Program Overview

Completed by fkhan@heritage-communities.com on 1/15/2022 12:05 PM

Case Id: 31131
Name: Fox Run, LLC - 2021
Address: 16934 Frances Street

Program Overview

Please review the below information.

2022 APPLICATION FOR URBAN REVITALIZATION INCENTIVES

APPLICATION DEADLINE

This application, along with all required attachments, must be submitted to the City of Council Bluffs-Community Development Department by **February 1, 2022**.

Applications received after this date may not be processed and/or approved.

Urban Revitalization – Project Approval Process

Owners of property who have made improvements within a designation urban revitalization area must apply to receive tax exemption benefits. If an improvement project extends over several years, an application is required for each calendar year that improvements were completed. The following provides a general outline of the City's application and review procedures

1. Application

Applications for tax abatement must be made to the City by February 1st following completion of the improvements. Failure to submit by the February 1st deadline may result in an automatic denial of benefits. Upon approval, the City is required to submit this approval to the County Assessor by March 1st. *In addition, applications must be submitted in each calendar year that improvements are made.* All applications shall be made on forms prepared by the Community Development Department.

2. Fees

A processing fee shall be submitted with each annual project review application. The fee shall be equal to a base fee of $500.00 plus $15.00 per $100,000 in added valuation. However, the processing fee shall not exceed $1,500.00.

*This fee must be submitted by check to Community Development by February 1st. Checks should be made out to

Council Bluffs City Clerk.*

3.Review Procedure

The following procedure will be utilized in reviewing applications:

- The applicant requests a preliminary conference with the Community Development Department to review and explain the application process. Applications along with all required data are due by February 1st to the Community Development Department.
- Complete the application fully; if any questions are left unanswered or required attachments are not submitted, an explanation must be included.
- Additionally, inaccurate information of a significant nature may disqualify the application from consideration.
- As part of the Community Development Department acceptance procedure additional information or data may be required.

4. The Community Development Department shall review the forms and data for completeness. If there is a deficiency, the Department will notify the applicant within seven (7) days. The application will not be processed until completed.

5. The Department shall review the application according to the following criteria: 1) conformance with the Urban Revitalization Plan; 2) a finding that the site is within a designated area; 3) a finding that the work has been completed within the time required to qualify for abatement in the assessment year; 4) a finding that the application is consistent with Chapter 404 of the Iowa Code; and 5) a finding that the application is consistent with all applicable city codes and ordinances.

6. Upon review of the application, the Community Development Department will prepare a recommendation and schedule the application for City Council consideration.

7. The City Council will by resolution accept or reject the application and improvements as conforming to all City codes and State law.

8. The City Council will then direct the Community Development Department to transmit a copy of the case file to the Pottawattamie County Assessor's Office by March 1st as required by Chapter 404 of the Iowa Code.

A. Applicant Information

Completed by fkhan@heritage-communities.com on 1/20/2022 12:03 PM

Case Id: 31131
Name: Fox Run, LLC - 2021
Address: 16934 Frances Street

A. Applicant Information

Please provide the following information.

APPLICANT INFORMATION

A.1. Name of Business
Fox Run, LLC

A.2. Mailing Address of Business
16934 Frances Street Omaha, NE 68130

A.3. Phone Number
(402) 933-2561

A.4. Status
P.O. (Property Owner)

CONTACT INFORMATION

A.5. First Name
Farhan

A.6. Last Name
Khan

A.7. Title and Company name of Contact Person
CEO - Heritage Communities

A.8. Phone Number
(402) 933-2561

A.9. Email Address
fkhan@heritage-communities.com

PROPERTY INFORMATION

A.10. Name of company who will be occupying the building
Fox Run Independent Living LLC

A.11. Address/Location of property
4802 Council Pointe Rd Council Bluffs, IA 51501

A.12. Legal description
Fox Run Landing Replat Three

A.13. Parcel Number (can be found at PottCo.org)
Lot 1

A.14. Present zoning district (call 712-890-5350 if unsure)
A-P Admin-Proff. District

B. Project Information

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Case Id: 31131
Name: Fox Run, LLC - 2021
Address: 16934 Frances Street

B. Project Information

Please provide the following information.

B.1. Present assessed valuation of property: (can be found at PottCo.org)

Total
$6,638,100.00

Land
$557,000.00

Dwelling
$6,081,100.00

Other Building
$0.00

B.2. Project narrative
Independent and Memory Care Facility new construction - complete set of plans and fixtures attached - CO in June of 2021 -

B.3. Total project investment (cumulative)
$10,557,499.95

B.4. Total project investment (previous calendar year only)
$3,919,399.00

B.5. Construction start date
05/01/2019

B.6. Construction completion date
06/28/2021

B.7. Exemption schedule
100% exemption for four years (multi-family residential only)

B.8. Will any persons, including families, business concerns or others be displaced as a result of the improvements made for this project?
No

C. Cost Report

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Case Id: 31131
Name: Fox Run, LLC - 2021
Address: 16934 Frances Street

C. Cost Report

Please provide the following information.

C.1. Type of building or improvement and use
Independent Living for Seniors and Memory Care facility for people with Dementia (One building) Plans and specifications including ALL fixtures are uploaded for your review.

C.2. Basic building or improvement construction
New construction - wood framed.

C.3. Estimate the percentage of completion as of January 1, 2022
100.00 %

C.4. Builder's Cost Breakdown

ACTIVITIES	AMOUNT
EXCAVATING AND GRADING	$164,955.85
CONCRETE (foundation/walks/ drive)	$896,536.00
FRAMING MATERIAL	$991,204.15
FRAMING LABOR	$477,671.00
ROOFING	$285,154.00
GLASS	$128,435.00
HEATING AND AIR CONDITIONING	$903,947.00
PLUMBING	$875,000.00
ELECTRICAL	$1,675,000.00
INSULATION	$134,706.00
DRY WALL	$762,436.00
CARPENTER (labor/lumber/hardware)	$483,000.00
PAINTING AND DECORATING	$325,000.00
FLOORING	$427,750.00
LANDSCAPING	$107,720.00
ARCHITECT	$450,000.00
SURVEY	$12,000.00
BUILDING PERMITS	$44,984.95
INSURANCE	$40,000.00
CONSTRUCTION LOAN FEE AND INTEREST	$492,000.00
OVERHEAD AND PROFIT	$450,000.00
MISCELLANEOUS	$50,000.00
FIXTURES AND EQUIPMENT	$380,000.00
TOTAL BUILDING COST	$10,557,499.95

C.5. Please re-enter the Total Building Cost from above to verify cost
$10,557,499.95

C.6. Does the above building cost represent cost to date or total project cost when completed?
Total

C.7. Purchase price of land (if applicable)
$0.00

C.8. Total (Land + Building Cost)
$10,557,499.95

C.9. Total Application Fee:
$2,090.00

☑ **I, the undersigned, representing ownership on the above property, herewith certify that the above statement of amounts and actual value of said property is true and correct, and represents total cost and investment by all parties involved.**

Signature
Farhan Khan
Electronically signed by fkhan@heritage-communities.com on 1/24/2022 9:58 AM

Official Use Only

$105.57

$106.00

D. Required Documents

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Case Id: 31131
Name: Fox Run, LLC - 2021
Address: 16934 Frances Street

Please upload the required documentation.

Please provide the following information.

Documentation

☑ **Blueprints** ***Required**

Complete Fox Run_Construction Set (1).pdf

☑ **Plot Plan** ***Required**

18-03-27_Heritage at Fox Run Site Plan_62952.pdf

☑ **Copy of building permit** ***Required**

Building permit.pdf

☑ **Copy of Certificate of Occupancy (Only Required upon completion of project)**

Ceritficate of Occupancy.jpeg

☐ **Detailed List of Fixtures and Equipment**

***No files uploaded*

Submit

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Case Id: 31131
Name: Fox Run, LLC - 2021
Address: 16934 Frances Street

Submit the Application

Please review and attest to the following:

Total Application Fee:
$2,090.00

Please submit your application fee to:

City of Council Bluffs, Community Development
209 Pearl St
Council Bluffs, Iowa 51503.
Checks should be made out to Council Bluffs City Clerk.

This application, along with all required attachments and fees, must be submitted by February 1. Applications received after this date may not be processed and/or approved.

WAIVER TO ENTER PROPERTY

☑ **The applicant hereby authorizes the Community Development Department, the Assessor's Office and/or their representatives to enter the property described above for the purpose of verifying all claims and data related to the application. (Note: Failure to sign the authorization may prevent the processing of the application.)**

CERTIFICATIONS

☑ **I certify that all information, representations, or statements provided to the City of Council Bluffs, in connection with this application, are true and correct in all material respects.**

Title
Managing Partner

Date
01/24/2022

Authorized Signature
Farhan Khan
Electronically signed by fkhan@heritage-communities.com on 1/24/2022 9:59 AM

City of Council Bluffs, IA

Permits and Inspection Division
209 Pearl Street
Council Bluffs, IA 51503
(712)890-5276

Application #: 1802335

Permit Type	Project Address
SIGN NEW LOCATION	4802 COUNCIL POINTE RD

Contractor Information

DOBOSZ, RON
6009 CENTER ST
OMAHA, NE 68106

Phone: 402-553-3055

Legal Description

Owner Information	Tenant Information
FOX RUN INDEPENDENT LIVING LLC 16934 FRANCES ST STE 200 OMAHA, NE 68130	

Architect Information	Engineer Information

Work Description

Building Statistics

Occupancy Group:	MIX	Construction Type:	VA
Finished Sq Ft:	98,327	Unfinished Sq Ft:	
Accessory Sq Ft:		Total Sq Ft:	
Parking:		Occupant Load:	
Zoning Code:	A-P	Building Valuation:	$11,667,144.00
Fire Sprinkler:			

Permit Information

Applied Date:	10/01/2018	Permit Number:	2101740
Issue Date:	06/11/2021	Report Code:	715
		Total Fees:	$391.00

All work shall conform with the City of Council Bluffs construction codes as adopted and amended. Separate permits are required for building, electrical, mechanical, plumbing, right-of-way, sign and utility. A final inspection must be made by the City prior to the occupancy of any new structure. Please call at least 24 hours in advance for your inspections.

This permit becomes null & void if work or construction authorized is not commenced with 180 days, or if construction or work is suspended or abandoned for a period of 180 days at any time after work is commenced. All provisions of law and ordinances governing this type of work will be complied with whether specified herein or not. The granting of permit does not presume to give authoritory to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction.

City of Council Bluffs
209 Pearl Street
Council Bluffs, IA 51503
Phone: 712-890-5276
Fax: 712-328-7007

Application #: 1802335
6/11/2021

Location: 4802 COUNCIL POINTE RD

Permit Type	Amount	Contractor
SIGN NEW LOCATION	391.00	DOBOSZ, RON

Total Due: 391.00

RECEIPT #: 915370

CITY OF COUNCIL BLUFFS
209 PEARL STREET

COUNCIL BLUFFS, IA 51503
DATE: 06/11/21 TIME: 10:51:47
CLERK: sh

FINANCE

CHG: SIGN 391.00
SIGN PERMIT
REFERENCE:
PMT REF: DOBOSZ, RON

CUSTOMER # & NAME: 27084
DOBOSZ, RON
AMOUNT PAID: 391.00
PAID BY: DOBOSZ, RON
PAYMENT METH: CREDIT CARD
VISA

AMT TENDERED: 391.00
AMT APPLIED: 391.00
CHANGE: .00

City of Council Bluffs

Building Division

CERTIFICATE OF OCCUPANCY

4802 COUNCIL POINTE RD

Pursuant to the requirements of the 201[illegible] International Building Code and the various ordinances of the City of Council Bluffs as adopted, this certifies that at the time of issuance this structure was in compliance regulating building construction and use for the work that permit #1[illegible]02335 was completed for.

Owner: FOX RUN INDEPENDENT LIVING LLC

16934 FRANCES ST STE 200

OMAHA NE 68130

Contractor: MEYER, CODY TAJ REALTY/HERITAGE COMMUNITIES

16934 FRANCES ST STE 200

OMAHA NE 68130

Description of Work: CONSTRUCT INDEPENDENT SENIOR LIVING FACILITY

Parcel: 744415402001

Occupancy: MIX MIXED USE

Maximum Occupant Load: 891

Fire Sprinkler: YES

Type of Construction: VA COMBUSTIBLE FRAME 1 HOUR

This CERTIFICATE OF OCCUPANCY is hereby issued under the direction and authority of the Building Official for the City of Council Bluffs, Iowa on this date of 6/28/2021.

Steve Carmichael
Chief Building Official

NEW CONSTRUCTION FOR

The Heritage at Fox Run - Council Bluffs

4800 Council Pointe Road
Council Bluffs, Iowa 51501

Heritage Communities
Living better

Trust
Respect
Compassion
Fun

#	Revisions	
1	Cm. Dev. Comments	10/24/18
2	State Fire Marshal Comments	12/13/18
3	State Fire Marshal Comments	02/04/19
4	Issued For Construction / ASI #1	02/22/19

Issued For Construction

February 22, 2019

DRAWING INDEX

CIVIL

C00	TITLE SHEET	Issued For Const. / ASI #1	02/22/19
C01	GENERAL NOTES	Issued For Const. / ASI #1	02/22/19
C11	EXISTING CONDITIONS PLAN	Issued For Const. / ASI #1	02/22/19
C21	EROSION CONTROL PLAN	Issued For Const. / ASI #1	02/22/19
C22	EROSION CONTROL NOTES	Issued For Const. / ASI #1	02/22/19
C23	EROSION CONTROL DETAILS	Issued For Const. / ASI #1	02/22/19
C31	SITE PLAN	Issued For Const. / ASI #1	02/22/19
C41	OVERALL GRADING PLAN	Issued For Const. / ASI #1	02/22/19
C42	SPOT ELEVATION PLAN	Issued For Const. / ASI #1	02/22/19
C43	SPOT ELEVATION PLAN	Issued For Const. / ASI #1	02/22/19
C44	SPOT ELEVATION PLAN	Issued For Const. / ASI #1	02/22/19
C45	SPOT ELEVATION PLAN	Issued For Const. / ASI #1	02/22/19
C46	CUT-FILL PLAN	Issued For Const. / ASI #1	02/22/19
C51	RETAINING WALL PLAN & PROFILE	Issued For Const. / ASI #1	02/22/19
C61	OVERALL STORM SEWER PLAN	Issued For Const. / ASI #1	02/22/19
C62	STORM SEWER PLAN AND PROFILE	Issued For Const. / ASI #1	02/22/19
C63	STORM SEWER PLAN AND PROFILE	Issued For Const. / ASI #1	02/22/19
C64	STORM SEWER PLAN AND PROFILE	Issued For Const. / ASI #1	02/22/19
C71	UTILITY PLAN	Issued For Const. / ASI #1	02/22/19
C72	SANITARY SEWER MAIN PLAN AND PROFILE	Issued For Const. / ASI #1	02/22/19
C81	SITE DETAILS	Issued For Const. / ASI #1	02/22/19
L11	LANDSCAPE PLAN	Issued For Const. / ASI #1	02/22/19
L12	LANDSCAPE DETAILS	Issued For Const. / ASI #1	02/22/19
L13	DETENTION BASIN LANDSCAPE PLAN	Issued For Const. / ASI #1	02/22/19

ARCHITECTURAL

A-001	GENERAL INFORMATION	Issued For Const. / ASI #1	02/22/19
A-002	WALL TYPES & UL ASSEMBLIES	Issued For Const. / ASI #1	02/22/19
A-003	UL ASSEMBLIES	Issued For Const. / ASI #1	02/22/19
A-004	FIRST FLOOR CODE / LIFE SAFETY PLAN	Issued For Const. / ASI #1	02/22/19
A-005	SECOND FLOOR CODE / LIFE SAFETY PLAN	Issued For Const. / ASI #1	02/22/19
A-006	THIRD FLOOR CODE / LIFE SAFETY PLAN	Issued For Const. / ASI #1	02/22/19
A-101	FIRST FLOOR PLAN	Issued For Const. / ASI #1	02/22/19
A-102	SECOND FLOOR PLAN	Issued For Const. / ASI #1	02/22/19
A-103	THIRD FLOOR PLAN	Issued For Const. / ASI #1	02/22/19
A-104	ENLARGED FIRST FLOOR PLAN - AREA A	Issued For Const. / ASI #1	02/22/19
A-105	ENLARGED FIRST FLOOR PLAN - AREA B	Issued For Const. / ASI #1	02/22/19
A-106	ENLARGED FIRST FLOOR PLAN - AREA C	Issued For Const. / ASI #1	02/22/19
A-107	ENLARGED GARAGES FLOOR PLAN & GARAGES DOOR SCHEDULE	Issued For Const. / ASI #1	02/22/19
A-108	ENLARGED SECOND FLOOR PLAN - AREA A	Issued For Const. / ASI #1	02/22/19
A-109	ENLARGED SECOND FLOOR PLAN - AREAS	Issued For Const. / ASI #1	02/22/19
A-110	ENLARGED THIRD FLOOR PLAN - AREA A	Issued For Const. / ASI #1	02/22/19
A-111	ENLARGED LIVING UNIT PLANS	Issued For Const. / ASI #1	02/22/19
A-121	FIRST FLOOR REFLECTED CEILING PLAN	Issued For Const. / ASI #1	02/22/19
A-122	SECOND FLOOR REFLECTED CEILING PLAN	Issued For Const. / ASI #1	02/22/19
A-123	THIRD FLOOR REFLECTED CEILING PLAN	Issued For Const. / ASI #1	02/22/19
A-124	ENLARGED FIRST FLOOR REFLECTED CEILING PLAN - AREA A	Issued For Const. / ASI #1	02/22/19
A-125	ENLARGED FIRST FLOOR REFLECTED CEILING PLAN - AREA B	Issued For Const. / ASI #1	02/22/19
A-126	ENLARGED FIRST FLOOR REFLECTED CEILING PLAN - AREA C	Issued For Const. / ASI #1	02/22/19
A-127	ENLARGED FIRST FLOOR REFLECTED CEILING PLAN - GARAGES	Issued For Const. / ASI #1	02/22/19
A-128	ENLARGED SECOND FLOOR REFLECTED CEILING PLAN - AREA A	Issued For Const. / ASI #1	02/22/19
A-129	ENLARGED SECOND FLOOR REFLECTED CEILING PLAN - AREAS	Issued For Const. / ASI #1	02/22/19
A-130	ENLARGED THIRD FLOOR REFLECTED CEILING PLAN - AREA A	Issued For Const. / ASI #1	02/22/19
A-131	ROOF PLAN	Issued For Const. / ASI #1	02/22/19
A-201	EXTERIOR ELEVATIONS	Issued For Const. / ASI #1	02/22/19
A-202	EXTERIOR ELEVATIONS	Issued For Const. / ASI #1	02/22/19
A-203	EXTERIOR ELEVATIONS	Issued For Const. / ASI #1	02/22/19
A-204	EXTERIOR ELEVATIONS	Issued For Const. / ASI #1	02/22/19
A-205	EXTERIOR ELEVATIONS	Issued For Const. / ASI #1	02/22/19
A-301	BUILDING SECTIONS	Issued For Const. / ASI #1	02/22/19
A-302	BUILDING SECTIONS	Issued For Const. / ASI #1	02/22/19
A-311	WALL SECTIONS	Issued For Const. / ASI #1	02/22/19
A-312	WALL SECTIONS	Issued For Const. / ASI #1	02/22/19
A-313	WALL SECTIONS	Issued For Const. / ASI #1	02/22/19
A-314	WALL SECTIONS	Issued For Const. / ASI #1	02/22/19
A-315	WALL SECTIONS	Issued For Const. / ASI #1	02/22/19
A-316	WALL SECTIONS	Issued For Const. / ASI #1	02/22/19
A-317	WALL SECTIONS	Issued For Const. / ASI #1	02/22/19
A-318	WALL SECTIONS	Issued For Const. / ASI #1	02/22/19
A-319	WALL SECTIONS	Issued For Const. / ASI #1	02/22/19
A-320	WALL SECTIONS	Issued For Const. / ASI #1	02/22/19
A-401	EXTERIOR BUILDING DETAILS	Issued For Const. / ASI #1	02/22/19
A-402	EXTERIOR BUILDING DETAILS	Issued For Const. / ASI #1	02/22/19
A-501	ENLARGED RESTROOM / LAUNDRY PLANS	Issued For Const. / ASI #1	02/22/19
A-502	ENLARGED STAIR & ELEVATOR PLANS	Issued For Const. / ASI #1	02/22/19
A-503	STAIR SECTIONS	Issued For Const. / ASI #1	02/22/19
A-504	STAIR & ELEVATOR SECTIONS	Issued For Const. / ASI #1	02/22/19
A-505	MONUMENT SIGN & TRASH ENCLOSURE	Issued For Const. / ASI #1	02/22/19
A-511	PLAN DETAILS - AREA A	Issued For Const. / ASI #1	02/22/19
A-512	PLAN DETAILS - AREA B	Issued For Const. / ASI #1	02/22/19
A-513	PLAN DETAILS - AREA C	Issued For Const. / ASI #1	02/22/19
A-514	PLAN DETAILS AREA A (SECOND FLOOR)	Issued For Const. / ASI #1	02/22/19
A-515	PLAN DETAILS AREA B (SECOND FLOOR), AREA A (THIRD FLOOR)	Issued For Const. / ASI #1	02/22/19
A-601	LIVING UNIT INTERIOR ELEVATIONS	Issued For Const. / ASI #1	02/22/19
A-602	LIVING UNIT INTERIOR ELEVATIONS	Issued For Const. / ASI #1	02/22/19
A-603	INTERIOR ELEVATIONS	Issued For Const. / ASI #1	02/22/19
A-604	INTERIOR ELEVATIONS	Issued For Const. / ASI #1	02/22/19
A-605	INTERIOR ELEVATIONS & INTERIOR DETAILS	Issued For Const. / ASI #1	02/22/19
A-611	MILLWORK SECTIONS	Issued For Const. / ASI #1	02/22/19
A-801	DOOR SCHEDULES	Issued For Const. / ASI #1	02/22/19
A-802	DOOR SCHEDULES	Issued For Const. / ASI #1	02/22/19
A-803	DOOR TYPES	Issued For Const. / ASI #1	02/22/19
A-804	DOOR DETAILS	Issued For Const. / ASI #1	02/22/19
A-805	WINDOW & DOOR DETAILS	Issued For Const. / ASI #1	02/22/19
A-806	STOREFRONT ELEVATIONS & DETAILS	Issued For Const. / ASI #1	02/22/19

STRUCTURAL

S-101	FOUNDATION PLAN AREA A	Issued For Const. / ASI #1	02/22/19
S-102	FOUNDATION PLAN AREA B	Issued For Const. / ASI #1	02/22/19
S-103	FOUNDATION PLAN AREA C	Issued For Const. / ASI #1	02/22/19
S-104	FOUNDATION PLAN GARAGES	Issued For Const. / ASI #1	02/22/19
S-201	SECOND FLOOR FRAMING PLAN AREA A	Issued For Const. / ASI #1	02/22/19
S-202	SECOND FLOOR AND ROOF FRAMING PLAN AREA B	Issued For Const. / ASI #1	02/22/19
S-203	THIRD FLOOR AND ROOF FRAMING PLAN AREA A	Issued For Const. / ASI #1	02/22/19
S-204	ROOF FRAMING PLAN AREA A	Issued For Const. / ASI #1	02/22/19
S-205	ROOF FRAMING PLAN AREA B	Issued For Const. / ASI #1	02/22/19
S-206	ROOF FRAMING PLAN AREA C	Issued For Const. / ASI #1	02/22/19
S-207	ROOF FRAMING PLAN GARAGES	Issued For Const. / ASI #1	02/22/19
S-208	GENERAL STRUCTURAL NOTES	Issued For Const. / ASI #1	02/22/19
S-300	FOUNDATION SECTIONS AND DETAILS	Issued For Const. / ASI #1	02/22/19
S-301	FRAMING SECTIONS AND DETAILS	Issued For Const. / ASI #1	02/22/19
S-302	FRAMING SECTIONS AND DETAILS	Issued For Const. / ASI #1	02/22/19
S-303	SECTIONS AND DETAILS	Issued For Const. / ASI #1	02/22/19
S-401	SECTIONS AND DETAILS	Issued For Const. / ASI #1	02/22/19

INTERIOR

ID-001	MATERIALS LEGEND	Issued For Const. / ASI #1	02/22/19
ID-002	ROOM FINISH SCHEDULE	Issued For Const. / ASI #1	02/22/19
ID-003	ROOM FINISH SCHEDULE	Issued For Const. / ASI #1	02/22/19
ID-201A	FLOORING PLAN	Issued For Const. / ASI #1	02/22/19
ID-201B	FLOORING PLAN	Issued For Const. / ASI #1	02/22/19
ID-201C	FLOORING PLAN	Issued For Const. / ASI #1	02/22/19
ID-202A	FLOORING PLAN	Issued For Const. / ASI #1	02/22/19
ID-202B	FLOORING PLAN	Issued For Const. / ASI #1	02/22/19
ID-203A	FLOORING PLAN	Issued For Const. / ASI #1	02/22/19
ID-204	FLOORING PLAN RESIDENTTYROLS	Issued For Const. / ASI #1	02/22/19
ID-401A	FINISH PLAN	Issued For Const. / ASI #1	02/22/19
ID-401B	FINISH PLAN	Issued For Const. / ASI #1	02/22/19
ID-401C	FINISH PLAN	Issued For Const. / ASI #1	02/22/19
ID-402A	FINISH PLAN	Issued For Const. / ASI #1	02/22/19
ID-402B	FINISH PLAN	Issued For Const. / ASI #1	02/22/19
ID-403A	FINISH PLAN	Issued For Const. / ASI #1	02/22/19
ID-405	INTERIOR ELEVATIONS	Issued For Const. / ASI #1	02/22/19
ID-501A	FURNITURE PLAN	Issued For Const. / ASI #1	02/22/19
ID-501B	FURNITURE PLAN	Issued For Const. / ASI #1	02/22/19
ID-501C	FURNITURE PLAN	Issued For Const. / ASI #1	02/22/19
ID-502A	FURNITURE PLAN	Issued For Const. / ASI #1	02/22/19
ID-502B	FURNITURE PLAN	Issued For Const. / ASI #1	02/22/19
ID-503A	FURNITURE PLAN	Issued For Const. / ASI #1	02/22/19

FOOD SERVICE

FS1.0	EQUIPMENT PLAN	Issued For Const. / ASI #1	02/22/19
FS1.0B	EQUIPMENT PLAN	Issued For Const. / ASI #1	02/22/19
FS1.0C	EQUIPMENT PLAN	Issued For Const. / ASI #1	02/22/19
FS2.0	EQUIPMENT PLAN	Issued For Const. / ASI #1	02/22/19
FS2.0B	EQUIPMENT PLAN	Issued For Const. / ASI #1	02/22/19
FS2.0C	EQUIPMENT PLAN	Issued For Const. / ASI #1	02/22/19
FS3.0	EQUIPMENT PLAN	Issued For Const. / ASI #1	02/22/19
FS3.0B	EQUIPMENT PLAN	Issued For Const. / ASI #1	02/22/19
FS3.0C	EQUIPMENT PLAN	Issued For Const. / ASI #1	02/22/19

MECHANICAL / PLUMBING

M000	MECHANICAL SYMBOLS AND ABBREVIATIONS	Issued For Const. / ASI #1	02/22/19
M101	FIRST FLOOR PLAN - AREA A - HVAC & PIPING	Issued For Const. / ASI #1	02/22/19
M102	FIRST FLOOR PLAN - AREAB - HVAC & PIPING	Issued For Const. / ASI #1	02/22/19
M103	FIRST FLOOR PLAN - AREAC - HVAC & PIPING	Issued For Const. / ASI #1	02/22/19
M104	SECOND FLOOR PLAN - AREA A - HVAC & PIPING	Issued For Const. / ASI #1	02/22/19
M105	SECOND FLOOR PLAN - AREAS - HVAC & PIPING	Issued For Const. / ASI #1	02/22/19
M106	SECOND FLOOR PLAN - AREAC - HVAC & PIPING	Issued For Const. / ASI #1	02/22/19
M107	ROOF PLAN - AREA - MECHANICAL	Issued For Const. / ASI #1	02/22/19
M108	ROOFD PLAN - AREAS - MECHANICAL	Issued For Const. / ASI #1	02/22/19
M109	ROOF PLAN - AREAC - MECHANICAL	Issued For Const. / ASI #1	02/22/19
M201	UNDERFLOOR PLAN - AREA A - PLUMBING	Issued For Const. / ASI #1	02/22/19
M202	UNDERFLOOR PLAN - AREA B - PLUMBING	Issued For Const. / ASI #1	02/22/19
M203	UNDERFLOOR PLAN - AREA C - PLUMBING	Issued For Const. / ASI #1	02/22/19
M204	FIRST FLOOR PLAN - AREA A - PLUMBING	Issued For Const. / ASI #1	02/22/19
M205	FIRST FLOOR PLAN - AREAB - PLUMBING	Issued For Const. / ASI #1	02/22/19
M206	FIRST FLOOR PLAN - AREAC - PLUMBING	Issued For Const. / ASI #1	02/22/19
M207	SECOND FLOOR PLAN - AREA A - PLUMBING	Issued For Const. / ASI #1	02/22/19
M208	SECOND FLOOR PLAN - AREAS - PLUMBING	Issued For Const. / ASI #1	02/22/19
M209	THIRD FLOOR PLAN - AREA A - PLUMBING	Issued For Const. / ASI #1	02/22/19
M301	ENLARGED PLANS - MECHANICAL	Issued For Const. / ASI #1	02/22/19
M302	ENLARGED PLANS - MECHANICAL	Issued For Const. / ASI #1	02/22/19
M303	ENLARGED KITCHEN PLANS - PLUMBING	Issued For Const. / ASI #1	02/22/19
M304	ENLARGED RESTROOM PLANS - PLUMBING	Issued For Const. / ASI #1	02/22/19
M401	PLUMBING RISERS	Issued For Const. / ASI #1	02/22/19
M402	PLUMBING RISERS	Issued For Const. / ASI #1	02/22/19
M403	PLUMBING RISERS	Issued For Const. / ASI #1	02/22/19
M501	MECHANICAL DETAILS	Issued For Const. / ASI #1	02/22/19
M502	MECHANICAL DETAILS	Issued For Const. / ASI #1	02/22/19
M601	MECHANICAL SCHEDULES	Issued For Const. / ASI #1	02/22/19
M701	PLUMBING SCHEDULES	Issued For Const. / ASI #1	02/22/19

FIRE PROTECTION

FP101	FIRST FLOOR PLAN - AREA A - FIRE PROTECTION	Issued For Const. / ASI #1	02/22/19
FP102	FIRST FLOOR PLAN - AREAB - FIRE PROTECTION	Issued For Const. / ASI #1	02/22/19
FP103	FIRST FLOOR PLAN - AREAC - FIRE PROTECTION	Issued For Const. / ASI #1	02/22/19
FP104	SECOND FLOOR PLAN - AREA A - FIRE PROTECTION	Issued For Const. / ASI #1	02/22/19
FP105	SECOND FLOOR PLAN - AREAS - FIRE PROTECTION	Issued For Const. / ASI #1	02/22/19
FP106	THIRD FLOOR PLAN - AREA A - FIRE PROTECTION	Issued For Const. / ASI #1	02/22/19

ELECTRICAL

E000	ELECTRICAL SYMBOLS AND ABBREVIATIONS	Issued For Const. / ASI #1	02/22/19
E001	SITE PLAN - ELECTRICAL	Issued For Const. / ASI #1	02/22/19
E101	FIRST FLOOR PLAN - AREA A - LIGHTING	Issued For Const. / ASI #1	02/22/19
E102	FIRST FLOOR PLAN - AREAS - LIGHTING	Issued For Const. / ASI #1	02/22/19
E103	FIRST FLOOR PLAN - AREAC - LIGHTING	Issued For Const. / ASI #1	02/22/19
E104	SECOND FLOOR PLAN - AREA A - LIGHTING	Issued For Const. / ASI #1	02/22/19
E105	SECOND FLOOR PLAN - AREAS - LIGHTING	Issued For Const. / ASI #1	02/22/19
E106	THIRD FLOOR PLAN - AREA A - LIGHTING	Issued For Const. / ASI #1	02/22/19
E201	FIRST FLOOR PLAN - AREA A - POWER	Issued For Const. / ASI #1	02/22/19
E202	FIRST FLOOR PLAN - AREAS - POWER	Issued For Const. / ASI #1	02/22/19
E203	FIRST FLOOR PLAN - AREAC - POWER	Issued For Const. / ASI #1	02/22/19
E204	SECOND FLOOR PLAN - AREA A - POWER	Issued For Const. / ASI #1	02/22/19
E205	SECOND FLOOR PLAN - AREAS - POWER	Issued For Const. / ASI #1	02/22/19
E206	THIRD FLOOR PLAN - AREA A - POWER	Issued For Const. / ASI #1	02/22/19
E207	ROOF PLAN - AREA A - ELECTRICAL	Issued For Const. / ASI #1	02/22/19
E208	ROOF PLAN - AREAS - ELECTRICAL	Issued For Const. / ASI #1	02/22/19
E209	ROOFD PLAN - AREA C - ELECTRICAL	Issued For Const. / ASI #1	02/22/19
E301	FIRST FLOOR PLAN - AREA A - SPECIAL SYSTEMS	Issued For Const. / ASI #1	02/22/19
E302	FIRST FLOOR PLAN - AREAS - SPECIAL SYSTEMS	Issued For Const. / ASI #1	02/22/19
E303	FIRST FLOOR PLAN - AREAC - SPECIAL SYSTEMS	Issued For Const. / ASI #1	02/22/19
E304	SECOND FLOOR PLAN - AREA A - SPECIAL SYSTEMS	Issued For Const. / ASI #1	02/22/19
E305	SECOND FLOOR PLAN - AREAS - SPECIAL SYSTEMS	Issued For Const. / ASI #1	02/22/19
E306	THIRD FLOOR PLAN - AREA A - SPECIAL SYSTEMS	Issued For Const. / ASI #1	02/22/19
E401	ENLARGED LIVING UNIT PLANS - ELECTRICAL	Issued For Const. / ASI #1	02/22/19
E402	ENLARGED LIVING UNIT PLANS - ELECTRICAL	Issued For Const. / ASI #1	02/22/19
E403	ENLARGED PLANS - ELECTRICAL	Issued For Const. / ASI #1	02/22/19
E404	ENLARGED PLANS - ELECTRICAL	Issued For Const. / ASI #1	02/22/19
E501	POWER RISER DIAGRAM	Issued For Const. / ASI #1	02/22/19
E502	ELECTRICAL DETAILS	Issued For Const. / ASI #1	02/22/19
E503	ELECTRICAL DETAILS	Issued For Const. / ASI #1	02/22/19
E504	ELECTRICAL DETAILS	Issued For Const. / ASI #1	02/22/19
E601	ELECTRICAL SCHEDULES	Issued For Const. / ASI #1	02/22/19
E602	ELECTRICAL SCHEDULES	Issued For Const. / ASI #1	02/22/19
E603	ELECTRICAL SCHEDULES	Issued For Const. / ASI #1	02/22/19
E604	ELECTRICAL SCHEDULES	Issued For Const. / ASI #1	02/22/19
E605	ELECTRICAL SCHEDULES	Issued For Const. / ASI #1	02/22/19

SLAGGIE ARCHITECTS, INC.

ARCHITECT
SLAGGIE ARCHITECTS, INC.
622 NORTH 109TH PLAZA
OMAHA, NEBRASKA 68154
PHONE: (888) 759-1958

CIVIL ENGINEER
OLSSON ASSOCIATES
2111 S. 67TH STREET, #200
OMAHA, NEBRASKA 68106
PHONE: (402) 341-1116

STRUCTURAL ENGINEER
PERFORMANCE ENGINEERING
11811 FORT STREET, SUITE 104
OMAHA, NEBRASKA 68164
PHONE: (402) 255-3654

MEP ENGINEER
ALVINE ENGINEERING
1102 DOUGLAS ON THE MALL
OMAHA, NEBRASKA 68102
PHONE: (402) 349-7007

FOODSERVICE DESIGN
HOCKENBERGS EQUIPMENT & SUPPLY
14063 CORNHUSKER ROAD
OMAHA, NEBRASKA 68138
PHONE: (402) 331-8900

INTERIOR DESIGN
DIRECT SUPPLY APTURA
6767 N. INDUSTRIAL ROAD
MILWAUKEE, WISCONSIN 53223
PHONE: (800) 224-0087
FAX: (866) 335-1596

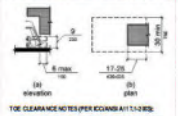
DRAWING SYMBOL LEGEND

SYMBOL	NAME	DESCRIPTION
XXX	NEW DOOR IN STUD WALL	NEW DOOR (#XXX) AND FRAME IN NEW WALL. SEE DOOR SCHEDULE FOR DOOR INFORMATION
AF#	NEW VIEW FRAME OPST DWF/FWF IN NEW WALL	NEW INTERIOR ALUMINUM OR HOLLOW METAL STOREFRONT VIEW FRAME IN NEW METAL STUD AND GWB WALL - SEE VIEW FRAME TYPES ELEVATIONS FOR DETAILS. '#' INDICATES FRAME # ON FRAME TYPES SHEET.
SF# CW#	NEW STOREFRONT/ NEW CURTAIN WALL	NEW EXTERIOR ALUMINUM STOREFRONT OR NEW EXTERIOR ALUMINUM CURTAIN WALL - SEE VIEW FRAME TYPES ELEVATIONS FOR DETAILS. SF# OR CW# INDICATES FRAME # ON FRAME TYPES SHEET.
ELEV	PASSENGER ELEVATOR	PASSENGER ELEVATOR. SEE SPECIFICATIONS.
REC	FULLY RECESSED FIRE EXTINGUISHER CABINET	FULLY-RECESSED ALUMINUM FIRE EXTINGUISHER CABINET W/ SOLID DOOR PANEL AND VERTICAL BLACK DECAL MOUNT TOP OF CABINET AT 5'-0" AFF MAX. (A.D.A.) CLEAR ANODIZED ALUMINUM FINISH W/ CLEAR GLASS. PROVIDE FIRE EXTINGUISHER EQUAL TO J.L. COSMIC #6E. INSPECTION TAGS NEED
FE	FIRE EXTINGUISHER AND BRACKET	WALL MOUNTED FIRE EXTINGUISHER AND BRACKET AS REQ'D BY LOCAL FIRE CODE OFFICIALS. MOUNT TOP OF EXTINGUISHER AT 48" AFF MAX. (A.D.A.) INSPECTION TAGS NEED TO BE PROVIDED BY G.C. PROVIDE SIMOPRED SIGNAGE ABOVE FIRE EXTINGUISHER AT 6' AFF
DS	DOWNSPOUT	6"X6" PREFINISHED (KYNAR 500) ALUMINUM SHOP-FABRICATED BOX DOWNSPOUT FROM GUTTER OR SCUPPER ABOVE. CONTINUE TO UNDERGROUND STORM DRAIN SYSTEM PER CIVIL DRAWINGS S.U.N.O. SEE EXTERIOR ELEVATIONS FOR EXT. FINISHES. HIDDEN SEAM - TYP.
	ELEVATION	HEIGHT ABOVE FINISH FLOOR ELEVATION.
2-HOUR X 3'-0"	WALL TYPE TAG	WALL TYPE SYMBOL INDICATES TYPE OF WALL CONSTRUCTION WITH FIRE RATING AND HEIGHT WHERE APPLICABLE. REFER TO WALL TYPES (SHEET A-602) FOR DETAILS.
XXX 9'-0"	CEILING TAG	INDICATES CEILING TYPE AND HEIGHT FROM FLOOR BELOW
X XX	ENLARGED PLAN OR DETAIL TAG	ENLARGED DETAIL SYMBOL - INDICATES A PART OR SECTION OF DRAWING TO BE ENLARGED OR DETAILED. SEE THE SHEET INDICATED FOR THE ENLARGEMENT OR DETAIL
X XX	INTERIOR ELEVATION TAG	INTERIOR ELEVATION SYMBOL - SEE SHEET AND DRAWING # INDICATED FOR ASSOCIATED ELEVATION.
X XX	EXTERIOR ELEVATION TAG	EXTERIOR ELEVATION SYMBOL - SEE SHEET AND DRAWING # INDICATED FOR ASSOCIATED ELEVATION.
X XX	WALL SECTION TAG	SECTION SYMBOL - INDICATES LOCATION OF SECTION CUT AND DIRECTION. SEE SHEET AND DRAWING # INDICATED FOR ASSOCIATED SECTION.
X XX	BUILDING SECTION TAG	SECTION SYMBOL - INDICATES LOCATION OF SECTION CUT AND DIRECTION. SEE SHEET AND DRAWING # INDICATED FOR ASSOCIATED SECTION.
X.X	COLUMN LINE MARKER	STRUCTURAL COLUMN LINE MARKER, REFERS TO STRUCTURAL ENGINEERING DWG'S COLUMN LINE NUMBERING SYSTEM.
DS ROOF	THRU-WALL SCUPPER AND CONDUCTOR HEAD	PREFINISHED SHOP FABRICATED METAL THRU-WALL OVERFLOW SCUPPER SLEEVE AND CONDUCTOR HEAD. KYNAR 500 PAINTED
EWC	SURFACE MOUNTED ELECTRIC WATER COOLER	SURFACE MOUNTED STAINLESS STEEL SELF-CONTAINED ELECTRIC REFRIGERATED BILEVEL WALL MOUNTED BARRIER-FREE WATER COOLER W/ GRAY POLYMER CABINET.

GENERAL NOTES

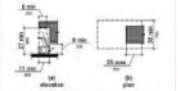
1. ALL NEW CONSTRUCTION SHALL MEET LATEST EDITIONS OF ALL APPLICABLE NATIONAL, STATE, AND LOCAL BUILDING CODES.
2. BUILDING PERMIT WILL BE REQUIRED FOR THE PROJECT. PERMIT SHALL BE OBTAINED AND PAID FOR BY THE GENERAL CONTRACTOR.
3. CONTRACTOR SHALL VISIT THE JOB SITE AND SHALL REVIEW THE CONTRACT DOCUMENTS TO FAMILIARIZE HIMSELF WITH THE REQUIREMENTS AND INTENT OF THE SCOPE OF WORK PRIOR TO BID. ANY DEFICIENCIES OR DISCREPANCIES DISCOVERED SHALL BE REPORTED TO THE PROJECT MANAGER OR THE ARCHITECT FOR REMEDY AND CLARIFICATION PRIOR TO COMMENCING ANY WORK.
4. EACH CONTRACTOR AND SUB-CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF HIS WORK WITH THE WORK OF SUB-CONTRACTORS OR OTHER CONTRACTORS.
5. WORKMANSHIP SHALL BE OF THE HIGHEST QUALITY. QUALITY MATERIALS SHALL BE USED THROUGHOUT. ALL WORK SHALL BE DONE IN A MANNER SO AS TO MATCH ADJACENT WORK AND FINISHES AND APPROVED BY OWNER.
6. CONTRACTORS SHALL BE RESPONSIBLE FOR CONTAINING THEIR WORK WITHIN THE WORK AREA AND TO PROTECT THE PUBLIC FROM INJURIES AT ALL TIMES. CONTRACTOR SHALL SECURE WORK AT THE END OF EACH WORK DAY.
7. KEEP PREMISES BROOMED CLEAN AT ALL TIMES FROM FOREIGN MATERIAL CREATED UNDER THE CONTRACT. PROVIDE TARPAULINS TO PROTECT ALL FINISHES, SURFACES, AND EQUIPMENT.
8. AREAS FOR MATERIAL STORAGE, TRASH DISPOSAL, WORKMENS PARKING, ETC., SHALL BE COORDINATED WITH THE OWNER'S REPRESENTATIVE.
9. ALL WOOD BLOCKING AND PLYWOOD BACKING TO BE FIRE RETARDANT TREATED.
10. ALL DIMENSIONS TO BE VERIFIED BY CONTRACTOR.

ICC / ANSI A117.1-2003 TOE & KNEE CLEARANCE



TOE CLEARANCE NOTES (PER ICC/ANSI A117.1-2003):

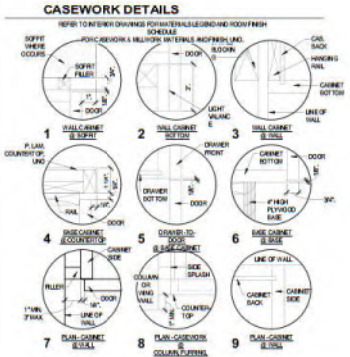
1. SPACE BENEATH AN ELEMENT SET WEEN THE FLOOR AND 9 INCHES ABOVE THE FLOOR SHALL BE CONSIDERED TOE CLEARANCE.
2. MAXIMUM DEPTH. TOE CLEARANCE SHALL BE PERMITTED TO EXTEND 25 INCHES MAXIMUM UNDER AN ELEMENT.
3. MINIMUM DEPTH. WHERE TOE CLEARANCE IS REQUIRED AT AN ELEMENT AS PART OF THE CLEAR FLOOR SPACE, THE TOE CLEARANCE SHALL EXTEND 17 INCHES MINIMUM BENEATH THE ELEMENT.
4. ADDITIONAL CLEARANCE. SPACE EXTENDING GREATER THAN 6 INCHES BEYOND THE AVAILABLE KNEE CLEARANCE AT 9 INCHES ABOVE THE FLOOR SHALL NOT BE CONSIDERED TOE CLEARANCE.
5. WIDTH. TOE CLEARANCE SHALL BE 30 INCHES MINIMUM IN WIDTH.

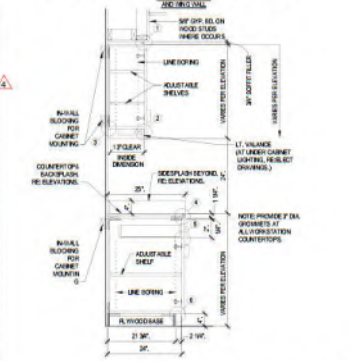


KNEE CLEARANCE NOTES (PER ICC/ANSI A117.1-2003):

1. SPACE BENEATH AN ELEMENT SET WEEN 9 INCHES AND 27 INCHES ABOVE THE FLOOR SHALL BE CONSIDERED KNEE CLEARANCE.
2. MAXIMUM DEPTH. KNEE CLEARANCE SHALL BE PERMITTED TO EXTEND 25 INCHES MAXIMUM UNDER AN ELEMENT AT 9 INCHES ABOVE THE FLOOR.
3. MINIMUM DEPTH. WHERE KNEE CLEARANCE IS REQUIRED BENEATH AN ELEMENT AS PART OF THE CLEAR FLOOR SPACE, THE KNEE CLEARANCE SHALL BE 11 INCHES MINIMUM IN DEPTH AT 9 INCHES ABOVE THE FLOOR, AND 8 INCHES MINIMUM IN DEPTH AT 27 INCHES ABOVE THE FLOOR.
4. CLEARANCE REDUCTION. BETWEEN 9 INCHES AND 27 INCHES ABOVE THE FLOOR, THE KNEE CLEARANCE SHALL BE PERMITTED TO BE REDUCED AT A RATE OF 1 INCH FOR EACH INCHES IN HEIGHT.
5. WIDTH. KNEE CLEARANCE SHALL BE 30 INCHES MINIMUM IN WIDTH.

CASEWORK DETAILS

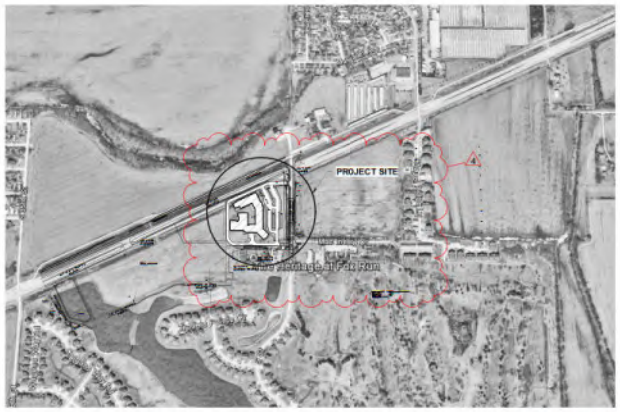




ABBREVIATIONS

A.F.F.	ABOVE FINISHED FLOOR	F.R.	FIRE-RETARDANT		S.C.	SOLID CORE	
C.C.A.	CHROMATED COPPER ARSENATE	F.V.	FIELD VERIFY		SCHED.	SCHEDULE	
C.J.	CONTROL JOINT	GA.	GAUGE		S.D.	SMOKE DETECTOR	
C.L.	CENTERLINE	GWB	GYPSUM WALL BOARD		SF.	SQUARE FOOT	
CLG.	CEILING	HB.	HOSE BIBB		SIM.	SIMILAR	
C.M.U.	CONCRETE MASONRY UNIT	HC.	HOLLOW CORE		SND	SAME AS NEW IN PENN DISPOSAL	4
C.O.	CASED OPENING	HD.	HOT-DIPPED		SQ.	SQUARE	
CONC.	CONCRETE	HM.	HOLLOW METAL		S.S.	STAINLESS STEEL	
CONT.	CONTINUOUS	HT.	HEIGHT		STD.	STANDARD	
C.T.	CERAMIC TILE	I.D.	INSIDE DIAMETER		T.	TREAD	
D.	DIMER	J.	JOINT		T.C.	TRASH COMPACTOR	
D.H.	DOUBLE HUNG	K.S.	KNEE SPACE		T.O.S.	TOP OF BEAM (STEEL)	
DIA.	DIAMETER	LAV.	LAVATORY		T.O.C.	TOP OF CONCRETE	
DN.	DOWN	LVL.	LAMINATED VENEER LUMBER		T.O.W.	TOP OF WALL	
D.S.	DOWNSPOUT	MAX.	MAXIMUM		TV.	TELEVISION	
D.W.	DISHWASHER	MECH.	MECHANICAL		TYP.	TYPICAL	
EA.	EACH	MFR.	MANUFACTURER		V.I.F.	VERIFY IN FIELD	
E.I.F.S.	EXTERIOR INSULATION FINISH SYSTEM (DRY-VIT)	MIN.	MINIMUM		U.N.O.	UNLESS NOTED OTHERWISE	
		MR.	MR HOOD	4	W.	WASHER	
E.J.	EXPANSION JOINT	M.W.	MICROWAVE		W/D	WASHER/ DRYER	4
ELEV.	ELEVATION	NIC.	NASONRY OPENING		W.C.	WALK IN CLOSET	
E.Q. / EQ	EQUAL	N.I.C.	NOT IN CONTRACT		W.H.	WATER HEATER	
EXIST.	EXISTING	NO.	NUMBER		W.R.	WATER RESISTANT	
EXT.	EXTERIOR	NOM.	NOMINAL		W.W.F.	WELDED WIRE FABRIC	
E.W.	EACH WAY	N.T.S.	NOT TO SCALE		1ST.	FIRST	
E.W.C.	ELECTRIC WATER CLOSET	O.C.	ON CENTER		2ND	SECOND	
F.B.O.	FURNISHED BY OWNER	OCC.	OCCUPANCY				
FE.	FIRE EXTINGUISHER	O.D.	OUTSIDE DIAMETER				
	MOUNT	O.H.	OVERHEAD/OVERHUNG				
FEC	FIRE EXTINGUISHER CABINET W/FIRE EXTINGUISHER	OPP.	OPPOSITE				
		PR.	PAIR				
F.D.	FLOOR DRAIN	P.S.I.	POUNDS SQUARE INCH				
F.O.B.	FACE OF BRICK	P.S.F.	POUNDS SQUARE FOOT				
F.O.C.	FACE OF CONCRETE	R.	RISER				
F.O.C.M.U.	FACE OF CMU	RE:	REFER (TO)	4			
F.O.S.S.	FACE OF EXTERIOR SHEATHING	REQ.	REQUIRED				
		REF.	REFRIGERATOR				
F.O.G.	FACE OF GYPSUM	RM.	ROOM				
	(+ALLOWAN)	RO.	ROUGH OPENING				
F.O.S.	FACE OF STUD						

4 FIRE-RETARDANT



LOCATION MAP



VICINITY MAP

Casework Details 12" = 1'-0" 5

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888-756-1958
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The Heritage at Fox Run - Council Bluffs

New Construction
4800 Council Pointe Road
Council Bluffs, Iowa 51501

	Revisions:
4	Issued For Const. / ASI #1 02/22/19

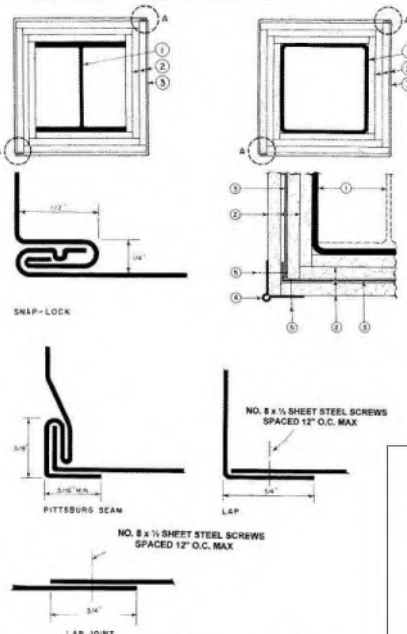
Project #: 181001

Issued For Construction
February 22, 2019

GENERAL INFORMATION

A-001

DESIGN NO. X526 - RATING - 1HR, 2 HR, 3 HR, & 4 HR



W Shape Columns								
	Min Column Size				Rating Hr			
Dsg	Outside Dimensions In.	Flange Thkns In.	Web Thkns In.	In.² Area	Total Thkns of Layers of Wallboard In. 1	2	3	4
W4x13	4-1/8x4	0.345	0.280	3.82	1	1-1/2	2-1/4	–
W6x15.5	6x6	0.269	0.235	4.56	1	1-1/2	2-1/4	3-1/8
W10x49	10x10	0.558	0.340	14.4	1/2	1-1/8	1-7/8	2-1/2

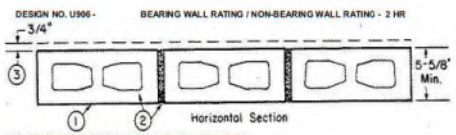
Tubular Shape Columns							
				Rating Hr			
				Total Thkns of			
	Min Column Size			Layers of Wallboard In.			
Dsg	Outside Dimensions In.	Thkns In.	In.²Area	1	2	3	4
TS4X4X0.188	4X4	0.188	2.74	1	1-3/4	2-5/8	-
TS4.5X4.5X0.250	4.5X4.5	0.25	3.84	5/8			
TS8X8X0.250	8X8	0.250	7.48	5/8	1-1/2	2-1/2	-

Applied in layers as shown in above illustration. Each layer held together with paper masking with extra tape during erection to allow placement of succeeding layers.

For column sizes of 2 hr unless, one layer of gypsum board may be applied to the outer surface of steel cover.
Boards applied vertically, without horizontal joints, attached to cover with screws spaced 1 in. from the board edge and 8 in. OC.

ACADIA DRYWALL SUPPLIES LTD (View Classification) — ONNUR5978
AMERICAN GYPSUM CO (View Classification) — ONNUR14166
BEIJING NEW BUILDING MATERIALS PUBLIC LTD CO (View Classification) — ONNUR1929
CERTAINTEED GYPSUM INC (View Classification) — ONNUR3980
CGC INC (View Classification) — ONNUR13751
CONFIDENTIAL BUILDING PRODUCTS OPERATING CO, L L C (View Classification) — ONNUR18452
GEORGIA-PACIFIC GYPSUM L L C (View Classification) — ONNUR7017
LOADMASTER SYSTEMS INC (View Classification) — ONNUR11865
NATIONAL GYPSUM CO (View Classification) — ONNUR13781
PASCO BUILDING PRODUCTS L L C, DBA PASCO GYPSUM (View Classification) — ONNUR7004
PANEL REY S A (View Classification) — ONNUR2796
SAINT-GOBAIN INDUSTRY (SAINTGOBAIN) CO LTD (View Classification) — ONNUR19262
THAI GYPSUM PRODUCTS PCL (View Classification) — ONNUR2751
UNITED STATES GYPSUM CO (View Classification) — ONNUR7315
USG MEXICO S A DE C V (View Classification) — ONNUR10081
2A Gypsum Board" — As an alternate to Item 2, 3/4in. thick applied as described in Item 2.
CGC INC — Type IP-X3 or ULTRACODE
UNITED STATES GYPSUM CO — Type IP-X3 or ULTRACODE
USG BORAL DRYWALL L L C (IP2 — Type ULTRACODE
USG MEXICO S A DE C V — Type IP-X3 or ULTRACODE

DESIGN NO. U906 - BEARING WALL RATING / NON-BEARING WALL RATING - 2 HR



1. Concrete Blocks" — Nominal 6 in. by 16 in. hollow or solid. Various designs. Classification (2 hr). See Concrete Blocks category for list of eligible manufacturers.

ANCHOR CONCRETE PRODUCTS INC
GAGNE & SON CONCRETE BLOCK INC
GLENWOOD MASONRY PRODUCTS

Allowable compressive stress of 57% of max. allowable compressive stress in accordance with the empirical design method.

OLDCASTLE APG SOUTH INC, DBA ADAMS PRODUCTS
WESTBROOK CONCRETE BLOCK CO INC

Allowable compressive stress of 75.0% of max. allowable compressive stress in accordance with the empirical design method.

2. Mortar — Blocks laid in full bed of mortar, nom. 3/8 in. thick, of mixture from 3-1/4 and not more than 3-1/2 parts of clean sharp sand to 1 part Portland cement (proportioned by volume) and not more than 50 percent hydrated lime (by cement volume). Vertical joints staggered.
3. Reinforcement Ladder or Truss or Gypsum Plaster — Add 12 in. o/c classifications if used. Attached to concrete blocks (Item 1).
4. Painted Finish" — (Optional) Not Shown) — 1-1/2 in. thick min. 4 lb/ft² wet sheathing attached to concrete blocks (Item 1).
ATLAS ROOFING CORP — "Energy Shield Pro Wall Insulation" and "Energy Shield Pro 2 Wall Insulation"

CARLISLE COATINGS & WATERPROOFING INC — Type FD+ Sheath

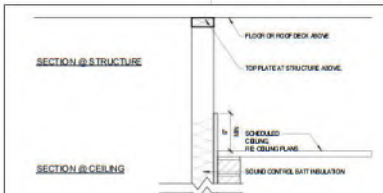
FIBREX ONE BUILDING PRODUCTS CO L L C — "Envergo™ CI Foil Exterior Wall Insulation" and "Envergo™ CI Glass Exterior Wall Insulation"

HUNTER PANELS — Type Iso-Core A, Kit 286

RMAX OPERATING L L C — "TSX4560", "TSA4512", "Thermasheath-XP", "EC-SMART", "Thermasheath-3", "Durasheath-3"

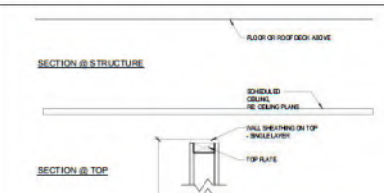
THE DOW CHEMICAL CO — Types Thermax Sheathing, Thermax Light Duty Insulation, Thermax Heavy Duty Insulation, Thermax Metal Building Board, Thermax White Finish Insulation, Thermax Exterior Insulation, Thermax XARMOR or Exterior Insulation, Thermax IH Insulation, Thermax Plus Liner Panel, Thermax Heavy Duty Plus (HDP) and TUFF-R™ -II Insulation

4A. Building Units — As an alternate to Item 5, min. 14in thick polypropylene and composite formed plastic insulation board by nom. 48 by 48 or 96 in.
RMAX OPERATING L L C — "Thermasheath-5F, "EC-BASE-5F", "ThermaBase-CI"



WALL TYPE	STUD SIZE	WALL SHEATHING	WALL THICKNESS	INSULATION TYPE
G1	3 1/2"	5/8" GWB	4 3/4"	SOUND BATTS
LOCATIONS: FIREPLACE				

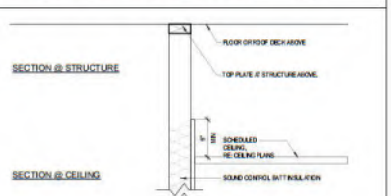
FULL HEIGHT FURRING
(FULL HEIGHT STUD / PARTIAL HEIGHT GWB WITH BRICK)
Wall Type 'G'
1 1/2" = 1'-0"



WALL TYPE	STUD SIZE	WALL SHEATHING	WALL THICKNESS	INSULATION TYPE
E1	3 1/2"	5/8" GWB	4 3/4"	NONE
E2	5 1/2"	5/8" GWB	6 3/4"	NONE

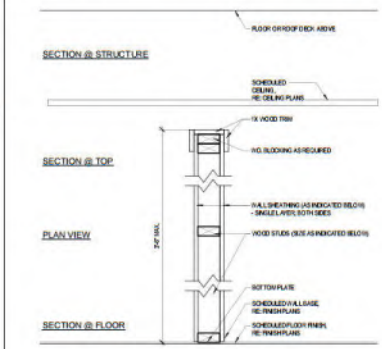
LOCATIONS: LIVING WC-2 S, LIVING WC-2 E, LIVING WC-2 N, LIVING WC-2 W, LIVING WC-2 14, STUDIO 106, STUDIO 107, STUDIO 118, STUDIO 204, STUDIO 207, STUDIO 214, STUDIO 217, STUDIO 220, STUDIO 225, STUDIO 229, STUDIO 232, STUDIO 304, & STUDIO 307

PARTIAL HEIGHT PARTITION
(PARTIAL HEIGHT STUD / PARTIAL HEIGHT GWB)
Wall Type 'E'
1 1/2" = 1'-0"



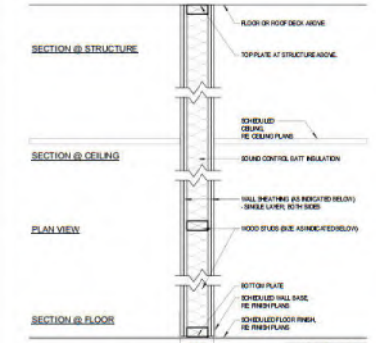
WALL TYPE	STUD SIZE	WALL SHEATHING	WALL THICKNESS	INSULATION TYPE
B1	3 1/2"	5/8" GWB	4 3/4"	SOUND BATTS
B2	5 1/2"	5/8" GWB	6 3/4"	SOUND BATTS
B3	7 1/4"	5/8" GWB	8 1/2"	SOUND BATTS

FULL HEIGHT FURRING
(FULL HEIGHT STUD / PARTIAL HEIGHT GWB)
Wall Type 'B'
1 1/2" = 1'-0"



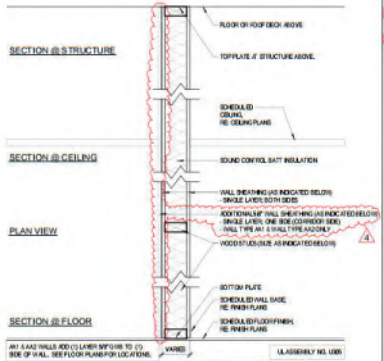
WALL TYPE	STUD SIZE	WALL SHEATHING	WALL THICKNESS	INSULATION TYPE
F1	3 1/2"	5/8" GWB	4 3/4"	NONE
F2	5 1/2"	5/8" GWB	6 3/4"	NONE
LOCATIONS: STAIRS				

PARTIAL HEIGHT PARTITION W/ TRIM
(PARTIAL HEIGHT STUD / PARTIAL HEIGHT GWB)
Wall Type 'F'
1 1/2" = 1'-0"



WALL TYPE	STUD SIZE	WALL SHEATHING	WALL THICKNESS	INSULATION TYPE
D1	3 1/2"	(2) 5/8" GWB	6"	SOUND BATTS
D2	5 1/2"	(2) 5/8" GWB	8"	SOUND BATTS
D3	7 1/4"	(2) 5/8" GWB	9 3/4"	SOUND BATTS
SEE FLOOR PLANS FOR LOCATIONS				

FULL HEIGHT PARTITION (WOOD STUD)
(FULL HEIGHT STUD / (2) LAYERS FULL HEIGHT GWB)
Wall Type 'D'
1 1/2" = 1'-0"



A1 & A2 WALLS ADD (1) LAYER 5/8" GWB TO (1) SIDE OF WALL. SEE FLOOR PLANS FOR LOCATIONS.

WALL TYPE	STUD SIZE	WALL SHEATHING	WALL THICKNESS	INSULATION TYPE
A1	3 1/2"	5/8"GWB	4 3/4"	SOUND BATTS
A2	5 1/2"	5/8"GWB	6 3/4"	SOUND BATTS
A3	7 1/4"	5/8"GWB	8 1/2"	SOUND BATTS
A4	3 1/2"	5/8"GWB + (2) 5/8"GWB	5 3/8"	SOUND BATTS
A5	5 1/2"	5/8"GWB + (2) 5/8"GWB	7 3/8"	SOUND BATTS

FULL HEIGHT PARTITION (WOOD STUD)
(FULL HEIGHT STUD / FULL HEIGHT GWB)
Wall Type 'A'
1 1/2" = 1'-0"

WALL TYPE	STUD SIZE	WALL SHEATHING	WALL THICKNESS	INSULATION TYPE
C1	3 1/2"	5/8" GWB	11 3/8"	SOUND BATTS
C2	5 1/2"	5/8" GWB	13 + 1 3/8"	SOUND BATTS
C3	7 1/4"	5/8" GWB	11 + 3 1/2"	SOUND BATTS
LOCATIONS: ELEVATOR SHAFT WALLS; WEST WALL AND SOUTH WALL OF ELEVATOR SHAFT TO BE 5/8" CMU WITH HAT FURRING WALL				

FULL HEIGHT MASONRY WALL / FULL HEIGHT FURRING WALL
Wall Type 'C'
1 1/2" = 1'-0"

GENERAL NOTES:

FLOOR
- ADJUST BASE HEIGHT FOR THICKNESS OF FLOOR FINISH AS REQUIRED

STUDS
- 22 GAUGE STEEL (MIN) INDICATE GAUGE AS REQUIRED FOR SPECIFIC HEIGHT REQUIREMENTS, RE: STRUCTURAL
- SPACING AT 16" O.C. TYPICAL U.N.O.
- BRACE TO STRUCTURE ABOVE AS REQUIRED
- PROVIDE DEEP SLOTTED TRACK TO ALLOW FOR 1" VERTICAL DEFLECTION AT ROOF ONLY.

SHEATHING
- USG TYPE 'X' GYPSUM WALL BOARD (GWB) TYPICAL U.N.O.
- PROVIDE MOISTURE RESISTANT GWB (GREENBOARD) AT ALL RESTROOM WALLS
- PROVIDE CEMENT BOARD AT ALL CERAMIC TILE APPLICATIONS, U.N.O.
- 5/8" THICK, U.N.O. (AS INDICATED PER WALL TYPE TABLE)

INSULATION
- BATT INSULATION, RE: FIBERGLASS EQUAL TO JOHN MANVILLE OR OWENS CORNING
- TYPICALLY OCCURS IN DEMISING WALLS BETWEEN TENANT SPACES
- PROVIDE THERMAL BATTS AT EXTERIOR WALLS AS INDICATED ON PLAN DETAILS AND WALL SECTIONS

FIRE RATING
- PROVIDE FIRE RATED CONSTRUCTION ONLY WHERE INDICATED ON PLANS

NOTE: ALL WALL TYPE A1 WALLS WITHIN LINING UNITS AND OTHER PUBLIC SPACES ARE TO BE NON-RATED TYPE A1 WALLS, U.N.O. REFER TO LIFE SAFETY PLANS AND FLOOR PLANS.

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The Heritage at Fox Run - Council Bluffs

New Construction
4800 Council Pointe Road
Council Bluffs, Iowa 51501

Revisions:	
4	Issued For Const. / ASI #1 — 02/22/19

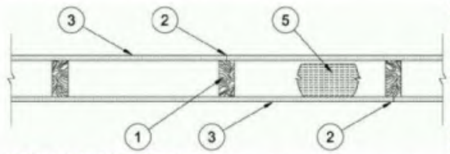
Project #: 181001

Issued For Construction
February 22, 2019

WALL TYPES & UL ASSEMBLIES

A-002

DESIGN NO. U305 - BEARING WALL RATING - 1 HR



[illegible]

CONTINENTAL BUILDING PRODUCTS OPERATING CO, L L C — Type LGFC6A (finish rating 24 min), Type LGFC2A, Type LGFC-C/A, Type LGFC-WD, Type LGLLX (finish rating 21 min)

GEORGIA-PACIFIC GYPSUM L L C — [illegible]

NATIONAL GYPSUM CO — Type FSK (finish rating 28 min), Type FSK-G (finish rating 28 min), Type FSW (finish rating 28 min), Type FSW-2 (finish rating 24 min), Type FSW-3 (finish rating 26 min), Type FSW-5 (finish rating 22 min), Type FSW-G (finish rating 20 min), Type FSK-C (finish rating 20 min), Type FSW-C (finish rating 20 min), Type FSMR-C, Type FSW-6 (finish rating 20 min), Type FSL (finish rating 24 min), Type FSW-6

PABCO BUILDING PRODUCTS LLC, DBA PABCO GYPSUM — Types C, PG-2 (finish rating 28 min), PG-3 (finish rating 20 min), Types PG-3W, PG-6W (finish rating 26 min), Type PG-4 (finish rating 20 min), Type PG-5 (finish rating 23 min), Types PG-3WS, PG-6WS, PG6-WRS (finish rating 28 min), Types PG-5, PG-9 (finish rating 26 min), PG-11 or Type PG-C

PANEL REY S A — Type GREX, PRX, PRC, PRC2; Types RHX, MDX, ETX (finish rating 22 min)

SIAM GYPSUM INDUSTRY (SARABURI) CO LTD — Type EX-1 (finish rating 26 min)

THAI GYPSUM PRODUCTS PCL — Type C, Type X (finish rating 26 min)

UNITED STATES GYPSUM CO — [illegible]

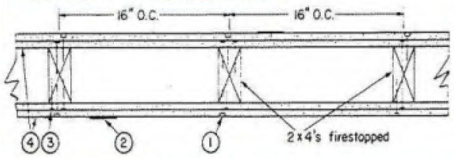
USG MEXICO S A DE C V — [illegible]

3A. Gypsum Board* — (As an alternate to Item 3) — 5/8 in. thick gypsum panels, with beveled, square, or tapered edges, applied either horizontally or vertically. Gypsum panels fastened to framing with 1-1/4 in. long Type W coarse thread gypsum panel steel screws spaced a max 8 in. OC, with last screw 1 in. from edge of board. When used in widths of other than 48 in., gypsum boards are to be installed horizontally.
AMERICAN GYPSUM CO — Types AGX-1 (finish rating 25 min), M-Glass (finish rating 25 min), Type AG-C (finish rating 25 min.)

CERTAINTEED GYPSUM INC — Type C, Type X or Type X-1 (finish rating 26 min)

[illegible]

DESIGN NO. U301 - BEARING WALL RATING - 2 HR



[illegible]

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The Heritage at Fox Run - Council Bluffs

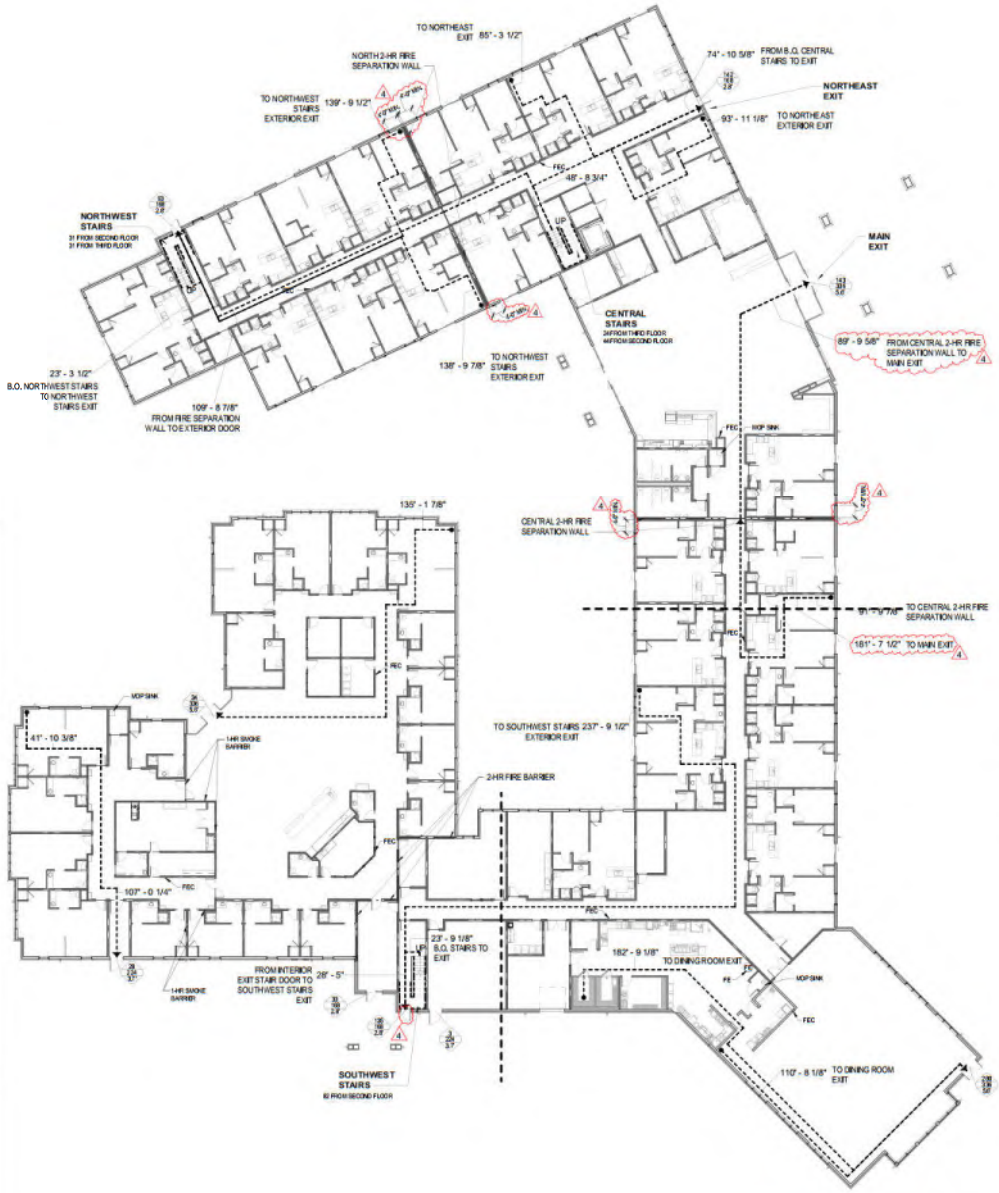
New Construction
4800 Council Pointe Road
Council Bluffs, Iowa 51501

Revisions

Project # 181001

Issued For Construction
February 22, 2019

UL ASSEMBLIES
A-003



Life Safety Plan - First Floor 2
1/16" = 1'-0"

Life Safety Plan - First Floor Garages 3
1/16" = 1'-0"

FIRE SEPARATION WALLS

- 2-HR FIRE SEPARATION WALL
- 2-HR FIRE BARRIER
- 1-HR FIRE BARRIER
- 1-HR SMOKE BARRIER
- 1-HR FIRE PARTITION

ADA NOTES

RESTROOMS

GRAB BARS: MOUNT 42" SIDE GRAB BAR 12" FROM REAR WALL

TOILET PAPER DISPENSER: MOUNT 19" MIN. A.F.F. TO CENTER

DISPENSER: IS OT @ 48" A.F.F.

TOILET SEAT: SHALL BE 17"-19" ABOVE FLOOR

MIRROR: BOTTOM @ 40" A.F.F.

SINK: RIM @ 34" MAX. A.F.F., CLEAR SPACE OF 27" MIN. FLOOR TO APRON, EXPOSED PIPES UNDER LAVATORIES SHALL BE INSULATED OR OTHERWISE COVERED. THERE SHALL BEND SHARP OR ABRASIVE SURFACES UNDER LAVATORIES.

NOTE: PROVIDE SOLID WOOD BLOCKING IN WALLS FOR MOUNTING OF ALL ACCESSORIES.

ACCESSIBLE RAMP

SLOPE: MAXIMUM SLOPE OF RAMP SHALL NOT EXCEED 1:12.

WIDTH: MIN. CLEAR WIDTH IS 36"

HANDRAIL: HANDRAIL SHALL BE MOUNTED AT 36" A.F.F. AND SHALL BE PROVIDED ON BOTH SIDES OF RAMP.

LANDING: LANDING SHALL BE 60" X 60" CLEAR.

DOORS

SHALL HAVE A MINIMUM CLEAR OPENING OF 32".

REQUIRE A MIN. OF 18" CLEAR WALL SPACE ON THE PULL SIDE.

ON DOORS W/ CLOSERS, THE MAX. FORCE FOR PUSHING OR PULLING IS 5 LBF.

LEGEND

- EGRESS PATH — MAXIMUM TRAVEL DISTANCE
- OCCUPANT FLOW — DIRECTION OF OCCUPANT FLOW THROUGH ELEMENT, WITH NUMBER OF OCCUPANTS ADVANCING
- AREA TAG — ROOM / SPACE AREA (SQ FT); OCCUPANT LOAD FACTOR (SQ FT / PERSON); NUMBER OF CALCULATED OCCUPANTS
- EXIT TAG — TOTAL NUMBER OF OCCUPANTS EXITING; CAPACITY OF EXIT ELEMENT; EXIT WIDTH (DECIMAL FEET)

CODE REVIEW

ALL WORK UNDER THIS CONTRACT SHALL COMPLY WITH THE PROVISIONS OF THE SPECIFICATIONS AND DRAWINGS, AND SHALL SATISFY ALL APPLICABLE CODES, ORDINANCES AND REGULATIONS OF ALL GOVERNING BODIES HAVING JURISDICTION.

PROJECT INFORMATION SUMMARY:
(PER TABLE 504.3, SECTION 506, & T ABLE 508.2)

BUILDING OCCUPANCY: R-2 INDEPENDENT LIVING; 1 MEMORY CARE

BUILDING CONSTRUCTION CLASS: TYPE V-A, BUILDING IS FULLY PROTECTED BY AUTOMATIC FIRE SPRINKLER SYSTEM (NFPA 13)

BUILDING HEIGHT (ALLOWABLE): R-2 = 60'-0" (3 STORIES); S-1 = 70'-0" & 3 STORIES

BUILDING HEIGHT (ACTUAL): R-2 = 33'-0"; S-1 = 23'-0"

BUILDING AREA (ALLOWABLE): R-2 = 12,000 SF PER STORY

As = [N + [Pi + Pi + (Ai × Ki)]

- = 12,000 + [12,000 × 0.75 + [12,000 × 0]
- = 12,000 + 9,000 + 24,000
- = 45,000 SF PER STORY ALLOWABLE

Ai = AREA OF EACH STORY

- = 42,000 + [42,000 × 0.75 + [42,000 × 0]
- = 42,000 + 31,500 + 126,000
- = 199,500 SF PER STORY ALLOWABLE

BUILDING AREA (ACTUAL): R-2 (3 STORIES)
1 ST FLOOR = 37,211 SF (ACCEPTABLE)
2 ND FLOOR = 33,113 SF (ACCEPTABLE)
3 RD FLOOR = 12,337 SF (ACCEPTABLE)

S-1 (1 STORY)
1 ST FLOOR = 14,000 SF (ACCEPTABLE)

* 1 ST FLOOR: R-2 OCCUPANCY SEPARATED FROM S-1 OCCUPANCY BY 2-HR FIRE BARRIER WALL. COMPLIES WITH 2015 IBC.

APPLICABLE CODES:

BUILDING CODE:	2015 IBC
MECHANICAL CODE:	2015 INTERNATIONAL MECHANICAL CODE & STATE MECHANICAL CODE AMENDMENTS
ELECTRICAL CODE:	2017 NATIONAL ELECTRICAL CODE
PLUMBING CODE:	2015 UNIFORM PLUMBING CODE & STATE PLUMBING CODE AMENDMENTS
FIRE CODE:	2015 INTERNATIONAL FIRE CODE
LIFE SAFETY:	2015 LIFE SAFETY CODE
ENERGY CODE:	2012 INTERNATIONAL ENERGY CODE

SECTION 709 SMOKE BARRIERS:
709.3 - A 1-HOUR FIRE-RESISTANCE RATING IS REQUIRED FOR SMOKE BARRIERS.

709.5 - OPENINGS IN A SMOKE BARRIER SHALL BE PROTECTED IN ACCORDANCE WITH SECTION 716.

TABLE 803.1 INTERIOR WALL AND CEILING FINISH REQUIREMENTS BY OCCUPANCY:

GROUP	INTERIOR EXIT STAIRWAYS	CORRIDORS	ROOMS/ENCLOSED SPACES
R-2	B	B	B/C*
	C	C	C

* CLASS C INTERIOR FINISH MATERIALS SHALL BE PERMITTED IN ADMINISTRATIVE SPACES. * CLASS C INTERIOR FINISH MATERIALS SHALL BE PERMITTED IN ROOMS WITH A CAPACITY OF 4 PERSONS OR LESS.

903 AUTOMATIC SPRINKLER SYSTEMS:
903.2.6 - GROUP I: AUTOMATIC SPRINKLER SYSTEM SHALL BE PROVIDED THROUGHOUT BUILDING WITHIN GROUP I FIRE AREA.

903.2.8 - GROUP R - AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.3 SHALL BE PROVIDED THROUGHOUT ALL BUILDINGS WITH GROUP R FIRE AREA.

906.1 PORTABLE FIRE EXTINGUISHERS WHERE REQUIRED IN:
1. GROUP I UNDER OCCUPANCIES
2. WITHIN 30' OF COMMERCIAL COOKING EQUIPMENT

TABLE 906.3.1 - FIRE EXTINGUISHERS FOR CLASS A FIRE HAZARDS:
MAXIMUM TRAVEL DISTANCE TO EXTINGUISHER - 75'

907.2.9.1 R-2 MANUAL FIRE ALARM SYSTEM:
MANUAL FIRE ALARM SYSTEM THAT ACTIVATES THE OCCUPANT NOTIFICATION SYSTEM IN ACCORDANCE WITH SECT. 907.5 SHALL BE INSTALLED IN GROUP R-2 OCCUPANCIES WHERE:
3. THE BUILDING CONTAINS MORE THAN 16 DWELLING/SLEEPING UNITS

TABLE 1004.1.2 MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT

ACCESSORY STORAGE AREAS, MECHANICAL EQUIP. ROOM:	300 GROSS
ASSEMBLY W/O FIXED SEATS (UNCONCENTRATED (UNASSEMBLED)):	15 NET
BUSINESS:	100 GROSS
EXERCISE:	50 GROSS
INDUSTRIAL:	100 GROSS
INSTITUTIONAL (SLEEPING AREAS):	120 GROSS
KITCHEN, COMMERCIAL:	200 GROSS
RESIDENTIAL:	200 GROSS

1005.3.1 / 1005.3.2 STAIRWAYS / OTHER EGRESS COMPONENTS

OCCUPANCY	STAIRWAYS	OTHER EGRESS COMPONENTS (W/ SPRINKLER SYSTEM)	OTHER EGRESS COMPONENTS (W/O SPRINKLER SYSTEM)
GROUP I-1	0.3	0.22	0.75
GROUP R-2	0.2	0.16	0.16

RISER/MOIST PROTECTED: 4
OTHER EGRESS COMPONENTS PROVIDED: 0.2 INCH / PERSON, 56 PERSONS / FOOT = +11"

RISER/MOIST PROTECTED R-2 STAIRWAYS PROVIDED: 0.2 INCH / PER SON, 226 PERSONS / FOOT = +45"

OTHER EGRESS COMPONENTS PROVIDED: 0.16 INCH / PERSON, 283 PERSONS / FOOT = 45.75"

TABLE 1006.3.3(1) & TABLE 1006.3.3(2) COMMON PATH OF EGRESS TRAVEL WITH SPRINKLER SYSTEM:
R-2: 125'
ALL OTHERS: 75'

1005.3.1.1 TWO EXITS OR EXIT ACCESS DOORWAYS
EXCEPTION 2 - WHERE BUILDING IS EQUIPPED WITH AN AUTOMATIC SPRINKLER SYSTEM, THE SEPARATION DISTANCE OF THE EXIT DOORS OR EXIT ACCESS DOORWAYS SHALL NOT BE LESS THAN ONE-TH OF THE LENGTH OF THE MAXIMUM OVERALL DIAGON AL DIMENSION OF THE AREA SERVED.

1009.3 STAIRWAYS
STAIRWAY BETWEEN STORIES SHALL HAVE A CLEAR WIDTH OF 48".
EXCEPTION 1: A CLEAR WIDTH OF 44" BETWEEN HANDRAILS IS NOT REQUIRED IN BUILDINGS EQUIPPED WITH AN AUTOMATIC SPRINKLER SYSTEM
EXCEPTION2: AREAS OF REFUGE ARE NOT REQUIRED AT STAIRWAYS EQUIPPED WITH AN AUTOMATIC SPRINKLER SYSTEM

1009.4 ELEVATORS
EXCEPTION2: ELEVATORS ARE NOT REQUIRED TO BE ACCESSED FROM AN AREA OF REFUGE ON HORIZONTAL EXIT IN BUILDINGS AND FACILITIES EQUIPPED WITH AN AUTOMATIC SPRINKLER SYSTEM.

TABLE 1017.2 EXIT ACCESS TRAVEL DISTANCE
WITH SPRINKLER SYSTEM:
R-2: 250'
ALL OTHERS: 200'

TABLE 1020.2 MINIMUM CORRIDOR WIDTH
IN CORRIDORS AND AREAS SERVING STRETCHER TRAFFIC
IN OCCUPANCIES WHERE PATIENTS RECEIVE OUTPATIENT MEDICAL CARE, WHICH INCLUDES THE PATIENT TO BE INCAPABLE OF SELF-PRESERVATION: 72"

TABLE P2901.1
I-1 RESIDENTIAL CARE:
WATER CLOSET - 1 PER 10
LAVATORY - 1 PER 10
BATHTUBS / SHOWERS - 1 PER 8
DRINKING FOUNTAINS - 1 PER 100
1 SERVICE SINK

R-2 DORMITORIES, BOARDING HOUSES (NOT TRANSIENT)
WATER CLOSETS - 1 PER 10
LAVATORIES - 1 PER 10
BATHTUBS / SHOWERS - 1 PER 8
DRINKING FOUNTAINS - 1 PER 100
1 SERVICE SINK

SECTION 707 FIRE BARRIERS:
707.3.1 SHAFT ENCLOSURES - FIRE RESISTANCE RATING OF THE FIRE BARRIER SEPARATING BUILDING AREAS FROM THE SHAFT SHALL COMPLY WITH SECTION 713.4.
713.4 - SHAFT ENCLOSURES SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 1 HOUR WHERE CONNECTING LESS THAN 4 STORIES. THE NUMBER OF STORIES CONNECTED BY THE SHAFT ENCLOSURE SHALL INCLUDE ANY BASEMENTS, BUT NOT ANY MEZZANINES. SHAFT ENCLOSURES SHALL HAVE A FIRE-RESISTANCE RATING NOT LESS THAN THE FLOOR ASSEMBLY PENETRATED BUT NEED NOT EXCEED 2 HOURS.

707.3.2 INTERIOR EXIT STAIRWAY AND RAMP CONSTRUCTION - THE FIRE-RESISTANCE RATING OF THE FIRE BARRIER SEPARATING BUILDING AREAS FROM AN INTERIOR EXIT STAIRWAY OR RAMP SHALL COMPLY WITH SECTION 1020.1.
1020.2 CONSTRUCTION - ENCLOSURES FOR INTERIOR EXIT STAIRWAYS AND RAMPS SHALL BE CONSTRUCTED AS FIRE BARRIERS IN ACCORDANCE WITH SECTION 707 OR HORIZONTAL ASSEMBLIES CONSTRUCTED IN ACCORDANCE WITH SECTION 711, OR BOTH. INTERIOR EXIT STAIRWAYS AND RAMP ENCLOSURES SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 1 HOUR WHERE CONNECTING LESS THAN 4 STORIES.

707.3.10 FIRE AREAS - THE FIRE BARRIERS OR HORIZONTAL ASSEMBLIES, OR BOTH SEPARATING FIRE AREAS OF RAISED OCCUPANCIES SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN THE HIGHEST VALUE INDICATED IN TABLE 707.3.10 FOR THE OCCUPANCIES UNDER CONSIDERATION.
TABLE 707.3.10 - OCCUPANCY GROUP SEPARATIONS AND IS 2 HOURS

SECTION 708 FIRE PARTITIONS:
708.1.1 EXCEPTIONS 1, 2) - WALLS SEPARATING DWELLING AND SLEEPING UNITS IN THE SAME BUILDING AS REQUIRED BY SECTION 420.2

708.3 FIRE-RESISTANCE RATING - FIRE PARTITIONS SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 1 HOUR.

1020.2 SEPARATION WALLS (R-2):
WALLS SEPARATING DWELLING UNITS IN THE SAME BUILDING, WALLS SEPARATING SLEEPING UNITS IN THE SAME BUILDING, AND WALLS SEPARATING DWELLING OR SLEEPING UNITS FROM OTHER OCCUPANCIES CONTIGUOUS TO THEM IN THE SAME BUILDING SHALL BE CONSTRUCTED AS FIRE PARTITIONS IN ACCORDANCE WITH SECTION 708.

420.4 AUTOMATIC SPRINKLER SYSTEM IS 2x:
GROUP I OCCUPANCIES SHALL BE EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.2.6.

420.5 SMOKE DETECTION AND FIRE ALARM SYSTEMS IS 2x:
FIRE ALARM SYSTEMS AND SMOKE ALARMS SHALL BE PROVIDED IN GROUP R-2 IN ACCORDANCE WITH 907.2.6, 907.2.8, AND 907.2.9, RESPECTIVELY.

TABLE 506.2 BUILDING AREA:
S-1 OCCUPANCY, TYPE V-A, 70'-0" HEIGHT, 4 STORIES @ 42,000 SF
R-2 OCCUPANCY, TYPE V-A, 50'-0" HEIGHT, 3 STORIES @ 12,000 SF

506.3 AUTOMATIC SPRINKLER SYSTEM INCREASE:
WHERE A BUILDING IS EQUIPPED WITH AN APPROVED AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1, THE VALUE SPECIFIED IN TABLE 506.2 FOR MAXIMUM BUILDING HEIGHT IS INCREASED BY 20' AND THE MAXIMUM NUMBER OF STORIES IS INCREASED BY 1. FOR GROUP R BUILDING EQUIPPED WITH AN APPROVED AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.2, THE VALUE FOR MAXIMUM BUILDING HEIGHT IS INCREASED BY 20 AND THE MAXIMUM NUMBER OF STORIES IS INCREASED BY 1, BUT SHALL NOT EXCEED ONE STORIES.
RESPECTIVELY.
EXCEPTION: THE USE OF AN AUTOMATIC SPRINKLER SYSTEM TO INCREASE BUILDING HEIGHTS SHALL NOT BE PERMITTED FOR THE FOLLOWING CONDITIONS:
1. BUILDINGS OR PORTIONS OF BUILDINGS, CLASSIFIED AS A GROUP I-2 OCCUPANCY OF TYPE V CONSTRUCTION.

TABLE 508.4 REQUIRED SEPARATION OF OCCUPANCIES (HOURS):
S-1 TO R-1 = SPRINKLERED BUILDING, SEPARATION TO BE 1 HOUR, S-1 OCCUPANCY AND R-2 OCCUPANCY SEPARATED BY 2-HOUR FIRE BARRIER.

TABLE 509 INCIDENTAL USES:
LAUNDRY ROOMS ≤ 100 SQ.FT.: LAUNDRY ROOMS OVER 100 SF: 1 HOUR OR PROVIDE AUTOMATIC SPRINKLER SYSTEM, BOTH 1 HR FIRE BARRIER AND AUTOMATIC SPRINKLER SYSTEM WILL BE USED FOR THESE SPACES.

TABLE 601 FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS (HOURS):

PRIMARY STRUCTURAL FRAME:	1 HOUR
BEARING WALLS (EXTERIOR):	1 HOUR
BEARING WALLS (INTERIOR):	1 HOUR
NONBEARING WALLS & PARTITIONS (INTERIOR):	0 HOUR
NONBEARING WALLS & PARTITIONS (EXTERIOR):	0 HOUR
FLOOR CONSTRUCTION:	1 HOUR
ROOF CONSTRUCTION:	1 HOUR

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The Heritage at Fox Run - Council Bluffs

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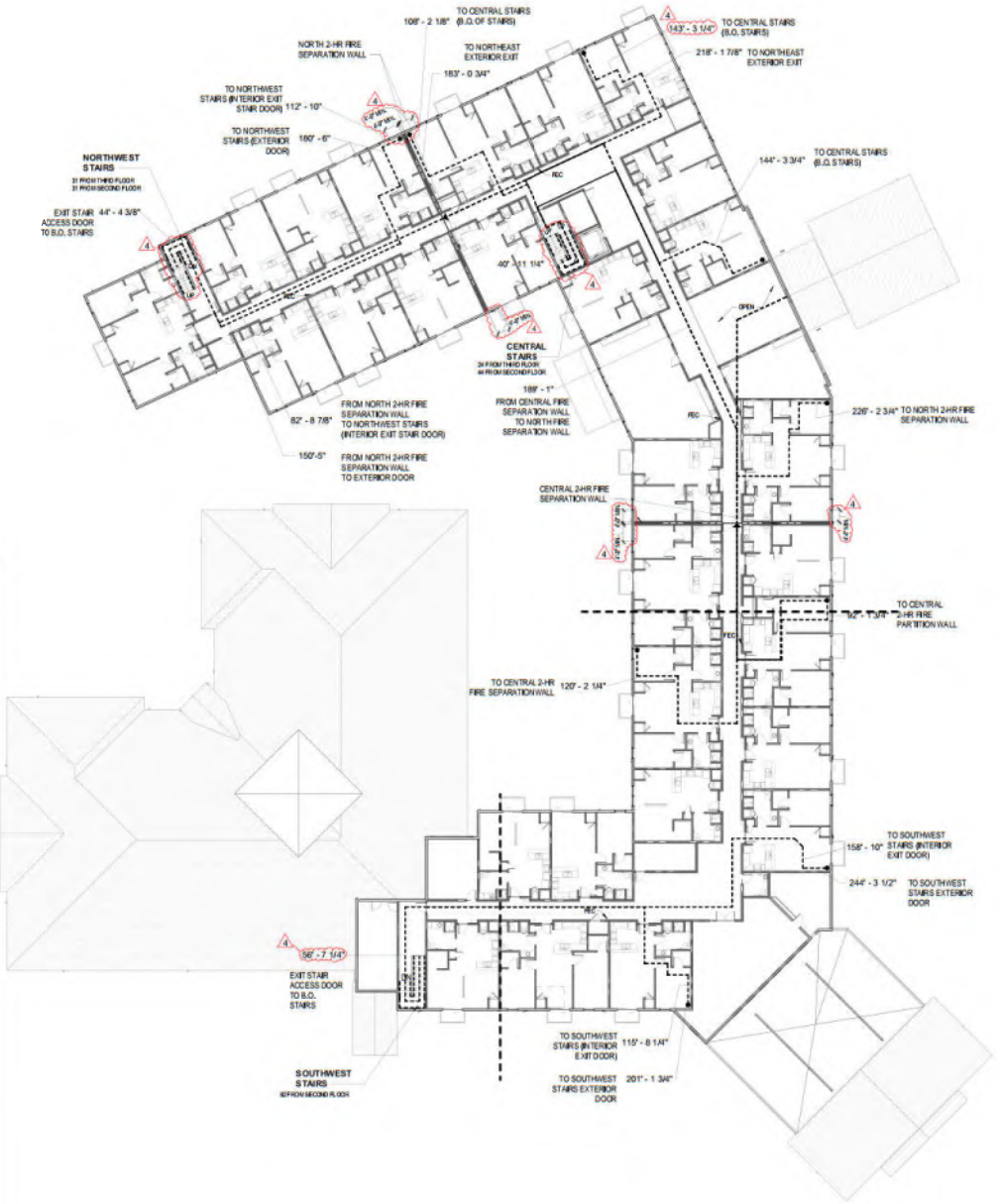
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February 22, 2019

FIRST FLOOR CODE / LIFE SAFETY PLAN

A-004



Life Safety Plan - Second Floor
1/16" = 1'-0"

1

FIRE SEPARATION WALLS

- 2 HR FIRE SEPARATION WALL
- 2 HR FIRE BARRIER
- 60 MIN. FIRE BARRIER
- 1 HR FIRE BARRIER
- 1 HR SMOKE BARRIER
- 1 HR FIRE PARTITION

ADA NOTES

RESTROOMS

GRAB BARS: MOUNT 42" SIDE GRAB BAR 12" FROM REAR WALL

TOILET PAPER DISPENSER: MOUNT 19" MIN. A.F.F. TO CENTER

DISPENSER: SLOT @ 48" A.F.F.

TOILET SEAT: SHALL BE 17"-19" ABOVE FLOOR

MIRROR: BOTTOM @ 40" A.F.F.

SINK: RIM @ 34" MAX. A.F.F., CLEAR SPACE OF 27" MIN. FLOOR TO APRON. EXPOSED PIPES UNDER LAVATORIES SHALL BE INSULATED OR OTHERWISE COVERED. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER LAVATORIES.

NOTE: PROVIDE SOLID WOOD BLOCKING IN WALLS FOR MOUNTING OF ALL ACCESSORIES.

ACCESSIBLE RAMP

SLOPE: MAXIMUM SLOPE OF RAMP SHALL NOT EXCEED 1:12.

WIDTH: MIN. CLEAR WIDTH IS 36"

HANDRAIL: HANDRAIL SHALL BE MOUNTED AT 34" A.F.F. AND SHALL BE PROVIDED ON BOTH SIDES OF RAMP.

LANDING: LANDING SHALL BE 60" X 60" CLEAR.

DOORS

SHALL HAVE A MINIMUM CLEAR OPENING OF 32".

REQUIRE A MIN. OF 18" CLEAR WALL SPACE ON THE PULL SIDE.

ON DOORS W/ CLOSERS, THE MAX. FORCE FOR PUSHING OR PULLING IS 5 LBF.

LEGEND

- EGRESS PATH — MAXIMUM TRAVEL DISTANCE (e.g. 9'-4")
- OCCUPANT FLOW — DIRECTION OF OCCUPANT FLOW THROUGH ELEMENT, WITH NUMBER OF OCCUPANTS ADVANCING (e.g. 45)
- AREA TAG — ROOM / SPACE AREA (SQ FT); OCCUPANT LOAD FACTOR (SQ FT / PERSON); NUMBER OF CALCULATED OCCUPANTS
- EXIT TAG — TOTAL NUMBER OF OCCUPANTS EXITING; CAPACITY OF EXIT ELEMENT; EXIT WIDTH (DECIMAL FEET)

CODE REVIEW

ALL WORK UNDER THIS CONTRACT SHALL COMPLY WITH THE PROVISIONS OF THE SPECIFICATIONS AND DRAWINGS, AND SHALL SATISFY ALL APPLICABLE CODES, ORDINANCES AND REGULATIONS OF ALL GOVERNING BODIES INVOLVED.

PROJECT INFORMATION SUMMARY:
(PER TABLE 506.3, SECTION 506, & TABLE 506.2)

BUILDING OCCUPANCY: R-2 INDEPENDENT LIVING; I-1 MEMORY CARE

BUILDING CONSTRUCTION CLASS: TYPE V-A, BUILDING IS FULLY PROTECTED BY AUTOMATIC FIRE SPRINKLER SYSTEM (NFPA 13)

BUILDING HEIGHT (ALLOWABLE): R-2 = 50'-0" (3 STORIES); I-1 70' F & F STORIES

BUILDING HEIGHT (ACTUAL): R-2 = 37'-0" (3 STORIES); I-1 = 23'-9"

BUILDING AREA (ALLOWABLE): R-2 = 12,000 SF PER STORY

At = (At + [At x It] + [At x Ip])

= 12,000 + [12,000 x 0.75] + [12,000 x 0]

= 12,000 + 9,000 + 24,000

= 45,000 SF PER STORY ALLOWABLE

= 42,000 + [42,000 x 0.75] + [42,000 x 0]

= 42,000 + 31,500 + 126,000

= 199,500 SF PER STORY ALLOWABLE

BUILDING AREA (ACTUAL): R-2 (3 STORIES)
1ST FLOOR = 37,211 SF (ACCEPTABLE)
2ND FLOOR = 33,017 SF (ACCEPTABLE)
3RD FLOOR = 12,037 SF (ACCEPTABLE)

I-1 (1 STORY)
1ST FLOOR = 14,068 SF (ACCEPTABLE)

* 1ST FLOOR: R-2 OCCUPANCY SEPARATED FROM I-1 OCCUPANCY BY 2-HR FIRE BARRIER WALL. COMPLIES WITH 2015 IBC.

APPLICABLE CODES:

BUILDING CODE:	2015 IBC
MECHANICAL CODE:	2015 INTERNATIONAL MECHANICAL CODE & STATE PLUMBING CODE AMENDMENTS
ELECTRICAL CODE:	2017 NATIONAL ELECTRICAL CODE
PLUMBING CODE:	2015 UNIFORM PLUMBING CODE & STATE PLUMBING CODE AMENDMENTS
FIRE CODE:	2015 INTERNATIONAL FIRE CODE
LIFE SAFETY:	2015 LIFE SAFETY CODE
ENERGY CODE:	2012 INTERNATIONAL ENERGY CODE

SECTION 709 SMOKE BARRIERS:
709.3 - A 1-HOUR FIRE-RESISTANCE RATING IS REQUIRED FOR SMOKE BARRIERS.

709.5 - OPENINGS IN A SMOKE BARRIER SHALL BE PROTECTED IN ACCORDANCE WITH SECTION 716.

TABLE 803.11 INTERIOR WALL AND CEILING FINISH REQUIREMENTS BY OCCUPANCY:

GROUP	INTERIOR EXIT STAIRWAYS	CORRIDORS	ROOMS/ENCLOSED SPACES
R-2	B	B	B/C*
I-1	B	B	B/C*

* CLASS C INTERIOR FINISH MATERIALS SHALL BE PERMITTED IN ADMINISTRATIVE SPACES.
* CLASS C INTERIOR FINISH MATERIALS SHALL BE PERMITTED IN ROOMS WITH A CAPACITY OF 4 PERSONS OR LESS.

903 AUTOMATIC SPRINKLER SYSTEMS:
903.2.6 - GROUP I - AUTOMATIC SPRINKLER SYSTEM SHALL BE PROVIDED THROUGHOUT BUILDINGS WITH A GROUP R FIRE AREA

903.2.8 - GROUP R - AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.3 SHALL BE PROVIDED THROUGHOUT ALL BUILDINGS WITH GROUP R FIRE AREA

906.1 PORTABLE FIRE EXTINGUISHERS WHERE REQUIRED:
1. GROUP I AND R OCCUPANCIES
2. WITHIN 30' OF COMMERCIAL COOKING EQUIPMENT

TABLE 906.3.1 - FIRE EXTINGUISHERS FOR CLASS A FIRE HAZARDS:
MAXIMUM TRAVEL DIST. ANCE TO EXTINGUISHER - 75'

907.2.9.1 R-2 MANUAL FIRE ALARM SYSTEM:
MANUAL FIRE ALARM SYSTEM THAT ACTIVATES THE OCCUPANT NOTIFICATION SYSTEM IN ACCORDANCE WITH 907.5 SHALL BE INSTALLED IN GROUP R-2 OCCUPANCIES WHERE:
3. THE BUILDING CONTAINS MORE THAN 16 DWELLING/SLEEPING UNITS

TABLE 1 604.1.2 MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT

OCCUPANCY	
ACCESSORY STORAGE AREAS, MECHANICAL EQUIP. ROOM:	300 GROSS
ASSEMBLY (NO FIXED SEATS (UNCONCENTRATED (UNBENCHED)):	15 NET
BUSINESS:	100 GROSS
EXERCISE:	50 GROSS
INDUSTRIAL:	100 GROSS
INSTITUTIONAL (SLEEPING AREAS):	120 GROSS
KITCHEN, COMMERCIAL:	200 GROSS
RESIDENTIAL:	200 GROSS

1005.3.1 / 1005.3.2 STAIRWAYS / OTHER EGRESS COMPONENTS

OCCUPANCY	STAIRWAYS (W/ SPRINKLER SYSTEM)	STAIRWAYS (W/O SPRINKLER SYSTEM)	OTHER EGRESS COMPONENTS (W/ SPRINKLER SYSTEM)	OTHER EGRESS COMPONENTS (W/O SPRINKLER SYSTEM)
GROUP I-1	0.15	0.3	0.15	0.3
GROUP R-2	0.3		0.15	

FIRE/SMOKE PROTECTED (F): 2
OTHER EGRESS COMPONENTS: 32 INCH / PERSON, 60 PERSONS / FOOT = 1'0" PROVIDED: 1'0"
FIRE/SMOKE PROTECTED R-2:
STAIRWAYS: 0.2 INCH / PERSON, 226 PERSONS / FOOT = 45.6" PROVIDED: 72"
OTHER EGRESS COMPONENTS: 0.1 INCH / PERSON, 269 PERSONS / FOOT = 42.78" PROVIDED: 226"

TABLE 1 006.3.2(1) & TABLE 1 006.3.2(2) COMMON PATH OF EGRESS TRAVEL
WITH SPRINKLER SYSTEM:
R-2: 125'
ALL OTHERS: 75'

1007.1.1 TWO EXITS OR EXIT ACCESS DOORWAYS
EXCEPTION2: WHERE BUILDING IS EQUIPPED WITH AN AUTOMATIC SPRINKLER SYSTEM, THE SEPARATION DISTANCE OF THE EXIT DOORS OR EXIT ACCESS DOORWAYS SHALL NOT BE LESS THAN 1/3 OF THE LENGTH OF THE MAXIMUM OVERALL DIAGONAL DIMENSION OF THE AREA SERVED.

1009.3 STAIRWAYS
STAIRWAY BETWEEN STORIES SHALL HAVE A CLEAR WIDTH OF 48".
EXCEPTION 1: A CLEAR WIDTH OF 48" BETWEEN HANDRAILS IS NOT REQUIRED IN BUILDINGS EQUIPPED WITH AN AUTOMATIC SPRINKLER SYSTEM
EXCEPTION 2: AREAS OF REFUGE NOT REQUIRED AT STAIRWAYS EQUIPPED WITH AN AUTOMATIC SPRINKLER SYSTEM

1009.4 ELEVATORS
EXCEPTION 2: ELEVATORS ARE NOT REQUIRED TO BE ACCESSED FROM AN AREA OF REFUGE OR HORIZONTAL EXIT IN BUILDINGS AND FACILITIES EQUIPPED WITH AN AUTOMATIC SPRINKLER SYSTEM.

TABLE 1017.2 EXIT ACCESS TRAVEL DISTANCE
WITH SPRINKLER SYSTEM:
R-2: 250'
I-1: 250'

TABLE 1 020 MINIMUM CORRIDOR WIDTH
IN CORRIDORS AND AREAS SERVING STRETCHER TRAFFIC IN OCCUPANCIES WHERE PATIENTS RECEIVE OUTPATIENT MEDICAL CARE, WHICH CAUSES THE PATIENT TO BE INCAPABLE OF SELF-PRESERVATION: 72"

TABLE 2 902.1
I-1 RESIDENTIAL CARE
WATER CLOSET - 1 PER 10
LAVATORY - 1 PER 10
BATHTUBES / SHOWERS - 1 PER 8
DRINKING FOUNTAINS - 1 PER 100
1 SERVICE SINK

R-2 DORMITORIES, SORORITIES HOUSES (NOT TRANSIENT)
WATER CLOSETS - 1 PER 10
LAVATORIES - 1 PER 10
BATHTUBES / SHOWERS - 1 PER 8
DRINKING FOUNTAINS - 1 PER 100
1 SERVICE SINK

SECTION 707 FIRE BARRIERS:
707.3.1 SHAFT ENCLOSURES - FIRE-RESISTANCE RATING OF THE FIRE BARRIER SEPARATING BUILDING AREAS FROM THE SHAFT SHALL COMPLY WITH SECTION 713.4.
713.4 - SHAFT ENCLOSURES SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 1 HOUR WHERE CONNECTING LESS THAN 4 STORIES. THE NUMBER OF STORIES CONNECTED BY THE SHAFT ENCLOSURE SHALL INCLUDE ANY BASEMENT BUT NOT ANY MEZZANINES. SHAFT ENCLOSURES SHALL HAVE A FIRE-RESISTANCE RATING NOT LESS THAN THE FLOOR ASSEMBLY PENETRATED BUT NEED NOT EXCEED 2 HOURS.

707.3.2 INTERIOR EXIT STAIRWAY AND RAMP CONSTRUCTION - THE FIRE-RESISTANCE RATING OF THE FIRE BARRIER SEPARATING BUILDING AREAS FROM AN INTERIOR EXIT STAIRWAY OR RAMP SHALL COMPLY WITH SECTION 1022.1.
1022.2 CONSTRUCTION - ENCLOSURES FOR INTERIOR EXIT STAIRWAYS AND RAMPS SHALL BE CONSTRUCTED AS FIRE BARRIERS IN ACCORDANCE WITH SECTION 707 OR HORIZONTAL ASSEMBLIES CONSTRUCTED IN ACCORDANCE WITH SECTION 711, OR BOTH. INTERIOR EXIT STAIRWAYS AND RAMP ENCLOSURES SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 1 HOUR WHERE CONNECTING LESS THAN 4 STORIES.

707.3.10 FIRE AREAS - THE FIRE BARRIERS OR HORIZONTAL ASSEMBLIES, OF BOTH SEPARATING FIRE AREAS OF MIXED OCCUPANCIES SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN THE HIGHEST VALUE INDICATED IN TABLE 707.3.10 FOR THE OCCUPANCIES UNDER CONSIDERATION.
TABLE 707.3.10 - OCCUPANCY GROUP BETWEEN AND R-2 HOURS

SECTION 708 FIRE PARTITIONS:
708.1 GENERAL (ITEMS 1, 2) - WALLS SEPARATING DWELLING AND SLEEPING UNITS IN THE SAME BUILDING AS REQUIRED BY SECTION 420.2

708.3 FIRE-RESISTANCE RATING - FIRE PARTITIONS SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 1 HOUR.

SECTION 420 DWELLING UNITS AND SLEEPING UNITS
420.2 SEPARATION WALLS 5.1 (R-2):
WALLS SEPARATING DWELLING UNITS IN THE SAME BUILDING, WALLS SEPARATING SLEEPING UNITS IN THE SAME BUILDING, AND WALL SEPARATING DWELLING OR SLEEPING UNITS FROM OTHER OCCUPANCIES CONTIGUOUS TO THEM IN THE SAME BUILDING SHALL BE CONSTRUCTED AS FIRE PARTITIONS IN ACCORDANCE WITH SECTION 708.

420.3 AUTOMATIC SPRINKLER SYSTEM (R-2):
GROUP R OCCUPANCIES SHALL BE EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.2.8.

420.4 SMOKE DETECTION AND FIRE ALARM SYSTEMS (R-2):
FIRE ALARM SYSTEMS AND SMOKE ALARMS SHALL BE PROVIDED IN GROUPS I-2 IN ACCORDANCE WITH 907.2.6, 907.2.8, AND 907.2.9, RESPECTIVELY.

TABLE 504.3 BUILDING HEIGHT:
R-2 OCCUPANCY, TYPE V-A, 50'-0" HEIGHT, 4 S* STORIES @ 12,000 SF
I-1 OCCUPANCY, TYPE V-A, 50'-0" HEIGHT, 3 STORIES @ 12,000 SF

506.3 AUTOMATIC SPRINKLER SYSTEM INCREASE:
WHERE A BUILDING IS EQUIPPED WITH AN APPROVED AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH 903.3.1.1, THE VALUE SPECIFIED IN TABLE 506.2 FOR MAXIMUM BUILDING HEIGHT IS INCREASED BY 20' AND THE MAXIMUM NUMBER OF STORIES IS INCREASED BY 1. FOR GROUP R BUILDINGS EQUIPPED WITH AN APPROVED AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.2, THE VALUE FOR MAXIMUM BUILDING HEIGHT IS INCREASED BY 20 AND THE MAXIMUM NUMBER OF STORIES IS INCREASED BY 1, BUT SHALL NOT EXCEED NFPA STORIES, RESPECTIVELY.
EXCEPTION: THE USE OF AN AUTOMATIC SPRINKLER SYSTEM TO INCREASE BUILDING HEIGHT IS SHALL NOT BE PERMITTED FOR THE FOLLOWING CONDITIONS:
1. BUILDINGS, OR PORTIONS OF BUILDINGS, CLASSIFIED AS GROUP I-2 OCCUPANCY OF THREE CONSTRUCTION.

TABLE 508.4 REQUIRED SEPARATION OF OCCUPANCIES (HOURS):
R-2 TO I-1: SPRINKLERED BUILDING, SEPARATION TO BE 1 HOUR, I-1 OCCUPANCY AND R-2 OCCUPANCY SEPARATED BY 2-HOUR FIRE BARRIER.

TABLE 509 INCIDENTAL USES:
LAUNDRY ROOMS ≤ GROUP - LAUNDRY ROOMS OVER 100 SF - 1 HOUR OR PROVIDE AUTOMATIC SPRINKLER SYSTEM. BOTH 1 HR FIRE BARRIER AND AUTOMATIC SPRINKLER SYSTEM WILL BE USED FOR THESE SPACES.

TABLE 601 FIRE-RESISTANCE RATING REQUIREMENTS FOR BLDG. ELEMENTS (HR'S):

PRIMARY STRUCTURAL FRAME:	1 HOUR
BEARING WALLS (EXTERIOR):	1 HOUR
BEARING WALLS (INTERIOR):	1 HOUR
NONBEARING WALLS & PARTITIONS (INTERIOR):	0 HOUR
NONBEARING WALLS & PARTITIONS (EXTERIOR):	0 HOUR
FLOOR CONSTRUCTION:	1 HOUR
ROOF CONSTRUCTION:	1 HOUR

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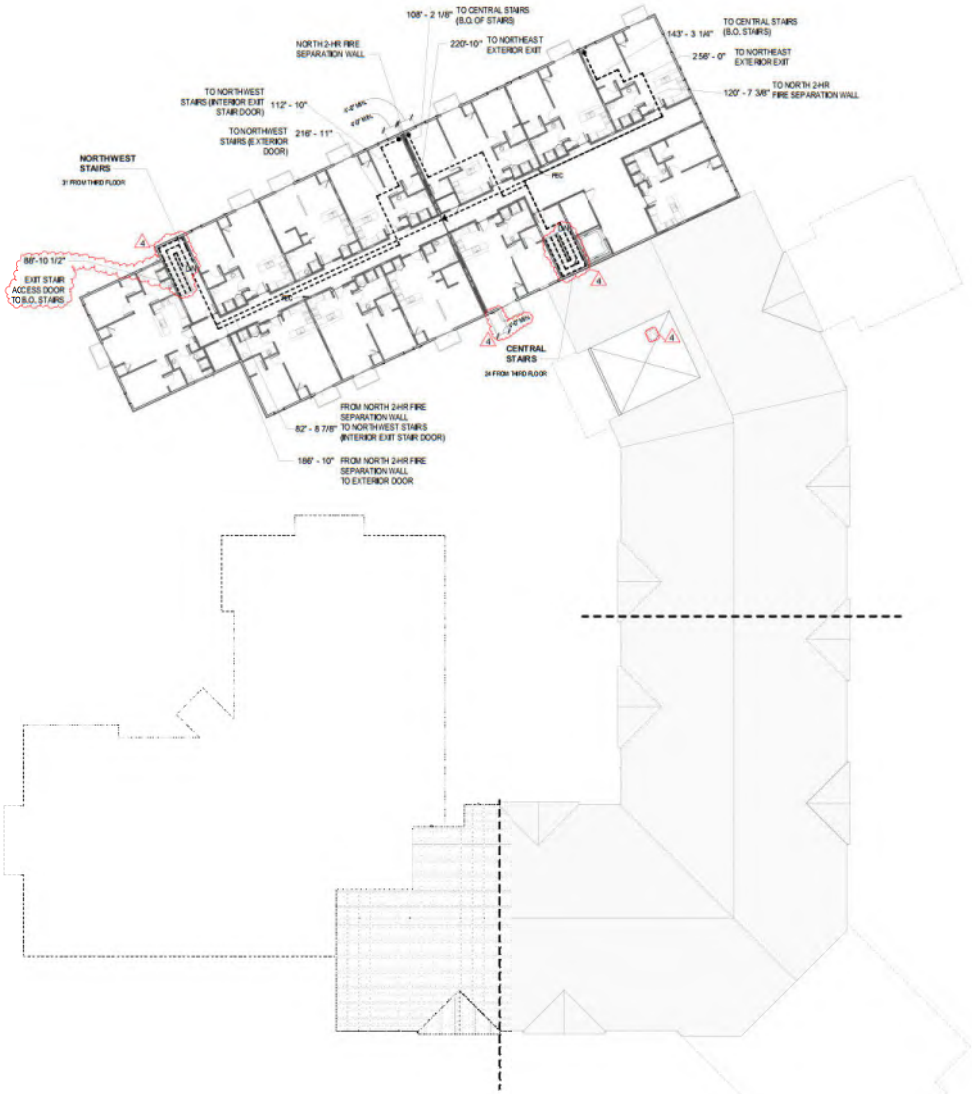
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Project #: 181001

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February 22, 2019

SECOND FLOOR CODE / LIFE SAFETY PLAN

A-005



FIRE SEPARATION WALLS

- 2-HR FIRE SEPARATION WALL
- 2-HR FIRE BARRIER
- 90-MIN. FIRE BARRIER
- 1-HR FIRE BARRIER
- 1-HR SMOKE BARRIER
- 1-HR FIRE PARTITION

ADA NOTES

RESTROOMS

GRAB BARS: MOUNT 42" SIDE GRAB BAR 12" FROM REAR WALL

TOILET PAPER DISPENSER: MOUNT 19" MIN. A.F.F. TO CENTER

DISPENSER: SLOT @ 48" A.F.F.

TOILET SEAT: SHALL BE 17-19" ABOVE FLOOR

MIRROR: BOTTOM @ 48" A.F.F.

SINK: RIM @ 34" MAX. A.F.F. CLEAR SPACE OF 27" MIN. FLOOR TO APRON. EXPOSED PIPES UNDER LAVATORIES SHALL BE INSULATED OR OTHERWISE COVERED. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER LAVATORIES.

NOTE: PROVIDE SOLID WOOD BLOCKING IN WALLS FOR MOUNTING OF ALL ACCESSORIES.

ACCESSIBLE RAMP

SLOPE: MAXIMUM SLOPE OF RAMP SHALL NOT EXCEED 1/12.

WIDTH: MIN. CLEAR WIDTH IS 36"

HANDRAIL: HANDRAIL SHALL BE MOUNTED AT 34" A.F.F. AND SHALL BE PROVIDED ON BOTH SIDES OF RAMP.

LANDING: LANDING SHALL BE 60" X 60" CLEAR.

DOORS

SHALL HAVE A MINIMUM CLEAR OPENING OF 32".

REQUIRE A MIN. OF 18" CLEAR WALL SPACE ON THE PULL SIDE.

ON DOORS W/ CLOSERS, THE MAX. FORCE FOR PUSHING OR PULLING IS 5 LBF.

LEGEND

- EGRESS PATH — MAXIMUM TRAVEL DISTANCE
- OCCUPANT FLOW — DIRECTION OF OCCUPANT FLOW THROUGH ELEMENT, WITH NUMBER OF OCCUPANTS (XX) MOVING
- AREA TAG — ROOM / SPACE AREA (SQ FT); OCCUPANT LOAD FACTOR (SQ FT PER PERSON); NUMBER OF CALCULATED OCCUPANTS
- EXIT TAG — TOTAL NUMBER OF OCCUPANTS EXITING; CAPACITY OF EXIT ELEMENT; EXIT WIDTH (DECIMAL FEET)

CODE REVIEW

ALL WORK UNDER THIS CONTRACT SHALL COMPLY WITH THE PROVISIONS OF THE SPECIFICATIONS AND DRAWINGS, AND SHALL SATISFY ALL APPLICABLE CODES, ORDINANCES AND REGULATIONS OF ALL GOVERNING BODIES INVOLVED.

PROJECT INFORMATION SUMMARY:
(PER TABLE 504.3, SECTION 506, & TABLE 506.2)

BUILDING OCCUPANCY: R-2 INDEPENDENT LIVING; I-1 MEMORY CARE

BUILDING CONSTRUCTION CLASS: TYPE V-A, BUILDING IS FULLY PROTECTED BY AUTOMATIC FIRE SPRINKLER SYSTEM (NFPA 13)

BUILDING HEIGHT (ALLOWABLE): R-2 = 60'-0" (3 STORIES); I-1 = 75'-0" (4 STORIES)

BUILDING HEIGHT (ACTUAL): R-2 = 35'-9"; I-1 = 23'-6"

BUILDING AREA (ALLOWABLE): R-2 = 12,000 SF PER STORY

As = [At + [At x It] + [At x Ix]]

= 12,000 + [12,000 x 0.75] + [12,000 x 0]

= 12,000 + 9,000 + 24,000

= 45,000 SF PER STORY ALLOWABLE

I=1 + 42,000 SF PER STORY

= 42,000 + 31,500 + 126,000

= 199,500 SF PER STORY ALLOWABLE

BUILDING AREA (ACTUAL): R-2 (3 STORIES)
1ST FLOOR = 31,211 SF (ACCEPTABLE)
2ND FLOOR = 33,317 SF (ACCEPTABLE)
3RD FLOOR = 12,307 SF (ACCEPTABLE)

1ST FLOOR = 14,006 SF (ACCEPTABLE) (1 STORY)

* 1ST FLOOR: R-2 OCCUPANCY SEPARATED FROM I-1 OCCUPANCY BY 2-HR FIRE BARRIER WALL. COMPLIES WITH 508.4.

APPLICABLE CODES:

BUILDING CODE:	2015 IBC
MECHANICAL CODE:	2015 INTERNATIONAL MECHANICAL CODE & STATE PLUMBING CODE AMENDMENTS
ELECTRICAL CODE:	2017 NATIONAL ELECTRICAL CODE
PLUMBING CODE:	2015 UNIFORM PLUMBING CODE & STATE PLUMBING CODE AMENDMENTS
FIRE CODE:	2015 INTERNATIONAL FIRE CODE
LIFE SAFETY:	2015 LIFE SAFETY CODE
ENERGY CODE:	2012 INTERNATIONAL ENERGY CODE

420.2 SEPARATION WALLS 6.05.2:
WALLS SEPARATING DWELLING UNITS IN THE SAME BUILDING, WALLS SEPARATING SLEEPING UNITS IN THE SAME BUILDING, AND WALL SEPARATING DWELLING OR SLEEPING UNITS FROM OTHER OCCUPANCIES CONTIGUOUS TO THEM IN THE SAME BUILDING SHALL BE CONSTRUCTED AS FIRE PARTITIONS IN ACCORDANCE WITH SECTION 708.

420.3 AUTOMATIC SPRINKLER SYSTEMS 05.2:
GROUP R OCCUPANCIES SHALL BE EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.2.

420.8 SMOKE DETECTION AND FIRE ALARM SYSTEMS 05.2:
FIRE ALARM SYSTEMS AND SMOKE ALARMS SHALL BE PROVIDED IN GROUP R-2 IN ACCORDANCE WITH 907.2.6, 907.2.8, AND 907.2.9, RESPECTIVELY.

TABLE R 506.2 BUILDING AREA:
R-2 OCCUPANCY, TYPE V-A, 75'-0" HEIGHT, 4 STORIES @ 12,000 SF

R-2 OCCUPANCY, TYPE V-A, 55'-0" HEIGHT, 3 STORIES @ 12,000 SF

506.2 AUTOMATIC SPRINKLER SYSTEM INCREASE:
WHERE A BUILDING IS EQUIPPED WITH AN APPROVED AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH 903.3.1.1, THE VALUE SPECIFIED IN TABLE 506.2 FOR MAXIMUM BUILDING HEIGHT IS INCREASED BY 20' AND THE MAXIMUM NUMBER OF STORIES IS INCREASED BY 1, FOR GROUP R BUILDINGS EQUIPPED WITH AN APPROVED AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.2, THE VALUE FOR MAXIMUM BUILDING HEIGHT IS INCREASED BY 20' AND THE MAXIMUM NUMBER OF STORIES IS INCREASED BY 1, BUT SHALL NOT EXCEED 6 FOR 4 STORIES, RESPECTIVELY.
EXCEPTION: THE USE OF AN AUTOMATIC SPRINKLER SYSTEM TO INCREASE BUILDING HEIGHT SHALL NOT BE PERMITTED FOR THE FOLLOWING CONDITIONS:
1. BUILDINGS, OR PORTIONS OF BUILDING S, CLASSIFIED AS A GROUP I-2 OCCUPANCY OF TYPE V CONSTRUCTION.

TABLE 508.4 REQUIRED SEPARATION OF OCCUPANCIES (HOURS):
R-2 TO I = SPRINKLERED BUILDING, SEPARATION TO BE 1 HOUR; I = OCCUPANCY AND R-2 OCCUPANCY SEPARATED BY 2-HOUR FIRE BARRIER.

TABLE 509 INCIDENTAL USES:
LAUNDRY ROOMS ≤ 100 SF = 1 HOUR OR PROVIDE AUTOMATIC SPRINKLER SYSTEM. BOTH 1-HR FIRE BARRIER AND AUTOMATIC SPRINKLER SYSTEM WILL BE USED FOR THESE SPACES.

TABLE 601 FIRE-RESISTANCE RATING REQUIREMENTS FOR BLDG. ELEMENTS (HRS.):

PRIMARY STRUCTURAL FRAME:	1 HOUR
BEARING WALLS (EXTERIOR):	1 HOUR
BEARING WALLS (INTERIOR):	1 HOUR
NONBEARING WALLS & PARTITIONS (INTERIOR):	0 HOUR
NONBEARING WALLS & PARTITIONS (EXTERIOR):	0 HOUR
FLOOR CONSTRUCTION:	1 HOUR
ROOF CONSTRUCTION:	1 HOUR

SECTION 707 FIRE BARRIERS:
707.3.1 SHAFT ENCLOSURES - FIRE-RESISTANCE RATING OF THE FIRE BARRIER SEPARATING BUILDING AREAS FROM THE SHAFT SHALL COMPLY WITH SECTION 713.4.
713.4 - SHAFT ENCLOSURES SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 1 HOUR WHERE CONNECTING LESS THAN 4 STORIES. THE NUMBER OF STORIES CONNECTED BY THE SHAFT ENCLOSURE SHALL INCLUDE ANY BASEMENTS BUT NOT ANY MEZZANINES. SHAFT ENCLOSURES SHALL HAVE A FIRE-RESISTANCE RATING NOT LESS THAN THE FLOOR ASSEMBLY PENETRATED BUT NEED NOT EXCEED 2 HOURS.

707.3.2 INTERIOR EXIT STAIRWAY AND RAMP CONSTRUCTION - THE FIRE-RESISTANCE RATING OF THE FIRE BARRIER SEPARATING BUILDING AREAS FROM AN INTERIOR EXIT STAIRWAY OR RAMP SHALL COMPLY WITH SECTION 1020.1.
1020.1 CONSTRUCTION - ENCLOSURES FOR INTERIOR EXIT STAIRWAYS AND RAMPS SHALL BE CONSTRUCTED AS FIRE BARRIERS IN ACCORDANCE WITH SECTION 707 OR HORIZONTAL ASSEMBLIES CONSTRUCTED IN ACCORDANCE WITH SECTION 711, OR BOTH. INTERIOR EXIT STAIRWAYS AND RAMP ENCLOSURES SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 1 HOUR WHERE CONNECTING LESS THAN 4 STORIES.

707.3.1 FIRE AREAS - THE FIRE BARRIERS OR HORIZONTAL ASSEMBLIES, OF BOTH SEPARATING FIRE AREAS OF MIXED OCCUPANCIES SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN THE HIGHEST VALUE INDICATED IN TABLE 707.3.9 FOR THE OCCUPANCIES UNDER CONSIDERATION.
TABLE 707.3.10 - OCCUPANCY GROUP SEPARATION I AND/OR R-2 HOURS

SECTION 708 FIRE PARTITIONS:
708.1.0 GENERAL (ITEMS 1, 2)- WALLS SEPARATING DWELLING AND SLEEPING UNITS IN THE SAME BUILDING AS REQUIRED BY SECTION 420.2

708.3 FIRE-RESISTANCE RATING - FIRE PARTITIONS SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 1 HOUR.

SECTION 709 SMOKE BARRIERS:
709.3 - 1-HOUR FIRE-RESISTANCE RATING IS REQUIRED FOR SMOKE BARRIERS.

709.5 - OPENING IN A SMOKE BARRIER SHALL BE PROTECTED IN ACCORDANCE WITH SECTION 716.

TABLE 803.11 INTERIOR WALL AND CEILING FINISH REQUIREMENTS BY OCCUPANCY:

GROUP	INTERIOR EXIT STAIRWAYS & RAMPS	CORRIDORS	ROOMS/ENCLOSED SPACES
R-2	B	B	SEE NOTE
I-1	B	B	SEE NOTE

* CLASS C INTERIOR FINISH MATERIAL IS SHALL BE PERMITTED IN ADMINISTRATIVE SPACES.
* CLASS C INTERIOR FINISH MATERIAL IS SHALL BE PERMITTED IN ROOMS WITH A CAPACITY OF 4 PERSONS OR LESS.

903 AUTOMATIC SPRINKLER SYSTEMS:
903.2.6 - GROUP I - AUTOMATIC SPRINKLER SYSTEM SHALL BE PROVIDED THROUGHOUT BUILDINGS WITH A GROUP I FIRE AREA.

903.2.8 - GR GUP R - AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.3 SHALL BE PROVIDED THROUGHOUT ALL BUILDINGS WITH GROUP R FIRE AREA.

906.1 PORTABLE FIRE EXTINGUISHERS (WHERE REQUIRED):
1. GROUP I AND R OCCUPANCIES
2. WITHIN 50' OF COMMERCIAL COOKING EQUIPMENT

TABLE 906.3.1 - FIRE EXTINGUISHERS FOR CLASS A FIRE HAZARDS:
MAXIMUM TRAVEL DISTANCE TO EXTINGUISHER - 75'

907.2.9.1 MANUAL FIRE ALARM SYSTEM:
MANUAL FIRE ALARM SYSTEM THAT ACTIVATES THE OCCUPANT NOTIFICATION SYSTEM IN ACCORDANCE WITH 907.5 SHALL BE INSTALLED IN GROUP R-2 OCCUPANCIES WHERE:
3. THE BUILDING CONTAINS MORE THAN 16 DWELLING/SLEEPING UNITS

TABLE 1004.1.2 MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT:

ACCESSORY STORAGE AREAS, MECHANICAL EQUIP. ROOMS	300 GROSS
ASSEMBLY W/O FIXED SEATS (UNCONCENTRATED (USE/DISCHARGE))	15 NET
BUSINESS:	150 GROSS
EXERCISE:	50 GROSS
INDUSTRIAL:	100 GROSS
INSTITUTIONAL (SLEEPING AREAS):	120 GROSS
KITCHEN, COMMERCIAL:	200 GROSS
RESIDENTIAL:	200 GROSS

1005.3.1 / 1005.3.2 STAIRWAYS / OTHER EGRESS COMPONENTS:

OCCUPANCY	STAIRWAYS (W/ SPRINKLER SYSTEM)	STAIRWAYS (W/O SPRINKLER SYSTEM)	OTHER EGRESS COMPONENTS (W/ SPRINKLER SYSTEM)	OTHER EGRESS COMPONENTS (W/O SPRINKLER SYSTEM)
GROUP I-1:	0.2	0.3	0.15	0.22
GROUP R2:	0.2		0.15	

IRREWOHR PROTECTED R-2
OTHER EGRESS COMPONENTS: 0.2 INCH / PERSON, 50 PERSONS / FOOT = 10" PROVIDED: 24"

IRREWOHR PROTECTED R-2
STAIRWAYS: 0.2 INCH / PERSON, 239 PERSONS / FOOT = 45.6" PROVIDED: 72"

OTHER EGRESS COMPONENTS: 0.15 INCH / PERSON, 295 PERSONS / FOOT = 42.75" PROVIDED: 239"

TABLE 1006.3.2(1) & TABLE 1006.3.2(2) COMMON PATH OF EGRESS TRAVEL:

WITH SPRINKLER SYSTEM	
R-2:	125'
ALL OTHERS:	75'

1007.1.1 TWO EXITS OR EXIT ACCESS DOORWAYS:
EXCEPTION 2: WHERE BUILDING IS EQUIPPED WITH AN AUTOMATIC SPRINKLER SYSTEM, THE SEPARATION DISTANCE OF THE EXIT DOORS OR EXIT ACCESS DOORWAYS SHALL NOT BE LESS THAN 1/3 OF THE LENGTH OF THE MAXIMUM OVERALL DIAGONAL DIMENSION OF THE AREA SERVED.

1009.3 STAIRWAYS:
STAIRWAY BETWEEN STORIES SHALL HAVE A CLEAR WIDTH OF 44".
EXCEPTION 1: A CLEAR WIDTH OF 36" BETWEEN HANDRAILS IS NOT REQUIRED IN BUILDINGS EQUIPPED WITH AN AUTOMATIC SPRINKLER SYSTEM.
EXCEPTION 2: AREAS OF REFUGE NOT REQUIRED AT STAIRWAYS EQUIPPED WITH AN AUTOMATIC SPRINKLER SYSTEM.

1009.4 ELEVATORS:
EXCEPTION 2: ELEVATORS ARE NOT REQUIRED TO BE ACCESSED FROM AN AREA OF REFUGE OR HORIZONTAL EXIT IN BUILDINGS AND FACILITIES EQUIPPED WITH AN AUTOMATIC SPRINKLER SYSTEM.

TABLE 1017.2 EXIT ACCESS TRAVEL DISTANCE:

WITH SPRINKLER SYSTEM	
R-2:	250'
I-1:	250'

TABLE 1020.2 MINIMUM CORRIDOR WIDTH:
IN CORRIDORS AND AREAS SERVING STRETCHER TRAFFIC IN OCCUPANCIES WHERE PATIENT CARE OR TREATMENT MEDICAL CARE, WHICH CAUSES THE PATIENT TO BE INCAPABLE OF SELF-PRESERVATION: 72"

TABLE 2902.1
I-1 RESIDENTIAL CARE
WATER CLOSET - 1 PER 10
LAVATORY - 1 PER 10
BATHTUBE / SHOWERS - 1 PER 8
DRINKING FOUNTAINS - 1 PER 100
1 SERVICE SINK

R-2 DORMITORIES, BOARDING HOUSES (NOT TRANSIENT)
WATER CLOSETS - 1 PER 10
LAVATORIES - 1 PER 10
BATHTUBE / SHOWERS - 1 PER 8
DRINKING FOUNTAINS - 1 PER 100
1 SERVICE SINK

Life Safety Plan - Third Floor
1/16" = 1'-0"
1

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Kansas City, Missouri - Omaha, Nebraska
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slaggie.com

The Heritage at Fox Run - Council Bluffs

New Construction
4800 Council Pointe Road
Council Bluffs, Iowa 51501

Revisions:		
2	Fire Marshal Comments	12/13/18
4	Issued For Const. / ASI #1	02/22/19

Project #: 181001

Issued For Construction
February 22, 2019

THIRD FLOOR CODE / LIFE SAFETY PLAN

A-006

THE HERITAGE AT FOX RUN
PRIVATE CONSTRUCTION DOCUMENTS

LOCATED IN PART OF THE SW 1/4 OF SECTION 15, TOWNSHIP 74 NORTH, RANGE 44 WEST
COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA

PROJECT TEAM & UTILITY CONTACT LIST

OWNER
HERITAGE COMMUNITIES
16934 FRANCES STREET,
OMAHA, NE 68130
CONTACT: FARHAN KHAN
PHONE: 402.933.2561

ARCHITECT
SLAGGIE ARCHITECTS, INC
622 N. 109TH PLAZA
OMAHA, NE 68154
CONTACT: ANDREW MARTIN
PHONE: 816.994.1803

GENERAL CONTRACTOR
TAJ REALTY
16934 FRANCES STREET,
OMAHA, NE 68130
CONTACT: FARHAN KHAN
PHONE: 402.933.2561

CIVIL
OLSSON ASSOCIATES
2111 S. 67TH STREET, SUITE 200
OMAHA, NE 68106
CONTACT: KEVIN SASSE
PHONE: 402.341.1116

SURVEYOR
OLSSON ASSOCIATES
2111 S. 67TH STREET, SUITE 200
OMAHA, NE 68106
CONTACT: TYLER NATHANS
PHONE: 402.341.1116

GEOTECHNICAL ENGINEER
THOMSEN DREIER TANK, INC.
11080 A CIRCLE
OMAHA, NE 68144
CONTACT: AARON OAKES
PHONE: 402.330.8200

WATER
COUNCIL BLUFFS WATER WORKS
2000 N. 25TH STREET
COUNCIL BLUFFS, IA 51502
CONTACT: BRIAN CADY
PHONE: 712.328.1006 EXT. 1039

ELECTRICAL
MIDAMERICAN ENERGY
3003 SOUTH 11TH STREET
COUNCIL BLUFFS, IA 51501
CONTACT: TIM THEOBALD
PHONE: 712.366.5668

SEWERS
CITY OF COUNCIL BLUFFS PUBLIC WORKS DEPARTMENT
[illegible]
COUNCIL BLUFFS, IA 51503
CONTACT: MARC ALGOTSON
PHONE: 712.328.4635

STREETS
CITY OF COUNCIL BLUFFS PUBLIC WORKS DEPARTMENT
[illegible]
COUNCIL BLUFFS, IA 51503
CONTACT: JOSHUA AMOS
PHONE: 712.328.4644

RIGHT OF WAY PERMITTING
CITY OF COUNCIL BLUFFS PUBLIC WORKS INSPECTION DIVISION
[illegible]
COUNCIL BLUFFS, IA 51503
CONTACT: BRANDON CRAIG
TODD DOTTENRAUT
PHONE: 712.328.4635

NATURAL GAS
BLACK HILLS ENERGY
1905 EAST 16TH STREET
COUNCIL BLUFFS, IA 51503
CONTACT: CHAD BISEY
PHONE: 712.325.3032



VICINITY MAP
NOT TO SCALE

SHEET INDEX	
SHEET NO.	SHEET NAME
C0.0	TITLE SHEET
C0.1	GENERAL NOTES
C1.1	EXISTING CONDITIONS PLAN
C2.1	EROSION CONTROL PLAN
C2.2	EROSION CONTROL NOTES
C2.3	EROSION CONTROL DETAILS
C3.1	SITE PLAN
C4.1	OVERALL GRADING PLAN
C4.2	SPOT ELEVATION PLAN
C4.3	SPOT ELEVATION PLAN
C4.4	SPOT ELEVATION PLAN
C4.5	SPOT ELEVATION PLAN
C4.6	CUT-FILL PLAN
C5.1	RETAINING WALL PLAN & PROFILE
C6.1	OVERALL STORM SEWER PLAN
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C7.1	UTILITY PLAN
C7.2	SANITARY SEWER MAIN PLAN AND PROFILE
C8.1	SITE DETAILS
L1.1	LANDSCAPE PLAN
L1.2	LANDSCAPE DETAILS
L1.3	DETENTION BASIN LANDSCAPE PLAN

BENCHMARKS

BENCHMARK NO. 1
TAIL OF ARROW ON FIRE HYDRANT, FIRST HYDRANT WEST OF EXISTING HERITAGE ASSISTED LIVING ENTRANCE. EL=973.96'

BENCHMARK NO. 2
CHISELED "O" ON WEST SIDE OF CURB INLET MANHOLE, FIRST CURB INLET MANHOLE SOUTH OF VETERAN'S MEMORIAL HIGHWAY, ON EAST SIDE OF COUNCIL POINTE ROAD. EL=976.53'

I hereby certify that this engineering document was prepared by me or under my direct personal supervision and that I am a duly licensed Professional Engineer under the laws of the State of Iowa.
(signature) (date)
Kevin M. Sasse
License Number: 22653
My license renewal date is December 31, 2020
Pages or sheets covered by this seal:
C0.0-C6.3

LICENSED PROFESSIONAL ENGINEER
KEVIN M. SASSE
22653
IOWA

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 professional landscape architect under the laws of the state of Iowa.
David N. Fiare 02/22/19
David N. Fiare Date
Pages/Sheets covered by this seal:
L1.1, L1.2 & L1.3
License expires: 06/30/19

PROFESSIONAL LANDSCAPE ARCHITECT
DAVID N. FIARE
LANDSCAPE ARCHITECT
NO. 205
STATE OF IOWA

olsson
2111 South 67th Street, Suite 200
Omaha, NE 68106
TEL 402.341.1116 www.olsson.com

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Kansas City, Missouri • Omaha, Nebraska
816-754-1958
slaggie.com

The Heritage at Fox Run - Council Bluffs
New Construction
4800 Council Pointe Road
Council Bluffs, Iowa 51501

Revisions:
4 Issued For Const. / ASI #1 02/22/19

OA Project #: 161001

Issued For Construction
February 22, 2019

TITLE SHEET
C0.0

DWG: F:\2016\2501-3000\046-2952\40-Design\AutoCAD\Final Plans\Sheets\GNCVC_TTL_A2952.dwg USER: ewilliams
DATE: Feb 22, 2019 11:39am XREFS: c_Disk_A2952

GENERAL NOTES

1. ALL OPERATIONS CONDUCTED ON THE PREMISES, INCLUDING THE WARM-UP, REPAIR, ARRIVAL, DEPARTURE, OR RUNNING OF TRUCKS, EARTHMOVING EQUIPMENT, CONSTRUCTION EQUIPMENT, AND ANY OTHER ASSOCIATED EQUIPMENT SHALL BE LIMITED TO THE PERIOD BETWEEN 7:00 A.M. AND 6:00 P.M. MONDAY THROUGH FRIDAY; AND, NO EARTHMOVING OR GRADING OPERATIONS SHALL BE CONDUCTED ON THE PREMISES ON SATURDAYS OR SUNDAYS OR LEGAL HOLIDAYS, UNLESS WAIVED BY THE OWNER AND THE CITY OF COUNCIL BLUFFS.
2. THE CONTRACTOR IS RESPONSIBLE FOR PROJECT SAFETY. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH OSHA REGULATIONS AND ALL APPLICABLE LOCAL, STATE & FEDERAL REQUIREMENTS.
3. ALL CONSTRUCTION ACTIVITIES SHALL COMPLY WITH LOCAL, STATE, AND FEDERAL REQUIREMENTS.
4. ANY ON-SITE FUELING SHALL COMPLY WITH LOCAL, STATE, AND FEDERAL REQUIREMENTS.
5. A PORTABLE RESTROOM FACILITY SHALL BE REQUIRED ON-SITE DURING CONSTRUCTION.
6. CONTRACTOR SHALL PRESERVE ALL SURVEY CONTROL.
7. LOCATION AND ELEVATIONS OF IMPROVEMENTS TO BE MET (OR AVOIDED) BY WORK TO BE DONE SHALL BE CONFIRMED BY THE CONTRACTOR THROUGH FIELD EXPLORATIONS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL REPORT TO THE ENGINEER OR CITY INSPECTOR ANY DISCREPANCIES BETWEEN HIS MEASUREMENTS AND THESE PLANS.
8. CONSTRUCTION FOUND TO BE UNACCEPTABLE TO THE ARCHITECT / OWNER / ENGINEER / CONSTRUCTION TESTING AGENCY REPRESENTATIVE SHALL BE REMOVED AND REPLACED AT THE CONTRACTOR'S EXPENSE.
9. ALL CONSTRUCTION SHALL BE AS SHOWN ON THESE PLANS, ANY REVISIONS SHALL HAVE THE PRIOR WRITTEN APPROVAL OF THE ENGINEER.
10. CONTRACTOR SHALL ADJUST ALL NEW AND EXISTING INLETS, VALVE BOXES, MANHOLE RIMS, AND SEWER CLEAN OUTS, ETC. TO FINISH GRADE AS APPLICABLE WHETHER OR NOT THEY ARE SHOWN ON THE PLANS.
11. THE CONTRACTOR MUST ADHERE TO GOOD HOUSEKEEPING BEST MANAGEMENT PRACTICES AT ALL TIMES. GOOD HOUSEKEEPING BEST MANAGEMENT PRACTICES FOCUS ON KEEPING THE WORK SITE CLEAN AND ORDERLY WHILE HANDLING MATERIALS AND WASTE IN A MANNER THAT ELIMINATES THE POTENTIAL FOR POLLUTANT RUNOFF.
12. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE ALL TRAFFIC CONTROL THAT MAY BE NECESSARY DURING CONSTRUCTION ACTIVITIES.
13. THE CONTRACTOR SHALL NOTIFY THE ENGINEER A MINIMUM OF 72 HOURS PRIOR TO CONSTRUCTION STAKING TO COORDINATE SITE CONTROL POINTS. CONTRACTOR IS RESPONSIBLE FOR ALL COSTS AND SCHEDULING ASSOCIATED WITH THE CONSTRUCTION STAKING ON THE PROJECT.
14. ALL DEBRIS RESULTING FROM CONSTRUCTION OPERATIONS SHALL BE HAULED OFF SITE AND DISPOSED OF PROPERLY AND LEGALLY AT A CERTIFIED DUMPING SITE. (NO PAY ITEM)
15. THE CONTRACTOR SHALL NOT DISTURB BEYOND THE LIMITS OF DISTURBANCE AS SHOWN ON THE PLANS.
16. PRIOR TO MOVING OFF THE JOB THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND REQUEST A FINAL WALK-THROUGH OF THE CONSTRUCTION SITE.
17. THE EXISTENCE AND LOCATION OF UNDERGROUND UTILITY PIPES AND STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF AVAILABLE RECORDS AND TO THE BEST OF OUR KNOWLEDGE CONSTITUTES ALL KNOWN FACILITIES. HOWEVER, THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT ANY EXISTING UTILITIES OR STRUCTURES LOCATED AT THE WORK SITE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT IOWA ONE-CALL @ 1-800-292-8989 IN ADVANCE OF ANY EXCAVATION FOR THE MARK-OUT OF THE LOCATION OF UTILITIES AND NOTIFICATION OF COMMENCEMENT OF WORK. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE OR COORDINATE WITH THE APPROPRIATE UTILITY COMPANY FOR RELOCATION OF ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS AND IN ORDER TO COMPLETE THE WORK SHOWN ON THE PLANS AT NO ADDITIONAL COST TO THE OWNER. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY CONFLICTS FOUND.
18. THE CONTRACTOR SHALL USE CAUTION AROUND ANY EXISTING UTILITIES OR IMPROVEMENTS LOCATED ON SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIRS OF SUCH UTILITIES OR STRUCTURES IF DAMAGED BY THE NEW CONSTRUCTION.
19. THE CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL PROPERTY CORNERS. IF ANY PROPERTY CORNERS ARE DAMAGED DURING CONSTRUCTION, THEY SHALL BE REPLACED AT CONTRACTORS EXPENSE.
20. ALL LINES SHOWN REPRESENTING PAVEMENT ARE TO BACK OF CURB OR EDGE OF PAVEMENT, UNLESS OTHERWISE NOTED.
21. REFER TO SUDAS FOR ALL QUALITY CONTROL (TESTING AND INSPECTIONS) REQUIRED FOR THIS PROJECT.

GRADING NOTES

1. THE SITEWORK/EARTHWORK FOR THIS PROJECT SHALL MEET OR EXCEED THE IOWA STATEWIDE URBAN DESIGN AND SPECIFICATIONS (SUDAS). ALL STANDARDS AND SPECIFICATIONS AND ADDENDA SHALL APPLY. HOWEVER IN SITUATIONS WHERE THE GEOTECHNICAL REPORT AND SUDAS CONFLICT, THE GEOTECHNICAL REPORT SHALL CONTROL.
   A. FOR EARTHWORK, REFERENCE DIVISION 2.
   B. FOR STREETS AND RELATED WORK, REFERENCE DIVISION 7.
   C. FOR SITE WORK AND LANDSCAPING, REFERENCE DIVISION 9.
2. ANY EXCESS AND/OR UNSUITABLE SOIL MATERIAL THAT IS HAULED OFF-SITE MUST BE PLACED AT A LOCATION THAT IS CURRENTLY COVERED UNDER AN EXISTING GRADING PERMIT (AS REQUIRED BY LOCAL JURISDICTION). IF NO GRADING PERMIT EXISTS AT THE "WASTE" LOCATION, IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN ANY AND ALL NECESSARY PERMITS NECESSARY BEFORE WASTING THE EXCESS MATERIAL. THE CONTRACTOR SHALL PROVIDE THE OWNER WITH DOCUMENTATION SHOWING THAT ANY WASTE AREAS ARE COVERED BY AN EXISTING PERMIT OR THAT NO SUCH PERMIT IS REQUIRED BY LOCAL, STATE OR FEDERAL REGULATIONS. THE CONTRACTOR WILL BE RESPONSIBLE FOR ANY AND ALL COSTS (INCLUDING FINES) ASSOCIATED WITH HIS FAILURE TO OBTAIN THE NECESSARY GRADING PERMIT(S).
3. TEMPORARY CONSTRUCTION SLOPES SHOULD BE DESIGNED AND EXCAVATED IN STRICT COMPLIANCE WITH THE RULES AND REGULATIONS OF THE FEDERAL REGISTER, VOLUME 54, NO. 209 (OCTOBER 1989), THE UNITED STATES DEPARTMENT OF LABOR, OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA), 29 CFR, PART 1926.
4. ALL HERBACEOUS VEGETATION SHALL BE REMOVED FROM WITHIN THE LIMITS OF THE GRADING AND REDISTRIBUTED WITH THE TOPSOIL.
5. FULL TIME OBSERVATION AND TESTING BY A QUALIFIED TESTING LAB OR PROFESSIONAL GEOTECHNICAL ENGINEER SHALL OCCUR IN ALL FILL AND CORE OUT AREAS. OBSERVATION AND DENSITY TEST REPORTS FROM THE TESTING REPRESENTATIVE SHALL BE SUBMITTED TO THE ENGINEER AND OWNER.
6. FILL AND CUT AREAS SHALL BE STRIPPED OF ALL VEGETATION AND TOPSOIL TO AN APPROXIMATE DEPTH OF 6 TO 9 INCHES. ADDITIONAL STRIPPING DEPTH MAY BE REQUIRED BY GEOTECHNICAL ENGINEER. STRIPPINGS SHALL BE STOCKPILED IN A LOCATION APPROVED BY THE ENGINEER.
7. FINAL ELEVATIONS SHOWN ARE TO FINISHED SURFACES. VERIFY THE PROPOSED DEPTH OF PAVING, DRIVES, SIDEWALKS AND TOPSOIL PLACEMENT AND GRADE ALL AREAS TO ACHIEVE THE REQUIRED FINISH SUBGRADE ELEVATIONS.
8. MATCH EXISTING ELEVATIONS AT STREET CURBS AND LIMITS OF PUBLIC RIGHT OF WAY.
9. EXISTING AND PROPOSED CONTOURS ARE SHOWN AT 1.0 FOOT INTERVALS.
10. ALL AREAS SHALL BE GRADED TO ENSURE POSITIVE DRAINAGE AWAY FROM BUILDING AND OTHER STRUCTURES. AREAS OF PONDING WATER SHALL BE REPAIRED/REPLACED AT THE CONTRACTOR'S EXPENSE.
11. THE CONTRACTOR MUST OBTAIN AND/OR CONFIRM THAT ALL NECESSARY PERMITS HAVE BEEN OBTAINED PRIOR TO STARTING ANY WORK ON-SITE OR WITHIN RIGHT-OF-WAY.
12. AFTER REMOVING UNSUITABLE MATERIALS AND STABILIZING WEAK SUBGRADES, THE SITE SHALL BE FILLED TO THE DESIGN GRADES WITH STRUCTURAL FILL.
13. GRADING TOLERANCES: LAWN OR UNPAVED AREAS: PLUS OR MINUS 0.25 INCH (EXCEPT NEAR STRUCTURES OR PAVING); WALKS, PAVEMENTS, AND BUILDING PAD: PLUS OR MINUS 0.10 INCH.
14. AT THE COMPLETION OF GRADING, VEGETATION AND TOPSOIL STRIPPINGS SHALL BE REDISTRIBUTED ON ALL GREENSPACES TO FINISHED GRADE.
15. TOPSOIL SALVAGED AS PART OF THE EXCAVATION SHALL BE PLACED TO A MINIMUM DEPTH OF 6 INCHES OVER ALL PROPOSED LANDSCAPE AREAS DISTURBED BY THE WORK. LARGE STONES, STICKS AND LUMPS SHALL BE REMOVED OR BROKEN UP, AND THE TOPSOIL SHALL BE LEVELED AND RAKED TO MATCH ADJACENT GRADES, READY FOR SEEDING. ANY ROCK OR SAND FROM PAVING ACTIVITIES SHALL BE REMOVED PRIOR TO PLACEMENT OF TOPSOIL. ALL EXCESS SOILS, NOT RE-SPREAD WITHIN THE PROJECT LIMITS, SHALL BE REMOVED BY THE CONTRACTOR TO A LOCATION APPROVED BY THE OWNER. LANDSCAPED AREAS SHALL NOT BE COMPACTED MORE THAN 92% STANDARD PROCTOR, EXCEPT WITHIN 5' OF BUILDINGS AND 2' OF PAVED AREAS WHERE STRICTER COMPACTION IS REQUIRED.
16. THE CONTRACTOR SHALL GRADE TO SUBGRADE ELEVATIONS IN PAVED AREAS. PAVEMENT THICKNESS FOR STANDARD DUTY AREAS AND HEAVY DUTY AREAS ARE REFERENCED IN THE DETAIL SHEETS.
17. THE CONTRACTOR SHALL NOT DISTURB EXISTING VEGETATION OUTSIDE THE LIMITS OF DISTURBANCE (LOD) WITHOUT APPROVAL FROM THE ENGINEER. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IF ANY GRADING/DISTURBANCE NEEDS TO TAKE PLACE BEYOND THE LOD AS SHOWN ON THE PLANS.
18. STOCKPILING AND RE-SPREADING OF TOPSOIL IS NOT A SEPARATE BID ITEM, BUT SHALL BE CONSIDERED SUBSIDIARY TO THE SITE GRADING.
19. CONTRACTOR WILL BE HELD RESPONSIBLE FOR SETTLEMENT DUE TO IMPROPER COMPACTION.

PROJECT SPECIFIC GRADING NOTES

1. CONTRACTOR SHALL REFERENCE AND FOLLOW THE REPORT OF GEOTECHNICAL EXPLORATION PREPARED BY TERRACON., DATED 07/23/18. THE CONTRACTOR IS RESPONSIBLE TO OBTAIN A COPY, REVIEW, AND FOLLOW THE RECOMMENDATIONS OF THE FULL REPORT AND ALL ISSUED ADDENDA. THE GEOTECHNICAL REPORT MUST BE FOLLOWED. SITE PREPARATION, GRADING, AND EXCAVATION PROCEDURES SHALL CONFORM TO THE RECOMMENDATIONS AS OUTLINED IN THE REPORT AND ALL ISSUED ADDENDA.
2. IN CASES WHERE THE SPECIFICATIONS AND GEOTECHNICAL REPORT DIFFER, THE MORE STRINGENT SHALL APPLY. ANY ALTERNATE PROCEDURES OR RECOMMENDATIONS MUST BE APPROVED BY THE GEOTECHNICAL ENGINEER.

STORM SEWER NOTES

1. ALL STORM SEWER CONSTRUCTION AND DETAILS SHALL MEET OR EXCEED SUDAS AND THE CITY OF COUNCIL BLUFFS IN CASES WHERE THE CITY OF COUNCIL BLUFFS STANDARDS CONFLICT WITH SUDAS, THE CITY STANDARDS SHALL APPLY.
2. HDPE PIPE (IF USED) SHALL MEET OR EXCEED THE REQUIREMENTS FOR ADS N-12 SMOOTH INTERIOR WALL PIPE.
3. ALL FLEXIBLE STORM SEWER PIPE APPROVED FOR USE ON THIS PROJECT MUST BE INSTALLED IN ACCORDANCE WITH PROJECT REQUIREMENTS, AND MANUFACTURER SPECIFICATIONS (MORE STRINGENT REQUIREMENT SHALL GOVERN).
4. FOR DETAILS OF STORM SEWER MANHOLES, SEE SUDAS FIGURE 6010.401.
5. ALL HDPE AND PVC STRUCTURE ITEMS SHALL BE ADVANCED DRAINAGE SYSTEMS, INC PRODUCTS (ADS INC, DAN SLAVIN, 402-960-1230) OR EQUIVALENT APPROVED BY ENGINEER.
6. ALL TRENCHES SHALL BE BACKFILLED AND COMPACTED PER THE RECOMMENDATIONS IN THE GEOTECHNICAL REPORT. THE CONSTRUCTION TESTING AGENCY REPRESENTATIVE SHALL PROVIDE COMPACTION TESTING FOR ALL STORM SEWER TRENCHING.
7. ALL PRIVATE STORM SEWER SHALL BE RCP AND HDPE. STORM PIPE CLASSIFICATIONS SHALL BE AS FOLLOWS UNLESS OTHERWISE NOTED:
   A. RCP, CLASS III, WALL B (IDOT CLASS 2000D), PER ASTM C-76, WITH FLEXIBLE PLASTIC BITUMEN GASKETS AT JOINTS.
   B. HIGH DENSITY POLYETHYLENE PIPE (HDPE) SMOOTH INTERIOR/ANNULAR EXTERIOR: AASHTO DESIGNATION M252 TYPE S, M 294 TYPE S, AND MP7-97 TYPE S. PIPE SHALL BE INSTALLED IN ACCORDANCE WITH PIPE MANUFACTURER'S INSTALLATION GUIDELINES FOR CULVERT STORM DRAINAGE APPLICATIONS.
12. ALL STATIONING AND DIMENSIONS ARE TO BE CENTER OF STRUCTURE FOR MANHOLES AND AREA INLETS AND CENTER OF BOX FOR CURB INLETS, UNLESS OTHERWISE NOTED.
13. ALL STORM SEWER CONNECTIONS SHALL BE SOIL-TIGHT (MINIMUM).
14. ALL PIPE SHALL HAVE SMOOTH INTERIOR WALL WITH A MANNING'S ROUGHNESS VALUE OF 0.013 OR LESS.
15. CRUSHED ROCK BEDDING SHALL BE INSTALLED FOR ALL UTILITY PIPE PER SUDAS SPECIFICATION DIVISION 3 OR THE MANUFACTURER'S RECOMMENDATIONS, WHICHEVER IS MORE STRINGENT.
16. ALL STORM PIPE ENTERING STRUCTURES SHALL BE GROUTED TO ASSURE CONNECTION AT STRUCTURE IS WATERTIGHT.
17. ALL STORM SEWER MANHOLES AND DRAIN BASINS IN PAVED AREAS SHALL BE FLUSH WITH PAVEMENT AND SHALL HAVE TRAFFIC BEARING RING AND COVERS. MANHOLES AND DRAIN BASINS IN UNPAVED AREAS SHALL BE AT FINISHED GRADE. LIDS SHALL BE LABELED "STORM SEWER".
18. ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES SHALL BE PERFORMED PRIOR TO ANNOUNCED BUILDING POSSESSION AND FINAL CONNECTION OF SERVICE.

SANITARY SEWER NOTES

1. ALL SANITARY SEWER CONSTRUCTION AND DETAILS SHALL MEET OR EXCEED SUDAS AND THE CITY OF COUNCIL BLUFFS IN CASES WHERE THE CITY OF COUNCIL BLUFFS STANDARDS CONFLICT WITH SUDAS, THE CITY STANDARDS SHALL APPLY.
2. REFER TO ARCHITECTURAL, M.E.P. PLANS FOR SANITARY SEWER TIE-INS WITH BUILDING(S).
3. ALL TRENCHES SHALL BE BACKFILLED AND COMPACTED PER THE RECOMMENDATIONS IN THE GEOTECHNICAL REPORT. THE CONSTRUCTION TESTING AGENCY REPRESENTATIVE SHALL PROVIDE COMPACTION TESTING FOR ALL SANITARY SEWER TRENCHING.
4. CRUSHED ROCK BEDDING SHALL BE INSTALLED FOR ALL UTILITY PIPE PER SUDAS SPECIFICATION DIVISION 3 AND THE CITY OF COUNCIL BLUFFS SUPPLEMENTAL SPECIFICATIONS.
5. ALL FITTINGS & SERVICE PIPE SHALL BE SCHEDULE 40 PVC.
6. ALL SANITARY SEWER LINES 6 INCHES OR LARGER SHALL BE INSPECTED BY CLOSED CIRCUIT TELEVISION WITH A COPY OF THE FILM & REPORT BEING SUBMITTED TO THE ENGINEER FOR REVIEW PRIOR TO FINAL ACCEPTANCE AND PAYMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH CLEANING & TELEVISION LINES. (NO PAY ITEM)
7. ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES SHALL BE PERFORMED PRIOR TO ANNOUNCED BUILDING POSSESSION AND FINAL CONNECTION OF SERVICE.
8. CONTRACTOR SHALL VERIFY PROPOSED SANITARY SEWER MANHOLE RIM ELEVATIONS TO BE WITHIN ±0.10' TOLERANCE WITH FINAL GROUND SURFACE. CONTRACTOR SHALL ADJUST MANHOLE RIM ELEVATIONS TO BE WITHIN TOLERANCE. ADJUSTMENTS SHALL BE A SUBSIDIARY TO THE PRICE BID FOR STANDARD SEWER MANHOLE.
9. DUCTILE IRON PIPE (AT WATER CROSSINGS) SHALL BE PER AWWA C151 THICKNESS CLASS 50.

WATER GENERAL NOTES

1. ALL WATER SERVICE CONSTRUCTION AND DETAILS SHALL MEET OR EXCEED SUDAS AND THE CITY OF COUNCIL BLUFFS WORKS STANDARD SPECIFICATIONS. IN CASES WHERE THE CITY OF COUNCIL BLUFFS WATER WORKS STANDARDS CONFLICT WITH SUDAS, THE CITY STANDARDS SHALL APPLY.
2. ALL WATER SERVICE CONSTRUCTION TO BE DONE UNDER A PLUMBER'S PERMIT AND SHALL COMPLY WITH ALL APPLICABLE BUILDING CODES.
3. THE CONTRACTOR SHALL NOTIFY THE CITY OF COUNCIL BLUFFS A MINIMUM OF 48 HOURS (EXCLUDING WEEKENDS & HOLIDAYS) PRIOR TO STARTING CONSTRUCTION. ALL WORK SHALL BE COORDINATED WITH THE CITY OF COUNCIL BLUFFS WATER WORKS DEPARTMENT.
4. COMPLY WITH ALL CODES AND REGULATIONS, OBTAIN PERMITS AS NECESSARY FOR WORK IN PUBLIC RIGHT-OF-WAY.
5. THE CONTRACTOR SHALL COORDINATE CONNECTION TO THE EXISTING WATER MAIN WITH CITY OF COUNCIL BLUFFS WATER WORKS. CONTRACTOR IS RESPONSIBLE FOR WORK, FEES, PERMITS AND COORDINATION EFFORTS NECESSARY TO MAKE THE CONNECTION TO THE EXISTING UTILITIES.
6. ALL FITTINGS (HORIZ. & VERT.), AND VALVES SHALL BE SECURELY RESTRAINED USING CONCRETE THRUST BLOCKS, OR OTHER METHOD(S) APPROVED BY THE ENGINEER AND THE CITY OF COUNCIL BLUFFS, TO WITHSTAND TEST & OPERATING PRESSURES.
7. THE MINIMUM HORIZONTAL SEPARATION BETWEEN THE CLOSEST TWO POINTS OF THE WATER AND SEWER LINE IS TEN FEET (10'). THE MINIMUM VERTICAL SEPARATION BETWEEN THE CLOSEST TWO POINTS OF THE WATER AND SEWER LINE IS EIGHTEEN INCHES (18"). REFER TO "TEN STATES STANDARDS FOR ADDITIONAL INFORMATION & REQUIREMENTS".
8. METERS, PUMPS, AND BFP ARE INSIDE BUILDING. (REF. M.E.P. PLAN)
9. SITE SHALL BE TO FINISHED GRADE PRIOR TO INSTALLATION OF WATER SERVICE.
10. CONTRACTOR SHALL PAY ALL METER COSTS, TAPPING FEES, AND ALL OTHER INCIDENTAL COSTS REQUIRED BY THE CITY OF COUNCIL BLUFFS.
11. THE MINIMUM DEPTH OF COVER OVER THE TOP OF THE WATER PIPE SHALL BE 5'-0", FROM PROPOSED FINISHED GRADES, UNLESS OTHERWISE INDICATED.
12. TRACER WIRE SHALL BE INSTALLED ON ALL PIPE IN ACCORDANCE WITH SUDAS SPECIFICATIONS AND SHALL BE INCIDENTAL TO THE PIPE.
13. CONCRETE FOR THRUST BLOCKS SHALL HAVE A MINIMUM STRENGTH OF 3500 PSI @ 28 DAYS.
14. CRUSHED ROCK BEDDING SHALL BE INSTALLED FOR ALL UTILITY PIPE PER SUDAS SPECIFICATION DIVISION 3.
15. DIMENSIONS SHOWN ARE TO CENTERLINE OF PIPES OR ENDS OF PIPES AS APPLICABLE.
16. ALL TRENCHES SHALL BE BACKFILLED AND COMPACTED PER THE RECOMMENDATIONS IN THE GEOTECHNICAL REPORT. THE CONSTRUCTION TESTING AGENCY REPRESENTATIVE SHALL PROVIDE COMPACTION TESTING FOR ALL WATER LINE TRENCHING.

GENERAL UTILITY NOTES

1. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRENCH AND EXCAVATION SAFETY AND SHALL PERFORM ALL WORK IN ACCORDANCE WITH OSHA REGULATIONS. DESIGN AND INSTALLATION/REMOVAL OF TEMPORARY SHORING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE PROPOSED UTILITY LINE LOCATIONS AT THE BUILDING AGAINST THE LOCATIONS SHOWN ON THE MECHANICAL AND ELECTRICAL PLANS AND TO COORDINATE THE CONTINUATION OF THE LINES INTO THE BUILDING.
3. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COMPLY WITH ALL CODES AND REGULATIONS AND OBTAIN PERMITS AS NECESSARY FOR WORK IN PUBLIC RIGHT-OF-WAY.
4. THE CONTRACTOR SHALL COORDINATE ALL WORK WITH OTHER CONTRACTORS AND/OR UTILITY COMPANIES THAT MAY BE WORKING IN OR ADJACENT TO THE PROJECT AREA.
5. IN THE EVENT OF A VERTICAL CONFLICT BETWEEN WATER LINES, SANITARY LINES, STORM LINES AND GAS LINES (EXISTING AND PROPOSED), THE SANITARY LINE SHALL BE ENCASED IN CONCRETE, AT LEAST 10 FEET ON BOTH SIDES OF CROSSING. THE WATER LINE SHALL HAVE MECHANICAL JOINTS WITH APPROPRIATE THRUST BLOCKING AS REQUIRED TO PROVIDE A MINIMUM OF 18" CLEARANCE MEETING REQUIREMENTS OF ANSI A21.10 OR ANSI 21.11 (AWWA C-151) (CLASS 50).
6. ALL DEBRIS AND EXCESS MATERIAL (INCLUDING SOIL) RESULTING FROM CONSTRUCTION OPERATIONS SHALL BE HAULED OFF SITE AND PROPERLY DISPOSED OF BY THE CONTRACTOR (NO PAY ITEM).
7. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ALL CONSTRUCTION COORDINATION AND SEQUENCING. THE CONTRACTOR SHALL REVIEW ALL PROPOSED AND EXISTING IMPROVEMENTS AND CHECK FOR CONFLICTS PRIOR TO CONSTRUCTION.
8. CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL UTILITIES (I.E. PHONE, CABLE, POWER, GAS, ETC.) ARE INSTALLED AND SERVICE THE NEW BUILDING.
9. LINES UNDERGROUND SHALL BE INSTALLED, INSPECTED AND APPROVED BEFORE BACKFILLING.
10. ALL CONCRETE FOR ENCASEMENTS SHALL HAVE A MINIMUM 28 DAY COMPRESSION STRENGTH AT 3500 P.S.I.
11. EXISTING UTILITIES SHALL BE VERIFIED IN FIELD PRIOR TO INSTALLATION OF ANY NEW LINES.
12. ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES SHALL BE PERFORMED PRIOR TO ANNOUNCED BUILDING POSSESSION AND THE FINAL CONNECTION OF SERVICE.
13. CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES FOR INSTALLATION REQUIREMENTS AND SPECIFICATIONS.
14. THE CONTRACTOR IS RESPONSIBLE FOR ALL UTILITY CONNECTION FEES AND THE COST OF CONSTRUCTION ITEMS WHICH ARE REQUIRED BY THE UTILITY COMPANIES WHICH ARE TO BE INSTALLED BY THE CONTRACTOR IN ORDER TO ESTABLISH UTILITY SERVICE TO THE BUILDING AND COMPLY WITH ALL UTILITY COMPANY REQUIREMENTS.

PAVING NOTES

1. ALL CONCRETE AND/OR ASPHALT PAVEMENT SHALL BE PLACED IN ACCORDANCE WITH SUDAS DIVISION 7 (CURRENT EDITION) AND THE CITY OF COUNCIL BLUFFS STANDARDS.
2. FOR DETAILS OF PAVEMENT CONSTRUCTION, SEE SUDAS DIVISION 7 (CURRENT EDITION) AND THE CITY OF COUNCIL BLUFFS STANDARDS.
3. WHEN BOTH LANES ARE PLACED AT THE SAME TIME THE LONGITUDINAL JOINT SHALL BE THE SAWED TYPE. THE KEYED TYPE LONGITUDINAL JOINT SHALL BE USED WHEN AN ADJACENT LANE IS NOT PLACED AT THE SAME TIME.
4. MAXIMUM SPACING FOR SAWED TRANSVERSE CONSTRUCTION JOINTS FOR PORTLAND CONCRETE PAVEMENT SHALL BE 10'. SLABS SHALL BE KEPT AS SQUARE AS POSSIBLE. TRANSVERSE JOINT SPACING SHALL NOT EXCEED 125% OF THE LONGITUDINAL JOINT SPACING.
5. MAXIMUM JOINT SPACING ON CONCRETE SIDEWALKS SHALL BE 5'.
6. TRANSVERSE JOINTS SHALL BE ALIGNED TO COINCIDE WITH THE CENTER LINE OF INTERSECTING SIDE STREETS WHEREVER POSSIBLE.
7. A ½" EXPANSION JOINT SHALL BE PLACED BETWEEN P.C.C. PAVEMENT AND ADJACENT SIDEWALKS.
8. ALL SAWED TRANSVERSE JOINTS SHALL BE CONTINUOUS ACROSS THE PAVEMENT AND EXTEND THROUGH CURBS.
9. ALL PARKING LOT PAVEMENT JOINTS SHALL BE THOROUGHLY SEALED WITH HOT-POURED SEALANT. SIDEWALK JOINTS SHALL BE SEALED WITH SELF-LEVELING SILICONE SEALANT WITH COLOR MATCHING THE CONCRETE PAVEMENT, UNLESS OTHERWISE APPROVED BY THE ENGINEER.
10. THE MAXIMUM CROSS SLOPE ON ALL SIDEWALKS SHALL BE 2.0%. THE TARGET CROSS SLOPE SHALL BE 1.5%. THE MAXIMUM RUNNING SLOPE ON ALL SIDEWALKS (EXCLUDING CURB RAMPS) SHALL BE 5.0%.
11. PRIOR TO PLACING CONCRETE PAVEMENT (INCLUDING SIDEWALK) ALL SUBGRADE SHALL HAVE BEEN SCARIFIED, TREATED, AND RECOMPACTED TO THE SPECIFIED DENSITY AS REQUIRED BY THE GEOTECHNICAL ENGINEER AND CONSTRUCTION TESTING AGENCY.
12. ALL SIDEWALKS SHALL HAVE A MINIMUM WIDTH OF 5', UNLESS OTHERWISE INDICATED ON THE PLANS.
13. DETECTABLE WARNINGS ARE REQUIRED WHERE WALKS CROSS OR ADJOIN A VEHICULAR WAY AND ARE NOT SEPARATED BY A CURB OR OTHER ELEMENT.
14. ACCESSIBLE ENTRANCES AND PARKING SPACES SHALL BE IDENTIFIED WITH A SIGN SHOWING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY (REFER TO SITE PLAN AND DETAIL SHEETS).
15. A DIAMOND EDGE SAW BLADE SHALL BE USED FOR CUTTING ALL REQUIRED CONTRACTION AND LONGITUDINAL PAVEMENT JOINTS. ALL SAWCUTS REQUIRED SHALL BE SUBSIDIARY TO THE PRICE BID AND SHALL FOLLOW SUDAS REQUIREMENTS.
16. ALL INTERSECTIONS SHALL BE WARPED AS NOTED ON THE PLANS TO ENSURE POSITIVE DRAINAGE.
17. THE CONTRACTOR SHALL COORDINATE ALL PAVEMENT TESTING WITH THE CONSTRUCTION TESTING AGENCY.
18. THE PAVING CONTRACTOR SHALL ADJUST ALL MANHOLES, VALVES, INLETS AND CLEAN-OUTS TO GRADE.

PAVEMENT MARKING AND SIGNAGE NOTES

1. ALL PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) PART 3.
2. ALL SIGNS AND SIGN PLACEMENT SHALL BE IN ACCORDANCE WITH MUTCD PART 2.
3. ALL SIGNAGE TO CONFORM TO ALL LOCAL CODES AND ORDINANCES WHERE GUIDANCE IS NOT PROVIDED BY MUTCD. WHERE CONFLICTS OCCUR, THE MUTCD SHALL TAKE PRECEDENT.
4. IF THERE ARE ANY QUESTIONS OR DISCREPANCIES IN THE PLANS CONCERNING PLACEMENT OF MARKINGS OR SIGNING, THE CONTRACTOR SHALL CONTACT ENGINEER FOR APPROVAL BEFORE PROCEEDING WITH WORK.
5. LANE WIDTHS ARE MEASURED FROM BACK OF CURB TO CENTER OF MARKING LINE AND BETWEEN CENTERS OF MARKING LINES.
6. AT LOCATIONS WHERE NEW LANE MARKINGS INTERCEPT EXISTING LANE MARKINGS, CONTRACTOR SHALL TRANSITION MARKINGS TO ALIGN IF AN OFFSET EXISTS.
7. ALL LONGITUDINAL MARKINGS INSTALLED ON CONCRETE SURFACES SHALL BE LIQUID POLYUREA MARKINGS UNLESS OTHERWISE STATED IN THE PLANS.
8. ALL PAVEMENT MARKINGS SHALL HAVE 2-COATS OF PAINT.
9. PAVEMENT MARKING PAINT: LATEX, WATER-BASED EMULSION, READY-MIXED, COMPLYING WITH FS TT-P-1952 WITH DRYING TIME OF LESS THAN 45 MINUTES. COLOR AS INDICATED ON DRAWINGS.
10. ALLOW PAVING TO AGE FOR 24 HOURS BEFORE MARKING.
11. APPLY PAINT WITH MECHANICAL EQUIPMENT TO PRODUCE MARKINGS WITH UNIFORM STRAIGHT EDGES. PROVIDE A MINIMUM WET FILM THICKNESS OF 15 MILS.
12. PAINT FOR MARKING PAVEMENT SHALL CONFORM TO FEDERAL HIGHWAY MARKING STANDARDS. USE SHERWIN WILLIAMS PROMAR TRAFFIC MARKING PAINT.
13. APPLY ALL MARKINGS USING APPROVED MECHANICAL EQUIPMENT (WITH PROVISIONS FOR CONSTANT AGITATION OF PAINT), CAPABLE OF APPLYING THE MARKING WIDTHS AS SHOWN. USE PNEUMATIC SPRAY GUNS FOR HAND APPLICATION OF PAINT. ALL PAINTING EQUIPMENT AND OPERATIONS SHALL BE UNDER THE CONTROL OF EXPERIENCED TECHNICIANS THOROUGHLY FAMILIAR WITH EQUIPMENT AND MATERIALS AND MARKING LAYOUTS.

811 Know what's below. Call before you dig.

CALL 811 SEVENTY-TWO HOURS PRIOR TO DIGGING, GRADING OR EXCAVATING FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

LEGEND

BOUNDARY LINE
PROPERTY LINE
EXISTING STORM SEWER
EXISTING SANITARY SEWER
EXISTING COMBINED SEWER
EXISTING OVERHEAD POWER
EXISTING UNDERGROUND POWER
EXISTING WATER LINE
EXISTING CABLE/TELEVISION LINE
EXISTING TELEPHONE LINE
EXISTING GAS LINE
EXISTING MAJOR CONTOUR
EXISTING MINOR CONTOUR
PROPOSED MAJOR CONTOUR
PROPOSED MINOR CONTOUR
PROPOSED STORM SEWER
PROPOSED SANITARY SEWER
PROPOSED SANITARY SEWER LATERAL
PROPOSED WATER LINE
PROPOSED CABLE/TELEVISION LINE
PROPOSED CURB AND GUTTER
LIMITS OF DISTURBANCE
EASEMENT LINE
PROPOSED BUILDING OUTLINE
EXISTING BUILDING OUTLINE
WATER MANHOLE
WATER VALVE
FIRE HYDRANT
GAS MARKER
GAS VALVE
TELEPHONE RISER
TRANSFORMER
ELECTRICAL RISER
ELECTRICAL METER
ELECTRICAL BOX
ELECTRICAL VAULT
ELECTRICAL OUTLET
GUY WIRE
LIGHT POLE
POWER POLE WITH LIGHT
POWER POLE
BORE HOLE
YARD LIGHT
BORE HOLE
STORM SEWER MANHOLE
CURB INLET
GRATE INLET
SANITARY SEWER MANHOLE
BOLLARD
SIGN
IRRIGATION SYSTEM
VEGETATION
COLUMN

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2111 South 67th Street, Suite 200 Omaha, NE 68106 TEL 402.341.1116 www.olsson.com

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The Heritage at Fox Run - Council Bluffs

New Construction
4800 Council Pointe Road
Council Bluffs, Iowa 51501

Revisions:
1 Issued For Const./ASI #1 02/22/19

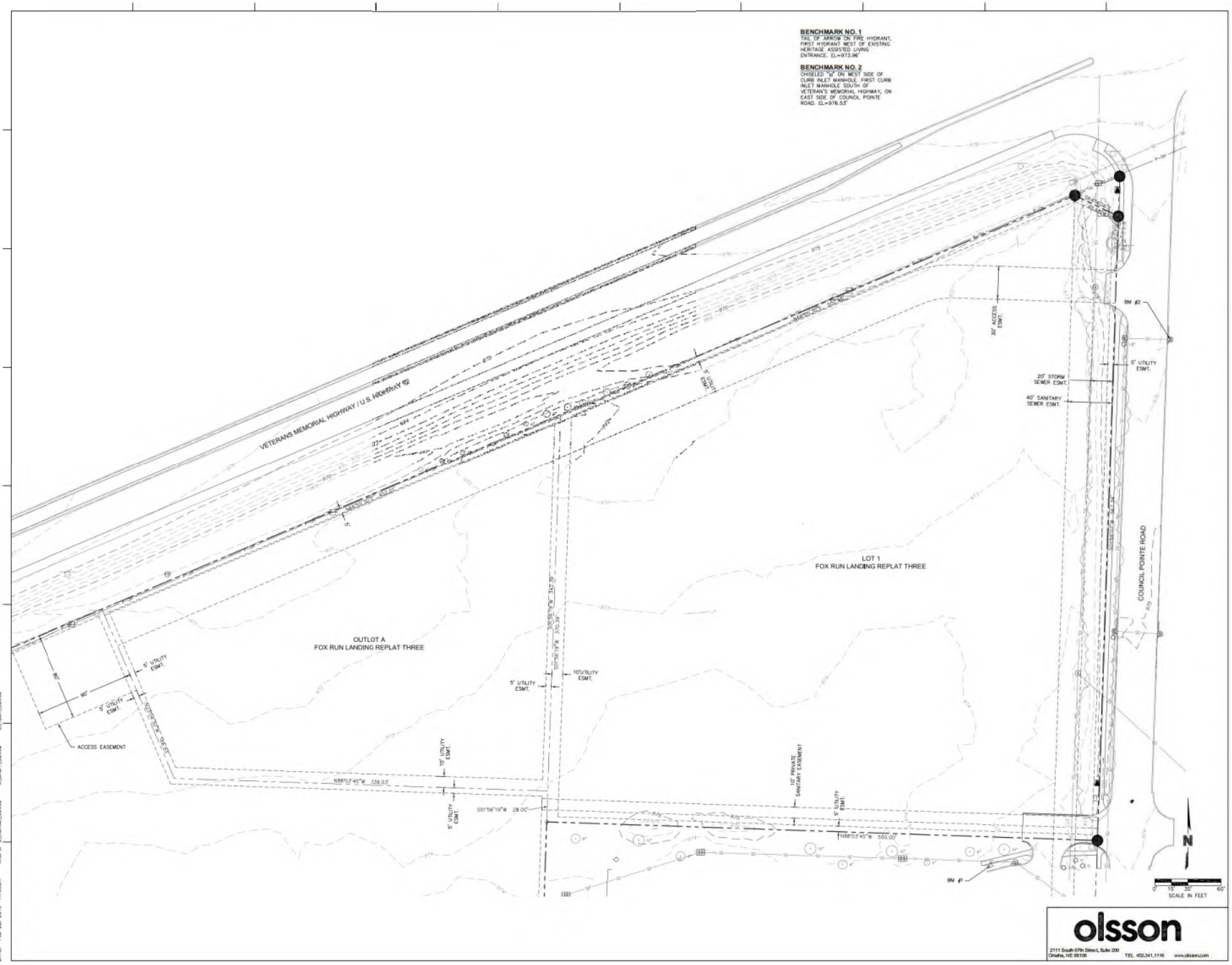
OA Project #: 161001

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February 22, 2019

GENERAL NOTES

C0.1

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The Heritage at Fox Run - Council Bluffs

New Construction

4800 Council Pointe Road
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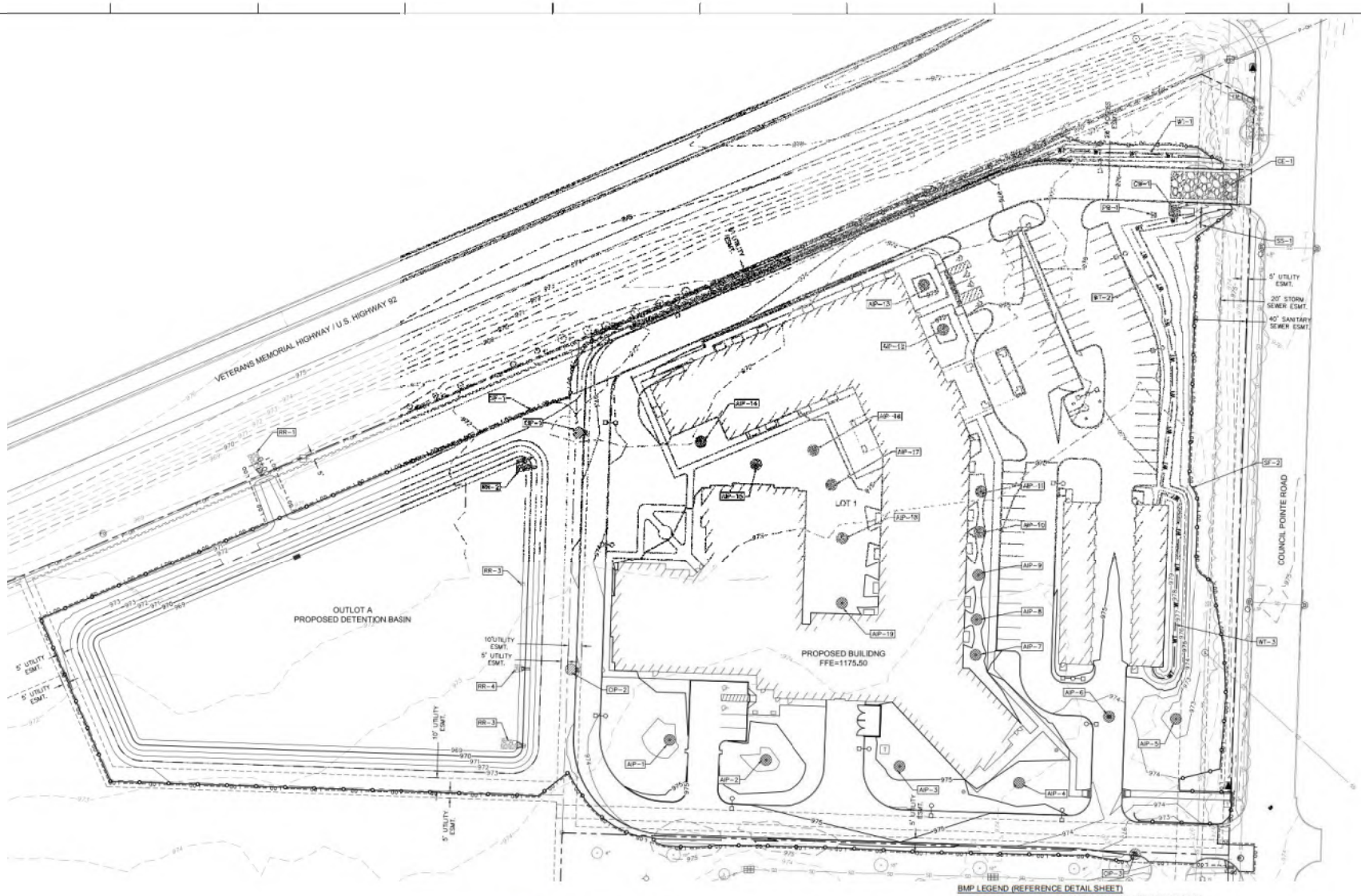
February 22, 2019

EXISTING CONDITIONS PLAN

C1.1

olsson
2111 South 67th Street, Suite 200
Omaha, NE 68106
TEL 402.341.1116 www.olsson.com

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LEGEND

- 11XX — EXISTING MAJOR CONTOUR
- 11XX — EXISTING MINOR CONTOUR
- 11XX — PROPOSED MAJOR CONTOUR
- 11XX — PROPOSED MINOR CONTOUR

TEMPORARY SEEDING	
DATE	APPLICATION
MAR. 15 – JUL. 1	COVER CROP – DRILL SEED OATS & RYEGRASS. OATS SEEDING RATE – 2.0 BU. OR 60 LBS./AC. RYEGRASS SEEDING RATE–30 LBS./AC.
JUL. 1 – SEPT. 1	COVER CROP – DRILL SEED OATS, SEEDING RATE – 1.5 BU. OR 48 LBS./AC.
SEPT. 1 – OCT. 31	COVER CROP – DRILL SEED WINTER WHEAT – 1 BU. OR 60 LBS./AC. OR WINTER RYE – 1 BU. OR 56 LBS./AC.

NOTES

1. CONSTRUCTION ENTRANCES MAY BE LOCATED AT THE CONTRACTOR'S DISCRETION, PROVIDED THEY ARE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF SEDIMENT ONTO PUBLIC RIGHTS–OF–WAY.
2. ALL SILT FENCES SHALL BE INSTALLED IN NO GREATER THAN 100–FEET RUNS. THE ENDS OF EACH RUN SHALL TURN UPHILL (J–HOOK) FOR AN APPROPRIATE DISTANCE (3–FOOT MINIMUM) TO KEEP WATER AND SEDIMENT FROM FLOWING TO THE NEXT SECTION OF SILT FENCE, TYPICAL.
3. REFERENCE THE SEDIMENT AND EROSION CONTROL NOTES SHEET FOR MORE INFORMATION AND TEMPORARY SEEDING REQUIREMENTS THROUGHOUT CONSTRUCTION.
4. CONTRACTOR IS RESPONSIBLE FOR ANY FIELD MODIFICATIONS OF THE SWPPP DURING ANY CONSTRUCTION DELAY OF THE PROJECT TO MAINTAIN THE FUNCTIONALITY OF THE SWPPP AND COMPLY WITH ALL FEDERAL, STATE, AND LOCAL PERMIT REQUIREMENTS. REFERENCE THE GRADING PLAN FOR SETTLEMENT MONITORING NOTES.
5. CONTRACTOR SHALL PERMANENTLY SEED, INSTALL EROSION CONTROL BLANKET / SLOPE MATTLES AND STABILIZE AREAS TO BE VEGETATED AS THEY ARE BROUGHT TO FINAL GRADE. FINAL SEEDING SHALL BE COMPLETED PRIOR TO PLACING FINAL EROSION CONTROL BLANKET.
6. REFERENCE THE LANDSCAPE PLANS FOR PERMANENT SEEDING / SOD / MULCH / PLANTING INFORMATION AND FINAL STABILIZATION REQUIREMENTS.
7. NO LAND DISTURBING ACTIVITIES ARE ALLOWED OUTSIDE THE PERMITTED LIMITS OF DISTURBANCE (LOD) WITHOUT APPROVAL FROM THE OWNER AND PROJECT ENGINEER THROUGHOUT CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE PROJECT ENGINEER IMMEDIATELY IF ANY DISTURBANCE IS NEEDED BEYOND THE PROPERTY LINE AND PERMITTED LOD AS SHOWN ON THE PLANS

BMP LEGEND (REFERENCE DETAIL SHEET)

- LOD — LIMITS OF DISTURBANCE. REFERENCE NOTE #7.
- PB–# PORTABLE BATHROOM
- CE–# STABILIZED CONSTRUCTION ENTRANCE. REFERENCE SUDAS FIGURE 9040.120.
- CP–# CURB INLET PROTECTION. REFERENCE DETAIL ON SHEET C2.3.
- AIP–# AREA INLET PROTECTION. REFERENCE DETAIL ON SHEET C2.3.
- SF–# SILT FENCE. REFERENCE SUDAS FIGURE 9040.119.
- CW–# CONCRETE WASHOUT. REFERENCE DETAIL ON SHEET C2.3.
- SS–# SWPPP SIGN REFERENCE DETAIL ON SHEET C2.3.
- WT — WT–# TEMPORARY 9" STRAW MATTLE. REFERENCE SUDAS FIGURE 9040.105.
- RR–# RIP RAP REFERENCE DETAILS ON SHEET C8.1.

N

0' 15' 30' 60'
SCALE IN FEET

olsson
2111 South 67th Street, Suite 200
Omaha, NE 68106
TEL 402.341.1116 www.olsson.com

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EROSION CONTROL PLAN

C2.1

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GENERAL EROSION AND SEDIMENT CONTROL NOTES

1. BEST MANAGEMENT PRACTICES (BMP'S) AND CONTROLS SHALL CONFORM TO FEDERAL, STATE, OR LOCAL REQUIREMENTS OR MANUAL OF PRACTICE, AS APPLICABLE. CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY PERMITTING AGENCY OR OWNER.
2. AN NPDES GENERAL PERMIT NO. 2 IS REQUIRED FROM THE IOWA DEPARTMENT OF NATURAL RESOURCES (IDNR) PRIOR TO ANY GRADING ACTIVITIES.
3. THE STORMWATER POLLUTION PREVENTION PLAN IS COMPRISED OF THIS DRAWING ("SITE MAP"), THE STANDARD DETAILS, SPECIFICATIONS, PLUS THE PERMIT AND ALL SUBSEQUENT REPORTS AND RELATED DOCUMENTS.
4. ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH STORM WATER POLLUTION PREVENTION SHALL OBTAIN A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN AND THE STATE OF IOWA NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM GENERAL PERMIT (NPDES PERMIT) AND BECOME FAMILIAR WITH THEIR CONTENTS.
5. CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES AS REQUIRED BY THE SWPPP. ADDITIONAL BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED AS DICTATED BY CONDITIONS AT NO ADDITIONAL COST OF OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION.
6. CONTRACTOR SHALL MINIMIZE CLEARING TO THE MAXIMUM EXTENT PRACTICAL OR AS REQUIRED BY THE GENERAL PERMIT.
7. GENERAL CONTRACTOR SHALL DENOTE ON PLAN THE TEMPORARY PARKING AND STORAGE AREA WHICH SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AND CLEANING AREA, EMPLOYEE PARKING AREA, AND AREA FOR LOCATING PORTABLE FACILITIES, OFFICE TRAILERS, AND TOILET FACILITIES.
8. ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC.) SHALL BE DETAINED AND PROPERLY TREATED OR DISPOSED.
9. SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS SHALL BE MAINTAINED ON SITE OR READILY AVAILABLE TO CONTAIN AND CLEAN-UP FUEL OR CHEMICAL SPILLS AND LEAKS.
10. DUST ON THE SITE SHALL BE CONTROLLED. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.
11. RUBBISH, TRASH, GARBAGE, LITTER, OR OTHER SUCH MATERIALS SHALL BE DEPOSITED INTO SEALED CONTAINERS. MATERIALS SHALL BE PREVENTED FROM LEAVING THE PREMISES THROUGH THE ACTION OF WIND OR STORMWATER DISCHARGE INTO DRAINAGE DITCHES OR WATERS OF THE STATE.
12. ALL STORM WATER POLLUTION PREVENTION MEASURES PRESENTED ON THE SITE PLAN, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE INITIATED AS SOON AS PRACTICABLE.
13. ALL DENUDED AREAS THAT WILL BE INACTIVE FOR 14 DAYS OR MORE, MUST BE STABILIZED TEMPORARILY WITH THE USE OF FAST-GERMINATING ANNUAL GRASS/GRAIN VARIETIES, STRAW/HAY MULCH, WOOD CELLULOSE FIBERS, TACKIFIERS, NETTING OR BLANKETS.
14. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED SHALL BE PERMANENTLY STABILIZED AS SHOWN ON THE PLANS. THESE AREAS SHALL BE SEEDED, SODDED, AND/OR VEGETATED NO LATER THAN 14 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS. REFER TO THE GRADING PLAN AND/OR LANDSCAPE PLAN.
15. IF THE ACTION OF VEHICLES TRAVELING OVER THE GRAVEL CONSTRUCTION ENTRANCES IS NOT SUFFICIENT TO REMOVE THE MAJORITY OF DIRT OR MUD, THEN THE TIRES MUST BE WASHED BEFORE THE VEHICLES ENTER A PUBLIC ROAD. IF WASHING IS USED, PROVISIONS MUST BE MADE TO INTERCEPT THE WASH WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFF THE SITE. ONLY USE INGRESS/EGRESS LOCATIONS AS PROVIDED.
16. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.
17. CONTRACTORS OR SUBCONTRACTORS WILL BE RESPONSIBLE FOR REMOVING ANY SEDIMENT THAT MAY HAVE COLLECTED IN THE STORM SEWER DRAINAGE SYSTEMS IN CONJUNCTION WITH THE STABILIZATION OF THE SITE.
18. ON-SITE & OFF-SITE SOIL STOCKPILE AND BORROW AREAS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION THROUGH IMPLEMENTATION OF BEST MANAGEMENT PRACTICES. STOCKPILE AND BORROW AREA LOCATIONS SHALL BE NOTED ON THE SITE MAP AND PERMITTED IN ACCORDANCE WITH GENERAL PERMIT REQUIREMENTS.
19. SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION.
20. DUE TO THE GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION CONTROL MEASURES (SILT FENCES, CHECK DAMS, ETC.) TO PREVENT EROSION.
21. GENERAL CONTRACTOR IS TO DESIGNATE/IDENTIFY AREAS ON THE SITE MAPS, INSIDE OF THE LIMITS OF DISTURBANCE, FOR WASTE DISPOSAL AND DELIVERY AND MATERIAL STORAGE.
22. ALL SLOPES 4:1 OR STEEPER SHALL BE COVERED WITH EROSION CONTROL BLANKET, EVEN IF NOT SHOWN GRAPHICALLY ON THE PLANS.

BEST MANAGEMENT PRACTICES (BMP) MAINTENANCE SCHEDULE

THE FOLLOWING MAINTENANCE SCHEDULE HAS BEEN PROVIDED. THE INSPECTOR MUST PERFORM THE INSPECTIONS. THE OPERATOR/CONTRACTOR MUST PERFORM ALL NEEDED MAINTENANCE. FURTHERMORE, ALL EROSION CONTROL FEATURE REQUIRING MAINTENANCE MAY NOT BE LISTED BELOW. THE OPERATOR/CONTRACTOR AND INSPECTOR MUST PERFORM THEIR RESPECTIVE DUTIES ON ALL BMP'S THAT ARE NOT LISTED BELOW AS WELL.

1. CONSTRUCTION ENTRANCE – THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE OR THE WASHING AND REWORKING OF EXISTING STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY STRUCTURES USED TO TRAP SEDIMENT. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY. THE USE OF WATER TRUCKS TO REMOVE MATERIALS DROPPED, WASHED, OR TRACKED ONTO ROADWAYS WILL NOT BE PERMITTED UNDER ANY CIRCUMSTANCES.
2. SILT FENCE – THE MAINTENANCE MEASURES ARE AS FOLLOWS: (A) SILT FENCES SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY; (B) CLOSE ATTENTION SHALL BE PAID TO THE REPAIR OF DAMAGED SILT FENCE RESULTING FROM END RUNS AND UNDERCUTTING; (C) SHOULD THE FABRIC ON A SILT FENCE DECOMPOSE OR BECOME INEFFECTIVE PRIOR TO THE END OF THE EXPECTED USABLE LIFE AND THE BARRIER IS STILL NECESSARY, THE FABRIC SHALL BE REPLACED PROMPTLY; (D) SEDIMENT DEPOSITS MUST BE REMOVED WHEN THE LEVEL OF DEPOSITION REACHES APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIER; AND (E) ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE SILT FENCE IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM TO THE EXISTING GRADE, PREPARED AND SEEDED.
3. STORM DRAIN INLET PROTECTION – THE MAINTENANCE MEASURES ARE AS FOLLOWS: (A) STRUCTURES SHALL BE INSPECTED AFTER EACH RAIN AND REPAIRS MADE AS NECESSARY AND (B) STRUCTURES SHALL BE REMOVED AND THE AREA STABILIZED WHEN THE REMAINING DRAINAGE AREA HAS BEEN PROPERLY STABILIZED.
4. TEMPORARY SEEDING – AREAS WHICH FAIL TO ESTABLISH VEGETATIVE COVER ADEQUATE TO PREVENT EROSION WILL BE RE-SEEDED AS SOON AS SUCH AREAS ARE IDENTIFIED. CONTROL WEEDS BY MOWING.
5. PERMANENT SEEDING – THE MAINTENANCE MEASURES ARE AS FOLLOWS: (A) IN GENERAL, A STAND OF VEGETATION CANNOT BE DETERMINED TO BE FULLY ESTABLISHED UNTIL IT HAS BEEN MAINTAINED FOR ONE FULL YEAR AFTER PLANTING; (B) NEW SEEDLINGS SHALL BE SUPPLIED WITH ADEQUATE MOISTURE, SUPPLY WATER AS NEEDED, ESPECIALLY LATE IN THE SEASON, IN ABNORMALLY HOT OR DRY CONDITIONS, OR ON ADVERSE SITES. WATER APPLICATIONS SHALL BE CONTROLLED TO PREVENT EXCESSIVE RUNOFF; (C) INSPECT ALL SEEDED AREAS FOR FAILURES AND MAKE NECESSARY REPAIRS, REPLACEMENTS, AND RESEEDINGS WITHIN THE PLANTING SEASON, IF POSSIBLE; (D) IF STAND IS INADEQUATE FOR EROSION CONTROL, OVER SEED AND FERTILIZE USING HALF OF THE RATES ORIGINALLY SPECIFIED; (E) IF STAND IS 60% DAMAGED, RE-ESTABLISH FOLLOWING SEEDBED AND SEEDING RECOMMENDATIONS; (F) IF STAND HAS LESS THAN 40% COVER, RE-EVALUATE CHOICE OF PLANT MATERIALS AND QUANTITIES OF LIME AND FERTILIZER. THE SOIL MUST BE TESTED TO DETERMINE IF ACIDITY OR NUTRIENT IMBALANCES ARE RESPONSIBLE. RE-ESTABLISH THE STAND FOLLOWING SEEDBED AND SEEDING RECOMMENDATIONS.
6. MULCHING – ALL MULCHES AND SOIL COVERINGS SHOULD BE INSPECTED PERIODICALLY (PARTICULARLY AFTER RAINSTORMS) TO CHECK FOR EROSION. WHERE EROSION IS OBSERVED IN MULCHED AREAS, ADDITIONAL MULCH SHOULD BE APPLIED. NETS AND MATS SHOULD BE INSPECTED AFTER RAINSTORMS FOR DISLOCATION OR FAILURE. IF WASHOUTS OR BREAKAGE OCCURS, REINSTALL NETTING OR MATTING AS NECESSARY AFTER REPAIRING DAMAGE TO THE SLOPE OR DITCH. INSPECTIONS SHOULD TAKE PLACE UNTIL GRASSES ARE FIRMLY ESTABLISHED. WHERE MULCH IS USED IN CONJUNCTION WITH ORNAMENTAL PLANTINGS, INSPECT PERIODICALLY THROUGHOUT THE YEAR TO DETERMINE IF MULCH IS MAINTAINING COVERAGE OF THE SOIL SURFACE. REPAIR AS NEEDED.
7. SOIL STABILIZATION BLANKETS & MATTING – ALL SOIL STABILIZATION BLANKETS AND MATTING SHOULD BE INSPECTED PERIODICALLY FOLLOWING INSTALLATION, PARTICULARLY AFTER RAINSTORMS TO CHECK FOR EROSION AND UNDERMINING. ANY DISLOCATION OR FAILURE SHOULD BE REPAIRED IMMEDIATELY. IF WASHOUTS OR BREAKAGE OCCURS, REINSTALL THE MATERIAL AFTER REPAIRING DAMAGE TO THE SLOPE OR DITCH. CONTINUE TO MONITOR THESE AREAS UNTIL WHICH TIME THEY BECOME PERMANENTLY STABILIZED; AT THAT TIME AN ANNUAL INSPECTION SHOULD BE ADEQUATE.
8. STREET CLEANING / SWEEPING – THE MAINTENANCE MEASURES ARE AS FOLLOWS: (A) EVALUATE ACCESS POINTS DAILY FOR SEDIMENT TRACKING; (B) WHEN TRACKED OR SPILLED SEDIMENT IS FOUND ON PAVED SURFACES, IT WILL BE REMOVED DAILY. DURING TIMES OF HEAVY TRACK-OUT, SUCH AS DURING RAINS, CLEANING MAY BE DONE SEVERAL TIMES THROUGHOUT THE DAY; (C) [illegible] SPILLS OR OBJECTS WILL NOT BE MIXED WITH THE SEDIMENT; AND (D) IF SEDIMENT IS MIXED WITH OTHER POLLUTANTS, IT WILL BE DISPOSED OF PROPERLY AT AN AUTHORIZED LANDFILL.

EROSION CONTROL NOTES

1. THIS PROJECT REQUIRES AN NPDES GENERAL PERMIT NO. 2 FOR STORMWATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITY FROM THE IOWA DEPARTMENT OF NATURAL RESOURCES (IDNR). CONTRACTOR TO COMMENCE WORK ON THIS SITE ONLY AFTER AN ACTIVE PERMIT NUMBER HAS BEEN OBTAINED.
2. THE CONTRACTOR SHALL CONTINUOUSLY PROVIDE ADEQUATE STORMWATER MANAGEMENT IN ACCORDANCE WITH THE APPROVED STORMWATER POLLUTION PREVENTION PLAN (SWPPP).
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING THE PUBLIC STREETS, ACCESS ROUTES, AND WATERWAYS IN THE VICINITY OF THE JOB SITE CLEAN AND FREE OF ROCKS, SOIL AND DEBRIS.
4. THE CONTRACTOR SHALL INSTALL EROSION AND SEDIMENTATION CONTROL "BEST MANAGEMENT PRACTICES" (BMPS) PRIOR TO ANY SITE PREPARATION WORK (E.G., CLEARING, GRUBBING, DEMOLITION, OR EXCAVATION).
5. THE PLACEMENT OF EROSION AND SEDIMENT BMPS SHALL BE IN ACCORDANCE WITH THE EROSION AND SEDIMENT CONTROL PLAN PREPARED FOR THE PROJECT. CONTRACTOR TO ADJUST QUANTITY, LOCATION, AND TYPE OF EROSION AND SEDIMENT CONTROL BMPS AS NECESSARY FOR THE VARIOUS PHASES OF THE WORK AND AS ACTUAL CONDITIONS WARRANT. CONTRACTOR SHALL CONTINUOUSLY MODIFY THE EROSION AND SEDIMENT CONTROL PLAN WITH CURRENT BMPS IN ACCORDANCE WITH THE CONSTRUCTION STORMWATER PERMIT REQUIREMENTS. ADDITIONAL EROSION AND SEDIMENT CONTROL BMPS EMPLOYED BY THE CONTRACTOR AT HIS DISCRETION WILL NOT BE MEASURED OR PAID FOR SEPARATELY BUT SHALL BE INCLUDED IN THE WORK.
6. A GROUNDWATER DISCHARGE PERMIT MAY BE REQUIRED FROM THE STATE GOVERNING AUTHORITY PRIOR TO DISCHARGE.
7. APPROVED EROSION AND SEDIMENT CONTROL BMPS SHALL BE MAINTAINED AND KEPT IN GOOD REPAIR FOR THE DURATION OF THIS PROJECT. UNLESS OTHERWISE REQUIRED BY THE STATE'S CONSTRUCTION STORMWATER PERMIT, AT A MINIMUM THE CONTRACTOR SHALL INSPECT ALL BMPS EVERY 14 DAYS, AND AFTER ALL SIGNIFICANT PRECIPITATION EVENTS I.E. RAINFALL, SNOWMELT. ALL NECESSARY MAINTENANCE AND REPAIR ACTIVITIES SHALL BE COMPLETED WITHIN TWENTY-FOUR (24) HOURS AFTER DIRECTION BY THE INSPECTOR. ACCUMULATED SEDIMENT AND CONSTRUCTION DEBRIS SHALL BE REMOVED WEEKLY FROM ALL BMPS, OR AT ANY TIME THAT SEDIMENT OR CONSTRUCTION DEBRIS ADVERSELY IMPACTS THE FUNCTIONING OF THE BMPS.
8. TOPSOIL AND SUITABLE EARTHEN MATERIALS SHALL BE SEGREGATED AND STOCKPILED WITHIN THE LIMITS OF CONSTRUCTION FOR USE ON AREAS TO BE FILLED AND RE-VEGETATED. ANY AND ALL STOCKPILES SHALL BE PLACED IN AN APPROVED LOCATION AND PROTECTED FROM EROSIVE ELEMENTS USING MEASURES SPECIFIED IN THE EROSION/SEDIMENT CONTROL PLAN AND STORMWATER POLLUTION PREVENTION PLAN (SWPPP).
9. SOILS THAT WILL BE STOCKPILED FOR MORE THAN THIRTY (30) DAYS SHALL BE MULCHED AND SEEDED WITH A TEMPORARY OR PERMANENT GRASS COVER WITHIN FOURTEEN (14) DAYS OF STOCKPILE CONSTRUCTION.
10. ANY SETTLEMENT OR SOIL ACCUMULATIONS BEYOND THE LIMITS OF CONSTRUCTION DUE TO GRADING OR EROSION SHALL BE REPAIRED IMMEDIATELY BY THE CONTRACTOR. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR REMEDIATION OF ANY ADVERSE IMPACTS TO ADJACENT WATERWAYS, WETLANDS, PROPERTIES, ETC. RESULTING FROM WORK DONE AS PART OF THIS PROJECT.
11. A WATER SOURCE MUST BE AVAILABLE ON SITE DURING EARTHWORK OPERATIONS AND UTILIZED AS REQUIRED TO MINIMIZE DUST FROM EARTHWORK EQUIPMENT AND WIND AND FOR MEETING COMPACTION REQUIREMENTS.
12. THE CONTRACTOR MUST KEEP ALL POLLUTANTS, INCLUDING SEDIMENT, CONSTRUCTION DEBRIS, AND TRENCH BACKFILL MATERIALS FROM ENTERING THE STORM SEWER SYSTEM.
13. ALL SPILLS INCLUDING, BUT NOT LIMITED TO, PETROLEUM PRODUCTS, SOLVENTS, AND CEMENT SHALL BE CLEANED UP IMMEDIATELY. THE LOCAL CITY/COUNTY AND STATE'S GOVERNING AUTHORITY SHALL BE NOTIFIED IMMEDIATELY.
14. THE CONTRACTOR SHALL ENSURE THAT ALL LOADS OF CUT AND FILL MATERIAL IMPORTED TO OR EXPORTED FROM THE SITE SHALL BE PROPERLY COVERED TO PREVENT LOSS OF THE MATERIAL DURING TRANSPORT ON PUBLIC RIGHT-OF-WAY. ALL MATERIAL EXPORTED FROM THE SITE SHALL BE DISPOSED OF AT A SITE PERMITTED TO ACCEPT SUCH MATERIAL.
15. THE USE OF REBAR, STEEL STAKES OR STEEL FENCE POSTS FOR STAKING DOWN STRAW OR HAY BALES, OR TO SUPPORT SILT FENCING USED AS AN EROSION CONTROL MEASURE, IS PROHIBITED.
16. THE CLEANING OF CONCRETE DELIVERY TRUCK CHUTES IS RESTRICTED TO APPROVED LOCATIONS ON THE JOB SITE. THE DISCHARGE OF WATER CONTAINING WASTE CEMENT TO THE STORM SEWER SYSTEM IS PROHIBITED. ALL CONCRETE WASTE SHALL BE PROPERLY CLEANED UP AND DISPOSED OF AT AN APPROPRIATE LOCATION.
17. CONTRACTOR TO FILE "NOTICE OF TERMINATION" WITH THE IOWA DEPARTMENT OF NATURAL RESOURCES (IDNR) AUTHORITY ONCE THE PROJECT IS COMPLETE, ALL DISTURBED AREAS HAVE BEEN STABILIZED AND TEMPORARY BMPS HAVE BEEN REMOVED.
18. THE CONTRACTOR SHALL CLEAN OUT ALL EXISTING AND PROPOSED INLETS, PIPES AND MANHOLES OF DEBRIS AND SEDIMENTATION AT COMPLETION OF SITEWORK. THIS WORK SHALL BE DONE TO THE SATISFACTION OF THE OWNER AND LOCAL AUTHORITIES. ANY CONSTRUCTION DEBRIS OR MUD DROPPED INTO MANHOLES, INLETS, PIPES OR TRACKED ONTO EXISTING ROADWAYS SHALL BE REMOVED IMMEDIATELY BY THE CONTRACTOR. THE CONTRACTOR SHALL REPAIR ANY EXCAVATIONS OR PAVEMENT FAILURES CAUSED BY HIS CONSTRUCTION.
19. CONTRACTOR SHALL ENSURE GRAVEL FILTER BAGS DO NOT EXTEND INTO TRAVELED WAY.
20. STABILIZATION OF DISTURBED AREAS SHALL BE INITIATED IMMEDIATELY WHENEVER CLEARING, GRADING, EXCAVATING OR OTHER EARTH DISTURBING ACTIVITIES HAVE PERMANENTLY CEASED ON ANY PORTION OF THE SITE OR TEMPORARILY CEASED ON ANY PORTION OF THE SITE AND WILL NOT RESUME FOR A PERIOD EXCEEDING 14 CALENDAR DAYS.
21. TIME CONSTRUCTION ACTIVITIES TO LIMIT IMPACT FROM SEASONAL WEATHER CHANGES.
22. DO NOT DISTURB AN AREA UNTIL NECESSARY FOR CONSTRUCTION TO PROCEED.
23. PER NPDES GENERAL PERMIT NO. 2 PART [illegible], DISCHARGES FROM CONCRETE WASHOUT ACTIVITIES ARE [illegible]. WASTE FROM CONCRETE WASHOUT AND WET SAWING OF CONCRETE IS NOT ALLOWED TO BE DISCHARGED TO SURFACE WATERS AND IS NOT ALLOWED TO ADVERSELY AFFECT A WATER OF THE STATE.

ALL MEASURES STATED ON THE EROSION AND SEDIMENT CONTROL PLAN, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL NO LONGER REQUIRED FOR A COMPLETED PHASE OF WORK OR FINAL STABILIZATION OF THE SITE. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED BY A QUALIFIED PERSON IN ACCORDANCE WITH THE CONTRACT DOCUMENTS OR THE APPLICABLE PERMIT, WHICHEVER IS MORE STRINGENT, AND REPAIRED IN ACCORDANCE WITH THE FOLLOWING:

1. INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING, OR DETERIORATION.
2. ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED. AREAS SHOULD BE FERTILIZED, WATERED, AND RESEEDED AS NEEDED.
3. SILT FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE SILT FENCES WHEN IT REACHES ONE-THIRD THE HEIGHT OF THE SILT FENCE. THESE REPAIRS MUST BE MADE WITHIN 24 HOURS OF DISCOVERY, OR AS SOON AS FIELD CONDITIONS ALLOW.
4. THE CONSTRUCTION ENTRANCES SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE CONSTRUCTION ENTRANCES AS CONDITIONS DEMAND. CONSTRUCTION EXITS MUST BE INSPECTED FOR EVIDENCE OF OFF-SITE TRACKING ONTO PAVED SURFACES. ACCUMULATIONS OF TRACKED SEDIMENT MUST BE REMOVED FROM ALL OFF-SITE PAVED SURFACES, WITHIN 48 HOURS, OR IF APPLICABLE, WITHIN A SHORTER TIME SPECIFIED BY LOCAL AUTHORITIES.
5. THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN GOOD CONDITION (SUITABLE FOR PARKING AND STORAGE). THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE TEMPORARY PARKING AS CONDITIONS DEMAND.
6. FOLLOWING SITE DISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN FOURTEEN (14) CALENDAR DAYS TO THE SURFACE OF ALL PERIMETER CONTROLS, TOPSOIL STOCKPILES, AND ANY OTHER DISTURBED OR GRADED AREAS ON PROJECT SITE WHICH ARE NOT BEING USED FOR MATERIAL STORAGE, OR ON WHICH ACTUAL EARTH MOVING ACTIVITIES ARE NOT BEING PERFORMED. IF SLOPES ARE 3:1 OR STEEPER THEY MUST BE TREATED NO LATER THAN SEVEN (7) DAYS FROM THE LAST CONSTRUCTION ACTIVITY.
7. PRIOR TO LEAVING THE SITE, ALL VEHICLES SHALL BE CLEANED OF DEBRIS. ANY DEBRIS AND/OR SEDIMENT REACHING THE PUBLIC STREET SHALL BE CLEANED IMMEDIATELY BY A METHOD OTHER THAN FLUSHING.

olsson
2111 South 67th Street, Suite 200
Omaha, NE 68106
TEL 402.341.1116 www.olsson.com

The Heritage at Fox Run - Council Bluffs

New Construction
4800 Council Pointe Road
Council Bluffs, Iowa 51501

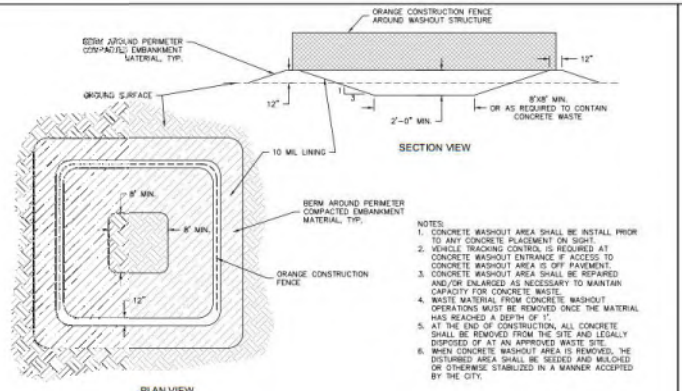
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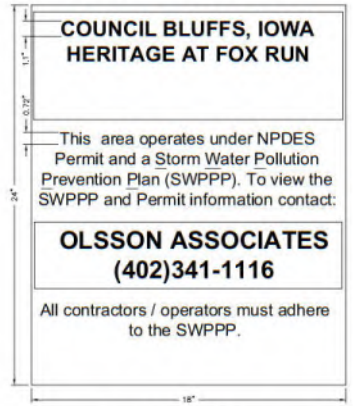
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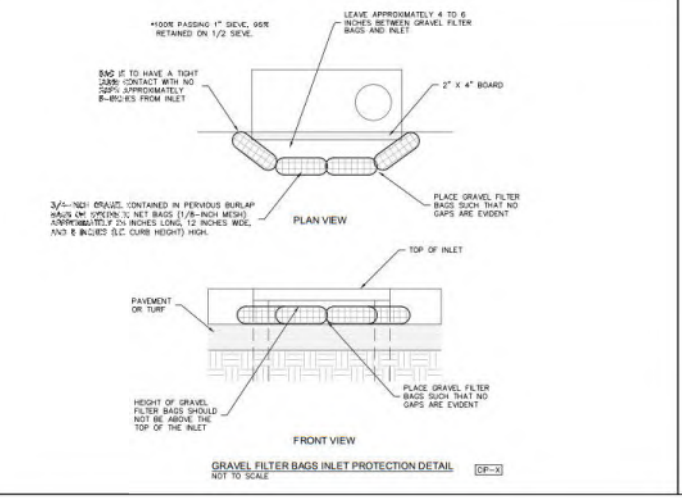
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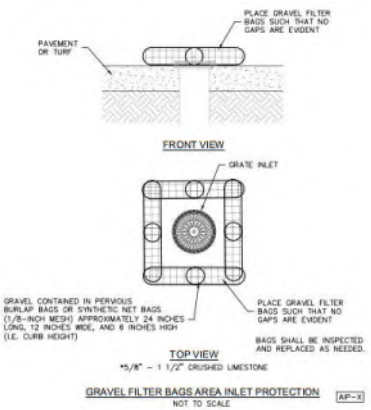
EROSION CONTROL NOTES

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Kansas City, Missouri • Omaha, Nebraska
816-756-1958
slaggie.com

The Heritage at Fox Run - Council Bluffs

New Construction
4800 Council Pointe Road
Council Bluffs, Iowa 51501

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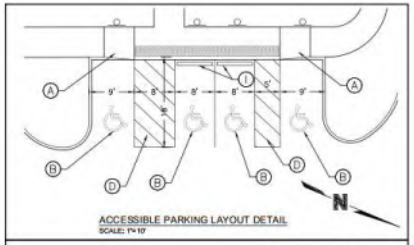
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EROSION CONTROL DETAILS

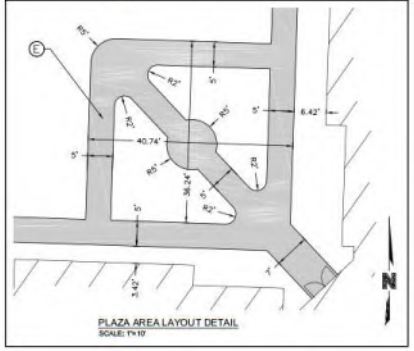
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olsson
2111 South 67th Street, Suite 200
Omaha, NE 68106
TEL 402.341.1116 www.olsson.com

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ACCESSIBLE PARKING LAYOUT DETAIL
SCALE: 1"= 10'



PLAZA AREA LAYOUT DETAIL
SCALE: 1"= 10'

SITE KEY NOTES

A	CONSTRUCT CURB RAMP PER ADA REGULATIONS AND LOCAL JURISDICTIONAL REQUIREMENTS. REFERENCE DETAIL SHEET AND SUDAS FIGURES 7030.205, 7030.206 AND 7030.207. FOR DETECTABLE WARNING PLACEMENT REFERENCE SUDAS FIGURE 7030.210.
B	INSTALL ADA PARKING STALL AND ASSOCIATED STRIPING AND SIGNAGE PER ADA REGULATIONS AND LOCAL JURISDICTIONAL REQUIREMENTS. REFERENCE DETAIL SHEET.
C	INSTALL 4-INCH WHITE PAVEMENT STRIPING. PAINT SHALL MEET OR EXCEED CITY OF COUNCIL BLUFFS STANDARD SPECIFICATIONS (TYP.)
D	INSTALL 4-INCH WHITE PAVEMENT STRIPING AT 45°, 2-FEET O.C. PAINT SHALL MEET OR EXCEED CITY OF COUNCIL BLUFFS STANDARD SPECIFICATIONS (TYP.)
E	CONSTRUCT 4-INCH THICK P.C.C. SIDEWALK. REFERENCE DETAIL SHEET AND SUDAS FIGURE 7030.201.
F	CONSTRUCT 6" STANDARD CURB INTEGRAL WITH PAVEMENT. REFERENCE SUDAS FIGURE 7010.102.
G	SAWCUT EXISTING PAVEMENT AS NECESSARY TO PROVIDE STRAIGHT EDGE, FULL DEPTH. CONSTRUCT PAVEMENT WITH THICKENED EDGE. REFERENCE DETAIL SHEET.
H	CONSTRUCT P.C.C. CONCRETE PAVEMENT. REFERENCE PAVEMENT LEGEND FOR THICKNESS AND DETAIL SHEET FOR SECTIONS.
I	INSTALL WHEEL STOP. REFERENCE DETAIL SHEET.
J	STRUCTURAL STOOP AND DOOR. REFERENCE ARCHITECTURAL PLANS FOR EXACT LOCATION, SIZE, AND SLOPE.
K	TRASH ENCLOSURE. REFERENCE ARCHITECTURAL PLANS. CONSTRUCT HEAVY DUTY PAVEMENT APRON AS SHOWN ON PLAN.
L	TRANSITION CURB FROM 0" TO 6" OVER 5 FEET. REFERENCE SPOT GRADING PLAN AND DETAIL SHEET.
M	TRANSITION CURB FROM 0" TO 6" THROUGH RADIUS. REFERENCE DETAIL SHEET.
N	CONSTRUCT RETAINING WALL. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL COORDINATE WITH OWNER AND ARCHITECT FOR APPROVAL OF FINAL WALL MATERIAL TYPE, STYLE AND COLOR. ALL FINAL WALL DESIGNS, PLANS AND MATERIAL INFORMATION SHALL BE SUBMITTED TO THE PROJECT ENGINEER FOR DOCUMENTATION PURPOSES ONLY. REFERENCE SPOT ELEVATION PLAN FOR FINISHED GROUND ELEVATIONS AT THE WALL.
O	CONSTRUCT REINFORCED JOINT WITH NO. 5x18" TIE BARS @ 4'-0" CENTERS. DRILL EXISTING CONCRETE PAVEMENT AND GROUT IN PLACE WITH NON-SHRINK GROUT. (ALL TIE BARS TO BE EPOXY COATED).
P	PROPOSED TRANSFORMER PAD LOCATION. REFERENCE M.E.P. PLANS FOR DETAILS. CONSTRUCT PER MID AMERICAN ENERGY STANDARDS AND SPECIFICATIONS.
Q	FLAG POLE. REFERENCE ARCHITECTURAL PLANS FOR DETAILS.
R	LIGHT POLE AND BASE. REFERENCE SITE LIGHTING PLAN.
S	MONUMENT SIGN. REFERENCE ARCHITECTURAL PLANS FOR DETAILS. MONUMENT SIGNS APPROVED VIA SEPARATE PERMIT.
V	PAVEMENT FLUSH WITH SIDEWALK. REFERENCE SPOT ELEVATION PLANS.
W	INSTALL FENCE. REFERENCE RETAINING WALL SHEET AND DETAILS.
X	INSTALL CONCRETE FLUME. REFERENCE DETAIL SHEET, C8.1.

PAVEMENT LEGEND

- 7" P.C.C. PAVEMENT (HEAVY DUTY). REFERENCE SITE PLAN FOR WIDTH.
- 6" P.C.C. PAVEMENT (MEDIUM DUTY). REFERENCE SITE PLAN FOR WIDTH.
- 5" P.C.C. PAVEMENT (LIGHT DUTY). REFERENCE SITE PLAN FOR WIDTH.
- 4" P.C.C. SIDEWALK. REFERENCE SITE PLAN FOR WIDTH.
- CONCRETE PATIO. REFERENCE ARCHITECTURAL PLANS.

*REFERENCE DETAIL SHEET FOR PAVEMENT SECTIONS

SITE INFORMATION TABLE

LEGAL DESCRIPTION	FOX RUN LANDING REPLAT 3, LOT 1 AND OUTLOT A (7.77 AC)
EXISTING ZONING	A-P
PROPOSED ZONING	A-P
PROPOSED SITE USE	ASSISTED LIVING
PARKING REQUIREMENTS	
REQUIRED (1 STALL PER 1 BED UNIT) (1.5 STALLS PER 2 BED UNIT)	89 STALLS
PROVIDED	SURFACE PARKING: 71 STALLS GARAGE PARKING: 22 TOTAL PARKING: 93 STALLS (INCLUDES ADA STALLS)
ACCESSIBLE PARKING	
REQUIRED	4
PROVIDED	4
SIGNAGE	SHALL NOT EXCEED A-P ZONING REQUIREMENTS

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SITE PLAN

C3.1

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C_Main_ARCH
C_Shelter_ARCH
C_Cabana_ARCH

FILL PLACEMENT / COMPACTION REQUIREMENTS TABLE		
AREAS OF FILL PLACEMENT	COMPACTION RECOMMENDATION (ASTM D698 – STANDARD PROCTOR)	MOISTURE CONTENT (PERCENT OF OPTIMUM)
UTILITY TRENCHES	95 %	-3 TO +4 PERCENT
UPPER 8 INCHES OF PAVEMENT SUBGRADE	98 %	-3 TO +4 PERCENT
UPPER 6 INCHES OF SIDEWALK SUBGRADE	95 %	-3 TO +4 PERCENT
REINFORCED FILL, SEGMENTAL RETAINING WALL	95 %	-3 TO +4 PERCENT
ALL OTHER LOCATIONS	95 %	-3 TO +4 PERCENT
FOR ALL COMPACTION RECOMMENDATIONS, REFERENCE GEOTECHNICAL REPORT DATED 7/23/2018 BY TERRACON CONSULTANTS, INC. AND ALL ADDENDUMS.		

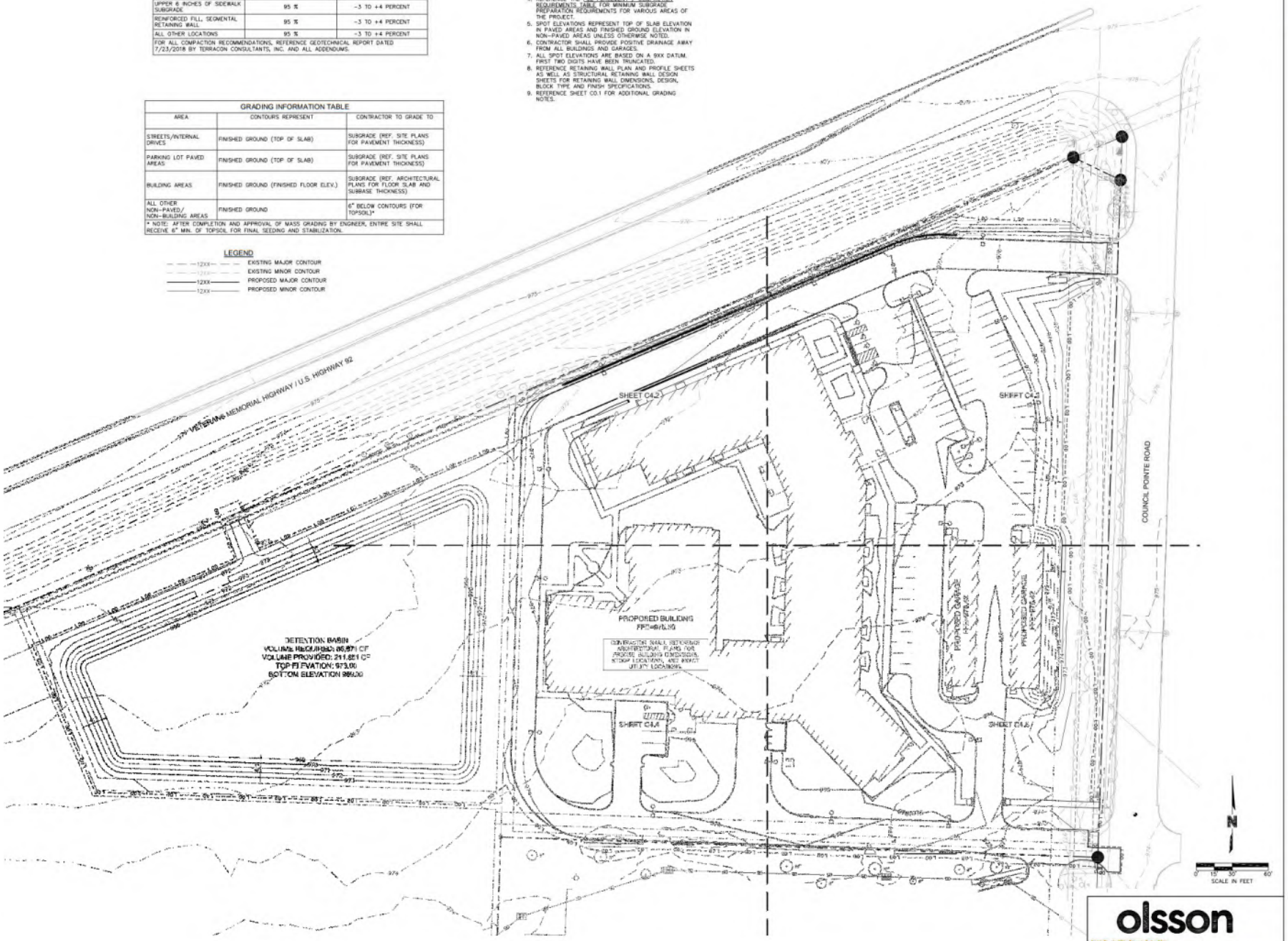
GRADING INFORMATION TABLE		
AREA	CONTOURS REPRESENT	CONTRACTOR TO GRADE TO
STREETS/INTERNAL DRIVES	FINISHED GROUND (TOP OF SLAB)	SUBGRADE (REF. SITE PLANS FOR PAVEMENT THICKNESS)
PARKING LOT PAVED AREAS	FINISHED GROUND (TOP OF SLAB)	SUBGRADE (REF. SITE PLANS FOR PAVEMENT THICKNESS)
BUILDING AREAS	FINISHED GROUND (FINISHED FLOOR ELEV.)	SUBGRADE (REF. ARCHITECTURAL PLANS FOR FLOOR SLAB AND SUBBASE THICKNESS)
ALL OTHER NON-PAVED/ NON-BUILDING AREAS	FINISHED GROUND	6" BELOW CONTOURS (FOR TOPSOIL)*
* NOTE: AFTER COMPLETION AND APPROVAL OF MASS GRADING BY ENGINEER, ENTIRE SITE SHALL RECEIVE 6" MIN. OF TOPSOIL FOR FINAL SEEDING AND STABILIZATION.		

LEGEND

- 12XX — EXISTING MAJOR CONTOUR
- 12XX — EXISTING MINOR CONTOUR
- 12XX — PROPOSED MAJOR CONTOUR
- 12XX — PROPOSED MINOR CONTOUR

NOTES

1. CONTOURS REPRESENT TOP OF SLAB ELEVATION IN PAVED AREAS AND FINISHED GRADE ELEVATION IN NON-PAVED AREAS, UNLESS OTHERWISE NOTED.
2. CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM ALL BUILDING AND GARAGE PAD AREAS AND PAVEMENTS.
3. REFERENCE THE GRADING INFORMATION TABLE FOR CONTOUR INFORMATION.
4. REFERENCE THE FILL PLACEMENT / COMPACTION REQUIREMENTS TABLE FOR MINIMUM SUBGRADE PREPARATION REQUIREMENTS FOR VARIOUS AREAS OF THE PROJECT.
5. SPOT ELEVATIONS REPRESENT TOP OF SLAB ELEVATION IN PAVED AREAS AND FINISHED GROUND ELEVATION IN NON-PAVED AREAS UNLESS OTHERWISE NOTED.
6. CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM ALL BUILDINGS AND GARAGES.
7. ALL SPOT ELEVATIONS ARE BASED ON A 9XX DATUM. FIRST TWO DIGITS HAVE BEEN TRUNCATED.
8. REFERENCE RETAINING WALL PLAN AND PROFILE SHEETS AS WELL AS STRUCTURAL RETAINING WALL DESIGN SHEETS FOR RETAINING WALL DIMENSIONS, DESIGN, BLOCK TYPE AND FINISH SPECIFICATIONS.
9. REFERENCE SHEET C0.1 FOR ADDITIONAL GRADING NOTES.



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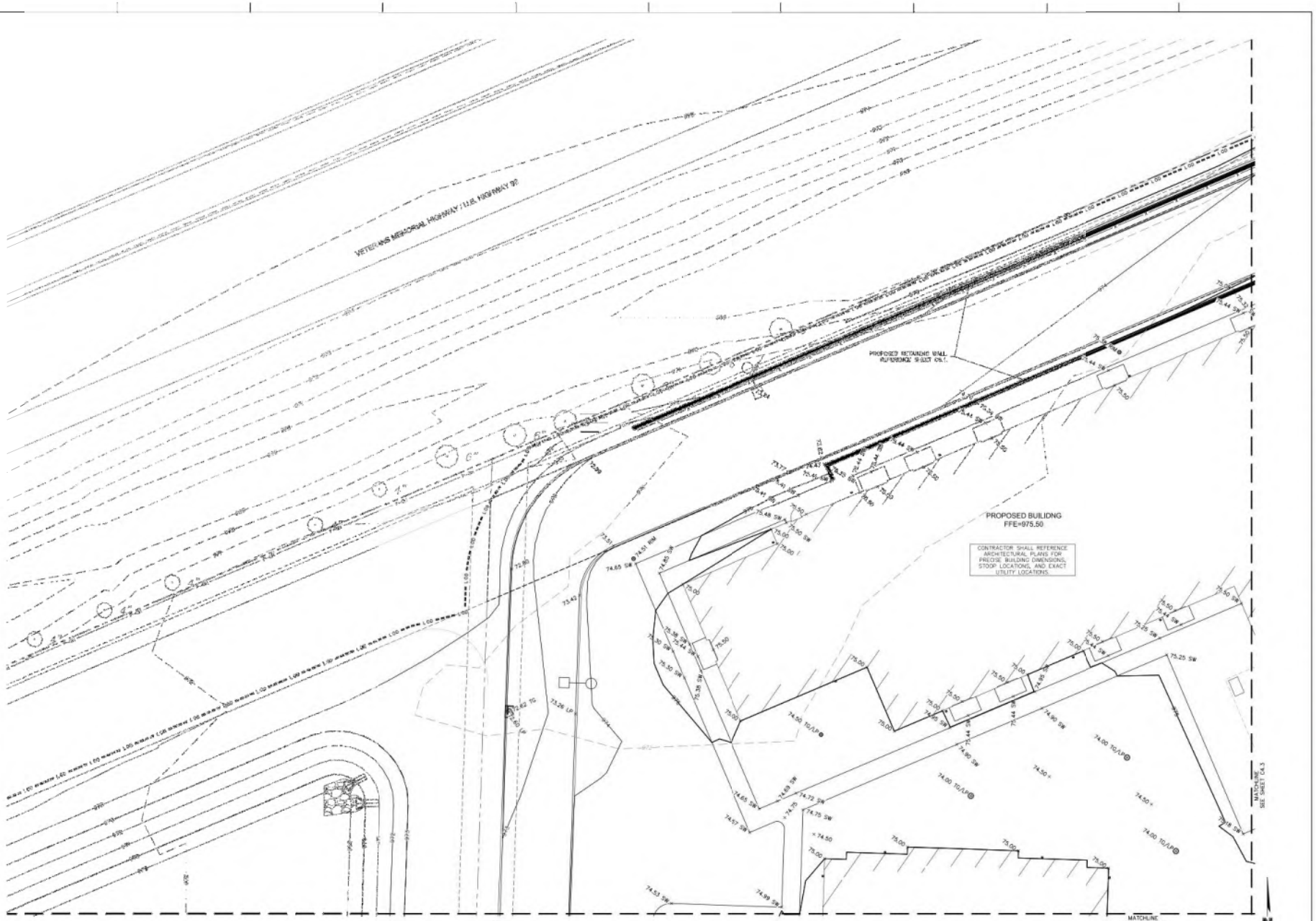
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OVERALL GRADING PLAN

C4.1

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8. REFERENCE SHEET C0.1 FOR ADDITIONAL GRADING NOTES.

LEGEND

12XX	EXISTING MAJOR CONTOUR
12XX	EXISTING MINOR CONTOUR
12XX	PROPOSED MAJOR CONTOUR
12XX	PROPOSED MINOR CONTOUR

ABBREVIATIONS

ME	MATCH EXISTING
HP	HIGH POINT
LP	LOW POINT
SW	SIDEWALK
RIM	MANHOLE RIM
TG	TOP OF GRATE
TC	TOP OF CURB

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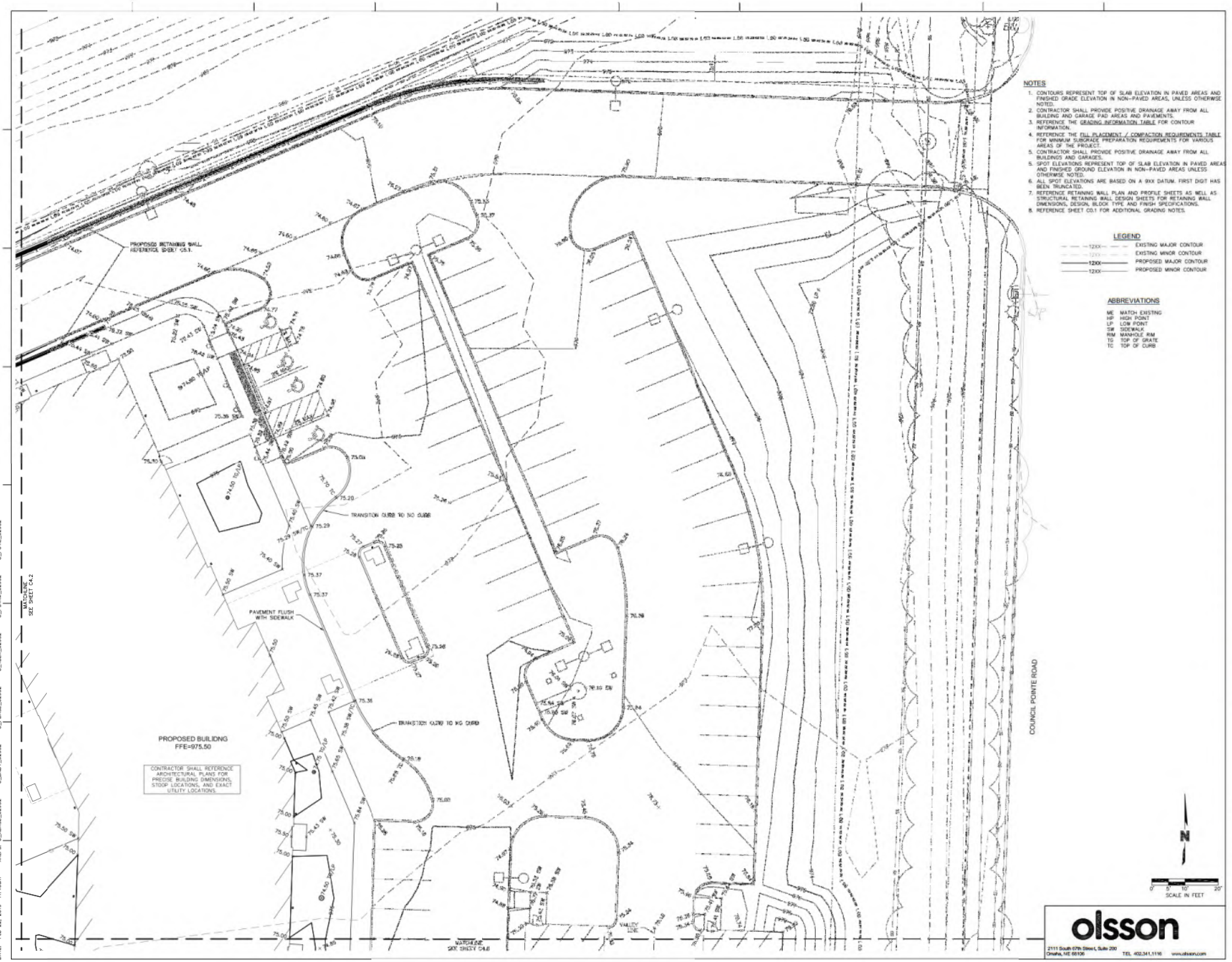
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SPOT ELEVATION PLAN

C4.2



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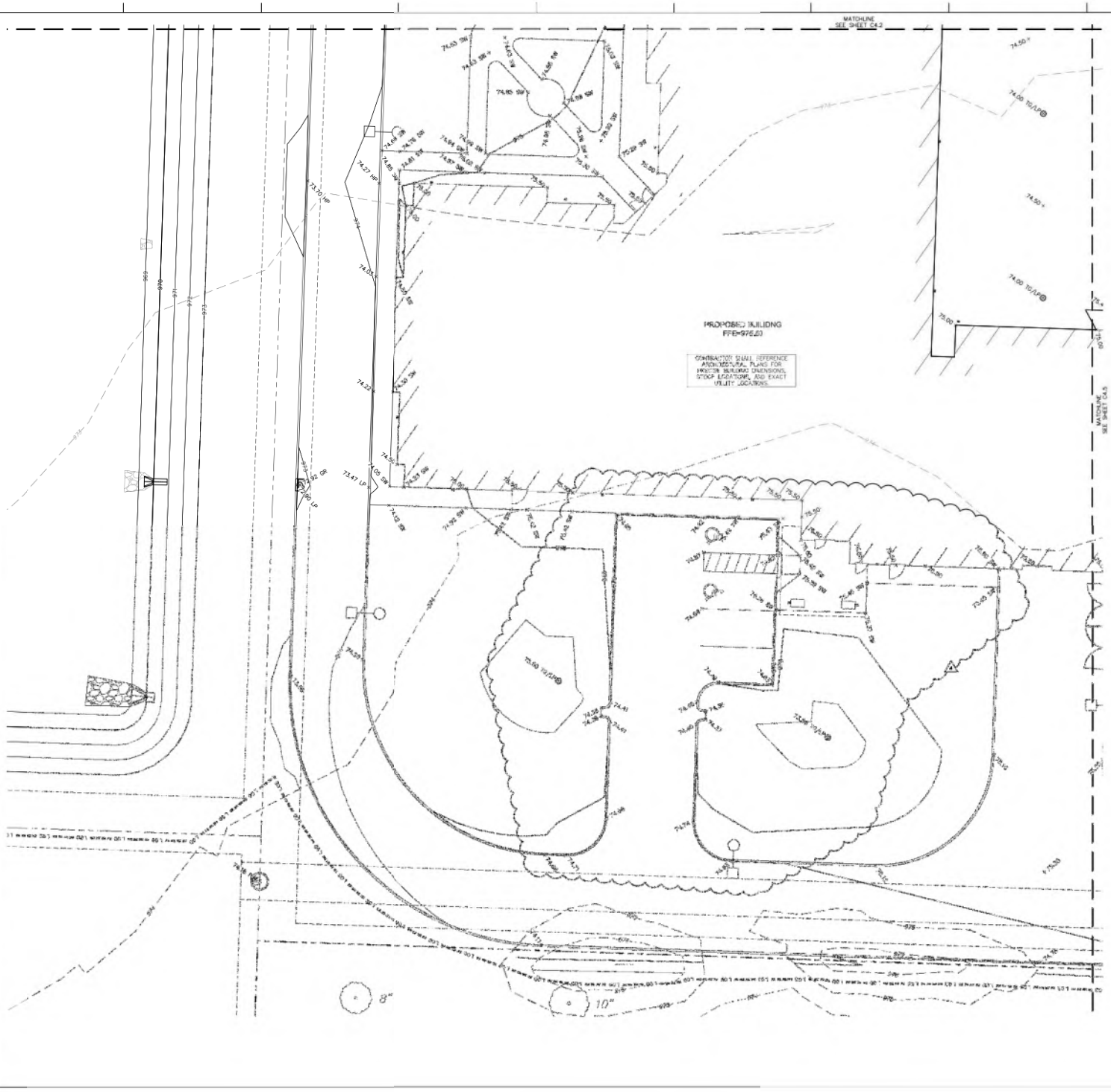
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SPOT ELEVATION PLAN

C4.3

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NOTES

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2. CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM ALL BUILDING AND GARAGE PAD AREAS AND PAVEMENTS.
3. REFERENCE THE GRADING INFORMATION TABLE FOR CONTOUR INFORMATION.
4. REFERENCE THE FILL PLACEMENT / COMPACTION REQUIREMENTS TABLE FOR MINIMUM SUBGRADE PREPARATION REQUIREMENTS FOR VARIOUS AREAS OF THE PROJECT.
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8. REFERENCE SHEET C0.1 FOR ADDITIONAL GRADING NOTES.

LEGEND

12XX	EXISTING MAJOR CONTOUR
12XX	EXISTING MINOR CONTOUR
12XX	PROPOSED MAJOR CONTOUR
12XX	PROPOSED MINOR CONTOUR

ABBREVIATIONS

ME	MATCH EXISTING
HP	HIGH POINT
LP	LOW POINT
SW	SIDEWALK
RIM	MANHOLE RIM
TG	TOP OF GRATE
TC	TOP OF CURB

N

0' 5' 10' 20'
SCALE IN FEET

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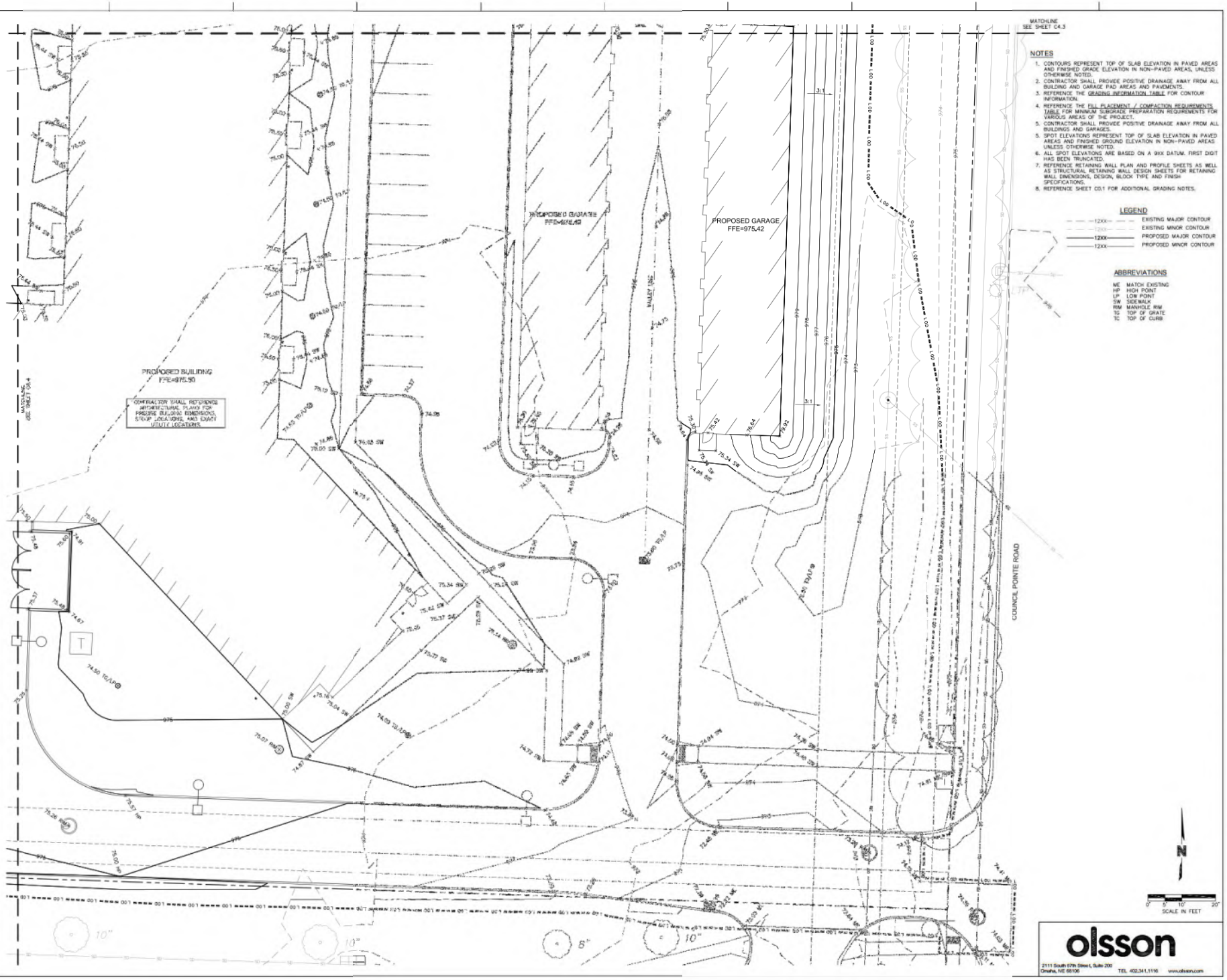
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SPOT ELEVATION PLAN

C4.4

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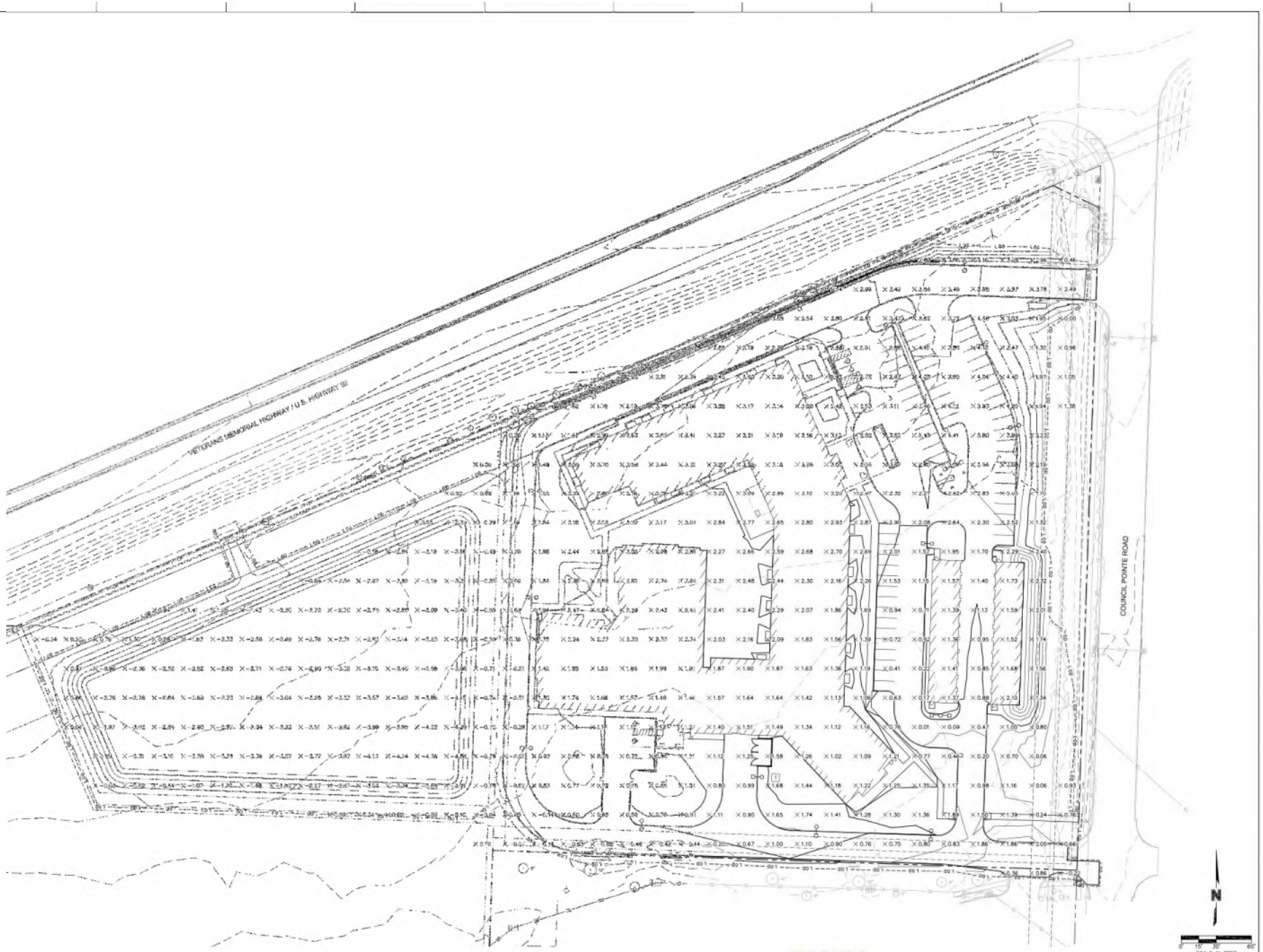
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SPOT ELEVATION PLAN

C4.5

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CUT-FILL PLAN NOTES

1. REFERENCE THE FILL PLACEMENT/COMPACTION GUIDELINES TABLE ON THE OVERALL GRADING PLAN FOR MINIMUM SUBGRADE PREPARATION REQUIREMENTS FOR VARIOUS AREAS OF THE PROJECT.

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CUT-FILL PLAN

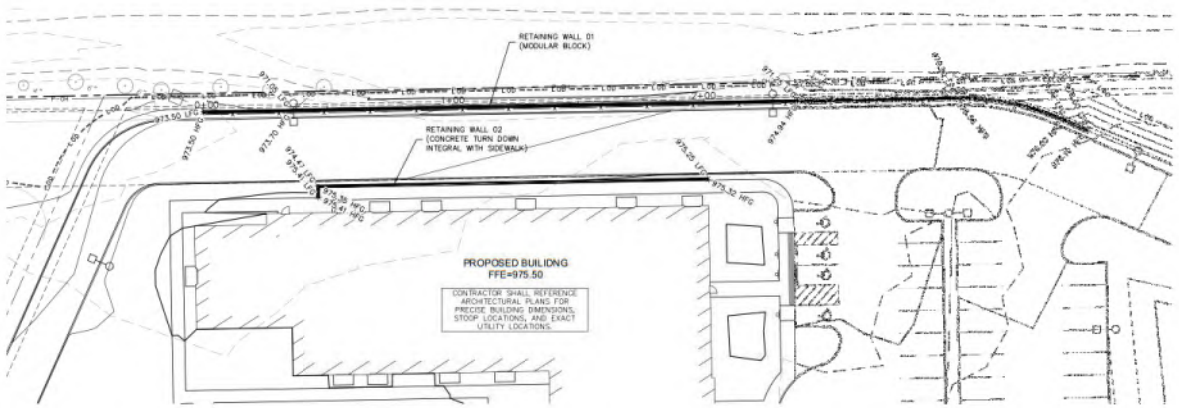
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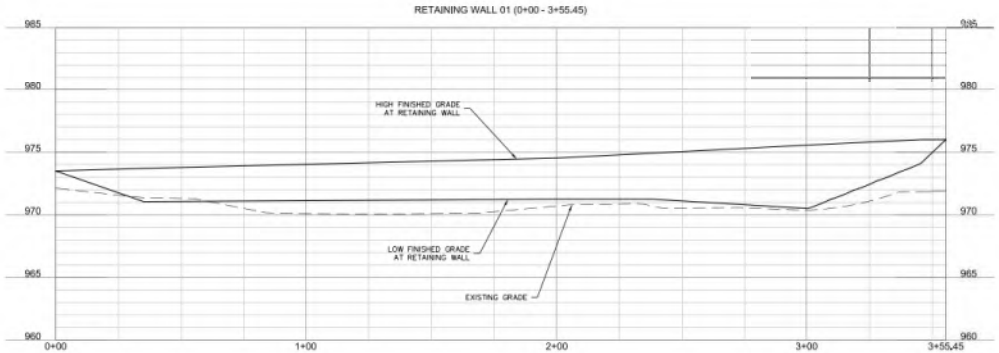
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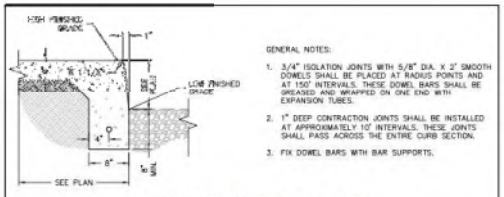
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12XX PROPOSED MAJOR CONTOUR
12XX PROPOSED MINOR CONTOUR

ABBREVIATIONS:

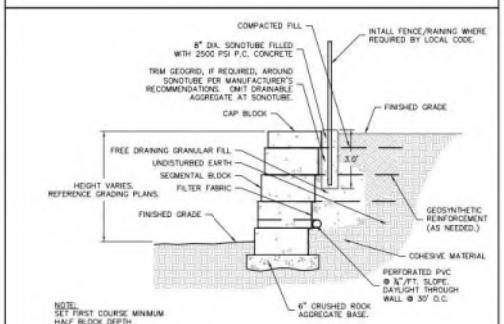
HFG HIGH FINISHED GRADE AT RETAINING WALL
LFG LOW FINISHED GRADE AT RETAINING WALL







"TURN DOWN" INTEGRAL RETAINING WALL
NOT TO SCALE



NOTE:
1. CONTRACTOR SHALL PROVIDE ALL NECESSARY RETAINING WALL DESIGN WHICH SHALL BE SIGNED AND STAMPED BY A REGISTERED PROFESSIONAL ENGINEER, LICENSED TO PRACTICE IN THE STATE OF NEBRASKA (IF REQUIRED BY CODE).
2. DESIGN PER NCMA STANDARDS
3. CONTRACTOR SHALL SUBMIT BLOCK TYPE AND COLOR SAMPLE TO OWNER/ARCHITECT FOR APPROVAL.

RETAINING WALL WITH FENCE DETAIL
NOT TO SCALE

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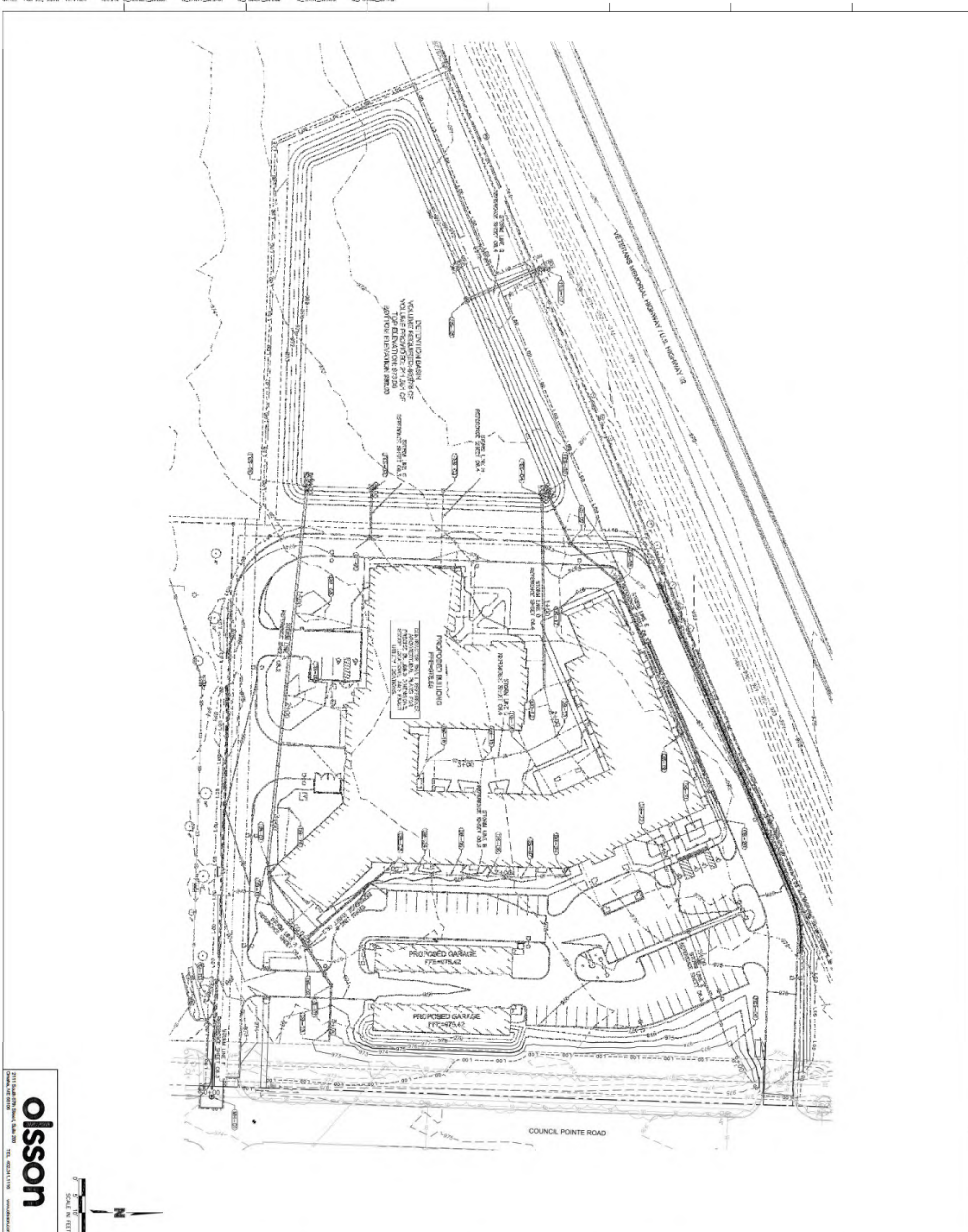
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RETAINING WALL PLAN & PROFILE

C5.1

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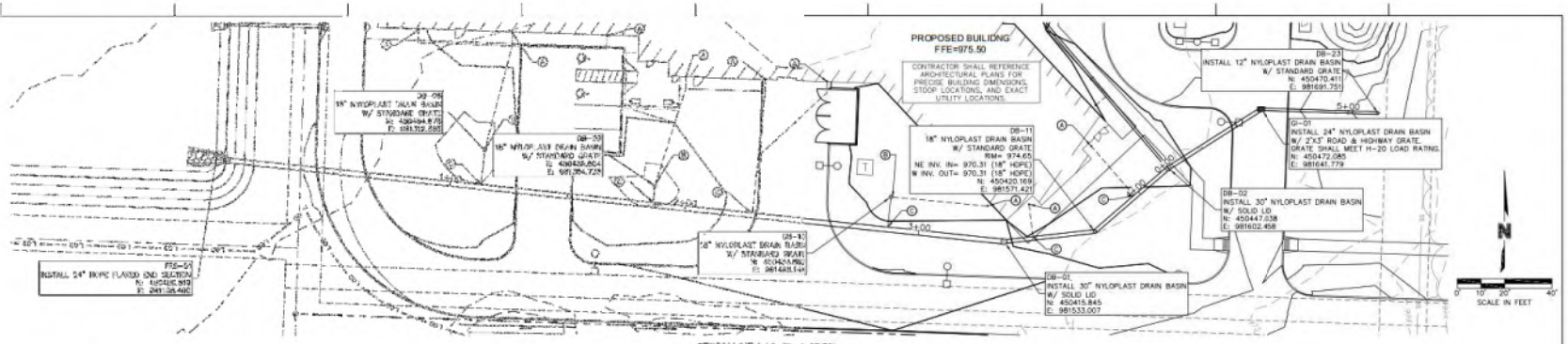
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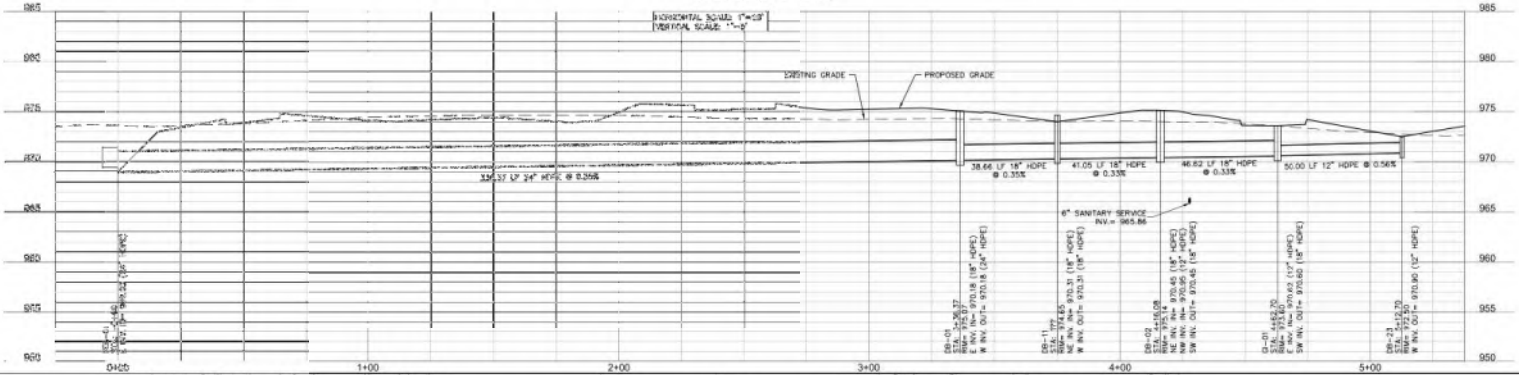
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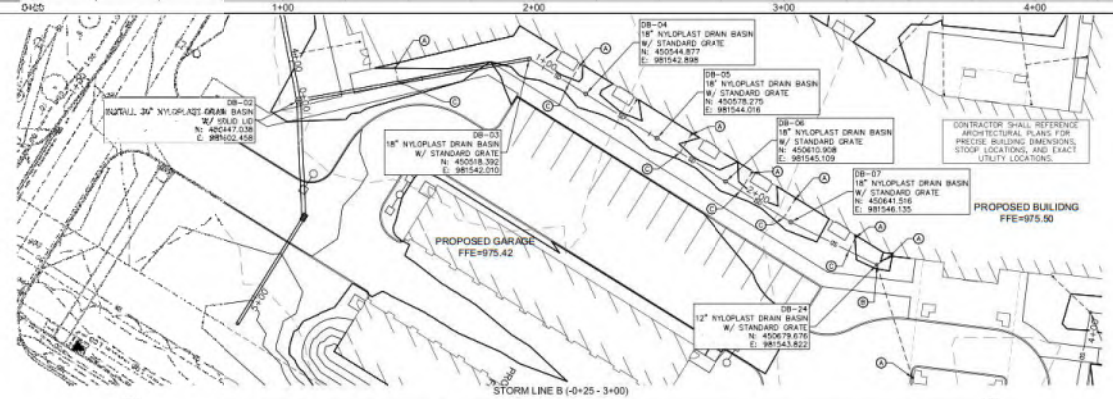
OVERALL STORM SEWER PLAN

C6.1

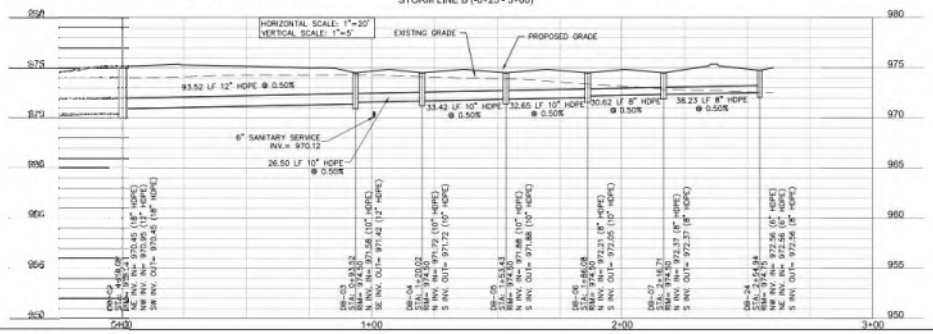


STORM LINE A (-0+25 - 5+37.70)





STORM LINE B (-0+25 - 3+00)



STRUCTURE LEGEND		
SYMBOL	KEY	DESCRIPTION
	CI-#	CURB INLET: NYLOPLAST CURB INLET STRUCTURE. REFERENCE NYLOPLAST DWG. NO. 7002-110-005, 7002-110-0042 & 7002-110-087.
	MH-#	MANHOLE: REFERENCE PLAN FOR SIZE. REFERENCE SUDAS FIGURE 6010.401 FOR STANDARD CIRCULAR MANHOLE DETAIL.
	DB-#	NYLOPLAST DRAIN BASIN. REFERENCE PLAN FOR SIZE AND COVER. REFERENCE NYLOPLAST DWG. NO. 7001-110-011, 7001-110-012, 7001-110-042, 7001-110-111, 7001-110-144, 7001-110-189, 7001-110-191, 7001-110-193, 7001-110-298 & ANY OTHER APPLICABLE DETAILS.
		STORM SEWER PIPE. REFERENCE PLAN FOR SIZE AND CIVIL NOTE SHEET FOR MATERIALS (HDPE OR PVC) UNLESS OTHERWISE NOTED.
	GI-#	GRATE INLET: NYLOPLAST GRATE INLET STRUCTURE. REFERENCE NYLOPLAST DWG. NO. 7001-110-077, 7001-110-226 & 7001-110-393.
	FES-#	FLARED END SECTION.

STORM SEWER KEY NOTES	
A	DOWNSPOUT CONNECTION LOCATION: ALL PIPES CONNECTING TO DOWNSPOUTS SHALL BE 6" UNLESS OTHERWISE NOTED ON PLANS. MINIMUM SLOPE IS 1.0% UNLESS OTHERWISE NOTED. LATERALS SHALL BE PVC OR HDPE.
B	CONNECT ROOF DRAIN TO PROPOSED DRAIN BASIN.
C	CONNECT TO STORM PIPE WITH INSERTA TEE

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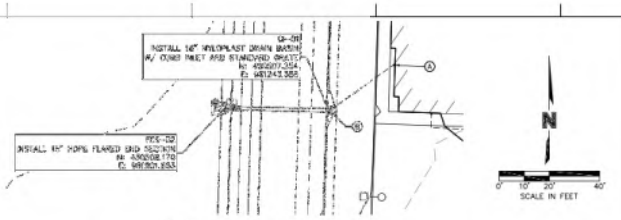
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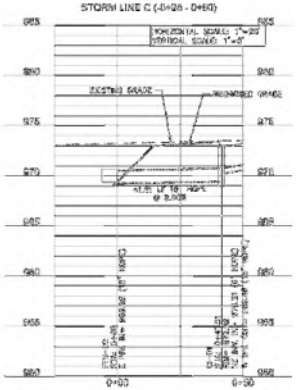
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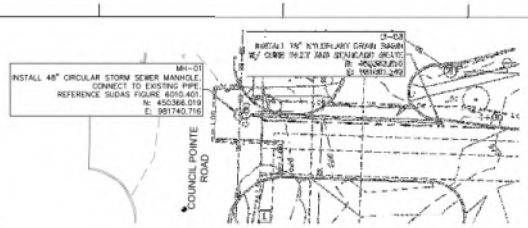
STORM SEWER PLAN AND PROFILE

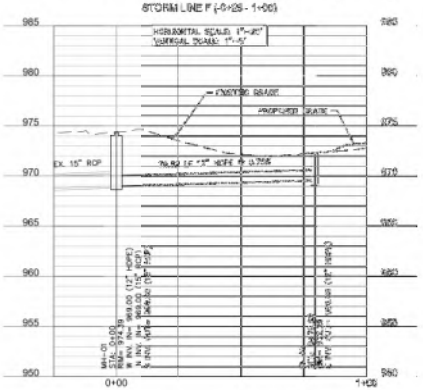
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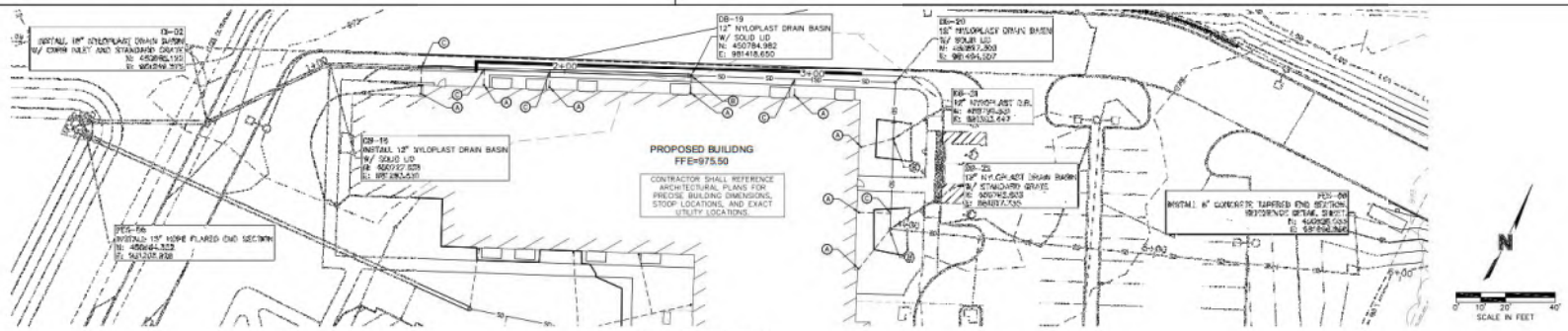


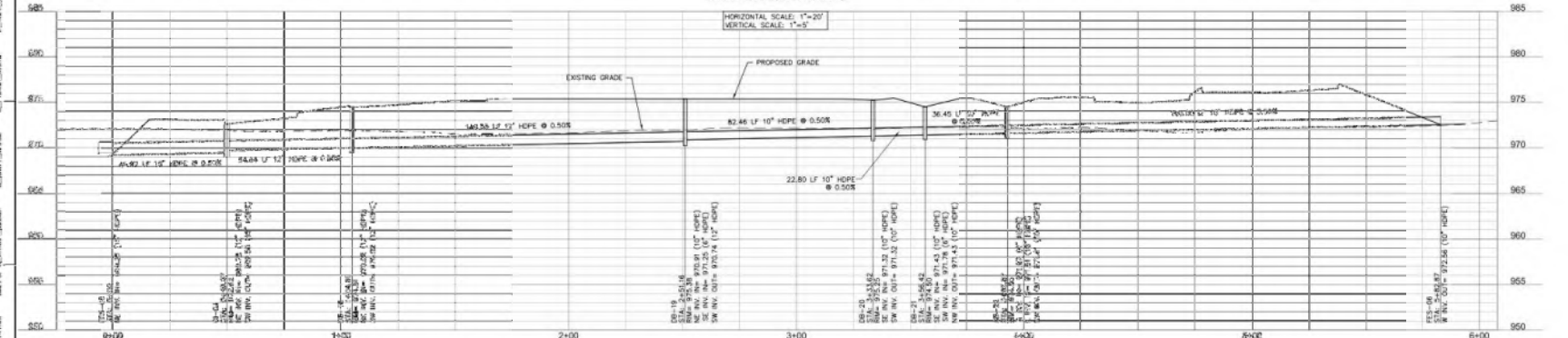




STRUCTURE LEGEND		
SYMBOL	KEY	DESCRIPTION
	CI-#	CURB INLET: NYLOPLAST CURB INLET STRUCTURE. REFERENCE NYLOPLAST DWG. NO. 7002-110-005, 7002-110-0042 & 7002-110-087.
	MH-#	MANHOLE: REFERENCE PLAN FOR SIZE. REFERENCE SUDAS FIGURE 6010.401 FOR STANDARD CIRCULAR MANHOLE DETAIL.
	DB-#	NYLOPLAST DRAIN BASIN. REFERENCE PLAN FOR SIZE AND COVER. REFERENCE NYLOPLAST DWG. NO. 7001-110-011, 7001-110-012, 7001-110-042, 7001-110-111, 7001-110-144, 7001-110-189, 7001-110-191, 7001-110-193, 7001-110-298 & ANY OTHER APPLICABLE DETAILS.
		STORM SEWER PIPE. REFERENCE PLAN FOR SIZE AND CIVIL NOTE SHEET FOR MATERIALS (HDPE OR PVC) UNLESS OTHERWISE NOTED.
	GI-#	GRATE INLET: NYLOPLAST GRATE INLET STRUCTURE. REFERENCE NYLOPLAST DWG. NO. 7001-110-077, 7001-110-226 & 7001-110-393.
	FES-#	FLARED END SECTION.

STORM SEWER KEY NOTES	
(A)	DOWNSPOUT CONNECTION LOCATION: ALL PIPES CONNECTING TO DOWNSPOUTS SHALL BE 6" UNLESS OTHERWISE NOTED ON PLANS. MINIMUM SLOPE IS 1.0% UNLESS OTHERWISE NOTED. LATERALS SHALL BE PVC OR HDPE.
(B)	CONNECT ROOF DRAIN TO PROPOSED DRAIN BASIN.
(C)	CONNECT TO STORM PIPE WITH INSERTA TEE





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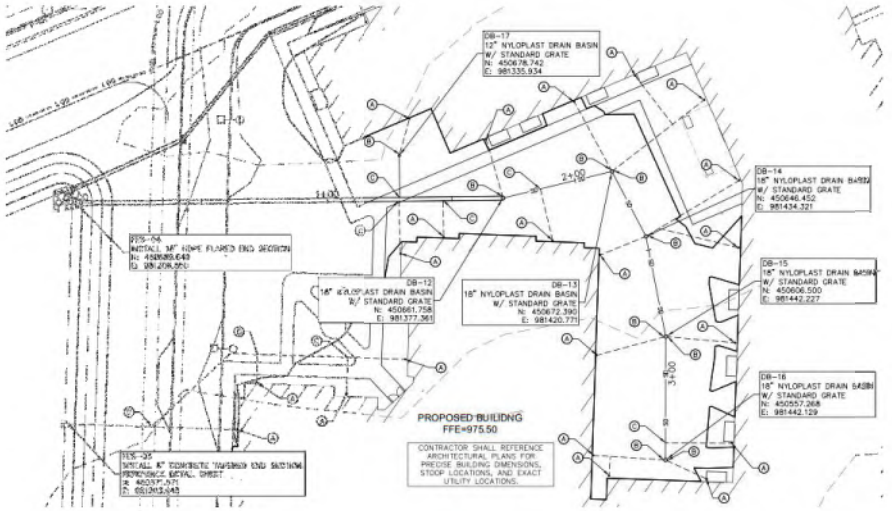
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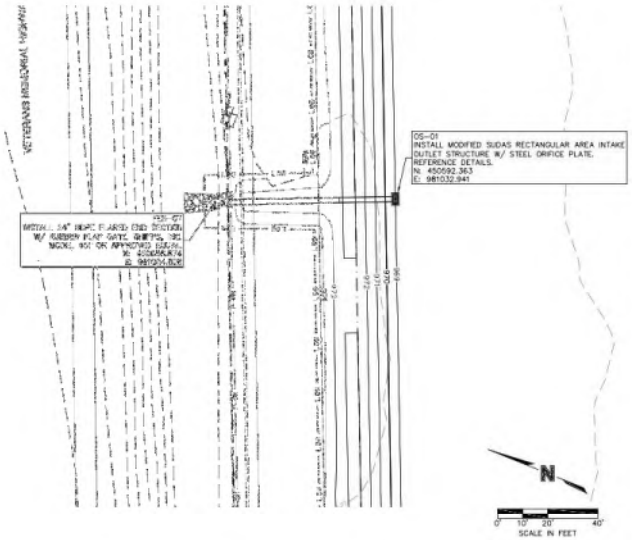
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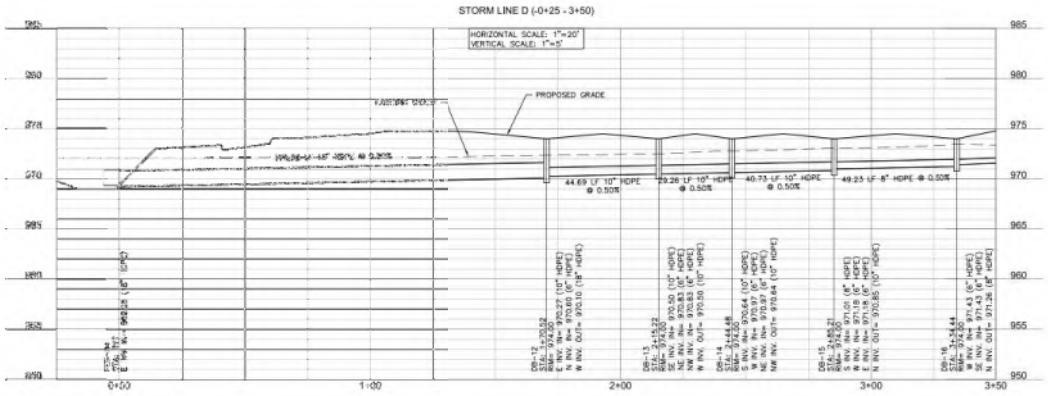
STORM SEWER PLAN AND PROFILE

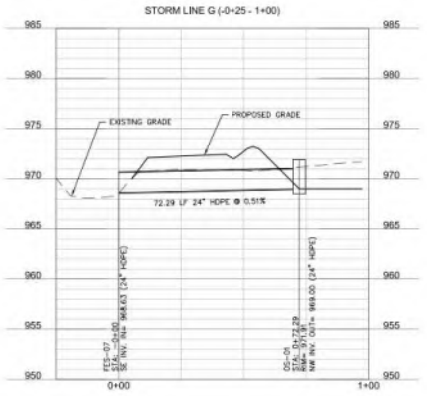
C6.3

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STORM SEWER KEY NOTES	
(A)	DOWNSPOUT CONNECTION LOCATION. ALL PIPES CONNECTING TO DOWNSPOUTS SHALL BE 6" UNLESS OTHERWISE NOTED ON PLANS. MINIMUM SLOPE IS 1.0% UNLESS OTHERWISE NOTED. LATERALS SHALL BE PVC OR HDPE.
(B)	CONNECT ROOF DRAIN TO PROPOSED DRAIN BASIN.
(C)	CONNECT ROOF DRAIN TO STORM PIPE WITH INSERTA TEE.

STRUCTURE LEGEND		
SYMBOL	KEY	DESCRIPTION
	CI-#	CURB INLET: NYLOPLAST CURB INLET STRUCTURE, REFERENCE NYLOPLAST DWG. NO. 7002-110-005, 7002-110-0042 & 7002-110-087.
	MH-#	MANHOLE: REFERENCE PLAN FOR SIZE. REFERENCE SUDAS FIGURE 6010.401 FOR STANDARD CIRCULAR MANHOLE DETAIL.
	DB-#	NYLOPLAST DRAIN BASIN. REFERENCE PLAN FOR SIZE AND COVER. REFERENCE NYLOPLAST DWG. NO. 7001-110-011, 7001-110-012, 7001-110-042, 7001-110-111, 7001-110-144, 7001-110-189, 7001-110-191, 7001-110-193, 7001-110-298 & ANY OTHER APPLICABLE DETAILS.
		STORM SEWER PIPE. REFERENCE PLAN FOR SIZE AND CIVIL NOTE SHEET FOR MATERIALS (HDPE OR PVC) UNLESS OTHERWISE NOTED.
	GI-#	GRATE INLET: NYLOPLAST GRATE INLET STRUCTURE, REFERENCE NYLOPLAST DWG. NO. 7001-110-077, 7001-110-226 & 7001-110-393.
	FES-#	FLARED END SECTION.

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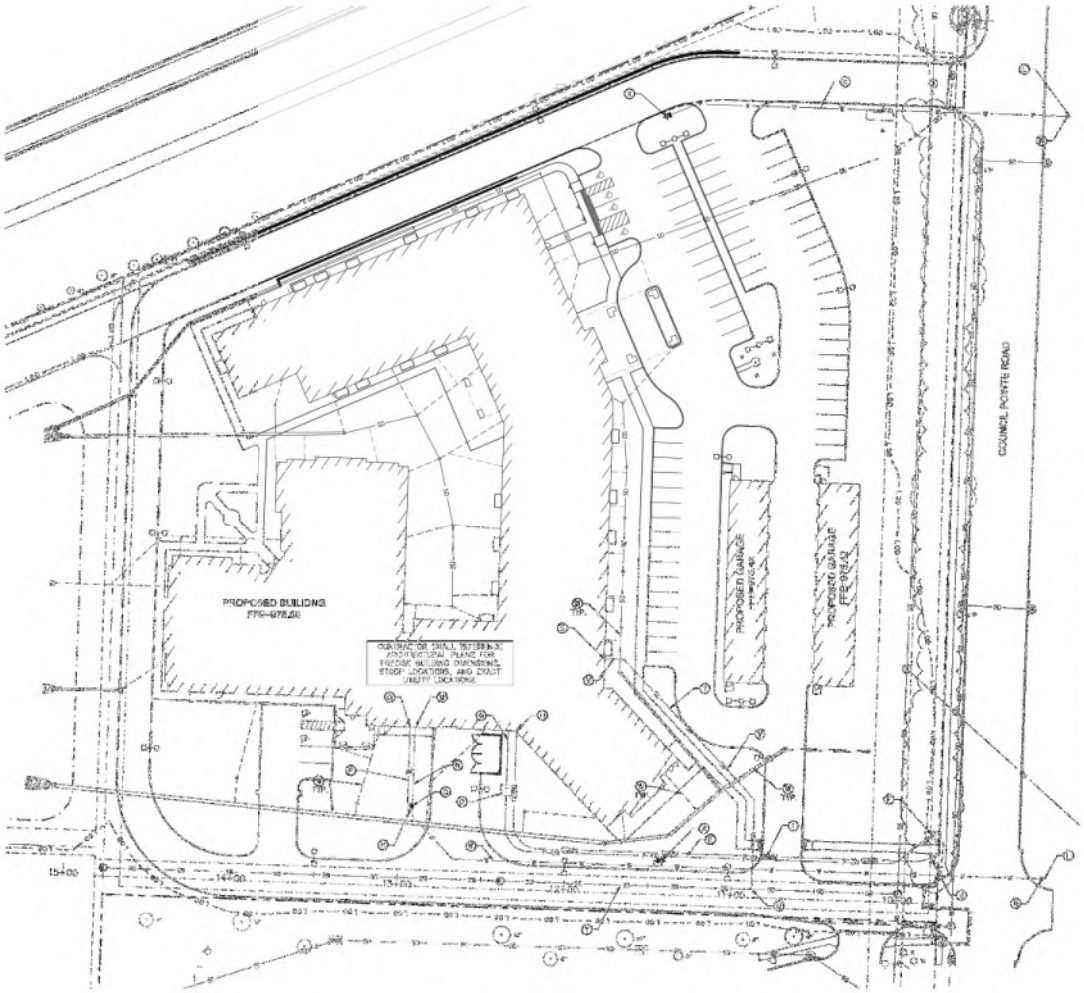
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STORM SEWER PLAN AND PROFILE

C6.4

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SITE KEY NOTES	
2	GAS ENTRY LOCATION: GAS COMPANY TO INSTALL THE METER AND MAKE CONNECTION AT THE BUILDING. CONTRACTOR SHALL INSTALL BOLLARD PROTECTION AS REQUIRED BY GAS COMPANY AND SHALL COORDINATE WITH GAS COMPANY AS NECESSARY FOR FINAL BUILDING CONNECTION. REFERENCE M.E.P. PLANS FOR CONTINUATION INTO THE BUILDING.
3	GAS LINE: GAS COMPANY TO INSTALL GAS LINE. CONTRACTOR SHALL PROVIDE STAKING AND COORDINATE WITH GAS COMPANY AS NECESSARY TO ENSURE INSTALLATION OF GAS LINES ARE COMPLETED PRIOR TO SITE PAVING OR CURB PLACEMENT.
4	GAS LINE CONNECTION: GAS COMPANY TO MAKE CONNECTION TO EXISTING MAIN. CONTRACTOR SHALL COORDINATE WITH GAS COMPANY AS NECESSARY FOR SCHEDULING.
5	TRANSFORMER: PRIMARY/SMALT KIND LOCATION: CONTRACTOR SHALL VERIFY EXACT LOCATION, MINIMUM WORKING CLEARANCE, CONFIGURATION AND SIZE OF CONCRETE PAD, AND MATERIAL REQUIREMENTS WITH ELECTRICAL COMPANY PRIOR TO INSTALLATION. CONTRACTOR SHALL INSTALL CONCRETE PAD AND BOLLARDS AS REQUIRED BY ELECTRICAL COMPANY. PADMOUNT TRANSFORMER TO BE SUPPLIED AND INSTALLED BY ELECTRICAL COMPANY.
6	PRIMARY POWER SERVICE: CONTRACTOR SHALL PROVIDE AND INSTALL CONDUIT AND ALL NECESSARY PULL BOXES PER ELECTRICAL COMPANY REQUIREMENTS (CONTRACTOR SHALL VERIFY). MINIMUM CONDUIT BURY IS 42-INCHES. ELECTRICAL COMPANY TO PROVIDE AND INSTALL PRIMARY CABLE AND MAKE CONNECTION TO TRANSFORMER.
7	PRIMARY POWER CONNECTION: ELECTRICAL COMPANY TO MAKE CONNECTION TO EXISTING SERVICE. CONTRACTOR SHALL COORDINATE EXACT EXISTING SERVICE TIE-IN LOCATION AND INSTALLATION SCHEDULE WITH ELECTRICAL COMPANY.
8	SECONDARY POWER SERVICE: CONTRACTOR SHALL PROVIDE AND INSTALL ALL MATERIALS REQUIRED TO ESTABLISH SECONDARY SERVICE FROM THE TRANSFORMER TO THE BUILDING. REFERENCE M.E.P. PLANS FOR CONTINUATION INTO THE BUILDING.
9	COMMUNICATION LINE ENTRY LOCATION: COMMUNICATION COMPANY TO MAKE CONNECTIONS TO THE BUILDING. REFERENCE M.E.P. PLANS FOR CONTINUATION INTO THE BUILDING.
10	COMMUNICATION SERVICE: CONTRACTOR SHALL SUPPLY AND INSTALL CONDUITS WITH PULL ROPES, AND ALL NECESSARY PULL BOXES PER THE REQUIREMENTS OF THE COMMUNICATION COMPANY (CONTRACTOR TO VERIFY). CONTRACTOR SHALL CONFIRM WITH M.E.P. PLANS AND COMMUNICATION COMPANY FOR LOCATION OF PROPOSED SERVICE AND REQUIREMENTS FOR CONDUIT SIZE/TYPE/NUMBER AND MINIMUM BURY DEPTH. COMMUNICATION COMPANY TO PROVIDE AND INSTALL SERVICE WIRES.
11	COMMUNICATION CONNECTION: COMMUNICATION COMPANY TO MAKE CONNECTION TO CONTINUE SERVICE. CONTRACTOR SHALL COORDINATE WITH COMMUNICATION COMPANY AS NECESSARY FOR SCHEDULING.
12	8" WATER SERVICE LINE: CONTRACTOR SHALL PROVIDE AND INSTALL ALL BENDS, TEES, FLANGES, ETC. WITH THRUST BLOCKING PER COUNCIL BLUFFS WATER WORKS (CBWW) REQUIREMENTS (CONTRACTOR SHALL VERIFY). REFERENCE SUDAS FIGURE 5010.101, 5010.102, 5010.201 & DIVISION 5 SPECIFICATIONS.
13	WATER MAIN CONNECTION: CBWW TO CONNECT TO EXISTING PUBLIC WATER MAIN. CONTRACTOR SHALL PROVIDE ALL STAKING, EXCAVATION AND TAPPING EQUIPMENT/FITTINGS AS REQUIRED BY CBWW (CONTRACTOR SHALL VERIFY), AND CONTACT CBWW TO MAKE THE CONNECTIONS. CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION OF WATER MAIN AND CONTACT CBWW A MINIMUM OF 72 HOURS PRIOR TO SCHEDULED CONNECTION.
14	6" FIRE SERVICE ENTRY LOCATION: REFERENCE M.E.P. PLANS FOR CONTINUATION INTO THE BUILDING. CONTRACTOR SHALL COORDINATE WITH CBWW FOR INSPECTIONS PRIOR TO CONNECTION.
15	6" FIRE SERVICE LINE: CONTRACTOR SHALL PROVIDE AND INSTALL ALL BENDS, TEES, FLANGES, ETC. WITH THRUST BLOCKING PER CBWW REQUIREMENTS (CONTRACTOR SHALL VERIFY). REFERENCE DETAIL SHEET.
16	4" DOMESTIC WATER SERVICE ENTRY LOCATION: METER IS LOCATED INSIDE THE BUILDING. REFERENCE M.E.P. PLANS FOR CONTINUATION INTO THE BUILDING. CONTRACTOR SHALL COORDINATE WITH CBWW FOR INSPECTIONS PRIOR TO CONNECTION.
17	4" DOMESTIC WATER SERVICE LINE: CONTRACTOR SHALL PROVIDE AND INSTALL ALL BENDS, TEES, FLANGES, ETC. WITH THRUST BLOCKS PER CBWW REQUIREMENTS (CONTRACTOR SHALL VERIFY). REFERENCE DETAIL SHEET.
18	INSTALL POST INDICATOR VALVE WITH ADDRESS TAG.
19	INSTALL GATE VALVE, w.i. WITH BOX PER CBWW REQUIREMENTS.
20	6" SANITARY SEWER SERVICE ENTRY LOCATION: REFERENCE M.E.P. PLANS FOR CONNECTION AND CLEANOUT INFORMATION. INV. EL.=1070.50
21	6" SANITARY SEWER SERVICE: CONTRACTOR SHALL INSTALL 6" SANITARY SEWER SERVICE AT A 2% SLOPE.
22	SANITARY SEWER CONNECTION: CONTRACTOR SHALL CONNECT TO PROPOSED SANITARY SEWER STUB PER CITY OF COUNCIL BLUFFS STANDARDS AND SPECIFICATIONS. INV. EL.=1063.27
23	INSTALL SANITARY SEWER CLEANOUT. REFERENCE DETAIL SHEET.
24	PROPOSED STORM SEWER. REFERENCE SHEETS C6.1–C6.4.
25	INSTALL HYDRANT ASSEMBLY. REFERENCE SUDAS FIGURE 5020.201
26	PROPOSED SANITARY SEWER MAIN. REFERENCE SHEET C7.2.

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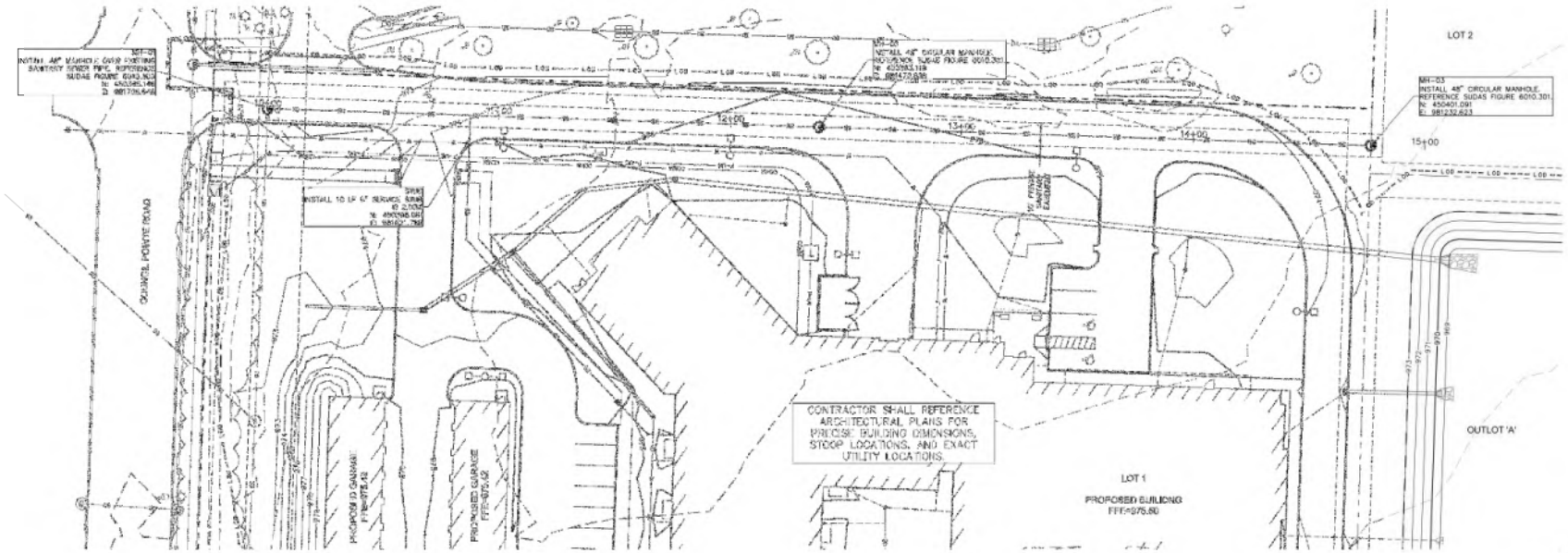
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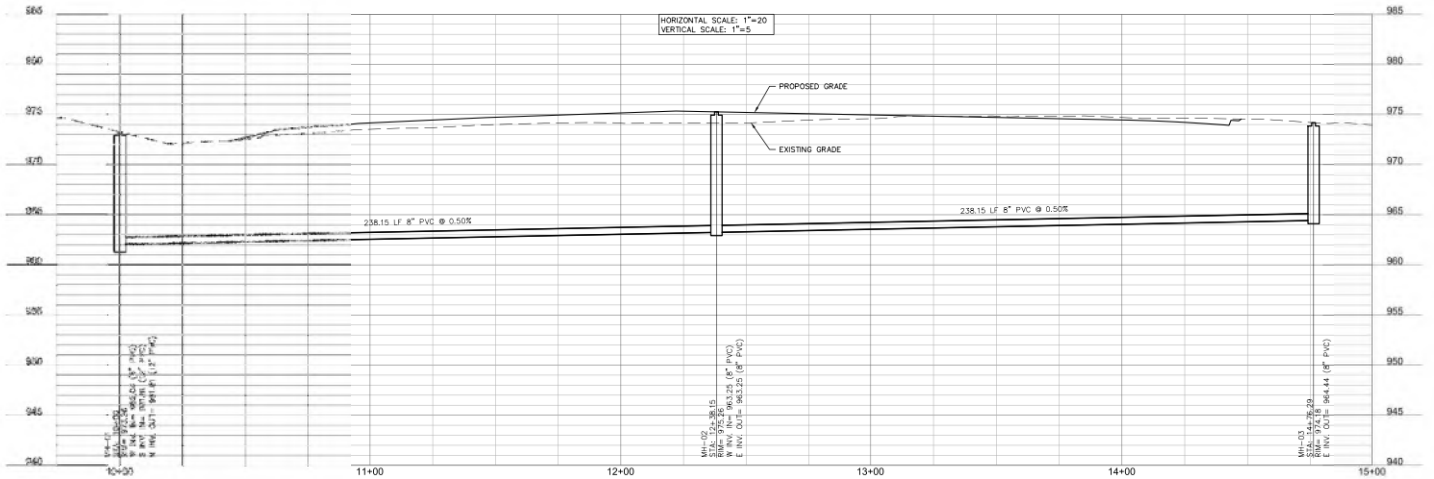
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SCALE IN FEET

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SANITARY SEWER MAIN (9+75 - 15+00)



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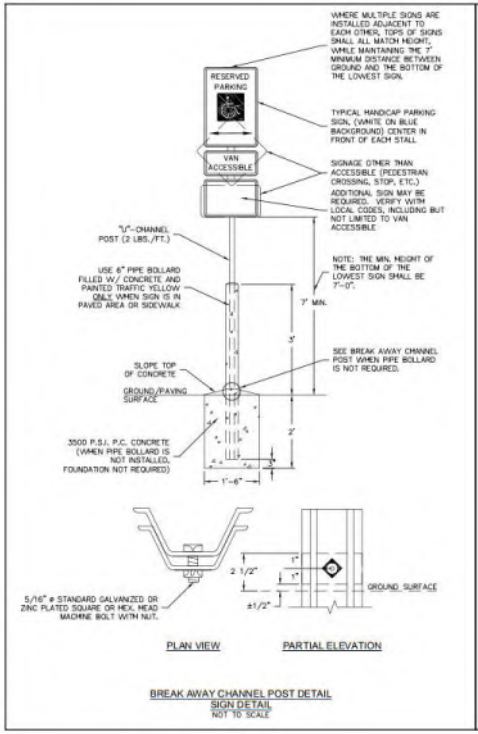
February 22, 2019

SANITARY SEWER MAIN PLAN AND PROFILE

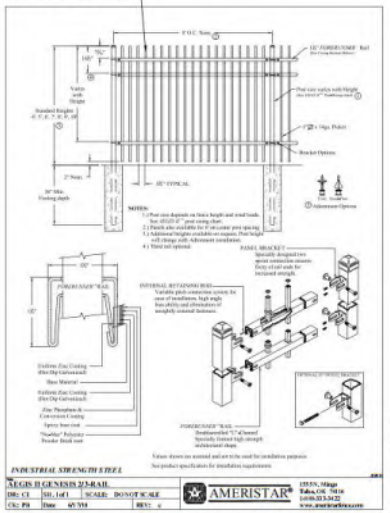
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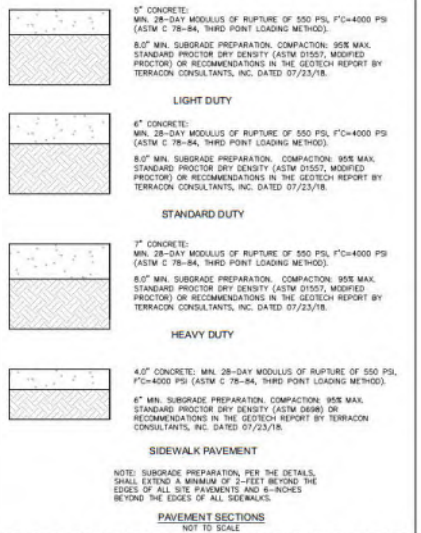
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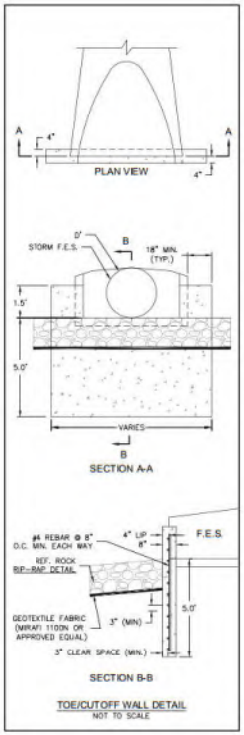
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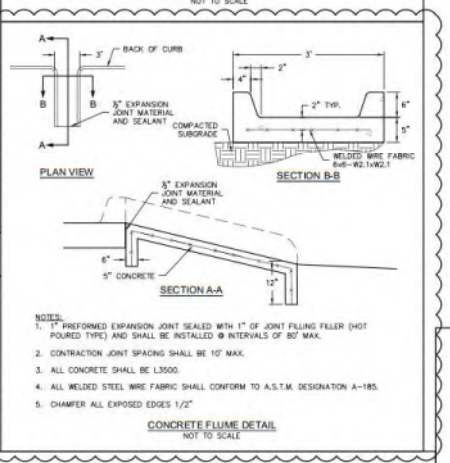
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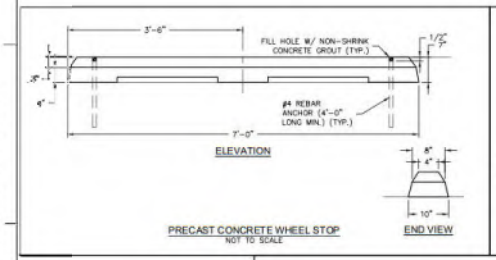
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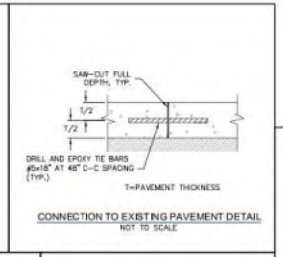
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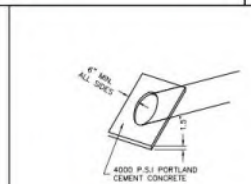
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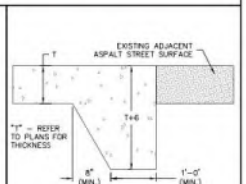
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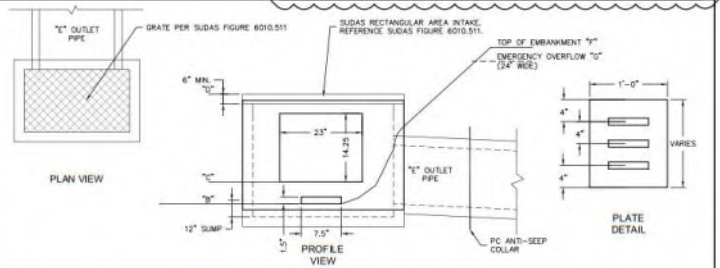
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CONCRETE TAPERED END SECTION
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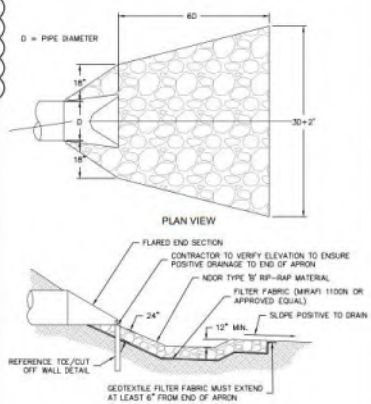
THICKENED EDGE DETAIL
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WATER QUALITY STRUCTURE TABLE								
BASIN NAME	MANHOLE DIAMETER	BOTTOM OF ORIFICE/POND	BOTTOM OF TOP ORIFICE	TOP OF STRUCTURE GRATE ELEVATION	OUTLET PIPE DIAMETER AND SLOPE	TOP OF EMBANKMENT	EMERGENCY OVERFLOW	TYPE OF WQ ORIFICE
	"A"	"B"	"C"	"D"	"E"	"T"	"O"	
OUTLOT A	48"	969.00	969.80	971.50	24" @ 1.01%	973.00	972.00	SLOTS

NOTES:
1. PLATE SHALL BE A36 STEEL, 3/8" THICK WITH MOUNTING BRACKETS AND HOT DIP GALVANIZED FINISH.
2. PLATE SHALL BE REMOVABLE WITH MOUNTING BRACKETS FROM THE INSIDE OF THE MANHOLE.
3. PLATE SHALL BE GROUTED IN PLACE TO PROVIDE A WATER TIGHT CONNECTION.

OUTLET STRUCTURE DETAIL
NOT TO SCALE



NOT TO SCALE

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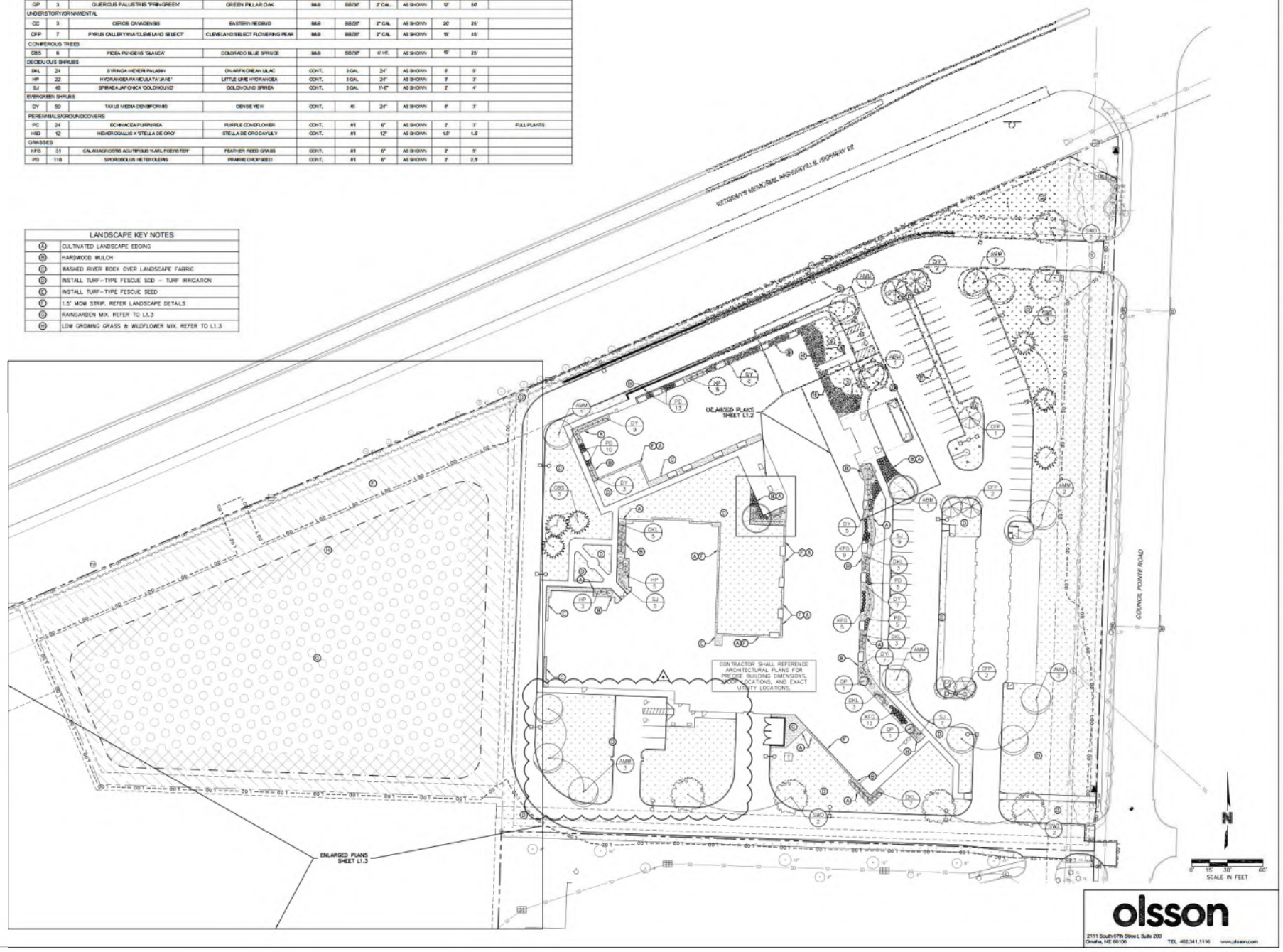
SITE DETAILS

C8.1

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KEY	QTY.	BOTANICAL NAME	COMMON NAME	PLANTING METHOD	SIZE @ PLANTING		SPACING	MATURE SPREAD	MATURE HEIGHT	REMARKS
					CONTAINER/ BALL SIZE	CANOPY/ CALIPER				
OVERSTORY DECIDUOUS TREES										
ABM	3	ACER RUBRUM 'AUTUMN BLAZE'	AUTUMN BLAZE MAPLE	B&B	B&B/30"	2.5" CAL.	AS SHOWN	35'	45'	
AMM	13	ACER MIYABEI 'MORTON'	STATE STREET MIYABEI MAPLE	B&B	B&B/30"	2.5" CAL.	AS SHOWN	40'	50'	
SWO	6	QUERCUS BICOLOR	SWAMP WHITE OAK	B&B	B&B/30"	2.5" CAL.	AS SHOWN	45'	70'	
QP	3	QUERCUS PALUSTRIS 'PRINGREEN'	GREEN PILLAR OAK	B&B	B&B/30"	2" CAL.	AS SHOWN	12'	50'	
UNDERSTORY/ORNAMENTAL										
CC	3	CERCIS CANADENSIS	EASTERN REDBUD	B&B	B&B/20"	2" CAL	AS SHOWN	20'	25'	
CFP	7	PYRUS CALLERYANA 'CLEVELAND SELECT'	CLEVELAND SELECT FLOWERING PEAR	B&B	B&B/20"	2" CAL	AS SHOWN	15'	45'	
CONIFEROUS TREES										
CBS	6	PICEA PUNGENS 'GLAUCA'	COLORADO BLUE SPRUCE	B&B	B&B/30"	6' HT.	AS SHOWN	15'	25'	
DECIDUOUS SHRUBS										
DKL	24	SYRINGA MEYERI PALIBIN	DWARF KOREAN LILAC	CONT.	3 GAL	24"	AS SHOWN	5'	5'	
HP	22	HYDRANGEA PANICULATA 'JANE'	LITTLE JANE HYDRANGEA	CONT.	3 GAL	24"	AS SHOWN	3'	3'	
SJ	46	SPIRAEA JAPONICA 'GOLDMOUND'	GOLDMOUND SPIREA	CONT.	3 GAL	1'-6"	AS SHOWN	2'	4'	
EVERGREEN SHRUBS										
DY	50	TAXUS MEDIA DENSIFORMIS	DENSE YEW	CONT.	#3	24"	AS SHOWN	6'	3'	
PERENNIALS/GROUNDCOVERS										
PC	24	ECHINACEA PURPUREA	PURPLE CONEFLOWER	CONT.	#1	6"	AS SHOWN	2'	3'	FULL PLANTS
HSD	12	HEMEROCALLIS X 'STELLA DE ORO'	STELLA DE ORO DAYLILY	CONT.	#1	12"	AS SHOWN	1.5'	1.5'	
GRASSES										
KFG	31	CALAMAGROSTIS ACUTIFOLIS 'KARL FOERSTER'	FEATHER REED GRASS	CONT.	#1	6"	AS SHOWN	2'	5'	
PD	118	SPOROBOLUS HETEROLEPIS	PRAIRIE DROPSEED	CONT.	#1	6"	AS SHOWN	2'	2.5'	

LANDSCAPE KEY NOTES	
A	CULTIVATED LANDSCAPE EDGING
B	HARDWOOD MULCH
C	WASHED RIVER ROCK OVER LANDSCAPE FABRIC
D	INSTALL TURF-TYPE FESCUE SOD – TURF IRRIGATION
E	INSTALL TURF-TYPE FESCUE SEED
F	1.5' MOW STRIP, REFER LANDSCAPE DETAILS
G	RAINGARDEN MIX, REFER TO L1.3
H	LOW GROWING GRASS & WILDFLOWER MIX, REFER TO L1.3



SLAGGIE ARCHITECTS

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Kansas City, Missouri • Omaha, Nebraska
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The Heritage at Fox Run - Council Bluffs

New Construction
4800 Council Pointe Road
Council Bluffs, Iowa 51501

#	Revisions:
4	Issued For Const. / ASI #1 02/22/19

OA Project #: 16100

Issued For Construction

February 22, 2019

LANDSCAPE PLAN

L1.1

olsson
2111 South 67th Street, Suite 200
Omaha, NE 68106
TEL 402.341.1116 www.olsson.com

PLANT NOTES

1. PRIOR TO ANY PLANTING OR BREAKING OF GROUND, IT IS THE CONTRACTOR'S RESPONSIBILITY TO CALL/LOCATE ALL UTILITY LINES WITHIN THE VICINITY.
2. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS DURING EXCAVATION OPERATIONS TO NOT DISTURB EXISTING UTILITY LINES. DAMAGE TO ANY EXISTING UTILITY LINES SHALL BE REPAIRED AT CONTRACTOR'S EXPENSE
3. ALL DAMAGE TO EXISTING SITE IMPROVEMENTS RESULTING FROM EXCAVATION, PLANTING, BACKFILLING, ETC. SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE. THE CONTRACTOR SHALL SEED ALL DISTURBED AREAS INCLUDING CONSTRUCTION ACCESS OUTSIDE PROJECT LIMITS. SURFACES OTHER THAN THE PLANTING AREA SHALL BE RESTORED BY THE CONTRACTOR TO THE CONDITION EXISTING PRIOR TO THE PLANTING OPERATION.
4. PLANT LIST IS PROVIDED FOR CONVENIENCE ONLY. IN THE CASE OF DISCREPANCIES BETWEEN THE PLAN AND THE PLANT LIST QUANTITIES, THE PLAN WILL TAKE PRECEDENCE. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ALL FINAL QUANTITIES PER DRAWINGS AND SPECIFICATIONS.
5. ALL PLANT MATERIAL INSTALLED SHALL BE "NURSERY GROWN" MEETING THE FOLLOWING CRITERIA:
   A) PLANT MATERIAL GROWN BY ESTABLISHED COMMERCIAL NURSERIES AND SOLD TO LICENSED AND CERTIFIED NURSERIES AND/OR LANDSCAPE ARCHITECTS.
   B) GROWN AND SOLD ACCORDING TO AMERICAN STANDARD FOR NURSERY STOCK SPECIFICATION
   C) PLANT MATERIALS ARE SIZED ACCORDING CONTAINER/BALLSIZE AND PHYSICAL SIZE OF TRUNK OR CANOPY. CROWN/CALIPER SIZES MUST BE MET OR EXCEEDED.
6. THE LANDSCAPE ARCHITECT AND/OR OWNER RESERVES THE RIGHT TO INSPECT AND APPROVE ALL PLANT MATERIAL AT THE NURSERY/PLACE OF GROWTH, PRIOR TO INSTALLATION. PLANT MATERIAL WHICH HAS BECOME DAMAGED OR DISEASED OR WHICH IS UNACCEPTABLE TO THE LANDSCAPE ARCHITECT MAY BE REJECTED UPON DELIVERY TO THE SITE. WHEN TYPICAL, TREES WITHOUT A CENTRAL LEADER WILL NOT BE ACCEPTED.
7. IF AVAILABLE, TREE MATERIAL SHALL BE GROWN WITH A 'GROW BAG', 'ROOTMAKER', OR OTHER ROOT MASS BENEFICIAL CONTAINMENT METHOD. TREE MATERIAL NOT GROWN BY THIS METHOD SHALL BE CONTAINER GROWN OR BALLED AND BURLAPPED.
8. ALL PLANT SUBSTITUTIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT.
9. IT IS RECOMMENDED THAT PLANTING OF TREES AND SHRUBS AREAS SHALL BE COMMENCED DURING THE SPRING (MARCH 15—JUNE 15) OR FALL (SEPTEMBER 1—OCTOBER 15). PLANTING SEASON. ANY PLANTING OPERATION NOT PERFORMED DURING THESE PERIODS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT AND ARE PERFORMED AT THE CONTRACTOR'S RISK.
10. PRIOR TO COMMENCING PLANTING, THE CONTRACTOR SHALL STAKE THE EXACT LOCATION OF ALL PLANT MATERIAL FOR THE APPROVAL OF THE LANDSCAPE ARCHITECT OR THEIR REPRESENTATIVE. ALL PLANTING OPERATIONS AND LAYOUT SHALL BE COORDINATED WITH THE LANDSCAPE ARCHITECT. THE ACTUAL LOCATION OF PLANT MATERIALS MAY VARY DUE TO FIELD CONDITIONS. FINAL PLACEMENT OF PLANT MATERIAL SHALL BE APPROVED BEFORE PITS ARE DUG. IF INITIAL PLACEMENT IS NOT SATISFACTORY, PLANTS SHALL BE RELOCATED AT THE DIRECTION OF THE LANDSCAPE ARCHITECT OR THEIR REPRESENTATIVE, AT NO ADDITIONAL COST TO THE OWNER.
11. ALL TREE/SHRUB PLANTING AREAS SHALL BE AMENDED WITH A LOCALLY PRODUCED COMPOST. A 3" LAYER SHALL BE PLACED OVER TOP OF SHRUB PLANTING AREA AND ROTOTILLED TO A DEPTH OF 9" BEFORE PLANTING. RAKE AREA SMOOTH.
12. INCORPORATE STARTER FERTILIZER WITH ROOTING HORMONE, 100% WATER SOLUABLE, APPLY TO MANUFACTURER RECOMMENDED RATE. 4–2–2 "TRANSPLANTER" OR EQUAL.
13. PLANTING TABLETS SHALL BE 21 GRAM SIZE, 20–10–5,"AGRIFORM" OR EQUAL. APPLY EVENLY AROUND ROOT BALL AT A RATE OF:
    A. TREES: 8 TABLETS PER TREE
    B. SHRUBS: 2 TABLETS PER TREE
    C. GROUNDCOVER: 1 TABLET PER PLANT
14. ALL TREES IN SAME PLANTING AREA SHALL BE PLACED AND PLANTED AT THE SAME TIME. IF ANY PLANTS REMAIN ON THE SITE FOR MORE THAN 8 HOURS, THAT PLANT MATERIAL SHALL BE HEELED–IN ON SITE TO MAINTAIN THE MATERIAL'S HEALTH AND VITALITY. PLANTS SHALL BE PROTECTED AND MAINTAINED, INCLUDING BUT NOT LIMITED TO WATER AND SHADE. WHILE ON–SITE, ANY PLANTS DEEMED NOT IN SATISFACTORY HEALTH OR CONDITION AT THE TIME OF PLANTING BY THE LANDSCAPE ARCHITECT OR THEIR REPRESENTATIVE SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
15. CONTRACTOR SHALL NOT STOCKPILE ANY MATERIALS UNDER THE DRIP LINE OF EXISTING TREES.
16. ONE PLANT TAG OUT OF GROUPING OF A CULTIVAR OR PLANT MATERIAL MUST REMAIN UNTIL THE LANDSCAPE ARCHITECT REVIEWS THE LAYOUT, AND APPROVES QUANTITIES AND SPECIES.
17. ALL TREES, SHRUB MASS PLANTINGS, AND ANNUAL AND ORNAMENTAL PLANTING BEDS SHALL RECEIVE SHREDDED HARDWOOD MULCH TO A DEPTH OF 4" AS NOTED ON THE PLAN. RIVER ROCK TO BE CLEAN, WASHED 2" TO 1" STONE AND INSTALLED OVER LANDSCAPE FABRIC.
18. PROTECT BOTTOM 48" OF SINGLE TRUNK TREES WITH RIGID OPEN PLASTIC TYPE BARK GUARD PRODUCT
19. LIMITS OF SEEDING/SODDING SHOWN IS BASED ON THE ESTIMATED GRADING LIMIT. CONTRACTOR SHALL BE RESPONSIBLE FOR SODDING/SEEDING ALL AREAS THAT ARE DISTURBED DURING THE CONSTRUCTION PROCESS.
20. ALL TURF AREAS ARE TO BE IRRIGATED. REFER TO TURF AND GRASSLANDS SEEDING NOTES FOR IRRIGATION OF SEEDED AREAS. . REFER TO IRRIGATION PERFORMANCE SPECIFICATIONS.
21. CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING ALL PLANT MATERIALS UNTIL THE TIME THE PERMANENT IRRIGATION SYSTEM IS FULLY FUNCTIONAL AND SUBSTANTIAL COMPLETION OF THE PROJECT HAS TAKEN PLACE. ANY MATERIAL WHICH DIES, OR DEFOLIATES (PRIOR TO ACCEPTANCE OF THE WORK) WILL BE PROMPTLY REMOVED AND REPLACED.
22. PRIOR TO GRANTING SUBSTANTIAL COMPLETION, THE OWNER AND/OR LANDSCAPE ARCHITECT SHALL COMPILE A FINAL PUNCHLIST OF UNSATISFACTORY OR INCOMPLETE ITEMS. CONTRACTOR SHALL BE NOTIFIED IN WRITING OF SUBSTANTIAL COMPLETION.
23. THE CONTRACTOR WILL COMPLETELY GUARANTEE ALL WORK FOR THE PERIOD SPECIFIED BY THE WARRANTY CHART BELOW.

WARRANTY CHART

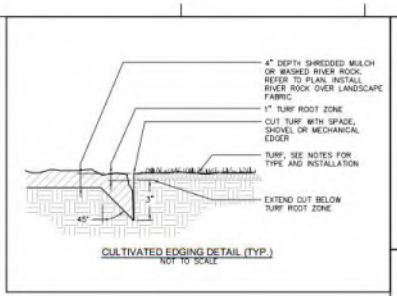
SUBSTANTIAL COMPLETION DATE	DURATION	WARRANTY EXPIRATION
DECEMBER	19 MONTHS	JULY
JANUARY	18 MONTHS	JULY
FEBRUARY	17 MONTHS	JULY
MARCH	16 MONTHS	JULY
APRIL	15 MONTHS	JULY
MAY	14 MONTHS	JULY
JUNE	13 MONTHS	JULY
JULY	12 MONTHS	JULY
AUGUST	12 MONTHS	AUGUST
SEPTEMBER	12 MONTHS	SEPTEMBER
OCTOBER	12 MONTHS	OCTOBER
NOVEMBER	12 MONTHS	NOVEMBER

SOD NOTES

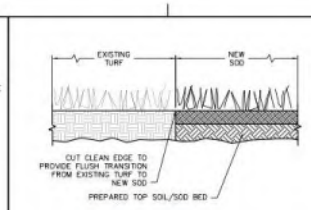
1. CONTRACTOR SHALL COMPLY WITH AMERICAN SOD PRODUCERS ASSOCIATION CLASSES OF SOD MATERIALS.
2. THE LANDSCAPE ARCHITECT AND/OR OWNER RESERVES THE RIGHT TO INSPECT SOD AT SITE BEFORE PLANTING, FOR COMPLIANCE WITH REQUIREMENTS FOR GENUS, SPECIES, VARIETY, AND QUALITY. THE LANDSCAPE ARCHITECT MAY REJECT UNSATISFACTORY OR DEFECTIVE MATERIAL AT ANY TIME DURING PROGRESS OF WORK. REJECTED MATERIALS MUST BE REMOVED FROM THE PROJECT SITE.
3. SOD SHALL BE A FIRST CLASS REPRESENTATION OF NORMAL CULTIVARS OF BLUEGRASS, TURF–TYPE FESCUE, BUFFALO GRASS, OR ZOYSIA FROM A LOCAL NEBRASKA SOURCE. ALL SOD SUBSTITUTIONS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT IF SPECIFIED MATERIALS ARE NOT OBTAINABLE.
4. IT IS RECOMMENDED PLANTING OF SOD AREAS SHALL BE COMMENCED DURING THE SPRING (MARCH 15–JUNE 15) OR FALL (SEPTEMBER 1–OCTOBER 15) PLANTING SEASONS UNLESS OTHERWISE SPECIFIED.
5. SOD SHALL BE MOWED AND RAKED TO REMOVE STEMS, STICKS, AND GRASS CLIPPINGS PRIOR TO CUTTING. SOD SHALL NOT HAVE DRY EDGES.
6. SOD SHALL BE MACHINE STRIPPED AT A UNIFORM SOIL THICKNESS OF APPROXIMATELY ONE INCH (PLUS OR MINUS 1/4–INCH). SOD SHALL BE CUT AT A MINIMUM WIDTH OF 18" TO AVOID UNNECESSARY DAMAGE TO THE ROOT MASS.
7. EXTREME CARE SHALL BE TAKEN IN CUTTING, HANDLING, TRANSPORTING, AND LAYING SOD TO AVOID UNNECESSARY DAMAGE TO AND LOSS OF EARTH FROM ROOTS OF THE SOD. HANDLING OF SOD SHALL BE DONE IN A MANNER THAT WILL PREVENT TEARING, BREAKING, DRYING AND OTHER DAMAGE. PROTECT EXPOSED ROOTS FROM DEHYDRATION. DO NOT DELIVER MORE SOD THAN CAN BE LAID WITHIN 24 HOURS.
8. LOOSEN SUBGRADE TO A DEPTH OF 4" AND GRADE TO SMOOTH, EVEN SURFACE WITH LOOSE UNIFORM SOIL TEXTURE. REMOVE STONES AND DEBRIS OVER 1" IN ANY DIMENSION. LIGHTLY COMPACT SOIL TO LIMIT SETTLING.
9. MOISTEN PREPARED SURFACE IMMEDIATELY PRIOR TO LAYING SOD. WATER THOROUGHLY AND ALLOW SURFACE TO DRY BEFORE INSTALLING SOD.
10. APPLY FERTILIZER, AND THEN HARROW OR RAKE FERTILIZER IN THE TOP 1–1/2–INCHES OF TOPSOIL, AT A UNIFORM RATE OF ONE POUND OF NITROGEN PER 100 S.F. FERTILIZER SHALL BE 20–10–5 COMMERCIAL FERTILIZER OF THE GRADE, TYPE, AND FORM SPECIFIED AND SHALL COMPLY WITH THE RULES OF THE STATE OF IOWA/NEBRASKA. FERTILIZER SHALL BE IDENTIFIED ACCORDING TO THE PERCENT N, P, K, IN THAT ORDER.
11. SOD SHALL BE LAID TO FORM A SOLID MASS WITH TIGHTLY FITTED JOINTS. DO NOT OVERLAP BUTT ENDS OR EDGES. STAGGER JOINTS. SOD SHALL BE CAREFULLY PLACED IN THE DIRECTION PARALLEL TO THE SLOPE OF THE AREA TO BE SODDED. SOD EDGES AT PLANTING BEDS AND PAVED SURFACES ARE TO BE CUT WITH A KNIFE OR OTHER SHARP IMPLEMENT.
12. ALL SOD ON SLOPES GREATER THAN 3:1 AND WITHIN DETENTION AREAS SHALL BE STAKED.
13. TAMP AND ROLL SOD LIGHTLY TO ENSURE FULL CONTACT WITH SUBGRADE. WORK SIFTED SOIL INTO MINOR CRACKS.
14. SATURATE SOD WITH FINE WATER SPRAY WITHIN TWO HOURS OF PLANTING. DURING FIRST WEEK AFTER PLANTING, WATER DAILY OR MORE FREQUENTLY AS NECESSARY TO MAINTAIN MOIST SOIL TO A MINIMUM DEPTH OF FOUR INCHES BELOW SOD.
15. CONTRACTOR SHALL PROVIDE FULL MAINTENANCE FOR SODDED TURF GRASS FOR A PERIOD OF 30 DAYS AFTER THE DATE OF FINAL ACCEPTANCE, OR STORE OPENING, WHICHEVER IS GREATER. AT THE END OF THE MAINTENANCE PERIOD, A HEALTHY, WELL–ROOTED, EVEN–COLORED, VIABLE TURF MUST BE ESTABLISHED. THE TURF GRASS SHALL BE FREE OF WEEDS, OPEN JOINTS, BARE AREAS, AND SURFACE IRREGULARITIES.

IRRIGATION PERFORMANCE SPECIFICATION

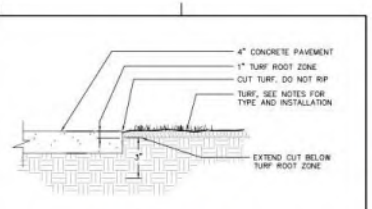
1. IRRIGATION DESIGN TO BE PREPARED BY IRRIGATION CONTRACTOR AND PROVIDED TO THE OWNER OR THE OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO INSTALLATION. THE IRRIGATION DESIGN SHALL BE PREPARED BY AN IRRIGATION DESIGNER WITH A MINIMUM OF FIVE (5) YEARS OF DESIGN EXPERIENCE AND MAY BE SUBJECT TO A WATER AUDIT.
2. FINISH GRADES ESTABLISHED PRIOR TO INSTALLATION OF IRRIGATION SYSTEM SHALL BE MAINTAINED AND ANY EXCESS SOIL SHALL EITHER BE WASTED ON SITE AT THE DISCRETION OF THE GENERAL CONTRACTOR OR DISPOSED OF OFF–SITE. ALL CONSTRUCTION DEBRIS FROM IRRIGATION OPERATIONS SHALL BE DISPOSED OF OFF–SITE.
3. TURF AREAS SHALL BE IRRIGATED USING TURF SPRAY HEADS. THE IRRIGATION DESIGN SHALL BE PREPARED TO PROVIDE A 50% SPACING OR HEAD TO HEAD LAYOUT.
4. IRRIGATION TAP(S) LOCATIONS TO BE COORDINATED BETWEEN THE CONTRACTOR, CITY, AND LANDSCAPE ARCHITECT. INSTALL IRRIGATION TAP(S), METER(S) AND BACKFLOW PREVENTION DEVICE(S) AS REQUIRED BY THE CITY, PERFORMED BY A LICENSED PLUMBER. IRRIGATION TAP(S), METER(S) AND BACKFLOW PREVENTION(S) SIZE TO BE DETERMINED BY IRRIGATION CONTRACTOR AND SHALL BE LISTED ON THE IRRIGATION PLANS.
5. IRRIGATION CONTRACTOR TO DETERMINE AVAILABLE WATER PRESSURE AND FLOW AT TAP LOCATION(S). IRRIGATION CONTRACTOR TO DESIGN IRRIGATION SYSTEM BASED ON AVAILABLE WATER PRESSURE. IRRIGATION CONTRACTOR TO PROVIDE ALL DESIGN CALCULATIONS REVIEWED BY OWNER OR OWNER'S REPRESENTATIVE INCLUDING FLOW RATES AND PRESSURE LOSSES CALCULATIONS OF THE SYSTEM.
6. IRRIGATION CONTROLLER SHALL BE A MODULAR SYSTEM EXPANDABLE IN EITHER 4 OR 8 STATION MODULES OR AN EXPANDABLE DECODER SYSTEM. THE IRRIGATION CONTROLLER SHALL HAVE THE CAPACITY TO OPERATE A MASTER VALVE DURING SYSTEM RUN TIME. THE IRRIGATION CONTROLLER SHALL HAVE 4 PROGRAMS WITH INDEPENDENT STARTS, 365 DAY CALENDAR, EVEN, ODD 31, CYCLICAL, CUSTOM AND MANUAL WATER DAY SCHEDULES. THE CONTROLLER SHALL HAVE A MINIMUM SEASONAL ADJUST CAPABILITY OF 10% — 150%. THE IRRIGATION CONTROLLER TO BE INSTALLED IN A LOCKABLE, METAL PEDESTAL IN A LOCATION APPROVED BY THE OWNER OR OWNER'S REPRESENTATIVE. THE IRRIGATION CONTROLLER SHALL BE MANUFACTURED BY HUNTER INDUSTRIES, RAIN BIRD CORPORATION, OR TORO AND INSTALLED PER MANUFACTURER'S SPECIFICATIONS. THE IRRIGATION CONTROLLER SHALL HAVE A MANUFACTURER'S FIVE (5) YEAR WARRANTY.
7. THE IRRIGATION SYSTEM DESIGN SHALL INCLUDE A WIRELESS RAIN SENSOR. INSTALL RAIN SENSOR IN LOCATION APPROVED BY THE OWNER AND PER THE MANUFACTURER'S SPECIFICATIONS. THE WIRELESS RAIN SENSOR SHALL BE MANUFACTURED BY HUNTER INDUSTRIES, RAIN BIRD CORPORATION, OR TORO.
8. IRRIGATION CONTROL VALVES ARE TO BE A PLASTIC GLOBE VALVE CONFIGURATION WITH PRESSURE RATING OF 15 — 150 PSI AND FLOW RANGE FROM 2 — 150 GPM. THE SOLENOID SHALL BE HEAVY DUTY ONE PIECE CONSTRUCTION. THE CONTROL VALVES SHALL HAVE THE ABILITY TO ADJUST AND REGULATE PRESSURE FROM 20 –100 PSI. THE CONTROL VALVE SIZE SHALL BE 1", 1.5"AND 2" CONFIGURATIONS. THE CONTROL VALVES SHALL HAVE A MANUFACTURER'S THREE (3) YEAR WARRANTY.
9. THE SPRAY BODIES AND NOZZLES SHALL BE MANUFACTURED BY HUNTER INDUSTRIES, TORO, OR RAIN BIRD CORPORATION AND SHALL HAVE A MANUFACTURERS FIVE (5) YEAR WARRANTY. THE IRRIGATION SPRAY BODY SHALL BE UV–RESISTANT PLASTIC WITH A CO–MOLDED OR RUBBER SEALS AND HEAVY DUTY SPRING. THE SPRAY BODY SHALL HAVE BOTH A BOTTOM AND SIDE IN–LET FEATURE. SPRAY NOZZLES SHALL BE VARIABLE ARC SPRAY NOZZLES.
10. ALL IRRIGATION MAINLINE PIPES SHALL BE PVC CLASS 200 IPS PLASTIC PIPE. ALL PIPE SHALL BE SIZED NOT TO EXCEED A VELOCITY OF FIVE (5) FEET PER SECOND
11. ALL IRRIGATION LATERAL PIPES SHALL BE POLYETHYLENE PIPE. ALL PIPE SHALL BE SIZED NOT TO EXCEED A VELOCITY OF FIVE (5) FEET PER SECOND.
12. ALL IRRIGATION PIPE OR WIRE SHALL BE INSTALLED IN SLEEVES BELOW ANY PAVEMENT OR HARD SURFACE. ALL IRRIGATION SLEEVES SHALL BE PVC SCHEDULE 40. ALL SLEEVES ARE TO EXTEND 24" BEYOND AND SIZED A MINIMUM OF TWO (2) TIMES THE DIAMETER OF THE MAINLINE OR LATERAL. COORDINATE INSTALLATION OF ALL SLEEVES WITH THE GENERAL CONTRACTOR AND THE CONCRETE CONTRACTOR PRIOR TO GRADING AND PLACEMENT OF CONCRETE.
13. IRRIGATION CONTRACTOR SHALL SUPPLY MAINTENANCE AND OPERATION MANUALS AND A SCALED AS–BUILT DRAWING OF THE SYSTEM TO THE OWNER. IRRIGATION CONTRACTOR SHALL DEMONSTRATE THE PROGRAMMING OF THE CONTROLLER FOR THE OWNER.
14. IRRIGATION CONTRACTOR IS RESPONSIBLE FOR THE FIRST WINTERIZATION AND SPRING STARTUP UNLESS THE OWNER AGREES TO USE THEIR OWN CONTRACTOR.



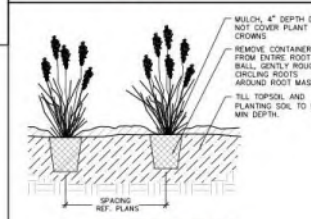
CULTIVATED EDGING DETAIL (TYP.)
NOT TO SCALE



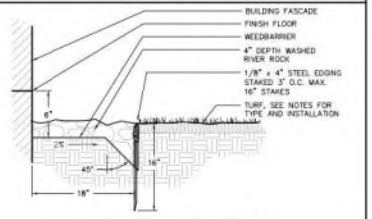
SOD EDGE DETAIL
NOT TO SCALE



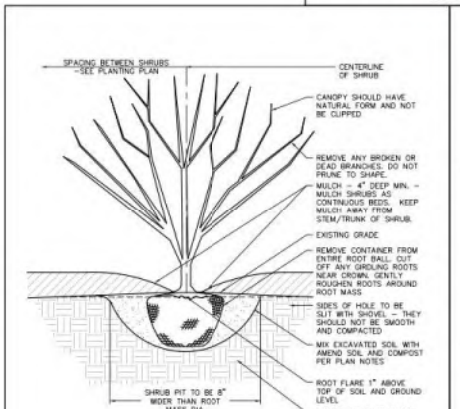
SOD/SIDEWALK DETAIL (TYP.)
NOT TO SCALE



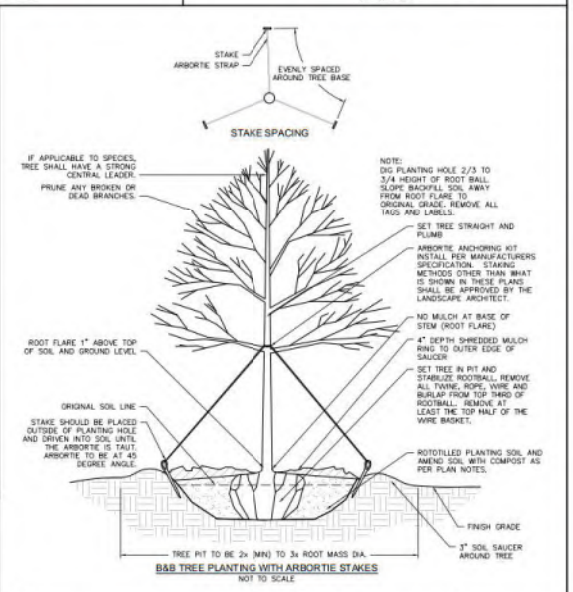
PERENNIAL PLANTING DETAIL
NOT TO SCALE



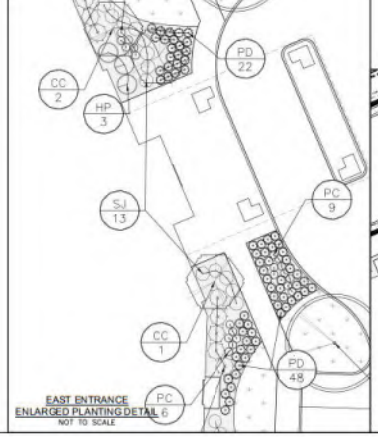
MOW-STRIP EDGING DETAIL (TYP.)
NOT TO SCALE



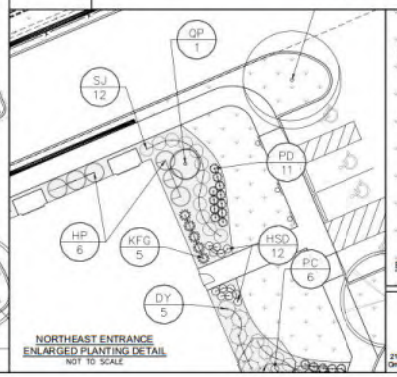
TYPICAL SHRUB PLANTING DETAIL
NOT TO SCALE



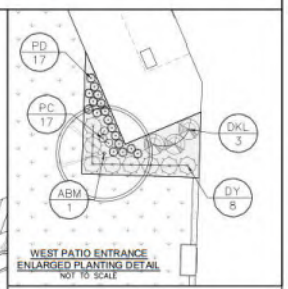
B&B TREE PLANTING WITH ARBORTIE STAKES
NOT TO SCALE



EAST ENTRANCE ENLARGED PLANTING DETAIL
NOT TO SCALE



NORTHEAST ENTRANCE ENLARGED PLANTING DETAIL
NOT TO SCALE



WEST PATIO ENTRANCE ENLARGED PLANTING DETAIL
NOT TO SCALE

olsson
2111 South 67th Street, Suite 200
Omaha, NE 68106
TEL 402.341.1116 www.olsson.com

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Kansas City, Missouri • Omaha, Nebraska
816-756-1958
slaggie.com

The Heritage at Fox Run - Council Bluffs

New Construction
4800 Council Pointe Road
Council Bluffs, Iowa 51501

Revisions:	
4	Issued For Const. / ASI #1 — 02/22/19

QA Project #: 161001

Issued For Construction
February 22, 2019

LANDSCAPE DETAILS

L1.2

DWG: F:\2016\1201–3000\016–2952\40–Design\AutoCAD\Final Plans\Sheets\LNDSCP\L–2_SC_#2952.dwg
DATE: Feb 22, 2019 11:42am
XREFS: C_ABASE_#2952 C_BASE_#2952 C_BLK_#2952 C_PLSC_#2952
USER: eWilkins

TURF AND GRASSLAND SEEDING NOTES

1. THE LANDSCAPE ARCHITECT AND/OR OWNER RESERVES THE RIGHT TO INSPECT SEED AT THE SITE BEFORE SEEDING OPERATIONS COMMENCE. THE LANDSCAPE ARCHITECT MAY REJECT UNSATISFACTORY OR DEFECTIVE MATERIAL AT ANY TIME DURING PROGRESS OF WORK. REJECTED MATERIALS MUST BE REMOVED FROM THE PROJECT SITE.
2. REFER TO SEEDING SPECIFICATION(S) FOR SEED MIXTURE(S).
3. ALL "NON-TURF" SEED SHALL BE A COMMERCIALLY AVAILABLE MIX, EITHER PRE-CATEGORIZED OR CUSTOMIZED. ANY SEEDING SUBSTITUTIONS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT.
4. ALL MATERIALS USED SHALL MEET OR EXCEED APPLICABLE FEDERAL, STATE, COUNTY AND LOCAL LAWS AND REGULATIONS.
5. ALL SEED SHALL BE FREE FROM INSECTS AND DISEASE. SPECIES SHALL BE TRUE TO THEIR SCIENTIFIC NAME AS SPECIFIED.
6. ALL GRASS SPECIES SHALL BE SUPPLIED AS PURE LIVE SEED.
7. SEED OF ALL SPECIES NATIVE TO NEBRASKA SHALL BE FROM WITHIN A 150 MILE RADIUS OF THE PROJECT SITE. SEED NOT AVAILABLE WITHIN A 150 MILE RADIUS SHALL BE APPROVED BY THE OWNER PRIOR TO INSTALLATION.
8. SEEDS SHALL HAVE PROPER STRATIFICATION AND/OR SCARIFICATION TO BREAK SEED DORMANCY FOR SPRING PLANTING.
9. PLANTING OF SEED AREAS SHALL BE COMMENCED DURING THE SPRING (APRIL 15–MAY 30) OR FALL (SEPTEMBER 1–OCTOBER 15) PLANTING SEASONS UNLESS SPECIFICALLY SPECIFIED. ADD GRADE TO SMOOTH, EVEN SURFACE WITH LOOSE UNIFORM SOIL TEXTURE, REMOVE STONES AND DEBRIS OVER 1" IN ANY DIMENSION.
10. ALL SEEDED AREAS SHALL BE PROTECTED FROM EROSION BY MULCH, EROSION CONTROL BLANKET OR HYDROMULCH.
11. STRAW MULCH SHALL BE OAT, WHEAT, OR RICE STRAW MULCH. HAY MULCH SHALL BE PRAIRIE GRASS OR OTHER HAY AS APPROVED BY THE OWNER. THE MULCH SHALL BE FREE OF JOHNSON GRASS OR OTHER NOXIOUS WEEDS AND FOREIGN MATERIALS. IT SHALL BE KEPT IN A DRY CONDITION AND SHALL NOT BE MOLDED OR ROTTED. STRAW OR HAY FOR EROSION CONTROL SHALL BE CLEAN, SEED-FREE HAY OR THRESHED STRAW OF WHEAT, RYE, OATS, OR BARLEY.
12. STRAW MULCH SHALL COVER A MINIMUM OF 80% OF THE SOIL SURFACE AREA THAT IS SEEDED. MULCH SHALL BE PLACED LOOSE AND OPEN ENOUGH TO ALLOW SOME SUNLIGHT TO PENETRATE AND AIR TO CIRCULATE BUT STILL COVER A MINIMUM OF 70% OF THE SOIL SURFACE.
13. STRAW MULCH SHALL BE APPLIED AT THE RATE OF 1½ TO 2 TONS PER ACRE FOR SITES THAT ARE SEEDED. THIS APPLICATION SHOULD RESULT IN A LAYER OF ½ TO 1¾ INCHES THICK FOR SEEDED SITES.
14. IMMEDIATELY AFTER SPREADING, THE MULCH SHALL BE ANCHORED BY A MULCH CRIMPER AND/OR TACKIFIER.
15. THE CRIMPER SHALL CONSIST OF A SERIES OF DULL FLAT DISCS WITH NOTCHED EDGES SPACED APPROXIMATELY 8 INCHES APART. THE MULCH SHALL BE IMPRESSED IN THE SOIL TO A DEPTH OF 1 TO 3 INCHES.
16. IF TACKIFIER IS USED, TACKIFIER SHALL BE SPRAYED IN CONJUNCTION WITH MULCH OR IMMEDIATELY AFTER THE MULCH HAS BEEN PLACED. TACKIFIERS SHALL BE MIXED AND APPLIED IN ACCORDANCE WITH THE MANUFACTURER'S DIRECTIONS.
17. SEEDING SHALL BE COMPLETED WHEN A MINIMUM OF 1/4 INCH OF NATURAL RAINFALL IS EXPECTED OR WHEN A MINIMUM OF 1/4 INCH OF IRRIGATION WILL BE RECEIVED WITHIN 10 DAYS AFTER SEEDING. IF SUFFICIENT NATURAL RAINFALL IS NOT RECEIVED WITHIN 10 DAYS, THE NEW SEEDING SHALL BE IRRIGATED WITH A MINIMUM OF 1/4 INCH OF WATER, OR SO THAT WATER PENETRATES THE SOIL TO A UNIFORM MINIMUM DEPTH OF 4.0 INCHES.
18. A TEMPORARY ABOVE-GROUND IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED BY THE CONTRACTOR UPON COMPLETION OF FINISH GRADING FOR ALL NON-IRRIGATED SEED AREAS AND FOR ALL IRRIGATED AREAS OF SEED AND SOD, PRIOR TO INSTALLATION OF PLANTINGS, UNLESS OR UNTIL THE PERMANENT SYTEM IS FUNCTIONAL. ALL GRADED AREAS SHALL RECEIVE HEAD-TO-HEAD IRRIGATION COVERAGE, EXCEPT FOR PERMANENTLY PONDED AREAS.
19. PROVIDE WRITTEN VERIFICATION TO THE OWNER THAT BACKFLOW PREVENTION PER CODE EXISTS ON THE LINE TO BE USED AS A POINT OF CONNECTION FOR THE IRRIGATION SYSTEM. IF VERIFICATION CANNOT BE MADE, PROVIDE BACKFLOW PREVENTION PER CODE AS A PART OF THE INSTALLATION.
20. CONTRACTOR SHALL PROVIDE WATER AND ELECTRICITY FOR THE SYSTEM IN THE EVENT THAT NEITHER IS AVAILABLE FOR IMMEDIATE USE. CONTRACTOR SHALL PROVIDE ISOLATION VALVE AND CONNECTION TO WATER AND CONTROLLER.
21. THE IRRIGATION SYSTEM SHALL BE SET BY CONTRACTOR TO PROVIDE PRECIPITATION 2 TIMES PER WEEK BETWEEN JUNE 15TH AND OCTOBER 31ST OF THE FIRST YEAR AFTER PLANTING. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING PROPER FUNCTION AND CONNECTION OF THE IRRIGATION SYSTEMS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN THE IRRIGATION SYSTEM FOR THE DURATION OF FIRST FULL GROWING SEASON. AT THE END OF THE IRRIGATION PERIOD, AND IF PLANT ESTABLISHMENT IS SUCCESSFUL, AS DETERMINED BY THE SEEDING WARRANTY CRITERIA, THE CONTRACTOR SHALL PERMANENTLY CAP PIPE DOWNSTREAM OF ISOLATION VALVE, AND THEN DISASSEMBLE AND REMOVE THE IRRIGATION SYSTEM.
22. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO INSTALL TEMPORARY SIGNS, FLAGGING, ETC. AT THE PERIMETER OF ALL SEEDING SITES IMMEDIATELY AFTER THEIR COMPLETION, WHICH SHALL SERVE TO NOTIFY FOOT AND VEHICULAR TRAFFIC THAT A SENSITIVE AREA MAY BE DAMAGED BY THEIR ENTRY.
23. THE WORK AREA SHALL BE KEPT FREE OF DEBRIS BY THE CONTRACTOR. AFTER SEED INSTALLATION IS COMPLETE, CLEAN UP ANY REMAINING MATERIALS, DEBRIS, TRASH, ETC. AVOID DRIVING OVER SEEDED AREAS TO MINIMIZE DISTURBANCE. GRADING STAKES, STONES, TRASH, AND OTHER DEBRIS WHICH MAY DETRACT FROM THE APPEARANCE OR HINDER MAINTENANCE OF THE SEEDING SITE SHALL BE REMOVED FROM THE SITE WHEN SEEDING OPERATIONS ARE COMPLETED. SOIL, STRAW, HAY, HYDRAULIC FIBER MULCH, FERTILIZER, COMPOST, LIMESTONE, ELEMENTAL SULFUR, GYPSUM, AND OTHER DEBRIS SHALL BE REMOVED FROM PAVED AREAS SOON AS POSSIBLE AFTER SPREADING AND SEEDING OPERATIONS ARE COMPLETED. CLEAN UP OPERATIONS SHALL BE COMPLETED BEFORE ACCEPTANCE IS GIVEN.
24. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO APPLY EFFECTIVE SEEDING AND EROSION CONTROL MULCH MATERIALS, AND TO ENSURE THAT SUCH MATERIALS ARE SECURED TO THE SOIL SO THAT THEY ARE NOT BLOWN, WASHED, OR OTHERWISE REMOVED FROM THE SEEDING SITE, AND SO THAT NEARBY STREAMS AND OTHER AREAS SHALL BE PROTECTED FROM SOIL, FERTILIZER, COMPOST, AND THE INCURSION OF UNWANTED GRASS SEED. THE FOLLOWING GENERAL NATIVE GRASS MAINTENANCE RECOMMENDATIONS ARE TO BE FOLLOWED UNLESS AN ALTERNATIVE IS APPROVED BY THE OWNER.

   1ST YEAR – MOW FREQUENTLY TO PREVENT WEED GROWTH AND THATCH BUILD-UP. MOWING HEIGHT SHOULD BE APPROXIMATELY 4–6 INCHES IN HEIGHT AND COMPLETED BETWEEN THE MONTHS OF MARCH – JULY 15. NO MOWING SHOULD BE COMPLETED AFTER THE JULY 15 DATE. ADDITIONAL WEED PREVENTION IS RECOMMENDED WITH THE USE OF AN APPROVED HERBICIDE FOR NATIVE GRASSES. A GOOD APPROACH IS TO COMPLETE HERBICIDE APPLICATIONS AS SPOT TREATMENTS ON WEEDY AREAS FOLLOWING THE SEASONAL MOWING REGIME IN AUGUST AND SEPTEMBER. HAND WEED AS NECESSARY.

   2ND YEAR – MOWING SHOULD BE LIMITED TO 2–3 TIMES BEFORE JULY 15TH. MOWING HEIGHT SHOULD BE INCREASED TO 8" IN HEIGHT. CONTINUE TO SPOT TREAT INVASIVE WEEDS WITH AN APPROVED HERBICIDE. HAND WEED AS NECESSARY.

   3RD YEAR – MOW ONCE BEFORE JULY 15TH AFTER VEGETATION REACHES A HEIGHT OF 16". MOW TO A HEIGHT OF 8". CONTINUE TO SPOT TREAT INVASIVE WEEDS WITH AN APPROVED HERBICIDE. HAND WEED AS NECESSARY.

LOW GROWING GRASS & WILDFLOWER MIX

(PERCENT OF MIX BASED ON BULK POUNDS)

FINE FESCUE VARIETIES	42.00%
LITTLE BLUESTEM	15.00%
SIDEOATS GRAMA	9.00%
BLUE GRAMA	9.00%
NATIVE WILDFLOWERS	25.00%
BLACKEYED SUSAN	
BLANKET FLOWER	
BLUE FLAX	
BUTTERFLY MILKWEED	
LANCELEAF COREOPSIS	
MEXICAN RED HAT	
PALE PURPLE CONEFLOWER	
PARTRIDGE PEA	
PLAINS COREOPSIS	
PRAIRIE BLAZINGSTAR	
PURPLE CONEFLOWER	
PURPLE PRAIRIE CLOVER	
WHITE PRAIRIE CLOVER	

SEEDING RATE: 24# PER ACRE
SEEDING DATES: APRIL – JUNE
DORMANT SEED: DECEMBER – MARCH

RAINGARDEN MIX

(PERCENT OF MIX BASED ON BULK POUNDS)

VIRGINIA WILDRYE	30.00%
RIVER BANK WILDRYE	20.00%
REGIONAL SEDGE VARIETIES	25.00%
SWAMP MILKWEED	5.00%
BIG BLUESTEM	10.00%
NEW ENGLAND ASTER	3.00%
BLUE VERVAIN	2.00%
RUSH/RUSH VARIETIES	2.00%
IRONWEED	2.00%
COLUMBINE	1.00%

SEEDING RATE: 15# PER ACRE
SEEDING DATES: APRIL – JULY
DORMANT SEED: DECEMBER – MARCH

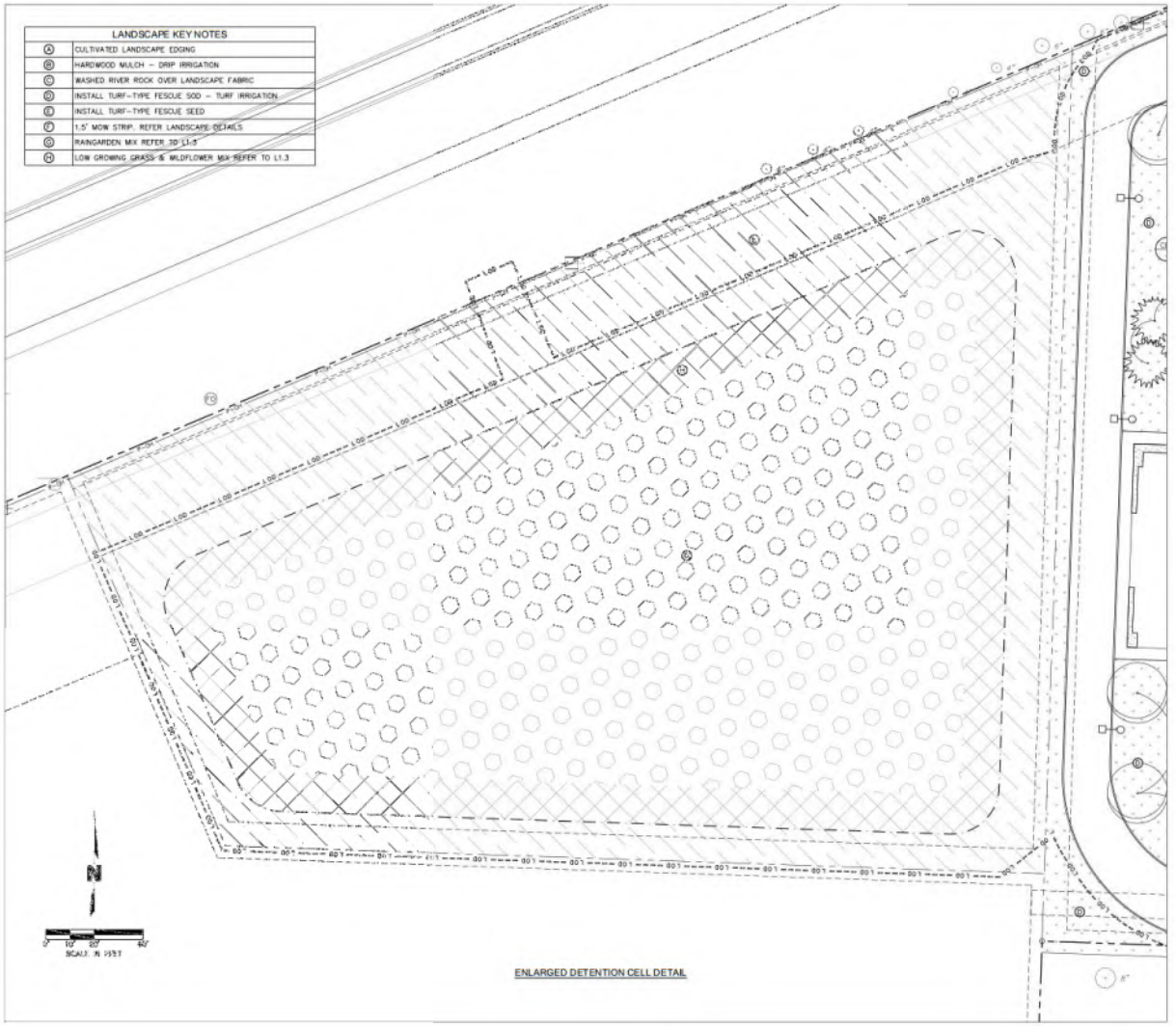
TURF-TYPE TALL FESCUE MIX

(PERCENT OF MIX BASED ON BULK POUNDS)

TALL FESCUE VARIETIES	86.00%
KENTUCKY BLUEGRASS	7.00%
KENTUCKY BLUEGRASS	3.50%
PERENNIAL RYEGRASS	3.50%

SEEDING RATE: 10# PER 1,000 SF
SEEDING DATES: MARCH – MAY
DORMANT SEED: DECEMBER – MARCH

LANDSCAPE KEY NOTES	
A	CULTIVATED LANDSCAPE EDGING
B	HARDWOOD MULCH – DRIP IRRIGATION
C	WASHED RIVER ROCK OVER LANDSCAPE FABRIC
D	INSTALL TURF-TYPE FESCUE SOD – TURF IRRIGATION
E	INSTALL TURF-TYPE FESCUE SEED
F	1.5' MOW STRIP. REFER LANDSCAPE DETAILS
G	RAINGARDEN MIX REFER TO L1.5
H	LOW GROWING GRASS & WILDFLOWER MIX REFER TO L1.3



ENLARGED DETENTION CELL DETAIL

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The Heritage at Fox Run - Council Bluffs

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Council Bluffs, Iowa 51501

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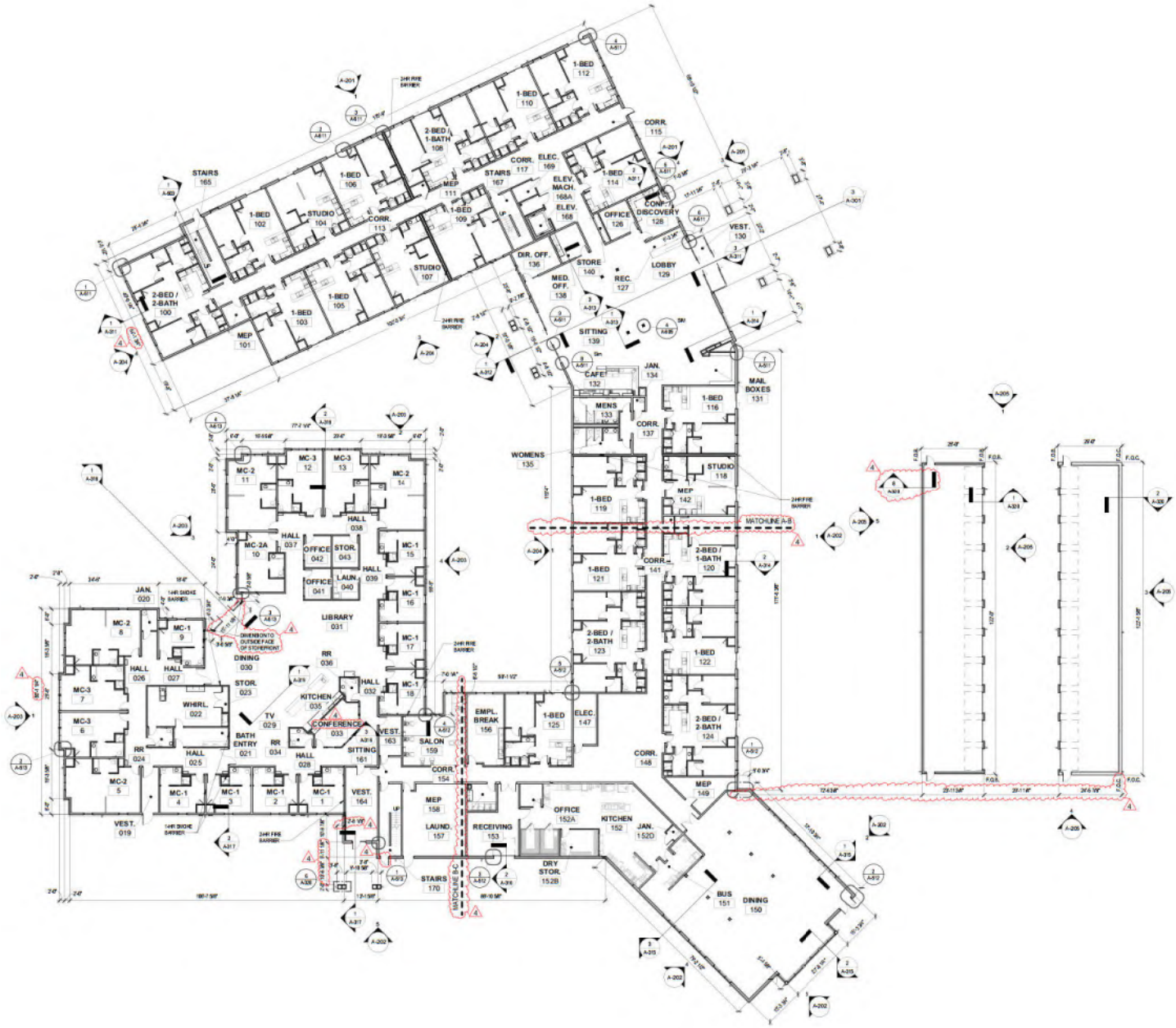
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DETENTION BASIN LANDSCAPE PLAN

L1.3

olsson
2111 South 67th Street, Suite 200
Omaha, NE 68106
TEL 402.341.1116 www.olsson.com



Overall Floor Plan - First Floor 1

1/16" = 1'-0"

GENERAL NOTES

1. ALL DIMENSIONS SHOWN ARE TAKEN FROM OUTSIDE FACE OF CONCRETE (F.O.C.), OUTSIDE FACE OF STUD (F.O.S.), OUTSIDE FACE OF BRICK (F.O.B.), AND CENTERLINE OF DOORS AND WINDOWS, U.N.O.
2. REFER TO DRAWING A-007 FOR ALL STOREFRONT ELEVATIONS AND DETAILS.
3. REFER TO CIVIL DRAWINGS FOR DRIVE AND WALKWAY PATHS.

KEYNOTES

FIRST FLOOR	=	52,641 SF
SECOND FLOOR	=	33,369 SF
THIRD FLOOR	=	12,327 SF
TOTAL SF	=	98,337 SF

FIRST FLOOR UNITS:

MEMORY CARE - MC	16
INDEPENDENT LIVING ONE BEDROOM - IL1	13
INDEPENDENT LIVING STUDIO - ILS	63
INDEPENDENT LIVING TWO BEDROOM, TWO BATH - IL22	63
INDEPENDENT LIVING TWO BEDROOM, ONE BATH - IL2	30
TOTAL	39

SECOND FLOOR UNITS:

INDEPENDENT LIVING ONE BEDROOM - IL1	12
INDEPENDENT LIVING STUDIO - ILS	66
INDEPENDENT LIVING TWO BEDROOM, TWO BATH - IL22	64
INDEPENDENT LIVING TWO BEDROOM, ONE BATH - IL2	30
TOTAL	36

THIRD FLOOR UNITS:

INDEPENDENT LIVING ONE BEDROOM - IL1	00
INDEPENDENT LIVING STUDIO - ILS	62
INDEPENDENT LIVING TWO BEDROOM, TWO BATH - IL22	61
INDEPENDENT LIVING TWO BEDROOM, ONE BATH - IL2	01
TOTAL	12
TOTAL UNITS:	79

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FIRST FLOOR PLAN

A-101



Overall Floor Plan - Second Floor 1

VIF = 1'-0"

GENERAL NOTES

1. ALL DIMENSIONS SHOWN ARE TAKEN FROM OUTSIDE FACE OF CONCRETE (O.C.), OUTSIDE FACE OF STUD (O.S.S.) AND CENTERLINE OF DOORS AND WINDOWS, U.N.O.
2. REFER TO DRAWING A-001 FOR ALL STOREFRONT ELEVATIONS AND DETAILS.
3. REFER TO CIVIL DRAWINGS FOR DRIVE AND WALKWAY PATHS.

KEYNOTES

FIRST FLOOR	=	52,641 SF
SECOND FLOOR	=	33,369 SF
THIRD FLOOR	=	12,307 SF
TOTAL SF	=	98,317 SF

FIRST FLOOR UNITS:

MEMORY CARE - MC	18
INDEPENDENT LIVING ONE BEDROOM - IL1	13
INDEPENDENT LIVING STUDIO - ILS	03
INDEPENDENT LIVING TWO BEDROOM, TWO BATH - IL2S	03
INDEPENDENT LIVING TWO BEDROOM, ONE BATH - IL2	02
TOTAL	39

SECOND FLOOR UNITS:

INDEPENDENT LIVING ONE BEDROOM - IL1	13
INDEPENDENT LIVING STUDIO - ILS	09
INDEPENDENT LIVING TWO BEDROOM, TWO BATH - IL2S	04
INDEPENDENT LIVING TWO BEDROOM, ONE BATH - IL2	03
TOTAL	29

THIRD FLOOR UNITS:

INDEPENDENT LIVING ONE BEDROOM - IL1	08
INDEPENDENT LIVING STUDIO - ILS	02
INDEPENDENT LIVING TWO BEDROOM, TWO BATH - IL2S	01
INDEPENDENT LIVING TWO BEDROOM, ONE BATH - IL2	01
TOTAL	12
TOTAL UNITS:	79

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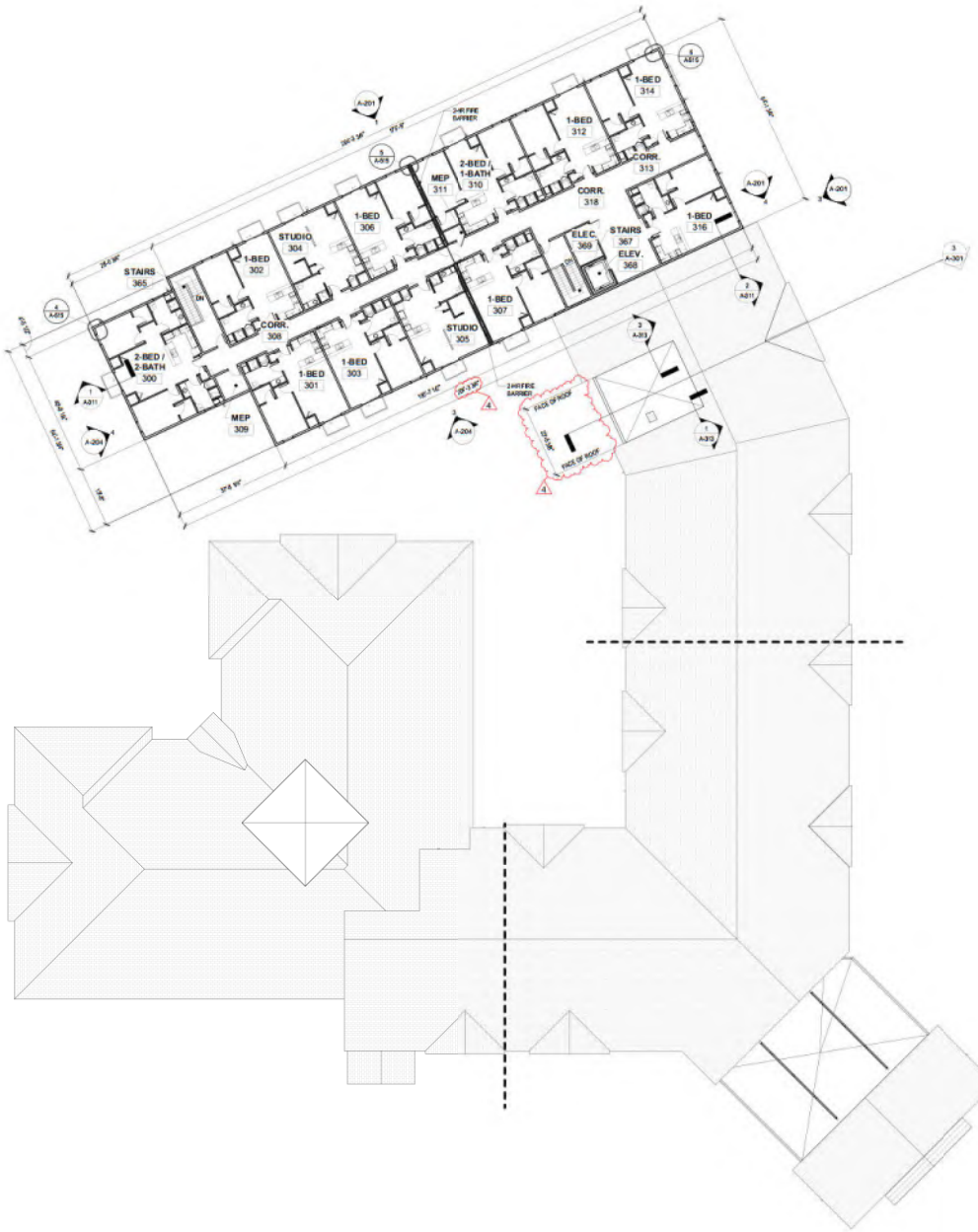
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SECOND FLOOR PLAN

A-102



Overall Floor Plan - Third Floor
1/16" = 1'-0"

1

GENERAL NOTES

1. ALL DIMENSIONS SHOWN ARE TAKEN FROM OUTSIDE FACE OF CONCRETE (F.O.C.), OUTSIDE FACE OF STUD (F.O.S.), AND CENTERLINE OF DOORS AND WINDOWS, U.N.O.
2. REFER TO DRAWING A3B1 FOR ALL STOREFRONT ELEVATIONS AND DETAILS.
3. REFER TO CIVIL DRAWINGS FOR DRIVE AND WALKWAY PATHS.

KEYNOTES

FIRST FLOOR	=	32,841 SF
SECOND FLOOR	=	33,269 SF
THIRD FLOOR	=	31,207 SF
TOTAL SF	=	98,317 SF

FIRST FLOOR UNITS:
MEMORY CARE - SE
INDEPENDENT LIVING ONE BEDROOM - IL1
INDEPENDENT LIVING STUDIO - IL5
INDEPENDENT LIVING TWO BEDROOM, TWO BATH - IL22
INDEPENDENT LIVING TWO BEDROOM, ONE BATH - IL2
TOTAL

SECOND FLOOR UNITS:
INDEPENDENT LIVING ONE BEDROOM - IL1
INDEPENDENT LIVING STUDIO - IL5
INDEPENDENT LIVING TWO BEDROOM, TWO BATH - IL22
INDEPENDENT LIVING TWO BEDROOM, ONE BATH - IL2
TOTAL

THIRD FLOOR UNITS:
INDEPENDENT LIVING ONE BEDROOM - IL1
INDEPENDENT LIVING STUDIO - IL5
INDEPENDENT LIVING TWO BEDROOM, TWO BATH - IL22
INDEPENDENT LIVING TWO BEDROOM, ONE BATH - IL2
TOTAL
TOTAL UNITS

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THIRD FLOOR PLAN
A-103



GENERAL NOTES - FLOOR PLANS:

1. PROVIDE ADDITIONAL BLOCKING WITHIN WALLS FOR ALL CABINETS, TVS, PICTURES, GRAB BARS, & SPECIALTY ITEMS. REFER TO ARCHITECTURAL, ELECTRICAL, AND MECHANICAL FLOOR PLANS FOR LOCATIONS.
2. PROVIDE ADDITIONAL FRAMING FOR HVAC UNIT PLATFORMS. REFER TO ROOF PLAN AND MECHANICAL DRAWINGS FOR LOCATIONS.
3. INTERIOR DIMENSIONS ARE TAKEN FROM OUTSIDE FACE OF STUD (F.O.S.), & CENTERLINE OF DOORS AND WINDOWS, U.N.O. INTERIOR STOREFRONTS (I.F._) ARE TAKEN TO THE OUTSIDE FACE OF OPENING.
4. EXTERIOR DIMENSIONS ARE TAKEN FROM OUTSIDE FACE OF CONCRETE (WHICH WILL ALIGN WITH THE OUTSIDE FACE OF STUD), OUTSIDE FACE OF STUDS (O.S.), FACE OF BRICK (F.O.B.), AND CENTERLINE OF DOORS AND WINDOWS, U.N.O. EXTERIOR STOREFRONTS (E.F._) ARE TAKEN TO THE OUTSIDE FACE OF OPENING AND CENTERLINE OF DOOR, IF APPLICABLE. EXTERIOR OVERHEAD DOORS ARE TAKEN TO THE OUTSIDE FACE OF OPENING.
5. ——— DENOTES WALL OR DOOR IS IN LINE WITH WALL OR DOOR ACROSS THE CORRIDOR (OR ACROSS OVERHEAD DOOR OPENINGS FOR DETACHED GARAGES).
6. REFER TO DRAWING A-601 FOR ALL STOREFRONT ELEVATIONS AND DETAILS. STOREFRONT ELEVATIONS ARE TAGGED EF_.
7. REFER TO CIVIL DRAWINGS FOR DRIVE AND WALKWAY PATHS.

FLOOR PLAN NOTES

- A REFER TO ENLARGED PLAN MEMORY CARE (MC-1) 9/A111 FOR TYPICAL NOTES AND DIMENSIONS, U.N.O.
- B REFER TO ENLARGED PLAN MEMORY CARE (MC-2) 2/A111 FOR TYPICAL NOTES AND DIMENSIONS, U.N.O.
- C REFER TO ENLARGED PLAN MEMORY CARE (MC-2F) 3/A111 FOR TYPICAL NOTES AND DIMENSIONS, U.N.O.
- D REFER TO ENLARGED PLAN MEMORY CARE (MC-3) 4/A111 FOR TYPICAL NOTES AND DIMENSIONS, U.N.O.
- E REFER TO ENLARGED PLAN MEMORY CARE (MC-3F) 5/A111 FOR TYPICAL NOTES AND DIMENSIONS, U.N.O.
- F REFER TO ENLARGED PLAN INDEPENDENT LIVING (IL-STUDIO) 1/A111 FOR TYPICAL NOTES AND DIMENSIONS, U.N.O.
- G REFER TO ENLARGED PLAN INDEPENDENT LIVING (IL-STUDIO 225) 7/A-111 FOR TYPICAL NOTES AND DIMENSIONS, U.N.O.
- H REFER TO ENLARGED PLAN INDEPENDENT LIVING (IL-1-BED) 6/A111 FOR TYPICAL NOTES AND DIMENSIONS, U.N.O.
- J REFER TO ENLARGED PLAN INDEPENDENT LIVING (IL-2-BED / 2 BATH) 8/A111 FOR TYPICAL NOTES AND DIMENSIONS, U.N.O.
- K REFER TO ENLARGED PLAN INDEPENDENT LIVING (IL-2-BED / 1 BATH) 10/A111 FOR TYPICAL NOTES AND DIMENSIONS, U.N.O.
- L REFER TO ENLARGED PLAN ASSISTED LIVING (AL) MODEL 2) 4/A-101 FOR TYPICAL NOTES AND DIMENSIONS, U.N.O.
- M HANDRAIL / BUMPER GUARD, SEE DET.#L 3/A603.
- N INTERCOM SYSTEM, SEE ELECT. (BY OWNER).
- P SEE FOOD SERVICE DRAWINGS (FSX.X) FOR ADDITIONAL INFORMATION. 1/A2.100 ff.
- Q ADDRESS IDENTIFICATION PER IFC SECTION 501.2. ADDRESS LOCATION TO BE VERIFIED AND COORDINATED WITH FIRE MARSHALL AS REQUIRED.
- R ELECTRIC RIVER ICE -INSTALLED ON ONE SIDE -SAGEDON MODERN FLAMES, LANDSCAPE FULL WIDTH ELECTRIC RIVER_ICE, MODEL FVM48SSH
- S PEDGARD DISPLAY NICHE - FOR ELEVATION NICHE, SEE ELEVATIONS 2/A-404 & 2/A-405. FOR MC ENTRY NICHE, SEE ELEVATIONS 2/A-404 & 3/A-404.
- T SB4- RECESSED FIRE EXTINGUISHER CABINET -JAMESDON WADDOX DW45 MODEL #SFC-FEC1632 - SEE 1/A9.405.
- U 2-HR FIRE BARRIER WALL.
- V WALL HUNG FIRE EXTINGUISHER.
- W MOP SINK

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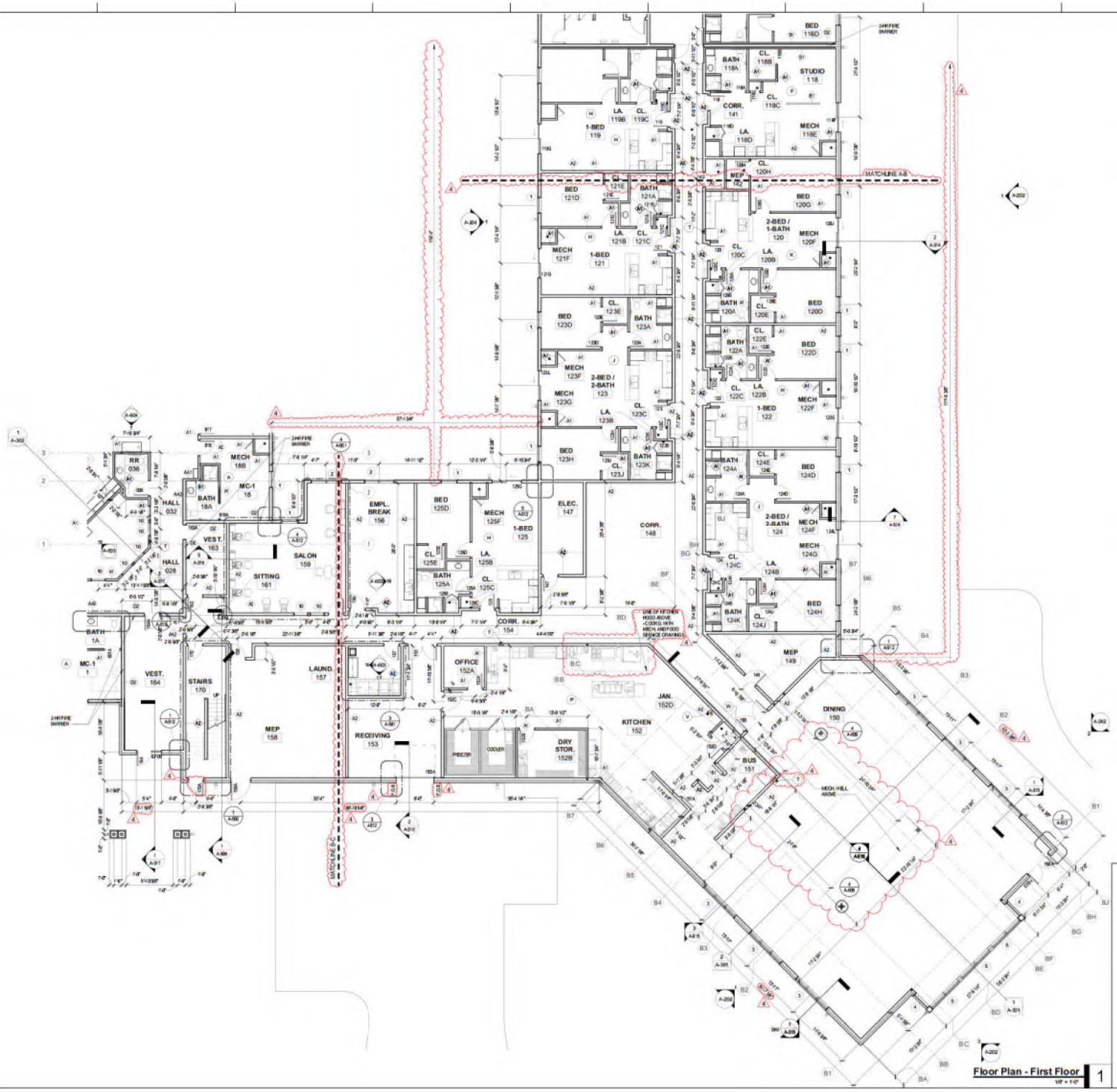
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ENLARGED FIRST FLOOR PLAN - AREA A

A-104

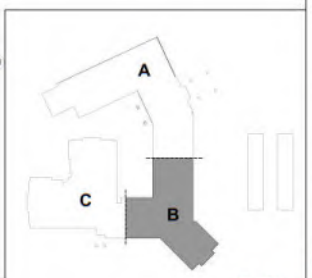


GENERAL NOTES - FLOOR PLANS:

1. PROVIDE ADDITIONAL BLOCKING WITHIN WALLS FOR ALL CABINETS, TVS, PICTURES, GRAB BARS, & SPECIALTY ITEMS. REFER TO ARCHITECTURAL, ELECTRICAL, AND MECHANICAL FLOOR PLANS FOR LOCATIONS.
2. PROVIDE ADDITIONAL FRAMING FOR HVAC UNIT PLATFORMS. REFER TO ROOF PLAN AND MECHANICAL DRAWINGS FOR LOCATIONS.
3. INTERIOR DIMENSIONS ARE TAKEN FROM OUTSIDE FACE OF STUD IF O.S.L.'S CENTERLINE OF DOORS AND WINDOWS, U.N.O. INTERIOR STOREFRONTS (IF__) ARE TAKEN TO THE OUTSIDE FACE OF OPENING.
4. EXTERIOR DIMENSIONS ARE TAKEN FROM OUTSIDE FACE OF CONCRETE U.N.O. WALLS (EXCEPT THE OUTSIDE FACE OF STUD), OUTSIDE FACE OF STUD IF O.S.L.'S FACE OF BRICK IF O.S.L. AND CENTERLINE OF DOORS AND WINDOWS, U.N.O. EXTERIOR STOREFRONTS (IF__) ARE TAKEN TO THE OUTSIDE FACE OF OPENING AND CENTERLINE OF DOOR IF APPLICABLE. EXTERIOR OVERHEAD DOORS ARE TAKEN TO THE OUTSIDE FACE OF OPENING.
5. ---- DENOTES WALL OR DOOR IS IN LINE WITH WALL OR DOOR ACROSS THE CORRIDOR OR ACROSS OVERHEAD DOOR OPENINGS FOR DETACHED GARAGES.
6. REFER TO DRAWING A-901 FOR ALL STOREFRONT ELEVATIONS AND DETAILS. STOREFRONT ELEVATIONS ARE SHOWN DIFF.
7. REFER TO CIVIL DRAWINGS FOR DRIVE AND ADA ACCESS PATHS.

FLOOR PLAN NOTES

- A REFER TO ENLARGED PLAN MEMORY CARE (MC-1) 10A-111 FOR TYPICAL NOTES AND DIMENSIONS, U.N.O.
- B REFER TO ENLARGED PLAN MEMORY CARE (MC-2) 2A-111 FOR TYPICAL NOTES AND DIMENSIONS, U.N.O.
- C REFER TO ENLARGED PLAN MEMORY CARE (MC-2A) 3A-111 FOR TYPICAL NOTES AND DIMENSIONS, U.N.O.
- D REFER TO ENLARGED PLAN MEMORY CARE (MC-3) 4A-111 FOR TYPICAL NOTES AND DIMENSIONS, U.N.O.
- E REFER TO ENLARGED PLAN MEMORY CARE (MC-2B) 5A-111 FOR TYPICAL NOTES AND DIMENSIONS, U.N.O.
- F REFER TO ENLARGED PLAN INDEPENDENT LIVING (IL-STUDIO) 6A-111 FOR TYPICAL NOTES AND DIMENSIONS, U.N.O.
- G REFER TO ENLARGED PLAN INDEPENDENT LIVING (IL-STUDIO 220) 7A-111 FOR TYPICAL NOTES AND DIMENSIONS, U.N.O.
- H REFER TO ENLARGED PLAN INDEPENDENT LIVING (IL-1-BED) 8A-111 FOR TYPICAL NOTES AND DIMENSIONS, U.N.O.
- J REFER TO ENLARGED PLAN INDEPENDENT LIVING (IL-2-BED / 2 BATH) 9A-111 FOR TYPICAL NOTES AND DIMENSIONS, U.N.O.
- K REFER TO ENLARGED PLAN INDEPENDENT LIVING (IL-2-BED / 1 BATH) 10A-111 FOR TYPICAL NOTES AND DIMENSIONS, U.N.O.
- L REFER TO ENLARGED PLAN ASSISTED LIVING (AL) MODEL 2) 4A-109 FOR TYPICAL NOTES AND DIMENSIONS, U.N.O.
- M HANDRAIL / BUMPER GUARD, SEE DET AL 3/A4-03.
- N INTERCOM SYSTEM, SEE ELECT. (BY OWNER).
- P SEE FOOD SERVICE DRAWINGS (FSD) FOR ADDITIONAL INFORMATION IN THIS ROOM.
- Q ADDRESS IDENTIFICATION PER IBC SECTION 501.2. ADDRESS LOCATION TO BE VERIFIED AND COORDINATED WITH FIRE MARSHALL AS REQUIRED.
- R ELECTRIC FIREPLACE: -INSTALLED ON HOME SIDE -BASEDON MODERN FLAMES, LANDSCAPE PULL MEDIA ELECTRIC FIREPLACE, MODEL LPM3115-SH
- S PEGBOARD DISPLAY NICHE - FOR IL ENTRY NICHE, SEE ELEVATIONS 2/A-404 & 2/A-405. FOR MC ENTRY NICHE, SEE ELEVATIONS 25/A-404 & 26/A-404.
- T SEMI-RECESSED FIRE EXTINGUISHER CABINET - BASEDON BABCOCK DAVIS MODEL #SFC-FR2742 - SEE 14/A-405
- U 2-HR FIRE BARRIER W ALL
- V WALL HUNG FIRE EXTINGUISHER.
- W ROOF SINK



Key Plan
1" = 60'-0"

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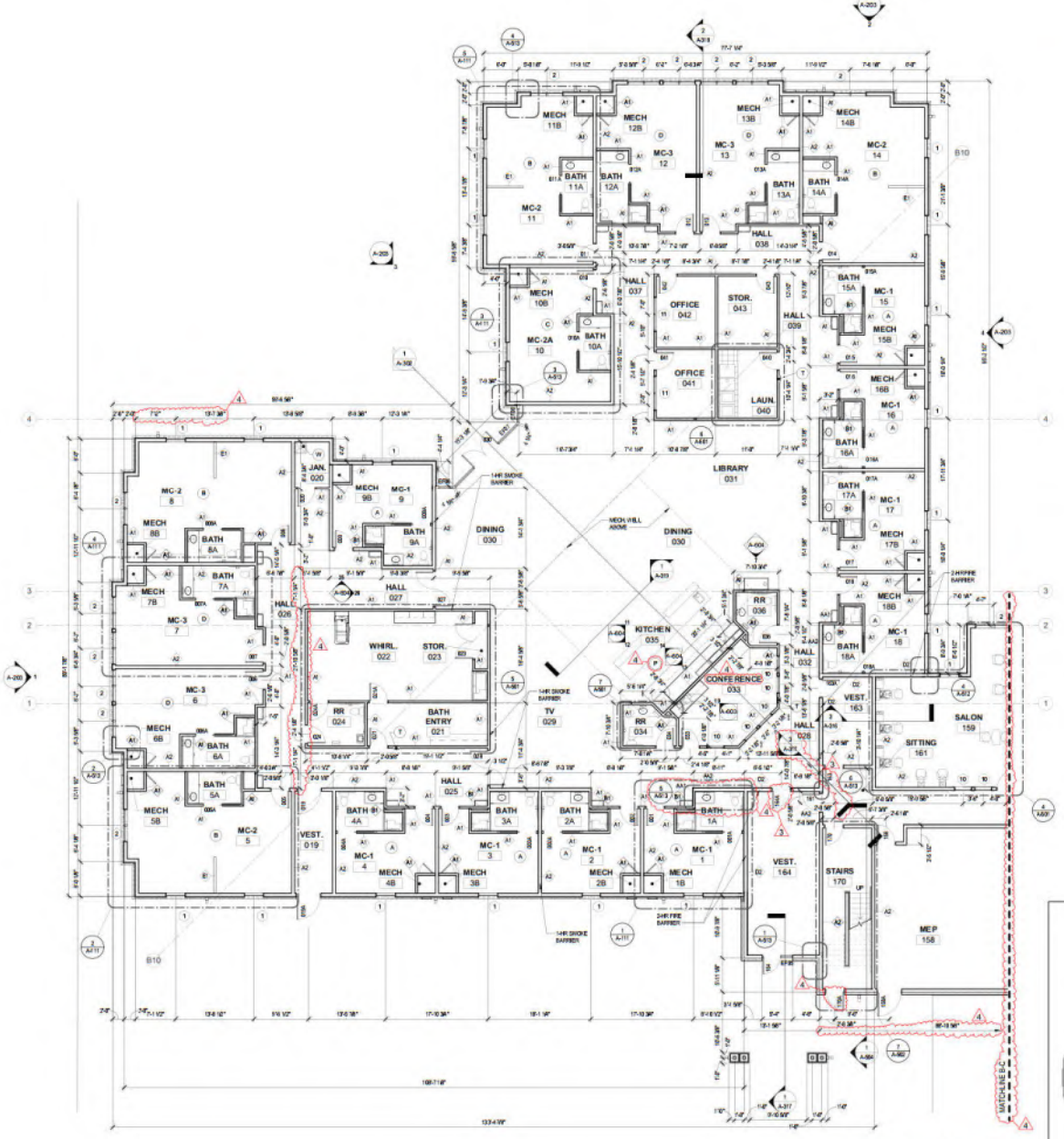
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ENLARGED FIRST FLOOR PLAN - AREA B

A-105



Floor Plan - First Floor 1

Key Plan

GENERAL NOTES - FLOOR PLANS:

1. PROVIDE ADDITIONAL BLOCKING WITHIN WALLS FOR ALL CABINETS, TVS, PICTURES, GRAB BARS, & SPECIALTY ITEMS. REFER TO ARCHITECTURAL, ELECTRICAL, AND MECHANICAL FLOOR PLANS FOR LOCATIONS.
2. PROVIDE ADDITIONAL FRAMING REINFORCING UNIT PLATFORMS. REFER TO ROOF PLAN AND MECHANICAL DRAWINGS FOR LOCATIONS.
3. INTERIOR DIMENSIONS ARE TAKEN FROM OUTSIDE FACE OF STUD (F.O.S.) & CENTERLINE OF DOORS AND WINDOWS, U.N.O. INTERIOR STOREFRONT (I.S.F.__) ARE TAKEN TO THE OUTSIDE FACE OF OPENING.
4. EXTERIOR DIMENSIONS ARE TAKEN FROM OUTSIDE FACE OF CONCRETE (WHICH WILL ALIGN WITH THE OUTSIDE FACE OF STUD), OUTSIDE FACE OF STUD (F.O.S.), FACE OF BRICK (F.O.B.), AND CENTERLINE OF DOORS AND WINDOWS, U.N.O. EXTERIOR STOREFRONT (E.S.F.__) ARE TAKEN TO THE OUTSIDE FACE OF OPENING AND CENTERLINE OF DOOR. IF APPLICABLE, EXTERIOR OVERHEAD DOORS ARE TAKEN TO THE OUTSIDE FACE OF OPENING.
5. ------ DENOTES WALL OR DOOR IS IN LINE WITH WALL OR DOOR ACROSS THE CORRIDOR OR ACROSS OVERHEAD DOOR OPENINGS FOR DETACHED GARAGES.
6. REFER TO DRAWING A-601 FOR ALL STOREFRONT ELEVATIONS AND DETAILS. STOREFRONT ELEVATIONS ARE TAGGED EF.
7. REFER TO CIVIL DRAWINGS FOR DRIVE AND WALKWAY PAVING.

FLOOR PLAN NOTES

A. REFER TO ENLARGED PLAN MEMORY CARE (MC-1) A-111 FOR TYPICAL NOTES AND DIMENSIONS, U.N.O.

B. REFER TO ENLARGED PLAN MEMORY CARE (MC-2) 2A-111 FOR TYPICAL NOTES AND DIMENSIONS, U.N.O.

C. REFER TO ENLARGED PLAN MEMORY CARE (MC-2A) 3A-111 FOR TYPICAL NOTES AND DIMENSIONS, U.N.O.

D. REFER TO ENLARGED PLAN MEMORY CARE (MC-3) 4A-111 FOR TYPICAL NOTES AND DIMENSIONS, U.N.O.

E. REFER TO ENLARGED PLAN MEMORY CARE (MC-2B) 5A-111 FOR TYPICAL NOTES AND DIMENSIONS, U.N.O.

F. REFER TO ENLARGED PLAN INDEPENDENT LIVING (IL-STUDIO) 6A-111 FOR TYPICAL NOTES AND DIMENSIONS, U.N.O.

G. REFER TO ENLARGED PLAN INDEPENDENT LIVING (IL-STUDIO 22S) 7A-111 FOR TYPICAL NOTES AND DIMENSIONS, U.N.O.

H. REFER TO ENLARGED PLAN INDEPENDENT LIVING (IL-1BED) 8A-111 FOR TYPICAL NOTES AND DIMENSIONS, U.N.O.

J. REFER TO ENLARGED PLAN INDEPENDENT LIVING (IL-2-BED/ 2BATH)9A-111 FOR TYPICAL NOTES AND DIMENSIONS, U.N.O.

K. REFER TO ENLARGED PLAN INDEPENDENT LIVING (IL-2-BED/ 1BATH)10A-111 FOR TYPICAL NOTES AND DIMENSIONS, U.N.O.

L. REFER TO ENLARGED PLAN ASSISTED LIVING (AL 1 MODEL 2)4A-1B FOR TYPICAL NOTES AND DIMENSIONS, U.N.O.

M. HAND RAIL / BUMPER GUARD, SEE DETAIL 2A-A05

N. INTERCOM SYSTEM, SEE ELECT. (BY OWNER).

P. SEE FOOD SERVICE DRAWINGS (FSD) FOR ADDITIONAL INFORMATION IN THIS ROOM.

Q. ADDRESS IDENTIFICATION PER IBC SECTION 501.2. ADDRESS LOCATION TO BE VERIFIED AND COORDINATED IN FIRE MARSHALL AS REQUIRED.

R. ELECTRIC FIRE PLACE. - INSTALLED ON ONE SIDE - BASED ON MODERN FLAMES, LANDSCAPE FULL VIEW ELECTRIC FIREPLACE, MODEL LFV48 S-SH

S. RECESSED DISPLAY NICHE - FOR IL ENTRY NICHE, SEE ELEVATIONS 2SA-4B4 & 2AA-4B4. FOR NC ENTRY NICHE, SEE ELEVATIONS 2SA-4B4 & 2SA-4B4.

T. SEMI-RECESSED FIRE EXTINGUISHER CABINET - BASED ON BASCO CO. (MAS MODEL # SFC4FRC1612 - SEE 1A1-A05

U. 2HR FIRE BARRIER WALL

V. WALL HUNG FIRE EXTINGUISHER.

W. MOP SINK

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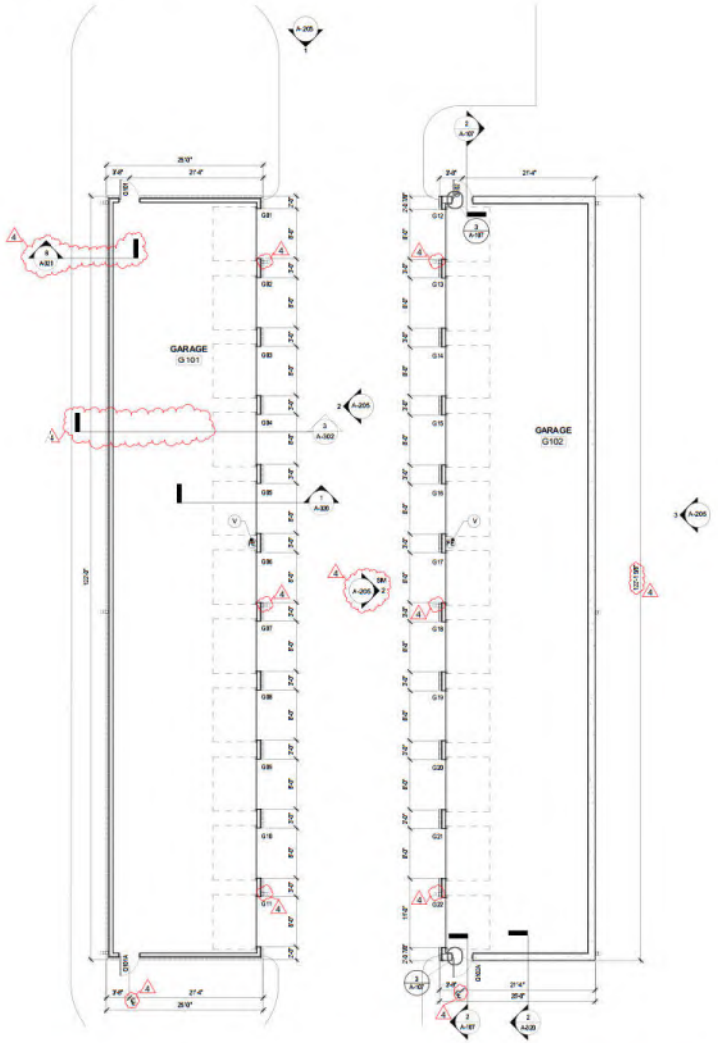
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ENLARGED FIRST FLOOR PLAN - AREA C

A-106

GARAGE DOOR(S) SCHEDULE

DOOR #	ROOM #	ROOM NAME	WIDTH	HEIGHT	TYPE	FIRE RATING	FRAME TYPE	HEAD TYPE (DETAIL)	JAMB TYPE (DETAIL)	HARDWARE GROUP #	Comments
G01	G101	GARAGE	8'-0"	8'-0"	OPN						
G02	G101	GARAGE	8'-0"	8'-0"	OPN						
G03	G101	GARAGE	8'-0"	8'-0"	OPN						
G04	G101	GARAGE	8'-0"	8'-0"	OPN						
G05	G101	GARAGE	8'-0"	8'-0"	OPN						
G06	G101	GARAGE	8'-0"	8'-0"	OPN						
G07	G101	GARAGE	8'-0"	8'-0"	OPN						
G08	G101	GARAGE	8'-0"	8'-0"	OPN						
G09	G101	GARAGE	8'-0"	8'-0"	OPN						
G10	G101	GARAGE	8'-0"	8'-0"	OPN						
G11	G101	GARAGE	8'-0"	8'-0"	OPN						
G12	G102	GARAGE	8'-0"	8'-0"	OPN						
G13	G102	GARAGE	8'-0"	8'-0"	OPN						
G14	G102	GARAGE	8'-0"	8'-0"	OPN						
G15	G102	GARAGE	8'-0"	8'-0"	OPN						
G16	G102	GARAGE	8'-0"	8'-0"	OPN						
G17	G102	GARAGE	8'-0"	8'-0"	OPN						
G18	G102	GARAGE	8'-0"	8'-0"	OPN						
G19	G102	GARAGE	8'-0"	8'-0"	OPN						
G20	G102	GARAGE	8'-0"	8'-0"	OPN						
G21	G102	GARAGE	8'-0"	8'-0"	OPN						
G22	G102	GARAGE	8'-0"	8'-0"	OPN						
G181	G101	GARAGE	2'-0"	6'-8"	1FHS		HM2	11A/B04	3A/B04	2E	
G181A	G101	GARAGE	2'-0"	6'-8"	1FHS		HM2	11A/B04	3A/B04	2E	
G182	G102	GARAGE	2'-0"	6'-8"	1FHS		HM2	2A-167	3A-167	2E	
G182A	G102	GARAGE	2'-0"	6'-8"	1FHS		HM2	2A-167	3A-167	2E	



First Floor - Garages
1/8" = 1'-0" 1

GENERAL NOTES - FLOOR PLANS:

1. PROVIDE ADDITIONAL BLOCKING WITHIN WALLS FOR ALL CABINETS, TVS, PICTURES, GRAB BARS, & SPECIALTY ITEMS. REFER TO ARCHITECTURAL, ELECTRICAL, AND MECHANICAL FLOOR PLANS FOR LOCATIONS.
2. PROVIDE ADDITIONAL FRAMING FOR HVAC UNIT PLATFORMS. REFER TO ROOF PLAN AND MECHANICAL DRAWINGS FOR LOCATIONS.
3. INTERIOR DIMENSIONS ARE TAKEN FROM OUTSIDE FACE OF STUD (F.O.S.), & CENTERLINE OF DOORS AND WINDOWS, U.N.O. INTERIOR STOREFRONTS @ 1" WIDE TAKEN TO THE OUTSIDE FACE OF OPENING.
4. EXTERIOR DIMENSIONS ARE TAKEN FROM OUTSIDE FACE OF CONCRETE (WHICH FALL ALIGN WITH THE OUTSIDE FACE OF STUD), OUTSIDE FACE OF STUDS (O.S.), FACE OF BRICK (F.O.B.), AND CENTERLINE OF DOORS AND WINDOWS, U.N.O. EXTERIOR STOREFRONTS @ 7" ARE TAKEN TO THE OUTSIDE FACE OF OPENING AND CENTERLINE OF DOOR, IF APPLICABLE. EXTERIOR OVERHEAD DOORS ARE TAKEN TO THE OUTSIDE FACE OF OPENING.
5. ——— DENOTES WALL OR DOOR IS IN LINE WITH WALL OR DOOR ACROSS THE CORRIDOR (OR ACROSS OVERHEAD DOOR OPENING IS FOR DET ACHED GARAGES).
6. REFER TO DRAWING A-901 FOR ALL STOREFRONT ELEVATIONS AND DETAILS. STOREFRONT ELEVATIONS ARE TAG SEDEP.
7. REFER TO CIVIL DRAWINGS FOR DRIVE AND FLATWORK PITCHES.

FLOOR PLAN NOTES

A. REFER TO ENLARGED PLAN MEMORY CARE (WC1): VA-111 FOR TYPICAL NOTES AND DIMENSIONS, U.N.O.

B. REFER TO ENLARGED PLAN MEMORY CARE (WC2): 3/A-111 FOR TYPICAL NOTES AND DIMENSIONS, U.N.O.

C. REFER TO ENLARGED PLAN MEMORY CARE (WC2A): 3/A-111 FOR TYPICAL NOTES AND DIMENSIONS, U.N.O.

D. REFER TO ENLARGED PLAN MEMORY CARE (WC3): 4/A-111 FOR TYPICAL NOTES AND DIMENSIONS, U.N.O.

E. REFER TO ENLARGED PLAN MEMORY CARE (WC2B): 5/A-111 FOR TYPICAL NOTES AND DIMENSIONS, U.N.O.

F. REFER TO ENLARGED PLAN INDEPENDENT LIVING (IL-STUDIO): 6/A-111 FOR TYPICAL NOTES AND DIMENSIONS, U.N.O.

G. REFER TO ENLARGED PLAN INDEPENDENT LIVING (IL-STUDIO 225): 7/A-111 FOR TYPICAL NOTES AND DIMENSIONS, U.N.O.

H. REFER TO ENLARGED PLAN INDEPENDENT LIVING (IL-1-BED): 8/A-111 FOR TYPICAL NOTES AND DIMENSIONS, U.N.O.

J. REFER TO ENLARGED PLAN INDEPENDENT LIVING (IL-2-BED / 2 BATH): 9/A-111 FOR TYPICAL NOTES AND DIMENSIONS, U.N.O.

K. REFER TO ENLARGED PLAN INDEPENDENT LIVING (IL-2-BED / 1 BATH): 10/A-111 FOR TYPICAL NOTES AND DIMENSIONS, U.N.O.

L. REFER TO ENLARGED PLAN ASSISTED LIVING (AL1 MODEL 2): A/A-180 FOR TYPICAL NOTES AND DIMENSIONS, U.N.O.

M. HANDRAIL / BUMPER GUARD, SEE DETAIL 2/A605.

N. INTERCOM SYSTEM, SEE ELECT. (BY OWNER).

P. SEE FOOD SERVICE DRAWINGS (FSD) FOR ADDITIONAL INFORMATION IN THIS ROOM.

Q. ADDRESS IDENTIFICATION PER IRC SECTION 501.2. ADDRESS LOCATION TO BE VERIFIED AND COORDINATED W/ FIRE MARSHALL AS REQUIRED.

R. ELECTRIC FIREPLACE. - INSTALLED ON CHASE WALL - BASED ON MAJOR DIRECT FLAMES, LANDSCAPE FULL VIEW ELECTRIC FIREPLACE, MODEL LPW915SH

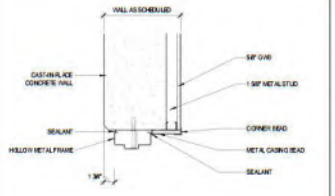
S. PRESCORT DISPLAY NICHE - FOR ELEVATION, SEE ELEVATIONS 2/A-404 & 2/A-405. FOR MCENTRY NICHE, SEE ELEVATIONS 2/A-404 & 2/A-404.

T. SEMI-RECESSED FIRE EXTINGUISHER CABINET - BASED ON MAJOR DAVIS MODEL #RFC-FC1162 - SEE 1/A-605

U. 24HR FIRE BARRIER WALL.

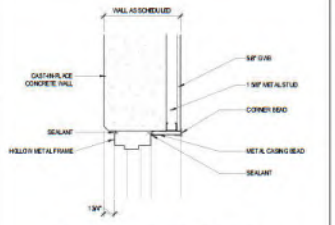
V. WALL HUNG FIRE EXTINGUISHER.

W. MOP SINK



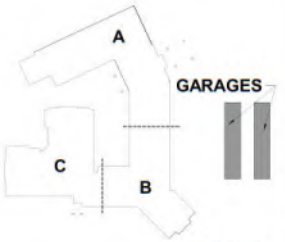
JAMB - HM FRAME IN CONCRETE + STUD + GWB

HM Frame in Concrete + Stud + GWB - Jamb 3
1 1/2" = 1'-0"



HEAD - HM FRAME IN CONCRETE + STUD + GWB

HM Frame in Concrete + Stud + GWB - Head 2
1 1/2" = 1'-0"



Key Plan
1" = 60'-0"

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ENLARGED GARAGES FLOOR PLAN & GARAGES DOOR SCHEDULE

A-107



GENERAL NOTES - FLOOR PLANS:

1. PROVIDE ADDITIONAL BLOCKING WITHIN WALLS FOR ALL CABINETS, TVS, PICTURES, GRAB BARS, & SPECIALTY ITEMS. REFER TO ARCHITECTURAL, ELECTRICAL AND MECHANICAL FLOOR PLANS FOR LOCATIONS.
2. PROVIDE ADDITIONAL FRAMING FOR HVAC UNIT PLATFORMS. REFER TO ROOF PLAN AND MECHANICAL DRAWINGS FOR LOCATIONS.
3. INTERIOR DIMENSIONS ARE TAKEN FROM OUTSIDE FACE OF STUD (F.O.S.), U.N.O. CENTERLINE OF DOORS AND WINDOWS, U.N.O.. INTERIOR STOREFRONTS (F__) ARE TAKEN TO THE OUTSIDE FACE OF OPENING.
4. EXTERIOR DIMENSIONS ARE TAKEN FROM OUTSIDE FACE OF CONCRETE (WHICH WILL ALIGN WITH THE OUTSIDE FACE OF STUD, OUTSIDE FACE OF STUD (O.S.), FACE OF BRICK (F.O.B.), AND CENTERLINE OF DOORS AND WINDOWS, U.N.O.. EXTERIOR STOREFRONTS (EF__) ARE TAKEN TO THE OUTSIDE FACE OF OPENING AND CENTERLINE OF DOOR, IF APPLICABLE. EXTERIOR OVERHEAD DOORS ARE TAKEN TO THE OUTSIDE FACE OF OPENING.
5. ----- DENOTES WALL OR DOOR ISIN LINE WITH WALL OR DOOR ACROSS THE CORRIDOR (OR ACROSS OVERHEAD DOOR OPENINGS FOR DETACHED GARAGES).
6. REFER TO DRAWING A-601 FOR ALL STOREFRONT ELEVATIONS AND DETAILS. STOREFRONT ELEVATIONS ARE TAGGED BY: (REFER TO DWL DRAWINGS FOR FRAME AND GLAZING PATTERN).

FLOOR PLAN NOTES

A. REFER TO ENLARGED PLAN MEMORY CARE (MC-1) 9/A-111 FOR TYPICAL NOTES AND DIMENSIONS, U.N.O.

B. REFER TO ENLARGED PLAN MEMORY CARE (MC-2) 3/A-111 FOR TYPICAL NOTES AND DIMENSIONS, U.N.O.

C. REFER TO ENLARGED PLAN MEMORY CARE (MC-2A) 3/A-111 FOR TYPICAL NOTES AND DIMENSIONS, U.N.O.

D. REFER TO ENLARGED PLAN MEMORY CARE (MC-3) 4/A-111 FOR TYPICAL NOTES AND DIMENSIONS, U.N.O.

E. REFER TO ENLARGED PLAN MEMORY CARE (MC-3A) 5/A-111 FOR TYPICAL NOTES AND DIMENSIONS, U.N.O.

F. REFER TO ENLARGED PLAN INDEPENDENT LIVING (IL-STUDIO) 6/A-111 FOR TYPICAL NOTES AND DIMENSIONS, U.N.O.

G. REFER TO ENLARGED PLAN INDEPENDENT LIVING (IL-STUDIO 2B) 7/A-111 FOR TYPICAL NOTES AND DIMENSIONS, U.N.O.

H. REFER TO ENLARGED PLAN INDEPENDENT LIVING (IL-1-BED) 8/A-111 FOR TYPICAL NOTES AND DIMENSIONS, U.N.O.

J. REFER TO ENLARGED PLAN INDEPENDENT LIVING (IL-2-BED / 2BATH) 9/A-111 FOR TYPICAL NOTES AND DIMENSIONS, U.N.O.

K. REFER TO ENLARGED PLAN INDEPENDENT LIVING (IL-2-BED / 1BATH) 10/A-111 FOR TYPICAL NOTES AND DIMENSIONS, U.N.O.

L. REFER TO ENLARGED PLAN ASSISTED LIVING (AL) MODEL 2) 4/A-111 FOR TYPICAL NOTES AND DIMENSIONS, U.N.O.

M. HANDRAIL/GUARDRAIL QUARD, SEE DETAIL 3/A-605.

N. INTERCOM SYSTEM, SEE ELECT. (BY OWNER).

P. SEE FOOD SERVICE DRAWINGS (FSK) FOR ADDITIONAL INFORMATION IN THE ROOM.

O. ADDRESS IDENTIFICATION PER IBC SECTION 501.2. ADDRESS LOCATION TO BE VERIFIED AND COORDINATED W/ FIRE MARSHALL AS REQUIRED.

R. ELECTRIC FIREPLACE.
- INSTALLED ON ONE SIDE
- SAMPLE ON MODERN FLAMES, LANDSCAPE FULLVIEW ELECTRIC FIREPLACE, MODEL LFV4575-SH

S. PEDESTAL DISPLAY NICHE - FOR IL ENTRY NICHE, SEE ELEVATIONS 29/A404 & 34/A404. FOR MC ENTRY NICHE, SEE ELEVATIONS 29/A404 & 35/A404.

T. SEMI-RECESSED FIRE EXTINGUISHER CABINET
- BASED ON BASCO#24 DAVIES MODEL #SFC-FRCT-102
- SEE IMAGE

U. 2-HR FIRE BARRIER WALL

V. WALL HUNG FIRE EXTINGUISHER.

W. MOP SINK

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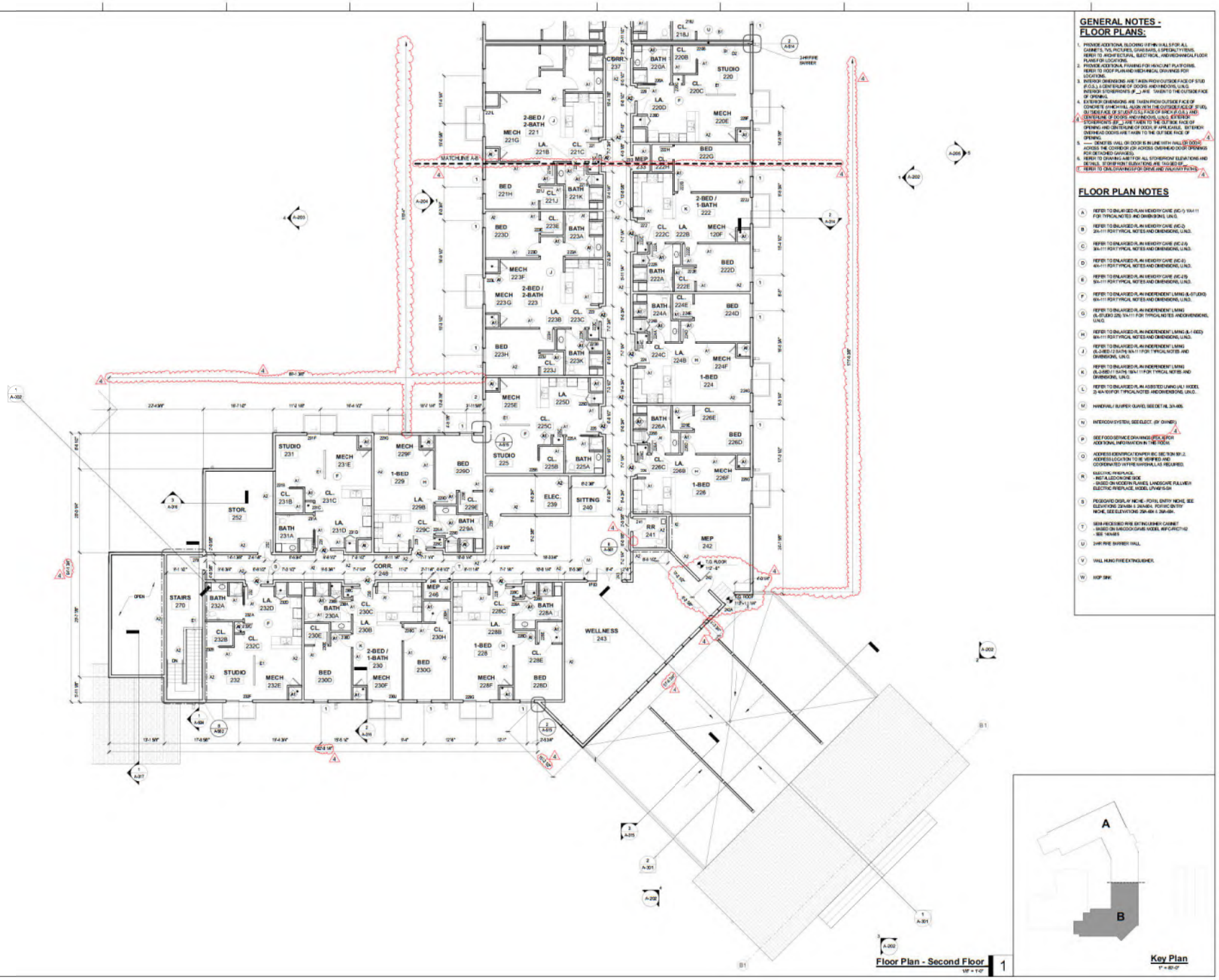
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ENLARGED SECOND FLOOR PLAN - AREA A

A-108



GENERAL NOTES - FLOOR PLANS:

1. PROVIDE ADDITIONAL BLOCKING WITHIN WALLS FOR ALL CABINETS, TVS, PICTURES, GRAB BARS, & SPECIALTY ITEMS. REFER TO ARCHITECTURAL, ELECTRICAL, AND MECHANICAL FLOOR PLANS FOR LOCATIONS.
2. PROVIDE ADDITIONAL FRAMING FOR HVAC/UNIT PLATFORMS. REFER TO ROOF PLAN AND MECHANICAL DRAWINGS FOR LOCATIONS.
3. INTERIOR DIMENSIONS ARE TAKEN FROM OUTSIDE FACE OF STUD (F.O.S.), & CENTERLINE OF DOORS AND WINDOWS, U.N.O. INTERIOR STOREFRONTS (F._) ARE TAKEN TO THE OUTSIDE FACE OF OPENING.
4. EXTERIOR DIMENSIONS ARE TAKEN FROM OUTSIDE FACE OF CONCRETE (FACE OF WALL AUGN WITH THE OUTSIDE FACE OF STUD), OUTSIDE FACE OF STUD (F.O.S.), FACE OF BRICK (F.O.B.), AND CENTERLINE OF DOORS AND WINDOWS, U.N.O. EXTERIOR STOREFRONTS (EF_) ARE TAKEN TO THE OUTSIDE FACE OF OPENING AND CENTERLINE OF DOOR, IF APPLICABLE. EXTERIOR OVERHEAD DOORS ARE TAKEN TO THE OUTSIDE FACE OF OPENING.
5. —— DENOTES WALL OR DOOR IS IN LINE WITH WALL OR DOOR ACROSS THE CORRIDOR (OR ACROSS OVERHEAD DOOR OPENING FOR DETACHED GARAGES).
6. REFER TO DRAWING A401 FOR ALL STOREFRONT ELEVATIONS AND DETAILS. STOREFRONT ELEVATIONS ARE TAGGED EF_.
7. REFER TO CIVIL DRAWINGS FOR DRIVE AND CULVERT PLANS.

FLOOR PLAN NOTES

- A REFER TO ENLARGED PLAN MEMORY CARE (MC-1) 1/A411 FOR TYPICAL NOTES AND DIMENSIONS, U.N.O.
- B REFER TO ENLARGED PLAN MEMORY CARE (MC-2) 2/A411 FOR TYPICAL NOTES AND DIMENSIONS, U.N.O..
- C REFER TO ENLARGED PLAN MEMORY CARE (MC-2-1) 3/A411 FOR TYPICAL NOTES AND DIMENSIONS, U.N.O.
- D REFER TO ENLARGED PLAN MEMORY CARE (MC-3) 4/A411 FOR TYPICAL NOTES AND DIMENSIONS, U.N.O.
- E REFER TO ENLARGED PLAN MEMORY CARE (MC-2-1) 5/A411 FOR TYPICAL NOTES AND DIMENSIONS, U.N.O.
- F REFER TO ENLARGED PLAN INDEPENDENT LIVING (IL-STUDIO) 6/A411 FOR TYPICAL NOTES AND DIMENSIONS, U.N.O.
- G REFER TO ENLARGED PLAN INDEPENDENT LIVING (IL-STUDIO 225) 7/A411 FOR TYPICAL NOTES AND DIMENSIONS, U.N.O.
- H REFER TO ENLARGED PLAN INDEPENDENT LIVING (IL-1 BED) 8/A411 FOR TYPICAL NOTES AND DIMENSIONS, U.N.O.
- J REFER TO ENLARGED PLAN INDEPENDENT LIVING (IL-2-BED / 2 BATH) 9/A411 FOR TYPICAL NOTES AND DIMENSIONS, U.N.O.
- K REFER TO ENLARGED PLAN INDEPENDENT LIVING (IL-2-BED / 1 BATH) 10/A411 FOR TYPICAL NOTES AND DIMENSIONS, U.N.O.
- L REFER TO ENLARGED PLAN ASSISTED LIVING (AL) MODEL 2) 4/A-601 FOR TYPICAL NOTES AND DIMENSIONS, U.N.O..
- M HANDRAIL/ BUMPER GUARD, SEE DETAIL 3/A-605.
- N INTERCOM SYSTEM, SEE ELECT. (BY OWNER)
- P SEE FOOD SERVICE DRAWINGS (FSX.X) FOR ADDITIONAL INFORMATION IN THE ROOM.
- Q ADDRESS IDENTIFICATION PER IBC SECTION 501.2. ADDRESS LOCATION TO BE VERIFIED AND COORDINATED W/ FIRE MARSHALL AS REQUIRED.
- R ELECTRIC FIREPLACE.
  - INSTALLED IN ONE SIDE
  - ENSEO ON MODERN FLAMES, LANDSCAPE FULLVIEW ELECTRIC FIREPLACE, MODEL LFV40 S-SH
- S RECESSED DISPLAY NICHE - FOYER ENTRY NICHE, SEE ELEVATIONS 2/A-401 & 3/A-401. FOYER ENTRY NICHE, SEE ELEVATIONS 2/A-401 & 3/A-401.
- T SEMI-RECESSED FIRE EXTINGUISHER CABINET
  - BASED ON SAMCOOK GAMS MODEL #MFCARC1142
  - SEE 14/A-601
- U 24HR FIRE BARRIER WALL
- V WALL HUNG FIRE EXTINGUISHER.
- W ROOF SINK

Key Plan
1" = 60'-0"

Floor Plan - Second Floor 1
1/8" = 1'-0"

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ENLARGED SECOND FLOOR PLAN - AREA B

A-109



Floor Plan (Area A) - Third Floor
1/8" = 1'-0"

1



Key Plan
1" = 60'-0"

GENERAL NOTES - FLOOR PLANS:

1. PROVIDE ADDITIONAL BLOCKING WITHIN WALLS FOR ALL CABINETS, TVS, PICTURES, GRAB BARS, & SPECIALTY ITEMS. REFER TO ARCHITECTURAL, ELECTRICAL, AND MECHANICAL FLOOR PLANS FOR LOCATIONS.
2. PROVIDE ADDITIONAL FRAMING FOR HVAC UNIT PLATFORMS. REFER TO ROOF PLAN AND MECHANICAL DRAWINGS FOR LOCATIONS.
3. INTERIOR DIMENSIONS ARE TAKEN FROM OUTSIDE FACE OF STUD (F.O.S.) & CENTERLINE OF DOORS AND WINDOWS, U.N.O. INTERIOR STOREFRONTS (F._) ARE TAKEN TO THE OUTSIDE FACE OF OPENING.
4. EXTERIOR DIMENSIONS ARE TAKEN FROM OUTSIDE FACE OF CONCRETE (WHICH WILL ALIGN WITH THE OUTSIDE FACE OF STUD), OUTSIDE FACE OF STUD (F.O.S.), FACE OF BRICK (F.O.B.), AND CENTERLINE OF DOORS AND WINDOWS, U.N.O. EXTERIOR STOREFRONTS (F._) ARE TAKEN TO THE OUTSIDE FACE OF OPENING AND CENTERLINE OF DOOR, (F. APPLICABLE. EXTERIOR OVERHEAD DOORS ARE TAKEN TO THE OUTSIDE FACE OF OPENING.
5. ——— DENOTES WALL OR DOOR IS IN LINE WITH WALL OR DOOR ACROSS THE CORRIDOR (OR ACROSS OVERHEAD DOOR OPENINGS FOR DETACHED GARAGES).
6. REFER TO DRAWING A-801 FOR ALL STOREFRONT ELEVATIONS AND DETAILS. STOREFRONT ELEVATIONS ARE TAGGED BY _____.
7. REFER TO 3/A9.0 AWNINGS FOR DRIVE AND WALKWAY PLANS.

FLOOR PLAN NOTES

A. REFER TO ENLARGED PLAN MEMORY CARE (MC-1) 1/A-111 FOR TYPICAL NOTES AND DIMENSIONS, U.N.O.

B. REFER TO ENLARGED PLAN MEMORY CARE (MC-2) 2/A-111 FOR TYPICAL NOTES AND DIMENSIONS, U.N.O.

C. REFER TO ENLARGED PLAN MEMORY CARE (MC-2A) 3/A-111 FOR TYPICAL NOTES AND DIMENSIONS, U.N.O.

D. REFER TO ENLARGED PLAN MEMORY CARE (MC-3) 4/A-111 FOR TYPICAL NOTES AND DIMENSIONS, U.N.O.

E. REFER TO ENLARGED PLAN MEMORY CARE (MC-2B) 5/A-111 FOR TYPICAL NOTES AND DIMENSIONS, U.N.O.

F. REFER TO ENLARGED PLAN INDEPENDENT LIVING (IL-STUDIO) 6/A-111 FOR TYPICAL NOTES AND DIMENSIONS, U.N.O.

G. REFER TO ENLARGED PLAN INDEPENDENT LIVING (IL-STUDIO 22) 7/A-111 FOR TYPICAL NOTES AND DIMENSIONS, U.N.O.

H. REFER TO ENLARGED PLAN INDEPENDENT LIVING (IL-1/EED) 8/A-111 FOR TYPICAL NOTES AND DIMENSIONS, U.N.O.

J. REFER TO ENLARGED PLAN INDEPENDENT LIVING (IL-2/ED / 2 BATH) 9/A-111 FOR TYPICAL NOTES AND DIMENSIONS, U.N.O.

K. REFER TO ENLARGED PLAN INDEPENDENT LIVING (IL-2/ED / 1 BATH) 10/A-111 FOR TYPICAL NOTES AND DIMENSIONS, U.N.O.

L. REFER TO ENLARGED PLAN ASSISTED LIVING (AL) 1 MODEL 2/ AN-1B1 FOR TYPICAL NOTES AND DIMENSIONS, U.N.O.

M. HANDRAIL/ BUMPER GUARD, SEE DETAIL 3/A4.05

N. INTERCOM SYSTEM, SEE ELECT. BY OWNER.

P. SEE FOOD SERVICE DRAWINGS (FSD-2) FOR ADDITIONAL INFORMATION IN THE FSDM.

Q. ADDRESS IDENTIFICATION PER IBC SECTION 501.2. ADDRESS LOCATION TO BE VERIFIED AND COORDINATED WITH FIRE MARSHALL AS REQUIRED.

R. ELECTRIC FIREPLACE:
- INSTALLED ON ONE SIDE
- BASED ON MODERN FLAMES, LANDSCAPE FULL VIEW ELECTRIC FIREPLACE, MODEL LFV951S-SH

S. PEGBOARD DISPLAY NICHE - POPLIN ENTRY NICHE, SEE ELEVATIONS 2/A-604 & 2/A-605. FOR MC ENTRY NICHE, SEE ELEVATIONS 2/SK-604 & 2/SK-605.

T. SEMI-RECESSED FIRE EXTINGUISHER CABINET
- BASED ON BASCO DAVIS MODEL #SFC-FEC1812
- SEE 14/A4.05

U. 2-HR FIRE BARRIER WALL

V. WALL HUNG FIRE EXTINGUISHER.

W. MOP SINK

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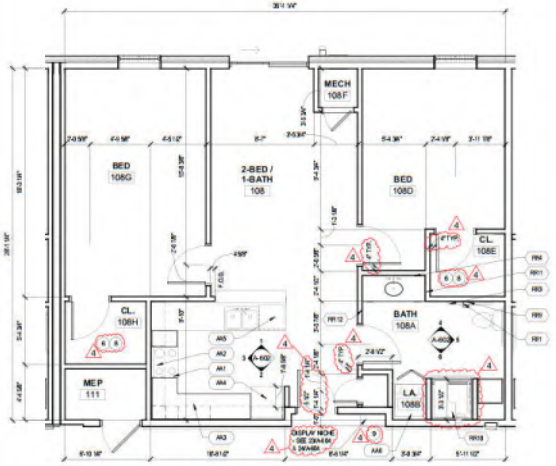
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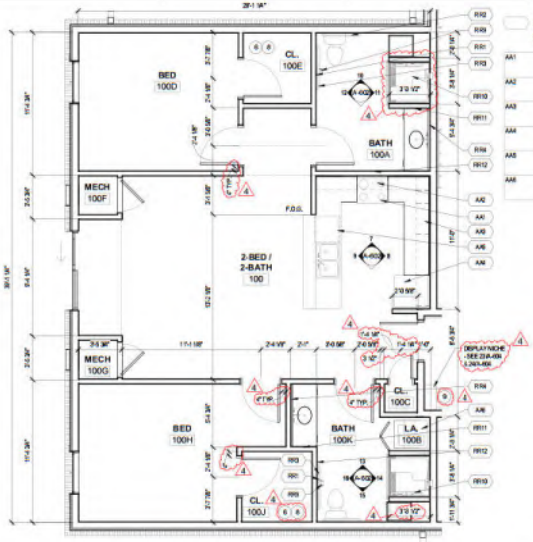
ENLARGED THIRD FLOOR PLAN - AREA A

A-110



ENLARGED PLAN ROTATED 25 DEGREES TO FIT ONTO SHEET.

IL-2-Bed / 1 Bath 10



ENLARGED PLAN ROTATED 25 DEGREES TO FIT ONTO SHEET.

IL-2-Bed / 2 Bath 9

APPLIANCE ACCESSORIES SCHEDULE

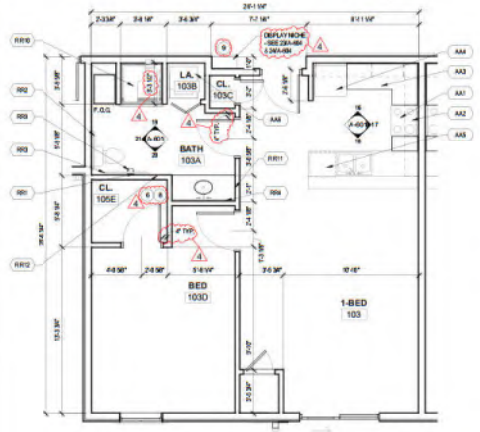
AA1	DROP-IN ELECTRIC RANGE MANUFACTURER: GE APPLIANCES MODEL: JD630BFSS
AA2	DELUX RANGE HOOD MANUFACTURER: GE APPLIANCES MODEL: JVW45SS
AA3	COUNTERTOP MICROWAVE OVEN MANUFACTURER: GE APPLIANCES MODEL: JES1656RSS
AA4	TOP-FREEZER REFRIGERATOR MANUFACTURER: GE APPLIANCES MODEL: GTS18GESS
AA5	BUILT-IN DISHWASHER WITH WOODEN CONTROLS MANUFACTURER: GE APPLIANCES MODEL: GLD7880G0S
AA6	STACKABLE WASHER / DRYER MANUFACTURER: GE APPLIANCES MODEL: GTUN250EMWW

TOILET ACCESSORIES SCHEDULE

RR1	GRAB BAR 18" (VERTICAL) MANUFACTURER: BOBRICK MODEL: B-4998x18 PROVIDE BLOCKING IN WALL AS REQUIRED
RR2	GRAB BAR 36" (HORIZONTAL) MANUFACTURER: BOBRICK MODEL: B-4998x36* PROVIDE BLOCKING IN WALL AS REQUIRED
RR3	GRAB BAR 42" (HORIZONTAL) MANUFACTURER: BOBRICK MODEL: B-4998x42 PROVIDE BLOCKING IN WALL AS REQUIRED
RR4	FRAMELESS MIRROR (SIZE VARIES) MANUFACTURER: BOBRICK MODEL: B-290 PROVIDE BLOCKING IN WALL AS REQUIRED
RR5	SURFACE MOUNTED TOILET PAPER DISPENSER MANUFACTURER: BOBRICK MODEL: B-288 PROVIDE BLOCKING IN WALL AS REQUIRED
RR6	PREFAB. ADA SHOWER STALL MANUFACTURER: COMFORT DESIGN MODEL: ASURA TRENCH DRAIN DESIGN KIT/SHOWTROL
RR11	TOWEL RING MANUFACTURER: MOEN MODEL: YB888 PROVIDE BLOCKING IN WALL AS REQUIRED
RR12	TOWEL BAR MANUFACTURER: BOBRICK MODEL: B-6737 PROVIDE BLOCKING IN WALL AS REQUIRED

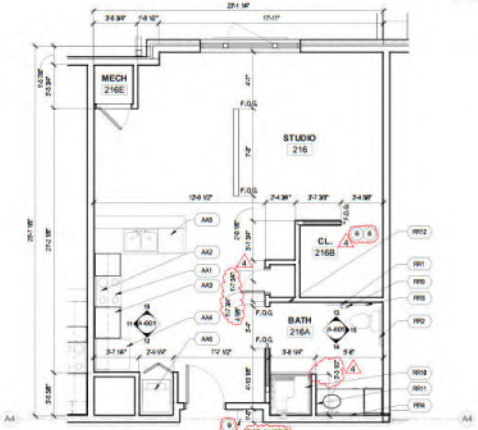
ENLARGED FLOOR PLAN NOTES

1. INTERIOR DIMENSIONS ARE TAKEN FROM OUTSIDE FACE OF STUD (F.O.S.), FACE OF GYPSUM BOARD (F.O.G.) & CENTERLINE OF DOORS, U.N.O.
2. REFER TO INTERIOR ORDINANCE FOR ROOM FINISH MATERIALS, ROOM FINISH SCHEDULE, CASEWORK AND MILLWORK FINISHES MATERIALS, AND TILE WALL ELEVATIONS, U.N.O.
3. LIVING UNIT MAIN ENTRY DOORS ARE TO BE 4" FROM OUTSIDE FACE OF DOOR TO CLOSET CORNER, U.N.O.
4. ALL DOORS WITHIN LIVING UNITS TO BE 4" MEASURED FROM OUTSIDE FACE OF DOOR FRAME TO OUTSIDE FACE OF GYP'D. U.N.O.
5. FOR POCKET AND BIFOLD DOORS, OPENINGS TO BEGIN AT FACE OF GYP'D, U.N.O. REFER TO FLOOR PLANS FOR LOCATIONS.
6. REFER TO SECTION DETAIL 11/A401 FOR TYPICAL COAT HOOK & SHELF DETAIL.
7. FOR ALL LIVING UNIT CLOSETS, CEILING IS WITH IN THOSE SPACES TO BE 8'1", U.N.O.
8. REFER TO ELEVATIONS 19/A-611 AND 15/A611 FOR CLOTHES CLOSETS FOR ILS, IL, IL/2, & IL/2 LIVING UNITS.
9. REFER ELEVATION 29/A-604 & SECTION 29/A-604 FOR THE ENTRY NICHE FOR IL LIVING UNITS.
10. REFER TO ELEVATION 29/A-604 AND SECTION 29/A-604 FOR THE ENTRY NICHE FOR MC LIVING UNITS.
11. NOT USED.
12. - - - - - DENOTES WALL OR DOOR SIN LINE WITH WALL OR DOOR ACROSS THE CORRIDOR OR HALL.



ENLARGED PLAN ROTATED 25 DEGREES TO FIT ONTO SHEET.

IL-1 Bed 8



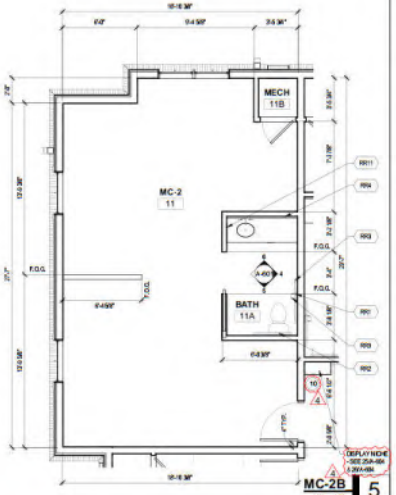
ENLARGED PLAN ROTATED 65 DEGREES TO FIT ONTO SHEET.

IL-Studio 225 7

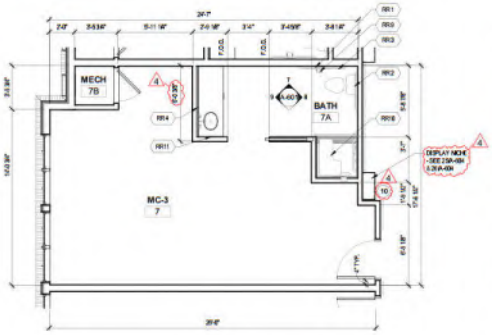


ENLARGED PLAN ROTATED 25 DEGREES TO FIT ONTO SHEET.

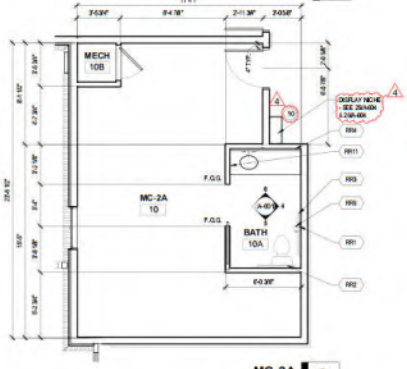
IL-Studio 6



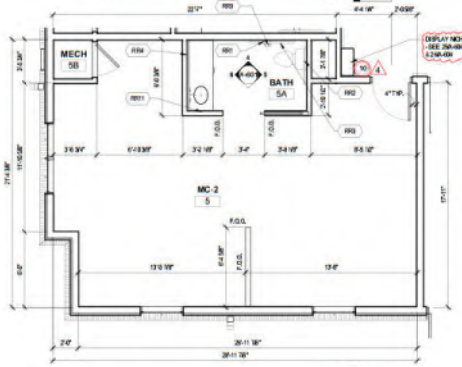
MC-2B 5



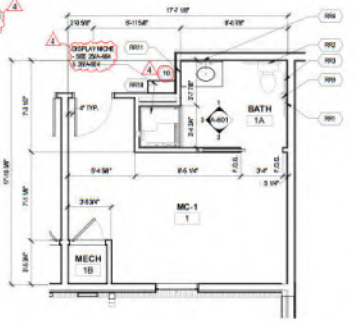
MC-3 4



MC-2A 3



MC-2 2



MC-1 1

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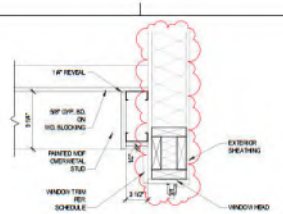
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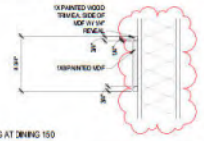
ENLARGED LIVING UNIT PLANS

A-111



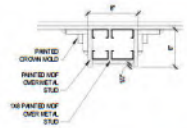
CEILING AT LOBBY 129 & VEST 164

Soffit Detail 1 1 1/2" = 1'-0"



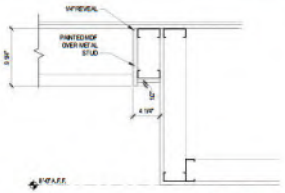
CEILING AT DINING 150

Soffit Detail 2 1 1/2" = 1'-0"



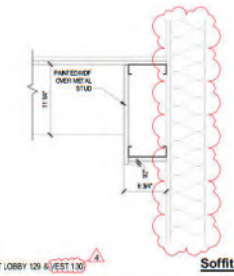
CEILING AT DINING 150

Soffit Detail 3 1 1/2" = 1'-0"



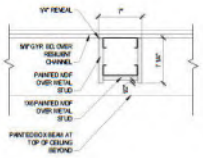
CEILING AT LOBBY 129 & VEST 164

Soffit Detail 4 1 1/2" = 1'-0"



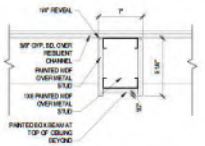
CEILING AT LOBBY 129 & VEST 130

Soffit Detail 5 1 1/2" = 1'-0"



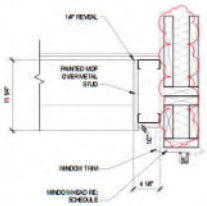
CEILING AT LOBBY 129 & VEST 164

Soffit Detail 6 1 1/2" = 1'-0"



CEILING AT LOBBY 129 & VEST 164

Soffit Detail 7 1 1/2" = 1'-0"

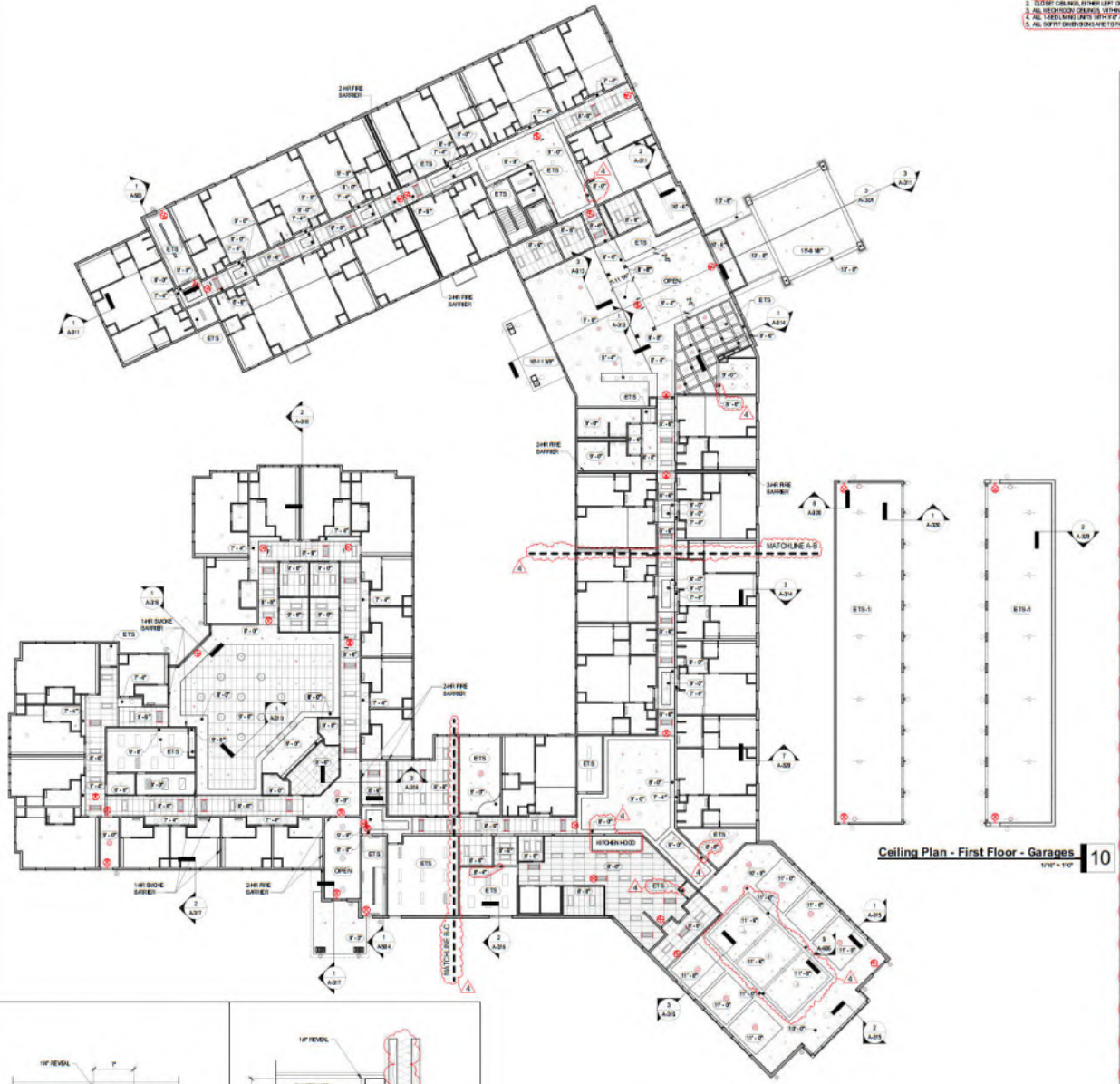


CEILING AT LOBBY 129 & VEST 164

Soffit Detail 8 1 1/2" = 1'-0"

GENERAL REFLECTED CEILING PLAN NOTES:

1. SOFFITS IN LIVING UNIT BEDROOMS, CLOSETS, AND LIVING ROOM FOR 2 BED (-1 BATH TO BE 7'-0" WIDE U.N.O.
2. CLOSET CEILINGS, EITHER LEFT OR RIGHT OF THE LIVING UNIT ENTRY DOOR, TO BE ETS.
3. ALL MECHANICAL CHASES WITHIN LIVING UNITS TO BE ETS.
4. ALL 5 NEED LIVING UNITS WITH 9'-0" A.F.F DROPPED CEILING @ 10'-0" FROM THE CORRIDOR WALL.
5. ALL SOFFIT DIMENSIONS ARE TO FACE OF GYP. BD. (F.O.G.), U.N.O.



Ceiling Plan - First Floor - Garages 10 1/16" = 1'-0"

Ceiling Plan - First Floor 9 1/16" = 1'-0"

CEILING LEGEND

- 24" X 48" FLAT LAY-IN ACOUSTIC SUSPENDED CEILING
- 24" X 48" FLAT LAY-IN ACOUSTIC SUSPENDED VINYL (SCRUBBABLE) CEILING - KITCHEN 152 - DRY STOR. 128
- GYP. BD. CEILING / SOFFIT / SUNKEN GL. PAINT.
- CROWN MOLDING
- RETURN AIR GRILLE
- SUPPLY DIFFUSER
- CEILING MOUNTED EXIT LIGHT W/ DIRECTIONAL ARROW (SHOWING INDICATES FACE)
- WALL OR END MOUNTED EXIT LIGHT W/ DIRECTIONAL ARROW (SHOWING INDICATES FACE)
- COMBINATION CEILING MOUNTED EXIT / EMERGENCY BATTERY LIGHT W/ DIRECTIONAL ARROW (SHOWING INDICATES FACE)
- COMBINATION WALL MOUNTED EXIT / EMERGENCY BATTERY LIGHT W/ DIRECTIONAL ARROW (SHOWING INDICATES FACE)
- EMERGENCY BATTERY LIGHT
- RECESSED MOUNTED CEILING FIXTURE
- SURFACE MOUNTED CEILING FIXTURE
- PENDANT MOUNTED CEILING FIXTURE
- SHADING INDICATES FIXTURE ON EMERGENCY CIRCUIT OR WITH BATTERY BACKUP
- SURFACE MOUNTED WALL SCONCE
- RECESS MOUNTED WALL SCONCE
- STRIP LIGHT
- BRACKET LUMINAIRE
- ARROW INDICATES WALL WASH LUMINAIRE AIMING
- ETS — EXPOSED TO SURFACE / FACE OF GYP. BD. ATTACHED TO BOTTOM OF FLOOR TRUSS OR ROOF TRUSS. RE: INTERIOR SHEETS FOR CEILING FINISH.
- ETS-1 — EXPOSED TO STRUCTURE

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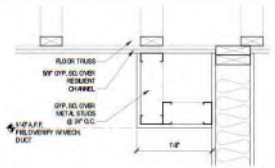
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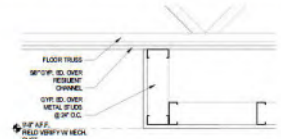
FIRST FLOOR REFLECTED CEILING PLAN

A-121



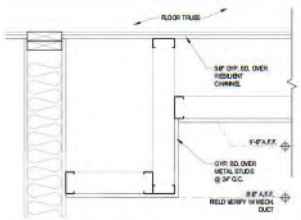
TYP. SOFFIT INSIDE LIVING UNITS

Soffit Detail 1 — 1 1/2" = 1'-0"



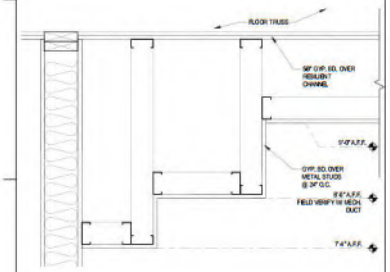
TYP. CEILING TRANSITION IN SIDE LIVING UNITS

Soffit Detail 1 — 1 1/2" = 1'-0"



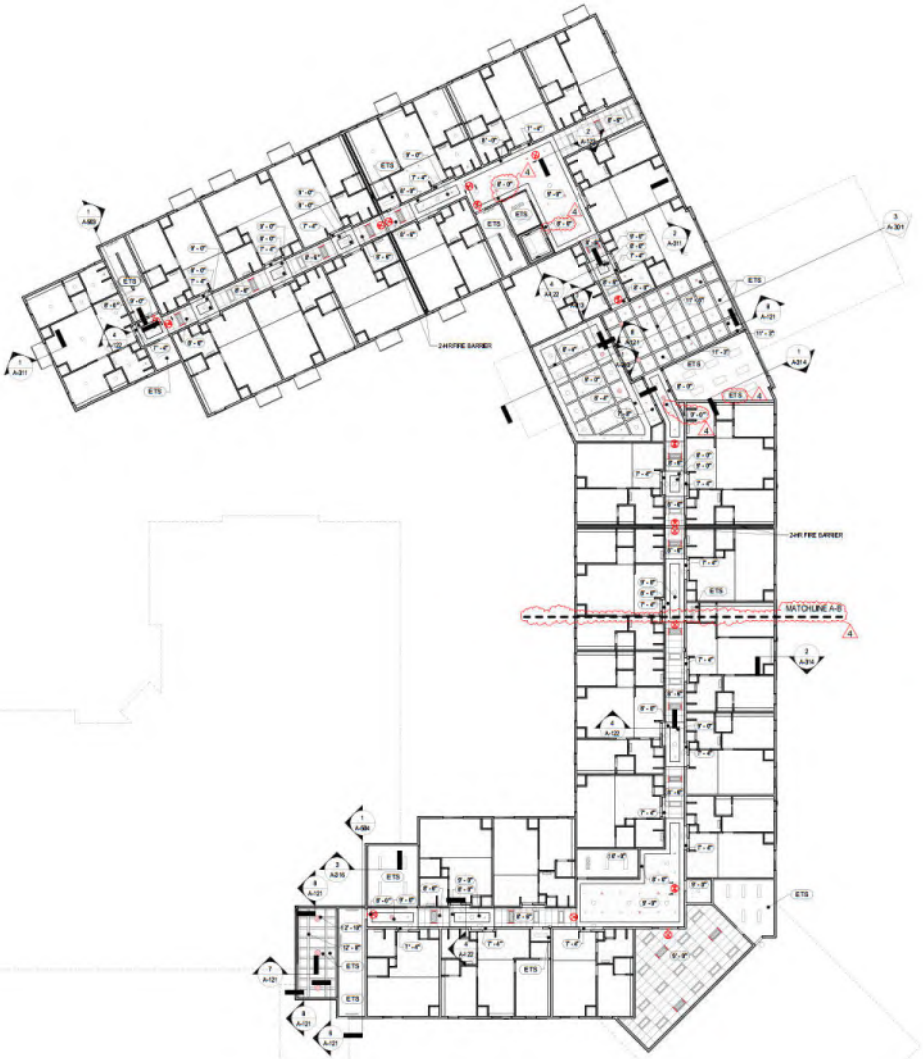
TYP. CEILING TRANSITION THROUGHOUT CORRIDORS

Soffit Detail 3 — 1 1/2" = 1'-0"



TYP. @ LIVING UNIT ENTRIES

Soffit Detail 4 — 1 1/2" = 1'-0"



Ceiling Plan - Second Floor 5 — 1/16" = 1'-0"

GENERAL REFLECTED CEILING PLAN NOTES:

1. SOFFITS IN LIVING UNIT BEDROOMS, CLOSETS, AND LIVING ROOM FOR 24HRS (1 HR WITH TO BE 7'-0" HIGH, U.N.O.
2. CLOSET CEILINGS, EITHER LEFT OR RIGHT OF THE LIVING UNIT ENTRY DOOR, TO MATCH.
3. ALL MECH ROOM CEILINGS, WITHIN LIVING UNITS, TO BE ETS.
4. ALL 1 HRS LIVING UNITS WITH 9'-0" X 9'-0" DROPPED CEILINGS TO BE 1'-0" FROM THE CORRIDOR WALL.
5. ALL SOFFIT DIMENSIONS ARE TO FACE OF GYP. BD. U.N.O.

CEILING LEGEND

- 24" X 48" FLAT LAY-IN ACOUSTIC SUSPENDED CEILING
- 24" X 48" FLAT LAY-IN ACOUSTIC SUSPENDED VINYL (SCRUBBABLE) CEILING -KITCHEN 152 -DRY STOR. 1320
- GYP. BD. CEILING / SOFFIT (GLAMHEAD PAINT.
- CROWN MOULDING
- RETURN AIR GRILLE
- SUPPLY DIFFUSER
- CEILING MOUNTED EXIT LIGHT W/DIRECTIONAL ARROW (SHADING INDICATES FACE)
- WALL OR END-MOUNTED EXIT LIGHT W/DIRECTIONAL ARROW (SHADING INDICATES FACE)
- COMBINATION CEILING MOUNTED EXIT / EMERGENCY BATTERY LIGHT W/DIRECTIONAL ARROW (SHADING INDICATES FACE)
- COMBINATION WALL MOUNTED EXIT /EMERGENCY BATTERY LIGHT W/DIRECTIONAL ARROW (SHADING INDICATES FACE)
- EMERGENCY BATTERY LIGHT
- RECESSED MOUNTED CEILING FIXTURE
- SURFACE MOUNTED CEILING FIXTURE
- PENDANT MOUNTED CEILING FIXTURE
- SHADING INDICATES FIXTURE ON EMERGENCY CIRCUIT OR WITH BATTERY BACK-UP
- SURFACE MOUNTED WALL SCONCE
- RECESS MOUNTED WALL SCONCE
- STRIP LIGHT
- BRACKET LUMINAIRE
- ARROW INDICATES WALL WASH LUMINAIRE AIMING
- ETS — EXPOSED TO SURFACE/ FACE OF GYP. BD. ATTACHED TO BOTTOM OF FLOOR TRUSS OR ROOF TRUSS. RE: INTERIOR SHEETS FOR CEILING FINISH.
- ETS-1 — EXPOSED TO STRUCTURE

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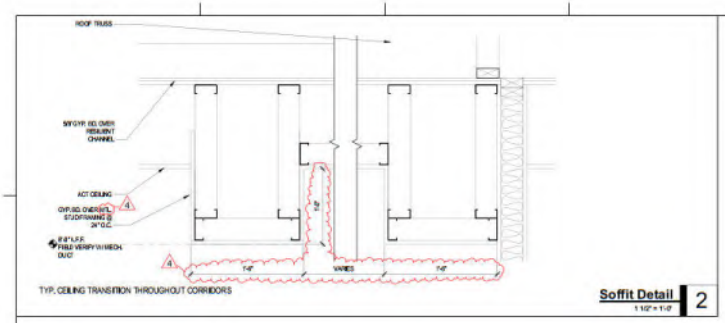
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February 22, 2019

SECOND FLOOR REFLECTED CEILING PLAN

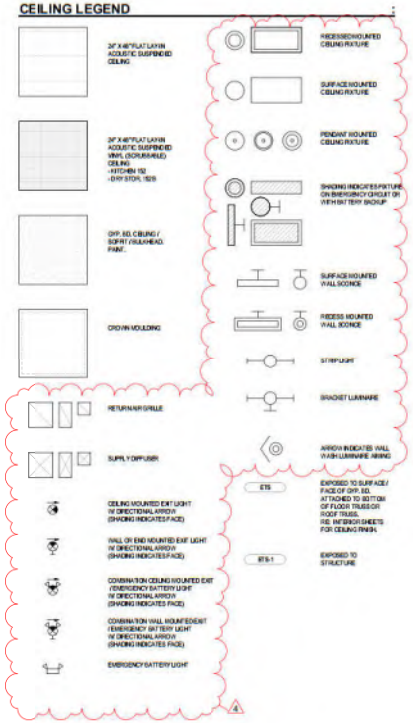
A-122



TYP. CEILING TRANSITION THROUGHOUT CORRIDORS

Soffit Detail 2
1 1/2" = 1'-0"

CEILING LEGEND



GENERAL REFLECTED CEILING PLAN NOTES:

1. SOFFITS INCLUDING LINE BEDROOMS, CLOSETS, AND LIVING ROOM FOR 3-BED 1-BATH TO BE 1'-0" WIDE U.N.O.
2. CLOSET CEILINGS, EITHER LEFT OR RIGHT OF THE LIVING UNIT ENTRY DOOR, TO BE ETS.
3. ALL MECH ROOM CEILINGS, WITHIN LIVING UNITS, TO BE ETS.
4. ALL 1-BED LIVING UNITS WITH FLAT / DROPPED CEILING IS 10'-1" FROM THE CORRIDOR WALL.
5. ALL SOFFIT DIMENSIONS ARE TO FACE OF GYP.BD. U.N.O.



Ceiling Plan - Third Floor 1
1/16" = 1'-0"

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New Construction
4800 Council Pointe Road
Council Bluffs, Iowa 51501

#	Revisions	
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Project #: 181001

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THIRD FLOOR REFLECTED CEILING PLAN

A-123

GENERAL REFLECTED CEILING PLAN NOTES:

1. SOFFITS INDICATED ON DRAWINGS ARE TO FACE OF GYP. BD. U.N.O.
2. CLOSET CEILING, EITHER LEFT OR RIGHT OF THE LIVING UNIT ENTRY DOOR, TO BE ETS.
3. ALL MECH ROOM CEILINGS, WITHIN LIVING UNITS, TO BE ETS.
4. ALL 1 BED LIVING UNITS WITH 9'-0" A.F.F. DROPPED CEILING IS 18" FROM THE CORRIDOR WALL.
5. ALL SOFFIT DIMENSIONS ARE TO FACE OF GYP. BD. (U.O.G.), U.N.O.

CEILING LEGEND

- 24" X 48" FLAT LAY-IN ACOUSTIC SUSPENDED CEILING
- 24" X 48" FLAT LAY-IN ACOUSTIC SUSPENDED VINYL (SCRUBBABLE) CEILING - KITCHEN 152 - DRY STOR. 152B
- GYP. BD. CEILING / SOFFIT / BULKHEAD, PAINT.
- CROWN MOULDING

- RETURN AIR GRILLE
- SUPPLY DIFFUSER
- CEILING MOUNTED EXIT LIGHT W/ DIRECTIONAL ARROW (SHADING INDICATES FACE)
- WALL OR END MOUNTED EXIT LIGHT W/ DIRECTIONAL ARROW (SHADING INDICATES FACE)
- COMBINATION CEILING MOUNTED EXIT / EMERGENCY BATTERY LIGHT W/ DIRECTIONAL ARROW (SHADING INDICATES FACE)
- COMBINATION WALL MOUNTED EXIT / EMERGENCY BATTERY LIGHT W/ DIRECTIONAL ARROW (SHADING INDICATES FACE)
- EMERGENCY BATTERY LIGHT
- RECESSED MOUNTED CEILING FIXTURE
- SURFACE MOUNTED CEILING FIXTURE

- PENDANT MOUNTED CEILING FIXTURE
- SHADING INDICATES FIXTURE ON EMERGENCY CIRCUIT OR WITH BATTERY BACKUP
- SURFACE MOUNTED WALL SCONCE
- RECESS MOUNTED WALL SCONCE
- STRIP LIGHT
- BRACKET LUMINAIRE
- ARROW INDICATES WALL WASH LUMINAIRE AIMING
- ETS — EXPOSED TO SURFACE / FACE OF GYP. BD. ATTACHED TO BOTTOM OF FLOOR TRUSS OR ROOF TRUSS. REF. INTERIOR SHEETS FOR CEILING FINISH.
- ETS-1 — EXPOSED TO STRUCTURE

MATCHLINE A-B

4 Enlarged First Floor Reflected Ceiling Plan - Area A — 1/8" = 1'-0" — 1

Key Plan 1" = 60'-0"

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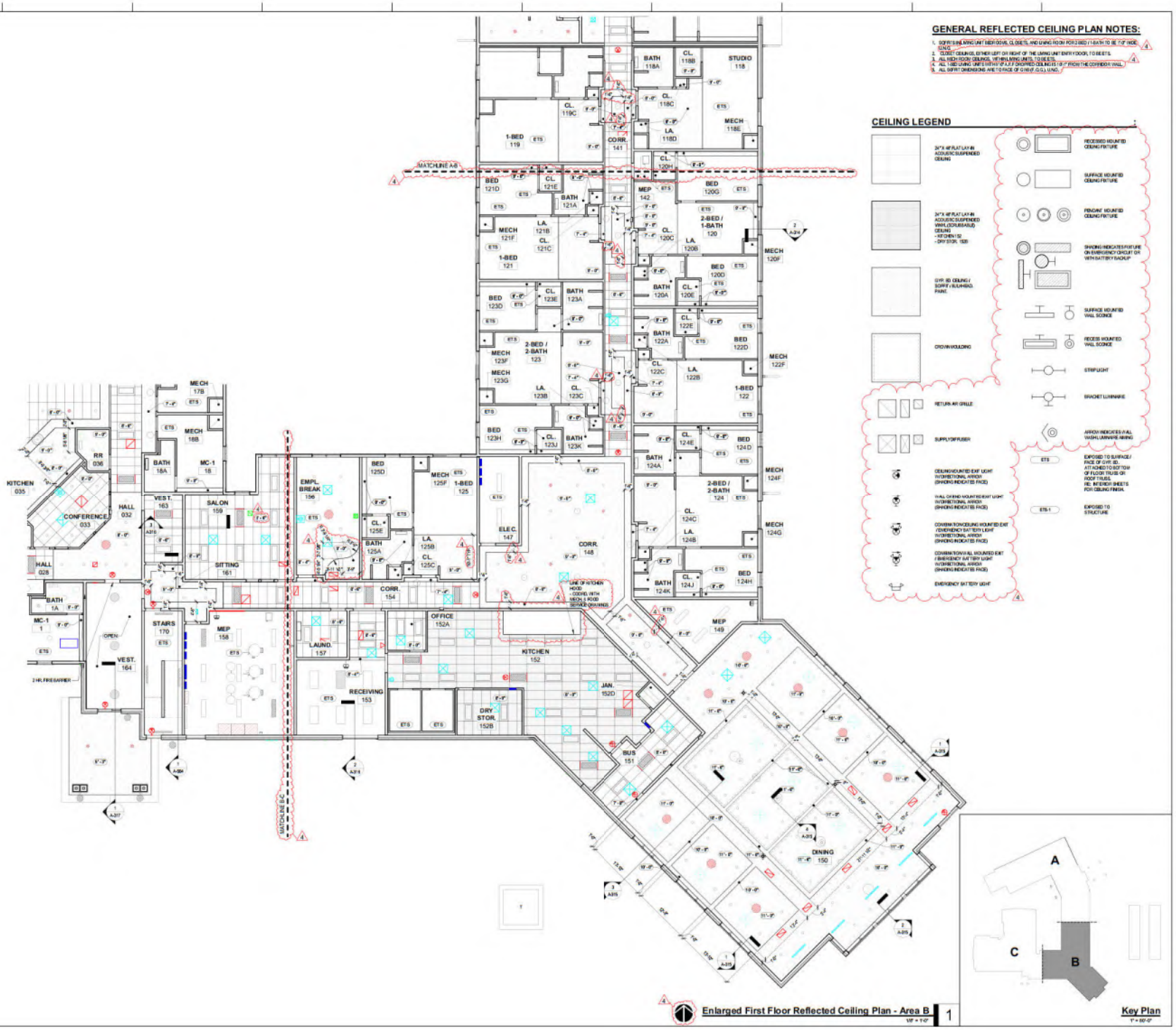
#	Revisions:	
1	Con. Dev. Comments	10/24/18
4	Issued For Const. / ASI #1	02/22/19

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ENLARGED FIRST FLOOR REFLECTED CEILING PLAN - AREA A

A-124



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ENLARGED FIRST FLOOR REFLECTED CEILING PLAN - AREA B

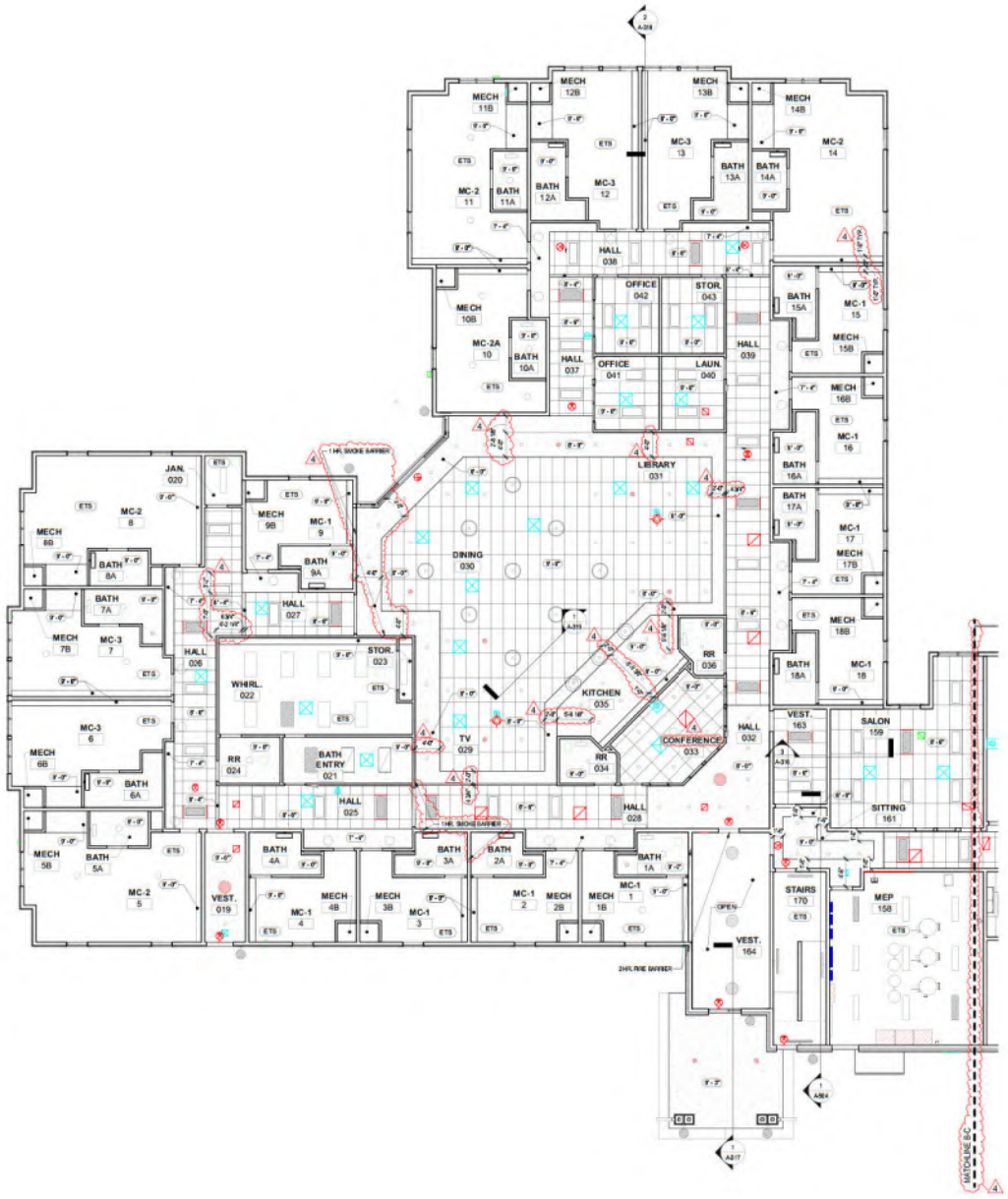
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GENERAL REFLECTED CEILING PLAN NOTES:

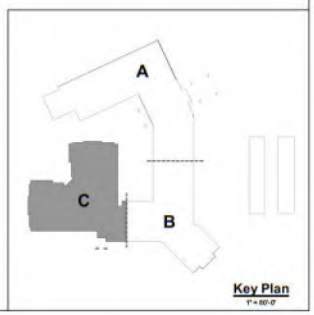
1. SOFFITS INCLUDING UNIT BEDROOMS, CLOSETS, AND LIVING ROOM FOR 2-BED / 1-BATH TO BE 7'-8" HIGH U.N.O.
2. CLOSET CEILINGS, EITHER LEFT OR RIGHT OF THE LIVING UNIT ENTRY DOOR, TO BE ETS.
3. ALL MECH ROOM CEILINGS, WITHIN LIVING UNITS, TO BE ETS.
4. ALL 7'-6" DROPPED CEILING IS 18" FROM THE CORRIDOR WALL.
5. ALL SOFFIT DIMENSIONS ARE TO FACE OF GWB (F.O.G.) U.N.O.

CEILING LEGEND

- 24" X 48" FLAT LAY-IN ACOUSTIC SUSPENDED CEILING
- 24" X 48" FLAT LAY-IN ACOUSTIC SUSPENDED VINYL (SCRUBBABLE) CEILING - KITCHEN 152 - DRY STOR. 158
- GYP BD. CEILING / SOFFIT / BULKHEAD, PAINT.
- CROWN MOULDING
- RETURN AIR GRILLE
- SUPPLY DIFFUSER
- CEILING MOUNTED EXIT LIGHT W/ DIRECTIONAL ARROW (SHOWN INDICATES FACE)
- WALL OR END MOUNTED EXIT LIGHT W/ DIRECTIONAL ARROW (SHOWN INDICATES FACE)
- COMBINATION CEILING MOUNTED EXIT / EMERGENCY BATTERY LIGHT W/ DIRECTIONAL ARROW (SHOWN INDICATES FACE)
- COMBINATION WALL MOUNTED EXIT / EMERGENCY BATTERY LIGHT W/ DIRECTIONAL ARROW (SHOWN INDICATES FACE)
- EMERGENCY BATTERY LIGHT
- RECESSED MOUNTED CEILING FIXTURE
- SURFACE MOUNTED CEILING FIXTURE
- PENDANT MOUNTED CEILING FIXTURE
- SHADING INDICATES FIXTURE ON EMERGENCY CIRCUIT OR WITH BATTERY BACKUP
- SURFACE MOUNTED WALL SCONCE
- RECESS MOUNTED WALL SCONCE
- STRIP LIGHT
- BRACKET LUMINAIRE
- ARROW INDICATES WALL WASH LUMINAIRE AIMING
- ETS — EXPOSED TO SURFACE / FACE OF GYP. BD. ATTACHED TO BOTTOM OF FLOOR TRUSS OR ROOF TRUSS, RE: INTERIOR SHEETS FOR CEILING FINISH.
- ETS-1 — EXPOSED TO STRUCTURE



Enlarged First Floor Reflected Ceiling Plan - Area C 1



Key Plan

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ENLARGED FIRST FLOOR REFLECTED CEILING PLAN - AREA C

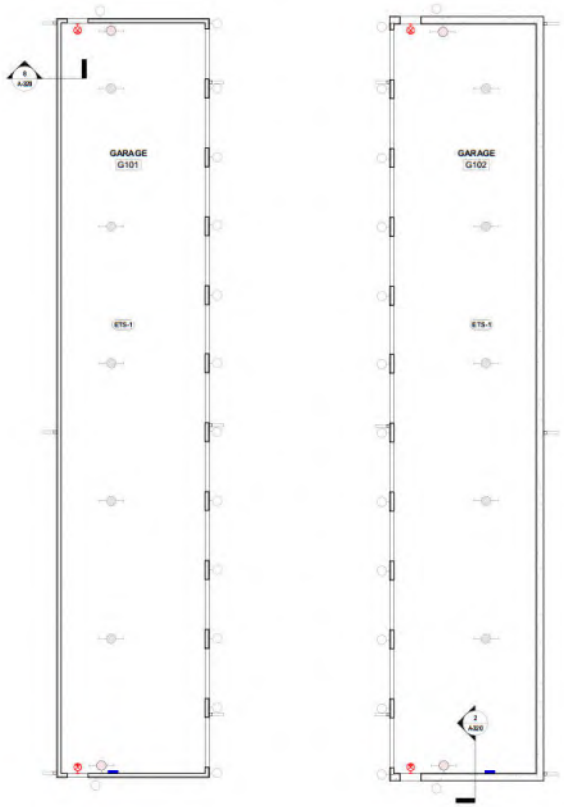
A-126

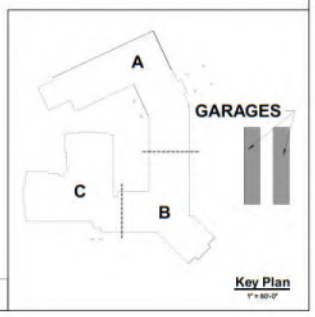
GENERAL REFLECTED CEILING PLAN NOTES:

1. SOFFITS (NEARING UNIT BEDROOMS, CLOSETS, AND LIVING ROOM FOR 2 BED / 1 BATH TO BE 7'-0" (NOM. U.N.O.
2. CLOSET CEILINGS, EITHER LEFT OR RIGHT OF THE LIVING UNIT ENTRY DOOR, TO BE ETS.
3. ALL MED/HIGH CEILINGS, WITHIN LIVING UNITS, TO BE ETS.
4. ALL 1 BED LIVING UNIT'S WITH 9'-0" X 9'-0" DROPPED CEILING IS 10'-0" FROM THE CORRIDOR WALL.
5. ALL SOFFIT DIMENSIONS ARE TO FACE OF GYP. B.D.(U.N.O.

CEILING LEGEND

- 24" X 48" FLAT LAY-IN ACOUSTIC SUSPENDED CEILING
- 24" X 48" FLAT LAY-IN ACOUSTIC SUSPENDED VINYL (SCRUBBABLE) CEILING - KITCHEN 152 - DRY STOR. 152B
- GYP. BD. CEILING / SOFFIT / BULKHEAD, PAINT.
- CROWN MOULDING
- RETURN AIR GRILLE
- SUPPLY DIFFUSER
- CEILING MOUNTED EXIT LIGHT W/ DIRECTIONAL ARROW (SHADING INDICATES FACE)
- WALL OR END MOUNTED EXIT LIGHT W/ DIRECTIONAL ARROW (SHADING INDICATES FACE)
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- BRACKET LUMINAIRE
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- ETS — EXPOSED TO SURFACE / FACE OF GYP. BD. ATTACHED TO BOTTOM OF FLOOR TRUSS OR ROOF TRUSS. RE: INTERIOR SHEETS FOR CEILING FINISH.
- ETS-1 — EXPOSED TO STRUCTURE





Key Plan
1" = 80'-0"

4 Enlarged First Floor Reflected Ceiling Plan - Garages 1
1/8" = 1'-0"

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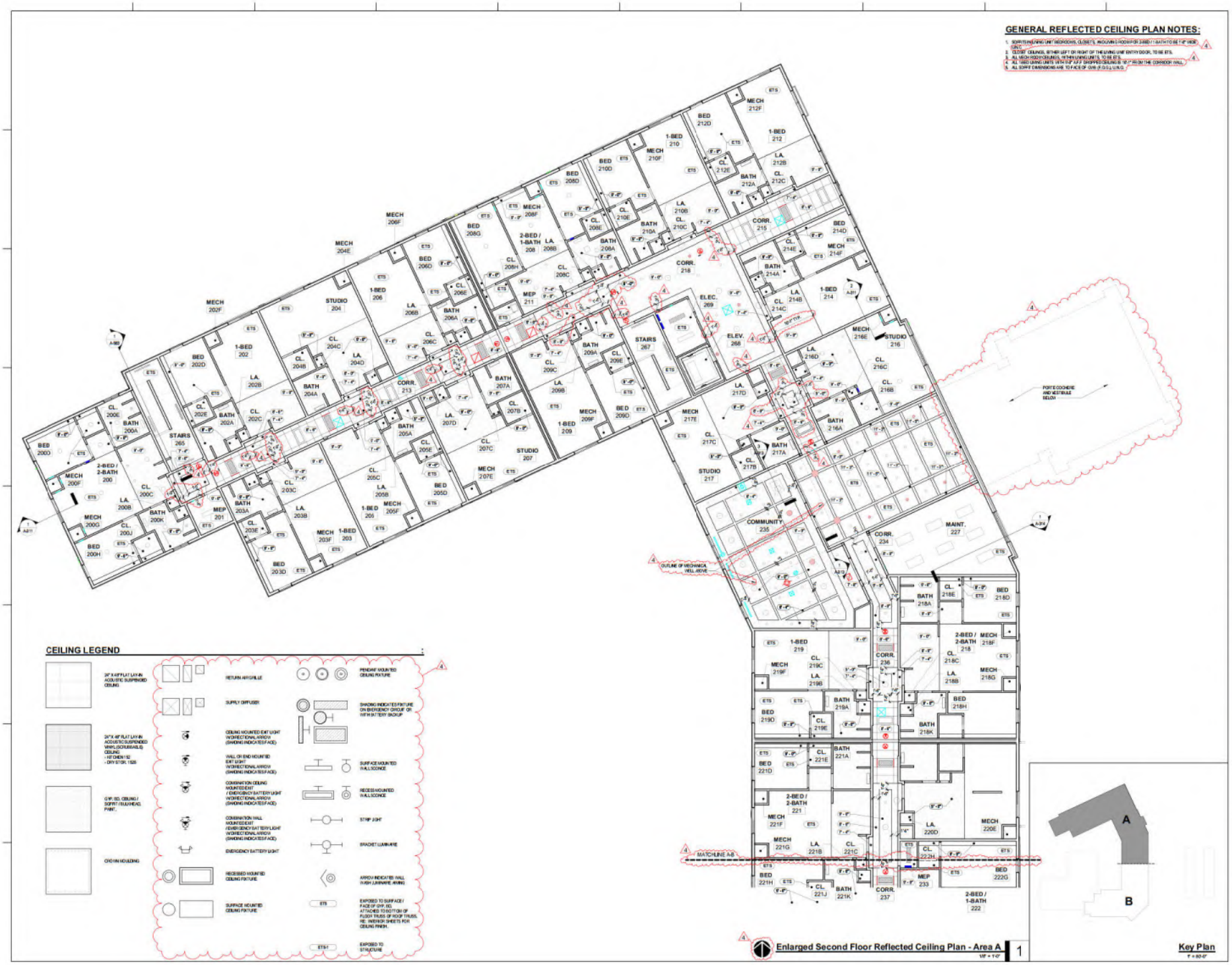
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ENLARGED FIRST FLOOR REFLECTED CEILING PLAN - GARAGES

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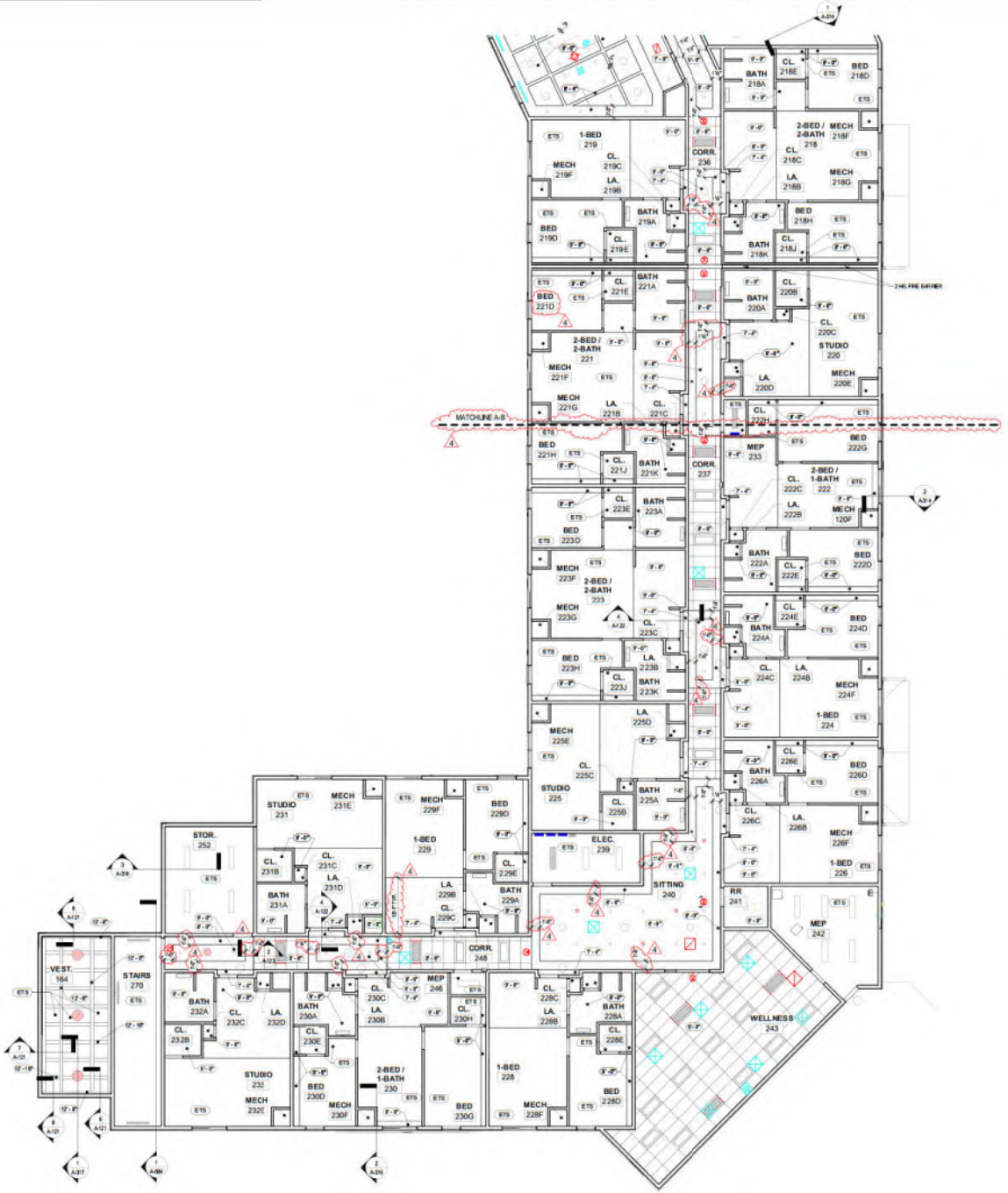
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ENLARGED SECOND FLOOR REFLECTED CEILING PLAN - AREA A

A-128



GENERAL REFLECTED CEILING PLAN NOTES:

1. SOFFITS IN LIVING UNIT BEDROOMS, CLOSETS, AND LIVING ROOM FOR 2-BED / 1-BATH TO BE 7'-0" WIDE, U.N.O.
2. CLOSET CEILINGS, EITHER LEFT OR RIGHT OF THE LIVING UNIT ENTRY DOOR, TO BE GYP.
3. ALL MECH. ROOM CEILINGS, WITHIN LIVING UNITS, TO BE ETS.
4. ALL 1-BED LIVING UNITS WITH 9'-0" A.F.F. DROPPED CEILING @ 10'-7" FROM THE CORRIDOR WALL.
5. ALL SOFFIT DIMENSIONS ARE TO FACE OF GWB (F.O.G.), U.N.O.

CEILING LEGEND

- 24" X 48" FLAT LAY-IN ACOUSTIC SUSPENDED CEILING
- 24" X 48" FLAT LAY-IN ACOUSTIC SUSPENDED WHR. (SCRUBBABLE) CEILING
  - KITCHEN 152
  - DRY STOR. 150
- GYP. BD. CEILING / SOFFIT / BULKHEAD, PAINT.
- CROWN MOULDING
- RETURN AIR GRILLE
- SUPPLY DIFFUSER
- CEILING MOUNTED EXIT LIGHT W/ DIRECTIONAL ARROW (SHADING INDICATES FACE)
- WALL OR END MOUNTED EXIT LIGHT W/ DIRECTIONAL ARROW (SHADING INDICATES FACE)
- COMBINATION CEILING MOUNTED EXIT / EMERGENCY BATTERY LIGHT W/ DIRECTIONAL ARROW (SHADING INDICATES FACE)
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- RECESS MOUNTED WALL SCONCE
- STRIP LIGHT
- BRACKET LUMINAIRE
- ARROW INDICATES WALL WASH LUMINAIRE AIMING
- EXPOSED TO SURFACE / FACE OF GYP. BD. ATTACHED TO BOTTOM OF FLOOR TRUSS OR ROOF TRUSS. REF. INTERIOR SHEETS FOR CEILING FINISH.
- EXPOSED TO STRUCTURE

4 Enlarged Second Floor Reflected Ceiling Plan - Area B 1/8" = 1'-0" 1

Key Plan 1" = 80'-0"

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ENLARGED SECOND FLOOR REFLECTED CEILING PLAN - AREA B

A-129

GENERAL REFLECTED CEILING PLAN NOTES:

1. SOFFITS IN LIVING UNIT BEDROOMS, CLOSETS, AND LIVING ROOM FOR 2-BED (1-BATH TO BE 7'-0" WIDE (U.N.O.).
2. CLOSET CEILINGS, EITHER LEFT OR RIGHT OF THE LIVING UNIT ENTRY DOOR, TO BE ETS.
3. ALL MECH ROOM CEILINGS, WITHIN LIVING UNITS, TO BE ETS.
4. ALL 1-BED LIVING UNITS WITH FLAT CEILING TO BE 9'-1" FROM THE CORRIDOR WALL.
5. ALL SOFFIT DIMENSIONS ARE TO FACE OF GYP.B.D.(U.N.O.).

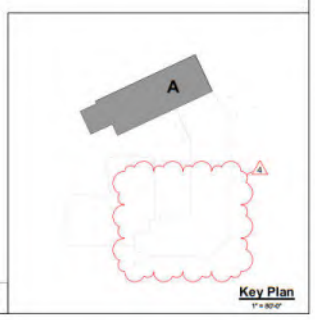


CEILING LEGEND

- 24" X 48" FLAT LAY-IN ACOUSTIC SUSPENDED CEILING
- 24" X 48" FLAT LAY-IN ACOUSTIC SUSPENDED VINYL (SCRUBABLE) CEILING -KITCHEN 152 -DRY STOR. 152B
- GYP. B.D. CEILING / SOFFIT (YELLOW/ED. PAINT.
- CROWN MOULDING

- RETURN AIR GRILLE
- SUPPLY DIFFUSER
- CEILING MOUNTED EXIT LIGHT W/DIRECTIONAL ARROW (SHADING INDICATES FACE)
- WALL OR END MOUNTED EXIT LIGHT W/DIRECTIONAL ARROW (SHADING INDICATES FACE)
- COMBINATION CEILING MOUNTED EXIT /EMERGENCY BATTERY LIGHT W/DIRECTIONAL ARROW (SHADING INDICATES FACE)
- COMBINATION WALL MOUNTED EXIT / EMERGENCY BATTERY LIGHT W/DIRECTIONAL ARROW (SHADING INDICATES FACE)
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- PENDANT MOUNTED CEILING FIXTURE
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- SURFACE MOUNTED WALL SCONCE
- RECESS MOUNTED WALL SCONCE
- STRIPLIGHT
- BRACKET LUMINAIRE
- ARROW INDICATES WALL WASH LUMINAIRE AIMING
- ETS — EXPOSED TO SURFACE/ FACE OF GYP. BD. ATTACHED TO BOTTOM OF FLOOR TRUSS OF ROOF TRUSS. REF. INTERIOR SHEETS FOR CEILING FINISH.
- ETS-1 — EXPOSED TO STRUCTURE

Enlarged Third Floor Reflected Ceiling Plan - Area A
1/8" = 1'-0" 1



Key Plan
1" = 80'-0"

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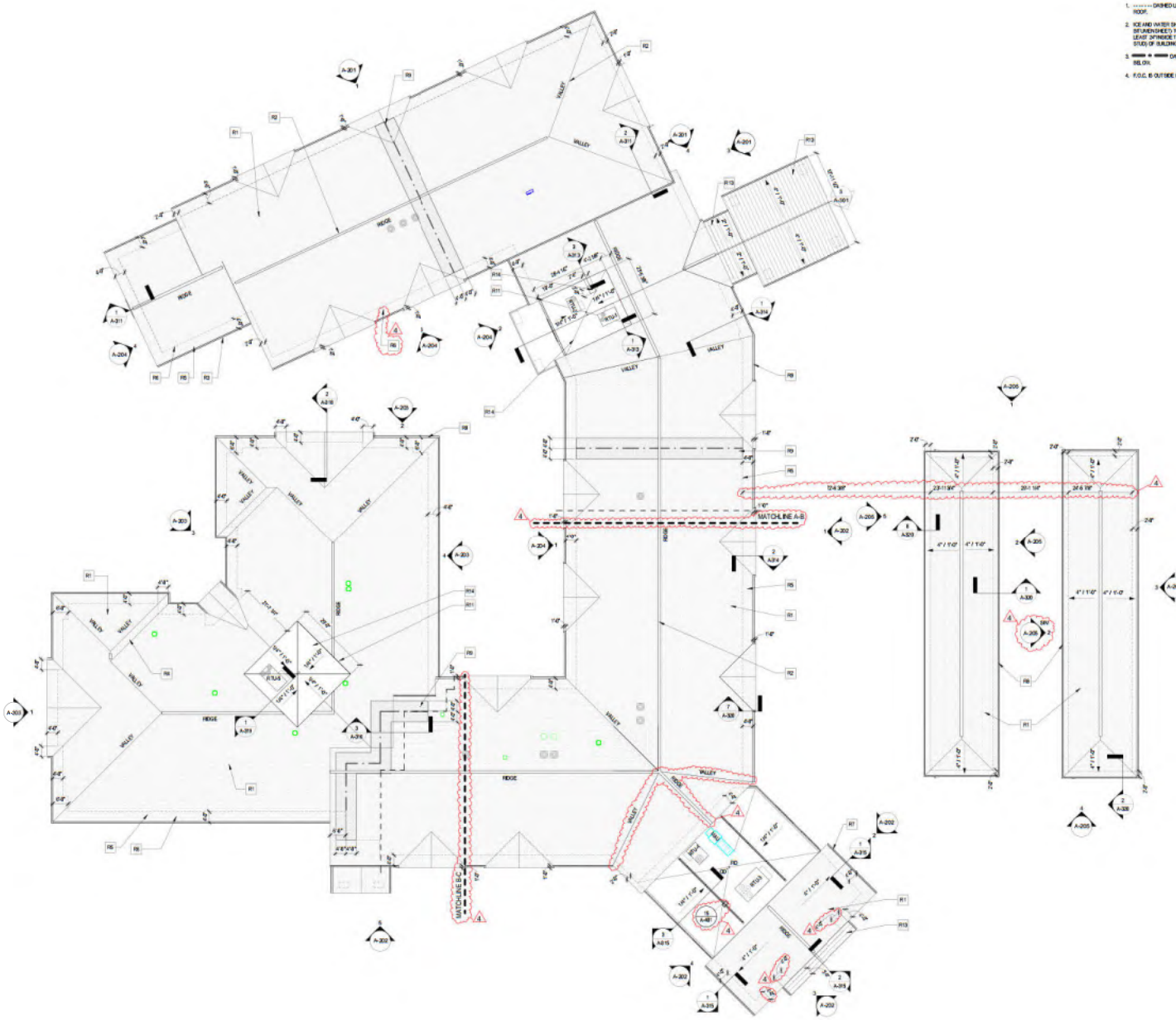
#	Revisions	
4	Issued For Const. / ASI #1	02/22/19

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ENLARGED THIRD FLOOR REFLECTED CEILING PLAN - AREA A

A-130



GENERAL ROOF PLAN NOTES:

1. - - - - - DASHED LINE INDICATES OUTSIDE FACE OF STUD BELOW ROOF.
2. ICE AND WATER SHIELD (SELF-ADHERED POLYMER MODIFIED BITUMEN SHEET) TO BE INSTALLED FROM EAVES EDGE TO AT LEAST 24" INSIDE THE EXTERIOR WALL LINE (OUTSIDE FACE OF STUD) OF BUILDING.
3. ▬ ▪ ▬ DASHED LINE INDICATES 2HR FIRE BARRIER BELOW.
4. F.O.C. IS OUTSIDE FACE OF CONCRETE.

☐ ROOF PLAN NOTES

R1	ASPHALT SHINGLES OVER (2) LAYERS UNDERLAYMENT (30# BUILDING FELT) OVER ROOF SHEATHING - RE: STRUCT.
R2	CONTINUOUS RIDGE VENT
R3	RAIN WATER DIVERTER (TYP. @ VALLEYS)
R4	ICE AND WATER SHIELD AT ROOF VALLEYS
R5	3" WIDE CONTINUOUS VENT STRIP @ 50 FT
R6	ICE DAM MEMBRANE CONSISTING OF SBS-ADHERED POLYMER MODIFIED BITUMEN SHEET EXTENDING FROM EAVES EDGE TO POINT AT LEAST 24" INSIDE THE EXTERIOR WALL LINE OF BUILDING
R7	PRE-FINISHED ALUM. DOWNSPOUT
R8	PRE-FINISHED ALUM. GUTTER (TYP.)
R9	FIRE TREATED ROOF SHEATHING 4'-0" EITHER SIDE OF 2-HOUR FIRE WALL
R11	FLASHING AT VERTICAL ROOF EDGE - RE: ZIP-WB
R13	STANDING SEAM METAL ROOF - BASED ON REMDEQ PREWEATHERED GALVALUME OR EQUAL - ZINC GRAY
R14	ROOF HATCH - BASED ON 30" X 30" RHC - GALVANIZED STEEL ROOF HATCH - SEE VM-401

Roof Plan
1/16" = 1'-0"

1

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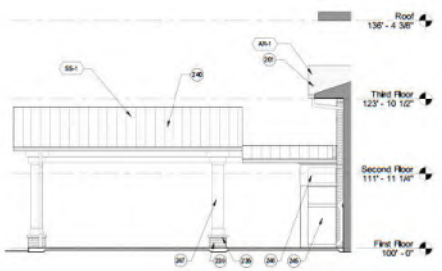
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Council Bluffs, Iowa 51501

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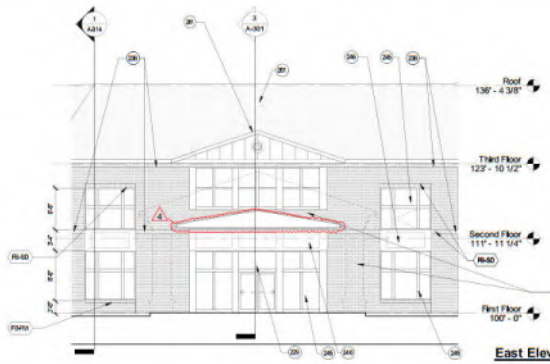
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ROOF PLAN
A-131



Area A - North Porte Cochere Elevation 4



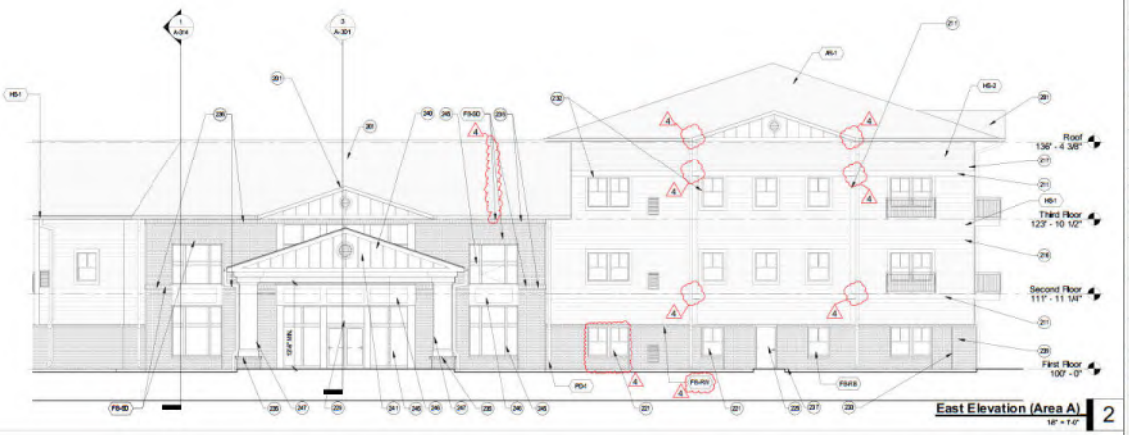
East Elevation (Area A) 3

EXTERIOR MATERIALS

AN-1	ASPHALT ROOF SHINGLES COLOR/FINISH: COLOR TO BE SELECTED BY ARCHITECT
CT - 4	16" CEMENTICIOUS TRIM
FB-RB	FACE BRICK - RUNNING BOND MANUFACTURER: ENDICOTT CLAY PRODUCTS COLOR/FINISH: BUFF/GUNDY SANDS/HERITAGE MODULAR
RB-RW	ROWLOCK FACE BRICK MANUFACTURER: ENDICOTT CLAY PRODUCTS COLOR/FINISH: BUFF/GUNDY SANDS/HERITAGE MODULAR
FB-SD	SOLDIER FACE BRICK MANUFACTURER: ENDICOTT CLAY PRODUCTS COLOR/FINISH: BUFF/GUNDY SANDS/HERITAGE MODULAR
HS-1	8" HORIZONTAL SIDING
HS-2	4" HORIZONTAL SIDING
PD-1	PRE-FINISHED DOWNSPOUT & GUTTER/PAINT COLOR: PAINT TO MATCH JAMES HARDIE - SANDSTONE BEIGE
SS-1	STANDING SEAM METAL ROOF MANUFACTURER: REYNOBOE PREVEATHERED GALVALUME COLOR: ZINC GRAY

EXTERIOR KEYNOTES

201 ASPHALT SHINGLES OVER(2) LAYERS UNDERLAYMENT (SF/BUILDING FELT) OVER ROOF SHEATHING - RE: STRUCT.
202 CONTINUOUS RIDGE VENT
203 PREFINISHED ALUM. DOWNSPOUT (TYP.)
204 PREFINISHED ALUM. GUTTER (TYP.)
211 2" X 10" CEMENTITIOUS TRIM
214 PREFINISHED VYL LOUVER
216 4"HORIZ. CEMENTITIOUS/WOOD SIDING
- COLOR TO BE SELECTED BY ARCHITECT
217 4"HORIZ. CEMENTITIOUS/WOOD SIDING
- COLOR TO BE SELECTED BY ARCHITECT
219 SIMULATED WOOD LOUVER
- 3/4" DIAMETER
- PAINT TO MATCH PREFABRICATED TRUSS
221 METAL CLAD DOUBLE-HUNG WINDOW
- RE: SCHEDULE
222 SIMULATED WOOD LOUVER
- 1/4" DIAMETER
- PAINT TO MATCH PREFABRICATED TRUSS
224 METAL CLAD SLIDING DOOR
- RE: SCHEDULE
225 WOOD DOOR & FRAME
- PAINT
- SEE DOOR SCHEDULE
229 BUILDING ADDRESS SIGNAGE
- PER 30-1566
230 INSULATED CEILING METAL DOOR
- PAINT TO MATCH EXTERIOR WOOD DOORS AND FRAMES
232 WINDOW TRIM
- SIDE TRIM TO BE 1 X 6
- TOP TRIM TO BE 1 X 8 (WP TO RT IF WINDOWS ON THIRD FLOOR)
- NOT TO TRIM (IF APPLICABLE) TO BE 1 X 6
- PAINT
233 CONTROL JOINT (C.J.)
- COLOR TO MATCH BRICK & TO BE SELECTED BY ARCHITECT
234 PREFINISHED ALUM. RAIL OVER COMPOSITE DECKING
- PAINT (COLOR TO BE SELECTED BY ARCHITECT)
235 ROWLOCK BRICK
236 SOLDIER BRICK 4
237 EXPOSED CAST-IN-PLACE CONCRETE FOUNDATION
- 4" MAX.
238 BOARD AND BATTEN
- 1 X 2 BATTEN TO CONCEAL BEARS AND OVERLAP MINIMUM 1/2"
- SPACE BATTEN VERTICALLY 24" O.C.
- COLOR TO BE SELECTED BY ARCHITECT
239 RUNNING BOND BRICK 4
240 STANDING SEAM GALVALUME METAL ROOF OVER ICE DAM MEMBRANE OVER ROOF SHEATHING
- RIP PANELS
- COLOR TO BE SELECTED BY ARCHITECT
241 PRE-FINISHED ANODIZED ALUMINUM LOUVER
- COORDINATE OPENINGS IN WALL
- COLOR TO BE SELECTED BY ARCHITECT
242 EXPOSED CAST-IN-PLACE CONCRETE FOUNDATION 4
243 NOT USED
244 METAL CLAD FIXED WINDOW
246 ALUMINUM STOREFRONT SYSTEM
- COLOR: GUNMETAL GRAY
246 ALUMINUM PREFINISHED BREAK METAL WRAP
- WRAP AROUND BLOCKING AND INSULATION AS REQUIRED
- METAL TO MATCH ADJACENT STOREFRONT SYSTEM
247 36"X7 1/2" CEMENTITIOUS BOARD COLUMN
- WRAP OVER DPLY HOOD OVER WOOD BLOCKING (AS REQUIRED) OVER STEEL COLUMN
- PAINT
248 PREFINISHED ALUM. RAIL OVER SIN GLE-PLY MECHANICALLY FASTENED ROOF MEMBRANE OVER 1/4" RECOVERY BOARD OVER TAPERED RIGID INSULATION OVER 3/4" PLYWD. OVER WOOD TRUSSES
- RE: STRUCT.
- SLOPE INSULATION TO DRAIN
- MIN. R30 INSULATION THICKNESS = 6"



East Elevation (Area A) 2



North Elevation (Area A) 1



Key Plan

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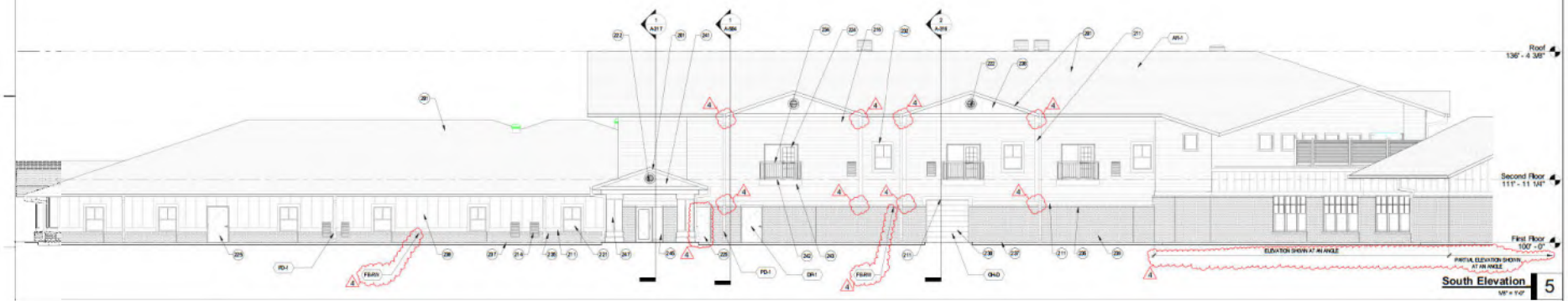
#	Revisions	
4	Issued For Const. / ASI #1	02/22/19

Project #: 181001

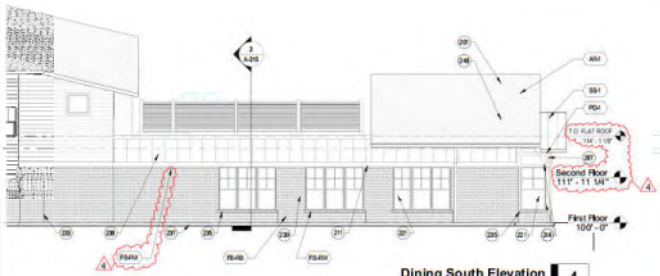
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EXTERIOR ELEVATIONS

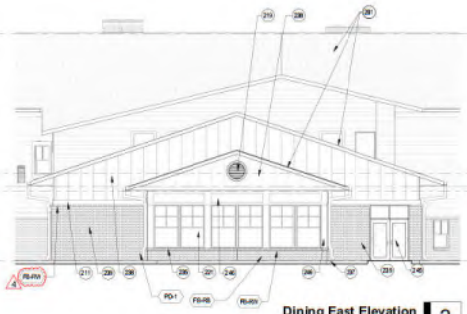
A-201



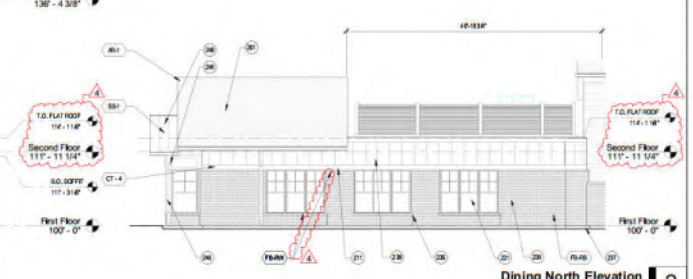
South Elevation 5
1/8" = 1'-0"



Dining South Elevation 4
1/8" = 1'-0"



Dining East Elevation 3
1/8" = 1'-0"



Dining North Elevation 2
1/8" = 1'-0"



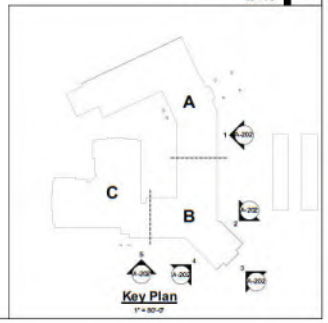
East Elevation 1
1/8" = 1'-0"

EXTERIOR MATERIALS

AR-1	ASPHALT ROOF SHINGLES COLOR/FINISH: COLOR TO BE SELECTED BY ARCHITECT
CT - 4	1'-0" CEMENTITIOUS TRIM
DR-1	HM DOORS & FRAME PAINT COLOR: PRE-PAINTED TO MATCH JAMES HARDIE - ARCTIC WHITE
FB-RB	FACE BRICK - RUNNING BOND MANUFACTURER: ENDICOTT CLAY PRODUCTS COLOR/FINISH: BURGUNDY SANDS HERITAGE MODULAR
FB-RW	ROWLOCK FACE BRICK MANUFACTURER: ENDICOTT CLAY PRODUCTS COLOR/FINISH: BURGUNDY SANDS HERITAGE MODULAR
HS-1	8" HORIZONTAL SIDING
OH-D	OVERHEAD ROLLING DOOR MANUFACTURER: OVERHEADDOOR CORPORATION THERMACORE DOOR COLOR/FINISH: WHITE
PD-1	PRE-FINISHED DOWNSPOUTS, GUTTER PAINT COLOR: PAINT TO MATCH JAMES HARDIE - SANDSTONE EDGE
SS-1	STANDING SEAM METAL ROOF MANUFACTURER: BERRIDGE PREWEATHERED GALVALUME COLOR: ZINC GRAY

EXTERIOR KEYNOTES

201	ASPHALT SHINGLES OVER (2) LAYERS UNDERLAYMENT (30# BUILDING FELT) OVER ROOF SHEATHING - REF. STRUCT.
202	CONTINUOUS RIDGE VENT
207	PREFINISHED ALUM. DOWNSPOUT (TYP.)
208	PREFINISHED ALUM. GUTTER (TYP.)
211	2" X 10" CEMENTITIOUS TRIM
214	PREFINISHED METAL COPING
216	8" HARDI CEMENTITIOUS BOARD SIDING - COLOR TO BE SELECTED BY ARCHITECT
217	4" HARDI CEMENTITIOUS BOARD SIDING - COLOR TO BE SELECTED BY ARCHITECT
219	SIMULATED WOOD LOUVER - 3'-0" DIAMETER - PAINT TO MATCH PREFABRICATED TRUSS
221	METAL CLAD DOUBLE-HUNG WINDOW - REF. SCHEDULE
222	SIMULATED WOOD LOUVER - 1'-4" DIAMETER - PAINT TO MATCH PREFABRICATED TRUSS
224	METAL CLAD SLIDING DOOR - REF. SCHEDULE
228	HM DOOR & FRAME - PAINT - SEE DOOR SCHEDULE
229	BUILDING ADDRESS SIGNAGE - PER 2019 SBC
236	INSULATED CEILING METAL DOOR - PAINT TO MATCH EXTERIOR HM DOORS AND FRAMES
232	WINDOW TRIM - SIDE TRIM TO BE 1 X 6 - TOP TRIM TO BE 1 X 6 (WRAP TO FIT 9" WINDOW IS ON THIRD FLOOR) - BOTTOM TRIM (IF APPLICABLE) TO BE 1 X 8 - PAINT
233	CONTROL JOINT (C.J.) - COLOR TO MATCH BRICK X TO BE SELECTED BY ARCHITECT
234	PRE-FINISHED ALUM. RAIL OVER COMPOSITE DECKING - PAINT (COLOR TO BE SELECTED BY ARCHITECT)
235	ROWLOCK BRICK
236	SOLDIER BRICK
237	EXPOSED CAST-IN-PLACE CONCRETE FOUNDATION - 6" MAX.
238	BOARD AND BATTEN - 1 X 2 BATTEN TO CONCEAL SEAMS AND OVERLAP MINIMUM 1/2" - SPACE BATTEN VERTICALLY 2'-0" O.C. - COLOR TO BE SELECTED BY ARCHITECT
239	RUNNING BOND BRICK
240	STANDING SEAM GALVALUME METAL ROOF OVER ICE DAM MEMBRANE OVER ROOF SHEATHING - 18" PANELS - COLOR TO BE SELECTED BY ARCHITECT
241	PRE-FINISHED ANODIZED ALUMINUM LOUVER - COORDINATE OPENINGS IN WALL - COLOR TO BE SELECTED BY ARCHITECT
242	EXPOSED CAST-IN-PLACE CONCRETE FOUNDATION
243	NOT USED
244	METAL CLAD FIXED WINDOW
245	ALUMINUM STOREFRONT SYSTEM - COLOR: GUNMETAL GRAY
246	ALUMINUM PREFINISHED SHEAR METAL WRAP - WRAP AROUND BLOCKING AND INSULATION AS REQUIRED - METAL TO MATCH ADJACENT STOREFRONT SYSTEM
247	3/8" X 7 1/4" CEMENTITIOUS BOARD COLUMN - WRAP OVER 3/4" PLYWOOD OVER PLYWOOD BLOCKING (AS REQUIRED) OVER STEEL COLUMN - PAINT
248	PRE-FINISHED ALUM. RAIL OVER SINGLE-PLY MECHANICALLY FASTENED ROOF MEMBRANE OVER 1/4" RECOVERY BOARD OVER TAPERED RIGID INSULATION OVER 3/4" PLYWD. OVER WOOD TRUSSES - REF. STRUCT. - SLOPE INSULATION TO DRAIN - MIN. RIGID INSULATION THICKNESS = 6"



Key Plan
1" = 50'-0"

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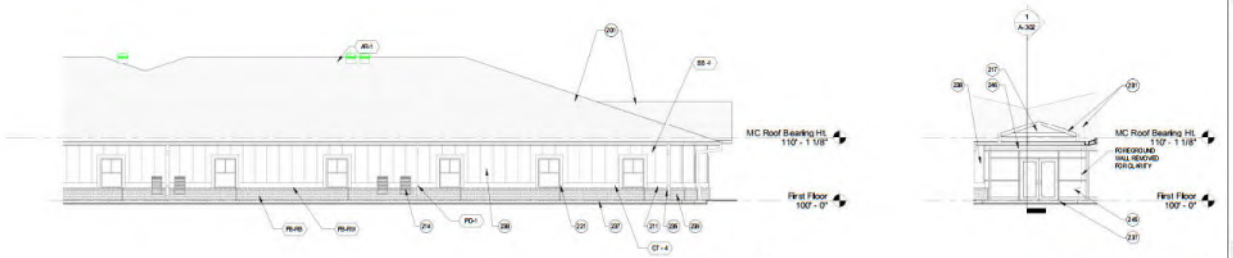
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Project #: 181001

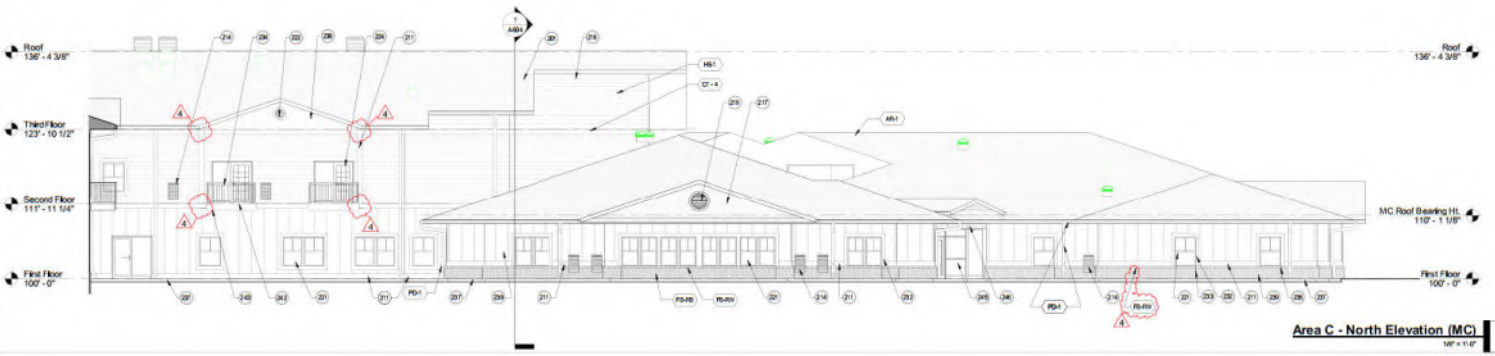
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EXTERIOR ELEVATIONS
A-202

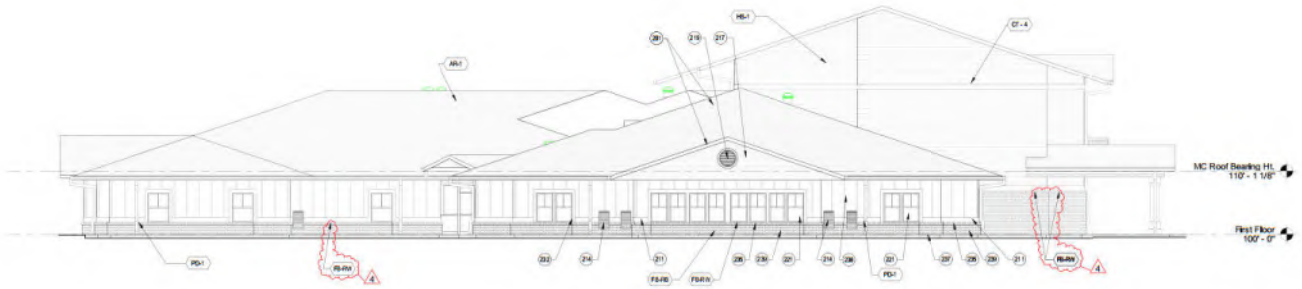


East Elevation 4
1/8" = 1'-0"

North Entrance Elevation 3
1/8" = 1'-0"



Area C - North Elevation (MC) 2
1/8" = 1'-0"



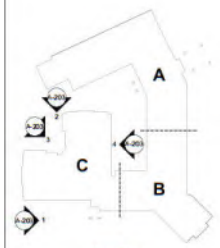
West Elevation 1
1/8" = 1'-0"

EXTERIOR MATERIALS

AS-1	ASPHALT ROOF SHINGLES COLOR/FINISH: COLOR TO BE SELECTED BY ARCHITECT
BB-1	BOARD AND BATTEN - 1 X 2 BATTEN TO CONCEAL SEAMS AND OVERLAP MINIMUM ½" - SPACE BATTEN VERTICALLY 24" O.C. - COLOR TO BE SELECTED BY ARCHITECT
CT - 4	18" CEMINTIOUS TRIM
FB-RB	FACE BRICK - RUNNING BOND MANUFACTURER: ENDICOTT CLAY PRODUCTS COLOR/FINISH: SURGUNDY SANDS HERITAGE MODULAR
FB-RW	ROWLOCK FACE BRICK MANUFACTURER: ENDICOTT CLAY PRODUCTS COLOR/FINISH: SURGUNDY SANDS HERITAGE MODULAR
HS-1	8" HORIZONTAL SIDING
PD-1	PREFINISHED DOWNSPOUT & GUTTER PAINT COLOR: PAINT TO MATCH JAMES HARDIE - SANDSTONE BEIGE

EXTERIOR KEYNOTES

201	ASPHALT SHINGLES OVER (2) LAYERS UNDERLAYMENT (SFS BUILDING FELT) OVER ROOF SHEATHING - RE: STRUCT.
202	CONTINUOUS RIDGE VENT
207	PREFINISHED ALUM. DOWNSPOUT (TYP.)
208	PREFINISHED ALUM. GUTTER (TYP.)
211	2" X 18" CEMENTITIOUS TRIM
214	PREFINISHED VITL LOUVER
216	4"HORIZ. CEMENTITIOUS BOARD SIDING - COLOR TO BE SELECTED BY ARCHITECT
217	4"HORIZ. CEMENTITIOUS BOARD SIDING - COLOR TO BE SELECTED BY ARCHITECT
219	SIMULATED WOOD LOUVER - 3'-0" DIAMETER - PAINT TO MATCH PREFABRICATED TRUSS
221	METAL CLAD DOUBLE-HUNG WINDOW - RE: SCHEDULE
222	SIMULATED WOOD LOUVER - 1'-6" DIAMETER - PAINT TO MATCH PREFABRICATED TRUSS
224	METAL CLAD SLIDING DOOR - RE: SCHEDULE
225	HM DOOR & FRAME - PAINT - SEE DOOR SCHEDULE
229	BUILDING ADDRESS SIGNAGE - PER 35.1560
230	INSULATED CORLING METAL DOOR - PAINT TO MATCH EXTERIOR HM DOORS AND FRAMES
232	WINDOW TRIM - SIDE TRIM TO BE 1 X 6 - TOP TRIM TO BE 1 X 8 (WP TO RT IF WINDOWS ON THIRD FLOOR) - NOT TO TRIM UP APPLICABLE TO BE 1 X 6 - PAINT
233	CONTROL JOINT (C.J.) - COLOR TO MATCH BRICK & TO BE SELECTED BY ARCHITECT
234	PREFINISHED ALUM. RAIL OVER CORPOSITE SIDING - PAINT COLOR TO BE SELECTED BY ARCHITECT
236	ROWLOCK BRICK
238	SOLDIER BRICK 4
237	EXPOSED CAST-IN-PLACE CONCRETE FOUNDATION - 4" MAX.
238	BOARD AND BATTEN - 1 X 2 BATTEN TO CONCEAL SEAMS AND OVERLAP MINIMUM ½" - SPACE BATTEN VERTICALLY 24" O.C. - COLOR TO BE SELECTED BY ARCHITECT
239	RUNNING BOND BRICK 4
240	STANDING SEAM GALVALUME METAL ROOF OVER ICE DAM MEMBRANE OVER ROOF SHEATHING - RIB PANELS - COLOR TO BE SELECTED BY ARCHITECT
241	PRE-FINISHED ANODIZED ALUMINUM LOUVER - COORDINATE OPENINGS IN WALL - COLOR TO BE SELECTED BY ARCHITECT
242	EXPOSED CAST-IN-PLACE CONCRETE FOUNDATION 4
243	NOT USED
244	METAL CLAD FIXED WINDOW
245	ALUMINUM STOREFRONT SYSTEM - COLOR: GUNMETAL GRAY
246	ALUMINUM PREFINISHED BREAK METAL WRAP - WRAP AROUND BLOCKING AND INSULATION AS REQUIRED - METAL TO MATCH ADJACENT STOREFRONT SYSTEM
247	36" X 7 1/2" CEMENTITIOUS BOARD COLUMN - WRAP OVER PLYWOOD OVER WOOD BLOCKING (AS REQUIRED) OVER STEEL COLUMN - PAINT
248	PREFINISHED ALUM. RAIL OVER SINGLE-PLY MECHANICALLY FASTENED ROOF MEMBRANE OVER ¼" RECOVERY BOARD OVER TAPERED RIGID INSULATION OVER ½" PLYWD. OVER WOOD TRUSSES - RE: STRUCT. - SLOPE INSULATION TO DRAIN - MIN. RIGID INSULATION THICKNESS = 6"



Key Plan
1" = 50'-0"

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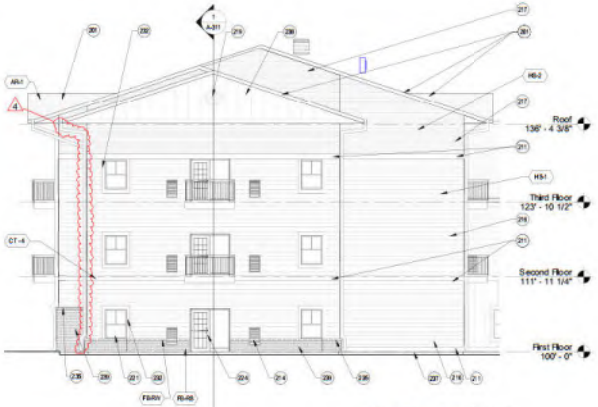
New Construction
4800 Council Pointe Road
Council Bluffs, Iowa 51501

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4	Issued For Const. / ASI #1	02/22/19

Project #: 181001

Issued For Construction
February 22, 2019

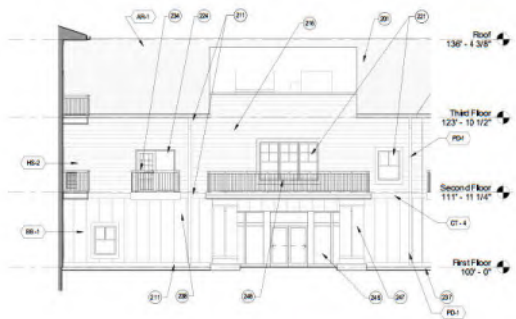
EXTERIOR ELEVATIONS
A-203



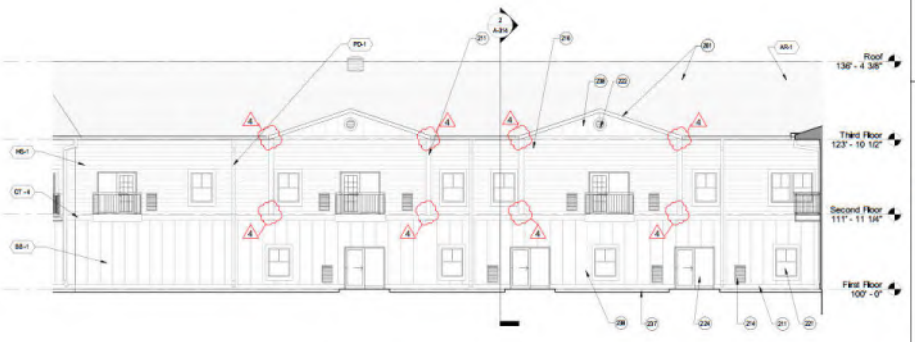
West Elevation 4
1/8" = 1'-0"



South Elevation 3
1/8" = 1'-0"



West Entrance Elevation 2
1/8" = 1'-0"



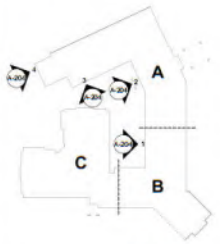
West Elevation 1
1/8" = 1'-0"

EXTERIOR MATERIALS

AR-1	ASPHALT ROOF SHINGLES COLOR/FINISH: COLOR TO BE SELECTED BY ARCHITECT
BB-1	BOARD AND BATTEN - 1" X 2" BATTEN TO CONCEAL SEAMS AND OVERLAP MINIMUM 1/2" - SPACE BATTEN VERTICALLY 2'-0" O.C. - COLOR TO BE SELECTED BY ARCHITECT
CT - 4	12" DORMER TRIM
FB-RB	FACE BRICK - RUNNING BOND MANUFACTURER: ENDICOTT CLAY PRODUCTS COLOR/FINISH: SURGUNDY SANDS HERITAGE MODULAR
RB-RS	ROWLOCK FACE BRICK MANUFACTURER: ENDICOTT CLAY PRODUCTS COLOR/FINISH: SURGUNDY SANDS HERITAGE MODULAR
HS-1	8" HORIZONTAL SIDING
HS-2	4" HORIZONTAL SIDING
PD-1	PRE-FINISHED DOWNSPOUT & GUTTER/PAINT COLOR: PAINT TO MATCH JAMES HARDIE - SANDSTONE BEIGE

EXTERIOR KEYNOTES

201	ASPHALT SHINGLES OVER (2) LAYERS UNDERLAYMENT (BY BUILDING FELT) OVER ROOF SHEATHING - RE: STRUCT.
202	CONTINUOUS RIDGE VENT
207	PREFINISHED ALUM. DOWNSPOUT (TYP.)
208	PREFINISHED ALUM. GUTTER (TYP.)
211	2" x 10" CEMENTITIOUS TRIM
214	PREFINISHED VYL LOUVER
216	8"HORIZ. CEMENTITIOUS BOARD SIDING - COLOR TO BE SELECTED BY ARCHITECT
217	4"HORIZ. CEMENTITIOUS BOARD SIDING - COLOR TO BE SELECTED BY ARCHITECT
219	SIMULATED WOOD LOUVER - 3'-0" DIAMETER - PAINT TO MATCH PREFABRICATED TRUSS
221	METAL CLAD DOUBLE-HUNG WINDOW - RE: SCHEDULE
222	SIMULATED WOOD LOUVER - 1'-6" DIAMETER - PAINT TO MATCH PREFABRICATED TRUSS
224	METAL CLAD SLIDING DOOR - RE: SCHEDULE
225	WOODEN AWNING - PAINT - SEE DOOR SCHEDULE
229	BUILDING ADDRESS SIGNAGE - REF: 30 1566
230	INSULATED COILING METAL DOOR - PAINT TO MATCH EXTERIOR DOORS AND FRAMES
232	WINDOW TRIM - SIDE TRIM TO BE 1 X 6 - TOP TRIM TO BE 1 X 8 (WP TO RT IF WINDOWS ON THIRD FLOOR) - NOT TO TRIM WP APPLIQUED TO BE 1 X 6 - PAINT
233	CONTROL JOINT (C.J.) - COLOR TO MATCH BRICK & TO BE SELECTED BY ARCHITECT
234	PREFINISHED ALUM. RAIL OVER COMPOSITE DECKING - PAINT COLOR TO BE SELECTED BY ARCHITECT
235	ROWLOCK BRICK
236	SOLDIER BRICK 4
237	EXPOSED CAST-IN-PLACE CONCRETE FOUNDATION - 4" MAX.
238	BOARD AND BATTEN - 1 X 2 BATTEN TO CONCEAL SEAMS AND OVERLAP MINIMUM 1/2" - SPACE BATTEN VERTICALLY 2'-0" O.C. - COLOR TO BE SELECTED BY ARCHITECT
239	RUNNING BOND BRICK 4
240	STANDING SEAM GALVALUME METAL ROOF OVER ICE DAM WEBSEAM OVER ROOF SHEATHING - RIFFPANELS - COLOR TO BE SELECTED BY ARCHITECT
241	PRE-FINISHED ANODIZED ALUMINUM LOUVER - COORDINATE OPENINGS IN WALL - COLOR TO BE SELECTED BY ARCHITECT
242	EXPOSED CAST-IN-PLACE CONCRETE FOUNDATION 4
243	NOT USED
244	METAL CLAD FIXED WINDOW
245	ALUMINUM STOREFRONT SYSTEM - COLOR: GUNMETAL GRAY
246	ALUMINUM PREFINISHED BREAK METAL DRIP - WRAP AROUND BLOCKING AND INSULATION AS REQUIRED - METAL TO MATCH ADJACENT STOREFRONT SYSTEM
247	36" X 7 1/2" CEMENTITIOUS BOARD COLUMN - WRAP OVER DRYPLYWOOD OVER WOOD BLOCKING (AS REQUIRED) OVER STEEL COLUMN - PAINT
248	PREFINISHED ALUM. RAIL OVER SINGLE-PLY MECHANICALLY FASTENED ROOF MEMBRANE OVER 1/4" RECOVERY BOARD OVER TAPERED RIGID INSULATION OVER 3/4" PLYWD. OVER WOOD TRUSSES - RE: STRUCT. - SLOPE INSULATION TO DRAIN - MIN. RIGID INSULATION THICKNESS = 6"



Key Plan
1" = 80'-0"

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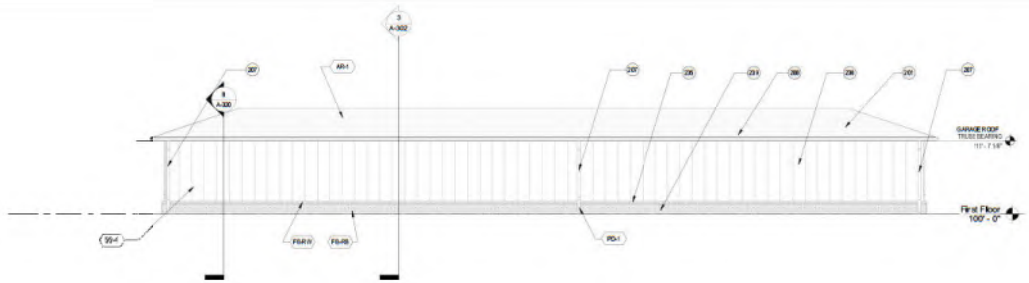
#	Revisions:
4	Issued For Const. / ASI #1 02/22/19

Project #: 181001

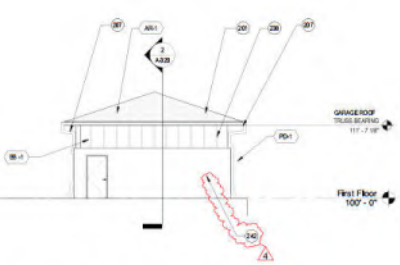
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February 22, 2019

EXTERIOR ELEVATIONS

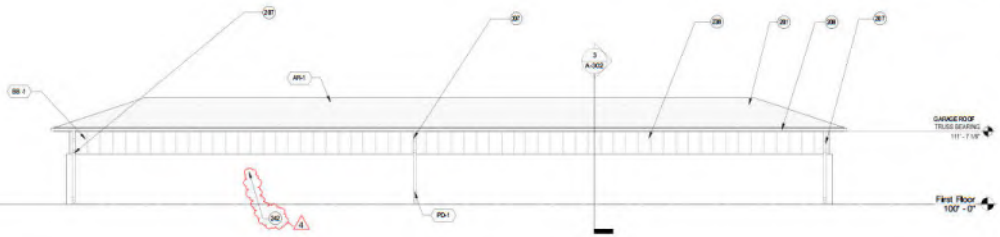
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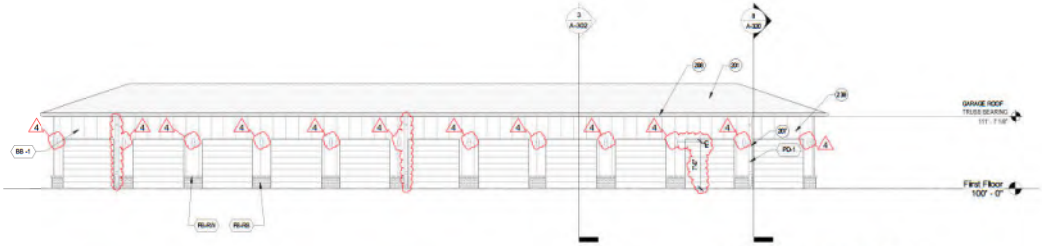
Garages - West Elevation 5
1/8" = 1'-0"



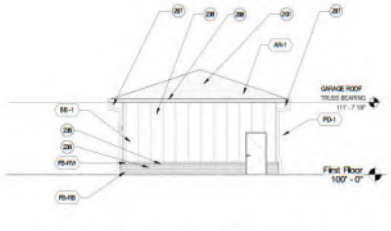
Garages - South Elevation 4
1/8" = 1'-0"



Garages - East Elevation 3
1/8" = 1'-0"



Garages - East Elevation 2
1/8" = 1'-0"



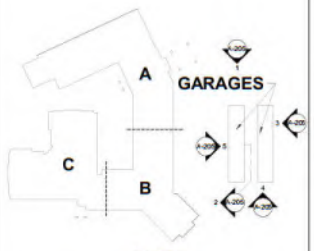
Garages - North Elevation 1
1/8" = 1'-0"

EXTERIOR MATERIALS

AS-1	ASPHALT ROOF SHINGLES COLOR/FINISH: COLOR TO BE SELECTED BY ARCHITECT
BB-1	BOARD AND BATTEN - 1 X 2 BATTEN TO CONCEAL SEAMS AND OVERLAP MINIMUM 1/2" - SPACE BATTEN VERTICALLY 2'-0" O.C. - COLOR TO BE SELECTED BY ARCHITECT
FB-RB	FACE BRICK - RUNNING BOND MANUFACTURER: ENDICOTT CLAY PRODUCTS COLOR/FINISH: SUNQUIST SANDS HERITAGE MODULAR
RL-RX	ROWLOCK FACE BRICK MANUFACTURER: ENDICOTT CLAY PRODUCTS COLOR/FINISH: SUNQUIST SANDS HERITAGE MODULAR
PD-1	PREFINISHED DOWNSPOUT & GUTTER/PAINT COLOR: PAINT TO MATCH JAMESHARDIE - SANDSTONE BEIGE

EXTERIOR KEYNOTES

201	ASPHALT SHINGLES OVER (2) LAYERS UNDERLAYMENT (30# BUILDING FELT) OVER ROOF SHEATHING - RE: STRUCT.
202	CONTINUOUS RIDGE VENT
207	PREFINISHED ALUM. DOWNSPOUT (TYP.)
208	PREFINISHED ALUM. GUTTER (TYP.)
211	2'X 10" CEMENTITIOUS TRIM
214	PREFINISHED VTL LOUVER
216	8"=HORZ. CEMENTITIOUS BOARD SIDING - COLOR TO BE SELECTED BY ARCHITECT
217	4"=HORZ. CEMENTITIOUS BOARD SIDING - COLOR TO BE SELECTED BY ARCHITECT
219	SIMULATED WOOD LOUVER - 3'-0" DIAMETER - PAINT TO MATCH PREFABRICATED TRUSS
221	METAL CLAD DOUBLE-HUNG WINDOW - RE: SCHEDULE
222	SIMULATED WOOD LOUVER - 1'-0" DIAMETER - PAINT TO MATCH PREFABRICATED TRUSS
224	METAL CLAD SLIDING DOOR - RE: SCHEDULE
225	HM DOOR & FRAME - PAINT - SEE DOOR SCHEDULE
229	BUILDING ADDRESS SIGNAGE - PER OWNER
230	INSULATED COIL/W METAL DOOR - PAINT TO MATCH EXTERIOR HM DOORS AND FRAMES
232	WINDOW TRIM - SIDE TRIM TO BE 1 X 6 - TOP TRIM TO BE 1 X 8 (RIP TO FIT IF WINDOW IS ON THIRD FLOOR) - NOTCH TRIM EP APPLIQUE AND TO BE 1 X 4 - PAINT
233	CONTROL JOINT (C.J.) - COLOR TO MATCH BRICK & TO BE SELECTED BY ARCHITECT
234	PREFINISHED ALUM. RAIL OVER COMPOSITE DECKING - PAINT COLOR TO BE SELECTED BY ARCHITECT)
235	ROWLOCK SPAR
236	SOLDIER BRICK 4
237	EXPOSED CAST-IN-PLACE CONCRETE FOUNDATION - 6" WALL
238	BOARD AND BATTEN - 1 X 2 BATTEN TO CONCEAL SEAMS AND OVERLAP MINIMUM 1/2" - SPACE BATTEN VERTICALLY 2'-0" O.C. - COLOR TO BE SELECTED BY ARCHITECT
239	RUNNING BOND BRICK 4
240	STANDING SEAM GALVALUME METAL ROOF OVER ICE DAM MEMBRANE OVER ROOF SHEATHING - 16" PANELS - COLOR TO BE SELECTED BY ARCHITECT
241	PRE-FINISHED ANODIZED ALUMINUM LOUVER - COORDINATE OPENING IN WALL - COLOR TO BE SELECTED BY ARCHITECT
242	EXPOSED CAST-IN-PLACE CONCRETE FOUNDATION 4
243	NOT USED
244	METAL CLAD FIXED WINDOW
245	ALUMINUM STOREFRONT SYSTEM - COLOR: GUNMETAL GRAY
246	ALUMINUM PREFINISHED (FBM) METAL WRAP - WRAP AROUND BLOCKING AND INSULATION AS REQUIRED - METAL TO MATCH ADJACENT STOREFRONT SYSTEM
247	36"X 1 1/2" CEMENTITIOUS BOARD COLUMN - WRAP OVER (3) PLYWOOD OVER WOOD BLOCKING (AS REQUIRED) OVER STEEL COLUMN - PAINT
248	PREFINISHED ALUM. RAIL OVER SIN GLE-PLY MECHANICALLY ATTACHED ROOF MEMBRANE OVER VAPOR RECOVERY BOARD OVER TAPERED POLYISO INSULATION OVER 3/4" PLYWD. OVER WOOD TRUSSES - RE: STRUCT. - SLOPE INSULATION TO DRAIN - MIN. ROOF INSULATION THICKNESS = 6"



Key Plan
1" = 80'-0"

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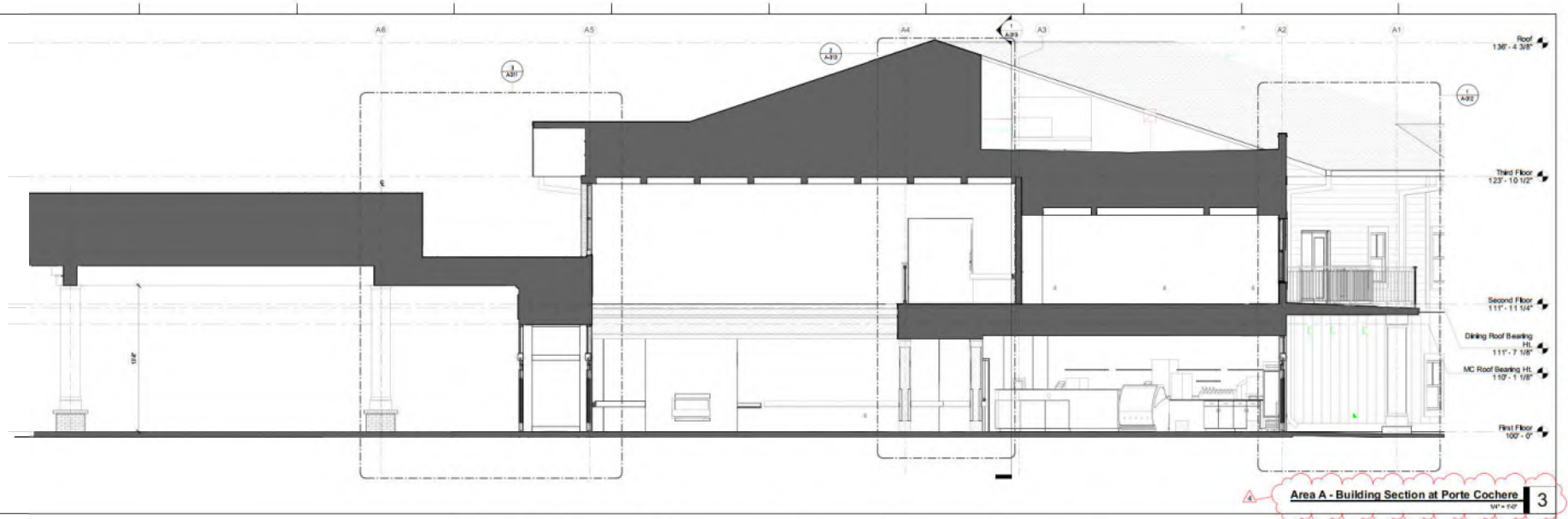
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#	Revisions	
4	Issued For Const. / ASI #1	02/22/19

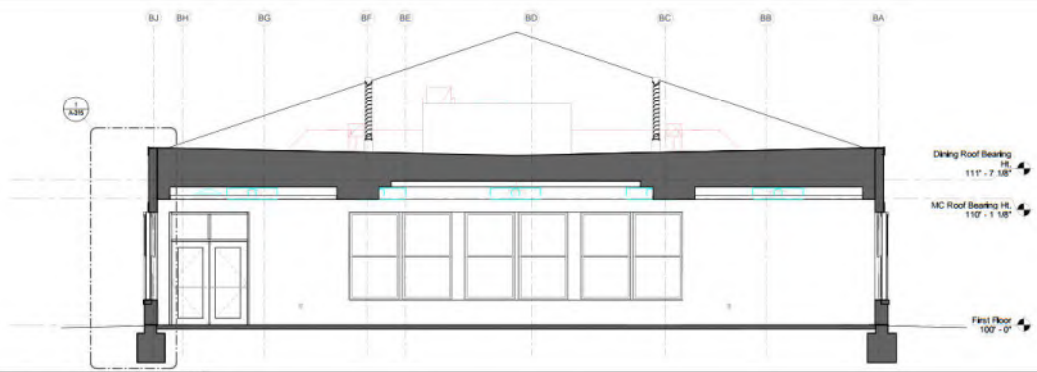
Project #: 181001

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February 22, 2019

EXTERIOR ELEVATIONS
A-205



Area A - Building Section at Porte Cochere 3
1/4" = 1'-0"



Area B - Building Section at Dining Room 2
1/4" = 1'-0"



Area B - Building Section at Dining Room 1
1/4" = 1'-0"

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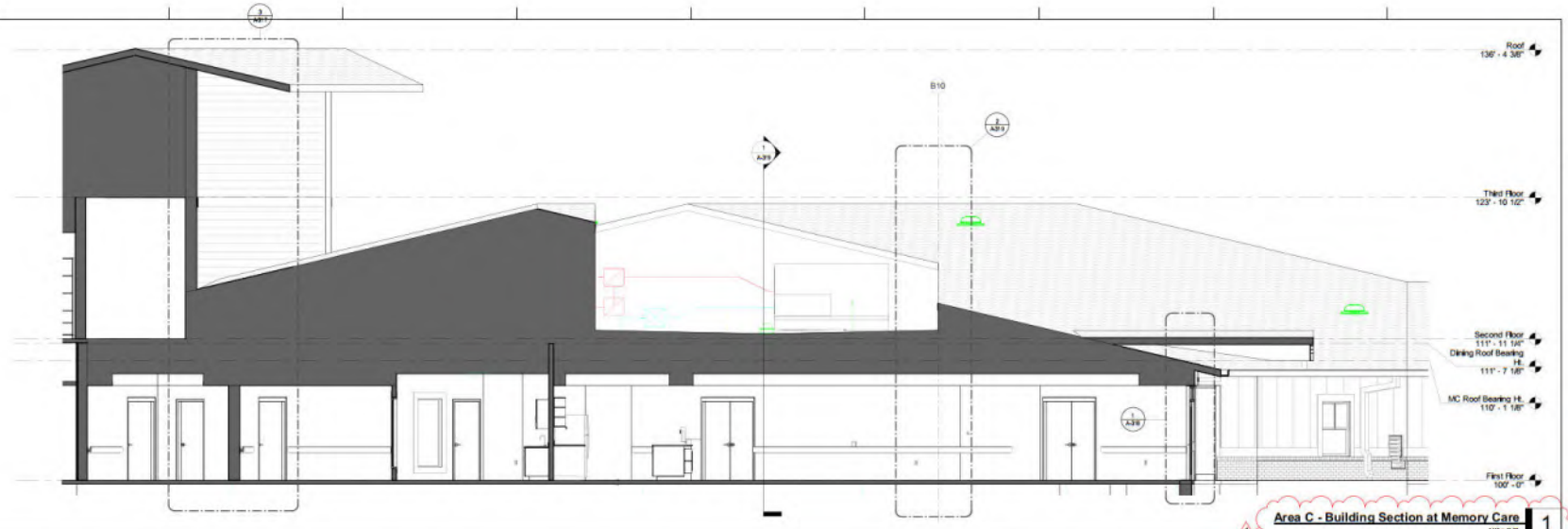
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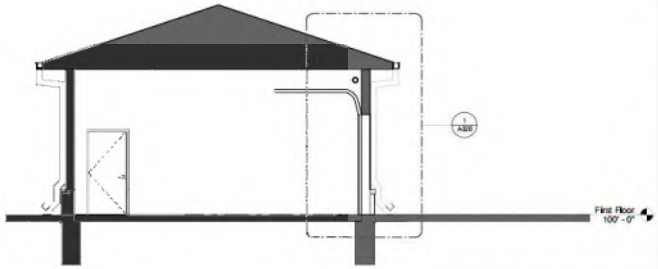
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BUILDING SECTIONS
A-301



Area C - Building Section at Memory Care 1
1/4" = 1'-0"



Garages - Building Section 3
1/4" = 1'-0"

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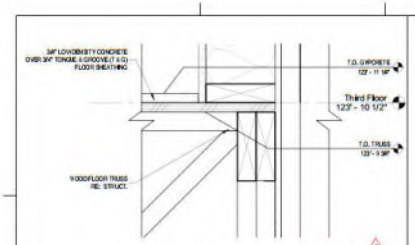
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4	Issued For Const. / ASI #1	02/22/19

Project #: 181001

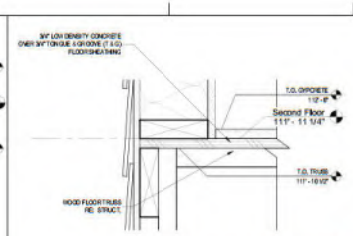
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BUILDING SECTIONS
A-302



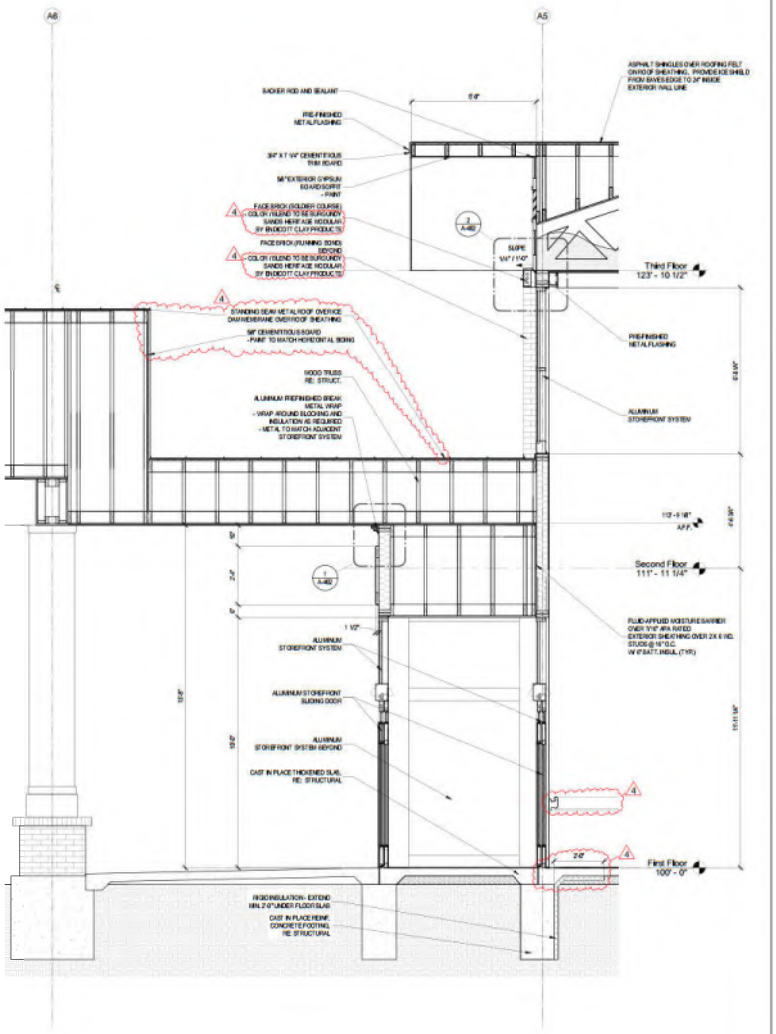
Typ. Third Floor Section Detail 5

3/4" = 1'-0"



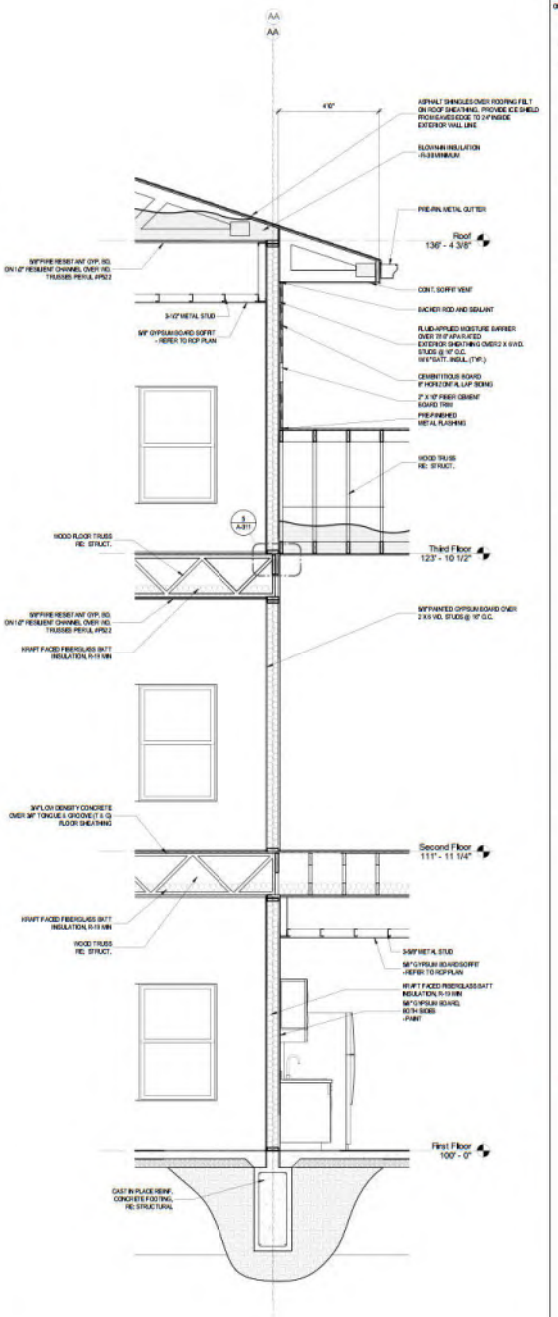
Typ. Second Floor Section Detail 4

3/4" = 1'-0"



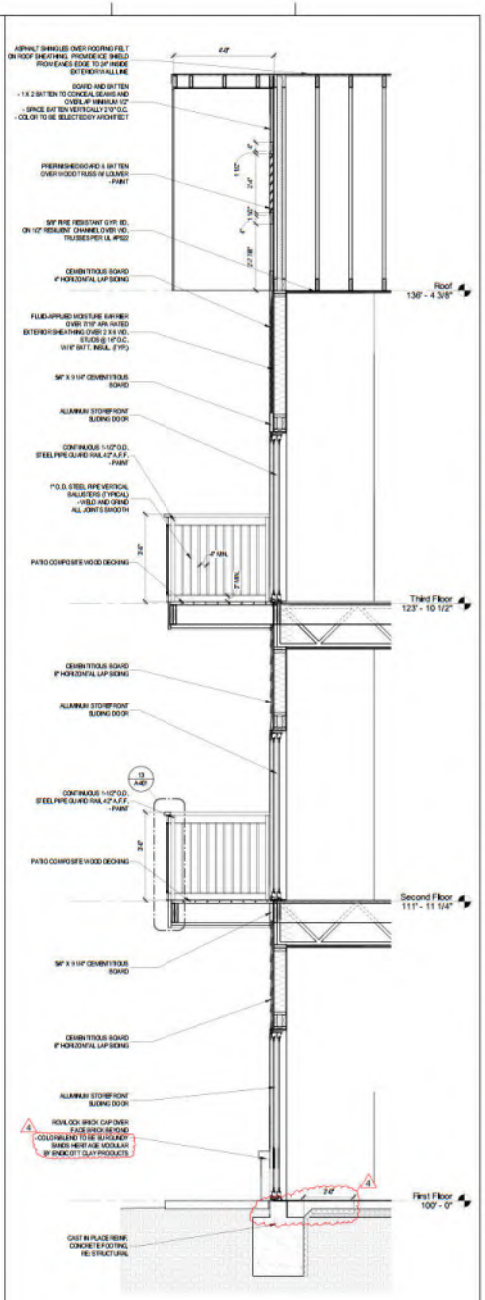
Wall Section @ Main Entry 3

1/2" = 1'-0"



Wall Section Three Story to Two Story 2

1/2" = 1'-0"



Wall Section @ Area A (Typ.) 1

1/2" = 1'-0"

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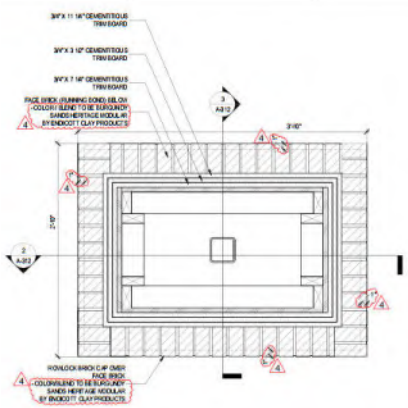
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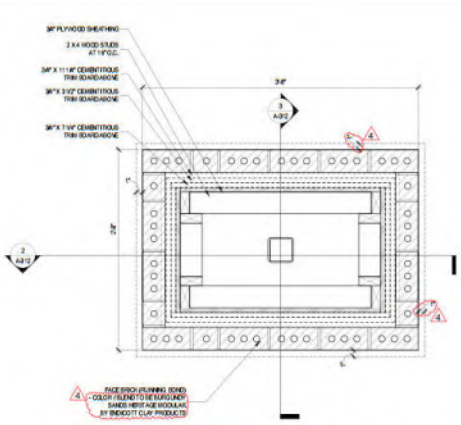
WALL SECTIONS

A-311



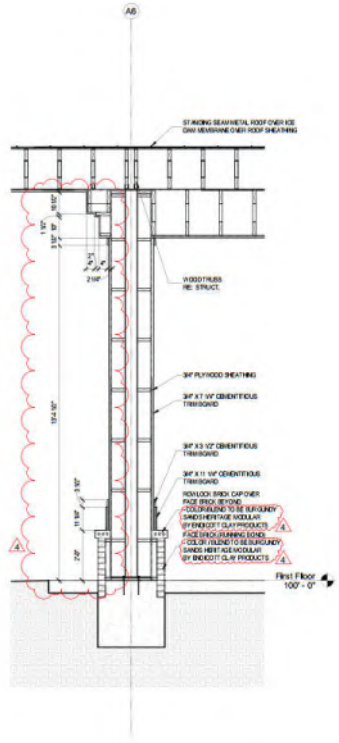
Porte Cochere Column Plan Body Detail 5

1 1/2" = 1'-0"



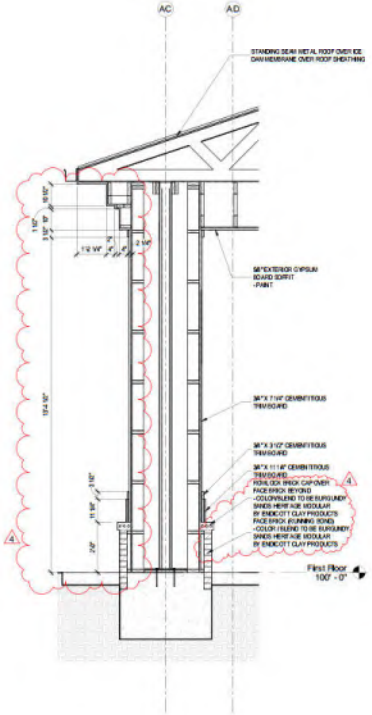
Porte Cochere Column Plan Base Detail 4

1 1/2" = 1'-0"



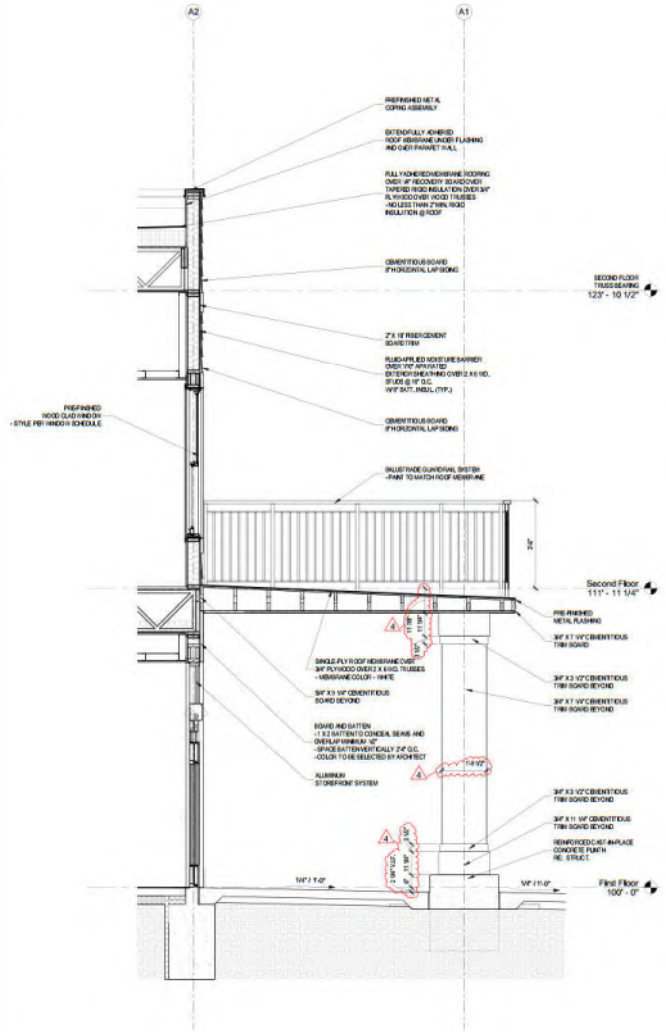
Porte Cochere Column - Side 3

1/2" = 1'-0"



Porte Cochere Column - Front 2

1/2" = 1'-0"



Wall Section @ Courtyard 1

1/2" = 1'-0"

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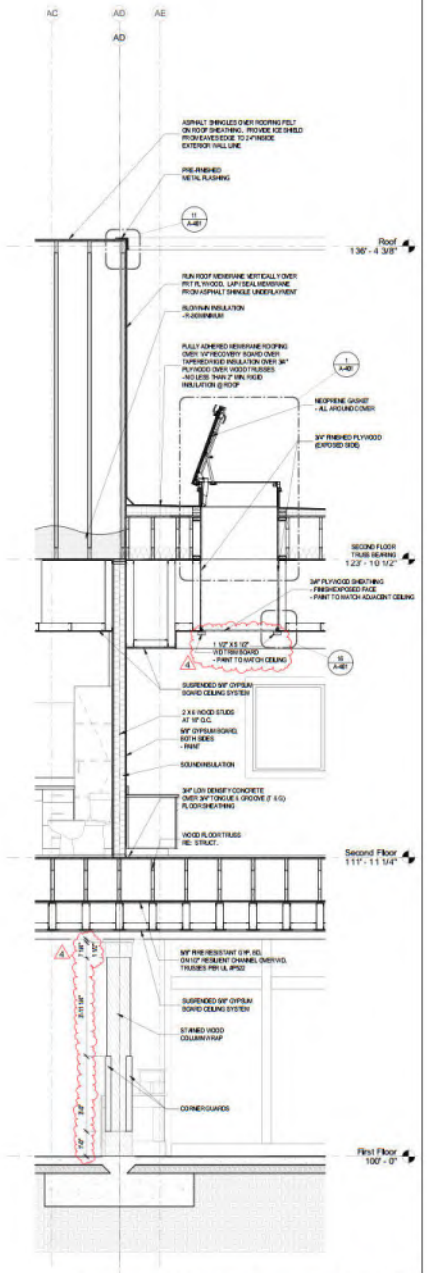
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WALL SECTIONS

A-312



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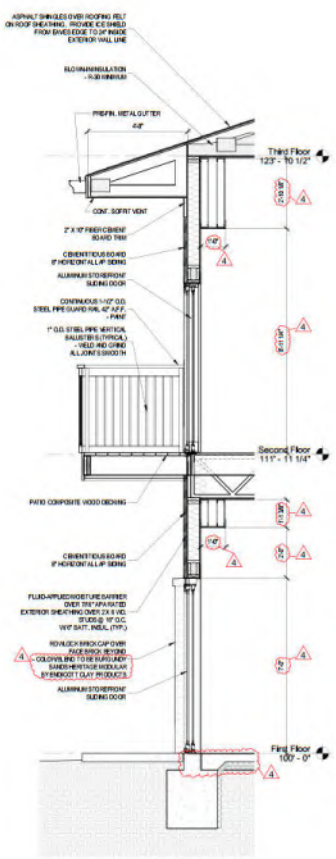
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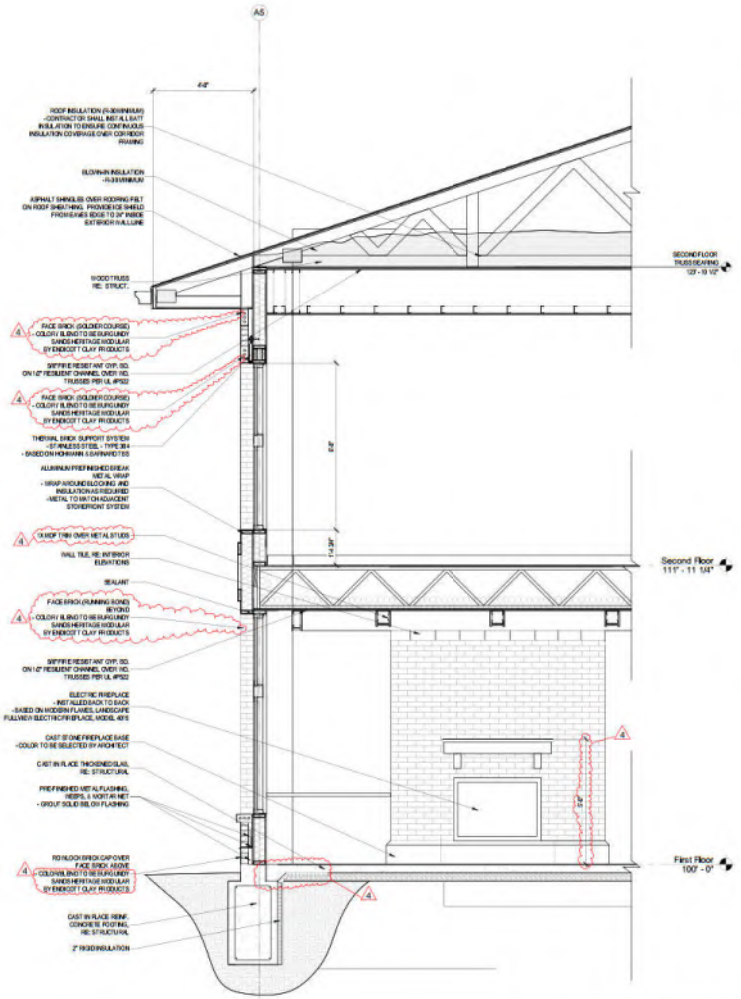
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WALL SECTIONS
A-313



Wall Section @ Area B (Typ.) 2
1/2" = 1'-0"



Wall Section at Fireplace 1
1/2" = 1'-0"

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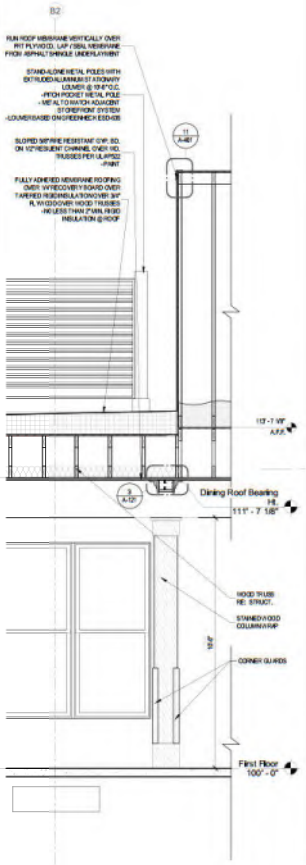
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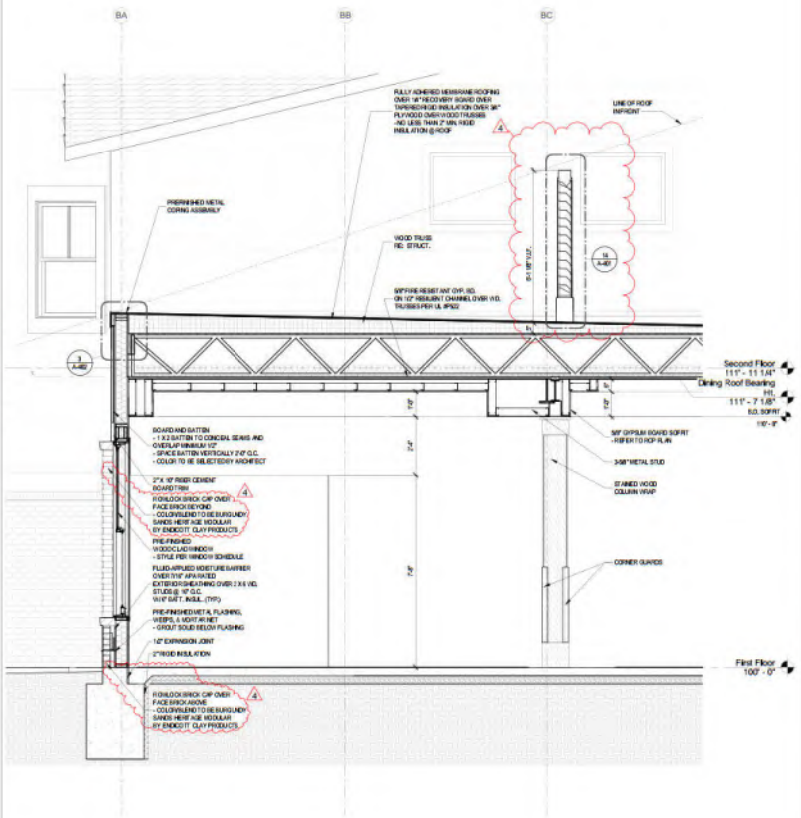
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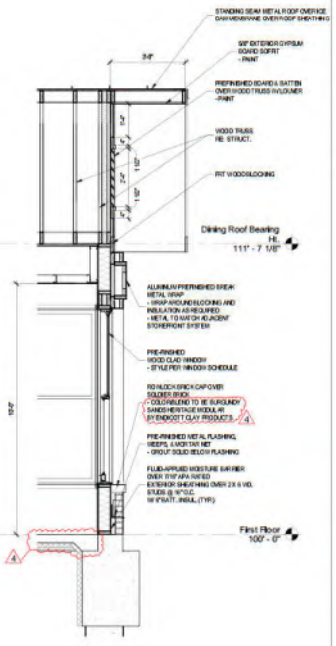
WALL SECTIONS
A-314



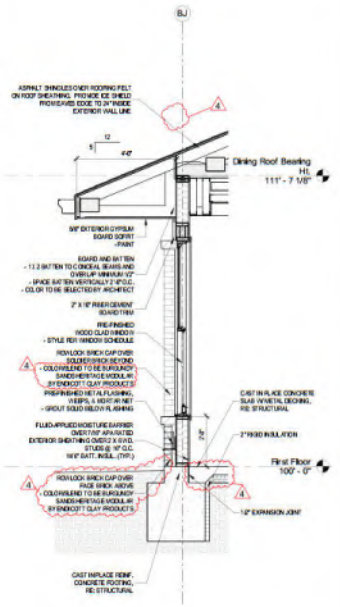
Wall Section @ Dining Mech Well 4
1/2" = 1'-0"



Wall Section at Dining Room Roof 3
1/2" = 1'-0"



Wall Section @ Dining (Front) 2
1/2" = 1'-0"



Wall Section @ Dining (Side) 1
1/2" = 1'-0"

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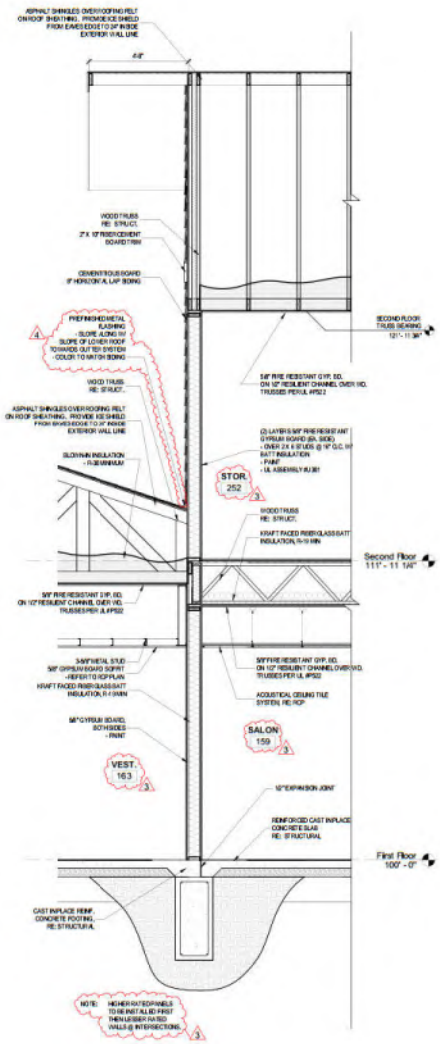
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Revisions		
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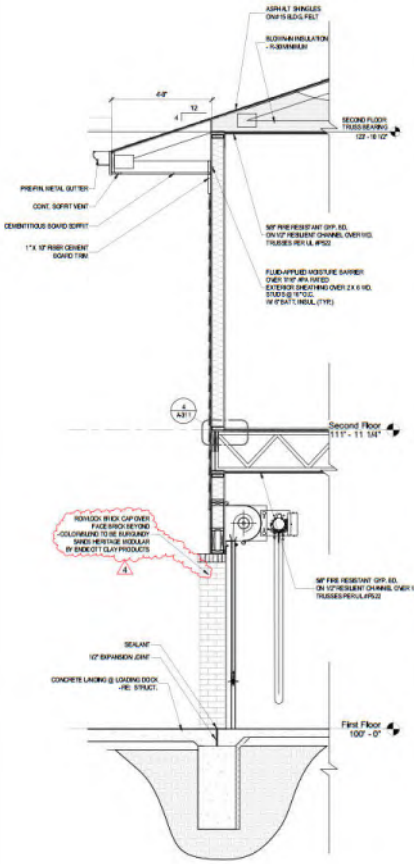
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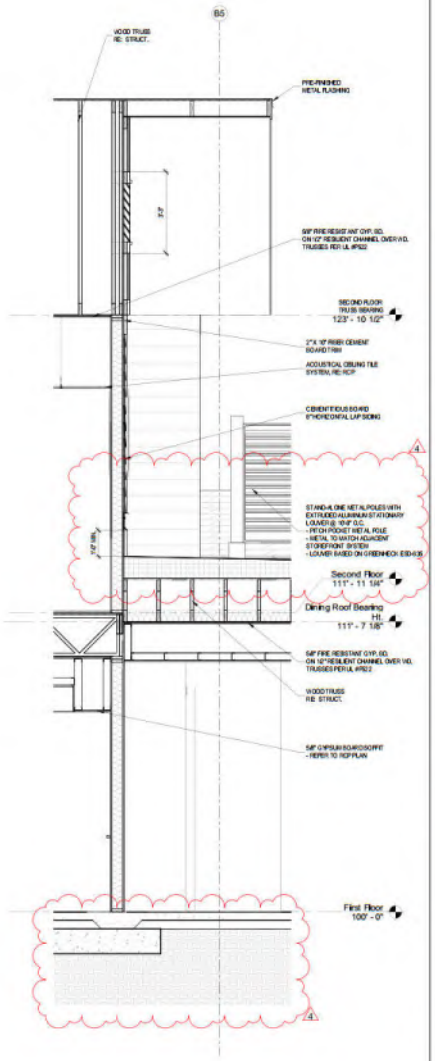
WALL SECTIONS
A-315



Wall Section Area C to Area B 3
1/2" = 1'-0"



Wall Section at Receiving 2
1/2" = 1'-0"



Wall Section @ Two-Story to Dining 1
1/2" = 1'-0"

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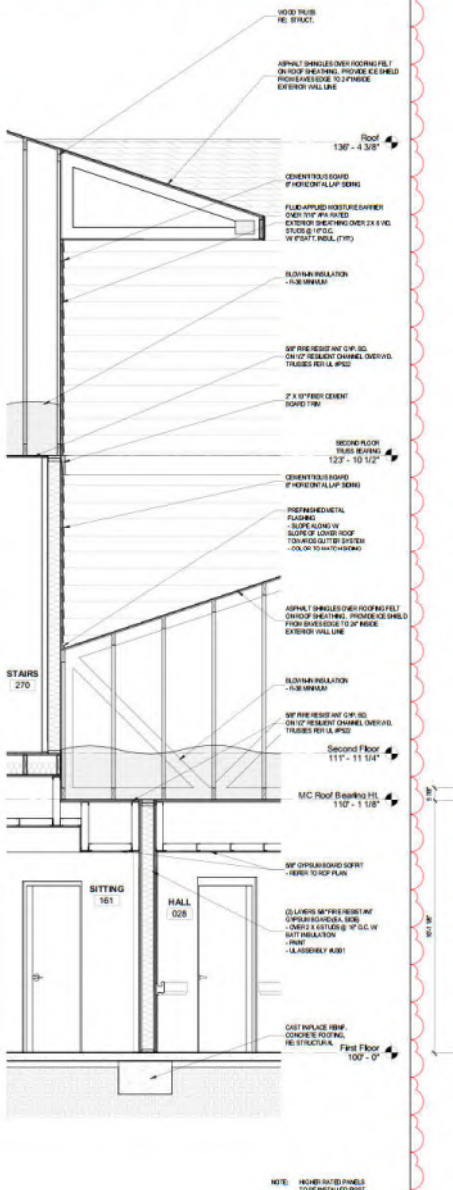
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#	Revisions	
3	State Fire Marshal Com.	02/04/19
4	Issued For Const. / ASI #1	02/22/19

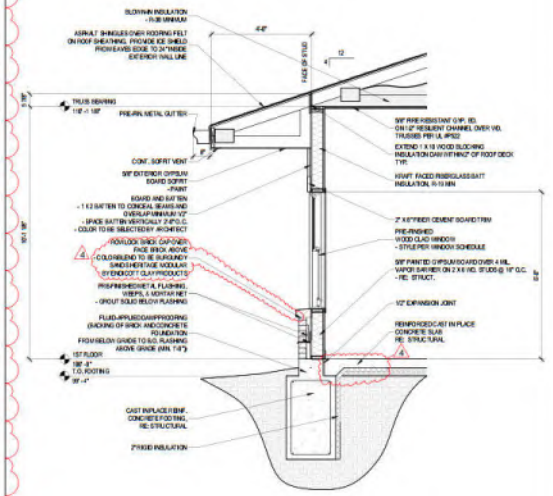
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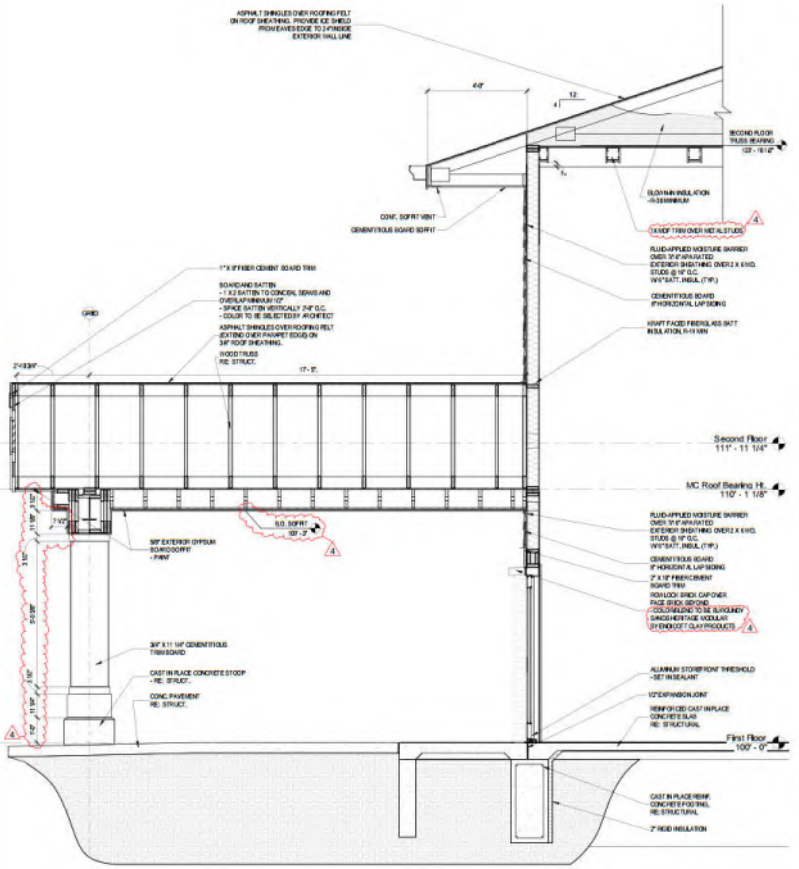
WALL SECTIONS
A-316



Wall Section @ MC and AL Connection 3
1/2" = 1'-0"



Wall Section @ MC Window 2
1/2" = 1'-0"



Wall Section at MC Entry 1
1/2" = 1'-0"

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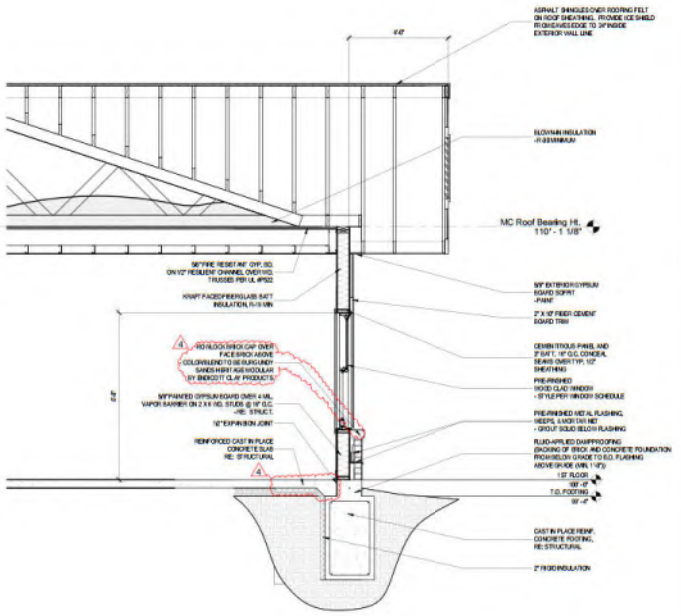
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3	Date/Fire Marshal Com.	02/04/19
4	Issue/Pre Const. / ASI #1	02/22/19

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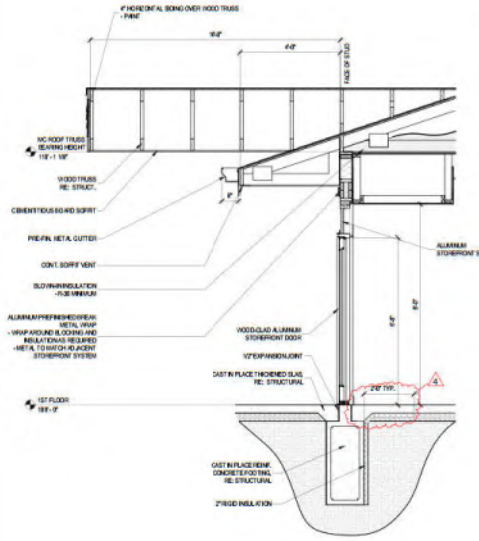
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WALL SECTIONS
A-317



Wall Section at MC Courtyard 2

1/2" = 1'-0"



Wall Section @ MC Dining Entry 1

1/2" = 1'-0"

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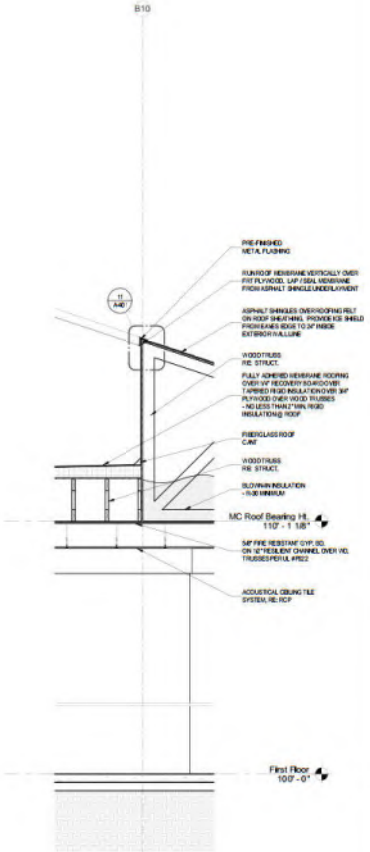
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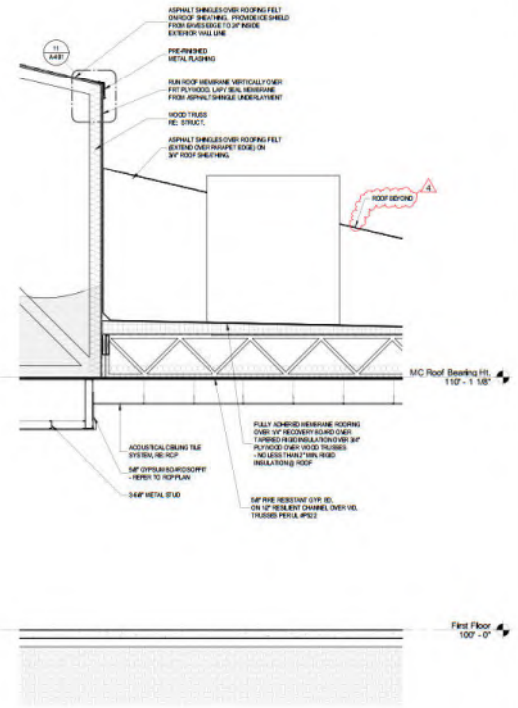
WALL SECTIONS

A-318



Wall Section @ MC Roof (Front) 2

1/2" = 1'-0"



Wall Section at MC Roof 1

1/2" = 1'-0"

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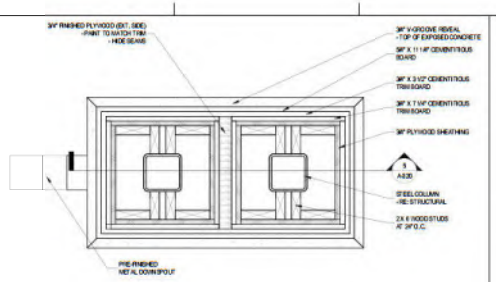
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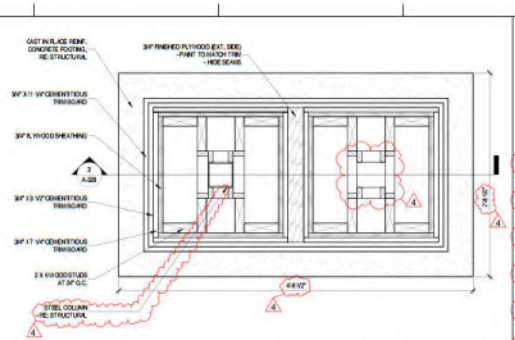
WALL SECTIONS

A-319



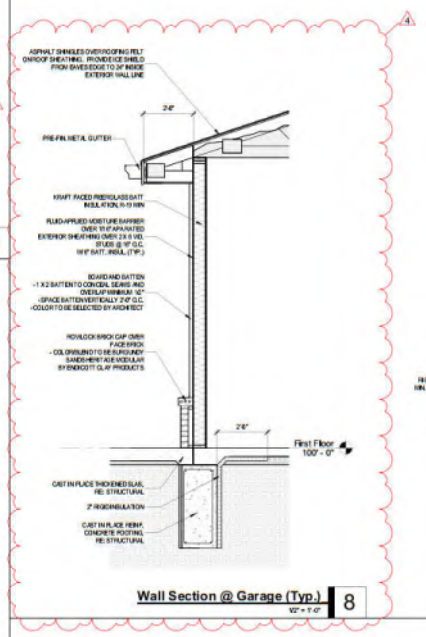
MC Entry Column Plan Detail 6

1 1/2" = 1'-0"



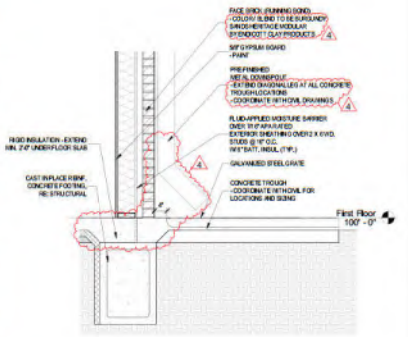
Courtyard Column Plan Detail 4

1 1/2" = 1'-0"



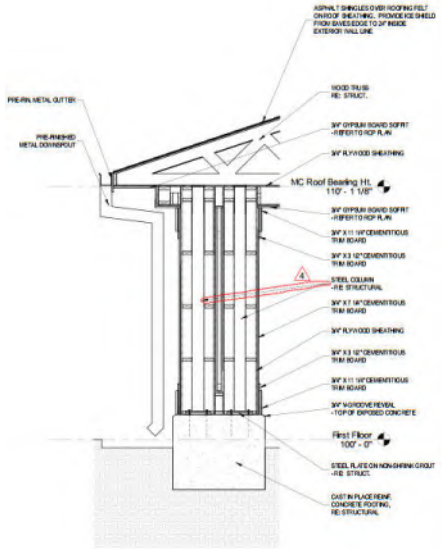
Wall Section @ Garage (Typ.) 8

1/2" = 1'-0"



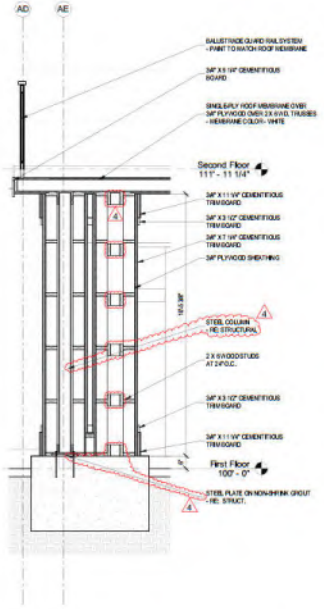
Typ. Downspout Section Detail 7

3/4" = 1'-0"



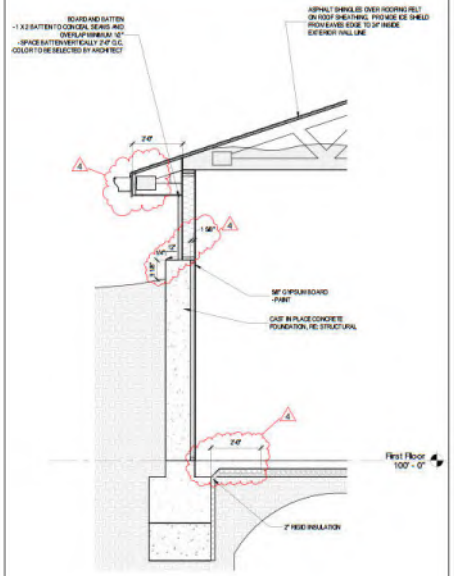
Wall Section @ MC Entry Column 5

1/2" = 1'-0"



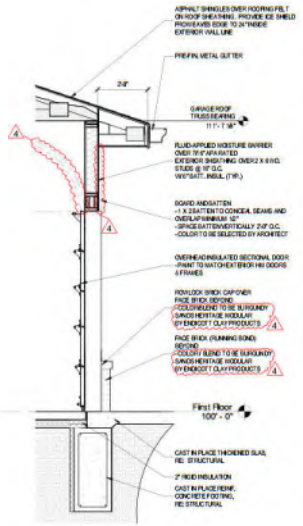
Wall Section @ Courtyard Column 3

1/2" = 1'-0"



Wall Section @ Garage (Concrete) 2

1/2" = 1'-0"



Wall Section @ Garage Door 1

1/2" = 1'-0"

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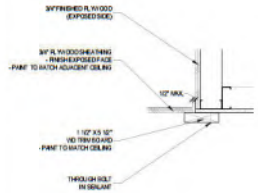
New Construction
4800 Council Pointe Road
Council Bluffs, Iowa 51501

#	Revisions	
4	Issued For Const. / ASI #1	02/22/19

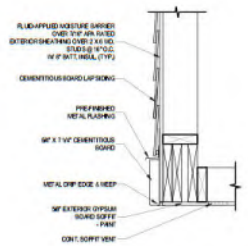
Project #: 181001

Issued For Construction
February 22, 2019

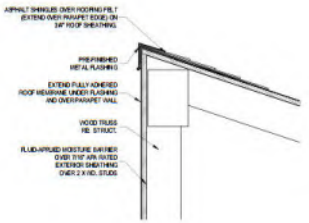
WALL SECTIONS
A-320



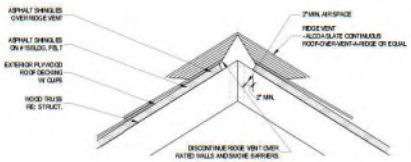
Opening Below Roof Hatch 16
1 1/2" = 1'-0"



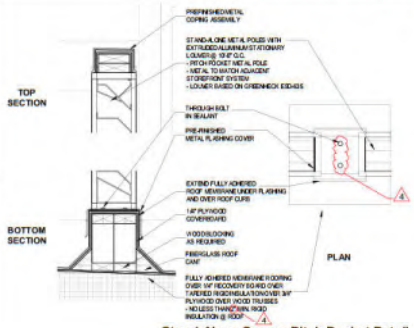
Soffit Detail @ Siding 12
1 1/2" = 1'-0"



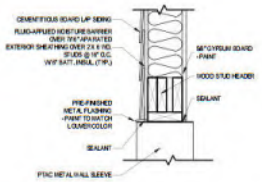
Exterior Roof Perimeter Detail 11
1 1/2" = 1'-0"



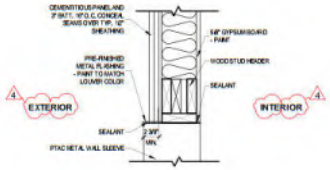
Exterior Roof Ridge Detail 10
1 1/2" = 1'-0"



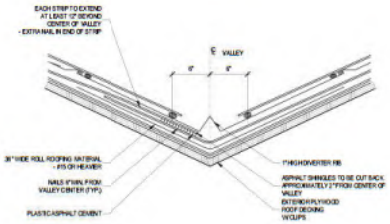
Stand-Alone Screen Pitch Pocket Detail 14
1 1/2" = 1'-0"



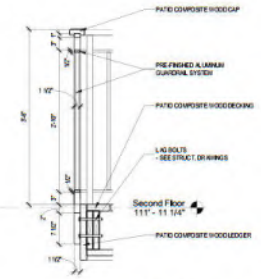
VTAC Head Detail @ Siding 9
1 1/2" = 1'-0"



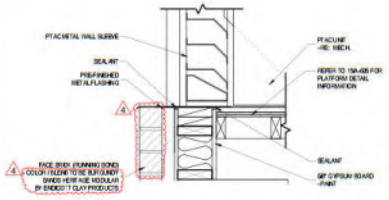
VTAC Head Detail @ Board & Batten 8
1 1/2" = 1'-0"



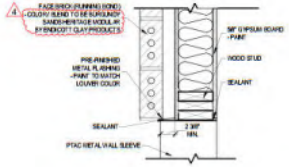
Exterior Roof Valley Detail 7
1 1/2" = 1'-0"



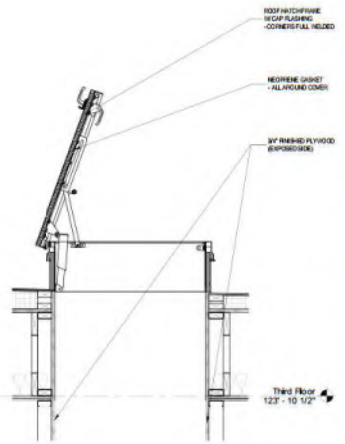
Typ. Patio Guardrail Detail 13
1" = 1'-0"



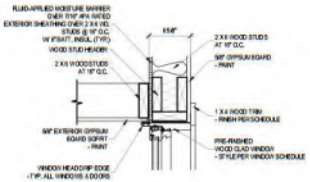
VTAC Sill Detail @ Brick (2nd Floor) 6
1 1/2" = 1'-0"



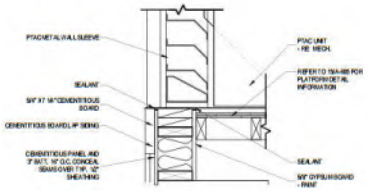
VTAC Jamb Plan Detail @ Brick 5
1 1/2" = 1'-0"



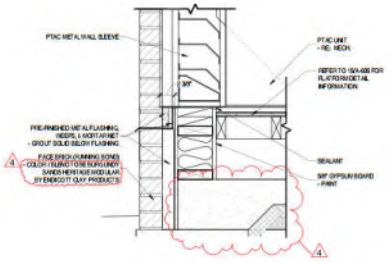
Section @ Roof Hatch 1
1" = 1'-0"



Soffit Detail @ Window Head 4
1 1/2" = 1'-0"



VTAC Sill Detail @ Board & Batten 3
1 1/2" = 1'-0"



VTAC Sill Detail @ Brick 2
1 1/2" = 1'-0"

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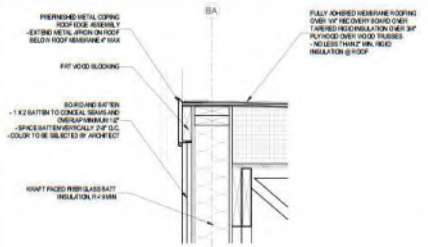
New Construction
4800 Council Pointe Road
Council Bluffs, Iowa 51501

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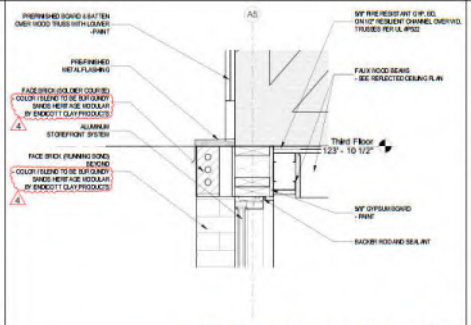
Project #: 181001

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February 22, 2019

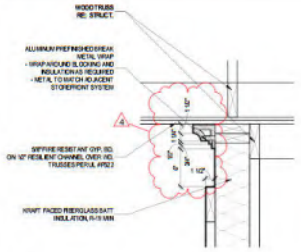
EXTERIOR BUILDING DETAILS
A-401



Section @ Dining Roof Edge 3
1 1/2" = 1'-0"



Section Detail @ Main Entry T.O. Brick 2
1 1/2" = 1'-0"



Section Detail @ T.O. Vestibule 1
1 1/2" = 1'-0"

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EXTERIOR BUILDING DETAILS
A-402

APPLIANCE ACCESSORIES SCHEDULE

AA7	FRONTLOAD WASHER MANUFACTURER: GE APPLIANCES MODEL: GFW148SSNWW
AA8	FRONTLOAD DRYER MANUFACTURER: GE APPLIANCES MODEL: GFD148SSNWW

TOILET ACCESSORIES SCHEDULE

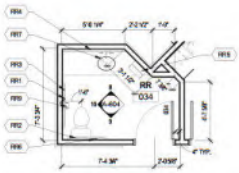
RR1	GRAB BAR 18" (VERTICAL) MANUFACTURER: BOBRICK MODEL: B-6806.99 PROVIDE BLOCKING IN WALLS AS REQUIRED
RR2	GRAB BAR 36" (HORIZONTAL) MANUFACTURER: BOBRICK MODEL: B-6806.99x36" PROVIDE BLOCKING IN WALLS AS REQUIRED
RR3	GRAB BAR 42" (HORIZONTAL) MANUFACTURER: BOBRICK MODEL: B-6806.99x42" PROVIDE BLOCKING IN WALLS AS REQUIRED
RR4	FRAMELESS MIRROR (SIZE VARIES) MANUFACTURER: BOBRICK MODEL: B-2290
RR5	PAPER TOWEL DISPENSER MANUFACTURER: BOBRICK MODEL: B-3944
RR6	SANITARY NAPKIN DISPOSAL MANUFACTURER: BOBRICK MODEL: B-270
RR7	SURFACE-MOUNTED SOAP DISPENSER MANUFACTURER: BOBRICK MODEL: B-2112
RR8	COUNTERTOP SOAP DISPENSER MANUFACTURER: BOBRICK MODEL: B-155
RR9	SURFACE-MOUNTED TOILET PAPER DISPENSER MANUFACTURER: BOBRICK MODEL: B-2888
RR10	PREFAB. ADA SHOWER STALL MANUFACTURER: CORPORT DESIGN MODEL: ASURA TRENCH DRAIN DESIGN XST 3636 TR DCL
RR14	WALL-MOUNT UTILITY SINK MANUFACTURER: KOHLER MODEL: K-12114-0 PROVIDE BLOCKING IN WALLS AS REQUIRED
RR15	WHIRLPOOL (T YPE L K 29 -1/2" H X 66 -1/2" W) MANUFACTURER: ARCHITECTURAL BATH MODEL: PARKER BATH
RR16	FLOOR-MOUNTED ENTRE TOILET PARTITIONS (OVERHEAD BRACED) MANUFACTURER: ASPCO COLOR TO BE SELECTED BY ARCHITECT

ENLARGED FLOOR PLAN NOTES

1. INTERIOR DIMENSIONS ARE TAKEN FROM OUTSIDE FACE OF STUD (F.O.S.), FACE OF GYPSUM BOARD (F.O.G.), CENTERLINE OF DOORS, U.N.O.
2. REFER TO INTERIOR DRAWING 2/A-501 FOR ROOM FINISH MATERIALS, ROOM FINISH SCHEDULE, CASEWORK AND WALL FINISH FINISHES MATERIALS, AND TILE WALL ELEVATIONS, U.N.O.
3. LIVING UNIT MAIN ENTRY DOORS ARE TO BE 4"FROM OUTSIDE FACE OF DOOR TO CLOSET CORNER, U.N.O.
4. ALL DOORS WITHIN LIVING UNITS TO BE 4"MEASURED FROM OUTSIDE FACE OF DOOR FRAME TO OUTSIDE FACE OF GWB, U.N.O.
5. PUSH POCKET AND BIFOLD DOORS, OPENINGS TO BE UNLAT FACE OF GWB, U.N.O. REFER TO FLOOR PLANS FOR LOCATIONS.
6. REFER TO SECTION DETAIL 11/A511 FOR TYPICAL COAT HOOK & SHELF DETAIL.
7. FOR ALL LIVING UNIT CLOSETS, CEILINGS WITH WITHOSE SPACES TO BE 8'-0" ETS, U.N.O.
8. REFER TO ELEVATIONS 19/A-501 AND 15/A411 FOR CLOTHES CLOSET SFOR ILS, IL, IL12, IL12 LIVING UNITS.
9. REFER ELEVATION 29/A-504 & SECTION 24/A-504 FOR THE ENTRY NICHE FOR IL LIVING UNITS.
10. REFER TO ELEVATION 25/A-504 AND SECTION 26/A-504 FOR THE ENTRY NICHE FOR IHC LIVING UNITS.
11. NOT USED.
12. ------DENOTES WALL OR DOOR IS IN LINE WITH WALL OR DOOR ACROSS THE CORRIDOR OR HALL.

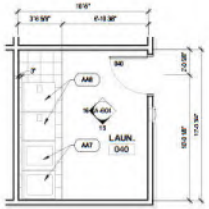


Restroom 241 Area B 8

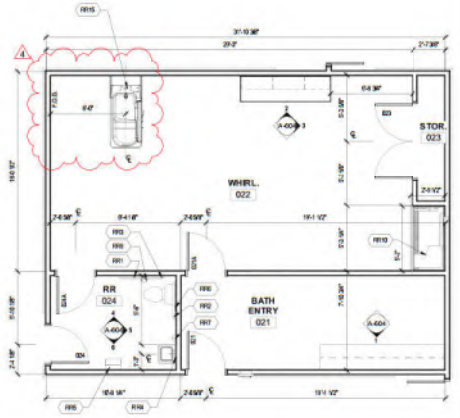


NOTE: RESTROOM (RR) 034 IS SIMILAR AND REVERSE TO RESTROOM (RR) 024

Restroom 034 Area C 7



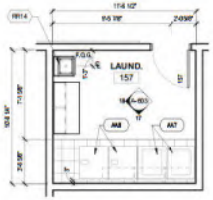
Laundry 040 Area C 6



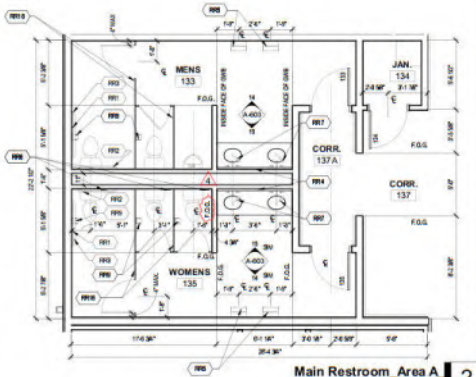
Whirlpool 022 Area C 5



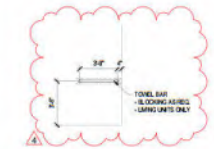
Salon 159 Area B 4

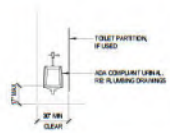


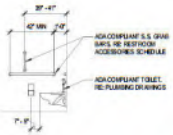
Laundry 157 Area B 3

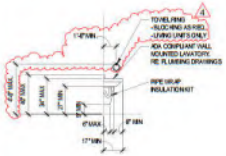


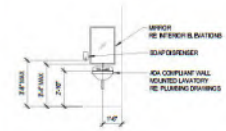
Main Restroom Area A 2

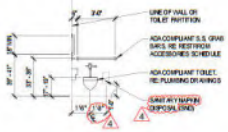












A-501 Restroom Accessories 1

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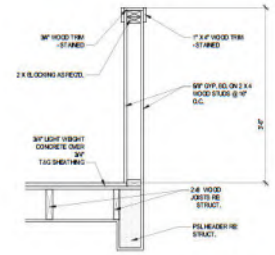
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February 22, 2019

ENLARGED RESTROOM & LAUNDRY PLANS

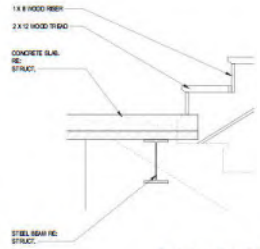
A-501

STAIR AND ELEVATOR GENERAL NOTES

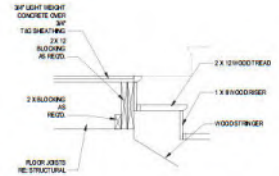
1. ALL DIMENSIONS WITHIN STAIRWELL ARE TO FACE OF GWB (F.O. GL) OR TO TREAD. THE 1'-0" DIMENSION HIGHLIGHTS THE HANDRAIL EXTENSION.
2. DIMENSIONS OUTSIDE OF STAIRWELL ARE TO OUTSIDE FACE OF STUD (F.O.S.), OUTSIDE FACE OF GWB (F.O.G.), & CENTERLINE OF OPENING, TYP.
3. ALL METAL HANDRAILS ARE TO BE PAINTED.



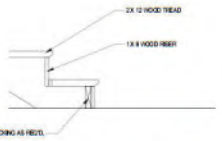
Railing Section 12



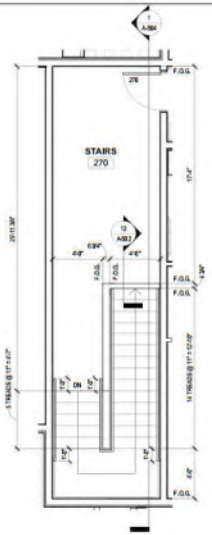
Stair Landing Detail 11



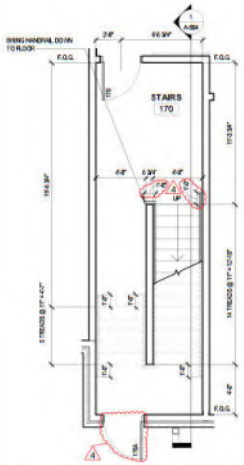
Stair Landing Detail 10



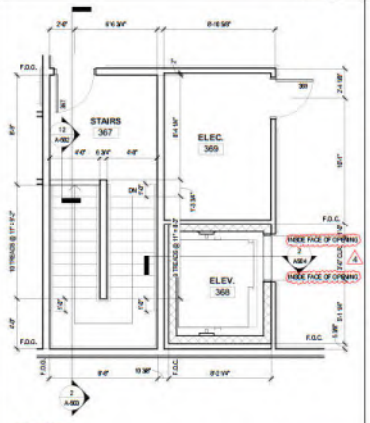
Stair Base Detail 9



Stairs 260_Area B (Second Floor) 8

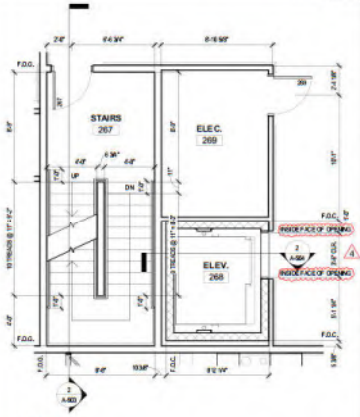


Stairs 160_Area B 7



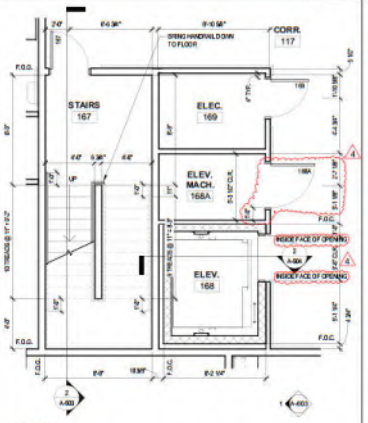
ENLARGED PLAN ROTATED 25 DEGREES TO FIT ONTO SHEET.

Stairs 321_Area A (Third Floor) 6



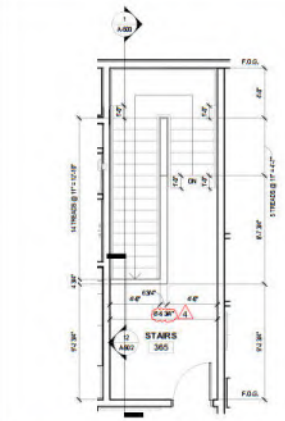
ENLARGED PLAN ROTATED 25 DEGREES TO FIT ONTO SHEET.

Stairs 221_Area A (Second Floor) 5



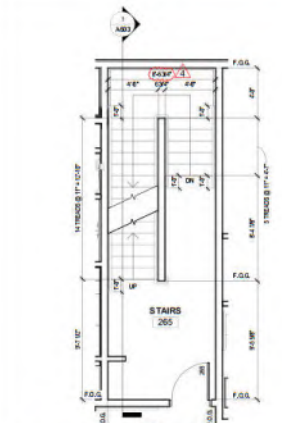
ENLARGED PLAN ROTATED 25 DEGREES TO FIT ONTO SHEET.

Stairs 121_Area A 4



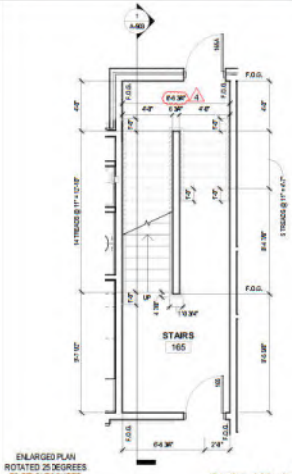
ENLARGED PLAN ROTATED 25 DEGREES TO FIT ONTO SHEET.

Stairs 303_Area A (Third Floor) 3



ENLARGED PLAN ROTATED 25 DEGREES TO FIT ONTO SHEET.

Stairs 203_Area A (Second Floor) 2



ENLARGED PLAN ROTATED 25 DEGREES TO FIT ONTO SHEET.

Stairs 103_Area A 1

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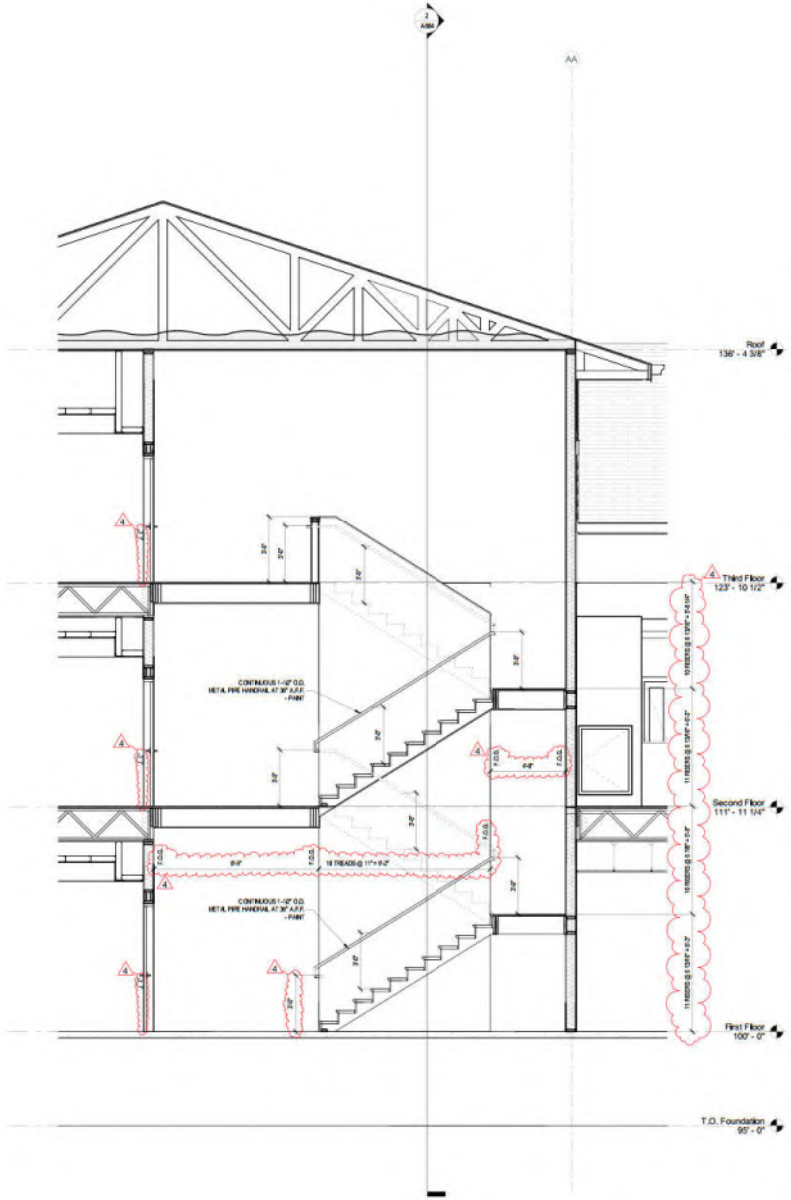
Revisions
4 Issued For Const. / ASI #1 02/22/19

Project #: 181001

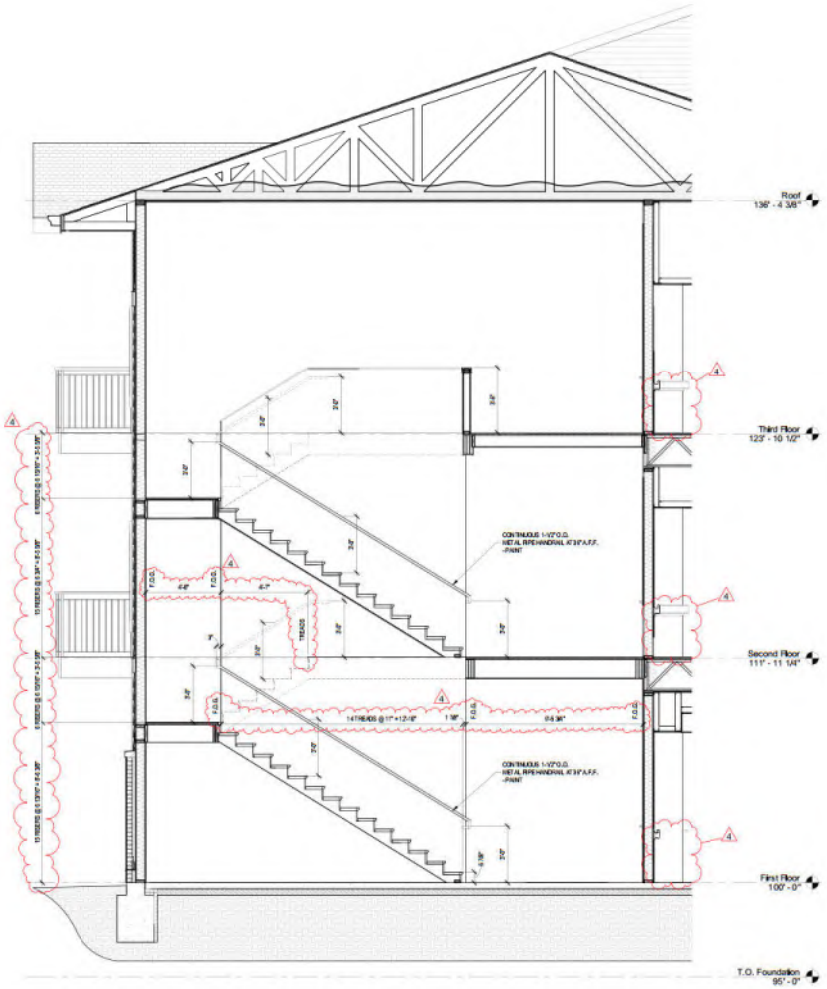
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ENLARGED STAIR & ELEVATOR PLANS

A-502



Stairs 121, 221, & 321 Section 2
3/8" = 1'-0"



Stairs 103, 203, & 303 Section 1
3/8" = 1'-0"

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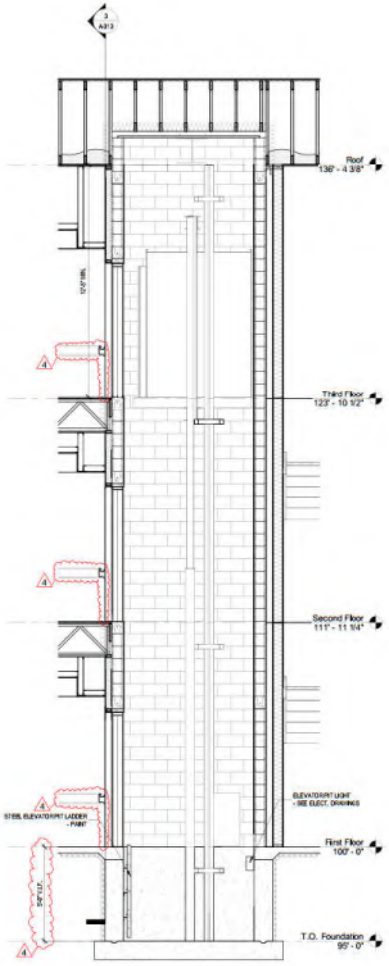
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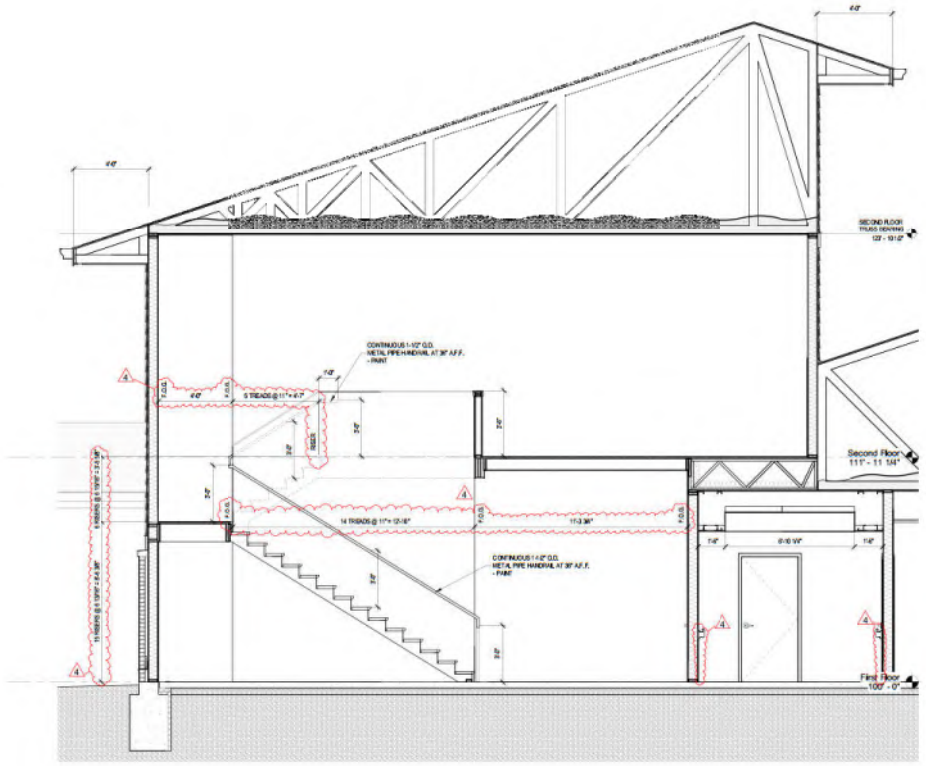
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STAIR SECTIONS
A-503



Elevator Section 2



Stairs 160 & 260 Section 1

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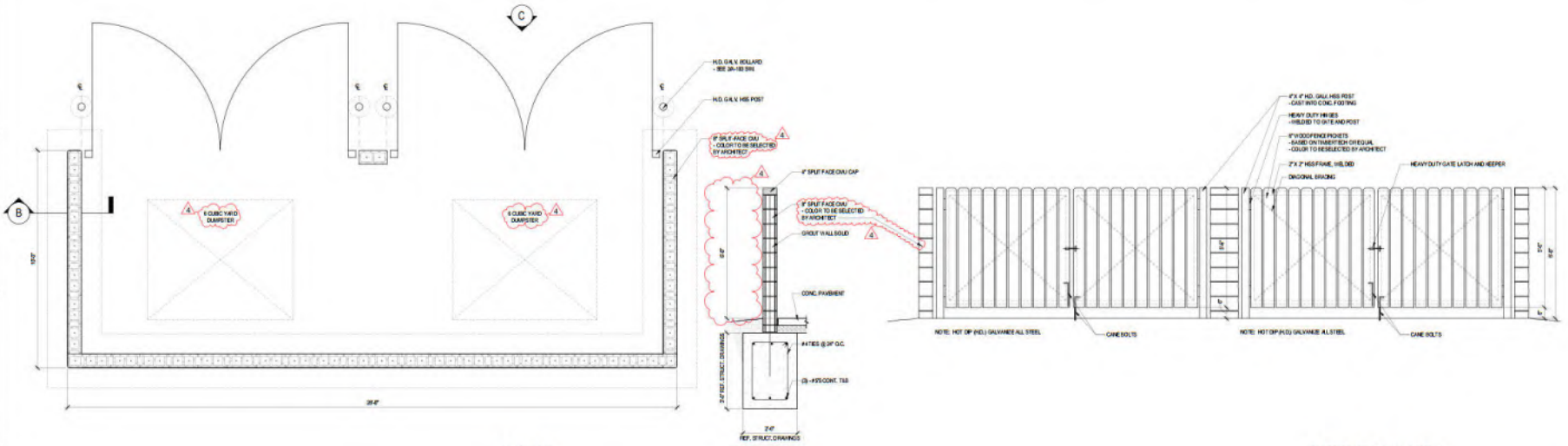
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STAIR & ELEVATOR SECTIONS

A-504

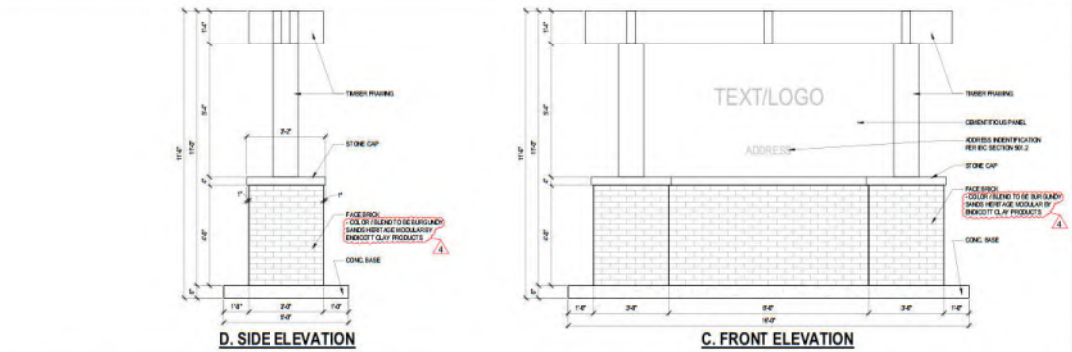


A. PLAN

B. SECTION

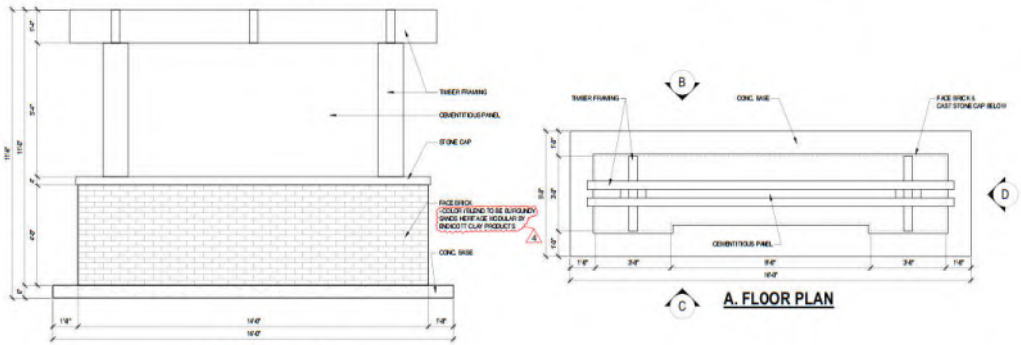
C. FRONT ELEVATION

Trash Enclosure 2



D. SIDE ELEVATION

C. FRONT ELEVATION



B. BACK ELEVATION

A. FLOOR PLAN

Monument Sign 1

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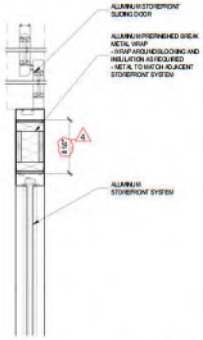
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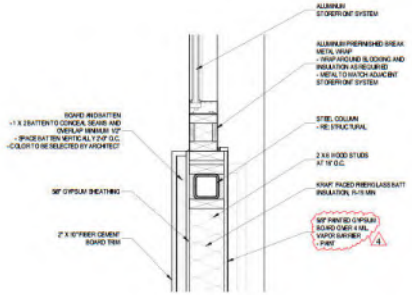
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MONUMENT SIGN & TRASH ENCLOSURE

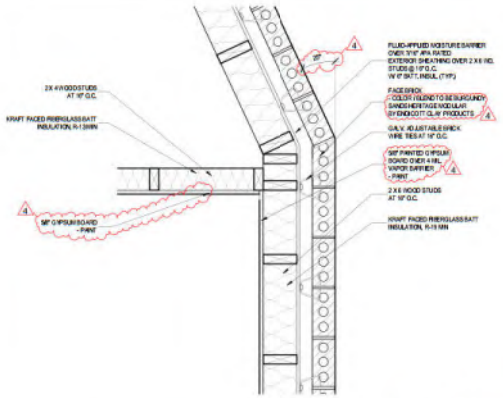
A-506



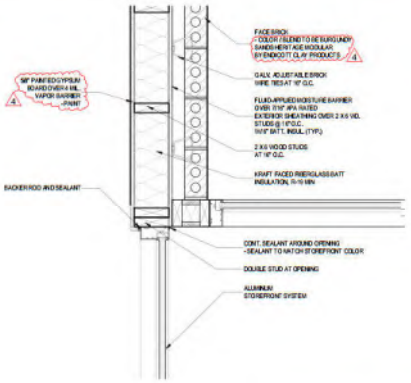
Plan Detail Courtyard Entrance 9
1 1/2" = 1'-0"



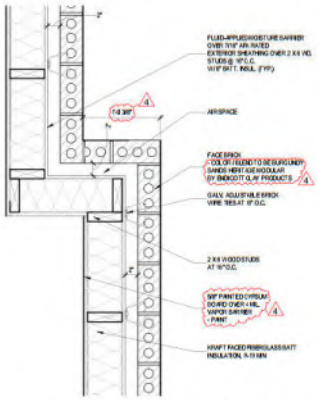
Plan Detail Area A @ Courtyard End Mullion 8
1 1/2" = 1'-0"



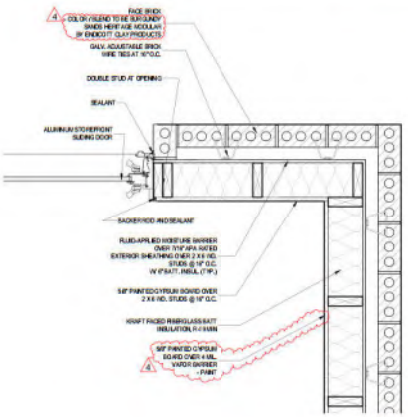
Plan Detail Area A and B 7
1 1/2" = 1'-0"



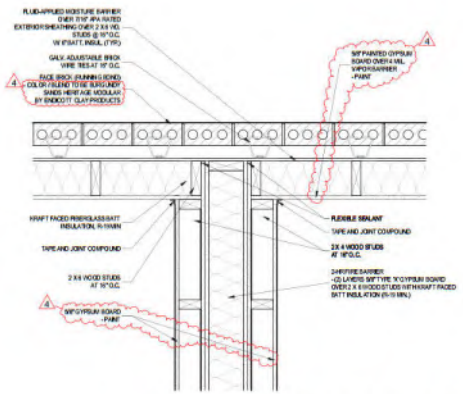
Plan Detail Vestibule Entrance 6
1 1/2" = 1'-0"



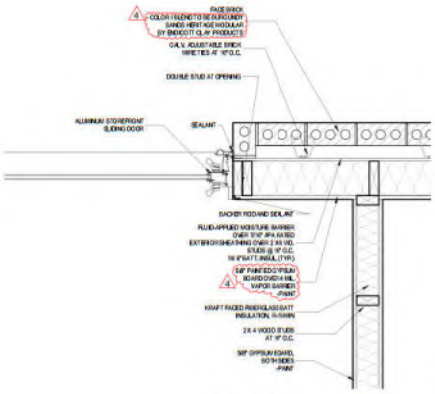
Plan Detail Main Entrance 5
1 1/2" = 1'-0"



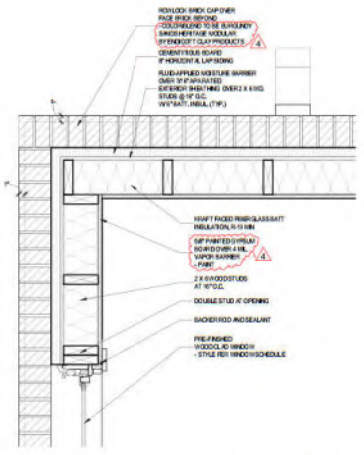
Plan Detail Corner 4
1 1/2" = 1'-0"



Plan Detail Area A - 2-Hr Fire Barrier 3
1 1/2" = 1'-0"



Plan Detail Apartment Sliding Door 2
1 1/2" = 1'-0"



Plan Detail Exterior Corner 1
1 1/2" = 1'-0"

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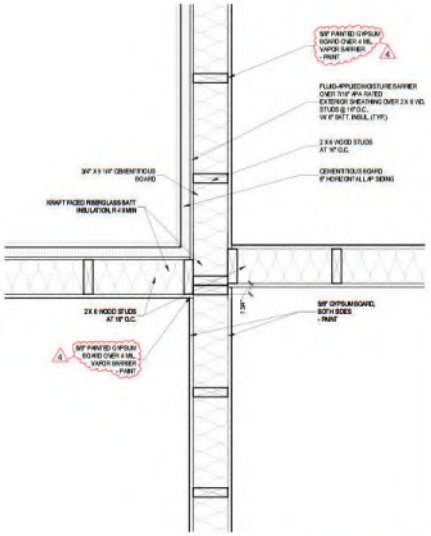
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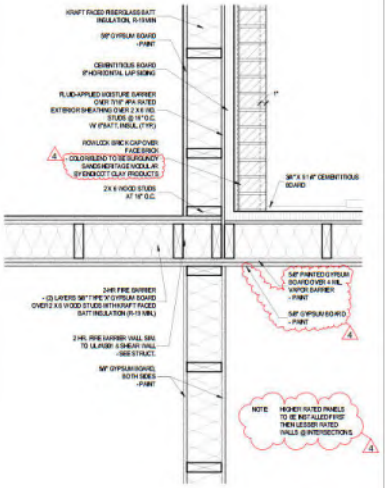
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PLAN DETAILS - AREA A

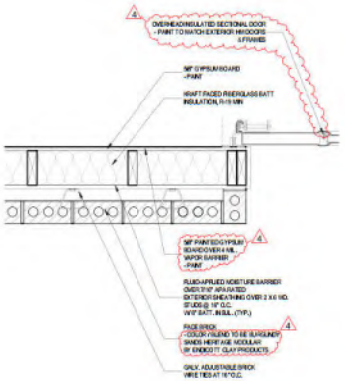
A-511



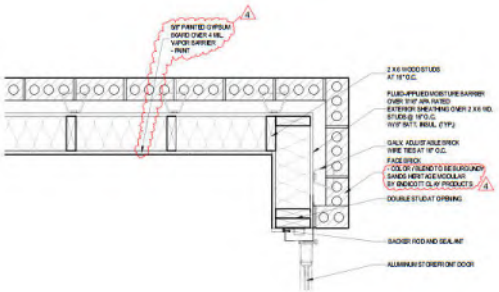
Plan Detail Courtyard Corner 5
1 1/2" = 1'-0"



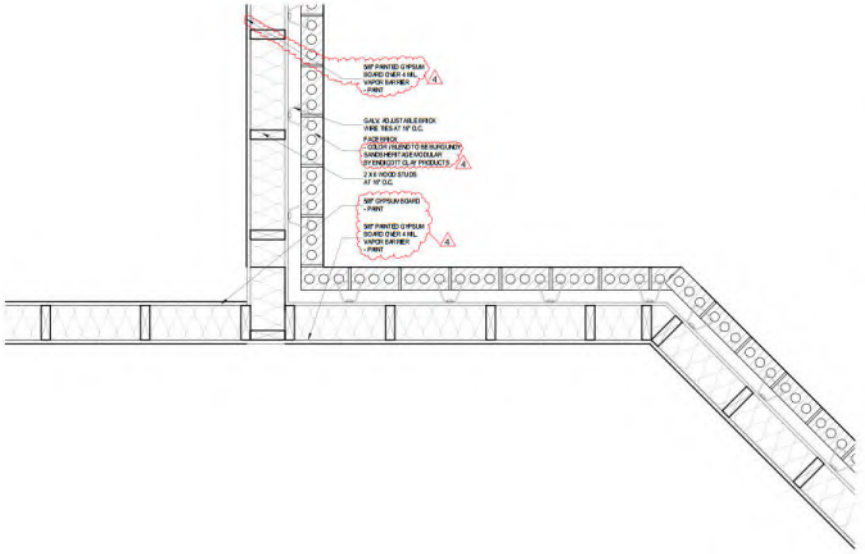
Plan Detail Area B and C 4
1 1/2" = 1'-0"



Plan Detail Receiving 3
1 1/2" = 1'-0"



Plan Detail Dining Exterior Door 2
1 1/2" = 1'-0"



Plan Detail Dining 1
1 1/2" = 1'-0"

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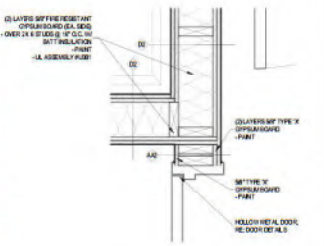
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PLAN DETAILS - AREA B

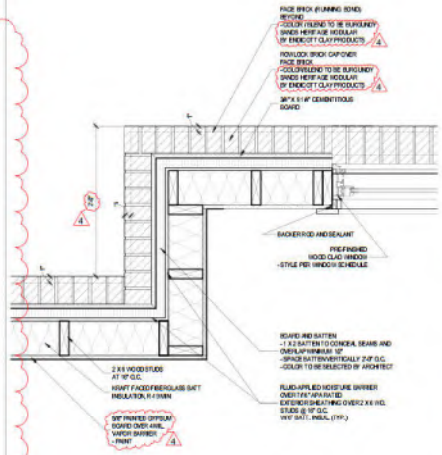
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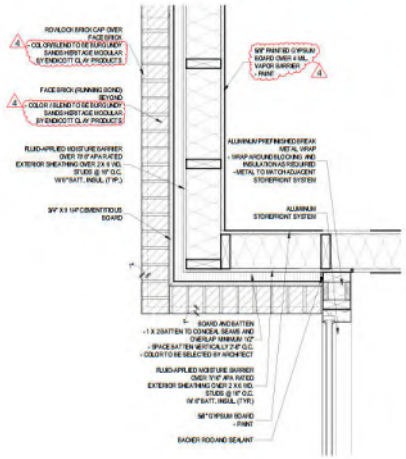
Plan Detail Area C - MC Separation 6
1 1/2" = 1'-0"



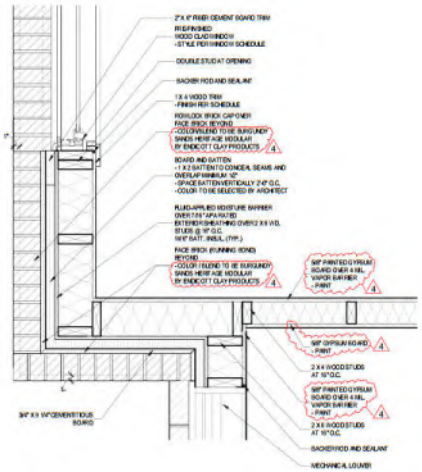
Plan Detail Area C Wall Type AA1 to AA2 5
1 1/2" = 1'-0"



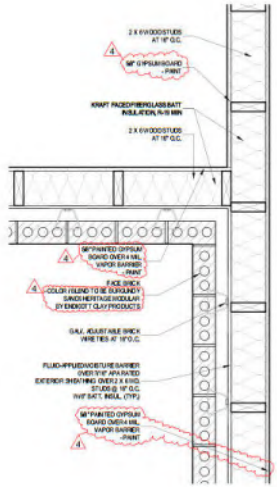
Plan Detail MC Courtyard Corner 4
1 1/2" = 1'-0"



Plan Detail MC Dining 3
1 1/2" = 1'-0"



Plan Detail MC Corner 2
1 1/2" = 1'-0"



Plan Detail 1-Hour Stairwell Wall 1
1 1/2" = 1'-0"

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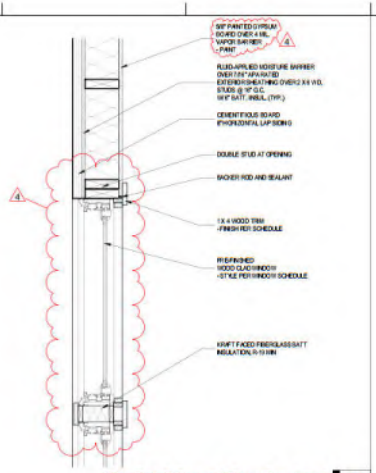
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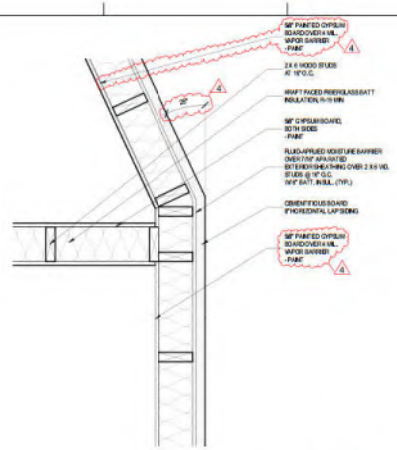
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PLAN DETAILS - AREA C

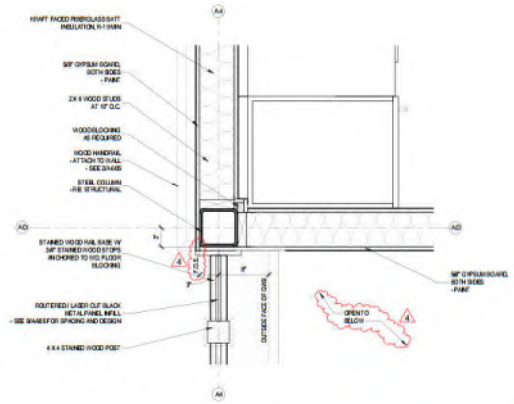
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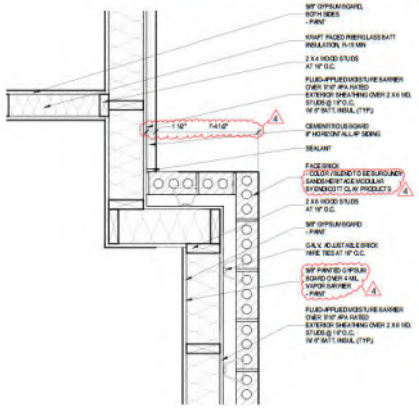
Plan Detail Second Floor Courtyard 8
1 1/2" = 1'-0"



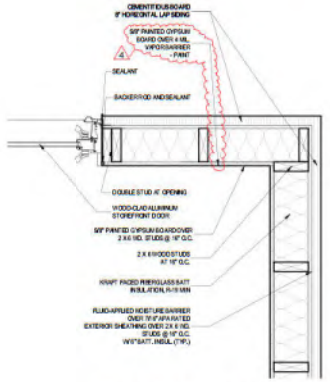
Plan Detail Area A to B 7
1 1/2" = 1'-0"



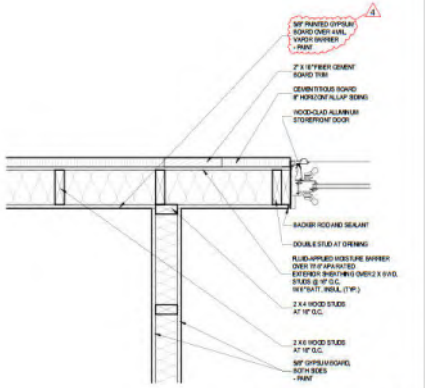
Plan Detail Area A @ Main Lobby (2nd Floor) 6
1 1/2" = 1'-0"



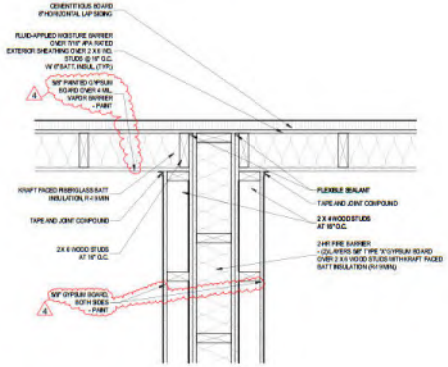
Plan Detail Second Floor Entrance 5
1 1/2" = 1'-0"



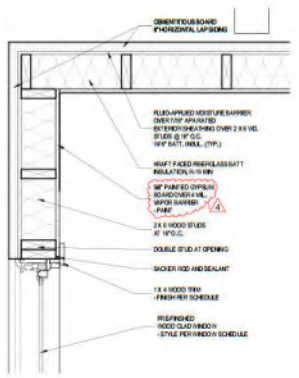
Plan Detail Second Floor Front Corner 4
1 1/2" = 1'-0"



Plan Detail Balcony 3
1 1/2" = 1'-0"



Detail Area A - 2-Hr Fire Barrier (2nd Floor) 2
1 1/2" = 1'-0"



Plan Detail Second Floor Corner 1
1 1/2" = 1'-0"

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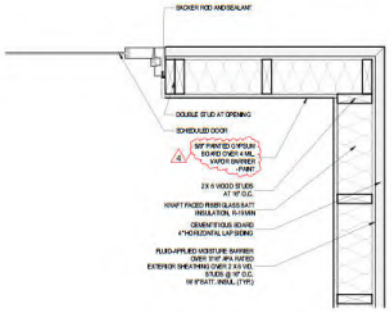
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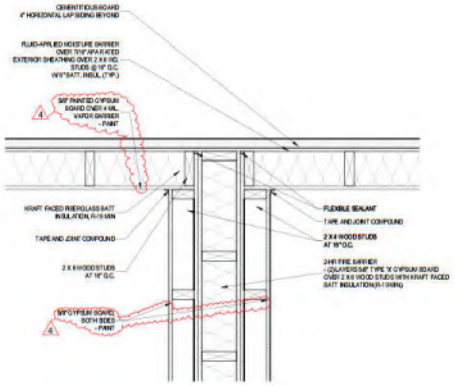
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PLAN DETAILS AREA A (SECOND FLOOR)

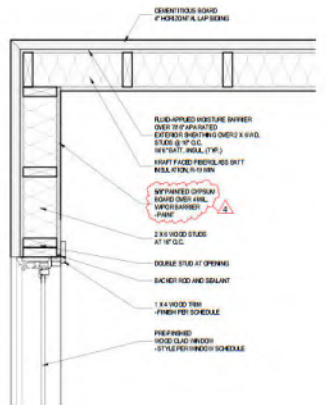
A-514



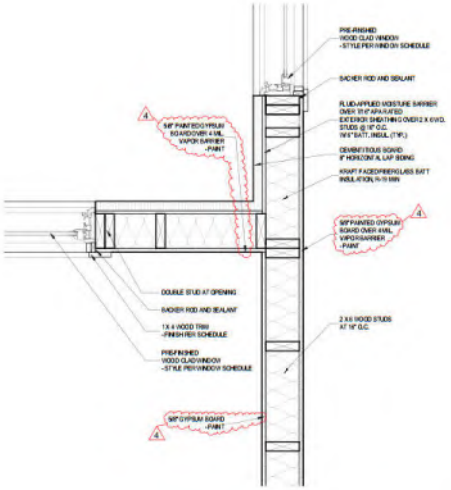
Plan Detail Third Floor Front Corner 6
1 1/2" = 1'-0"



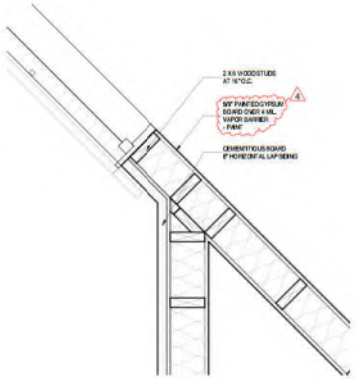
Area A - 2-Hr Fire Barrier (3rd Floor) 5
1 1/2" = 1'-0"



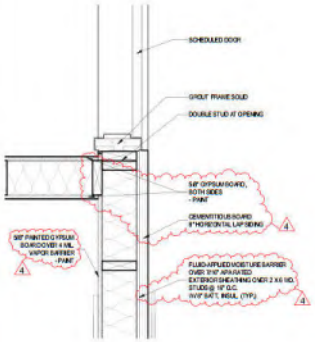
Plan Detail Third Floor Corner 4
1 1/2" = 1'-0"



Plan Detial Second Floor Courtyard Corner 3
1 1/2" = 1'-0"



Plan Detail Wellness 2
1 1/2" = 1'-0"



Plan Detail Dining Roof Access 1
1 1/2" = 1'-0"

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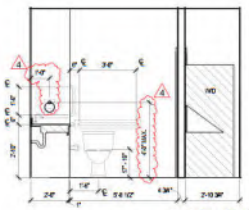
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PLAN DETAILS AREA B (SECOND FLOOR), AREA A (THIRD FLOOR)

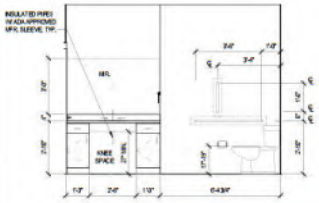
A-515

INTERIOR ELEVATION GENERAL NOTES

1. SEE INTERIOR DESIGN DRAWINGS ID-XXX FOR ALL FINISHES.
2. REFER TO TABLE 1 FOR ALL ADA GUIDELINES FOR LIVING UNIT BATHROOMS.



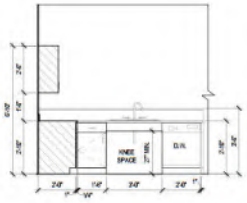
IL-1-Bed Bathroom 21 — 3/8" = 1'-0"



IL-1-Bed Bathroom 20 — 3/8" = 1'-0"



IL-1-Bed Bathroom 19 — 3/8" = 1'-0"



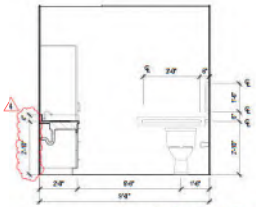
IL-1-Bed Kitchen 18 — 3/8" = 1'-0"



IL-1-Bed Kitchen 17 — 3/8" = 1'-0"



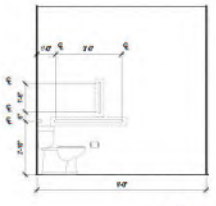
IL-1-Bed Kitchen 16 — 3/8" = 1'-0"



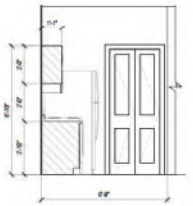
IL-Studio Bathroom 15 — 3/8" = 1'-0"



IL-Studio Bathroom 14 — 3/8" = 1'-0"



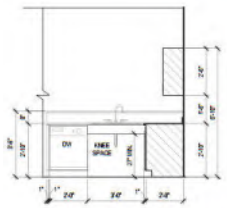
IL-Studio Bathroom 13 — 3/8" = 1'-0"



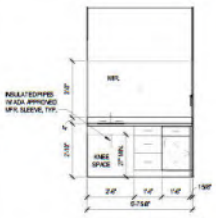
IL-Studio Kitchen 12 — 3/8" = 1'-0"



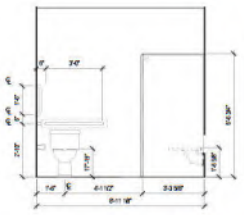
IL-Studio Kitchen 11 — 3/8" = 1'-0"



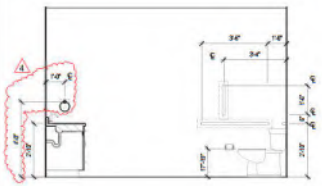
IL-Studio Kitchen 10 — 3/8" = 1'-0"



MC-3 Bathroom 9 — 3/8" = 1'-0"



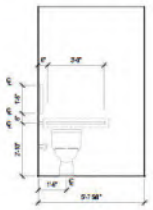
MC-3 Bathroom 8 — 3/8" = 1'-0"



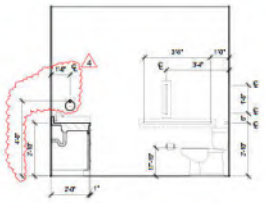
MC-3 Bathroom 7 — 3/8" = 1'-0"



MC-2, MC-2A Bathroom 6 — 3/8" = 1'-0"



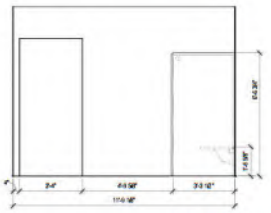
MC-2, MC-2A Bathroom 5 — 3/8" = 1'-0"



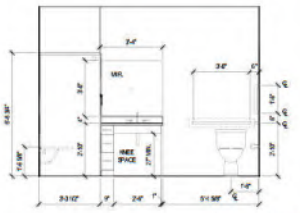
MC-2, MC-2A Bathroom 4 — 3/8" = 1'-0"



MC-1 Bathroom 3 — 3/8" = 1'-0"



MC-1 Bathroom 2 — 3/8" = 1'-0"



MC-1 Bathroom 1 — 3/8" = 1'-0"

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The Heritage at Fox Run - Council Bluffs

New Construction
4800 Council Pointe Road
Council Bluffs, Iowa 51501

Revisions:
4 Issued For Const. / ASI #1 02/22/19

Project #: 181001

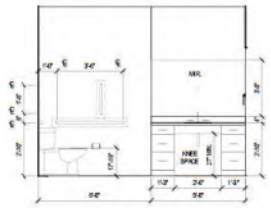
Issued For Construction
February 22, 2019

LIVING UNIT INTERIOR ELEVATIONS

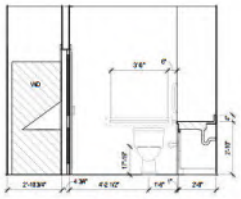
A-601

INTERIOR ELEVATION GENERAL NOTES

1. SEE INTERIOR DESIGN DRAWINGS A0.400 FOR ALL FINISHES.
2. REFER TO 1A-901 FOR ADA GUIDELINES FOR LIVING UNIT BATHROOMS.



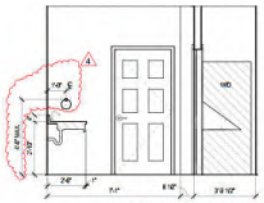
IL-2-Bed / 2 Bath Bathroom (2) 3/8" = 1'-0" 16



IL-2-Bed / 2 Bath Bathroom (2) 3/8" = 1'-0" 15



IL-2-Bed / 2 Bath Bathroom (2) 3/8" = 1'-0" 14



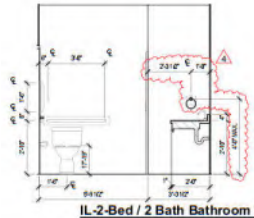
IL-2-Bed / 2 Bath Bathroom (2) 3/8" = 1'-0" 13



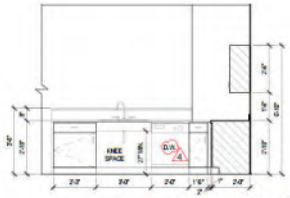
IL-2-Bed / 2 Bath Bathroom (1) 3/8" = 1'-0" 12



IL-2-Bed / 2 Bath Bathroom (1) 3/8" = 1'-0" 11



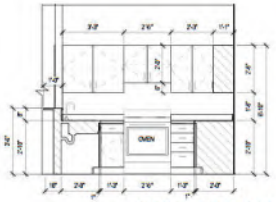
IL-2-Bed / 2 Bath Bathroom (1) 3/8" = 1'-0" 10



IL-2-Bed / 2 Bath Kitchen 3/8" = 1'-0" 9



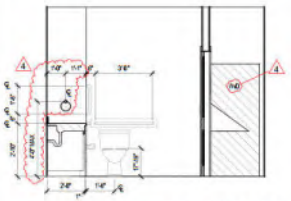
IL-2-Bed / 2 Bath Kitchen 3/8" = 1'-0" 8



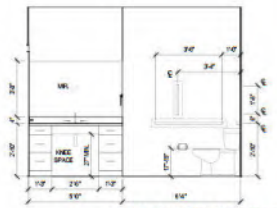
IL-2-Bed / 2 Bath Kitchen 3/8" = 1'-0" 7



IL-2-Bed / 1 Bath Bathroom 3/8" = 1'-0" 6



IL-2-Bed / 1 Bath Bathroom 3/8" = 1'-0" 5



IL-2-Bed / 1 Bath Bathroom 3/8" = 1'-0" 4



IL-2-Bed / 1 Bath Kitchen 3/8" = 1'-0" 3



IL-2-Bed / 1 Bath Kitchen 3/8" = 1'-0" 2



IL-2-Bed / 1 Bath Kitchen 3/8" = 1'-0" 1

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Project #: 181001

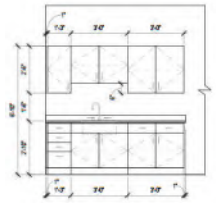
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February 22, 2019

LIVING UNIT INTERIOR ELEVATIONS

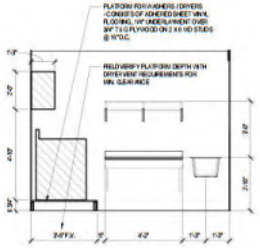
A-602

INTERIOR ELEVATION GENERAL NOTES

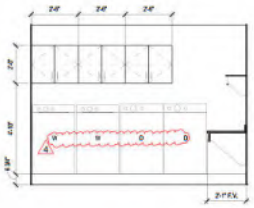
1. SEE INTERIOR DESIGN DRAWINGS (ID-XXX) FOR ALL FINISHES.
2. SEE FOOD SERVICE DESIGN DRAWINGS (FSX.X) FOR ALL EQUIPMENT LOCATION.
   CAFE 132
   SUB 131
   KITCHEN 152
   DRY STOR. 153
   KITCHEN 026



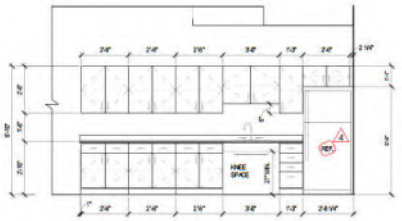
Chapel 033 - West Elevation 19



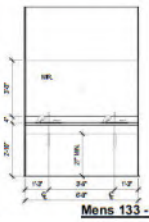
Laund. 157 - West Elevation 18



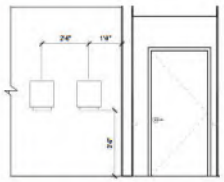
Laund. 157 - South Elevation 17



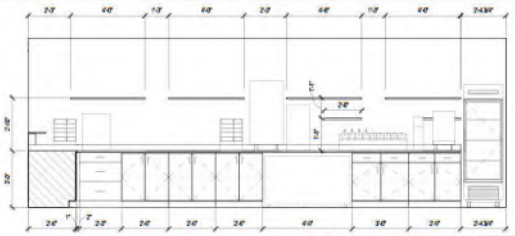
Empl. Break 156 - East Elevation 16



Mens 133 - South Elevation 15



Mens 133 - North Elevation 14



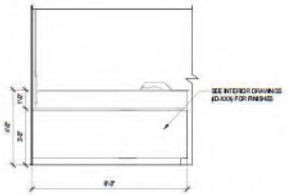
Cafe 132 - South Elevation 13



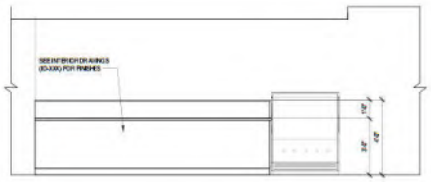
Cafe 132 - East Elevation 12



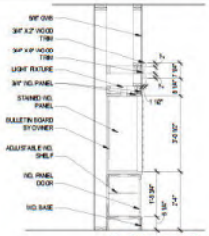
Cafe 132 - North Elevation 11



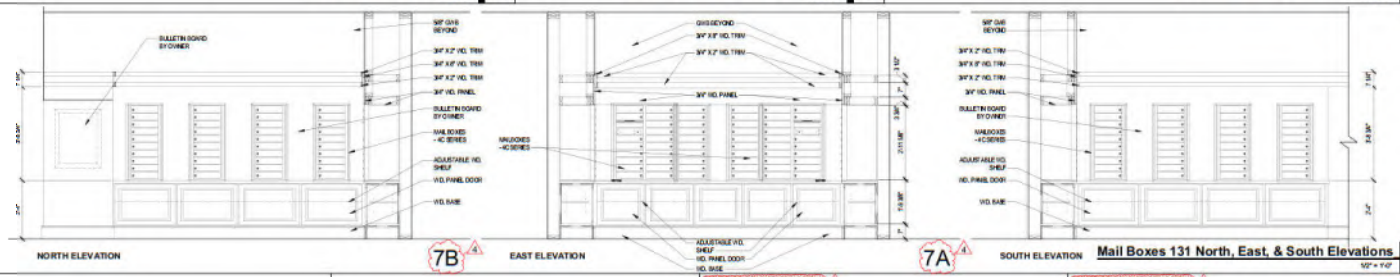
Cafe 132 - West Outside Elevation 10



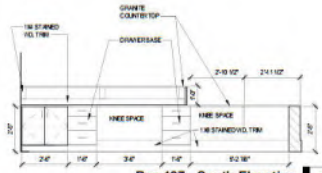
Cafe 132 - South Outside Elevation 9



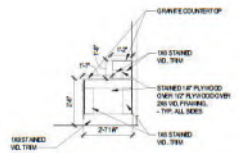
Mail Boxes 131 Section 8



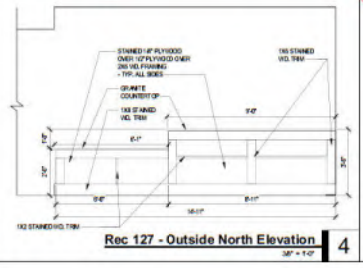
Mail Boxes 131 North, East, & South Elevations 7



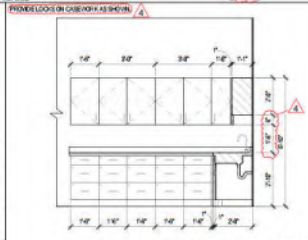
Rec 127 - South Elevation 6



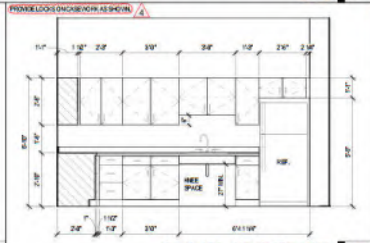
Rec 127 - Outside West Elevation 5



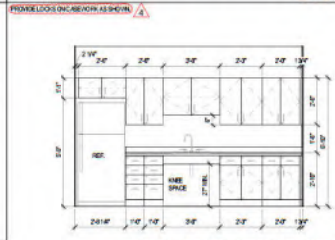
Rec 127 - Outside North Elevation 4



Conf. 128 - West Elevation 3



Conf. 128 - North Elevation 2



Med Office 124 - West Elevation 1

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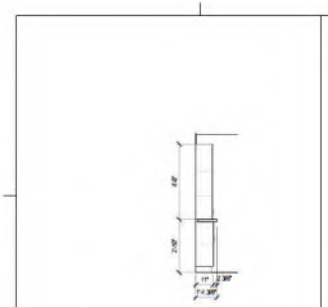
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Council Bluffs, Iowa 51501

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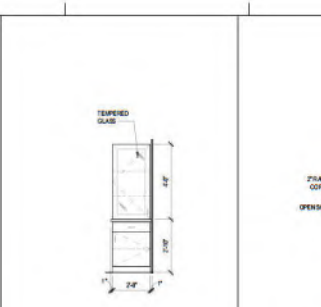
Project #: 181001

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February 22, 2019

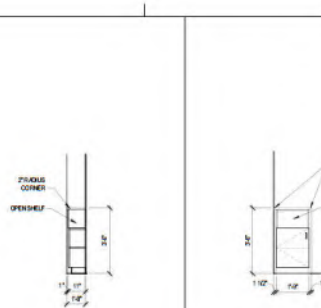
INTERIOR ELEVATIONS
A-603



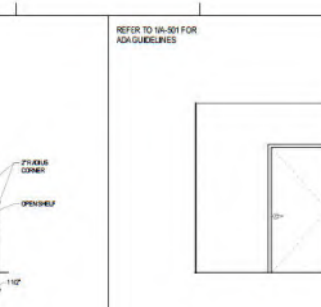
MC Entry Niche - Section 26



MC Entry Niche - Elevation 25

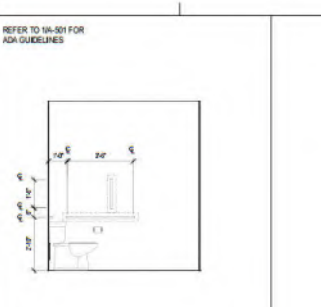


IL Entry Niche - Section 24



IL Entry Niche - Elevation 23

RR 241 - West Elevation 22



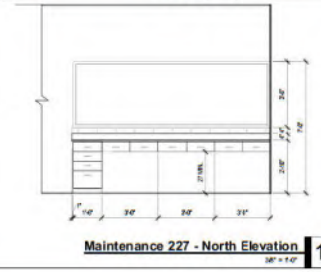
RR 241 - South Elevation 21

INTERIOR ELEVATION GENERAL NOTES

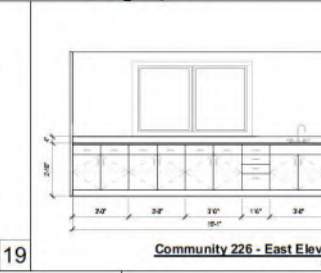
1. SEE INTERIOR DESIGN DRAWINGS (ID-XXX) FOR ALL FINISHES.
2. SEE FOOD SERVICE DESIGN DRAWINGS (FSX.X) FOR ALL EQUIPMENT LOCATION:
   CAFE 132
   SUS 131
   KITCHEN 152
   DRY STOR. 1525
   KITCHEN 035



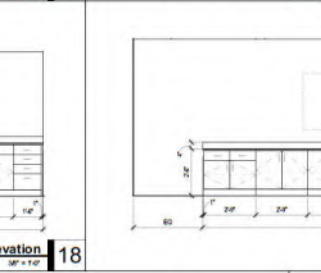
RR 241 - East Elevation 20



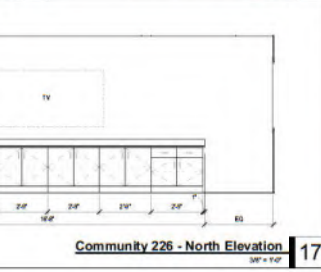
Maintenance 227 - North Elevation 19



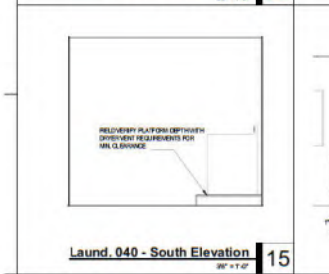
Community 226 - East Elevation 18



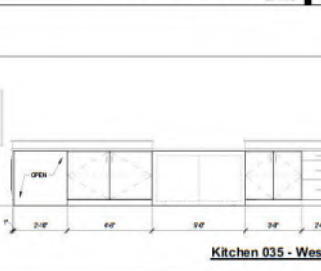
Community 226 - North Elevation 17



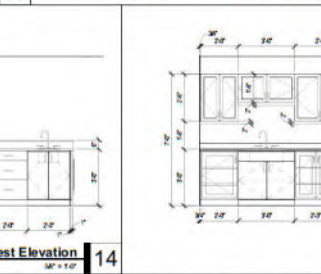
Laund. 040 - West Elevation 16



Laund. 040 - South Elevation 15



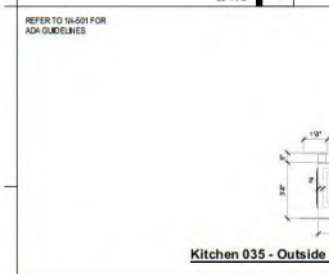
Kitchen 035 - West Elevation 14



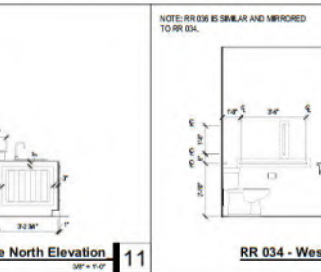
Kitchen 035 - East Elevation 13



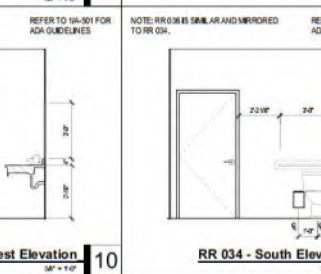
Kitchen 035 - Outside East Elevation 12



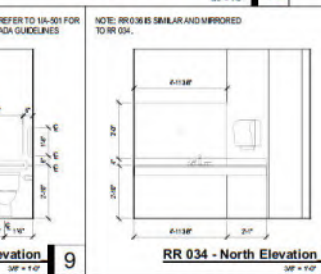
Kitchen 035 - Outside North Elevation 11



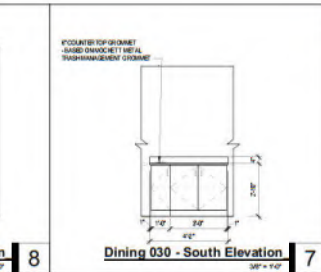
RR 034 - West Elevation 10



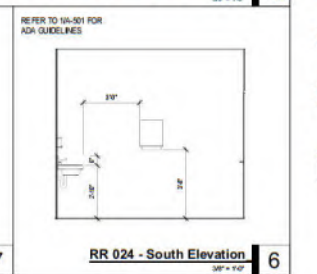
RR 034 - South Elevation 9



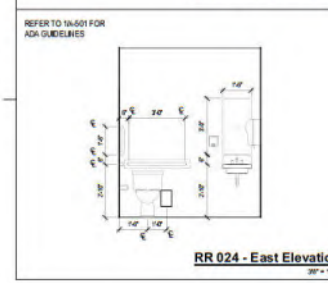
RR 034 - North Elevation 8



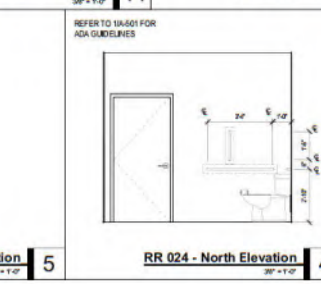
Dining 030 - South Elevation 7



RR 024 - South Elevation 6



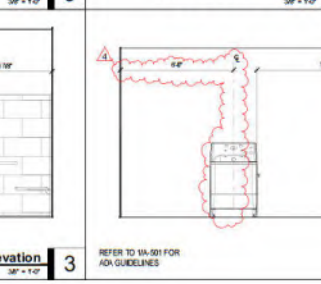
RR 024 - East Elevation 5



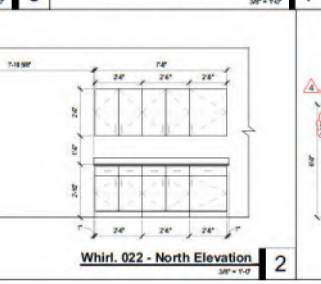
RR 024 - North Elevation 4



Whirl 022 - East Elevation 3



Whirl. 022 - North Elevation 2



Bath Entry 021 - South Elevation 1

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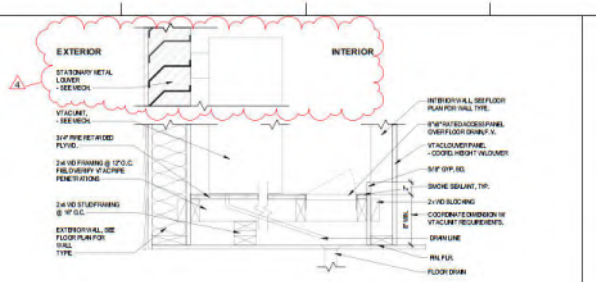
New Construction
4800 Council Pointe Road
Council Bluffs, Iowa 51501

Revisions		
4	Issued For Const. / ASI #1	02/22/19

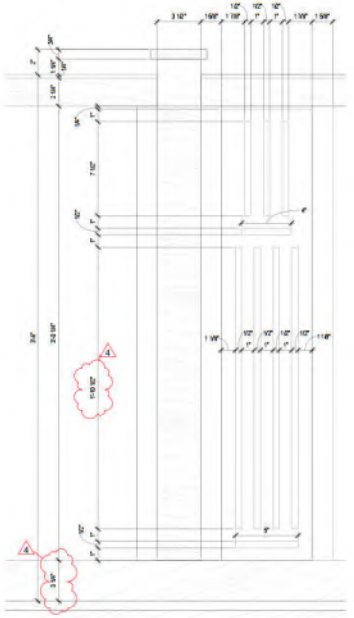
Project #: 181001

Issued For Construction
February 22, 2019

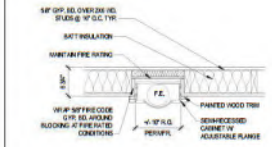
INTERIOR ELEVATIONS
A-604



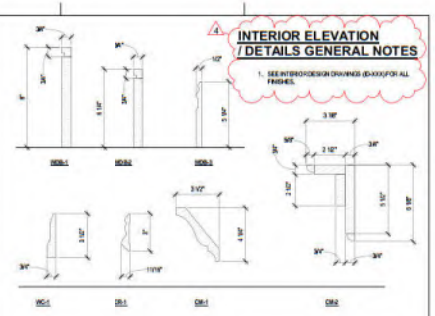
Typ. Platform Detail @ VTAC Units 15
1 1/2" = 1'-0"



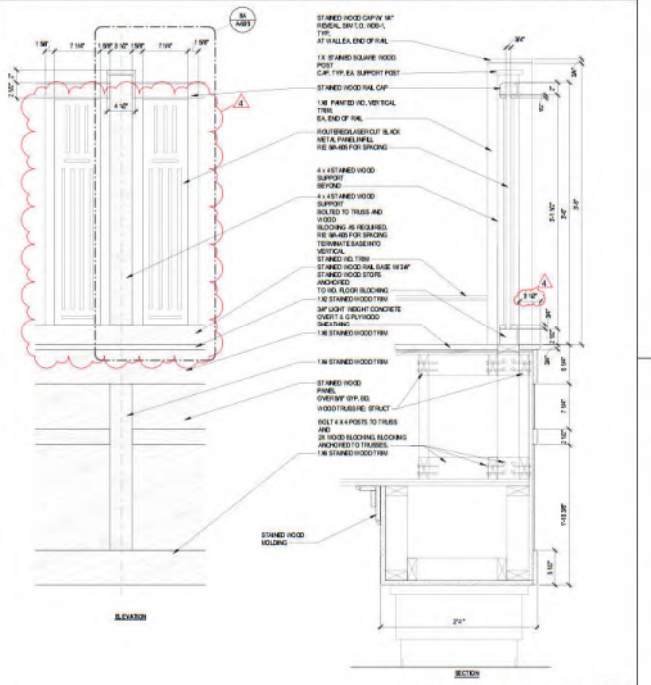
Railing Detail Design 8A
3" = 1'-0"



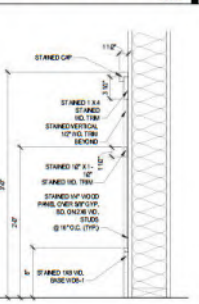
Recessed FEC Plan Detail 14
1" = 1'-0"



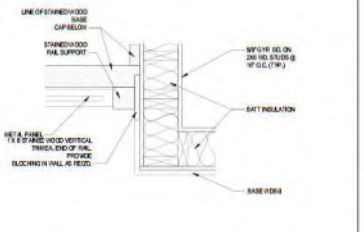
Trim Profiles 13
3" = 1'-0"



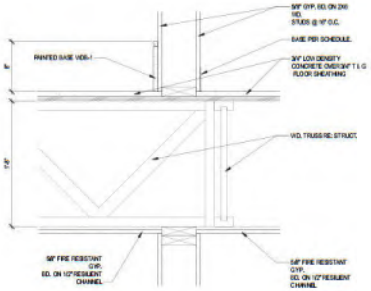
Wall Covering & Railing Detail 8
1 1/2" = 1'-0"



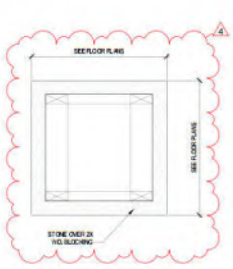
Hand Rail Detail 10
1 1/2" = 1'-0"



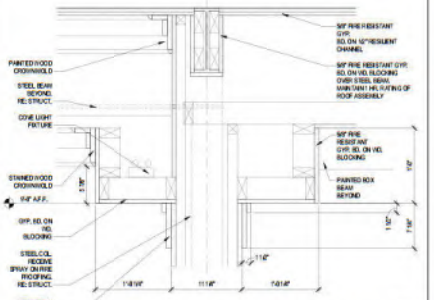
Hand Rail Plan Detail 9
1 1/2" = 1'-0"



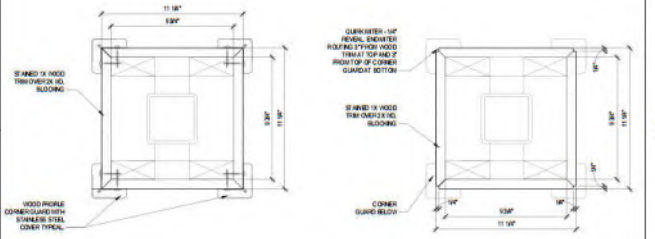
Stair Landing Detail 7
1 1/2" = 1'-0"



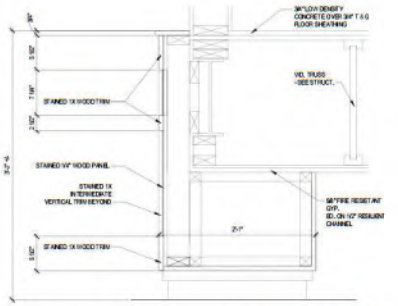
Stone Trim Detail @ Fireplace 6
1 1/2" = 1'-0"



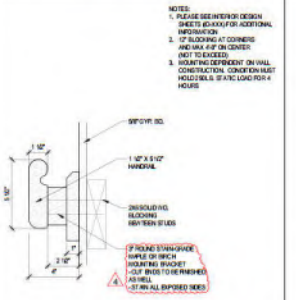
Wall Covering Section Detail 5
1 1/2" = 1'-0"



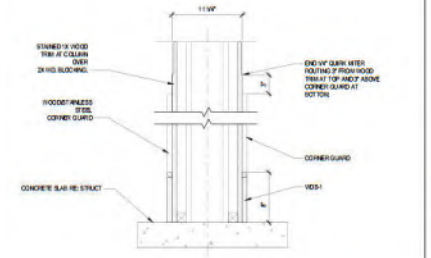
Column Wood Wrap Detail 4
3" = 1'-0"



Wall Covering Section Detail 3
1 1/2" = 1'-0"



Hand Rail Detail 2
3" = 1'-0"



Wall Covering & Railing Detail 1
1 1/2" = 1'-0"

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The Heritage at Fox Run - Council Bluffs

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Revisions:		
4	Issued For Const. / ASI #1	02/22/19

Project #: 181001

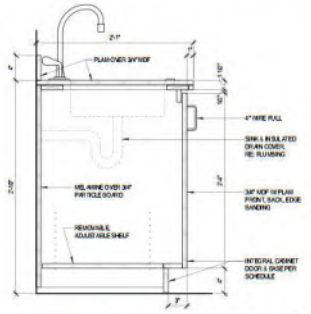
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February 22, 2019

INTERIOR ELEVATIONS & INTERIOR DETAILS

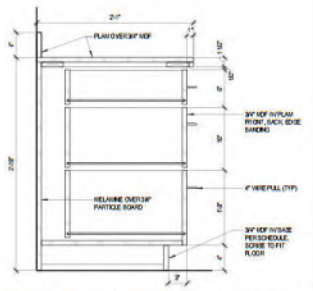
A-605

INTERIOR ELEVATION GENERAL NOTES

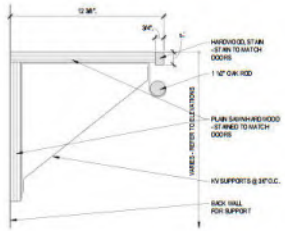
1. SEE INTERIOR DESIGN DRAWINGS (ID-XXX) FOR ALL FINISHES.



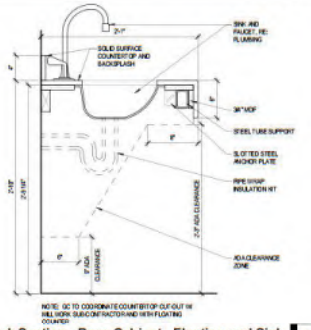
Casework Section - Base Cabinet - Sink 8
1 1/2" = 1'-0"



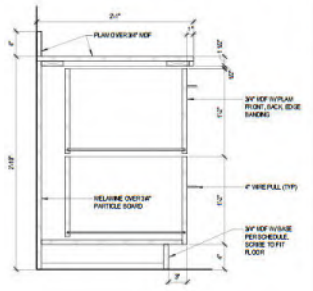
Casework Section - Base Cabinet - 3 Drawers 4
1 1/2" = 1'-0"



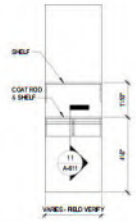
Coat Hook & Shelf Detail 11
6" = 1'-0"



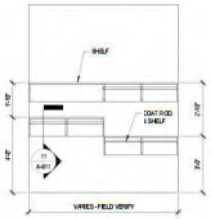
Casework Section - Base Cabinet - Floating and Sink 7
1 1/2" = 1'-0"



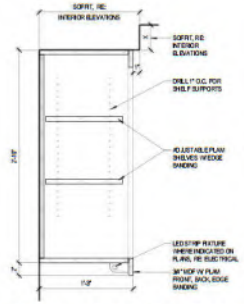
Casework Section - Base Cabinet - 2 Drawers 3
1 1/2" = 1'-0"



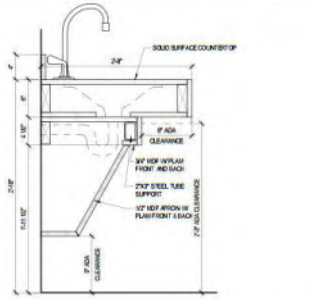
Typ. Clothes Closet 15
3/8" = 1'-0"



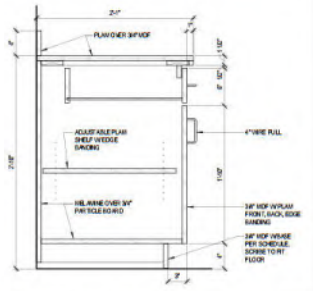
Clothes Closet (IL1, ILS, IL21, IL22) 14
3/8" = 1'-0"



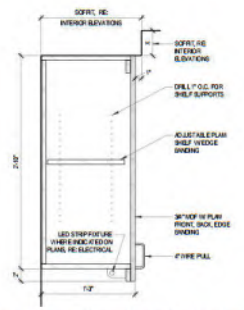
Casework Section - Upper Cabinet - Open Shelving 10
1 1/2" = 1'-0"



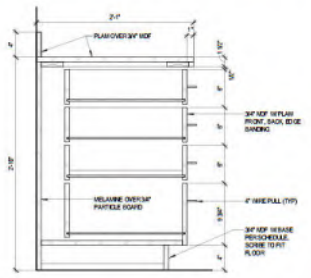
Casework Section - Base Cabinet - Apron and Sink 6
1 1/2" = 1'-0"



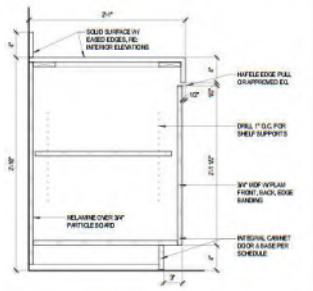
Casework Section - Base Cabinet - 1 Drawer-1 Door 2
1 1/2" = 1'-0"



Casework Section - Upper Cabinet - Standard 9
1 1/2" = 1'-0"



Casework Section - Base Cabinet - 4 Drawers 5
1 1/2" = 1'-0"



Casework Section - 1 Door 1
1 1/2" = 1'-0"

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The Heritage at Fox Run - Council Bluffs

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#	Revisions	
4	Issued For Const. / ASI #1	02/22/19

Project #: 181001

Issued For Construction
February 22, 2019

MILLWORK SECTIONS

A-611

DOOR SCHEDULE

DOOR #	ROOM #	ROOM NAME	WIDTH	HEIGHT	TYPE	FIRE RATING	FRAME TYPE	HEAD TYPE (DETAIL)	JAMB TYPE (DETAIL)	HARDWARE GROUP #	Comments
001	1	MC-1	3'-0"	6'-8"	1FSW	20 MIN.	HM1	24A-804	23A-804	2	
001A	1A	BATH	3'-4"	6'-8"	PEHW		WD1	19A-804	16A-804	7	
002	2	MC-1	3'-0"	6'-8"	1FSW	20 MIN.	HM1	24A-804	23A-804	2	
002A	2A	BATH	3'-4"	6'-8"	PEHW		WD1	19A-804	16A-804	7	
003	3	MC-1	3'-0"	6'-8"	1FSW	20 MIN.	HM1	24A-804	23A-804	2	
003A	3A	BATH	3'-4"	6'-8"	PEHW		WD1	19A-804	16A-804	7	
004	4	MC-1	3'-0"	6'-8"	1FSW	20 MIN.	HM1	24A-804	23A-804	2	
004A	4A	BATH	3'-4"	6'-8"	PEHW		WD1	19A-804	16A-804	7	
005	5	MC-2	3'-0"	6'-8"	1FSW	20 MIN.	HM1	24A-804	23A-804	2	
005A	5A	BATH	3'-4"	6'-8"	PEHW		WD1	22A-804	20A-804	7	
006	6	MC-3	3'-0"	6'-8"	1FSW	20 MIN.	HM1	24A-804	23A-804	2	
006A	6A	BATH	3'-4"	6'-8"	PEHW		WD1	22A-804	20A-804	7	
007	7	MC-3	3'-0"	6'-8"	1FSW	20 MIN.	HM1	24A-804	23A-804	2	
007A	7	MC-3	3'-4"	6'-8"	PEHW		WD1	22A-804	20A-804	7	
008	8	MC-2	3'-0"	6'-8"	1FSW	20 MIN.	HM1	24A-804	23A-804	2	
008A	8A	BATH	3'-4"	6'-8"	PEHW		WD1	22A-804	20A-804	7	
009	9	MC-1	3'-0"	6'-8"	1FSW	20 MIN.	HM1	24A-804	23A-804	2	
009A	9A	BATH	3'-4"	6'-8"	PEHW		WD1	19A-804	16A-804	7	
010	10	MC-2A	3'-0"	6'-8"	1FSW	20 MIN.	HM1	24A-804	23A-804	2	
010A	10A	BATH	3'-4"	6'-8"	PEHW		WD1	22A-804	20A-804	7	
011	11	MC-2	3'-0"	6'-8"	1FSW	20 MIN.	HM1	24A-804	23A-804	2	
011A	11A	BATH	3'-4"	6'-8"	PEHW		WD1	22A-804	20A-804	7	
012	12	MC-3	3'-0"	6'-8"	1FSW	20 MIN.	HM1	24A-804	23A-804	2	
012A	12A	BATH	3'-4"	6'-8"	PEHW		WD1	22A-804	20A-804	7	
013	13	MC-3	3'-0"	6'-8"	1FSW	20 MIN.	HM1	24A-804	23A-804	2	
013A	13A	BATH	3'-4"	6'-8"	PEHW		WD1	22A-804	20A-804	7	
014	14	MC-2	3'-0"	6'-8"	1FSW	20 MIN.	HM1	24A-804	23A-804	2	
014A	14A	BATH	3'-4"	6'-8"	PEHW		WD1	22A-804	20A-804	7	
015	15	MC-1	3'-0"	6'-8"	1FSW	20 MIN.	HM1	24A-804	23A-804	2	
015A	15A	BATH	3'-4"	6'-8"	PEHW		WD1	19A-804	16A-804	7	
016	16	MC-1	3'-0"	6'-8"	1FSW	20 MIN.	HM1	24A-804	23A-804	2	
016A	16A	BATH	3'-4"	6'-8"	PEHW		WD1	19A-804	16A-804	7	
017	17	MC-1	3'-0"	6'-8"	1FSW	20 MIN.	HM1	24A-804	23A-804	2	
017A	17A	BATH	3'-4"	6'-8"	PEHW		WD1	19A-804	16A-804	7	
018	18	MC-1	3'-0"	6'-8"	1FSW	20 MIN.	HM1	24A-804	23A-804	2	
018A	18A	BATH	3'-4"	6'-8"	PEHW		WD1	19A-804	16A-804	7	
019	B19	VEST.	4'-0"	6'-8"	1FSW	60 MIN.	HM1	24A-804	23A-804	24	
019A	B19	VEST.	4'-0"	6'-8"	1FHS		HM2	11A-804	3A-804	6	INSULATED DOOR - DELAYED EGRESS
020	B20	JAN.	3'-0"	6'-8"	1FSW	45 MIN.	HM1	24A-804	23A-804	22	
021	B21	BATH/ENTRY	3'-0"	6'-8"	1FSW	20 MIN.	HM1	24A-804	23A-804	14	
021A	B21	BATH/ENTRY	3'-0"	6'-8"	1FSW		HM2	26A-804	25A-804	14	
023	B23	STOR.	6'-0"	6'-8"	2EHW		HM2	26A-804	25A-804	4	
024	B24	RR	3'-0"	6'-8"	1FSW	20 MIN.	HM1	24A-804	23A-804	14	
024A	B24	RR	3'-0"	6'-8"	1FSW		HM2	26A-804	25A-804	14	
027	B27	HALL	6'-0"	6'-8"	2FSW	90 MIN.	HM2	28A-804	27A-804	27	OPPOSING SWING METAL CLAD DOORS MAGNETIC HOLD-OPENS
028	B25	HALL	6'-0"	6'-8"	2FSW	90 MIN.	HM2	28A-804	27A-804	27	OPPOSING SWING METAL CLAD DOORS MAGNETIC HOLD-OPENS
030	B30	DINING	6'-0"	6'-8"	2GMA			12A-804	4A-804	30	ALUMINUM CLAD / GLAZING, DELAYED EGRESS,
033	B33	CONFERENCE	3'-0"	6'-8"	1FSW	20 MIN.	HM1	24A-804	23A-804	18	GLAZING
034	B34	RR	3'-0"	6'-8"	1FSW	20 MIN.	HM1	24A-804	23A-804	15	
036	B36	RR	3'-0"	6'-8"	1FSW	20 MIN.	HM1	24A-804	23A-804	15	
040	B40	LAUN.	3'-0"	6'-8"	1FSW	20 MIN.	HM1	24A-804	23A-804	20	VISION PANEL
041	B41	OFFICE	3'-0"	6'-8"	1FSW	20 MIN.	HM1	24A-804	23A-804	16	
042	B42	OFFICE	3'-0"	6'-8"	1FSW	20 MIN.	HM1	24A-804	23A-804	16	
043	B43	STOR.	3'-0"	6'-8"	1FSW	45 MIN.	HM1	24A-804	23A-804	22	
100	100	2-BED / 2-BATH	3'-0"	6'-8"	1FSW	20 MIN.	HM1	24A-804	23A-804	1	
100A	100A	BATH	3'-0"	6'-8"	1EHW		WD1	19A-804	16A-804	3	
100B	100B	LA.	2'-8"	6'-8"	BEHW		WD1	22A-804	21A-804	36	
100C	100C	CL.	1'-10"	6'-8"	1EHW		WD1	19A-804	16A-804	5	
100D	100D	BED	3'-0"	6'-8"	1EHW		WD1	19A-804	16A-804	5	
100E	100E	CL.	3'-0"	6'-8"	1EHW		WD1	19A-804	16A-804	5	
100H	100H	BED	3'-0"	6'-8"	1EHW		WD1	19A-804	16A-804	5	
100J	100J	CL.	3'-0"	6'-8"	1EHW		WD1	19A-804	16A-804	5	
100K	100K	BATH	3'-0"	6'-8"	1EHW		WD1	19A-804	16A-804	3	
100L	100	2-BED / 2-BATH	3'-0"	6'-8"	SGMA			13A-804	14A-804	35	
101	101	MEP	3'-0"	6'-8"	1FSW	45 MIN.	HM1	24A-804	23A-804	8	
102	102	1-BED	3'-0"	6'-8"	1FSW	20 MIN.	HM1	24A-804	23A-804	1	
102A	102	1-BED	3'-0"	6'-8"	1EHW		WD1	19A-804	16A-804	3	
102B	102A	BATH	2'-8"	6'-8"	BEHW		WD1	22A-804	21A-804	36	
102C	102	1-BED	1'-10"	6'-8"	1EHW		WD1	19A-804	16A-804	5	
102D	102	1-BED	3'-0"	6'-8"	1EHW		WD1	19A-804	16A-804	5	
102E	102D	BED	3'-0"	6'-8"	1EHW		WD1	19A-804	16A-804	5	
102G	102	1-BED	3'-0"	6'-8"	SGMA			13A-804	15A-804	35	
103	103	1-BED	3'-0"	6'-8"	1FSW	20 MIN.	HM1	24A-804	23A-804	1	
103A	103A	BATH	3'-0"	6'-8"	1EHW		WD1	19A-804	16A-804	3	
103B	103B	LA.	2'-8"	6'-8"	BEHW		WD1	22A-804	21A-804	36	
103C	103C	CL.	1'-10"	6'-8"	1EHW		WD1	19A-804	16A-804	5	
103D	103D	BED	3'-0"	6'-8"	1EHW		WD1	19A-804	16A-804	5	
103E	103E	CL.	3'-0"	6'-8"	1EHW		WD1	19A-804	16A-804	5	
103G	103	1-BED	3'-0"	6'-8"	SGMA			13A-804	14A-804	35	
104	104	CORR.	3'-0"	6'-8"	1FSW	20 MIN.	HM1	24A-804	23A-804	1	
104A	104A	BATH	3'-4"	6'-8"	PEHW		WD1	22A-804	20A-804	7	
104B	104B	CL.	3'-4"	6'-8"	PEHW		WD1	22A-804	20A-804	7	
104C	104	STUDIO	1'-10"	6'-8"	1EHW		WD1	19A-804	16A-804	5	
104D	104	STUDIO	2'-8"	6'-8"	BEHW		WD1	22A-804	21A-804	36	
104F	104	STUDIO	3'-0"	6'-8"	SGMA			13A-804	15A-804	35	
105	105	1-BED	3'-0"	6'-8"	1FSW	20 MIN.	HM1	24A-804	23A-804	1	
105A	105	1-BED	3'-0"	6'-8"	1EHW		WD1	19A-804	16A-804	3	
105B	105A	BATH	2'-8"	6'-8"	BEHW		WD1	22A-804	21A-804	36	
105C	105	1-BED	1'-10"	6'-8"	1EHW		WD1	19A-804	16A-804	5	
105D	105	1-BED	3'-0"	6'-8"	1EHW		WD1	19A-804	16A-804	5	
105E	105D	BED	3'-0"	6'-8"	1EHW		WD1	19A-804	16A-804	5	
105G	105	1-BED	3'-0"	6'-8"	SGMA			13A-804	14A-804	35	
106	106	1-BED	3'-0"	6'-8"	1FSW	20 MIN.	HM1	24A-804	23A-804	1	
106A	106A	BATH	3'-0"	6'-8"	1EHW		WD1	19A-804	16A-804	3	
106B	106B	LA.	2'-8"	6'-8"	BEHW		WD1	22A-804	21A-804	36	
106C	106C	CL.	1'-10"	6'-8"	1EHW		WD1	19A-804	16A-804	5	
106D	106D	BED	3'-0"	6'-8"	1EHW		WD1	19A-804	16A-804	5	
106E	106E	CL.	3'-0"	6'-8"	1EHW		WD1	19A-804	16A-804	5	
106G	106	1-BED	3'-0"	6'-8"	SGMA			13A-804	15A-804	35	
107	107	STUDIO	3'-0"	6'-8"	1FSW	20 MIN.	HM1	24A-804	23A-804	1	
107A	107A	BATH	3'-4"	6'-8"	PEHW		WD1	22A-804	20A-804	7	
107B	107B	CL.	3'-4"	6'-8"	PEHW		WD1	22A-804	20A-804	7	
107C	107	STUDIO	1'-10"	6'-8"	1EHW		WD1	19A-804	16A-804	5	
107D	107	STUDIO	2'-8"	6'-8"	BEHW		WD1	22A-804	21A-804	36	
107F	107	STUDIO	3'-0"	6'-8"	SGMA			13A-804	15A-804	35	
108	108	2-BED / 1-BATH	3'-0"	6'-8"	1FSW	20 MIN.	HM1	24A-804	23A-804	1	
108A	108A	BATH	3'-0"	6'-8"	1EHW		WD1	19A-804	16A-804	3	
108B	108B	LA.	2'-8"	6'-8"	BEHW		WD1	22A-804	21A-804	36	
108C	108C	CL.	1'-10"	6'-8"	1EHW		WD1	19A-804	16A-804	5	
108D	108D	BED	3'-0"	6'-8"	1EHW		WD1	19A-804	16A-804	5	
108E	108E	CL.	3'-0"	6'-8"	1EHW		WD1	19A-804	16A-804	5	
108G	108G	BED	3'-0"	6'-8"	1EHW		WD1	19A-804	16A-804	5	
108H	108H	CL.	3'-0"	6'-8"	1EHW		WD1	19A-804	16A-804	5	
108J	108	2-BED / 1-BATH	3'-0"	6'-8"	SGMA			13A-804	15A-804	35	
109	109	1-BED	3'-0"	6'-8"	1FSW	20 MIN.	HM1	24A-804	23A-804	1	
109A	109	1-BED	3'-0"	6'-8"	1EHW		WD1	19A-804	16A-804	3	
109B	109A	BATH	2'-8"	6'-8"	BEHW		WD1	22A-804	21A-804	36	
109C	109	1-BED	1'-10"	6'-8"	1EHW		WD1	19A-804	16A-804	5	
109D	109	1-BED	3'-0"	6'-8"	1EHW		WD1	19A-804	16A-804	5	
109E	109D	BED	3'-0"	6'-8"	1EHW		WD1	19A-804	16A-804	5	
109G	109	1-BED	3'-0"	6'-8"	SGMA			13A-804	14A-804	35	
110	110	1-BED	3'-0"	6'-8"	1FSW	20 MIN.	HM1	24A-804	23A-804	1	
110A	110	1-BED	3'-0"	6'-8"	1EHW		WD1	19A-804	16A-804	3	
110B	110A	BATH	2'-8"	6'-8"	BEHW		WD1	22A-804	21A-804	36	
110C	110	1-BED	1'-10"	6'-8"	1EHW		WD1	19A-804	16A-804	5	
110D	110	1-BED	3'-0"	6'-8"	1EHW		WD1	19A-804	16A-804	5	
110E	110D	BED	3'-0"	6'-8"	1EHW		WD1	19A-804	16A-804	5	
110G	110	1-BED	3'-0"	6'-8"	SGMA			13A-804	15A-804	35	
111	111	MEP	3'-0"	6'-8"	1FSW	45 MIN.	HM1	24A-804	23A-804	8	
112	112	1-BED	3'-0"	6'-8"	1FSW	20 MIN.	HM1	24A-804	23A-804	1	
112A	112	1-BED	3'-0"	6'-8"	1EHW		WD1	19A-804	16A-804	3	
112B	112A	BATH	2'-8"	6'-8"	BEHW		WD1	22A-804	21A-804	36	
112C	112	1-BED	1'-10"	6'-8"	1EHW		WD1	19A-804	16A-804	5	
112D	112	1-BED	3'-0"	6'-8"	1EHW		WD1	19A-804	16A-804	5	
112E	112D	BED	3'-0"	6'-8"	1EHW		WD1	19A-804	16A-804	5	
112G	112	1-BED	3'-0"	6'-8"	SGMA			13A-804	15A-804	35	
113	113	CORR.	6'-0"	6'-8"	2FSW	90 MIN.	HM2	28A-804	27A-804	27	OPPOSING SWING METAL CLAD DOORS MAGNETIC HOLD-OPENS
114	114	1-BED	3'-0"	6'-8"	1FSW	20 MIN.	HM1	24A-804	23A-804	1	
114A	114	1-BED	3'-0"	6'-8"	1EHW		WD1	19A-804	16A-804	3	
114B	114A	BATH	2'-8"	6'-8"	BEHW		WD1	22A-804	21A-804	36	
114C	114	1-BED	1'-10"	6'-8"	1EHW		WD1	19A-804	16A-804	5	
114D	114	1-BED	3'-0"	6'-8"	1EHW		WD1	19A-804	16A-804	5	
114E	114D	BED	3'-0"	6'-8"	1EHW		WD1	19A-804	16A-804	5	
115	115	CORR.	3'-0"	6'-8"	1FHS		HM3	8A-804	3A-804	6	INSULATED DOOR
116	116	1-BED	3'-0"	6'-8"	1FSW	20 MIN.	HM1	24A-804	23A-804	1	
116A	116A	BATH	3'-0"	6'-8"	1EHW		WD1	19A-804	16A-804	3	
116B	116B	LA.	2'-8"	6'-8"	BEHW		WD1	22A-804	21A-804	36	
116C	116C	CL.	1'-10"	6'-8"	1EHW		WD1	19A-804	16A-804	5	
116D	116D	BED	3'-0"	6'-8"	1EHW		WD1	19A-804	16A-804	5	
116E	116E	CL.	3'-0"	6'-8"	1EHW		WD1	19A-804	16A-804	5	
116G	116	1-BED	3'-0"	6'-8"	SGMA			13A-804	15A-804	35	
118	118	STUDIO	3'-0"	6'-8"	1FSW	20 MIN.	HM1	24A-804	23A-804	1	
118A	118A	BATH	3'-4"	6'-8"	PEHW		WD1	22A-804	20A-804	7	
118B	118B	CL.	3'-4"	6'-8"	PEHW		WD1	22A-804	20A-804	7	
118C	118	STUDIO	1'-10"	6'-8"	1EHW		WD1	19A-804	16A-804	5	
118D	118	STUDIO	2'-8"	6'-8"	BEHW		WD1	22A-804	21A-804	36	
118F	118	STUDIO	3'-0"	6'-8"	SGMA			13A-804	15A-804	35	
119	119	1-BED	3'-0"	6'-8"	1FSW	20 MIN.	HM1	24A-804	23A-804	1	
119A	119A	BATH	3'-0"	6'-8"	1EHW		WD1	19A-804	16A-804	3	
119B	119B	LA.	2'-8"	6'-8"	BEHW		WD1	22A-804	21A-804	36	
119C	119C	CL.	1'-10"	6'-8"	1EHW		WD1	19A-804	16A-804	5	
119D	119D	BED	3'-0"	6'-8"	1EHW		WD1	19A-804	16A-804	5	
119E	119E	CL.	3'-0"	6'-8"	1EHW		WD1	19A-804	16A-804	5	
119G	119	1-BED	3'-0"	6'-8"	SGMA			13A-804	15A-804	35	
120	120	2-BED / 1-BATH	3'-0"	6'-8"	1FSW	20 MIN.	HM1	24A-804	23A-804	1	
120A	120A	BATH	3'-0"	6'-8"	1EHW		WD1	19A-804	16A-804	3	
120B	120B	LA.	2'-8"	6'-8"	BEHW		WD1	22A-804	21A-804	36	
120C	120C	CL.	1'-10"	6'-8"	1EHW		WD1	19A-804	16A-804	5	
120D	120D	BED	3'-0"	6'-8"	1EHW		WD1	19A-804	16A-804	5	
120E	120E	CL.	3'-0"	6'-8"	1EHW		WD1	19A-804	16A-804	5	
120G	120G	BED	3'-0"	6'-8"	1EHW		WD1	19A-804	16A-804	5	
120H	120H	CL.	3'-0"	6'-8"	1EHW		WD1	19A-804	16A-804	5	
120J	120	2-BED / 1-BATH	3'-0"	6'-8"	SGMA			13A-804	15A-804	35	
121	121	1-BED	3'-0"	6'-8"	1FSW	20 MIN.	HM1	24A-804	23A-804	1	
121A	121A	BATH	3'-0"	6'-8"	1EHW		WD1	19A-804	16A-804	3	
121B	121B	LA.	2'-8"	6'-8"	BEHW		WD1	22A-804	21A-804	36	
121C	121C	CL.	1'-10"	6'-8"	1EHW		WD1	19A-804	16A-804	5	
121D	121D	BED	3'-0"	6'-8"	1EHW		WD1	19A-804	16A-804	5	
121E	121E	CL.	3'-0"	6'-8"	1EHW		WD1	19A-804	16A-804	5	
121G	121	1-BED	3'-0"	6'-8"	SGMA			13A-804	14A-804	35	
122	122	1-BED	3'-0"	6'-8"	1FSW	20 MIN.	HM1	24A-804	23A-804	1	
122A	122	1-BED	3'-0"	6'-8"	1EHW		WD1	19A-804	16A-804	3	
122B	122A	BATH	2'-8"	6'-8"	BEHW		WD1	22A-804	21A-804	36	
122C	122	1-BED	1'-10"	6'-8"	1EHW		WD1	19A-804	16A-804	5	
122D	122	1-BED	3'-0"	6'-8"	1EHW		WD1	19A-804	16A-804	5	
122E	122D	BED	3'-0"	6'-8"	1EHW		WD1	19A-804	16A-804	5	
122G	122	1-BED	3'-0"	6'-8"	SGMA			13A-804	15A-804	35	
123	123	2-BED / 2-BATH	3'-0"	6'-8"	1FSW	20 MIN.	HM1	24A-804	23A-804	1	
123A	123A	BATH	3'-0"	6'-8"	1EHW		WD1	19A-804	16A-804	3	
123B	123B	LA.	2'-8"	6'-8"	BEHW		WD1	22A-804	21A-804	36	
123C	123C	CL.	1'-10"	6'-8"	1EHW		WD1	19A-804	16A-804	5	
123D	123D	BED	3'-0"	6'-8"	1EHW		WD1	19A-804	16A-804	5	
123E	123E	CL.	3'-0"	6'-8"	1EHW		WD1	19A-804	16A-804	5	
123H	123H	BED	3'-0"	6'-8"	1EHW		WD1	19A-804	16A-804	5	
123J	123J	CL.	3'-0"	6'-8"	1EHW		WD1	19A-804	16A-804	5	
123K	123K	BATH	3'-0"	6'-8"	1EHW		WD1	19A-804	16A-804	3	
123L	123	2-BED / 2-BATH	3'-0"	6'-8"	SGMA			13A-804	14A-804	35	
124	124	2-BED / 2-BATH	3'-0"	6'-8"	1FSW	20 MIN.	HM1	24A-804	23A-804	1	
124A	124	2-BED / 2-BATH	3'-0"	6'-8"	1EHW		WD1	19A-804	16A-804	3	
124B	124K	BATH	2'-8"	6'-8"	BEHW		WD1	22A-804	21A-804	36	
124C	124	2-BED / 2-BATH	1'-10"	6'-8"	1EHW		WD1	19A-804	16A-804	5	
124D	124	2-BED / 2-BATH	3'-0"	6'-8"	1EHW		WD1	19A-804	16A-804	5	
124E	124D	BED	3'-0"	6'-8"	1EHW		WD1	19A-804	16A-804	5	
124H	124	2-BED / 2-BATH	3'-0"	6'-8"	1EHW		WD1	19A-804	16A-804	5	
124J	124H	BED	3'-0"	6'-8"	1EHW		WD1	19A-804	16A-804	5	
124K	124	2-BED / 2-BATH	3'-0"	6'-8"	1EHW		WD1	19A-804	16A-804	3	
124L	124	2-BED / 2-BATH	3'-0"	6'-8"	SGMA			13A-804	15A-804	35	
125	125	1-BED	3'-0"	6'-8"	1FSW	20 MIN.	HM1	24A-804	23A-804	1	
125A	125	1-BED	3'-0"	6'-8"	1EHW		WD1	19A-804	16A-804	3	
125B	125A	BATH	2'-8"	6'-8"	BEHW		WD1	22A-804	21A-804	36	
125C	125	1-BED	1'-10"	6'-8"	1EHW		WD1	19A-804	16A-804	5	
125D	125	1-BED	3'-0"	6'-8"	1EHW		WD1	19A-804	16A-804	5	
125E	125D	BED	3'-0"	6'-8"	1EHW		WD1	19A-804	16A-804	5	
125G	125	1-BED	3'-1"	6'-8"	SGMA			13A-804	14A-804	35	
126	126	OFFICE	3'-0"	6'-8"	1FSW	20 MIN.	HM1	24A-804	23A-804	16	
128	128	CONF. / DISCOVERY	3'-0"	6'-8"	1FSW	20 MIN.	HM1	24A-804	23A-804	28	GLAZING
130	130	VEST.	6'-0"	6'-8"	2SGMA			18A-806	15A-806	34	AUTOMATIC DOOR
130A	130	VEST.	6'-0"	6'-8"	2SGMA			18A-806	15A-806	34	AUTOMATIC DOOR
133	133	MENS	3'-0"	6'-8"	1FSW	20 MIN.	HM1	24A-804	23A-804	12	
134	134	JAN.	3'-0"	6'-8"	1FSW	20 MIN.	HM1	24A-804	23A-804	22	
135	135	WOMENS	3'-0"	6'-8"	1FSW	20 MIN.	HM1	24A-804	23A-804	12	
136	136	DIR. OFF.	3'-0"	6'-8"	1GSW		HM1	24A-804	23A-804	16	
137	137	CORR.	6'-0"	6'-8"	2FSW	90 MIN.	HM2	28A-804	27A-804	27	OPPOSING SWING METAL CLAD DOORS MAGNETIC HOLD-OPENS
138	138	MED. OFF.	3'-0"	6'-8"	1GSW		HM1	24A-804	23A-804	17	GLAZING
139	139	SITTING	6'-0"	6'-8"	2SGMA			18A-806	15A-806	34	STANLEY DURA-GLIDE AUTOMATIC
142	142	MEP	3'-0"	6'-8"	1FSW	45 MIN.	HM1	24A-804	23A-804	8	
147	147	ELEC.	3'-0"	6'-8"	1FSW	45 MIN.	HM1	24A-804	23A-804	8	
149	149	MEP	3'-0"	6'-8"	1FSW	45 MIN.	HM1	24A-804	23A-804	8	
150	150	DINING	6'-0"	6'-8"	2NSW	20 MIN.	HM1	24A-804	23A-804	21	GLAZING
150A	150	DINING	6'-0"	6'-8"	2GMA			12A-804	4A-804	28	ALUMINUM CLAD / GLAZING
151	151	BUS	3'-0"	6'-8"	1WHP		HM2	26A-804	25A-804	9	VISION PANEL, LOCKABLE
151A	151	BUS	3'-0"	6'-8"	1WHP		HM2	26A-804	25A-804	9	VISION PANEL, LOCKABLE
152A	152A	OFFICE	3'-0"	6'-8"	1FSW		HM2	26A-804	25A-804	16	VISION PANEL, LOCKABLE
152B	152B	DRY STOR.	3'-0"	6'-8"	1FSW		HM2	26A-804	25A-804	22	
152C	152	KITCHEN	4'-0"	6'-8"	1FHS	20 MIN.	HM2	26A-804	25A-804	11	VISION PANEL
152D	152D	JAN.	3'-0"	6'-8"	1FSW		HM2	24A-804	23A-804	22	
153	153	RECEIVING	6'-0"	6'-8"	2FHS	20 MIN.	HM1	24A-804	23A-804	19	METAL CLAD DOORS
153A	153	RECEIVING	8'-0"	8'-0"	OFPS					-	COILING OH DOOR
156	156	EMPL. BREAK	3'-0"	6'-8"	1FSW	20 MIN.	HM1	24A-804	23A-804	22	
157	157	LAUND.	3'-0"	6'-8"	1FSW	45 MIN.	HM1	24A-804	23A-804	28	VISION PANEL
158	158	MEP	3'-0"	6'-8"	1FSW	45 MIN.	HM1	24A-804	23A-804	8	
158A	158	MEP	4'-0"	6'-8"	1FHS		HM3	11A-804	3A-804	25	INSULATED DOOR
159	159	SALON	3'-0"	6'-8"	1FSW	45 MIN.	HM1	24A-804	23A-804	28	GLAZING
161	164	VEST.	3'-0"	6'-8"	1FSW	20 MIN.	HM1	24A-804	23A-804	32	
163	163	VEST.	3'-0"	6'-8"	1FSW	20 MIN.	HM1	24A-804	23A-804	32	
163A	163	VEST.	3'-0"	6'-8"	1FSW	90 MIN.	HM1	24A-804	23A-804	31	
164	164	VEST.	3'-0"	6'-8"	1GMA		HM2	18A-804	4A-804	33	ALUMINUM CLAD / GLAZING
164A	164	VEST.	3'-0"	6'-8"	1FSW	90 MIN.	HM2	24A-804	23A-804	31	SOLID
165	165	STAIRS	3'-0"	6'-8"	1FSW	60 MIN.	HM1	24A-804	23A-804	24	
165A	165	STAIRS	3'-0"	6'-8"	1FHS		HM3	8A-804	3A-804	25	INSULATED DOOR
167	167	STAIRS	3'-0"	6'-8"	1FSW	60 MIN.	HM1	24A-804	23A-804	24	
168A	168A	ELEV. MACH.	3'-0"	6'-8"	1FSW	45 MIN.	HM1	24A-804	23A-804	8	
169	169	ELEC.	3'-0"	6'-8"	1FSW	45 MIN.	HM1	24A-804	23A-804	8	
170	170	STAIRS	3'-0"	6'-8"	1FSW	60 MIN.	HM1	24A-804	23A-804	24	
170A	170	STAIRS	3'-0"	6'-8"	1FHS		HM3	11A-804	3A-804	25	INSULATED DOOR
200	200	2-BED / 2-BATH	3'-0"	6'-8"	1FSW	20 MIN.	HM1	24A-804	23A-804	1	
200A	200A	BATH	3'-0"	6'-8"	1EHW		WD1	19A-804	16A-804	3	
200B	200B	LA.	2'-8"	6'-8"	BEHW		WD1	22A-804	21A-804	36	
200C	200C	CL.	1'-10"	6'-8"	1EHW		WD1	19A-804	16A-804	5	
200D	200D	BED	3'-0"	6'-8"	1EHW		WD1	19A-804	16A-804	5	
200E	200E	CL.	3'-0"	6'-8"	1EHW		WD1	19A-804	16A-804	5	
200H	200H	BED	3'-0"	6'-8"	1EHW		WD1	19A-804	16A-804	5	
200J	200J	CL.	3'-0"	6'-8"	1EHW		WD1	19A-804	16A-804	5	
200K	200K	BATH	3'-0"	6'-8"	1EHW		WD1	19A-804	16A-804	3	
200L	200	2-BED / 2-BATH	3'-0"	6'-8"	SGMA			13A-804	14A-804	35	
201	201	MEP	3'-0"	6'-8"	1FSW	45 MIN.	HM1	24A-804	23A-804	8	
202	202	1-BED	3'-0"	6'-8"	1FSW	20 MIN.	HM1	24A-804	23A-804	1	
202A	202	1-BED	3'-0"	6'-8"	1EHW		WD1	19A-804	16A-804	3	
202B	202A	BATH	2'-8"	6'-8"	BEHW		WD1	22A-804	21A-804	36	
202C	202	1-BED	1'-10"	6'-8"	1EHW		WD1	19A-804	16A-804	5	
202D	202	1-BED	3'-0"	6'-8"	1EHW		WD1	19A-804	16A-804	5	
202E	202D	BED	3'-0"	6'-8"	1EHW		WD1	19A-804	16A-804	5	
202G	202	1-BED	3'-0"	6'-8"	SGMA			13A-804	14A-804	35	
203	203	1-BED	3'-0"	6'-8"	1FSW	20 MIN.	HM1	24A-804	23A-804	1	
203A	203A	BATH	3'-0"	6'-8"	1EHW		WD1	19A-804	16A-804	3	
203B	203B	LA.	2'-8"	6'-8"	BEHW		WD1	22A-804	21A-804	36	
203C	203C	CL.	1'-10"	6'-8"	1EHW		WD1	19A-804	16A-804	5	
203D	203D	BED	3'-0"	6'-8"	1EHW		WD1	19A-804	16A-804	5	
203E	203E	CL.	3'-0"	6'-8"	1EHW		WD1	19A-804	16A-804	5	
203G	203	1-BED	3'-0"	6'-8"	SGMA			13A-804	14A-804	35	
204	204	STUDIO	3'-0"	6'-8"	1FSW	20 MIN.	HM1	24A-804	23A-804	1	
204A	204A	BATH	3'-4"	6'-8"	PEHW		WD1	22A-804	20A-804	7	
204B	204B	CL.	3'-4"	6'-8"	PEHW		WD1	22A-804	20A-804	7	
204C	204	STUDIO	1'-10"	6'-8"	1EHW		WD1	19A-804	16A-804	5	
204D	204	STUDIO	2'-8"	6'-8"	BEHW		WD1	22A-804	21A-804	36	
204F	204	STUDIO	3'-0"	6'-8"	SGMA			13A-804	14A-804	35	
205	205	1-BED	3'-0"	6'-8"	1FSW	20 MIN.	HM1	24A-804	23A-804	1	
205A	205	1-BED	3'-0"	6'-8"	1EHW		WD1	19A-804	16A-804	3	
205B	205A	BATH	2'-8"	6'-8"	BEHW		WD1	22A-804	21A-804	36	
205C	205	1-BED	1'-10"	6'-8"	1EHW		WD1	19A-804	16A-804	5	
205D	205	1-BED	3'-0"	6'-8"	1EHW		WD1	19A-804	16A-804	5	
205E	205D	BED	3'-0"	6'-8"	1EHW		WD1	19A-804	16A-804	5	
205G	205	1-BED	3'-0"	6'-8"	SGMA			13A-804	14A-804	35	

DOOR TYPE LEGEND:

Door Type Code: (Per Door Schedule) 1 F S W

Door Type: 1 = Single, 2 = Double, B = Bifold, O = Overhead, P = Pocket, S = Sliding

Defining Feature: B = Fabric, E = Embossed, F = Flush, G = Glass, L = Louver, N = Narrow Lite, S = Security, T = Traffic, V = View Lite(s)

Construction: C = Coiling, G = Grille, H = Hollow Core, M = Medium Stile, N = Narrow Stile, P = Panel (Sectional), R = Shutter, S = Solid Core, W = Wide Stile

Material: A = Aluminum, F = Fiberglass, P = Plastic, S = Steel, W = Wood, M = MDF

Example Shown = Single Flush Solid Core Wood

The Heritage at Fox Run - Council Bluffs

New Construction
4800 Council Pointe Road
Council Bluffs, Iowa 51501

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DOOR SCHEDULES
A-801

DOOR SCHEDULE

DOOR #	ROOM #	ROOM NAME	WIDTH	HEIGHT	TYPE	FIRE RATING	FRAME TYPE	HEAD TYPE (DETAIL)	JAMB TYPE (DETAIL)	HARDWARE GROUP #	Comments
205A	205	1-BED	3'-6"	6'-8"	1BHW		WD1	19/A-604	18/A-604	3	
205B	205A	BATH	2'-8"	6'-8"	BEHW		WD1	22/A-604	21/A-604	38	
205C	205	1-BED	1'-10"	6'-8"	1BHW		WD1	19/A-604	18/A-604	5	
205D	205	1-BED	3'-6"	6'-8"	1BHW		WD1	19/A-604	18/A-604	5	
205E	205D	BED	3'-0"	6'-8"	1BHW		WD1	19/A-604	18/A-604	5	
205G	205	1-BED	3'-0"	6'-8"	SGMA			13/A-604	14/A-604	35	
206	206	1-BED	3'-0"	6'-8"	1PSW	20 MIN.	HM1	24/A-604	23/A-604	1	
206A	206A	BATH	3'-0"	6'-8"	1BHW		WD1	19/A-604	18/A-604	3	
206B	206B	LA	2'-8"	6'-8"	BEHW		WD1	22/A-604	21/A-604	38	
206C	206C	CL.	1'-10"	6'-8"	1BHW		WD1	19/A-604	18/A-604	5	
206D	206D	BED	3'-0"	6'-8"	1BHW		WD1	19/A-604	18/A-604	5	
206E	206E	CL.	3'-0"	6'-8"	1BHW		WD1	19/A-604	18/A-604	5	
206G	206	1-BED	3'-0"	6'-8"	SGMA			13/A-604	14/A-604	35	
207	207	STUDIO	3'-0"	6'-8"	1PSW	20 MIN.	HM1	24/A-604	23/A-604	1	
207A	207A	BATH	3'-4"	6'-8"	PEHW		WD1	22/A-604	20/A-604	7	
207B	207B	CL.	3'-4"	6'-8"	PEHW		WD1	22/A-604	20/A-604	7	
207C	207	STUDIO	1'-10"	6'-8"	1BHW		WD1	19/A-604	18/A-604	5	
207D	207	STUDIO	2'-8"	6'-8"	BEHW		WD1	22/A-604	21/A-604	38	
207F	207	STUDIO	3'-0"	6'-8"	SGMA			13/A-604	14/A-604	35	
208	208	2-BED / 1-BATH	3'-0"	6'-8"	1PSW	20 MIN.	HM1	24/A-604	23/A-604	1	
208A	208A	BATH	3'-0"	6'-8"	1BHW		WD1	19/A-604	18/A-604	3	
208B	208B	LA	2'-8"	6'-8"	BEHW		WD1	22/A-604	21/A-604	38	
208C	208C	CL.	1'-10"	6'-8"	1BHW		WD1	19/A-604	18/A-604	5	
208D	208D	BED	3'-0"	6'-8"	1BHW		WD1	19/A-604	18/A-604	5	
208E	208E	CL.	3'-0"	6'-8"	1BHW		WD1	19/A-604	18/A-604	5	
208G	208G	BED	3'-0"	6'-8"	1BHW		WD1	19/A-604	18/A-604	5	
208H	208H	CL.	3'-0"	6'-8"	1BHW		WD1	19/A-604	18/A-604	5	
208J	208	2-BED / 1-BATH	3'-0"	6'-8"	SGMA			13/A-604	14/A-604	35	
209	209	1-BED	3'-0"	6'-8"	1PSW	20 MIN.	HM1	24/A-604	23/A-604	1	
209A	209	1-BED	3'-6"	6'-8"	1BHW		WD1	19/A-604	18/A-604	3	
209B	209A	BATH	2'-8"	6'-8"	BEHW		WD1	22/A-604	21/A-604	38	
209C	209	1-BED	1'-10"	6'-8"	1BHW		WD1	19/A-604	18/A-604	5	
209D	209	1-BED	3'-6"	6'-8"	1BHW		WD1	19/A-604	18/A-604	5	
209E	209D	BED	3'-0"	6'-8"	1BHW		WD1	19/A-604	18/A-604	5	
209G	209	1-BED	3'-0"	6'-8"	SGMA			13/A-604	14/A-604	35	
210	210	1-BED	3'-0"	6'-8"	1PSW	20 MIN.	HM1	24/A-604	23/A-604	1	
210A	210	1-BED	3'-6"	6'-8"	1BHW		WD1	19/A-604	18/A-604	3	
210B	210A	BATH	2'-8"	6'-8"	BEHW		WD1	22/A-604	21/A-604	38	
210C	210	1-BED	1'-10"	6'-8"	1BHW		WD1	19/A-604	18/A-604	5	
210D	210	1-BED	3'-6"	6'-8"	1BHW		WD1	19/A-604	18/A-604	5	
210E	210D	BED	3'-0"	6'-8"	1BHW		WD1	19/A-604	18/A-604	5	
210G	210	1-BED	3'-0"	6'-8"	SGMA		WD1	14/A-607	15/A-607	35	
211	211	MEP	3'-0"	6'-8"	1PSW	45 MIN.	HM1	24/A-604	23/A-604	8	
212	212	1-BED	3'-0"	6'-8"	1PSW	20 MIN.	HM1	24/A-604	23/A-604	1	
212A	212	1-BED	3'-6"	6'-8"	1BHW		WD1	19/A-604	18/A-604	3	
212B	212A	BATH	2'-8"	6'-8"	BEHW		WD1	22/A-604	21/A-604	38	
212C	212	1-BED	1'-10"	6'-8"	1BHW		WD1	19/A-604	18/A-604	5	
212D	212	1-BED	3'-6"	6'-8"	1BHW		WD1	19/A-604	18/A-604	5	
212E	212D	BED	3'-0"	6'-8"	1BHW		WD1	19/A-604	18/A-604	5	
212G	212	1-BED	3'-0"	6'-8"	SGMA			13/A-604	14/A-604	35	
213	213	CORR.	6'-0"	6'-8"	2PSW	90 MIN.	HM2	28/A-604	27/A-604	27	OPPOSING SWING METAL CLAD DOORS / MAGNETIC HOLD OPENS
214	214	1-BED	3'-0"	6'-8"	1PSW	20 MIN.	HM1	24/A-604	23/A-604	1	
214A	214	1-BED	3'-6"	6'-8"	1BHW		WD1	19/A-604	18/A-604	3	
214B	214A	BATH	2'-8"	6'-8"	BEHW		WD1	22/A-604	21/A-604	38	
214C	214	1-BED	1'-10"	6'-8"	1BHW		WD1	19/A-604	18/A-604	5	
214D	214	1-BED	3'-6"	6'-8"	1BHW		WD1	19/A-604	18/A-604	5	
214E	214D	BED	3'-0"	6'-8"	1BHW		WD1	19/A-604	18/A-604	5	
216	216	STUDIO	3'-0"	6'-8"	1PSW	20 MIN.	HM1	24/A-604	23/A-604	1	
216A	216	STUDIO	3'-4"	6'-8"	PEHW		WD1	22/A-604	20/A-604	7	
216B	216	STUDIO	3'-4"	6'-8"	PEHW		WD1	22/A-604	20/A-604	7	
216C	216C	CL.	1'-10"	6'-8"	1BHW		WD1	19/A-604	18/A-604	5	
216D	216D	LA	2'-8"	6'-8"	BEHW		WD1	22/A-604	21/A-604	38	
217	217	STUDIO	3'-0"	6'-8"	1PSW	20 MIN.	HM1	24/A-604	23/A-604	1	
217A	217A	BATH	3'-4"	6'-8"	PEHW		WD1	22/A-604	20/A-604	7	
217B	217B	CL.	3'-4"	6'-8"	PEHW		WD1	22/A-604	20/A-604	7	
217C	217	STUDIO	1'-10"	6'-8"	1BHW		WD1	19/A-604	18/A-604	5	
217D	217	STUDIO	2'-8"	6'-8"	BEHW		WD1	22/A-604	21/A-604	38	
217F	217	STUDIO	3'-0"	6'-8"	SGMA			13/A-604	14/A-604	35	
218	218	2-BED / 2-BATH	3'-0"	6'-8"	1PSW	20 MIN.	HM1	24/A-604	23/A-604	1	
218A	218	2-BED / 2-BATH	3'-0"	6'-8"	1BHW		WD1	19/A-604	18/A-604	3	
218B	218K	BATH	2'-8"	6'-8"	BEHW		WD1	22/A-604	21/A-604	38	
218C	218	2-BED / 2-BATH	1'-10"	6'-8"	1BHW		WD1	19/A-604	18/A-604	5	
218D	218	2-BED / 2-BATH	3'-0"	6'-8"	1BHW		WD1	19/A-604	18/A-604	5	
218E	218D	BED	3'-0"	6'-8"	1BHW		WD1	19/A-604	18/A-604	5	
218H	218	2-BED / 2-BATH	3'-0"	6'-8"	1BHW		WD1	19/A-604	18/A-604	5	
218J	218H	BED	3'-0"	6'-8"	1BHW		WD1	19/A-604	18/A-604	5	
218K	218	2-BED / 2-BATH	3'-0"	6'-8"	1BHW		WD1	19/A-604	18/A-604	3	
218L	218	2-BED / 2-BATH	3'-0"	6'-8"	SGMA			13/A-604	14/A-604	35	
219	219	1-BED	3'-0"	6'-8"	1PSW	20 MIN.	HM1	24/A-604	23/A-604	1	
219A	219	1-BED	3'-6"	6'-8"	1BHW		WD1	19/A-604	18/A-604	3	
219B	219A	BATH	2'-8"	6'-8"	BEHW		WD1	22/A-604	21/A-604	38	
219C	219	1-BED	1'-10"	6'-8"	1BHW		WD1	19/A-604	18/A-604	5	
219D	219	1-BED	3'-6"	6'-8"	1BHW		WD1	19/A-604	18/A-604	5	
219E	219D	BED	3'-0"	6'-8"	1BHW		WD1	19/A-604	18/A-604	5	
219G	219	1-BED	3'-0"	6'-8"	SGMA			13/A-604	14/A-604	35	
220	220	STUDIO	3'-0"	6'-8"	1PSW	20 MIN.	HM1	24/A-604	23/A-604	1	
220A	220A	BATH	3'-4"	6'-8"	PEHW		WD1	22/A-604	20/A-604	7	
220B	220B	CL.	3'-4"	6'-8"	PEHW		WD1	22/A-604	20/A-604	7	
220C	220	STUDIO	1'-10"	6'-8"	1BHW		WD1	19/A-604	18/A-604	5	
220D	220	STUDIO	2'-8"	6'-8"	BEHW		WD1	22/A-604	21/A-604	38	
220F	220	STUDIO	3'-0"	6'-8"	SGMA			13/A-604	14/A-604	35	
221	221	2-BED / 2-BATH	3'-0"	6'-8"	1PSW	20 MIN.	HM1	24/A-604	23/A-604	1	
221A	221A	BATH	3'-0"	6'-8"	1BHW		WD1	19/A-604	18/A-604	3	
221B	221B	LA	2'-8"	6'-8"	BEHW		WD1	22/A-604	21/A-604	38	
221C	221C	CL.	1'-10"	6'-8"	1BHW		WD1	19/A-604	18/A-604	5	
221D	221D	BED	3'-0"	6'-8"	1BHW		WD1	19/A-604	18/A-604	5	
221E	221E	CL.	3'-0"	6'-8"	1BHW		WD1	19/A-604	18/A-604	5	
221H	221H	BED	3'-0"	6'-8"	1BHW		WD1	19/A-604	18/A-604	5	
221J	221J	CL.	3'-0"	6'-8"	1BHW		WD1	19/A-604	18/A-604	5	
221K	221K	BATH	3'-0"	6'-8"	1BHW		WD1	19/A-604	18/A-604	3	
221L	221	2-BED / 2-BATH	3'-0"	6'-8"	SGMA			13/A-604	14/A-604	35	
222	222	2-BED / 1-BATH	3'-0"	6'-8"	1PSW	20 MIN.	HM1	24/A-604	23/A-604	1	
222A	222A	BATH	3'-0"	6'-8"	1BHW		WD1	19/A-604	18/A-604	3	
222B	222B	LA	2'-8"	6'-8"	BEHW		WD1	22/A-604	21/A-604	38	
222C	222C	CL.	1'-10"	6'-8"	1BHW		WD1	19/A-604	18/A-604	5	
222D	222D	BED	3'-0"	6'-8"	1BHW		WD1	19/A-604	18/A-604	5	
222E	222E	CL.	3'-0"	6'-8"	1BHW		WD1	19/A-604	18/A-604	5	
222G	222G	BED	3'-0"	6'-8"	1BHW		WD1	19/A-604	18/A-604	5	
222H	222H	CL.	3'-0"	6'-8"	1BHW		WD1	19/A-604	18/A-604	5	
222J	222	2-BED / 1-BATH	3'-0"	6'-8"	SGMA			13/A-604	14/A-604	35	
223	223	2-BED / 2-BATH	3'-0"	6'-8"	1PSW	20 MIN.	HM1	24/A-604	23/A-604	1	
223A	223A	BATH	3'-0"	6'-8"	1BHW		WD1	19/A-604	18/A-604	3	
223B	223B	LA	2'-8"	6'-8"	BEHW		WD1	22/A-604	21/A-604	38	
223C	223C	CL.	1'-10"	6'-8"	1BHW		WD1	19/A-604	18/A-604	5	
223D	223D	BED	3'-0"	6'-8"	1BHW		WD1	19/A-604	18/A-604	5	
223E	223E	CL.	3'-0"	6'-8"	1BHW		WD1	19/A-604	18/A-604	5	
223H	223H	BED	3'-0"	6'-8"	1BHW		WD1	19/A-604	18/A-604	5	
223J	223J	CL.	3'-0"	6'-8"	1BHW		WD1	19/A-604	18/A-604	5	
223K	223K	BATH	3'-0"	6'-8"	1BHW		WD1	19/A-604	18/A-604	3	
223L	223	2-BED / 2-BATH	3'-0"	6'-8"	SGMA			13/A-604	14/A-604	35	
224	224	1-BED	3'-0"	6'-8"	1PSW	20 MIN.	HM1	24/A-604	23/A-604	1	
224A	224	1-BED	3'-6"	6'-8"	1BHW		WD1	19/A-604	18/A-604	3	
224B	224A	BATH	2'-8"	6'-8"	BEHW		WD1	22/A-604	21/A-604	38	
224C	224	1-BED	1'-10"	6'-8"	1BHW		WD1	19/A-604	18/A-604	5	
224D	224	1-BED	3'-6"	6'-8"	1BHW		WD1	19/A-604	18/A-604	5	
224E	224D	BED	3'-0"	6'-8"	1BHW		WD1	19/A-604	18/A-604	5	
224G	224	1-BED	3'-0"	6'-8"	SGMA			13/A-604	14/A-604	35	
225	225	STUDIO	3'-0"	6'-8"	1PSW	20 MIN.	HM1	24/A-604	23/A-604	1	
225A	225A	BATH	3'-4"	6'-8"	PEHW		WD1	22/A-604	20/A-604	7	
225B	225B	CL.	3'-4"	6'-8"	PEHW		WD1	22/A-604	20/A-604	7	
225C	225	STUDIO	1'-10"	6'-8"	1BHW		WD1	19/A-604	18/A-604	5	
225D	225	STUDIO	2'-8"	6'-8"	BEHW		WD1	22/A-604	21/A-604	38	
226	226	1-BED	3'-0"	6'-8"	1PSW	20 MIN.	HM1	24/A-604	23/A-604	1	
226A	226	1-BED	3'-6"	6'-8"	1BHW		WD1	19/A-604	18/A-604	3	
226B	226A	BATH	2'-8"	6'-8"	BEHW		WD1	22/A-604	21/A-604	38	
226C	226	1-BED	1'-10"	6'-8"	1BHW		WD1	19/A-604	18/A-604	5	
226D	226	1-BED	3'-6"	6'-8"	1BHW		WD1	19/A-604	18/A-604	5	
226E	226D	BED	3'-0"	6'-8"	1BHW		WD1	19/A-604	18/A-604	5	
226G	226	1-BED	3'-0"	6'-8"	SGMA			13/A-604	14/A-604	35	
227	227	MAINT.	3'-0"	6'-8"	1PSW	45 MIN.	HM1	24/A-604	23/A-604	22	
228	228	1-BED	3'-0"	6'-8"	1PSW	20 MIN.	HM1	24/A-604	23/A-604	1	
228A	228	1-BED	3'-6"	6'-8"	1BHW		WD1	19/A-604	18/A-604	3	
228B	228A	BATH	2'-8"	6'-8"	BEHW		WD1	22/A-604	21/A-604	38	
228C	228	1-BED	1'-10"	6'-8"	1BHW		WD1	19/A-604	18/A-604	5	
228D	228	1-BED	3'-6"	6'-8"	1BHW		WD1	19/A-604	18/A-604	5	
228E	228D	BED	3'-0"	6'-8"	1BHW		WD1	19/A-604	18/A-604	5	
228G	228	1-BED	3'-0"	6'-8"	SGMA			13/A-604	14/A-604	35	
229	229	1-BED	3'-0"	6'-8"	1PSW	20 MIN.	HM1	24/A-604	23/A-604	1	
[illegible]	[illegible]	CORR.	6'-0"	6'-8"	2PSW	90 MIN.	HM1	24/A-604	23/A-604	27	OPPOSING SWING METAL CLAD DOORS MAGNETIC HOLD-OPENS
229A	229A	BATH	3'-0"	6'-8"	1BHW		WD1	19/A-604	18/A-604	3	
229B	229B	LA	2'-8"	6'-8"	BEHW		WD1	22/A-604	21/A-604	38	
229C	229C	CL.	1'-10"	6'-8"	1BHW		WD1	19/A-604	18/A-604	5	
229D	229D	BED	3'-0"	6'-8"	1BHW		WD1	19/A-604	18/A-604	5	
229E	229E	CL.	3'-0"	6'-8"	1BHW		WD1	19/A-604	18/A-604	5	
229G	229	1-BED	3'-0"	6'-8"	SGMA			13/A-604	14/A-604	35	
230	230	2-BED / 1-BATH	3'-0"	6'-8"	1PSW	20 MIN.	HM1	24/A-604	23/A-604	1	
230A	230A	BATH	3'-0"	6'-8"	1BHW		WD1	19/A-604	18/A-604	3	
230B	230B	LA	2'-8"	6'-8"	BEHW		WD1	22/A-604	21/A-604	38	
230C	230C	CL.	1'-10"	6'-8"	1BHW		WD1	19/A-604	18/A-604	5	
230D	230D	BED	3'-0"	6'-8"	1BHW		WD1	19/A-604	18/A-604	5	
230E	230E	CL.	3'-0"	6'-8"	1BHW		WD1	19/A-604	18/A-604	5	
230G	230G	BED	3'-0"	6'-8"	1BHW		WD1	19/A-604	18/A-604	5	
230H	230H	CL.	3'-0"	6'-8"	1BHW		WD1	19/A-604	18/A-604	5	
230J	230	2-BED / 1-BATH	3'-0"	6'-8"	SGMA			13/A-604	14/A-604	35	
231	231	STUDIO	3'-0"	6'-8"	1PSW	20 MIN.	HM1	24/A-604	23/A-604	1	
231A	231A	BATH	3'-4"	6'-8"	PEHW		WD1	22/A-604	20/A-604	7	
231B	231B	CL.	3'-4"	6'-8"	PEHW		WD1	22/A-604	20/A-604	7	
231C	231	STUDIO	1'-10"	6'-8"	1BHW		WD1	19/A-604	18/A-604	5	
231D	231	STUDIO	2'-8"	6'-8"	BEHW		WD1	22/A-604	21/A-604	38	
231F	231	STUDIO	3'-0"	6'-8"	SGMA			13/A-604	14/A-604	35	
232	232	STUDIO	3'-0"	6'-8"	1PSW	20 MIN.	HM1	24/A-604	23/A-604	1	
232A	232	STUDIO	3'-4"	6'-8"	PEHW		WD1	22/A-604	20/A-604	7	
232B	232	STUDIO	3'-4"	6'-8"	PEHW		WD1	22/A-604	20/A-604	7	
232C	232C	CL.	1'-10"	6'-8"	1BHW		WD1	19/A-604	18/A-604	5	
232D	232D	LA	2'-8"	6'-8"	BEHW		WD1	22/A-604	21/A-604	38	
232F	232	STUDIO	3'-0"	6'-8"	SGMA			13/A-604	14/A-604	35	
233	233	MEP	3'-0"	6'-8"	1PSW	45 MIN.	HM1	24/A-604	23/A-604	8	
235	235	COMMUNITY	3'-0"	6'-8"	1PSW	20 MIN.	HM1	24/A-604	23/A-604	23	GLAZING
239	239	ELEC.	3'-0"	6'-8"	1PSW	45 MIN.	HM1	24/A-604	23/A-604	8	
241	241	RR	3'-0"	6'-8"	1PSW	20 MIN.	HM1	24/A-604	23/A-604	12	
242	242	MEP	3'-0"	6'-8"	1PSW		HM2	28/A-604	27/A-604	8	
242A	242	MEP	3'-0"	6'-8"	1PHS		HM2	11/A-604	3/A-604	22.1	
243	243	WELLNESS	6'-0"	6'-8"	2GWA					13	GLAZING
246	246	MEP	3'-0"	6'-8"	1PSW	45 MIN.	HM1	24/A-604	23/A-604	8	
252	252	STOR.	3'-0"	6'-8"	1PSW	20 MIN.	HM1	24/A-604	23/A-604	22	
265	265	STAIRS	3'-0"	6'-8"	1PSW	60 MIN.	HM1	24/A-604	23/A-604	24	
267	267	STAIRS	3'-0"	6'-8"	1PSW	60 MIN.	HM1	24/A-604	23/A-604	24	
269	269	ELEC.	3'-0"	6'-8"	1PSW	45 MIN.	HM1	24/A-604	23/A-604	8	
270	270	STAIRS	3'-0"	6'-8"	1PSW	60 MIN.	HM1	24/A-604	23/A-604	24	
300	300	2-BED / 2-BATH	3'-0"	6'-8"	1PSW	20 MIN.	HM1	24/A-604	23/A-604	1	
300A	300A	BATH	3'-0"	6'-8"	1BHW		WD1	19/A-604	18/A-604	3	
300B	300B	LA	2'-8"	6'-8"	BEHW		WD1	22/A-604	21/A-604	38	
300C	300C	CL.	1'-10"	6'-8"	1BHW		WD1	19/A-604	18/A-604	5	
300D	300D	BED	3'-0"	6'-8"	1BHW		WD1	19/A-604	18/A-604	5	
300E	300E	CL.	3'-0"	6'-8"	1BHW		WD1	19/A-604	18/A-604	5	
300H	300H	BED	3'-0"	6'-8"	1BHW		WD1	19/A-604	18/A-604	5	
300J	300J	CL.	3'-0"	6'-8"	1BHW		WD1	19/A-604	18/A-604	5	
300K	300K	BATH	3'-0"	6'-8"	1BHW		WD1	19/A-604	18/A-604	3	
300L	300	2-BED / 2-BATH	3'-0"	6'-8"	SGMA			13/A-604	14/A-604	35	
301	301	1-BED	3'-0"	6'-8"	1PSW	20 MIN.	HM1	24/A-604	23/A-604	1	
301A	301A	BATH	3'-0"	6'-8"	1BHW		WD1	19/A-604	18/A-604	3	
301B	301B	LA	2'-8"	6'-8"	BEHW		WD1	22/A-604	21/A-604	38	
301C	301C	CL.	1'-10"	6'-8"	1BHW		WD1	19/A-604	18/A-604	5	
301D	301D	BED	3'-0"	6'-8"	1BHW		WD1	19/A-604	18/A-604	5	
301E	301E	CL.	3'-0"	6'-8"	1BHW		WD1	19/A-604	18/A-604	5	
301G	301	1-BED	3'-0"	6'-8"	SGMA			13/A-604	14/A-604	35	
302	302	1-BED	3'-0"	6'-8"	1PSW	20 MIN.	HM1	24/A-604	23/A-604	1	
302A	302	1-BED	3'-0"	6'-8"	1BHW		WD1	19/A-604	18/A-604	3	
302B	302A	BATH	2'-8"	6'-8"	BEHW		WD1	22/A-604	21/A-604	38	
302C	302	1-BED	1'-10"	6'-8"	1BHW		WD1	19/A-604	18/A-604	5	
302D	302	1-BED	3'-0"	6'-8"	1BHW		WD1	19/A-604	18/A-604	5	
302E	302D	BED	3'-0"	6'-8"	1BHW		WD1	19/A-604	18/A-604	5	
302G	302	1-BED	3'-0"	6'-8"	SGMA			13/A-604	14/A-604	35	
303	303	1-BED	3'-0"	6'-8"	1PSW	20 MIN.	HM1	24/A-604	23/A-604	1	
303A	303	1-BED	3'-0"	6'-8"	1BHW		WD1	19/A-604	18/A-604	3	
303B	303A	BATH	2'-8"	6'-8"	BEHW		WD1	22/A-604	21/A-604	38	
303C	303	1-BED	1'-10"	6'-8"	1BHW		WD1	19/A-604	18/A-604	5	
303D	303	1-BED	3'-0"	6'-8"	1BHW		WD1	19/A-604	18/A-604	5	
303E	303D	BED	3'-0"	6'-8"	1BHW		WD1	19/A-604	18/A-604	5	
303G	303	1-BED	3'-0"	6'-8"	SGMA			13/A-604	14/A-604	35	
304	304	STUDIO	3'-0"	6'-8"	1PSW	20 MIN.	HM1	24/A-604	23/A-604	1	
304A	304A	BATH	3'-4"	6'-8"	PEHW		WD1	22/A-604	20/A-604	7	
304B	304B	CL.	3'-4"	6'-8"	PEHW		WD1	22/A-604	20/A-604	7	
304C	304	STUDIO	1'-10"	6'-8"	1BHW		WD1	19/A-604	18/A-604	5	
304D	304	STUDIO	2'-8"	6'-8"	BEHW		WD1	22/A-604	21/A-604	38	
304F	304	STUDIO	3'-0"	6'-8"	SGMA			13/A-604	14/A-604	35	
305	305	STUDIO	3'-0"	6'-8"	1PSW	20 MIN.	HM1	24/A-604	23/A-604	1	
305A	305A	BATH	3'-4"	6'-8"	PEHW		WD1	22/A-604	20/A-604	7	
305B	305B	CL.	3'-4"	6'-8"	PEHW		WD1	22/A-604	20/A-604	7	
305C	305	STUDIO	1'-10"	6'-8"	1BHW		WD1	19/A-604	18/A-604	5	
305D	305	STUDIO	2'-8"	6'-8"	BEHW		WD1	22/A-604	21/A-604	38	
305F	305	STUDIO	3'-0"	6'-8"	SGMA			13/A-604	14/A-604	35	
306	306	1-BED	3'-0"	6'-8"	1PSW	20 MIN.	HM1	24/A-604	23/A-604	1	
306A	306A	BATH	3'-0"	6'-8"	1BHW		WD1	19/A-604	18/A-604	3	
306B	306B	LA	2'-8"	6'-8"	BEHW		WD1	22/A-604	21/A-604	38	
306C	306C	CL.	1'-10"	6'-8"	1BHW		WD1	19/A-604	18/A-604	5	
306D	306D	BED	3'-0"	6'-8"	1BHW		WD1	19/A-604	18/A-604	5	
306E	306E	CL.	3'-0"	6'-8"	1BHW		WD1	19/A-604	18/A-604	5	
306G	306	1-BED	3'-0"	6'-8"	SGMA			13/A-604	14/A-604	35	
307	307	1-BED	3'-0"	6'-8"	1PSW	20 MIN.	HM1	24/A-604	23/A-604	1	
307A	307	1-BED	3'-0"	6'-8"	1BHW		WD1	19/A-604	18/A-604	3	
307B	307A	BATH	2'-8"	6'-8"	BEHW		WD1	22/A-604	21/A-604	38	
307C	307	1-BED	1'-10"	6'-8"	1BHW		WD1	19/A-604	18/A-604	5	
307D	307	1-BED	3'-0"	6'-8"	1BHW		WD1	19/A-604	18/A-604	5	
307E	307D	BED	3'-0"	6'-8"	1BHW		WD1	19/A-604	18/A-604	5	
307G	307	1-BED	3'-0"	6'-8"	SGMA		WD1	14/A-607	15/A-607	35	
308	308	CORR.	6'-0"	6'-8"	2PSW	90 MIN.	HM2	28/A-604	27/A-604	27	OPPOSING SWING METAL CLAD DOORS MAGNETIC HOLD-OPENS
309	309	MEP	3'-0"	6'-8"	1PSW	45 MIN.	HM1	24/A-604	23/A-604	8	
310	310	2-BED / 1-BATH	3'-0"	6'-8"	1PSW	20 MIN.	HM1	24/A-604	23/A-604	1	
310A	310A	BATH	3'-0"	6'-8"	1BHW		WD1	19/A-604	18/A-604	3	
310B	310B	LA	2'-8"	6'-8"	BEHW		WD1	22/A-604	21/A-604	38	
310C	310C	CL.	1'-10"	6'-8"	1BHW		WD1	19/A-604	18/A-604	5	
310D	310D	BED	3'-0"	6'-8"	1BHW		WD1	19/A-604	18/A-604	5	
310E	310E	CL.	3'-0"	6'-8"	1BHW		WD1	19/A-604	18/A-604	5	
310G	310G	BED	3'-0"	6'-8"	1BHW		WD1	19/A-604	18/A-604	5	
310H	310H	CL.	3'-0"	6'-8"	1BHW		WD1	19/A-604	18/A-604	5	
310J	310	2-BED / 1-BATH	3'-0"	6'-8"	SGMA		WD1	13/A-604	14/A-604	35	
311	311	MEP	3'-0"	6'-8"	1PSW	45 MIN.	HM1	24/A-604	23/A-604	8	
312	312	1-BED	3'-0"	6'-8"	1PSW	20 MIN.	HM1	24/A-604	23/A-604	1	
312A	312	1-BED	3'-0"	6'-8"	1BHW		WD1	19/A-604	18/A-604	3	
312B	312A	BATH	2'-8"	6'-8"	BEHW		WD1	22/A-604	21/A-604	38	
312C	312	1-BED	1'-10"	6'-8"	1BHW		WD1	19/A-604	18/A-604	5	
312D	312	1-BED	3'-0"	6'-8"	1BHW		WD1	19/A-604	18/A-604	5	
312E	312D	BED	3'-0"	6'-8"	1BHW		WD1	19/A-604	18/A-604	5	
312G	312	1-BED	3'-0"	6'-8"	SGMA		WD1	14/A-607	15/A-607	35	
314	314	1-BED	3'-0"	6'-8"	1PSW	20 MIN.	HM1	24/A-604	23/A-604	1	
314A	314	1-BED	3'-0"	6'-8"	1BHW		WD1	19/A-604	18/A-604	3	
314B	314A	BATH	2'-8"	6'-8"	BEHW		WD1	22/A-604	21/A-604	38	
314C	314	1-BED	1'-10"	6'-8"	1BHW		WD1	19/A-604	18/A-604	5	
314D	314	1-BED	3'-0"	6'-8"	1BHW		WD1	19/A-604	18/A-604	5	
314E	314D	BED	3'-0"	6'-8"	1BHW		WD1	19/A-604	18/A-604	5	
314G	314	1-BED	3'-0"	6'-8"	SGMA			13/A-604	14/A-604	35	
316	316	1-BED	3'-0"	6'-8"	1PSW	20 MIN.	HM1	24/A-604	23/A-604	1	
316A	316	1-BED	3'-0"	6'-8"	1BHW		WD1	19/A-604	18/A-604	3	
316B	316A	BATH	2'-8"	6'-8"	BEHW		WD1	22/A-604	21/A-604	38	
316C	316	1-BED	1'-10"	6'-8"	1BHW		WD1	19/A-604	18/A-604	5	
316D	316	1-BED	3'-0"	6'-8"	1BHW		WD1	19/A-604	18/A-604	5	
316E	316D	BED	3'-0"	6'-8"	1BHW		WD1	19/A-604	18/A-604	5	
365	365	STAIRS	3'-0"	6'-8"	1PSW	60 MIN.	HM1	24/A-604	23/A-604	24	
367	367	STAIRS	3'-0"	6'-8"	1PSW	60 MIN.	HM1	24/A-604	23/A-604	24	
369	369	ELEC.	3'-0"	6'-8"	1PSW	45 MIN.	HM1	24/A-604	23/A-604	8	

DOOR TYPE LEGEND:

Door Type Code: (Per Door Schedule)

1 F S W

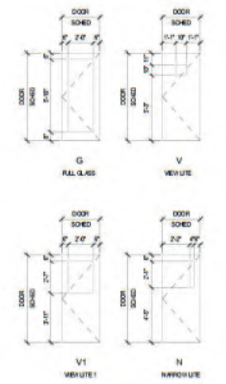
Door Type: 1 = Single, 2 = Double, B = Bifold, O = Overhead, P = Pocket, S = Sliding

Material: A = Aluminum, F = Fiberglass, P = Plastic, S = Steel, W = Wood, M = MDF

Defining Feature: B = Fabric, E = Embossed, F = Flush, G = Glass, L = Louver, N = Narrow Lite, S = Security, T = Traffic, V = Vision Lite(s)

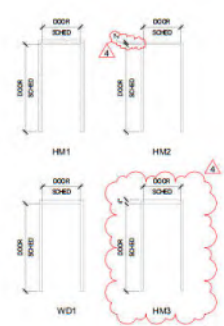
Construction: C = Ceiling, G = Grille, H = Hollow Core, M = Medium Stile, N = Narrow Stile, P = Panel (Sectional), R = Shutter, S = Solid Core, W = Wide Stile

Example Shown = Single Flush Solid Core Wood



2 Glass Door Elevations

1/4" = 1'-0"



1 Frame Types

1/4" = 1'-0"

The Heritage at Fox Run - Council Bluffs

New Construction
4800 Council Pointe Road
Council Bluffs, Iowa 51501

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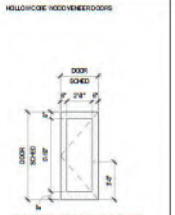
Revisions:
4 Issued For Const. / ASI #1

Project # 181001

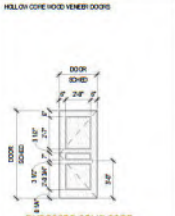
Issued For Construction
February 22, 2019

DOOR SCHEDULES

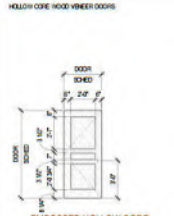
A-802


SINGLE GLASS MEDIUM STILE SOLID CORE WOOD DOOR

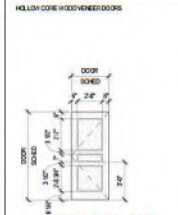
1GSW


EMBOSSED SOLID CORE WOOD DOOR

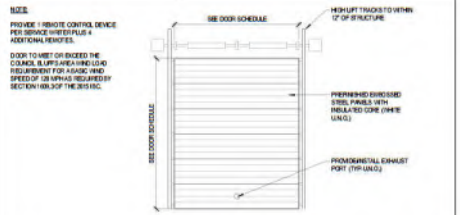
1ESW


EMBOSSED HOLLOW CORE WOOD POCKET DOOR

PEHM

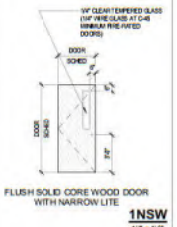

EMBOSSED HOLLOW CORE WOOD DOOR

1EHW

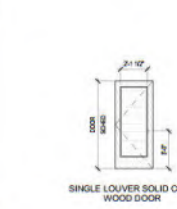

INSULATED STEEL PANEL WITH HIGH LIFT DOOR

OFPS




FLUSH SOLID CORE WOOD DOOR WITH NARROW LITE

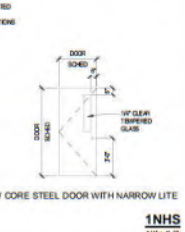
1NSW


SINGLE LOUVER SOLID CORE WOOD DOOR

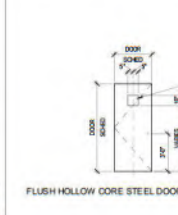
1VSW


FLUSH HOLLOW CORE STEEL DOOR WITH NARROW LITE

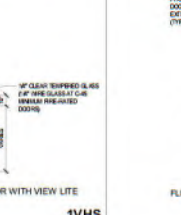
1NHS


FLUSH HOLLOW CORE STEEL DOOR WITH VIEW LITE

1VHS


FLUSH SOLID CORE STEEL DOOR

1FSS


EMBOSSED HOLLOW CORE STEEL DOOR

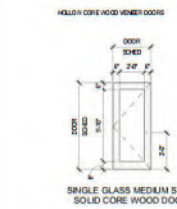
1EHS


FLUSH HOLLOW CORE STEEL DOOR

1FHS


FLUSH HOLLOW CORE WOOD DOOR

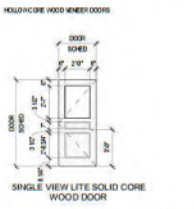
1FHW


SINGLE GLASS MEDIUM STILE SOLID CORE WOOD DOOR

1GSW


SINGLE VIEW LITE SOLID CORE WOOD DOOR

1V1SW


MEDIUM STILE ALUMINUM STOREFRONT DOOR

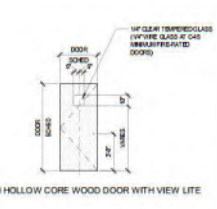
1GMA


FLUSH HOLLOW CORE WOOD DOOR WITH VIEW LITE

1VHW


FLUSH SOLID CORE WOOD DOOR WITH VIEW LITE

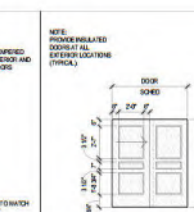
1VSW


FLUSH HOLLOW CORE WOOD DOOR WITH NARROW LITE

1NHW


SLIDING EMBOSSED HOLLOW CORE WOOD DOOR

SGMA


SLIDING EMBOSSED HOLLOW CORE WOOD DOOR

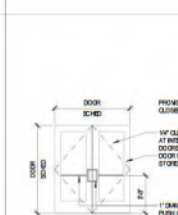
SEHW


FLUSH SOLID CORE STEEL DOOR (PAIR)

2FHS


MEDIUM STILE ALUMINUM STOREFRONT DOOR (PAIR)

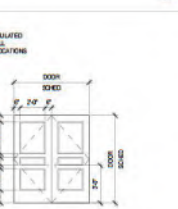
2GMA


EMBOSSED HOLLOW CORE STEEL DOOR (PAIR)

2EHS


EMBOSSED SOLID CORE WOOD DOOR (PAIR)

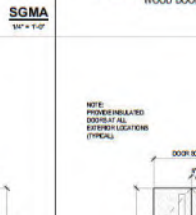
2ESW


EMBOSSED HOLLOW CORE WOOD DOOR (PAIR)

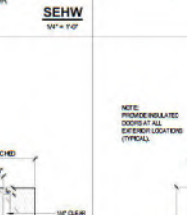
2EHW


FLUSH SOLID CORE WOOD DOOR (PAIR)

2FSW


FLUSH SOLID CORE WOOD DOOR WITH NARROW LITE (PAIR)

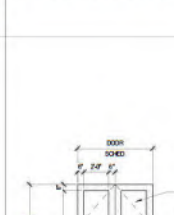
2NSW


FLUSH HOLLOW CORE WOOD DOOR WITH NARROW LITE (PAIR)

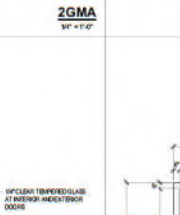
2NHW


DOUBLE GLASS SOLID CORE WOOD DOOR (PAIR)

2GSW


DOUBLE GLASS HOLLOW CORE WOOD DOOR (PAIR)

2GHW


FLUSH HOLLOW CORE STEEL DOOR WITH NARROW LITE (PAIR)

2NHS


FLUSH HOLLOW CORE STEEL DOOR WITH VIEW LITE (PAIR)

2VHS

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The Heritage at Fox Run - Council Bluffs

New Construction

4800 Council Pointe Road
Council Bluffs, Iowa 51501

Revisions:

#	Issued For Const. / ASI #1	02/22/19

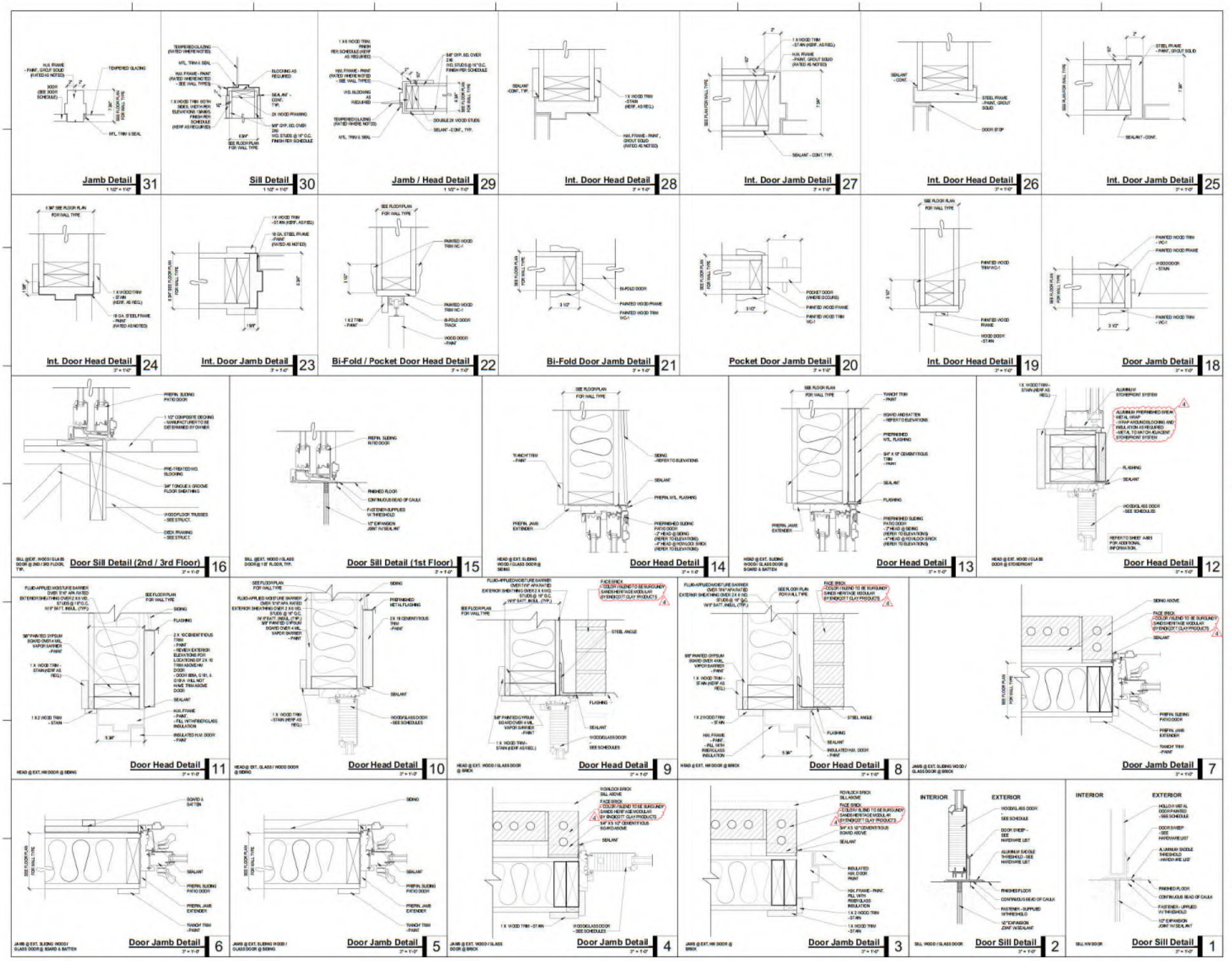
Project #: 181001

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February 22, 2019

DOOR TYPES

A-803



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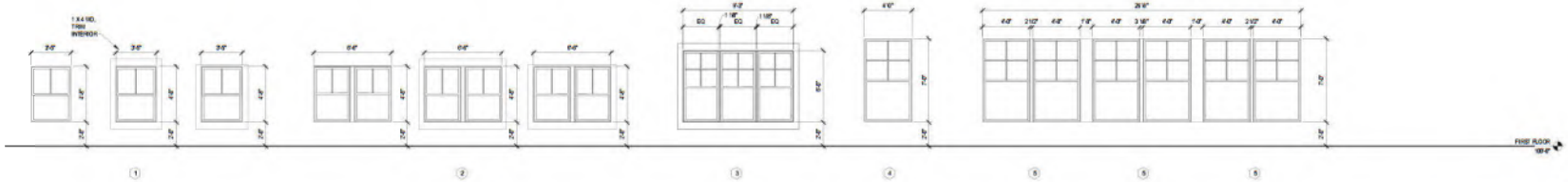
Revisions:		
4	Issued For Const. / ASI #1	02/22/19

Project #: 181001

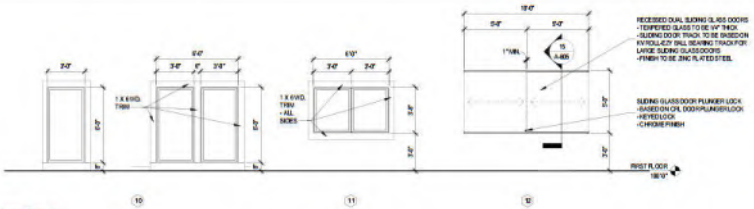
Issued For Construction
February 22, 2019

DOOR DETAILS

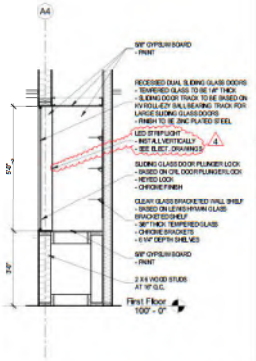
A-804



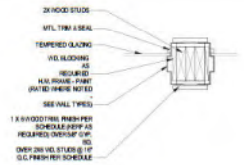
Exterior Window Types 17
1/4" = 1'-0"



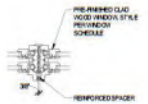
Interior Window Types 16
1/4" = 1'-0"



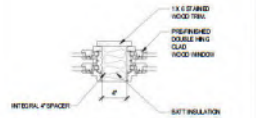
Wall Section @ Display Case 15
1/2" = 1'-0"



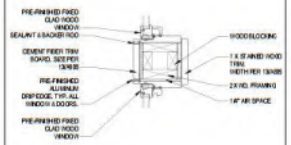
Intermediate Jamb Detail 14
1 1/2" = 1'-0"



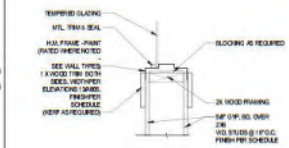
Horizontal Reinf. Mullion Detail 13
1 1/2" = 1'-0"



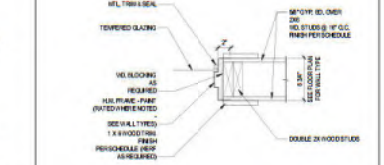
Horizontal Mullion Detail 12
1 1/2" = 1'-0"



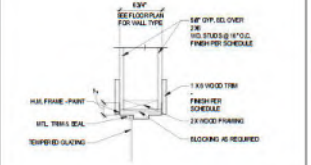
Vertical Mullion Detail 11
1 1/2" = 1'-0"



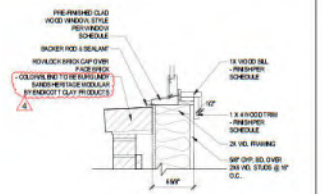
Sill Detail 10
1 1/2" = 1'-0"



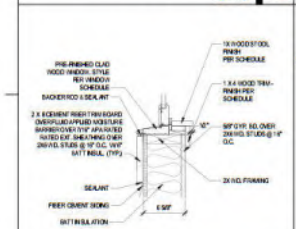
Jamb Detail 9
1 1/2" = 1'-0"



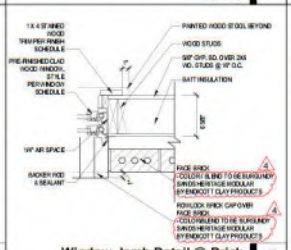
Head Detail 8
1 1/2" = 1'-0"



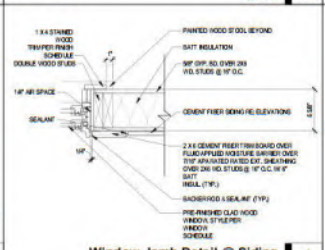
Window Sill Detail @ Brick 7
1 1/2" = 1'-0"



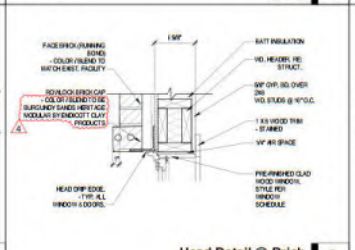
Window Sill Detail @ Siding 6
1 1/2" = 1'-0"



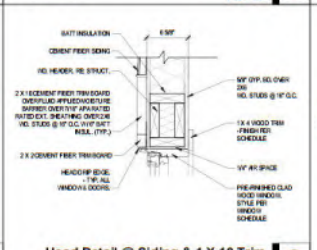
Window Jamb Detail @ Brick 5
1 1/2" = 1'-0"



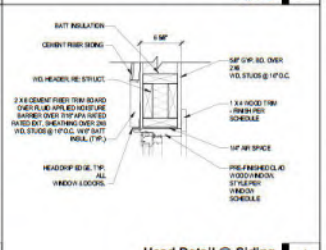
Window Jamb Detail @ Siding 4
1 1/2" = 1'-0"



Head Detail @ Brick 3
1 1/2" = 1'-0"



Head Detail @ Siding & 1 X 10 Trim 2
1 1/2" = 1'-0"



Head Detail @ Siding 1
1 1/2" = 1'-0"

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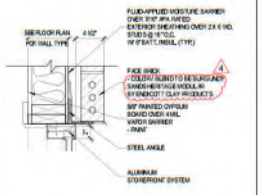
#	Revisions:	
3	Date/Fix Marshal Com.	02/04/19
4	Issued For Const. / ASI #1	03/22/19

Project #: 181001

Issued For Construction
February 22, 2019

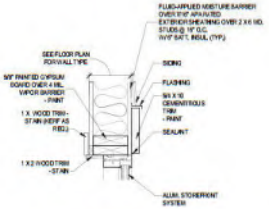
WINDOW & DOOR DETAILS

A-805



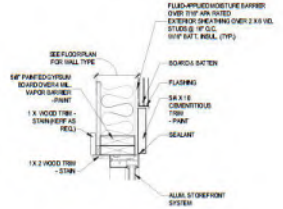
HEAD - ALUMINUM STOREFRONT
DETAIL AT BRICK

Storefront Head Detail 22
1 1/2" = 1'-0"



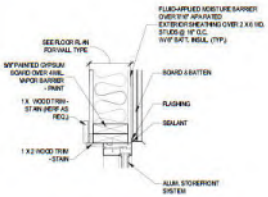
HEAD - ALUMINUM STOREFRONT
DETAIL AT TRIM W/ HORIZONTAL SIDING

Storefront Head Detail @ Horizontal Siding 21
1 1/2" = 1'-0"



HEAD - ALUMINUM STOREFRONT
DETAIL AT TRIM W/ BOARD & BATTEN

Storefront Head Detail @ Trim w/ Board & Batten 20
1 1/2" = 1'-0"



HEAD - ALUMINUM STOREFRONT
DETAIL AT BOARD & BATTEN

Storefront Head Detail @ Board & Batten Only 19
1 1/2" = 1'-0"

GENERAL NOTES:

1. SEE FLOOR PLANS FOR DOOR SWING DIRECTIONS.
2. MANUFACTURER / FABRICATOR TO FIELD VERIFY ALL ALL DIMENSIONS OF OPENINGS PRIOR TO GLASS FABRICATION.
3. ALL DOORS TO RECEIVE 1/4" GLASS IN COLOR TO MATCH OTHER GLASS IN RESPECTIVE STOREFRONT UNLESS OTHERWISE NOTED.
4. MANUFACTURER / FABRICATOR TO DETERMINE FINAL LOCATION OF HEAT-STRENGTHENED AND TEMPERED GLASS AS REQUIRED BY LOCAL CODE.
5. PROVIDE HEAD AND SILL FLASHING AS REQUIRED PER STOREFRONT MANUFACTURER'S RECOMMENDATIONS.

GLASS TYPES:

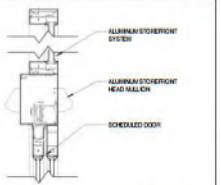
GL-1 INSULATED LOW-E GLASS
COLOR / FINISH: CLEAR NON-REFLECTIVE
GLASS: ASC ENERGY SLECT 40

1 PROVIDE TEMPERED GLASS WHERE INDICATED. MANUFACTURER / FABRICATOR TO DETERMINE FINAL LOCATION OF HEAT-STRENGTHENED AND TEMPERED GLASS AS REQUIRED BY LOCAL CODE.

NOTE: ALL STOREFRONT GLASS UNITS TO BE TYPE GL-1 UNLESS NOTED OTHERWISE.

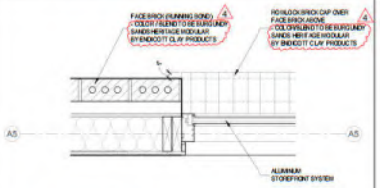
FRAME TYPES:

EXTERIOR STOREFRONT (SF):
KAWNEER TRIFAB VERSAGLAZE 451-T
- 2" x 4 1/2" FRAME DIMENSION
- FINISH: CLEAR ANODIZED



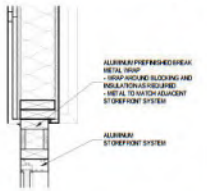
HEAD - SLIDING DOOR DETAIL AT
ALUMINUM STOREFRONT SYSTEM

Storefront Sliding Head Detail 18
1 1/2" = 1'-0"



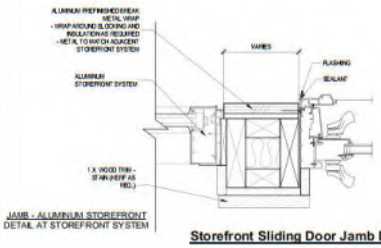
JAMB - ALUMINUM STOREFRONT
DETAIL AT BRICK

Storefront Jamb @ Brick 17
1 1/2" = 1'-0"



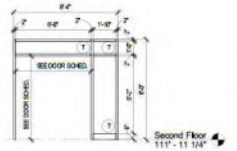
JAMB - ALUMINUM STOREFRONT
DETAIL AT BOARD & BATTEN

Storefront Jamb @ Board & Batten 16
1 1/2" = 1'-0"



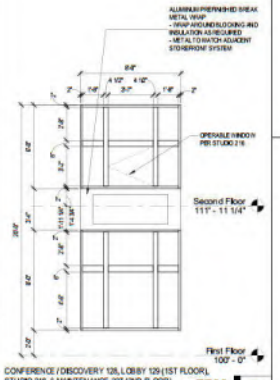
JAMB - ALUMINUM STOREFRONT
DETAIL AT STOREFRONT SYSTEM

Storefront Sliding Door Jamb Detail 15
3" = 1'-0"



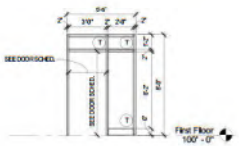
WELLNESS 243 STOREFRONT

IF03 14
1/4" = 1'-0"



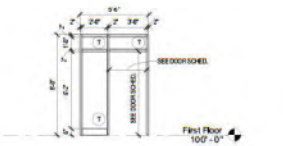
CONFERENCE / DISCOVERY 128, LOBBY 129 (1ST FLOOR), STUDIO 216, & MAINTENANCE 227 (2ND FLOOR) STOREFRONT

EF09 9
3/4" = 1'-0"



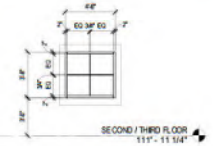
DIR. OFFICE 122 STOREFRONT

IF02 13
1/4" = 1'-0"



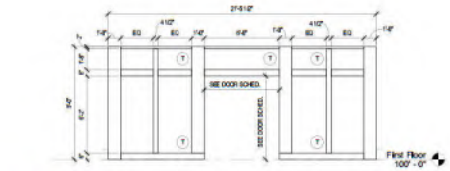
MED. OFFICE 124 STOREFRONT

IF01 12
1/4" = 1'-0"



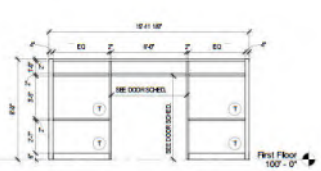
2-BED / 2-BATH (ROOMS 201, 301) STOREFRONT
(2ND & 3RD FLOOR ONLY)

EF10 10
3/4" = 1'-0"



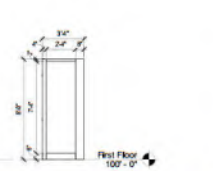
SETTING 123 STOREFRONT (ONLOOKING COURTYARD)

EF08 8
3/4" = 1'-0"



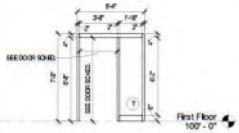
DINING 030 STOREFRONT

EF07 7
3/4" = 1'-0"



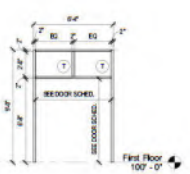
DINING 030 STOREFRONT (WEST & NORTH OF DINING 030 ENTRY)

EF06 6
3/4" = 1'-0"



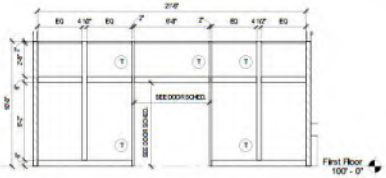
VEST 164 STOREFRONT

EF05 5
3/4" = 1'-0"



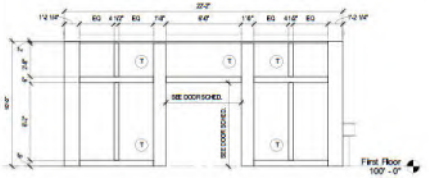
DINING 130 STOREFRONT

EF04 4
3/4" = 1'-0"



WEST VEST. 130 STOREFRONT

EF03 3
3/4" = 1'-0"



EAST VEST. 130 STOREFRONT

EF02 2
3/4" = 1'-0"



NORTH & SOUTH VEST. 130 STOREFRONT

EF01 1
3/4" = 1'-0"

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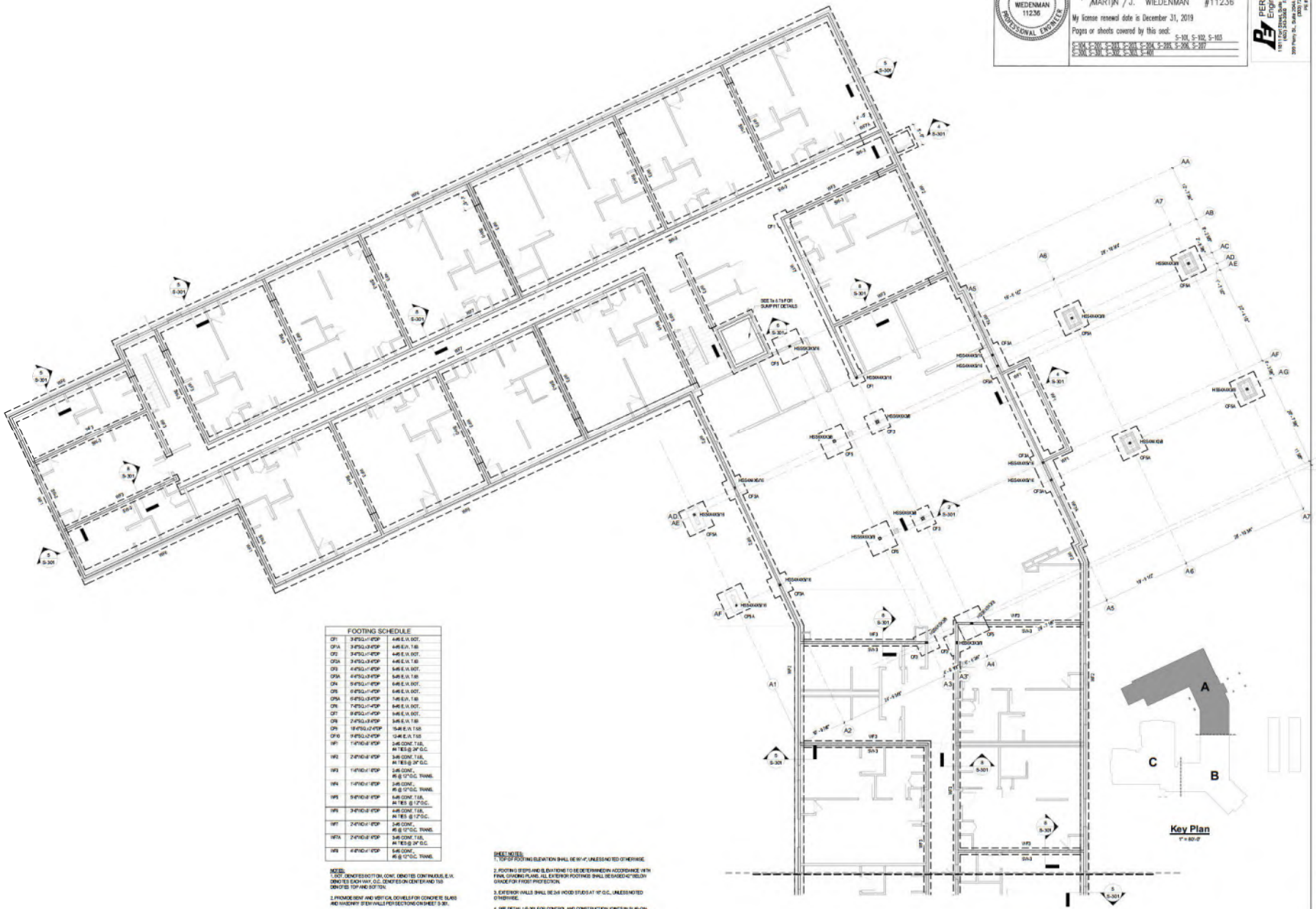
#	Revisions:	
4	Issued For Const. / ASI #1	02/22/19

Project #: 181001

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February 22, 2019

STOREFRONT ELEVATIONS & DETAILS

A-806



FOOTING SCHEDULE		
CF1	3'-6"SQ.x1'-0"DP	4-#6 E.W. BOT.
CF1A	3'-6"SQ.x1'-0"DP	4-#6 E.W. T.&B.
CF2	3'-6"SQ.x1'-0"DP	4-#6 E.W. BOT.
CF2A	3'-6"SQ.x1'-0"DP	4-#6 E.W. T.&B.
CF3	4'-6"SQ.x1'-0"DP	5-#6 E.W. BOT.
CF3A	4'-6"SQ.x1'-0"DP	5-#6 E.W. T.&B.
CF4	5'-6"SQ.x1'-0"DP	6-#6 E.W. BOT.
CF5	6'-6"SQ.x1'-0"DP	6-#6 E.W. BOT.
CF5A	6'-6"SQ.x1'-0"DP	7-#6 E.W. T.&B.
CF6	7'-6"SQ.x1'-0"DP	8-#6 E.W. BOT.
CF7	8'-6"SQ.x1'-0"DP	9-#6 E.W. BOT.
CF8	2'-6"SQ.x1'-0"DP	3-#6 E.W. T.&B.
CF9	16'-6"SQ.x2'-0"DP	15-#6 E.W. T.&B.
CF10	9'-6"SQ.x2'-0"DP	12-#6 E.W. T.&B.
WF1	1'-6"WD.x1'-0"DP	2-#6 CONT. T.&B., #4 TIES @ 24" O.C.
WF2	2'-6"WD.x1'-0"DP	3-#6 CONT. T.&B., #4 TIES @ 24" O.C.
WF3	1'-6"WD.x1'-0"DP	2-#6 CONT., #5 @ 12" O.C. TRANS.
WF4	1'-6"WD.x1'-0"DP	2-#5 CONT., #5 @ 12" O.C. TRANS.
WF5	3'-6"WD.x1'-0"DP	6-#5 CONT. T.&B., #4 TIES @ 12" O.C.
WF6	3'-6"WD.x1'-0"DP	4-#5 CONT. T.&B., #4 TIES @ 12" O.C.
WF7	2'-6"WD.x1'-0"DP	3-#5 CONT., #5 @ 12" O.C. TRANS.
WF7A	2'-6"WD.x1'-0"DP	3-#5 CONT. T.&B., #4 TIES @ 24" O.C.
WF8	4'-6"WD.x1'-0"DP	5-#5 CONT. #5 @ 12" O.C. TRANS.

NOTES:
1. BOT. DENOTES BOTTOM, CONT. DENOTES CONTINUOUS, E.W. DENOTES EACH WAY, O.C. DENOTES ON CENTER AND T&B DENOTES TOP AND BOTTOM.

2. PROVIDE DEWT AND VERTICAL DOWELS FOR CONCRETE SLABS AND MASONRY STEM WALLS PER SECTIONS ON SHEET S-301.

SHEET NOTES:
1. TOP OF FOOTING ELEVATION SHALL BE 91'-0", UNLESS NOTED OTHERWISE.

2. FOOTING STEPS AND ELEVATIONS TO BE DETERMINED IN ACCORDANCE WITH FINAL GRADING PLANS. ALL EXTERIOR FOOTINGS SHALL BE BASED 42" BELOW GRADE FOR FROST PROTECTION.

3. EXTERIOR WALLS SHALL BE 2x6 WOOD STUDS AT 16" O.C., UNLESS NOTED OTHERWISE.

4. SEE DETAIL 1/S-301 FOR CONTROL AND CONSTRUCTION JOINTS IN SLAB-ON-GRADE.

5. SEE DETAIL 3/S-301 FOR HSS COLUMN BASE PLATE AND ANCHOR ROD REQUIREMENTS.

I hereby certify that this engineering document was prepared by me or under my direct personal supervision and that I am a duly licensed Professional Engineer under the laws of the State of Iowa.

MARTIN J. WIEDENMAN 2/22/2019 #11236

My license renewal date is December 31, 2019

Pages or sheets covered by this seal: S-101, S-102, S-103, S-104, S-105, S-106, S-107, S-300, S-301, S-302, S-303, S-401

IOWA MARTIN J. WIEDENMAN 11236 PROFESSIONAL ENGINEER

PERFORMANCE Engineering
1501 W. 39th Street, Suite 200 Kansas City, MO 64111 (P) (816) 329-5555 (F) (816) 329-5556
3551 Penny Dr., Suite 220-G Castle Rock, CO 80104 (P) (720) 733-7777
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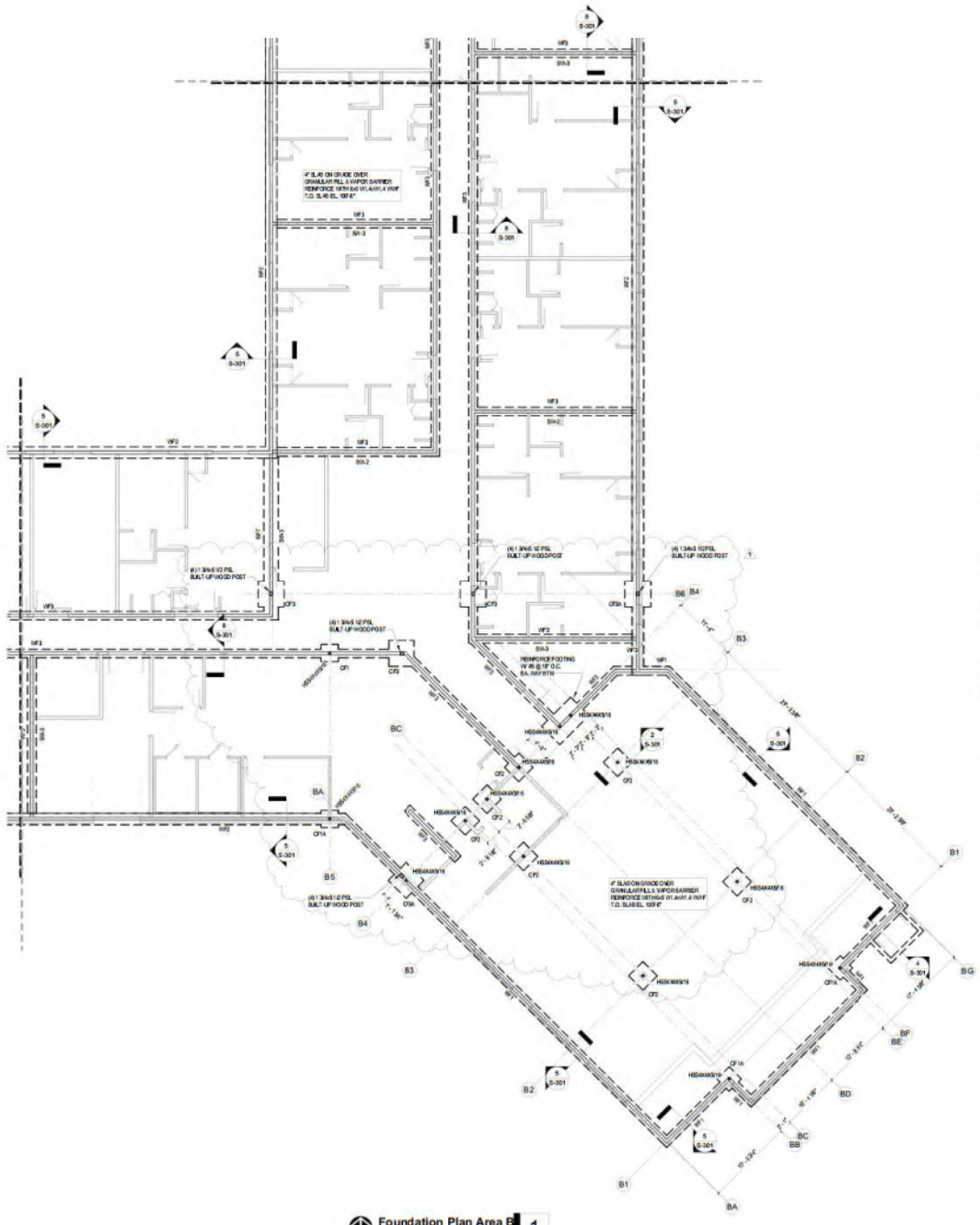
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February 22, 2019

FOUNDATION PLAN AREA A

S-101



Foundation Plan Area B 1
1/8" = 1'-0"

FOOTING SCHEDULE		
CF1	3'-0"SQ.x1'-0"DP	4-#5 E.W. BOT.
CF1A	3'-0"SQ.x2'-0"DP	4-#5 E.W. T&B
CF2	3'-6"SQ.x1'-0"DP	4-#5 E.W. BOT.
CF2A	3'-6"SQ.x2'-0"DP	4-#5 E.W. T&B
CF3	4'-0"SQ.x1'-0"DP	5-#5 E.W. BOT.
CF3A	4'-0"SQ.x2'-0"DP	5-#5 E.W. T&B
CF4	5'-0"SQ.x1'-0"DP	6-#5 E.W. BOT.
CF5	6'-0"SQ.x1'-0"DP	6-#5 E.W. BOT.
CF5A	6'-0"SQ.x2'-0"DP	7-#5 E.W. T&B
CF6	7'-0"SQ.x1'-0"DP	8-#5 E.W. BOT.
CF7	8'-0"SQ.x1'-0"DP	9-#5 E.W. BOT.
CF8	2'-0"SQ.x2'-0"DP	3-#5 E.W. T&B
CF9	10'-0"SQ.x2'-0"DP	15-#5 E.W. T&B
CF10	9'-0"SQ.x2'-0"DP	12-#5 E.W. T&B
WF1	1'-0"WDx2'-0"DP	2-#5 CONT., T&B, #4 TIES @ 24"O.C.
WF2	2'-0"WDx2'-0"DP	3-#5 CONT., T&B, #4 TIES @ 24"O.C.
WF3	1'-0"WDx1'-0"DP	2-#5 CONT., #5 @ 12" O.C. TRANS.
WF4	1'-0"WDx1'-0"DP	2-#5 CONT., #5 @ 12" O.C. TRANS.
WF5	9'-0"WDx2'-0"DP	6-#5 CONT., T&B, #4 TIES @ 12" O.C.
WF6	3'-0"WDx2'-0"DP	4-#5 CONT., T&B, #4 TIES @ 12" O.C.
WF7	2'-0"WDx1'-0"DP	2-#5 CONT., #5 @ 12" O.C. TRANS.
WF7A	2'-0"WDx2'-0"DP	3-#5 CONT., T&B, #4 TIES @ 24"O.C.
WF8	4'-0"WDx1'-0"DP	5-#5 CONT., #5 @ 12" O.C. TRANS.

NOTES:
1. BOT. DENOTES BOTTOM, CONT. DENOTES CONTINUOUS, E.W. DENOTES EACH WAY, O.C. DENOTES ON CENTER AND T.&B. DENOTES TOP AND BOTTOM.

2. PROVIDE 8BNT AND VERTICAL DOWELS FOR CONCRETE SLABS AND MASONRY STEM WALLS PER SECTIONS ON SHEET S-301.

SHEET NOTES:
1. TOP OF FOOTING ELEVATION SHALL BE 9'-4", UNLESS NOTED OTHERWISE.

2. FOOTING STEPS AND ELEVATIONS TO BE DETERMINED IN ACCORDANCE WITH FINAL GRADING PLANS. ALL EXTERIOR FOOTINGS SHALL BE BASED 42" BELOW GRADE FOR FROST PROTECTION.

3. INTERIOR WALLS SHALL BE 2x4 WOOD STUDS AT 16" O.C., UNLESS NOTED OTHERWISE.

4. SEE DETAIL 16-301 FOR CONTROL AND CONSTRUCTION JOINTS IN SLAB-ON-GRADE.

5. SEE DETAIL 3/S-301 FOR HSS COLUMN BASE PLATE AND ANCHOR ROD REQUIREMENTS.



Key Plan
1" = 60'-0"

PERFORMANCE Engineering
15811 Colorado Ave., Suite 200, Oak Park, KS 66104
(402) 334-5600 Fax: (402) 334-5601
300 Perry St., Suite 204S – Castle Rock, CO 80104
(303) 814-3211
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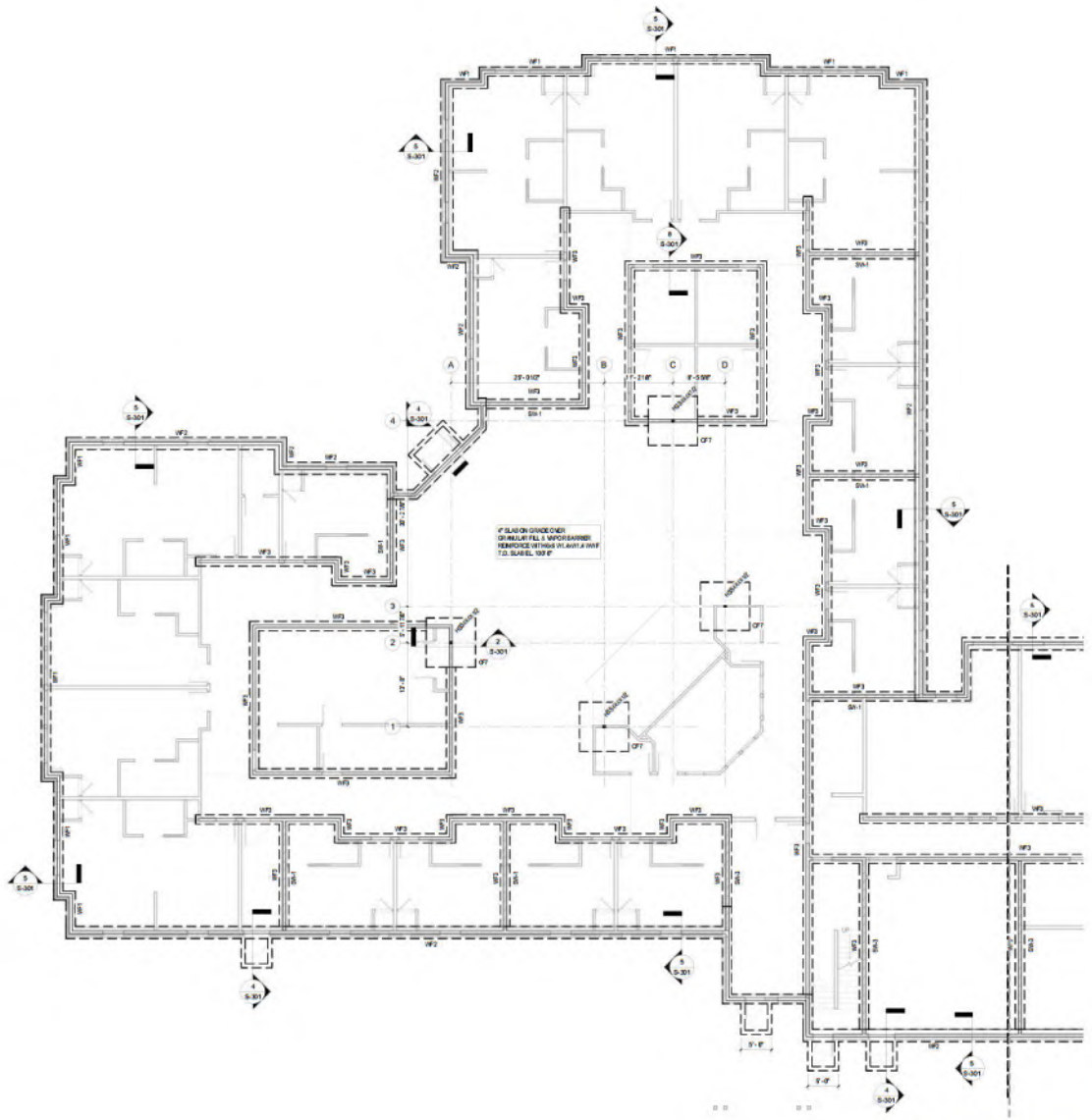
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1	Issued for Const. Rvw #1 02/27/19

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February 22, 2019

FOUNDATION PLAN AREA B

S-102



FOOTING SCHEDULE		
CF1	3'-6"SQ.x14"DP	54"SE.W. BOT.
CF1A	3'-6"SQ.x24"DP	54"SE.W. T&B
CF2	3'-6"SQ.x14"DP	48"SE.W. BOT.
CF2A	3'-6"SQ.x24"DP	48"SE.W. T&B
CF3	4'-6"SQ.x14"DP	54"SE.W. BOT.
CF3A	4'-6"SQ.x24"DP	54"SE.W. T&B
CF4	5'-6"SQ.x14"DP	54"SE.W. BOT.
CF5	6'-6"SQ.x14"DP	54"SE.W. BOT.
CF5A	6'-6"SQ.x24"DP	54"SE.W. T&B
CF6	7'-6"SQ.x14"DP	54"SE.W. BOT.
CF7	8'-6"SQ.x14"DP	54"SE.W. BOT.
CF8	2'-6"SQ.x24"DP	34"SE.W. T&B
CF9	10'-6"SQ.x2'-0"DP	15'-6"E.W. T&B
CF10	9'-6"SQ.x24"DP	12'-6"E.W. T&B
WF1	14"WID.x9'-6"DP	3-#5CONT. T&B, #4TIES @ 24" O.C.
WF2	24"WID.x9'-6"DP	3-#5CONT. T&B, #4TIES @ 24" O.C.
WF3	14"WID.x14"DP	3-#5CONT., #3 @ 12" O.C. TWNS
WF4	14"WID.x14"DP	3-#5CONT., #3 @ 12" O.C. TWNS
WF5	64"WID.x9'-6"DP	5-#5CONT. T&B, #4TIES @ 12" O.C.
WF6	84"WID.x9'-6"DP	6-#5CONT. T&B, #4TIES @ 12" O.C.
WF7	24"WID.x14"DP	3-#5CONT., #3 @ 12" O.C. TWNS
WF7A	24"WID.x9'-6"DP	3-#5CONT. T&B, #4TIES @ 24" O.C.
WF8	44"WID.x14"DP	5-#5CONT., #3 @ 12" O.C. TWNS

NOTES:
1. BOT. DENOTES BOTTOM, CONT. DENOTES CONTINUOUS, E.W. DENOTES EACH W.A.Y., O.C. DENOTES ON CENTER, AND T&B DENOTES TOP AND BOTTOM.

2. PROVIDE DENT AND VERTICAL DOWELS FOR CONCRETE SLABS AND MASONRY STEM WALLS PER SECTIONS ON SHEET S-301.

SHEET NOTES:
1. TOP OF FOOTING ELEVATION SHALL BE 99'-0", UNLESS NOTED OTHERWISE.

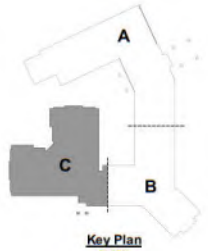
2. FOOTING STEPS AND ELEVATIONS TO BE DETERMINED IN ACCORDANCE WITH FINAL GRADING PLANS. ALL EXTERIOR FOOTINGS SHALL BE BASED 42" BELOW GRADE FOR FROST PROTECTION.

3. EXTERIOR WALLS SHALL BE 2x6 WOOD STUDS AT 16" O.C., UNLESS NOTED OTHERWISE.

4. SEE DETAIL 1/S-301 FOR CONTROL AND CONSTRUCTION JOINTS IN SLAB-ON-GRADE.

5. SEE DETAIL 3/S-301 FOR HSS COLUMN BASE PLATE AND ANCHOR ROD REQUIREMENTS.

Foundation Plan Area C 1
1/8" = 1'-0"



Key Plan
1" = 80'-0"

PERFORMANCE Engineering
1501 Wazee Street, Suite 1C, Denver, CO 80202
(303) 339-5500 Fax: (303) 339-5501
300 Perry St., Suite 204A - Castle Rock, CO 80104
(303) 773-3333
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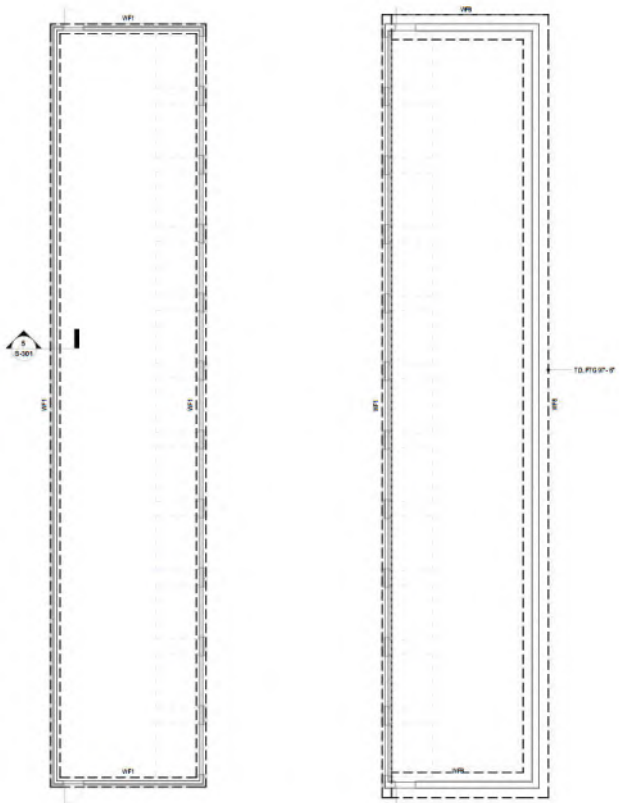
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FOUNDATION PLAN
AREA C

S-103



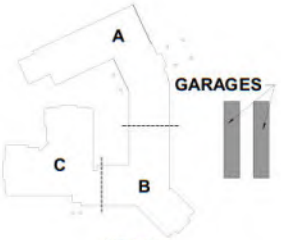
Foundation Plan Garages 1
1/8" = 1'-0"

FOOTING SCHEDULE		
CF1	3'-6"SQ.x1'-6"DP	4-#5 E.W. BOT.
CF1A	3'-6"SQ.x1'-6"DP	4-#5 E.W. TSB
CF2	3'-6"SQ.x1'-6"DP	4-#5 E.W. BOT.
CF2A	3'-6"SQ.x1'-6"DP	4-#5 E.W. TSB
CF3	4'-6"SQ.x1'-6"DP	5-#5 E.W. BOT.
CF3A	4'-6"SQ.x1'-6"DP	5-#5 E.W. TSB
CF4	5'-6"SQ.x1'-6"DP	6-#5 E.W. BOT.
CF5	6'-6"SQ.x1'-7"DP	6-#5 E.W. BOT.
CF5A	6'-6"SQ.x2'-0"DP	7-#5 E.W. TSB
CF6	7'-6"SQ.x1'-7"DP	8-#5 E.W. BOT.
CF7	8'-6"SQ.x1'-7"DP	9-#5 E.W. BOT.
CF8	2'-6"SQ.x2'-0"DP	3-#5 E.W. TSB
CF9	16'-6"SQ.x2'-6"DP	15-#5 E.W. TSB
CF10	9'-6"SQ.x2'-6"DP	12-#5 E.W. TSB
WF1	1'-6"WDx3'-6"DP	2-#5 CONT. TSB, #4 TIES @ 24" O.C.
WF2	2'-6"WDx3'-6"DP	3-#5 CONT. TSB, #4 TIES @ 24" O.C.
WF3	1'-6"WDx1'-6"DP	2-#5 CONT., #5 @ 12" O.C. TRANS.
WF4	1'-6"WDx1'-6"DP	2-#5 CONT., #5 @ 12" O.C. TRANS.
WF5	9'-6"WDx3'-6"DP	8-#5 CONT. TSB, #4 TIES @ 12" O.C.
WF6	3'-6"WDx3'-6"DP	4-#5 CONT. TSB, #4 TIES @ 12" O.C.
WF7	2'-6"WDx1'-6"DP	2-#5 CONT., #5 @ 12" O.C. TRANS.
WF7A	2'-6"WDx3'-6"DP	3-#5 CONT. TSB, #4 TIES @ 24" O.C.
WF8	4'-6"WDx1'-6"DP	5-#5 CONT., #5 @ 12" O.C. TRANS.

NOTES:
1. BOT. DENOTES BOTTOM, CONT. DENOTES CONTINUOUS, E.W. DENOTES EACH WAY, O.C. DENOTES ON CENTER AND TSB DENOTES TOP AND BOTTOM.

2. PROVIDE DEWT AND VERTICAL DOWELS FOR CONCRETE SLABS AND MASONRY STEM WALLS PER SECTIONS ON SHEET S-301.

3. TOP OF FOOTING ELEVATION SHALL BE 99'-6", UNLESS NOTED OTHERWISE.



Key Plan
1" = 80'-0"

PERFORMANCE Engineering
1501 Wazee St., Suite 1C, Denver, CO 80202
(303) 825-3825 Fax: (303) 825-3826
300 Peony St., Suite 2D45 - Castle Rock, CO 80104
(303) 773-3333
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FOUNDATION PLAN GARAGES

S-104



Second Floor Framing Plan Area A 1
3/4" = 1'-0"

PERFORMANCE Engineering

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The Heritage at Fox Run - Council Bluffs

New Construction
4800 Council Pointe Road
Council Bluffs, Iowa 51501

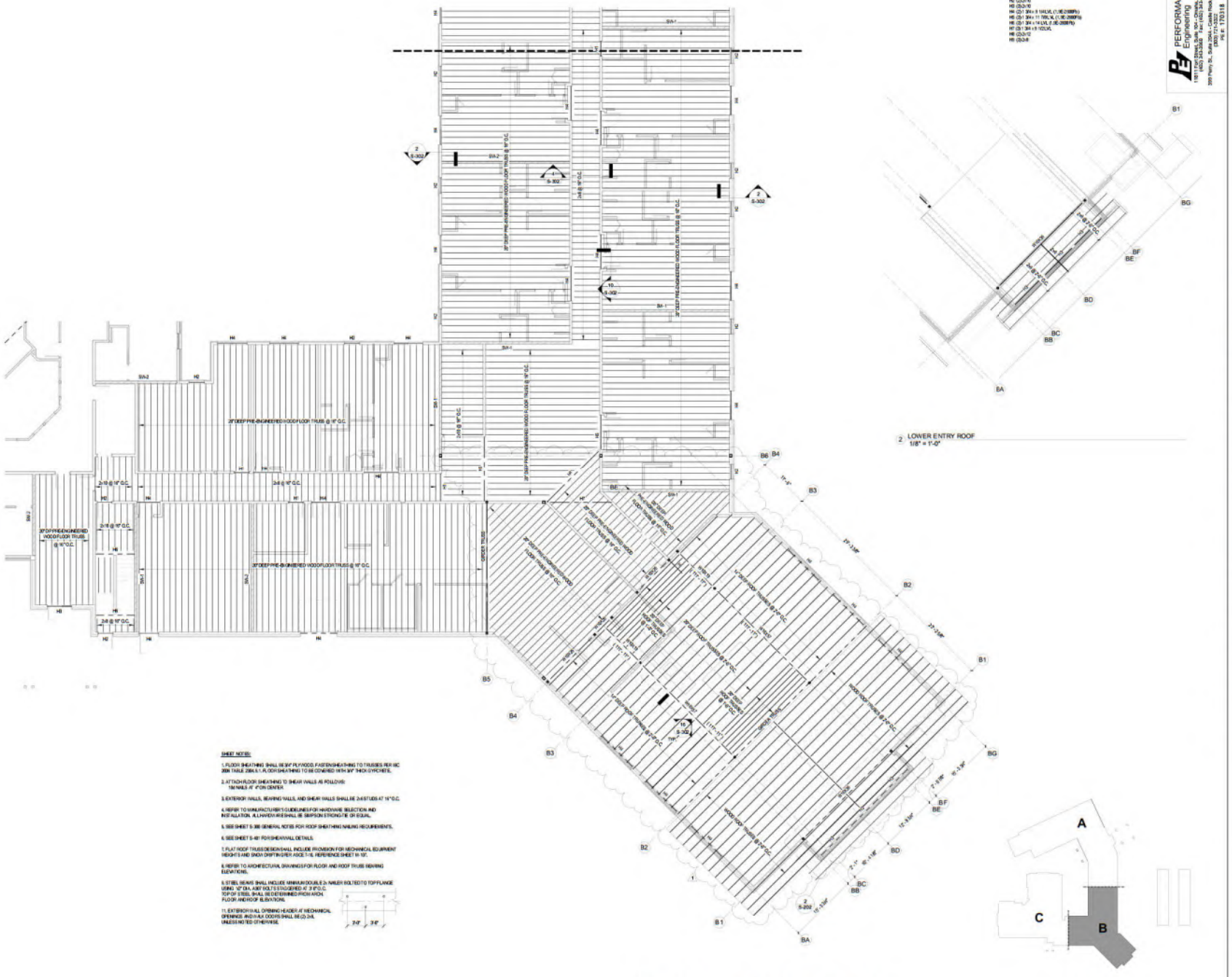
#	Revisions:
1	Issued for Cover, ASI #1 02/22/19

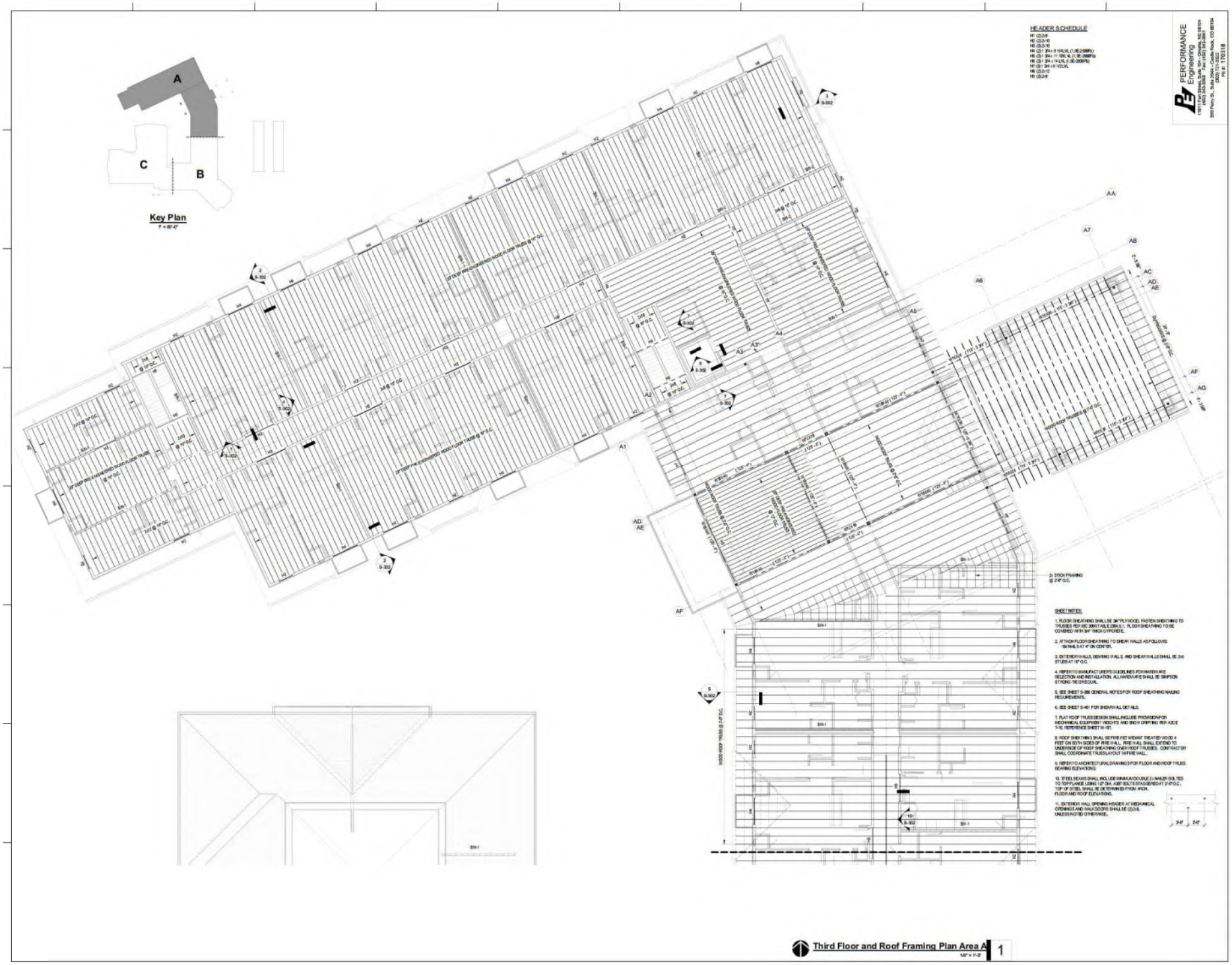
Project #: 181001

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February 22, 2019

SECOND FLOOR FRAMING PLAN AREA A

S-201


HEADER SCHEDULE
H1 (2)2x8
H2 (2)2x10
H3 (3)2x10
H4 (2) 1 3/4 x 9 1/4 LVL (1.9E-2000Fb)
H5 (3) 1 3/4 x 11 7/8 LVL (1.9E-2000Fb)
H6 (3) 1 3/4 x 14 LVL (1.9E-2000Fb)
H7 (3) 1 3/4 x 18 VERSA-LAM
H8 (2)2x12
H9 (3)2x8
SHEET NOTES:
1. FLOOR SHEATHING SHALL BE 3/4" PLYWOOD, FASTEN SHEATHING TO TRUSSES PER IBC 2006 TABLE 2304.9.1. PLACE SHEATHING TO BE COVERED WITH 3/4" THICK GYPCRETE.
2. ATTACH FLOOR SHEATHING TO SHEAR WALLS AS FOLLOWS: 16d NAILS AT 4"ON CENTER
3. EXTERIOR WALLS, BEARING WALLS, AND SHEAR WALLS SHALL BE 2x6 STUDS AT 16" O.C.
4. REFER TO MANUFACTURER'S GUIDELINES FOR HARDWARE SELECTION AND INSTALLATION. ALL HANGERS ARE SHALL BE SIMPSON STRONG-TIE OR EQUAL.
5. SEE SHEET S-300 GENERAL NOTES FOR ROOF SHEATHING NAILING REQUIREMENTS.
6. SEE SHEET S-401 FOR SHEARWALL DETAILS.
7. FLAT ROOF TRUSS DESIGN SHALL INCLUDE PROVISION FOR MECHANICAL EQUIPMENT HEIGHTS AND SNOW DRIFTING OVER ADJACENT ROOF. REFERENCE SHEET A-101.
8. REFER TO ARCHITECTURAL DRAWINGS FOR FLOOR AND ROOF TRUSS BEARING ELEVATIONS.
9. STEEL BEAMS SHALL INCLUDE MINIMUM DOUBLE 2x NAILER BOLTED TO TOP FLANGE USING 1/2" DIA. A307 BOLTS STAGGERED AT 3'-0" O.C. TOP OF STEEL SHALL BE DETERMINED FROM ARCH. FLOOR AND ROOF ELEVATIONS.
11. EXTERIOR WALL OPENING HEADER AT MECHANICAL OPENINGS AND WALK DOORS SHALL BE (2) 2x6, UNLESS NOTED OTHERWISE.
3'-0"
3'-6"
2 LOWER ENTRY ROOF
1/8" = 1'-0"
Second Floor and Enrty Roof Framing Plan Area B
1/8" = 1'-0"
1
Key Plan
1" = 80'-0"
A
B
C
PERFORMANCE Engineering
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SECOND FLOOR AND ROOF FRAMING PLAN AREA B
S-202

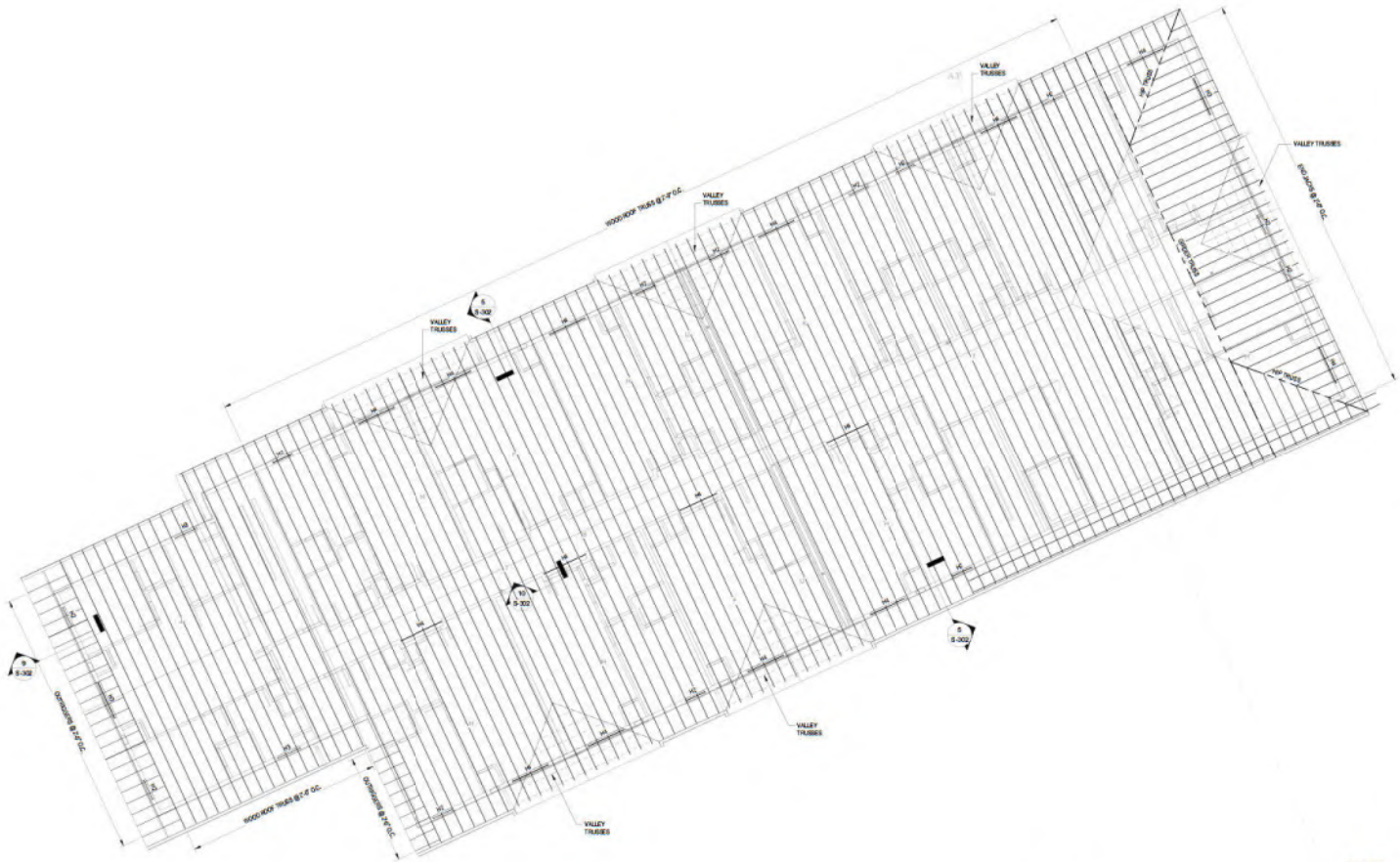

A
C
B
Key Plan
HEADER SCHEDULE
SHEET NOTES:
1. FLOOR SHEATHING SHALL BE 3/4" PLYWOOD. FASTEN SHEATHING TO TRUSSES PER IBC 2009 TABLE 2304.9.1. FLOOR SHEATHING TO BE COVERED WITH 3/4" THICK GYPCRETE.
2. ATTACH FLOOR SHEATHING TO SHEAR WALLS AS FOLLOWS:
16d NAILS AT 4" ON CENTER.
3. EXTERIOR WALLS, DEMISING WALLS, AND SHEAR WALLS SHALL BE 2x6 STUDS AT 16" O.C.
4. REFER TO MANUFACTURER'S GUIDELINES FOR HARDI-RYE SELECTION AND INSTALLATION. ALL HARDI-RYE SHALL BE SIMPSON STRONG-TIE OR EQUAL.
5. SEE SHEET S-300 GENERAL NOTES FOR ROOF SHEATHING NAILING REQUIREMENTS.
6. SEE SHEET S-401 FOR SHEAR WALL DETAILS.
7. FLAT ROOF TRUSS DESIGN SHALL INCLUDE PROVISIONS FOR MECHANICAL EQUIPMENT WEIGHTS AND SNOW DRIFTING PER ASCE 7-10. REFERENCE SHEET M-101.
8. ROOF SHEATHING SHALL BE FIRE RETARDANT TREATED WOOD 4 FEET ON BOTH SIDES OF FIRE WALL. FIRE WALL SHALL EXTEND TO UNDERSIDE OF ROOF SHEATHING OVER ROOF TRUSSES. CONTRACTOR SHALL COORDINATE TRUSS LAYOUT WITH FIRE WALL.
9. REFER TO ARCHITECTURAL DRAWINGS FOR FLOOR AND ROOF TRUSS BEARING ELEVATIONS.
10. STEEL BEAMS SHALL INCLUDE MINIMUM (DOUBLE) 2x HANGER BOLTED TO TOP FLANGE USING 1/2" DIA. A307 BOLTS STAGGERED AT 3'-0" O.C. TOP OF STEEL SHALL BE DETERMINED FROM ARCH. FLOOR AND ROOF ELEVATIONS.
11. EXTERIOR WALL OPENING HEADER AT MECHANICAL OPENINGS AND WALK DOORS SHALL BE (2)2x8, UNLESS NOTED OTHERWISE.
2x STICK FRAMING @ 24" O.C.
Third Floor and Roof Framing Plan Area A
1/8" = 1'-0"
1
PERFORMANCE Engineering
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THIRD FLOOR AND ROOF FRAMING PLAN AREA A
S-203

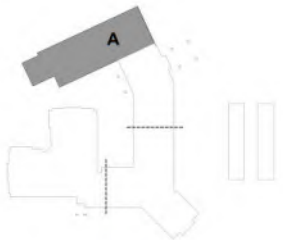
HEADER SCHEDULE

H1 (2)2x8
H2 (2)2x10
H3 (2)2x12
H4 (2) 1 3/4 x 9 1/4 VLM, (1.9E-2000Fb)
H5 (2) 1 3/4 x 11 7/8 LVL, (1.9E-2000Fb)
H6 (3) 1 3/4 x 14 LVL (1.9E-2000Fb)
H7 (3) 1 3/4 x 18 VERSA
H8 (2)2x12
H9 (2)2x8

PERFORMANCE Engineering
15811 Colorado Ave., Suite 200 Tel: (402) 334-5600 Fax: (402) 334-5601 Omaha, NE 68135
3955 Penry Dr., Suite 2045 - Castle Rock, CO 80104 Tel: (720) 733-7333
CO Reg. # 1703318

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Key Plan
1" = 60'-0"

SHEET NOTES:

1. ROOF SHEATHING SHALL BE 5/8" PLYWOOD, FASTEN SHEATHING TO TRUSSES PER IBC 2006 TABLE 2304.9.1.

2. ATTACH FLOOR SHEATHING TO SHEAR WALLS AS FOLLOWS:
10d NAILS AT 4" ON CENTER.

3. EXTERIOR WALLS, BEARING WALLS, AND SHEAR WALLS SHALL BE 2 x 6 STUDS AT 16" O.C.

4. REFER TO MANUFACTURER'S GUIDELINES FOR HARDWARE SELECTION AND INSTALLATION. ALL HARDWARE SHALL BE SIMPSON STRONG TIE OR EQUAL.

5. SEE SHEET S-000 GENERAL NOTES FOR ROOF SHEATHING NAILING REQUIREMENTS.

6. SEE SHEET S-401 FOR SHEARWALL DETAILS

7. ROOF SHEATHING SHALL BE FIRE-RETARDANT TREATED WOOD 4 FEET ON BOTH SIDES OF FIRE WALL. FIRE WALL SHALL EXTEND TO UNDERSIDE OF ROOF SHEATHING OVER ROOF TRUSSES. CONTRACTOR SHALL COORDINATE TRUSS LAYOUT W/ FIRE WALL.

8. REFER TO ARCHITECTURAL DRAWINGS FOR FLOOR AND ROOF TRUSS BEARING ELEVATIONS.

9. STEEL BEAMS SHALL INCLUDE MINIMUM DOUBLE 2x WALER BOLTED TO TOP FLANGE USING 1/2" DIA. ASBTOLTS STAGGERED AT 3'-6" O.C.
TOP OF STEEL SHALL BE DETERMINED FROM ARCHITECTURAL FLOOR AND ROOF ELEVATIONS.

10. FLAT ROOF TRUSS DESIGN SHALL INCLUDE PROVISION FOR MECHANICAL EQUIPMENT WEIGHTS AND SNOW DRIFTING PER ASCE 7-10. REFERENCE SHEET M-107.

11. EXTERIOR WALL OPENING HEADER AT MECHANICAL OPENINGS AND WALK DOOR IS SHALL BE (2) 2x8, UNLESS NOTED OTHERWISE.



Roof Framing Plan Area A 1
1/8" = 1'-0"

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ROOF FRAMING PLAN AREA A

S-204