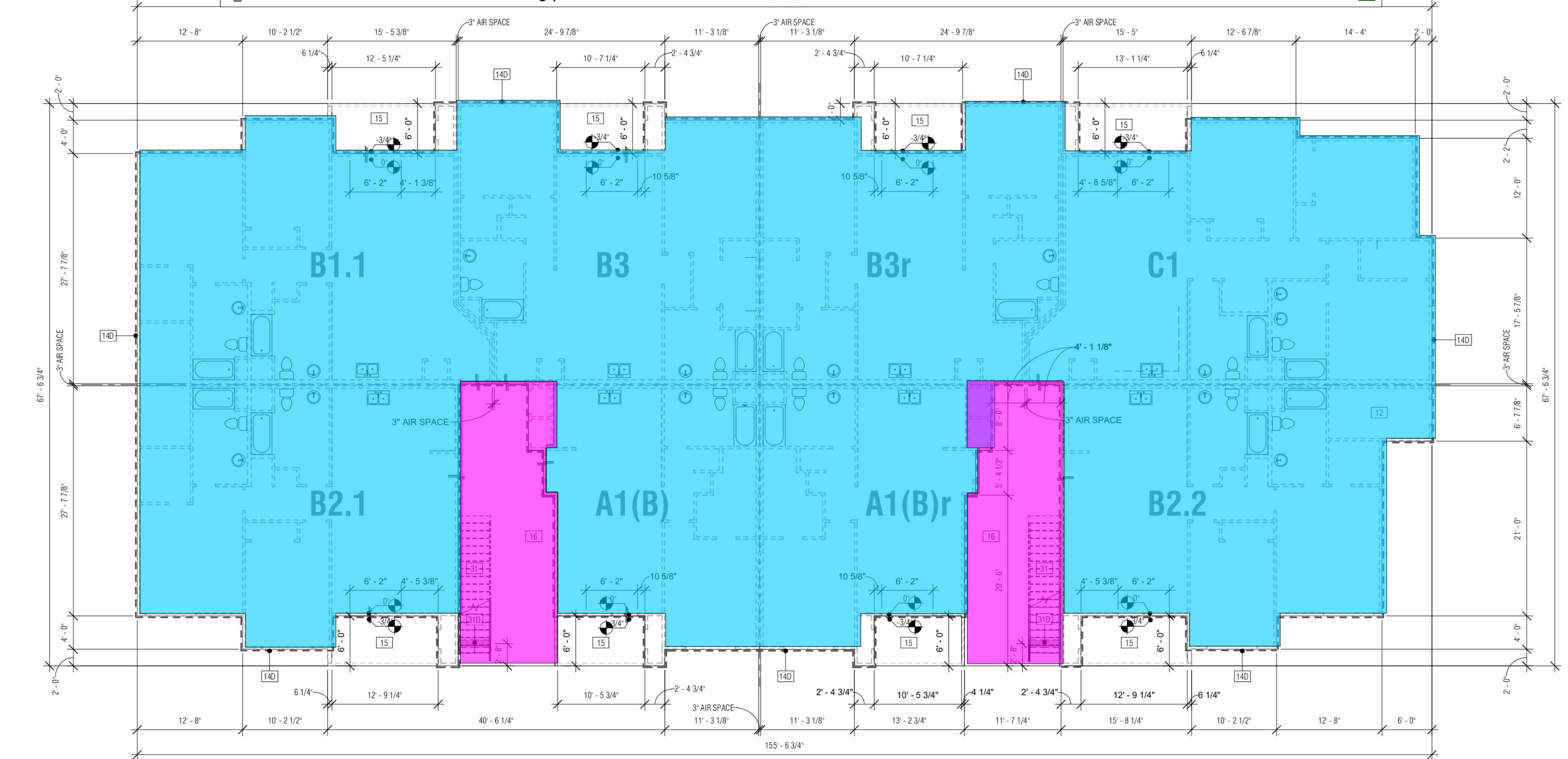


1st FLOOR PLAN
1/8" = 1'-0"

- SHT A3.1 PARTY WALL per Detail 46 - 5/8" type x 11.0"H OS, lvl 3 w/ texture 10.0"H OS
- SHT A3.1 EXT WALL per Detail 48 - 5/8" type x 11.0"H OS, lvl 3 w/ texture 10.0"H OS
- SHT A3.1 INT WALL per Detail 18 - 5/8" type x 11.0"H BS, lvl 3 w/ texture 10.0"H BS
- SHT A3.1 WET WALL - 5/8" MR Board 10.0"H OS
- SHT A3.1 5/8" Tape on Metal Drywall Corner Bead
- SHT A3.1 CEILING per Detail 3: 7/8" Resilient Channel at 16" OC, w/ 5/8" Firecode C, level 3 & texture
- SHT A3.1 EXT CEILING per Detail 51 - 5/8" Exterior Board
- SHT A3.1 MR Board at Bathroom Ceiling per finish schedule

524.0 FT	
642.0 FT	
962.1 FT	
284.0 FT	
116.0 EA	
7669.0 SQ FT	
1346.0 SQ FT	
1121.0 SQ FT	



SLAB FLOOR PLAN
1/8" = 1'-0"

KEYNOTES

- ELECTRIC METERS, CABLE TV AND TELEPHONE: SEE ELECTRICAL DRAWINGS.
- GAS METERS: SEE PLUMBING DRAWINGS. 2-TIER INSTALLATION AT MULTIPLE METERS. PROVIDE ADDITIONAL GAS METERS WHERE CONDUIT USE OCCURS. FRAME GAS METERS AS SPACE WALL. PROVIDE 2x6 PLATES, 2x4 STUDS ON OUTSIDE FACE OF WALL AND 2x4 FLAT STUDS ON INSIDE FACE OF WALL.
- FIRE RISER ROOM: 30" W X 6" D X 7'6" CLEAR WORKING SPACE IN FRONT OF FIRE ALARM CONTROL PANEL. SEE DESIGN/BUILD FIRE SPRINKLER DRAWINGS. PROVIDE WALL HEATER TO PREVENT FREEZING. SEE MECHANICAL AND ELECTRICAL DRAWINGS.
- BUILDING POST-TENSIONED CONCRETE SLAB AND FOUNDATION SYSTEM. SEE FOUNDATION DRAWINGS. WALLS AND PLUMBING FIXTURES SHOWN ARE FOR THE ACCESSIBLE TYPE B UNITS. SEE DRAWING A3.2 FOR TYPE A UNIT WALL AND PLUMBING FIXTURE LOCATIONS.
- SLAB OFFSET AT ACCESSIBLE GARAGE DOOR: 1/4" MAXIMUM. SEE DETAIL 9.
- SLAB OFFSET AT ACCESSIBLE GARAGE DOOR: 1/4" MAXIMUM. SEE DETAIL 5.
- GARAGE CURB: FOR GARAGE DOOR CURB. SEE DETAIL 27.
- FOUNDATION INSULATION: LOCATIONS AS SHOWN ON PLAN. SEE DETAIL 6 AND 7.
- PATIO: FOUR-SACK CONCRETE SLAB, 3" LIFT FOR DRAINAGE. WARP CORNERS TO PROVIDE POSITIVE DRAINAGE. TROWEL EDGES AND PROVIDE CONTROL JOINTS AS SHOWN. LIGHT BRUSH FINISH. SEE SLAB PLAN AND FOUNDATION DRAWINGS.
- SWINGING DOOR THRESHOLD: DETAIL 3.
- SLIDING GLASS DOOR THRESHOLD: DETAIL 4.
- WALL FLASHING: DETAIL 2 AND 4.
- SCREEN WALL: DETAIL 8 (STONE VENEER).
- EXTERIOR CONCRETE PLATFORM: FOUR-SACK CONCRETE WALKWAY. SEE CIVIL AND LANDSCAPE DRAWINGS.
- ACCESSIBLE SWING DOOR THRESHOLD: DETAIL 3.
- WALL FLASHING: DETAIL 2.
- FIRE EXTINGUISHER: SIZE AND TYPE AS REQUIRED BY THE FIRE DEPARTMENT. RECESSED WALL CABINET WITH GLASS DOOR. PROVIDED FIRE RATED CABINET WHEN LOCATED IN WALL REQUIRING PROJECTED OPENINGS (STAR WALL). 48" MAXIMUM AFF. TO CABINET DOOR HANDLE.
- FIRE EXTINGUISHER AT EXTERIOR STAIR: DETAIL 21.
- EXTERIOR WALL: 2x4 WOOD STUDS @ 16" O.C. UNLESS NOTED OTHERWISE OR REQUIRED BY STRUCTURAL OR PLUMBING. SEE DETAIL 12.
- 2x6 STUDS: INSULATE WITH R-20 THERMAL BATT INSULATION.
- OPENING FLASHING: DETAIL 23.
- PENETRATION FLASHING: DETAIL 25.
- EXTERIOR WALL AT FLOOR/CEILING: DETAIL 48.
- EXTERIOR WALL AT ROOF/CEILING: DETAIL 102 AND 104.
- EXTERIOR WALL AT STAIR: 1-HOUR FIRE RATED SEPARATION WALL BETWEEN UNITS AND STAIR. MINIMUM DESIGN STC-RATING: SEE DETAIL 18.
- INTERIOR WALL: 2x4 WOOD STUDS @ 16" O.C. UNLESS NOTED OTHERWISE OR REQUIRED BY STRUCTURAL OR PLUMBING. SEE DETAIL 9.
- 2x6 STUDS: INSULATE WITH R-20 THERMAL BATT INSULATION.
- INTERIOR WALL AT CEILING: DETAIL 47.
- WALL FLASHING: DETAIL 4.
- WALL FLASHING: DETAIL 4.
- WALL VOID SPACE: PROTECT VOID SPACE. PARTY WALLS AND BEARING WALLS WITH (1) LAYER OF 5/8" TYPE X GYPSUM BOARD. PROTECT CEILING WITH (2) LAYERS OF 5/8" TYPE X GYPSUM BOARD.
- WALL RECESS: PROVIDE GYPSUM BOARD FINISH ALL EXPOSED SURFACES OF RECESS. SEE INTERIOR ELEVATIONS.
- PARTY WALL (TYPICAL AS SHOWN): 1-HOUR AIR-SPACE FIRE PARTITION SEPARATION WALL BETWEEN UNITS. SEE DETAIL 18 FOR PARTY WALL DETAIL.
- STAIRS (EXTERIOR): 2x4 WOOD STUDS, STRINGER STAIR WITH PRECAST CONCRETE TREADS AND RISERS. HANDRAIL BOTH SIDE OF STAIR. HANDRAIL EXTENSIONS REQUIRED. SEE BUILDING SECTIONS AND STAIR NOTES ON DRAWING A3.1.
- STRINGER FLASHING: DETAIL 76.
- STRINGER AT TOP LANDING: DETAIL 77.
- STRINGER AT MID-LANDING: DETAIL 78.
- STRINGER AT GRADE: DETAIL 79.
- STAIR GUARDRAIL HANDRAIL: DETAIL 81.
- STAIR WALL HANDRAIL: DETAIL 82.
- STAIR WALL AT UNIT: DETAIL 19.
- STAIR WALL AT FLOOR: DETAIL 49.
- STAIR WALL AT ROOF: DETAIL 94.
- STAIR LANDING (EXTERIOR): HARDWOOD CONCRETE OVER WATER-PROOF UNDERLAYMENT OVER 2x MIN. FLOOR JOISTS. SEE DETAIL 68.
- SWINGING DOOR THRESHOLD: DETAIL 71.
- WALL FLASHING: DETAIL 65.
- GUARDRAIL: DETAIL 72.
- DECK OR BALCONY (EXTERIOR): WATERPROOF DECK COATING SYSTEM OVER 2x MIN. FLOOR JOISTS. SEE DETAIL 51.
- SWINGING DOOR THRESHOLD: DETAIL 53.
- SLIDING GLASS DOOR THRESHOLD: DETAIL 54.
- WALL FLASHING: DETAIL 62 AND 63.
- GUARDRAIL: DETAIL 56.
- GUARDRAIL RAILING: DETAIL 57.
- TPO MEMBRANE ROOFING: DETAIL 72.
- COPING CAP: DETAIL 72.
- DOWNSPOUT WITH CONDUCTOR HEAD: TYPICAL AS SHOWN. PRE-FINISHED ALUMINUM. SEE CIVIL DRAWINGS FOR DOWNSPOUT CONNECTION TO STORM DRAINAGE SYSTEM. WHERE DOWNSPOUT TERMINATES AT ROOF BELOW PROVIDE TERMINATION ELBOW TO DIRECT WATER AWAY FROM EXTERIOR WALL.

1ST FLOOR GENERAL NOTES

- SEE UNIT FLOOR PLANS FOR ADDITIONAL INFORMATION AND REQUIREMENTS NOT SHOWN OR SPECIFIED ON THIS PLAN.
- UTILITY ROOMS, RISERS, AND METER LOCATIONS MAY VARY FROM THAT SHOWN ON THE BUILDING PLANS. SEE CIVIL AND UTILITY PLANS FOR PRECISE LOCATIONS.
- DROPPED CEILINGS AND SOFFITS ARE SHOWN SHADDED, AND UNLESS NOTED OTHERWISE, ARE 7'-6" FROM FINISH FLOOR TO FINISH CEILING OR SOFFIT. VERIFY SIZE AND LOCATION WITH THE MECHANICAL AND PLUMBING CONTRACTORS PRIOR TO INSTALLATION. SEE DETAILS 41 AND 42.
- UNIT BUILDINGS ARE TO BE PROVIDED WITH AN AUTOMATIC FIRE SPRINKLER SYSTEM INSTALLED THROUGHOUT IN ACCORDANCE WITH NFPA 13B (2013.1.2).
- WALLS SEPARATING DWELLING UNITS IN THE SAME BUILDING, AND WALLS SEPARATING DWELLING UNITS FROM OTHER OCCUPANCIES CONTIGUOUS TO THEM IN THE SAME BUILDING, SHALL BE CONSTRUCTED AS 1-HOUR FIRE PARTITIONS (2x2). SEE DETAILS 9 AND 11 FOR FIRE PARTITION CONSTRUCTION.
- PRIVATE GARAGES (2-OCCUPANCY) SHALL BE SEPARATED FROM THE DWELLING UNIT (2-OCCUPANCY) BY MEANS OF 5/8" MINIMUM THICK TYPE-X GYPSUM BOARD APPLIED TO THE GARAGE SIDE OF THE WALL AND TO THE CEILING SEPARATION FROM HABITABLE ROOMS ABOVE THE GARAGE. DOOR OPENINGS BETWEEN A PRIVATE GARAGE AND THE DWELLING UNIT SHALL BE NOT LESS THAN 1-3/8" THICK SOLID CORE WOOD DOORS, SELF-CLOSING AND SELF-LATCHING (40R-3.4). SEE DETAIL 43 FOR MINIMUM SEPARATION WALL CONSTRUCTION.

SYMBOL LEGEND

- 1-HR FIRE RESISTIVE WALL WITH PROTECTED OPENINGS



8700 TECHNOLOGY WAY,
RENO, NEVADA 89521

CONSULTANT:

PER NAC 620.780(2)
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NOTE:
VERIFY ALL DIMENSIONS, DO NOT OBTAIN DIMENSIONS BY SCALING THE DRAWINGS. REFER DISCREPANCIES AND INSTANCES OF UNCERTAINTY TO THE ARCHITECT FOR CLARIFICATION BEFORE PROCEEDING.

APEX APARTMENTS SPARKS, NEVADA

REVISIONS

NO.	DESCRIPTION	DATE

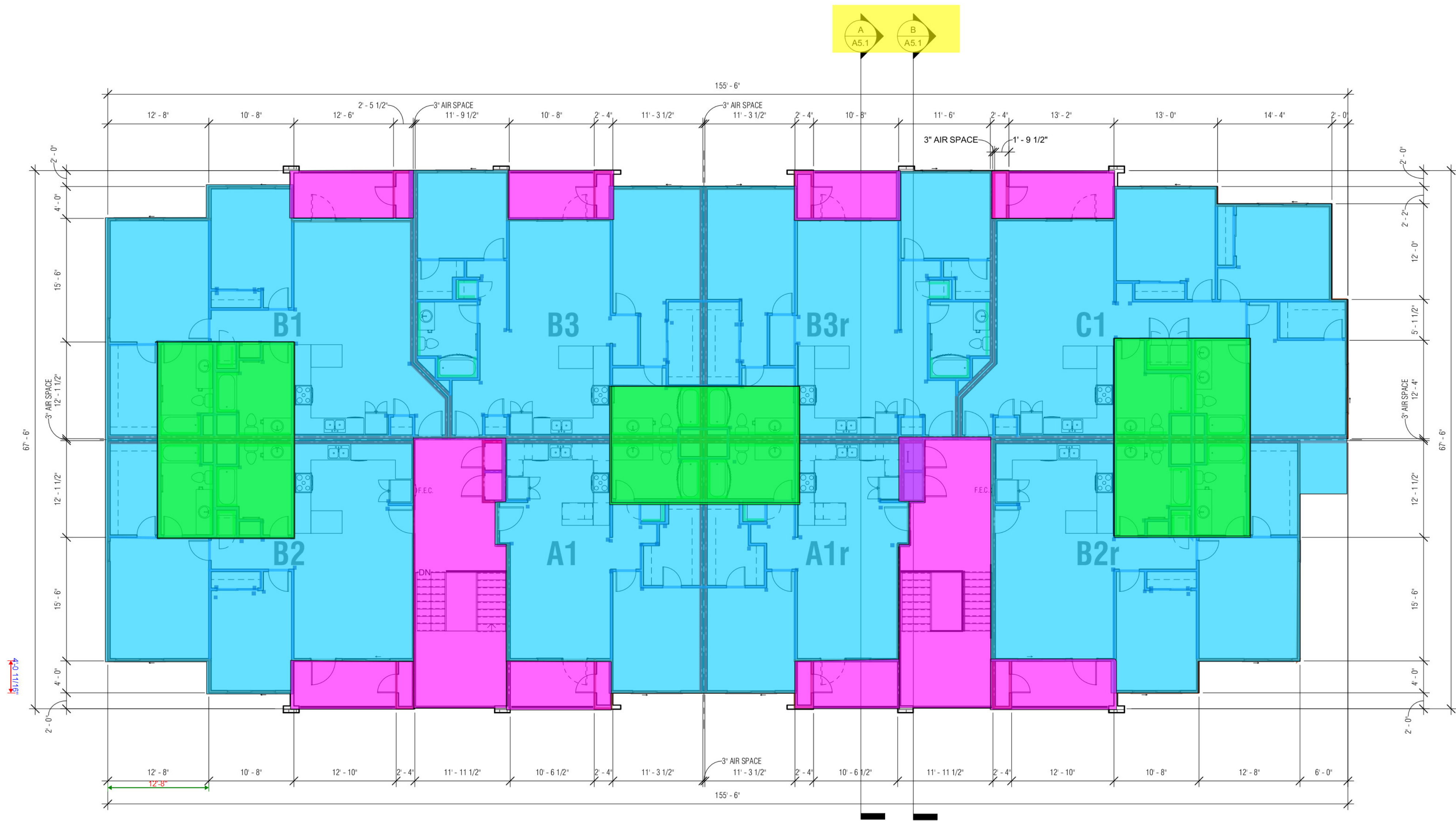


DATE: 18 MAY 2021

DRAWING TITLE:
SLAB PLAN & 1st FLOOR PLAN

DRAWING NUMBER

A3.1

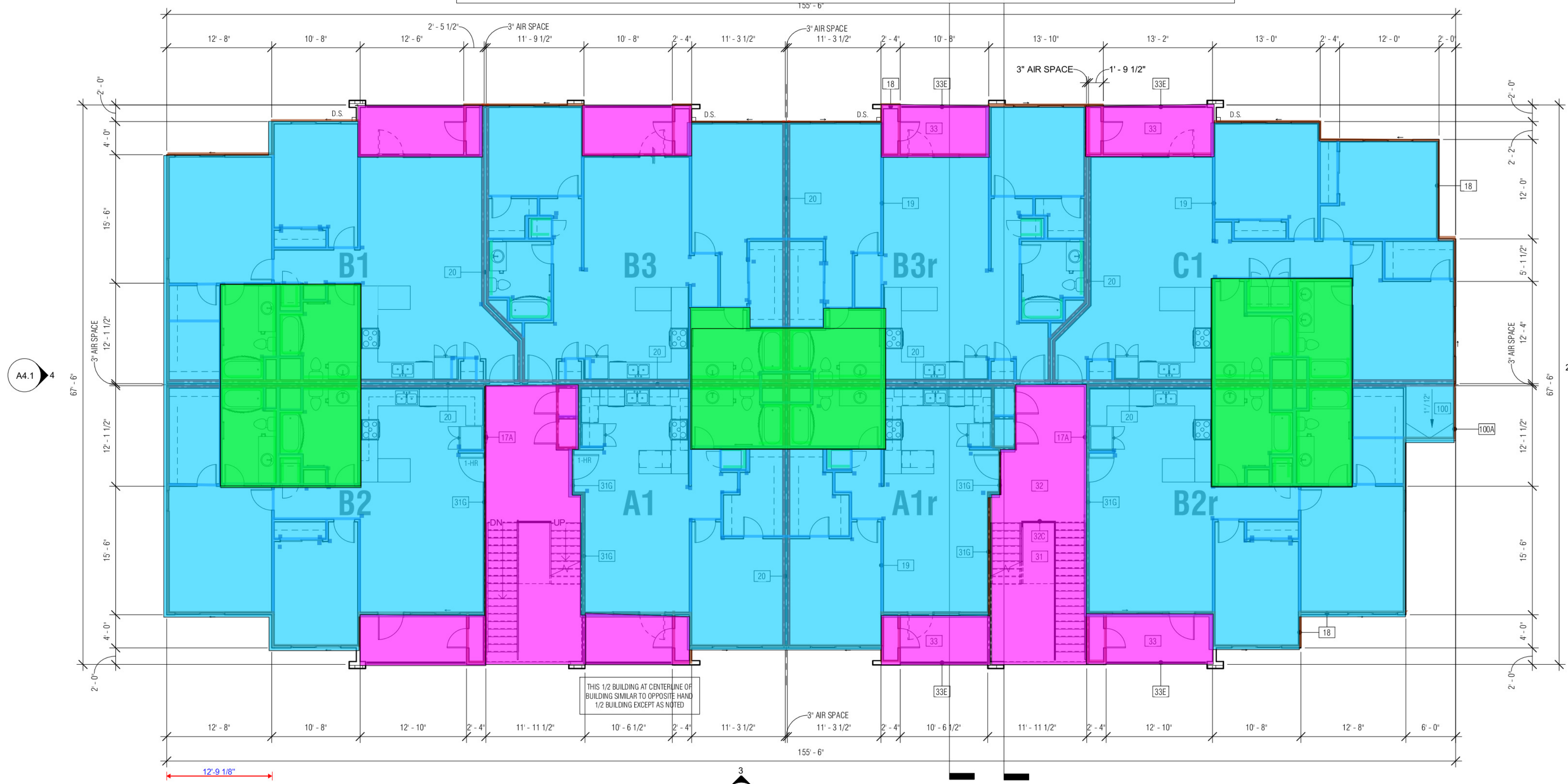


3rd FLOOR PLAN

1/8" = 1'-0"

- SHT A3.2 PARTY WALL per Detail 48 - 5/8" type x 11.0'H OS, 1/3 w/ texture 10.0'H OS
- SHT A3.2 WET WALL - 5/8" MR Board 10.0'H OS
- SHT A3.2 INT WALL per Detail 18 - 5/8" type x 11.0'H BS, 1/3 w/ texture 10.0'H OS
- SHT A3.2 EXT WALL per Detail 48 - 5/8" type x 11.0'H OS, 1/3 w/ texture 10.0'H OS
- SHT A3.2 5/8" Tape on Metal Drywall Corner Bead
- SHT A3.2 CEILING per Detail 3: 7/8" Resilient Channel at 16" OC, w/ 5/8" Firecode C, level 3 & texture
- SHT A3.2 EXT CEILING per Detail 51 - 5/8" Exterior Board
- SHT A3.2 MR Board at Bathroom Ceiling per finish schedule

1120.0 FT²
594.2 FT²
1999.9 FT²
1344.1 FT²
226.0 EA
16920.0 SQ FT
2907.0 SQ FT
2430.0 SQ FT



2nd FLOOR PLAN

1/8" = 1'-0"

KEYNOTES

- ELECTRIC METER(S), CABLE TV AND TELEPHONE: SEE ELECTRICAL DRAWINGS.
- GAS METER(S): SEE PLUMBING DRAWINGS. 2-TIER INSTALLATION AT MULTIPLE METERS. PROVIDE ADDITIONAL GAS METER WHERE COMMON USE OCCURS. FRAME GAS METER AS SPACE WALL CONSISTING OF 2X6 PLATES, 2X4 STUDS ON OUTSIDE FACE OF WALL AND 2X4 PLAT STUDS ON INSIDE FACE OF WALL.
- FIRE RISE ROOM: 10'0" W x 10'0" D WITH CLEAR WORKING SPACE IN FRONT OF FIRE ALARM CONTROL PANEL. SEE DESIGN/BUILD FIRE SPRINKLER DRAWINGS. PROVIDE WALL HEATER TO PREVENT FREEZING. SEE MECHANICAL AND ELECTRICAL DRAWINGS.
- BUILDING POST-TENSIONED CONCRETE SLAB AND FOUNDATION SYSTEM: SEE FOUNDATION DRAWINGS. WALLS AND PLUMBING FIXTURES SHOWN ARE FOR THE ACCESSIBLE TYPE B UNITS. SEE DRAWING A3.2 FOR TYPE A UNIT WALL. SEE DRAWING A3.2 FOR TYPE B UNIT WALL.
- SLAB OFFSET AT ACCESSIBLE DOOR: 1/4" MAXIMUM. SEE DETAIL 3.
- SLAB OFFSET AT ACCESSIBLE GARAGE DOOR: 1/4" MAXIMUM. SEE DETAIL 5.
- GARAGE CURB: FOR GARAGE CURB CURB, SEE DETAIL 27.
- FOUNDATION INSULATION: LOCATIONS AS SHOWN ON PLAN. SEE DETAIL 6 AND 7.
- PATIO: POUR BACK CONCRETE SLAB. SLOPE FOR DRAINAGE. MASH CORNER TO PROVIDE POSITIVE DRAINAGE. TROWEL EDGES AND PROVIDE CONTROL JOINTS AS SHOWN. LIGHT BROOM FINISH. SEE SLAB PLAN AND FOUNDATION DRAWINGS.
- SWINGING DOOR THRESHOLD: DETAIL 3.
- SLIDING GLASS DOOR THRESHOLD: DETAIL 4.
- WALL FLASHING: DETAIL 2 AND 6.
- SCREEN WALL: DETAIL 8 (STORE VENEER).
- EXTERIOR CONCRETE FLATWORK: POUR-BACK CONCRETE WALKWAY. SEE CIVIL AND LANDSCAPE DRAWINGS.
- ACCESSIBLE SWING DOOR THRESHOLD: DETAIL 3.
- WALL FLASHING: DETAIL 2.
- FIRE EXTINGUISHER: SIZE AND TYPE AS REQUIRED BY THE FIRE DEPARTMENT. RECESSED WALL CABINET WITH GLASS DOOR. PROVIDED FIRE RATED CABINET WHEN LOCATED IN WALL REQUIRING PROJECTED OPENINGS (STAIR WALL). 48" MAXIMUM AFF. TO CABINET DOOR HANDLE.
- FIRE EXTINGUISHER AT EXTERIOR STAIR: DETAIL 21.
- EXTERIOR WALL: 2X4 WOOD STUDS @ 16" O.C. UNLESS NOTED OTHERWISE OR REQUIRED BY STRUCTURAL OR PLUMBING. SEE DETAIL 12.
- 2X6 STUDS: INSULATE WITH R-20 THERMAL BATT INSULATION.
- OPENING FLASHING: DETAIL 23.
- PENETRATION FLASHING: DETAIL 25.
- EXTERIOR WALL AT FLOOR/CEILING: DETAIL 48.
- EXTERIOR WALL AT ROOF/CEILING: DETAIL 102 AND 104.
- EXTERIOR WALL AT STAIR: 1-HOUR FIRE BARRIER SEPARATION WALL BETWEEN UNITS AND STAIR. SUMMARY DESIGN STC RATING. SEE DETAIL 19.
- INTERIOR WALL: 2X4 WOOD STUDS @ 16" O.C. UNLESS NOTED OTHERWISE OR REQUIRED BY STRUCTURAL OR PLUMBING. SEE DETAIL 8.
- 2X6 STUDS: INSULATE WITH R-20 THERMAL BATT INSULATION.
- INTERIOR WALL AT CEILING: DETAIL 47.
- WALL FLASHING: PER PLAN.
- WALL VOID SPACE: PROTECT VOID SPACE PARTY WALLS AND BEARING WALLS WITH (1) LAYER OF 5/8" TYPE X GYPSUM BOARD. PROTECT CEILING WITH (2) LAYERS OF 5/8" TYPE X GYPSUM BOARD.
- WALL RECESS: PROVIDE GYPSUM BOARD FINISH ALL EXPOSED SURFACES OF RECESS. SEE INTERIOR ELEVATIONS.
- PARTY WALL (TYPICAL AS SHOWN): 1-HOUR AIR-SPACE FIRE PARTITION SEPARATION WALL BETWEEN UNITS. SUMMARY DESIGN STC RATING. SEE DETAIL 11.
- PARTY WALL AT FLOOR/CEILING: DETAILS 5 AND 43.
- PARTY WALL AT ROOF/CEILING: DETAILS 11 AND 46.
- STAIRS (EXTERIOR): DESIGN-BUILD STEEL STRINGER STAIR WITH PRECAST CONCRETE TREADS AND RISERS. HANDRAIL BOTH SIDE OF STAIR. HANDRAIL EXTENSIONS REQUIRED. SEE BUILDING SECTIONS AND STAIR NOTES ON DRAWING A3.1.
- STRINGER FLASHING: DETAIL 76.
- STRINGER AT TOP LANDING: DETAIL 77.
- STRINGER AT MID-LANDING: DETAIL 78.
- STRINGER AT GRADE: DETAIL 79.
- STAR GUARDRAIL/HANDRAIL: DETAIL 81.
- STAR WALL HANDRAIL: DETAIL 82.
- STAR WALL AT UNIT: DETAIL 19.
- STAR WALL AT FLOOR: DETAIL 49.
- STAR WALL AT ROOF: DETAIL 84.
- STAR LANDING (EXTERIOR): HANDROCK CONCRETE OVER WATER-PROOF UNDERLAYMENT OVER 2X MIN. FLOOR JOISTS. SEE DETAIL 68.
- SWINGING DOOR THRESHOLD: DETAIL 71.
- WALL FLASHING: DETAIL 69.
- GUARDRAIL: DETAIL 72.
- DECK OR BALCONY (EXTERIOR): WATERPROOF DECK COATING SYSTEM OVER 2X MIN. FLOOR JOISTS. SEE DETAIL 51.
- SWINGING DOOR THRESHOLD: DETAILS 53.
- SLIDING GLASS DOOR THRESHOLD: DETAILS 54.
- WALL FLASHING: DETAILS 52 AND 63.
- GUARDRAIL WALL: DETAIL 56.
- GUARDRAIL RAILING: DETAIL 67.
- TPO MEMBRANE ROOFING:
- CORNER FLASHING.
- DOWNSPOUT WITH CONDUCTOR HEAD: TYPICAL AS SHOWN. PRE-FINISHED ALUMINUM. SEE CIVIL DRAWINGS FOR DOWNSPOUT CONNECTION TO STORM DRAINAGE SYSTEM. WHERE DOWNSPOUT TERMINATES AT ROOF BELOW PROVIDE TERMINATION ELBOW TO DIRECT WATER AWAY FROM EXTERIOR WALL.

1085 GROUP, LLC

8700 TECHNOLOGY WAY, RENO, NEVADA 89521

CONSULTANT:

PER NAC 633.780(3)
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NOTE:

VERIFY ALL DIMENSIONS. DO NOT OBTAIN DIMENSIONS BY SCALING THE DRAWINGS. REFER DISCREPANCIES AND INSTANCES OF UNCERTAINTY TO THE ARCHITECT FOR CLARIFICATION BEFORE PROCEEDING.

APEX APARTMENTS
SPARKS, NEVADA

REVISIONS

NO.	DESCRIPTION
1	

PRELIMINARY
DRAWING
NOT FOR
CONSTRUCTION
OF NEVADA

DATE: 18 MAY 2021

DRAWING TITLE:
2nd FLOOR PLAN &
3rd FLOOR PLAN

DRAWING NUMBER

A3.2

2nd/3rd FLOOR GENERAL NOTES

- SEE UNIT FLOOR PLANS FOR ADDITIONAL INFORMATION AND REQUIREMENTS NOT SHOWN OR SPECIFIED ON THIS PLAN.
- UTILITY ROOMS, RISERS, AND METER LOCATIONS MAY VARY FROM THAT SHOWN ON THE BUILDING PLANS. SEE CIVIL AND UTILITY PLANS FOR PRECISE LOCATIONS.
- DROPPED CEILINGS AND SOFFITS ARE SHOWN SHADDED, AND UNLESS NOTED OTHERWISE, ARE 7'-6" FROM FINISH FLOOR TO FINISH CEILING OR SOFFIT. VERIFY SIZE AND LOCATION WITH THE MECHANICAL AND PLUMBING CONTRACTORS PRIOR TO INSTALLATION. SEE DETAILS 41 AND 42.
- UNIT BUILDINGS ARE TO BE PROVIDED WITH AN AUTOMATIC FIRE SPRINKLER SYSTEM INSTALLED THROUGHOUT IN ACCORDANCE WITH NFPA 13B (2001.1.2).
- WALLS SEPARATING DWELLING UNITS IN THE SAME BUILDING, AND WALLS SEPARATING DWELLING UNITS FROM OTHER OCCUPANCIES CONTIGUOUS TO THEM IN THE SAME BUILDING, SHALL BE CONSTRUCTED AS 1-HOUR FIRE PARTITIONS (A3.2). SEE DETAIL 11 FOR FIRE PARTITION CONSTRUCTION.

ONE EXIT REQUIREMENTS

ONE EXIT REQUIREMENTS

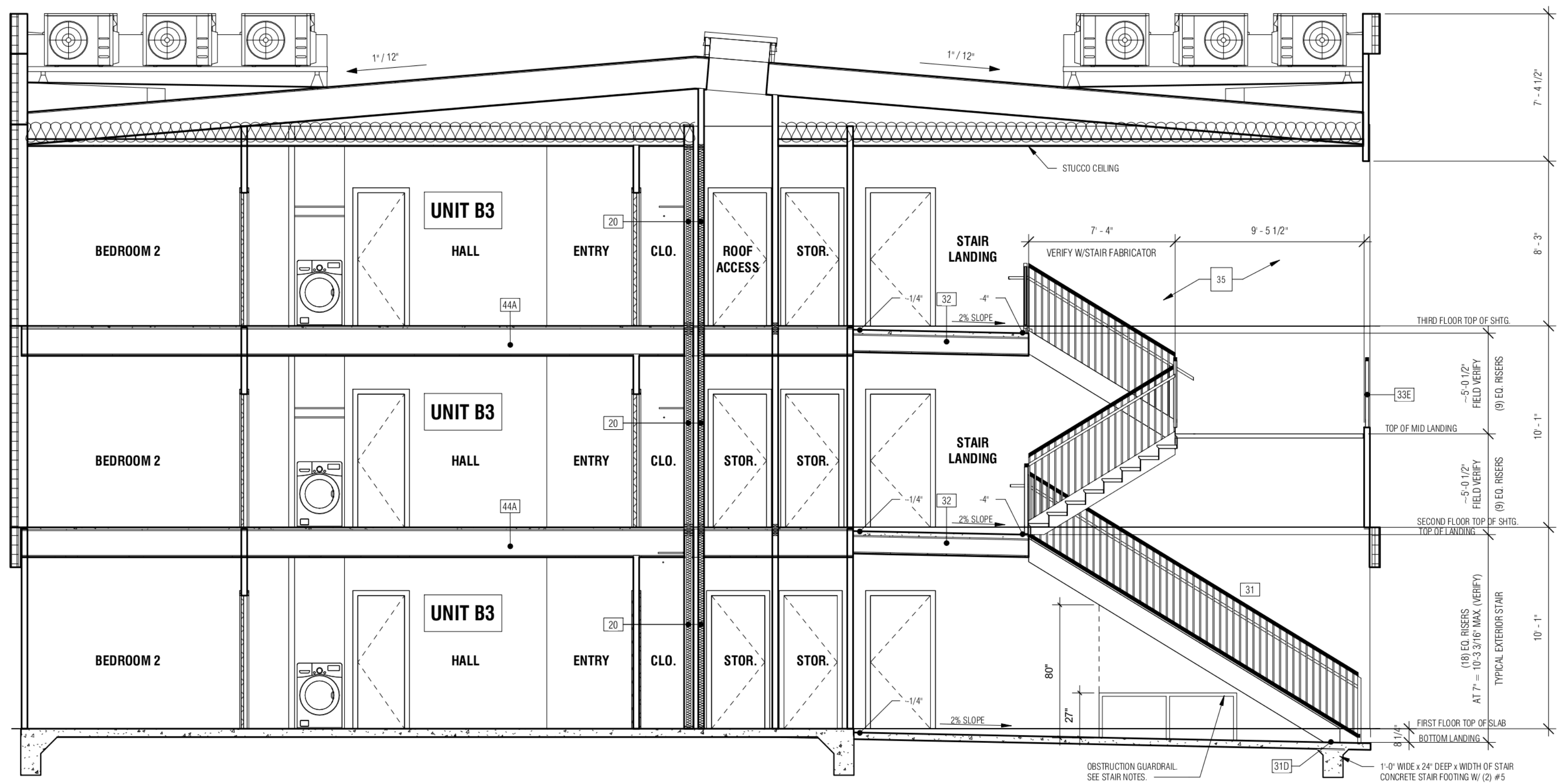
- NOTES:
- R-2 OCCUPANCY BUILDINGS ARE TO BE EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM AND SLEEPING ROOMS PROVIDED WITH EMERGENCY ESCAPE AND RESCUE OPENINGS IN ACCORDANCE WITH SECTION 1008.
 - THE COMMON PATH OF EGRESS TRAVEL DISTANCE FOR SPRINKLED R2 BUILDINGS SHALL NOT EXCEED 125 FEET (TABLE 1017.2).

SYMBOL LEGEND

1-HR FIRE RESISTIVE WALL WITH PROTECTED OPENINGS



SECTION A
1/4" = 1'-0"



SECTION B
1/4" = 1'-0"

SECTION KEY NOTES

14. BUILDING POST-TENSIONED CONCRETE SLAB AND FOUNDATION SYSTEM. SEE FOUNDATION DRAWINGS. WALLS AND PLUMBING FIXTURES SHOWN ARE FOR THE ACCESSIBLE TYPE B UNITS. SEE DRAWING A-2 FOR TYPE A UNIT WALL AND PLUMBING FIXTURE LOCATIONS.
- A. SLAB OFFSET AT ACCESSIBLE DOOR: 1/4" MAXIMUM. SEE DETAIL 3.
- B. SLAB OFFSET AT ACCESSIBLE GARAGE DOOR: 1/4" MAXIMUM. SEE DETAIL 5.
- C. GARAGE CURB: 2" MAXIMUM. SEE DETAIL 27.
- D. FOUNDATION INSULATION: LOCATIONS AS SHOWN ON PLAN. SEE DETAIL 6 AND 7.
- E. PATIO: POUR-IN-PLACE CONCRETE SLAB. SLOPE FOR DRAINAGE. WARP CORNERS TO PROVIDE POSITIVE DRAINAGE. TROWEL EDGES AND PROVIDE CONTROL JOINTS AS SHOWN. LIGHT BROOM FINISH. SEE SLAB PLAN AND FOUNDATION DRAWINGS.
15. SWINGING DOOR THRESHOLD: SEE DETAIL 3.
- B. SLIDING GLASS DOOR THRESHOLD: SEE DETAIL 4.
- C. WALL FLASHING: SEE DETAIL 2 AND 6.
- D. SCREEN WALL: SEE DETAIL 8 (SOUND).
16. EXTERIOR CONCRETE FLATWORK: POUR-BACK CONCRETE WALKWAY. SEE CIVIL AND LANDSCAPE DRAWINGS.
- A. ACCESSIBLE SWING DOOR THRESHOLD: SEE DETAIL 3.
- B. WALL FLASHING: SEE DETAIL 2.
18. EXTERIOR WALL: 2x4 WOOD STUDS @ 16" O.C. UNLESS NOTED OTHERWISE OR REQUIRED BY STRUCTURAL OR PLUMBING. SEE DETAIL 12.
- A. INSULATE WITH R-20 THERMAL BATT INSULATION.
- B. OPENING FLASHING: SEE DETAIL 23.
- C. FOUNDATION FLASHING: SEE DETAIL 25.
- D. EXTERIOR WALL AT FLOOR/CEILING: SEE DETAIL 48.
- E. EXTERIOR WALL AT ROOF/CEILING: SEE DETAIL 102 AND 104.
- F. EXTERIOR WALL AT STAIR: 1-HOUR FIRE RATED SEPARATION WALL BETWEEN UNITS AND STAIR. 2x4 MINIMUM DESIGN STC RATING. SEE DETAIL 19.
19. INTERIOR WALL: 2x4 WOOD STUDS @ 16" O.C. UNLESS NOTED OTHERWISE OR REQUIRED BY STRUCTURAL OR PLUMBING. SEE DETAIL 9.
- A. INSULATE WITH R-20 THERMAL BATT INSULATION.
- B. INTERIOR WALL AT CEILING: SEE DETAIL 47.
- C. WALL FURRING: PER PLAN.
- D. WALL VOID SPACE: PROTECT VOID SPACE PARTY WALLS AND BEARING WALLS WITH (1) LAYER OF 5/8" TYPE X GYPSUM BOARD. PROTECT CEILING WITH (2) LAYERS OF 5/8" TYPE X GYPSUM BOARD.
- E. WALL RECESS: PROVIDE GYPSUM BOARD FINISH ALL EXPOSED SURFACES OF RECESS. SEE DETAIL 11.
20. PARTY WALL (TYPICAL AS SHOWN): 1-HOUR AIR-SPACE FIRE PARTITION SEPARATION WALL BETWEEN UNITS. 2x4 MINIMUM DESIGN STC RATING. SEE DETAIL 11.
- A. PARTY WALL AT FLOOR/CEILING: SEE DETAIL 46.
- B. PARTY WALL AT ROOF/CEILING: SEE DETAIL 88 AND 89.
- C. GARAGE WALL: THE GARAGE SHALL BE SEPARATED FROM THE UNIT WITH NOT LESS THAN (1) LAYER OF 5/8" TYPE X GYPSUM BOARD. DOOR OPENINGS SHALL HAVE SOLID CORE DOORS NOT LESS THAN 1-3/8" IN THICKNESS. SEE: 484.1.4.
- D. SINGLE WALL CONDITION: SEE DETAIL 43.
- E. ATTIC ACCESS: KEY LOCK ACCESS PANEL. FIRE RATED PANEL WHERE ACCESS OCCURS IN FIRE RATED ROOF/CEILING ASSEMBLY. SEE DETAIL 112.
- F. ATTIC ACCESS THROUGH DRAFTSTOP: SELF-CLOSING HINGED PANEL DOOR WITH LATCH OPERABLE FROM BOTH SIDES.
27. MECHANICAL ROOF WELL ROOFING: THERMOPLASTIC OLFIN (TPO) ROOFING SYSTEM. PROVIDE CONTINUOUS WALKWAY PADS TO SERVICE MECHANICAL EQUIPMENT. FIELD VERIFY LOCATIONS.
- A. ROOF WELL ACCESS LADDER: DESIGN/BUILD STEEL LADDER. SEE MISCELLANEOUS RUM SHOP DRAWINGS.
- B. INSTALL SPACE: MINIMUM HIGH SEEL-CLADDING NON-LATCHING FLOOR OPENING GUARDRAIL/GATE.
- C. ROOF WELL DRAIN: SEE PLUMBING DRAWINGS.
- D. ROOF DRAIN OVERFLOW: WALL SCUPPER OVERFLOW OPENING WITH INVERT 2" MAX. ABOVE ROOF DRAIN INVERT. SEE DETAIL 87.
28. AIR CONDITIONING CONDENSER (TYPICAL AS SHOWN): SECURE TO SOUND AND VIBRATION INSULATED PADS. SEE MECHANICAL DRAWINGS.
31. STAIRS (EXTERIOR): DESIGN/BUILD STEEL STRINGER STAIR WITH PRECAST CONCRETE TREADS AND RISERS. HANDRAIL BOTH SIDES OF STAIR. HANDRAIL EXTENSION REQUIRED. SEE BUILDING SECTIONS AND STAIR NOTES.
- A. STRINGER FLASHING: SEE DETAIL 76.
- B. STRINGER AT TOP LANDING: SEE DETAIL 77.
- C. STRINGER AT MID-LANDING: SEE DETAIL 78.
- D. STRINGER AT GRADE: SEE DETAIL 79.
- E. STAIR GUARDRAIL/HANDRAIL: SEE DETAIL 81.
- F. STAIR WALL HANDRAIL: SEE DETAIL 82.
- G. STAIR WALL AT UNIT: SEE DETAIL 19.
- H. STAIR WALL AT FLOOR: SEE DETAIL 49.
- I. STAIR WALL AT ROOF: SEE DETAIL 94.
32. STAIR LANDING (EXTERIOR): HARDROCK CONCRETE OVER WATER-PROOF UNDERLAYMENT OVER 2x MIN. FLOOR JOISTS. SEE DETAIL 88.
- A. SWINGING DOOR THRESHOLD: SEE DETAIL 71.
- B. WALL FLASHING: SEE DETAIL 60.
- C. GUARDRAIL RAILING: SEE DETAIL 72.
33. DECK ON BALCONY ASSEMBLY (EXTERIOR): 2x4 JOISTS. RIP TOP OF JOISTS 1/4" (1" FOR SLOPE DOWN TO 2x10 MIN. CURB. CUT AND SHIM SUBSTRATE WHERE NECESSARY TO PREVENT WATER PONDING. DO NOT "CALIFORNIA FRAME" DECKING. SUBSTRATE: 1-HOUR FIRE RATED ASSEMBLY. WATERPROOF WALKING DECK. WATERPROOF DECK COATING SYSTEM OVER 2x MIN. FLOOR JOISTS. SEE DETAIL 91.
- A. SWINGING DOOR THRESHOLD: SEE DETAIL 53.
- B. SLIDING GLASS DOOR THRESHOLD: SEE DETAIL 54.
- C. WALL FLASHING: SEE DETAIL 52 AND 58.
- D. GUARDRAIL WALL: SEE DETAIL 56.
- E. GUARDRAIL RAILING: SEE DETAIL 57.
34. FINISH GRADE: SLOPE AWAY FROM BUILDINGS. SEE CIVIL GRADING PLANS.
35. EXTERIOR PLASTER (STUCCO): ONE COAT INSULATING STUCCO SYSTEM. SEE DETAIL 12. STUCCO ALL EXTERIOR WALLS AND CEILING/SOFT SURFACES (UNL.D).
- F. OPENING TRIM: STUCCO OVER FOAM. TYPICAL AS SHOWN ON THE EXTERIOR ELEVATIONS.
37. METAL CANOPY: ROOF/CEILING ASSEMBLY (1-HOUR FIRE RATING): DESIGN/BUILD PREFABRICATED ROOF TRUSSES AT 24" O.C. MAXIMUM.
- A. INTERIOR CONDITION: SEE DETAIL 83.
- B. EXTERIOR CONDITION: SEE DETAIL 84.
- C. PARTY WALL AT ROOF (PARALLEL TRUSSES): SEE DETAIL 88.
- D. PARTY WALL AT ROOF (PERPENDICULAR TRUSSES): SEE DETAIL 89.
- E. ROOF TRUSS KNEE WALL PROTECTION: SEE DETAIL 90.
44. FLOOR/CEILING ASSEMBLY (1-HOUR FIRE RATING): OPEN WEB FLOOR JOIST AT 24" O.C. MAXIMUM.
- A. INTERIOR CONDITION: GYPSUM BOARD CEILING. SEE DETAIL 97.
- B. EXTERIOR CONDITION: STUCCO CEILING. SEE DETAIL 99.
46. BEAM OR HEADER: SEE STRUCTURAL DRAWINGS. COVER INTERIOR EXPOSED DROPPED BEAMS WITH GYPSUM BOARD (UNL.D). COVER EXTERIOR EXPOSED DROPPED BEAMS WITH STUCCO (UNL.D).
52. DROPPED CEILING OR SOFFIT: TYPICAL AS SHOWN SHADED. 7'-4" AFF UNLESS NOTED OTHERWISE. COORDINATE LOCATION AND SIZE REQUIREMENTS WITH THE MECHANICAL AND PLUMBING CONTRACTORS PRIOR TO INSTALLATION. SEE DETAIL 41 AND 42.

SECTION GENERAL NOTES

1. THIS BUILDING IS OF TYPE VA CONSTRUCTION AND SHALL HAVE THE FOLLOWING FIRE RESISTANT RATING FOR THE BUILDING ELEMENTS NOTED (TABLE 601):
- | | 1-HOUR |
|----------------------------|--------|
| PRIMARY STRUCTURAL FRAME: | 1-HOUR |
| EXTERIOR BEARING WALLS: | 1-HOUR |
| INTERIOR BEARING WALLS: | 1-HOUR |
| EXTERIOR NONBEARING WALLS: | 0-HOUR |
| INTERIOR NONBEARING WALLS: | 0-HOUR |
| FLOOR CONSTRUCTION: | 1-HOUR |
| ROOF CONSTRUCTION: | 1-HOUR |
2. PROVIDE CONTINUOUS PLYWOOD OR OSB WALL SHEATHING AT ALL EXTERIOR WALLS, UNLESS NOTED OTHERWISE.
3. EXTERIOR WALLS: FOR AN EXTERIOR WALL WITH A FIRE SEPARATION DISTANCE GREATER THAN 10 FEET, THE WALL IS ASSIGNED A FIRE RATING DEPENDANT ON THE INTERIOR MEMBRANE AND THE FRAMING OF THE WALL. THE MEMBRANE ON THE OUTSIDE OF THE NONFIRE EXPOSED SIDE OF EXTERIOR WALLS WITH A FIRE SEPARATION DISTANCE GREATER THAN 10 FEET MAY CONSIST OF SHEATHING, SHEATHING PAPER AND SIDING OR MASSMASONRY (722.2.3).
4. MEMBERS OF THE PRIMARY STRUCTURAL FRAME THAT ARE REQUIRED TO HAVE PROTECTION TO ACHIEVE A FIRE RESISTANCE RATING AND SUPPORT MORE THAN TWO FLOORS OR ONE FLOOR AND ROOF, OR SUPPORT A LOAD-BEARING WALL OR A NONLOAD-BEARING WALL MORE THAN TWO STORES HIGH, SHALL BE PROVIDED INDIVIDUAL ENCASMENT PROTECTION BY PROTECTING THEM ON ALL SIDES FOR THE FULL LENGTH, INCLUDING CONNECTIONS TO OTHER STRUCTURAL MEMBERS, WITH MATERIALS HAVING THE REQUIRED FIRE-RESISTANCE RATING (704.3).
5. FOUNDATION AND FRAMING CONDITIONS SHOWN ARE DIAGRAMMATIC. SEE FOUNDATION AND STRUCTURAL DRAWINGS FOR ALL SUPERSEDING INFORMATION AND REQUIREMENTS.
6. INFORMATION AND REQUIREMENTS NOTED ARE APPLICABLE WHERE IDENTICAL OR SIMILAR CONDITIONS OCCUR, UNLESS NOTED OTHERWISE.

FIRE BLOCKING NOTES

1. FIREBLOCKING SHALL BE INSTALLED TO CUT OFF CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTAL) AND SHALL FORM AN EFFECTIVE BARRIER BETWEEN FLOORS, AND BETWEEN A TOP STORY AND A ROOF OR ATTIC SPACE. FIREBLOCKING MATERIALS MAY BE OF ANY APPROVED MATERIAL SPECIFIED IN SEC. 718.2.1.
2. FIREBLOCKING IN WALLS CONSTRUCTED OF PARALLEL ROWS OF STUDS MAY BE BATTS OR BLANKETS OF MINERAL OR GLASS FIBER ON OTHER APPROVED NON-FIBERALS SECURELY FASTENED IN PLACE (SEC. 718.2.1.1).
3. FIREBLOCKING IN CONCEALED WALL SPACES, FURRED SPACES, AND PARALLEL ROWS OF STUDS SHALL BE INSTALLED VERTICALLY AT THE CEILING AND FLOOR LEVELS, AND HORIZONTALLY AT INTERVALS NOT EXCEEDING 10 FEET (SEC. 718.2.2).
- EXCEPTION: WHERE GYPSUM BOARD IS CONTINUED TO THE TOP PLATE OF THE WALL, IT SERVES TO CUT OFF THE CONNECTION BETWEEN THE VERTICAL AND HORIZONTAL CONSTRUCTION, AND NO ADDITIONAL FIREBLOCKING IS REQUIRED AT THIS LOCATION (718.2.3 COMMENTARY).
4. FIREBLOCKING SHALL BE INSTALLED AT INTERCONNECTS BETWEEN CONCEALED VERTICAL, STUD WALL SPACES, AND CONCEALED HORIZONTAL SPACES SUCH AS OCCURS AT SOFFITS, DROP CEILING AND SIMILAR SPACES. (SEC. 718.2.3)
5. FIREBLOCKING SHALL BE INSTALLED WITHIN CONCEALED SPACES OF EXTERIOR WALL COVERINGS AND OTHER EXTERIOR ARCHITECTURAL ELEMENTS WERE PERMITTED TO BE OF COMBUSTIBLE CONSTRUCTION. FIREBLOCKING SHALL BE INSTALLED AT MAXIMUM INTERVALS OF 20 FEET IN EITHER DIMENSION SO THAT THERE WILL BE NO CONCEALED SPACE EXCEEDING 100 SQUARE FEET BETWEEN FIREBLOCKING (718.2.6).

INSULATION

1. THERMAL INSULATION: INSTALL FIBERGLASS INSULATION BETWEEN ALL CONDITIONED AND UNCONDITIONED SPACES. INSTALL VAPOR BARRIER SIDE OF INSULATION IN WARM SIDE OF WALL.
- CLIMATE ZONE 5: BELOW ARE MINIMUM PRESCRIPTIVE REQUIREMENTS FOR CLIMATE ZONE 5. SEE ENERGY COMPLIANCE SUMMARY ON MECHANICAL DRAWING FOR MORE RESTRICTIVE REQUIREMENTS, IF ANY:
- | ROOF/CEILING WITH ENERGY TRUSS HEELS: | R-38 UNFACED BATTS OR BLOWN INSULATION. |
|---|---|
| EXTERIOR WALLS: <td>R-20 KRAFT FACED BATTS, OR</td> | R-20 KRAFT FACED BATTS, OR |
| SLAB EDGES: <td>R-13 KRAFT FACED BATTS + R-5 CONTINUOUS INSULATION.</td> | R-13 KRAFT FACED BATTS + R-5 CONTINUOUS INSULATION. |
| RAISED FLOORS: <td>R-10 EPS 2 FEET DEEP BELOW FINISH GRADE.</td> | R-10 EPS 2 FEET DEEP BELOW FINISH GRADE. |
| ATTIC RADIANT BARRIER: <td>R-30 WHEN OVER OUTSIDE AIR.</td> | R-30 WHEN OVER OUTSIDE AIR. |
| ROOFING REFLECTANCE: <td>R-19 WHEN OVER UNCONDITIONED NON-VENTILATED SPACES.</td> | R-19 WHEN OVER UNCONDITIONED NON-VENTILATED SPACES. |
| | NOT REQUIRED. |
| FLOOR/CEILING: <td>R-11 UNFACED BATTS.</td> | R-11 UNFACED BATTS. |
| WALLS: <td>R-1 UNFACED BATTS.</td> | R-1 UNFACED BATTS. |
- NOTE: UNFACED BATTS ALLOWED AT EXTERIOR WALLS WHERE VAPOR BARRIER IS PROVIDED AT INTERIOR FINISH FACE OF WALL.

EXTERIOR STAIR NOTES

1. NON-ACCESSIBLE STAIRS: THE EXTERIOR BUILDING STAIRS ON THIS PROJECT DO NOT CONNECT ACCESSIBLE ELEMENTS OR SPACES. LEVELS THAT DO NOT CONTAIN ACCESSIBLE ELEMENTS ARE NOT REQUIRED TO BE SERVED BY AN ACCESSIBLE ROUTE FROM AN ACCESSIBLE LEVEL (1104.4.2).
2. METAL STAIR, HANDRAIL, AND GUARDRAIL FABRICATION: THE EXTERIOR METAL STAIRS, HANDRAILS, AND GUARDRAILS ON THIS PROJECT ARE TO BE DESIGNED, BUILT AND INSTALLED BY A LICENSED STAIR FABRICATOR. THEY ARE TO BE FULLY ENGINEERED BY A LICENSED ENGINEER RETAINED BY THE DESIGN BUILD FABRICATOR. THE STAIR FABRICATOR SHALL SUBMIT A CERTIFICATE OF COMPLIANCE STATING THAT ALL FABRICATION WORK WAS PERFORMED IN AN APPROVED FABRICATION SHOP AND THAT FIELD FABRICATION, IF ANY, WILL BE INSPECTED BY A SPECIAL INSPECTOR.
3. HANDRAILS: HANDRAIL ENDS SHALL RETURN TO THE WALL OR BE CONTINUOUS TO THE HANDRAIL OF AN ADJACENT STAIR FLIGHT. WHERE HANDRAILS ARE NOT CONTINUOUS BETWEEN FLIGHTS, THE HANDRAIL SHALL EXTEND HORIZONTALLY AT LEAST 12" BEYOND THE TOP RISER AND CONTINUE TO SLOPE FOR THE DEPTH OF ONE TREAD BEYOND THE BOTTOM RISER. THE HANDRAIL EXTENSION SHALL BE IN THE SAME DIRECTION OF THE STAIR FLIGHT (1014.6).
4. GUARDRAILS: GUARDRAILS SHALL BE NOT LESS THAN 42 INCHES HIGH, MEASURED VERTICALLY FROM THE ADJACENT WALKING SURFACE, AND ON STAIRS, FROM THE LINE CONNECTING THE LEADING EDGES OF THE TREADS (1014.5).
5. OBSTRUCTION GUARDRAIL: PROVIDE 37" HIGH, 1 1/2" SQ. STEEL TUBE OBSTRUCTION GUARDRAIL AT EDGE OF STAIR AND RETURN TO WALL WHERE HEAD HEIGHT VERTICAL CLEARANCE IS LESS THAN 80".
6. GRIND ALL WELDS SMOOTH AND PROVIDE SURFACES THAT ARE FREE OF BURRS AND SHARP EDGES.
7. POWDER COAT ALL EXPOSED METAL SURFACES. SEE EXTERIOR ELEVATION COLOR SCHEDULES AND/OR DESIGN SPECIFICATIONS FOR POWDER COAT COLORS(S).

ADD'L INFO TO PUT HERE:
- UNIT BUILDING FIRE RESISTIVE
REQUIREMENTS

1085
GROUP, LLC

8700 TECHNOLOGY WAY,
RENO, NEVADA 89501

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APEX APARTMENTS
SPARKS, NEVADA

REVISIONS

NO.	DESCRIPTION	DATE

PRELIMINARY
DRAWING
NOT FOR
CONSTRUCTION
OF NEVADA

DATE: 18 MAY 2021

DRAWING TITLE:
BUILDING SECTIONS

DRAWING NUMBER

A5.1

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8700 TECHNOLOGY WAY,
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REVISIONS

NO.	DESCRIPTION	DATE

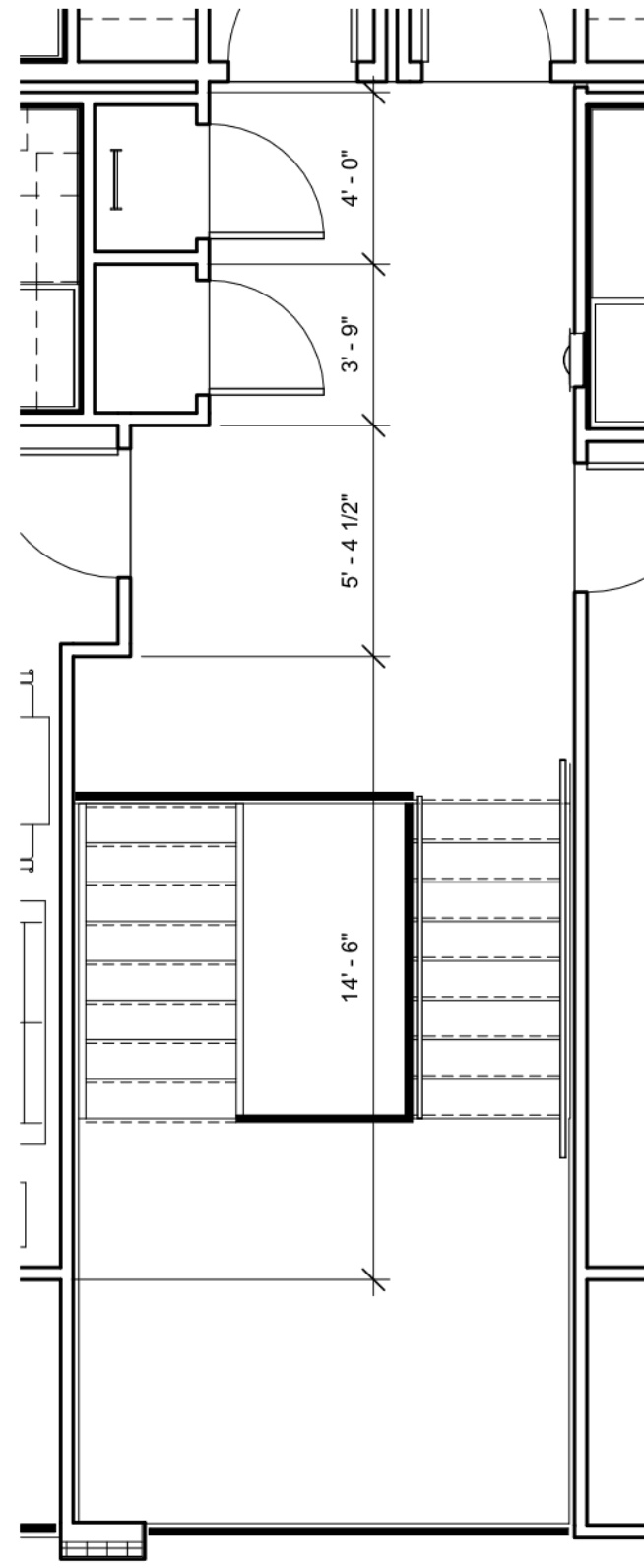
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CONSTRUCTION
OF NEVADA

DATE: 18 MAY 2021

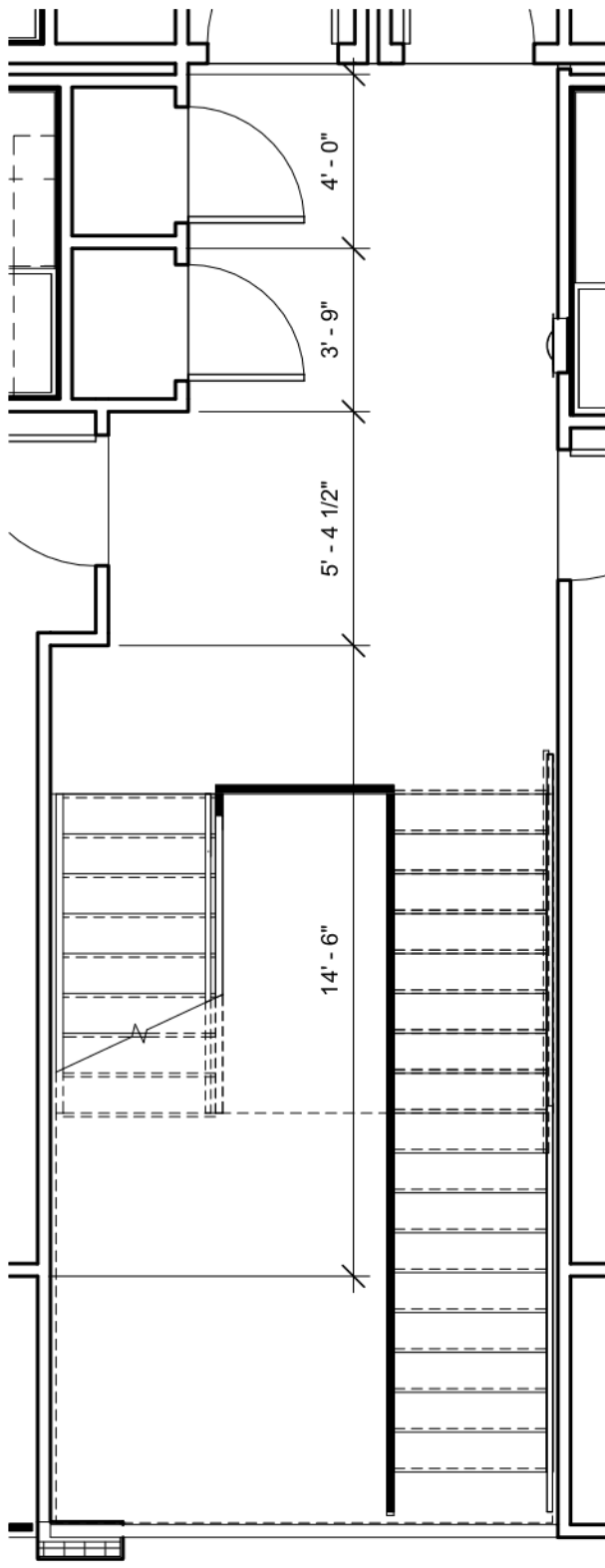
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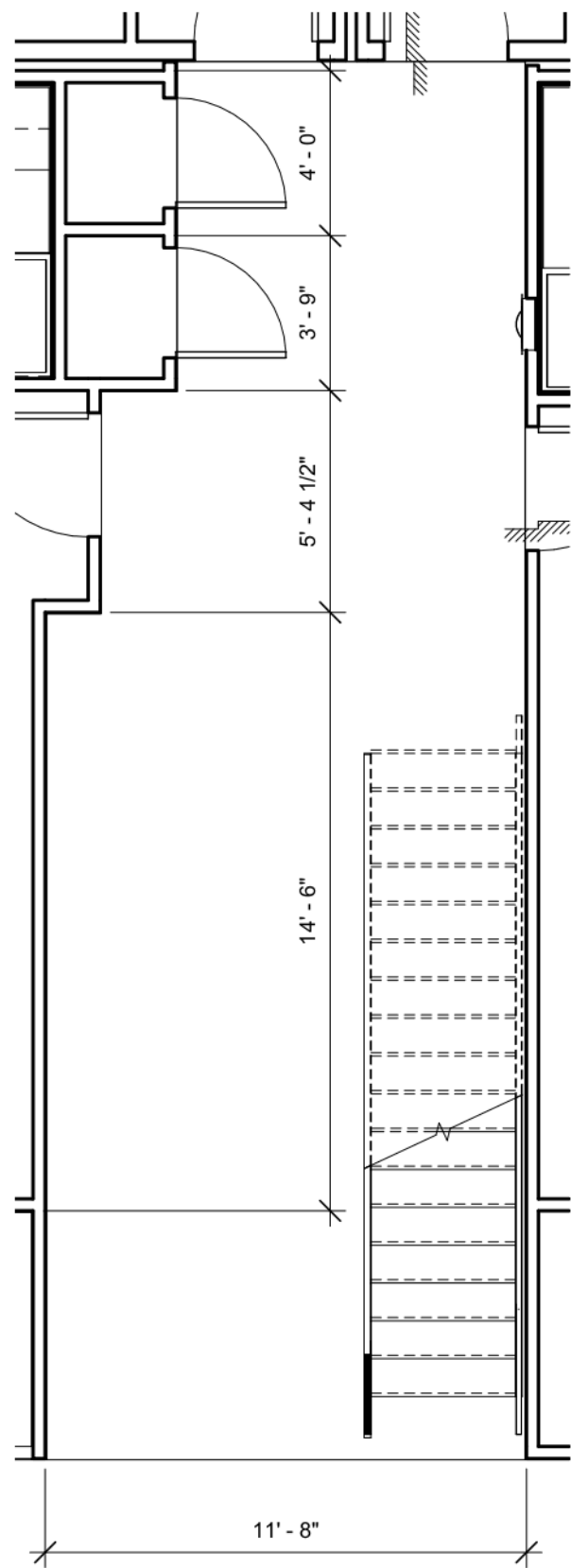
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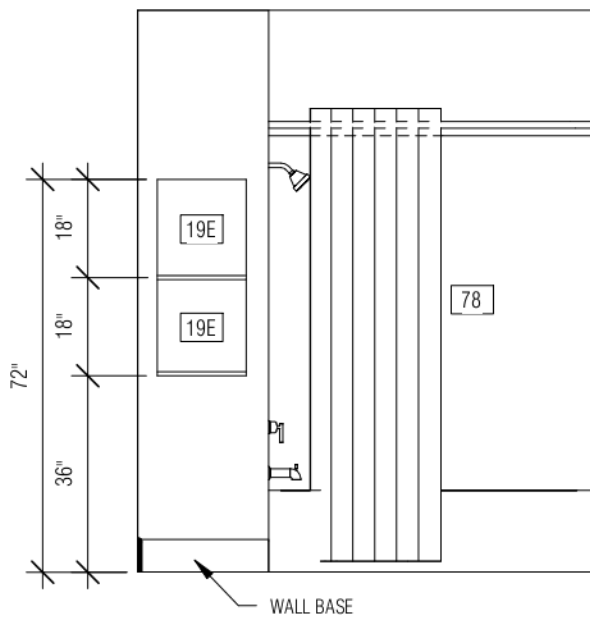
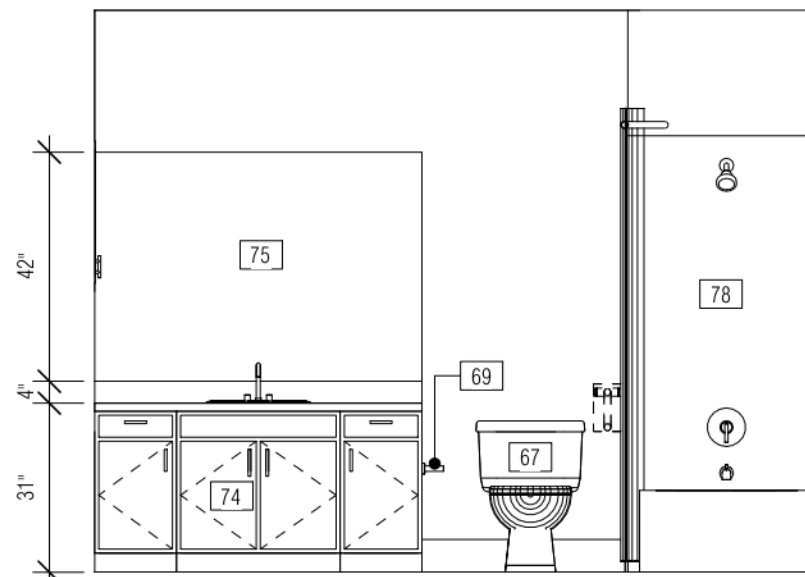
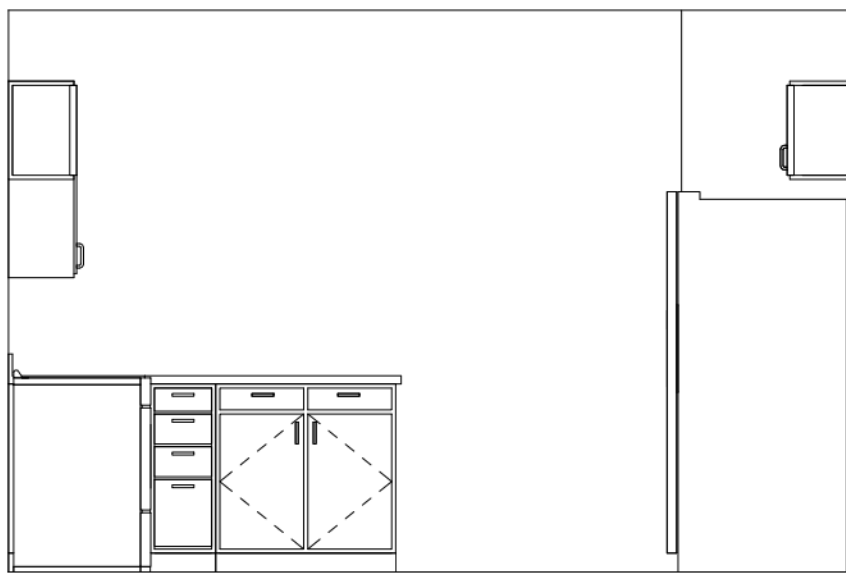
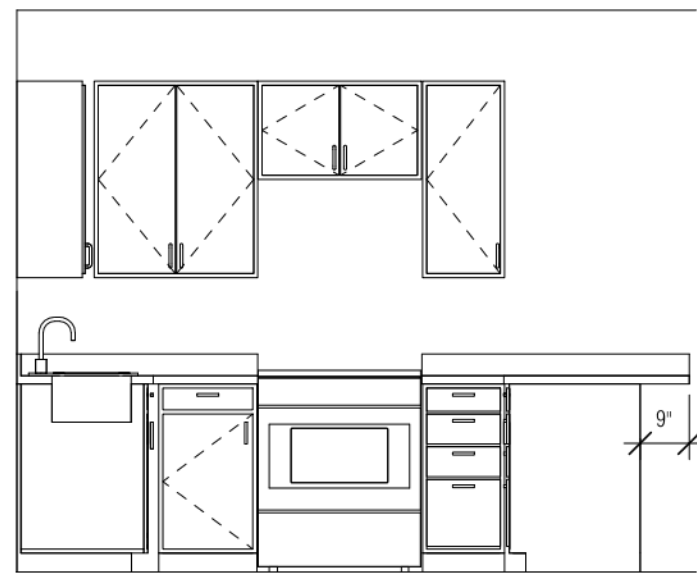
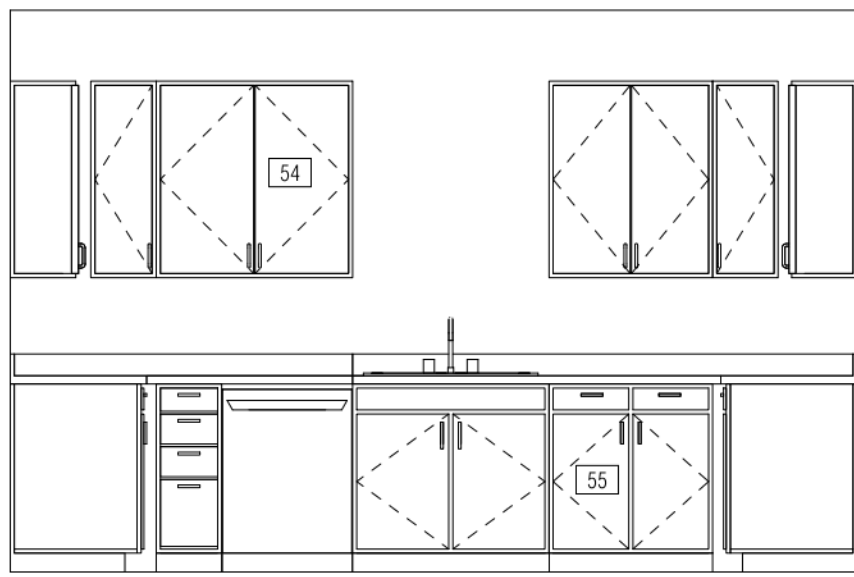
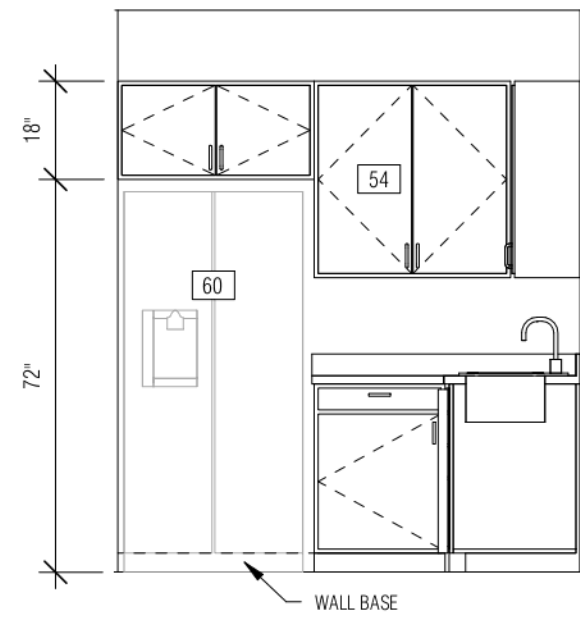
STAIR LANDING - 3rd FLOOR
1/4" = 1'-0"



STAIR LANDING - 2nd FLOOR
1/4" = 1'-0"



STAIR LANDING - 1st FLOOR
1/4" = 1'-0"



A1.1 KITCHEN
3/8" = 1'-0"

A1.1 BATHROOM

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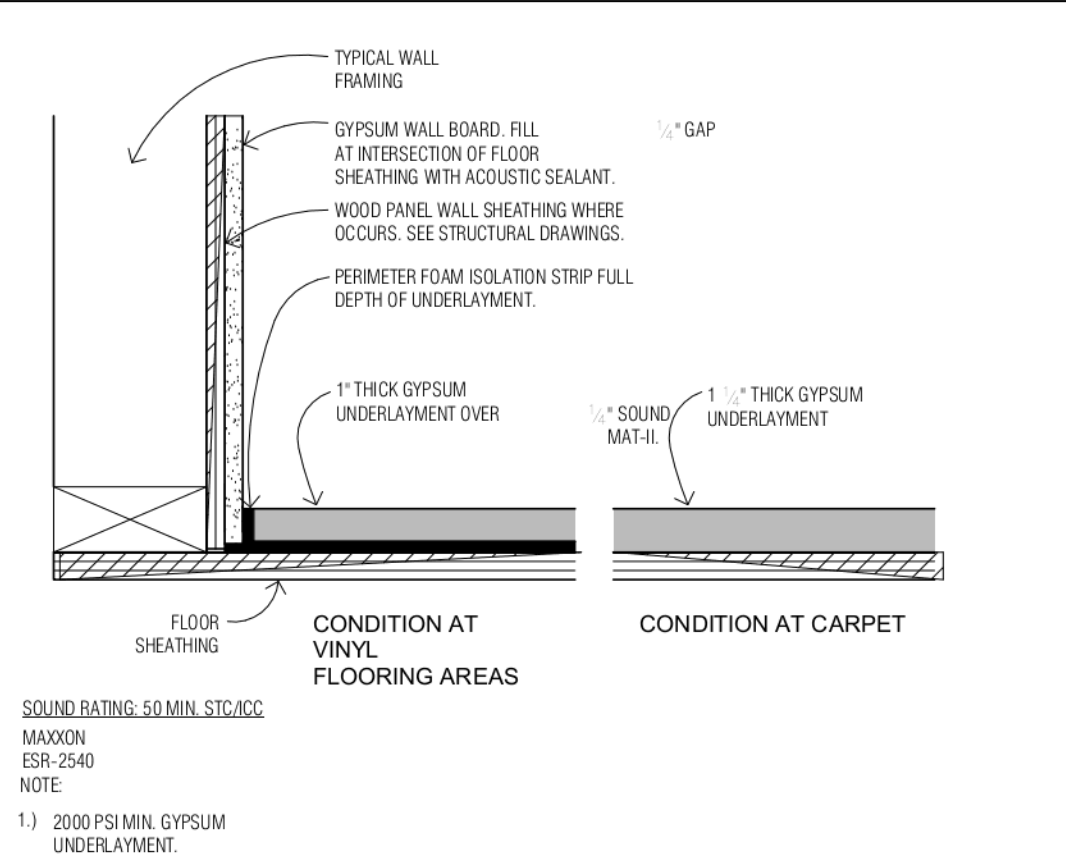
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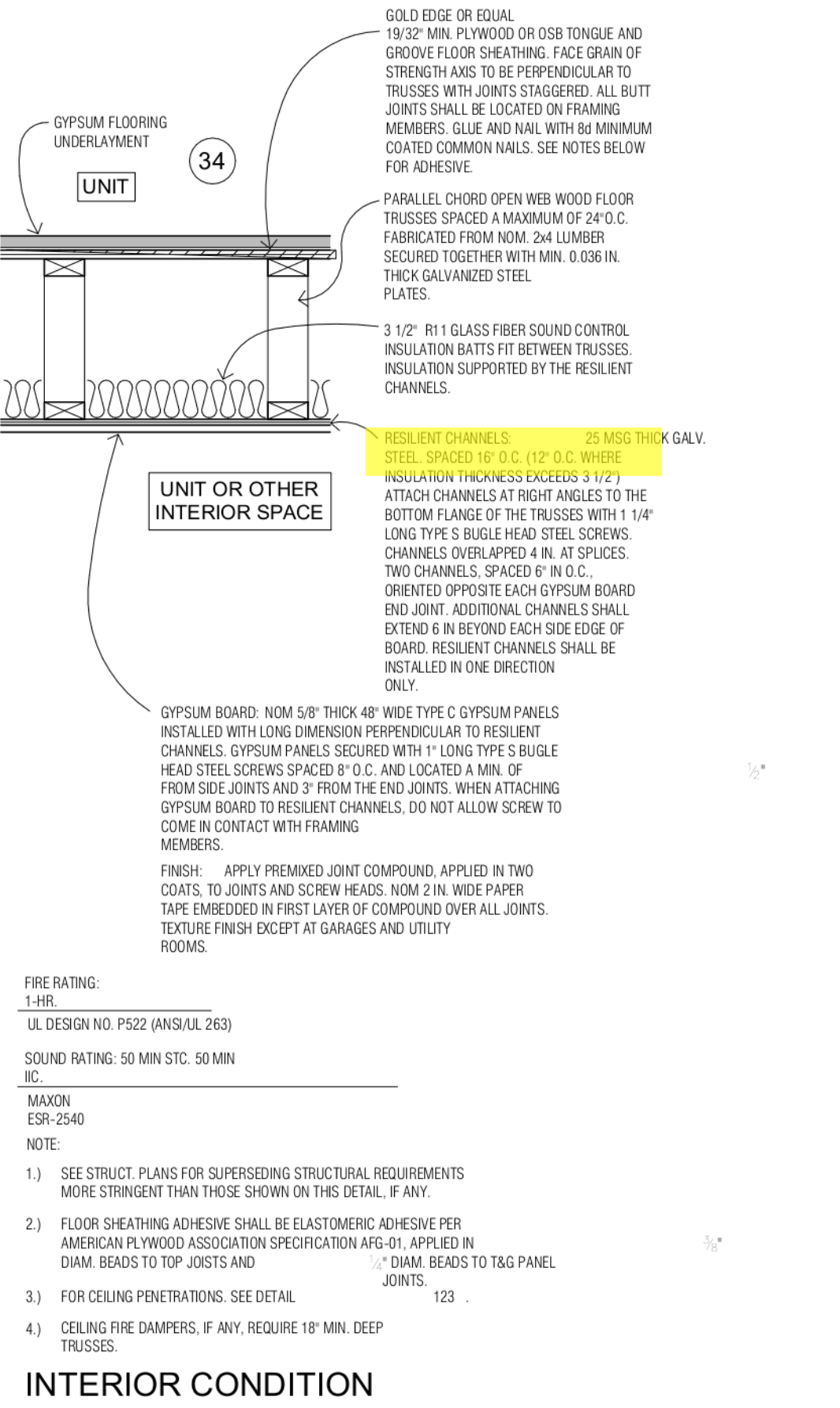
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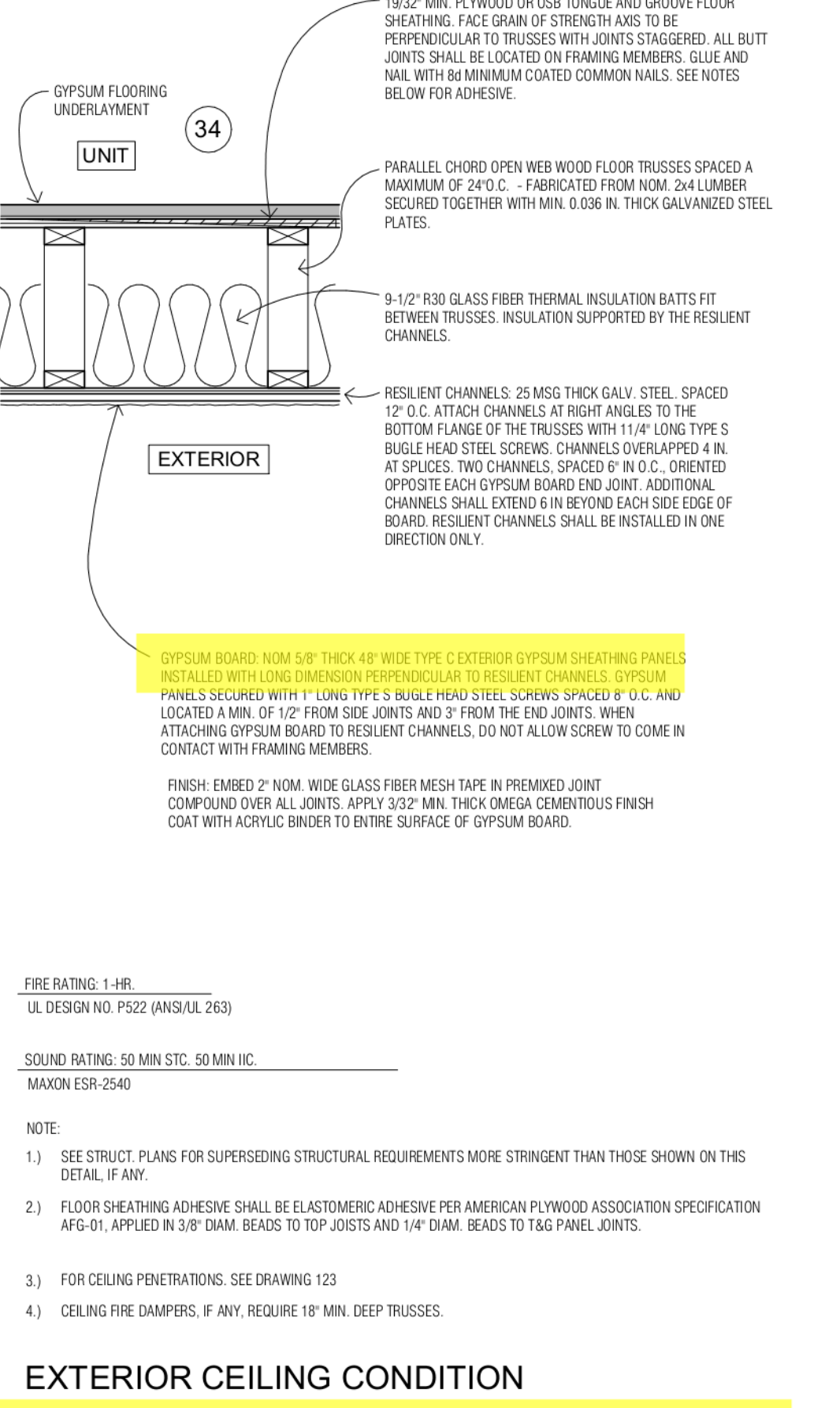
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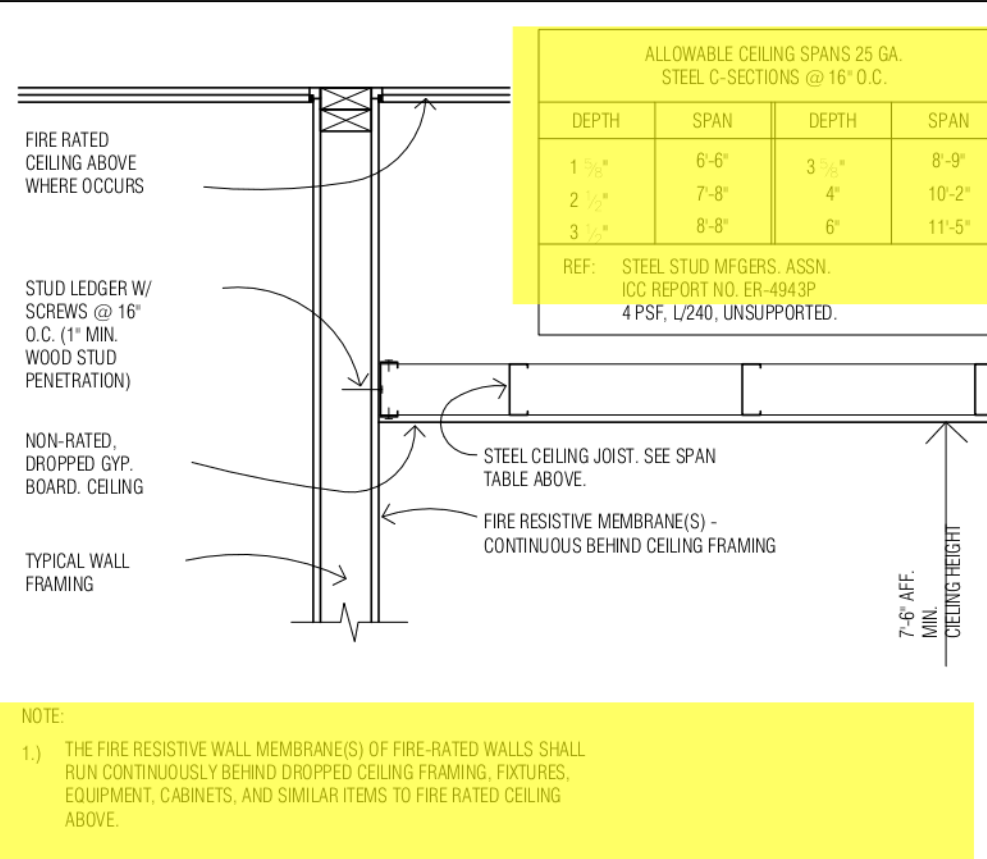
GYPSUM FLOOR UNDERLAYMENT **34**



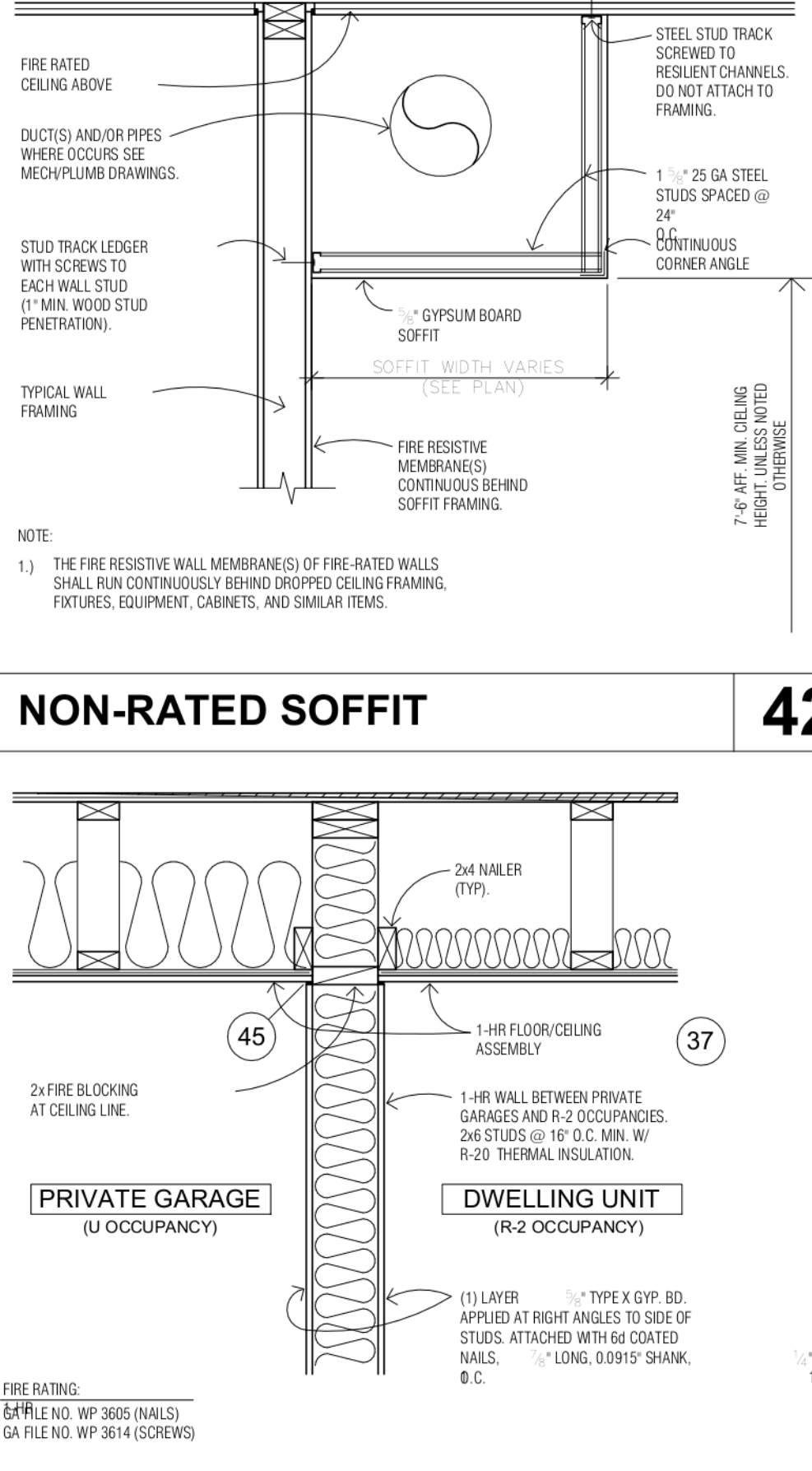
INT. TRUSS FLOOR/CEILING **37**



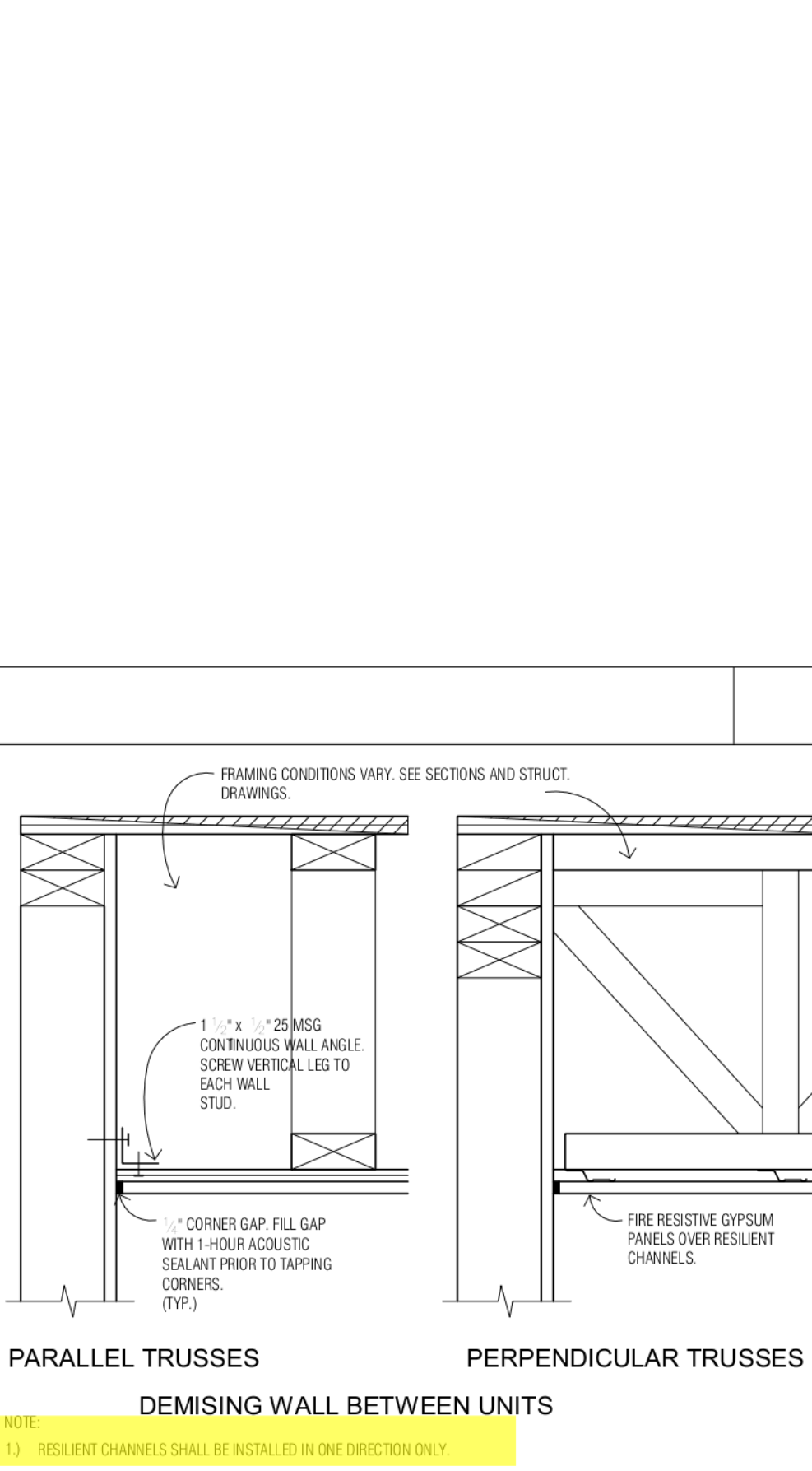
EXT. TRUSS FLOOR/CEILING **39**



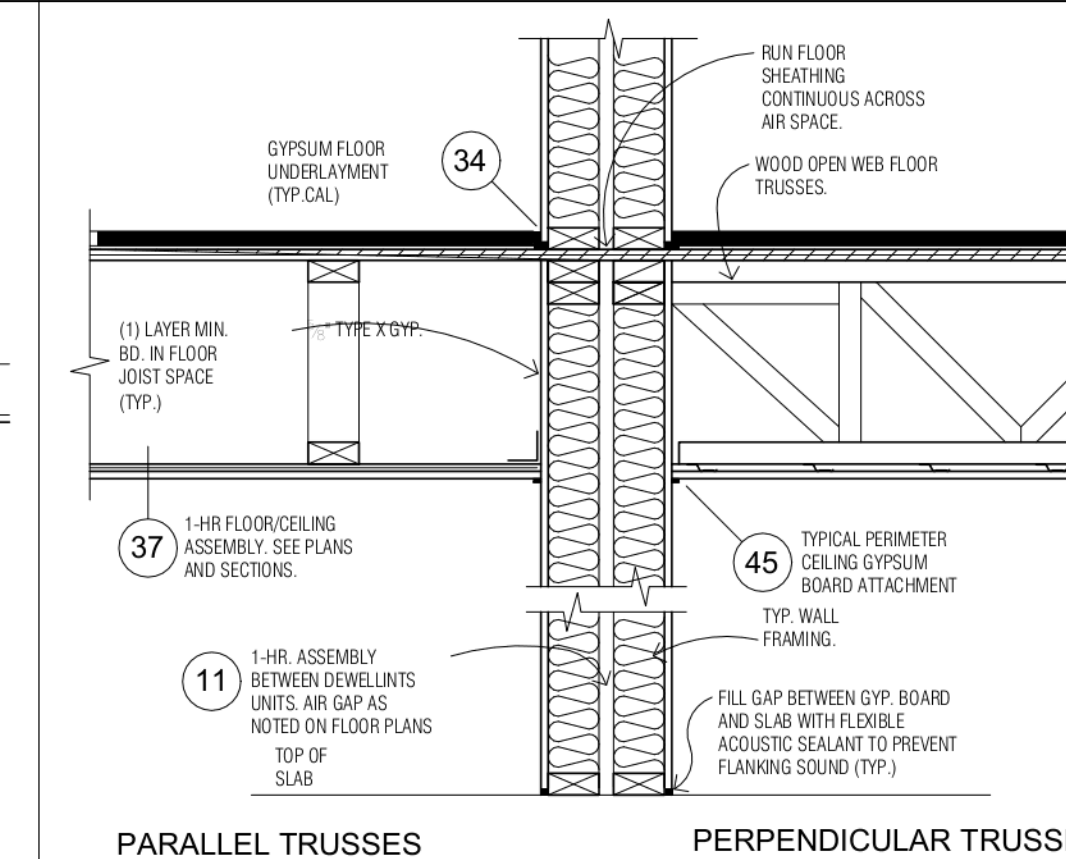
NON-RATED DROPPED CEILING **41**



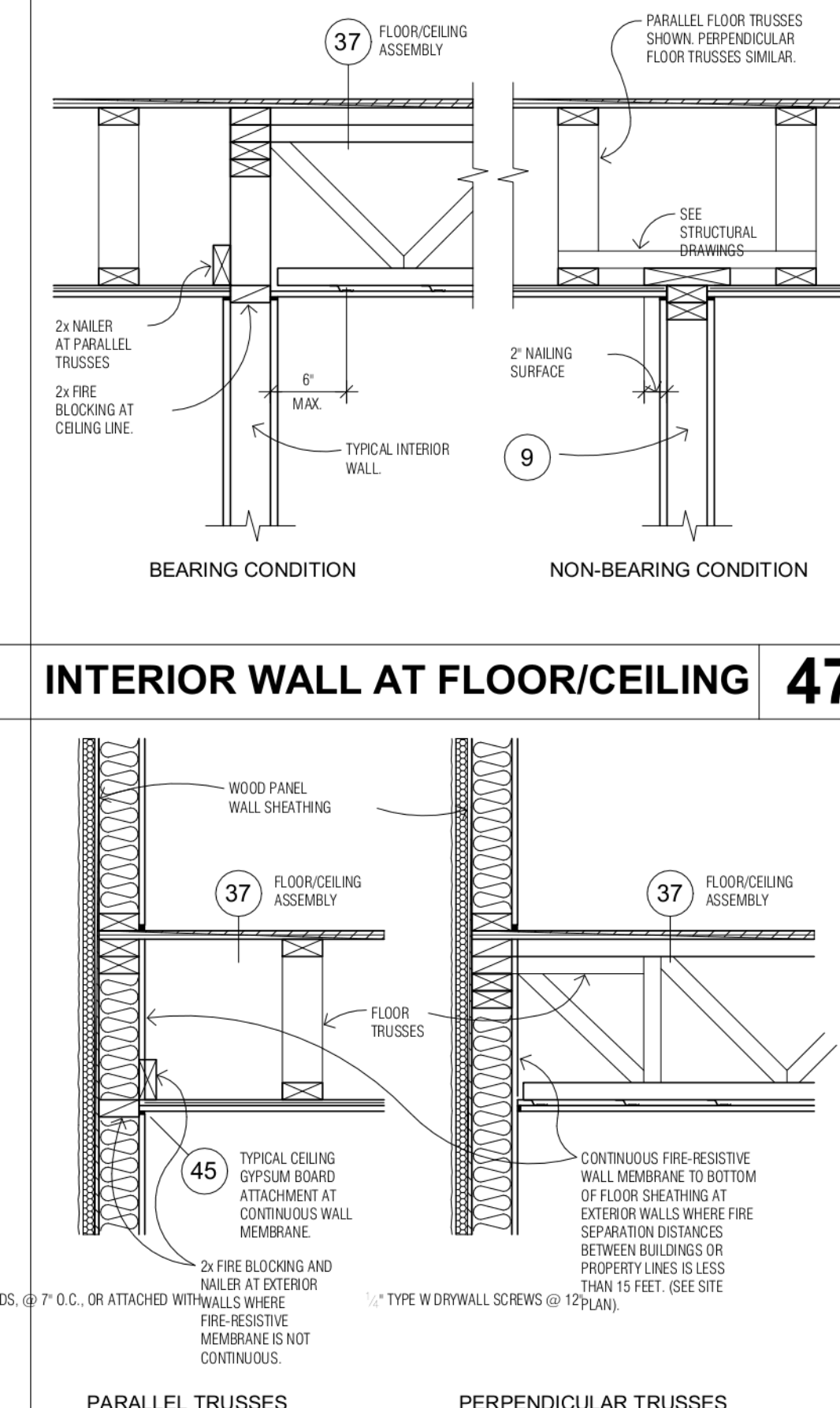
GARAGE TO UNITS OR STORAGE WALL **43**



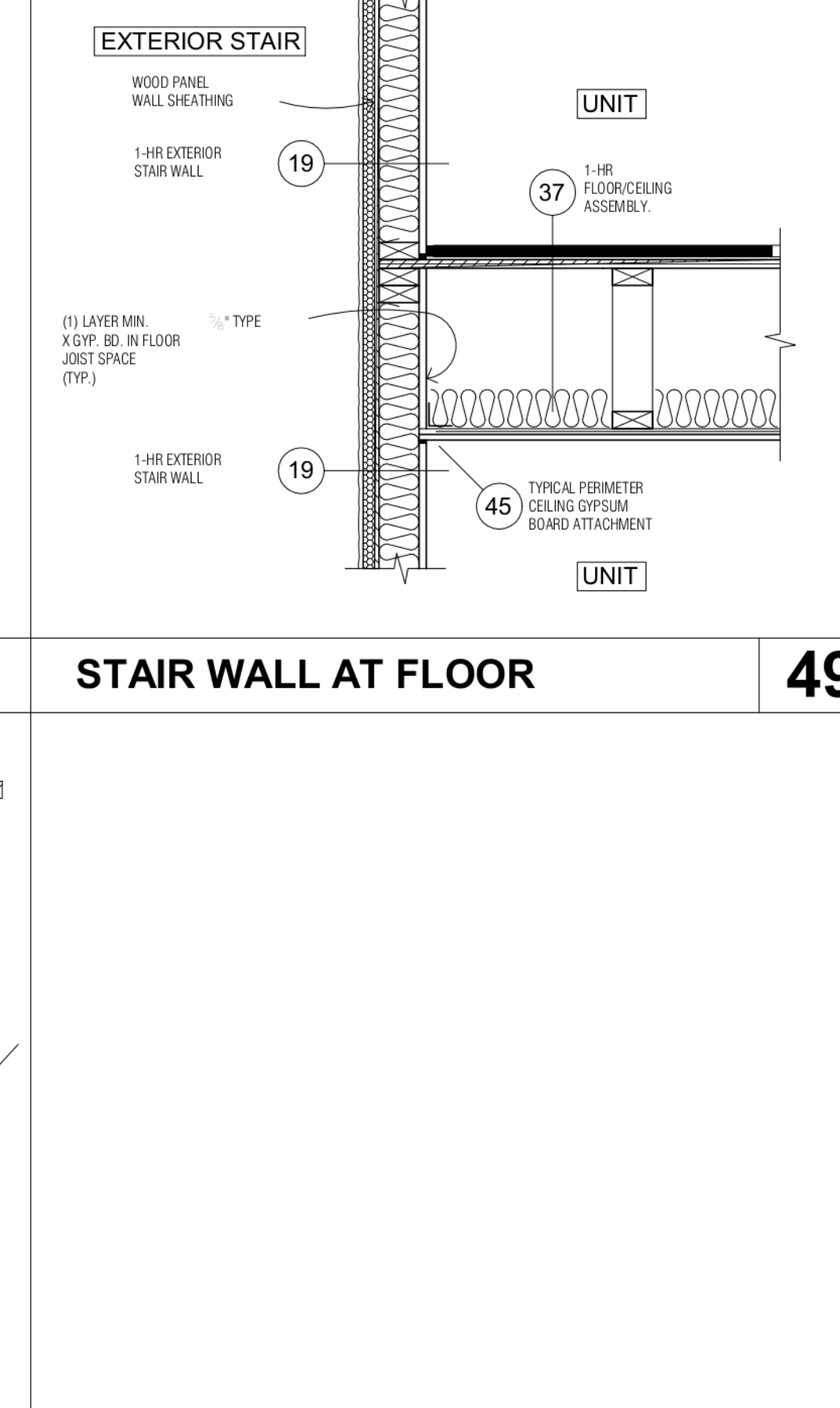
GYP. BD. CEILING ATTACHMENT **45**



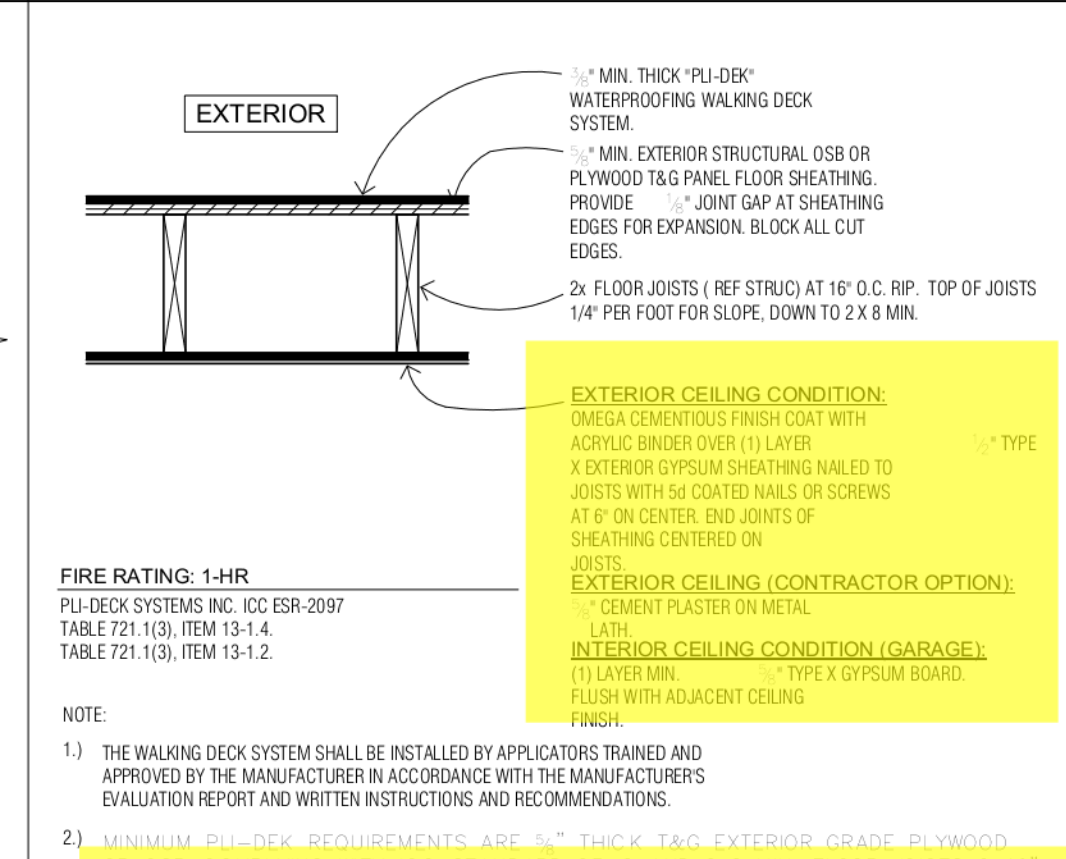
WALL BETWEEN UNITS AT FLOOR **46**



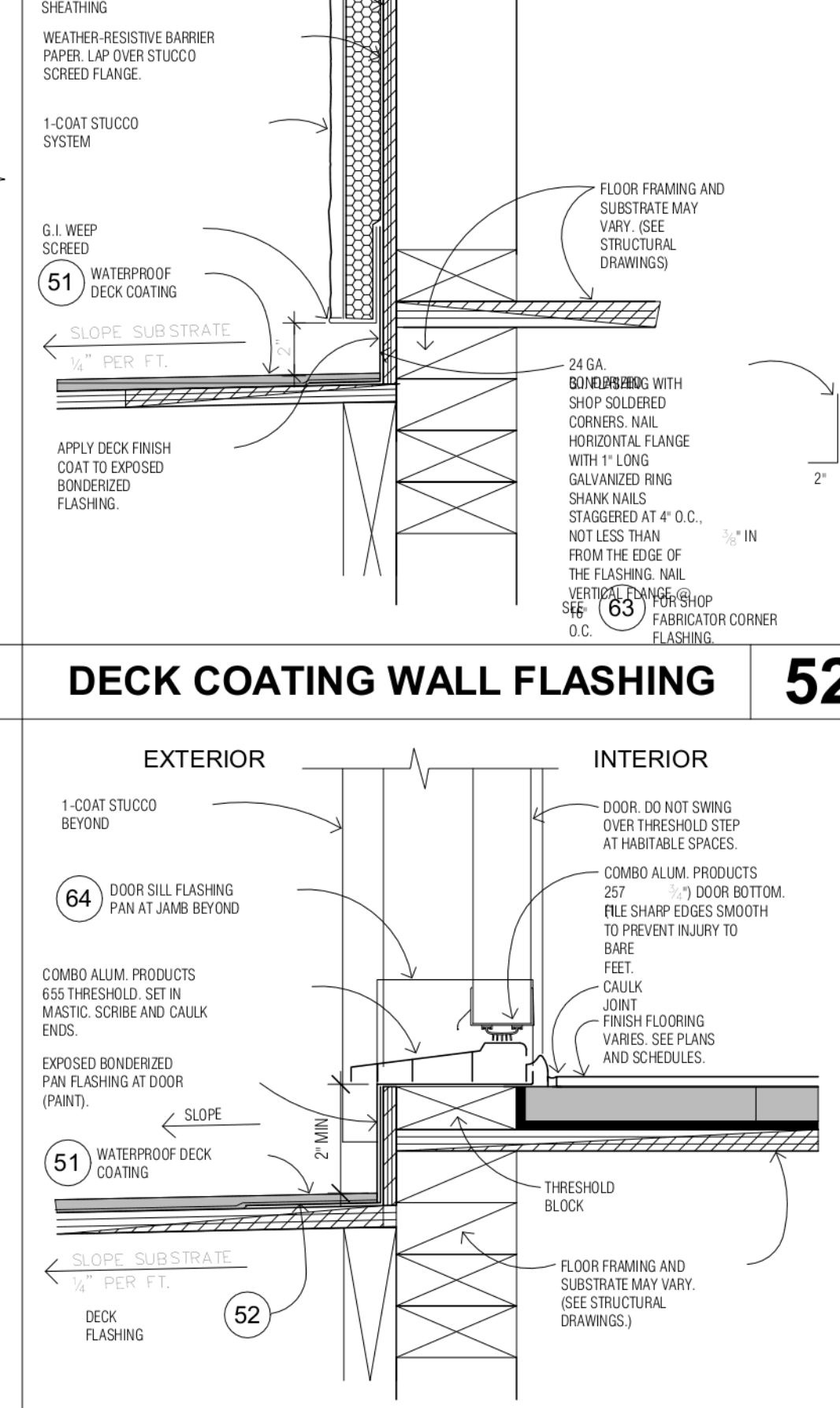
EXTERIOR WALL AT FLOOR **48**



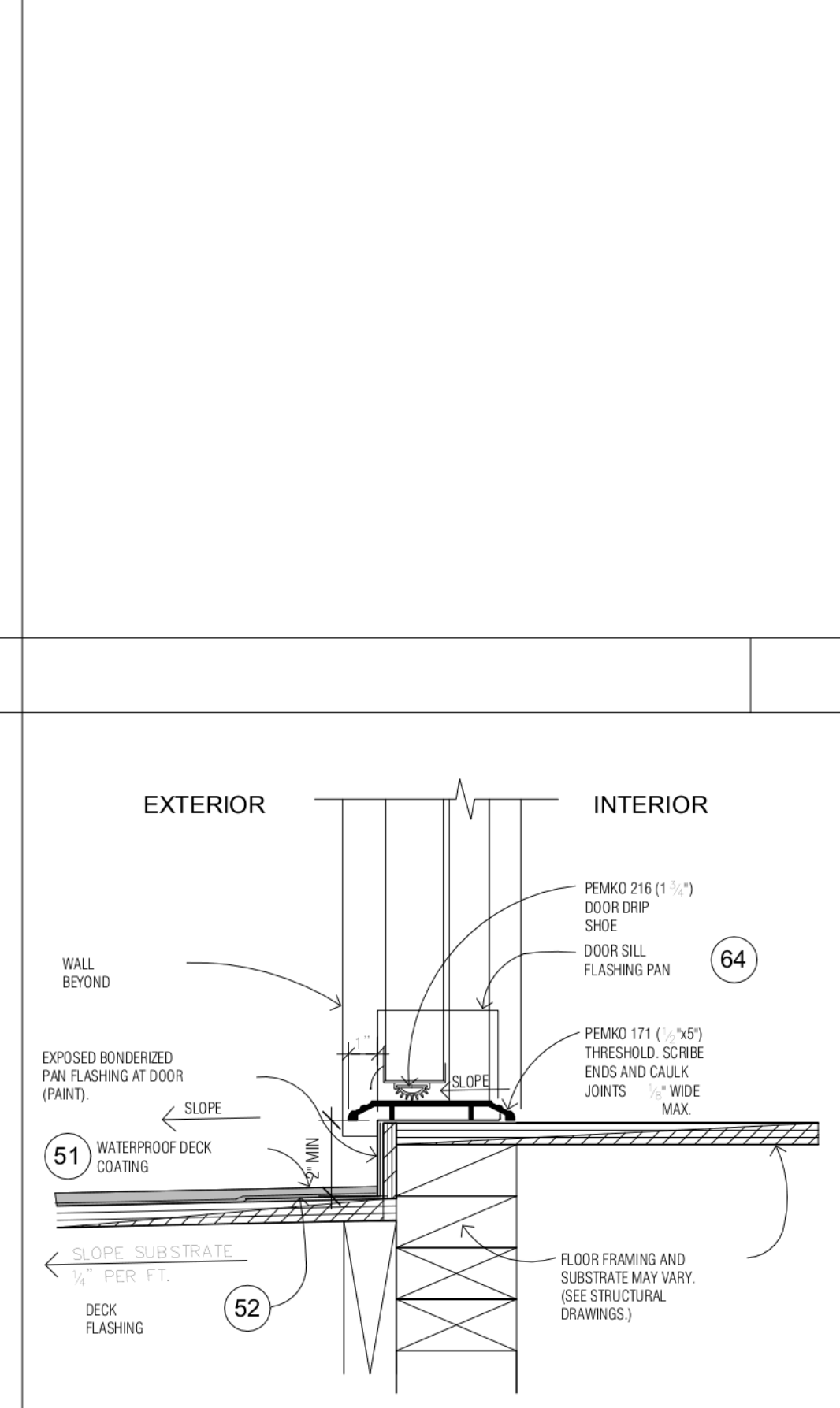
STAIR WALL AT FLOOR **49**



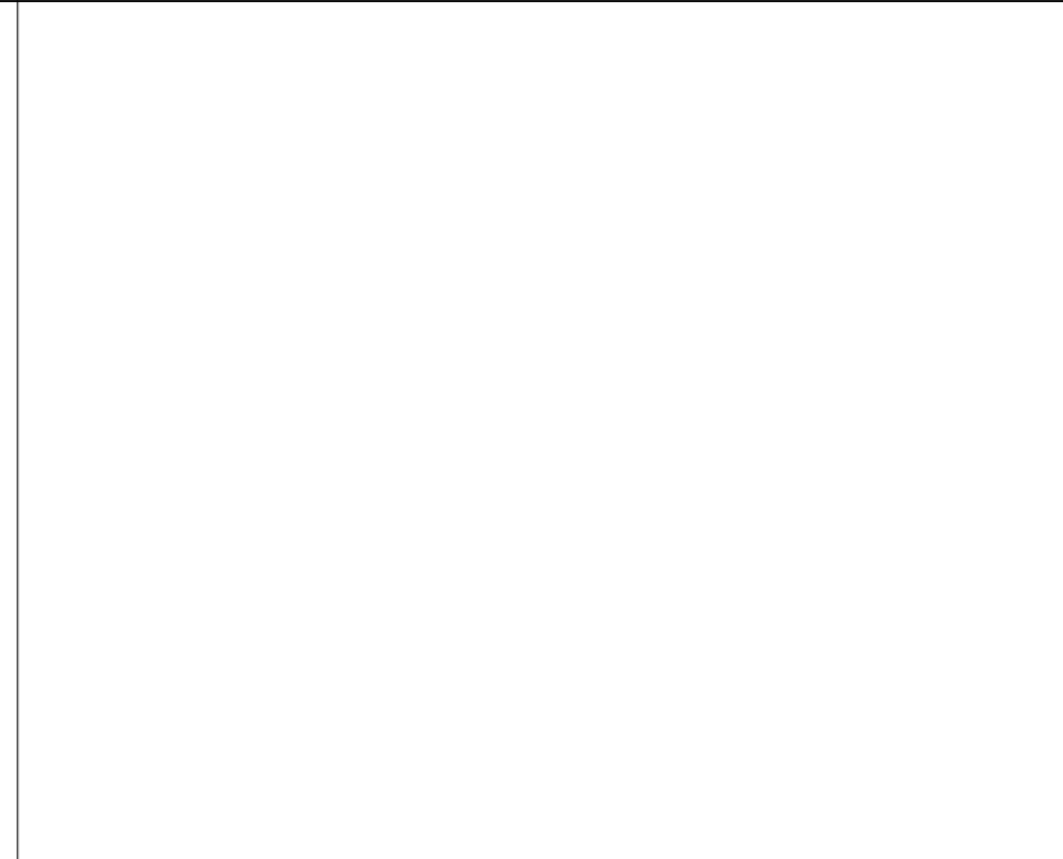
WALKING DECK SYSTEM **51**



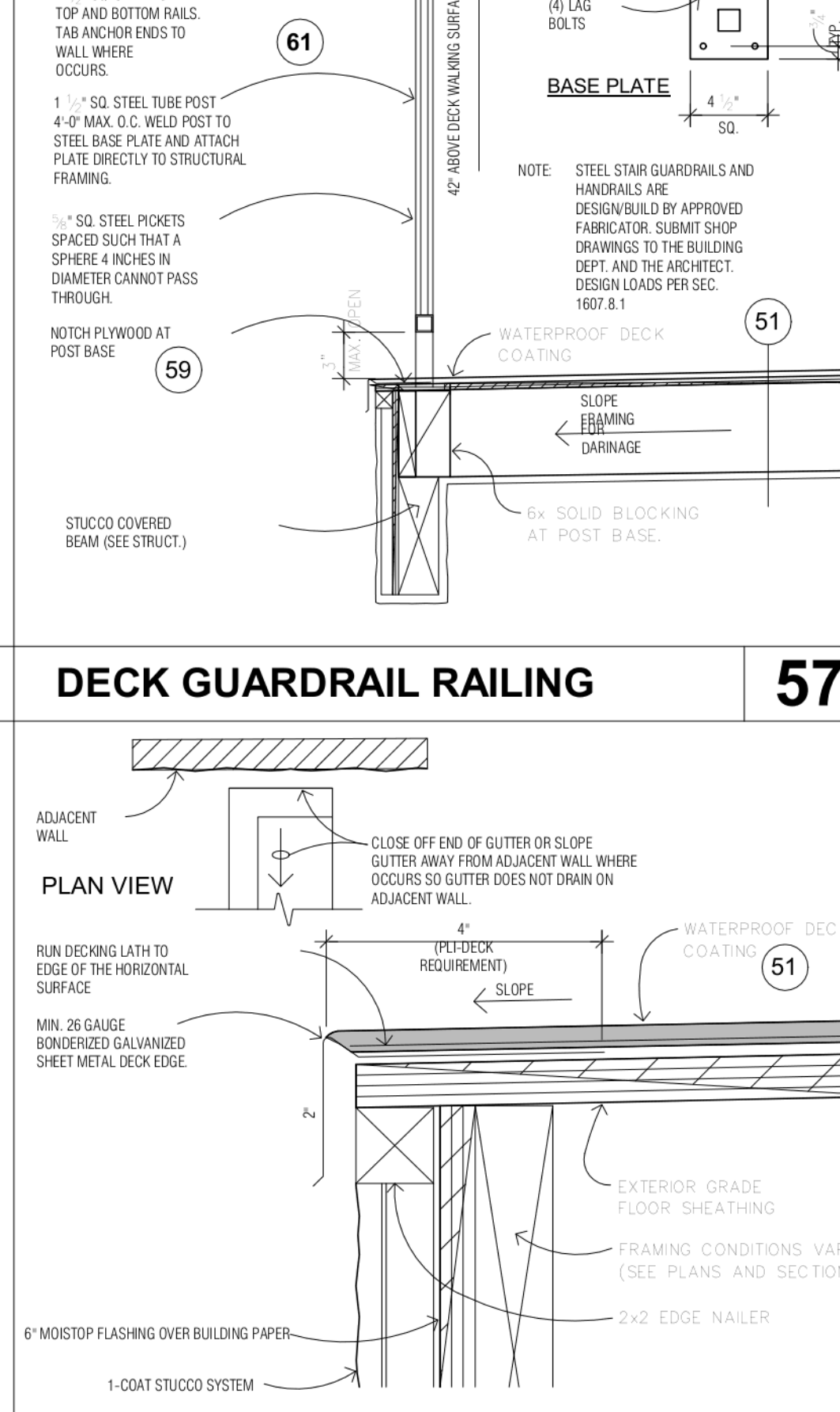
DECK SWINGING DOOR THRESHOLD **53**



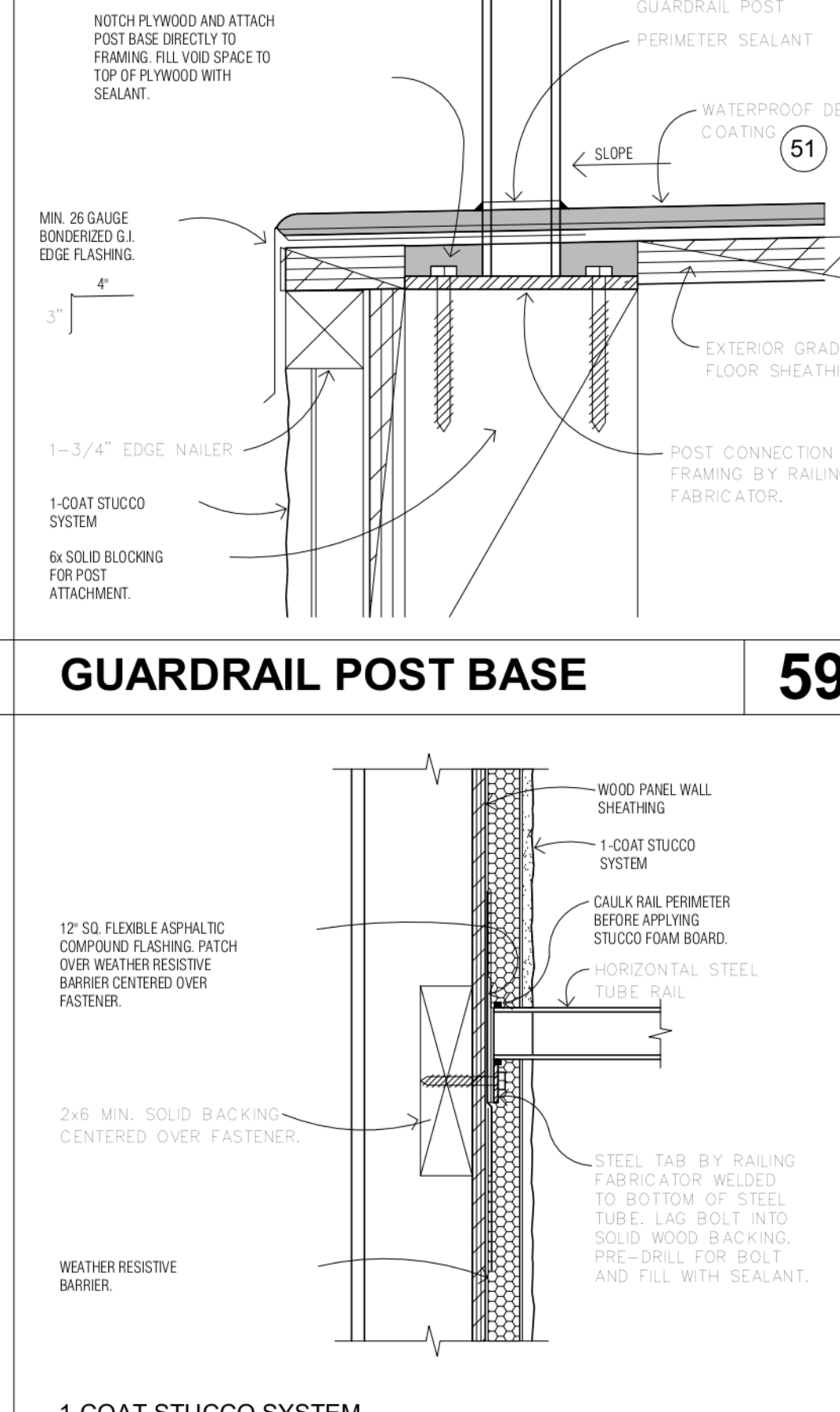
DECK STORAGE THRESHOLD **55**



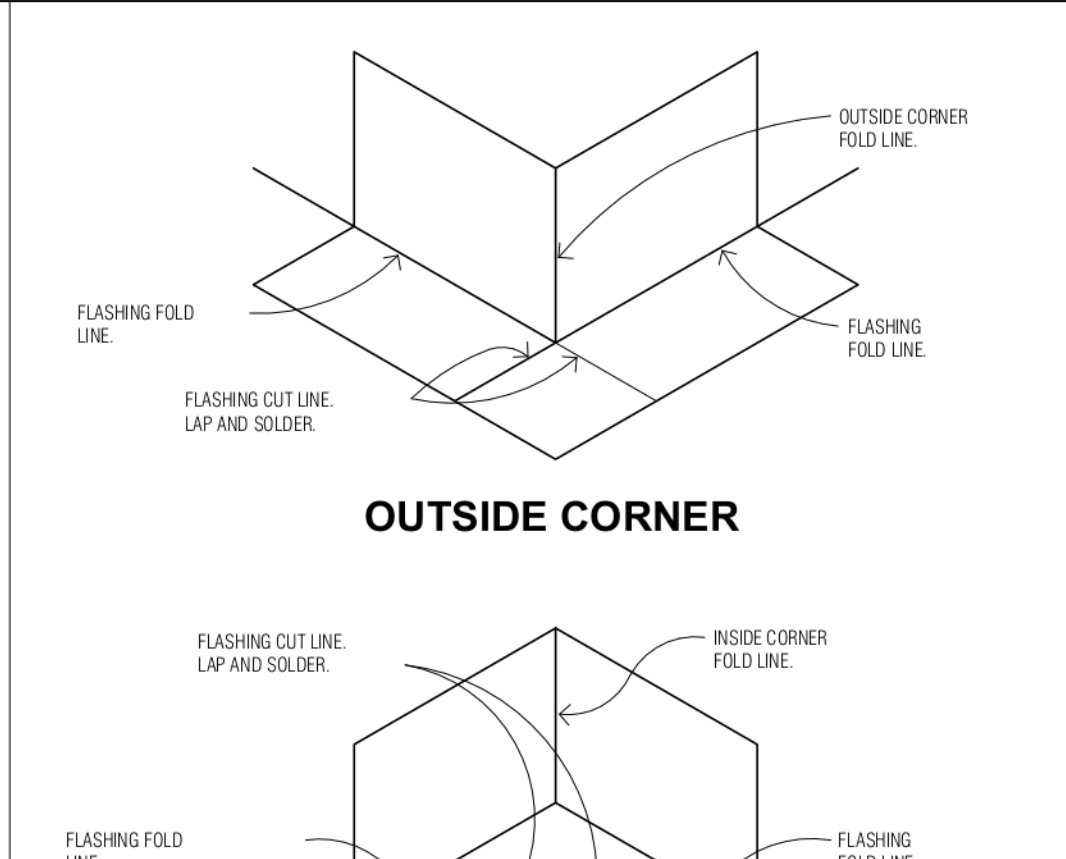
DECK GUARDRAIL RAILING **57**



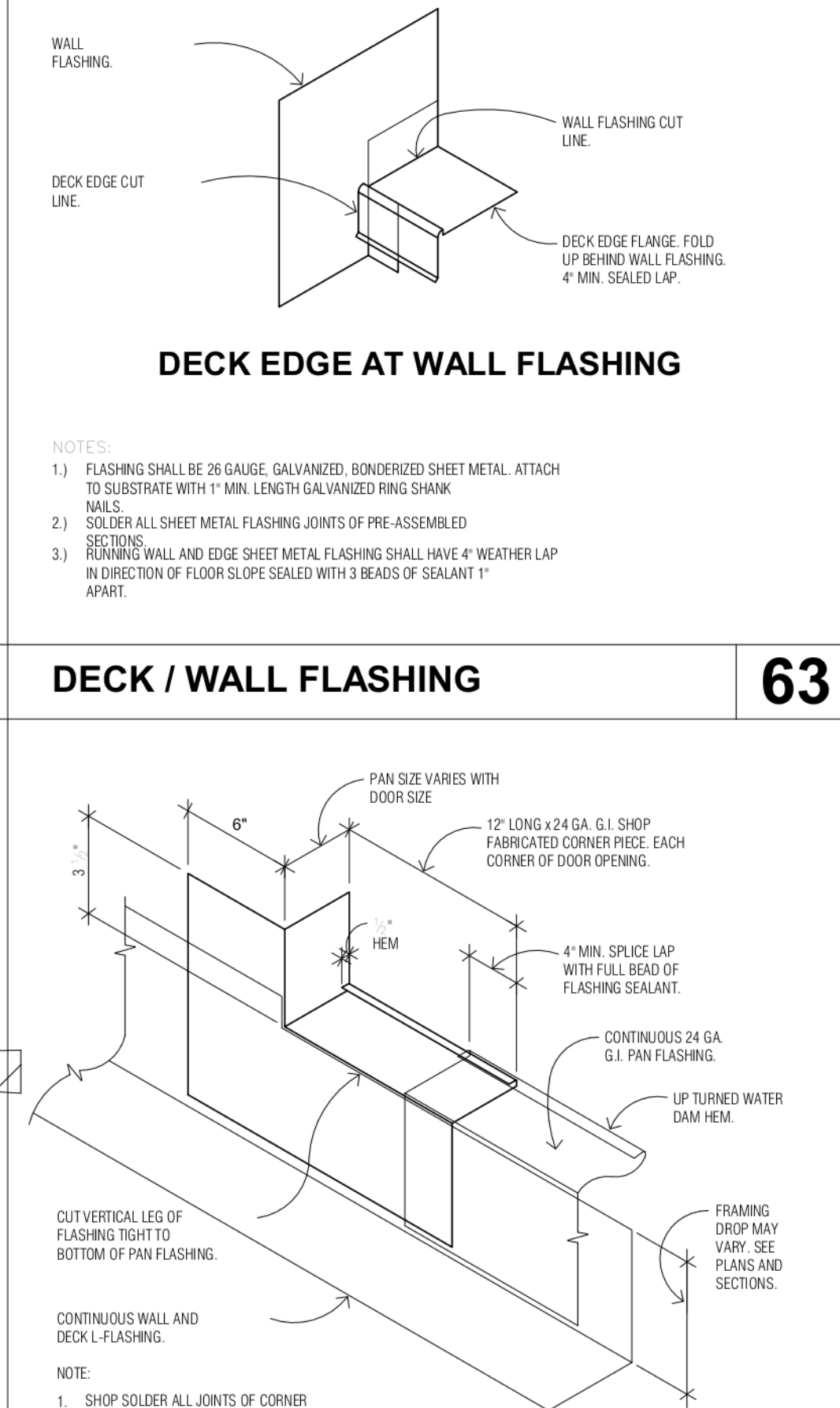
DECK EDGE GUTTER **58**



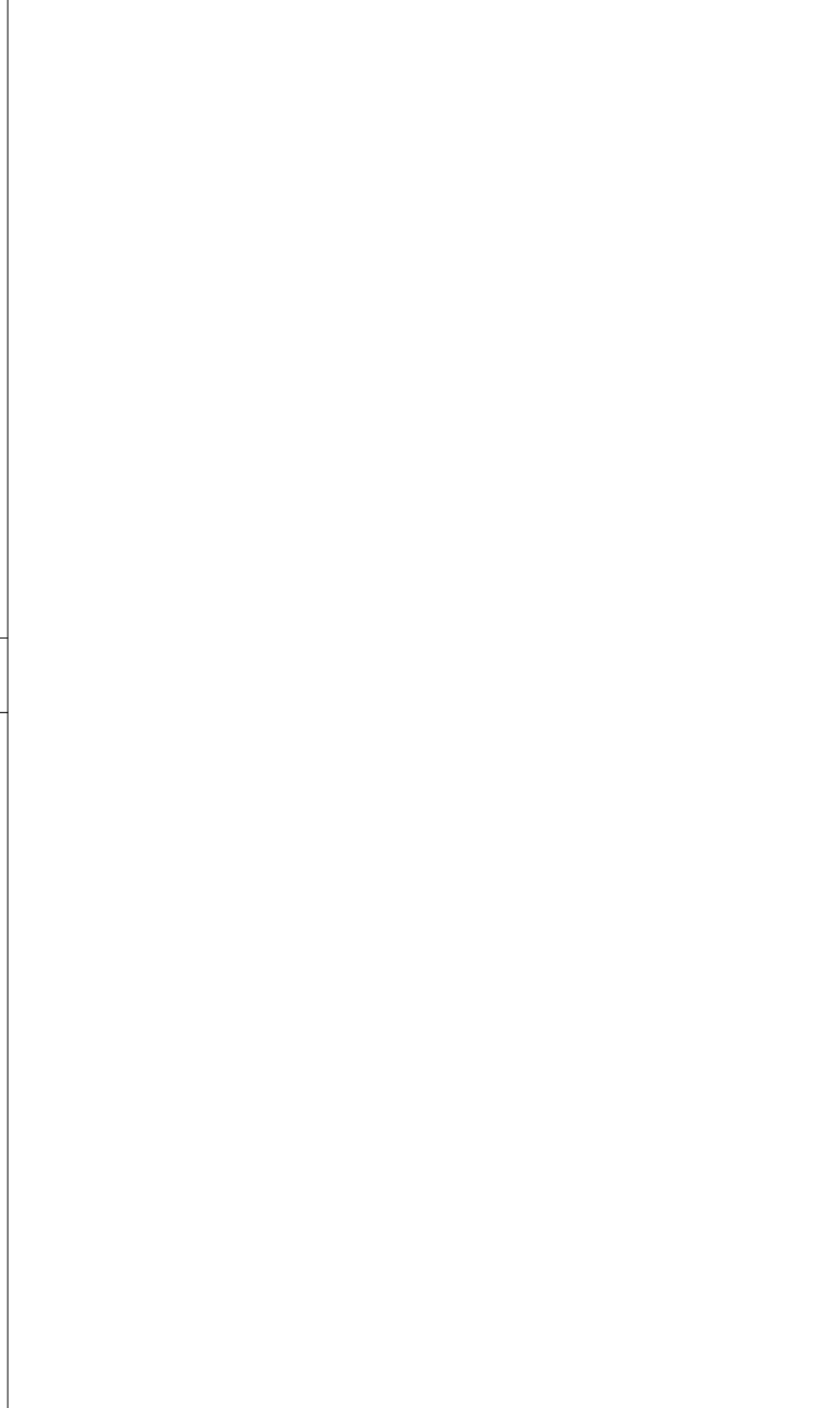
RAIL TO WALL ATTACHMENT **61**



OUTSIDE CORNER **63**



DOOR PAN ISOMETRIC **64**



RAIL TO WALL ATTACHMENT **61**

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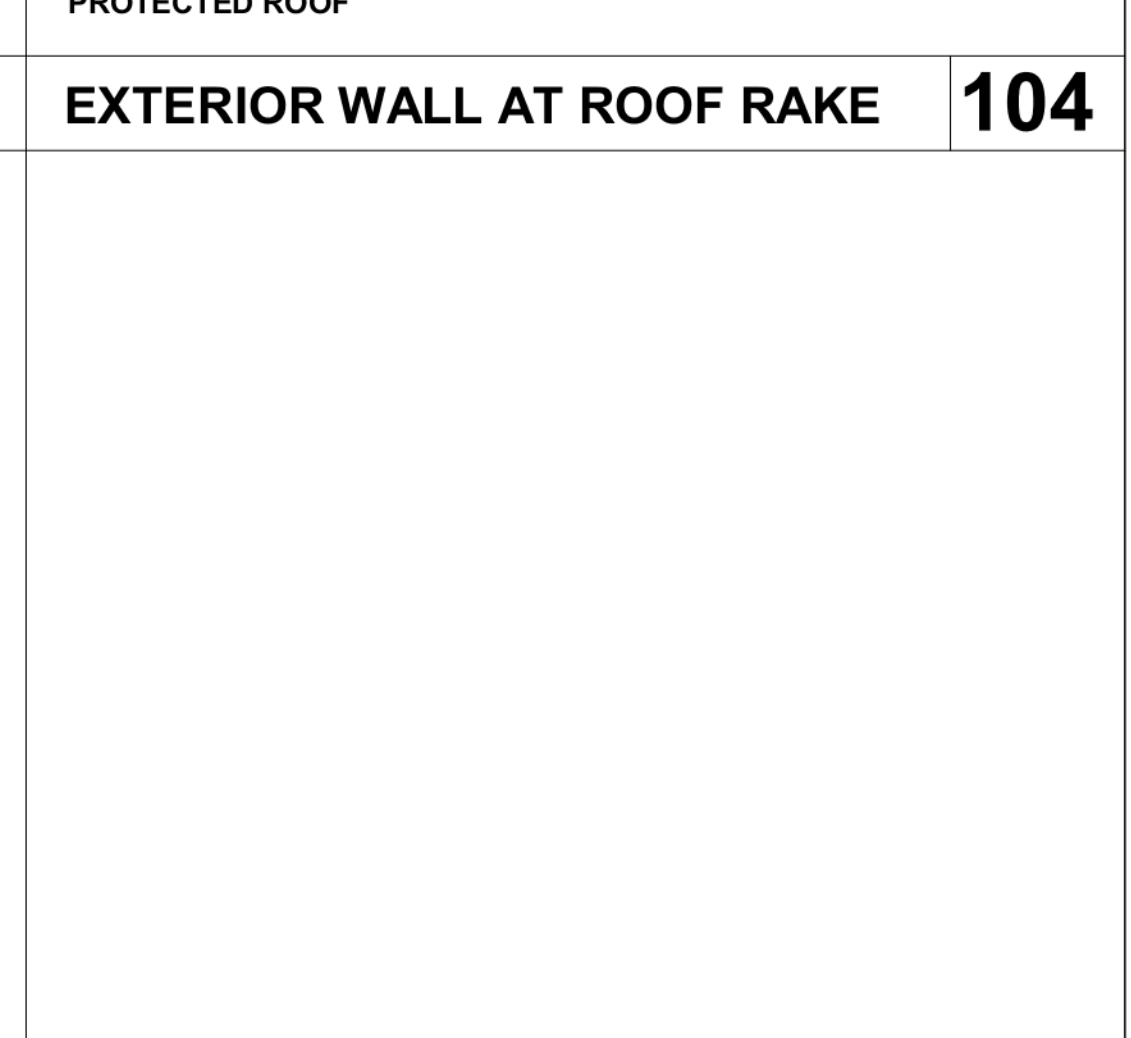
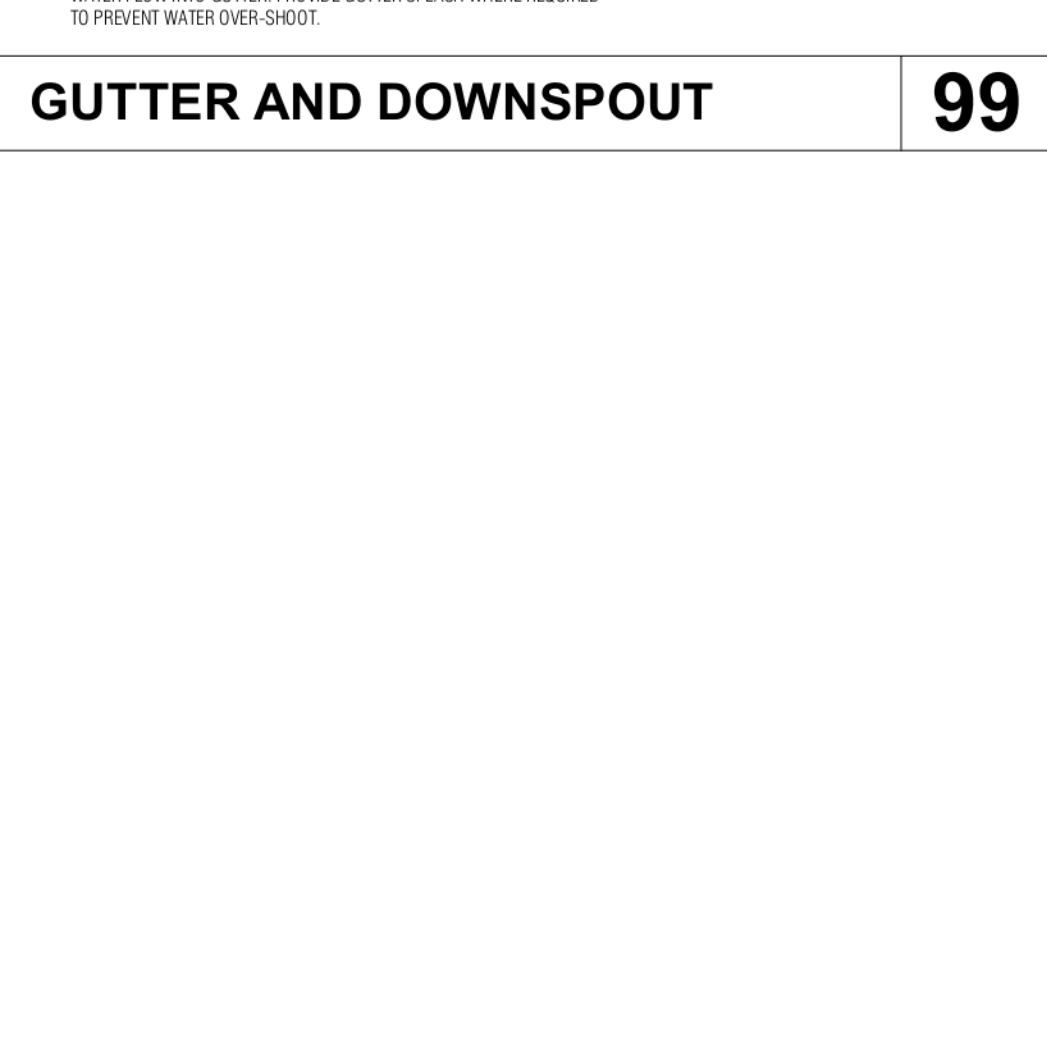
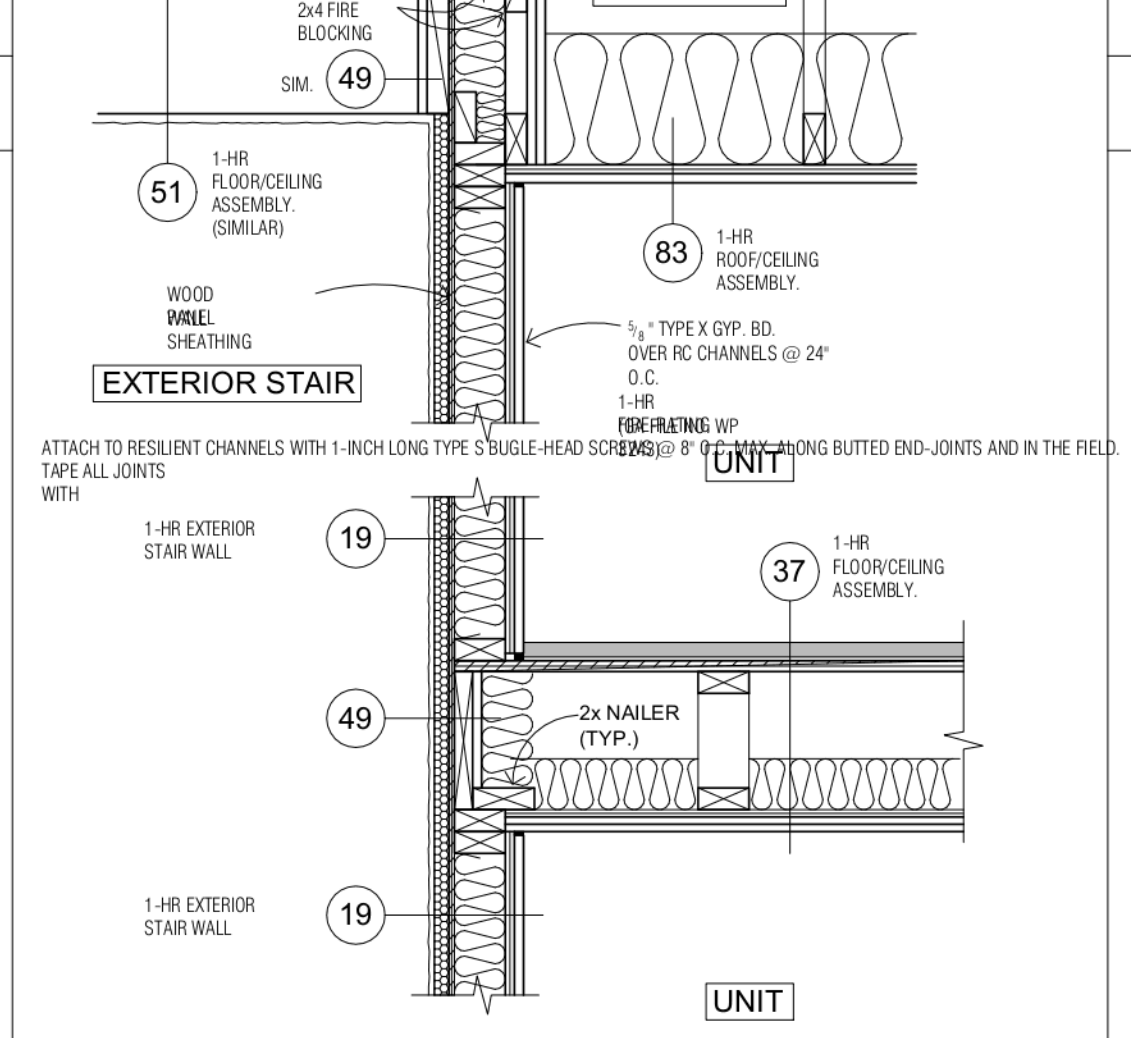
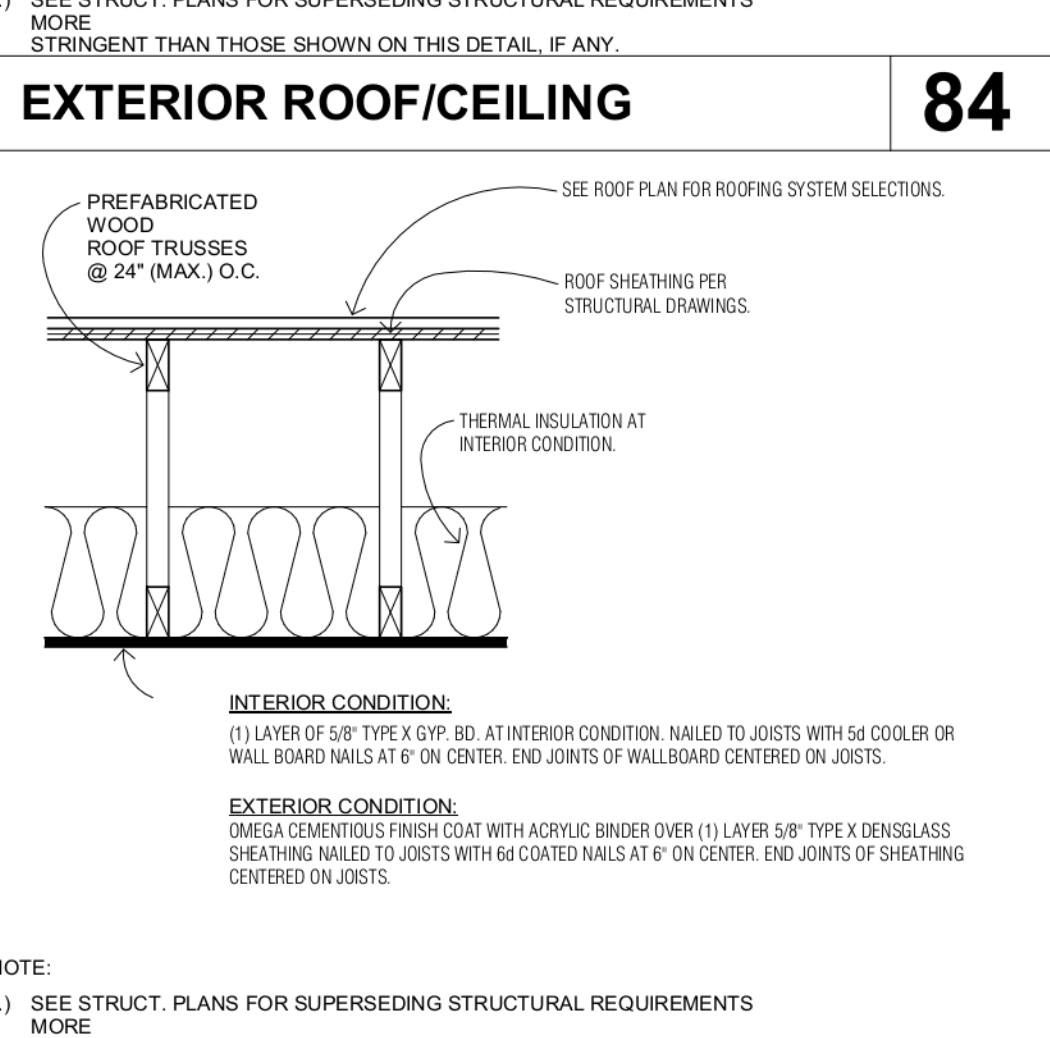
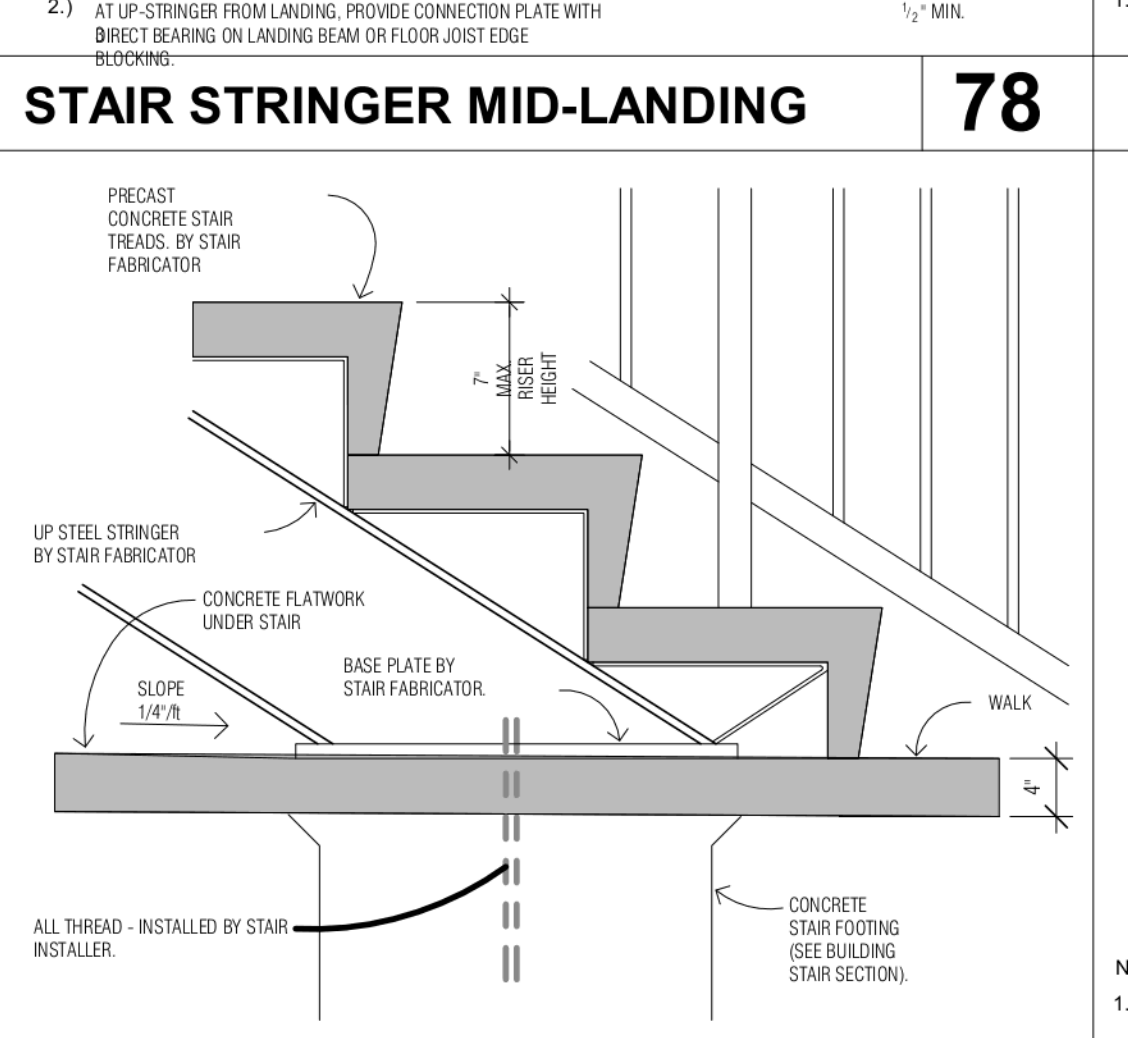
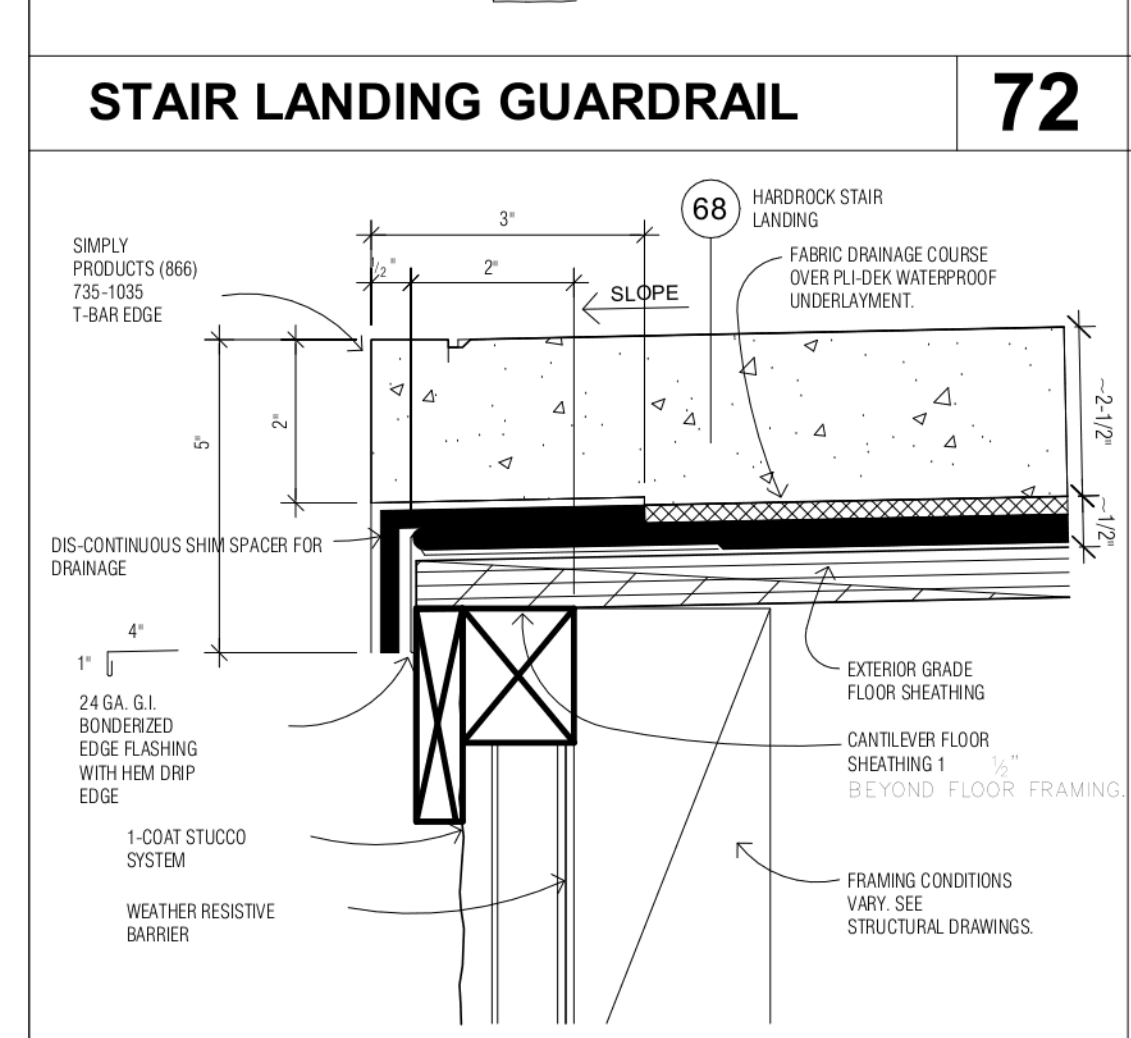
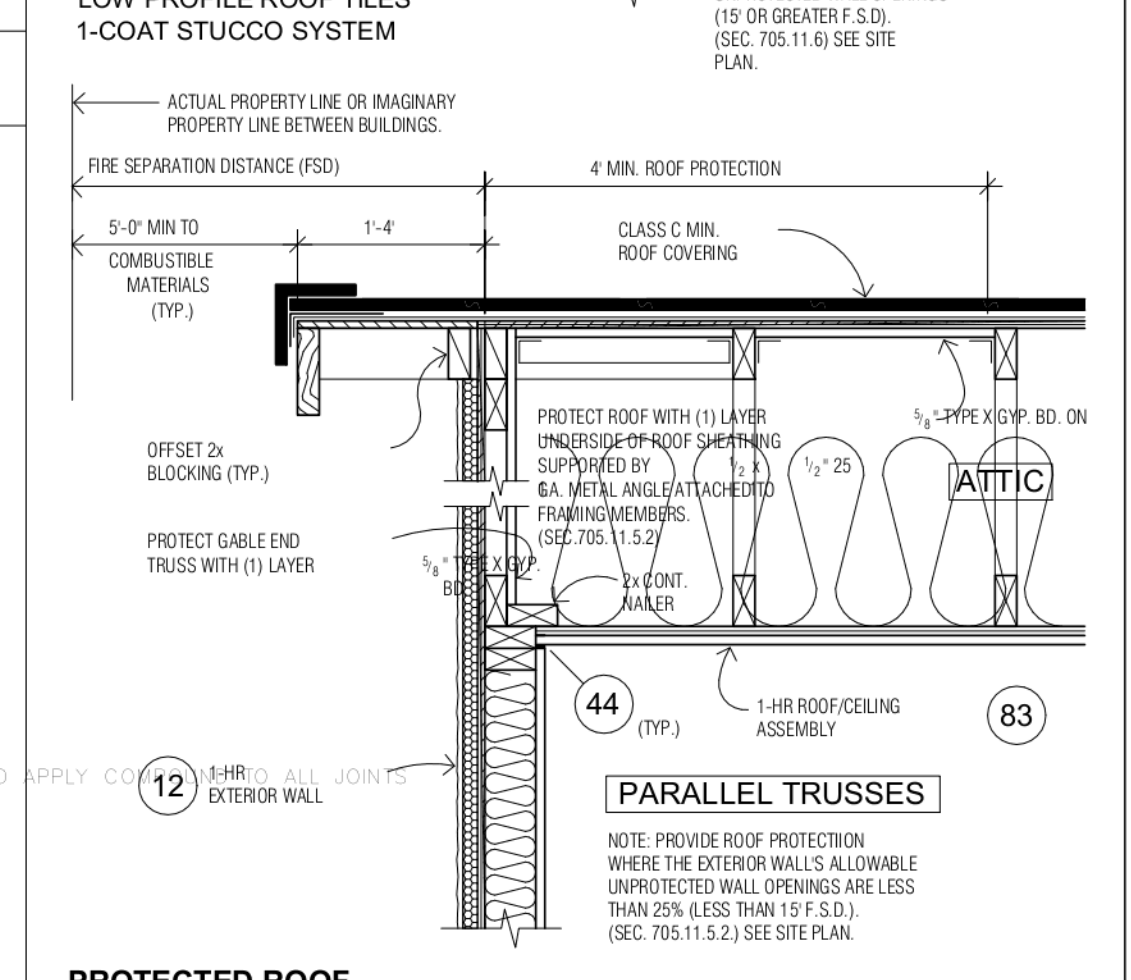
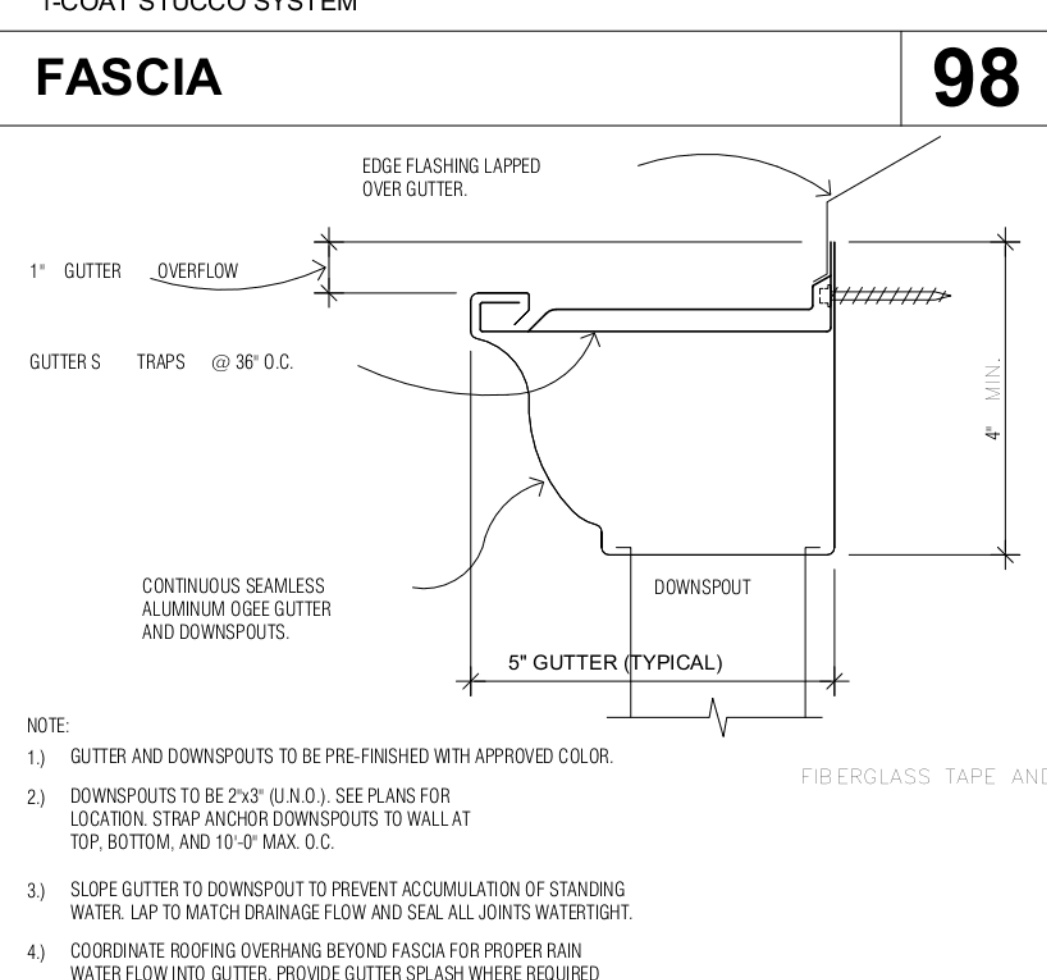
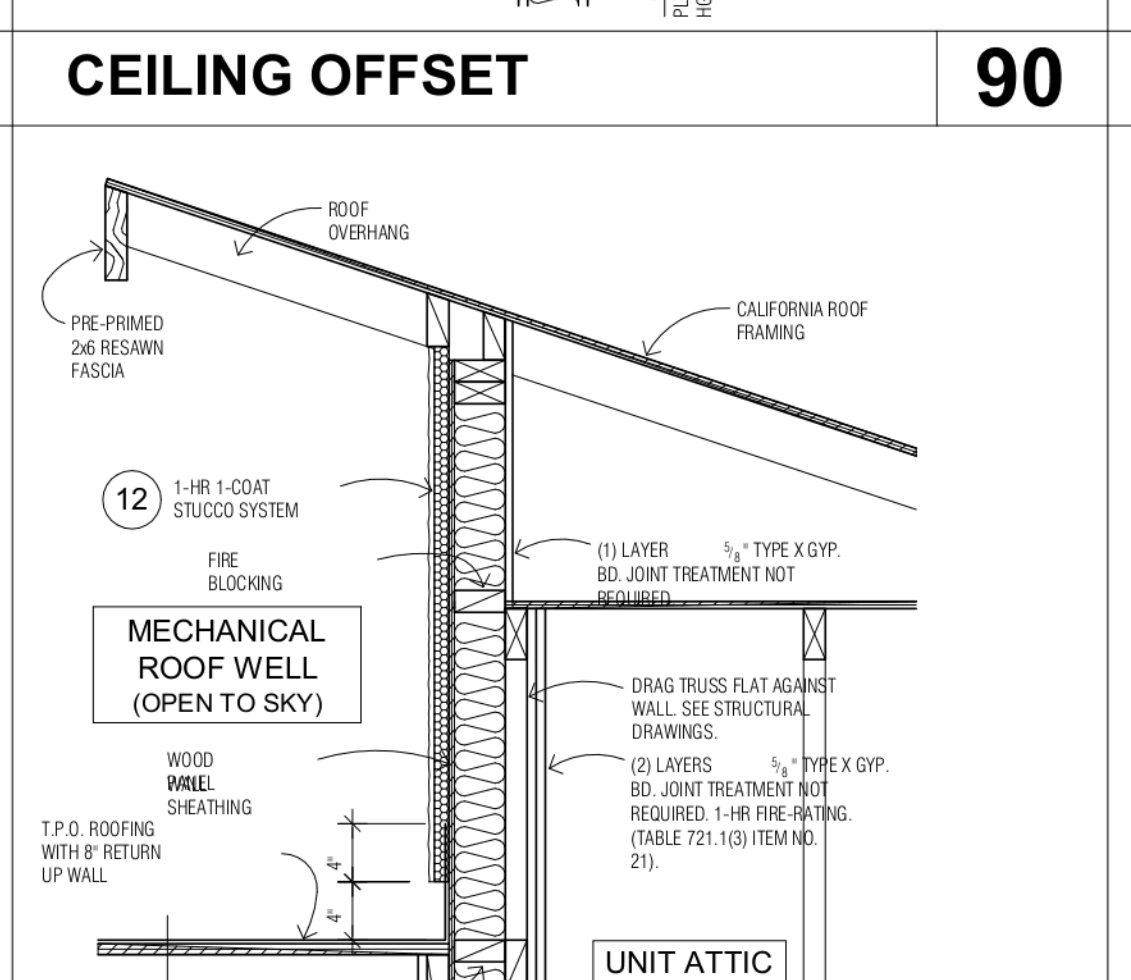
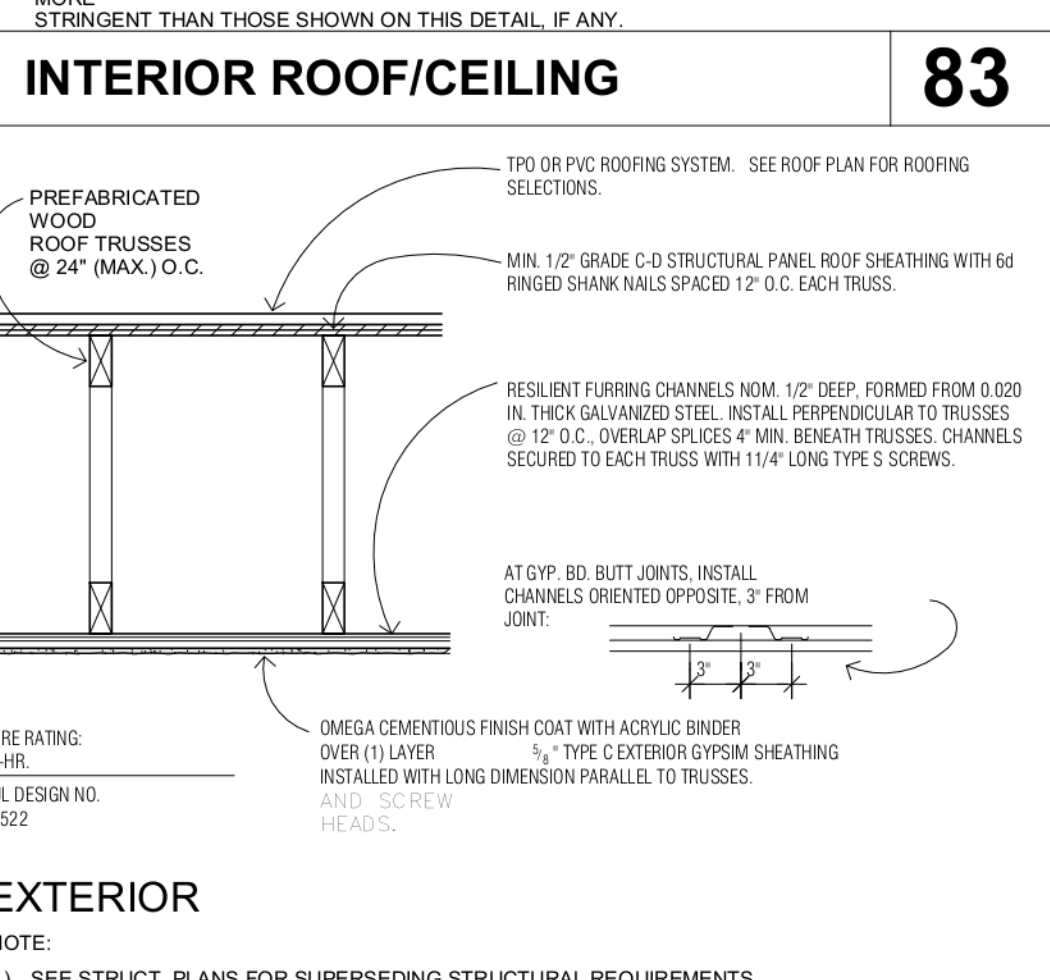
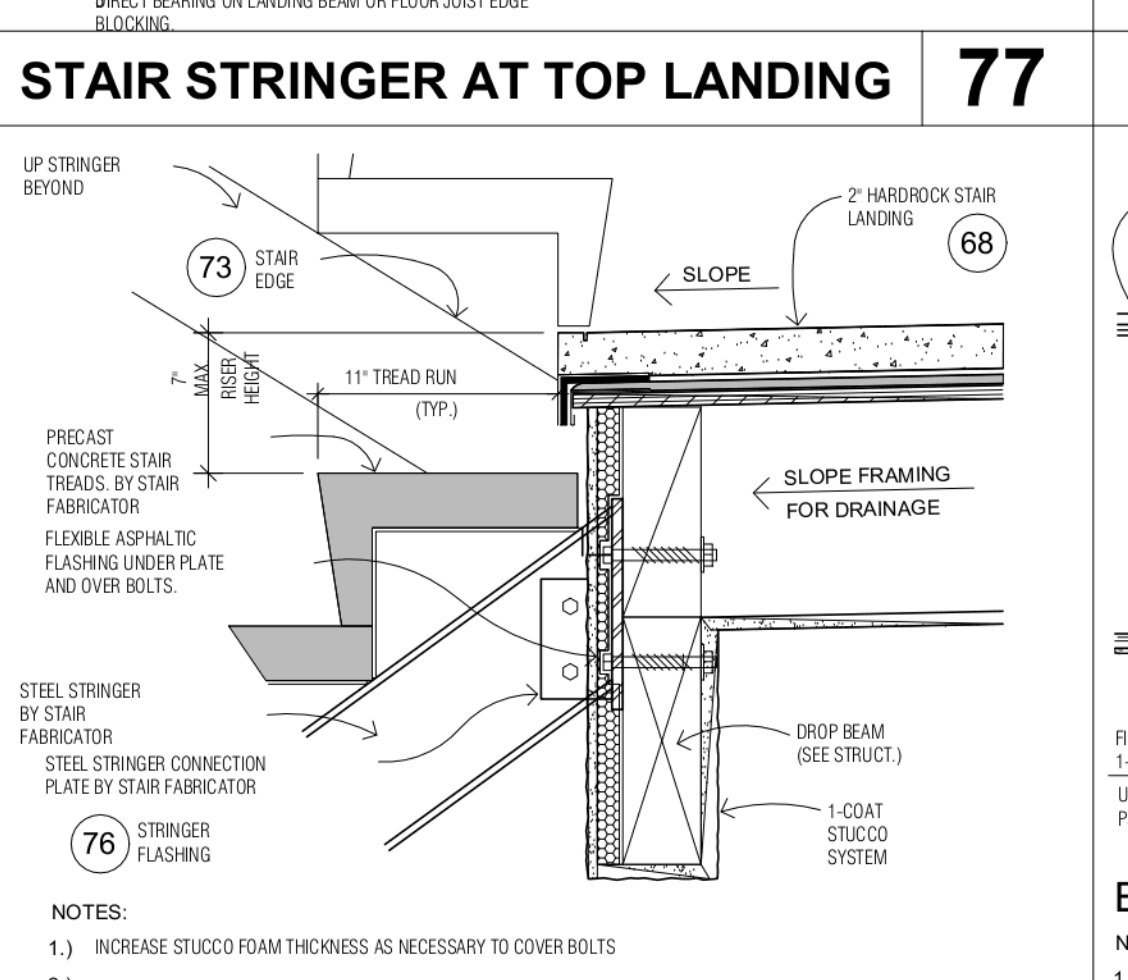
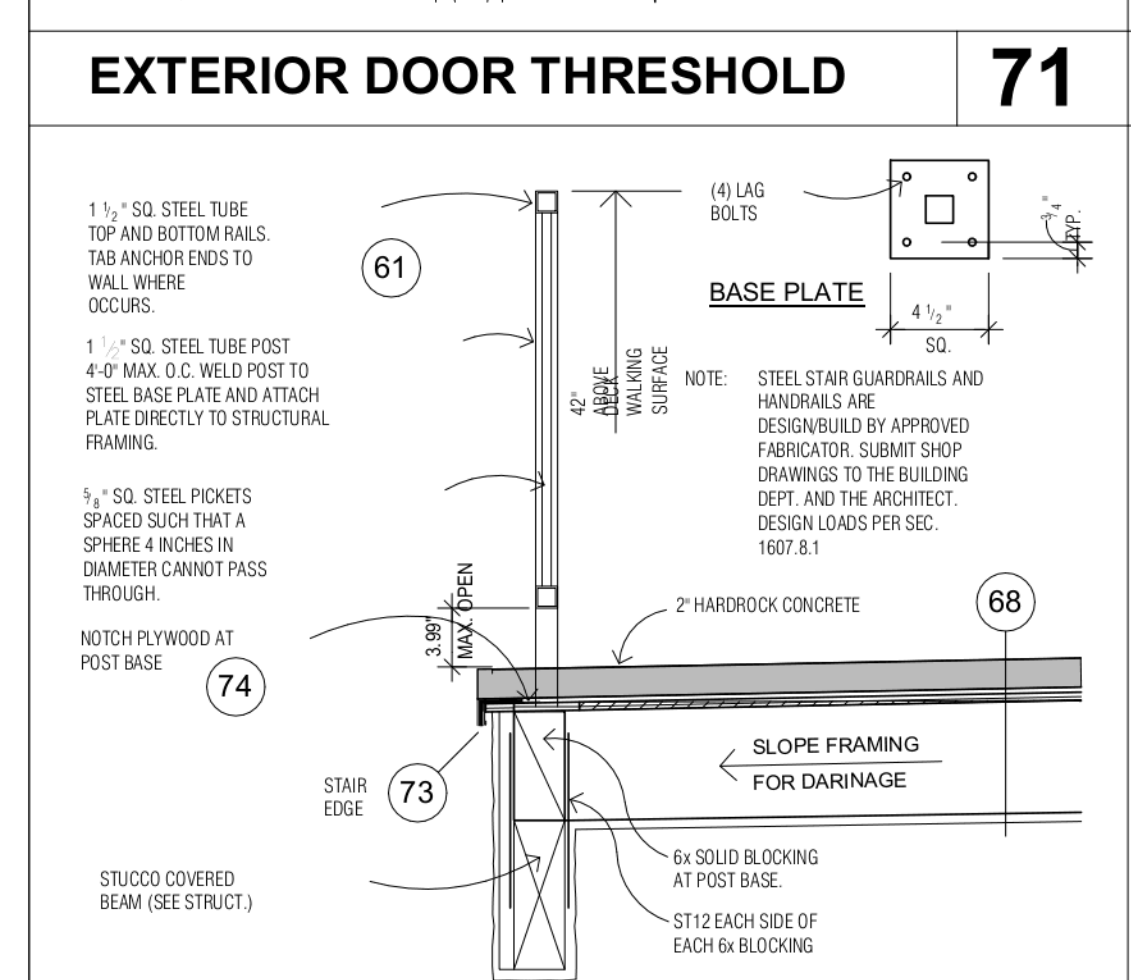
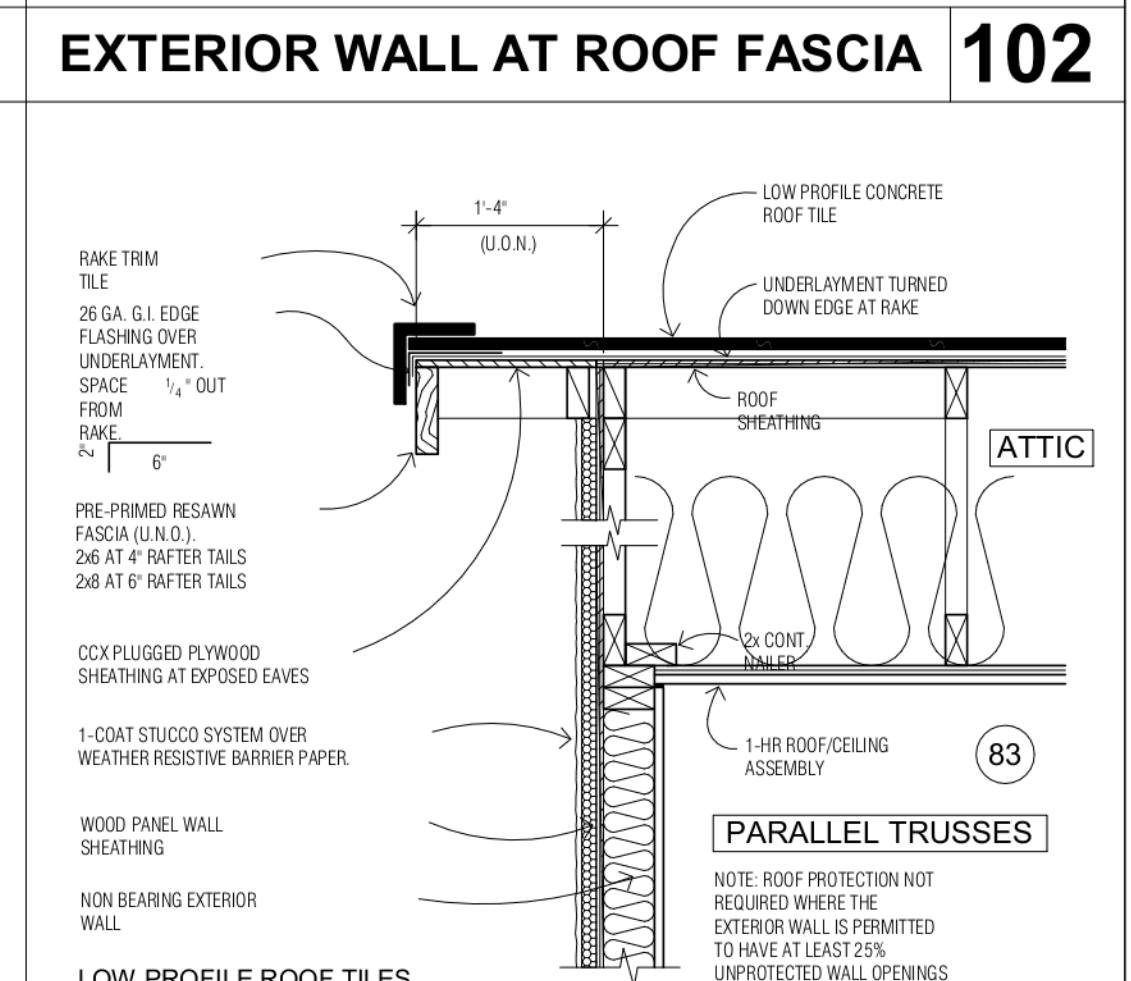
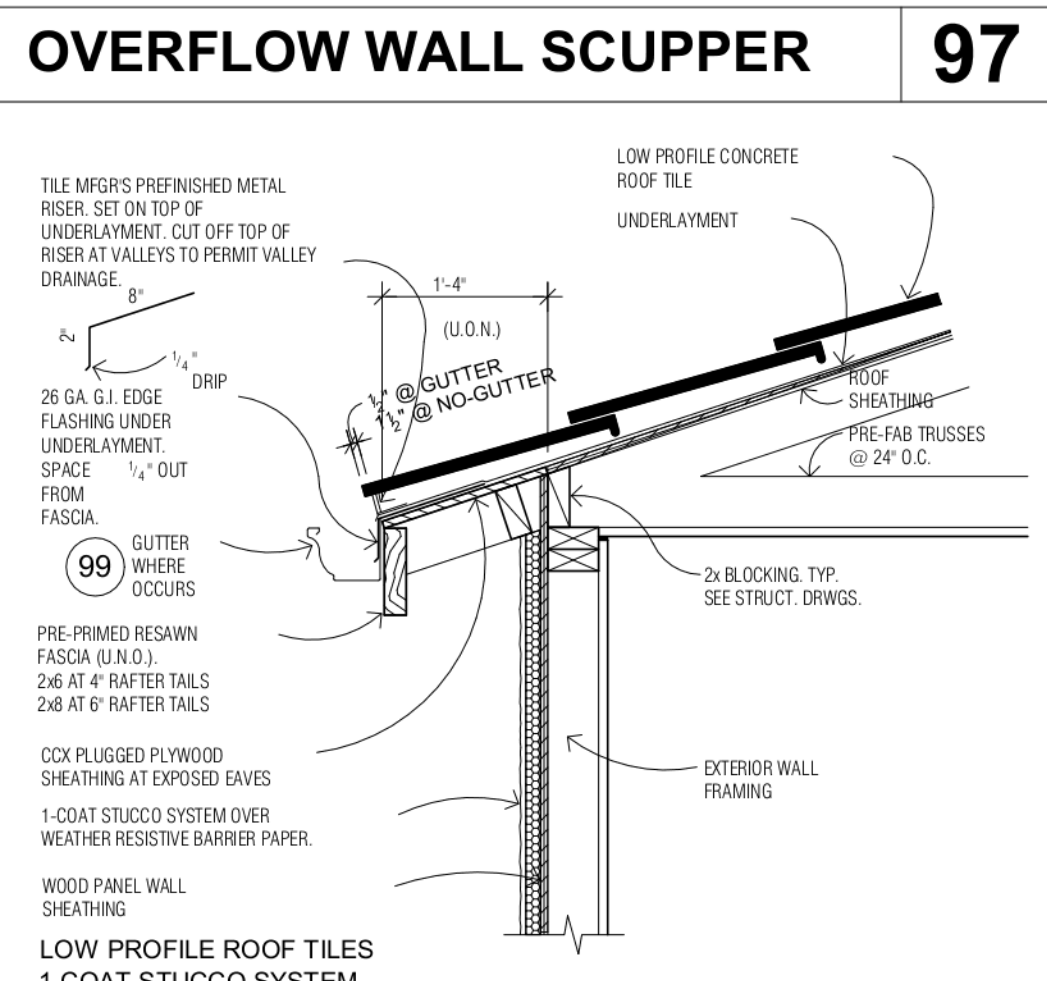
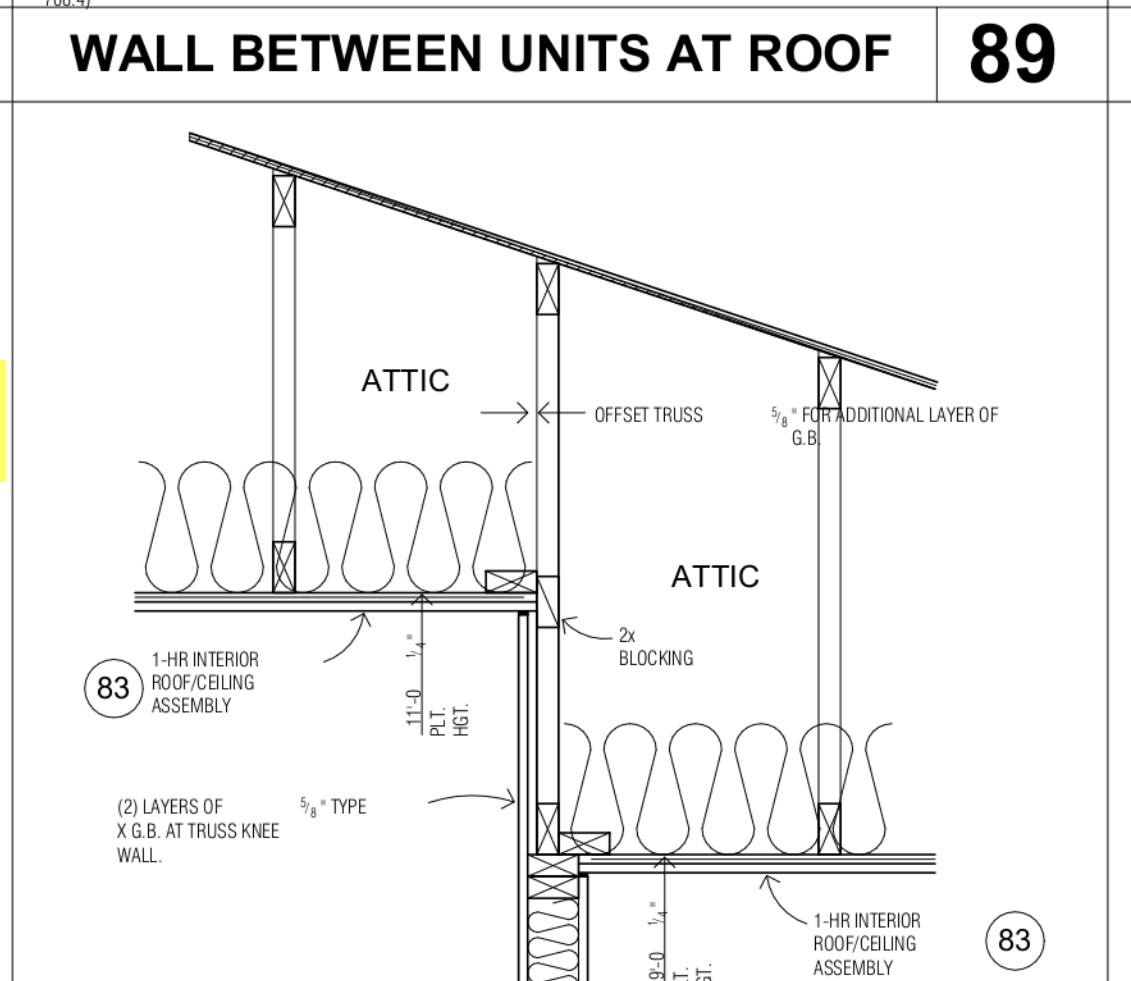
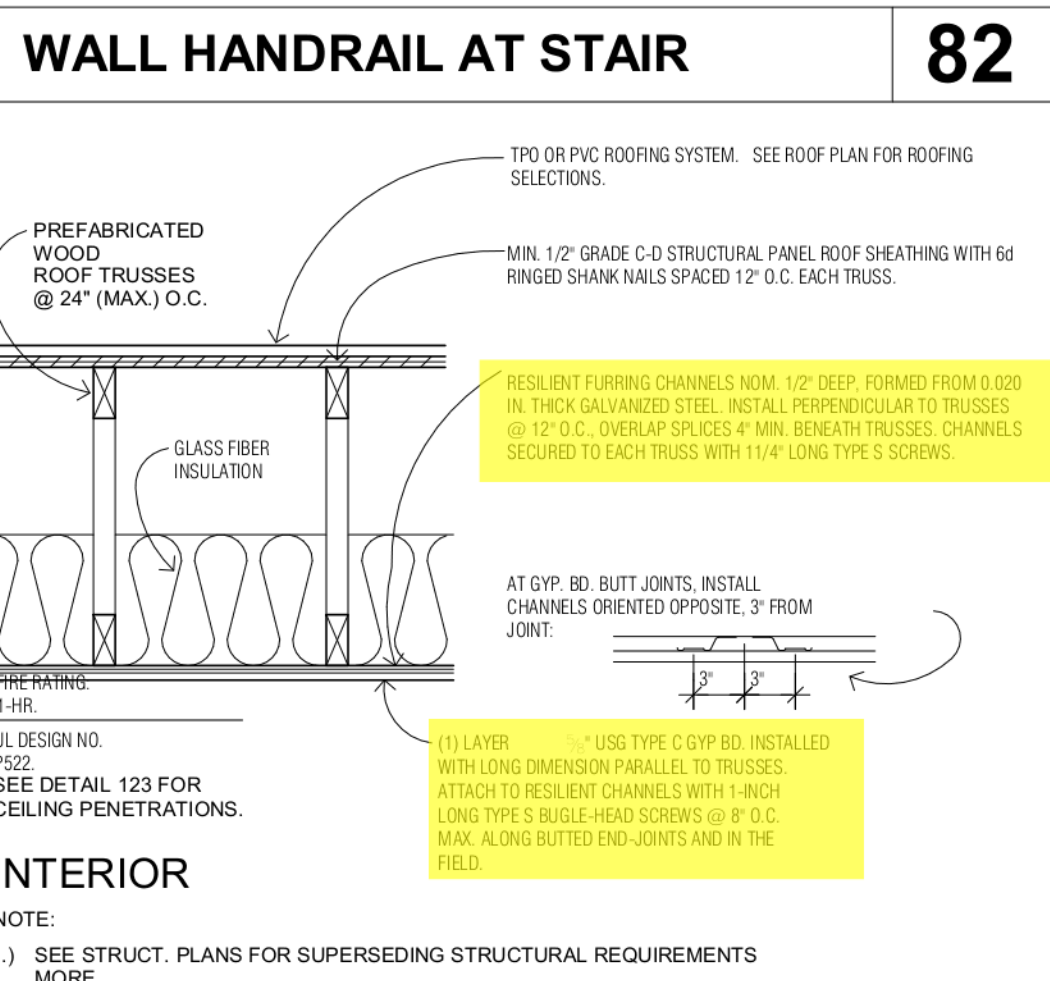
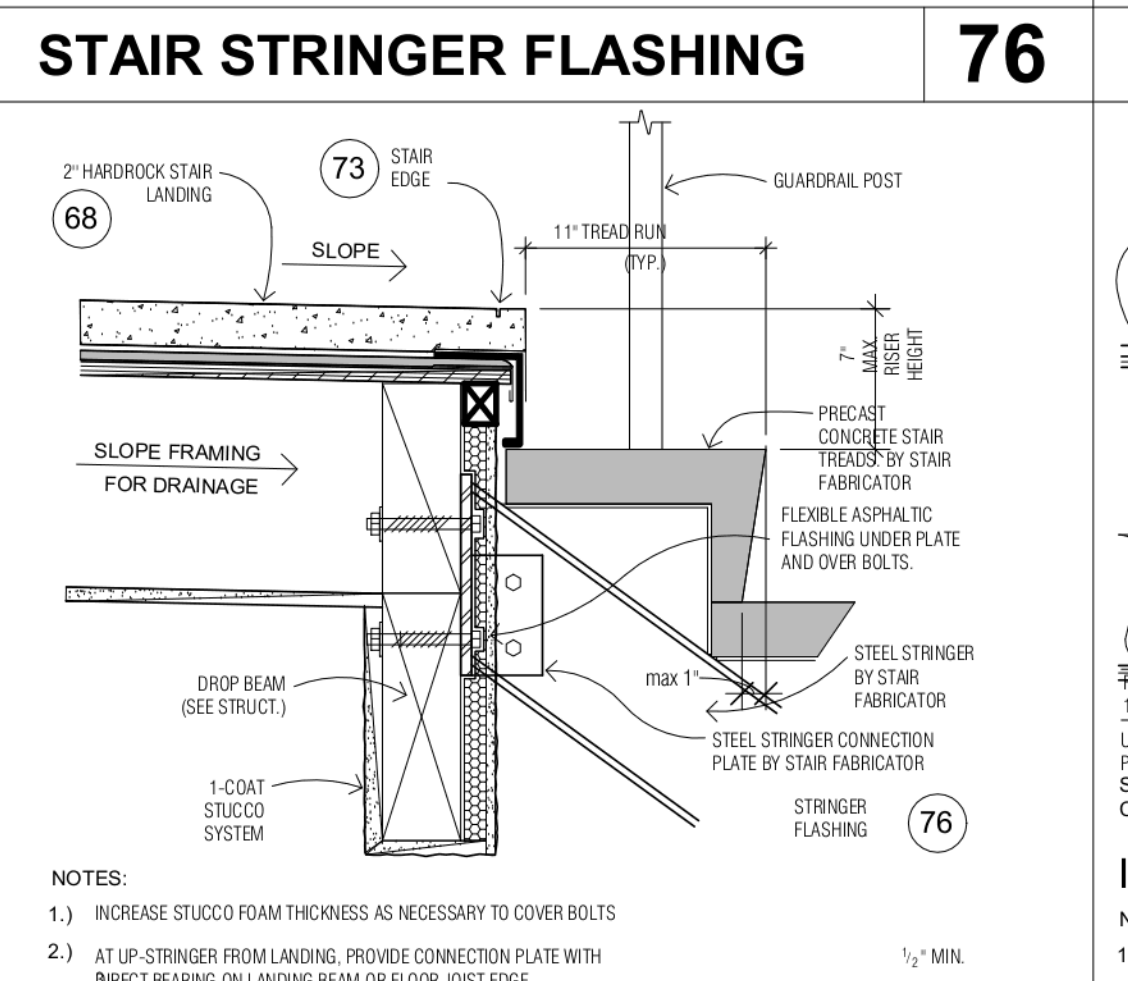
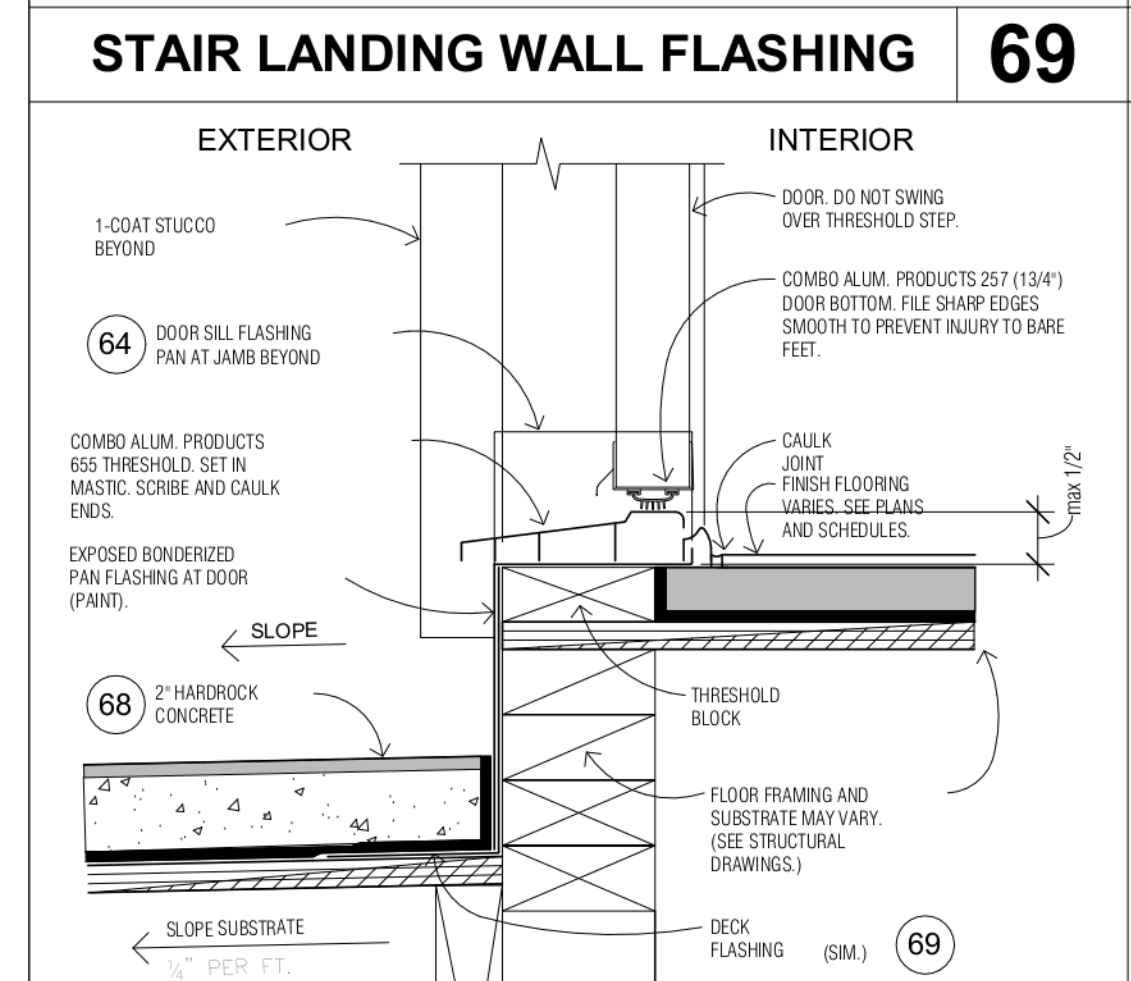
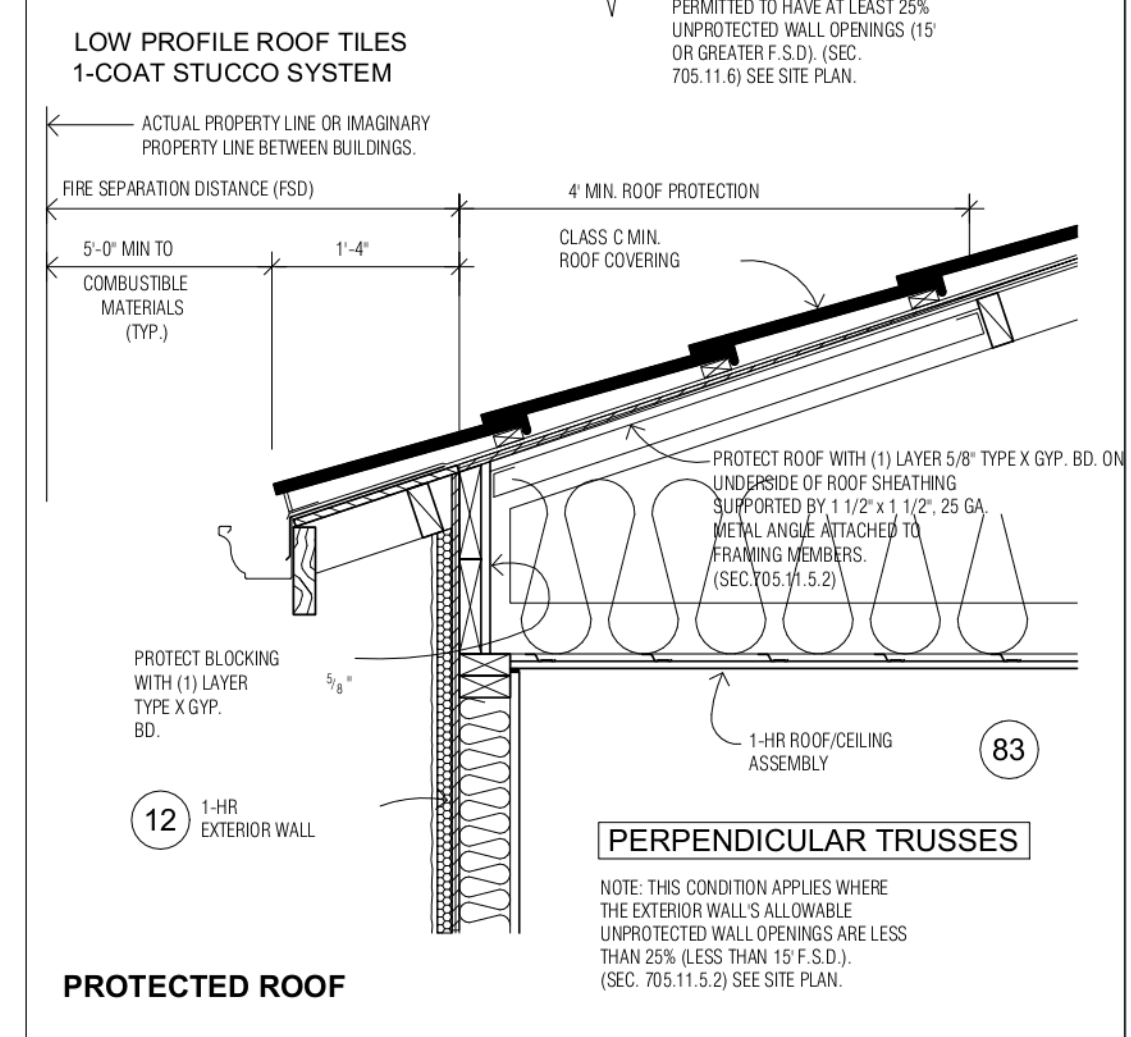
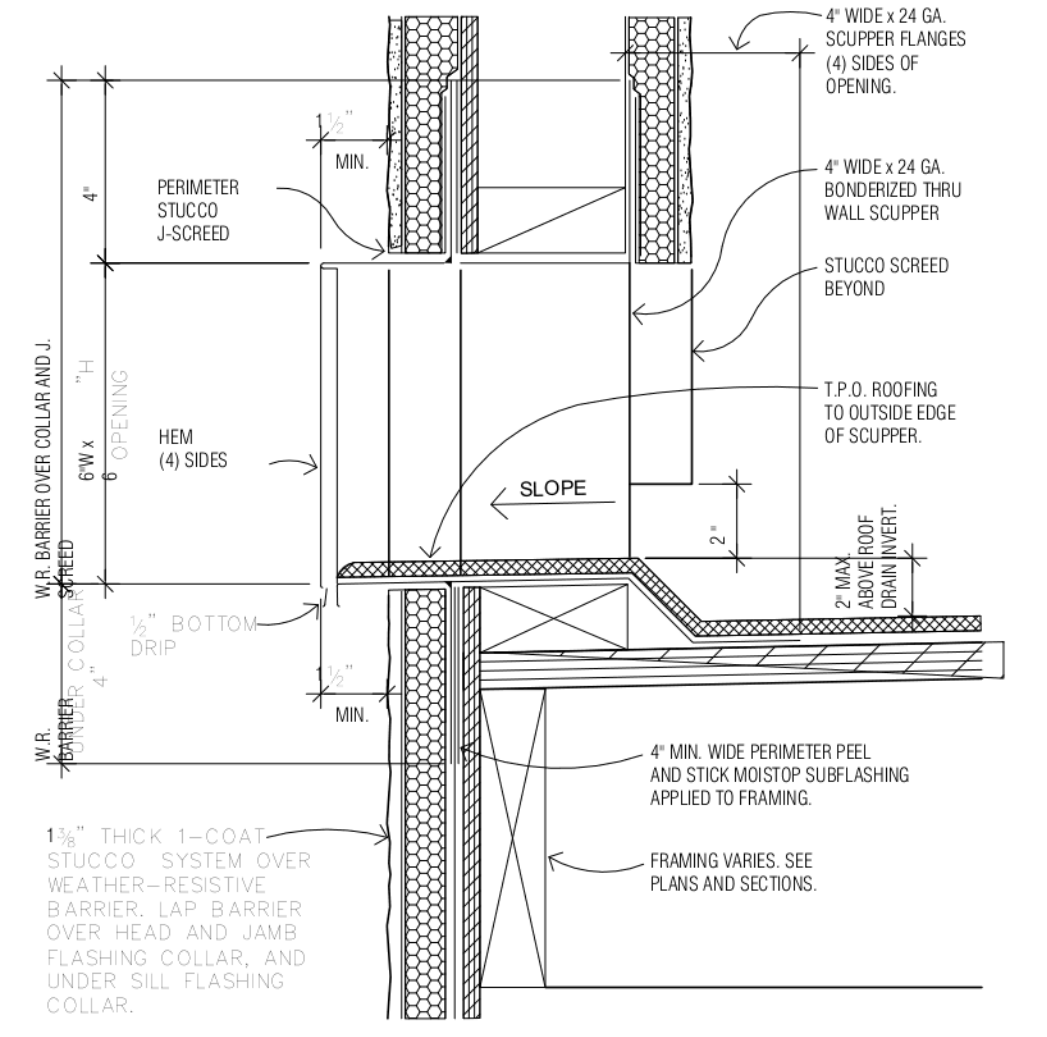
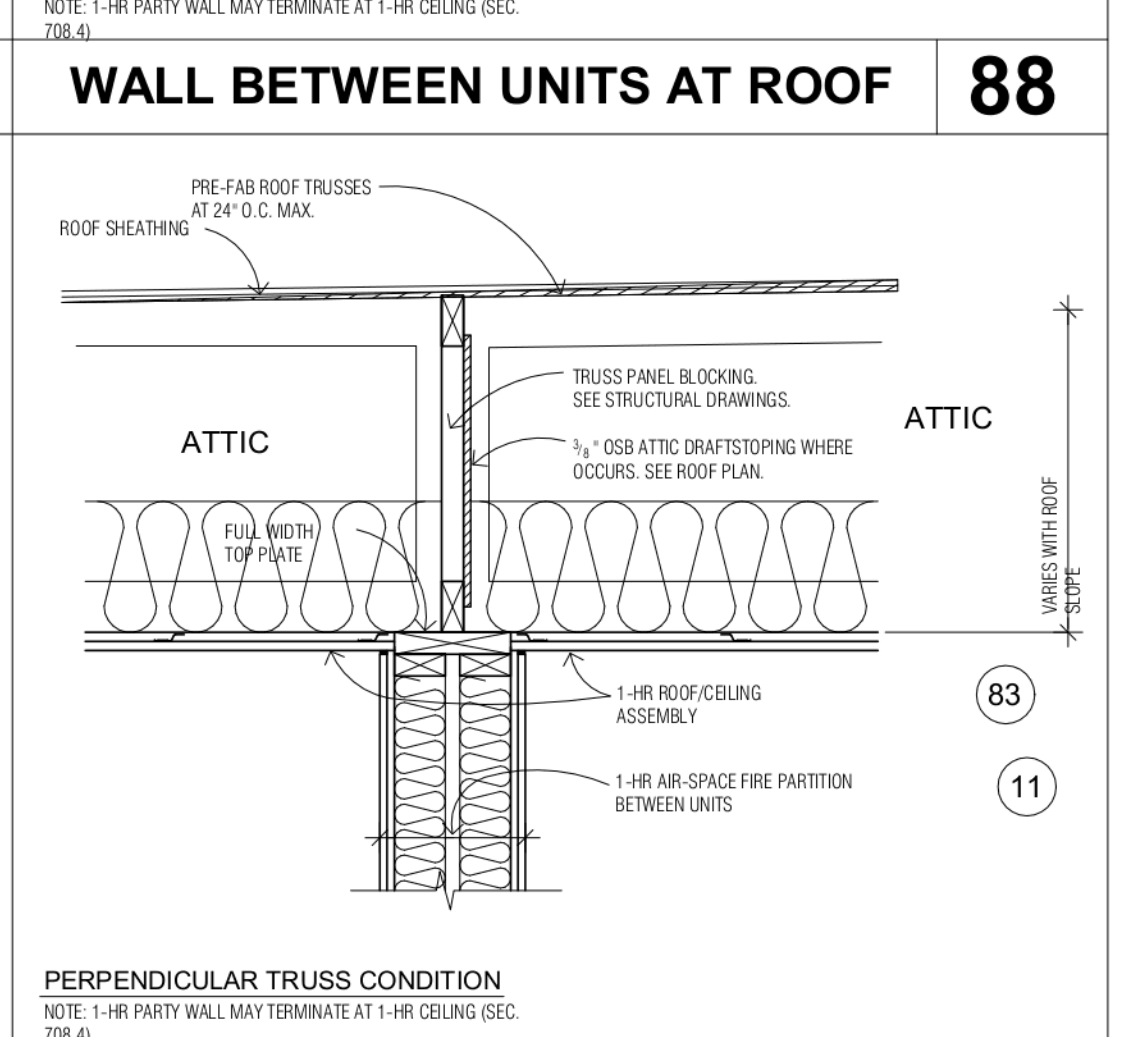
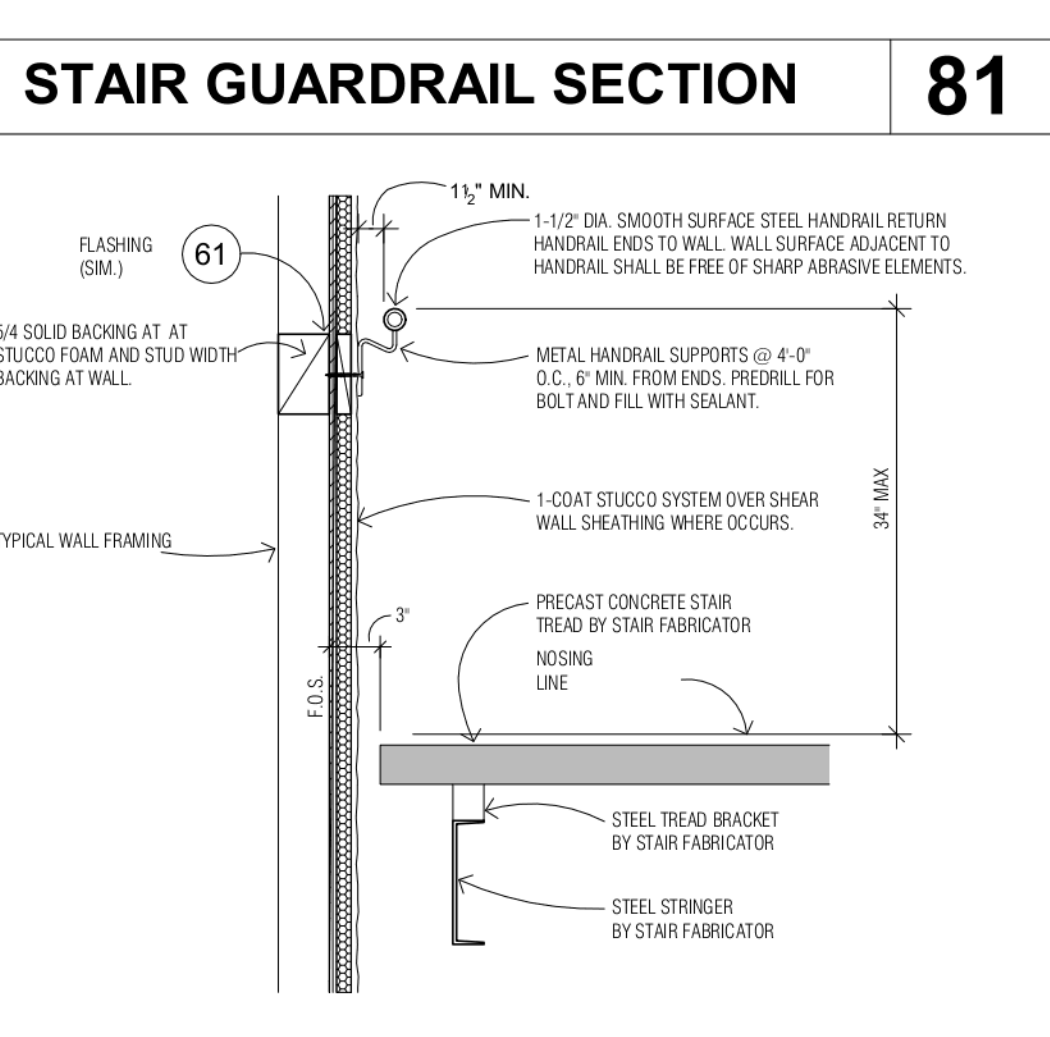
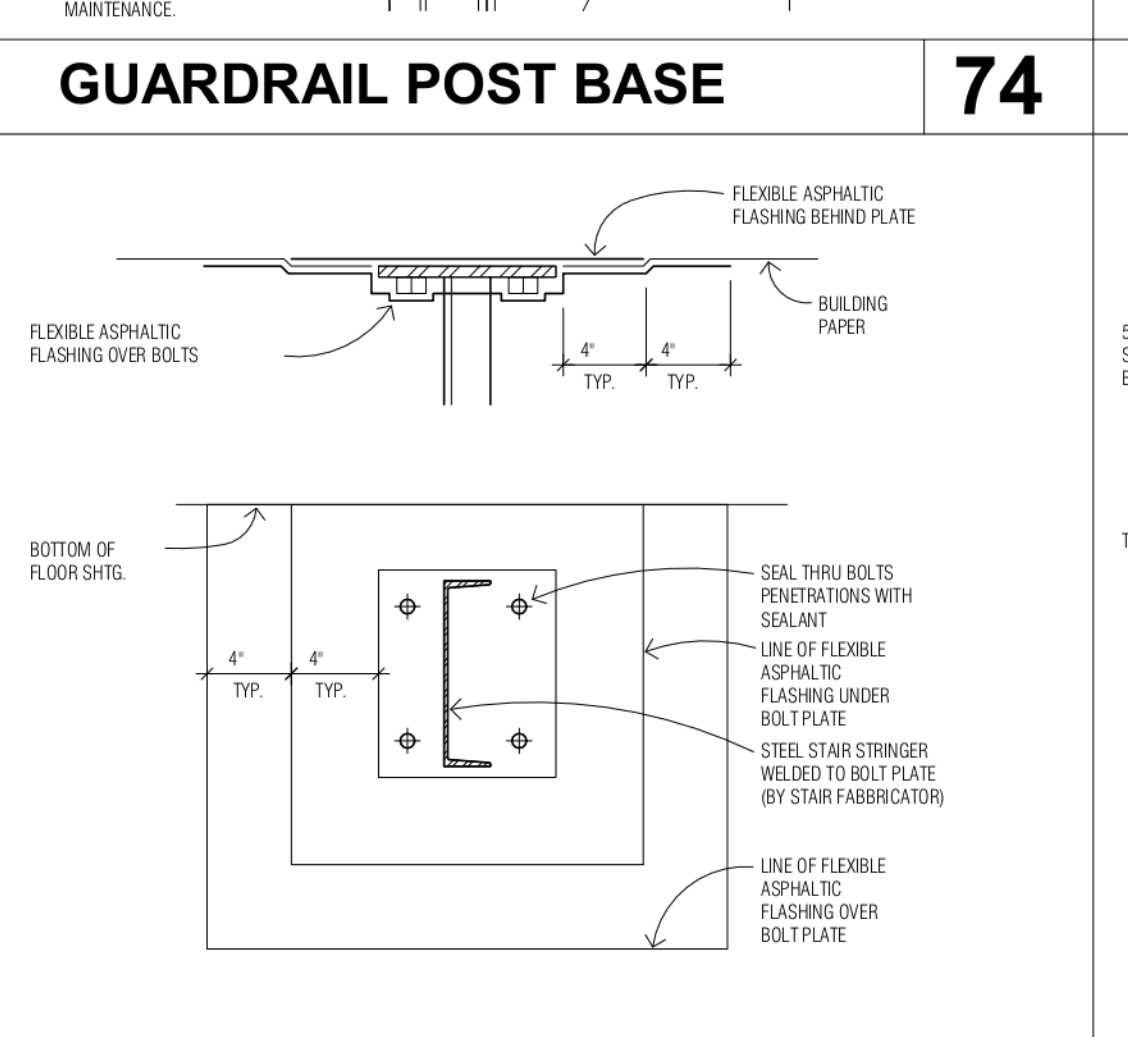
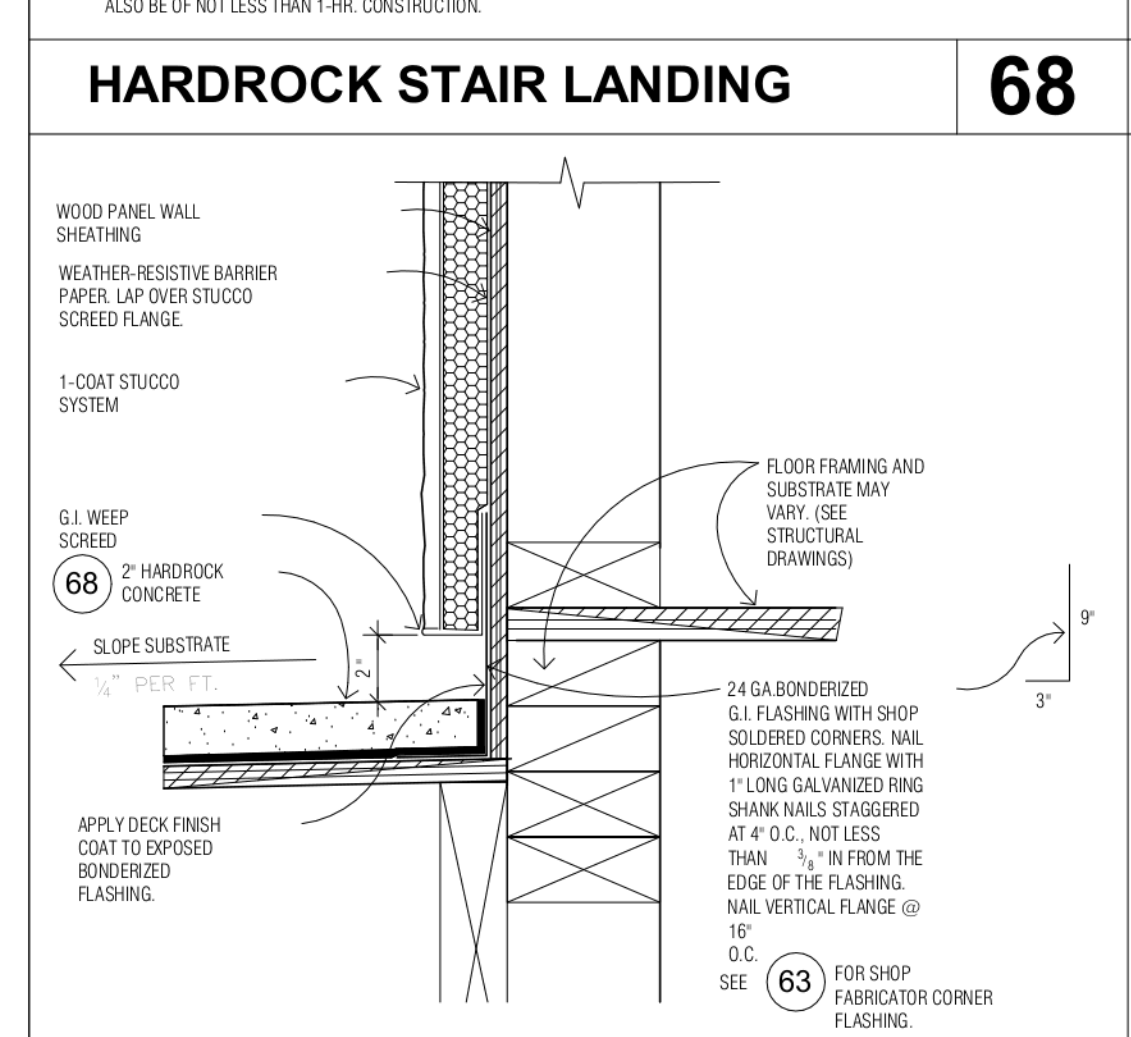
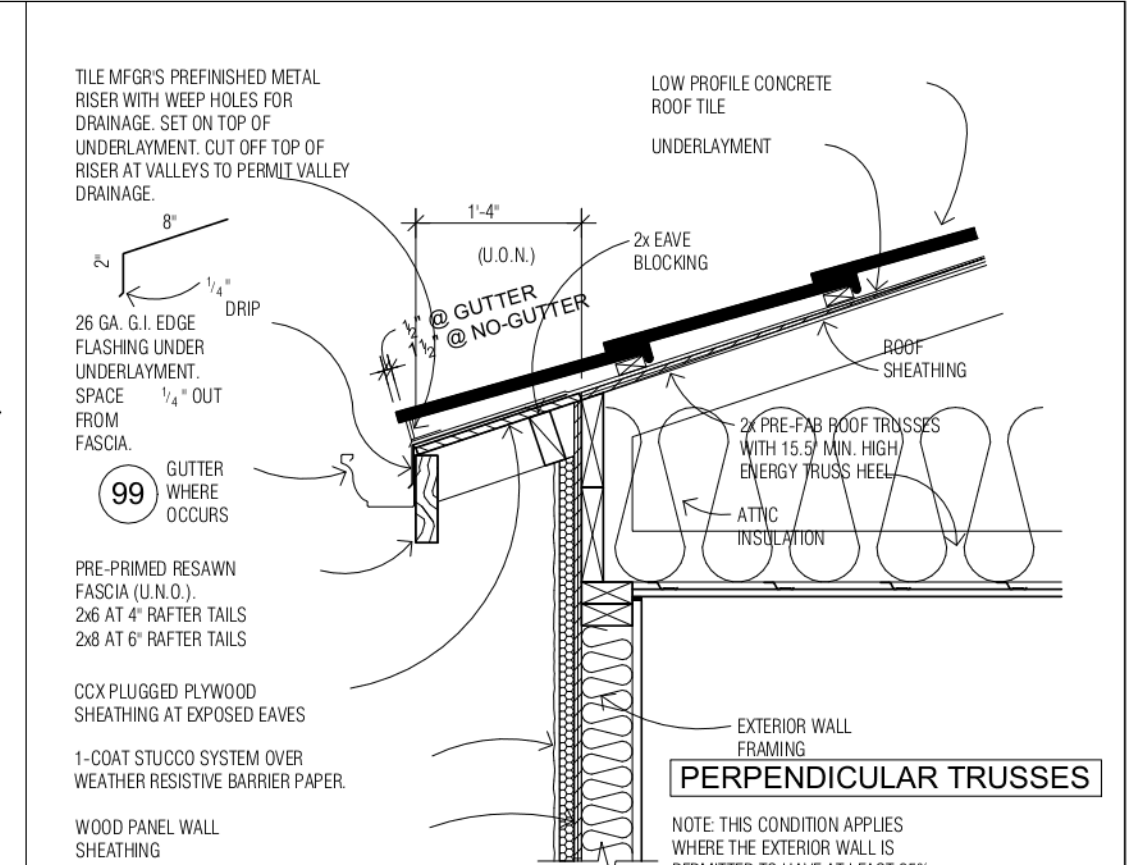
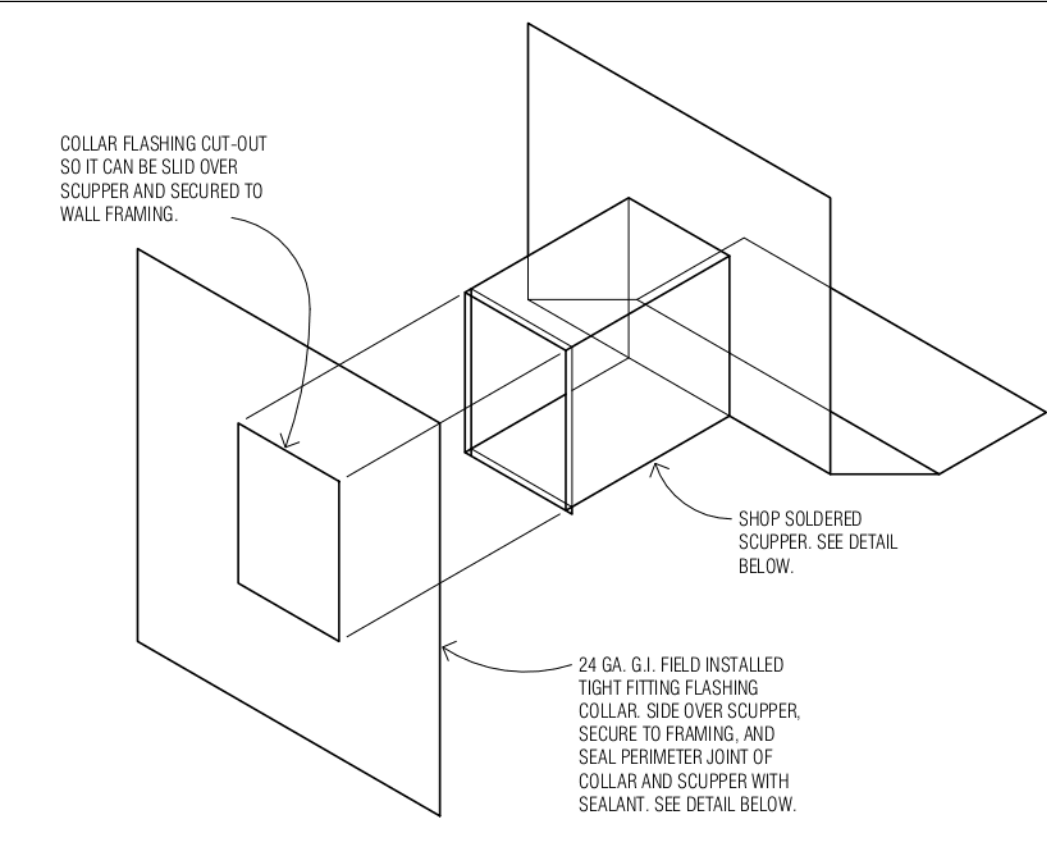
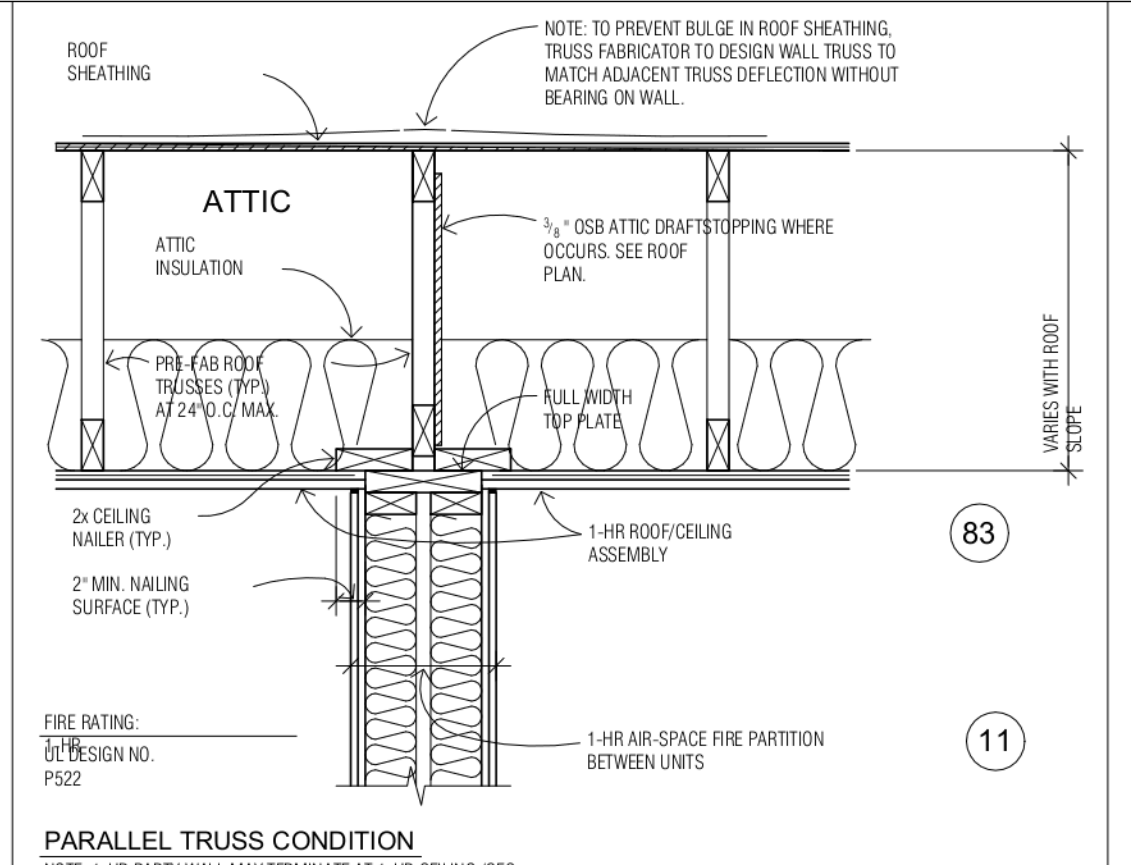
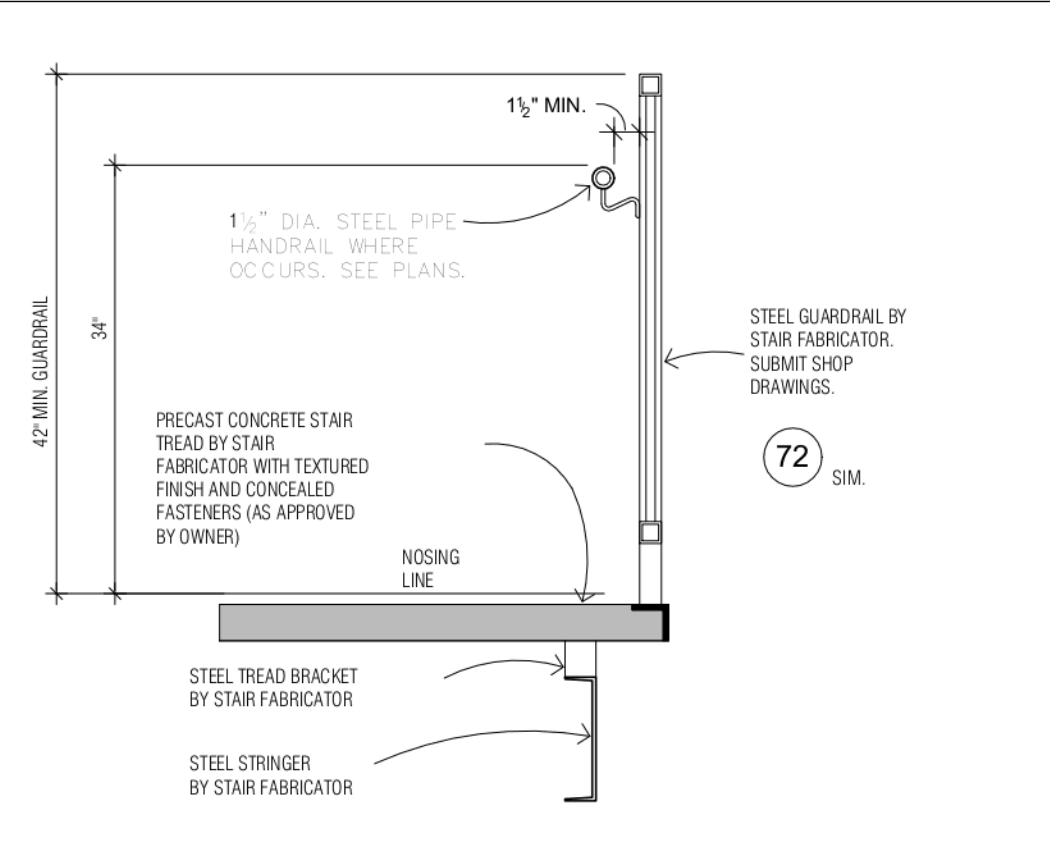
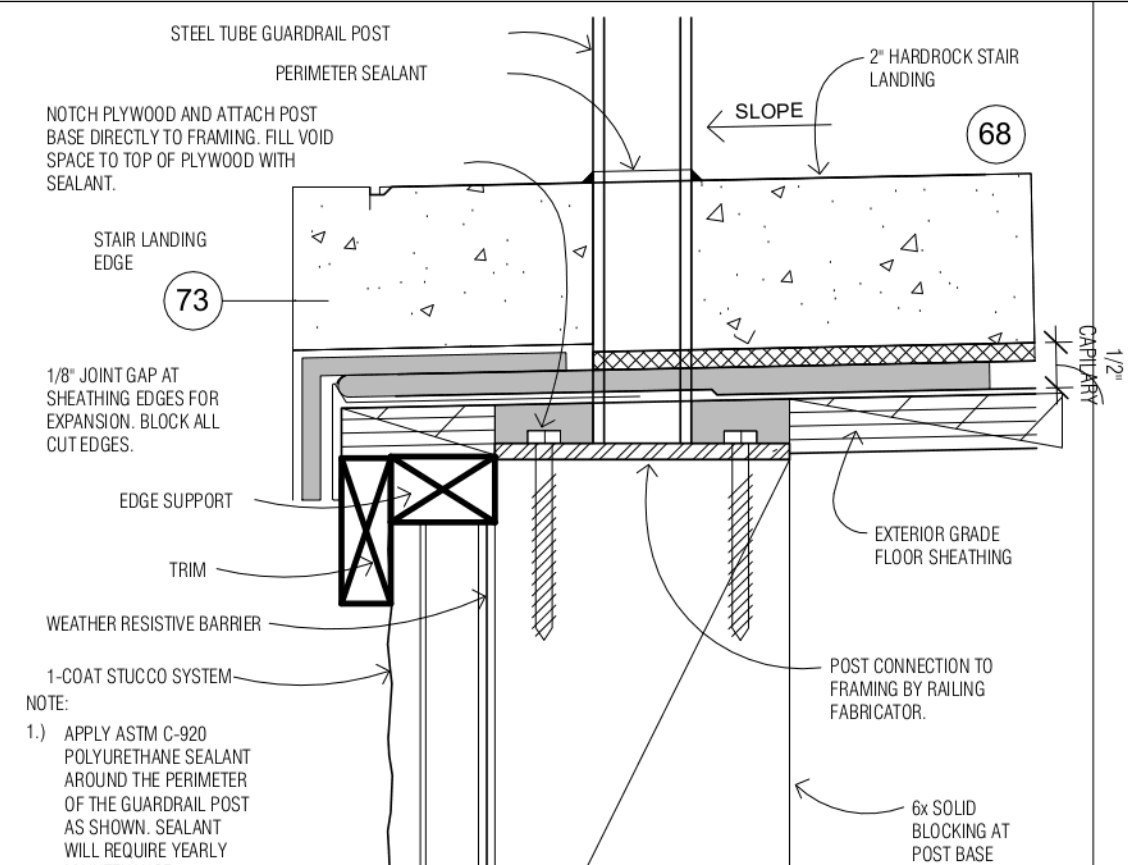
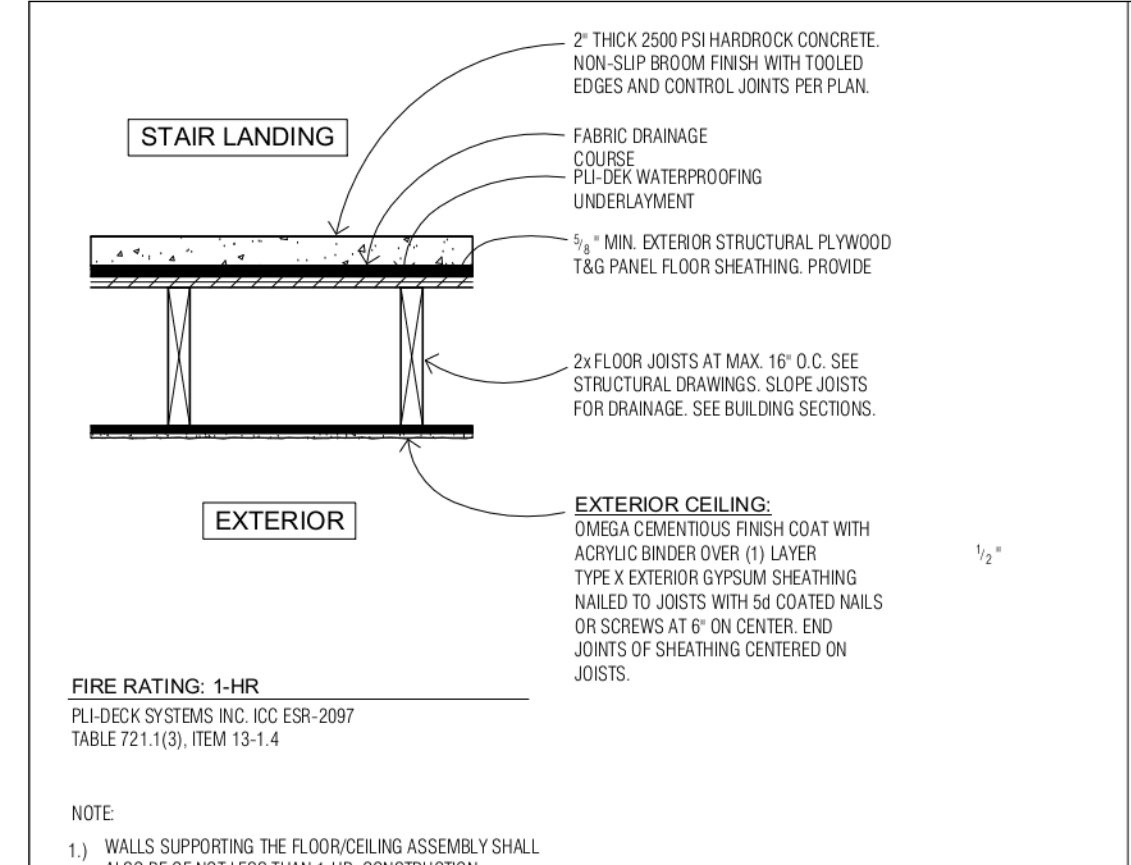
PRELIMINARY *DRAWING NOT FOR CONSTRUCTION OF NEVADA

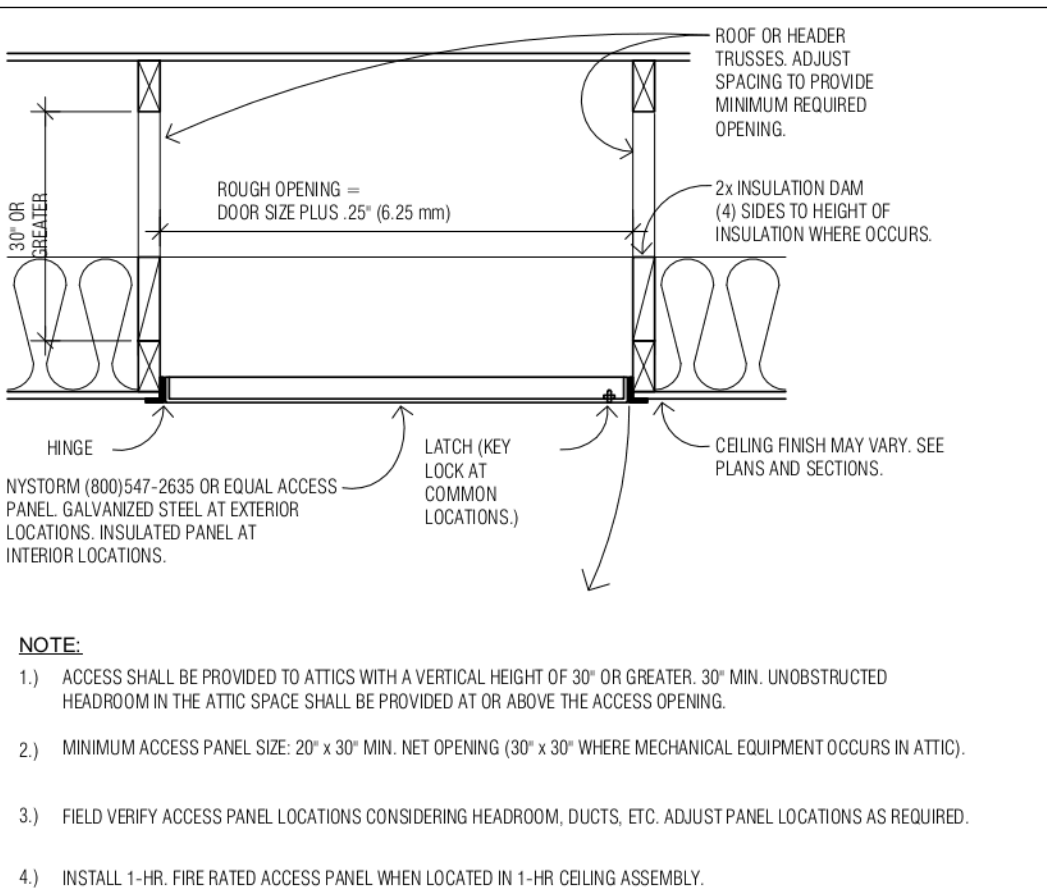
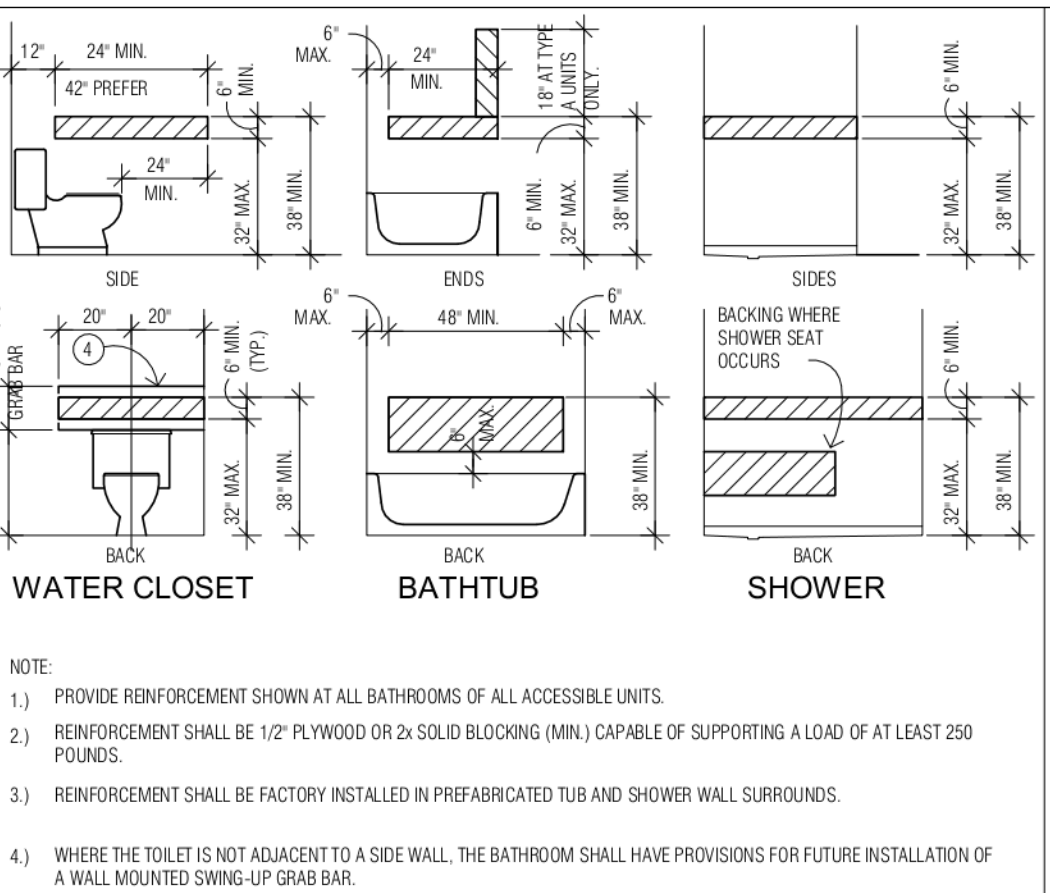
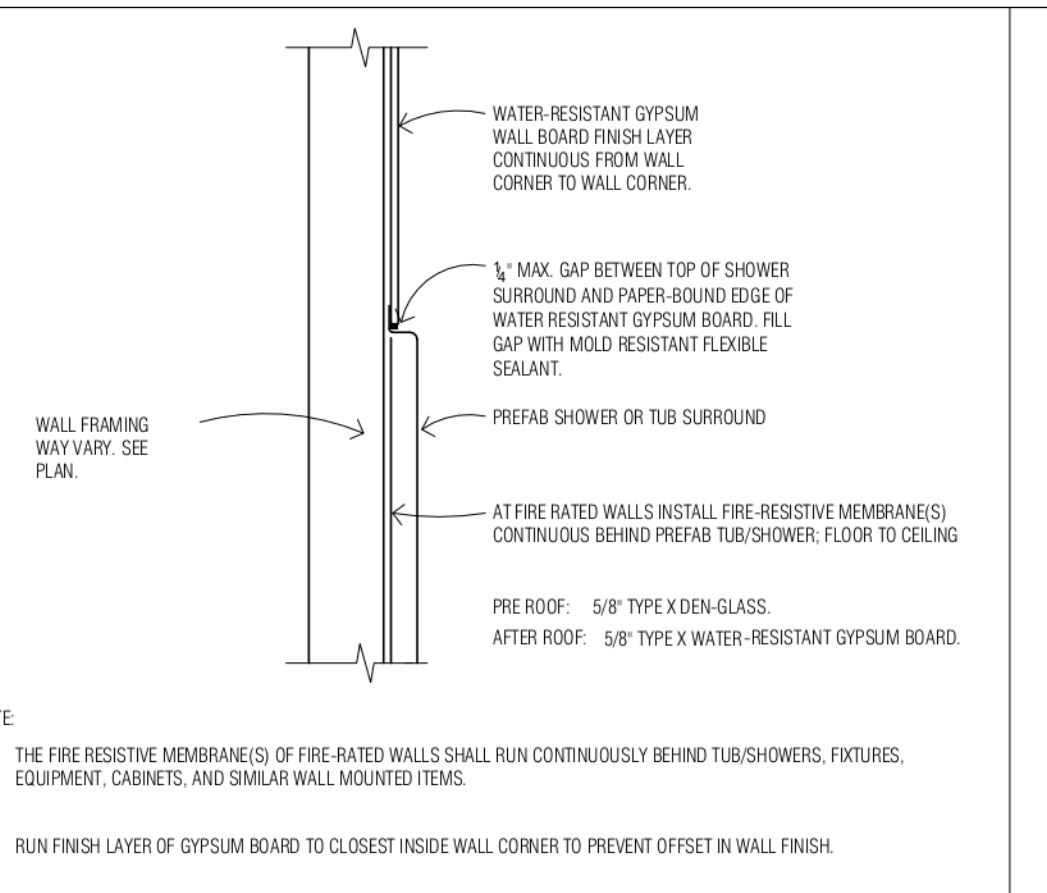
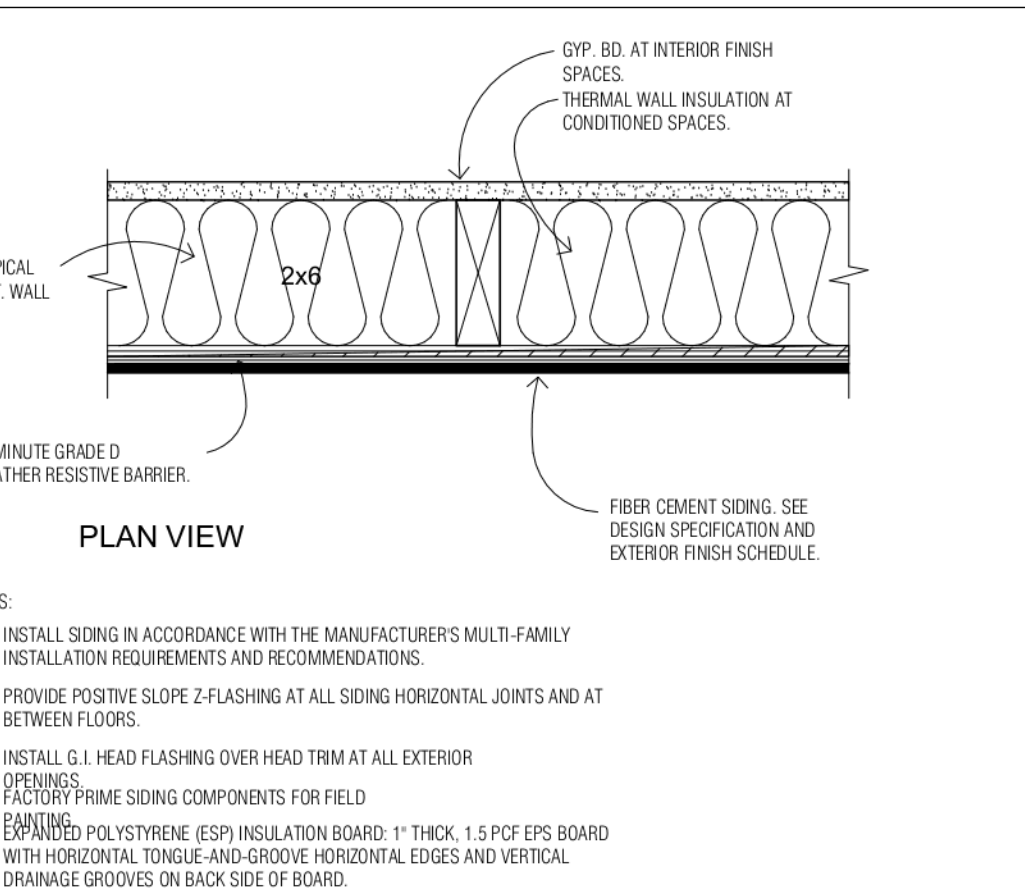
DATE: 18 MAY 2021

DRAWING TITLE: DETAILS

DRAWING NUMBER

AD2



 <p>ATTIC ACCESS</p> <p>NOTE:</p> <ol style="list-style-type: none">ACCESS SHALL BE PROVIDED TO ATTICS WITH A VERTICAL HEIGHT OF 30" OR GREATER, 30" MIN. UNOBSTRUCTED HEADROOM IN THE ATTIC SPACE SHALL BE PROVIDED AT OR ABOVE THE ACCESS OPENING.MINIMUM ACCESS PANEL SIZE: 20 x 30" MIN. NET OPENING (30 x 30" WHERE MECHANICAL EQUIPMENT OCCURS IN ATTIC).FIELD VERIFY ACCESS PANEL LOCATIONS CONSIDERING HEADROOM, DUCTS, ETC. ADJUST PANEL LOCATIONS AS REQUIRED.INSTALL 1-HR. FIRE RATED ACCESS PANEL WHEN LOCATED IN 1-HR. CEILING ASSEMBLY.		 <p>GRAB BAR REINFORCEMENT</p> <p>NOTE:</p> <ol style="list-style-type: none">PROVIDE REINFORCEMENT SHOWN AT ALL BATHROOMS OF ALL ACCESSIBLE UNITS.REINFORCEMENT SHALL BE 1/2" PLYWOOD OR 2x SOLID BLOCKING (MIN) CAPABLE OF SUPPORTING A LOAD OF AT LEAST 250 POUNDS.REINFORCEMENT SHALL BE FACTORY INSTALLED IN PREFABRICATED TUB AND SHOWER WALL SURROUNDS.WHERE THE TOILET IS NOT ADJACENT TO A SIDE WALL, THE BATHROOM SHALL HAVE PROVISIONS FOR FUTURE INSTALLATION OF A WALL MOUNTED SWING-UP GRAB BAR.		 <p>TUB/SHOWER WALL</p> <p>NOTE:</p> <ol style="list-style-type: none">THE FIRE RESISTIVE MEMBRANE(S) OF FIRE RATED WALLS SHALL RUN CONTINUOUSLY BEHIND TUB/SHOWERS, FIXTURES, EQUIPMENT, CABINETS, AND SIMILAR WALL MOUNTED ITEMS.RUN FINISH LAYER OF GYPSUM BOARD TO CLOSEST INSIDE WALL CORNER TO PREVENT OFFSET IN WALL FINISH.		 <p>WALL SIDING</p> <p>NOTES:</p> <ol style="list-style-type: none">INSTALL SIDING IN ACCORDANCE WITH THE MANUFACTURER'S MULTI-FAMILY INSTALLATION REQUIREMENTS AND RECOMMENDATIONS.PROVIDE POSITIVE SLOPE 2" FLASHING AT ALL SIDING HORIZONTAL JOINTS AND AT BETWEEN FLOORS.INSTALL G.I. HEAD FLASHING OVER HEAD TRIM AT ALL EXTERIOR.PROVIDE POSITIVE SLOPE 2" FLASHING OVER HEAD TRIM AT ALL EXTERIOR.PROVIDE POSITIVE SLOPE 2" FLASHING OVER HEAD TRIM AT ALL EXTERIOR.	

1085
GROUP, LLC

8700 TECHNOLOGY WAY,
RENO, NEVADA 89501

CONSULTANT

PER NAC 620.780(2)
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VERIFY ALL DIMENSIONS. DO NOT OBTAIN DIMENSIONS BY SCALING THE DRAWINGS. REFER DISCREPANCIES AND INSTANCES OF UNCERTAINTY TO THE ARCHITECT FOR CLARIFICATION BEFORE PROCEEDING.

APEX APARTMENTS
SPARKS, NEVADA

REVISIONS

PRELIMINARY
DRAWING
NOT FOR
CONSTRUCTION
OF NEVADA

DATE: 18 MAY 2021

DRAWING TITLE:
DETAILS

DRAWING NUMBER
AD4

