

ERDMANVILLE TOWNHOMES
LE MARS, IOWA

Rev. #	Issue / Revision	Date
1	RFP DOCS	12-15-2023

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23122 **APL**
Sheet Title

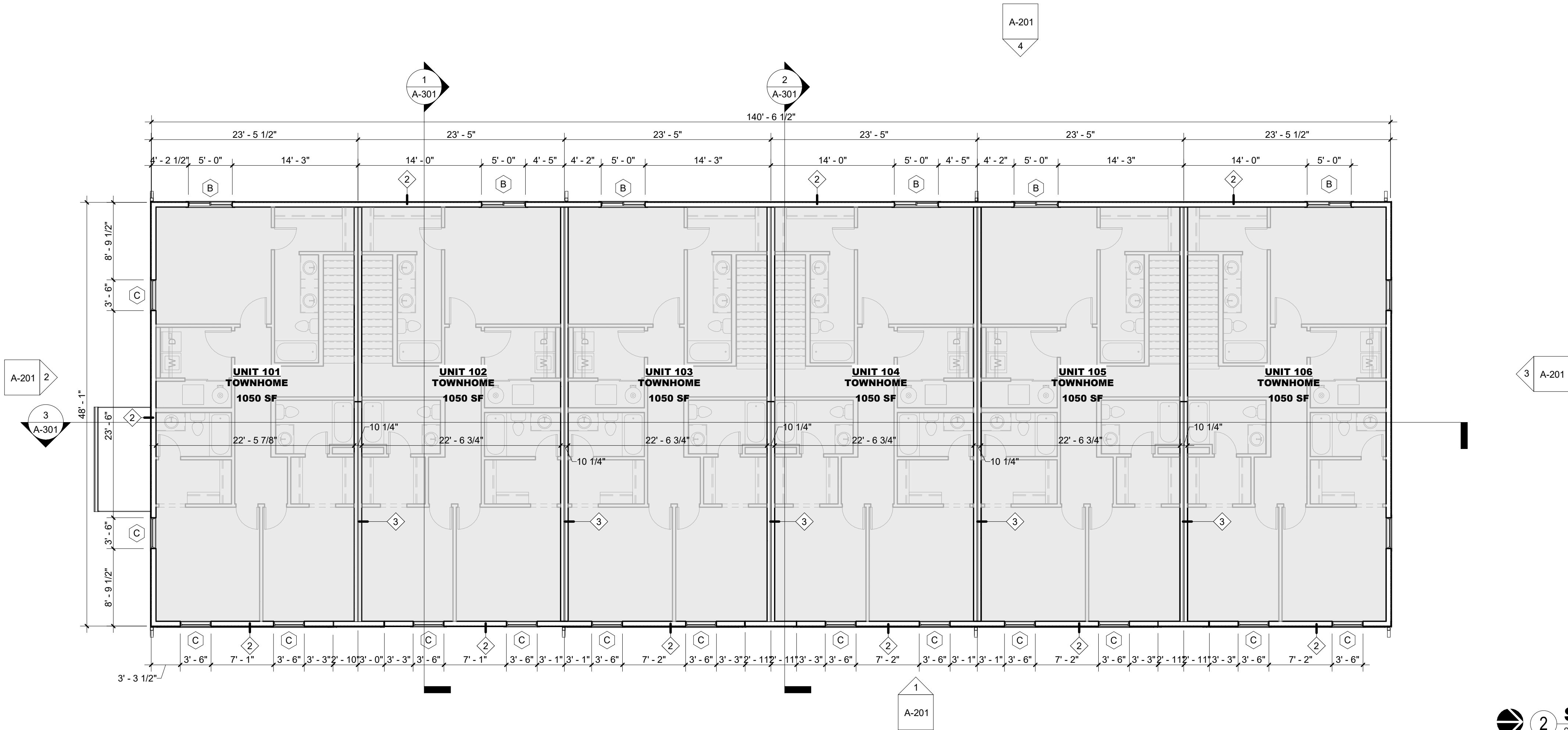
FLOOR PLAN

Sheet No.

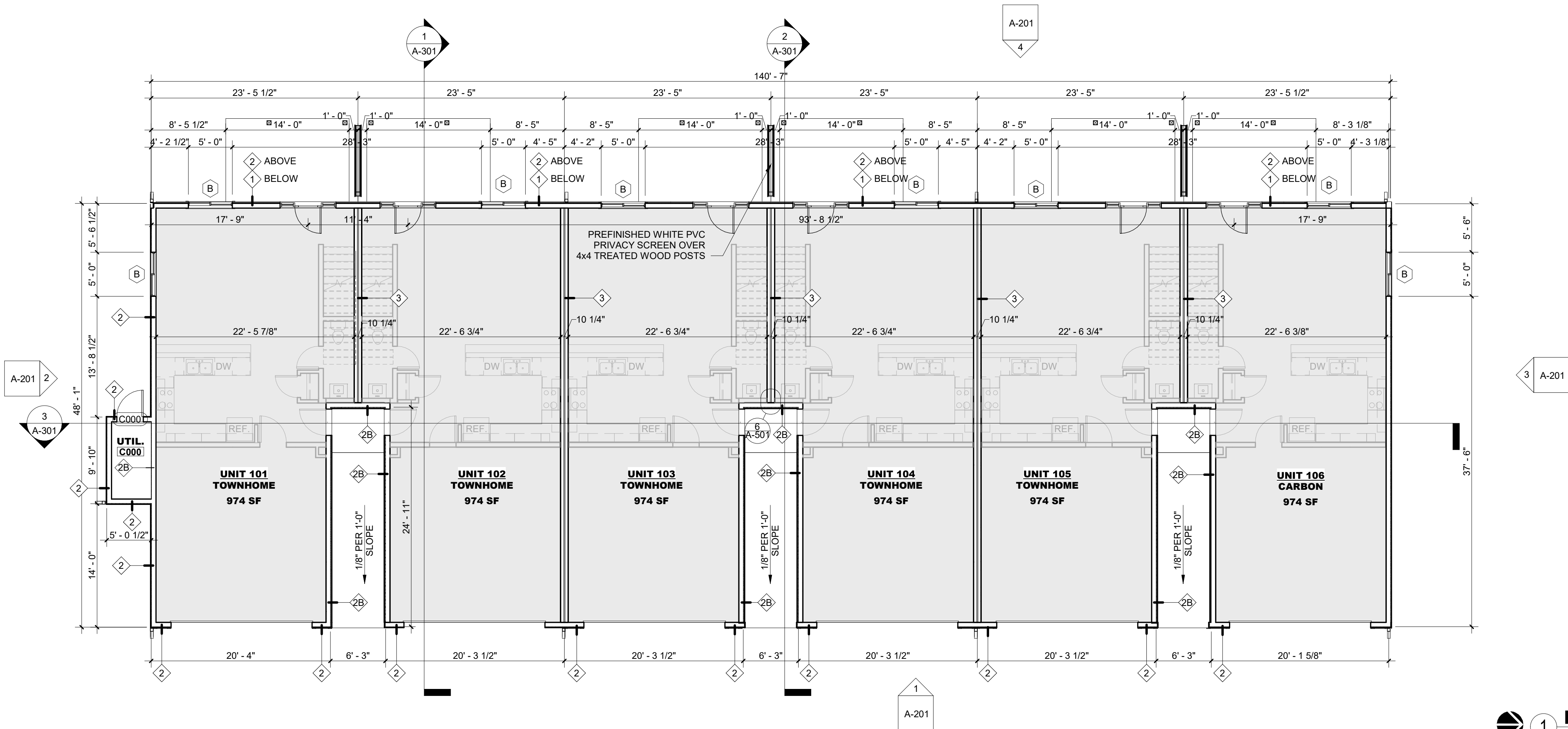
A-101

GENERAL FLOOR PLAN NOTES

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



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



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

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EXTERIOR MATERIAL LEGEND	
MAT. LABEL	MATERIAL DESCRIPTION
FAS	PREFINISHED METAL FASCIA, COLOR - WHITE
RF	ARCHITECTURAL ASPHALT ROOFING SHINGLES, COLOR - CHARCOAL
STN	CENTURION STONE, COASTAL OHIO LIMESTONE, W/ ASSOCIATED STONE SILL CAP
TRM	VINYL TRIM BOARD, SMOOTH, COLOR - WHITE
VIS	INSULATED VISION GLASS: CLEAR W/ LOW E COATING IN VINYL RESIDENTIAL STYLE WINDOW
VNL-1	VINYL LAP SIDING (CRANE, PARKVIEW OR EQUAL), 6" REVEAL, COLOR - WHITE
VNL-2	VINYL LAP SIDING (CRANE, PARKVIEW OR EQUAL), 6" REVEAL, COLOR - LIGHT GRAY
VNL-3	VINYL LAP SIDING (CRANE, PARKVIEW OR EQUAL), 6" REVEAL, COLOR - DARK GRAY
VNL-4	VINYL VERTICAL SIDING, 6" REVEAL, COLOR - WHITE

MISC EXTERIOR MATERIAL FINISHES

TYPICAL U.O.N.

- EXPOSED CONCRETE: GRIND SMOOTH & RUB/COAT WITH CEMENT SLURRY.
- EXPOSED LINTELS: GALVANIZED & PAINTED TO MATCH ADJACENT MATERIAL ABOVE.
- FASCIA & SOFFIT: METAL PREFINISHED TO MATCH ADJACENT ROOF COLOR.
- GUTTERS & DOWNSPOUTS: METAL PREFINISHED WHITE.
- CAULKS & SEALANTS: COLOR MATCHED TO ADJACENT MATERIAL.
- HOLLOW METAL MAN DOORS & FRAMES: PAINTED TO MATCH ADJACENT MATERIAL.
- GARAGE DOORS: METAL PRE-FINISHED WHITE.
- LOUVERS: METAL PRE-FINISHED TO MATCH ADJACENT MATERIAL COLOR.
- LIGHT FIXTURES: METAL PRE-FINISHED WHITE.
- TRIM SIZES, TYP. U.O.N.:
 - WINDOWS & DOORS 5-1/2"
 - VERTICAL 5-1/2"
 - HORIZONTAL 9-1/4"

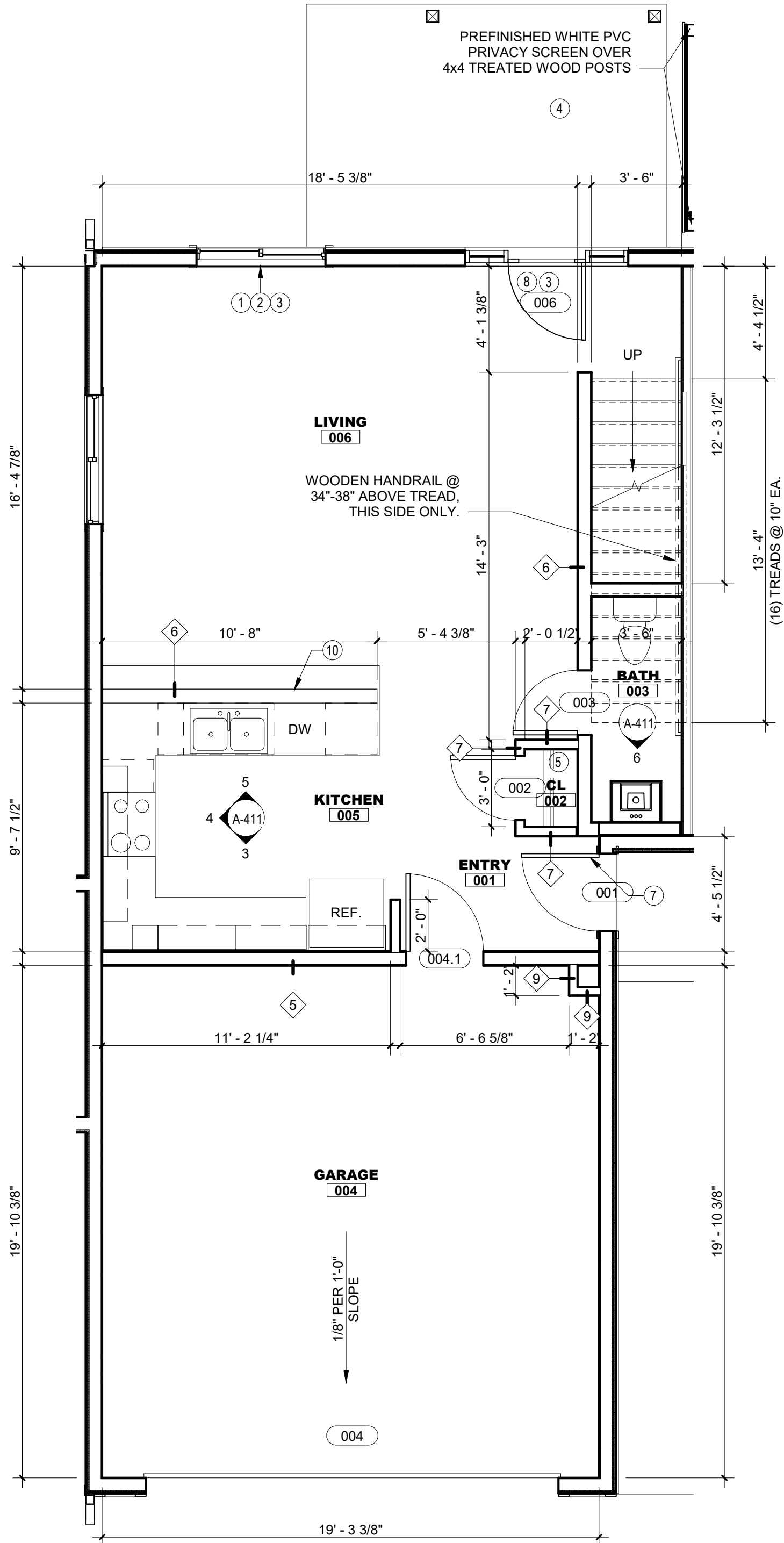
GENERAL EXTERIOR ELEVATION NOTES

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

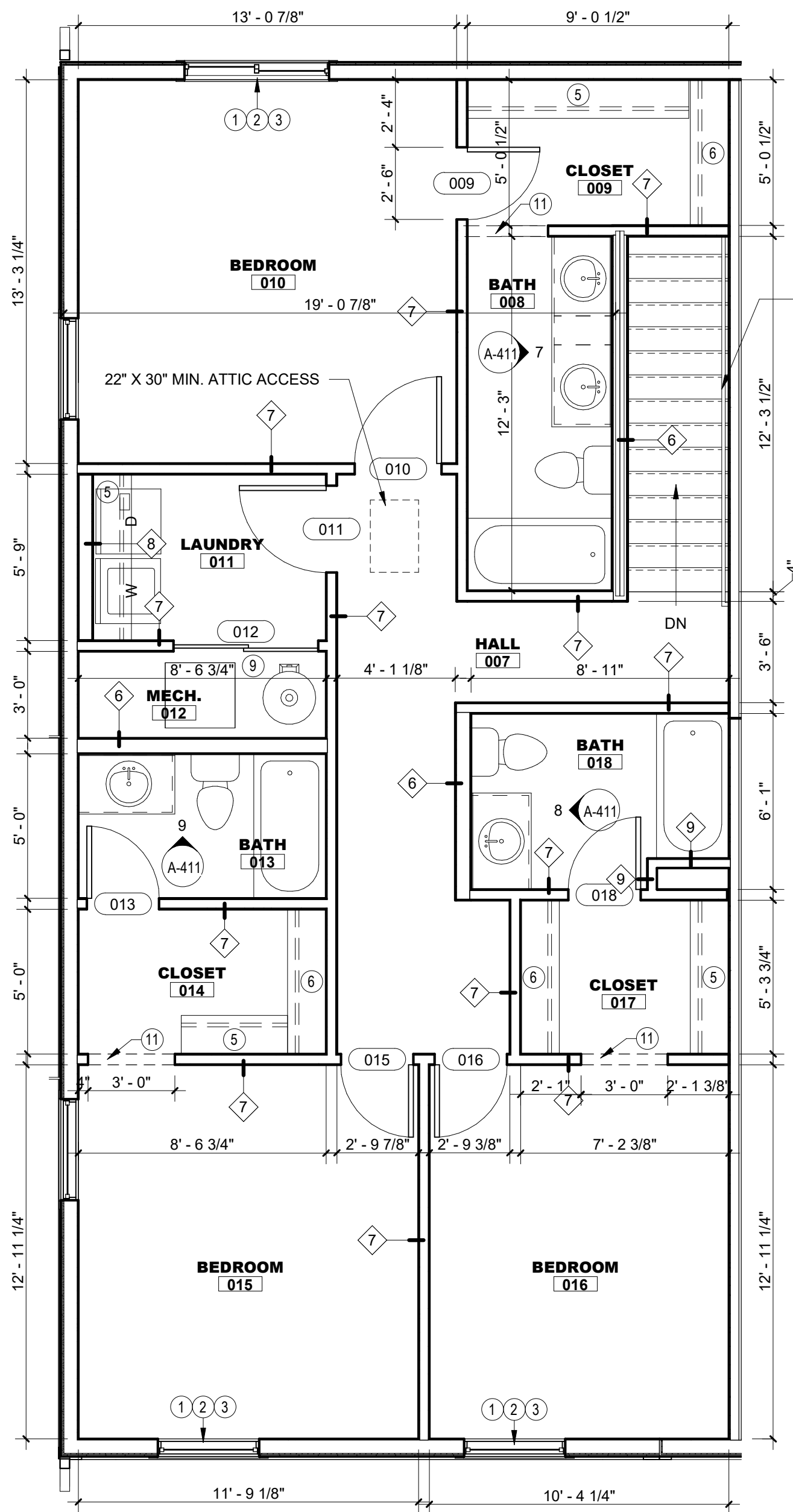
ACTUAL DETAILS & DIMENSIONS MAY VARY AND ARE SUBJECT TO CHANGE. ALL DRAWINGS ARE SUBJECT TO AUTHORITY HAVING JURISDICTION APPROVAL. SIGNAGE SHOWN DOES NOT REPRESENT ALLOWABLE SIGNAGE PERMITTING/APPROVAL OF ALL SIGNAGE PER CURRENT CITY ORDINANCE BY OTHERS.

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Proj. No.	SAA	Proj. Mgr.
23122		SP
Sheet Title		
EXTERIOR ELEVATIONS		
Sheet No.		

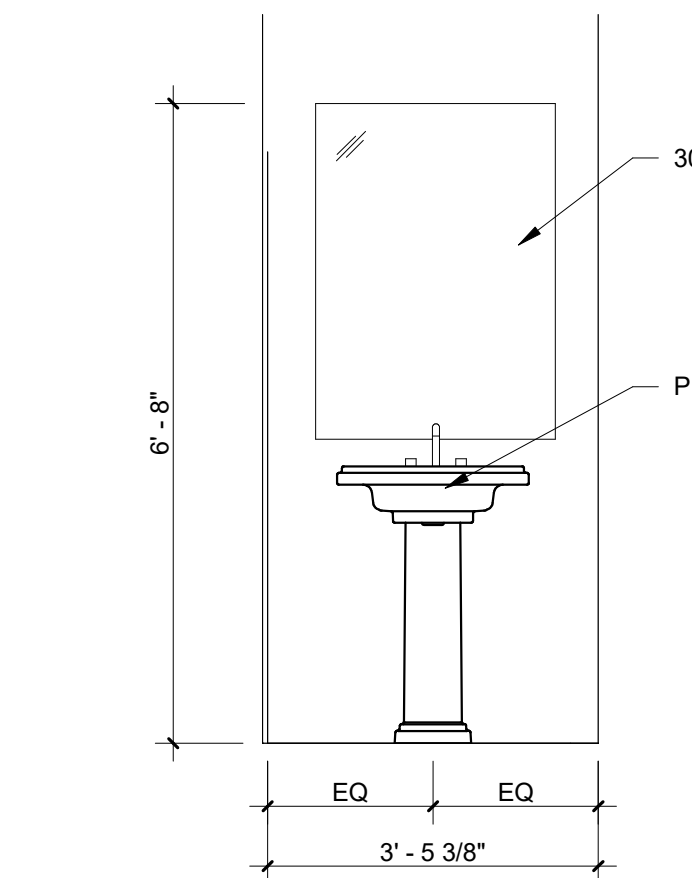


1 UNIT FIRST FLOOR
SCALE: 1/4" = 1'-0"

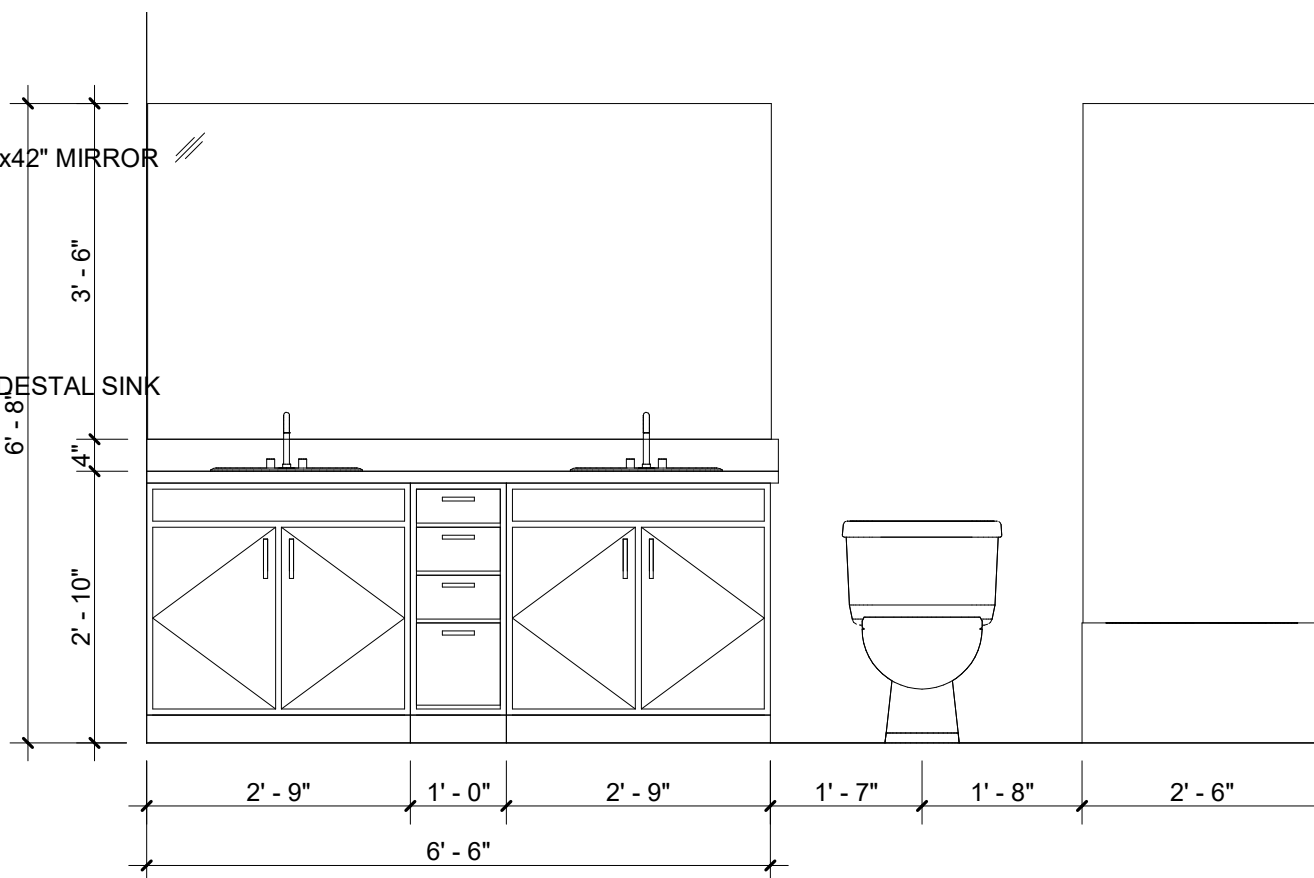


2 UNIT SECOND FLOOR
SCALE: 1/4" = 1'-0"

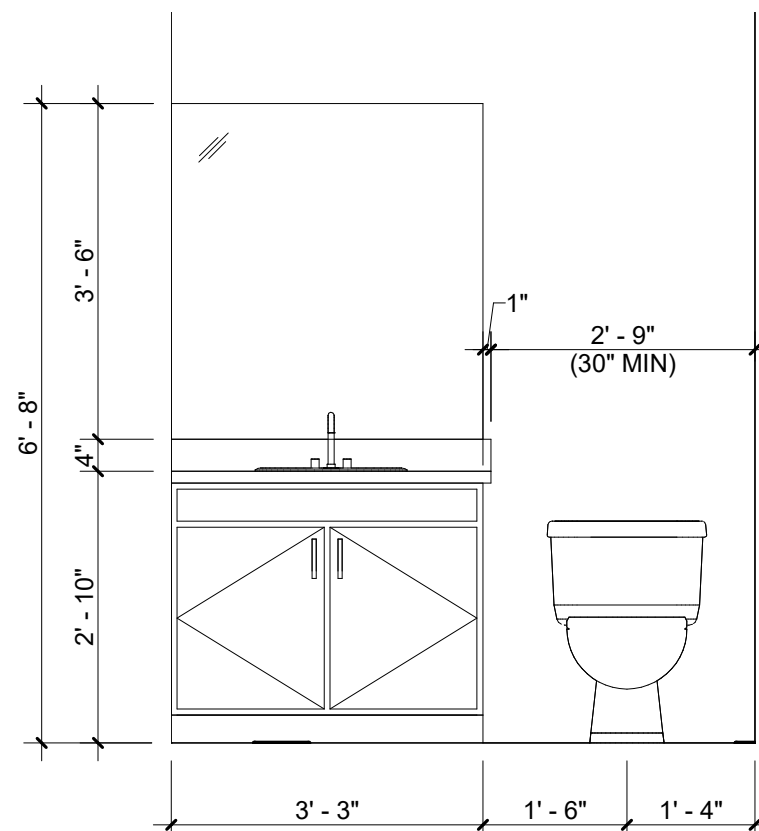
CARBON DOOR & FRAME SCHEDULE												
DOOR NO.	ROOM NAME	DOOR					FRAME			HARDWARE		REMARKS (ALSO SEE NOTES)
		TYPE	PAIR	WIDTH	HEIGHT	MAT'L	TYPE	RATING	MAT'L	CLOSER	THLD	
001	ENTRY	P3	No	3'-0"	6'-8"	FIBERGLASS	1		FIBERGLASS			KEYED ENTRY
002	CL	P2	No	2'-6"	6'-8"	WOOD	2		WOOD	No	No	PASSAGE
003	LIVING	P2	No	2'-6"	6'-8"	WOOD	2		WOOD	No	No	PRIVACY LOCK
004	GARAGE	OHd	No	16'-0"	7'-0"	STEEL	-		STEEL			GARAGE DOOR
004.1	GARAGE	P2	No	3'-0"	6'-8"	WOOD	2	20 MIN.	WOOD			KEYED ENTRY
006	LIVING	P2	No	3'-0"	6'-8"	FIBERGLASS	1		FIBERGLASS			LOCKABLE, W/ ASSOC. SCREEN
009	CLOSET	P2	No	2'-6"	6'-8"	WOOD	2		WOOD	No	No	PRIVACY LOCK
010	BEDROOM	P2	No	3'-0"	6'-8"	WOOD	2		WOOD			PRIVACY LOCK
011	LAUNDRY	P2	No	3'-0"	6'-8"	WOOD	2		WOOD			PASSAGE
012	MECH.	BP2	Yes	2'-6"	6'-8"	WOOD	2		WOOD			PASSAGE
013	BATH	P2	No	2'-6"	6'-8"	WOOD	2		WOOD			PRIVACY LOCK
015	BEDROOM	P2	No	2'-6"	6'-8"	WOOD	2		WOOD			PRIVACY LOCK
016	BEDROOM	P2	No	2'-6"	6'-8"	WOOD	2		WOOD			PRIVACY LOCK
018	BATH	P2	No	2'-6"	6'-8"	WOOD	2		WOOD	No	No	PRIVACY LOCK
C000	UTIL.	P3	No	3'-0"	6'-8"	FIBERGLASS	1		FIBERGLASS	Yes	Yes	STORAGE LOCK



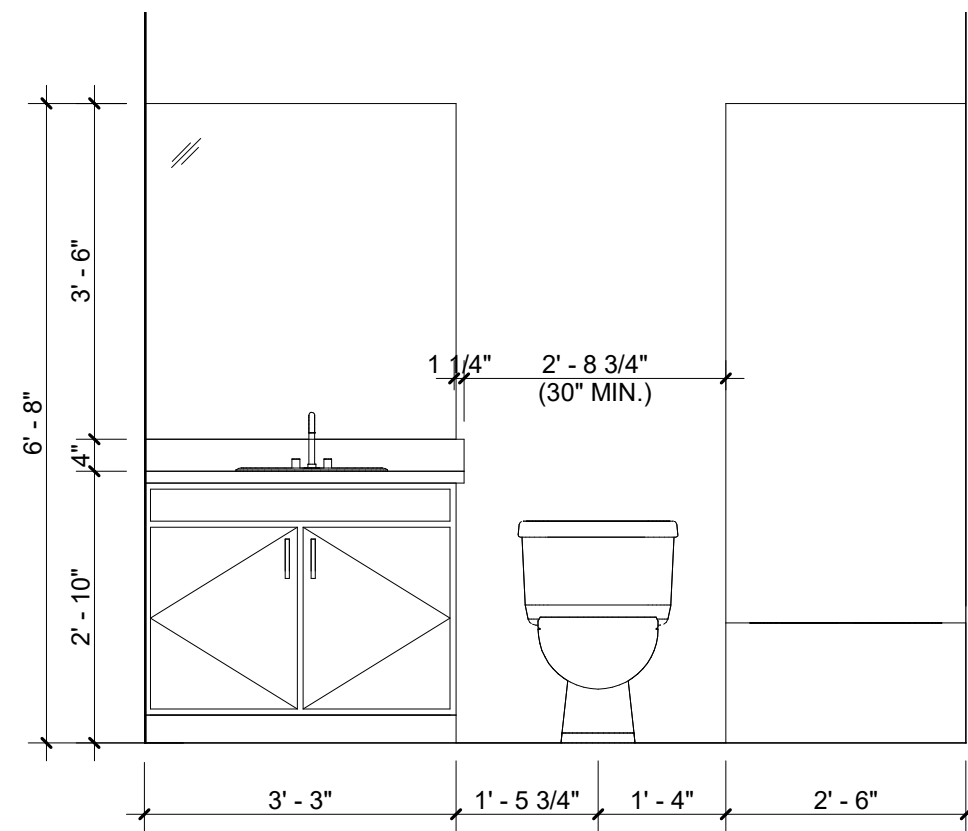
6 1/2 BATH ELEVATION
SCALE: 1/2" = 1'-0"



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

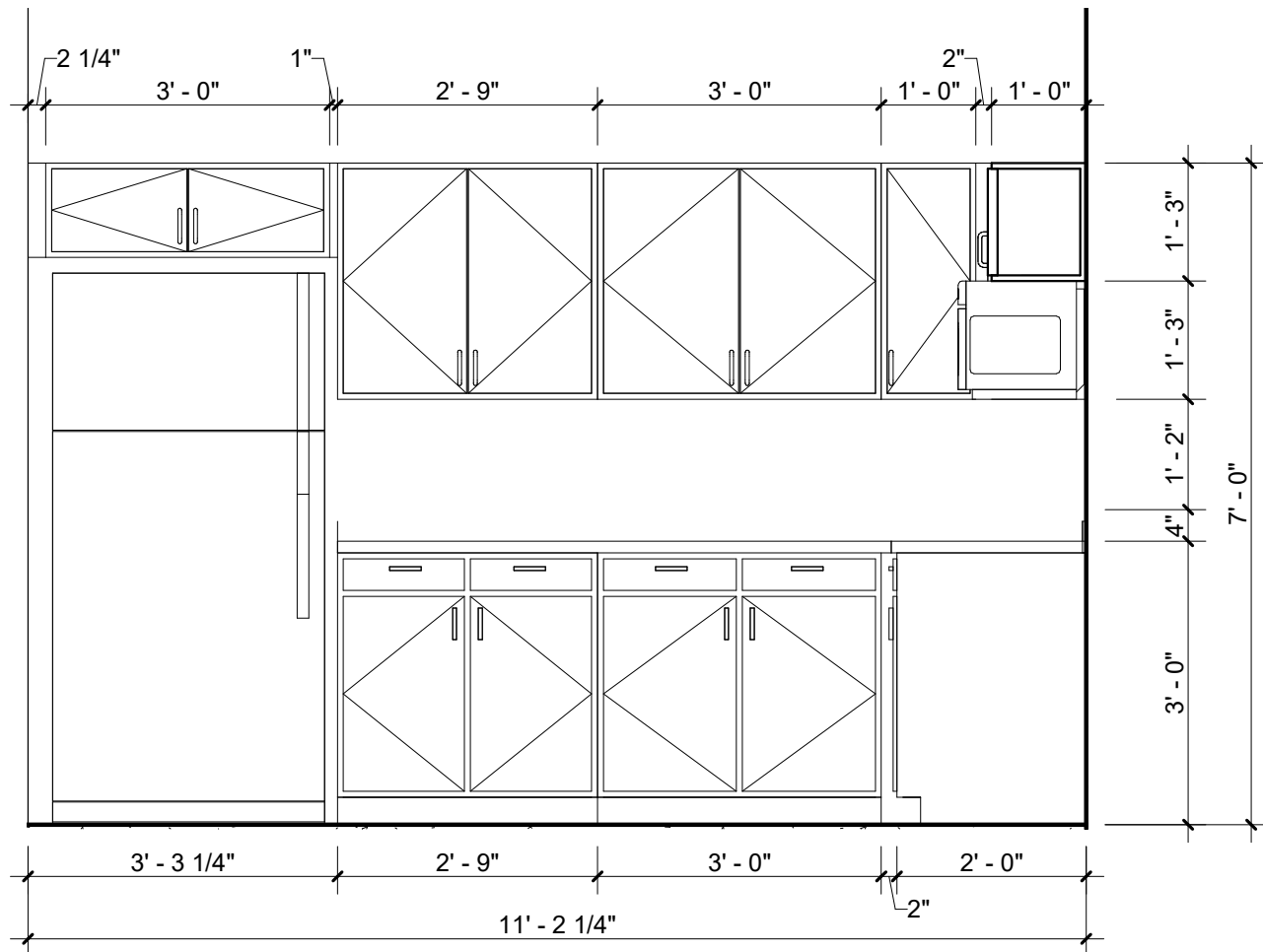


8 BATHROOM ELEVATION
SCALE: 1/2" = 1'-0"

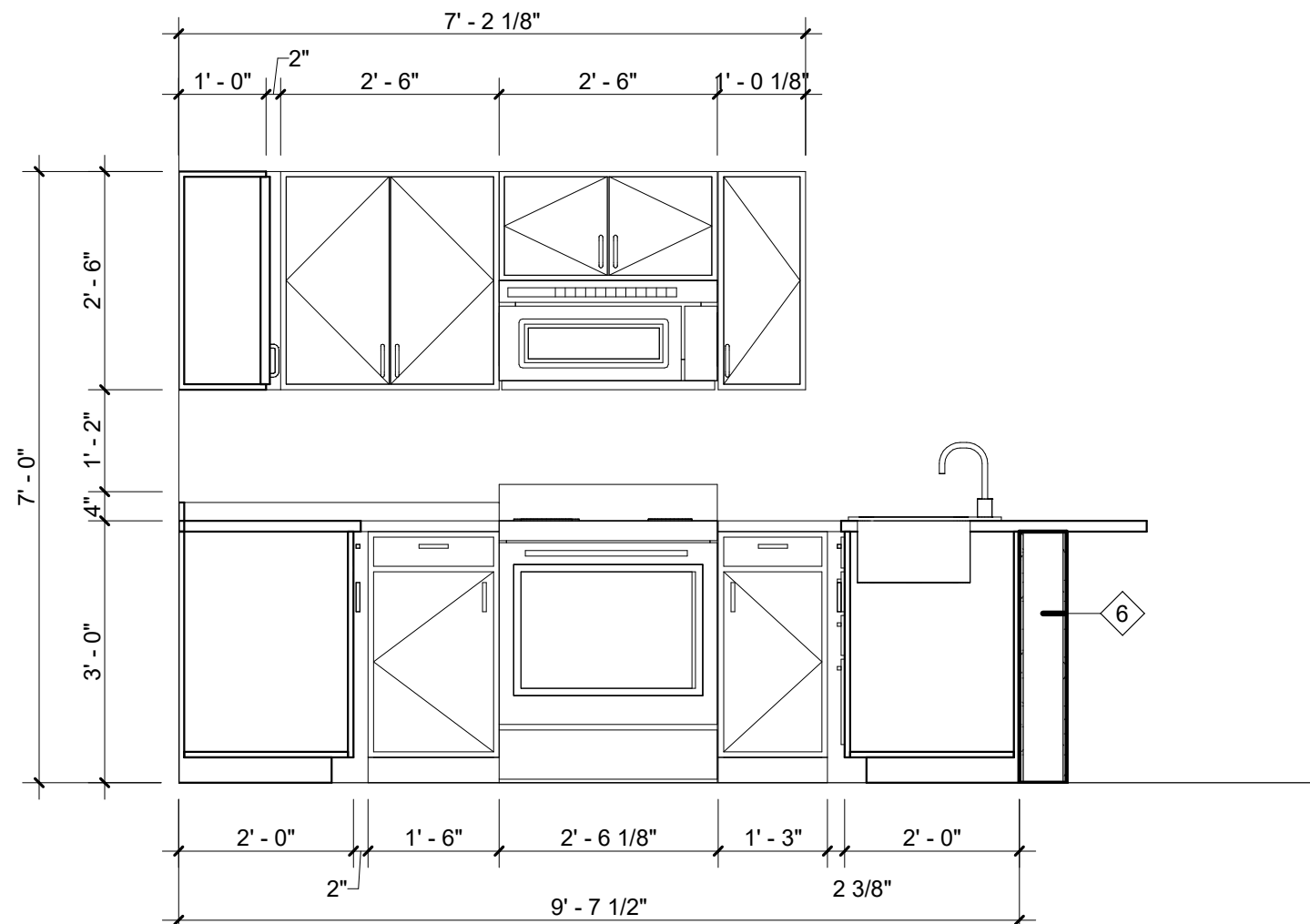


9 BATHROOM ELEVATION
SCALE: 1/2" = 1'-0"

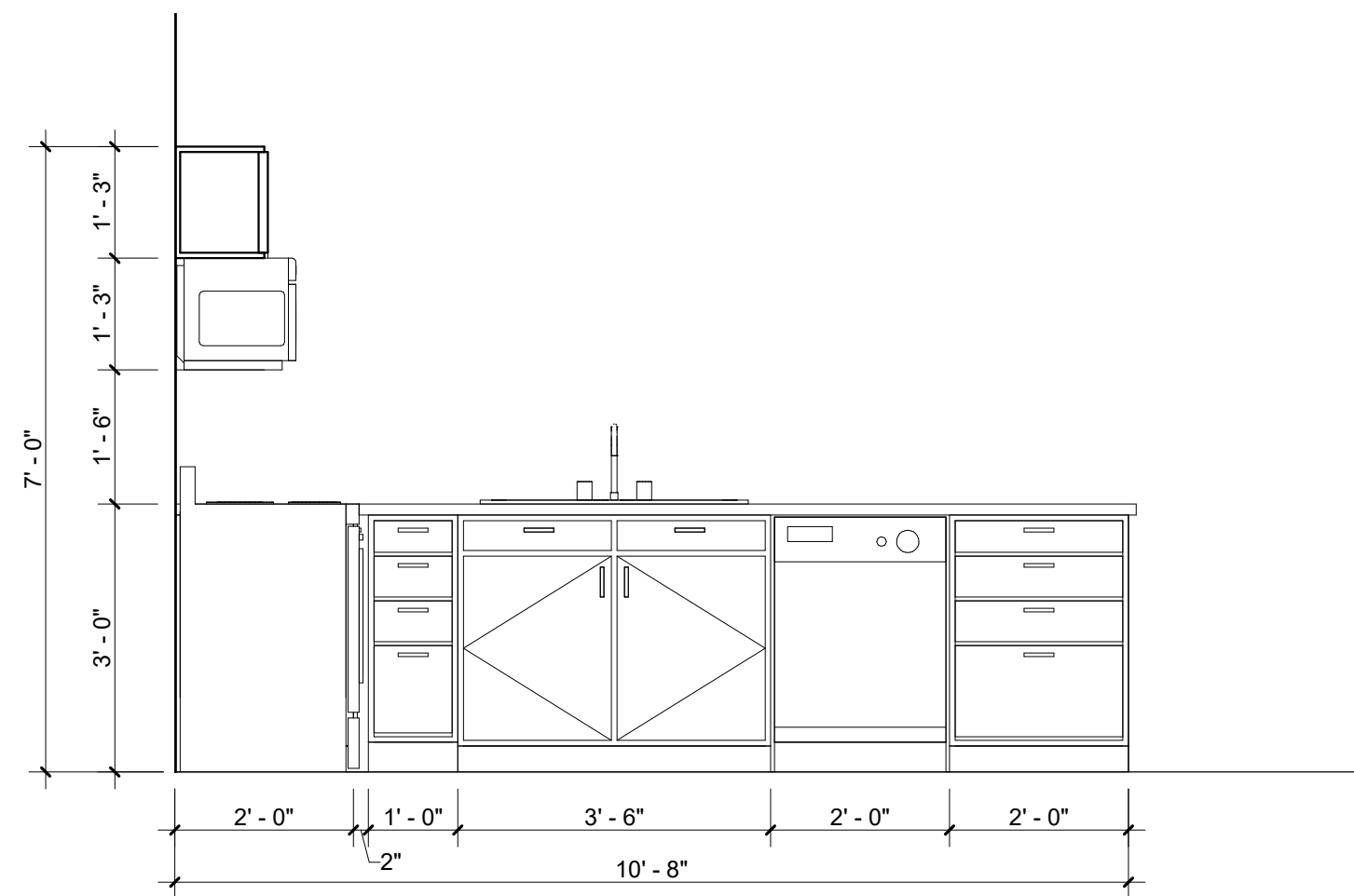
UNIT PLAN KEYNOTES	
LABEL	REMARKS
1	REFER TO OVERALL BUILDING PLANS FOR SPECIFIC WINDOW TYPE & LOCATION, TYP.
2	WINDOWS TO RECEIVE DRYWALL, SILL & RETURNS TO MATCH ADJ. WALL, TYP.
3	INSTALL WINDOW BLINDS, SIZED TO FIT WINDOW, AT ALL WINDOW LOCATIONS; SPECIFIC T.B.D., TYP.
4	REFER TO OVERALL BUILDING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



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



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



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

GENERAL UNIT PLAN NOTES

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