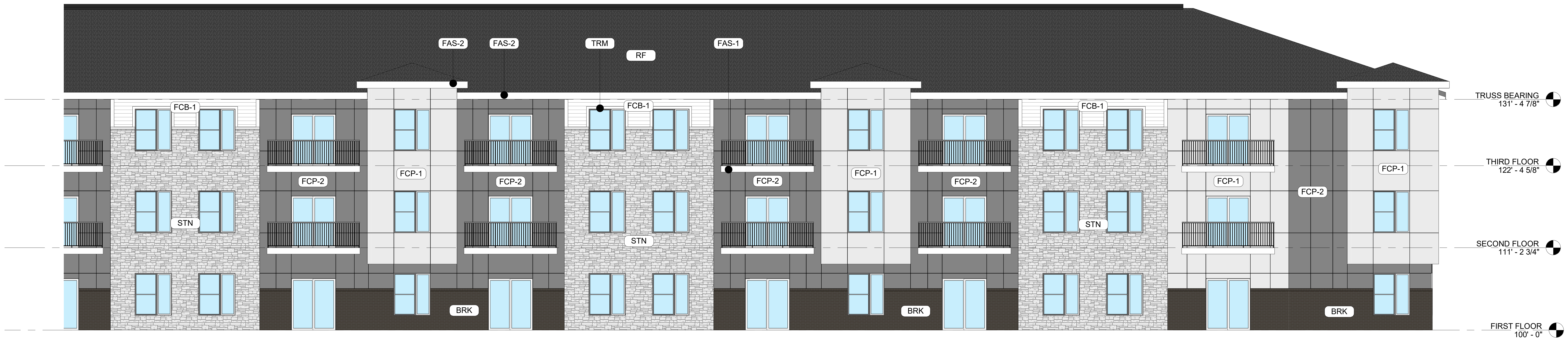
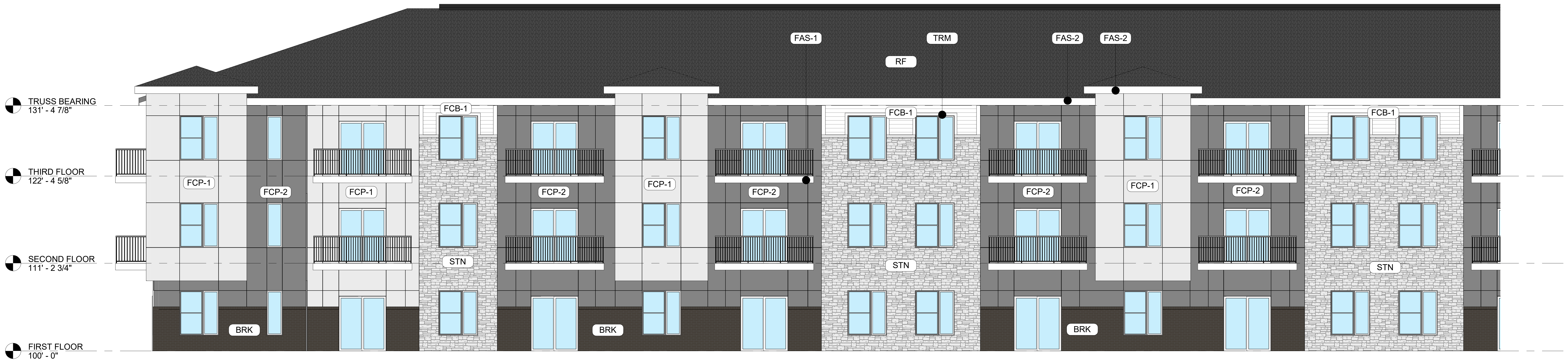

FAS-2
FAS-2
TRM
RF
FAS-1
FCB-1
FCB-1
FCB-1
FCP-2
FCP-1
FCP-2
FCP-2
FCP-1
FCP-2
FCP-1
FCP-1
FCP-2
STN
STN
STN
BRK
BRK
BRK
TRUSS BEARING
131' - 4 7/8"
THIRD FLOOR
122' - 4 5/8"
SECOND FLOOR
111' - 2 3/4"
FIRST FLOOR
100' - 0"


FAS-1
TRM
FAS-2
FAS-2
RF
TRUSS BEARING
131' - 4 7/8"
THIRD FLOOR
122' - 4 5/8"
SECOND FLOOR
111' - 2 3/4"
FIRST FLOOR
100' - 0"
FCB-1
FCB-1
FCB-1
FCP-1
FCP-2
FCP-1
FCP-2
FCP-1
FCP-2
FCP-2
FCP-1
FCP-2
STN
STN
STN
BRK
BRK
BRK

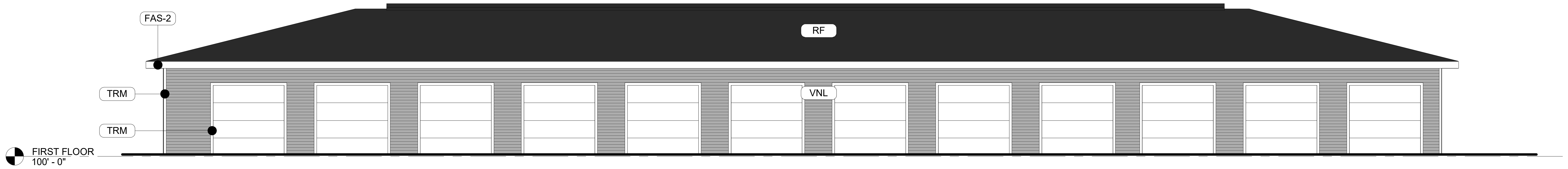
1 **TYPICAL BACK ELEVATION**

SCALE: 1/8" = 1'-0"

EXTERIOR MATERIAL LEGEND	
MAT. LABEL	**MATERIAL DESCRIPTION**
BRK	MERIDIAN BRICK, THIN BRICK, COLOR - AMARO, NATURAL MORTAR
DS	PREFINISHED METAL DOWNSPOUT, COLOR - WHITE
FAS-1	HARDIE FASCIA BOARD, SMOOTH, COLOR - ARCTIC WHITE
FAS-2	PREFINISHED METAL FASCIA, COLOR - WHITE
FCB-1	FIBER CEMENT LAP SIDING, SMOOTH, 6" REVEAL, COLOR - ARCTIC WHITE
FCP-1	FIBER CEMENT PANEL SMOOTH SIDING, COLOR - COBBLESTONE
FCP-2	FIBER CEMENT PANEL SMOOTH SIDING, COLOR - AGED PEWTER
GUT	PREFINISHED SEAMLESS GUTTERS, COLOR - WHITE
RF	ARCHITECTURAL ASPHALT ROOFING SHINGLES, COLOR - CHARCOAL
SF	T.B. ALUMINUM STOREFRONT FRAMING: CLEAR ANODIZED FINISH
STN	CENTURION STONE, COASTAL OHIO LIMESTONE
TRM	5/4 HARDIE TRIM BOARD, SMOOTH, COLORPLUS, COLOR - ARCTIC WHITE
VIS	INSULATED VISION GLASS: CLEAR W/ LOW E COATING IN VINYL RESIDENTIALSTYLE WINDOw
VNL	VINYL LAP SIDING, SMOOTH, 6" REVEAL, COLOR - DARK GRAY

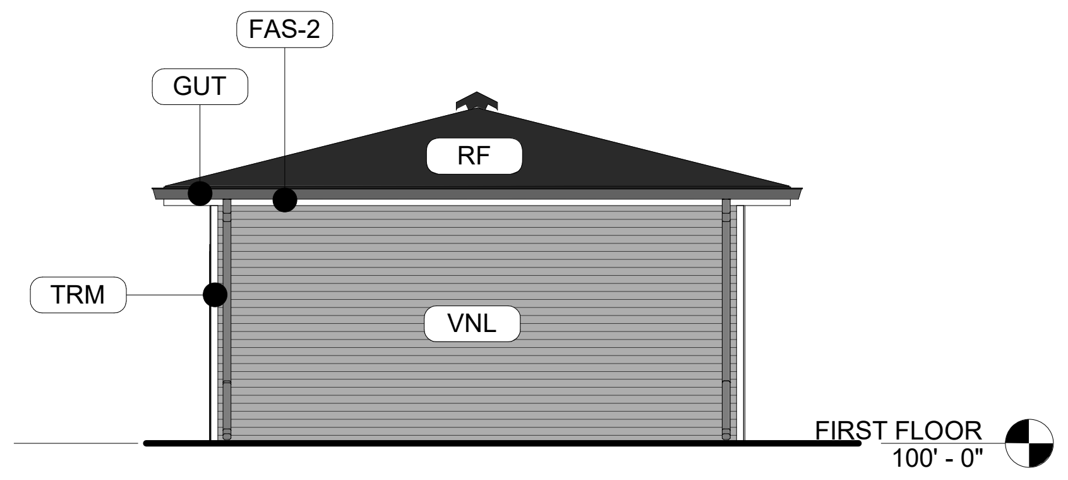
EXTERIOR MATERIAL CALCULATIONS:

BACK ELEVATION: 7,795 SF EXCLUDING GLAZING (TOTAL = 10,429 SF)
STONE/BRICK = 2738 SF (**35%**)
FIBER CEMENT PANEL & BOARD: 5057 SF


FAS-2
RF
TRM
TRM
VNL
FIRST FLOOR
100' - 0"

2 **GARAGE FRONT (& REAR AT LOCATIONS) ELEVATION TYPICAL**

SCALE: 1/8" = 1'-0"


FAS-2
GUT
RF
TRM
VNL
FIRST FLOOR
100' - 0"

3 **GARAGE SIDE ELEVATION TYPICAL**

SCALE: 1/8" = 1'-0"

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WAUKEE CROSSING APARTMENTS

WAUKEE, IA

10/12/21

24"x36" SHEET (FULL SIZE)
- SCALE IS AS NOTED.
12"x18" SHEET (HALF SIZE)
- SCALE IS ONE-HALF OF WHAT IS NOTED
OTHER SHEET SIZES NOT TO SCALE

SAA JOB #: 21113

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NEW CONSTRUCTION PLANS FOR

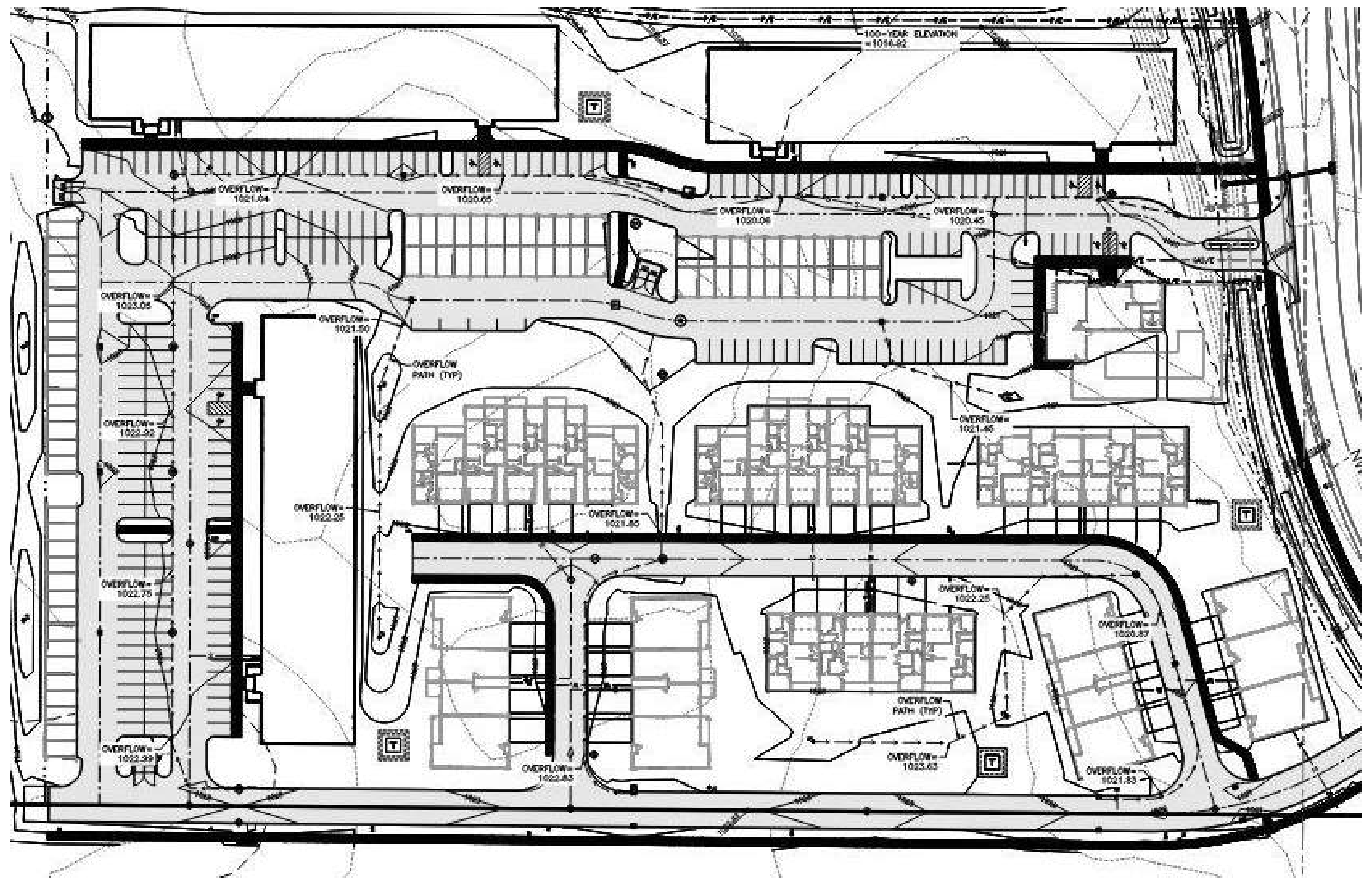
CONVERGE NW

APARTMENTS

WAUKEE, IA

IMPORTANT DESIGN SCOPE NOTE:

Simonson & Associates Architects LLC and their consultants has completed these design documents to the level of detail requested by our client. The level of detail may range from schematic design document(s) mainly conveying programmatic information to fully detailed documents and specifications. However, the clients intent and expectations are that these documents be used as the basis for design for an complete all-inclusive project based upon industry standards & manufacturer recommendations for all disciplines & materials. It should also satisfy all authorities having jurisdiction requirements.



KEY PLAN

CLIENT

Hubbell Realty Company - Managing Member
6900 Westown Parkway
West Des Moines, IA 50266
(515) 243-3228
(515) 280-2000 Fax
contact: Matt Weller
e-mail: matt.weller@hubbellrealty.com
phone: (515) 280-2041

ARCHITECT

Simonson & Associates Architects L.L.C.
1717 Ingersoll Avenue, Suite 117
Des Moines, IA 50309
(515) 440-5626
(515) 440-0964 Fax
contact: Stephanie Poole
e-mail: spoole@simonsonassoc.com

ARCHITECT

I hereby certify that the portion of this technical submission described below was prepared by me or under my direct supervision and responsible charge. I am a duly licensed architect under the laws of the State of Iowa.

Michael W. Simonson IA Reg. #2704 June 30, 2023
Registration Expires

Signature Date

Pages or Sheets covered by this seal:
As listed above

LICENSED PROFESSIONAL ARCHITECT
Michael W.
Simonson
2704
IOWA

CIVIL ENGINEER

Civil Design Advantage
3405 SE Crossroads Dr., Suite G
Grimes, IA 50111
(515) 369-4400
(515) 369-4410 Fax
contact: Ryan Hardisty
e-mail: RyanH@cda-eng.com

STRUCTURAL ENGINEER

Raker Rhodes Engineering, LLC
4717 Grand Ave.
Des Moines, IA 50312
(515) 277-0275
(515) 277-0276 Fax
contact: John Rhodes
e-mail: jrhodes@rakerrhodes.com
contact: Chris Harre
e-mail: charre@rakerrhodes.com

GENERAL CONTRACTOR

Hubbell Construction Services
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West Des Moines, IA 50266
(515) 243-3228
(515) 280-2000 Fax
contact: Colleen Ladd
e-mail: colleen.ladd@hubbellrealty.com
phone: (407) 489-3626

JURISDICTION

City of Waukee
Development Services
230 W. Hickman Road
Waukee, IA 50263
515) 987-4522
contact: Keith Rash
e-mail: krash@waukee.org
phone: (515) 978-9533 cell

GENERAL NOTES:

1. THESE DOCUMENTS & THE DESIGN THEY REPRESENT ARE THE PROPERTY OF SIMONSON & ASSOCIATES ARCHITECTS LLC. NO CHANGES TO THESE DOCUMENTS EITHER IN WHOLE OR IN PART MAY BE MADE IN ANY WAY WITHOUT THEIR PRIOR KNOWLEDGE & WRITTEN CONSENT.
2. REFER TO ADDITIONAL NOTES AND LEGENDS ON ALL OTHER DOCUMENTS.
3. REFER TO CIVIL, GEOTECHNICAL, ENVIRONMENTAL, STRUCTURAL, FIRE SUPPRESSION, PLUMBING, MECHANICAL, ELECTRICAL, COMMUNICATIONS, ELECTRONIC SAFETY & SECURITY DOCUMENTS FOR ADDITIONAL INFORMATION OR REQUIREMENTS. REFERENCE TO OTHER DISCIPLINES IS CONCEPTUAL FOR PURPOSES OF COORDINATION WITH ARCHITECTURAL DESIGN ONLY.
4. BEFORE COMMENCEMENT OF ANY WORK, CONTRACTOR SHALL GIVE ALL NOTICES AND OBTAIN ALL PERMITS. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CODES, LAWS, ORDINANCES, RULES, REGULATIONS, REQUIREMENTS OF GOVERNING AGENCIES AND AUTHORITIES, HAZARDOUS MATERIAL APPLICATION AND DISPOSAL REQUIREMENTS, ETC.
5. THE ADA OR ADAAG IS A CIVIL RIGHTS ACT AND IS SUBJECT TO LEGAL INTERPRETATION THROUGH THE JUDICIAL PROCESS. REASONABLE CARE WAS EXERCISED IN INTERPRETING THE GUIDELINES AND ALL GUIDELINES MAY NOT BE INDICATED ON THESE PLANS: HOWEVER, FAILURE TO IDENTIFY A GUIDELINE DOES NOT GIVE THIS CONTRACTOR THE RIGHT TO VIOLATE THEM. THE CONTRACTOR MUST COMPLY WITH ALL GUIDELINES AS REQUIRED BY THE ADAAG.
6. THESE DRAWINGS REPRESENT THE COMPLETED PROJECT, AT TIME OF SUBSTANTIAL COMPLETION. THE INTENT OF THE DRAWINGS IS TO INCLUDE ALL ITEMS NECESSARY FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK. UNLESS OTHERWISE NOTED, THEY DO NOT REPRESENT THE MEANS AND METHODS OF CONSTRUCTION. SEQUENCING AND MEANS AND METHODS OF CONSTRUCTION SHALL BE THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
7. THESE DRAWINGS DO NOT CONTAIN INFORMATION WITH REGARD TO CONSTRUCTION SAFETY PROCEDURES. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ALL CONSTRUCTION SAFETY AND SHALL PERFORM ALL WORK IN ACCORDANCE WITH GOVERNING AUTHORITIES CONSTRUCTION SAFETY GUIDELINES.
8. PROVIDE COMPLETE IN PLACE ALL LABOR, TRANSPORTATION, MATERIAL, TAXES, FEES, PERMITS, LICENSES, INSURANCE, UTILITIES, INSPECTIONS, EQUIPMENT, MACHINERY, SUPERVISION, AND OTHER ITEMS NECESSARY TO COMPLETE THE WORK IN STRICT COMPLIANCE WITH THE PLANS, DOCUMENTS AND SPECIFICATIONS PREPARED BY THE ARCHITECT AND APPROVED BY THE OWNER.
9. VERIFY EXISTING CONDITIONS PRIOR TO FABRICATION AND PRIOR TO PROCEEDING WITH THE WORK, AND NOTIFY THE ARCHITECT IMMEDIATELY OF SIGNIFICANT DISCREPANCIES WHICH MAY IMPACT AESTHETICS, DURABILITY, COST AND/OR SCHEDULES.
10. DO NOT SCALE DRAWINGS IN ORDER TO DETERMINE INTENDED LAYOUT OR DIMENSIONS. IF DIMENSIONS ARE IN QUESTION THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING CLARIFICATION BEFORE CONTINUING WITH WORK. DRAWINGS ARE INTENDED ONLY AS A GRAPHICALLY CORRECT REPRESENTATION OF WORK TO BE ACCOMPLISHED.
11. THE CONTRACTOR SHALL PROTECT ALL EXISTING ENTITIES. REMOVE, REPLACE OR REPAIR MATERIALS, FACILITIES AND SERVICES DAMAGED DURING THE COURSE OF CONSTRUCTION TO THE SATISFACTION OF THE OWNER AND GOVERNING AUTHORITY.
12. ALL WORK SHALL BE OF GOOD QUALITY AND ALL MATERIALS AND EQUIPMENT SHALL BE NEW AND FREE FROM DEFECTS FOR A PERIOD OF 1 YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION OF WORK. ANY EXTENDED WARRANTIES OBTAINED FROM SUPPLIERS OR SUBCONTRACTORS SHALL BE FORWARDED TO THE OWNER.
13. ALL REQUIREMENTS NOT FOLLOWED, INCLUDING SUBSTITUTIONS NOT PROPERLY APPROVED AND AUTHORIZED, IN WRITING, MAY BE CONSIDERED DEFECTIVE.
14. FAILURE TO IDENTIFY A STANDARD, RECOMMENDATION &/OR REQUIREMENT DOES NOT GIVE ANYONE THE RIGHT TO VIOLATE ANY CODE & GOVERNING AUTHORITY REQUIREMENTS, MINIMUM QUALITY OR QUANTITY REQUIRED, ASTM & OTHER INDUSTRY STANDARDS, MANUFACTURER RECOMMENDATIONS & REQUIREMENTS, ETC.
15. COMPLY WITH ALL WEATHER-RELATED CONSTRUCTION REQUIREMENTS. DO NOT BUILD WITH OR ON FROZEN, SATURATED, CONTAMINATED OR INAPPROPRIATE SUBSTRATES OR CONDITIONS. BUILD OVER DRY COMPACTED APPROVED GRADE WITH APPROVED APPROPRIATE MATERIALS.
16. PROVIDE POSITIVE DRAINAGE OF SURFACE WATER AWAY FROM AND OFF ALL BUILDINGS WITHOUT PONDING OR WATER ADJACENT TO OR ON BUILDINGS OR PAVEMENTS.
17. BY SUBMITTING SHOP DRAWINGS, PRODUCT DATA AND SAMPLES, THE GENERAL CONTRACTOR AND SUB-CONTRACTOR HAS VERIFIED AND APPROVED THE INFORMATION CONTAINED WITHIN. THE GENERAL CONTRACTOR'S REVIEW AND APPROVAL SHALL BE SHOWN ON EACH SUBMITTAL PRIOR TO THE SUBMISSION TO THE ARCHITECT.
18. THE GENERAL CONTRACTOR SHALL FORWARD TO SUBCONTRACTORS & SUPPLIERS, FULL SETS OF BIDDING &/OR CONSTRUCTION DOCUMENTS, INCLUDING, BUT NOT LIMITED TO, DRAWINGS, SPECIFICATIONS, ADDENDA, CLARIFICATIONS, BID FORMS, & ALL OTHER DOCUMENTATION ISSUED BY ARCHITECT & ARCHITECT'S CONSULTANTS TOWARD CONVEYING A COMPLETE & TIMELY PROJECT.

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G-011	ACCESSIBILITY REQUIREMENTS & GUIDELINES
G-101	CODE REVIEW

ARCHITECTURAL

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A-102	SECOND FLOOR PLAN
A-103	THIRD FLOOR PLAN
A-111	ROOF PLAN
A-121	REFLECTED CEILING PLAN
A-122	REFLECTED CEILING PLAN
A-123	REFLECTED CEILING PLAN
A-201	EXTERIOR ELEVATIONS
A-202	EXTERIOR ELEVATIONS
A-301	BUILDING SECTIONS
A-311	WALL SECTIONS
A-321	STAIR PLANS & SECTIONS
A-411	UNIT PLANS
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S-201	FOUNDATION DETAILS
S-301	FRAMING PLAN - SECOND FLOOR
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S-304	FRAMING PLAN - GARAGES
S-401	FRAMING DETAILS
S-402	FRAMING DETAILS
S-403	FRAMING DETAILS

ENERGY

Refer to Perscriptive Code on Sheet G-101.

SPECIFICATION MANUAL

Not Provided - All Specification Notes included on drawings.

DOCUMENTS BY OTHERS

GEOTECHNICAL INVESTIGATIONS

(Refer to these condition documents under separate cover)

ENVIRONMENTAL

(Refer to these condition documents under separate cover)

CIVIL - LANDSCAPING

(Refer to these design documents under separate cover.)

FIRE SUPPRESSION

(Refer to these design documents under separate cover.)

PLUMBING

(Refer to these design documents under separate cover.)

HEATING, VENTILATING, & AIR CONDITIONING

(Refer to these design documents under separate cover.)

ELECTRICAL

(Refer to these design documents under separate cover.)

COMMUNICATIONS

(Refer to these design documents under separate cover.)

ELECTRONIC SAFETY & SECURITY

(Refer to these design documents under separate cover.)

NOTE:
THIS DRAWING DOES NOT REPRESENT AN AS-BUILT CONDITION. ACTUAL DETAILS AND DIMENSIONS MAY VARY AND ARE SUBJECT TO CHANGE. AS-BUILT CONDITIONS MUST BE FIELD VERIFIED PRIOR TO FINAL LAYOUT AND CONSTRUCTION OF INTERIOR TENANT IMPROVEMENTS.

NOTE:
ALL DESIGN DOCUMENTS ARE SUBJECT TO AUTHORITIES HAVING JURISDICTION REVIEW AND APPROVAL.

LEGEND:

⬭ -	- DOOR INDICATOR
▢ -	- FINISH INDICATOR
○ -	- KEYNOTE
△ -	- REVISION INDICATOR
□ -	- ROOM INDICATOR
◇ -	- HORIZONTAL & VERTICAL ASSEMBLY TYPE IDENTIFIER
⬡ -	- WINDOW INDICATOR

SCALE NOTE:

24"x36" SHEET (FULL SIZE)
- SCALE IS AS NOTED.

12"x18" SHEET (HALF SIZE)
- SCALE IS ONE-HALF OF WHAT IS NOTED

OTHER SHEET SIZES NOT TO SCALE

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HUBBELL REALTY COMPANY

CONVERGE NW
APARTMENTS
WAUKEE, IA

Rev. #	Issue / Revision	Date
1	30% Set	12-03-2021

Job No. **21113** Proj. Mgr. **SP**

Sheet Title

COVER SHEET

Sheet No.

G-000

12/3/2021 5:52:03 AM

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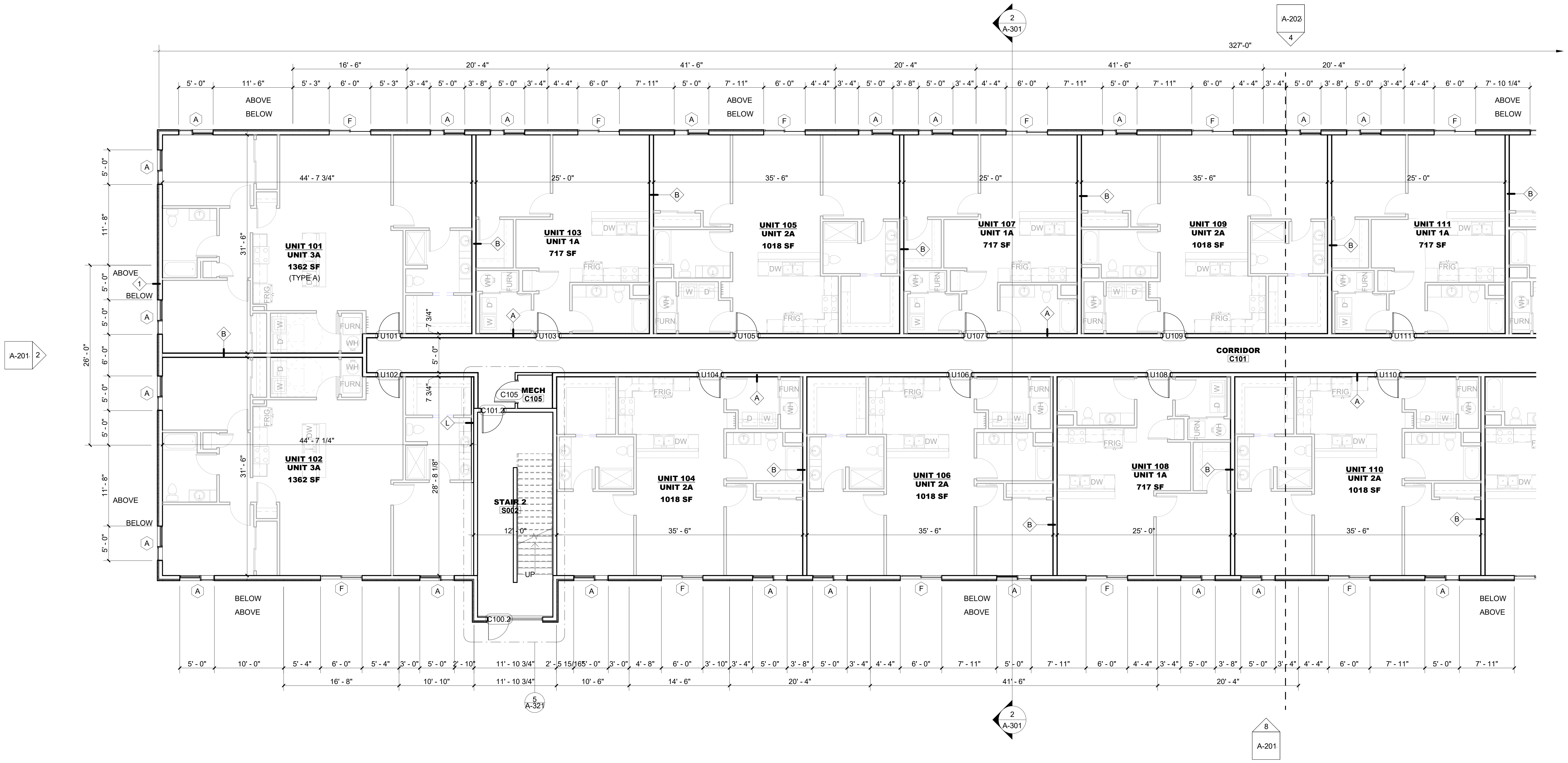
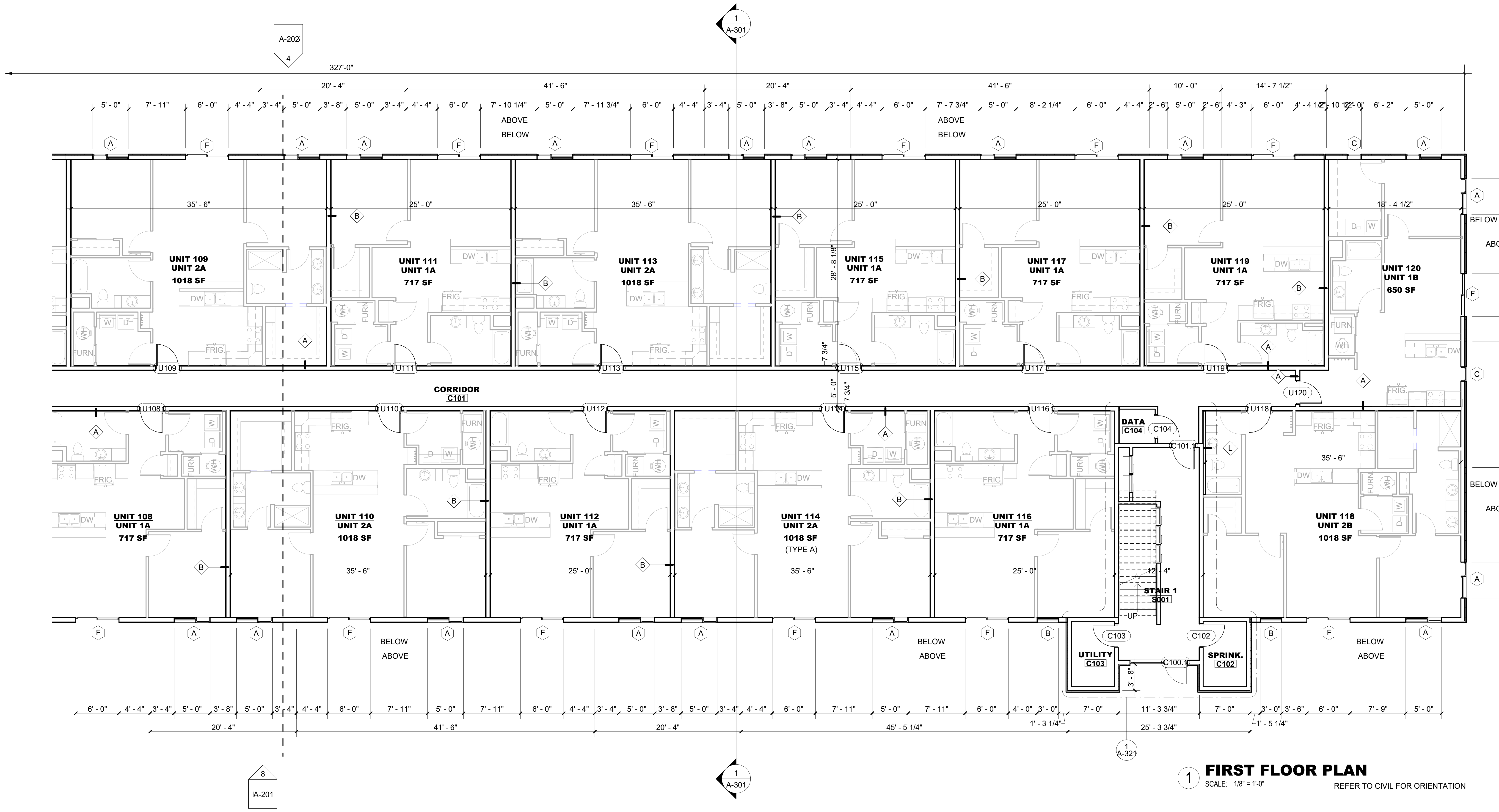


327'-0"
UNIT 101
UNIT 3A
1362 SF
(TYPE A)
UNIT 102
UNIT 3A
1362 SF
UNIT 103
UNIT 1A
717 SF
UNIT 104
UNIT 2A
1018 SF
UNIT 105
UNIT 2A
1018 SF
UNIT 106
UNIT 2A
1018 SF
UNIT 107
UNIT 1A
717 SF
UNIT 108
UNIT 1A
717 SF
UNIT 109
UNIT 2A
1018 SF
UNIT 110
UNIT 2A
1018 SF
UNIT 111
UNIT 1A
717 SF
CORRIDOR
C101
STAIR 2
S002
MECH
C105
ABOVE
BELOW
A-201
A-202
A-301
A-321



327'-0"
UNIT 108
UNIT 1A
717 SF
UNIT 109
UNIT 2A
1018 SF
UNIT 110
UNIT 2A
1018 SF
UNIT 111
UNIT 1A
717 SF
UNIT 112
UNIT 1A
717 SF
UNIT 113
UNIT 2A
1018 SF
UNIT 114
UNIT 2A
1018 SF
(TYPE A)
UNIT 115
UNIT 1A
717 SF
UNIT 116
UNIT 1A
717 SF
UNIT 117
UNIT 1A
717 SF
UNIT 118
UNIT 2B
1018 SF
UNIT 119
UNIT 1A
717 SF
UNIT 120
UNIT 1B
650 SF
CORRIDOR
C101
DATA
C104
STAIR 1
S001
UTILITY
C103
SPRINK.
C102
ABOVE
BELOW
A-201
A-202
A-301
A-321

① **FIRST FLOOR PLAN**

SCALE: 1/8" = 1'-0"

REFER TO CIVIL FOR ORIENTATION

GENERAL FLOOR PLAN NOTES

1. REFER TO ADDITIONAL NOTES AND REQUIREMENTS ON ALL OTHER DOCUMENTS AND OTHER DISCIPLINES DOCUMENTS.

2. ALL SITE INFO, FURNITURE, FIXTURES AND EQUIPMENT SHOWN SHOULD BE CONSIDERED CONCEPTUAL AND MAY HAVE BE PROVIDED FOR COORDINATION PURPOSES ONLY. REFER TO CIVIL, FIRE SUPPRESSION, PLUMBING, MECHANICAL, ELECTRICAL, COMMUNICATIONS, ELECTRONIC SAFETY & SECURITY DOCUMENTS &/OR CONSULTANTS FOR SPECIFIC DESIGN INFORMATION & REQUIREMENTS.

3. DIMENSIONS ARE TO FACE OF FINISH MATERIAL OR CENTER OF STRUCTURE UNLESS OTHERWISE SPECIFIED.

4. ALL CONDUITS, PIPES, WIRING, ROUGH-IN, ETC. SHOULD BE HELD AS TIGHT AS POSSIBLE TO THE ROOF OR FLOOR DECK OR SHOULD BE KEPT WITHIN INTERIOR WALL CAVITIES. NOTHING SHALL BE BELOW THE BOTTOM EDGE OF MAIN BUILDING FRAMES, NOTHING SHALL BE EXPOSED IN FINISHED SPACES, NOTHING SHALL PREVENT A SMOOTH CONTINUOUS FINISHED WALL OR CEILING AS NOTED ON THE DRAWINGS AND NO PLUMBING RAN IN EXTERIOR WALLS UNLESS PRIOR APPROVAL IS GRANTED BY THE ARCHITECT OR OWNER. PLACEMENT COORDINATION BETWEEN TRADES IS REQUIRED.

5. INSTALL VERTICAL EXPANSION JOINT MINIMAL AT COLUMN/GRID LINES AND AT THE HEAD OF DOOR JAMBS/OPENINGS OR AS OTHERWISE NOTED OR WHERE REQUIRED PER STANDARD MATERIAL PRACTICE TO REDUCE STRESS CRACKING. NO CONTROL JOINT/EXPANSION JOINT IN LOAD BEARING AREAS, STAY AWAY 2'-6" MIN.

6. CAULK & SEAL ALL CONTROL-EXPANSION, SAWCUT JOINTS AT ALL INTERIOR & EXTERIOR MASONRY & CONCRETE.

7. PROVIDE LOWER LEVEL AND/OR UNDERFLOOR DRAINAGE SYSTEM TO REDUCE HYDROSTATIC UPLIFT AND PROTECT AGAINST MOISTURE SEEPAGE. PROVIDE FOUNDATION WALL DRAINAGE SYSTEM TO REDUCE LATERAL PRESSURES AND PROTECT AGAINST MOISTURE SEEPAGE. BOTH SYSTEMS SHALL OUTLET TO APPROPRIATE RELIEF.

8. PROVIDE POSITIVE DRAINAGE OF SURFACE WATER AWAY FROM BUILDING WITHOUT PONDING OF WATER ADJACENT TO BUILDING OR ON PAVEMENTS.

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HUBBELL REALTY COMPANY

CONVERGE NW
APARTMENTS
WAUKEE, IA

Rev. #	Issue / Revision	Date
1	30% Set	12-03-2021

Job No. 21113
Proj. Mgr. SP

Sheet Title
FIRST FLOOR PLAN

Sheet No.
A-101

12/3/2021 5:51:42 AM

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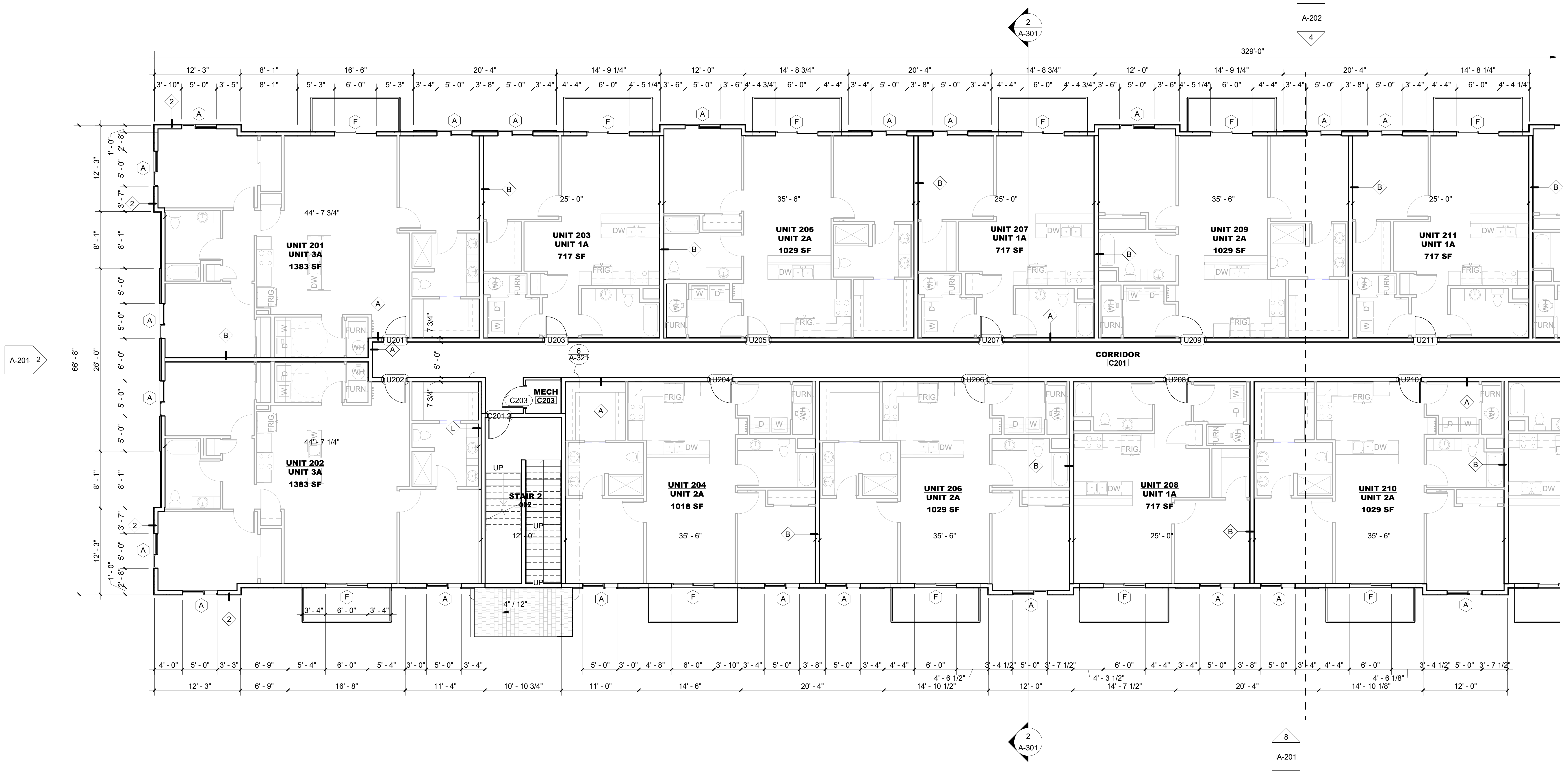
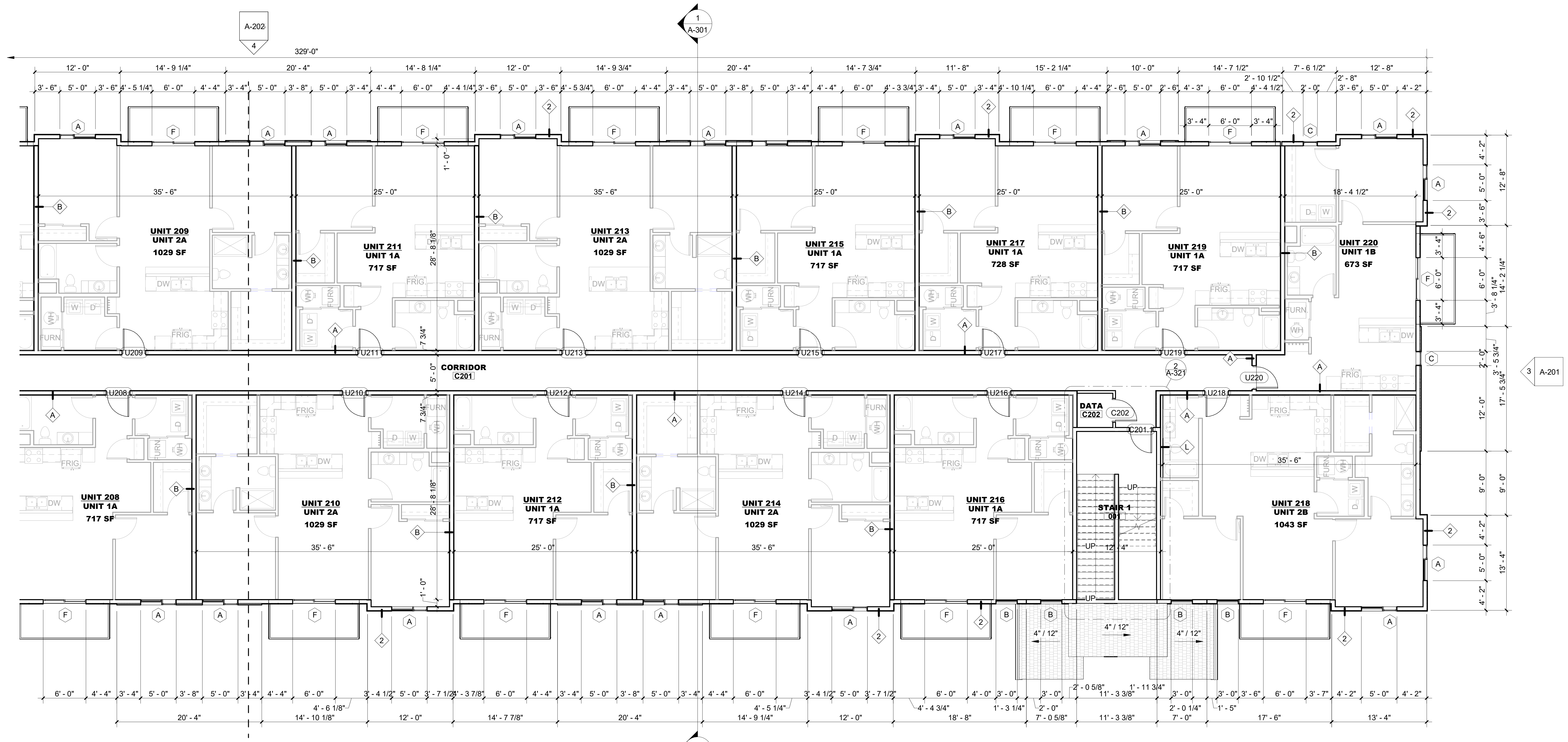

329'-0"
UNIT 201
UNIT 3A
1383 SF
UNIT 202
UNIT 3A
1383 SF
UNIT 203
UNIT 1A
717 SF
UNIT 204
UNIT 2A
1018 SF
UNIT 205
UNIT 2A
1029 SF
UNIT 206
UNIT 2A
1029 SF
UNIT 207
UNIT 1A
717 SF
UNIT 208
UNIT 1A
717 SF
UNIT 209
UNIT 2A
1029 SF
UNIT 210
UNIT 2A
1029 SF
UNIT 211
UNIT 1A
717 SF
CORRIDOR
C201
MECH
C203
STAIR 2
002
UP
4" / 12"
A-201
A-202
A-301
A-321


329'-0"
UNIT 209
UNIT 2A
1029 SF
UNIT 211
UNIT 1A
717 SF
UNIT 213
UNIT 2A
1029 SF
UNIT 215
UNIT 1A
717 SF
UNIT 217
UNIT 1A
728 SF
UNIT 219
UNIT 1A
717 SF
UNIT 220
UNIT 1B
673 SF
UNIT 208
UNIT 1A
717 SF
UNIT 210
UNIT 2A
1029 SF
UNIT 212
UNIT 1A
717 SF
UNIT 214
UNIT 2A
1029 SF
UNIT 216
UNIT 1A
717 SF
UNIT 218
UNIT 2B
1043 SF
CORRIDOR
C201
DATA
C202
STAIR 1
001
UP
4" / 12"
A-201
A-202
A-301
A-321

1 **SECOND FLOOR**

SCALE: 1/8" = 1'-0"

REFER TO CIVIL FOR ORIENTATION

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CONVERGE NW
APARTMENTS
WAUKEE, IA

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21113 **SP**

Sheet Title

SECOND FLOOR PLAN

Sheet No.

A-102

12/3/2021 5:51:45 AM

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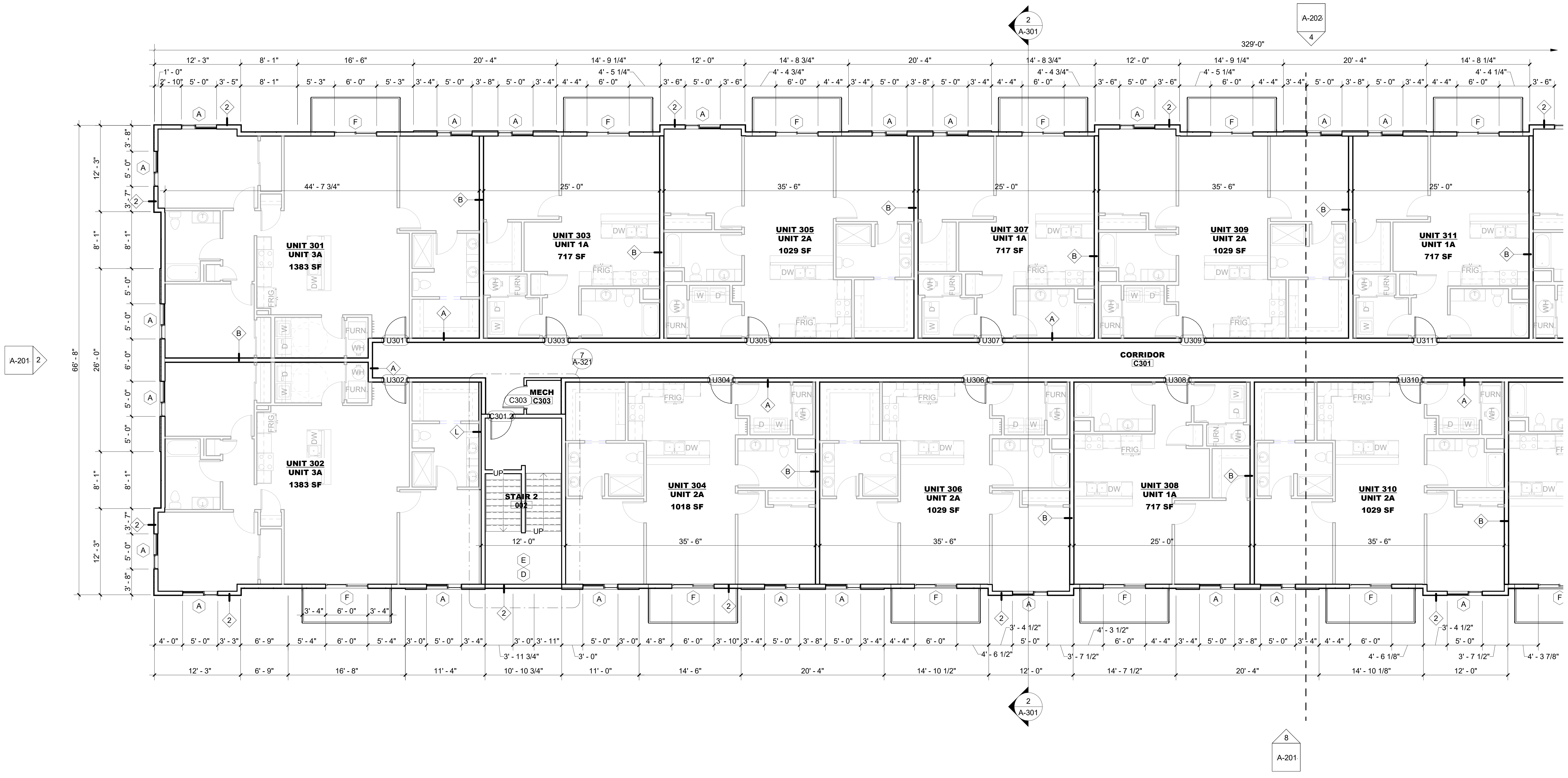
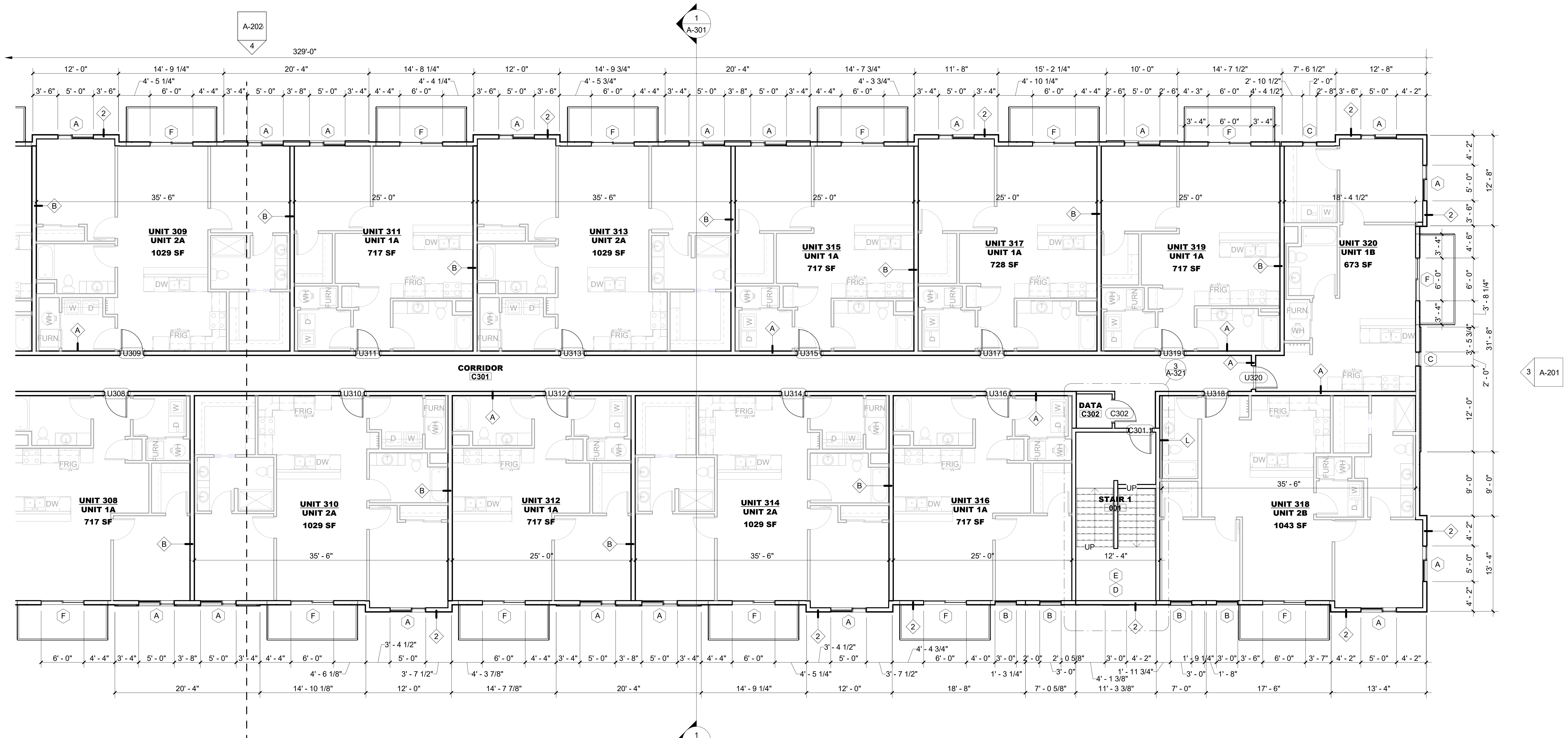

UNIT 301
UNIT 3A
1383 SF
UNIT 302
UNIT 3A
1383 SF
UNIT 303
UNIT 1A
717 SF
UNIT 304
UNIT 2A
1018 SF
UNIT 305
UNIT 2A
1029 SF
UNIT 306
UNIT 2A
1029 SF
UNIT 307
UNIT 1A
717 SF
UNIT 308
UNIT 1A
717 SF
UNIT 309
UNIT 2A
1029 SF
UNIT 310
UNIT 2A
1029 SF
UNIT 311
UNIT 1A
717 SF
CORRIDOR
C301
MECH
C303
STAIR 2
002
329'-0"
66'-8"
A-201
A-202
A-301
A-321


UNIT 308
UNIT 1A
717 SF
UNIT 309
UNIT 2A
1029 SF
UNIT 310
UNIT 2A
1029 SF
UNIT 311
UNIT 1A
717 SF
UNIT 312
UNIT 1A
717 SF
UNIT 313
UNIT 2A
1029 SF
UNIT 314
UNIT 2A
1029 SF
UNIT 315
UNIT 1A
717 SF
UNIT 316
UNIT 1A
717 SF
UNIT 317
UNIT 1A
728 SF
UNIT 318
UNIT 2B
1043 SF
UNIT 319
UNIT 1A
717 SF
UNIT 320
UNIT 1B
673 SF
CORRIDOR
C301
DATA
C302
STAIR 1
001
329'-0"
A-201
A-202
A-301
A-321

1 **THIRD FLOOR**
SCALE: 1/8" = 1'-0"
REFER TO CIVIL FOR ORIENTATION

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HUBBELL REALTY COMPANY

CONVERGE NW
APARTMENTS
WAUKEE, IA

Rev. #	Issue / Revision	Date
1	30% Set	12-03-2021

Job No. 21113
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Sheet Title
THIRD FLOOR PLAN

Sheet No.
A-103

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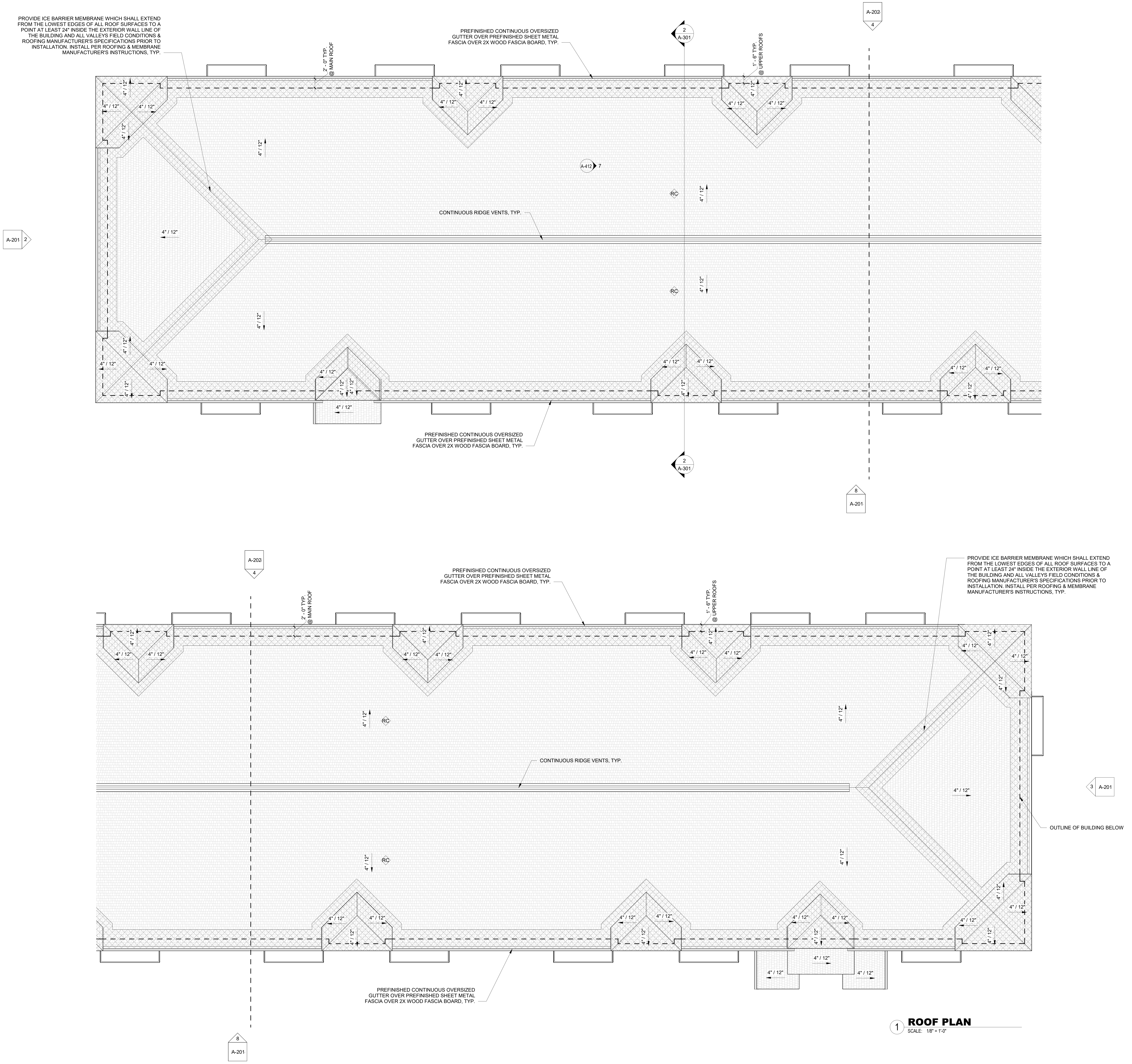
PROVIDE ICE BARRIER MEMBRANE WHICH SHALL EXTEND FROM THE LOWEST EDGES OF ALL ROOF SURFACES TO A POINT AT LEAST 24" INSIDE THE EXTERIOR WALL LINE OF THE BUILDING AND ALL VALLEYS FIELD CONDITIONS & ROOFING MANUFACTURER'S SPECIFICATIONS PRIOR TO INSTALLATION. INSTALL PER ROOFING & MEMBRANE MANUFACTURER'S INSTRUCTIONS, TYP.
2' - 0" TYP. @ MAIN ROOF
PREFINISHED CONTINUOUS OVERSIZED GUTTER OVER PREFINISHED SHEET METAL FASCIA OVER 2X WOOD FASCIA BOARD, TYP.
2 A-301
1' - 6" TYP. @ UPPER ROOFS
A-202 4
4" / 12"
A-412 7
RC
CONTINUOUS RIDGE VENTS, TYP.
A-201 2
8 A-201
OUTLINE OF BUILDING BELOW
3 A-201

1 **ROOF PLAN**
SCALE: 1/8" = 1'-0"

GENERAL ROOF PLAN NOTES

1. REFER TO ADDITIONAL NOTES AND REQUIREMENTS ON ALL OTHER DOCUMENTS AND OTHER DISCIPLINES DOCUMENTS.
2. ALL FIXTURES AND EQUIPMENT SHOWN SHOULD BE CONSIDERED CONCEPTUAL AND MAY BE PROVIDED FOR COORDINATION PURPOSES ONLY. REFER TO CIVIL, FIRE SUPPRESSION, PLUMBING, MECHANICAL, ELECTRICAL, COMMUNICATIONS, ELECTRONIC SAFETY & SECURITY DOCUMENTS &/OR CONSULTANTS FOR SPECIFIC DESIGN INFORMATION & REQUIREMENTS. REFER TO STRUCTURAL DRAWINGS FOR ROOF OPENING STRUCTURAL FRAMING.
3. ALL ROOF PENETRATIONS FOR MINOR ROOF VENTS AND SIMILAR ITEMS MAY NOT BE INDICATED ON THE ROOF PLAN: HOWEVER, ALL ROOF FLASHING WORK SHALL BE PROVIDED BY THE ROOFING SUBCONTRACTOR SO AS TO OBTAIN FULL ROOFING WARRANTIES. REFER TO ALL OTHER CONSTRUCTION DOCUMENTS FOR ADDITIONAL ROOF PENETRATIONS REQUIRING ROOF FLASHING WORK.
4. IT SHOULD BE THE RESPONSIBILITY OF THE ROOF SUB-CONTRACTOR TO PROVIDE ALL NECESSARY DETAILS AND SYSTEMS TO ACCOMMODATE EXPANSION/CONTRACTION OF THE BUILDING AND BUILDING COMPONENTS FOR A LONG-LASTING ROOF.
5. CONTRACTOR SHALL KEEP ROOF CLEAN OF ALL DEBRIS DURING ALL CONSTRUCTION WORK.
6. ROOF SYSTEM AND ANY WORK ASSOCIATED WITH THE ROOF SHALL BE DONE AS TO NOT VOID ANY ROOF WARRANTIES.
7. FLASHING:
    A. FLASHING SHALL BE INSTALLED IN SUCH A MANNER SO AS TO PREVENT MOISTURE ENTERING THE WALL AND ROOF THROUGH JOINTS IN COPINGS & AT INTERSECTIONS WITH PARAPET WALLS & OTHER PENETRATIONS THROUGH THE ROOF PLANE.
    B. FLASHING SHALL BE INSTALLED AT WALL AND ROOF INTERSECTIONS, AT GUTTERS, WHEREVER THERE IS A CHANGE IN ROOF SLOPE OR DIRECTION AND AROUND ROOF OPENINGS. WHERE FLASHING IS METAL, THE METAL SHALL BE CORROSION RESISTANT WITH A THICKNESS OF NOT LESS THAN 0.019”, NO. 26 GALVANIZED SHEET.
8. ROOF DRAINAGE:
    A. DESIGN OF ROOF DRAINAGE SYSTEMS SHALL COMPLY WITH THE INT'L PLUMBING CODE. FINAL DETAILED DESIGN OF ROOF DRAINAGE SYSTEMS TO BE BY PLUMBING CONSULTANT.
    B. OVERSIZED ROOF DRAINS, GUTTERS AND/OR DOWNSPOUTS SHOULD BE PROVIDED TO ELIMINATE ANY OVERFLOW OR BACKUP.
    C. NOT LESS THAN 2 ROOF DRAINS SHALL BE INSTALLED IN ROOF AREAS 10,000 SF OR LESS AND NOT LESS THAN FOUR ROOF DRAINS SHALL BE INSTALLED IN ROOFS OVER 10,000 SF IN AREA.
    D. WHERE ROOF DRAINS ARE REQUIRED, SECONDARY (EMERGENCY) ROOF DRAINS OR SCUPPERS SHALL BE PROVIDED WHERE THE ROOF PERIMETER CONSTRUCTION EXTENDS ABOVE THE ROOF IN SUCH A MANNER THAT WATER WILL BE ENTRAPPED IF THE PRIMARY DRAINS ALLOW BUILDUP FOR ANY REASON.
        a. SECONDARY ROOF DRAIN SYSTEMS SHALL HAVE THE END POINT OF DISCHARGE SEPARATE FROM THE PRIMARY SYSTEM. DISCHARGE SHALL BE ABOVE GRADE, IN A LOCATION THAT WOULD NORMALLY BE OBSERVED BY THE BUILDING OCCUPANTS OR MAINTENANCE PERSONNEL.
        b. SECONDARY SCUPPERS SHALL BE SIZED TO PREVENT THE DEPTH OF PONDING WATER FROM EXCEEDING THAT FOR WHICH THE ROOF WAS DESIGNED. THEY SHALL HAVE AN OPENING DIMENSION OF NOT LESS THAN 4”.
        c. A CRICKET OR SADDLE SHALL BE INSTALLED ON THE RIDGE SIDE OF ANY PENETRATION GREATER THAN 30" WIDE AS MEASURED PERPENDICULAR TO THE SLOPE.
        d. ALL ROOF SLOPES, INCLUDING FLATTENED ROOF AREAS TO OBTAIN POSITIVE DRAINAGE, TO BE INTEGRATED INTO UNDERLYING ROOF SUPPORT DESIGN. PROVIDE TAPERED RIGID INSULATION TO MAINTAIN MINIMUM 1/4" PER FOOT SLOPE AT ALL FLATTENED ROOF AREAS TO ENSURE POSITIVE DRAINAGE ALL THE WAY TO ROOF DRAIN FROM ALL PENETRATIONS AND CHANGES IN ROOF SLOPES.
    E. PROVIDE CONCRETE SPLASH BLOCKS AT ALL DOWNSPOUT LOCATIONS.
9. ROOF VENTILATION INTAKE & EXHAUST VENTS SHALL BE PROVIDED IN EACH & ALL ENCLOSED ATTICS &/OR RAFTER SPACES TO CREATE CROSS VENTILATION IN ACCORDANCE WITH CODES & THE MANUFACTURES INSTALLATION INSTRUCTIONS.
10. INSULATE AND SEAL TO ENSURE ADEQUATE AIR INFILTRATION BARRIER AROUND ALL EXTERIOR PENETRATIONS TO PREVENT WATER AND SPRINKLER PIPE FREEZING.
11. ACCESS TO UNOCCUPIED SPACES
    A. CRAWL SPACES SHALL BE PROVIDED WITH NO FEWER THAN 1 ACCESS OPENING WHICH SHALL NOT BE LESS THAN 18" X 24".
    B. AN OPENING OF NOT LESS THAN 20"X30" SHALL BE PROVIDED TO ANY ATTIC AREA HAVING A CLEAR HEIGHT OF OVER 30". CLEAR HEADROOM OF NOT LESS THAN 30" SHALL BE PROVIDED IN THE ATTIC SPACE AT OR ABOVE THE ACCESS OPENING.
    C. ACCESS TO MECHANICAL APPLIANCES INSTALLED IN UNDER FLOOR AREAS, IN ATTIC SPACES AND ON ROOFS OR ELEVATED STRUCTURES SHALL BE IN ACCORDANCE WITH THE INT'L MECHANICAL CODE.
        a. ATTICS CONTAINING APPLIANCES SHALL BE PROVIDED WITH AN OPENING AND UNOBSTRUCTED PASSAGEWAY LARGE ENOUGH TO ALLOW REMOVAL OF THE LARGEST APPLIANCE. THE PASSAGEWAY SHALL NOT BE LESS THAN 30”H X 22”W AND NOT MORE THAN 20’ IN LENGTH MEASURED ALONG THE CENTERLINE OF THE PASSAGEWAY FROM THE OPENING TO THE APPLIANCE. THE PASSAGEWAY SHALL HAVE CONTINUOUS SOLD FLOORING NOT LESS THAN 24” WIDE. A LEVEL SURFACE SPACE NOT LESS THAN 30”D X 30”W SHALL BE PRESENT AT THE FRONT OF SERVICE SIDE OF THE APPLIANCE.
12. PROVIDE ROOF SNOW GUARDS/SPIKES ABOVE ALL ENTRY/EXIT POINTS TO BUILDING.
13. ROOF TRUSSES DESIGN BUILD BY TRUSS MANUFACTURER.
14. ASPHALT SHINGLES:
    A. ASPHALT SHINGLES SHALL ONLY BE USED ON ROOF SLOPES OF 2:12 OR GREATER.
    B. FOR ROOF SLOPES FROM 2:12 (17%) & UP TO 4:12 (33%), UNDERLAYMENT SHALL BE 2 LAYERS APPLIED IN THE FOLLOWING MANNER. APPLY A MINIMUM 19” WIDE STRIP OF UNDERLAYMENT FELT PARALLEL WITH & STARTING AT THE EAVES, FASTENED SUFFICIENTLY TO HOLD IN PLACE. STARTING AT THE EAVE, APPLY 36” WIDE SHEETS OF UNDERLAYMENT OVERLAPPING SUCCESSIVE SHEETS 19”, BY FASTENED SUFFICIENTLY TO HOLD IN PLACE.
    C. FOR ROOF SLOPES OF 4:12 (33%) OR GREATER, UNDERLAYMENT SHALL BE ONE LAYER APPLIED IN THE FOLLOWING MANNER. UNDERLAYMENT SHALL BE APPLIED SHINGLE FASHION, PARALLEL TO & STARTING FROM THE EAVE & LAPPED 2”, FASTENED SUFFICIENTLY TO HOLD IN PLACE.
    D. AN ICE BARRIER THAT CONSISTS OF AT LEAST TWO LAYER OF UNDERLAYMENT CEMENTED TOGETHER OR OF A SELF-ADHERING POLYMER MODIFIED BITUMEN SHEET SHALL BE USED IN LIEU OF NORMAL UNDERLAYMENT AND EXTEND FROM THE LOWEST EDGES OF ALL ROOF SURFACES TO A POINT AT LEAST 24" INSIDE THE EXTERIOR WALL LINE OF THE BUILDING.

GENERAL ROOF PLAN NOTES

1. PENETRATIONS INTO OR THROUGH FIRE-RESISTIVE-RATED WALL ASSEMBLIES AND HORIZONTAL ASSEMBLIES SHALL BE PROTECTED BY APPROVED PENETRATION FIRESTOP SYSTEMS DESIGNED TO RESIST THE PASSAGE OF FIRE FOR A TIME PERIOD NOT LESS THAN THE REQUIRED FIRE-RESISTANCE RATING WHICH IT IS INSTALLED.
2. ALL JOINTS INSTALLED IN OR BETWEEN FIRE-RESISTIVE-RATED WALLS, FLOORS OR FLOOR/CEILING ASSEMBLIES AND ROOFS OR ROOF/CEILING ASSEMBLIES SHALL BE PROTECTED BY APPROVED FIRE-RESISTANT JOINT SYSTEM DESIGNED TO RESIST THE PASSAGE OF FIRE FOR A TIME PERIOD NOT LESS THAN THE REQUIRED FIRE-RESISTANCE RATING WHICH IT IS INSTALLED. (**IBC 2012** Sec. 715)

DRAFTSTOPPING NOTES

DRAFTSTOPPING ONLY REQUIRED IN COMBUSTIBLE BUILDINGS WITHOUT AUTOMATIC SPRINKLER SYSTEMS THROUGHOUT.

1. DRAFTSTOPPING IN FLOORS SHALL BE INSTALLED TO SUBDIVIDE FLOOR/CEILING ASSEMBLIES:
    A. GROUPS ALL R-1; R-2 WITH 3 OR MORE DWELLING UNITS; R-3 WITH 2 DWELLING UNITS; & ALL R-4 BUILDINGS – SHALL BE LOCATED ABOVE & IN-LINE WITH THE DWELLING UNIT AND SLEEPING UNIT SEPARATIONS.
    B. ALL OTHER GROUPS – SHALL BE INSTALLED SO THAT HORIZONTAL FLOOR AREAS DO NOT EXCEED 1,000 SF.
2. DRAFTSTOPPING IN ATTICS SHALL BE INSTALLED TO SUBDIVIDE ATTIC SPACES & CONCEALED ROOF SPACES:
3. GROUPS ALL R-1; & R-2 WITH 3 OR MORE DWELLING UNITS – SHALL BE LOCATED ABOVE & IN-LINE WITH THE SLEEPING UNIT & DWELLING UNIT SEPARATION WALLS THAT DO NOT EXTEND TO THE UNDERSIDE OF THE ROOF SHEATHING ABOVE.
        A. EXCEPTION 1: WHERE CORRIDOR WALLS PROVIDE A SEPARATION, ONLY REQUIRED ABOVE ONE OF THE CORRIDOR WALLS.
        B. EXCEPTION 3: R-2 THAT DO NOT EXCEED 4 STORIES ABOVE GRADE PLANE, THE ATTIC SPACE SHALL BE SUBDIVIDED INTO AREAS NOT EXCEEDING 3,000 SF OR ABOVE EVERY 2 DWELLING UNITS, WHICHEVER IS SMALLER.
    A. ALL OTHER GROUPS - SHALL BE INSTALLED SUCH THAT ANY HORIZONTAL AREA DOES NOT EXCEED 3,000 SF.
4. DRAFTSTOPPING MATERIALS SHALL BE NO LESS THAN 1/2" GYP BD, 3/8" WOOD STRUCTURAL PANEL, OR 3/8" PARTICLEBOARD, 1" NOMINAL LUMBER, CEMENT FIBERBOARD, BATTS OR BLANKETS OF MINERAL WOOL OR GLASS FIBER, ADEQUATELY SUPPORTED.
5. OPENINGS IN THE DRAFTSTOPPING SHALL BE PROTECTED BY SELF-CLOSING DOORS W/ AUTOMATIC LATCHES CONSTRUCTED AS REQUIRED FOR THE DRAFTSTOPPING PARTITIONS.

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Sheet Title
ROOF PLAN

Sheet No.
A-111

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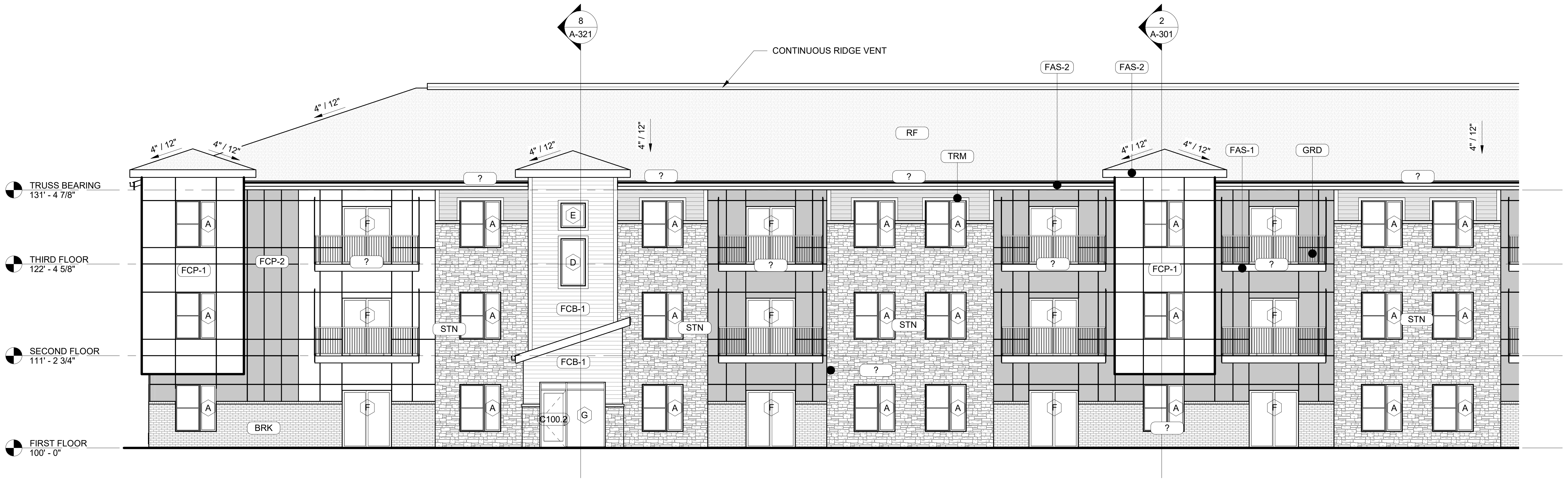
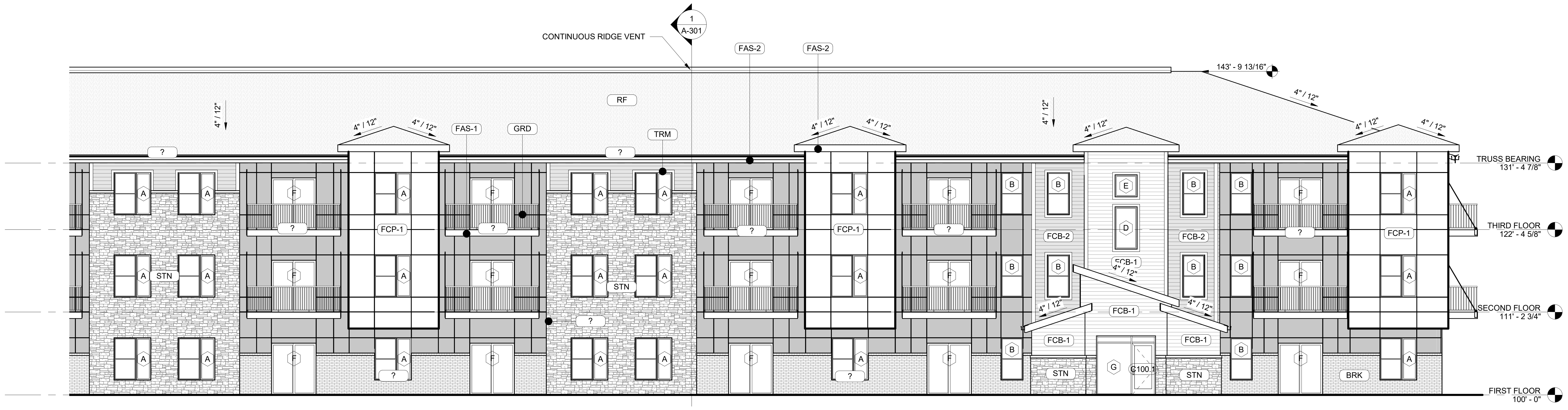
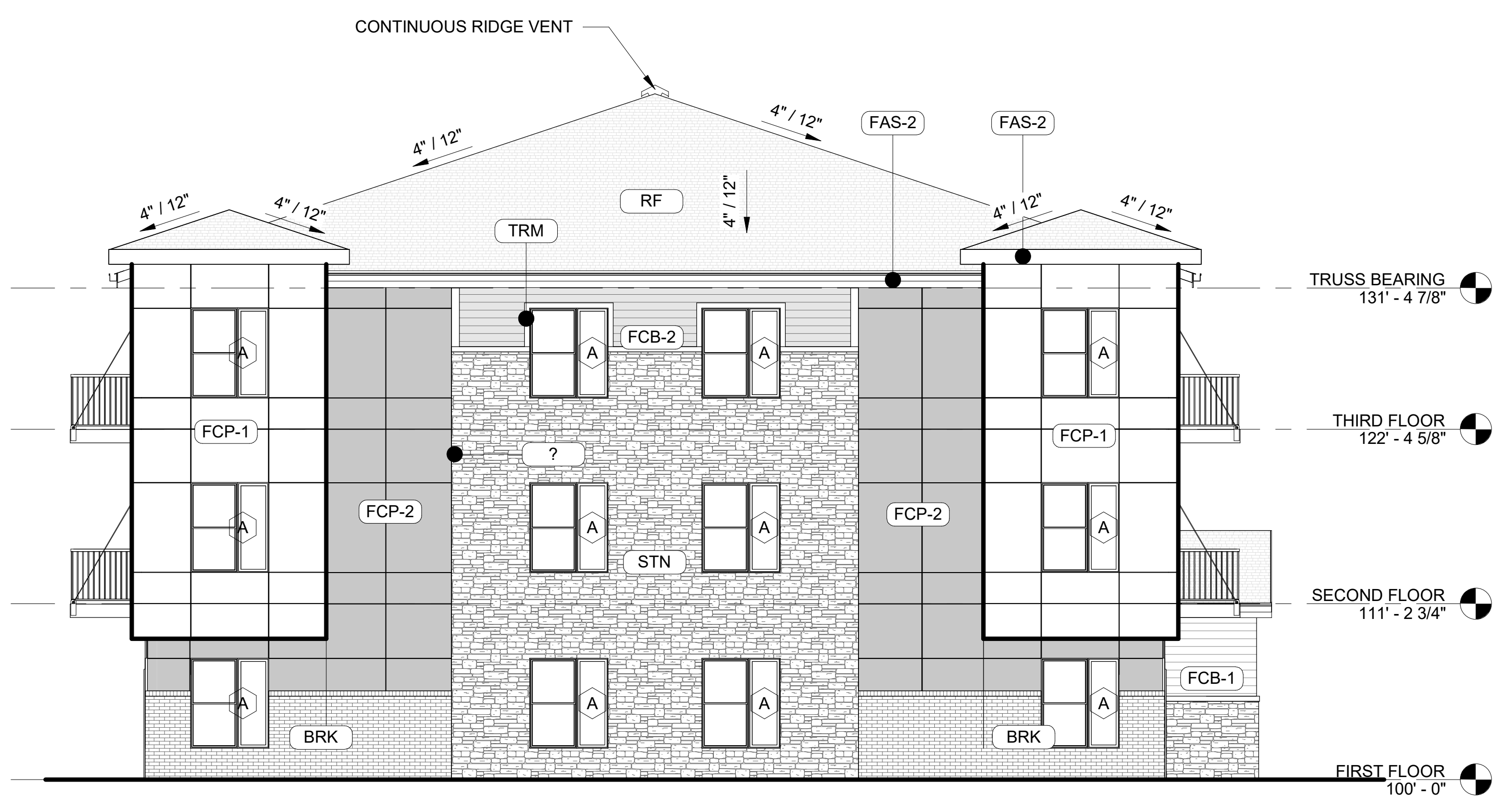


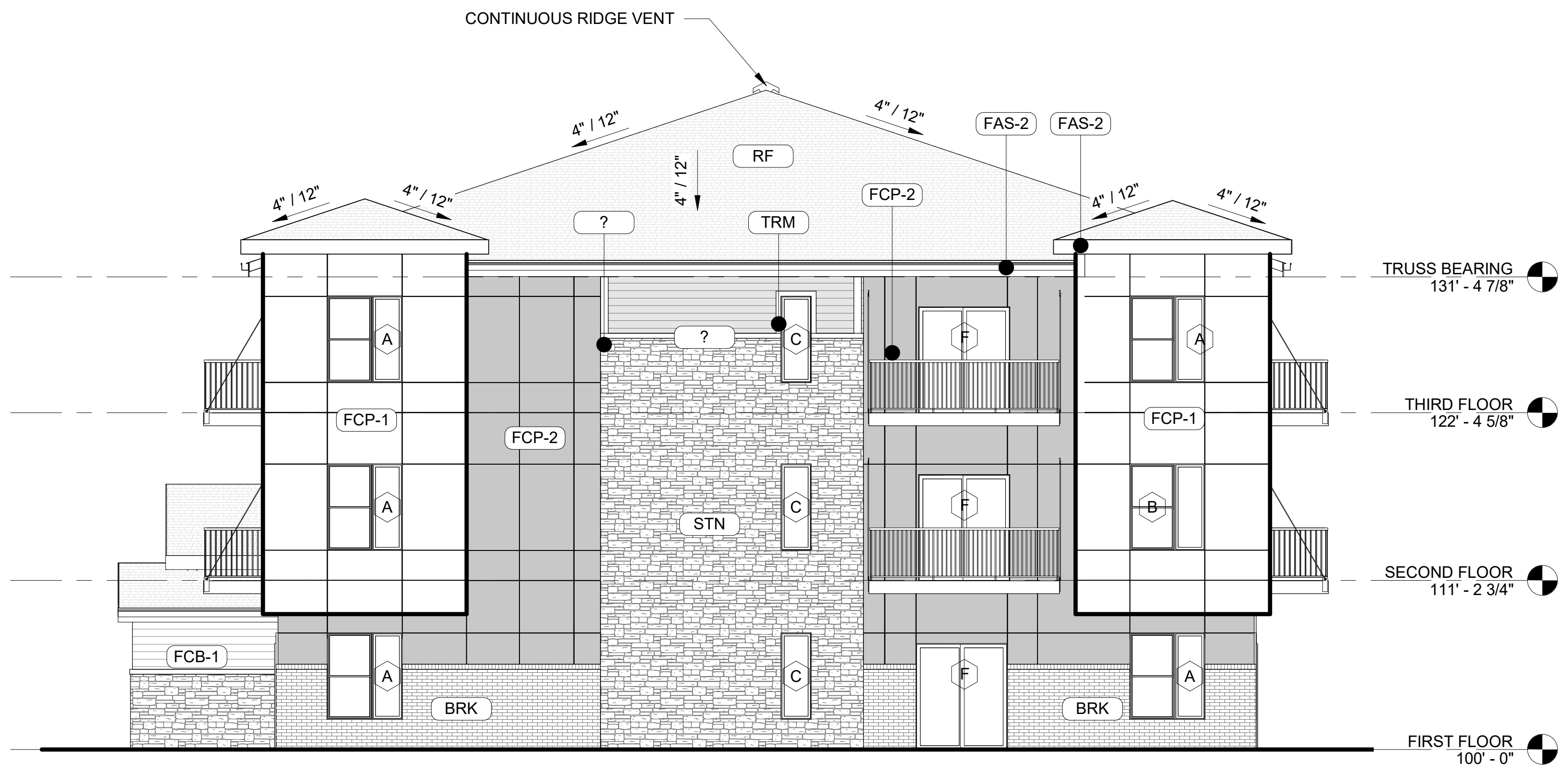


1 **FRONT ELEVATION BOTH BUILDINGS**
SCALE: 1/8" = 1'-0"

SOUTH ELEVATION BUILDING #1
WEST ELEVATION BUILDING #2



2 **SIDE ELEVATION 1**
SCALE: 1/8" = 1'-0"



3 **SIDE ELEVATION 2**
SCALE: 1/8" = 1'-0"

EXTERIOR MATERIAL LEGEND

MAT. LABEL	MATERIAL DESCRIPTION
BRK	MERIDIAN BRICK, THIN BRICK, COLOR - AMARO, NATURAL MORTAR (CLASS 2)
DS	PREFINISHED METAL DOWNSPOUT, COLOR - WHITE
FAS-1	HARDIE FASCIA BOARD, SMOOTH, COLOR - ARCTIC WHITE
FAS-2	PREFINISHED METAL FASCIA, COLOR - WHITE
FCB-1	FIBER CEMENT LAP SIDING, SMOOTH, 6" REVEAL, COLOR - ARCTIC WHITE (CLASS 3)
FCB-2	FIBER CEMENT LAP SIDING, SMOOTH, 6" REVEAL, COLOR - BOOTHBAY BLUE (CLASS 3)
FCB-3	FIBER CEMENT LAP SIDING, SMOOTH, 6" REVEAL, COLOR - AGED PEWTER (CLASS 3)
FCP-1	FIBER CEMENT PANEL SMOOTH SIDING, COLOR - COBBLESTONE (CLASS 3)
FCP-2	FIBER CEMENT PANEL SMOOTH SIDING, COLOR - AGED PEWTER (CLASS 3)
GUT	PREFINISHED SEAMLESS GUTTERS (EXTRA DARK BRONZE)
RF	ARCHITECTURAL ASPHALT ROOFING SHINGLES, COLOR - CHARCOAL
SF-1	T.B. ALUMINUM STOREFRONT FRAMING: CLEAR ANODIZED FINISH
STN	CENTURION STONE, COASTAL OHIO LIMESTONE (CLASS 2)
TRM	5/4 HARDIE TRIM BOARD, SMOOTH, COLORPLUS, COLOR - ARCTIC WHITE
VIS	INSULATED VISION GLASS: CLEAR W/ LOW E COATING IN VINYL RESIDENTIALSTYLE WINDOW (CLASS 1)

MISC EXTERIOR MATERIAL FINISHES

TYPICAL U.O.N.
- EXPOSED CONCRETE: GRIND SMOOTH & RUB/COAT WITH CEMENT SLURRY.
- METAL RAILINGS: GALVANIZED & PAINTED TO MATCH ADJACENT MATERIAL.
- FASCIA & SOFFIT: METAL PREFINISHED TO MATCH ADJACENT ROOF COLOR.
- SCUPPERS, GUTTERS & DOWNSPOUTS: METAL PREFINISHED TO MATCH ADJ. MATERIAL.
- CAULKS & SEALANTS: COLOR MATCHED TO ADJACENT MATERIAL.
- HOLLOW METAL MAN DOORS & FRAMES: PAINTED TO MATCH ADJACENT MATERIAL.
- OVERHEAD PANEL DOORS: METAL PRE-FINISHED WHITE.
- LOUVERS: METAL PRE-FINISHED TO MATCH ADJACENT MATERIAL COLOR.
- LIGHT FIXTURES: METAL PRE-FINISHED HOUSINGS TO MATCH ADJ. OPENING FRAMING.
- MECHANICAL EQUIPMENT: IF NOT SCREENED, COLOR TO MATCH ADJACENT MATERIAL.
- EXTERIOR UTILITY EQUIPMENT: IF ALLOWED, PAINTED TO MATCH ADJACENT MATERIAL.

- TRIM SIZES, TYP. U.O.N.:
  WINDOWS & DOORS 3-1/2”
  VERTICAL 3-1/2”
  HORIZONTAL 5-1/2”

GENERAL EXTERIOR ELEVATION NOTES

1. REFER TO ADDITIONAL NOTES AND REQUIREMENTS ON ALL OTHER DOCUMENTS AND OTHER DISCIPLINES DOCUMENTS.
2. ALL CONDUIT RUNS & SERVICE LINES SHALL BE GROUPED TOGETHER IN A NEAT & ORDERLY MANNER AND SHOULD PENETRATE THE WALL AT THE LOWEST POINT AND ARE NOT TO RUN OVER THE TOP OF PARAPET. ALL OTHER CONDUITS & JUNCTION BOXES FOR EXTERIOR FIXTURES & EQUIPMENT SHALL BE FULLY CONCEALED WITHIN THE BUILDING CONSTRUCTION.
3. ALL HORIZONTAL TRANSITIONS BETWEEN DIFFERENT MATERIALS SHALL BE FLASHED CONTINUOUS FROM UP BEHIND UPPER MATERIAL AND EXTEND OVER TO EXTERIOR FACE OF LOWER MATERIAL WITH DRIP EDGE.
4. ANY RETURNS OR BLIND ELEVATIONS NOT SHOWN SHALL BE SIMILAR IN MATERIAL AND MAKEUP TO ADJACENT CONDITIONS OR OTHER SIMILAR CONDITIONS.
5. NO EXPOSED MASONRY/MATERIAL CORES. MASONRY RETURNS AT WINDOWS/OPENINGS ARE REQUIRED IF FRAMING IS NOT DEEP ENOUGH TO PROVIDE CLOSURE AT THE BACKSIDE OF MASONRY FOR AN EFFECTIVELY SEALED JOINT.
6. MATERIALS ABOVE CANOPIES & AWNINGS TO BE CONTINUED DOWN BEHIND THEM U.O.N., TYP.
7. ANY EXPOSED ROOFING MEMBRANE VISIBLE FROM A PUBLIC RIGHT AWAY MUST MATCH THE PRIMARY WALL MATERIAL COLOR.
8. INSTALL VERTICAL EXPANSION JOINTS PER STRUCTURAL OR MINIMAL AT COLUMN/GRID LINES AND AT THE HEAD OF DOOR JAMBS/OPENINGS OR AS OTHERWISE NOTED OR WHERE REQUIRED PER STANDARD MATERIAL PRACTICE TO REDUCE STRESS CRACKING. NO CONTROL JOINT/EXPANSION JOINT AT MAIN STRUCTURAL BEARING LOCATIONS. VERIFY JOINTS WITH ARCHITECT.
9. CAULK & SEAL ALL TRANSITION-CONTROL-EXPANSION AT ALL EXTERIOR MATERIALS.
10. PROVIDE CAST REGLETS JUST IN FROM THE OUTER EDGE ON UNDERSIDE OF FACE MATERIAL OR DRIP EDGE AT ALL OVERHANGS & SOFFITS.
11. INSULATE AND SEAL TO ENSURE ADEQUATE AIR INFILTRATION BARRIER AROUND ALL EXTERIOR PENETRATIONS TO PREVENT WATER AND SPRINKLER PIPE FREEZING.
12. WHERE EXTERIOR PAVING ADJACENT TO BUILDING, TOP OF PAVING TO BE 1/4" LOWER THAN INTERIOR FINISH FLOOR, SLOPING CONTINUOUSLY AWAY FROM BUILDING A MINIMUM OF 5’. WHERE DOOR STOOP, 48" OUT FROM DOOR 1:48(2%) MAX. SLOPE, AFTER 48" AWAY FROM DOOR 1:20(5%) MAXIMUM SLOPE TO PUBLIC WAY. (REFER TO CIVIL)
13. WHERE NO EXTERIOR PAVING ADJACENT TO BUILDING, TOP OF FINISHED LANDSCAPE A MINIMUM OF 4" BELOW INTERIOR FINISH FLOOR AND 4” BELOW EXTERIOR WALL FLASHING/WEEPS, SLOPING CONTINUOUSLY AWAY FROM BUILDING A MINIMUM OF 5’. (REFER TO CIVIL)
14. ADDRESS SHALL BE PROVIDED ON STREET SIDE OF BUILDING AND ON MONUMENT SIGN. NUMBERS A MINIMUM 5 INCH CONTRASTING COLOR NUMBERS WITH MINIMUM 1/2" STROKE.
15. IF ANY SIGNAGE OR SIGN BASE IS SHOWN IT IS FOR REFERENCE ONLY, FINAL DESIGNS AND/OR ALLOWANCES SHALL BE DETERMINED WITH APPROVED SIGNAGE PERMIT(S).

ACTUAL DETAILS & DIMENSIONS MAY VARY AND ARE SUBJECT TO CHANGE. ALL DRAWINGS ARE SUBJECT TO AUTHORITY HAVING JURISDICTION APPROVAL. SIGNAGE SHOWN DOES NOT REPRESENT ALLOWABLE SIGNAGE PERMITTING/APPROVAL OF ALL SIGNAGE PER CURRENT CITY ORDINANCE BY OTHERS.

EXTERIOR MATERIAL CALCULATIONS:

FRONT ELEVATION EXCLUDING OPENINGS: 7789 SF (TOTAL = 10,442 SF)
STONE/BRICK = 2821 SF (**36%** >35%)
FIBER CEMENT PANEL & BOARD: 4968 SF

SIDE ELEVATION 1 EXCLUDING OPENINGS: 1808 SF (TOTAL = 2210 SF)
STONE/BRICK = 706 SF (**39%** >35%)
FIBER CEMENT PANEL & BOARD: 1102 SF

SIDE ELEVATION 2 EXCLUDING OPENINGS: 1933 SF (TOTAL = 2267 SF)
STONE/BRICK = 729 SF (**38%** >35%)
FIBER CEMENT PANEL & BOARD: 1204 SF

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Sheet Title
EXTERIOR ELEVATIONS

Sheet No.
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EXTERIOR MATERIAL LEGEND	
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FAS-2	PREFINISHED METAL FASCIA, COLOR - WHITE
FCB-1	FIBER CEMENT LAP SIDING, SMOOTH, 6" REVEAL, COLOR - ARCTIC WHITE (CLASS 3)
FCB-2	FIBER CEMENT LAP SIDING, SMOOTH, 6" REVEAL, COLOR - BOOTHBAY BLUE (CLASS 3)
FCB-3	FIBER CEMENT LAP SIDING, SMOOTH, 6" REVEAL, COLOR - AGED PEWTER (CLASS 3)
FCP-1	FIBER CEMENT PANEL SMOOTH SIDING, COLOR - COBBLESTONE (CLASS 3)
FCP-2	FIBER CEMENT PANEL SMOOTH SIDING, COLOR - AGED PEWTER (CLASS 3)
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RF	ARCHITECTURAL ASPHALT ROOFING SHINGLES, COLOR - CHARCOAL
SF-1	T.B. ALUMINUM STOREFRONT FRAMING: CLEAR ANODIZED FINISH
STN	CENTURION STONE, COASTAL OHIO LIMESTONE (CLASS 2)
TRM	5/4 HARDIE TRIM BOARD, SMOOTH, COLORPLUS, COLOR - ARCTIC WHITE
VIS	INSULATED VISION GLASS: CLEAR W/ LOW E COATING IN VINYL RESIDENTIALSTYLE WINDOW (CLASS 1)

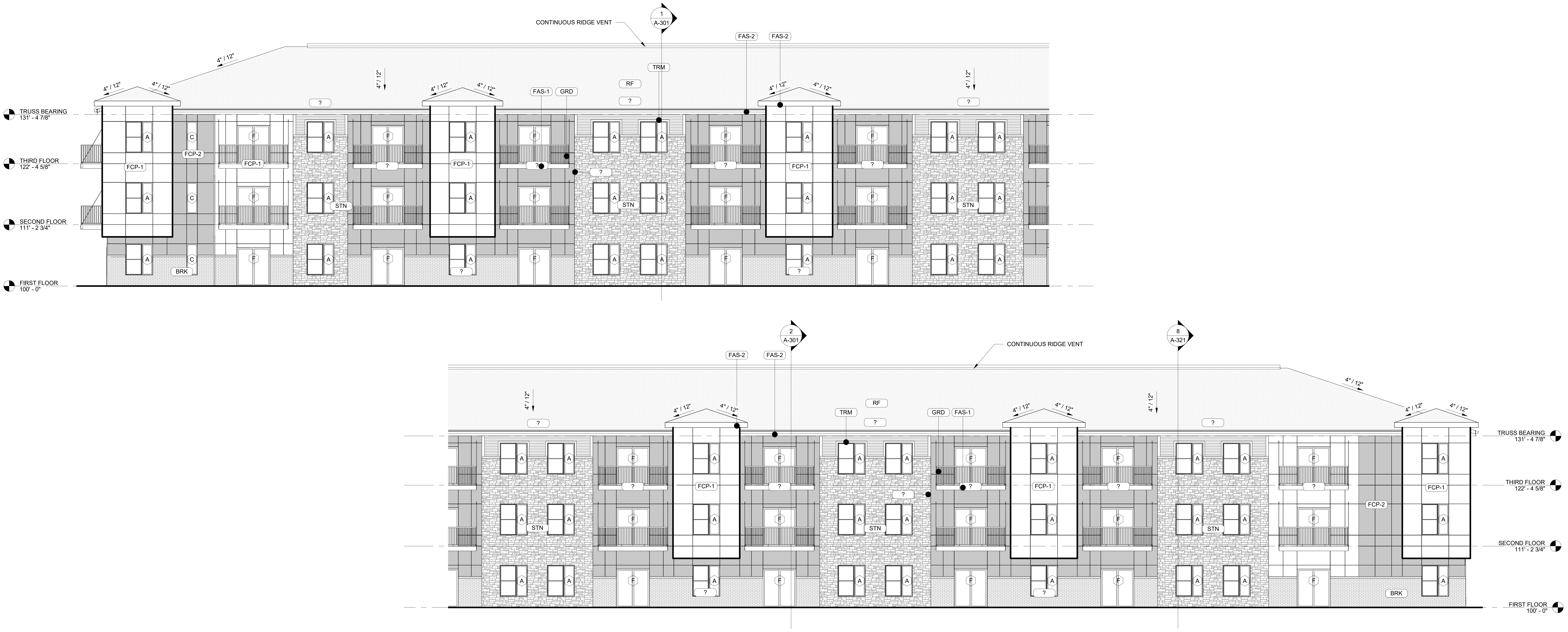
MISC EXTERIOR MATERIAL FINISHES

TYPICAL U.O.N.
- EXPOSED CONCRETE: GRIND SMOOTH & RUB/COAT WITH CEMENT SLURRY.
- METAL RAILINGS: GALVANIZED & PAINTED TO MATCH ADJACENT MATERIAL.
- FASCIA & SOFFIT: METAL PREFINISHED TO MATCH ADJACENT ROOF COLOR.
- SCUPPERS, GUTTERS & DOWNSPOUTS: METAL PREFINISHED TO MATCH ADJ. MATERIAL.
- CAULKS & SEALANTS: COLOR MATCHED TO ADJACENT MATERIAL.
- HOLLOW METAL MAN DOORS & FRAMES: PAINTED TO MATCH ADJACENT MATERIAL.
- OVERHEAD PANEL DOORS: METAL PRE-FINISHED WHITE.
- LOUVERS: METAL PRE-FINISHED TO MATCH ADJACENT MATERIAL COLOR.
- LIGHT FIXTURES: METAL PRE-FINISHED HOUSINGS TO MATCH ADJ. OPENING FRAMING.
- MECHANICAL EQUIPMENT: IF NOT SCREENED, COLOR TO MATCH ADJACENT MATERIAL.
- EXTERIOR UTILITY EQUIPMENT: IF ALLOWED, PAINTED TO MATCH ADJACENT MATERIAL.

- TRIM SIZES, TYP. U.O.N.:
  WINDOWS & DOORS 3-1/2”
  VERTICAL 3-1/2”
  HORIZONTAL 5-1/2”

EXTERIOR MATERIAL CALCULATIONS:

REAR ELEVATION: 7,795 SF EXCLUDING GLAZING (TOTAL = 10,429 SF)
STONE/BRICK = 2738 SF (**35%**)
FIBER CEMENT PANEL & BOARD: 5057 SF



3 **REAR ELEVATION BOTH BUILDINGS**
SCALE: 1/8" = 1'-0"

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CONVERGE NW
APARTMENTS
WAUKEE, IA

Rev. #	Issue / Revision	Date
1	30% Set	12-03-2021

Job No. **21113**
Proj. Mgr. **SP**

Sheet Title
EXTERIOR ELEVATIONS

Sheet No.
A-202

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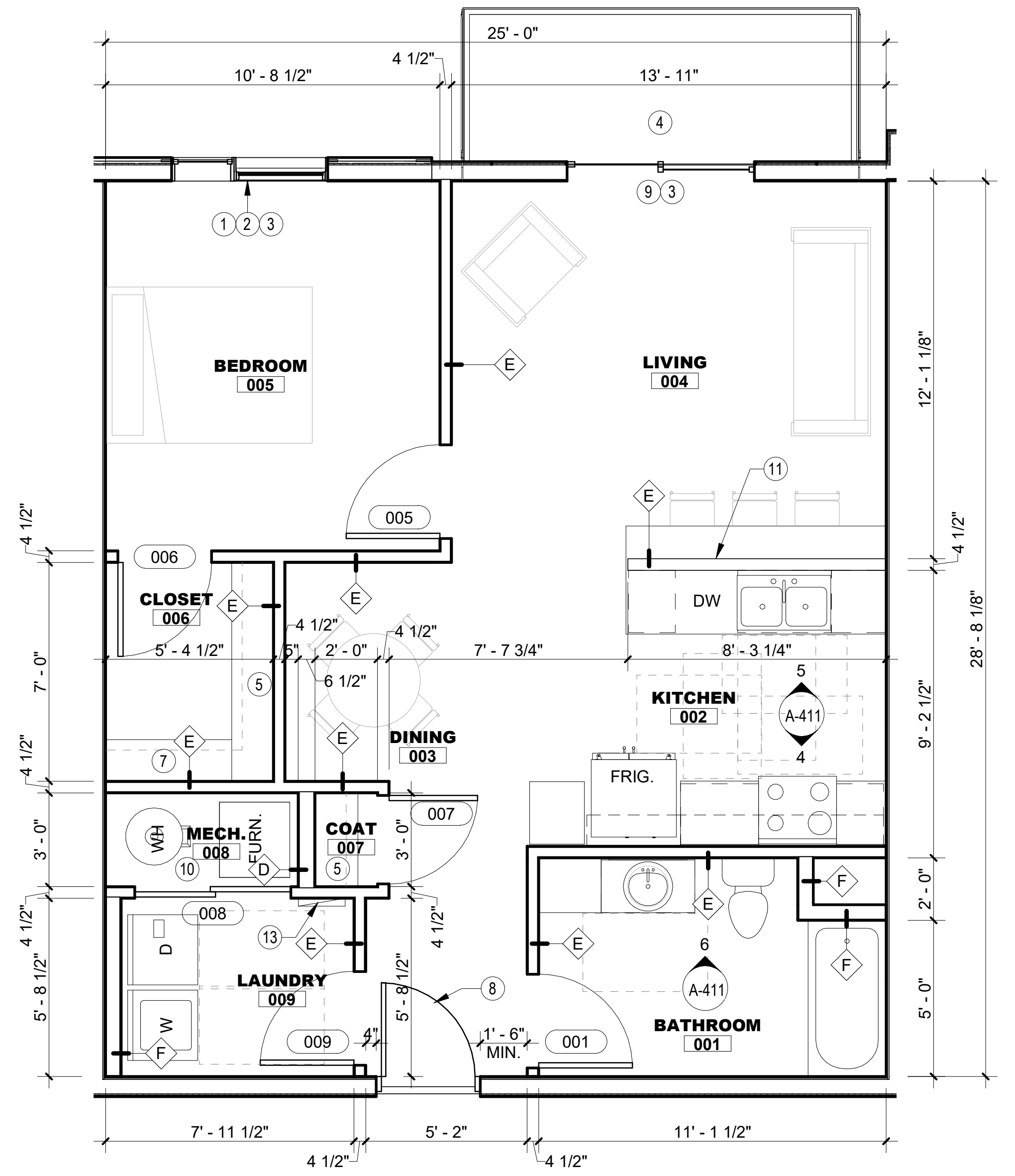
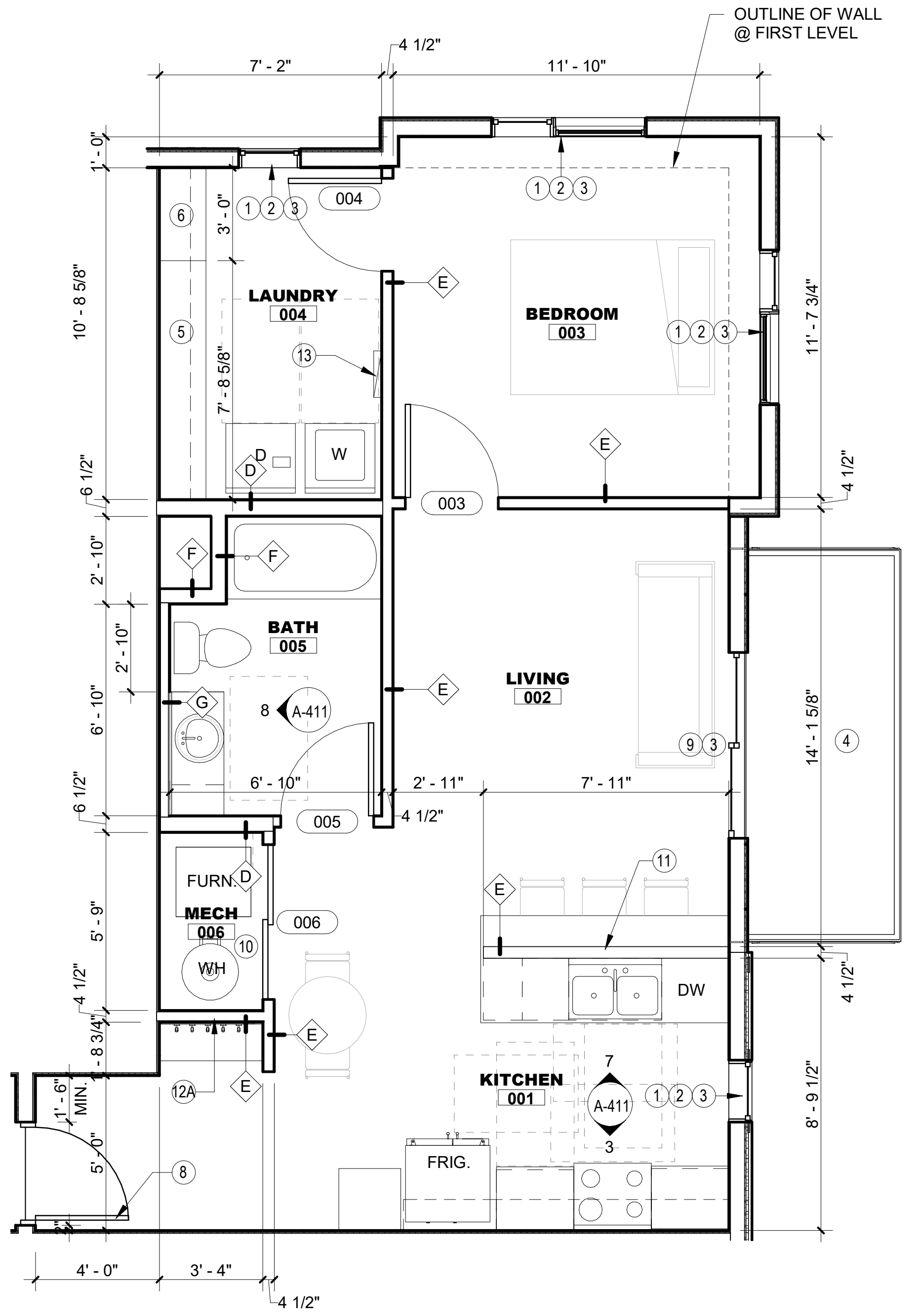


1 UNIT 1A
SCALE: 1/4" = 1'-0"

UNIT 1A DOOR & FRAME SCHEDULE

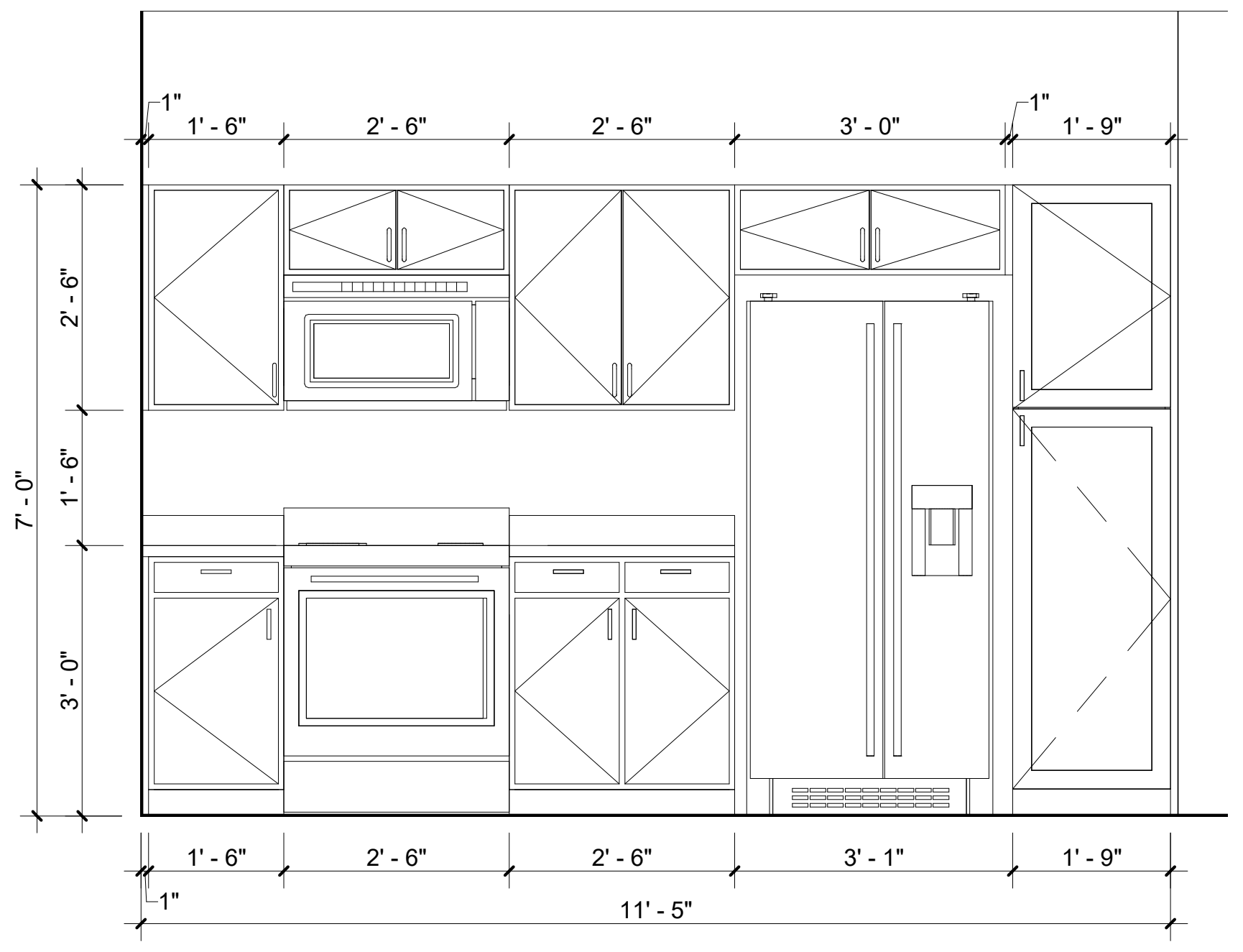
DOOR NO.	ROOM NAME	DOOR TYPE	DOOR PAIR	DOOR WIDTH	DOOR HEIGHT	DOOR MAT'L	FRAME TYPE	FRAME MAT'L	REMARKS (ALSO SEE NOTES)	UNIT
001	BATHROOM	P2	No	3' - 0"	6' - 8"	WOOD	B	WOOD	PRIVACY LOCK	1A
005	BEDROOM	P2	No	3' - 0"	6' - 8"	WOOD	B	WOOD	PRIVACY LOCK	1A
006	CLOSET	P2	No	3' - 0"	6' - 8"	WOOD	B	WOOD	PASSAGE	1A
007	COAT	P2	No	2' - 10"	6' - 8"	WOOD	B	WOOD	PASSAGE	1A
008	MECH.	P2	Yes	5' - 0"	6' - 8"	WOOD	B	WOOD	SLIDING BI-PASS	1A
009	LAUNDRY	P2	No	3' - 0"	6' - 8"	WOOD	B	WOOD	PASSAGE	1A



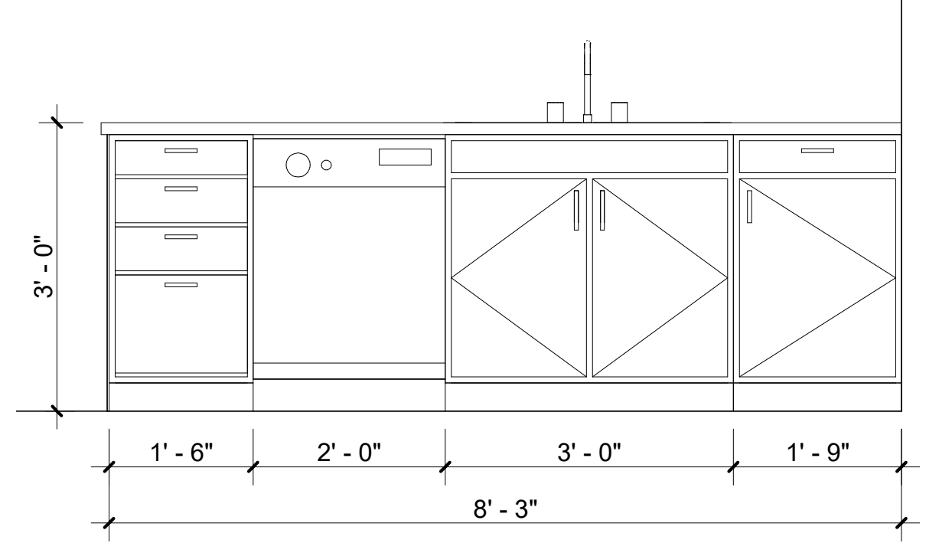
2 UNIT 1B
SCALE: 1/4" = 1'-0"

UNIT 1B DOOR & FRAME SCHEDULE

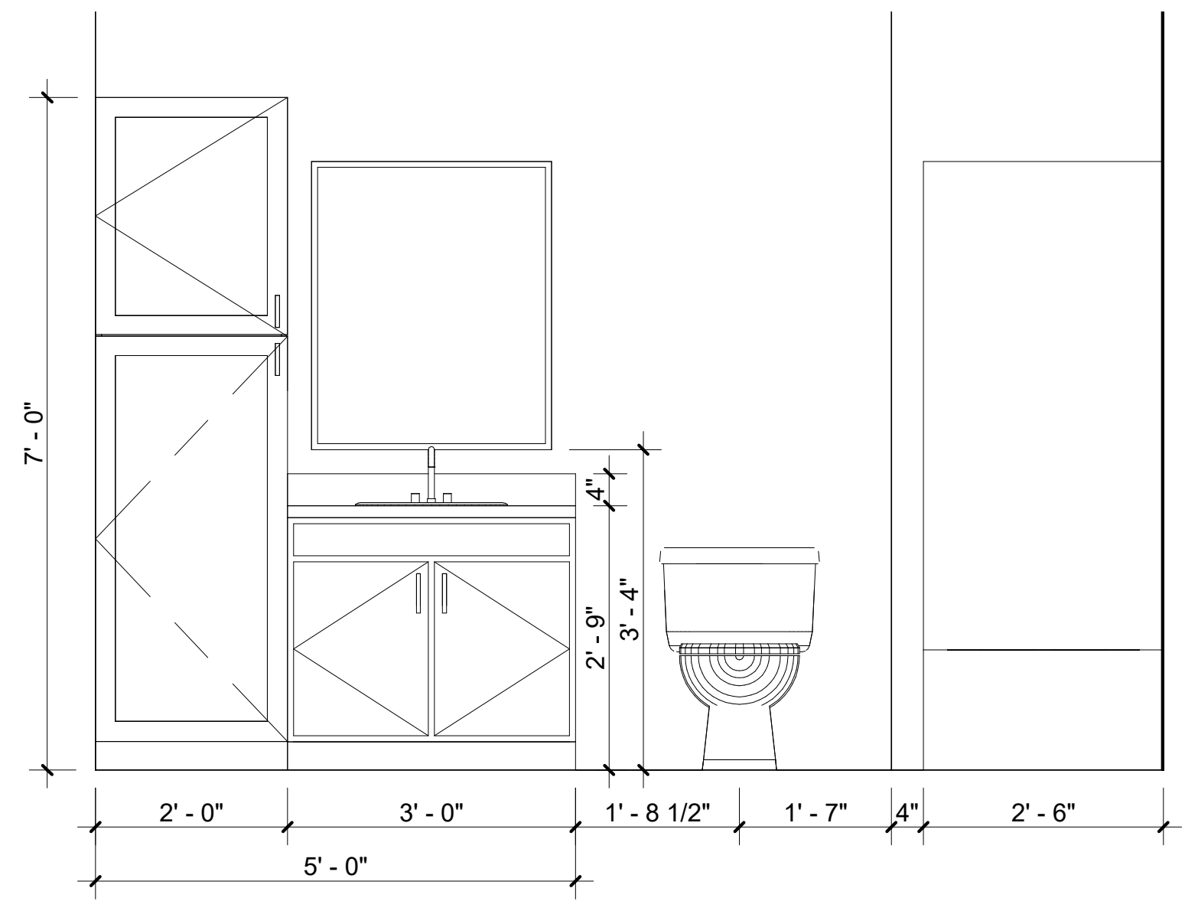
DOOR NO.	ROOM NAME	DOOR TYPE	DOOR PAIR	DOOR WIDTH	DOOR HEIGHT	DOOR MAT'L	FRAME TYPE	FRAME MAT'L	REMARKS (ALSO SEE NOTES)	UNIT
003	BEDROOM	P2	No	3' - 0"	6' - 8"	WOOD	B	WOOD	PRIVACY LOCK	1B
004	LAUNDRY	P2	No	3' - 0"	6' - 8"	WOOD	B	WOOD	PASSAGE	1B
005	BATH	P2	No	3' - 0"	6' - 8"	WOOD	B	WOOD	PRIVACY LOCK	1B
006	MECH	P2	Yes	5' - 0"	6' - 8"	WOOD	B	WOOD	PASSAGE	1B



4 UNIT 1A - KITCHEN ELEVATION
SCALE: 1/2" = 1'-0"



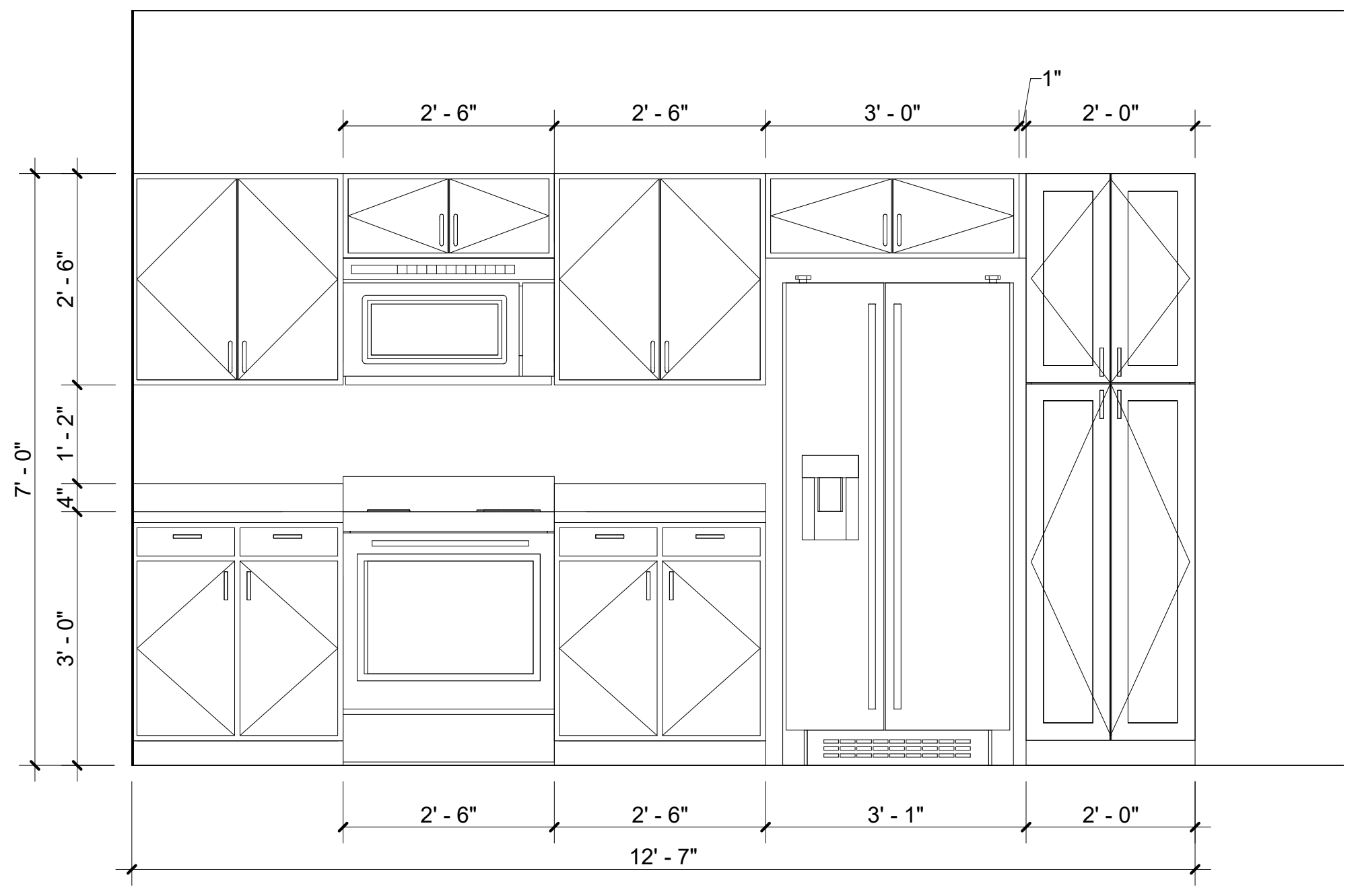
5 UNIT 1A - KITCHEN ELEVATION
SCALE: 1/2" = 1'-0"



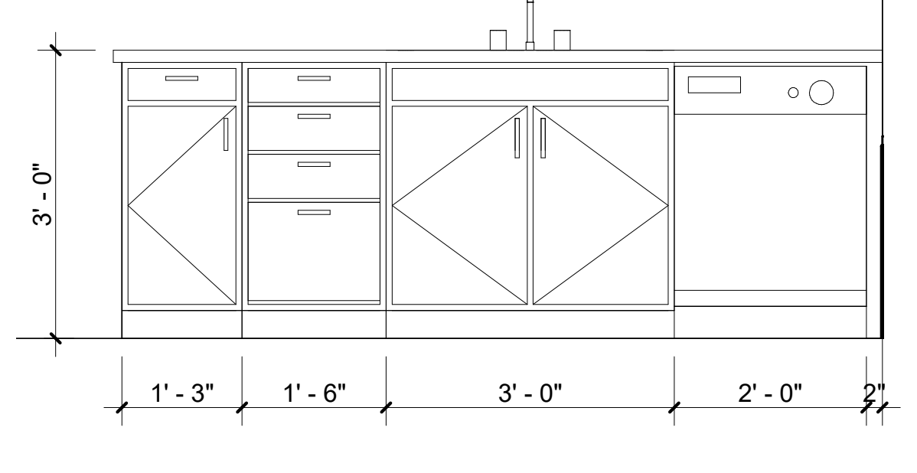
6 UNIT 1A - BATH ELEVATION
SCALE: 1/2" = 1'-0"

UNIT PLAN KEYNOTES

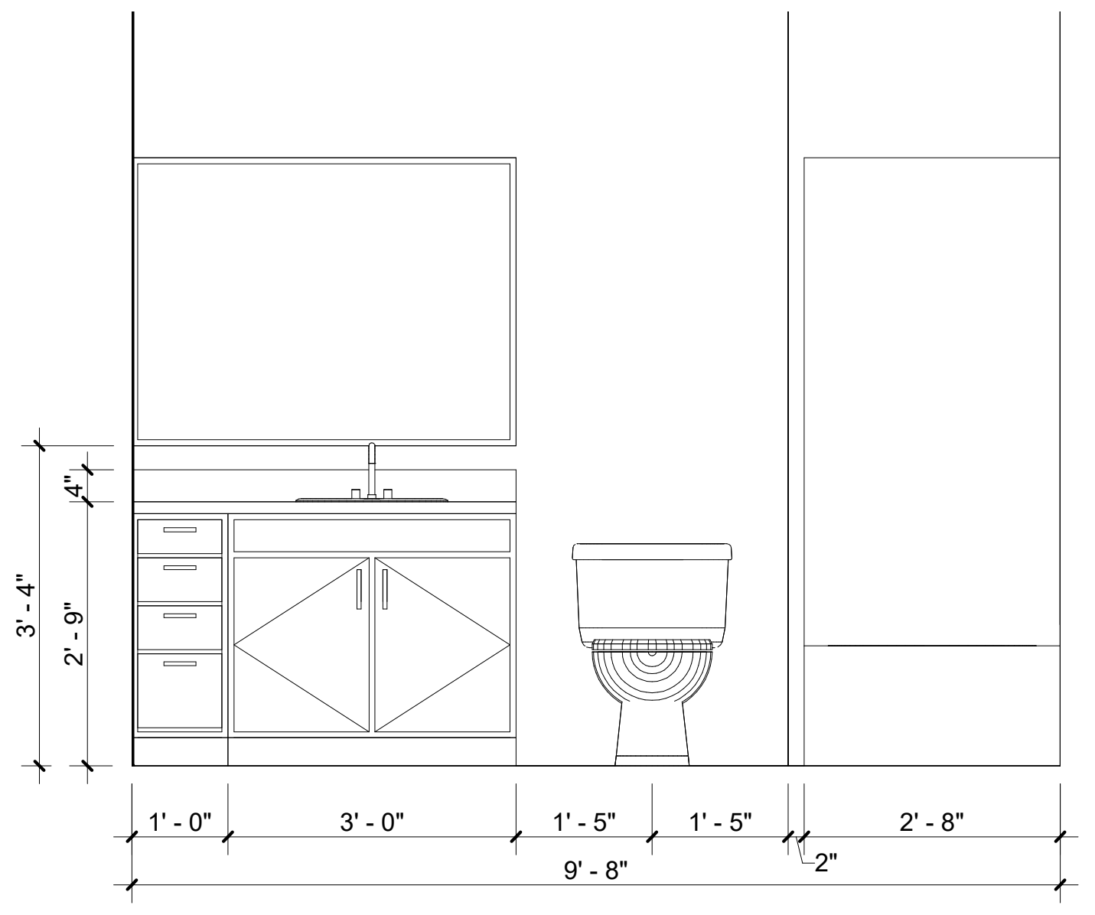
LABEL	REMARKS
1	REFER TO OVERALL BUILDING PLANS FOR SPECIFIC WINDOW TYPE & LOCATION, TYP.
2	WINDOWS TO RECEIVE DRYWALL SILL & RETURNS TO MATCH ADJ. WALL, TYP.
3	INSTALL WINDOW BLINDS, SIZED TO FIT WINDOW, AT ALL WINDOW LOCATIONS; SPECIFIC T.B.D., TYP.
4	REFER TO OVERALL BUILDING PLANS FOR DECK/PATIO SIZE, DETAILS, ETC.
5	COATED WIRE SHELF W/ INTEGRAL HANGING ROD - 12" DEEP
6	(5 LAYERS) COATED WIRE SHELF - 16" DEEP; TOP OF 3 LAYERS TO BE INSTALLED BETWEEN 15"-48" AFF
6A	(5 LAYERS) WHITE PAINTED MILLWORK SHELF - 16" DEEP; TOP OF 3 LAYERS TO BE INSTALLED BETWEEN 15"-48" AFF
6B	(3 LAYERS) WHITE PAINTED MILLWORK SHELF - 16" DEEP; TOP OF 2 LAYERS TO BE INSTALLED BETWEEN 15"-48" AFF
7	(2 LAYERS) COATED WIRE SHELF WITH INTEGRAL HANGING ROD - 12" DEEP; TOP OF LOWER SHELF AND ROD TO BE INSTALLED AT 48" AFF MAX.
8	UNIT ENTRY DOOR; REFER TO DETAIL #3 ON SHEET G-011 FOR MINIMUM DOOR CLEARANCES
9	REFER TO OVERALL BUILDING PLANS FOR SPECIFIC PATIO DOOR LOCATION
10	MECHANICAL EQUIPMENT SHOWN FOR COORDINATION PURPOSES ONLY; ALL MEP SCOPE IS DESIGN-BUILD BY CONTRACTOR
11	STEEL COUNTERTOP BRACKET - SIZED APPROPRIATELY PER OVERHANG, TYP.
12A	COAT HOOKS INSTALLED @ 66" AFF (TYPE A UNTIS @ 46" AFF) OVER STAINED WOOD RAIL. STAINED WOOD BENCH BELOW UP TO 18" AFF.
12B	COAT HOOKS INSTALLED @ 66" AFF (TYPE A UNTIS @ 46" AFF) OVER STAINED WOOD RAIL.
13	ELECTRICAL PANEL - FOR COORDINATION ONLY; ALL MEP SCOPE IS DESIGN-BUILD BY CONTRACTOR
14	36" X80" CASED OPENING



3 UNIT 1B - KITCHEN ELEVATION
SCALE: 1/2" = 1'-0"



7 UNIT 1B - KITCHEN ELEVATION
SCALE: 1/2" = 1'-0"



8 UNIT 1B - BATH ELEVATION
SCALE: 1/2" = 1'-0"

CLEAR SPACE REQUIREMENTS MATRIX FOR UNIT TYPES / COMMON AREAS

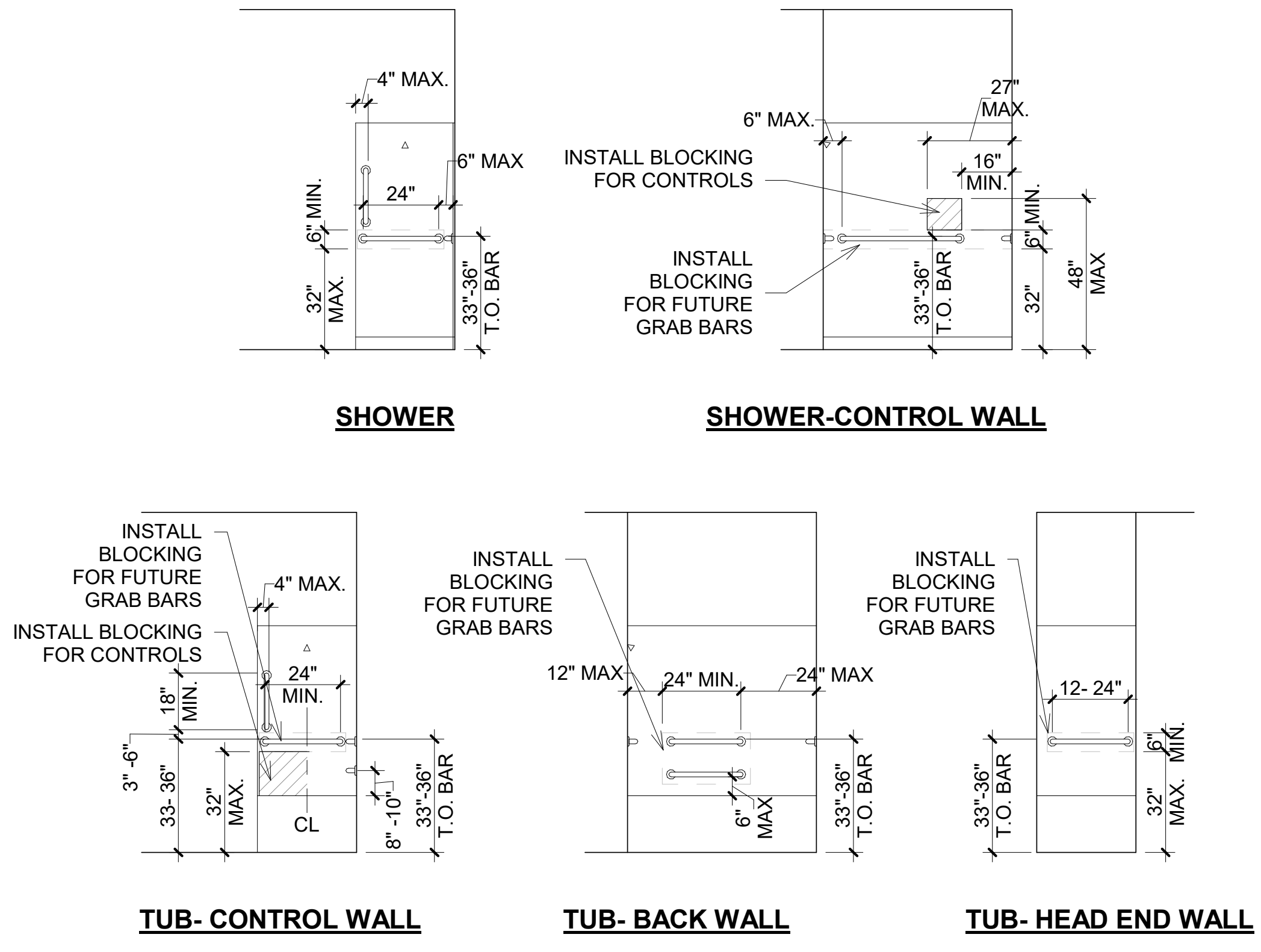
Item	ICC A117.1-2009 ANSI section	Section 1003 Type A Units	Section 1004 Type B Units	Common Area Rooms
Primary Entrance	100X.2 & 100X.5	On accessible route; Shall comply with Sec. 404, exceptions: distance between storm door	On accessible route; Shall comply with Sec. 404, exceptions: distance between storm door	On accessible route Shall comply with Sec. 404
Turning Space	100X.3.2	not required in 2nd bath; closets or pantiries that are 48" maximum depth	n/a	
Doors & Doorways	100X.5	Shall comply with Sec. 404, exceptions: thresholds, other than Accessible bath; doors in series; communicating doors between sleeping units; balcony doors	Shall comply with Sec. 1004.5; 31 3/4" minimum clear opening	Shall comply with Sec. 404
Laundry Equipment	100X.10 & 611.2	30"x48" parallel approach: for top loading centered on each appliance; for front loading centered offset 24" from centerline of door opening	30"x48" parallel approach for top loading machine; a forward or parallel approach for front loading machine	at least 1 washer & 1 dryer in each room shall be fully accessible
Toilet & Bathing Facilities	100X.11.1	1 Bathroom Fully accessible per below		Rest Rooms Fully accessible per below
Turning Space	603.2.1	60" circular space or 60" T-shaped space		
Door Swing	603.2.2			
Water closets & toilet compartments clearance	604.3 & 604.9			
Urinals	605.3			
Lavatories and Sinks @ Rest/Bath Rooms	606.2			
Bathtubs	607.2			
Shower Compartments	608.2			
Kitchens & Kitchenettes	100X.12			
Clearance	804.2			
30" min. length work surface if cooktop or range is provided	803.4			
Lavatories and Sinks @ Kitchens	804..4 & 606.2			
Dishwasher	804.5.3			
Cooktop	804.5.4			
Oven	804.5.5			
Refrigerator / Freezer	804.5.6			
Storage Facilities	100X.14 & 905			
Beds	100X.15			

ACCESSIBILITY REQUIREMENTS MATRIX FOR UNIT TYPES / COMMON

Item	ICC A117.1-2009 ANSI section	Section 1003 Type A Units	Section 1004 Type B Units	Common Area Rooms
Accessible Route	100X.3	accessible route shall connect all spaces & elements that are part of the unit	accessible route shall connect all spaces & elements that are part of the unit	accessible route shall connect all spaces & elements that are part of the building
Laundry Equipment	100X.10	clear floor space required; parallel approach only	clear floor space required; parallel approach for top loading, forward or parallel approach for front loading	at least 1 washer & 1 dryer in each room shall be accessible
Toilet & Bathing Facilities				
Grab Bars & Shower Seat Reinforcement	100X.11.1	1 Bathroom Fully accessible per below; other bathrooms reinforcement shall be provided for future installation of grab bars & bathtub seat only	all Bathrooms reinforcement shall be provided for future installation of grab bars & bathtub seat only	Rest Rooms Fully accessible per below
Mirrors	603.3			
Grab Bars at toilet	604.5	not required unless requested, reinforcement only required	not required unless requested, reinforcement only required	required for accessible toilet at back & side wall
Lavatories and Sinks	606	removable cabinet front; floor & walls finished underneath	removable front not required	open underneath required
Bathtub Seat	607.3	not required, reinforcement only	not required, reinforcement only	n/a
Grab Bars at bathtub	607.4; (IFA 6.3.4)	not required unless requested, reinforcement only required. *(IFA) Only vertical grab bars required in all bathtubs / showers*	not requred unless requested, reinforcement only required. *(IFA) Only vertical grab bars required in all bathtubs / showers.*	n/a
Hand Shower	607.6	required for bathtub shower	required for bathtub shower	n/a
Bathtub Enclosures	607.7	shall not obstruct other requirements	shall not obstruct other requirements	n/a
Kitchens				
30" min. width clear underneath work surface	100X.12	removable cabinet front; floor & walls finished underneath	not required	1 only required if a cooktop or range provided 804.3
Lavatories and Sinks	804.4 & 606	removable cabinet front; floor & walls finished underneath	removable front not required	open underneath required
Operable parts on appliances	309	required within reach ranges		required within reach ranges
Cooktop controls; Oven controls	804.5.4.4; 804.5.5.4	Shall not require reaching across burners		required within reach ranges
Storage Facilities i.e. Closets	100X.14; 905 & 308	at least 1 of each type shall be accessible, exception kitchen cabinets. 48"H front; 46"H side	n/a	n/a

GENERAL UNIT PLAN NOTES

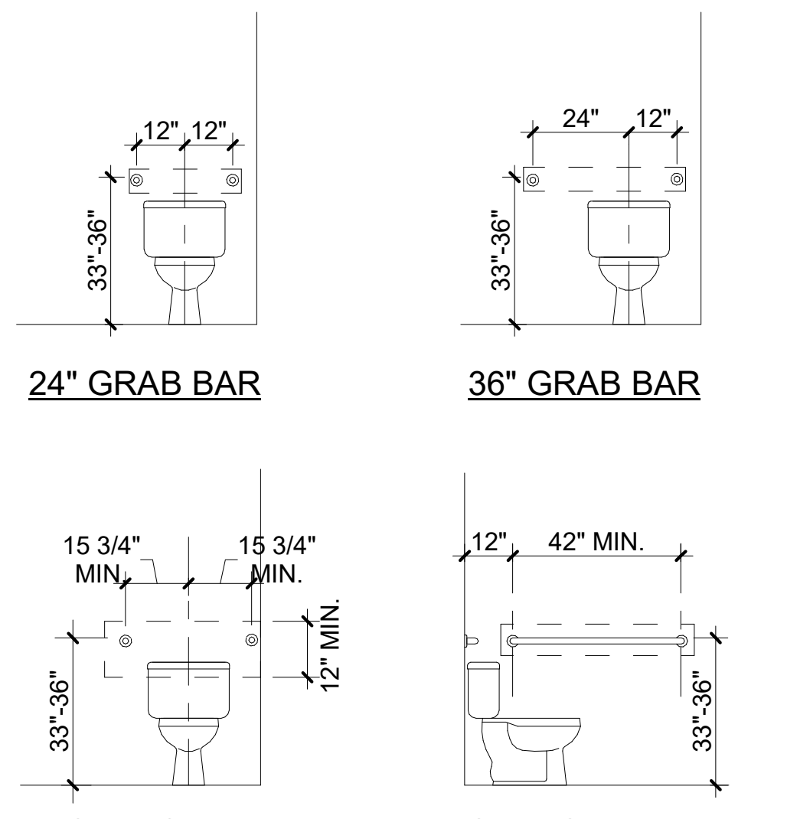
1. REFER TO ADDITIONAL NOTES AND REQUIREMENTS ON ALL OTHER DOCUMENTS AND OTHER DISCIPLINES DOCUMENTS.
2. ALL FURNITURE, FIXTURES AND EQUIPMENT SHOWN SHOULD BE CONSIDERED CONCEPTUAL AND MAY HAVE BE PROVIDED FOR COORDINATION PURPOSES ONLY. REFER TO FIRE SUPPRESSION, PLUMBING, MECHANICAL, ELECTRICAL, COMMUNICATIONS, ELECTRONIC SAFETY & SECURITY DOCUMENTS &/OR CONSULTANTS FOR SPECIFIC DESIGN INFORMATION & REQUIREMENTS.
3. DIMENSIONS ARE TO FACE OF FINISH MATERIAL AND CENTER OF DOOR UNLESS OTHERWISE SPECIFIED.
4. ALL CONDUITS, PIPES, WIRING, ROUGH-IN, ETC. SHOULD BE HELD AS TIGHT AS POSSIBLE TO THE ROOF OR FLOOR DECK OR SHOULD BE KEPT WITHIN INTERIOR WALL AND FLOOR/CEILING CAVITIES. NOTHING SHALL BE EXPOSED IN FINISHED SPACES, NOTHING SHALL PREVENT A SMOOTH CONTINUOUS FINISHED WALL OR CEILING AS NOTED ON THE DRAWINGS AND NO PLUMBING RAN IN EXTERIOR WALLS UNLESS PRIOR APPROVAL IS GRANTED BY THE ARCHITECT OR OWNER. PLACEMENT COORDINATION BETWEEN TRADES IS REQUIRED.
5. INSTALL AN EXHAUST FAN IN EACH BATHROOM AS REQUIRED BY CODE. EXTEND EXHAUST TO OUTSIDE AIR CODE REQUIREMENTS.
6. AT ALL UNITS WHERE THE WASHER & DRYER ARE LOCATED IN A DEDICATED CLOSET, PROVIDE A RETURN AIR GRILL IN THE WALL ABOVE THE DOOR HEADER SIZED TO PROVIDE ADEQUATE VENTILATION FOR PROPER WASHER & DRYER OPERATION. CONTRACTOR TO VERIFY COMPLIANCE OF DRYER VENT DISTANCE.
7. KITCHEN CABINETRY LAYOUTS ARE CONCEPTUAL ONLY. VERIFY FINAL LAYOUTS WITH OWNER PRIOR TO CONSTRUCTION.
8. PROVIDE ADEQUATE WOOD BLOCKING FOR MILLWORK, FIXTURES, EQUIPMENT, PLUMBING FIXTURES AND ACCESSORIES, ELECTRIC PANELS, FUTURE REQUIREMENTS, ETC.
9. ALL APARTMENTS ARE ANSI A-117 CH.10 TYPE B UNITS UNLESS OTHERWISE INDICATED.
10. REFER TO ACCESSIBILITY MATRIX FOR ACCESSIBLE, TYPE A, TYPE B, TYPE C & ACCESSIBLE COMMUNICATION UNIT REQUIREMENTS.



SHOWER
SHOWER-CONTROL WALL
TUB- CONTROL WALL
TUB- BACK WALL
TUB- HEAD END WALL

NOTE: ALL GRAB BAR BLOCKING SHALL BE MIN 2X8 WOOD BLOCKING TO ENSURE ADEQUATE COVERAGE FOR MIN 6" BLOCKING REQUIREMENTS. ALL BLOCKING TO BE VERTICALLY CENTERED ON GRAB BAR.

10 SHOWER / TUB GRAB BARS
SCALE: 1/4" = 1'-0"



24" GRAB BAR
36" GRAB BAR
SWING UP GRAB BAR
SIDE GRAB BAR

NOTE: ALL GRAB BAR BLOCKING SHALL BE MIN 2X8 WOOD BLOCKING TO ENSURE ADEQUATE COVERAGE FOR MIN 6" BLOCKING REQUIREMENTS.
ALL BLOCKING TO BE VERTICALLY CENTERED ON GRAB BAR.

9 TOILET GRAB BARS
SCALE: 1/4" = 1'-0"

TYPE A UNITS:

COMMON BATHROOM TOILETS
- INSTALL BLOCKING FOR 36" REAR WALL GRAB BAR AND 42" SIDE WALL GRAB BAR

MASTER BATHROOM TOILETS
- WHERE SPACE ALLOWS, INSTALL BLOCKING FOR 36" REAR WALL GRAB BAR AND 42" SIDE WALL GRAB BAR
- WHERE SPACE WILL NOT PERMIT THE 36" REAR WALL GRAB BAR, IONSTALL BLOCKING FOR THE 24" GRAB BAR
- WHERE SPACE WILL NTO PERMIT THE 42" SIDE WALL GRAB BAR, INSTALL BLOACKING FOR TWO SWING-UP GRAB BARS

TYPE B UNITS:

ALL BATHROOM TOILETS
- WHERE SPACE ALLOWS, INSTALL BLOCKING FOR 36" REAR WALL GRAB BAR AND 42" SIDE WALL GRAB BAR
- WHERE SPACE WILL NOT PERMIT THE 36" REAR WALL GRAB BAR, IONSTALL BLOCKING FOR THE 24" GRAB BAR
- WHERE SPACE WILL NTO PERMIT THE 42" SIDE WALL GRAB BAR, INSTALL BLOACKING FOR TWO SWING-UP GRAB BARS

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APARTMENTS
WAUKEE, IA

Rev. #	Issue / Revision	Date
1	30% Set	12-03-2021

Job No. **21113**
Proj. Mgr. **SP**

Sheet Title
UNIT PLANS

Sheet No.
A-411

12/3/2021 5:51:58 AM

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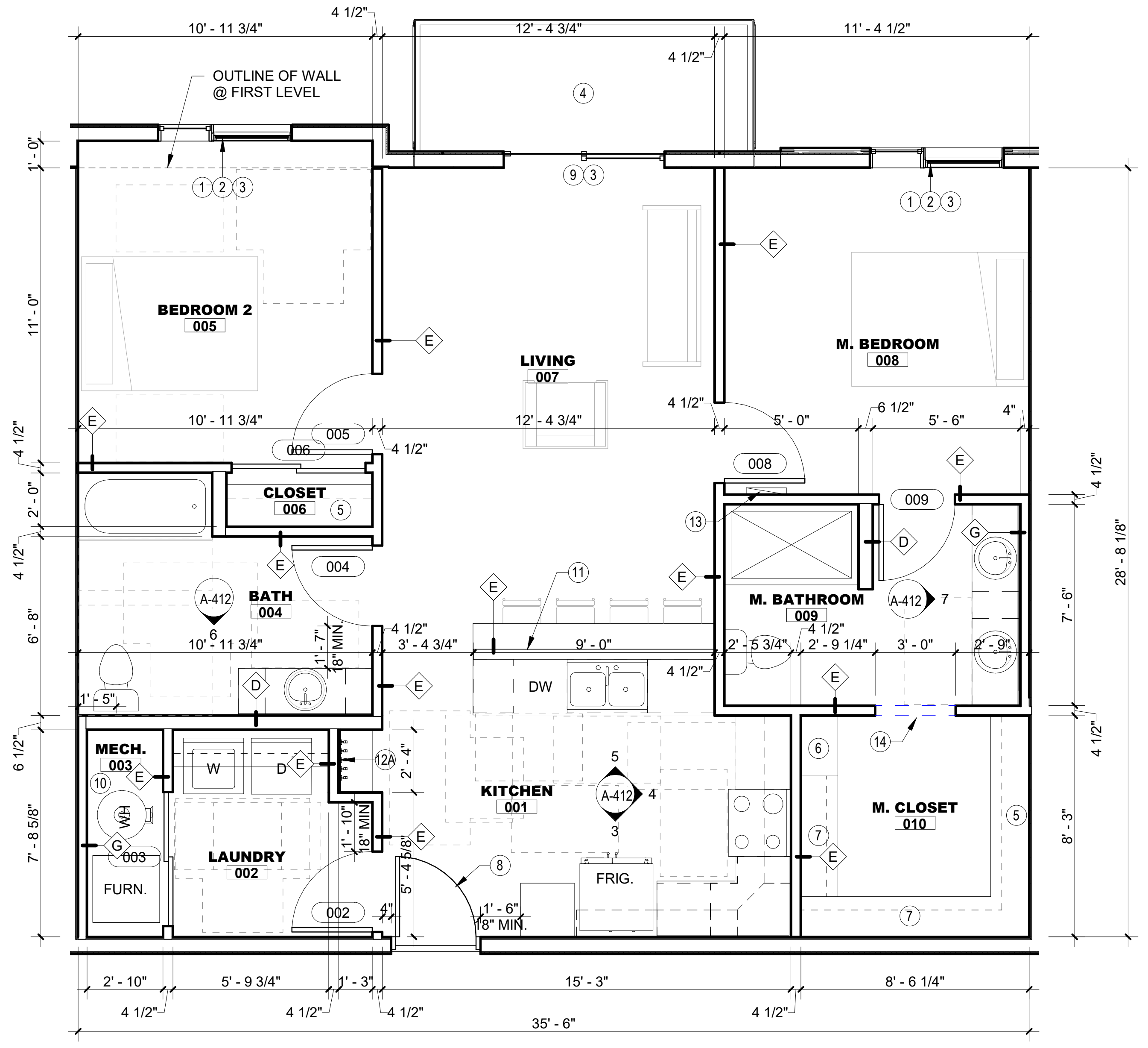
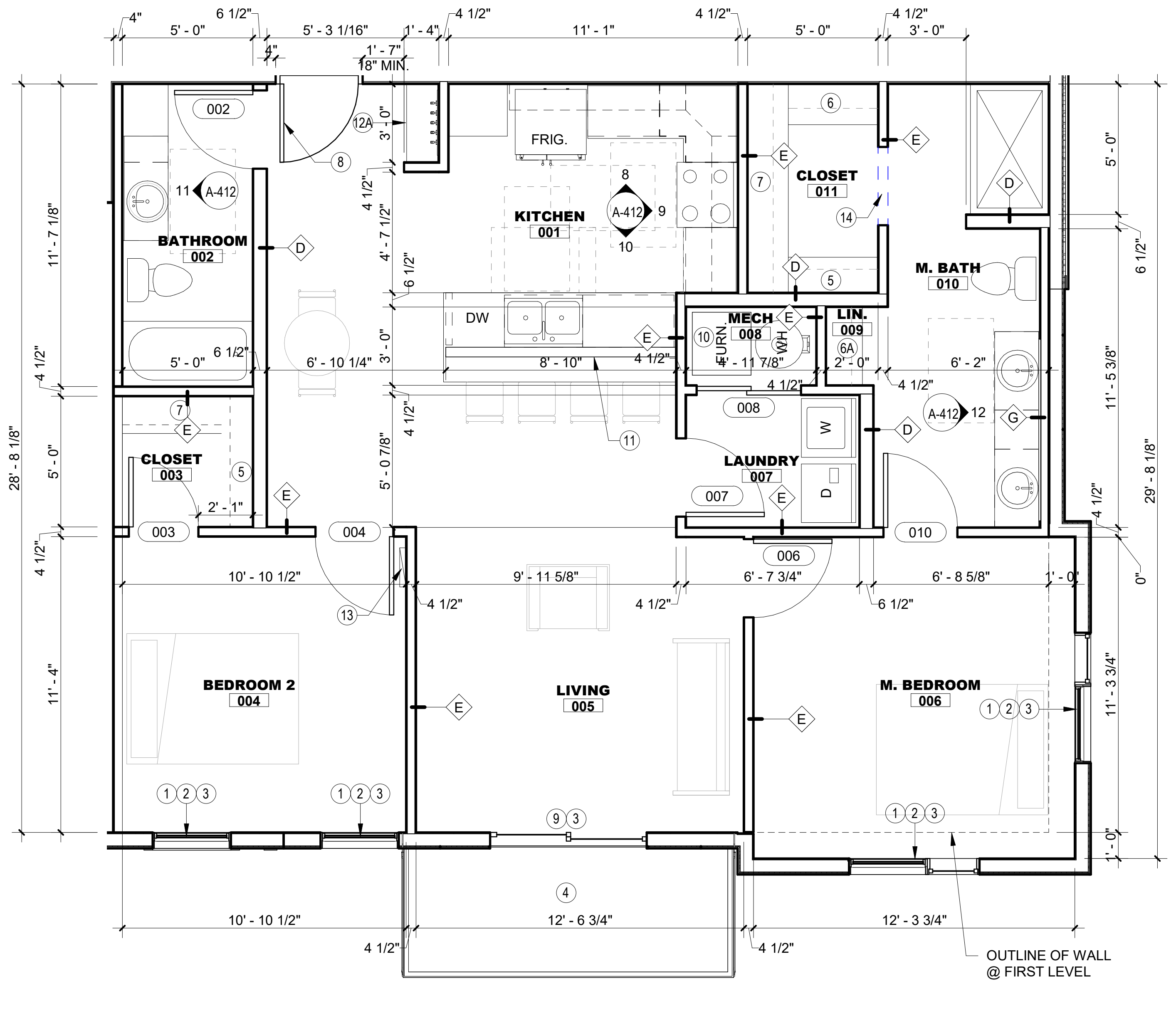


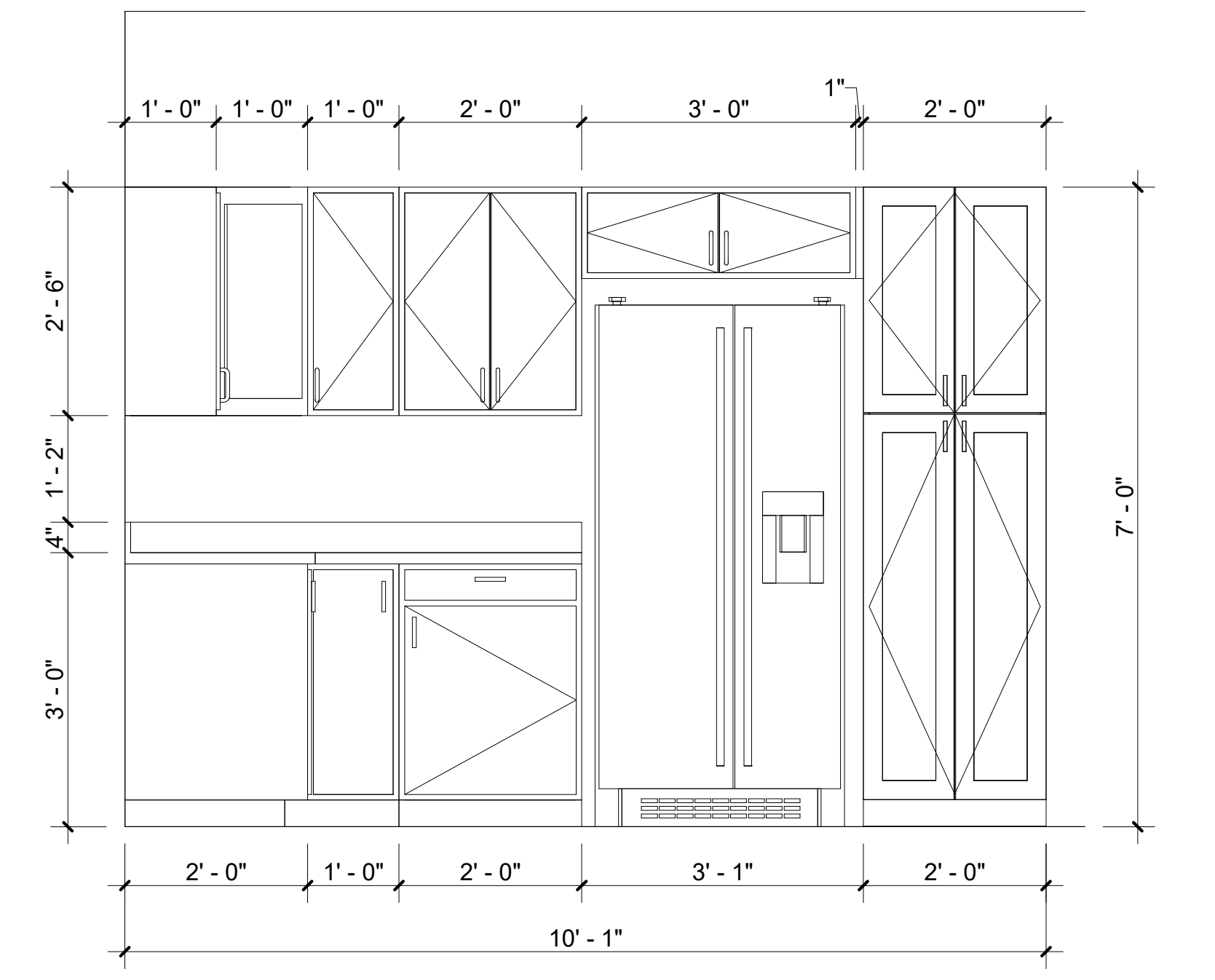
1 UNIT 2A - TYPE A @ UNIT 114
SCALE: 1/4" = 1'-0"

UNIT PLAN KEYNOTES

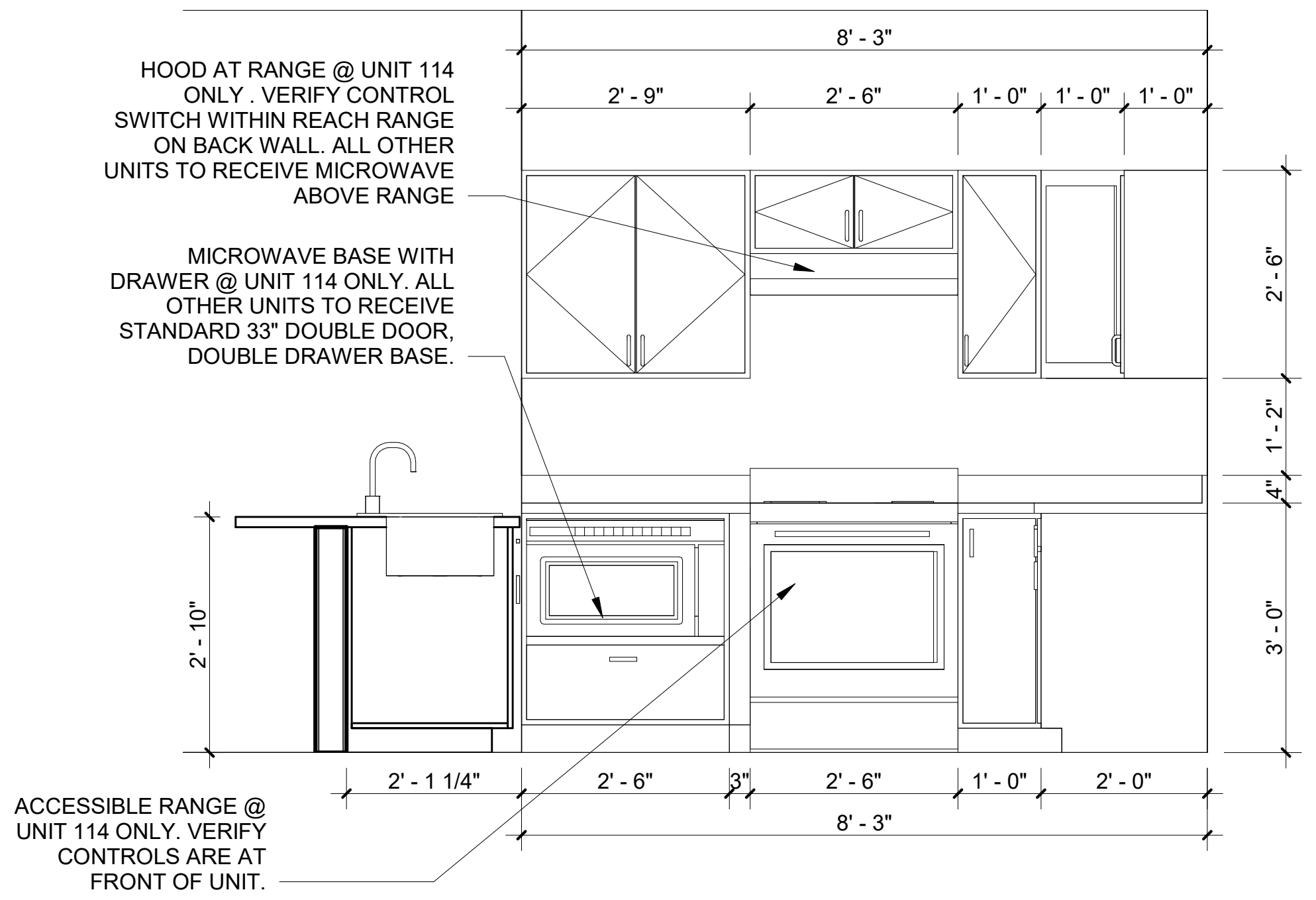
LABEL	REMARKS
1	REFER TO OVERALL BUILDING PLANS FOR SPECIFIC WINDOW TYPE & LOCATION, TYP.
2	WINDOWS TO RECEIVE DRYWALL SILL & RETURNS TO MATCH ADJ. WALL, TYP.
3	INSTALL WINDOW BLINDS, SIZED TO FIT WINDOW, AT ALL WINDOW LOCATIONS; SPECIFIC T.B.D., TYP.
4	REFER TO OVERALL BUILDING PLANS FOR DECK/PATIO SIZE, DETAILS, ETC.
5	COATED WIRE SHELF W/ INTEGRAL HANGING ROD - 12" DEEP
6	(5 LAYERS) COATED WIRE SHELF - 16" DEEP; TOP OF 3 LAYERS TO BE INSTALLED BETWEEN 15"-48" AFF
6A	(5 LAYERS) WHITE PAINTED MILLWORK SHELF - 16" DEEP; TOP OF 3 LAYERS TO BE INSTALLED BETWEEN 15"-48" AFF
6B	(3 LAYERS) WHITE PAINTED MILLWORK SHELF - 16" DEEP; TOP OF 2 LAYERS TO BE INSTALLED BETWEEN 15"-48" AFF
7	(2 LAYERS) COATED WIRE SHELF WITH INTEGRAL HANGING ROD - 12" DEEP; TOP OF LOWER SHELF AND ROD TO BE INSTALLED AT 48" AFF MAX.
8	UNIT ENTRY DOOR; REFER TO DETAIL #3 ON SHEET G-011 FOR MINIMUM DOOR CLEARANCES
9	REFER TO OVERALL BUILDING PLANS FOR SPECIFIC PATIO DOOR LOCATION
10	MECHANICAL EQUIPMENT SHOWN FOR COORDINATION PURPOSES ONLY; ALL MEP SCOPE IS DESIGN-BUILD BY CONTRACTOR
11	STEEL COUNTERTOP BRACKET - SIZED APPROPRIATELY PER OVERHANG, TYP.
12A	COAT HOOKS INSTALLED @ 66" AFF (TYPE A UNTIS @ 46" AFF) OVER STAINED WOOD RAIL. STAINED WOOD BENCH BELOW UP TO 18" AFF.
12B	COAT HOOKS INSTALLED @ 66" AFF (TYPE A UNTIS @ 46" AFF) OVER STAINED WOOD RAIL.
13	ELECTRICAL PANEL - FOR COORDINATION ONLY; ALL MEP SCOPE IS DESIGN-BUILD BY CONTRACTOR
14	36" X80" CASED OPENING



2 UNIT 2B
SCALE: 1/4" = 1'-0"



3 UNIT 2A - KITCHEN ELEVATION
SCALE: 1/2" = 1'-0"

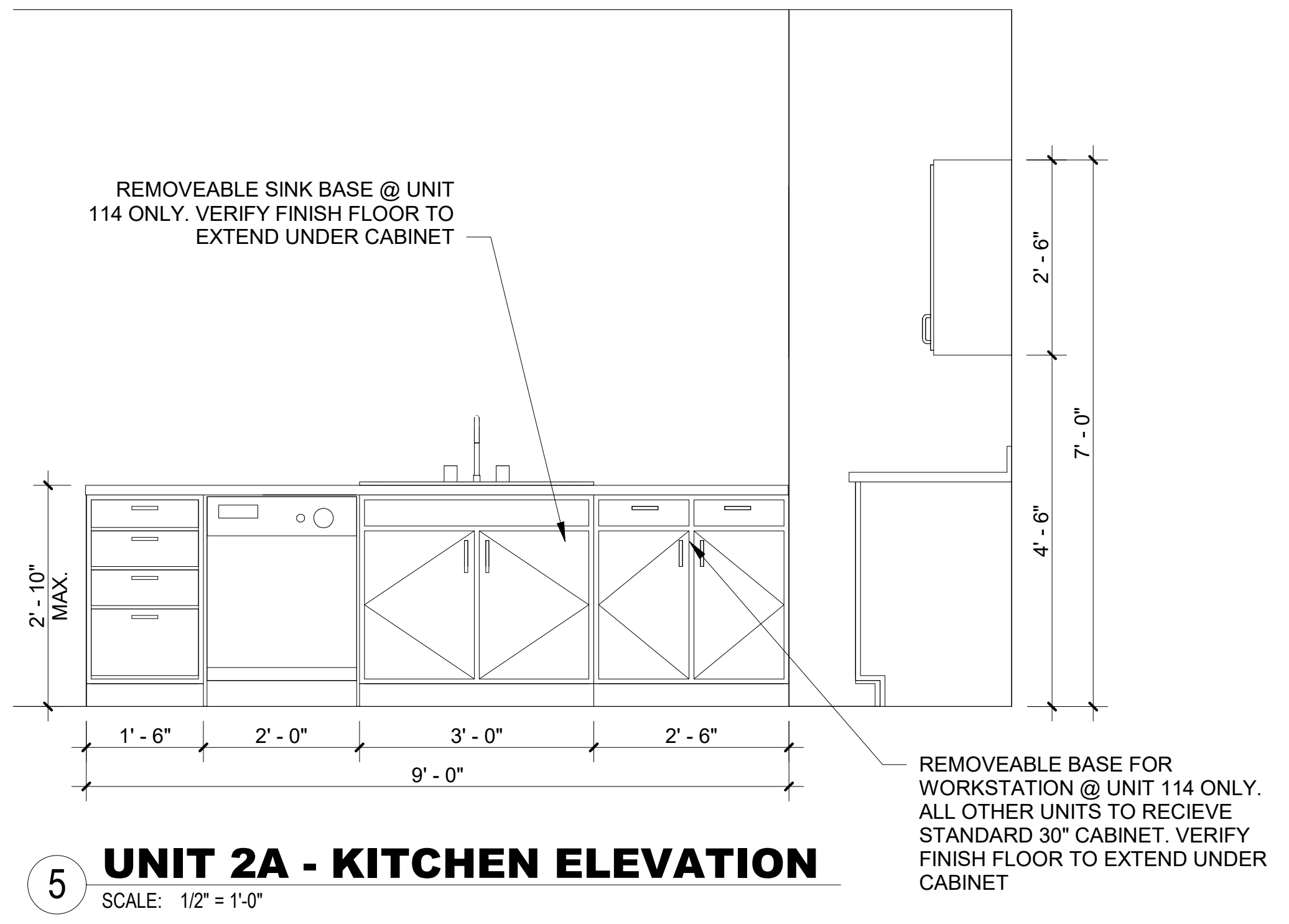


HOOD AT RANGE @ UNIT 114 ONLY . VERIFY CONTROL SWITCH WITHIN REACH RANGE ON BACK WALL. ALL OTHER UNITS TO RECEIVE MICROWAVE ABOVE RANGE

MICROWAVE BASE WITH DRAWER @ UNIT 114 ONLY. ALL OTHER UNITS TO RECEIVE STANDARD 33" DOUBLE DOOR, DOUBLE DRAWER BASE.

ACCESSIBLE RANGE @ UNIT 114 ONLY. VERIFY CONTROLS ARE AT FRONT OF UNIT.

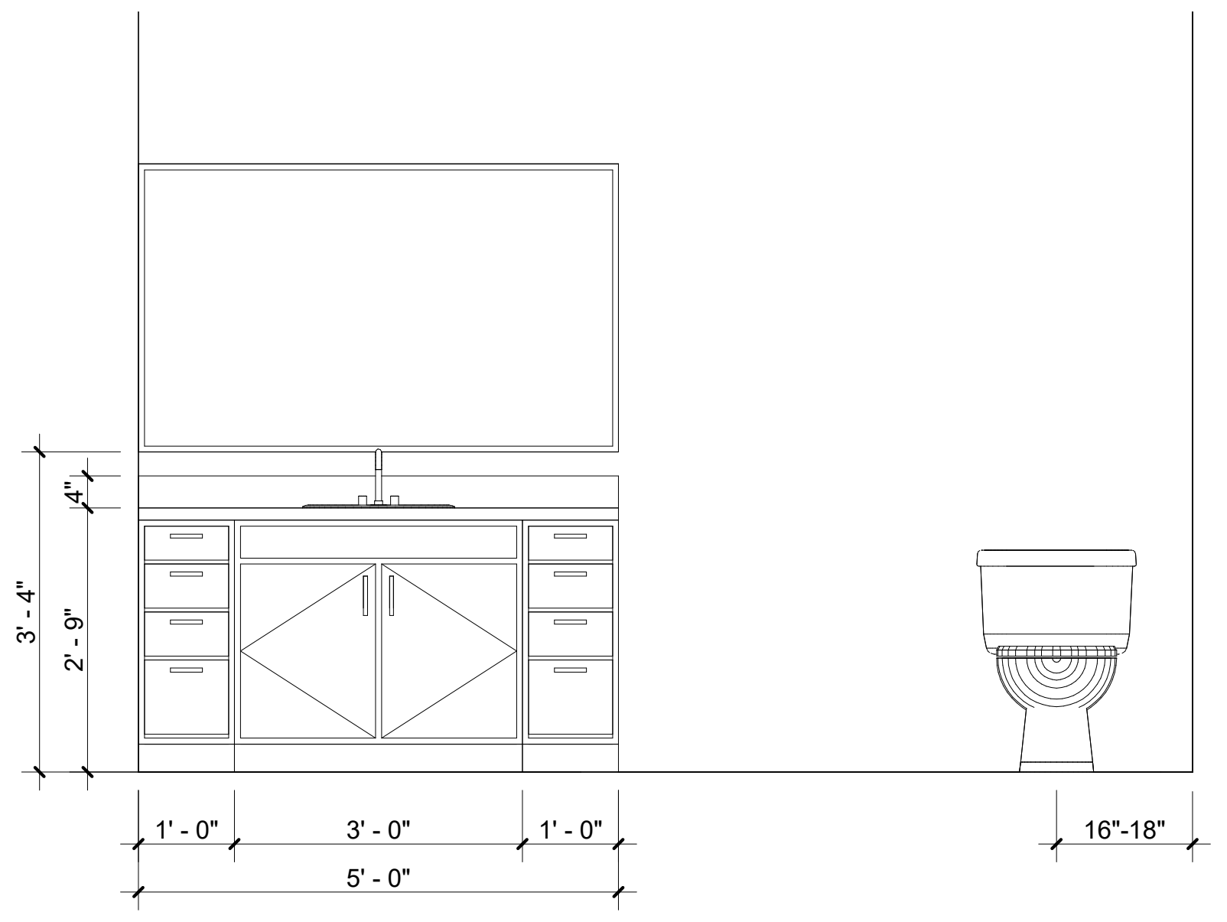
4 UNIT 2A - KITCHEN ELEVATION
SCALE: 1/2" = 1'-0"



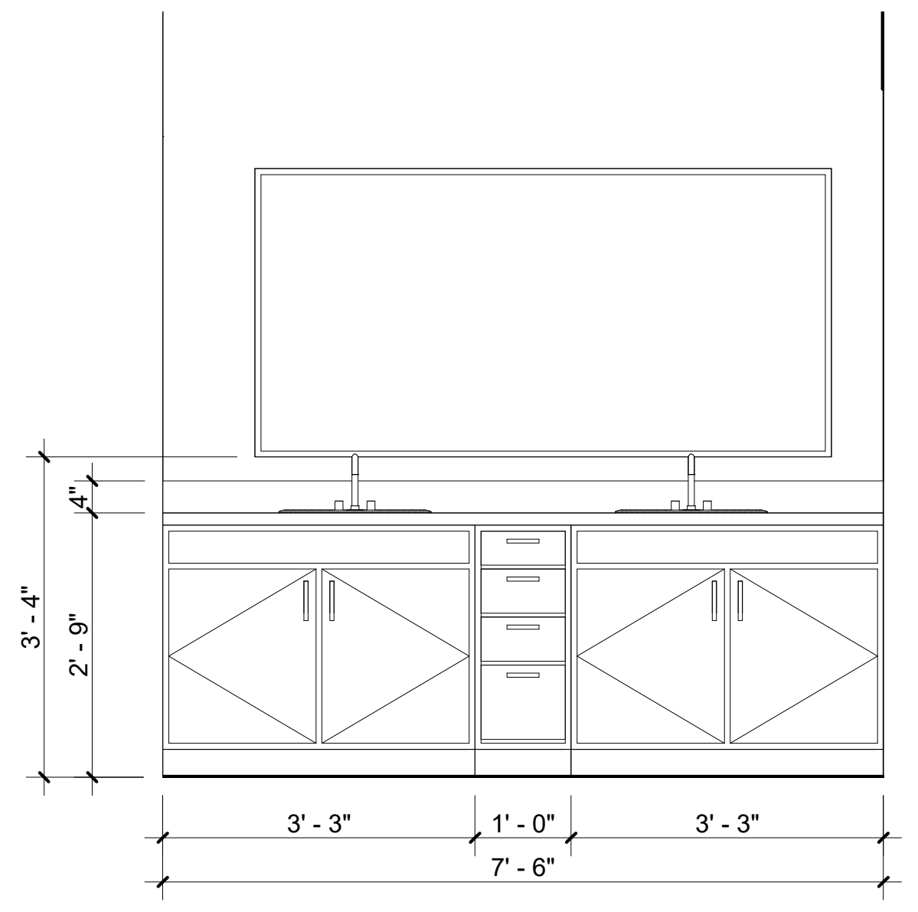
REMOVEABLE SINK BASE @ UNIT 114 ONLY. VERIFY FINISH FLOOR TO EXTEND UNDER CABINET

REMOVEABLE BASE FOR WORKSTATION @ UNIT 114 ONLY. ALL OTHER UNITS TO RECIEVE STANDARD 30" CABINET. VERIFY FINISH FLOOR TO EXTEND UNDER CABINET

5 UNIT 2A - KITCHEN ELEVATION
SCALE: 1/2" = 1'-0"



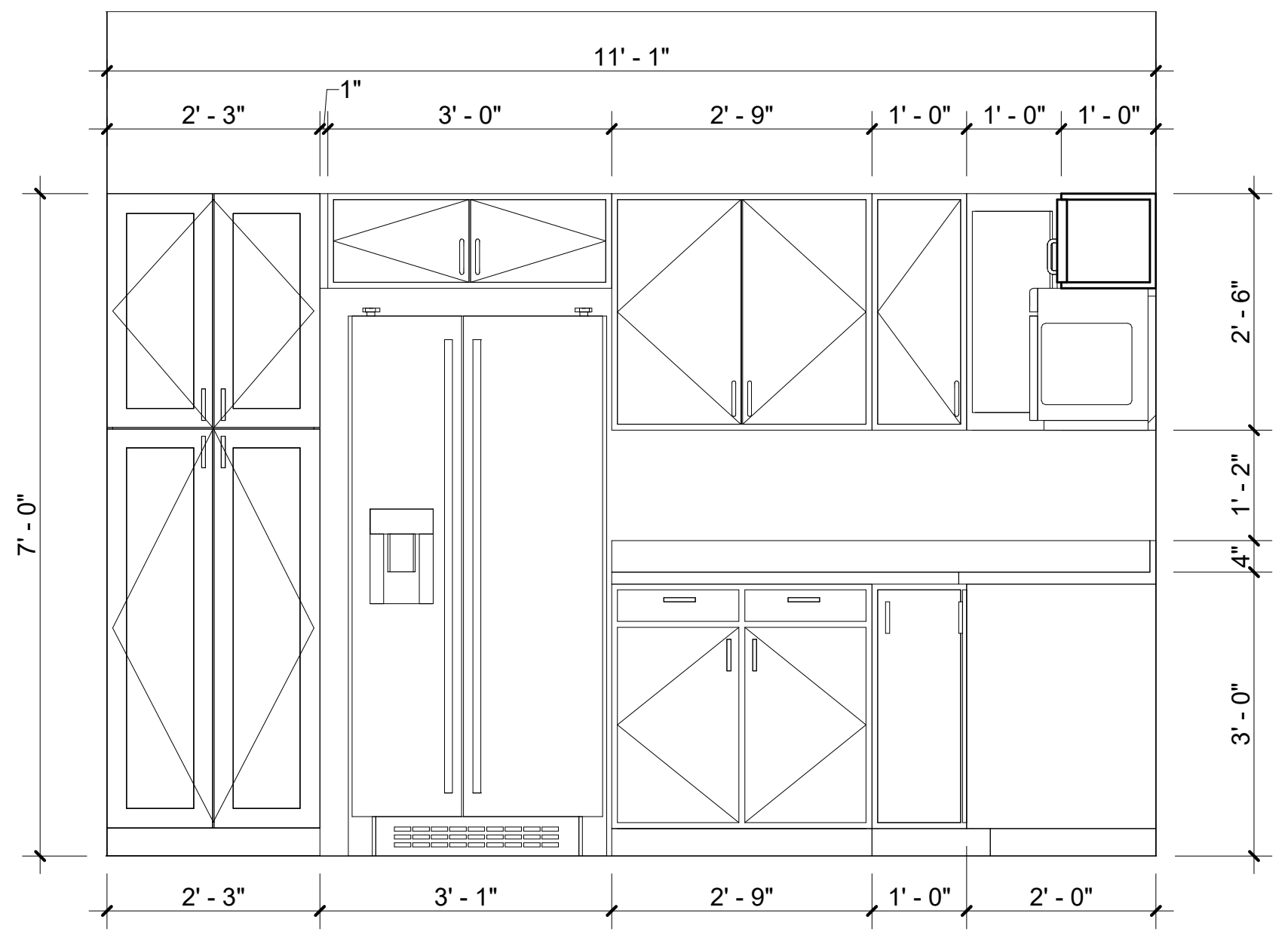
6 UNIT 2A - BATH ELEVATION
SCALE: 1/2" = 1'-0"



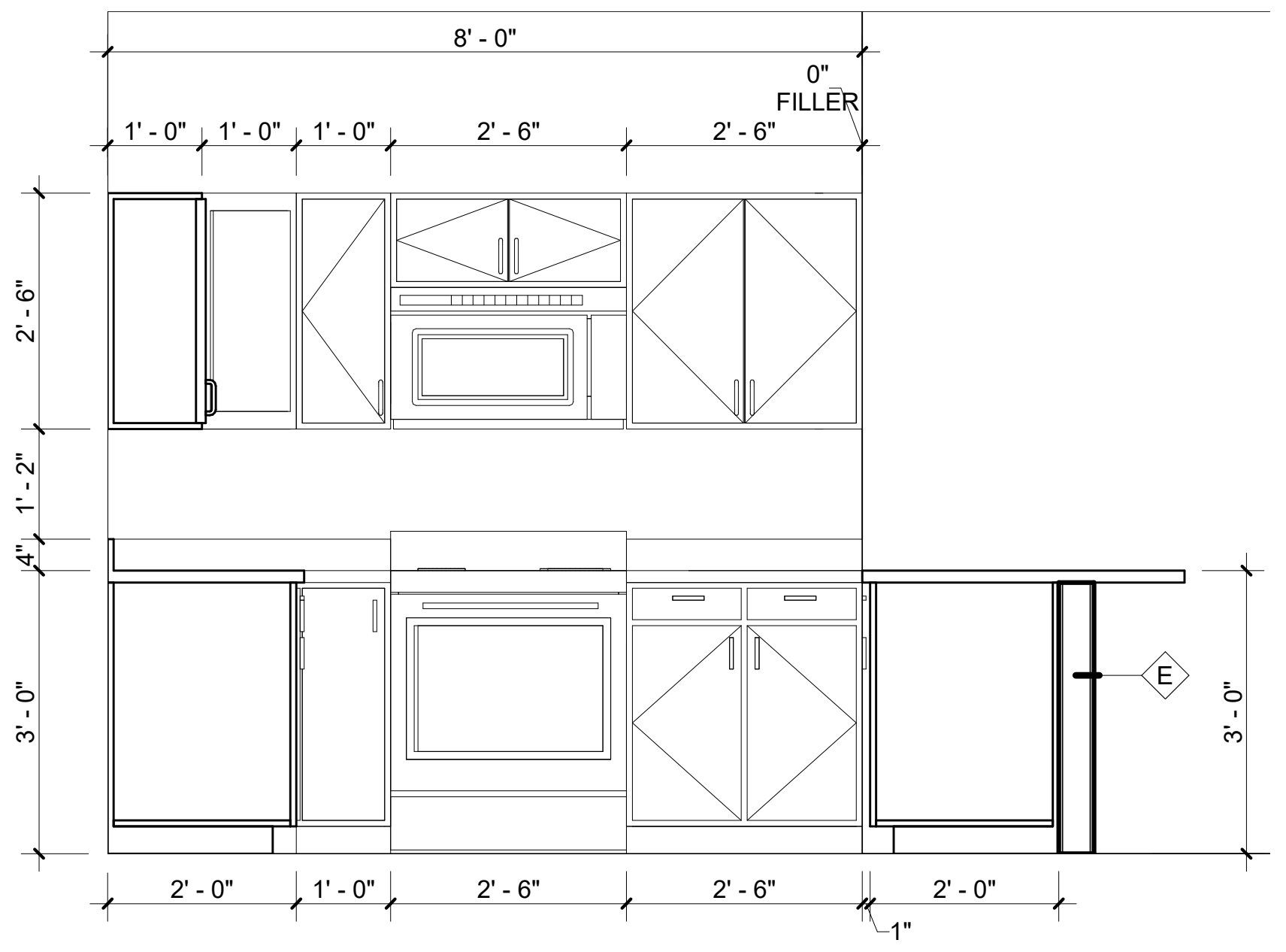
7 UNIT 2A - M. BATH ELEVATION
SCALE: 1/2" = 1'-0"

UNIT 2A DOOR & FRAME SCHEDULE

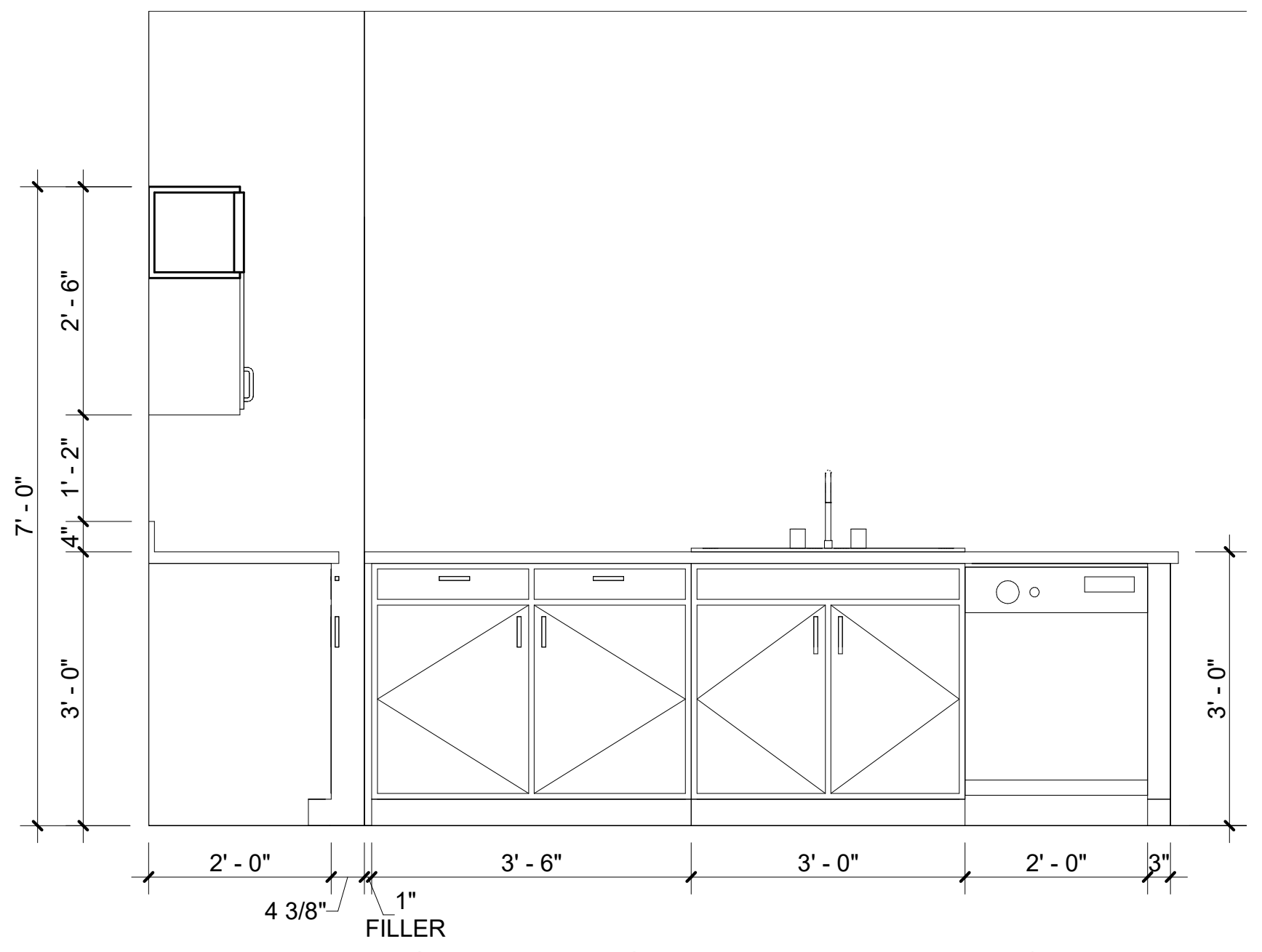
DOOR NO.	ROOM NAME	DOOR TYPE	DOOR PAIR	DOOR WIDTH	DOOR HEIGHT	DOOR MAT'L	FRAME TYPE	FRAME MAT'L	REMARKS (ALSO SEE NOTES)	UNIT
002	LAUNDRY	P2	No	3' - 0"	6' - 8"	WOOD	B	WOOD	PASSAGE	2A
003	MECH.	P2	Yes	5' - 0"	6' - 8"	WOOD	B	WOOD	PASSAGE	2A
004	BATH	P2	No	3' - 0"	6' - 8"	WOOD	B	WOOD	PRIVACY LOCK	2A
005	BEDROOM 2	P2	No	3' - 0"	6' - 8"	WOOD	B	WOOD	PRIVACY LOCK	2A
006	CLOSET	P2	Yes	5' - 0"	6' - 8"	WOOD	B	WOOD	PASSAGE	2A
008	M. BEDROOM	P2	No	3' - 0"	6' - 8"	WOOD	B	WOOD	PRIVACY LOCK	2A
009	M. BEDROOM	P2	No	2' - 10"	6' - 8"	WOOD	B	WOOD	PRIVACY LOCK	2A



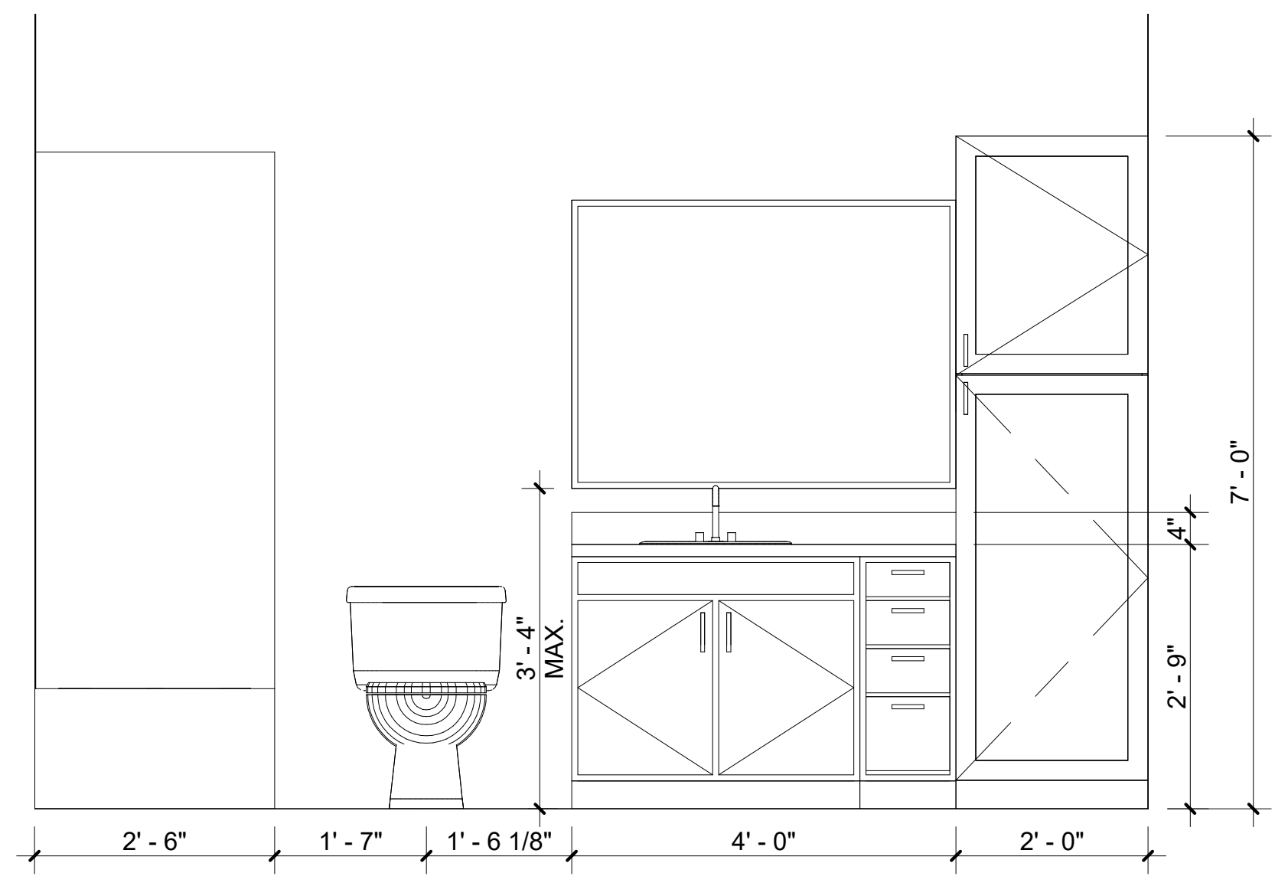
8 UNIT 2B - KITCHEN ELEVATION
SCALE: 1/2" = 1'-0"



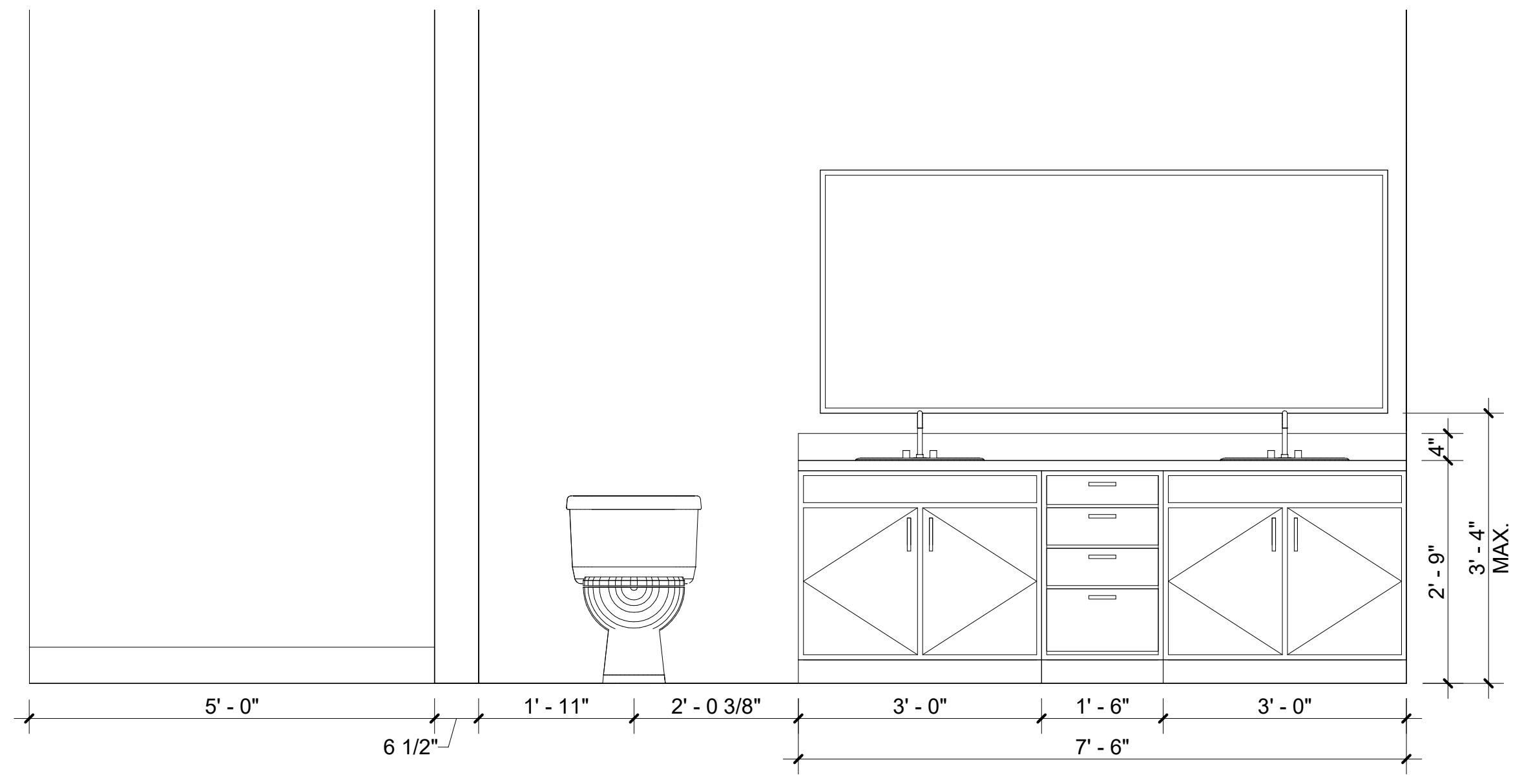
9 UNIT 2B - KITCHEN ELEVATION
SCALE: 1/2" = 1'-0"



10 UNIT 2B - KITCHEN ELEVATION
SCALE: 1/2" = 1'-0"



11 UNIT 2B - BATH ELEVATION
SCALE: 1/2" = 1'-0"



12 UNIT 2B - M. BATH ELEVATION
SCALE: 1/2" = 1'-0"

UNIT 2B DOOR & FRAME SCHEDULE

DOOR NO.	ROOM NAME	DOOR TYPE	DOOR PAIR	DOOR WIDTH	DOOR HEIGHT	DOOR MAT'L	FRAME TYPE	FRAME MAT'L	REMARKS (ALSO SEE NOTES)	UNIT
002	BATHROOM	P2	No	3' - 0"	6' - 8"	WOOD	B	WOOD	PRIVACY LOCK	2B
003	CLOSET	P2	No	2' - 8"	6' - 8"	WOOD	B	WOOD	PASSAGE	2B
004	BEDROOM 2	P2	No	3' - 0"	6' - 8"	WOOD	B	WOOD	PRIVACY LOCK	2B
006	M. BEDROOM	P2	No	3' - 0"	6' - 8"	WOOD	B	WOOD	PRIVACY LOCK	2B
007	LAUNDRY	P2	No	3' - 0"	6' - 8"	WOOD	B	WOOD	PASSAGE	2B
008	MECH	P2	Yes	4' - 0"	6' - 8"	WOOD	B	WOOD	PASSAGE	2B
010	LIN.	P2	No	2' - 10"	6' - 8"	WOOD	B	WOOD	PRIVACY LOCK	2B

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CONVERGE NW
APARTMENTS
WAUKEE, IA

Rev. #	Issue / Revision	Date
1	30% Set	12-03-2021

Job No. 21113
Proj. Mgr. SP
Sheet Title
UNIT PLANS
Sheet No.
A-412

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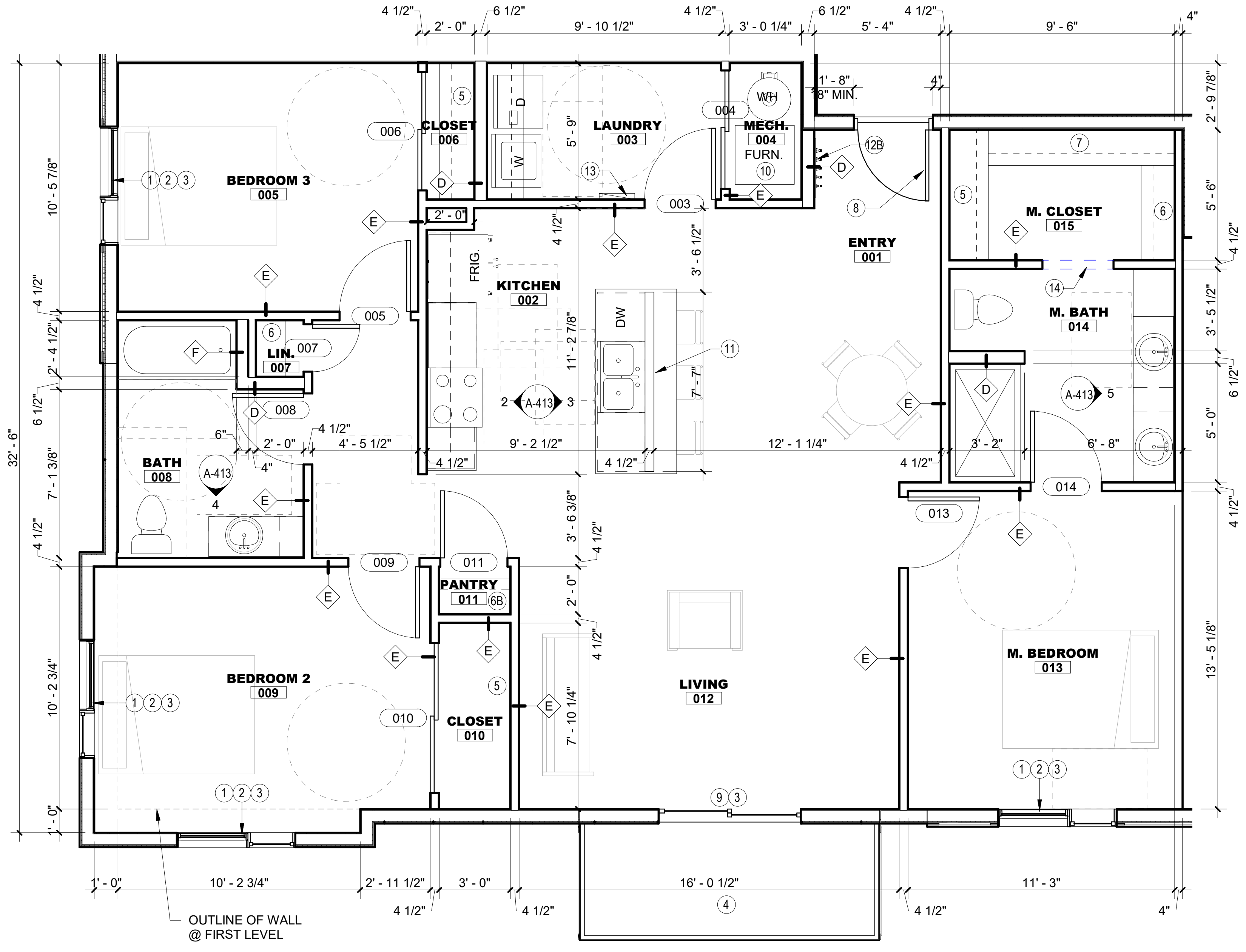

BEDROOM 3
005
CLOSET
006
LAUNDRY
003
MECH.
004
FURN.
WH
ENTRY
001
KITCHEN
002
FRIG.
DW
M. CLOSET
015
M. BATH
014
LIN.
007
BATH
008
PANTRY
011
BEDROOM 2
009
CLOSET
010
LIVING
012
M. BEDROOM
013
A-413
OUTLINE OF WALL
@ FIRST LEVEL
4 1/2"
2' - 0"
6 1/2"
9' - 10 1/2"
3' - 0 1/4"
5' - 4"
9' - 6"
4"
1' - 8"
18" MIN.
2' - 9 7/8"
10' - 5 7/8"
32' - 6"
7' - 1 3/8"
10' - 2 3/4"
1' - 0"
5' - 9"
3' - 6 1/2"
11' - 2 7/8"
7' - 7"
9' - 2 1/2"
12' - 1 1/4"
3' - 2"
6' - 8"
4' - 5 1/2"
3' - 6 3/8"
7' - 10 1/4"
3' - 5 1/2"
5' - 0"
13' - 5 1/8"
1' - 0"
10' - 2 3/4"
2' - 11 1/2"
3' - 0"
16' - 0 1/2"
11' - 3"

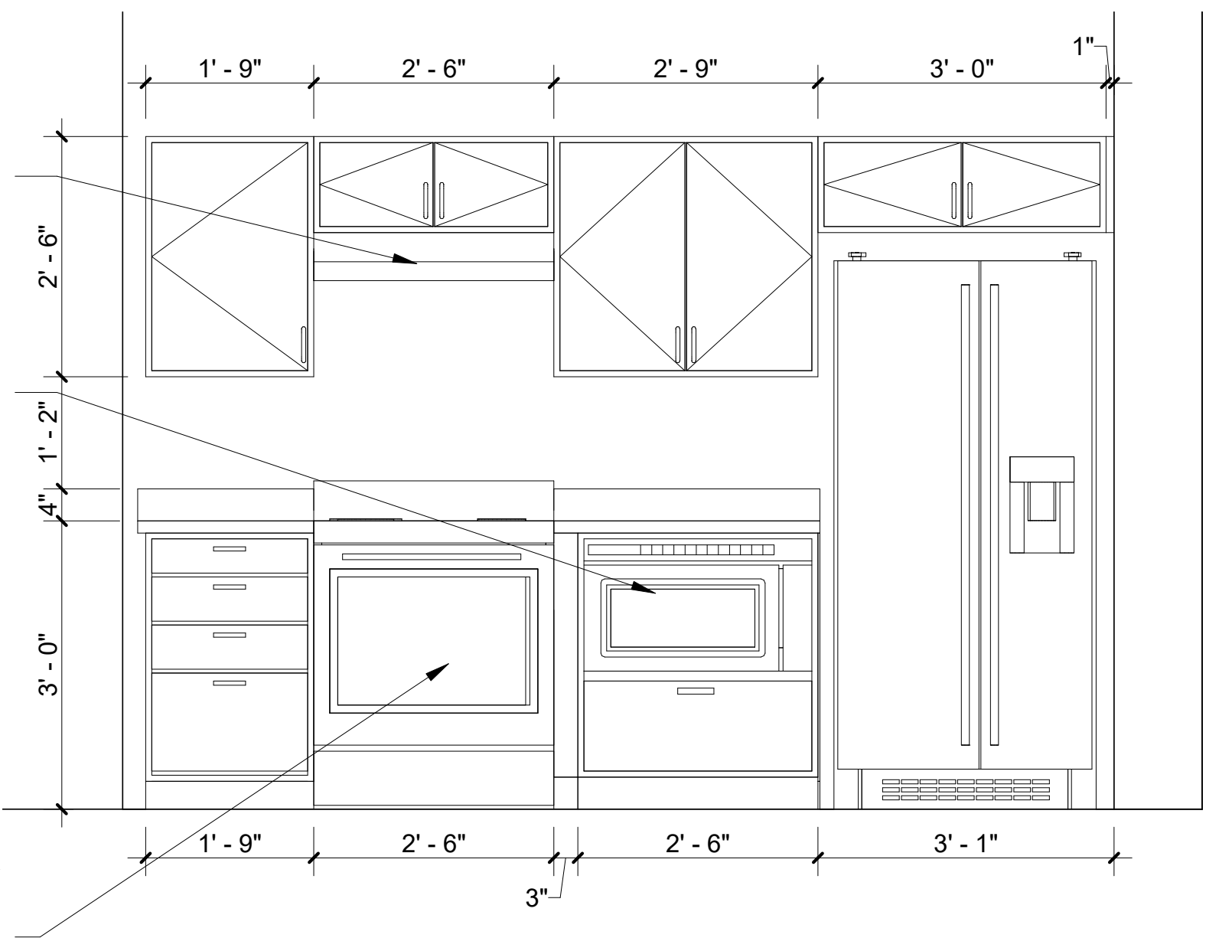
1 UNIT 3A - TYPE A @ UNIT 101

SCALE: 1/4" = 1'-0"

HOOD AT RANGE @ UNIT 101 ONLY. VERIFY CONTROL SWITCH WITHIN REACH RANGE ON BACK WALL. ALL OTHER UNITS TO RECEIVE MICROWAVE ABOVE RANGE

MICROWAVE BASE WITH DRAWER @ UNIT 101 ONLY. ALL OTHER UNITS TO RECEIVE STANDARD 30" DOUBLE DOOR, DOUBLE DRAWER BASE.

ACCESSIBLE RANGE @ UNIT 101 ONLY. VERIFY CONTROLS ARE AT FRONT OF UNIT.

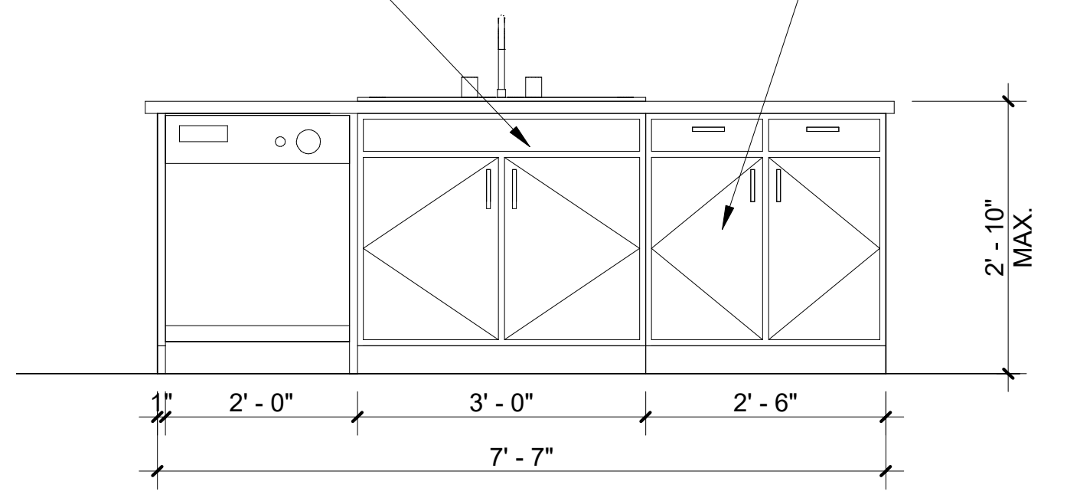

1' - 9"
2' - 6"
2' - 9"
3' - 0"
1"
2' - 6"
1' - 2"
4"
3' - 0"
1' - 9"
2' - 6"
2' - 6"
3' - 1"
3"

2 UNIT 3A - KITCHEN ELEVATION

SCALE: 1/2" = 1'-0"

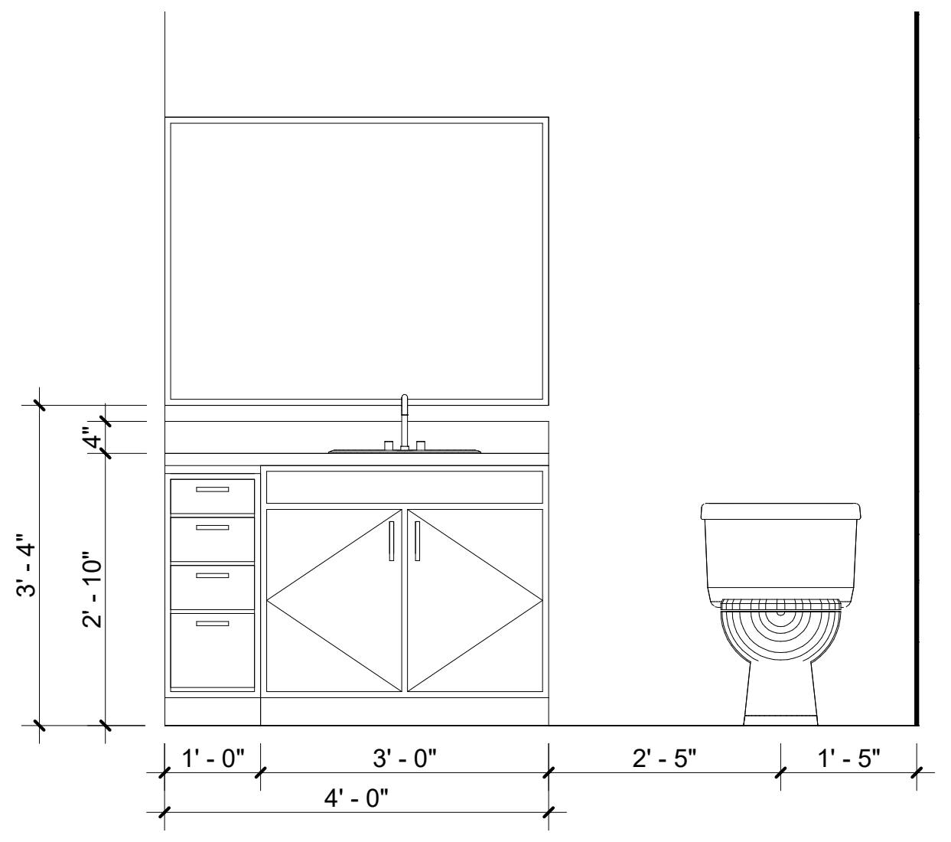
REMOVEABLE SINK BASE @ UNIT 101 ONLY. VERIFY FINISH FLOOR TO EXTEND UNDER CABINET

REMOVEABLE BASE FOR WORKSTATION @ UNIT 101 ONLY. ALL OTHER UNITS TO RECIEVE STANDARD 30" CABINET. VERIFY FINISH FLOOR TO EXTEND UNDER CABINET


2' - 10" MAX.
1"
2' - 0"
3' - 0"
2' - 6"
7' - 7"

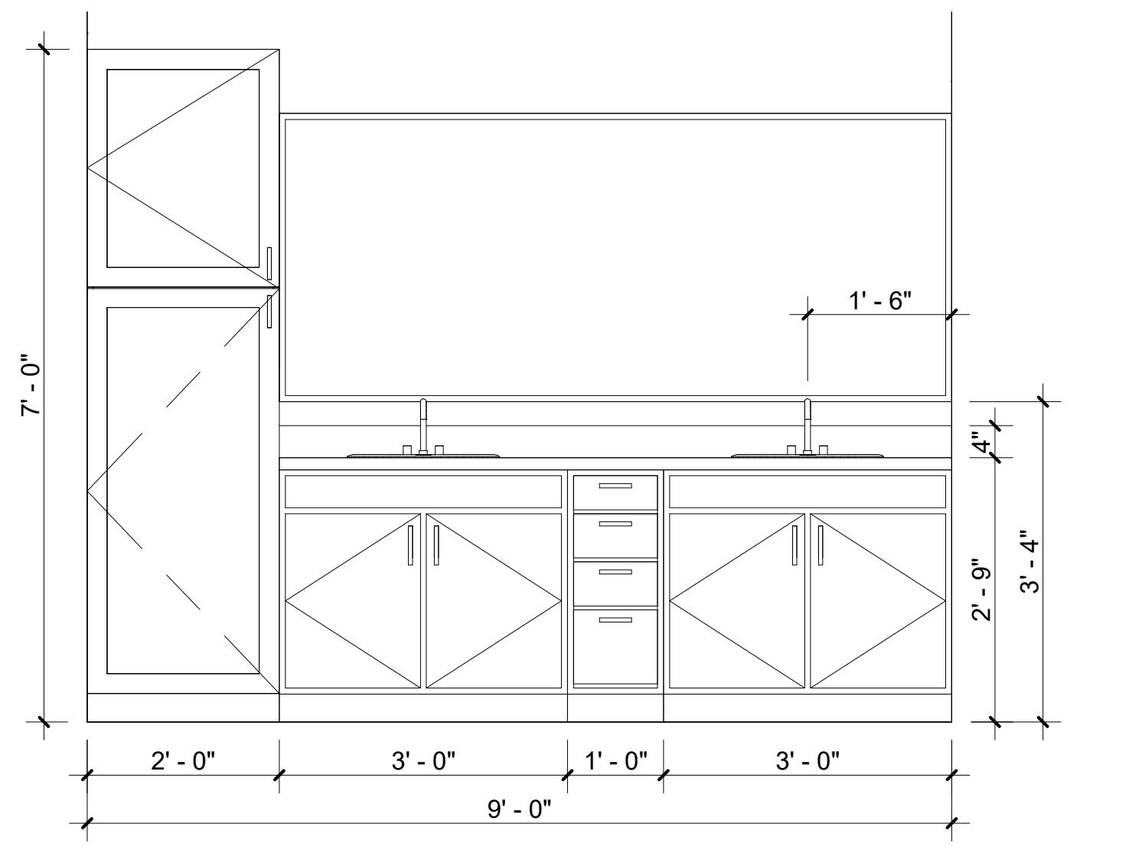
3 UNIT 3A - KITCHEN ELEVATION

SCALE: 1/2" = 1'-0"


4"
3' - 4"
2' - 10"
1' - 0"
3' - 0"
2' - 5"
1' - 5"
4' - 0"

4 UNIT 3A - BATH ELEVATION

SCALE: 1/2" = 1'-0"


7' - 0"
1' - 6"
4"
2' - 9"
3' - 4"
2' - 0"
3' - 0"
1' - 0"
3' - 0"
9' - 0"

5 UNIT 3A - M. BATH ELEVATION

SCALE: 1/2" = 1'-0"

UNIT 3A DOOR & FRAME SCHEDULE

DOOR NO.	ROOM NAME	DOOR TYPE	DOOR PAIR	DOOR WIDTH	DOOR HEIGHT	DOOR MAT'L	FRAME TYPE	FRAME MAT'L	REMARKS (ALSO SEE NOTES)	UNIT
003	LAUNDRY	P2	No	3' - 0"	6' - 8"	WOOD	B	WOOD	PASSAGE	3A
004	MECH.	P2	Yes	5' - 0"	6' - 8"	WOOD	B	WOOD	PASSAGE	3A
005	BEDROOM 3	P2	No	3' - 0"	6' - 8"	WOOD	B	WOOD	PRIVACY LOCK	3A
006	CLOSET	P2	Yes	5' - 0"	6' - 8"	WOOD	B	WOOD	PASSAGE	3A
007	LIN.	P2	No	2' - 0"	6' - 8"	WOOD	B	WOOD	PASSAGE	3A
008	BATH	P2	No	3' - 0"	6' - 8"	WOOD	B	WOOD	PRIVACY LOCK	3A
009	BEDROOM 2	P2	No	3' - 0"	6' - 8"	WOOD	B	WOOD	PRIVACY LOCK	3A
010	CLOSET	P2	Yes	6' - 4"	6' - 8"	WOOD	B	WOOD	PASSAGE	3A
011	PANTRY	P2	No	2' - 10"	6' - 8"	WOOD	B	WOOD	PASSAGE	3A
013	M. BEDROOM	P2	No	3' - 0"	6' - 8"	WOOD	B	WOOD	PRIVACY LOCK	3A
014	M. BATH	P2	No	3' - 0"	6' - 8"	WOOD	B	WOOD	PRIVACY LOCK	3A

UNIT PLAN KEYNOTES

LABEL	REMARKS
1	REFER TO OVERALL BUILDING PLANS FOR SPECIFIC WINDOW TYPE & LOCATION, TYP.
2	WINDOWS TO RECEIVE DRYWALL SILL & RETURNS TO MATCH ADJ. WALL, TYP.
3	INSTALL WINDOW BLINDS, SIZED TO FIT WINDOW, AT ALL WINDOW LOCATIONS; SPECIFIC T.B.D., TYP.
4	REFER TO OVERALL BUILDING PLANS FOR DECK/PATIO SIZE, DETAILS, ETC.
5	COATED WIRE SHELF W/ INTEGRAL HANGING ROD - 12" DEEP
6	(5 LAYERS) COATED WIRE SHELF - 16" DEEP; TOP OF 3 LAYERS TO BE INSTALLED BETWEEN 15"-48" AFF
6A	(5 LAYERS) WHITE PAINTED MILLWORK SHELF - 16" DEEP; TOP OF 3 LAYERS TO BE INSTALLED BETWEEN 15"-48" AFF
6B	(3 LAYERS) WHITE PAINTED MILLWORK SHELF - 16" DEEP; TOP OF 2 LAYERS TO BE INSTALLED BETWEEN 15"-48" AFF
7	(2 LAYERS) COATED WIRE SHELF WITH INTEGRAL HANGING ROD - 12" DEEP; TOP OF LOWER SHELF AND ROD TO BE INSTALLED AT 48" AFF MAX.
8	UNIT ENTRY DOOR; REFER TO DETAIL #3 ON SHEET G-011 FOR MINIMUM DOOR CLEARANCES
9	REFER TO OVERALL BUILDING PLANS FOR SPECIFIC PATIO DOOR LOCATION
10	MECHANICAL EQUIPMENT SHOWN FOR COORDINATION PURPOSES ONLY; ALL MEP SCOPE IS DESIGN-BUILD BY CONTRACTOR
11	STEEL COUNTERTOP BRACKET - SIZED APPROPRIATELY PER OVERHANG, TYP.
12A	COAT HOOKS INSTALLED @ 66" AFF (TYPE A UNTIS @ 46" AFF) OVER STAINED WOOD RAIL. STAINED WOOD BENCH BELOW UP TO 18" AFF.
12B	COAT HOOKS INSTALLED @ 66" AFF (TYPE A UNTIS @ 46" AFF) OVER STAINED WOOD RAIL.
13	ELECTRICAL PANEL - FOR COORDINATION ONLY; ALL MEP SCOPE IS DESIGN-BUILD BY CONTRACTOR
14	36" X80" CASED OPENING

J:\2021\21113 Waukee Crossing Multi-Family - Hubbell\CAD-Arch\21113 Converge NW, Waukee, IA_60 Unit Apartment.rvt

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CONVERGE NW

APARTMENTS
WAUKEE, IA

Rev. #	Issue / Revision	Date
1	30% Set	12-03-2021

Job No.
21113

Proj. Mgr.
SP

Sheet Title

UNIT PLANS

Sheet No.

A-413

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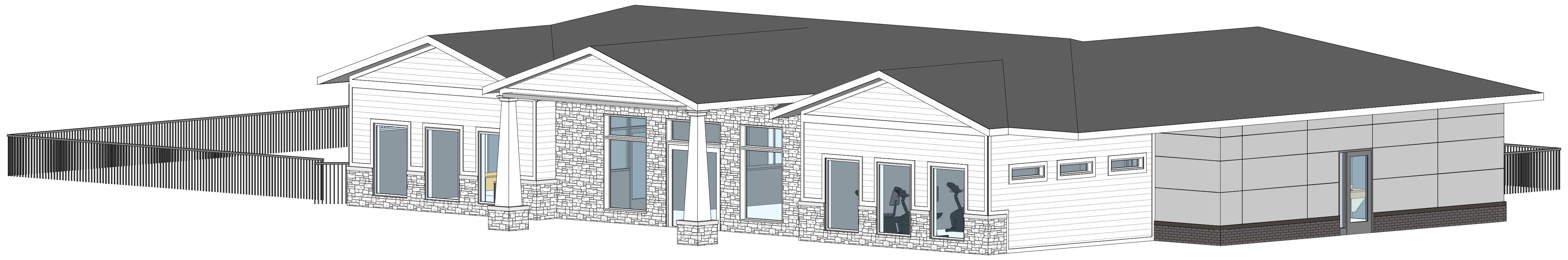
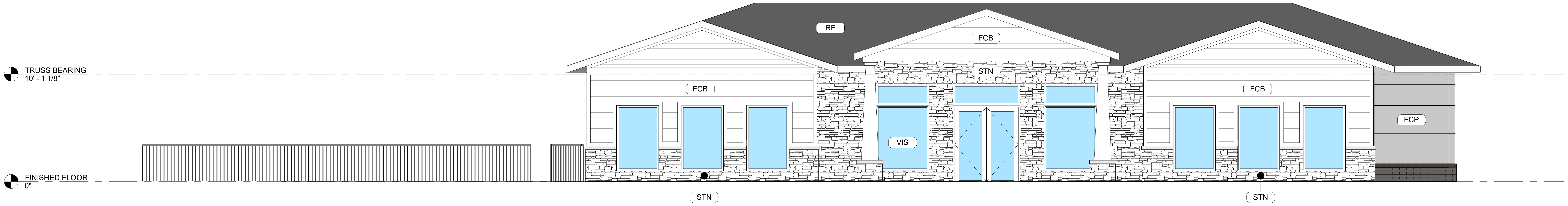


3D VIEW

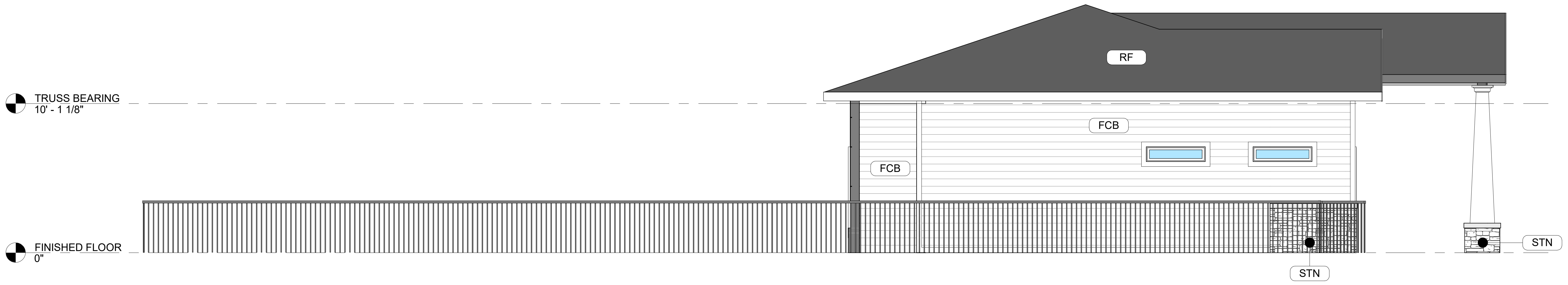
EXTERIOR MATERIAL LEGEND	
MAT. LABEL	MATERIAL DESCRIPTION
BRK	MERIDIAN THIN BRICK - AMARO; NATURAL MORTAR
FAS	PREFINISHED METAL FASCIA, COLOR - WHITE
FCB	FIBER CEMENT LAP SIDING, 6" REVEAL, COLOR - WHITE
FCP	FIBER CEMENT PANEL SMOOTH SIDING, COLOR - DARK GRAY
FCT	5/4 HARDIE TRIM BOARD, SMOOTH, COLORPLUS, ARCTIC WHITE
RF	ARCHITECTURAL ASPHALT ROOFING SHINGLES, COLOR- CHARCOAL
SF	T.B. ALUMINUM STOREFRONT FRAMING: CLEAR ANODIZED FINISH
STN	MANUFACTURED VENEER STONE (INSTALLED PER MFR.)
VIS	1" INSULATED VISION GLASS: CLEAR W/ LOW E COATING

- H. METAL MAN DOORS & FRAMES: PAINTED TO MATCH ADJACENT MATERIAL.
- GUTTERS AND DOWNSPOUTS: METAL PREFINISHED TO MATCH ADJACENT MATERIAL.
- FASCIA AND SOFFIT: METAL PREFINISHED TO MATCH ROOF COLOR.
- CAULKS AND SEALANTS: COLOR MATCHED TO ADJACENT MATERIAL.


TRUSS BEARING
10' - 1 1/8"
FINISHED FLOOR
0"
RF
FCB
STN
FCB
FCB
FCP
VIS
STN
STN

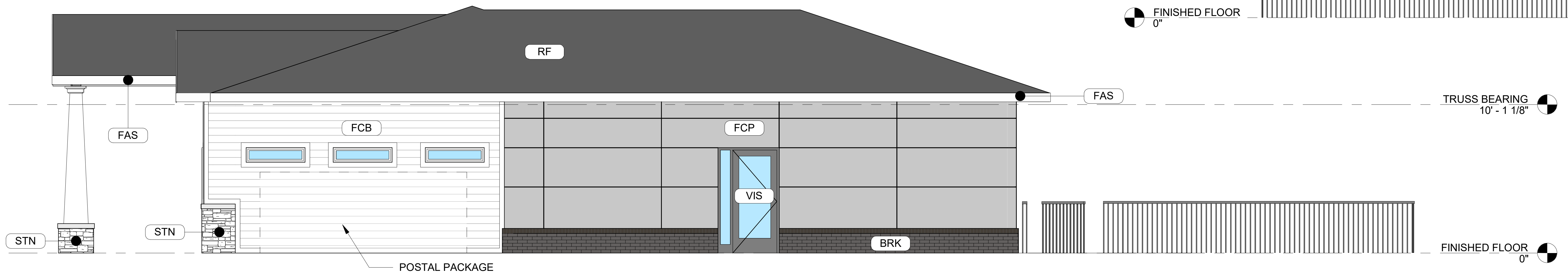
1 NORTH ELEVATION

SCALE: 3/16" = 1'-0"


TRUSS BEARING
10' - 1 1/8"
FINISHED FLOOR
0"
RF
FCB
FCB
STN
STN

3 EAST ELEVATION

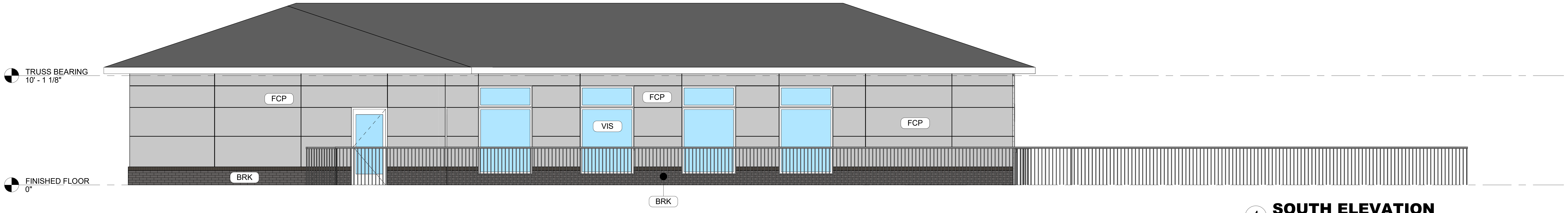
SCALE: 3/16" = 1'-0"


RF
FAS
FAS
FCB
FCP
VIS
BRK
STN
STN
TRUSS BEARING
10' - 1 1/8"
FINISHED FLOOR
0"

POSTAL PACKAGE
LOCKER. COORDINATE
SIZE WITH POSTAL.

2 WEST ELEVATION

SCALE: 3/16" = 1'-0"


TRUSS BEARING
10' - 1 1/8"
FINISHED FLOOR
0"
FCP
FCP
VIS
FCP
BRK
BRK

4 SOUTH ELEVATION

SCALE: 3/16" = 1'-0"

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WAUKEE CROSSING

CLUBHOUSE

WAUKEE, IOWA

11/01/2021

24"x36" SHEET (FULL SIZE)
- SCALE IS AS NOTED.
12"x18" SHEET (HALF SIZE)
- SCALE IS ONE-HALF OF WHAT IS NOTED
OTHER SHEET SIZES NOT TO SCALE

SAA JOB #: 21113

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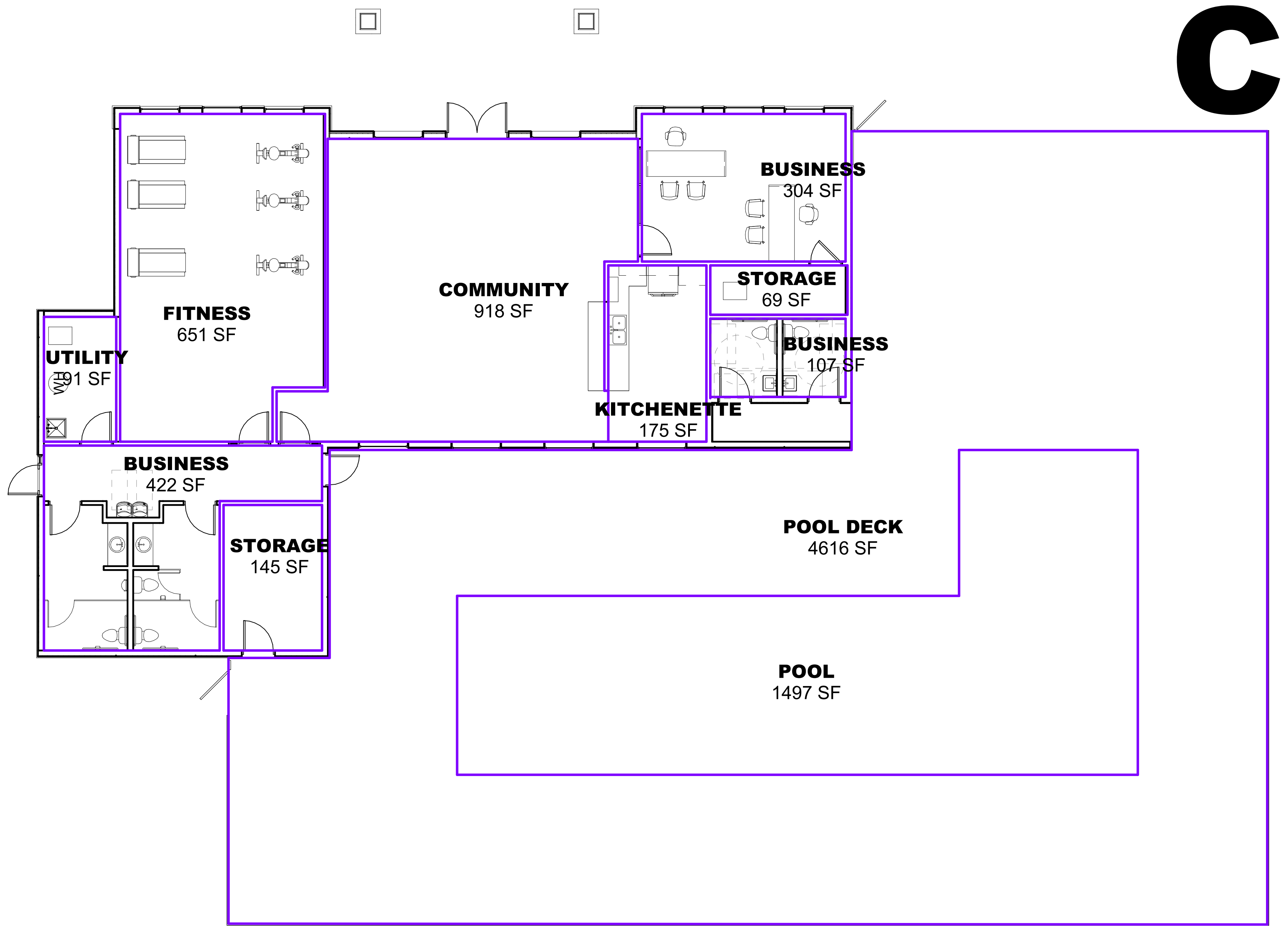
NEW CONSTRUCTION FOR

CONVERGE NW

CLUBHOUSE
WAUKEE, IOWA



NORTH

1 CODE PLAN
SCALE: 3/32" = 1'-0"

2018 IBC CODE ANALYSIS

The following is not intended to be an all inclusive list, but rather a general summary.
Code Referenced: **2018 INTERNATIONAL BUILDING CODE (IBC)**

CHAPTER 3 - USE & OCCUPANCY CALSSIFICATION
A-3 ASSEMBLY - intended for worship, recreation or amusement (Section 303)

CHAPTER 5 - GENERAL BUILDING HEIGHTS AND AREAS
Allowable Height (Table 503 & Section 504):
1 Stories 40' Height
Actual Height: 1 STORY & <40'
Allowable Area (Table 503 & Section 506):
6,000 SF (Table 503)
Frontage Increase NOT NEEDED
Actual Square Footage: 2,723 SQUARE FEET

Mixed Use & Occupancy (Section 508):
NO SEPARATION REQUIRED FOR ACCESSORY OCCUPANCIES (Section 508.2)
Aggregate accessory occupancies shall not occupy more than 10 percent of the building area of the story in which they are located & shall not exceed the tabular values in Table 503, without building area increases. (Section 508.2.1)
NO SEPARATION REQUIRED FOR INCIDENTAL ACCESSORY OCCUPANCIES (Sec.&Tab. 508.2.5)

CHAPTER 6 - TYPES OF CONSTRUCTION:
Fire- Resistance Rating Requirements fir Building Elements (Table 601): TYPE VB (Wood; Non-Rated)
No Fire-Resistance Rating Requirements for Building Elements such as Structural Frame, Int./Ext. Walls, Floor or Roof. However, building materials must be non-combustible.

Fire-Resistant Rating Requirements for Exterior Walls Based On Fire Separation Distance (Table 602):
>30' No Fire-Resistance Rating Requirements

CHAPTER 7 - FIRE AND SMOKE PROTECTION FEATURES
Maximum Area of Exterior Wall Openings (Table 705.8):
(Not less than the fire-resistance rating required by other requirements)
NO RESTRICTIONS ON AREA OF EXTERIOR WALL OPENINGS >30' AWAY. NON-SPRINKLERED.

Draft-Stopping in Attics (Section 718.4):
(A material, devise or construction installed to restrict the movement of air within open spaces of concealed area of building components.)
NO AREA >3,000SF

CHAPTER 8 - INTERIOR FINISHES
Interior wall & ceiling finish materials, including acoustical ceiling systems, shall be classified for allowable fire performance & smoke development as allowed by this code. (Section 803 & 808)
Interior floor finish & floor covering materials shall be classified in accordance with NFPA 253 & this code. (Section 804)
Decorative materials shall not exceed 10% of the wall or ceiling area to which they are attached.
Trim & wall base shall be classified for allowable accordance with the code. (Section 806)

CHAPTER 9 - FIRE PROTECTION SYSTEMS
Automatic Sprinkler Systems (Section 903): AUTOMATIC SPRINKLER NOT REQUIRED
A-3 fire area exceeds12,000sf or occupant load of 300 or more (Section 903.2.1.2)

Portable Fire Extinguishers (Section 906 refers to IFC 906): EXTINGUISHERS REQUIRED
Class A Fire Hazards (Business) - Max. travel distance <75' (Table 906.3(1)).

CHAPTER 10 - MEANS OF EGRESS
Minimum Required Egress Width (Section 1005.1):
REQUIRED: Egress Components - 88 Occ. x .2" = 17.6"(32" Clear Min.); PROVIDED: 102"
Door Swing (Section 1008.1.2): Doors shall swing in the direction of egress travel where serving an occupant load of 50 or more persons or a Group H occupancy.
Panic & Fire Exit Hardware (Section 1008.1.10): Each egress door from Group A or E occupancy having an occupant load of 50 or more or any H shall not be provided with a latch or lock unless it is panic hardware or fire exit hardware.

Common Path of Egress Travel (Section 1014.3): <75' (H<25') NS; or B,F,S<100' if Sprinklered (A<30' or <75' if <50occ. - Sec. 1025.8) or (H<25')
Exit Access Travel Distance (Table 1016.1): A,B,E,F-1,M,R,S-1 <200', F-2,S-2,U <300' NS; or A,E,F-1,M,R,S-1 <250', B <300', F-2,S-2,U <400' if Sprinklered; (I&H <? see book)

Minimum Number of Exits (Section 1015 &1021, Table 1015.1,1021.1&.2): 2 REQUIRED; 2 PROVIDED
Number of Accessible Means of Egress (Section 1007.1): 2 REQUIRED (1 if only 1 exit required)

Corridor Fire-Resistance Rating (Table 1018.1): NO RATING REQUIRED.
(An enclosed exit access component that defines and provides a path of egress travel to an exit.)

ACCESSIBILITY (Chapter 11):
Buildings and facilities shall be designed and constructed to be accessible in accordance with this code and ICC/ANCI A117.1.

CHAPTER 15 - ROOF ASSEMBLIES AND ROOFTOP STRUCTURES
Roof Fire Classification (Table 1505.1): CLASS C
Building Types IIB,IIIB,VB requires CLASS C roof assembly.

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ARCHITECT

I hereby certify that the portion of this technical submission described below was prepared by me or under my direct supervision and responsible charge. I am a duly licensed architect under the laws of the State of Iowa.

Michael W. Simonson IA Reg. #2704 June 30, 2021
Registration Expires
09-30-2020
Signature Date
Pages or Sheets covered by this seal:
As listed

Michael W. Simonson
2704

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contact: Chris Harre
e-mail: charre@rakerrhodes.com

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e-mail: colleen.ladd@hubbellrealty.com
phone: (515) 221-6201
contact: (407) 489-3626 (mobile)

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GENERAL NOTES

1. THESE DOCUMENTS & THE DESIGN THEY REPRESENT ARE THE PROPERTY OF SIMONSON & ASSOCIATES ARCHITECTS LLC. NO CHANGES TO THESE DOCUMENTS EITHER IN WHOLE OR IN PART MAY BE MADE IN ANYWAY WITHOUT THEIR PRIOR KNOWLEDGE & WRITTEN CONSENT.
2. REFER TO ADDITIONAL NOTES AND LEGENDS ON ALL OTHER DOCUMENTS.
3. REFER TO CIVIL, GEOTECHNICAL, ENVIRONMENTAL, STRUCTURAL, FIRE SUPPRESSION, PLUMBING, MECHANICAL, ELECTRICAL, COMMUNICATIONS, ELECTRONIC SAFETY & SECURITY DOCUMENTS FOR ADDITIONAL INFORMATION OR REQUIREMENTS. REFERENCE TO OTHER DISCIPLINES IS CONCEPTUAL FOR PURPOSES OF COORDINATION WITH ARCHITECTURAL DESIGN ONLY.
4. BEFORE COMMENCEMENT OF ANY WORK, CONTRACTOR SHALL GIVE ALL NOTICES AND OBTAIN ALL PERMITS. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CODES, LAWS, ORDINANCES, RULES, REGULATIONS, REQUIREMENTS OF GOVERNING AGENCIES AND AUTHORITIES, HAZARDOUS MATERIAL APPLICATION AND DISPOSAL REQUIREMENTS, ETC.
5. THE ADA OR ADAAG IS A CIVIL RIGHTS ACT AND IS SUBJECT TO LEGAL INTERPRETATION THROUGH THE JUDICIAL PROCESS. REASONABLE CARE WAS EXERCISED IN INTERPRETING THE GUIDELINES AND ALL GUIDELINES MAY NOT BE INDICATED ON THESE PLANS: HOWEVER, FAILURE TO IDENTIFY A GUIDELINE DOES NOT GIVE THIS CONTRACTOR THE RIGHT TO VIOLATE THEM. THE CONTRACTOR MUST COMPLY WITH ALL GUIDELINES AS REQUIRED BY THE ADAAG.
6. THESE DRAWINGS REPRESENT THE COMPLETED PROJECT, AT TIME OF SUBSTANTIAL COMPLETION. THE INTENT OF THE DRAWINGS IS TO INCLUDE ALL ITEMS NECESSARY FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK. UNLESS OTHERWISE NOTED, THEY DO NOT REPRESENT THE MEANS AND METHODS OF CONSTRUCTION. SEQUENCING AND MEANS AND METHODS OF CONSTRUCTION SHALL BE THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
7. THESE DRAWINGS DO NOT CONTAIN INFORMATION WITH REGARD TO CONSTRUCTION SAFETY PROCEDURES. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ALL CONSTRUCTION SAFETY AND SHALL PERFORM ALL WORK IN ACCORDANCE WITH GOVERNING AUTHORITIES CONSTRUCTION SAFETY GUIDELINES.
8. PROVIDE COMPLETE IN PLACE ALL LABOR, TRANSPORTATION, MATERIAL, TAXES, FEES, PERMITS, LICENSES, INSURANCE, UTILITIES, INSPECTIONS, EQUIPMENT, MACHINERY, SUPERVISION, AND OTHER ITEMS NECESSARY TO COMPLETE THE WORK IN STRICT COMPLIANCE WITH THE PLANS, DOCUMENTS AND SPECIFICATIONS PREPARED BY THE ARCHITECT AND APPROVED BY THE OWNER.
9. VERIFY EXISTING CONDITIONS PRIOR TO FABRICATION AND PRIOR TO PROCEEDING WITH THE WORK, AND NOTIFY THE ARCHITECT IMMEDIATELY OF SIGNIFICANT DISCREPANCIES WHICH MAY IMPACT AESTHETICS, DURABILITY, COST AND/OR SCHEDULES.
10. DO NOT SCALE DRAWINGS IN ORDER TO DETERMINE INTENDED LAYOUT OR DIMENSIONS. IF DIMENSIONS ARE IN QUESTION THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING CLARIFICATION BEFORE CONTINUING WITH WORK. DRAWINGS ARE INTENDED ONLY AS A GRAPHICALLY CORRECT REPRESENTATION OF WORK TO BE ACCOMPLISHED.
11. THE CONTRACTOR SHALL PROTECT ALL EXISTING ENTITIES. REMOVE, REPLACE OR REPAIR MATERIALS, FACILITIES AND SERVICES DAMAGED DURING THE COURSE OF CONSTRUCTION TO THE SATISFACTION OF THE OWNER AND GOVERNING AUTHORITY.
12. ALL WORK SHALL BE OF GOOD QUALITY AND ALL MATERIALS AND EQUIPMENT SHALL BE NEW AND FREE FROM DEFECTS FOR A PERIOD OF 1 YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION OF WORK. ANY EXTENDED WARRANTIES OBTAINED FROM SUPPLIERS OR SUBCONTRACTORS SHALL BE FORWARDED TO THE OWNER.
13. ALL REQUIREMENTS NOT FOLLOWED, INCLUDING SUBSTITUTIONS NOT PROPERLY APPROVED AND AUTHORIZED, IN WRITING, MAY BE CONSIDERED DEFECTIVE.
14. FAILURE TO IDENTIFY A STANDARD, RECOMMENDATION &/OR REQUIREMENT DOES NOT GIVE ANYONE THE RIGHT TO VIOLATE ANY CODE & GOVERNING AUTHORITY REQUIREMENTS, MINIMUM QUALITY OR QUANTITY REQUIRED, ASTM & OTHER INDUSTRY STANDARDS, MANUFACTURER RECOMMENDATIONS & REQUIREMENTS, ETC.
15. COMPLY WITH ALL WEATHER-RELATED CONSTRUCTION REQUIREMENTS. DO NOT BUILD WITH OR ON FROZEN, SATURATED, CONTAMINATED OR INAPPROPRIATE SUBSTRATES OR CONDITIONS. BUILD OVER DRY COMPACTED APPROVED GRADE WITH APPROVED APPROPRIATE MATERIALS.
16. PROVIDE POSITIVE DRAINAGE OF SURFACE WATER AWAY FROM AND OFF ALL BUILDINGS WITHOUT PONDING OR WATER ADJACENT TO OR ON BUILDINGS OR PAVEMENTS.
17. BY SUBMITTING SHOP DRAWINGS, PRODUCT DATA AND SAMPLES, THE GENERAL CONTRACTOR AND SUB-CONTRACTOR HAS VERIFIED AND APPROVED THE INFORMATION CONTAINED WITHIN. THE GENERAL CONTRACTOR'S REVIEW AND APPROVAL SHALL BE SHOWN ON EACH SUBMITTAL PRIOR TO THE SUBMISSION TO THE ARCHITECT.
18. THE GENERAL CONTRACTOR SHALL FORWARD TO SUBCONTRACTORS & SUPPLIERS, FULL SETS OF BIDDING &/OR CONSTRUCTION DOCUMENTS, INCLUDING, BUT NOT LIMITED TO, DRAWINGS, SPECIFICATIONS, ADDENDA, CLARIFICATIONS, BID FORMS, & ALL OTHER DOCUMENTATION ISSUED BY ARCHITECT & ARCHITECT'S CONSULTANTS TOWARD CONVEYING A COMPLETE & TIMELY PROJECT.

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G-001 SPECIFICATION NOTES
G-011 ACCESSIBILITY REQUIREMENTS & GUIDELINES
A-101 FLOOR PLAN
A-111 ROOF PLAN & REFLECTED CEILING PLAN
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A-311 WALL SECTIONS
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STRUCTURAL

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S-201 FOUNDATION DETAILS
S-301 FRAMING DETAILS

ENERGY
Refer to COMcheck Compliance Certificates.

SPECIFICATION MANUAL
Not Provided - All Specification Notes included on drawings.

DOCUMENTS BY OTHERS

GEOTECHNICAL INVESTIGATIONS
(Refer to these condition documents under separate cover)

CIVIL - LANDSCAPING
(Refer to these design documents under separate cover.)

FIRE SUPPRESSION
(Refer to these design documents under separate cover.)

PLUMBING
(Refer to these design documents under separate cover.)

HEATING, VENTILATING, & AIR CONDITIONING
(Refer to these design documents under separate cover.)

ELECTRICAL
(Refer to these design documents under separate cover.)

COMMUNICATIONS
(Refer to these design documents under separate cover.)

ELECTRONIC SAFETY & SECURITY
(Refer to these design documents under separate cover.)

2012 INT'L ENERGY CONSERVATION CODE ANALYSIS

Code Referenced: 2012 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)

Climate Zone, Moisture Regimes, and Warm-Humid Designations (Figure & Table 301.1):
POLK COUNTY, IOWA - 5A

Commercial Energy Efficiency (Chapter 4): These commercial buildings shall meet either the requirements of ASHRAE/IESNA Standard 90.1, Energy Standard for Buildings Except for Low-Rise Residential Buildings, or the requirements contained in this Chapter. (Section 501.1)

Building Envelope Requirements - Opaque Thermal Envelope Requirements (Table C402.1.3):
All other than Group R
Roofs
Insulation entirely above deck R-25ci (ci=Continuous Insulation)
Attic and other R38

Walls, Above Grade
Other R-13 + R-3.8ci or R-20
Below grade wall R-7.5ci (ci=Continuous Insulation)

Slab-on-Grade Floors
Heated slabs R-15 for 36" below

Swinging doors U - 0.37
Roll-up or sliding doors R-4.75

Building Envelope Requirements: Fenestration (Table 402.4): All other than Group R
Vertical fenestration
U-Factor
Fixed fenestration 0.38
Operable fenestration 0.45
Entrance door 0.77

SHGC
SHGC 0.40

PLUMBING FIXTURE REQUIREMENTS

Code Referenced: 2018 INTERNATIONAL PLUMBING CODE (IPC) & LOCAL ORDINANCE 158.02

Local Ordinance 158.02, #9 states: Section 422 Minimum Number of Required fixtures shall be deleted along with Table 422.1 and replaced with sections 403.1 through 403.5 and Table 403.1 of the 2018 International Plumbing Code to determine minimum required plumbing fixtures.

Classification & Use Group: A-3

Number of Occupants: 339 TOTAL - 170 MALE; 170 FEMALE

Minimum Number of Required Plumbing Fixtures (Table 403.1):
WATER CLOSETS REQUIRED: MALE - 2 (1 PER 125); FEMALE - 3 (1 PER 65)
WATER CLOSETS PROVIDED: MALE - 3; FEMALE - 3

LAVATORIES REQUIRED: MALE - 1 (1 PER 200); FEMALE - 1 (1 PER 200)
LAVATORIES PROVIDED: MALE - 1; FEMALE - 1

DRINKING FOUNTAINS REQUIRED: 1 - Shall install 2- Hi & Low or 1 that complies for people who use a wheelchair and standing person (Section 1109.5.1)
DRINKING FOUNTAINS PROVIDED: 2 - Hi & Low or 1 that complies with both requirements

SERVICE SINKS REQUIRED: 1
SERVICE SINKS PROVIDED: 1

BUILDING SUMMARY DRIVING CODE REVIEW

USE & OCCUPANCY	TYPE OF CONSTRUCTION	AREA & HEIGHT	FIRE SPRINKLER & TYPE	ENERGY CODE METHOD
A-3	VB	2822 SF	NO	PERSCRIPTIVE

OCCUPANT LOAD (TABLE 1004.1.2)

AREA	SQFT	OCCUPANT LOAD	OCCUPANTS
BUSINESS	833 SF	150 SF	7
COMMUNITY	918 SF	15 SF	62
FITNESS	651 SF	50 SF	14
KITCHENETTE	175 SF	200 SF	1
STORAGE	213 SF	300 SF	2
UTILITY	91 SF	300 SF	1
	2882 SF		87

OCCUPANT LOAD - POOL (TABLE 1004.1.2)

AREA	SQFT	OCCUPANT LOAD	OCCUPANTS
POOL	1497 SF	50 SF	30
POOL DECK	4616 SF	15 SF	308
	6113 SF		338

IMPORTANT DESIGN SCOPE NOTE:

Simonson & Associates Architects LLC and their consultants has completed these design documents to the level of detail requested by our client. The level of detail may range from schematic design document(s) mainly conveying programmatic information to fully detailed documents and specifications. However, the clients intent and expectations are that these documents be used as the basis for design for an complete all-inclusive project based upon industry standards & manufacturer recommendations for all disciplines & materials. It should also satisfy all authorities having jurisdiction requirements.

NOTE:
THIS DRAWING DOES NOT REPRESENT AN AS-BUILT CONDITION. ACTUAL DETAILS AND DIMENSIONS MAY VARY AND ARE SUBJECT TO CHANGE. AS-BUILT CONDITIONS MUST BE FIELD VERIFIED PRIOR TO FINAL LAYOUT AND CONSTRUCTION OF INTERIOR TENANT IMPROVEMENTS.

NOTE:
ALL DESIGN DOCUMENTS ARE SUBJECT TO AUTHORITIES HAVING JURISDICTION REVIEW AND APPROVAL.

LEGEND:

⬭ -	- DOOR INDICATOR
▭ -	- FINISH INDICATOR
○ -	- KEYNOTE
△ -	- REVISION INDICATOR
□ -	- ROOM INDICATOR
◇ -	- WALL / FLOOR / CEILING / ROOF ASSEMBLY TYPE IDENTIFIER
⬡ -	- WINDOW INDICATOR

SCALE NOTE:
24"x36" SHEET (FULL SIZE)
- SCALE IS AS NOTED.

12"x18" SHEET (HALF SIZE)
- SCALE IS ONE-HALF OF WHAT IS NOTED

OTHER SHEET SIZES NOT TO SCALE

NOT FOR CONSTRUCTION

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HUBBELL REALTY COMPANY

CONVERGE NW
CLUBHOUSE
WAUKEE, IOWA

Rev. #	Issue / Revision	Date
1	30% Set	12-03-2021

Proj. No. SAA Proj. Mgr.
21113 **SP**

Sheet Title
COVER SHEET

Sheet No.
G-000

J:\2021\21113 Waukee Crossing Multi-Family - Hubbell\CAD-Arch\21113 Converge NW, Waukee, IA_Clubhouse.rvt
12/3/2021 11:20:36 AM

The Specification Notes are organized into Divisions using the CSI/CSC's "MasterFormat" numbering system. The following is not intended to be an all inclusive list, but rather a general summary. Failure to identify a requirement does not give any contractor, general contractor or its sub-contractors the right to violate any codes, governing authority, minimum quality or quantity, industry standards, manufacturer recommendations, etc.

DIVISION 01 – GENERAL REQUIREMENTS

GENERAL:

1. Refer to additional notes and requirements on all other documents and other disciplines documents.
2. In the event that a discrepancy is found between any codes, governing authority, drawings, documents, or any other requirements, the most restrictive or stringent requirement shall be used.
3. Cooperate fully with separate contractors so work on those contracts may be carried out smoothly, without interfering with or delaying work under separate Contracts.
4. Owner reserves the right to place and install equipment in all areas of building and site, before Substantial Completion, provided it does not interfere with completion of the Work.

CONSTRUCTION SCHEDULE - Before commencing Work, submit a schedule showing the sequence, commencement and completion dates for all phases of the Work.
Coordinate the Work of this Contract with work performed under separate contracts.
TEMPORARY CONSTRUCTION - Provide all required temporary construction, temporary facilities and temporary utilities required to complete the project including but not limited to, erosion control structures, material storage areas, enclosures for tools and other equipment, a field office, temporary utility services for construction usage, temporary heat and cover, and temporary toilet facilities.
CLEAN-UP - The Contractor shall be responsible for construction trash removal services and shall at all times keep the building and site free from accumulation of debris. Upon completion, the building, including glazing, and site shall be cleaned and turned over to the Owner.
WARRANTY - All work shall be of good quality and all materials and equipment shall be new and free from defects for a period of one year from the date of substantial completion of work. Any extended warranties obtained from suppliers of subcontractors shall be forwarded to the owner.
INSURANCE - The Contractor shall maintain Workers' Compensation Insurance and Comprehensive Public Liability and Builders Risk Insurance.
QUALITY ASSURANCE - The Contractor shall implement a Quality Assurance program which includes independent agency testing and observation of soils, cast-in-place concrete and structural steel, as well as inspection of work in progress. The owner will have the right to perform inspections and/or independent tests at any time. All lines and levels shall be established by a Registered Land Surveyor.
RECORD DOCUMENTS - Upon completion of the project, the Contractor shall prepare a complete set of record documents including a list of Suppliers and Subcontractors used on the project, manufacturer's warranties, operation and maintenance manuals for major pieces of equipment and instruction manuals when appropriate for building systems.

SUBMITTALS

1. Allow enough time for submittal review, including time for resubmittals, No extension of the Contract Time will be authorized because of failure to transmit submittals enough in advance of the Work to permit processing, including resubmittals.
2. By submitting shop drawings, product data and samples, the contractor has verified and approved the information contained within. The contractor's review and approval shall be shown on each submittal prior to the submission to the architect.
3. Provide samples for each type and color for review of kind, color, pattern, and texture for a check of these characteristics with other elements.
4. Immediately on discovery of the need for interpretation of the Contract Documents, and if not possible to request interpretation at Project meeting, prepare and submit an RFI.
5. Include as part of each alternate, miscellaneous devices, accessory objects, and similar items incidental to or required for a complete installation whether or not indicated as part of alternate. Modify or adjust affected adjacent work as necessary to completely integrate work of the alternate into Project.

QUALIFICATIONS

1. Installer Qualifications: A firm or individual experienced in installing, erecting, or assembling work similar in material, design, and extent to that indicated for this Project, whose work has resulted in construction with a record of successful in-service performance.
2. Manufacturer Qualifications: A firm experienced in manufacturing products or systems similar to those indicated for this Project and with a record of successful in-service performance, as well as sufficient production capacity to produce required units.
3. Fabricator Qualifications: A firm experienced in producing products similar to those indicated for this Project and with a record of successful in-service performance, as well as sufficient production capacity to produce required units.
4. Professional Engineer Qualifications: A professional engineer who is legally qualified to practice in jurisdiction where Project is located and who is experienced in providing engineering services of the kind indicated. Engineering services are defined as those performed for installations of the system, assembly, or product that are similar to those indicated for this Project in material, design, and extent.
5. Specialists: Certain items require that specific construction activities shall be performed by entities who are recognized experts in those operations. Specialists shall satisfy qualification requirements and shall be engaged for the activities indicated.
6. Testing Agency Qualifications: An independent agency with the experience and capability to conduct testing and inspecting indicated and where required by authorities having jurisdiction, that is acceptable to authorities.
7. Factory-Authorized Service Representative Qualifications: An authorized representative of manufacturer who is trained and approved by manufacturer to inspect installation of manufacturer's products that are similar in material, design, and extent to those indicated for this Project.
8. Manufacturer's Warranty: Preprinted written warranty published by individual manufacturer for a particular product and specifically endorsed by manufacturer to Owner.

DIVISION 02 - EXISTING CONDITIONS

GENERAL:

1. Verify existing conditions before fabrication or prior to proceeding with the work, and notify the architect immediately of significant discrepancies.
2. Maintain existing building in a weathertight condition throughout construction period. Repair damage caused by construction operations. Protect building and its occupants during construction period.
3. Perform the Work so as not to interfere with day-to-day operations. Maintain existing exits, unless otherwise indicated.
4. Provide new units to match existing units in body composition, physical properties, color, gloss, surface texture, thickness, profile, dimensions, and composition of surface.
5. Protect persons, motor vehicles, surrounding surfaces of building not effected, building site, plants, and surrounding buildings from harm resulting from any work. When no longer needed, promptly remove masking to prevent adhesive staining.
6. Support and protect remaining construction that surrounds removal area. Maintain flashing, reinforcement, lintels, and adjoining construction in an undamaged condition.
7. In general the overall selection and intent of exterior building materials and finishes are to be similar to those exterior building materials and finishes in existing building unless otherwise specified.

DIVISION 03 – CONCRETE

Refer to Structural Documents)
GENERAL:

1. All concrete shall be reinforced unless otherwise noted.
2. All concrete shall be saw cut. If saw cuts are not specified, contact architect and engineer. If possible provide saw cut under demising walls.
3. Concrete to only be placed over dry sub-grade to prevent heaving in winter.
4. Forms where concrete is to be exposed shall be smooth and free of defects.
5. Exterior paving to be 1/4" lower than interior finish floor, sloping away from building. Where no paving, top of finished grade a minimum of 4" below finish floor.

033500 CONCRETE FINISHING

1. Concrete floor slab shall be installed to a true plane with no deviations greater than 1/4" in any 10'-0" direction and free from blemishes and trowel marks.
2. Trowel Finish: Apply a trowel finish to monolithic slab surfaces exposed to view and slab surfaces to be covered with resilient flooring, carpet, ceramic or quarry tile, paint, or another thin film-finish coating system. Grind smooth any surface defects that would telegraph through applied floor covering system.
3. Nonslip Finish: Apply a nonslip finish, perpendicular to main traffic route, to all exterior concrete platforms, steps, and ramps.
4. Slope requirements for exterior concrete sidewalks of 5% maximum running slope, 2% maximum cross slope, or 8.3% maximum slope for ramps.

DIVISION 04 – MASONRY

(Refer also to Structural Documents)
GENERAL:

1. Large masonry joint or cut masonry unit to maintain masonry coursing joint at finish floor line.
2. STAINLESS STEEL CLIPS ARE REQUIRED FOR ANY MASONRY LARGER THAN 8x16 FACE SIZE.

040100 MAINTENANCE OF MASONRY - If acid wash is used be sure to take appropriate protection measures to eliminate any damage from getting it on other unlike materials.
040513 MASONRY MORTARING - Use mortar made with integral water repellent admixture that does not reduce flexural bond strength where masonry with integral water repellent admixture is required.
040516 MASONRY GROUTING -

1. Use grout made with integral water repellent admixture that does not reduce flexural bond strength where masonry with integral water repellent admixture is required.
2. All voided spaces below grade shall be grouted full.

040519 MASONRY ANCHORAGE AND REINFORCING - Space masonry anchors not more than 16" o.c. vertically and 24" o.c. horizontally with not less than 1 anchor for each 2.67 sq. ft. of wall area. Install additional anchors within 12" of openings and at intervals, not exceeding 36 inches, around perimeter.
040523 MASONRY ACCESSORIES - Joints, Flashing & Drainage

1. Install vertical expansion joint minimal at column/grid lines and at the head of door jambs/openings or as otherwise noted or where required per standard material practice to reduce stress cracking. No control joint/expansion joint at main structural bearing, keep away 2'-6" min.
2. No drip edge required if membrane flashing is used, but it should extend out and be trimmed back to face of adjacent masonry. Drip edge required if metal flashing is used.
3. Through wall flashing at base of wall a minimum of 4" above finish grade back and up behind vapor barrier, weeps at 24" o.c. above flashing, horizontal & vertical joints overlapped & sealed.
4. Through wall flashing above lintels back and up behind vapor barrier, weeps at 24" o.c. above flashing. End dams at openings, horizontal and vertical joints overlapped and sealed.
5. All masonry to have 1" minimum air space away from adjacent material.

All cavity wall air spaces are to be maintained free of mortar. Strike flush all joints on cavity side of CMU and brick masonry. Provide mortar net at base of wall, above all lintels and above all intermediate thru-wall flashing.
042100 CLAY UNIT MASONRY (Brick)

1. For ends of sills and caps and for similar applications that would otherwise expose unfinished brick surfaces, provide units without cores or frogs and with exposed surfaces finished.
2. Provide brick that has been tested is rated "not effloresced."

047210 CAST STONE MASONRY - Provide units made with integral water repellent admixture that does not reduce flexural bond strength.

DIVISION 05 – METALS

(Refer also to Structural Documents)
GENERAL:

1. All steel exposed on the exterior or to moisture to be galvanized.
2. All metal coping to be pre-finished.
3. All exposed steel lintels to be painted to match surrounding materials.
4. All architectural steel and metal fabrications to be continuous welds, grinded smooth and sanded for a neat and smooth final finish.
5. All holes 'burned through' steel roof deck when welding shall be repaired and touched up with primer and final finish.

DIVISION 06 – WOOD, PLASTICS, AND COMPOSITES

(Refer also to Structural documents)
GENERAL:

1. All wood framing members, including wood sheathing, that rest on the exterior foundation walls & are less than 8" from exposed earth & all wood in direct contact with masonry, concrete, earth or material that retains moisture shall be of naturally durable or preservative-treated wood.
2. The ends of wood girders entering exterior masonry or concrete walls shall be provided with a 1/2" air space on top, sides and end, unless naturally durable or preservative-treated wood.
3. All wood that is part of a roof/parapet or flashing assembly and are fully wrapped by membrane or break metal and protected from moisture need not be treated.
4. Wood blocking is required for, but not limited to millwork, cabinets, handrails, rest room fixtures & accessories, grab bars, future grab bars as required in R / Multi-family occupancies, door & window frames, overhead door bucks, hardware, owner/tenant fixtures & equipment, etc..
5. Exterior sheathing should be plywood at all potential signage locations. Fire retardant / rated where required.

DIVISION 07 – THERMAL AND MOISTURE PROTECTION

GENERAL:

1. Design and installation of roof drainage systems shall comply with the IPC.
2. Insulate and seal to ensure adequate air infiltration barrier around all exterior penetrations to prevent water and sprinkler pipe freezing.
3. Provide 2" thick continuous perimeter rigid insulation min. 24" horizontally from interior face of grade beam into building and vertically to bottom of the grade beam along the interior face.
4. Roof assembly to meet UL Class "A" fire rating.

072100 THERMAL INSULATION - R21 wall insulation unless otherwise noted.
072200 ROOF AND DECK INSULATION - R38 (min. code R19) roof insulation unless otherwise noted.

075000 MEMBRANE ROOFING

1. Roofing membranes should be installed to comply with manufacturers recommendations to obtain full roofing warranties.
2. Provide manufacturers 15-year warranty, which begins after the date of substantial completion, and covers the roofing membrane, associated flashing, roof insulation, roof accessories and labor.

079000 JOINT PROTECTION

1. Provide joint sealant at all wall and floor control and expansion joints and exterior doors, windows and other openings.
2. Provide backer rods where required for proper sealant application. Backer rods to be polyethylene closed-cell with a surface skin.
3. Utilize acoustical sealant at all floor/wall/deck junctures prior to installation of base where sound batt is also required.
4. Sealants to be compatible to materials for maximum bonding and longevity.
5. Soft caulk joint between vertical joints of dis-similar materials. Soft caulk joint & metal pan underneath horizontal joints of dis-similar materials.
6. Sealants should be color matched to adjacent materials.

DIVISION 08 – OPENINGS

GENERAL:

1. All exterior window framing to be thermally broken.
2. Sill pan by window manufacturer set in mastic over break metal sill flashing, with drip edge, set in mastic at bottom of all window framing. End dams at openings. Horizontal and vertical joints overlapped and sealed.
3. Sealant and backer rod at window perimeter. Verify system weeps are cleared, free of sealant and debris.
4. Additional framing, structural supports and/or bracing shall be identified by the glazing sub-contractor prior to bidding, fabrication and installation.
5. All glass in interior doors, frames, sidelights, windows and storefront to be 1/4", tempered, laminated and/or rated glass where required.
6. All glass in exterior doors, frames, sidelights, windows and storefront to be insulated, tempered, laminated and/or rated glass where required.
7. All interior glass between tempered and non-tempered spaces shall be clear insulated.

081000 DOORS & FRAMES - (Refer to Door & Frame Schedule & Elevations)
083000 ACCESS DOORS & PANELS - 2006 IBC-1209.2 Access to ATTIC SPACES. An opening not less than 20" by 30" shall be provided to any attic area having a clear height of over 30".
084000 ENTRANCES, STOREFRONTS, & CURTAIN WALLS - (Refer to Door & Frame Schedule & Elevations)
08 50 00 WINDOWS - (Refer to Window Schedule & Elevations)
Operating hardware for operable windows, etc. shall be placed within one or more of the ANSI accessible reach ranges, shall be operable with one hand & shall not require tight grasping, pinching, or twisting of the wrist. The force required to activate operable parts shall be 5.0 pounds maximum.
08 83 00 MIRRORS
Mirrors above accessible lavatories shall have the bottom edge of the reflecting surface 40" maximum above the floor.

DIVISION 09 – FINISHES

GENERAL:

092116 GYPSUM BOARD ASSEMBLIES

1. All gypsum board to be smooth finish, properly taped and sanded, ready for finish.
2. Gypsum board expansion joints shall be used where required per standard gyp. board practice to prevent cracking of drywall.

099100 PAINTING - All paint finish shall be primed followed by 2 coats of high quality finish paint. Gypsum board shall be latex paint, interior metals shall be epoxy paint, exterior metals shall be a three-coat Tnemec system. If smooth surface, material should be sanded between all coats. All steel doors & metal frames shall be spray applied paint.
099300 STAINING AND TRANSPARENT FINISHING - All wood finish shall be left natural or stained as noted, followed by 2 coats of high quality transparent coating. Material should be sanded between all coats.
099713 STEEL COATINGS - Interior metals shall be epoxy paint, exterior metals shall be a three-coat tnemec system.

DIVISION 10 – SPECIALTIES

GENERAL:
Window coverings, toilet accessories, lockers, and flagpole shall be provided.

10 14 00 SIGNAGE: Provide all that apply. All signage shall comply with the ICC A117.1 requirements, where required, such as visual characters, raised characters, international symbols of accessibility, & braille.

1. BUILDING ADDRESS IDENTIFICATION: Approved address numbers or letters, where each character shall be not less than 4" in height and not less than 0.5" in width stroke, shall be installed on a contrasting background and be plainly visible from the street or road fronting the property (& monument sign). When required by the governing authority, address numbers shall be provided in additional approved locations to facilitate emergency response. Where access is by means of a private road and the building address cannot be viewed from the public way, a monument, pole or approved sign or means shall be used to identify the structure. Address numbers shall be maintained.
2. OCCUPANT LOAD: Every room or space that is an assembly occupancy shall have the occupant load of the room or space posted in a conspicuous place, near the main exit or exit access doorway from the room or space. Posted signs shall be of an approved legible permanent design and shall be maintained by the owner or authorized agent.
3. DIRECTIONAL SIGNAGE: Direction signage indicating the location of the other means of egress and which are accessible means of egress shall be provided:
    1. At exits serving a required accessible space but not provided an approved accessible means of egress.
4. DOORS OPERATIONS: In buildings in occupancy Group A having an occupant load of 300 or less, Groups B,F,M & S, and in places of worship, the main exterior door or doors are permitted to be equipped with key-operated locking devices from the egress side provided:
    - 2.1 The locking devise is readily distinguishable as locked;
    - 2.2 A readily visible durable sign is posted on the egress side on or adjacent to the door stating: THIS DOOR TO REMAIN UNLOCKED WITH BUILDING IS OCCUPIED. The sign shall be in letters 1" high on a contrasting background; and
    - 2.3 The use of the key-operated locking device is revocable by the building official for due cause
5. EXIT SIGNS (non-illuminated tactile type): Raised character and Braille exit signs. A sign stating EXIT in raised characters and Braille and complying with ICC A117.1 shall be provided adjacent to each door to an area of refuge, an exterior area for assisted rescue, an exit stairway, an exit ramp, an exit passageway an the exit discharge. Refer to others docs for illuminated exit sign requirements.
6. ACCESSIBILITY: Required accessible elements shall be identified by the International Symbol of Accessibility (ISA) ♿ at the following locations.
    1. Accessible parking spaces required.
    2. Accessible passenger loading zones.
    3. Accessible rooms where multiple single-user toilet or bathing rooms are clustered at a single location.
    4. Accessible entrances where not all entrances are accessible.
7. REST ROOM SIGNAGE: Required public rest room facilities shall be designated by a legible sign for each sex. Signs shall be readily visible and located near the entrance to each toilet facility. Provide ADA compliant tactile signs having Braille, regular copy and pictographs including wheelchair if applicable to be mounted 60" A.F.F. on wall at latch side of door.
8. ROOM DESIGNATIONS & IDENTIFICATION: Interior and exterior signs identifying permanent rooms and spaces shall be raised characters and Braille. Where pictograms are provided as designations of interior rooms and spaces, the pictograms shall have raised characters and Braille text descriptors.
   Exceptions:
    1. Exterior signs that are not located at the door to the space they serve are not required to comply.
    2. Temporary (seven days or less) signs are not required to comply.
9. Marketing Signage: Provide official building name & logo signage on building as approved by owner.
10. Other Jurisdiction Required Signage as required which could include:
    1. FDC sign above exterior Fire Department Connection.

DIVISION 10 – SPECIALTIES (cont.)

11. ACCESSIBLE SIGNAGE MOUNTING REQUIREMENTS:
    1. Visual characters shall be located 40" minimum above the floor to less than or equal to 70" at the viewing position distance (less than 6'), measured to the baseline of the visual character.
    2. Raised characters shall be located 48" minimum above the floor, measured to the baseline of the raised character & 60" maximum above the floor, measured to the baseline of the highest raised character.
    3. Where a sign containing raised characters & braille is provided at a door, the sign shall be alongside the door at the latch side. Where a sign containing raised characters & braille is provided at double doors with one active leaf, the sign shall be located on the inactive leaf. Where a raised characters & braille is provided at double doors with two active leafs, the sign shall be to the right of the right-hand door. Where there is no wall space on the latch side of a single door or the right side of double doors, signs shall be on the nearest adjacent wall. Signs containing raised characters & braille shall be located so that a clear floor area 18" minimum by 18" minimum, centered on the raised characters is provided beyond the arc of any door swing between the closed position & 45 degree position.
    4. Braille shall be located 48" minimum & 60" maximum above the floor, measured to the baseline of the braille cells.
12. ACCESSIBLE PARKING SPACE IDENTIFICATION SIGNS:
    1. Parking space identification signs shall include the International Symbol of Accessibility. Signs identifying van parking spaces shall contain the designation "van accessible". Signs shall be 60" minimum above the finish floor or ground surface measured to the bottom of the sign.

10 20 00 TOILET COMPARTMENTS - (Refer to Rest Room Details)
10 28 00 TOILET, BATH, AND LAUNDRY ACCESSORIES - (Refer to Rest Room Accessory Schedule)
10 41 16 EMERGENCY KEY CABINETS - Provide a recessed Knox box ordered from or approved by and installed in a location approved by governing authorities.
10 44 16 FIRE EXTINGUISHERS - Provide and install fire extinguishers, 10 pound ABC or as approved by governing authorities, by each exit and a maximum travel distance of no more than 75'-0" per placement, or as required by governing authorities. Fire extinguisher shall be in a semi-recessed cabinet when located in common areas.
10 55 00 POSTAL SPECIALTIES – Provide ADA mailboxes & parcel boxes manufactured to USPS specifications for all multi-family projects.
10 73 00 AWNINGS OR CANOPIES OR SHUDDERS – Alternative premanufactured versions may be acceptable alternative if approved by owner & architect.

DIVISION 11 – EQUIPMENT

GENERAL:
111300 LOADING DOCK EQUIPMENT - (Refer to Dock Accessory Schedule)
11 31 13 KITCHEN APPLIANCES –
Lighting controls, electrical panelboards, electrical switches & receptacle outlets, environmental controls, etc. shall be placed within one or more of the ANSI accessible reach ranges, shall be operable with one hand & shall not require tight grasping, pinching, or twisting of the wrist. The force required to activate operable parts shall be 5.0 pounds maximum. Exceptions include: reset button and shut-offs serving appliances, piping & plumbing fixtures; appliance doors and door latching devises shall not be required to comply with the one hand, tight grasping, pinching, twisting or force requirements; bottom hinged appliance doors, when in the open position, shall not be required to comply with reach ranges.
The location of cooktop controls shall not require reaching across burners. Ovens shall have controls on front panel, on either side of the door & shall not require reaching across burners. Side-hinged door ovens shall have a countertop positioned adjacent to the latch side of the oven door, bottom-hinged door ovens shall have a countertop positioned adjacent to one side of the door.
Combination refrigerators & freezers shall have at least 50% of the freezer compartment shelves, including the bottom of the freezer 54" maximum above the floor when the shelves are installed at the maximum heights possible in the compartment.

DIVISION 21 – FIRE SUPPRESSION

(Refer to Fire Suppression scope/documents & Utility requirements)
GENERAL:

1. All penetrations thru rated walls must be protected by approved fire rated assemblies and fire stopping materials.

211000 WATER-BASED FIRE-SUPPRESSION SYSTEMS

1. Provide a complete appropriate type and adequately sized design build fire sprinkler system as required and approved by governing authorities prior to fabrication and installation. All conditioned / insulated (wet pipe system) and non-conditioned / uninsulated (dry pipe system) spaces will need to be sprinklered unless otherwise noted.
2. Contractor to verify size of main supply line and notify architect and owner immediately before sitework commences if over or under-sized.
3. Riser system shall be installed separate from electrical room or electrical panels and be flow tested and continuously monitored.
4. Fire department valve at exterior as required by governing authorities.
5. System drainage shall dump to outside of building on pavement, not floor drain.
6. Sprinkler system shall be zoned and expandable for all future tenants.
7. For shell building, provide minimal sprinkler heads turned up or as required by governing authorities.

DIVISION 22 – PLUMBING

(Refer to Plumbing scope/documents & Utility requirements)
GENERAL:

1. Provide a complete flexible shell building plumbing distribution and discharge system and coordinate requirements for all building equipment and fixtures.
2. All information shall be clearly documented and provided to owner and architect. Lines under floor slab shall be clearly documented.
3. All systems should be sized to include all future tenants.

221100 FACILITY WATER DISTRIBUTION

1. Provide a water distribution system complying with requirements of governing authorities.
2. Before any meters, provide a 2" supply line in valve room with 1 capped stub for each suite, spaced and capable of accepting the water utility meter at each stub. In addition, provide 1 house meter.
   And/or
3. Provide a continuous tap-able 2" supply line up in roof joists from meter in valve room the entire length of the building (side to side) 10' off the back wall of building.
4. Provide a 1" pipe x 6" stub at center of each of the tenant bays for future use.

HOSE BIBS:
Provide fully-recessed freeze-protected lockable exterior hose bibbs every 100' around building. Ensure one is close to trash enclosure. Also provide one freeze-protected hose bib centered on roof.

Note: Main domestic water line and main sanitary sewerage line to run directly in-line above/below each other entire length of building.

221300 FACILITY SANITARY SEWERAGE

1. Provide a continuous tap-able discharge line under slab the entire length of building (side to side) approximately one third of overall building depth off the back wall of building, that would allow future service taps from any location within the building.
   Provide clean-outs and vent lines as required.
2. Drains - Provide floor drains in rest rooms, valve room, mech./elec. rooms & as required.
3. Materials, Traps, Cleanouts - Shall be provided as required.
4. Interceptors, Separators & Pumps - Shall be provided as required.

DIVISION 22 – PLUMBING (cont.)

5. GREASE TRAP/INTERCEPTOR: (not required)
   and/or
   Provide adequately sized system based on future potential information provided by owner/developer as approved by governing authorities. Provide a continuous tap-able discharge line under slab the entire length of building (side to side) approximately one third of overall building depth off the back wall of building, that would allow future service taps from any location within the building. Provide clean-outs and vent lines as required.

221400 FACILITY STORM DRAINAGE

1. Pitched Roofs - Provide adequately sized and spaced roof drains, gutters, downspouts and drain piping system, to eliminate any overflow or backup, from all roof to site stormwater piping system and/or detention area.
2. Provide collection system along low parts of building roof to be collected in gutters, down spouted and dumped on pavement or splash blocks below.
3. Provide lower level underfloor drainage system to reduce hydrostatic uplift and protect against moisture seepage. System to outlet per governing authorities.
4. Provide foundation wall drainage system to reduce lateral pressures and protect against moisture seepage. System to outlet per governing authorities.
5. Provide adequately sized and spaced gutters, down spouts and drain piping system, to eliminate any overflow or backup.

2006 IBC-1503.4 ROOF DRAINAGE. Design and installation of roof drainage systems shall comply with the International Plumbing Code. Refer to Plumbing documents for final design and details.

2006 IBC-1611.3 CONTROLLED DRAINAGE. Roofs equipped with hardware to control the rate of drainage shall be equipped with a secondary drainage system at a higher elevation.

223000 PLUMBING EQUIPMENT
1. Water Softener - Provide.
2. Water Filter - Provide.
3. Water Heater - Provide.

22 40 00 PLUMBING FIXTURES
Plumbing fixture controls, faucets, etc. shall be placed within one or more of the ANSI accessible reach ranges, shall be operable with one hand & shall not require tight grasping, pinching, or twisting of the wrist. The force required to activate operable parts shall be 5.0 pounds maximum. Exceptions include: where redundant controls are provided for a single element, one control in each space shall not be required to be accessible; reset buttons and shut-offs serving piping & plumbing fixtures.
22 40 16 LAVATORIES & SINKS
The Dip of the overflow shall not be considered in determining knee and toe clearance. The front of lavatories & sinks shall be 34" maximum above the floor, measured to the higher of the rim or counter surface. A lavatory in a toilet or bathing facility for a single occupant, accessed only thru a private office & not for common use or public use shall not be required to meet 34" height max.
Water supply & drainpipes under lavatories & sinks shall be insulated or otherwise configured to protect against contact. There shall be no sharp or abrasive surfaces under lavatories.
22 40 13 WATER CLOSETS , URINALS, & BIDETS
Water Closets: The required clearance around the water closet shall be permitted to overhang the water closet, associated grab bars, paper dispensers, coat hooks, shelves, accessible routes, color floor space required at other fixtures, and the wheelchair turning space. No other fixtures or obstructions shall be located within the required clearance. The top of the water closet seat shall be 15" minimum & 19" maximum above the floor, measured to the top of the seat. Flush controls shall be hand operated or automatic. Hand operated flush controls shall be located on the open side of the water closet.

DIVISION 23 – HEATING, VENTILATION, AND AIR CONDITIONING

(Refer to Mechanical scope/documents & Utility requirements)
GENERAL:

1. Provide a new complete shell building mechanical distribution, return and ventilation system and coordinate mechanical requirements for all building equipment and fixtures.
2. All information shall be clearly documented and provided to owner and architect.
3. If provided, all systems should be sized to include all future tenants.
4. Provide independently controlled areas having excessive heat gain or heat loss or affected by solar radiation at different times of the day.
5. Verify location of all thermostats with owner before permanent placement.
6. Provide exhaust fans in all rest rooms, bathrooms, kitchens, break rooms, shafts and enclosed parking areas.
7. Clean all systems and provide new filters after construction is complete.
8. At a minimum, if other heat is not provided, provide electric baseboard heat in Valve Room or any other rooms that contain plumbing.
9. Environmental controls, etc shall be placed within one or more of the ANSI accessible reach ranges, shall be operable with one hand & shall not require tight grasping, pinching, or twisting of the wrist. The force required to activate operable parts shall be 5.0 pounds maximum. Exceptions include: HVAC diffusers; controls mounted on ceiling fans; where redundant controls are provided for a single element, one control in each space shall not be required to be accessible; reset buttons and shut-offs serving piping.

Access To MECHANICAL APPLIANCES. Access to mechanical appliances installed in under-floor areas, in attic spaces and on roofs or elevated structures shall be in accordance with the International Mechanical Code. Refer to Mechanical documents for final design and details.

23 09 00 INSTRUMENTATION & CONTROL FOR HVAC
Thermostats shall be placed within one or more of the ANSI accessible reach ranges & all controls 48" height maximum from finished floor.

DIVISION 25 – INTEGRATED AUTOMATION

(Refer to Electrical scope/documents)
GENERAL:

1. If requested, provide complete flexible electronic building management systems to control all building functions including but not limited to HVAC, lighting, security, card reader access, fire/sprinkler alarm, etc.

DIVISION 26 – ELECTRICAL

(Refer to Electrical scope/documents & Utility requirements)
GENERAL:

1. Provide a complete flexible shell building electrical distribution system and coordinate power requirements for all shell building equipment/fixtures.
2. All information shall be clearly documented and provided to owner and architect.
3. All systems should be sized to include all future tenants.
4. Lighting controls, electrical panelboards, electrical switches & receptacle outlets, environmental controls, etc. shall be placed within one or more of the ANSI accessible reach ranges, shall be operable with one hand & shall not require tight grasping, pinching, or twisting of the wrist. The force required to activate operable parts shall be 5.0 pounds maximum. Exceptions include: Receptacle outlets serving a dedicated use; where two or more receptacle outlets are provided in a kitchen above a length of counter top that is uninterrupted by a sink or appliance, one receptacle outlet shall not be required to comply; floor receptacle outlets, controls mounted on ceiling fans; where redundant controls other than light switches are provided for a single element, one control in each space shall not be required to be accessible; electrical panelboards shall not be required to comply with the one hand, tight grasping, pinching, twisting or force requirements.

NOTE: Electric sub-contractor shall calculate & verify the required size of the service/transformer with utility company.

262000 ELECTRICAL DISTRIBUTION - Provide an electrical distribution system complying with requirements of governing authorities.
265200 EMERGENCY LIGHTING - Provide dual beam emergency lights with battery back-up to provide a minimum 1 foot-candle, at floor level, throughout egress system or as required by governing authorities.
265300 EXIT SIGNS - Provide lighted exit signage with battery back-up by each exit and throughout egress system as required by governing authorities. Exit signs at doors shall be on the door or within 4" of the door frame.
265600 EXTERIOR LIGHTING -
1. Provide downlites to illuminate each exterior door.
2. Provide recessed downlites in each entry canopies.
4. All exterior building lighting shall be flexibly controlled by both photocell & timer.
5. All fixtures must be approved by governing authorities before installation.

DIVISION 27 – COMMUNICATIONS

(Refer to Electrical & Life-Safety scope/documents & Utility requirements)
GENERAL:

1. If provided, all systems should be expandable to include all future tenants.
2. Provide communication lines for fire sprinkler, fire alarm and/or security monitoring as required by governing authorities.
3. Provide 3 4" conduits (1 for telecommunications; 2 extra) from services R.O.W. To termination location at building location as noted.
4. Provide telecommunication service to d-mark for lines for fire sprinkler and fire alarm monitoring as required by governing authorities.
5. User controls for intercom systems, etc. shall be placed within one or more of the ANSI accessible reach ranges, shall be operable with one hand & shall not require tight grasping, pinching, or twisting of the wrist. The force required to activate operable parts shall be 5.0 pounds maximum. Exceptions include: where redundant controls are provided for a single element, one control in each space shall not be required to be accessible.

DIVISION 28 – ELECTRONIC SAFETY AND SECURITY

(Refer to Electrical & Life-Safety scope/documents)
GENERAL:

1. If provided, all systems should be expandable to include all future tenants.
2. User controls for security or intercom systems, etc. shall be placed within one or more of the ANSI accessible reach ranges, shall be operable with one hand & shall not require tight grasping, pinching, or twisting of the wrist. The force required to activate operable parts shall be 5.0 pounds maximum. Exceptions include: where redundant controls are provided for a single element, one control in each space shall not be required to be accessible.

281000 ACCESS CONTROL & SECURITY - If requested, provide complete electronic building access control and security system expandable to include future tenants.
283100 FIRE DETECTION AND ALARM - Provide a complete addressable zoned fire alarm system with point identification and all audio-visual / horn-strobe devices, smoke detectors, and pull stations as required and approved by governing authorities prior to fabrication and installation.
2006 IBC-1006.2 Means of Egress ILLUMINATION. The means of egress illumination level shall not be less than 1 foot-candle at the walking surface level.
2006 IBC-1006.3 ILLUMINATION EMERGENCY POWER. The power supply for means of egress illumination shall normally be provided by the premises' electrical supply. In the event of power supply failure, an emergency electrical system shall automatically illuminate the following areas: Interior & Exterior egress components.

DIVISION 31 – EARTHWORK

(Refer to Civil & Geotechnical documents)
GENERAL:

1. Provide excavation, backfill and fine grading for the building, paved areas, and proper site drainage.
2. Provide silt fence, clearance of trees, grubbing of stumps, curb removal, stripping of topsoil, excavation and backfill for foundations, place sand cushion for slabs on grade, grading for paving and re-spreading of top soil.
3. Provide site landscaping i.e., seeding, sodding, spreading on site topsoil, trees, mulch, edging, and shrubbery.
4. Exterior grading to be 4" lower than adjacent interior finish floor, sloping away from building.

DIVISION 32 - EXTERIOR IMPROVEMENTS

(Refer to Civil & Geotechnical documents)
32 10 00 PAVING
32 80 00 IRRIGATION: (not required)
and/or
Provide separate water line and irrigation meter which shall be located in valve room. Provide irrigation supply lines from valve room to exterior providing service to all sides of exterior of building. Provide complete zoned irrigation system to cover all plantings & grass areas of the site.

DIVISION 33 – UTILITIES

(Refer to Civil documents)
GENERAL:

1. All utilities should be sized and expandable to include all future tenants.
2. All utilities shall be stubbed to within 5 feet of the building per Civil/Site engineering documents unless otherwise specified.
3. All utilities shall be adequately sized and spaced to eliminate any overflow and/or backup.

331000 WATER UTILITIES

1. Provide separate domestic water supply service as required from water main to house service meter with irrigation meter in valve room.
2. Provide separate fire sprinkler water supply service as required from water main to sprinkler riser located in valve room. NOTE: Sprinkler sub-contractor shall calculate the required size of the line to the building and shall notify the G.C. & owner immediately if any modification from Civil/Site documents is required.

333000 SANITARY SEWERAGE UTILITIES - Provide sanitary sewer discharge service as required from under building slab to sanitary sewerage main.
334000 STORM DRAINAGE UTILITIES - Provide storm water discharge service as required from building and/or adjacent to building to storm water main or thru detention area.
335100 NATURAL-GAS UTILITIES - Provide natural gas supply service as required from natural gas main to meter/manifold location at building.
337000 ELECTRICAL UTILITIES - Provide electric supply service as required from electric main to transformer location. Provide appropriately sized transformer and concrete pad as required. NOTE: Electric sub-contractor shall calculate & verify the required size of the service/transformer with utility company.
338000 COMMUNICATIONS UTILITIES - Provide conduits from public R.O.W. to the buildings designated location for the required communications.

End of Specification Notes

NOT FOR CONSTRUCTION

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Rev. #	Issue / Revision	Date
1	30% Set	12-03-2021

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21113		SP

Sheet Title
SPECIFICATION NOTES

Sheet No.
G-001

CHAPTER 3: BUILDING BLOCKS

301 General

301.1 Scope.
Floor and ground surfaces shall be stable, firm, and slip resistant and shall comply with 302.

302 Floor or Ground coverings

302.2 Carpet.
Carpet or carpet tile shall be securely attached and shall have a firm cushion, pad, or pad. Carpet or carpet tile shall have a level loop, textured loop, level cut pile, or level cut/ uncut pile texture. Pile height shall be 1/2 inch (13 mm) maximum. Exposed edges of carpet shall be fastened to floor surfaces and shall have trim on the entire length of the exposed edge. Carpet edge trim shall comply with 303.

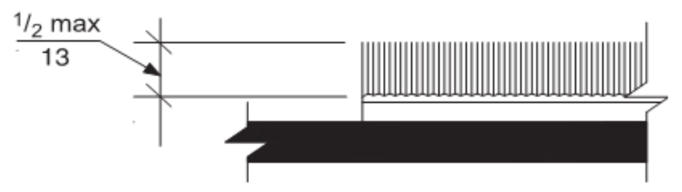
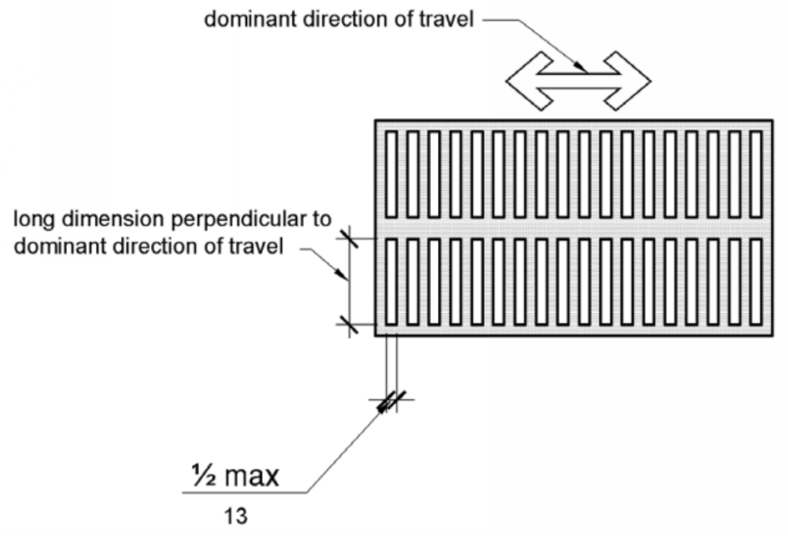


FIG. 302.2
CARPET ON FLOOR SURFACES

302.3 Openings.
Openings in floor or ground surfaces shall not allow passage of a sphere more than 1/2 inch (13 mm) diameter except as allowed in 407.4.3, 409.4.3, 410.4, 810.5.3 and 810.10. Elongated openings shall be placed so that long dimension is perpendicular to the dominant direction of travel.



dominant direction of travel
long dimension perpendicular to dominant direction of travel
½ max
13

Figure 302.3
Elongated Openings in Floor or Ground Surfaces

303 Changes in Level

303.1 General.
Where changes in level are permintted in floor or ground surfaces, they shall comply with 303

EXCEPTIONS:
1. Animal containment areas shall not be required to comply with 303.
2. Areas of sports activity shall ot be required to comply with 303.

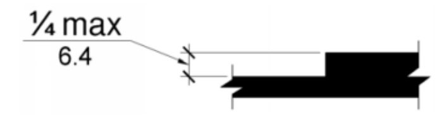


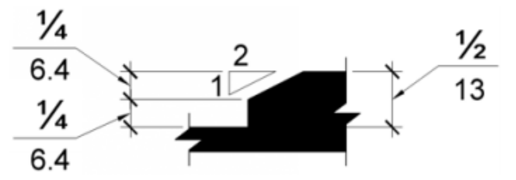
Figure 303.2
Vertical Change in Level

303.2 Vertical.
Changes in level 1/4 inch (6.4 mm) high maximum shall be permitted to be vertical.

303.3 Beveled.
Changes in level between 1/4 inch (6.4 mm) high minimum an 1/2 inch (13 mm) high maximum shall be beveled with a slope not steeper than 1:2.

> **Advisory 303.3 Beveled.**
> A change in level 1/2 inch (13 mm) is permitted to 1/4 inch (6.4 mm) vertical plus 1/4 inch (6.4 mm) beveled. However, in no case may the combined change in level exceed 1/2 inch (13 mm). changes in level exceeding 1/2 inch (13 mm) must comply with 405 (Ramps) or 406 (Curb Ramps).

303.4 Ramps.
Changes in level greater than 1/2 inch (13 mm) high shall be ramped, and shall comply with 405 or 406.



¼
6.4
¼
6.4
2
1
½
13

Figure 303.3
Beveled Change in Level

304 Turning Space

304.1 General
Turning space shall comply with 304.

304.2 Floor or Ground Surfaces.
Floor or ground surfaces of a turning space shall comply with 302. Changes in level are not permited.

EXCEPTIONS:
Slopes not steeper than 1:48 shall be permitted.

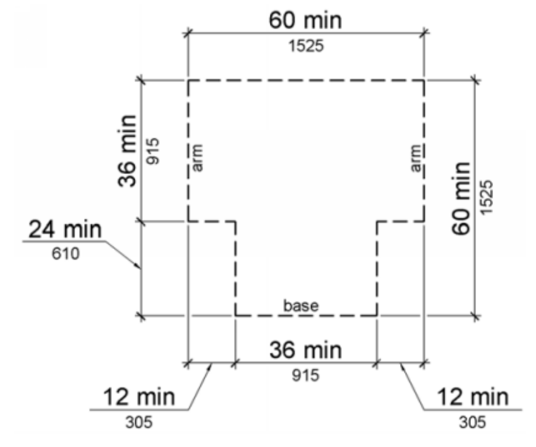
> **Advisory 304.2 Floor or Ground Surface Exception.**
> As used in this section, the phrase "changes in level" refers to surfaces with slopes and to surfaces with abrupt rise exceeding that permitted in Section 303.3. Such changes in level are prohibited in required clear floor and ground spaces, turning spaces, and in similar spaces where people using wheelchairs and other mobility devices must park their mobility aids such as in wheelchair spaces, or maneuver those elements such as at doors, fixtures, and telephones. The exception permits slopes not steeper than 1:48.

304.3 Size.
Turning space shall comply with 304.3.1 or 304.3.2.

304.3.1 Circular Space.
Turning space shall be a space of 60 inches (1525 mm) diameter minimum. The space shall be permitted to include knee and toe clearance complying with 306.

304.3.2 T-Shaped Space
The turning space shall be a T-shaped space within a 60 inch (1525 mm) square minimum with arms and base 36 inches (915 mm) wide minimum. Each arm of the T shall be clear of obstructions 12 inches (304 mm) minimum in each direction and the base shall be clear of obstruction 24 inches (610 mm) minimum. The space shall be permitted to include knee and toe clearance complying with 306 only at the end of either the base or one arm.

304.4 Door Swing.
Doors shall be permitted to swing into turning spaces.



60 min
1525
36 min
915
arm
arm
60 min
1525
24 min
610
base
36 min
915
12 min
305
12 min
305

Figure 304.3.2
T-Shaped Turning Space

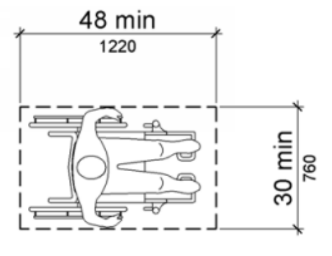
305 Clear Floor or Ground Space

305.1 General
Clear floor or ground space shall comply with 305.

305.2 Floor or Ground Surfaces.
Floor or ground surfaces of a clear floor or ground space shall comply with 302. Changes in level are not permitted.

EXCEPTIONS:
Slopes not steeper than 1:48 shall be permitted.

305.3 Size.
The clear floor or ground space shall be 30 inches (760 mm) minimum by 48 inches (1220 mm) minimum.

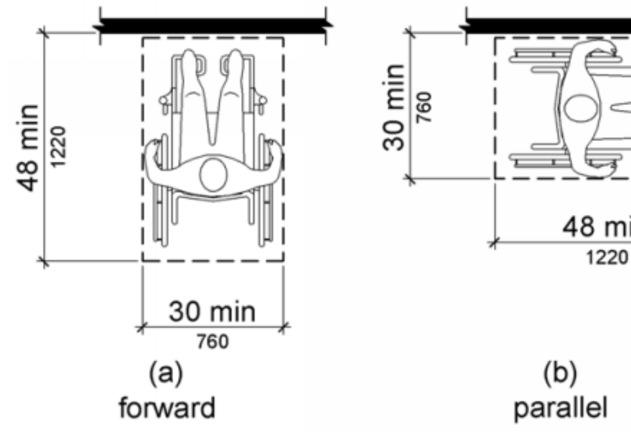


48 min
1220
30 min
760

Figure 305.3
Clear Floor or Ground Space

305.4 Knee and Toe Clearance.
Unless otherwise specified, clear floor or ground space shall be permitted to include knee and toe clearance complying with 306.

305.5 Position.
Unless otherwise specified, clear floor or ground space shall be positioned for either forward or parallel approach to an element.



48 min
1220
30 min
760
30 min
760
48 min
1220

(a)
forward

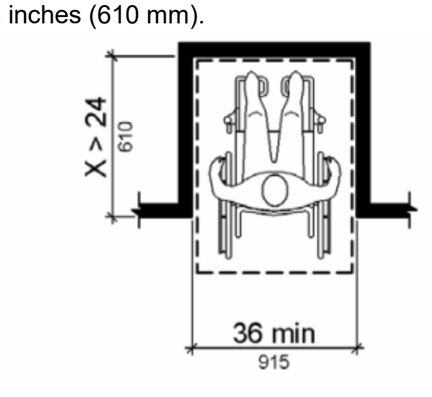
(b)
parallel

Figure 305.5
Position of Clear Floor or Ground Space

305.6 Approach.
One full unobstructed side of the clear floor or ground space shall adjoin an accessible route or adjoin another clear floor or ground space.

305.7 Maneuvering Clearance.
Where a clear floor space is located in an alcove or otherwise confined on all or part of three sides, additional maneuvering clearance shall be provided in accordance with 305.7.1 and 305.7.2.

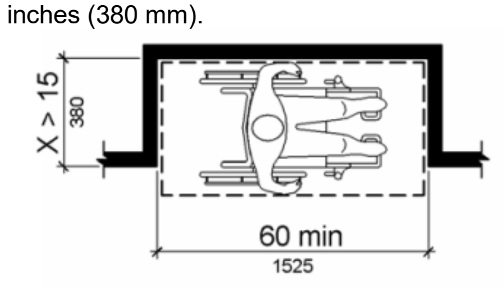
305.7.1 Forward Approach.
Alcoves shall be 36 inches (915 mm) wide minimum where the depth exceeds 24 inches (610 mm).



X > 24
610
36 min
915

Figure 305.7.1
Maneuvering Clearance in an Alcove, Forward Approach

305.7.2 Parallel Approach.
Alcoves shall be 60 inches (1525 mm) wide minimum where the depth exceeds 15 inches (380 mm).



X > 15
380
60 min
1525

Figure 305.7.2
Maneuvering Clearance in an Alcove, Parallel Approach

306 Knee and Toe Clearance

306.1 General.
Where space beneath an element is included as part of clear floor or ground space or turning space, the space shall comply with 306. Additional space shall not be prohibited beneath an element but shall not be considered as part of the clear floor or ground space or turning space.

> **Advisory 306.1 General.**
> Clearances are measured in relation to the usable clear floor space, not necessarily to the vertical support for an element. When determining clearance under an object for required turning or maneuvering space, care should be taken to ensure the space is clear of any obstructions.

306.2 Toe Clearance.

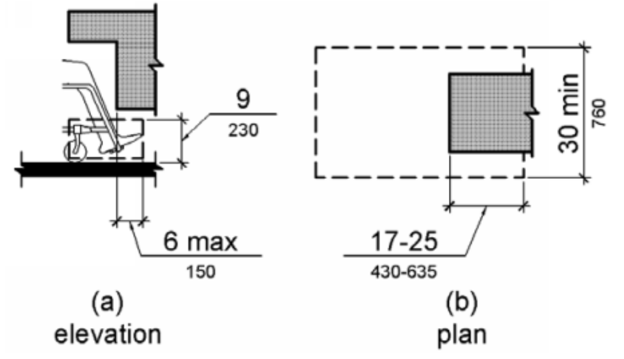
306.2.1 General.
Space under an element between the finish floor or ground and 9 inches (230 mm) above the finish floor or ground shall be considered toe clearance and shall comply with 306.2.

306.2.2 Maximum Depth.
Toe clearance shall extend 25 inches (635 mm) maximum under an element.

306.2.3 Minimum Required Depth.
Where toe clearance is required at an element as part of a clear floor space, the toe clearance shall extend 17 inches (430 mm) minimum under the element.

306.2.4 Additional Clearance.
Space extending greater than 6 inches (150 mm) beyond the available knee clearance at 9 inches (230 mm) above the finish floor or ground shall not be considered toe clearance.

306.2.5 Width.
Toe clearance shall be 30 inches (760 mm) wide minimum.



9
230
6 max
150
30 min
760
17-25
430-635

(a)
elevation

(b)
plan

Figure 306.2
Toe Clearance

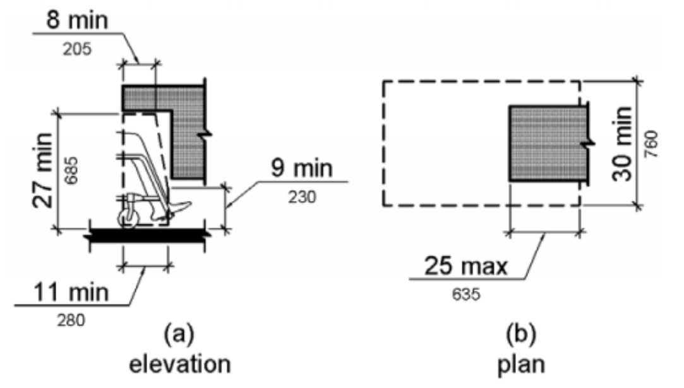
306.3 Knee Clearance.

306.3.1 General.
Space under an element between 9 inches (230 mm) and 27 inches (685 mm) above the finish floor or ground shall be considered knee clearance and shall comply with 306.3.

306.3.2 Maximum Depth.
Knee clearance shall extend 25 inches (365 mm) maximum under an element at 9 inches (230 mm) above the finish floor or ground.

306.3.3 Minimum Required Depth.
Where knee clearance is required under an element as part of a clear floor space, the knee clearance shall be 11 inches (280 mm) deep minimum at 9 inches (230 mm) above the finish floor or ground, and 8 inches (205 mm) deep minimum at 27 inches (685 mm) above the finish floor or ground.

306.3.4 Clearance Reduction.
Between 9 inches (230 mm) and 27 inches (685 mm) above the finish floor or ground, the knee clearance shall be permited to reduce at a rate of 1 inch (25 mm) in depth for each 6 inches (150mm) in height.



8 min
205
27 min
685
9 min
230
11 min
280
30 min
760
25 max
635

(a)
elevation

(b)
plan

Figure 306.3
Knee Clearance

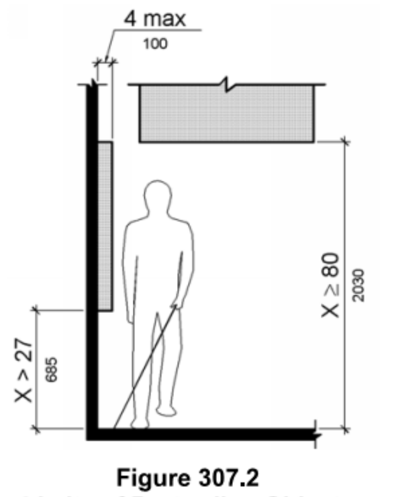
307 Protruding Objects

307.1 General.
Protruding objects shall comply with 307.

307.2 Protrusion Limits.
Objects with leading edges more than 27 inches (685 mm) and not more than 80 inches (2030mm) above the finish floor or ground shall protrude 4 inches (100 mm) maximum horizontally into the circulation path.

EXCEPTION:
Handrails shall be permitted to protrude 4 1/2 inches (115 mm) maximum.

> **Advisory 307.2 Protrusion Limits.**
> When a cane is used and the element is in the detectable range, it gives a person suffecient time to detect the element with the cane before there is body contact. Elements located on circulation paths, including operable elements, must comply with requirements for protruding objects. For example, awnings and their supporting structures cannot reduce the minimum required vertical clearance. Similarly, casement windows, when open, cannot encroach more than 4 inches (100 mm) into the circulation path above 27 inches (685 mm).

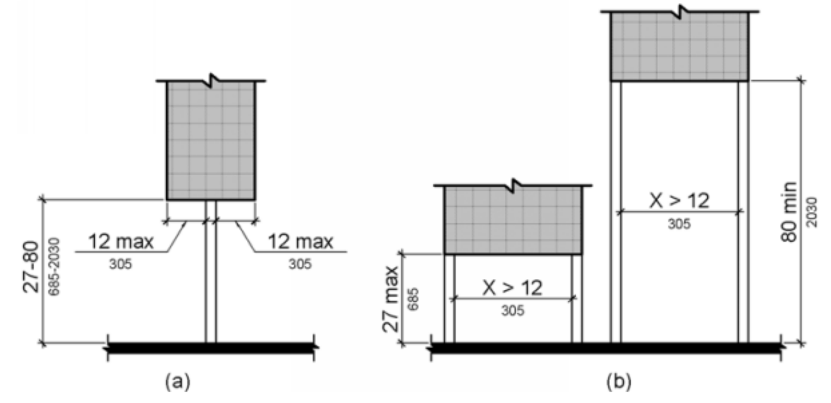


4 max
100
X > 27
685
X ≥ 80
2030

Figure 307.2
Limits of Protruding Objects

307.3 Post-Mounted Objects.
Free-standing objects mounted on posts or pylons shall overhang circulation paths 12 inches (305 mm) maximum when located 27 inches (685 mm) minimum and 80 inches (2030 mm) maximum above the finish floor or ground. Where a sign or other obstruction is mounted between posts or pylons and the clear distance between the posts or pylons is greater than 12 inches (305 mm), the lowest edge of such sign or obstruction shall be 27 inches (685 mm) maximum or 80 inches (2030 mm) minimum above the finish floor or ground.

EXCEPTION:
The sloping portions of handrails serving stairs and ramps shall not be required to comply with 307.3.

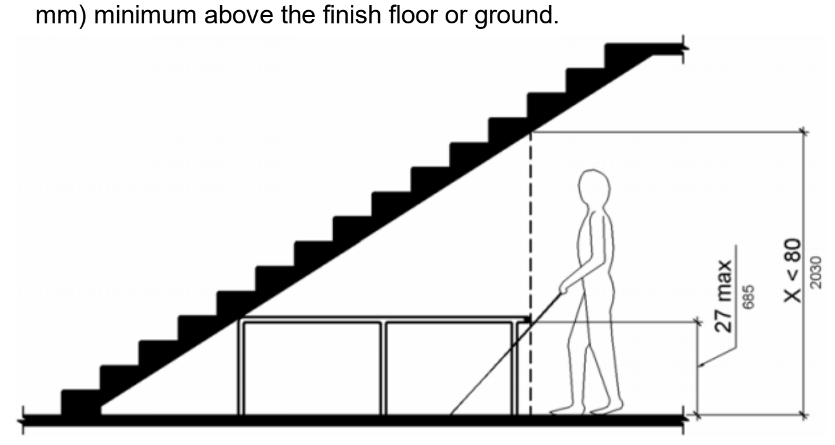


27-80
685-2030
12 max
305
12 max
305
27 max
685
X > 12
305
X > 12
305
80 min
2030
(a)
(b)

Figure 307.3
Post-Mounted Protruding Objects

307.4 Vertical Clearance.
Vertical clearance shall be 80 inches (2030 mm) high mimimum. Guardrails or other barriers shall be provided where the vertical clearance is less than 80 inches (2030 mm) high. The leading edge of such guardrail or barrier shall be located 27 inches (685 mm) maximum above the finish floor or ground.

EXCEPTION:
Door closers and door stops shall be permited to be 78 inches (1980 mm) minimum above the finish floor or ground.



27 max
685
X < 80
2030

Figure 307.4
Vertical Clearance

307.5 Required Clear Width
Protruding objects shall not reduce the clear width required for accessible routes.

308 Reach Ranges

308.1 General.
Reach ranges shall comply with 308.

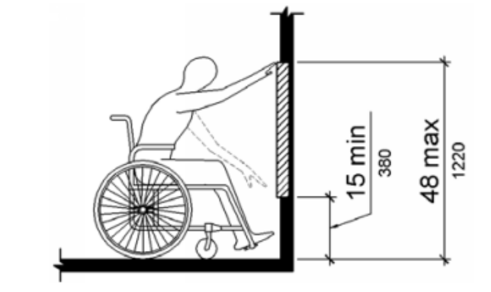
> **Advisory 308.1 General**
> The folowing table provides guidance on reach ranges for children according to age where building elements such as hooks, lockers, or operable parts are designed for use primarily by children. These dimensions apply to either forward or side reaches. Accessible elements and operable parts designed for adult use or children over age 12 can be located outside these ranges but must be within the adule reach ranges required by 308.

Children's Reach Ranges

Forward or Side Reach	Ages 3 and 4	Ages 5 through 8	Ages 9 through 12
High (maximum)	36 in (915 mm)	40 in (1015 mm)	44 in (1120 mm)
Low (minimum)	20 in (510 mm)	18 in (455 mm)	16 in (405 mm)

308.2 Forward Reach.

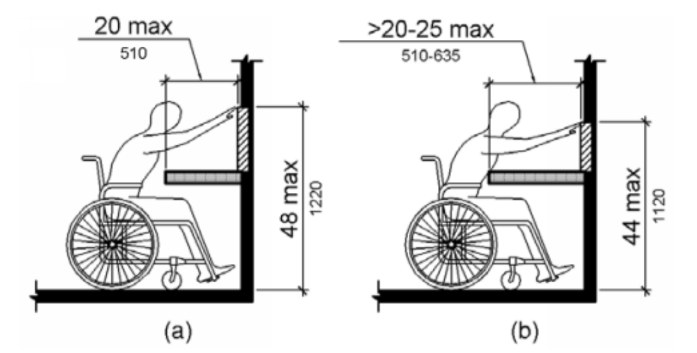
308.2.1 Unobstructed.
Where a forward reach is unobstructed, the high forward reach shall be 48 inches (1220 mm) maximum and the low forward reach shall be 15 inches (380 mm) minimum above the finish floor or ground.



15 min
380
48 max
1220

Figure 308.2.1
Unobstructed Forward Reach

308.2.2 Obstructed High Reach.
Where a high reach is over an obstruction, the clear floor space shall extend beneath the element for a distance not less than the required reach depth over the obstruction. The high forward reach shall be 48 inches (1120 mm) maximum where the reach depth is 20 inches (510mm) maximum. Where the reach depth exceeds 20 inches (150 mm) , the high reach shall be 44 inches (1120 mm) maximum and the reach depth shall be 25 inches (635 mm) maximum.



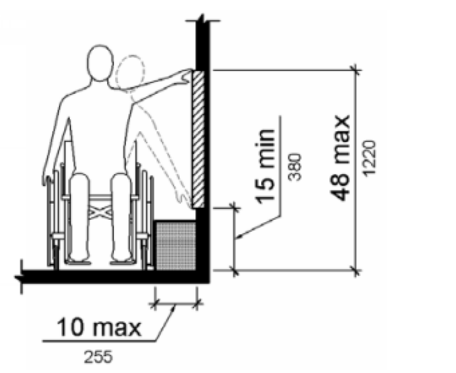
20 max
510
48 max
1220
>20-25 max
510-635
44 max
1120
(a)
(b)

Figure 308.2.2
Obstructed High Forward Reach

308.3 Side Reach.

308.3.1 Unobstructed.
Where a clear floor or ground space allows a parallel approach to an element and the side reach is unobstructed, the high side reach shall be 48 inches (1220 mm) maximum and the low side shall be 15 inches (380 mm) minimum above the finish floor or ground.

EXCEPTIONS:
1. An obstruction shall be permitted between the clear floor and ground space and the element where the depth of the obstruction is 10 inches (255 mm) maximum.
2. Operable parts of fuel dispensers shall be permitted to be 54 inches (1370 mm) maximum measured from the surface of the vehicular way where fuel dispensers are installed on existing curbs.

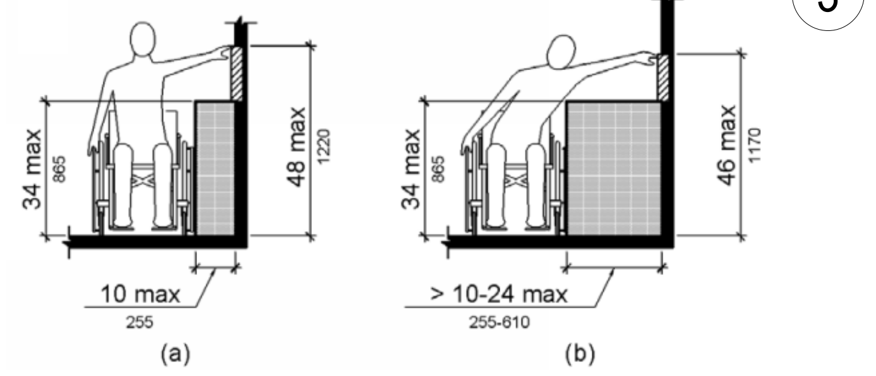


15 min
380
48 max
1220
10 max
255

Figure 308.3.1
Unobstructed Side Reach

308.3.2 Unobstructed High Reach.
Where a clear floor or ground space allows a parallel approach to an element and the high side reach is over an obstruction, the height of the obstruction shall be 34 inches (865 mm) maximum and the depth of the obstruction shall be 24 inches (610 mm) maximum. The high side reach shall be 48 inches (1220 mm) maximum for a reach depth of 10 inches (225 mm) maximum. Where the reach depth exceeds 10 inches (255 mm), the high side reach shall be 46 inches (117 mm) maximum for a reach depth of 24 inche (610 mm) maximum.

EXCEPTIONS:
1. The top of washing machines and clothes dryers shall be permitted to be 36 inches (915 mm) maximum above the finish floor.
2. Operable parts of fuel dispensers shall be permitted to be 54 inches (1370 mm) maximum measured from the surface of the vehicular way where fuel dispensers are installed on existing curbs.



34 max
865
48 max
1220
10 max
255
34 max
865
46 max
1170
> 10-24 max
255-610
(a)
(b)

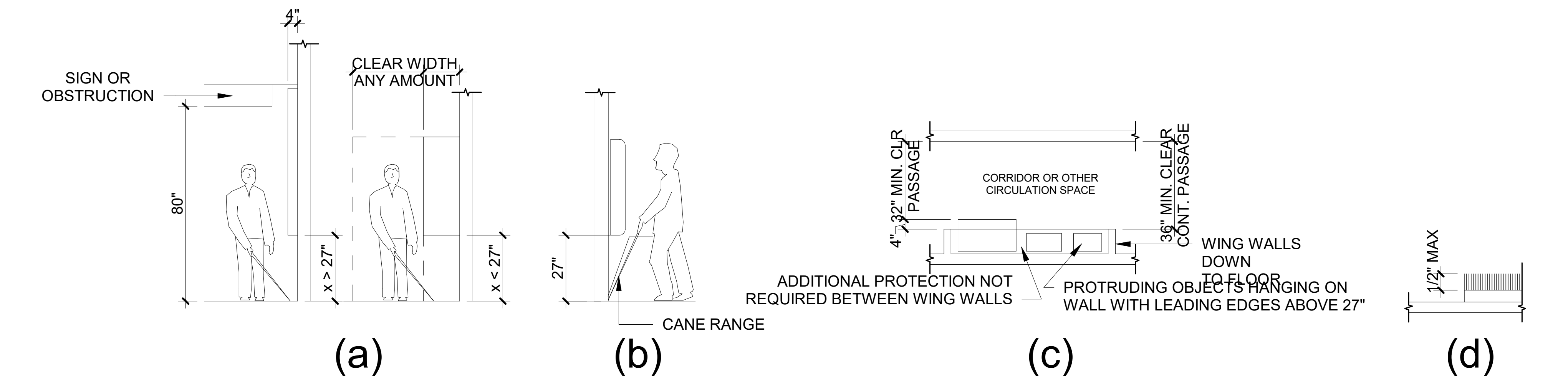
Figure 308.3.2
Obstructed High Side Reach

309 Operable Parts

309.1 General.
Operable parts shall comply with 309.

309.2 Clear floor space.
A clear floor space complying with 305 shall be provided.

309.3 Height.
Operable parts shall be operable with one hand and shall not require tight grasping, pinching, or twisting of the wrist. The force required to activate operable parts shall be 5 pounds (22.2N) maximum.



4"
SIGN OR OBSTRUCTION
CLEAR WIDTH ANY AMOUNT
80"
x > 27"
x < 27"
27"
CANE RANGE
4"
32" MIN. CLR PASSAGE
CORRIDOR OR OTHER CIRCULATION SPACE
36" MIN. CLEAR CONT. PASSAGE
WING WALLS DOWN TO FLOOR
ADDITIONAL PROTECTION NOT REQUIRED BETWEEN WING WALLS
PROTRUDING OBJECTS HANGING ON WALL WITH LEADING EDGES ABOVE 27"
1/2" MAX

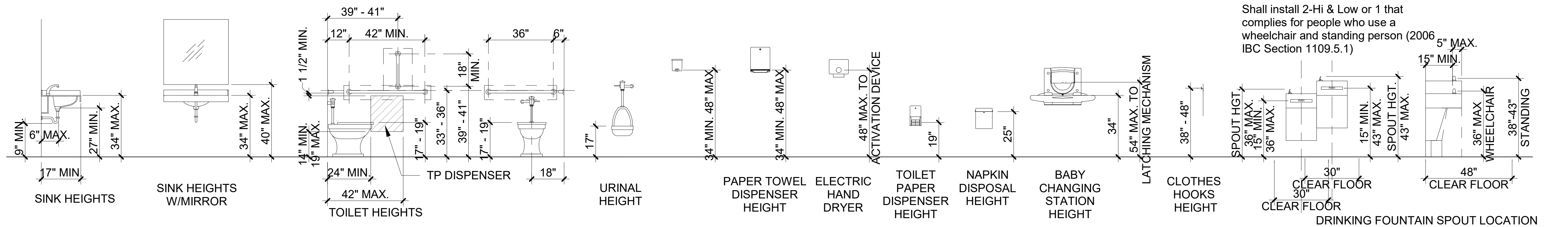
(a)
WALKING PARALLEL TO A WALL

(b)
WALL PERPENDICULAR TO A WALL

(c)
EXAMPLE OF PROTECTION AROUND WALL-MOUNTED OBJECTS AND MEASUREMENTS OF CLEAR WIDTHS

(d)
CARPET PILE THICKNESS

6 PROTRUDING OBJECTS
SCALE: 1/4" = 1'-0"



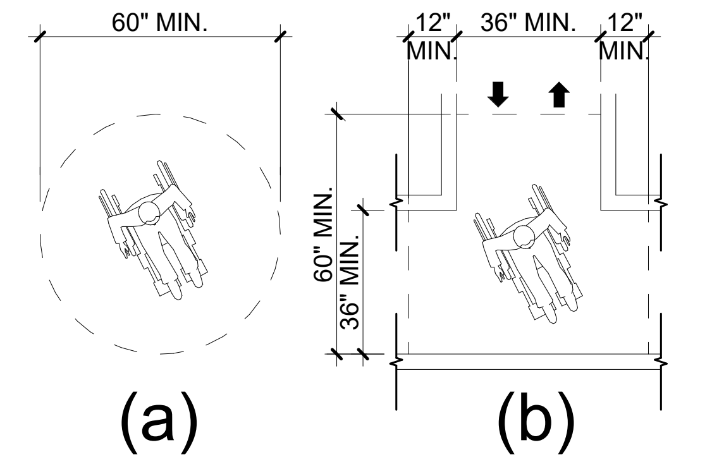
9" MIN.
6" MAX.
17" MIN.
27" MIN.
34" MAX.
SINK HEIGHTS
34" MAX.
40" MAX.
SINK HEIGHTS W/MIRROR
39" - 41"
12"
42" MIN.
1 1/2" MIN.
18" MIN.
14" MIN. 19" MAX.
24" MIN.
42" MAX.
17" - 19"
33" - 36"
39" - 41"
17" - 19"
36"
6"
18"
TP DISPENSER
TOILET HEIGHTS
17"
URINAL HEIGHT
34" MIN. 48" MAX
PAPER TOWEL DISPENSER HEIGHT
34" MIN. 48" MAX
ELECTRIC HAND DRYER
48" MAX. TO ACTIVATION DEVICE
19"
TOILET PAPER DISPENSER HEIGHT
25"
NAPKIN DISPOSAL HEIGHT
34"
BABY CHANGING STATION HEIGHT
54" MAX. TO LATCHING MECHANISM
38" - 48"
CLOTHES HOOKS HEIGHT
SPOUT HGT. 36" MAX.
15" MIN.
36" MAX.
15" MIN.
43" MAX.
SPOUT HGT.
43" MAX.
30" CLEAR FLOOR
30" CLEAR FLOOR
5" MAX.
15" MIN.
36" MAX WHEELCHAIR
38"-43" STANDING
48" CLEAR FLOOR

Shall install 2-Hi & Low or 1 that complies for people who use a wheelchair and standing person (2006 IBC Section 1109.5.1)

DRINKING FOUNTAIN SPOUT LOCATION
(ANSI ICC A117.1-2009 FIG. 602.5a&b)
TOE CLEARANCE (ANSI ICC A117.1-2009 FIG. 306.2)
KNEE CLEARANCE (ANSI ICC A117.1-2009 FIG. 306.3)

ALL FIXTURES TO BE MOUNTED WITHIN ALLOWABLE RANGES AS INDICATED BY ADA ACCESSIBILITY GUIDELINES AND LOCAL CODES.
(ALL MOUNTING HEIGHTS INDICATED ARE ABOVE FINISHED FLOOR LEVEL.)
ALL GRAB BARS TO BE 1.25"-1.5" DIA. WITH GRIPPABLE SURFACE.

1 FIXTURE MOUNTING HEIGHT
SCALE: 1/4" = 1'-0"

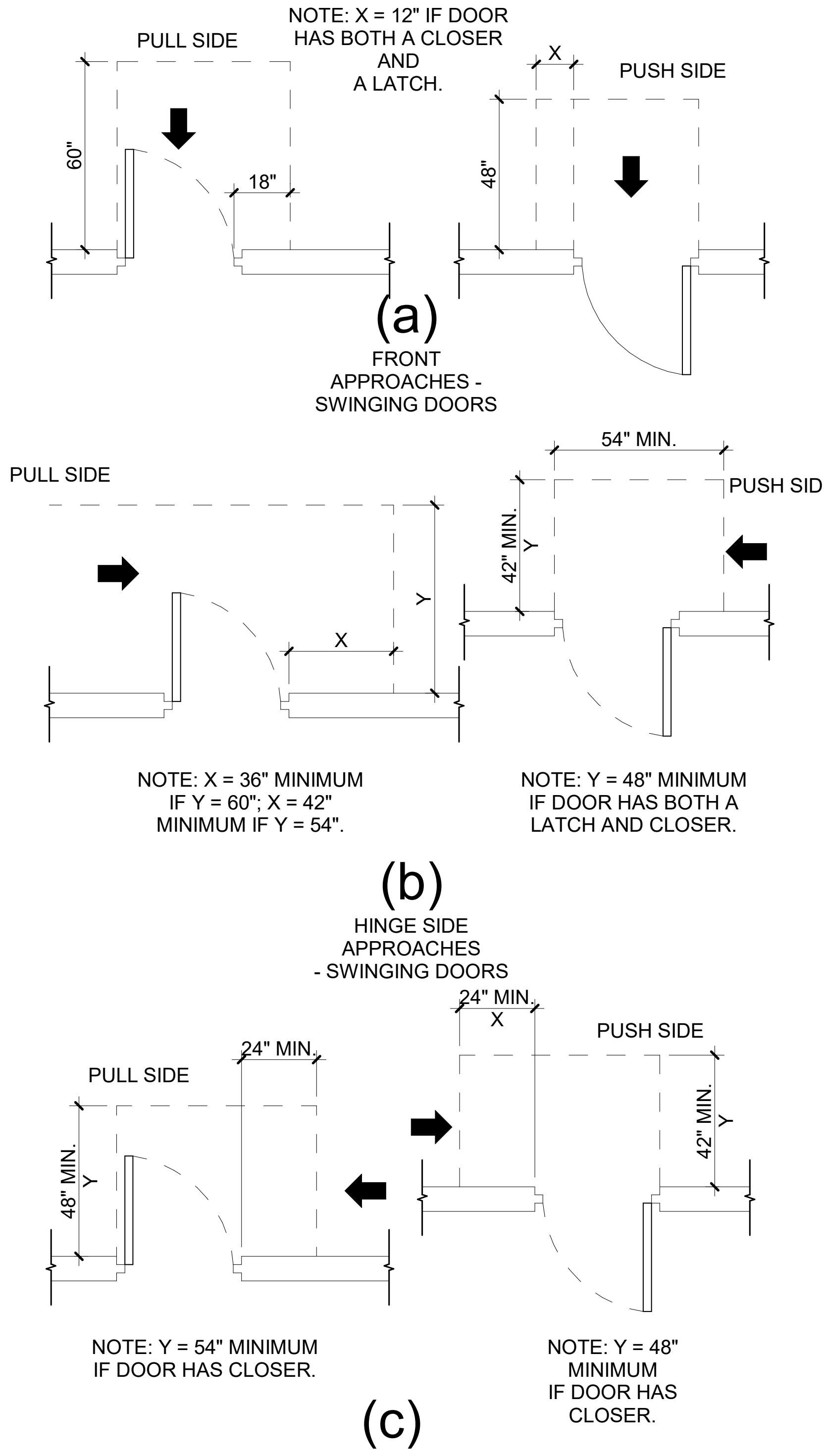


60" MIN.
12" MIN.
36" MIN.
12" MIN.
60" MIN.
36" MIN.

(a)
60" DIAMETER SPACE

(b)
T-SHAPED SPACE FOR 180° TURNS

2 WHEELCHAIR TURNING SPACE
SCALE: 1/4" = 1'-0"



PULL SIDE
60"
18"
NOTE: X = 12" IF DOOR HAS BOTH A CLOSER AND A LATCH.
X
PUSH SIDE
48"
PULL SIDE
X
Y
54" MIN.
PUSH SIDE
42" MIN.
Y
24" MIN.
X
PULL SIDE
24" MIN.
48" MIN.
Y
PUSH SIDE
42" MIN.
Y

(a)
FRONT APPROACHES - SWINGING DOORS

NOTE: X = 36" MINIMUM IF Y = 60"; X = 42" MINIMUM IF Y = 54".

NOTE: Y = 48" MINIMUM IF DOOR HAS BOTH A LATCH AND CLOSER.

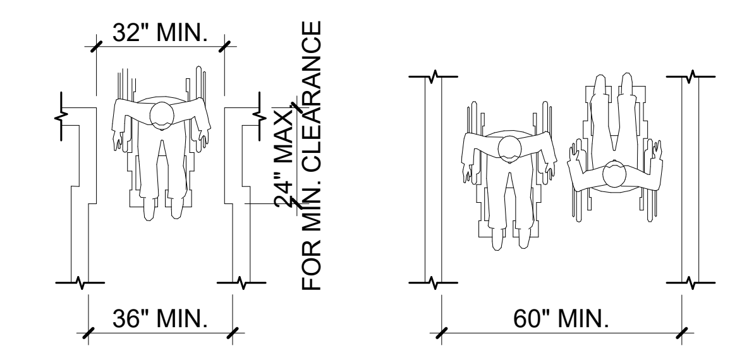
(b)
HINGE SIDE APPROACHES - SWINGING DOORS

NOTE: Y = 54" MINIMUM IF DOOR HAS CLOSER.

NOTE: Y = 48" MINIMUM IF DOOR HAS CLOSER.

(c)
LATCH SIDE APPROACHES - SWINGING DOORS
NOTE: ALL DOORS IN ALCOVES SHALL COMPLY WITH THE CLEARANCES FOR FRONT APPROACHES.

3 MANEUVERING CLEARANCES @ DOORS
SCALE: 1/4" = 1'-0"



32" MIN.
24" MAX. FOR MIN. CLEARANCE
36" MIN.
60" MIN.

MINIMUM CLEAR WIDTH FOR SINGLE WHEELCHAIR

MINIMUM CLEAR WIDTH FOR TWO WHEELCHAIRS

4 MINIMUM CLEAR WIDTHS
SCALE: 1/4" = 1'-0"

ACCESSIBILITY GUIDELINES & REQUIREMENTS

Code Referenced: 2010 ADA Standards for Accessible Design
Dept. of Justice published revised regulations on September 15, 2010 to set minimum enforceable accessibility standards/requirements for newly designed & constructed or altered State and local government facilities, public accommodations, and commercial facilities after March 15, 2012.

Code Referenced: Chapter 11, 2018 INTERNATIONAL BUILDING CODE (IBC)
Buildings and facilities shall be designed and constructed to be accessible in accordance with this code and ICC/ANSI A117.1-2009 (Section 1101.2).

NOT FOR CONSTRUCTION

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HUBBELL REALTY COMPANY

CONVERGE NW
CLUBHOUSE
WAUKEE, IOWA

Rev. #	Issue / Revision	Date
1	30% Set	12-03-2021

Proj. No. 21113
SAA
Proj. Mgr. SP

Sheet Title
ACCESSIBILITY REQUIREMENTS & GUIDELINES

Sheet No.
G-011

J:\2021\21113 Waukee Crossing Multi-Family - Hubbell\CAD-Arch\21113 Converge NW, Waukee, IA_Clubhouse.rvt
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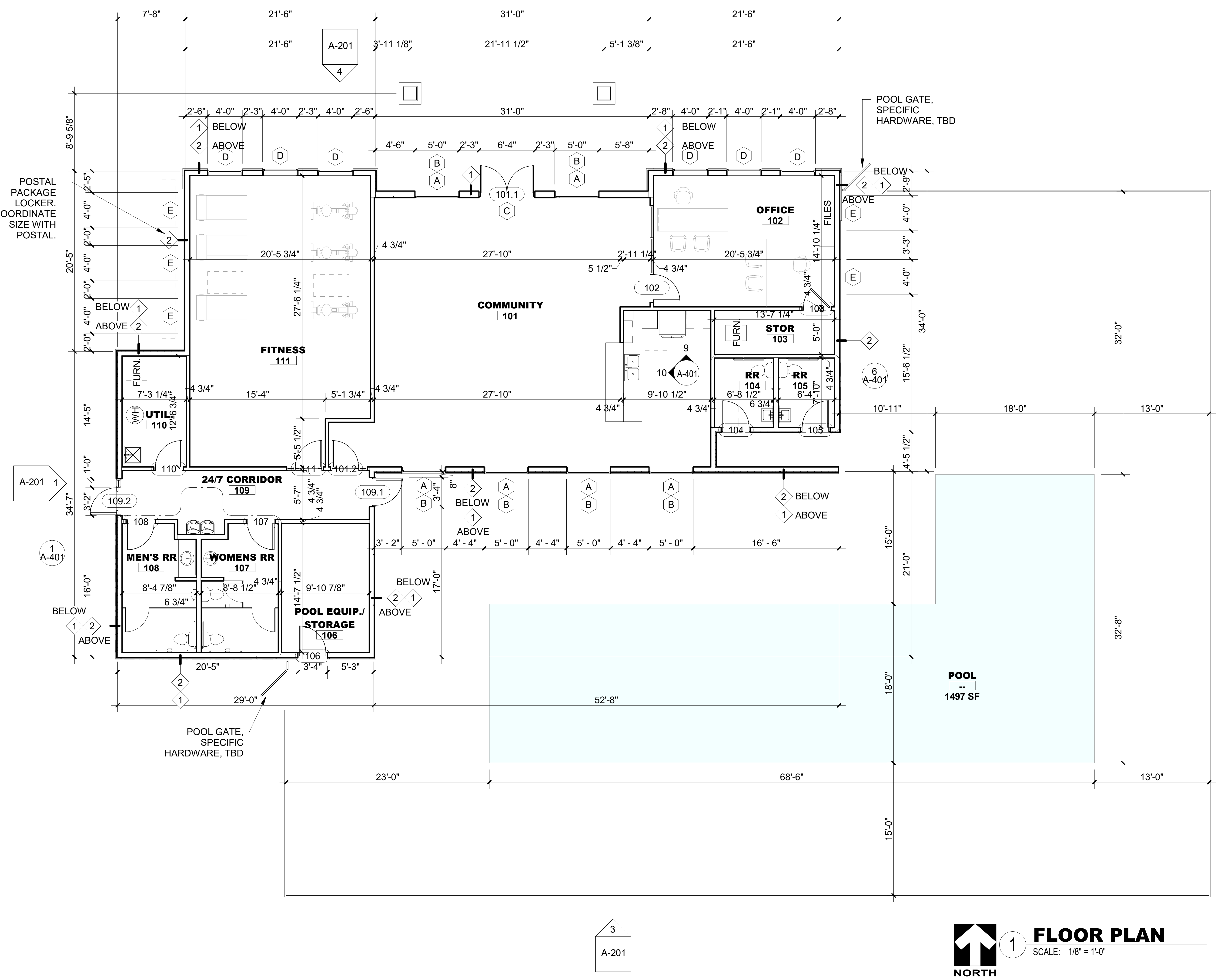
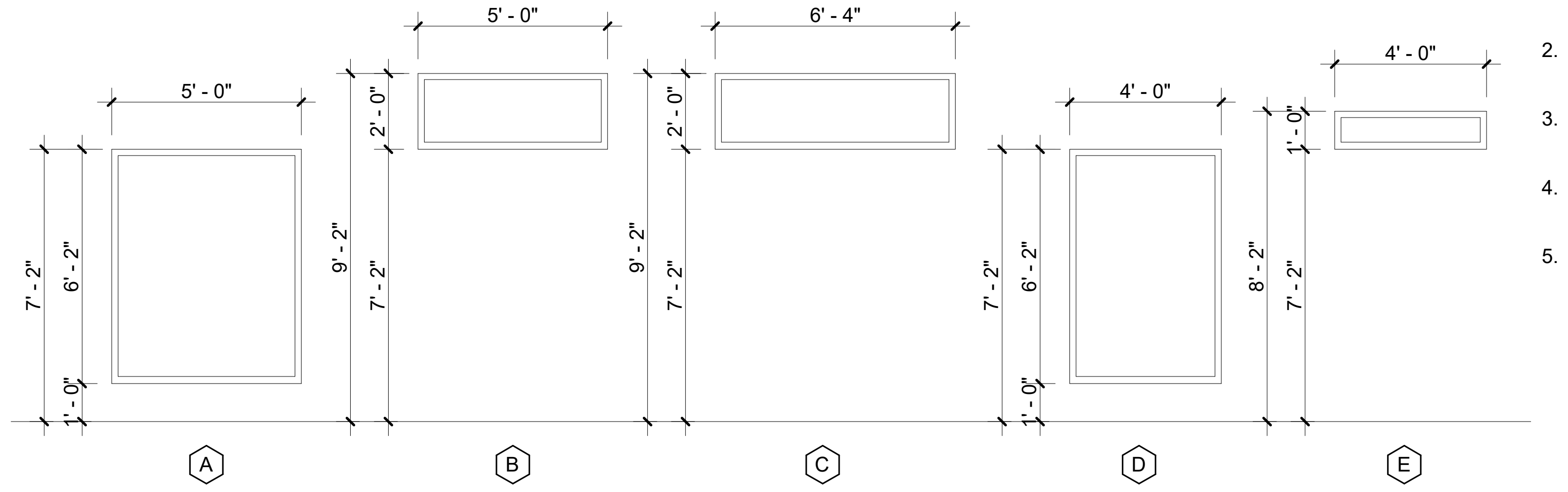


FLOOR PLAN

1 FLOOR PLAN
SCALE: 1/8" = 1'-0"

WINDOW TYPES



A	B	C	D	E
FIBERGLASS FIXED WINDOW	FIBERGLASS FIXED WINDOW	FIBERGLASS FIXED WINDOW	FIBERGLASS FIXED WINDOW	FIBERGLASS FIXED WINDOW

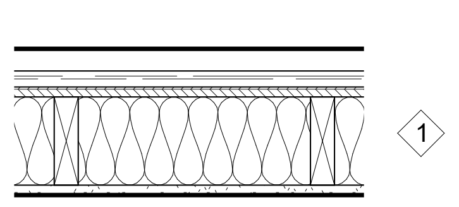
GENERAL WINDOW TYPE NOTES:

1. REFER TO ADDITIONAL NOTES AND REQUIREMENTS ON ALL OTHER DOCUMENTS AND OTHER DISCIPLINES DOCUMENTS.
2. SEALANT AND BACKER ROD AT PERIMETER FRAMING. VERIFY SYSTEM WEEPS ARE KEPT CLEAR, FREE OF SEALANT AND DEBRIS.
3. ADDITIONAL FRAMING, STRUCTURAL SUPPORTS AND/OR BRACING SHALL BE IDENTIFIED BY THE WINDOW SUB-CONTRACTOR PRIOR TO BIDDING & INSTALLATION.
4. PROVIDE TIGHT FITTING SCREENS OF NOT LESS THAN 16 MESH PER INCH AT ALL OPERABLE WINDOWS.
5. IN RESIDENTIAL OCCUPANCIES WHERE THE OPENING OF THE WINDOW SILL PORTION OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72" ABOVE FINISHED GRADE OR OTHER SURFACE BELOW, ONE OF THE FOLLOWING IS REQUIRED:
   A. THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE AT A HEIGHT NOT LESS THAN 36" ABOVE FINISHED FLOOR SURFACE OR THE ROOM IN WHICH THE WINDOW IS LOCATED.
   B. OPERABLE SECTION OF WINDOWS SHALL NOT PERMIT OPENINGS THAT ALLOW PASSAGE OF A 4" DIAMETER SPHERE WHERE SUCH OPENINGS ARE LOCATED WITHIN 36" OF THE FINISHED FLOOR.
   C. WINDOW OPENING CONTROL DEVICES SHALL COMPLY WITH ASTM F 2090. THE WINDOW OPENING CONTROL DEVICE, AFTER OPERATION TO RELEASE THE CONTROL DEVISE ALLOWING THE WINDOW TO FULLY OPEN, SHALL NOT REDUCE THE MINIMUM NET CLEAR OPENING AREA OF THE WINDOW UNIT TO LESS THAN THE AREA REQUIRED.

DOOR & FRAME SCHEDULE

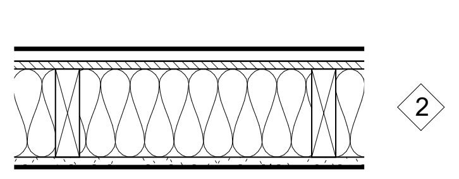
DOOR NO.	ROOM NAME	DOOR TYPE	DOOR PAIR	DOOR WIDTH	DOOR HEIGHT	DOOR MAT'L	FRAME TYPE	FRAME RATING	FRAME MAT'L	HARDWARE CLOSER	HARDWARE PANIC	HARDWARE THLD	REMARKS (ALSO SEE NOTES)
101.1	COMMUNITY	FG	Yes	6' - 0"	7' - 0"	ALUMINUM	1	-	ALUMINUM				E.STRIKE/ CARD READER, ADA DOOR OPENER
101.2	COMMUNITY	FG	No	3' - 0"	7' - 0"	H. METAL	2	-	H. METAL	Yes	Yes	No	E.STRIKE/ CARD READER
102	OFFICE	FG	No	3' - 0"	7' - 0"	ALUMINUM	3	-	ALUMINUM	No	No	No	OFFICE LOCK
103	STOR	F	No	3' - 0"	7' - 0"	H. METAL	1	-	H. METAL	Yes	No	No	STORAGE LOCK
104	RR	F	No	3' - 0"	7' - 0"	ALUMINUM	1	-	ALUMINUM	Yes	No	No	PRIVACY LOCK
105	RR	F	No	3' - 0"	7' - 0"	ALUMINUM	1	-	ALUMINUM	Yes	No	No	PRIVACY LOCK
106	POOL EQUIP./ STORAGE	FG	No	3' - 0"	7' - 0"	H. METAL	1	-	H. METAL	Yes	No	Yes	STORAGE LOCK
107	WOMENS RR	F	No	3' - 0"	7' - 0"	H. METAL	1	-	H. METAL	Yes	No	No	PUSH/PULL
108	MEN'S RR	F	No	3' - 0"	7' - 0"	H. METAL	1	-	H. METAL	Yes	No	No	PUSH/PULL
109.1	24/7 CORRIDOR	FG	No	3' - 0"	7' - 0"	H. METAL	1	-	H. METAL	Yes	No	Yes	E.STRIKE/ CARD READER, ADA DOOR OPENER
109.2	24/7 CORRIDOR	FG	No	3' - 0"	7' - 0"	H. METAL	2	-	H. METAL	Yes	Yes	No	E.STRIKE/ CARD READER, ADA DOOR OPENER
110	UTIL.	F	No	3' - 0"	7' - 0"	H. METAL	1	-	H. METAL	Yes	No	No	STORAGE LOCK
111	FITNESS	FG	No	3' - 0"	7' - 0"	H. METAL	2	-	H. METAL	Yes	No	No	PASSAGE

VERTICAL ASSEMBLIES



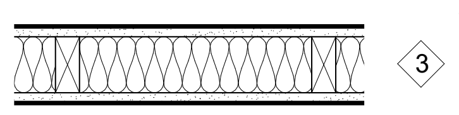
MANUFACTURED VENEER STONE OR BRICK (INSTALLED PER MFR.) (REFER TO ELEVATIONS FOR TYPE) OVER BUILDING WRAP OVER 1/2" EXTERIOR SHEATHING OVER 2x6 STUDS @ 16" O.C. W/ 5 1/2" FRICTION FIT BATT INSULATION (R21 MIN.), OVER 4-MIL VAPOR BARRIER OVER 5/8" GYP. BD. PROVIDE MOISTURE RESISTANT GYP. BD. @ ALL WET WALL LOCATIONS & ENTIRE RESTROOM, UNLESS NOTED OTHERWISE.

EXTERIOR NON-RATED WALL
SCALE: 1"=1'-0"



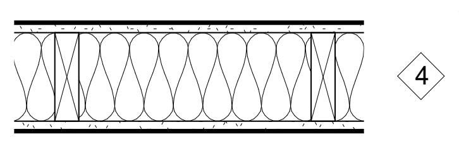
SIDING (INSTALLED PER MFR.) (REFER TO ELEVATIONS FOR TYPE) OVER BUILDING WRAP OVER 1/2" EXTERIOR SHEATHING OVER 2x6 STUDS @ 16" O.C. W/ 5 1/2" FRICTION FIT BATT INSULATION (R21 MIN), OVER 4-MIL VAPOR BARRIER OVER 5/8" GYP. BD. PROVIDE MOISTURE RESISTANT GYP. BD. @ ALL WET WALL LOCATIONS & ENTIRE RESTROOM, UNLESS NOTED OTHERWISE.

EXTERIOR NON-RATED WALL
SCALE: 1"=1'-0"



2x4 STUDS @ 16" O.C. W/ 3 1/2" FRICTION FIT SOUND BATT INSUL., W/ ONE LAYER 1/2" GYP. BD. BOTH SIDES. PROVIDE MOISTURE RESISTANT GYP. BD. @ ALL WET WALL LOCATIONS & ENTIRE RESTROOM. UNLESS NOTED OTHERWISE.

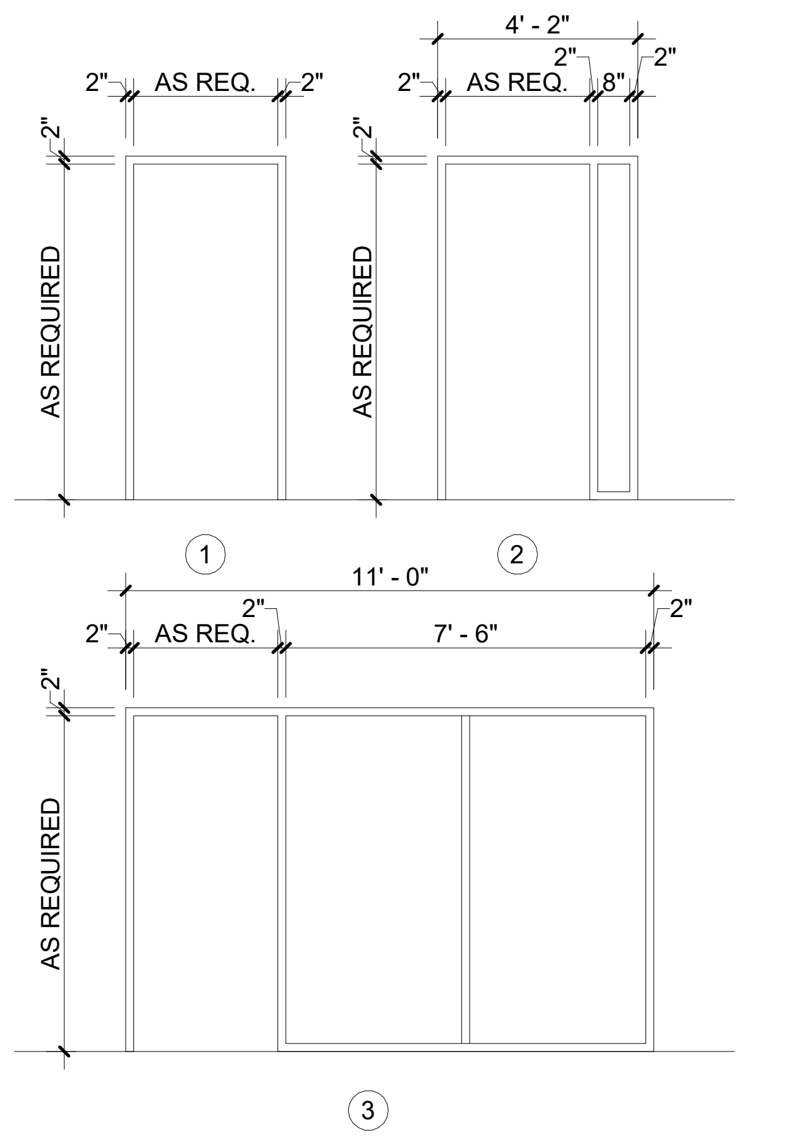
INTERIOR NON-RATED WALL
SCALE: 1"=1'-0"



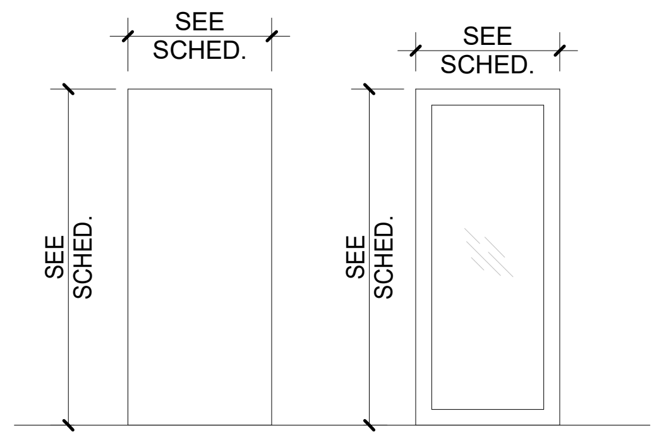
2x6 STUDS @ 16" O.C. W/ 5 1/2" FRICTION FIT SOUND BATT INSULATION, W/ ONE LAYER 5/8" GYP. BD. BOTH SIDES. PROVIDE MOISTURE RESISTANT GWB @ ALL WET WALL LOCATIONS & ENTIRE RESTROOM. UNLESS NOTED OTHERWISE.

INTERIOR NON-RATED WALL
SCALE: 1"=1'-0"

FRAME TYPES



DOOR TYPES



F	FG
FLUSH DOOR W/ INSULATED CORE	FLUSH DOOR WITH FULL GLASS LITE

GENERAL ASSEMBLY NOTES

1. REFER TO ADDITIONAL NOTES AND REQUIREMENTS ON ALL OTHER DOCUMENTS AND OTHER DISCIPLINES DOCUMENTS.
2. ALL ASSEMBLY DESCRIPTIONS NOTED ARE GENERAL AND FOR COORDINATION PURPOSES ONLY, THE DESIGNATED ASSEMBLY SHOULD BE FOLLOWED EXACTLY AS REQUIRED. ANY DISCREPANCIES BETWEEN THE GENERAL DESCRIPTIONS AND THE DESIGNATED ASSEMBLY NOTED SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IMMEDIATELY BEFORE ANY WORK IS PERFORMED.
3. COORDINATE WITH ALL CORRESPONDING DISCIPLINES AND PRODUCTS THAT ARE PART OF OR RELYING ON EACH SYSTEM OR ASSEMBLY.
4. ALL GYPSUM BOARD:
   - SURFACES & LAYERS SHALL BE FINISHED PER THE RECOMMENDED LEVELS OF GYPSUM BOARD FINISH 1-5 AS REQUIRED FOR FINAL FINISH OR CODE REQUIREMENTS.
   - PROVIDE MOISTURE RESISTANT GYPSUM BOARD AT ALL WET WALL LOCATIONS AND ENTIRE REST ROOM, TYP.
   - PROVIDE INTEGRAL METAL REINFORCED GYPSUM BOARD CORNERS, TYP.
   - PROVIDE VERTICAL & HORIZONTAL EXPANSION JOINTS AS REQUIRED TO PREVENT CRACKS IN WALLS. TRY TO LOCATE AT COLUMN/GRID LINES AND AT THE HEAD OF DOOR JAMBS/OPENINGS OR AS OTHERWISE NOTED, 24' MAXIMUM, OR WHERE REQUIRED PER STANDARD MATERIAL PRACTICE TO ELIMINATE STRESS CRACKING.
5. TIGHTLY WRAPPED WITH GYPSUM BOARD OVER STUDS, TYP. U.O.N. ALL INTERIOR STEEL BEAMS FALLING BELOW FINISHED CEILING HEIGHTS SHALL BE TIGHTLY WRAPPED WITH GYPSUM BOARD OVER STUDS, TYP. U.O.N.
6. ALL PENETRATIONS INTO OR THROUGH FIRE-RESISTIVE-RATED ASSEMBLIES SHALL BE PROTECTED BY APPROVED PENETRATION FIRESTOP SYSTEMS DESIGNED TO RESIST THE PASSAGE OF FIRE &/OR SMOKE FOR A TIME PERIOD NOT LESS THAN THE REQUIRED FIRE-RESISTANCE RATING WHICH IT IS INSTALLED.
7. ALL JOINTS INSTALLED IN OR BETWEEN FIRE-RESISTIVE-RATED WALLS, FLOORS OR FLOOR/CEILING ASSEMBLIES AND ROOFS OR ROOF/CEILING ASSEMBLIES SHALL BE PROTECTED BY APPROVED FIRE-RESISTANT JOINT SYSTEM DESIGNED TO RESIST THE PASSAGE OF FIRE FOR A TIME PERIOD NOT LESS THAN THE REQUIRED FIRE-RESISTANCE RATING WHICH IT IS INSTALLED.
8. ALL OPENINGS INSTALLED IN FIRE-RESISTIVE-RATED ASSEMBLIES SHALL BE PROTECTED BY APPROVED FIRE-RESISTANCE-RATED OPENING PROTECTIVES DESIGNED & LABELED TO RESIST THE PASSAGE OF FIRE & SMOKE FOR A TIME PERIOD NOT LESS THAN THE REQUIRED FIRE-RESISTANCE RATING WHICH IT IS INSTALLED.
9. INSTALL GYPSUM BOARD/GYPCRETE PRIOR TO SETTING TUBS/SHOWERS AT RATED ASSEMBLIES IN ORDER TO MAINTAIN REQUIRED RATING.
10. ALL WOOD FRAMING MEMBERS, INCLUDING WOOD SHEATHING, THAT REST ON THE EXTERIOR FOUNDATION WALLS AND ARE LESS THAN 8" FROM EXPOSED EARTH AND ALL WOOD IN DIRECT CONTACT WITH MASONRY, CONCRETE, EARTH OR MATERIAL THAT RETAINS MOISTURE SHALL BE OF NATURALLY DURABLE OR PRESERVATIVE-TREATED WOOD.
11. PROVIDE ADEQUATE WOOD BLOCKING FOR MILLWORK, FIXTURES, EQUIPMENT, PLUMBING FIXTURES AND ACCESSORIES, ELECTRIC PANELS, ROOF ACCESS LADDERS, FUTURE &/OR BY OWNER ITEMS, ETC.
12. PROVIDE BRACING AT TOP OF WALLS AS NEEDED AT LOWER PARTITION WALLS THAT ARE FREE STANDING AND DON'T EXTEND TO STRUCTURE ABOVE.
13. ROOF SYSTEM SHOULD BE INSTALLED SUCH THAT A THERMAL BARRIER IS NOT REQUIRED.
14. TREATED SILL PLATE SET ON SILL SEALER AT ALL CONCRETE, TYP.

GENERAL FLOOR PLAN NOTES

1. REFER TO ADDITIONAL NOTES AND REQUIREMENTS ON ALL OTHER DOCUMENTS AND OTHER DISCIPLINES DOCUMENTS.

2. ALL SITE INFO, FURNITURE, FIXTURES AND EQUIPMENT SHOWN SHOULD BE CONSIDERED CONCEPTUAL AND MAY HAVE BE PROVIDED FOR COORDINATION PURPOSES ONLY. REFER TO CIVIL, FIRE SUPPRESSION, PLUMBING, MECHANICAL, ELECTRICAL, COMMUNICATIONS, ELECTRONIC SAFETY & SECURITY DOCUMENTS &/OR CONSULTANTS FOR SPECIFIC DESIGN INFORMATION & REQUIREMENTS.

3. DIMENSIONS ARE TO FACE OF FINISH MATERIAL OR CENTER OF STRUCTURE UNLESS OTHERWISE SPECIFIED.

4. ALL CONDUITS, PIPES, WIRING, ROUGH-IN, ETC. SHOULD BE HELD AS TIGHT AS POSSIBLE TO THE ROOF OR FLOOR DECK OR SHOULD BE KEPT WITHIN INTERIOR WALL CAVITIES. NOTHING SHALL BE BELOW THE BOTTOM EDGE OF MAIN BUILDING FRAMES, NOTHING SHALL BE EXPOSED IN FINISHED SPACES, NOTHING SHALL PREVENT A SMOOTH CONTINUOUS FINISHED WALL OR CEILING AS NOTED ON THE DRAWINGS AND NO PLUMBING RAN IN EXTERIOR WALLS UNLESS PRIOR APPROVAL IS GRANTED BY THE ARCHITECT OR OWNER. PLACEMENT COORDINATION BETWEEN TRADES IS REQUIRED.

5. INSTALL VERTICAL EXPANSION JOINT MINIMAL AT COLUMN/GRID LINES AND AT THE HEAD OF DOOR JAMBS/OPENINGS OR AS OTHERWISE NOTED OR WHERE REQUIRED PER STANDARD MATERIAL PRACTICE TO REDUCE STRESS CRACKING. NO CONTROL JOINT/EXPANSION JOINT IN LOAD BEARING AREAS, STAY AWAY 2'-6" MIN.

6. CAULK & SEAL ALL CONTROL-EXPANSION, SAWCUT JOINTS AT ALL INTERIOR & EXTERIOR MASONRY & CONCRETE.

7. PROVIDE LOWER LEVEL AND/OR UNDERFLOOR DRAINAGE SYSTEM TO REDUCE HYDROSTATIC UPLIFT AND PROTECT AGAINST MOISTURE SEEPAGE. PROVIDE FOUNDATION WALL DRAINAGE SYSTEM TO REDUCE LATERAL PRESSURES AND PROTECT AGAINST MOISTURE SEEPAGE. BOTH SYSTEMS SHALL OUTLET TO APPROPRIATE RELIEF.

8. PROVIDE POSITIVE DRAINAGE OF SURFACE WATER AWAY FROM BUILDING WITHOUT PONDING OF WATER ADJACENT TO BUILDING OR ON PAVEMENTS.

GENERAL DOOR, FRAME & HARDWARE NOTES:

1. REFER TO ADDITIONAL NOTES AND REQUIREMENTS ON ALL OTHER DOCUMENTS AND OTHER DISCIPLINES DOCUMENTS.
2. ALL LOCKS SHALL BE REMOVABLE CYLINDER TYPE, MASTER KEYED(CONTRACTOR TO COORDINATE KEYING WITH OWNER)
3. ALL HARDWARE TO BE HEAVY DUTY COMMERCIAL GRADE BRUSHED CHROME FINISH. BRUSHED STAINLESS STEEL IS AN ACCEPTABLE ALTERNATIVE FINISH.
4. DOORS TO ROOMS WITH ELECTRICAL SERVICES OF 800 AMPS OR GREATER WILL REQUIRE PANIC EXIT HARDWARE ON ALL DOORS.
5. ALL EXTERIOR DOORS: (UNLESS OTHERWISE NOTED)
   - SHALL BE FULLY INSULATED, HEAVY-DUTY CONSTRUCTION.
   - FRAMES SHALL BE HEAVY-DUTY HOLLOW METAL CONSTRUCTION.
   - SHALL BE WEATHER-TIGHT, I.E. THRESHOLD, WEATHERSTRIPPING, SWEEP.
   - SHALL HAVE LEVER STYLE ADA DOOR HANDLES AND/OR PULLS.
   - SHALL HAVE LOCKING DEVICES. PANIC HARDWARE AT REQUIRED EXITS.
   - SHALL HAVE HEAVY DUTY SECURITY HINGES, WITH NON-REMOVABLE PINS.
   - SHALL HAVE AUTOMATIC DOOR CLOSERS.
   - SHALL HAVE CORRESPONDING DOORSTOPS (WALL OR OVERHEAD MOUNTED).
   - SHALL HAVE ALARM HARDWARE.
   - WITH RATING SHALL HAVE CLOSERS, THRESHOLDS, GASKETING AND COMPLETE RATED HARDWARE AS REQUIRED.
   - SHALL HAVE SPECIFIC HARDWARE AS NOTED ON DOOR SCHEDULE.
6. ALL INTERIOR DOORS: (UNLESS OTHERWISE NOTED)
   - SHALL BE SOLID-CORE, WOOD (STYLE AS SCHEDULED).
   - SHALL BE HEAVY DUTY HOLLOW REINFORCED METAL CONSTRUCTION.
   - DOORS BETWEEN FULL HVAC AND REDUCED HVAC SPACES SHALL BE FULLY INSULATED.
   - FRAMES SHALL BE 3/4" SOLID WOOD CONSTRUCTION.
   - SHALL HAVE LEVER STYLE ADA DOOR HANDLES AND/OR PULLS.
   - SHALL HAVE HEAVY DUTY HINGES.
   - SHALL HAVE SILENCERS; WHERE INSULATED SHALL HAVE THRESHOLD, WEATHERSTRIPPING, SWEEP.
   - SHALL HAVE CORRESPONDING DOORSTOPS (WALL OR OVERHEAD MOUNTED).
   - WITH LOBBY ACCESS SHALL HAVE CLOSERS, PANIC & ALARM HARDWARE, LOCKING DEVICES.
   - WITH RATING SHALL HAVE CLOSERS, THRESHOLDS, GASKETING AND COMPLETE RATED HARDWARE AS REQUIRED.
   - SHALL HAVE CLOSERS, LOCKS & SPECIFIC HARDWARE AS NOTED ON DOOR SCHEDULE.
7. ALL GLASS: (UNLESS OTHERWISE NOTED)
   - IN INTERIOR DOORS AND FRAMES TO BE 1/4" CLEAR.
   - IN EXTERIOR DOORS AND FRAMES TO BE INSULATED & MATCH IN APPEARANCE.
   - SHALL BE TEMPERED, LAMINATED AND/OR RATED WHERE REQUIRED BY AUTHORITIES.
8. REFER TO MEP DOCS OR MEP SCOPE FOR CARD READER / SECURITY SYSTEM REQUIREMENTS.
9. ALL HARDWARE IS TO BE APPROVED BY OWNER/ ARCHITECT.
10. LATCH PLATES FOR DOOR LOCKS AND DEADBOLTD SHALL BE INSTALLED WITH LAG SCREWS, OR SIMILAR, AT LEAST 3 INCHES IN LENGTH, AND CAPABLE OF ATTACHING THROUGH THE DOOR FRAME AT LEAST 1 1/2 INCHES INTO THE STUD WALL FRAMING.

GENERAL DOOR, FRAME & HARDWARE NOTES:

1. REFER TO ADDITIONAL NOTES AND REQUIREMENTS ON ALL OTHER DOCUMENTS AND OTHER DISCIPLINES DOCUMENTS.
2. ALL LOCKS SHALL BE REMOVABLE CYLINDER TYPE, MASTER KEYED(CONTRACTOR TO COORDINATE KEYING WITH OWNER)
3. ALL HARDWARE TO BE HEAVY DUTY COMMERCIAL GRADE BRUSHED CHROME FINISH. BRUSHED STAINLESS STEEL IS AN ACCEPTABLE ALTERNATIVE FINISH.
4. DOORS TO ROOMS WITH ELECTRICAL SERVICES OF 800 AMPS OR GREATER WILL REQUIRE PANIC EXIT HARDWARE ON ALL DOORS.
5. ALL EXTERIOR DOORS: (UNLESS OTHERWISE NOTED)
   - SHALL BE FULLY INSULATED, HEAVY-DUTY CONSTRUCTION.
   - FRAMES SHALL BE HEAVY-DUTY HOLLOW METAL CONSTRUCTION.
   - SHALL BE WEATHER-TIGHT, I.E. THRESHOLD, WEATHERSTRIPPING, SWEEP.
   - SHALL HAVE LEVER STYLE ADA DOOR HANDLES AND/OR PULLS.
   - SHALL HAVE LOCKING DEVICES. PANIC HARDWARE AT REQUIRED EXITS.
   - SHALL HAVE HEAVY DUTY SECURITY HINGES, WITH NON-REMOVABLE PINS.
   - SHALL HAVE AUTOMATIC DOOR CLOSERS.
   - SHALL HAVE CORRESPONDING DOORSTOPS (WALL OR OVERHEAD MOUNTED).
   - SHALL HAVE ALARM HARDWARE.
   - WITH RATING SHALL HAVE CLOSERS, THRESHOLDS, GASKETING AND COMPLETE RATED HARDWARE AS REQUIRED.
   - SHALL HAVE SPECIFIC HARDWARE AS NOTED ON DOOR SCHEDULE.
6. ALL INTERIOR DOORS: (UNLESS OTHERWISE NOTED)
   - SHALL BE SOLID-CORE, WOOD (STYLE AS SCHEDULED).
   - SHALL BE HEAVY DUTY HOLLOW REINFORCED METAL CONSTRUCTION.
   - DOORS BETWEEN FULL HVAC AND REDUCED HVAC SPACES SHALL BE FULLY INSULATED.
   - FRAMES SHALL BE 3/4" SOLID WOOD CONSTRUCTION.
   - SHALL HAVE LEVER STYLE ADA DOOR HANDLES AND/OR PULLS.
   - SHALL HAVE HEAVY DUTY HINGES.
   - SHALL HAVE SILENCERS; WHERE INSULATED SHALL HAVE THRESHOLD, WEATHERSTRIPPING, SWEEP.
   - SHALL HAVE CORRESPONDING DOORSTOPS (WALL OR OVERHEAD MOUNTED).
   - WITH LOBBY ACCESS SHALL HAVE CLOSERS, PANIC & ALARM HARDWARE, LOCKING DEVICES.
   - WITH RATING SHALL HAVE CLOSERS, THRESHOLDS, GASKETING AND COMPLETE RATED HARDWARE AS REQUIRED.
   - SHALL HAVE CLOSERS, LOCKS & SPECIFIC HARDWARE AS NOTED ON DOOR SCHEDULE.
7. ALL GLASS: (UNLESS OTHERWISE NOTED)
   - IN INTERIOR DOORS AND FRAMES TO BE 1/4" CLEAR.
   - IN EXTERIOR DOORS AND FRAMES TO BE INSULATED & MATCH IN APPEARANCE.
   - SHALL BE TEMPERED, LAMINATED AND/OR RATED WHERE REQUIRED BY AUTHORITIES.
8. REFER TO MEP DOCS OR MEP SCOPE FOR CARD READER / SECURITY SYSTEM REQUIREMENTS.
9. ALL HARDWARE IS TO BE APPROVED BY OWNER/ ARCHITECT.
10. LATCH PLATES FOR DOOR LOCKS AND DEADBOLTD SHALL BE INSTALLED WITH LAG SCREWS, OR SIMILAR, AT LEAST 3 INCHES IN LENGTH, AND CAPABLE OF ATTACHING THROUGH THE DOOR FRAME AT LEAST 1 1/2 INCHES INTO THE STUD WALL FRAMING.

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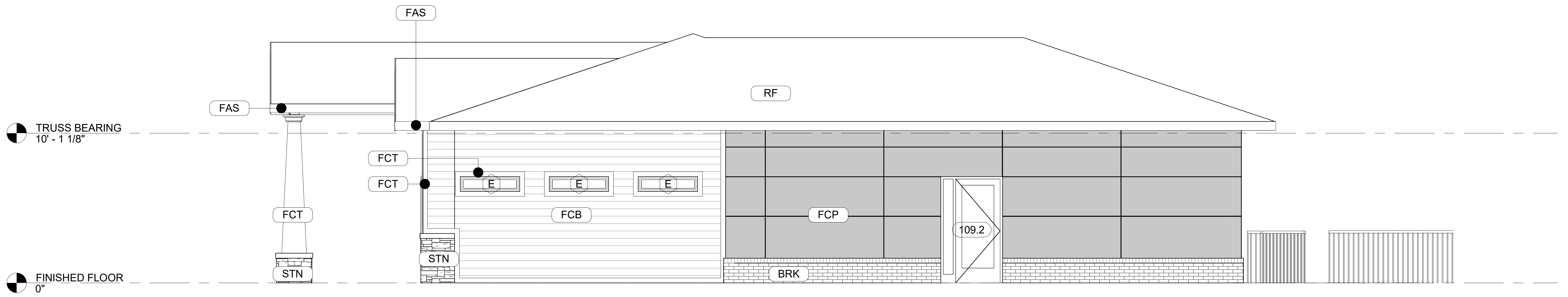
HUBBELL REALTY COMPANY

CONVERGE NW
CLUBHOUSE
WAUKEE, IOWA

Rev. #	Issue / Revision	Date
1	30% Set	12-03-2021

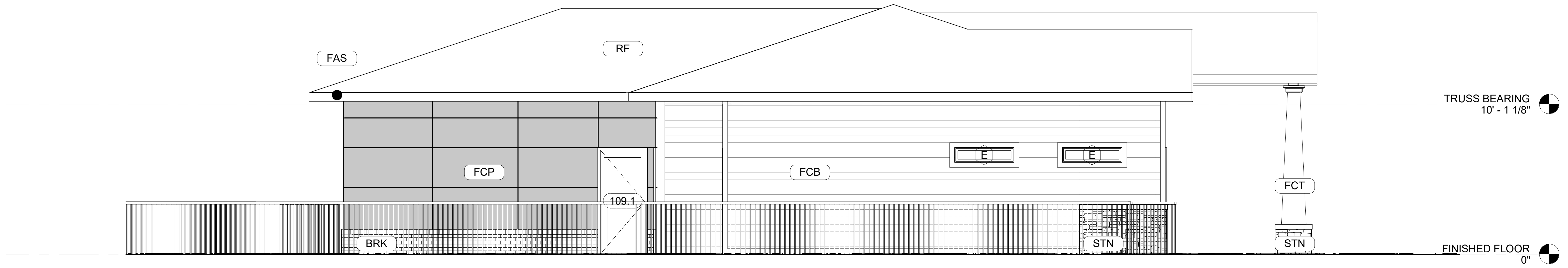
Proj. No. 21113
SAA
Proj. Mgr. SP
Sheet Title
FLOOR PLAN
Sheet No.
A-101

J:\2021\21113 Waukee Crossing Multi-Family - Hubbell\CAD-Arch\21113 Converge NW, Waukee, IA_Clubhouse.rvt
12/3/2021 11:20:30 AM



① **NORTH ELEVATION**

SCALE: 3/16" = 1'-0"



② **SOUTH ELEVATION**

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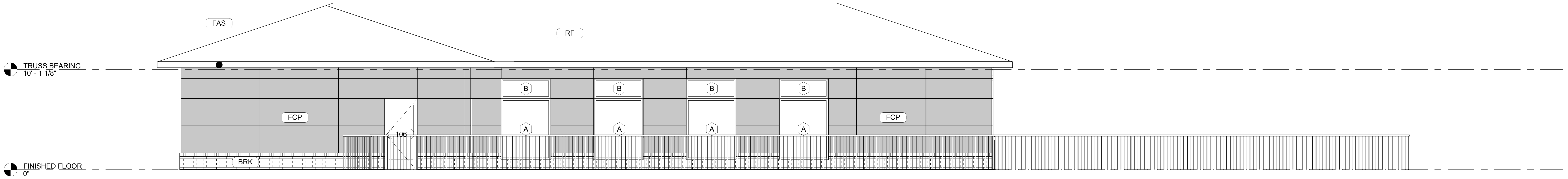
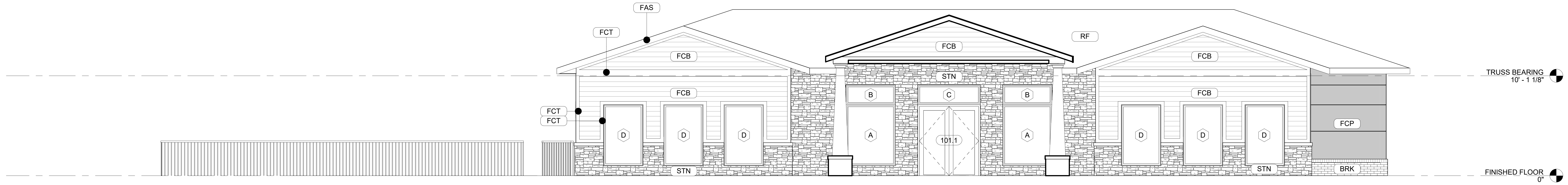


③ **WEST ELEVATION**

SCALE: 3/16" = 1'-0"



④ **EAST ELEVATION**

SCALE: 3/16" = 1'-0"

GENERAL EXTERIOR ELEVATION NOTES:

1. REFER TO ADDITIONAL NOTES AND REQUIREMENTS ON ALL OTHER DOCUMENTS AND OTHER DISCIPLINES DOCUMENTS.
2. ALL CONDUIT RUNS & SERVICE LINES SHALL BE GROUPED TOGETHER IN A NEAT & ORDERLY MANNER AND SHOULD PENETRATE THE WALL AT THE LOWEST POINT AND ARE NOT TO RUN OVER THE TOP OF PARAPET. ALL OTHER CONDUITS & JUNCTION BOXES FOR EXTERIOR FIXTURES & EQUIPMENT SHALL BE FULLY CONCEALED WITHIN THE BUILDING CONSTRUCTION.
3. ALL HORIZONTAL TRANSITIONS BETWEEN DIFFERENT MATERIALS SHALL BE FLASHED CONTINUOUS FROM UP BEHIND UPPER MATERIAL AND EXTEND OVER TO EXTERIOR FACE OF LOWER MATERIAL WITH DRIP EDGE.
4. ANY RETURNS OR BLIND ELEVATIONS NOT SHOWN SHALL BE SIMILAR IN MATERIAL AND MAKEUP TO ADJACENT CONDITIONS OR OTHER SIMILAR CONDITIONS.
5. NO EXPOSED MASONRY/MATERIAL CORES. MASONRY RETURNS AT WINDOWS/OPENINGS ARE REQUIRED IF FRAMING IS NOT DEEP ENOUGH TO PROVIDE CLOSURE AT THE BACKSIDE OF MASONRY FOR AN EFFECTIVELY SEALED JOINT.
6. INSTALL VERTICAL EXPANSION JOINTS PER STRUCTURAL OR MINIMAL AT COLUMN/GRID LINES AND AT THE HEAD OF DOOR JAMBS/OPENINGS OR AS OTHERWISE NOTED OR WHERE REQUIRED PER STANDARD MATERIAL PRACTICE TO REDUCE STRESS CRACKING. NO CONTROL JOINT/EXPANSION JOINT AT MAIN STRUCTURAL BEARING LOCATIONS. VERIFY JOINTS WITH ARCHITECT.
7. CAULK & SEAL ALL TRANSITION-CONTROL-EXPANSION AT ALL EXTERIOR MATERIALS.
8. PROVIDE CAST REGLETS JUST IN FROM THE OUTER EDGE ON UNDERSIDE OF FACE MATERIAL OR DRIP EDGE AT ALL OVERHANGS & SOFFITS.
9. INSULATE AND SEAL TO ENSURE ADEQUATE AIR INFILTRATION BARRIER AROUND ALL EXTERIOR PENETRATIONS TO PREVENT WATER AND SPRINKLER PIPE FREEZING.
10. WHERE EXTERIOR PAVING ADJACENT TO BUILDING, TOP OF PAVING TO BE 1/4" LOWER THAN INTERIOR FINISH FLOOR, SLOPING CONTINUOUSLY AWAY FROM BUILDING A MINIMUM OF 5'. WHERE DOOR STOOP, 48" OUT FROM DOOR 1:48(2%) MAX. SLOPE, AFTER 48" AWAY FROM DOOR 1:20(5%) MAXIMUM SLOPE TO PUBLIC WAY. (REFER TO CIVIL)
11. WHERE NO EXTERIOR PAVING ADJACENT TO BUILDING, TOP OF FINISHED LANDSCAPE A MINIMUM OF 4" BELOW INTERIOR FINISH FLOOR AND 4” BELOW EXTERIOR WALL FLASHING/WEEPS, SLOPING CONTINUOUSLY AWAY FROM BUILDING A MINIMUM OF 5'. (REFER TO CIVIL)
12. ADDRESS SHALL BE PROVIDED ON STREET SIDE OF BUILDING AND ON MONUMENT SIGN. NUMBERS A MINIMUM 5 INCH CONTRASTING COLOR NUMBERS WITH MINIMUM 1/2" STROKE.
13. IF ANY SIGNAGE OR SIGN BASE IS SHOWN IT IS FOR REFERENCE ONLY, FINAL DESIGNS AND/OR ALLOWANCES SHALL BE DETERMINED WITH APPROVED SIGNAGE PERMIT(S).

ACTUAL DETAILS & DIMENSIONS MAY VARY AND ARE SUBJECT TO CHANGE. ALL DRAWINGS ARE SUBJECT TO AUTHORITY HAVING JURISDICTION APPROVAL. SIGNAGE SHOWN DOES NOT REPRESENT ALLOWABLE SIGNAGE PERMITTING/APPROVAL OF ALL SIGNAGE PER CURRENT CITY ORDINANCE BY OTHERS.

EXTERIOR MATERIAL LEGEND

MAT. LABEL	MATERIAL DESCRIPTION
BRK	MERIDIAN THIN BRICK - AMARO; NATURAL MORTAR
FAS	PREFINISHED METAL FASCIA, COLOR - WHITE
FCB	FIBER CEMENT LAP SIDING, 6" REVEAL, COLOR - WHITE
FCP	FIBER CEMENT PANEL SMOOTH SIDING, COLOR - DARK GRAY
FCT	5/4 HARDIE TRIM BOARD, SMOOTH, COLORPLUS, ARCTIC WHITE
RF	ARCHITECTURAL ASPHALT ROOFING SHINGLES, COLOR- CHARCOAL
SF	T.B. ALUMINUM STOREFRONT FRAMING: CLEAR ANODIZED FINISH
STN	MANUFACTURED VENEER STONE (INSTALLED PER MFR.)
VIS	1” INSULATED VISION GLASS: CLEAR W/ LOW E COATING

- H. METAL MAN DOORS & FRAMES: PAINTED TO MATCH ADJACENT MATERIAL.
- GUTTERS AND DOWNSPOUTS: METAL PREFINISHED TO MATCH ADJACENT MATERIAL.
- FASCIA AND SOFFIT: METAL PREFINISHED TO MATCH ROOF COLOR.
- CAULKS AND SEALANTS: COLOR MATCHED TO ADJACENT MATERIAL.

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HUBBELL REALTY COMPANY

CONVERGE NW
CLUBHOUSE
WAUKEE, IOWA

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Rev. #	Issue / Revision	Date
1	30% Set	12-03-2021

Proj. No. SAA Proj. Mgr.
21113 **SP**

Sheet Title
EXTERIOR ELEVATIONS

Sheet No.
A-201

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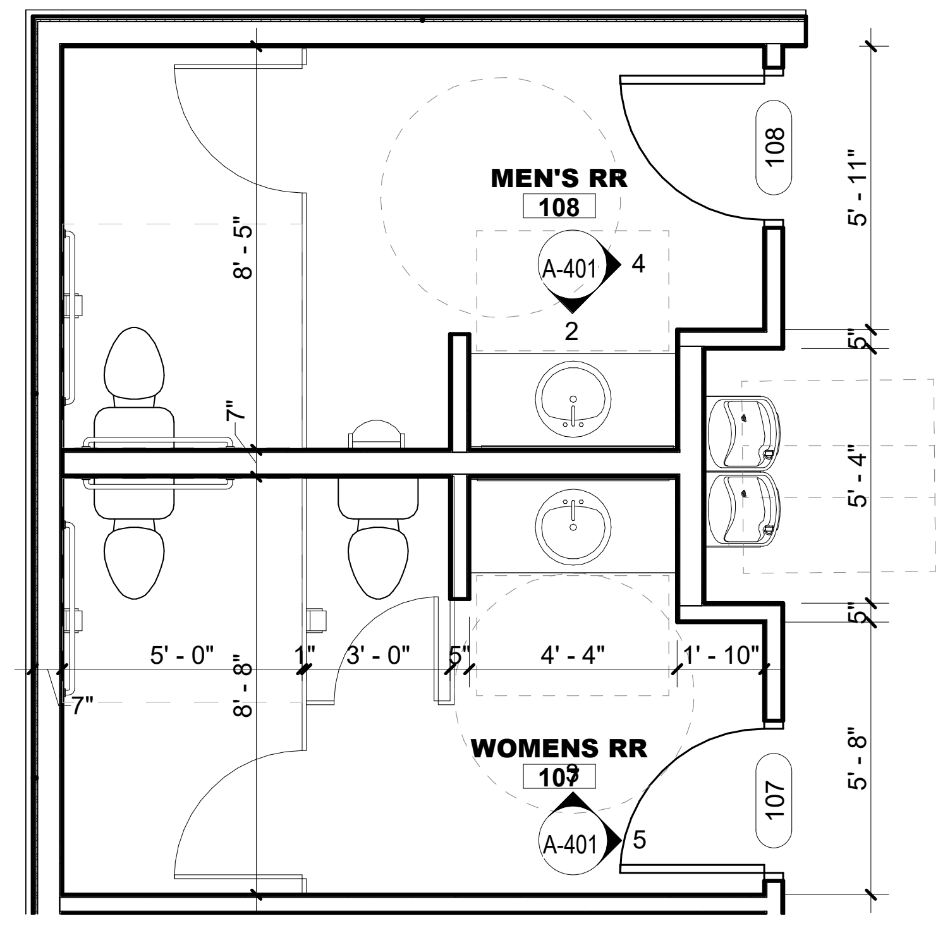
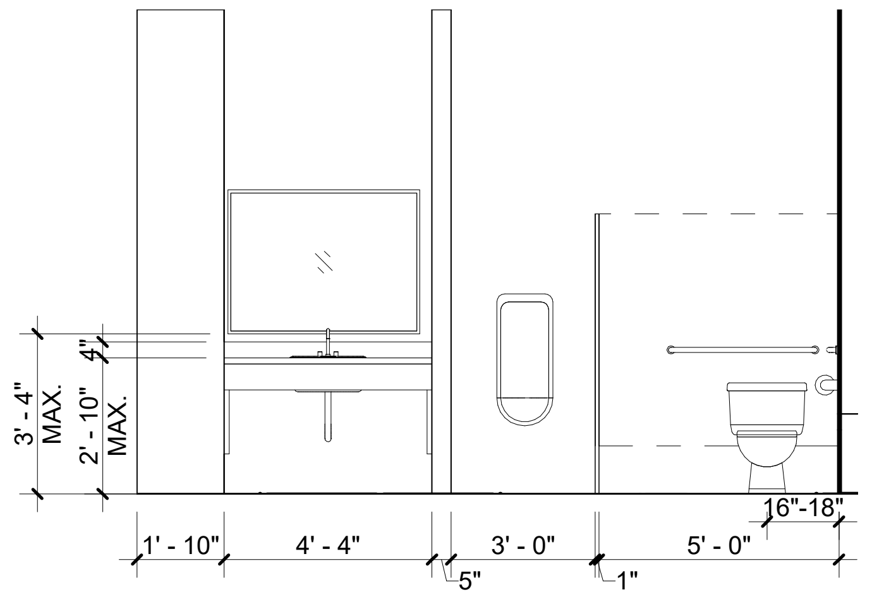
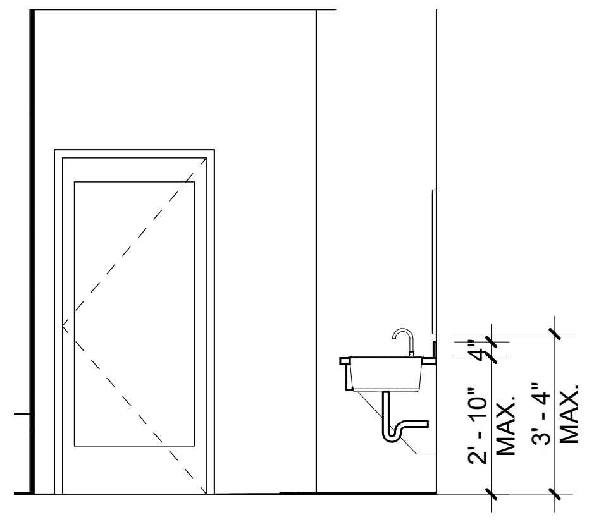
12/3/2021 11:20:31 AM



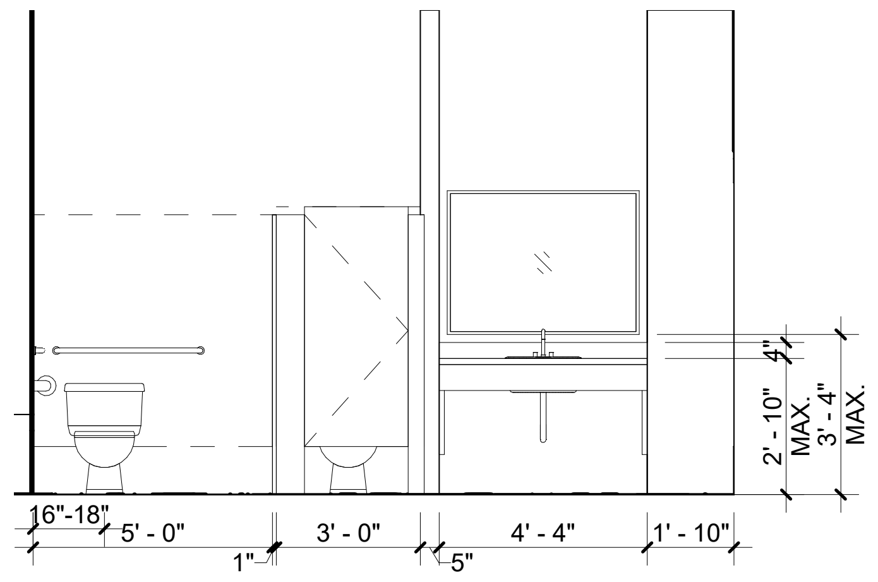
1 **RESTROOM ENLARED PLAN**
SCALE: 1/4" = 1'-0"



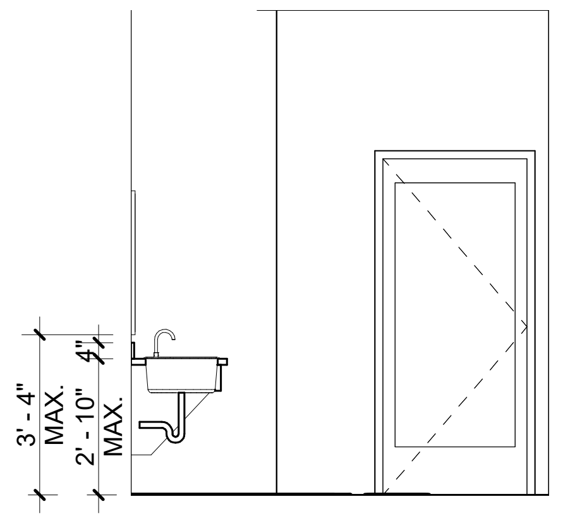
2 **MEN'S RR**
SCALE: 1/4" = 1'-0"



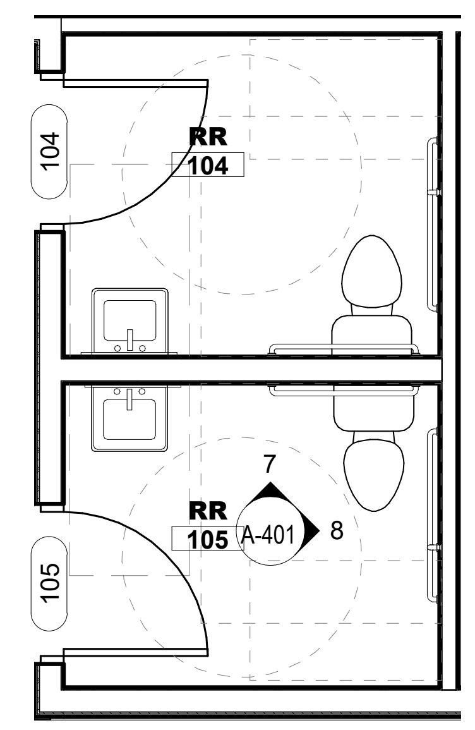
4 **MEN'S RR 2**
SCALE: 1/4" = 1'-0"



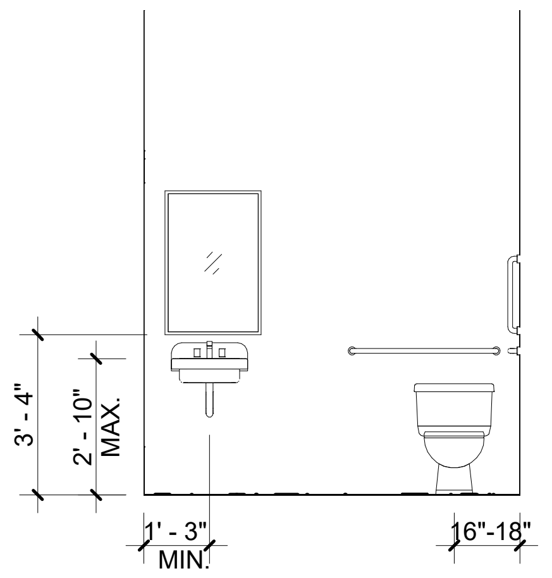
3 **WOMEN'S RR**
SCALE: 1/4" = 1'-0"



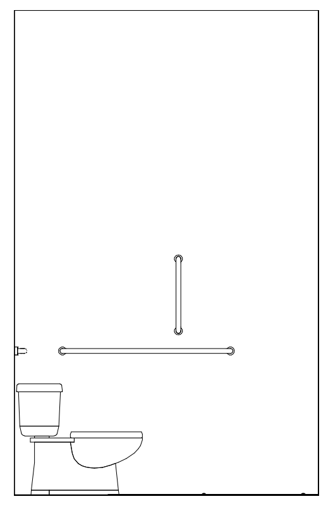
5 **WOMEN'S RR**
SCALE: 1/4" = 1'-0"



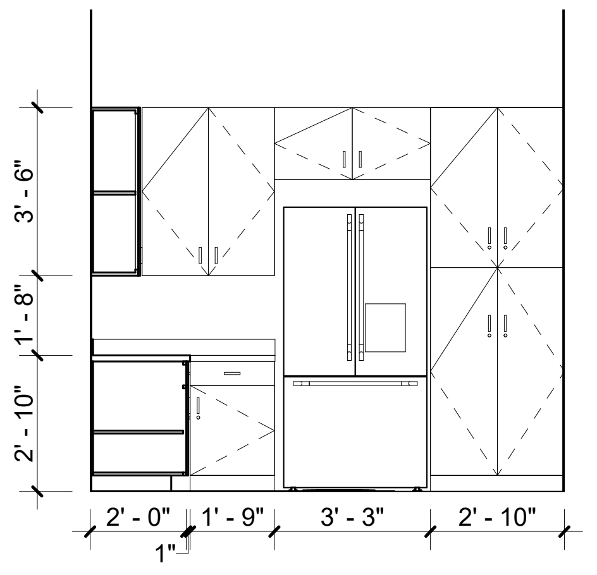
6 **UNISEX ENLARGED PLAN**
SCALE: 1/4" = 1'-0"



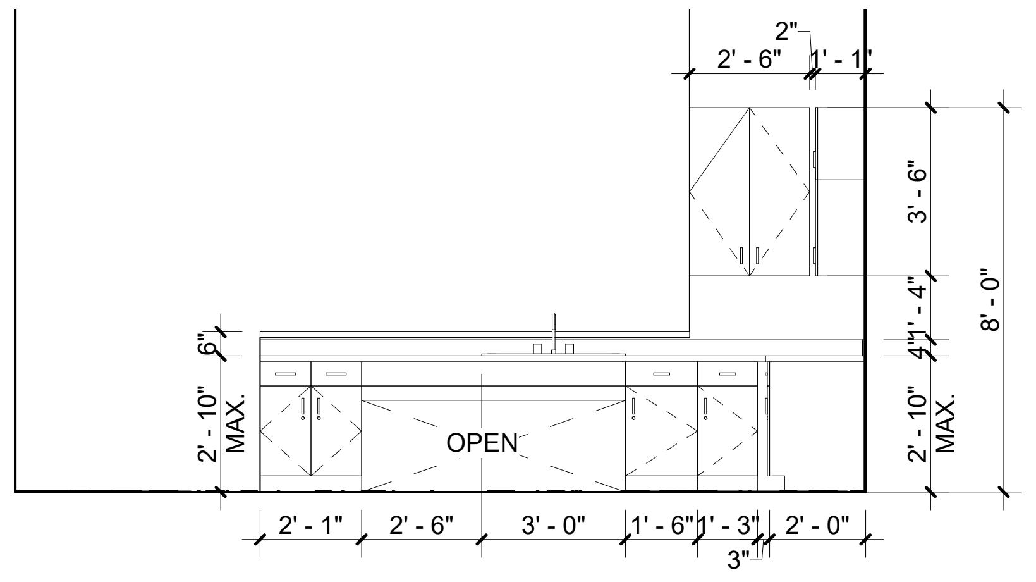
7 **UNISEX RR1**
SCALE: 1/4" = 1'-0"



8 **UNISEX RR 2**
SCALE: 1/4" = 1'-0"



9 **KITCHEN ELEVATION**
SCALE: 1/4" = 1'-0"



10 **KITCHEN ELEVATION**
SCALE: 1/4" = 1'-0"

GENERAL RESTROOM NOTES:

1. REFER TO ADDITIONAL NOTES AND REQUIREMENTS ON ALL OTHER DOCUMENTS AND OTHER DISCIPLINES DOCUMENTS.

2. ALL PLUMBING FIXTURES SHOWN ON THIS SHEET IS PROVIDED FOR COORDINATION PURPOSES ONLY. REFER TO PLUMBING DOCUMENTS FOR SPECIFIC DESIGN INFO.

3. ALL REST ROOMS, FIXTURES & ACCESSORIES SHALL BE COMMERCIAL GRADE AND SHALL COMPLY WITH THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT.

4. PROVIDE ADEQUATE BLOCKING FOR ALL REST ROOM FIXTURES AND EQUIPMENT.

5. ADD GFI POWER UNDER SINKS OR AROUND WATER CLOSETS IF AUTO-CONTROLS.

6. FIXTURE & ACCESSORY MOUNTING HEIGHTS ARE AS FOLLOWS:
   - DRINKING FOUNTAIN & WATER COOLER:
     - SPOUT HEIGHT: NO HIGHER THAN 36" AFF,
     - CONTROLS HEIGHT: SEE BELOW.
   - WATER CLOSET HEIGHT: 17"-19" TO TOP OF TOILET SEAT.
   - URINAL RIM HEIGHT: 17" AFF.
   - GRAB BAR CENTER MOUNTING HEIGHT: 33"-36" AFF.
     - GRAB BARS TO BE 1-1/4"-1-1/2" DIA. W/ GRIPPABLE SURFACE.
   - TOILET PAPER DISPENSER CENTER MOUNTING HEIGHT: 19" AFF.
   - LAVATORY RIM OR COUNTER HEIGHT: NO HIGHER THAN 34" AFF
   - MIRROR HEIGHT: BOTTOM EDGE NO HIGHER THAN 40" AFF.
   - CONTROLS HEIGHT AND REACH RANGES ARE AS FOLLOWS:
     - FORWARD APPROACH: 15"-48" AFF; OVER OBJECT 44" AFF MAX,
     - SIDE APPROACH: 9"-54" AFF; OVER OBJECT 46" AFF MAX.

RESTROOM FIXTURE & EQUIP. NOTES:

1. PROVIDE THE FOLLOWING RESTROOM FIXTURES IN WHITE VITREOUS CHINA FINISH UNLESS OTHERWISE INDICATED OR APPROVED, AS REPRESENTED IN DOCUMENTS.
   - FLOOR MOUNT TANK TYPE WATER CLOSETS.
   - WALL HUNG WITH ELONGATED RIM URINALS.
   - WALL MOUNT WITH OVERFLOW LAVATORY.
   - HAND OPERATED FLUSH & FAUCET CONTROLS.
   - INSTA-HOT ELECTRIC HOT WATER HEATER UNDER LAVATORY.
   - EXHAUST FAN.

1. PROVIDE THE FOLLOWING RESTROOM ACCESSORIES IN BRUSHED CHROME FINISH UNLESS OTHERWISE STATED OR APPROVED. BRUSHED STAINLESS STEEL IS AN ACCEPTABLE ALTERNATIVE FINISH.
   WATER CLOSET AREA:
   - (1) SURFACE MOUNT DOUBLE TOILET PAPER DISPENSER PER WATER CLOSET.
   - (1) SANITARY NAPKIN DISPOSAL PER WOMENS WATER CLOSET.
   - (1) SANITARY NAPKIN DISPENSER PER WOMENS RESTROOM.
   - (1) COAT HOOK PER WATER CLOSET/URINAL.
   - (1) TOILET SEAT PROTECTOR DISPENSER PER RESTROOM.

   LAVATORY AREA:
   - (1) AUTOMATIC HIGH VELOCITY HAND AIR DRYER (XLERATOR OR SIM) WITH ADA RECESSED TRAY & WALL GUARD..
   - (1) SEMI-RECESSED COMBINATION FOLDED PAPER TOWEL DISPENSER / MEDIUM-SIZED TRASH RECEPTACLE PER RESTROOM.
   - (1) LIQUID SOAP DISPENSER PER LAVATORY.
   - (1) 24"W x 36"H MIN. MIRROR WITH METAL TRIM PER LAVATORY.

   MISC.
   - (1) FLOOR DRAIN WITH TRIM FLUSH WITH FINISHED FLOOR PER REST ROOM.
   - (1) BABY CHANGING STATION PER REST ROOM.

simonson
simonson & associates architects LLC
1717 ingersoll avenue suite 117 des moines ia 50309
phn 515 440 5626 www.simonsonassoc.com

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HUBBELL REALTY COMPANY

CONVERGE NW
CLUBHOUSE
WAUKEE, IOWA

NOT FOR CONSTRUCTION

Rev. #	Issue / Revision	Date
1	30% Set	12-03-2021

Proj. No. SAA Proj. Mgr.
21113 **SP**

Sheet Title
ENLARGED PLANS & INTERIOR ELEVATIONS

Sheet No.
A-401

J:\2021\21113 Waukee Crossing Multi-Family - Hubbell\CAD-Arch\21113 Converge NW, Waukee, IA_Clubhouse.rvt
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ALL ONE-STORY
3 BEDROOM ON OUTSIDE
2 BEDROOM IN MIDDLE
UNIT 101 TYPE 3A 1750 SF
UNIT 102 TYPE 2A 1631 SF
UNIT 103 TYPE 2A 1631 SF
UNIT 104 TYPE 2A 1631 SF
UNIT 105 TYPE 3A 1750 SF
ALL ONE-STORY '3 BEDROOMS'
(2 + DEN IN MIDDLE
UNIT 101 TYPE 3B 1730 SF
UNIT 102 TYPE 2B+D 1730 SF
UNIT 103 TYPE 2B+D ALT 1730 SF
UNIT 103 TYPE 3B 1730 SF
ALL ONE-STORY 3 BEDROOMS
(2 + DEN & 2 + DEN ALT IN MIDDLE)
SECOND FLOOR
UNIT 102 TYPE 3B 1053 SF
UNIT 103 TYPE 3B 1053 SF
FIRST FLOOR
UNIT 101 TYPE 3A 1730 SF
UNIT 102 TYPE 3B 975 SF
UNIT 103 TYPE 3B 975 SF
UNIT 104 TYPE 3A 1730 SF
OUTSIDE ONE-STORY, INSIDE TWO-STORY
ALL 3 BEDROOMS
S84°24'38"W 231.72'
Δ=6°05'14"
L=53.23'
R=501.00'
CH=53.20'
CHB=S87°27'15"W
Δ=6°51'22"
L=35.90'
R=300.00'
CH=35.88'
CHB=N13°01'37"W
Δ=4°00'52"
L=68.70'
R=980.50'
CH=68.69'
CHB=N07°35'30"W
EX 30.00' STORM SEWER EASEMENT
EX 10.00' PUE
EX 25.00' LANDSCAPE BUFFER EASEMENT
N32°20'22"W 140.79'
EX 30.00' SANITARY SEWER EASEMENT
S89°30'08"E 1043.41'
N
SCALE
0' 20' 40' 80'

12. DO NOT STORE CONSTRUCTION MATERIALS AND EQUIPMENT IN THE RIGHT OF WAY.
13. THE CONTRACTOR SHALL NOT DISTURB DESIRABLE GRASS AREAS AND DESIRABLE TREES OUTSIDE THE CONSTRUCTION LIMITS. THE CONTRACTOR WILL NOT BE PERMITTED TO PARK OR SERVICE VEHICLES AND EQUIPMENT OR USE THESE AREAS FOR STORAGE OF MATERIALS. STORAGE, PARKING AND SERVICE AREAS WILL BE SUBJECT TO THE APPROVAL OF THE OWNER.
14. THE CONTRACTOR IS RESPONSIBLE FOR REPLACING ANY AREAS OF PAVEMENT OR SIDEWALK NOT TO BE REMOVED THAT IS DAMAGED DUE TO OPERATING EQUIPMENT ON THE PAVEMENT OR SIDEWALK.
15. THE CONTRACTOR MAY BE REQUIRED TO PLACE TEMPORARY WARNING DEVICES AND SAFETY FENCE AT CERTAIN LOCATIONS WHERE REPLACEMENT FEATURES ARE NOT INSTALLED THE SAME DAY, AS DIRECTED BY THE ENGINEER OR THE CITY.
16. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF WORK BETWEEN SUPPLIERS AND SUBCONTRACTORS INVOLVED IN THE PROJECT, INCLUDING STAGING OF CONSTRUCTION DETAILS.
17. ALL PERMITS AND ADDITIONAL FEES REQUIRED TO COMPLETE THE WORK SHALL BE INCLUDED IN THE CONTRACTOR BID.
18. SIDEWALKS AND RAMPS SHALL MEET ALL ADA REQUIREMENTS.

PAVEMENT THICKNESS

3405 S.E. CROSSROADS DRIVE,
GRIMES, IOWA 50111
PHONE: (515) 369-4400

TECH:

ENGINEER:

WAUKEE CROS

DIMENSION PLAN OV

3/20

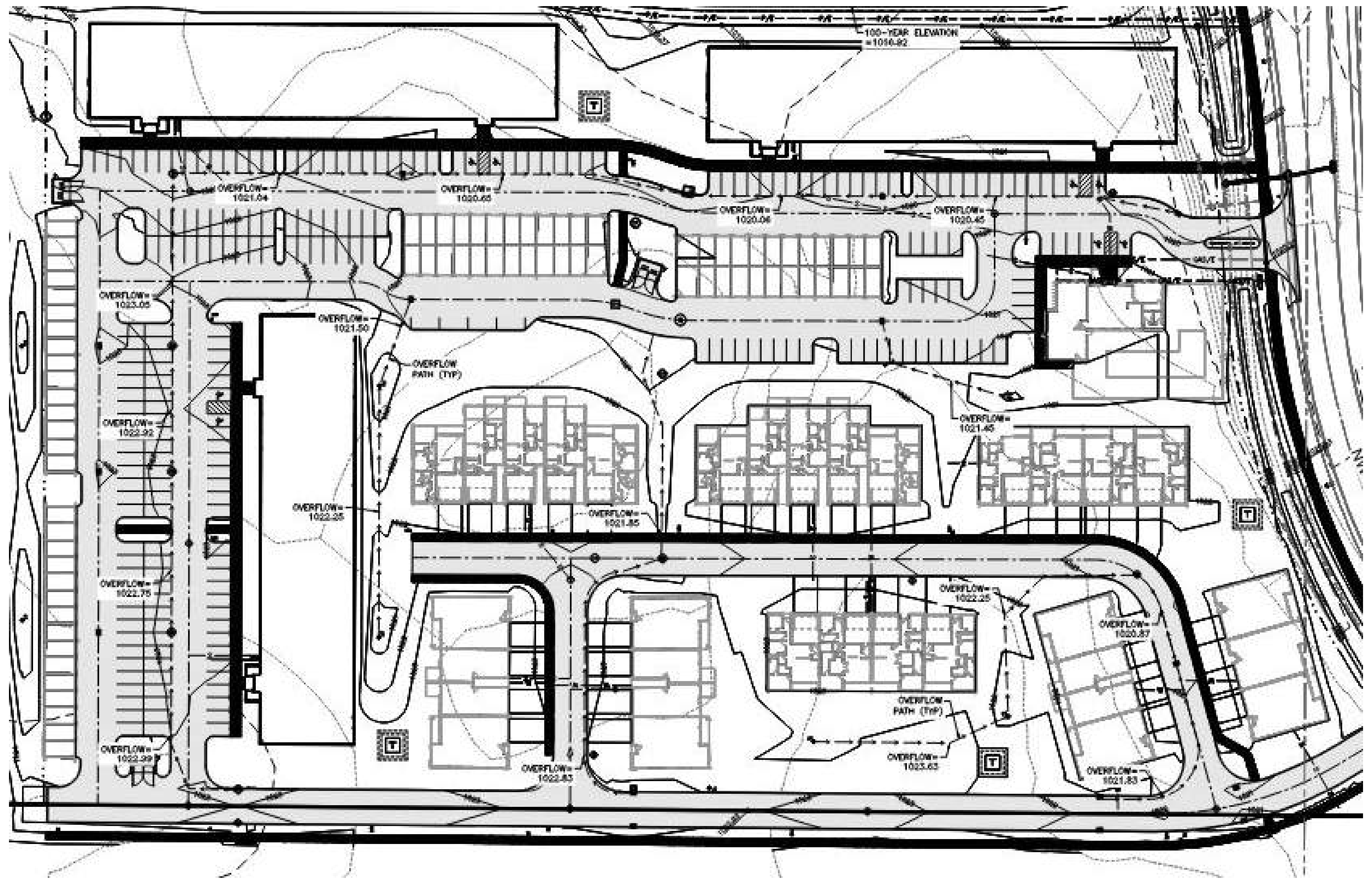
2104.247

FILE: H:\2021\2104247\D
FILE DATE: 10/12/21
PLOTTED BY: BRANDON HU

NEW CONSTRUCTION PLANS FOR

CONVERGE NW

TOWNHOUSES
WAUKEE, IOWA



KEY PLAN

CLIENT

Hubbell Realty Company - Managing Member
6900 Westown Parkway
West Des Moines, Ia 50266
(515) 280-2041
(515) 280-2000 Fax
contact: Matthew Weller
e-mail: matt.weller@hubbellrealty.com
phone: (515) 868-6874

ARCHITECT

Simonson & Associates Architects L.L.C.
1717 Ingersoll Avenue, Suite 117
Des Moines, IA 50309
(515) 440-5626
(515) 440-0964 Fax
contact: Stephanie Poole
e-mail: spoole@simonsonassoc.com

ARCHITECT

I hereby certify that the portion of this technical submission described below was prepared by me or under my direct supervision and responsible charge. I am a duly licensed architect under the laws of the State of Iowa.

Michael W. Simonson IA Reg. #2704 June 30, 2023
Registration Expires
Signature XX-XX-2022
Date
Pages or Sheets covered by this seal:
AS LISTED IN INDEX

Michael W. Simonson
2704

CIVIL ENGINEER

Civil Design Advantage
3405 SE Crossroads Dr., Suite G
Grimes, IA 50111
(515) 369-4400
(515) 369-4410 Fax
contact: Ryan Hardisty
e-mail: RyanH@cda-eng.com

STRUCTURAL ENGINEER

Raker Rhodes Engineering, LLC
4717 Grand Ave.
Des Moines, IA 50312
(515) 277-0275
(515) 277-0276 Fax
contact: John Rhodes
e-mail: jrhodes@rakerrhodes.com
contact: Chris Harre
e-mail: charre@rakerrhodes.com

GENERAL CONTRACTOR

Hubbell Construction Services
6900 Westown Parkway
West Des Moines, IA 50266
(515) 243-3228
(515) 280-2000 Fax Fax
contact: Colleen Ladd
e-mail: colleen.ladd@hubbellrealty.com
phone: (515) 221-6201
contact: (407) 489-3626 (mobile)

JURISDICTION

City of Waukee
Development Services
230 W. Hickman Road
Waukee, IA 50263
515) 987-4522
contact: Keith Rash
e-mail: krash@waukee.org
phone: (515) 978-9533 cell

GENERAL NOTES

1. THESE DOCUMENTS & THE DESIGN THEY REPRESENT ARE THE PROPERTY OF SIMONSON & ASSOCIATES ARCHITECTS LLC. NO CHANGES TO THESE DOCUMENTS EITHER IN WHOLE OR IN PART MAY BE MADE IN ANY WAY WITHOUT THEIR PRIOR KNOWLEDGE & WRITTEN CONSENT.
2. REFER TO ADDITIONAL NOTES AND LEGENDS ON ALL OTHER DOCUMENTS.
3. REFER TO CIVIL, GEOTECHNICAL, ENVIRONMENTAL, STRUCTURAL, FIRE SUPPRESSION, PLUMBING, MECHANICAL, ELECTRICAL, COMMUNICATIONS, ELECTRONIC SAFETY & SECURITY DOCUMENTS FOR ADDITIONAL INFORMATION OR REQUIREMENTS. REFERENCE TO OTHER DISCIPLINES IS CONCEPTUAL FOR PURPOSES OF COORDINATION WITH ARCHITECTURAL DESIGN ONLY.
4. BEFORE COMMENCEMENT OF ANY WORK, CONTRACTOR SHALL GIVE ALL NOTICES AND OBTAIN ALL PERMITS. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CODES, LAWS, ORDINANCES, RULES, REGULATIONS, REQUIREMENTS OF GOVERNING AGENCIES AND AUTHORITIES, HAZARDOUS MATERIAL APPLICATION AND DISPOSAL REQUIREMENTS, ETC.
5. THE ADA OR ADAAG IS A CIVIL RIGHTS ACT AND IS SUBJECT TO LEGAL INTERPRETATION THROUGH THE JUDICIAL PROCESS. REASONABLE CARE WAS EXERCISED IN INTERPRETING THE GUIDELINES AND ALL GUIDELINES MAY NOT BE INDICATED ON THESE PLANS: HOWEVER, FAILURE TO IDENTIFY A GUIDELINE DOES NOT GIVE THIS CONTRACTOR THE RIGHT TO VIOLATE THEM. THE CONTRACTOR MUST COMPLY WITH ALL GUIDELINES AS REQUIRED BY THE ADAAG.
6. THESE DRAWINGS REPRESENT THE COMPLETED PROJECT, AT TIME OF SUBSTANTIAL COMPLETION. THE INTENT OF THE DRAWINGS IS TO INCLUDE ALL ITEMS NECESSARY FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK. UNLESS OTHERWISE NOTED, THEY DO NOT REPRESENT THE MEANS AND METHODS OF CONSTRUCTION. SEQUENCING AND MEANS AND METHODS OF CONSTRUCTION SHALL BE THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
7. THESE DRAWINGS DO NOT CONTAIN INFORMATION WITH REGARD TO CONSTRUCTION SAFETY PROCEDURES. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ALL CONSTRUCTION SAFETY AND SHALL PERFORM ALL WORK IN ACCORDANCE WITH GOVERNING AUTHORITIES CONSTRUCTION SAFETY GUIDELINES.
8. PROVIDE COMPLETE IN PLACE ALL LABOR, TRANSPORTATION, MATERIAL, TAXES, FEES, PERMITS, LICENSES, INSURANCE, UTILITIES, INSPECTIONS, EQUIPMENT, MACHINERY, SUPERVISION, AND OTHER ITEMS NECESSARY TO COMPLETE THE WORK IN STRICT COMPLIANCE WITH THE PLANS, DOCUMENTS AND SPECIFICATIONS PREPARED BY THE ARCHITECT AND APPROVED BY THE OWNER.
9. VERIFY EXISTING CONDITIONS PRIOR TO FABRICATION AND PRIOR TO PROCEEDING WITH THE WORK, AND NOTIFY THE ARCHITECT IMMEDIATELY OF SIGNIFICANT DISCREPANCIES WHICH MAY IMPACT AESTHETICS, DURABILITY, COST AND/OR SCHEDULES.
10. DO NOT SCALE DRAWINGS IN ORDER TO DETERMINE INTENDED LAYOUT OR DIMENSIONS. IF DIMENSIONS ARE IN QUESTION THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING CLARIFICATION BEFORE CONTINUING WITH WORK. DRAWINGS ARE INTENDED ONLY AS A GRAPHICALLY CORRECT REPRESENTATION OF WORK TO BE ACCOMPLISHED.
11. THE CONTRACTOR SHALL PROTECT ALL EXISTING ENTITIES. REMOVE, REPLACE OR REPAIR MATERIALS, FACILITIES AND SERVICES DAMAGED DURING THE COURSE OF CONSTRUCTION TO THE SATISFACTION OF THE OWNER AND GOVERNING AUTHORITY.
12. ALL WORK SHALL BE OF GOOD QUALITY AND ALL MATERIALS AND EQUIPMENT SHALL BE NEW AND FREE FROM DEFECTS FOR A PERIOD OF 1 YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION OF WORK. ANY EXTENDED WARRANTIES OBTAINED FROM SUPPLIERS OR SUBCONTRACTORS SHALL BE FORWARDED TO THE OWNER.
13. ALL REQUIREMENTS NOT FOLLOWED, INCLUDING SUBSTITUTIONS NOT PROPERLY APPROVED AND AUTHORIZED, IN WRITING, MAY BE CONSIDERED DEFECTIVE.
14. FAILURE TO IDENTIFY A STANDARD, RECOMMENDATION &/OR REQUIREMENT DOES NOT GIVE ANYONE THE RIGHT TO VIOLATE ANY CODE & GOVERNING AUTHORITY REQUIREMENTS, MINIMUM QUALITY OR QUANTITY REQUIRED, ASTM & OTHER INDUSTRY STANDARDS, MANUFACTURER RECOMMENDATIONS & REQUIREMENTS, ETC.
15. COMPLY WITH ALL WEATHER-RELATED CONSTRUCTION REQUIREMENTS. DO NOT BUILD WITH OR ON FROZEN, SATURATED, CONTAMINATED OR INAPPROPRIATE SUBSTRATES OR CONDITIONS. BUILD OVER DRY COMPACTED APPROVED GRADE WITH APPROVED APPROPRIATE MATERIALS.
16. PROVIDE POSITIVE DRAINAGE OF SURFACE WATER AWAY FROM AND OFF ALL BUILDINGS WITHOUT PONDING OR WATER ADJACENT TO OR ON BUILDINGS OR PAVEMENTS.
17. BY SUBMITTING SHOP DRAWINGS, PRODUCT DATA AND SAMPLES, THE GENERAL CONTRACTOR AND SUB-CONTRACTOR HAS VERIFIED AND APPROVED THE INFORMATION CONTAINED WITHIN. THE GENERAL CONTRACTOR'S REVIEW AND APPROVAL SHALL BE SHOWN ON EACH SUBMITTAL PRIOR TO THE SUBMISSION TO THE ARCHITECT.
18. THE GENERAL CONTRACTOR SHALL FORWARD TO SUBCONTRACTORS & SUPPLIERS, FULL SETS OF BIDDING &/OR CONSTRUCTION DOCUMENTS, INCLUDING, BUT NOT LIMITED TO, DRAWINGS, SPECIFICATIONS, ADDENDA, CLARIFICATIONS, BID FORMS, & ALL OTHER DOCUMENTATION ISSUED BY ARCHITECT & ARCHITECT'S CONSULTANTS TOWARD CONVEYING A COMPLETE & TIMELY PROJECT.

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ARCHITECTURAL

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S-501	FRAMING DETAILS

ENERGY
Refer to Prescriptive Method on G-101

SPECIFICATION MANUAL
Not Provided - All Specification Notes included on drawings.

DOCUMENTS BY OTHERS

GEOTECHNICAL INVESTIGATIONS
(Refer to these condition documents under separate cover)

CIVIL - LANDSCAPING
(Refer to these design documents under separate cover.)

PLUMBING
(Refer to these design documents under separate cover.)

HEATING, VENTILATING, & AIR CONDITIONING
(Refer to these design documents under separate cover.)

ELECTRICAL
(Refer to these design documents under separate cover.)

COMMUNICATIONS
(Refer to these design documents under separate cover.)

ELECTRONIC SAFETY & SECURITY
(Refer to these design documents under separate cover.)

IMPORTANT DESIGN SCOPE NOTE:

Simonson & Associates Architects LLC and their consultants has completed these design documents to the level of detail requested by our client. The level of detail may range from schematic design document(s) mainly conveying programmatic information to fully detailed documents and specifications. However, the clients intent and expectations are that these documents be used as the basis for design for an complete all-inclusive project based upon industry standards & manufacturer recommendations for all disciplines & materials. It should also satisfy all authorities having jurisdiction requirements.

NOTE:
THIS DRAWING DOES NOT REPRESENT AN AS-BUILT CONDITION. ACTUAL DETAILS AND DIMENSIONS MAY VARY AND ARE SUBJECT TO CHANGE. AS-BUILT CONDITIONS MUST BE FIELD VERIFIED PRIOR TO FINAL LAYOUT AND CONSTRUCTION OF INTERIOR TENANT IMPROVEMENTS.

NOTE:
ALL DESIGN DOCUMENTS ARE SUBJECT TO AUTHORITIES HAVING JURISDICTION REVIEW AND APPROVAL.

LEGEND:

⬭	- DOOR INDICATOR
▢	- FINISH INDICATOR
○	- KEYNOTE
△	- REVISION INDICATOR
▭	- ROOM INDICATOR
◇	- WALL / FLOOR / CEILING / ROOF ASSEMBLY TYPE IDENTIFIER
⬡	- WINDOW INDICATOR

SCALE NOTE:

24"x36" SHEET (FULL SIZE)
- SCALE IS AS NOTED.

12"x18" SHEET (HALF SIZE)
- SCALE IS ONE-HALF OF WHAT IS NOTED

OTHER SHEET SIZES NOT TO SCALE

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simonson & associates architects LLC
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HUBBELL REALTY COMPANY

CONVERGE NW
TOWNHOUSES
WAUKEE, IOWA

Rev. #	Issue / Revision	Date
3	30% Set	12-03-2021

Proj. No. SAA Proj. Mgr.
21113 **SP**

Sheet Title
COVER SHEET

Sheet No.
G-000

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The Specification Notes are organized into Divisions using the CSI/CSC's "MasterFormat" numbering system. The following is not intended to be an all inclusive list, but rather a general summary. Failure to identify a requirement does not give any contractor, general contractor or its sub-contractors the right to violate any codes, governing authority, minimum quality or quantity, industry standards, manufacturer recommendations, etc.

DIVISION 01 – GENERAL REQUIREMENTS

GENERAL:

1. Refer to additional notes and requirements on all other documents and other disciplines documents.
2. In the event that a discrepancy is found between any codes, governing authority, drawings, documents, or any other requirements, the most restrictive or stringent requirement shall be used.
3. Cooperate fully with separate contractors so work on those contracts may be carried out smoothly, without interfering with or delaying work under separate Contracts.
4. Owner reserves the right to place and install equipment in all areas of building and site, before Substantial Completion, provided it does not interfere with completion of the Work.

CONSTRUCTION SCHEDULE - Before commencing Work, submit a schedule showing the sequence, commencement and completion dates for all phases of the Work.
Coordinate the Work of this Contract with work performed under separate contracts.
TEMPORARY CONSTRUCTION - Provide all required temporary construction, temporary facilities and temporary utilities required to complete the project including but not limited to, erosion control structures, material storage areas, enclosures for tools and other equipment, a field office, temporary utility services for construction usage, temporary heat and cover, and temporary toilet facilities.
CLEAN-UP - The Contractor shall be responsible for construction trash removal services and shall at all times keep the building and site free from accumulation of debris. Upon completion, the building, including glazing, and site shall be cleaned and turned over to the Owner.
WARRANTY - All work shall be of good quality and all materials and equipment shall be new and free from defects for a period of one year from the date of substantial completion of work. Any extended warranties obtained from suppliers of subcontractors shall be forwarded to the owner.
INSURANCE - The Contractor shall maintain Workers' Compensation Insurance and Comprehensive Public Liability and Builders Risk Insurance.
QUALITY ASSURANCE - The Contractor shall implement a Quality Assurance program which includes independent agency testing and observation of soils, cast-in-place concrete and structural steel, as well as inspection of work in progress. The owner will have the right to perform inspections and/or independent tests at any time. All lines and levels shall be established by a Registered Land Surveyor.
RECORD DOCUMENTS - Upon completion of the project, the Contractor shall prepare a complete set of record documents including a list of Suppliers and Subcontractors used on the project, manufacturer's warranties, operation and maintenance manuals for major pieces of equipment and instruction manuals when appropriate for building systems.

SUBMITTALS

1. Allow enough time for submittal review, including time for resubmittals, No extension of the Contract Time will be authorized because of failure to transmit submittals enough in advance of the Work to permit processing, including resubmittals.
2. By submitting shop drawings, product data and samples, the contractor has verified and approved the information contained within. The contractor's review and approval shall be shown on each submittal prior to the submission to the architect.
3. Provide samples for each type and color for review of kind, color, pattern, and texture for a check of these characteristics with other elements.
4. Immediately on discovery of the need for interpretation of the Contract Documents, and if not possible to request interpretation at Project meeting, prepare and submit an RFI.
5. Include as part of each alternate, miscellaneous devices, accessory objects, and similar items incidental to or required for a complete installation whether or not indicated as part of alternate. Modify or adjust affected adjacent work as necessary to completely integrate work of the alternate into Project.

QUALIFICATIONS

1. Installer Qualifications: A firm or individual experienced in installing, erecting, or assembling work similar in material, design, and extent to that indicated for this Project, whose work has resulted in construction with a record of successful in-service performance.
2. Manufacturer Qualifications: A firm experienced in manufacturing products or systems similar to those indicated for this Project and with a record of successful in-service performance, as well as sufficient production capacity to produce required units.
3. Fabricator Qualifications: A firm experienced in producing products similar to those indicated for this Project and with a record of successful in-service performance, as well as sufficient production capacity to produce required units.
4. Professional Engineer Qualifications: A professional engineer who is legally qualified to practice in jurisdiction where Project is located and who is experienced in providing engineering services of the kind indicated. Engineering services are defined as those performed for installations of the system, assembly, or product that are similar to those indicated for this Project in material, design, and extent.
5. Specialists: Certain items require that specific construction activities shall be performed by entities who are recognized experts in those operations. Specialists shall satisfy qualification requirements and shall be engaged for the activities indicated.
6. Testing Agency Qualifications: An independent agency with the experience and capability to conduct testing and inspecting indicated and where required by authorities having jurisdiction, that is acceptable to authorities.
7. Factory-Authorized Service Representative Qualifications: An authorized representative of manufacturer who is trained and approved by manufacturer to inspect installation of manufacturer's products that are similar in material, design, and extent to those indicated for this Project.
8. Manufacturer's Warranty: Preprinted written warranty published by individual manufacturer for a particular product and specifically endorsed by manufacturer to Owner.

DIVISION 02 - EXISTING CONDITIONS

GENERAL:

1. Verify existing conditions before fabrication or prior to proceeding with the work, and notify the architect immediately of significant discrepancies.
2. Maintain existing building in a weathertight condition throughout construction period. Repair damage caused by construction operations. Protect building and its occupants during construction period.

SPECIFICATION NOTES
cont.

DIVISION 03 – CONCRETE

Refer to Structural Documents)
GENERAL:

1. All concrete shall be reinforced unless otherwise noted.
2. All concrete shall be saw cut. If saw cuts are not specified, contact architect and engineer. If possible provide saw cut under demising walls.
3. Concrete to only be placed over dry sub-grade to prevent heaving in winter.
4. Forms where concrete is to be exposed shall be smooth and free of defects.
5. Exterior paving to be 1/4" lower than interior finish floor, sloping away from building. Where no paving, top of finished grade a minimum of 4" below finish floor.

033500 CONCRETE FINISHING

1. Concrete floor slab shall be installed to a true plane with no deviations greater than 1/4" in any 10'-0" direction and free from blemishes and trowel marks.
2. Trowel Finish: Apply a trowel finish to monolithic slab surfaces exposed to view and slab surfaces to be covered with resilient flooring, carpet, ceramic or quarry tile, paint, or another thin film-finish coating system. Grind smooth any surface defects that would telegraph through applied floor covering system.
3. Nonslip Finish: Apply a nonslip finish, perpendicular to main traffic route, to all exterior concrete platforms, steps, and ramps.
4. Slope requirements for exterior concrete sidewalks of 5% maximum running slope, 2% maximum cross slope, or 8.3% maximum slope for ramps.

DIVISION 04 – MASONRY

(Refer also to Structural Documents)
GENERAL:

1. Large masonry joint or cut masonry unit to maintain masonry coursing joint at finish floor line.

040100 MAINTENANCE OF MASONRY - If acid wash is used be sure to take appropriate protection measures to eliminate any damage from getting it on other unlike materials.
040513 MASONRY MORTARING - Use mortar made with integral water repellent admixture that does not reduce flexural bond strength where masonry with integral water repellent admixture is required.
040516 MASONRY GROUTING -

1. Use grout made with integral water repellent admixture that does not reduce flexural bond strength where masonry with integral water repellent admixture is required.
2. All voided spaces below grade shall be grouted full.

040519 MASONRY ANCHORAGE AND REINFORCING - Space masonry anchors not more than 16" o.c. vertically and 24" o.c. horizontally with not less than 1 anchor for each 2.67 sq. ft. of wall area. Install additional anchors within 12" of openings and at intervals, not exceeding 36 inches, around perimeter.
040523 MASONRY ACCESSORIES - Joints, Flashing & Drainage

1. Install vertical expansion joint minimal at column/grid lines and at the head of door jambs/openings or as otherwise noted or where required per standard material practice to reduce stress cracking. No control joint/expansion joint at main structural bearing, keep away 2'-6" min.
2. No drip edge required if membrane flashing is used, but it should extend out and be trimmed back to face of adjacent masonry. Drip edge required if metal flashing is used.
3. Through wall flashing at base of wall a minimum of 4" above finish grade back and up behind vapor barrier, weeps at 24" o.c. above flashing, horizontal & vertical joints overlapped & sealed.
4. Through wall flashing above lintels back and up behind vapor barrier, weeps at 24" o.c. above flashing. End dams at openings, horizontal and vertical joints overlapped and sealed.
5. All masonry to have 1" minimum air space away from adjacent material.

All cavity wall air spaces are to be maintained free of mortar. Strike flush all joints on cavity side of CMU and brick masonry. Provide mortar net at base of wall, above all lintels and above all intermediate thru-wall flashing.
042100 CLAY UNIT MASONRY (Brick)

1. For ends of sills and caps and for similar applications that would otherwise expose unfinished brick surfaces, provide units without cores or frogs and with exposed surfaces finished.
2. Provide brick that has been tested is rated "not effloresced."

047210 CAST STONE MASONRY - Provide units made with integral water repellent admixture that does not reduce flexural bond strength.

DIVISION 05 – METALS

(Refer also to Structural Documents)
GENERAL:

1. All steel exposed on the exterior or to moisture to be galvanized.
2. All metal coping to be pre-finished.
3. All exposed steel lintels to be painted to match surrounding materials.
4. All architectural steel and metal fabrications to be continuous welds, grinded smooth and sanded for a neat and smooth final finish.

DIVISION 06 – WOOD, PLASTICS, AND COMPOSITES

(Refer also to Structural documents)
GENERAL:

1. All wood framing members, including wood sheathing, that rest on the exterior foundation walls & are less than 8” from exposed earth & all wood in direct contact with masonry, concrete, earth or material that retains moisture shall be of naturally durable or preservative-treated wood.
2. The ends of wood girders entering exterior masonry or concrete walls shall be provided with a 1/2” air space on top, sides and end, unless naturally durable or preservative-treated wood.
3. All wood that is part of a roof/parapet or flashing assembly and are fully wrapped by membrane or break metal and protected from moisture need not be treated.
4. Wood blocking is required for, but not limited to millwork, cabinets, handrails, rest room fixtures & accessories, grab bars, future grab bars as required in R / Multi-family occupancies, door & window frames, overhead door bucks, hardware, owner/tenant fixtures & equipment, etc..
5. Exterior sheathing should be plywood at all potential signage locations. Fire retardant / rated where required.

SPECIFICATION NOTES
cont.

DIVISION 07 – THERMAL AND MOISTURE PROTECTION

GENERAL:

1. Design and installation of roof drainage systems shall comply with the IPC.
2. Insulate and seal to ensure adequate air infiltration barrier around all exterior penetrations to prevent water and sprinkler pipe freezing.
3. Provide 2" thick continuous perimeter rigid insulation min. 24" horizontally from interior face of grade beam into building and vertically to bottom of the grade beam along the interior face.
4. Roof assembly to meet UL Class "A" fire rating.

072100 THERMAL INSULATION

1. Refer to requirements of each designated tested assembly where insulation is to be installed (wall, floor-ceiling, or roof-ceiling). Insulation shall comply with the specific requirements as listed in the designated tested assembly. Any descrepencies between the general descriptions noted in the plans and the designated tested assembly noted shall be brought to the attention of the architect immediately before any work is performed.
2. Exterior wall insulation shall be min R21 Fiber Glass Building Insulation Batts, or approved equal.
3. Below grade perimeter insulation shall be rigid extruded polystyrene board with min. R10.
4. Sound attenuating fiberglass batt insulation (SAFB) in interior walls shall be per the thickness indicated on the drawings. SAFB shall be unfaced fiberglass batts.

072200 ROOF AND DECK INSULATION - R-38 blown-in insulation for attic space in pitched roofs, unless otherwise noted.

072500 WEATHER BARRIER

1. Weather barrier is a weather-resistant membrane for vertical building envelope protection that will maintain air/moisture resistance and will maintain moisture-vapor permeability.
2. Joints & seems shall be sealed, including at transitions in changes of materials.
3. Provide seam tape, sealants, adhesives, flashing and other accessories recommended by the manufacturer for a complete weather barrier system. Install materials in strict accordance to the manufacturer's instructions.
4. Weather barrier shall be DuPont Tyvek CommercialWrap or approved equal.
5. Joints shall be "shingled" to shed water, with the lower level bands installed first and with a minimum of 6" overlap.
6. Seal seam of the weather barrier with seam tape at all vertical and horizontal overlapping seams. Seal any tears and cuts per manufacturer's instructions.
7. The weather barrier manufacturer's flashing system shall be installed around all windows and doors in accordance with the manufacturer's instructions.
8. Penetration shall be sealed in accordance with IECC Section C402.4.2. The joints and seals shall be securely installed in or on the joint for its entire length.

073113 ASPHALT SHINGLE ROOFING SYSTEM

1. Roofing should be installed in strict accordance with manufacturer’s instructions and weather limitations to obtain full roofing warranties.
2. Provide at a minimum manufacturer's 25-year warranty, which begins after the date of substantial completion, and covers the roofing membrane, associated flashing, roof insulation, roof accessories and labor.
3. Roofing shall be CertainTeed brand, architectural shake-style, minimum 25-year warranty asphalt shingles, Landmark Premium Series, color is Moire Black, or approved equal.
4. Provide ice and water protection underlayment membrane installed in valleys and at eaves, and around all penetrations for a secure flashing interface with the roofing system. Ice and water protection underlayment material shall extend from the edge of the eave to a minimum of 2 feet inside of the interior face of the exterior wall, and shall extend a minimum of 2 feet of either side of a valley.
5. Ice and water protection underlayment membrane shall be CertainTeed “WinterGuard” Waterproofing Shingle Underlayment, or approved equal. Install per instructions of shingle and waterproofing membrane manufacturers.
6. Roof Slopes between 2:12 and 4:12; Apply two layers of roofing felt underlayment over areas not protected by ice and water protection underlayment membrane at eaves, with end and edges weather-lapped 19 inches. Stagger end laps each consecutive layer.
7. Roofing felt underlayment shall be CertainTeed “Roofers’ Select”, ASTM D 6757 or approved equal. Install per instructions of shingle and underlayment manufacturers.
8. Install flashing, drip edge, sealants, and accessories in conformance with roofing manufacturer’s instructions.

078413 THROUGH-PENETRATION FIRESTOPPING

1. Provide products that upon curing do not re-emulsify, dissolve, leach, breakdown, or otherwise deteriorate over time from exposure to atmospheric moisture, sweating pipes, ponding water or other forms of moisture characteristic during and after construction.
2. When intumescent products are used, provide products that do not contain sodium silicate or any other water soluble intumescent ingredient in the formulation.
3. Provide firestop products that do not contain ethylene glycol.
4. Provide firestop sealants sufficiently flexible to accommodate motion such as pipe vibration, water hammer, thermal expansion and other normal building movement without damage to the seal.
5. Pipe insulation shall not be removed, cut away or otherwise interrupted through wall or floor openings. Provide products appropriately tested for the thickness and type of insulation utilized.
6. Fire rated pathway devices shall be the preferred product and shall be installed in all locations where frequent cable moves, add-ons and changes will occur. Such devices shall be:
    A. Capable of retrofit around existing cables
    B. Designed such that two or more devices can be ganged together
    C. Maintenance free such that no action is required to activate the smoke and fire sealing mechanism
7. When mechanical cable pathways are not practical, openings within walls and floors designed to accommodate voice, data and video cabling shall be provided with re-enterable products specifically designed for retrofit.
8. Provide through-penetration firestop systems and fire-resistive joint systems subjected to an air leakage test conducted in accordance with the Standards, ANSI/ UL1479 for penetration firestop systems, with published L-Ratings for ambient and elevated temperatures as evidence of the ability of the fire-resistive joint system to restrict the movement of smoke.
9. Provide T-Rating Collar Devices tested in accordance with ASTM E814 or ANSI/UL1479 for metallic pipe penetrations requiring T-Ratings per the applicable building code.
10. Provide a fire-rated grommet for all individual or small grouped cable applications up to 0.53 in. (14 mm).
11. Provide moisture-curing products where inclement weather or greater than transient water exposure is expected.
12. Product manufacturer shall be Hilti, Inc. or approved equal.

078443 JOINT FIRESTOPPING

1. Provide firestopping joint protection at all rated assemblies, including all pre-cast wall joints.
2. Provide firestopping composed of components that are compatible with each other and substrates forming joints under conditions of service and application, as demonstrated by the firestopping manufacturer based on testing and field experience.
3. Provide components for each fire-resistive joint system that are needed to install fill material. Use only components specified by the firestopping manufacturer and approved by the qualified testing agency for the designated fire-resistance-rated systems.
4. Product manufacturer shall be Hilti, Inc. or approved equal.

SPECIFICATION NOTES
cont.

079000 JOINT PROTECTION

1. Provide joint sealant at all wall and floor control and expansion joints and exterior doors, windows and other openings.
2. Provide backer rods where required for proper sealant application. Backer rods to be polyethylene closed-cell with a surface skin.
3. Utilize acoustical sealant at all floor/wall/deck junctures prior to installation of base where sound batt is also required.
4. Sealants to be compatible to materials for maximum bonding and longevity.
5. Soft caulk joint between vertical joints of dis-similar materials. Soft caulk joint & metal pan underneath horizontal joints of dis-similar materials.
6. Sealants should be color matched to adjacent materials.

DIVISION 08 – OPENINGS

GENERAL:

1. All exterior window framing to be thermally broken.
2. Sill pan by window manufacturer set in mastic over break metal sill flashing, with drip edge, set in mastic at bottom of all window framing. End dams at openings. Horizontal and vertical joints overlapped and sealed.
3. Sealant and backer rod at window perimeter. Verify system weeps are cleared, free of sealant and debris.
4. Additional framing, structural supports and/or bracing shall be identified by the glazing sub-contractor prior to bidding, fabrication and installation.
5. All glass in interior doors, frames, sidelights, windows and storefront to be 1/4", tempered, laminated and/or rated glass where required.
6. All glass in exterior doors, frames, sidelights, windows and storefront to be insulated, tempered, laminated and/or rated glass where required.
7. All interior glass between tempered and non-tempered spaces shall be clear insulated.

081000 DOORS & FRAMES - (Refer to Door & Frame Schedule & Elevations)
Thresholds, if provided at a doorway, must not exceed 3/4 inch in height for exterior sliding doors or 1/2 inch for other types of doors. Changes in level up to 1/4 inch can be vertical and do not need an edge treatment. Changes in level between 1/4 inch and 1/2 inch must have a beveled slope equaling 1:2.

1. Unit entry doors shall be as required by the Owner. Provide and install the following:
    A. Door viewer peephole with 180 degree view.
    B. Hardware finish to be determined by architect.
2. Unit interior doors shall be hollow core molded door as manufactured by Lynden Door Co., or approved equal, factory finished molded hardboard door. Doors are to be interior pre-hung doors.
    A. Hollow core molded doors, 1 3/8" thick, two panel door with factory finish.
    B. Factory prepared for hardware.
        a. 3 1/2 x 3 1/2 RC1841 hinge 2CD. Single bore 2 3/4" Mortise Radius Corner.
        b. Passage or privacy lever as required.
        c. Wood core jambs shall be prefinished.
        d. Casing shall be prefinished, manufactured by Moulding and Millwork, or an approved equal. Profile, style, finish specification by others.
3. Interior doors at corridors, except at unit entry, shall be factory finished fire-rated hollow metal doors with hollow metal frames with smooth finish, U.N.O.
4. Patio sliding glass doors shall be Builders Series Vinyl Sliding Patio Door with fiberglass screen, Low-E glass as manufactured by Ply Gem or approved equal. Color to be white.
5. Insulated overhead doors, verify garage door opener and controls with owner.

083000 ACCESS DOORS & PANELS - 2018 IBC-1209.2 Access to ATTIC SPACES. An opening not less than 20" by 30" shall be provided to any attic area having a clear height of over 30".

1. Attic access doors shall be rated for roof/ceiling assemblies and tested in accordance with ASTM E 119 or UL 263 as horizontal assemblies and labeled by an approved agency for such purpose.
2. Attic access doors shall be insulated to comply with energy code requirements for roof insulation.

085000 WINDOWS - (Refer to Window Schedule & Elevations)

1. Windows shall be vinyl PlyGem Builders Series, or approved equal.
2. Operable Parts in Dwelling Units & Sleeping Units – operating hardware for operable windows, etc. shall be placed within one or more of the ANSI accessible reach ranges, shall be operable with one hand & shall not require tight grasping, pinching, or twisting of the wrist. The force required to activate operable parts shall be 5.0 pounds maximum.

08 70 00 HARDWARE - Door hardware shall have a shape that is easy to grasp with one hand and does not require light grasping, pinching, or twisting of the wrist to operate. (**ICC A117.1 2009** Sec. 309) Lever handles, no round knobs. (**ICC A117.1 2009** Sec. 1003.9)

088300 MIRRORS
Mirrors above accessible lavatories shall have the bottom edge of the reflecting surface 40” maximum above the floor.

DIVISION 09 – FINISHES

GENERAL: Transition strips or finish thresholds, if provided, must not exceed 1/2 inch. Changes in level up to 1/4 inch can be vertical and do not need an edge treatment. Changes in level between 1/4 inch and 1/2 inch must have a beveled slope equaling 1:2.

092116 GYPSUM BOARD ASSEMBLIES
Refer to assembly types on sheet A-101 for designated vertical assemblies and sheet A-311 for horizontal assemblies. Assembly descriptions are general and for coordination purposes only; the designated UL assembly shall be followed exactly as required. Some UL assemblies require proprietary products. Refer to specific UL assembly listing for acceptable brands and product types. All products required for each designated assembly shall be followed.

1. Provide moisture resistant gypsum board at all wet wall locations including behind water closets, sinks and tub showers.
2. All gypsum board at walls and ceiling to be smooth, properly taped and sanded, ready for painting.
3. Gypsum board expansion control joints shall be used where required per standard gypsum board practice to prevent cracking of drywall as recommended by The Gypsum Construction Handbook, 6th Edition. Joints shall not exceed 30 feet apart for walls and not to exceed 50 feet for ceilings.
4. Align control joints from ceilings to walls. Control joint shall be a USG 093 Control Joint or equal. Pack mineral wool behind control joints where installed in a fire rated wall.

DIVISION 10 – SPECIALTIES

Window coverings, toilet accessories, lockers, and flagpole shall be provided.

10 14 00 SIGNAGE: Provide all that apply. All signage shall comply with the ICC A117.1 requirements, where required, such as visual characters, raised characters, international symbols of accessibility, & braille.

1. BUILDING ADDRESS IDENTIFICATION: Approved address numbers or letters, where each character shall be not less than 4” in height and not less than 0.5” in width stroke, shall be installed on a contrasting background and be plainly visible from the street or road fronting the property (& monument sign). When required by the governing authority, address numbers shall be provided in additional approved locations to facilitate emergency response. Where access is by means of a private road and the building address cannot be viewed from the public way, a monument, pole or approved sign or means shall be used to identify the structure. Address numbers shall be maintained.
2. UNIT SIGNAGE:
    A. Unit designation required at exterior of each unit entry. (Confirm also to owner preference)
    B. Unit directional signage at all building corridor entry points.
3. MARKETING SIGNAGE: Provide official building name & logo signage on building as approved by owner.

SPECIFICATION NOTES
cont.

DIVISION 10 – SPECIALTIES (cont.)

10 28 00 TOILET, BATH, AND LAUNDRY ACCESSORIES - (Refer to Unit Plans)
Provide toilet paper dispensers and towel bars in each bathroom.

10 55 00 POSTAL SPECIALTIES – Provide ADA mailboxes & parcel boxes manufactured to USPS specifications for all multi-family projects.

10 57 00 CLOSET SPECIALTIES – (Refer to notes on Unit Plans and millwork details)

DIVISION 11 – EQUIPMENT

GENERAL:

11 31 13 KITCHEN APPLIANCES –
Operable Parts in Dwelling Units & Sleeping Units – Lighting controls, electrical panelboards, electrical switches & receptacle outlets, environmental controls, etc. shall be placed within one or more of the ANSI accessible reach ranges, shall be operable with one hand & shall not require tight grasping, pinching, or twisting of the wrist. The force required to activate operable parts shall be 5.0 pounds maximum. (**ICC A117.1 2009** Sec. 309) Exceptions include: reset button and shut-offs serving appliances, piping & plumbing fixtures;. (**ICC A117.1 2009** Sec. 1003.9) appliance doors and door latching devises shall not be required to comply with the one hand, tight grasping, pinching, twisting or force requirements; bottom hinged appliance doors, when in the open position, shall not be required to comply with reach ranges. (**ICC A117.1 2009** Sec. 1003.12.5.1)
The location of cooktop controls shall not require reaching across burners. (**ICC A117.1 2009** Sec. 1003.12.5.4.4)
Ovens shall have controls on front panel, on either side of the door & shall not require reaching across burners. Side-hinged door ovens shall have a countertop positioned adjacent to the latch side of the oven door, bottom-hinged door ovens shall have a countertop positioned adjacent to one side of the door. (**ICC A117.1 2009** Sec. 1003.12.5.5)
Combination refrigerators & freezers shall have at least 50% of the freezer compartment shelves, including the bottom of the freezer 54” maximum above the floor when the shelves are installed at the maximum heights possible in the compartment. (**ICC A117.1 2009** Sec. 1003.12.5.6)

11 31 23 LAUNDRY APPLIANCES –
Operable Parts in Dwelling Units & Sleeping Units - Washing Machines & Clothes Dryers, including doors, lint screens, detergent and bleach compartments, etc. (**ICC A117.1 2009** Sec. 611.3) shall be placed within one or more of the ANSI accessible reach ranges, shall be operable with one hand & shall not require tight grasping, pinching, or twisting of the wrist. The force required to activate operable parts shall be 5.0 pounds maximum. (**ICC A117.1 2009** Sec. 309)

11452 APPLIANCES AND EQUIPMENT

1. Provide and install washers, dryers, dishwashers, garbage disposal, range, refrigerator and microwave ovens in each apartment unit.
2. Laundry - GE appliances or approved equal.
    A. Each apartment shall have an individual side by side unit (as shown on the drawings) within the unit.

DIVISION 12 – FURNISHINGS

123000 RESIDENTIAL CASEWORK

1. Kitchen and restroom cabinetry shall be manufactured by Smart Cabinety, or approved equal. Model,style, finish, etc. to specified by others.
2. Refer to Unit Interior Elevations for required vanity cabinet heights.
3. Countertops shall be solid surface (specific T.B.D. by others) with eased edges and 4" backsplash, U.N.O.
4. Cabinetry shall be complete with all fillers and hardware.

124920 WINDOW COVERINGS

1. Provide blinds at all exterior windows.(specification by others).
2. Blinds to be equipped with child safety break-away cords.
3. Colors specification by others.

DIVISION *13 - 21 (Not Used)*

DIVISION 22 - PLUMBING

(Refer to Hubbell plumbing requirements)

The following are accessibility requirements. See sheet G-011 for heights and clearances.

224000 PLUMBING FIXTURES -
Operable Parts in Dwelling Units – Plumbing fixture controls, faucets, etc. shall be placed within one or more of the ANSI accessible reach ranges, shall be operable with one hand & shall not require tight grasping, pinching, or twisting of the wrist. The force required to activate operable parts shall be 5.0 pounds maximum. (**ICC A117.1 2009** Sec. 309) Exceptions include: where redundant controls are provided for a single element, one control in each space shall not be required to be accessible; reset buttons and shut-offs serving piping & plumbing fixtures.(**ICC A117.1 2009** Sec. 1003.9)

224016 LAVATORIES & SINKS
The Dip of the overflow shall not be considered in determining knee and toe clearance. The front of lavatories & sinks shall be 34” maximum above the floor, measured to the higher of the rim or counter surface. A lavatory in a toilet or bathing facility for a single occupant, accessed only thru a private office & not for common use or public use shall not be required to meet 34” height max. (**ICC A117.1 2009** Sec. 606)
Water supply & drainpipes under lavatories & sinks shall be insulated or otherwise configured to protect against contact. There shall be no sharp or abrasive surfaces under lavatories. (**ICC A117.1 2009** Sec. 606.6)

22 40 13 WATER CLOSETS , URINALS, & BIDETS
Water Closets: The required clearance around the water closet shall be permitted to overhang the water closet, associated grab bars, paper dispensers, coat hooks, shelves, accessible routes, color floor space required at other fixtures, and the wheelchair turning space. No other fixtures or obstructions shall be located within the required clearance.
The top of the water closet seat shall be 15” minimum & 19” maximum above the floor, measured to the top of the seat.
Flush controls shall be hand operated located on the open side of the water closet.
No grab bars required, unless requested, in Type A, B or C Dwelling & Sleeping Units, but reinforcement for future installation required in Type A & B Units.(**ICC A117.1 2009** Sec. 1003.11.2.4)

22 40 19 BATHTUBS
A permanent seat at the head end of the bathtub or a removable in-tub seat shall be provided & meet ANSI requirements. No seat required, unless requested, in Type A, B or C Dwelling & Sleeping Units, but reinforcement for future installation required in Type A & B Units.
Grab bars shall be provided on back wall, control end wall & head end wall. No grab bars required, unless requested, in Type A, B or C Dwelling Units, but reinforcement for future installation required in Type A & B Units. (**ICC A117.1 2009** Sec. 607)

22 40 23 SHOWER RECEPTORS & BASINS
Shower: A permanent seat at the head end of the shower or a removable in-shower seat shall be provided & meet ANSI requirements. No seat required, unless requested, in Type A, B or C Dwelling Units, but reinforcement for future installation required in Type A & B Units.
Grab bars shall be provided on back wall, control end wall & head end wall. No grab bars required, unless requested, in Type A, B or C Dwelling Units, but reinforcement for future installation required in Type A & B Units. (**ICC A117.1 2009** Sec. 608)

SPECIFICATION NOTES
cont.

DIVISION 23 - HEATING, VENTILATING, AND AIR CONDITIONING
DIVISION 26 – ELECTRICAL
DIVISION 27 – COMMUNICATIONS
DIVISION 28 – ELECTRONIC SAFETY AND SECURITY

(Refer to Hubbell requirements)

GENERAL:

1. Operable Parts – Tenent controls shall be placed within one or more of the ANSI accessible reach ranges, typically, 48” AFF maximum to top of all controls, shall be operable with one hand & shall not require tight grasping, pinching, or twisting of the wrist. The force required to activate operable parts shall be 5.0 pounds maximum.
    A. (**ICC A117.1 2009** Sec. 309) Exceptions include:
        a. HVAC diffusers; controls mounted on ceiling fans; where redundant controls are provided for a single element, one control in each space shall not be required to be accessible; reset buttons and shut-offs serving piping. (**ICC A117.1 2009** Sec. 1003.9)
        b. Receptacle outlets serving a dedicated use; where two or more receptacle outlets are provided in a kitchen above a length of counter top that is uninterrupted by a sink or appliance, one receptacle outlet shall not be required to comply; floor receptacle outlets, controls mounted on ceiling fans; where redundant controls other than light switches are provided for a single element, one control in each space shall not be required to be accessible; electrical panelboards shall not be required to comply with the one hand, tight grasping, pinching, twisting or force requirements. (**ICC A117.1 2009** Sec. 1003.9)
        c. Where redundant controls are provided for a single element, one control in each space shall not be required to be accessible

DIVISION 31 – EARTHWORK

(Refer to Civil & Geotechnical documents)
GENERAL:

1. Provide excavation, backfill and fine grading for the building, paved areas, and proper site drainage.
2. Provide silt fence, clearance of trees, grubbing of stumps, curb removal, stripping of topsoil, excavation and backfill for foundations, place sand cushion for slabs on grade, grading for paving and re-spreading of top soil.
3. Provide site landscaping i.e., seeding, sodding, spreading on site topsoil, trees, mulch, edging, and shrubbery.
4. Exterior grading to be 4" lower than adjacent interior finish floor, sloping away from building.

DIVISION 32 - EXTERIOR IMPROVEMENTS

(Refer to Civil & Geotechnical documents)
32 10 00 PAVING
32 80 00 IRRIGATION: (not required)

DIVISION 33 – UTILITIES

(Refer to Civil documents)
GENERAL:

1. All utilities should be sized and expandable to include all future tenants.
2. All utilities shall be stubbed to within 5 feet of the building per Civil/Site engineering documents unless otherwise specified.
3. All utilities shall be adequately sized and spaced to eliminate any overflow and/or backup.

331000 WATER UTILITIES
Provide separate domestic water supply service as required from water main to house service meter with irrigation meter in valve room.

333000 SANITARY SEWERAGE UTILITIES - Provide sanitary sewer discharge service as required from under building slab to sanitary sewerage main.

334000 STORM DRAINAGE UTILITIES - Provide storm water discharge service as required from building and/or adjacent to building to storm water main or thru detention area.

335100 NATURAL-GAS UTILITIES - Provide natural gas supply service as required from natural gas main to meter/manifold location at building.

337000 ELECTRICAL UTILITIES - Provide electric supply service as required from electric main to transformer location. Provide appropriately sized transformer and concrete pad as required. NOTE: Electric sub-contractor shall calculate & verify the required size of the service/transformer with utility company.

338000 COMMUNICATIONS UTILITIES - Provide conduits from public R.O.W. to the buildings designated location for the required communications.

DIVISION 34 – 39 (Not Used)

End of Specification Notes

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HUBBELL REALTY COMPANY

CONVERGE NW
TOWNHOUSES
WAUKEE, IOWA

Rev. #	Issue / Revision	Date
3	30% Set	12-03-2021

Proj. No.	SAA	Proj. Mgr.
21113		SP

Sheet Title
SPECIFICATION NOTES

Sheet No.
G-001

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CHAPTER 3: BUILDING BLOCKS

301 General

301.1 Scope.
Floor and ground surfaces shall be stable, firm, and slip resistant and shall comply with 302.

302 Floor or Ground coverings

302.2 Carpet.
Carpet or carpet tile shall be securely attached and shall have a firm cushion, pad, or pad. Carpet or carpet tile shall have a level loop, textured loop, level cut pile, or level cut/ uncut pile texture. Pile height shall be 1/2 inch (13 mm) maximum. Exposed edges of carpet shall be fastened to floor surfaces and shall have trim on the entire length of the exposed edge. Carpet edge trim shall comply with 303.

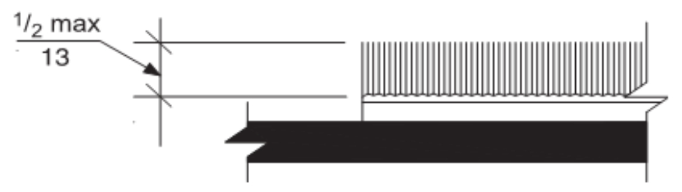


FIG. 302.2
CARPET ON FLOOR SURFACES

302.3 Openings.
Openings in floor or ground surfaces shall not allow passage of a sphere more than 1/2 inch (13 mm) diameter except as allowed in 407.4.3, 409.4.3, 410.4, 810.5.3 and 810.10. Elongated openings shall be placed so that long dimension is perpendicular to the dominant direction of travel.

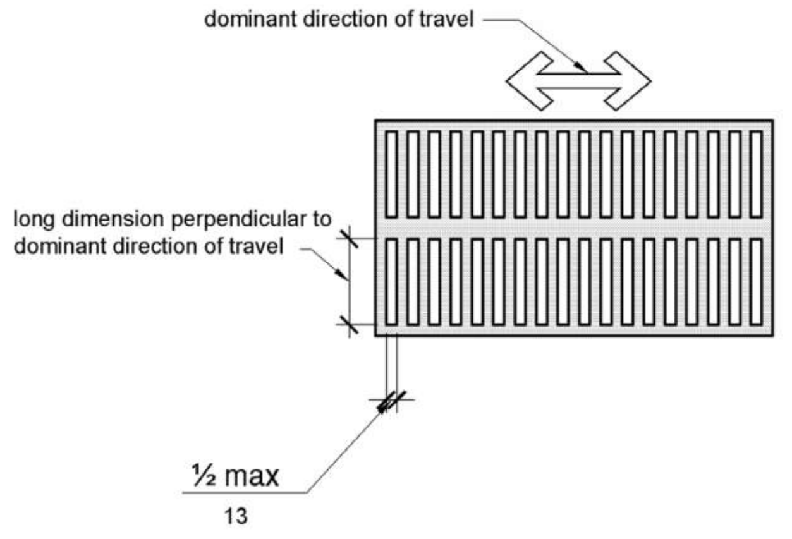

dominant direction of travel
long dimension perpendicular to dominant direction of travel
½ max
13

Figure 302.3
Elongated Openings in Floor or Ground Surfaces

303 Changes in Level

303.1 General.
Where changes in level are permintted in floor or ground surfaces, they shall comply with 303

EXCEPTIONS:
1. Animal containment areas shall not be required to comply with 303.
2. Areas of sports activity shall ot be required to comply with 303.

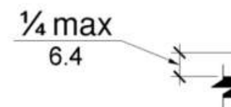


Figure 303.2
Vertical Change in Level

303.2 Vertical.
Changes in level 1/4 inch (6.4 mm) high maximum shall be permitted to be vertical.

303.3 Beveled.
Changes in level between 1/4 inch (6.4 mm) high minimum an 1/2 inch (13 mm) high maximum shall be beveled with a slope not steeper than 1:2.

> **Advisory 303.3 Beveled.**
> A change in level 1/2 inch (13 mm) is permitted to 1/4 inch (6.4 mm) vertical plus 1/4 inch (6.4 mm) beveled. However, in no case may the combined change in level exceed 1/2 inch (13 mm). changes in level exceeding 1/2 inch (13 mm) must comply with 405 (Ramps) or 406 (Curb Ramps).

303.4 Ramps.
Changes in level greater than 1/2 inch (13 mm) high shall be ramped, and shall comply with 405 or 406.

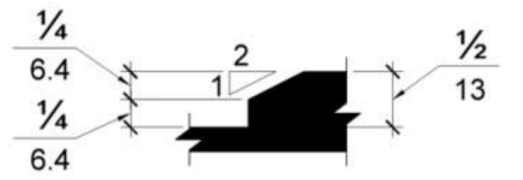


Figure 303.3
Beveled Change in Level

304 Turning Space

304.1 General
Turning space shall comply with 304.

304.2 Floor or Ground Surfaces.
Floor or ground surfaces of a turning space shall comply with 302. Changes in level are not permited.

EXCEPTIONS:
Slopes not steeper than 1:48 shall be permitted.

> **Advisory 304.2 Floor or Ground Surface Exception.**
> As used in this section, the phrase "changes in level" refers to surfaces with slopes and to surfaces with abrupt rise exceeding that permitted in Section 303.3. Such changes in level are prohibited in required clear floor and ground spaces, turning spaces, and in similar spaces where people using wheelchairs and other mobility devices must park their mobility aids such as in wheelchair spaces, or maneuver those elements such as at doors, fixtures, and telephones. The exception permits slopes not steeper than 1:48.

304.3 Size.
Turning space shall comply with 304.3.1 or 304.3.2.

304.3.1 Circular Space.
Turning space shall be a space of 60 inches (1525 mm) diameter minimum. The space shall be permitted to include knee and toe clearance complying with 306.

304.3.2 T-Shaped Space
The turning space shall be a T-shaped space within a 60 inch (1525 mm) square minimum with arms and base 36 inches (915 mm) wide minimum. Each arm of the T shall be clear of obstructions 12 inches (304 mm) minimum in each direction and the base shall be clear of obstruction 24 inches (610 mm) minimum. The space shall be permitted to include knee and toe clearance complying with 306 only at the end of either the base or one arm.

304.4 Door Swing.
Doors shall be permitted to swing into turning spaces.

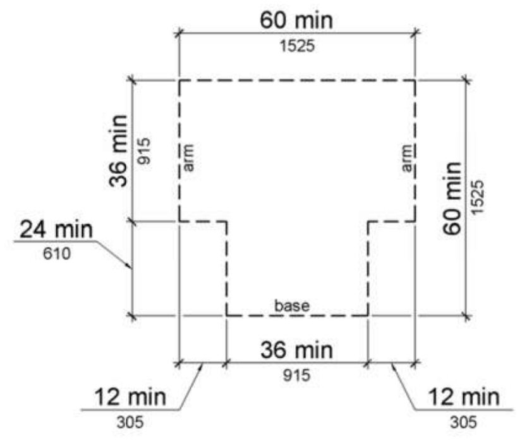


Figure 304.3.2
T-Shaped Turning Space

305 Clear Floor or Ground Space

305.1 General
Clear floor or ground space shall comply with 305.

305.2 Floor or Ground Surfaces.
Floor or ground surfaces of a clear floor or ground space shall comply with 302. Changes in level are not permitted.

EXCEPTIONS:
Slopes not steeper than 1:48 shall be permitted.

305.3 Size.
The clear floor or ground space shall be 30 inches (760 mm) minimum by 48 inches (1220 mm) minimum.

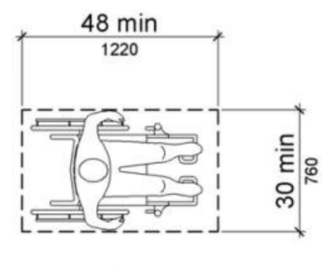
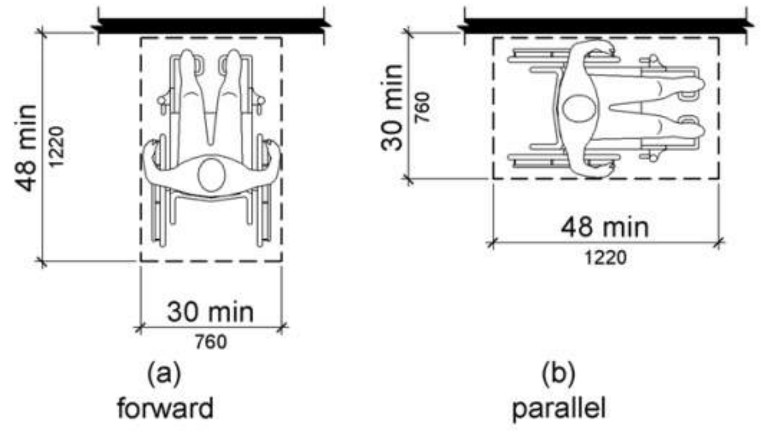


Figure 305.3
Clear Floor or Ground Space

305.4 Knee and Toe Clearance.
Unless otherwise specified, clear floor or ground space shall be permitted to include knee and toe clearance complying with 306.

305.5 Position.
Unless otherwise specified, clear floor or ground space shall be positioned for either forward or parallel approach to an element.



(a)
forward

(b)
parallel

Figure 305.5
Position of Clear Floor or Ground Space

305.6 Approach.
One full unobstructed side of the clear floor or ground space shall adjoin an accessible route or adjoin another clear floor or ground space.

305.7 Maneuvering Clearance.
Where a clear floor space is located in an alcove or otherwise confined on all or part of three sides, additional maneuvering clearance shall be provided in accordance with 305.7.1 and 305.7.2.

305.7.1 Forward Approach.
Alcoves shall be 36 inches (915 mm) wide minimum where the depth exceeds 24 inches (610 mm).

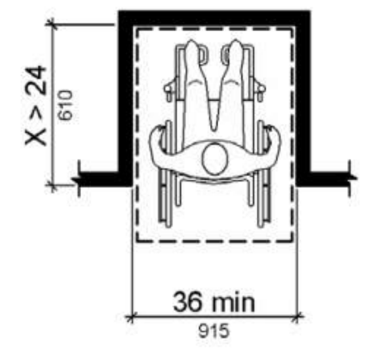


Figure 305.7.1
Maneuvering Clearance in an Alcove, Forward Approach

305.7.2 Parallel Approach.
Alcoves shall be 60 inches (1525 mm) wide minimum where the depth exceeds 15 inches (380 mm).

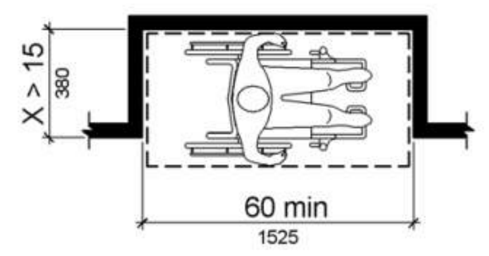


Figure 305.7.2
Maneuvering Clearance in an Alcove, Parallel Approach

306 Knee and Toe Clearance

306.1 General.
Where space beneath an element is included as part of clear floor or ground space or turning space, the space shall comply with 306. Additional space shall not be prohibited beneath an element but shall not be considered as part of the clear floor or ground space or turning space.

> **Advisory 306.1 General.**
> Clearances are measured in relation to the usable clear floor space, not necessarily to the vertical support for an element. When determining clearance under an object for required turning or maneuvering space, care should be taken to ensure the space is clear of any obstructions.

306.2 Toe Clearance.

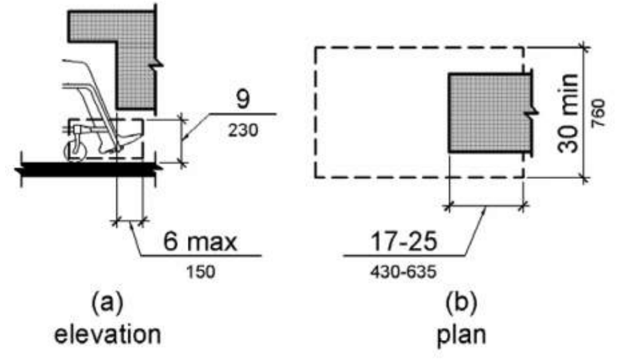
306.2.1 General.
Space under an element between the finish floor or ground and 9 inches (230 mm) above the finish floor or ground shall be considered toe clearance and shall comply with 306.2.

306.2.2 Maximum Depth.
Toe clearance shall extend 25 inches (635 mm) maximum under an element.

306.2.3 Minimum Required Depth.
Where toe clearance is required at an element as part of a clear floor space, the toe clearance shall extend 17 inches (430 mm) minimum under the element.

306.2.4 Additional Clearance.
Space extending greater than 6 inches (150 mm) beyond the available knee clearance at 9 inches (230 mm) above the finish floor or ground shall not be considered toe clearance.

306.2.5 Width.
Toe clearance shall be 30 inches (760 mm) wide minimum.



(a)
elevation

(b)
plan

Figure 306.2
Toe Clearance

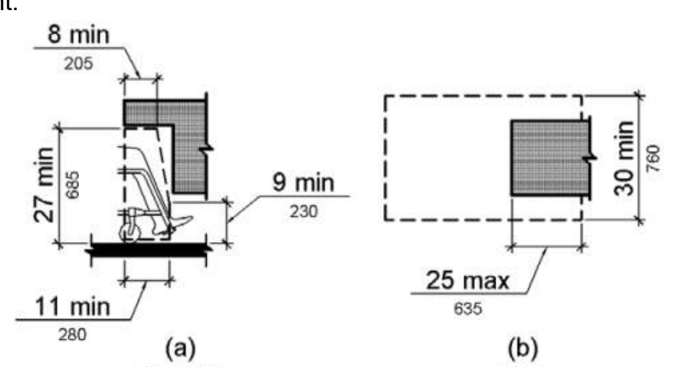
306.3 Knee Clearance.

306.3.1 General.
Space under an element between 9 inches (230 mm) and 27 inches (685 mm) above the finish floor or ground shall be considered knee clearance and shall comply with 306.3.

306.3.2 Maximum Depth.
Knee clearance shall extend 25 inches (365 mm) maximum under an element at 9 inches (230 mm) above the finish floor or ground.

306.3.3 Minimum Required Depth.
Where knee clearance is required under an element as part of a clear floor space, the knee clearance shall be 11 inches (280 mm) deep minimum at 9 inches (230 mm) above the finish floor or ground, and 8 inches (205 mm) deep minimum at 27 inches (685 mm) above the finish floor or ground.

306.3.4 Clearance Reduction.
Between 9 inches (230 mm) and 27 inches (685 mm) above the finish floor or ground, the knee clearance shall be permited to reduce at a rate of 1 inch (25 mm) in depth for each 6 inches (150mm) in height.



(a)
elevation

(b)
plan

Figure 306.3
Knee Clearance

307 Protruding Objects

307.1 General.
Protruding objects shall comply with 307.

307.2 Protrusion Limits.
Objects with leading edges more than 27 inches (685 mm) and not more than 80 inches (2030mm) above the finish floor or ground shall protrude 4 inches (100 mm) maximum horizontally into the circulation path.

EXCEPTION:
Handrails shall be permitted to protrude 4 1/2 inches (115 mm) maximum.

> **Advisory 307.2 Protrusion Limits.**
> When a cane is used and the element is in the detectable range, it gives a person suffecient time to detect the element with the cane before there is body contact. Elements located on circulation paths, including operable elements, must comply with requirements for protruding objects. For example, awnings and their supporting structures cannot reduce the minimum required vertical clearance. Similarly, casement windows, when open, cannot encroach more than 4 inches (100 mm) into the circulation path above 27 inches (685 mm).

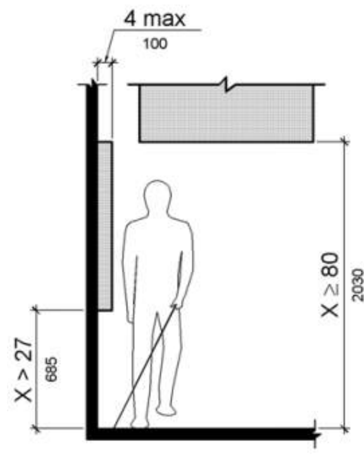
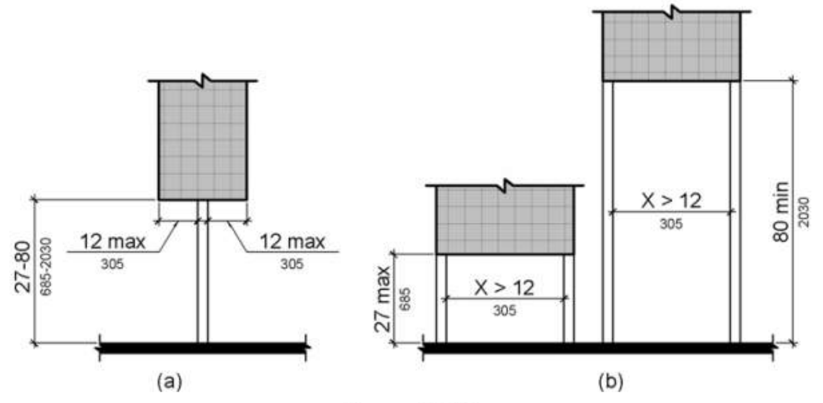


Figure 307.2
Limits of Protruding Objects

307.3 Post-Mounted Objects.
Free-standing objects mounted on posts or pylons shall overhang circulation paths 12 inches (305 mm) maximum when located 27 inches (685 mm) minimum and 80 inches (2030 mm) maximum above the finish floor or ground. Where a sign or other obstruction is mounted between posts or pylons and the clear distance between the posts or pylons is greater than 12 inches (305 mm), the lowest edge of such sign or obstruction shall be 27 inches (685 mm) maximum or 80 inches (2030 mm) minimum above the finish floor or ground.

EXCEPTION:
The sloping portions of handrails serving stairs and ramps shall not be required to comply with 307.3.



(a)

(b)

Figure 307.3
Post-Mounted Protruding Objects

307.4 Vertical Clearance.
Vertical clearance shall be 80 inches (2030 mm) high mimimum. Guardrails or other barriers shall be provided where the vertical clearance is less than 80 inches (2030 mm) high. The leading edge of such guardrail or barrier shall be located 27 inches (685 mm) maximum above the finish floor or ground.

EXCEPTION:
Door closers and door stops shall be permited to be 78 inches (1980 mm) minimum above the finish floor or ground.

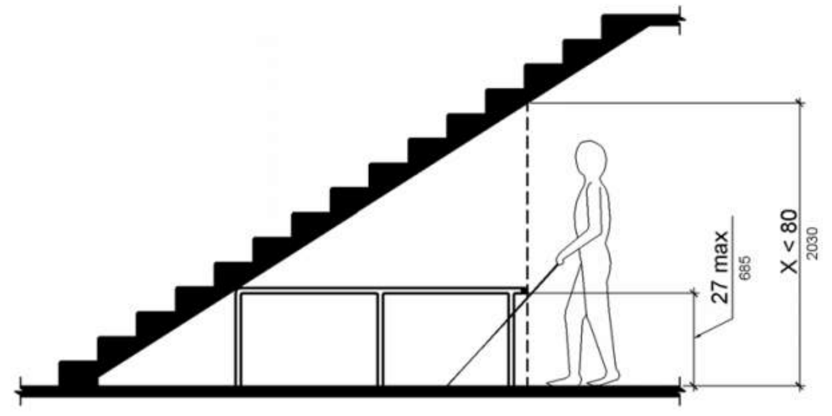


Figure 307.4
Vertical Clearance

307.5 Required Clear Width
Protruding objects shall not reduce the clear width required for accessible routes.

308 Reach Ranges

308.1 General.
Reach ranges shall comply with 308.

> **Advisory 308.1 General**
> The folowing table provides guidance on reach ranges for children according to age where building elements such as hooks, lockers, or operable parts are designed for use primarily by children. These dimensions apply to either forward or side reaches. Accessible elements and operable parts designed for adult use or children over age 12 can be located outside these ranges but must be within the adule reach ranges required by 308.

Children's Reach Ranges

Forward or Side Reach	Ages 3 and 4	Ages 5 through 8	Ages 9 through 12
High (maximum)	36 in (915 mm)	40 in (1015 mm)	44 in (1120 mm)
Low (minimum)	20 in (510 mm)	18 in (455 mm)	16 in (405 mm)

308.2 Forward Reach.

308.2.1 Unobstructed.
Where a forward reach is unobstructed, the high forward reach shall be 48 inches (1220 mm) maximum and the low forward reach shall be 15 inches (380 mm) minimum above the finish floor or ground.

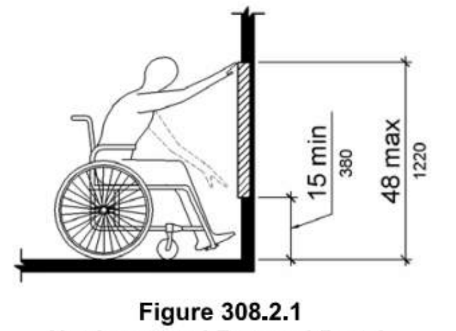
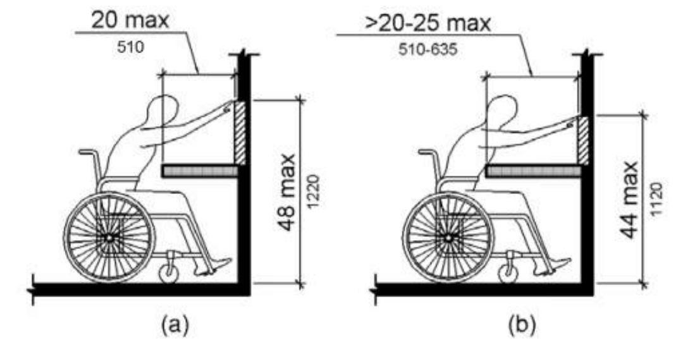


Figure 308.2.1
Unobstructed Forward Reach

308.2.2 Obstructed High Reach.
Where a high reach is over an obstruction, the clear floor space shall extend beneath the element for a distance not less than the required reach depth over the obstruction. The high forward reach shall be 48 inches (1120 mm) maximum where the reach depth is 20 inches (510mm) maximum. Where the reach depth exceeds 20 inches (150 mm) , the high reach shall be 44 inches (1120 mm) maximum and the reach depth shall be 25 inches (635 mm) maximum.



(a)

(b)

Figure 308.2.2
Obstructed High Forward Reach

308.3 Side Reach.

308.3.1 Unobstructed.
Where a clear floor or ground space allows a parallel approach to an element and the side reach is unobstructed, the high side reach shall be 48 inches (1220 mm) maximum and the low side shall be 15 inches (380 mm) minimum above the finish floor or ground.

EXCEPTIONS:
1. An obstruction shall be permitted between the clear floor and ground space and the element where the depth of the obstruction is 10 inches (255 mm) maximum.
2. Operable parts of fuel dispensers shall be permitted to be 54 inches (1370 mm) maximum measured from the surface of the vehicular way where fuel dispensers are installed on existing curbs.

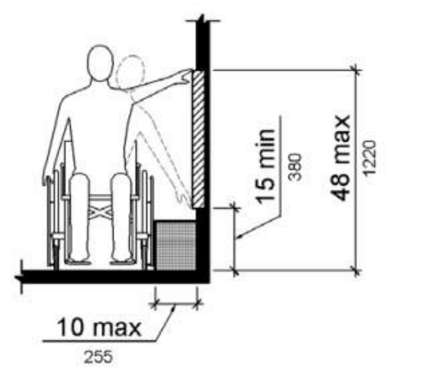
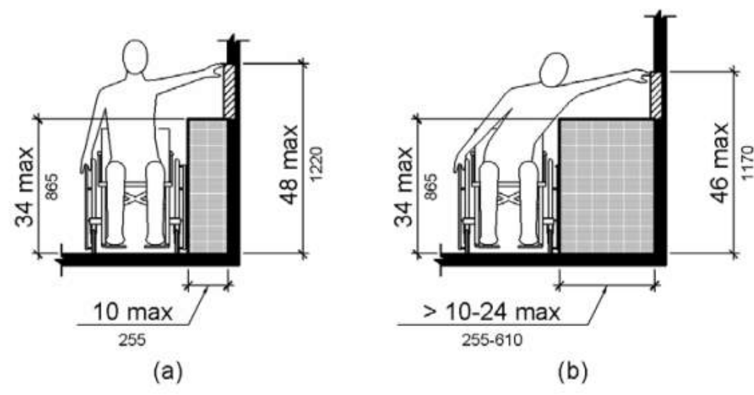


Figure 308.3.1
Unobstructed Side Reach

308.3.2 Unobstructed High Reach.
Where a clear floor or ground space allows a parallel approach to an element and the high side reach is over an obstruction, the height of the obstruction shall be 34 inches (865 mm) maximum and the depth of the obstruction shall be 24 inches (610 mm) maximum. The high side reach shall be 48 inches (1220 mm) maximum for a reach depth of 10 inches (225 mm) maximum. Where the reach depth exceeds 10 inches (255 mm), the high side reach shall be 46 inches (117 mm) maximum for a reach depth of 24 inche (610 mm) maximum.

EXCEPTIONS:
1. The top of washing machines and clothes dryers shall be permitted to be 36 inches (915 mm) maximum above the finish floor.
2. Operable parts of fuel dispensers shall be permitted to be 54 inches (1370 mm) maximum measured from the surface of the vehicular way where fuel dispensers are installed on existing curbs.



(a)

(b)

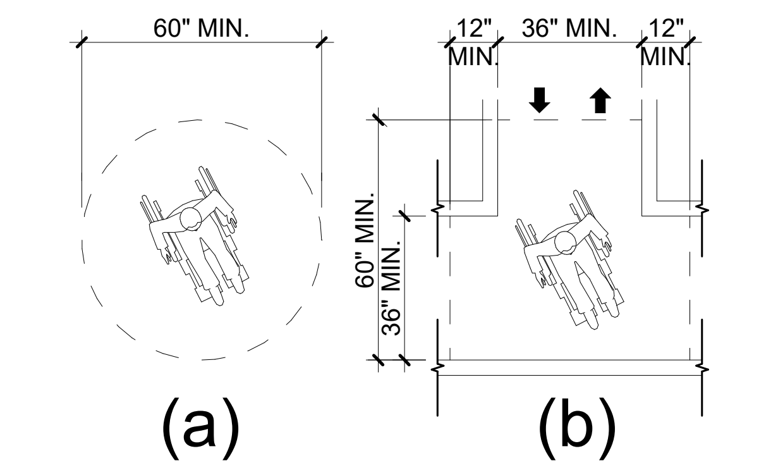
Figure 308.3.2
Obstructed High Side Reach

309 Operable Parts

309.1 General.
Operable parts shall comply with 309.

309.2 Clear floor space.
A clear floor space complying with 305 shall be provided.

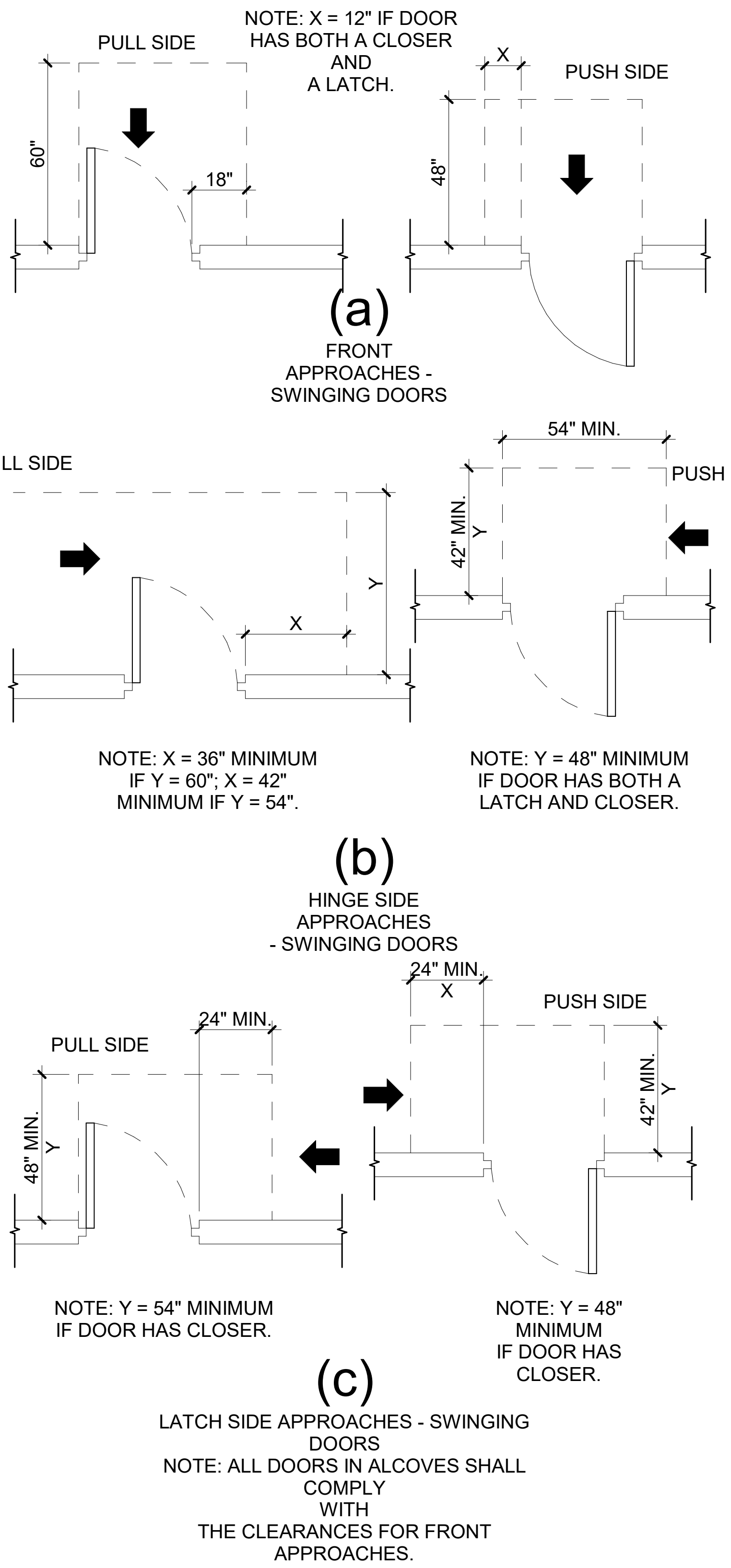
309.3 Height.
Operable parts shall be operable with one hand and shall not require tight grasping, pinching, or twisting of the wrist. The force required to activate operable parts shall be 5 pounds (22.2N) maximum.



(a)
60" DIAMETER SPACE

(b)
T-SHAPED SPACE
FOR 180° TURNS

2 WHEELCHAIR TURNING SPACE
SCALE: 1/4" = 1'-0"



NOTE: X = 12" IF DOOR HAS BOTH A CLOSER AND A LATCH.

(a)
FRONT APPROACHES - SWINGING DOORS

NOTE: X = 36" MINIMUM IF Y = 60"; X = 42" MINIMUM IF Y = 54".

NOTE: Y = 48" MINIMUM IF DOOR HAS BOTH A LATCH AND CLOSER.

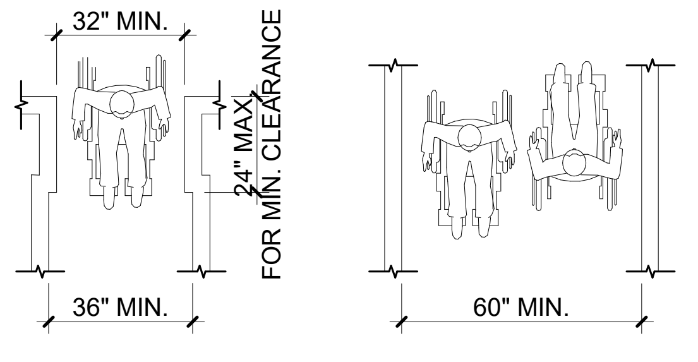
(b)
HINGE SIDE APPROACHES - SWINGING DOORS

NOTE: Y = 54" MINIMUM IF DOOR HAS CLOSER.

NOTE: Y = 48" MINIMUM IF DOOR HAS CLOSER.

(c)
LATCH SIDE APPROACHES - SWINGING DOORS
NOTE: ALL DOORS IN ALCOVES SHALL COMPLY WITH THE CLEARANCES FOR FRONT APPROACHES.

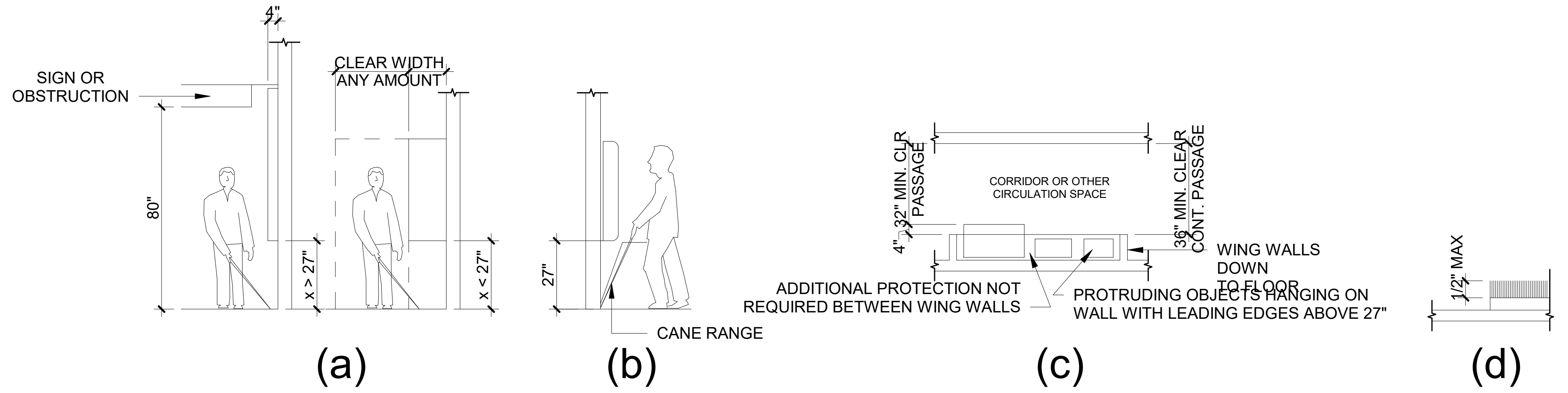
3 CLEARANCES @ DOORS
SCALE: 1/4" = 1'-0"



MINIMUM CLEAR WIDTH
FOR SINGLE WHEELCHAIR

MINIMUM CLEAR WIDTH
FOR TWO WHEELCHAIRS

4 MINIMUM CLEAR WIDTHS
SCALE: 1/4" = 1'-0"


SIGN OR OBSTRUCTION
4"
CLEAR WIDTH ANY AMOUNT
80"
x > 27"
x < 27"
27"
CANE RANGE
4" - 32" MIN. CLR PASSAGE
CORRIDOR OR OTHER CIRCULATION SPACE
36" MIN. CLEAR CONT. PASSAGE
WING WALLS DOWN TO FLOOR
ADDITIONAL PROTECTION NOT REQUIRED BETWEEN WING WALLS
PROTRUDING OBJECTS HANGING ON WALL WITH LEADING EDGES ABOVE 27"
1/2" MAX

(a)
WALKING PARALLEL TO A WALL

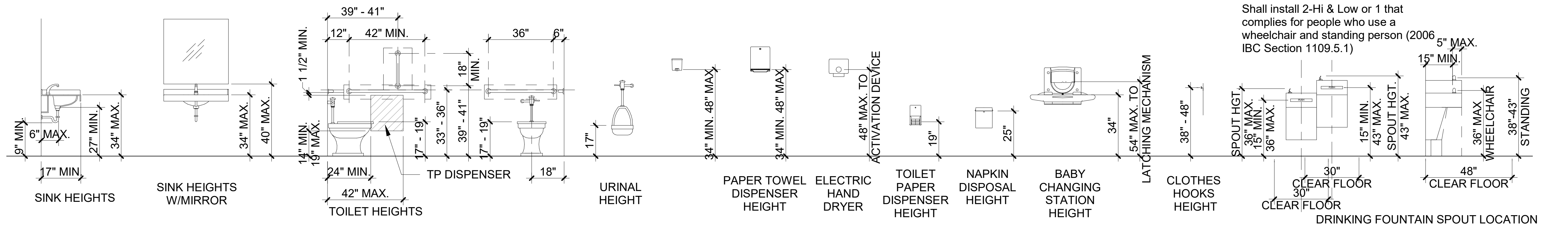
(b)
WALL PERPENDICULAR TO A WALL

(c)
EXAMPLE OF PROTECTION AROUND WALL-MOUNTED OBJECTS AND MEASUREMENTS OF CLEAR WIDTHS

(d)
CARPET PILE THICKNESS

6 PROTRUDING OBJECTS
SCALE: 1/4" = 1'-0"

Shall install 2-Hi & Low or 1 that complies for people who use a wheelchair and standing person (2006 IBC Section 1109.5.1)



SINK HEIGHTS

SINK HEIGHTS
W/MIRROR

TOILET HEIGHTS

URINAL
HEIGHT

PAPER TOWEL
DISPENSER
HEIGHT

ELECTRIC
HAND
DRYER

TOILET
PAPER
DISPENSER
HEIGHT

NAPKIN
DISPOSAL
HEIGHT

BABY
CHANGING
STATION
HEIGHT

CLOTHES
HOOKS
HEIGHT

DRINKING FOUNTAIN SPOUT LOCATION
(ANSI ICC A117.1-2009 FIG. 602.5a&b)
TOE CLEARANCE (ANSI ICC A117.1-2009 FIG. 306.2)
KNEE CLEARANCE (ANSI ICC A117.1-2009 FIG. 306.3)

ALL FIXTURES TO BE MOUNTED WITHIN ALLOWABLE RANGES AS INDICATED BY ADA ACCESSIBILITY GUIDELINES AND LOCAL CODES.
(ALL MOUNTING HEIGHTS INDICATED ARE ABOVE FINISHED FLOOR LEVEL.)
ALL GRAB BARS TO BE 1.25"-1.5" DIA. WITH GRIPPABLE SURFACE.

1 FIXTURE MOUNTING HEIGHT
SCALE: 1/4" = 1'-0"

ACCESSIBILITY GUIDELINES & REQUIREMENTS

Code Referenced: 2010 ADA Standards for Accessible Design
Dept. of Justice published revised regulations on September 15, 2010 to set minimum enforceable accessibility standards/requirements for newly designed & constructed or altered State and local government facilities, public accommodations, and commercial facilities after March 15, 2012.

Code Referenced: Chapter 11, 2018 INTERNATIONAL BUILDING CODE (IBC)
Buildings and facilities shall be designed and constructed to be accessible in accordance with this code and ICC/ANSI A117.1-2009 (Section 1101.2).

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HUBBELL REALTY COMPANY

CONVERGE NW
TOWNHOUSES
WAUKEE, IOWA

Rev. #	Issue / Revision	Date
3	30% Set	12-03-2021

Proj. No.	SAA	Proj. Mgr.
21113		SP

Sheet Title
ACCESSIBILITY REQUIREMENTS & GUIDELINES

Sheet No.
G-011

BUILDING SUMMARY DRIVING CODE REVIEW

USE & OCCUPANCY	TYPE OF CONSTRUCTION	AREA	FIRE SPRINKLER & TYPE	ENERGY CODE METHOD
IRC/R-3 CHAPTER 11 IBC	VB	VARIES	NFPA 13R	PRESCRIPTIVE

2018 IRC CODE ANALYSIS

The following is not intended to be an all inclusive list, but rather a general summary.
Code Referenced: **2018 INTERNATIONAL RESIDENTIAL CODE (IRC)**

CODE SUMMARY:
CHAPTER 1 – SCOPE AND ADMINISTRATION
Scope (Section R101.2): The provisions of the International Residential Code for One- and Two-Family Dwellings shall apply to the construction, alterations, movement, enlargement, replacement, repair, equipment, use and occupancy, location removal and demolition of detached one- and two-family dwellings and townhouses not more than three storied above grade plan in height with separate means of egress and their accessory structures,

CHAPTER 3 – BUILDING PLANNING
Fire-Resistant Construction (Section R302):
  Exterior Walls (Section R302.1 & Table R302.1(1)): **>5'**
    NO EXTERIOR ELEMENT RATINGS REQUIRED
  Townhouses (Section R302.2):
    Common Wall (Section 302.2.2): **NO SPRINKLER = 2 HOUR RATING**
      Such walls do not contain plumbing or mechanical equipment, ducts or vents in the cavity of the wall.
      Wall shall be rated for fire exposure from both sides and shall extend continuous from the foundation to the underside of the roof sheathing.
  Dwelling/Garage Opening/Penetration Protection (Section R302.5):
    Opening Protection (Section R302.5.1): **20 MIN. GARAGE DOOR WITH CLOSER**
  Dwelling/Garage Fire Separation (Section R302.6): **>= 5/8" GYP.BD. ON GARAGE SIDE, WALLS AND CEILING**
    Chapter 156, Section 156.02, Item #10 Local Amendments to the Building Code
  Fireblocking (Section R302.11): **FIREBLOCKING REQ'D AT BELOW LOCATIONS**
    1. Concealed spaces of stud walls and ceiling height.
    2. At interconnections between concealed spaces such as occur at soffits.
    3. At openings around vents, pipes, ducts, cables and wires at ceiling level.
      *See **Section R302.11.1** for Fireblocking Material Options
  Draftstopping (Section R302.12): **<1000 SF OF CONCEALED SPACE**
    Materials (R302.12.1): **>=1/2" GYP. BD. OR >=3/8" WOOD STRUCTURAL PANEL**
Minimum Room Areas (Section R304):
  Minimum Area (Section R304.1): **ONE ROOM MIN. 120 SF GROSS**
  Other Rooms (Section R304.2): **MIN. 70 SF**
  Minimum Dimensions (Section R304.3): **MIN. 7 FT IN ANY HORIZONTAL DIMENSIONS**
Ceiling Height (Section R305): **MIN. 7 FT**
Toilet, Bath and Shower Spaces (Section R307): **REFER TO CHAPTER 11 IBC**
Emergency Escape and Rescue Openings (Section R310):
  Emergency Escape and Rescue Required (Section R310.1): **EACH BEDROOM**
  Emergency Escape and Rescue Openings (Section R310.2):
    Minimum Opening Area (Section R310.2.1): **MIN. 5.7 SF NET OPENING,**
      MIN. 24" CLEAR HEIGHT
      MIN. 20" CLEAR WIDTH
    Minimum Sill Height (Section R310.2.2): **<44"**

Means of Egress (Section R311):
  Egress Door (Section R311.2): **MIN. 1 DOOR, SIDE-HINGED, MIN. CLEAR 32"**
  Floors and Landings at Exterior Doors (R311.3): **MIN. 36" IN DIRECTION OF TRAVEL, BOTH SIDES OF DOOR**
  Hallways (Section R311.6): **MIN. 36"**
  Stairways (Section 311.7):
    Width (Section 311.7.1): **MIN. 36"**
    Headroom (Section 311.7.2): **MIN. 80"**
    Vertical Rise (Section 311.7.3): **MAX. 151"**
    Treads & Risers (Section R311.7.5): **RISER 7 3/4" MAX.; TREADS 10" MIN.**
    Landing (Section R311.7.6): **WIDTH = STAIR A WIDTH; DEPTH = 36" MIN.**
    Stairways Walking Surface (Section R311.7.7): **MAX 2% SLOPE**
    Handrails (Section R311.7.8): **MIN. ONE SIDE**
      Height (Section R311.7.8.1): **BETWEEN 34"-38"**

Guards and Window Fall Protection (Section R312):
  Guards (Section R312.1):
    Where Required(Section R312.1.1): **>=36" TO FLOOR/GRADE BELOW**
    Height (Section R312.1.2): **MIN. 36"**
    Opening Limitations (Section R312.1.3): **<4"**
  Window Fall Protection (Section R312.2):
    Window Sill (Section R312.2.1): **> 72" ABOVE GRADE; MIN. 24" ABOVE FLOOR**
    Window Opening Control Device: **<4" OPENING COMPLYING WITH ASTM F 2090**

Automatic Fire Sprinkler System (Section R313):
  Townhouses Automatic Fire Sprinkler Systems (Section R313.1): **SPRINKLER NOT REQUIRED**
    Chapter 156, Section 156.02, Item #25 Local Amendments to the Building Code
      EXCEPTION #2: 8 OR LESS DWELLING UNITS
      EXCEPTION #3: <18,000 SF FLOOR SPACE EXCLUSIVE OF ANY GARAGE

Smoke Alarms (Section R314):
  Smoke Detection Systems (Section R314.2): **PER NFPA 72**
  Locations (Section R314.2):
    1. Each sleeping room
    2. Outside each separate sleeping area in the immediate vicinity of the bedrooms
    3. On each additional story of the dwelling

Carbon Monoxide Alarms (Section R315):
  Carbon Monoxide Alarms (Section R315.1): **OUTSIDE EACH SEPARATE SLEEPING AREA**
  Carbon Monoxide Detection (Section R315.2): **PER NFPA 720**

Site Address (Section R319):
  Buildings shall have approved address numbers that are plainly legible and visible from the street. Shall be contrasting with their background. Shall be a minimum of 4" high with Minimum stroke of 1/2".

Accessibility (Section R320): **>=4 UNITS = REFER TO CHAPTER 11 OF IBC FOR R-3**

2018 IBC CODE ANALYSIS

The following is not intended to be an all inclusive list, but rather a general summary.
Code Referenced: **2018 INTERNATIONAL BUILDING CODE (IBC)**

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  Accessible Spaces (Section 1107.3): **ROOMS OR SPACES USED BY RESIDENTS SERVING TYPE A OR TYPE B UNITS SHALL BE ACCESSIBLE**
  Accessible Route (Section 1007.4): **AT LEAST ONE ROUTE SHALL CONNECT TO ENTRANCE OF EACH TYPE A AND TYPE B UNIT AND WITH THOSE EXTERIOR AND INTERIOR SPACE OF THE UNIT.**
  Group R-3 (Section 1107.6.3): **ALL DWELLING UNITS IN STRUCTURES OF FOUR OR MORE DWELLING UNITS = TYPE B**
    General Exceptions (Section 1007.7):
      Multistory Units (Section 1107.7.2): **2 STORY UNITS = NOT TYPE B**
Other Features and Facilities (Section 1109):
  General (Section 1109.1): **TYPE B UNIT SHALL COMPLY WITH CHAPTER 10 OF ICC A117.1**

2012 INT'L ENERGY CONSERVATION CODE ANALYSIS

Code Referenced: 2012 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)

Climate Zone, Moisture Regimes, and Warm-Humid Designations (Figure & Table 301.1):
POLK COUNTY, IOWA - 5A

Commercial Energy Efficiency (Chapter 4): These commercial buildings shall meet either the requirements of ASHRAE/IESNA Standard 90.1, Energy Standard for Buildings Except for Low-Rise Residential Buildings, or the requirements contained in this Chapter. (Section 501.1)

Building Envelope Requirements - Opaque Thermal Envelope Requirements (Table C402.1.3):

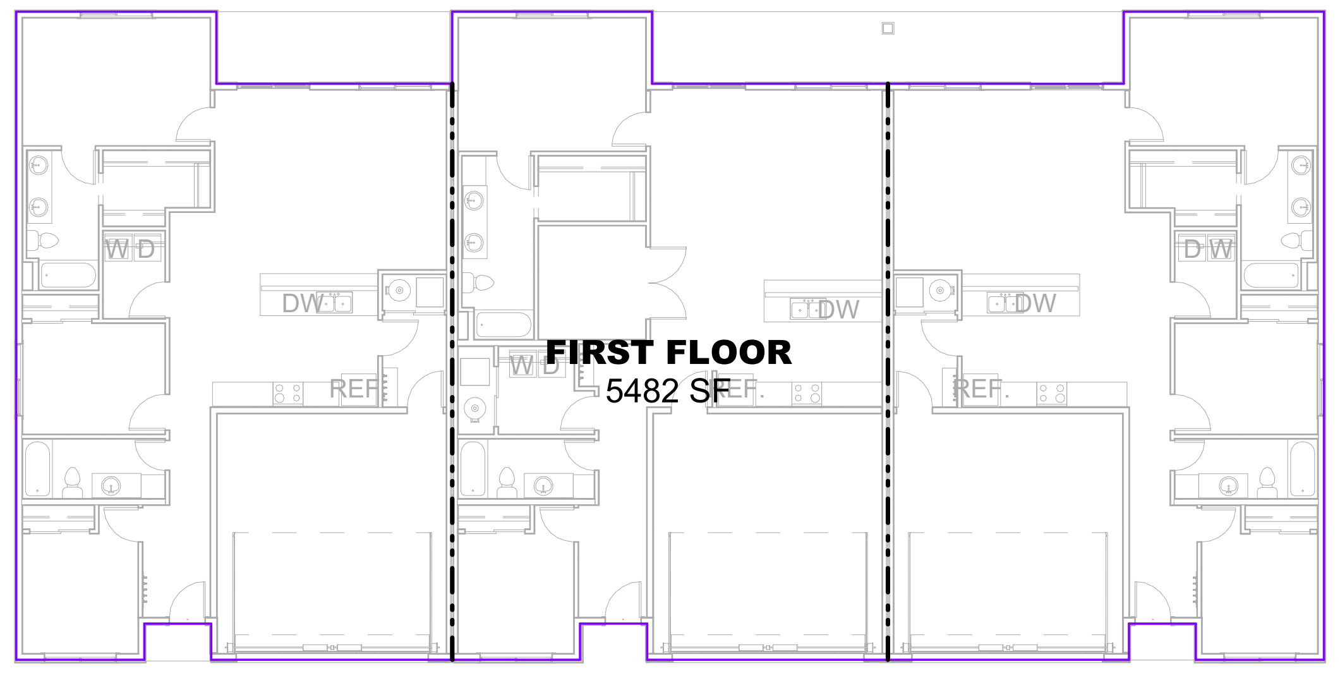
All other than Group R	
Roofs	
Insulation entirely above deck	R-25ci (ci=Continuous Insulation)
Attic and other	R38
Walls, Above Grade	
Other	R-13 + R-3.8ci or R-20
Below grade wall	R-7.5ci (ci=Continuous Insulation)
Slab-on-Grade Floors	
Heated slabs	R-15 for 36" below
Swinging doors	U - 0.37
Roll-up or sliding doors	R-4.75

Building Envelope Requirements: Fenestration (Table 402.4): All other than Group R

Vertical fenestration	
U-Factor	
Fixed fenestration	0.38
Operable fenestration	0.45
Entrance door	0.77
SHGC	
SHGC	0.40

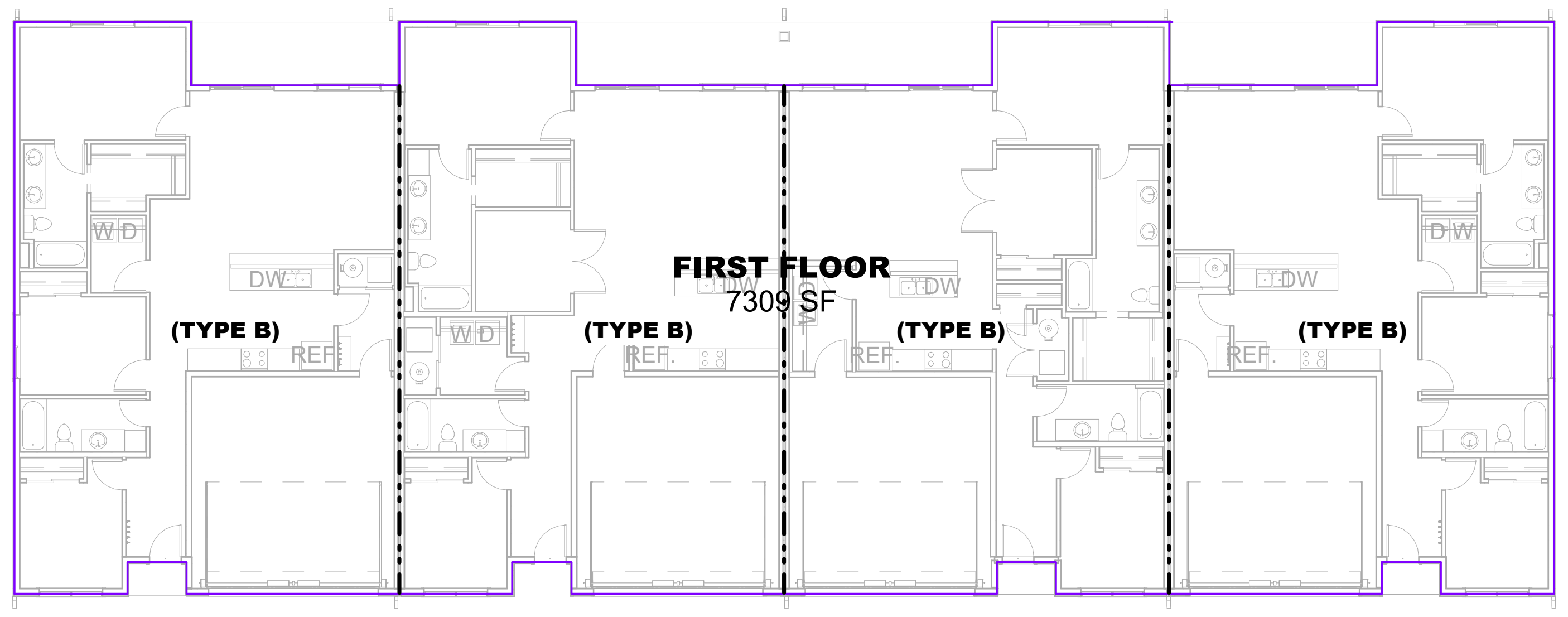
FIRE RATING LEGEND

ONE HOUR RATED WALL	—·—·—·—·—
TWO HOUR PARTY WALL	—··—··—··—



NORTH

① **3-PLEX 1-STORY FIRST FLOOR CODE PLAN**
SCALE: 1/16" = 1'-0"



② **4-PLEX 1-STORY FIRST FLOOR CODE PLAN**
SCALE: 1/16" = 1'-0"
NORTH ORIENTATION VARIES - REFER TO CIVIL

simonson
simonson & associates architects LLC
1717 ingersoll avenue suite 117 des moines ia 50309
phn 515 440 5626 www.simonsonassoc.com

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HUBBELL REALTY COMPANY

CONVERGE NW
TOWNHOUSES
WAUKEE, IOWA

Rev. #	Issue / Revision	Date
3	30% Set	12-03-2021

Proj. No. SAA Proj. Mgr.
21113 **SP**

Sheet Title
3/4-PLEX 1-STORY CODE REVIEW

Sheet No.
G-101

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12/2/2021 3:26:33 PM

BUILDING SUMMARY DRIVING CODE REVIEW

USE & OCCUPANCY	TYPE OF CONSTRUCTION	AREA	FIRE SPRINKLER & TYPE	ENERGY CODE METHOD
IRC/R-3 CHAPTER 11 IBC	VB	8837 SF	NFPA 13R	PRESCRIPTIVE

2018 IRC CODE ANALYSIS

The following is not intended to be an all inclusive list, but rather a general summary.
Code Referenced: **2018 INTERNATIONAL RESIDENTIAL CODE (IRC)**

CODE SUMMARY:
CHAPTER 1 – SCOPE AND ADMINISTRATION
Scope (Section R101.2): The provisions of the International Residential Code for One- and Two-Family Dwellings shall apply to the construction, alterations, movement, enlargement, replacement, repair, equipment, use and occupancy, location removal and demolition of detached one- and two-family dwellings and townhouses not more than three storied above grade plan in height with separate means of egress and their accessory structures,

CHAPTER 3 – BUILDING PLANNING
Fire-Resistant Construction (Section R302):
- Exterior Walls (Section R302.1 & Table R302.1(1)): **>5'**
  NO EXTERIOR ELEMENT RATINGS REQUIRED
- Townhouses (Section R302.2):
  - Common Wall (Section 302.2.2): **NO SPRINKLER = 2 HOUR RATING**
    Such walls do not contain plumbing or mechanical equipment, ducts or vents in the cavity of the wall.
    Wall shall be rated for fire exposure from both sides and shall extend continuous from the foundation to the underside of the roof sheathing.
- Dwelling/Garage Opening/Penetration Protection (Section R302.5):
  - Opening Protection (Section R302.5.1): **20 MIN. GARAGE DOOR WITH CLOSER**
- Dwelling/Garage Fire Separation (Section R302.6): **>= 5/8" GYP.BD. ON GARAGE SIDE, WALLS AND CEILING**
  Chapter 156, Section 156.02, Item #10 Local Amendments to the Building Code
- Fireblocking (Section R302.11): **FIREBLOCKING REQ'D AT BELOW LOCATIONS**
  1. Concealed spaces of stud walls and ceiling height.
  2. At interconnections between concealed spaces such as occur at soffits.
  3. At openings around vents, pipes, ducts, cables and wires at ceiling level.
     *See **Section R302.11.1** for Fireblocking Material Options
- Draftstopping (Section R302.12): **<1000 SF OF CONCEALED SPACE**
  - Materials (R302.12.1): **>=1/2" GYP. BD. OR >=3/8" WOOD STRUCTURAL PANEL**

Minimum Room Areas (Section R304):
- Minimum Area (Section R304.1): **ONE ROOM MIN. 120 SF GROSS**
- Other Rooms (Section R304.2): **MIN. 70 SF**
- Minimum Dimensions (Section R304.3): **MIN. 7 FT IN ANY HORIZONTAL DIMENSIONS**

Ceiling Height (Section R305): **MIN. 7 FT**
Toilet, Bath and Shower Spaces (Section R307): **REFER TO CHAPTER 11 IBC**
Emergency Escape and Rescue Openings (Section R310):
- Emergency Escape and Rescue Required (Section R310.1): **EACH BEDROOM**
- Emergency Escape and Rescue Openings (Section R310.2):
  - Minimum Opening Area (Section R310.2.1): **MIN. 5.7 SF NET OPENING,**
    MIN. 24" CLEAR HEIGHT
    MIN. 20" CLEAR WIDTH
  - Minimum Sill Height (Section R310.2.2): **<44"**

Means of Egress (Section R311):
- Egress Door (Section R311.2): **MIN. 1 DOOR, SIDE-HINGED, MIN. CLEAR 32"**
- Floors and Landings at Exterior Doors (R311.3): **MIN. 36" IN DIRECTION OF TRAVEL, BOTH SIDES OF DOOR**
- Hallways (Section R311.6): **MIN. 36"**
- Stairways (Section 311.7):
  - Width (Section 311.7.1): **MIN. 36"**
  - Headroom (Section 311.7.2): **MIN. 80"**
  - Vertical Rise (Section 311.7.3): **MAX. 151"**
  - Treads & Risers (Section R311.7.5): **RISER 7 3/4" MAX.; TREADS 10" MIN.**
  - Landing (Section R311.7.6): **WIDTH = STAIR A WIDTH; DEPTH = 36" MIN.**
  - Stairways Walking Surface (Section R311.7.7): **MAX 2% SLOPE**
  - Handrails (Section R311.7.8): **MIN. ONE SIDE**
    - Height (Section R311.7.8.1): **BETWEEN 34"-38"**

Guards and Window Fall Protection (Section R312):
- Guards (Section R312.1):
  - Where Required(Section R312.1.1): **>=36" TO FLOOR/GRADE BELOW**
  - Height (Section R312.1.2): **MIN. 36"**
  - Opening Limitations (Section R312.1.3): **<4"**
- Window Fall Protection (Section R312.2):
  - Window Sill (Section R312.2.1): **> 72" ABOVE GRADE; MIN. 24" ABOVE FLOOR**
  - Window Opening Control Device: **<4" OPENING COMPLYING WITH ASTM F 2090**

Automatic Fire Sprinkler System (Section R313):
- Townhouses Automatic Fire Sprinkler Systems (Section R313.1): **SPRINKLER NOT REQUIRED**
  Chapter 156, Section 156.02, Item #25 Local Amendments to the Building Code
  EXCEPTION #2: 8 OR LESS DWELLING UNITS
  EXCEPTION #3: <18,000 SF FLOOR SPACE EXCLUSIVE OF ANY GARAGE

Smoke Alarms (Section R314):
- Smoke Detection Systems (Section R314.2): **PER NFPA 72**
- Locations (Section R314.2):
  1. Each sleeping room
  2. Outside each separate sleeping area in the immediate vicinity of the bedrooms
  3. On each additional story of the dwelling

Carbon Monoxide Alarms (Section R315):
- Carbon Monoxide Alarms (Section R315.1): **OUTSIDE EACH SEPARATE SLEEPING AREA**
- Carbon Monoxide Detection (Section R315.2): **PER NFPA 720**

Site Address (Section R319):
Buildings shall have approved address numbers that are plainly legible and visible from the street. Shall be contrasting with their background. Shall be a minimum of 4" high with Minimum stroke of 1/2".

Accessibility (Section R320): **>=4 UNITS = REFER TO CHAPTER 11 OF IBC FOR R-3**

2018 IBC CODE ANALYSIS

The following is not intended to be an all inclusive list, but rather a general summary.
Code Referenced: **2018 INTERNATIONAL BUILDING CODE (IBC)**

CHAPTER 11 - ACCESSIBILITY
Dwelling Units and Sleeping Units (Section 1107):
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- Accessible Route (Section 1007.4): **AT LEAST ONE ROUTE SHALL CONNECT TO ENTRANCE OF EACH TYPE A AND TYPE B UNIT AND WITH THOSE EXTERIOR AND INTERIOR SPACE OF THE UNIT.**
- Group R-3 (Section 1107.6.3): **ALL DWELLING UNITS IN STRUCTURES OF FOUR OR MORE DWELLING UNITS = TYPE B**
  - General Exceptions (Section 1007.7):
    - Multistory Units (Section 1107.7.2): **2 STORY UNITS = NOT TYPE B**

Other Features and Facilities (Section 1109):
- General (Section 1109.1): **TYPE B UNIT SHALL COMPLY WITH CHAPTER 10 OF ICC A117.1**

2012 INT'L ENERGY CONSERVATION CODE ANALYSIS

Code Referenced: 2012 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)

Climate Zone, Moisture Regimes, and Warm-Humid Designations (Figure & Table 301.1):
POLK COUNTY, IOWA - 5A

Commercial Energy Efficiency (Chapter 4): These commercial buildings shall meet either the requirements of ASHRAE/IESNA Standard 90.1, Energy Standard for Buildings Except for Low-Rise Residential Buildings, or the requirements contained in this Chapter. (Section 501.1)

Building Envelope Requirements - Opaque Thermal Envelope Requirements (Table C402.1.3):
All other than Group R

Roofs	
Insulation entirely above deck	R-25ci (ci=Continuous Insulation)
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Other	R-13 + R-3.8ci or R-20
Below grade wall	R-7.5ci (ci=Continuous Insulation)
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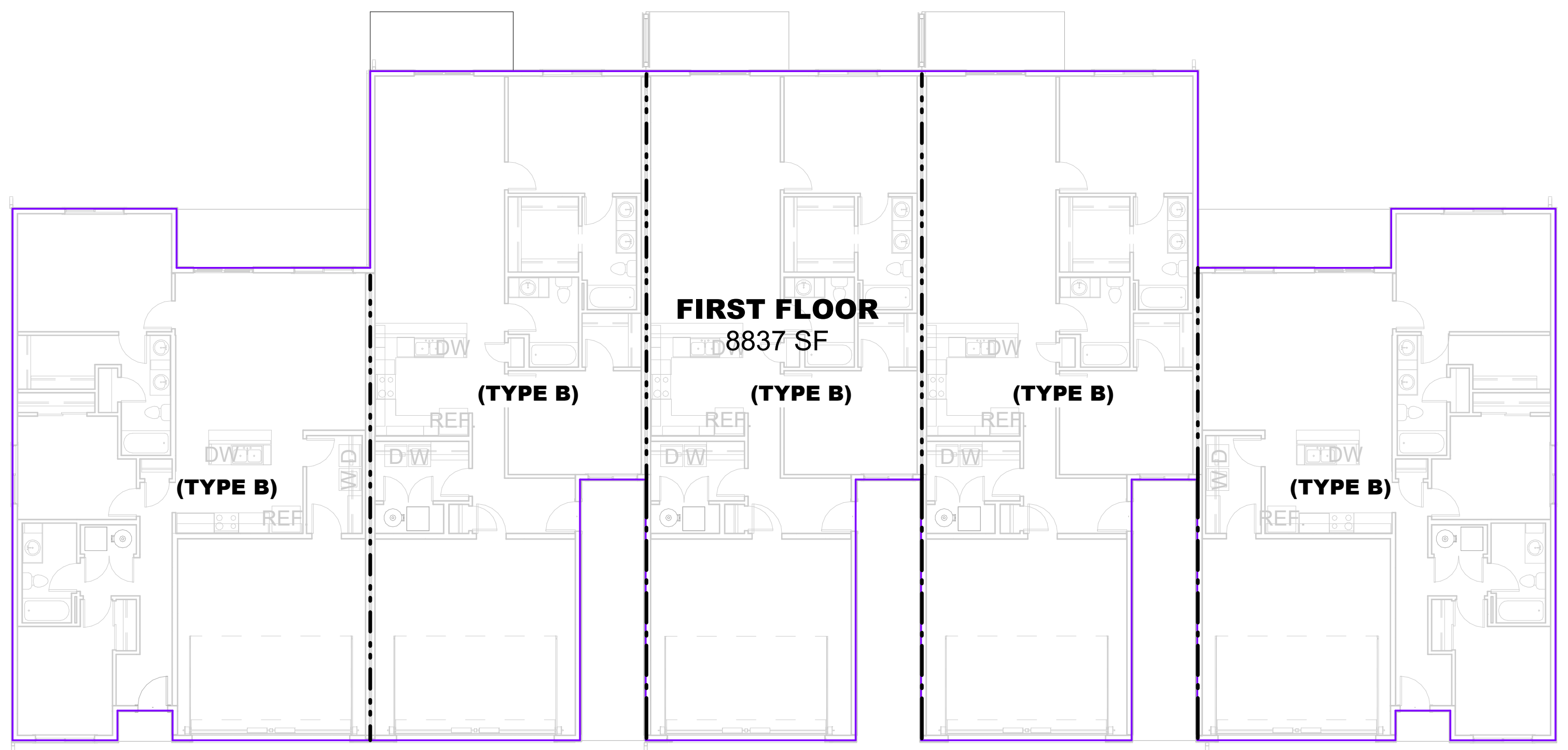
Swinging doors	U - 0.37
Roll-up or sliding doors	R-4.75

Building Envelope Requirements: Fenestration (Table 402.4): All other than Group R
Vertical fenestration
U-Factor

Fixed fenestration	0.38
Operable fenestration	0.45
Entrance door	0.77
SHGC	
SHGC	0.40

FIRE RATING LEGEND

ONE HOUR RATED WALL	–·–·–·–
TWO HOUR PARTY WALL	–··–··–··–



NORTH

1 1-STORY TOWNHOUSE CODE PLAN

SCALE: 1/16" = 1'-0"
NORTH ORIENTATION VARIES - REFER TO CIVIL

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HUBBELL REALTY COMPANY

CONVERGE NW
TOWNHOUSES
WAUKEE, IA

Rev. #	Issue / Revision	Date
3	30% Set	12-03-2021

Proj. No. SAA Proj. Mgr.
21113 **SP**

Sheet Title
5-PLEX 1-STORY CODE REVIEW

Sheet No.
G-102

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12/2/2021 3:22:46 PM

BUILDING SUMMARY DRIVING CODE REVIEW

USE & OCCUPANCY	TYPE OF CONSTRUCTION	AREA	FIRE SPRINKLER & TYPE	ENERGY CODE METHOD
IRC/R-3 CHAPTER 11 IBC	VB	7796 SF	NFPA 13R	PRESCRIPTIVE

2018 IRC CODE ANALYSIS

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Wall shall be rated for fire exposure from both sides and shall extend continuous from the foundation to the underside of the roof sheathing.
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Window Sill (Section R312.2.1): **> 72" ABOVE GRADE; MIN. 24" ABOVE FLOOR**
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2012 INT'L ENERGY CONSERVATION CODE ANALYSIS

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Other	R-13 + R-3.8ci or R-20
Below grade wall	R-7.5ci (ci=Continuous Insulation)
Slab-on-Grade Floors	
Heated slabs	R-15 for 36" below
Swinging doors	U - 0.37
Roll-up or sliding doors	R-4.75

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Operable fenestration	0.45
Entrance door	0.77
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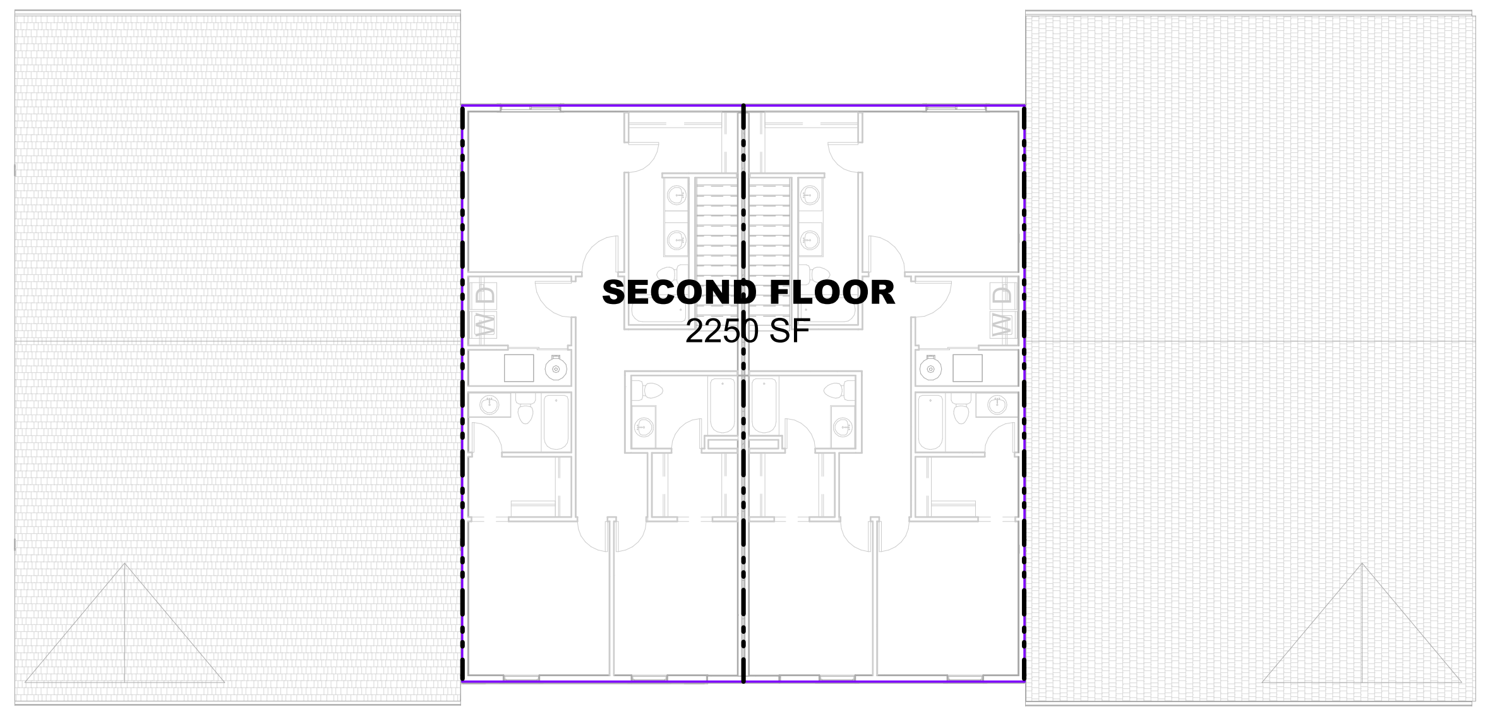
SHGC	0.40

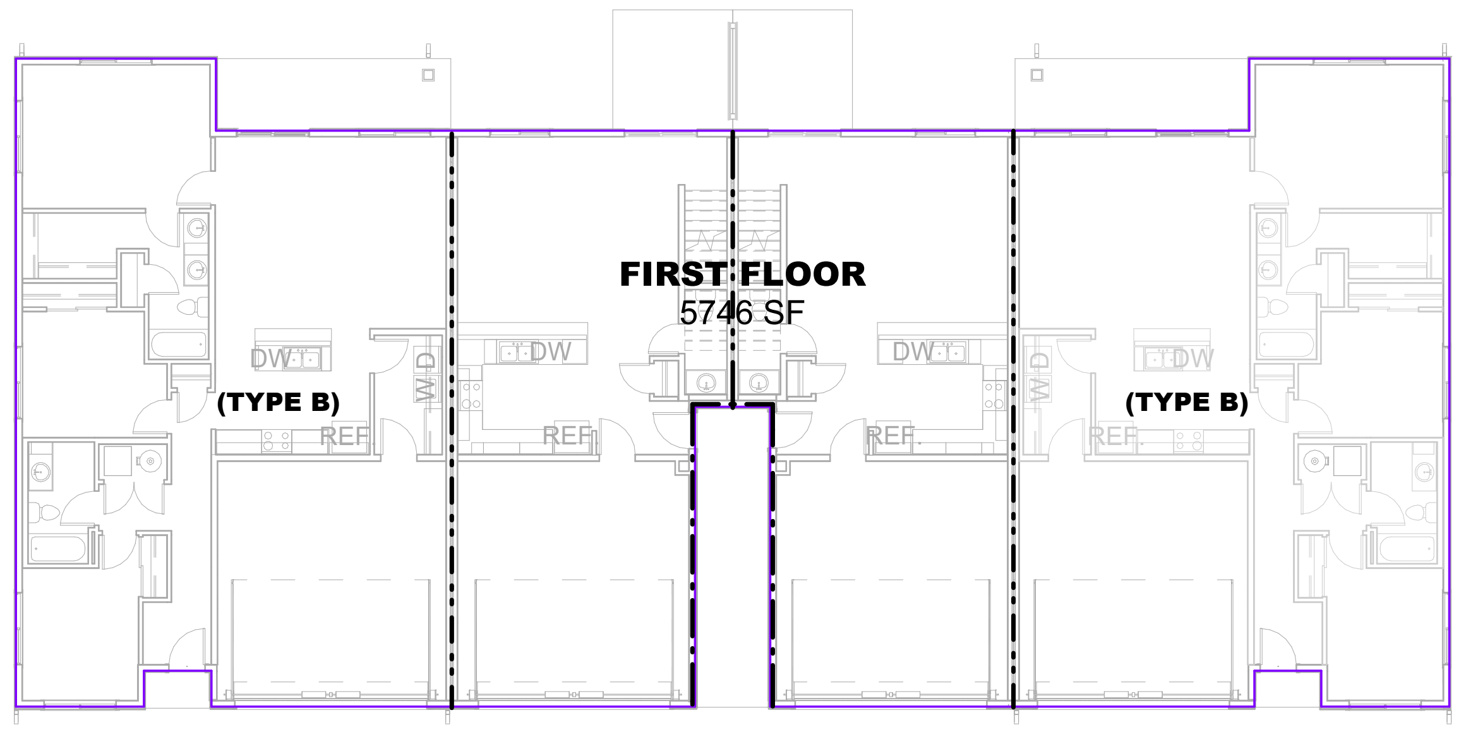
FIRE RATING LEGEND

ONE HOUR RATED WALL	—·—·—·—·—
TWO HOUR PARTY WALL	—··—··—··—··—



2 4-PLEX 2-STORYTOWNHOUSE SECOND FLOOR CODE PLAN

SCALE: 1/16" = 1'-0"
NORTH ORIENTATION VARIES - REFER TO CIVIL



1 4-PLEX 2-STORY TOWNHOUSE FIRST FLOOR CODE PLAN

SCALE: 1/16" = 1'-0"
NORTH ORIENTATION VARIES - REFER TO CIVIL

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HUBBELL REALTY COMPANY

CONVERGE NW
TOWNHOUSES
WAUKEE, IA

Rev. #	Issue / Revision	Date
3	30% Set	12-03-2021

Proj. No.	SAA	Proj. Mgr.
21113		SP

Sheet Title
4-PLEX 2-STORY CODE REVIEW

Sheet No.
G-103

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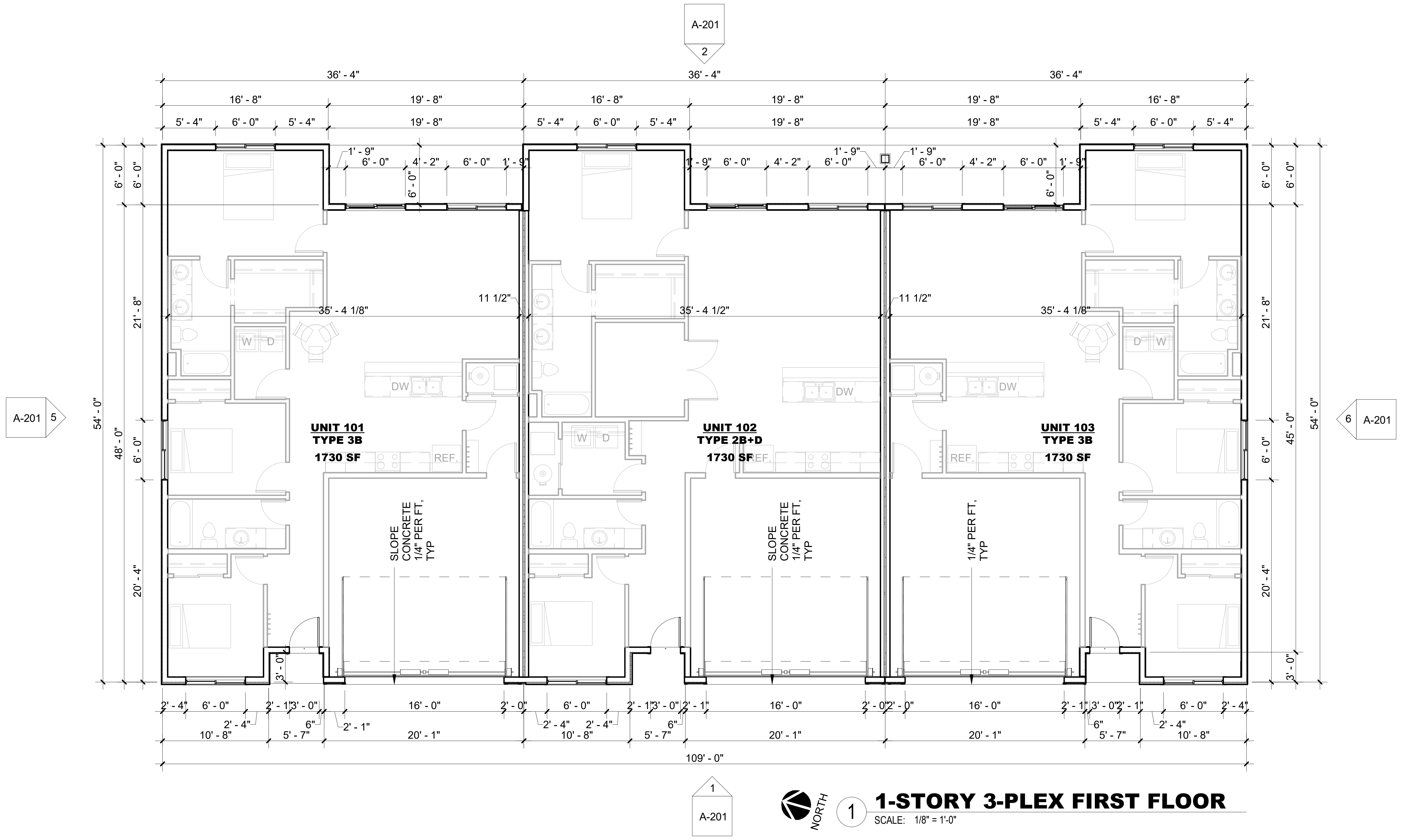
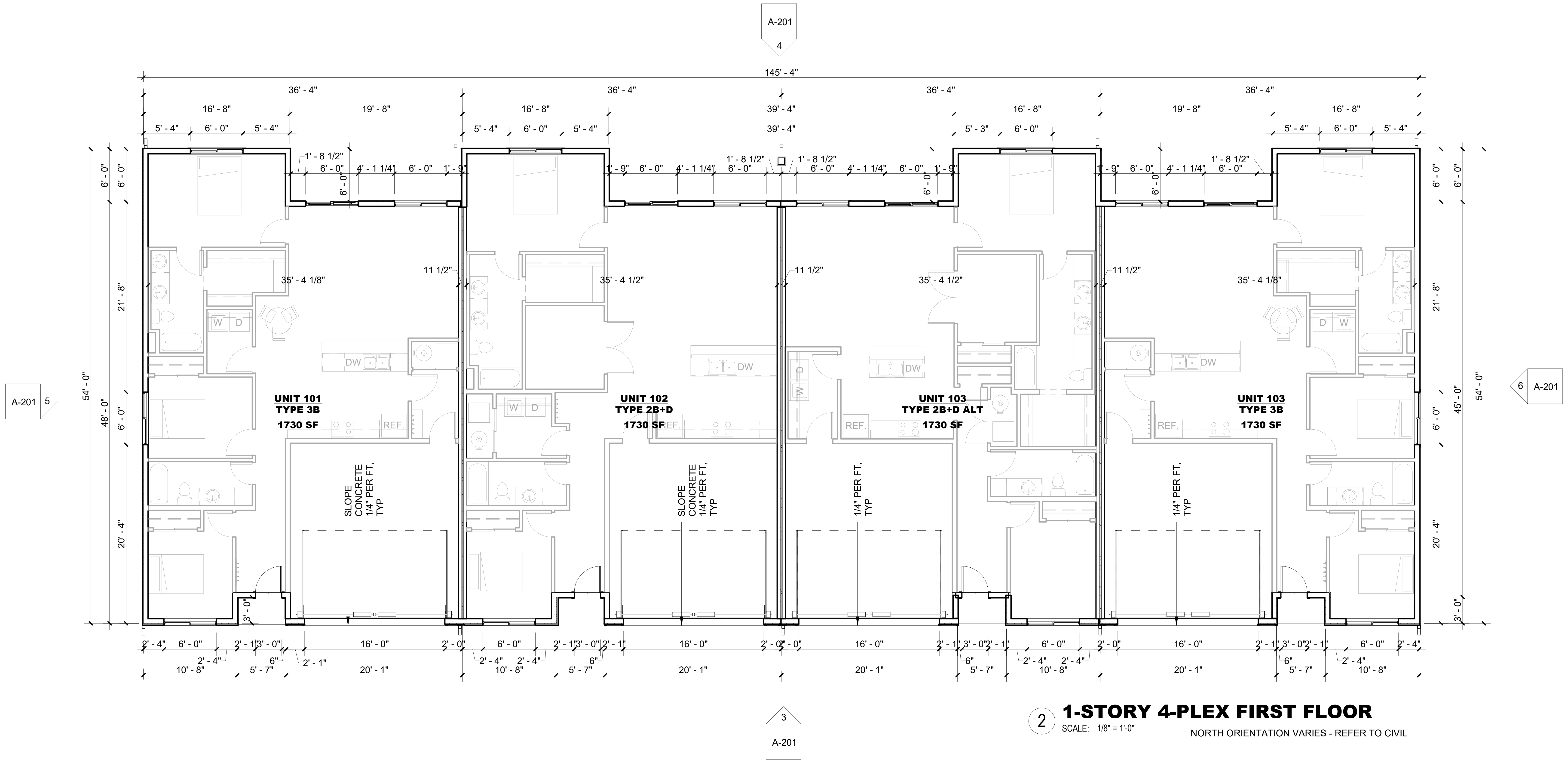

A-201
2
A-201 5
6 A-201
1
A-201
NORTH
36' - 4"
16' - 8"
19' - 8"
109' - 0"
54' - 0"
48' - 0"
45' - 0"
UNIT 101
TYPE 3B
1730 SF
UNIT 102
TYPE 2B+D
1730 SF
UNIT 103
TYPE 3B
1730 SF
SLOPE CONCRETE 1/4" PER FT. TYP
1/4" PER FT. TYP
W
D
DW
REF.

1 1-STORY 3-PLEX FIRST FLOOR

SCALE: 1/8" = 1'-0"


A-201
4
A-201 5
6 A-201
3
A-201
145' - 4"
36' - 4"
39' - 4"
16' - 8"
19' - 8"
54' - 0"
48' - 0"
45' - 0"
UNIT 101
TYPE 3B
1730 SF
UNIT 102
TYPE 2B+D
1730 SF
UNIT 103
TYPE 2B+D ALT
1730 SF
UNIT 103
TYPE 3B
1730 SF
SLOPE CONCRETE 1/4" PER FT. TYP
1/4" PER FT. TYP
W
D
DW
REF.

2 1-STORY 4-PLEX FIRST FLOOR

SCALE: 1/8" = 1'-0"

NORTH ORIENTATION VARIES - REFER TO CIVIL

GENERAL FLOOR PLAN NOTES

1. REFER TO ADDITIONAL NOTES AND REQUIREMENTS ON ALL OTHER DOCUMENTS AND OTHER DISCIPLINES DOCUMENTS.
2. ALL SITE INFO, FURNITURE, FIXTURES AND EQUIPMENT SHOWN SHOULD BE CONSIDERED CONCEPTUAL AND MAY HAVE BE PROVIDED FOR COORDINATION PURPOSES ONLY. REFER TO CIVIL, FIRE SUPPRESSION, PLUMBING, MECHANICAL, ELECTRICAL, COMMUNICATIONS, ELECTRONIC SAFETY & SECURITY DOCUMENTS &/OR CONSULTANTS FOR SPECIFIC DESIGN INFORMATION & REQUIREMENTS.
3. DIMENSIONS ARE TO FACE OF FINISH MATERIAL OR CENTER OF STRUCTURE UNLESS OTHERWISE SPECIFIED.
4. ALL CONDUITS, PIPES, WIRING, ROUGH-IN, ETC. SHOULD BE HELD AS TIGHT AS POSSIBLE TO THE ROOF OR FLOOR DECK OR SHOULD BE KEPT WITHIN INTERIOR WALL CAVITIES. NOTHING SHALL BE BELOW THE BOTTOM EDGE OF MAIN BUILDING FRAMES, NOTHING SHALL BE EXPOSED IN FINISHED SPACES, NOTHING SHALL PREVENT A SMOOTH CONTINUOUS FINISHED WALL OR CEILING AS NOTED ON THE DRAWINGS AND NO PLUMBING RAN IN EXTERIOR WALLS UNLESS PRIOR APPROVAL IS GRANTED BY THE ARCHITECT OR OWNER. PLACEMENT COORDINATION BETWEEN TRADES IS REQUIRED.
5. INSTALL VERTICAL EXPANSION JOINT MINIMAL AT COLUMN/GRID LINES AND AT THE HEAD OF DOOR JAMBS/OPENINGS OR AS OTHERWISE NOTED OR WHERE REQUIRED PER STANDARD MATERIAL PRACTICE TO REDUCE STRESS CRACKING. NO CONTROL JOINT/EXPANSION JOINT IN LOAD BEARING AREAS, STAY AWAY 2'-6" MIN.
6. CAULK & SEAL ALL CONTROL-EXPANSION, SAWCUT JOINTS AT ALL INTERIOR & EXTERIOR MASONRY & CONCRETE.
7. PROVIDE POSITIVE DRAINAGE OF SURFACE WATER AWAY FROM BUILDING WITHOUT PONDING OF WATER ADJACENT TO BUILDING OR ON PAVEMENTS.

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HUBBELL REALTY COMPANY

CONVERGE NW

TOWNHOUSES
WAUKEE, IOWA

Rev. #	Issue / Revision	Date
3	30% Set	12-03-2021

Proj. No.	SAA	Proj. Mgr.
21113		SP

Sheet Title

3/4-PLEX
1-STORY FLOOR
PLAN

Sheet No.

A-101

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GENERAL FLOOR PLAN NOTES

1. REFER TO ADDITIONAL NOTES AND REQUIREMENTS ON ALL OTHER DOCUMENTS AND OTHER DISCIPLINES DOCUMENTS.
2. ALL SITE INFO, FURNITURE, FIXTURES AND EQUIPMENT SHOWN SHOULD BE CONSIDERED CONCEPTUAL AND MAY HAVE BE PROVIDED FOR COORDINATION PURPOSES ONLY. REFER TO CIVIL, FIRE SUPPRESSION, PLUMBING, MECHANICAL, ELECTRICAL, COMMUNICATIONS, ELECTRONIC SAFETY & SECURITY DOCUMENTS &/OR CONSULTANTS FOR SPECIFIC DESIGN INFORMATION & REQUIREMENTS.
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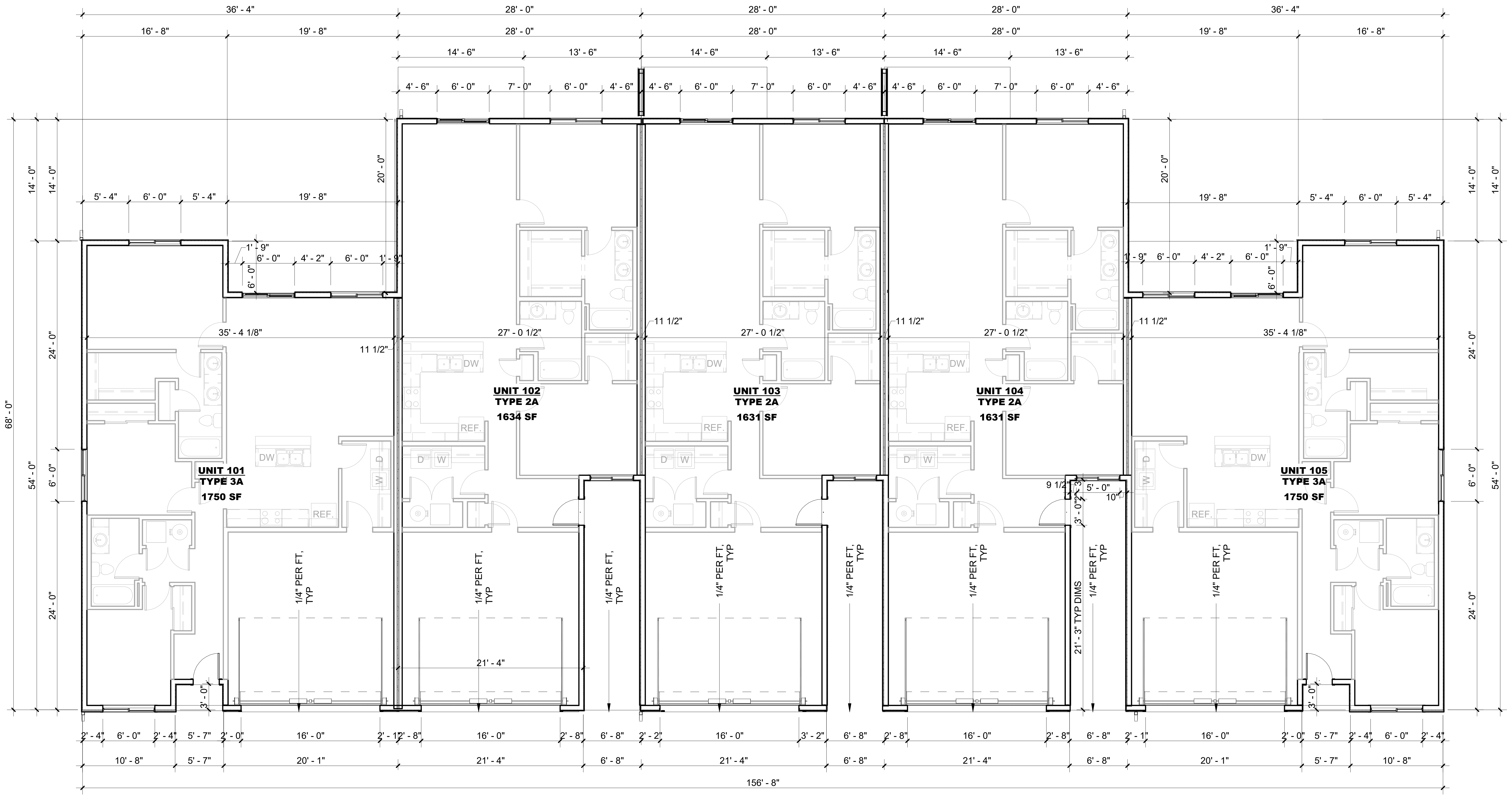
5. INSTALL VERTICAL EXPANSION JOINT MINIMAL AT COLUMN/GRID LINES AND AT THE HEAD OF DOOR JAMBS/OPENINGS OR AS OTHERWISE NOTED OR WHERE REQUIRED PER STANDARD MATERIAL PRACTICE TO REDUCE STRESS CRACKING. NO CONTROL JOINT/EXPANSION JOINT IN LOAD BEARING AREAS, STAY AWAY 2'-6" MIN.
6. CAULK & SEAL ALL CONTROL-EXPANSION, SAWCUT JOINTS AT ALL INTERIOR & EXTERIOR MASONRY & CONCRETE.
7. PROVIDE POSITIVE DRAINAGE OF SURFACE WATER AWAY FROM BUILDING WITHOUT PONDING OF WATER ADJACENT TO BUILDING OR ON PAVEMENTS.


36' - 4"
28' - 0"
28' - 0"
28' - 0"
36' - 4"
16' - 8"
19' - 8"
14' - 6"
13' - 6"
4' - 6"
6' - 0"
7' - 0"
5' - 4"
1' - 9"
4' - 2"
20' - 0"
14' - 0"
24' - 0"
68' - 0"
54' - 0"
6' - 0"
35' - 4 1/8"
27' - 0 1/2"
11 1/2"
9 1/2"
5' - 0"
10"
3' - 0"
21' - 3" TYP DIMS.
21' - 4"
UNIT 101
TYPE 3A
1750 SF
UNIT 102
TYPE 2A
1634 SF
UNIT 103
TYPE 2A
1631 SF
UNIT 104
TYPE 2A
1631 SF
UNIT 105
TYPE 3A
1750 SF
DW
REF.
D
W
1/4" PER FT. TYP
2' - 4"
5' - 7"
2' - 0"
16' - 0"
2' - 1"
2' - 8"
6' - 8"
2' - 2"
3' - 2"
10' - 8"
20' - 1"
156' - 8"

NORTH

1 5-PLEX 1-STORY FLOOR PLAN

SCALE: 1/8" = 1'-0"

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HUBBELL REALTY COMPANY

CONVERGE NW

TOWNHOUSES
WAUKEE, IA

Rev. #	Issue / Revision	Date
3	30% Set	12-03-2021

Proj. No.	SAA	Proj. Mgr.
21113		**SP**

Sheet Title

5-PLEX 1-STORY FLOOR PLAN

Sheet No.

A-102

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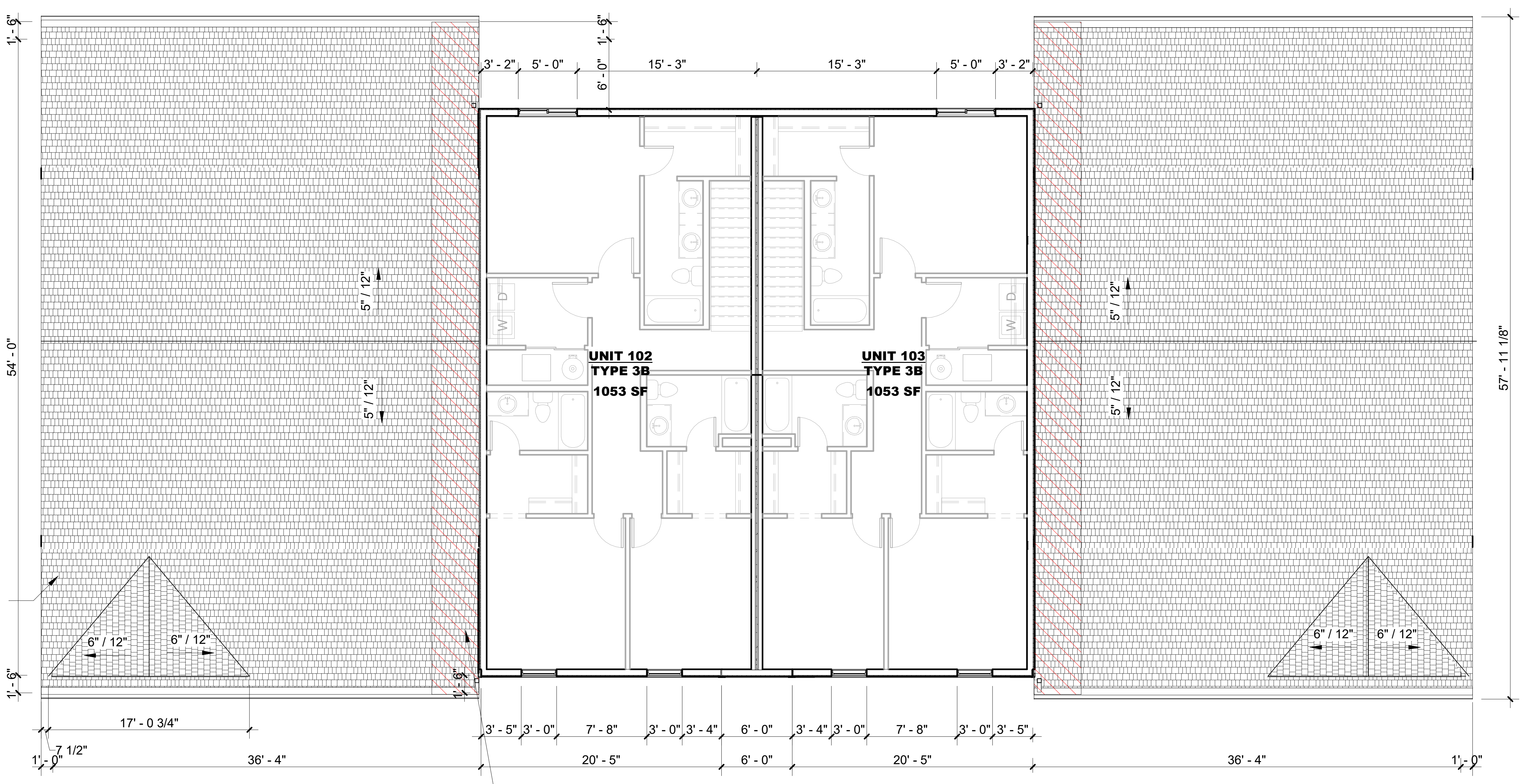

UNIT 102
TYPE 3B
1053 SF
UNIT 103
TYPE 3B
1053 SF
W
D
5" / 12"
5" / 12"
6" / 12"
6" / 12"
6" / 12"
6" / 12"
1' - 6"
54' - 0"
57' - 11 1/8"
3' - 2"
5' - 0"
6' - 0"
15' - 3"
15' - 3"
5' - 0"
3' - 2"
17' - 0 3/4"
7 1/2"
1' - 0"
36' - 4"
3' - 5"
3' - 0"
7' - 8"
3' - 0"
3' - 4"
6' - 0"
3' - 4"
3' - 0"
7' - 8"
3' - 0"
3' - 5"
20' - 5"
6' - 0"
20' - 5"
36' - 4"
1' - 0"

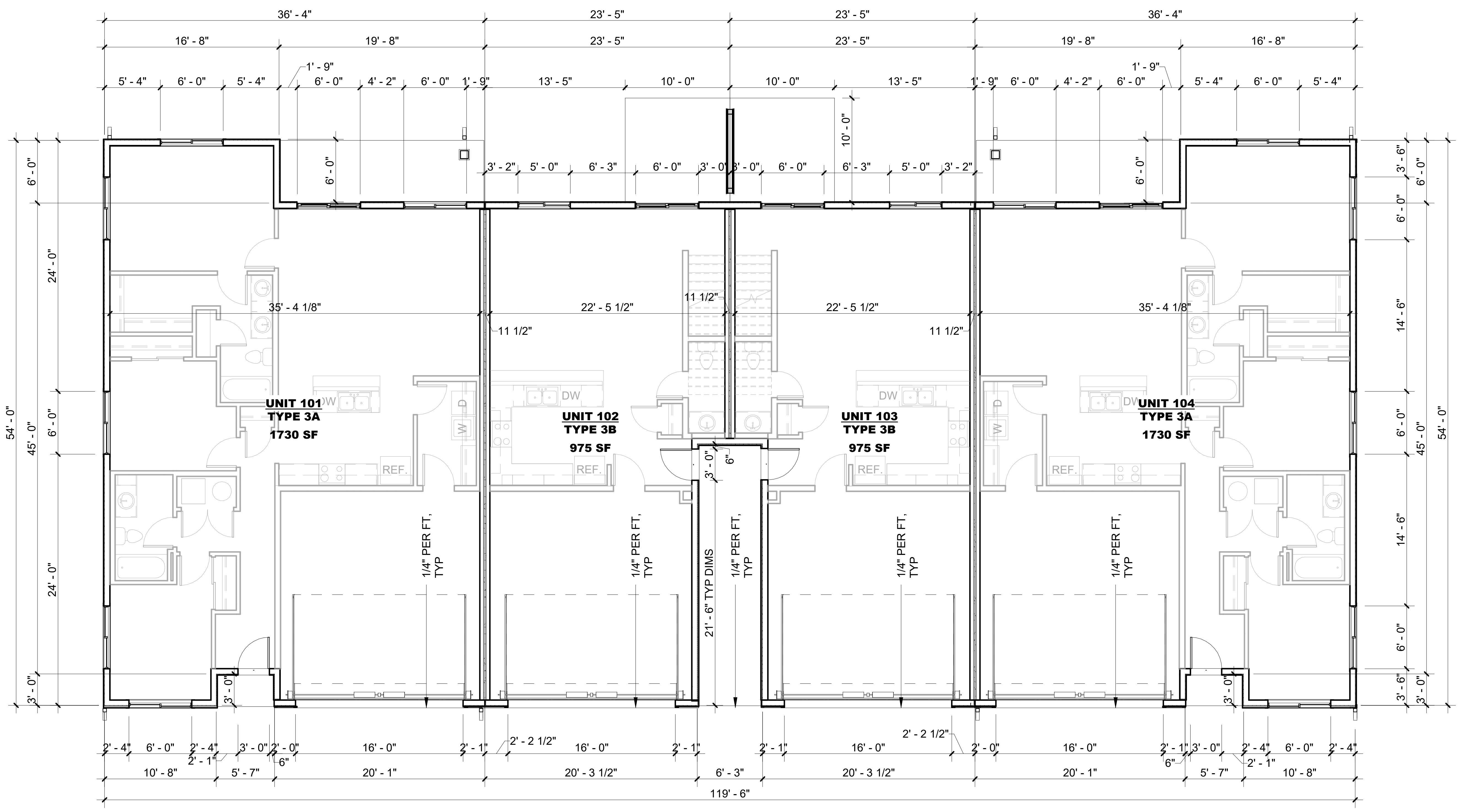
SEE SHEET A-113
FOR ROOF PLAN

ROOF SHEATHING WITHIN 4 FEET OF A DEMISING WALL IS 1/2" FIRE RATED PLYWOOD (HATCHED AREAS) - NO ROOF PENETRATIONS IN THIS AREA

2 4-PLEX 2-STORY SECOND FLOOR

SCALE: 1/8" = 1'-0"

NORTH ORIENTATION VARIES - REFER TO CIVIL


UNIT 101
TYPE 3A
1730 SF
UNIT 102
TYPE 3B
975 SF
UNIT 103
TYPE 3B
975 SF
UNIT 104
TYPE 3A
1730 SF
DW
REF.
W
D
1/4" PER FT, TYP
21' - 6" TYP DIMS
36' - 4"
23' - 5"
23' - 5"
36' - 4"
16' - 8"
19' - 8"
23' - 5"
23' - 5"
19' - 8"
16' - 8"
1' - 9"
5' - 4"
6' - 0"
5' - 4"
6' - 0"
4' - 2"
6' - 0"
1' - 9"
13' - 5"
10' - 0"
10' - 0"
13' - 5"
1' - 9"
6' - 0"
4' - 2"
6' - 0"
5' - 4"
6' - 0"
5' - 4"
10' - 0"
3' - 2"
5' - 0"
6' - 3"
6' - 0"
3' - 0"
3' - 0"
6' - 0"
6' - 3"
5' - 0"
3' - 2"
35' - 4 1/8"
22' - 5 1/2"
11 1/2"
22' - 5 1/2"
35' - 4 1/8"
11 1/2"
11 1/2"
54' - 0"
45' - 0"
6' - 0"
24' - 0"
6' - 0"
24' - 0"
3' - 0"
3' - 6"
6' - 0"
14' - 6"
6' - 0"
14' - 6"
6' - 0"
3' - 6"
3' - 0"
6"
2' - 4"
6' - 0"
2' - 4"
2' - 1"
3' - 0"
2' - 0"
16' - 0"
2' - 1"
2' - 2 1/2"
16' - 0"
2' - 1"
2' - 1"
16' - 0"
2' - 0"
16' - 0"
2' - 1"
3' - 0"
2' - 4"
6' - 0"
2' - 4"
10' - 8"
5' - 7"
20' - 1"
20' - 3 1/2"
6' - 3"
20' - 3 1/2"
20' - 1"
5' - 7"
10' - 8"
119' - 6"

1 4-PLEX 2-STORY FIRST FLOOR

SCALE: 1/8" = 1'-0"

NORTH ORIENTATION VARIES - REFER TO CIVIL

GENERAL FLOOR PLAN NOTES

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HUBBELL REALTY COMPANY

CONVERGE NW
TOWNHOUSES
WAUKEE, IA

Rev. #	Issue / Revision	Date
3	30% Set	12-03-2021

Proj. No. SAA Proj. Mgr.
21113 **SP**

Sheet Title

4-PLEX 2-STORY FLOOR PLAN

Sheet No.

A-103

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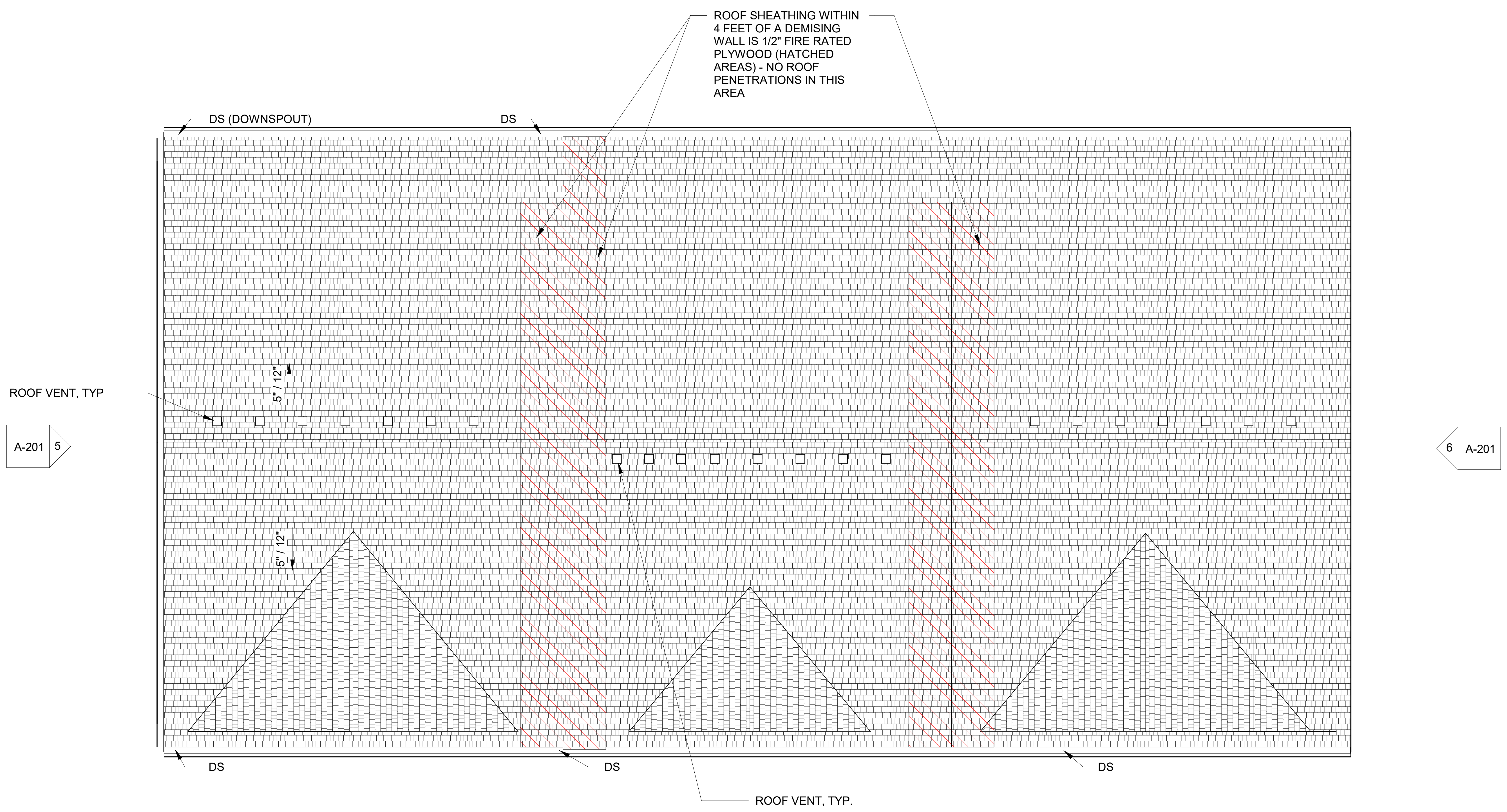
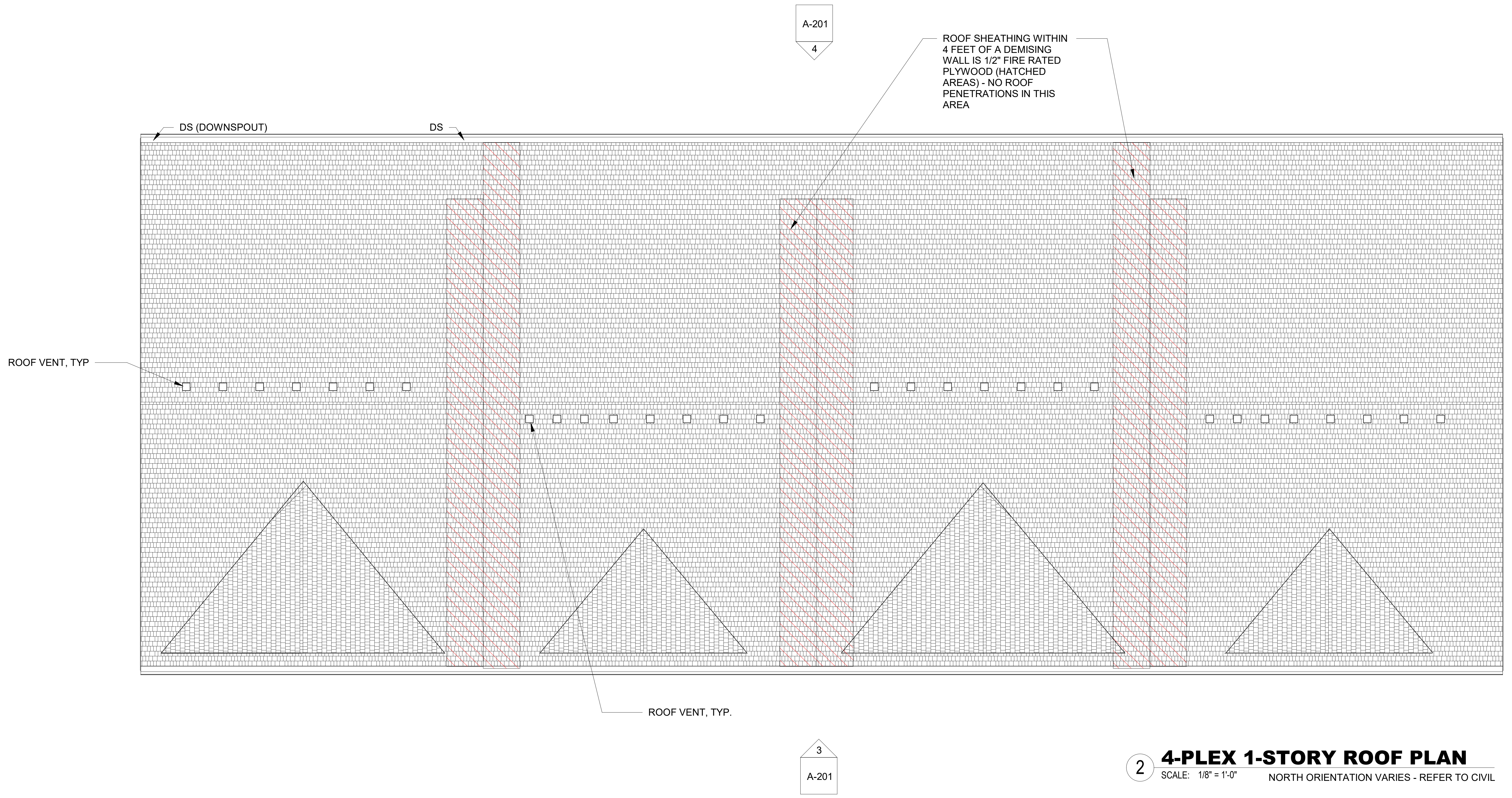

ROOF SHEATHING WITHIN 4 FEET OF A DEMISING WALL IS 1/2" FIRE RATED PLYWOOD (HATCHED AREAS) - NO ROOF PENETRATIONS IN THIS AREA
DS (DOWNSPOUT)
DS
ROOF VENT, TYP
5" / 12"
5" / 12"
A-201 5
6 A-201
DS
DS
DS
ROOF VENT, TYP.

NORTH

1 **3-PLEX 1-STORY ROOF PLAN**

SCALE: 1/8" = 1'-0"


A-201 4
ROOF SHEATHING WITHIN 4 FEET OF A DEMISING WALL IS 1/2" FIRE RATED PLYWOOD (HATCHED AREAS) - NO ROOF PENETRATIONS IN THIS AREA
DS (DOWNSPOUT)
DS
ROOF VENT, TYP
ROOF VENT, TYP.
3 A-201

2 **4-PLEX 1-STORY ROOF PLAN**

SCALE: 1/8" = 1'-0" NORTH ORIENTATION VARIES - REFER TO CIVIL

GENERAL DRAFTSTOPPING:

DRAFTSTOPPING ONLY REQUIRED IN COMBUSTIBLE BUILDINGS WITHOUT AUTOMATIC SPRINKLER SYSTEMS THROUGHOUT.

1. DRAFTSTOPPING IN FLOORS SHALL BE INSTALLED TO SUBDIVIDE FLOOR/CEILING ASSEMBLIES:
   - A. GROUPS ALL R-1; R-2 WITH 3 OR MORE DWELLING UNITS; R-3 WITH 2 DWELLING UNITS; & ALL R-4 BUILDINGS – SHALL BE LOCATED ABOVE & IN-LINE WITH THE DWELLING UNIT AND SLEEPING UNIT SEPARATIONS.
   - B. ALL OTHER GROUPS – SHALL BE INSTALLED SO THAT HORIZONTAL FLOOR AREAS DO NOT EXCEED 1,000 SF.
2. DRAFTSTOPPING IN ATTICS SHALL BE INSTALLED TO SUBDIVIDE ATTIC SPACES & CONCEALED ROOF SPACES:
   - A. GROUPS ALL R-1; & R-2 WITH 3 OR MORE DWELLING UNITS – SHALL BE LOCATED ABOVE & IN-LINE WITH THE SLEEPING UNIT & DWELLING UNIT SEPARATION WALLS THAT DO NOT EXTEND TO THE UNDERSIDE OF THE ROOF SHEATHING ABOVE.
   - B. EXCEPTION 1: WHERE CORRIDOR WALLS PROVIDE A SEPARATION, ONLY REQUIRED ABOVE ONE OF THE CORRIDOR WALLS.
   - C. EXCEPTION 3: R-2 THAT DO NOT EXCEED 4 STORIES ABOVE GRADE PLANE, THE ATTIC SPACE SHALL BE SUBDIVIDED INTO AREAS NOT EXCEEDING 3,000 SF OR ABOVE EVERY 2 DWELLING UNITS, WHICHEVER IS SMALLER.
   - D. ALL OTHER GROUPS - SHALL BE INSTALLED SUCH THAT ANY HORIZONTAL AREA DOES NOT EXCEED 3,000 SF.
3. DRAFTSTOPPING MATERIALS SHALL BE NO LESS THAN 1/2" GYP BD, 3/8" WOOD STRUCTURAL PANEL, OR 3/8" PARTICLEBOARD, 1" NOMINAL LUMBER, CEMENT FIBERBOARD, BATTS OR BLANKETS OF MINERAL WOOL OR GLASS FIBER, ADEQUATELY SUPPORTED.

4. OPENINGS IN THE DRAFTSTOPPING SHALL BE PROTECTED BY SELF-CLOSING DOORS W/ AUTOMATIC LATCHES CONSTRUCTED AS REQUIRED FOR THE DRAFTSTOPPING PARTITIONS.

GENERAL FIRESTOPPING & JOINT NOTES:

1. PENETRATIONS INTO OR THROUGH FIRE-RESISTIVE-RATED WALL ASSEMBLIES AND HORIZONTAL ASSEMBLIES SHALL BE PROTECTED BY APPROVED PENETRATION FIRESTOP SYSTEMS DESIGNED TO RESIST THE PASSAGE OF FIRE FOR A TIME PERIOD NOT LESS THAN THE REQUIRED FIRE-RESISTANCE RATING WHICH IT IS INSTALLED.

2. ALL JOINTS INSTALLED IN OR BETWEEN FIRE-RESISTIVE-RATED WALLS, FLOORS OR FLOOR/CEILING ASSEMBLIES AND ROOFS OR ROOF/CEILING ASSEMBLIES SHALL BE PROTECTED BY APPROVED FIRE-RESISTANT JOINT SYSTEM DESIGNED TO RESIST THE PASSAGE OF FIRE FOR A TIME PERIOD NOT LESS THAN THE REQUIRED FIRE-RESISTANCE RATING WHICH IT IS INSTALLED. (**IBC 2012** Sec. 715)

GENERAL ROOF PLAN NOTES

1. REFER TO ADDITIONAL NOTES AND REQUIREMENTS ON ALL OTHER DOCUMENTS AND OTHER DISCIPLINES DOCUMENTS.

2. ALL FIXTURES AND EQUIPMENT SHOWN SHOULD BE CONSIDERED CONCEPTUAL AND MAY BE PROVIDED FOR COORDINATION PURPOSES ONLY. REFER TO CIVIL, FIRE SUPPRESSION, PLUMBING, MECHANICAL, ELECTRICAL, COMMUNICATIONS, ELECTRONIC SAFETY & SECURITY DOCUMENTS &/OR CONSULTANTS FOR SPECIFIC DESIGN INFORMATION & REQUIREMENTS. REFER TO STRUCTURAL DRAWINGS FOR ROOF OPENING STRUCTURAL FRAMING.

3. ALL ROOF PENETRATIONS FOR MINOR ROOF VENTS AND SIMILAR ITEMS MAY NOT BE INDICATED ON THE ROOF PLAN: HOWEVER, ALL ROOF FLASHING WORK SHALL BE PROVIDED BY THE ROOFING SUBCONTRACTOR SO AS TO OBTAIN FULL ROOFING WARRANTIES. REFER TO ALL OTHER CONSTRUCTION DOCUMENTS FOR ADDITIONAL ROOF PENETRATIONS REQUIRING ROOF FLASHING WORK.

4. IT SHOULD BE THE RESPONSIBILITY OF THE ROOF SUB-CONTRACTOR TO PROVIDE ALL NECESSARY DETAILS AND SYSTEMS TO ACCOMMODATE EXPANSION/CONTRACTION OF THE BUILDING AND BUILDING COMPONENTS FOR A LONG-LASTING ROOF.

5. CONTRACTOR SHALL KEEP ROOF CLEAN OF ALL DEBRIS DURING ALL CONSTRUCTION WORK.

6. ROOF SYSTEM AND ANY WORK ASSOCIATED WITH THE ROOF SHALL BE DONE AS TO NOT VOID ANY ROOF WARRANTIES.

7. FLASHING:

   - A. FLASHING SHALL BE INSTALLED IN SUCH A MANNER SO AS TO PREVENT MOISTURE ENTERING THE WALL AND ROOF THROUGH JOINTS IN COPINGS & AT INTERSECTIONS WITH PARAPET WALLS & OTHER PENETRATIONS THROUGH THE ROOF PLANE.

   - B. FLASHING SHALL BE INSTALLED AT WALL AND ROOF INTERSECTIONS, AT GUTTERS, WHEREVER THERE IS A CHANGE IN ROOF SLOPE OR DIRECTION AND AROUND ROOF OPENINGS. WHERE FLASHING IS METAL, THE METAL SHALL BE CORROSION RESISTANT WITH A THICKNESS OF NOT LESS THAN 0.019”, NO. 26 GALVANIZED SHEET.

8. ROOF DRAINAGE:

   - A. DESIGN OF ROOF DRAINAGE SYSTEMS SHALL COMPLY WITH THE INT'L PLUMBING CODE. FINAL DETAILED DESIGN OF ROOF DRAINAGE SYSTEMS TO BE BY PLUMBING CONSULTANT.

   - B. OVERSIZED ROOF DRAINS, GUTTERS AND/OR DOWNSPOUTS SHOULD BE PROVIDED TO ELIMINATE ANY OVERFLOW OR BACKUP.

   - C. PROVIDE CONCRETE SPLASH BLOCKS AT ALL DOWNSPOUT LOCATIONS.

9. ROOF VENTILATION INTAKE & EXHAUST VENTS SHALL BE PROVIDED IN EACH & ALL ENCLOSED ATTICS &/OR RAFTER SPACES TO CREATE CROSS VENTILATION IN ACCORDANCE WITH CODES & THE MANUFACTURES INSTALLATION INSTRUCTIONS.

10. INSULATE AND SEAL TO ENSURE ADEQUATE AIR INFILTRATION BARRIER AROUND ALL EXTERIOR PENETRATIONS TO PREVENT WATER AND SPRINKLER PIPE FREEZING.

11. ACCESS TO UNOCCUPIED SPACES

    - A. CRAWL SPACES SHALL BE PROVIDED WITH NO FEWER THAN 1 ACCESS OPENING WHICH SHALL NOT BE LESS THAN 18" X 24".

    - B. AN OPENING OF NOT LESS THAN 20"X30" SHALL BE PROVIDED TO ANY ATTIC AREA HAVING A CLEAR HEIGHT OF OVER 30". CLEAR HEADROOM OF NOT LESS THAN 30" SHALL BE PROVIDED IN THE ATTIC SPACE AT OR ABOVE THE ACCESS OPENING.

    - C. ACCESS TO MECHANICAL APPLIANCES INSTALLED IN UNDER FLOOR AREAS, IN ATTIC SPACES AND ON ROOFS OR ELEVATED STRUCTURES SHALL BE IN ACCORDANCE WITH THE INT'L MECHANICAL CODE.

      - a. ATTICS CONTAINING APPLIANCES SHALL BE PROVIDED WITH AN OPENING AND UNOBSTRUCTED PASSAGEWAY LARGE ENOUGH TO ALLOW REMOVAL OF THE LARGEST APPLIANCE. THE PASSAGEWAY SHALL NOT BE LESS THAN 30”H X 22”W AND NOT MORE THAN 20’ IN LENGTH MEASURED ALONG THE CENTERLINE OF THE PASSAGEWAY FROM THE OPENING TO THE APPLIANCE. THE PASSAGEWAY SHALL HAVE CONTINUOUS SOLD FLOORING NOT LESS THAN 24” WIDE. A LEVEL SURFACE SPACE NOT LESS THAN 30”D X 30”W SHALL BE PRESENT AT THE FRONT OF SERVICE SIDE OF THE APPLIANCE.

12. ROOF TRUSSES DESIGN BUILD BY TRUSS MANUFACTURER.

13. ASPHALT SHINGLES:

    - A. ASPHALT SHINGLES SHALL ONLY BE USED ON ROOF SLOPES OF 2:12 OR GREATER.

    - B. FOR ROOF SLOPES FROM 2:12 (17%) & UP TO 4:12 (33%), UNDERLAYMENT SHALL BE 2 LAYERS APPLIED IN THE FOLLOWING MANNER. APPLY A MINIMUM 19” WIDE STRIP OF UNDERLAYMENT FELT PARALLEL WITH & STARTING AT THE EAVES, FASTENED SUFFICIENTLY TO HOLD IN PLACE. STARTING AT THE EAVE, APPLY 36” WIDE SHEETS OF UNDERLAYMENT OVERLAPPING SUCCESSIVE SHEETS 19”, BY FASTENED SUFFICIENTLY TO HOLD IN PLACE.

    - C. FOR ROOF SLOPES OF 4:12 (33%) OR GREATER, UNDERLAYMENT SHALL BE ONE LAYER APPLIED IN THE FOLLOWING MANNER. UNDERLAYMENT SHALL BE APPLIED SHINGLE FASHION, PARALLEL TO & STARTING FROM THE EAVE & LAPPED 2”, FASTENED SUFFICIENTLY TO HOLD IN PLACE.

    - D. AN ICE BARRIER THAT CONSISTS OF AT LEAST TWO LAYER OF UNDERLAYMENT CEMENTED TOGETHER OR OF A SELF-ADHERING POLYMER MODIFIED BITUMEN SHEET SHALL BE USED IN LIEU OF NORMAL UNDERLAYMENT AND EXTEND FROM THE LOWEST EDGES OF ALL ROOF SURFACES TO A POINT AT LEAST 24" INSIDE THE EXTERIOR WALL LINE OF THE BUILDING.

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HUBBELL REALTY COMPANY

CONVERGE NW

TOWNHOUSES
WAUKEE, IOWA

Rev. #	Issue / Revision	Date
3	30% Set	12-03-2021

Proj. No. SAA Proj. Mgr.
21113 **SP**

Sheet Title
3/4-PLEX 1-STORY ROOF PLAN

Sheet No.
A-111

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GENERAL DRAFTSTOPPING:

DRAFTSTOPPING ONLY REQUIRED IN COMBUSTIBLE BUILDINGS WITHOUT AUTOMATIC SPRINKLER SYSTEMS THROUGHOUT.

1. DRAFTSTOPPING IN FLOORS SHALL BE INSTALLED TO SUBDIVIDE FLOOR/CEILING ASSEMBLIES:
   A. GROUPS ALL R-1; R-2 WITH 3 OR MORE DWELLING UNITS; R-3 WITH 2 DWELLING UNITS; & ALL R-4 BUILDINGS – SHALL BE LOCATED ABOVE & IN-LINE WITH THE DWELLING UNIT AND SLEEPING UNIT SEPARATIONS.
   B. ALL OTHER GROUPS – SHALL BE INSTALLED SO THAT HORIZONTAL FLOOR AREAS DO NOT EXCEED 1,000 SF.
2. DRAFTSTOPPING IN ATTICS SHALL BE INSTALLED TO SUBDIVIDE ATTIC SPACES & CONCEALED ROOF SPACES:
   A. GROUPS ALL R-1; & R-2 WITH 3 OR MORE DWELLING UNITS – SHALL BE LOCATED ABOVE & IN-LINE WITH THE SLEEPING UNIT & DWELLING UNIT SEPARATION WALLS THAT DO NOT EXTEND TO THE UNDERSIDE OF THE ROOF SHEATHING ABOVE.
   B. EXCEPTION 1: WHERE CORRIDOR WALLS PROVIDE A SEPARATION, ONLY REQUIRED ABOVE ONE OF THE CORRIDOR WALLS.
   C. EXCEPTION 3: R-2 THAT DO NOT EXCEED 4 STORIES ABOVE GRADE PLANE, THE ATTIC SPACE SHALL BE SUBDIVIDED INTO AREAS NOT EXCEEDING 3,000 SF OR ABOVE EVERY 2 DWELLING UNITS, WHICHEVER IS SMALLER.
   D. ALL OTHER GROUPS - SHALL BE INSTALLED SUCH THAT ANY HORIZONTAL AREA DOES NOT EXCEED 3,000 SF.
3. DRAFTSTOPPING MATERIALS SHALL BE NO LESS THAN 1/2" GYP BD, 3/8" WOOD STRUCTURAL PANEL, OR 3/8" PARTICLEBOARD, 1" NOMINAL LUMBER, CEMENT FIBERBOARD, BATTS OR BLANKETS OF MINERAL WOOL OR GLASS FIBER, ADEQUATELY SUPPORTED.
4. OPENINGS IN THE DRAFTSTOPPING SHALL BE PROTECTED BY SELF-CLOSING DOORS W/ AUTOMATIC LATCHES CONSTRUCTED AS REQUIRED FOR THE DRAFTSTOPPING PARTITIONS.

GENERAL FIRESTOPPING & JOINT NOTES:

1. PENETRATIONS INTO OR THROUGH FIRE-RESISTIVE-RATED WALL ASSEMBLIES AND HORIZONTAL ASSEMBLIES SHALL BE PROTECTED BY APPROVED PENETRATION FIRESTOP SYSTEMS DESIGNED TO RESIST THE PASSAGE OF FIRE FOR A TIME PERIOD NOT LESS THAN THE REQUIRED FIRE-RESISTANCE RATING WHICH IT IS INSTALLED.
2. ALL JOINTS INSTALLED IN OR BETWEEN FIRE-RESISTIVE-RATED WALLS, FLOORS OR FLOOR/CEILING ASSEMBLIES AND ROOFS OR ROOF/CEILING ASSEMBLIES SHALL BE PROTECTED BY APPROVED FIRE-RESISTANT JOINT SYSTEM DESIGNED TO RESIST THE PASSAGE OF FIRE FOR A TIME PERIOD NOT LESS THAN THE REQUIRED FIRE-RESISTANCE RATING WHICH IT IS INSTALLED. (**IBC 2012** Sec. 715)

GENERAL ROOF PLAN NOTES

1. REFER TO ADDITIONAL NOTES AND REQUIREMENTS ON ALL OTHER DOCUMENTS AND OTHER DISCIPLINES DOCUMENTS.
2. ALL FIXTURES AND EQUIPMENT SHOWN SHOULD BE CONSIDERED CONCEPTUAL AND MAY BE PROVIDED FOR COORDINATION PURPOSES ONLY. REFER TO CIVIL, FIRE SUPPRESSION, PLUMBING, MECHANICAL, ELECTRICAL, COMMUNICATIONS, ELECTRONIC SAFETY & SECURITY DOCUMENTS &/OR CONSULTANTS FOR SPECIFIC DESIGN INFORMATION & REQUIREMENTS. REFER TO STRUCTURAL DRAWINGS FOR ROOF OPENING STRUCTURAL FRAMING.
3. ALL ROOF PENETRATIONS FOR MINOR ROOF VENTS AND SIMILAR ITEMS MAY NOT BE INDICATED ON THE ROOF PLAN: HOWEVER, ALL ROOF FLASHING WORK SHALL BE PROVIDED BY THE ROOFING SUBCONTRACTOR SO AS TO OBTAIN FULL ROOFING WARRANTIES. REFER TO ALL OTHER CONSTRUCTION DOCUMENTS FOR ADDITIONAL ROOF PENETRATIONS REQUIRING ROOF FLASHING WORK.
4. IT SHOULD BE THE RESPONSIBILITY OF THE ROOF SUB-CONTRACTOR TO PROVIDE ALL NECESSARY DETAILS AND SYSTEMS TO ACCOMMODATE EXPANSION/CONTRACTION OF THE BUILDING AND BUILDING COMPONENTS FOR A LONG-LASTING ROOF.
5. CONTRACTOR SHALL KEEP ROOF CLEAN OF ALL DEBRIS DURING ALL CONSTRUCTION WORK.
6. ROOF SYSTEM AND ANY WORK ASSOCIATED WITH THE ROOF SHALL BE DONE AS TO NOT VOID ANY ROOF WARRANTIES.
7. FLASHING:
   A. FLASHING SHALL BE INSTALLED IN SUCH A MANNER SO AS TO PREVENT MOISTURE ENTERING THE WALL AND ROOF THROUGH JOINTS IN COPINGS & AT INTERSECTIONS WITH PARAPET WALLS & OTHER PENETRATIONS THROUGH THE ROOF PLANE.
   B. FLASHING SHALL BE INSTALLED AT WALL AND ROOF INTERSECTIONS, AT GUTTERS, WHEREVER THERE IS A CHANGE IN ROOF SLOPE OR DIRECTION AND AROUND ROOF OPENINGS. WHERE FLASHING IS METAL, THE METAL SHALL BE CORROSION RESISTANT WITH A THICKNESS OF NOT LESS THAN 0.019", NO. 26 GALVANIZED SHEET.
8. ROOF DRAINAGE:
   A. DESIGN OF ROOF DRAINAGE SYSTEMS SHALL COMPLY WITH THE INT'L PLUMBING CODE. FINAL DETAILED DESIGN OF ROOF DRAINAGE SYSTEMS TO BE BY PLUMBING CONSULTANT.
   B. OVERSIZED ROOF DRAINS, GUTTERS AND/OR DOWNSPOUTS SHOULD BE PROVIDED TO ELIMINATE ANY OVERFLOW OR BACKUP.
   C. PROVIDE CONCRETE SPLASH BLOCKS AT ALL DOWNSPOUT LOCATIONS.
9. ROOF VENTILATION INTAKE & EXHAUST VENTS SHALL BE PROVIDED IN EACH & ALL ENCLOSED ATTICS &/OR RAFTER SPACES TO CREATE CROSS VENTILATION IN ACCORDANCE WITH CODES & THE MANUFACTURES INSTALLATION INSTRUCTIONS.
9. INSULATE AND SEAL TO ENSURE ADEQUATE AIR INFILTRATION BARRIER AROUND ALL EXTERIOR PENETRATIONS TO PREVENT WATER AND SPRINKLER PIPE FREEZING.
10. ACCESS TO UNOCCUPIED SPACES
    A. CRAWL SPACES SHALL BE PROVIDED WITH NO FEWER THAN 1 ACCESS OPENING WHICH SHALL NOT BE LESS THAN 18" X 24".
    B. AN OPENING OF NOT LESS THAN 20"X30" SHALL BE PROVIDED TO ANY ATTIC AREA HAVING A CLEAR HEIGHT OF OVER 30". CLEAR HEADROOM OF NOT LESS THAN 30" SHALL BE PROVIDED IN THE ATTIC SPACE AT OR ABOVE THE ACCESS OPENING.
    C. ACCESS TO MECHANICAL APPLIANCES INSTALLED IN UNDER FLOOR AREAS, IN ATTIC SPACES AND ON ROOFS OR ELEVATED STRUCTURES SHALL BE IN ACCORDANCE WITH THE INT'L MECHANICAL CODE.
       a. ATTICS CONTAINING APPLIANCES SHALL BE PROVIDED WITH AN OPENING AND UNOBSTRUCTED PASSAGEWAY LARGE ENOUGH TO ALLOW REMOVAL OF THE LARGEST APPLIANCE. THE PASSAGEWAY SHALL NOT BE LESS THAN 30"H X 22"W AND NOT MORE THAN 20' IN LENGTH MEASURED ALONG THE CENTERLINE OF THE PASSAGEWAY FROM THE OPENING TO THE APPLIANCE. THE PASSAGEWAY SHALL HAVE CONTINUOUS SOLD FLOORING NOT LESS THAN 24" WIDE. A LEVEL SURFACE SPACE NOT LESS THAN 30"D X 30"W SHALL BE PRESENT AT THE FRONT OF SERVICE SIDE OF THE APPLIANCE.
11. ROOF TRUSSES DESIGN BUILD BY TRUSS MANUFACTURER.
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    A. ASPHALT SHINGLES SHALL ONLY BE USED ON ROOF SLOPES OF 2:12 OR GREATER.
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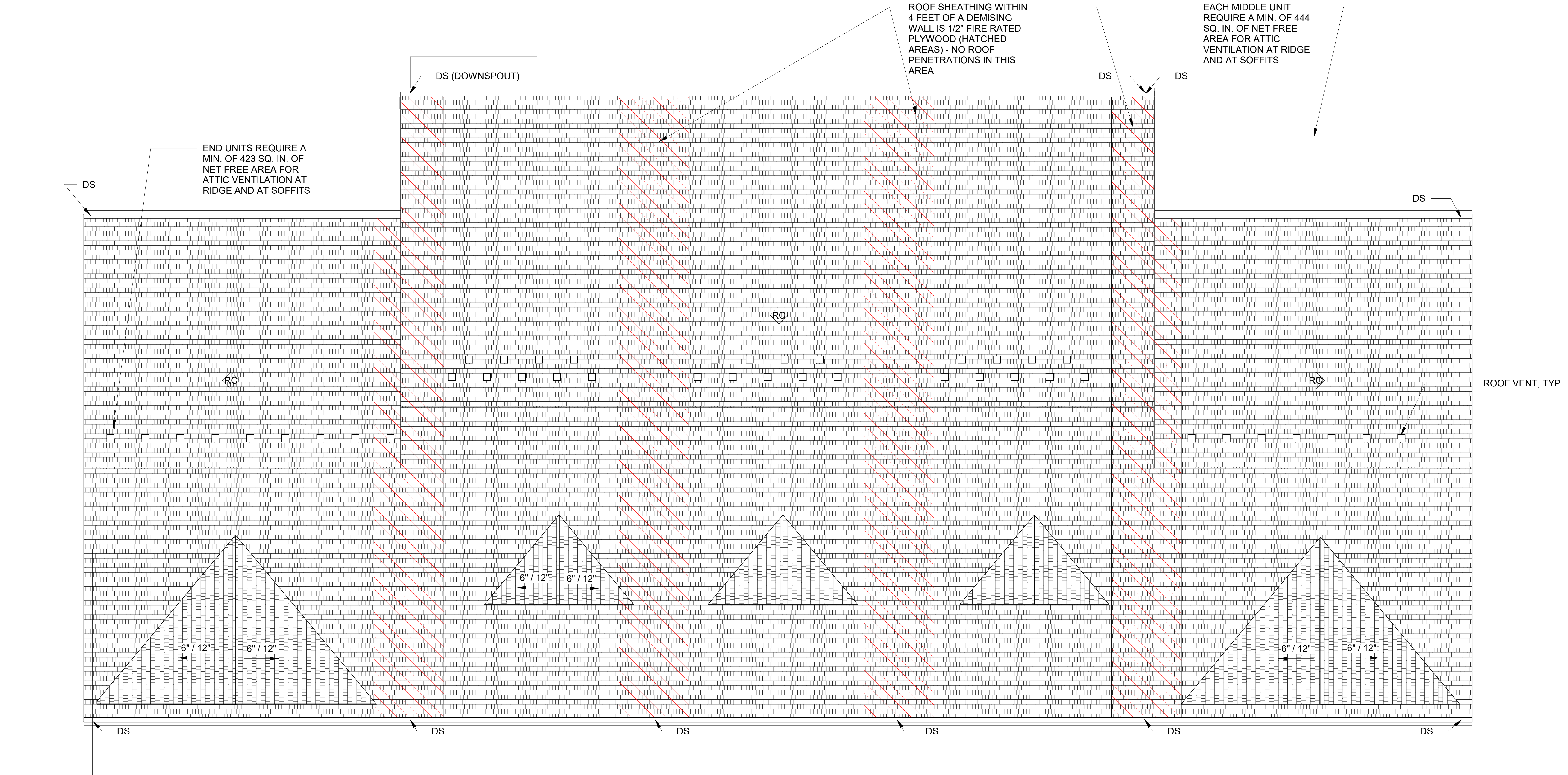
    C. FOR ROOF SLOPES OF 4:12 (33%) OR GREATER, UNDERLAYMENT SHALL BE ONE LAYER APPLIED IN THE FOLLOWING MANNER. UNDERLAYMENT SHALL BE APPLIED SHINGLE FASHION, PARALLEL TO & STARTING FROM THE EAVE & LAPPED 2", FASTENED SUFFICIENTLY TO HOLD IN PLACE.
    D. AN ICE BARRIER THAT CONSISTS OF AT LEAST TWO LAYER OF UNDERLAYMENT CEMENTED TOGETHER OR OF A SELF-ADHERING POLYMER MODIFIED BITUMEN SHEET SHALL BE USED IN LIEU OF NORMAL UNDERLAYMENT AND EXTEND FROM THE LOWEST EDGES OF ALL ROOF SURFACES TO A POINT AT LEAST 24" INSIDE THE EXTERIOR WALL LINE OF THE BUILDING.


ROOF SHEATHING WITHIN 4 FEET OF A DEMISING WALL IS 1/2" FIRE RATED PLYWOOD (HATCHED AREAS) - NO ROOF PENETRATIONS IN THIS AREA
EACH MIDDLE UNIT REQUIRE A MIN. OF 444 SQ. IN. OF NET FREE AREA FOR ATTIC VENTILATION AT RIDGE AND AT SOFFITS
DS (DOWNSPOUT)
DS
DS
END UNITS REQUIRE A MIN. OF 423 SQ. IN. OF NET FREE AREA FOR ATTIC VENTILATION AT RIDGE AND AT SOFFITS
DS
DS
RC
RC
RC
ROOF VENT, TYP
6" / 12"
6" / 12"
6" / 12"
6" / 12"
6" / 12"
6" / 12"
DS
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DS
DS
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NORTH

1 **5-PLEX 1-STORY ROOF PLAN**

SCALE: 1/8" = 1'-0"

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HUBBELL REALTY COMPANY

CONVERGE NW

TOWNHOUSES
WAUKEE, IA

Rev. #	Issue / Revision	Date
3	30% Set	12-03-2021

Proj. No.	SAA	Proj. Mgr.
21113		SP

Sheet Title

5-PLEX 1-STORY ROOF PLAN

Sheet No.

A-112

GENERAL DRAFTSTOPPING:

DRAFTSTOPPING ONLY REQUIRED IN COMBUSTIBLE BUILDINGS WITHOUT AUTOMATIC SPRINKLER SYSTEMS THROUGHOUT.

1. DRAFTSTOPPING IN FLOORS SHALL BE INSTALLED TO SUBDIVIDE FLOOR/CEILING ASSEMBLIES:
   A. GROUPS ALL R-1; R-2 WITH 3 OR MORE DWELLING UNITS; R-3 WITH 2 DWELLING UNITS; & ALL R-4 BUILDINGS – SHALL BE LOCATED ABOVE & IN-LINE WITH THE DWELLING UNIT AND SLEEPING UNIT SEPARATIONS.
   B. ALL OTHER GROUPS – SHALL BE INSTALLED SO THAT HORIZONTAL FLOOR AREAS DO NOT EXCEED 1,000 SF.

2. DRAFTSTOPPING IN ATTICS SHALL BE INSTALLED TO SUBDIVIDE ATTIC SPACES & CONCEALED ROOF SPACES:
   A. GROUPS ALL R-1; & R-2 WITH 3 OR MORE DWELLING UNITS – SHALL BE LOCATED ABOVE & IN-LINE WITH THE SLEEPING UNIT & DWELLING UNIT SEPARATION WALLS THAT DO NOT EXTEND TO THE UNDERSIDE OF THE ROOF SHEATHING ABOVE.
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   C. EXCEPTION 3: R-2 THAT DO NOT EXCEED 4 STORIES ABOVE GRADE PLANE, THE ATTIC SPACE SHALL BE SUBDIVIDED INTO AREAS NOT EXCEEDING 3,000 SF OR ABOVE EVERY 2 DWELLING UNITS, WHICHEVER IS SMALLER.
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4. OPENINGS IN THE DRAFTSTOPPING SHALL BE PROTECTED BY SELF-CLOSING DOORS W/ AUTOMATIC LATCHES CONSTRUCTED AS REQUIRED FOR THE DRAFTSTOPPING PARTITIONS.

GENERAL FIRESTOPPING & JOINT NOTES:

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2. ALL JOINTS INSTALLED IN OR BETWEEN FIRE-RESISTIVE-RATED WALLS, FLOORS OR FLOOR/CEILING ASSEMBLIES AND ROOFS OR ROOF/CEILING ASSEMBLIES SHALL BE PROTECTED BY APPROVED FIRE-RESISTANT JOINT SYSTEM DESIGNED TO RESIST THE PASSAGE OF FIRE FOR A TIME PERIOD NOT LESS THAN THE REQUIRED FIRE-RESISTANCE RATING WHICH IT IS INSTALLED. (**IBC 2012** Sec. 715)

GENERAL ROOF PLAN NOTES

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3. ALL ROOF PENETRATIONS FOR MINOR ROOF VENTS AND SIMILAR ITEMS MAY NOT BE INDICATED ON THE ROOF PLAN: HOWEVER, ALL ROOF FLASHING WORK SHALL BE PROVIDED BY THE ROOFING SUBCONTRACTOR SO AS TO OBTAIN FULL ROOFING WARRANTIES. REFER TO ALL OTHER CONSTRUCTION DOCUMENTS FOR ADDITIONAL ROOF PENETRATIONS REQUIRING ROOF FLASHING WORK.

4. IT SHOULD BE THE RESPONSIBILITY OF THE ROOF SUB-CONTRACTOR TO PROVIDE ALL NECESSARY DETAILS AND SYSTEMS TO ACCOMMODATE EXPANSION/CONTRACTION OF THE BUILDING AND BUILDING COMPONENTS FOR A LONG-LASTING ROOF.

5. CONTRACTOR SHALL KEEP ROOF CLEAN OF ALL DEBRIS DURING ALL CONSTRUCTION WORK.

6. ROOF SYSTEM AND ANY WORK ASSOCIATED WITH THE ROOF SHALL BE DONE AS TO NOT VOID ANY ROOF WARRANTIES.

7. FLASHING:

   A. FLASHING SHALL BE INSTALLED IN SUCH A MANNER SO AS TO PREVENT MOISTURE ENTERING THE WALL AND ROOF THROUGH JOINTS IN COPINGS & AT INTERSECTIONS WITH PARAPET WALLS & OTHER PENETRATIONS THROUGH THE ROOF PLANE.

   B. FLASHING SHALL BE INSTALLED AT WALL AND ROOF INTERSECTIONS, AT GUTTERS, WHEREVER THERE IS A CHANGE IN ROOF SLOPE OR DIRECTION AND AROUND ROOF OPENINGS. WHERE FLASHING IS METAL, THE METAL SHALL BE CORROSION RESISTANT WITH A THICKNESS OF NOT LESS THAN 0.019”, NO. 26 GALVANIZED SHEET.

8. ROOF DRAINAGE:

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   C. PROVIDE CONCRETE SPLASH BLOCKS AT ALL DOWNSPOUT LOCATIONS.

9. ROOF VENTILATION INTAKE & EXHAUST VENTS SHALL BE PROVIDED IN EACH & ALL ENCLOSED ATTICS &/OR RAFTER SPACES TO CREATE CROSS VENTILATION IN ACCORDANCE WITH CODES & THE MANUFACTURES INSTALLATION INSTRUCTIONS.

9. INSULATE AND SEAL TO ENSURE ADEQUATE AIR INFILTRATION BARRIER AROUND ALL EXTERIOR PENETRATIONS TO PREVENT WATER AND SPRINKLER PIPE FREEZING.

10. ACCESS TO UNOCCUPIED SPACES

    A. CRAWL SPACES SHALL BE PROVIDED WITH NO FEWER THAN 1 ACCESS OPENING WHICH SHALL NOT BE LESS THAN 18" X 24".

    B. AN OPENING OF NOT LESS THAN 20"X30" SHALL BE PROVIDED TO ANY ATTIC AREA HAVING A CLEAR HEIGHT OF OVER 30". CLEAR HEADROOM OF NOT LESS THAN 30" SHALL BE PROVIDED IN THE ATTIC SPACE AT OR ABOVE THE ACCESS OPENING.

    C. ACCESS TO MECHANICAL APPLIANCES INSTALLED IN UNDER FLOOR AREAS, IN ATTIC SPACES AND ON ROOFS OR ELEVATED STRUCTURES SHALL BE IN ACCORDANCE WITH THE INT'L MECHANICAL CODE.

       a. ATTICS CONTAINING APPLIANCES SHALL BE PROVIDED WITH AN OPENING AND UNOBSTRUCTED PASSAGEWAY LARGE ENOUGH TO ALLOW REMOVAL OF THE LARGEST APPLIANCE. THE PASSAGEWAY SHALL NOT BE LESS THAN 30”H X 22”W AND NOT MORE THAN 20’ IN LENGTH MEASURED ALONG THE CENTERLINE OF THE PASSAGEWAY FROM THE OPENING TO THE APPLIANCE. THE PASSAGEWAY SHALL HAVE CONTINUOUS SOLD FLOORING NOT LESS THAN 24” WIDE. A LEVEL SURFACE SPACE NOT LESS THAN 30”D X 30”W SHALL BE PRESENT AT THE FRONT OF SERVICE SIDE OF THE APPLIANCE.

11. ROOF TRUSSES DESIGN BUILD BY TRUSS MANUFACTURER.

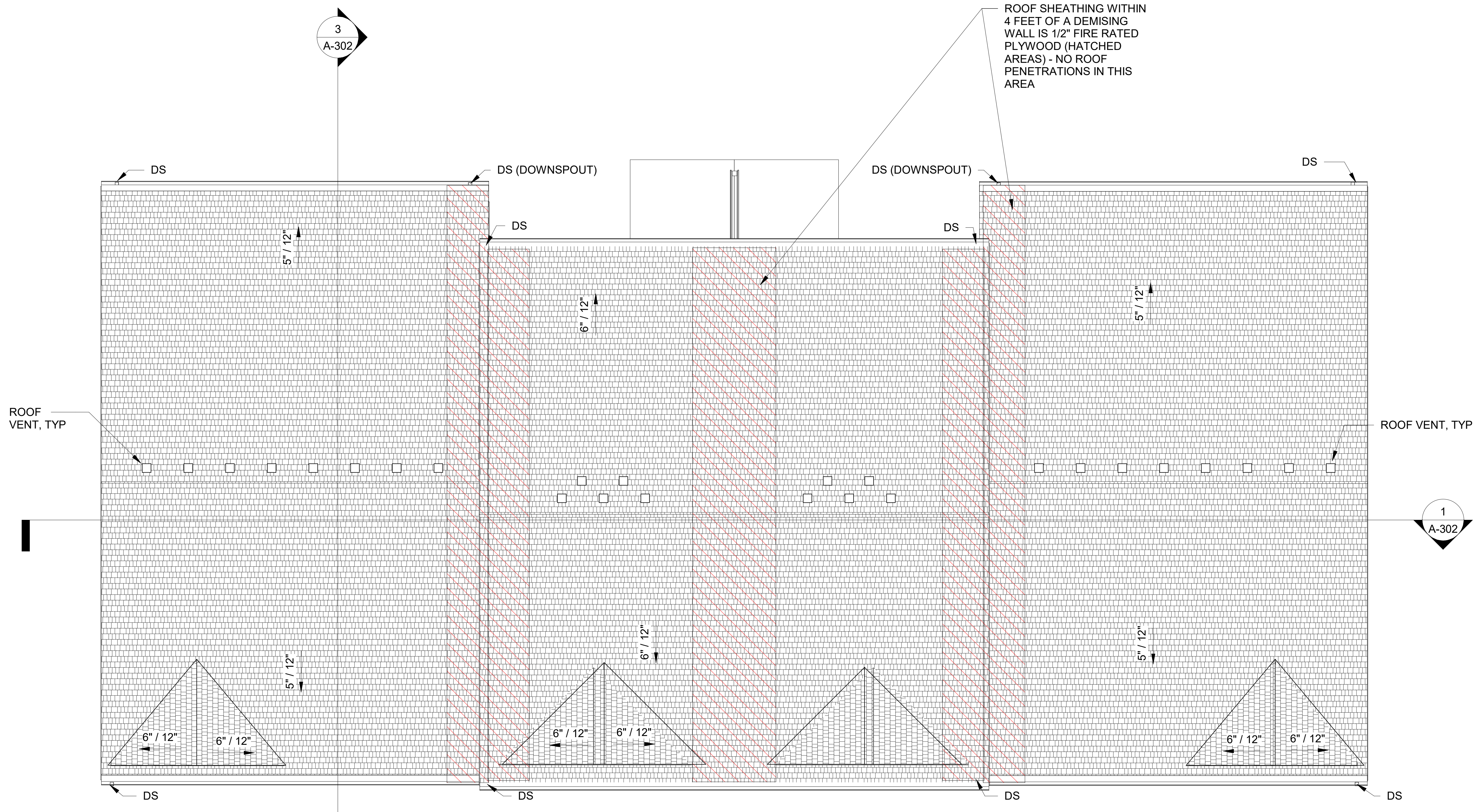
12. ASPHALT SHINGLES:

    A. ASPHALT SHINGLES SHALL ONLY BE USED ON ROOF SLOPES OF 2:12 OR GREATER.

    B. FOR ROOF SLOPES FROM 2:12 (17%) & UP TO 4:12 (33%), UNDERLAYMENT SHALL BE 2 LAYERS APPLIED IN THE FOLLOWING MANNER. APPLY A MINIMUM 19” WIDE STRIP OF UNDERLAYMENT FELT PARALLEL WITH & STARTING AT THE EAVES, FASTENED SUFFICIENTLY TO HOLD IN PLACE. STARTING AT THE EAVE, APPLY 36” WIDE SHEETS OF UNDERLAYMENT OVERLAPPING SUCCESSIVE SHEETS 19”, BY FASTENED SUFFICIENTLY TO HOLD IN PLACE.

    C. FOR ROOF SLOPES OF 4:12 (33%) OR GREATER, UNDERLAYMENT SHALL BE ONE LAYER APPLIED IN THE FOLLOWING MANNER. UNDERLAYMENT SHALL BE APPLIED SHINGLE FASHION, PARALLEL TO & STARTING FROM THE EAVE & LAPPED 2”, FASTENED SUFFICIENTLY TO HOLD IN PLACE.

    D. AN ICE BARRIER THAT CONSISTS OF AT LEAST TWO LAYER OF UNDERLAYMENT CEMENTED TOGETHER OR OF A SELF-ADHERING POLYMER MODIFIED BITUMEN SHEET SHALL BE USED IN LIEU OF NORMAL UNDERLAYMENT AND EXTEND FROM THE LOWEST EDGES OF ALL ROOF SURFACES TO A POINT AT LEAST 24" INSIDE THE EXTERIOR WALL LINE OF THE BUILDING.



1 **5-PLEX 2-STORY ROOF PLAN**
SCALE: 1/8" = 1'-0"
NORTH ORIENTATION VARIES - REFER TO CIVIL

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HUBBELL REALTY COMPANY

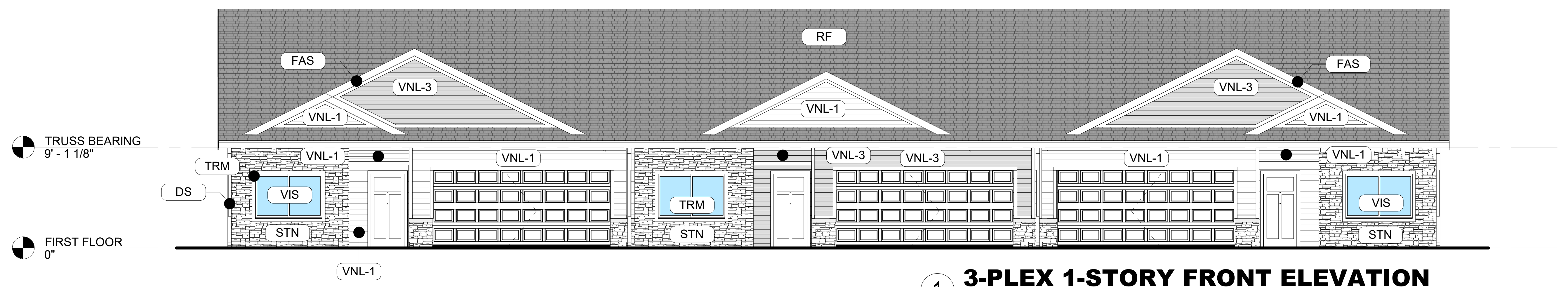
CONVERGE NW
TOWNHOUSES
WAUKEE, IA

Rev. #	Issue / Revision	Date
3	30% Set	12-03-2021

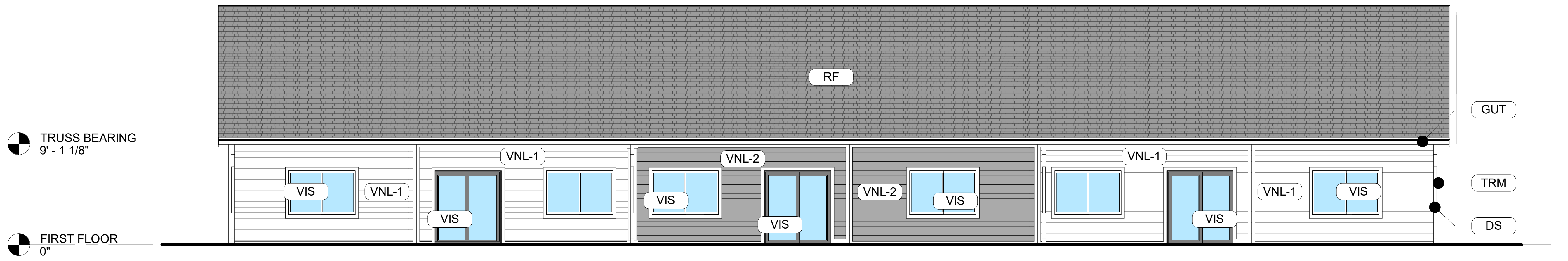
Proj. No. SAA Proj. Mgr.
21113 **SP**

Sheet Title
4-PLEX 2-STORY ROOF PLAN

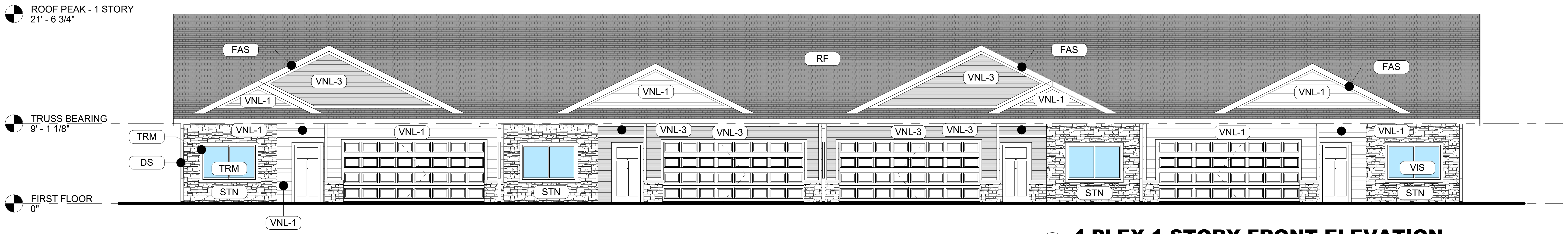
Sheet No.
A-113



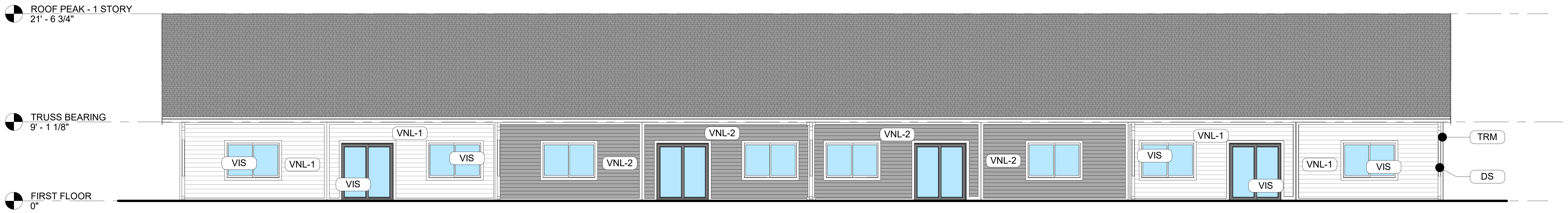
1 3-PLEX 1-STORY FRONT ELEVATION
SCALE: 1/8" = 1'-0"



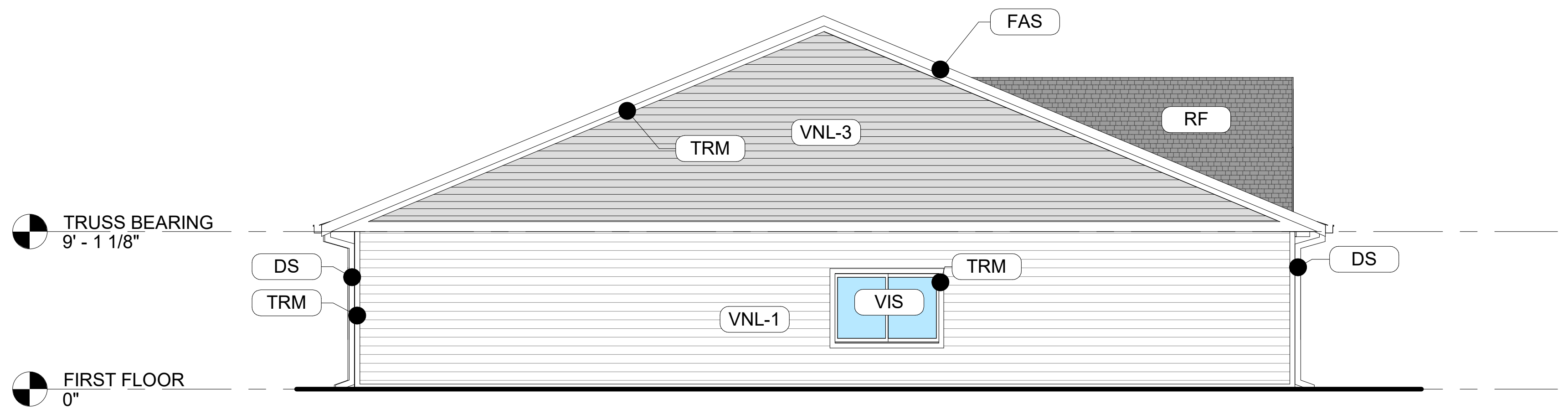
2 3-PLEX 1-STORY REAR ELEVATION
SCALE: 1/8" = 1'-0"



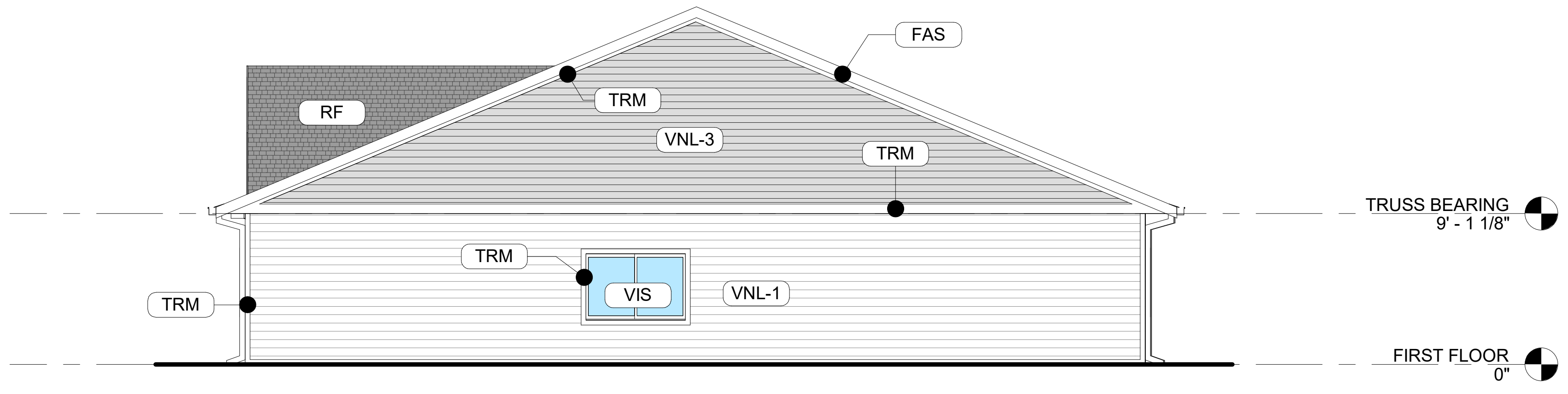
3 4-PLEX 1-STORY FRONT ELEVATION
SCALE: 1/8" = 1'-0"



4 4-PLEX 1-STORY REAR ELEVATION
SCALE: 1/8" = 1'-0"



5 LEFT ELEVATION
SCALE: 1/8" = 1'-0"



6 RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

GENERAL EXTERIOR ELEVATION NOTES:

1. REFER TO ADDITIONAL NOTES AND REQUIREMENTS ON ALL OTHER DOCUMENTS AND OTHER DISCIPLINES DOCUMENTS.
2. ALL CONDUIT RUNS & SERVICE LINES SHALL BE GROUPED TOGETHER IN A NEAT & ORDERLY MANNER AND SHOULD PENETRATE THE WALL AT THE LOWEST POINT AND ARE NOT TO RUN OVER THE TOP OF PARAPET. ALL OTHER CONDUITS & JUNCTION BOXES FOR EXTERIOR FIXTURES & EQUIPMENT SHALL BE FULLY CONCEALED WITHIN THE BUILDING CONSTRUCTION.
3. ALL HORIZONTAL TRANSITIONS BETWEEN DIFFERENT MATERIALS SHALL BE FLASHED CONTINUOUS FROM UP BEHIND UPPER MATERIAL AND EXTEND OVER TO EXTERIOR FACE OF LOWER MATERIAL WITH DRIP EDGE.
4. ANY RETURNS OR BLIND ELEVATIONS NOT SHOWN SHALL BE SIMILAR IN MATERIAL AND MAKEUP TO ADJACENT CONDITIONS OR OTHER SIMILAR CONDITIONS.
5. NO EXPOSED MASONRY/MATERIAL CORES. MASONRY RETURNS AT WINDOWS/OPENINGS ARE REQUIRED IF FRAMING IS NOT DEEP ENOUGH TO PROVIDE CLOSURE AT THE BACKSIDE OF MASONRY FOR AN EFFECTIVELY SEALED JOINT.
6. CAULK & SEAL ALL TRANSITION-CONTROL-EXPANSION AT ALL EXTERIOR MATERIALS.
7. PROVIDE CAST REGLETS JUST IN FROM THE OUTER EDGE ON UNDERSIDE OF FACE MATERIAL OR DRIP EDGE AT ALL OVERHANGS & SOFFITS.
8. INSULATE AND SEAL TO ENSURE ADEQUATE AIR INFILTRATION BARRIER AROUND ALL EXTERIOR PENETRATIONS TO PREVENT WATER AND SPRINKLER PIPE FREEZING.
9. WHERE EXTERIOR PAVING ADJACENT TO BUILDING, TOP OF PAVING TO BE 1/4" LOWER THAN INTERIOR FINISH FLOOR, SLOPING CONTINUOUSLY AWAY FROM BUILDING A MINIMUM OF 5'. WHERE DOOR STOOP, 48" OUT FROM DOOR 1:48(2%) MAX. SLOPE, AFTER 48" AWAY FROM DOOR 1:20(5%) MAXIMUM SLOPE TO PUBLIC WAY. (REFER TO CIVIL)
10. WHERE NO EXTERIOR PAVING ADJACENT TO BUILDING, TOP OF FINISHED LANDSCAPE A MINIMUM OF 4" BELOW INTERIOR FINISH FLOOR AND 4" BELOW EXTERIOR WALL FLASHING/WEEPS, SLOPING CONTINUOUSLY AWAY FROM BUILDING A MINIMUM OF 5'. (REFER TO CIVIL)
11. ADDRESS SHALL BE PROVIDED ON STREET SIDE OF BUILDING AND ON MONUMENT SIGN. NUMBERS A MINIMUM 5 INCH CONTRASTING COLOR NUMBERS WITH MINIMUM 1/2" STROKE.

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EXTERIOR MATERIAL LEGEND

MAT. LABEL	MATERIAL DESCRIPTION
DS	PREFINISHED METAL DOWNSPOUT: WHITE
FAS	VINYL FASCIA BOARD, SMOOTH, COLOR - WHITE
GUT	PREFINISHED METAL GUTTER: WHITE
RF	ARCHITECTURAL ASPHALT ROOFING SHINGLES, COLOR - CHARCOAL
STN	CENTURION STONE, COASTAL OHIO LIMESTONE W/ ASSOCIATED STONE SILL CAP
TRM	VINYL TRIM BOARD, SMOOTH, COLOR - WHITE
VIS	INSULATED VISION GLASS: CLEAR W/ LOW E COATING IN VINYL RESIDENTIAL STYLE WINDOW
VNL-1	VINYL LAP SIDING, 6" REVEAL, COLOR - WHITE
VNL-2	VINYL LAP SIDING, 6" REVEAL, COLOR - GRAY
VNL-3	VINYL LAP SIDING, 6" REVEAL, COLOR - LIGHT GRAY

MISCELLANEOUS EXTERIOR MATERIAL FINISHES:

TYPICAL U.O.N.
- EXPOSED CONCRETE: GRIND SMOOTH & RUB/COAT WITH CEMENT SLURRY.
- EXPOSED LINTELS: GALVANIZED & PAINTED TO MATCH ADJACENT MATERIAL ABOVE.
- FASCIA & SOFFIT: METAL PREFINISHED TO MATCH ADJACENT ROOF COLOR.
- GUTTERS & DOWNSPOUTS: METAL PREFINISHED WHITE.
- CAULKS & SEALANTS: COLOR MATCHED TO ADJACENT MATERIAL.
- HOLLOW METAL MAN DOORS & FRAMES: PAINTED TO MATCH ADJACENT MATERIAL.
- GARAGE DOORS: METAL PRE-FINISHED WHITE.
- LOUVERS: METAL PRE-FINISHED TO MATCH ADJACENT MATERIAL COLOR.
- LIGHT FIXTURES: METAL PRE-FINISHED WHITE.

- TRIM SIZES, TYP. U.O.N.:
  WINDOWS & DOORS 5-1/2”
  VERTICAL 5-1/2”
  HORIZONTAL 9-1/4”

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HUBBELL REALTY COMPANY

CONVERGE NW
TOWNHOUSES
WAUKEE, IOWA

Rev. #	Issue / Revision	Date
3	30% Set	12-03-2021

Proj. No.	SAA	Proj. Mgr.
21113		**SP**

Sheet Title
**3/4-PLEX
1-STORY EXT.
ELEVATIONS**

Sheet No.
A-201

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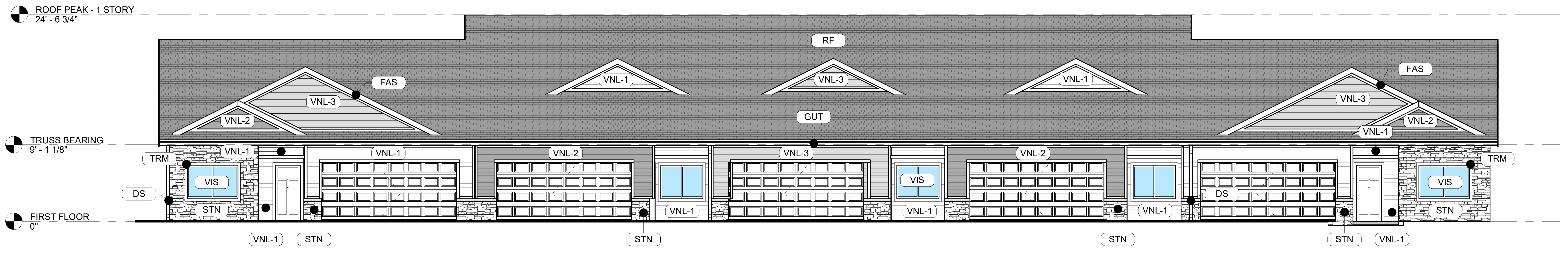
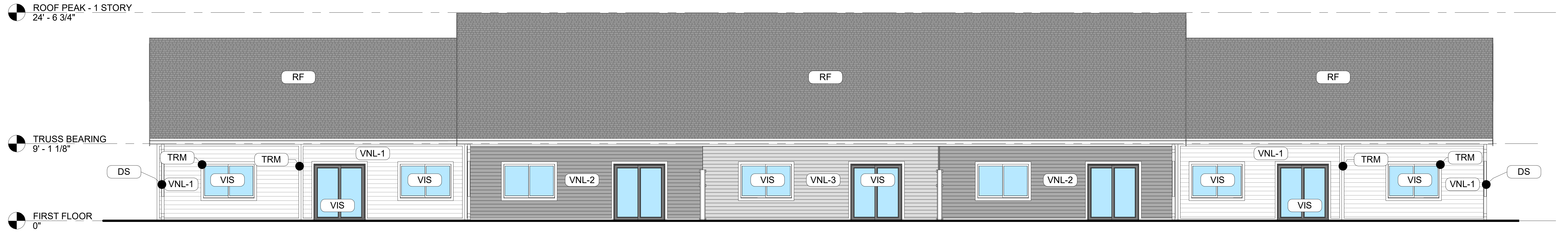


1 **5-PLEX 1-STORY SOUTH ELEVATION'**
SCALE: 1/8" = 1'-0"



2 **5-PLEX 1-STORY NORTH ELEVATION**
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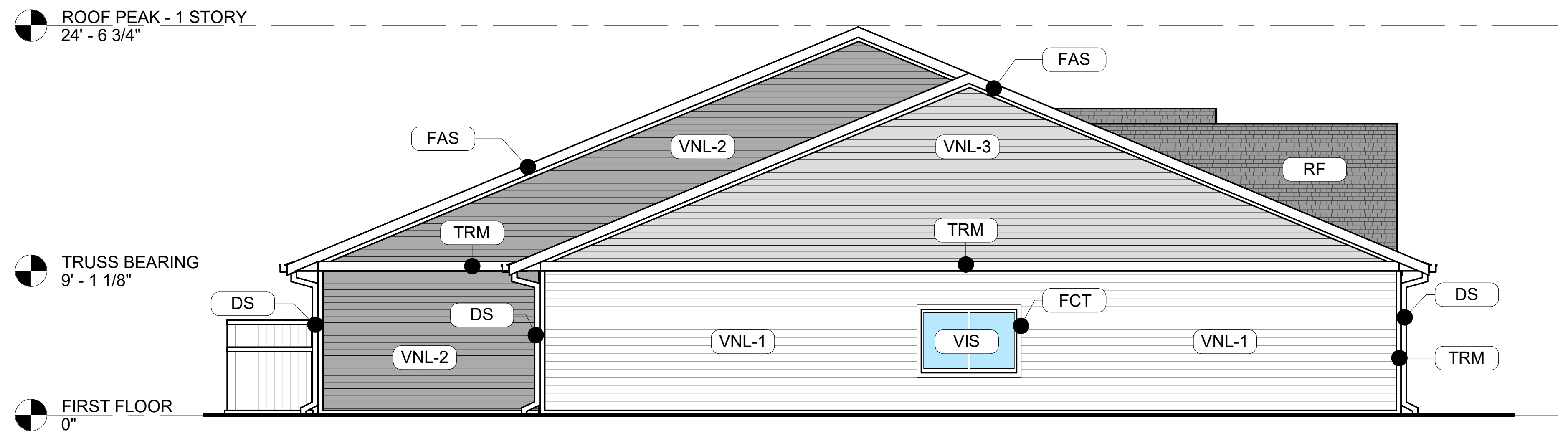
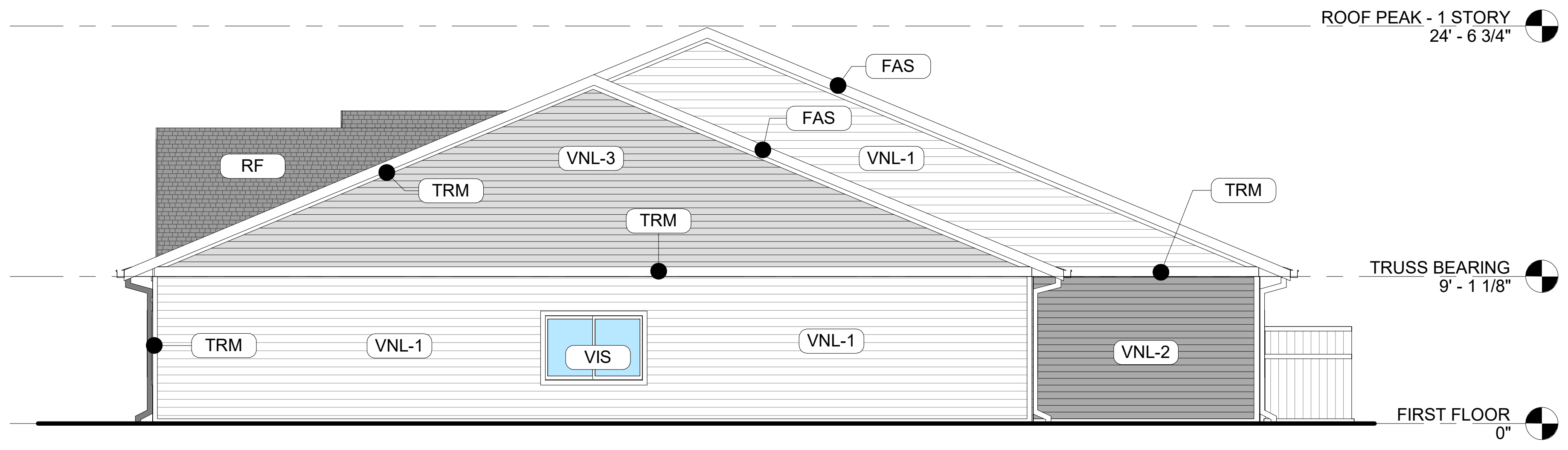


3 **5-PLEX 1-STORY WEST ELEVATION**
SCALE: 1/8" = 1'-0"



4 **5-PLEX 1-STORY EAST ELEVATION**
SCALE: 1/8" = 1'-0"

GENERAL EXTERIOR ELEVATION NOTES:

1. REFER TO ADDITIONAL NOTES AND REQUIREMENTS ON ALL OTHER DOCUMENTS AND OTHER DISCIPLINES DOCUMENTS.
2. ALL CONDUIT RUNS & SERVICE LINES SHALL BE GROUPED TOGETHER IN A NEAT & ORDERLY MANNER AND SHOULD PENETRATE THE WALL AT THE LOWEST POINT AND ARE NOT TO RUN OVER THE TOP OF PARAPET. ALL OTHER CONDUITS & JUNCTION BOXES FOR EXTERIOR FIXTURES & EQUIPMENT SHALL BE FULLY CONCEALED WITHIN THE BUILDING CONSTRUCTION.
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8. INSULATE AND SEAL TO ENSURE ADEQUATE AIR INFILTRATION BARRIER AROUND ALL EXTERIOR PENETRATIONS TO PREVENT WATER AND SPRINKLER PIPE FREEZING.
9. WHERE EXTERIOR PAVING ADJACENT TO BUILDING, TOP OF PAVING TO BE 1/4" LOWER THAN INTERIOR FINISH FLOOR, SLOPING CONTINUOUSLY AWAY FROM BUILDING A MINIMUM OF 5'. WHERE DOOR STOOP, 48" OUT FROM DOOR 1:48(2%) MAX. SLOPE, AFTER 48" AWAY FROM DOOR 1:20(5%) MAXIMUM SLOPE TO PUBLIC WAY. (REFER TO CIVIL)
10. WHERE NO EXTERIOR PAVING ADJACENT TO BUILDING, TOP OF FINISHED LANDSCAPE A MINIMUM OF 4" BELOW INTERIOR FINISH FLOOR AND 4" BELOW EXTERIOR WALL FLASHING/WEEPS, SLOPING CONTINUOUSLY AWAY FROM BUILDING A MINIMUM OF 5'. (REFER TO CIVIL)
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EXTERIOR MATERIAL LEGEND

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TRM	VINYL TRIM BOARD, SMOOTH, COLOR - WHITE
VIS	INSULATED VISION GLASS: CLEAR W/ LOW E COATING IN VINYL RESIDENTIAL STYLE WINDOW
VNL-1	VINYL LAP SIDING, 6" REVEAL, COLOR - WHITE
VNL-2	VINYL LAP SIDING, 6" REVEAL, COLOR - GRAY
VNL-3	VINYL LAP SIDING, 6" REVEAL, COLOR - LIGHT GRAY

MISCELLANEOUS EXTERIOR MATERIAL FINISHES:

TYPICAL U.O.N.
- EXPOSED CONCRETE: GRIND SMOOTH & RUB/COAT WITH CEMENT SLURRY.
- EXPOSED LINTELS: GALVANIZED & PAINTED TO MATCH ADJACENT MATERIAL ABOVE.
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- GARAGE DOORS: METAL PRE-FINISHED WHITE.
- LOUVERS: METAL PRE-FINISHED TO MATCH ADJACENT MATERIAL COLOR.
- LIGHT FIXTURES: METAL PRE-FINISHED WHITE.

- TRIM SIZES, TYP. U.O.N.:
  WINDOWS & DOORS 5-1/2"
  VERTICAL 5-1/2"
  HORIZONTAL 9-1/4"

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HUBBELL REALTY COMPANY

CONVERGE NW
TOWNHOUSES
WAUKEE, IA

Rev. #	Issue / Revision	Date
3	30% Set	12-03-2021

Proj. No. SAA Proj. Mgr.
21113 **SP**

Sheet Title
5-PLEX 1-STORY EXT. ELEVATIONS

Sheet No.
A-202

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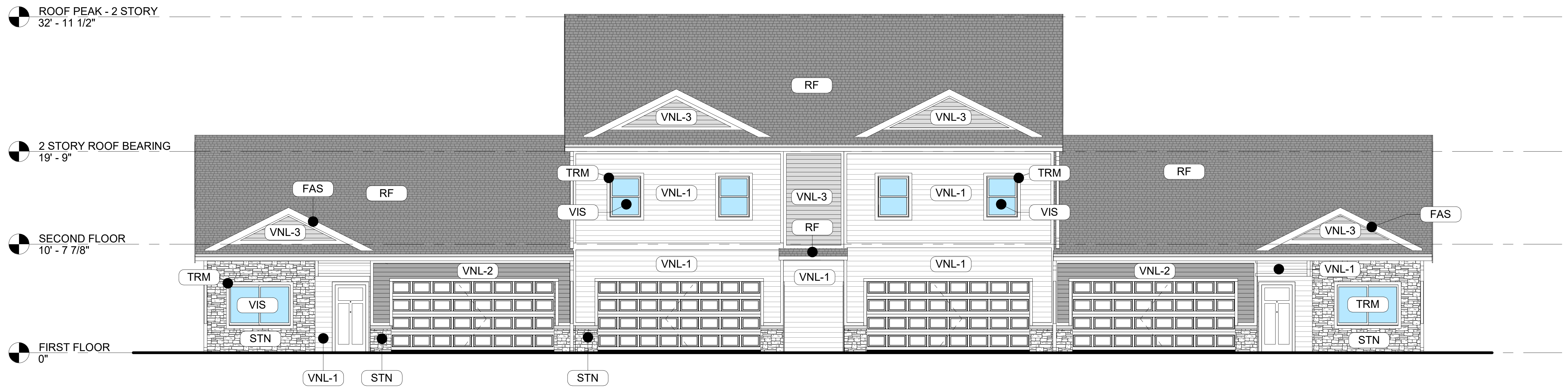
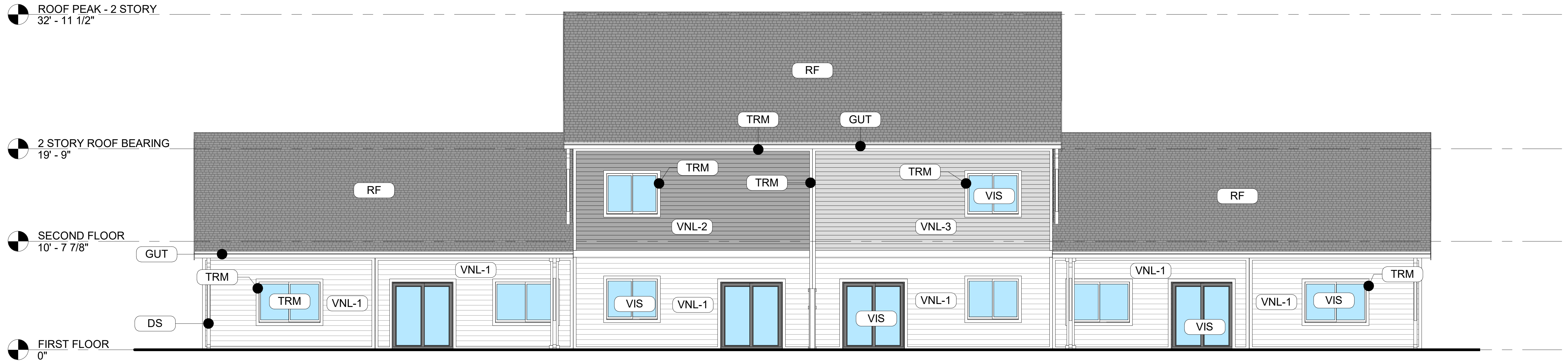

ROOF PEAK - 2 STORY
32' - 11 1/2"
2 STORY ROOF BEARING
19' - 9"
SECOND FLOOR
10' - 7 7/8"
FIRST FLOOR
0"
RF
VNL-3
VNL-3
FAS
RF
TRM
VIS
VNL-1
VNL-3
VNL-1
TRM
VIS
RF
VNL-3
RF
VNL-3
FAS
TRM
VIS
STN
VNL-2
VNL-1
VNL-1
VNL-1
VNL-2
VNL-1
TRM
STN
VNL-1
STN
STN

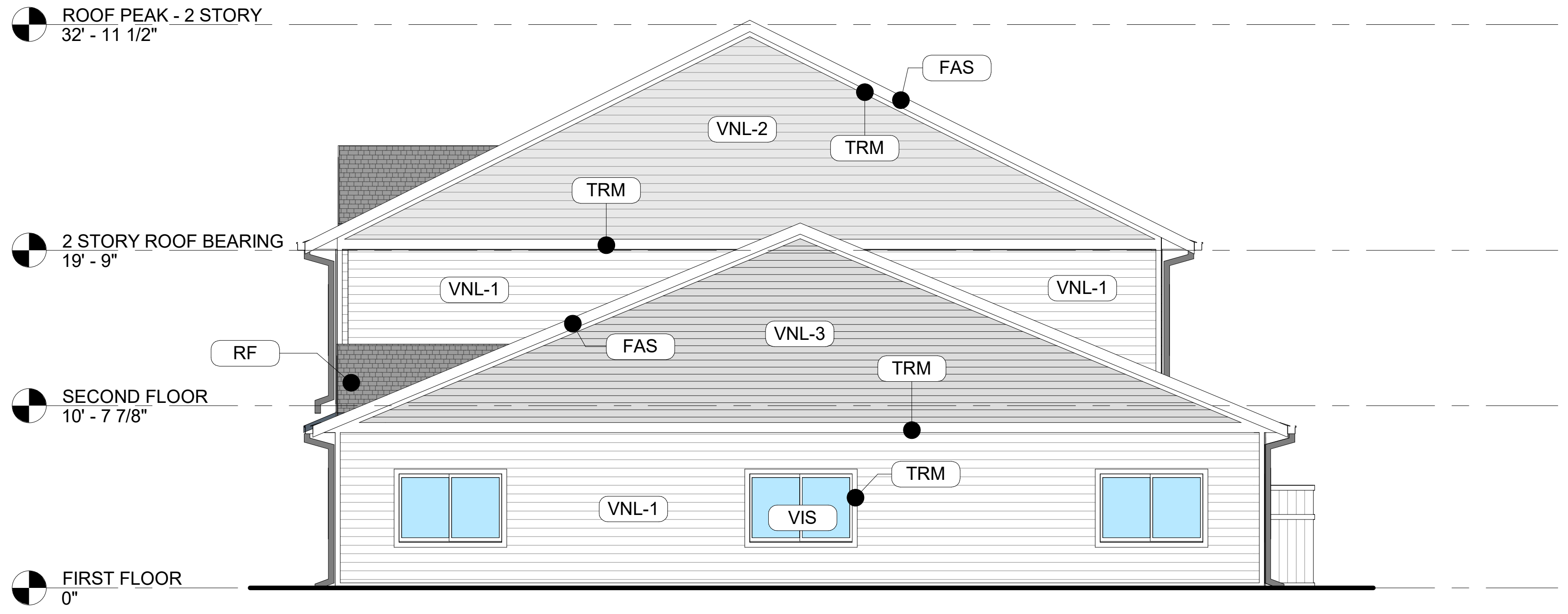
1 **4-PLEX 2-STORY FRONT ELEVATION**

SCALE: 1/8" = 1'-0"


ROOF PEAK - 2 STORY
32' - 11 1/2"
2 STORY ROOF BEARING
19' - 9"
SECOND FLOOR
10' - 7 7/8"
FIRST FLOOR
0"
RF
TRM
GUT
TRM
TRM
TRM
VIS
RF
RF
VNL-2
VNL-3
GUT
TRM
VNL-1
TRM
VNL-1
VIS
VNL-1
VNL-1
VIS
VNL-1
TRM
VNL-1
VIS
VIS
DS

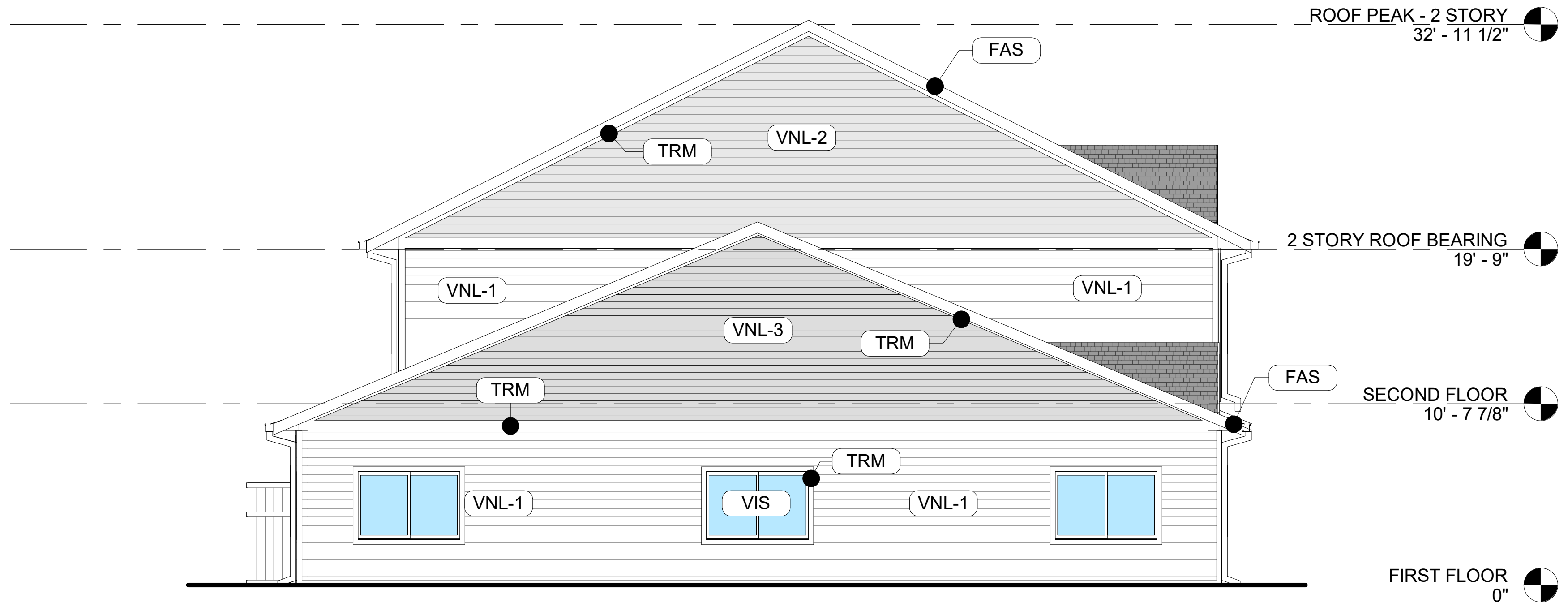
2 **4-PLEX 2-STORY REAR ELEVATION**

SCALE: 1/8" = 1'-0"


ROOF PEAK - 2 STORY
32' - 11 1/2"
2 STORY ROOF BEARING
19' - 9"
SECOND FLOOR
10' - 7 7/8"
FIRST FLOOR
0"
FAS
VNL-2
TRM
TRM
VNL-1
VNL-1
FAS
VNL-3
RF
TRM
TRM
VNL-1
VIS

3 **4-PLEX 2-STORY RIGHT ELEVATION**

SCALE: 1/8" = 1'-0"


ROOF PEAK - 2 STORY
32' - 11 1/2"
2 STORY ROOF BEARING
19' - 9"
SECOND FLOOR
10' - 7 7/8"
FIRST FLOOR
0"
FAS
TRM
VNL-2
VNL-1
VNL-1
VNL-3
TRM
TRM
FAS
TRM
VNL-1
VIS
VNL-1

4 **4-PLEX 2-STORY LEFT ELEVATION**

SCALE: 1/8" = 1'-0"

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MISCELLANEOUS EXTERIOR MATERIAL FINISHES:

TYPICAL U.O.N.
- EXPOSED CONCRETE: GRIND SMOOTH & RUB/COAT WITH CEMENT SLURRY.
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CONVERGE NW
TOWNHOUSES
WAUKEE, IA

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3	30% Set	12-03-2021

Proj. No. SAA Proj. Mgr.
21113 **SP**

Sheet Title
4-PLEX 2-STORY EXT. ELEVATIONS

Sheet No.
A-203

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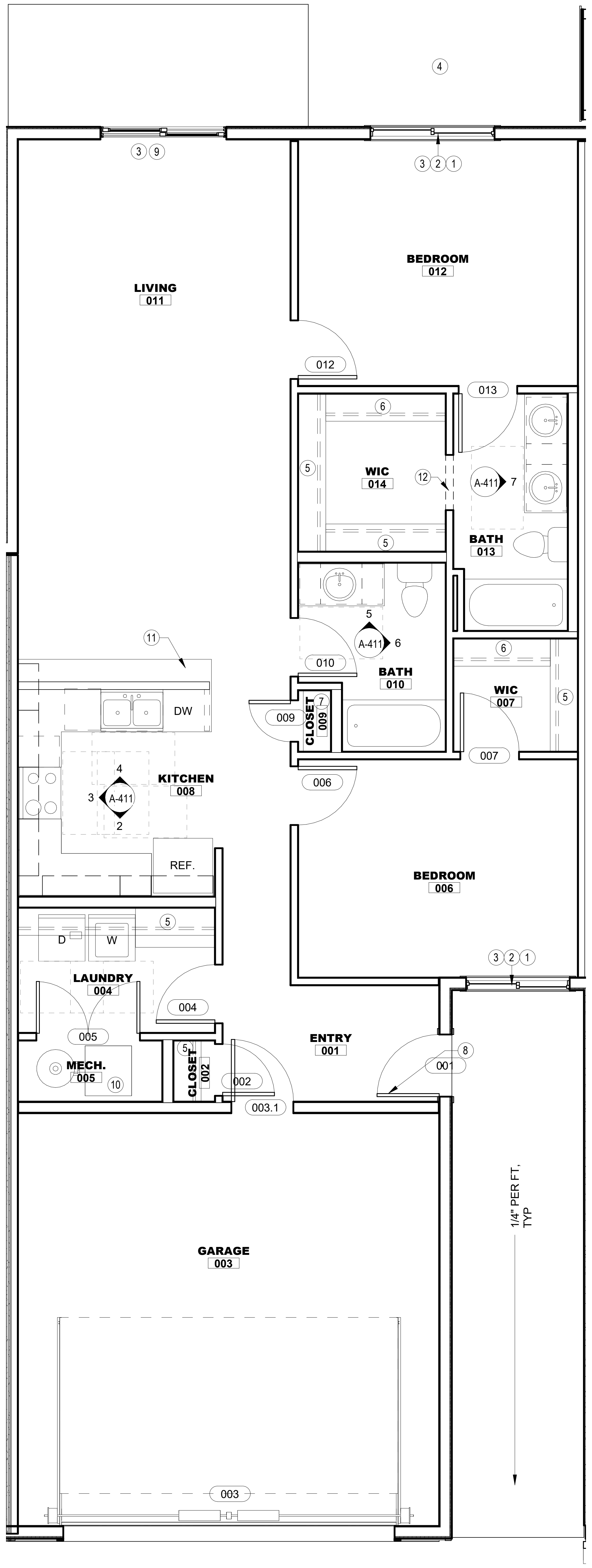
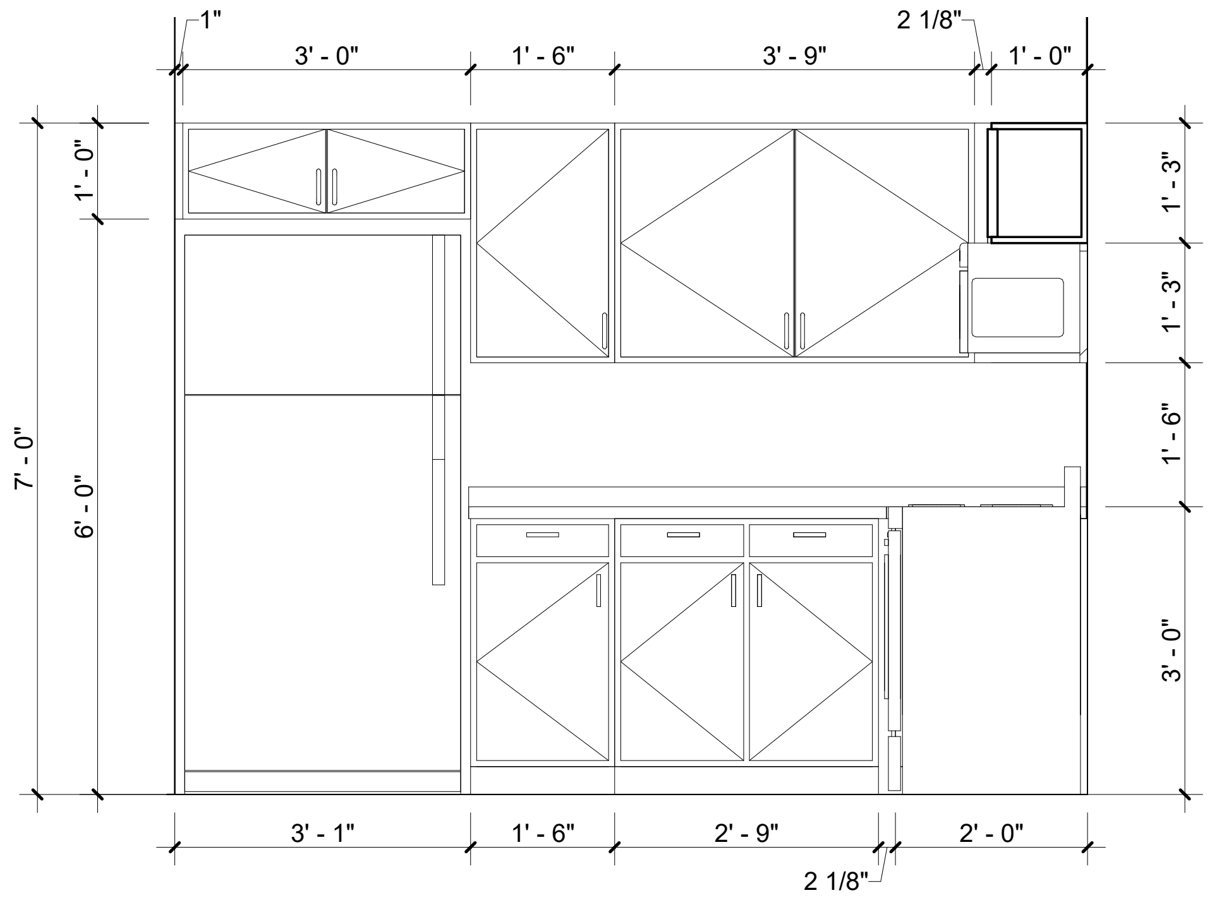


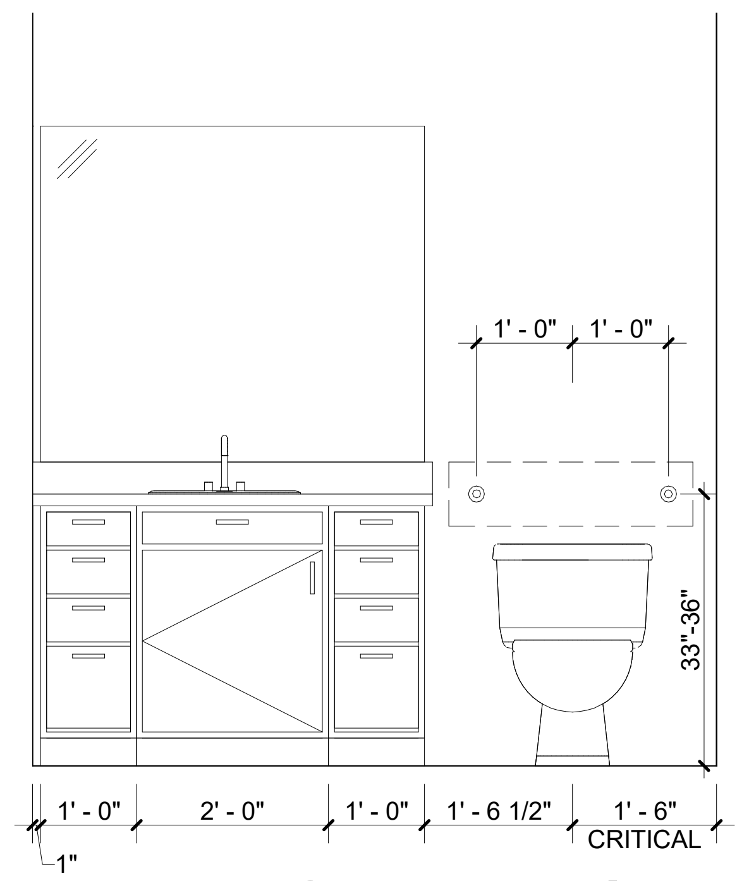
1 TYPE 2A UNIT FLOOR PLAN
SCALE: 1/4" = 1'-0"

UNIT PLAN KEYNOTES

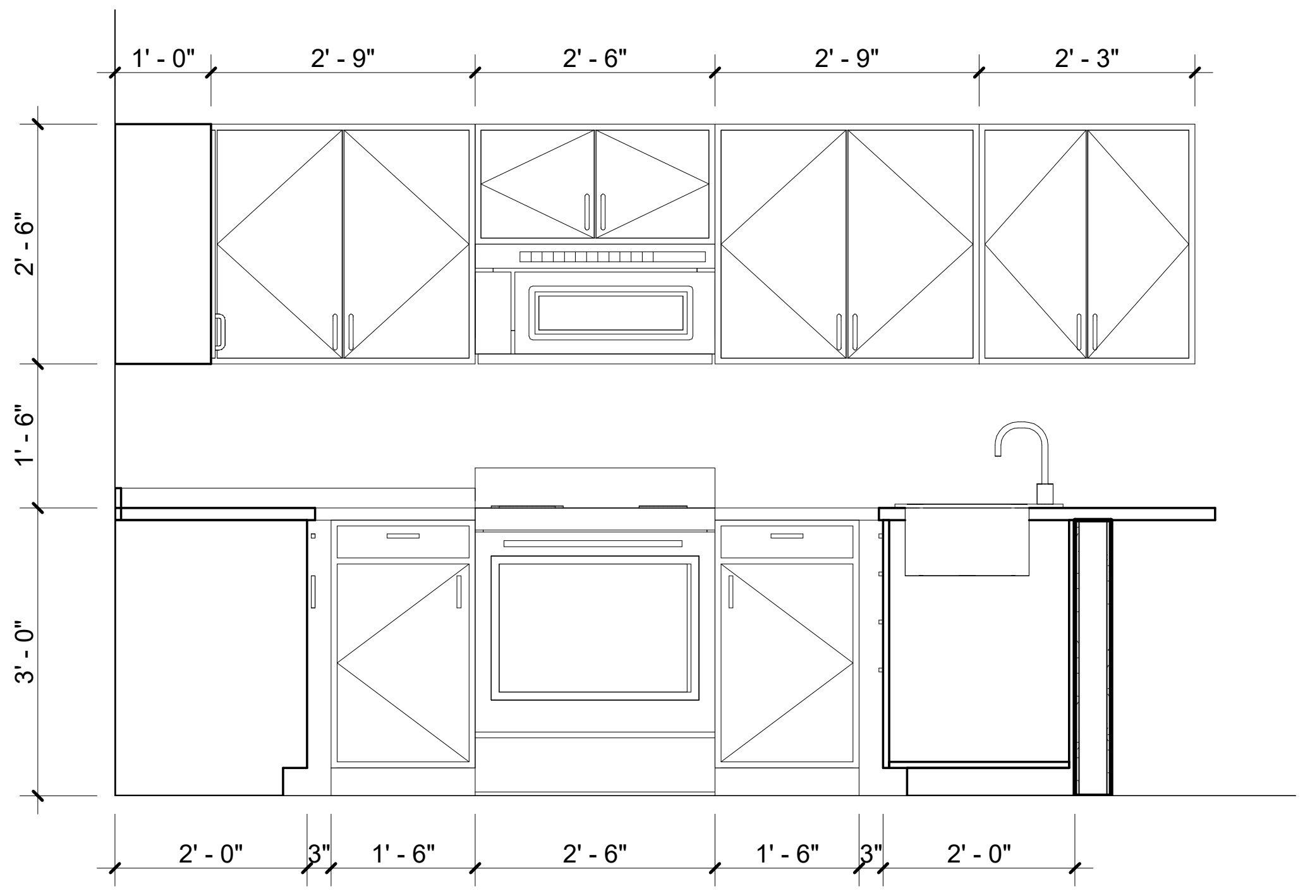
LABEL	REMARKS
1	REFER TO OVERALL BUILDING PLANS FOR SPECIFIC WINDOW TYPE & LOCATION, TYP.
2	WINDOWS TO RECEIVE DRYWALL SILL & RETURNS TO MATCH ADJ. WALL, TYP.
3	INSTALL WINDOW BLINDS, SIZED TO FIT WINDOW, AT ALL WINDOW LOCATIONS; SPECIFIC T.B.D., TYP.
4	REFER TO OVERALL BUILDING PLANS FOR DECK/PATIO SIZE, DETAILS, ETC.
5	COATED WIRE SHELF W/ INTEGRAL HANGING ROD - 12" DEEP
6	(2 LAYERS) COATED WIRE SHELF WITH INTEGRAL HANGING ROD - 12" DEEP; TOP OF LOWER SHELF AND ROD TO BE INSTALLED AT 48" AFF MAXIMUM
7	(5 LAYERS) COATED WIRE SHELF - 16" DEEP; TOP OF 3 LAYERS TO BE INSTALLED BETWEEN 15"-48" AFF
8	UNIT ENTRY DOOR; REFER TO DETAIL #3 ON SHEET G-011 FOR MINIMUM DOOR CLEARANCES
9	REFER TO OVERALL BUILDING PLANS FOR SPECIFIC PATIO DOOR LOCATION
10	MECHANICAL EQUIPMENT SHOWN FOR COORDINATION PURPOSES ONLY; ALL MEP SCOPE IS DESIGN-BUILD BY CONTRACTOR
11	STEEL COUNTERTOP BRACKET - SIZED APPROPRIATELY PER OVERHANG, TYP.
12	36" X 80" CASED OPENING
13	COAT HOOKS INSTALLED @ 66" AFF OVER STAINED WOOD RAIL
14	18" DEEP WOOD BENCH W/ CUBBIES & COAT HOOKS INSTALLED @ 66" AFF OVER STAINED WOOD RAIL



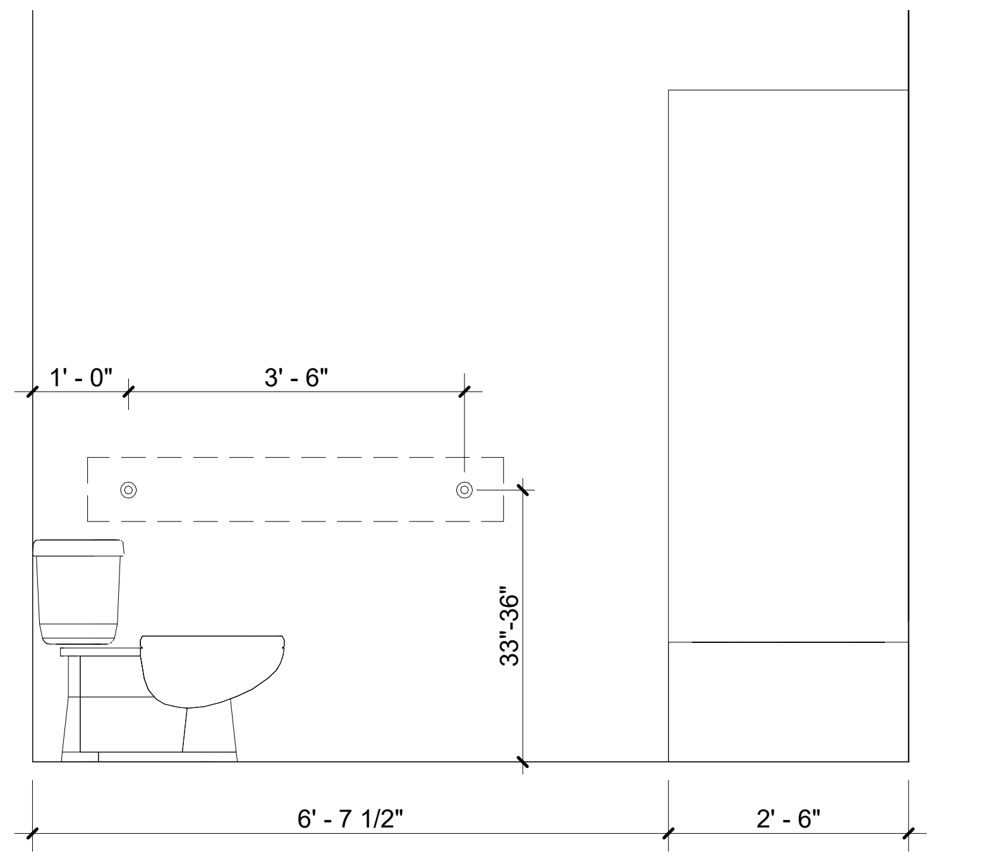
2 TYPE 2A - KITCHEN 1
SCALE: 1/2" = 1'-0"



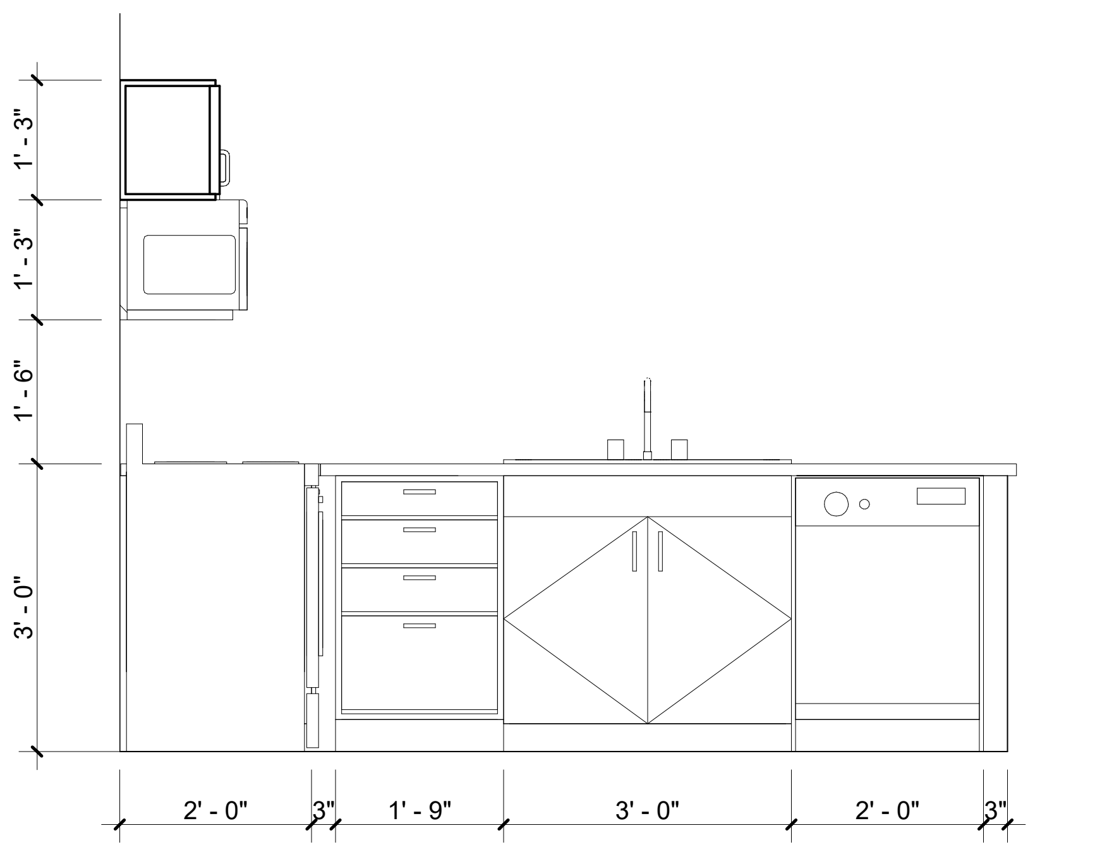
5 TYPE 2A - BATH 1
SCALE: 1/2" = 1'-0"



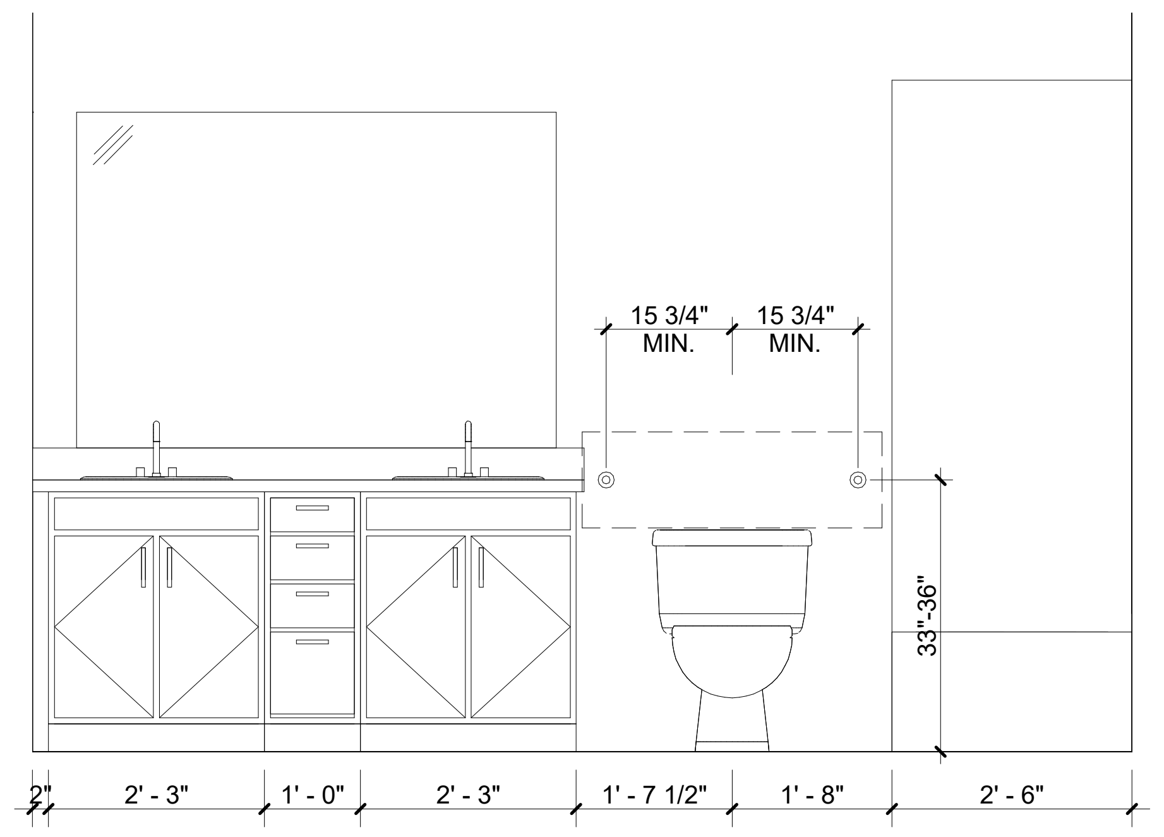
3 TYPE 2A - KITCHEN 2
SCALE: 1/2" = 1'-0"



6 TYPE 2A - BATH 2
SCALE: 1/2" = 1'-0"



4 TYPE 2A - KITCHEN 3
SCALE: 1/2" = 1'-0"

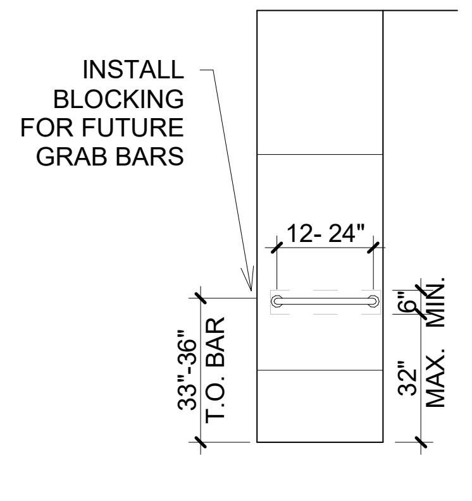


7 TYPE 2A - M. BATH
SCALE: 1/2" = 1'-0"

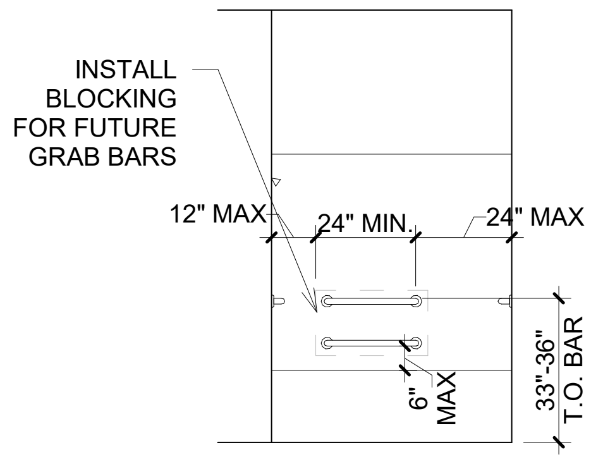
TYPE 2A DOOR & FRAME SCHEDULE

DOOR NO.	ROOM NAME	DOOR TYPE	DOOR PAIR	DOOR WIDTH	DOOR HEIGHT	DOOR MAT'L	FRAME TYPE	FRAME RATING	FRAME MAT'L	HARDWARE CLOSER	HARDWARE THLD	REMARKS (ALSO SEE NOTES)	UNIT
001	ENTRY	P3	No	3' - 0"	6' - 8"	VINYL	1		VINYL	Yes	Yes	ENTRY LOCK	2A
002	CLOSET	P2	No	2' - 6"	6' - 8"	WOOD	2		WOOD	No	No	PASSAGE	2A
003	GARAGE	OHD	No	16' - 0"	7' - 0"	STEEL	--		--			PUSH BUTTON, 2 REMOTES	2A
003.1	GARAGE	P2	No	3' - 0"	6' - 8"	WOOD	2	20 MIN.	WOOD	Yes	No	ENTRY LOCK	2A
004	LAUNDRY	P2	No	2' - 10"	6' - 8"	WOOD	2		WOOD	No	No	PASSAGE	2A
005	MECH.	P2	Yes	5' - 0"	6' - 8"	WOOD	2		WOOD	No	No	PASSAGE	2A
006	BEDROOM	P2	No	2' - 10"	6' - 8"	WOOD	2		WOOD	No	No	PASSAGE	2A
007	WIC	P2	No	2' - 10"	6' - 8"	WOOD	2		WOOD	No	No	PASSAGE	2A
009	CLOSET	P2	No	2' - 0"	6' - 8"	WOOD	2		WOOD	No	No	PASSAGE	2A
010	BATH	P2	No	2' - 10"	6' - 8"	WOOD	2		WOOD	No	No	PRIVACY LOCK	2A
012	BEDROOM	P2	No	2' - 10"	6' - 8"	WOOD	2		WOOD	No	No	PASSAGE	2A
013	BATH	P2	No	2' - 10"	6' - 8"	WOOD	2		WOOD	No	No	PRIVACY LOCK	2A

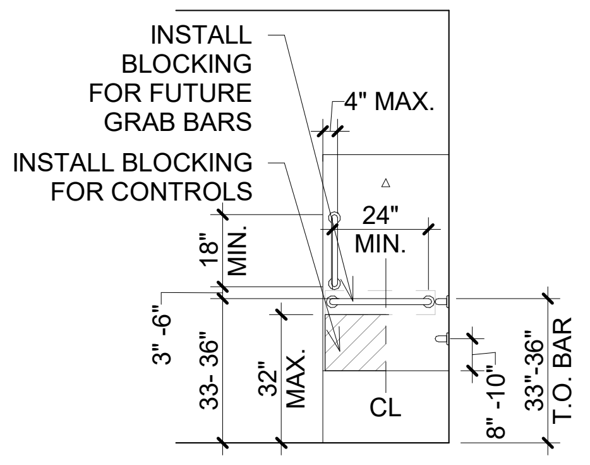
SHOWER / TUB GRAB BARS



TUB- HEAD END WALL



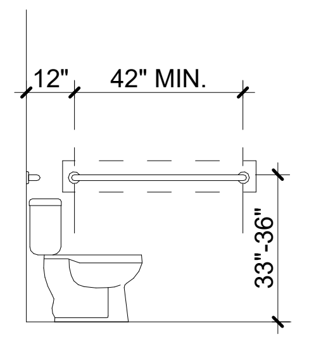
TUB- BACK WALL



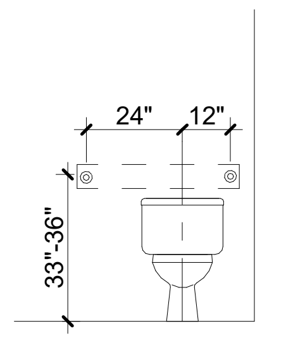
TUB- CONTROL WALL

NOTE: ALL GRAB BAR BLOCKING SHALL BE MIN 2X8 WOOD BLOCKING TO ENSURE ADEQUATE COVERAGE FOR MIN 6" BLOCKING REQUIREMENTS. ALL BLOCKING TO BE VERTICALLY CENTERED ON GRAB BAR.

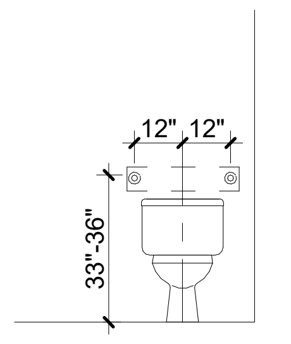
TOILET GRAB BARS



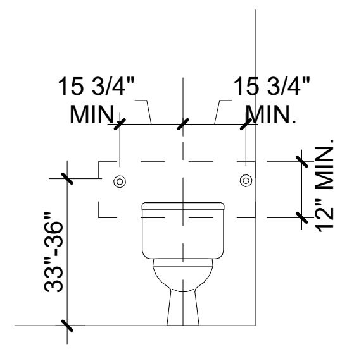
SIDE GRAB BAR



36" GRAB BAR



24" GRAB BAR



SWING UP GRAB BAR

NOTE: ALL GRAB BAR BLOCKING SHALL BE MIN 2X8 WOOD BLOCKING TO ENSURE ADEQUATE COVERAGE FOR MIN 6" BLOCKING REQUIREMENTS.
ALL BLOCKING TO BE VERTICALLY CENTERED ON GRAB BAR.

CLEAR SPACE REQUIREMENTS MATRIX FOR UNIT TYPES / COMMON AREAS

Item	ICC A117.1-2009 ANSI section	Section 1003 Type A Units	Section 1004 Type B Units	Common Area Rooms
Primary Entrance	100X.2 & 100X.5	On accessible route; Shall comply with Sec. 404, exceptions: distance between storm door	On accessible route; Shall comply with Sec. 404, exceptions: distance between storm door	On accessible route Shall comply with Sec. 404
Turning Space	100X.3.2	not required in 2nd bath; closets or pantiries that are 48" maximum depth	n/a	
Doors & Doorways	100X.5	Shall comply with Sec. 404, exceptions: thresholds, other than Accessible bath; doors in series; communicating doors between sleeping units; balcony doors	Shall comply with Sec. 1004.5; 31 3/4" minimum clear opening	Shall comply with Sec. 404
Laundry Equipment	100X.10 & 611.2	30"x48" parallel approach: for top loading centered on each appliance; for front loading centered offset 24" from centerline of door opening	30"x48" parallel approach for top loading machine; a forward or parallel approach for front loading machine	at least 1 washer & 1 dryer in each room shall be fully accessible
Toilet & Bathing Facilities	100X.11.1	1 Bathroom Fully accessible per below		Rest Rooms Fully accessible per below
Turning Space	603.2.1	60" circular space or 60" T-shaped space		
Door Swing	603.2.2			
Water closets & toilet compartments clearance	604.3 & 604.9			
Urinals	605.3			
Lavatories and Sinks @ Rest/Bath Rooms	606.2			
Bathtubs	607.2			
Shower Compartments	608.2			
Kitchens & Kitchenettes	100X.12			
Clearance	804.2			
30" min. length work surface if cooktop or range is provided	803.4			
Lavatories and Sinks @ Kitchens	804..4 & 606.2			
Dishwasher	804.5.3			
Cooktop	804.5.4			
Oven	804.5.5			
Refrigerator / Freezer	804.5.6			
Storage Facilities	100X.14 & 905			
Beds	100X.15			

ACCESSIBILITY REQUIREMENTS MATRIX FOR UNIT TYPES / COMMON

Item	ICC A117.1-2009 ANSI section	Section 1003 Type A Units	Section 1004 Type B Units	Common Area Rooms
Accessible Route	100X.3	accessible route shall connect all spaces & elements that are part of the unit	accessible route shall connect all spaces & elements that are part of the unit	accessible route shall connect all spaces & elements that are part of the building
Laundry Equipment	100X.10	clear floor space required; parallel approach only	clear floor space required; parallel approach for top loading, forward or parallel approach for front loading	at least 1 washer & 1 dryer in each room shall be accessible
Toilet & Bathing Facilities				
Grab Bars & Shower Seat Reinforcement	100X.11.1	1 Bathroom Fully accessible per below; other bathrooms reinforcement shall be provided for future installation of grab bars & bathtub seat only	all Bathrooms reinforcement shall be provided for future installation of grab bars & bathtub seat only	Rest Rooms Fully accessible per below
Mirrors	603.3			
Grab Bars at toilet	604.5	not required unless requested, reinforcement only required	not required unless requested, reinforcement only required	required for accessible toilet at back & side wall
Lavatories and Sinks	606	removable cabinet front; floor & walls finished underneath	removable front not required	open underneath required
Bathtub Seat	607.3	not required, reinforcement only	not required, reinforcement only	n/a
Grab Bars at bathtub	607.4; (IFA 6.3.4)	not required unless requested, reinforcement only required. *(IFA) Only vertical grab bars required in all bathtubs / showers*	not requred unless requested, reinforcement only required. *(IFA) Only vertical grab bars required in all bathtubs / showers.*	n/a
Hand Shower	607.6	required for bathtub shower	required for bathtub shower	n/a
Bathtub Enclosures	607.7	shall not obstruct other requirements	shall not obstruct other requirements	n/a
Kitchens				
30" min. width clear underneath work surface	100X.12	removable cabinet front; floor & walls finished underneath	not required	1 only required if a cooktop or range provided 804.3
Lavatories and Sinks	804.4 & 606	removable cabinet front; floor & walls finished underneath	removable front not required	open underneath required
Operable parts on appliances	309	required within reach ranges		required within reach ranges
Cooktop controls; Oven controls	804.5.4.4; 804.5.5.4	Shall not require reaching across burners		required within reach ranges
Storage Facilities i.e. Closets	100X.14; 905 & 308	at least 1 of each type shall be accessible, exception kitchen cabinets. 48"H front; 46"H side	n/a	n/a

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HUBBELL REALTY COMPANY

CONVERGE NW
TOWNHOUSES
WAUKEE, IA

Rev. #	Issue / Revision	Date
3	30% Set	12-03-2021

Proj. No. SAA Proj. Mgr.
21113 SP

Sheet Title
TYPE 2A UNIT PLAN

Sheet No.
A-411

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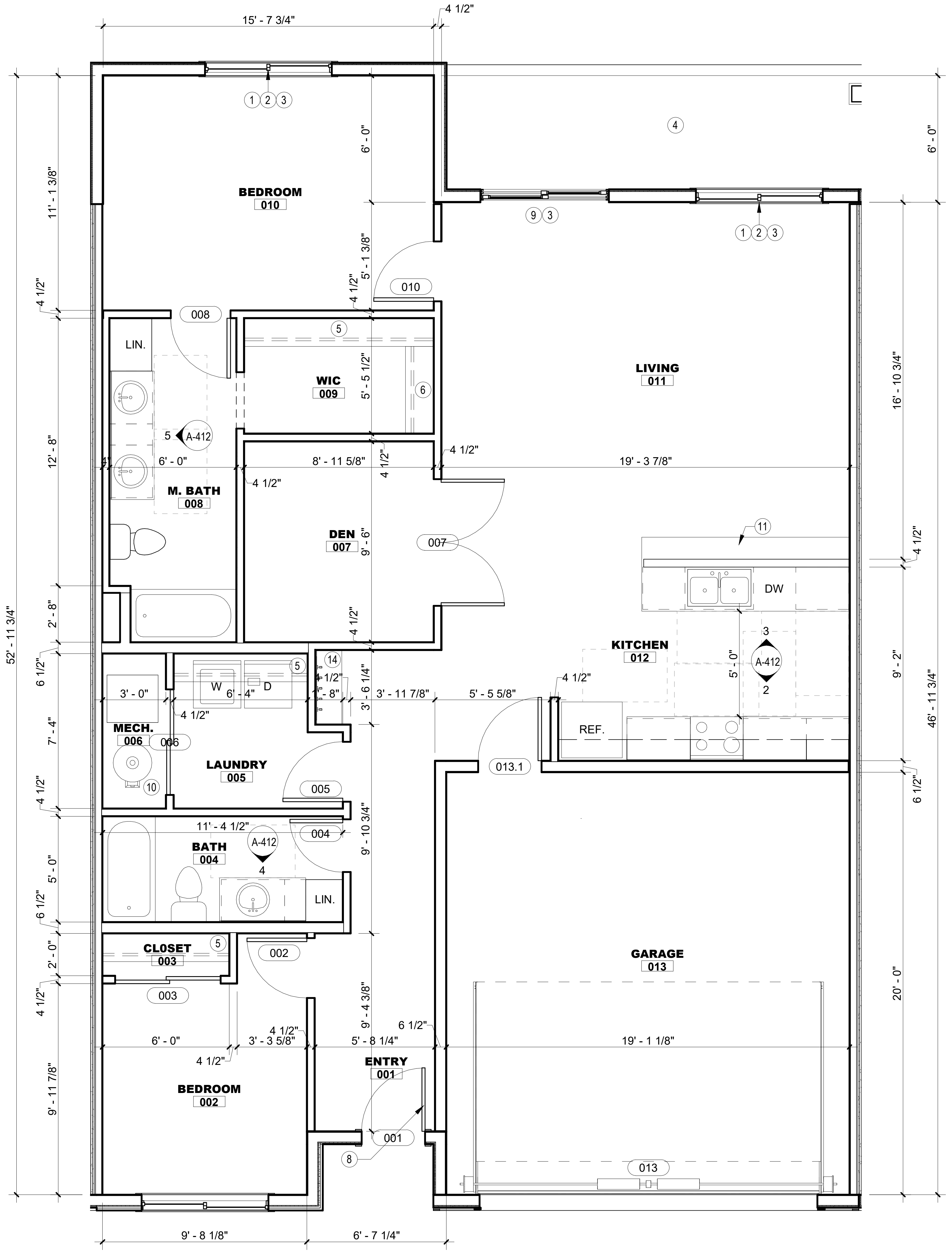
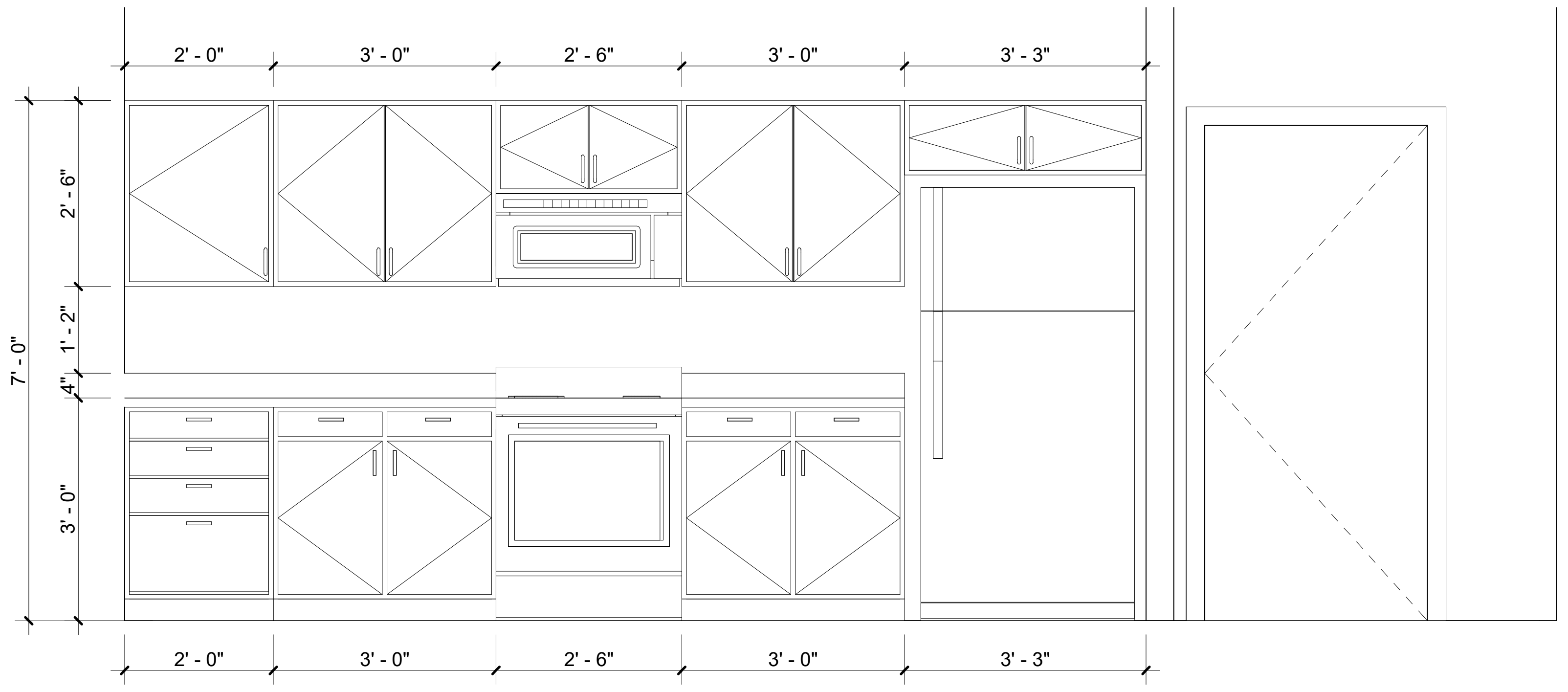


1 TYPE 2B+D UNIT FLOOR PLAN

SCALE: 1/4" = 1'-0"

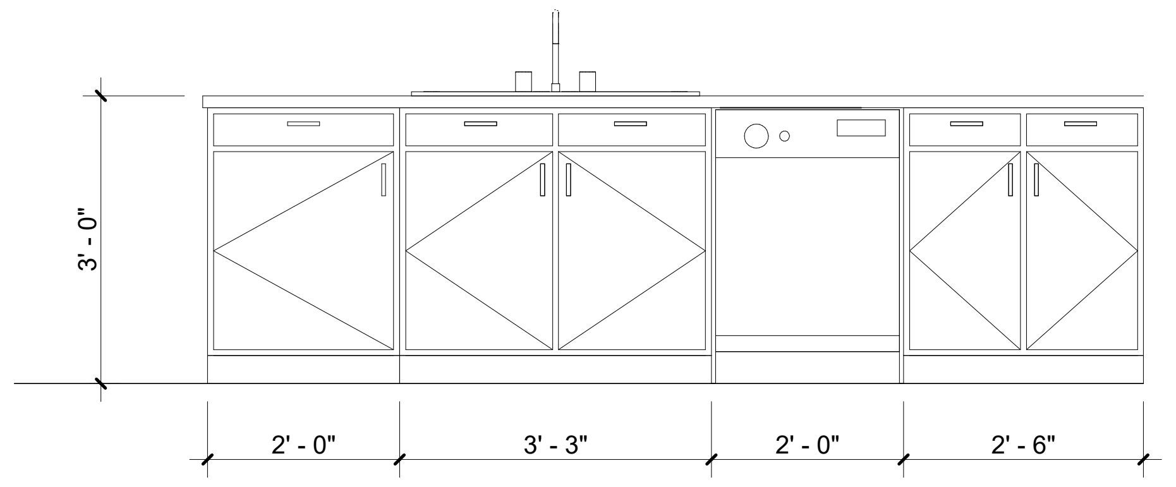
UNIT PLAN KEYNOTES

LABEL	REMARKS
1	REFER TO OVERALL BUILDING PLANS FOR SPECIFIC WINDOW TYPE & LOCATION, TYP.
2	WINDOWS TO RECEIVE DRYWALL SILL & RETURNS TO MATCH ADJ. WALL, TYP.
3	INSTALL WINDOW BLINDS, SIZED TO FIT WINDOW, AT ALL WINDOW LOCATIONS; SPECIFIC T.B.D., TYP.
4	REFER TO OVERALL BUILDING PLANS FOR DECK/PATIO SIZE, DETAILS, ETC.
5	COATED WIRE SHELF W/ INTEGRAL HANGING ROD - 12" DEEP
6	(2 LAYERS) COATED WIRE SHELF WITH INTEGRAL HANGING ROD - 12" DEEP; TOP OF LOWER SHELF AND ROD TO BE INSTALLED AT 48" AFF MAXIMUM
7	(5 LAYERS) COATED WIRE SHELF - 16" DEEP; TOP OF 3 LAYERS TO BE INSTALLED BETWEEN 15"-48" AFF
8	UNIT ENTRY DOOR; REFER TO DETAIL #3 ON SHEET G-011 FOR MINIMUM DOOR CLEARANCES
9	REFER TO OVERALL BUILDING PLANS FOR SPECIFIC PATIO DOOR LOCATION
10	MECHANICAL EQUIPMENT SHOWN FOR COORDINATION PURPOSES ONLY; ALL MEP SCOPE IS DESIGN-BUILD BY CONTRACTOR
11	STEEL COUNTERTOP BRACKET - SIZED APPROPRIATELY PER OVERHANG, TYP.
12	36" X 80" CASED OPENING
13	COAT HOOKS INSTALLED @ 66" AFF OVER STAINED WOOD RAIL
14	18" DEEP WOOD BENCH W/ CUBBIES & COAT HOOKS INSTALLED @ 66" AFF OVER STAINED WOOD RAIL



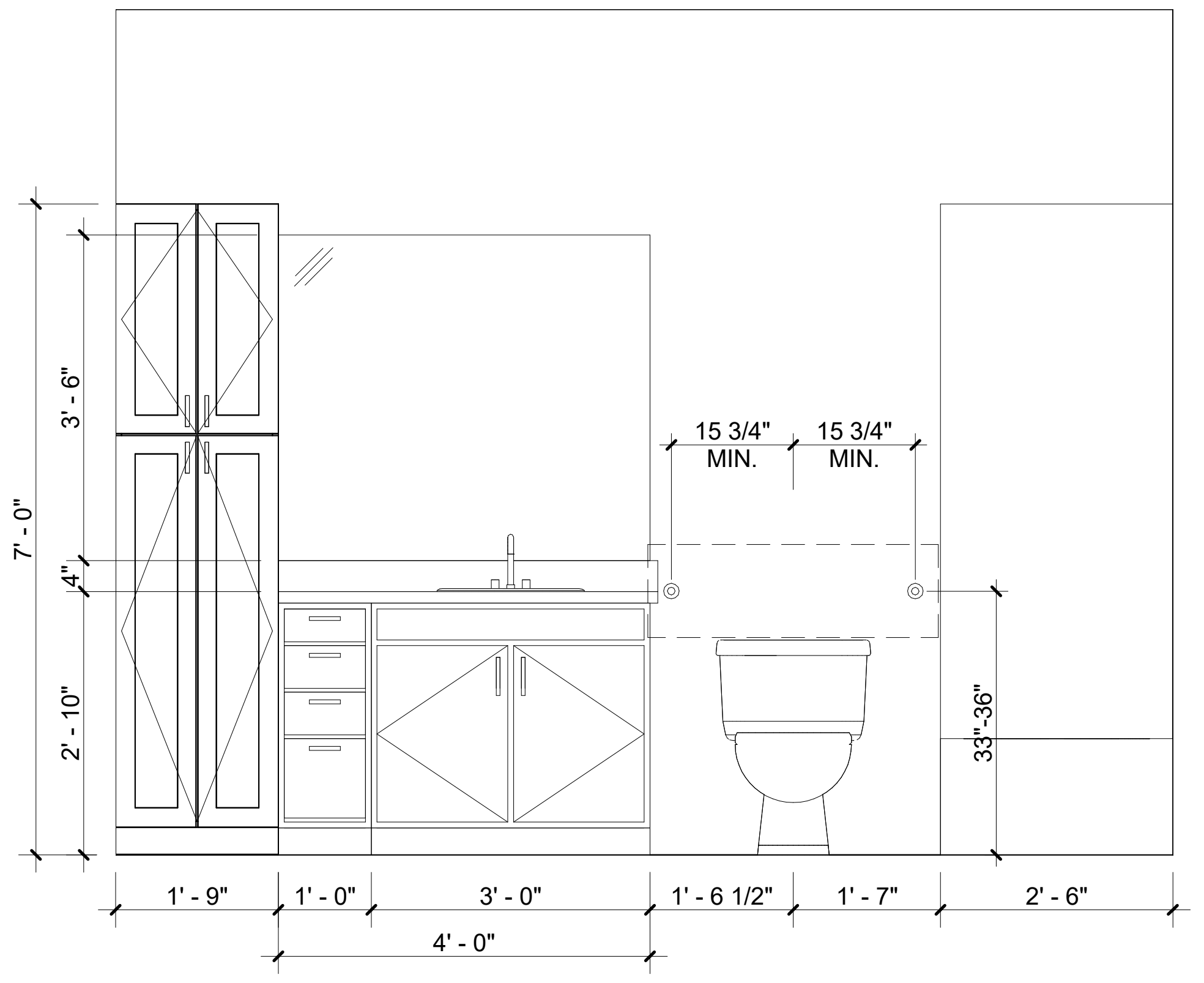
2 UNIT 2B+D KITCHEN ELEVATION 1

SCALE: 1/2" = 1'-0"



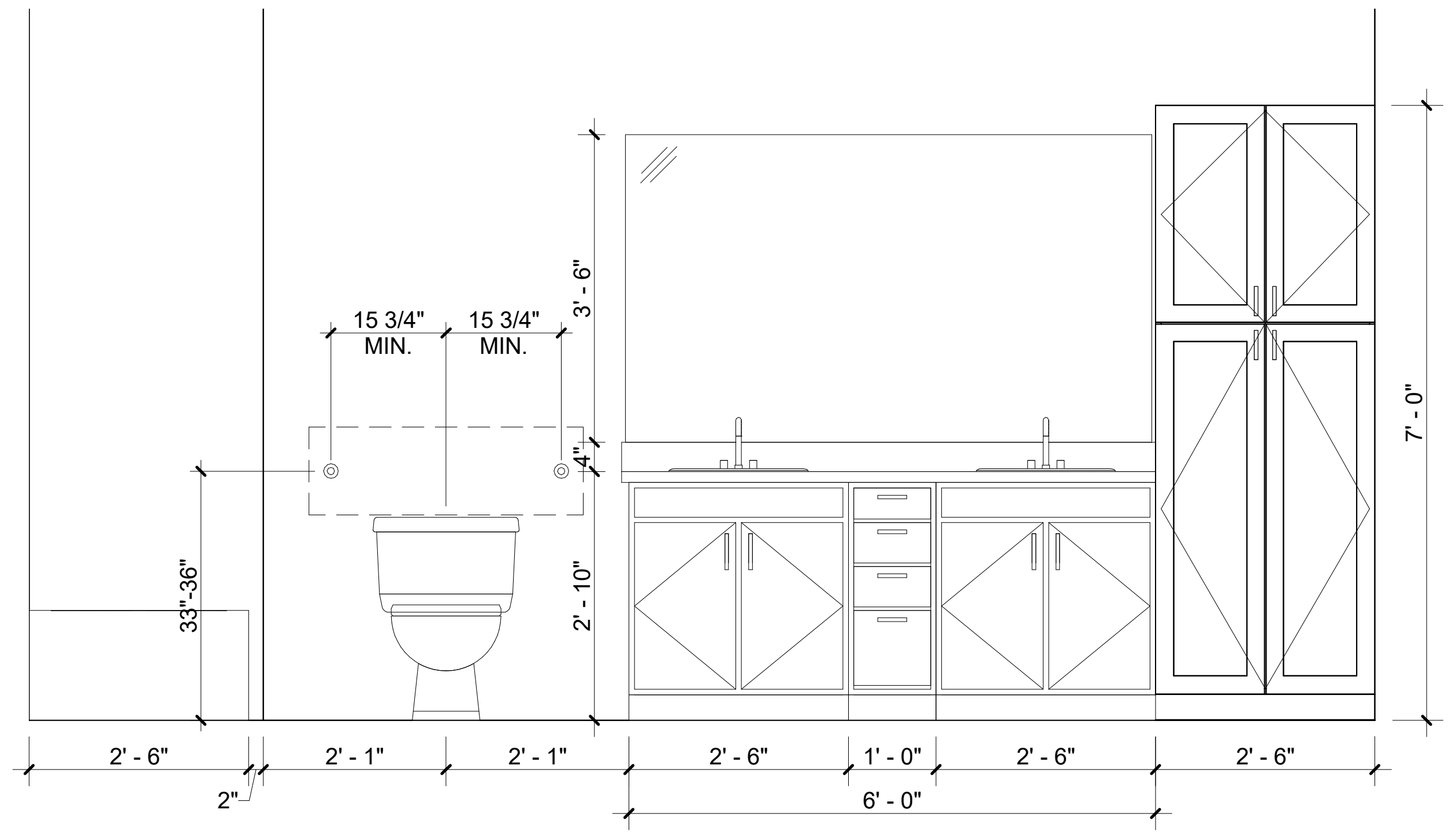
3 UNIT 2B+D KITCHEN ELEVATION 2

SCALE: 1/2" = 1'-0"



4 UNIT 2B+D BATHROOM ELEVATION

SCALE: 1/2" = 1'-0"



5 UNIT 2B+D M. BATHROOM ELEVATION

SCALE: 1/2" = 1'-0"

GENERAL UNIT PLAN NOTES

1. REFER TO ADDITIONAL NOTES AND REQUIREMENTS ON ALL OTHER DOCUMENTS AND OTHER DISCIPLINES DOCUMENTS.
2. DIMENSIONS ARE TO FACE OF FINISH MATERIAL AND CENTER OF DOOR UNLESS OTHERWISE SPECIFIED.
3. MECHANICAL, ELECTRICAL, PLUMPING, FIRE SPRINKLER, FIRE/SMOKE ALARM SCOPE IS TO BE DESIGN/BUILD BY CONTRACTOR. FIXTURES AND EQUIPMENT SHOWN IS PROVIDED FOR COORDINATION PURPOSES ONLY. THE LAYOUT IS CONSIDERED CONCEPTUAL. REFER TO OTHER CONSULTANT & CONTRACTOR DOCUMENTS FOR SPECIFIC DESIGN INFORMATION.
4. ALL INTERIOR WALLS OF UNIT ARE TO BE WALL TYPE 6, UNLESS OTHERWISE SPECIFIED. SEE SHEET A-101 FOR WALL TYPES.
5. ALL CONDUITS, PIPES, WIRING, ROUGH-IN, ETC. SHOULD BE HELD AS TIGHT AS POSSIBLE TO THE ROOF OR FLOOR DECK OR SHOULD BE KEPT WITHIN INTERIOR WALL AND FLOOR/CEILING CAVITIES. NOTHING SHALL BE EXPOSED IN FINISHED SPACES, NOTHING SHALL PREVENT A SMOOTH CONTINUOUS FINISHED WALL OR CEILING AS NOTED ON THE DRAWINGS AND NO PLUMBING RAN IN EXTERIOR WALLS UNLESS PRIOR APPROVAL IS GRANTED BY THE ARCHITECT OR OWNER. PLACEMENT COORDINATION BETWEEN TRADES IS REQUIRED.
6. FLOORING TO BE COMPLETE UNDER RANGE & REFRIGERATOR.
7. ALL APARTMENTS ARE ANSI A-117 CH.10 TYPE B UNITS UNLESS OTHERWISE INDICATED.
8. INSTALL AN EXHAUST FAN IN EACH BATHROOM AS REQUIRED BY CODE. EXTEND EXHAUST TO OUTSIDE AIR CODE REQUIREMENTS.
9. REFER TO ACCESSIBILITY MATRIX FOR ACCESSIBLE, TYPE A, TYPE B, TYPE C & ACCESSIBLE COMMUNICATION UNIT REQUIREMENTS.
10. KITCHEN CABINETRY LAYOUTS ARE CONCEPTUAL ONLY. VERIFY FINAL LAYOUTS WITH OWNER PRIOR TO CONSTRUCTION.
11. INSTALL VERTICAL CONTROL JOINT FOR GYPSUM BOARD WALLS AT THE HEAD OF DOOR JAMBS/OPENINGS (ONE SIDE ONLY) OR AS OTHERWISE NOTED OR WHERE REQUIRED PER STANDARD MATERIAL PRACTICE (IN WALLS GREATER THAN 24') TO REDUCE STRESS CRACKING.
12. PROVIDE ADEQUATE WOOD BLOCKING FOR MILLWORK, FIXTURES, EQUIPMENT, PLUMBING FIXTURES AND ACCESSORIES, ELECTRIC PANELS, ETC.
13. AT ALL UNITS WHERE THE WASHER & DRYER ARE LOCATED IN A DEDICATED CLOSET, PROVIDE A RETURN AIR GRILLE IN THE WALL ABOVE THE DOOR HEADER SIZED TO PROVIDE ADEQUATE VENTILATION FOR PROPER WASHER & DRYER OPERATION.
14. ALL LAUNDRY, UTILITY, & MECH ROOMS SHALL RECEIVE EPOXY PAINT THROUGHOUT THE ENTIRE ROOM.

TYPE 2B+D DOOR & FRAME SCHEDULE

DOOR NO.	ROOM NAME	DOOR TYPE	PAIR	WIDTH	HEIGHT	MAT'L	FRAME TYPE	RATING	MAT'L	HARDWARE CLOSER	THLD	REMARKS (ALSO SEE NOTES)	UNIT
001	ENTRY	P3	No	3' - 0"	6' - 8"	VINYL	1		VINYL	Yes	Yes	ENTRY DOOR	2BD
002	BEDROOM	P2	No	2' - 10"	6' - 8"	WOOD	2		WOOD	No	No	PRIVACY LOCK	2BD
003	CL0SET	SP2	Yes	5' - 0"	6' - 8"	WOOD	2		WOOD	No	No	BYPASS, PASSAGE	2BD
004	BATH	P2	No	2' - 6"	6' - 8"	WOOD	2		WOOD	No	No	PRIVACY LOCK	2BD
005	LAUNDRY	P2	No	2' - 10"	6' - 8"	WOOD	2		WOOD	No	No	PRIVACY LOCK	2BD
006	MECH.	SP2	Yes	5' - 0"	6' - 8"	WOOD	2		WOOD	No	No	BYPASS, PASSAGE	2BD
007	DEN	P2	Yes	6' - 0"	6' - 8"	WOOD	2		WOOD	No	No	PASSAGE	2BD
008	M. BATH	P2	No	2' - 10"	6' - 8"	WOOD	2		WOOD	No	No	PRIVACY LOCK	2BD
010	BEDROOM	P2	No	2' - 10"	6' - 8"	WOOD	2		WOOD	No	No	PASSAGE	2BD
013	GARAGE	OHD	No	16' - 0"	7' - 0"	--			--			GARAGE DOOR	2BD
013.1	GARAGE	P2	No	3' - 0"	6' - 8"	WOOD	2	20 MIN.	WOOD	Yes	No	ENTRY LOCK	2BD

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HUBBELL REALTY COMPANY

CONVERGE NW
TOWNHOUSES
WAUKEE, IOWA

Rev. #	Issue / Revision	Date
3	30% Set	12-03-2021

Proj. No. SAA Proj. Mgr.
21113 **SP**

Sheet Title

UNIT 2B+D UNIT PLAN

Sheet No.

A-412

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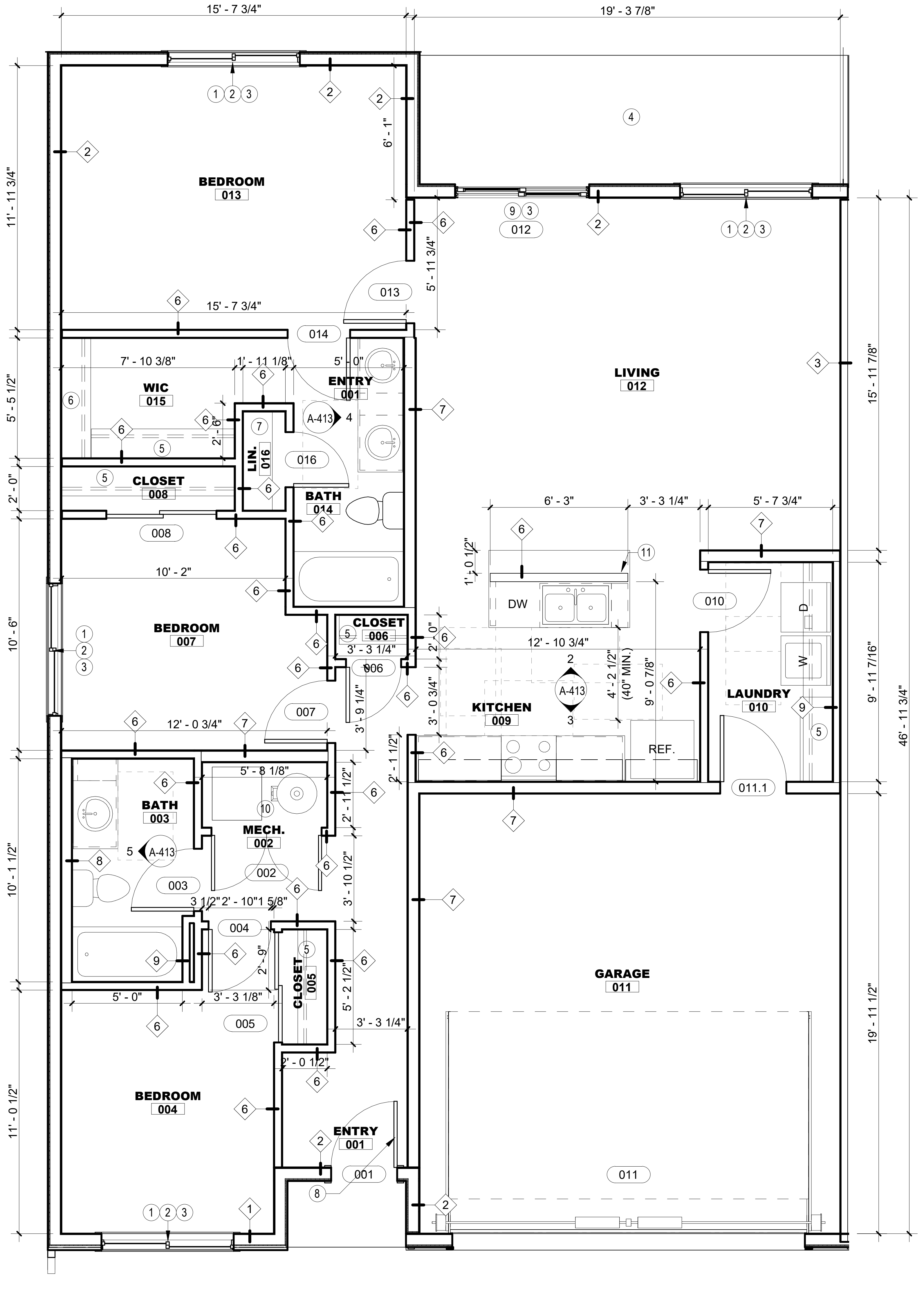
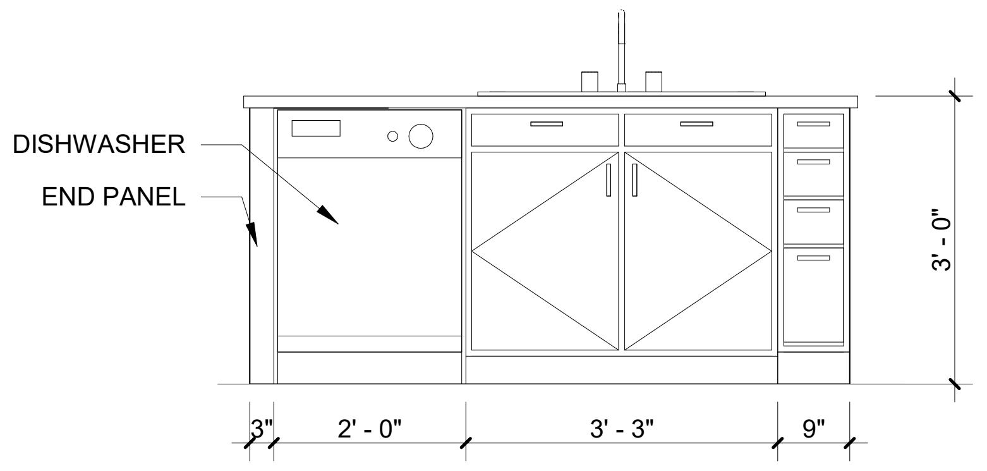

15' - 7 3/4"
19' - 3 7/8"
BEDROOM
013
LIVING
012
WIC
015
ENTRY
001
CLOSET
008
BATH
014
LIN.
016
BEDROOM
007
CLOSET
006
KITCHEN
009
LAUNDRY
010
DW
REF.
BATH
003
MECH.
002
CLOSET
005
BEDROOM
004
ENTRY
001
GARAGE
011
A-413
11' - 11 3/4"
5' - 5 1/2"
2' - 0"
10' - 6"
10' - 1 1/2"
11' - 0 1/2"
15' - 11 7/8"
9' - 11 7/16"
46' - 11 3/4"
19' - 11 1/2"
7' - 10 3/8"
10' - 2"
12' - 0 3/4"
6' - 3"
3' - 3 1/4"
5' - 7 3/4"
12' - 10 3/4"
5' - 8 1/8"
5' - 0"
3' - 3 1/8"
3' - 3 1/4"

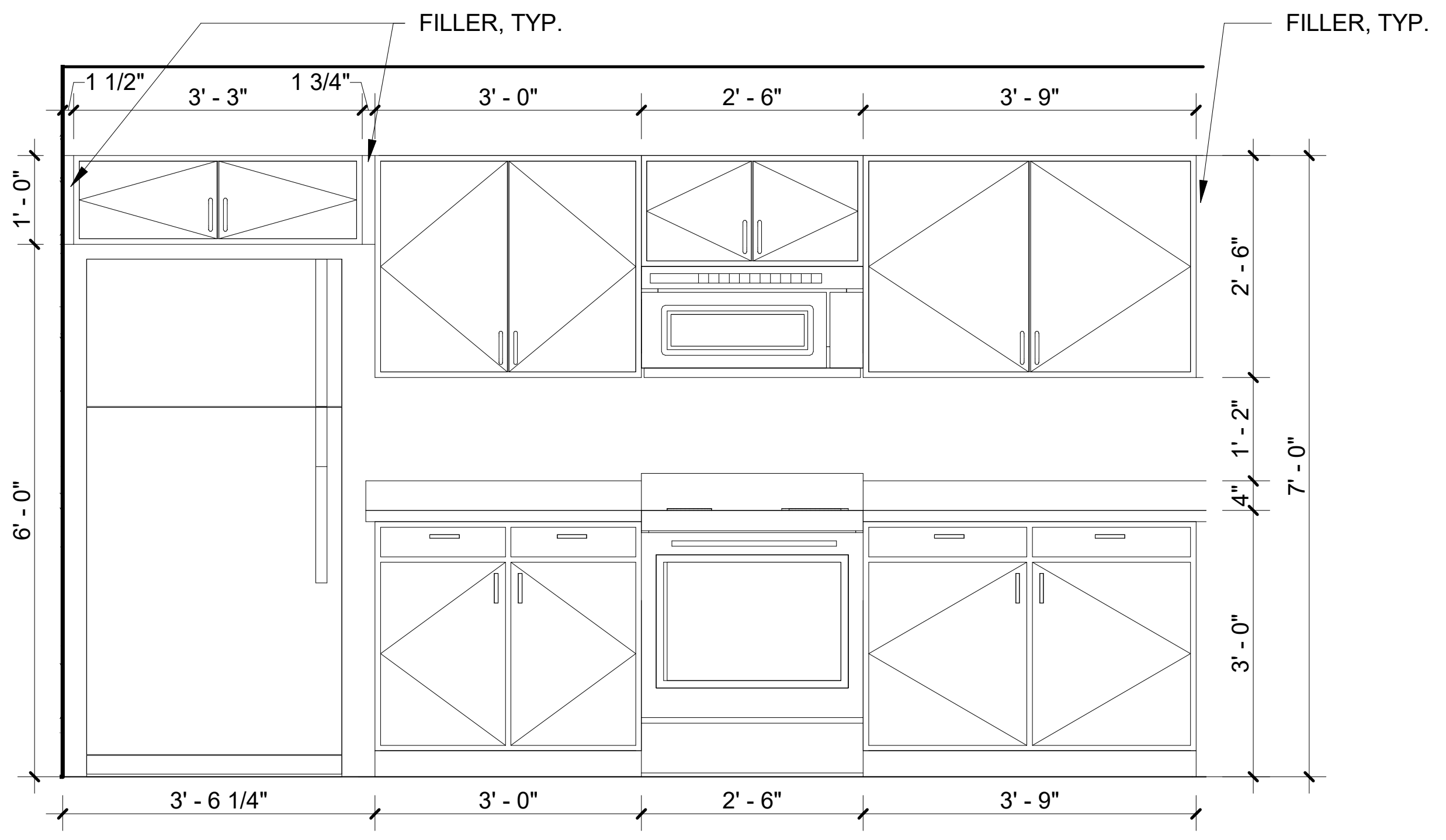
1 TYPE 3A UNIT FLOOR PLAN

SCALE: 1/4" = 1'-0"


DISHWASHER
END PANEL
3"
2' - 0"
3' - 3"
9"
3' - 0"

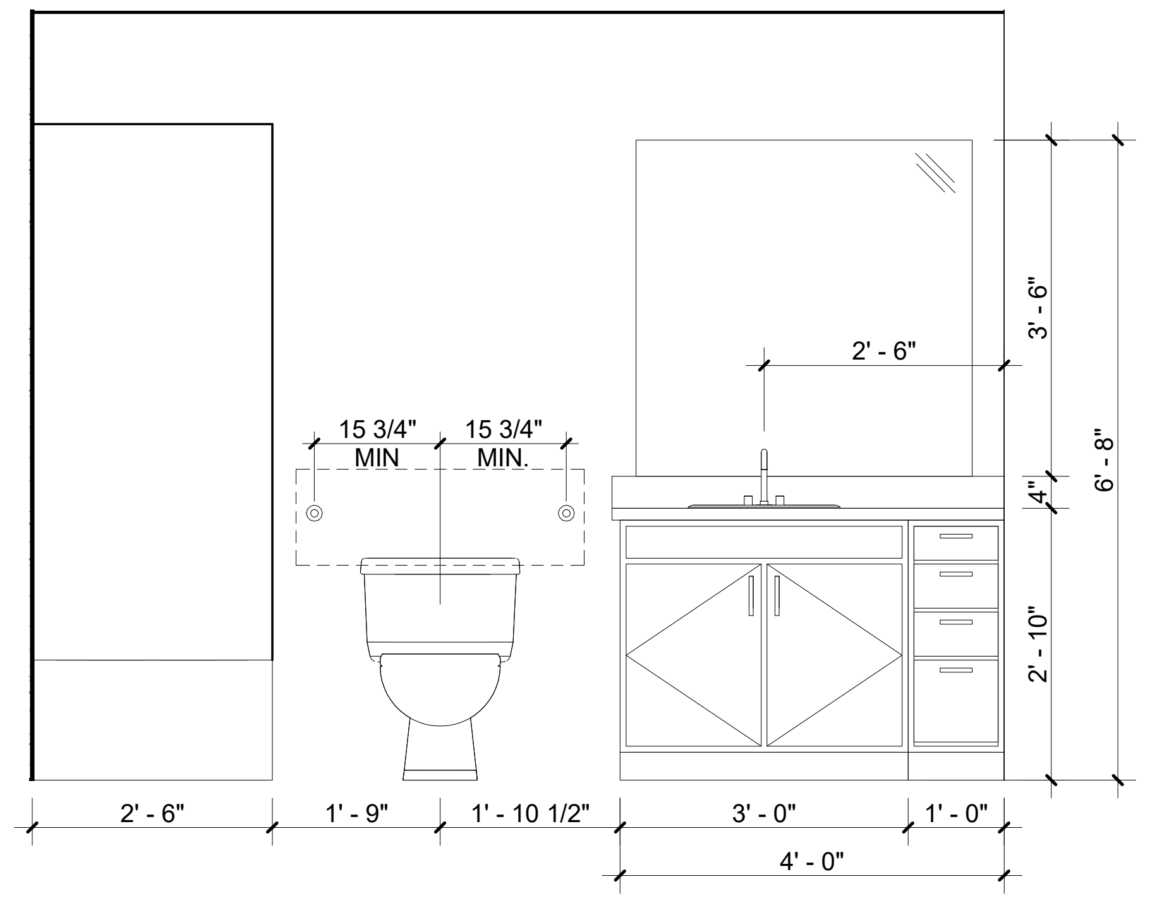
2 TYPE 3A - ISLAND

SCALE: 1/2" = 1'-0"


FILLER, TYP.
FILLER, TYP.
1 1/2"
3' - 3"
1 3/4"
3' - 0"
2' - 6"
3' - 9"
1' - 0"
6' - 0"
2' - 6"
1' - 2"
4"
7' - 0"
3' - 0"
3' - 6 1/4"
3' - 0"
2' - 6"
3' - 9"

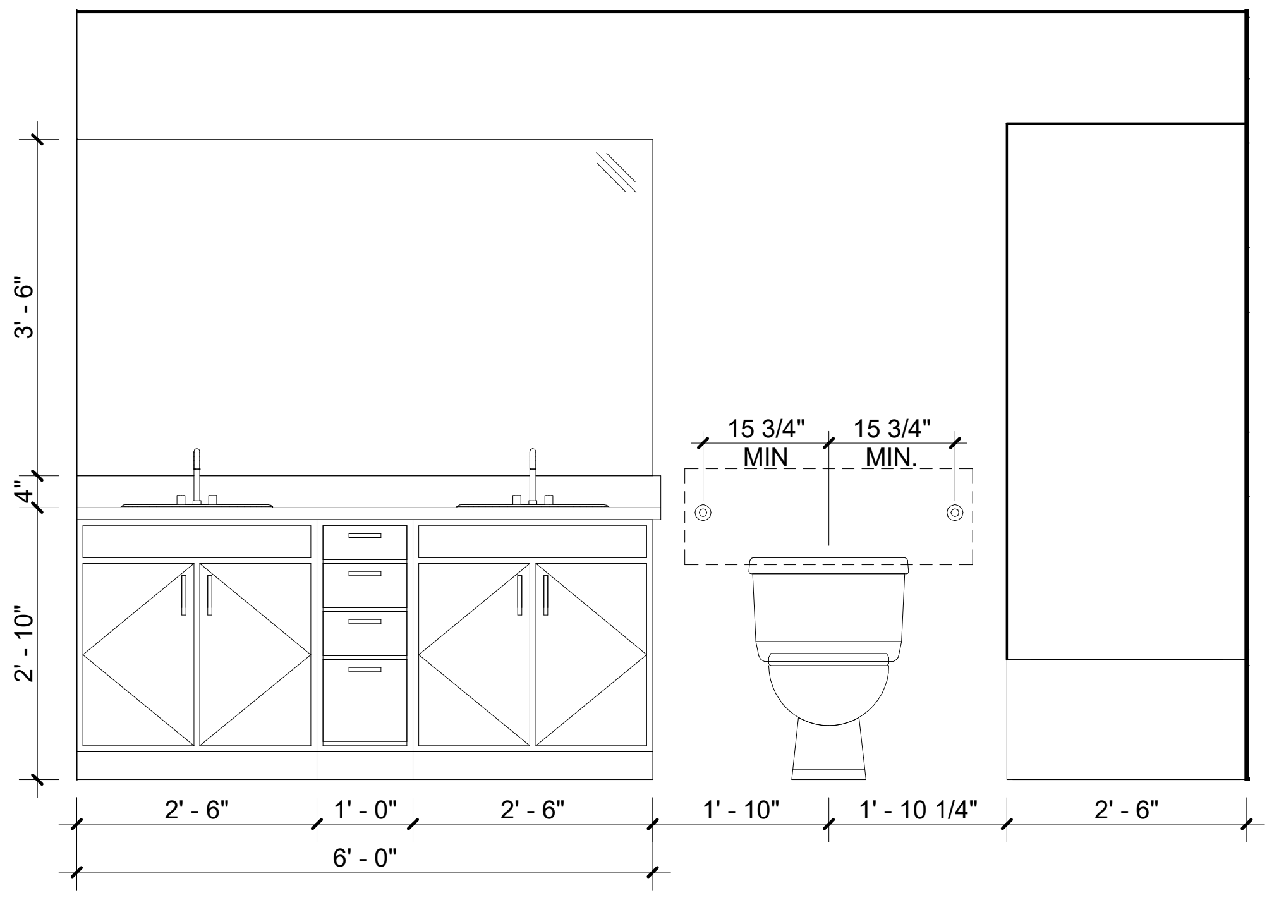
3 TYPA 3A - KITCHEN

SCALE: 1/2" = 1'-0"


15 3/4" MIN.
15 3/4" MIN.
2' - 6"
3' - 6"
4"
2' - 10"
6' - 8"
2' - 6"
1' - 9"
1' - 10 1/2"
3' - 0"
1' - 0"
4' - 0"

5 TYPE 3A - BATHROOM 2

SCALE: 1/2" = 1'-0"


3' - 6"
4"
2' - 10"
15 3/4" MIN.
15 3/4" MIN.
2' - 6"
1' - 0"
2' - 6"
1' - 10"
1' - 10 1/4"
2' - 6"
6' - 0"

4 TYPE 3A - BATHROOM

SCALE: 1/2" = 1'-0"

TYPE 3A DOOR & FRAME SCHEDULE

DOOR NO.	ROOM NAME	DOOR TYPE	PAIR	WIDTH	HEIGHT	MAT'L	FRAME TYPE	RATING	MAT'L	HARDWARE CLOSER	THLD	REMARKS (ALSO SEE NOTES)	UNIT
001		P3	No	3' - 0"	6' - 8"	VINYL	1		VINYL	Yes	Yes	ENTRY DOOR	3A
002	MECH.	P2	Yes	5' - 0"	6' - 8"	WOOD	2		WOOD	No	No	PASSAGE	3A
003	BATH	P2	No	2' - 10"	6' - 8"	WOOD	2		WOOD	No	No	PRIVACY LOCK	3A
004	BEDROOM	P2	No	2' - 10"	6' - 8"	WOOD	2		WOOD	No	No	PASSAGE	3A
005	CLOSET	SP2	Yes	5' - 0"	6' - 8"	WOOD	2		WOOD	No	No	BYPASS, PASSAGE	3A
006	CLOSET	P2	No	2' - 6"	6' - 8"	WOOD	2		WOOD	No	No	PASSAGE	3A
007	BEDROOM	P2	No	2' - 10"	6' - 8"	WOOD	2		WOOD	No	No	PASSAGE	3A
008	CLOSET	SP2	Yes	5' - 0"	6' - 8"	WOOD	2		WOOD	No	No	BYPASS, PASSAGE	3A
010	LAUNDRY	P2	No	2' - 10"	6' - 8"	WOOD	2		WOOD	No	No	PASSAGE	3A
011	GARAGE	OHD	No	16' - 0"	7' - 0"	STEEL	--		--			PUSH BUTTON, 2 REMOTES	3A
011.1	GARAGE	P2	No	3' - 0"	6' - 8"	WOOD	2	20 MIN.	WOOD	Yes	No	ENTRY LOCK	3A
012	LIVING	SL	Yes	6' - 0"	6' - 8"	VINYL	1		VINYL	No	Yes	INTERIOR SLIDE LOCK	3A
013	BEDROOM	P2	No	2' - 10"	6' - 8"	WOOD	2		WOOD	No	No	PASSAGE	3A
014	BATH	P2	No	2' - 10"	6' - 8"	WOOD	2		WOOD	No	No	PRIVACY LOCK	3A
016	LIN.	P2	No	2' - 6"	6' - 8"	WOOD	2		WOOD	No	No	PASSAGE	3A

UNIT PLAN KEYNOTES

LABEL	REMARKS
1	REFER TO OVERALL BUILDING PLANS FOR SPECIFIC WINDOW TYPE & LOCATION, TYP.
2	WINDOWS TO RECEIVE DRYWALL SILL & RETURNS TO MATCH ADJ. WALL, TYP.
3	INSTALL WINDOW BLINDS, SIZED TO FIT WINDOW, AT ALL WINDOW LOCATIONS; SPECIFIC T.B.D., TYP.
4	REFER TO OVERALL BUILDING PLANS FOR DECK/PATIO SIZE, DETAILS, ETC.
5	COATED WIRE SHELF W/ INTEGRAL HANGING ROD - 12" DEEP
6	(2 LAYERS) COATED WIRE SHELF WITH INTEGRAL HANGING ROD - 12" DEEP; TOP OF LOWER SHELF AND ROD TO BE INSTALLED AT 48" AFF MAXIMUM
7	(5 LAYERS) COATED WIRE SHELF - 16" DEEP; TOP OF 3 LAYERS TO BE INSTALLED BETWEEN 15"-48" AFF
8	UNIT ENTRY DOOR; REFER TO DETAIL #3 ON SHEET G-011 FOR MINIMUM DOOR CLEARANCES
9	REFER TO OVERALL BUILDING PLANS FOR SPECIFIC PATIO DOOR LOCATION
10	MECHANICAL EQUIPMENT SHOWN FOR COORDINATION PURPOSES ONLY; ALL MEP SCOPE IS DESIGN-BUILD BY CONTRACTOR
11	STEEL COUNTERTOP BRACKET - SIZED APPROPRIATELY PER OVERHANG, TYP.
12	36" X 80" CASED OPENING
13	COAT HOOKS INSTALLED @ 66" AFF OVER STAINED WOOD RAIL
14	18" DEEP WOOD BENCH W/ CUBBIES & COAT HOOKS INSTALLED @ 66" AFF OVER STAINED WOOD RAIL

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HUBBELL REALTY COMPANY

CONVERGE NW
TOWNHOUSES
WAUKEE, IA

Rev. #	Issue / Revision	Date
3	30% Set	12-03-2021

Proj. No.	SAA	Proj. Mgr.
21113		SP

Sheet Title
TYPE 3A UNIT PLAN

Sheet No.
A-413

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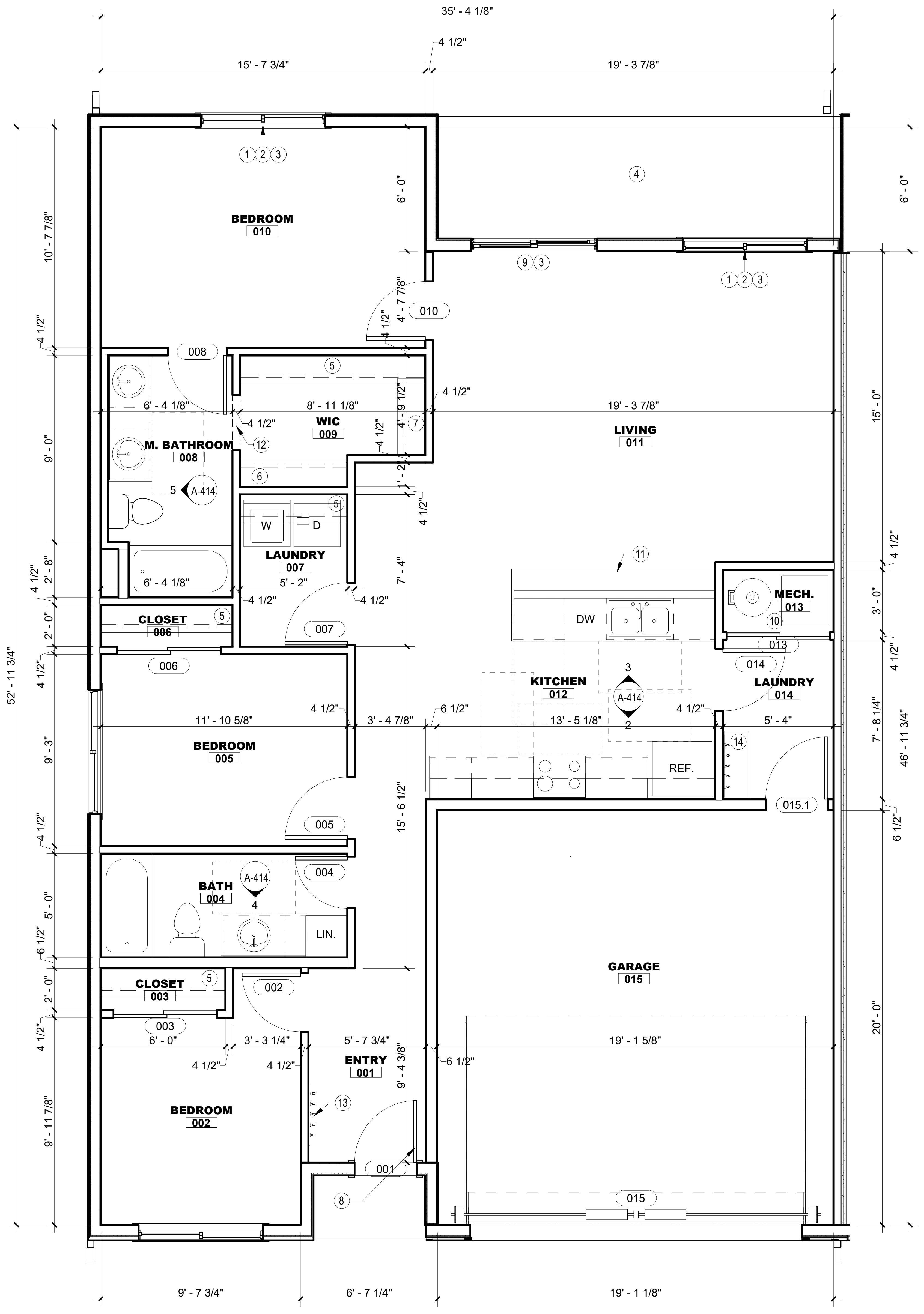
12/2/2021 3:22:45 PM

UNIT PLAN KEYNOTES

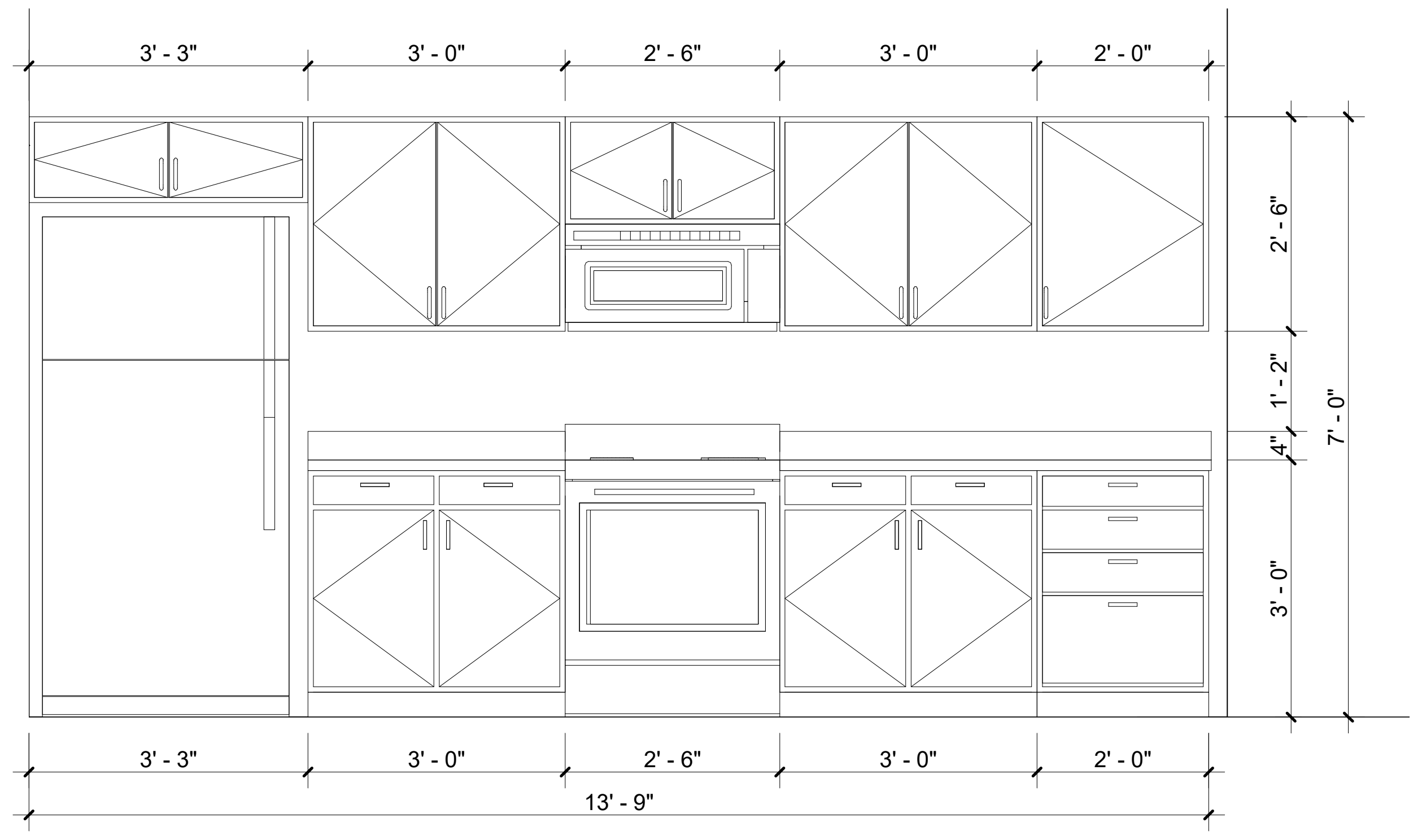
LABEL	REMARKS
1	REFER TO OVERALL BUILDING PLANS FOR SPECIFIC WINDOW TYPE & LOCATION, TYP.
2	WINDOWS TO RECEIVE DRYWALL SILL & RETURNS TO MATCH ADJ. WALL, TYP.
3	INSTALL WINDOW BLINDS, SIZED TO FIT WINDOW, AT ALL WINDOW LOCATIONS; SPECIFIC T.B.D., TYP.
4	REFER TO OVERALL BUILDING PLANS FOR DECK/PATIO SIZE, DETAILS, ETC.
5	COATED WIRE SHELF W/ INTEGRAL HANGING ROD - 12" DEEP
6	(2 LAYERS) COATED WIRE SHELF WITH INTEGRAL HANGING ROD - 12" DEEP; TOP OF LOWER SHELF AND ROD TO BE INSTALLED AT 48" AFF MAXIMUM
7	(5 LAYERS) COATED WIRE SHELF - 16" DEEP; TOP OF 3 LAYERS TO BE INSTALLED BETWEEN 15"-48" AFF
8	UNIT ENTRY DOOR; REFER TO DETAIL #3 ON SHEET G-011 FOR MINIMUM DOOR CLEARANCES
9	REFER TO OVERALL BUILDING PLANS FOR SPECIFIC PATIO DOOR LOCATION
10	MECHANICAL EQUIPMENT SHOWN FOR COORDINATION PURPOSES ONLY; ALL MEP SCOPE IS DESIGN-BUILD BY CONTRACTOR
11	STEEL COUNTERTOP BRACKET - SIZED APPROPRIATELY PER OVERHANG, TYP.
12	36" X 80" CASED OPENING
13	COAT HOOKS INSTALLED @ 66" AFF OVER STAINED WOOD RAIL
14	18" DEEP WOOD BENCH W/ CUBBIES & COAT HOOKS INSTALLED @ 66" AFF OVER STAINED WOOD RAIL

GENERAL UNIT PLAN NOTES

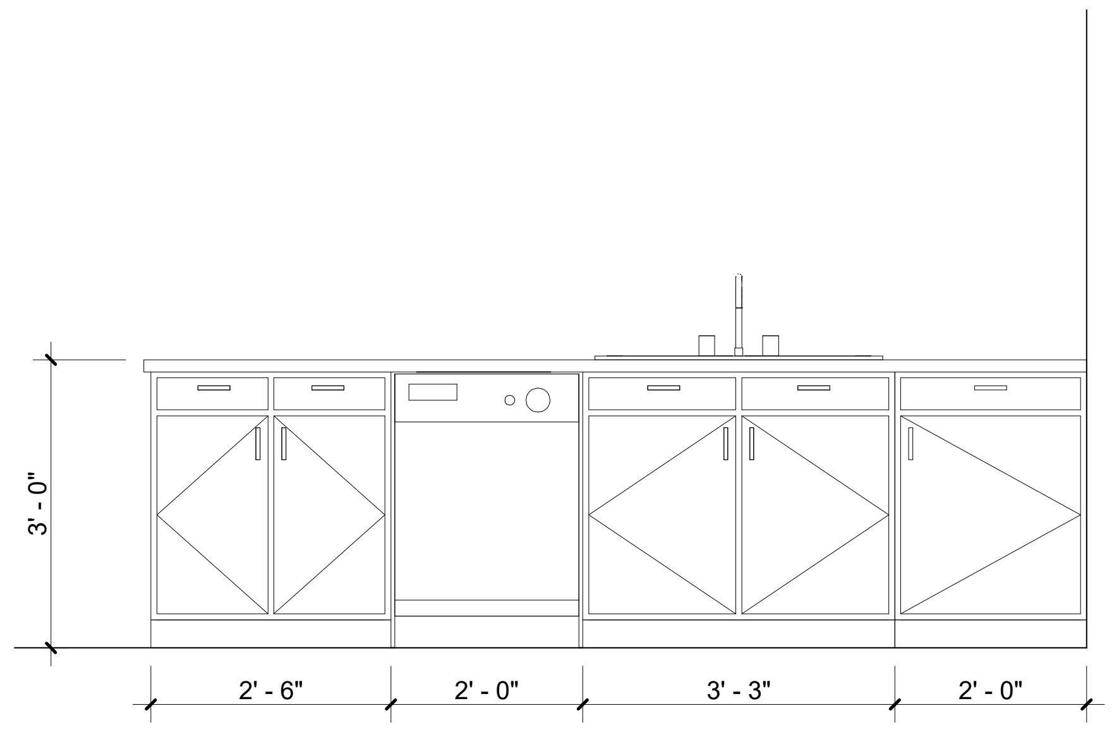
1. REFER TO ADDITIONAL NOTES AND REQUIREMENTS ON ALL OTHER DOCUMENTS AND OTHER DISCIPLINES DOCUMENTS.
2. DIMENSIONS ARE TO FACE OF FINISH MATERIAL AND CENTER OF DOOR UNLESS OTHERWISE SPECIFIED.
3. MECHANICAL, ELECTRICAL, PLUMPING, FIRE SPRINKLER, FIRE/SMOKE ALARM SCOPE IS TO BE DESIGN/BUILD BY CONTRACTOR. FIXTURES AND EQUIPMENT SHOWN IS PROVIDED FOR COORDINATION PURPOSES ONLY. THE LAYOUT IS CONSIDERED CONCEPTUAL. REFER TO OTHER CONSULTANT & CONTRACTOR DOCUMENTS FOR SPECIFIC DESIGN INFORMATION.
4. ALL INTERIOR WALLS OF UNIT ARE TO BE WALL TYPE 6, UNLESS OTHERWISE SPECIFIED. SEE SHEET A-101 FOR WALL TYPES.
5. ALL CONDUITS, PIPES, WIRING, ROUGH-IN, ETC. SHOULD BE HELD AS TIGHT AS POSSIBLE TO THE ROOF OR FLOOR DECK OR SHOULD BE KEPT WITHIN INTERIOR WALL AND FLOOR/CEILING CAVITIES. NOTHING SHALL BE EXPOSED IN FINISHED SPACES, NOTHING SHALL PREVENT A SMOOTH CONTINUOUS FINISHED WALL OR CEILING AS NOTED ON THE DRAWINGS AND NO PLUMBING RAN IN EXTERIOR WALLS UNLESS PRIOR APPROVAL IS GRANTED BY THE ARCHITECT OR OWNER. PLACEMENT COORDINATION BETWEEN TRADES IS REQUIRED.
6. FLOORING TO BE COMPLETE UNDER RANGE & REFRIGERATOR.
7. ALL APARTMENTS ARE ANSI A-117 CH.10 TYPE B UNITS UNLESS OTHERWISE INDICATED.
8. INSTALL AN EXHAUST FAN IN EACH BATHROOM AS REQUIRED BY CODE. EXTEND EXHAUST TO OUTSIDE AIR CODE REQUIREMENTS.
9. REFER TO ACCESSIBILITY MATRIX FOR ACCESSIBLE, TYPE A, TYPE B, TYPE C & ACCESSIBLE COMMUNICATION UNIT REQUIREMENTS.
10. KITCHEN CABINETRY LAYOUTS ARE CONCEPTUAL ONLY. VERIFY FINAL LAYOUTS WITH OWNER PRIOR TO CONSTRUCTION.
11. INSTALL VERTICAL CONTROL JOINT FOR GYPSUM BOARD WALLS AT THE HEAD OF DOOR JAMBS/OPENINGS (ONE SIDE ONLY) OR AS OTHERWISE NOTED OR WHERE REQUIRED PER STANDARD MATERIAL PRACTICE (IN WALLS GREATER THAN 24') TO REDUCE STRESS CRACKING.
12. PROVIDE ADEQUATE WOOD BLOCKING FOR MILLWORK, FIXTURES, EQUIPMENT, PLUMBING FIXTURES AND ACCESSORIES, ELECTRIC PANELS, ETC.
13. AT ALL UNITS WHERE THE WASHER & DRYER ARE LOCATED IN A DEDICATED CLOSET, PROVIDE A RETURN AIR GRILLE IN THE WALL ABOVE THE DOOR HEADER SIZED TO PROVIDE ADEQUATE VENTILATION FOR PROPER WASHER & DRYER OPERATION.
14. ALL LAUNDRY, UTILITY, & MECH ROOMS SHALL RECEIVE EPOXY PAINT THROUGHOUT THE ENTIRE ROOM.



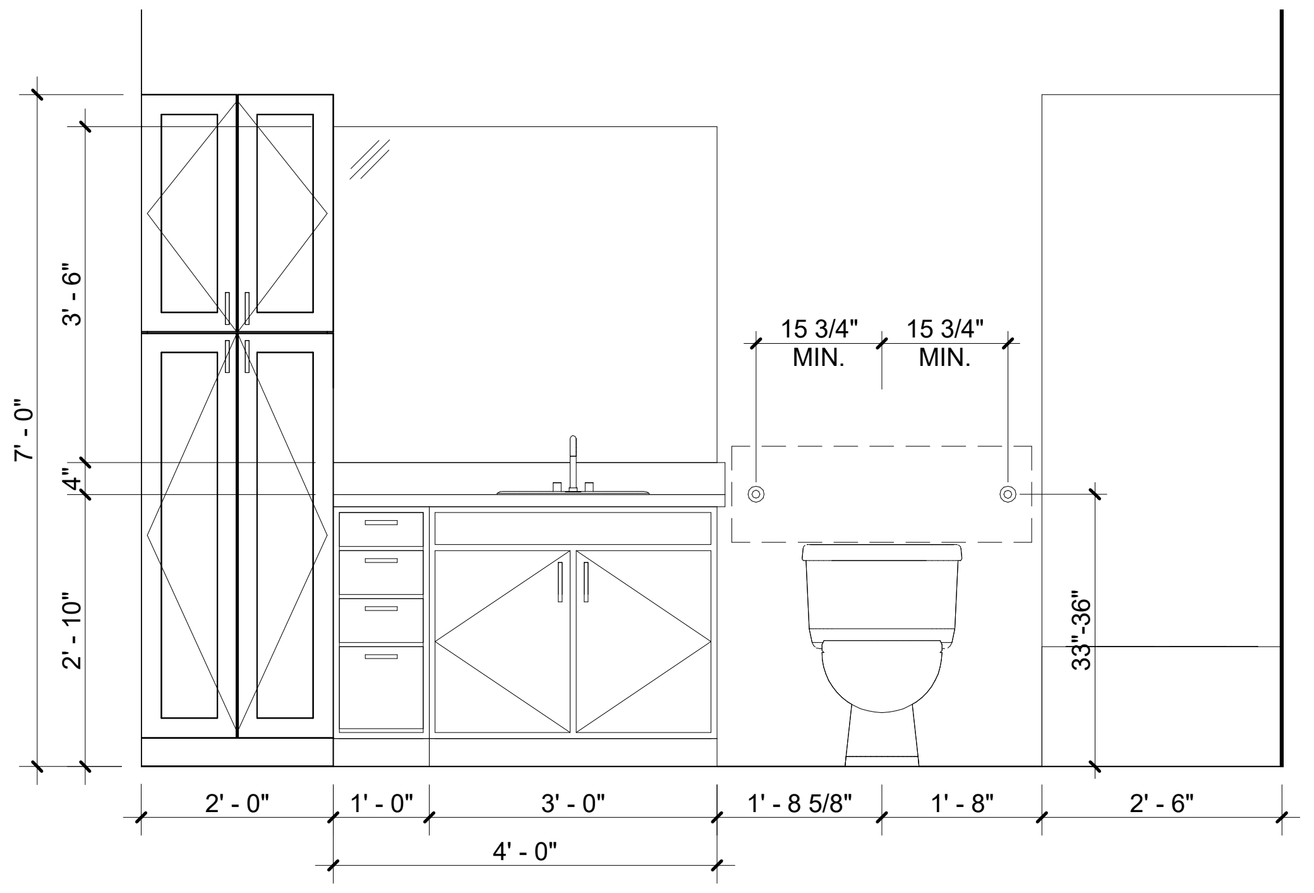
1 **TYPE 3B UNIT FLOOR PLAN**
SCALE: 1/4" = 1'-0"



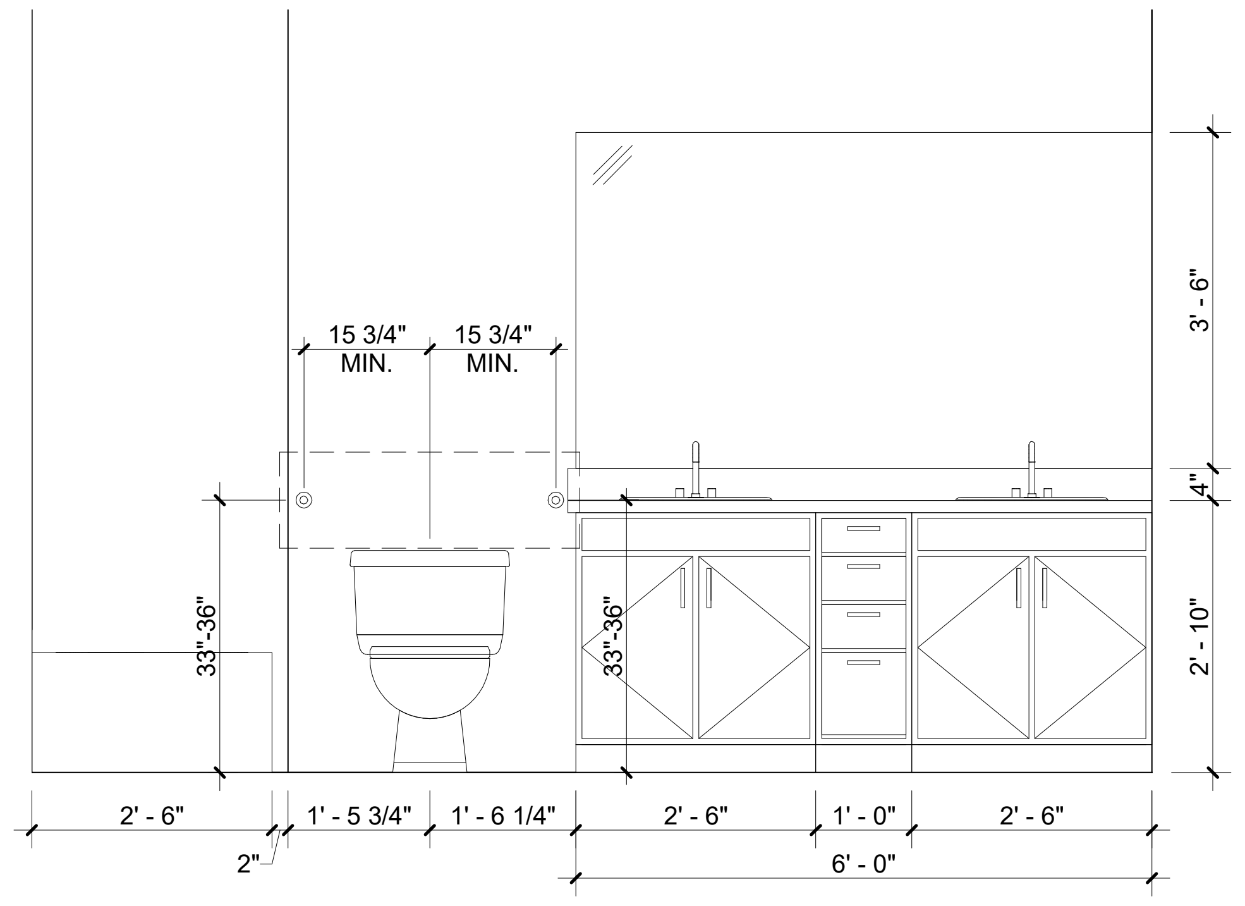
2 **UNIT 3B KITCHEN ELEVATION 1**
SCALE: 1/2" = 1'-0"



3 **UNIT 3B KITCHEN ELEVATION 2**
SCALE: 1/2" = 1'-0"



4 **UNIT 3B BATHROOM ELEVATION**
SCALE: 1/2" = 1'-0"



5 **UNIT 3B M. BATHROOM ELEVATION**
SCALE: 1/2" = 1'-0"

TYPE 3B DOOR & FRAME SCHEDULE

DOOR NO.	ROOM NAME	DOOR TYPE	DOOR PAIR	DOOR WIDTH	DOOR HEIGHT	DOOR MAT'L	FRAME TYPE	FRAME RATING	FRAME MAT'L	HARDWARE CLOSER	HARDWARE THLD	REMARKS (ALSO SEE NOTES)	UNIT
001	ENTRY		No	3' - 0"	6' - 8"	VINYL			VINYL	Yes	Yes	ENTRY DOOR	3B
002	BEDROOM		No	2' - 10"	6' - 8"	WOOD			WOOD	No	No	PRIVACY LOCK	3B
003	CLOSET		Yes	5' - 0"	6' - 8"	WOOD			WOOD	No	No	BYPASS, PASSAGE	3B
004	BATH		No	2' - 6"	6' - 8"	WOOD			WOOD	No	No	PRIVACY LOCK	3B
005	BEDROOM		No	3' - 0"	6' - 8"	WOOD			WOOD	No	No	PRIVACY LOCK	3B
006	CLOSET		Yes	5' - 0"	6' - 8"	WOOD			WOOD	No	No	BYPASS, PASSAGE	3B
007	LAUNDRY		No	3' - 0"	6' - 8"	WOOD			WOOD	No	No	PRIVACY LOCK	3B
008	M. BATHROOM		No	2' - 10"	6' - 8"	WOOD			WOOD	No	No	PRIVACY LOCK	3B
010	BEDROOM		No	2' - 10"	6' - 8"	WOOD			WOOD	No	No	PASSAGE	3B
013	MECH.		Yes	5' - 0"	6' - 8"	WOOD			WOOD	No	No	BYPASS, PASSAGE	3B
014	LAUNDRY		No	3' - 0"	6' - 8"	WOOD			WOOD	No	No	PRIVACY LOCK	3B
015	GARAGE		No	16' - 0"	7' - 0"	--			--			GARAGE DOOR	3B
015.1	GARAGE		No	3' - 0"	6' - 8"	WOOD		20 MIN.	WOOD	Yes	No	ENTRY LOCK	3B

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HUBBELL REALTY COMPANY

CONVERGE NW
TOWNHOUSES
WAUKEE, IOWA

Rev. #	Issue / Revision	Date
3	30% Set	12-03-2021

Proj. No. SAA Proj. Mgr.
21113 **SP**

Sheet Title
TYPE 3B UNIT PLAN

Sheet No.
A-414

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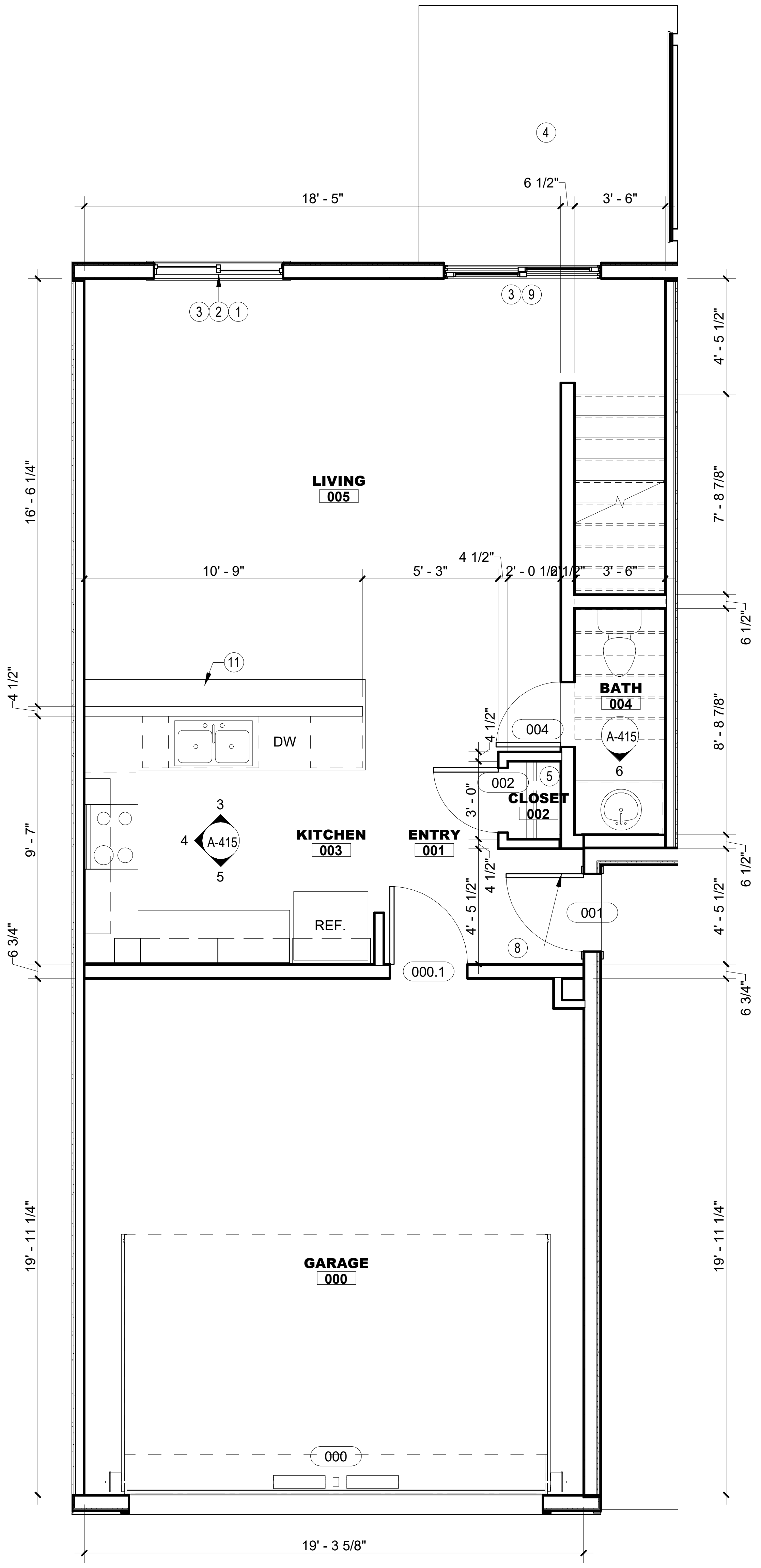
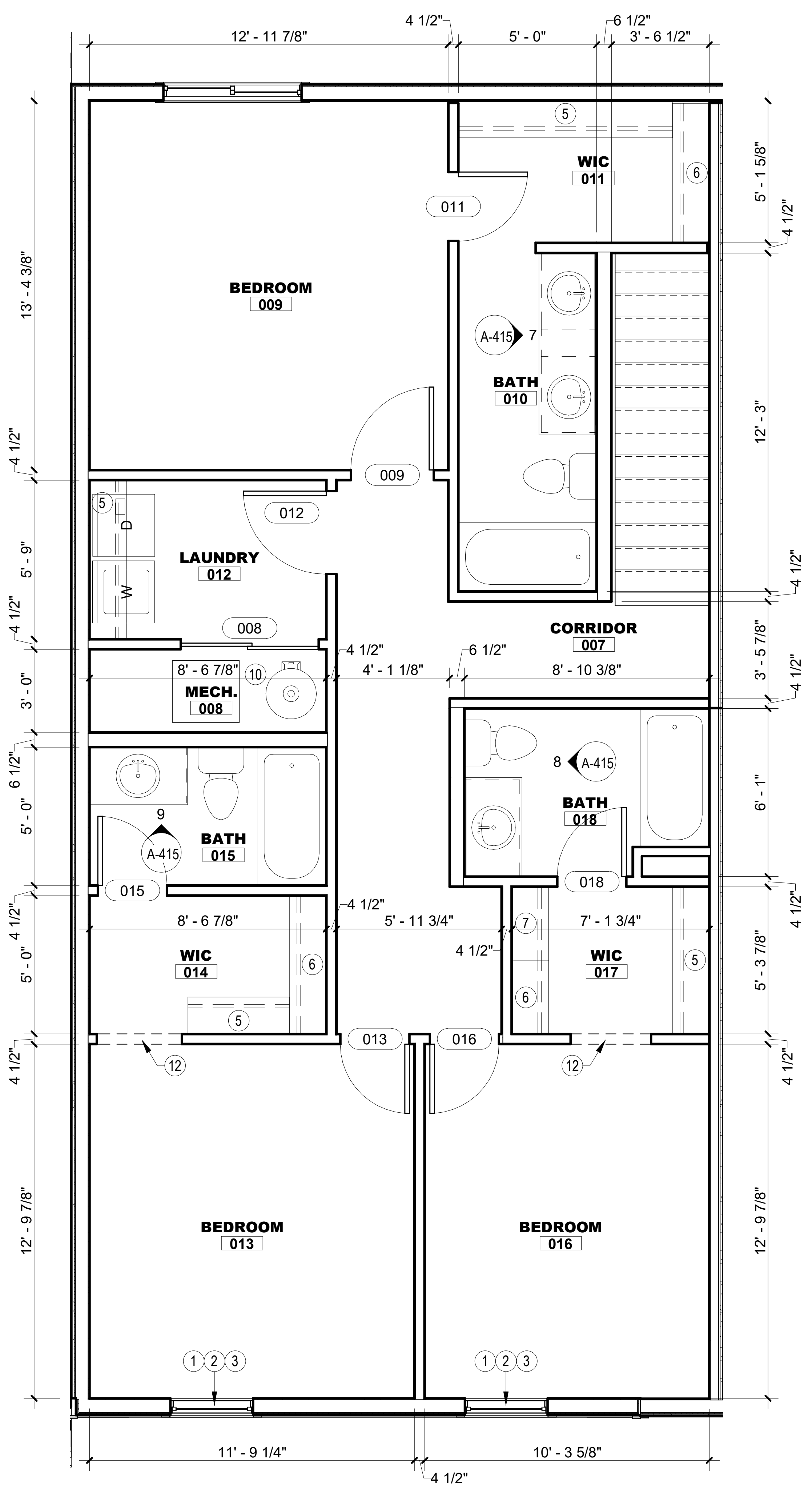

18' - 5"
6 1/2"
3' - 6"
LIVING
005
KITCHEN
003
ENTRY
001
CLOSET
002
BATH
004
DW
REF.
GARAGE
000
000.1
10' - 9"
5' - 3"
16' - 6 1/4"
9' - 7"
19' - 11 1/4"
19' - 3 5/8"
A-415

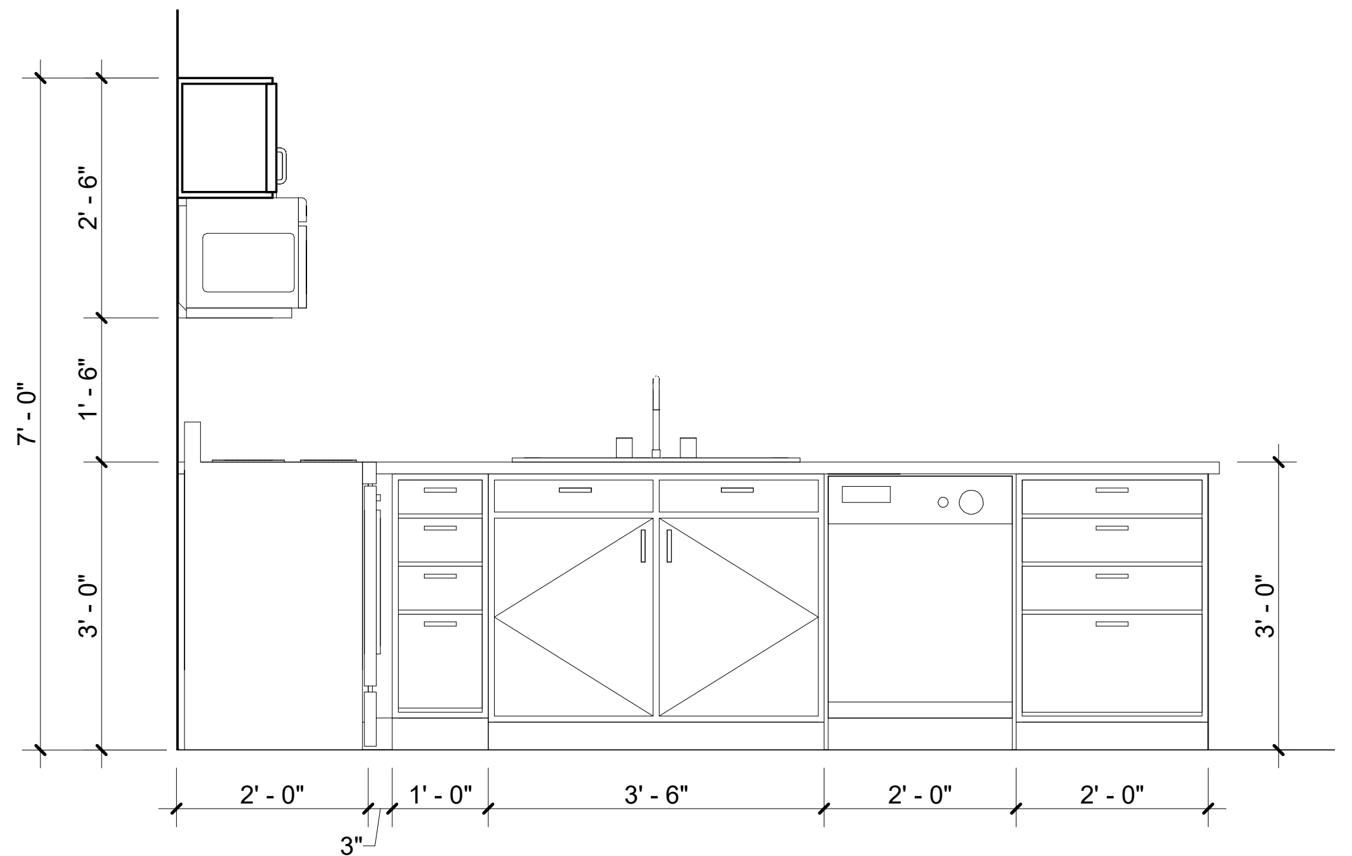
1 TYPE 3C UNIT FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"


12' - 11 7/8"
5' - 0"
3' - 6 1/2"
BEDROOM
009
WIC
011
BATH
010
LAUNDRY
012
MECH.
008
CORRIDOR
007
BATH
015
BATH
018
WIC
014
WIC
017
BEDROOM
013
BEDROOM
016
11' - 9 1/4"
10' - 3 5/8"
A-415

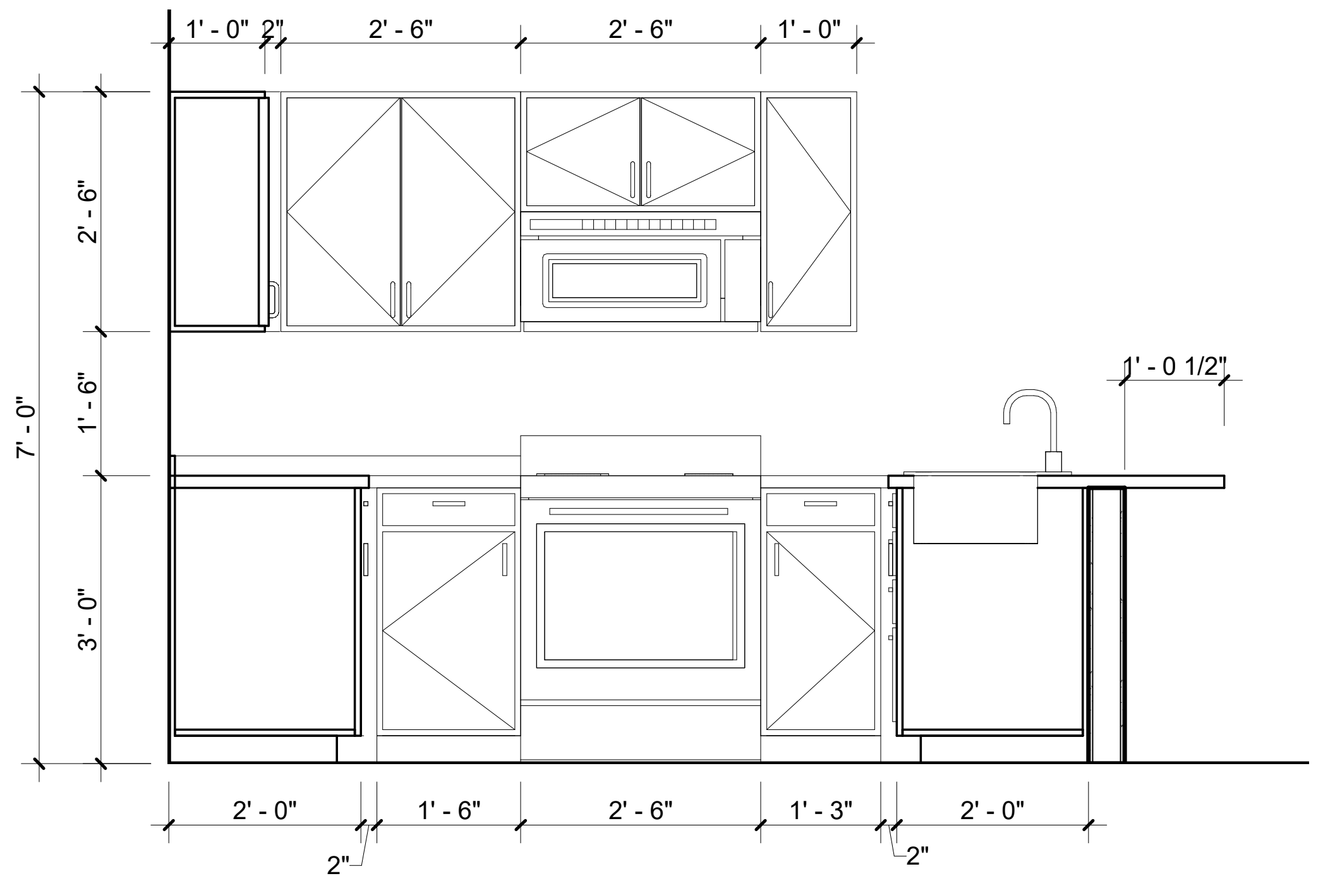
2 TYPE 3C UNIT SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"


2' - 6"
1' - 6"
3' - 0"
7' - 0"
2' - 0"
1' - 0"
3' - 6"
2' - 0"
2' - 0"
3"

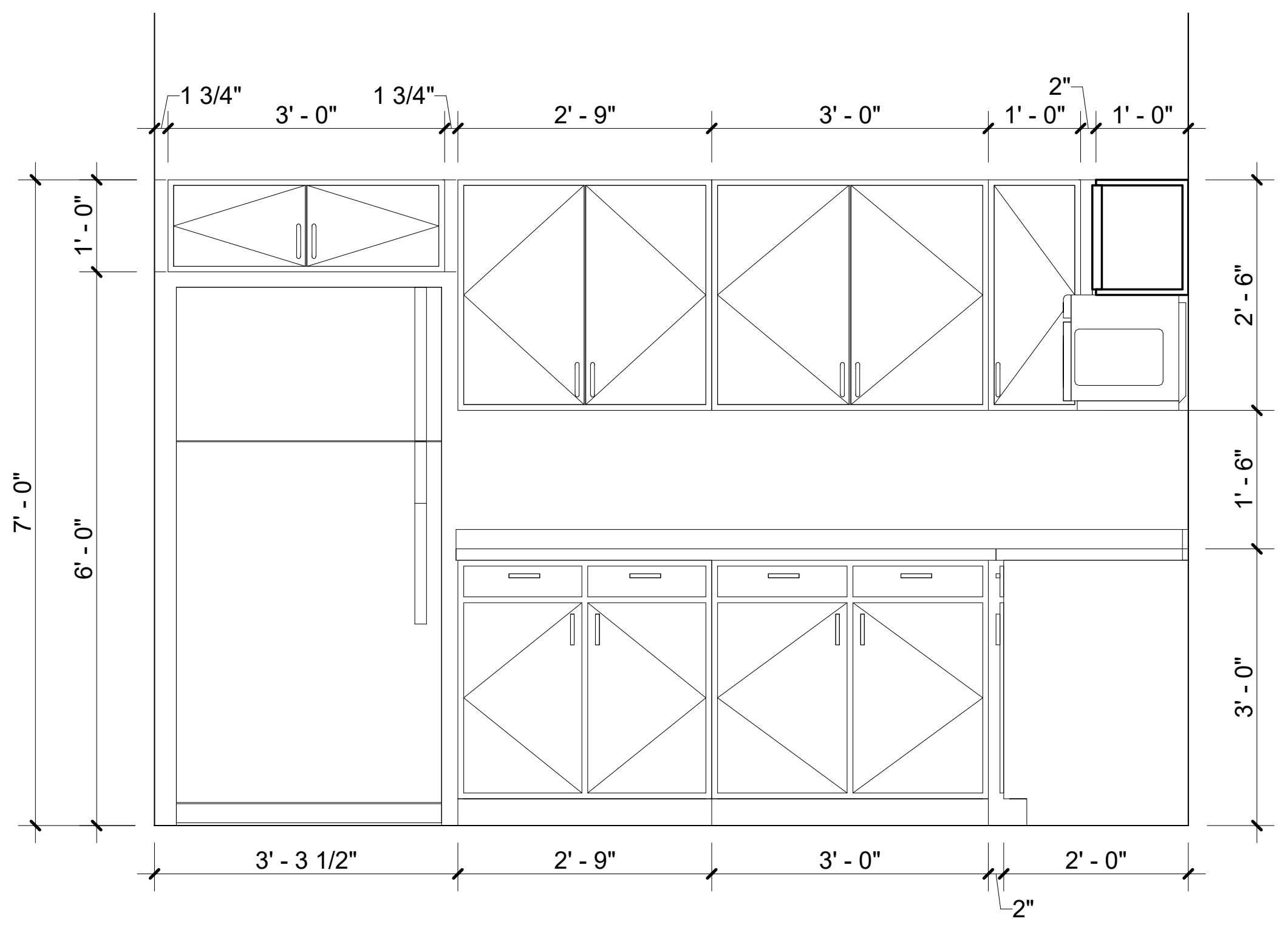
3 TYPE 3C - KITCHEN

SCALE: 1/2" = 1'-0"


1' - 0"
2"
2' - 6"
2' - 6"
1' - 0"
1' - 0 1/2"
7' - 0"
2' - 0"
1' - 6"
2' - 6"
1' - 3"
2' - 0"

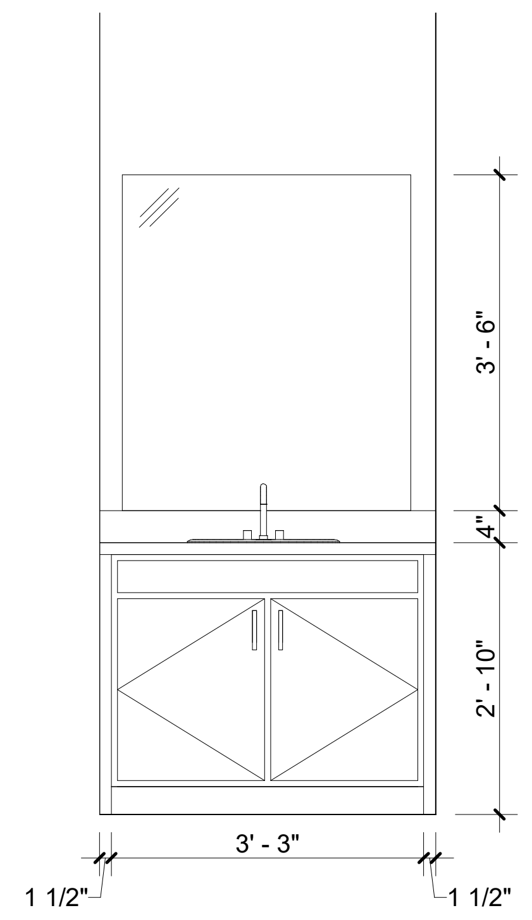
4 TYPE 3C - KITCHEN 2

SCALE: 1/2" = 1'-0"


1 3/4"
3' - 0"
1 3/4"
2' - 9"
3' - 0"
1' - 0"
7' - 0"
6' - 0"
2' - 6"
1' - 6"
3' - 0"
3' - 3 1/2"
2' - 9"
3' - 0"
2' - 0"

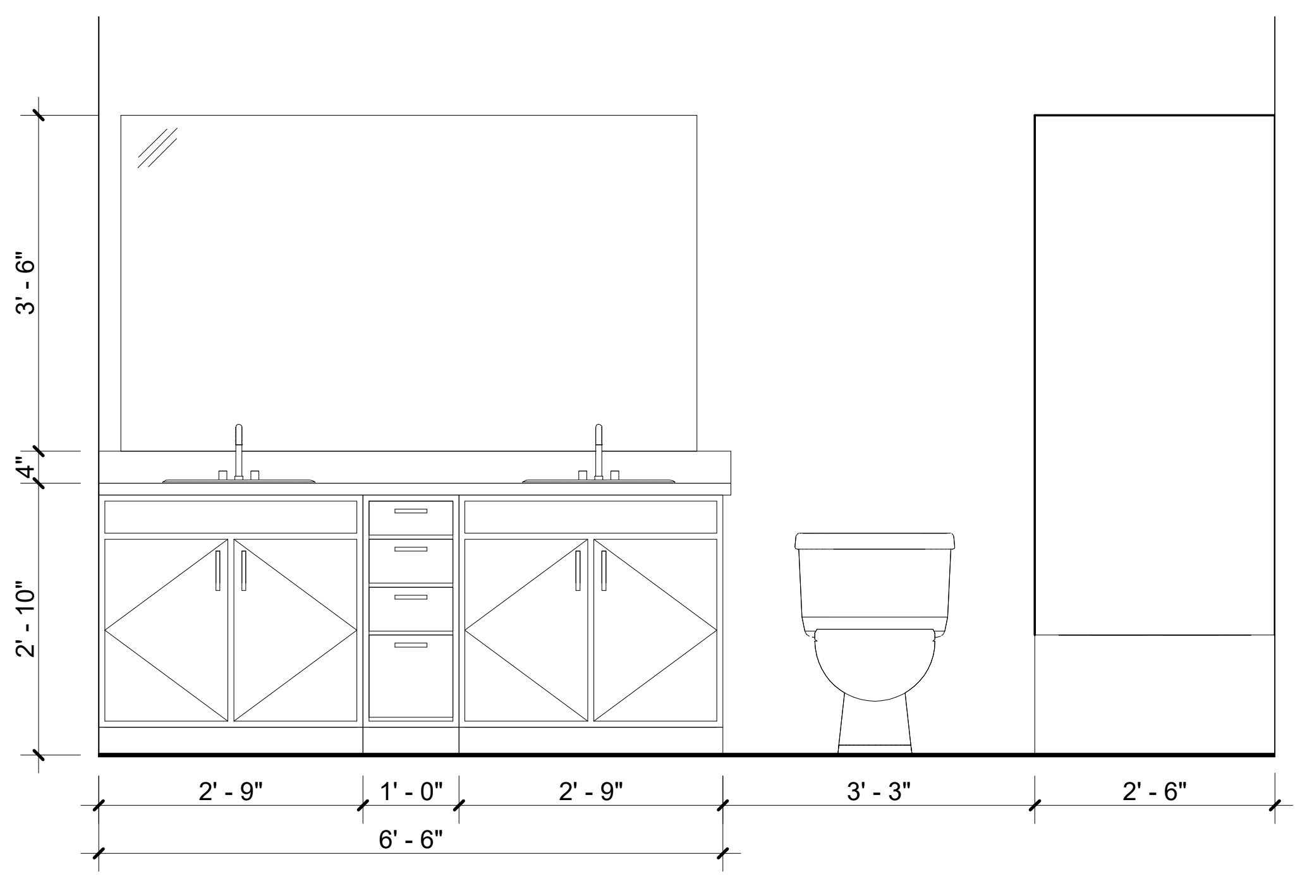
5 TYPE 3C - KITCHEN 3

SCALE: 1/2" = 1'-0"


3' - 6"
4"
2' - 10"
3' - 3"
1 1/2"
1 1/2"

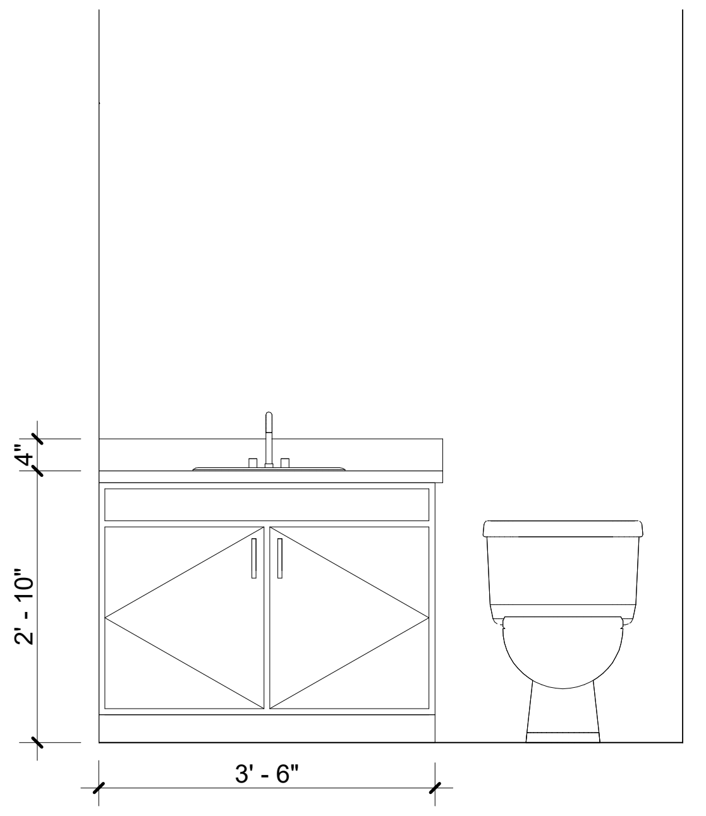
6 TYPE 3C - 1/2 BATHROOM

SCALE: 1/2" = 1'-0"


3' - 6"
4"
2' - 10"
2' - 9"
1' - 0"
2' - 9"
3' - 3"
2' - 6"
6' - 6"

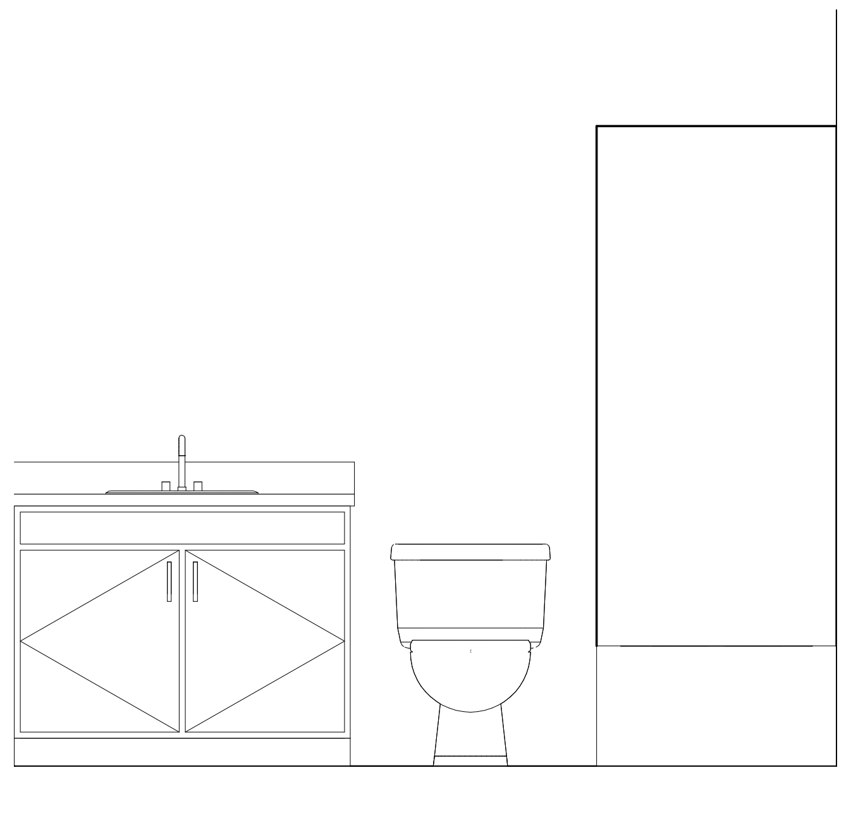
7 TYPE 3C - BATHROOM 3

SCALE: 1/2" = 1'-0"



8 TYPE 3C - BATHROOM

SCALE: 1/2" = 1'-0"



9 TYPE 3C - BATHROOM 2

SCALE: 1/2" = 1'-0"

UNIT PLAN KEYNOTES

LABEL	REMARKS
1	REFER TO OVERALL BUILDING PLANS FOR SPECIFIC WINDOW TYPE & LOCATION, TYP.
2	WINDOWS TO RECEIVE DRYWALL SILL & RETURNS TO MATCH ADJ. WALL, TYP.
3	INSTALL WINDOW BLINDS, SIZED TO FIT WINDOW, AT ALL WINDOW LOCATIONS; SPECIFIC T.B.D., TYP.
4	REFER TO OVERALL BUILDING PLANS FOR DECK/PATIO SIZE, DETAILS, ETC.
5	COATED WIRE SHELF W/ INTEGRAL HANGING ROD - 12" DEEP
6	(2 LAYERS) COATED WIRE SHELF WITH INTEGRAL HANGING ROD - 12" DEEP; TOP OF LOWER SHELF AND ROD TO BE INSTALLED AT 48" AFF MAXIMUM
7	(5 LAYERS) COATED WIRE SHELF - 16" DEEP; TOP OF 3 LAYERS TO BE INSTALLED BETWEEN 15"-48" AFF
8	UNIT ENTRY DOOR; REFER TO DETAIL #3 ON SHEET G-011 FOR MINIMUM DOOR CLEARANCES
9	REFER TO OVERALL BUILDING PLANS FOR SPECIFIC PATIO DOOR LOCATION
10	MECHANICAL EQUIPMENT SHOWN FOR COORDINATION PURPOSES ONLY; ALL MEP SCOPE IS DESIGN-BUILD BY CONTRACTOR
11	STEEL COUNTERTOP BRACKET - SIZED APPROPRIATELY PER OVERHANG, TYP.
12	36" X 80" CASED OPENING

TYPE 3C DOOR & FRAME SCHEDULE

DOOR NO.	ROOM NAME	DOOR TYPE	PAIR	WIDTH	HEIGHT	MAT'L	FRAME TYPE	RATING	MAT'L	HARDWARE CLOSER	THLD	REMARKS (ALSO SEE NOTES)	UNIT
000	GARAGE	OHD	No	16' - 0"	7' - 0"	--			--			GARAGE DOOR	3C
000.1	GARAGE	P2	No	3' - 0"	6' - 8"	WOOD	2	20 MIN.	WOOD			KEYED ENTRY	3C
001	LIVING	P3	No	3' - 0"	6' - 8"	VINYL	1		VINYL	Yes	Yes	ENTRY DOOR	3C
002	CLOSET	P2	No	2' - 6"	6' - 8"	WOOD	2		WOOD	No	No	PASSAGE	3C
004	LIVING	P2	No	2' - 6"	6' - 8"	WOOD	2		WOOD	No	No	PRIVACY LOCK	3C
009	BEDROOM	P2	No	3' - 0"	6' - 8"	WOOD	2		WOOD			PRIVACY LOCK	3C
011	WIC	P2	No	2' - 6"	6' - 8"	WOOD	2		WOOD	No	No	PRIVACY LOCK	3C
012	LAUNDRY	P2	No	3' - 0"	6' - 8"	WOOD	2		WOOD			PASSAGE	3C
013	BEDROOM	P2	No	2' - 6"	6' - 8"	WOOD	2		WOOD			PRIVACY LOCK	3C
015	BATH	P2	No	2' - 6"	6' - 8"	WOOD	2		WOOD			PRIVACY LOCK	3C
016	BEDROOM	P2	No	2' - 6"	6' - 8"	WOOD	2		WOOD			PRIVACY LOCK	3C
018	BATH	P2	No	2' - 6"	6' - 8"	WOOD	2		WOOD	No	No	PRIVACY LOCK	3C

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CONVERGE NW
TOWNHOUSES
WAUKEE, IA

Rev. #	Issue / Revision	Date
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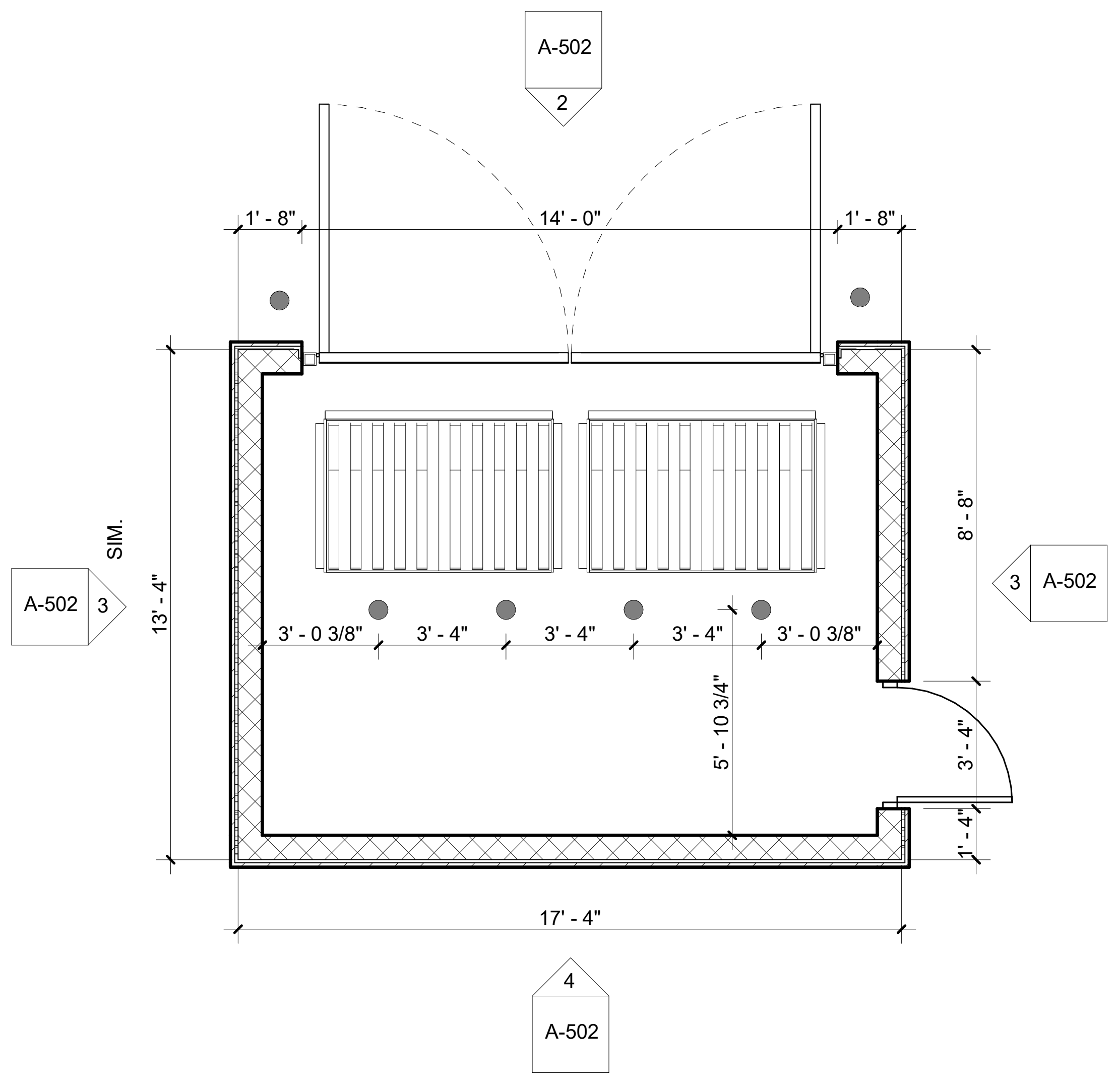
21113 **SP**

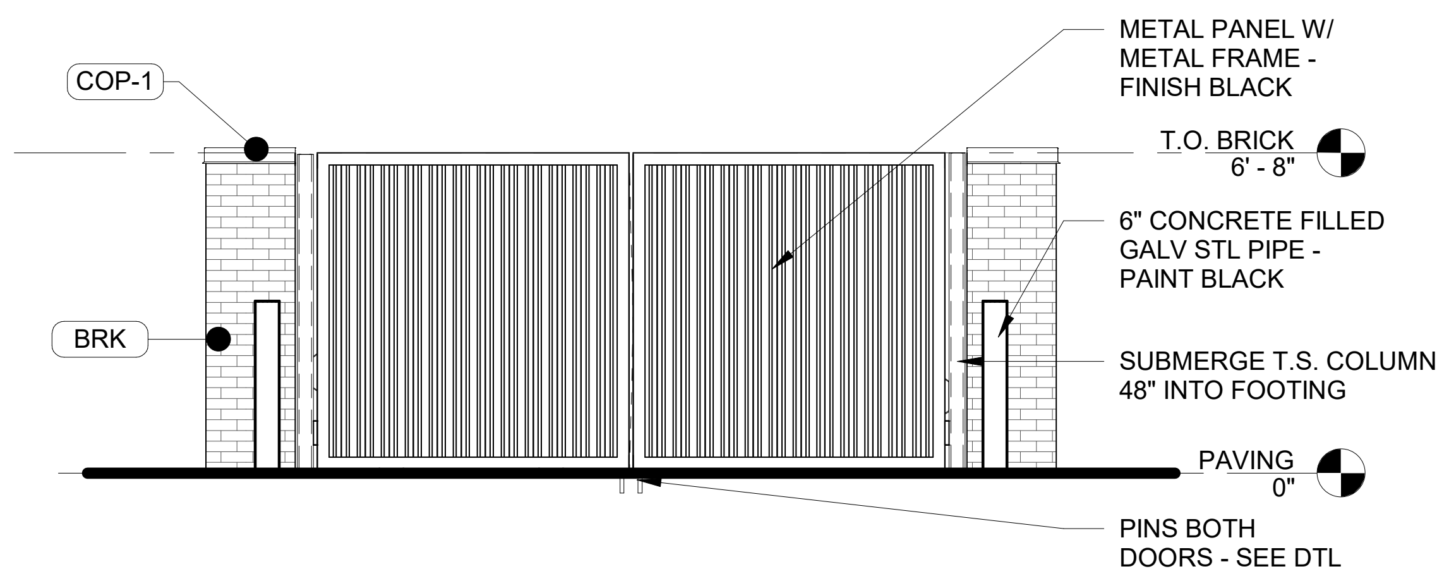
Sheet Title
TYPE 3C UNIT PLAN

Sheet No.
A-415


A-502
2
1' - 8"
14' - 0"
1' - 8"
SIM.
13' - 4"
A-502
3
8' - 8"
3
A-502
3' - 0 3/8"
3' - 4"
3' - 4"
3' - 4"
3' - 0 3/8"
5' - 10 3/4"
3' - 4"
1' - 4"
17' - 4"
4
A-502
NORTH

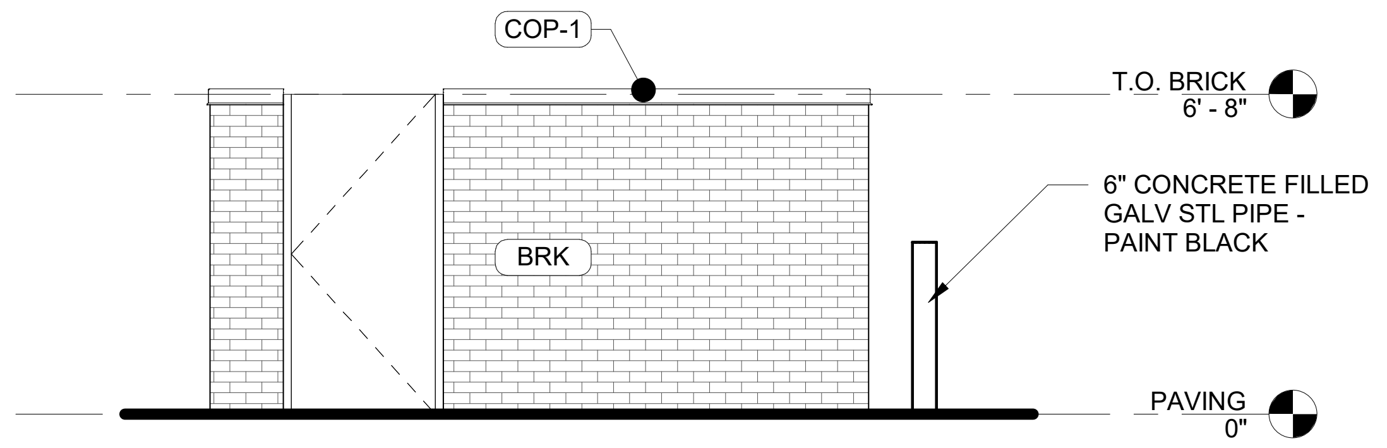
1 TRASH ENCLOSURE PLAN

SCALE: 1/4" = 1'-0"


COP-1
BRK
METAL PANEL W/ METAL FRAME - FINISH BLACK
T.O. BRICK 6' - 8"
6" CONCRETE FILLED GALV STL PIPE - PAINT BLACK
SUBMERGE T.S. COLUMN 48" INTO FOOTING
PAVING 0"
PINS BOTH DOORS - SEE DTL

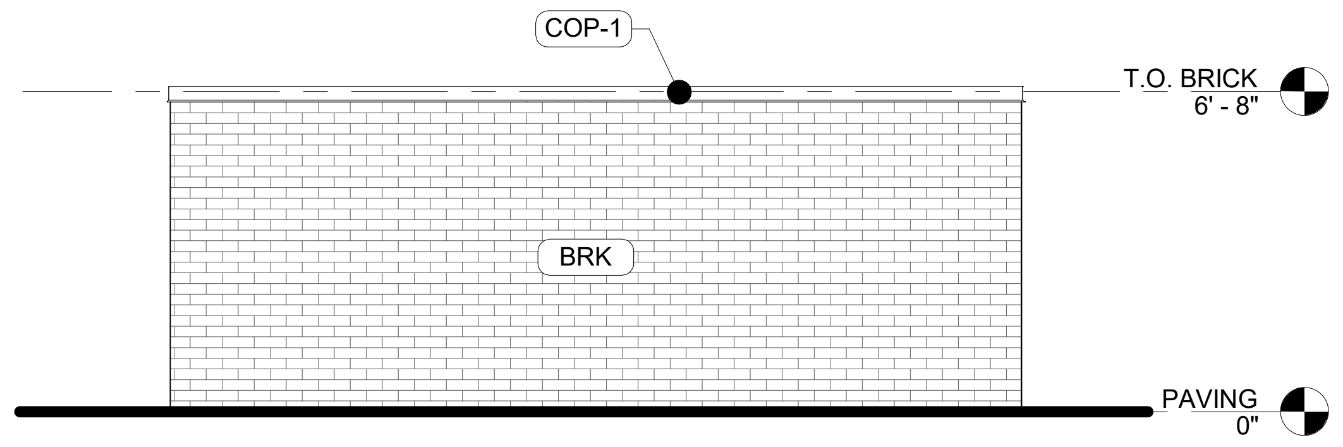
2 TRASH ENCLOSURE FRONT ELEVATION

SCALE: 1/4" = 1'-0"


COP-1
T.O. BRICK 6' - 8"
BRK
6" CONCRETE FILLED GALV STL PIPE - PAINT BLACK
PAVING 0"

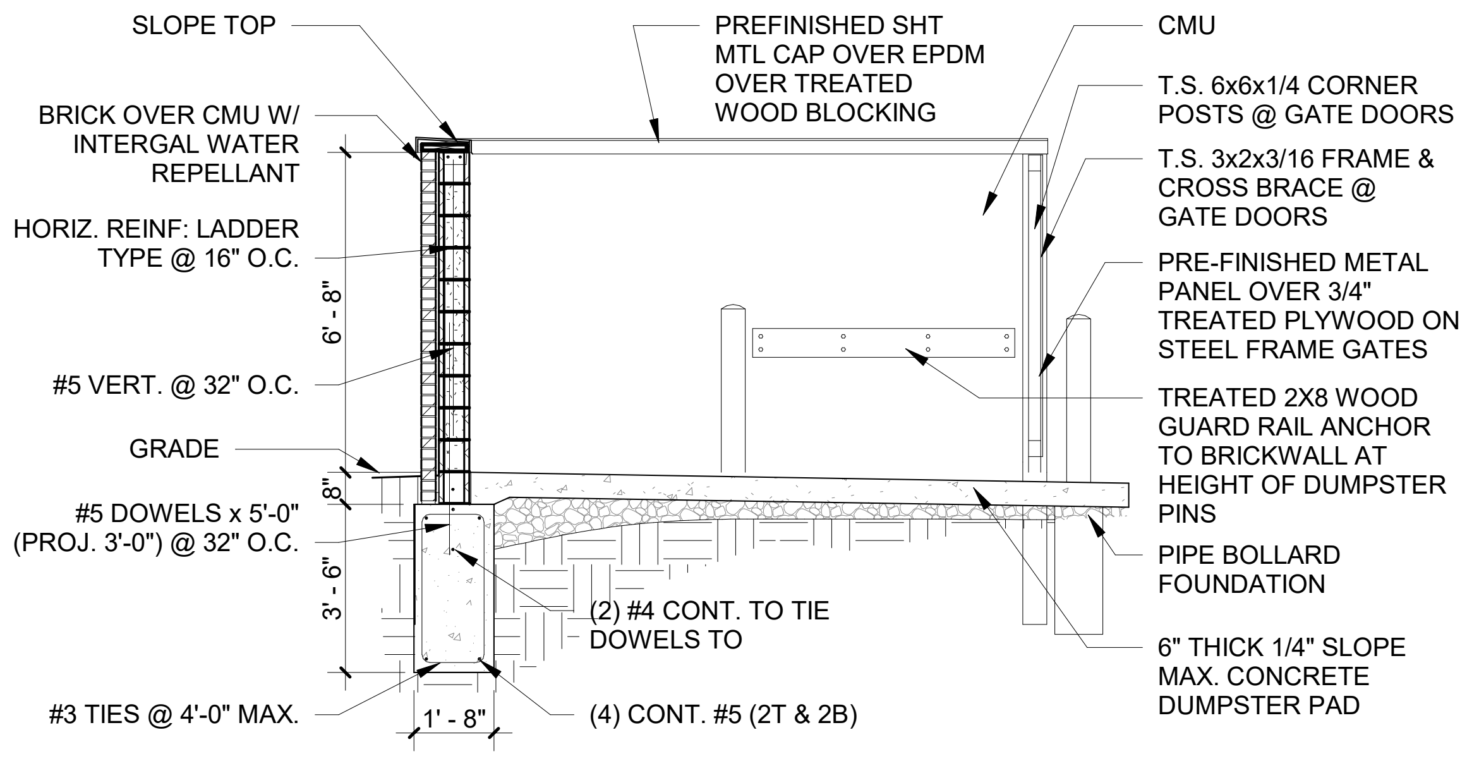
3 TRASH ENCLOSURE SIDE ELEVATION

SCALE: 1/4" = 1'-0"


COP-1
T.O. BRICK 6' - 8"
BRK
PAVING 0"

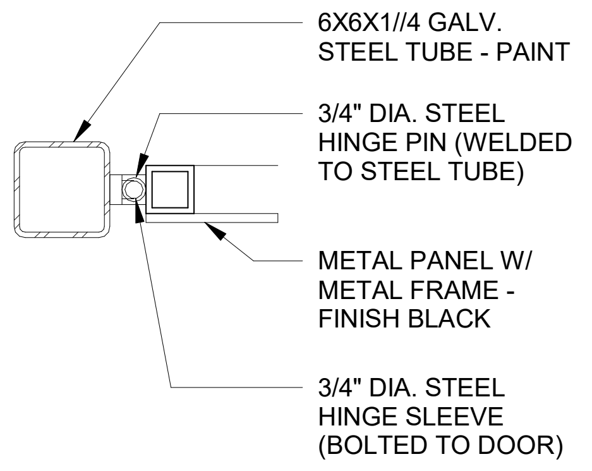
4 TRASH ELNCOSURE BACK ELEVATION

SCALE: 1/4" = 1'-0"


SLOPE TOP
PREFINISHED SHT MTL CAP OVER EPDM OVER TREATED WOOD BLOCKING
CMU
T.S. 6x6x1/4 CORNER POSTS @ GATE DOORS
BRICK OVER CMU W/ INTERGAL WATER REPELLANT
T.S. 3x2x3/16 FRAME & CROSS BRACE @ GATE DOORS
HORIZ. REINF: LADDER TYPE @ 16" O.C.
PRE-FINISHED METAL PANEL OVER 3/4" TREATED PLYWOOD ON STEEL FRAME GATES
6' - 8"
#5 VERT. @ 32" O.C.
TREATED 2X8 WOOD GUARD RAIL ANCHOR TO BRICKWALL AT HEIGHT OF DUMPSTER PINS
GRADE
8"
#5 DOWELS x 5'-0" (PROJ. 3'-0") @ 32" O.C.
PIPE BOLLARD FOUNDATION
3' - 6"
(2) #4 CONT. TO TIE DOWELS TO
6" THICK 1/4" SLOPE MAX. CONCRETE DUMPSTER PAD
#3 TIES @ 4'-0" MAX.
1' - 8"
(4) CONT. #5 (2T & 2B)

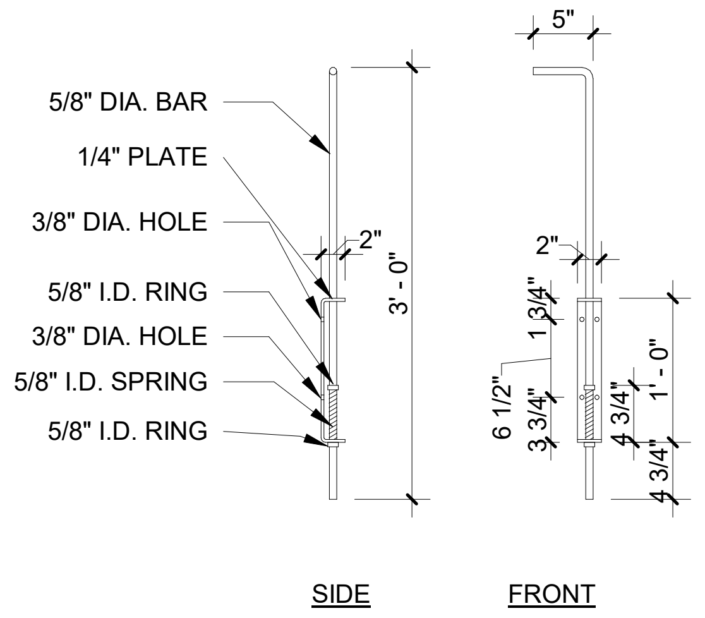
5 TRASH CROSS SECTION

SCALE: 1/4" = 1'-0"


6X6X1//4 GALV. STEEL TUBE - PAINT
3/4" DIA. STEEL HINGE PIN (WELDED TO STEEL TUBE)
METAL PANEL W/ METAL FRAME - FINISH BLACK
3/4" DIA. STEEL HINGE SLEEVE (BOLTED TO DOOR)

6 TRASH HINGE

SCALE: 1 1/2" = 1'-0"


5/8" DIA. BAR
1/4" PLATE
3/8" DIA. HOLE
5/8" I.D. RING
3/8" DIA. HOLE
5/8" I.D. SPRING
5/8" I.D. RING
2"
3' - 0"
5"
2"
1 3/4"
6 1/2"
3 3/4"
4 3/4"
1' - 0"
4 3/4"
SIDE
FRONT

7 TRASH PIN

SCALE: 3/4" = 1'-0"

GENERAL DETAIL NOTES:

1. REFER TO ADDITIONAL NOTES & REQUIREMENTS ON ALL OTHER DOCUMENTS & OTHER DISCIPLINES DOCUMENTS.
2. ALL HORIZONTAL TRANSITIONS BETWEEN DIFFERENT MATERIALS SHALL BE FLASHED CONTINUOUS FROM UP BEHIND TO UNDER UPPER MATERIAL & EXTEND OVER TO EXTERIOR FACE OF LOWER MATERIAL. SOFT JOINTS REQUIRED BETWEEN DISSIMILAR MATERIALS.
3. INSTALL VERTICAL EXPANSION JOINTS MINIMAL AT COLUMN/GRID LINE AND & AT THE HEAD OF DOOR JAMBS/OPENING OR AS OTHERWISE NOTED OR WHERE REQUIRED PER STANDARD MATERIAL PRACTICES TO REDUCE STRESS CRACKING. NO CONTROL JOINTS/ EXPANSION JOINTS AT MAIN STRUCTURAL BEARING, KEEP AWAY 2'-6" MIN.
4. CAULK & SEAL ALL TRANSITION-CONTROL-EXPANSION AT ALL EXTERIOR MATERIALS. ALL SEALANTS SHOULD BE COLOR-MATCHED TO ADJACENT MATERIAL.
5. INSULATE AND SEAL TO ENSURE ADEQUATE AIR INFILTRATION BARRIER AROUND ALL EXTERIOR PENETRATIONS TO PREVENT WATER AND SPRINKLER PIPE FREEZING.
6. ALL METAL EXPOSED TO EXTERIOR OR EXPOSED TO MOISTURE SHALL BE GALVANIZED
7. STAINLESS STEEL CLIPS ARE REQUIRED FOR ANY MASONRY LARGER THAN 8x16 FACE SIZE

HUBBELL REALTY COMPANY

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WAUKEE CROSSING

WAUKEE, IA

10/12/21

24"x36" SHEET (FULL SIZE)
- SCALE IS AS NOTED.
12"x18" SHEET (HALF SIZE)
- SCALE IS ONE-HALF OF WHAT IS NOTED
OTHER SHEET SIZES NOT TO SCALE

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