



# Calusa at Timberline Village

Type E 4-Plex Lots 32-35 Urbandale, IA 50323

Construction Manager:

JCorp, Inc

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Civil Engineer:

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## ABBREVIATIONS

@	AT
AFF	ABOVE FINISHED FLOOR
ALLOW	ALLOWABLE
ALUM	ALUMINUM
B/	BOTTOM OF
CLJ	CONTROL JOINT
CLG	CEILING
CONC	CONCRETE
CPT	CARPET
CS	CONCRETE, SEALED
CT	CERAMIC TILE
DN	DOWN
DS	DOWNSPOUT
EQ	EQUAL
EQUIP	EQUIPMENT
EW	EACHWAY
EXST	EXISTING
FD	FLOOR DRAIN
FDN	FOUNDATION
FO	FACE OF
FTG	FOOTING
GB	GRAB BAR
GL	GLASS
GWB	GYPSUM WALL BOARD
HDWR	HARDWARE
HM	HOLLOW METAL
INSUL	INSULATION
MANFR	MANUFACTURER
MATL	MATERIAL
MAX	MAXIMUM
MECH	MECHANICAL
MIN	MINIMUM
MR	MIRROR
MTL	METAL
NA	NOT APPLICABLE
NOM	NOMINAL
OC	ON CENTER
OP HND	OPPOSITE HAND
OPT	OPTIONAL
OVHD	OVERHEAD
PL	PROPERTY LINE
PT	PRESSURE TREATED
PTD	PAINTED
R	RADIUS
RCP	REFLECTED CEILING PLAN
REF	REFERENCE
RMV	REMOVE
RQD	REQUIRED
SCH	SCHEDULE
SGWB	SUSPENDED GWB
SND	SANITARY NAPKIN DISPOSAL
STR	STRUCTURE
T	TEMPERED
T&G	TOUNGE AND GROVE
TOP OF	TOP OF
TTD	TOILET TISSUE DISPENSER
TYP	TYPICAL
VCT	VINYL COMPOSITION TILE
W	WIDTH
WI	WITH
WD	WOOD

## GENERAL NOTES

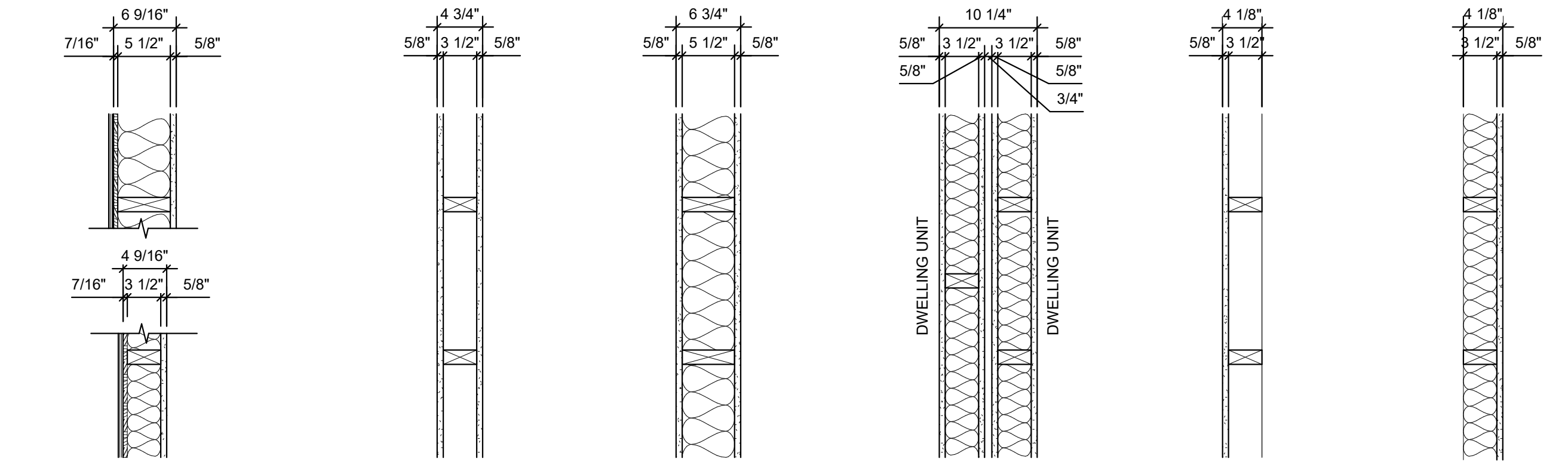
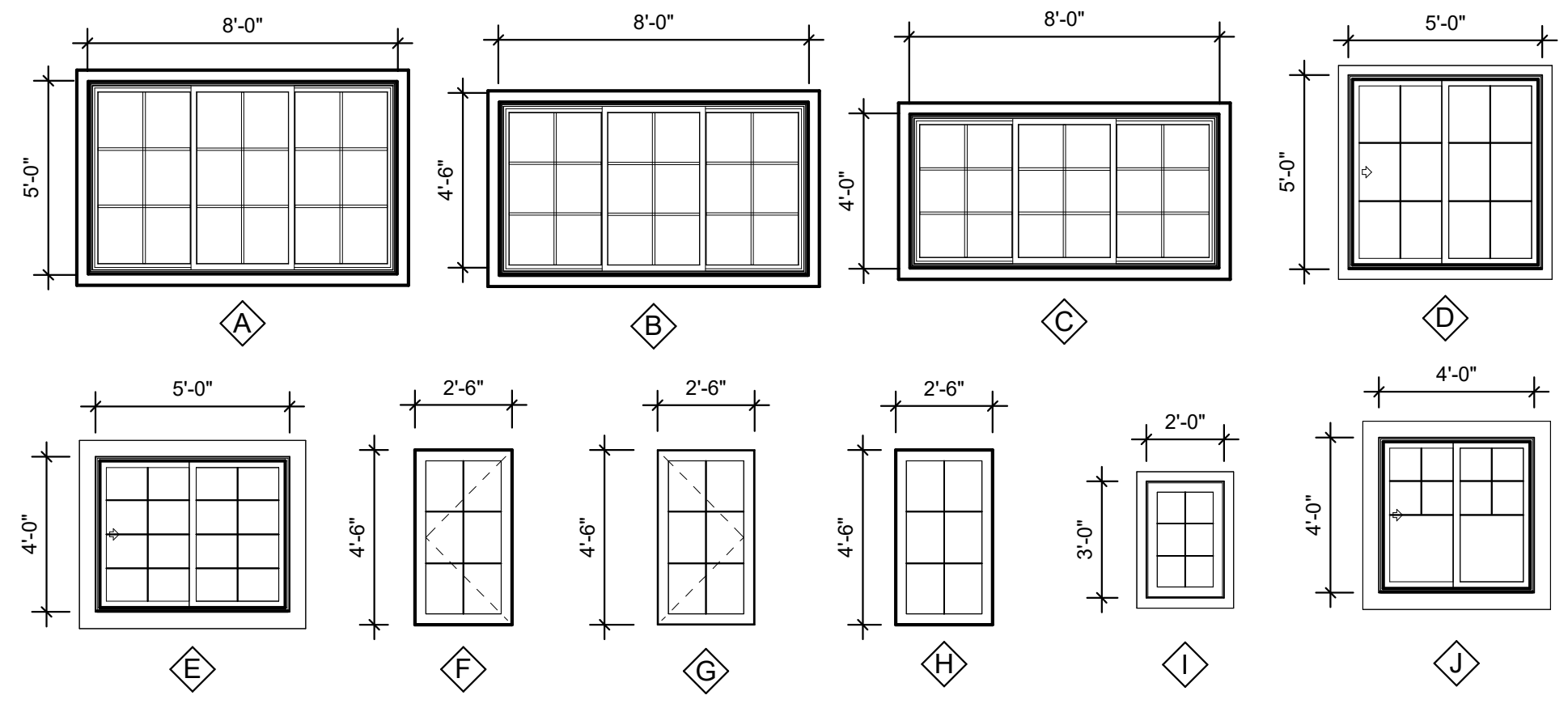
- Refer to Mechanical, Electrical and Plumbing notes for additional information or requirements.
- Verify existing conditions before fabrication or prior to proceeding with the work and notify the Architect / Structural Engineer immediately of significant discrepancies.
- All thru wall masonry flashing to be above grade/sod/paving.
- Caulk & seal all control/expansion joints at all interior/exterior masonry/concrete.
- Owner/CM to install all flashing, doors, windows & exterior wall coverings in accordance with Sect. R703 - 2018 IRC, and manufacturers installation specifications.
- Gyp board expansion joints shall be used where required per standard gyp board practice to prevent cracking of drywall.
- Owner/CM to install backing as necessary for handrails, grab bars, gas termination, fire dept terminations, exterior hose bibs, etc.
- Fireblocking to be provided at all floors per Sect. R302.11 - 2018 IBC.
- Draftstopping to be installed per Sect.R302.12 - 2018 IBC.
- Floor assemblies to have minimum fire protection per R302.13 2018 IRC.
- Floor and roof truss manufacturer to coordinate truss layout w/ draftstopping requirements
- Owner/CM to coordinate floor & roof truss layout with Mechanical, Electrical & Plumbing contractors.
- Floor truss manufacturer to coordinate layout w/ Architect & Structural engineer to allow for HVAC duct returns.
- Plumbing & Mechanical contractors to coordinate locations of equipment, meters, & floor drains with Owner/CM.
- Owner/CM to verify compliance of dryer vent distance & elbows with manufacturer recommendations.
- All dimensions are to rough framing U.N.O.

## DRAWING SYMBOLS

- 1** WALL TYPE- SEE SHEET G100
- D1** DOOR TAG- SEE DOOR SCHEDULE SHEET A601
- A** WINDOW TAG- SEE SHEET A601
- 1** KEYED NOTE

## WINDOW SCHEDULE

MARK	TYPE	UNIT COUNT	UNIT WIDTH	UNIT HEIGHT	ROUGH OPENING	QUANTITY
A	GLIDING	XOX	8'-0"	5'-0"	VERIFY WITH BUILDER	4
B	GLIDING	XOX	8'-0"	4'-6"		4
C	GLIDING	XOX	8'-0"	4'-0"		2
D	GLIDING	XO	5'-0"	5'-0"		4
E	GLIDING	XO	5'-0"	4'-0"		2
F	CASEMENT	SINGLE	2'-6"	4'-6"		8
G	CASEMENT	SINGLE	2'-6"	4'-6"		10
H	FIXED	SINGLE	2'-6"	4'-6"		2
I	FIXED	SINGLE	2'-0"	3'-0"		2
J	GLIDING	XO	4'-0"	4'-0"		2



- W1** EXTERIOR WALL: FIRE RATING: N/A UL DESIGN NO: N/A
  - SIDING - REFER TO EXT ELEVATIONS
  - TYVEK WEATHER-WRAP
  - 7/16" OSB
  - 2x6 WD STUDS @ 16" OC
  - R-21 MIN BATT INSULATION
  - 5/8" GWB TYPE X
- W2** INTERIOR WALL: FIRE RATING: N/A UL DESIGN NO: N/A
  - 5/8" GWB TYPE X
  - 2x4 WD STUDS @ 16" OC
  - 5/8" GWB TYPE X
- W3** INTERIOR WALL: FIRE RATING: N/A UL DESIGN NO: N/A
  - 5/8" GWB TYPE X
  - R-21 MIN BATT INSULATION
  - 2x6 WD STUDS @ 16" OC
  - 5/8" GWB TYPE X
- W4** INTERIOR WALL: FIRE RATING: (2) 1 HR UL DESIGN NO: U305 STC RATING: 54 TEST NO: NRCC TL-93-280
  - 5/8" GWB TYPE X
  - 2x4 WD STUDS @ 16" OC
  - STAGGERED
  - BATT SOUND INSULATION
  - 5/8" EXT. GWB
  - AIR SPACE
  - 5/8" EXT. GWB
  - BATT SOUND INSULATION
  - 2x4 WD STUDS @ 16" OC
  - STAGGERED
  - 5/8" GWB TYPE X
- W5** INTERIOR WALL: FIRE RATING: N/A UL DESIGN NO: N/A
  - 5/8" GWB TYPE X
  - 2x4 WD STUDS @ 16" OC
- W6** INTERIOR WALL: FIRE RATING: N/A UL DESIGN NO: N/A
  - 2x4 WD STUDS @ 16" OC
  - R-15 MIN BATT INSULATION
  - 5/8" GWB TYPE X

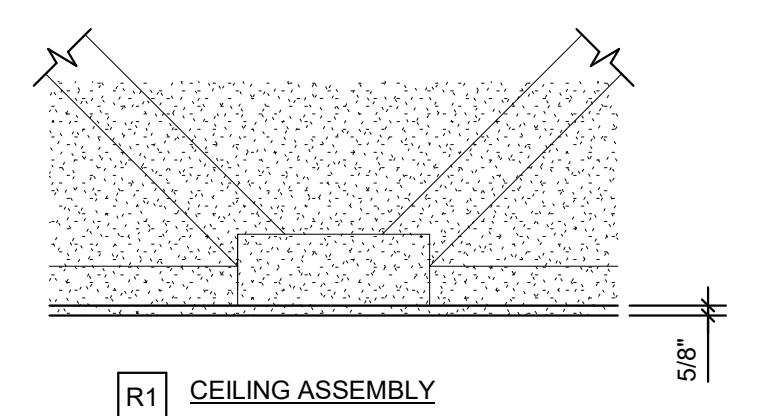
## DOOR SCHEDULE

MARK	SIZE	HEIGHT	ROUGH OPENING	QUANTITY	HARDWARE GROUP	REMARKS
D1	3'-0"	8'-0"	VERIFY WITH BUILDER	4	1	1
D2	3'-0"	6'-8"		4	1	1
D3	3'-0"	6'-8"		4	3	1
D4	3'-0"	6'-8"		12		5
D5	2'-8"	6'-8"		8	3	
D6	2'-8"	6'-8"		20	2	
D7	2'-8"	6'-8"		8	3	
D8	2'-6"	6'-8"		4	2	4
D9	2'-6"	6'-8"		4	2	
D10	2'-6"	6'-8"		4	3	
D11	2'-0"	6'-8"		9	3	
D12	1'-6"	6'-8"		7	3	
D13	4'-0"	6'-8"		8	3	6
D14	12'-0"	8'-0"		4		3
D16	16'-0"	8'-0"		2		2
D17	16'-0"	8'-0"		2		2

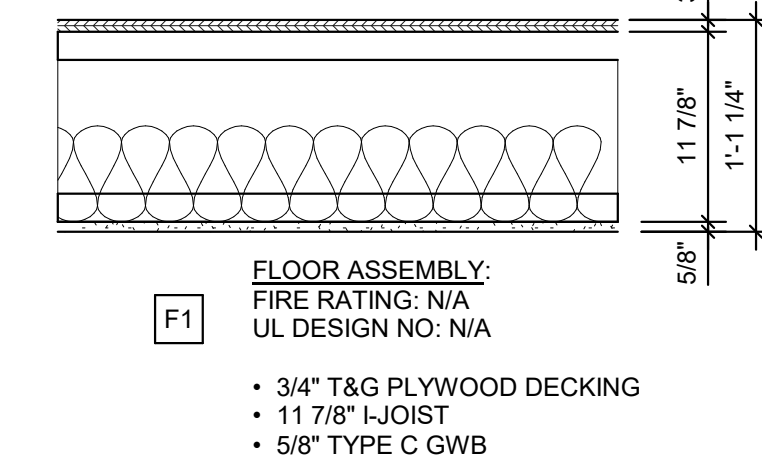
- NOTES:
- DOOR TO BE INSULATED, 20 MIN. RATED PANEL, 20 MIN. RATED FRAME
  - OVERHEAD GARAGE DOOR
  - O XO 3 PANEL SLIDING GLASS DOOR
  - POCKET DOOR
  - CASED OPENING
  - BYPASS CLOSET DOOR

## DOOR HARDWARE SCHEDULE

GROUP 1: ENTRY	GROUP 2: PRIVACY	GROUP 3: PASSAGE
KEYED CYLINDER	PRIVACY LOCKSET	PASSAGE HANDLE
DEADBOLT	HINGES	HINGES
SILL SWEEP	BUMPER	BUMPER
THRESHOLD		
WEATHERSTRIP		
BUMPER		
CLOSER		



- ROOF TRUSS
- R-38 (MIN) INSULATION (TABLE 402.1.1 IECC)
- 5/8" GWB TYPE C



- 3/4" T&G PLYWOOD DECKING
- 11 7/8" JOIST
- 5/8" TYPE C GWB

## General

- G000** Cover Sheet
- A-Series**
- A100** Basement Plan
- A101** First Floor Plan
- A102** Second Floor Plan
- A103** Roof Plan
- A201** Elevations
- A301** Sections
- A302** Sections
- A401** Unit Plans
- A402** Unit Plans
- A501** Details

## Drawing Log

Issue No.	Date	Purpose

PROJECT: Calusa at Timberline Village  
 Type E 4-Plex Lots 32-35  
 Urbandale, IA 50323

REVISIONS:

1		
2		
3		

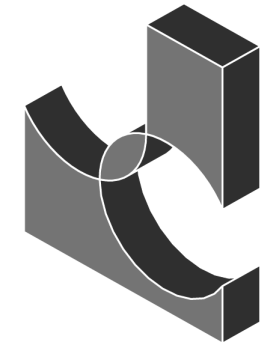
07 / 19 / 2021

PROJECT NO: 20-046

CONTENTS:  
Cover Sheet

SHEET NO:

**G000**



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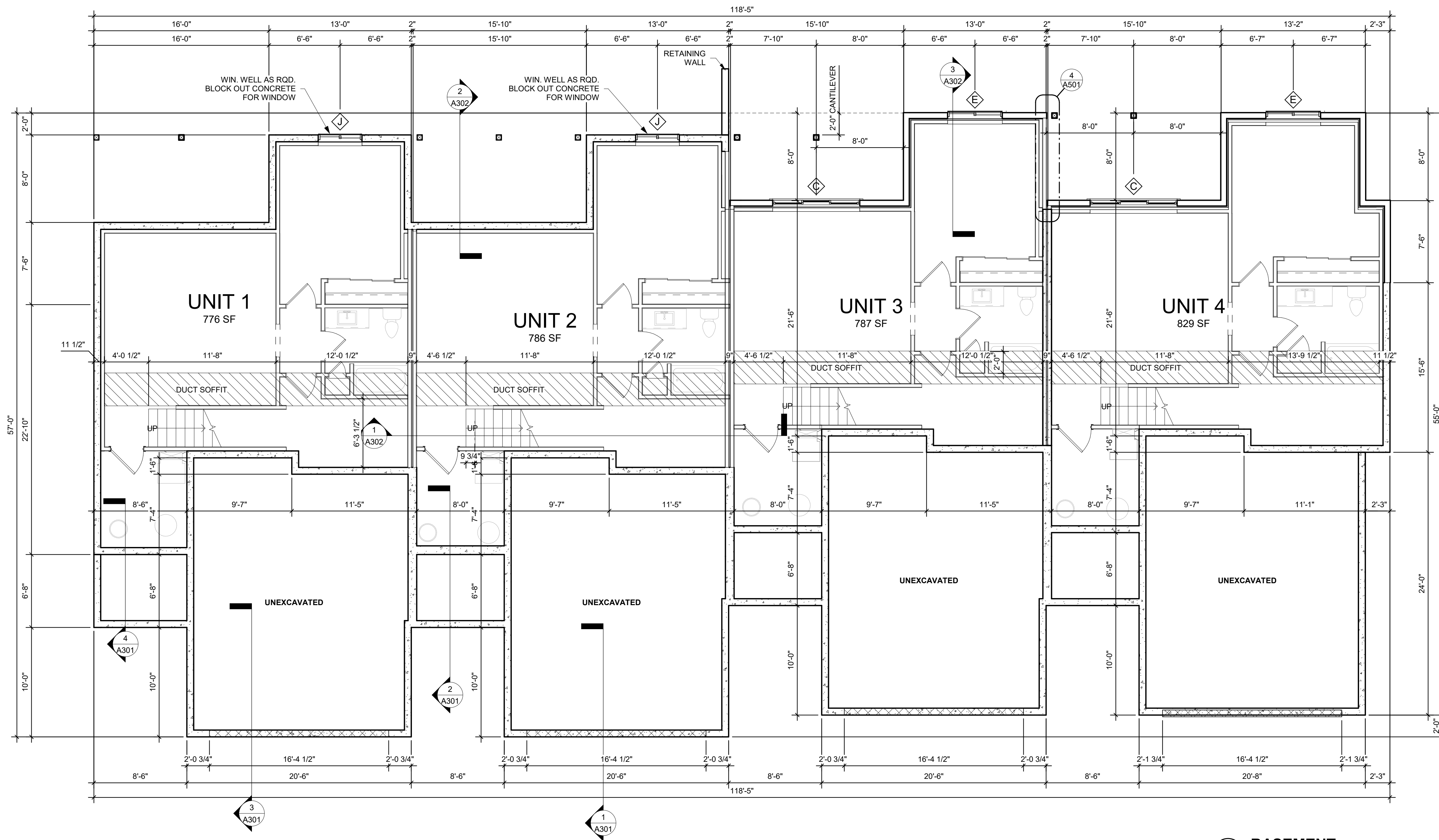
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**1 BASEMENT**  
SCALE: 3/16" = 1'-0"

**FLOOR PLAN NOTES**

- 1 ALL EXTERIOR WALLS TO BE TYPE W1 U.N.O.
- 2 ALL INTERIOR DEMISING WALLS TO BE TYPE W2 U.N.O.

**DRAWING SYMBOLS**

- 1 WALL TYPE- SEE SHEET G100
- D1 DOOR TAG- SEE DOOR SCHEDULE SHEET A601
- W WINDOW TAG- SEE SHEET A601
- 1 KEYED NOTE

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Urbandale, IA 50323

PROJECT:

REVISIONS:

- 1
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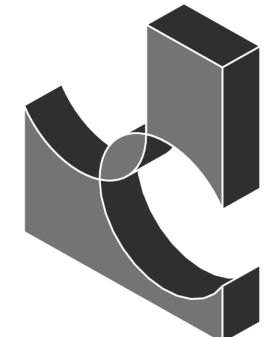
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PROJECT NO: 20-046

CONTENTS:  
Basement Plan

SHEET NO:

**A100**



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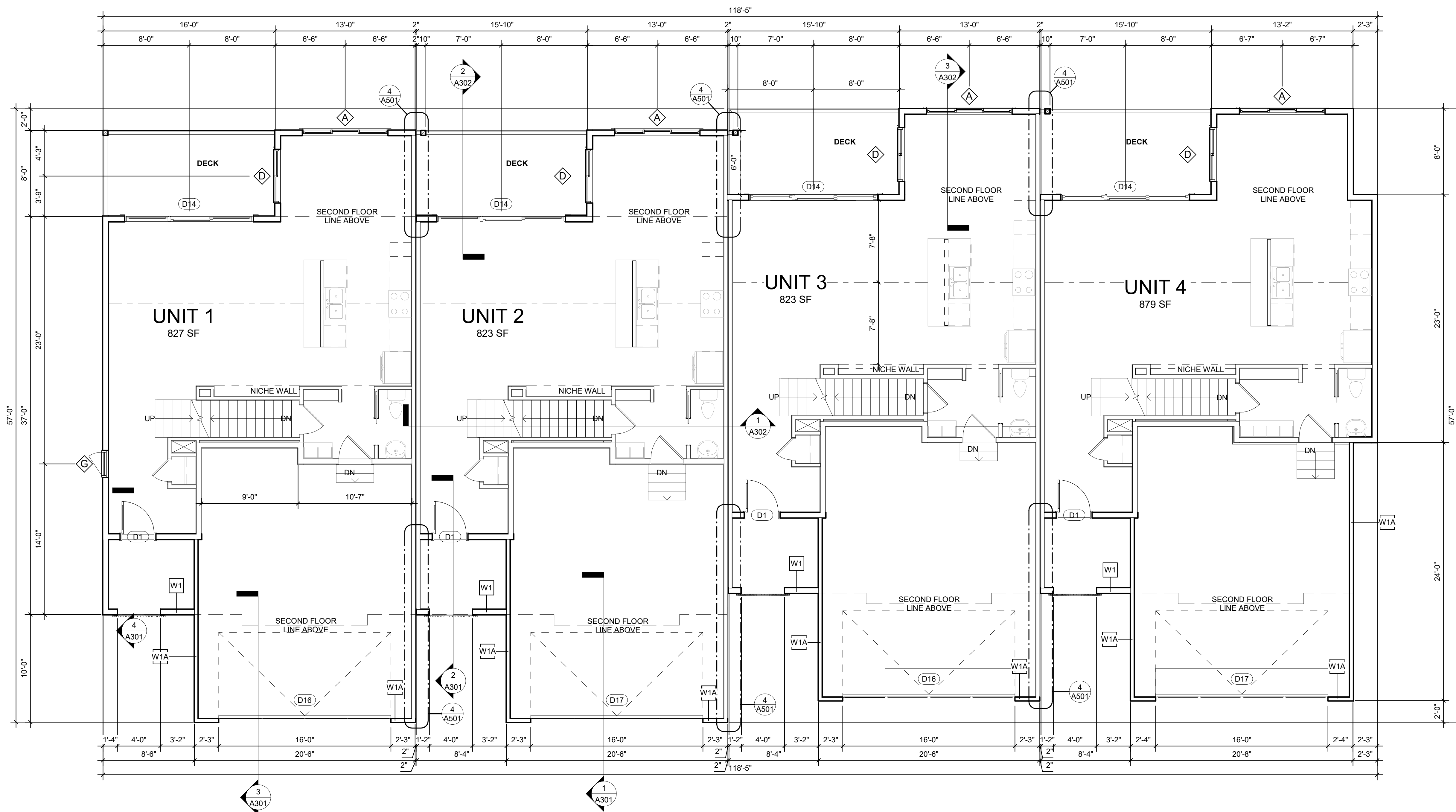
07 / 19 / 2021

PROJECT NO: 20-046

CONTENTS:  
First Floor Plan

SHEET NO:

**A101**



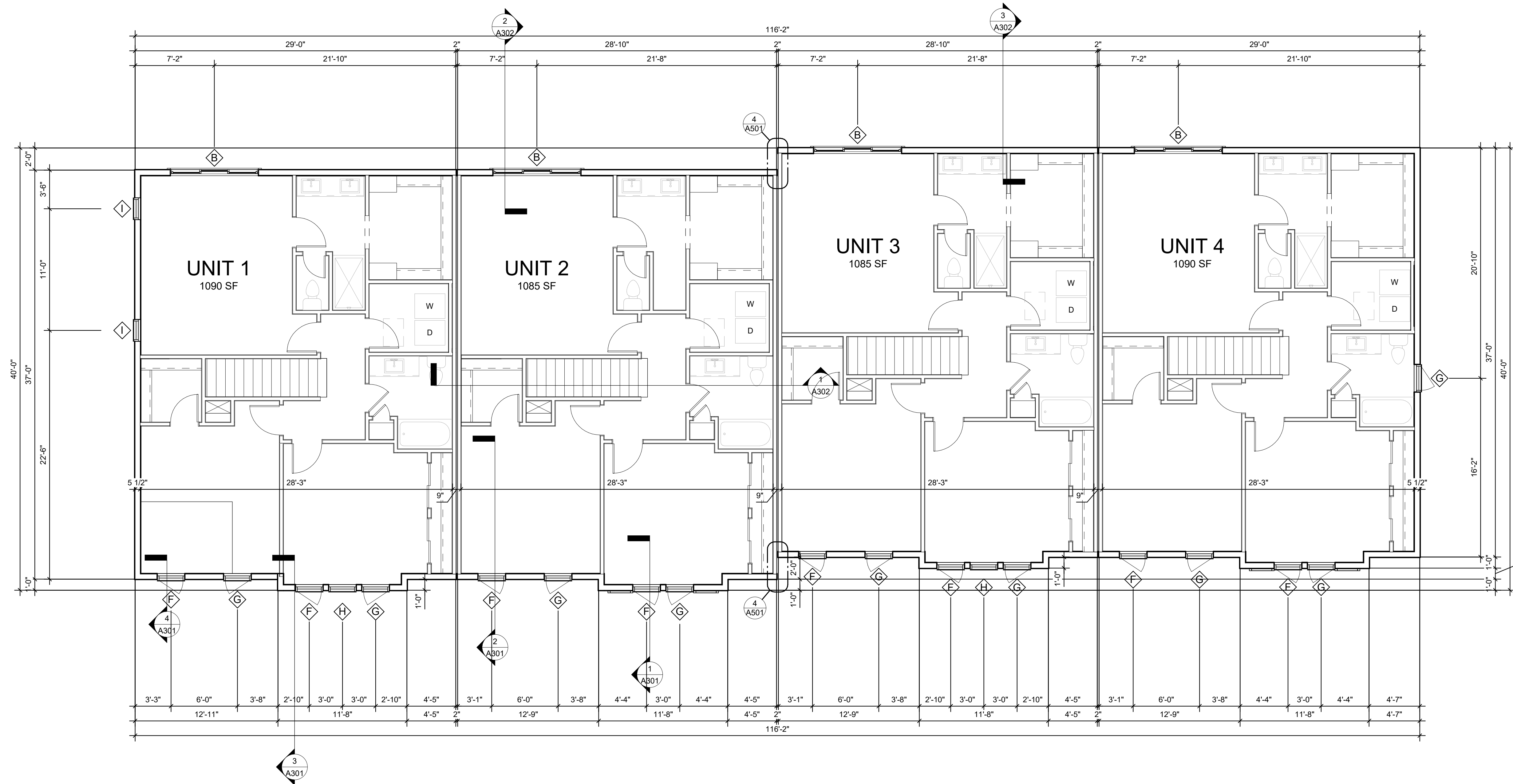
**1 First Floor Plan**  
SCALE: 3/16" = 1'-0"

**FLOOR PLAN NOTES**

- 1 ALL EXTERIOR WALLS TO BE TYPE W1 U.N.O.
- 2 ALL INTERIOR DEMISING WALLS TO BE TYPE W2 U.N.O.

**DRAWING SYMBOLS**

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- D1 DOOR TAG- SEE DOOR SCHEDULE SHEET A601
- A WINDOW TAG- SEE SHEET A601
- 1 KEYED NOTE



**1 Second Floor Plan**  
 SCALE: 3/16" = 1'-0"

**FLOOR PLAN NOTES**

- 1 ALL EXTERIOR WALLS TO BE TYPE W1 U.N.O.
- 2 ALL INTERIOR DEMISING WALLS TO BE TYPE W2 U.N.O.

**DRAWING SYMBOLS**

- 1 WALL TYPE- SEE SHEET G100
- D1 DOOR TAG- SEE DOOR SCHEDULE SHEET A601
- A WINDOW TAG- SEE SHEET A601
- 1 KEYED NOTE

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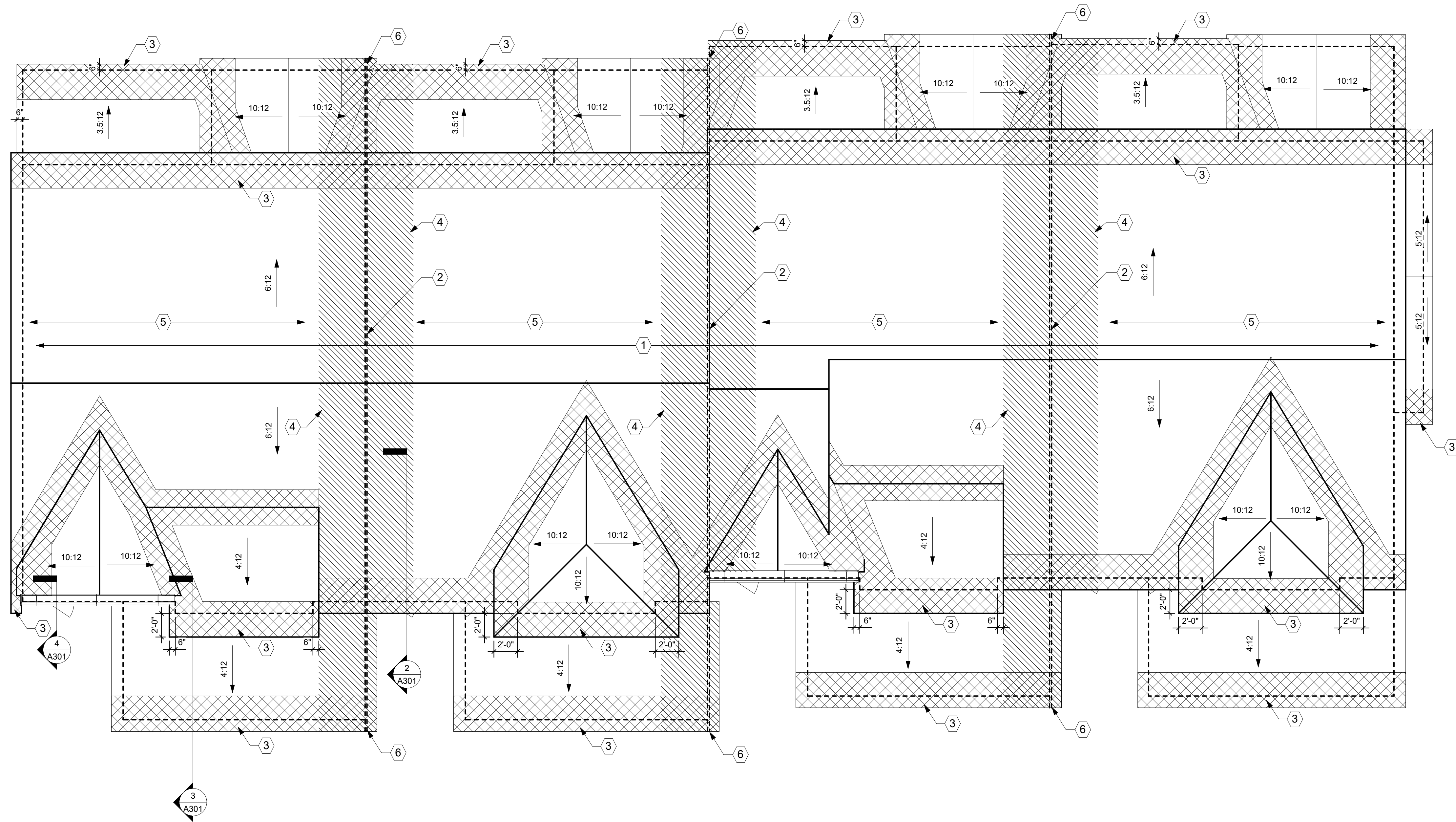
CONTENTS:  
 Second Floor Plan

SHEET NO:

**A102**

**ROOF PLAN NOTES**

- 1 UNFINISHED ATTIC SPACE - FILL w/ MIN R49 BLOWN CELL INSULATION
- 2 FIRE SEPARATION WALLS TO CONTINUE TO UNDERSIDE OF ROOF SHEATHING
- 3 36" ICE AND SNOW BARRIER AT ALL VALLEYS AND EAVES
- 4 48" FIRE TREATED ROOF SHEATHING EW FROM DEMISING WALL (NO ROOF PENETRATIONS)
- 5 EVENLY SPACE ROOF VENTS, SIZE AND ACCORDING TO ATTIC SIZE. COORDINATE WITH SOFFIT VENTING FOR PROPER AIR MOVEMENT. VENTS SHALL NOT BE PLACED WITHING AREAS REQUIRING FIRE-TREATED SHEATHING.
- 6 FIRE SEPARATION WALLS TO CONTINUE THROUGH CONCEALED SPACES AND ROOF OVERHANGS



**1 Roof Plan**  
SCALE: 3/16" = 1'-0"



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PROJECT NO: 20-046

CONTENTS:  
Roof Plan

SHEET NO:

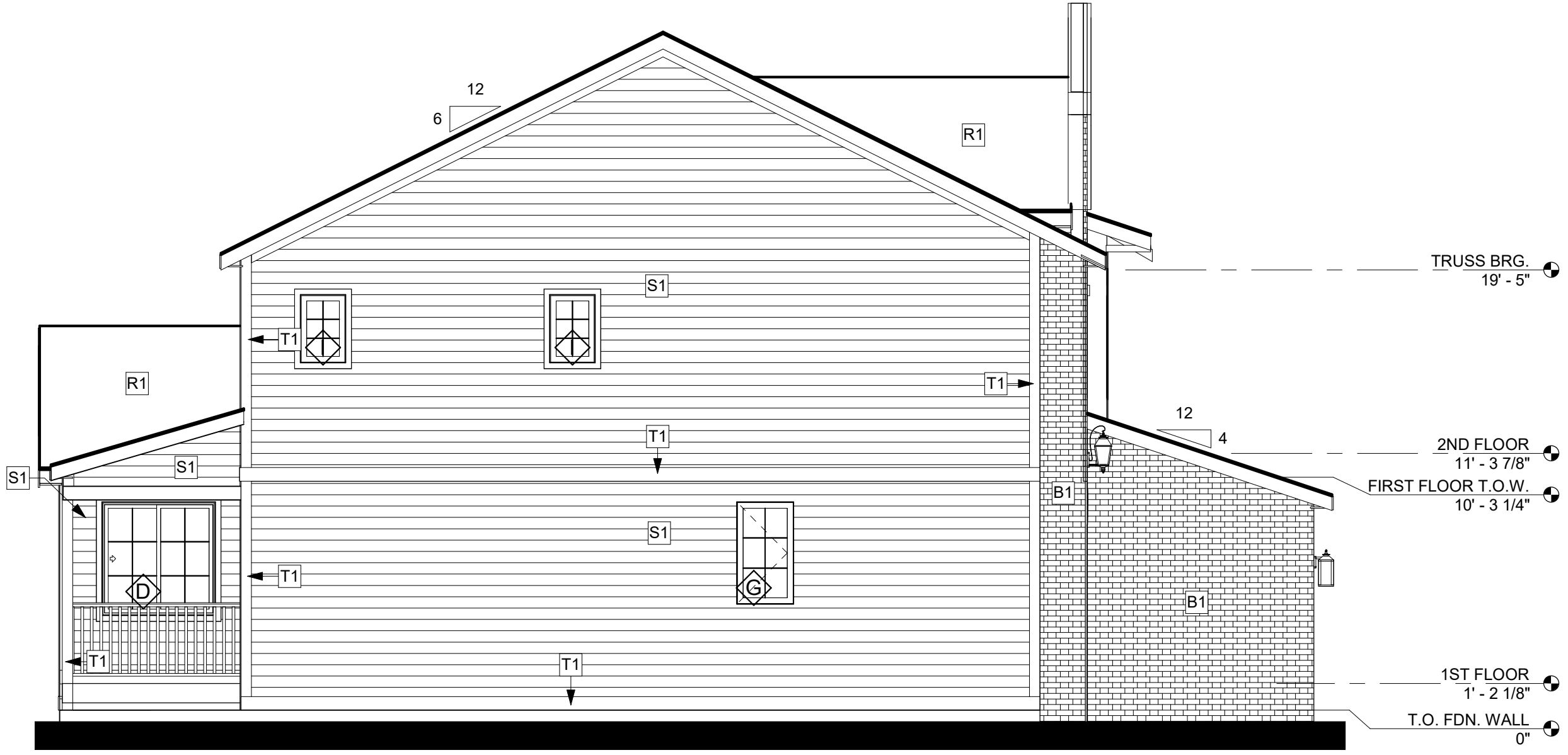
**A103**

**Material Schedule**

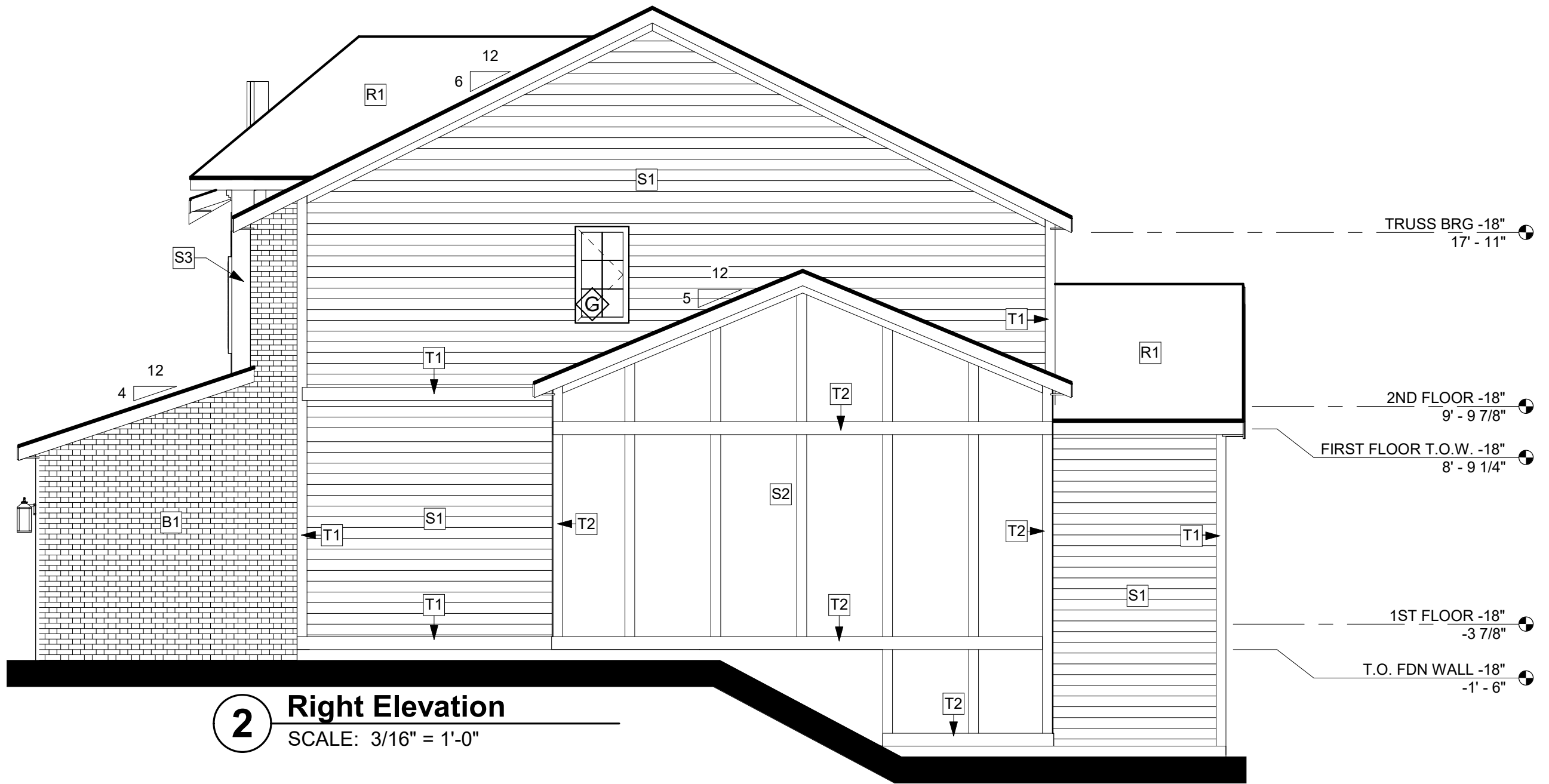
- B1 THIN BRICK - WHITE
- R1 ARCHITECTURAL ASPHALT SHINGLES - BLACK
- S1 7" REVEAL HORIZONTAL LAP SIDING
- S2 SMOOTH HARDIE PANEL - BLACK FOX
- S3 SMOOTH HARDIE PANEL - GRAY
- T1 TRIM - LIGHT
- T2 TRIM - DARK
- T3 TRIM - GRAY



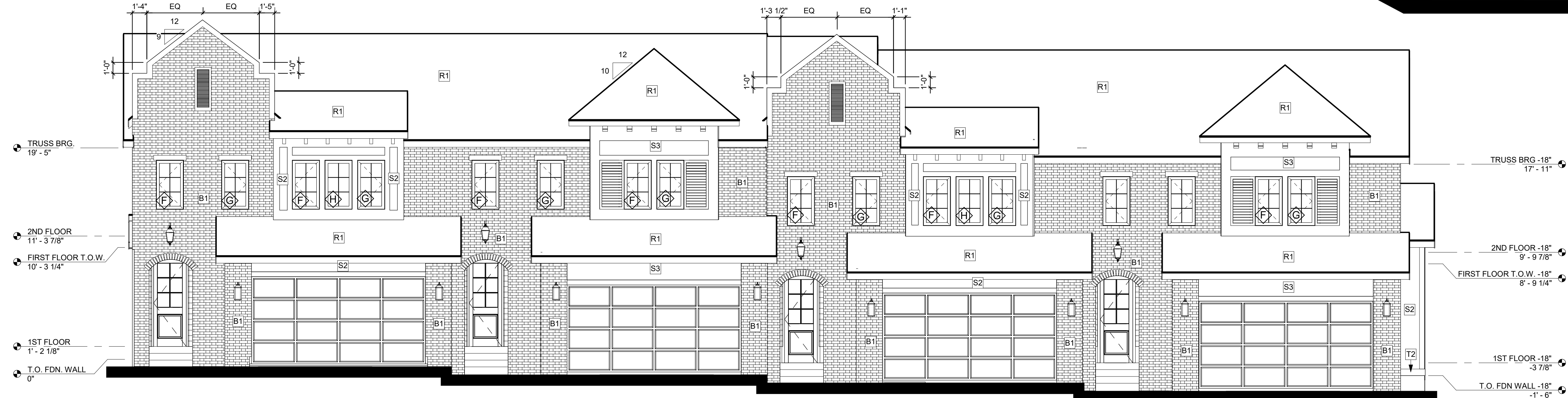
**4 Rear Elevation**  
 SCALE: 3/16" = 1'-0"



**3 Left Elevation**  
 SCALE: 3/16" = 1'-0"



**2 Right Elevation**  
 SCALE: 3/16" = 1'-0"



**1 Front Elevation**  
 SCALE: 3/16" = 1'-0"

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PROJECT: \_\_\_\_\_

REVISIONS:

1	_____
2	_____
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 CONTENTS:  
 Elevations

SHEET NO:  
**A201**

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PROJECT:

REVISIONS:

- 1
- 2
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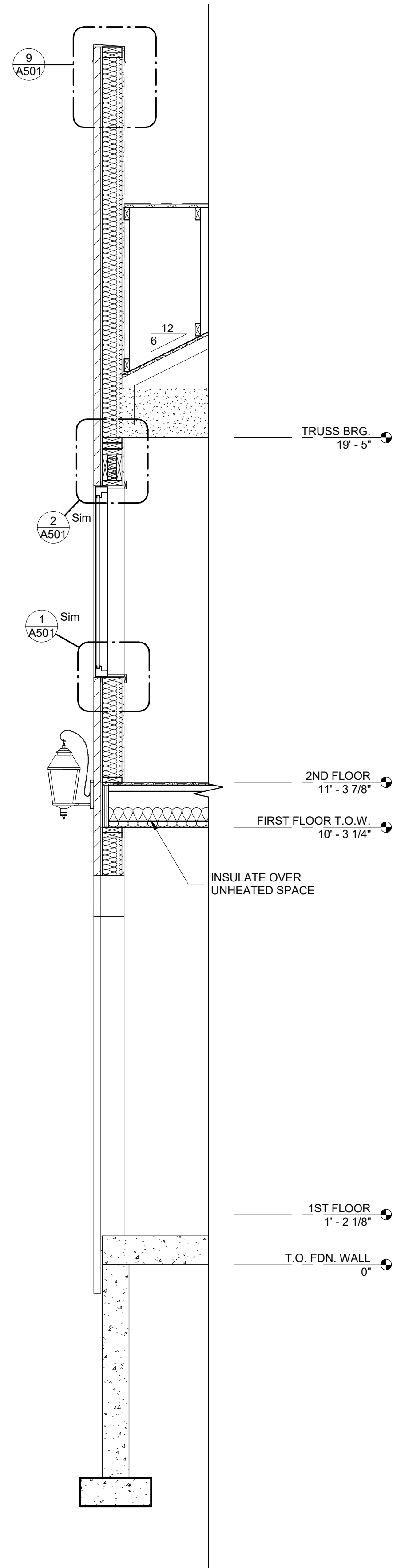
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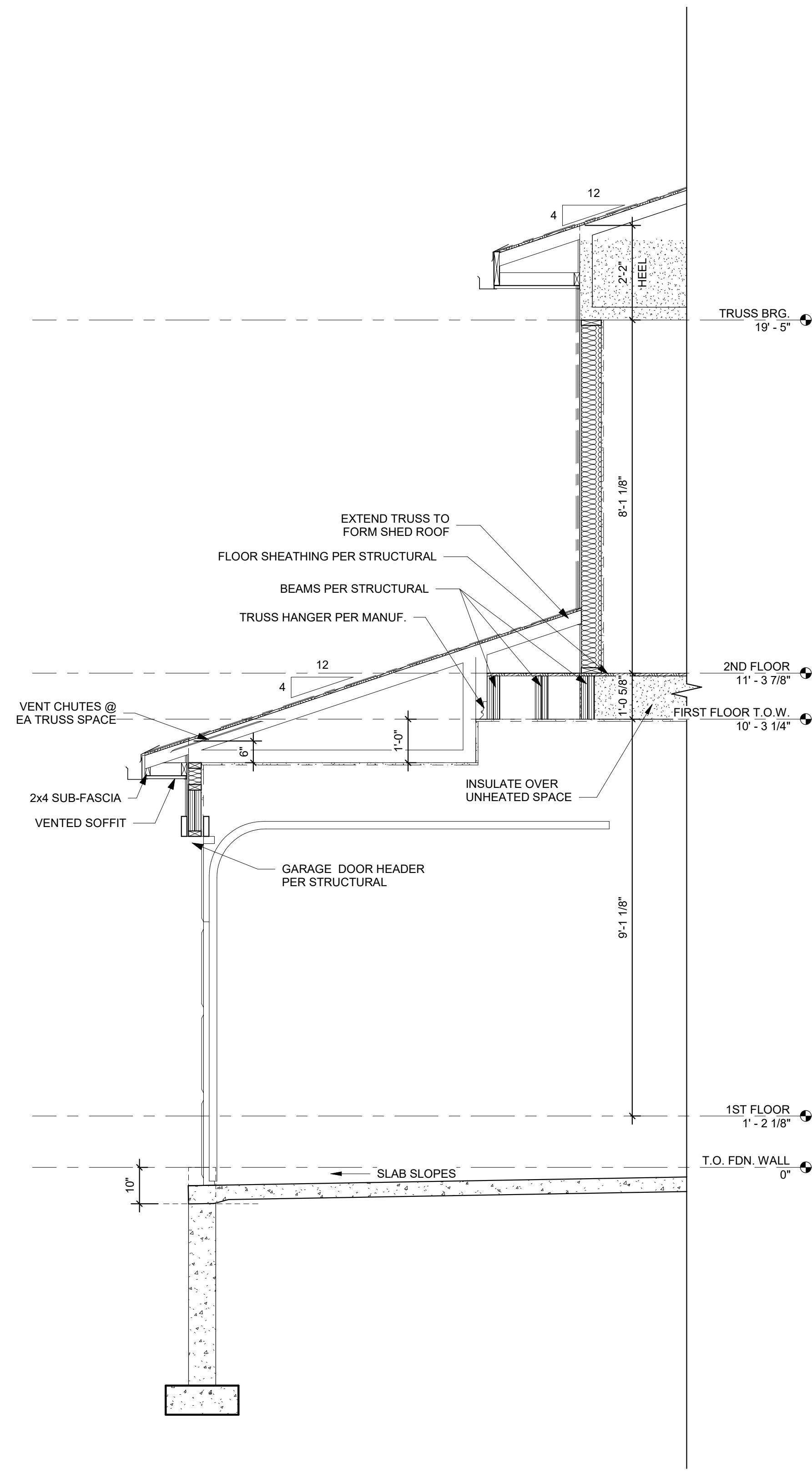
Sections

SHEET NO:

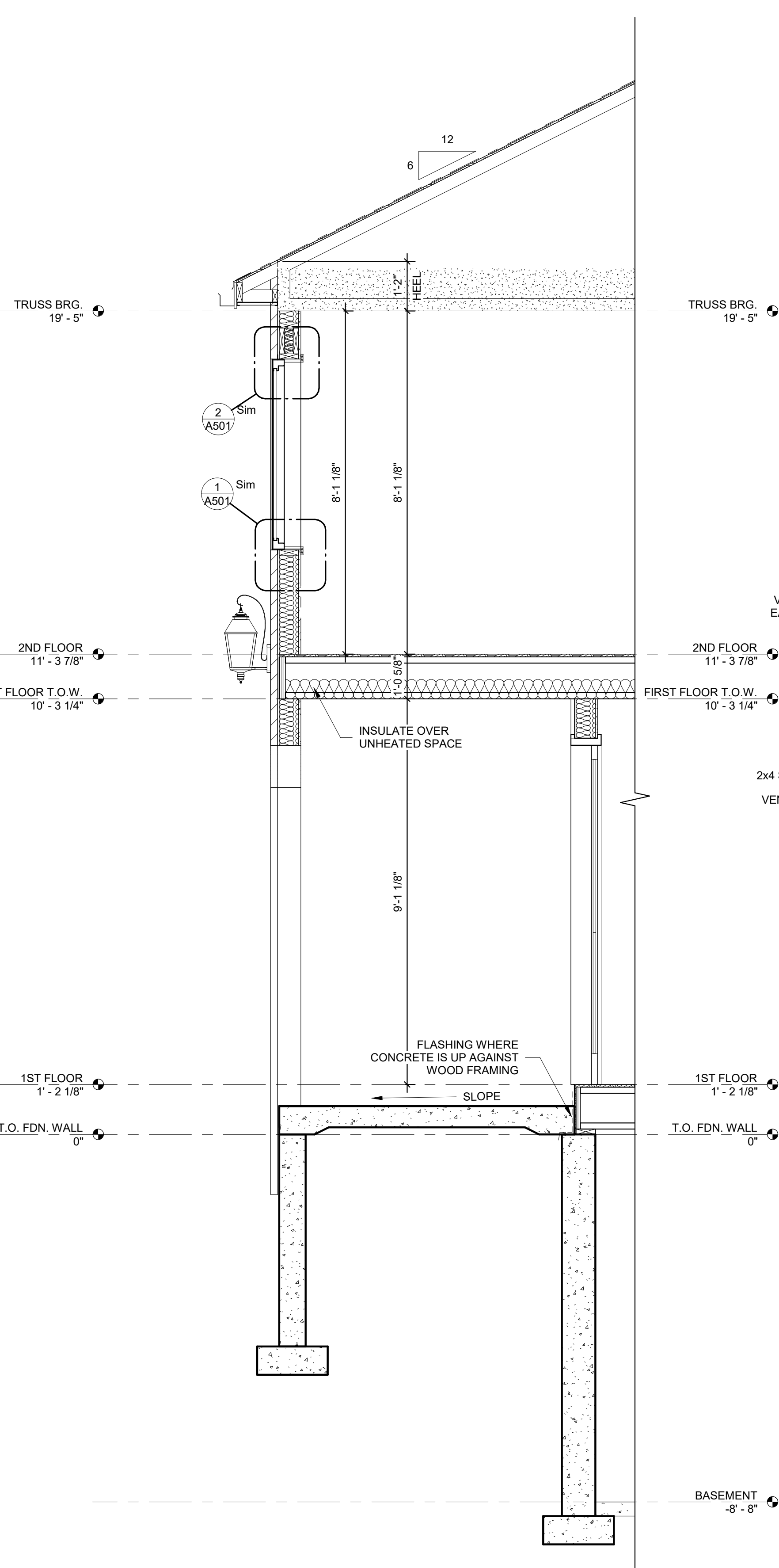
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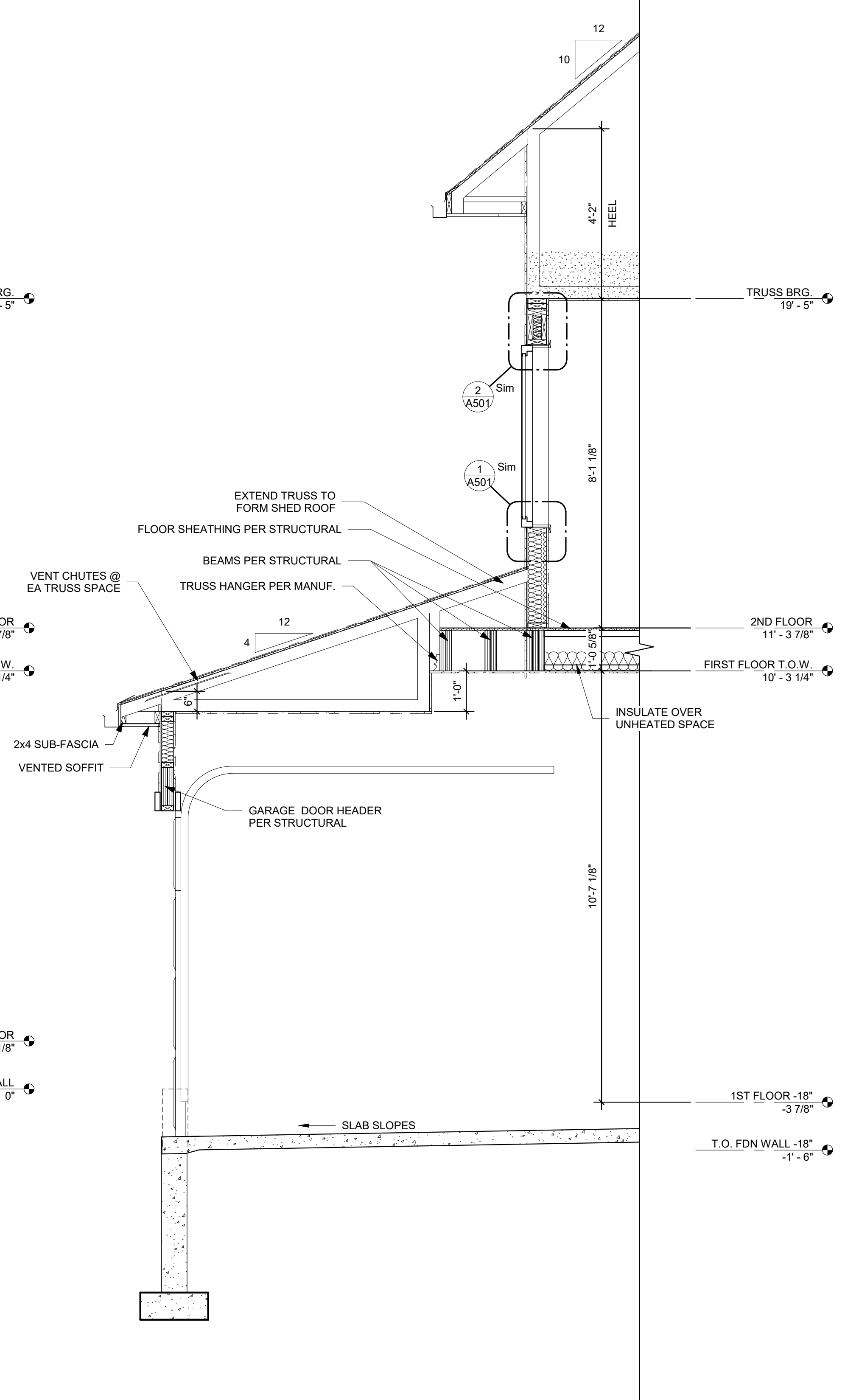
**4 WALL SECTION**  
 SCALE: 1/2" = 1'-0"



**3 WALL SECTION**  
 SCALE: 1/2" = 1'-0"



**2 WALL SECTION**  
 SCALE: 1/2" = 1'-0"



**1 WALL SECTION**  
 SCALE: 1/2" = 1'-0"

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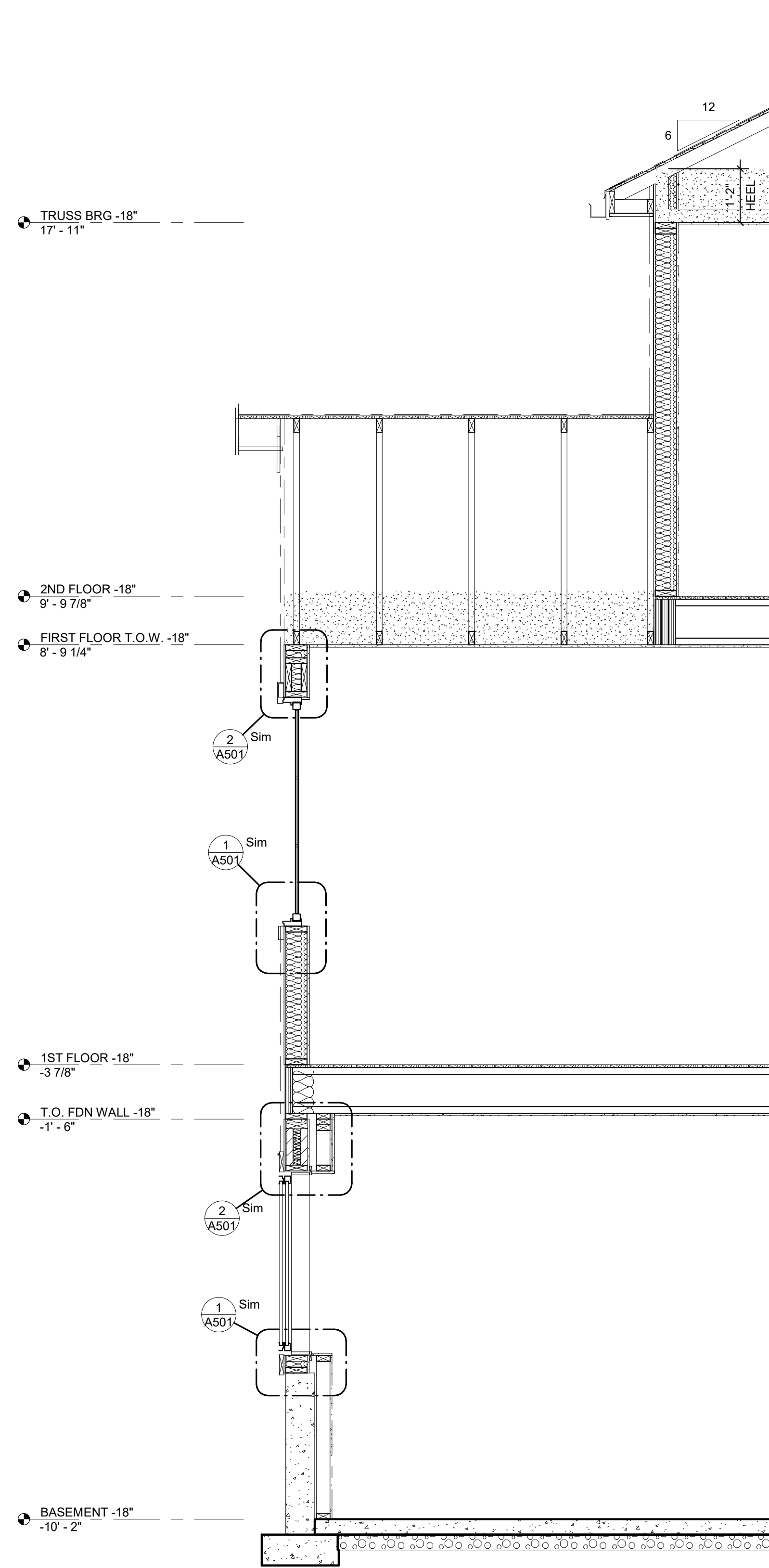
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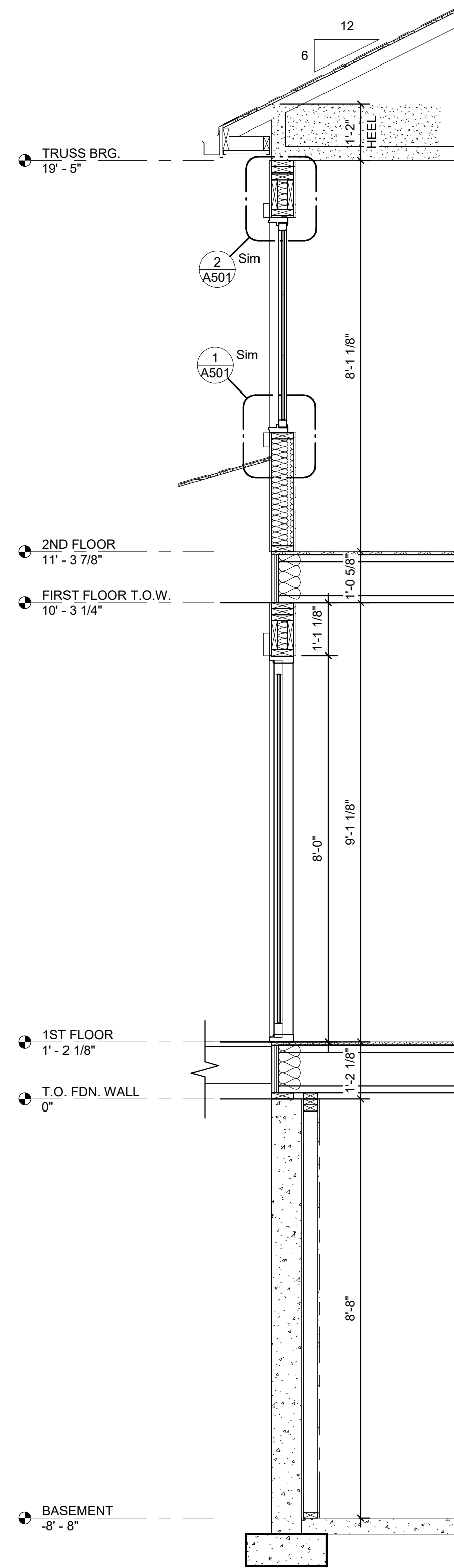
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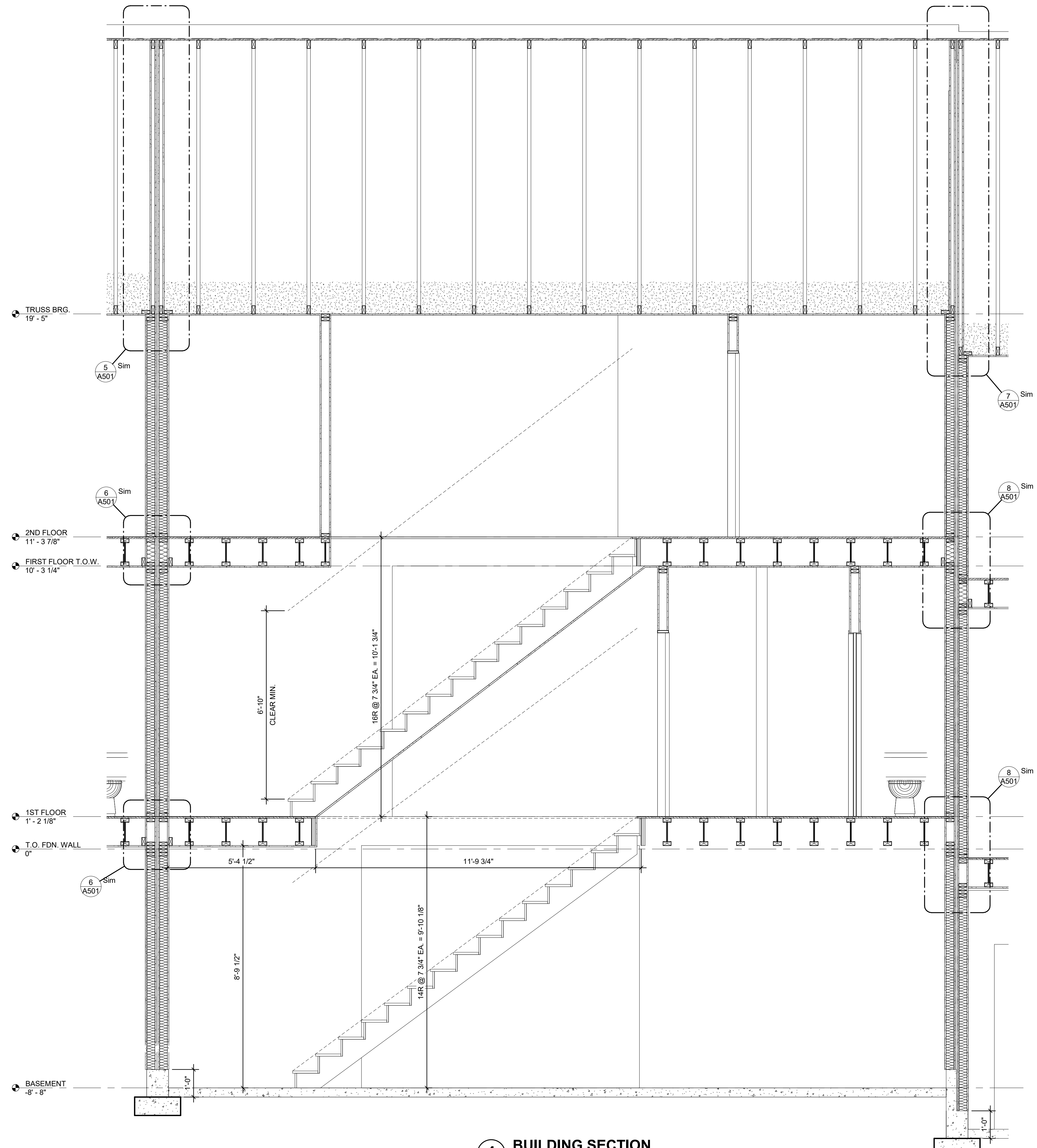
**A302**



**3 WALL SECTION**  
 SCALE: 1/2" = 1'-0"



**2 WALL SECTION**  
 SCALE: 1/2" = 1'-0"



**1 BUILDING SECTION**  
 SCALE: 1/2" = 1'-0"

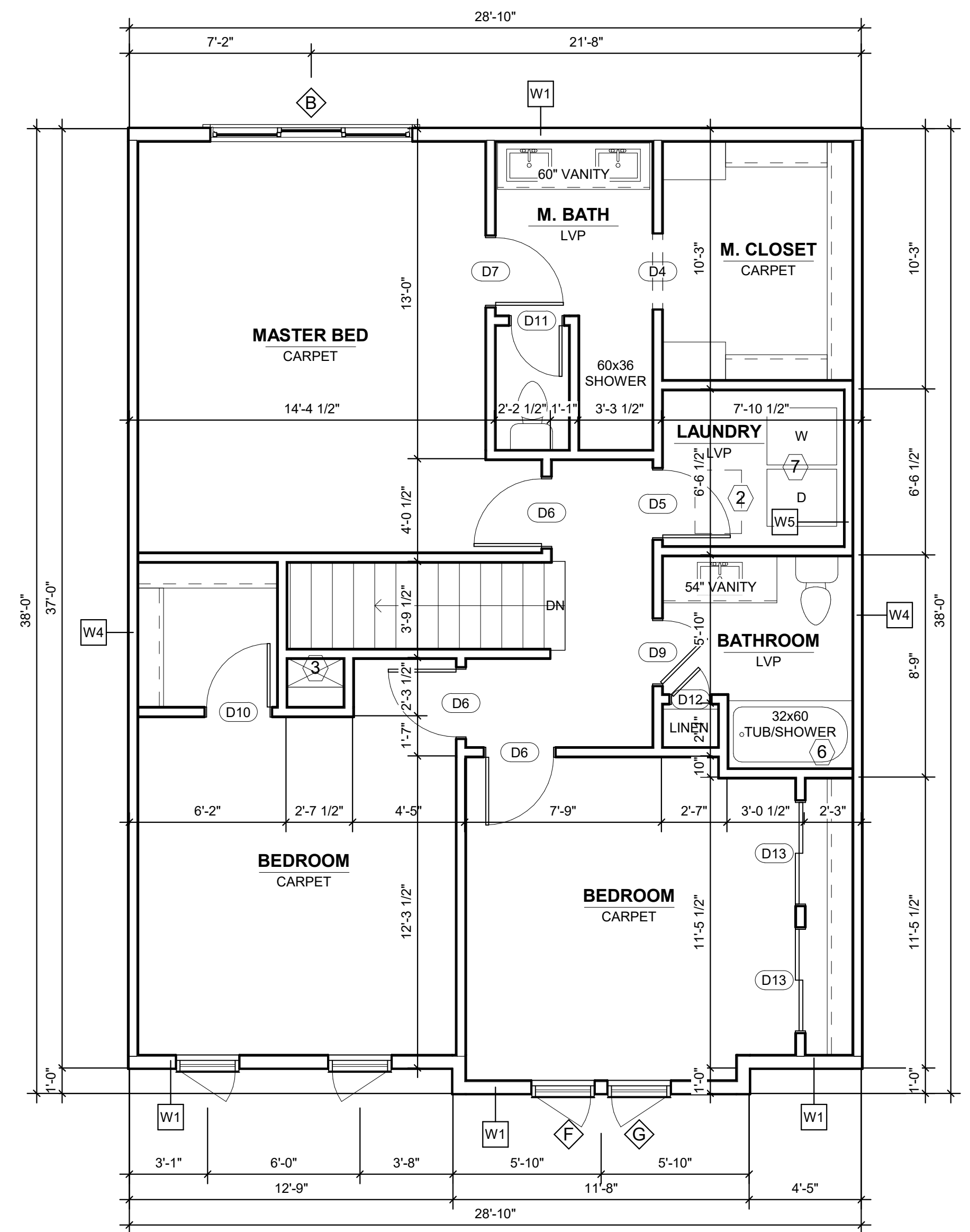
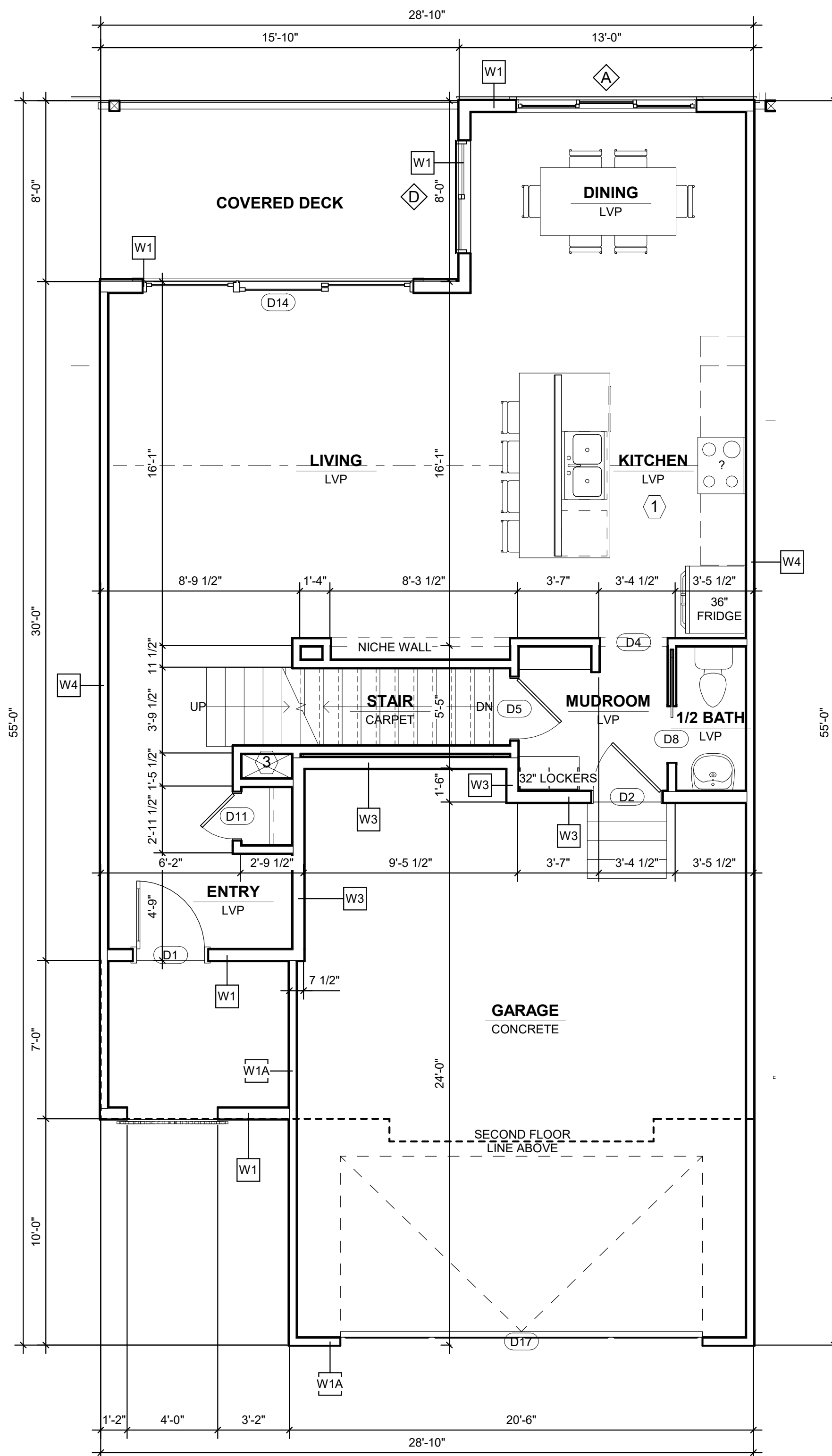
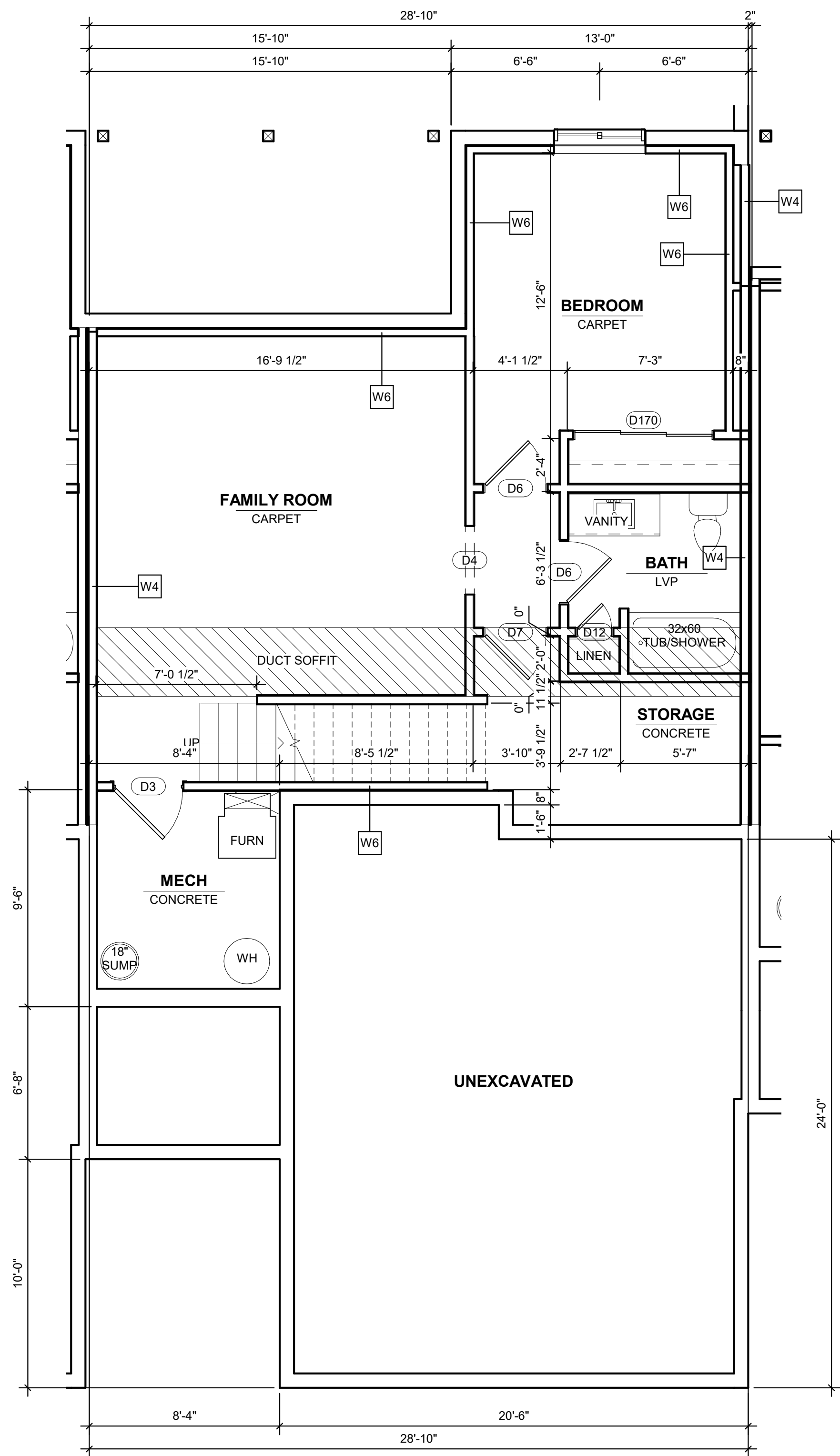




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**UNIT PLAN NOTES**

- 1 VERIFY FINAL CABINET LAYOUT WITH OWNER PRIOR TO INSTALLATION
- 2 MIN 22" x 30" ATTIC ACCESS HATCH - WEATHERSTRIPPED AND INSULATED TO EQUIVALENT R-VALUE OF ATTIC INSULATION
- 3 DUCT CHASE
- 4 ALL INTERIOR UNIT WALLS TO BE TYPE W2 U.N.O.
- 5 WINDOW LOCATION VARIES - SEE OVERALL FLOOR PLANS FOR LOCATION
- 6 PRE-ROCK WITH 5/8" TYPE X GWB WHERE AGAINST A PARTY WALL, STAIR TOWER, OR CORRIDOR WALL PRIOR TO PLACING UNITS. PLUMBER TO FULLY GROUT UNDER UNITS WHEN INSTALLED.
- 7 LOCATE STUDS TO AVOID PLUMBING BOX AND DRYER VENT



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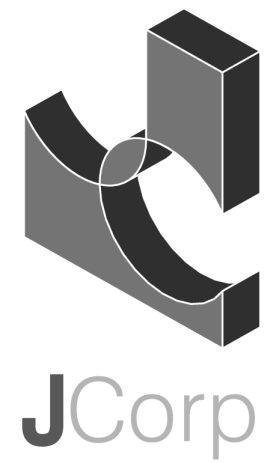
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CONTENTS:

Unit Plans

SHEET NO:

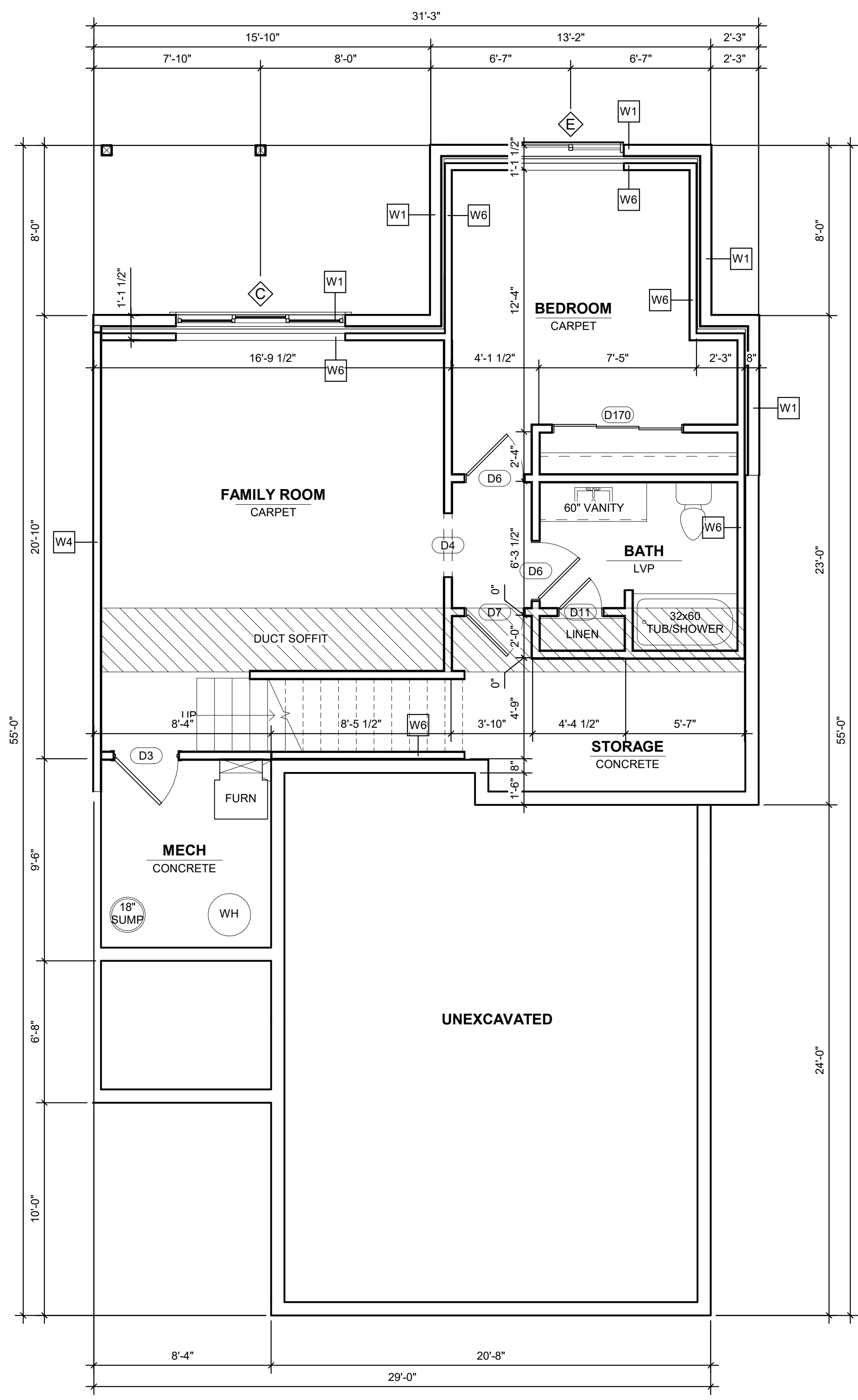
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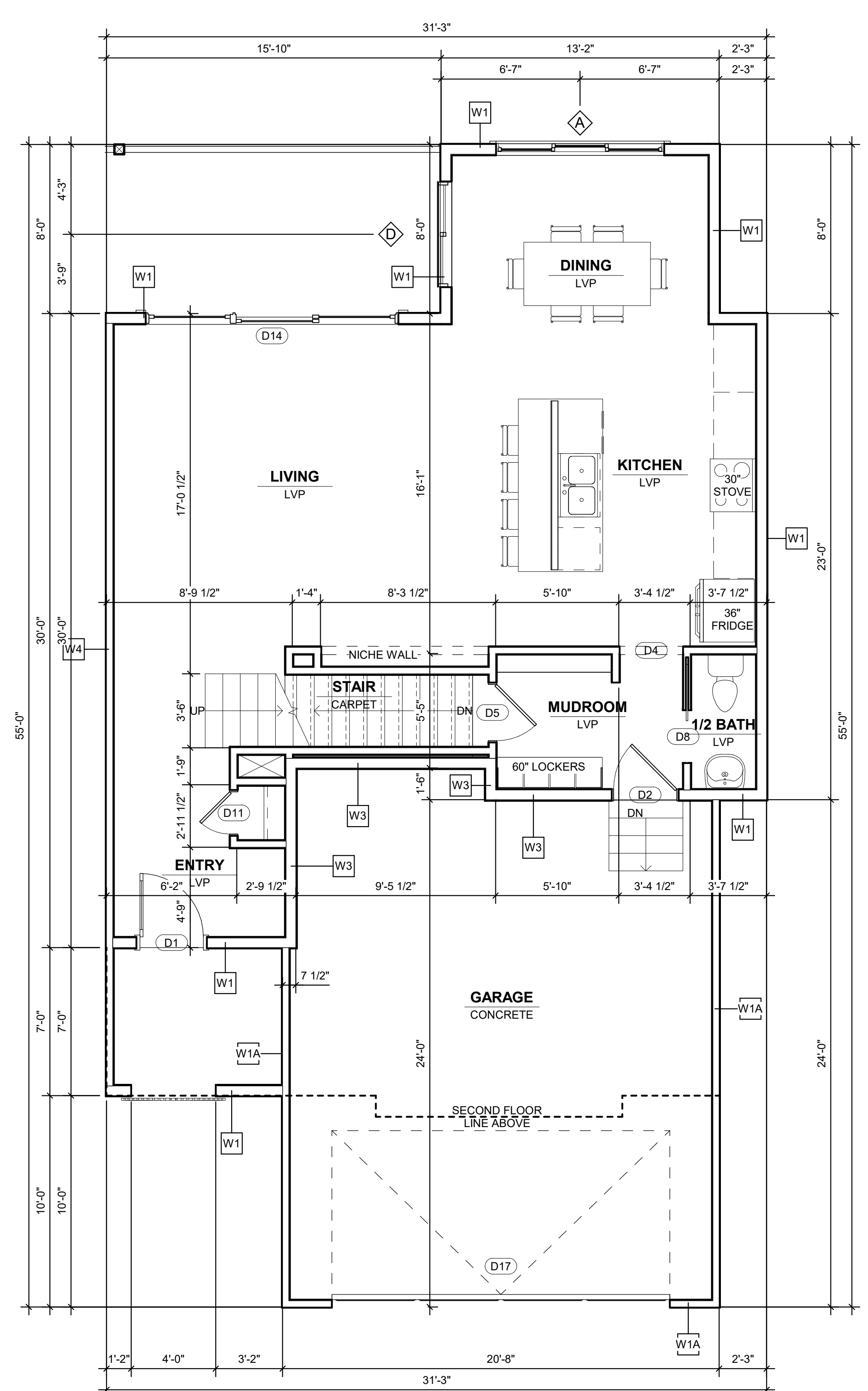
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**UNIT PLAN NOTES**

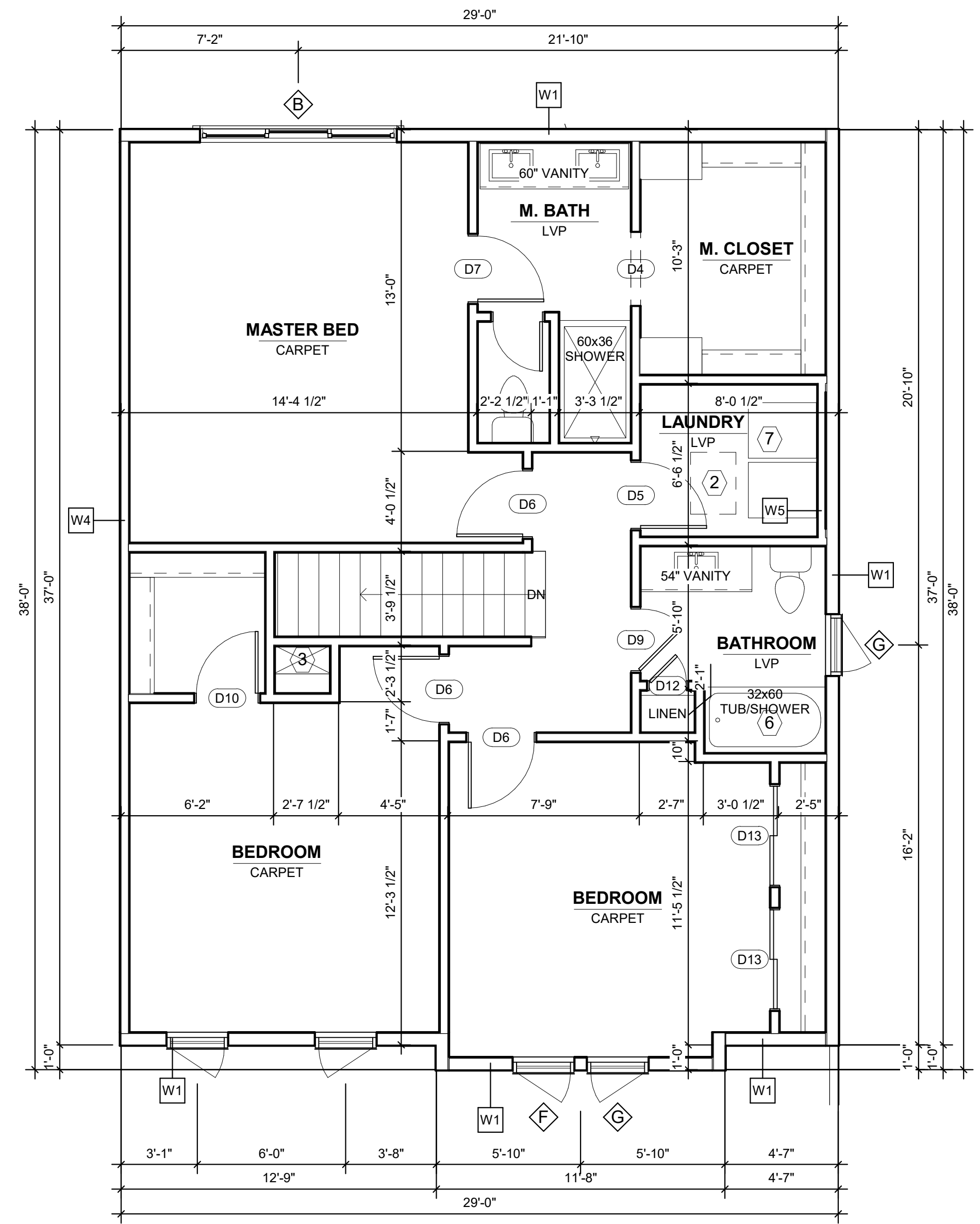
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- 7 LOCATE STUDS TO AVOID PLUMBING BOX AND DRYER VENT



**1 BASEMENT R END UNIT**  
 SCALE: 1/4" = 1'-0"



**2 1ST FLOOR R END UNIT**  
 SCALE: 1/4" = 1'-0"



**3 2ND FLOOR R END UNIT**  
 SCALE: 1/4" = 1'-0"

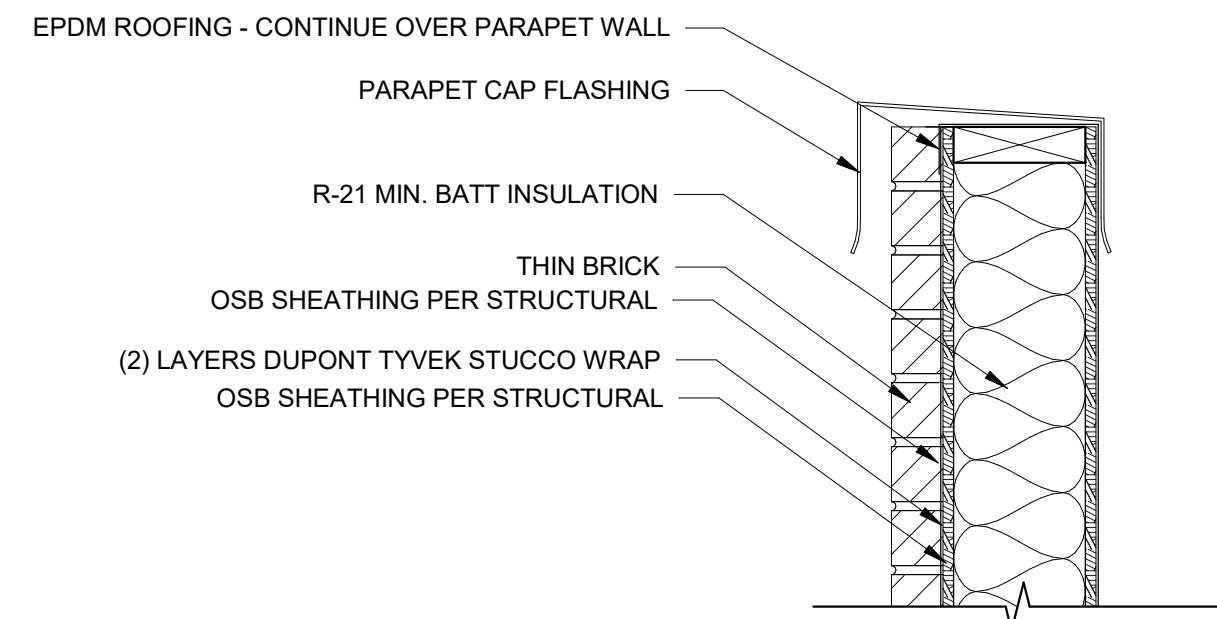
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PROJECT: \_\_\_\_\_  
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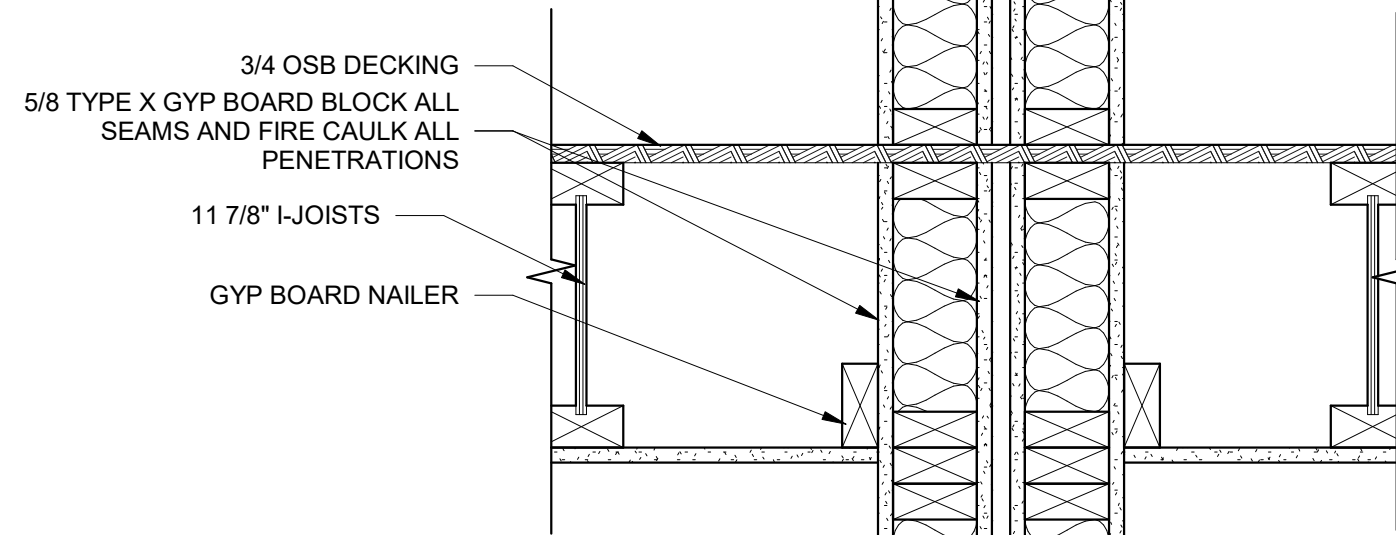
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 CONTENTS:  
 Unit Plans

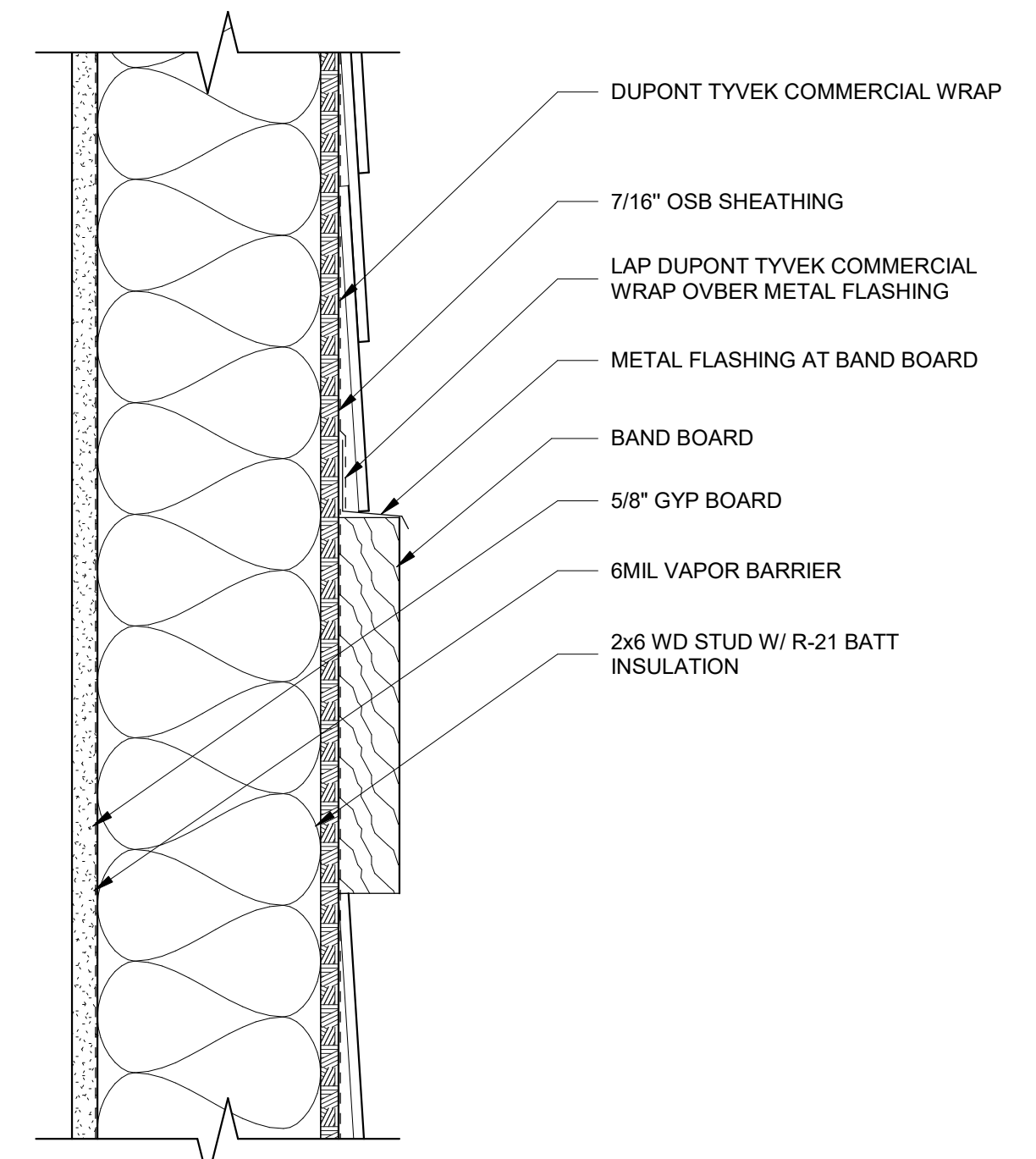
SHEET NO:  
**A402**



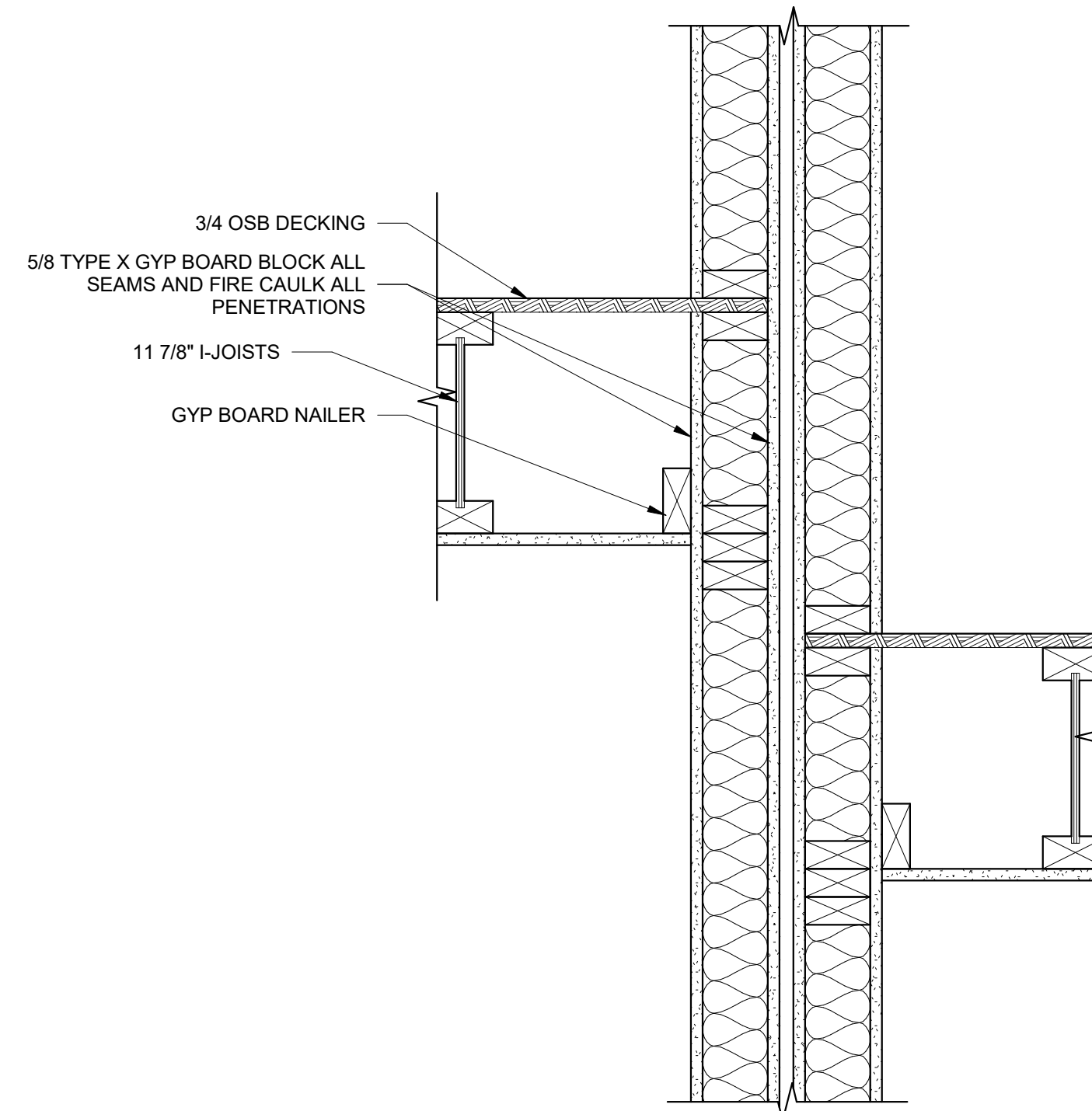
**9 Detail**  
SCALE: 1 1/2" = 1'-0"



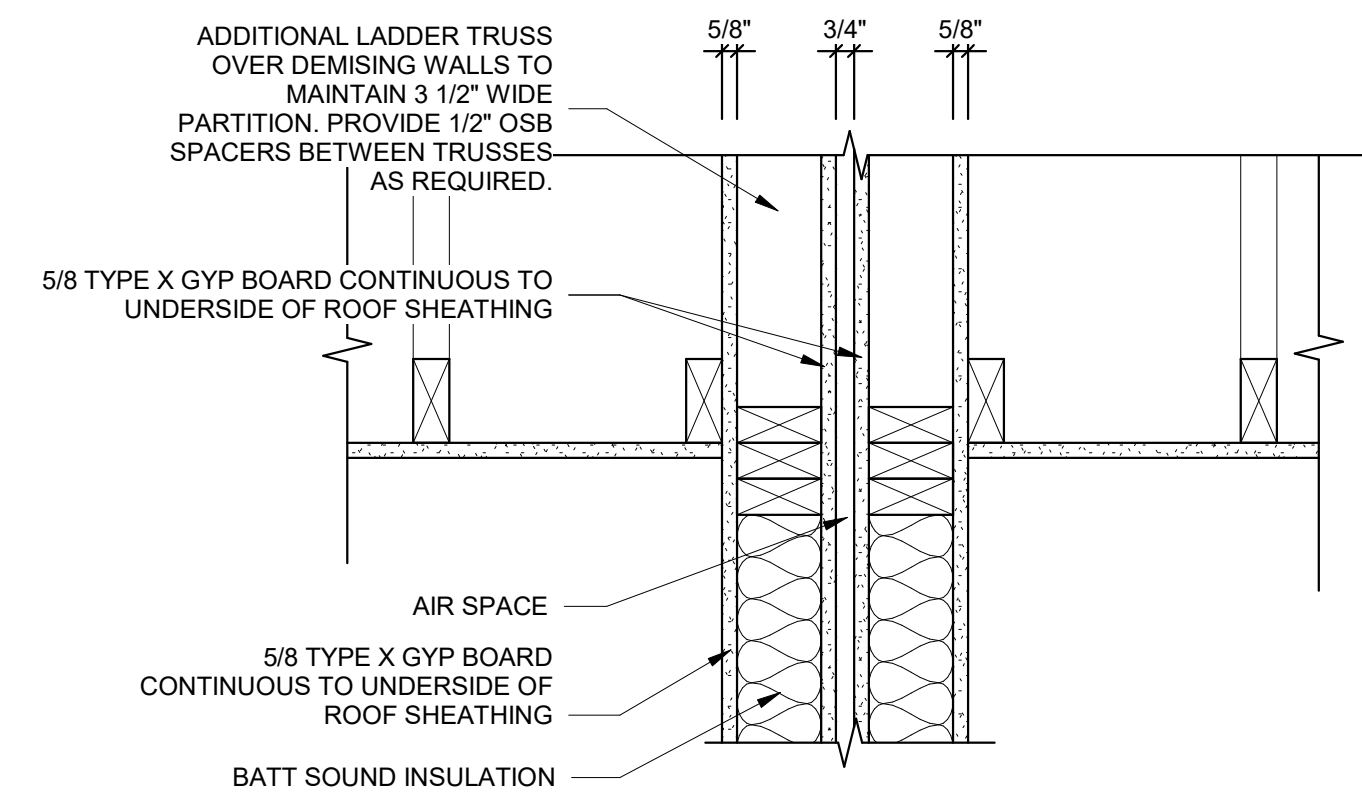
**6 Detail**  
SCALE: 1 1/2" = 1'-0"



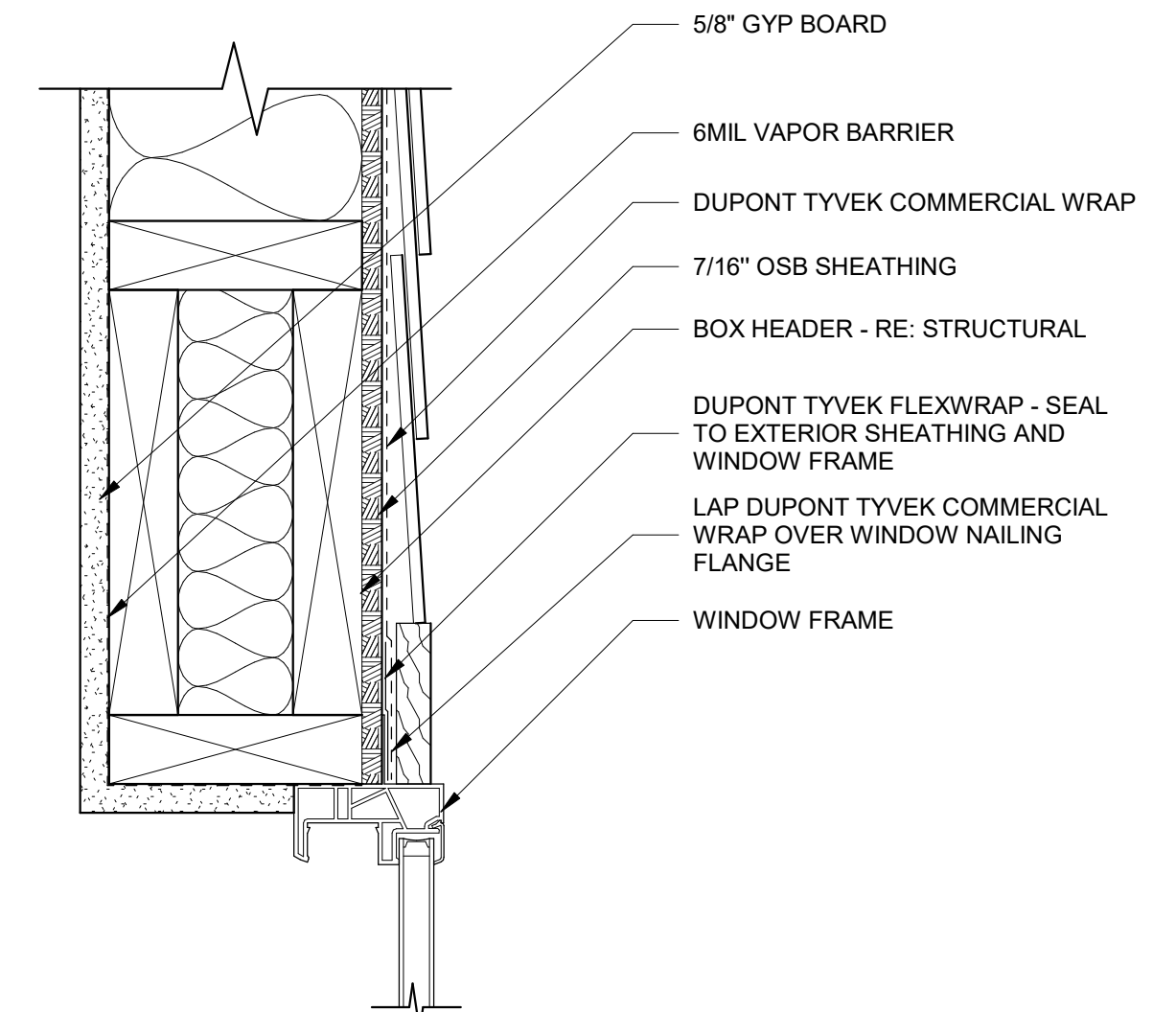
**3 Detail**  
SCALE: 3" = 1'-0"



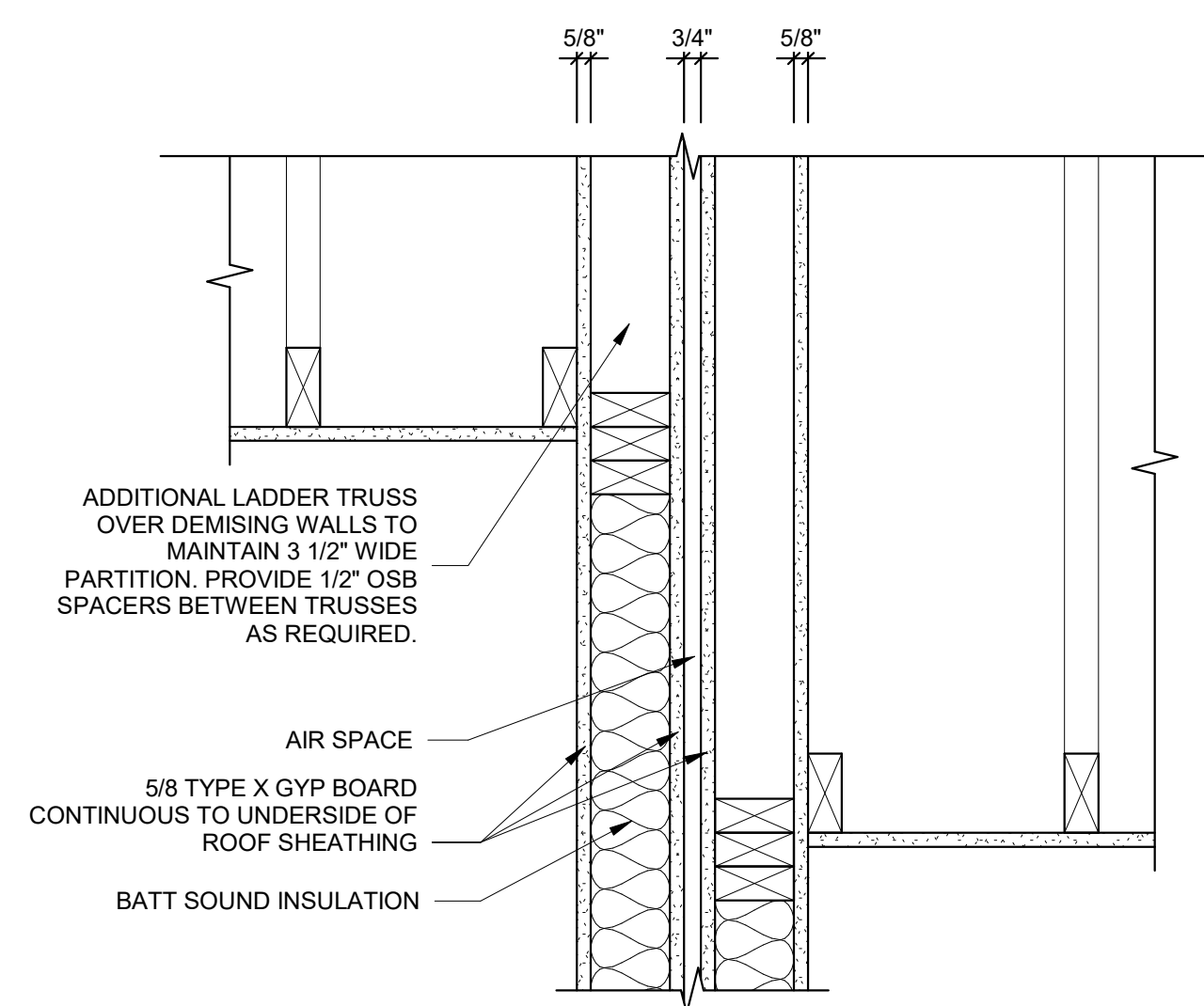
**8 Detail**  
SCALE: 1 1/2" = 1'-0"



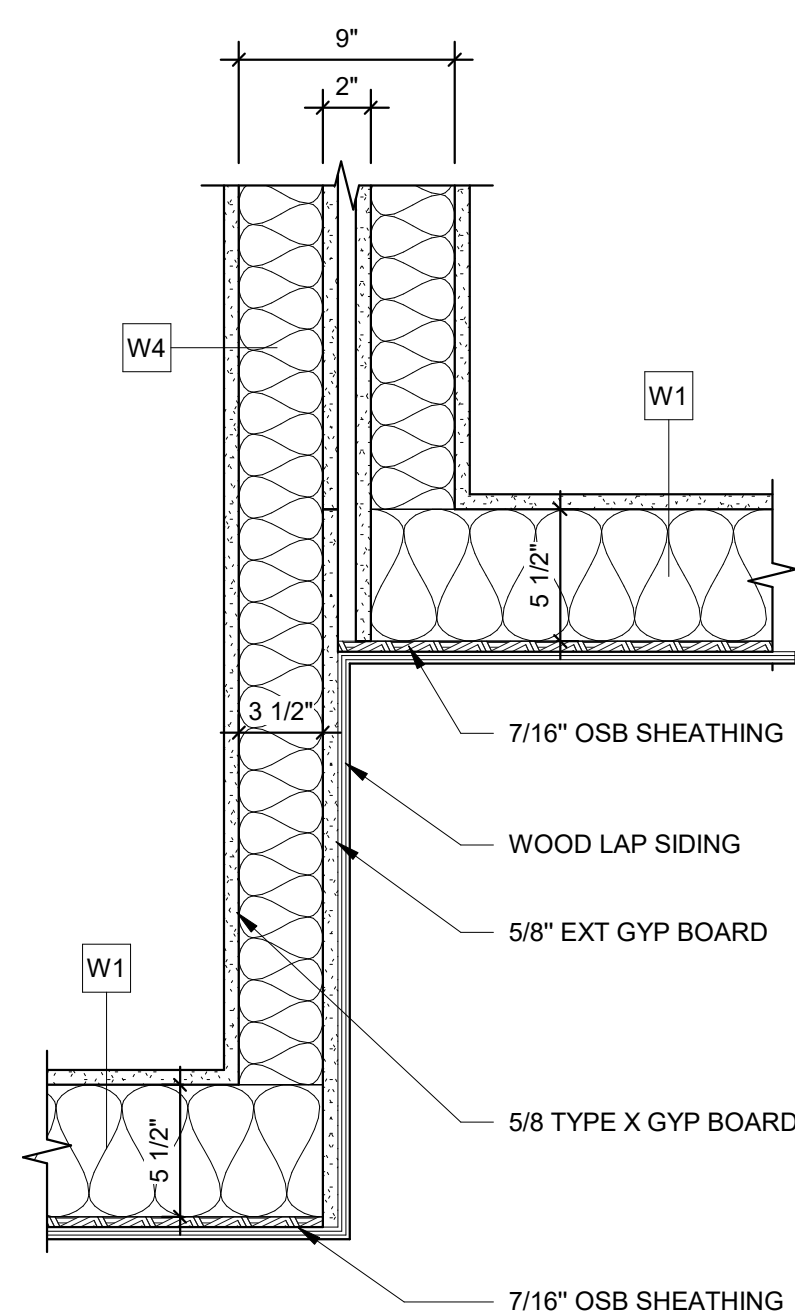
**5 Detail**  
SCALE: 1 1/2" = 1'-0"



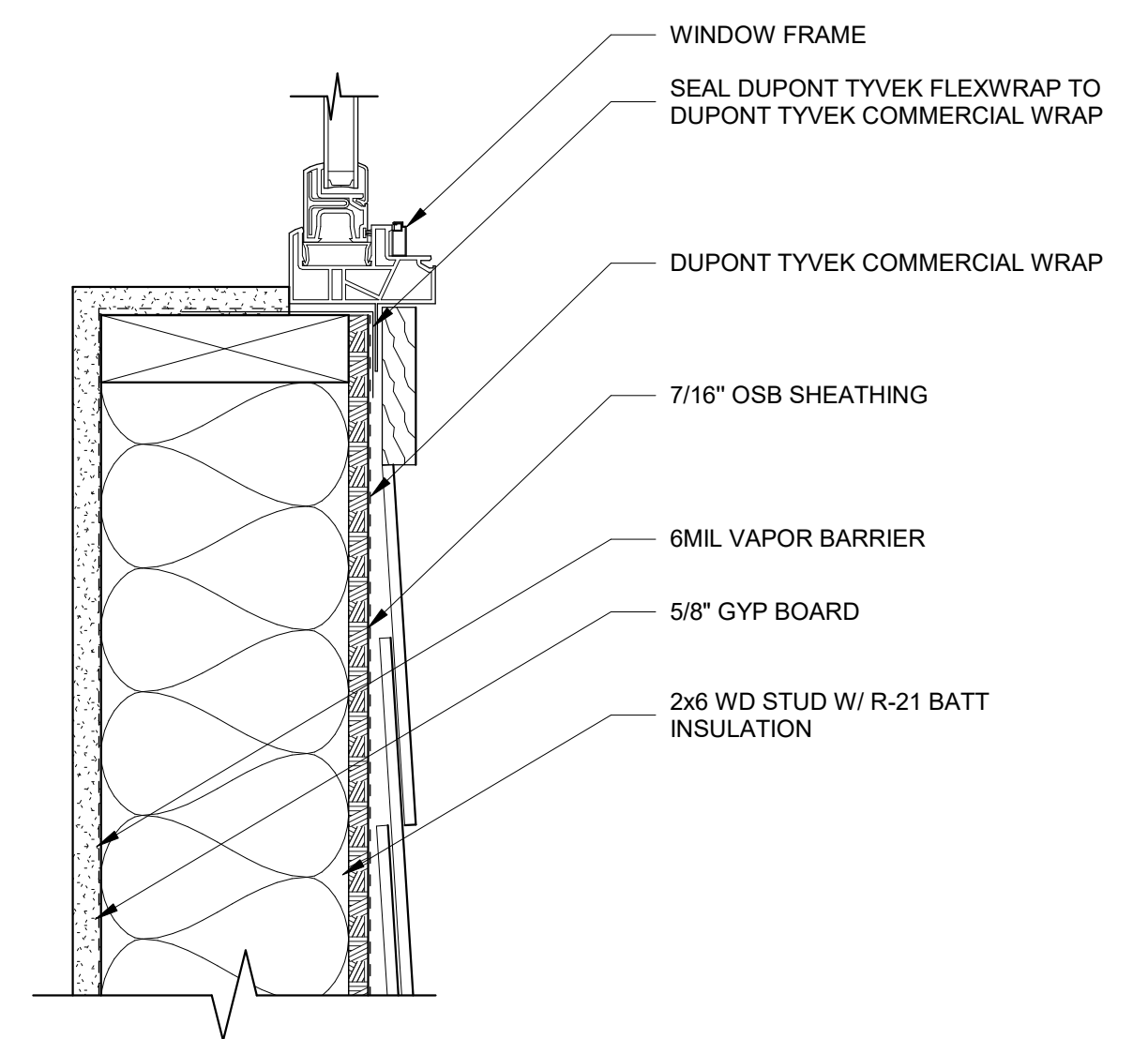
**2 Detail**  
SCALE: 3" = 1'-0"



**7 Detail**  
SCALE: 1 1/2" = 1'-0"



**4 Detail**  
SCALE: 1 1/2" = 1'-0"



**1 Detail**  
SCALE: 3" = 1'-0"