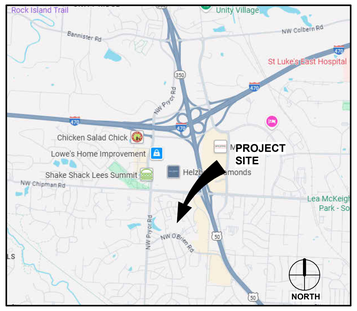
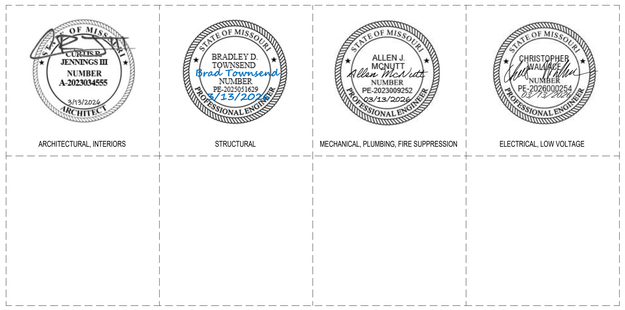
JOHN KNOX VILLAGE
MEADOWS
PHASE III - NORTH
LEE'S SUMMIT, MO

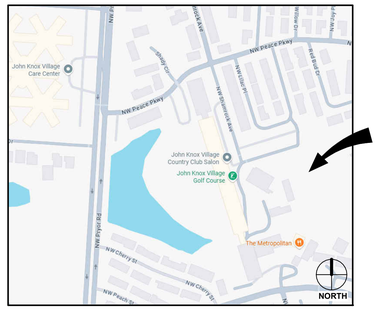
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VICINITY MAP





LOCATION MAP



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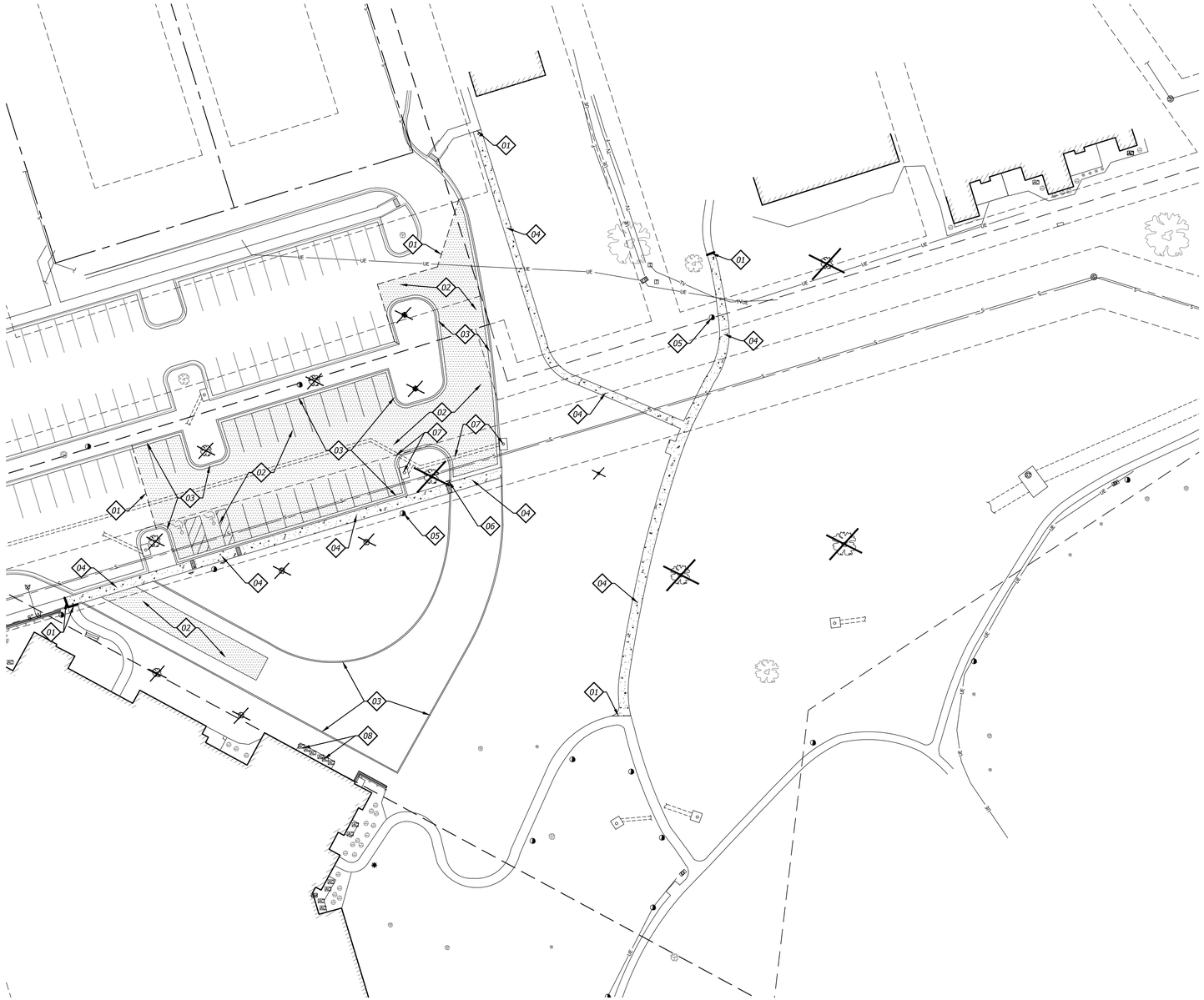
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T1



DEMOLITION GENERAL NOTES

1. Contractor shall verify the location, size, material and depth of all utilities prior to any excavation or construction activity.
2. All materials shall be removed and disposed of off-site. It is the contractors responsibility to meet all applicable laws and regulations pertaining to the disposal of construction/demolition material.
3. The contractor shall ensure that any structures to remain which are damaged during demolition operations shall be repaired to meet current code, at no additional cost to the owner.
4. The contractor shall remove any and all existing debris which is encountered from the existing site. This shall include, but shall not be limited to, footings, concrete slabs, conduits, granular subgrade, utility services, and/or unsuitable structural fill material as determined by the owner's engineer. The cost for these removals shall be considered incidental to the project. Said debris shall become property of the contractor and it shall be the responsibility of the contractor to dispose of properly off-site.
5. It shall be the contractor's responsibility to meet all applicable laws and regulations pertaining to the disposal of construction/demolition material.
6. The contractor shall be responsible for obtaining and payment of any permits for demolition that pertain to this project.
7. All protection fencing shall be installed prior to demolition/construction activity. The contractor shall provide a 6-foot security fence around the entire job site with locked gated access points, if required by the owner or the City.
8. All existing utilities removed during construction shall have their trenches backfilled with structural fill and be compacted to the requirements for structural fill.
9. All removals required to properly perform the work (whether shown on the plans or not) shall be performed by the contractor at no additional cost to the owner.

00 DEMOLITION NOTES

01 SAW CUT EXISTING PAVEMENT TO FULL DEPTH AND CLEAN EDGE.

02 REMOVE & DISPOSE OF EXISTING ASPHALT.

03 REMOVE & DISPOSE OF EXISTING CURB.

04 REMOVE & DISPOSE OF CONCRETE SIDEWALK.

05 REMOVE & RELOCATE EXISTING LIGHT POLE AND FIXTURE.

06 EXISTING SIGN TO BE REMOVED.

07 REMOVE & DISPOSE OF EXISTING STORM INLET AND PIPING.

08 EXISTING HVAC UNITS TO BE RELOCATED. REFER TO MECHANICAL PLANS.

DEMOLITION LEGEND

SAW CUT LINE

ASPHALT PAVEMENT TO BE REMOVED

CONCRETE SIDEWALK TO BE REMOVED

ASPHALT PAVEMENT TO BE MILLED & OVERLAYED

EXISTING TREE TO BE REMOVED

N

GRAPHIC SCALE

30 0 30

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STATE OF MISSOURI
ERIC BYRD
03/13/2026
NUMBER PE-2018013633
PROFESSIONAL ENGINEER

BID SET

John Knox Village

MEADOWS BUILDING
PHASE III

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NO.	REVISION DESCRIPTION	DATE

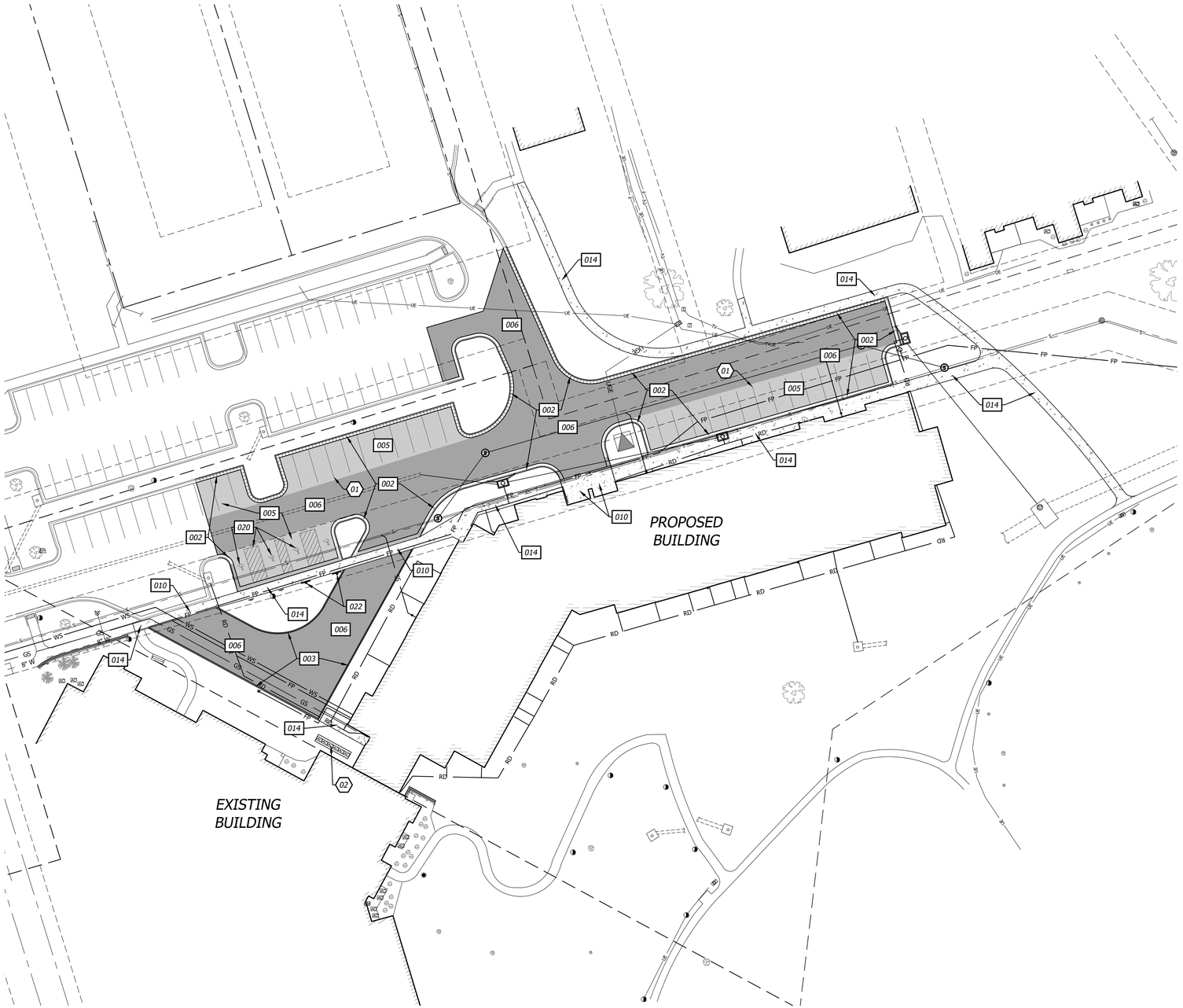
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DEMOLITION PLAN

DATE: March 13, 2026

COMM. NO. 25116.00

DRAWING C1.0



SITE DATA

SITE		
DISTURBED SITE AREA:	2.12	AC
	92,425	SF
EXISTING IMPERVIOUS AREA:	14,910	SF
PROPOSED IMPERVIOUS AREA:	48,690	SF
BUILDING		
BUILDING AREA:	23,788	SF
PARKING		
PARKING PROVIDED:	94	TOTAL
	47	GARAGE
	47	SURFACE
	5	HANDICAP (4 VAN)
PARKING REQUIRED:		
APARTMENT BUILDING (47 TWO-BED UNITS): (2 STALLS/UNIT)	94	
ADA STALLS: (BASED ON 94 PROVIDED PARKING)	4	

ZONING

PMIX (PLANNED MIXED USE)

OIL-GAS WELLS

ACCORDING TO THE DNR OIL AND GAS LOGS FOR THE COUNTY OF JACKSON, THERE ARE NOT OIL AND GAS WELLS NEAR THE PROPERTY AS SURVEYED HEREON.

00 CONSTRUCTION NOTES

01 LEAD FREE, WATER-BORNE EMULSION BASED WHITE TRAFFIC PAINT FOR STRIPING.
02 RELOCATED HVAC UNITS.

000 DETAILS

SEE CONSTRUCTION DETAILS - SHEETS C6.0-C6.1

002 CONCRETE CURB & GUTTER; RE. LEGEND FOR TYPE
003 FIRE LANE CURB
005 LIGHT DUTY ASPHALT PAVEMENT
006 MEDIUM DUTY ASPHALT PAVEMENT
010 MEDIUM DUTY CONCRETE PAVEMENT
014 CONCRETE SIDEWALK
020 (ADA) HANDICAP PARKING STRIPING
022 (ADA) HANDICAP PARKING SIGNAGE

SITE LEGEND

- (#) PARKING STALL COUNT
- PROPOSED BUILDING
- EXISTING BUILDING
- LIGHT DUTY ASPHALT PAVEMENT
- MEDIUM DUTY ASPHALT PAVEMENT
- MEDIUM DUTY PCC PAVEMENT
- CONCRETE SIDEWALK
- FIRE LANE CURB
- STANDARD CURB & GUTTER
- DRY CURB & GUTTER
- STANDARD ZERO HEIGHT CURB
- TRANSITION CURB

N

GRAPHIC SCALE
30 0 30

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09/19/2025
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NO.	REVISION DESCRIPTION	DATE

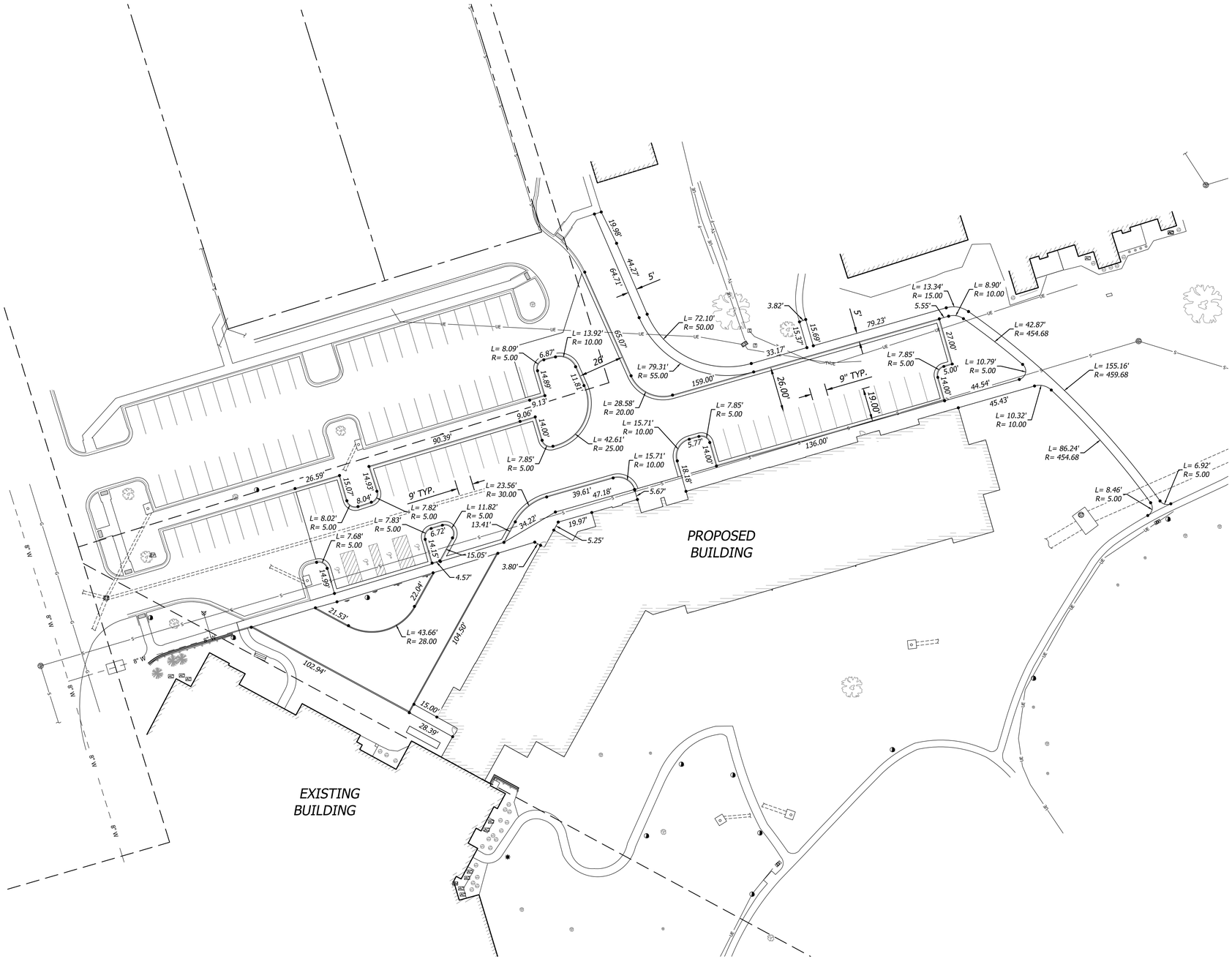
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SITE PLAN

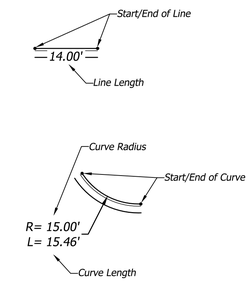
DATE: March 13, 2026
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DIMENSION NOTES

1. All dimensions are to/along back of curb unless otherwise noted.



DIMENSION LEGEND



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ARCHITECT	: DAS	CHECKED	: ERB
ENGINEER	: ERB	APPROVED	: ERB

NO.	REVISION DESCRIPTION	DATE

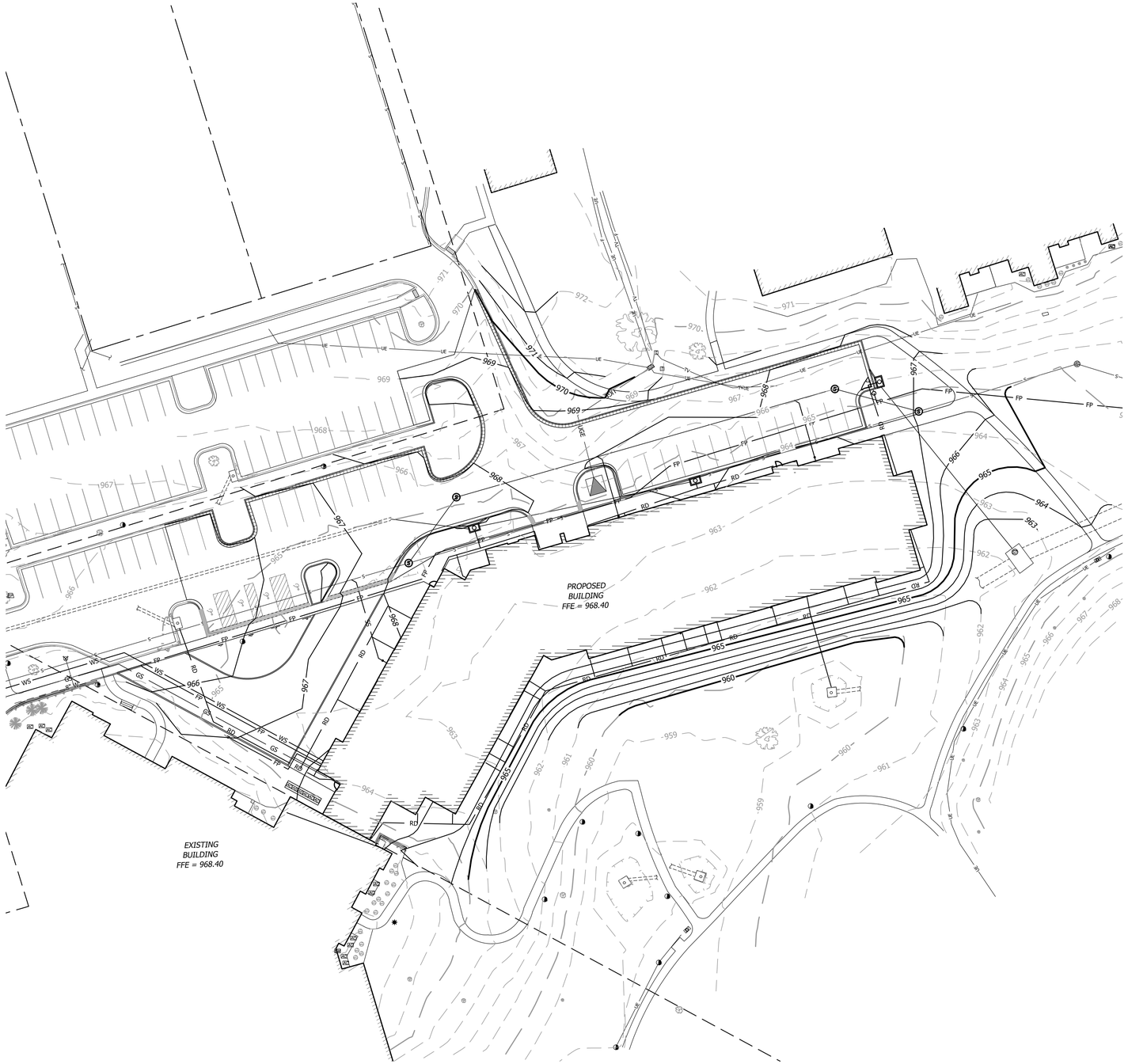
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DIMENSION PLAN

DATE: March 13, 2026

COMM. NO. 25116.00

DRAWING C2.1



GRADING NOTES

1. Contractor shall obtain a copy of the Geotechnical Services Report for the project and be familiar with the existing conditions and recommendations contained in the report if such a report has been prepared.
2. Contractor is responsible for any over excavation of existing unsuitable soils will be required under building and pavement areas. Contractor shall perform over excavation of unsuitable soils as a part of this work.
3. Contractor shall obtain soils suitable as structural fill from off-site sources. All borrow materials must be tested and approved by the Geotechnical Engineer prior to importing the soils to the project site.
4. Contractor shall operate under the terms and permits included in the Stormwater Pollution Prevention Plan (SWPPP) prepared for this project and permitted through the State of Missouri. Contractor shall employ a qualified person to conduct regular inspections of the site erosion control measures and document such inspections in the SWPPP document maintained by the Contractor.
5. All topsoil, vegetation, root structures, and deleterious materials shall be stripped from the ground surface prior to the placement of embankments. Contractor shall obtain the on-site geotechnical representative's acceptance of the existing ground surface materials and the proposed fill material prior to the placement of fill.
6. All proposed contour lines and spot elevations shown are finish ground elevations. Contractor shall account for pavement depths, building pads, topsoil, etc when grading the site.
7. All disturbed areas that are not to be paved (green spaces) shall be finish graded with a minimum of six inches of topsoil.
8. All excavation and embankments shall comply with the recommendations provided by the geotechnical engineer.
9. Finished grades shall not be steeper than 3:1.
10. All grading work shall be considered unclassified. No additional payments shall be made for rock excavation. Contractor shall satisfy himself as to any rock excavation required to accomplish the improvements shown hereon.
11. A 2.0% maximum cross slope shall be maintained on all pedestrian sidewalks and paths.

FLOOD STATEMENT

The subject property lies within Flood Zone " X " (unshaded) (Areas determined to be outside the 0.2% annual chance floodplain.), as shown on the Jackson County, Missouri and Incorporated Areas Flood Insurance Rate Map (F.I.R.M.).

Map Number: 29095C0416G
Panel No: 416 of 625
Map Revised Date: January 20, 2017

NOTE: This statement is provided for informational purposes only and shall in no way constitute a basis for a flood certificate. No field work was performed to establish the boundaries of this zone. The information was derived by scaling the subject property on the above referenced map.

PROJECT CONTROL TABLE
(NAD83 MISSOURI STATE PLANE, WEST ZONE, US SURVEY FOOT)
(VERTICAL DATUM: NAVD88)

POINT NO.	DESCRIPTION	ELEV.	GRID VALUE NORTHING COORDINATE	GRID VALUE EASTING COORDINATE
1	BM: CHISELED SQUARE CUT ON NORTHWEST CORNER OF CURB INLET	967.55'	1003612.91	2814375.17
2	BM: CHISELED SQUARE CUT ON NORTHEAST CORNER OF AREA INLET	957.19'	1003398.78	2814585.73
10	CP: 1/2" REINFORCING ROD WITH CONTROL POINT CAP	972.53'	1003748.43	2814436.46
11	CP: 1/2" REINFORCING ROD WITH CONTROL POINT CAP	966.68'	1003479.41	2814349.71
12	CP: 1/2" REINFORCING ROD WITH CONTROL POINT CAP	963.27'	1003383.16	2814525.05

GRADING LEGEND

- 980 — FINISH GRADE MAJOR CONTOURS
- 982 — FINISH GRADE MINOR CONTOURS
- 980 — EXISTING GRADE MAJOR CONTOURS
- 982 — EXISTING GRADE MINOR CONTOURS
- STANDARD CURB & GUTTER
- ROLLOVER CURB & GUTTER
- DRY CURB & GUTTER
- ZERO HEIGHT CURB
- TRANSITION CURB

GRAPHIC SCALE
30 0 30

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STATE OF MISSOURI
ERIC BYRD
03/13/2026
NUMBER PE-2010013633
PROFESSIONAL ENGINEER

BID SET

John Knox Village

MEADOWS BUILDING
PHASE III

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ARCHITECT : DAS	CHECKED : ERB
ENGINEER : ERB	APPROVED : ERB

NO.	REVISION DESCRIPTION	DATE

DRAWING TITLE

GRADING PLAN

DATE: March 13, 2026
COMM. NO. 25116.00
DRAWING C3.0

DETAILED GRADING LEGEND

0000.00 FG	*FINISHED GRADE ELEVATION*
0000.00 TC	*TOP OF CURB ELEVATION*
0000.00 TP	*TOP OF PAVEMENT ELEVATION*
0000.00 ME	*MATCH EXISTING GRADE*
0000.00 TE	*TOP ELEVATION OF STRUCTURE*
0000.00 XX HIGH POINT	*HIGH POINT AT SPECIFIC CALLOUT*
0000.00 XX LOW POINT	*LOW POINT AT SPECIFIC CALLOUT*
1.00%	*SLOPE INDICATOR*

PROPOSED BUILDING FFE = 968.40

EXISTING BUILDING FFE = 968.40

GRAPHIC SCALE
20 0 20

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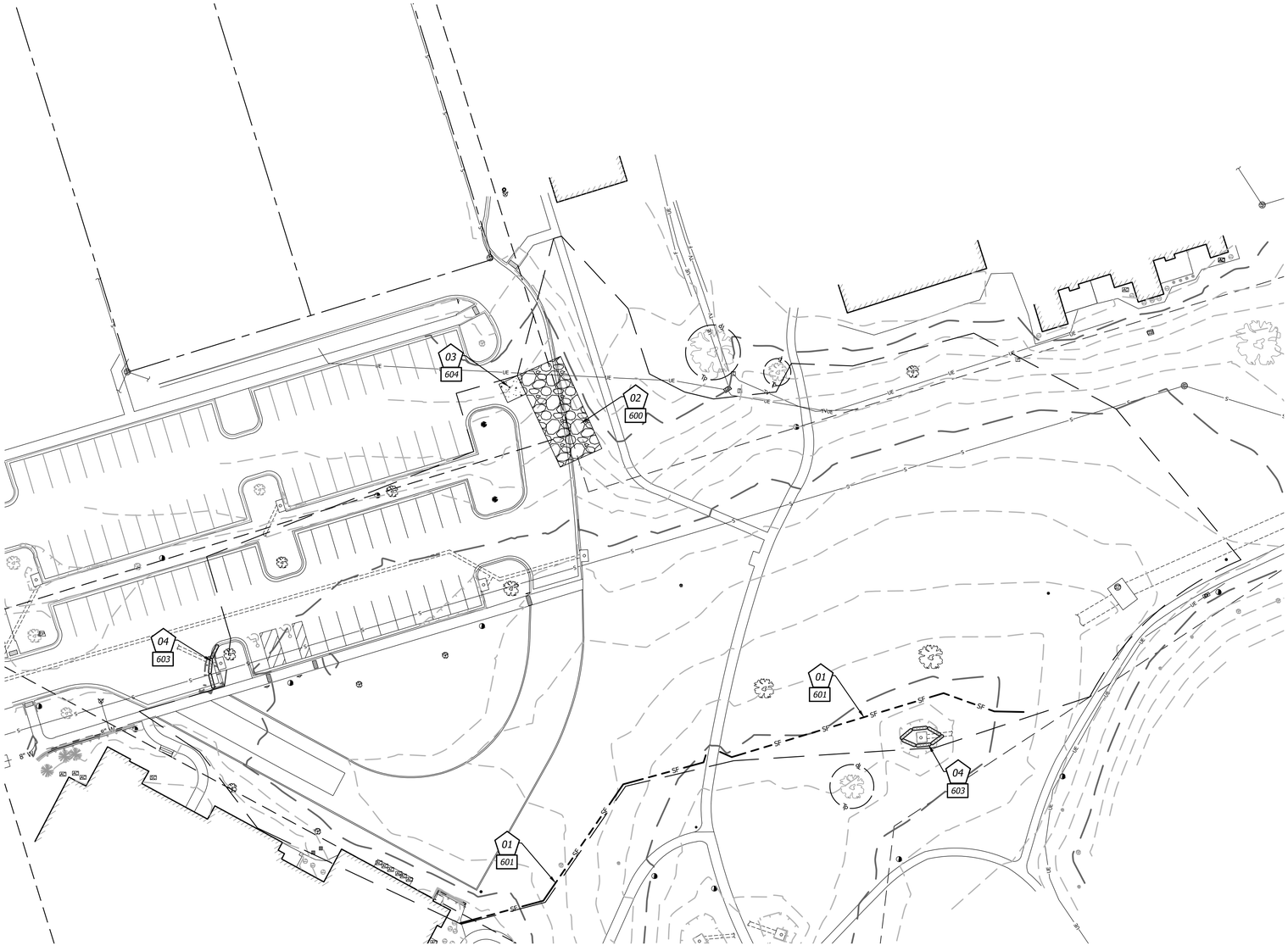
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NO.	REVISION DESCRIPTION	DATE

DRAWING TITLE

DETAILED GRADING PLAN

DATE: March 13, 2026
COMM. NO. 25116.00
DRAWING C3.1



EROSION AND SEDIMENT CONTROL GENERAL NOTES

1. Prior to Land Disturbance activities, the contractor shall:
   - Delineate the outer limits of any natural stream corridor designated with construction fencing.
   - Install perimeter controls and request the inspection of the pre-construction erosion and sediment control measures designated on the approved erosion and sediment control plan. Land disturbance work shall not proceed until there is a satisfactory inspection.
   - Identify the limits of construction on the ground with easily recognizable indications such as construction staking, construction fencing, and placement of physical barriers or other means acceptable to the City inspector and in conformance with the erosion and sediment control plan.

2. The contractor shall comply with all requirements of the Storm Water Pollution Prevention Plan, including but not limited to:
   - The contractor shall seed, mulch, or otherwise stabilize any disturbed area where the land disturbance activity has ceased for more than 14 days.
   - The contractor shall perform inspections of erosion and sediment control measures at the following minimum intervals:
     - o During active construction phases - at least once per week
     - o During periods of inactivity - at least once per 14 days
     - o After each rainfall event of ½ inch or more - within 24 hours of the rain event
   - The contractor shall maintain an inspection log including the inspector's name, date of inspection, observations as to the effectiveness of the erosion and sediment control measures, actions necessary to correct deficiencies, when the deficiencies were corrected, and the signature of the person performing the inspection. The inspection log shall be available for review by the regulatory authority.
   - The contractor shall have the erosion and sediment control plan routinely updated to show all changes and amendments to the plan. A copy of the erosion and sediment control plan shall be kept on site and made available for review by the regulatory authority.

3. Unless otherwise noted in the plans, all seeding must conform to Division II-Construction and Materials Specification-Section 2150 published by the Kansas City Metropolitan Chapter of the American Public Works Association dated May 21, 2008. Permanent seeding shall be installed after completion of final grading except when seeding will occur outside of the acceptable seeding season as specified in Section 2150. When temporary seeding is installed, permanent seeding shall be installed at the next seeding season. Temporary seeding shall not be used as a stabilization measure for a period exceeding 12 months. The Permit will not be closed until permanent seeding has been established to a minimum of 70% density over the entire disturbed area.

4. The contractor shall maintain installed erosion and sediment control devices in a manner that preserves their effectiveness for preventing sediment from leaving the site or entering a sensitive area such as a natural stream corridor, areas of the site intended to be left undisturbed, a storm sewer, or an on-site drainage channel.

5. The contractor is responsible for providing erosion and sediment control for the duration of a project. If the City determines that the BMPs in place do not provide adequate erosion and sediment control at any time during the project, the contractor shall install additional or alternate measures that provide effective control.

6. Concrete wash or rinse water from concrete mixing equipment, tools and/or ready-mix trucks, tools, etc. may not be discharged into or be allowed to run directly into any existing water body or storm inlet. One or more locations for concrete wash out will be designated on site, such that discharges during concrete washout will be contained in a small area where waste concrete can solidify in place.

7. Chemicals or materials capable of causing pollution may only be stored onsite in their original container. Materials stored outside must be in closed and sealed water-proof containers and located outside of drainage ways or areas subject to flooding. Locks and other means to prevent or reduce vandalism shall be used. Spills will be reported as required by law and immediate actions taken to contain them.

8. Silt fences and erosion control BMPs which are shown along the back of curb must be installed within two weeks of curb backfill and prior to placement of base asphalt. Exact locations of these erosion control methods may be field adjusted to minimize conflicts with utility construction; however, anticipated disturbance by utility construction shall not delay installation.

9. Interior Silt Fence as necessary during construction. Portions may be limited as vegetation is established and hardscape is installed. Entire length may be installed at the contractor's option to aid in stabilizing slopes.

10. Private Erosion & Sediment Control inspections are required in accordance with NPDES schedule and requirements. After inspections, provide the City of Lee's Summit with reports and documentation.

EROSION CONTROL LEGEND

- DISTURBED AREA (2.12 AC)
- SF — SILT/SEDIMENT FENCE
- Tp — TREE PROTECTION
- INLET PROTECTION FILTER BAGS
- CONSTRUCTION ENTRANCE
- CONCRETE CLEANOUT

EROSION & SEDIMENT CONTROL STAGING CHART

Phase	Project Stage	BMP Plan Ref. No.	BMP Description	Remove After Stage:	Notes:
Phase I (PRE–CON)	A – Place BMP's Prior to Land Disturbance	01	Perimeter Silt Fence	C	Place as shown on plan
		02	Construction Entrance	C	Place as shown on plan
		03	Concrete Wash–Out	C	Place as shown on plan
		04	Existing Inlet Protection	C	Place as shown on plan
Phase II (MID–CON)	B – After Utility Storm Sewer Construction	05	Storm Inlet Protection	C	Place as shown on plan
		06	Steep Slope Protection	N/A	Place as shown on plan
Phase III (POST–CON)	C – Final Grading, Paving & Landscaping	07	Final Seeding, Sod, and Landscaping	N/A	Silt fencing & inlet protect may be removed once seed & sodded areas are established on 100% of site to 70% density.

000 DETAILS

- *SEE EROSION CONTROL DETAIL SHEET FOR THE FOLLOWING*

600 TEMPORARY CONSTRUCTION ENTRANCE
601 FILTER FABRIC SILT FENCE
603 STORM INLET PROTECTION
604 CONCRETE WASH-OUT

N

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PROFESSIONAL ENGINEER

BID SET

John Knox Village

MEADOWS BUILDING PHASE III

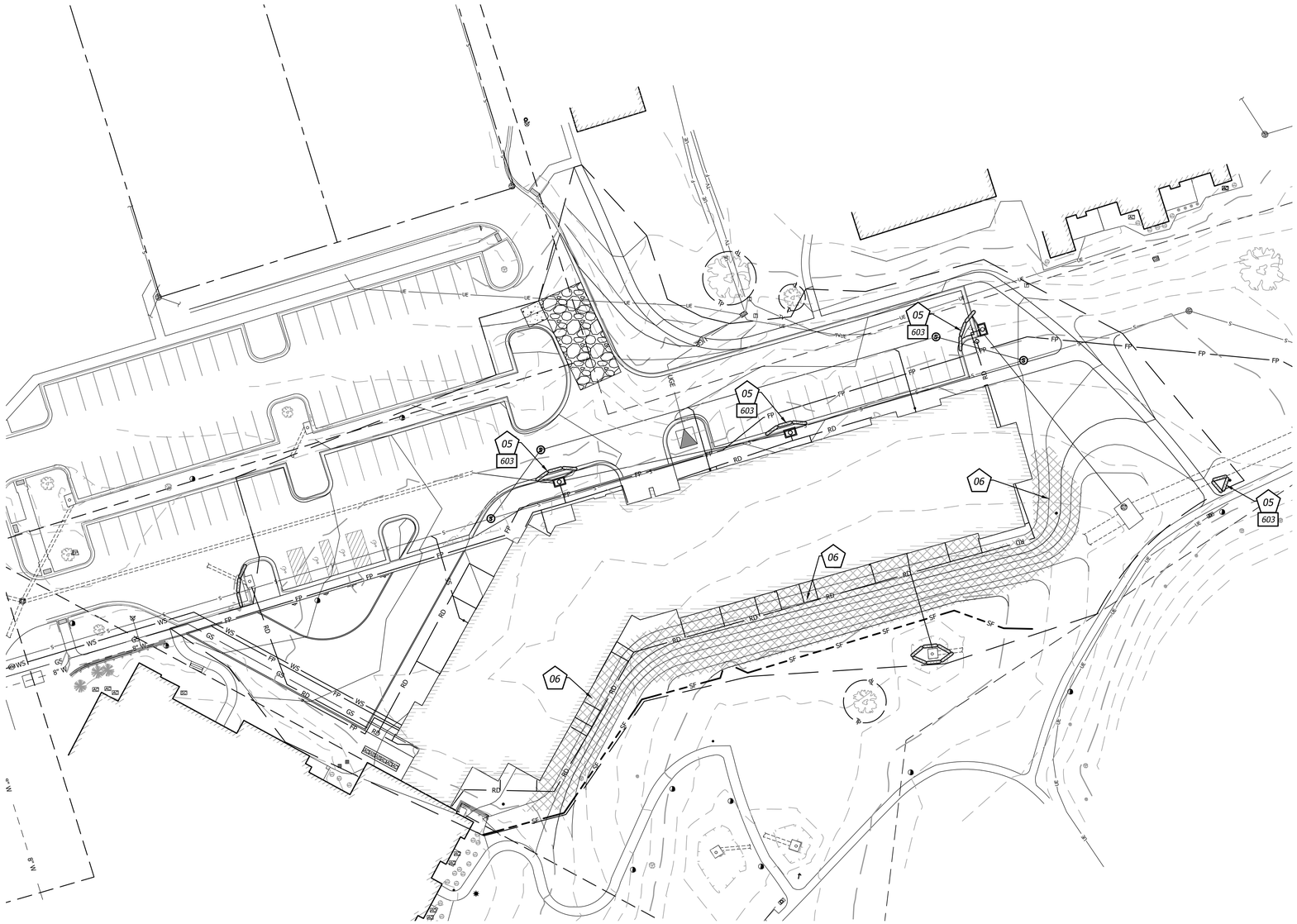
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ARCHITECT : DAS	CHECKED : ERB
ENGINEER : ERB	APPROVED : ERB

NO.	REVISION DESCRIPTION	DATE

DRAWING TITLE
PRE-CONSTRUCTION EROSION CONTROL PLAN

DATE: March 13, 2026
COMM. NO. 25116.00
DRAWING C4.0



EROSION & SEDIMENT CONTROL STAGING CHART

Phase	Project Stage	BMP Plan Ref. No.	BMP Description	Remove After Stage:	Notes:
Phase I (PRE–CON)	A – Place BMP's Prior to Land Disturbance	01	Perimeter Silt Fence	C	Place as shown on plan
		02	Construction Entrance	C	Place as shown on plan
		03	Concrete Wash–Out	C	Place as shown on plan
		04	Existing Inlet Protection	C	Place as shown on plan
Phase II (MID–CON)	B – After Utility Storm Sewer Construction	05	Storm Inlet Protection	C	Place as shown on plan
		06	Steep Slope Protection	N/A	Place as shown on plan
Phase III (POST–CON)	C – Final Grading, Paving & Landscaping	07	Final Seeding, Sod, and Landscaping	N/A	Silt fencing & inlet protect may be removed once seed & sodded areas are established on 100% of site to 70% density.

EROSION CONTROL LEGEND

- DISTURBED AREA (2.12 AC)
- SF — SILT/SEDIMENT FENCE
- Tp — TREE PROTECTION
- INLET PROTECTION FILTER BAGS
- CONSTRUCTION ENTRANCE
- CONCRETE CLEANOUT
- STEEP SLOPE PROTECTION

000 DETAILS

- SEE EROSION CONTROL DETAIL SHEET FOR THE FOLLOWING

600 TEMPORARY CONSTRUCTION ENTRANCE
601 FILTER FABRIC SILT FENCE
603 STORM INLET PROTECTION
604 CONCRETE WASH-OUT

GRAPHIC SCALE
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MEADOWS BUILDING
PHASE III

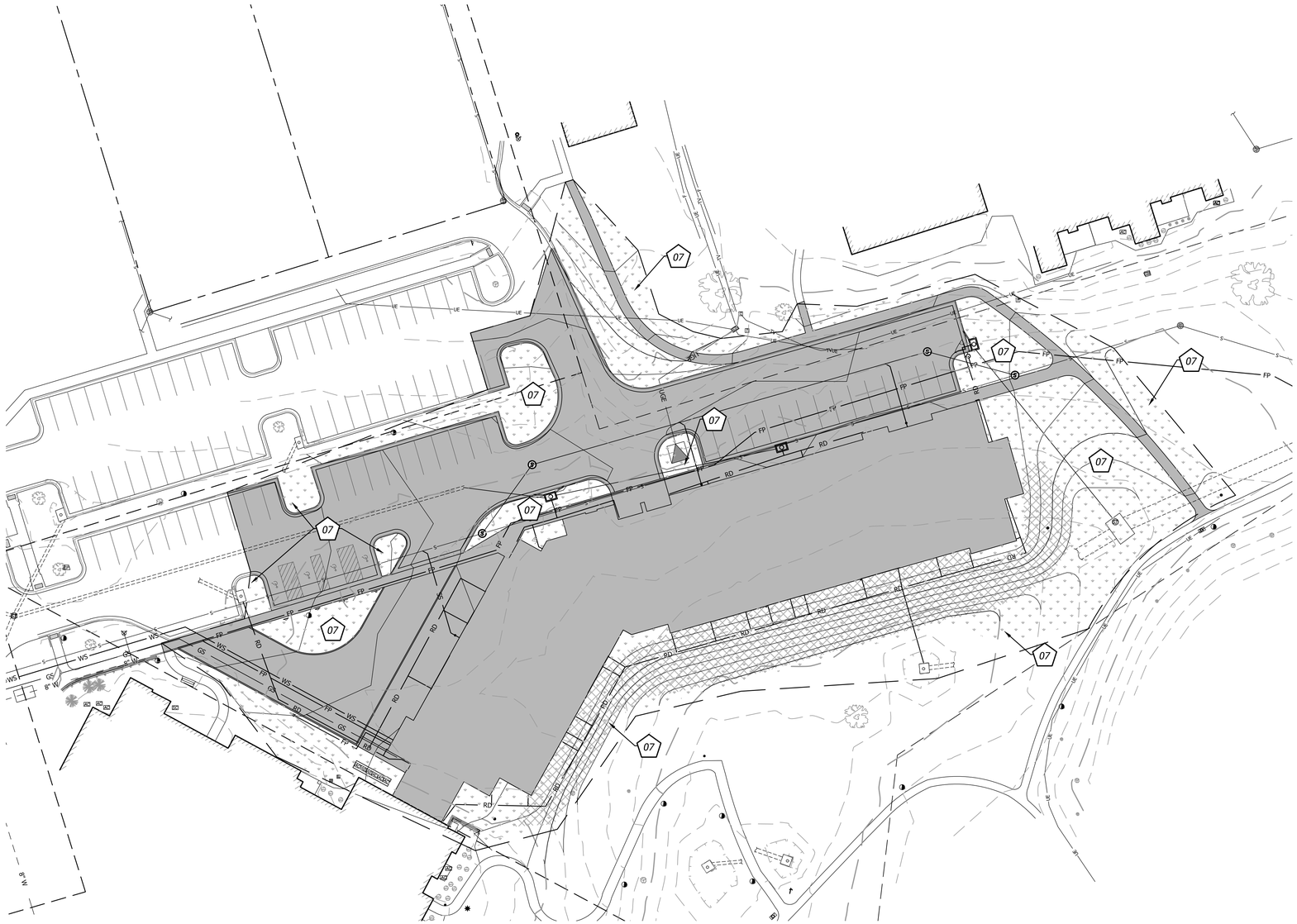
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ENGINEER : ERB	APPROVED : ERB

NO.	REVISION DESCRIPTION	DATE

DRAWING TITLE
MID-CONSTRUCTION EROSION CONTROL PLAN

DATE: March 13, 2026
COMM. NO. 25116.00
DRAWING C4.1



EROSION & SEDIMENT CONTROL STAGING CHART

Phase	Project Stage	BMP Plan Ref. No.	BMP Description	Remove After Stage:	Notes:
Phase I (PRE–CON)	*A – Place BMP's Prior to Land Disturbance*	01	*Perimeter Silt Fence*	*C*	*Place as shown on plan*
		02	*Construction Entrance*	*C*	*Place as shown on plan*
		03	*Concrete Wash–Out*	*C*	*Place as shown on plan*
		04	*Existing Inlet Protection*	*C*	*Place as shown on plan*
Phase II (MID–CON)	*B – After Utility Storm Sewer Construction*	05	*Storm Inlet Protection*	*C*	*Place as shown on plan*
		06	*Steep Slope Protection*	*N/A*	*Place as shown on plan*
Phase III (POST–CON)	*C – Final Grading, Paving & Landscaping*	07	*Final Seeding, Sod, and Landscaping*	*N/A*	*Silt fencing & inlet protect may be removed once seed & sodded areas are established on 100% of site to 70% density.*

EROSION CONTROL LEGEND

- *DISTURBED AREA (2.12 AC)*
- *FINAL SEEDING (SOD &/OR LANDSCAPING)*
- *IMPERVIOUS AREA (1.12 AC)*

N

GRAPHIC SCALE

30 0 30

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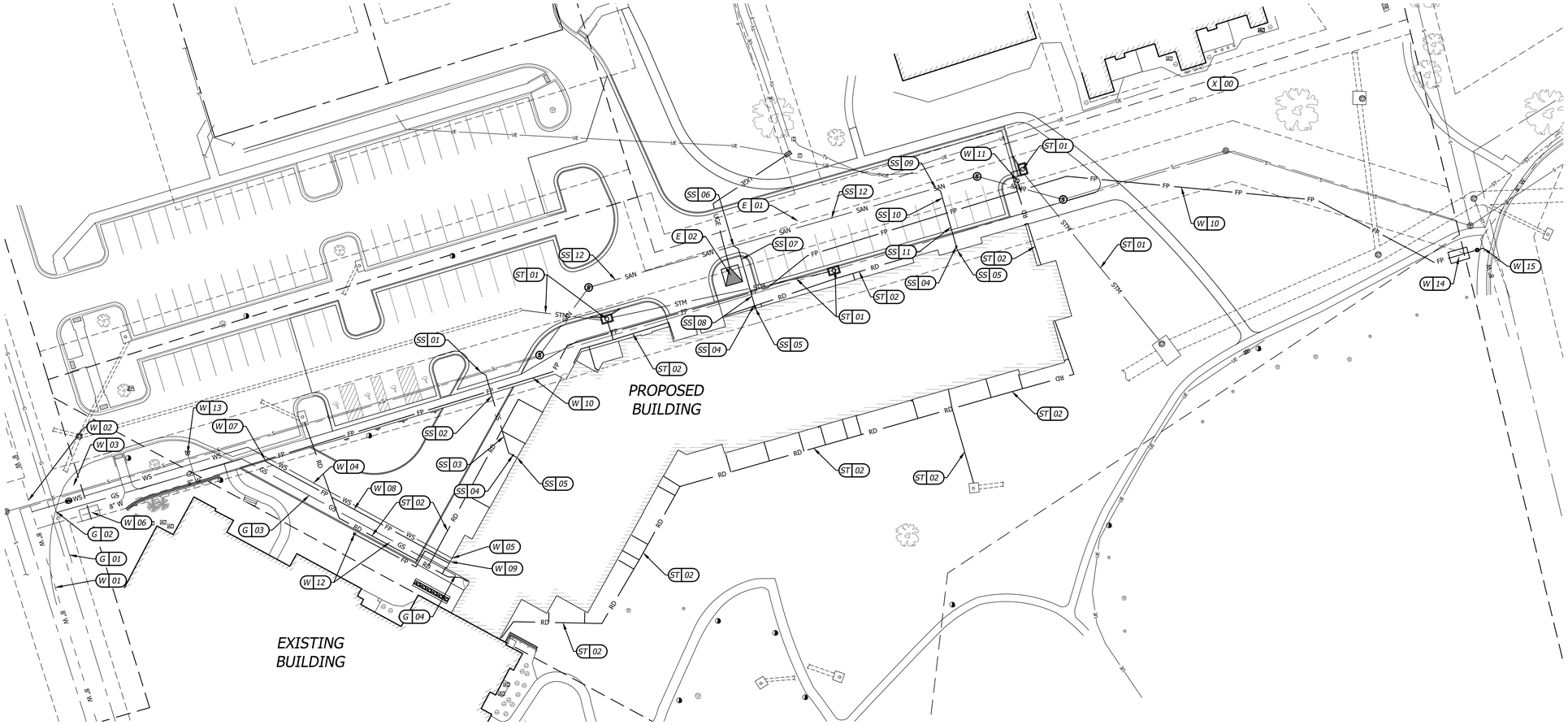
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POST-CONSTRUCTION EROSION CONTROL PLAN

DATE: March 13, 2026

COMM. NO. 25116.00

DRAWING C4.2



CONSTRUCTION NOTES

W - WATER SERVICE INFORMATION - LEE'S SUMMIT WATER UTILITIES

- *01 EXISTING 8" WATER MAIN.*
- *02 CONNECT TO WATER MAIN WITH 2" CORPORATION STOP; REFER TO CONNECTION DETAIL.*
- *03 INSTALL 2" METER IN PIT.*
- *04 INSTALL 215 LF OF 3" WATER SERVICE LINE WITH MINIMUM DEPTH OF COVER OF 42".*
- *05 CONNECT WATER SERVICE TO BUILDING; SEE PLUMBING PLANS.*
- *06 EXISTING BACKFLOW PREVENTOR IN VAULT.*
- *07 CONNECT TO PRIVATE FIRE WATER MAIN WITH 8"X6" TEE AND 6" GATE VALVE.*
- *08 INSTALL 110 LF OF 6" C-900 FIRE PROTECTION SERVICE LINE WITH MINIMUM DEPTH OF COVER OF 42".*
- *09 CONNECT FIRE PROTECTION LINE TO BUILDING PLUMBING ; REFER TO PLUMBING PLANS.*
- *10 INSTALL 680 LF OF 8" C-900 FIRE PROTECTION SERVICE LINE WITH MINIMUM DEPTH OF COVER OF 42".*
- *11 PROPOSED PRIVATE FIRE HYDRANT.*
- *12 INSTALL 55 LF OF 4" C-900 PRIVATE FIRE LINE AND INSTALL REMOTE FIRE DEPARTMENT CONNECTION.*
- *13 EXISTING PRIVATE FIRE HYDRANT.*
- *14 INSTALL 8" BACKFLOW PREVENTOR IN VAULT.*
- *15 CONNECT TO WATER MAIN 8"X8" TEE AND 8" GATE VALVE.*

E - ELECTRIC SERVICE INFORMATION - EVERGY

- *01 CONTRACTOR TO INSTALL PRIMARY UNDERGROUND ELECTRIC SERVICE FROM EXISTING ELECTRIC STRUCTURE TO TRANSFORMER PAD.*
- *02 PROPOSED TRANSFORMER PAD.*

G - GAS SERVICE INFORMATION - SPIRE

- *01 EXISTING GAS MAIN.*
- *02 TAP EXISTING GAS MAIN FOR SERVICE LINE; COORDINATE W/ SPIRE.*
- *03 INSTALL 225 LF OF GAS SERVICE LINE.*
- *04 GAS CONNECTION TO BLDG.; REFER TO PLUMBING PLAN.*

ST - STORM SEWER INFORMATION - LEE'S SUMMIT PUBLIC WORKS

- *01 STORM SEWER; REFER TO SHEET C5.2*
- *02 ROOF DRAIN LINES; REFER TO SHEET C5.3*

SS - SANITARY SEWER INFORMATION - LEE'S SUMMIT PUBLIC WORKS

- *01 CONNECT TO EXISTING SANITARY MAIN WITH WYE; FL = 951.00*
- *02 INSTALL 12 LF 6" SDR-26 PVC RISER @ 100% SLOPE*
- *03 INSTALL 37 LF 6" SDR-26 PVC @ 4% SLOPE*
- *04 INSTALL CLEANOUT*
- *05 CONNECT TO BUILDING PLUMBING; REFER TO PLUMBING PLANS; FL = 964.50*
- *06 CONNECT TO PROPOSED SANITARY MAIN WITH WYE; FL = 951.68*
- *07 INSTALL 12 LF 6" SDR-26 PVC RISER @ 100% SLOPE*
- *08 INSTALL 20 LF 6" SDR-26 PVC @ 4% SLOPE*
- *09 CONNECT TO PROPOSED SANITARY MAIN WITH WYE; FL = 952.13*
- *10 INSTALL 12 LF 6" SDR-26 PVC RISER @ 100% SLOPE*
- *11 INSTALL 20 LF 6" SDR-26 PVC @ 2% SLOPE*
- *12 PROPOSED RELOCATED SANITARY MAIN; REFER TO SEPARATE SET OF PLANS*

UTILITY NOTES

1. Contractor shall refer to all specifications, guidelines, and installation drawings from City of Lee's Summit and Evergy for the installation of all service lines.
2. The information shown on these plans concerning the type and location of underground utilities is not guaranteed to be accurate or all inclusive. The contractor is responsible for contacting all utility companies for field location of all underground utility lines prior to any excavation and for making his own verification as to type and location of underground utilities as may be necessary to avoid damage thereto.
3. Contractor to ensure 6" minimum separation between utilities at crossings. Contractor to call engineer if any conflicts between utilities are found.
4. Fire Line Notes:
   - 4.1. All private fire lines shall be installed in accordance with NFPA 24, and other applicable codes and standards.
   - 4.2. Contact the Fire Department to schedule inspections prior to private fire lines being backfilled.
   - 4.3. Contact the Fire Department to witness scheduled hydrostatic tests and flushes of private fire lines.
5. Stub all connections to within 5' of the building to provide connection into the building by mechanical/plumbing contractor.
6. Contractor to ensure min. 18" vertical separation between utilities at crossing. Contractor to call engineer if any conflicts between utilities are found.

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30 0 30

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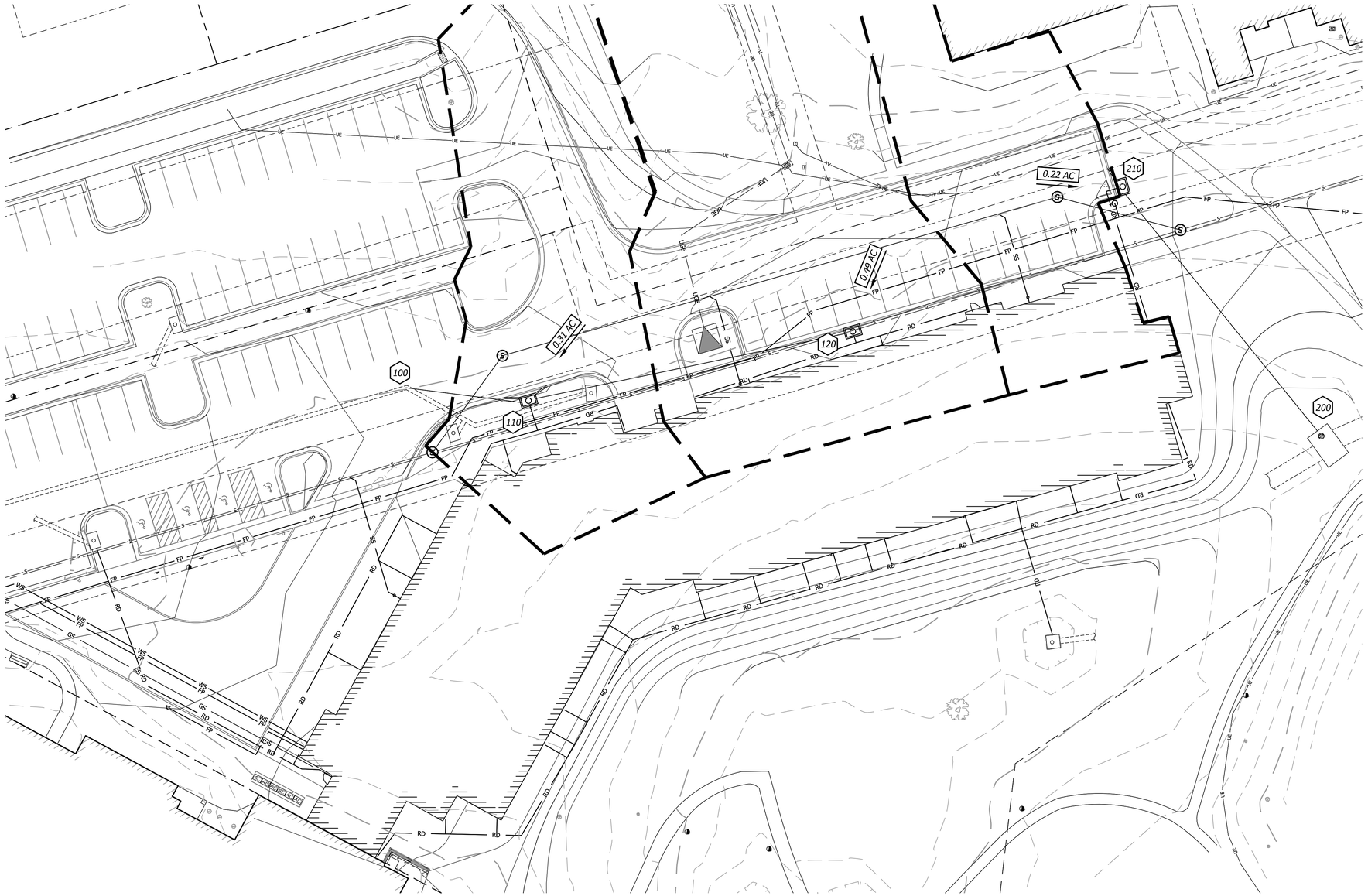
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ENGINEER : ERB	APPROVED : ERB

NO.	REVISION DESCRIPTION	DATE

DRAWING TITLE

UTILITY PLAN

DATE: March 13, 2026
COMM. NO. 25116.00
DRAWING C5.0



DRAINAGE LEGEND

- DRAINAGE AREA BOUNDARY
- 000 — PROPOSED STRUCTURE IDENTIFIER
- Field — AREA/DIRECTION OF DRAINAGE BOUNDARY
- 980 — PROPOSED FINISH GRADE MAJOR CONTOUR
- 982 — PROPOSED FINISH GRADE MINOR CONTOUR
- 980 — EXISTING GRADE MAJOR CONTOUR
- 982 — EXISTING GRADE MINOR CONTOUR
- STM — PROPOSED STORM SEWER LINE
- RD — PROPOSED ROOF LINE DRAIN

N

GRAPHIC SCALE
20 0 20

Runoff Calculations 100-YR														Pipe Properties										
Inlet #	Area (acres)	"C" Value	Cumul. Area (acres)	Cumul. CxA	Tc	Intensity	Runoff To Inlet	Cumul. Runoff	Pipe Cap.	Pipe Vel.	Up Piped Inlets	Up Piped Inlets	Up Area (acres)	Up CxA	Up Inlet	Down Inlet	Pipe Type	"n" Value	Pipe Size	Length	Slope %	Drop In Inlet	FL Up	FL Down	Inlet Top	HGL Elev.
LINE 100																									DS TAILWATER @ STR #100	FREE
110	0.31	0.60	0.80	0.54	5.4	10.18	3.16	6.90	11.38	6.44			0.00	0.00	110	100	HDPE	0.012	18	44.54	1.00	0.50	959.30	958.85	968.02	960.54
120	0.49	0.60	0.49	0.29	5.0	10.32	3.79	3.79	7.00	5.70			0.00	0.00	120	110	HDPE	0.012	15	119.77	1.00	N/A	960.99	959.80	967.80	961.95
LINE 200																									DS TAILWATER @ STR #200	FREE
210	0.22	0.55	0.22	0.12	5.0	10.32	1.56	1.56	12.12	9.88			0.00	0.00	210	200	HDPE	0.012	15	119.34	3.00	N/A	960.08	956.50	967.35	960.67

Runoff Calculations 10-YR														Pipe Properties										
Inlet #	Area (acres)	"C" Value	Cumul. Area (acres)	Cumul. CxA	Tc	Intensity	Runoff To Inlet	Cumul. Runoff	Pipe Cap.	Pipe Vel.	Up Piped Inlets	Up Piped Inlets	Up Area (acres)	Up CxA	Up Inlet	Down Inlet	Pipe Type	"n" Value	Pipe Size	Length	Slope %	Drop In Inlet	FL Up	FL Down	Inlet Top	HGL Elev.
LINE 100																									DS TAILWATER @ STR #100	FREE
110	0.31	0.80	0.80	0.54	5.4	7.25	1.80	3.93	11.38	6.44			0.00	0.00	110	100	HDPE	0.012	18	44.54	1.00	0.50	959.30	958.85	968.02	960.20
120	0.49	0.60	0.49	0.29	5.0	7.35	2.16	2.16	7.00	5.70			0.00	0.00	120	110	HDPE	0.012	15	119.77	1.00	N/A	960.99	959.80	967.80	961.69
LINE 200																									DS TAILWATER @ STR #200	FREE
210	0.22	0.55	0.22	0.12	5.0	7.35	0.89	0.89	12.12	9.88			0.00	0.00	210	200	HDPE	0.012	15	119.34	3.00	N/A	960.08	956.50	967.35	960.51

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03/13/2026
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PROFESSIONAL ENGINEER

BID SET

John Knox Village

MEADOWS BUILDING
PHASE III

SFCS Architecture Engineering Planning Interiors
SFCS Inc. ▪ 1927 South Tryon St. - Suite 207
Charlotte, North Carolina 28203.4633
704.372.7327 ▪ Fax 704.372.7369
www.sfcs.com

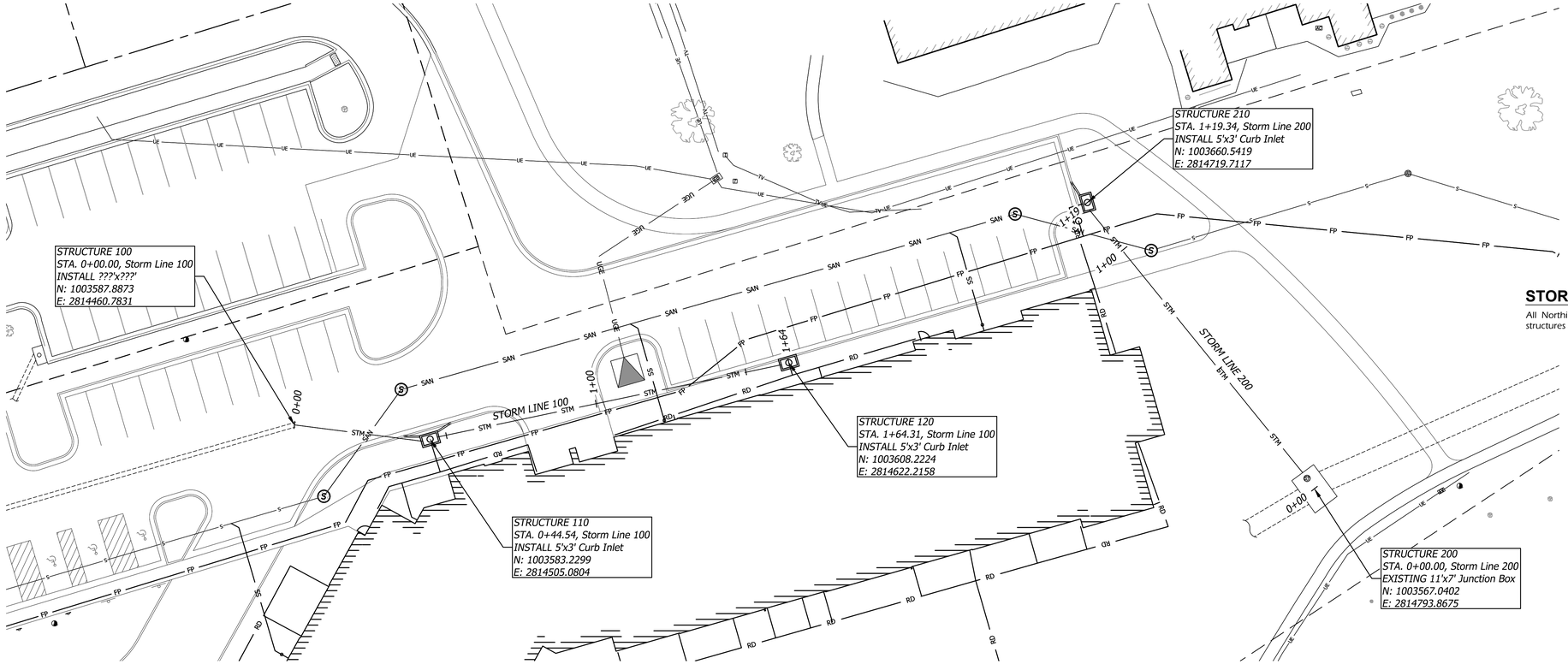
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ARCHITECT : DAS	CHECKED : ERB
ENGINEER : ERB	APPROVED : ERB

NO.	REVISION DESCRIPTION	DATE

DRAWING TITLE

PROPOSED DRAINAGE MAP & CALCULATIONS

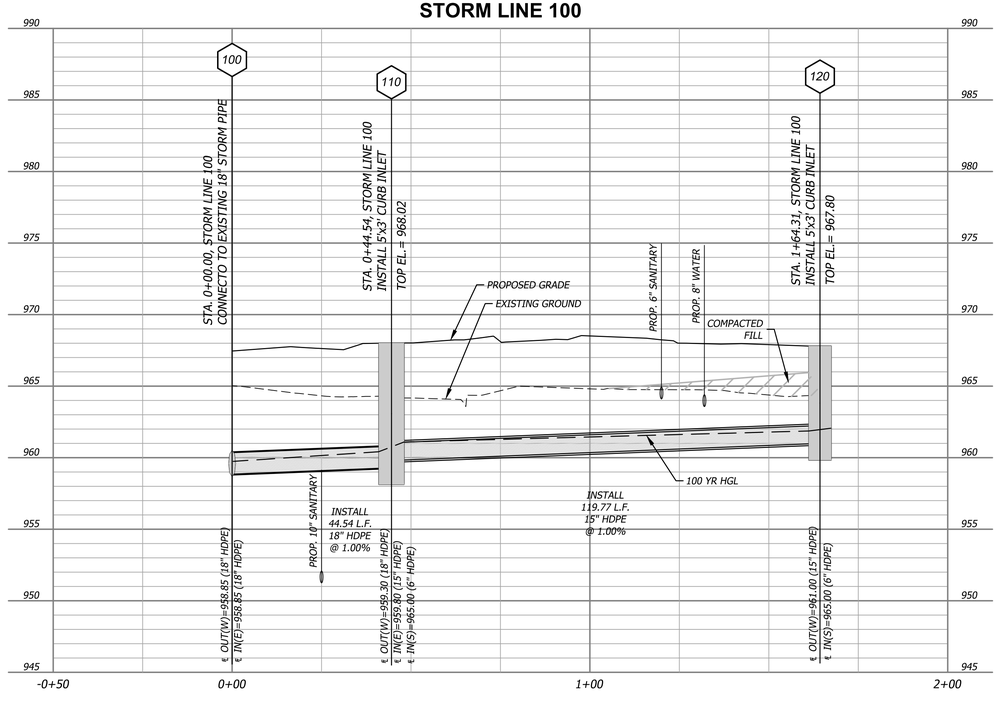
DATE: March 13, 2026
COMM. NO. 25116.00
DRAWING C5.1

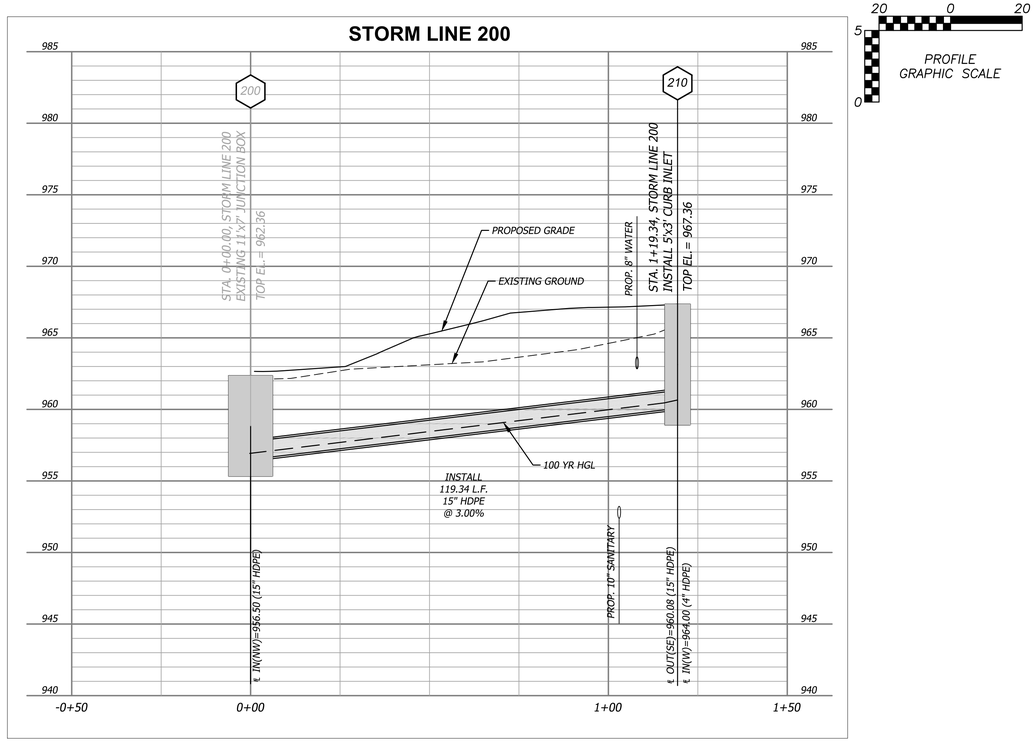


STORM NOTE

All Northings, Eastings, and alignment stationing for storm structures are to center of structure unless stated otherwise.

GRAPHIC SCALE
20 0 20





20 0 20
5
0
PROFILE GRAPHIC SCALE

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p. (913) 663-1900

STATE OF MISSOURI
ERIC BYRD
03/13/2026
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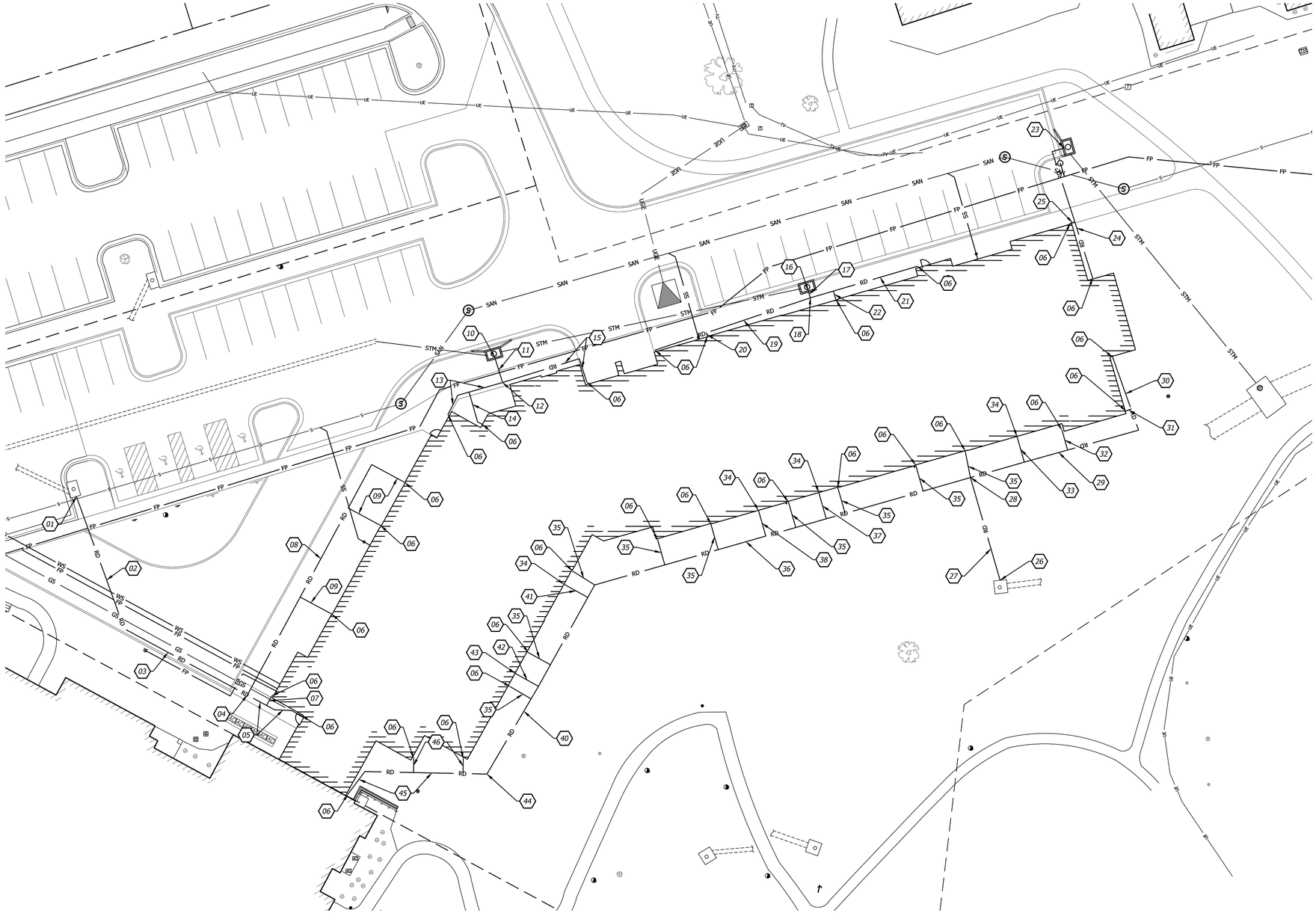
DRAWING TITLE

STORM PLAN & PROFILE

DATE: March 13, 2026
COMM. NO. 25116.00
DRAWING C5.2

GENERAL NOTES

1. All lengths/slopes of roof drain lines are approximate. Contractor to obtain own quantities.
2. Contractor to ensure 6" minimum separation between roof drain and any utility crossing. Contractor to call civil engineer if any conflicts between utilities are found.
3. Install reducers as needed to transition pipe sizes.
4. Install tees where downspout and roof drain lines connect to header pipes.



ROOF DRAIN NOTES

00 **ROOF DRAIN NOTES**

01 CONNECT STORM LINE TO EXISTING CURB INLET; FL = 962.30
02 INSTALL 52 LF OF 6" HDPE STORM PIPE @ 2%
03 INSTALL 52 LF OF 6" HDPE DRAIN PIPE @ 2%
04 INSTALL 6" X 6" TEE; FL = 964.40
05 INSTALL 20 LF OF 4" HDPE DRAIN PIPE @ 2%
06 CONNECT STORM LINE TO BUILDING DOWNSPOUT
07 INSTALL 4 LF OF 4" HDPE DRAIN PIPE @ 2%
08 INSTALL 98 LF OF 6" HDPE DRAIN PIPE @ 1%
09 INSTALL 13 LF OF 4" HDPE DRAIN PIPE @ 2%

10 CONNECT STORM LINE TO CURB INLET; FL = 965.00
11 INSTALL 10 LF OF 6" HDPE DRAIN PIPE @ 2%
12 INSTALL 6" X 6" TEE; FL = 965.20
13 INSTALL 25 LF OF 4" HDPE DRAIN PIPE @ 2%
14 INSTALL 15 LF OF 4" HDPE DRAIN PIPE @ 2%
15 INSTALL 40 LF OF 4" HDPE DRAIN PIPE @ 2%

16 CONNECT STORM LINE TO CURB INLET; FL = 965.00
17 INSTALL 3 LF OF 6" HDPE DRAIN PIPE @ 2%
18 INSTALL 6" X 6" TEE; FL = 965.20
19 INSTALL 60 LF OF 4" HDPE DRAIN PIPE @ 2%
20 INSTALL 2 LF OF 4" HDPE DRAIN PIPE @ 2%
21 INSTALL 40 LF OF 4" HDPE DRAIN PIPE @ 2%
22 INSTALL 3 LF OF 4" HDPE DRAIN PIPE @ 2%

23 CONNECT STORM LINE TO CURB INLET; FL = 964.00
24 INSTALL 55 LF OF 4" HDPE DRAIN PIPE @ 2%
25 INSTALL 2 LF OF 6" HDPE DRAIN PIPE @ 2%

26 CONNECT TO EXISTING AREA INLET; FL = 956.00
27 INSTALL 40 LF OF 8" HDPE @ 10% SLOPE
28 INSTALL 8" X 8" CROSS; FL = 960.00
29 INSTALL 66 LF OF 6" HDPE @ 2% SLOPE
30 INSTALL 30 LF OF 4" HDPE @ 2% SLOPE
31 INSTALL 2 LF OF 4" HDPE @ 2% SLOPE
32 INSTALL 8 LF OF 4" HDPE @ 2% SLOPE
33 INSTALL 10 LF OF 4" HDPE @ 50% SLOPE
34 CONNECT TO BUILDING PLUMBING; REFER TO PLUMBING PLANS; FL = 965.50
35 INSTALL 10 LF OF 4" HDPE @ 2% SLOPE
36 INSTALL 146 LF OF 8" HDPE @ 2% SLOPE
37 INSTALL 10 LF OF 6" HDPE @ 45% SLOPE
38 INSTALL 10 LF OF 4" HDPE @ 40% SLOPE
39 INSTALL 8" WYE; FL = 962.90
40 INSTALL 80 LF OF 6" HDPE @ 2% SLOPE
41 INSTALL 10 LF OF 4" HDPE @ 25% SLOPE
42 INSTALL 10 LF OF 4" HDPE @ 2.4% SLOPE
43 CONNECT TO BUILDING PLUMBING; REFER TO PLUMBING PLANS; FL = 964.00
44 INSTALL 6" BEND; FL = 964.50
45 INSTALL 55 LF OF 4" HDPE @ 2% SLOPE
46 INSTALL 5 LF OF 4" HDPE @ 2% SLOPE

ROOF DRAIN LEGEND

RD — PROPOSED ROOF LINE DRAIN
STM — PROPOSED STORM SEWER LINE

GRAPHIC SCALE
20 0 20

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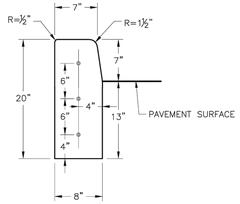
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ARCHITECT : DAS	CHECKED : ERB
ENGINEER : ERB	APPROVED : ERB

NO.	REVISION DESCRIPTION	DATE

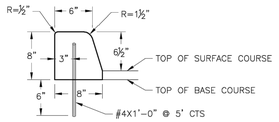
DRAWING TITLE

ROOF DRAIN PLAN

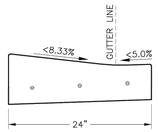
DATE: March 13, 2026
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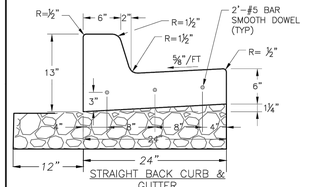
STRAIGHT CURB
(TYPE C-1)



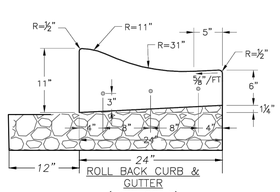
DOWELLED CURB
(TYPE DC)



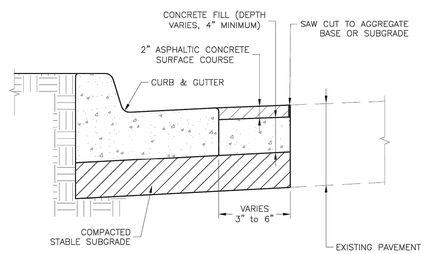
CURB & GUTTER DETAIL AT RAMP
(ADA SLOPE REQUIREMENTS)



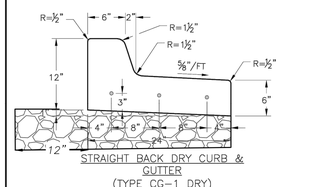
STRAIGHT BACK CURB & GUTTER
(TYPE CG-1)



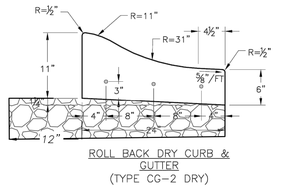
ROLL BACK CURB & GUTTER
(TYPE CG-2)



CURB REPLACEMENT DETAIL



STRAIGHT BACK DRY CURB & GUTTER
(TYPE CG-1 DRY)



ROLL BACK DRY CURB & GUTTER
(TYPE CG-2 DRY)

GENERAL NOTES

1. ¾" ISOLATION JOINTS WITH 3 (2'-#5 BAR) SMOOTH DOWELS SHALL BE PLACED AT RADIUS POINTS AND AT 150' INTERVALS. THESE DOWEL BARS SHALL BE GREASED AND WRAPPED ON ONE END WITH EXPANSION TUBES.
2. 3" DEEP CONTRACTION JOINTS SHALL BE INSTALLED AT APPROXIMATELY 10' INTERVALS. THESE JOINTS SHALL PASS ACROSS THE ENTIRE CURB SECTION.
3. CONCRETE FILL SHALL HAVE UNIFORM AND SMOOTH FINISH
4. KCMMB 4K CONCRETE SHALL BE USED FOR ALL CURB.
5. ASPHALTIC CONCRETE SURFACE COURSE SHALL CONFORM TO STANDARD SPECIFICATIONS SECTION 2205.2.
6. CURBS FOR NEW STREETS SHALL BE BUILT ON ASPHALT OR AGGREGATE BASE AS SHOWN IN TYPICAL SECTION DETAIL.
7. WHITE CURING COMPOUND MUST BE APPLIED UNIFORMLY TO THE CONCRETE SURFACE IMMEDIATELY AFTER FINAL FINISHING.

LEE'S SUMMIT MISSOURI
PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64063

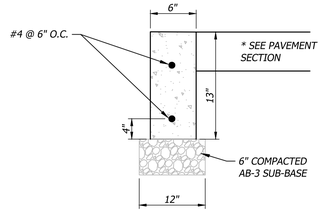
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CITY OF LEE'S SUMMIT, MO
LEE'S SUMMIT, JACKSON COUNTY, MO

Sheet Name: CURB & GUTTER DETAIL

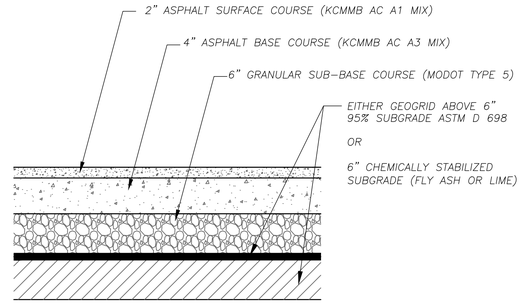
Drawn By: MJF
Checked By: DL
Date: 04/17
Proj. #:

GEN-4

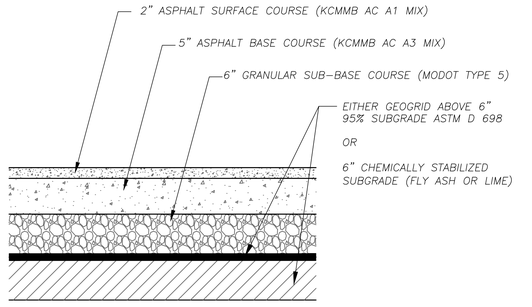
002 Concrete Curb and Gutter
Not to Scale



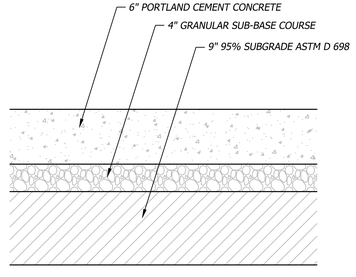
003 Fire Lane Curb
Not to Scale



005 Light Duty Asphalt Section
Not to Scale

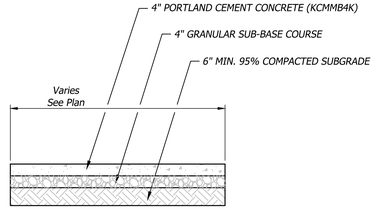


006 Medium Duty Asphalt Section
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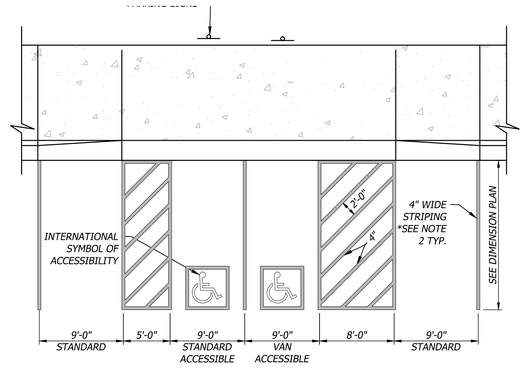


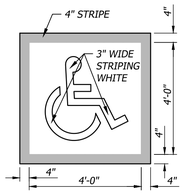
010 Medium Duty Concrete Section
Not to Scale

NOTES:
1. CONTROL JOINT SPACING SHALL MATCH WIDTH OF SIDEWALK.
2. ISOLATION JOINTS SHALL BE PLACED @ 250' CENTERS OR WHERE WALKS ABUT CURBS, BUILDINGS, ETC....
3. ALL EXTERIOR CONCRETE SHALL HAVE A BROOM FINISH.



014 Concrete Sidewalk Section
Not to Scale





INTERNATIONAL SYMBOL OF ACCESSIBILITY

NOTE:
1. SEE SITE GRADING AND DRAINAGE PLAN FOR PAVEMENT AND CURB ELEVATIONS, AND ASSOCIATED ALLOWABLE SLOPES FOR ACCESSIBLE PARKING
2. PARKING STRIPING COLOR TO BE YELLOW ON CONCRETE AND WHITE ON ASPHALT.

020 ADA Parking Striping
Not to Scale

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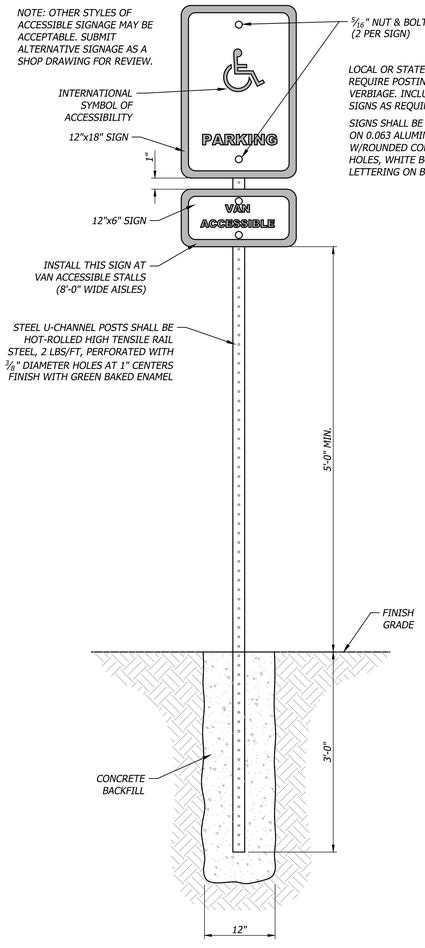
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ENGINEER : ERB	APPROVED : ERB

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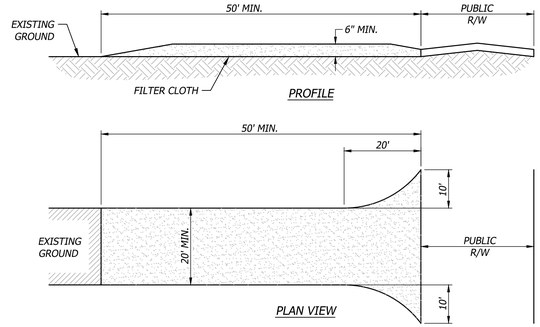
DRAWING TITLE

CONSTRUCTION DETAILS

DATE: March 13, 2026
COMM. NO. 25116.00
DRAWING C6.0



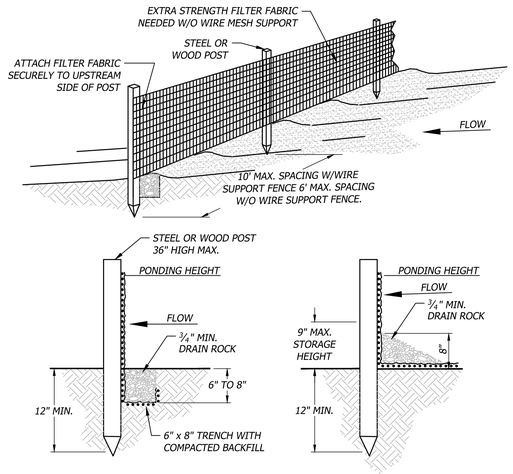
022 ADA Parking Signage
Not to Scale



CONSTRUCTION SPECIFICATIONS:

1. STONE SIZE - USE (2) INCH STONE, OR RECLAIMED OR RECYCLED EQUIVALENT.
2. LENGTH - AS REQUIRED, BUT NOT LESS THAN (50) FEET.
3. THICKNESS - NOT LESS THAN SIX (6) INCHES.
4. WIDTH - TWENTY (20) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS.
5. FILTER CLOTH - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
6. SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 3:1 SLOPES WILL BE PERMITTED.
7. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
8. WASHING - WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
9. PERIODIC INSPECTION AS NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

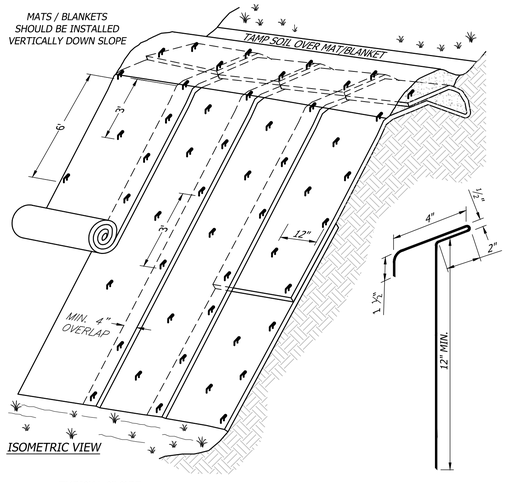
600 Temporary Construction Entrance
Not to Scale



NOTES:

1. MUST BE INSTALLED PROPERLY TO AVOID NOTICE OF VIOLATION.
2. SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE POUNDING EFFICIENCY.
3. INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY. 9" MAXIMUM RECOMMENDED STORAGE HEIGHT.
4. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE TO SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.

601 Filter Fabric Silt Fence
Not to Scale

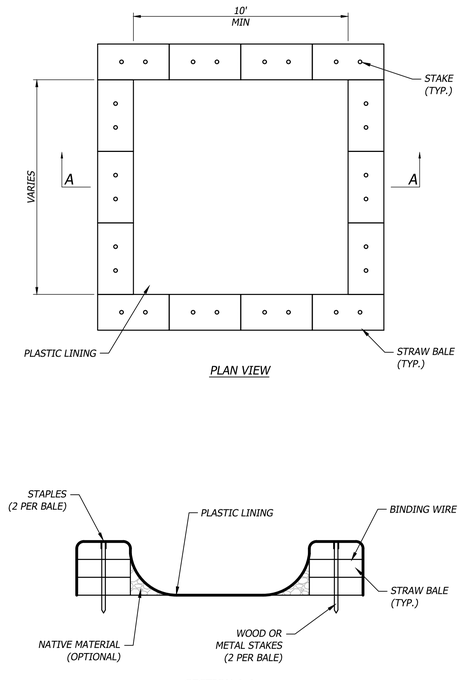


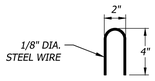
TYPICAL SLOPE SOIL STABILIZATION

NOTES:

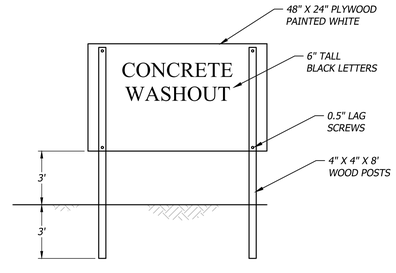
1. SLOPE SURFACE SHALL BE FREE OF ROCKS CLODS, STICKS AND GRASS. MATS/BLANKETS SHALL HAVE GOOD SOIL CONTACT.
2. APPLY PERMANENT SEEDING BEFORE PLACING BLANKETS.
3. LAY BLANKETS LOOSELY AND STAKE OR STAPLE TO MAINTAIN DIRECT CONTACT WITH THE SOIL. DO NOT STRETCH.

Slope Installation
Erosion Blanket/Turf Mats
602 Not to Scale





STAPLE DETAIL



CONCRETE WASHOUT SIGN
(IF REQUIRED BY CITY)

NOTES:

1. ACTUAL LAYOUT DETERMINED IN FIELD.
2. THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30 FEET OF THE TEMPORARY CONCRETE WASHOUT FACILITY

604 Concrete Washout
Not to Scale

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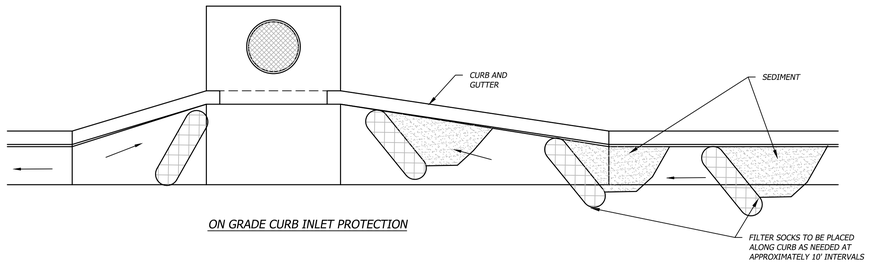
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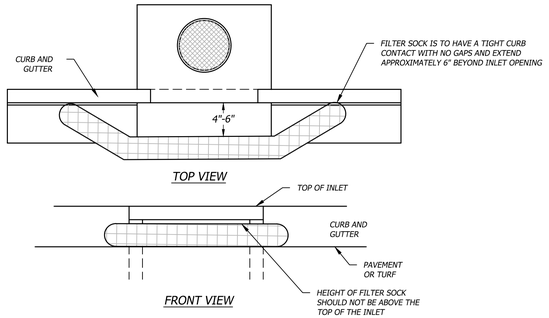
DRAWING TITLE

CONSTRUCTION DETAILS 2

DATE: March 13, 2026
COMM. NO. 25116.00
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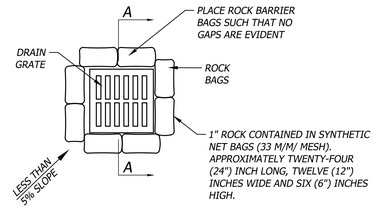


ON GRADE CURB INLET PROTECTION



SUMP INLET SEDIMENT FILTER

603 Storm Inlet Protection
Not to Scale

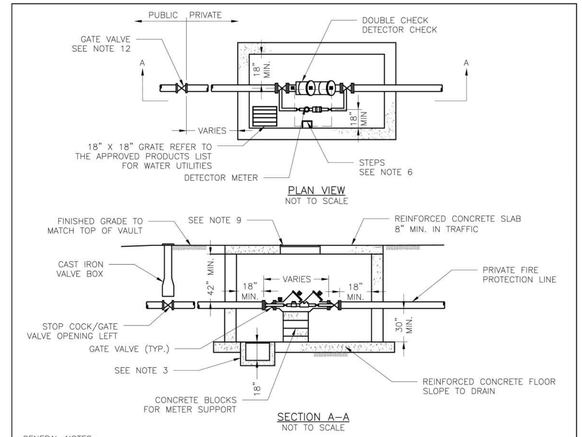


ROCK BAG INLET PROTECTION

CATCH BASIN

1. *PLACE CURB TYPE ROCK BAG BARRIER ON GENTLY SLOPING STREET, WHERE WATER CAN POND AND ALLOW SEDIMENT TO SEPARATE FROM RUNOFF.*
2. *BAGS OF WOVEN GEOTEXTILE FABRIC, FILLED WITH GRAVEL MUST BE LAYERED SUCH THAT NO GAPS ARE EVIDENT.*
3. *LEAVE ONE SANDBAG GAP IN THE TOP ROW ON THE SIDE AWAY FROM FLOW, TO PROVIDE A SPILLWAY; OR IN THE CENTER IF PONDING IS NEEDED ON BOTH SIDES.*
4. *INSPECT BARRIERS AND REMOVE SEDIMENT AFTER EACH STORM EVENT, SEDIMENT AND GRAVEL MUST BE REMOVED FROM THE TRAVELED WAY IMMEDIATELY*

603 Storm Inlet Protection
Not to Scale



GENERAL NOTES:

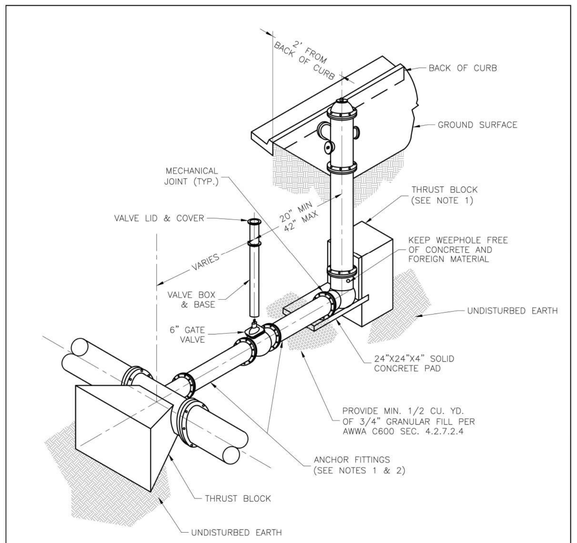
1. METER VAULT WALLS TO BE POURED OR PRECAST CONCRETE.
2. METER VAULT ROOF TO BE REINFORCED CONCRETE OPENING CENTERED OVER DETECTOR METER.
3. METER VAULT TO BE LOCATED, WHEN POSSIBLE, OUTSIDE TRAFFIC AREA WHERE SURFACE WATER WILL NOT DRAIN INTO IT. VAULT MUST BE KEPT FREE OF WATER. PROVIDE CONCRETE SUMP AS A MINIMUM. WHERE PRACTICAL, PROVIDE A 2" PIPE DRAIN WITH AN ABOVE–GROUND DISCHARGE POINT. PROJECT OWNER MAY DESIRE A PERMANENTLY INSTALLED SUMP PUMP.
4. ALL PIPE SHALL BE DUCTILE IRON CLASS 50. ALL PIPE FITTINGS FROM THE CITY WATER MAIN THROUGH THE VAULT SHALL BE PROVIDED WITH RESTRAINED JOINT FITTINGS.
5. ALL FITTINGS TO BE BRASS.
6. STEPS SHALL BE IN ACCORDANCE WITH THE APPROVED PRODUCTS LIST FOR WATER UTILITIES AND SHALL BE ON 16" CENTERS.
7. A DEPARTMENT OF NATURAL RESOURCES APPROVED DOUBLE CHECK DETECTOR CHECK BACKFLOW PREVENTER MUST BE USED. FOR A COPY OF THE MISSOURI DEPARTMENT OF NATURAL RESOURCES APPROVED BACKFLOW PREVENTION ASSEMBLIES, CONTACT THE WATER UTILITIES OPERATIONS DIVISION AT 816–969–1940. AS OF JANUARY 1, 1987, THE DNR REQUIRES FIRE SPRINKLER SYSTEMS USING CHEMICALS TO HAVE A DNR APPROVED PRESSURE BACKFLOW PREVENTER INSTALLED, PRIOR TO THE MIXING POINT.
8. ALL VALVES SHALL HAVE RISING STEMS.
9. FOR MANHOLE COVERS, SELECT A MANHOLE FOUND ON THE APPROVED PRODUCTS LIST FOR WATER UTILITIES SUITABLE FOR EITHER TRAFFIC OR NON–TRAFFIC CONDITIONS.
10. A MINIMUM OF 18" CLEARANCE SHALL BE PROVIDED AROUND ALL PIPING, VALVES, APPURTENANCES, ETC.
11. METER SHALL BE OWNED AND MAINTAINED BY THE WATER UTILITIES DEPARTMENT.
12. IF PUBLIC WATER IS LOCATED ON THE OPPOSITE SIDE OF THE STREET, THEN THE PUBLIC WATER MAIN RESPONSIBILITY OF THE WATER UTILITIES DEPARTMENT ENDS AT THE GATE VALVE NEAREST THE VAULT.

LEE'S SUMMIT
MISSOURI
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VAULT FOR DOUBLE CHECK DETECTOR CHECK

Date: 08/2023
Drawn By: MJF
Checked By: KLY

WAT-12



NOTES:

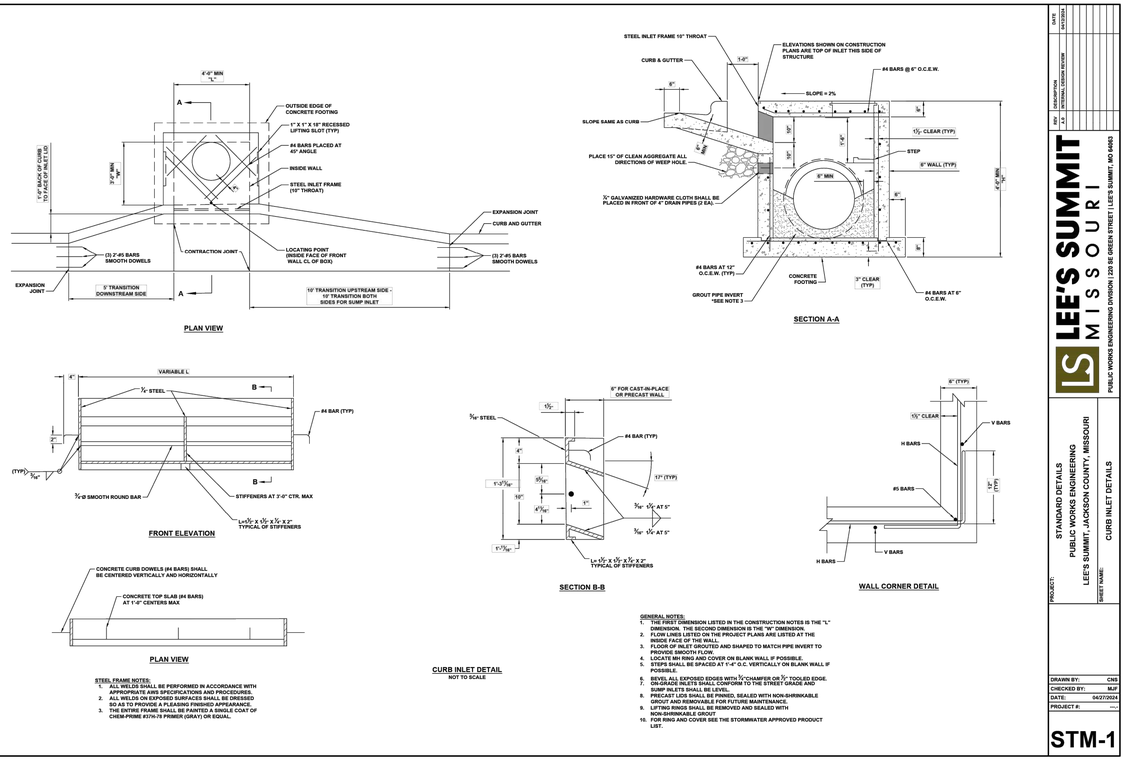
1. WHEN RETAINER GLANDS ARE USED IN LIEU OF ANCHOR FITTINGS, HORIZONTAL THRUST BLOCKS ARE REQUIRED.
2. GATE VALVE MAY BE BOLTED DIRECTLY TO ANCHOR TEE.
3. SEE APPROVED PRODUCTS LIST FOR WATER UTILITIES FOR FIRE HYDRANT, VALVES, VALVE BOX LID, AND COVER.
4. BOTTOM HYDRANT FLANGE SHALL BE 2" TO 6" ABOVE FINISHED GRADE.
5. FOR STREETS WITHOUT CURBS FIRE HYDRANTS SHALL BE PLACED WITHIN 1 FOOT OF THE R/W LINE, BUT NOT MORE THAN 10' FROM EDGE OF PAVEMENT. FIRE HYDRANT SHALL NOT BE PLACED IN BOTTOM OF DITCH.
6. HYDRANT SHALL BE ROTATED AS DIRECTED BY INSPECTOR.

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HYDRANT - STRAIGHT SET

Date: 08/2023
Drawn By: MJF
Checked By: KLY

WAT-7


4'-6" MIN "A"
OUTSIDE EDGE OF CONCRETE FOOTING
1" X 1" X 18" RECESSED LIFTING SLOT (TYP)
#4 BARS PLACED AT 45° ANGLE
INSIDE WALL
STEEL INLET FRAME (10" THROAT)
1'-6" BACK OF CURB TO FACE OF INLET LID.
3'-0" MIN "W"
4"
EXPANSION JOINT
(1) 2'-#5 BARS SMOOTH DOWELS
CONTRACTION JOINT
LOCATING POINT (INSIDE FACE OF FRONT WALL CL OF BOX)
EXPANSION JOINT
CURB AND GUTTER
(2) 2'-#5 BARS SMOOTH DOWELS
5' TRANSITION DOWNSTREAM SIDE
10' TRANSITION UPSTREAM SIDE - 10' TRANSITION BOTH SIDES FOR SUMP INLET
PLAN VIEW
STEEL INLET FRAME 10" THROAT
CURB & GUTTER
5'-6"
ELEVATIONS SHOWN ON CONSTRUCTION PLANS ARE TOP OF INLET THIS SIDE OF STRUCTURE
#4 BARS @ 6" O.C.E.W.
SLOPE = 2%
6"
SLOPE SAME AS CURB
PLACE 15" OF CLEAN AGGREGATE ALL DIRECTIONS OF WEEP HOLE
½" GALVANIZED HARDWARE CLOTH SHALL BE PLACED IN FRONT OF 4" DRAIN PIPES (2 EA).
½" CLEAR (TYP)
STEP
6" WALL (TYP)
6" MIN
#4 BARS AT 12" O.C.E.W. (TYP)
CONCRETE FOOTING
3" CLEAR (TYP)
#4 BARS AT 6" O.C.E.W.
GROUT PIPE INVERT *SEE NOTE 3
SECTION A-A
VARIABLE L
8"
½" STEEL
B
#4 BAR (TYP)
3"
(TYP) 3/16"
¾Ø SMOOTH ROUND BAR
STIFFENERS AT 7'-0" CTR. MAX
L x 5/16" x 5/16" x 2" TYPICAL OF STIFFENERS
FRONT ELEVATION
6" FOR CAST-IN-PLACE OR PRECAST WALL
5/16" STEEL
#4 BAR (TYP)
6"
1'-3 3/16"
10"
5 3/16"
13" (TYP)
3/16" @ 5" AT 5"
3/16" @ 5" AT 5"
1'-7 3/16"
L x 5/16" x 5/16" x 2" TYPICAL OF STIFFENERS
SECTION B-B
8" (TYP)
1½" CLEAR
V BARS
H BARS
#5 BARS
13" (TYP)
V BARS
H BARS
WALL CORNER DETAIL
CONCRETE CURB DOWELS (#4 BARS) SHALL BE CENTERED VERTICALLY AND HORIZONTALLY
CONCRETE TOP SLAB (#4 BARS) AT 1'-0" CENTERS MAX
PLAN VIEW
STEEL FRAME NOTES:
1. ALL WELDS SHALL BE PERFORMED IN ACCORDANCE WITH APPROPRIATE AWS SPECIFICATIONS AND PROCEDURES.
2. ALL WELDS ON EXPOSED SURFACES SHALL BE DRESSED SO AS TO PROVIDE A PLEASING FINISH IN APPEARANCE.
3. THE ENTIRE FRAME SHALL BE PAINTED WITH A SINGLE COAT OF CHEM-PRIME #276-75 PRIMER (GRAY) OR EQUAL.
CURB INLET DETAIL
NOT TO SCALE
GENERAL NOTES:
1. THE FIRST DIMENSION LISTED IN THE CONSTRUCTION NOTES IS THE "L" DIMENSION. THE SECOND DIMENSION IS THE "W" DIMENSION.
2. ALL DIMENSIONS ON THE CURB INLET PROJECT PLANS ARE LISTED AT THE INSIDE FACE OF THE WALL.
3. FLOOR OF INLET GROUTED AND SHAPED TO MATCH PIPE INVERT TO PROVIDE SMOOTH FLOW.
4. LOCATE MH RING AND COVER ON BLANK WALL IF POSSIBLE.
5. STEPS SHALL BE SPACED AT 1'-0" O.C. VERTICALLY ON BLANK WALL IF POSSIBLE.
6. BEVEL ALL EXPOSED EDGES WITH ¾"CHAMFER OR ¾" TOOLED EDGE.
7. CURB INLET INLETS SHALL CONFORM TO THE STREET GRADE AND SUMP INLETS SHALL BE LEVEL.
8. PRECAST LIDS SHALL BE PINNED, SEALED WITH NON-SHRINKABLE GROUT AND REMOVABLE FOR FUTURE MAINTENANCE.
9. LIFTING RINGS SHALL BE REMOVED AND SEALED WITH NON-SHRINKABLE GROUT
10. FOR RING AND COVER SEE THE STORMWATER APPROVED PRODUCT LIST.

LEE'S SUMMIT MISSOURI
PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64063

PROJECT: STANDARD DETAILS
PUBLIC WORKS ENGINEERING
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI
SHEET NAME: CURB INLET DETAILS

DRAWN BY: CNS
CHECKED BY: MJF
DATE: 04/27/2024
PROJECT #: ---

STM-1

BHC
7101 College Blvd., Suite 400
Overland Park, Kansas 66210
p. (913) 663-1900

STATE OF MISSOURI
ERIC BYRD
03/13/2026
NUMBER PE-2018013633
PROFESSIONAL ENGINEER

BID SET

John Knox Village

MEADOWS BUILDING
PHASE III

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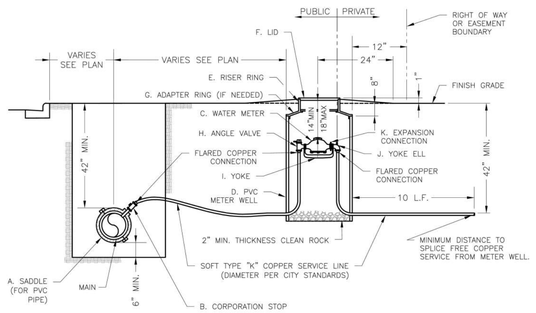
DESIGNER	DAS	DRAWN	ARK
ARCHITECT	DAS	CHECKED	ERB
ENGINEER	ERB	APPROVED	ERB

NO.	REVISION DESCRIPTION	DATE

DRAWING TITLE

CONSTRUCTION DETAILS 3

DATE: March 13, 2026
COMM. NO. 25116.00
DRAWING C6.2



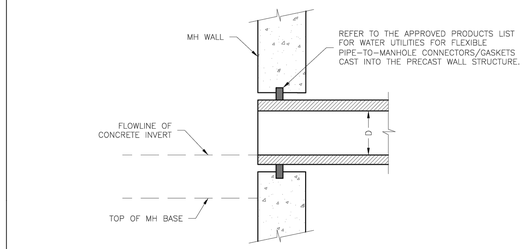
NOTES:

1. METER INSTALLATION SHALL NOT BE LOCATED IN AREAS SUBJECT TO VEHICULAR TRAFFIC OR IN CONCRETE PAVEMENT WITHOUT CITY APPROVAL.
2. IF METER IS TO BE LOCATED OTHER THAN IN FRONT OF PROPERTY LINE, CITY APPROVAL SHALL BE OBTAINED.
3. CITY TO FURNISH ITEMS A–K.
4. NO OTHER EQUIPMENT SHALL BE INSTALLED IN THIS PIT.
5. 42" MINIMUM BURY DEPTH FOR ALL SERVICE LINES.
6. EXCAVATION FOR TAP TO EXPOSE 4 LINEAR FEET OF MAIN.
7. NO SPLICES ALLOWED BETWEEN METER AND MAIN.
8. SERVICE CONNECTION TAP AT APPROXIMATELY 45 DEGREES.
9. LID AND RISER RING SHALL BE SET SO THAT GROUND WATER WILL DRAIN AWAY FROM THE WELL.
10. CONTACT WATER UTILITIES, 816–969–1900, FOR REQUIREMENTS OF A METER LARGER THAN 2"

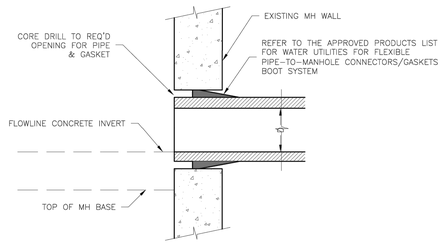
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MISSOURI
PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64063

SERVICE CONNECTION WITH METER WELL

Date: 08/2023 | Drawn By: MJF | Checked By: KLY | WAT-11



NEW MANHOLE

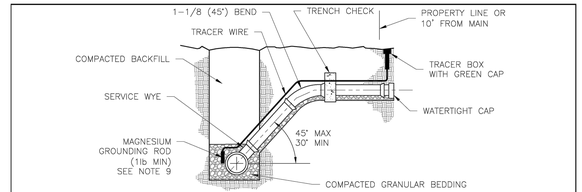


EXISTING MANHOLE

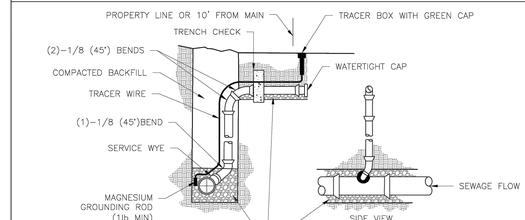
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MANHOLE WALL CONNECTION

Date: 08/2023 | Drawn By: MJF | Checked By: AB | SAN-5



STANDARD INSTALLATION
NOT TO SCALE



VERTICAL RISER
NOT TO SCALE

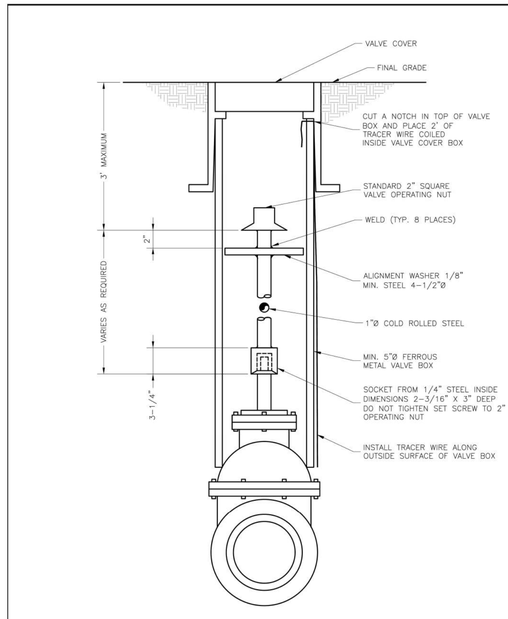
NOTES:

1. ALL SEWER STUBS SHALL BE CONSTRUCTED TO PROPERTY LINE OR 10' MINIMUM FROM THE MAIN, WHICHEVER IS GREATER. WHERE SIDEWALKS ARE PRESENT, CONTRACTOR SHALL EXTEND SERVICE LINE UNDER EXISTING SIDEWALK TO TWO FEET BEYOND.
2. IMPERVIOUS TRENCH CHECKS SHALL BE PLACED ON BUILDING SEWER STUBS (AT LEAST 5' AWAY FROM THE SANITARY SEWER MAIN).
3. TRENCH CHECKS ON THE BUILDING SEWER STUBS SHALL EXTEND 6" BELOW THE BOTTOM OF THE PIPE. LENGTH SHALL BE A MINIMUM OF 12". THE HEIGHT OF THE TRENCH CHECK SHALL EXTEND 12" ABOVE THE TOP OF THE PIPE. THE WIDTH OF THE TRENCH CHECK SHALL BE THE WIDTH OF THE TRENCH.
4. SEE SPECIFICATION SECTION 2100 FOR SEWER MAIN BEDDING AND BACKFILL.
5. TRACER WIRE SHALL BE INSTALLED PER SPECIFICATION SECTION 3500. TRACER WIRE TERMINAL BOXES SHALL BE INSTALLED DIRECTLY ABOVE THE SEWER SERVICE OR AS DETERMINED BY THE ENGINEER.
6. FOR SERVICES, TRACER WIRE SHALL RUN FROM THE WYE AND TERMINATE IN A FLUSH MOUNTED TRACER BOX WITH A GREEN CAST IRON LOCKABLE TOP. WIRE SHALL BE TAPED OR TIED TO THE PIPE AT 5' INTERVALS.
7. TRACER WIRE BOX SHALL BE INSTALLED WITHIN 1.0' OF PROPERTY LINE.
8. THE TRACER WIRE SHALL REMAIN CONTINUOUS TO THE GREATEST EXTENT POSSIBLE. SPLICES IN THE TRACER WIRE SHOULD BE MADE WITH LOCKING SPLICE CONNECTOR MANUFACTURED WITH A WATERPROOF DIELECTRIC SEALANT.

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SANITARY SEWER STUB DETAIL

Date: 08/2023 | Drawn By: MJF | Checked By: AB | SAN-1



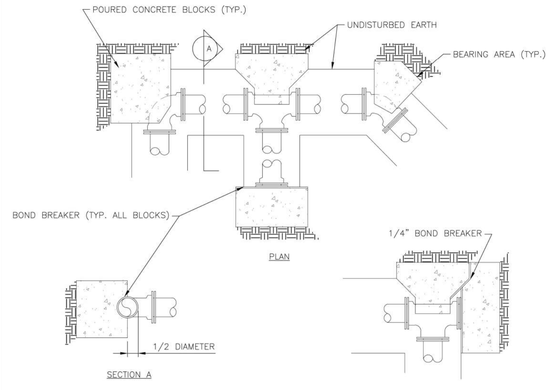
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VALVE STEM EXTENSION AND VALVE BOX

Date: 08/2023 | Drawn By: MJF | Checked By: KLY | WAT-9

REQUIRED CONCRETE BEARING AREA (SQUARE FEET – SF)

NOM. DIA. (INCHES)	180 TEE, PLUG	90 BEND	45 BEND	22.5 BEND	11.25 BEND
6	4.7	6.7	4.0	4.0	4.0
8	8.4	11.8	6.4	4.0	4.0
10	13.1	18.5	10.0	5.1	4.0
12	18.8	26.7	14.4	7.4	4.0
14	25.7	36.3	19.6	10.0	5.0
16	33.5	47.4	25.6	13.1	6.6
18	42.4	REST. JT.	32.5	16.5	8.3
20	REST. JT.	REST. JT.	40.1	20.4	10.3
24	REST. JT.	REST. JT.	REST. JT.	29.4	14.8



NOTES:

1. ALL BENDS WITHOUT RESTRAINED JOINTS SHALL HAVE CONCRETE THRUST BLOCKS INSTALLED FOR RESTRAINT.
2. MEGA LUGS MAY BE USED ONLY IN CONJUNCTION WITH CONCRETE THRUST BLOCKING.
3. BEARING AREA MUST BE AGAINST UNDISTURBED SOIL.
4. DO NOT COVER JOINTS OR BOLTS (WHERE APPLICABLE) WITH CONCRETE.

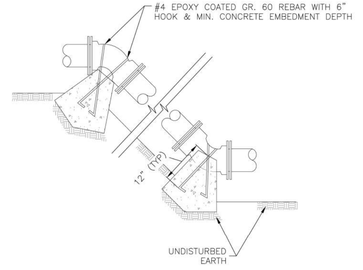
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HORIZONTAL THRUST BLOCK

Date: 08/2023 | Drawn By: MJF | Checked By: KLY | WAT-1

REQUIRED CONCRETE VOLUME (CUBIC FEET – CF)

NOM. DIA. (INCHES)	180 TEE, PLUG	90 BEND	45 BEND	22.5 BEND	11.25 BEND
6	50.5	71.4	38.6	19.7	9.9
8	89.8	126.9	68.7	35.0	17.6
10	140.2	198.3	107.3	54.7	27.5
12	202.0	REST. JT.	154.6	78.8	39.6
14	REST. JT.	REST. JT.	210.4	107.3	53.9
16	REST. JT.	REST. JT.	REST. JT.	140.1	70.4
18	REST. JT.	REST. JT.	REST. JT.	177.3	89.1
20	REST. JT.	REST. JT.	REST. JT.	REST. JT.	110.0
24	REST. JT.	REST. JT.	REST. JT.	REST. JT.	158.4



NOTES:

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2. MEGA LUGS MAY BE USED ONLY IN CONJUNCTION WITH CONCRETE THRUST BLOCKING.
3. BEARING MUST BE AGAINST UNDISTURBED SOIL.
4. DO NOT COVER JOINTS OR BOLTS (WHERE APPLICABLE) WITH CONCRETE.

LEE'S SUMMIT
MISSOURI
PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64063

VERTICAL THRUST BLOCK

Date: 08/2023 | Drawn By: MF | Checked By: KLY | WAT-2

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7101 College Blvd., Suite 400
Overland Park, Kansas 66210
p. (913) 663-1900

STATE OF MISSOURI
ERIC BYRD
03/13/2026
NUMBER PE-2010013633
PROFESSIONAL ENGINEER

BID SET

John Knox Village

MEADOWS BUILDING PHASE III

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SFCS Inc. ▪ 1927 South Tryon St. - Suite 207
Charlotte, North Carolina 28203.4633
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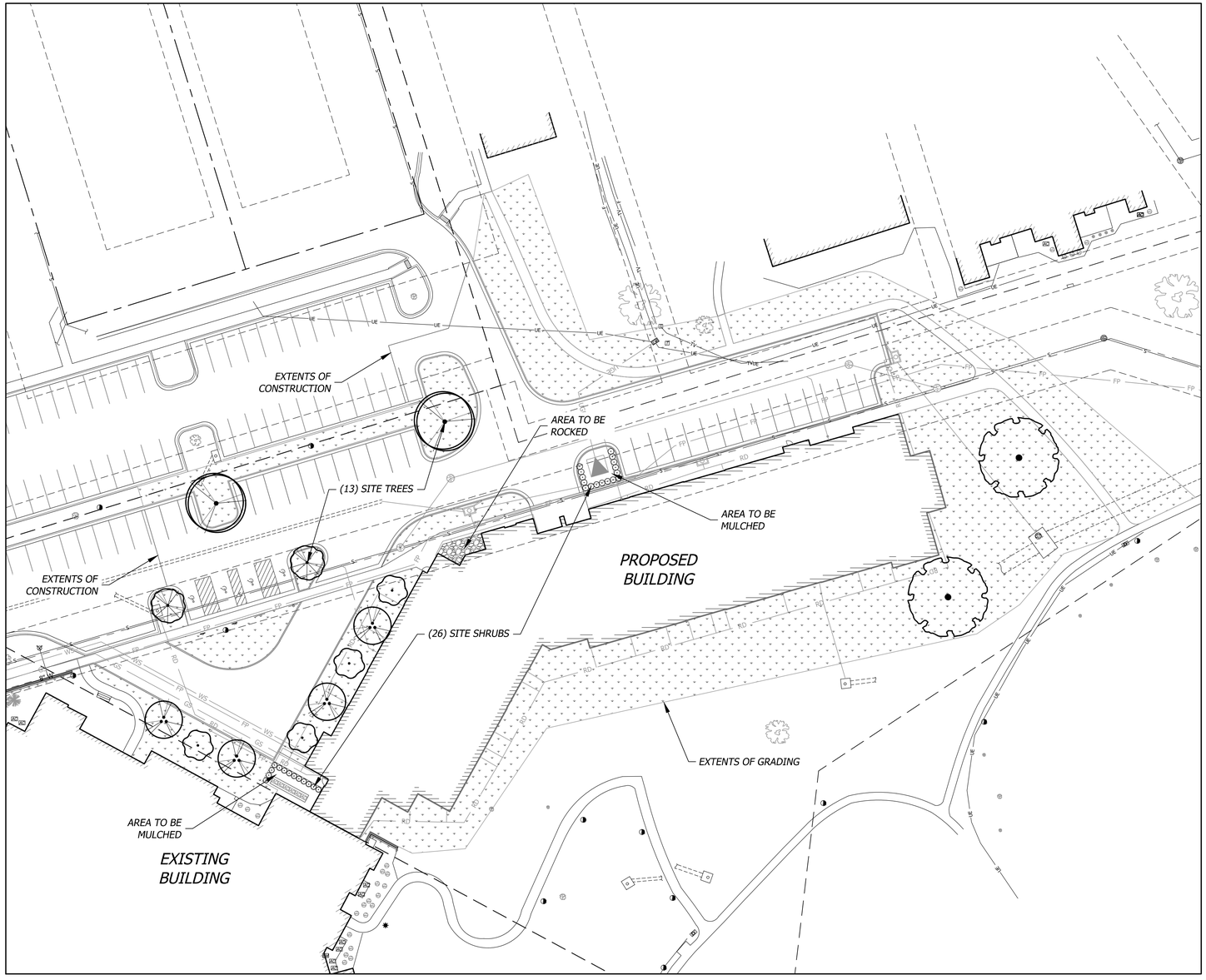
DESIGNER : DAS	DRAWN : ARK
ARCHITECT : DAS	CHECKED : ERB
ENGINEER : ERB	APPROVED : ERB

NO.	REVISION DESCRIPTION	DATE

DRAWING TITLE

CONSTRUCTION DETAILS 4

DATE: March 13, 2026
COMM. NO. 25116.00
DRAWING C6.3



GRAPHIC SCALE
30 0 30

N

SITE DATA

	Quantity	Required	Provided
Site Area	87,600.0		
Building Footprint	23,788.0		
Open Yard Areas			
1 tree / 5,000 SF	63,812.0	12.8	13.0
2 shrubs / 5,000 SF	63,812.0	25.5	26.0
Parking Landscape			
total LA are 5% of parking area	18,000.0	900.0	1000
islands to be min 10' wide		Yes	Yes

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL
TREES					
	ARA	2	Acer rubrum 'Armstrong' / Armstrong Red Maple FOR PLANTING SPECIFICATIONS SEE DETAIL 801 & 802, SHEET L2.0	B & B	2"Cal
	NSW	2	Nyssa sylvatica 'Wildfire' / Wildfire Tupelo	B & B	2"Cal
	QR	2	Quercus rubra / Red Oak	B & B	2"Cal
ORNAMENTAL TREES					
	MSS	4	Magnolia x soulangeana 'Speciosa' / Speciosa Saucer Magnolia FOR PLANTING SPECIFICATIONS SEE DETAIL 801 & 802, SHEET L2.0	B & B	2"Cal
	MRR	4	Malus x 'JFS-KWS' / Royal Raindrops® Crabapple	B & B	2"Cal

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT.	HEIGHT
EVERGREEN SHRUBS					
	BMJ	13	Buxus microphylla japonica 'Green Beauty' / Green Beauty Japanese Boxwood FOR PLANTING SPECIFICATIONS SEE DETAIL 803 & 804, SHEET L2.0	5 gal	
	BG	16	Buxus sempervirens 'Graham Blandy' / Graham Blandy Common Boxwood	5 gal	

SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT
GROUND COVERS			
	38,693 sf	Festuca arundinacea `Watersaver Blend` / Watersaving Blend of Tall Fescue Sod: 90% 3-specices Turf-Type Fescue Blend (Covenant II, Avenger, Garrison), 10% Bluegrass.	sod

LEGEND

RD — *PROPOSED ROOF LINE DRAIN*

℄ — *PROPERTY LINE*

R/W — *RIGHT-OF-WAY LINE*

BHC
7101 College Blvd., Suite 400
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p. (913) 663-1900

STATE OF MISSOURI
PROFESSIONAL LANDSCAPE ARCHITECT
03/13/2026

BID SET

John Knox Village

MEADOWS BUILDING
PHASE III

SFCS
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DESIGNER : DAS	DRAWN : ARK
ARCHITECT : DAS	CHECKED : ERB
ENGINEER : ERB	APPROVED : ERB

NO.	REVISION DESCRIPTION	DATE

DRAWING TITLE

LANDSCAPE PLAN

DATE: March 13, 2026

COMM. NO. 25116.00

DRAWING L1.0

ARCHITECTURAL ABBREVIATIONS

AB	ANCHOR BOLT	JAN	JANITOR
ACT	ACOUSTICAL CEILING TILE		
ADD	ADDENDUM		
ADJ	ADJUSTABLE	LF	LINEAR FOOT
AFF	ABOVE FINISH FLOOR	LOC	LIMITS OF CONSTRUCTION
AL	ASSISTED LIVING	LP	LOW POINT
ALT	ALTERNATE		
APT	APARTMENT		
ARCH	ARCHITECTURAL	MACH	MACHINE
		MAINT	MAINTENANCE
		MC	MEMORY CARE
BLDG	BUILDING	MECH	MECHANICAL
BLKG	BLOCKING	MO	MASONRY OPENING
BR	BEDROOM	MTD	MOUNTED
		MW	MICROWAVE
CG	CORNER GUARD	NA	NOT APPLICABLE
CI	CAST IRON	NIC	NOT IN CONTRACT
CJ	CONTROL JOINT	NTS	NOT TO SCALE
CMU	CONCRETE MASONRY UNIT		
CONC	CONCRETE		
CONF	CONFERENCE	OC	ON CENTER
CONT	CONTINUOUS	OD	OUTSIDE DIAMETER
CONTR	CONTRACTOR	OD	OVERFLOW DRAIN
CORR	CORRIDOR	OFCI	OWNER FURNISHED CONTRACTOR INSTALLED
CR	CHAIR RAIL	OH	OPPOSITE HAND
CW	CASEWORK		
		PD	PARKING DRAIN
DEFS	DIRECT APPLIED EXTERIOR FINISH SYSTEM	PT	PRESERVATIVE TREATED (PRESSURE TREATED)
DIA	DIAMETER		
DWG	DRAWING		
		R	RADIUS
		RD	ROOF DRAIN
EB	EXPANSION BOLT	RE	REFER
EJ	EXPANSION JOINT	RECEPT	RECEPTION
EL	ELEVATION	REF	REFRIGERATOR
ELEC	ELECTRICAL	RES	RESIDENT
ELEV	ELEVATOR	RM	ROOM
EPS	EXTRUDED POLYSTYRENE	RO	ROUGH OPENING
EQ	EQUAL		
EQUIP	EQUIPMENT		
EWC	ELECTRIC WATER COOLER	SA	SELF-ADHERING
EXIST	EXISTING	SCHED	SCHEDULED
EXT	EXTERIOR	SHT	SHEET
		SIM	SIMILAR
		SPEC	SPECIFICATION
F	FILLER	STOR	STORAGE
FE	FIRE EXTINGUISHER	STRUCT	STRUCTURAL
FE	FINISHED END		
FEC	FIRE EXTINGUISHER CABINET		
FL	FLOOR	TLT	TOILET
FRT	FIRE RETARDANT TREATED	TOJ	TOP OF JOIST
FRP	FIBERGLASS REINFORCED PANEL	TOM	TOP OF MASONRY
FSD	FIRE SEPARATION DISTANCE	TOS	TOP OF STEEL
		TOW	TOP OF WALL
		TRN	TRAINING
GALV	GALVANIZED	TYP	TYPICAL
GWB	GYPSUM WALL BOARD		
		UNO	UNLESS NOTED OTHERWISE
HORZ	HORIZONTAL		
HP	HIGH POINT		
HR	HOUR	VEST	VESTIBULE
HR	HANDRIAL	VIF	VERIFY IN FIELD
HT	HEIGHT		
		W/	WITH
ID	INSIDE DIAMETER	W/D	WASHER/ DRYER
IL	INDEPENDENT LIVING	WHL CHR	WHEELCHAIR
INT	INTERIOR	W/O	WITHOUT
ISOL	ISOLATION	WRB	WEATHER RESISTANT BARRIER

ARCHITECTURAL GENERAL NOTES

1. FIRE RATED ASSEMBLIES ARE REPRINTED FROM THE UL ONLINE CERTIFICATIONS WITH PERMISSION FROM UL.
2. ANY FIRESTOPPING SYSTEMS SHOWN ARE REPRESENTATIONAL ONLY. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR ALL SELECTED SYSTEMS.
3. ALL EXTERIOR DIMENSIONS ARE TO FACE OF SHEATHING, CMU OR CONCRETE FOUNDATION WALL.
4. INTERIOR DIMENSIONS ARE TO FACE OF GWB.
5. PROVIDE ICE PROTECTION UNDERLAYMENT AT ALL EAVES, VALLEYS, RAKES AND PEAKS.
6. PROVIDE ADDITIONAL LAYER OF 5/8" GWB ON FIRE RATED PARTITIONS TO CONCEAL SHOWER PAN MOUNTING FLANGES. LAYER OF GWB SHALL COVER ENTIRE WALL TO ADJACENT CORNER.
7. PROVIDE 2x8 WD BLOCKING IN WALLS AROUND TOILETS FOR FUTURE GRAB BARS. CENTERLINE SHALL BE 33" AFF.
8. PROVIDE CAULKING AT ALL WALL TO COUNTERTOP AND BACKSPLASH JOINTS, LAVATORY COUNTERTOP JOINTS AND DOOR CASING, WINDOW TRIM AND BASE JOINTS.
9. PROVIDE 2x8 WD BLOCKING IN WALLS AROUND SHOWERS FOR FUTURE GRAB BARS. CENTERLINE SHALL BE 33" AFF.
10. PLYWOOD TREADS AND RISERS (IF APPLICABLE) SHALL BE GLUED AND SCREWED TO WOOD STRINGERS.
11. PROVIDE WD BLOCKING IN PARTITIONS TO SUPPORT TV MOUNTING BRACKET AT ALL TV OUTLETS MOUNTED ABOVE 2 '-0".
12. COORDINATE ALL ATTIC ACCESS DOOR LOCATIONS BETWEEN TRUSSES.
13. DOORS ARE TO BE INSTALLED SO THE BACK OF THE FRAME IS 4 ". TYP TO FACE OF WALL AT INSIDE CORNER, UNLESS NOTED OTHERWISE.
14. PROVIDE FULL HT 2x8 WD BLOCKING IN WALL TO ACCOMMODATE FOLD DOWN GRAB BARS.

UNIT NAME	SCREENED PORCH	SUNROOM
UNIT C - MONARCH	4	4
UNIT D - MIDLAND	4	0
UNIT G - BROOKSIDE	11	12
UNIT H1A - ROYAL	0	4
UNIT H1B - ROYAL	0	4
UNIT H2 - PLAZA	0	4
TOTAL	**19**	**28**

UNIT NAME	HEATED SF	FLOOR 2	FLOOR 3	FLOOR 4	FLOOR 5	TOTAL
UNIT C - MONARCH SCREENED PORCH	1,069 SF	0	1	1	1	**3**
UNIT C - MONARCH SUNROOM	1,139 SF	1	1	1	1	**4**
UNIT D - MIDLAND	1,065 SF	1	1	1	1	**4**
UNIT G - BROOKSIDE SCREENED PORCH	1,290 SF	2	3	3	3	**11**
UNIT G - BROOKSIDE SUNROOM	1,392 SF	3	3	3	3	**12**
UNIT H1A - ROYAL	1,426 SF	2	2	0	0	**4**
UNIT H1B - ROYAL	1,454 SF	0	0	2	2	**4**
UNIT H2 - PLAZA	1,408 SF	1	1	1	1	**4**
ACCESSIBLE UNITS						
UNIT C - MONARCH HC	1,034 SF	1	0	0	0	**1**
TOTAL		**11**	**12**	**12**	**12**	**47**

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ARCHITECTURAL SYMBOLS

Dimension Line

Existing Construction

New Construction

Building Elevation

Limits Of Construction

Earth

Porous Fill
(Stone Or Gravel)

Cast-in-place Concrete

Brick

Concrete Masonry Units

Steel

Finish Wood

Wood Blocking

Plywood

Batt Insulation

Rigid Insulation

Gypsum Wall Board

Glass

Sand, Cement, Grout

NOTE: THESE ARE STANDARD SYMBOLS AND ALL SYMBOLS NOTED ON THIS SHEET MAY NOT APPLY.

ARCHITECTURAL SHEET NUMBERING SERIES

A0. GENERAL INFORMATION, FIRE PROTECTION PLANS

AD1. ARCHITECTURAL DEMOLITION PLANS

AS1. ARCHITECTURAL SITE PLANS

A1. FLOOR PLANS, ROOF PLAN

A2. ENLARGED PLANS

A3. REFLECTED CEILING PLANS

A4. SCHEDULES

A5. EXTERIOR ELEVATIONS, BUILDING SECTIONS

A6. WALL SECTIONS, EXTERIOR DETAILS

A7. INTERIOR ELEVATIONS, DETAILS, SECTIONS

A8. VERTICAL CIRCULATION

A9. SPECIAL CONSTRUCTION

NOTE: THESE ARE STANDARD SHEET SERIES NUMBERS AND ALL SHEET SERIES NOTED ON THIS SHEET MAY NOT APPLY.

ARCHITECTURAL SYMBOLS

North Symbol

Column Grid Line

Partition Information

Ceiling Information

Door Information

Room Information

Plan & Vertical Section Reference

Section Detail Reference

Plan Detail Reference

Enlarged Plan Reference

Elevation: Multiple Elevation

Curtain Wall Type

Glass Type

Window Type

Storefront Type

Toilet Accessories

Revision Number

Plan Note

Supplemental Drawing Reference Number

Equipment Not In Contract

Equipment Number

Matchline

Center Line

Plan Spot Elevation

NOTE: THESE ARE STANDARD SYMBOLS AND ALL SYMBOLS NOTED ON THIS SHEET MAY NOT APPLY.

PROJECT DATA

PROJECT DESCRIPTION

THE WORK INCLUDES THE ADDITION OF A NEW 4 STORY APARTMENT TOWER INCORPORATING 47 NEW INDEPENDENT LIVING APARTMENT UNITS. THE APARTMENT TOWER IS PLACED ON TOP OF A REINFORCED CONCRETE FLOOR SLAB AND STRUCTURE WITH A 47 SPACE PARKING GARAGE BELOW.

DESIGN CRITERIA

2018 INTERNATIONAL BUILDING CODE (IBC)
2018 INTERNATIONAL PLUMBING CODE
2018 INTERNATIONAL MECHANICAL CODE
2018 INTERNATIONAL FUEL GAS CODE
2018 INTERNATIONAL RESIDENTIAL CODE
2018 INTERNATIONAL FIRE CODE
2017 NATIONAL ELECTRICAL CODE
2018 INTERNATIONAL ENERGY CONSERVATION CODE
ICC/ANSI A117.1-2009 ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES

SQUARE FOOTAGE

GARAGE FLOOR	23,129 sf
SECOND FLOOR	21,819 sf
THIRD FLOOR	21,819 sf
FOURTH FLOOR	21,819 sf
FIFTH FLOOR	21,819 sf
TOTAL	110,405 sf

CODE INFORMATION

	LEVEL 1	LEVEL 2-5 (IL)	LEVEL 2-5 (IL) AREA 2
BUILDING TYPE (302.1)		I	
USE & OCCUPANCY CLASSIFICATION (310.3)		R-2	R-2
CONSTRUCTION TYPE (506.2)		V-A	TYPE V-A
MAX. NO. OF STORIES (504.4)	N/A	4 Story	4 Story
MAX. HEIGHT (504.3)	180 FT	60 FT	60 FT
MAX. AREA PER FLOOR (506.2)	SF	15,360 SF w/INCR.	15,360 SF w/INCR.
FULLY SPRINKLED	NFPA 13	NFPA 13R	NFPA 13R
ATTIC SPRINKLED	N/A	NO	NO
Table 601 STRUCTURAL FRAME	2 HOUR	1 HOUR	1 HOUR
EXTERIOR BEARING WALLS	2 HOUR	1 HOUR	1 HOUR
EXTERIOR NONBEARING WALLS	1 HOUR	1 HOUR	1 HOUR
INTERIOR BEARING WALLS	HOUR	1 HOUR	1 HOUR
INTERIOR NON-BEARING WALLS	HOUR	0 HOUR	0 HOUR
FLOOR CONSTRUCTION	2 HOUR	1 HOUR	1 HOUR
ROOF CONSTRUCTION	HOUR	1 HOUR	1 HOUR
Table 602			
FIRE WALLS (TABLE 706.4)	2 HOUR	2 HOUR	2 HOUR
FIRE BARRIERS (707.3.10)	2 HOUR	2 HOUR	2 HOUR
SHAFTS (713.4)	2 HR	2 HOUR	2 HOUR
SLEEPING UNIT SEPARATION (420.2)	N/A	1 HOUR (Fire Partition)	1 HOUR (Fire Partition)
TRAVEL DISTANCE (TABLE 1017.2)	400 FT	250 FT w/Sprinkler	250 FT w/Sprinkler
TRAVEL DISTANCE WITHIN RESIDENT ROOMS TO EXIT ACCESS DOOR (1006.2.1)	N/A	125 FT	125 FT
EXIT ACCESS CORRIDORS (1020.1)	0 HOUR	1/2 HOUR (1 HR PROVIDED)	1/2 HOUR (1 HR PROVIDED)
CORRIDOR WIDTH (1020.2)	44" MIN.	44" MIN. 36" MIN. IN DWELL. UNIT	44" MIN. 36" MIN. IN DWELL. UNIT
EXITS PER STORY (1006.3.2)	2 MINIMUM	2 MINIMUM	2 MINIMUM
DEAD END CORRIDOR (1020.4 EXCEPTION. #2)	N/A	50 FT MAXIMUM	50 FT MAXIMUM

ACCESSIBILITY REQUIREMENTS

TOTAL NUMBER OF UNITS:	47 UNITS TOTAL
REQ'D NUMBER OF ACCESSIBLE UNITS:	2% OF UNITS SHALL BE A TYPE 'A' UNIT
TOTAL REQ'D ACCESSIBLE UNITS:	1 UNIT TO BE TYPE 'A' UNITS
REMAINING UNITS TO BE TYPE B UNITS.	
CODE REFERENCE: 1107.6.2.2.1	

STATE OF MISSOURI
CURTIS R. JENNINGS III
NUMBER A-2023034555
3/13/2026
ARCHITECT

PERMIT & BID SET

PROJECT TITLE

John Knox Village

MEADOWS BUILDING PHASE III

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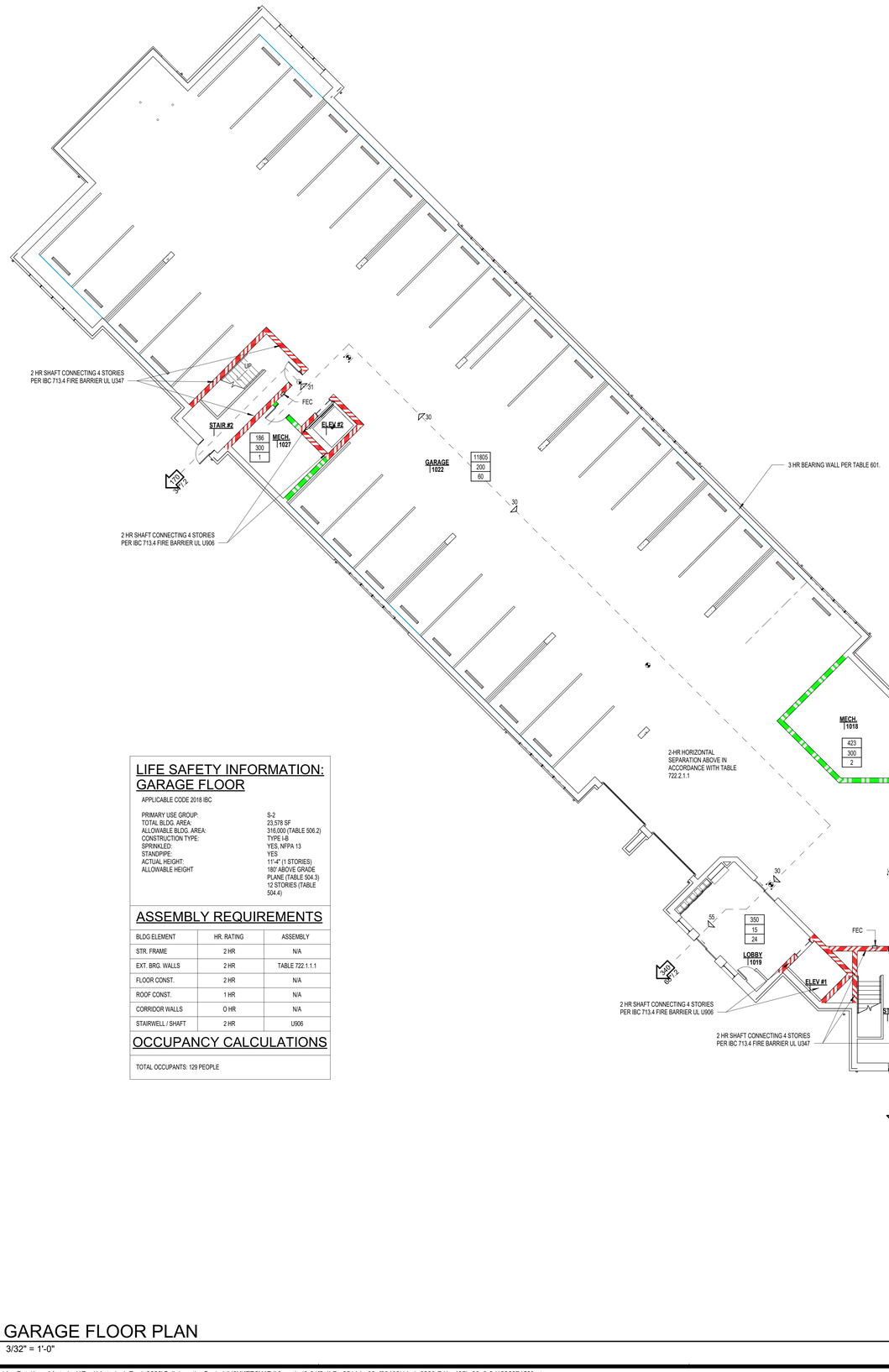
DESIGNER	DAS	DRAWN	AKG
ARCHITECT	DAS	CHECKED	SAC
ENGINEER		APPROVED	CRJ

NO.	REVISION DESCRIPTION	DATE

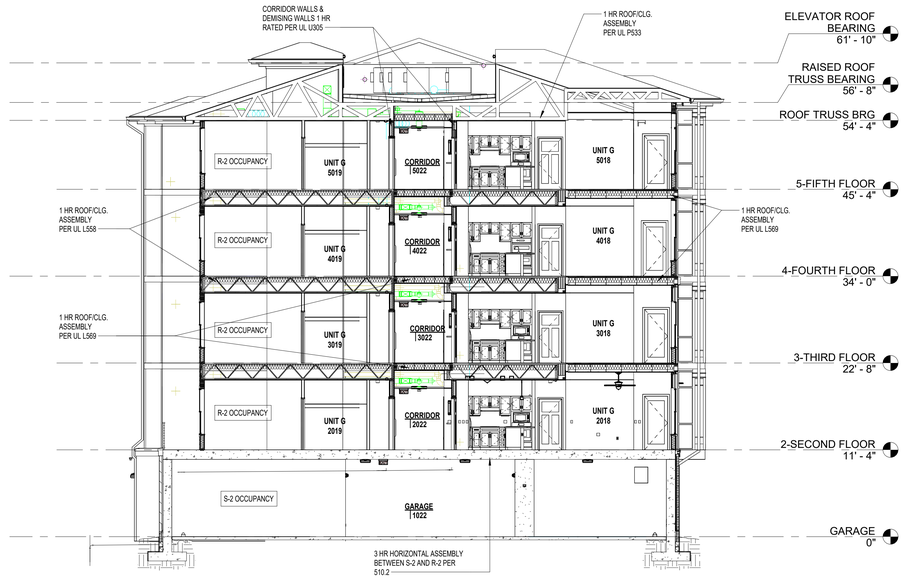
DRAWING TITLE

PROJECT DATA, SYMBOLS AND ABBREVIATIONS

DATE: 03/13/2026
COMM. NO. 25116.00
DRAWING A0.0



1 GARAGE FLOOR PLAN
A0.1 3/32" = 1'-0"



2 BLDG SECT - AREA B TRANS LIFE SAFETY
A0.1 1/8" = 1'-0"

LIFE SAFETY INFORMATION: GARAGE FLOOR

APPLICABLE CODE 2018 IBC

PRIMARY USE GROUP:	S-2
TOTAL BLDG. AREA:	23,578 SF
ALLOWABLE BLDG. AREA:	316,000 (TABLE 506.2)
CONSTRUCTION TYPE:	TYPE I-B
SPRINKLED:	YES, NFPA 13
STANDPIPE:	YES
ACTUAL HEIGHT:	11'-4" (1 STORIES)
ALLOWABLE HEIGHT	180' ABOVE GRADE PLANE (TABLE 504.3) 12 STORIES (TABLE 504.4)

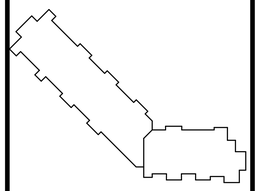
ASSEMBLY REQUIREMENTS

BLDG ELEMENT	HR. RATING	ASSEMBLY
STR. FRAME	2 HR	N/A
EXT. BRG. WALLS	2 HR	TABLE 722.1.1.1
FLOOR CONST.	2 HR	N/A
ROOF CONST.	1 HR	N/A
CORRIDOR WALLS	0 HR	N/A
STAIRWELL / SHAFT	2 HR	U906

OCCUPANCY CALCULATIONS

TOTAL OCCUPANTS: 129 PEOPLE

KEYPLAN



LIFE SAFETY LEGEND

- 1 HR FIRE PARTITION
- 1 HR FIRE BARRIER
- 2 HR FIRE BARRIER
- 2 HR RATED FIREWALL

EGRESS LEGEND

OCCUPANT LOAD CALCULATIONS

3000	FLOOR AREA IN S.F.
100	ALLOWABLE S.F. PER PERSON
30	OCCUPANT LOAD

MEANS OF EGRESS

123 — NUMBER OF OCCUPANTS ALONG EGRESS PATH; PATH OF EGRESS

EGRESS CAPACITY OF EXITS

45 / .2 = 123 — ALONG EGRESS PATH WIDTH OF EGRESS COMPONENT; CODE ALLOWED WIDTH / PERSON; CAPACITY OF EGRESS COMPONENT

COMMONWEALTH OF KENTUCKY
CURTIS R. JENNINGS III
NUMBER A-2023034555
3/13/2026
REGISTERED ARCHITECT

PERMIT & BID SET

PROJECT TITLE

John Knox Village

MEADOWS BUILDING PHASE III

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DESIGNER	: DAS	DRAWN	: AKG
ARCHITECT	: DAS	CHECKED	: SAC
ENGINEER	:	APPROVED	: CRJ

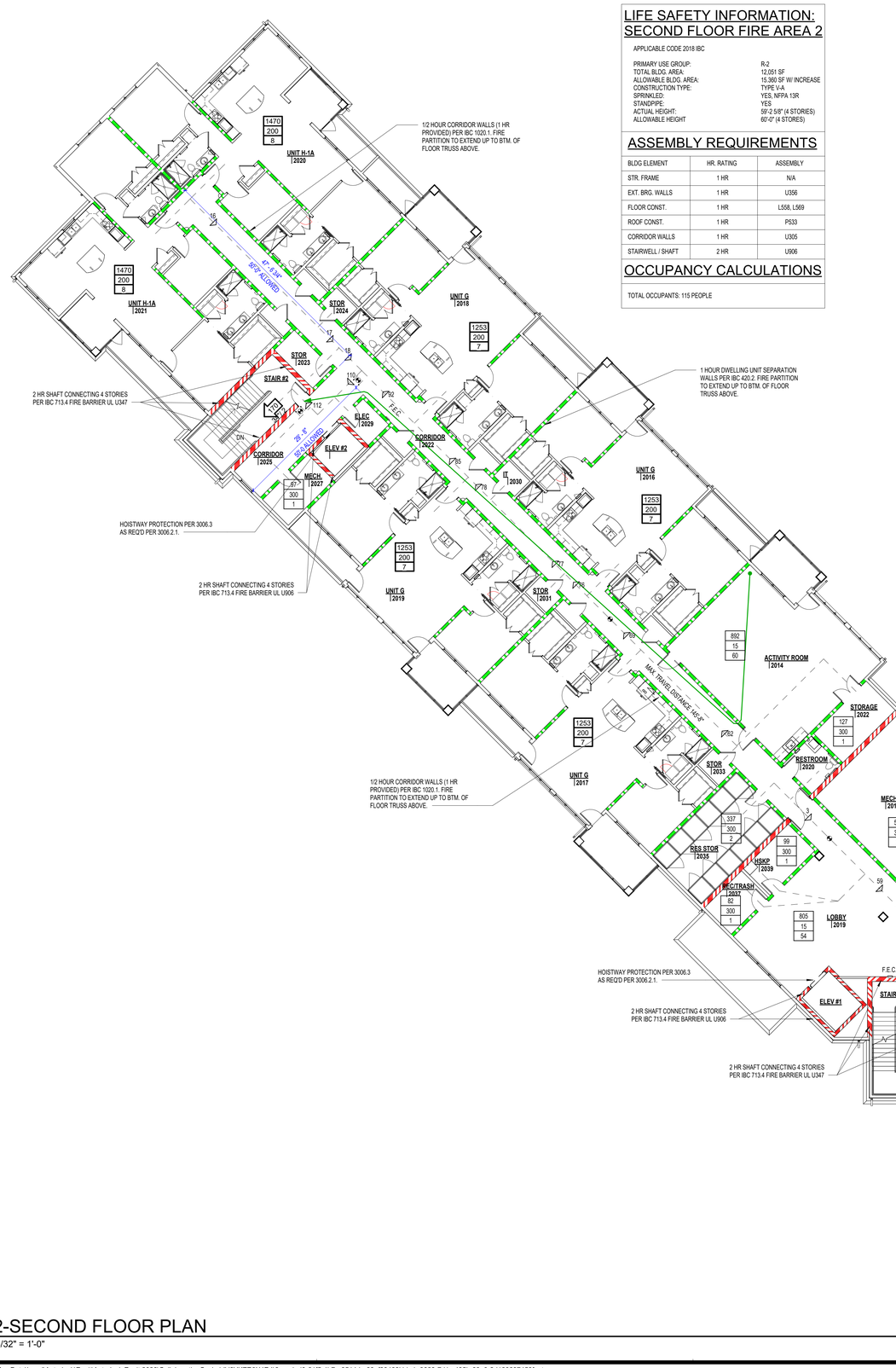
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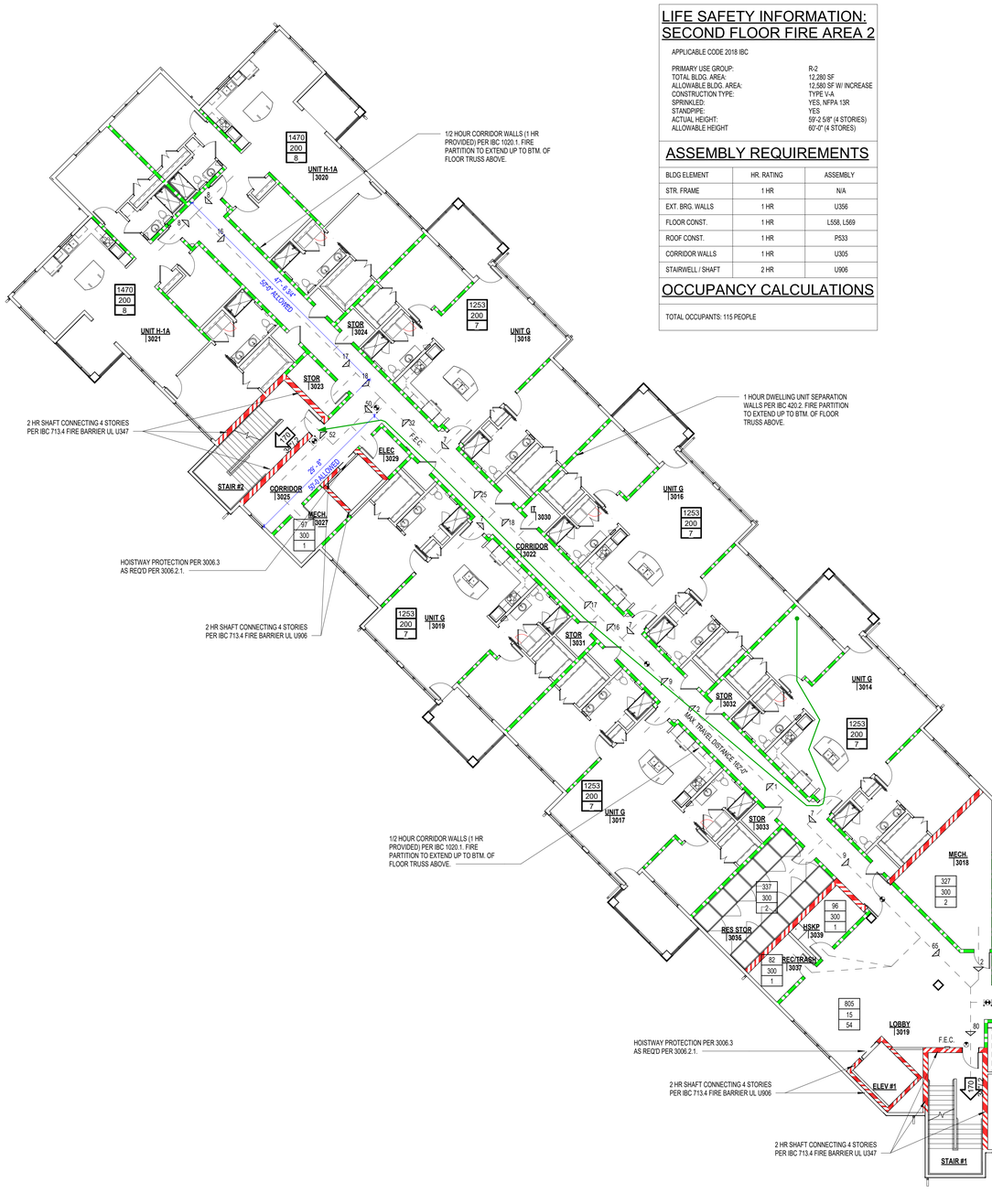
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GARAGE FLOOR LIFE SAFETY PLAN

DATE: 03/13/2026
COMM. NO. 25116.00
DRAWING A0.1

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1/2 HOUR CORRIDOR WALLS (1 HR PROVIDED) PER IBC 1020.1. FIRE PARTITION TO EXTEND UP TO BTM. OF FLOOR TRUSS ABOVE.
1 HOUR DWELLING UNIT SEPARATION WALLS PER IBC 420.2. FIRE PARTITION TO EXTEND UP TO BTM. OF FLOOR TRUSS ABOVE.
2 HR SHAFT CONNECTING 4 STORIES PER IBC 713.4 FIRE BARRIER UL U347
HOISTWAY PROTECTION PER 3006.3 AS REQ'D PER 3006.2.1.
2 HR SHAFT CONNECTING 4 STORIES PER IBC 713.4 FIRE BARRIER UL U906
1/2 HOUR CORRIDOR WALLS (1 HR PROVIDED) PER IBC 1020.1. FIRE PARTITION TO EXTEND UP TO BTM. OF FLOOR TRUSS ABOVE.
MAX. TRAVEL DISTANCE 145'-5"
47'- 6 3/4" SHOT ALLOWED
28'-7" TRAVELED
UNIT H-1A | 2020
UNIT H-1A | 2021
STOR | 2024
STOR | 2023
STAIR #2
ELEC | 2029
CORRIDOR | 2025
ELEV #2
MECH. | 2027
CORRIDOR | 2022
IT | 2030
UNIT G | 2018
UNIT G | 2016
UNIT G | 2019
STOR | 2031
ACTIVITY ROOM | 2014
STORAGE | 2022
RESTROOM | 2020
STOR | 2033
UNIT G | 2017
MECH. | 2018
RES STOR | 2035
JSKP | 2039
RECYCRASH | 2037
LOBBY | 2019
ELEV #1
STAIR #1
F.E.C.
1470 200 8
1253 200 7
892 15 60
127 300 1
337 300 2
99 300 1
501 300 2
805 15 54
87 300 1
1253 200 7
1470 200 8
1253 200 7
1253 200 7
1253 200 7



LIFE SAFETY INFORMATION: SECOND FLOOR FIRE AREA 2

APPLICABLE CODE 2018 IBC

PRIMARY USE GROUP:	R-2
TOTAL BLDG. AREA:	12,280 SF
ALLOWABLE BLDG. AREA:	12,580 SF W/ INCREASE
CONSTRUCTION TYPE:	TYPE V-A
SPRINKLED:	YES, NFPA 13R
STANDPIPE:	YES
ACTUAL HEIGHT:	59'-2 5/8" (4 STORIES)
ALLOWABLE HEIGHT	60'-0" (4 STORES)

ASSEMBLY REQUIREMENTS

BLDG ELEMENT	HR. RATING	ASSEMBLY
STR. FRAME	1 HR	N/A
EXT. BRG. WALLS	1 HR	U356
FLOOR CONST.	1 HR	L558, L569
ROOF CONST.	1 HR	P533
CORRIDOR WALLS	1 HR	U305
STAIRWELL / SHAFT	2 HR	U906

OCCUPANCY CALCULATIONS

TOTAL OCCUPANTS: 115 PEOPLE

LIFE SAFETY INFORMATION: SECOND FLOOR FIRE AREA 1

APPLICABLE CODE 2018 IBC

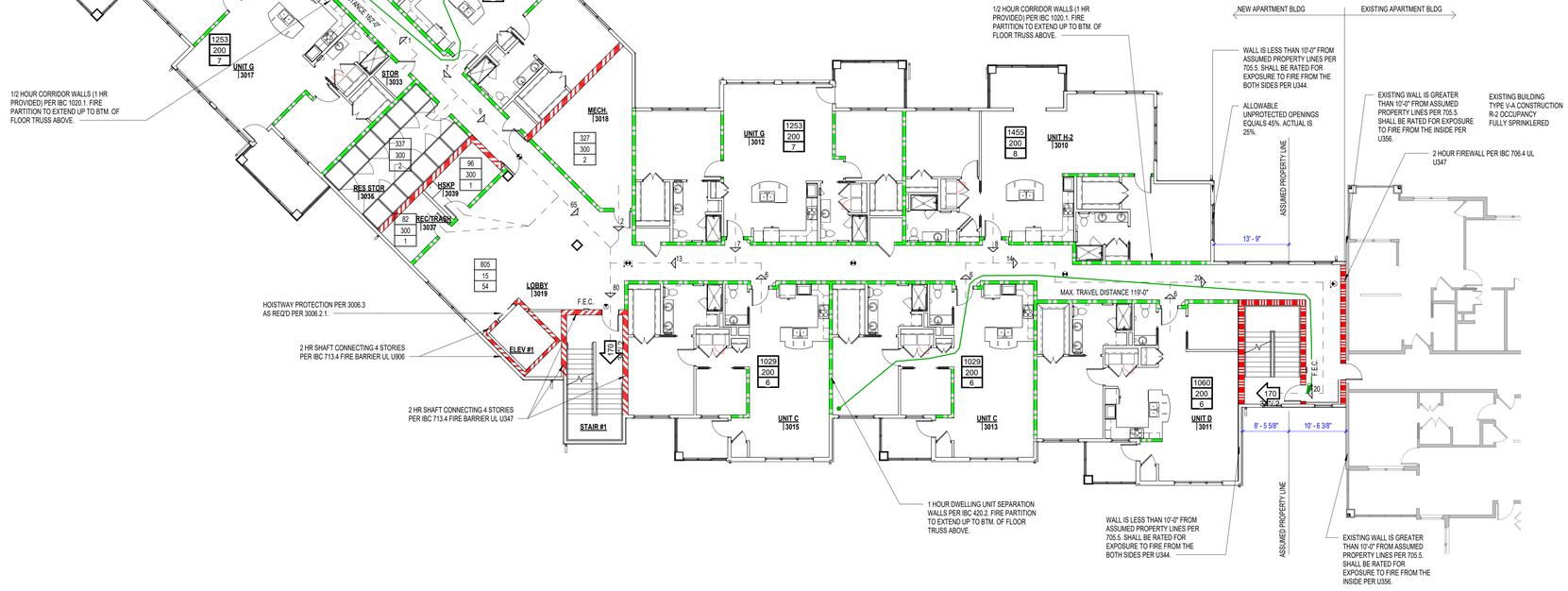
PRIMARY USE GROUP:	R-2
TOTAL BLDG. AREA:	8,973 SF
ALLOWABLE BLDG. AREA:	12,580 SF W/ INCREASE
CONSTRUCTION TYPE:	TYPE V-A
SPRINKLED:	YES, NFPA 13R
STANDPIPE:	YES
ACTUAL HEIGHT:	59'-2 5/8" (4 STORIES)
ALLOWABLE HEIGHT	60'-0" (4 STORES)

ASSEMBLY REQUIREMENTS

BLDG ELEMENT	HR. RATING	ASSEMBLY
STR. FRAME	1 HR	N/A
EXT. BRG. WALLS	1 HR	U356
FLOOR CONST.	1 HR	L558, L569
ROOF CONST.	1 HR	P533
CORRIDOR WALLS	1 HR	U305
STAIRWELL / SHAFT	2 HR	U906

OCCUPANCY CALCULATIONS

TOTAL OCCUPANTS: 52 PEOPLE

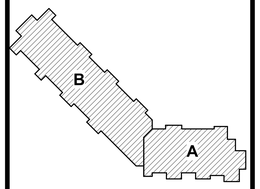


PLAN NORTH

1 A0.3 — 3-THIRD FLOOR PLAN

3/32" = 1'-0"

KEYPLAN



PLAN NORTH

GENERAL NOTES

1. GC TO COORDINATE LOCATION OF BEARING WALLS & SHEAR WALLS PER STRUCTURAL DRAWINGS & PROVIDE 1 HR. RATING AT WALLS.
2. EXISTING WALL RATINGS TO BE MAINTAINED UNLESS OTHERWISE NOTED ON PLAN. PATCH OR REPAIR ANY WALLS AS REQUIRED TO MAINTAIN RATING.

LIFE SAFETY LEGEND

- 1 HR FIRE PARTITION
- 1 HR FIRE BARRIER
- 2 HR FIRE BARRIER
- 2 HR RATED FIREWALL

EGRESS LEGEND

OCCUPANT LOAD CALCULATIONS

3000	FLOOR AREA IN S.F.
100	ALLOWABLE S.F. PER PERSON
30	OCCUPANT LOAD

MEANS OF EGRESS

123 — NUMBER OF OCCUPANTS ALONG EGRESS PATH

PATH OF EGRESS

EGRESS CAPACITY OF EXITS

45 / .2 = 123

ALONG EGRESS PATH WIDTH OF EGRESS COMPONENT

CODE ALLOWED WIDTH / PERSON

CAPACITY OF EGRESS COMPONENT

COMMONWEALTH OF VIRGINIA
CURTIS P. JENNINGS III
NUMBER A-2023034555
9/07/2023
ARCHITECT

PERMIT & BID SET

PROJECT TITLE

John Knox Village

MEADOWS BUILDING PHASE III

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DESIGNER	: DAS	DRAWN	: AKG
ARCHITECT	: DAS	CHECKED	: SAC
ENGINEER	:	APPROVED	: CRJ

NO.	REVISION DESCRIPTION	DATE

DRAWING TITLE

THIRD FLOOR LIFE SAFETY PLAN

DATE: 03/13/2026

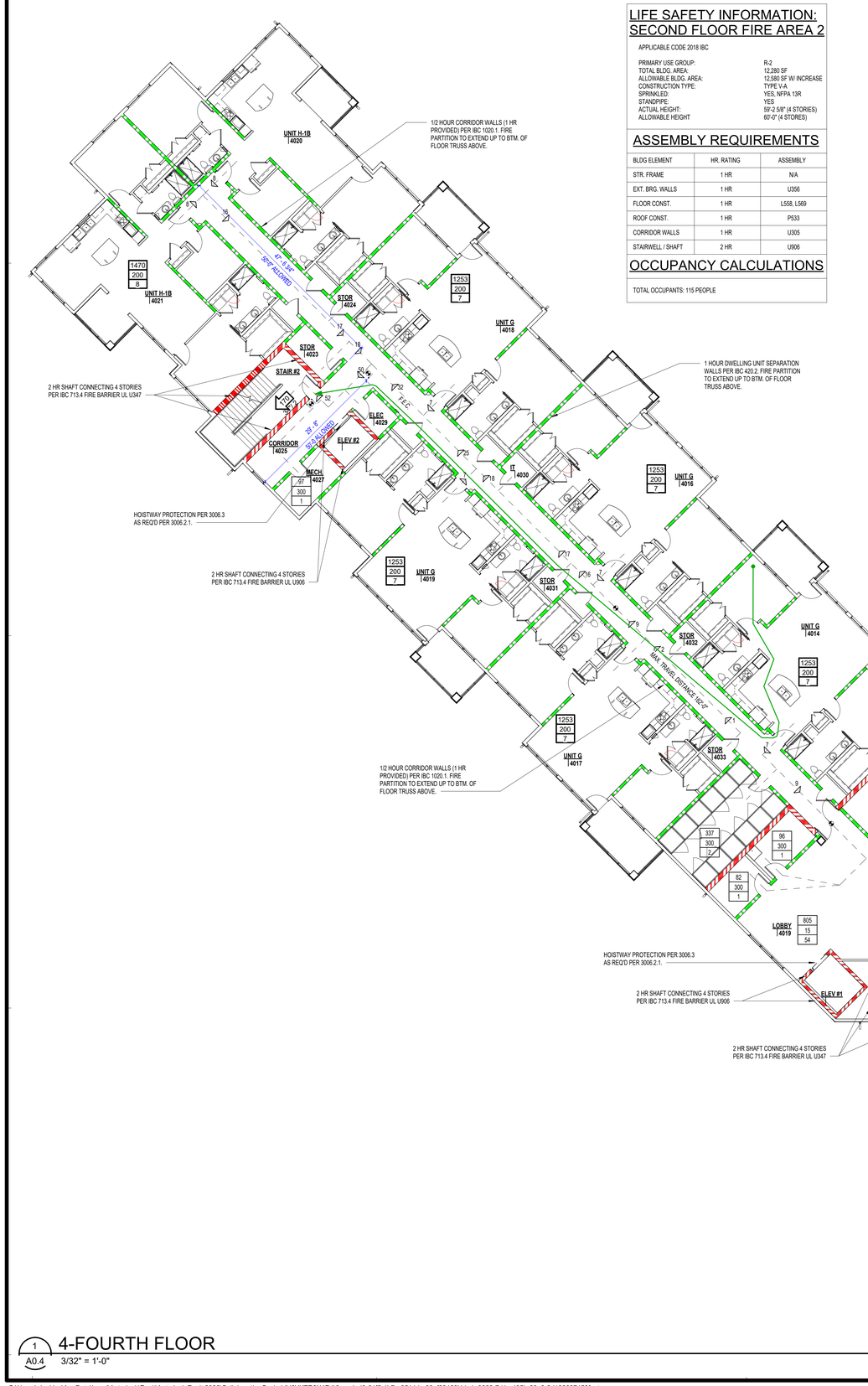
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LIFE SAFETY INFORMATION: SECOND FLOOR FIRE AREA 2

APPLICABLE CODE 2018 IBC

PRIMARY USE GROUP:	R-2
TOTAL BLDG. AREA:	12,280 SF
ALLOWABLE BLDG. AREA:	12,580 SF W/ INCREASE
CONSTRUCTION TYPE:	TYPE V-A
SPRINKLED:	YES, NFPA 13R
STANDPIPE:	YES
ACTUAL HEIGHT:	59'-2 5/8" (4 STORIES)
ALLOWABLE HEIGHT	60'-0" (4 STORES)

ASSEMBLY REQUIREMENTS

BLDG ELEMENT	HR. RATING	ASSEMBLY
STR. FRAME	1 HR	N/A
EXT. BRG. WALLS	1 HR	U356
FLOOR CONST.	1 HR	L558, L569
ROOF CONST.	1 HR	P533
CORRIDOR WALLS	1 HR	U305
STAIRWELL / SHAFT	2 HR	U906

OCCUPANCY CALCULATIONS

TOTAL OCCUPANTS: 115 PEOPLE

LIFE SAFETY INFORMATION: SECOND FLOOR FIRE AREA 1

APPLICABLE CODE 2018 IBC

PRIMARY USE GROUP:	R-2
TOTAL BLDG. AREA:	8,973 SF
ALLOWABLE BLDG. AREA:	12,580 SF W/ INCREASE
CONSTRUCTION TYPE:	TYPE V-A
SPRINKLED:	YES, NFPA 13R
STANDPIPE:	YES
ACTUAL HEIGHT:	59'-2 5/8" (4 STORIES)
ALLOWABLE HEIGHT	60'-0" (4 STORES)

ASSEMBLY REQUIREMENTS

BLDG ELEMENT	HR. RATING	ASSEMBLY
STR. FRAME	1 HR	N/A
EXT. BRG. WALLS	1 HR	U356
FLOOR CONST.	1 HR	L558, L569
ROOF CONST.	1 HR	P533
CORRIDOR WALLS	1 HR	U305
STAIRWELL / SHAFT	2 HR	U906

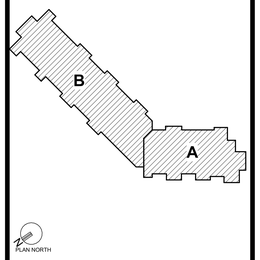
OCCUPANCY CALCULATIONS

TOTAL OCCUPANTS: 52 PEOPLE

1 4-FOURTH FLOOR
A0.4 3/32" = 1'-0"

PLAN NORTH

KEYPLAN



GENERAL NOTES

1. GC TO COORDINATE LOCATION OF BEARING WALLS & SHEAR WALLS PER STRUCTURAL DRAWINGS & PROVIDE 1 HR. RATING AT WALLS.
2. EXISTING WALL RATINGS TO BE MAINTAINED UNLESS OTHERWISE NOTED ON PLAN. PATCH OR REPAIR ANY WALLS AS REQUIRED TO MAINTAIN RATING.

LIFE SAFETY LEGEND

- 1 HR FIRE PARTITION
- 1 HR FIRE BARRIER
- 2 HR FIRE BARRIER
- 2 HR RATED FIREWALL

EGRESS LEGEND

OCCUPANT LOAD CALCULATIONS

3000 — FLOOR AREA IN S.F.
100 — ALLOWABLE S.F. PER PERSON
30 — OCCUPANT LOAD

MEANS OF EGRESS

123 — NUMBER OF OCCUPANTS ALONG EGRESS PATH
PATH OF EGRESS

EGRESS CAPACITY OF EXITS

45 / .2 — ALONG EGRESS PATH WIDTH OF EGRESS COMPONENT
CODE ALLOWED WIDTH / PERSON
123 — CAPACITY OF EGRESS COMPONENT

CURTIS JENNINGS III
NUMBER A-2023034555
3/13/2026
ARCHITECT

PERMIT & BID SET

PROJECT TITLE

John Knox Village

MEADOWS BUILDING PHASE III

SFCS Architecture Engineering Planning Interiors
SFCS Inc. ▪ 305 South Jefferson Street
Roanoke, Virginia 24011.2003
540.344.6664 ▪ Fax 540.343.6925
www.sfcs.com

DESIGNER	DAS	DRAWN	AKG
ARCHITECT	DAS	CHECKED	SAC
ENGINEER		APPROVED	CRJ

NO.	REVISION DESCRIPTION	DATE

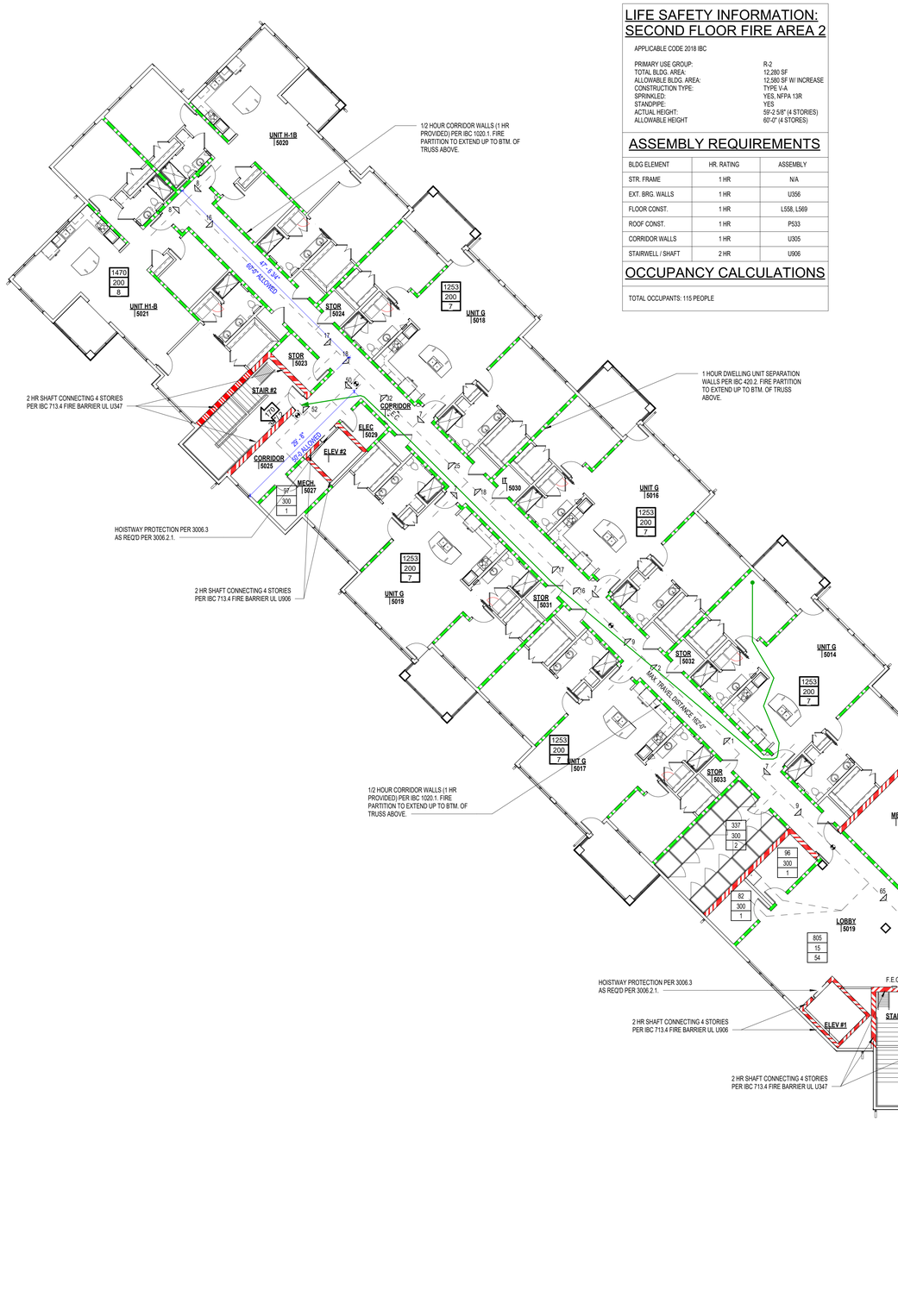
DRAWING TITLE

FOURTH FLOOR LIFE SAFETY PLAN

DATE: 03/13/2026
COMM. NO. 25116.00
DRAWING A0.4

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305 South Jefferson Street
Roanoke, Virginia 24011.2003

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LIFE SAFETY INFORMATION: SECOND FLOOR FIRE AREA 2

APPLICABLE CODE 2018 IBC

PRIMARY USE GROUP:	R-2
TOTAL BLDG. AREA:	12,280 SF
ALLOWABLE BLDG. AREA:	12,580 SF W/ INCREASE
CONSTRUCTION TYPE:	TYPE V-A
SPRINKLED:	YES, NFPA 13R
STANDPIPE:	YES
ACTUAL HEIGHT:	59'-2 5/8" (4 STORIES)
ALLOWABLE HEIGHT	60'-0" (4 STORES)

ASSEMBLY REQUIREMENTS

BLDG ELEMENT	HR. RATING	ASSEMBLY
STR. FRAME	1 HR	N/A
EXT. BRG. WALLS	1 HR	U356
FLOOR CONST.	1 HR	L558, L569
ROOF CONST.	1 HR	P533
CORRIDOR WALLS	1 HR	U305
STAIRWELL / SHAFT	2 HR	U906

OCCUPANCY CALCULATIONS

TOTAL OCCUPANTS: 115 PEOPLE

LIFE SAFETY INFORMATION: SECOND FLOOR FIRE AREA 1

APPLICABLE CODE 2018 IBC

PRIMARY USE GROUP:	R-2
TOTAL BLDG. AREA:	8,973 SF
ALLOWABLE BLDG. AREA:	12,580 SF W/ INCREASE
CONSTRUCTION TYPE:	TYPE V-A
SPRINKLED:	YES, NFPA 13R
STANDPIPE:	YES
ACTUAL HEIGHT:	59'-2 5/8" (4 STORIES)
ALLOWABLE HEIGHT	60'-0" (4 STORES)

ASSEMBLY REQUIREMENTS

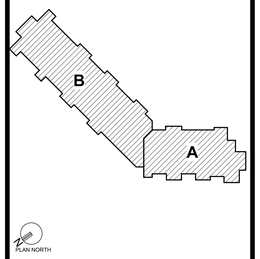
BLDG ELEMENT	HR. RATING	ASSEMBLY
STR. FRAME	1 HR	N/A
EXT. BRG. WALLS	1 HR	U356
FLOOR CONST.	1 HR	L558, L569
ROOF CONST.	1 HR	P533
CORRIDOR WALLS	1 HR	U305
STAIRWELL / SHAFT	2 HR	U906

OCCUPANCY CALCULATIONS

TOTAL OCCUPANTS: 52 PEOPLE

1 A0.5 — 5-FIFTH FLOOR
3/32" = 1'-0"

KEYPLAN



GENERAL NOTES

1. GC TO COORDINATE LOCATION OF BEARING WALLS & SHEAR WALLS PER STRUCTURAL DRAWINGS & PROVIDE 1 HR. RATING AT WALLS.
2. EXISTING WALL RATINGS TO BE MAINTAINED UNLESS OTHERWISE NOTED ON PLAN. PATCH OR REPAIR ANY WALLS AS REQUIRED TO MAINTAIN RATING.

LIFE SAFETY LEGEND

- 1 HR FIRE PARTITION
- 1 HR FIRE BARRIER
- 2 HR FIRE BARRIER
- 2 HR RATED FIREWALL

EGRESS LEGEND

OCCUPANT LOAD CALCULATIONS

3000 — FLOOR AREA IN S.F.
100 — ALLOWABLE S.F. PER PERSON
30 — OCCUPANT LOAD

MEANS OF EGRESS

123 — NUMBER OF OCCUPANTS ALONG EGRESS PATH
PATH OF EGRESS

EGRESS CAPACITY OF EXITS

45 / .2 = 123
ALONG EGRESS PATH WIDTH OF EGRESS COMPONENT
CODE ALLOWED WIDTH / PERSON
CAPACITY OF EGRESS COMPONENT

COMMONWEALTH OF VIRGINIA
CURTIS P. JENNINGS III
NUMBER A-2023034555
9/19/2024
ARCHITECT

PERMIT & BID SET

PROJECT TITLE

John Knox Village

MEADOWS BUILDING PHASE III

SFCS
Architecture Engineering Planning Interiors
SFCS Inc. ▪ 305 South Jefferson Street
Roanoke, Virginia 24011.2003
540.344.6664 ▪ Fax 540.343.6925
www.sfcs.com

DESIGNER	: DAS	DRAWN	: AKG
ARCHITECT	: DAS	CHECKED	: SAC
ENGINEER	:	APPROVED	: CRJ

NO.	REVISION DESCRIPTION	DATE

DRAWING TITLE

FIFTH FLOOR LIFE SAFETY PLAN

DATE: 03/13/2026
COMM. NO. 25116.00
DRAWING A0.5

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Roanoke, Virginia 24011.2003

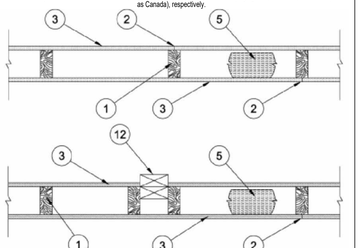
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1 HR INT. BEARING WALL U305

Design No. U305
January 14, 2026

Bearing Wall Rating — 1 Hr
Finish Rating — See Items 3, 3A, 3D, 3E, 3F, 3G, 3H, 3J and 3L.
STC Rating - 56 (See Item 9)
This design was evaluated using a load design method other than the Limit States Design Method (e.g., Working Stress Design Method). For jurisdictions employing the Limit States Design Method, such as Canada, a load restriction factor shall be used — See Guide BXUV or BXUV7

* Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.



1. Wood Studs — Nom 2 by 4 in. spaced 16 in. OC max, effectively firestopped.
2. Joints and Nail-Heads — Joints covered with joint compound and paper tape. Joint compound and paper tape may be omitted when square edge boards are used. As an alternate, nom 3/32 in. thick gypsum veneer plaster may be applied to the entire surface of Classified veneer baseboard with the joints reinforced with paper tape. Nailheads exposed or covered with joint compound.
3. Gypsum Board* — 5/8 in. thick paper or vinyl surfaced, with beveled, square, or tapered edges, applied either horizontally or vertically. Gypsum panels nailed 7 in. OC with 6d cement coated nails 1-7/8 in. long, 0.0915 in. shank diam and 15/64 in. diam heads. When used in widths other than 48 in., gypsum panels are to be installed horizontally. For an alternate method of attachment of gypsum panels, refer to Items 6 through 6F, Steel Framing Members*.
When Items 6, 6B, 6C, 6D, 6E, 6F, 6G, or 6H Steel Framing Members*, are used, gypsum panels attached to furring channels with 1 in. long Type S bugle-head steel screws spaced 12 in. OC.

When Item 6A, Steel Framing Members*, is used, two layers of gypsum panels attached to furring channels. Base layer attached to furring channels with 1 in. long Type S bugle-head steel screws spaced 12 in. OC. Face layer attached to furring channels with 1-5/8 in. long Type S bugle-head steel screws spaced 12 in. OC. All joints in face layers staggered with joints in base layers. One layer of gypsum board attached to opposite side of wood stud without furring channels as described in Item 3.

When Item 7, resilient channels are used, 5/8 in. thick, 4 ft wide gypsum panels applied vertically. Screw attached furring channels with 1 in. long, self-drilling, self-tapping Type S or S-12 steel screws spaced 8 in. OC, vertical joints located midway between studs.

AMERICAN GYPSUM CO — Types AGX-1(finish rating 23 min.), M-Glass (finish rating 23 min.), Type AGX-11 (finish rating 26 min), Type AGX-12 (finish rating 22 min), Type LightRoc (finish rating 23 min.) or Type AG-C

BEIJING NEW BUILDING MATERIALS PUBLIC LTD CO — Type DBX-1 (finish rating 24 min)

CABOT MANUFACTURING LLC — Type X (finish rating 22 min), 5/8 Type X, Moisture Resistant Type X, Gypsum Sheathing Type X, Mold & Mildew Resistant Type X and Mold & Mildew Resistant AR Type X, Type Blueglass Exterior Sheathing, 5/8 in. Type C.

CERTAINTEED GYPSUM INC — Type C, Type X-1 (finish rating 26 min), Type EGRG or GlasRoc (finish rating 23 min), Type LWTX (finish rating 18 min),

CGC INC — Type AR (finish rating 24 min), Type C (finish rating 24 min), Type IP-AR (finish rating 24 min), Type IPC-AR (finish rating 24 min), Type IP-X1 (finish rating 24 min), Type IP-X2 (finish rating 24 min), Type SCX (finish rating 24 min), Type SHX (finish rating 24 min), Type ULX (finish rating 22 min), Type WRC (finish rating 24 min), Type WRX (finish rating 24 min), Type ULIX (finish rating 20 min)

GEORGIA-PACIFIC GYPSUM L L C — Type 5 (finish rating 26 min), Type 6 (finish rating 23 min), Type 9 (finish rating 26 min), Type C (finish rating 26 min), Type DGG (finish rating 20 min), Type GPFS1 (finish rating 20 min), Type GPFS2 (finish rating 20 min), Type GPFS6 (finish rating 26 min), Type DS, Type DAP, Type DD (finish rating 20 min), Type DA, Type DAPC, Type LS (finish rating 23 min), Type X, Veneer Plaster Base - Type X, Water Rated - Type X, Sheathing - Type X, Soffit - Type X, Type LWX (finish rating 22 min), Veneer Plaster Base-Type LWX (finish rating 22 min), Water Rated-Type LWX (finish rating 22 min), Sheathing Type-LWX (finish rating 22 min), Soffit-Type LWX (finish rating 22 min), Type DGLW (finish rating 22 min), Water Rated-Type DGLW (finish rating 22 min), Sheathing Type- DGLW (finish rating 22 min), Soffit-Type DGLW (finish rating 22 min), Type LWX (finish rating 22 min), Type LW2X (finish rating 22 min), Veneer Plaster Base - Type LW2X (finish rating 22 min), Water Rated - Type LW2X (finish rating 22 min), Sheathing - Type LW2X (finish rating 22 min), Soffit - Type LW2X (finish rating 22 min), Type DGL2W (finish rating 22 min), Water Rated - Type DGL2W (finish rating 22 min), Sheathing - Type DGL2W (finish rating 22 min)

NATIONAL GYPSUM CO — Type FSK (finish rating 20 min), Type FSK-G (finish rating 20 min), Type FSW (finish rating 20 min), Type FSW-2 (finish rating 24 min), Type FSW-3 (finish rating 20 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 FSWR-C, Type FSW-6 (finish rating 20 min), Type FSL (finish rating 24 min), Type FSW-8, Type FSLX (finish rating 21 min), Type RSX (finish rating 26 min).

NATIONAL GYPSUM CO — Riyadh, Saudi Arabia — Type FR, or WR.

PABCO BUILDING PRODUCTS L L C, DBA PABCO GYPSUM — Types C, PG-2 (finish rating 20 min), PG-3 (finish rating 20 min), Types PG-3W, PG-5W (finish rating 20 min), Type PG-4 (finish rating 20 min), Type PG-6 (finish rating 23 min), Types PG-3WS, PG-5WS, PGS-WRS (finish rating 20 min), Types PG-5, PG-9 (finish rating 26 min), PG-11 PG-13 (Nails increased to 2 in.), Type PG-C or PGI (finish rating 26 min)

PANEL REY S A — Type ARX, GREX, GRIX, PRX, PRC, PRC2, Types RHX, Guard Rey, MDX, ETX (finish rating 22 min), PRX2 (finish rating 21 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 — Type AR (finish rating 24 min), Type C (finish rating 24 min), Type FRX-G (finish rating 29 min), Type IP-AR (finish rating 24 min), Type IPC-AR (finish rating 24 min), Type IP-X1 (finish rating 24 min), Type IP-X2 (finish rating 24 min), Type SHX (finish rating 24 min), Type SGX (finish rating 24 min), Type ULX (finish rating 22 min), Type WRX (finish rating 24 min), Type WRC (finish rating 24 min), Type ULIX (finish rating 20 min), Type SCX (finish rating 24 min)

USG BORAL DRYWALL SFZ LLC — Type SGX (finish rating 24 min).

USG MEXICO S A DE C V — Type AR (finish rating 24 min), Type C (finish rating 24 min), Type WRX (finish rating 24 min), Type WRC (finish rating 24 min), Type IP-X1 (finish rating 24 min), Type IP-X2 (finish rating 24 min), Type SHX (finish rating 24 min), SCX (finish rating 24 min), Type IP-AR (finish rating 24 min), Type IPC-AR (finish rating 24 min), Type ULX (finish rating 22 min)

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.), AG-C (finish rating 25 min.), LightRoc (finish rating 25 min.)

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

CGC INC — Type AR (finish rating 24 min), Type C (finish rating 24 min), Type IP-AR (finish rating 24 min), Type IPC-AR (finish rating 24 min), Type IP-X1 (finish rating 24 min), Type IP-X2 (finish rating 24 min), Type SCX (finish rating 24 min), Type SHX (finish rating 24 min), Type WRC (finish rating 24 min), Type WRX (finish rating 24 min)

NATIONAL GYPSUM CO — Type FSW (finish rating 24 min)

UNITED STATES GYPSUM CO — Type AR (finish rating 24 min), Type SGX (finish rating 24 min), Type C (finish rating 24 min), Type WRX (finish rating 24 min), Type WRC (finish rating 24 min), Type IP-X1 (finish rating 24 min), Type IP-X2 (finish rating 24 min), Type SCX (finish rating 24 min), Type SHX (finish rating 24 min), Type FRX-G (finish rating 24 min), Type IP-AR (finish rating 24 min), Type IPC-AR (finish rating 24 min)

USG BORAL DRYWALL SFZ LLC — Types C, SCX, SGX (finish rating 24 min).

USG MEXICO S A DE C V — Type AR (finish rating 24 min), Type C (finish rating 24 min), Type WRX (finish rating 24 min), Type WRC (finish rating 24 min), Type IP-X1 (finish rating 24 min), Type IP-X2 (finish rating 24 min), Type SHX (finish rating 24 min), Type SCX, Type IP-AR (finish rating 24 min), Type IPC-AR (finish rating 24 min)

3B. Gypsum Board* — (As an alternate to Item 3) — Nom 3/4 in. thick, installed with 1-7/8 in. long cement coated nails as described in Item 3 or 1-3/8 in. long Type W coarse thread gypsum panel steel screws as described in Item 3A.
CGC INC — Types AR, IP-AR

UNITED STATES GYPSUM CO — Types AR, IP-AR

USG MEXICO S A DE C V — Types AR, IP-AR

3C. Gypsum Board* — (As an alternate to Items 3, 3A and 3B) — 5/8 in. thick, 2 ft wide, tongue and groove edge, applied horizontally to one side of the assembly. Installed with 1-7/8 in. long cement coated nails as described in Item 3 or 1-1/4 in. long Type W coarse thread gypsum panel steel screws as described in Item 3A. Joint covering (Item 2) not required.
CGC INC — Type SHX

UNITED STATES GYPSUM CO — Type SHX

USG MEXICO S A DE C V — Type SHX

3D. Gypsum Board* — (As an alternate to Items 3, 3A, 3B, or 3C — Not Shown) — For Direct Application to Studs Only- Nom 5/8 in. thick lead backed gypsum panels with beveled, square or tapered edges, applied vertically. Vertical joints centered over studs and staggered min 1 stud cavity on opposite sides of studs. Wallboard secured to studs with 1-5/8 in. long Type W coarse thread gypsum panel steel screws spaced 8 in. OC at perimeter and in the field. Lead batten strips required behind vertical joints of lead backed gypsum wallboard and optional at remaining stud locations. Lead batten strips, min 1-1/2 in. wide, max 10 ft long with a max thickness of 0.125 in. placed on the face of studs and attached to the stud with two 1 in. long Type S-12 pan head steel screws, one at the top of the strip and one at the bottom of the strip. Lead discs or tabs may be used in lieu of or in addition to the lead batten strips or optional at other locations. Max 3/4 in. diam by max 0.125 in. thick lead discs compression fitted or adhered over steel screw heads or max 1/2 in. by 1-1/4 in. by max 0.125 in. thick lead tabs placed on gypsum boards underneath screw locations prior to the installation of the screws. Lead batten strips to have a purity of 99.9% meeting the Federal specification QQ-L-2011, Grade "C".
RAY-BAR ENGINEERING CORP — Type RB-LBG (finish rating 24 min)

3E. Gypsum Board* — (As an alternate to Items 3, 3A, 3B, 3C, and 3D) — 5/8 in. thick gypsum panels, with square 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 2 screws 1 and 4 in. from edge of board or nailed 7 in. OC with 6d cement coated nails 1-7/8 in. long, 0.0915 in. shank diam and 15/64 in. diam heads. When used in widths of other than 48 in., gypsum boards are to be installed horizontally.
GEORGIA-PACIFIC GYPSUM L L C — Type DGG (finish rating 20 min), GreenGlass Type X (finish rating 23 min)

GEORGIA-PACIFIC GYPSUM
3F. Gypsum Board* — (As an alternate to Items 3, 3A, 3B, 3C, 3D, and 3E) — 5/8 in. glass-mat faced with square edges, applied either horizontally or vertically. Gypsum panels nailed 7 in. OC around the perimeter and in the field with 6d cement coated nails 1-7/8 in. long, 0.0915 in. shank diam and 15/64 in. diam heads. Nails shall be placed 1 inch and 3 inch from horizontal joints and 7 inch OC thereafter.
CGC INC — Type USGX (finish rating 22 min)

UNITED STATES GYPSUM CO — Type USGX (finish rating 22 min.)

USG BORAL DRYWALL SFZ LLC —, Type USGX (finish rating 22 min.)

USG MEXICO S A DE C V — Type USGX (finish rating 22 min.)

3G. Gypsum Board* — (As an alternate to Items 3 through 3F) — 5/8 in. thick paper surfaced applied vertically. Gypsum panels nailed 7 in. OC with 6d cement coated nails 1-7/8 in. long, 0.0915 in. shank diam and 15/64 in. diam heads.
GEORGIA-PACIFIC GYPSUM L L C — Type X ComfortGuard Sound Deadening Gypsum Board (finish rating 27 min)

3H. Gypsum Board* — (As an alternate to Items 3) — Not to be used with items 6 or 7. 5/8 in. thick paper surfaced applied vertically only. Gypsum panels nailed 7 in. OC with 6d cement coated nails 1-7/8 in. long, 0.0915 in. shank diam and 15/64 in. diam heads.
NATIONAL GYPSUM CO — Type SBWB

3I. Gypsum Board* — (As an alternate to Items 3 through 3H, Not Shown) — Nominal 5/8 in. thick, 4 ft wide panels, applied vertically. Panels nailed 7 in. OC with 6d cement coated nails 1-7/8 in. long, 0.0915 in. shank diam and 15/64 in. diam heads. Panel joints covered with paper tape and two layers of joint compound. Nailheads covered with two layers of joint compound.
PABCO BUILDING PRODUCTS L L C, DBA PABCO GYPSUM — Type QuietRock ES (finish rating 20 min)

3J. Gypsum Board* — (As an alternate to Item 3) — 5/8 in. thick paper surfaced applied vertically or horizontally. Gypsum panels secured with 1-1/4 in. Type W coarse thread gypsum panel steel screws spaced a maximum of 12 in. OC.
CERTAINTEED GYPSUM INC — Type SilentFX

3K. 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 maximum 8 in. OC with the last screw 1 in. from the edge of the board. When used in widths other than 48 in., gypsum panels are to be installed horizontally.
NATIONAL GYPSUM CO — Type FSK (finish rating 20 min), Type FSK-G (finish rating 20 min), Type FSW (finish rating 20 min), Type FSW-2 (finish rating 24 min), Type FSW-3 (finish rating 20 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 FSWR-C, Type FSW-6 (finish rating 20 min), Type FSL (finish rating 24 min), Type FSW-8, Type FSLX (finish rating 21 min), Type RSX (finish rating 26 min).

6. Steel Framing Members* — (Optional, Not Shown) — Furring channels and Steel Framing Members as described below:
a. Furring Channels — Formed of No. 25 MSG galv steel. 2-9/16 in. or 2-23/32 in. wide by 7/8 in. deep, spaced 24 in. OC perpendicular to studs. Channels secured to studs as described in Item b. Ends of adjoining channels are overlapped 6 in. and tied together with double strand of No. 18 SWG galv steel wire near each end of overlap. As an alternate, ends of adjoining channels may be overlapped 6 in. and secured together with two self-tapping #6 framing screws, min. 7/16 in. long at the midpoint of the overlap, with one screw on each flange of the channel. Gypsum board attached to furring channels as described in Item 3.
b. Steel Framing Members* — Used to attach furring channels (Item 6a) to studs. Clips spaced 48 in. OC. RSIC-1 and RSIC-1 (2.75) clips secured to studs with No. 8 x 2-1/2 in. coarse drywall screw through the center grommet. RSIC-V and RSIC-V (2.75) clips secured to studs with No. 8 x 1-1/2 in. coarse drywall screw through the center hole. Furring channels are friction fitted into clips. RSIC-1 and RSIC-V clips for use with 2-9/16 in. wide furring channels. RSIC-1 (2.75) and RSIC-V (2.75) clips for use with 2-23/32 in. wide furring channels.
PAC INTERNATIONAL L L C — Types RSIC-1, RSIC-V, RSIC-1 (2.75), RSIC-V (2.75)

6A. Steel Framing Members* — (Optional, Not Shown) — Furring channels and Steel Framing Members on one side of studs as described below:
a. Furring Channels — Formed of No. 25 MSG galv steel, spaced 24 in. OC perpendicular to studs. Channels secured to studs as described in Item b. Ends of adjoining channels are overlapped 6 in. and tied together with double strand of No. 18 SWG galv steel wire near each end of overlap. Batts and Blankets placed in stud cavity as described in Item 5. Two layers of gypsum board attached to furring channels as described in Item 3.
b. Steel Framing Members* — Used to attach furring channels (Item 6Aa) to one side of studs only. Clips spaced 48 in. OC., and secured to studs with two No. 8 x 2-1/2 in. coarse drywall screws, one through the hole at each end of the clip. Furring channels are friction fitted into clips.
KINETICS NOISE CONTROL INC — Type Isomax

6B. Steel Framing Members* — (Optional, Not Shown) — Furring channels and Steel Framing Members as described below:
a. Furring Channels — Formed of No. 25 MSG galv steel. 2-3/8 in. wide by 7/8 in. deep, spaced 24 in. OC perpendicular to studs. Channels secured to studs as described in Item b. Ends of adjoining channels are overlapped 6 in. and tied together with double strand of No. 18 SWG galv steel wire near each end of overlap. As an alternate, ends of adjoining channels may be overlapped 6 in. and secured together with two self-tapping #6 framing screws, min. 7/16 in. long at the midpoint of the overlap, with one screw on each flange of the channel. Gypsum board attached to furring channels as described in Item 3.
b. Steel Framing Members* — Used to attach furring channels (Item 6Ba) to studs. Clips spaced 48 in. OC. Genie clips secured to studs with No. 8 x 1-1/2 in. coarse drywall screw through the center hole. Furring channels are friction fitted into clips.
PLITEQ INC — Type Genie Clip

6C. Steel Framing Members* — (Optional, Not Shown) — Furring channels and Steel Framing Members as described below:
a. Furring Channels — Formed of No. 25 MSG galv steel. Spaced 24 in. OC. on perpendicular to studs. Channels secured to studs as described in Item b. Ends of adjoining channels overlapped 6 in. and tied together with double strand of No. 18 AWG galvanized steel wire. Gypsum board attached to furring channels as described in Item 3.
b. Steel Framing Members* — Used to attach furring channels (Item 6Ca) to studs. Clips spaced 48 in. OC., and secured to studs with No. 2 in. coarse drywall screw with 1 in. diam washer through the center hole. Furring channels are friction fitted into clips.
STUDCO BUILDING SYSTEMS — RESILMOUNT Sound Isolation Clips - Type A237 or A237R

6D. Steel Framing Members* — (Optional, Not Shown) — Furring channels and Steel Framing Members as described below:
a. Furring Channels — Formed of No. 25 MSG galv steel, spaced 24 in. OC, and perpendicular to studs. Channels secured to studs as described in Item b. Ends of adjoining channels overlapped 6 in. and secured in place with a double strand of No. 18 AWG twisted steel wire. Gypsum board attached to furring channels as described in Item 3.
b. Steel Framing Members* — Used to attach furring channels (Item 6Da) to studs. Clips spaced 48 in. OC., and secured to studs with No. 8 x 2-1/2 in. coarse drywall screw through the center hole. Furring channels are friction fitted into clips.
REGUPOL AMERICA — Type SonusClip

6E. Steel Framing Members* — (Optional, Not Shown) — Resilient channels and Steel Framing Members as described below:
a. Resilient Channels — Formed of No. 25 MSG galv steel, spaced 24 in. OC, and perpendicular to studs. Channels secured to studs as described in Item b. Ends of adjoining channels overlapped 6 in. and secured in place with two No. 8 15 x 1/2 in. Philips Modified Truss screws spaced 2-1/2 in. from the center of the overlap. Gypsum board attached to resilient channels as described in Item 3.
b. Steel Framing Members* — Used to attach resilient channels (Item 6Ea) to studs. Clips spaced 48 in. OC., and secured to studs with No. 8 x 2-1/2 in. coarse drywall screw through the center hole. Resilient channels are secured to clips with one No. 10 x 1/2 in. pan-head self-drilling screw.
KEENE BUILDING PRODUCTS CO INC - Type RC* Assurance Clip

6F. Steel Framing Members* — (Optional, Not Shown) — Furring channels and Steel Framing Members as described below:
a. Furring Channels — Formed of No. 25 MSG galv steel. 2-23/32 in. wide by 7/8 in. deep, spaced 24 in. OC perpendicular to studs. Channels secured to studs as described in Item b. Ends of adjoining channels are overlapped 6 in. and tied together with double strand of No. 18 SWG galv steel wire near each end of overlap. As an alternate, ends of adjoining channels may be overlapped 6 in. and secured together with two self-tapping #6 framing screws, min. 7/16 in. long at the midpoint of the overlap, with one screw on each flange of the channel. Gypsum board attached to furring channels as described in Item 3.
b. Steel Framing Members* — Used to attach furring channels (Item 6Fa) to studs. Clips spaced maximum 48 in. OC. staggered on adjacent furring channels and secured to studs with No. 8 x 2-1/2 in. coarse drywall screw through the center grommet. Furring channels are friction fitted into clips.

ISOTECH INDUSTRIES INC. — Type ISOSTUD

7. Resilient Channel — Optional — Not Shown — For use on one side of the wall - Resilient channels, 25 MSG galv steel, spaced vertically 24 in. OC, flange portion screw attached to one side of studs with 1-1/4 in. long diamond shaped point, double lead Phillips head steel screws. When resilient channels are used, insulation, Items 5C or 5D is required.
8. Caulking and Sealants — (Not Shown, Optional) — A bead of acoustical sealant applied around the partition perimeter for sound control.
9. STC Rating — The STC Rating of the wall assembly is 56 when it is constructed as described by Items 1 through 6, except:
A. Item 2, above — Nailheads Shall be covered with joint compound.
B. Item 2, above — Joints As described, shall be covered with fiber tape and joint compound.
C. Item 5, above — Batts and Blankets* The cavities formed by the studs shall be friction fit with R-19 unfaced fiberglass insulation batts measuring 6-1/4 in. thick and 15-1/4 in. wide.
D. Item 6, above — Steel Framing Members* Type RSIC-1 clips shall be used to attach gypsum board to studs on either side of the wall assembly.
E. Item 8, above — Caulking and Sealants (Not Shown) A bead of acoustical sealant shall be applied around the partition perimeter for sound control.
F. Steel Corner Fasteners (Item 4), Fiber, Sprayed (Items 5A and 5B) and Steel Framing Members (Item 6A), not evaluated as alternatives for obtaining STC rating.
10. Wall and Partition Facings and Accessories* — (Optional, Not Shown) — Nominal 1/2 in. thick, 4 ft wide panels, for optional use as an additional layer on one or both sides of the assembly. Panels attached in accordance with manufacturer's recommendations. When the QR-500 or QR-510 panel is installed between the wood framing and the UL Classified gypsum board, the required UL Classified gypsum board layer(s) is/are to be installed as indicated as to fastener type and spacing, except that the required fastener length shall be increased by a minimum of 1/2 in. Not evaluated or intended as a substitute for the required layer(s) of UL Classified Gypsum Board.
PABCO BUILDING PRODUCTS L L C, DBA PABCO GYPSUM — Type QuietRock QR-500 and QR-510

11. Cementitious Backer Units* — (Optional Item Not Shown — For Use On Face Of 1 Hr Systems With All Standard Items Required) - 7/16 in., 1/2 in., 5/8 in., 3/4 in. or 1 in. thick, min. 32 in. wide. Applied vertically or horizontally with vertical joints centered over studs. Fastened to studs and runners with cement board screws of adequate length to penetrate stud by a minimum of 3/8 in. for steel framing members, and a minimum of 3/4 in. for wood framing members spaced a max of 8 in. OC. When 4 ft. wide boards are used, horizontal joints need not be backed by framing.
NATIONAL GYPSUM CO — Type DuraBacker, PermaBase, DuraBacker Plus, or PermaBase Plus

12. Non-Bearing Wall Partition Intersection — (Optional) —Two nominal 2 by 4 in. studs or nominal 2 by 6 in. studs nailed together with two 3 in. long 10d nails spaced a max. 16 in. OC. vertically and fastened to one side of the minimum 2 by 4 in. stud with 3 in. long 10d nails spaced a max. 16 in. OC. vertically. Intersection between partition wood studs to be flush with the 2 by 4 in. studs. The wall partition wood studs are to be framed by with a second 2 by 4 in. wood stud fastened with 3 in. long 10d nails spaced a max. 16 in. OC. vertically. Maximum one non-bearing wall partition intersection per stud cavity. Non-bearing wall partition stud depth shall be at a minimum equal to the depth of the bearing wall.
13. Mesh Netting — (Not Shown) — Any thin, woven or non-woven fibrous netting material attached with staples to the outer face of one row of studs to facilitate the installation of the sprayed fiber from the opposite row.
14. Mineral and Fiber Board* — (Optional, Not Shown) — For optional use as an additional layer on one side of wall. Nom 1/2 in. thick, 4 ft wide with long dimension parallel and centered over studs. Attached to framing with 2 in. long Type W steel screws, spaced 12 in. OC. The required UL Classified gypsum board layer(s) is/are to be installed as indicated as to fastener type and spacing, except that the required fastener length shall be increased by a minimum of 1/2 in. Not evaluated or intended as a substitute for the required layer(s) of UL Classified Gypsum Board.
HOMASOTE CO — Homasote Type 440-32

14A. Mineral and Fiber Board* — (Optional, Not Shown) — For use with Items 14B-14E] — For optional use as an additional layer on one side of wall. Nom 1/2 in. thick, 4 ft wide with long dimension parallel and centered over studs. Attached to framing with minimum 1-3/8 in. long ring shanked nails or 1-1/4 in. long Type W steel screws, spaced 12 in. OC along board edges and 24 in. OC in field of board along intermediate framing. Not evaluated or intended as a substitute for the required layer(s) of UL Classified Gypsum Board.
HOMASOTE CO — Homasote Type 440-32

14B. Glass Fiber Insulation — (For use with Item 14A) — 3-1/2 in. thick glass fiber batts bearing the UL Classification Marking as to Surface Burning and/or Fire Resistance, placed to fill the interior of the wall. See Batts and Blankets (BKNV or BZJZ) categories for names of Classified companies.
14C. Batts and Blankets* — (As an alternate to Item 14B. For use with Item 14A). 3 in. thick mineral wool batts, placed to fill interior of wall, attached to the 3-1/2 in. face of the studs with staples placed 24 in. OC.
THERMAFIBER/OWENS CORNING — Type SAFB, SAFB FF

14D. Adhesive — (For use with Item 14A) — Construction grade adhesive applied in vertical, serpentine, nominal 3/8 in. wide beads down the length of both vertical edges of Mineral and Fiber Board (Item 14A).
14E. Gypsum Board* — (For use with Item 14A) — 5/8 in. thick, 4 ft wide, applied vertically over Mineral and Fiber Board (Item 14A) with vertical joints located anywhere over stud cavities. Secured to mineral and fiber boards with 1-1/2 in. Type G Screws spaced 8 in. OC along edges of each vertical joint and 12 in. OC in intermediate field of the Mineral and Fiber Board (Item 14A). Secured to outermost studs and bearing plates with 2 in. long Type S screws spaced 8 in. OC. Gypsum Board joints covered with paper tape and joint compound. Screw heads covered with joint compound. Finish Rating 30 Min.
AMERICAN GYPSUM CO — Type AG-C

CABOT MANUFACTURING ULC — 5/8 in. Type C.

CGC INC — Types C, IP-X2, IPC-AR

GEORGIA-PACIFIC GYPSUM L L C — Types 5, DAPC, TG-C

NATIONAL GYPSUM CO — Types FSK-C, FSW-C

PABCO BUILDING PRODUCTS L L C, DBA PABCO GYPSUM — Type PG-C

PANEL REY S A — Type PRC

THAI GYPSUM PRODUCTS PCL — Type C

UNITED STATES GYPSUM CO — Types C, IP-X2, IPC-AR

USG BORAL DRYWALL SFZ LLC — Type C

USG MEXICO S A DE C V — Types C, IP-X2, IPC-AR

14F. Mineral and Fiber Board — (Optional, Not Shown) — For optional use as an additional layer on one side of wall - Nom 1/2 in. thick, 4 ft wide, square edge fiber boards applied vertically to studs on one side of the wall in between the wood studs and the UL Classified Gypsum Board (Item 3). Fiber boards installed with 1-1/4 in. long, Type W, bugle head, coarse thread gypsum board screws spaced 12 in. OC max, with the last screws spaced 2 in. and 6 in. from edge of board. Gypsum board (Item 3) installed as indicated as to fastener type and spacing, except that the required fastener length shall be increased by a minimum of 1/2 in. Not evaluated or intended as a substitute for the required layer(s) of UL Classified Gypsum Board.
BLUE RIDGE FIBERBOARD INC — SoundStop

14G. Building Units – (Optional Item Not Shown – For use over Gypsum Board, Item 3) 1 in., 2 in. or 3 in. thick, 4 ft. wide – Applied vertically or horizontally with vertical joints centered over studs. Fastened to studs and runners with wafer head screws of adequate length to penetrate framing by a minimum of of ¾ in., spaced a max 8 in. o.c.

NATIONAL GYPSUM CO – Type PBCI

* Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.

Last Updated on 2025-11-14

2 HR INT. BEARING WALL U906

Design No. U906

January 14, 2026

Bearing Wall Rating — 2 HR.
Nonbearing Wall Rating — 2 HR.
This design was evaluated using a load design method other than the Limit States Design Method (e.g., Working Stress Design Method). For jurisdictions employing the Limit States Design Method, such as Canada, a load restriction factor shall be used — See Guide BXUV or BXUV7

* Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.

1. Concrete Blocks* — Nominal 6 by 8 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 51% 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 75.6% 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 not less than 2-1/4 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. Portland Cement Stucco or Gypsum Plaster — Add 1/2 hr to Classification if used. Attached to concrete blocks (Item 1).
4. Foamed Plastic* — (Optional-Not Shown) — 1-1/2 in. thick max, 4 ft wide sheathing attached to concrete blocks (Item 1).
ATLAS ROOFING CORP — EnergyShield Pro Wall Insulation, EnergyShield Pro 2 Wall Insulation, EnergyShield CGF Pro, EnergyShield Ply Pro, EnergyShield® CGF, EnergyShield® PanelCast, EnergyShield® and "EnergyShield® XR

DUPONT DE NEMOURS, INC. — Types Thermax Sheathing, Thermax Light Duty Insulation, Thermax Heavy Duty Insulation, Thermax Metal Building Board, Thermax White Finish Insulation, Thermax ci Exterior Insulation, Thermax XARMOR ci Exterior Insulation, Thermax IH Insulation, Thermax Plus Liner Panel, Thermax Heavy Duty Plus (HDP), TUFF-R™ ci Insulation, Thermax Butter Stylwall Insulation Board and Thermax Morton Heavy Duty Insulation Board

Amrize Building Envelope LLC — "Enverge™ CI Foil Exterior Wall Insulation" and "Enverge™ CI Glass Exterior Wall Insulation"

HUNTER PANELS, A DIVISION OF CARLISLE CONSTRUCTION MATERIALS, LLC — Types "Xci-Class A", "Xci 280", "Xci Foil (Class A)"

RMAX, A BUSINESS UNIT OF SIKA CORPORATION — Types "TSX-8500", "ECOMAXci FR", "TSX-8510", "ECOMAX xi FR White", "ECOMAXci", "ECOMAXci FR Air Barrier", "Thermasheath-XP", "Thermasheath", "Durasheath"

JOHNS MANVILLE — Type "AP Foil-Faced Foam Sheathing"

4A. Building Units* — As an alternate to Item 4, min. 1-in thick polyisocyanurate composite foamed plastic insulation boards, nom. 48 by 48 or 96 in.
ATLAS ROOFING CORP — EnergyShield® Ply

RMAX, A BUSINESS UNIT OF SIKA CORPORATION — "Thermasheath-SI", "ECOBASEci", "ThermaBase-CI", "ECOMAXci FR Ply", "ECOMAXci Ply"

4B. Foamed Plastic* — (Optional — Not Shown) — As an alternate to Item 4 - Expanded polystyrene insulation installed at a maximum nominal density of 2.0 lb/ft3 attached to concrete blocks (Item 1).

BASF CORP STYRENIC FOAMS DIV — Neopor® GPS and NeoTherm GPS

* Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.

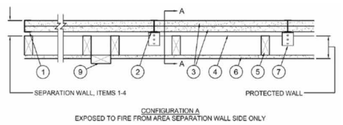
Last Updated on 2026-01-14
The appearance of a company's name or product in this database does not in itself assure that products so identified have been manufactured under UL Solutions' Follow - Up Service. Only those products bearing the UL Mark should be considered to be Certified and covered under UL Solutions' Follow - Up Service. Always look for the Mark on the product.

2 HR INT. BEARING WALL U347

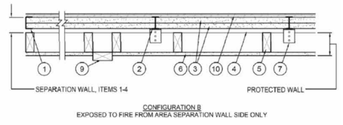
Design No. U347

January 29, 2024

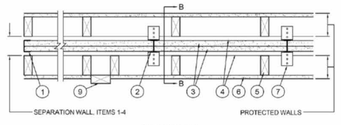
Nonbearing Wall Rating — 2 Hr (See Items 5, 5A and 5B) (Separation Wall, See Items 1,2 and 3)
Bearing Wall Rating 2 Hr. (Protected Wall, See Items 5 and 5A)
Nonbearing Wall Rating 2-Hr (Protected Wall, See Item 5, 5A and 5B)
Finish Rating — 120 Min (See Item 5)
STC Ratings — 61, 69, 70 (See Items 8, 8A and 8B)
* Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.



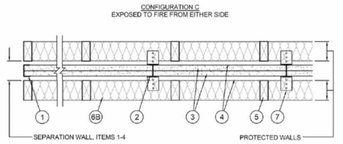
CONFIGURATION A
EXPOSED TO FIRE FROM AREA SEPARATION WALL SIDE ONLY



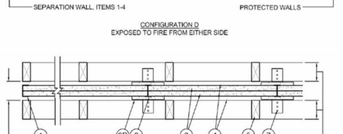
CONFIGURATION B
EXPOSED TO FIRE FROM AREA SEPARATION WALL SIDE ONLY



CONFIGURATION C
EXPOSED TO FIRE FROM EITHER SIDE



CONFIGURATION D
EXPOSED TO FIRE FROM EITHER SIDE


1
6D
2
3
4
5
7
SEPARATION WALL, ITEMS 1-4
PROTEC

1 HR ROOF / CEILING - UL P533

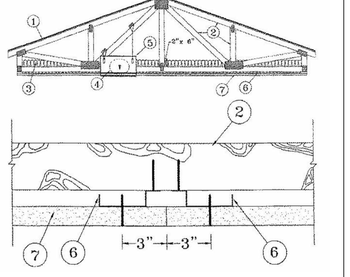
Design No. P533

July 30, 2025

Unrestrained Assembly Rating — 1 Hr
Finish Rating — 23 Min

This design was evaluated using a load design method other than the Limit States Design Method (e.g., Working Stress Design Method). For jurisdictions employing the Limit States Design Method, such as Canada, a load restriction factor shall be used — See Guide BXUV or BXUV7

* Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.



1. Roofing System* — Any UL Class A, B or C Roofing System (TGFU) or Prepared Roof Covering (TFWZ) acceptable for use over nom 15/32 in. thick wood structural panels secured to trusses with No. 6d ringed shank nails spaced 12 in. OC along each truss. Staples having equal or greater withdrawal and lateral resistance strength may be substituted for the 6d nails. Construction adhesive may be used with either the nails or staples.

2. Trusses — Pitched or parallel chord wood trusses, spaced a max of 24 in. OC, fabricated from nom 2 by 4 lumber, with lumber oriented vertically or horizontally. Truss members secured together with 0.0355 in. thick galv steel plates. Plates have 5/16 in. long teeth projecting perpendicular to the plane of the plate. The teeth are in pairs facing each other (made by the same punch), forming a split tooth type plate. Each tooth has a chisel point on its outside edge. These points are diagonally opposite each other for each pair. The top half of each tooth has a twist for stiffness. The pairs are repeated on approximately 7/8 in. centers with four rows of teeth per inch of plate width. Where the truss intersects with the interior face of the exterior walls, the min truss depth may be reduced to 3 in. if the batts and blankets (Item 3) are used as shown in the above illustration (Alternate Insulation Placement) and are firmly packed against the intersection of the bottom chords and the plywood sheathing.

3. Batts and Blankets* — Optional — Glass fiber insulation fitted in the concealed space, draped over the resilient channels and gypsum wallboard ceiling membrane or fastened to underside of roofing system. Any glass fiber insulation bearing the UL Classification Marking as to Surface Burning Characteristics and/or Fire Resistance, having a min density of 0.5 pcf.
3A. Loose Fill Material* — As an alternate to Item 3, any loose fill material bearing the UL Classification Marking for Surface Burning Characteristics, having a min density of 0.5 pcf.
3B. Fiber, Sprayed* — As an alternate to Item 3 — Any thickness of spray-applied cellulose insulation material, having a min density of 0.5 lb/ft3, applied with water, over the resilient channel/gypsum board ceiling membrane when resilient channels and gypsum board attachment is modified as specified in Items 6 and 7. Fiber, Sprayed is applied with moisture in accordance with the application instructions supplied with the product. The finish rating when Fiber Sprayed is used has not been determined. Alternate application method: The fiber is applied without water or adhesive in accordance with the application instructions supplied with a minimum density of 0.5 lb/ft3 over the resilient channel/gypsum board ceiling membrane when resilient channels and gypsum board attachment is modified as specified in Items 6 and 7. Alternate application method: The fiber is applied without water or adhesive to a nominal density of 3.5 lb/ft3 behind netting (Item 9) stapled to the rafters. The netting is stapled at both lower edges of the rafters creating a cavity to accept the cellulose fiber.
APPLEGATE GREENFIBER ACQUISITION LLC — SANCTUARY for use with wet or dry application. Insulmax are to be used for dry application only.

3C. Cavity Insulation - Batts and Blankets*, Loose Fill* or Fiber, Sprayed* — (As described above) in Items 3, 3A and 3B — (For Use with Item 7A, Not Shown) — Min. 3-1/2 in thick with no limit on maximum thickness fitted in the concealed space, draped over the resilient channel (Item 6D)/gypsum board (Item 7A) ceiling membrane.
3D. Foamed Plastic* — (As an alternate to Item 3 or 3A, Not Shown) — Spray foam insulation applied directly to the underside of the underside of the roofing system (Item 1). Spray foam insulation installed to a maximum thickness of 10 in. at a nominal 0.5 lb/ft3 density, while maintaining a minimum 8-1/2 in. clearance between the spray foam insulation and the gypsum board (Item 7). When spray foam insulation is used, resilient channels (Item 6) shall be installed maximum 12 in. OC, with channels adjacent to butt joints of gypsum board (Item 7) installed at 6 in. OC to allow for maximum 3 in. spacing off ends of the gypsum board joints. Gypsum board (Item 7) to be installed using 1-1/4 in. long Type S screws, spaced maximum 8 in. OC, and butted end joints shall be staggered min. 2 ft within the assembly, and occur midway between the continuous furring channels. If used with a ceiling damper (Items 5 through 5AB) in the concealed space, no clearance is necessary between damper housing and spray foam insulation. Not evaluated for use with Items 6A through 6F.
Holcim Solutions and Products US, LLC — Sucraseal

3E. Foamed Plastic* — (As alternate to Item 3, 3A, or 3B, Not Shown) — Spray foam insulation applied directly to the underside of the roofing system (Item 1). Spray foam insulation installed to a maximum thickness of 10 in. at a nominal 0.5 lb/ft3 or 2.0 lb/ft3 density, depending on the product installed. When spray foam insulation is installed, resilient channels (Item 6) shall be installed maximum 12 in. OC, with channels adjacent to butt joints of gypsum board (Item 7) spaced maximum 3 in. away from joints of gypsum board butt joints. Gypsum board (Item 7) to be installed using minimum 1-1/4 in. long Type S screws, spaced maximum 8 in. OC, and butted end joints shall be staggered min. 2 ft within the assembly, and occur midway between the continuous furring channels. If used with a ceiling damper (Items 5 through 5AB) in the concealed space, no clearance is necessary between damper housing and spray foam insulation. Not evaluated for use with Items 6A through 6F.
BASF CORP — Enertite® NM, Enertite® G, FE1780, Spraytite® 178, Spraytite® 81206, Walltite® 200, Walltite® US, Walltite® US-N, Walltite® HP+, Walltite® MAX, Walltite® v.5, Walltite® LWP, Walltite® Plus, Walltite® One, and Enertite® Max

3F. Foamed Plastic* — (As an alternate to Item 3, 3A, 3B, 3C, or 3D, Not Shown) — Spray foam insulation applied directly to the underside of the underside of the roofing system (Item 1). Spray foam insulation installed to a maximum thickness of 17 in. at a nominal 0.5 lb/ft3 density, while maintaining a minimum 1-1/2 in. clearance between the spray foam insulation and the gypsum board (Item 7). When spray foam insulation is used, resilient channels (Item 6) shall be installed maximum 12 in. OC, with channels adjacent to butt joints of gypsum board (Item 7) installed at 6 in. OC to allow for maximum 3 in. spacing off ends of the gypsum board joints. Gypsum board (Item 7) to be installed using 1-1/4 in. long Type S screws, spaced maximum 8 in. OC, and butted end joints shall be staggered min. 2 ft within the assembly, and occur midway between the continuous furring channels. If used with a ceiling damper (Items 5 through 5AB) in the concealed space, no clearance is necessary between damper housing and spray foam insulation. Not evaluated for use with Items 6A through 6F.
Holcim Solutions and Products US, LLC — EasySeal.5, EasySeal Ultra and EasySeal EZ-U

3G. Foamed Plastic* — (As an alternate to Item 3, 3A, 3B, 3C, or 3D, Not Shown) — Spray foam insulation applied directly to the underside of the underside of the roofing system (Item 1). Spray foam insulation installed to a maximum thickness of 17 in. at a nominal 0.5 lb/ft3 density, while maintaining a minimum 1-1/2 in. clearance between the spray foam insulation and the gypsum board (Item 7). When spray foam insulation is used, resilient channels (Item 6) shall be installed maximum 12 in. OC, with channels adjacent to butt joints of gypsum board (Item 7) installed at 6 in. OC to allow for maximum 3 in. spacing off ends of the gypsum board joints. Gypsum board (Item 7) to be installed using 1-1/4 in. long Type S screws, spaced maximum 8 in. OC, and butted end joints shall be staggered min. 2 ft within the assembly, and occur midway between the continuous furring channels. If used with a ceiling damper (Items 5 through 5AB) in the concealed space, no clearance is necessary between damper housing and spray foam insulation. Not evaluated for use with Items 6A through 6F.
EVEREST SYSTEMS LLC — Opticell 0.5

4. Air Duct* — For use with ceiling dampers. - Any UL Class 0 or Class 1 flexible air duct installed in accordance with the instructions provided by the damper manufacturer.
5. Ceiling Damper* — Maximum nominal area, 324 sq in. Maximum square size, 18 in. by 18 in. Rectangular sizes not to exceed 324 sq in. with a maximum width of 18 in. Maximum damper height is 14 in. Installed in accordance with the manufacturers installation instructions provided with the damper. Maximum damper openings not to exceed 162 sq in. per 100 sq ft of ceiling area.
C&S AIR PRODUCTS — Model RD-521

POTTORFF — Model CFD-521

5A. Alternate Ceiling Damper* — Max nom area shall be 256 sq in. with the length not to exceed 24 in. and the width not to exceed 20 in. Max height of damper shall be 17 in. Aggregate damper openings shall not exceed 128 sq in. per 100 sq ft of ceiling area. Damper installed in accordance with the manufacturers installation instructions provided with the damper. A steel grille shall be installed in accordance with installation instructions.
C&S AIR PRODUCTS — Model RD-521-IP, RD-521-NP

POTTORFF — Models CFD-521-IP, CFD-521-NP

5B. Alternate Ceiling Damper* — Max nom area shall be 144 sq in. with the length not to exceed 14 in. and the width not to exceed 12 in. Max height of damper shall be 17-7/8 in. Aggregate damper openings shall not exceed 74 sq in. per 100 sq ft of ceiling area. Damper installed in accordance with the manufacturers installation instructions provided with the damper. A steel grille shall be installed in accordance with installation instructions.
C&S AIR PRODUCTS — Model RD-521-90, RD-521-NP90

POTTORFF — Models CFD-521-90, CFD-521-90NP

5C. Alternate Ceiling Damper* — Maximum plenum box size nom. 19 in. long by 19 in. wide and 11-7/8 in. high fabricated from galvanized steel. Installed in accordance with the manufacturers installation instructions provided with the damper. Maximum damper openings not to exceed 128 sq. in. per 100 sq ft of ceiling area.
AIRE TECHNOLOGIES INC — Models: CRD model 50 w/Boot, CRD model 50EA w/Boot, CRD model 55 w/Boot, CRD model 55 EA w/Boot

LLOYD INDUSTRIES INC — Model CRD 50-BT, CRD 50-EA-BT, CRD 55-BT, CRD 55 EA-BT

5D. Alternate Ceiling Damper* — Maximum plenum box size nom. 13 in. long by 13 in. wide and 11-7/8 in. high fabricated from galvanized steel. Installed in accordance with the manufacturers installation instructions provided with the damper. Maximum damper openings not to exceed 50 sq. in. per 100 sq ft of ceiling area.
LLOYD INDUSTRIES INC — Model CRD 50-BT-6, CRD 50-EA-BT-6, CRD 55-BT-6, CRD 55 EA-BT-6, CRD50-w X-BT-6

5E. Alternate Ceiling Damper* — Maximum size ceiling outlet in plenum box nom. 12 in. long by 12 in. wide. Plenum box fabricated from galvanized steel. Installed in accordance with the manufacturers installation instructions provided with the damper. Maximum damper openings not to exceed 72 sq. in. per 100 sq ft of ceiling area.
AIRE TECHNOLOGIES INC — Models: CRD model 50 w/Boot, CRD model 50EA w/Boot, CRD model 55 w/Boot, CRD model 55 EA w/Boot

LLOYD INDUSTRIES INC — Model CRD 50-95BT, CRD 50-EA-95BT, CRD 55-95BT, CRD 55 EA-95BT

5F. Alternate Ceiling Damper* — Max size ceiling outlet in plenum box nom 16 in. long by 16 in. wide. Aggregate damper openings shall not exceed 128 sq in. per 100 sq ft of ceiling area. Damper installed in accordance with the manufacturers installation instructions provided with the damper.
CROWN PRODUCTS CO INC — Models CRD50-FGPB-4.2-CP, -6.0-CP; CRD50-FGPB-4.2-EA-CP, -6.0-EA-CP

LLOYD INDUSTRIES INC — Models CRD 50- FGPB-4.2, - 4.2 NI, -6.0, -6.0 NI; CRD50-EA-FGPB-4.2, -4.2 NI, -6.0, -6.0 NI

5G. Alternate Ceiling Damper* — Max plenum box size nom 15 in. long by 15 in. wide and 11-7/8 in. high fabricated from galv steel. Aggregate damper openings shall not exceed 72 sq in. per 100 sq ft of ceiling area. Damper installed in accordance with the manufacturers installation instructions provided with the damper.
LLOYD INDUSTRIES INC — Models 45-CRD-LT-BT and 45-CRD-LTD-BT

5H. Alternate Ceiling Damper* — Max size ceiling outlet in plenum box nom 10 in. long by 10 in. wide. Plenum box fabricated from galv steel. Aggregate damper openings shall not exceed 50 sq in. per 100 sq ft of ceiling area. Installed in accordance with the manufacturers installation instructions provided with the damper.
LLOYD INDUSTRIES INC — Model 45-LTD-85-BT-4

5I. Alternate Ceiling Damper* — Max plenum box size nom 19 in. long by 15 in. wide and 11-7/8 in. high fabricated from galv steel. Aggregate damper openings shall not exceed 96 sq in. per 100 sq ft of ceiling area. Damper installed in accordance with the manufacturers installation instructions provided with the damper.
LLOYD INDUSTRIES INC — Model CRD50-w X-BT

5J. Alternate Ceiling Damper* — Max. nom area shall be 349 sq in. Max. overall length and width shall not exceed 18-11/16 in. by 18-11/16 in. with max. 16 in. by 16 in. register opening. Aggregate damper openings shall not exceed 175 sq in. per 100 sq ft of ceiling area. Damper installed in accordance with the manufacturers installation instructions provided with the damper. An aluminum or steel grille (Item 9) shall be installed in accordance with installation instructions.
MIAMI TECH INC — Model RxCRD

5K. Alternate Ceiling Damper* — Ceiling damper & fan assembly. Max nom area shall be 75 sq in. with the length not to exceed 8-9/16 in. and the width not to exceed 8-3/4 in. Max height of damper shall be 9-7/8 in. Aggregate damper openings shall not exceed 38 sq in. per 100 sq ft of ceiling area. Damper shall be installed in combination with one of the fan models described in, and in accordance with, the manufacturers installation instructions provided with the damper. A plastic grille shall be installed in accordance with installation instructions.
DELTA ELECTRONICS INC — Models CRD2, GBR-CRD, ITG-CRD

5L. Alternate Ceiling Damper* — Max nom area shall be 324 sq in. Max square size shall be 18 in. by 18 in. Rectangular sizes not to exceed 324 sq in. with a max length of 20 in. and a max width of 22 in. Max height of damper shall be 14 in. Aggregate damper openings shall not exceed 154 sq in. per 100 sq ft of ceiling area. Damper installed in accordance with the manufacturer's installation instructions provided with the damper. An aluminum or steel grille (Item 9) shall be installed in accordance with installation instructions.
UNITED ENERTECH CORP — Type C-S/R-WT or C-S/R-WTP (Max nom area 324 sq. in.) or C-S/R-WTS C-S/R-WTPS (Max nom area 162 sq. in.)

5M. Alternate Ceiling Damper* — Max damper assembly size nom 18 in. long by 18 in. wide and 4-1/4 in. high, or 8 in. diam. fabricated from galv steel. Aggregate damper openings shall not exceed 162 sq in. per 100 sq ft of ceiling area. Damper installed in accordance with the manufacturers installation instructions provided with the damper.
RUSKIN COMPANY — Model CFDT7, CFDT7-END-BT, CFDT7-90-BT, CFDT7-ST-BT, CFDT7-SB, CFDT7-R6-DB, CFDT7-IB6, or CFDR7-T

5N. Alternate Ceiling Damper* — Optional -Ceiling damper & fan assembly. Max nom area shall be 75 sq in. with the length not to exceed 9-1/4 in. and the width not to exceed 9-3/4 in. Max height of damper shall be 9-7/8 in. Aggregate damper openings shall not exceed 45 sq in. per 100 sq ft of ceiling area. Damper shall be installed in combination with one of the fan models described in, and in accordance with, the manufacturer's installation instructions provided with the damper. A plastic grille shall be installed in accordance with installation instructions.
DELTA ELECTRONICS INC — Model SIG-CRD

5O. Alternate Ceiling Damper* — Ceiling damper & fan assembly. Max nom area shall be 131 sq in. with the length not to exceed 11-1/16 in. and the width not to exceed 11-7/8 in. Aggregate damper openings shall not exceed 66 sq in. per 100 sq ft of ceiling area. Damper shall be installed in combination with one of the fan models described in, and in accordance with, the manufacturer's installation instructions provided with the damper. A plastic grille shall be installed in accordance with installation instructions.
DELTA ELECTRONICS INC — Model SMT-CRD

5P. Alternate Ceiling Damper* — Ceiling damper & fan assembly. deep trusses. Max nom area shall be 103 sq in. with the length not to exceed 10-1/8 in. and the width not to exceed 10-1/8 in. Aggregate damper openings shall not exceed 52 sq in. per 100 sq ft of ceiling area. Damper shall be installed in combination with one of the fan models described in, and in accordance with, the manufacturer's installation instructions provided with the damper. A plastic grille shall be installed in accordance with installation instructions.
PANASONIC CORPORATION, PANASONIC CORPORATION OF NORTH AMERICA — Model PC-RD55C5

5Q. Alternate Ceiling Damper* — Ceiling damper & fan assembly. Max nom area shall be 113 sq in. with the length not to exceed 10-1/8 in. and the width not to exceed 11-1/8 in. Aggregate damper openings shall not exceed 57 sq in. per 100 sq ft of ceiling area. Damper shall be installed in combination with one of the fan models described in, and in accordance with, the manufacturer's installation instructions provided with the damper. A plastic grille shall be installed in accordance with installation instructions.
BROAN-NUTONE L L C — Model RDFUWT

5R. Alternate Ceiling Damper* — Ceiling damper & fan assembly. Max nom area shall be 79 sq in. with the length not to exceed 10 in. and the width not to exceed 7-15/16 in. Aggregate damper openings shall not exceed 40 sq in. per 100 sq ft of ceiling area. Damper shall be installed in combination with one of the fan models described in, and in accordance with, the manufacturer's installation instructions provided with the damper. A metallic grille shall be installed in accordance with installation instructions.
BROAN-NUTONE L L C — Models RDJ1 and RDH

5S. Alternate Ceiling Damper* — Max plenum box size nom 19 in. long by 19 in. wide and 11-7/8 in. high fabricated from galv steel. Aggregate damper openings shall not exceed 128 sq in. per 100 sq ft of ceiling area. Damper installed in accordance with the manufacturers installation instructions provided with the damper.
METAL-FAB INC — Models MSCD-HC and MRCD-HC

5T. Alternate Ceiling Damper* — Ceiling damper & fan assembly. Max nom area shall be 87 sq.in. with the length not to exceed 9 in. and the width not to exceed 9-11/16 in. Aggregate damper openings shall not exceed 44 sq in. per 100 sq ft of ceiling area. Damper shall be installed in combination with one of the fan models described in, and in accordance with, the manufacturer's installation instructions provided with the damper. A plastic grille shall be installed in accordance with installation instructions.
BROAN-NUTONE L L C — Model RDMWT

5U. Alternate Ceiling Damper* — Ceiling damper & fan assembly. Max nom area shall be 87 sq in. with the length not to exceed 9 in. and the width not to exceed 9-11/16 in. Aggregate damper openings shall not exceed 44 sq in. per 100 sq ft of ceiling area. Damper shall be installed in combination with one of the fan models described in, and in accordance with, the manufacturer's installation instructions provided with the damper. A plastic grille shall be installed in accordance with installation instructions.
BROAN-NUTONE L L C — Model RDMWT2

5V. Alternate Ceiling Damper* — Max nom 21 in. long by 18 in. wide, fabricated from galvanized steel. Plenum box max size nom 21 in. long by 18 in. wide by 14 in. high (inner dimension) fabricated from either galvanized steel or min 1 in. thick Listed Duct Board bearing the UL Listing Marking having a min R-Value of 4.3. Installed in accordance with the instructions provided by the manufacturer. Max damper openings not to exceed 180 sq in. per 100 sq ft of ceiling area.
GREENHECK FAN CORP — Model CRD-1WT

5W. Alternate Ceiling Damper* — Max nom 12 in. long by 12 in. wide with an 8 in. diameter damper, fabricated from galvanized steel. Installed in accordance with the instructions provided by the manufacturer. Max damper openings not to exceed 72 sq in. per 100 sq ft of ceiling area.
GREENHECK FAN CORP — Model CRD-2WT

5X. Alternate Ceiling Damper* — (Optional. To be used with Air Duct Item 4.) For use with min 18 in. deep trusses. Max 12 in. diameter damper and insulated register box assembly. The maximum size of the register box assembly is nom. 20 in. long by 20 in. wide and 4 in. high fabricated from galv steel. The aggregate area of the register opening(s) through the ceiling membrane shall not exceed 128 sq. in. per 100 sq ft of ceiling area. Damper assembly installed in accordance with the manufacturers installation instructions.
AIRE TECHNOLOGIES INC — Model 57IB.

5Y. Alternate Ceiling Damper* — Max 20 in. long by 16 in. wide by 4 in. high rectangular damper with plenum box assembly. The maximum outer dimensions of the plenum box assembly is 23-1/2 in. long by 19-1/2 in. wide and 17 in. high fabricated from 6pcf, 1-1/2 to 2 in. thick Knauf Air Duct Board M*. The aggregate area of the register opening(s) through the ceiling membrane shall not exceed 160 sq. in. per 100 sq ft ceiling area. Damper assembly installed in accordance with the manufacturers installation instructions.
AIRE TECHNOLOGIES INC — Series 58.

5Z. Alternate Ceiling Damper* — Max 14 in. long by 14 in. wide and 18 in. high ceiling damper with boot or box assembly, fabricated from galv steel. The aggregate area of the register opening(s) through the ceiling membrane shall not exceed 98 sq in. per 100 sq ft of ceiling area. Damper assembly installed in accordance with the manufacturers installation instructions.
AIRE TECHNOLOGIES INC — Model 51 w/Boot.

5AA. Alternate Ceiling Damper* — Max nom 11-1/8 in. long by 13-5/8 in. wide, fabricated from galvanized steel. Installed in accordance with the instructions provided by the manufacturer. Max damper openings not to exceed 76 sq in. per 100 sq ft of ceiling area.
GREENHECK FAN CORP — Model CRD-310WT

5AB. Alternate Ceiling Damper* — Max nom 12-3/8 in. long by 14-1/2 in. wide, fabricated from galvanized steel. Installed in accordance with the instructions provided by the manufacturer. Max damper openings not to exceed 90 sq in. per 100 sq ft of ceiling area.
GREENHECK FAN CORP — Model CRD-320WT

5AC. Alternate Ceiling Damper* — Max 12 in. diameter damper within max 15 in. by 15 in. register box with max 12 in. by 12 in. register opening fabricated from galvanized steel. Aggregate area of the register opening(s) through the ceiling membrane shall not exceed 72 sq. in. per 100 sq. ft. of ceiling area. Damper assembly installed in accordance with the manufacturer's installation instructions.
RUSKIN COMPANY — Model CFDT7-SR

5AD. Alternate Ceiling Damper* — Max 12 in. diameter damper and insulated register box assembly. The maximum size of the register box assembly is nom. 20 in. long by 20 in. wide and 4 in. high fabricated from galv steel. The aggregate area of the register opening(s) through the ceiling membrane shall not exceed 128 sq in. per 100 sq ft of ceiling area. Damper assembly installed in accordance with the manufacturers installation instructions.
SOUTHWARK METAL MFG CO — Model 800 w/Box

5AE. Alternate Ceiling Damper* — Max 20 in. long by 16 in. wide by 4 in. high rectangular damper with plenum box assembly. The maximum outer dimensions of the plenum box assembly are 23-1/2 in. long by 19-1/2 in. wide and 17 in. high fabricated from 6pcf, 1-1/2 to 2 in. thick Knauf Air Duct Board M*. The aggregate area of the register opening(s) through the ceiling membrane shall not exceed 160 sq in. per 100 sq ft ceiling area. Damper assembly installed in accordance with the manufacturers installation instructions.
SOUTHWARK METAL MFG CO — CRD w/DB Box

5AF. Alternate Ceiling Damper* — Max 14 in. long by 14 in. wide and 18 in. high ceiling damper with boot or box assembly, fabricated from galv steel. The aggregate area of the register opening(s) through the ceiling membrane shall not exceed 98 sq in. per 100 sq ft of ceiling area. Damper assembly installed in accordance with the manufacturers installation instructions.
SOUTHWARK METAL MFG CO — Model 500 w/Boot, 510 w/Boot, 500 w/Box or 510 w/Box

5AG. Alternate Ceiling Damper* — Maximum 20 in. long by 18 in. wide by 2-1/8 in. high, fabricated from galvanized steel. Plenum box maximum size nom. 21 in. long by 18 in. wide by 16 in. high fabricated from either galvanized steel or Classified Air Duct Materials bearing the UL Class 0 or Class 1 rigid air duct material. Installed in accordance with the instructions provided by the manufacturer. Max damper openings not to exceed 180 sq in. per 100 sq ft of ceiling area.

NAILOR INDUSTRIES INC — Types 0755, 0755A, 0756, 0756D, 0757, 0757D, 0757FP, 0757DFP, 0763

SAFE AIR DOWCO — 0455, 0455A, 0456, 0456D, 0457, 0457D, 0457-DB, 0457-CB, 0463-FB, 0457-EB, 0463-GB, 0463

5AH. Alternate Ceiling Damper* — Max nom 10-3/8 in. long by 10-3/8 in. wide, fabricated from galvanized steel. Installed in accordance with the instructions provided by the manufacturer. Max damper openings not to exceed 54 sq in. per 100 sq ft of ceiling area.

GREENHECK FAN CORP — Model CRD-300WT

5AI. Alternate Ceiling Damper* — (Optional. To be used with Air Duct Item 4.) — For use with min. 18 in. deep trusses. Max 7-11/32 in. long by 7-11/16 in. wide fabricated from galvanized steel. Aggregate area of the register opening(s) through the ceiling membrane shall not exceed 28.5 sq in. per 100 sq ft of ceiling area. Damper assembly installed in accordance with the manufacturer's installation instructions.

AIRE TECHNOLOGIES INC — Models ITG-CRD2.

5AJ. Alternate Ceiling Damper* — (Optional. To be used with Air Duct Item 4.) — For use with min. 18 in. deep trusses. Max 9-11/16 in long by 9-11/16 in. wide fabricated from galvanized steel. Aggregate area of the register opening(s) through the ceiling membrane shall not exceed 44.5 sq in. per 100 sq ft of ceiling area. Damper assembly installed in accordance with the manufacturer's installation instructions.

AIRE TECHNOLOGIES INC — Models SIG-CRD2

5AK. Alternate Ceiling Damper* — (Optional. To be used with Air Duct Item 4.) — For use with min. 18 in. deep trusses. Max 10-13/32 in. long by 10-22/32 in. wide fabricated from galvanized steel. Aggregate area of the register opening(s) through the ceiling membrane shall not exceed 56 sq in. per 100 sq ft of ceiling area. Damper assembly installed in accordance with the manufacturer's installation instructions.

AIRE TECHNOLOGIES INC — Model SMT-CRD2

5AL. Alternate Ceiling Damper* — (Optional. To be used with Air Duct Item 4.) — For use with min. 18 in. deep trusses. Max 8-13/16 in. wide and 8-1/2 in. long fabricated from galvanized steel. Aggregate area of the register opening(s) through the ceiling membrane shall not exceed 37.5 sq in. per 100 sq ft of ceiling area. Damper assembly installed in accordance with the manufacturer's installation instructions.

AIRE TECHNOLOGIES INC — Models GBR-CRD2

6. Furring Channels — Resilient channels formed of 25 MSG thick galv steel. Installed perpendicular to the trusses (Item 2), spaced a max of 16 in. OC when no insulation is fitted in the concealed spaced, or a max of 12 in. OC when insulation is fitted in the concealed space, draped over the resilient channel/gypsum board ceiling membrane, or when insulation applied to the underside of the roofing system (Item 1). Channels overlapped 4 in. at splices. Channels oriented opposite at wallboard butt joints (spaced 6 in. OC) as shown in the above illustration. Channels secured to each truss with 1-1/4 in. long Type S screws.
6A. Steel Framing Members* — (Optional, Not Shown) — As an alternate to Item 6 - Nom 12 ft (3.66 m) long main runners installed perpendicular to wood trusses and spaced 48 in. (1.22 m) OC. Main runners suspended from trusses with No. 12 SWG galv steel hanger wires reliably secured to the bottom chords of the trusses with screw-attached steel clips and spaced max 48 in. (1.22 m) OC. Nom 4-ft (1.22 m) long cross tees with 1-1/2 in. (38 mm) wide face installed perpendicular to main runners and spaced max 16 in. (406 mm) OC. Cross tees located 4 in. (102 mm) from each side of butted gypsum board end joints. Ends of steel framing members at walls to be supported by galv or painted steel angles or channels with min 1 in. (25 mm) horizontal leg.
ARMSTRONG WORLD INDUSTRIES INC — Type DFR-8000

6B. Alternate Steel Framing Members* — (Optional, Not Shown) — As an alternate to Item 6 - For use in corridors or rooms having a maximum width dimension of 14 ft (4.25 m). Steel framing members consist of grid runners, locking angle wall molding and hanger bars. Locking angle wall molding secured to walls with steel nails or screws spaced max 16 in. (610 mm) OC. Slots of locking angle wall molding parallel with hanger bars to be aligned with tabbed cutouts in bottom edge of hanger bars. Hanger bars space max 50 in. (1.22 m) OC and suspended with No. 12 AWG steel hanger wires spaced max 48 in. (1.22 m) OC. Adjoining lengths of hanger bar to overlap 12 in. (305 mm) and to be secured together and suspended by a shared hanger wire. A min clearance of 1/4 in. (6 mm) shall be maintained between the ends of the hanger bars and the walls. Grid runners cut-in-length and installed perpendicular to hanger bars and spaced max 16 in. (406 mm) OC with additional grid runners installed 8 in. (203 mm) OC at gypsum board end joints. Grid runners parallel with walls to be spaced max 16 in. (406 mm) from wall. Ends of grid runners to rest on and supported by walls of locking angle wall molding with a clearance of 3/8 in. (10 mm) to 1/2 in. (13 mm) maintained between each end of the grid runner and the wall. Bulb of grid runner to be captured by tabbed cutouts in bottom edge of hanger bars.
ARMSTRONG WORLD INDUSTRIES INC — Type DFR-8000-SS

6C. Alternate Steel Framing Members* — (Not Shown) — As an alternate to Item 6A - Main runners nom 12 ft (3.66 m) long, spaced 72 in. (1.83 m) OC. Cross tees, nom 6 ft (1.83 m) long, installed perpendicular to main runners and spaced 16 in. (406 mm) OC. Additional 6 ft long cross tees required at each gypsum board end joint with butted gypsum board end joints centered between cross tees and spaced 16 in. (406 mm) OC. The main runners and cross tees may be riveted or screw-attached to the wall angle or channel to facilitate the ceiling installation.
ARMSTRONG WORLD INDUSTRIES INC — Type DFR-8000

6D. Resilient Channels — For use with 7A-Formed from min 25 MSG galv steel installed perpendicular to trusses, spaced 16 in. OC. Channels secured to each truss with 1-1/4 in. long Type S bugle head steel screws. Channels overlapped 4 in. at splices. Two channels, spaced 6 in. OC, oriented opposite each gypsum panel end joint as shown in the above illustration. Additional channels shall extend min 6 in. beyond each side edge of panel. Insulation, Item 3C is applied over the resilient channel/gypsum panel ceiling membrane.
6E. Steel Framing Members* — (Not Shown) — As an alternate to Item 6, furring channels and Steel Framing Members as described below:
a. Furring Channels — Formed of No. 25 MSG galv steel, 2-9/16 in. or 2-23/32 in. wide by 7/8 in. deep, spaced 16 in. OC perpendicular to trusses when no insulation (Items 3) is fitted in the concealed space or 12 in. OC when insulation (Item 3) is fitted in the concealed space, draped over the furring channel/gypsum board ceiling membrane or 16 in. OC when insulation (Items 3 or 3A) is fitted in the concealed space, draped over the furring channel/gypsum board ceiling membrane and a second layer of gypsum board is attached as described in Item 7 for steel framing members. Channels secured to trusses as described in Item 6A. Ends of adjoining channels overlapped 6 in. and tied together with double strand of No. 18 SWG galv steel wire near each end of overlap.
b. Steel Framing Members — Used to attach furring channels (Item a) to trusses (Item 2). Clips spaced 48 in. OC. RSIC-1 and RSIC-1 (2.75) clips secured to alternating trusses with No. 8 by 2-1/2 in. coarse drywall screw through the center gromet. RSIC-V and RSIC-V (2.75) clips secured to alternating trusses with No. 8 by 1-1/2 in. coarse drywall screw through the center hole. Furring channels are friction fitted into clips. RSIC-1 and RSIC-V clips for use with 2-9/16 in. wide furring channels. RSIC-1 (2.75) and RSIC-V (2.75) clips for use with 2-23/32 in. wide furring channels. Adjoining channels are overlapped as described in Item 6A. As an alternate, ends of adjoining channels may be overlapped 6 in. and secured together with two self-tapping No. 6 framing screws, min. 7/16 in. long at the midpoint of the overlap, with one screw on each flange of the channel. Additional clips required to hold furring channel that supports the gypsum board butt joints, as described in Item 7.
PAC INTERNATIONAL L L C — Types RSIC-1, RSIC-V, RSIC-1 (2.75), RSIC-V (2.75).

6F. Steel Framing Members* — (Not Shown) — As an alternate to Item 6.
a. Furring Channels — Hat-shaped furring channels, 7/8 in. deep by 2-5/8 in. wide at the base and 1-1/4 in. wide at the face, formed from No. 25 ga. galv steel, spaced max 16 in. OC perpendicular to trusses and Cold Rolled Channels (Item 6Bb). When insulation is (Item 3) is used, spacing reduced to 12 in. OC. Furring channels secured to Cold Rolled Channels at every intersection with a 1/2 in. pan head self-drilling screw through each furring channel leg. Ends of adjoining channels overlapped 4 in. and tied together with two double strand No. 18 SWG galv steel wire ties, one at each end of overlap. Supplemental furring channels at base layer and outer layer gypsum board butt joints are not required. Batts and Blankets draped over furring channels as described in Item 3. Two layers of gypsum board attached to furring channels as described in Item 7.
b. Cold Rolled Channels — 1-1/2 in. by 1/2 in., formed from No. 16 ga. galv steel, positioned vertically and parallel to trusses, friction-fitted into the channel-caddy on the Steel Framing Members (Item 6Bd). Adjoining lengths of cold rolled channels lapped min. 6 in. and wire-tied together with two double strand 18 SWG galv steel wire ties, one at each end of overlap.
c. Blocking — Where truss design does not permit direct, full contact of the hanger bracket, a piece of nominal 2 by 4 in. lumber (blocking), min. 6 in. long to permit full contact of the hanger bracket, to be secured vertically to the side of the truss (Item 2) at the top and bottom of the blocking at each Steel Framing Member (Item 6Bd) location.
d. Steel Framing Members* — Hangers spaced 48 in. OC, max along truss, and secured to the Blocking (Item 6Bc) on alternating trusses with a single 5/16 in. by 2 in. hex head lag bolt or four #8 1-1/4 in. drywall screws through mounting hole(s) on the hanger bracket. The two 1/4 in. long steel teeth on the hanger are embedded in the side of the blocking. Hanger positioned on blocking and leveling bolt height adjusted such that furring channels are flush with bottom of trusses before gypsum board installation. Spring gauge of hanger chosen per manufacturer's instructions.
KINETICS NOISE CONTROL INC — Type ICW.

6G. Steel Framing Members* — (Not Shown) — As an alternate to Items 6.
a. Furring Channels — Formed of No. 25 MSG galv steel, 2-3/8 in. wide by 7/8 in. deep installed perpendicular to wood structural members. Channels spaced a max of 16 in. OC when no insulation (Item 3) is fitted in the concealed space or a max of 12 in. OC when insulation (Item 3) is fitted in the concealed space. Channels secured to trusses as described in Item 6Cb. Ends of adjoining channels overlapped 6 in. and tied together with double strand of No. 18 AWG galvanized steel wire near each end of overlap.
b. Steel Framing Members* — Used to attach furring channels (Item 6Ca) to trusses (Item 2). Clips secured to the bottom chord of each truss (24 in. OC) with one No. 8 by 2-1/2 in. long coarse drywall screw through center grommet. Furring channels are friction fitted into clips. Adjoining channels are overlapped as described in Item 6Ca. As an alternate, ends of adjoining channels may be overlapped 6 in. and secured together with two self-tapping No. 6 framing screws, min 7/16 in. long at the midpoint of the overlap, with one screw on each flange of the channel. Additional clips required to hold furring channel that supports the gypsum board butt joints, as described in Item 7.
PLITEQ INC — Type Genie Clip

6H. Alternate Steel Framing Members* — (Not Shown) — As an alternate to items 6, furring channels and Steel Framing Members as described below.
a. Furring Channels — Formed of No. 25 MSG galv steel, 2-5/8 in. wide by 7/8 in deep, spaced 16 in OC, perpendicular to trusses. When insulation, Item 3, is used, the furring channel spacing shall be reduced to 12 in. OC. Channels secured to joists as described in Item b.
b. Steel Framing Members* — Used to attach furring channels (Item a) to the wood trusses (Item 2). Clips spaced at 48" OC and secured to the bottom of the trusses with one 2 in. Coarse Drywall Screw with 1 in. diam washer through the center hole. Furring channels are then friction fitted into clips. Ends of channels are overlapped 6" and tied together with double strand of No. 18 AWG galvanized steel wire. Additional clips are required to hold the Gypsum Butt joints as described in Item 7.
STUDCO BUILDING SYSTEMS — RESILMOUNT Sound Isolation Clips - Type A237 or A237R

6I. Alternate Steel Framing Members* — (Not Shown) — As an alternate to items 6, furring channels and Steel Framing Members as described below.
a.

1 HR EXT. BEARING WALL - UL U356

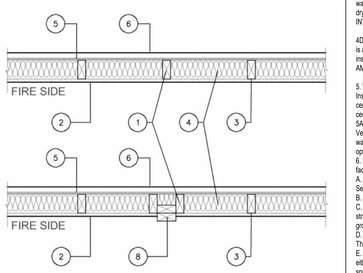
Design No. U356

November 14, 2025

Bearing Wall Rating - 1 Hr Rating Exposed to Fire on Interior Face Only
Bearing Wall Rating — 1 Hr Rating Exposed to Fire on Exterior Face (See Item 6E)
Finish Rating — 23 Min or 25 Min (See Item 2)

This design was evaluated using a load design method other than the Limit States Design Method (e.g., Working Stress Design Method). For jurisdictions employing the Limit States Design Method, such as Canada, a load restriction factor shall be used — See Guide BXUV or BXUV7

* Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.



1. Wood Studs — Nom 2 by 4 in. spaced 16 in. OC with two 2 by 4 in. top and one 2 by 4 in. bottom plates. Studs laterally-braced by wood structural panel sheathing (Item 5). When Mineral and Fiber Boards* (Item 5A) are considered as bracing for the studs, the load is restricted to 76% of allowable axial load. Walls effectively fire stopped at top and bottom of wall.
2. Gypsum Board* — Any 5/8 in. thick UL Classified Gypsum Board that is eligible for use in Design Nos. L501, G512 or U305. Nom 5/8 in. thick, 4 ft wide, applied vertically and nailed to studs and bearing plates 7 in. OC with 6d cement-coated nails, 1-7/8 in. long with 1/4 in. diam head.
When Item Steel Framing Members* (Item 7 or any alternate clips), is used, gypsum panels attached to furring channels with 1 in. long Type S bugle-head steel screws spaced 12 in. OC.

When Item 7A Steel Framing Members*, is used, two layers of gypsum panels attached to furring channels. Base layer attached to furring channels with 1 in. long Type S bugle-head steel screws spaced 12 in. OC. Face layer attached to furring channels with 1-5/8 in. long Type S bugle-head steel screws spaced 12 in. OC. All joints in face layers staggered with joints in base layers.

AMERICAN GYPSUM CO (View Classification) — CKNX.R14196

BEIJING NEW BUILDING MATERIALS PUBLIC LTD CO (View Classification) — CKNX.R19374

CABOT MANUFACTURING ULC (View Classification) — CKNX.R25370

CERTAINTEED GYPSUM INC (View Classification) — CKNX.R3660

CGC INC (View Classification) — CKNX.R19751

GEORGIA-PACIFIC GYPSUM L L C (View Classification) — CKNX.R2717

NATIONAL GYPSUM CO (View Classification) — CKNX.R3501

PABCO BUILDING PRODUCTS L L C, DBA PABCO GYPSUM (View Classification) — CKNX.R7094

PANEL REY S A (View Classification) — CKNX.R21796

SIAM GYPSUM INDUSTRY (SARABURI) CO LTD (View Classification) — CKNX.R19262

THAI GYPSUM PRODUCTS PCL (View Classification) — CKNX.R27517

UNITED STATES GYPSUM CO (View Classification) — CKNX.R1319

USG BORAL DRYWALL SFZ LLC (View Classification) — CKNX.R38438

USG MEXICO S A DE C V (View Classification) — CKNX.R16089

2A. Gypsum Board* — (As an alternate to Item 2, Not Shown) — Any 5/8 in. thick 4 ft wide gypsum panels that are eligible for use in Design Nos. L501, G512 or U305, supplied by the Classified Companies listed below shown in the Gypsum Board* (CKNX) category. Applied vertically and attached to studs and bearing plates 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.
CGC INC

UNITED STATES GYPSUM CO

USG BORAL DRYWALL SFZ LLC

USG MEXICO S A DE C V

2B. Gypsum Board* — (As an alternate to Item 2, Not Shown) — 5/8 in. thick 4 ft wide gypsum panels applied vertically and attached to studs and bearing plates 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.
AMERICAN GYPSUM CO — Types AGX-1, M-Glass, AG-C, LightRoc

CABOT MANUFACTURING ULC — Type X, 5/8 Type X, Type Blueglass Exterior Sheathing

CERTAINTEED GYPSUM INC — Type C, Type X-1

GEORGIA-PACIFIC GYPSUM L L C — Types X, Veneer Plaster Base-Type X, Water Rated-Type X, Sheathing Type-X, Soffit-Type X, Type X ComfortGuard Sound Deadening Gypsum Board.

PABCO BUILDING PRODUCTS L L C, DBA PABCO GYPSUM — Types PG-11, PGS-WRS, PGI.

THAI GYPSUM PRODUCTS PCL — Type C or Type X

2C. Gypsum Board* — (As an alternate to Item 2, Not Shown) — For Use with Item 5A only - 5/8 in. thick 4 ft wide gypsum panels applied horizontally and attached to studs and bearing plates with 1-1/4 in. long Type W coarse thread gypsum panel steel screws spaced a max 8 in. OC, with last screws 1 in and 4 in. from edges of board. Finish Rating is 25 min.
CABOT MANUFACTURING ULC — 5/8 Type X, Type Blueglass Exterior Sheathing

GEORGIA-PACIFIC GYPSUM L L C — Type X, Veneer Plaster Base-Type X, Water Rated-Type X, Sheathing Type-X, Soffit-Type X

PABCO BUILDING PRODUCTS L L C, DBA PABCO GYPSUM — Types PG-11, PGS-WRS, PGI

2D. Gypsum Board* — (As an alternate to Item 2) — Not to be used with item 7. 5/8 in. thick, 4 ft. wide, paper surfaced, applied vertically only and fastened to the studs and plates with 6d cement coated nails 1-7/8 in. long, 0.0915 in. shank diam and 1/4 in. diam heads, 7 in. OC.
NATIONAL GYPSUM CO — Type SBWB

2E Gypsum Board* — (As an alternate to Items 2 through 2D) — Nominal 5/8 in. thick, 4 ft wide panels, secured as described in Item 2.
PABCO BUILDING PRODUCTS L L C, DBA PABCO GYPSUM — Type QuietRock ES.

2F. Gypsum Board* — (As an alternate to Item 2) — Not to be used with item 7. 5/8 in. thick, 4 ft. wide, paper surfaced, applied vertically or horizontally and fastened to the studs and plates 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.
CERTAINTEED GYPSUM INC — Type SilentFX

2G. Wall and Partition Facings and Accessories* — (As an alternate to Items 2 through 2F) — Nominal 5/8 in. thick, 4 ft wide panels, secured as described in Item 2.
PABCO BUILDING PRODUCTS L L C, DBA PABCO GYPSUM — Type QuietRock 527.

2I. Gypsum Board* — (As an alternate to Item 2) — 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 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.), AG-C (finish rating 25 min.), LightRoc (finish rating 25 min.).

NATIONAL GYPSUM CO — Type FSK, Type FSK-G, Type FSW, Type FSW-3, Type FSW-5, Type FSW-G, Type FSK-C, Type FSW-C, Type FSMR-C, Type FSW-6, Type FSL

2J. Gypsum Board* — (As an alternate to Item 2) - 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 steel screws spaced a max 8 in. OC with the last screw 1 in. from edge of board. When used in widths other than 48 in., gypsum boards are to be installed horizontally.
CERTAINTEED GYPSUM INC — Type C, Type X-1(finish rating 26 min), Type EGRG or GlasRoc or GlasRoc Sheathing (finish rating 23 min)

3. Joints and Fastener Heads — (Not Shown) — Gypsum board joints covered with tape and joint compound. Fastener heads covered with joint compound.

4. Batts and Blankets* — Mineral fiber or glass fiber insulation, 3-1/2 in. thick, pressure fit to fill wall cavities between studs and plates. Mineral fiber insulation to be unfaced and to have a min density of 3 pcf. Glass fiber insulation to be faced with aluminum foil or kraft paper and to have a min density of 0.9 pcf (min R-13 thermal insulation rating).
See Batts and Blankets* (BKNV) Category in the Building Materials Directory and Batts and Blankets* (BZJZ) Category in the Fire Resistance Directory for names of Classified Companies.

4A. Fiber, Sprayed* — As an alternate to Batts and Blankets (Item 4) — Spray applied cellulose material. The fiber is applied with water to completely fill the enclosed cavity in accordance with the application instructions supplied with the product with a nominal dry density of 2.7 lb/ft3. Alternate Application Method: The fiber is applied without water or adhesive at a nominal dry density of 3.5 lb/ft3, in accordance with the application instructions supplied with the product.
Applegate GreenFiber Acquisition LLC — Insulmax and SANCTUARY are to be used for dry application only.

4B. Fiber, Sprayed* — As an alternate to Item 4 and 4A — Spray applied cellulose material. The fiber is applied with water to completely fill the enclosed cavity in accordance with the application instructions supplied with the product. Nominal dry density of 4.5 lb/ft 3.
NU-WOOL CO INC — Cellulose Insulation

4C. Fiber, Sprayed* — As an alternate to Batts and Blankets (Item 4) — Spray applied cellulose fiber. The fiber is applied with water to completely fill the enclosed cavity in accordance with the application instructions supplied with the product. The minimum dry density shall be 4.30 lbs/ft3.
INTERNATIONAL CELLULOSE CORP — Celbar-RL

4D. Fiber, Sprayed* — As an alternate to Batts and Blankets (Item 4) — Spray applied, granulated mineral fiber material. The fiber is applied with adhesive, at a minimum density of 4.0 pcf, to completely fill the enclosed cavity in accordance with the application instructions supplied with the product. See Fiber, Sprayed (CJAZ).
AMERICAN ROCKWOOL MANUFACTURING, LLC — Type Rockwool Premium Plus

5. Wood Structural Panel Sheathing — Min 7/16 in. thick, 4 ft wide wood structural panels, min grade "C-D" or "Sheathing". Installed with long dimension of sheet (strength axis) or face grain of plywood parallel with or perpendicular to studs. Vertical joints centered on studs. Horizontal joints backed with nom 2 by 4 in. wood blocking. Attached to studs on exterior side of wall with 6d cement coated box nails spaced 6 in. OC at perimeter of panels and 12 in. OC along interior studs.
5A. Mineral and Fiber Boards* — As an alternate to Item 5 - Min 1/2 in. thick, 4 ft wide sheathing, installed vertically to studs. Vertical joints centered on studs. Horizontal joints backed with nom 2 by 4 in. wood blocking. Attached to studs on exterior side of wall with 1-1/4 in. long galvanized roofing nail spaced 6 in. OC at perimeter of panels and 12 in. OC along interior studs. As an option a weather resistive barrier may be applied over the Mineral and Fiber Boards.
6. Exterior Facings — Installed in accordance with the manufacturer's installation instructions. One of the following exterior facings is to be applied over the sheathing:
A. Vinyl Siding — Molded Plastic* — Contoured rigid vinyl siding having a flame spread value of 20 or less.
See Molded Plastic (BTAT) category in the Building Materials Directory for names of manufacturers.
B. Particle Board Siding — Hardboard exterior siding including patterned panel or lap siding.
C. Wood Structural Panel or Lap Siding — APA Rated Siding, Exterior, plywood, OSB or composite panels with veneer faces and structural wood core, per PS 1 or APA Standard PRP-108, including textured, rough sawn, medium density overlay, brushed, grooved and lap siding.
D. Cementitious Stucco — Portland cement or synthetic stucco systems with self-furring metal lath or adhesive base coat. Thickness from 3/8 to 3/4 in., depending on system.
E. Brick Veneer — Any type on nom 4 in. wide brick veneer. When brick veneer is used, the rating is applicable with exposure on either face. Brick veneer fastened with corrugated metal wall ties attached over sheathing to wood studs with 8d nail per tie; ties spaced not more than each sixth course of brick and max 32 in. OC horizontally. One in. air space provided between brick veneer and sheathing.
F. Exterior Insulation and Finish System (EIFS) — Nom 1 in. Foamed Plastic* insulation bearing the UL Classification Marking, attached over sheathing and finished with coating system, or Portland cement or synthetic stucco systems, in accordance with manufacturer's instructions. See Foamed Plastic (BRYX or DAOW) categories for names of Classified companies.
G. Siding — Aluminum or steel siding attached over sheathing to studs.
H. Fiber-Cement Siding — Fiber-cement exterior sidings including smooth and patterned panel or lap siding.
I. Wall and Partition Facings and Accessories* — Stone veneer is mortar bonded to a lath, scratch coat and water resistant barrier applied to sheathing, installed in accordance with the manufacturers installation instructions, and meeting the requirements of local code agencies.
ELDORADO STONE OPERATIONS L L C — Type Eldorado Stone

J. Cementitious Backer Units — 1/2 in. or 5/8 in., min. 32 in. wide.- Applied vertically or horizontally with vertical joints centered over studs. Fastened to studs and runners with cement board screws of adequate length to penetrate studs by a minimum 3/4 in., spaced a max of 8 in. OC. Horizontal joints need not be backed by framing. When Cementitious Backer Units are used, the rating is applicable with exposure on either face. Cementitious Backer Units for use as substrate for exterior finishes such as ceramic tile, slate, marble, natural stone, manufactured stone, thin brick, or Portland cement or synthetic stucco.
NATIONAL GYPSUM CO — Type PermaBase

K. Building Units – 1 in., 2 in, or 3 in. thick, 4 ft. wide composite exterior cement backer board with rigid insulation, finished with ceramic tile, marble, natural stone, manufactured stone, thin brick, Portland cement or synthetic stucco.

NATIONAL GYPSUM CO — Type PBCI

6A. Building Units* — As an alternate to Exterior Facing Item 6 — Insulated steel panels, 12 through 42 in. wide. Attached over sheathing through retainer clips to studs or support steel with No. 14 hex head self-tapping screws located at each joint in the concealed lip of the units and spaced in accordance with the structural design requirements.
KINGSPAN INSULATED PANELS INC — Types Designwall 4000, KS Series/Optimo, Designwall 2000R, Designwall 2000R-459 and Designwall 2000
6B. Building Units* — As an alternate to Exterior Facing Item 6 — Insulated steel panels 24, 30 or 42 in. wide. Attached through retainer clips to studs with No. 14 hex head screws located at each joint in the concealed lip of the units and spaced in accordance with the structural design requirements.

CENTRIA, A NUCOR COMPANY — Types Formawall Dimension Series, Formawall Dimension Series Graphix.

7. Steel Framing Members* — (Optional, Not Shown) — Furring Channels and Steel Framing Members as described below:
a. Furring Channels — Formed of No. 25 MSG galv steel, 2-6/16 in. deep, or 2-23/32 in. wide by 7/8 in. deep, spaced 24 in. OC perpendicular to studs. Channels secured to studs as described in Item b. Ends of adjoining channels are overlapped 6 in. and tied together with double strand of No. 18 SWG galv steel wire near each end of overlap. As an alternate, ends of adjoining channels may be overlapped 6 in. and secured together with two self-tapping #6 framing screws, min. 7/16 in. long at the midpoint of the overlap, with one screw on each flange of the channel. Gypsum board attached to furring channels as described in Item 2.
b. Steel Framing Members* — Used to attach furring channels (Item A) to studs. Clips spaced 48 in. OC., and secured to studs with No. 8 x 2-1/2 in. coarse drywall screw through the center notch. Furring channels are friction fitted into clips.
PAC INTERNATIONAL L L C — Types RSIC-1, RSIC-1 (2.75).

7A. Steel Framing Members* — (Optional, Not Shown, as an alternate to Item 7) — Furring channels and Steel Framing Members as described below:
a. Furring Channels — Formed of No. 25 MSG galv steel, spaced 24 in. OC perpendicular to studs. Channels secured to studs as described in Item b. Ends of adjoining channels are overlapped 6 in. and tied together with double strand of No. 18 SWG galv steel wire near each end of overlap. Two layers of gypsum board attached to furring channels as described in Item 2.
b. Steel Framing Members* — Used to attach furring channels (Item A) to studs. Clips spaced 48 in. OC., and secured to studs with two No. 8 x 2-1/2 in. coarse drywall screws, one through the hole at each end of the clip. Furring channels are friction fitted into clips.
KINETICS NOISE CONTROL INC — Type Isomax.

7B. Steel Framing Members* — (Optional, Not Shown, As an alternate to Item 7) — Furring channels and Steel Framing Members as described below:
a. Furring Channels — Formed of No. 25 MSG galv steel, 2-3/8 in. wide by 7/8 in. deep, spaced 24 in. OC perpendicular to studs. Channels secured to studs as described in Item b. Ends of adjoining channels are overlapped 6 in. and tied together with double strand of No. 18 SWG galvanized steel wire. Gypsum board attached to furring channels as described in Item 2.
b. Steel Framing Members* — Used to attach furring channels (Item 7Ca) to studs. Clips spaced 48 in. OC., and secured to studs with 2 in. coarse drywall screw with 1 in. diam washer through the center hole. Furring channels are friction fitted into clips.
STUDCO BUILDING SYSTEMS — RESILMOUNT Sound Isolation Clips - Type A237R

7D. Steel Framing Members* — (Optional, Not Shown, as an alternate to Item 7) — Furring channels and Steel Framing Members as described below:
a. Furring Channels — Formed of No. 25 MSG galv steel, Spaced 24 in. OC perpendicular to studs. Channels secured to studs as described in item 7Db. Ends of adjoining channels overlapped 6 in. and tied together with double strand of No. 18 AWG galvanized steel wire. Gypsum board attached to furring channels as described in Item 2.
b. Steel Framing Members* — Used to attach furring channels (Item 7Da) to studs. Clips spaced 48 in. OC., and secured to studs with No. 8 x 2-1/2 in. coarse drywall screw through the center hole. Furring channels are friction fitted into clips.
REGUPOL AMERICA — Type SonusClip

7E. Steel Framing Members* — (Optional, Not Shown, as an alternate to Item 7) — Resilient channels and Steel Framing Members as described below:
a. Resilient Channels — Formed of No. 25 MSG galv steel, spaced 24 in. OC, and perpendicular to studs. Channels secured to studs as described in item b. Ends of adjoining channels overlapped 6 in. and secured in place with two No. 8 15 x 1/2 in. Phillips Modified Truss screws spaced 2-1/2 in. from the center of the overlap. Gypsum board attached to resilient channels as described in item 2.
b. Steel Framing Members* — Used to attach resilient channels (Item 7Ea) to studs. Clips spaced 48 in. OC., and secured to studs with No. 8 x 2-1/2 in. coarse drywall screw through the center hole. Resilient channels are secured to clips with one No. 10 x 1/2 in. pan-head self-drilling screw.
KEENE BUILDING PRODUCTS CO INC — Type RC+ Assurance Clip

7F Steel Framing Members* — (Optional, Not Shown, as an alternate to Item 7) — Furring channels and Steel Framing Members as described below:
a Furring Channels — Formed of No. 25 MSG galv steel. 2-23/32 in. wide by 7/8 in. deep, spaced 24 in. OC perpendicular to studs. Channels secured to studs as described in Item b. Ends of adjoining channels are overlapped 6 in. and tied together with double strand of No. 18 SWG galv steel wire near each end of overlap. As an alternate, ends of adjoining channels may be overlapped 6 in. and secured together with two self-tapping #6 framing screws, min. 7/16 in. long at the midpoint of the overlap, with one screw on each flange of the channel. Gypsum board attached to furring channels as described in Item 2.
b Steel Framing Members* — Used to attach furring channels (Item 7Fa) to studs. Clips spaced maximum 48 in. OC. Clips secured to studs with No. 8 x 2-1/2 in. coarse drywall screw through the center grommet. Furring channels are friction fitted into clips.
CLARKDIETRICH BUILDING SYSTEMS — Type ClarkDietrich Sound Clip

8. Non-Bearing Wall Partition Intersection — (Optional) — Two nominal 2 by 4 in. stud or nominal 2 by 6 in. stud nailed together with two 3in. long 10d nails spaced a max. 16 in. OC. vertically and fastened to one side of the minimum 2 by 4 in. stud with 3 in. long 10d nails spaced a max 16 in. OC. vertically. Intersection between partition wood studs to be flush with the 2 by 4 in. studs. The wall partition wood studs are to be framed by with a second 2 by 4 in. wood stud fastened with 3 in. long 10d nails spaced a max. 16 in. OC. vertically. Maximum one non-bearing wall partition intersection per stud cavity. Non-bearing wall partition stud depth shall be at a minimum equal to the depth of the bearing wall.
* Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.
Last Updated on 2025-11-14

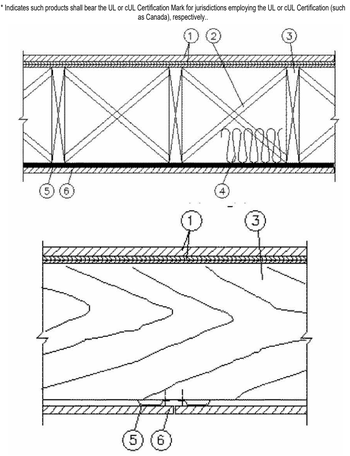
1 HR FLOOR / CEILING - UL L569

Design No. L569

July 1, 2025

Unrestrained Assembly Rating — 1 Hr.
This design was evaluated using a load design method other than the Limit States Design Method (e.g., Working Stress Design Method). For jurisdictions employing the Limit States Design Method, such as Canada, a load restriction factor shall be used — See Guide BXUV or BXUV7

* Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.



1. Flooring System — The flooring system shall consist of one of the following:
System No. 1
Subflooring — Nom 15/32 in. thick wood structural panels installed perpendicular to the joists with end joints staggered. Plywood or panels secured to joists with construction adhesive and No. 6d ringed shank nails, spaced 12 in. OC along each joist. Staples having equal or greater withdrawal and lateral resistance strength may be substituted for the 6d nails.

Vapor Barrier — (Optional) - Nom 0.030 in. thick commercial asphalt saturated felt.

Finish Floor — Min 1 by 4 in. T & G lumber installed perpendicular to the joists, or min 15/32 in. thick wood structural panels, min grade "Underlayment" or "Single-Floor". Face grain of plywood or strength axis of panel to be perpendicular to joists with joints staggered.

System No. 2
Subflooring — Nom 15/32 in. thick wood structural panels installed perpendicular to the joists with end joints staggered. Plywood or panels secured to joists with construction adhesive and No. 6d ringed shank nails, spaced 12 in. OC along each joist. Staples having equal or greater withdrawal and lateral resistance strength may be substituted for the 6d nails.

Vapor Barrier — (Optional) - Nom 0.010 in. thick commercial asphalt saturated felt.

Finish Flooring - Floor Topping Mixture* —Min 3/4 in. thickness of floor topping mixture having a minimum compressive strength of 1800 psi. Refer to manufacturer's instructions accompanying the material for specific mix design.

UNITED STATES GYPSUM CO — Types LRK, HSLRK, CSD

LATICRETE SUPERCAP L L C — Types LRK, HSLRK

USG MEXICO S A DE C V — Types LRK, HSLRK, CSD

Floor Mat Materials* — (Optional) - Floor mat material loose laid over the subfloor. Refer to manufacturer's instructions regarding the minimum thickness of floor topping over each floor mat material.

UNITED STATES GYPSUM CO — Types SAM, LEVELROCK® Brand Sound Reduction Board, LEVELROCK® Brand Floor Underlayment SRM-25

Alternate Floor Mat Materials* — (Optional) - Floor mat material loosely laid over the subfloor. Refer to manufacturer's instructions regarding minimum thickness of floor topping over floor mat.

GRASSWORX L L C — SC Types

Alternate Floor Mat Material* — (Optional) - Floor mat material nominal 3/8 in. thick loose laid over the subfloor. Floor topping shall be a min 1/2 in. thick.

System No. 3
Subflooring — Min 15/32 in. thick wood structural panels, min grade "C-D" or "Sheathing". Face grain of plywood or strength axis of panels to be perpendicular to the joists with joints staggered.

Vapor Barrier — (Optional) - Commercial asphalt saturated felt, 0.030 in. thick.

Vapor Barrier — (Optional) - Nom 0.010 in. thick commercial rosin-sized building paper.

Finish Flooring* — Min 3/4 in. thickness of any Floor Topping Mixture bearing the UL Classification Marking as to Fire Resistance. See Floor- and Roof-Topping Mixtures (CCOX) category for names of Classified Companies. Refer to the manufacturer's instructions accompanying the material and/or contact the manufacturer's technical support for specific mix design and minimum thickness recommended for use with eligible floor mat(s).

Floor Mat Materials* — (Optional) - Nom. 1/4 in. thick loose laid over the subfloor. Floor topping thickness shall be a minimum of 3/4 in.

KEENE BUILDING PRODUCTS CO INC — Type Quiet Quirt 55/025 and Quiet Qurt 55/025 N

Alternate Floor Mat Materials* — (Optional) - Floor mat material Nom. 3/8 in. thick loose laid over the subfloor. Floor topping thickness shall be a minimum of 1 in.

KEENE BUILDING PRODUCTS CO INC — Type Quiet Qurt 60/040 and Quiet Qurt 60/040 N

Alternate Floor Mat Materials* — (Optional) - Floor mat material Nom. 3/4 in. thick loose laid over the subfloor. Floor topping thickness shall be a minimum of 1-1/2 in.

KEENE BUILDING PRODUCTS CO INC — Type Quiet Qurt 65/075, Quiet Qurt 65/075 N

Alternate Floor Mat Materials* — (Optional) - Floor mat material Nom. 1/8 in. thick loose laid over the subfloor. Floor topping thickness shall be a minimum of 3/4 in.

KEENE BUILDING PRODUCTS CO INC — Type Quiet Qurt 52/013 and Quiet Qurt 52/013 N

Alternate Floor Mat Materials* — (Optional) - Floor mat material Nom. 1/4 in. entangled net core with a compressible fabric attached to the bottom loose laid over the subfloor. Floor topping thickness shall be a minimum of 1 in.

KEENE BUILDING PRODUCTS CO INC — Quiet Qurt 55/025 MT and Quiet Qurt 55/025 N MT

System No. 4
Subflooring — Nom 15/32 in. thick wood structural panels installed perpendicular to the joists with end joints staggered. Plywood or panels secured to joists with construction adhesive and No. 6d ringed shank nails, spaced 12 in. OC along each joist. Staples having equal or greater withdrawal and lateral resistance strength may be substituted for the 6d nails.
Vapor Barrier — (Optional) — Nom 0.030 in thick commercial asphalt saturated felt.
Finish Flooring - Floor Topping Mixture* — Min 1 in. thickness of floor topping mixture having a min compressive strength of 1500 psi. Refer to manufacturer's instructions accompanying the material for specific mix design.
MAXXON CORP — Type Maxxon Standard and Maxxon High Strength

Floor Mat Materials* — (Optional) — Floor mat material loose laid over the subfloor. Refer to manufacturer's instructions regarding the minimum thickness of floor topping over each floor mat material.
MAXXON CORP — Type Encapsulated Sound Mat.

Floor Mat Reinforcement — (Optional) Refer to manufacturer's instructions regarding minimum thickness of floor topping for use with floor mat reinforcement.

Metal Lath — (Optional) — 3/8 in. expanded galvanized steel diamond mesh, 3.4 lbs/sq yd loose laid over the floor mat material.
System No. 5
Deleted.

System No. 6
Floor Mat Materials* — (Optional) - Floor mat material loose laid over the subfloor. Refer to manufacturer's instructions regarding the minimum thickness of floor topping over each floor mat material.
UNITED STATES GYPSUM CO — Types SAM, LEVELROCK® Brand Sound Reduction Board, LEVELROCK® Brand Floor Underlayment SRM-25

System No. 7
Sub-flooring — Min 19/32 in. thick wood structural panels, min grade "C-D" or "Sheathing". Face grain of plywood or strength axis of panel to be perpendicular to joists with joints staggered.Floor Mat Materials* — (Optional) — Floor mat material nom 1/8 in. (3mm) thick loose laid over the subfloor. Floor topping thickness shall be a min of 3/4 in. (19mm)
HACKER INDUSTRIES INC — FIRM-FILL SCM 125

Alternate Floor Mat Materials - (Optional) — Floor mat material nom 1/4 in. (6mm) thick loose laid over the subfloor. Floor topping thickness shall be a min of 1 in. (25mm)
HACKER INDUSTRIES INC — Types FIRM-FILL SCM 250 and FIRM-FILL SCM 250+

Alternate Floor Mat Materials - (Optional) — Floor mat material nom 3/8 in. (10mm) thick loose laid over the subfloor. Floor topping thickness shall be a min of 1-1/4 in. (32mm)
HACKER INDUSTRIES INC — Types FIRM-FILL SCM 400 and FIRM-FILL SCM 400+

Alternate Floor Mat Materials - (Optional) — Floor mat material nom 3/4 in. (19mm) thick loose laid over the subfloor. Floor topping thickness shall be a min of 1-1/2 in. (38mm)
HACKER INDUSTRIES INC — Types FIRM-FILL SCM 750 and FIRM-FILL SCM 750+

Alternate Floor Mat Materials - (Optional) — Floor mat material nom 5/64 in. (2 mm) thick adhered to subfloor with Hacker Floor Primer. Primer to be applied to the surface of the mat prior to the placement of floor-topping mixture. Floor topping thickness a min 1 in. over the floor mat.
HACKER INDUSTRIES INC — Type Hacker Sound-Mat.(HSM1.02)

Alternate Floor Mat Materials - (Optional) — Floor mat material nom 1/4 in. (6mm) thick adhered to subfloor with Hacker Floor Primer. Primer to be applied to the surface of the mat prior to the placement of a min 1-1/4 in. (32mm) of floor-topping mixture.
HACKER INDUSTRIES INC — Type Hacker Sound-Mat II. (HSM2.06)

Metal Lath (Optional) — For use with 3/8 in. (10 mm) or greater floor mat materials, 3/8 in. expanded steel diamond mesh, 3.4 lbs/sq yd placed over the floor mat material. Hacker Floor Primer to be applied prior to the placement of the metal lath. When metal lath is used, floor topping thickness a nom 1-1/4 in. over the floor mat.
Finish Flooring - Floor Topping Mixture* — Min 3/4 in. thickness of floor topping mixture having a min compressive strength of 1100 psi. Mixture shall consist of 6.8 gal of water to 80 lbs of floor topping mixture to 1.9 cu ft of sand.
HACKER INDUSTRIES INC — Firm-Fill Gypsum Concrete, Firm-Fill 2010, Firm-Fill 3310, Firm-Fill 4310, Firm-Fill High Strength, Gyp-Span Radiant

System No. 8
Subflooring — Nom 15/32 in. thick wood structural panels installed perpendicular to the joists with end joints staggered. Plywood or panels secured to joists with construction adhesive and No. 6d ringed shank nails, spaced 12 in. OC along each joist. Staples having equal or greater withdrawal and lateral resistance strength may be substituted for the 6d nails.
Finish Flooring* — Floor Topping Materials — Min 3/4 in. to 1-1/2 in. thickness of any Floor Topping Mixture bearing the UL Classification Marking as to Fire Resistance with a minimum compressive strength of 1500 psi.
See Floor- and Roof-Topping Mixtures (CCOX) category for names of Classified Companies. Refer to the manufacturer's instructions accompanying the material and/or contact the manufacturer's technical support for specific mix design and minimum thickness recommended for use with eligible floor mat(s).

Floor Mat Materials* — (Optional) — Floor mat material nom 1/8 in. to 3/4 in. thick. Loose laid over the subfloor. When used, Acousti-flor CSM (crack suppression mat) is loose laid over the floor mat material. Floor topping material thickness is dependent on thickness of floor mat used.

WALFLOR INDUSTRIES INC — Type Acousti-flor, Acousti-flor CSM. Floor topping thickness depends on products used as follows:

Acousti-flor (1/8 in. thick) - Floor topping thickness shall be a minimum of 3/4 in.

Acousti-flor (1/4 in. thick) - Floor topping thickness shall be a minimum of 1 in.

Acousti-flor (3/8 in. thick) - Floor topping thickness shall be a minimum of 1 in.

Acousti-flor (3/4 in. thick) - Floor topping thickness shall be a minimum of 1-1/2 in.

Metal Lath — (Optional) — Expanded steel diamond mesh, 2.5 lb / sq yd loose laid over floor mat material.
Fiberglass Mesh Reinforcement — (Optional) — Coated non-woven glass fiber mesh grid loose laid over floor mat material.
System No. 9
Structural Cement-Fiber Units* — For use with UNITED STATES GYPSUM CO gypsum boards only. Nom 3/4 in. thick, with long edges tongue and grooved. Long dimension of panels to be perpendicular to wood trusses with end joints staggered a min of 2 ft. and centered over the trusses. Panels secured to wood trusses with 1-5/8 in. long, No. 8, self- countersinking wood screw spaced a max of 12 in. OC in the field with a screw located 1 in. and 2 in. from each edge, and 8 in. OC on the perimeter with a screw located 2 in. from each edge, located 1/2 in. from the end edges of the panel.
UNITED STATES GYPSUM CO — Types STRUCTO-CRETE, USGSP

System No. 10
Subflooring — Nom 15/32 in. thick wood structural panels installed perpendicular to the joists with end joints staggered. Plywood or panels secured to joists with construction adhesive and No. 6d ringed shank nails, spaced 12 in. OC along each joist. Staples having equal or greater withdrawal and lateral resistance strength may be substituted for the 6d nails.
Finish Flooring - Floor Topping Mixture* — Min 1 in. thickness of floor topping mixture having a min compressive strength of 4500 psi. Refer to manufacturer's instructions accompanying the material for specific mix design.
SIKA DEUTSCHLAND GMBH — Type SCHONOX AP Rapid Plus

System No. 11
Subflooring — Nom 15/32 in. thick wood structural panels installed perpendicular to the joists with end joints staggered. Plywood or panels secured to joists with construction adhesive and No. 6d ringed shank nails, spaced 12 in. OC along each joist. Staples having equal or greater withdrawal and lateral resistance strength may be substituted for the 6d nails.
Vapor Barrier — (Optional) - Commercial asphalt saturated felt, 0.030 in. thick.
Vapor Barrier — (Optional) - Nom 0.010 in. thick commercial rosin-sized building paper.
Finish Flooring - Floor Topping Mixture* — Min 3/4 in. thickness of any Floor Topping Mixture bearing the UL Classification Marking as to Fire Resistance. See Floor- and Roof-Topping Mixtures (CCOX) category for names of Classified Companies. Refer to the manufacturer's instructions accompanying the material and/or contact the manufacturer's technical support for specific mix design and minimum thickness recommended for use with eligible floor mat(s).
Floor Mat Materials* — (Optional, Not Shown) - Floor mat material loose laid over the subfloor. Refer to manufacturer's instructions regarding the minimum thickness of floor topping over each floor mat material.
LOW & BONAR INC — EnkaSonic® by Colbond a member of the Low & Bonar group Types 125, 250, 250 Plus, 400, 400 Plus, 750 and 750 Plus.

Floor Mat Reinforcement — (Optional) - Refer to manufacturer's instructions regarding minimum thickness of floor topping for use with floor mat reinforcement.

Metal Lath — (Optional) — Expanded steel diamond mesh, 2.5 lb / sq yd loose laid over floor mat material.
Fiberglass Mesh Reinforcement — (Optional) — Coated non-woven glass fiber mesh grid loose laid over floor mat material.
System No. 12

Subflooring — Nom 15/32 in. thick wood structural panels installed perpendicular to the joists with end joints staggered. Plywood or panels secured to joists with construction adhesive and No. 6d ringed shank nails, spaced 12 in. OC along each joist. Staples having equal or greater withdrawal and lateral resistance strength may be substituted for the 6d nails.

Vapor Barrier — (Optional) — Nom 0.030 in. thick commercial asphalt saturated felt.

Floor Mat Materials* — (Optional) — Floor mat material loose laid over the subfloor. Refer to manufacturer's instructions regarding the minimum thickness of floor topping over each floor mat material.

GRASSWORX L L C — SC Types

Finish Flooring* — Min 3/4 in. thickness of any Floor Topping Mixture bearing the UL Classification Marking as to Fire Resistance. See Floor- and Roof-Topping Mixtures (CCOX) category for names of Classified Companies. Refer to the manufacturer's instructions accompanying the material and/or contact the manufacturer's technical support for specific mix design and minimum thickness recommended for use with eligible floor mat(s).

Floor Mat Reinforcement — (Optional) - Refer to manufacturer's instructions regarding minimum thickness of floor topping for use with floor mat reinforcement.

Metal Lath — (Optional) — Expanded steel diamond mesh, 2.5 lb / sq yd loose laid over floor mat material.

Fiberglass Mesh Reinforcement — (Optional) — Coated non-woven glass fiber mesh grid loose laid over floor mat material.

System No. 13

Subflooring — Nom 15/32 in. thick wood structural panels installed perpendicular to the joists with end joints staggered. Plywood or panels secured to joists with construction adhesive and No. 6d ringed shank nails, spaced 12 in. OC along each joist. Staples having equal or greater withdrawal and lateral resistance strength may be substituted for the 6d nails.

Finish Flooring - Floor Topping Mixture* — For use with Item 6B - Min 3/4 in. thickness of floor topping mixture having a minimum compressive strength of 900 psi. Refer to manufacturer's instructions accompanying the material for specific mix design.

TECNODRY SA DE CV — Type SURFACE-GYP

System No. 14

Subflooring — Nom 15/32 in. thick wood structural panels installed perpendicular to the joists with end joints staggered. Plywood or panels secured to joists with construction adhesive and No. 6d ringed shank nails, spaced 12 in. OC along each joist. Staples having equal or greater withdrawal and lateral resistance strength may be substituted for the 6d nails.

Vapor Barrier — (Optional) — Nom 0.030 in thick commercial asphalt saturated felt.

Finish Flooring - Floor Topping Mixture* — Min 3/4 in. thickness of floor topping

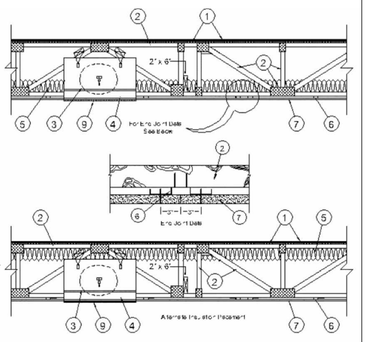
1 HR FLOOR / CEILING - UL L558

Design No. L558

December 18, 2024

Unrestrained Assembly Rating - 1 Hr
Finished Rating - 23 Min (See Items 5 or 5A)
This design was evaluated using a load design method other than the Limit States Design Method (e.g., Working Stress Design Method). For jurisdictions employing the Limit States Design Method, such as Canada, a load restriction factor shall be used — See Guide BXUV or BXUV7

* Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.



1. Flooring System — The flooring system shall consist of one of the following:
System No. 1
Subflooring — Min 23/32 in. thick wood structural panels installed perpendicular to trusses with joint staggered 4 ft. Plywood or non-veneer APA rated panels secured to trusses with construction adhesive and No. 6d ringed shank nails spaced 12 in. OC along each truss. Staples having equal or greater withdrawal and lateral resistance strength may be substituted for the 6d nails.

Vapor Barrier — (Optional) — Nom 0.030 in. thick commercial asphalt saturated felt.

Finish Flooring — Min 1 by 4 in. T & G lumber fastened diagonally to trusses, or min 15/32 in. thick wood structural panels, min grade "Underlayment" or "Single-Floor". Face grain of plywood or strength axis of panel to be perpendicular to trusses with joints staggered.

System No. 2
Subflooring — Min 23/32 in. thick wood structural panels installed perpendicular to trusses with end joints staggered 4 ft. Plywood or non-veneer APA rated panels secured to trusses with construction adhesive and No. 6d ringed shank nails spaced 12 in. OC along each truss. Staples having equal or greater withdrawal and lateral resistance strength may be substituted for the 6d nails.

Floor Mat Materials* — (Optional) — Floor mat material nom 1/8 in. (3 mm) thick loose laid over the subfloor. Floor topping thickness shall be a min of 3/4 in. (19 mm)

HACKER INDUSTRIES INC — FIRM-FILL SCM 125

Alternate Floor Mat Materials — (Optional) — Floor mat material nom 1/4 in. (6 mm) thick loose laid over the subfloor. Floor topping thickness shall be a min of 1 in. (25 mm)

HACKER INDUSTRIES INC — Types FIRM-FILL SCM 250 and FIRM-FILL SCM 250+

Alternate Floor Mat Materials — (Optional) — Floor mat material nom 3/8 in. (10 mm) thick loose laid over the subfloor. Floor topping thickness shall be a min of 1-1/4 in. (32 mm)

HACKER INDUSTRIES INC — Types FIRM-FILL SCM 400 and FIRM-FILL SCM 400+

Alternate Floor Mat Materials — (Optional) — Floor mat material nom 3/8 in. (10 mm) thick loose laid over the subfloor. Floor topping thickness shall be a min of 1-1/4 in. (32 mm)

HACKER INDUSTRIES INC — Types FIRM-FILL SCM 750 and FIRM-FILL SCM 750+

Alternate Floor Mat Materials — (Optional) — Floor mat material nom 3/8 in. (10 mm) thick loose laid over the subfloor. Floor topping thickness shall be a min of 1-1/4 in. (32 mm)

HACKER INDUSTRIES INC — Types FIRM-FILL SCM 750 and FIRM-FILL SCM 750+

Alternate Floor Mat Materials — (Optional) — Floor mat material nom 5/64 in. (2 mm) thick adhered to subfloor with Hacker Floor Primer. Primer to be applied to the surface of the mat prior to the placement of a min 1 in. of floor-topping mixture.

HACKER INDUSTRIES INC — Type Hacker Sound-Mat.

Alternate Floor Mat Materials — (Optional) — Floor mat material nom 1/4 in. (6 mm) thick adhered to subfloor with Hacker Floor Primer. Primer to be applied to the surface of the mat prior to the placement of a min 1-1/4 in. (32 mm) of floor-topping mixture.

HACKER INDUSTRIES INC — Type Hacker Sound-Mat II.

Metal Lath — (Optional) — For use with 3/8 in. (10 mm) floor mat materials, 3/8 in. expanded steel diamond mesh, 3.4 lbs/sq yd placed over the floor mat material. Hacker Floor Primer to be applied prior to the placement of the metal lath. When metal lath is used, floor topping thickness a nom 1-1/4 in. over the floor mat.

Finish Flooring — Floor Topping Mixture* — Min 3/4 in. thickness of floor topping mixture having a min compressive strength of 1100 psi. Mixture shall consist of 6.8 gal of water to 80 lbs of floor topping mixture to 1.9 cu ft of sand.

HACKER INDUSTRIES INC — Firm-Fill Gypsum Concrete, Firm-Fill 2010, Firm-Fill 3310, Firm-Fill 4010, Firm-Fill High Strength, Gyp-Span Radiant

System No. 3
Subflooring — Min 1 by 6 in. T & G lumber fastened diagonally to trusses, or min 15/32 in. thick plywood or min 7/16 in. thick oriented strand board (OSB) wood structural panels, min grade "C-D" or "Sheathing". Face grain of plywood or strength axis of panel to be perpendicular to trusses with joints staggered.

Finish Floor — Mineral and Fiber Board* — Min 1/2 in. thick, supplied in sizes ranging from 3 ft by 4 ft to 8 ft by 12 ft. All joints to be staggered a min of 12 in. with adjacent sub-floor joints.

HOMASOTE CO — Type 440-32 Mineral and Fiber Board

System No. 4
Sub-flooring — Min 23/32 in. thick T & G wood structural panels installed perpendicular to trusses with joints staggered 4 ft. Plywood or non-veneer APA rated panels secured to trusses with construction adhesive and No. 6d ring shank nails spaced 12 in. OC along each truss. Staples having equal or greater withdrawal and lateral resistance strength may be substituted for the 6d nails.

Vapor Barrier — (Optional) — Nom 0.030 in. thick commercial asphalt saturated felt.

Finish Flooring — Floor Topping Mixture* — Min 3/4 in. thickness of floor topping mixture having a min compressive strength of 1500 psi. Refer to manufacturer's instructions accompanying the material for specific mix design.

MAXXON CORP — Type Maxxon Standard and Maxxon High Strength

Floor Mat Materials* — (Optional) — Floor mat material loose laid over the subfloor. Refer to manufacturer's instructions regarding the minimum thickness of floor topping over each floor mat material.

MAXXON CORP — Type Encapsulated Sound Mat.

Floor Mat Reinforcement — (Optional) Refer to manufacturer's instructions regarding minimum thickness of floor topping for use with floor mat reinforcement.

Metal Lath — (Optional) - 3/8 in. expanded galvanized steel diamond mesh, 3.4 lbs/sq yd loose laid over the floor mat material.

Fiber Glass Reinforcement — (Optional) - 0.015 in. thick PVC coated non-woven fiberglass mesh, 3.668 lbs./sq. yd loose laid over the floor mat material.

System No. 5
Subflooring — Min 23/32 in. thick wood structural panels installed perpendicular to trusses with end joints staggered 4 ft. Plywood or non-veneer APA rated panels secured to trusses with construction adhesive and No. 6d ringed shank nails spaced 12 in. OC along each truss. Staples having equal or greater withdrawal and lateral resistance strength may be substituted for the 6d nails.

Vapor Barrier — (Optional) Nom 0.030 in. thick commercial asphalt saturated felt.

Finish Flooring — Floor Topping Mixture* — Min 3/4 in. thickness of floor topping mixture having a min compressive strength of 1000 psi. Refer to manufacturer's instructions accompanying the material for specific mix design.

FORMULATED MATERIALS LLC — Types FR-25, FR-30, SiteMix, and Treadstone Advantage

Floor Mat Material* — (Optional) Floor mat material nominal 2 - 9.5 mm thick loose laid over the subfloor. Floor topping shall be a min of 1 in.

FORMULATED MATERIALS LLC — Types M1, M2, M3, Elite, Duo, R1, and R2

System No. 6
Subflooring — Min 23/32 in. thick wood structural panels installed perpendicular to trusses with end joints staggered 4 ft. Plywood or non-veneer APA rated panels secured to trusses with construction adhesive and No. 6d ringed shank nails spaced 12 in. OC along each truss. Staples having equal or greater withdrawal and lateral resistance strength may be substituted for the 6d nails.

Vapor Barrier — (Optional) — Nom 0.010 in. thick commercial asphalt saturated felt.

Finish Flooring — Floor Topping Mixture* — Min 3/4 in. thickness of floor topping mixture having a minimum compressive strength of 1800 psi. Refer to manufacturer's instructions accompanying the material for specific mix design.

UNITED STATES GYPSUM CO — Types LRK, HSLRK, CSD

USG MEXICO S A DE C V — Types LRK, HSLRK, CSD

Floor Mat Materials* — (Optional) — Floor mat material loose laid over the subfloor. Refer to manufacturer's instructions regarding the minimum thickness of floor topping over each floor mat material.

UNITED STATES GYPSUM CO — Types SAM, LEVELROCK® Brand Sound Reduction Board, LEVELROCK® Brand Floor Underlayment SRM-25

System No. 8
Subflooring — Min 23/32 in. thick wood structural panels installed perpendicular to trusses with end joints staggered 4 ft. Plywood or non-veneer APA rated panels secured to trusses with construction adhesive and No. 6d ringed shank nails spaced 12 in. OC along each truss. Staples having equal or greater withdrawal and lateral resistance strength may be substituted for the 6d nails.

Vapor Barrier — (Optional) — Nom 0.030 in. thick commercial asphalt saturated felt.

Finish Flooring — Floor Topping Mixture* — Min 3/4 in. thickness of floor topping mixture having a min compressive strength of 1000 psi. Refer to manufacturer's instructions accompanying the material for specific mix design.

DEPENDABLE LLC — Types GSI, M3.4, GSL Kf.6, GSL-CSD and GSL RH.

Floor Mat Materials* — (Optional) — Nom. 1/4 in. thick loose laid over the subfloor. Floor topping thickness shall be a minimum of 3/4 in.

KEENE BUILDING PRODUCTS CO INC — Type Quiet Qurl 55/025 and Quiet Qurl 55/025 N

Alternate Floor Mat Materials* — (Optional) — Floor mat material Nom. 3/8 in. thick loose laid over the subfloor. Floor topping thickness shall be a minimum of 1 in.

KEENE BUILDING PRODUCTS CO INC — Type Quiet Qurl 60/040 and Quiet Qurl 60/040 N

Alternate Floor Mat Materials* — (Optional) — Floor mat material Nom. 3/4 in. thick loose laid over the subfloor. Floor topping thickness shall be a minimum of 1-1/2 in.

KEENE BUILDING PRODUCTS CO INC — Type Quiet Qurl 65/075, Quiet Qurl 65/075 N

Alternate Floor Mat Materials* — (Optional) — Floor mat material Nom. 1/8 in. thick loose laid over the subfloor. Floor topping thickness shall be a minimum of 3/4 in.

KEENE BUILDING PRODUCTS CO INC — Type Quiet Qurl 52/013 and Quiet Qurl 52/013 N

Alternate Floor Mat Materials* — (Optional) — Floor mat material Nom. 1/4 in. entangled net core with a compressible fabric attached to the bottom loose laid over the subfloor. Floor topping thickness shall be a minimum of 1 in.

KEENE BUILDING PRODUCTS CO INC — Quiet Qurl 55/025 MT and Quiet Qurl 55/025 N MT

System No. 9
Subflooring — Min 23/32 in. thick wood structural panels installed perpendicular to trusses with end joints staggered 4 ft. Plywood or non-veneer APA rated panels secured to trusses with construction adhesive and No. 6d ringed shank nails spaced 12 in. OC along each truss. Staples having equal or greater withdrawal and lateral resistance strength may be substituted for the 6d nails.
Finish Flooring - Floor Topping Mixture* — Min 1 in. thickness of floor topping mixture having a min compressive strength of 4500 psi. Refer to manufacturer's instructions accompanying the material for specific mix design.
SIKA DEUTSCHLAND GMBH — Type SCHONOX AP Rapid Plus

System No. 10
Subflooring — Min 23/32 in. thick wood structural panels installed perpendicular to trusses with end joints staggered 4 ft. Plywood or non-veneer APA rated panels secured to trusses with construction adhesive and No. 6d ringed shank nails spaced 12 in. OC along each truss. Staples having equal or greater withdrawal and lateral resistance strength may be substituted for the 6d nails.
Vapor Barrier — (Optional) — Nom 0.030 in. thick commercial asphalt saturated felt.
Finish Flooring - Floor Topping Mixture* — Min 3/4 in. thickness of floor topping mixture having a min compressive strength of 1000 psi and a cast density of 100 plus or minus 5 pcf. Foam concentrate mixed 40:1 by volume with water and expanded at 100 psi through nozzle. Mixture shall consist of 1.4 cu feet of preformed foam concentrate to 94 lbs Type I Portland cement, 300 lbs of sand with 5-1/2 gal of water.
ELASTIZELL CORP OF AMERICA — Type FF

System No. 12
Subflooring — Min 23/32 in. thick T & G wood structural panels installed perpendicular to trusses with end joints staggered 4 ft. Plywood or nonveneer APA rated panels secured to trusses with construction adhesive and No. 6d ringed shank nails spaced 12 in. OC along each truss. TetraGRIP™ nails measuring 2-3/8 in. long, 0.113 in. diameter, 0.272 in. round head, and helically threaded shank with barbed features on the helix meeting ASTM F1667 and having equal or greater withdrawal and lateral resistance strength may be substituted for the 6d nails. Staples having equal or greater withdrawal and lateral resistance strength may be substituted for the 6d nails.
Vapor Barrier - (Optional) — Nom 0.030 in. thick commercial asphalt saturated felt.
Finish Flooring - Floor Topping Mixture* — Min 1-1/2 in. thickness of floor topping mixture having a min compressive strength of 1000 psi and a cast density of 100 plus or minus 5 pcf. Foam concentrate mixed 40:1 by volume with water and expanded at 100 psi through nozzle. Mixture shall consist of 1.2 cu feet of preformed foam concentrate to 94 lbs Type I Portland cement, 300 lbs of sand with 5.5 gal of water.
AERIX INDUSTRIES — Floor-Topping Mixture

System No. 13
Subflooring — Min 23/32 in. thick T & G wood structural panels installed perpendicular to trusses with end joints staggered 4 ft. Plywood or nonveneer APA rated panels secured to trusses with construction adhesive and No. 6d ringed shank nails spaced 12 in. OC along each truss. TetraGRIP™ nails measuring 2-3/8 in. long, 0.113 in. diameter, 0.272 in. round head, and helically threaded shank with barbed features on the helix meeting ASTM F1667 and having equal or greater withdrawal and lateral resistance strength may be substituted for the 6d nails. Staples having equal or greater withdrawal and lateral resistance strength may be substituted for the 6d nails.
Finish Flooring - Floor Topping Mixture* — Min 3/4 in. thickness of floor topping mixture having a min compressive strength of 1000 psi. Mixture shall consist of 5 to 8 gal of water to 80 lbs of floor topping mixture to 2.1 cu ft of sand.
ULTRA QUIET FLOORS — Type UQF-A, UQF-Super Blend, UQF-Plus 200

System No. 14
Subflooring — Building Units* — Nom 3/4 in. thick, tongue and grooved boards. Long dimension of boards to be perpendicular to trusses with end joints staggered a min of 4 ft. and centered over the trusses. Boards secured to trusses with 2 in. long self-drilling, self- tapping screws or 2 in. x 0.113 in. Ring Shank nails spaced a max of 12 in. OC in the field with screws/nails located 1 in. from long edge, and max 8 in. OC along the end joints with screws/nails located 1/2 in. from end joint.
ECTEK INTERNATIONAL INC — Type MegaBoard

Vapor Barrier - (Optional) — Nom 0.030 in. thick commercial asphalt saturated felt.
Finish Flooring — Min 1 by 4 in. T & G lumber fastened diagonally to trusses, or min 15/32 in. thick wood structural panels, min grade "Underlayment" or "Single Floor". Face grain of plywood or strength axis of panel to be perpendicular to trusses with joints staggered.

2. Trusses — Parallel chord trusses, spaced a max of 24 in. OC, fabricated from nom 2 by 4 lumber, with lumber oriented vertically or horizontally. Min truss depth is 12 in. when Ceiling Dampers* are not used. Min truss depth is 16 in. when Ceiling Damper* is used. Truss members secured together with min 0.036 0356 in. thick galvanized steel plates. Plates have 5/16 in. long teeth projecting perpendicular to the plane of the plate. The teeth are in pairs facing each other (made by the same punch), forming a split tooth type plate. Each tool has a chisel point on its outside edge. These points are diagonally opposite each other for each pair. The top half of each tooth has a twist for stiffness. The pairs are repeated on approx. 7/8 in. centers with four rows of teeth per inch of plate width.
3. Air Duct* — (Optional) — Any UL Class 0 or Class 1 flexible air duct installed in accordance with the instructions provided by the damper manufacturer.
4. Ceiling Damper* — (Optional. To be used with Air Duct Item 3.) — Max nom area shall be 324 sq.in. Max square size shall be 18 in. by 18 in. Rectangular sizes not to exceed 324 sq.in. with a max width of 18 in. Max height of damper shall be 14 in. Aggregate damper openings shall not exceed 162 sq.in. per 100 sq ft of ceiling area. Damper installed in accordance with the manufacturer's installation instructions provided with the damper. A steel grille (Item 9) shall be installed in accordance with installation instructions.
C&S AIR PRODUCTS — Model RD-521.

POTTORFF — Model CFD-521.

4A. Alternate Ceiling Damper* — (Optional. To be used with Air Duct Item 3.) — Max nom area shall be 256 sq in. with the length not to exceed 24 in. and the width not to exceed 20 in. Max height of damper shall be 17 in. Aggregate damper openings shall not exceed 128 sq in. per 100 sq ft of ceiling area. Damper installed in accordance with the manufacturers installation instructions provided with the damper. A steel grille (Item 9) shall be installed in accordance with installation instructions.
C&S AIR PRODUCTS — Model RD-521-IP, RD-521-NP

POTTORFF — Models CFD-521-IP, CFD-521-NP

4B. Alternate Ceiling Damper* — For use with min 18 in. deep trusses. Max nom area shall be 144 sq.in. with the length not to exceed 14 in. and the width not to exceed 12 in. Max height of damper shall be 17-7/8 in. Aggregate damper openings shall not exceed 74 sq in. per 100 sq ft of ceiling area. Damper installed in accordance with the manufacturers installation instructions provided with the damper. A steel grille (Item 9) shall be installed in accordance with installation instructions.
C&S AIR PRODUCTS — Model RD-521-90, RD-521-NP90

POTTORFF — Models CFD-521-90, CFD-521-90NP

4C. Alternate Ceiling Damper* — (Optional. To be used with Air Duct Item 3.) — Max. nom area shall be 349 sq.in. Max. overall length and width shall not exceed 18-11/16 in. by 18-11/16 in. with max. 16 in. by 16 in. register opening. Aggregate damper openings shall not exceed 175 sq.in. per 100 sq ft of ceiling area. Damper installed in accordance with the manufacturer's installation instructions provided with the damper. An aluminum or steel grille (Item 9) shall be installed in accordance with installation instructions.
MIAMI TECH INC — Model Series RxCRD, RxCRDS or RxCRPD

4D. Alternate Ceiling Damper* — (Optional. To be used with Air Duct Item 3.) For use with min 18 in. deep trusses — Max plenum box size nom 19 in. long by 19 in. wide and 11-7/8 in. high fabricated from galv steel. Aggregate damper openings shall not exceed 128 sq in. per 100 sq ft of ceiling area. Damper installed in accordance with the manufacturers installation instructions provided with the damper.
AIRE TECHNOLOGIES INC — Models: CRD model 50 w/Boot, CRD model 50EA w/Boot, CRD model 55 w/Boot, CRD model 55 EA w/Boot.

LLOYD INDUSTRIES INC — Model CRD 50-BT, CRD 50-EA-BT, CRD 55-BT, CRD 55 EA-BT

4E. Alternate Ceiling Damper* — Max plenum box size nom 13 in. long by 13 in. wide and 11-7/8 in. high fabricated from galv steel. Aggregate damper openings shall not exceed 50 sq in. per 100 sq ft of ceiling area. Damper installed in accordance with the manufacturers installation instructions provided with the damper.
LLOYD INDUSTRIES INC — Model CRD 50-BT-6, CRD 50-EA-BT-6, CRD 55-BT-6, CRD 55 EA-BT-6, CRD50-x X-BT-6

4F. Alternate Ceiling Damper* — (Optional. To be used with Air Duct Item 3.) For use with min 18 in. deep trusses. Max size ceiling outlet in plenum box nom 12 in. long by 12 in. wide. Plenum box fabricated from galv steel. Aggregate damper openings shall not exceed 72 sq in. per 100 sq ft of ceiling area. Installed in accordance with the manufacturers installation instructions provided with the damper.
AIRE TECHNOLOGIES INC — Models: CRD model 50 w/Boot, CRD model 50EA w/Boot, CRD model 55 w/Boot, CRD model 55 EA w/Boot.

LLOYD INDUSTRIES INC — Model CRD 50-95BT, CRD 50-EA-95BT, CRD 55-95BT, CRD 55 EA-95BT

4G. Alternate Ceiling Damper* — Max size ceiling outlet in plenum box nom 16 in. long by 16 in. wide. Aggregate damper openings shall not exceed 128 sq in. per 100 sq ft of ceiling area. Damper installed in accordance with the manufacturers installation instructions provided with the damper.
CROWN PRODUCTS CO INC — Models CRD50-FGPB-4.2-CP, -6.0-CP, CRD50-FGPB-4.2-EA-CP, -6.0-EA-CP

LLOYD INDUSTRIES INC — Models CRD 50- FGPB-4.2, - 4.2 NI, -6.0, -6.0 NI; CRD50-EA-FGPB-4.2, -4.2 NI, -6.0, -6.0 NI

4H. Alternate Ceiling Damper* — Max plenum box size nom 15 in. long by 15 in. wide and 11-7/8 in. high fabricated from galv steel. Aggregate damper openings shall not exceed 72 sq in. per 100 sq ft of ceiling area. Damper installed in accordance with the manufacturers installation instructions provided with the damper.
LLOYD INDUSTRIES INC — Models 45-CRD-LT-BT and 45-CRD-LTD-BT

4I. Alternate Ceiling Damper* — Max size ceiling outlet in plenum box nom 10 in. long by 10 in. wide. Plenum box fabricated from galv steel. Aggregate damper openings shall not exceed 50 sq in. per 100 sq ft of ceiling area. Installed in accordance with the manufacturers installation instructions provided with the damper.
LLOYD INDUSTRIES INC — Model 45-LTD-95-BT-4

4J. Alternate Ceiling Damper* — Max plenum box size nom 19 in. long by 15 in. wide and 11-7/8 in. high fabricated from galv steel. Aggregate damper openings shall not exceed 96 sq in. per 100 sq ft of ceiling area. Damper installed in accordance with the manufacturers installation instructions provided with the damper.
LLOYD INDUSTRIES INC — Model CRD50-x X-BT

4K. Alternate Ceiling Damper* — Ceiling damper & fan assembly. Max nom area shall be 75 sq.in. with the length not to exceed 8-9/16 in. and the width not to exceed 8-3/4 in. Max height of damper shall be 9-7/8 in. Aggregate damper openings shall not exceed 38 sq in. per 100 sq ft of ceiling area. Damper shall be installed in combination with one of the fan models described in, and in accordance with, the manufacturers installation instructions provided with the damper. A plastic grille (Item 9) shall be installed in accordance with installation instructions.
DELTA ELECTRONICS INC — Models CRD2, GBR-CRD, ITG-CRD

4L. Alternate Ceiling Damper* — (Optional. To be used with Air Duct Item 3.) — Max nom area shall be 324 sq.in. Max square size shall be 18 in. by 18 in. Rectangular sizes not to exceed 324 sq.in. with a max width of 22 in. and a max width of 22 in. Max height of damper shall be 14 in. Aggregate damper openings shall not exceed 154 sq.in. per 100 sq ft of ceiling area. Damper installed in accordance with the manufacturer's installation instructions provided with the damper. An aluminum or steel grille (Item 9) shall be installed in accordance with installation instructions.
UNITED ENERTECH CORP — Type C-SIR-WT or C-SIR-WTP (Max nom area 324 sq. in.) or C-SIR-WTS or C-SIR-WTPS (Max nom area 162 sq. in.)

4M. Alternate Ceiling Damper* — (Optional. To be used with Air Duct Item 3.) — Max damper assembly size nom 18 in. long by 18 in. wide and 4-1/4 in. high, or 8 in. diam. fabricated from galv steel. Aggregate damper openings shall not exceed 162 sq.in. per 100 sq ft of ceiling area. Damper shall be installed in combination with one of the fan models described in, and in accordance with, the manufacturer's installation instructions provided with the damper.
RUSKIN COMPANY — Model CFDT7 , CFDT7-END-BT, CFDT7-90-BT, CFDT7-ST-BT, CFDT7-SB, CFDTT-R6-DB, CFDTT-IB6, or CFDRTT

4N. Alternate Ceiling Damper* — Ceiling damper & fan assembly for use with min 18 in. deep trusses. Max nom area shall be 75 sq.in. with the length not to exceed 9-1/4 in. and the width not to exceed 9-3/4 in. Max height of damper shall be 9-7/8 in. Aggregate damper openings shall not exceed 45 sq.in. per 100 sq ft of ceiling area. Damper shall be installed in combination with one of the fan models described in, and in accordance with, the manufacturer's installation instructions provided with the damper. A plastic grille (Item 9) shall be installed in accordance with installation instructions.
DELTA ELECTRONICS INC — Model SMT-CRD

4O. Alternate Ceiling Damper* — Ceiling damper & fan assembly for use with min 18 in. deep trusses. Max nom area shall be 103 sq.in. with the length not to exceed 10-1/8 in. and the width not to exceed 10-1/8 in. Aggregate damper openings shall not exceed 52 sq in. per 100 sq ft of ceiling area. Damper shall be installed in combination with one of the fan models described in, and in accordance with, the manufacturer's installation instructions provided with the damper. A plastic grille (Item 9) shall be installed in accordance with installation instructions.
DELTA ELECTRONICS INC — Model SMT-CRD

4P. Alternate Ceiling Damper* — Ceiling damper & fan assembly for use with min 18 in. deep trusses. Max nom area shall be 131 sq.in. with the length not to exceed 11-7/8 in. and the width not to exceed 11-7/8 in. Aggregate damper openings shall not exceed 66 sq in. per 100 sq ft of ceiling area. Damper shall be installed in combination with one of the fan models described in, and in accordance with, the manufacturer's installation instructions provided with the damper. A plastic grille (Item 9) shall be installed in accordance with installation instructions.
PANASONIC CORPORATION, PANASONIC CORPORATION OF NORTH AMERICA — Model PC-RD55C5

4Q. Alternate Ceiling Damper* — Ceiling damper & fan assembly for use with min 18 in. deep trusses. Max nom area shall be 113 sq.in. with the length not to exceed 10-1/8 in. and the width not to exceed 11-1/8 in. Aggregate damper openings shall not exceed 57 sq in. per 100 sq ft of ceiling area. Damper shall be installed in combination with one of the fan models described in, and in accordance with, the manufacturer's installation instructions provided with the damper. A plastic grille (Item 9) shall be installed in accordance with installation instructions.
BROAN-NUTONE L L C — Model RDFUWT

4R. Alternate Ceiling Damper* — Ceiling damper & fan assembly for use with min 18 in. deep trusses. Max nom area shall be 79 sq.in. with the length not to exceed 10 in. and the width not to exceed 7-15/16 in. Aggregate damper openings shall not exceed 40 sq.in. per 100 sq ft of ceiling area. Damper shall be installed in combination with one of the fan models described in, and in accordance with, the manufacturer's installation instructions provided with the damper. A metallic grille (Item 9) shall be installed in accordance with installation instructions.
BROAN-NUTONE L L C — Models RDJ1 and RDH

4S. Alternate Ceiling Damper* — For use with min 18 in. deep trusses Max plenum box size nom 19 in. long by 19 in. wide and 11-7/8 in. high fabricated from galv steel. Aggregate damper openings shall not exceed 128 sq in. per 100 sq ft of ceiling area. Damper installed in accordance with the manufacturers installation instructions provided with the damper.
METAL-FAB INC — Models MSCD-HC and MRCD-HC

4T. Alternate Ceiling Damper* — Ceiling damper & fan assembly for use with min 18 in. deep trusses. Max nom area shall be 87 sq.in. with the length not to exceed 9 in. and the width not to exceed 9-11/16 in. Aggregate damper openings shall not exceed 44 sq.in. per 100 sq ft of ceiling area. Damper shall be installed in combination with one of the fan models described in, and in accordance with, the manufacturer's installation instructions provided with the damper. A plastic grille (Item 9) shall be installed in accordance with installation instructions.
BROAN-NUTONE L L C — Model RDMWT

4U. Alternate Ceiling Damper* — Ceiling damper & fan assembly for use with min 18 in. deep trusses. Max nom area shall be 87 sq.in. with the length not to exceed 9 in. and the width not to exceed 9-11/16 in. Aggregate damper openings shall not exceed 44 sq.in. per 100 sq ft of ceiling area. Damper shall be installed in combination with one of the fan models described in, and in accordance with, the manufacturer's installation instructions provided with the damper. A plastic grille (Item 9) shall be installed in accordance with installation instructions.
BROAN-NUTONE L L C — Model RDMWT2

4V. Alternate Ceiling Damper* — (Optional, To be used with Air Duct Item 3) — For use with min 18 in. deep trusses. Max nom 21 in. long by 18 in. wide, fabricated from galvanized steel. Plenum box max size nom 21 in. long by 18 in. wide by 14 in. high (inner dimension) fabricated from either galvanized steel or min 1 in. thick Listed Duct Board bearing the UL Listing Marking having a min R-Value of 4.3. Installed in accordance with the instructions provided by the manufacturer. Max damper openings not to exceed 180 sq in. per 100 sq ft of ceiling area.
GREENHECK FAN CORP — Model CRD-1WT

4W. Alternate Ceiling Damper* — (Optional, to be used with Air Duct Item 3) — For use with min 18 in. deep trusses. Max nom 12 in. long by 12 in. wide with an 8 in. diameter damper, fabricated from galvanized steel. Installed in accordance with the instructions provided by the manufacturer. Max damper openings not to exceed 72 sq in. per 100 sq ft of ceiling area.
GREENHECK FAN CORP — Model CRD-2WT

4X. Alternate Ceiling Damper* — (Optional. To be used with Air Duct Item 3.) For use with min 18 in. deep trusses. Max 12 in. diameter damper and insulated register box assembly. The maximum size of the register box assembly is nom. 20 in. long by 20 in. wide and 4 in. high fabricated from galv steel. The aggregate area of the register opening(s) through the ceiling membrane shall not exceed 128 sq in. per 100 sq ft of ceiling area. Damper assembly installed in accordance with the manufacturers installation instructions.
AIRE TECHNOLOGIES INC — Model 571B.

4Y. Alternate Ceiling Damper* — (Optional. To be used with Air Duct Item 3.) For use with min 18 in. deep trusses. Max 20 in. long by 18 in. wide by 4 in. high rectangular damper with plenum box assembly. The maximum outer dimensions of the plenum box assembly is 23-1/2 in. long by 19-1/2 in. wide and 17 in. high fabricated from 6pcf, 1-1/2 to 2 in. thick Knauf Air Duct Board M*. The aggregate area of the register opening(s) through the ceiling membrane shall not exceed 160 sq in. per 100 sq ft ceiling area. Damper assembly installed in accordance with the manufacturers installation instructions.
AIRE TECHNOLOGIES INC — Series 58.

4Z. Alternate Ceiling Damper* — (Optional. To be used with Air Duct Item 3.) For use with min 18 in. deep trusses. Max 14 in. long by 14 in. wide and 18 in. high ceiling damper with boot or box assembly, fabricated from galv steel. The aggregate area of the register opening(s) through the ceiling membrane shall not exceed 96 sq in. per 100 sq ft of ceiling area. Damper assembly installed in accordance with the manufacturers installation instructions.
AIRE TECHNOLOGIES INC — Model 51 w/Boot.

4AA. Alternate Ceiling Damper* — (Optional, to be used with Air Duct Item 3) For use with min 18 in. deep trusses. Max nom 11-1/8 in. long by 13-5/8 in. wide, fabricated from galvanized steel. Installed in accordance with the instructions provided by the manufacturer. Max damper openings not to exceed 76 sq in. per 100 sq ft of ceiling area.
GREENHECK FAN CORP — Model CRD-310WT

4AB. Alternate Ceiling Damper* — (Optional, to be used with Air Duct Item 3) For use with min 18 in. deep trusses. Max nom 12-3/8 in. long by 14-1/2 in. wide, fabricated from galvanized steel. Installed in accordance with the instructions provided by the manufacturer. Max damper openings not to exceed 90 sq in. per 100 sq ft of ceiling area.
GREENHECK FAN CORP — Model CRD-320WT

4AC. Alternate Ceiling Damper* — (Optional, to be used with Air Duct Item 3) For use with min 18 in. deep trusses. Max 12 in. diameter damper with max 15 in. by 15 in. register box with max 12 in. by 12 in. register opening fabricated from galvanized steel. Aggregate area of the register opening(s) through the ceiling membrane shall not exceed 72 sq. in. per 100 sq. ft. of ceiling area. Damper assembly installed in accordance with the manufacturer's installation instructions.
RUSKIN COMPANY — Model CFD7T-SR

4AD. Alternate Ceiling Damper* — (Optional. To be used with Air Duct Item 3.) For use with min 18 in. deep trusses. Max 12 in. diameter damper and insulated register box assembly. The maximum size of the register box assembly is nom. 20 in. long by 20 in. wide and 4 in. high fabricated from galv steel. The aggregate area of the register opening(s) through the ceiling membrane shall not exceed 128 sq in. per 100 sq ft of ceiling area. Damper assembly installed in accordance with the manufacturers installation instructions.
SOUTHWARK METAL MFG CO — Model 800 w/Box

4AE. Alternate Ceiling Damper* — (Optional. To be used with Air Duct Item 3.) For use with min 18 in. deep trusses. Max 20 in. long by 16 in. wide by 4 in. high rectangular damper with plenum box assembly. The maximum outer dimensions of the plenum box assembly are 23-1/2 in. long by 19-1/2 in. wide and 17 in. high fabricated from 6pcf, 1-1/2 to 2 in. thick Knauf Air Duct Board M*. The aggregate area of the register opening(s) through the ceiling membrane shall not exceed 160 sq in. per 100 sq ft ceiling area. Damper assembly installed in accordance with the manufacturers installation instructions.
SOUTHWARK METAL MFG CO — CRD w/DB Box

4AF. Alternate Ceiling Damper* — (Optional. To be used with Air Duct Item 3.) For use with min 18 in. deep trusses. Max 14 in. long by 14 in. wide and 18 in. high ceiling damper with boot or box assembly, fabricated from galv steel. The aggregate area of the register opening(s) through the ceiling membrane shall not exceed 98 sq in. per 100 sq ft of ceiling area. Damper assembly installed in accordance with the manufacturers installation instructions.
SOUTHWARK METAL MFG CO — Model 500 w/Boot, 510 w/Boot, 500 w/Box or 510 w/Box

4AG. Alternate Ceiling Damper* — (Optional, to be used with Air Duct Item 3) For use with min 18 in. deep trusses. Max nom 10-3/8 in. long by 10-3/8 in. wide, fabricated from galvanized steel. Installed in accordance with the instructions provided by the manufacturer. Max damper openings not to exceed 54 sq in. per 100 sq ft of ceiling area.
GREENHECK FAN CORP — Model CRD-300WT

4AH. Alternate Ceiling Damper* — (Optional. To be used with Air Duct Item 3.) — For use with min 18 in. deep trusses. Maximum 20 in. long by 18 in. wide by 2-1/8 in. high, fabricated from galvanized steel. Plenum box maximum size nom. 21 in. long by 18 in. wide by 16 in. high fabricated from either galvanized steel or Classified Air Duct Materials bearing the UL Class 0 or Class 1 rigid air duct material. Installed in accordance with the instructions provided by the manufacturer. Max damper openings not to exceed 180 sq in. per 100 sq ft of ceiling area.

NAILOR INDUSTRIES INC — Types 0756, 0756D, 0757, 0757D, 0757FP, 0757DFP, 0763

SAFE AIR DOWCO — 0456, 0456D, 0457, 0457D, 0457-DB, 0457-CB, 0463-FB, 0457-EB, 0463-GB, 0463

4AI. Alternate Ceiling Damper* — (Optional. To be used with Air Duct Item 3.) — For use with min. 18 in. deep trusses. Max 7-11/32 in. long by 7-11/16 in. wide fabricated from galvanized steel. Aggregate area of the register opening(s) through the ceiling membrane shall not exceed 28.5 sq in. per 100 sq ft of ceiling area. Damper assembly installed in accordance with the manufacturer's installation instructions.

AIRE TECHNOLOGIES INC — Models ITG-CRD2.

4AJ. Alternate Ceiling Damper* — (Optional. To be used with Air Duct Item 3.) — For use with min. 18 in. deep trusses. Max 9-11/16 in. long by 9-1/16 in. wide fabricated from galvanized steel. Aggregate area of the register opening(s) through the ceiling membrane shall not exceed 44.5 sq in. per 100 sq ft of ceiling area. Damper assembly installed in accordance with the manufacturer's installation instructions.

AIRE TECHNOLOGIES INC — Models SIG-CRD2

4AK. Alternate Ceiling Damper* — (Optional. To be used with Air Duct Item 3.) — For use with min. 18 in. deep trusses. Max 10-13/32 in. long by 10-22/32 in. wide fabricated from galvanized steel. Aggregate area of the register opening(s) through the ceiling membrane shall not exceed 56 sq in. per 100 sq ft of ceiling area. Damper assembly installed in accordance with the manufacturer's installation instructions.

AIRE TECHNOLOGIES INC — Models SMT-CRD2

4AL. Alternate Ceiling Damper* — (Optional. To be used with Air Duct Item 3.) — For use with min. 18 in. deep trusses. Max 8-13/16 in. wide and 8-1/2 in. long fabricated from galvanized steel. Aggregate area of the register opening(s) through the ceiling membrane shall not exceed 37.5 sq in. per 100 sq ft of cei

1 HR EXT. BEARING WALL - UL U344

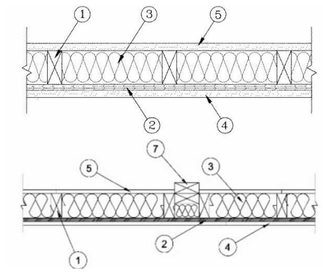
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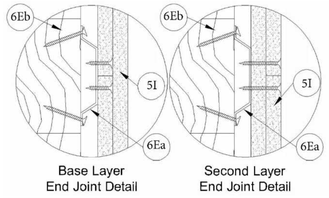
November 14, 2025

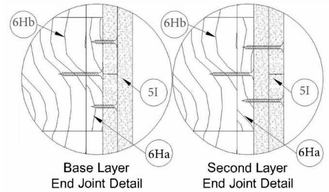
Bearing Wall Rating — 1 Hr.
Finish Rating — 26 Min.

This design was evaluated using a load design method other than the Limit States Design Method (e.g., Working Stress Design Method). For jurisdictions employing the Limit States Design Method, such as Canada, a load restriction factor shall be used — See Guide BXUV or BXUV7

* Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.







1. Wood Studs — Nom 2 by 4 in. spaced 24 in. OC, laterally braced, and effectively fire stopped at top and bottom.
2. Wood Structural Panel Sheathing — Nom 15/32 in. thick, 4 ft wide APA Rated Sheathing 32/16. Exposure 1, plywood or oriented strand board (OSB) per PS1, PS2 or APA Standard PRP-108. Installed with long dimension of sheet (strength axis) or face grain of plywood, parallel with studs. Vertical joints centered on studs, and staggered one stud space from wallboard joints. Horizontal joints backed with nom 2 by 4 in. wood backing. Attached to studs on exterior side of wall with 6d cement coated steel box nails spaced 12 in. OC along interior studs and 6 in. OC at perimeter of panels.
3. Batts and Blankets* — 3-1/2 in. thick foil-faced glass fiber batts. Supplied in rolls 23 in. wide. Density to be nom 0.70 pcf. Friction-fitted to completely fill the stud cavity.
See Batts and Blankets* (BZJZ) category for names of Classified Companies.

3A. Fiber, Sprayed* — As an alternate to Batts and Blankets (Item 3) — Spray applied cellulose material. The fiber is applied with water to completely fill the enclosed cavity in accordance with the application instructions supplied with the product with a nominal dry density of 2.7 lb/ft3. Alternate Application Method: The fiber is applied without water or adhesive at a nominal dry density of 3.5 lb/ft3, in accordance with the application instructions supplied with the product.
Applegate Greenfiber Acquisition LLC — Insulmax and SANCTUARY for use with wet or dry application.

3B. Fiber, Sprayed* — As an alternate to Item 3 and 3A — Spray applied cellulose material. The fiber is applied with water to completely fill the enclosed cavity in accordance with the application instructions supplied with the product. Nominal dry density of 4.58 lb/ft3.
NU-WOOL CO INC — Cellulose Insulation

3C. Fiber, Sprayed* — As an alternate to Batts and Blankets (Item 3) - Spray applied cellulose fiber. The fiber is applied with water to completely fill the enclosed cavity in accordance with the application instructions supplied with the product. The minimum dry density shall be 4.30 lb/ft3
INTERNATIONAL CELLULOSE CORP — Celbar-RL

4. Gypsum Board* — 5/8 in. thick, 4 ft wide, applied horizontally or vertically. Attached to studs through plywood sheathing with 8d cement coated nails 2-3/8 in. long, 0.113 in. shank diam, 9/32 in. diam head nails spaced 7 in. OC along studs and at perimeter of panels. When used in widths other than 48 in., wallboard is to be installed horizontally. Joints exposed or covered with tape and compound.
Steel Framing Members* (Items 6 or any alternate clips) is used, gypsum panels attached to furring channels with 1 in. long Type S bugle-head steel screws spaced 12 in. OC.

AMERICAN GYPSUM CO — Types AGX-1, M-Glass, AG-C, LightRoc.

CABOT MANUFACTURING ULC — 5/8 Type X, Type Blueglass Exterior Sheathing

CERTAINTEED GYPSUM INC — Type C or Type X-1 (Finished Rating is 23 minutes); Type EGRG, Type GlasRoc SilentFX.

CGC INC — Type AR, C, IP-X2, IPC-AR, SCX, SHX, ULIX, ULX, USGX, WRC, WRX.

GEORGIA-PACIFIC GYPSUM L L C — Types TG-C, Type X, Veneer Plaster Base - Type X, Water Rated - Type X, Sheathing - Type X, Soffit - Type X, GreenGlas Type X, Type LWX, Veneer Plaster Base-Type LWX, Water Rated-Type LWX, Sheathing Type-LWX, Soffit-Type LWX, Type DGLW, Water Rated-Type DGLW, Sheathing Type- DGLW, Soffit-Type DGLW, Type LWZX, Veneer Plaster Base - Type LWZX, Water Rated - Type LWZX, Sheathing - Type LWZX, Soffit - Type LWZX, Type DGLZW, Water Rated - Type DGLZW, Sheathing - Type DGLZW, Type DGG, Type DAP, Type DS.

NATIONAL GYPSUM CO — Types FSK, FSK-G, FSW, FSW-3, FSW-5, FSW-G, FSK-C, FSW-C, FSMR-C, FSW-6, FSL, FSW-8

NATIONAL GYPSUM CO — Riyadh, Saudi Arabia — Type FR, or WR.

PABCO BUILDING PRODUCTS L L C, DBA PABCO GYPSUM — Types PG-11, PGS-WRS, PGI

THAI GYPSUM PRODUCTS PCL — Type C or Type X

UNITED STATES GYPSUM CO — Types AR, C, FRX-G, IP-X2, IPC-AR, WRC, SCX, SHX, ULIX, ULX, USGX or WRX

USG BORAL DRYWALL SFZ LLC — Types C, SCX, USGX

USG MEXICO S A DE C V — Type AR, C, IP-X2, IPC-AR, SCX, SHX, ULIX, USGX, WRC or WRX.

4A. Gypsum Board* — (As an alternate to Item 4) — 5/8 in. thick, 4 ft. wide, paper surfaced applied vertically and secured as described in Item 4.
GEORGIA-PACIFIC GYPSUM L L C — Type X ComfortGuard Sound Deadening Gypsum Board (finish rating 27 min)

4B. Gypsum Board* — (As an alternate to Items 4, 4A) — Nominal 5/8 in. thick, 4 ft wide panels, applied vertically only and secured as described in Item 4.
PABCO BUILDING PRODUCTS L L C, DBA PABCO GYPSUM — Type QuietRock ES.

4C. Wall and Partition Facings and Accessories* — (As an alternate to Items 4, 4A, 4B) — Nominal 5/8 in. thick, 4 ft wide panels, applied vertically only and secured as described in Item 4.
PABCO BUILDING PRODUCTS L L C, DBA PABCO GYPSUM — Type QuietRock 527.

4E. Gypsum Board* — (As an alternate to Item 4) - 5/8 in. thick, 4 ft wide, applied horizontally or vertically. Attached to studs through plywood sheathing with 8d cement coated nails 2-3/8 in. long, 0.113 in. shank diam, 9/32 in. diam head nails spaced 7 in. OC along studs and at perimeter of panels. When used in widths other than 48 in., wallboard is to be installed horizontally. Joints exposed or covered with tape and compound. Steel Framing Members* (Items 6 or any alternate clips) is used, gypsum panels attached to furring channels with 1 in. long Type S bugle-head steel screws spaced 7 in. OC.

PANEL REY S A — Type PRX2

5. Gypsum Board* — 5/8 in. thick, 4 ft wide applied horizontally or vertically. Attached to studs or blocking at 7 in. OC with 6d cement coated nails, 1-7/8 in. long, 0.0915 in. shank diam and 1/4 in. diam heads. When used in widths other than 48 in., wallboard to be installed horizontally. Joints exposed or covered with tape and compound.
When Item 6-6D, Steel Framing Members*, is used, gypsum panels attached to furring channels with 1 in. long Type S bugle-head steel screws spaced 12 in. OC.

AMERICAN GYPSUM CO — Types AGX-1, M-Glass, AG-C, LightRoc

CABOT MANUFACTURING ULC — 5/8 Type X, Type Blueglass Exterior Sheathing

CGC INC — Type AR, C, IP-X2, IPC-AR, SCX, SHX, ULIX, ULX, USGX, WRC or WRX.

NATIONAL GYPSUM CO — Types FSK, FSK-G, FSW, FSW-3, FSW-5, FSW-G, FSK-C, FSW-C, FSMR-C, FSW-6, FSL, FSW-8

PABCO BUILDING PRODUCTS L L C, DBA PABCO GYPSUM — Types PG-11, PGS-WRS, PGI

THAI GYPSUM PRODUCTS PCL — Type C or Type X

UNITED STATES GYPSUM CO — Types AR, C, FRX-G, IP-X1, IP-X2, IPC-AR, SCX, ULX, USGX or WRX. (Finished Rating is 24 minutes)

USG BORAL DRYWALL SFZ LLC — Types C, SCX, USGX

USG MEXICO S A DE C V — Type AR, C, IP-X1, IP-X2, IPC-AR, SCX, ULX, USGX or WRX. (Finished Rating is 24 minutes)

5B. Gypsum Board* — (As an alternate to Items 5 and 5A) — 5/8 in. thick gypsum panels, with square 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 2 screws 1 and 4 in. from edge of board or nailed as described in Item 5. When used in widths of other than 48 in., gypsum boards are to be installed horizontally.
GEORGIA-PACIFIC GYPSUM L L C — GreenGlas Type X, Type DGG.

5C. Gypsum Board* — (As an alternate to Items 5 through 5B) — 5/8 in. thick, 4 ft. wide, paper surfaced applied vertically and secured as described in Item 5.
GEORGIA-PACIFIC GYPSUM L L C — Type X ComfortGuard Sound Deadening Gypsum Board (finish rating 27 min)

5D. Gypsum Board* — (As an alternate to Items 5 through 5C) — Nominal 5/8 in. thick, 4 ft wide panels, applied vertically only and secured as described in Item 5.
PABCO BUILDING PRODUCTS L L C, DBA PABCO GYPSUM — Type QuietRock ES.

5E. Wall and Partition Facings and Accessories* — (As an alternate to Items 5 through 5D) — Nominal 5/8 in. thick, 4 ft wide panels, applied vertically only and secured as described in Item 5.
PABCO BUILDING PRODUCTS L L C, DBA PABCO GYPSUM — Type QuietRock 527

5F. Gypsum Board* — (As an alternate to Items 5 through 5E) — Nominal 5/8 in. thick, 4 ft wide panels, applied vertically only and secured as described in Item 5.
NATIONAL GYPSUM CO — Type SBWB

5H. Gypsum Board* — — (As an alternate to Item 5-5G) — 5/8 in. thick, 4 ft. wide, paper surfaced applied vertically or horizontally and secured with 1-1/4 in. Type W coarse thread gypsum panel steel screws spaced a maximum of 12 in. OC.

CERTAINTEED GYPSUM INC — Type SilentFX

5I. Gypsum Board* — (As an alternate to Item 5. For use with Item 6E and 6H) - Any 5/8 in. thick, 4 ft. wide, Gypsum Board UL Classified for Fire Resistance (CKNX) eligible for use in Design No. G512. Two layers, applied vertically, and attached to wood studs (Item 1) and furring (Item 6Ea OR 6Ha). Vertical gypsum board side joints offset 24 inches between layers. Vertical joints staggered one stud cavity on opposite sides of studs. Type W steel screws used for wood framing. Type S steel screws used for steel framing. Attachment to furring channels - First layer – 1-1/4 in. long, 3, 6 and 18 inches from each board edge. Second layer - 1-7/8 in. long (2 in. with wood framing), spaced 12 inch OC with first fastener 2 in. from vertical board edge. Direct attachment to framing - First layer (to plates) – 1-1/4 in. long, 3, 6 and 18 inches from each board edge. First layer (to studs) – 1-1/4 in. long, 3, 6 and 18 inches board ends and 24 in. OC thereafter. Second layer - 1-7/8 in. long, spaced 2 inch from each board edge and 12 in. OC thereafter.
5J. Gypsum Board* — 5/8 in. thick, 4 ft wide applied horizontally or vertically. Attached to studs or blocking at 7 in. OC with 6d cement coated nails, 1-7/8 in. long, 0.0915 in. shank diam and 1/4 in. diam heads. When used in widths other than 48 in., wallboard to be installed horizontally. Joints exposed or covered with tape and compound.

When Item 6-6D, Steel Framing Members*, is used, gypsum panels attached to furring channels with 1 in. long Type S bugle-head steel screws spaced 7 in. OC.

PANEL REY S A — Type PRX2

6. Steel Framing Members* — (Optional, Not Shown) — Furring Channels and Steel Framing Members as described below:
a. Furring Channels — Formed of No. 25 MSG galv steel, 2-9/16 in. or 2-23/32 in. wide by 7/8 in. deep, spaced 24 in. OC perpendicular to studs. Channels secured to studs as described in Item b. Ends of adjoining channels are overlapped 6 in. and tied together with double strand of No. 18 SWG galv steel wire near each end of overlap. As an alternate, ends of adjoining channels may be overlapped 6 in. and secured together with two self-tapping #6 framing screws, min. 7/16 in. long at the midpoint of the overlap, with one screw on each flange of the channel. Gypsum board attached to furring channels as described in Item 5.
b. Steel Framing Members* — Used to attach furring channels (Item 6Ga) to studs. Clips spaced maximum 48 in. OC. Clips secured to studs with No. 8 x 2-1/2 in. coarse drywall screw through the center grommet. Furring channels are friction fitted into clips.
CLARKDIETRICH BUILDING SYSTEMS — Type ClarkDietrich Sound Clip

2I. Framing Members - (Optional, Not Shown, As an alternative to Item 2) — Furring channels and Framing Members as described below:

a. Furring Strips — Nominal 1 in. deep by 3 in. wide wooden furring strips, spaced 24 in. OC perpendicular to studs. First channel centered max. 3 in. from end of studs. Furring secured with one 2 in. long, Type W screw into the rafts. Ends of adjoining furring butted, between studs, and joined with an overlapping 12 in. furring strip fastened with two 2 in. long Type W screws equally spaced on both sides of the butt joint. Two layers of gypsum board attached to furring strips as described in Item 3A.

b. Framing Members* — Used to attach furring channels (Item 2Ia) to studs (Item 1). Rafts secured to each stud, spaced a maximum of 48 in. OC. vertically. Staggered 24 inch on center vertically on each adjacent stud. At the beginning or end of furring channel runs, additional rafts installed to support the ends of all furring channels. At stud ends, rafts may be installed on plates to achieve required furring channel spacing. Secured with two 1-5/8 inch (No. 6) Type W drywall screws. One on each side of the core. Fasteners should not be placed closer than 1/4 inch to the edges of the mounts.

BCD LLC — Type HushFrame Raft Connector

6A. Steel Framing Members* — (Optional, Not Shown, As an alternate to Item 6) — Furring channels and Steel Framing Members as described below:
a. Furring Channels — Formed of No. 25 MSG galv steel. 2-3/8 in. wide by 7/8 in. deep, spaced 24 in. OC perpendicular to studs. Channels secured to studs as described in Item b. Ends of adjoining channels are overlapped 6 in. and tied together with double strand of No. 18 SWG galv steel wire near each end of overlap. As an alternate, ends of adjoining channels may be overlapped 6 in. and secured together with two self-tapping #6 framing screws, min. 7/16 in. long at the midpoint of the overlap, with one screw on each flange of the channel. Gypsum board attached to furring channels as described in Item 5.
b. Steel Framing Members* — Used to attach furring channels (Item 6Ga) to studs. Clips spaced 48 in. OC. Genie clips secured to studs with No. 8 x 1-1/2 in. coarse drywall screw through the center hole. Furring channels are friction fitted into clips.
PLITEQ INC — Type Genie Clip

6B. Steel Framing Members* — (Optional, Not Shown, As an alternate to Item 6) — Furring channels and Steel Framing Members as described below:
a. Furring Channels — Formed of No. 25 MSG galv steel. Spaced 24 in. OC perpendicular to studs. Channels secured to studs as described in Item b. Ends of adjoining channels overlapped 6 in. and tied together with double strand of No. 18 AWG galvanized steel wire.Gypsum board attached to furring channels as described in Item 5.
b. Steel Framing Members* — Used to attach furring channels (Item 6Ba) to studs. Clips spaced 48 in. OC., and secured to studs with 2 in. coarse drywall screw with 1 in. diam washer through the center hole. Furring channels are friction fitted into clips.
STUDCO BUILDING SYSTEMS — RESILMOUNT Sound Isolation Clips - Type A237R

6C. Steel Framing Members* — (Optional, Not Shown, As an alternate to Item 6) — Furring channels and Steel Framing Members as described below:
a. Furring Channels — Formed of No. 25 MSG galv steel. Spaced 24 in. OC perpendicular to studs. Channels secured to studs as described in Item 6Cb. Ends of adjoining channels overlapped 6 in. and tied together with double strand of No. 18 AWG galvanized steel wire.Gypsum board attached to furring channels as described in Item 5.
b. Steel Framing Members* — Used to attach furring channels (Item 6Ca) to studs. Clips spaced 48 in. OC., and secured to studs with No. 8 x 2-1/2 in. coarse drywall screw through the center hole. Furring channels are friction fitted into clips.
REGUPOL AMERICA — Type SonusClip

6D. Steel Framing Members* — (Optional, Not Shown, As an alternate to Item 6) — Resilient channels and Steel Framing Members as described below:
a. Resilient Channels — Formed of No. 25 MSG galv steel, spaced 24 in. OC, and perpendicular to studs. Channels secured to studs as described in Item b. Ends of adjoining channels overlapped 6 in. and secured in place with two No. 8 15 x 1/2 in. Philips Modified Truss screws spaced 2-1/2 in. from the center of the overlap. Gypsum board attached to resilient channels as described in Item 5.
b. Steel Framing Members* — Used to attach resilient channels (Item 6Da) to studs. Clips spaced 48 in. OC., and secured to studs with No. 8 x 2-1/2 in. coarse drywall screw through the center hole. Resilient channels are secured to clips with one No. 10 x 1/2 in. pan-head self-drilling screw.
KEENE BUILDING PRODUCTS CO INC — Type RC+ Assurance Clip

6E. Steel Framing Members* — (Optional, Not Shown, As an alternate to Item 6) — Furring channels and Framing Members as described below:
a. Furring Channels — Formed of No. 25 MSG galv steel. Spaced 24 in. OC perpendicular to studs. First channel centered max. 3 in. from end of studs. Channels secured to rafts with two angled 1-1/4 inch (No. 6) Type W drywall screws. One on each side of the channel. Ends of adjoining channels overlapped 6 in. and tied together with double strand of No. 18 AWG galvanized steel wire. As an alternate, ends of adjoining channels may be overlapped 6 in. and secured together with two self-tapping No. 6 framing screws, min. 7/16 in. long at the midpoint of the overlap, with one screw on each flange of the channel. Two layers of gypsum board attached to furring channels as described in 5I.
b. Framing Members* — Used to attach furring channels (Item 6Ea) to studs (Item 1). Rafts secured to each stud, spaced a maximum of 48 in. OC. vertically. Staggered 24 inch on center vertically on each adjacent stud. At the beginning or end of furring channel runs, additional rafts installed to support the ends of all furring channels. At stud ends, rafts may be installed on plates to achieve required furring channel spacing. Secured with two 1-5/8 inch (No. 6) Type W drywall screws. One on each side of the core. Fasteners should not be placed closer than 1/4 inch to the edges of the mounts.
BCD LLC — Type HushFrame Raft Connector

6F. Steel Framing Members* — (Optional, Not Shown) — Resilient channels and Steel Framing Members as described below:
a. Resilient Channels —Formed of No. 25 MSG galv steel, spaced 24 in. OC, and perpendicular to studs. Channels secured to studs as described in Item b. Gypsum board attached to resilient channels as described in Item 4.

b. Steel Framing Members* - Used to attach resilient channels to wall studs. A resilient sound isolation accessory shall be used at each attachment point of the resilient channels to the studs. Channel ends butted and centered under the structural members and attached with one accessory at each end. Additional accessories used to hold resilient channels that support the gypsum board end joints. The accessory envelops the mounting edge of the resilient channel. The accessory and resilient channel are fastened to the studs with the screws supplied with the accessory and per the accessory manufacturer's installation instructions.

PAC INTERNATIONAL L L C — Type RC-1 Boost

6G Steel Framing Members* — (Optional, Not Shown, As an alternate to Item 6) — Furring channels and Steel Framing Members as described below:
a Furring Channels — Formed of No. 25 MSG galv steel. 2-23/32 in. wide by 7/8 in. deep, spaced 24 in. OC perpendicular to studs. Channels secured to studs as described in Item b. Ends of adjoining channels are overlapped 6 in. and tied together with double strand of No. 18 SWG galv steel wire near each end of overlap. As an alternate, ends of adjoining channels may be overlapped 6 in. and secured together with two self-tapping #6 framing screws, min. 7/16 in. long at the midpoint of the overlap, with one screw on each flange of the channel. Gypsum board attached to furring channels as described in Item 5.
b Steel Framing Members* — Used to attach furring channels (Item 6Ga) to studs. Clips spaced maximum 48 in. OC. Clips secured to studs with No. 8 x 2-1/2 in. coarse drywall screw through the center grommet. Furring channels are friction fitted into clips.
CLARKDIETRICH BUILDING SYSTEMS — Type ClarkDietrich Sound Clip

2I. Framing Members - (Optional, Not Shown, As an alternative to Item 2) — Furring channels and Framing Members as described below:

a. Furring Strips — Nominal 1 in. deep by 3 in. wide wooden furring strips, spaced 24 in. OC perpendicular to studs. First channel centered max. 3 in. from end of studs. Furring secured with one 2 in. long, Type W screw into the rafts. Ends of adjoining furring butted, between studs, and joined with an overlapping 12 in. furring strip fastened with two 2 in. long Type W screws equally spaced on both sides of the butt joint. Two layers of gypsum board attached to furring strips as described in Item 3A.

b. Framing Members* — Used to attach furring channels (Item 2Ia) to studs (Item 1). Rafts secured to each stud, spaced a maximum of 48 in. OC. vertically. Staggered 24 inch on center vertically on each adjacent stud. At the beginning or end of furring channel runs, additional rafts installed to support the ends of all furring channels. At stud ends, rafts may be installed on plates to achieve required furring channel spacing. Secured with two 1-5/8 inch (No. 6) Type W drywall screws. One on each side of the core. Fasteners should not be placed closer than 1/4 inch to the edges of the mounts.

BCD LLC — Type HushFrame Raft Connector

7. Non-Bearing Wall Partition Intersection — (Optional) — Two nominal 2 by 4 in. stud or nominal 2 by 6 in. stud nailed together with two 3-1/2 in. long 10d nails spaced a max. 16 in. OC. vertically and fastened to one side of the minimum 2 by 4 in. stud with 3 in. long 10d nails spaced a max 16 in. OC. vertically. Intersection between partition wood studs to be flush with the 2 by 4 in. studs. The wall partition wood studs are to be framed by with a second 2 by 4 in. wood stud fastened with 3 in. long 10d nails spaced a max. 16 in. OC. vertically. Maximum one non-bearing wall partition intersection per stud cavity. Non-bearing wall partition stud depth shall be at a minimum equal to the depth of the bearing wall.
8. Building Units – (Optional Item Not Shown – For use over Gypsum Board, Item 4) 1 in., 2 in. or 3 in. thick, 4 ft. wide – Applied vertically or horizontally with vertical joints centered over studs. Fastened to studs and runners with wafer head screws of adequate length to penetrate framing by a minimum of of ¾ in., spaced a max 8 in. o.c.

NATIONAL GYPSUM CO – Type PBCI

* Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.
Last Updated on 2025-11-14

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Structurewerks, LLP
325 South Jefferson Street
Roanoke, Virginia 24011-2003



PERMIT & BID SET

PROJECT TITLE

John Knox Village

MEADOWS BUILDING PHASE III

SFCS | Architecture Engineering Planning Interiors
SFCS Inc. ▪ 305 South Jefferson Street
Roanoke, Virginia 24011.2003
540.344.6664 ▪ Fax 540.343.6925
www.sfcs.com

DESIGNER : DAS	DRAWN : AKG
ARCHITECT : DAS	CHECKED : SAC
ENGINEER :	APPROVED : CRJ

NO.	REVISION DESCRIPTION	DATE

DRAWING TITLE

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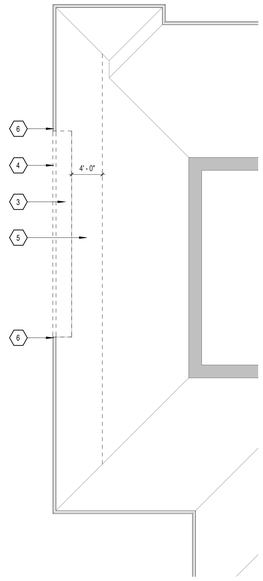
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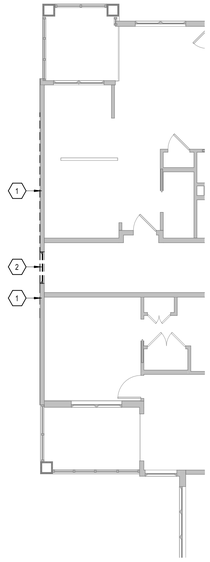
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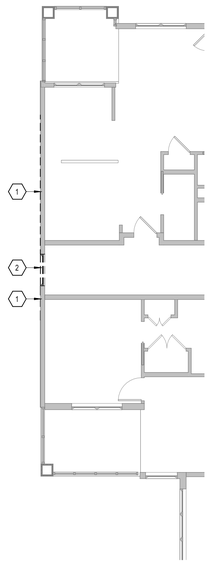
5 AD1.1 5-FIFTH FLOOR PLAN - AREA A - DEMO

1/8" = 1'-0"



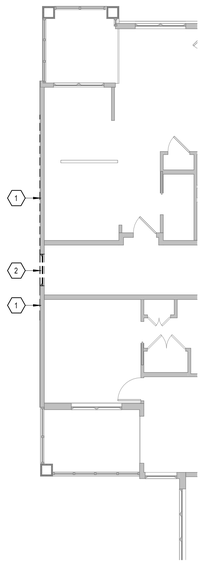
3 AD1.1 3-THIRD FLOOR PLAN - AREA A - DEMO

1/8" = 1'-0"



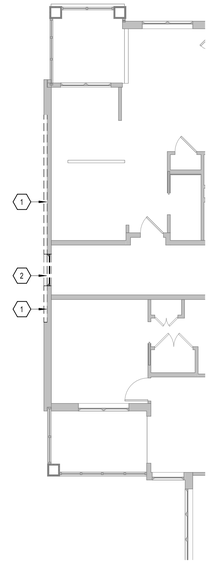
4 AD1.1 4-FOURTH FLOOR PLAN - AREA A - DEMO

1/8" = 1'-0"



2 AD1.1 2-SECOND FLOOR PLAN - AREA A - DEMO

1/8" = 1'-0"



1 AD1.1 1-GARAGE FLOOR PLAN - AREA A - DEMO

1/8" = 1'-0"

GENERAL DEMOLITION NOTES

1. BEFORE WORK HAS BEGUN, CONTRACTORS SHALL MAKE A THOROUGH SURVEY OF THE BUILDING AND NOTIFY THE OWNER IN WRITING OF ALL DISCREPANCIES BETWEEN EXISTING CONDITIONS AND THOSE SHOWN ON THE DRAWINGS. FAILURE BY THE CONTRACTOR TO HAVE ACQUAINTED HIMSELF WITH AVAILABLE INFORMATION CONCERNING EXISTING CONDITIONS SHALL NOT RELIEVE THE CONTRACTOR OF RESPONSIBILITIES OF PERFORMANCE OF WORK IN ACCORDANCE WITH REQUIREMENTS OF THE CONTRACT DOCUMENTS.

2. THESE DRAWINGS HAVE BEEN DEVELOPED FROM EXISTING DRAWINGS AND MAY NOT REFLECT ACTUAL FIELD CONDITIONS THE CONTRACTOR SHALL VERIFY FIELD CONDITIONS AND NOTIFY THE ARCHITECT IN WRITING OF ANY WORK DESCRIBED IN THE CONTRACT DOCUMENTS WHICH CANNOT BE PERFORMED DUE TO EXISTING CONDITIONS.

3. PROTECT FROM DAMAGE ALL MATERIALS TO REMAIN.

4. CONTRACTOR SHALL USE CAUTION WHEN PERFORMING DEMOLITION AT OR NEAR FIRE-RATED WALLS OR SHAFTS SO AS NOT TO DISRUPT INTEGRITY OF THE FIRE RATING OF THE WALLS OR SHAFTS AND REPAIR DAMAGE TO WALLS OR SHAFTS AS REQUIRED, TO ENSURE CONDITIONS RATINGS REPAIR ADJACENT SURFACES AS REQUIRED TO RECEIVE NEW FINISH.

5. DEMOLITION WORK INCLUDES, BUT IS NOT NECESSARILY LIMITED TO THOSE ITEMS NOTED. OTHER ITEMS OF A MINOR NATURE WHICH MAY EXIST BUT ARE NOT SPECIFICALLY NOTED ON THE DRAWINGS ARE TO BE REMOVED AS REQUIRED, TO PROVIDE ACCESS AND ALLOW ALTERATION OR NEW WORK TO PROCEED. REPAIR ADJACENT SURFACES AS REQUIRED TO RECEIVE NEW FINISHES.

6. NOT ALL MECHANICAL, ELECTRICAL AND PLUMBING, EQUIPMENT WHICH IS REQUIRED TO BE REMOVED IS SHOWN. CONTRACTOR SHALL REMOVE ALL SUCH EQUIPMENT WHICH WILL INTERFERE WITH NEW CONSTRUCTION. EQUIPMENT WHICH WILL NO LONGER BE USED (EG. PIPES, CONDUITS AND DUCTS) SHALL BE REMOVED COMPLETELY BACK TO THE POINT OF SERVICE AND CAPPED OR PLUGGED. ALSO SEE MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS FOR ADDITIONAL DEMOLITION NOTES.

7. IF ANY HAZARDOUS MATERIALS ARE ENCOUNTERED BY THE GENERAL CONTRACTOR, INCLUDING BUT NOT LIMITED TO MATERIALS CONTAINING ASBESTOS, LEAD PAINT, ETC., WORK IS TO BE STOPPED AND THE ARCHITECT IMMEDIATELY NOTIFIED.

8. WHERE PLUMBING FIXTURES ARE NOTED TO BE REMOVED, ALL ASSOCIATED TOILET ACCESSORIES SHALL ALSO BE REMOVED.

9. REMOVE OR MODIFY EXISTING CONSTRUCTION AS SHOWN. TYPICAL WALL AND CEILING REMOVAL INCLUDES FINISHES, TRIM, BASES, DOORS AND FRAMES, MECHANICAL, PLUMBING AND ELECTRICAL SYSTEMS CONTAINED THEREIN UNLESS NOTED OTHERWISE. REMOVE ALL EXISTING DEVICES (SWITCHES, RECEPTACLES, TELEPHONE, CONDUIT, WIRE, ETC.) IN EXISTING WALLS TO BE REMOVED. REMOVE EXISTING LIGHT FIXTURES, DIFFUSERS, SPEAKERS, CONDUIT, WIRE, ETC. WHERE EXISTING CEILING IS TO BE REMOVED. SAW CUT SLAB ON GRADE AS REQ'D TO ACCOMMODATE NEW UNDERGROUND UTILITY LINES AND PATCH SLABS FLUSH W/ EXIST. DOWEL NEW/ EXIST AS REQ'D TO PREVENT SETTLEMENT.

10. AREAS OF EXISTING SURFACES NOT SCHEDULED FOR DEMOLITION WHICH BECOME DAMAGED, SHALL BE PATCHED OR REPAIRED TO MATCH ADJACENT SURFACE THICKNESS, FINISH AND TEXTURE. NEW WORK SHALL BE PRIMED PRIOR TO RECEIVING FINISH COATS.

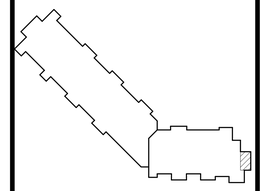
11. ALL EXISTING WALLS AND PARTITIONS THAT ARE SCHEDULED TO REMAIN AND RECEIVE NEW FINISHES SHALL BE PATCHED, REPAIRED, OR RESURFACED AS REQUIRED TO PROVIDE A SMOOTH SURFACE FOR THE NEW FINISHES. REPAIR ADJACENT SURFACES AS REQUIRED TO RECEIVE NEW FINISH.

12. ALL EXISTING FLOOR AND WALL SURFACES THAT HAVE BEEN DAMAGED BY THIS RENOVATION SHALL BE REPAIRED OR PATCHED TO MATCH THEIR FINISH PRIOR TO THE START OF CONSTRUCTION.

13. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF DEMOLITION OF EXISTING CONCRETE SLAB FOR THE INSTALLATION OF PLUMBING WORK. REFER TO PLUMBING DRAWINGS FOR EXTENT OF WORK.

14. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL SHORING AND BRACING NECESSARY TO PROTECT EXISTING CONSTRUCTION TO REMAIN. CONTRACTOR SHALL PROVIDE SUITABLE SHORING AND BRACING AS REQUIRED TO SUPPORT LOADS IMPOSED OR RESULTING FROM DEMOLITION WORK. REFER TO SPECIFICATION SECTION 02150 AND STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.

KEYPLAN



PLAN NORTH

GENERAL NOTES

DEMOLITION NOTES

1. REMOVE EXISTING EXTERIOR WALL MATERIAL
2. REMOVE EXISITING WINDOW & FRAME
3. REMOVE PORTION OF EXISTING ROOF
4. REMOVE PORTION OF FASCIA AND GUTTER
5. EXISTING PLYWOOD TO BE REMOVED AND REPLACED WITH FRT SHEATHING
6. CAP GUTTER AS REQUIRED

STATE OF MISSISSIPPI
CHARLES JENNINGS III
NUMBER A-2023034555
3/19/2026
ARCHITECT

PERMIT & BID SET

PROJECT TITLE

John Knox Village

MEADOWS BUILDING PHASE III

SFCS | Architecture Engineering Planning Interiors

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DESIGNER	: DAS	DRAWN	: AKG
ARCHITECT	: DAS	CHECKED	: SAC
ENGINEER	:	APPROVED	: CRJ

NO.	REVISION DESCRIPTION	DATE

DRAWING TITLE

DEMOLITION PLANS

DATE: 03/13/2026

COMM. NO. 25116.00

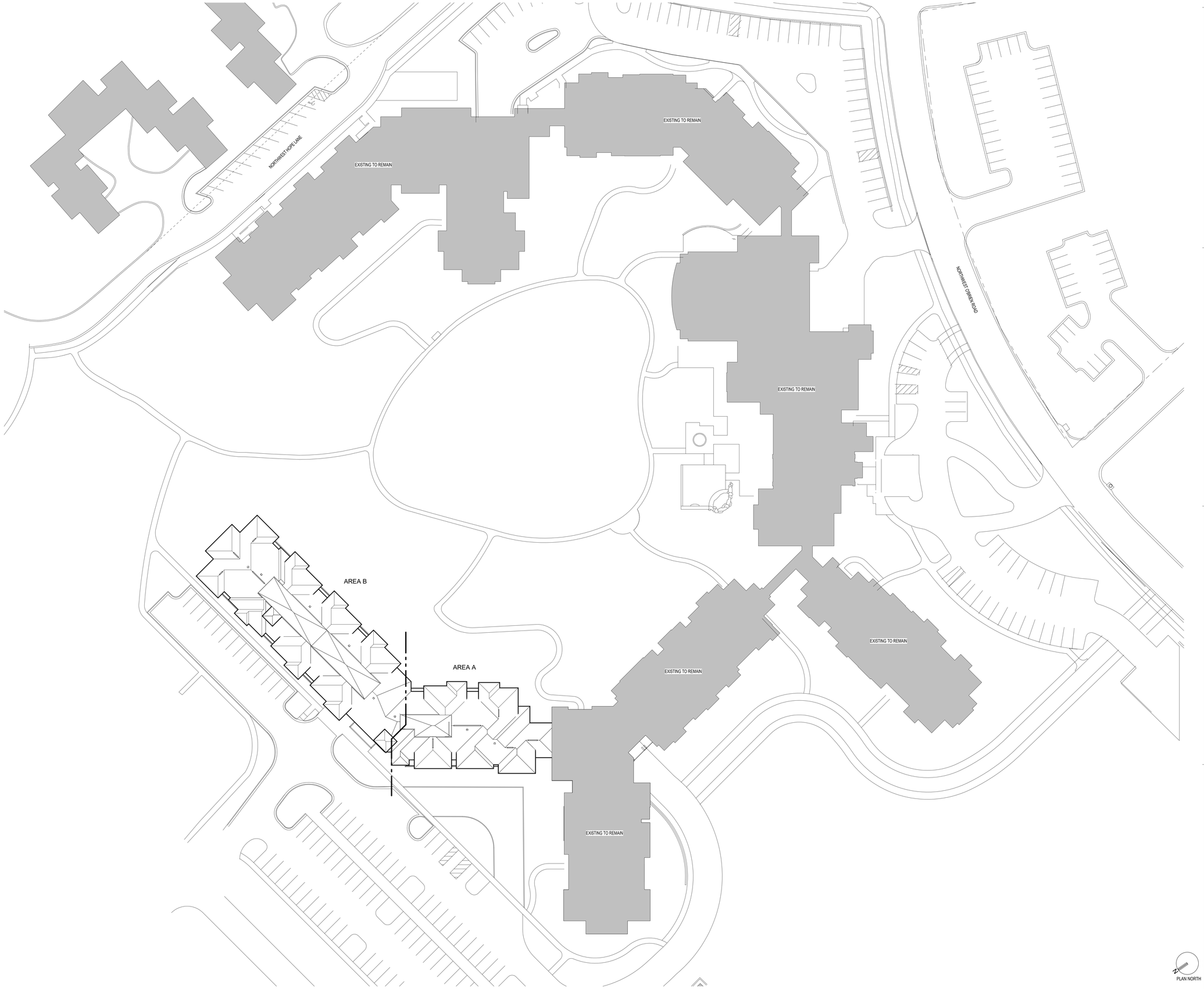
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1 A1.0 SITE PLAN
1/32" = 1'-0"

GENERAL NOTES

1. ARCHITECTURAL SITE PLAN IS FOR REFERENCE ONLY. REFER TO CIVIL DRAWINGS FOR ALL SITE INFORMATION.

CURTIS R. JENNINGS III
NUMBER A-2023034555
3/13/2026
ARCHITECT

PERMIT & BID SET

PROJECT TITLE

John Knox Village

MEADOWS BUILDING PHASE III

SFCS Architecture Engineering Planning Interiors
SFCS Inc. • 305 South Jefferson Street
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DESIGNER	: DAS	DRAWN	: GMJ
ARCHITECT	: DAS	CHECKED	: SAC
ENGINEER	: BDT	APPROVED	: CRJ

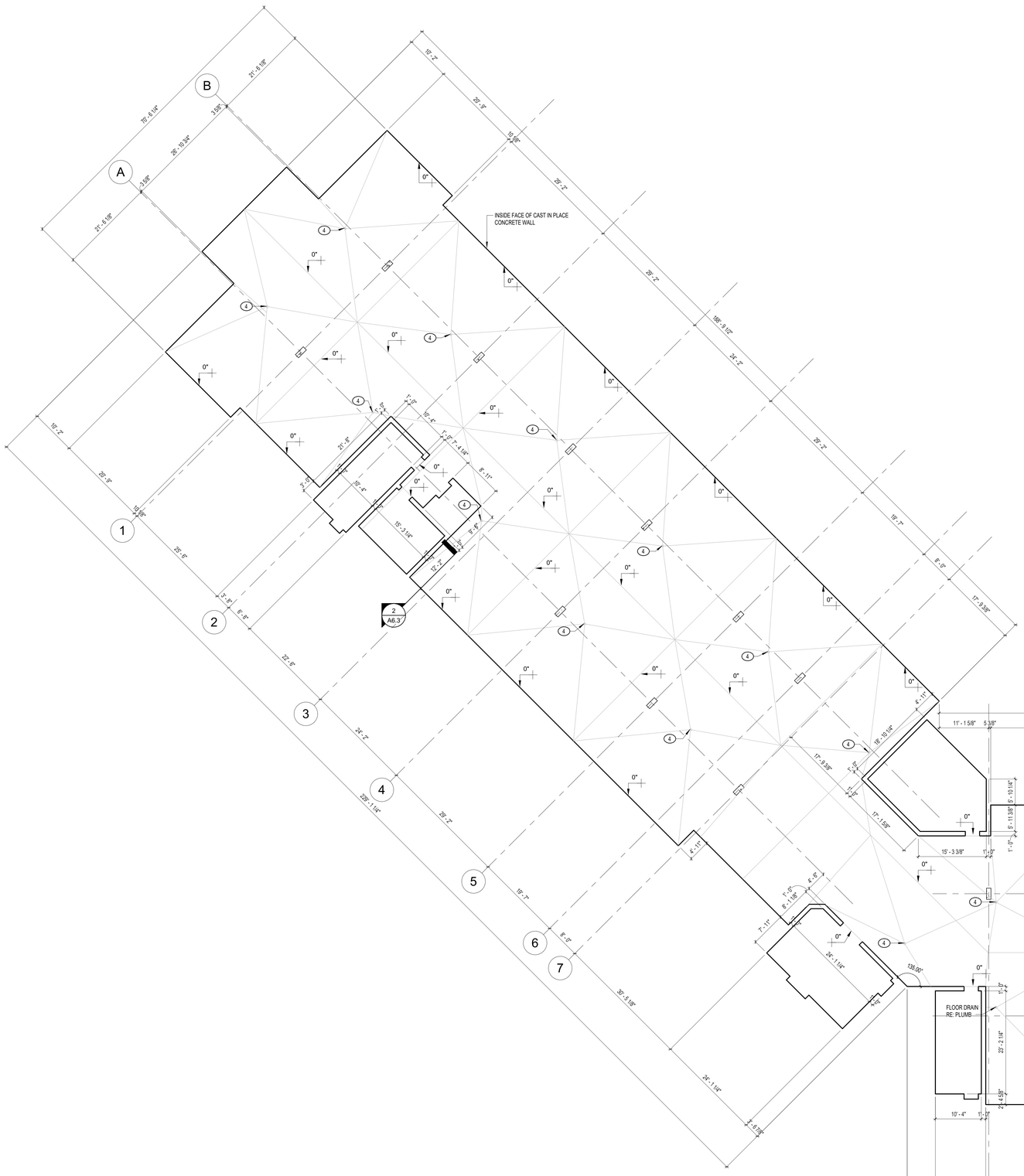
NO.	REVISION DESCRIPTION	DATE

DRAWING TITLE
SITE PLAN

DATE: 03/13/2026
COMM. NO. 25116.00
DRAWING A1.0

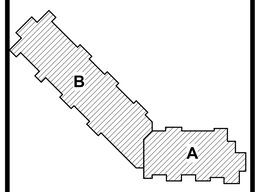
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1 GARAGE FLOOR EDGE OF SLAB PLAN
A1.1 3/32" = 1'-0"

KEYPLAN



PLAN NORTH

GENERAL NOTES

PLAN NOTES

4 GARAGE DRAIN - SET GARAGE DRAIN 3" BELOW GARAGE FINISH FLOOR DATUM AT GARAGE SLAB HIGH PTS. AND SLOPE SLAB DOWN TO DRAIN AS INDICATED ON EOS PLAN

COMMONWEALTH OF VIRGINIA
CURTIS J. JENNINGS III
NUMBER
A-2023034555
3/13/2026
ARCHITECT

PERMIT & BID SET

PROJECT TITLE

John Knox Village

MEADOWS BUILDING PHASE III

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DESIGNER : DAS		DRAWN : GMJ	
ARCHITECT : DAS		CHECKED : SAC	
ENGINEER :		APPROVED : CRJ	

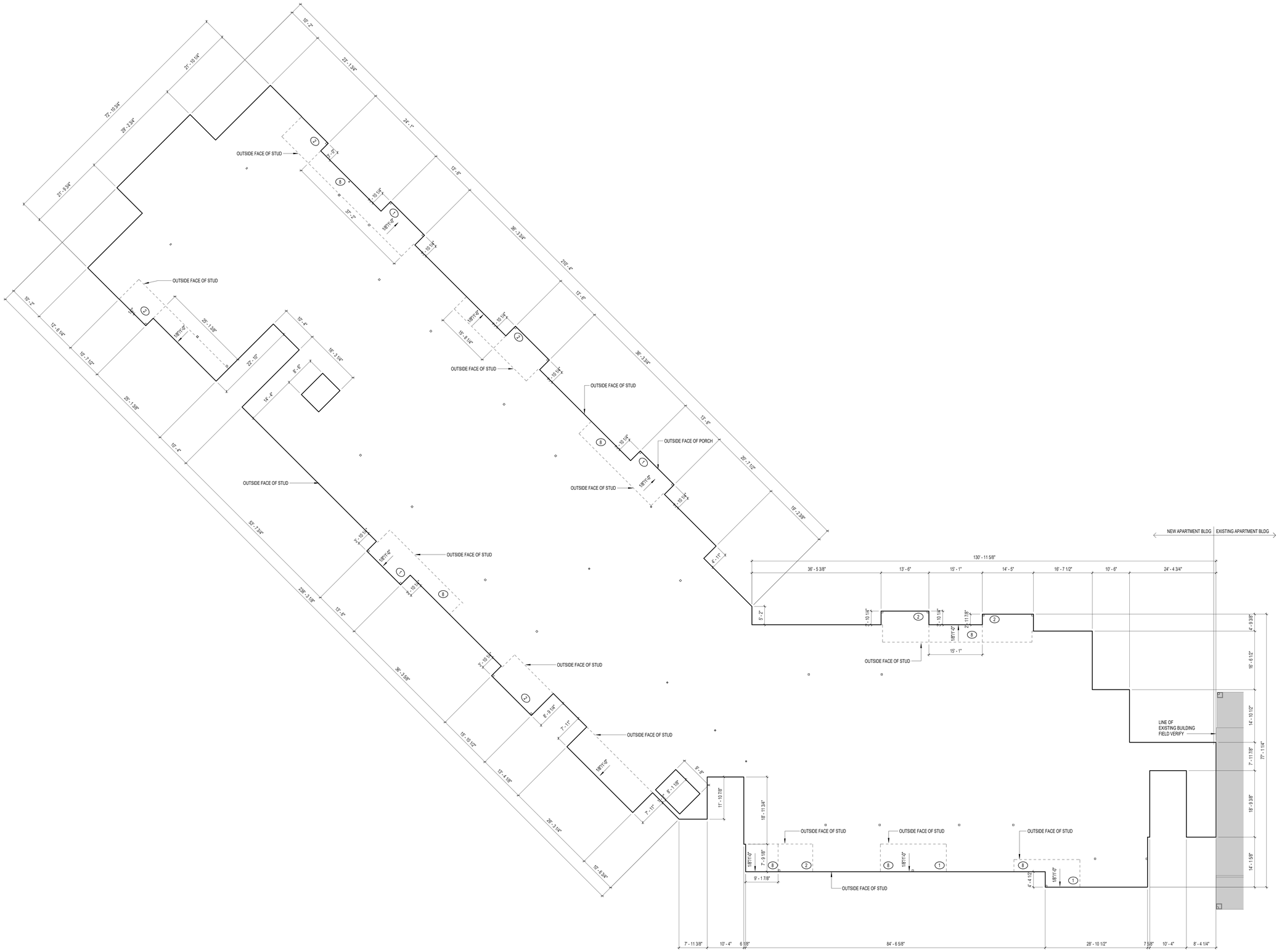
NO.	REVISION DESCRIPTION	DATE

DRAWING TITLE

GARAGE FLOOR EDGE OF SLAB PLAN

DATE: 03/13/2026
COMM. NO. 25116.00
DRAWING A1.1

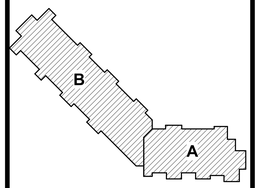
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1 / A1.2 SECOND FLOOR EDGE OF SLAB PLAN

3/32" = 1'-0"

KEYPLAN



PLAN NORTH

GENERAL NOTES



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PROJECT TITLE

John Knox Village

MEADOWS BUILDING PHASE III

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ARCHITECT	DAS	CHECKED	SAC
ENGINEER		APPROVED	CRJ

NO.	REVISION DESCRIPTION	DATE

DRAWING TITLE

SECOND FLOOR EDGE OF SLAB PLAN

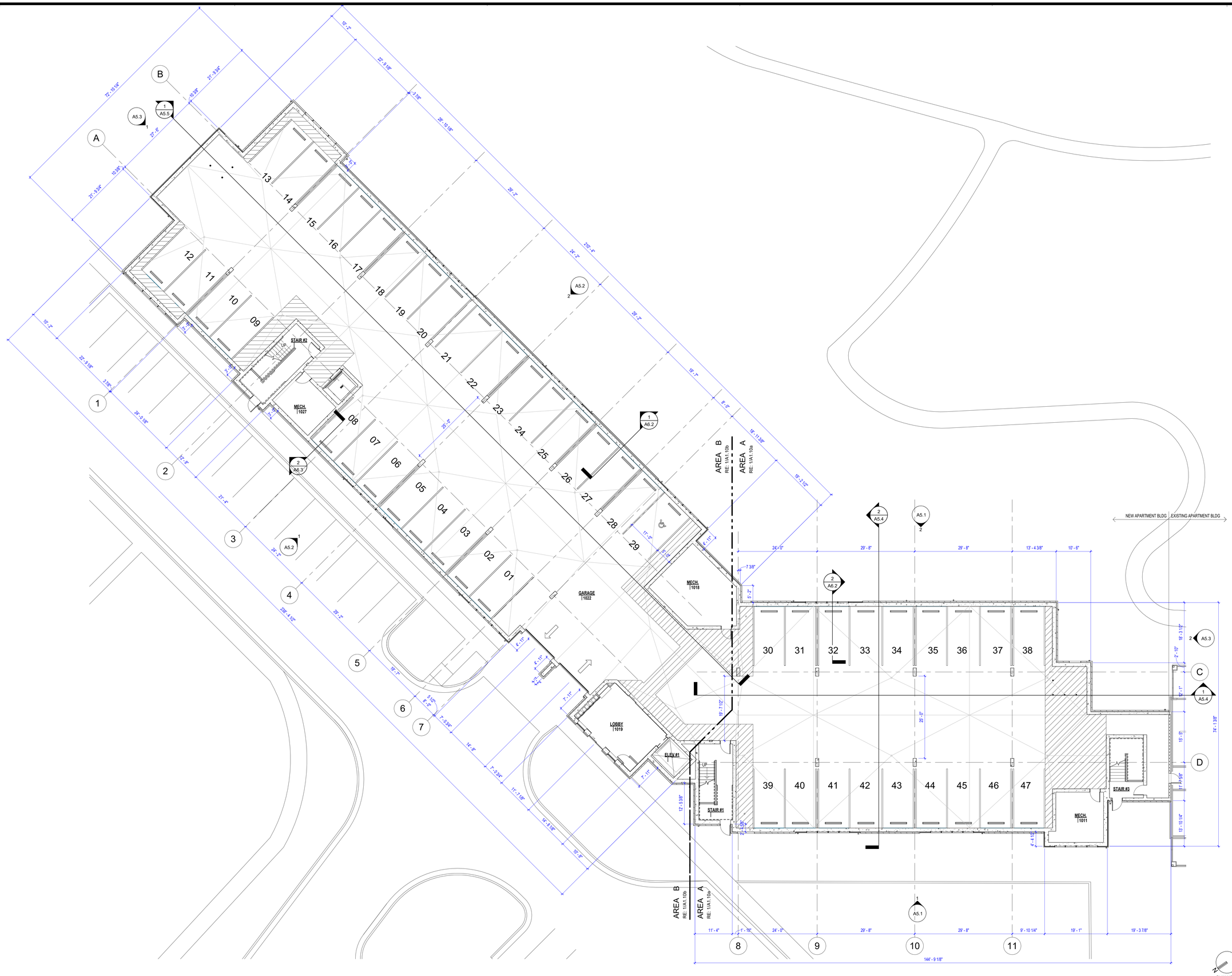
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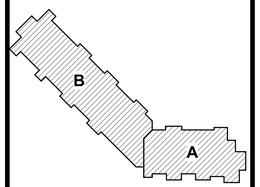
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1 A1.3 1-GARAGE FLOOR PLAN

3/32" = 1'-0"

KEYPLAN



GENERAL NOTES

1. SEE ENLARGED PLANS FOR ADDITIONAL NOTES, DIMENSIONS, WALL TYPES AND SECTION MARKERS.



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GARAGE OVERALL PLAN

DATE: 03/13/2026

COMM. NO. 25116.00

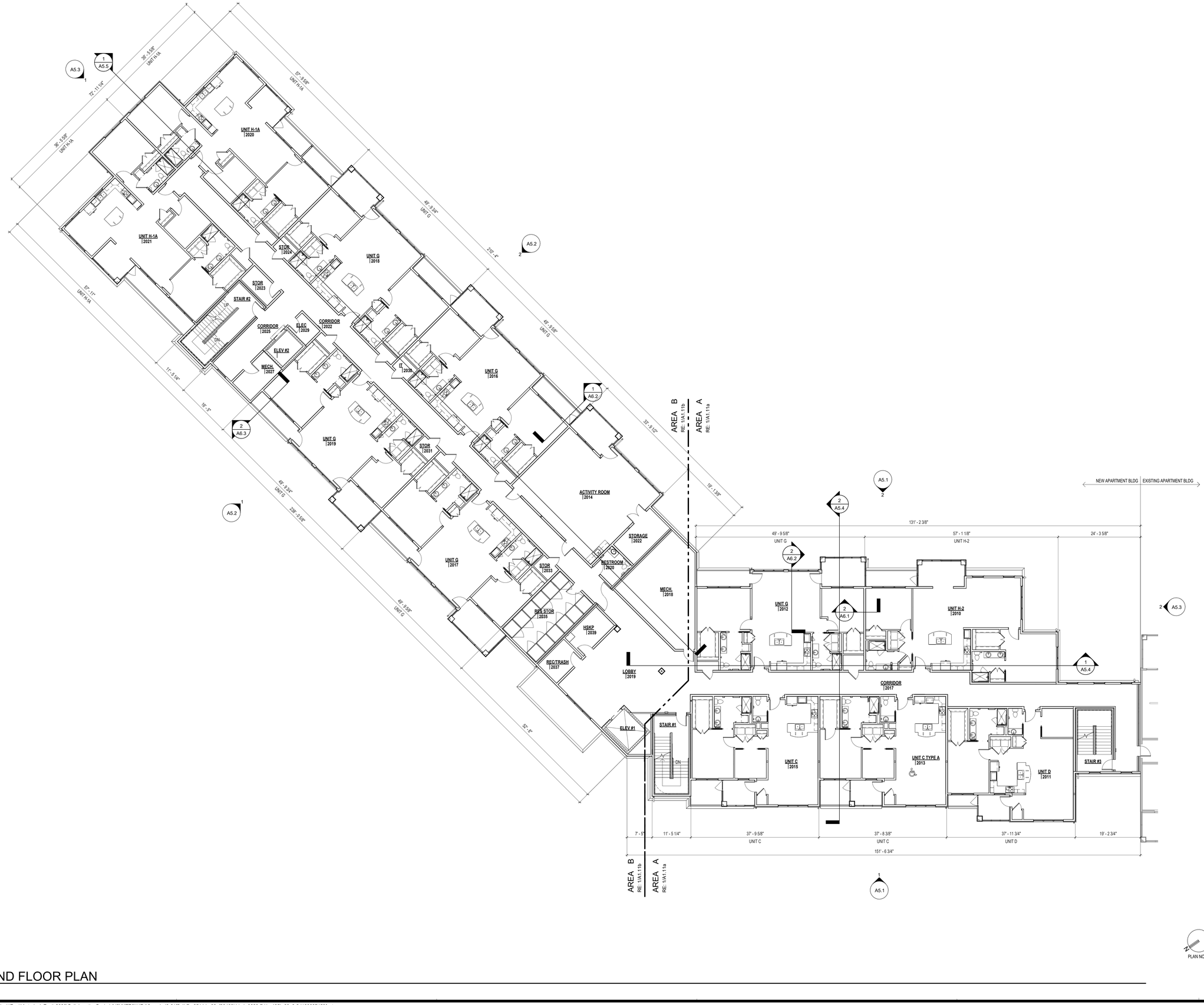
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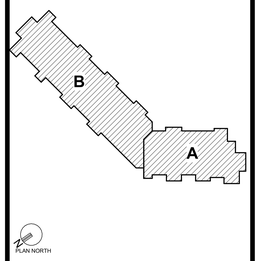
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1 2-SECOND FLOOR PLAN
A1.4 3/32" = 1'-0"

KEYPLAN



GENERAL NOTES

1. SEE ENLARGED PLANS FOR ADDITIONAL NOTES, DIMENSIONS, WALL TYPES AND SECTION MARKERS.

2. EXTERIOR UNIT DIMENSIONS ARE TO FACE OF SHEATHING AND TO CENTER OF UNIT DEMISING WALL.

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3/13/2025
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SECOND FLOOR OVERALL PLAN

DATE: 03/13/2026

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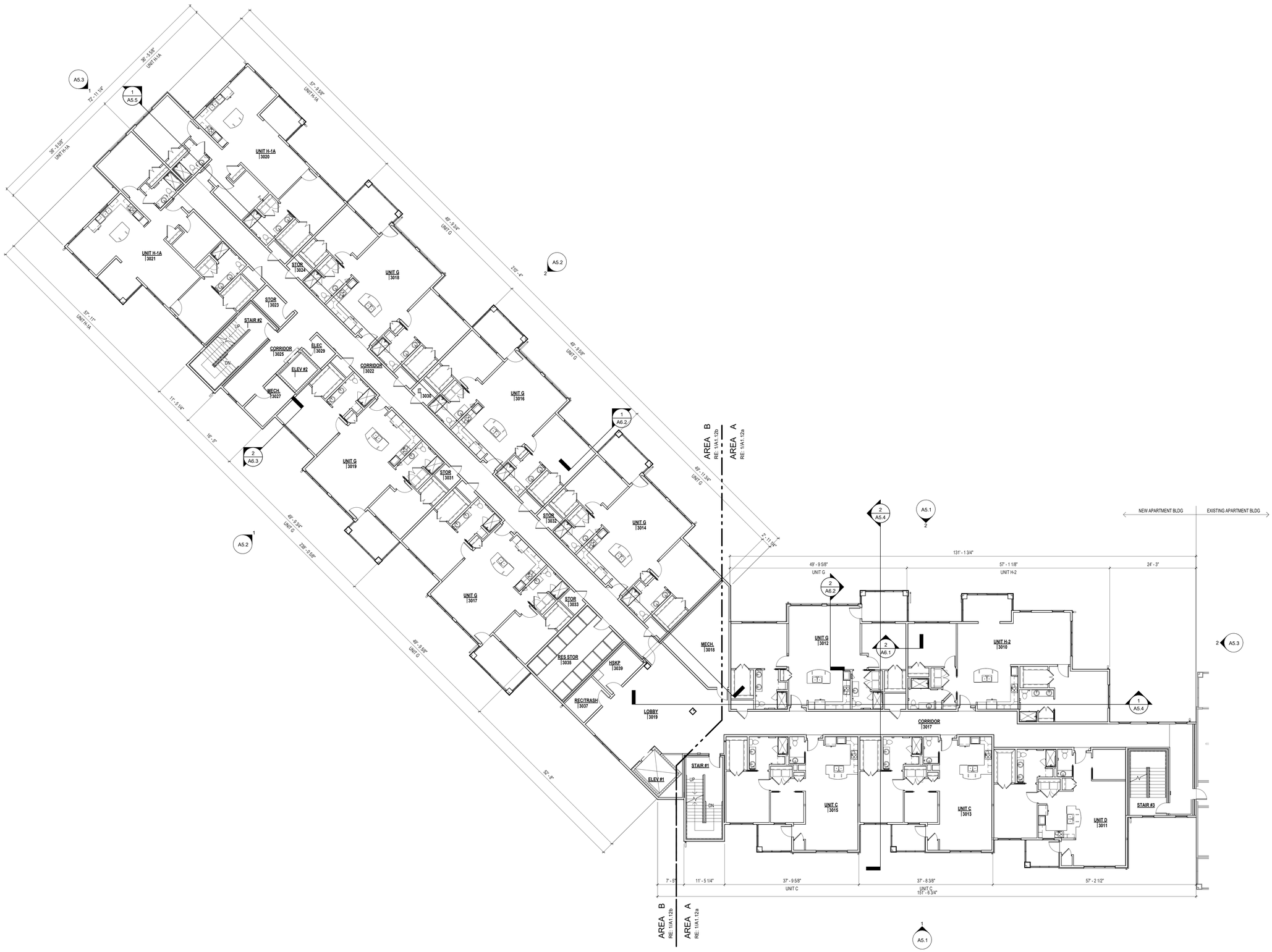
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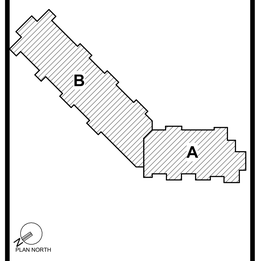


1 A1.5 3-THIRD FLOOR PLAN

3/32" = 1'-0"

PLAN NORTH

KEYPLAN



PLAN NORTH

GENERAL NOTES

1. SEE ENLARGED PLANS FOR ADDITIONAL NOTES, DIMENSIONS, WALL TYPES AND SECTION MARKERS.

2. EXTERIOR UNIT DIMENSIONS ARE TO FACE OF SHEATHING AND TO CENTER OF UNIT DEMISING WALL.

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THIRD FLOOR OVERALL PLAN

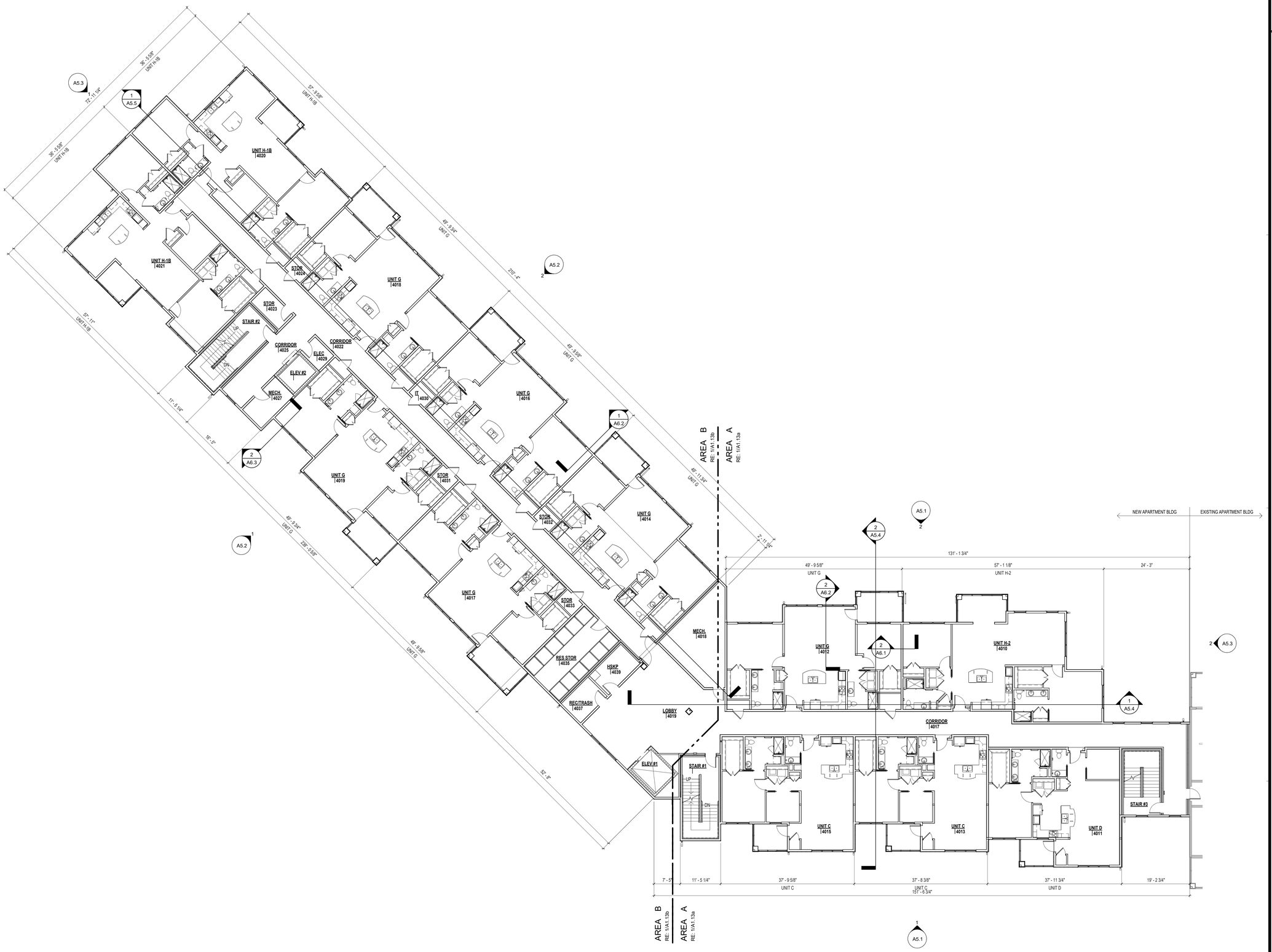
DATE: 03/13/2026

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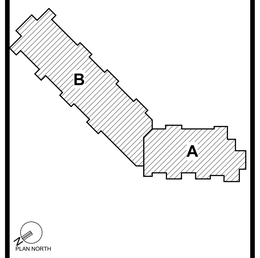
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1 A1.6 4-FOURTH FLOOR

3/32" = 1'-0"

KEYPLAN



GENERAL NOTES

1. SEE ENLARGED PLANS FOR ADDITIONAL NOTES, DIMENSIONS, WALL TYPES AND SECTION MARKERS.

2. EXTERIOR UNIT DIMENSIONS ARE TO FACE OF SHEATHING AND TO CENTER OF UNIT DEMISING WALL.

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CHARLES
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NUMBER
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FOURTH FLOOR OVERALL PLAN

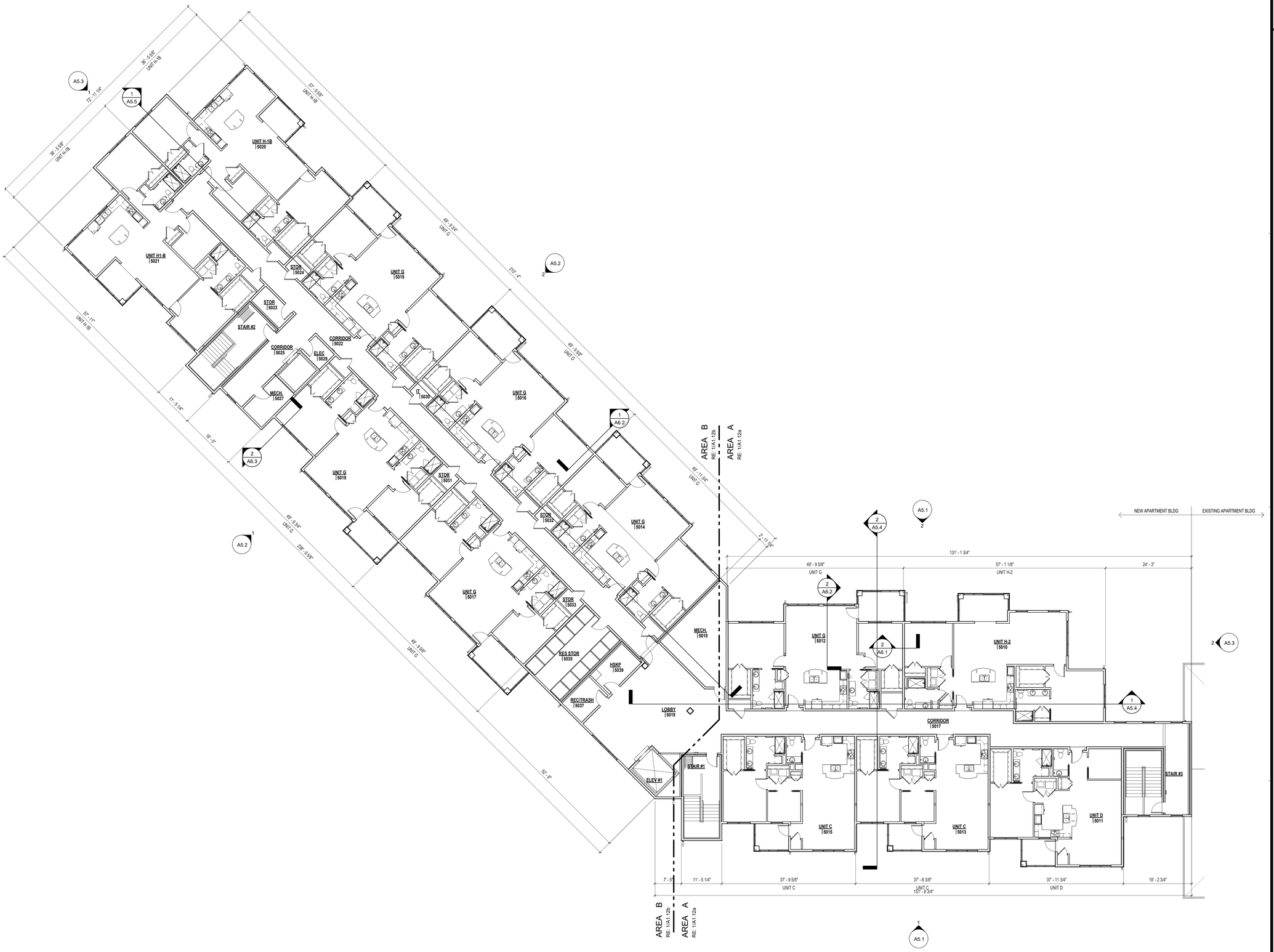
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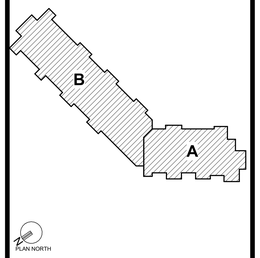
1 A1.7 **5-FIFTH FLOOR PLAN**

3/32" = 1'-0"

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KEYPLAN



PLAN NORTH

GENERAL NOTES

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2. EXTERIOR UNIT DIMENSIONS ARE TO FACE OF SHEATHING AND TO CENTER OF UNIT DEMISING WALL.

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ENGINEER		APPROVED	CRJ

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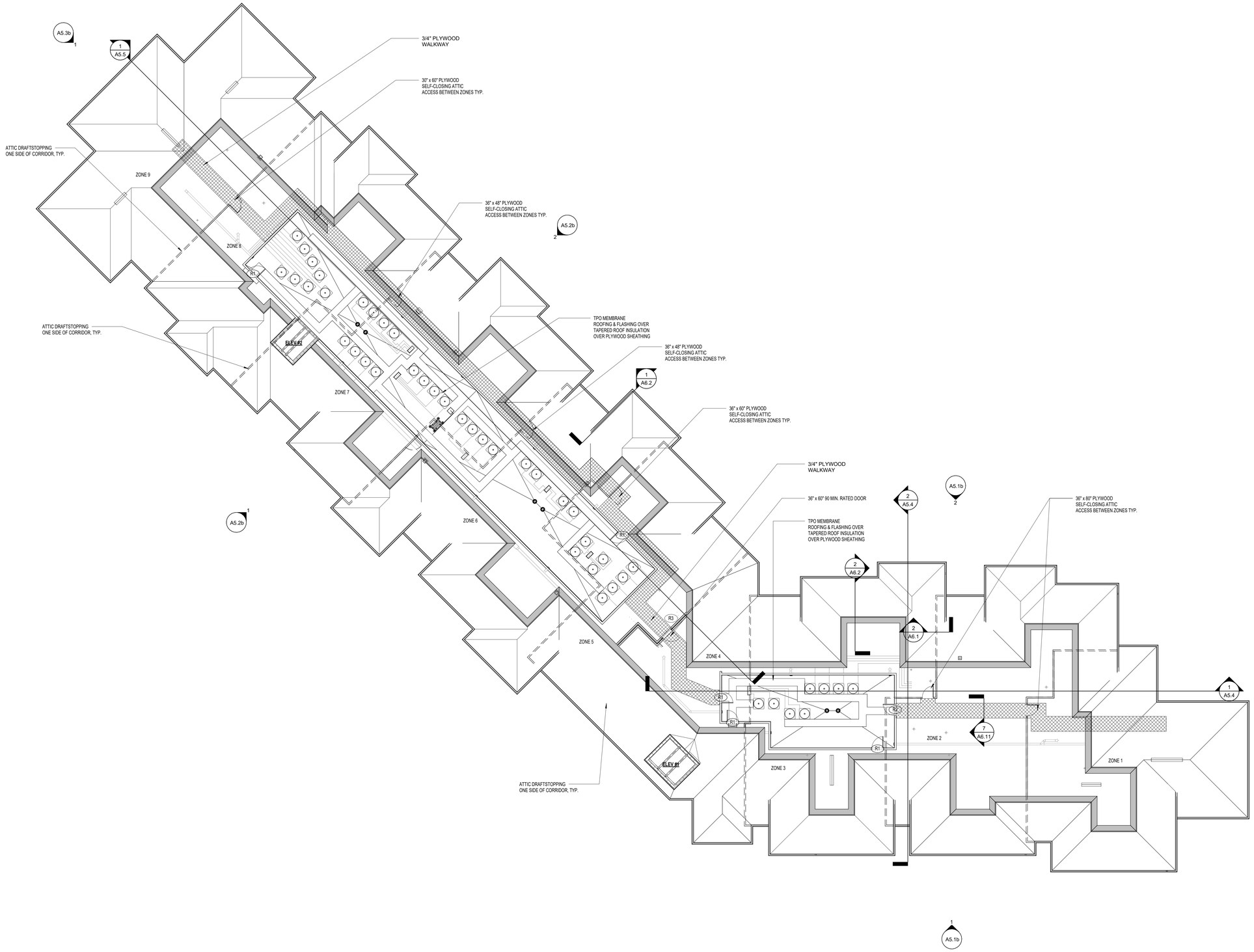
DRAWING TITLE

FIFTH FLOOR OVERALL PLAN

DATE: 03/13/2026

COMM. NO. 25116.00

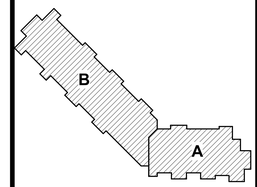
DRAWING A1.7



1 ATTIC PLAN
A1.8 3/32" = 1'-0"

PLAN NORTH

KEYPLAN



GENERAL NOTES

COMMONWEALTH OF VIRGINIA
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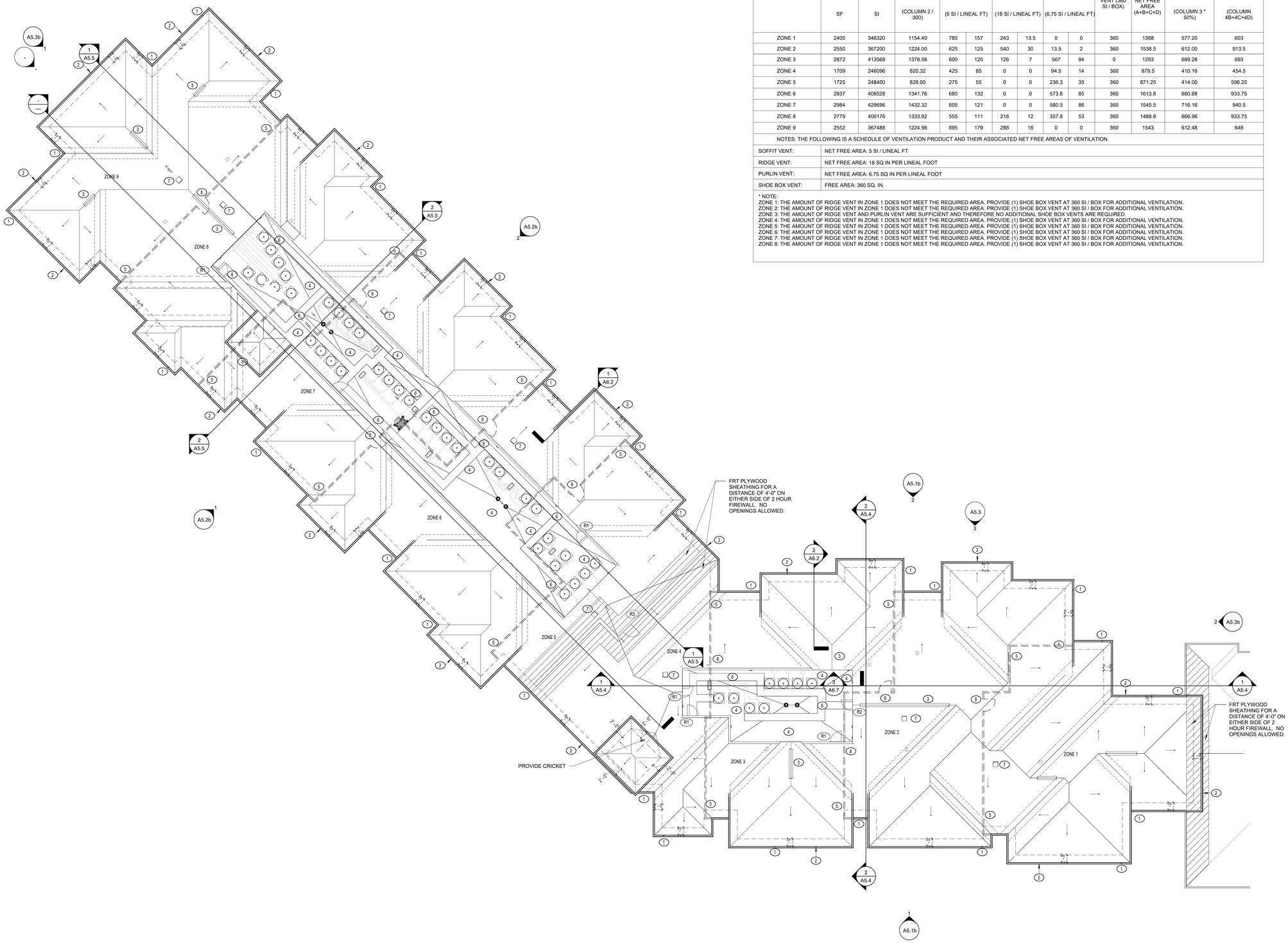
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ATTIC PLAN

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ROOF VENTILATION CALCULATIONS

COLUMN 1	COLUMN 2		COLUMN 3	COLUMN 4							COLUMN 5	COLUMN 6
				COLUMN 4A		COLUMN 4B		COLUMN 4C		COLUMN 4D	COLUMN 4E		
BUILDING TYPE / ZONE	ATTIC AREA IN ZONE		MINIMUM REQUIRED TOTAL NET FREE AREA	SOFFIT VENT		RIDGE VENT		PURLIN VENT		SHOE BOX VENT (360 SI / BOX)	TOTAL NET FREE AREA (A+B+C+D)	MINIMUM REQUIRED NET FREE AREA IN UPPER ROOF	ACTUAL NET FREE AREA IN UPPER ROOF
	SF	SI	(COLUMN 2 / 300)	(5 SI / LINEAL FT)		(18 SI / LINEAL FT)		(6.75 SI / LINEAL FT)				(COLUMN 3 * 50%)	(COLUMN 4B+4C+4D)
ZONE 1	2405	346320	1154.40	785	157	243	13.5	0	0	360	1388	577.20	603
ZONE 2	2550	367200	1224.00	625	125	540	30	13.5	2	360	1538.5	612.00	913.5
ZONE 3	2872	413568	1378.56	600	120	126	7	567	84	0	1293	689.28	693
ZONE 4	1709	246096	820.32	425	85	0	0	94.5	14	360	879.5	410.16	454.5
ZONE 5	1725	248400	828.00	275	55	0	0	236.3	35	360	871.25	414.00	596.25
ZONE 6	2837	408528	1341.76	680	132	0	0	573.8	85	360	1613.8	680.88	933.75
ZONE 7	2984	429696	1432.32	605	121	0	0	580.5	86	360	1545.5	716.16	940.5
ZONE 8	2779	400176	1333.92	555	111	216	12	357.8	53	360	1488.8	666.96	933.75
ZONE 9	2552	367488	1224.96	895	179	288	16	0	0	360	1543	612.48	648

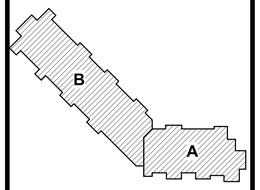
NOTES: THE FOLLOWING IS A SCHEDULE OF VENTILATION PRODUCT AND THEIR ASSOCIATED NET FREE AREAS OF VENTILATION.

SOFFIT VENT:	NET FREE AREA: 5 SI / LINEAL FT
RIDGE VENT:	NET FREE AREA: 18 SQ IN PER LINEAL FOOT
PURLIN VENT:	NET FREE AREA: 6.75 SQ IN PER LINEAL FOOT
SHOE BOX VENT:	FREE AREA: 360 SQ. IN.

* NOTE:
ZONE 1: THE AMOUNT OF RIDGE VENT IN ZONE 1 DOES NOT MEET THE REQUIRED AREA. PROVIDE (1) SHOE BOX VENT AT 360 SI / BOX FOR ADDITIONAL VENTILATION.
ZONE 2: THE AMOUNT OF RIDGE VENT IN ZONE 1 DOES NOT MEET THE REQUIRED AREA. PROVIDE (1) SHOE BOX VENT AT 360 SI / BOX FOR ADDITIONAL VENTILATION.
ZONE 3: THE AMOUNT OF RIDGE VENT AND PURLIN VENT ARE SUFFICIENT AND THEREFORE NO ADDITIONAL SHOE BOX VENTS ARE REQUIRED.
ZONE 4: THE AMOUNT OF RIDGE VENT IN ZONE 1 DOES NOT MEET THE REQUIRED AREA. PROVIDE (1) SHOE BOX VENT AT 360 SI / BOX FOR ADDITIONAL VENTILATION.
ZONE 5: THE AMOUNT OF RIDGE VENT IN ZONE 1 DOES NOT MEET THE REQUIRED AREA. PROVIDE (1) SHOE BOX VENT AT 360 SI / BOX FOR ADDITIONAL VENTILATION.
ZONE 6: THE AMOUNT OF RIDGE VENT IN ZONE 1 DOES NOT MEET THE REQUIRED AREA. PROVIDE (1) SHOE BOX VENT AT 360 SI / BOX FOR ADDITIONAL VENTILATION.
ZONE 7: THE AMOUNT OF RIDGE VENT IN ZONE 1 DOES NOT MEET THE REQUIRED AREA. PROVIDE (1) SHOE BOX VENT AT 360 SI / BOX FOR ADDITIONAL VENTILATION.
ZONE 8: THE AMOUNT OF RIDGE VENT IN ZONE 1 DOES NOT MEET THE REQUIRED AREA. PROVIDE (1) SHOE BOX VENT AT 360 SI / BOX FOR ADDITIONAL VENTILATION.

1 ROOF PLAN
A1.9 3/32" = 1'-0"

KEYPLAN



GENERAL NOTES

1. PROVIDE GUTTERS & DOWNSPOUTS CONNECTED TO THE STORM DRAINAGE SYSTEM AT ROOF. COORDINATE WITH CIVIL.

2. PROVIDE SPECIFIED SHINGLES ON ALL ROOF UNLESS UNO.

3. RE: MECH. & PLUMBING DRAWINGS FOR ROOF PENETRATIONS & EQUIPMENT. PROVIDE OSHA APPROVED PLATFORMS AT ALL ROOF TOP EQUIPMENT REQUIRING MAINTENANCE.

4. PROVIDE ICE & WATER SHIELD AT ALL EAVES AND VALLEYS. EXTEND 3' ABOVE VALLEY, AROUND ALL ROOF HATCHES, CRICKETS AND ALL ROOF EDGES.

5. AT FLAT ROOF AREAS, SUPPLEMENTAL RIGID TAPERED ROOF INSULATION PROVIDED TO FACILITATE ROOF SLOPE (1/4" MIN. TO ROOF DRAIN)

6. ROOF SLOPE IS 4/12 U.N.O.

7. REFER TO A6.2 FOR DETAILS.

PLAN NOTES

1. DOWNSPOUT
2. GUTTER
3. RIDGE VENT
4. TPO MEMBRANE ROOFING & FLASHING OVER TAPERED ROOF INSULATION SLOPED 1/4" PER FOOT TO DRAIN. CRICKETS AT 1/2" PER FOOT.
5. DRAFTSTOPPING WALL IN ATTIC
6. 24" WIDE WALKWAY PAD RE: SPECS.
7. SOLAR ROOF VENT
8. SELF CLOSING HINGED ACCESS DOOR

COMMONWEALTH OF MISSISSIPPI
CURTIS J. JENNINGS III
NUMBER A-2023034555
3/15/2023
ARCHITECT

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ENGINEER	:	APPROVED	: CRJ

NO.	REVISION DESCRIPTION	DATE

DRAWING TITLE
ROOF PLAN

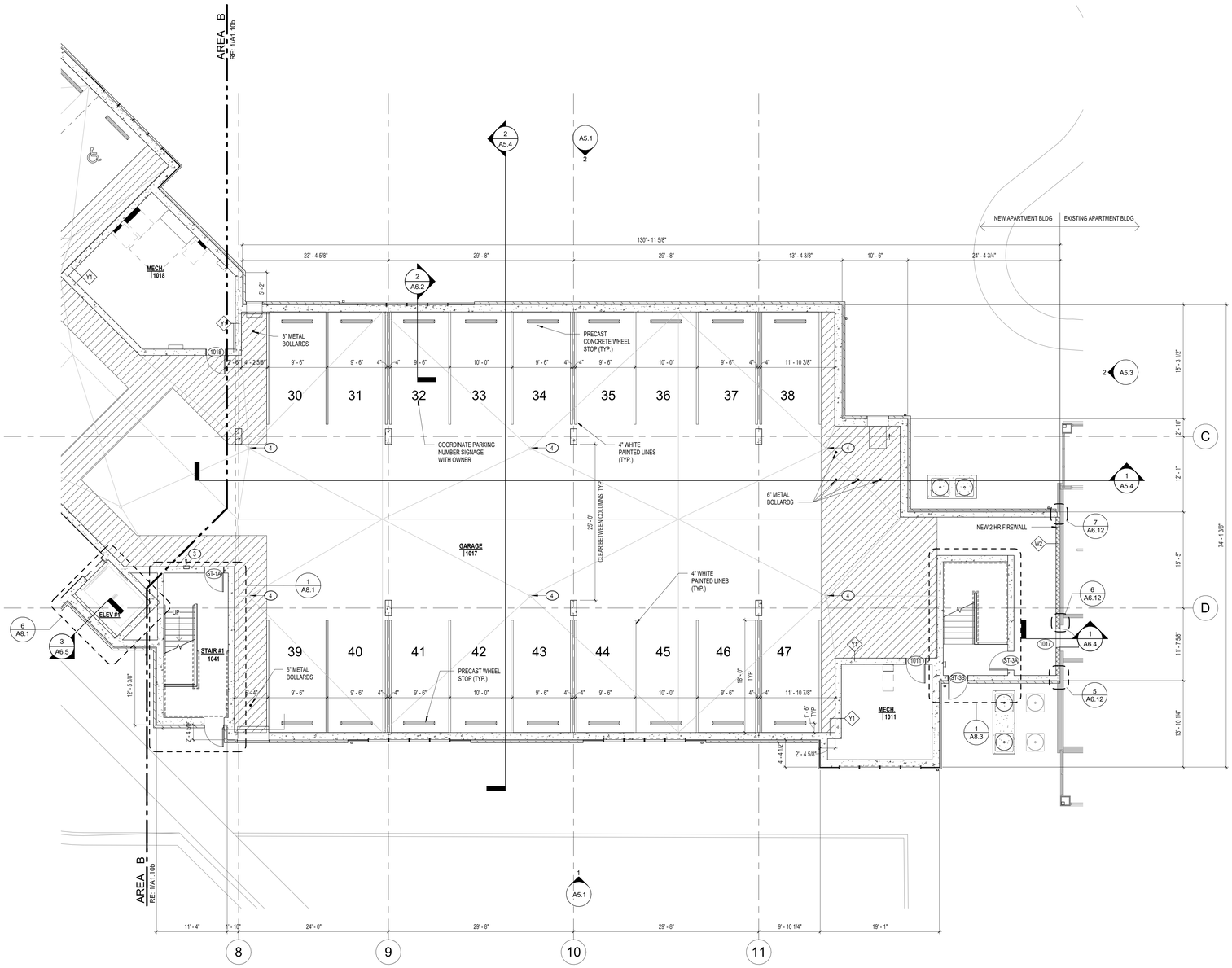
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1 A1.10a 1-GARAGE FLOOR PLAN - AREA A

1/8" = 1'-0"

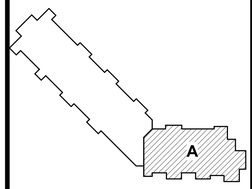
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KEYPLAN



PLAN NORTH

GENERAL NOTES

1. EXTERIOR DIMENSIONS ARE TO FACE OF SHEATHING, CONCRETE OR CMU.

2. INTERIOR DIMENSIONS ARE TO FACE OF STUD.

3. DEMISING WALLS BETWEEN UNITS ARE TO BE PARTITION TYPE HH1 UNLESS OTHERWISE NOTED.

4. WALLS ARE TO BE PARTITION TYPE CC UNLESS OTHERWISE NOTED.

5. DOORS ARE TO BE INSTALLED SO THE BACK OF THE FRAME IS 4" TYP. TO FACE OF WALL AT INSIDE CORNER, U.N.O.

6. SEE A2 SERIES SHEETS FOR ENLARGED UNIT PLANS. SEE A4 SERIES FOR DOOR TYPES AND WALL PARTITION TYPES WITHIN UNITS.

7. SEE A4 SERIES FOR WINDOW TYPES, WALL TYPES AND TOILET ACCESSORY SCHEDULE.

8. MAINTAIN FIRE RATING BEHIND ALL FEC'S.

9. SEE INTERIOR DESIGN SHEETS (ID_) FOR FINISHES.

PLAN NOTES

1. SCREENED PORCH
2. SUNROOM
3. FIRE EXTINGUISHER CABINET
4. GARAGE DRAIN - SET GARAGE DRAIN 3" BELOW GARAGE FINISH FLOOR DATUM AT GARAGE SLAB HIGH PTS. AND SLOPE SLAB DOWN TO DRAIN AS INDICATED ON EOS PLAN



PERMIT & BID SET

PROJECT TITLE

John Knox Village

MEADOWS BUILDING PHASE III

SFCS Architecture Engineering Planning Interiors

SFCS Inc. ▪ 305 South Jefferson Street
Roanoke, Virginia 24011.2003
540.344.6664 ▪ Fax 540.343.6925
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DESIGNER	: DAS	DRAWN	: GMJ
ARCHITECT	: DAS	CHECKED	: SAC
ENGINEER	:	APPROVED	: CRJ

NO.	REVISION DESCRIPTION	DATE

DRAWING TITLE

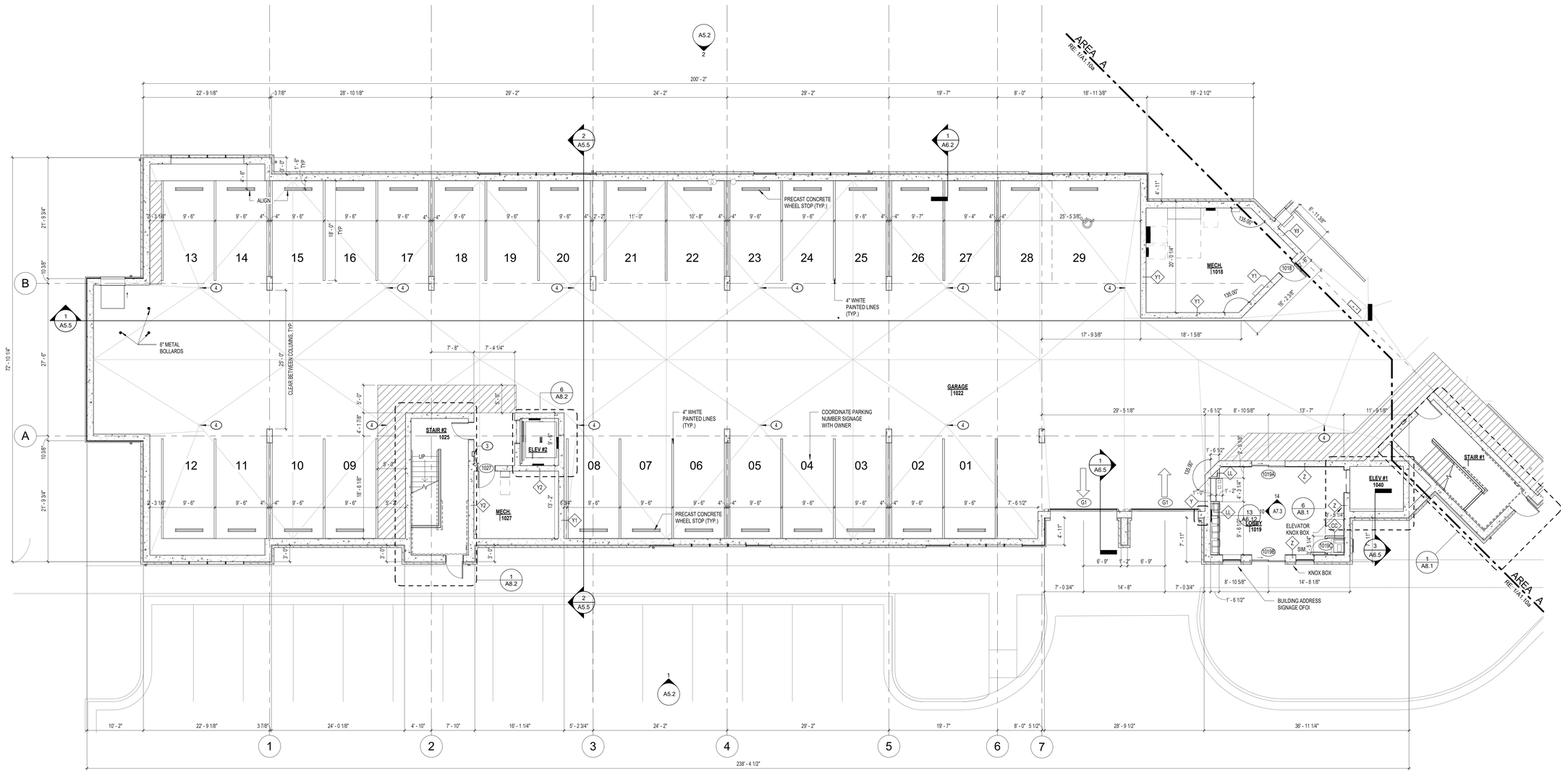
GARAGE ENLARGED PLAN - AREA A

PLAN NORTH

DATE: 03/13/2026

COMM. NO. 25116.00

DRAWING A1.10a

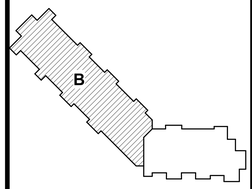


1 A1.10b 1-GARAGE FLOOR PLAN - AREA B

1/8" = 1'-0"

N PLAN NORTH

KEYPLAN



PLAN NORTH

GENERAL NOTES

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PLAN NOTES

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COMMONWEALTH OF VIRGINIA
CURTIS R. JENNINGS III
NUMBER A-2023034555
5/15/2025
ARCHITECT

PERMIT & BID SET

PROJECT TITLE

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ARCHITECT	DAS	CHECKED	SAC
ENGINEER		APPROVED	CRJ

NO.	REVISION DESCRIPTION	DATE

DRAWING TITLE

GARAGE ENLARGED PLAN - AREA B

DATE: 03/13/2026

COMM. NO. 25116.00

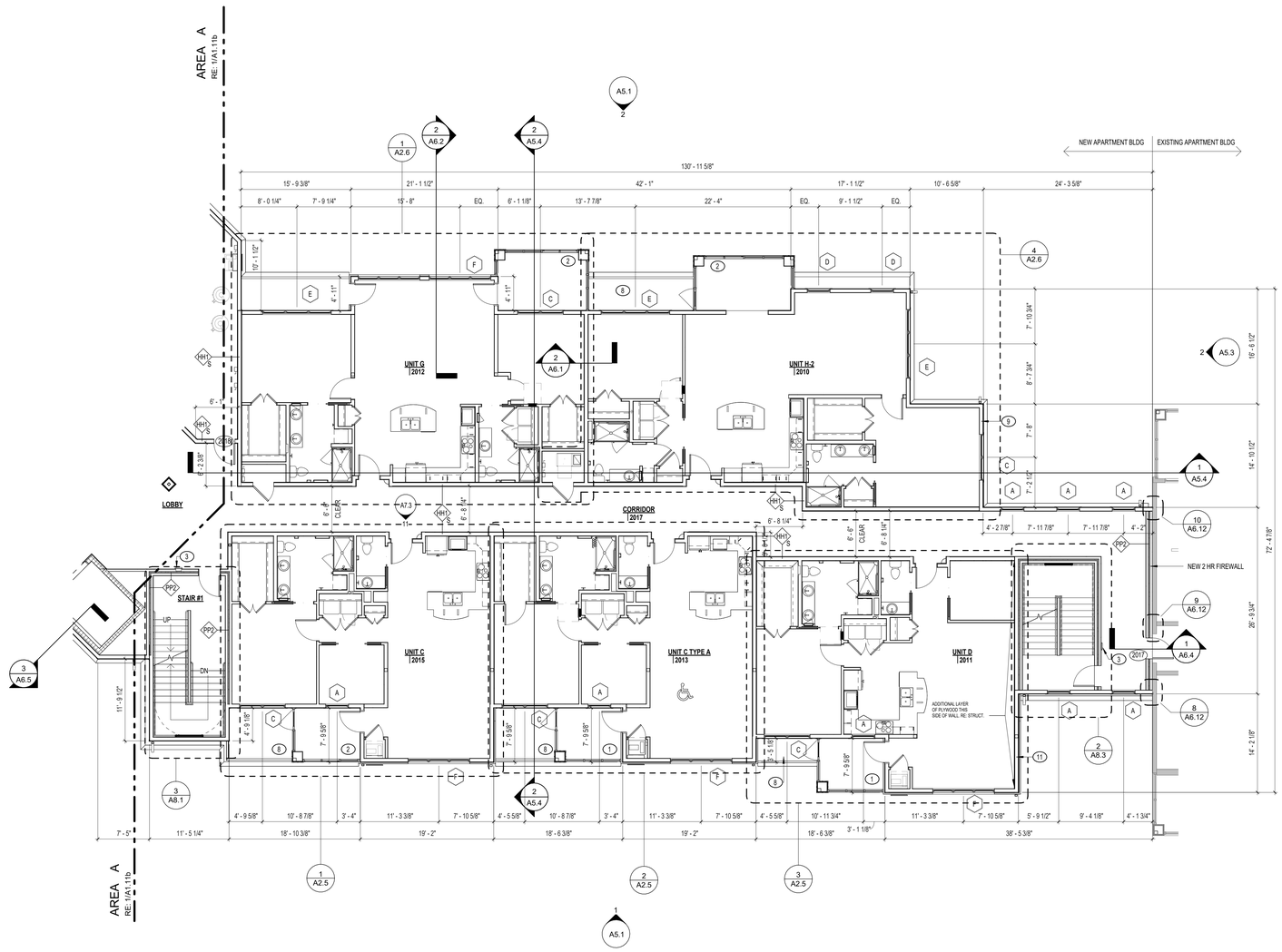
DRAWING A1.10b

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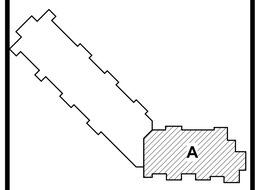
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1 2-SECOND FLOOR PLAN - AREA A
A1.11a 1/8" = 1'-0"

KEYPLAN



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8. MAINTAIN FIRE RATING BEHIND ALL FEC'S.

9. SEE INTERIOR DESIGN SHEETS (ID_) FOR FINISHES.

PLAN NOTES

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3. FIRE EXTINGUISHER CABINET
4. GARAGE DRAIN - SET GARAGE DRAIN 3" BELOW GARAGE FINISH FLOOR DATUM AT GARAGE SLAB HIGH PTS. AND SLOPE SLAB DOWN TO DRAIN AS INDICATED ON EOS PLAN.
5. PRECAST PARKING BUMPER
6. PARKING STRIPING
7. 6" BOLLARD
8. CONCRETE PORCHES
9. EXTERIOR WALL TYPE 7
10. EXTERIOR WALL TYPE 8
11. EXTERIOR WALL TYPE 9
12. 7'-0" EXTERIOR WALL TYPE 10
13. RESIDENT STORAGE LOCKERS. SEE SPEC SECTION 1002213. SIZE 4'-0" X 4'-0" X 7'-6". 20" MINIMUM REQUIRED DISTANCE BETWEEN SPRINKLER DEFLECTOR AND TOP OF STORAGE.



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ARCHITECT	DAS	CHECKED	SAC
ENGINEER		APPROVED	CRJ

NO.	REVISION DESCRIPTION	DATE

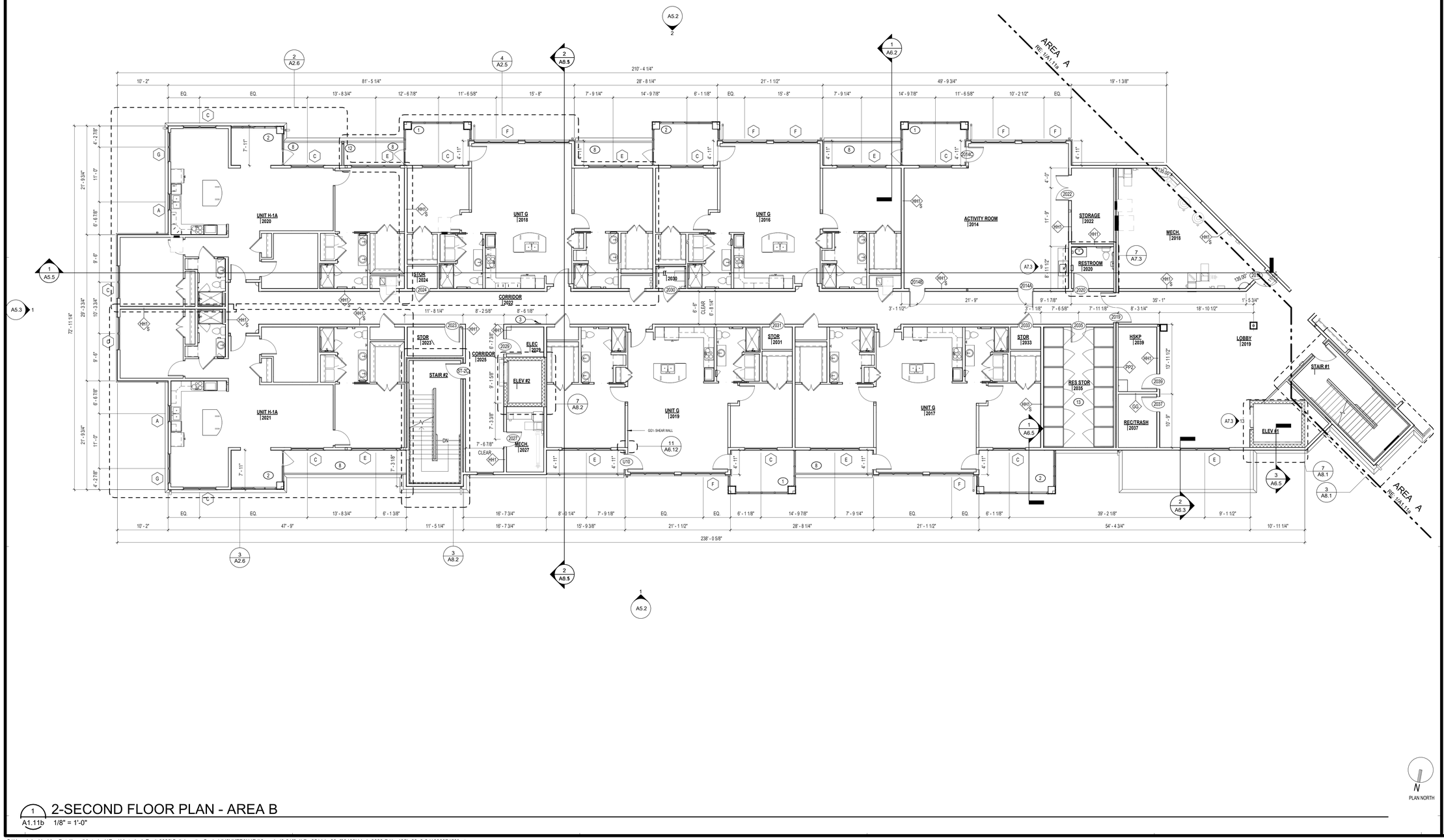
DRAWING TITLE

SECOND FLOOR
ENLARGED PLAN - AREA A

PLAN NORTH

DATE: 03/13/2026
COMM. NO. 25116.00
DRAWING A1.11a

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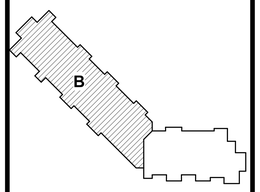
1 A1.11b 2-SECOND FLOOR PLAN - AREA B

1/8" = 1'-0"

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6. SEE A2 SERIES SHEETS FOR ENLARGED UNIT PLANS. SEE A4 SERIES FOR DOOR TYPES AND WALL PARTITION TYPES WITHIN UNITS.

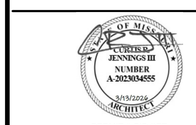
7. SEE A4 SERIES FOR WINDOW TYPES, WALL TYPES AND TOILET ACCESSORY SCHEDULE.

8. MAINTAIN FIRE RATING BEHIND ALL FEC'S.

9. SEE INTERIOR DESIGN SHEETS (ID_) FOR FINISHES.

PLAN NOTES

1. SCREENED PORCH
2. SUNROOM
3. FIRE EXTINGUISHER CABINET
4. GARAGE DRAIN - SET GARAGE DRAIN 3" BELOW GARAGE FINISH FLOOR DATUM AT GARAGE SLAB HIGH PTS. AND SLOPE SLAB DOWN TO DRAIN AS INDICATED ON EOS PLAN.
5. PRECAST PARKING BUMPER
6. PARKING STRIPING
7. 6" BOLLARD
8. CONCRETE PORCHES
9. EXTERIOR WALL TYPE 7
10. EXTERIOR WALL TYPE 8
11. EXTERIOR WALL TYPE 9
12. 7'-0" EXTERIOR WALL TYPE 10
13. RESIDENT STORAGE LOCKERS. SEE SPEC SECTION 102213. SIZE 4'-0" X 4'-0" X 7'-6". 20" MINIMUM REQUIRED DISTANCE BETWEEN SPRINKLER DEFLECTOR AND TOP OF STORAGE.



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PROJECT TITLE

John Knox Village

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www.sfcs.com

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ARCHITECT	: DAS	CHECKED	: SAC
ENGINEER	:	APPROVED	: CRJ

NO.	REVISION DESCRIPTION	DATE

DRAWING TITLE

SECOND FLOOR
ENLARGED PLAN - AREA B

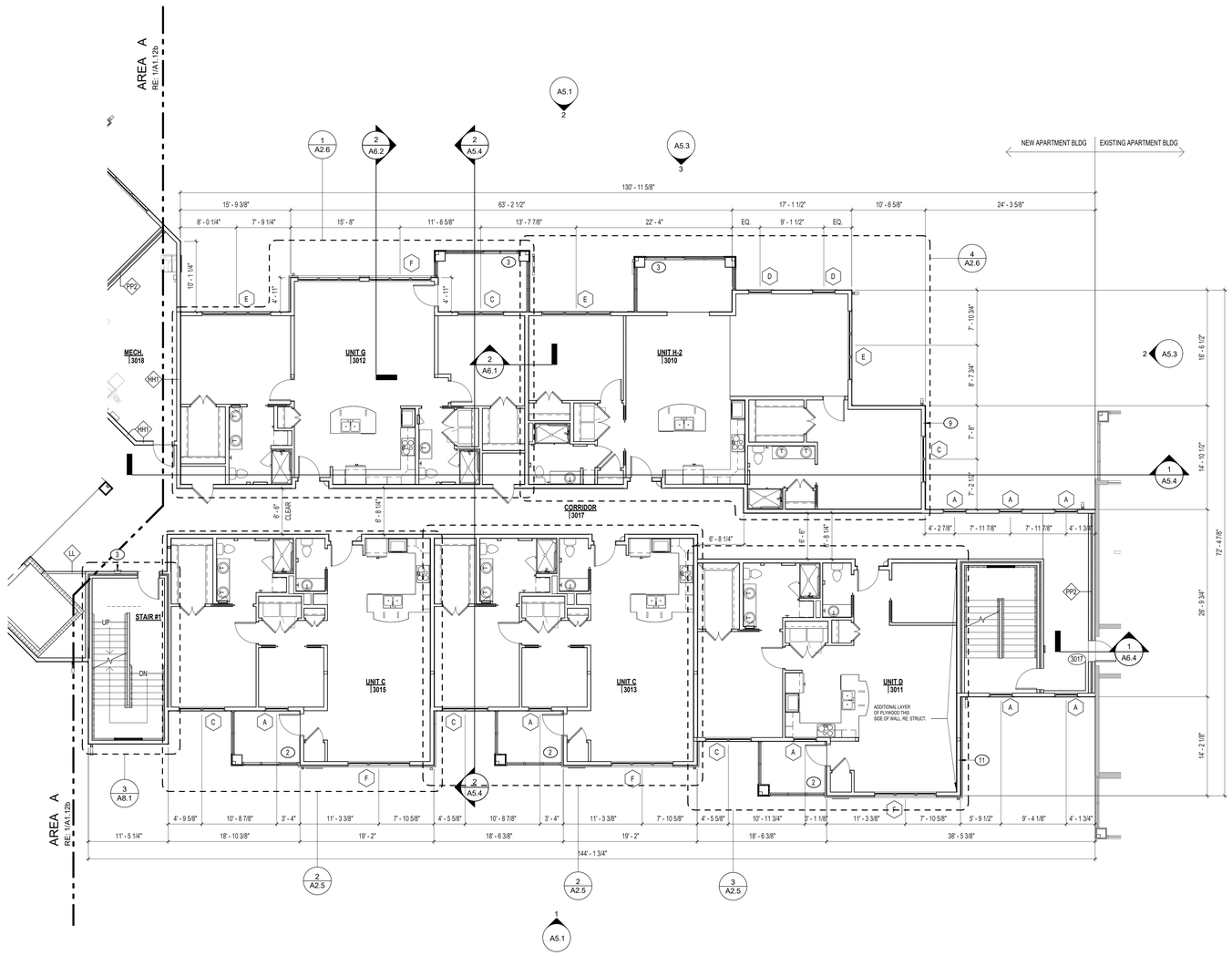
DATE: 03/13/2026

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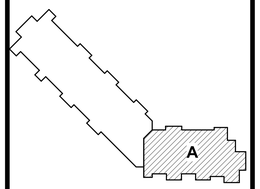
1 A1.12a 3-THIRD FLOOR PLAN - AREA A

1/8" = 1'-0"

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KEYPLAN



PLAN NORTH

GENERAL NOTES

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2. INTERIOR DIMENSIONS ARE TO FACE OF STUD.

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ARCHITECT	DAS	CHECKED	SAC
ENGINEER		APPROVED	CRJ

NO.	REVISION DESCRIPTION	DATE

DRAWING TITLE

THIRD FLOOR ENLARGED PLAN - AREA A

PLAN NORTH

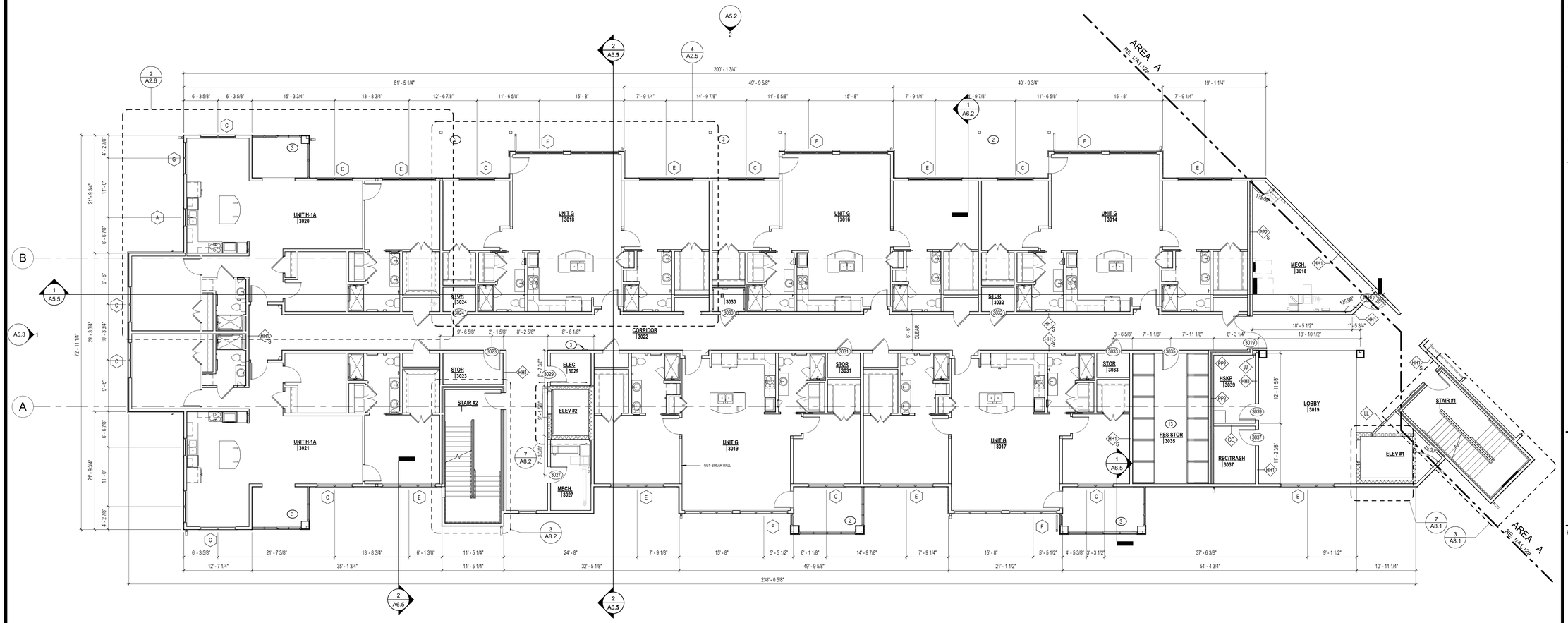
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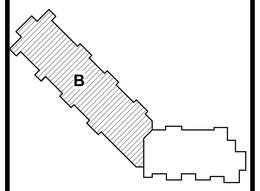
1 A1.12b 3-THIRD FLOOR PLAN - AREA B

1/8" = 1'-0"

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COMMONWEALTH OF VIRGINIA
CURTIS B. JENNINGS III
NUMBER A-2023034555
3/03/2026
ARCHITECT

PERMIT & BID SET

PROJECT TITLE

John Knox Village

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ENGINEER	:	APPROVED	: CRJ

NO.	REVISION DESCRIPTION	DATE

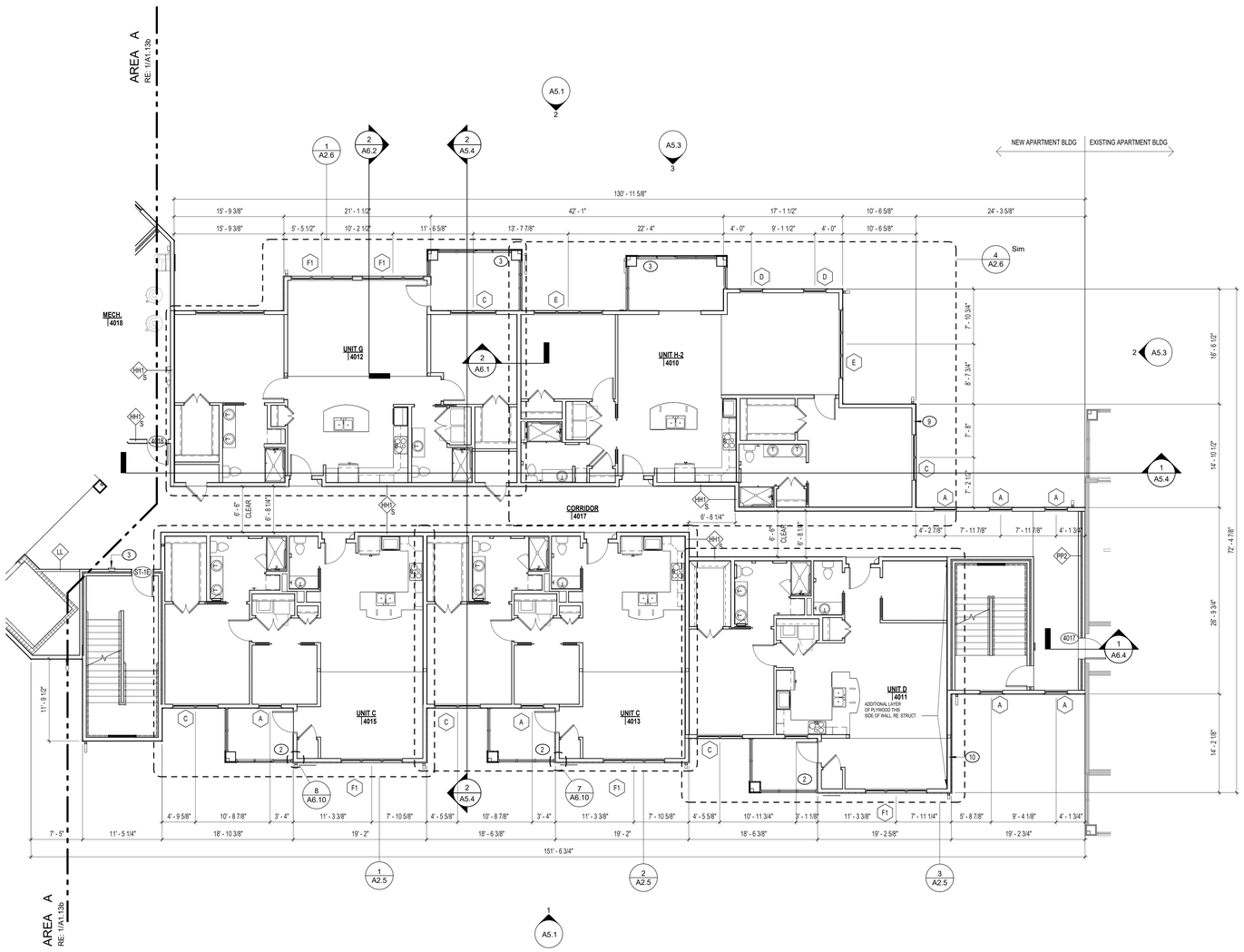
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THIRD FLOOR ENLARGED PLAN - AREA B

DATE: 03/13/2026

COMM. NO. 25116.00

DRAWING A1.12b

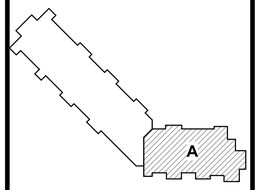


1 A1.13a 4-FOURTH FLOOR PLAN - AREA A

1/8" = 1'-0"

PLAN NORTH

KEYPLAN



PLAN NORTH

GENERAL NOTES

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COMMONWEALTH OF VIRGINIA
CHARLES R. JENNINGS III
NUMBER A-2023034555
3/15/2023
ARCHITECT

PERMIT & BID SET

PROJECT TITLE

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ARCHITECT	DAS	CHECKED	SAC
ENGINEER		APPROVED	CRJ

NO.	REVISION DESCRIPTION	DATE

DRAWING TITLE

FOURTH FLOOR ENLARGED PLAN - AREA A

DATE: 03/13/2026

COMM. NO. 25116.00

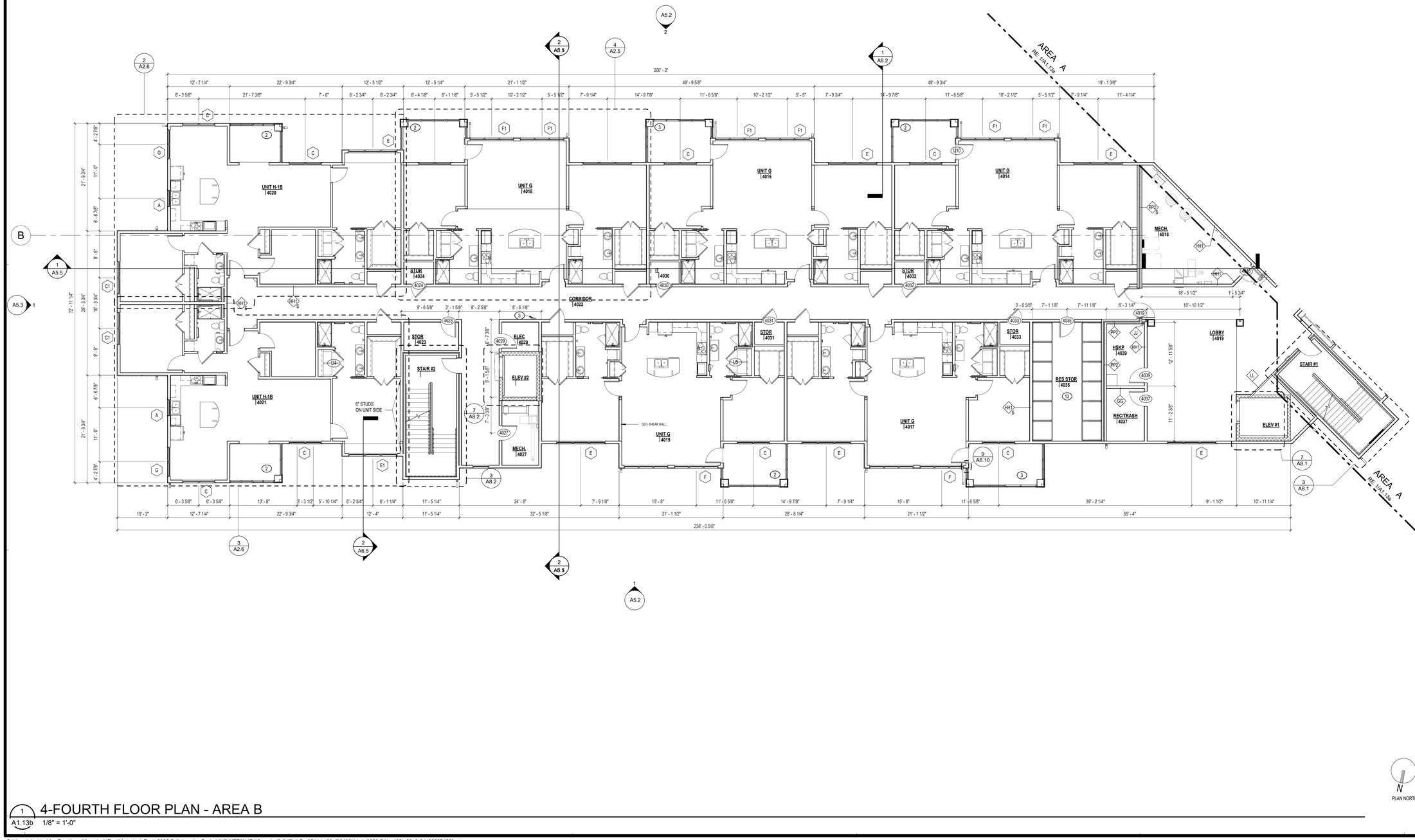
DRAWING A1.13a

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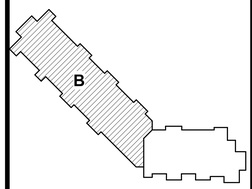
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KEYPLAN



PLAN NORTH

GENERAL NOTES

1. EXTERIOR DIMENSIONS ARE TO FACE OF SHEATHING, CONCRETE OR CMU.
2. INTERIOR DIMENSIONS ARE TO FACE OF STUD.
3. DEMISING WALLS BETWEEN UNITS ARE TO BE PARTITION TYPE HH1 UNLESS OTHERWISE NOTED.
4. WALLS ARE TO BE PARTITION TYPE CC UNLESS OTHERWISE NOTED.
5. DOORS ARE TO BE INSTALLED SO THE BACK OF THE FRAME IS 4" TYP. TO FACE OF WALL AT INSIDE CORNER, U.N.O.
6. SEE A2 SERIES SHEETS FOR ENLARGED UNIT PLANS. SEE A4 SERIES FOR DOOR TYPES AND WALL PARTITION TYPES WITHIN UNITS.
7. SEE A4 SERIES FOR WINDOW TYPES, WALL TYPES AND TOILET ACCESSORY SCHEDULE.
8. MAINTAIN FIRE RATING BEHIND ALL FEC'S.
9. SEE INTERIOR DESIGN SHEETS (ID_) FOR FINISHES.

PLAN NOTES

1. SCREENED PORCH
2. SUNROOM
3. FIRE EXTINGUISHER CABINET
4. GARAGE DRAIN - SET GARAGE DRAIN 3" BELOW GARAGE FINISH FLOOR DATUM AT GARAGE SLAB HIGH PTS. AND SLOPE SLAB DOWN TO DRAIN AS INDICATED ON EOS PLAN.
5. PRECAST PARKING BUMPER
6. PARKING STRIPING
7. 6" BOLLARD
8. CONCRETE PORCHES
9. EXTERIOR WALL TYPE 7
10. EXTERIOR WALL TYPE 8
11. EXTERIOR WALL TYPE 9
12. 7'-0" EXTERIOR WALL TYPE 10
13. RESIDENT STORAGE LOCKERS. SEE SPEC SECTION 1002213. SIZE 4'-0" X 4'-0" X 7'-6". 20" MINIMUM REQUIRED DISTANCE BETWEEN SPRINKLER DEFLECTOR AND TOP OF STORAGE.

STATE OF MISSOURI
CURTIS JENNINGS III
NUMBER A-2023034555
3/15/2025
ARCHITECT

PERMIT & BID SET

PROJECT TITLE

John Knox Village

MEADOWS BUILDING PHASE III

SFCS | Architecture Engineering Planning Interiors

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ARCHITECT	: DAS	CHECKED	: SAC
ENGINEER	:	APPROVED	: CRJ

NO.	REVISION DESCRIPTION	DATE

DRAWING TITLE

FOURTH FLOOR ENLARGED PLAN - AREA B

DATE: 03/13/2026

COMM. NO. 25116.00

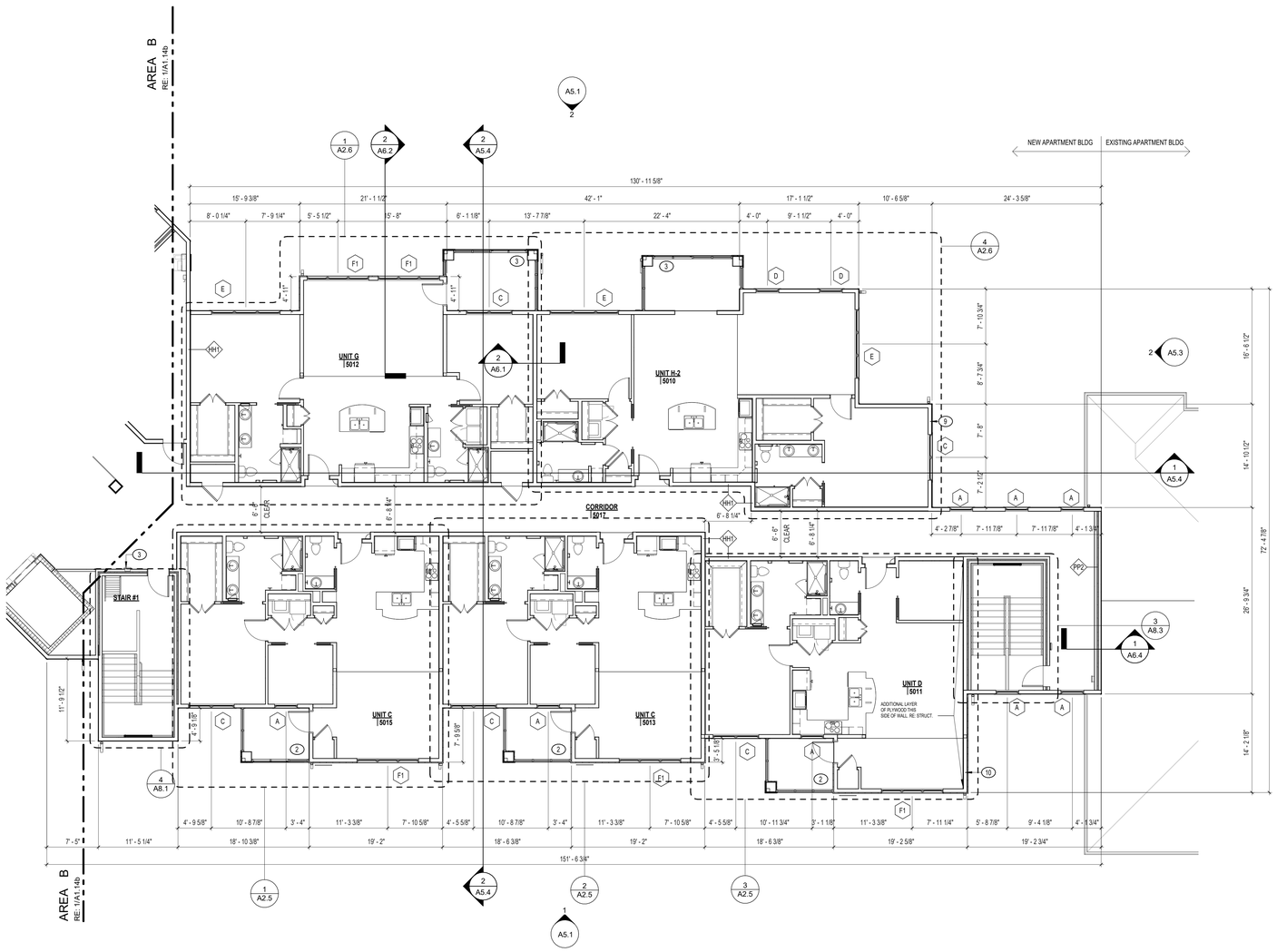
DRAWING A1.13b

1 A1.13b 4-FOURTH FLOOR PLAN - AREA B

1/8" = 1'-0"

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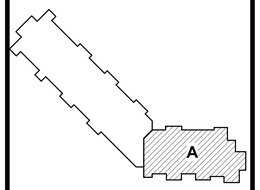


1 A1.14a 5-FIFTH FLOOR PLAN - AREA A

1/8" = 1'-0"

PLAN NORTH

KEYPLAN



PLAN NORTH

GENERAL NOTES

1. EXTERIOR DIMENSIONS ARE TO FACE OF SHEATHING, CONCRETE OR CMU.

2. INTERIOR DIMENSIONS ARE TO FACE OF STUD.

3. DEMISING WALLS BETWEEN UNITS ARE TO BE PARTITION TYPE HH1 UNLESS OTHERWISE NOTED.

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5. DOORS ARE TO BE INSTALLED SO THE BACK OF THE FRAME IS 4" TYP. TO FACE OF WALL AT INSIDE CORNER, U.N.O.

6. SEE A2 SERIES SHEETS FOR ENLARGED UNIT PLANS. SEE A4 SERIES FOR DOOR TYPES AND WALL PARTITION TYPES WITHIN UNITS.

7. SEE A4 SERIES FOR WINDOW TYPES, WALL TYPES AND TOILET ACCESSORY SCHEDULE.

8. MAINTAIN FIRE RATING BEHIND ALL FEC'S.

9. SEE INTERIOR DESIGN SHEETS (ID_) FOR FINISHES.

PLAN NOTES

1. SCREENED PORCH
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5. PRECAST PARKING BUMPER
6. PARKING STRIPING
7. 6" BOLLARD
8. CONCRETE PORCHES
9. EXTERIOR WALL TYPE 7
10. EXTERIOR WALL TYPE 8
11. EXTERIOR WALL TYPE 9
12. 7'-0" EXTERIOR WALL TYPE 10
13. RESIDENT STORAGE LOCKERS. SEE SPEC SECTION 102213. SIZE 4'-0" X 4'-0" X 7'-6". 20" MINIMUM REQUIRED DISTANCE BETWEEN SPRINKLER DEFLECTOR AND TOP OF STORAGE.

COMMONWEALTH OF VIRGINIA
CURTIS R. JENNINGS III
NUMBER
A-2023034555
03/03/2026
ARCHITECT

PERMIT & BID SET

PROJECT TITLE

John Knox Village

MEADOWS BUILDING PHASE III

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ARCHITECT	: DAS	CHECKED	: SAC
ENGINEER	:	APPROVED	: CRJ

NO.	REVISION DESCRIPTION	DATE

DRAWING TITLE

FIFTH FLOOR ENLARGED PLAN - AREA A

DATE: 03/13/2026

COMM. NO. 25116.00

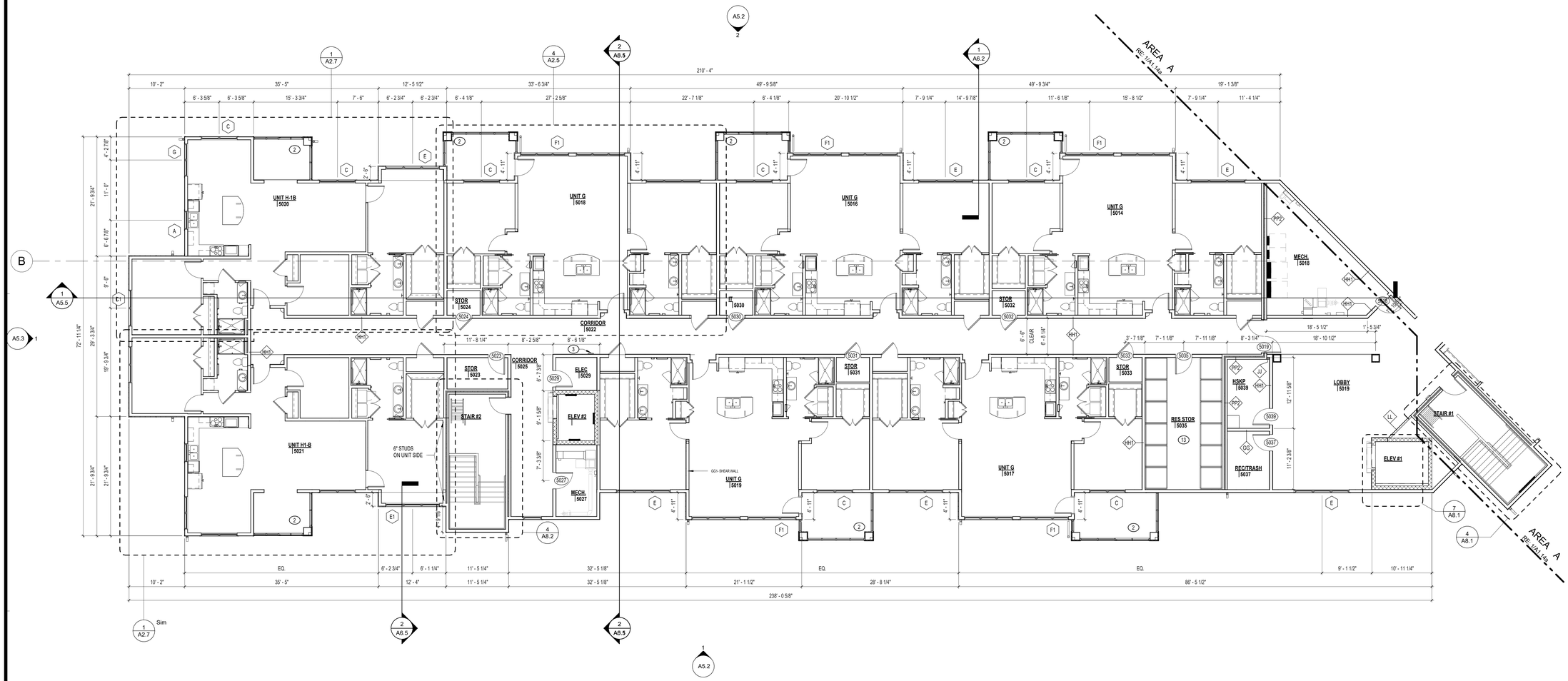
DRAWING A1.14a

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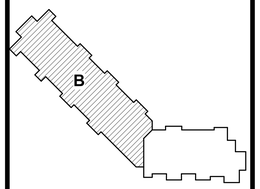
5-FIFTH FLOOR PLAN - AREA B

1 A1.14b 1/8" = 1'-0"

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KEYPLAN



GENERAL NOTES

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9. SEE INTERIOR DESIGN SHEETS (ID_) FOR FINISHES.

PLAN NOTES

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13. RESIDENT STORAGE LOCKERS. SEE SPEC SECTION 1002213. SIZE 4'-0" X 4'-0" X 7'-6". 20" MINIMUM REQUIRED DISTANCE BETWEEN SPRINKLER DEFLECTOR AND TOP OF STORAGE.

COMMONWEALTH OF MISSOURI
CURTIS D. JENNINGS III
NUMBER A-2023034555
3/15/2025
ARCHITECT

PERMIT & BID SET

PROJECT TITLE

John Knox Village

MEADOWS BUILDING PHASE III

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540.344.6664 ▪ Fax 540.343.6925
www.sfcs.com

DESIGNER	: DAS	DRAWN	: GMJ
ARCHITECT	: DAS	CHECKED	: SAC
ENGINEER	:	APPROVED	: CRJ

NO.	REVISION DESCRIPTION	DATE

DRAWING TITLE

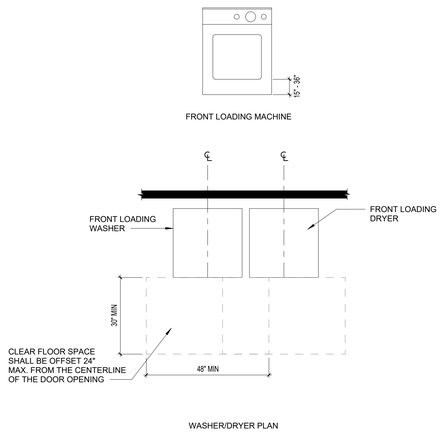
FIFTH FLOOR ENLARGED PLAN - AREA B

DATE: 03/13/2026

COMM. NO. 25116.00

DRAWING A1.14b

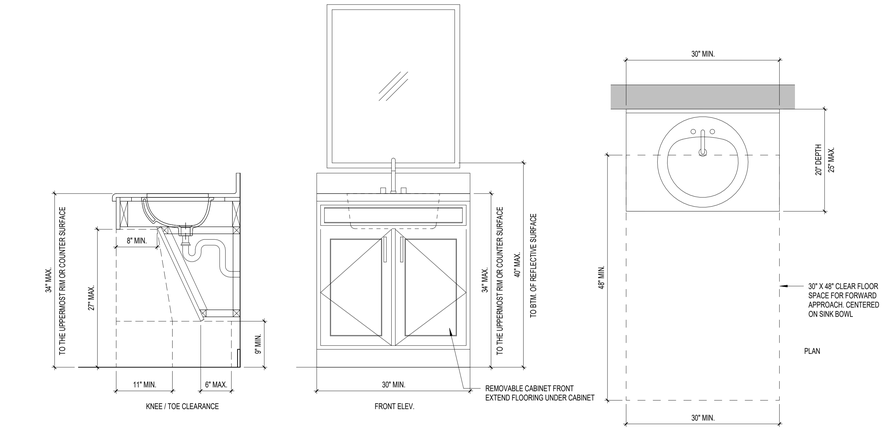
PLAN NORTH



WASHER/DRYER PLAN

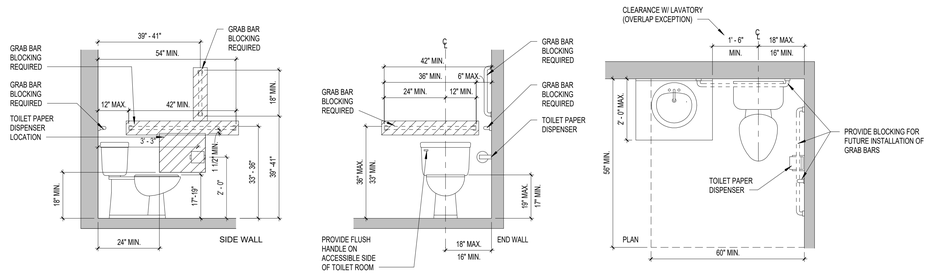
4 A2.1 ACCESSIBLE LAUNDRY EQUIPMENT (ICC A117.1-2009) TYPE A

1/2" = 1'-0"



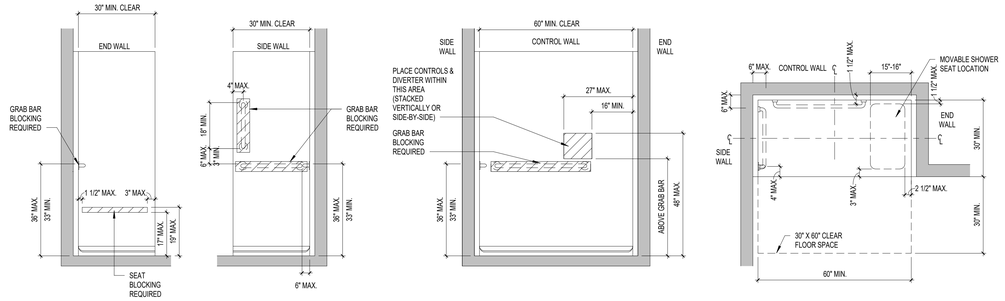
1 A2.1 ACCESSIBLE LAVATORIES (ICC/ANSI A117.1-2009) TYPE A

1" = 1'-0"



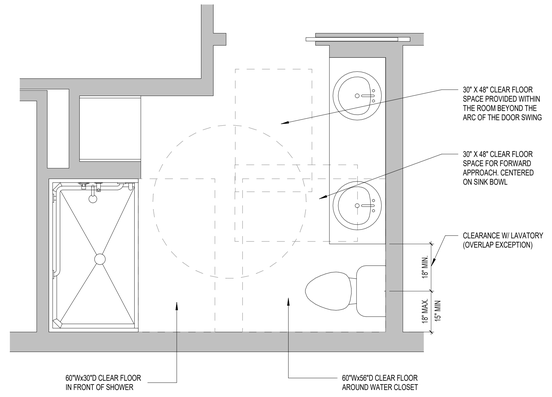
3 A2.1 ACCESSIBLE WATER CLOSETS (ICC/ANSI A117.1-2009) TYPE A

1/2" = 1'-0"



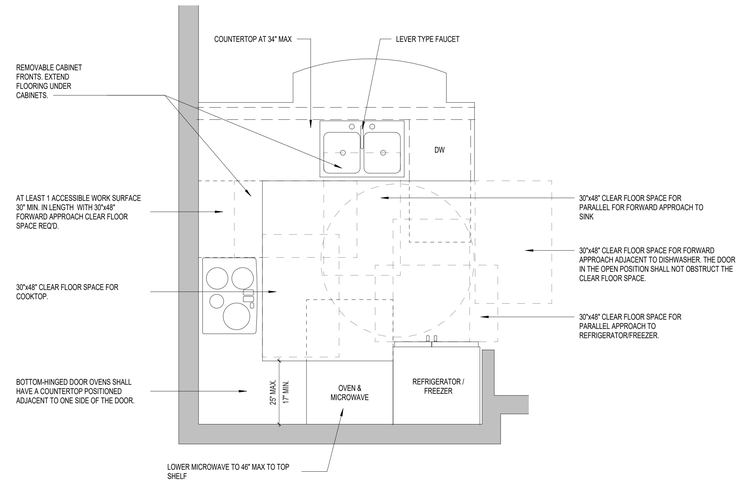
ACCESSIBLE ROLL-IN TYPE SHOWER COMPARTMENT (ICC/ANSI A117.1-2009) TYPE A

2 A2.1 1/2" = 1'-0"



TYPE A ACCESSIBLE BATHROOM (ICC/ANSI A117.1-2009)

1/2" = 1'-0"



TYPE A ACCESSIBLE KITCHEN (ICC/ANSI A117.1-2009)

1/2" = 1'-0"

GENERAL NOTES

STATE OF MISSOURI
CURTIS R. JENNINGS III
NUMBER A-2023034555
12/31/2025
ARCHITECT

PERMIT & BID SET

PROJECT TITLE

John Knox Village

MEADOWS BUILDING PHASE III

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SFCS Inc. ▪ 305 South Jefferson Street
Roanoke, Virginia 24011.2003
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DESIGNER	DAS	DRAWN	KDJ
ARCHITECT	DAS	CHECKED	SAC
ENGINEER		APPROVED	CRJ

NO.	REVISION DESCRIPTION	DATE

DRAWING TITLE

ANSI TYPE A UNIT ACCESSIBILITY DETAILS

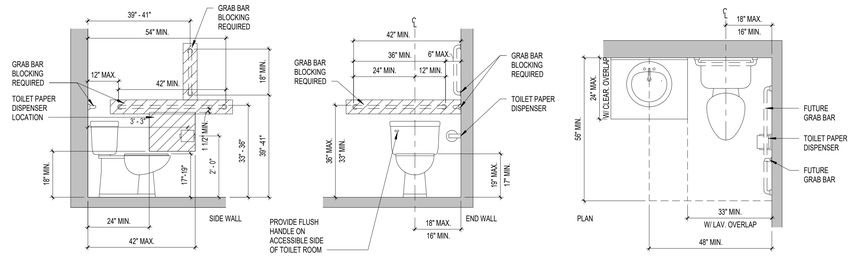
DATE: 03/13/2026

COMM. NO. 25116.00

DRAWING A2.1

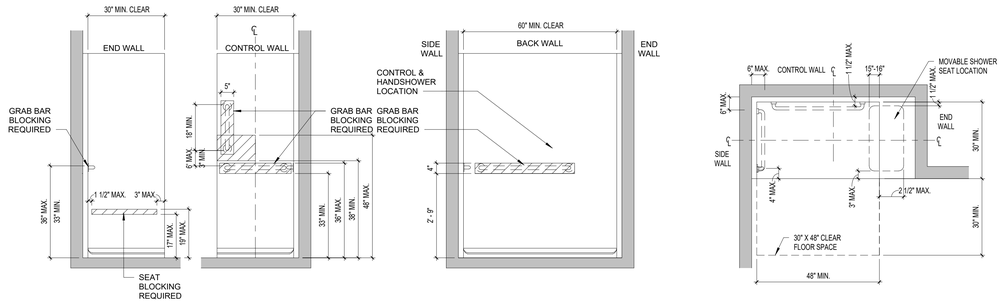
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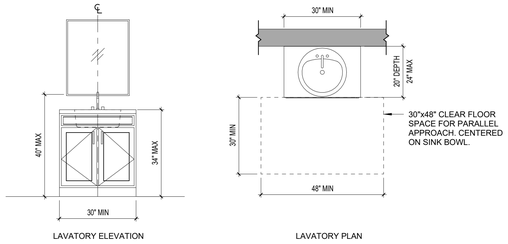
3 A2.2 ACCESSIBLE WATER CLOSETS (ICC/ANSI A117.1-2009) TYPE B

1/2" = 1'-0"



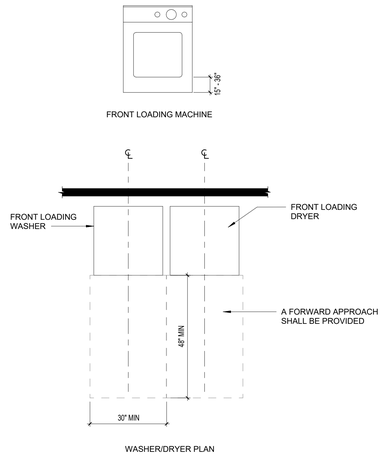
7 A2.2 ACCESSIBLE ROLL-IN TYPE SHOWER COMPARTMENT (ICC/ANSI 117.1-2009) TYPE B

1/2" = 1'-0"



4 A2.2 ACCESSIBLE LAVATORIES (ICC/ANSI A117.1-2009) TYPE B

1/2" = 1'-0"



1 A2.2 ACCESSIBLE LAUNDRY EQUIPMENT (ICC A117.1-2009) TYPE B

1/2" = 1'-0"

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COMMONWEALTH OF VIRGINIA
CURTIS R. JENNINGS III
NUMBER
A-2023034455
9/19/2024
ARCHITECT

PERMIT & BID SET

PROJECT TITLE

John Knox Village

MEADOWS BUILDING PHASE III

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DESIGNER	: DAS	DRAWN	: KDJ
ARCHITECT	: DAS	CHECKED	: SAC
ENGINEER	:	APPROVED	: CRJ

NO.	REVISION DESCRIPTION	DATE

DRAWING TITLE

ANSI TYPE B UNIT ACCESSIBILITY DETAILS

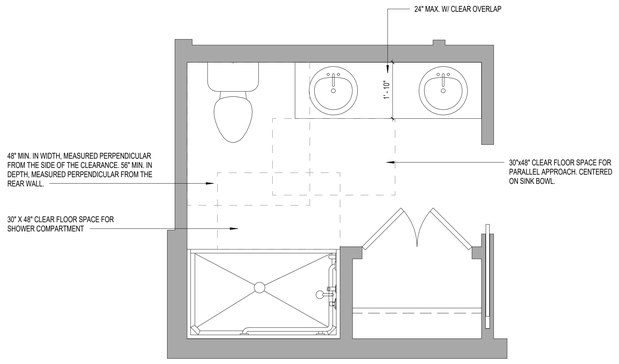
DATE: 03/13/2026

COMM. NO. 25116.00

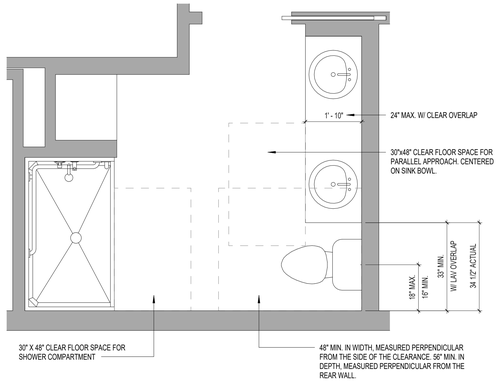
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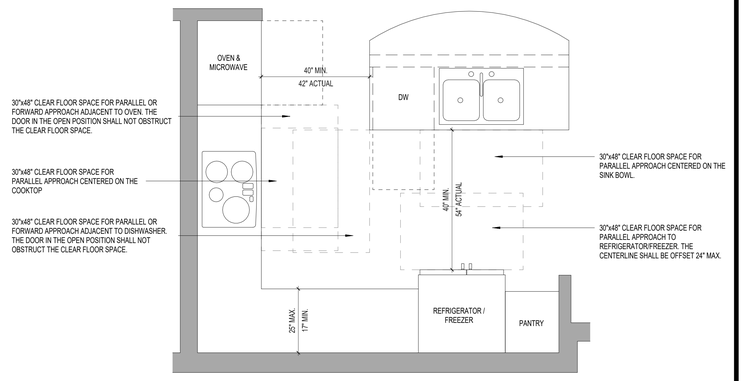
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UNIT H-2 PRIMARY BATHROOM



UNIT C & D PRIMARY BATHROOM

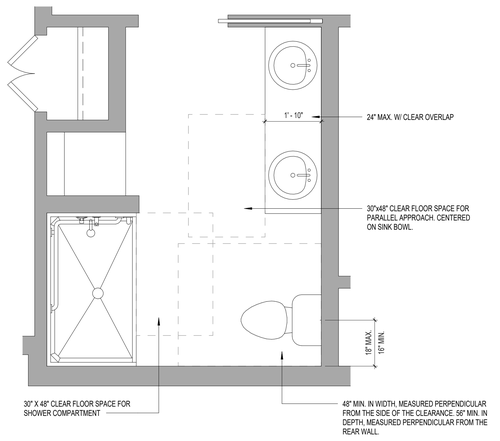


UNIT G KITCHEN

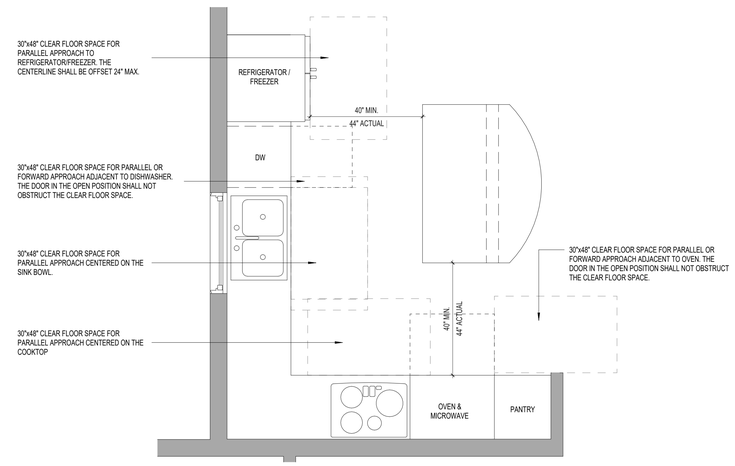
UNIT H-1 PRIMARY BATHROOM

UNIT H-2 KITCHEN

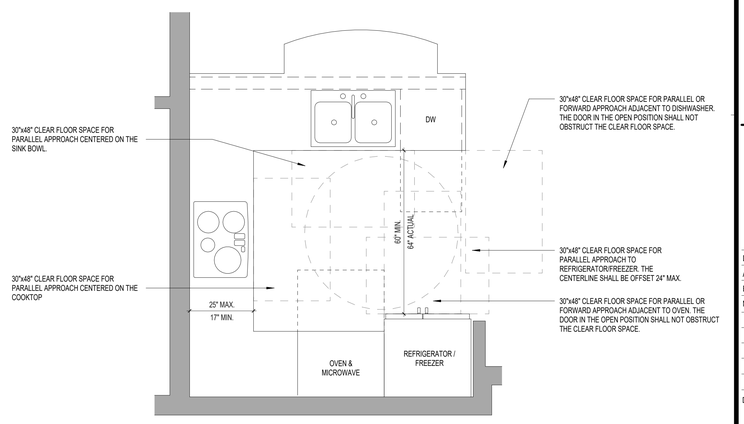
UNIT D KITCHEN



UNIT G PRIMARY BATHROOM



UNIT H-1 KITCHEN



UNIT C KITCHEN

TYPE B ACCESSIBLE KITCHENS & BATHROOMS (ICC/ANSI A117.1-2009)

1/2" = 1'-0"

GENERAL NOTES

CURTIS D. JENNINGS III
NUMBER A-2023034555
5/15/2025
ARCHITECT

PERMIT & BID SET

PROJECT TITLE

John Knox Village

MEADOWS BUILDING PHASE III

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DESIGNER : DAS	DRAWN : KDJ
ARCHITECT : DAS	CHECKED : SAC
ENGINEER :	APPROVED : CRJ

NO.	REVISION DESCRIPTION	DATE

DRAWING TITLE

ANSI TYPE B UNIT ACCESSIBILITY DETAILS

DATE: 03/13/2026
COMM. NO. 25116.00
DRAWING A2.3

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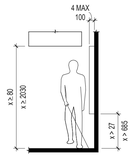


FIG. 307.2
LIMITS OF PROTRUDING OBJECTS

5 A2.4 ACCESSIBLE PROTRUDING OBJECT (ICC/ANSI A117.1-2009)

1/4" = 1'-0"

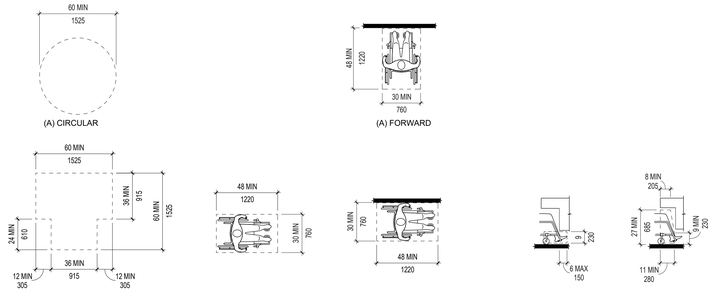


FIG. 304.3
SIZE OF TURNING SPACE

FIG. 305.3
SIZE OF CLEAR FLOOR SPACE

FIG. 305.5
POSITION OF CLEAR FLOOR SPACE

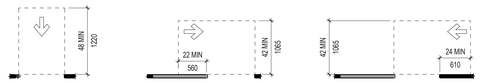
FIG. 306.2
TOE CLEARANCE

FIG. 306.3
KNEE CLEARANCE

TABLE 404.2.3.3-MANEUVERING CLEARANCES AT SLIDING AND FOLDING DOORS

	MINIMUM MANEUVERING CLEARANCES	
APPROACH DIRECTION	PERPENDICULAR TO DOORWAY	PARALLEL TO DOORWAY (BEYOND STOP OR LATCH SIDE UNLESS NOTED)
FROM FRONT	48 INCHES (1220 MM)	0 INCHES (0 MM)
FROM NONLATCH SIDE	42 INCHES (1065 MM)	22 INCHES (560 MM) [1]
FROM LATCH SIDE	42 INCHES (1065 MM)	24 INCHES (610 MM)

[1] BEYOND POCKET OR HINGE SIDE.



(A) FRONT APPROACH (B) POCKET OR HINGE APPROACH (C) STOP OR LATCH APPROACH

FIG. 404.2.3.3
MANEUVERING CLEARANCE AT SLIDING AND FOLDING DOORS

TABLE 404.2.3.2-MANEUVERING CLEARANCES AT MANUAL SWINGING DOORS

TYPE OF USE		MANEUVERING CLEARANCES AT MANUAL SWINGING DOORS	
APPROACH DIRECTION	DOOR SIDE	PERPENDICULAR TO DOORWAY	PARALLEL TO DOORWAY (BEYOND LATCH UNLESS NOTED)
FROM FRONT	PULL	60 INCHES (1525 MM)	18 INCHES (455 MM)
FROM FRONT	PUSH	48 INCHES (1220 MM)	0 INCHES (0 MM) [3]
FROM HINGE SIDE	PULL	60 INCHES (1525 MM)	36 INCHES (915 MM)
FROM HINGE SIDE	PULL	54 INCHES (1370 MM)	42 INCHES (1065 MM)
FROM HINGE SIDE	PUSH	42 INCHES (1065 MM) [1]	22 INCHES (560 MM) [3 & 4]
FROM LATCH SIDE	PULL	48 INCHES (1220 MM) [1]	24 INCHES (610 MM)
FROM LATCH SIDE	PUSH	42 INCHES (1065 MM) [2]	24 INCHES (610 MM)

[1] ADD 6 INCHES (150 MM) IF CLOSER AND LATCH PROVIDED.
[2] ADD 6 INCHES (150 MM) IF CLOSER PROVIDED.
[3] ADD 12 INCHES (305 MM) BEYOND LATCH IF CLOSER AND LATCH PROVIDED.
[4] BEYOND HINGE SIDE.

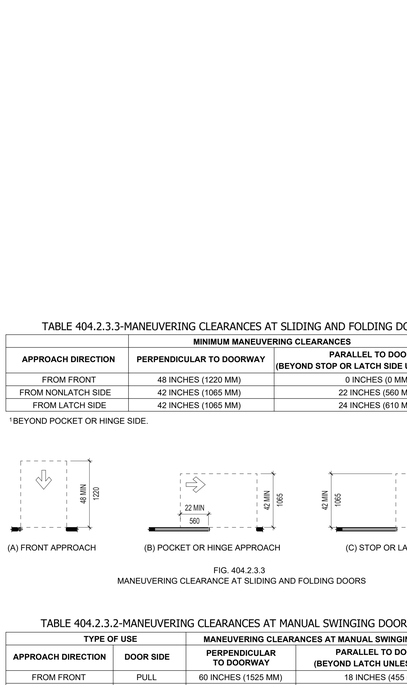


FIG. 404.2.3.2
MANEUVERING CLEARANCE AT MANUAL SWINGING DOORS

6 A2.4 ACCESSIBLE ENTRANCES (ICC A117.1-2009)

1/4" = 1'-0"

4 A2.4 ACCESSIBLE CLEARANCES (ICC/ANSI A117.1-2009)

1/4" = 1'-0"



FIG. 308.2.2 (B)
OBSTRUCTED HIGH FORWARD REACH

FIG. 308.3.2 (B)
OBSTRUCTED HIGH SIDE REACH

FIG. 308.2.1
UNOBSTRUCTED FORWARD REACH

FIG. 308.3.1
UNOBSTRUCTED SIDE REACH

3 A2.4 ACCESSIBLE REACH RANGES (ICC/ANSI A117.1-2009)

1/4" = 1'-0"

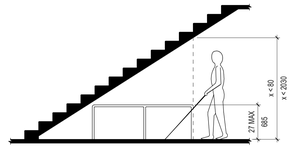


FIG. 307.4
REDUCED VERTICAL CLEARANCE

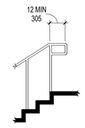


FIG. 505.10.2
TOP HANDRAIL EXTENSIONS AT STAIRS

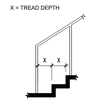
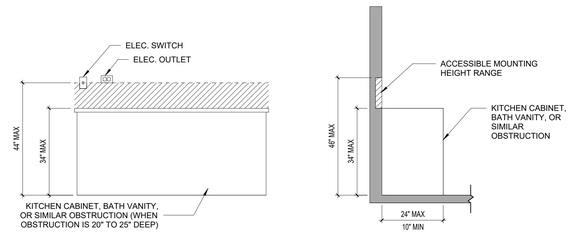


FIG. 505.10.3
BOTTOM HANDRAIL EXTENSIONS AT STAIRS

2 A2.4 ACCESSIBLE STAIR (ICC/ANSI A177.1-2009)

1/4" = 1'-0"



OBSTRUCTED HIGH FORWARD REACH

OBSTRUCTED HIGH SIDE REACH

UNOBSTRUCTED FORWARD REACH

UNOBSTRUCTED SIDE REACH

1 A2.4 ACCESSIBLE MOUNTING HEIGHTS (ICC/ANSI A117.1-2009)

1/2" = 1'-0"

GENERAL NOTES



PERMIT & BID SET

PROJECT TITLE

John Knox Village

MEADOWS BUILDING PHASE III

SFCS Architecture Engineering Planning Interiors
SFCS Inc. ▪ 305 South Jefferson Street
Roanoke, Virginia 24011.2003
540.344.6664 ▪ Fax 540.343.6925
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ARCHITECT	: DAS	CHECKED	: SAC
ENGINEER	:	APPROVED	: CRJ

NO.	REVISION DESCRIPTION	DATE

DRAWING TITLE

ANSI ACCESSIBILE DETAILS

DATE: 03/13/2026

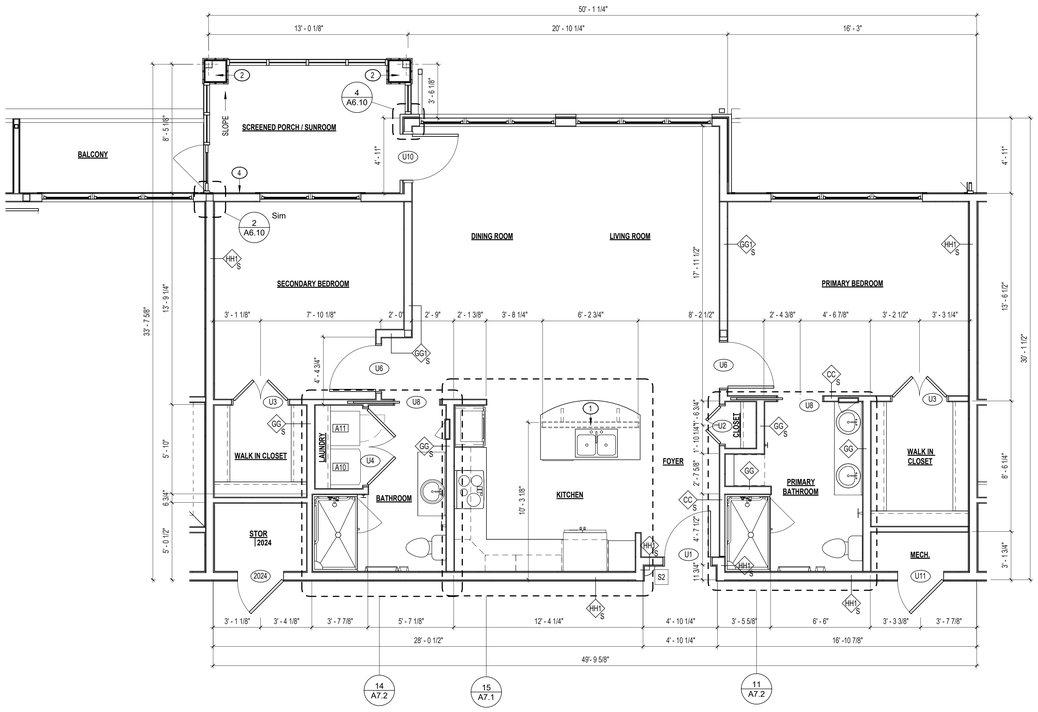
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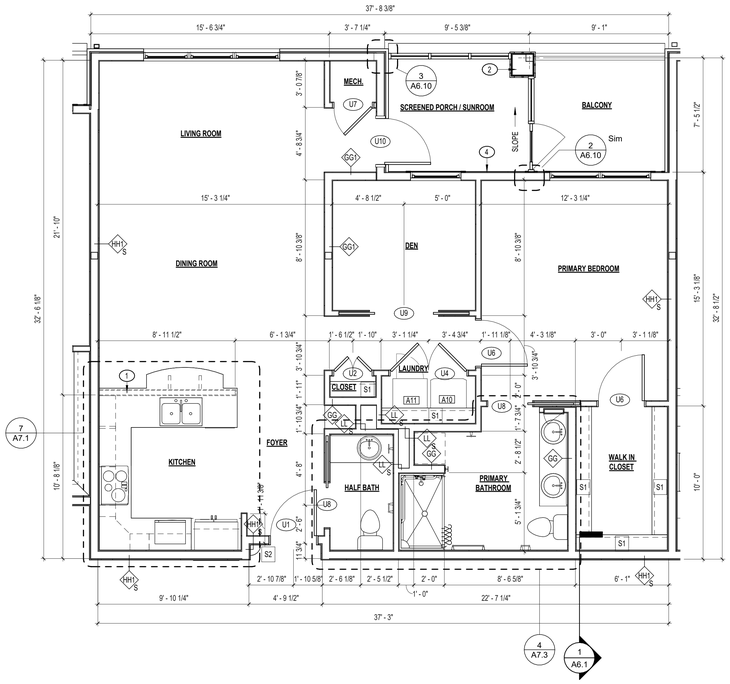
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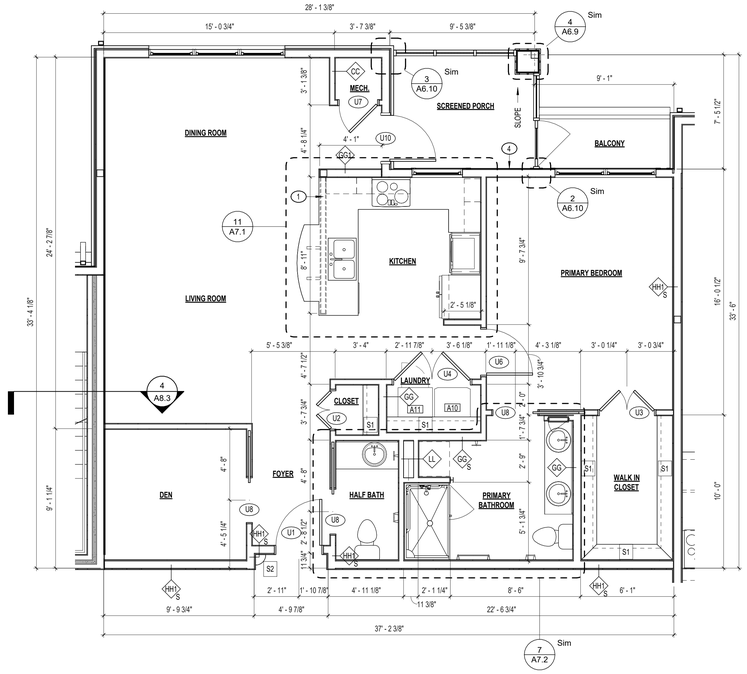
4 A2.5 **UNIT G BROOKSIDE**

1/4" = 1'-0"



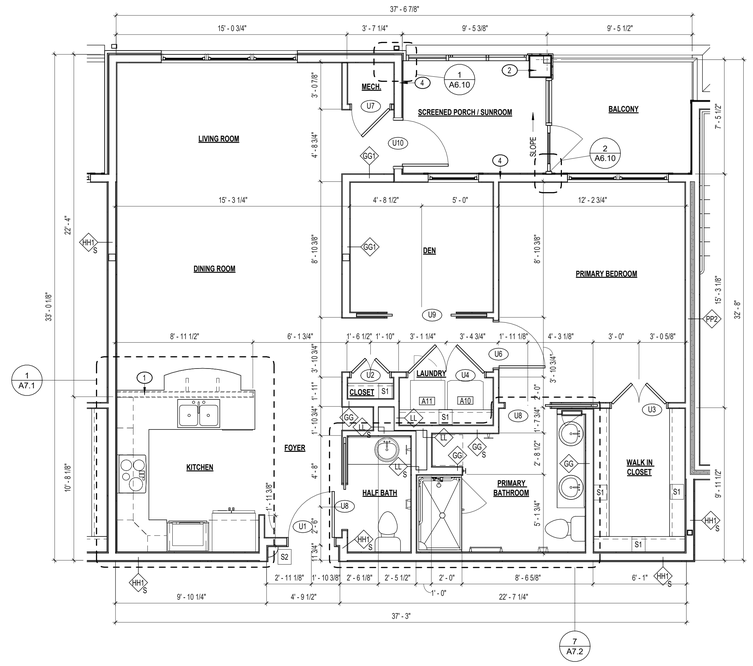
2 A2.5 **UNIT C MONARCH - TYPE A**

1/4" = 1'-0"



3 A2.5 **UNIT D MIDLAND**

1/4" = 1'-0"



1 A2.5 **UNIT C MONARCH**

1/4" = 1'-0"

GENERAL NOTES

1. PARTITIONS ARE TO BE TYPE CC U.N.O. SEE A4 SERIES FOR WALL TYPES, APPLIANCE AND TOILET ACCESSORIES SCHEDULES.
2. SEE A4.3 FOR WINDOW TYPES.
3. SEE A7 SERIES SHEETS FOR UNIT KITCHEN AND BATH ELEVATIONS.
4. SEE INTERIOR DESIGN SHEETS (I1.1A-I2.2) FOR FINISHES.
5. GC TO VERIFY WALL RATINGS PER LIFE SAFETY PLANS. SEE A0 SERIES SHEETS.
6. EXTERIOR DIMENSIONS ARE TO OUTSIDE FACE OF SHEATHING.
7. INTERIOR DIMENSIONS ARE TO OUTSIDE FACE OF STUD.
8. DOORS ARE TO BE INSTALLED SO THE BACK OF THE FRAME IS 4" TYP. TO FACE OF WALL AT INSIDE CORNER, U.N.O.
9. MAINTAIN FIRE RATING BEHIND ALL FEC'S.
10. SOUND INSULATION TO BE INSTALLED AT ALL CORRIDOR WALLS, DEMISING WALLS, BEDROOM WALLS, LAUNDRY WALLS, AND BATHROOM WALLS.

PLAN NOTES

1. PARTITION TYPE 'CC' BELOW COUNTERTOP
2. REFER TO DETAIL 1A6.8 AND 2A6.8
3. DOOR AT SECOND FLOOR ONLY
4. WALL TYPE JJ AT SUNROOM

STATE OF MISSOURI
CHRISTOPHER R. JENNINGS III
NUMBER A-2023034555
3/19/2026
ARCHITECT

PERMIT & BID SET

PROJECT TITLE

John Knox Village

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Architecture
Engineering
Planning
Interiors

DESIGNER	DAS	DRAWN	AKG
ARCHITECT	DAS	CHECKED	SAC
ENGINEER		APPROVED	CRJ

NO.	REVISION DESCRIPTION	DATE

DRAWING TITLE

ENLARGED UNIT PLANS

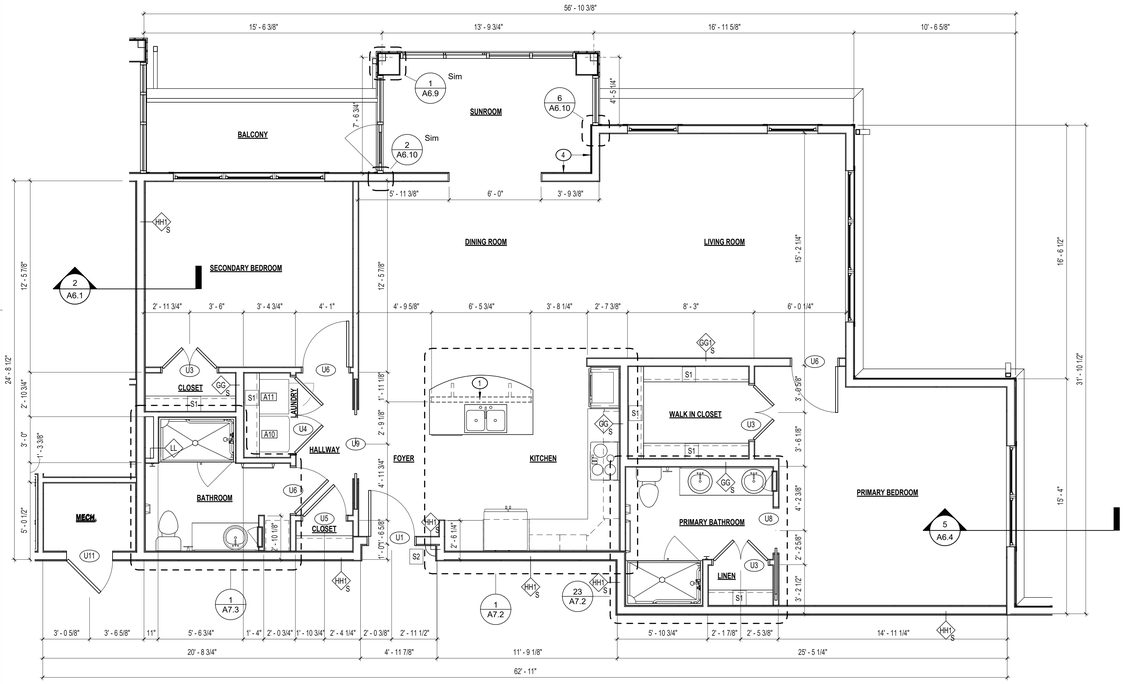
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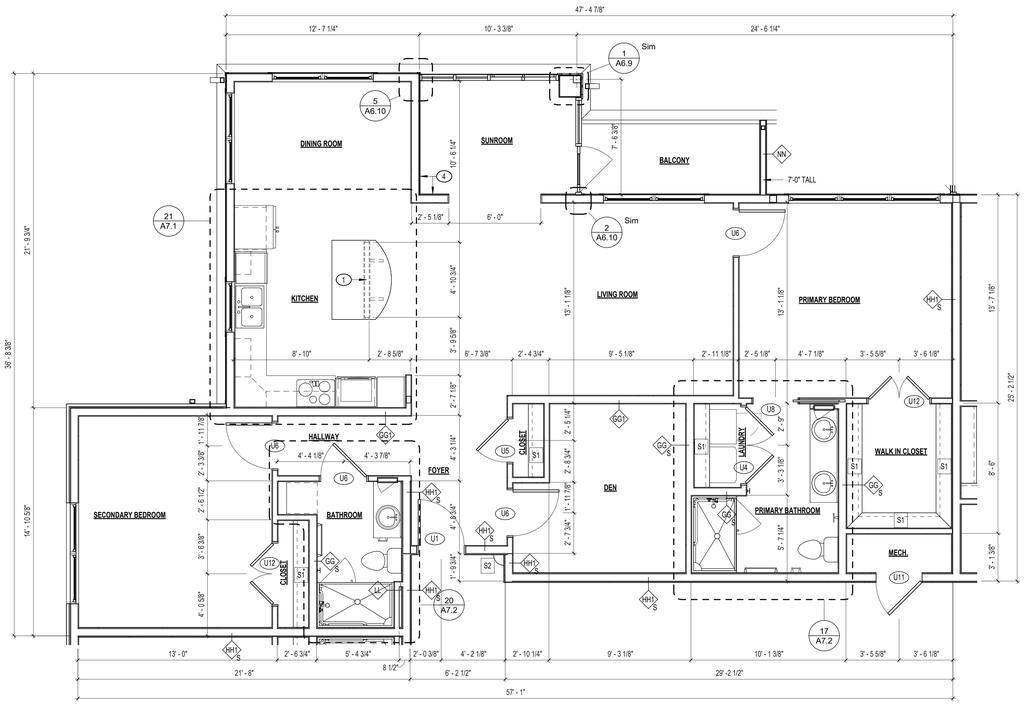
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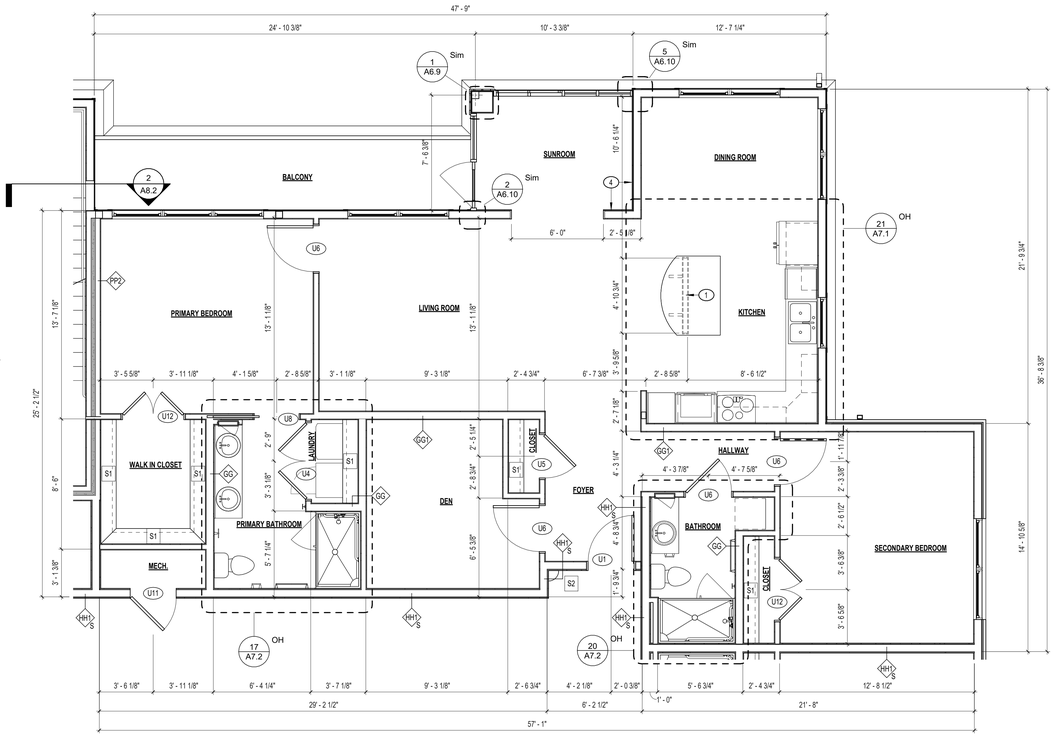
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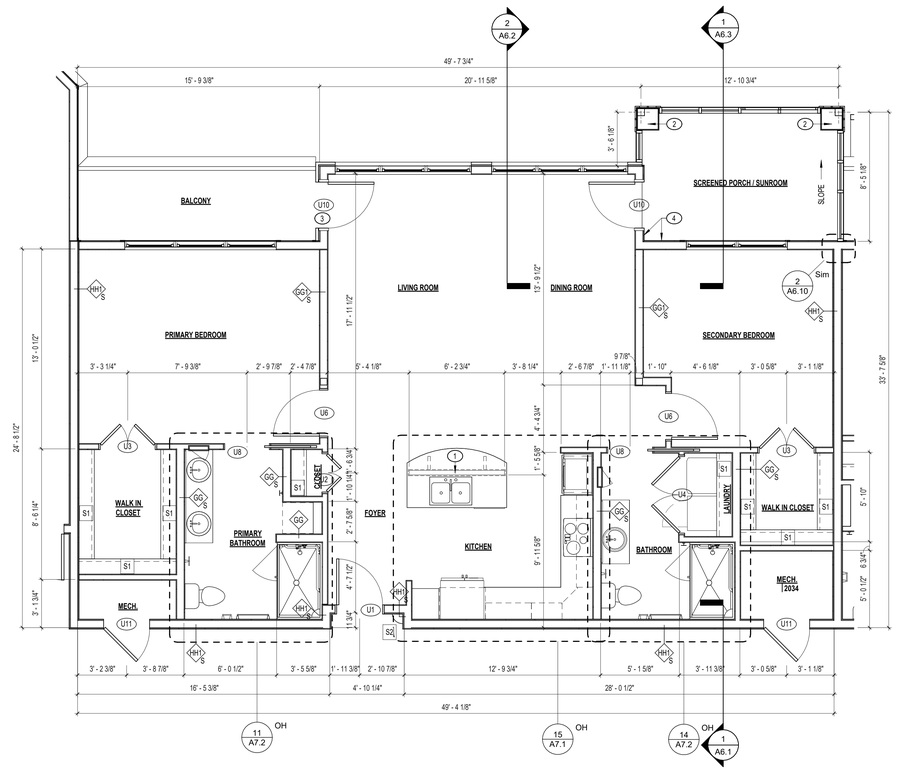
4 A2.6 UNIT H-2 PLAZA
1/4" = 1'-0"



2 A2.6 UNIT H-1A ROYAL
1/4" = 1'-0"



3 A2.6 UNIT H-1A ROYAL MIRRORED
1/4" = 1'-0"



1 A2.6 UNIT G BROOKSIDE MIRRORED
1/4" = 1'-0"

GENERAL NOTES

1. PARTITIONS ARE TO BE TYPE CC U.N.O. SEE A4 SERIES FOR WALL TYPES, APPLIANCE AND TOILET ACCESSORIES SCHEDULES.
2. SEE A4.3 FOR WINDOW TYPES.
3. SEE A7 SERIES SHEETS FOR UNIT KITCHEN AND BATH ELEVATIONS.
4. SEE INTERIOR DESIGN SHEETS (I1.1A-I2.2) FOR FINISHES.
5. GC TO VERIFY WALL RATINGS PER LIFE SAFETY PLANS. SEE A0 SERIES SHEETS.
6. EXTERIOR DIMENSIONS ARE TO OUTSIDE FACE OF SHEATHING.
7. INTERIOR DIMENSIONS ARE TO OUTSIDE FACE OF STUD.
8. DOORS ARE TO BE INSTALLED SO THE BACK OF THE FRAME IS 4" TYP. TO FACE OF WALL AT INSIDE CORNER, U.N.O.
9. MAINTAIN FIRE RATING BEHIND ALL FEC'S.
10. SOUND INSULATION TO BE INSTALLED AT ALL CORRIDOR WALLS, DEMISING WALLS, BEDROOM WALLS, LAUNDRY WALLS, AND BATHROOM WALLS.

PLAN NOTES

1. PARTITION TYPE 'CC' BELOW COUNTERTOP
2. REFER TO DETAIL 1A6.8 AND 2A6.8
3. DOOR AT SECOND FLOOR ONLY
4. WALL TYPE JJ AT SUNROOM

STATE OF MISSISSIPPI
CHARLES
JENNINGS III
NUMBER
A-2023034555
3/19/2026
ARCHITECT

PERMIT & BID SET

PROJECT TITLE

John Knox Village

MEADOWS BUILDING PHASE III

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ARCHITECT	DAS	CHECKED	SAC
ENGINEER		APPROVED	CRJ

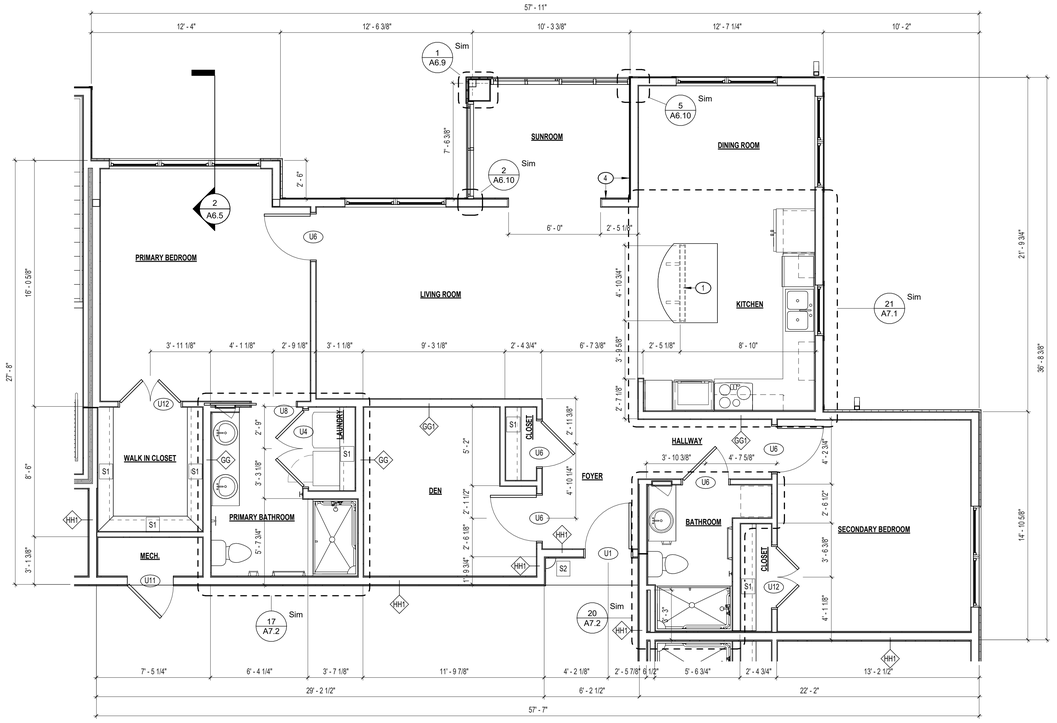
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ENLARGED UNIT PLANS

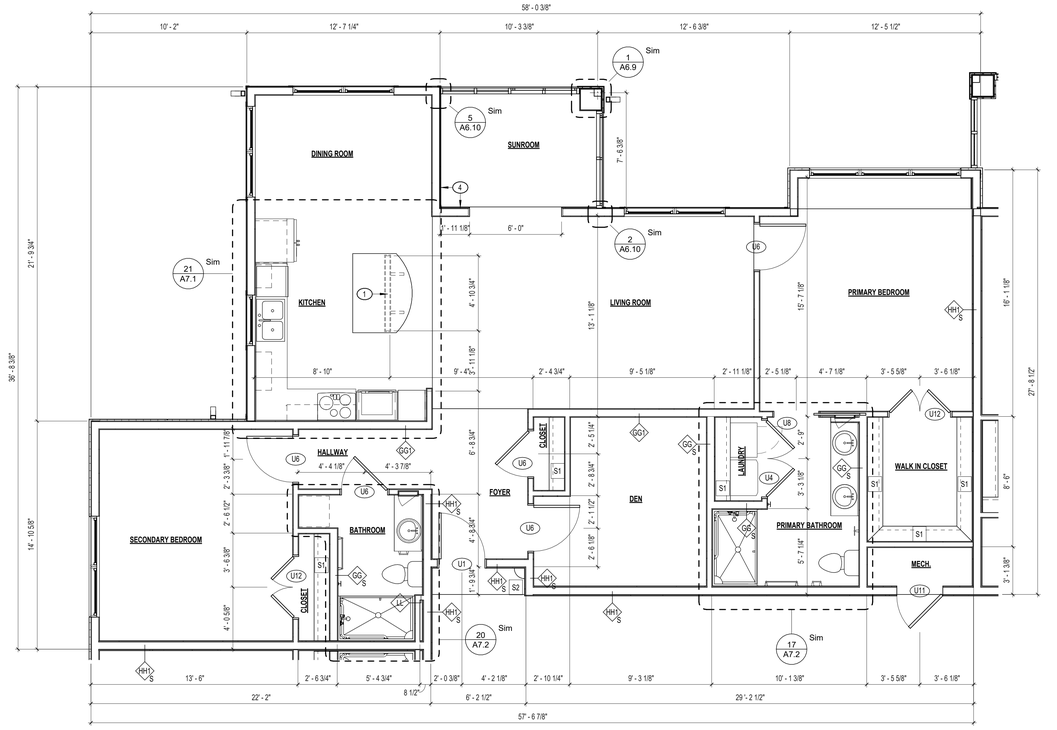
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2 A2.7 UNIT H-1B ROYAL MIRRORED

1/4" = 1'-0"



1 A2.7 UNIT H-1B ROYAL

1/4" = 1'-0"

GENERAL NOTES

1. PARTITIONS ARE TO BE TYPE CC U.N.O. SEE A4 SERIES FOR WALL TYPES, APPLIANCE AND TOILET ACCESSORIES SCHEDULES.
2. SEE A4.3 FOR WINDOW TYPES.
3. SEE A7 SERIES SHEETS FOR UNIT KITCHEN AND BATH ELEVATIONS.
4. SEE INTERIOR DESIGN SHEETS (I1.1A-I2.2) FOR FINISHES.
5. GC TO VERIFY WALL RATINGS PER LIFE SAFETY PLANS. SEE A0 SERIES SHEETS.
6. EXTERIOR DIMENSIONS ARE TO OUTSIDE FACE OF SHEATHING.
7. INTERIOR DIMENSIONS ARE TO OUTSIDE FACE OF STUD.
8. DOORS ARE TO BE INSTALLED SO THE BACK OF THE FRAME IS 4" TYP. TO FACE OF WALL AT INSIDE CORNER, U.N.O.
9. MAINTAIN FIRE RATING BEHIND ALL FEC'S.
10. SOUND INSULATION TO BE INSTALLED AT ALL CORRIDOR WALLS, DEMISING WALLS, BEDROOM WALLS, LAUNDRY WALLS, AND BATHROOM WALLS.

PLAN NOTES

1. PARTITION TYPE 'CC' BELOW COUNTERTOP
2. REFER TO DETAIL 1A6.8 AND 2A6.8
3. DOOR AT SECOND FLOOR ONLY
4. WALL TYPE JJ AT SUNROOM

STATE OF MISSOURI
CHARLES JENNINGS III
NUMBER A-2023034555
9/19/2025
ARCHITECT

PERMIT & BID SET

PROJECT TITLE

John Knox Village

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ARCHITECT	: DAS	CHECKED	: SAC
ENGINEER	:	APPROVED	: CRJ

NO.	REVISION DESCRIPTION	DATE

DRAWING TITLE

ENLARGED UNIT PLANS

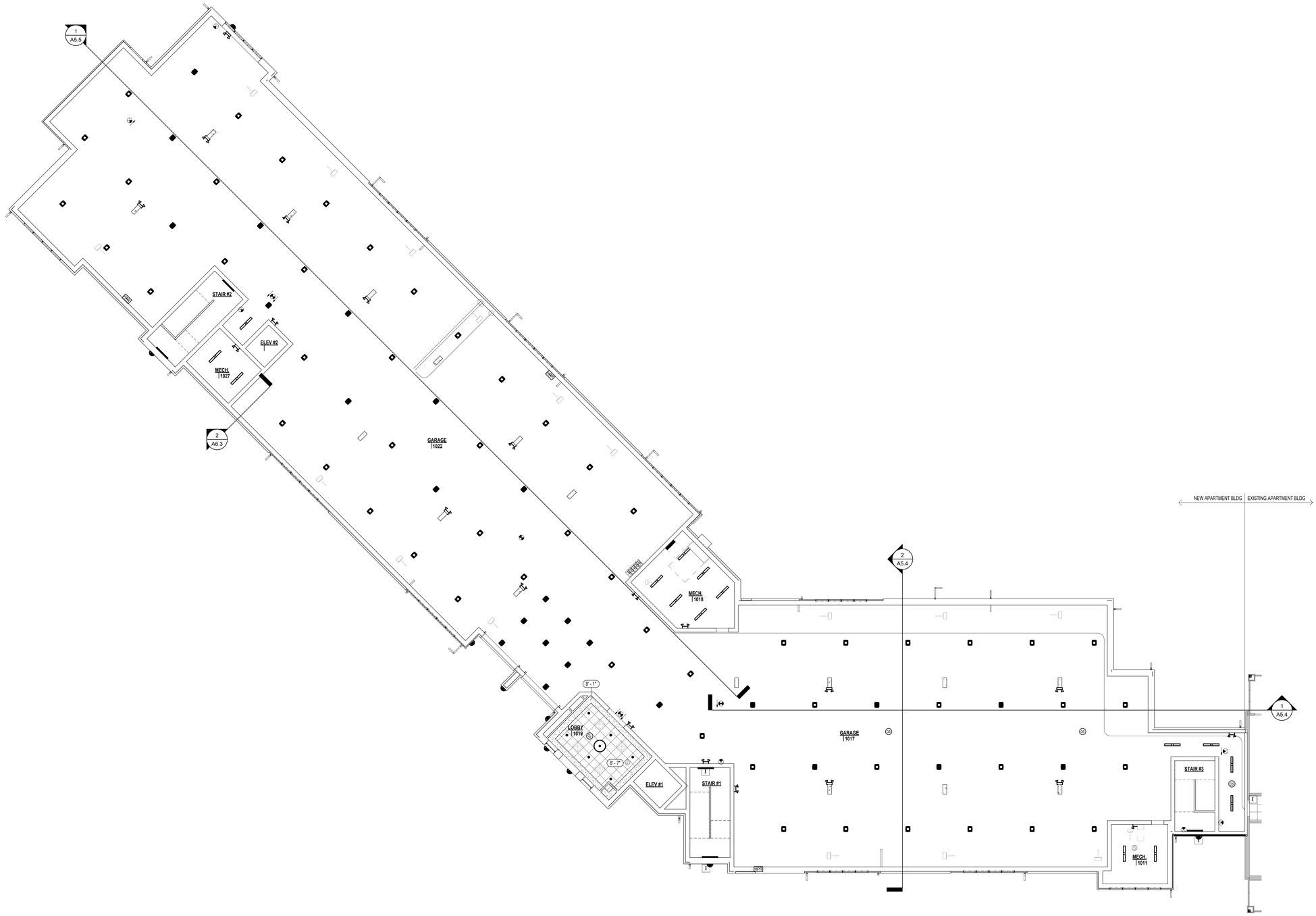
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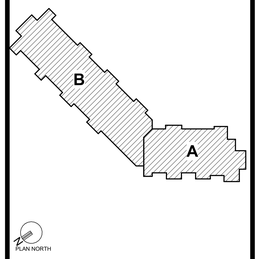


1 A3.1 1-FIRST FLOOR REFLECTED CEILING PLAN

3/32" = 1'-0"

PLAN NORTH

KEYPLAN



PLAN NORTH

REFLECTED CEILING PLAN LEGEND

- PAINTED GYPSUM BOARD
- SUSPENDED ACOUSTIC CEILING SYSTEM
- RECESSED TROFFER
- RECESSED DOWNLIGHT
- SURFACE FIXTURE LIGHT
- CEILING DIFFUSER
- CEILING OUTLET
- CEILING DATA
- SMOKE DETECTOR
- SPEAKER
- SPRINKLER
- HEAT DETECTOR
- FIRE ALARM SPEAKER
- EXIT SIGN
- SUSPENDED LINEAR LIGHT FIXTURE
- LINEAR DIFFUSER

PLAN NOTES

1. OPEN TO STRUCTURE AT SCREENED PORCHES. 10'-4" AT SUNROOMS ON 2ND, 3RD & 4TH FLOORS. 11'-2 7/8" AT 5TH FLOOR.
2. OPEN TO STRUCTURE AT SCREENED PORCHES. 10'-4" AT SUNROOMS ON 2ND, 3RD & 4TH FLOORS. 8'-10 7/8" AT 5TH FLOOR.
3. 8'-10 7/8" AFF AT FIFTH FLOOR
4. 9'-11 5/8" AFF AT FIFTH FLOOR
5. 9' - 1 3/8" AT FOURTH FLOOR
6. 10' - 2 1/8" AT FOURTH FLOOR

COMMONWEALTH OF MISSOURI
CURTIS R. JENNINGS III
NUMBER A-2023034555
3/13/2026
ARCHITECT

PERMIT & BID SET

PROJECT TITLE

John Knox Village

MEADOWS BUILDING PHASE III

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DESIGNER	: DAS	DRAWN	: AKG
ARCHITECT	: DAS	CHECKED	: SAC
ENGINEER	:	APPROVED	: CRJ

NO.	REVISION DESCRIPTION	DATE

DRAWING TITLE

GARAGE REFLECTED CEILING PLAN

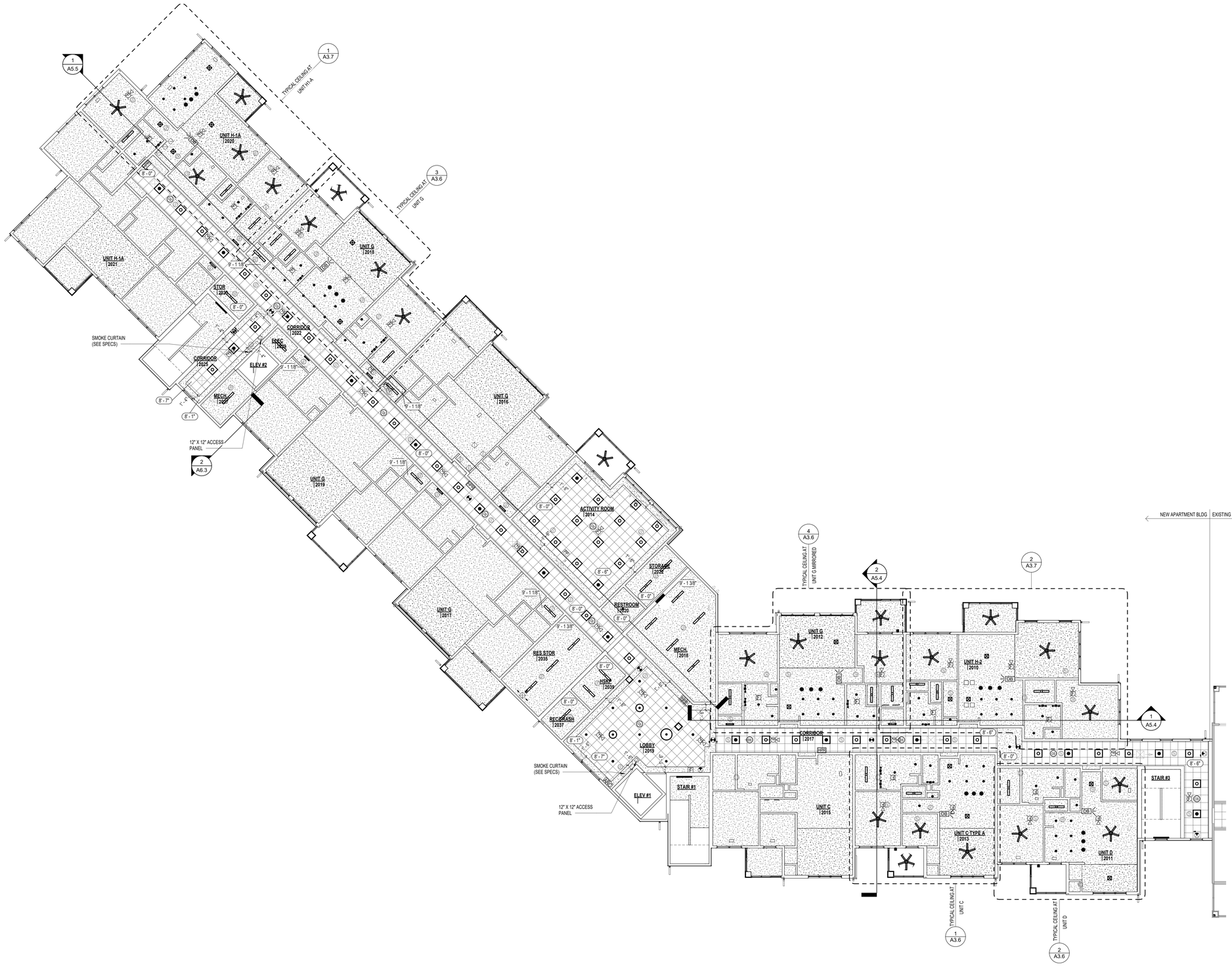
DATE: 03/13/2026

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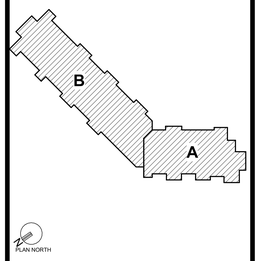
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1 A3.2 2-SECOND FLOOR REFLECTED CEILING PLAN

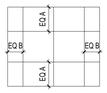
3/32" = 1'-0"

KEYPLAN



GENERAL NOTES

1. ALL ACOUSTICAL CEILINGS SHALL BE CENTERED IN THE ROOMS WITH EQUAL SIZE PANELS AT OPPOSITE SIDES OF THE ROOM - TYPICAL WHETHER INDICATED OR NOT.



2. ACOUSTICAL CEILINGS IN ADJACENT EXTERIOR DOORS SHALL HAVE HOLD DOWN CLIPS 4'-0" MIN. FROM DOOR- TYP.

3. LIGHTING FIXTURES TO BE CENTERED WITHIN THE GRID.

REFLECTED CEILING PLAN LEGEND

- PAINTED GYPSUM BOARD
- SUSPENDED ACOUSTIC CEILING SYSTEM
- RECESSED TROFFER
- RECESSED DOWNLIGHT
- SURFACE FIXTURE LIGHT
- CEILING DIFFUSER
- CEILING OUTLET
- CEILING DATA
- SMOKE DETECTOR
- SPEAKER
- SPRINKLER
- HEAT DETECTOR
- FIRE ALARM SPEAKER
- EXIT SIGN
- SUSPENDED LINEAR LIGHT FIXTURE
- LINEAR DIFFUSER



PERMIT & BID SET

PROJECT TITLE

John Knox Village

MEADOWS BUILDING PHASE III

SFCS Architecture Engineering Planning Interiors

SFCS Inc. ▪ 305 South Jefferson Street
Roanoke, Virginia 24011.2003
540.344.6664 ▪ Fax 540.343.6925
www.sfcs.com

DESIGNER : DAS	DRAWN : AKG
ARCHITECT : DAS	CHECKED : SAC
ENGINEER :	APPROVED : CRJ

NO.	REVISION DESCRIPTION	DATE

DRAWING TITLE

SECOND FLOOR REFLECTED CEILING PLAN

DATE: 03/13/2026

COMM. NO. 25116.00

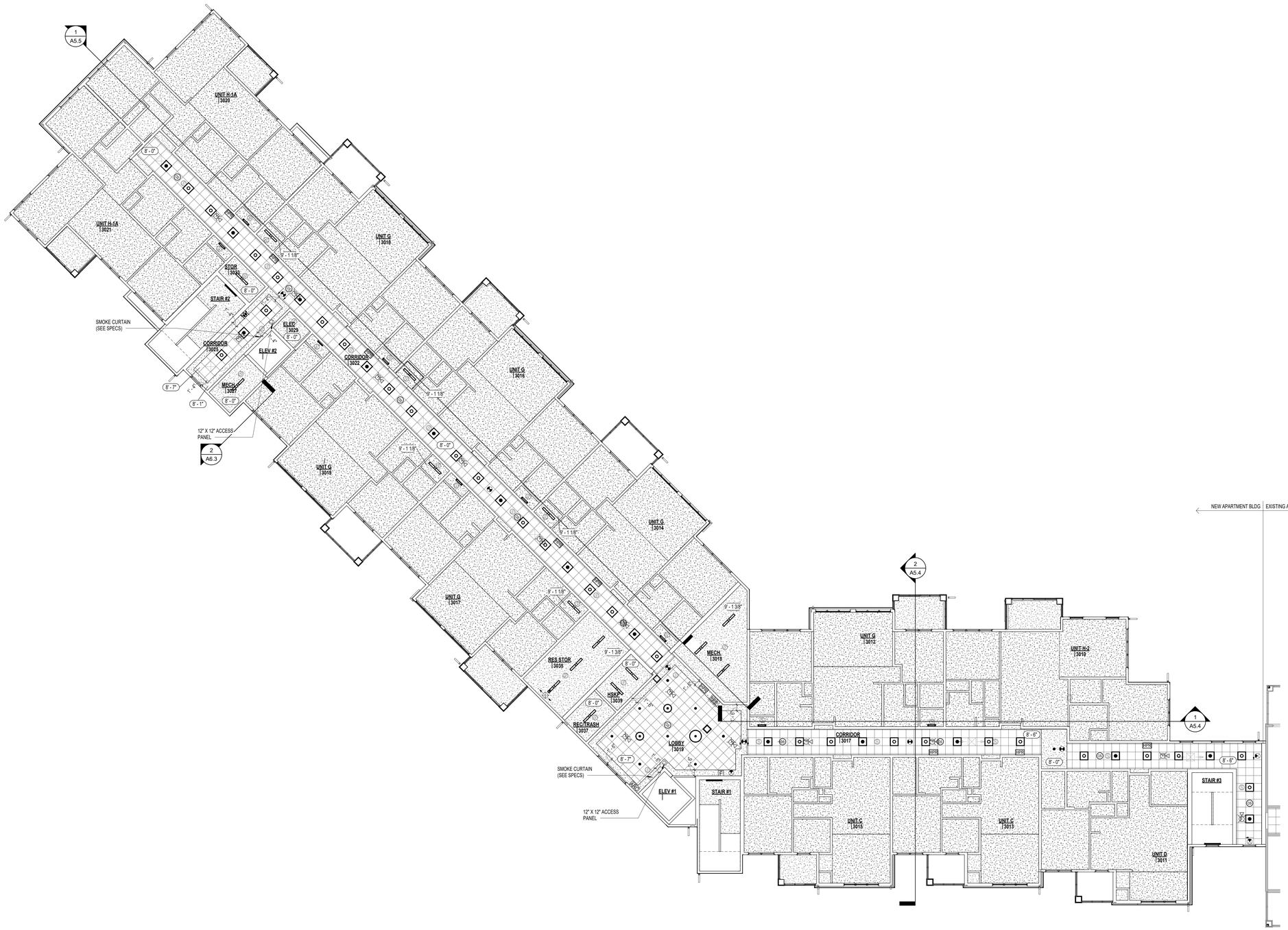
DRAWING A3.2

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Roanoke, Virginia 24011.2003

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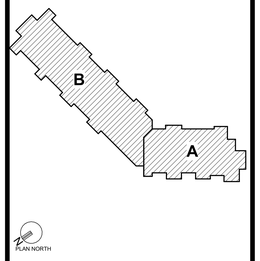
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1 A3.3 3-THIRD FLOOR REFLECTED CEILING PLAN

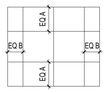
3/32" = 1'-0"

KEYPLAN



GENERAL NOTES

1. ALL ACOUSTICAL CEILINGS SHALL BE CENTERED IN THE ROOMS WITH EQUAL SIZE PANELS AT OPPOSITE SIDES OF THE ROOM - TYPICAL WHETHER INDICATED OR NOT.



2. ACOUSTICAL CEILINGS IN ADJACENT EXTERIOR DOORS SHALL HAVE HOLD DOWN CLIPS 4'-0" MIN. FROM DOOR- TYP.

3. LIGHTING FIXTURES TO BE CENTERED WITHIN THE GRID.

REFLECTED CEILING PLAN LEGEND

- PAINTED GYPSUM BOARD
- SUSPENDED ACOUSTIC CEILING SYSTEM
- RECESSED TROFFER
- RECESSED DOWNLIGHT
- SURFACE FIXTURE LIGHT
- CEILING DIFFUSER
- CEILING OUTLET
- CEILING DATA
- SMOKE DETECTOR
- SPEAKER
- SPRINKLER
- HEAT DETECTOR
- FIRE ALARM SPEAKER
- EXIT SIGN
- SUSPENDED LINEAR LIGHT FIXTURE
- LINEAR DIFFUSER

STATE OF MISSOURI
CHARLES
JENNINGS III
NUMBER
A-2023034555
3/13/2026
ARCHITECT

PERMIT & BID SET

PROJECT TITLE

John Knox Village

MEADOWS BUILDING PHASE III

SFCS Architecture Engineering Planning Interiors

SFCS Inc. ▪ 305 South Jefferson Street
Roanoke, Virginia 24011.2003
540.344.6664 ▪ Fax 540.343.6925
www.sfcs.com

DESIGNER	DAS	DRAWN	AKG
ARCHITECT	DAS	CHECKED	SAC
ENGINEER		APPROVED	CRJ

NO.	REVISION DESCRIPTION	DATE

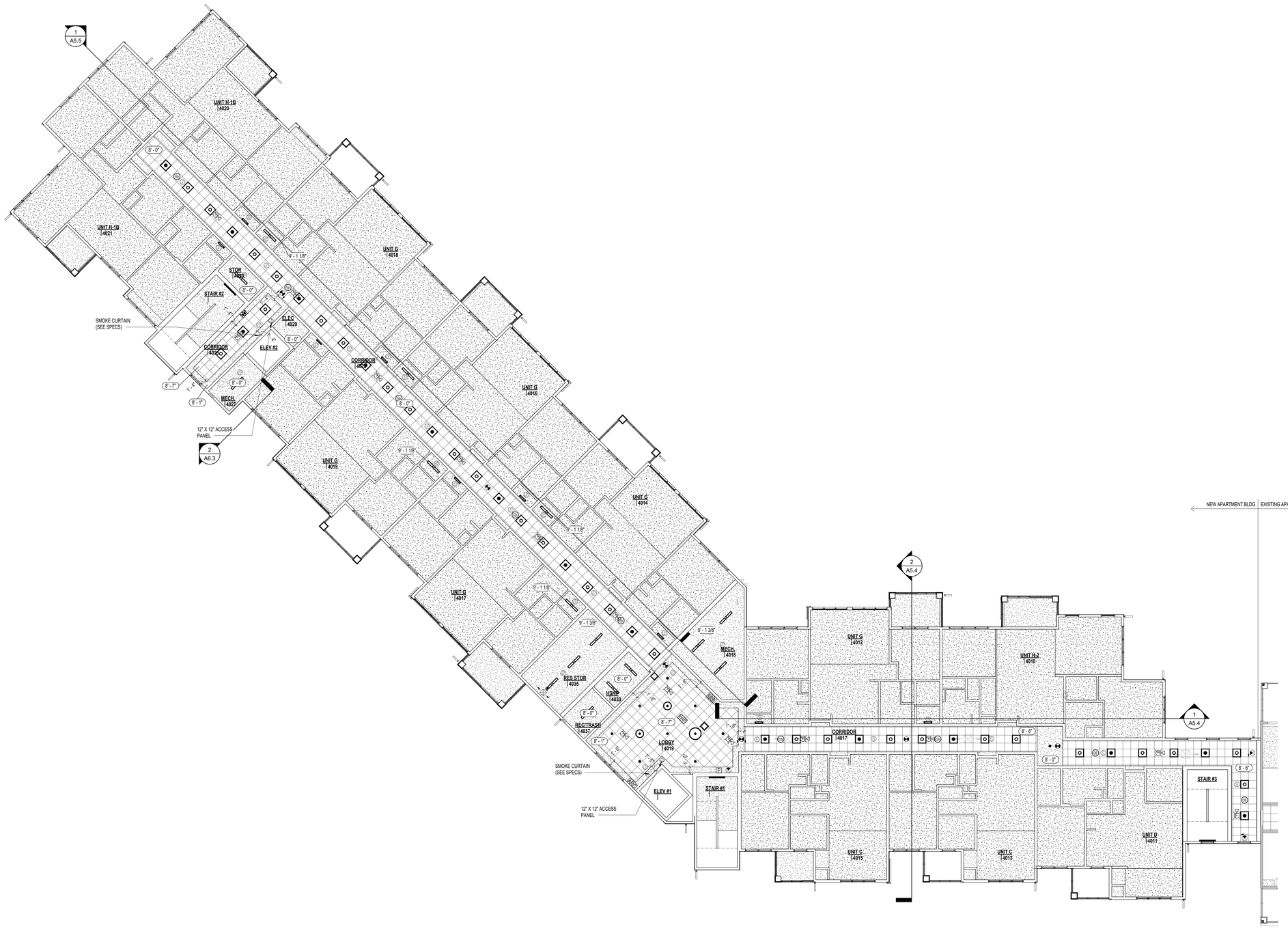
DRAWING TITLE

THIRD FLOOR REFLECTED CEILING PLAN

DATE:	03/13/2026	DRAWING
COMM. NO.	25116.00	A3.3

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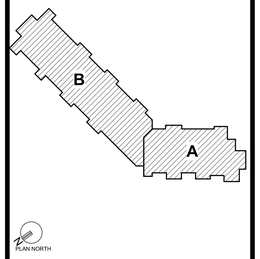
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1 A3.4 4-FOURTH FLOOR REFLECTED CEILING PLAN

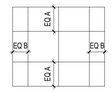
3/32" = 1'-0"

KEYPLAN



GENERAL NOTES

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3. LIGHTING FIXTURES TO BE CENTERED WITHIN THE GRID.

REFLECTED CEILING PLAN LEGEND

- PAINTED GYPSUM BOARD
- SUSPENDED ACOUSTIC CEILING SYSTEM
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- HEAT DETECTOR
- FIRE ALARM SPEAKER
- EXIT SIGN
- SUSPENDED LINEAR LIGHT FIXTURE
- LINEAR DIFFUSER

STATE OF MISSOURI
CHRISTOPHER R. JENNINGS III
NUMBER A-2023034555
3/19/2026
ARCHITECT

PERMIT & BID SET

PROJECT TITLE

John Knox Village

MEADOWS BUILDING PHASE III

SFCS Architecture Engineering Planning Interiors
SFCS Inc. ▪ 305 South Jefferson Street
Roanoke, Virginia 24011.2003
540.344.6664 ▪ Fax 540.343.6925
www.sfcs.com

DESIGNER	DAS	DRAWN	AKG
ARCHITECT	DAS	CHECKED	SAC
ENGINEER		APPROVED	CRJ

NO.	REVISION DESCRIPTION	DATE

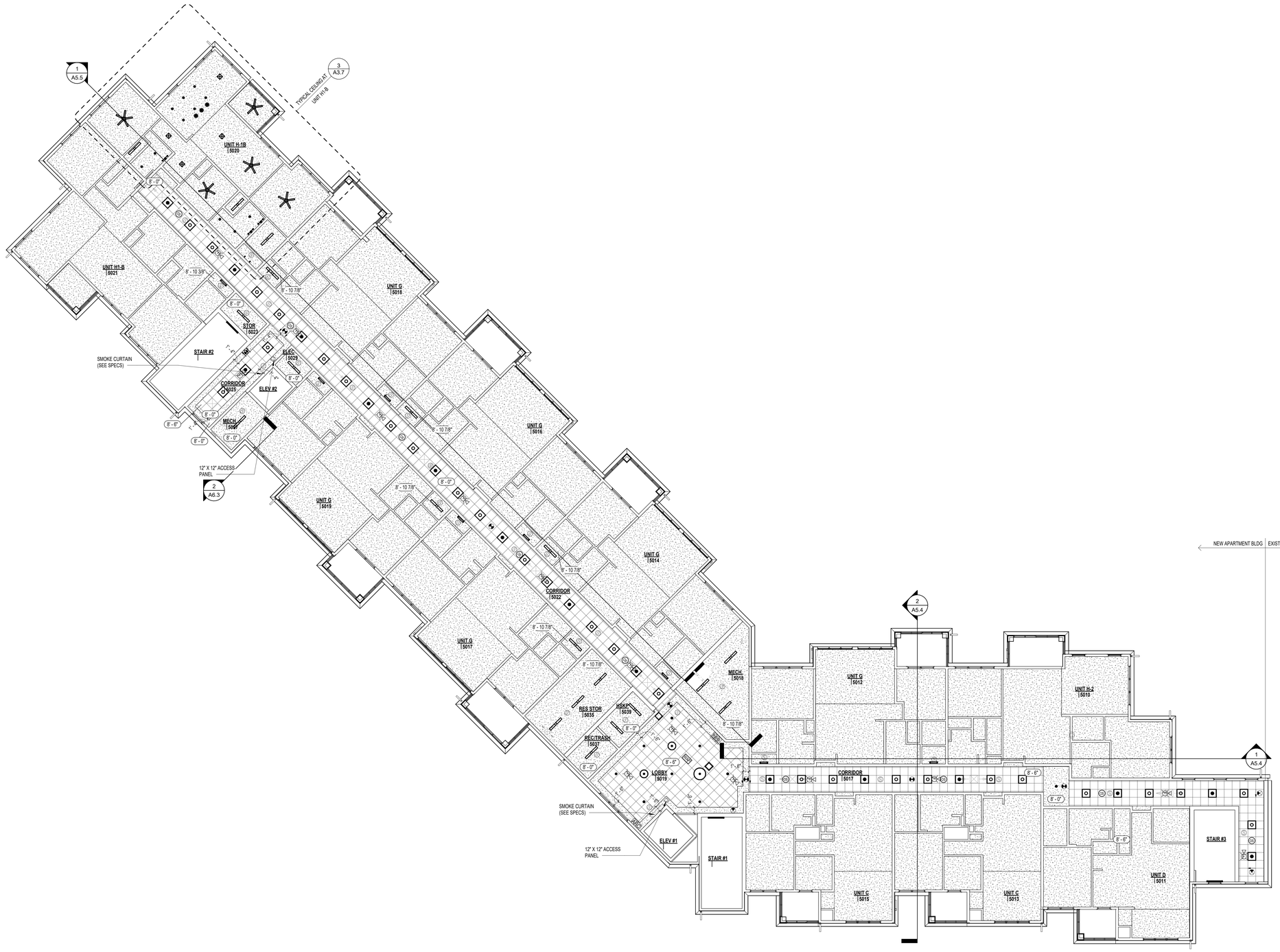
DRAWING TITLE

FOURTH FLOOR
REFLECTED CEILING PLAN

DATE:	03/13/2026	DRAWING	A3.4
COMM. NO.	25116.00		

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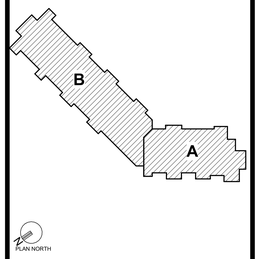
1 A3.5 5-FIFTH FLOOR REFLECTED CEILING PLAN

3/32" = 1'-0"

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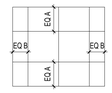
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Roanoke, Virginia 24011-2003

KEYPLAN



GENERAL NOTES

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- CEILING DATA
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- HEAT DETECTOR
- FIRE ALARM SPEAKER
- EXIT SIGN
- SUSPENDED LINEAR LIGHT FIXTURE
- LINEAR DIFFUSER

STATE OF MISSOURI
CURTIS J. JENNINGS III
NUMBER A-2023034555
9/15/2025
ARCHITECT

PERMIT & BID SET

PROJECT TITLE

John Knox Village

MEADOWS BUILDING PHASE III

SFCS Architecture Engineering Planning Interiors
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Roanoke, Virginia 24011.2003
540.344.6664 • Fax 540.343.6925
www.sfcs.com

DESIGNER	DAS	DRAWN	AKG
ARCHITECT	DAS	CHECKED	SAC
ENGINEER		APPROVED	CRJ

NO.	REVISION DESCRIPTION	DATE

DRAWING TITLE

FIFTH FLOOR REFLECTED CEILING PLAN

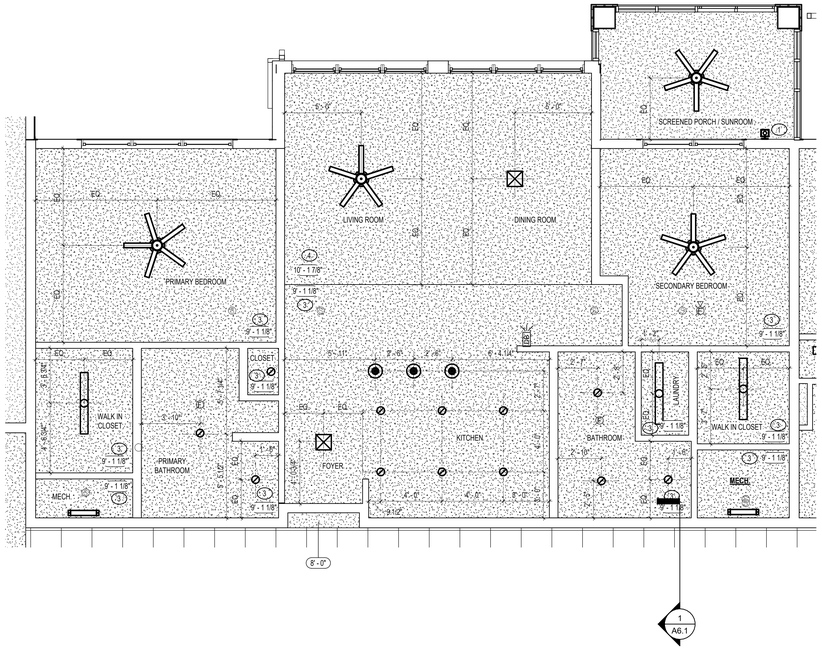
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COMM. NO. 25116.00

DRAWING A3.5

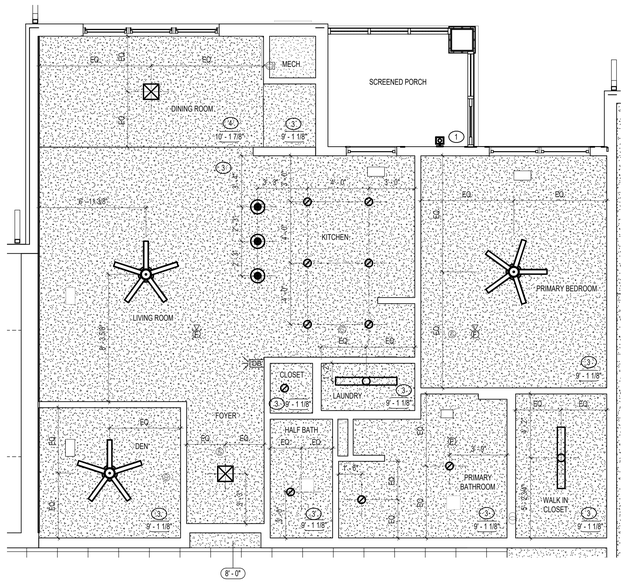
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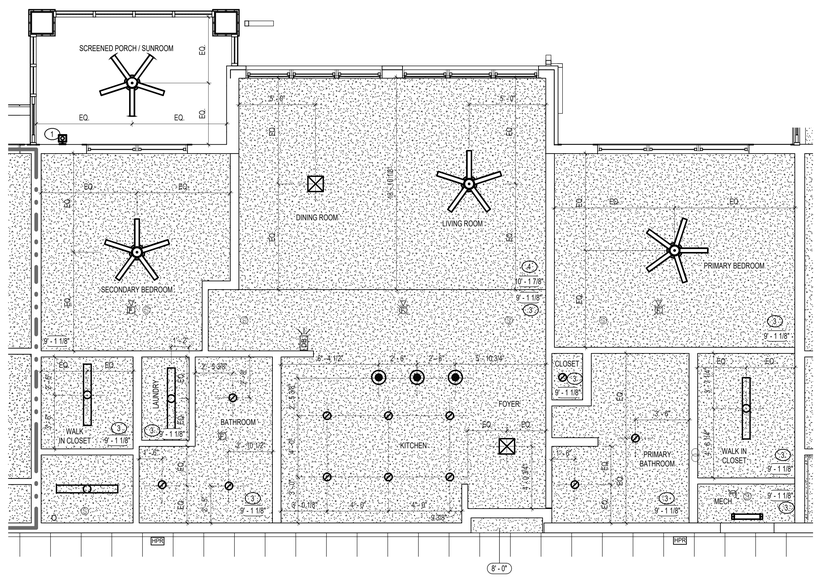
4 A3.6 UNIT G BROOKSIDE RCP MIRRORED

1/4" = 1'-0"



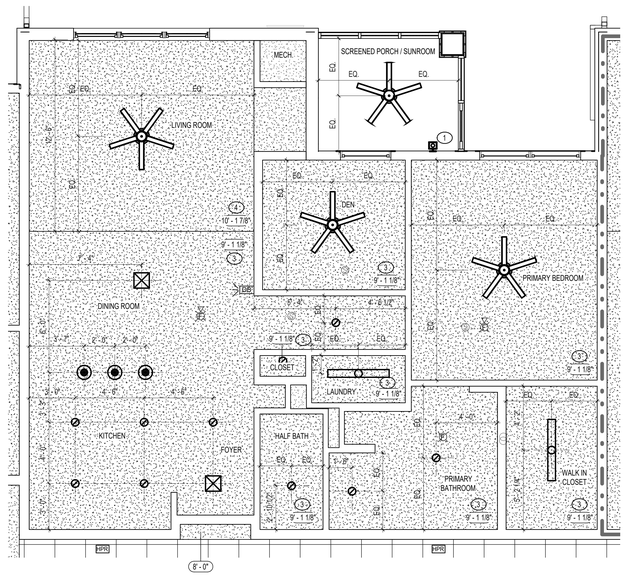
2 A3.6 UNIT D MIDLAND RCP

1/4" = 1'-0"



3 A3.6 UNIT G BROOKSIDE RCP

1/4" = 1'-0"

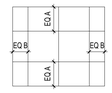


1 A3.6 UNIT C MONARCH RCP

1/4" = 1'-0"

GENERAL NOTES

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REFLECTED CEILING PLAN LEGEND

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PLAN NOTES

1. OPEN TO STRUCTURE AT SCREENED PORCHES. 10'-4" AT SUNROOMS ON 2ND, 3RD & 4TH FLOORS. 11'-2 7/8" AT 5TH FLOOR.
2. OPEN TO STRUCTURE AT SCREENED PORCHES. 10'-4" AT SUNROOMS ON 2ND, 3RD & 4TH FLOORS. 8'-10 7/8" AT 5TH FLOOR.
3. 8'-10 7/8" AFF AT FIFTH FLOOR
4. 9'-11 5/8" AFF AT FIFTH FLOOR
5. 9' - 1 3/8" AT FOURTH FLOOR
6. 10' - 2 1/8" AT FOURTH FLOOR

STATE OF MISSOURI
CHARLES JENNINGS III
NUMBER A-2023034555
3/19/2026
ARCHITECT

PERMIT & BID SET

PROJECT TITLE

John Knox Village

MEADOWS BUILDING PHASE III

SFCS Architecture Engineering Planning Interiors
SFCS Inc. ▪ 305 South Jefferson Street
Roanoke, Virginia 24011.2003
540.344.6664 ▪ Fax 540.343.6925
www.sfcs.com

DESIGNER	DAS	DRAWN	AKG
ARCHITECT	DAS	CHECKED	SAC
ENGINEER		APPROVED	CRJ

NO.	REVISION DESCRIPTION	DATE

DRAWING TITLE

ENLARGED REFLECTED CEILING PLANS

DATE: 03/13/2026

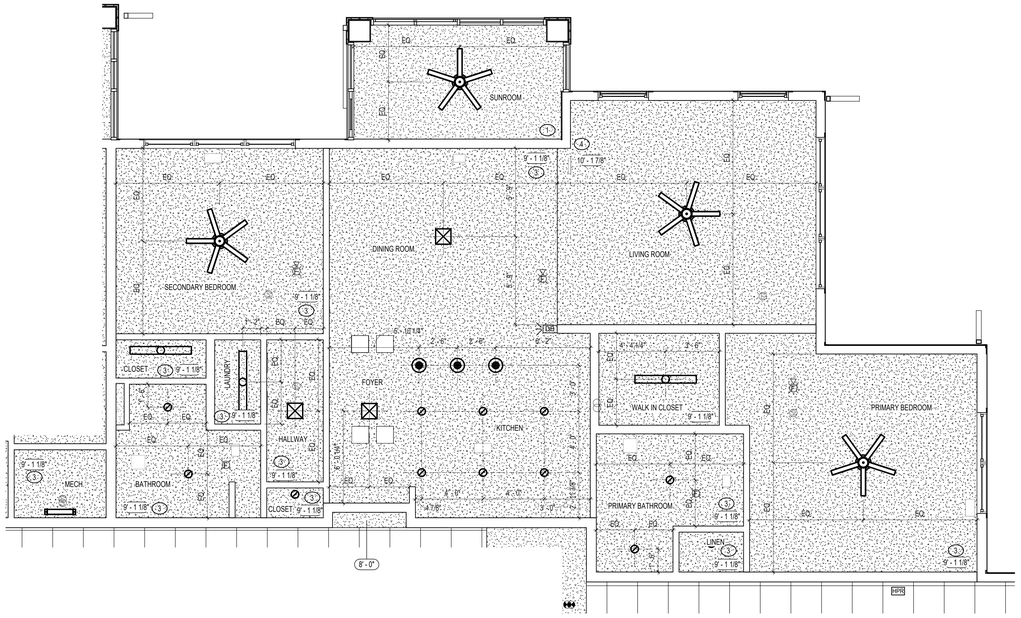
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DRAWING A3.6

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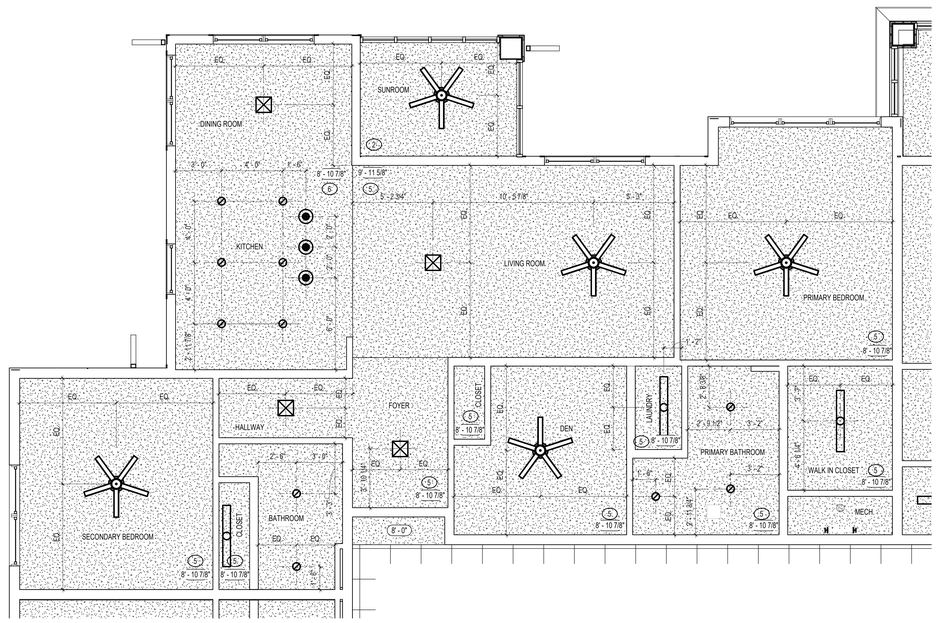
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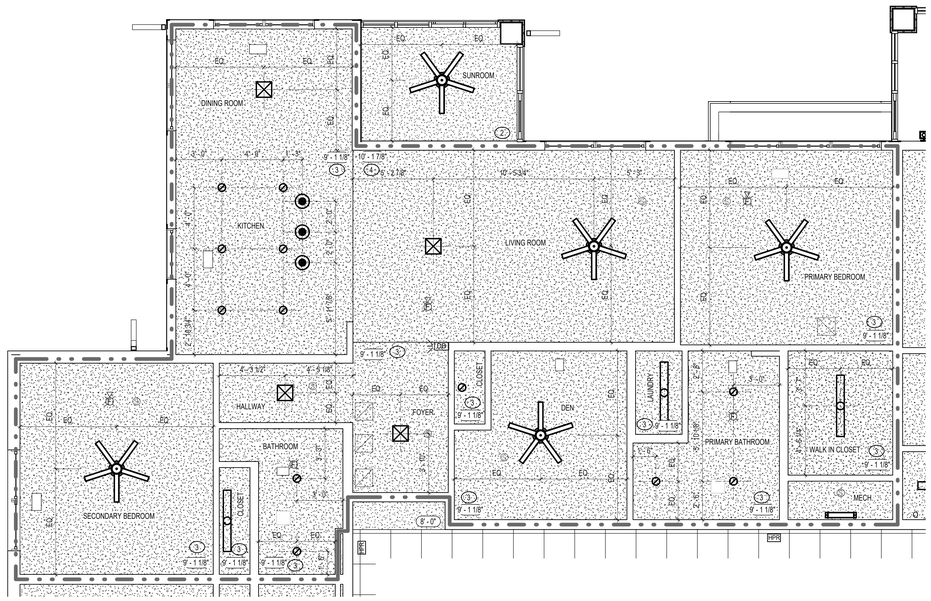
2 A3.7 UNIT H-2 PLAZA RCP

1/4" = 1'-0"



3 A3.7 UNIT H-1B ROYAL RCP

1/4" = 1'-0"

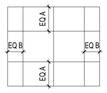


1 A3.7 UNIT H-1A ROYAL RCP

1/4" = 1'-0"

GENERAL NOTES

1. ALL ACOUSTICAL CEILINGS SHALL BE CENTERED IN THE ROOMS WITH EQUAL SIZE PANELS AT OPPOSITE SIDES OF THE ROOM - TYPICAL WHETHER INDICATED OR NOT.



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REFLECTED CEILING PLAN LEGEND

- PAINTED GYPSUM BOARD
- SUSPENDED ACOUSTIC CEILING SYSTEM
- RECESSED TROFFER
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6. 10' - 2 1/8" AT FOURTH FLOOR

STATE OF MISSISSIPPI · CHARLES JENNINGS III · NUMBER A-2023034555 · 3/15/2026 · ARCHITECT

PERMIT & BID SET

PROJECT TITLE

John Knox Village

MEADOWS BUILDING PHASE III

SFCS Architecture Engineering Planning Interiors
SFCS Inc. ▪ 305 South Jefferson Street
Roanoke, Virginia 24011.2003
540.344.6664 ▪ Fax 540.343.6925
www.sfcs.com

DESIGNER	DAS	DRAWN	AKG
ARCHITECT	DAS	CHECKED	SAC
ENGINEER		APPROVED	CRJ

NO.	REVISION DESCRIPTION	DATE

DRAWING TITLE

ENLARGED REFLECTED CEILING PLANS

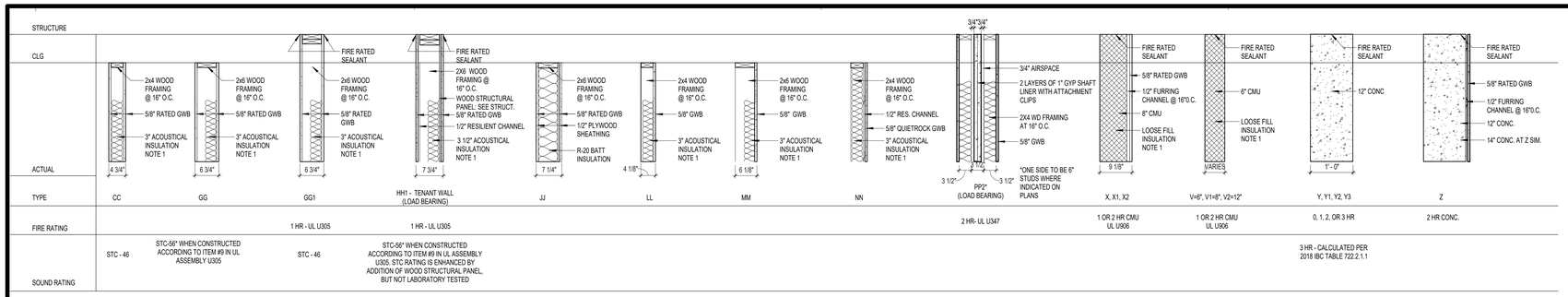
DATE: 03/13/2026

COMM. NO. 25116.00

DRAWING A3.7

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PARTITION NOTES:

NOTE 1: SOUND RATING WHERE NOTED ON PLANS. PROVIDE SOUND ATTENUATION BATTS.

NOTE 2: LINE OF SUBSTRATE.

NOTE 3: DESIGNATED STC RATINGS APPLY TO SOUND RATED PARTITIONS.

NOTE 4: GWB SHALL BE ACOUSTICALLY SEALED TO STRUCTURE AT SOUND RATED PARTITIONS. APPLY SEALANT AROUND ALL CUT OUTS IN GWB WALL. CAULK SIDES AND BACK OF ELECTRICAL BOXES. ALL RATED WALLS AND WALL NOTED WITH AN "S" FOR SOUND TO RECEIVE PUTTY PADS.

NOTE 5: RESILIENT CHANNEL SHALL BE INSTALLED WITH THE MOUNTING FLANGE AT THE BOTTOM AND THE STIFFENER AT THE TOP.

NOTE 6: TO CONTROL SOUND LEAKAGE AROUND AND THROUGH ELECTRICAL BOXES, ELECTRICAL BOXES ON OPPOSITE SIDES OF THESE WALLS SHALL BE STAGGERED AT LEAST ONE STUD CAVITY.

NOTE 7: SEE STRUCTURAL DRAWINGS FOR LOCATION OF SHEAR WALL SHEETING.

NOTE 8: FOR GWB PARTITIONS RECEIVING CERAMIC TILE APPLICATIONS, THE PARTITION SHALL CONSIST OF 20 GAUGE STUDS AND 1/2" TILE BACKER BOARD IN LIEU OF THE CMU.

NOTE 9: PROVIDE MOLD & MOISTURE RESISTANT GYPSUM BOARD AT ALL RESIDENT BATHROOMS, AND AT: PUBLIC RESTROOM AND JANITOR'S CLOSETS.

NOTE 10: AT INTERIOR FINISHED SURFACES OF EXTERIOR WALLS PROVIDE MOISTURE AND MOLD RESISTANT GWB.

NOTE 11: LABEL RATED WALLS (ABOVE CEILING) AS REQUIRED BY LOCAL AUTHORITY HAVING JURISDICTION.

NOTE 12: AT RATED ASSEMBLIES, VERIFY DRYWALL PRODUCTS ADHERE TO THOSE LISTED IN NOTED UL ASSEMBLY.

NOTE 13: AT INTERSECTIONS OF RATED WALL AND NON-RATED PARTITIONS, THE RATED PARTITION MUST BE CONTINUOUS TO MAINTAIN RATING, SEE WALL PRIORITY LEGEND THIS SHEET.

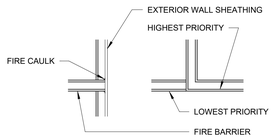
NOTE 14: FIRE RATED PARTITION DESIGNS SHALL MEET OR EXCEED THE LATEST TESTING AGENCIES STANDARDS PER THE ASSEMBLY LISTED. WHEN REQUIRED ALL MATERIALS SHALL BEAR THE CLASSIFICATION MARKINGS AND APPROVALS OF THE UNDERWRITERS LABORATORY, INC.

NOTE 15: PROVIDE GYPSUM CONTROL JOINT EVERY 30'-0" OF UNINTERRUPTED LENGTH.

NOTE 16: PROVIDE IN WALL WOOD BLOCKING, INCLUDING BUT NOT LIMITED TO, FOR SUPPORT OF THE FOLLOWING SPECIFIC ITEMS:
CABINETS / CASEWORK
SHELF SUPPORTS
HANDRAIL
GRAB BARS
TOILET ACCESSORIES
WALL MOUNTED DOOR STOPS AND MAGNETIC HOLD OPENS
FIRE EXTINGUISHER BRACKETS

PARTITION TYPES INTERIOR

3/4" = 1'-0"



THREE HOUR FIREWALL — PRIORITY 1 — HIGHEST
TWO HOUR FIRE & SMOKE WALL — PRIORITY 2
TWO HOUR FIREWALL — PRIORITY 3
TWO HOUR SHAFTWALL — PRIORITY 3
ONE HOUR FIRE & SMOKE WALL — PRIORITY 4
ONE HOUR FIREWALL — PRIORITY 5
NON-RATED WALL — PRIORITY 6 — LOWEST

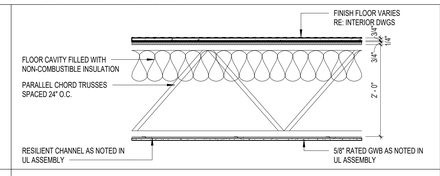
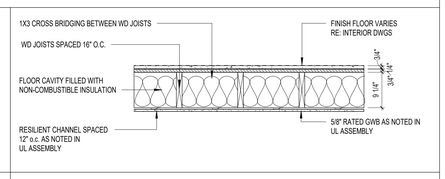
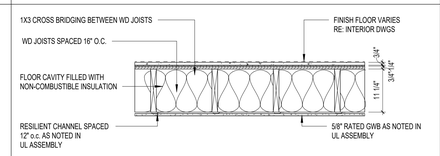
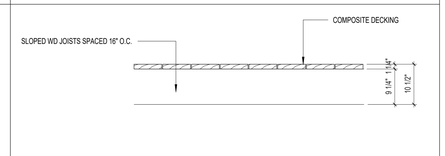
PER THE REQUIREMENTS OF IBC 703.7, ALL FIREWALLS, FIRE BARRIERS, FIRE PARTITIONS, SMOKE BARRIERS AND SMOKE PARTITIONS SHALL BE PERMANENTLY IDENTIFIED (SIGN OR STENCILING) ABOVE REMOVEABLE CEILINGS AND IN CONCEALED SPACES. SIGNAGE SHALL BE MINIMUM 3" HIGH LETTERS IN CONTRASTING COLOR AND LOCATED 30'-0" O.C. OR LESS AND WITHIN 15'-0" OF THE END OF EACH WALL.

VERBIAGE FOR FIREWALL SHALL BE: 2 HR FIREWALL - PROTECT ALL OPENINGS
VERBIAGE FOR FIRE BARRIER SHALL BE: FIRE BARRIER - PROTECT ALL OPENINGS
VERBIAGE FOR FIRE PARTITION SHALL BE: FIRE PARTITION - PROTECT ALL OPENINGS
VERBIAGE FOR SMOKE BARRIERS SHALL BE: SMOKE BARRIER - PROTECT ALL OPENINGS
VERBIAGE FOR COMBINATION OCCUPANCY
SEPARATION WALLS AND SMOKE BARRIERS SHALL BE: FIRE AND SMOKE BARRIER - PROTECT ALL OPENINGS
VERBIAGE FOR SMOKE PARTITIONS SHALL BE: SMOKE PARTITION - SEAL ALL PENETRATIONS

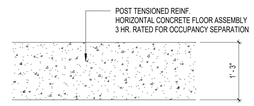
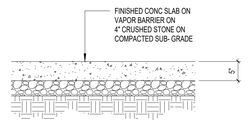
WALL PRIORITY LEGEND

3/4" = 1'-0"

FLOOR / CEILING TYPES - WOOD TRUSS & JOIST

		
TYPE	FLOOR / CEILING TYPE 1 (F/C - 1)	FLOOR / CEILING TYPE 2 (F/C - 2)
FIRE RATING	1 HR - UL L558	1 HR - UL L569
SOUND TRANSMISSION CLASS RATING	STC - 57	STC - 57
		
TYPE	FLOOR / CEILING TYPE 3 (F/C - 3)	FLOOR / CEILING TYPE 4 (F/C - 4)
FIRE RATING	1 HR - UL L569	
SOUND TRANSMISSION CLASS RATING	STC - 57	

FLOOR / CEILING TYPES - CONCRETE

		
TYPE	FLOOR / CEILING TYPE 4 (F/C - 4)	FLOOR TYPE 5 (F/C - 5)
FIRE RATING	3 HR - PER 2018 IBC 510.2	
SOUND TRANSMISSION CLASS RATING		

FLOOR / CEILING TYPES

3/4" = 1'-0"

GENERAL NOTES

1. DOORS ARE TO BE INSTALLED SO THE BACK OF THE FRAME IS 4", TYP. TO FACE OF WALL AT INSIDE CORNER, UNLESS NOTED OTHERWISE.

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305 South Jefferson Street
Roanoke, Virginia 24011-2003

COMMONWEALTH OF VIRGINIA
CURTIS D. JENNINGS III
NUMBER A-2023034555
3/13/2026
ARCHITECT

PERMIT & BID SET

PROJECT TITLE

John Knox Village

MEADOWS BUILDING PHASE III

SFCS | Architecture Engineering Planning Interiors
SFCS Inc. ▪ 305 South Jefferson Street
Roanoke, Virginia 24011.2003
540.344.6664 ▪ Fax 540.343.6925
www.sfcs.com

DESIGNER	DAS	DRAWN	AKG
ARCHITECT	DAS	CHECKED	SAC
ENGINEER		APPROVED	CRJ

NO.	REVISION DESCRIPTION	DATE

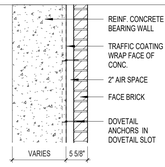
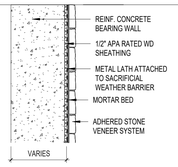
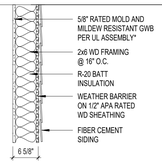
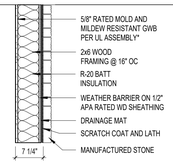
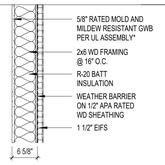
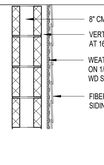
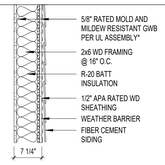
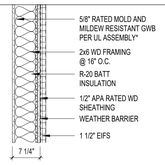
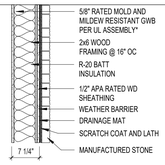
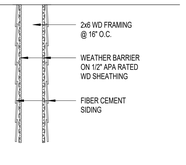
DRAWING TITLE

INTERIOR PARTITION TYPES, FLOOR AND CEILING TYPES

DATE: 03/13/2026	DRAWING A4.1
COMM. NO. 25116.00	

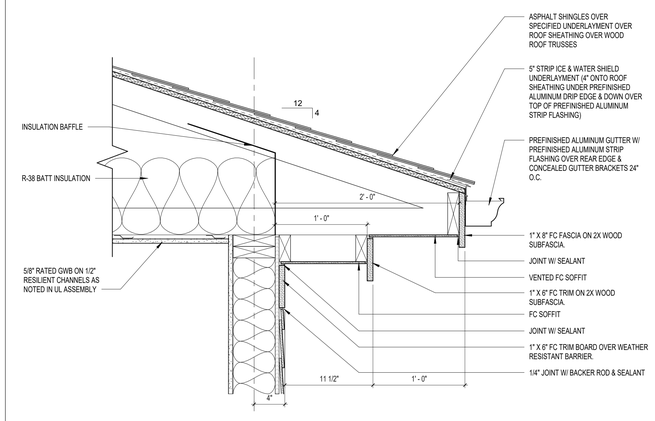
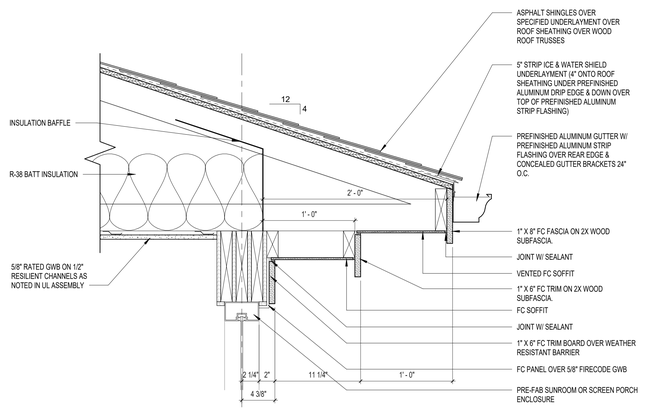
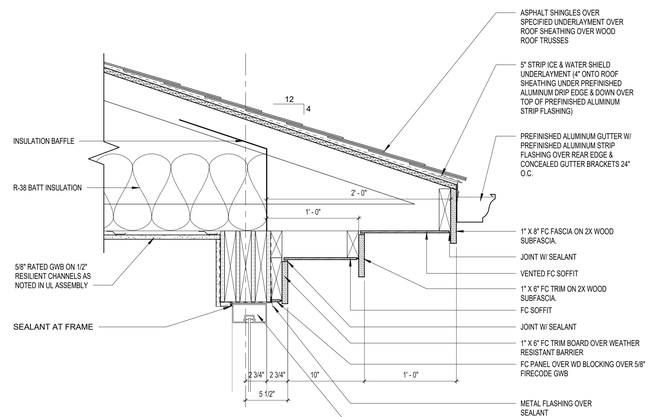
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STRUCTURE / ACTUAL										
TYPE	EXT. WALL TYPE 1 (REINF. CONC. WITH BRICK)	EXT. WALL TYPE 2 (REINF. CONC. WITH STONE)	EXT. WALL TYPE 3 (WOOD STUD WITH FC SIDING)	EXT. WALL TYPE 4 (WOOD STUD WITH STONE)	EXT. WALL TYPE 5 (WOOD STUD WITH EIFS)	EXT. WALL TYPE 6 (CMU WITH FC SIDING)	EXT. WALL TYPE 7 (WOOD STUD WITH FC SIDING)	EXT. WALL TYPE 8 (WOOD STUD WITH EIFS)	EXT. WALL TYPE 9 (WOOD STUD WITH STONE)	EXT. WALL TYPE 10 (WOOD STUD WITH FC SIDING)
FIRE RATING	3 HR - CONC. AT STRUCT. BEARING OR REQ'D ON LIFE SAFETY PLANS	3 HR - CONC. AT STRUCT. BEARING OR REQ'D ON LIFE SAFETY PLANS	1 HR - UL U356 AT STRUCT. BEARING OR REQ'D ON LIFE SAFETY PLANS	1 HR - UL U356 AT STRUCT. BEARING OR REQ'D ON LIFE SAFETY PLANS	1 HR - UL U356 AT STRUCT. BEARING OR REQ'D ON LIFE SAFETY PLANS	1 HR - UL U906 AT STRUCT. BEARING OR REQ'D ON LIFE SAFETY PLANS	1 HR - UL U344 AT STRUCT. BEARING OR REQ'D ON LIFE SAFETY PLANS	1 HR - UL U344 AT STRUCT. BEARING OR REQ'D ON LIFE SAFETY PLANS	1 HR - UL U344 AT STRUCT. BEARING OR REQ'D ON LIFE SAFETY PLANS	1 HR - UL U356 AT STRUCT. BEARING OR REQ'D ON LIFE SAFETY PLANS

PARTITION TYPES EXTERIOR

3/4" = 1'-0"

TYPE			
	ROOF / CEILING TYPE 1 (R/C-1)	ROOF / CEILING TYPE 2 (R/C-2)	ROOF / CEILING TYPE 3 (R/C-3)
FIRE RATING	1 HR - UL P533	1 HR - UL P533	1 HR - UL P533

ROOF / CEILING TYPES

1 1/2" = 1'-0"

GENERAL NOTES

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Roanoke, Virginia 24011-2003

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COMMONWEALTH OF MISSISSIPPI
CURTIS D. JENNINGS III
NUMBER A-2023034555
5/15/2025
ARCHITECT

PERMIT & BID SET

PROJECT TITLE

John Knox Village

MEADOWS BUILDING PHASE III

SFCS Architecture Engineering Planning Interiors
SFCS Inc. ▪ 305 South Jefferson Street
Roanoke, Virginia 24011.2003
540.344.6664 ▪ Fax 540.343.6925
www.sfcs.com

DESIGNER : DAS		DRAWN : AKG	
ARCHITECT : DAS		CHECKED : SAC	
ENGINEER :		APPROVED : CRJ	

NO.	REVISION DESCRIPTION	DATE

DRAWING TITLE

EXTERIOR PARTITION TYPES AND ROOF TYPES

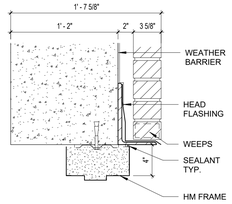
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COMM. NO. 25116.00

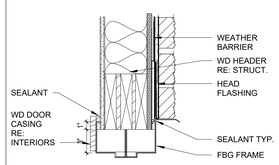
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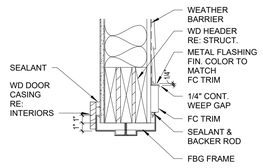
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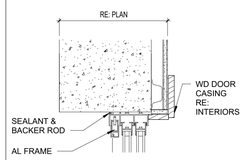
H1 - HM HEAD @ BRICK/CONC



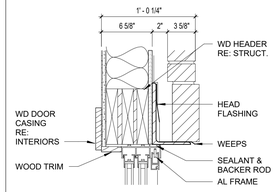
H2 - FBG HEAD @ STONE



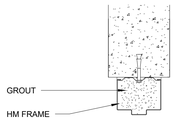
H3 - FBG HEAD @ SIDING



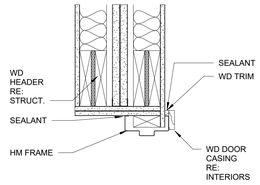
H4 - AL SLIDING HEAD @ LOBBY



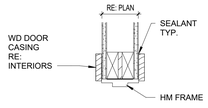
H5 - AL SLIDING HEAD @ ENTRY



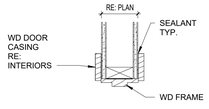
H6 - HM HEAD @ CIP



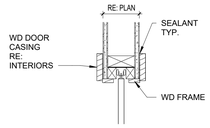
H7 - HM HEAD @ INT GYP SHAFT WALL



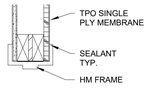
H8 - HM HEAD @ INT GYP W/CASING



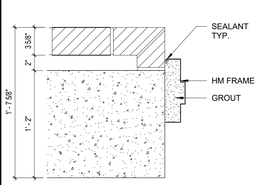
H9 - WD HEAD PRE-HUNG



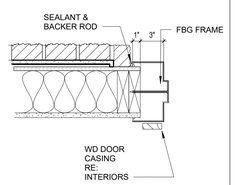
H10 - WD HEAD @ POCKET



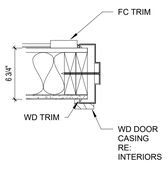
H11 - HM HEAD @ MECH WELL



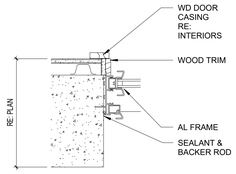
J1 - HM JAMB @ BRICK/CONC



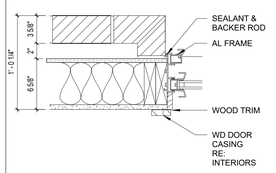
J2 - FBG JAMB @ STONE



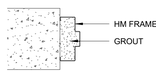
J3 - FBG JAMB @ SIDING



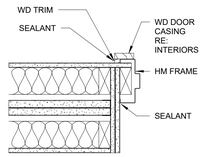
J4 - AL SLIDING JAMB @ LOBBY



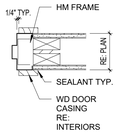
J5 - AL SLIDING JAMB @ SIDING



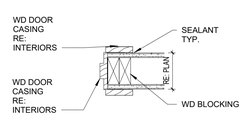
J6 - HM JAMB @ CIP



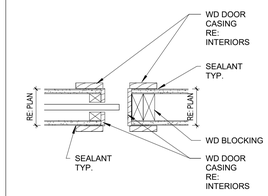
J7 - HM JAMB @ INT GYP SHAFT WALL



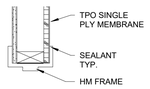
J8 HM JAMB @ GYP W/CASING



J9 - WD JAMB PRE-HUNG



J10 - WD JAMB AT POCKET



J11 - HM JAMB @ MECH WELL

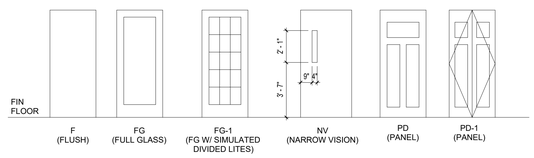
DOOR SCHEDULE

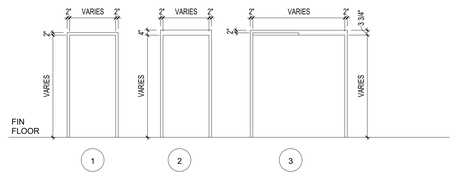
MARK	DOOR ELEV	DOOR MATERIAL	WIDTH	DOOR HEIGHT	FIRE RATING	FRAME ELEV	FRAME HEAD	FRAME JAMB	HARDWARE LOCK	HARDWARE CLOS	HARDWARE ACCESS CNTRL	Comments
1011	F	HM	3' - 0"	7' - 0"	45 MIN	1	H6	J6	12			
1017	F	HM	3' - 0"	7' - 0"	90 MIN	1	1/A6.4	6/A6.12	6			HOLD OPEN
1018	F	HM	3' - 0"	7' - 0"	45 MIN	1	H6	J6	13			
1019A	FG	AL	6' - 0"	7' - 8"	-	1	H4	J4	10		X	
1019B	FG	AL	6' - 0"	7' - 8"	-	2	H5	J5	10		X	
1019C	F	WD	2' - 6"	6' - 8"		1	H8	J8	12			NO CASING ON INTERIOR
1027	F	HM	3' - 0"	6' - 8"	45 MIN	1	H6	J6	12			
2014A	FG	HM	3' - 0"	7' - 0"	20 MIN	1	H2	J2	1			
2014B	FG	HM	3' - 0"	7' - 0"	20 MIN	1	H2	J2	1			
2014C	FG	AL	3' - 0"	7' - 0"	-	1	H2	J2	19			
2017	F	HM	3' - 0"	7' - 0"	90 MIN	1	H7	J7	6			HOLD OPEN
2018	F	WD	3' - 0"	6' - 8"	45 MIN	1	H8	J8	12			
2019	F	HM	6' - 0"	7' - 2"	90 MIN	3	H7	J7	5			CASING BOTH SIDES
2020	PD	WD	3' - 0"	6' - 8"	20 MIN	1	H8	J8	3			COORDINATE WITH LOW ENERGY OPENER
2022	F	WD	5' - 0"	6' - 8"	-	1	H8	J8	4			
2023	F	WD	3' - 0"	6' - 8"	20 MIN	1	H8	J8	12			
2024	F	WD	3' - 0"	6' - 8"	20 MIN	1	H8	J8				
2027	F	WD	3' - 0"	6' - 8"	45 MIN	1	H8	J8	12			
2029	F	WD	3' - 0"	6' - 8"	20 MIN	1	H8	J8	12			
2030	F	WD	3' - 0"	6' - 8"	20 MIN	1	H8	J8				
2031	F	WD	3' - 0"	6' - 8"	20 MIN	1	H8	J8				
2033	F	WD	3' - 0"	6' - 8"	20 MIN	1	H8	J8				
2035	PD	WD	3' - 0"	6' - 8"	20 MIN	1	H8	J8	2			
2037	F	WD	3' - 0"	6' - 8"	20 MIN	1	H8	J8	2			
2039	F	WD	3' - 0"	6' - 8"	20 MIN	1	H8	J8	2			
3017	F	HM	3' - 0"	7' - 0"	90 MIN	1	H8	J8	6			HOLD OPEN
3018	F	WD	3' - 0"	6' - 8"	45 MIN	1	H8	J8	12			
3019	F	HM	6' - 0"	7' - 2"	90 MIN	3	H7	J7	5			CASING BOTH SIDES
3023	F	WD	3' - 0"	6' - 8"	20 MIN	1	H8	J8	12			
3024	F	WD	3' - 0"	6' - 8"	20 MIN	1	H8	J8	12			
3027	F	WD	3' - 0"	6' - 8"	45 MIN	1	H8	J8	12			
3029	F	WD	3' - 0"	6' - 8"	45 MIN	1	H8	J8	12			
3030	F	WD	3' - 0"	6' - 8"	45 MIN	1	H8	J8	12			
3031	F	WD	3' - 0"	6' - 8"	20 MIN	1	H8	J8	12			
3032	F	WD	3' - 0"	6' - 8"	20 MIN	1	H8	J8	12			
3033	F	WD	3' - 0"	6' - 8"	20 MIN	1	H8	J8	12			
3035	PD	WD	3' - 0"	6' - 8"	20 MIN	1	H8	J8	2			
3037	F	WD	3' - 0"	6' - 8"	20 MIN	1	H8	J8	2			
3039	F	WD	3' - 0"	6' - 8"	20 MIN	1	H8	J8	2			
4017	F	HM	3' - 0"	7' - 0"	90 MIN	1	H8	J8	6			HOLD OPEN
4018	F	HM	3' - 0"	6' - 8"	45 MIN	1	H8	J8	12			
4019	F	HM	6' - 0"	7' - 2"	90 MIN	3	H7	J7	5			CASING BOTH SIDES
4023	F	HM	3' - 0"	6' - 8"	20 MIN	1	H8	J8	12			
4024	F	WD	3' - 0"	6' - 8"	20 MIN	1	H8	J8				
4027	F	WD	3' - 0"	6' - 8"	45 MIN	1	H8	J8	12			
4029	F	WD	3' - 0"	6' - 8"	45 MIN	1	H8	J8	12			
4030	F	WD	3' - 0"	6' - 8"	20 MIN	1	H8	J8				
4031	F	WD	3' - 0"	6' - 8"	20 MIN	1	H8	J8				
4032	F	WD	3' - 0"	6' - 8"	20 MIN	1	H8	J8				
4033	F	WD	3' - 0"	6' - 8"	20 MIN	1	H8	J8				
4035	PD	WD	3' - 0"	6' - 8"	20 MIN	1	H8	J8	2			
4037	F	WD	3' - 0"	6' - 8"	20 MIN	1	H8	J8	2			
4039	F	WD	3' - 0"	6' - 8"	20 MIN	1	H8	J8	2			
5018	F	WD	3' - 0"	6' - 8"	45 MIN	1	H8	J8	12			
5019	F	HM	6' - 0"	7' - 2"	90 MIN	3	H7	J7	5			CASING BOTH SIDES
5023	F	WD	3' - 0"	6' - 8"	20 MIN	1	H8	J8	12			
5024	F	WD	3' - 0"	6' - 8"	20 MIN	1	H8	J8				
5027	F	WD	3' - 0"	6' - 8"	45 MIN	1	H8	J8	12			
5029	F	WD	3' - 0"	6' - 8"	45 MIN	1	H8	J8	12			
5030	F	WD	3' - 0"	6' - 8"	20 MIN	1	H8	J8				
5031	F	WD	3' - 0"	6' - 8"	20 MIN	1	H8	J8				
5032	F	WD	3' - 0"	6' - 8"	20 MIN	1	H8	J8				
5033	F	WD	3' - 0"	6' - 8"	20 MIN	1	H8	J8				
5035	PD	WD	3' - 0"	6' - 8"	20 MIN	1	H8	J8	2			
5037	F	WD	3' - 0"	6' - 8"	20 MIN	1	H8	J8	2			
5039	F	WD	3' - 0"	6' - 8"	20 MIN	1	H8	J8	2			
G1	GAR	AL	12' - 0"	8' - 0"	-	-	8/A6.7	13/A6.12	11			
R1	F	HM	3' - 0"	2' - 6"	-	1	H11	J11	14			
R2	F	HM	3' - 0"	5' - 0"	-	1	H11	J11	14			
R3	F	HM	3' - 0"	5' - 0"	90 MIN	1	H11	J11	14			
R4	F	HM	3' - 0"	4' - 0"	90 MIN	1	H11	J11	14			
ST-1A	NV	HM	3' - 0"	6' - 8"	90 MIN	1	H6	J6	7			
ST-1B	NV	HM	3' - 0"	6' - 8"	-	2	H1	J1	9		X	
ST-1C	NV	HM	3' - 0"	6' - 8"	90 MIN	1	H7	J7	8			
ST-1D	NV	HM	3' - 0"	6' - 8"	90 MIN	1	H7	J7	8			
ST-1E	NV	HM	3' - 0"	6' - 8"	90 MIN	1	H7	J7	8			
ST-1F	NV	HM	3' - 0"	6' - 8"	90 MIN	1	H7	J7	8			
ST-2A	NV	HM	3' - 0"	6' - 8"	90 MIN	1	H6	J6	7			
ST-2B	NV	HM	3' - 0"	6' - 8"	-	2	H1	J1	9		X	
ST-2C	NV	HM	3' - 0"	6' - 8"	90 MIN	1	H7	J7	8			
ST-2D	NV	HM	3' - 0"	6' - 8"	90 MIN	1	H7	J7	8			
ST-2E	NV	HM	3' - 0"	6' - 8"	90 MIN	1	H7	J7	8			
ST-2F	NV	HM	3' - 0"	6' - 8"	90 MIN	1	H7	J7	8			
ST-3A	NV	HM	3' - 0"	6' - 8"	90 MIN	1	H6	J6	7			
ST-3B	NV	HM	3' - 0"	6' - 8"	-	2	H1	J1	9		X	
ST-3C	NV	HM	3' - 0"	6' - 8"	90 MIN	1	H7	J7	8			
ST-3D	NV	HM	3' - 0"	6' - 8"	90 MIN	1	H7	J7	8			
ST-3E	NV	HM	3' - 0"	6' - 8"	90 MIN	1	H7	J7	8			
ST-3F	NV	HM	3' - 0"	6' - 8"	90 MIN	1	H7	J7	8			

DOOR SCHEDULE - UNITS

MARK	DOOR ELEV	DOOR MATERIAL	WIDTH	DOOR HEIGHT	FIRE RATING	FRAME ELEV	FRAME HEAD	FRAME JAMB	HARDWARE LOCK	HARDWARE CLOS	HARDWARE ACCESS CNTRL	Comments
U1	PD	MDF	3'-0"	6'-8"	20 MIN	1	H8	J8	15	X		UNIT ENTRY
U2	PD-1	DF	2'-6" PAIR	6'-8"			H9	J9	17			
U3	PD-1	DF	3'-6" PAIR	6'-8"			H9	J9	17			
U4	PD-1	DF	5'-0" PAIR	6'-8"			H9	J9	17			
U5	PD	DF	2'-10"	6'-8"			H9	J9	16			
U6	PD	DF	3'-0"	6'-8"			H9	J9	18			
U7	PD	DF	2'-6"	6'-8"			H9	J9	22			
U8	PD/PKT	DF	3'-0"	6'-8"			H10	J10	20			
U9	PD/PKT	DF	4'-6" PAIR	6'-8"			H10	J10 SIM	21			
U10	FG-1	FBG	3'-0"	7'-0"			H2/H3	J2/J3	19			EXTERIOR, INTEGRAL BLINDS
U11	F	WD	3'-0"	6'-8"	20 MIN	1	H8	J8	22			MECH CLOSET IN CORRIDOR
U12	PD-1	DF	4'-0" PAIR	6'-8"			H9	J9	17			

NOTE: ALL GLAZING IN FIXED AND OPERABLE PANELS OF DOORS SHALL BE SAFETY GLAZING PER SECTION 2406.





GENERAL NOTES



PERMIT & BID SET

PROJECT TITLE

John Knox Village

MEADOWS BUILDING PHASE III

SFCS Architecture Engineering Planning Interiors
SFCS Inc. ▪ 305 South Jefferson Street
Roanoke, Virginia 24011.2003
540.344.6664 ▪ Fax 540.343.6925
www.sfcs.com

DESIGNER : DAS	DRAWN : GMJ
ARCHITECT : DAS	CHECKED : SAC
ENGINEER :	APPROVED : CRJ

NO.	REVISION DESCRIPTION	DATE

DRAWING TITLE

DOOR SCHEDULE AND DETAILS

DATE: 03/13/2026

COMM. NO. 25116.00

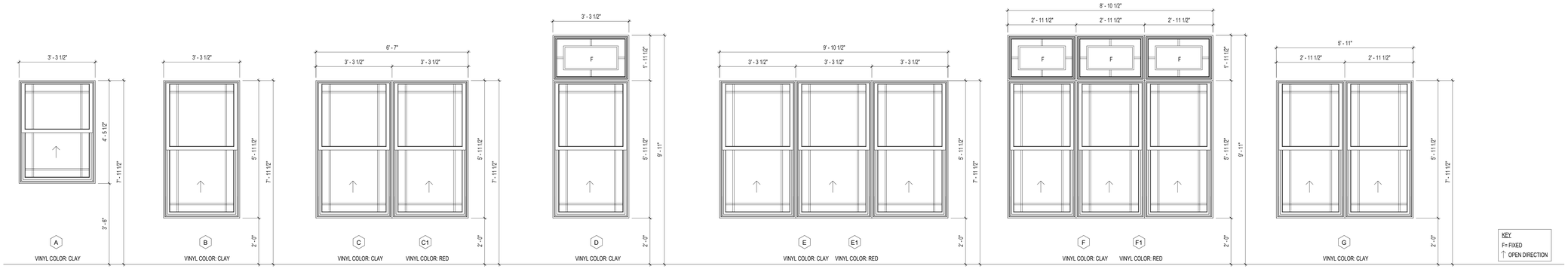
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3/16/2026
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2 INSULATED GLASS ASSEMBLY

WINDOW ELEVATIONS

1/2" = 1'-0"

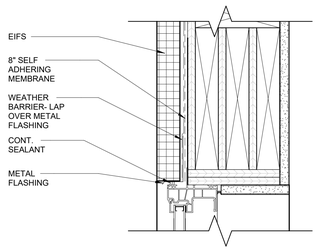
WINDOW NOTES:

NOTE 1: EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE A MIN. NET CLEAR OPENING OF 5.7 SQUARE FEET PER NCSBC 1030.2.

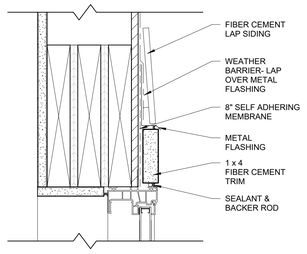
NOTE 2: IN GROUP R-2 AND R-3 BUILDINGS OPERABLE WINDOWS SHALL HAVE WINDOW FALL PREVENTION DEVICES THAT COMPLY WITH ASTM F2090.

NOTE 3: TEMPERED GLASS SHALL BE PROVIDED AT THE FOLLOWING:
1. THE GLAZING IS LESS THAN 18 INCHES ABOVE THE FLOOR
2. THE TOP OF THE GLASS IS LESS THAN 26 INCHES ABOVE THE FLOOR
3. THE SIZE OF THE GLASS EXCEEDS 9 SQUARE FEET
4. THE GLASS IS WITHIN 36 INCHES OF WHERE PEOPLE WALK

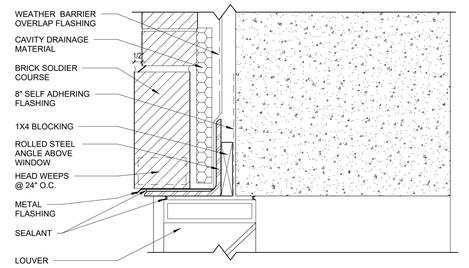
NOTE 4: SEE EXTERIOR ELEVATIONS FOR WINDOW COLOR



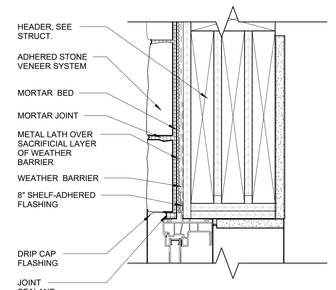
12 A4.4 ENLARGED EIFS HEAD DETAIL
3" = 1'-0"



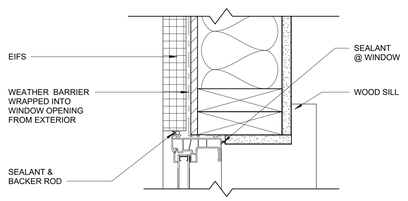
9 A4.4 ENLARGED SIDING HEAD DETAIL
3" = 1'-0"



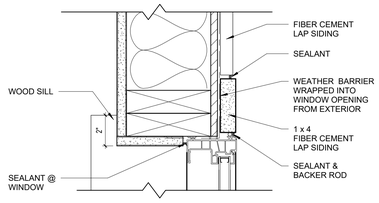
6 A4.4 ENLARGED BRICK LOUVER HEAD DETAIL
3" = 1'-0"



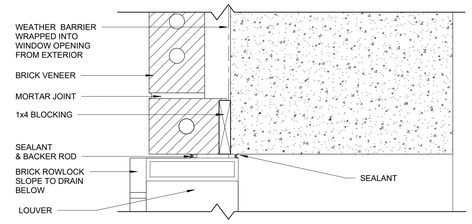
3 A4.4 ENLARGED STONE HEAD DETAIL
3" = 1'-0"



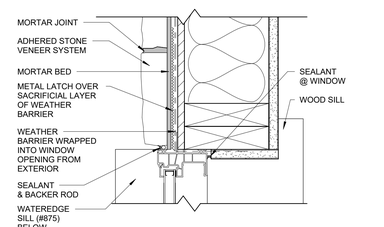
11 A4.4 ENLARGED EIFS JAMB DETAIL
3" = 1'-0"



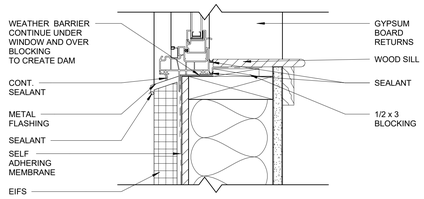
8 A4.4 ENLARGED SIDING JAMB DETAIL
3" = 1'-0"



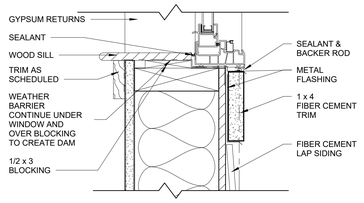
5 A4.4 ENLARGED BRICK LOUVER JAMB DETAIL
3" = 1'-0"



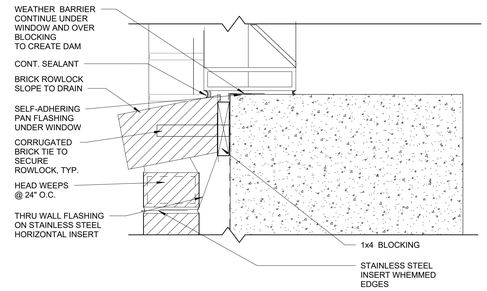
2 A4.4 ENLARGED STONE JAMB DETAIL
3" = 1'-0"



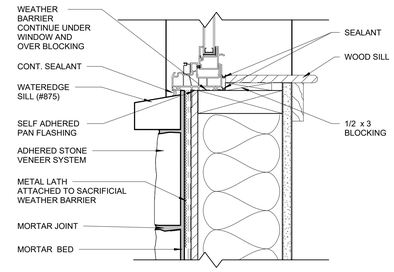
10 A4.4 ENLARGED EIFS SILL DETAIL
3" = 1'-0"



7 A4.4 ENLARGED SIDING SILL DETAIL
3" = 1'-0"



4 A4.4 ENLARGED BRICK LOUVER SILL DETAIL
3" = 1'-0"



1 A4.4 ENLARGED STONE SILL DETAIL
3" = 1'-0"

GENERAL NOTES

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Roanoke, Virginia 24011-2003

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STATE OF MISSOURI
CURTIS R. JENNINGS III
NUMBER A-2023034555
3/9/2026
ARCHITECT

PERMIT & BID SET

PROJECT TITLE

John Knox Village

MEADOWS BUILDING PHASE III

SFCS Architecture Engineering Planning Interiors
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www.sfcs.com

DESIGNER	DAS	DRAWN	GMJ
ARCHITECT	DAS	CHECKED	SAC
ENGINEER		APPROVED	CRJ

NO.	REVISION DESCRIPTION	DATE

DRAWING TITLE

WINDOW ELEVATIONS, HEAD, JAMB, & SILL DETAILS

DATE: 03/13/2026

COMM. NO. 25116.00

DRAWING A4.4

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APPLIANCE SCHEDULE

MARK	ITEM	MANUF	MODEL #	DESCRIPTION
A1	REFRIGERATOR	GENERAL ELECTRIC	GSS23GYPFS	23.0 CU. FT. SIDE BY SIDE
A2	MICROWAVE	GENERAL ELECTRIC	PCST22U1WSS	2.2 CU. FT. COUNTER MICROWAVE
A3	OVEN	GENERAL ELECTRIC	JTS3000SNSS	30" BUILT IN SINGLE WALL OVEN
A4	ELECTRIC COOKTOP	GENERAL ELECTRIC	JP3030SWSS	30" BUILT-IN KNOB ELECTRIC COOKTOP
A5	HOOD	GENERAL ELECTRIC	JVX3300SJSS	30" UNDER CABINET HOOD
A6	DISHWASHER	GENERAL ELECTRIC	GDF550PSRSS	30"FRONT CONTROL WITH SANITIZE CYCLE AND DRY BOOST
A7	DISPOSAL	INSINKERATOR	BADGER 5	1/2 HP, UNDER SINK, HARD WIRED WITH COUNTERTOP AIR SWITCH
A8	REFRIGERATOR - ADA	GENERAL ELECTRIC	GZS22DSJSS	21.9 CU. FT. COUNTER DEPTH SIDE BY SIDE
A9	DISHWASHER - ADA	GENERAL ELECTRIC	GDT226SSLSS	ADA COMPLIANT DISHWASHER WITH SANITIZE CYCLE
A10	WASHER	GENERAL ELECTRIC	GFW550SSNWW	4.8 CU. FT. FRONT LOAD WASHER WITH ULTRAFRESH, ODERBLOCK AND SANITIZE
A11	DRYER	GENERAL ELECTRIC	GFD55ESSNWW	7.8 CU. FT. FRONT LOAD ELEC. DRYER WITH SANITIZE
A12	TRASH / RECYCLE PULLOUT	REV-A-SHELF	4WCTM-2150BBSCDM-2	18" WOOD TOP MOUNT WASTE CONTAINER
A13	WASHER / DRYER PEDESTAL	GENERAL ELECTRIC	GFP1528SNWW	16" PEDESTAL- UPGRADE OPTION. INSTALL STYROFOAM PADS BETWEEN WASHER / DRYER AND PEDESTAL
A14	TRASH / RECYCLE PULLOUT	REV-A-SHELF	4WCTM-18BBSCDM-2	15" WOOD TOP MOUNT WASTE CONTAINER

SHELVING SCHEDULE

MARK	ITEM	MANUF	MODEL #/FIN	MT.HT.	LOCATION	REMARKS
S1	VENTILATED SHELF W/ CLOSET ROD	CLOSETMAID	12" DEEP	TOP AT 76" AFF	CLOSETS	PROVIDE BLOCKING BEHIND SHELVING
S2	ENTRY SHELF RE: 17A7.4	CUSTOM	9 1/2" DEEP	TOP AT 36" AFF	UNIT ENTRY	PROVIDE BLOCKING BEHIND SHELVING, DETAIL 17A7.4

TOILET ACCESSORY SCHEDULE

MARK	ITEM	MANUF	MODEL #/FIN	MT.HT.	SIZE	REMARKS
T1	TOILET PAPER HOLDER	DELTA	WOODHURST 73250-SS STAINLESS	CENTERLINE: HEIGHT AT 24" AFF / 39" FROM BACK WALL		TO BE INSTALLED IN ALL RESIDENT UNIT BATHROOMS / PROVIDE BLOCKING
T2	24" TOWEL BAR	DELTA	WOODHURST 73224-SS STAINLESS	CENTERLINE AT 46" AFF	24"	TO BE INSTALLED IN ALL RESIDENT UNIT BATHROOMS / PROVIDE BLOCKING
T3	TOWEL RING	DELTA	WOODHURST 73246-SS STAINLESS	CENTERLINE OF MOUNTING PLATE AT 50" AFF		TO BE INSTALLED IN ALL RESIDENT UNIT BATHROOMS / PROVIDE BLOCKING
T4	DOUBLE ROBE HOOK	MOEN	BELFIELD YB6403BN BRUSHED NICKEL	BOTTOM AT 60" AFF MAX		TO BE INSTALLED IN ALL RESIDENT UNIT BATHROOMS / PROVIDE BLOCKING
T5	MEDICINE CABINET	BRADLEY	175-10 MIRRORED	BOTTOM OF REFLECTED SURFACE 46.5" AFF	17"WX30"HX4"D	TO BE INSTALLED IN ALL RESIDENT UNIT BATHROOMS
T6	42" X 38" MIRROR	CUSTOM	GUARDIAN INDUSTRIES W/ 2" FLAT STOCK FRAME	BOTTOM OF REFLECTED SURFACE 40" AFF MAX	42" X 38"	TO BE INSTALLED IN ALL RESIDENT UNIT BATHROOMS
T7	48" X 38" MIRROR	CUSTOM	GUARDIAN INDUSTRIES W/ 2" FLAT STOCK FRAME	BOTTOM OF REFLECTED SURFACE 40" AFF MAX	48" X 38"	TO BE INSTALLED IN ALL RESIDENT UNIT BATHROOMS
T8	72" X 38" MIRROR	CUSTOM	GUARDIAN INDUSTRIES W/ 2" FLAT STOCK FRAME	BOTTOM OF REFLECTED SURFACE 40" AFF MAX	72" X 38"	TO BE INSTALLED IN ALL RESIDENT UNIT BATHROOMS
T9	18" VERTICAL GRAB BAR	DELTA	TRANSITIONAL GRAB BAR 41718-SS STAINLESS	BOTTOM AT 41" AFF.	18"	TO BE INSTALLED IN ALL RESIDENT UNIT BATHROOMS / PROVIDE BLOCKING
T10	COMBINATION GRAB BAR	CUSTOM	BY SHOWER MANUFACTURER	TOP AT 36" ABOVE SHOWER FF		TO BE INSTALLED IN ALL SHOWERS
T11	MOLDED SOAP DISH	HCP INDUSTRIES	CS 77	TOP AT 48" AFF.		TO BE INSTALLED IN ALL SHOWERS
T12	SHOWER DOOR	SOUTHEASTERN ENCLOSURES	ALUMINUM CRYSTAL LINE HINGE			TO BE INSTALLED IN ALL SHOWERS
T13	SHOWER CURTAIN ROD	MOEN	DN2160BN BRUSHED NICKEL	CENTERLINE AT 74" AFF.		TO BE INSTALLED IN ALL BATHTUBS
T14	TOILET PAPER DISPENSER	GEORGIA PACIFIC	56798	CENTERLINE: HEIGHT AT 24" AFF / 41" FROM BACK WALL		TO BE INSTALLED IN ALL PUBLIC RESTROOMS
T15	18" VERTICAL GRAB BAR	BOBRICK	B-6806X18 SATIN FINISH	BOTTOM AT 41" AFF.	18"	TO BE INSTALLED IN ALL PUBLIC RESTROOMS / PROVIDE BLOCKING
T16	36" GRAB BAR	BOBRICK	B-6806X36 SATIN FINISH	TOP AT 36" AFF.	36"	TO BE INSTALLED IN ALL PUBLIC RESTROOMS / PROVIDE BLOCKING
T17	42" GRAB BAR	BOBRICK	B-6806X42 SATIN FINISH	TOP AT 36" AFF.	42"	TO BE INSTALLED IN ALL PUBLIC RESTROOMS / PROVIDE BLOCKING
T18	SOAP DISPENSER	GEORGIA PACIFIC	52054 BRUSHED STAINLESS			TO BE INSTALLED IN ALL PUBLIC RESTROOMS / PROVIDE BLOCKING
T19	SANITARY NAPKIN DISPOSAL	BOBRICK	B-270 SATIN FINISH	TOP AT 30" AFF.		TO BE INSTALLED IN ALL PUBLIC RESTROOMS / PROVIDE BLOCKING
T20	TOWEL DISPENSER / WASTE REC.	GEORGIA PACIFIC	59451 STAINLESS	TOWEL DISPENSER AT 48" AFF.		TO BE INSTALLED IN ALL PUBLIC RESTROOMS / PROVIDE BLOCKING
T21	DOUBLE ROBE HOOK	BOBRICK	B-6727 SATIN FINISH	BOTTOM AT 48" AFF MAX		TO BE INSTALLED IN ALL PUBLIC RESTROOMS / PROVIDE BLOCKING
T22	36" X 38" MIRROR	CUSTOM	GUARDIAN INDUSTRIES W/ 2" FLAT STOCK FRAME	BOTTOM OF REFLECTED SURFACE 40" AFF MAX	36" X 38"	TO BE INSTALLED IN ALL PUBLIC RESTROOMS

GENERAL NOTES

STATE OF MISSOURI
CHARLES JENNINGS III
NUMBER A-2023034555
3/19/2026
ARCHITECT

PERMIT & BID SET

PROJECT TITLE

John Knox Village

MEADOWS BUILDING PHASE III

SFCS Architecture Engineering Planning Interiors

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DESIGNER : DAS	DRAWN : AKG
ARCHITECT : DAS	CHECKED : SAC
ENGINEER :	APPROVED : CRJ

NO.	REVISION DESCRIPTION	DATE

DRAWING TITLE

SCHEDULES

DATE: 03/13/2026

COMM. NO. 25116.00

DRAWING A4.5

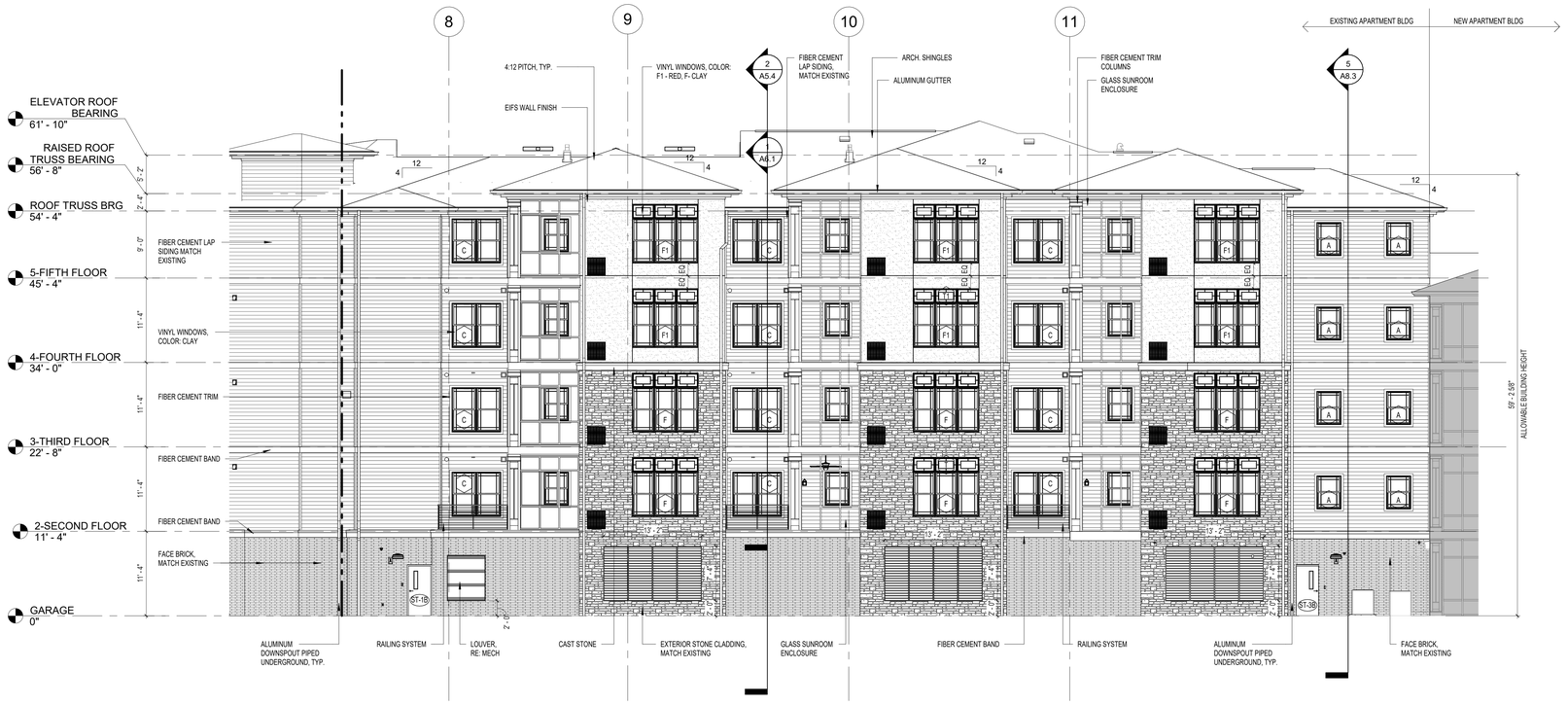
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2 A5.1 N. ELEVATION - AREA A

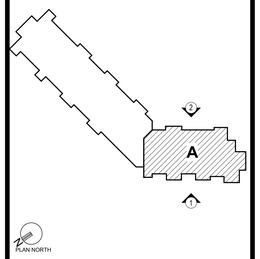
1/8" = 1'-0"



1 A5.1 S. ELEVATION - AREA A

1/8" = 1'-0"

KEYPLAN



GENERAL NOTES

1. SEE A4.3 FOR WINDOW TYPES
2. REFER TO CIVIL DRAWINGS FOR FINISH GRADE ELEVATION.

STATE OF MISSOURI
CHELSEA JENNINGS III
NUMBER A-2023034555
3/13/2026
ARCHITECT

PERMIT & BID SET

PROJECT TITLE

John Knox Village

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ARCHITECT	: DAS	CHECKED	: SAC
ENGINEER	:	APPROVED	: CRJ

NO.	REVISION DESCRIPTION	DATE

DRAWING TITLE

EXTERIOR ELEVATIONS

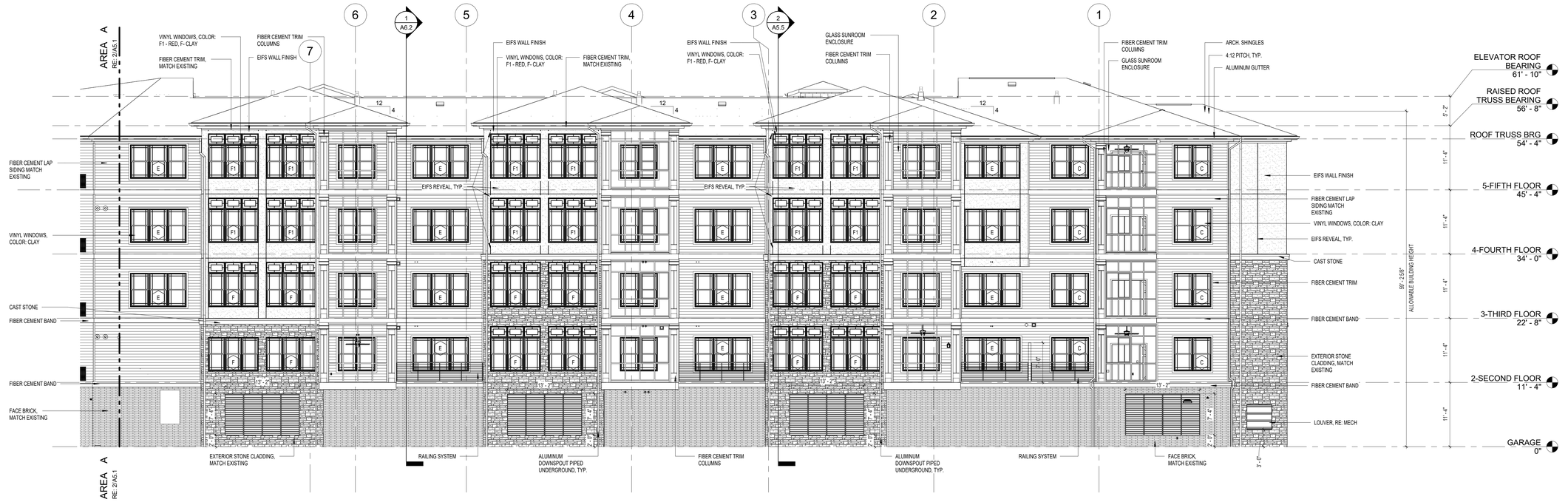
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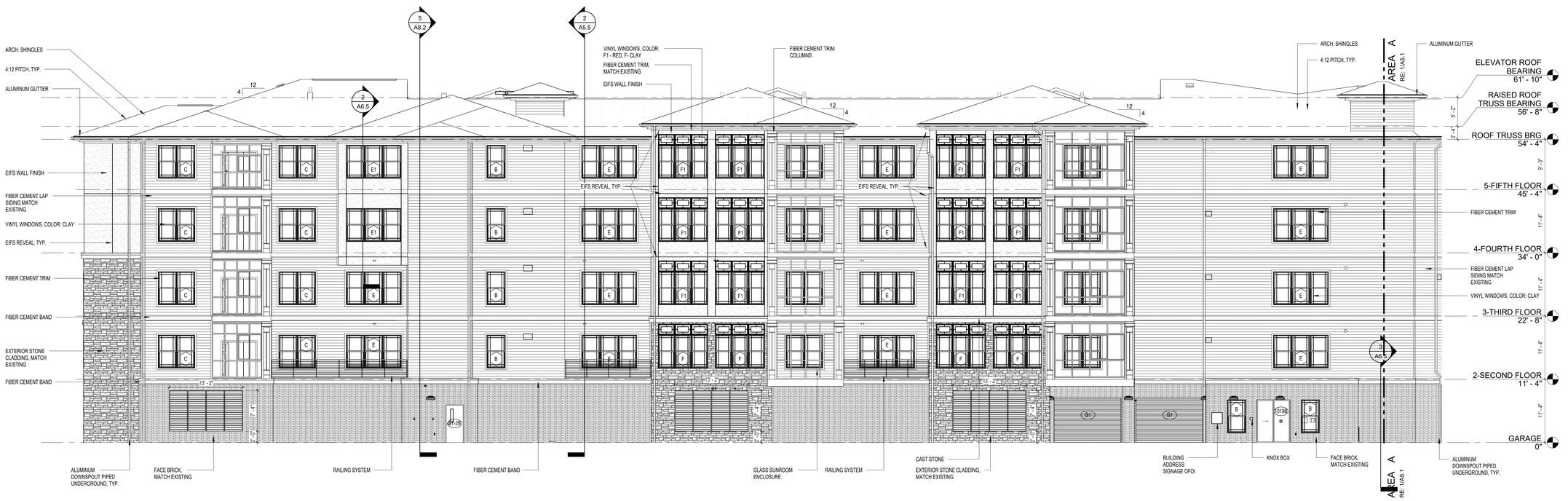
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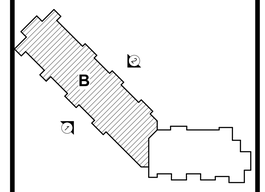


2 N. ELEVATION - AREA B
A5.2 1/8" = 1'-0"



1 S. ELEVATION - AREA B
A5.2 1/8" = 1'-0"

KEYPLAN



GENERAL NOTES

1. SEE A4.3 FOR WINDOW TYPES
2. REFER TO CIVIL DRAWINGS FOR FINISH GRADE ELEVATION.

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COMMONWEALTH OF MISSOURI
CURTIS R. JENNINGS III
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3/15/2023
ARCHITECT

PERMIT & BID SET

PROJECT TITLE

John Knox Village

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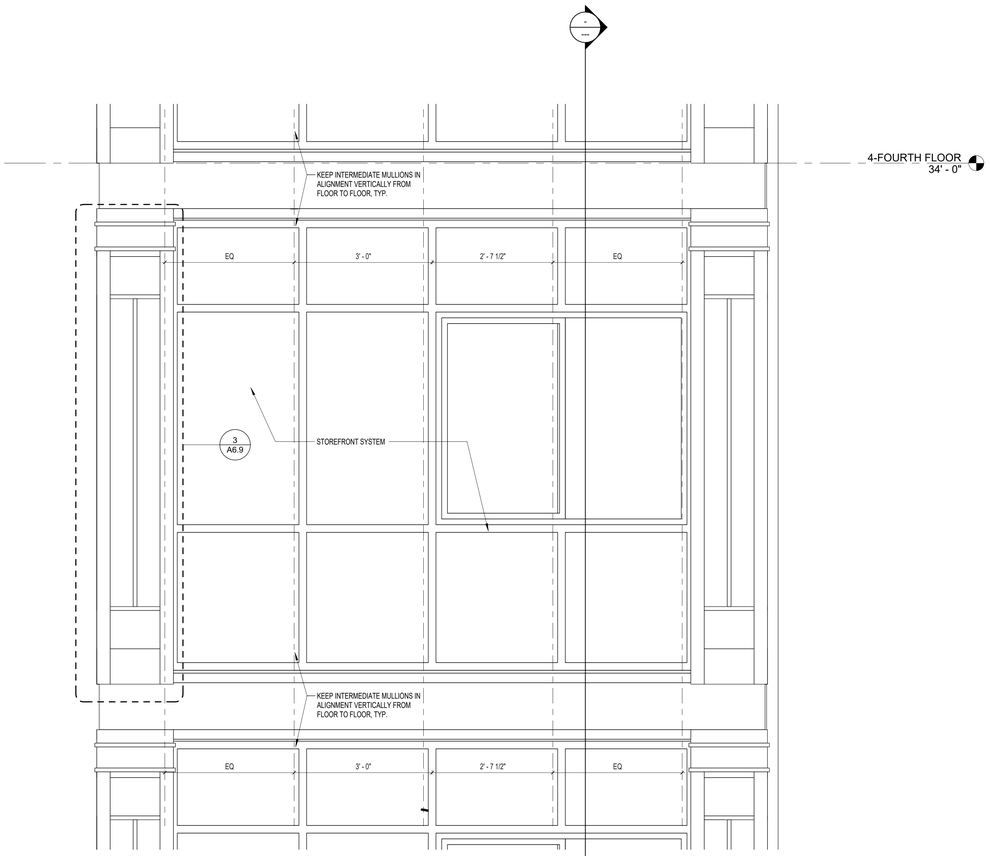
DESIGNER	DAS	DRAWN	KDJ/GMJ
ARCHITECT	DAS	CHECKED	SAC
ENGINEER		APPROVED	CRJ

NO.	REVISION DESCRIPTION	DATE

DRAWING TITLE
EXTERIOR ELEVATIONS

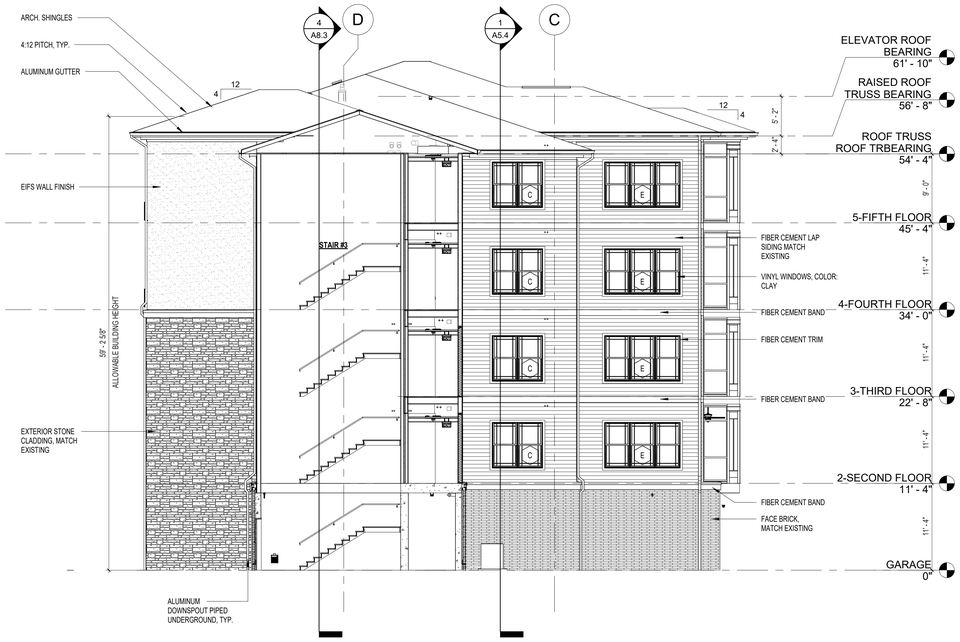
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COMM. NO. 25116.00
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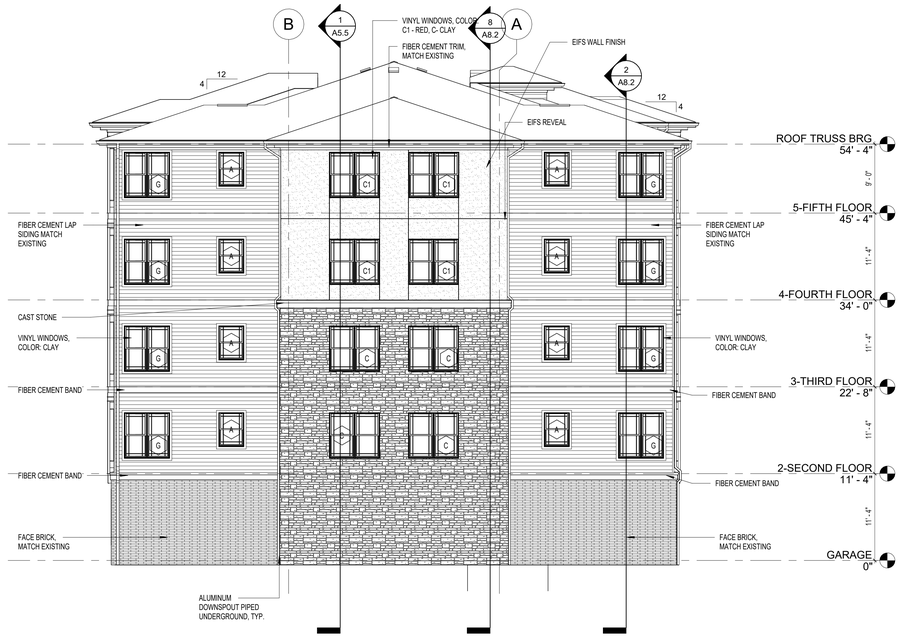
3 A5.3 ENLARGED SUNROOM ELEVATION

3/4" = 1'-0"



2 A5.3 E. ELEVATION - AREA A

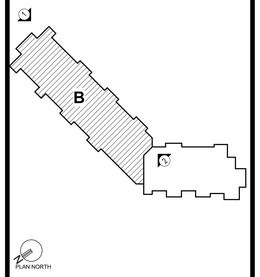
1/8" = 1'-0"



1 A5.3 W. ELEVATION - AREA B

1/8" = 1'-0"

KEYPLAN



GENERAL NOTES

1. SEE A4.3 FOR WINDOW TYPES
2. REFER TO CIVIL DRAWINGS FOR FINISH GRADE ELEVATION.

CURTIS D. JENNINGS III NUMBER A-2023034555 3/13/2026 ARCHITECT

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PROJECT TITLE

John Knox Village

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NO.	REVISION DESCRIPTION	DATE

DRAWING TITLE

EXTERIOR ELEVATIONS

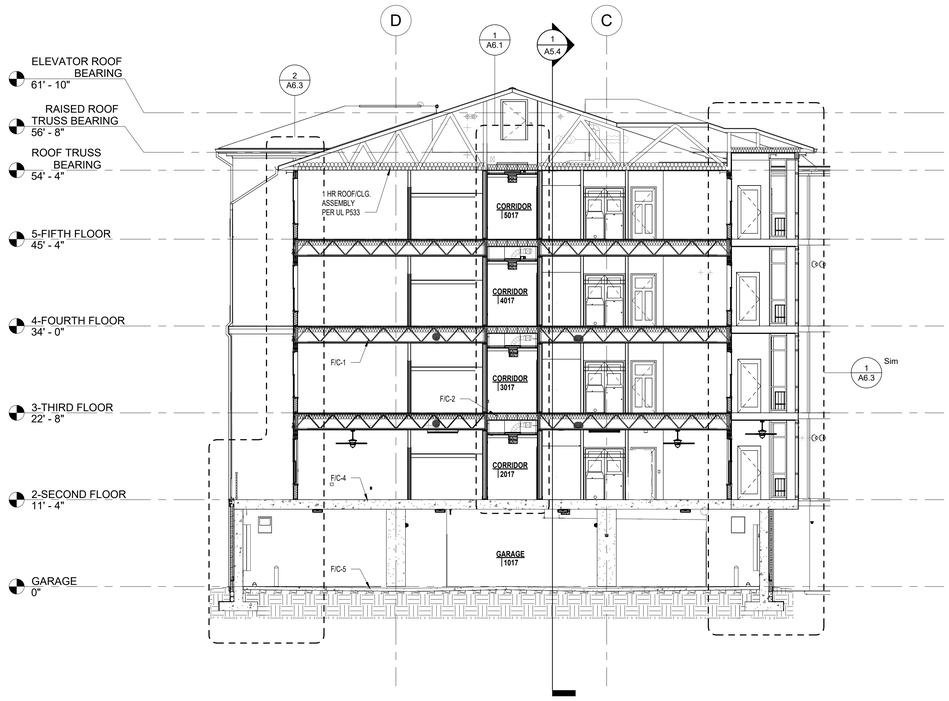
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2 A5.4 BLDG SECT - AREA A TRANS

1/8" = 1'-0"



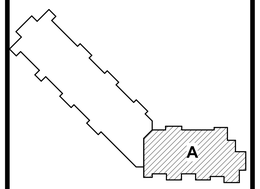
1 A5.4 BLDG SECT - AREA A LONG

1/8" = 1'-0"

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ENGINEER :		APPROVED : CRJ	

NO.	REVISION DESCRIPTION	DATE

DRAWING TITLE

BUILDING SECTIONS

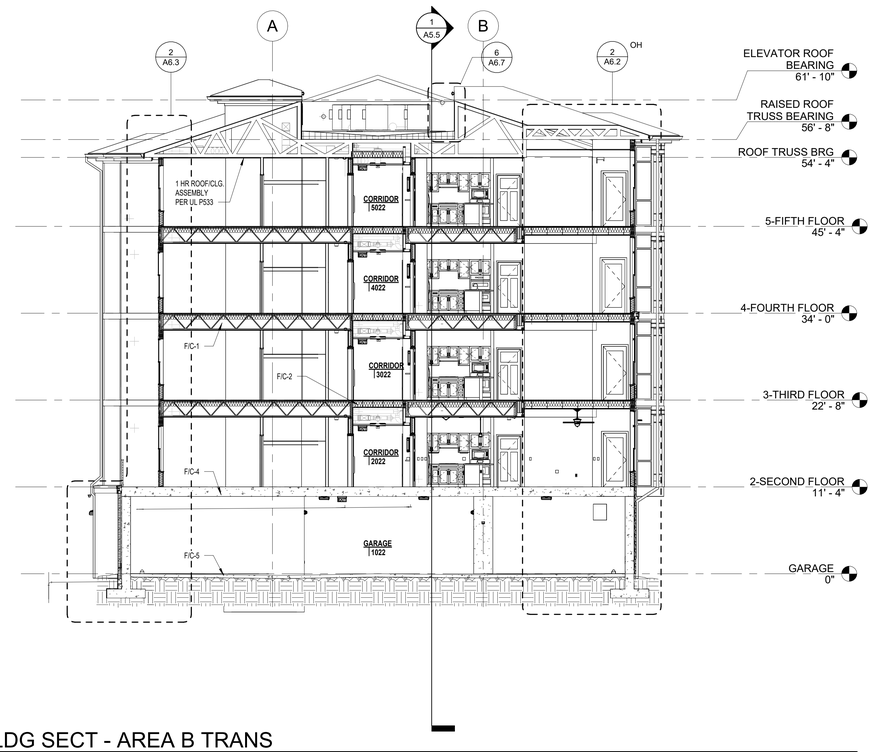
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2 A5.5 BLDG SECT - AREA B TRANS

1/8" = 1'-0"



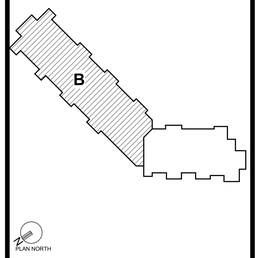
1 A5.5 BLDG SECT - AREA B LONG

1/8" = 1'-0"

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ARCHITECT : DAS	CHECKED : SAC
ENGINEER :	APPROVED : CRJ

NO.	REVISION DESCRIPTION	DATE

DRAWING TITLE

BUILDING SECTIONS

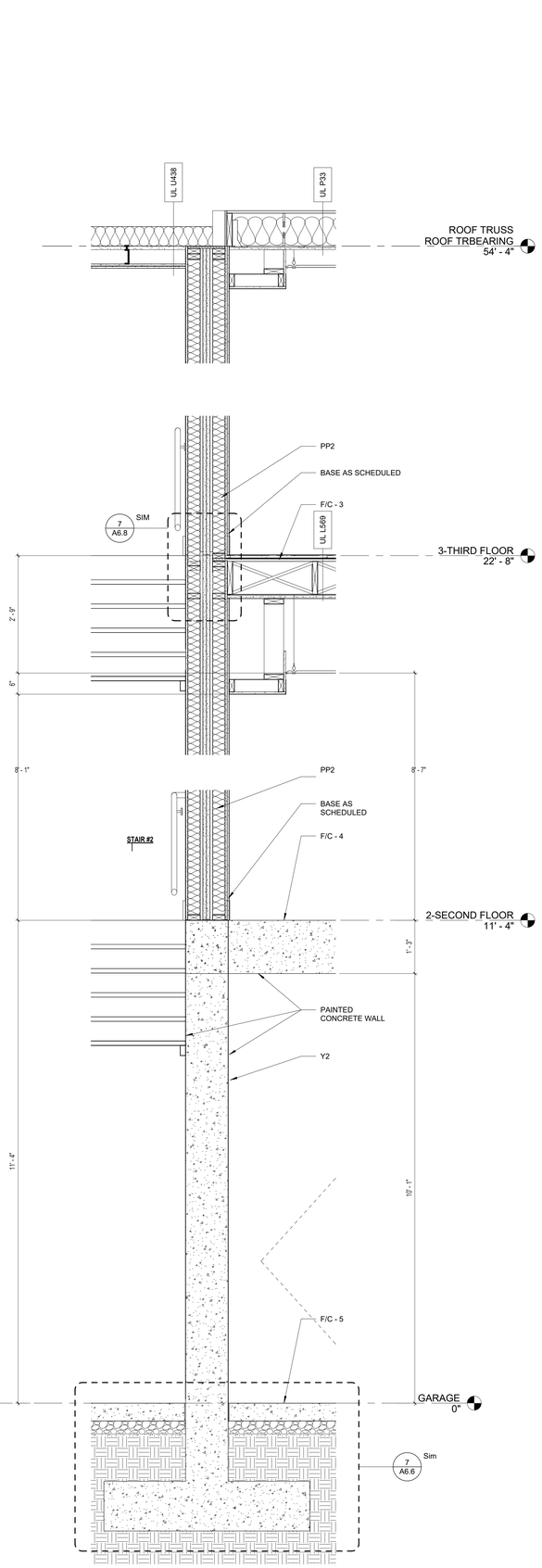
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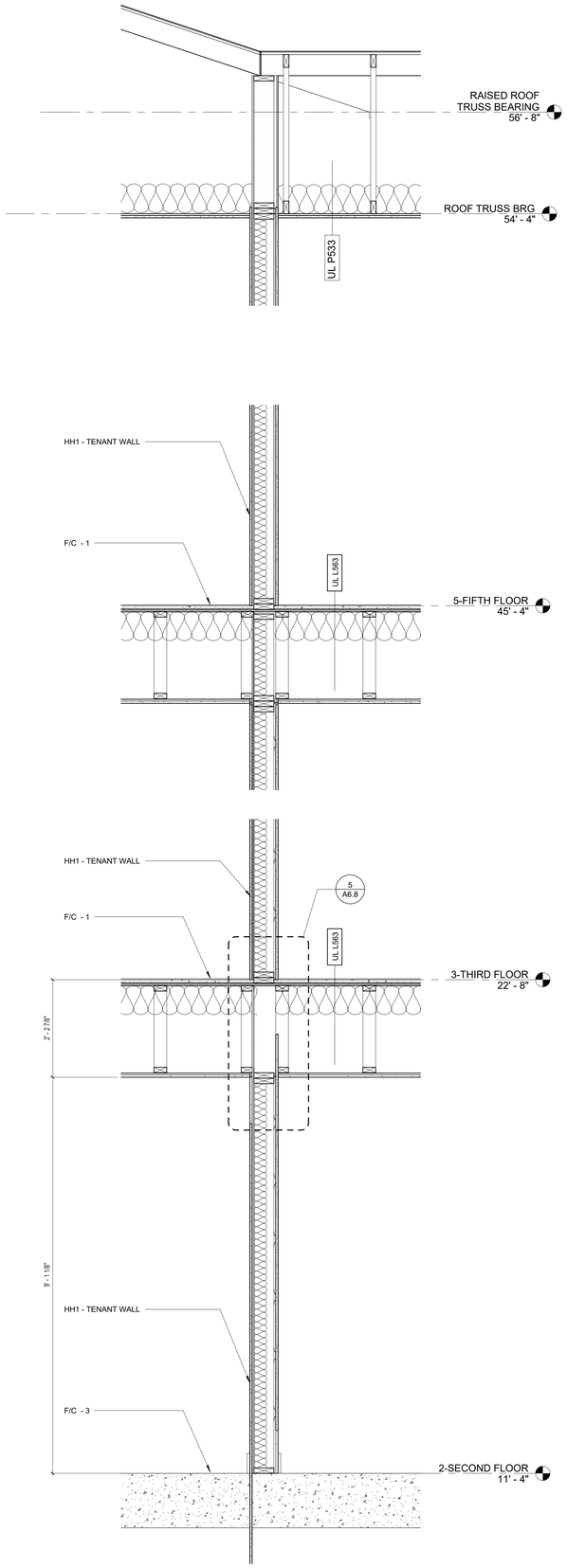
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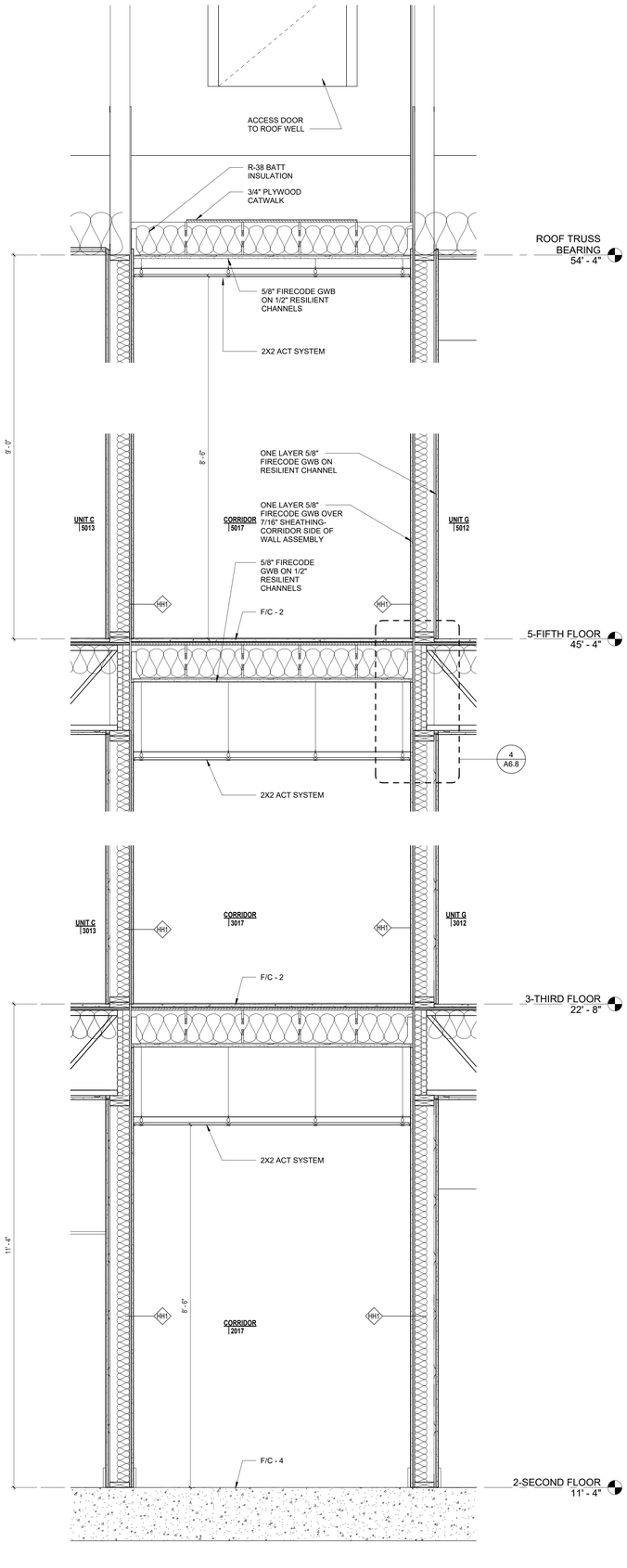
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3 A6.1 TYP. STAIR SHAFT WALL
3/4" = 1'-0"



2 A6.1 TYP. TENANT WALL SECTION
3/4" = 1'-0"



1 A6.1 TYP. WALL SECTION AT CORRIDOR
3/4" = 1'-0"

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GENERAL NOTES

CURTIS JENNINGS III
NUMBER
A-2023034555
3/15/2025
ARCHITECT

PERMIT & BID SET

PROJECT TITLE

John Knox Village

MEADOWS BUILDING PHASE III

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ARCHITECT	: DAS	CHECKED	: SAC
ENGINEER	:	APPROVED	: CRJ

NO.	REVISION DESCRIPTION	DATE

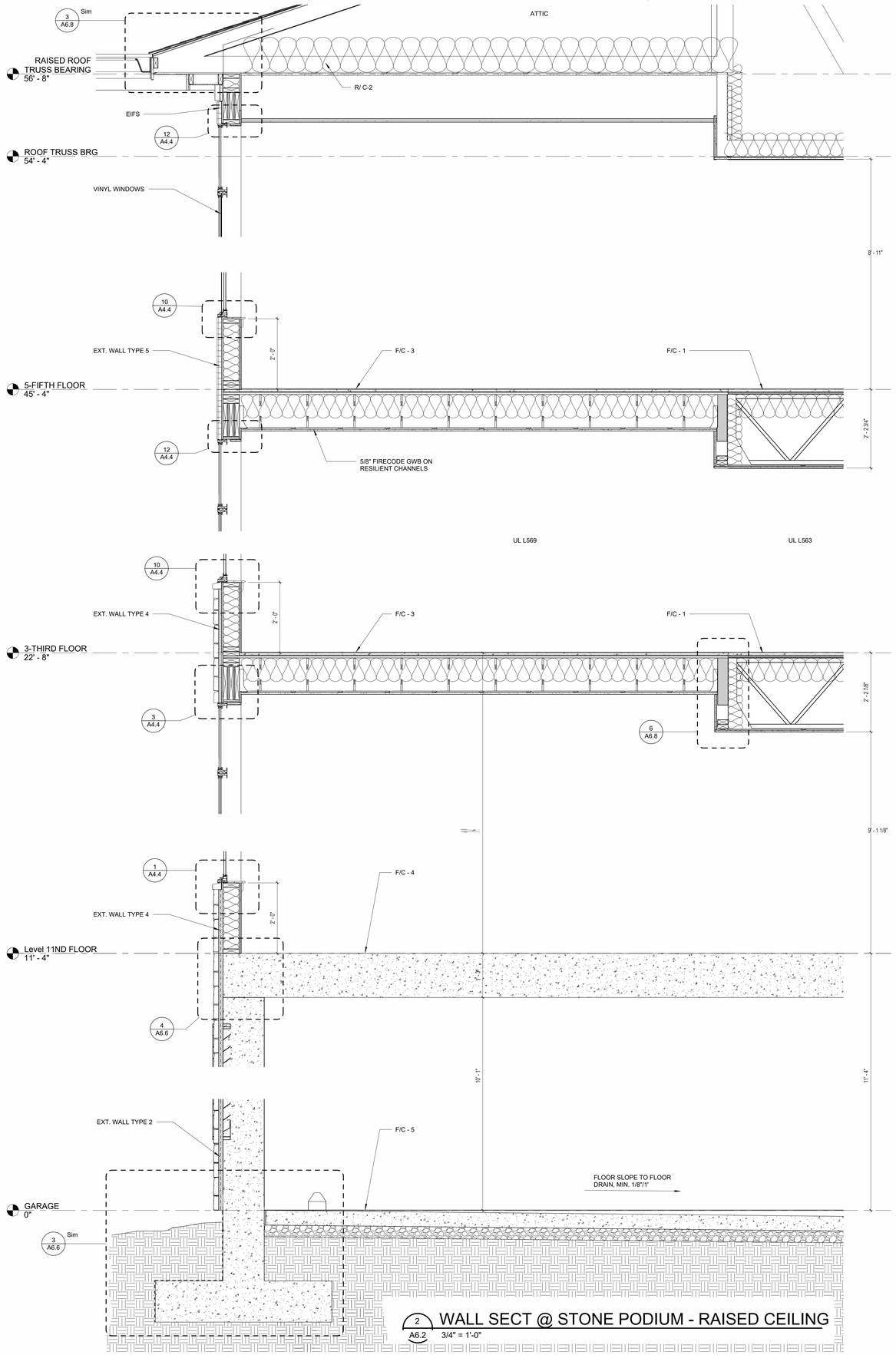
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WALL SECTIONS - TYPICAL

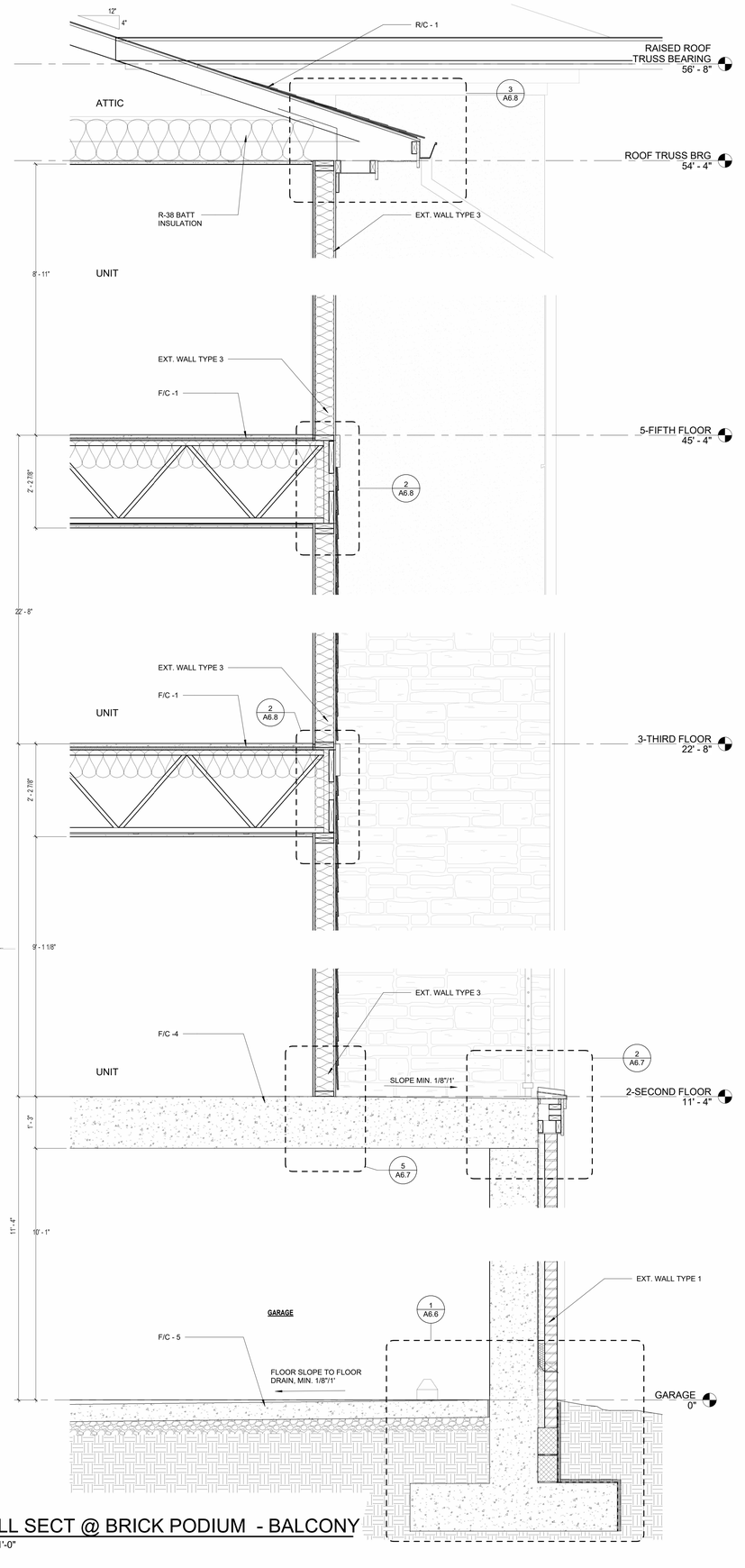
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2 A6.2 WALL SECT @ STONE PODIUM - RAISED CEILING
3/4" = 1'-0"



1 A6.2 WALL SECT @ BRICK PODIUM - BALCONY
3/4" = 1'-0"

GENERAL NOTES

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COMMONWEALTH OF MISSOURI
CURTIS R. JENNINGS III
NUMBER A-2023034555
3/15/2023
ARCHITECT

PERMIT & BID SET

PROJECT TITLE

John Knox Village

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DESIGNER : DAS		DRAWN : KDJ	
ARCHITECT : DAS		CHECKED : SAC	
ENGINEER :		APPROVED : CRJ	
NO.	REVISION DESCRIPTION		DATE

DRAWING TITLE

WALL SECTIONS

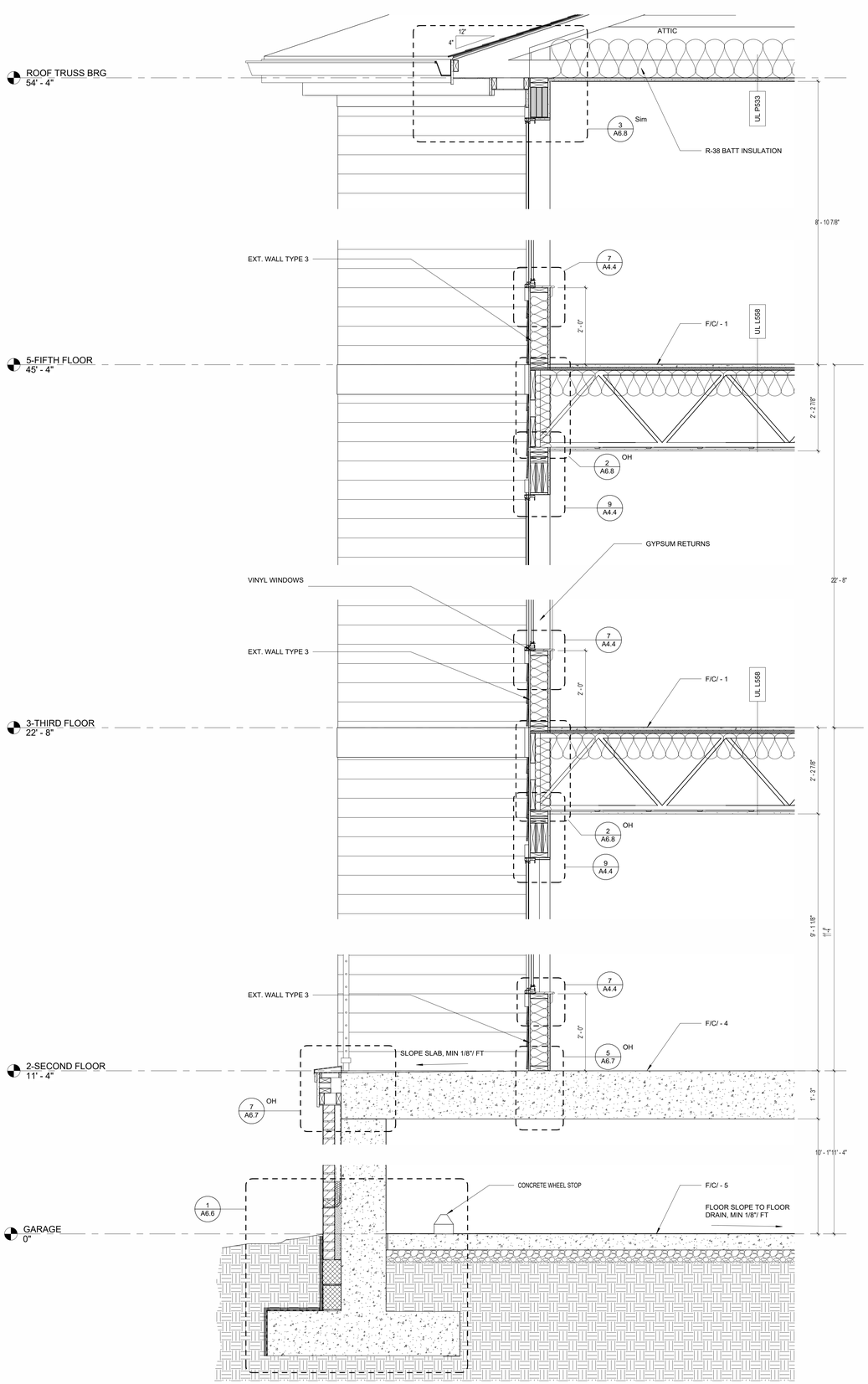
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COMM. NO. 25116.00

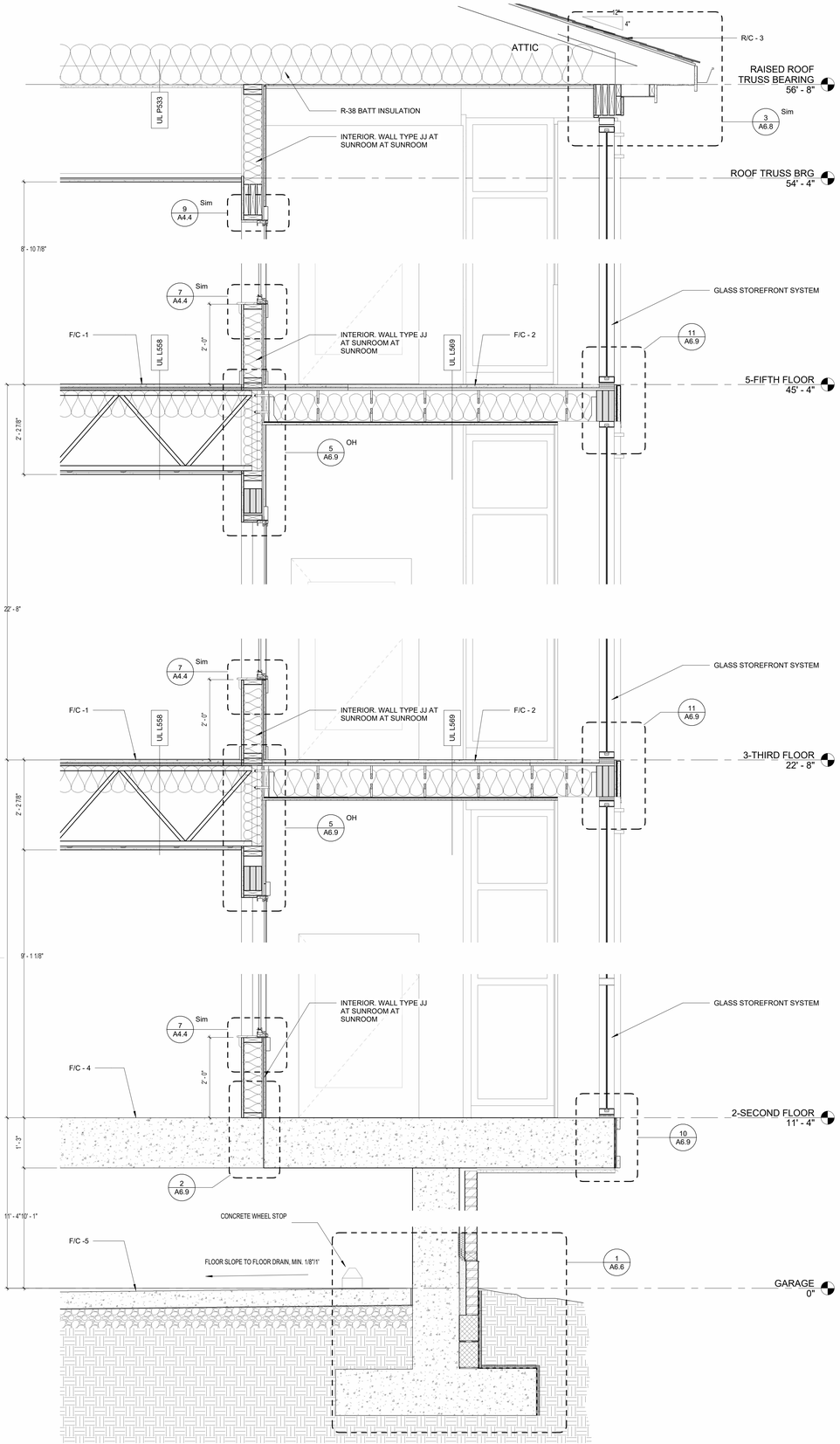
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2 SECT AT BRICK PODIUM - SIDING ABOVE

A6.3 — 3/4" = 1'-0"



1 WALL SECT @ SUNROOM STACK

A6.3 — 3/4" = 1'-0"

GENERAL NOTES

STATE OF MISSISSIPPI
CURTIS J. JENNINGS III
NUMBER
A-2023034555
3/15/2023
ARCHITECT

PERMIT & BID SET

PROJECT TITLE

John Knox Village

MEADOWS BUILDING PHASE III

SFCS Architecture Engineering Planning Interiors

SFCS Inc. ▪ 305 South Jefferson Street
Roanoke, Virginia 24011.2003
540.344.6664 ▪ Fax 540.343.6925
www.sfcs.com

DESIGNER	DAS	DRAWN	KDJ
ARCHITECT	DAS	CHECKED	SAC
ENGINEER		APPROVED	CRJ

NO.	REVISION DESCRIPTION	DATE

DRAWING TITLE

WALL SECTIONS

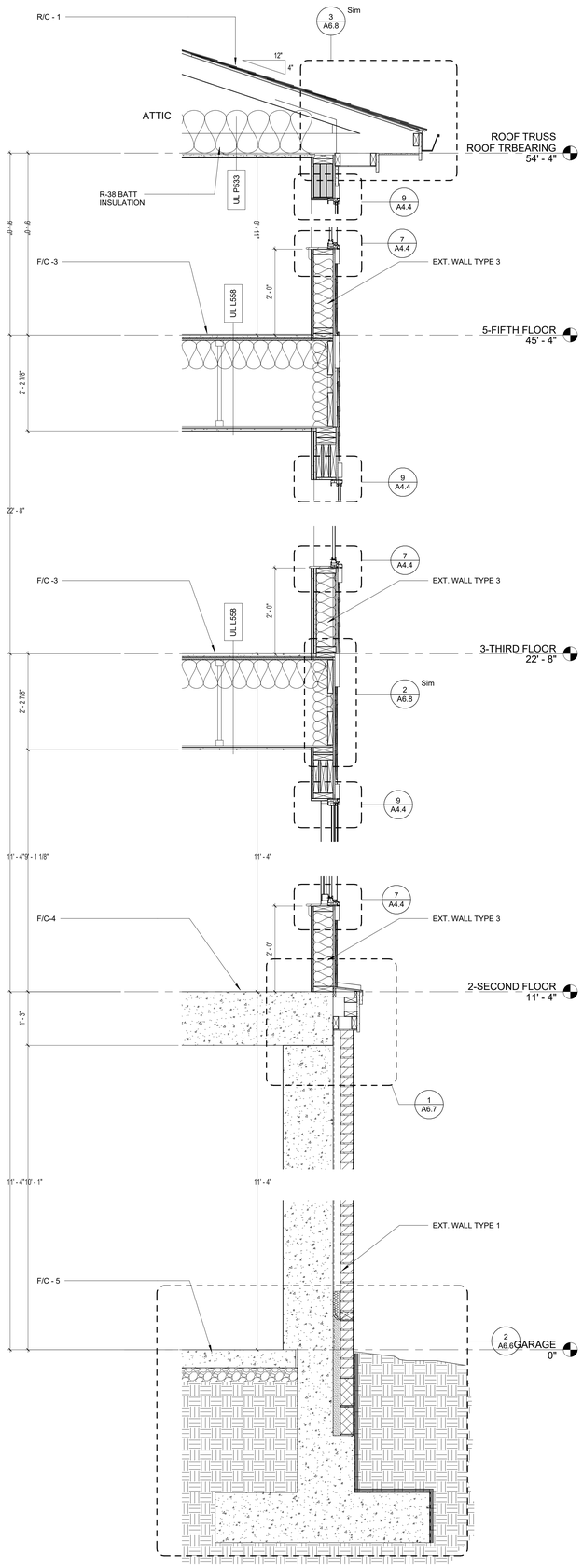
DATE: 03/13/2026

COMM. NO. 25116.00

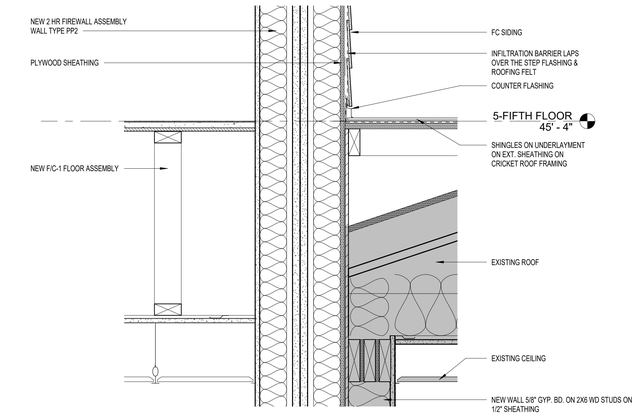
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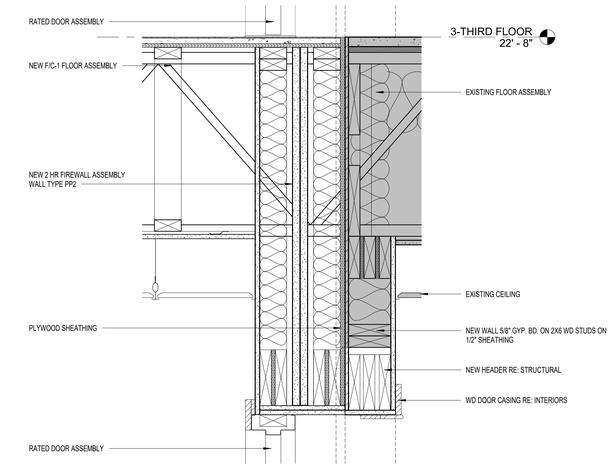
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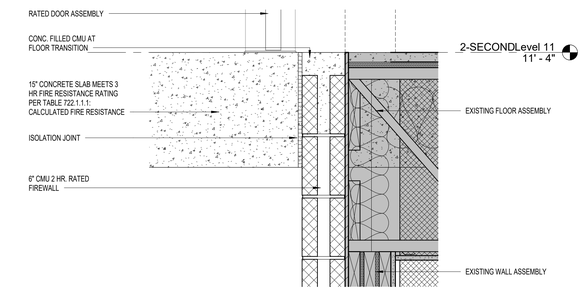
5 A6.4 WALL SECT @ BRICK PODIUM
3/4" = 1'-0"



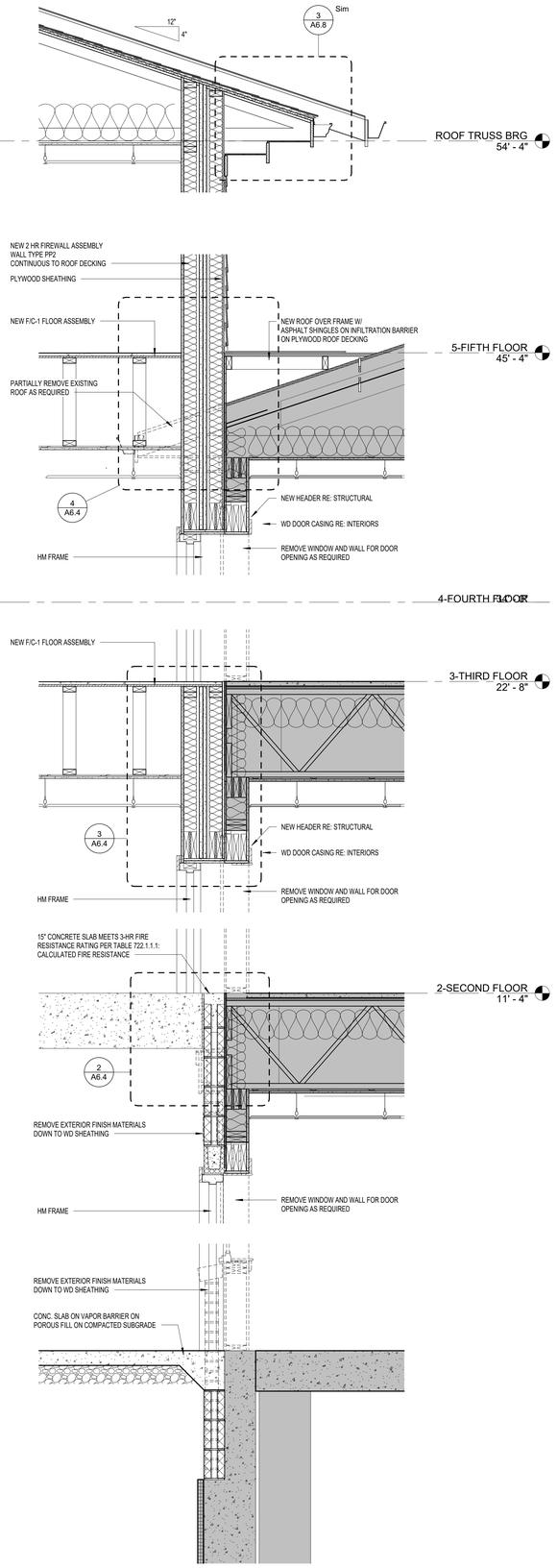
4 A6.4 EXP JT DTL ROOF
1 1/2" = 1'-0"



3 A6.4 SECTION AT 3RD & 4TH FLOOR FIRE WALL
1 1/2" = 1'-0"



2 A6.4 SECTION AT 2ND FLOOR FIRE WALL
1 1/2" = 1'-0"



1 A6.4 SECTION AT FIREWALL
3/4" = 1'-0"

GENERAL NOTES

STATE OF MISSOURI
CHARLES
JENNINGS III
NUMBER
A-2023034555
3/19/2026
ARCHITECT

PERMIT & BID SET

PROJECT TITLE

John Knox Village

MEADOWS BUILDING PHASE III

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SFCS Inc. ▪ 305 South Jefferson Street
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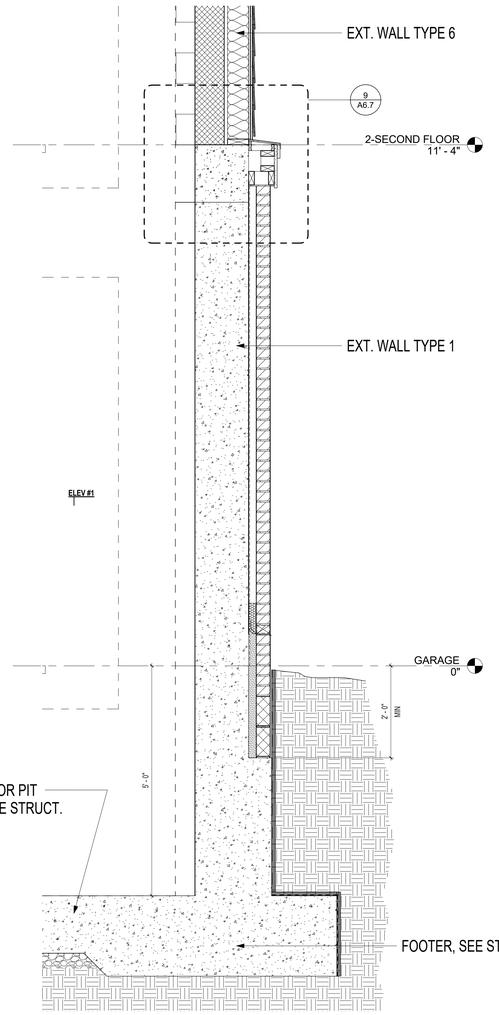
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ARCHITECT	DAS	CHECKED	SAC
ENGINEER		APPROVED	CRJ

NO.	REVISION DESCRIPTION	DATE

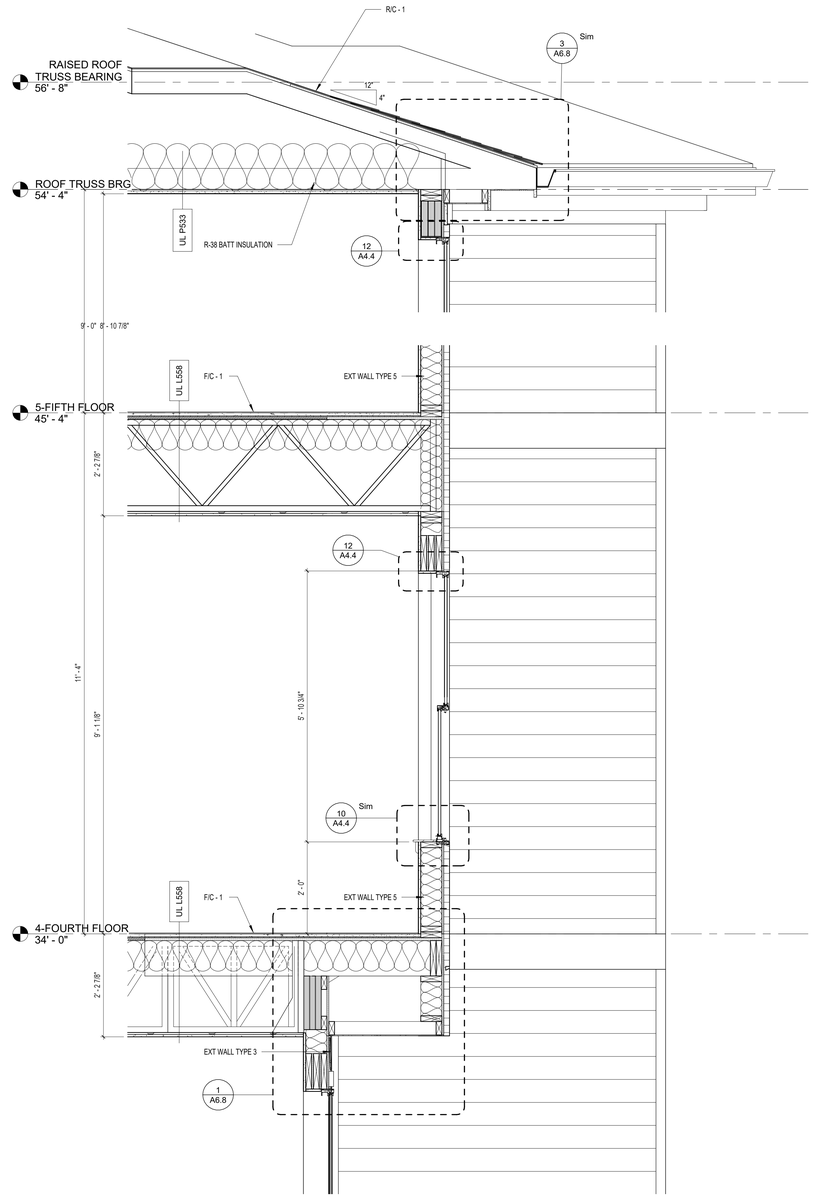
DRAWING TITLE
WALL SECTIONS

DATE: 03/13/2026
COMM. NO. 25116.00
DRAWING A6.4

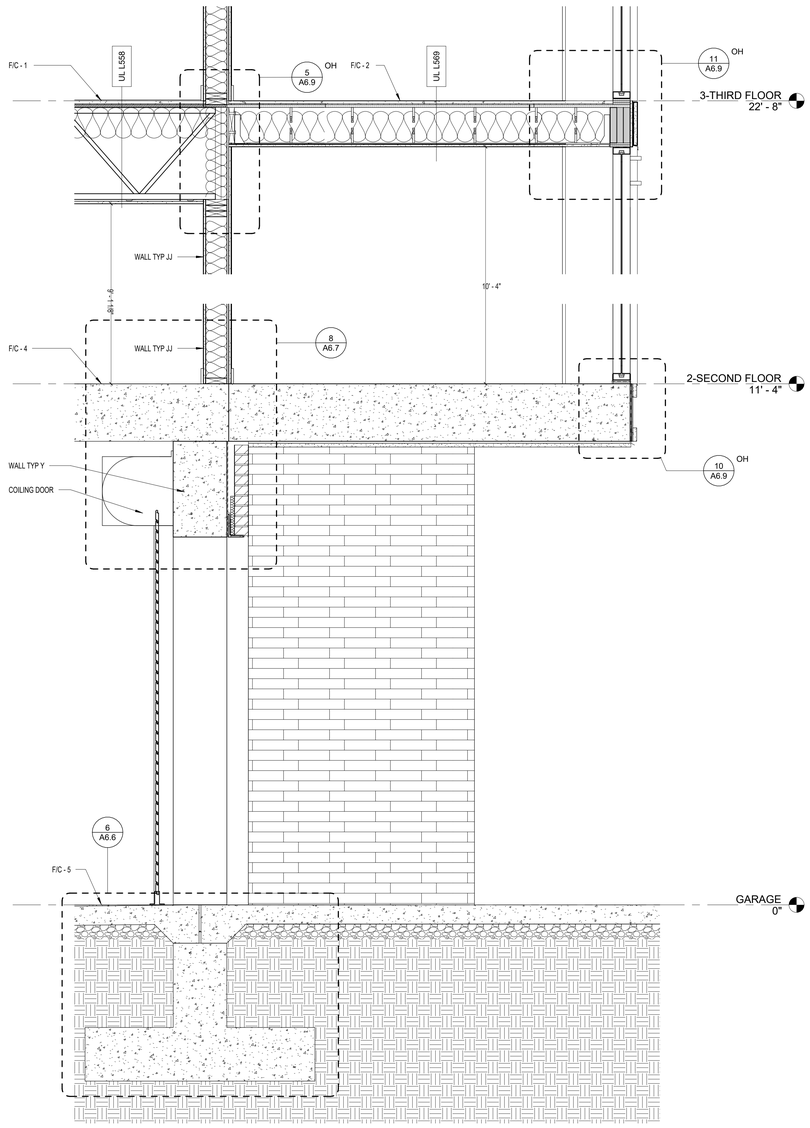
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3 A6.5 WALL SECT @ ELEVATOR 1 EXTERIOR WALL
3/4" = 1'-0"



2 A6.5 WALL SECT @ EIFS POP OUT
3/4" = 1'-0"



1 A6.5 WALL SECT @ GARAGE DOOR
3/4" = 1'-0"

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GENERAL NOTES

CURTIS R. JENNINGS III
NUMBER A-2023034555
3/13/2026
ARCHITECT
STATE OF MISSOURI

PERMIT & BID SET

PROJECT TITLE

John Knox Village

MEADOWS BUILDING PHASE III

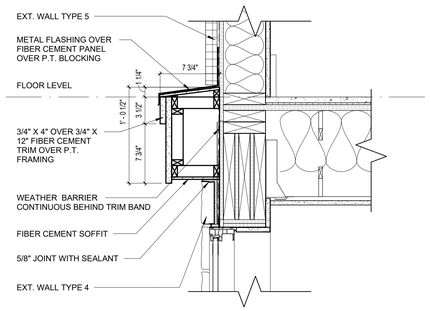
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Roanoke, Virginia 24011.2003
540.344.6664 ▪ Fax 540.343.6925
www.sfcs.com

DESIGNER	DAS	DRAWN	KDJ
ARCHITECT	DAS	CHECKED	SAC
ENGINEER		APPROVED	CRJ

NO.	REVISION DESCRIPTION	DATE

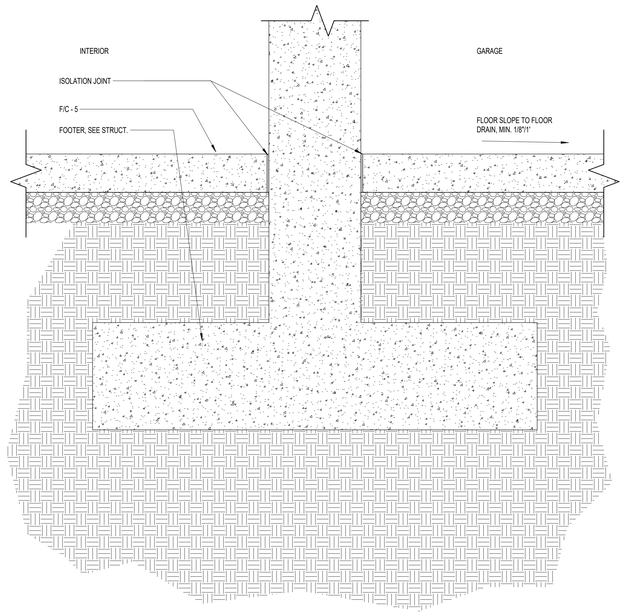
DRAWING TITLE
WALL SECTIONS

DATE: 03/13/2026
COMM. NO. 25116.00
DRAWING A6.5



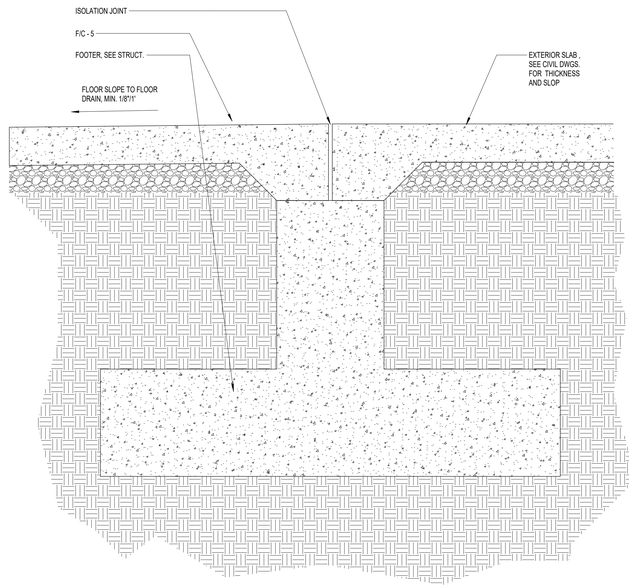
5 A6.6 TRIM BAND @ STONE/ EIFS

1 1/2" = 1'-0"



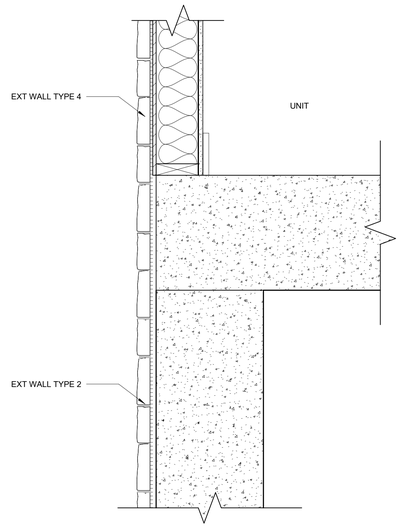
7 A6.6 FOOTER AT INTERNAL CONCRETE WALL

1 1/2" = 1'-0"



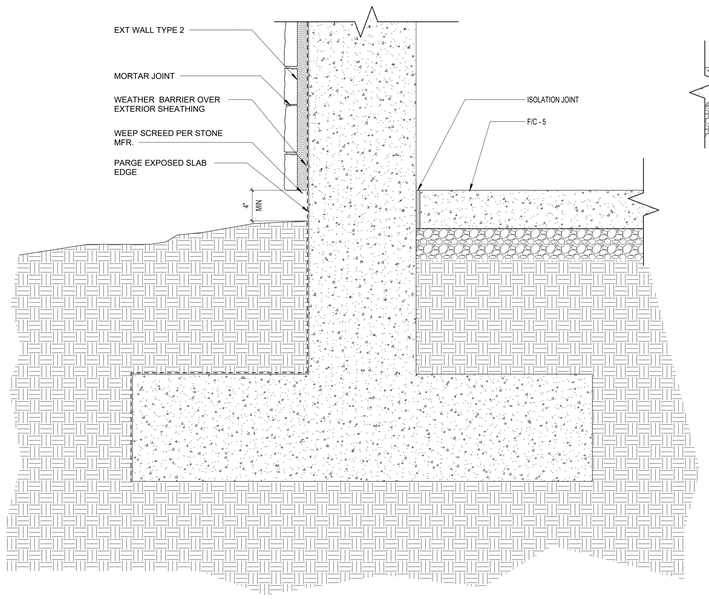
6 A6.6 FOOTER AT GARAGE DOOR

1 1/2" = 1'-0"



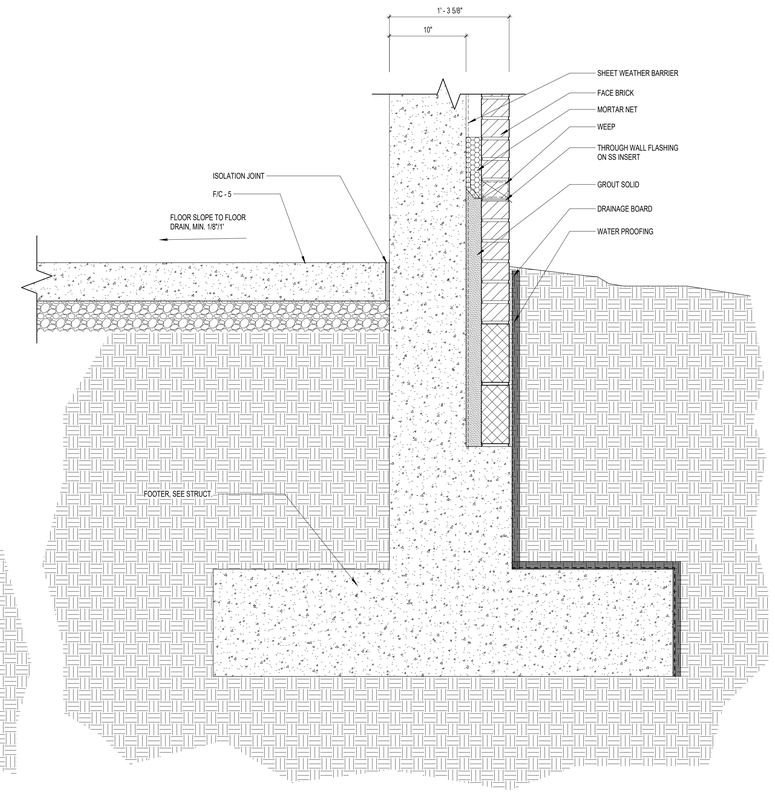
4 A6.6 DETAIL @ GARAGE WITH STONE

1 1/2" = 1'-0"



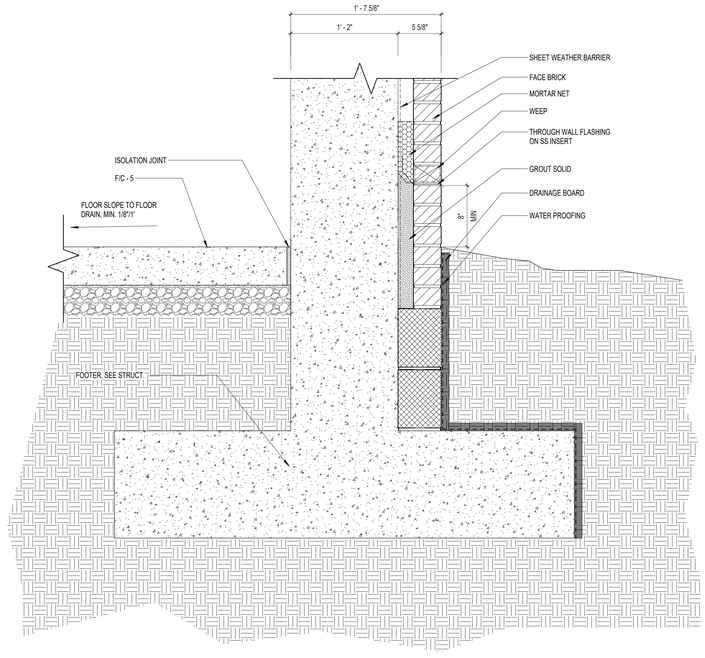
3 A6.6 FOOTING AT STONE

1 1/2" = 1'-0"



2 A6.6 FOOTER AT BRICK LEDGE

1 1/2" = 1'-0"



1 A6.6 FOOTER AT TYP. BRICK

1 1/2" = 1'-0"

GENERAL NOTES

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COMMONWEALTH OF VIRGINIA
CURTIS R. JENNINGS III
REGISTRATION NUMBER
A-2023034555
3/13/2026
ARCHITECT

PERMIT & BID SET

PROJECT TITLE

John Knox Village

MEADOWS BUILDING PHASE III

SFCS Architecture Engineering Planning Interiors

SFCS Inc. ▪ 305 South Jefferson Street
Roanoke, Virginia 24011.2003
540.344.6664 ▪ Fax 540.343.6925
www.sfcs.com

DESIGNER	DAS	DRAWN	KDJ
ARCHITECT	DAS	CHECKED	SAC
ENGINEER		APPROVED	CRJ

NO.	REVISION DESCRIPTION	DATE

DRAWING TITLE

SECTION DETAILS

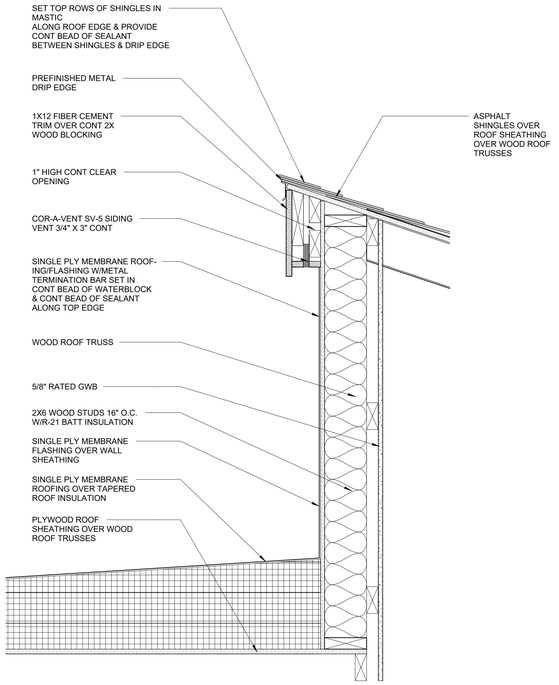
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COMM. NO. 25116.00

DRAWING A6.6

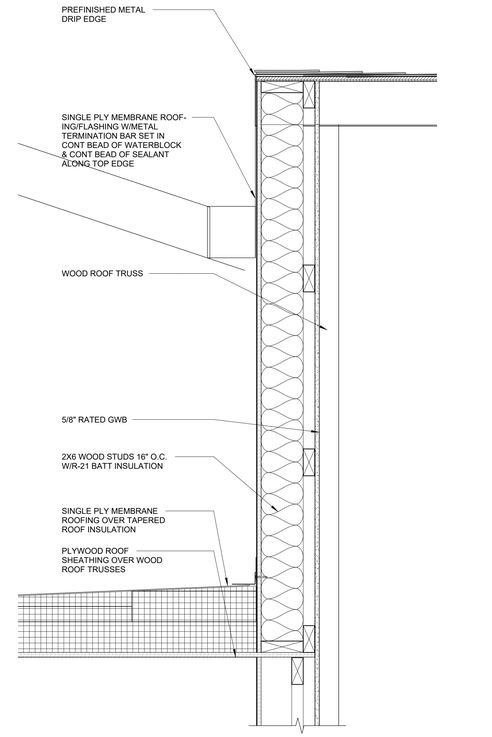
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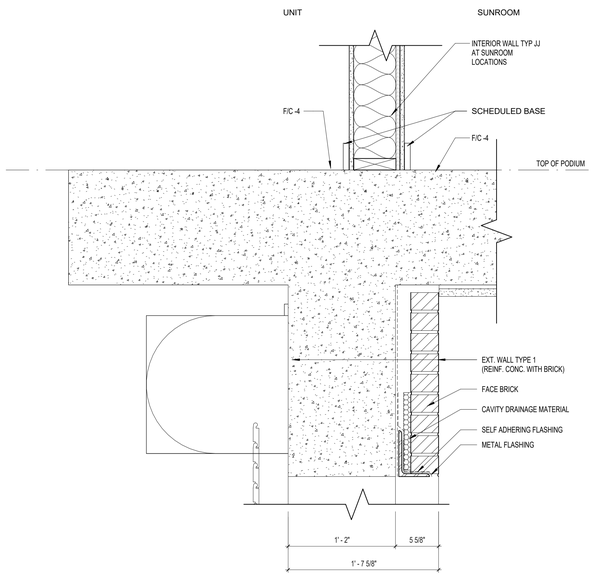
6 A6.7 DETAIL WALL SECT. MECH WELL - TRANS

1 1/2" = 1'-0"



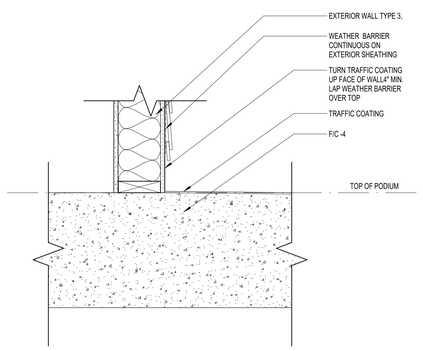
3 A6.7 DETAIL WALL SECT. MECH WELL - LONG

1 1/2" = 1'-0"



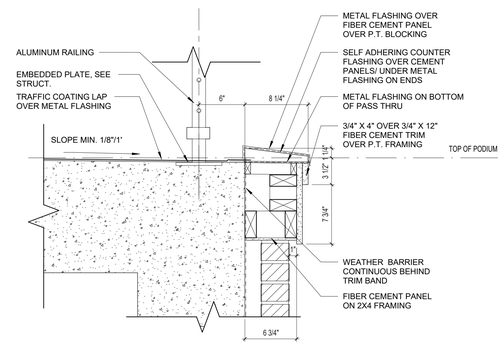
8 A6.7 GARAGE DOOR HEADER

1 1/2" = 1'-0"



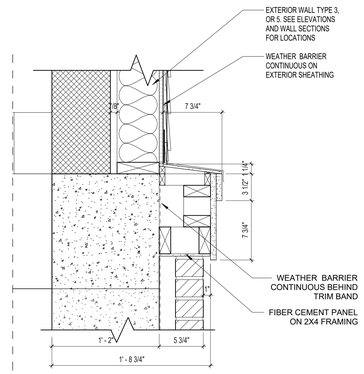
5 A6.7 EXT WALL TYPE 3 AT PODIUM

1 1/2" = 1'-0"



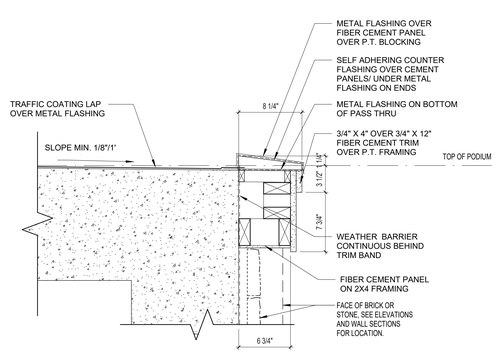
2 A6.7 TRIM BAND @ PODIUM RAILING

1 1/2" = 1'-0"



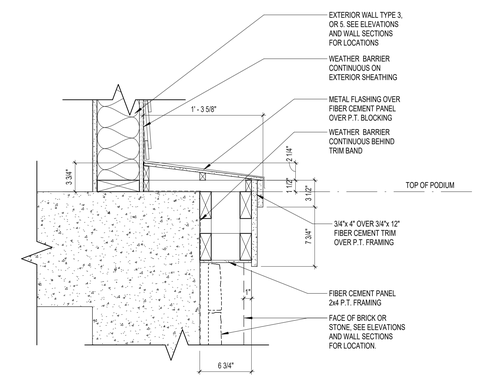
9 A6.7 TRIM BAND AT CMU ELEVATOR WALL

1 1/2" = 1'-0"



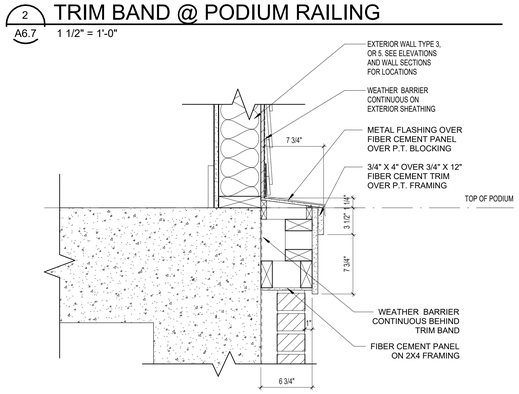
7 A6.7 TRIM BAND @ PODIUM ROOF

1 1/2" = 1'-0"



4 A6.7 TRIM BAND AT BRICK/ SIDING - DEEP SET BACK

1 1/2" = 1'-0"



1 A6.7 TRIM BAND @ BRICK/ SIDING @ PODIUM

1 1/2" = 1'-0"

GENERAL NOTES

STATE OF MISSOURI
CURTIS R. JENNINGS III
NUMBER A-2023034555
9/19/2024
ARCHITECT

PERMIT & BID SET

PROJECT TITLE

John Knox Village

MEADOWS BUILDING PHASE III

SFCS Architecture Engineering Planning Interiors

SFCS Inc. ▪ 305 South Jefferson Street
Roanoke, Virginia 24011.2003
540.344.6664 ▪ Fax 540.343.6925
www.sfcs.com

DESIGNER	: DAS	DRAWN	: KDJ
ARCHITECT	: DAS	CHECKED	: SAC
ENGINEER	:	APPROVED	: CRJ

NO.	REVISION DESCRIPTION	DATE

DRAWING TITLE

SECTION DETAILS

DATE: 03/13/2026

COMM. NO. 25116.00

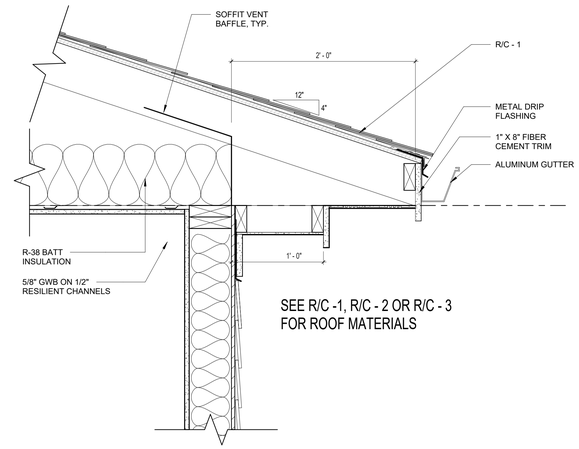
DRAWING A6.7

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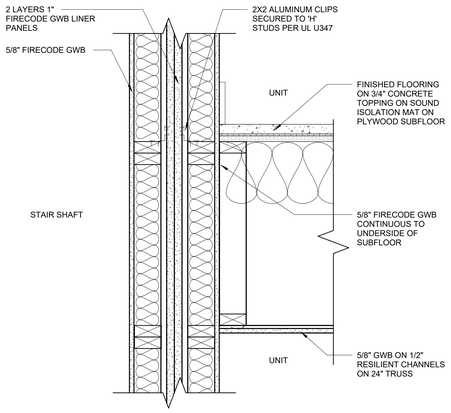
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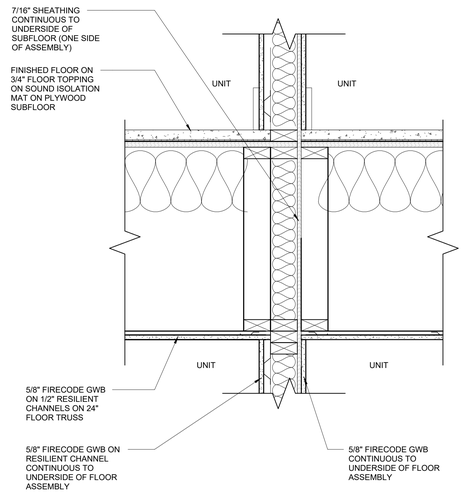
3 A6.8 TYP. FASCIA DETAIL

1 1/2" = 1'-0"



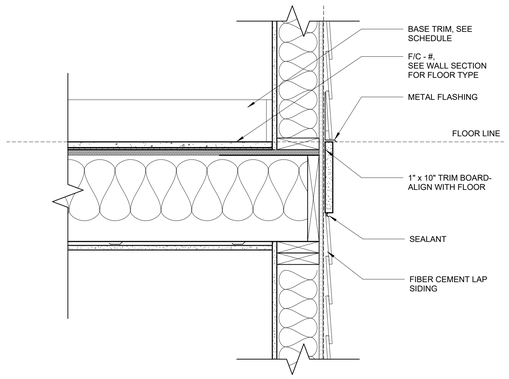
7 A6.8 DTL @ 2 HR WALL

1 1/2" = 1'-0"



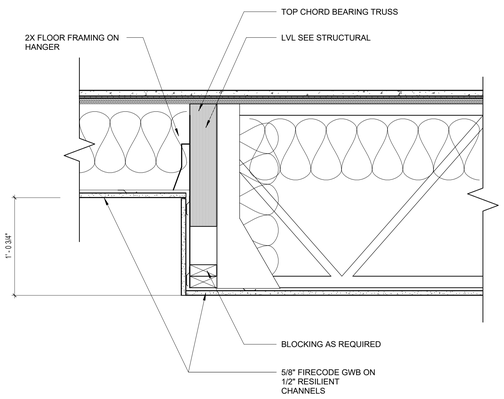
5 A6.8 DTL @ TENANT WALL

1 1/2" = 1'-0"



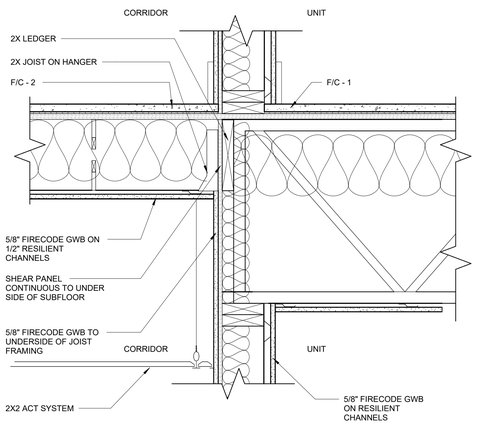
2 A6.8 TRIM BAND @ SIDING

1 1/2" = 1'-0"



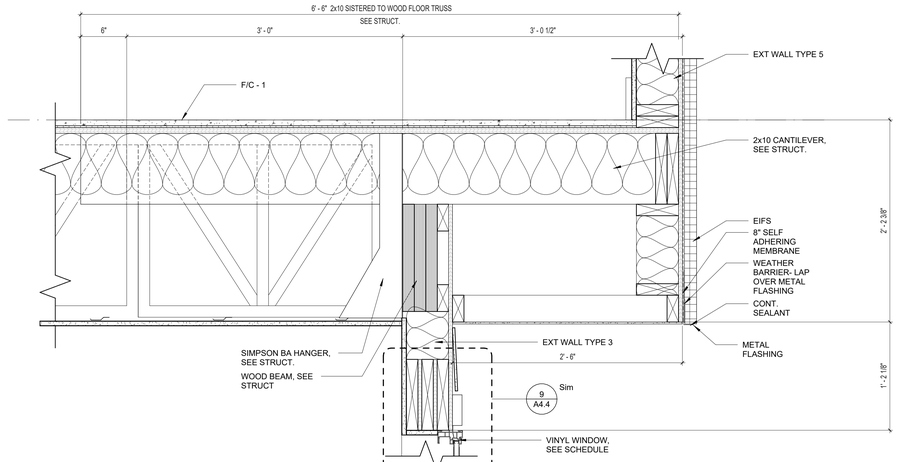
6 A6.8 DETAILED @RAISED CEILING

1 1/2" = 1'-0"



4 A6.8 DTL @ UNIT/ CORRIDOR

1 1/2" = 1'-0"



1 A6.8 DTL @ EIFS POP OUT OVERHANG

1 1/2" = 1'-0"

GENERAL NOTES



PERMIT & BID SET

PROJECT TITLE

John Knox Village

MEADOWS BUILDING PHASE III

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Roanoke, Virginia 24011.2003
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DESIGNER : DAS		DRAWN : KDJ	
ARCHITECT : DAS		CHECKED : SAC	
ENGINEER :		APPROVED : CRJ	
NO.	REVISION DESCRIPTION		DATE

DRAWING TITLE

SECTION DETAILS

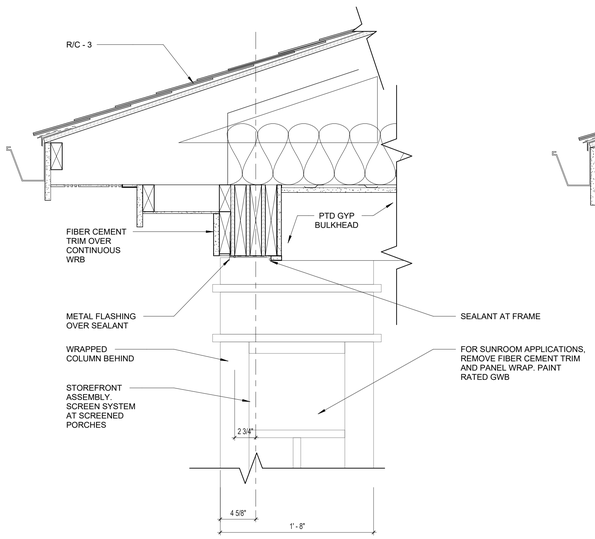
DATE: 03/13/2026

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DRAWING A6.8

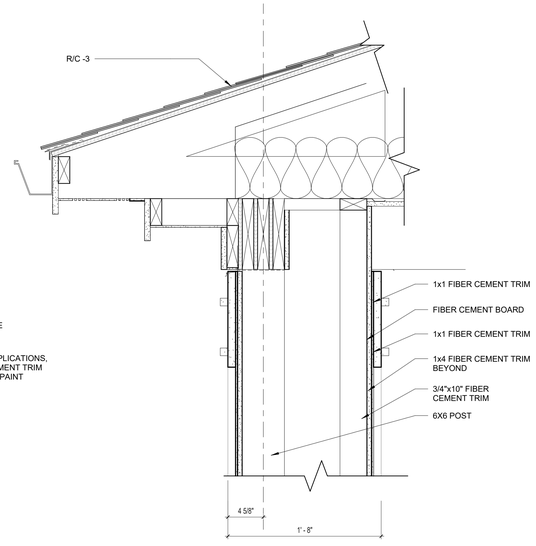
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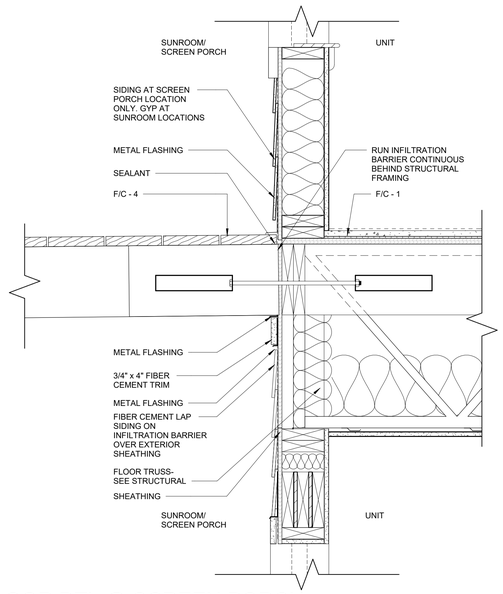
12 A6.9 SUNROOM/ PORCH - SECT. DTL @ ROOF

1 1/2" = 1'-0"



9 A6.9 SUNROOM/ PORCH COL - SECT. DTL @ ROOF

1 1/2" = 1'-0"



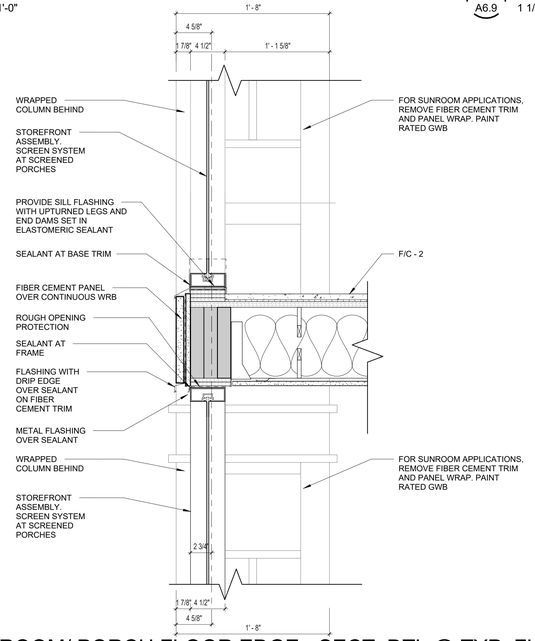
6 A6.9 FLOOR DTL @ SCREEN PORCH

1 1/2" = 1'-0"



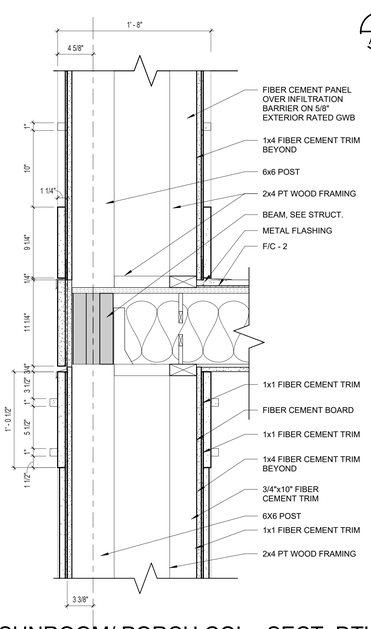
3 A6.9 SUNROOM/ PORCH COL ELEVATION

3/4" = 1'-0"



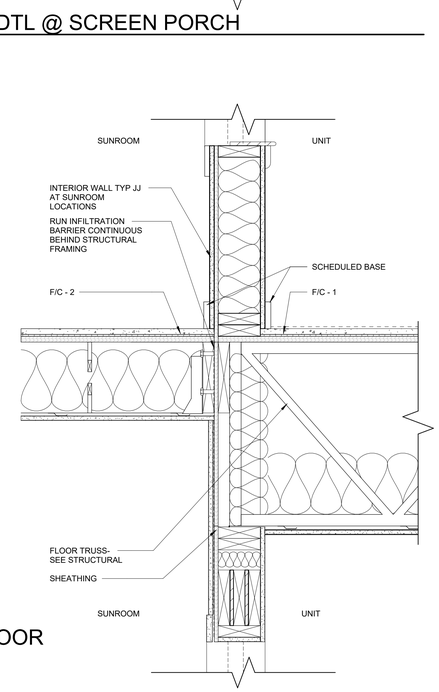
11 A6.9 SUNROOM/ PORCH FLOOR EDGE - SECT. DTL @ TYP. FLOOR

1 1/2" = 1'-0"



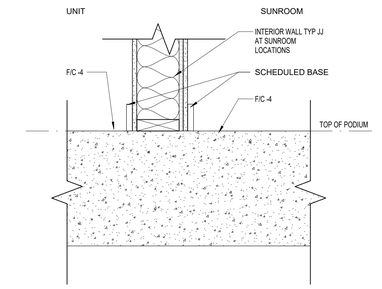
8 A6.9 SUNROOM/ PORCH COL - SECT. DTL @ TYP. FLOOR

1 1/2" = 1'-0"



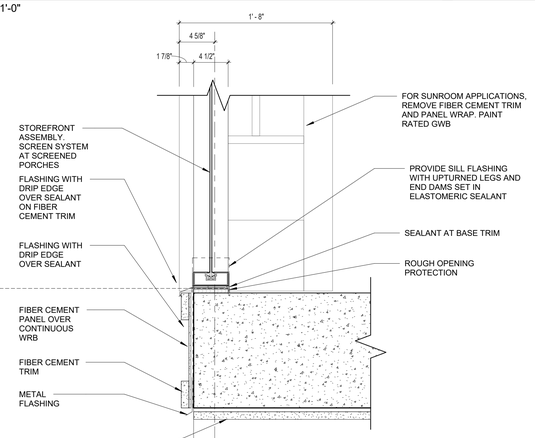
5 A6.9 FLOOR DTL @ SUNROOM

1 1/2" = 1'-0"



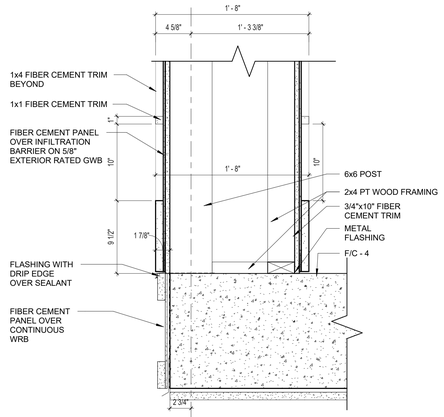
2 A6.9 SUN ROOM WALL TYPE 3 AT PODIUM

1 1/2" = 1'-0"



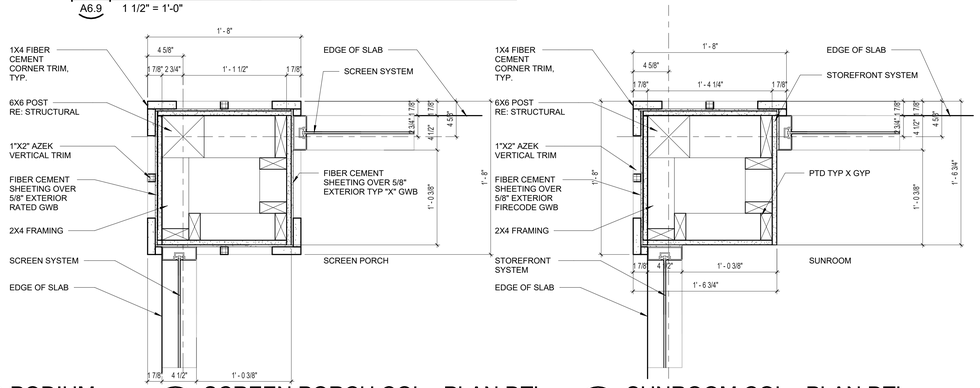
10 A6.9 SUNROOM/ PORCH FLOOR EDGE - SECT. DTL @ PODIUM

1 1/2" = 1'-0"



7 A6.9 SUNROOM/ PORCH COL - SECT. DTL @ PODIUM

1 1/2" = 1'-0"



4 A6.9 SCREEN PORCH COL - PLAN DTL

1 1/2" = 1'-0"

1 A6.9 SUNROOM COL - PLAN DTL

1 1/2" = 1'-0"

GENERAL NOTES

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305 South Jefferson Street
Roanoke, Virginia 24011

CURTIS R. JENNINGS III
NUMBER A-2023034555
3/13/2026
ARCHITECT

PERMIT & BID SET

PROJECT TITLE

John Knox Village

MEADOWS BUILDING PHASE III

SFCS Architecture Engineering Planning Interiors

SFCS Inc. ▪ 305 South Jefferson Street
Roanoke, Virginia 24011.2003
540.344.6664 ▪ Fax 540.343.6925
www.sfcs.com

DESIGNER	DAS	DRAWN	KDJ
ARCHITECT	DAS	CHECKED	SAC
ENGINEER		APPROVED	CRJ

NO.	REVISION DESCRIPTION	DATE

DRAWING TITLE

SUNROOM DETAILS

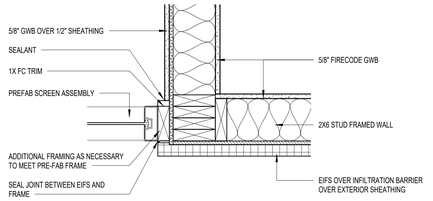
DATE: 03/13/2026

COMM. NO. 25116.00

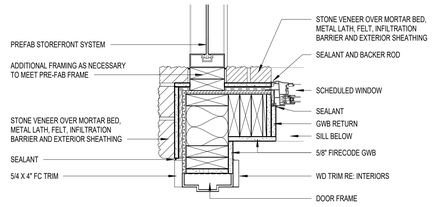
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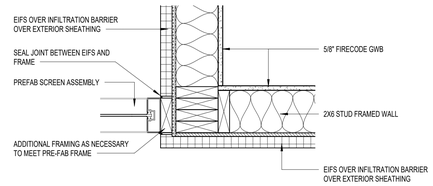
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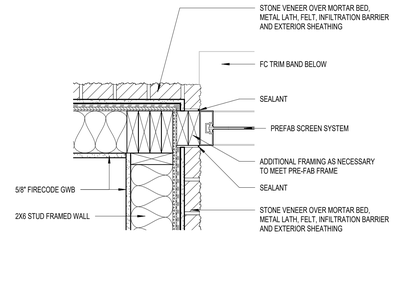
8 A6.10 SUNROOM DETAIL AT EIFS
1 1/2" = 1'-0"



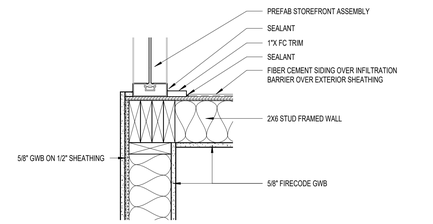
4 A6.10 SUNROOM DETAIL AT STONE
1 1/2" = 1'-0"



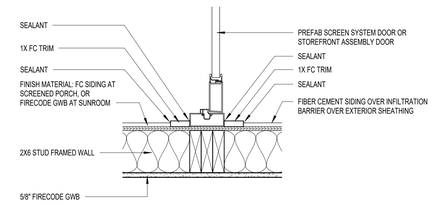
7 A6.10 SCREENED PORCH DETAIL AT EIFS
1 1/2" = 1'-0"



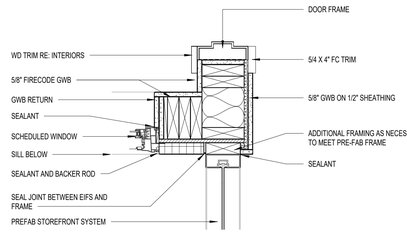
3 A6.10 SCREENED PORCH DETAIL @ STONE
1 1/2" = 1'-0"



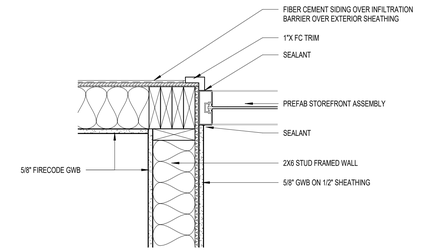
6 A6.10 SUNROOM DETAIL AT SIDING 2
1 1/2" = 1'-0"



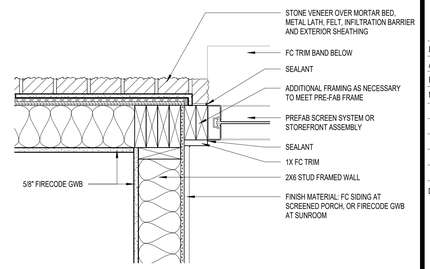
2 A6.10 PORCH DETAIL AT SIDING
1 1/2" = 1'-0"



9 A6.10 SUNROOM DETAIL AT EIFS 2
1 1/2" = 1'-0"



5 A6.10 SUNROOM DETAIL AT SIDING
1 1/2" = 1'-0"



1 A6.10 PORCH DETAIL AT STONE
1 1/2" = 1'-0"

GENERAL NOTES

1. WIDTH OF FC TRIM TO MATCH EXISTING

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Roanoke, Virginia 24011-2003

STATE OF MISSOURI
CHRISTIE
JENNINGS III
NUMBER
A-2023034555
3/19/2026
ARCHITECT

PERMIT & BID SET

PROJECT TITLE

John Knox Village

MEADOWS BUILDING PHASE III

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DESIGNER	DAS	DRAWN	AKG
ARCHITECT	DAS	CHECKED	SAC
ENGINEER		APPROVED	CRJ

NO.	REVISION DESCRIPTION	DATE

DRAWING TITLE

SUNROOM PLAN DETAILS

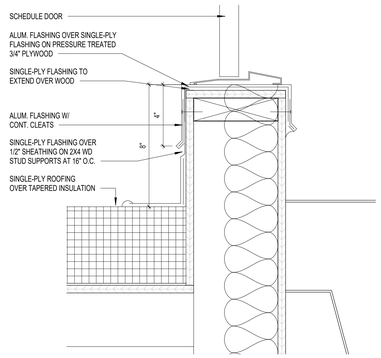
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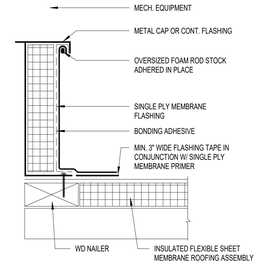
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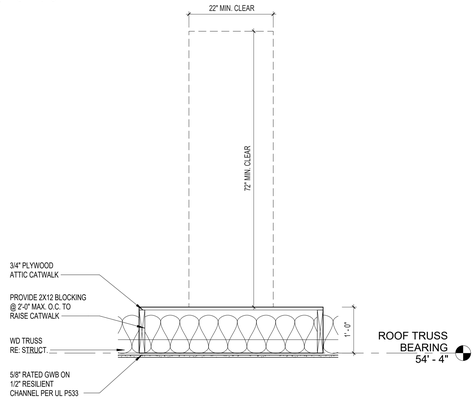
8 A6.11 **ATTIC ACCESS DOOR DETAIL**

3" = 1'-0"



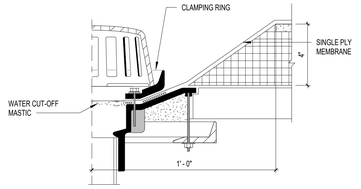
4 A6.11 **SELF-FLASHING CURB**

3" = 1'-0"



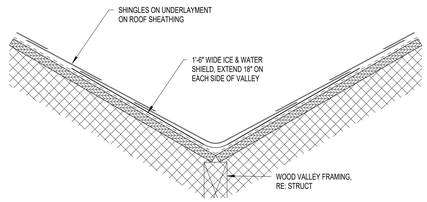
7 A6.11 **ATTIC CATWALK**

3/4" = 1'-0"



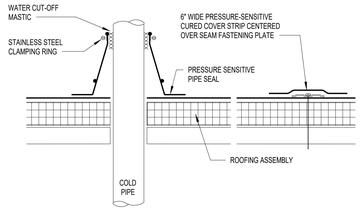
3 A6.11 **ROOF DRAIN**

3" = 1'-0"



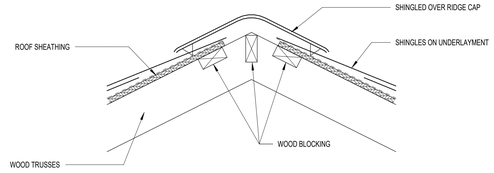
6 A6.11 **TYP. VALLEY DETAIL**

3" = 1'-0"



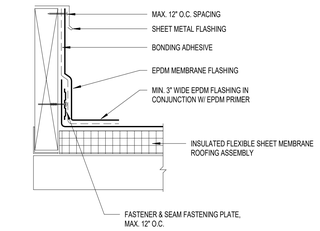
2 A6.11 **PIPE SEAL**

3" = 1'-0"



5 A6.11 **TYP. RIDGE VENT**

1 1/2" = 1'-0"



1 A6.11 **CURB DETAIL**

3" = 1'-0"

GENERAL NOTES

STATE OF MISSOURI
CHARLES JENNINGS III
NUMBER A-2023034555
3/19/2026
ARCHITECT

PERMIT & BID SET

PROJECT TITLE

John Knox Village

MEADOWS BUILDING PHASE III

SFCS Architecture Engineering Planning Interiors

SFCS Inc. ▪ 305 South Jefferson Street
Roanoke, Virginia 24011.2003
540.344.6664 ▪ Fax 540.343.6925
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DESIGNER	: DAS	DRAWN	: AKG/KDJ
ARCHITECT	: DAS	CHECKED	: SAC
ENGINEER	:	APPROVED	: CRJ

NO.	REVISION DESCRIPTION	DATE

DRAWING TITLE

ROOF DETAILS

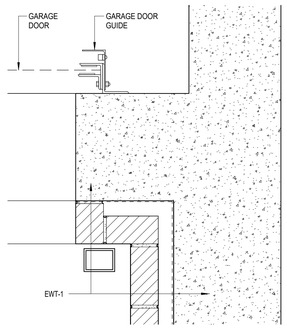
DATE: 03/13/2026

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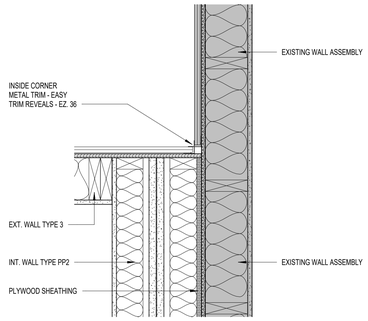
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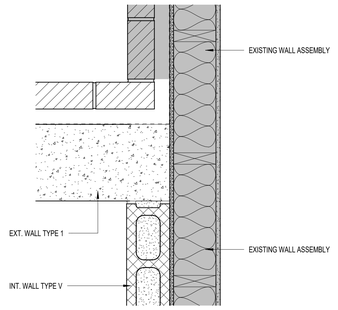
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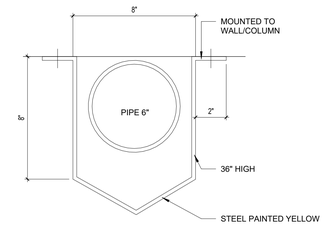
13 GARAGE DOOR JAMB
A6.12 1 1/2" = 1'-0"



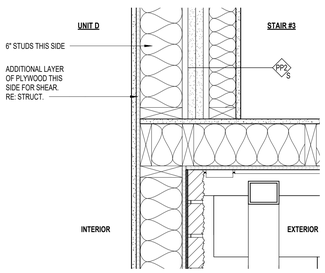
10 PLAN DETAIL AT EXISTING - 3
A6.12 1 1/2" = 1'-0"



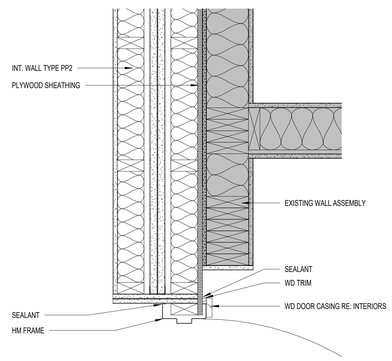
7 PLAN DETAIL AT EXISTING
A6.12 1 1/2" = 1'-0"



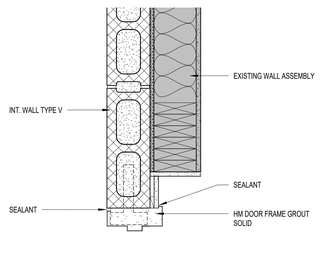
4 PIPE PROTECTION
A6.12 3" = 1'-0"



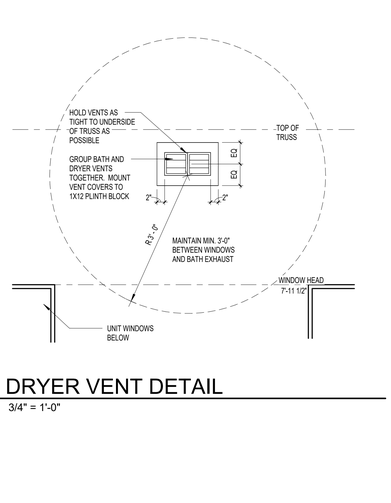
12 EXTERIOR TO INTERIOR SHEAR AT STAIR 3
A6.12 1 1/2" = 1'-0"



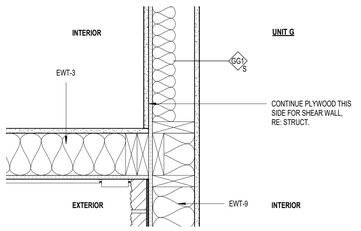
9 PLAN DETAIL AT EXISTING - 2
A6.12 1 1/2" = 1'-0"



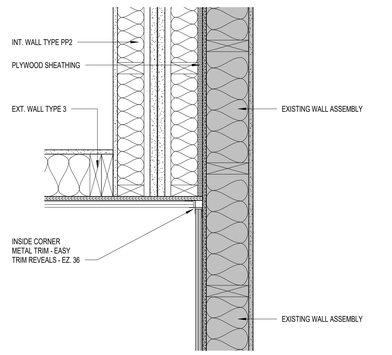
6 PLAN DETAIL AT EXISTING - 5
A6.12 1 1/2" = 1'-0"



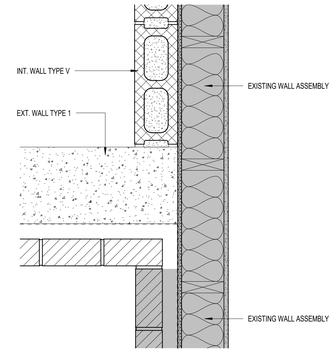
3 DRYER VENT DETAIL
A6.12 3/4" = 1'-0"



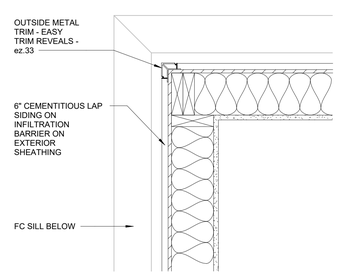
11 EXTERIOR TO INTERIOR SHEAR
A6.12 1 1/2" = 1'-0"



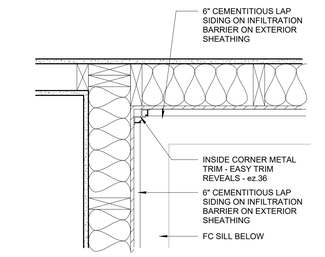
8 PLAN DETAIL AT EXISTING - 1
A6.12 1 1/2" = 1'-0"



5 PLAN DETAIL AT EXISTING - 4
A6.12 1 1/2" = 1'-0"



2 SIDING OUTSIDE CORNER DETAIL
A6.12 1 1/2" = 1'-0"



1 SIDING INSIDE CORNER DETAIL
A6.12 1 1/2" = 1'-0"

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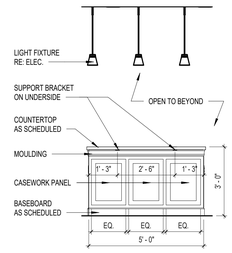
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ARCHITECT	DAS	CHECKED	SAC
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NO.	REVISION DESCRIPTION	DATE

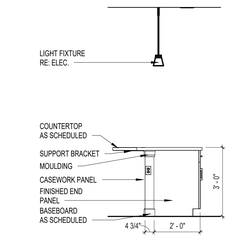
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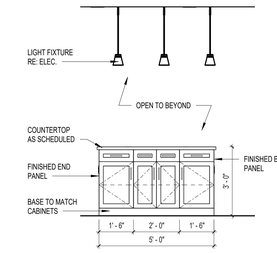
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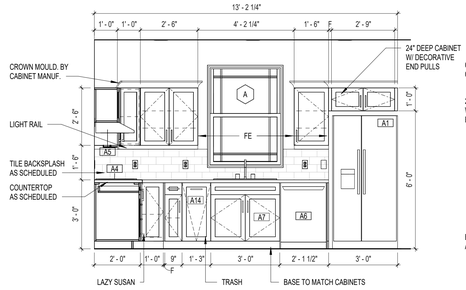
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3/8" = 1'-0"



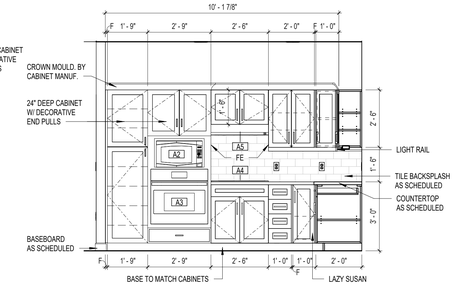
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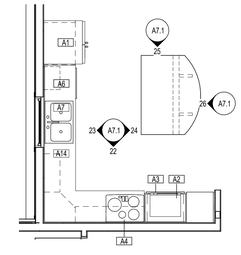
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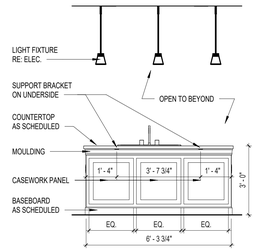
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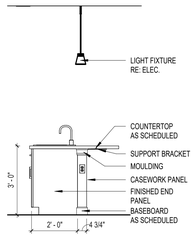
22 A7.1 UNIT H-1 KITCHEN - COOKTOP
3/8" = 1'-0"



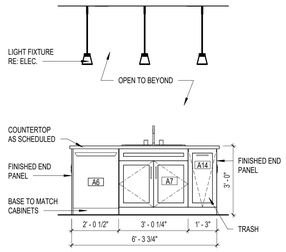
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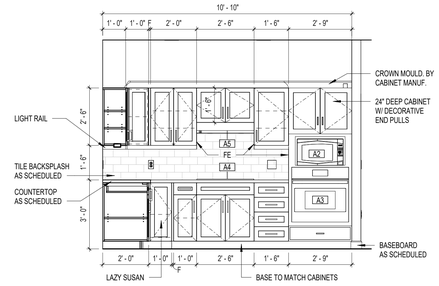
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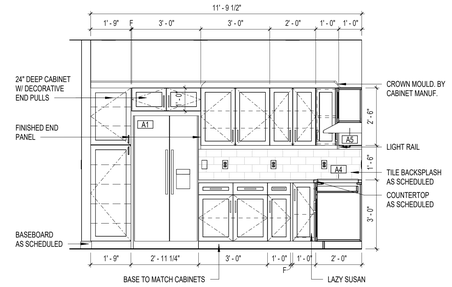
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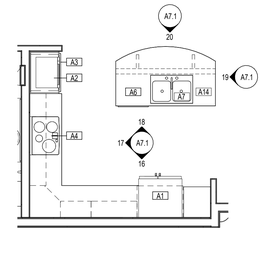
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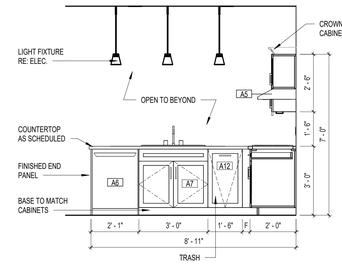
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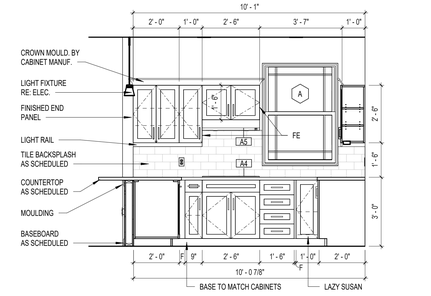
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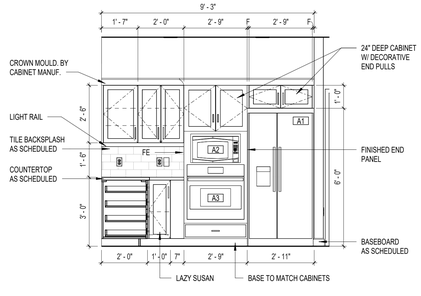
15 A7.1 UNIT G KITCHEN
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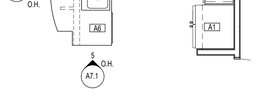
14 A7.1 UNIT D KITCHEN - SINK
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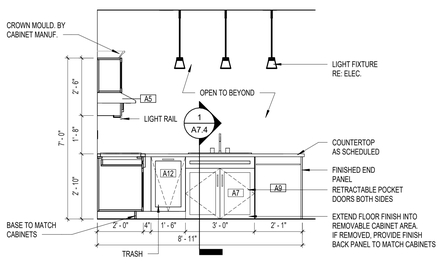
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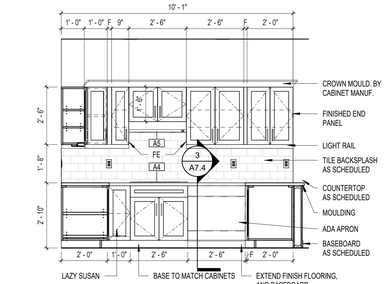
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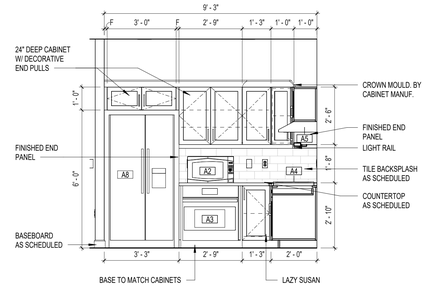
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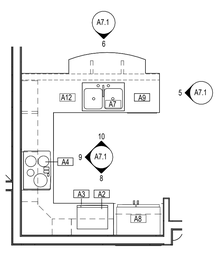
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3/8" = 1'-0"



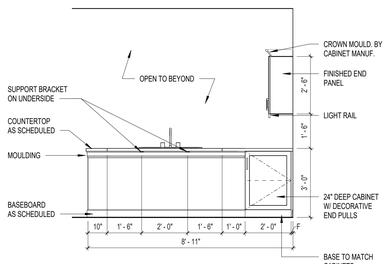
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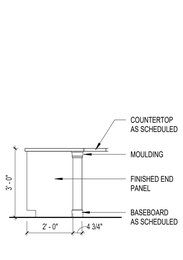
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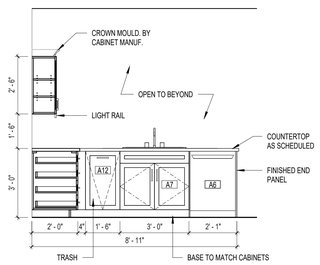
7 A7.1 UNIT C KITCHEN - TYPE A
1/4" = 1'-0"



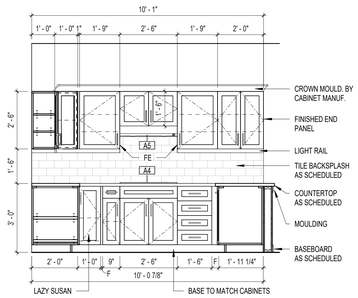
6 A7.1 UNIT C KITCHEN - ISLAND
3/8" = 1'-0"



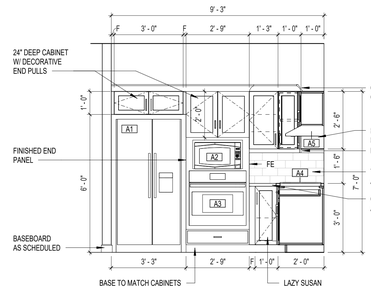
5 A7.1 UNIT C KIT - END PANEL
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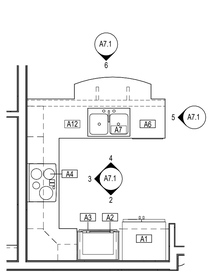
4 A7.1 UNIT C KITCHEN - SINK
3/8" = 1'-0"



3 A7.1 UNIT C KITCHEN - COOKTOP
3/8" = 1'-0"



2 A7.1 UNIT C KITCHEN - REF.
3/8" = 1'-0"



1 A7.1 UNIT C KITCHEN
1/4" = 1'-0"

GENERAL NOTES

1. BASE CABINETS TO BE 24" DEEP W/ DECORATIVE PULLS AND UPPER CABINETS TO BE 12" DEEP W/ ADJUSTABLE SHELVES AND DECORATIVE PULLS U.N.O.
2. REFER TO INTERIOR SHEETS FOR SCHEDULED COUNTERTOPS, BACKSPLASH, DECORATIVE PULLS AND MOULDINGS.
3. ALL CASEWORK SHOWN IS TO BE PROVIDED AS RESIDENTIAL CASEWORK. SEE SPECIFICATION SECTION 123530. SEE INTERIOR DESIGN SHEETS FOR ADDITIONAL INFORMATION.
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5. BLOCKING TO BE PROVIDED AT SIDEWALL AND BACK WALL OF WATER CLOSETS AND AT SHOWERS AND TUB/SHOWERS IN RESIDENT BATHS AS REQUIRED FOR FUTURE INSTALLATION OF GRAB BARS. SEE A2.1 AND A2.2 FOR BLOCKING LOCATIONS.
6. BLOCKING PROVIDED AT ALL SPECIFIED TOILET ACCESSORY LOCATIONS AS REQUIRED.
7. REFER TO PLUMBING DRAWINGS FOR SHOWER DETAILS.
8. SHOWER TILE: BULLNOSE TILE TO BE INSTALLED AT ALL OUTSIDE EDGES OF TILE. MITER BULLNOSE AT OUTSIDE CORNER.
9. ALL VANITY CABINETS TO BE 21" DEEP BASE CABINETS W/ DECORATIVE PULLS U.N.O.

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COMMONWEALTH OF MISSOURI
CURTIS D. JENNINGS III
NUMBER A-2023034555
3/15/2025
ARCHITECT

PERMIT & BID SET

PROJECT TITLE

John Knox Village

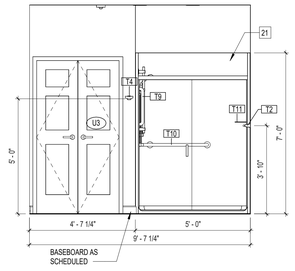
MEADOWS BUILDING PHASE III

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SFCS Inc. • 305 South Jefferson Street
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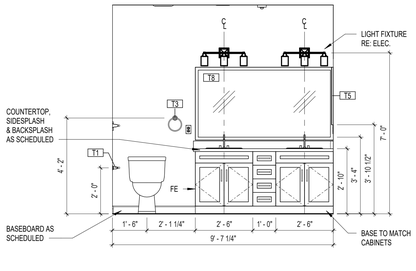
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ENGINEER :		APPROVED : CRJ	
NO.	REVISION DESCRIPTION		DATE

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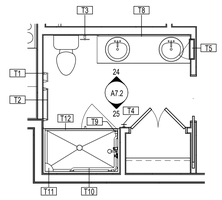
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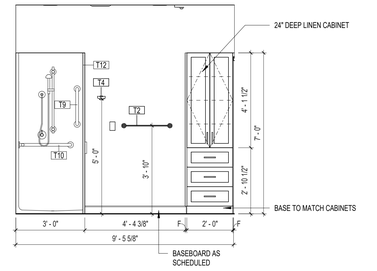
25 A7.2 UNIT H-2 PRI BATH SHOWER
3/8" = 1'-0"



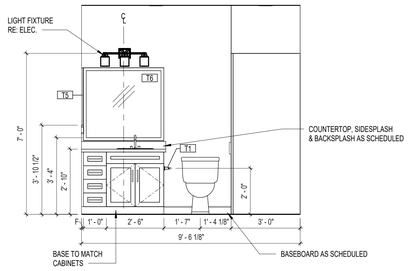
24 A7.2 UNIT H-2 PRI BATH SINK
3/8" = 1'-0"



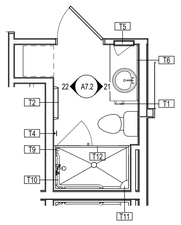
23 A7.2 UNIT H-2 PRI BATH
1/4" = 1'-0"



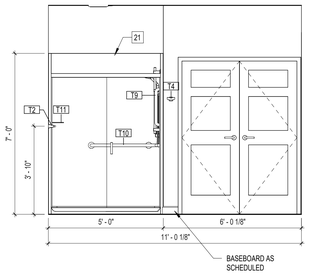
22 A7.2 UNIT H-1 SEC BATH LINEN
3/8" = 1'-0"



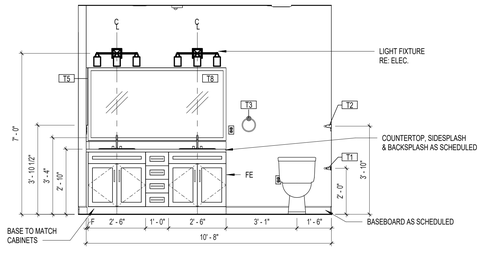
21 A7.2 UNIT H-1 SEC BATH SINK
3/8" = 1'-0"



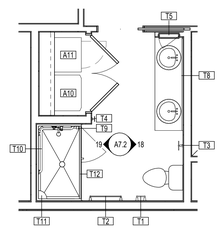
20 A7.2 UNIT H-1 SEC BATH
1/4" = 1'-0"



19 A7.2 UNIT H-1 PRI BATH SHOWER
3/8" = 1'-0"



18 A7.2 UNIT H-1 PRI BATH SINK
3/8" = 1'-0"



17 A7.2 UNIT H-1 PRI BATH
1/4" = 1'-0"

16 A7.2 UNIT G SEC SHOWER
3/8" = 1'-0"

15 A7.2 UNIT G SEC BATH SINK
3/8" = 1'-0"

14 A7.2 UNIT G SEC BATH
1/4" = 1'-0"

13 A7.2 UNIT G PRI BATH SHOWER
3/8" = 1'-0"

12 A7.2 UNIT G PRI BATH SINK
3/8" = 1'-0"

11 A7.2 UNIT G PRI BATH
1/4" = 1'-0"

10 A7.2 UNIT C/D HALF BATH - SINK
3/8" = 1'-0"

9 A7.2 UNIT C/D PRI BATH - SHOWER
3/8" = 1'-0"

8 A7.2 UNIT C/D PRI BATHROOM - SINK
3/8" = 1'-0"

7 A7.2 UNIT C/D PRIMARY & HALF BATH
1/4" = 1'-0"

6 A7.2 UNIT H-2 KITCHEN -ISLAND
3/8" = 1'-0"

5 A7.2 UNIT H-2 KIT - END PANEL
3/8" = 1'-0"

4 A7.2 UNIT H-2 KITCHEN - SINK
3/8" = 1'-0"

3 A7.2 UNIT H-2 KITCHEN - COOKTOP
3/8" = 1'-0"

2 A7.2 UNIT H-2 KITCHEN - REF.
3/8" = 1'-0"

1 A7.2 UNIT H-2 KITCHEN
1/4" = 1'-0"

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9. ALL VANITY CABINETS TO BE 21" DEEP BASE CABINETS W/ DECORATIVE PULLS U.N.O.

STATE OF MISSOURI
CHARLES JENNINGS III
NUMBER A-2023034555
3/13/2026
ARCHITECT

PERMIT & BID SET

PROJECT TITLE

John Knox Village

MEADOWS BUILDING PHASE III

SFCS Architecture Engineering Planning Interiors
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DESIGNER	: DAS	DRAWN	: AKG
ARCHITECT	: DAS	CHECKED	: SAC
ENGINEER	:	APPROVED	: CRJ

NO.	REVISION DESCRIPTION	DATE

DRAWING TITLE

INTERIOR ELEVATIONS

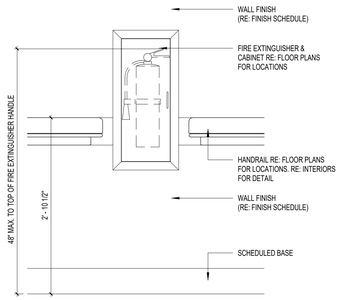
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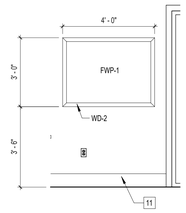
DRAWING A7.2

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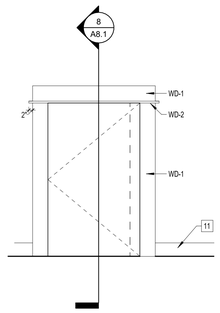
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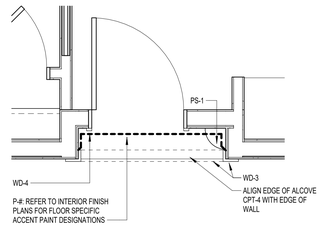
15 A7.3 FEC ELEVATION
1" = 1'-0"



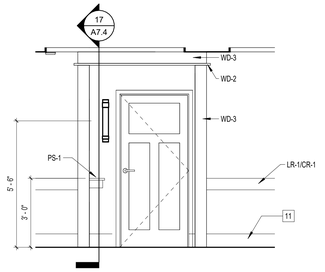
14 A7.3 TACK BOARD
3/8" = 1'-0"



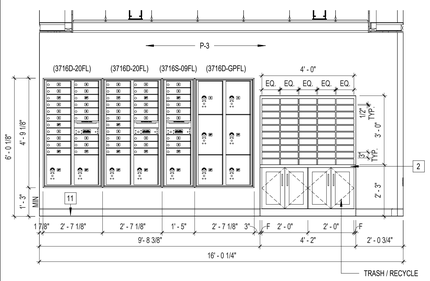
13 A7.3 TYPICAL ELEVATOR
3/8" = 1'-0"



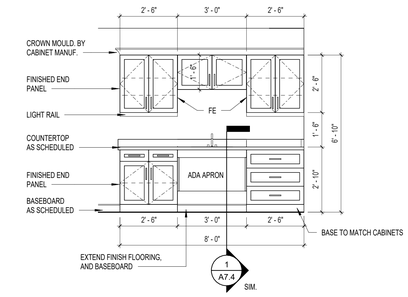
12 A7.3 ENLARGED RESIDENT UNIT ENTRY
1/2" = 1'-0"



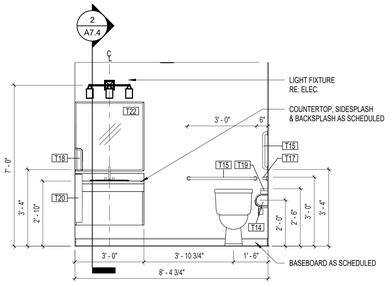
11 A7.3 TYP. RESIDENT ENTRY
3/8" = 1'-0"



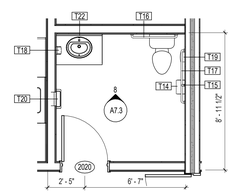
10 A7.3 LOBBY 1039
3/8" = 1'-0"



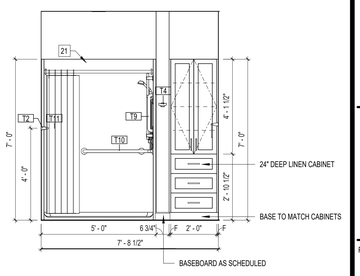
9 A7.3 ACTIVITY 2014
3/8" = 1'-0"



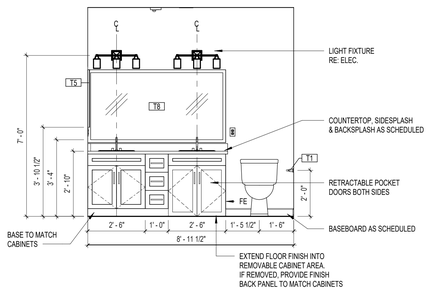
8 A7.3 RESTROOM 2020
3/8" = 1'-0"



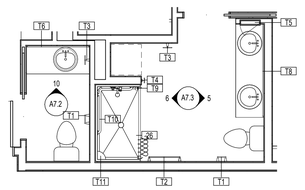
7 A7.3 RESTOOM 2020
1/4" = 1'-0"



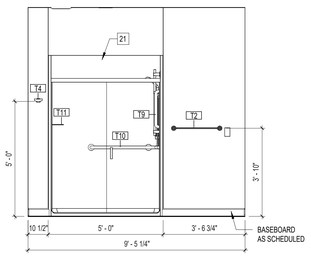
6 A7.3 UNIT C PRI BATH A - SHOWER
3/8" = 1'-0"



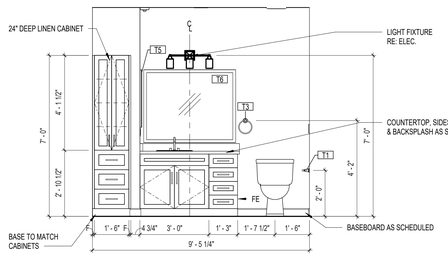
5 A7.3 UNIT C PRI BATH A - SINK
3/8" = 1'-0"



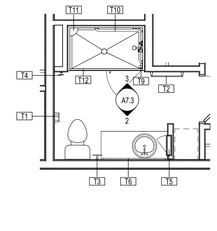
4 A7.3 UNIT C TYPE A PRIM & HALF BATH
1/4" = 1'-0"



3 A7.3 UNIT H-2 SEC BATH SHOWER
3/8" = 1'-0"



2 A7.3 UNIT H-2 SEC BATH SINK
3/8" = 1'-0"



1 A7.3 UNIT H-2 SEC BATH
1/4" = 1'-0"

GENERAL NOTES

1. BASE CABINETS TO BE 24" DEEP W/ DECORATIVE PULLS AND UPPER CABINETS TO BE 12" DEEP W/ ADJUSTABLE SHELVES AND DECORATIVE PULLS U.N.O.
2. REFER TO INTERIOR SHEETS FOR SCHEDULED COUNTERTOPS, BACKSPLASH, DECORATIVE PULLS AND MOULDINGS.
3. ALL CASEWORK SHOWN IS TO BE PROVIDED AS RESIDENTIAL CASEWORK. SEE SPECIFICATION SECTION 123530. SEE INTERIOR DESIGN SHEETS FOR ADDITIONAL INFORMATION.
4. ALL KITCHEN AND BATH CASEWORK TO HAVE SOFT CLOSE DOORS AND DRAWERS.
5. BLOCKING TO BE PROVIDED AT SIDEWALL AND BACK WALL OF WATER CLOSETS AND AT SHOWERS AND TUB/SHOWERS IN RESIDENT BATHS AS REQUIRED FOR FUTURE INSTALLATION OF GRAB BARS. SEE A2.1 AND A2.2 FOR BLOCKING LOCATIONS.
6. BLOCKING PROVIDED AT ALL SPECIFIED TOILET ACCESSORY LOCATIONS AS REQUIRED.
7. REFER TO PLUMBING DRAWINGS FOR SHOWER DETAILS.
8. SHOWER TILE: BULLNOSE TILE TO BE INSTALLED AT ALL OUTSIDE EDGES OF TILE. MITER BULLNOSE AT OUTSIDE CORNER.
9. ALL VANITY CABINETS TO BE 21" DEEP BASE CABINETS W/ DECORATIVE PULLS U.N.O.

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STATE OF MISSOURI
JOSEPH
JENNINGS III
NUMBER
A-2023034555
3/19/2026
ARCHITECT

PERMIT & BID SET

PROJECT TITLE

John Knox Village

MEADOWS BUILDING PHASE III

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SFCS Inc. ▪ 305 South Jefferson Street
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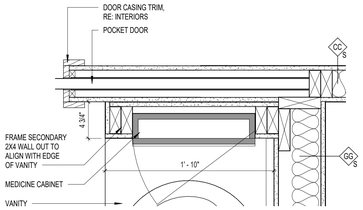
DESIGNER	: DAS	DRAWN	: AKG
ARCHITECT	: DAS	CHECKED	: SAC
ENGINEER	:	APPROVED	: CRJ

NO.	REVISION DESCRIPTION	DATE

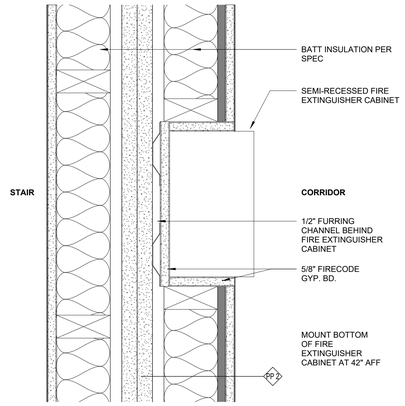
DRAWING TITLE
INTERIOR ELEVATIONS

DATE: 03/13/2026
COMM. NO. 25116.00
DRAWING A7.3

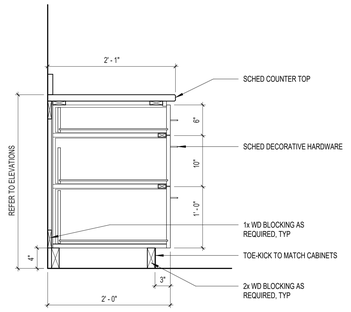
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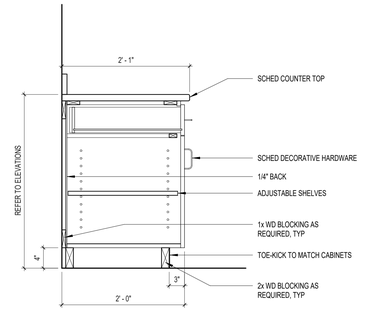
15 A7.4 POCKET DOOR AT MEDICINE CAB
1 1/2" = 1'-0"



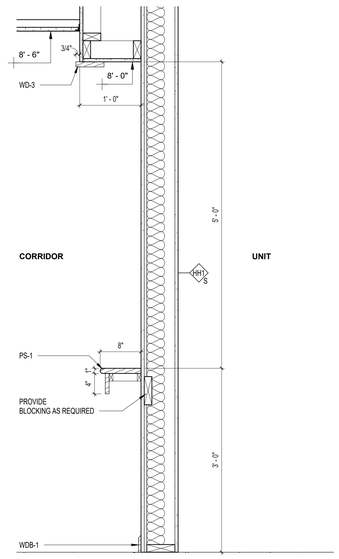
12 A7.4 FEC PLAN DETAIL
3" = 1'-0"



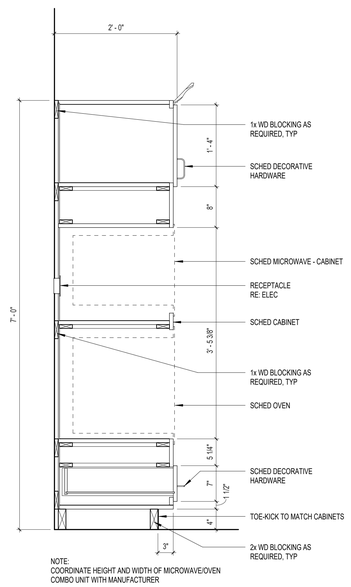
8 A7.4 TYPICAL (3) DRAWER BASE
1" = 1'-0"



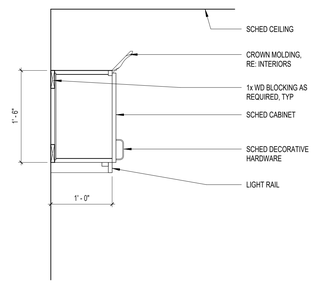
4 A7.4 TYPICAL DOOR/ DRAWER BASE
1" = 1'-0"



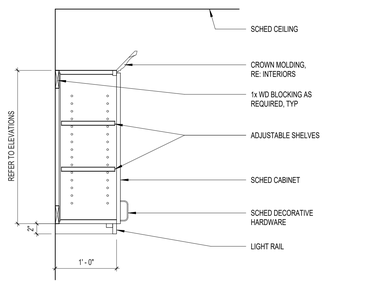
17 A7.4 PACKAGE SHELF/UNIT ENTRY
1" = 1'-0"



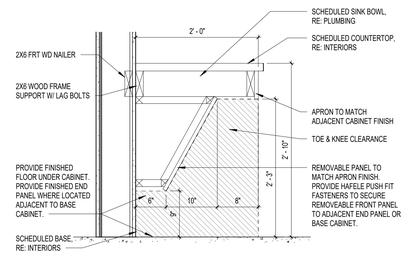
14 A7.4 84" TALL OVEN-MW CABINET
1" = 1'-0"



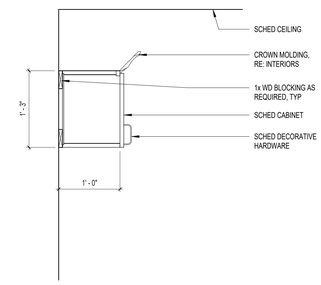
11 A7.4 UPPER CABINET @ SINK
1" = 1'-0"



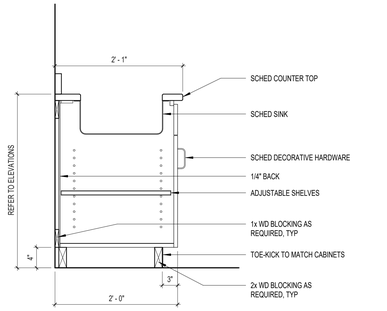
7 A7.4 TYPICAL UPPER CABINET
1" = 1'-0"



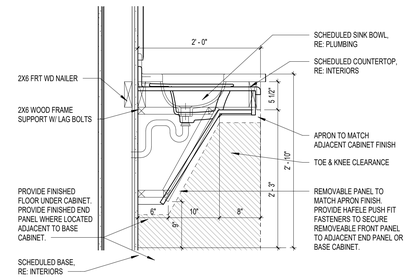
3 A7.4 ACCESSIBLE WORKSTATION
1" = 1'-0"



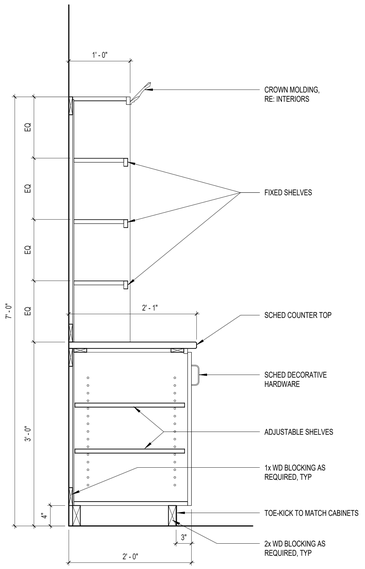
10 A7.4 UPPER CABINET @ RANGE
1" = 1'-0"



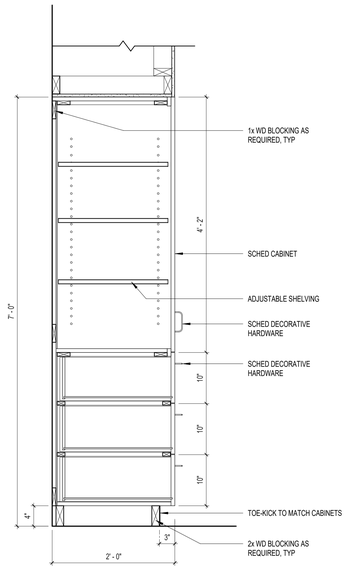
6 A7.4 TYPICAL SINK BASE
1" = 1'-0"



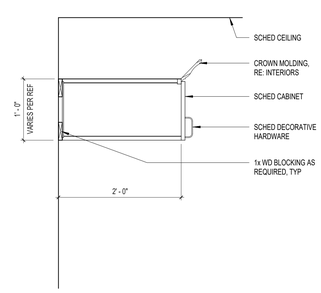
2 A7.4 ACCESSIBLE VANITY
1" = 1'-0"



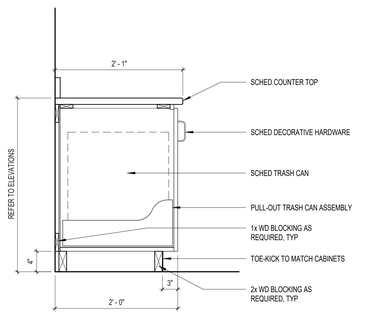
16 A7.4 BOOKSHELF ON 24" BASE
1" = 1'-0"



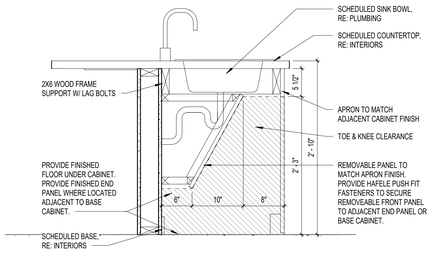
13 A7.4 TYP SECTION AT BATH LINEN CAB
1" = 1'-0"



9 A7.4 UPPER CABINET @ REF
1" = 1'-0"



5 A7.4 TYPICAL TRASH BASE
1" = 1'-0"



1 A7.4 TYPE A KITCHEN SINK
1" = 1'-0"

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COMMONWEALTH OF VIRGINIA
CURTIS D. JENNINGS III
NUMBER A-2023034555
3/13/2026
ARCHITECT

PERMIT & BID SET

PROJECT TITLE

John Knox Village

MEADOWS BUILDING PHASE III

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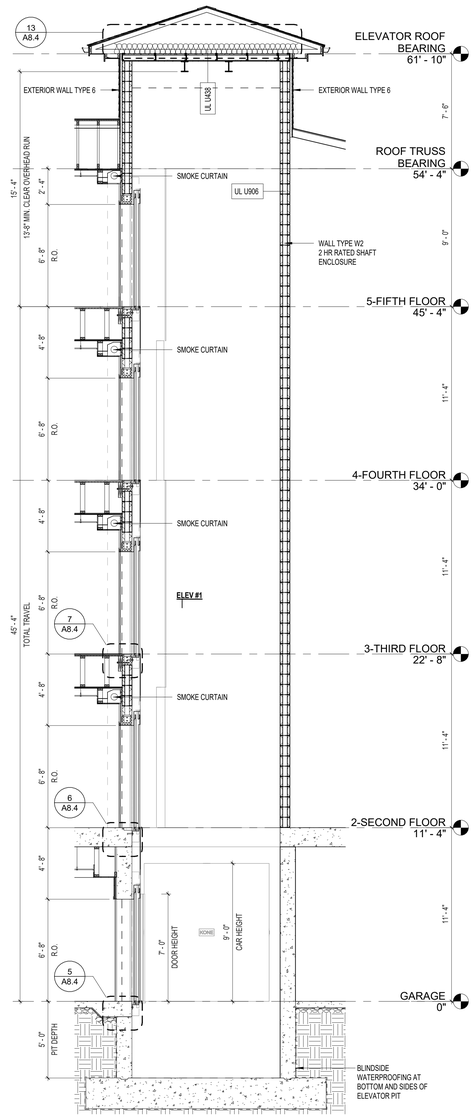
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ARCHITECT	: DAS	CHECKED	: SAC
ENGINEER	:	APPROVED	: CRJ

NO.	REVISION DESCRIPTION	DATE

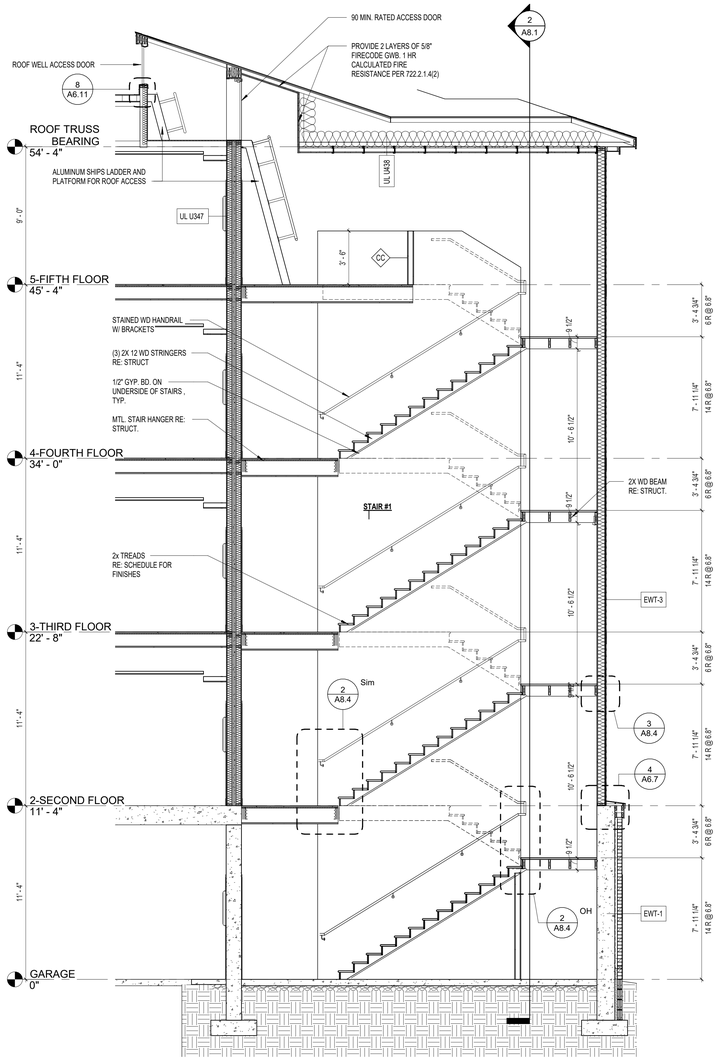
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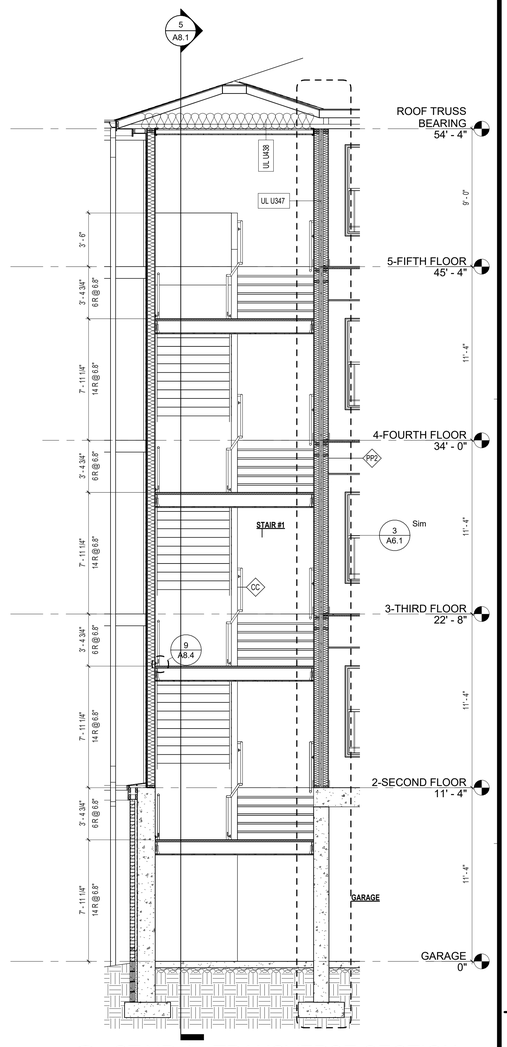
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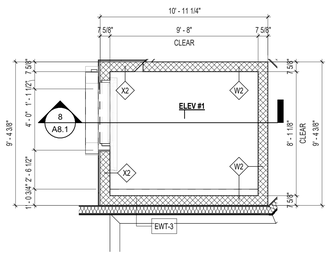
8 ELEV 1 - SECTION
A8.1 1/4" = 1'-0"



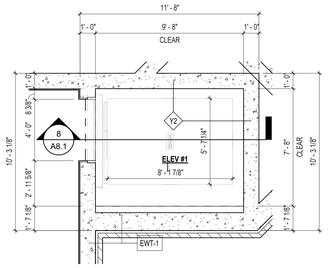
5 STAIR 1 - LONGITUDINAL SECT
A8.1 1/4" = 1'-0"



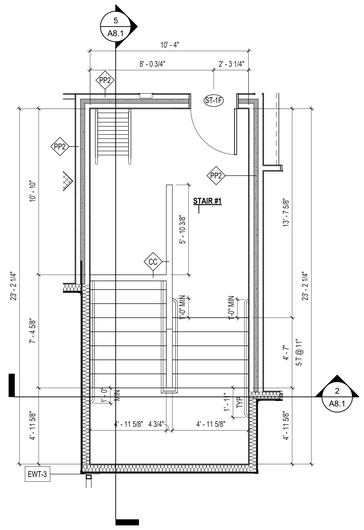
2 STAIR 1 - TRANSVERSE SECTION
A8.1 1/4" = 1'-0"



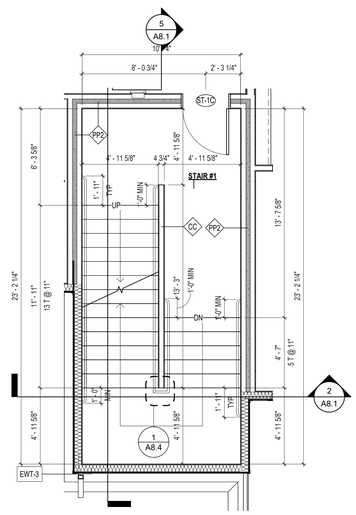
7 ELEV 1 TYP. PLAN 2-5
A8.1 1/4" = 1'-0"



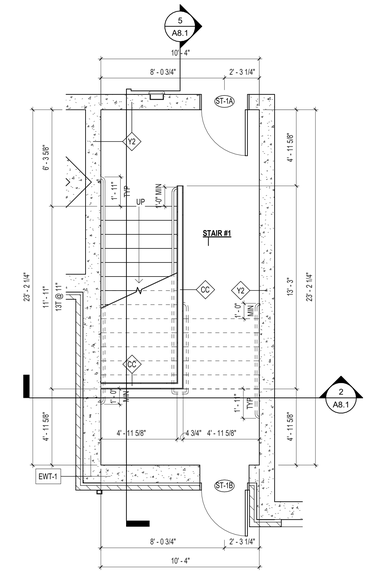
6 ELEV 1 GARAGE PLAN
A8.1 1/4" = 1'-0"



4 STAIR 1 PLAN - LEVEL 5
A8.1 1/4" = 1'-0"



3 STAIR 1 PLAN - LEVEL 2, TYP.
A8.1 1/4" = 1'-0"



1 STAIR 1 PLAN - GARAGE LEVEL
A8.1 1/4" = 1'-0"

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GENERAL NOTES

CURTIS R. JENNINGS III
NUMBER
A-2023034555
12/31/2026
ARCHITECT

PERMIT & BID SET

PROJECT TITLE

John Knox Village

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DESIGNER	DAS	DRAWN	GMJ
ARCHITECT	DAS	CHECKED	SAC
ENGINEER		APPROVED	CRJ

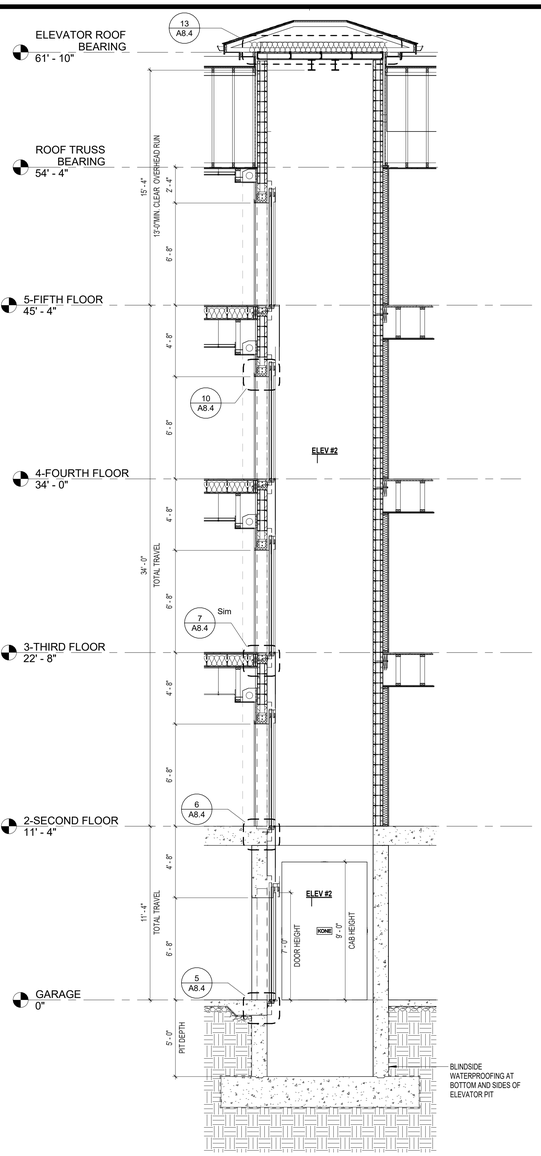
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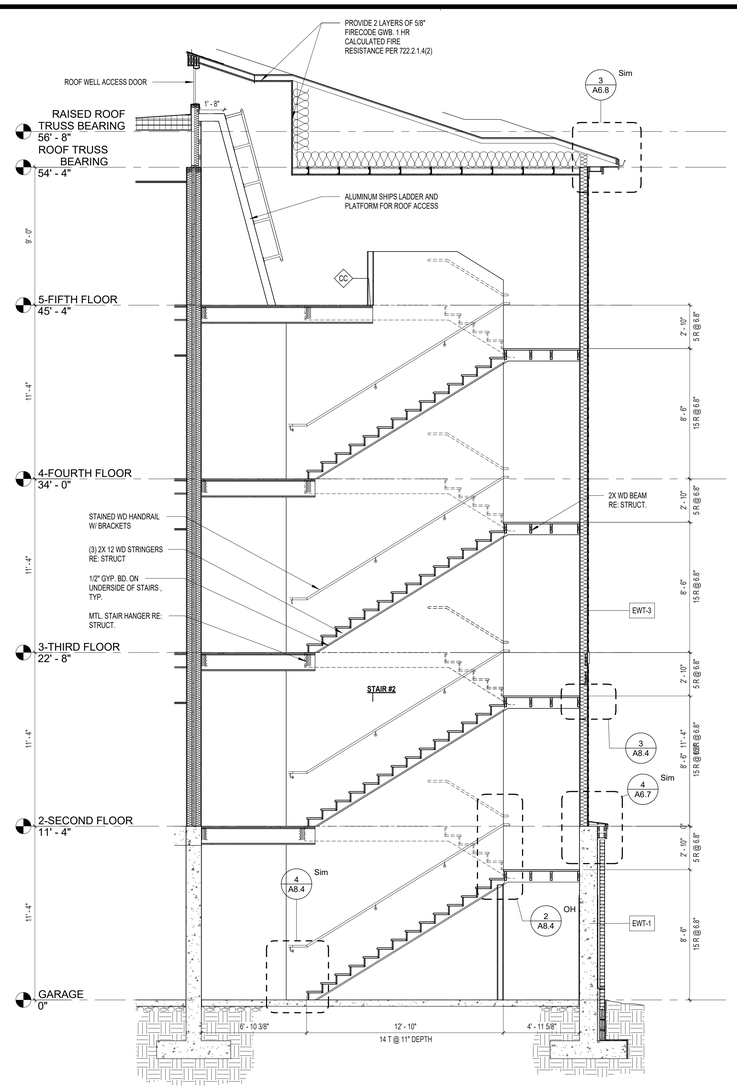
STAIR 1 AND ELEVATOR 1 PLANS & SECTIONS

DATE: 03/13/2026
COMM. NO. 25116.00
DRAWING A8.1

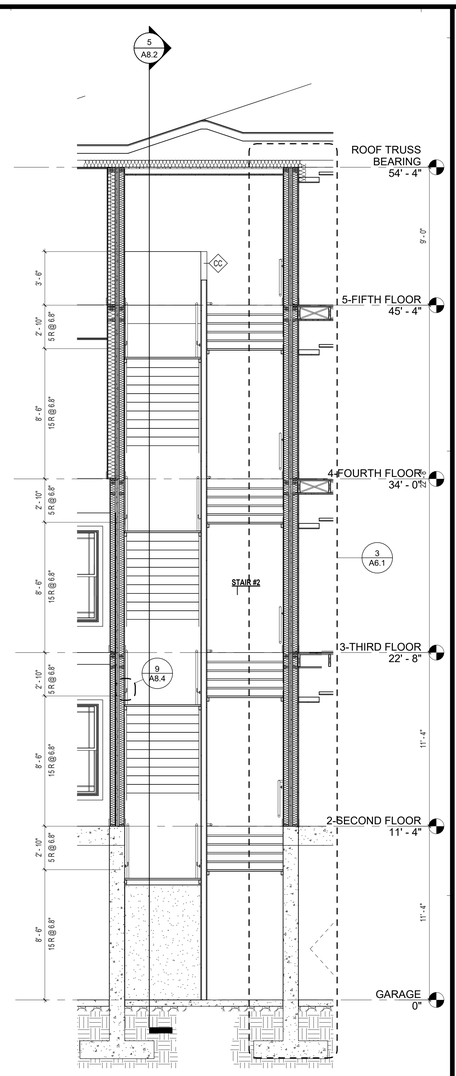
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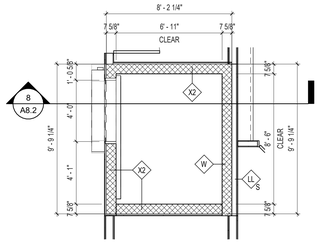
8 A8.2 ELEV 2 - SECTION
1/4" = 1'-0"



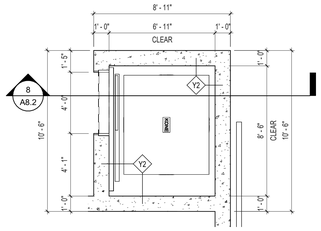
5 A8.2 STAIR 2 - LONGITUDINAL SECT
1/4" = 1'-0"



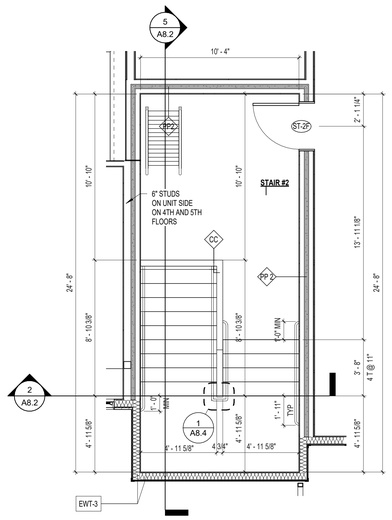
2 A8.2 STAIR 2 - TRANSVERSE SECT
1/4" = 1'-0"



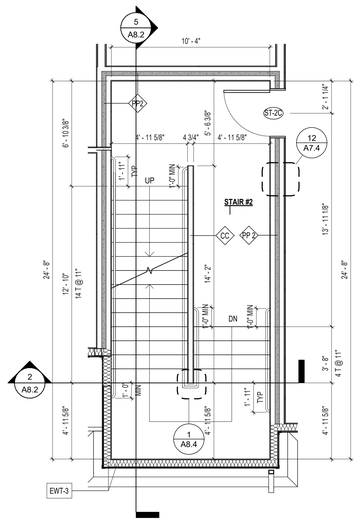
7 A8.2 ELEV 2 TYP. PLAN 2-5
1/4" = 1'-0"



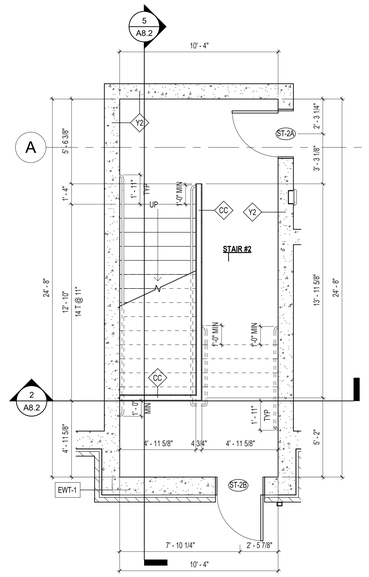
6 A8.2 ELEV 2 GARAGE PLAN
1/4" = 1'-0"



4 A8.2 STAIR 2 PLAN - LEVEL 5
1/4" = 1'-0"



3 A8.2 STAIR 2 PLAN - LEVEL 2 , TYP
1/4" = 1'-0"



1 A8.2 STAIR 2 PLAN - GARAGE LEVEL
1/4" = 1'-0"

GENERAL NOTES

COMMONWEALTH OF MISSOURI
CURTIS D. JENNINGS III
NUMBER A-2023034555
3/15/2023
ARCHITECT

PERMIT & BID SET

PROJECT TITLE

John Knox Village

MEADOWS BUILDING PHASE III

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SFCS Inc. ▪ 305 South Jefferson Street
Roanoke, Virginia 24011.2003
540.344.6664 ▪ Fax 540.343.6925
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DESIGNER	DAS	DRAWN	GMJ
ARCHITECT	DAS	CHECKED	SAC
ENGINEER		APPROVED	CRJ

NO.	REVISION DESCRIPTION	DATE

DRAWING TITLE

STAIR 2 AND ELEVATOR 2 PLANS & SECTIONS

DATE: 03/13/2026

COMM. NO. 25116.00

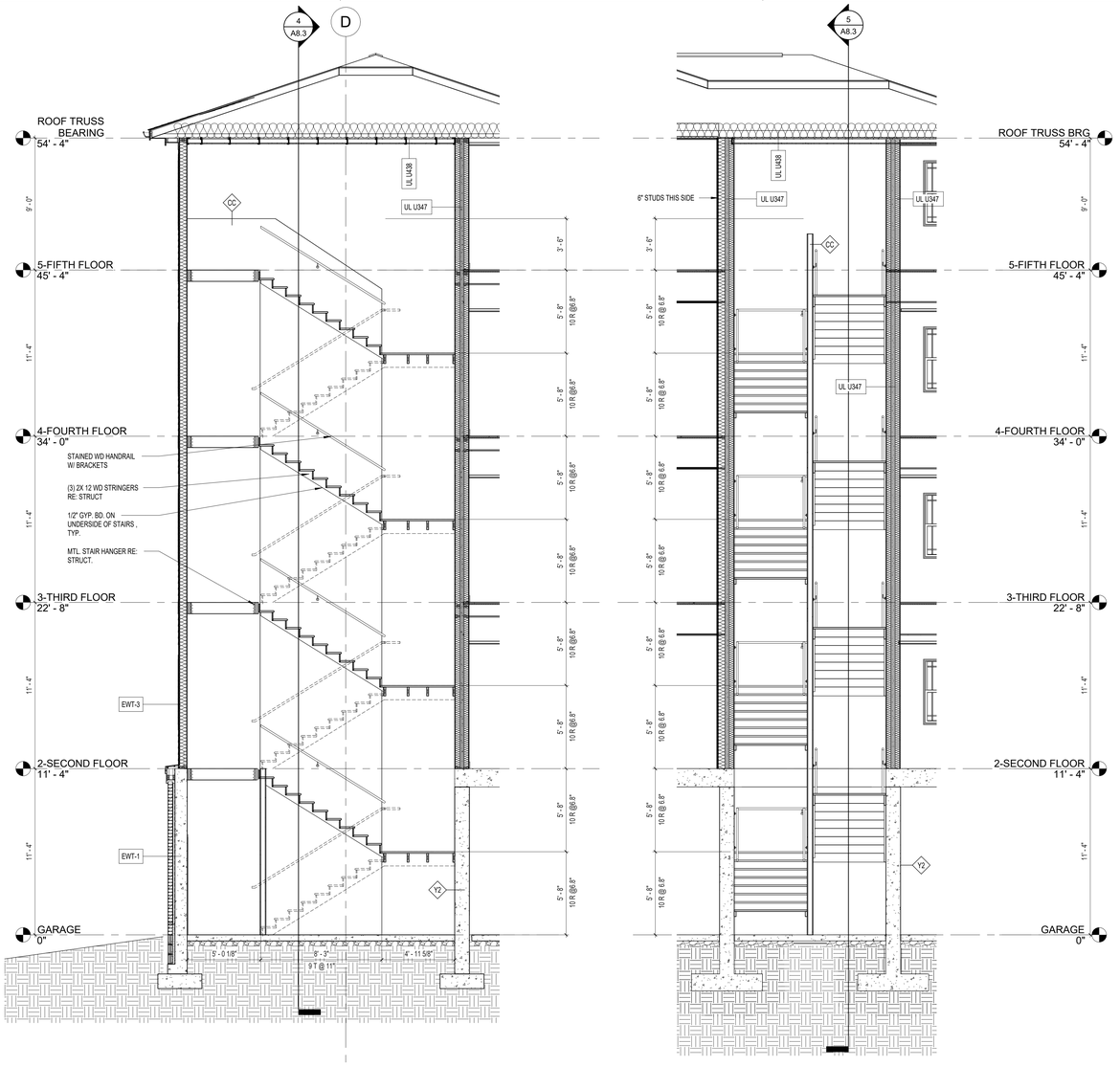
DRAWING A8.2

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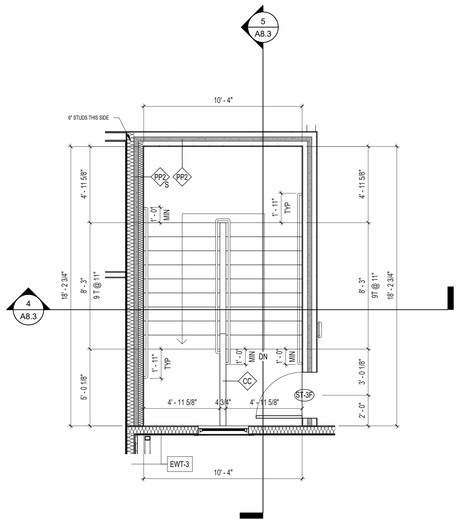
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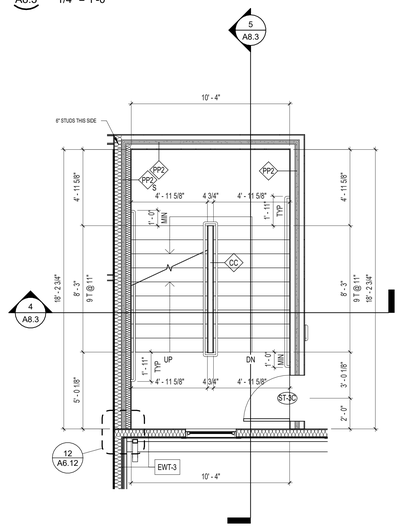


5 A8.3 STAIR 3 - LONGITUDINAL SECTION
1/4" = 1'-0"

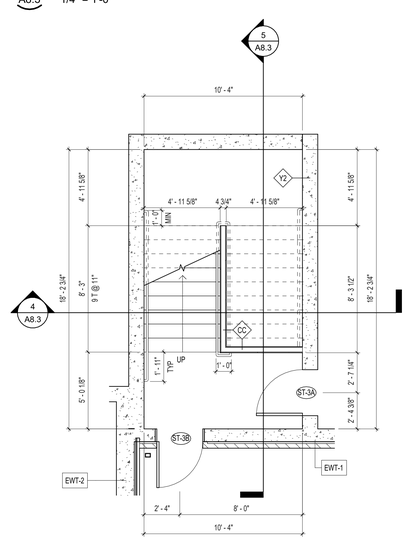
4 A8.3 STAIR 3 - TRANSVERSE SECTION
1/4" = 1'-0"



3 A8.3 STAIR 3 PLAN - LEVEL 5
1/4" = 1'-0"



2 A8.3 STAIR 3 PLAN - LEVEL 2, TYP.
1/4" = 1'-0"



1 A8.3 STAIR 3 PLAN - GARAGE LEVEL
1/4" = 1'-0"

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COMMONWEALTH OF VIRGINIA
CURTIS J. JENNINGS III
NUMBER A-2023034555
3/15/2023
ARCHITECT

PERMIT & BID SET

PROJECT TITLE

John Knox Village

MEADOWS BUILDING PHASE III

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DESIGNER	: DAS	DRAWN	: GMJ
ARCHITECT	: DAS	CHECKED	: SAC
ENGINEER	:	APPROVED	: CRJ

NO.	REVISION DESCRIPTION	DATE

DRAWING TITLE

STAIR 3 PLANS & SECTIONS

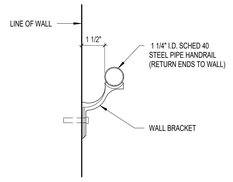
DATE: 03/13/2026

COMM. NO. 25116.00

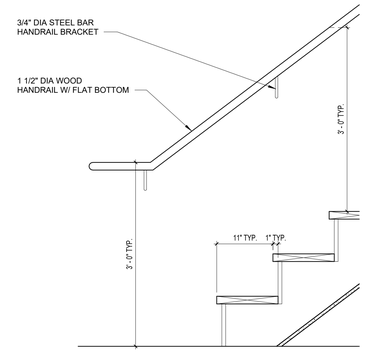
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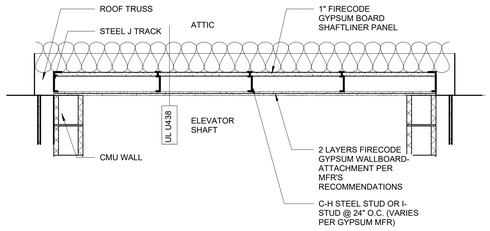
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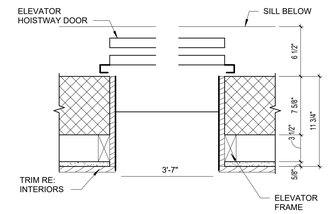
9 A8.4 HANDRAIL DETAIL
3" = 1'-0"



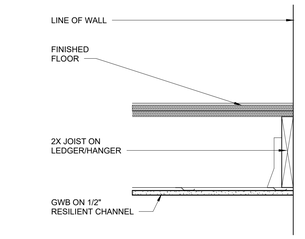
4 A8.4 SECTION DETAIL AT CENTER WALL
1" = 1'-0"



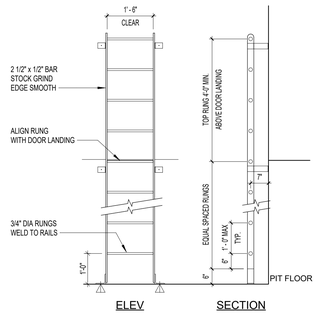
13 A8.4 DETAIL AT 2 HOUR SHAFT LID
3/4" = 1'-0"



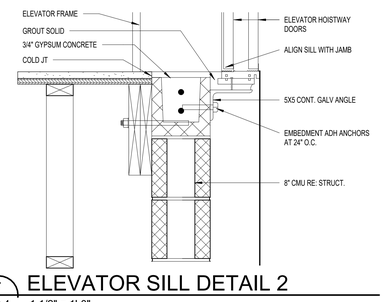
8 A8.4 ELEVATOR JAMB DETAIL
1 1/2" = 1'-0"



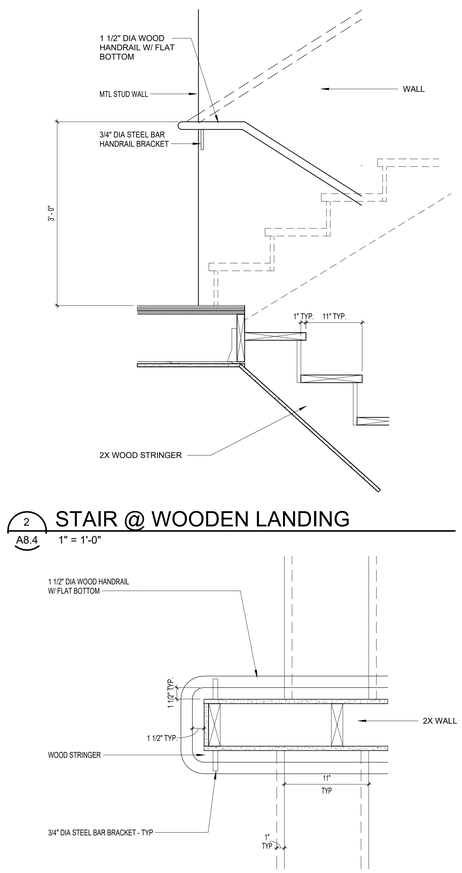
3 A8.4 LANDING DETAIL
1 1/2" = 1'-0"



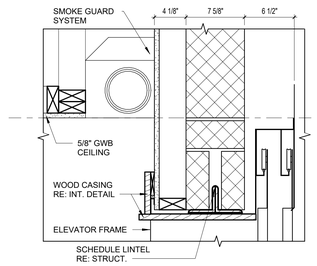
12 A8.4 PIT LADDER DETAIL
1/2" = 1'-0"



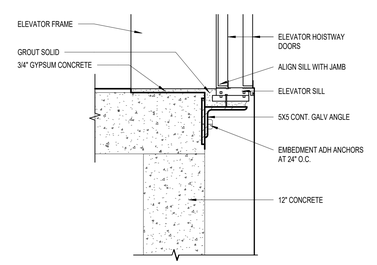
7 A8.4 ELEVATOR SILL DETAIL 2
1 1/2" = 1'-0"



2 A8.4 STAIR @ WOODEN LANDING
1" = 1'-0"

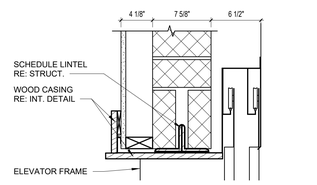


11 A8.4 ELEVATOR SMOKE GUARD HEAD DETAIL
1 1/2" = 1'-0"

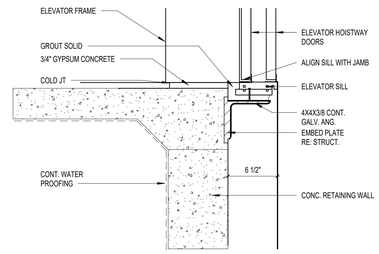


6 A8.4 ELEVATOR SILL DETAIL 3
1 1/2" = 1'-0"

1 A8.4 CENTER RAIL PLAN @ WALL
1 1/2" = 1'-0"



10 A8.4 ELEVATOR HEAD DETAIL
1 1/2" = 1'-0"



5 A8.4 ELEVATOR SILL DETAIL 1
1 1/2" = 1'-0"

GENERAL NOTES

PLAN NOTES

NOTE 1: 1/2" GAP BETWEEN STRINGERS. GUARDRAILS SHALL BE MOUNTED ON STRINGER CENTERLINES. PROVIDE 1 1/2" CLEAR DIMENSION FROM HANDRAIL TO GUARDRAIL.

COMMONWEALTH OF VIRGINIA
CURTIS D. JENNINGS III
NUMBER
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DESIGNER : DAS	DRAWN : AKG
ARCHITECT : DAS	CHECKED : SAC
ENGINEER :	APPROVED : CRJ

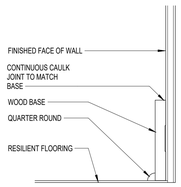
NO.	REVISION DESCRIPTION	DATE

DRAWING TITLE
STAIR & ELEVATOR DETAILS

DATE: 03/13/2026
COMM. NO. 25116.00
DRAWING A8.4

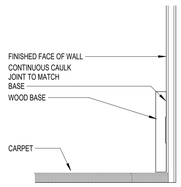
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FLOOR BASE DETAILS



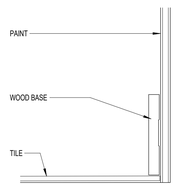
WOOD BASE ON HARD SURFACE FLOORING

NOTE: GENERIC BASE PROFILE SHOWN FOR REFERENCE ONLY



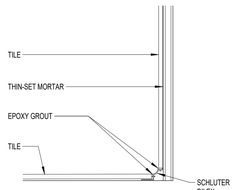
WOOD BASE ON CARPET FLOORING

NOTE: GENERIC BASE PROFILE SHOWN FOR REFERENCE ONLY

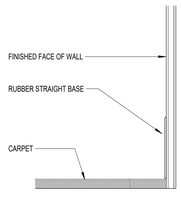


WOOD BASE ON TILE FLOORING

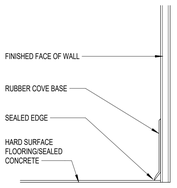
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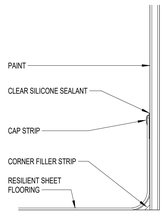
WALL TILE



CARPET

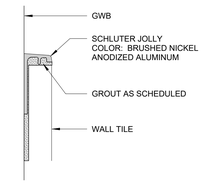


RESILIENT FLOORING



RESILIENT SHEET TO PAINT

WALL TILE TERMINATION DETAIL

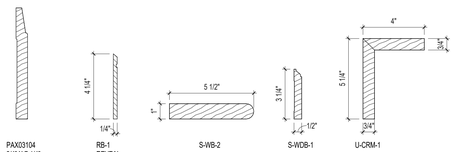


TERMINATION: STRAIGHT EDGE
DS-1/S-DS-1

EDGE PROFILE



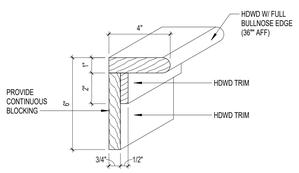
TRIM PROFILES



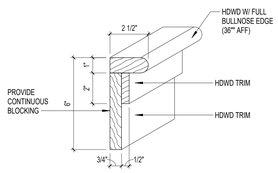
PAX03104 3/4" X 7-1/4" | RB-1 REVEAL | S-WB-2 | S-WDB-1 | U-CRM-1

NOTE: REFER TO ELEVATIONS AND DETAILS FOR STOCK TRIM USED AS INDICATED IN FINISH LEGEND.

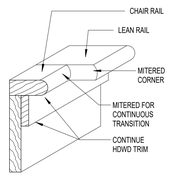
LEAN RAIL DETAILS



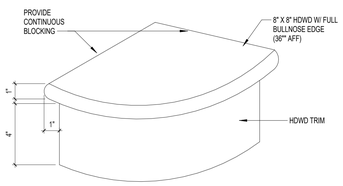
LEAN RAIL (LR-1)



CHAIR RAIL (CR-1)



CHAIR RAIL TO LEAN RAIL TRANSITION



PACKAGE SHELF (PS-1)

FINISH KEY PLAN



BASE
WALL
CEILING
REF:

* AN ASTERISK FOLLOWING ANY FINISH AS NOTED ABOVE SIGNALS TO LOOK FOR MORE INFORMATION ON EITHER CURRENT SHEET OR ANOTHER SHEET, TYPICALLY MEANS THAT THERE IS MORE THAN ONE FINISH ON A GIVEN WALL/BASE/CEILING

EX: P/ CR/ WC

IF ANY FINISH BOX AS SHOWN IN THE KEY ABOVE CONTAINS MORE THAN ONE FINISH CODE THE PROGRESSION OF FINISHES GOES FROM THE FLOOR TO THE CEILING

S1-T-1A GUIDE TO READING IL FINISH CODES. THE FIRST DIGIT INDICATES WHETHER A FINISH IS A "S"- STANDARD / "U" - UPGRADE / "P" - PREMIUM PACKAGE FINISH. THE NUMBER FOLLOWING THE FINISH LEVEL INDICATES WHICH OPTION 1, 2, OR 3 IS SELECTED. THE NEXT GROUPING INDICATES A SPECIFIC FINISH AND NUMBER "T-1", THE LAST DIGIT WILL INDICATE WHICH PALETTE PACKAGE THE RESIDENT HAS SELECTED, "A", "B", ETC. THIS LAST DIGIT IS NOT INCLUDED ON FLOOR PLANS. FOR EXAMPLE, S1-T-1A EQUALS STANDARD OPTION 1 OF TILE 1 IN PACKAGE A. MOST PLANS WILL INDICATE STANDARD FINISH LOCATIONS.



INDICATES A CHANGE OF MATERIALS, REFERENCE TRANSITION SCHEDULE FOR DETAILS

INDICATES EXTENTS OF *WALL FINISH

INDICATES THE WALL FINISH ASSOCIATED WITH A DASHED LINE

CNTR CAB — INDICATES COUNTER / CABINETRY FINISHES

DIRECTION OF GRAIN

CG# — INDICATES A CORNERGUARD

NOT IN CONTRACT

NOTE: THESE ARE STANDARD SYMBOLS AND ALL SYMBOLS NOTED ON THIS SHEET MAY NOT APPLY.

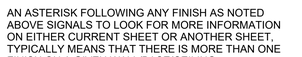
INTERIOR ABBREVIATIONS

ACT	ACOUSTICAL CEILING TILE
ADJ	ADJUSTABLE
AP	ACOUSTICAL PANEL
B	BLINDS
BAR	BALLET BARRE
BB	BEADBOARD
BOH	BACK OF HOUSE
BQ	BANQUETTE
BR	BRICK
CAB	WOOD CUSTOM CABINET
CAS	RESIDENTIAL CASEWORK
CC	CUBICLE CURTAIN
CG	CORNER GUARD
CM	CULTURED MARBLE
CMP	TOILET COMPARTMENT
CONT.	CONTINUOUS/CONTINUED
CORR.	CORRIDOR
CPT	CARPET
CR	CHAIR RAIL
CRM	CROWN MOULDING
CT	CURTAIN
DM	DECORATIVE METAL
DP	DEEP
DS	DIVIDER STRIP
EFS	ENTRY FLOOR SYSTEM
EQ	EQUAL / EQUIPMENT
EVS	ELEVATOR FINISH
EXIST	EXISTING
F	FILLER
FE	FINISHED END
FL	FLOOR
FRP	FIBER REINFORCED PANEL
FWP	FABRIC WRAPPED PANEL
G	GROUT
GF	GLASS FILM
GR	GRANITE
GL	GLASS
HP	HARDIE PLANK
HR	HAND RAIL
HRD	DOOR HARDWARE
HT	HEIGHT
HW	CABINET HARDWARE
ID	INTERIOR DESIGN
INT	INTERIOR
LL	LOWER LEVEL
LOC	LOCKER
LR	LEAN RAIL
MI	MIRROR
NA	NOT APPLICABLE
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
PAR	PARTITION
PATN	PATTERN
PL	PLASTIC LAMINATE
PLAM	PLASTIC LAMINATE
PNTD	PAINTED
P	PAINT
QZ	QUARTZ
RB	RUBBER BASE
RBT	RUBBER STAIR TREAD
REF	REFERENCE
RES	RESINOUS FLOORING
RF	RESILIENT FLOORING
RM	ROOM
RS	ROLLER SHADE
RUB	RUBBER FLOORING
SC	SEALED CONCRETE
SCHED	SCHEDULED
SH	SHOWER CURTAIN
SN	STONE
SP	SPECIALITY WALL PANEL
SPEC	SPECIFICATION
SS	SOLID SURFACE
ST / STND	STAIN
STD	STANDARD
STC	STAINED CONCRETE
STR	STAIR RISER
STS	STAIR STRETCHER
T	TILE
TBD	TO BE DETERMINED
TR	TOILET ROOM
TRM	TRIM
TYP	TYPICAL
TZ	TERRAZZO
TZB	TERRAZZO BASE
UNO	UNLESS NOTED OTHERWISE
W/	WITH
WDB	WOOD BASE
WDF	WOOD FLOORING
WC	WALL COVERING
WD	WOOD TRIM
WDC	WOOD CEILING
WOC	WALK OFF CARPET
W/O	WITHOUT
WP	WALL PROTECTION
WT	WINDOW TREATMENT

NOTE: THESE ARE STANDARD ABBREVIATIONS AND ALL ABBREVIATIONS NOTED ON THIS SHEET MAY NOT APPLY.

FLOOR TRANSITION SCHEDULE - COMMONS

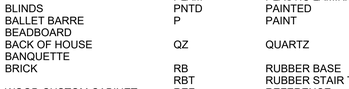
DS-3



MFGR: SCHLUTER SYSTEMS MODEL #: SCHIENE / JOLLY
COLOR: REF FINISH LEGEND
CARPET (CPT) TO SEALED CARPET (SC)

N.T.S.

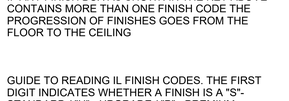
DS-4



MFGR: SCHLUTER SYSTEMS MODEL #: RENO-U
COLOR: REF FINISH LEGEND
TILE (T) TO SEALED CONCRETE (SC)

N.T.S.

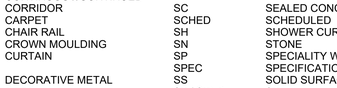
DS-3



MFGR: SCHLUTER SYSTEMS MODEL #: SCHIENE / JOLLY
TILE (T) TO CARPET (CPT)

N.T.S.

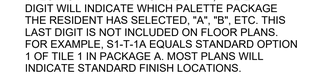
DS-5



MFGR: JOHNSONITE MODEL #: SLIMLINE SLT-XX-A (1/4" TO 1/8")
COLOR: REF FINISH LEGEND
CARPET (CPT) TO RESILIENT FLOORING (RF)

N.T.S.

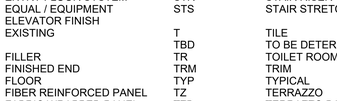
DS-4



MFGR: SCHLUTER SYSTEMS MODEL #: RENO-U
COLOR: REF FINISH LEGEND
CARPET (CPT) TO RESILIENT FLOORING (RF)

N.T.S.

DS-6

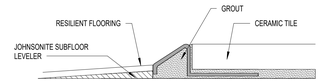


MFGR: JOHNSONITE MODEL #: SLIMLINE SLT-XX-J (1/8" TO 0")
COLOR: REF FINISH LEGEND
RESILIENT FLOORING (RF) TO SEALED CONCRETE (SC)

N.T.S.

FLOOR TRANSITION SCHEDULE - APARTMENTS

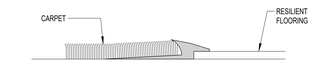
S-DS-2



MFGR: SCHLUTER SYSTEMS MODEL #: RENO-U
COLOR: REF FINISH LEGEND
CARPET (CPT) TO RESILIENT FLOORING (RF)

N.T.S.

S-DS-3



MFGR: JOHNSONITE MODEL #: SLIMLINE SLT-XX-A (1/4" TO 1/8")
COLOR: REF FINISH LEGEND
CARPET (CPT) TO RESILIENT FLOORING (RF)

N.T.S.

GENERAL ID NOTES

1. REFER TO FINISH LEGEND FOR MATERIAL SPECIFICATIONS.
2. REFER TO FINISH PLANS AND ELEVATIONS FOR EXTENTS OF FLOOR PATTERNS, WALL FINISHES AND CABINET MATERIALS.
3. ALL PRODUCTS / MATERIALS TO BE SOURCED FROM SAME LOTS TO ENSURE COLOR MATCH.
4. ALL PRODUCTS INSTALLED PER MANUFACTURERS REQUIREMENTS AND RECOMMENDATIONS.
5. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL EXTENTS OF MATERIALS IN THE FIELD WITH EXISTING CONDITIONS AND ADVISE THE ARCHITECT OF ANY CONFLICT.
6. CONTRACTOR TO COORDINATE MEP REQUIREMENTS WITH ALL NEW/AND/OR REUSED EQUIPMENT/FIXTURES AND ADVISE THE ARCHITECT OF ANY CONFLICT.
7. REFER TO DOOR SCHEDULE FOR DOOR TYPE, DOOR FINISH, JAMB AND HARDWARE FINISH SPECIFICATION.
8. CHAIR RAIL IS TO EXTEND AROUND ENTIRE PERIMETER OF A SPACE IN ORDER TO CREATE A CLEAN SEPARATION FOR SPLIT WALL FINISHES.
9. WHERE CABINET BASE MEETS HARD SURFACE FLOOR, INSTALL QUARTER ROUND TO MATCH CABINET FINISH.
10. ALL ARCHITECTURAL MILLWORK AND RESIDENTIAL CASEWORK TO HAVE DECORATIVE HARDWARE AS NOTED IN FINISH LEGEND PER CAB OR PLAM SPECIFICATIONS.
11. TOE KICK SHALL MATCH CABINET FINISH.
12. CABINET CROWN MOLDING IS TO MATCH CABINET FINISH, U.N.O.
13. ALL EXPOSED END PANELS, BACK PANELS AND INTERIOR SIDE PANELS SHALL BE FINISHED TO MATCH CABINETS.
14. ALL EXPOSED INTERIOR OF CABINETS TO MATCH CABINET FACE.
15. REFER TO REFLECTED CEILING PLANS FOR EXTENT OF CROWN MOLDING.
16. ALL MECHANICAL, ELECTRICAL PANELS, DIFFUSERS & GRILLES ARE TO BE PAINTED TO MATCH ADJACENT FINISH IN PUBLIC/ COMMON AREAS.
17. ANY EXPOSED PIPING AND GRILLES TO MATCH ADJACENT WALL FINISH.
18. FIELD VERIFY LOCATION OF ALL WIRING DEVICES WITH ARCHITECT PRIOR TO ROUGH-IN.
19. ALL OUTSIDE EDGES AND CORNERS OR MID WALL TERMINATION OF TILE TO RECEIVE A DIVIDER/TRANSITION STRIP, REFERENCE FINISH LEGEND.
20. ALL CERAMIC TILE SHALL HAVE NECESSARY ACCESSORIES TO MATCH (SATIN NICKEL FINISH) U.N.O.
21. CONTRACTOR TO DETERMINE THE APPROPRIATE HEIGHT PRODUCT FOR THE TRANSITIONING MATERIALS HEIGHT IN ORDER TO HAVE A FLUSH TRANSITION.
22. TRANSITIONS ARE TO BE USED WITH A CONCEALED RUBBER SUBFLOOR LEVELER SYSTEM SCORED AT APPROPRIATE DEPTH FOR SMOOTH, FLUSH TRANSITION FROM ONE MATERIAL TO ANOTHER.
23. HEAVY SEAM SEAL CARPET EDGE AT TRANSITION.
24. REFER TO LEGEND FOR TRANSITION FINISH SELECTION.

INTERIOR PROJECT SPECIFIC NOTES

1. ALL TRIM ON WINDOWS, DOORS AND WALL TO BE PAINTED P-1, U.N.O. REFER TO DOOR SCHEDULE FOR DOOR FINISH.
2. INSTALL 1/2" QUARTER ROUND PAINTED TO MATCH BASE AT ALL HARD SURFACE FLOORING.
3. ALL DOOR HARDWARE TO BE SATIN NICKEL FINISH, U.N.O.
4. FINISHES NOTED IN CORRIDORS ARE TYPICAL CONDITIONS THAT ARE TO BE USED THROUGH REMAINING CORRIDOR.

STATE OF MISSOURI
CHARLES JENNINGS III
NUMBER A-2023034555
3/19/2026
ARCHITECT

PERMIT & BID SET

PROJECT TITLE

John Knox Village

MEADOWS BUILDING PHASE III

SFCS Architecture Engineering Planning Interiors

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DESIGNER	: DAS	DRAWN	: CLH/CRW
ARCHITECT	: DAS	CHECKED	: SAC
ENGINEER	: BDT/PLL	APPROVED	: CRJ

NO.	REVISION DESCRIPTION	DATE

DRAWING TITLE

GENERAL NOTES, FINISH KEY AND ABBREVIATIONS

DATE: 03/13/2026

COMM. NO. 25116.00

DRAWING I0.0

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COMMONS FINISH LEGEND

Code	Rev. Date	Manufacturer	Pattern	Color	Details	Remarks
DIVISION 03: CONCRETE						
033000 Cast-In-Place Concrete						
SC-1		Local Source of Equal			Concrete; Ref. Architectural Specifications	Garage
DIVISION 06: WOODS, PLASTICS, AND COMPOSITES						
062023 Interior Finish Carpentry						
WD-1		Dimensional Lumber		P-1	1" x 8"; Paint grade hardwood	Elevator Lobby
WD-2		Dimensional Lumber		P-1	1" x 1"; Paint grade hardwood	Elevator Lobby, Cased Opening
WD-3		Dimensional Lumber		P-1	1" x 6"; Paint grade hardwood	Unit Entry Door Casing
WD-4		Dimensional Lumber		P-1	1" x 2"; Paint grade hardwood	Unit Entry Door Casing
WD-5		Dimensional Lumber		P-1	1" x 3"; Paint grade hardwood	Trim
WDB-1		Frank Paxton Lumber	PAX03104	P-1	3/4" x 7-1/4"; Paint grade hardwood	Wall Base
PS-1		Custom		P-1	Paint grade hardwood; Ref. I0.0 for details	Package Shelf
CR-1		Custom		P-1	Paint grade hardwood; Ref. I0.0 for details	Chair Rail
LR-1		Custom		P-1	Paint grade hardwood; Ref. I0.0 for details	Lean Rail
064100 Architectural Wood Casework						
Wood-Veneer-Faced Casework (As noted on Interior Elevations as - WOOD VENEER ARCH CASEWORK)						
CAB-1		Cabinet Manufacturer to be provided by Owner	Custom to match Advanta Newbury	Custom to match Meadows II Commons Casework (Advanta Nutmeg)	Maple, all wood construction. Hardware: Franklin Brass Lombard 4", Brushed Nickel	Cabinetry
DIVISION 09: FINISHES						
093013 Ceramic Tiling						
T-1		Concept Surfaces	Keanu	Classic Tan	12" x 24" Floor Tile, Semi-Polished Finish, 5/16" Thickness, 1/3 Ashlar Install	Public Restrooms
T-2		Concept Surfaces	Keanu	Classic Tan	12" x 24" Wall Tile, Semi-Polished Finish, 5/16" Thickness; 1/3 Ashlar Install	Public Restrooms
T-3		Concept Surfaces	Keanu	Classic Tan	3" x 24" Bullnose Wall Tile, Semi-Polished Finish, 5/16" Thickness	Public Restrooms
T-4		Crossville	Altered State	Copper Core	24"x24", Stacked install	Elevator Cabs
G-1		Mapei	-	35 Navajo Brown	Epoxy	T-1, T-2, T-3
G-2		Mapei	-	10 Black	1/8" Grout Joint	T-4
DS-1		Schluter	Jolly	Brushed Nickel	Use accompaning inside/outside 90 degree corner pieces and connectors to ensure there are no sharp edges. All metal edges to be sanded and sealed with no sharp edges.	Wall Tile Termination
DS-2		Schluter	Dilex	Brushed Nickel	Use accompaning inside/outside 90 degree corner pieces and connectors to ensure there are no sharp edges. All metal edges to be sanded and sealed with no sharp edges.	Cove base between tile floors and tile walls.
DS-3		Schluter	Jolly/Schiene	Brushed Nickel	Ref: Transition schedule; All metal edges are to be sanded and sealed, with no sharp edges	CPT to T CPT to SC
DS-4		Schluter	Reno-U	Brushed Nickel	Ref: Transition schedule; All metal edges are to be sanded and sealed, with no sharp edges	RF to T T to SC
095113 Acoustical Panel Ceilings						
ACT-1		Armstrong	Ultima Tegular 1902	White	24"x24", AirGuard, 9/16" Suprafine XL Grid, White. All cut edges to lay flat in same elevation as adjacent tiles. Any cut edges to be painted to match face.	Commons
ACT-2		Armstrong	Fine Fissured 1728	White	24"x24", Square Lay-In; 15/16" Prelude XL Gride, White	BOH
096513 Resilient Base and Accessories						
RB-1		Johnsonite	Reveal MW-XX_F	08 Icicle	4-1/2"H	BOH
RBN-1		Flexco	Carpet Stair Nosing 171	077 Driftwood		Stair Nosing
DS-5		Johnsonite	Slime Line SLT-XX-A	18 Navy	Use in conjuction with subfloor leveler as needed	RF to CPT
DS-6		Johnsonite	Subfloor Leveler LS-40	Black		
096516 Resilient Sheet Flooring						
RF-1		Mannington	Paradigm Collection Intersect	Basis PD112	Heat weld with matching seams. Integral 4" cove base where indicated on plans	BOH (Wet Areas)
096519 Resilient Tile Flooring						
RF-2		Tarkett	Contour Abstract - Factor	Sandbar 10737	18" x 18", Horizontal Ashlar Install	Activity
RF-3		Mohawk	Matuto Plus Stone	926A Agreeable Grey Stone	12" x 24", Brick Ashlar Install	BOH
096816 Sheet Carpeting						
CPT-1		Tarkett - Custom	Style: 1942 Pattern: 3185-48p	A: 5057, B: 5003, C: 7509, D: 3504	90"x96" Pattern Repeat; Development No. 9594	Corridors
CPT-2		Tarkett - Custom	Style: 1842 Pattern: 3187-289	A: 5057, B: 5003, C: 7509, D: 3504	45"x48" Pattern Repeat; Development No. 9594	Corridor Inset
CPT-3		Tarkett - Custom	Style: 1632 Pattern: 014001	A: 5057, B: 3504, C: 7509	30"x27.43" Pattern Repeat; Development No. 9594	Corridor Border
CPT-4		Tarkett - Custom		A: 5057, B: 5003	45" x 48" Pattern Repeat; Development No. 9594	Corridor Fill - Install with CPT-1
CPT-5		Tarkett - Custom	Style: 1132 Pattern: 7910	A: 5057, B: 3504, C: 7509	.4"x1.2" Pattern Repeat; Development No. 9594	Stairs
CPT-6		Custom Sbemco International Inc.	Custom Logo	Navy Stonewash	Sbemco Quote #26401 (per updated quote2017)	Vestibule
097200 Wall Covering						
WC-1		National Solutions	Pyramid	LXB-PYR-12 Gold	52"W; Type II, 18" Repeat, Straight Match	Public Restroom
097723 Fabric-Wrapped Panels						
FWP-1		Custom	Maharam - Lumen	TBD from full line	1/2" Fabric Wrapped Homastoe Tackboard	Mail Area
099123 Interior Painting						
P-1		Sherwin Williams	SW7551	Greek Villa	ProMar 200; Semi-Gloos	Trim and general interior door paint; Metal Stair Handrail and Trim
P-2		Sherwin Williams	SW7551	Greek Villa	ProMar 200; Flat	General Ceiling
P-3		Sherwin Williams	SW7528	Windsor Greige	ProMar 200; Eggshell	General Wall Paint
P-4		Sherwin Williams	SW7528	Windsor Greige	ProMar 200; Semi-Gloss	BOH (Wet Areas)
P-5		Sherwin Williams	SW7599	Brick Paver	ProMar 200; Eggshell	Accent Wall, Garage Floor
P-6		Sherwin Williams	SW6404	Grandiose	ProMar 200; Eggshell	Accent Wall, Second Floor Corridor
P-7		Sherwin Williams	SW6370	Saucy Gold	ProMar 200; Eggshell	Accent Wall, Third Floor Corridor
P-8		Sherwin Williams	SW6230	Rainstorm	ProMar 200; Eggshell	Accent Wall, Fourth Floor Corridor
P-9		Sherwin Williams	SW7595	Sommelier	ProMar 200; Eggshell	Accent Wall, Fifth Floor Corridor
DIVISION 12: FURNISHINGS						
122113 Horizontal Louver Blinds						
B-1		SWF Contract	Graber Lake Forest	5304 Textured Milky Way	2" Faux Wood, 2-1/2" Classic Valance, Cordless	Windows
123661 Simulated Stone Countertops						
QZ-1		Cambria		Bradshaw	3cm, Eased Edge, Polished	Activity
DIVISION 14: CONVEYING EQUIPMENT						
142400 Machine Room-Less Hydraulic Elevators						
EVS-1		Formica		Prestige Walnut 6209	Horizontal grain direction	Elevators

UNIT FINISH LEGEND

GENERAL UNIT INTERIOR FINISHES

Code	Rev. Date	Manufacturer	Pattern	Color	Details	Remarks
DIVISION 06: WOODS, PLASTICS, AND COMPOSITES						
062023 Interior Finish Carpentry						
S-WDB-1		Frank Paxton Lumber	PAX03001	S-P-1	1/2" x 3-1/4" Paint grade	Unit Base
S-WD-1		Dimensional Hardwood		S-P-1	1" x 3", Paint grade	Unit Door Casing
S-WD-2		Tague Lumber	TL-1167	S-P-1	1"x5/12", Hardwood, Paint grade	Unit Windowsill
S-WD-3		Custom		S-P-1	1/2" x 3 1/2"; Hardwood, Paint grade; Miter Edges	Unit Window Apron
S-CRM-1		Cabinet Manufacturer to be provided by Owner	Style TBD from manufacturer's full line	Match casework finish selected	4"H	Unit Crown Moulding
U-CRM-1		Custom		S-P-1	Ref. I0.0 for details and dimensions	Unit Crown Moulding Upgrade
DIVISION 09: FINISHES						
96513 Resilient Base and Accessories						
S-DS-1		Schluter	Jolly/Schiene	Brushed Nickel	Use accompaning inside/outside 90 degree corner pieces and connectors to ensure there are no sharp edges. All metal edges to be sanded and sealed with no sharp edges.	Wall Tile Termination
S-DS-2		Schluter	Reno-U	Brushed Nickel		RF to T
S-DS-3		Johnsonite	Slim Line	Brushed Nickel		CPT to RF (at Unit Entry)
096816 Sheet Carpeting						
S-CPT-1		Tarkett Home	Influence	Enchant	12'; Cushion per owner's standard	Package A & B Carpet
099123 Interior Painting						
S-P-1		Sherwin Williams	SW7551	Greek Villa	ProMar 200; Semi-Gloos	Trim and general interior door paint
S-P-2		Sherwin Williams	SW7551	Greek Villa	ProMar 200; Flat	General Ceiling
S-P-3		Sherwin Williams	SW7036	Accessible Beige	ProMar 200; Eggshell	General Paint
DIVISION 12: FURNISHINGS						
122113 Horizontal Louver Blinds						
S-B-1		SWF Contract	Graber Lake Forest	5304 Textured Milky Way	2" Faux Wood, 2-1/2" Classic Valance, Cordless	Windows

PACKAGE A (BEIGE PALETTE)

Code	Rev. Date	Manufacturer	Pattern	Color	Details	Remarks
DIVISION 09: FINISHES						
093013 Ceramic Tiling						
S1-T-1A		Daltile	Natural Hues	Pearl White QH 63	4"x8", Brick Install, Matte Finish	Kitchen Backsplash Option 1
S2-T-1A		Daltile	Natural Hues	Mushroom QH 16	4"x8", Brick Install, Matte Finish	Kitchen Backsplash Option 2
S3-T-1A		TileBar	Brookline Diamond	Mushroom Gray	3"x4" Glossy Mosaic, Install Vertical	Kitchen Backsplash Option 3
S-T-2A		Daltile	Articulo	AR07 Feature Beige	12" x 24", Third-Offset Install	Bathroom Floors & Shower Walls
S-T-3A		Daltile	Articulo	AR07 Feature Beige	3"x24" Bullnose Tile, miter bullnose at corner	Shower Wall Borders
S1-G-1A		Mapei		77 Frost	Unsanded	S1-T-1A
S2-G-1A		Mapei		11 Sahara	Unsanded	S2-T-1A
S3-G-1A		Laticrete		Fossil	Unsanded	S3-T-1A
S-G-2A		Mapei		105 Driftwood	Epoxy	S-T-2A & S-T-3A
096519 Resilient Tile Flooring						
S-RF-1A		Mohawk	Secoya 2.5 C2103	821 Chai Oak	7" x 48", 2.5mm thick, 20 Mil; Direct Glue; Staggered install to mimic a traditional wood look floor	Vinyl Plank Flooring
DIVISION 12: FURNISHINGS						
123530 Residential Casework (As noted on Interior Elevations as - RESIDENTIAL CASEWORK)						
S1-CAS-1A		Cabinet Manufacturer to be provided by Owner	Custom to match Advanta Newbury	Custom to match Advanta Nutmeg	Maple, all wood construction. Hardware: Franklin Brass Lombard 4", Brushed Nickel	Kitchen & Bath Cabinets - Stain Option 1
S2-CAS-1A		Cabinet Manufacturer to be provided by Owner	Custom to match Advanta Newbury	Custom to match Advanta Expresso	Maple, all wood construction. Hardware: Franklin Brass Lombard 4", Brushed Nickel	Kitchen & Bath Cabinets - Stain Option 2
123661 Simulated Stone Countertops						
S1-QZ-1A		Consentino	Silestone	Blanc Elysee	3cm, Eased Edge; Polished	Kitchen & Bath Countertop Option 1
S2-QZ-1A		Consentino	Silestone	Blanco Orion	3cm, Eased Edge; Polished	Kitchen & Bath Countertop Option 2
S3-QZ-1A		Consentino	Silestone	Etheral Glow	3cm, Eased Edge; Polished	Kitchen & Bath Countertop Option 3

PACKAGE B (GREY PALETTE)

Code	Rev. Date	Manufacturer	Pattern	Color	Details	Remarks
DIVISION 09: FINISHES						
093013 Ceramic Tiling						
S1-T-1A		Daltile	Natural Hues	Pearl White QH 63	4"x8", Brick Install, Matte Finish	Kitchen Backsplash Option 1
S2-T-1A		Daltile	Natural Hues	Mist NH15	4"x8", Brick Install, Matte Finish	Kitchen Backsplash Option 2
S3-T-1A		TileBar	Brookline Diamond	Cloud White	3"x4" Glossy Mosaic, Install Vertical	Kitchen Backsplash Option 3
S-T-2A		Daltile	Articulo	AR09 Column Grey	12" x 24", Third-Offset Install	Bathroom Floors & Shower Walls
S-T-3A		Daltile	Articulo	AR09 Column Grey	3"x24" Bullnose Tile, miter bullnose at corner	Shower Wall Borders
S1-G-1A		Mapei		77 Frost	Unsanded	S1-T-1A
S2-G-1A		Mapei		27 Silver	Unsanded	S2-T-1A
S3-G-1A		Laticrete		Bright White	Unsanded	S3-T-1A
S-G-2A		Mapei		02 Pewter	Epoxy	S-T-2A & S-T-3A
096519 Resilient Tile Flooring						
S-RF-1A		Mohawk	Vivid Step Wood CR705	W128 Shimmering Sand	6" x 48", 2 mm thick, 12 Mil; Direct Glue; Staggered install to mimic a traditional wood look floor	Vinyl Plank Flooring
DIVISION 12: FURNISHINGS						
123530 Residential Casework (As noted on Interior Elevations as - RESIDENTIAL CASEWORK)						
S1-CAS-1A		Cabinet Manufacturer to be provided by Owner	Custom to match Advanta Newbury	Custom to match Advanta Alpine White	Maple, all wood construction. Hardware: Franklin Brass Lombard 4", Brushed Nickel	Kitchen & Bath Cabinets - Paint Option
S2-CAS-1A		Cabinet Manufacturer to be provided by Owner	Custom to match Advanta Newbury	Custom to match Advanta Storm	Maple, all wood construction. Hardware: Franklin Brass Lombard 4", Brushed Nickel	Kitchen & Bath Cabinets - Stain Option
123661 Simulated Stone Countertops						
S1-QZ-1A		Consentino	Silestone	Pietra	3cm, Eased Edge; Polished	Kitchen & Bath Countertop Option 1
S2-QZ-1A		Consentino	Silestone	Blanco Orion	3cm, Eased Edge; Polished	Kitchen & Bath Countertop Option 2
S3-QZ-1A		Consentino	Silestone	Etheral Glow	3cm, Eased Edge; Polished	Kitchen & Bath Countertop Option 3

GENERAL NOTES

1. REFERENCE FINISH PLANS FOR FINISH LOCATIONS. ROOM TAGS ARE PARTNERED WITH A FINISH BOX THAT LISTS ALL APPLICABLE FINISHES IN A ROOM/AREA.

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COMMONWEALTH OF VIRGINIA
CURTIS D JENNINGS III
NUMBER A-2023034555
3/13/2026
ARCHITECT

PERMIT & BID SET

PROJECT TITLE

John Knox Village

MEADOWS BUILDING PHASE III

SFCS Architecture Engineering Planning Interiors
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Roanoke, Virginia 24011.2003
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ARCHITECT : DAS		CHECKED : SAC	
ENGINEER : BDT/PLL		APPROVED : CRJ	

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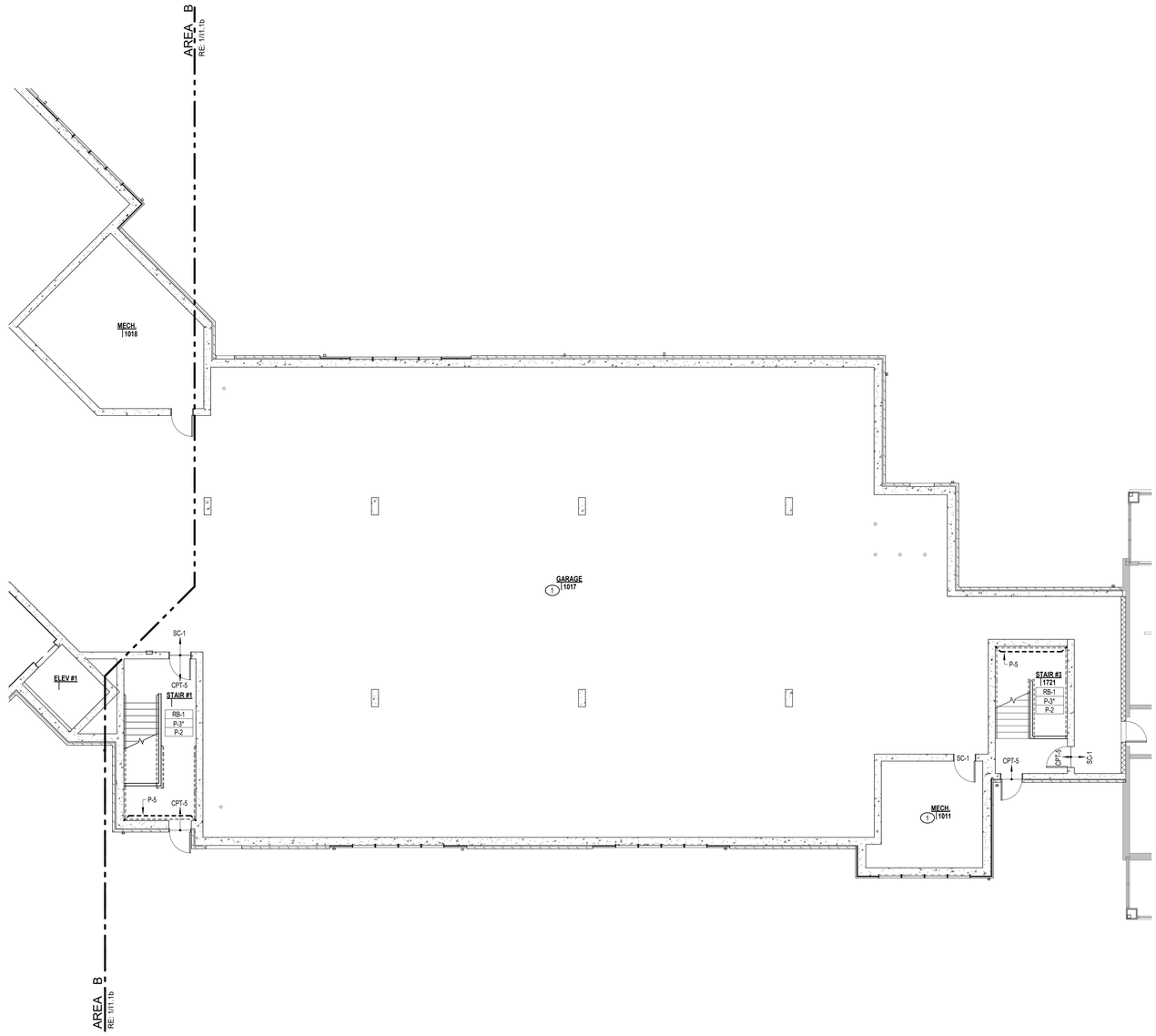
DRAWING TITLE

FINISH LEGEND

DATE: 03/13/2026

COMM. NO. 25116.00

DRAWING I0.1

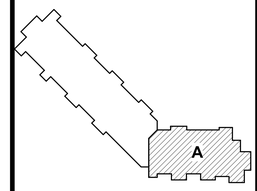


1 I1.1a 1-GARAGE FINISH PLAN - AREA A

1/8" = 1'-0"

PLAN NORTH

KEYPLAN



PLAN NORTH

GENERAL NOTES

1. REFER TO I0.0 FOR GENERAL NOTES, FINISH KEY, AND ABBREVIATIONS.
2. REFER TO I0.1 FOR COMMONS & UNIT FINISH LEGEND.
3. REFER TO I2.1 FOR TYPICAL UNIT FINISH PLANS.
4. ALL METAL HANDRAILS TO BE PAINTED P-1.
5. RBN-1 TO BE INSTALLED AS STAIR NOSING.
6. REFER TO ELEVATOR 1 ON I1.1b FOR TYPICAL ELEVATOR FINISHES.
7. REFER TO ENLARGED UNIT FINISH PLANS FOR MECHANICAL ROOM FINISHES ASSOCIATED WITH THAT UNIT.
8. TYPICAL ALL TILED ROOMS, FULL FLOOR TILE TO BE CENTERED ON DOORWAY.

PLAN NOTES

(1) LEAVE SPACE UNFINISHED.

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CHARLES
JENNINGS III
NUMBER
A-2023034555
3/13/2026
ARCHITECT

PERMIT & BID SET

PROJECT TITLE

John Knox Village

MEADOWS BUILDING PHASE III

SFCS
Architecture
Engineering
Planning
Interiors

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Roanoke, Virginia 24011.2003
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ARCHITECT	: DAS	CHECKED	: SAC
ENGINEER	: BDT/PLL	APPROVED	: CRJ

NO.	REVISION DESCRIPTION	DATE

DRAWING TITLE

GARAGE FINISH PLAN - AREA A

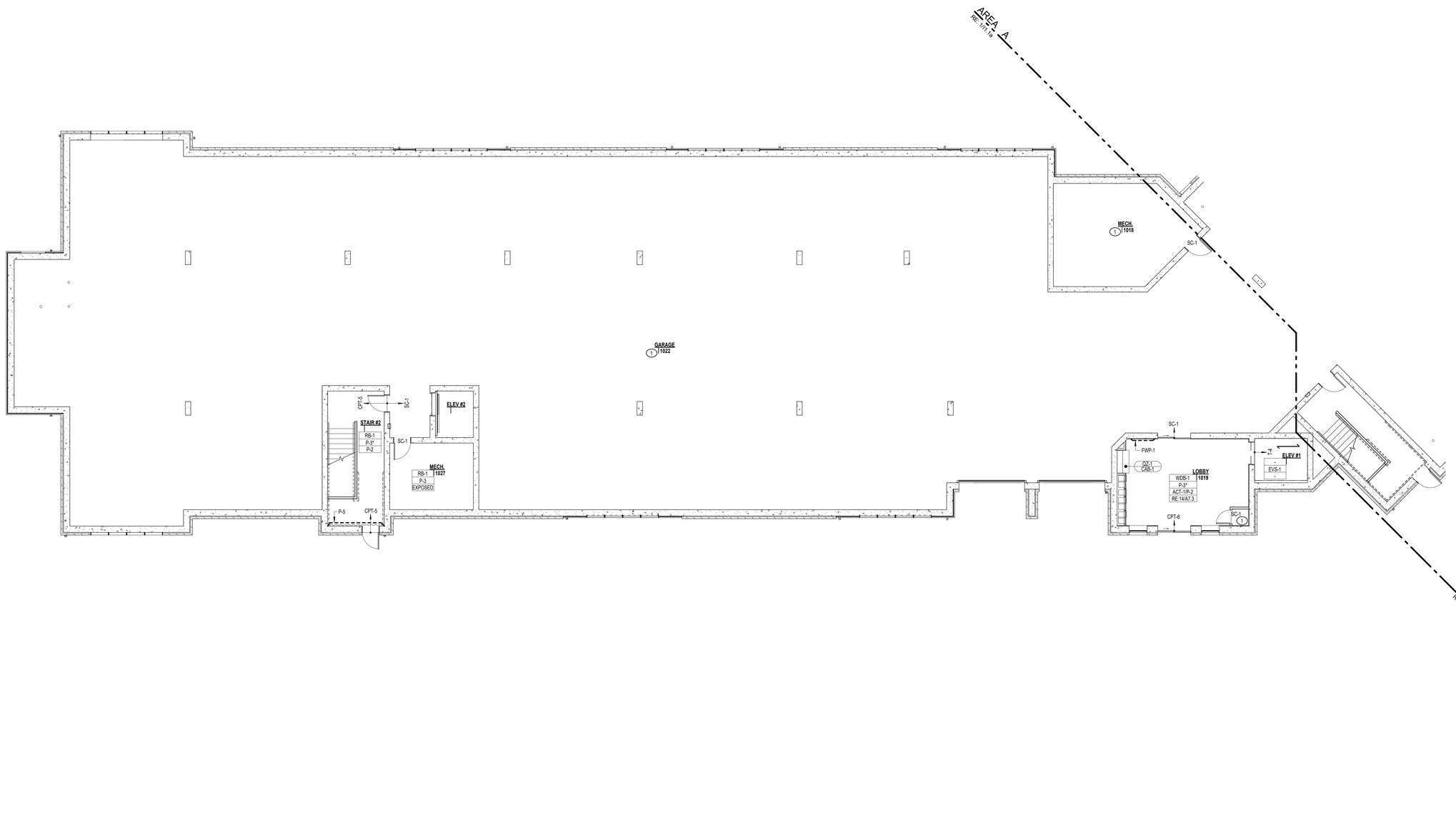
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COMM. NO. 25116.00

DRAWING I1.1a

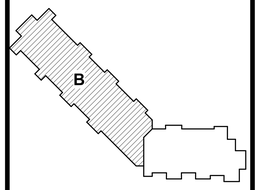
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1 1-GARAGE FINISH PLAN - AREA B
I1.1b 1/8" = 1'-0"

KEYPLAN



GENERAL NOTES

1. REFER TO I0.0 FOR GENERAL NOTES, FINISH KEY, AND ABBREVIATIONS.
2. REFER TO I0.1 FOR COMMONS & UNIT FINISH LEGEND.
3. REFER TO I2.1 FOR TYPICAL UNIT FINISH PLANS.
4. ALL METAL HANDRAILS TO BE PAINTED P-1.
5. RBN-1 TO BE INSTALLED AS STAIR NOSING.
6. REFER TO ELEVATOR 1 ON I1.1b FOR TYPICAL ELEVATOR FINISHES.
7. REFER TO ENLARGED UNIT FINISH PLANS FOR MECHANICAL ROOM FINISHES ASSOCIATED WITH THAT UNIT.
8. TYPICAL ALL TILED ROOMS, FULL FLOOR TILE TO BE CENTERED ON DOORWAY.

PLAN NOTES

1 LEAVE SPACE UNFINISHED.

COMMONWEALTH OF MISSISSIPPI
CURTIS D. JENNINGS III
NUMBER A-2023034555
3/13/2026
ARCHITECT

PERMIT & BID SET

PROJECT TITLE

John Knox Village

MEADOWS BUILDING PHASE III

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ENGINEER : BDT/PLL	APPROVED : CRJ

NO.	REVISION DESCRIPTION	DATE

DRAWING TITLE

GARAGE FINISH PLAN - AREA B

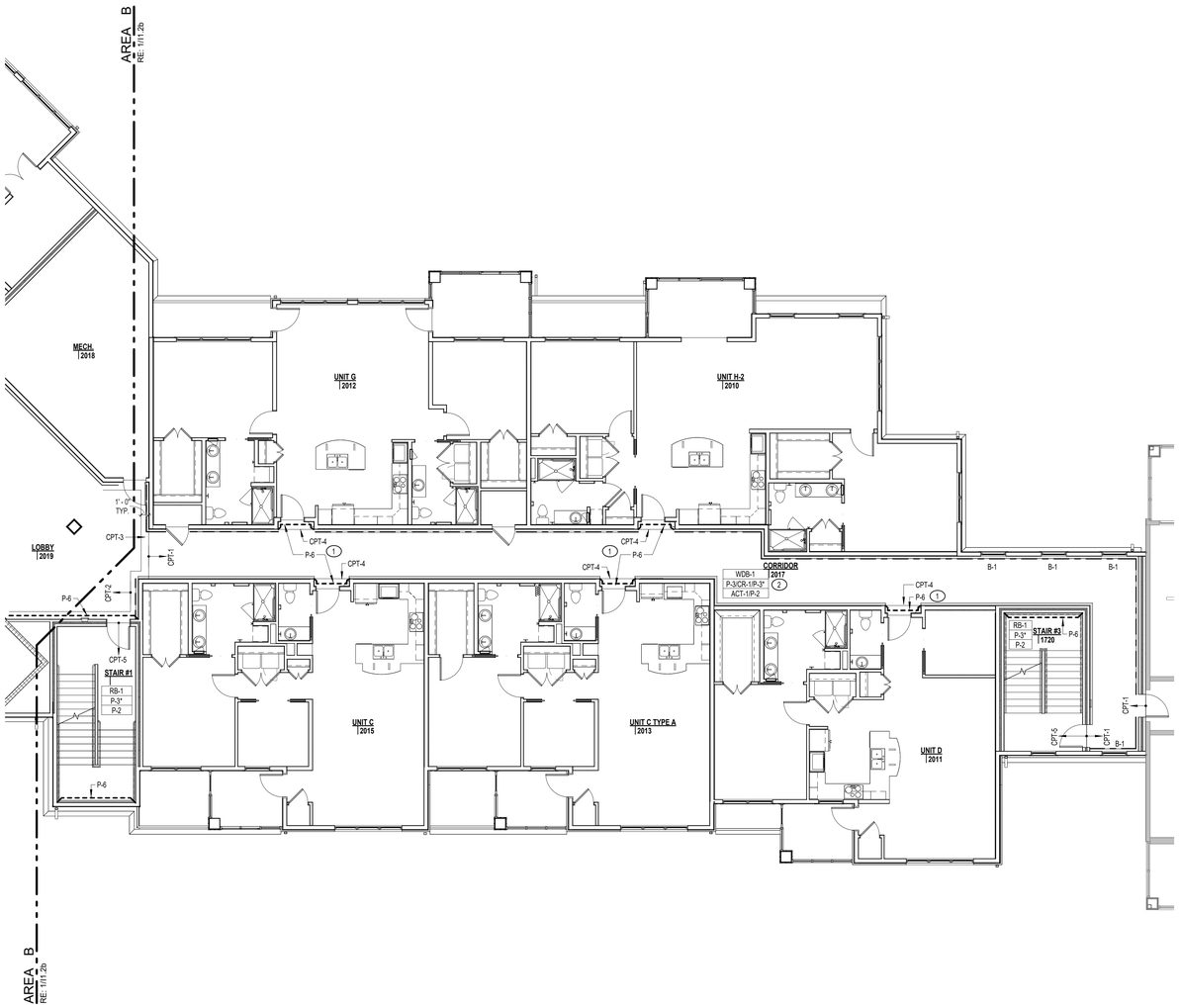
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COMM. NO. 25116.00	

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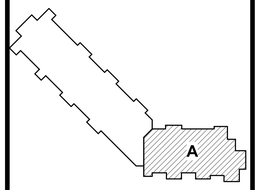


1 I1.2a 2-SECOND FLOOR FINISH PLAN - AREA A

1/8" = 1'-0"

PLAN NORTH

KEYPLAN



PLAN NORTH

GENERAL NOTES

1. REFER TO I0.0 FOR GENERAL NOTES, FINISH KEY, AND ABBREVIATIONS.
2. REFER TO I0.1 FOR COMMONS & UNIT FINISH LEGEND.
3. REFER TO I2.1 FOR TYPICAL UNIT FINISH PLANS.
4. ALL METAL HANDRAILS TO BE PAINTED P-1.
5. RBN-1 TO BE INSTALLED AS STAIR NOSING.
6. REFER TO ELEVATOR 1 ON I1.1b FOR TYPICAL ELEVATOR FINISHES.
7. REFER TO ENLARGED UNIT FINISH PLANS FOR MECHANICAL ROOM FINISHES ASSOCIATED WITH THAT UNIT.
8. TYPICAL ALL TILED ROOMS, FULL FLOOR TILE TO BE CENTERED ON DOORWAY.

PLAN NOTES

(1) REFER TO 14/A7.3 FOR RESIDENT ENTRY FINISH DETAILS.
(2) PATTERN SIDE OF CPT-1 TO BE INSTALLED ALONG CHAIR RAIL WALL.

WALL PROTECTION LEGED

LEANRAIL

CHAIR RAIL

STATE OF MISSOURI
CURTIS R. JENNINGS III
NUMBER A-2023034555
3/13/2026
ARCHITECT

PERMIT & BID SET

PROJECT TITLE

John Knox Village

MEADOWS BUILDING PHASE III

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NO.	REVISION DESCRIPTION	DATE

DRAWING TITLE

SECOND FLOOR FINISH PLAN - AREA A

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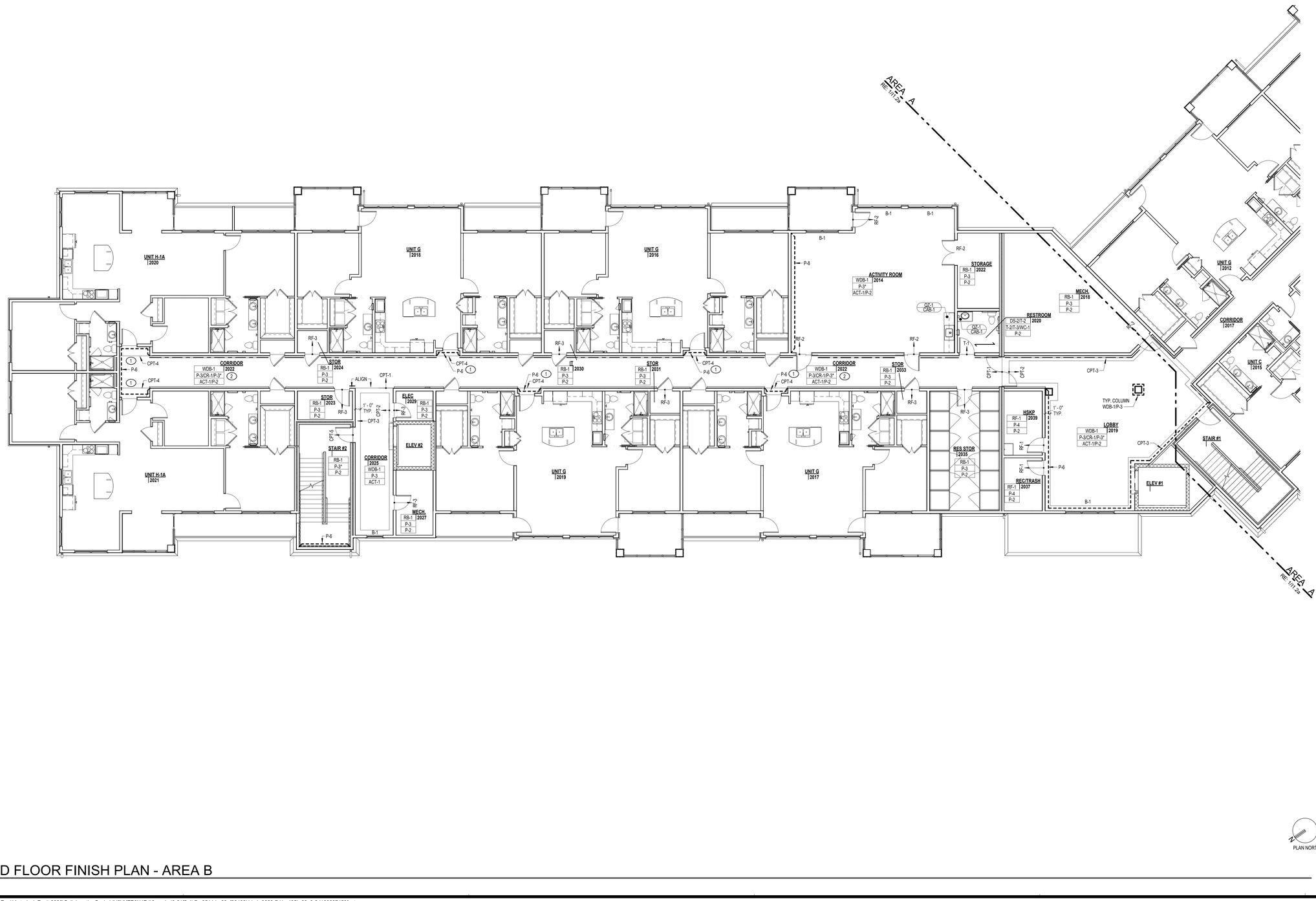
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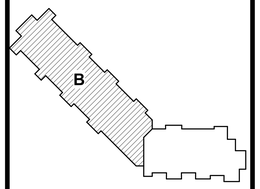
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1 I1.2b 2-SECOND FLOOR FINISH PLAN - AREA B

1/8" = 1'-0"

KEYPLAN



GENERAL NOTES

1. REFER TO I0.0 FOR GENERAL NOTES, FINISH KEY, AND ABBREVIATIONS.
2. REFER TO I0.1 FOR COMMONS & UNIT FINISH LEGEND.
3. REFER TO I2.1 FOR TYPICAL UNIT FINISH PLANS.
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5. RBN-1 TO BE INSTALLED AS STAIR NOSING.
6. REFER TO ELEVATOR 1 ON I1.1b FOR TYPICAL ELEVATOR FINISHES.
7. REFER TO ENLARGED UNIT FINISH PLANS FOR MECHANICAL ROOM FINISHES ASSOCIATED WITH THAT UNIT.
8. TYPICAL ALL TILED ROOMS, FULL FLOOR TILE TO BE CENTERED ON DOORWAY.

PLAN NOTES

1. REFER TO 14/A7.3 FOR RESIDENT ENTRY FINISH DETAILS.
2. PATTERN SIDE OF CPT-1 TO BE INSTALLED ALONG CHAIR RAIL WALL.

WALL PROTECTION LEGED

LEANRAIL

CHAIR RAIL

COMMONWEALTH OF VIRGINIA
CURTIS JENNINGS III
NUMBER
A-2023034555
3/13/2026
ARCHITECT

PERMIT & BID SET

PROJECT TITLE

John Knox Village

MEADOWS BUILDING PHASE III

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Roanoke, Virginia 24011.2003
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ARCHITECT : DAS	CHECKED : SAC
ENGINEER : BDT/PLL	APPROVED : CRJ

NO.	REVISION DESCRIPTION	DATE

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SECOND FLOOR FINISH PLAN - AREA B

DATE: 03/13/2026

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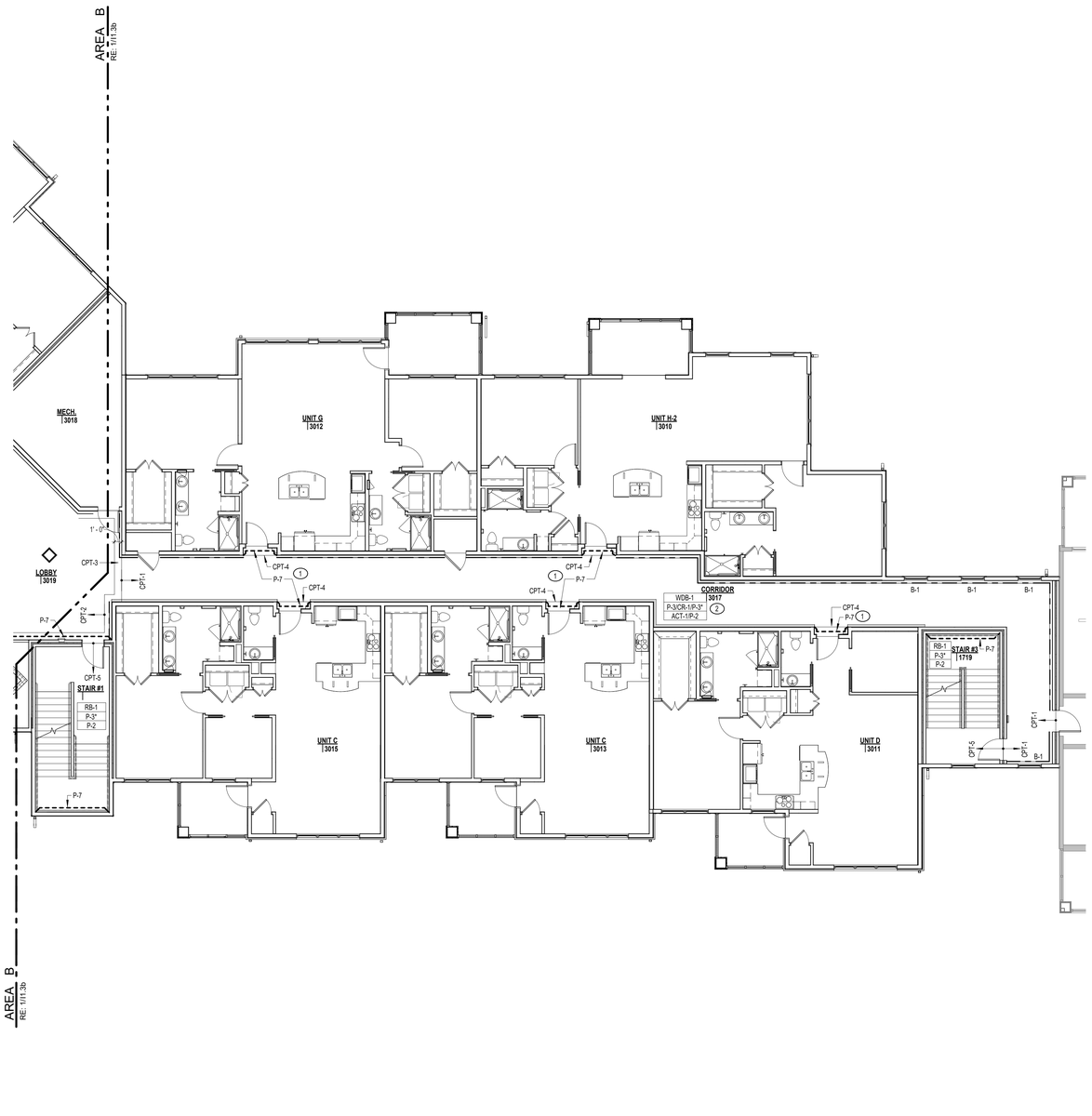
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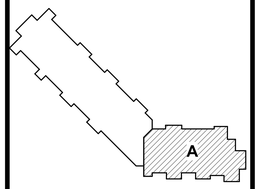


1 I1.3a 3-THIRD FLOOR FINISH PLAN - AREA A

1/8" = 1'-0"

PLAN NORTH

KEYPLAN



PLAN NORTH

GENERAL NOTES

1. REFER TO I0.0 FOR GENERAL NOTES, FINISH KEY, AND ABBREVIATIONS.
2. REFER TO I0.1 FOR COMMONS & UNIT FINISH LEGEND.
3. REFER TO I2.1 FOR TYPICAL UNIT FINISH PLANS.
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7. REFER TO ENLARGED UNIT FINISH PLANS FOR MECHANICAL ROOM FINISHES ASSOCIATED WITH THAT UNIT.
8. TYPICAL ALL TILED ROOMS, FULL FLOOR TILE TO BE CENTERED ON DOORWAY.

PLAN NOTES

1. REFER TO 14/A7.3 FOR RESIDENT ENTRY FINISH DETAILS.
2. PATTERN SIDE OF CPT-1 TO BE INSTALLED ALONG CHAIR RAIL WALL.

WALL PROTECTION LEGED

LEANRAIL

CHAIR RAIL

CURTIS R. JENNINGS III
NUMBER A-2023034555
03/03/2026
ARCHITECT
COMMONWEALTH OF MISSOURI

PERMIT & BID SET

PROJECT TITLE

John Knox Village

MEADOWS BUILDING PHASE III

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THIRD FLOOR FINISH PLAN - AREA A

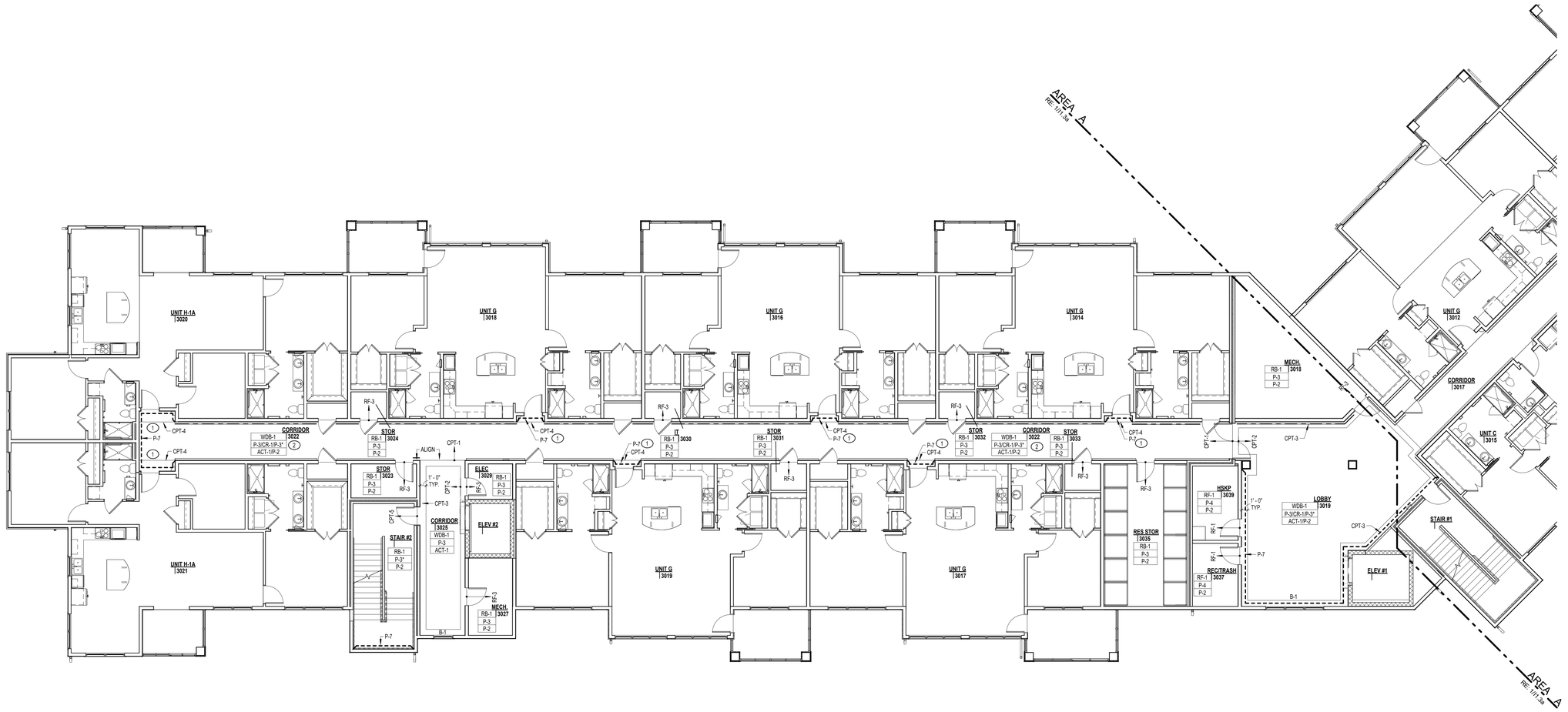
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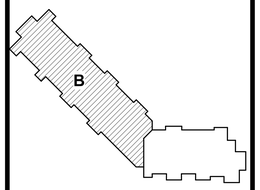
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1 3-THIRD FLOOR FINISH PLAN - AREA B
I1.3b 1/8" = 1'-0"

KEYPLAN



PLAN NORTH

GENERAL NOTES

1. REFER TO I0.0 FOR GENERAL NOTES, FINISH KEY, AND ABBREVIATIONS.
2. REFER TO I0.1 FOR COMMONS & UNIT FINISH LEGEND.
3. REFER TO I2.1 FOR TYPICAL UNIT FINISH PLANS.
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6. REFER TO ELEVATOR 1 ON I1.1b FOR TYPICAL ELEVATOR FINISHES.
7. REFER TO ENLARGED UNIT FINISH PLANS FOR MECHANICAL ROOM FINISHES ASSOCIATED WITH THAT UNIT.
8. TYPICAL ALL TILED ROOMS, FULL FLOOR TILE TO BE CENTERED ON DOORWAY.

PLAN NOTES

1. REFER TO 14/A7.3 FOR RESIDENT ENTRY FINISH DETAILS.
2. PATTERN SIDE OF CPT-1 TO BE INSTALLED ALONG CHAIR RAIL WALL.

WALL PROTECTION LEGED

LEANRAIL

CHAIR RAIL

CURTIS D. JENNINGS III
NUMBER A-20230345555
3/13/2026
ARCHITECT

PERMIT & BID SET

PROJECT TITLE

John Knox Village

MEADOWS BUILDING PHASE III

SFCS Architecture Engineering Planning Interiors

SFCS Inc. ▪ 305 South Jefferson Street
Roanoke, Virginia 24011.2003
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www.sfcs.com

DESIGNER	: DAS	DRAWN	: CLH/CRW
ARCHITECT	: DAS	CHECKED	: SAC
ENGINEER	: BDT/PLL	APPROVED	: CRJ

NO.	REVISION DESCRIPTION	DATE

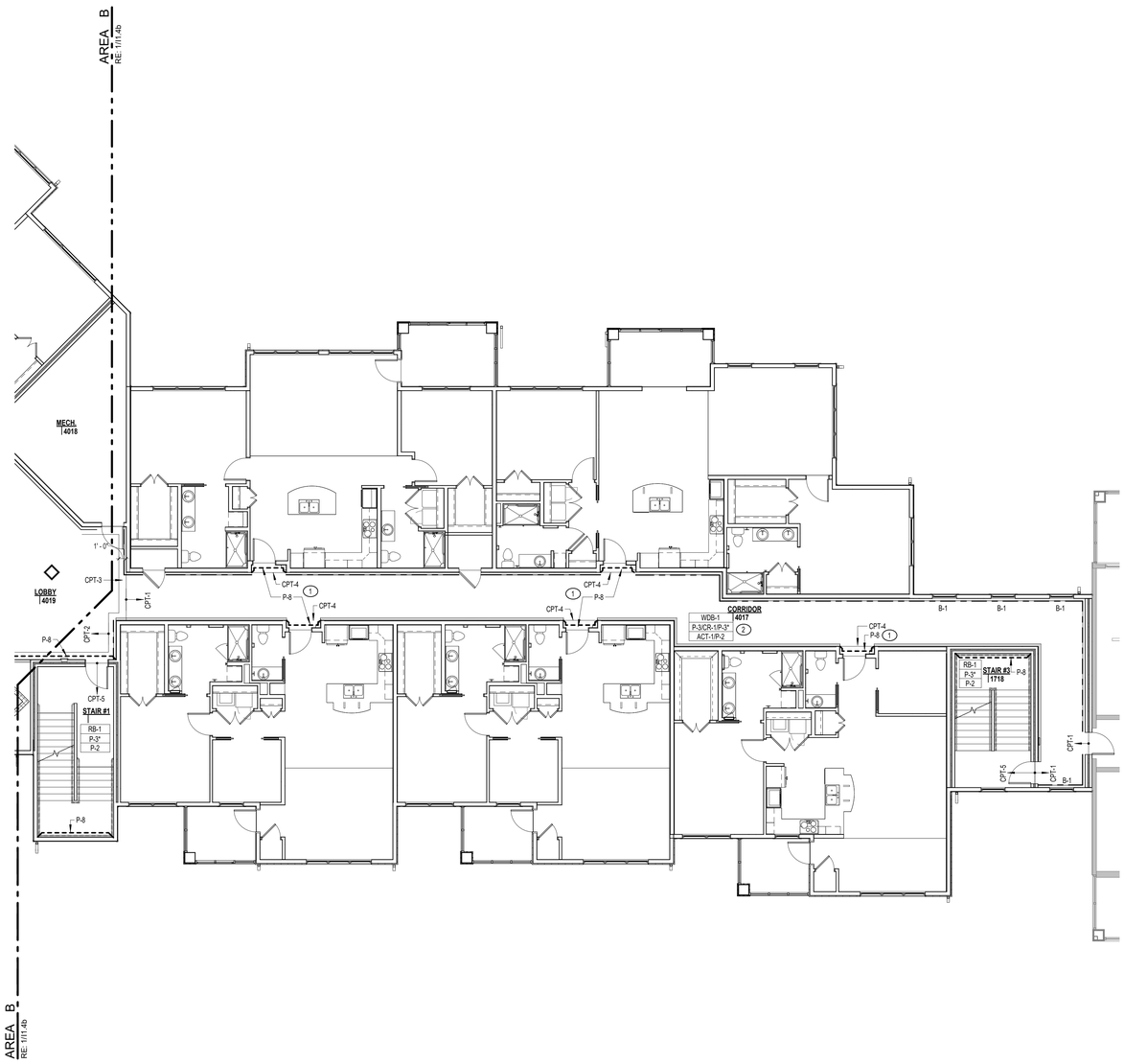
DRAWING TITLE

THIRD FLOOR FINISH PLAN - AREA B

DATE:	03/13/2026	DRAWING	I1.3b
COMM. NO.	25116.00		

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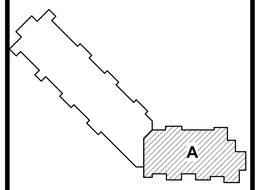
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1 4-FOURTH FLOOR FINISH PLAN - AREA A
I1.4a 1/8" = 1'-0"

PLAN NORTH

KEYPLAN



PLAN NORTH

GENERAL NOTES

1. REFER TO I0.0 FOR GENERAL NOTES, FINISH KEY, AND ABBREVIATIONS.
2. REFER TO I0.1 FOR COMMONS & UNIT FINISH LEGEND.
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7. REFER TO ENLARGED UNIT FINISH PLANS FOR MECHANICAL ROOM FINISHES ASSOCIATED WITH THAT UNIT.
8. TYPICAL ALL TILED ROOMS, FULL FLOOR TILE TO BE CENTERED ON DOORWAY.

PLAN NOTES

(1) REFER TO 14/A7.3 FOR RESIDENT ENTRY FINISH DETAILS.
(2) PATTERN SIDE OF CPT-1 TO BE INSTALLED ALONG CHAIR RAIL WALL.

WALL PROTECTION LEGED

LEANRAIL
CHAIR RAIL

STATE OF MISSOURI
CURTIS R. JENNINGS III
NUMBER A-2023034555
3/19/2026
ARCHITECT

PERMIT & BID SET

PROJECT TITLE

John Knox Village

MEADOWS BUILDING PHASE III

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DESIGNER	: DAS	DRAWN	: CLH/CRW
ARCHITECT	: DAS	CHECKED	: SAC
ENGINEER	: BDT/PLL	APPROVED	: CRJ

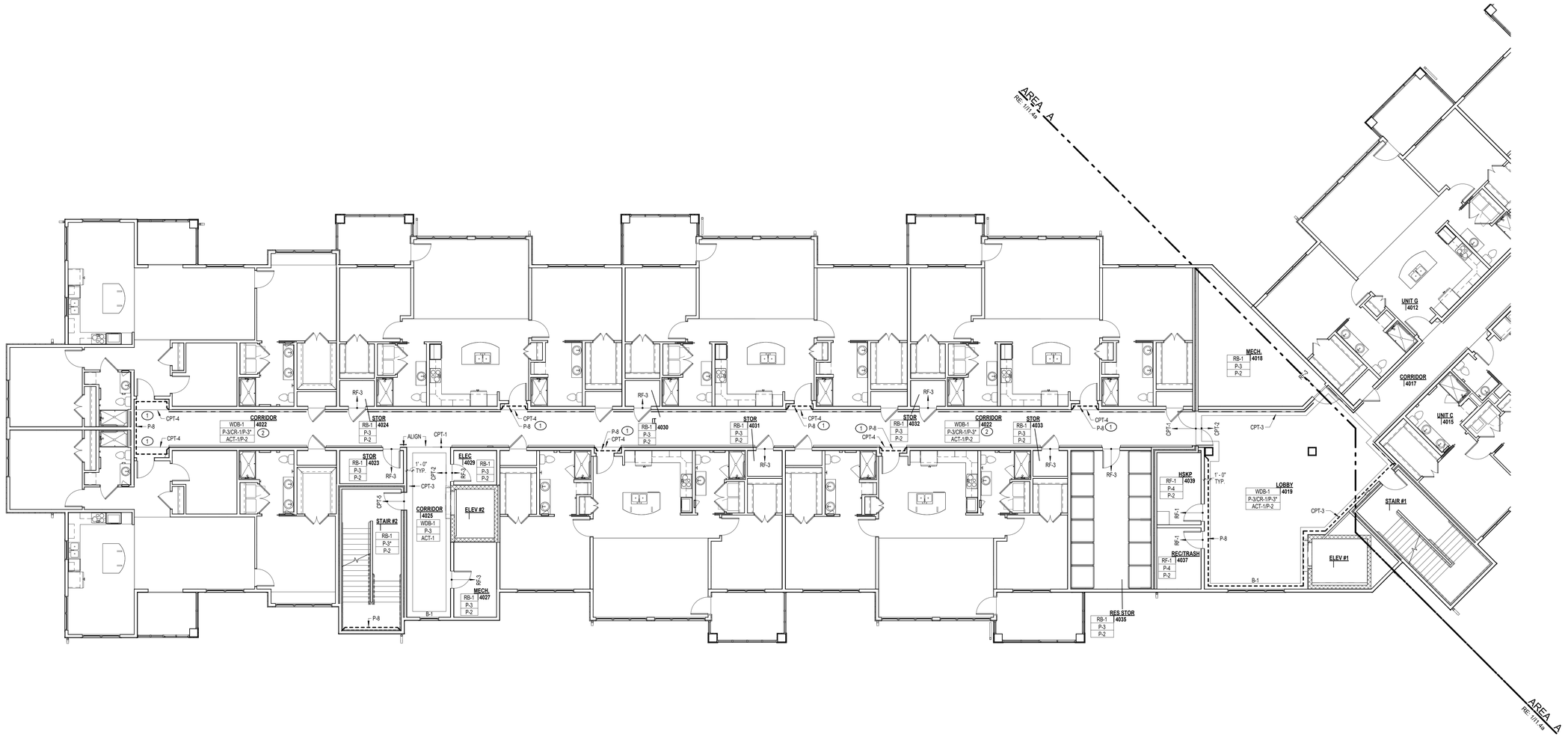
NO.	REVISION DESCRIPTION	DATE

DRAWING TITLE

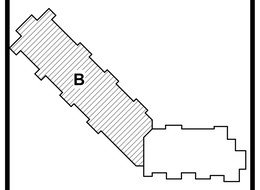
FOURTH FLOOR FINISH PLAN - AREA A

DATE: 03/13/2026
COMM. NO. 25116.00
DRAWING I1.4a

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KEYPLAN



GENERAL NOTES

1. REFER TO I0.0 FOR GENERAL NOTES, FINISH KEY, AND ABBREVIATIONS.
2. REFER TO I0.1 FOR COMMONS & UNIT FINISH LEGEND.
3. REFER TO I2.1 FOR TYPICAL UNIT FINISH PLANS.
4. ALL METAL HANDRAILS TO BE PAINTED P-1.
5. RBN-1 TO BE INSTALLED AS STAIR NOSING.
6. REFER TO ELEVATOR 1 ON I1.1b FOR TYPICAL ELEVATOR FINISHES.
7. REFER TO ENLARGED UNIT FINISH PLANS FOR MECHANICAL ROOM FINISHES ASSOCIATED WITH THAT UNIT.
8. TYPICAL ALL TILED ROOMS, FULL FLOOR TILE TO BE CENTERED ON DOORWAY.

PLAN NOTES

1. REFER TO 14/A7.3 FOR RESIDENT ENTRY FINISH DETAILS.
2. PATTERN SIDE OF CPT-1 TO BE INSTALLED ALONG CHAIR RAIL WALL.

WALL PROTECTION LEGED

LEANRAIL

CHAIR RAIL

PLAN NORTH

1 4-FOURTH FLOOR FINISH PLAN - AREA B
I1.4b 1/8" = 1'-0"

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CURTIS D. JENNINGS III
NUMBER A-2023034555
5/15/2025
ARCHITECT
COMMONWEALTH OF MASSACHUSETTS

PERMIT & BID SET

PROJECT TITLE

John Knox Village

MEADOWS BUILDING PHASE III

SFCS Architecture Engineering Planning Interiors

SFCS Inc. ▪ 305 South Jefferson Street
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540.344.6664 ▪ Fax 540.343.6925
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DESIGNER	: DAS	DRAWN	: CLH/CRW
ARCHITECT	: DAS	CHECKED	: SAC
ENGINEER	: BDT/PLL	APPROVED	: CRJ

NO.	REVISION DESCRIPTION	DATE

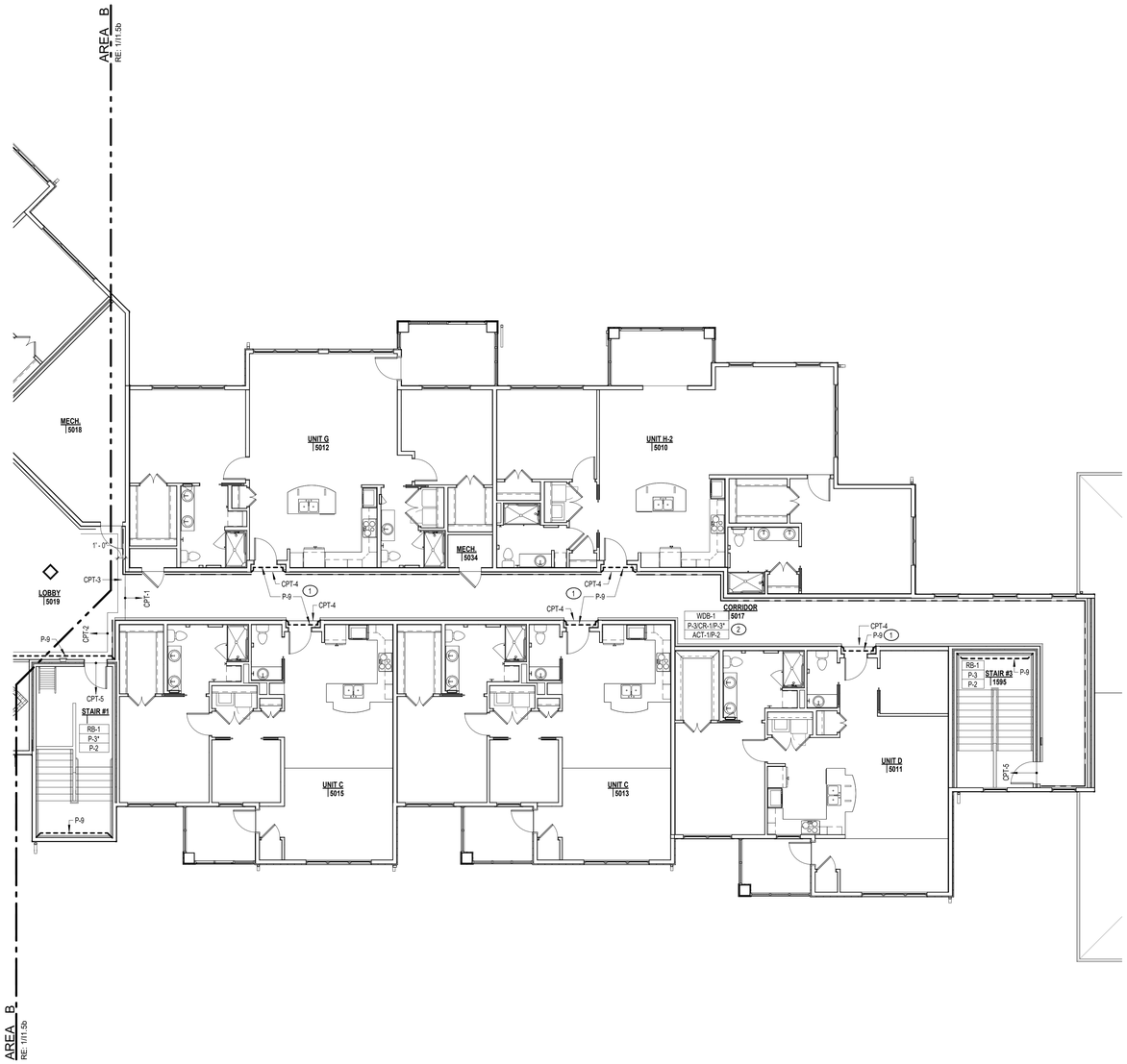
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FOURTH FLOOR FINISH PLAN - AREA B

DATE: 03/13/2026

COMM. NO. 25116.00

DRAWING I1.4b

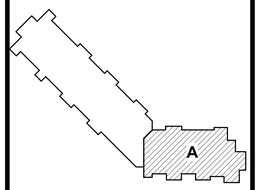


1 I1.5a 5-FIFTH FLOOR FINISH PLAN - AREA A

1/8" = 1'-0"

PLAN NORTH

KEYPLAN



PLAN NORTH

GENERAL NOTES

1. REFER TO I0.0 FOR GENERAL NOTES, FINISH KEY, AND ABBREVIATIONS.
2. REFER TO I0.1 FOR COMMONS & UNIT FINISH LEGEND.
3. REFER TO I2.1 FOR TYPICAL UNIT FINISH PLANS.
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7. REFER TO ENLARGED UNIT FINISH PLANS FOR MECHANICAL ROOM FINISHES ASSOCIATED WITH THAT UNIT.
8. TYPICAL ALL TILED ROOMS, FULL FLOOR TILE TO BE CENTERED ON DOORWAY.

PLAN NOTES

1. REFER TO 14/A7.3 FOR RESIDENT ENTRY FINISH DETAILS.
2. PATTERN SIDE OF CPT-1 TO BE INSTALLED ALONG CHAIR RAIL WALL.

WALL PROTECTION LEGED

LEANRAIL

CHAIR RAIL

COMMONWEALTH OF VIRGINIA
CURTIS R. JENNINGS III
REGISTRATION NUMBER
A-2023034555
3/13/2026
ARCHITECT

PERMIT & BID SET

PROJECT TITLE

John Knox Village

MEADOWS BUILDING PHASE III

SFCS Architecture Engineering Planning Interiors

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NO.	REVISION DESCRIPTION	DATE

DRAWING TITLE

FIFTH FLOOR FINISH PLAN - AREA A

DATE: 03/13/2026

COMM. NO. 25116.00

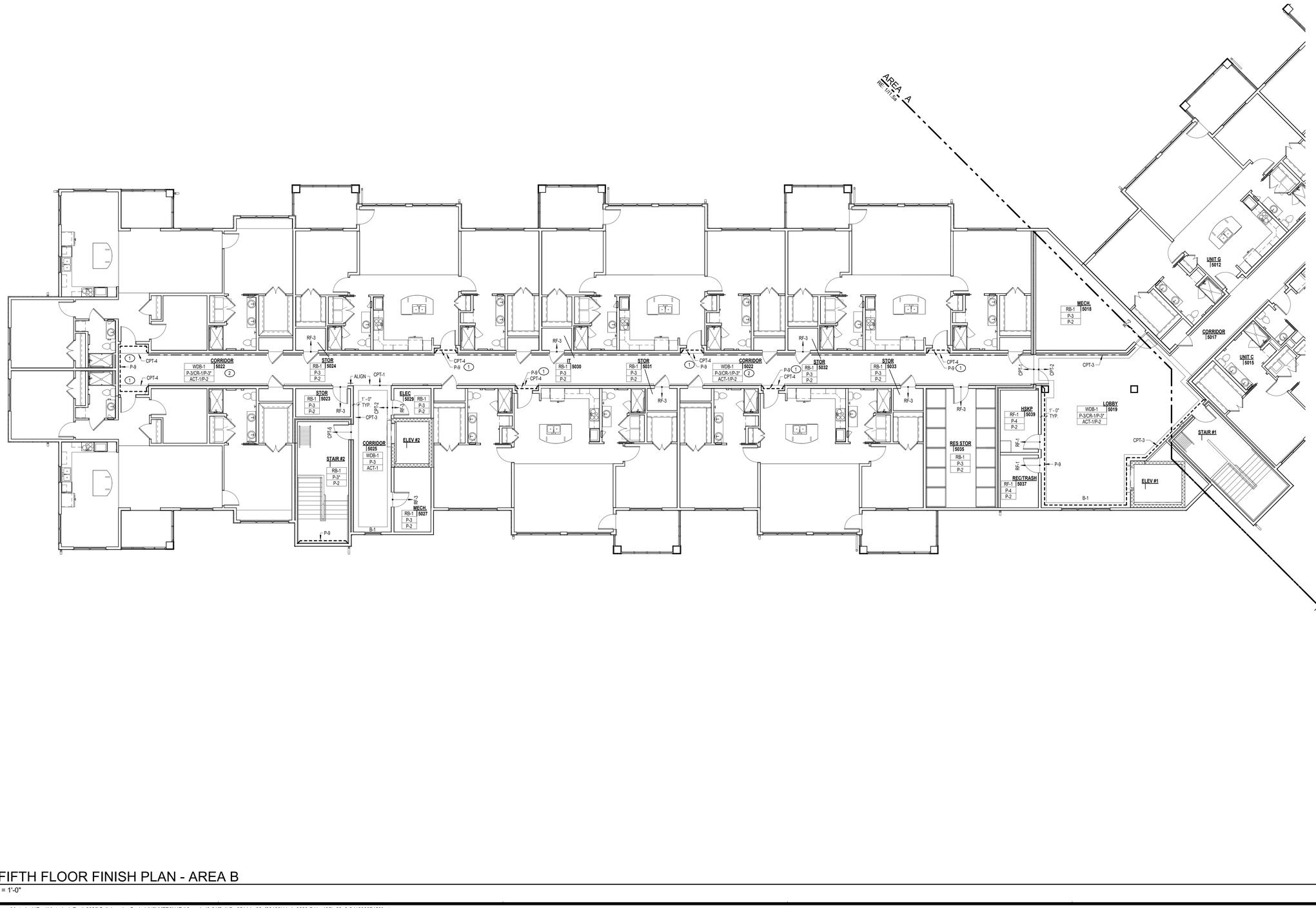
DRAWING I1.5a

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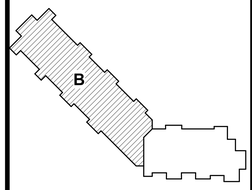
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1 / I1.5b 5-FIFTH FLOOR FINISH PLAN - AREA B

1/8" = 1'-0"

KEYPLAN



GENERAL NOTES

1. REFER TO I0.0 FOR GENERAL NOTES, FINISH KEY, AND ABBREVIATIONS.
2. REFER TO I0.1 FOR COMMONS & UNIT FINISH LEGEND.
3. REFER TO I2.1 FOR TYPICAL UNIT FINISH PLANS.
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8. TYPICAL ALL TILED ROOMS, FULL FLOOR TILE TO BE CENTERED ON DOORWAY.

PLAN NOTES

1. REFER TO 14/A7.3 FOR RESIDENT ENTRY FINISH DETAILS.
2. PATTERN SIDE OF CPT-1 TO BE INSTALLED ALONG CHAIR RAIL WALL.

WALL PROTECTION LEGED

LEANRAIL

CHAIR RAIL

STATE OF MISSOURI
CURTIS R. JENNINGS III
NUMBER A-2023034555
3/13/2026
ARCHITECT

PERMIT & BID SET

PROJECT TITLE

John Knox Village

MEADOWS BUILDING PHASE III

SFCS Architecture Engineering Planning Interiors

SFCS Inc. ▪ 305 South Jefferson Street
Roanoke, Virginia 24011.2003
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ARCHITECT	: DAS	CHECKED	: SAC
ENGINEER	: BDT/PLL	APPROVED	: CRJ

NO.	REVISION DESCRIPTION	DATE

DRAWING TITLE

FIFTH FLOOR FINISH PLAN - AREA B

DATE: 03/13/2026

COMM. NO. 25116.00

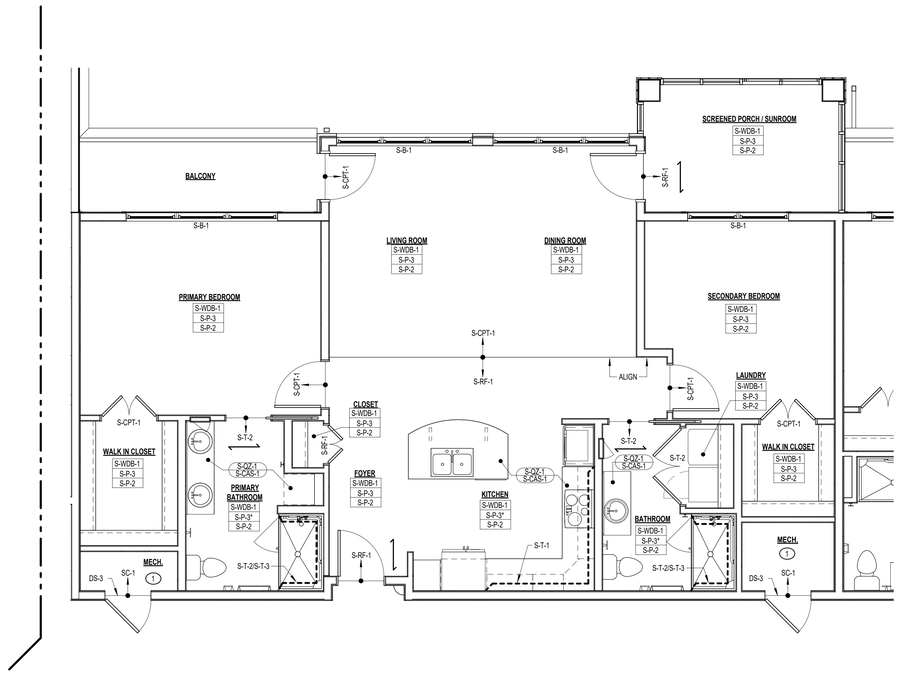
DRAWING I1.5b

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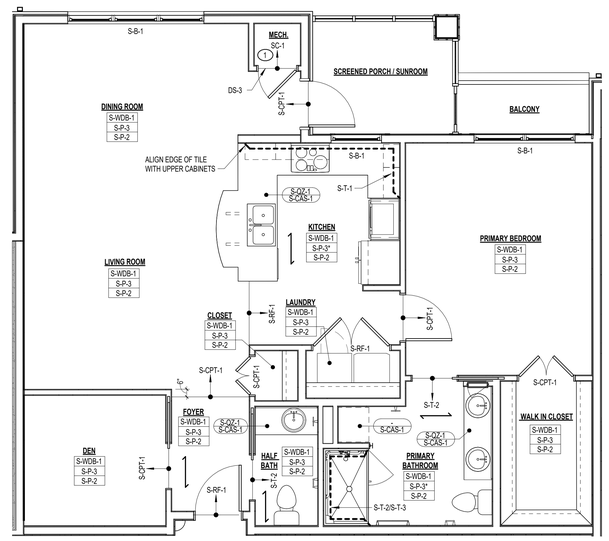
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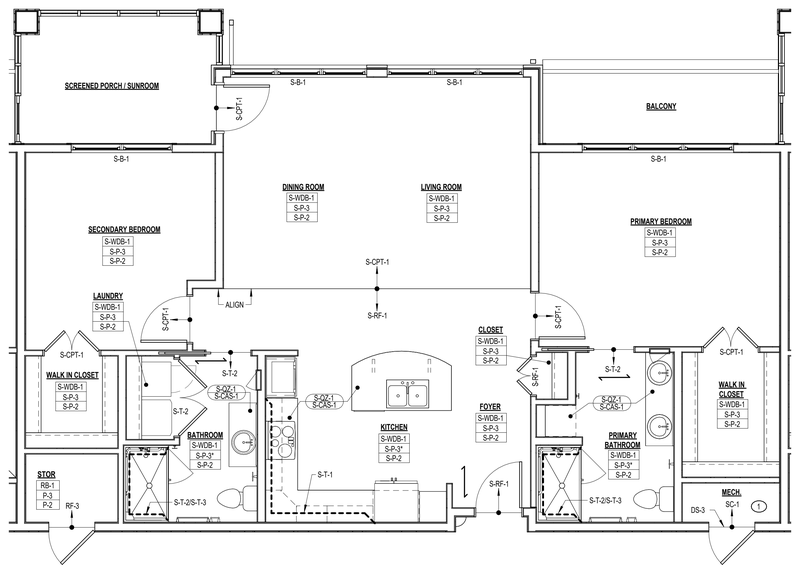
4 I2.1 UNIT G - THE BROOKSIDE (MIRRORED) FINISH PLAN

1/4" = 1'-0"



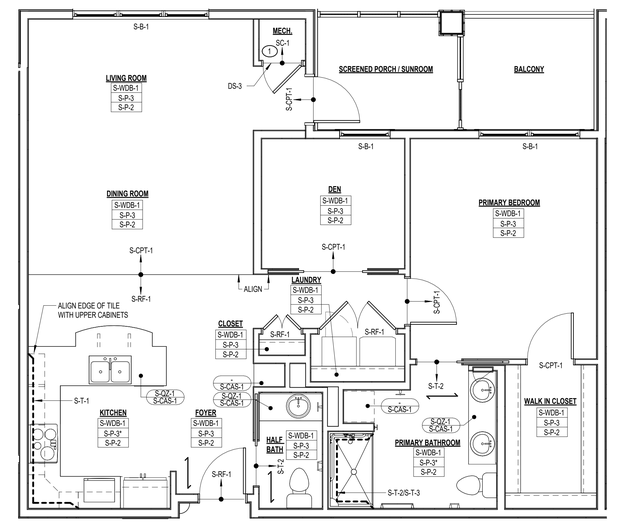
2 I2.1 UNIT D - THE MIDLAND FINISH PLAN

1/4" = 1'-0"



3 I2.1 UNIT G - THE BROOKSIDE FINISH PLAN

1/4" = 1'-0"



1 I2.1 UNIT C - THE MONARCH FINISH PLAN

1/4" = 1'-0"

GENERAL NOTES

1. REFER TO I0.0 FOR GENERAL NOTES, FINISH KEY, AND ABBREVIATIONS.
2. REFER TO I0.1 FOR COMMONS & UNIT FINISH LEGEND.
3. TYPICAL ALL TILE FLOORS, FULL FLOOR TILE TO BE CENTERED ON DOORWAY.
4. RESIDENT UNIT INTERIOR DOORS TO BE PAINTED S-P-1.
5. UNIT FINISHES ARE SHOWN AS STANDARD PACKAGE FOR PRICING. FINAL FINISH PACKAGE TO BE DETERMINED BY RESIDENT PER UNIT.
6. REFER TO ARCHITECTURE FOR CLOSET SHELVING SPECIFICATIONS.

PLAN NOTES

1 LEAVE SPACE UNFINISHED.

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STATE OF MISSOURI
CHRISTOPHER R. JENNINGS III
NUMBER A-2023034555
3/19/2026
ARCHITECT

PERMIT & BID SET

PROJECT TITLE

John Knox Village

MEADOWS BUILDING PHASE III

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Roanoke, Virginia 24011.2003
540.344.6664 ▪ Fax 540.343.6925
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DESIGNER	DAS	DRAWN	CLH/CRW
ARCHITECT	DAS	CHECKED	SAC
ENGINEER	BDT/PLL	APPROVED	CRJ

NO.	REVISION DESCRIPTION	DATE

DRAWING TITLE

ENLARGED UNIT FINISH PLANS

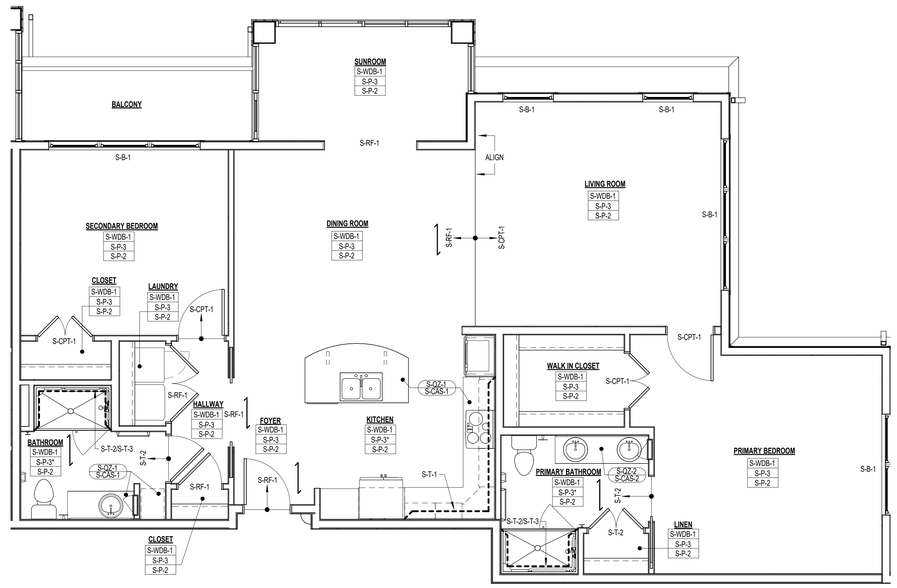
DATE: 03/13/2026

COMM. NO. 25116.00

DRAWING I2.1

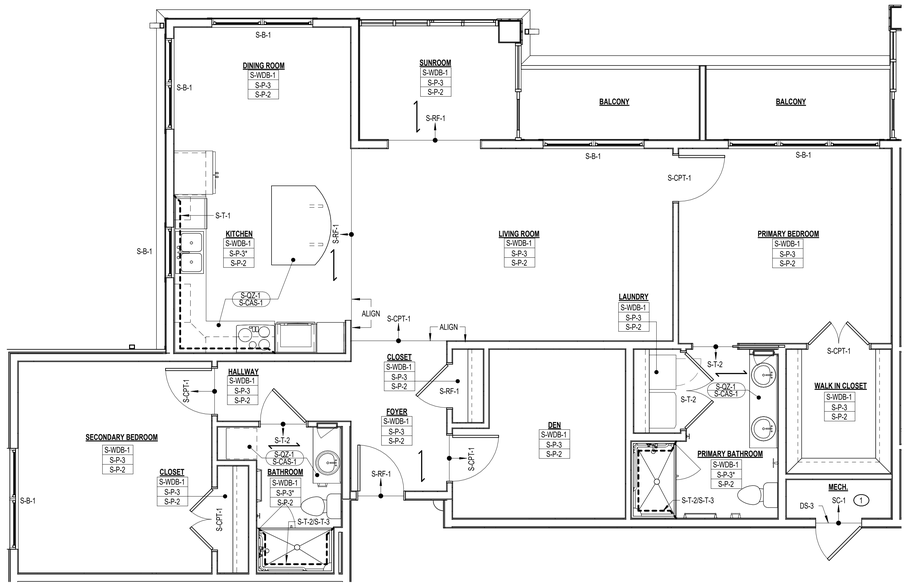
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2 I2.2 UNIT H-2 - THE PLAZA FINISH PLAN

1/4" = 1'-0"



1 I2.2 UNIT H-1 - THE ROYAL FINISH PLAN

1/4" = 1'-0"

GENERAL NOTES

1. REFER TO I0.0 FOR GENERAL NOTES, FINISH KEY, AND ABBREVIATIONS.
2. REFER TO I0.1 FOR COMMONS & UNIT FINISH LEGEND.
3. TYPICAL ALL TILE FLOORS, FULL FLOOR TILE TO BE CENTERED ON DOORWAY.
4. RESIDENT UNIT INTERIOR DOORS TO BE PAINTED S-P-1.
5. UNIT FINISHES ARE SHOWN AS STANDARD PACKAGE FOR PRICING. FINAL FINISH PACKAGE TO BE DETERMINED BY RESIDENT PER UNIT.
6. REFER TO ARCHITECTURE FOR CLOSET SHELVING SPECIFICATIONS.

PLAN NOTES

(1) LEAVE SPACE UNFINISHED.

STATE OF MISSOURI
CHELSEA
JENNINGS III
NUMBER
A-2023034555
3/13/2026
ARCHITECT

PERMIT & BID SET

PROJECT TITLE

John Knox Village

MEADOWS BUILDING PHASE III

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ARCHITECT : DAS		CHECKED :	SAC
ENGINEER : BDT/PLL		APPROVED :	CRJ

NO.	REVISION DESCRIPTION	DATE

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ENLARGED UNIT FINISH PLANS CONT.

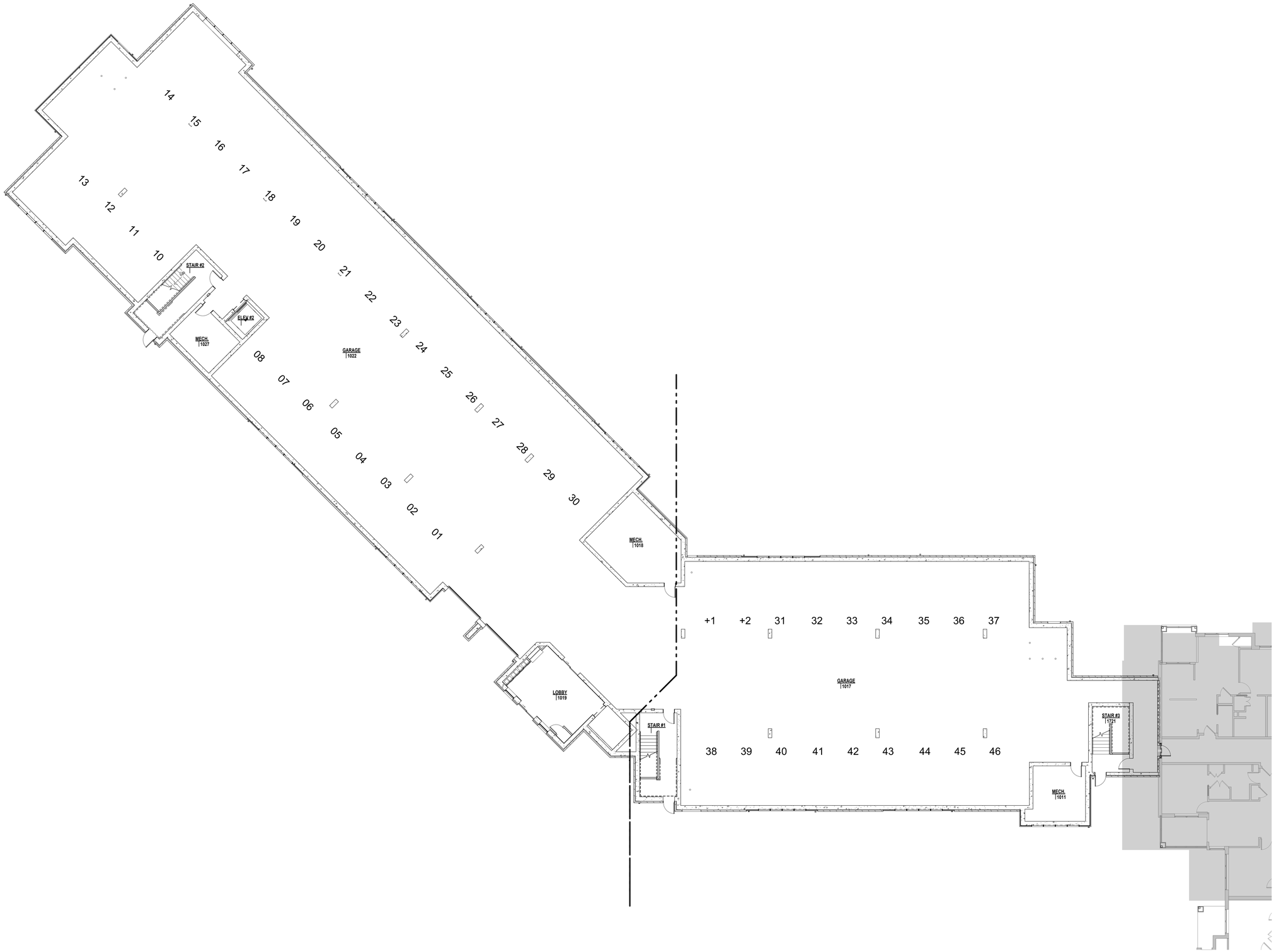
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COMM. NO. 25116.00

DRAWING I2.2

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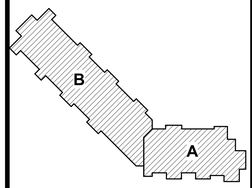


1 IF1.1 1-GARAGE FURNITURE PLAN

3/32" = 1'-0"

PLAN NORTH

KEYPLAN



PLAN NORTH

GENERAL NOTES

1. FURNITURE SHALL BE FURNISHED AND INSTALLED BY OWNER AND IS INDICATED FOR REFERENCE ONLY.
2. VERIFY FINAL FURNITURE LAYOUT, QUANTITIES, AND SIZES WITH OWNER.
3. EXACT LOCATIONS OF POWER AND DATA AT FURNITURE SHALL BE COORDINATED WITH THE ARCHITECT.
4. CONTRACTOR TO PROVIDE BLOCKING TO SUPPORT OWNER-FURNISHED WALL-MOUNTED FURNITURE, FIXTURES AND EQUIPMENT, INCLUDING ARTWORK AND WINDOW TREATMENTS.

STATE OF MISSOURI
CURTIS J. JENNINGS III
NUMBER A-2023034555
3/13/2026
ARCHITECT

PERMIT & BID SET

PROJECT TITLE

John Knox Village

MEADOWS BUILDING PHASE III

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ARCHITECT : DAS	CHECKED : SAC
ENGINEER : BDT/PLL	APPROVED : CRJ

NO.	REVISION DESCRIPTION	DATE

DRAWING TITLE

GARAGE FURNITURE PLAN

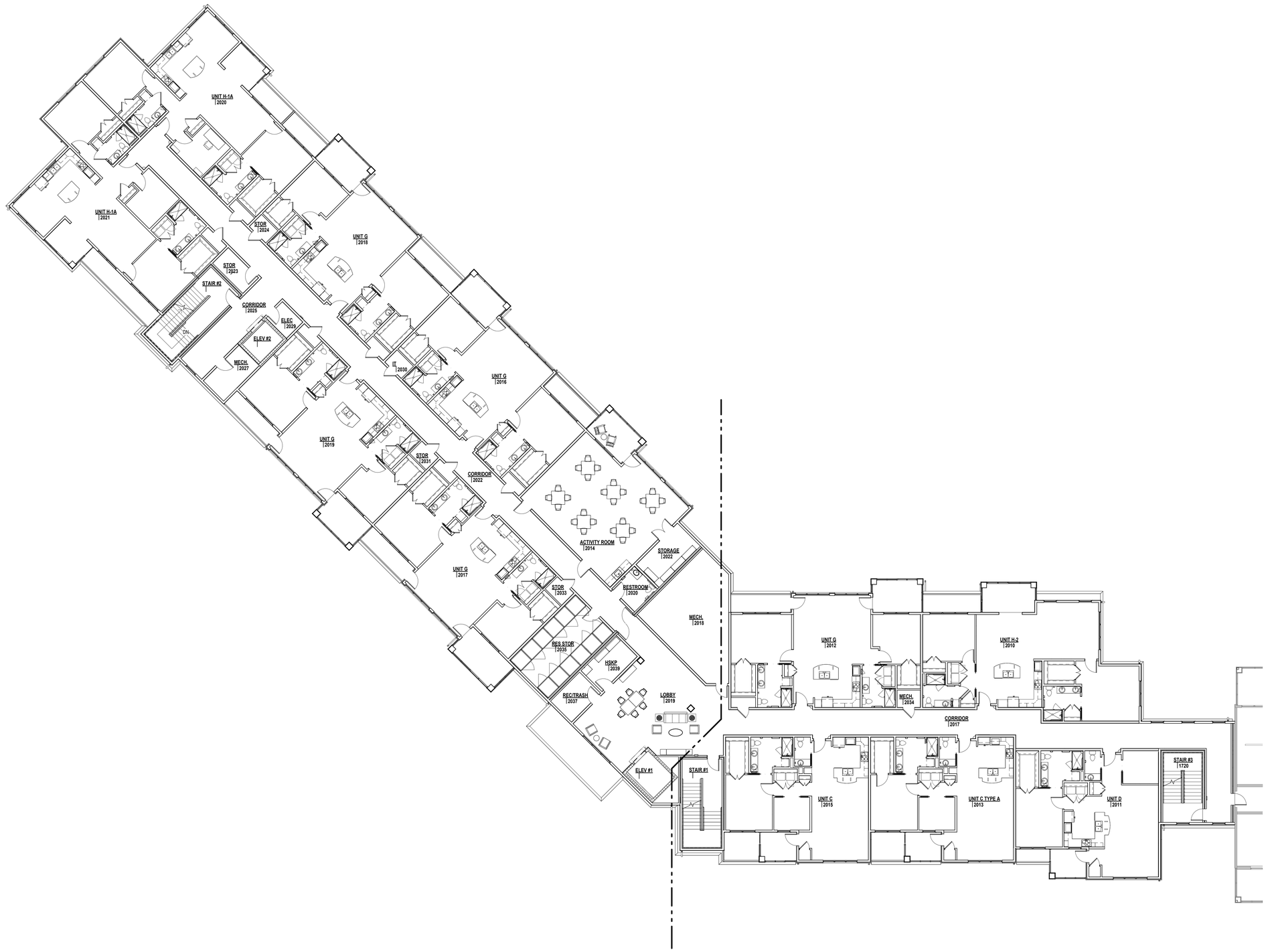
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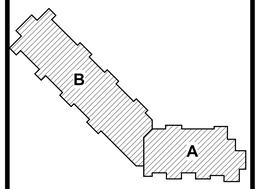


1 IF1.2 2-SECOND FLOOR FURNITURE PLAN

3/32" = 1'-0"

PLAN NORTH

KEYPLAN



PLAN NORTH

GENERAL NOTES

1. FURNITURE SHALL BE FURNISHED AND INSTALLED BY OWNER AND IS INDICATED FOR REFERENCE ONLY.
2. VERIFY FINAL FURNITURE LAYOUT, QUANTITIES, AND SIZES WITH OWNER.
3. EXACT LOCATIONS OF POWER AND DATA AT FURNITURE SHALL BE COORDINATED WITH THE ARCHITECT.
4. CONTRACTOR TO PROVIDE BLOCKING TO SUPPORT OWNER-FURNISHED WALL-MOUNTED FURNITURE, FIXTURES AND EQUIPMENT, INCLUDING ARTWORK AND WINDOW TREATMENTS.

COMMONWEALTH OF VIRGINIA
CURTIS D. JENNINGS III
NUMBER A-2023034555
3/15/2023
ARCHITECT

PERMIT & BID SET

PROJECT TITLE

John Knox Village

MEADOWS BUILDING PHASE III

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540.344.6664 ▪ Fax 540.343.6925
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ARCHITECT	: DAS	CHECKED	: SAC
ENGINEER	: BDT/PLL	APPROVED	: CRJ

NO.	REVISION DESCRIPTION	DATE

DRAWING TITLE

SECOND FLOOR FURNITURE PLAN

DATE: 03/13/2026

COMM. NO. 25116.00

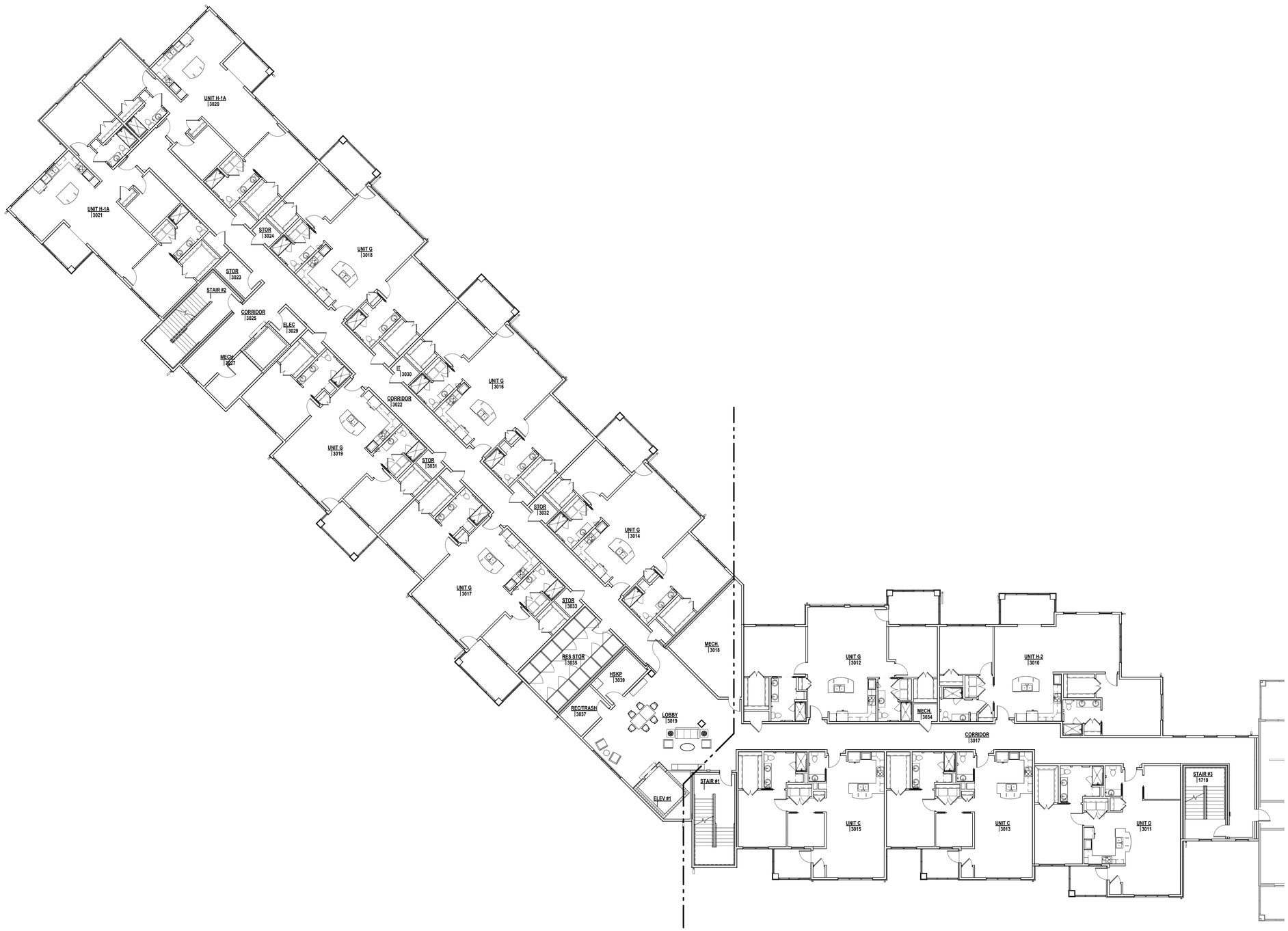
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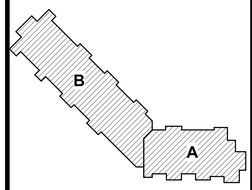


PLAN NORTH

1 IF1.3 3-THIRD FLOOR FURNITURE PLAN

3/32" = 1'-0"

KEYPLAN



PLAN NORTH

GENERAL NOTES

1. FURNITURE SHALL BE FURNISHED AND INSTALLED BY OWNER AND IS INDICATED FOR REFERENCE ONLY.
2. VERIFY FINAL FURNITURE LAYOUT, QUANTITIES, AND SIZES WITH OWNER.
3. EXACT LOCATIONS OF POWER AND DATA AT FURNITURE SHALL BE COORDINATED WITH THE ARCHITECT.
4. CONTRACTOR TO PROVIDE BLOCKING TO SUPPORT OWNER-FURNISHED WALL-MOUNTED FURNITURE, FIXTURES AND EQUIPMENT, INCLUDING ARTWORK AND WINDOW TREATMENTS.



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PROJECT TITLE

John Knox Village

MEADOWS BUILDING PHASE III

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ARCHITECT : DAS	CHECKED : SAC
ENGINEER : BDT/PLL	APPROVED : CRJ

NO.	REVISION DESCRIPTION	DATE

DRAWING TITLE

THIRD FLOOR FURNITURE PLAN

DATE: 03/13/2026

COMM. NO. 25116.00

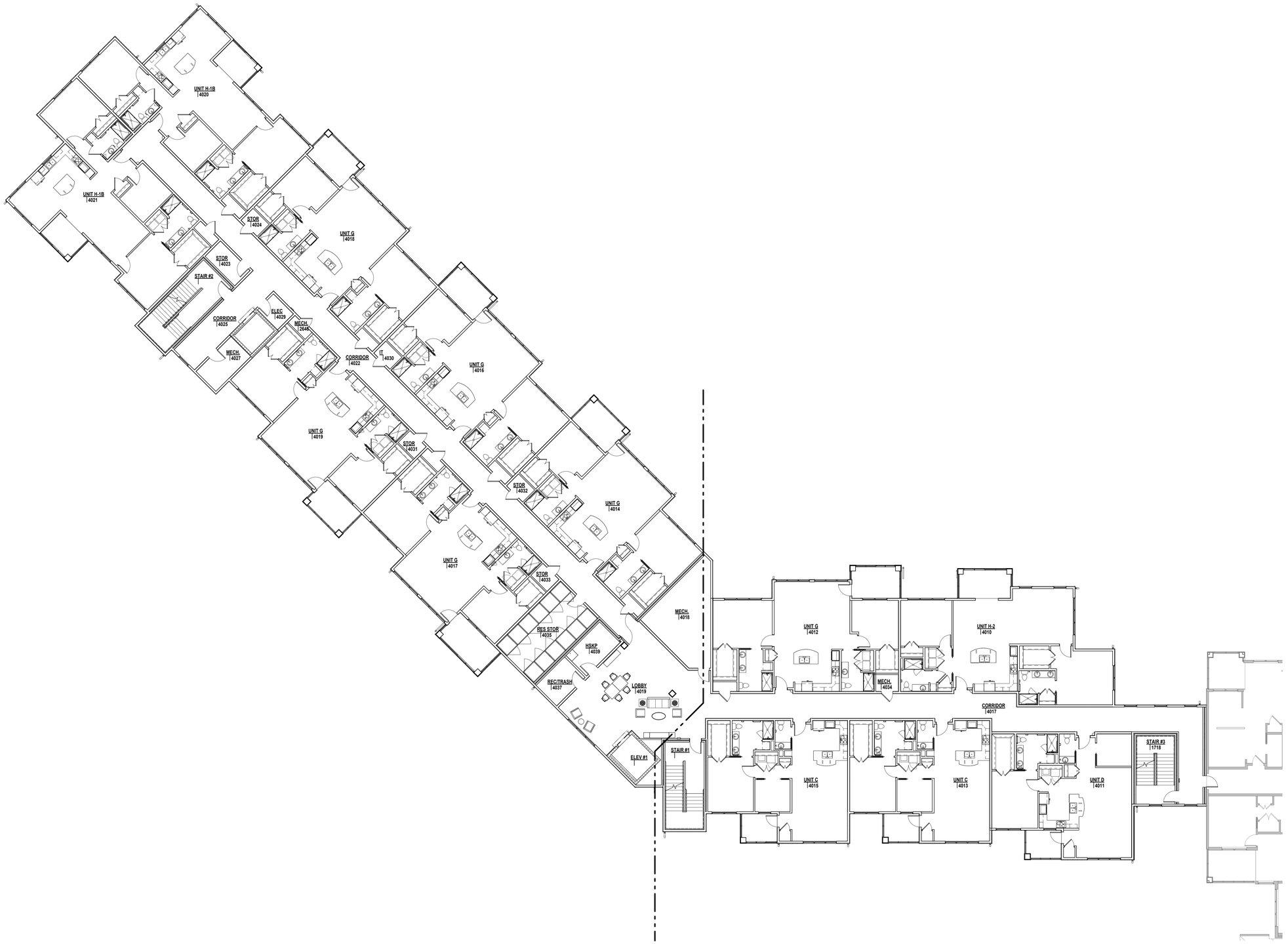
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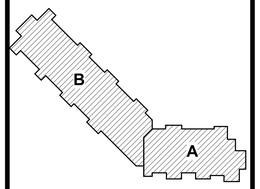
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1 IF1.4 4-FOURTH FLOOR FURNITURE PLAN

3/32" = 1'-0"

KEYPLAN



PLAN NORTH

GENERAL NOTES

1. FURNITURE SHALL BE FURNISHED AND INSTALLED BY OWNER AND IS INDICATED FOR REFERENCE ONLY.
2. VERIFY FINAL FURNITURE LAYOUT, QUANTITIES, AND SIZES WITH OWNER.
3. EXACT LOCATIONS OF POWER AND DATA AT FURNITURE SHALL BE COORDINATED WITH THE ARCHITECT.
4. CONTRACTOR TO PROVIDE BLOCKING TO SUPPORT OWNER-FURNISHED WALL-MOUNTED FURNITURE, FIXTURES AND EQUIPMENT, INCLUDING ARTWORK AND WINDOW TREATMENTS.

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COMMONWEALTH OF MISSISSIPPI
CURTIS J. JENNINGS III
NUMBER A-2023034555
3/15/2023
ARCHITECT

PERMIT & BID SET

PROJECT TITLE

John Knox Village

MEADOWS BUILDING PHASE III

SFCS Architecture Engineering Planning Interiors

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ARCHITECT	DAS	CHECKED	SAC
ENGINEER	BDT/PLL	APPROVED	CRJ

NO.	REVISION DESCRIPTION	DATE

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FOURTH FLOOR FURNITURE PLAN

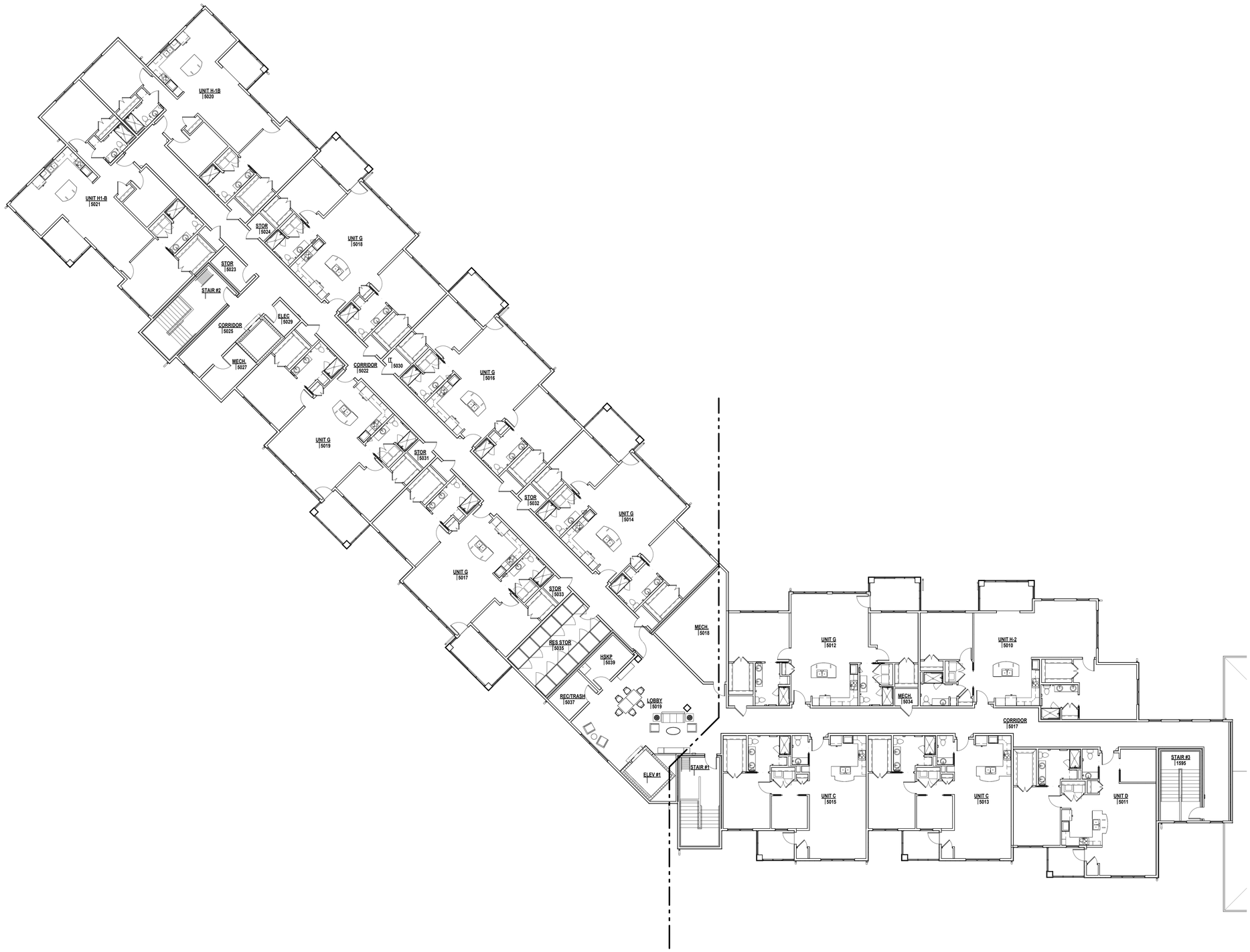
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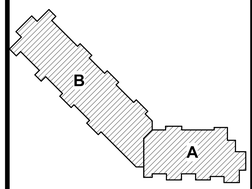


1 IF1.5 5-FIFTH FLOOR FURNITURE PLAN

3/32" = 1'-0"

PLAN NORTH

KEYPLAN



PLAN NORTH

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COMMONWEALTH OF VIRGINIA
CURTIS R. JENNINGS III
NUMBER
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12/5/2025
ARCHITECT

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PROJECT TITLE

John Knox Village

MEADOWS BUILDING PHASE III

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FIFTH FLOOR FURNITURE PLAN

DATE: 03/13/2026

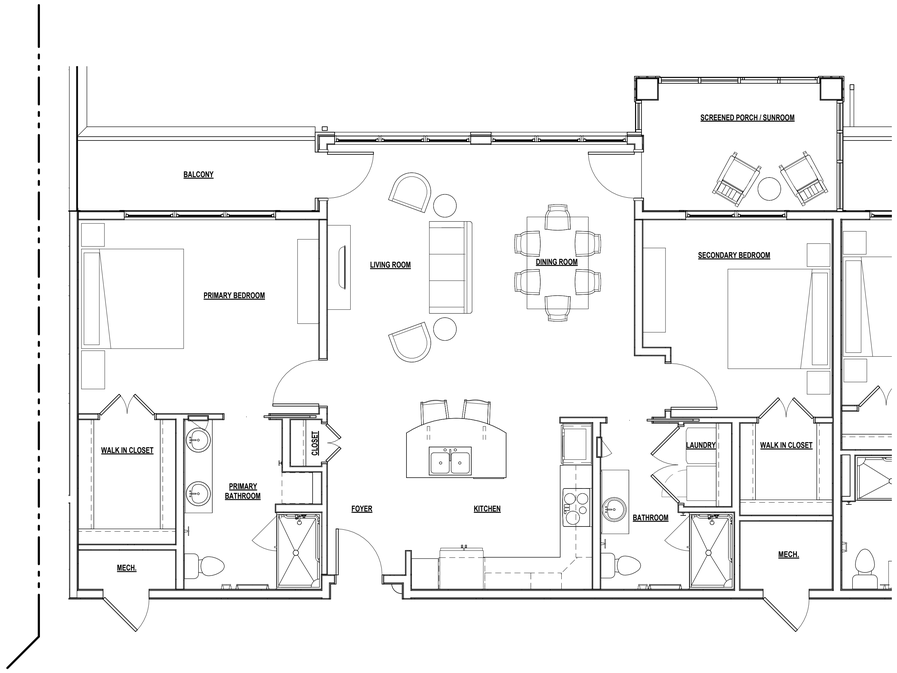
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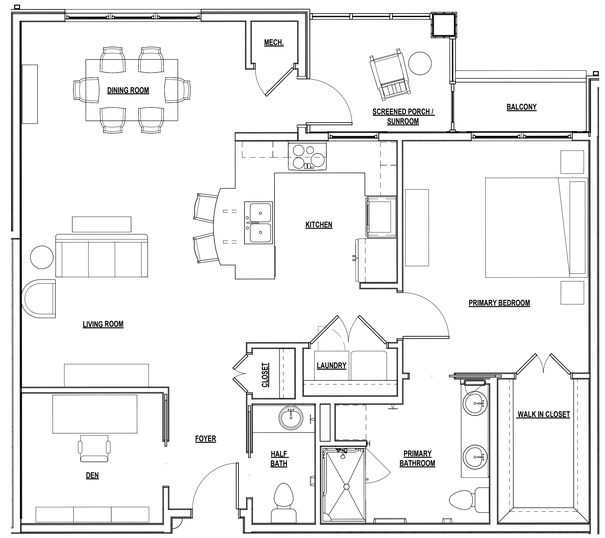
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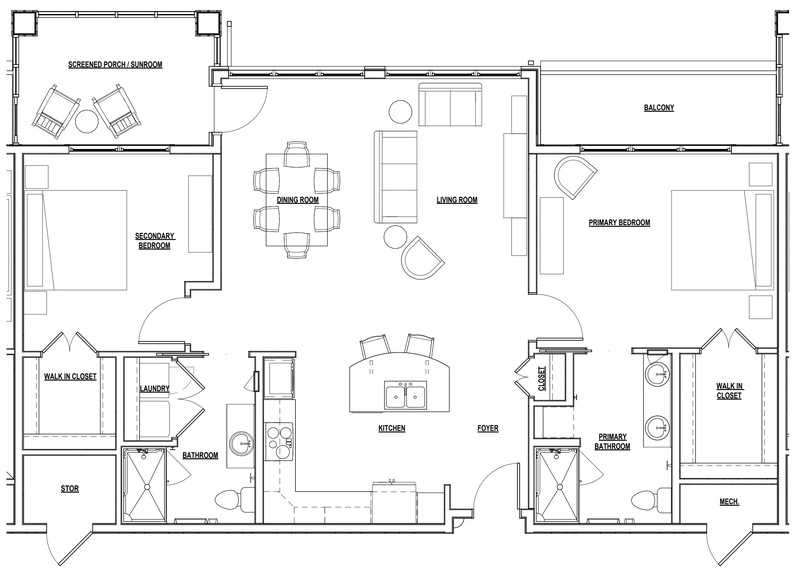
4 IF2.1 UNIT G - THE BROOKSIDE (MIRRORED) FURNITURE PLAN

1/4" = 1'-0"



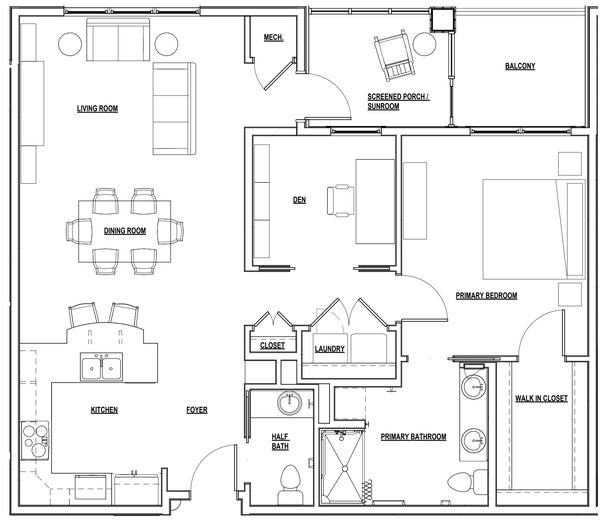
2 IF2.1 UNIT D - THE MIDLANDFURNITURE PLAN

1/4" = 1'-0"



3 IF2.1 UNIT G - THE BROOKSIDE FURNITURE PLAN

1/4" = 1'-0"



1 IF2.1 UNIT C - THE MONARCH FURNITURE PLAN

1/4" = 1'-0"

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STATE OF MISSOURI
LICENSED
JENNINGS III
NUMBER
A-2023034555
3/19/2026
ARCHITECT

PERMIT & BID SET

PROJECT TITLE

John Knox Village

MEADOWS BUILDING PHASE III

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ENLARGED UNIT FURNITURE PLANS

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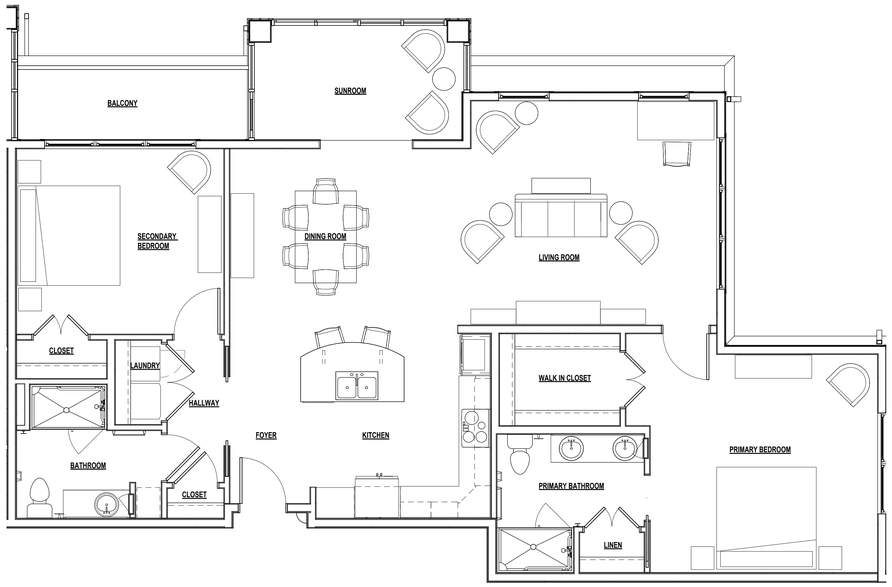
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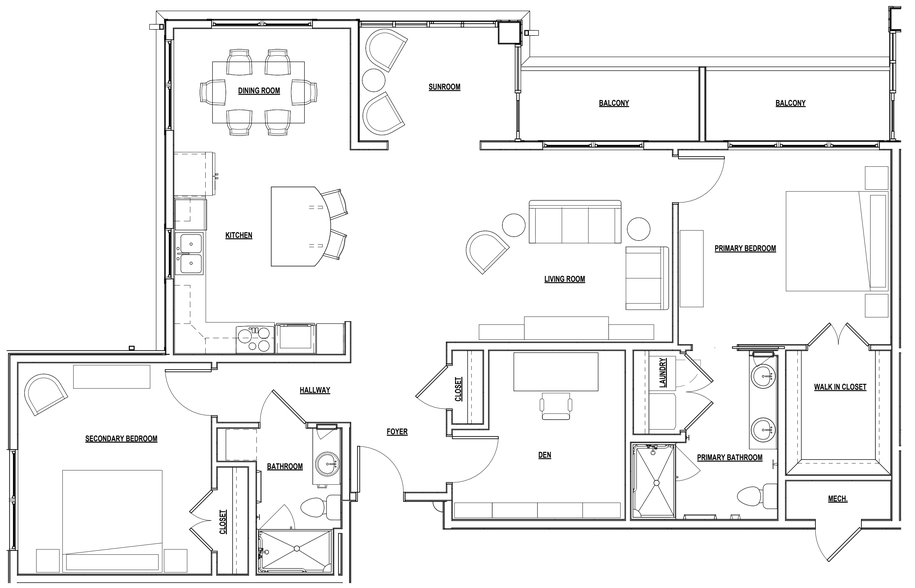
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2 IF2.2 UNIT H-2 - THE PLAZA FURNITURE PLAN

1/4" = 1'-0"



1 IF2.2 UNIT H-1 - THE ROYAL FURNITURE PLAN

1/4" = 1'-0"

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STATE OF MISSISSIPPI
DAVID SCOTT JENNINGS III
NUMBER
A-2023034555
3/13/2026
ARCHITECT

PERMIT & BID SET

PROJECT TITLE

John Knox Village

MEADOWS BUILDING PHASE III

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ENLARGED UNIT FURNITURE PLANS CONT.

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GENERAL STRUCTURAL NOTES

BASIS OF DESIGN

DESIGN IS IN ACCORDANCE WITH THE 2018 INTERNATIONAL BUILDING CODE.

DESIGN OF CONCRETE STRUCTURES IS BASED ON THE REQUIREMENTS OF ACI 318 "BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE," EDITION AS REFERENCED IN GOVERNING BUILDING CODE.

DESIGN OF STRUCTURAL STEEL IS BASED ON THE REQUIREMENTS OF AISC 360 "SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS," EDITION AS REFERENCED IN GOVERNING BUILDING CODE AND AISC MANUAL OF STEEL CONSTRUCTION, 16TH EDITION.

DESIGN OF MASONRY STRUCTURES IS BASED ON THE REQUIREMENTS OF TMS 402 "BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES" AND TMS 602 "SPECIFICATIONS FOR MASONRY STRUCTURES," EDITIONS AS REFERENCED IN GOVERNING BUILDING CODE.

DESIGN OF WOOD STRUCTURES IS BASED ON THE REQUIREMENTS OF ANSI/AF&PA NDS "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION" AND AWC SDPWS "SPECIAL DESIGN PROVISIONS FOR WIND AND SEISMIC," EDITION AS REFERENCED IN GOVERNING BUILDING CODE.

DESIGN LOADS:

FLOOR LIVE LOAD

RESIDENTIAL	55 PSF (INCLUDES 15 PSF PARTITION LOAD)
MECHANICAL ROOMS	100 PSF
RESIDENT STORAGE	100 PSF
STAIRS	100 PSF
BALCONIES	60 PSF

UNIFORM LIVE LOADS HAVE BEEN REDUCED.

ROOF LIVE LOAD: 20 PSF

ROOF SNOW LOAD

GROUND SNOW LOAD (Pg):	20 PSF
FLAT-ROOF SNOW LOAD (Pf):	14 PSF
SNOW EXPOSURE FACTOR (Ce):	1.0
THERMAL FACTOR (Ct):	1.0
SNOW LOAD IMPORTANCE FACTOR (I):	1.0

WIND DESIGN DATA

ULTIMATE WIND SPEED, Vult:	109 MPH (3-SECOND GUST)
NOMINAL WIND SPEED, Vasd:	85 MPH (3-SECOND GUST)
RISK CATEGORY:	II
EXPOSURE CATEGORY:	B
INTERNAL PRESSURE COEFFICIENT (GCpi):	+/- 0.18

COMPONENTS AND CLADDING DESIGN PRESSURES (ULTIMATE, FOR REFERENCE ONLY. SPECIFIC DESIGN PRESSURES FOR EACH COMPONENT SHALL BE CALCULATED BY THE LICENSED PROFESSIONAL ENGINEER RESPONSIBLE FOR THE COMPONENT'S DESIGN):

ROOF PRESSURES (PSF):

	EFFECTIVE WIND AREA (SF)		
ZONE	10	50	100
1 (FIELD)	+20/-33	+16/-26	+16/-26
2e (PERIMETER)	+20/-44	+16/-36	+16/-32
2r (HIP/RIDGE)	+20/-57	+16/-44	+16/-39
3 (CORNER)	+20/-62	+16/-47	+16/-41

WALL PRESSURES (PSF):

	EFFECTIVE WIND AREA (SF)		
ZONE	10	50	100
4	+26/-29	+24/-26	+22/-25
5	+26/-35	+24/-30	+22/-27

SEE ASCE 7 FOR ZONE LOCATIONS. EDGE DISTANCE "a" = 7 FT.

EARTHQUAKE DESIGN DATA

SEISMIC IMPORTANCE FACTOR (I):	1.0
RISK CATEGORY:	II
MAPPED SPECTRAL RESPONSE ACCELERATIONS:	Ss: 9.9%g
	S1: 6.8%g
SITE CLASS:	C
DESIGN SPECTRAL RESPONSE ACCELERATIONS:	SDS: 8.6%g
	SD1: 6.8%g
SEISMIC DESIGN CATEGORY:	A

BASIC SEISMIC-FORCE-RESISTING SYSTEM: LIGHT-FRAME SHEARWALLS AND INTERMEDIATE REINFORCED MASONRY SHEARWALLS
DESIGN BASE SHEAR: 1% OF BUILDING MASS
ANALYSIS PROCEDURE: INDEX FORCE ANALYSIS

ROOF RAIN LOAD DATA
RAIN INTENSITY, i: 7.5 IN/HR

MECHANICAL EQUIPMENT LOADS SHOWN ARE DESIGN MINIMUMS. NO PROVISIONS HAVE BEEN MADE FOR MECHANICAL EQUIPMENT LOADS EXCEPT AS SHOWN. CONTRACTOR SHALL ESTABLISH AND COORDINATE ACTUAL LOADS OF ALL SELECTED EQUIPMENT. SUBMIT ALL SELECTED EQUIPMENT AND ALL ADDITIONAL EQUIPMENT REQUIREMENTS FOR APPROVAL. COORDINATE ALL EQUIPMENT LOADS WITH MATERIAL FABRICATORS.

DESIGN INCLUDES NO PROVISION FOR FUTURE VERTICAL EXPANSION OF THE STRUCTURE. FUTURE HORIZONTAL CONSTRUCTION SHALL BE STRUCTURALLY INDEPENDENT AND SEPARATED BY A BUILDING JOINT.

SPECIAL INSPECTIONS

TESTING AND INSPECTION OF THE FOLLOWING BUILDING ELEMENTS IS TO BE PROVIDED IN ACCORDANCE WITH THE 2018 INTERNATIONAL BUILDING CODE, CHAPTER 17. (SEE SPECIFICATIONS FOR DETAILED INSPECTION REQUIREMENTS):

1. PREPARED FILL: SITE PREPARATION, FILL PLACEMENT, AND EVALUATION OF IN-PLACE DENSITY.
2. CONCRETE CONSTRUCTION: MATERIALS, REINFORCING STEEL, FOUNDATION SUBGRADE AND PLACEMENT OPERATIONS.
3. MASONRY CONSTRUCTION: MATERIALS, STRENGTH, REINFORCING STEEL AND CONSTRUCTION OPERATIONS.
4. WOOD CONSTRUCTION: FLOOR AND ROOF TRUSS FABRICATION.
5. STRUCTURAL STEEL CONSTRUCTION: MATERIALS AND ERECTION, INCLUDING CONNECTIONS, BOLTING AND WELDING.

GENERAL REQUIREMENTS AND CONDITIONS

WHERE A SECTION OR DETAIL IS SHOWN FOR ONE CONDITION, IT SHALL APPLY TO ALL LIKE CONDITIONS EVEN THOUGH NOT SPECIFICALLY MARKED ON THE PLANS.

THE CONTRACTOR SHALL PROTECT THE STRUCTURE DURING CONSTRUCTION AGAINST WIND AND OTHER FORCES UNTIL PERMANENT SUPPORTS ARE IN PLACE.

RELATED WORK SPECIFIED OR SHOWN ELSEWHERE

REFER TO PROJECT SPECIFICATIONS AND OTHER PROJECT DRAWINGS FOR RELATED WORK SPECIFIED OR SHOWN ELSEWHERE INCLUDING BUT NOT LIMITED TO THE FOLLOWING:

1. PENETRATIONS, SLEEVES, OPENINGS.
2. INSERTS, EMBEDS, ANCHOR BOLTS AND ANCHORAGE FOR ATTACHMENT OF NON-STRUCTURAL ITEMS.
3. SIZE AND LOCATION OF EQUIPMENT FOUNDATIONS AND PADS
4. ROOF CURBS FOR ROOF MOUNTED EQUIPMENT.
5. RETAINING WALLS, UTILITY STRUCTURES, PAVEMENT, WALKS AND OTHER STRUCTURES OUTSIDE THE BUILDING LINE.
6. FLOOR DEPRESSIONS, FLOOR SLOPES, AND FLOOR SLOPES TO DRAIN.
7. STAIRS, STAIR DETAILS AND STAIR DIMENSIONS.

FOUNDATIONS

STRIP AND SPREAD FOOTINGS ARE DESIGNED IN ACCORDANCE WITH THE RECOMMENDATIONS FOUND IN THE "REPORT OF GEOTECHNICAL EXPLORATION - JKV-MEADOWS PHASE II AND III" PREPARED BY KTI, DATED DECEMBER 23, 2020 (KTI PROJECT NO. 22005TG), WITH ADDENDUM #1 DATED MARCH 10, 2026.

STRIP AND SPREAD FOOTINGS ARE DESIGNED FOR SUBGRADE SOILS IMPROVED BY A SYSTEM OF RAMMED AGGREGATE PIERS TO AN ALLOWABLE SOIL BEARING PRESSURE OF 5,000 PSF.

THE PREPARED FOUNDATION BEARING SOILS SHALL NOT BE LEFT EXPOSED DURING INCLEMENT WEATHER OR OPEN AND EXPOSED LONGER THAN 24 HOURS. PLACE A 2-1/2" THICK UNREINFORCED CONCRETE PAD OVER BEARING SOILS IF EXCAVATION WILL BE OPEN MORE THAN 24 HOURS OR INCLEMENT WEATHER IS EXPECTED.

ALL FOUNDATIONS SHALL BE CENTERED UNDER SUPPORTED WALLS AND COLUMNS, UNLESS NOTED OTHERWISE.

STRUCTURAL FILL MATERIAL AND COMPACTION PROCEDURES SHALL CONFORM TO THE ABOVE-REFERENCED GEOTECHNICAL REPORT.

CONCRETE

AS FOLLOWS:

DESCRIPTION	UNIT WEIGHT (PCF)	F'C AT 28 DAYS (PSI)
FOOTINGS	150	3000
WALLS & PIERS	150	4000
INTERIOR SLABS ON GRADE	150	3000
GARAGE SLABS ON GRADE	150	4500
SUSPENDED SLABS	150	5000*
EXTERIOR FLAT WORK	150	4500

*VERIFY WITH POST-TENSIONED SLAB DESIGNER.

REINFORCING STEEL SHALL MEET ASTM A615, GRADE 60, DEFORMED.

WHERE REINFORCING BARS ARE INDICATED AS CONTINUOUS, PROVIDE BENT CORNER BARS WITH CLASS B LAP SPLICE LENGTH AT ALL CORNERS TO MAINTAIN CONTINUITY OF THE BAR.

PROVIDE THE FOLLOWING MINIMUM CONCRETE COVER FOR REINFORCING BARS:
CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH: 3"
CONCRETE EXPOSED TO EARTH OR WEATHER:
#6 AND LARGER: 2"
#5 AND SMALLER: 1-1/2"
CONCRETE NOT EXPOSED TO WEATHER OR IN CONTACT WITH GROUND:
SLABS, WALLS: 3/4"

POST-TENSIONED CONCRETE

POST-TENSIONED CONCRETE SLAB SHALL BE DESIGNED USING THE INDICATED THICKNESS AND DESIGN LOADS AND PROVIDE A FIRE-RESISTANCE RATING OF 3 HOURS. NOTIFY ARCHITECT IF ADDITIONAL THICKNESS OR DROP PANELS ARE REQUIRED.

COORDINATE SLAB DESIGN WITH PENETRATIONS AND OPENINGS REQUIRED FOR MECHANICAL, ELECTRICAL, AND PLUMBING SYSTEMS.

CORE DRILLING OF THE SLAB AFTER PLACEMENT IS PROHIBITED UNLESS APPROVED IN ADVANCE BY ARCHITECT AND SLAB DESIGNER.

CONCRETE MASONRY UNITS

CONCRETE UNIT MASONRY SHALL DEVELOP AN INSTALLED COMPRESSIVE STRENGTH (f'm) AT 28 DAYS OF 2000 PSI.

GROUT FOR CONCRETE UNIT MASONRY SHALL HAVE A MINIMUM ULTIMATE COMPRESSIVE STRENGTH OF 2000 PSI.

GROUT SOLID ALL CELLS BELOW GRADE.

GROUT SOLID ALL CELLS BETWEEN FOOTINGS AND SLAB ON GRADE.

IN ALL GROUTED AND/OR REINFORCED MASONRY, PROVIDE MASONRY UNITS WHICH HAVE CORES THAT ALIGN VERTICALLY TO PROVIDE CONTINUOUS UNOBSTRUCTED CELLS FOR GROUTING AND REINFORCING STEEL PLACEMENT.

LAP SPLICE VERTICAL REINFORCEMENT IN CONCRETE UNIT MASONRY AS FOLLOWS:

BAR SIZE	LAP LENGTH
#3	18"
#4	24"
#5	30"
#6	43"

ALL CONCRETE MASONRY UNIT WALLS SHALL HAVE CONTINUOUS HORIZONTAL JOINT REINFORCEMENT AS SPECIFIED.

STRUCTURAL STEEL

STRUCTURAL STEEL SHALL CONFORM TO THE FOLLOWING:
"W" SHAPES, BEAMS: ASTM A992
COLD-FORMED STRUCTURAL STEEL TUBING: ASTM A500, GRADE C
PLATES AND ANGLES: ASTM A572, GRADE 50

ALL BOLTS SHALL BE ¾" DIAMETER, ASTM F3125, GRADE A325, TYPE 1, UNLESS NOTED OTHERWISE.

MINIMUM WELDS SHALL BE 3/16" FILLET WELD ALL AROUND UNLESS INDICATED OTHERWISE.

FABRICATE BEAMS WITH ROLLING CAMBER ORIENTED UPWARD.

ALL BEAM CONNECTIONS SHALL BE DOUBLE-ANGLE OR SINGLE-PLATE SHEAR CONNECTIONS DESIGNED FOR THE MINIMUM FACTORED END REACTIONS INDICATED.

DO NOT USE THERMAL CUTTING OF STRUCTURAL STEEL DURING ERECTION. DO NOT ENLARGE UNFAIR HOLES IN MEMBERS BY BURNING OR BY USING DRIFT PINS.

PROVIDE CAP PL 3/8" AT ALL STEEL COLUMNS UNLESS NOTED OTHERWISE.

ROUGH CARPENTRY AND ENGINEERED LUMBER PRODUCTS

LUMBER: NOMINAL SIZES ARE INDICATED, EXCEPT AS SHOWN BY DETAIL DIMENSIONS. PROVIDE DRESSED LUMBER, S4S, UNLESS NOTED OTHERWISE. PROVIDE LUMBER WITH 19 PERCENT MOISTURE CONTENT AT TIME OF DRESSING AND SHIPMENT FOR SIZES 2" OR LESS IN NOMINAL THICKNESS, UNLESS NOTED OTHERWISE.

DIMENSION LUMBER (SPECIES AND GRADE):
LOAD BEARING STUDS: NO.2 SPRUCE-PINE-FIR
STRUCTURAL FRAMING AND SILL AND TOP PLATES: SOUTHERN PINE NO. 2, KILN DRIED

ALL 6x6 WOOD POSTS SHALL BE PRESSURE-TREATED SO. PINE NO. 2, UNO.

LAMINATED VENEER LUMBER (LVL) PRODUCTS SHALL MEET OR EXCEED ALL MATERIAL PROPERTIES OF MICROLLAM BY WEYERHAUSER: E=2000 KSI (2.0E).

PARALLEL STRAND LUMBER (PSL) PRODUCTS SHALL MEET OR EXCEED ALL MATERIAL PROPERTIES OF PARALLAM BY WEYERHAUSER: E=2000 KSI (2.0E) FOR BEAMS AND HEADERS, AND E=1800 KSI (1.8E) FOR COLUMNS. PROVIDE TREATED PARALLAM PLUS PSL WHERE INDICATED AT EXTERIOR FRAMING.

ALL FASTENERS, FRAMING HARDWARE, AND CONNECTOR PLATES FASTENING PRESSURE PRESERVATIVE-TREATED (PT) LUMBER SHALL BE HOT DIPPED GALVANIZED OR STAINLESS STEEL IN ACCORDANCE WITH SPECIFICATION 061000-ROUGH CARPENTRY.

ALL NAILS SHALL BE CONSIDERED "COMMON NAILS" UNLESS NOTED OTHERWISE.

WOOD SHEATHING

CONSTRUCTION STANDARD: PS1 "US PRODUCT STANDARD FOR CONSTRUCTION AND INDUSTRIAL PLYWOOD" FOR PLYWOOD PANELS AND WITH AMERICAN PLYWOOD ASSOCIATION (APA) "PERFORMANCE STANDARD AND POLICIES FOR STRUCTURAL-USE PANELS."

WALL SHEATHING:	APA RATED SHEATHING, EXPOSURE I, SPAN RATING 32/16.
FLOOR SHEATHING:	APA RATED TONGUE-AND-GROOVE STURD-I-FLOOR, EXPOSURE 1, SPAN RATING 24" OC.
ROOF SHEATHING:	APA RATED SHEATHING, EXPOSURE I, SPAN RATING 40/20 (48/24 AT ROOF WELL). PROVIDE FRT WHERE NOTED ON PLAN AND DETAILS.
PLYWOOD CLIPS:	18-GAUGE, HOT-DIPPED GALVANIZED "H" CLIPS.

ATTACH WALL SHEATHING TO FRAMING WITH 8d COMMON NAILS @ 6" OC AT PANEL PERIMETER AND 12" OC IN FIELD, EXCEPT WHERE TIGHTER SPACING SHOWN IN SHEARWALL SCHEDULE ON SHEET S4.1. PROVIDE BLOCKING AT HORIZONTAL PANEL EDGES OF WALL SHEATHING.

ATTACH FLOOR AND ROOF SHEATHING TO FRAMING WITH 8d COMMON NAILS @ 6" OC AT PANEL PERIMETER AND 12" OC IN FIELD.

PREFABRICATED WOOD TRUSSES

TRUSSES SHALL BE DESIGNED FOR ALL LOADS AS REQUIRED BY ABOVE-REFERENCED BUILDING CODE, INCLUDING WIND, SNOW AND SEISMIC BUT SHALL NOT BE LESS THAN THE FOLLOWING MINIMUM LOADS:
ROOF LIVE LOADS:
TOP CHORD, LIVE LOAD: VARIES, SEE "BASIS OF DESIGN" ABOVE
BOTTOM CHORD, LIVE LOAD: 10 PSF, NONCONCURRENT WITH OTHER LIVE LOADS

FLOOR LIVE LOADS:
TOP CHORD, LIVE LOAD: VARIES, SEE "BASIS OF DESIGN" ABOVE

ROOF SUPERIMPOSED DEAD LOADS:
DEAD LOADS SHALL BE COMPUTED FOR BUILDING MATERIALS AS INDICATED AND SHALL NOT BE LESS THAN:
TOP CHORD, DEAD LOAD: 10 PSF
BOTTOM CHORD, DEAD LOAD: 12 PSF
FLOOR SUPERIMPOSED DEAD LOADS:
DEAD LOADS SHALL BE COMPUTED FOR BUILDING MATERIALS AS INDICATED AND SHALL NOT BE LESS THAN:
TOP CHORD, DEAD LOAD: 12 PSF*
*SEE SH S1.4B FOR HEAVIER LOAD AT EQUIPMENT PAD
BOTTOM CHORD, DEAD LOAD: 12 PSF

TRUSS DESIGN SHALL ACCOUNT FOR SPECIAL LOADING CONDITIONS THAT REQUIRE APPLICATION OF ADDITIONAL DISTRIBUTED AND CONCENTRATED LOADS FROM MECHANICAL EQUIPMENT, DORMERS, VALLEY FRAMING, OVER BUILDING, AND DRIFTING SNOW. DRIFTING SNOW LOADS SHALL BE COMPUTED BASED ON THE GROUND SNOW LOAD LISTED ABOVE.

TRUSS BOTTOM CHORD DOES RECEIVE CONTINUOUS SHEATHING EXCEPT OVER STAIR AND ELEVATOR SHAFTS.

ROOF TRUSSES SHALL BE SPACED AT 24" O.C. MAXIMUM, UNLESS INDICATED OTHERWISE.

FLOOR TRUSSES SHALL BE SPACED AT 19.2" O.C. MAXIMUM, UNLESS INDICATED OTHERWISE.

ROOF TRUSSES SHALL BE CONNECTED TO BEARING PLATE WITH SIMPSON TYPE H HURRICANE TIES OR OTHER HOLD DOWN ANCHOR DEVICES FOR THE REACTION SHOWN ON THE TRUSS SHOP DRAWINGS, BUT NOT LESS THAN ONE SIMPSON H3 HURRICANE ANCHOR PER BEARING LOCATION, UNLESS NOTED OTHERWISE. MULTIPLE ANCHORS ARE ACCEPTABLE AT LOCATIONS WHERE REACTION EXCEEDS CAPACITY OF SINGLE CONNECTOR.

ALL TRUSSES WHICH CANNOT BE SHIPPED WHOLE AND REQUIRE A FIELD CONNECTION SHALL BE DESIGNED, DETAILED AND FABRICATED WITH BOLTED OR PLYWOOD GUSSETED JOINTS.

WOOD STAIRS

DESIGN WOOD STAIRS AND SUPPORTING STUD WALLS TO RESIST 100 PSF LIVE LOAD ALONG WITH DEAD LOAD COMPUTED FOR THE STAIR ASSEMBLY.

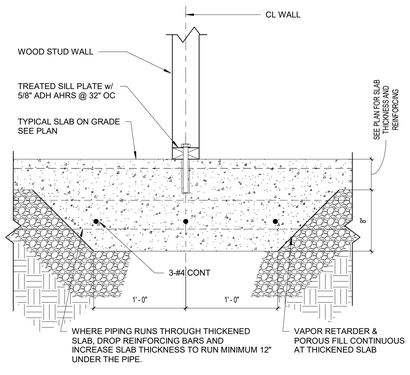
SUBMIT SHOP DRAWINGS AND DESIGN CALCULATIONS FOR STAIRS, AS SPECIFIED IN SECTION 061000 - ROUGH CARPENTRY.

EXPANSION & ADHESIVE ANCHORS

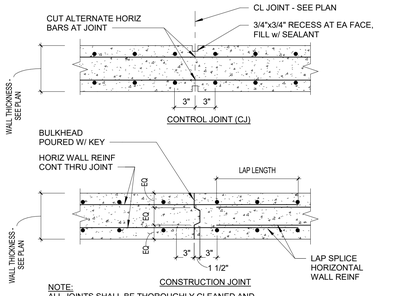
ALL EXPANSION ANCHORS SHALL BE 5/8" DIAMETER WITH 4" MINIMUM EMBEDMENT UNLESS NOTED OTHERWISE. INSTALL PER MANUFACTURER'S REQUIREMENTS IN CONCRETE OR FULLY GROUTED MASONRY.

ALL ADHESIVE ANCHORS SHALL BE 5/8" DIAMETER WITH 5" MINIMUM EMBEDMENT UNLESS NOTED OTHERWISE. INSTALL PER MANUFACTURER'S REQUIREMENTS IN CONCRETE OR FULLY GROUTED MASONRY.

NO ANCHOR SHALL BE INSTALLED PRIOR TO RECEIVING PROPER INSTALLATION TRAINING FROM A MANUFACTURER'S REPRESENTATIVE. ALL ANCHORS SHALL BE INSTALLED BY PERSONNEL TRAINED BY MANUFACTURER'S REPRESENTATIVE.

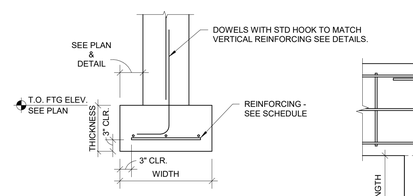


11 S0.1 TYP THICKENED SLAB
N.T.S.



NOTE:
ALL JOINTS SHALL BE THOROUGHLY CLEANED AND PROPERLY PREPARED (SEE SPECIFICATION) IMMEDIATELY PRIOR TO THE POURING OF CONCRETE. DOWEL STEEL SHALL BE THE SAME SIZE AND SPACING AS MAIN REINF. DETAILED BEYOND JOINT.

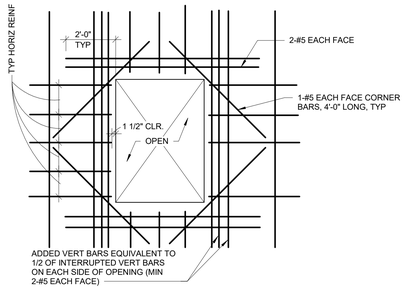
10 S0.1 TYPICAL CONCRETE WALL JOINTS
N.T.S.



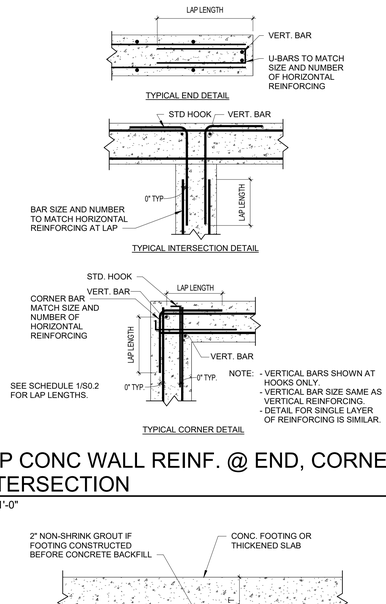
SECTION

1. LAP REINFORCING AT SPLICES ACCORDING TO SCHEDULE 1/S0.2.
2. PROVIDE CORNER BARS TO MATCH SIZE AND NUMBER OF REINFORCING BAR AT ALL STRIP FOOTING CORNERS
3. REINFORCING SHALL EXTEND 24" INTO SPREAD FOOTINGS

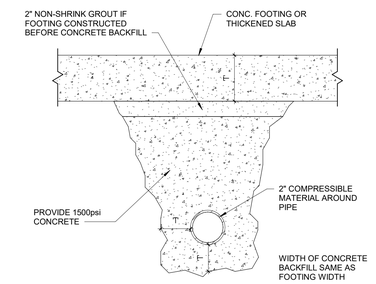
6 S0.1 TYP STRIP FOOTING DETAIL
3/4" = 1'-0"



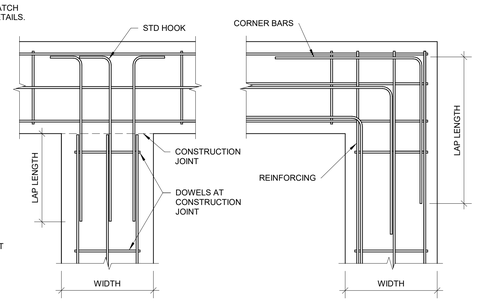
9 S0.1 TYP OPENING IN CONC WALL
N.T.S.

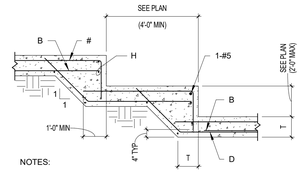


8 S0.1 TYP CONC WALL REINF. @ END, CORNER & INTERSECTION
1" = 1'-0"



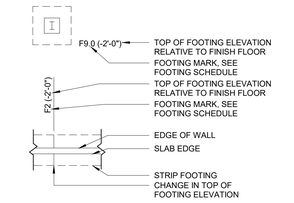
7 S0.1 TYP BACKFILL FOR PIPING UNDER CONC FTG
1 1/2" = 1'-0"



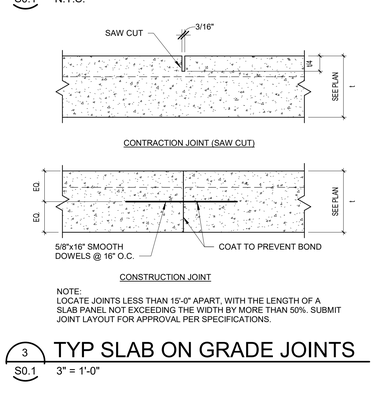


NOTES:
T: FOOTING THICKNESS
B: FOOTING REINF., SEE SCHEDULE & DETAIL.
#: ADDED REINF. TO MATCH NUMBER & SIZE OF FOOTING REINF., MIN. HORIZONTAL LENGTH = 4'-0".
D: BEND AS SHOWN, ADDED REINF. TO MATCH NUMBER & SIZE OF FOOTING REINF., LAP 48" WITH FOOTING REINF.
H: HORIZONTAL REINF., SEE SCHEDULE & DETAIL.

5 S0.1 TYP FOOTING STEP DETAIL
1/2" = 1'-0"

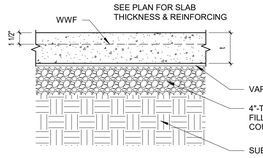


4 S0.1 FOUNDATION LEGEND
N.T.S.



NOTE:
LOCATE JOINTS LESS THAN 15'-0" APART, WITH THE LENGTH OF A SLAB PANEL NOT EXCEEDING THE WIDTH BY MORE THAN 50%. SUBMIT JOINT LAYOUT FOR APPROVAL PER SPECIFICATIONS.

3 S0.1 TYP SLAB ON GRADE JOINTS
3" = 1'-0"



2 S0.1 TYP SLAB ON GRADE
1 1/2" = 1'-0"

ABV	ABOVE	JST	JOIST
ADH AHR	ADHESIVE ANCHOR	JT	JOINT
ADJ	ADJACENT		
AFF	ABOVE FINISHED FLOOR	K	KIP (1000 POUNDS)
APPROX	APPROXIMATE	KSI	KIPS PER SQUARE INCH
ARCH.	ARCHITECTURAL		
		LBS	POUNDS
BLDG	BUILDING	LLH	LONG LEG HORIZONTAL
BLW	BELOW	LLV	LONG LEG VERTICAL
BM	BEAM		
BOT	BOTTOM	MAX	MAXIMUM
BRG	BEARING	MECH	MECHANICAL
BTWN	BETWEEN	MFR	MANUFACTURER
		MID	MIDDLE
CIP	CAST-IN-PLACE	MIN	MINIMUM
CJ	CONTROL JOINT	MTL	METAL
CL	CENTERLINE		
CLR	CLEAR	NTS	NOT TO SCALE
CMU	CONCRETE MASONRY UNITS		
COL	COLUMN	OC (O/C)	ON CENTER
CONC	CONCRETE	OPNG	OPENING
CONN	CONNECTION		
CONT	CONTINUOUS	PAF	POWER-ACTUATED FASTENER
		PERP	PERPENDICULAR
DIA	DIAMETER	PL	PLATE
DIAG	DIAGONAL	PSF	POUNDS PER SQUARE FOOT
DIM	DIMENSION	PSI	POUNDS PER SQUARE INCH
DWG(S)	DRAWING(S)	PT	POINT
EA	EACH	R	RADIUS
EF	EACH FACE	REINF	REINFORCEMENT, REINFORCED
EJ	EXPANSION JOINT	REQ'D	REQUIRED
ELEC	ELECTRICAL		
ELEV	ELEVATION	SCHED	SCHEDULE
EMBED	EMBEDMENT	SHT	SHEET
EOS	EDGE OF SLAB	SIM	SIMILAR
EQ	EQUAL	SOG	SLAB ON GRADE
EQUIP.	EQUIPMENT	STD	STANDARD
EW	EACH WAY	STIFF.	STIFFENER
EXST	EXISTING	STL	STEEL
EXT	EXTERIOR	STRL	STRUCTURAL
EXPN AHR	EXPANSION ANCHOR	SYM	SYMMETRICAL
FIN. FLR	FINISHED FLOOR	T&B	TOP AND BOTTOM
FLG	FLANGE	THK	THICK
FRMG	FRAMING	TOF	TOP OF FOOTING
FTG	FOOTING	TOS	TOP OF STEEL
		TRANSV	TRANSVERSE
GA	GAUGE	TYP	TYPICAL
GALV	GALVANIZED		
GB	GRADE BEAM	UNO	UNLESS NOTED OTHERWISE
GWB	GYPSUM WALL BOARD		
		VERT	VERTICAL
HORIZ	HORIZONTAL	VIF	VERIFY IN FIELD
INFO	INFORMATION	W/	WITH
INT	INTERIOR	WP	WORKING POINT
		WWF	WELDED WIRE FABRIC

1 S0.1 STRUCTURAL ABBREVIATIONS
N.T.S.

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STATE OF MISSOURI
BRADLEY D TOWNSEND
Brad Townsend
NUMBER PE-2025015429
3/13/2026
PROFESSIONAL ENGINEER

BID SET

PROJECT TITLE

John Knox Village

MEADOWS BUILDING PHASE III

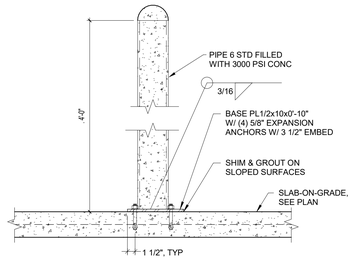
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DESIGNER	DAS	DRAWN	PLL
ARCHITECT	DAS	CHECKED	MSH
ENGINEER	BDT/PLL	APPROVED	DAS

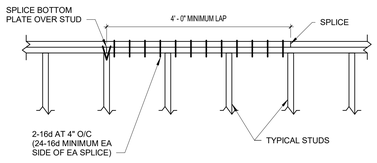
NO.	REVISION DESCRIPTION	DATE

DRAWING TITLE
GENERAL NOTES AND TYPICAL DETAILS

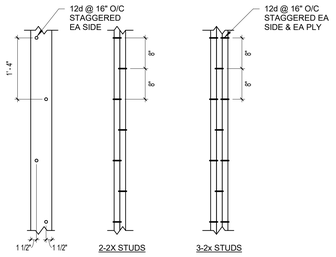
DATE: 03/13/2026
COMM. NO. 25116.00
DRAWING S0.1



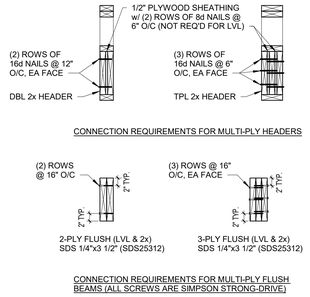
13 TYP BOLLARD DETAIL
S0.2 1" = 1'-0"



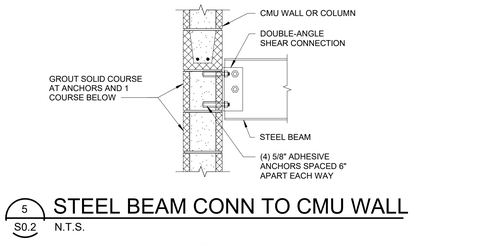
12 TYPICAL TOP PLATE SPLICE
S0.2 N.T.S.



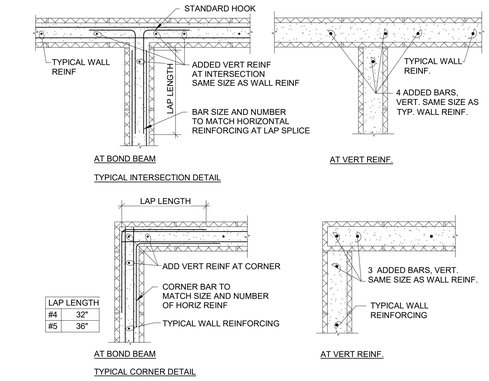
9 TYP BUILT-UP COLUMN STUDS
S0.2 N.T.S.



8 MULTI PLY FLUSH BEAMS
S0.2 N.T.S.

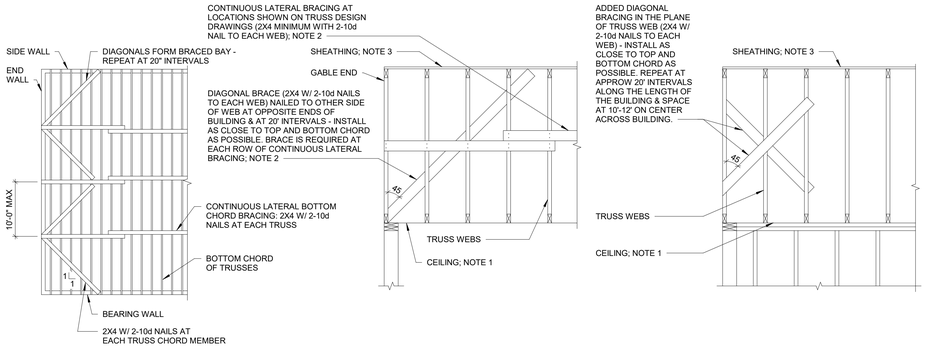


5 STEEL BEAM CONN TO CMU WALL
S0.2 N.T.S.



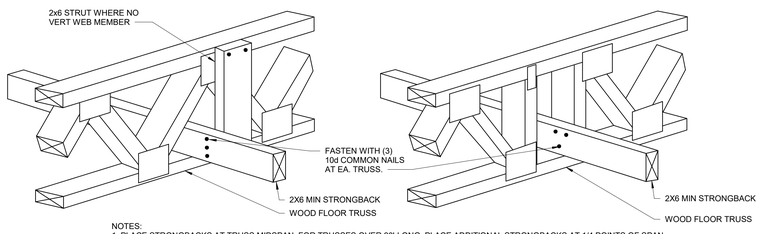
NOTE:
AT WALL ENDS, TERMINATE BOND BEAM BARS WITH STANDARD HOOK AND PROVIDE VERTICAL BAR IN THE FIRST 2 END CELLS.

4 CMU BOND BEAM REINF DETAILS
S0.2 N.T.S.



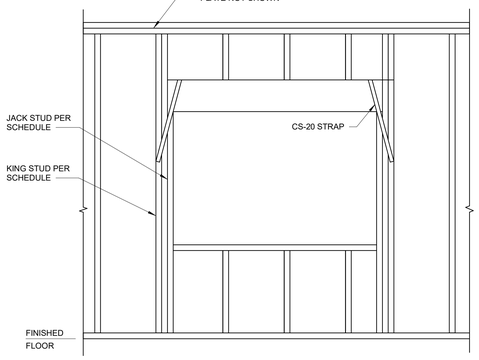
NOTES:
1. BOTTOM CHORD BRACING IS NOT REQUIRED WHERE 5/8" GYPSUM IS DIRECTLY FASTENED AT 12" OC OR LESS TO TRUSS BOTTOM CHORD OR WHERE RESILIENT CHANNEL IS SPACED 12" OC OR LESS WITH 5/8" GYPSUM FASTENED AT 12" OC OR LESS.
2. PERMANENT DIAGONAL BRACING IS FOR OVERALL BUILDING STABILITY AND SHALL BE INSTALLED IN ADDITION TO THE CONTINUOUS PERMANENT LATERAL BRACING AT LOCATIONS SHOWN BY THE DELEGATED TRUSS DESIGNER TO RESIST BUCKLING OF COMPRESSION TRUSS MEMBERS. SEE BCSI-B3 FOR ALTERNATIVE WEB REINFORCEMENT OPTIONS WHEN INSTALLING CONTINUOUS LATERAL BRACING AND DIAGONAL BRACING IS NOT PRACTICAL OR DESIRED.
3. WHERE TRUSSES DO NOT RECIEVE CONTINUOUS PLYWOOD SHEATHING NAILED TO THE TOP CHORD, PROVIDE TOP CHORD BRACING PER BCSI-B3.
4. SWAY BRACING IS REQUIRED AT TRUSSES WHERE CONTINUOUS LATERAL BRACING AND DIAGONAL BRACING ARE NOT REQUIRED.

11 PERMANENT LATERAL BRACING FOR WOOD TRUSSES
S0.2 N.T.S.



NOTES:
1. PLACE STRONGBACKS AT TRUSS MIDSPAN. FOR TRUSSES OVER 20'-LONG, PLACE ADDITIONAL STRONGBACKS AT 1/4 POINTS OF SPAN. FOLLOW TRUSS MANUFACTURER RECOMMENDATIONS IF THEY RESULT IN TIGHTER STRONGBACK SPACING.
2. SPLICE STRONGBACK BOARDS WITH 16" MINIMUM LAP LENGTH, FASTENED TOGETHER w/ 10d COMMON NAILS AT 4" ON CENTER.
3. ATTACH OUTER ENDS OF STRONGBACKS TO WALLS AS RECOMMENDED BY TRUSS MANUFACTURER.

10 TYPICAL FLOOR TRUSS STRONGBACK BRACING
S0.2 N.T.S.



7 TYPICAL HEADERS AT ROOF
S0.2 N.T.S.

HEADER SCHEDULE				
MARK	TYPE	HEAD	SILL	JAMB/BEARING (SEE NOTE 3)
H1	WOOD	3 - 2X8 SOUTHERN PINE #2 W/ 1/2" PLYWOOD SPACERS	2 - 2X	1 - 2X6 JAMB STUD 1 - 2X6 FULL HEIGHT STUD
H2	WOOD	3 - 2X10 SOUTHERN PINE #2 W/ 1/2" PLYWOOD SPACERS	2 - 2X	1 - 2X6 JAMB STUD 1 - 2X6 FULL HEIGHT STUD
H3	WOOD	3 - 2X12 SOUTHERN PINE #2 W/ 1/2" PLYWOOD SPACERS	2 - 2X	1 - 2X6 JAMB STUD 1 - 2X6 FULL HEIGHT STUD
H4	WOOD	3 - 1.75X9.25 LVL	2 - 2X	1 - 2X6 JAMB STUD 2 - 2X6 FULL HEIGHT STUD
H5	WOOD	3 - 1.75X7.25 LVL	2 - 2X	1 - 2X6 JAMB STUD 1 - 2X6 FULL HEIGHT STUD
H6	WOOD	3 - 1.75X11.25 LVL	N/A	1 - 2X6 JAMB STUD 1 - 2X6 FULL HEIGHT STUD
H7	WOOD	2 - 2X8 SOUTHERN PINE #2 W/ 1/2" PLYWOOD SPACERS	2 - 2X	1 - 2X4 JAMB STUD 1 - 2X4 FULL HEIGHT STUD
H8	WOOD	2 - 2X8 SOUTHERN PINE #2 W/ 1/2" PLYWOOD SPACERS	2 - 2X	1 - 2X4 JAMB STUD 2 - 2X4 FULL HEIGHT STUD
H9	WOOD	3 - 2X8 SOUTHERN PINE #2 W/ 1/2" PLYWOOD SPACERS	2 - 2X	1 - 2X6 JAMB STUD 2 - 2X6 FULL HEIGHT STUD
H10	WOOD	3 - 2X10 SOUTHERN PINE #2 W/ 1/2" PLYWOOD SPACERS	2 - 2X	1 - 2X6 JAMB STUD 2 - 2X6 FULL HEIGHT STUD
H11	WOOD	3 - 1.75X7.25 LVL	2 - 2X	1 - 2X6 JAMB STUD 2 - 2X6 FULL HEIGHT STUD
H12	WOOD	3 - 2X12 SOUTHERN PINE #2 W/ 1/2" PLYWOOD SPACERS	2 - 2X	1 - 2X6 JAMB STUD 2 - 2X6 FULL HEIGHT STUD
H13	WOOD	3 - 1.75X11.25 LVL	N/A	2 - 2X6 JAMB STUD 1 - 2X6 FULL HEIGHT STUD
H14	WOOD	3 - 1.75X7.25 LVL	N/A	2 - 2X6 JAMB STUD 1 - 2X6 FULL HEIGHT STUD

NOTES:
1. ALL HEADERS SHALL CONFORM TO ARCHITECTURAL HEAD DETAILS.
2. SILL, JAMB & FULL HEIGHT STUD DEPTH SHALL MATCH ADJACENT WALL STUD DEPTH
3. USE 1 FULL HEIGHT 2X6 AT THE ROOF.

6 WOOD HEADER SCHEDULE
S0.2 N.T.S.

CMU LINTEL SCHEDULE			
MARK		SIZE	BEARING
L1		8" WIDE x 8" DEEP CMU LINTEL W/ 2 - #5 BOTTOM	8"
L2		8" WIDE x 16" DEEP CMU LINTEL W/ 2 - #5 BOTTOM	8"

LINTEL NOTES:
1. ALL LINTELS SHALL CONFORM TO ARCHITECTURAL HEAD DETAILS.

3 CMU LINTEL SCHEDULE
S0.2 N.T.S.

FOOTING SCHEDULE			
MARK	SIZE	THICKNESS	REINFORCING (BOTTOM U.N.O.)
F4	4'-0" CONT	12"	4 - #5 CONT. ON #5@14 TRANSV.
F9.0	9'-0" SQUARE	27"	12 - #6 EA WAY
MAT #1	SEE PLAN	18"	#5@12 EA WAY, TOP & BOTTOM

2 FOOTING SCHEDULE
S0.2 3/4" = 1'-0"

TENSION LAP SPLICE LENGTH				
BAR SIZE	f'c = 3000psi		f'c = 4000psi	
	TOP BAR	OTHER BAR	TOP BAR	OTHER BAR
#3	28	22	25	19
#4	38	29	32	25
#5	47	36	41	31
#6	56	43	49	37
#7	81	63	71	54
#8	93	72	81	62
#9	105	81	91	70
#10	116	90	101	78
#11	128	98	111	85

TOP BARS ARE HORIZONTAL BARS WITH 12" OR MORE OF FRESH CONCRETE CAST BENEATH THE BARS.

1 TENSION LAP SPLICE SCHEDULE
S0.2 N.T.S.

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STATE OF MISSOURI
BRADLEY D. TOWNSEND
NUMBER PE-2010051629
4/15/2026
PROFESSIONAL ENGINEER

BID SET

PROJECT TITLE

John Knox Village

MEADOWS BUILDING PHASE III

SFCS Architecture Engineering Planning Interiors
SFCS Inc. ▪ 305 South Jefferson Street
Roanoke, Virginia 24011.2003
540.344.6664 ▪ Fax 540.343.6925
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DESIGNER	: DAS	DRAWN	: PLL
ARCHITECT	: DAS	CHECKED	: MSH
ENGINEER	: BDT/PLL	APPROVED	: DAS

NO.	REVISION DESCRIPTION	DATE

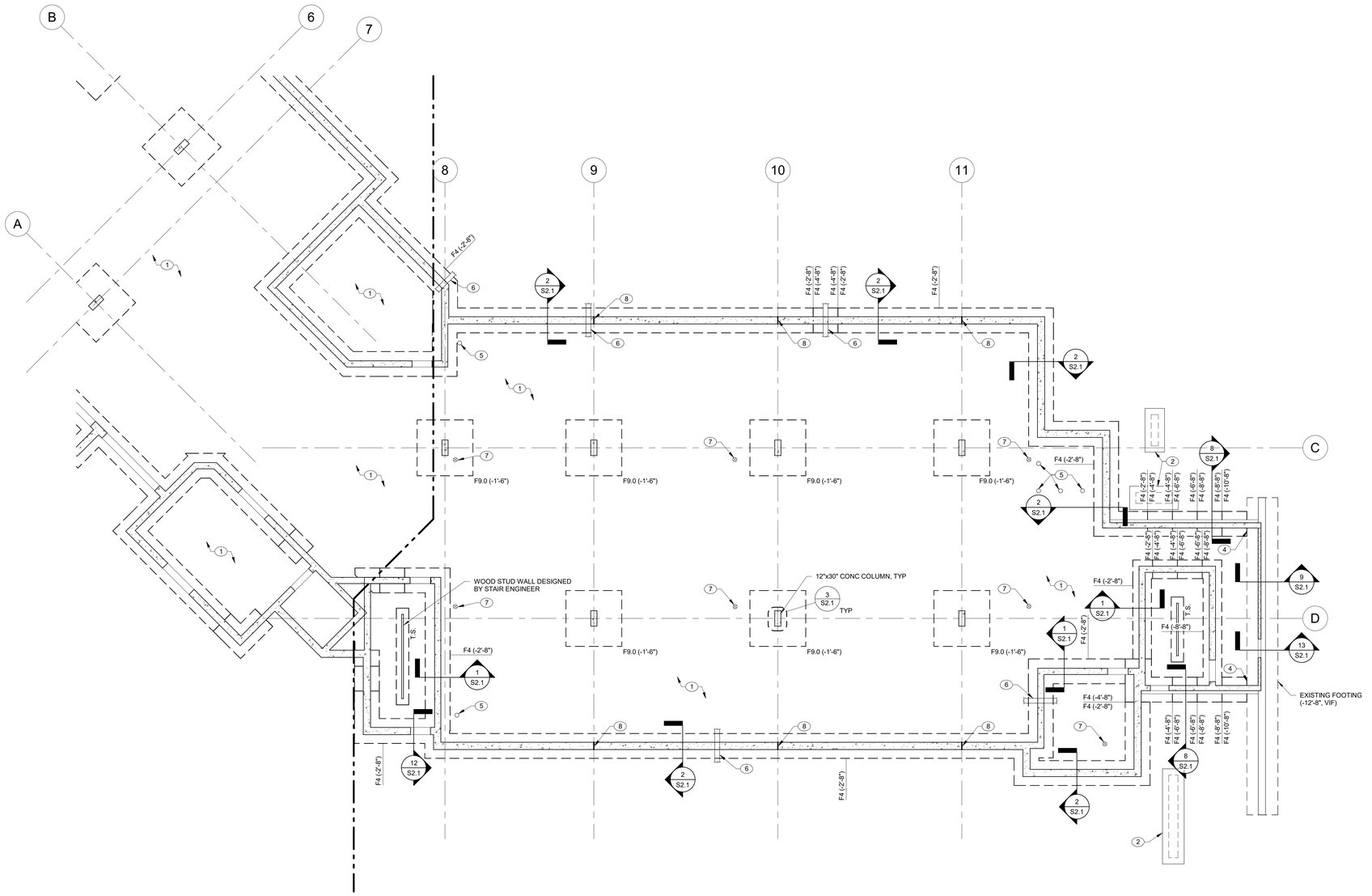
DRAWING TITLE

SCHEDULES AND TYPICAL DETAILS

DATE: 03/13/2026

COMM. NO. 25116.00

DRAWING S0.2

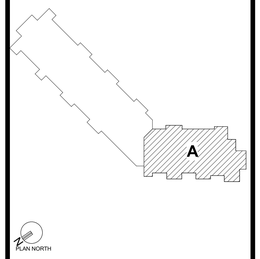


1 S1.1A FOUNDATION PLAN - AREA A

1/8" = 1'-0"

PLAN NORTH

KEYPLAN



GENERAL NOTES

1. ALL ELEVATIONS REFERENCED TO FINISHED GARAGE FLOOR ELEVATION OF (0'-0").
2. SEE FOOTING SCHEDULE ON SHEET S0.2.
3. FOOTINGS ARE DESIGNED BASED ON IMPROVED SOIL BEARING CAPACITY USING RIGID INCLUSIONS. SEE FOUNDATION NOTES ON SHEET S0.1.
4. "T.S." INDICATES THICKENED SLAB UNDER WOOD STUD WALL. SEE DETAIL 11/S0.1.
5. SEE ARCHITECTURAL PLANS FOR COLUMN GRID AND WALL DIMENSIONS.

PLAN NOTES

1. 5"-THICK CONCRETE SLAB ON GRADE ON VAPOR RETARDER AND GRANULAR FILL, REINFORCED WITH 6x6-W2.1xW2.1 WELDED WIRE FABRIC. SEE ARCHITECTURAL DRAWINGS FOR SLOPE.
2. EXTERIOR EQUIPMENT PAD, SEE DETAIL 11/S2.1.
3. INTERIOR EQUIPMENT PAD, SEE DETAIL 10/S2.1.
4. DRILL & EPOXY FOOTING CONT BARS 8" INTO EXISTING FOOTING.
5. BOLLARD, SEE DETAIL 13/S0.2.
6. UNDERSLAB UTILITIES, COORDINATE WITH PLUMBING, MECHANICAL, AND SPRINKLER DRAWINGS.
7. FLOOR DRAIN, SEE PLUMBING DRAWINGS.
8. CONTROL JOINT OR CONSTRUCTION JOINT IN CONCRETE WALL, SEE DETAIL 10/S0.1.

STATE OF MISSOURI
BRADLEY D TOWNSEND
NUMBER PE-2005015426
PROFESSIONAL ENGINEER
3/13/2026

BID SET

PROJECT TITLE

John Knox Village

MEADOWS BUILDING PHASE III

SFCS
Architecture
Engineering
Planning
Interiors

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DESIGNER	DAS	DRAWN	PLL
ARCHITECT	DAS	CHECKED	MSH
ENGINEER	BDT/PLL	APPROVED	DAS

NO.	REVISION DESCRIPTION	DATE

DRAWING TITLE

FOUNDATION PLAN - AREA A

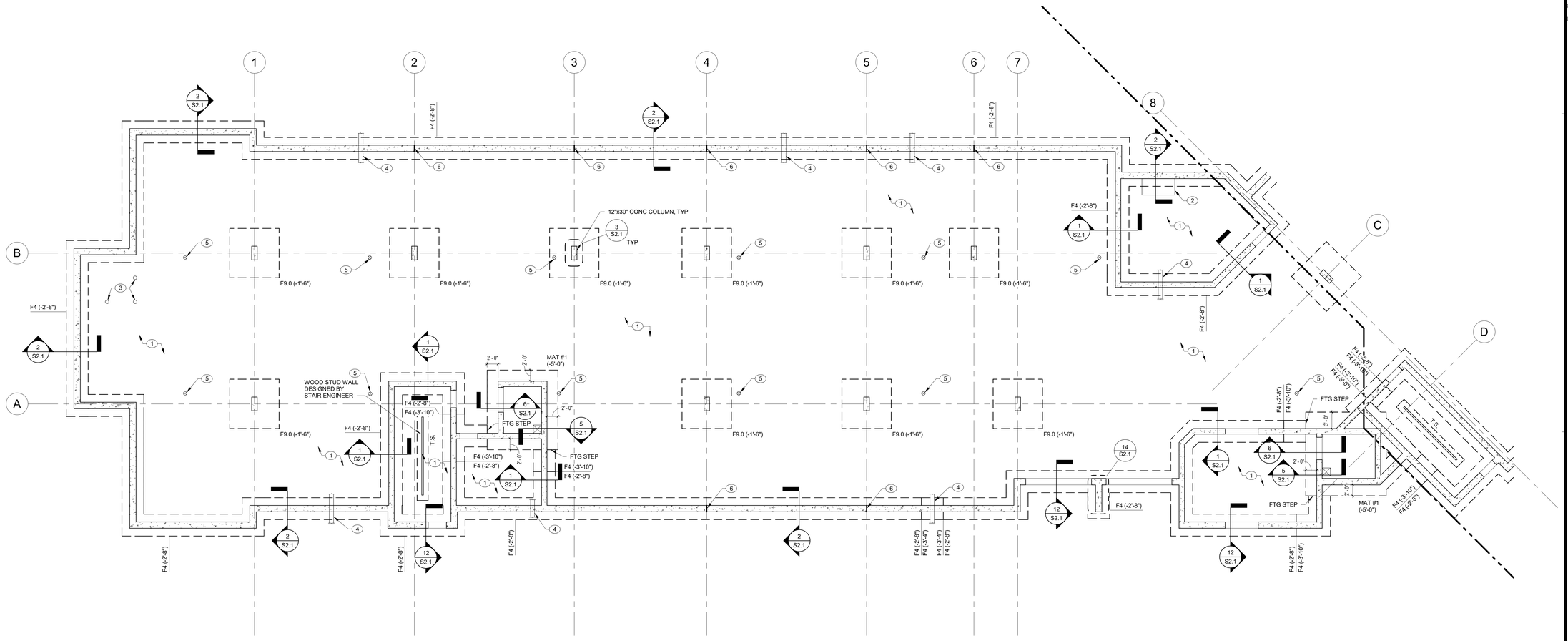
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DRAWING S1.1A

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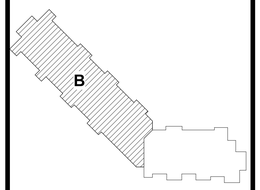


1 S1.1B FOUNDATION PLAN - AREA B

1/8" = 1'-0"

N PLAN NORTH

KEYPLAN



GENERAL NOTES

1. ALL ELEVATIONS REFERENCED TO FINISHED GARAGE FLOOR ELEVATION OF (0'-0").
2. SEE FOOTING SCHEDULE ON SHEET S0.2.
3. FOOTINGS ARE DESIGNED BASED ON IMPROVED SOIL BEARING CAPACITY USING RIGID INCLUSIONS. SEE FOUNDATION NOTES ON SHEET S0.1.
4. "T.S." INDICATES THICKENED SLAB UNDER WOOD STUD WALL. SEE DETAIL 11/S0.1.
5. SEE ARCHITECTURAL PLANS FOR COLUMN GRID AND WALL DIMENSIONS.

PLAN NOTES

1. 5"-THICK CONCRETE SLAB ON GRADE ON VAPOR RETARDER AND GRANULAR FILL, REINFORCED WITH 6x6-W2.1xW2.1 WELDED WIRE FABRIC. SEE ARCHITECTURAL DRAWINGS FOR SLOPE.
2. INTERIOR EQUIPMENT PAD, SEE DETAIL 10/S2.1.
3. BOLLARD, SEE DETAIL 13/S0.2.
4. UNDERSLAB UTILITIES, COORDINATE WITH PLUMBING, MECHANICAL, AND SPRINKLER DRAWINGS.
5. FLOOR DRAIN, SEE PLUMBING DRAWINGS.
6. CONTROL JOINT OR CONSTRUCTION JOINT IN CONCRETE WALL, SEE DETAIL 10/S0.1.

STATE OF MISSOURI
BRADLEY D TOWNSEND
NUMBER PE-2009015429
3/13/2026
PROFESSIONAL ENGINEER

BID SET

PROJECT TITLE

John Knox Village

MEADOWS BUILDING PHASE III

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ARCHITECT	DAS	CHECKED	MSH
ENGINEER	BDT/PLL	APPROVED	DAS

NO.	REVISION DESCRIPTION	DATE

DRAWING TITLE

FOUNDATION PLAN - AREA B

DATE: 03/13/2026

COMM. NO. 25116.00

DRAWING S1.1B

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3/13/2026
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POINT LOAD SCHEDULE

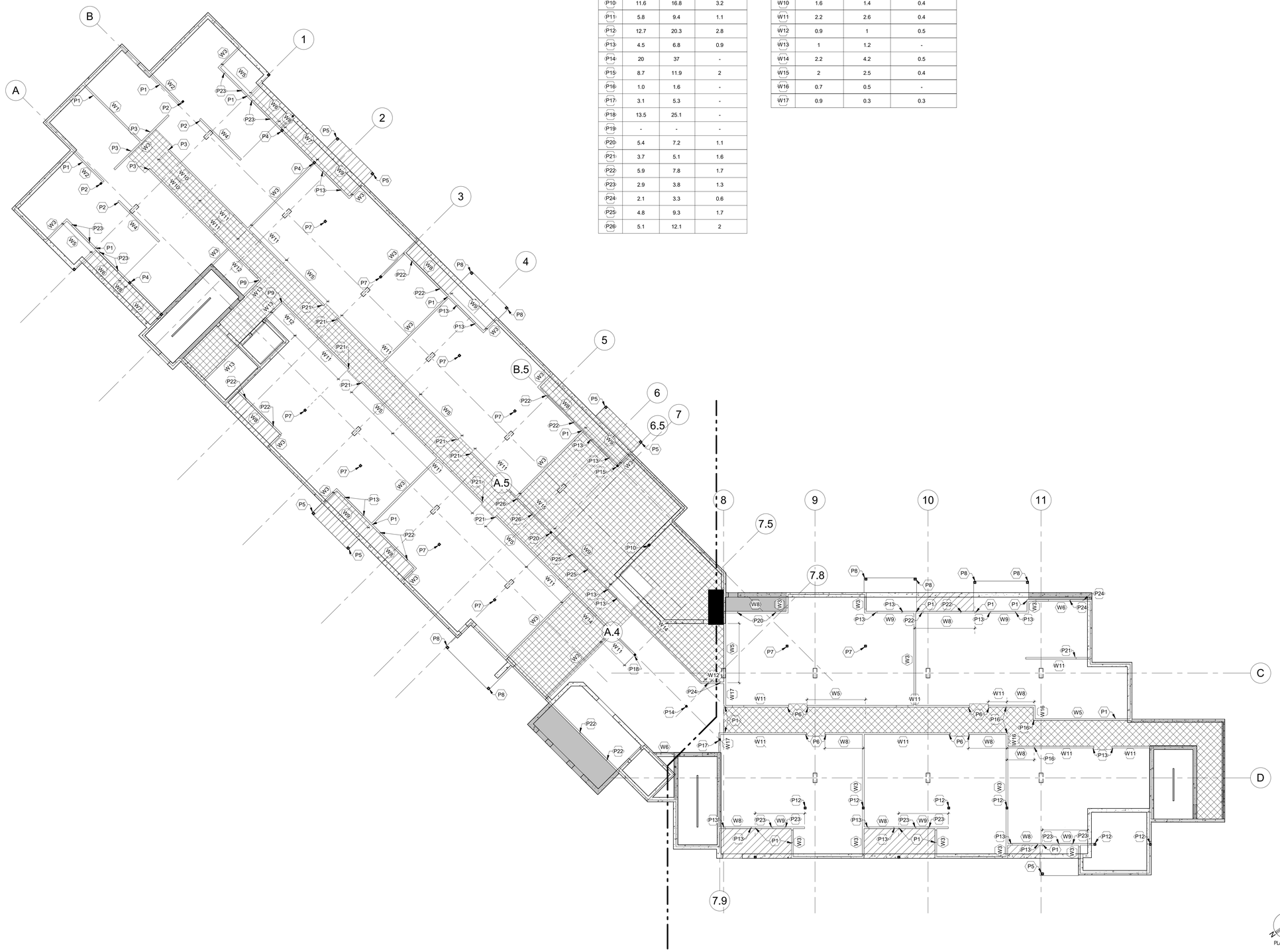
MARK	DEAD (KIPS)	LIVE (KIPS)	ROOF LIVE (KIPS)
P1	0.8	0.8	0.8
P2	3.5	7.1	-
P3	3.6	4.4	1.1
P4	8.5	10.1	2.2
P5	2.6	5.9	1.1
P6	4.1	6.2	0.8
P7	15.8	25.2	3.4
P8	4.2	5.9	1.2
P9	2.5	1.6	1.7
P10	11.6	16.8	3.2
P11	5.8	9.4	1.1
P12	12.7	20.3	2.8
P13	4.5	6.8	0.9
P14	20	37	-
P15	8.7	11.9	2
P16	1.0	1.6	-
P17	3.1	5.3	-
P18	13.5	25.1	-
P19	-	-	-
P20	5.4	7.2	1.1
P21	3.7	5.1	1.6
P22	5.9	7.8	1.7
P23	2.9	3.8	1.3
P24	2.1	3.3	0.6
P25	4.8	9.3	1.7
P26	5.1	12.1	2

WALL LOAD SCHEDULE

MARK	DEAD (KIPS/FT)	LIVE (KIPS/FT)	ROOF LIVE (KIPS/FT)
W1	1.9	2.4	0.3
W2	2.3	3	0.4
W3	0.5	-	-
W4	1.4	2.1	-
W5	1.6	1.8	0.3
W6	1.3	1.3	0.3
W7	0.5	1	-
W8	1.8	2.1	0.3
W9	2.2	2.9	0.3
W10	1.6	1.4	0.4
W11	2.2	2.6	0.4
W12	0.9	1	0.5
W13	1	1.2	-
W14	2.2	4.2	0.5
W15	2	2.5	0.4
W16	0.7	0.5	-
W17	0.9	0.3	0.3

SURFACE LIVE LOAD SCHEDULE

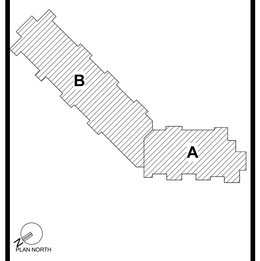
MARK	DEAD (PSF)	LIVE (PSF)	ROOF LIVE (PSF)
	15	60	-
	15	100	-
	15	-	20
	54	100	-



1 S1.2 SECOND FLOOR SLAB LOAD PLAN

3/32" = 1'-0"

KEYPLAN



GENERAL NOTES

1. DESIGN POST-TENSIONED SLAB FOR INDICATED POINT AND WALL LOADS, ALONG WITH SUPERIMPOSED AREA LOADS OF 15 PSF DEAD AND 55 PSF LIVE, EXCEPT WHERE DIFFERENT LIVE LOADS ARE NOTED ON PLAN.
2. LIVE LOADS SCHEDULED AND NOTED ON PLAN ARE UNREDUCED.

PLAN NOTES

STATE OF MISSOURI
BRADLEY D TOWNSEND
Brad Townsend
NUMBER PE-2023031629
3/13/2026
PROFESSIONAL ENGINEER

BID SET

PROJECT TITLE

John Knox Village

MEADOWS BUILDING PHASE III

SFCS Architecture Engineering Planning Interiors

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DESIGNER	DAS	DRAWN	PLL
ARCHITECT	DAS	CHECKED	MSH
ENGINEER	BDT/PLL	APPROVED	DAS

NO.	REVISION DESCRIPTION	DATE

DRAWING TITLE

SECOND FLOOR SLAB LOAD PLAN

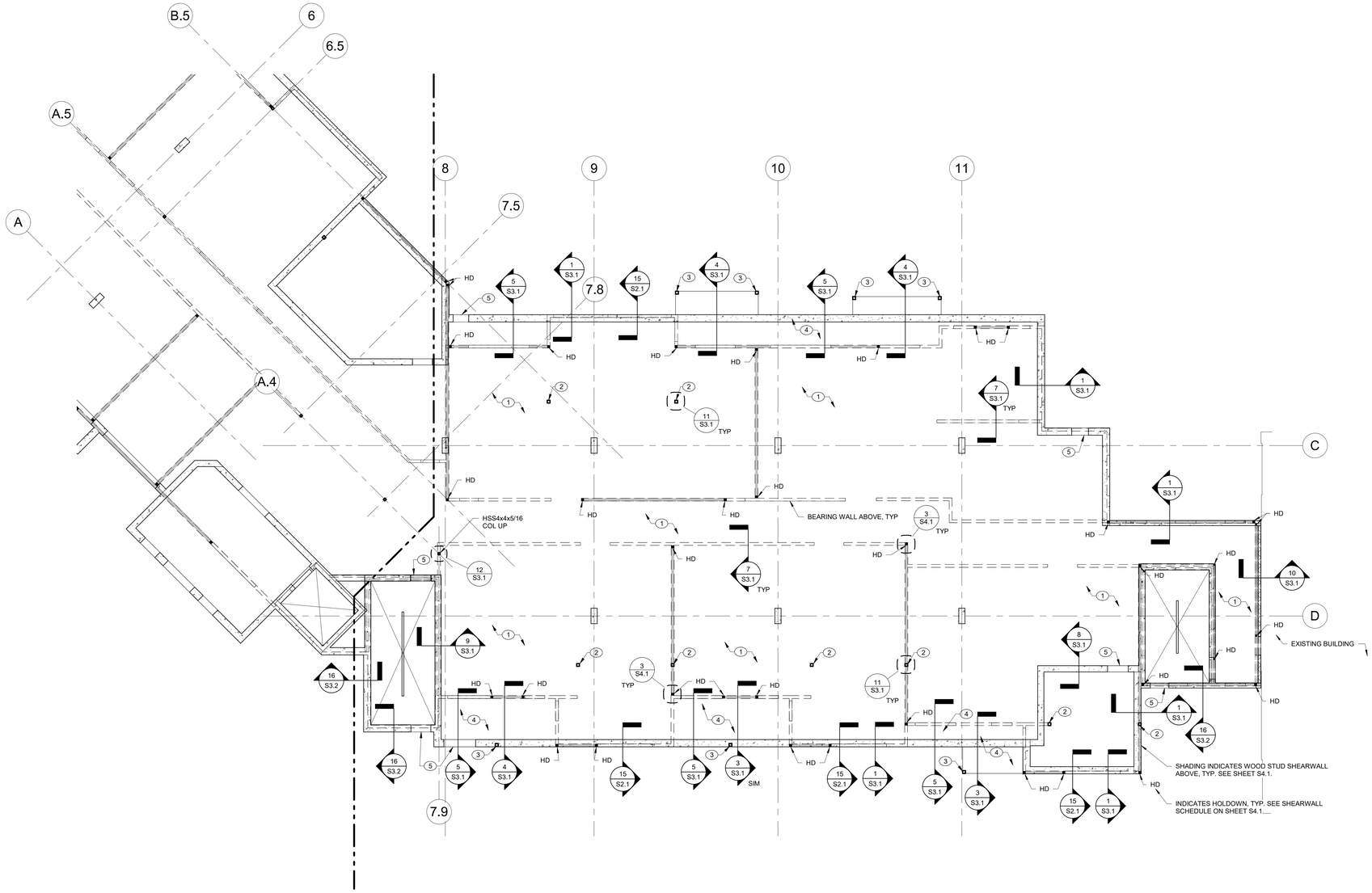
DATE: 03/13/2026

COMM. NO. 25116.00

DRAWING S1.2

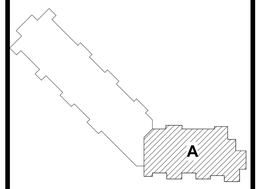
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1 S1.2A SECOND FLOOR FRAMING PLAN - AREA A
1/8" = 1'-0"

KEYPLAN



GENERAL NOTES

1. FINISHED SECOND FLOOR ELEVATION = (+11'-4") ABOVE GARAGE FLOOR.

PLAN NOTES

1. FLOOR CONSTRUCTION: 15" POST-TENSIONED CONCRETE SLAB.
2. 5.25X5.25 PARALLAM POST ABOVE.
3. 6X6 SOUTHERN PINE POST ABOVE.
4. SLOPED FLOOR SLAB AT PORCH, SEE ARCHITECTURAL DRAWINGS.
5. WALL OPENING BELOW, SEE DETAIL 9/S0.1.

STATE OF MISSOURI
BRADLEY D TOWNSEND
NUMBER PE-2003031629
03/13/2026
PROFESSIONAL ENGINEER

BID SET

PROJECT TITLE

John Knox Village

MEADOWS BUILDING PHASE III

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DESIGNER	DAS	DRAWN	PLL
ARCHITECT	DAS	CHECKED	MSH
ENGINEER	BDT/PLL	APPROVED	DAS

NO.	REVISION DESCRIPTION	DATE

DRAWING TITLE

SECOND FLOOR FRAMING PLAN - AREA A

PLAN NORTH

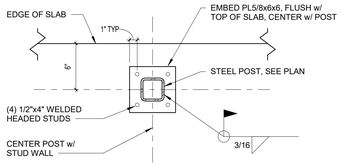
DATE: 03/13/2026

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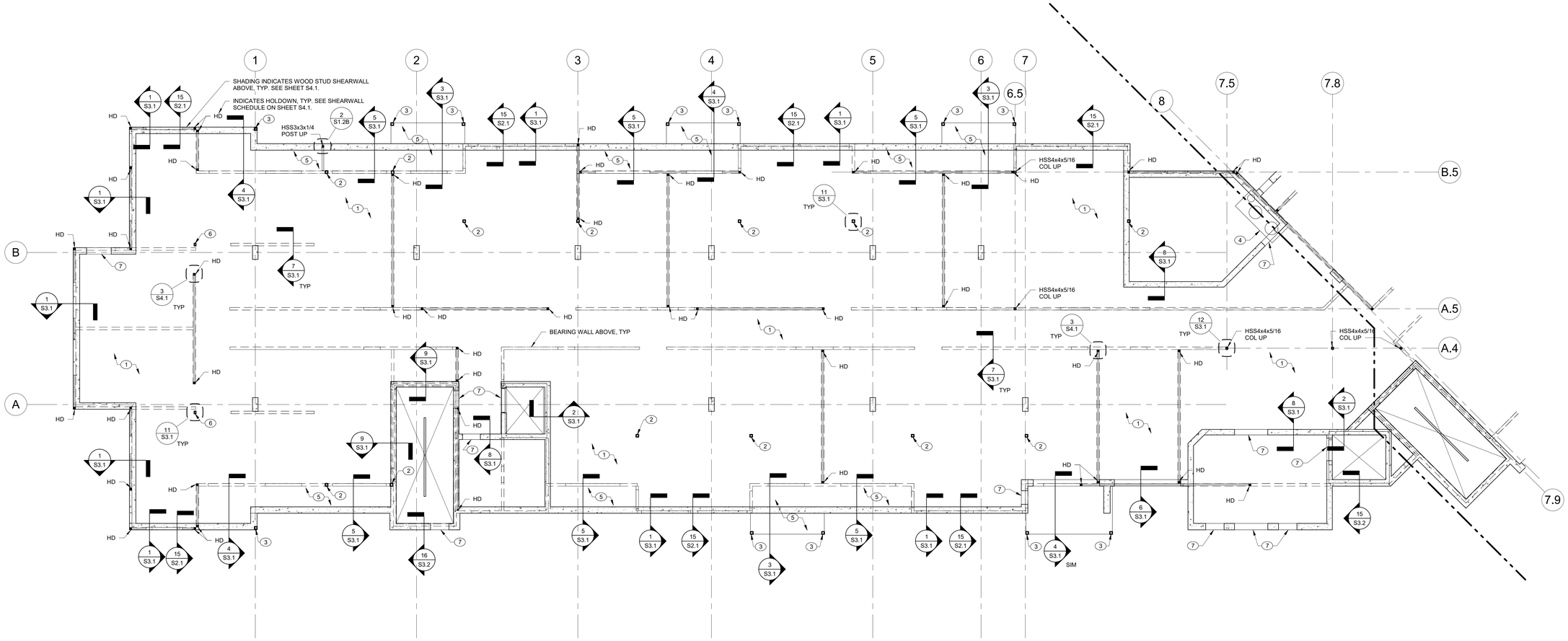
DRAWING S1.2A

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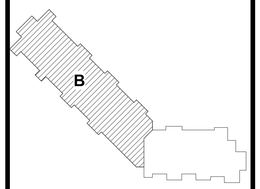
2 DETAIL AT STEEL POST BASE
S1.2B 1 1/2" = 1'-0"



1 SECOND FLOOR FRAMING PLAN - AREA B
S1.2B 1/8" = 1'-0"

N
PLAN NORTH

KEYPLAN



GENERAL NOTES

1. FINISHED SECOND FLOOR ELEVATION = (+11'-4") ABOVE GARAGE FLOOR.

PLAN NOTES

1. FLOOR CONSTRUCTION: 15" POST-TENSIONED CONCRETE SLAB.
2. 5.25X5.25 PARALLAM POST ABOVE.
3. 6X6 SOUTHERN PINE POST ABOVE.
4. CONCRETE EQUIPMENT PAD FOR WATER HEATERS AND EXPANSION TANK. SEE DETAIL 10/S2.1.
5. SLOPED FLOOR SLAB AT PORCH, SEE ARCHITECTURAL DRAWINGS.
6. 3.5X5.25 PARALLAM POST ABOVE.
7. WALL OPENING BELOW, SEE DETAIL 9/S0.1.

STATE OF MISSOURI
BRADLEY D TOWNSEND
NUMBER PE-2010051629
03/13/2026
PROFESSIONAL ENGINEER

BID SET

PROJECT TITLE

John Knox Village

MEADOWS BUILDING PHASE III

SFCS Architecture Engineering Planning Interiors
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DESIGNER	DAS	DRAWN	PLL
ARCHITECT	DAS	CHECKED	MSH
ENGINEER	BDT/PLL	APPROVED	DAS

NO.	REVISION DESCRIPTION	DATE

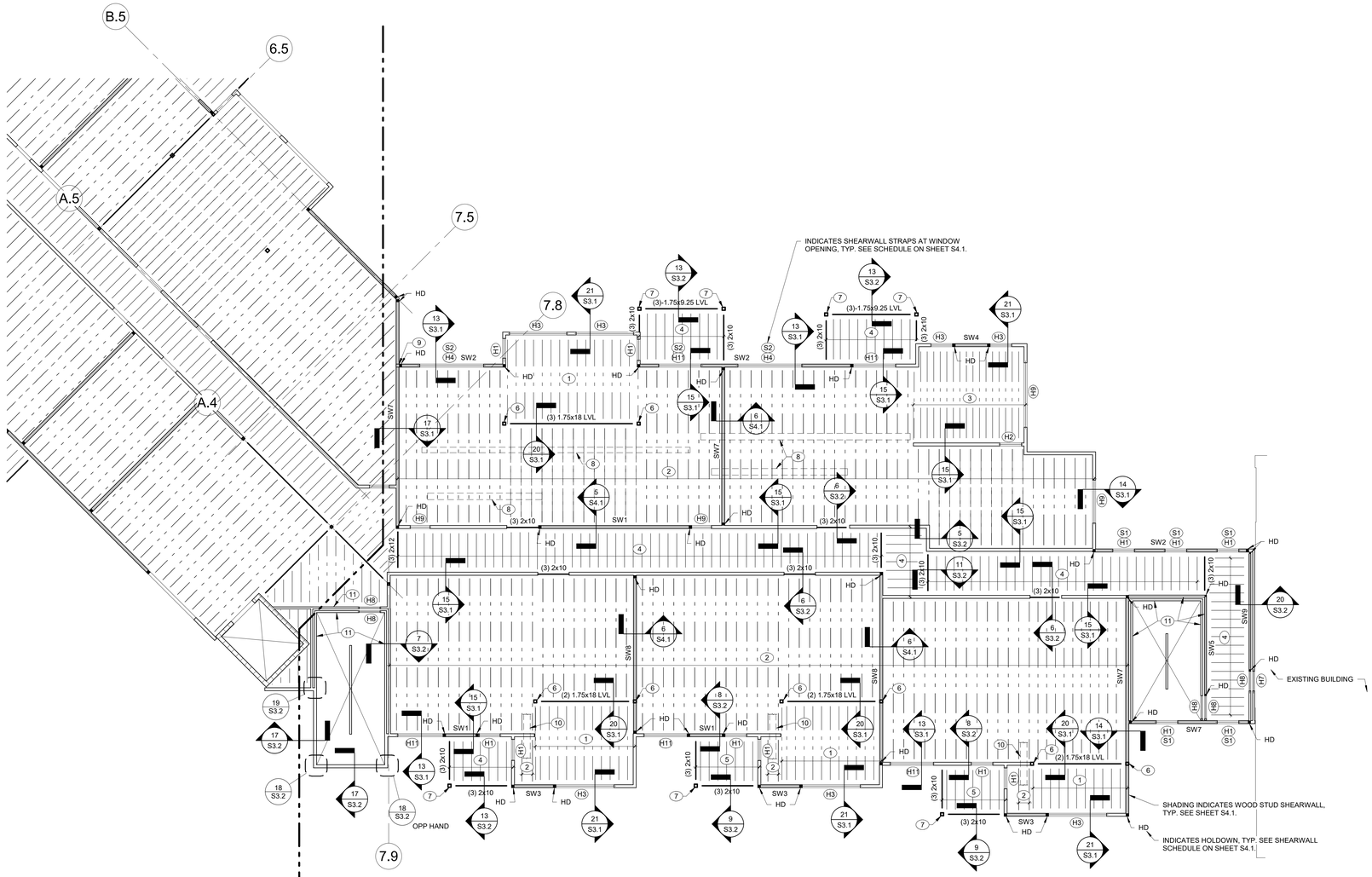
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SECOND FLOOR FRAMING PLAN - AREA B

DATE: 03/13/2026
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DRAWING S1.2B

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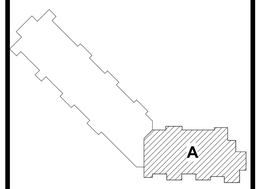


1 S1.3A THIRD FLOOR FRAMING PLAN - AREA A
1/8" = 1'-0"

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KEYPLAN



GENERAL NOTES

1. FINISHED THIRD FLOOR ELEVATION = 22'-8" ABOVE GARAGE FLOOR.
2. TOP OF FLOOR SHEATHING = (-1") BELOW FINISHED FLOOR.
3. SEE HEADER SCHEDULE ON SHEET S0.2.
4. REINFORCE ALL CMU WALLS WITH #5 VERTICAL BARS @ 32" OC, UNLESS NOTED OTHERWISE.
5. COORDINATE FLOOR TRUSS LAYOUT TO AVOID CONFLICTS WITH PLUMBING PENETRATIONS THROUGH THE FLOOR.
6. BEAR ALL WOOD BEAMS ON 3-2x STUDS, UNLESS NOTED OTHERWISE.
7. STUD WALLS ARE SPF NO. 2 2X4 OR 2X6 @ 16" O.C. UNO. SEE ARCH. DWGS FOR STUD WIDTHS.
8. ALL EXTERIOR FRAMING AT SCREENED PORCHES SHALL BE PRESSURE TREATED.

PLAN NOTES

1. FLOOR CONSTRUCTION: 3/4" GYPSUM CEMENT UNDERLAYMENT OVER 1/4" SOUND MAT ON 3/4" FLOOR SHEATHING ON 2x12 WOOD JOISTS @ 16" MAX SPACING.
2. FLOOR CONSTRUCTION: 3/4" GYPSUM CEMENT UNDERLAYMENT OVER 1/4" SOUND MAT OVER 3/4" FLOOR SHEATHING ON 24"-DEEP WOOD FLOOR TRUSSES @ 19.2" MAX SPACING.
3. FLOOR CONSTRUCTION: 3/4" GYPSUM CEMENT UNDERLAYMENT OVER 1/4" SOUND MAT ON 3/4" FLOOR SHEATHING ON 2x12 WOOD JOISTS @ 12" MAX SPACING.
4. FLOOR CONSTRUCTION: 3/4" GYPSUM CEMENT UNDERLAYMENT OVER 1/4" SOUND MAT ON 3/4" FLOOR SHEATHING ON 2x10 WOOD JOISTS @ 16" MAX SPACING.
5. SCREENED PORCH CONSTRUCTION: 5/4" COMPOSITE DECKING ON SLOPED TREATED 2x10 JOISTS @ 16" OC MAX SPACING.
6. 5.25X5.25 PARALLAM POST BELOW
7. 6X6 SOUTHERN PINE POST BELOW
8. ARRANGE TRUSS WEBS TO ALLOW MECHANICAL DUCT TO PASS THROUGH.
9. EXTEND PLYWOOD SHEATHING CONTINUOUS PAST INTERSECTING WALL, FROM EXTERIOR TO INTERIOR.
10. COORDINATE TRUSS SPACING TO ALLOW MECHANICAL DUCT TO PASS BETWEEN.
11. 2-2X4 SPF WALL STUDS @ 16" O.C.

STATE OF MISSOURI
BRADLEY D. TOWNSEND
Brad Townsend
NUMBER PE-2025015629
3/13/2026
PROFESSIONAL ENGINEER

BID SET

PROJECT TITLE

John Knox Village

MEADOWS BUILDING PHASE III

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Architecture
Engineering
Planning
Interiors

DESIGNER : DAS	DRAWN : PLL
ARCHITECT : DAS	CHECKED : MSH
ENGINEER : BDT/PLL	APPROVED : DAS

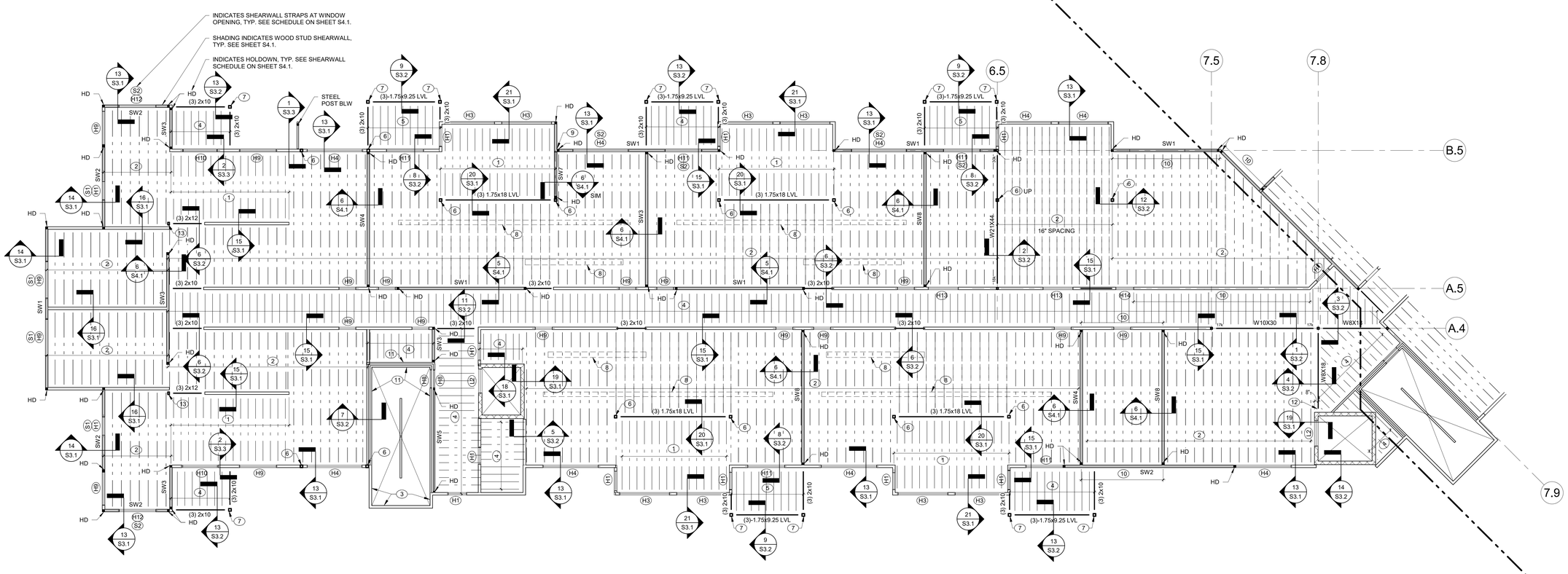
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THIRD FLOOR FRAMING PLAN - AREA A

PLAN NORTH

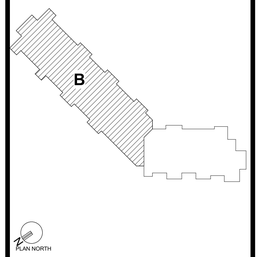
DATE: 03/13/2026
COMM. NO. 25116.00
DRAWING S1.3A



1 S1.3B THIRD FLOOR FRAMING PLAN - AREA B

1/8" = 1'-0"

KEYPLAN



GENERAL NOTES

1. FINISHED THIRD FLOOR ELEVATION = 22'-8" ABOVE GARAGE FLOOR.
2. TOP OF FLOOR SHEATHING = (-1") BELOW FINISHED FLOOR.
3. SEE HEADER SCHEDULE ON SHEET S0.2.
4. REINFORCE ALL CMU WALLS WITH #5 VERTICAL BARS @ 32" OC, UNLESS NOTED OTHERWISE.
5. COORDINATE FLOOR TRUSS LAYOUT TO AVOID CONFLICTS WITH PLUMBING PENETRATIONS THROUGH THE FLOOR.
6. BEAR ALL WOOD BEAMS ON 3-2x STUDS, UNLESS NOTED OTHERWISE.
7. STUD WALLS ARE SPF NO. 2 2X4 OR 2X6 @ 16" O.C. UNO. SEE ARCH. DWGS FOR STUD WIDTHS.
8. ALL EXTERIOR FRAMING AT SCREENED PORCHES SHALL BE PRESSURE TREATED.

PLAN NOTES

1. FLOOR CONSTRUCTION: 3/4" GYPSUM CEMENT UNDERLAYMENT OVER 1/4" SOUND MAT ON 3/4" FLOOR SHEATHING ON 2x12 WOOD JOISTS @ 16" MAX SPACING.
2. FLOOR CONSTRUCTION: 3/4" GYPSUM CEMENT UNDERLAYMENT OVER 1/4" SOUND MAT OVER 3/4" FLOOR SHEATHING ON 24" DEEP WOOD FLOOR TRUSSES @ 19.2" MAX SPACING, UNLESS NOTED OTHERWISE.
3. FRAME WALL STUDS CONTINUOUS BETWEEN STAIR INTERMEDIATE LANDINGS.
4. FLOOR CONSTRUCTION: 3/4" GYPSUM CEMENT UNDERLAYMENT OVER 1/4" SOUND MAT ON 3/4" FLOOR SHEATHING ON 2x10 WOOD JOISTS @ 16" MAX SPACING.
5. SCREENED PORCH CONSTRUCTION: 5/4" COMPOSITE DECKING ON SLOPED TREATED 2x10 JOISTS @ 16" OC MAX SPACING.
6. 5.25X5.25 PARALLAM POST BELOW.
7. 6X6 SOUTHERN PINE POST BELOW.
8. ARRANGE TRUSS WEBS TO ALLOW MECHANICAL DUCT TO PASS THROUGH.
9. EXTEND PLYWOOD SHEATHING CONTINUOUS PAST INTERSECTING WALL, FROM EXTERIOR TO INTERIOR.
10. 2-2X6 SPF WALL STUDS @ 16" O.C.
11. 2-2X4 SPF WALL STUDS @ 16" O.C.
12. SEE DETAIL 5/S0.2 FOR BEAM CONN TO WALL.
13. 3.5X5.25 PARALLAM POST BELOW

BRADLEY D TOWNSEND
NUMBER PE-2003010629
03/13/2026
PROFESSIONAL ENGINEER
STATE OF MISSOURI

BID SET

PROJECT TITLE

John Knox Village

MEADOWS BUILDING PHASE III

SFCS Inc. ▪ 305 South Jefferson Street
Roanoke, Virginia 24011.2003
540.344.6664 ▪ Fax 540.343.6925
www.sfcs.com

Architecture
Engineering
Planning
Interiors

DESIGNER	: DAS	DRAWN	: PLL
ARCHITECT	: DAS	CHECKED	: MSH
ENGINEER	: BDT/PLL	APPROVED	: DAS

NO.	REVISION DESCRIPTION	DATE

DRAWING TITLE

THIRD FLOOR FRAMING PLAN - AREA B

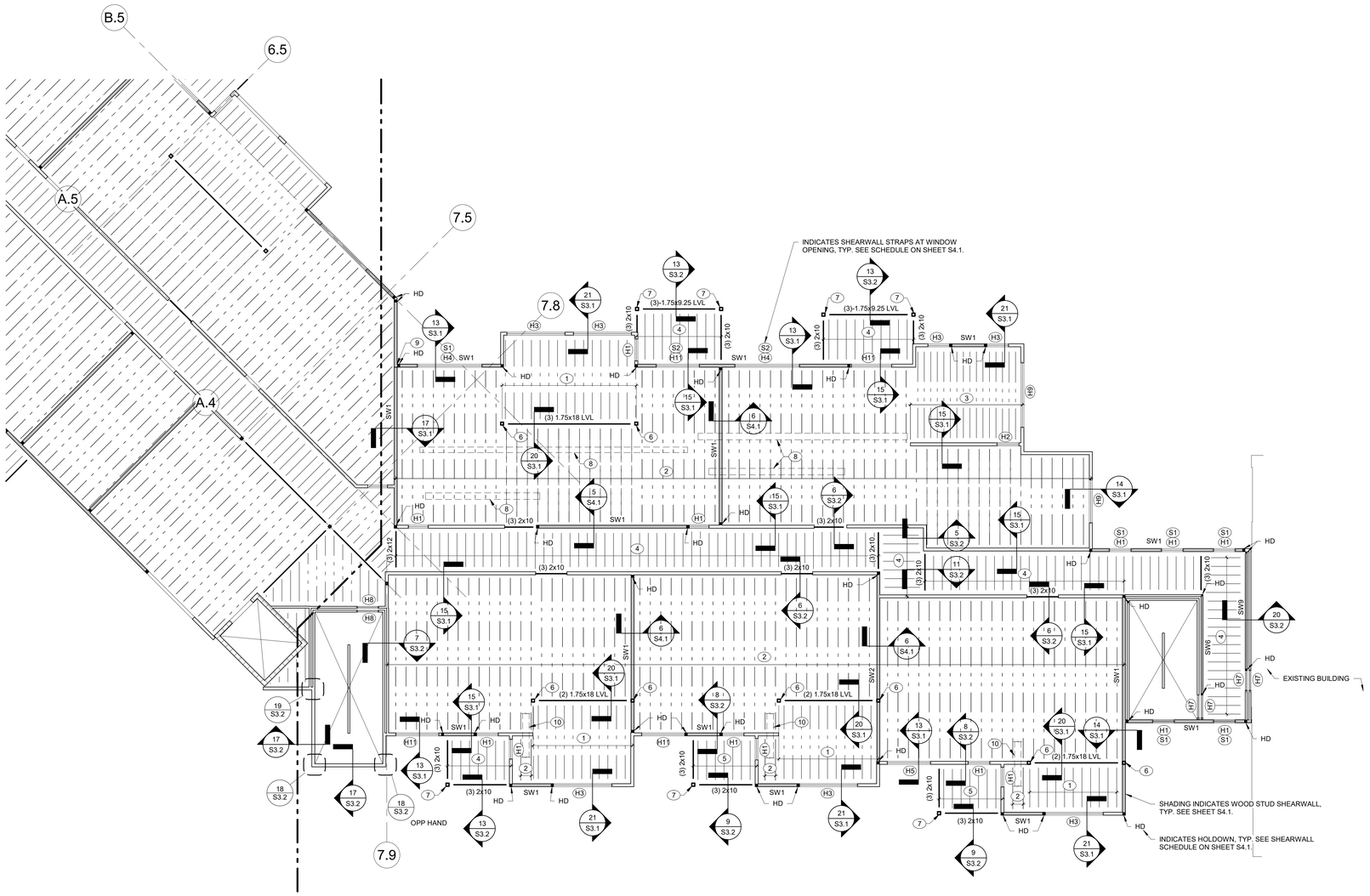
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COMM. NO. 25116.00

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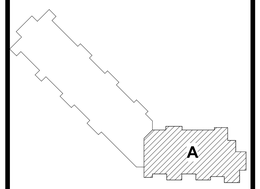
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1 FOURTH FLOOR FRAMING PLAN - AREA A
S1.4A 1/8" = 1'-0"

PLAN NORTH

KEYPLAN



PLAN NORTH

GENERAL NOTES

1. FINISHED FOURTH FLOOR ELEVATION = 34'-0" ABOVE GARAGE FLOOR.
2. TOP OF FLOOR SHEATHING = (-1") BELOW FINISHED FLOOR.
3. SEE HEADER SCHEDULE ON SHEET S0.2.
4. REINFORCE ALL CMU WALLS WITH #5 VERTICAL BARS @ 32" OC, UNLESS NOTED OTHERWISE.
5. COORDINATE FLOOR TRUSS LAYOUT TO AVOID CONFLICTS WITH PLUMBING PENETRATIONS THROUGH THE FLOOR.
6. BEAR ALL WOOD BEAMS ON 3-2x STUDS, UNLESS NOTED OTHERWISE.
7. STUD WALLS ARE SPF NO. 2 2X4 OR 2X6 @ 16" O.C. UNO. SEE ARCH. DWGS FOR STUD WIDTHS.
8. ALL EXTERIOR FRAMING AT SCREENED PORCHES SHALL BE PRESSURE TREATED.

PLAN NOTES

1. FLOOR CONSTRUCTION: 3/4" GYPSUM CEMENT UNDERLAYMENT OVER 1/4" SOUND MAT ON 3/4" FLOOR SHEATHING ON 2x12 WOOD JOISTS @ 16" MAX SPACING.
2. FLOOR CONSTRUCTION: 3/4" GYPSUM CEMENT UNDERLAYMENT OVER 1/4" SOUND MAT OVER 3/4" FLOOR SHEATHING ON 24"-DEEP WOOD FLOOR TRUSSES @ 19.2" MAX SPACING.
3. FLOOR CONSTRUCTION: 3/4" GYPSUM CEMENT UNDERLAYMENT OVER 1/4" SOUND MAT ON 3/4" FLOOR SHEATHING ON 2x12 WOOD JOISTS @ 12" MAX SPACING.
4. FLOOR CONSTRUCTION: 3/4" GYPSUM CEMENT UNDERLAYMENT OVER 1/4" SOUND MAT ON 3/4" FLOOR SHEATHING ON 2x10 WOOD JOISTS @ 16" MAX SPACING.
5. SCREENED PORCH CONSTRUCTION: 5/4" COMPOSITE DECKING ON SLOPED TREATED 2x10 JOISTS @ 16" OC MAX SPACING.
6. 5.25X5.25 PARALLAM POST BELOW
7. 6X6 SOUTHERN PINE POST BELOW
8. ARRANGE TRUSS WEBS TO ALLOW MECHANICAL DUCT TO PASS THROUGH.
9. EXTEND PLYWOOD SHEATHING CONTINUOUS PAST INTERSECTING WALL, FROM EXTERIOR TO INTERIOR.
10. COORDINATE TRUSS SPACING TO ALLOW MECHANICAL DUCT TO PASS BETWEEN.

STATE OF MISSOURI
BRADLEY D. TOWNSEND
NUMBER PE-2010051629
PROFESSIONAL ENGINEER
Brad Townsend
3/13/2026

BID SET

PROJECT TITLE

John Knox Village

MEADOWS BUILDING PHASE III

SFCS Architecture Engineering Planning Interiors
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540.344.6664 ▪ Fax 540.343.6925
www.sfcs.com

DESIGNER	: DAS	DRAWN	: PLL
ARCHITECT	: DAS	CHECKED	: MSH
ENGINEER	: BDT/PLL	APPROVED	: DAS

NO.	REVISION DESCRIPTION	DATE

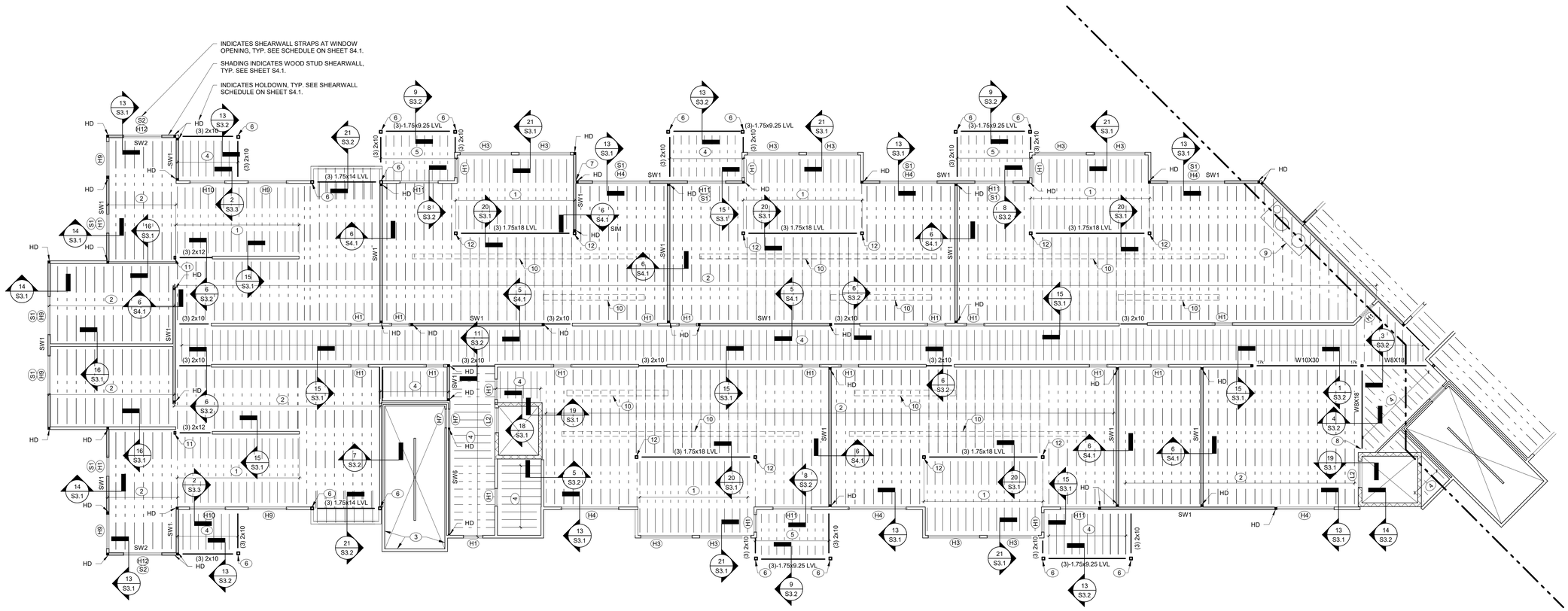
DRAWING TITLE

FOURTH FLOOR FRAMING PLAN - AREA A

DATE:	03/13/2026	DRAWING	S1.4A
COMM. NO.	25116.00		

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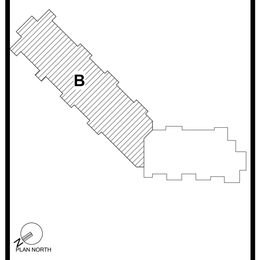


1 S1.4B FOURTH FLOOR FRAMING PLAN - AREA B

1/8" = 1'-0"

N PLAN NORTH

KEYPLAN



GENERAL NOTES

1. FINISHED FOURTH FLOOR ELEVATION = 34'-0" ABOVE GARAGE FLOOR.
2. TOP OF FLOOR SHEATHING = (-1") BELOW FINISHED FLOOR.
3. SEE HEADER SCHEDULE ON SHEET S0.2.
4. REINFORCE ALL CMU WALLS WITH #5 VERTICAL BARS @ 32" OC, UNLESS NOTED OTHERWISE.
5. COORDINATE FLOOR TRUSS LAYOUT TO AVOID CONFLICTS WITH PLUMBING PENETRATIONS THROUGH THE FLOOR.
6. BEAR ALL WOOD BEAMS ON 3-2x STUDS, UNLESS NOTED OTHERWISE.
7. STUD WALLS ARE SPF NO. 2 2X4 OR 2X6 @ 16" O.C. UNO. SEE ARCH. DWGS FOR STUD WIDTHS.
8. ALL EXTERIOR FRAMING AT SCREENED PORCHES SHALL BE PRESSURE TREATED.

PLAN NOTES

1. FLOOR CONSTRUCTION: 3/4" GYPSUM CEMENT UNDERLAYMENT OVER 1/4" SOUND MAT ON 3/4" FLOOR SHEATHING ON 2x12 WOOD JOISTS @ 16" MAX SPACING.
2. FLOOR CONSTRUCTION: 3/4" GYPSUM CEMENT UNDERLAYMENT OVER 1/4" SOUND MAT OVER 3/4" FLOOR SHEATHING ON 24"-DEEP WOOD FLOOR TRUSSES @ 19.2" MAX SPACING.
3. FRAME WALL STUDS CONTINUOUS BETWEEN STAIR INTERMEDIATE LANDINGS.
4. FLOOR CONSTRUCTION: 3/4" GYPSUM CEMENT UNDERLAYMENT OVER 1/4" SOUND MAT ON 3/4" FLOOR SHEATHING ON 2x10 WOOD JOISTS @ 16" MAX SPACING.
5. SCREENED PORCH CONSTRUCTION: 5/4" COMPOSITE DECKING ON SLOPED TREATED 2x10 JOISTS @ 16" OC MAX SPACING.
6. 6X6 SOUTHERN PINE POST BELOW
7. EXTEND PLYWOOD SHEATHING CONTINUOUS PAST INTERSECTING WALL, FROM EXTERIOR TO INTERIOR.
8. SEE DETAIL 5/S0.2 FOR BEAM CONN TO WALL.
9. 4" CONCRETE PAD FOR WATER HEATERS AND EXPANSION TANK. SEE DETAIL 10/S2.1 AND PLACE PAD ON FLOOR SHEATHING. INCREASE FLOOR TRUSS TOP-CHORD DEAD LOAD AT PAD TO 53 PSF.
10. ARRANGE TRUSS WEBS TO ALLOW MECHANICAL DUCT TO PASS THROUGH.
11. 3.5X5.25 PARALLAM POST BELOW.
12. 5.25X5.25 PARALLAM POST BELOW.

STATE OF MISSOURI
BRADLEY D TOWNSEND
NUMBER PE-2025016429
PROFESSIONAL ENGINEER
3/13/2026

BID SET

PROJECT TITLE

John Knox Village

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DESIGNER	DAS	DRAWN	PLL
ARCHITECT	DAS	CHECKED	MSH
ENGINEER	BDT/PLL	APPROVED	DAS

NO.	REVISION DESCRIPTION	DATE

DRAWING TITLE

FOURTH FLOOR FRAMING PLAN - AREA B

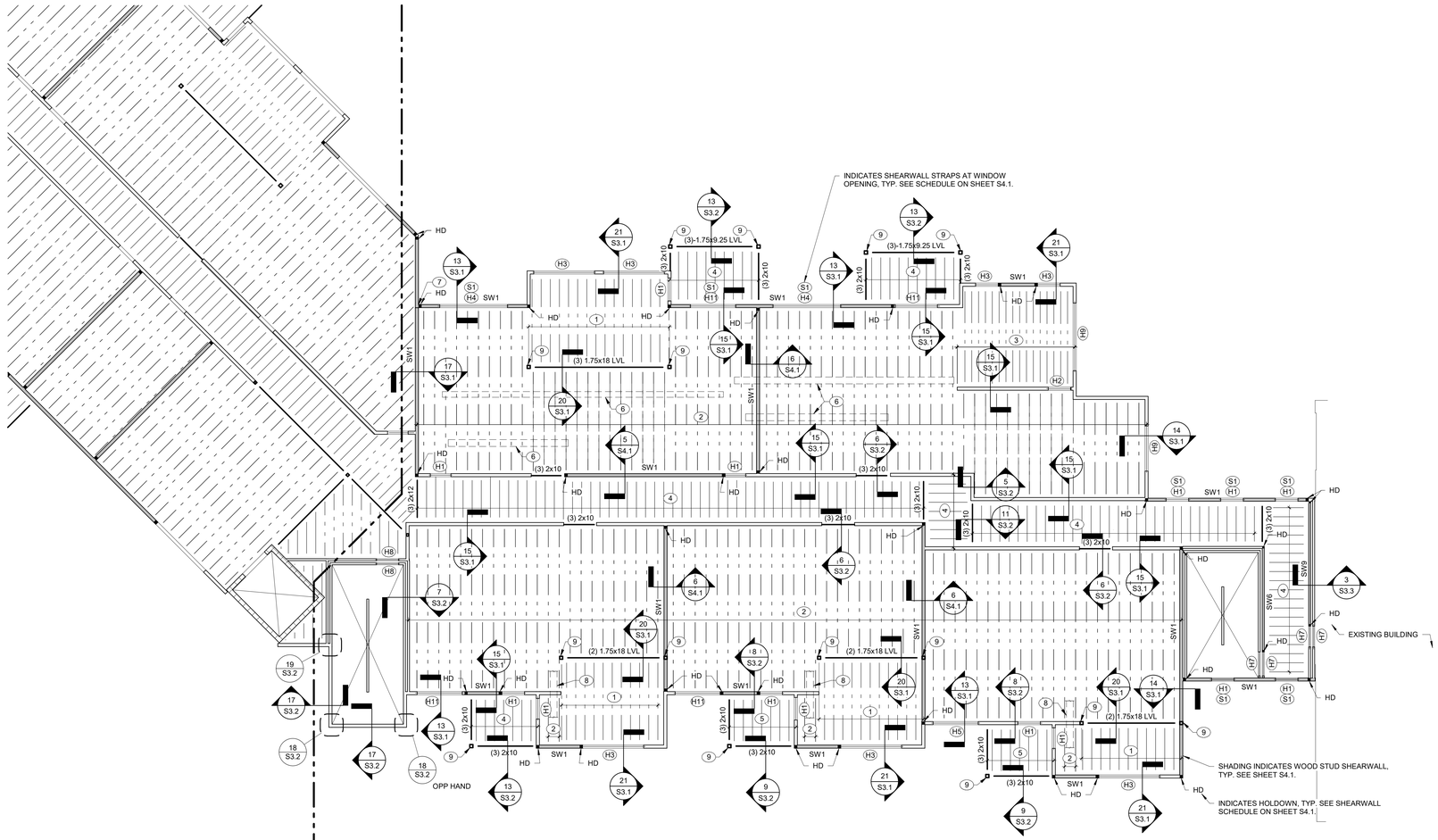
DATE: 03/13/2026

COMM. NO. 25116.00

DRAWING S1.4B

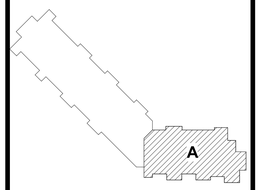
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1 FIFTH FLOOR FRAMING PLAN - AREA A
S1.5A 1/8" = 1'-0"

KEYPLAN



GENERAL NOTES

1. FINISHED FIFTH FLOOR ELEVATION = 45'-4" ABOVE GARAGE FLOOR.
2. TOP OF FLOOR SHEATHING = (-1") BELOW FINISHED FLOOR.
3. SEE HEADER SCHEDULE ON SHEET S0.2.
4. REINFORCE ALL CMU WALLS WITH #5 VERTICAL BARS @ 32" OC, UNLESS NOTED OTHERWISE.
5. COORDINATE FLOOR TRUSS LAYOUT TO AVOID CONFLICTS WITH PLUMBING PENETRATIONS THROUGH THE FLOOR.
6. BEAR ALL WOOD BEAMS ON 3-2x STUDS, UNLESS NOTED OTHERWISE.
7. STUD WALLS ARE SPF NO. 2 2X4 OR 2X6 @ 16" O.C. UNO. SEE ARCH. DWGS FOR STUD WIDTHS.
8. ALL EXTERIOR FRAMING AT SCREENED PORCHES SHALL BE PRESSURE TREATED.

PLAN NOTES

1. FLOOR CONSTRUCTION: 3/4" GYPSUM CEMENT UNDERLAYMENT OVER 1/4" SOUND MAT ON 3/4" FLOOR SHEATHING ON 2x12 WOOD JOISTS @ 16" MAX SPACING.
2. FLOOR CONSTRUCTION: 3/4" GYPSUM CEMENT UNDERLAYMENT OVER 1/4" SOUND MAT OVER 3/4" FLOOR SHEATHING ON 24"-DEEP WOOD FLOOR TRUSSES @ 19.2" MAX SPACING.
3. FLOOR CONSTRUCTION: 3/4" GYPSUM CEMENT UNDERLAYMENT OVER 1/4" SOUND MAT ON 3/4" FLOOR SHEATHING ON 2x12 WOOD JOISTS @ 12" MAX SPACING.
4. FLOOR CONSTRUCTION: 3/4" GYPSUM CEMENT UNDERLAYMENT OVER 1/4" SOUND MAT ON 3/4" FLOOR SHEATHING ON 2x10 WOOD JOISTS @ 16" MAX SPACING.
5. SCREENED PORCH CONSTRUCTION: 5/4" COMPOSITE DECKING ON SLOPED TREATED 2x10 JOISTS @ 16" OC MAX SPACING.
6. ARRANGE TRUSS WEBS TO ALLOW MECHANICAL DUCT TO PASS THROUGH.
7. EXTEND PLYWOOD SHEATHING CONTINUOUS PAST INTERSECTING WALL, FROM EXTERIOR TO INTERIOR.
8. COORDINATE TRUSS SPACING TO ALLOW MECHANICAL DUCT TO PASS BETWEEN.
9. 6X6 SOUTHERN PINE POST BELOW

STATE OF MISSOURI
BRADLEY D TOWNSEND
NUMBER PE-2007011629
03/13/2026
PROFESSIONAL ENGINEER

BID SET

PROJECT TITLE

John Knox Village

MEADOWS BUILDING PHASE III

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Roanoke, Virginia 24011.2003
540.344.6664 ▪ Fax 540.343.6925
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DESIGNER	: DAS	DRAWN	: PLL
ARCHITECT	: DAS	CHECKED	: MSH
ENGINEER	: BDT/PLL	APPROVED	: DAS

NO.	REVISION DESCRIPTION	DATE

DRAWING TITLE

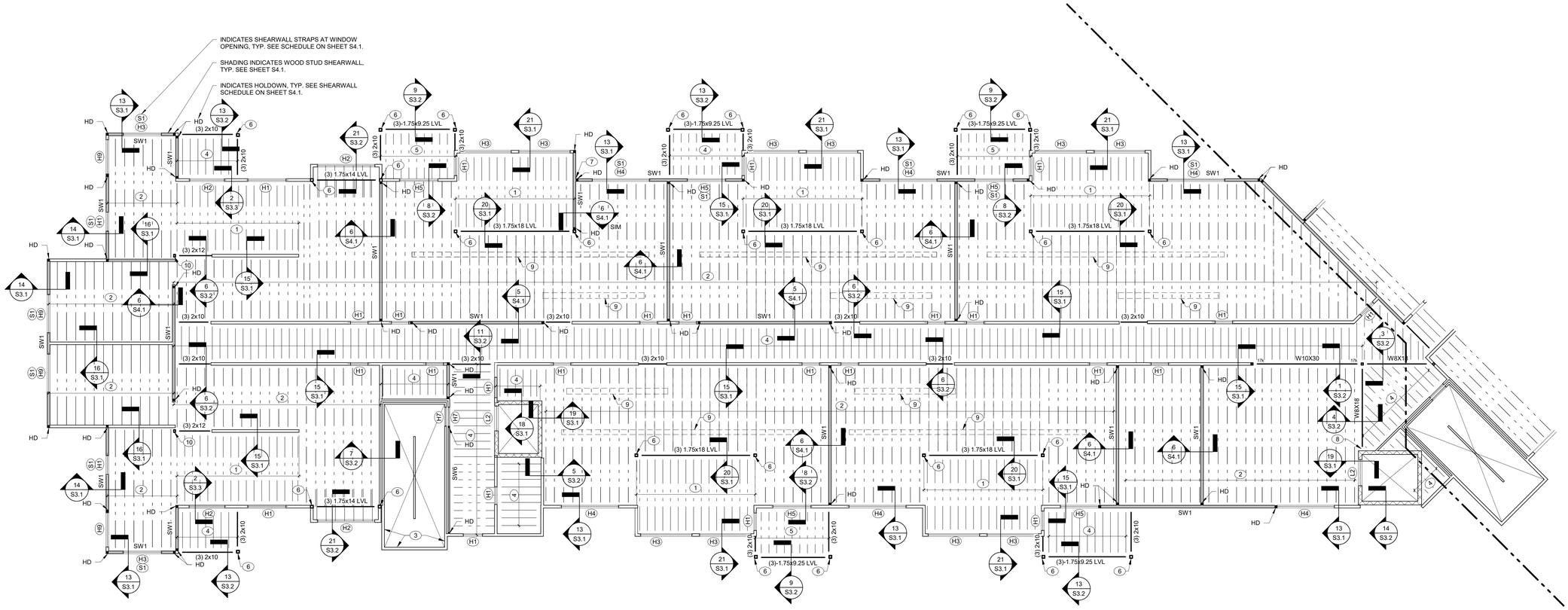
FIFTH FLOOR FRAMING PLAN - AREA A

PLAN NORTH

DATE: 03/13/2026
COMM. NO. 25116.00
DRAWING S1.5A

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1 FIFTH FLOOR FRAMING PLAN - AREA B
S1.5B 1/8" = 1'-0"

PLAN NORTH

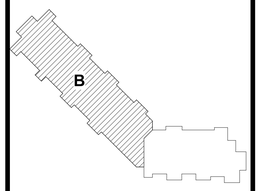
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KEYPLAN



GENERAL NOTES

1. FINISHED FIFTH FLOOR ELEVATION = 45'-4" ABOVE GARAGE FLOOR.
2. TOP OF FLOOR SHEATHING = (-1") BELOW FINISHED FLOOR.
3. SEE HEADER SCHEDULE ON SHEET S0.2.
4. REINFORCE ALL CMU WALLS WITH #5 VERTICAL BARS @ 32" OC, UNLESS NOTED OTHERWISE.
5. COORDINATE FLOOR TRUSS LAYOUT TO AVOID CONFLICTS WITH PLUMBING PENETRATIONS THROUGH THE FLOOR.
6. BEAR ALL WOOD BEAMS ON 3-2x STUDS, UNLESS NOTED OTHERWISE.
7. STUD WALLS ARE SPF NO. 2 2X4 OR 2X6 @ 16" O.C. UNO. SEE ARCH. DWGS FOR STUD WIDTHS.
8. ALL EXTERIOR FRAMING AT SCREENED PORCHES SHALL BE PRESSURE TREATED.

PLAN NOTES

1. FLOOR CONSTRUCTION: 3/4" GYPSUM CEMENT UNDERLAYMENT OVER 1/4" SOUND MAT ON 3/4" FLOOR SHEATHING ON 2x12 WOOD JOISTS @ 16" MAX SPACING.
2. FLOOR CONSTRUCTION: 3/4" GYPSUM CEMENT UNDERLAYMENT OVER 1/4" SOUND MAT OVER 3/4" FLOOR SHEATHING ON 24"-DEEP WOOD FLOOR TRUSSES @ 19.2" MAX SPACING.
3. FRAME WALL STUDS CONTINUOUS BETWEEN STAIR INTERMEDIATE LANDINGS.
4. FLOOR CONSTRUCTION: 3/4" GYPSUM CEMENT UNDERLAYMENT OVER 1/4" SOUND MAT ON 3/4" FLOOR SHEATHING ON 2x10 WOOD JOISTS @ 16" MAX SPACING.
5. SCREENED PORCH CONSTRUCTION: 5/4" COMPOSITE DECKING ON SLOPED TREATED 2x10 JOISTS @ 16" OC MAX SPACING.
6. 6X6 SOUTHERN PINE POST BELOW
7. EXTEND PLYWOOD SHEATHING CONTINUOUS PAST INTERSECTING WALL, FROM EXTERIOR TO INTERIOR.
8. SEE DETAIL 5/S0.2 FOR BEAM CONN TO WALL.
9. ARRANGE TRUSS WEBS TO ALLOW MECHANICAL DUCT TO PASS THROUGH.
10. 3.5X5.25 PARALLAM POST BELOW

STATE OF MISSOURI
BRADLEY D. TOWNSEND
NUMBER PE-2010051629
PROFESSIONAL ENGINEER
Brad Townsend 3/13/2026

BID SET

PROJECT TITLE

John Knox Village

MEADOWS BUILDING PHASE III

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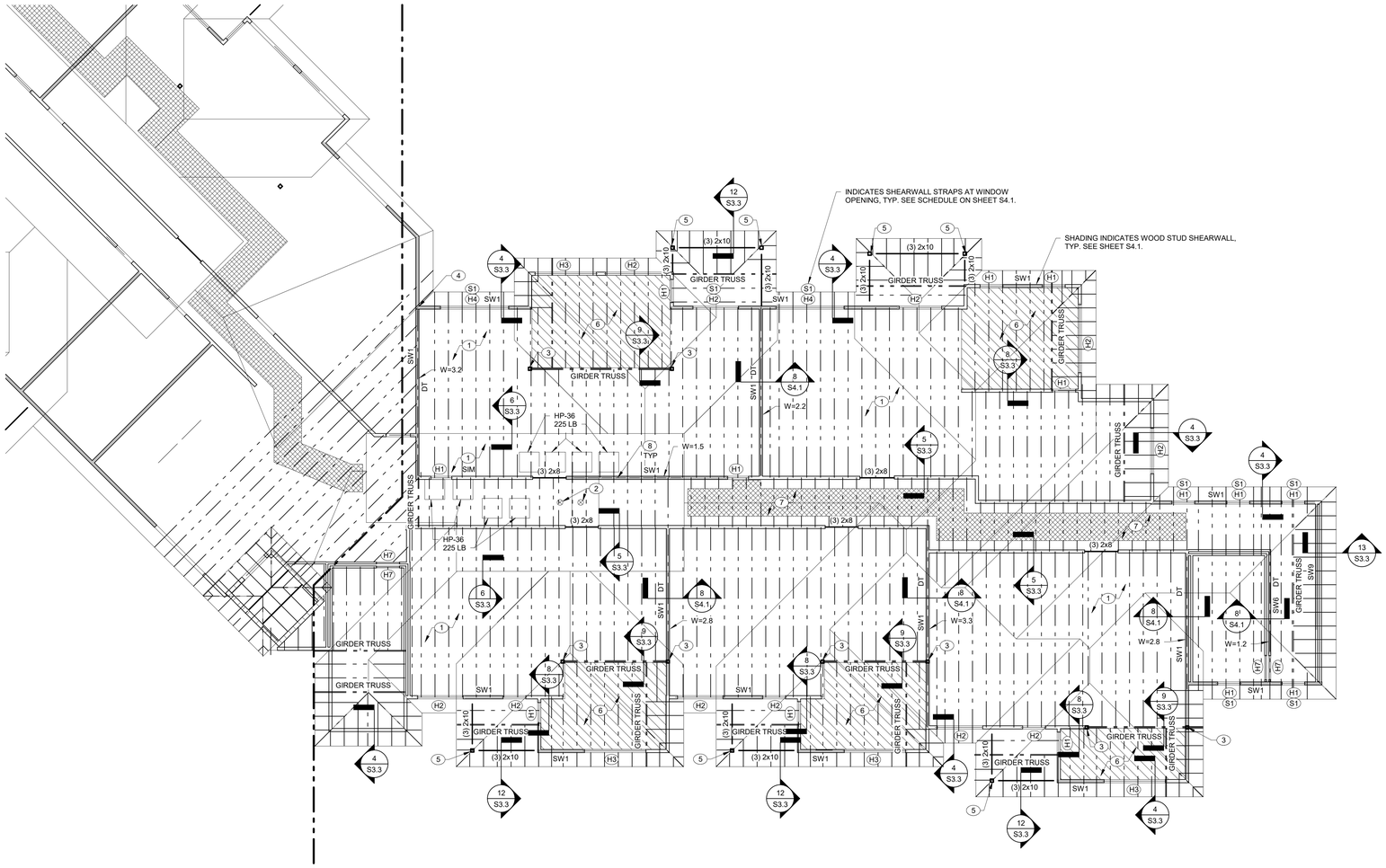
DESIGNER : DAS	DRAWN : PLL
ARCHITECT : DAS	CHECKED : MSH
ENGINEER : BDT/PLL	APPROVED : DAS

NO.	REVISION DESCRIPTION	DATE

DRAWING TITLE

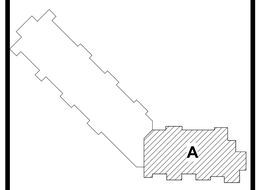
FIFTH FLOOR FRAMING PLAN - AREA B

DATE: 03/13/2026
DRAWING S1.5B
COMM. NO. 25116.00



1 S1.6A ROOF FRAMING PLAN - AREA A
1/8" = 1'-0"

KEYPLAN



GENERAL NOTES

1. TRUSS BEARING ELEVATIONS, MEASURED FROM GARAGE FLOOR:
   TYPICAL: (+54'-4")
   AT RAISED AREAS: (+56'-8")
   AT ELEVATORS: (+61'-10")
2. SEE HEADER SCHEDULE ON SHEET S0.2.
3. REINFORCE ALL CMU WALLS WITH #5 VERTICAL BARS AT 32" OC, UNLESS NOTED OTHERWISE. SEE SHEET S0.2 FOR LINTEL SCHEDULE.
4. "DT" = DRAG TRUSS.
5. BEAR ALL WOOD BEAMS AND GIRDER TRUSSES ON 3-2x STUDS, UNLESS NOTED OTHERWISE.
6. STUD WALLS ARE SPF NO. 2 2X4 OR 2X6 @ 16" O.C. UNO. SEE ARCH. DWGS FOR STUD WIDTHS.
7. "W=15" INDICATES THE LRFD WIND DRAG FORCE IN KIPS TO BE TRANSFERRED FROM THE ROOF SHEATHING TO THE SHEARWALL USING WOOD DRAG TRUSS OR BLOCKING TRUSS.
8. SEE MECHANICAL DRAWINGS FOR EXACT WEIGHT AND LOCATION OF ROOFTOP MECHANICAL EQUIPMENT.

PLAN NOTES

1. TYPICAL ROOF CONSTRUCTION: 5/8" WOOD ROOF SHEATHING ON PREFABRICATED WOOD TRUSSES SPACED AT 2'-0" MAX OC. AT 'SIM', PROVIDE 3/4" ROOF SHEATHING AT ROOF WELL.
2. ROOF DRAIN, SEE PLUMBING DRAWINGS.
3. 6x6 SOUTHERN PINE POST BELOW. BEAR GIRDER TRUSS ON POST AND PROVIDE HURRICANE TIE OR POST CAP CONNECTION.
4. EXTEND PLYWOOD SHEATHING CONTINUOUS PAST INTERSECTING WALL, FROM EXTERIOR TO INTERIOR.
5. 6x6 SOUTHERN PINE POST BELOW w/ SIMPSON LCE4 POST CAP PAIR WITH BEAMS MITERED AT CORNER.
6. RAISED CEILINGS - SEE ARCH. DWGS FOR EXTENTS.
7. ATTIC WALKWAY THROUGH TRUSSES, SEE ARCH. DRAWINGS FOR REQUIRED CLEARANCES.
8. SHEAR PANEL BETWEEN EACH TRUSS, PER DETAIL 7/S4.1. PROVIDE OVER ENTIRE LENGTH OF SHEARWALL.

STATE OF MISSOURI
BRADLEY D. TOWNSEND
NUMBER PE-2010051629
PROFESSIONAL ENGINEER
Brad Townsend 3/13/2026

BID SET

PROJECT TITLE

John Knox Village

MEADOWS BUILDING PHASE III

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DESIGNER : DAS	DRAWN : PLL
ARCHITECT : DAS	CHECKED : MSH
ENGINEER : BDT/PLL	APPROVED : DAS

NO.	REVISION DESCRIPTION	DATE

DRAWING TITLE

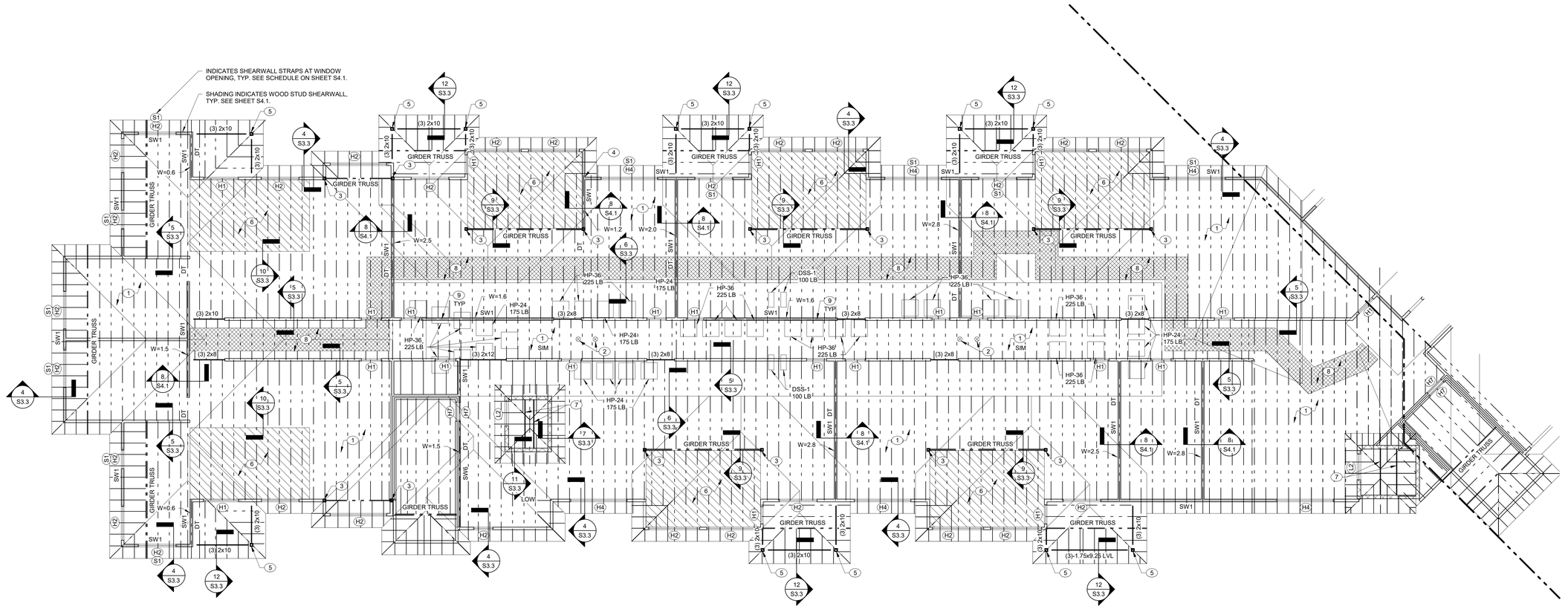
ROOF FRAMING PLAN - AREA A

PLAN NORTH

DATE: 03/13/2026	DRAWING S1.6A
COMM. NO. 25116.00	

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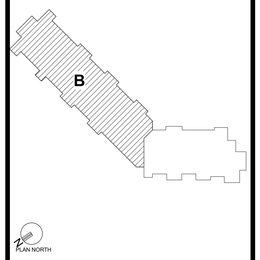
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1 S1.6B ROOF FRAMING PLAN - AREA B

1/8" = 1'-0"

KEYPLAN



GENERAL NOTES

1. TRUSS BEARING ELEVATIONS, MEASURED FROM GARAGE FLOOR:
   TYPICAL: (+54'-4")
   AT RAISED AREAS: (+56'-8")
   AT ELEVATORS: (+61'-10")
2. SEE HEADER SCHEDULE ON SHEET S0.2.
3. REINFORCE ALL CMU WALLS WITH #5 VERTICAL BARS AT 32" OC, UNLESS NOTED OTHERWISE. SEE SHEET S0.2 FOR LINTEL SCHEDULE.
4. "DT" = DRAG TRUSS.
5. BEAR ALL WOOD BEAMS AND GIRDER TRUSSES ON 3-2x STUDS, UNLESS NOTED OTHERWISE.
6. STUD WALLS ARE SPF NO. 2 2X4 OR 2X6 @ 16" O.C. UNO. SEE ARCH. DWGS FOR STUD WIDTHS.
7. "W=15" INDICATES THE LRFD WIND DRAG FORCE IN KIPS TO BE TRANSFERRED FROM THE ROOF SHEATHING TO THE SHEARWALL USING WOOD DRAG TRUSS OR BLOCKING TRUSS.
8. SEE MECHANICAL DRAWINGS FOR EXACT WEIGHT AND LOCATION OF ROOFTOP MECHANICAL EQUIPMENT.

PLAN NOTES

1. TYPICAL ROOF CONSTRUCTION: 5/8" WOOD ROOF SHEATHING ON PREFABRICATED WOOD TRUSSES SPACED AT 2'-0" MAX OC. AT 'SIM' PROVIDE 3/4" ROOF SHEATHING AT ROOF WELL.
2. ROOF DRAIN, SEE PLUMBING DRAWINGS.
3. 6x6 SOUTHERN PINE POST BELOW. BEAR GIRDER TRUSS ON POST AND PROVIDE HURRICANE TIE OR POST CAP CONNECTION.
4. EXTEND PLYWOOD SHEATHING CONTINUOUS PAST INTERSECTING WALL, FROM EXTERIOR TO INTERIOR.
5. 6x6 SOUTHERN PINE POST BELOW w/ SIMPSON LCE4 POST CAP PAIR WITH BEAMS MITERED AT CORNER.
6. RAISED CEILINGS - SEE ARCH. DWGS FOR EXTENTS.
7. W8x18 ELEVATOR HOIST BEAM AND SAFETY BEAM, LOCATE TO SUIT ELEVATOR MANUFACTURER. TOP OF STEEL = 61'-4 1/8" ABOVE GARAGE FLOOR. SEE DETAIL 5/S0.2 FOR CONNECTIONS TO CMU WALL.
8. ATTIC WALKWAY THROUGH TRUSSES, SEE ARCH. DRAWINGS FOR REQUIRED CLEARANCES.
9. SHEAR PANEL BETWEEN EACH TRUSS, PER DETAIL 7/S4.1. PROVIDE OVER ENTIRE LENGTH OF SHEARWALL.

STATE OF MISSOURI
BRADLEY D TOWNSEND
NUMBER PE-2025031429
3/13/2026
PROFESSIONAL ENGINEER

BID SET

PROJECT TITLE

John Knox Village

MEADOWS BUILDING PHASE III

SFCS Architecture Engineering Planning Interiors
SFCS Inc. ▪ 305 South Jefferson Street
Roanoke, Virginia 24011.2003
540.344.6664 ▪ Fax 540.343.6925
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DESIGNER : DAS	DRAWN : PLL
ARCHITECT : DAS	CHECKED : MSH
ENGINEER : BDT/PLL	APPROVED : DAS

NO.	REVISION DESCRIPTION	DATE

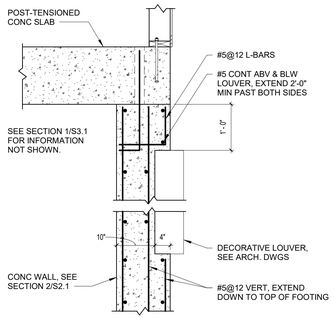
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ROOF FRAMING PLAN - AREA B

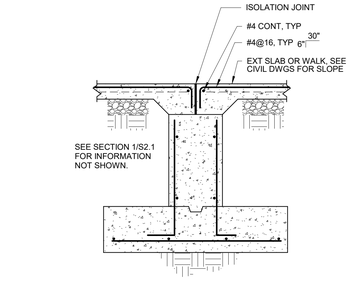
DATE: 03/13/2026	DRAWING S1.6B
COMM. NO. 25116.00	

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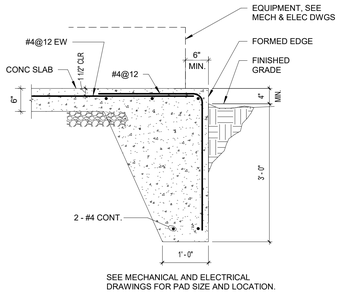
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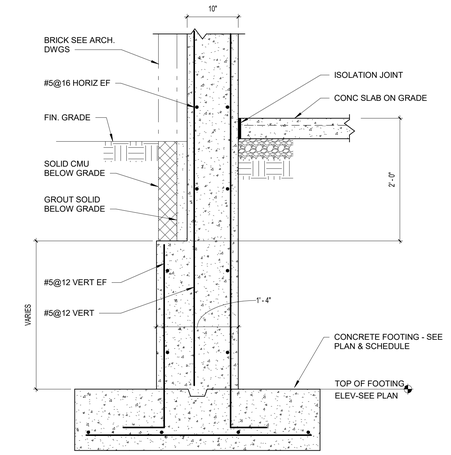
15 S2.1 **SECTION AT DECORATIVE LOUVER**
3/4" = 1'-0"



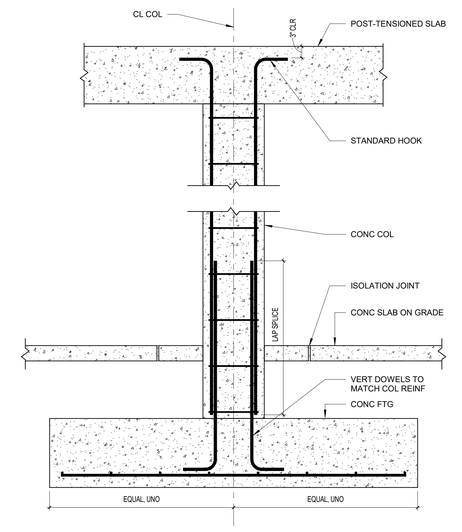
12 S2.1 **SECTION AT EXT. DOOR**
3/4" = 1'-0"



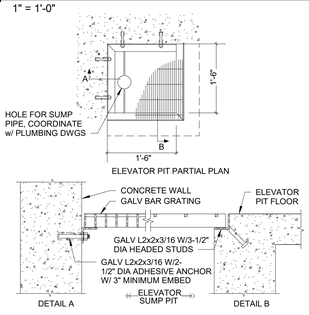
11 S2.1 **TYP EXTERIOR EQUIPMENT PAD**
3/4" = 1'-0"



8 S2.1 **SECTION**
1" = 1'-0"

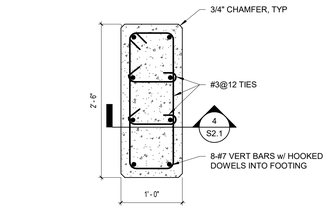


4 S2.1 **TYPICAL CONCRETE COLUMN SECTION**
3/4" = 1'-0"

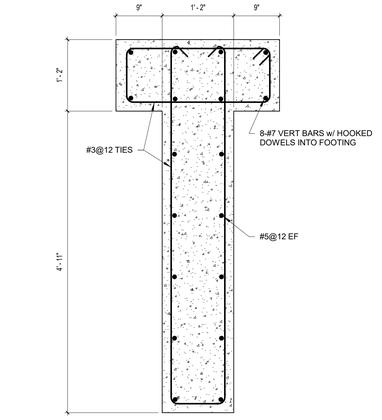


ELEVATOR PIT PARTIAL PLAN

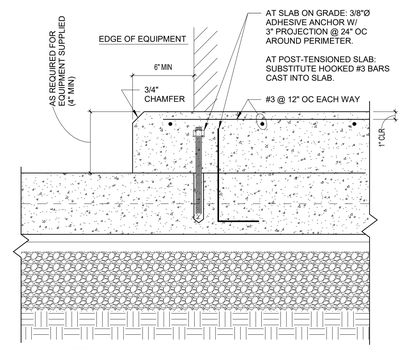
7 S2.1 **SUMP PIT DETAIL**
3/4" = 1'-0"



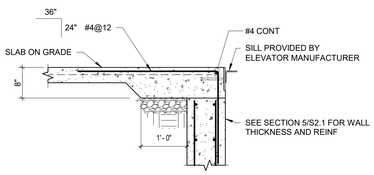
3 S2.1 **CONC COLUMN DETAIL**
1" = 1'-0"



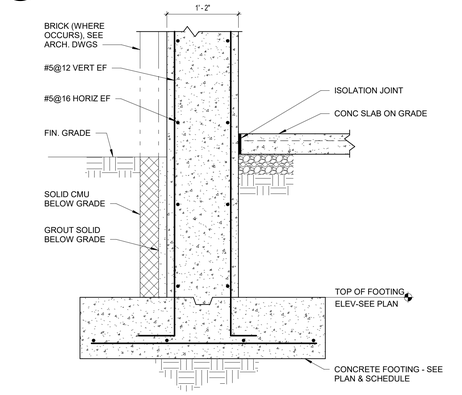
14 S2.1 **CONC COL/WALL DETAIL**
1" = 1'-0"



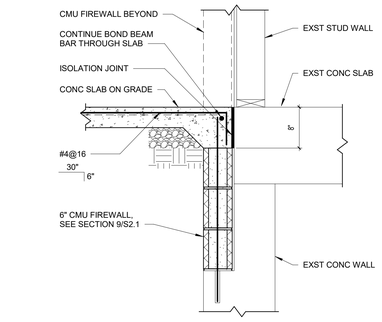
10 S2.1 **TYP INTERIOR EQUIPMENT PAD**
1 1/2" = 1'-0"



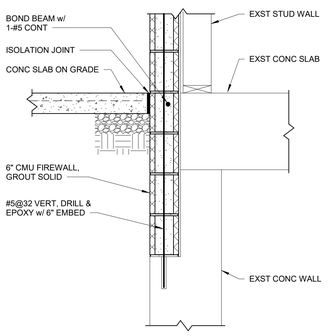
6 S2.1 **SECTION AT ELEVATOR DOOR**
3/4" = 1'-0"



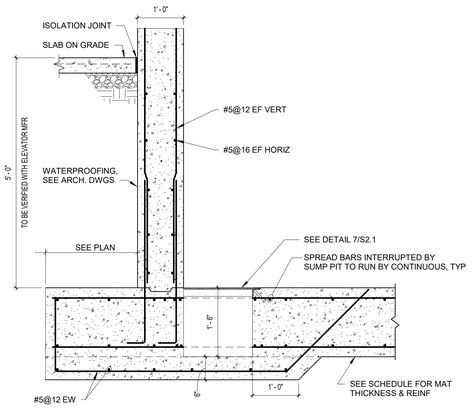
2 S2.1 **SECTION**
1" = 1'-0"



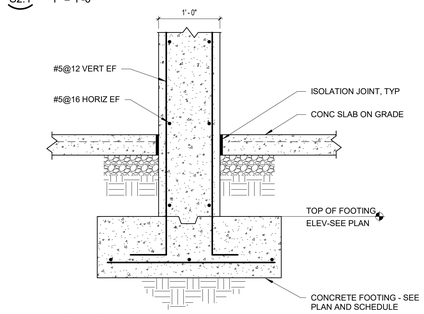
13 S2.1 **SECTION AT DOOR**
1" = 1'-0"



9 S2.1 **SECTION**
1" = 1'-0"



5 S2.1 **SECTION AT ELEVATOR SUMP**
3/4" = 1'-0"



1 S2.1 **SECTION**
1" = 1'-0"

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305 South Jefferson Street
Roanoke, Virginia 24011

STATE OF MISSOURI
BRADLEY D TOWNSEND
Brad Townsend
NUMBER PE-2010015429
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PROFESSIONAL ENGINEER

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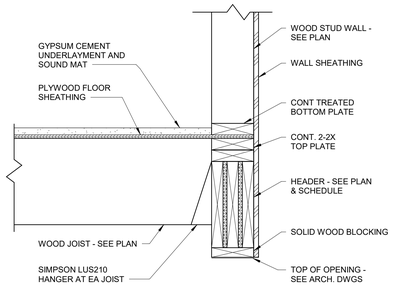
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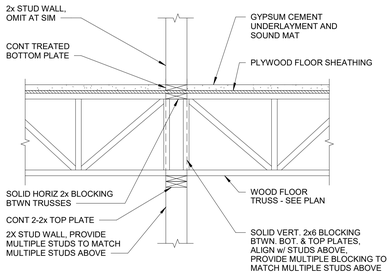
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FOUNDATION SECTIONS AND DETAILS

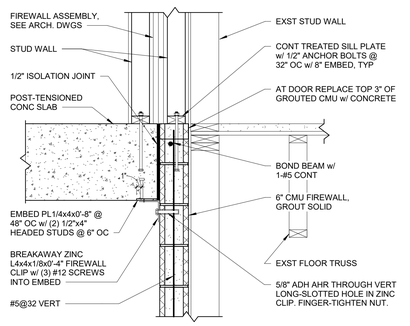
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COMM. NO.	25116.00		



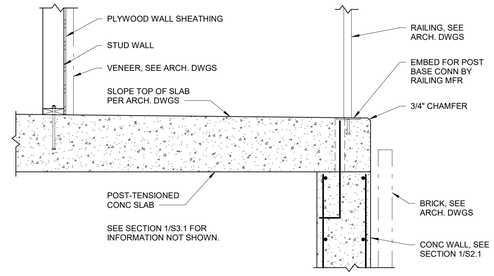
21 S3.1 SECTION
1 1/2" = 1'-0"



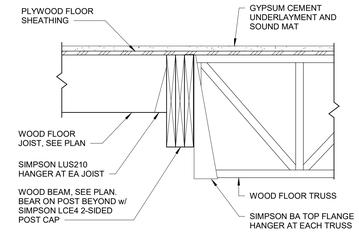
16 S3.1 SECTION
3/4" = 1'-0"



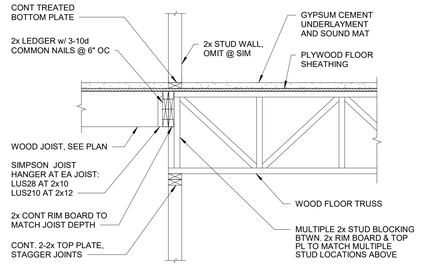
10 S3.1 SECTION AT FIREWALL
1" = 1'-0"



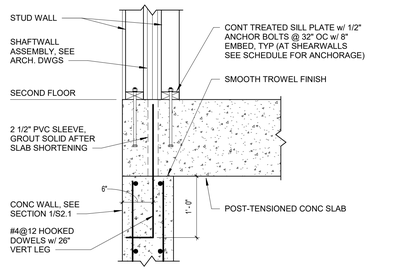
5 S3.1 SECTION AT PORCH
3/4" = 1'-0"



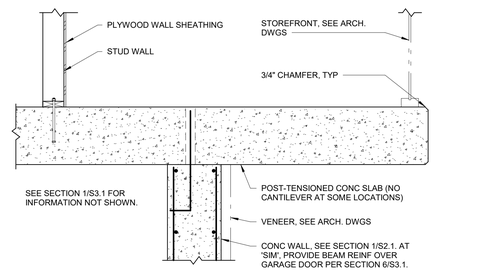
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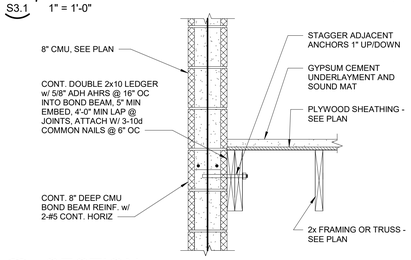
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3/4" = 1'-0"



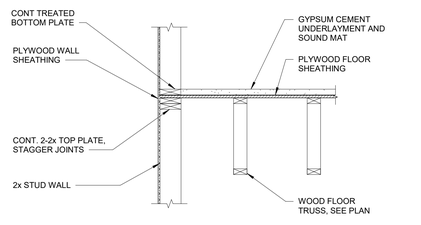
9 S3.1 SECTION AT STAIR
1" = 1'-0"



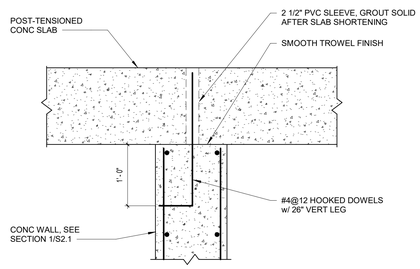
4 S3.1 SECTION AT SUNROOM
3/4" = 1'-0"



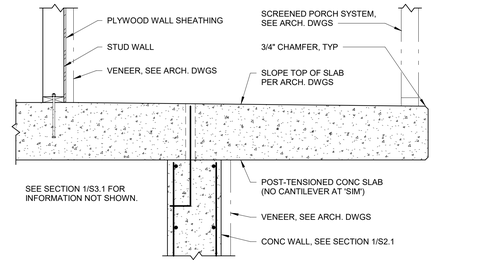
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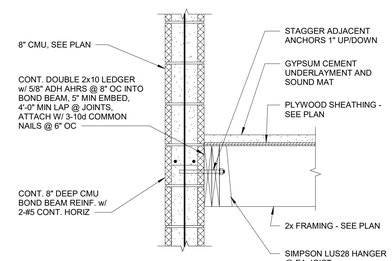
14 S3.1 SECTION
3/4" = 1'-0"



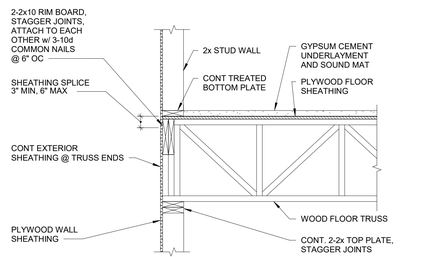
8 S3.1 SECTION
1" = 1'-0"



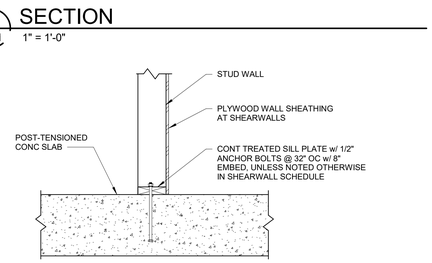
3 S3.1 SECTION AT SCREENED PORCH
3/4" = 1'-0"



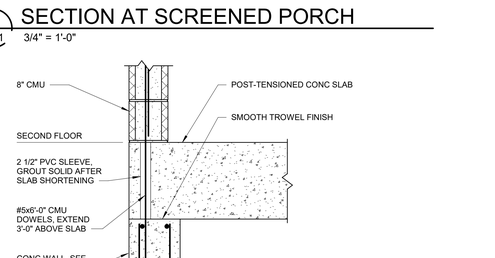
18 S3.1 SECTION
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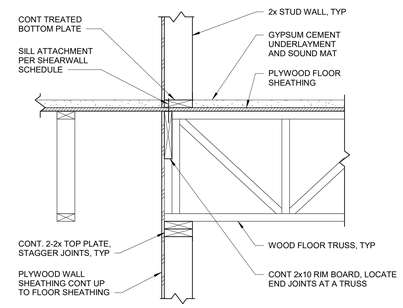
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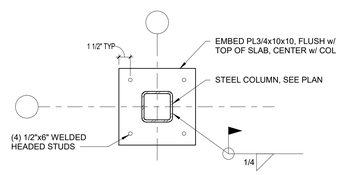
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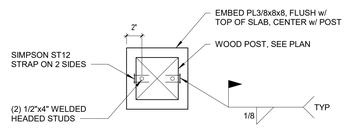
2 S3.1 SECTION
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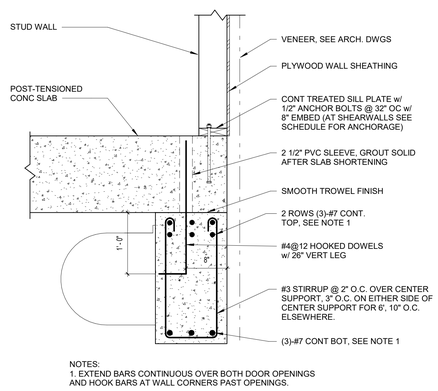
17 S3.1 SECTION
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12 S3.1 STEEL COLUMN BASE DETAIL
1 1/2" = 1'-0"

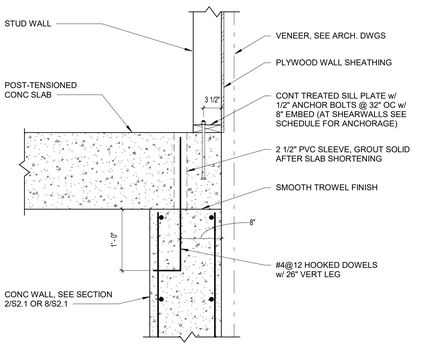


11 S3.1 WOOD POST BASE DETAIL
1 1/2" = 1'-0"



NOTES:
1. EXTEND BARS CONTINUOUS OVER BOTH DOOR OPENINGS AND HOOK BARS AT WALL CORNERS PAST OPENINGS.

6 S3.1 SECTION AT GARAGE DOOR
1" = 1'-0"



1 S3.1 SECTION
1" = 1'-0"

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BRADLEY D TOWNSEND
NUMBER PE-2025031629
03/13/2026
PROFESSIONAL ENGINEER
STATE OF MISSOURI

BID SET

PROJECT TITLE

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MEADOWS BUILDING PHASE III

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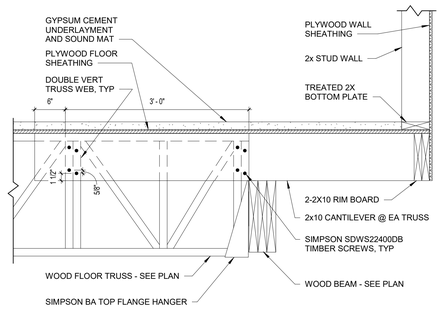
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ARCHITECT	DAS	CHECKED	MSH
ENGINEER	BDT/PLL	APPROVED	DAS

NO.	REVISION DESCRIPTION	DATE

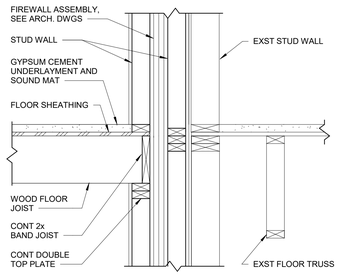
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FRAMING SECTIONS AND DETAILS

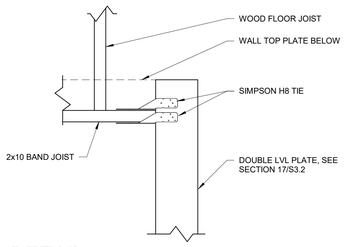
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COMM. NO. 25116.00
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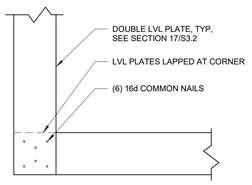
21 S3.2 SECTION
1" = 1'-0"



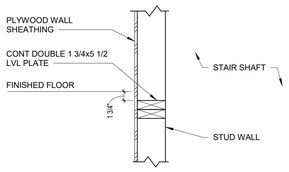
20 S3.2 SECTION
1" = 1'-0"



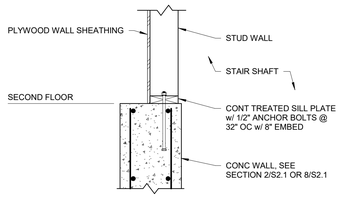
19 S3.2 DETAIL
1 1/2" = 1'-0"



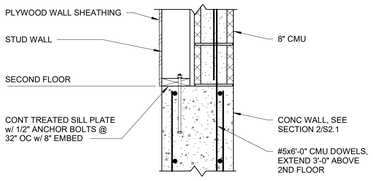
18 S3.2 DETAIL
1 1/2" = 1'-0"



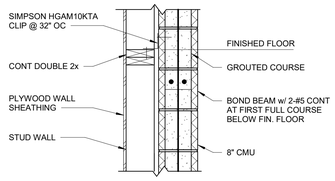
17 S3.2 SECTION AT STAIR
1" = 1'-0"



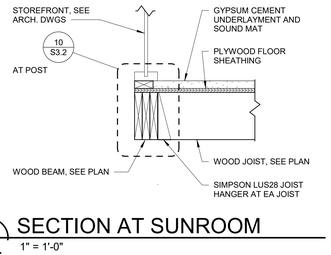
16 S3.2 SECTION
1" = 1'-0"



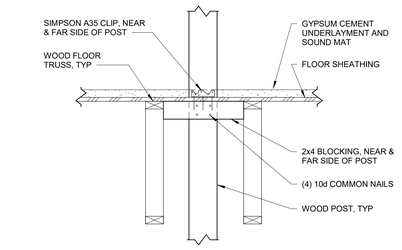
15 S3.2 SECTION
1" = 1'-0"



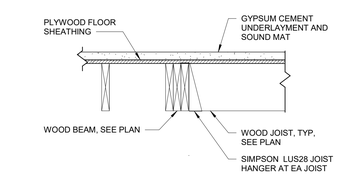
14 S3.2 SECTION
1" = 1'-0"



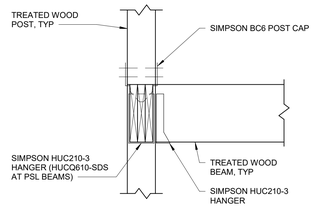
13 S3.2 SECTION AT SUNROOM
1" = 1'-0"



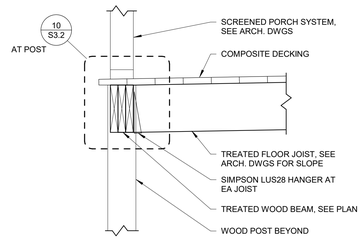
12 S3.2 SECTION AT POST
1" = 1'-0"



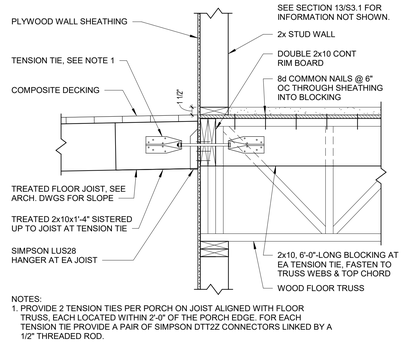
11 S3.2 SECTION
1" = 1'-0"



10 S3.2 SECTION AT POST
1" = 1'-0"

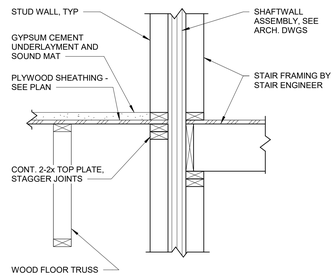


9 S3.2 SECTION AT SCREENED PORCH
1" = 1'-0"

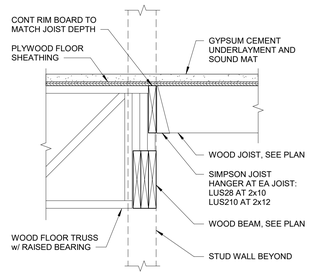


NOTES:
1. PROVIDE 2 TENSION TIES PER PORCH ON JOIST ALIGNED WITH FLOOR TRUSS, EACH LOCATED WITHIN 2'-0" OF THE PORCH EDGE. FOR EACH TENSION TIE PROVIDE A PAIR OF SIMPSON DTT2Z CONNECTORS LINKED BY A 1/2" THREADED ROD.

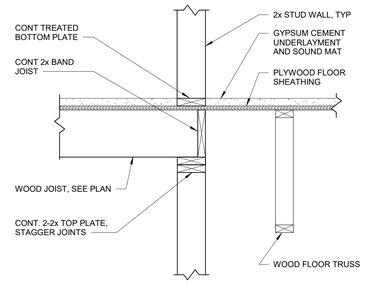
8 S3.2 SECTION AT SCREENED PORCH
1" = 1'-0"



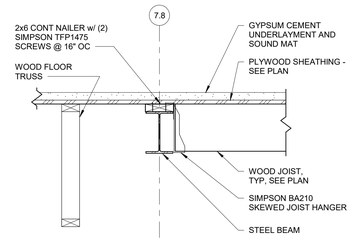
7 S3.2 SECTION
1" = 1'-0"



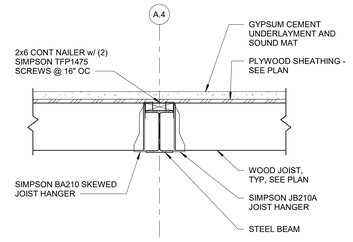
6 S3.2 SECTION
1" = 1'-0"



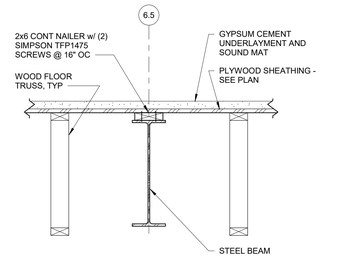
5 S3.2 SECTION
1" = 1'-0"



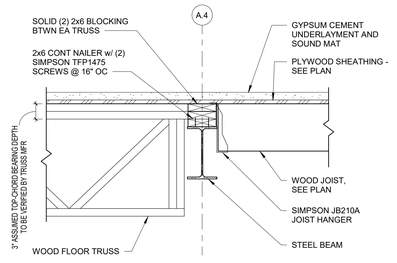
4 S3.2 SECTION
1" = 1'-0"



3 S3.2 SECTION
1" = 1'-0"



2 S3.2 SECTION
1" = 1'-0"



1 S3.2 SECTION
1" = 1'-0"

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Roanoke, Virginia 24011-2003

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BRADLEY D. TOWNSEND
NUMBER PE-2010011629
PROFESSIONAL ENGINEER
STATE OF MISSOURI
Brad Townsend
3/13/2026

BID SET

PROJECT TITLE

John Knox Village

MEADOWS BUILDING PHASE III

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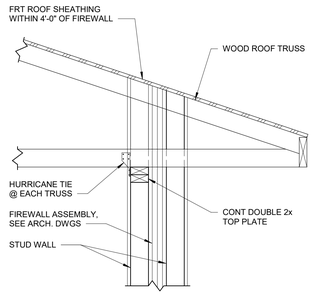
DESIGNER	: DAS	DRAWN	: PLL
ARCHITECT	: DAS	CHECKED	: MSH
ENGINEER	: BDT/PLL	APPROVED	: DAS

NO.	REVISION DESCRIPTION	DATE

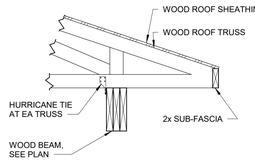
DRAWING TITLE

FRAMING SECTIONS AND DETAILS

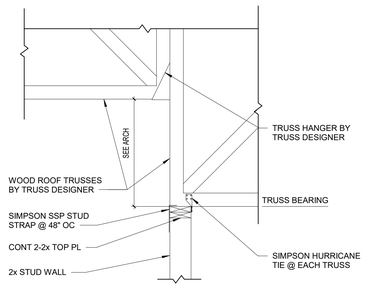
DATE:	03/13/2026	DRAWING	S3.2
COMM. NO.	25116.00		



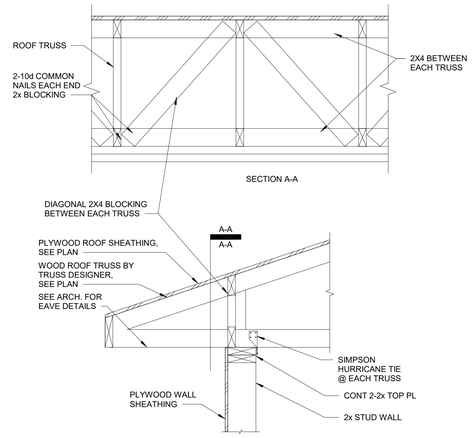
13 S3.3 SECTION
1" = 1'-0"



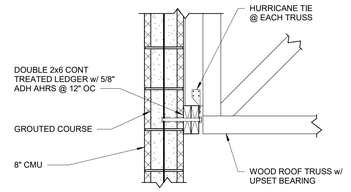
12 S3.3 SECTION
3/4" = 1'-0"



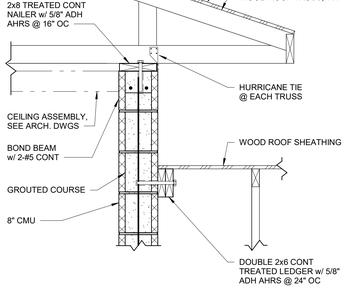
8 S3.3 SECTION
3/4" = 1'-0"



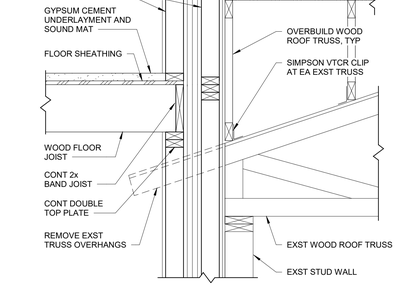
4 S3.3 SECTION
1" = 1'-0"



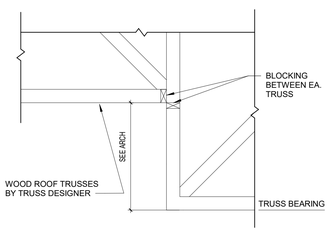
11 S3.3 SECTION
1" = 1'-0"



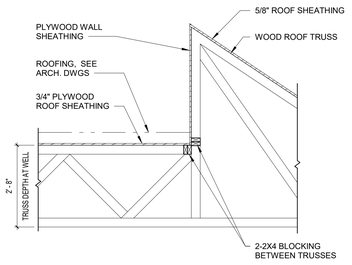
7 S3.3 SECTION
1" = 1'-0"



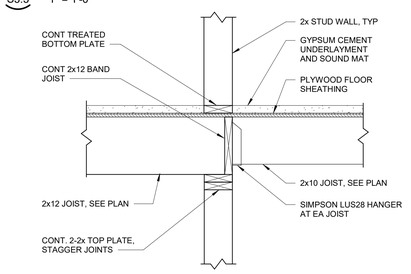
3 S3.3 SECTION
1" = 1'-0"



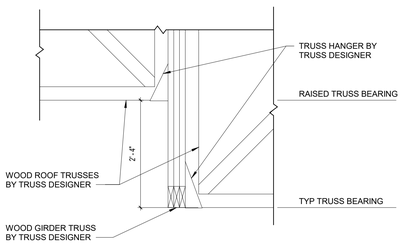
10 S3.3 SECTION
3/4" = 1'-0"



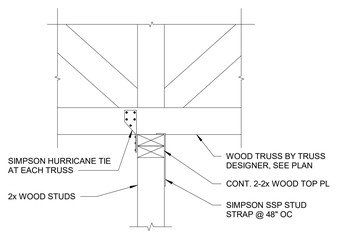
6 S3.3 SECTION
1/2" = 1'-0"



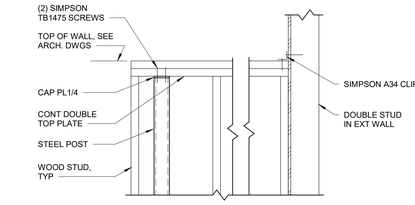
2 S3.3 SECTION
1" = 1'-0"



9 S3.3 SECTION
3/4" = 1'-0"



5 S3.3 SECTION
1 1/2" = 1'-0"



1 S3.3 SECTION
1" = 1'-0"

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Roanoke, Virginia 24011-2003

BID SET

PROJECT TITLE

John Knox Village

MEADOWS BUILDING PHASE III

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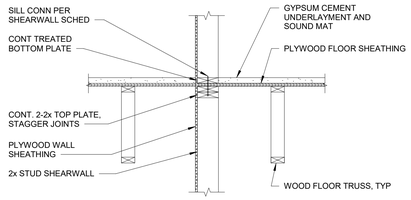
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ARCHITECT	: DAS	CHECKED	: MSH
ENGINEER	: BDT/PLL	APPROVED	: DAS

NO.	REVISION DESCRIPTION	DATE

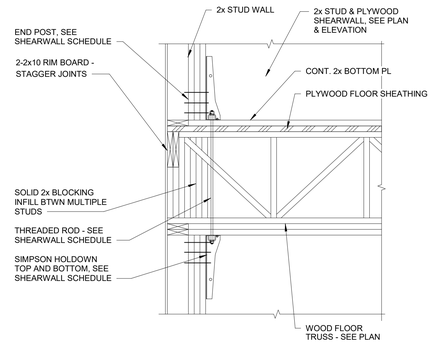
DRAWING TITLE

FRAMING SECTIONS AND DETAILS

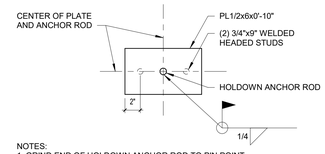
DATE: 03/13/2026
COMM. NO. 25116.00
DRAWING S3.3



6 S4.1 SECTION
3/4" = 1'-0"

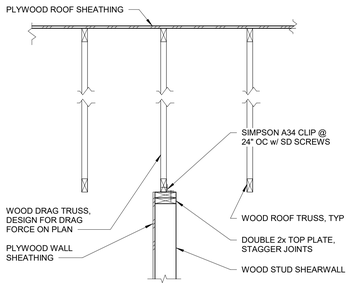


4 S4.1 TYP HOLDDOWN BETWEEN FLOORS
3/4" = 1'-0"

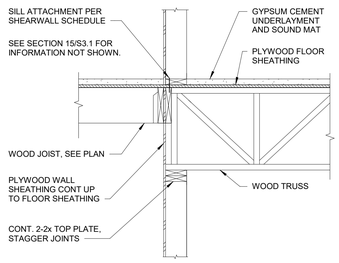


NOTES:
1. GRIND END OF HOLDOWN ANCHOR ROD TO PIN POINT TO PROVIDE BEVELED SURFACE FOR WELDING.
2. SET TOP OF EMBED PLATE FLUSH WITH TOP OF SLAB.

3 S4.1 SHEARWALL HOLDOWN EMBED PLATES
1 1/2" = 1'-0"

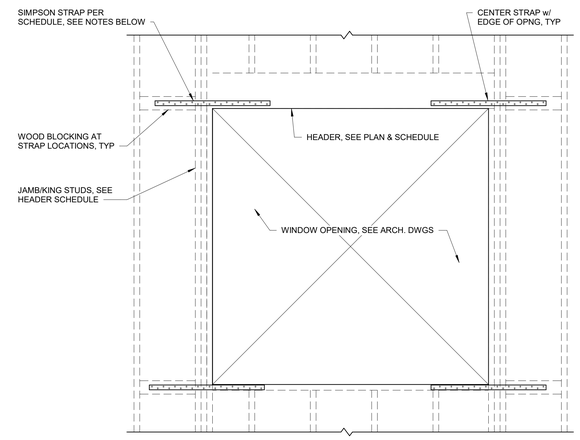


8 S4.1 SECTION
3/4" = 1'-0"



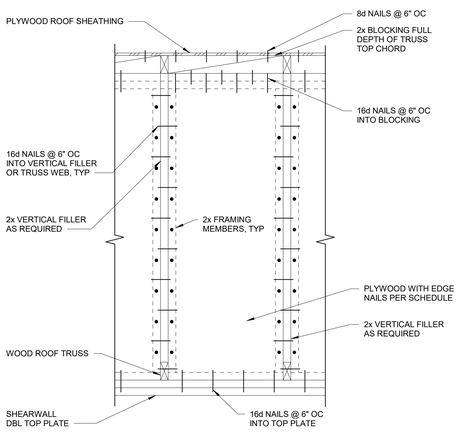
5 S4.1 SECTION
3/4" = 1'-0"

SHEARWALL STRAP SCHEDULE	
MARK	STRAP
S1	SIMPSON LSTA18
S2	SIMPSON MSTA30



NOTES:
1. STRAPS TO BE INSTALLED ON OUTSIDE OF WALL SHEATHING, SO THAT NAILS PASS THROUGH SHEATHING AND INTO WALL FRAMING/BLOCKING.
2. INSTALL STRAPS AT ALL 4 CORNERS OF WINDOW.
3. PROVIDE FULL STRAP NAILING PER SIMPSON REQUIREMENTS.

2 S4.1 SHEARWALL STRAPS AT OPENINGS
N.T.S.



NOTES:
1. AT CONTRACTOR'S OPTION, DRAG TRUSS MAY BE PROVIDED INSTEAD OF SHEAR PANEL.

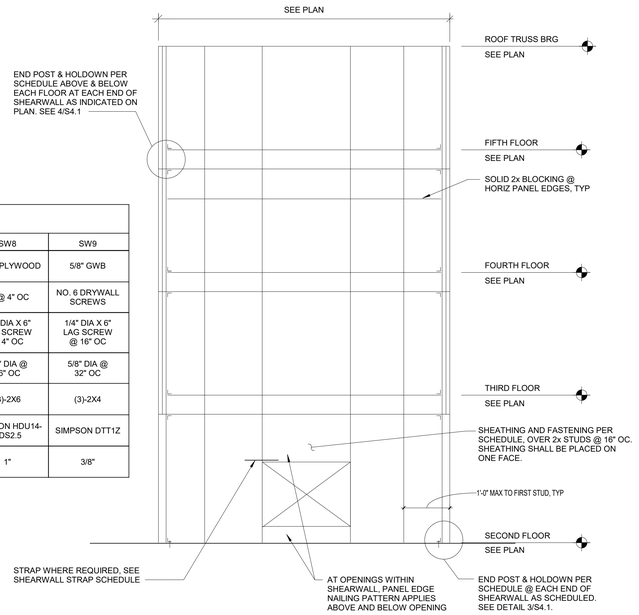
7 S4.1 SHEAR PANEL DETAIL
1" = 1'-0"

SHEARWALL SCHEDULE									
	SW1	SW2	SW3	SW4	SW5	SW6	SW7	SW8	SW9
SHEATHING TYPE	15/32" PLYWOOD	15/32" PLYWOOD	15/32" PLYWOOD	15/32" PLYWOOD	15/32" PLYWOOD	15/32" PLYWOOD	15/32" PLYWOOD	15/32" PLYWOOD	5/8" GWB
NAILING AT PANEL EDGES [1]	8d @ 6" OC	8d @ 4" OC	8d @ 6" OC	8d @ 4" OC	8d @ 6" OC	8d @ 6" OC	8d @ 4" OC	8d @ 4" OC	NO. 6 DRYWALL SCREWS
SILL PLATE CONNECTION [2]	1/4" DIA X 6" LAG SCREW @ 6" OC	1/4" DIA X 6" LAG SCREW @ 4" OC	1/4" DIA X 6" LAG SCREW @ 6" OC	1/4" DIA X 6" LAG SCREW @ 4" OC	1/4" DIA X 6" LAG SCREW @ 6" OC	1/4" DIA X 6" LAG SCREW @ 6" OC	1/4" DIA X 6" LAG SCREW @ 4" OC	1/4" DIA X 6" LAG SCREW @ 4" OC	1/4" DIA X 6" LAG SCREW @ 16" OC
ANCHOR BOLTS [3]	5/8" DIA @ 24" OC	5/8" DIA @ 16" OC	5/8" DIA @ 24" OC	5/8" DIA @ 16" OC	5/8" DIA @ 24" OC	5/8" DIA @ 24" OC	5/8" DIA @ 16" OC	5/8" DIA @ 16" OC	5/8" DIA @ 32" OC
END POST	(3)-2X6	(3)-2X6	(3)-2X6	(3)-2X6	3 1/2x5 1/4 PSL	(3)-2X4	(3)-2X6	(3)-2X6	(3)-2X4
HOLDOWN [4]	SIMPSON HDU5-SDS2.5	SIMPSON HDU5-SDS2.5	SIMPSON HDU8-SDS2.5	SIMPSON HDU11-SDS2.5	SIMPSON HDU5-SDS2.5	SIMPSON HDU5-SDS2.5	SIMPSON HDU8-SDS2.5	SIMPSON HDU14-SDS2.5	SIMPSON DTT1Z
HOLDOWN THREADED ROD DIA	5/8"	5/8"	7/8"	1"	5/8"	5/8"	7/8"	1"	3/8"

1 NAILING PATTERN INDICATES SIZE AND SPACING AT PANEL EDGES, TOP PLATE, SILL PLATE, AND RIM BOARDS. PROVIDE 12" OC SPACING AT INTERMEDIATE FRAMING. USE 8d COMMON NAILS WITH 1 3/8" PENETRATION IN FRAMING MEMBER OR BLOCKING.

2 MAINTAIN 3/8" EDGE DISTANCES.

3 PROVIDE 3" EMBEDMENT AND PLATE WASHERS NOT LESS THAN 0.229" x 3" x 3". THE PLATE WASHER SHALL EXTEND TO WITHIN 1/2" OF THE EDGE OF THE BOTTOM PLATE ON THE SIDE WITH SHEATHING.



TYPICAL SHEARWALL ELEVATION

1 S4.1 SHEARWALL ELEVATION AND SCHEDULE
N.T.S.

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STATE OF MISSOURI
BRADLEY D TOWNSEND
NUMBER PE-2025031629
5/13/2026
PROFESSIONAL ENGINEER

BID SET

PROJECT TITLE

John Knox Village

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Architecture
Engineering
Planning
Interiors

DESIGNER : DAS	DRAWN : PLL
ARCHITECT : DAS	CHECKED : MSH
ENGINEER : BDT/PLL	APPROVED : DAS

NO.	REVISION DESCRIPTION	DATE

DRAWING TITLE

SHEARWALL SCHEDULE AND DETAILS

DATE: 03/13/2026
COMM. NO. 25116.00
DRAWING S4.1

DUCTED SPLIT SYSTEM HEAT PUMP UNITS (HP)

MARK	SUPPLY FAN				NET COOLING CAPACITY				RATED HEATING PERFORMANCE		FILTERS		AUXILARY ELECTRIC HEAT	ELECTRICAL-AIR HANDLER (INDOOR UNIT W/ HTR)					ELECTRICAL-(OUTDOOR UNIT)					MANUFACTURER	AIR HANDLER (INDOOR UNIT)	OUTDOOR UNIT	
	TOTAL, CFM	ESP, IN WG	MOTOR TYPE	HP	TOTAL, MBH	SENSIBLE, MBH	EAT, °F DB/WB	AHRI EER2/ SEER2	TOTAL, MBH	HSPF2/ COP	THICKNESS, IN.	EFFICIENCY	KW	MBH	VOLTAGE	PHASE	HZ	MCA	MOCP	VOLTAGE	PHASE	HZ	MCA	MOCP		MODEL NO.	MODEL NO.	WEIGHT, LBS
HP-24	780	0.5	ECM	1/3	22.2	16.6	77.7/65.1	11.7/14.3	22.4	7.5/4.0	1"	MERV 8	7.2	24.6	208	1	60	47	50	208	1	60	13	20	TRANE	5TEM6B02AV21	5TWR4024A1	174
HP-36	1170	0.5	ECM	1/2	32.7	25.9	76.2/63.9	11.7/14.3	31.6	7.5/4.0	1"	MERV 8	10.8	36.8	208	1	60	49/22	50/25	208	1	60	19	30	TRANE	5TEM6D04AV31	5TWR4036A1	222

NOTES: 1) PROVIDE HONEYWELL FOCUSPRO P200 PROGRAMABLE THERMOSTAT (NO EXCEPTIONS). PROVIDE BRAEBURN 5970 THERMOSTAT GUARD FOR ALL THERMOSTATS OUTSIDE OF APARTMENT UNITS. 2) COOLING CAPCITY BASED ON 94 ° F DB AMBIENT. 3) LISTED HEATING CAPACITY BASED ON 47°F DB AMBIENT. 4) REFRIGERANT = R-454B 5) HP-36 INDOOR UNIT REQUIRES TWO ELECTRICAL CIRCUITS.

FIXED, DRAINABLE BLADE LOUVERS (LVR)

MARK	SERVICE	AIRFLOW, CFM	AIR VELOCITY, FPM	SP, IN. W.G.	DESIGN FREE AREA, SF	WIDTH, IN.	HEIGHT, IN.	DEPTH, IN.	BASIS OF DESIGN	MODEL
LVR-1	EA	5400	915	0.13	5.9	40	40	4	GREENHECK	ESD-435
LVR-2	OA	1500	566	0.05	2.65	28	28	4	GREENHECK	ESD-435
LVR-3	EA	9600	941	0.12	10.2	52	52	4	GREENHECK	ESD-435
LVR-4	OA	8640	505	0.05	17.1	60	72	4	GREENHECK	ESD-435
LVR-5	OA	250	521	0.05	0.48	18	12	4	GREENHECK	ESD-435
LVR-6	OA	4320	517	0.05	8.36	30	72	4	GREENHECK	ESD-435

NOTES: 1) PROVIDE INTERNAL ALUMINUM BIRDSCREEN. 2) PROVIDE CUSTOM COLOR AS SELECTED BY ARCHITECT.

WALL CAP SCHEDULE

SERVICE	NECK SIZE, IN	FINISH	DESCRIPTION	BASIS OF DESIGN	MODEL
DRYER EXHAUST	4	WHITE	POWDER COATED STEEL WITH GRAVITY DAMPER; NO SCREEN	INOVATE TECHNOLOGIES, INC.	DWV4W
GENERAL EXHAUST	6	WHITE	POWDER COATED STEEL WITH GRAVITY DAMPER; WITH SCREEN	INOVATE TECHNOLOGIES, INC.	6WVW

NOTES: 1) WALL CAPS SHALL BE BY THE SAME MANUFACTURER AND WITH THE SAME FINISH (AS SELECTED BY ARCHITECT), FOR A CONSISTENT APPEARANCE ON ALL BUILDING ELEVATIONS.

DUCTLESS SPLIT SYSTEM AIR CONDITIONERS (DSS)

MARK	INDOOR UNIT TYPE	SUPPLY FAN		COOLING CAPACITY			ELECTRICAL				BASIS OF DESIGN	INDOOR UNIT MODEL	OUTDOOR UNIT MODEL
		TOTAL, CFM	ESP IN. W.G.	TOTAL, MBH	SENS., MBH	SEER2	VOLTAGE	PHASE	MCA	MOCP			
DSS-1	HIGH-WALL MOUNTED	375	0.0	12.0	8.8	21.1	208	1	16	30	MITSUBISHI	PKA-AL12NL	PUY-AK12NL

NOTES: 1) CAPACITIES AND EFFICIENCES BASED ON AHRI STANDARD TEST CONDITIONS. 2) REFRIGERANT = R-454B. 3) PROVIDE WIRED, WALL-MOUNTED THERMOSTAT. 4) INDOOR UNIT ACCESSORIES: REFRIGERANT LINE SET WITH 1/2" THICK INSULATION, ELECTRONIC CONDENSATE OVERFLOW SWITCH. 5) OUTDOOR UNIT ACCESSORIES: 12" TALL MIN-SPLIT STAND AND WIND BAFFLE FOR LOW-AMBIENT COOLING.

HVAC POWER VENTILATORS (EF & VF)

MARK	SYSTEM	CFM	ESP IN. W.G.	HP (W)	DRIVE	NOTES	TYPE	ELECTRICAL			BASIS OF DESIGN	MODEL NO
								VOLTAGE	PHASE	HZ		
VF-1	GARAGE VENTILATION	5400	0.20	0.5	BELT	1,2	PROPELLER FAN	208	3	60	GREENHECK	SBE-2L24-5
VF-2	GARAGE VENTILATION	9600	0.20	1	BELT	1,2	PROPELLER FAN	208	3	60	GREENHECK	SBE-2L24-5
VF-3	APARTMENT VENTILATION	80	0.40	28	DIRECT	1,4	INLINE DUCTED	120	1	60	PANASONIC	FV-15NLFS1H
EF-1	GENERAL EXHAUST	75	0.25	(12)	DIRECT	1,3	CEILING-MOUNTED VENTILATOR	120	1	60	DELTA	GBR100

NOTES: 1) MOTORS FOR FANS THAT ARE 1/12 HP (61 WATTS) OR GREATER AND LESS THAN 1 HP SHALL HAVE ELECTRONICALLY COMMUTATED MOTORS OR A MINIMUM MOTOR EFFICIENCY OF 70% WHEN RATED IN ACCORDANCE WITH DOE 10 CFR 431. 2) EQUIP ALL OUTDOOR AIR INTAKE AND EXHAUST SYSTEMS WITH SHUTOFF DAMPERS THAT WILL AUTOMATICALLY CLOSE WHEN THE SYSTEMS ARE NOT IN USE. 3) PROVIDE MANUFACTURER'S CEILING RADIATION DAMPER ACCESSORY WHERE FAN IS INSTALLED IN A RATED ASSEMBLY. 4) PROVIDE INTEGRAL, MANUAL-DIAL ADJUSTABLE FLOW RATE, HUMIDITY AND TEMPERATURE CUTOFFS, MERV 8 FILTER, ISOLATION DAMEPER.

GRILLES, REGISTERS, AND DIFFUSERS

MARK	SERVICE	DESCRIPTION	BASIS OF DESIGN	MODEL
CD	SUPPLY	STEEL, DIRECTIONAL LOUVERED FACE DIFFUSER, REMOVABLE CORE, LAY-IN FRAME IN ACT/BEVELED IN GWB, WHITE FINISH W/ OBD	PRICE INDUSTRIES	SMD
CR	SUPPLY	STEEL, DOUBLE DEFLECTION CEILING REGISTER, ADJUSTABLE HORIZONTAL AND VERTICAL LOUVER BLADES SPACED AT 3/4", SURFACE MOUNTED, WHITE FINISH	PRICE INDUSTRIES	520
TR	SUPPLY	STEEL, DOUBLE DEFLECTION SIDEWALL REGISTER, ADJUSTABLE HORIZONTAL AND VERTICAL LOUVER BLADES SPACED AT 3/4", SURFACE MOUNTED, WHITE FINISH, WITH OBD	PRICE INDUSTRIES	520
TG	SUPPLY	STEEL, DOUBLE DEFLECTION SIDEWALL GRILLE, ADJUSTABLE HORIZONTAL AND VERTICAL LOUVER BLADES SPACED AT 3/4", SURFACE MOUNTED, WHITE FINISH	PRICE INDUSTRIES	520
CG	RETURN	STEEL, CEILING GRILLE, 45° FIXED LOUVER BLADES SPACED AT 3/4", SURFACE MOUNTED, WHITE FINISH	PRICE INDUSTRIES	530
TG	RETURN	STEEL, TOP GRILLE, 45° FIXED LOUVER BLADES SPACED AT 3/4", SURFACE MOUNTED, WHITE FINISH	PRICE INDUSTRIES	530
BG	RETURN	STEEL, BOTTOM GRILLE, 45° FIXED LOUVER BLADES SPACED AT 3/4", SURFACE MOUNTED, WHITE FINISH	PRICE INDUSTRIES	530
BR	RETURN	STEEL, BOTTOM GRILLE, 45° FIXED LOUVER BLADES SPACED AT 3/4", SURFACE MOUNTED, WHITE FINISH, WITH OBD	PRICE INDUSTRIES	530

NOTES: 1) SEE FLOOR PLANS FOR AIR PATTERN/DIRECTIONS OF THROW. 2) CEILING AND WALL COMPATIBILITY: PROVIDE DIFFUSERS, REGISTERS AND GRILLES WITH BORDER STYLES THAT ARE COMPATIBLE WITH ADJACENT CEILING OR WALL SYSTEMS, AND THAT ARE SPECIFICALLY MANUFACTURED TO FIT CONSTRUCTION WITH ACCURATE FIT AND ADEQUATE SUPPORT. REFER TO ARCHITECTURAL DRAWINGS AND SPECIFICATIONS FOR TYPES OF CEILING AND WALL SYSTEMS WHICH WILL CONTAIN EACH TYPE OF DEVICE.

VERTICAL PACKAGED TERMINAL AIR CONDITIONING UNITS (VTAC)

MARK	HEAT/COOL AIRFLOW (CFM)	EXTERNAL S.P. IN. W.G.	RATED PERFORMANCE			HEATING CAPACITY		ELECTRICAL				MANUFACTURER/MODEL
			TOTAL CAPACITY, MBH	SENSIBLE CAPACITY, MBH	EER2	ELECTRIC HEAT, KW	ELECTRIC HEAT, MBH	VOLTAGE	PHASE	MCA	MOP	
VTAC-09	480/355	0.3	8.6	6.5	10.5	3.6	12.3	208	1	22.9	25	MAGICPAK/MCE71109P
VTAC-24	825/755	0.4	22.2	16.7	10.5	7.21	24.6	208	1	20.9	25	MAGICPAK/MCE71124P

NOTES: 1) PROVIDE HONEYWELL FOCUSPRO P200 PROGRAMABLE THERMOSTAT (NO EXCEPTIONS) AND VTAC MANUFACTURER'S ARCHITECTURAL LOUVER IN CUSTOM COLOR, AS SELECTED BY ARCHITECT. PROVIDE BRAEBURN 5970 THERMOSTAT GUARD FOR ALL THERMOSTATS OUTSIDE OF APARTMENT UNITS 2) REFRIGERANT = R-454B. 3) ALL VTAC SHALL HAVE 0 CFM OUTSIDE AIR, UNLESS NOTED OTHERWISE ON PLANS. FOR UNITS REQUIRING OUTSIDE AIR, PROVIDE MANUFACTURER'S MOTORIZED DAMPER WITH FIELD SUPPLIED RELAY TO OPEN VENTILATION AIR DAMPER DURING INDOOR BLOWER OPERATION.

PROPELLER UNIT HEATERS (PUH)

MARK	AIRFLOW	THROW, FT	HEATING CAPACITY		ELECTRICAL			BASIS OF DESIGN	MODEL NO.
	CFM		CAPACITY, KW	CAPACITY, MBH	VOLTAGE	PHASE	HZ		
PUH-1	700	22	7.5	25.6	208	3	60	MARKEL	F2F5110CA1L
PUH-2	400	12	3.3	11.3	208	3	60	MARKEL	F2F5103N

NOTES: 1) PROVIDE UNIT-MOUNTED SERVICE DISCONNECT SWITCH SIZED PER NEC AND WALL-MOUNTED THERMOSTAT WITH LOCKING, CLEAR PLASTIC COVER.

WALL UNIT HEATERS (WUH)

MARK	HEATING CAPACITY		ELECTRICAL			BASIS OF DESIGN	MODEL NO.
	CAPACITY, KW	CAPACITY, MBH	VOLTAGE	PHASE	HZ		
WUH-1	1.5	5.1	120	1	60	MARKEL	E3055T2DWB
WUH-2	4.0	13.6	208	1	60	MARKEL	F3326TD-RP

NOTES: 1) PROVIDE UNIT MOUNTED THERMOSTAT AND NON-FUSED DISCONNECT SIZED PER NEC. 2) MOUNT WALL HEATERS AT 1'-0" AFF TO BOTTOM. 3) ALL UNITS WITH AN (R) DESIGNATION AFTER THE MARK SHALL BE RECESSED IN THE WALL WITH ONLY THE GRILLE VISIBLE. ALL UNITS WITH AN (S) DESIGNATION AFTER THE MARK SHALL BE SURFACE MOUNTED IN THE MANUFACTURER'S SURFACE MOUNTING BOX.

CONTRACTOR NOTE:

THE LISTED MANUFACTURER'S AND EQUIPMENT HAVE BEEN USED AS THE BASIS OF DESIGN OF THIS PROJECT AND ARE LISTED TO ESTABLISH A STANDARD OF QUALITY AND TO DEFINE CONNECTION AND CLEARANCE REQUIREMENTS. ALL OTHER MANUFACTURERS AND EQUIPMENT OF EQUAL OR BETTER QUALITY MAY BE ACCEPTED UPON REVIEW BY THE ENGINEER, HOWEVER, IF THESE SUBSTITUTIONS ARE MADE, THE CONTRACTOR IS REQUIRED TO COMPLY WITH ALL REQUIREMENTS OF DIVISION 1, ASSUME FULL RESPONSIBILITY FOR ALL COORDINATION ISSUES, AND SHALL SUBMIT WITH THE SHOP DRAWINGS A DETAILED DRAWING SHOWING ALL CHANGES IN THE EQUIPMENT SIZE AND LOCATION, DUCTWORK, PIPING, ELECTRICAL WIRING CONNECTIONS, CLEARANCES, ETC. IF ANY REQUIRED CHANGES INVOLVE OTHER TRADES, THE MECHANICAL SUBCONTRACTOR SHALL INCLUDE WITH THE SHOP DRAWINGS A LETTER INDICATING THAT THE OTHER TRADES HAVE BEEN ADVISED OF THE PROPOSED CHANGES AND SHALL ALSO INCLUDE A STATEMENT AS TO HOW, BY WHOM, AND THE ARRANGEMENT WHEREBY THESE CHANGES WILL BE ACCOMPLISHED. ALL ADDITIONAL COSTS AND PERFORMANCE ISSUES RESULTING FROM THE SUBSTITUTION WILL BE THE RESPONSIBILITY OF THE MECHANICAL SUBCONTRACTOR. THE SUBSTITUTED EQUIPMENT WILL NOT BE PERMITTED TO ADD ELECTRICAL LOAD TO THE PROJECT.

HVAC SCHEDULES

N.T.S.

DUCTWORK, AIR DISTRIBUTION

- RECTANGULAR DUCT — 18x8
- ROUND DUCT — 18ø
- FLAT OVAL DUCT — 18/8ø
- DUCT WITH LINER
- SIDEWALL SUPPLY GRILLE OR REGISTER
- SIDEWALL RETURN OR EXHAUST GRILLE OR REGISTER
- CEILING DIFFUSER - SQUARE NECK (ROUND SIMILAR) (FLOW ARROWS INDICATE DIRECTION OF THROW; FOUR WAY FLOW IF NO ARROWS SHOWN)
- RETURN GRILLE OR REGISTER
- EXHAUST GRILLE OR REGISTER
- LINEAR DIFFUSER OR GRILLE WITH PLENUM CONNECTION
- SUPPLY OR OUTDOOR AIR DUCT UP
- SUPPLY OR OUTDOOR AIR DUCT DOWN
- RETURN DUCT UP
- RETURN DUCT DOWN
- EXHAUST DUCT UP
- EXHAUST DUCT DOWN
- CHANGE OF ELEVATION
- TRANSITION
- BRANCH DUCT - STANDARD (45° ENTRY)
- BRANCH DUCT - STRAIGHT TAKEOFF, ROUND
- BRANCH DUCT - LOW LOSS TAKEOFF, ROUND
- BRANCH DUCT - CONICAL TAKEOFF WITH DAMPER AND FLEXIBLE DUCT
- FLEXIBLE DUCT
- WATERTIGHT DUCT
- ALTERNATE DUCT
- MANUAL VOLUME BALANCING DAMPER
- MOTOR OPERATED CONTROL DAMPER
- RECTANGULAR ELBOW WITH TURNING VANES
- ROUND OR RECTANGULAR RADIUS ELBOW
- FLEXIBLE DUCT CONNECTION
- FIRE DAMPER
- SMOKE DAMPER
- COMBINATION FIRE/SMOKE DAMPER
- CEILING RADIATION DAMPER

PIPING, HYDRONICS

- DIRECTION OF FLOW
- DIRECTION OF SLOPE DOWN
- TRANSITION
- PIPE TURNING UP
- PIPE TURNING DOWN
- BRANCH CONNECTION - TOP
- BRANCH CONNECTION - BOTTOM
- BRANCH CONNECTION - SIDE
- PIPE ANCHOR
- PIPE ALIGNMENT GUIDE
- GLOBE VALVE
- GATE VALVE
- BALL VALVE
- BUTTERFLY VALVE
- CHECK VALVE
- AUTOMATIC FLOW CONTROL VALVE
- MOTORIZED CONTROL VALVE (2-WAY)
- MOTORIZED CONTROL VALVE (3-WAY)
- UNION
- PIPE CAP OR BLIND FLANGE
- PRESSURE REDUCING VALVE
- PRESSURE RELIEF VALVE
- PRESSURE GAUGE
- TEMPERATURE GAUGE
- FLEXIBLE PIPE CONNECTION OR JOINT
- STRAINER
- CLEANOUT PLUG — CO
- CONDENSATE DRAIN — D
- REFRIGERANT PIPING — R
- UNDERGROUND/BELOW SLAB PIPING

MISCELLANEOUS

- PUMP
- LIMIT OF DEMOLITION
- CONNECT NEW TO EXISTING
- THERMOSTAT OR TEMPREATURE SENSOR — T
- GAS SENSOR (CARBON MONOXIDE & NITROGEN DIOXIDE) — G
- FAN SWITCH — S
- DUCT MOUNTED SMOKE DETECTOR — SMD
- PIPE AND DUCT RISER REFERENCE — S/1 (RISER NUMBER)
  - S - SUPPLY DUCT
  - R - RETURN DUCT
  - E - EXHAUST DUCT
  - D - CONDENSATE DRAIN PIPING
- NEW WORK
- EXISTING TO REMAIN
- EXISTING TO BE REMOVED

LIFE SAFETY

- SMOKE PARTITION
- 1 HR SMOKE BARRIER
- 1 HR FIRE PARTITION
- 1 HR FIRE BARRIER
- 2 HR FIRE BARRIER
- 2 HR RATED FIREWALL
- 3 HR RATED FIREWALL
- 4 HR RATED FIREWALL

ABBREVIATIONS

AAV	AUTOMATIC AIR VENT
AD	ACCESS DOOR
AFCV	AUTOMATIC FLOW CONTROL VALVE
APD	AIR PRESSURE DROP, IN. WG.
ATD	AIR TRANSFER DUCT
BG	BOTTOM GRILLE
BHP	BRAKE HORSEPOWER
BOD	BOTTOM OF DUCT
BR	BOTTOM REGISTER
BTU	BRITISH THERMAL UNIT
BTUH	BRITISH THERMAL UNIT PER HOUR
CAD	CEILING ACCESS DOOR
CD	CEILING DIFFUSER, CONDENSATE DRAIN
CFM	CUBIC FEET PER MINUTE
CG	CEILING GRILLE
CO	CLEANOUT
CR	CEILING REGISTER
CRD	CEILING RADIATION DAMPER
CWR	CHILLED WATER RETURN
CWS	CHILLED WATER SUPPLY
DAD	DUCT ACCESS DOOR
DB	DRY BULB °F, DECIBEL
DG	DOOR GRILLE
DWD	DOUBLE WALLED DUCT
EA	EXHAUST AIR
EAT	ENTERING AIR TEMPERATURE
ESA	EQUIPMENT SERVICE AREA
EWT	ENTERING WATER TEMPERATURE
FD	FLOOR DRAIN
FDR	FIRE DAMPER
FG	FLOOR GRILLE
FR	FROM
FSDR	FIRE/SMOKE DAMPER
GAL	GALLON
GPD	GALLONS PER DAY
GPH	GALLONS PER HOUR
GPM	GALLONS PER MINUTE
HP	HORSEPOWER
HWR	HEATING WATER RETURN
HWS	HEATING WATER SUPPLY
HZ	FREQUENCY (CYCLES PER SECOND)
KW	KILOWATT
KWH	KILOWATT HOUR
LAT	LEAVING AIR TEMPERATURE
LB/HR	POUNDS PER HOUR
LD	LINEAR DIFFUSER
LG	LINEAR GRILLE
LR	LINEAR RETURN
LWT	LEAVING WATER TEMPERATURE
MAV	MANUAL AIR VENT
MBH	BTU PER HOUR (THOUSANDS)
MOD	MOTOR OPERATED DAMPER
MVD	MANUAL VOLUME DAMPER
NC	NOISE CRITERIA, NORMALLY CLOSED
OED	OPEN ENDED DUCT
OA	OUTSIDE AIR
OBD	OPPOSED BLADE DAMPER
OTCP	OPEN TO CEILING PLENUM
PSI	POUNDS PER SQUARE INCH
RA	RETURN AIR
RH	RELATIVE HUMIDITY
RPM	REVOLUTIONS PER MINUTE
SA	SUPPLY AIR
SDR	SMOKE DAMPER
SMD	SMOKE DETECTOR
SP	STATIC PRESSURE
S/S	STAINLESS STEEL
SW	SWITCH
TEMP	TEMPERATURE
TD	TEMPERATURE DIFFERENTIAL
TG	TOP GRILLE, TRANSFER GRILLE
TR	TOP REGISTER, TONS OF REFRIGERATION
TSTAT	THERMOSTAT
UC	DOOR UNDERCUT
V	VOLT
VAV	VARIABLE AIR VOLUME
VFMC	VARIABLE FREQUENCY MOTOR CONTROLLER
W	WATTS
WB	WET BULB, °F
WG	WATER GAUGE (FEET OR INCHES)
WPD	WATER PRESSURE DROP, FT. WG.
WTD	WATER TEMPERATURE DROP, °F
WTR	WATER TEMPERATURE RISE, °F
WWM	WOVEN WIRE MESH
Z	ZONE

THESE SYMBOLS AND ABBREVIATIONS ARE MECHANICAL DEPARTMENT STANDARDS AND MAY NOT NECESSARILY BE APPLICABLE TO OR APPEAR ON THESE DRAWINGS. HOWEVER, WHEREVER THESE SYMBOLS DO OCCUR ON THE DRAWINGS, THE ITEM SHALL BE PROVIDED AND INSTALLED. SEE ARCHITECTURAL DRAWINGS FOR ADDITIONAL SYMBOLS AND ABBREVIATIONS.

HVAC LEGEND & ABBREVIATIONS

N.T.S.

GENERAL NOTES

1. FOR GENERAL AND ARCHITECTURAL ABBREVIATIONS AND SYMBOLS, SEE SHEET A0.0
2. DUCT WORK INSTALLATION, CONNECTIONS AND CONSTRUCTION SHALL BE IN ACCORDANCEWITH THE LATEST APPLICABLE SMACNA STANDARDS.
3. EQUIPMENT INSTALLATIONS SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS. COPY OF INSTRUCTIONS SHALL BE ON JOB SITE AT TIME OF BUILDING INSPECTIONS.
4. DUCT DIMENSIONS INDICATED ARE ACTUAL SHEET METAL SIZES. WHERE DUCT LINING IS INDICATED (IF SHOWN), THE DUCT SIZES WERE ADJUSTED TO COMPENSATE FOR THE LINING.
5. DUCTWORK AND PIPING LAYOUTS ARE SCHEMATIC. ALL DROPS, RISES, OR OFFSETS REQUIRED BUT NOT SHOWN SHALL BE PROVIDED AT NO ADDITIONAL COST TO THE OWNER.
6. DUCT CONNECTIONS TO SIDE WALL OR DUCT MOUNTED REGISTERS AND GRILLES SHALL BE MADE WITH RIGID DUCT. DUCT CONNECTIONS TO CEILING-MOUNTED DIFFUSERS, REGISTERS, AND GRILLES MAY BE WITH RIGID OR FLEXIBLE DUCT (CONTRACTOR OPTION; MAXIMUM LENGTH = 25'-0"). PROVIDE SMOOTH BENDS IN FLEXIBLE DUCT SECTIONS.
7. MOUNT THERMOSTATS WITH CENTERLINE ELEVATIONS MATCHING THAT OF ADJACENT LIGHT SWITCHES.
8. ALL DUCTWORK SHALL BE SEALED ACCORDING TO SMACNA CLASS "A". DUCTWORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE FOLLOWING PRESSURE CLASSIFICATIONS:

   ALL SUPPLY, RETURN AND EXHAUST: ±1"
9. DUCT CONNECTIONS TO ALL AIR HANDLING UNITS SHALL BE MADE USING FLEXIBLE DUCT CONNECTION. ALSO, PROVIDE FLEXIBLE DUCT CONNECTIONS WHERE DUCTWORK CROSSES BUILDING EXPANSION JOINTS.
10. LOCATE CEILING AIR DIFFUSERS, REGISTERS AND GRILLES IN THE CENTER OF 2'x2' AND AT THE QUARTER POINT OF 2'x4' ACOUSTICAL TILE CEILING MODULES UNLESS SPECIFICALLY INDICTED OTHERWISE ON THE ARCHITECTURAL REFLECTED CEILING PLANS.
11. PIPING AND EQUIPMENT HANGERS SHALL BE SPACED IN A SYSTEMATIC RANDOM PATTERN AS REQUIRED TO ELIMINATE OVERLOADING INDIVIDUAL STRUCTURAL MEMBERS, THE ESTIMATED WEIGHT ASSIGNED TO PIPE AND EQUIPMENT HANGERS SHALL BE DETERMINED BY THE MECHANICAL CONTRACTOR AND SUBMITTED TO THE GENERAL CONTRACTOR FOR REVIEW, COORDINATION AND APPROVAL PRIOR TO INSTALLATION.
12. HEATING/COOLING DESIGN CONDITIONS: KANSAS CITY, MO

    WINTER: 5.8°F OAT, 70°F DB INDOORS

    SUMMER: 94.1°F DB/75.8°F WB OAT, 75°F, 50% RH INDOORS
13. WHERE MORE THAN ONE TOP REGISTER IS INSTALLED IN A ROOM, THE CENTERLINE ELEVATION OF EACH REGISTER SHALL BE THE SAME DISTANCE FROM AND LEVEL TO THE PLANE OF THE CEILING.
14. MANY OF THE CEILING SPACES ARE EXTREMELY CONGESTED AND WILL REQUIRE SIGNIFICANT ON-SITE FIELD COORDINATION BETWEEN THE CONSTRUCTION TRADES. CONTRACTOR GENERATED COORDINATION DRAWINGS ARE REQUIRED FOR ALL SUCH AREAS AND SHOULD INDICATE STRUCTURE, CEILING FEATURES, LIGHT FIXTURES, PLUMBING AND FIRE SERVICE PIPING AND ALL MECHANICAL EQUIPMENT, PIPING AND DUCTWORK.
15. ALL PIPE AND DUCT PENETRATIONS THRU FIRE-RATED WALLS OR FLOOR ASSEMBLIES SHALL BE IN ACCORDANCE WITH AN APPROVED UL AND FIRESTOP SYSTEM FOR THE CONDITIONS ENCOUNTERED AS DEFINED IN THE UL BUILDING MATERIAL DIRECTORY.
16. THE ROUTING OF LARGER SIZE SUPPLY AIR DUCTS SHALL TAKE PRECEDENCE OVER SMALLER DUCTS, AND OVER RETURN AND EXHAUST AIR DUCTS. PROVIDE DUCT OFFSETS, RISES AND DROPS AS REQUIRED TO INSTALL DUCTWORK AS CLOSELY TO THE LAYOUT SHOWN ON THESE DOCUMENTS AS POSSIBLE.
17. SEE ARCHITECTURAL FIRE PROTECTION DRAWINGS FOR DETAILS OF FIRE AND SMOKE SEALING REQUIREMENTS AT PENETRATIONS OF ALL UL LISTED FIRE AND SMOKE RATED WALL, FLOOR AND ROOF/CEILING ASSEMBLIES.
18. FURNISH O&M MANUALS, AND HVAC AS-BUILT DRAWINGS WITHIN 90 DAYS OF SYSTEM ACCEPTANCE.
19. DRYER VENT EXHAUST DUCTWORK SHALL BE WRAPPED WITH UL-LISTED THERMAL INSULATION BLANKET AS MANUFACTURED BY FIREMASTER (OR EQUAL) TO MATCH THE CEILING RATING FROM CEILING MEMBRANE PENETRATION TO EXTERIOR TERMINATION. INSULATION SHALL BE INSTALLED PER NFPA-96 AND IN ACCORDANCE WITH MANUFACTURERS' RECOMMENDATIONS TO OBTAIN A RATED ASSEMBLY MATCHING FLOOR/CEILING ASSEMBLY (REFER TO ARCHITECTURAL CONTRACT DOCUMENTS FOR ASSEMBLY INFORMATION). ASSEMBLY SHALL BE U.L. APPROVED.

STATE OF MISSOURI — ALLEN J. MCDUTT — NUMBER PE-2023009252 — 03/13/2026 — PROFESSIONAL ENGINEER

BID SET

PROJECT TITLE

John Knox Village

MEADOWS BUILDING PHASE III

SFCS Architecture Engineering Planning Interiors

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DESIGNER	: DAS	DRAWN	: ZAC
ARCHITECT	: DAS	CHECKED	: LBC
ENGINEER	: ZAC	APPROVED	: Approver

NO.	REVISION DESCRIPTION	DATE

DRAWING TITLE

LEGEND, ABBREVIATIONS, & SCHEDULES - HVAC

DATE: 03/13/2026

COMM. NO. 25116.00

DRAWING M0.1

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NATURAL VENTILATION CALCULATION
2018 IMC, SECTION 402

UNIT C/UNIT C HC:
752 SQ. FT. X 4% = 30.08 SQ. FT. REQUIRED
55 SQ. FT. X 8% = 4.40 SQ. FT. REQUIRED
127 SQ. FT. EXHAUSTED PER "2018 IMC, TABLE 403.3"

DOOR (1 DOOR X 21 SQ. FT.) = 21 SQ. FT. PROVIDED

WINDOW (6 WINDOWS X 9 SQ. FT.) = 54 SQ. FT. PROVIDED

34.48 SQ. FT. REQUIRED < 75 SQ. FT. PROVIDED

NATURAL VENTILATION CALCULATION
2018 IMC, SECTION 402

UNIT G:
922 SQ. FT. X 4% = 36.88 SQ. FT. REQUIRED
88 SQ. FT. X 8% = 7.04 SQ. FT. REQUIRED
127 SQ. FT. EXHAUSTED PER "2018 IMC, TABLE 403.3"

DOOR (1 DOOR X 21 SQ. FT.) = 21 SQ. FT. PROVIDED

WINDOW (9 WINDOWS X 9 SQ. FT.) = 81 SQ. FT. PROVIDED

43.92 SQ. FT. REQUIRED < 102 SQ. FT. PROVIDED

NATURAL VENTILATION CALCULATION
2018 IMC, SECTION 402

UNIT H-2:
1064 SQ. FT. X 4% = 42.56 SQ. FT. REQUIRED
50 SQ. FT. X 8% = 4.00 SQ. FT. REQUIRED
140 SQ. FT. EXHAUSTED PER "2018 IMC, TABLE 403.3"

DOOR (0 DOOR X 21 SQ. FT.) = 0 SQ. FT. PROVIDED

WINDOW (10 WINDOWS X 9 SQ. FT.) = 90 SQ. FT. PROVIDED

46.56 SQ. FT. REQUIRED < 90 SQ. FT. PROVIDED

NATURAL VENTILATION CALCULATION
2018 IMC, SECTION 402

RM 2014 ACTIVITY ROOM:
892 SQ. FT. X 4% = 35.68 SQ. FT. REQUIRED

DOOR (1 DOOR X 21 SQ. FT.) = 21 SQ. FT. PROVIDED

WINDOW (8 WINDOWS X 7.56 SQ. FT.) = 60.5 SQ. FT. PROVIDED

35.68 SQ. FT. REQUIRED < 81.5 SQ. FT. PROVIDED

APARTMENT MECHANICAL VENTILATION CALCULATIONS (IMC 2018, SECTION 403)

ROOM NUMBER	ROOM NAME	OCCUPANCY CLASSIFICATION	NUMBER OF BEDROOMS	DEFAULT OCCUPANCY DENSITY (PEOPLE) (1)	PEOPLE OA RATE IN BREATHING ZONE (CFM/ PERSON)	AREA (FT^2)	AVERAGE CEILING HEIGHT (FT)	CALCULATED VOLUME (FT^3)	0.35 ACH	ZONE AIR DISTRIBUTION EFFECTIVENESS	CALCULATED OA (CFM)	OA PROVIDED (CFM)
VARIES	UNIT H-1	LIVING AREAS	2	3	15	1132	9.4	10641	62	0.8	77.6	80
VARIES	UNIT C	LIVING AREAS	1	2	15	762	9.4	7163	42	0.8	52.2	55
VARIES	UNIT D	LIVING AREAS	1	2	15	800	9.4	7520	44	0.8	54.8	55

NOTES: (1) BASED ON NUBMER OF BEDROOMS. FIRST BEDROOM, 2; EACH ADDITIONAL BEDROOM,1.

VENTILATION CALCULATIONS (IMC 2018, SECTION 403)

ROOM NUMBER	ROOM NAME	OCCUPANCY CLASSIFICATION	PEOPLE OA RATE IN BREATHING ZONE (CFM/ PERSON)	AREA OA RATE IN BREATHING ZONE (CFM/FT^2)	DEFAULT OCCUPANCY DENSITY (PEOPLE/1000 FT^2) (1)	AREA (FT^2)	OCCUP. (PEOPLE)	CALCULATED PEOPLE OA (CFM)	CALCULATED AREA OA (CFM)	ZONE AIR DISTRIBUTION EFFECTIVENESS	CALCULATED OA (CFM)	OA PROVIDED (CFM)
#017	CORRIDOR	CORRIDOR	-	0.06	-	969	-	-	58	1.0	58.1	-
#019	LOBBY	CORRIDOR	-	0.06	-	805	-	-	48	1.0	48.3	-
-	-	-	-	-	-	-	-	-	106	1.0	106.4	110

VENTILATION CALCULATIONS (IMC 2018, SECTION 403)

ROOM NUMBER	ROOM NAME	OCCUPANCY CLASSIFICATION	PEOPLE OA RATE IN BREATHING ZONE (CFM/ PERSON)	AREA OA RATE IN BREATHING ZONE (CFM/FT^2)	DEFAULT OCCUPANCY DENSITY (PEOPLE/1000 FT^2) (1)	AREA (FT^2)	OCCUP. (PEOPLE)	CALCULATED PEOPLE OA (CFM)	CALCULATED AREA OA (CFM)	ZONE AIR DISTRIBUTION EFFECTIVENESS	CALCULATED OA (CFM)	OA PROVIDED (CFM)
#022/#025	CORRIDOR	CORRIDOR	-	0.06	-	1450	-	-	87	1.0	87.0	90

VENTILATION CALCULATIONS (IMC 2018, SECTION 403)

ROOM NUMBER	ROOM NAME	OCCUPANCY CLASSIFICATION	PEOPLE OA RATE IN BREATHING ZONE (CFM/ PERSON)	AREA OA RATE IN BREATHING ZONE (CFM/FT^2)	DEFAULT OCCUPANCY DENSITY (PEOPLE/1000 FT^2)	AREA (FT^2)	OCCUP. (PEOPLE)	CALCULATED PEOPLE OA (CFM)	CALCULATED AREA OA (CFM)	ZONE AIR DISTRIBUTION EFFECTIVENESS	CALCULATED OA (CFM)	OA PROVIDED (CFM)
1039	LOBBY	MAIN ENTRY LOBBY	5	0.06	10	379	4	19.0	23	0.8	52.1	55

GARAGE VENTILATION CALCULATIONS (IMC 2018, SECT 404.1)

GARAGE	OCCUPANCY CLASSIFICATION	EXHAUST AIRFLOW RATE (CFM/SQ. FT.)	AREA (SQ. FT.)	CALCULATED AREA EA (CFM)	EXHAUST AIR PROVIDED (CFM)
AREA B	GARAGES, COMMON FOR MULTIPLE UNITS (MAX AIRFLOW)	0.75	12698	9524	9600
AREA B	GARAGES, COMMON FOR MULTIPLE UNITS (MIN AIRFLOW)	0.05	12698	635	960

GARAGE VENTILATION CALCULATIONS (IMC 2018, SECT 404.1)

GARAGE	OCCUPANCY CLASSIFICATION	EXHAUST AIRFLOW RATE (CFM/SQ. FT.)	AREA (SQ. FT.)	CALCULATED AREA EA (CFM)	EXHAUST AIR PROVIDED (CFM)
AREA A	GARAGES, COMMON FOR MULTIPLE UNITS (MAX AIRFLOW)	0.75	7177	5383	5400
AREA A	GARAGES, COMMON FOR MULTIPLE UNITS (MIN AIRFLOW)	0.05	7177	359	540

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10/13/2026
PROFESSIONAL ENGINEER
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PROJECT TITLE

John Knox Village

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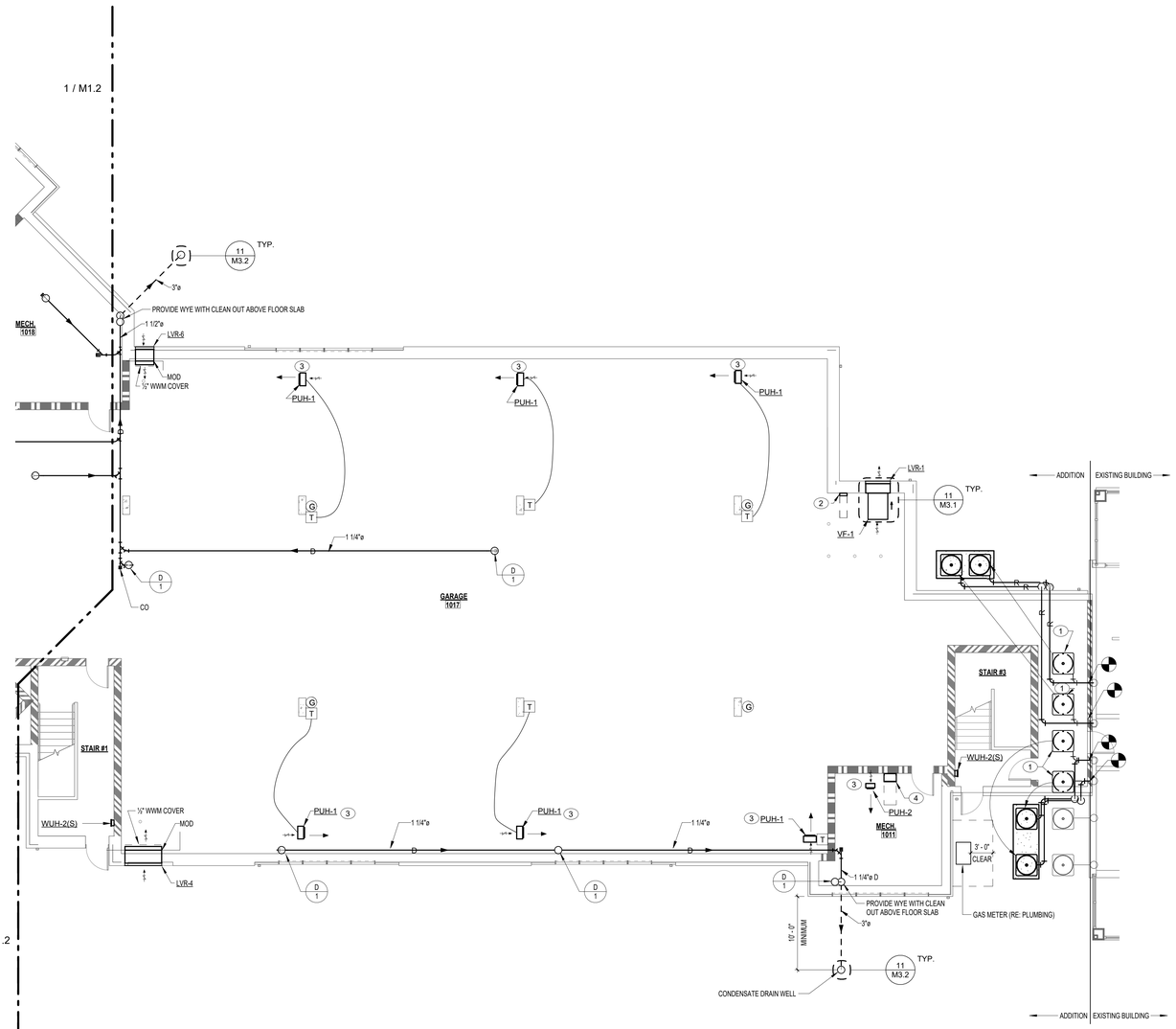
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ENGINEER : ZAC	APPROVED : Approver

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CALCULATIONS - HVAC

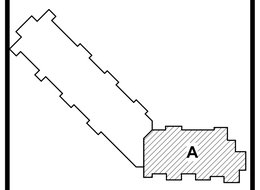
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1 M1.1 GARAGE FLOOR - AREA A - HVAC
1/8" = 1'-0"

GENERAL NOTES



PLAN NOTES

1. RELOCATE EXISTING SPLIT SYSTEM HEAT PUMP AND EQUIPMENT PAD. MAINTAIN MINIMUM 3'-0" CLEARANCE IN FRONT OF NATURAL GAS METER (RE: PLUMBING). EXTEND REFRIGERANT PIPING, AND CONTROL WIRING AS REQUIRED TO MAINTAIN A COMPLETE AND FUNCTIONAL SYSTEM.
2. PROPOSED LOCATION OF GARAGE VENTILATION CONTROL PANEL. COORDINATE AND CONFIRM FINAL LOCATION WITH OWNER'S REPRESENTATIVE.
3. SUSPEND PROPELLER UNIT HEATER 7'-0" AFF TO BOTTOM.
4. VENTILATION FAN VARIABLE FREQUENCY MOTOR CONTROLLER.

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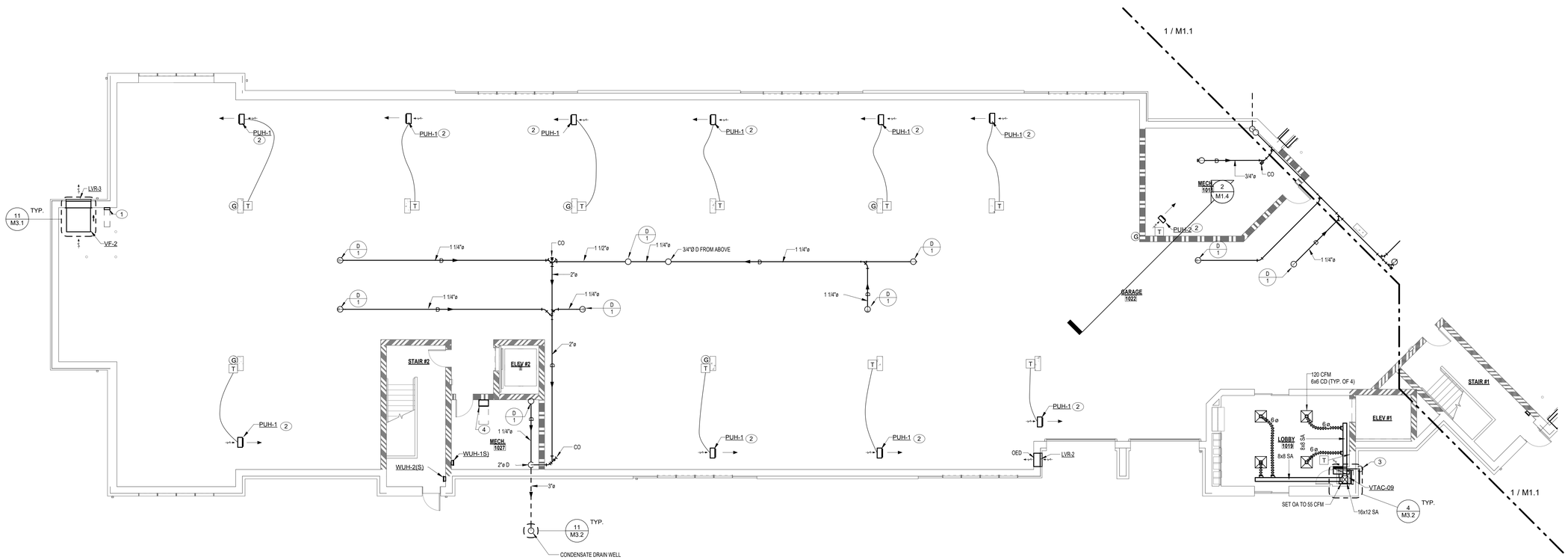
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GARAGE FLOOR - AREA A - HVAC

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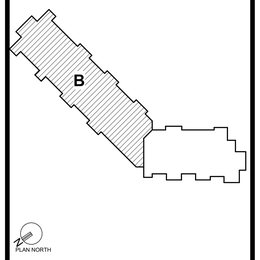
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1 M1.2 GARAGE FLOOR - AREA B- HVAC

1/8" = 1'-0"

KEYPLAN



PLAN NOTES

1. PROPOSED LOCATION OF GARAGE VENTILATION CONTROL PANEL. COORDINATE AND CONFIRM FINAL LOCATION WITH OWNER'S REPRESENTATIVE.
2. SUSPEND PROPELLER UNIT HEATER 7'-0" AFF TO BOTTOM.
3. ROUTE CONDENSATE DRAIN PIPE THROUGH EXTERIOR WALL; TERMINATE WITH TURNED-DOWN 90° ELBOW, 2" FROM EXTERIOR WALL SURFACE; SEAL PENETRATION AIR AND WATER-TIGHT.
4. VENTILATION FAN VARIABLE FREQUENCY MOTOR CONTROLLER.

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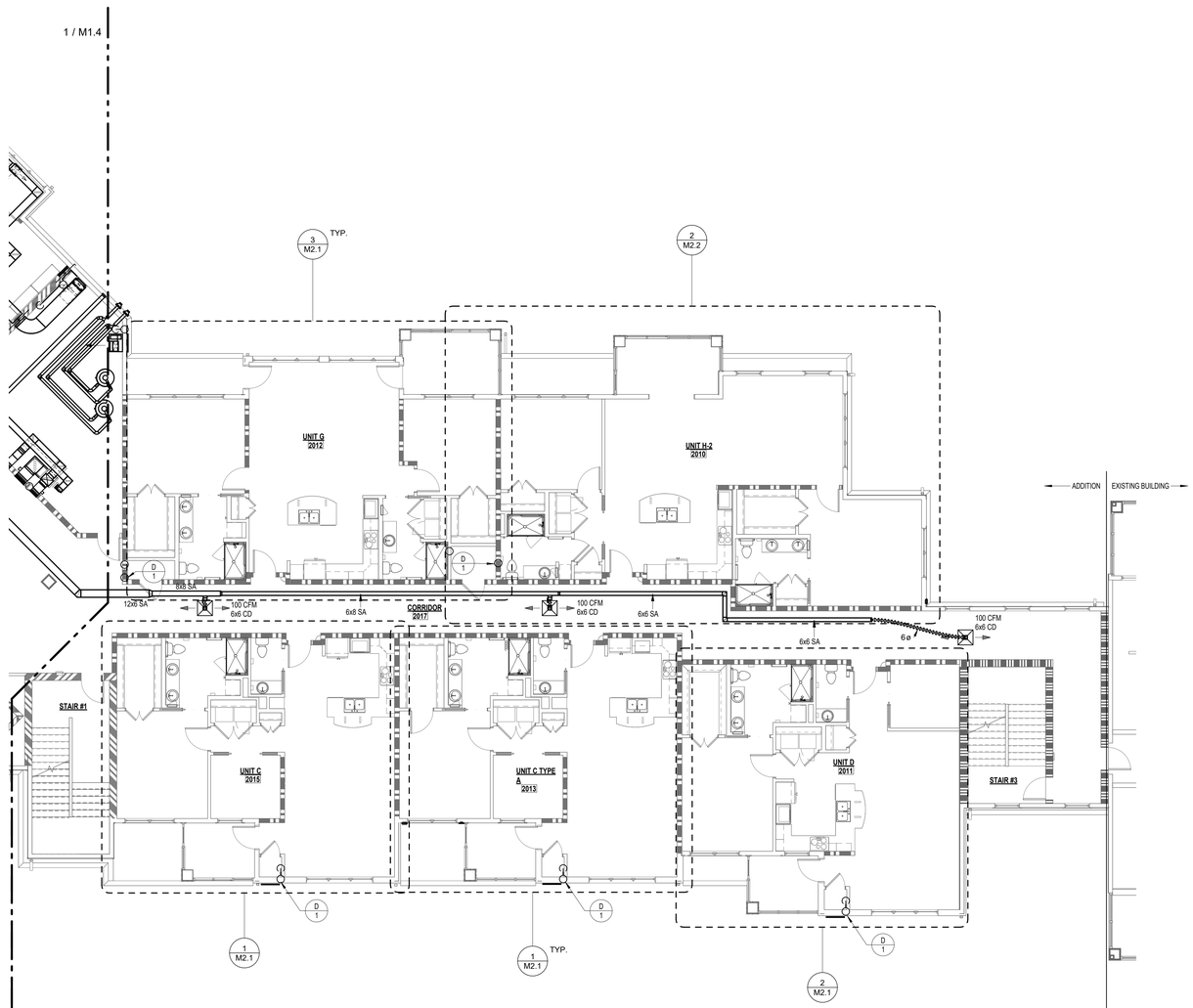
GARAGE PLAN - AREA B - HVAC

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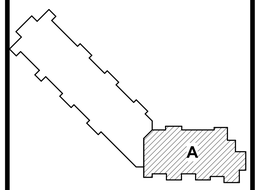
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1 SECOND FLOOR - AREA A - HVAC
M1.3 1/8" = 1'-0"

KEYPLAN



GENERAL NOTES

1. REFER TO UNIT PLANS FOR HVAC WORK IN APARTMENTS.

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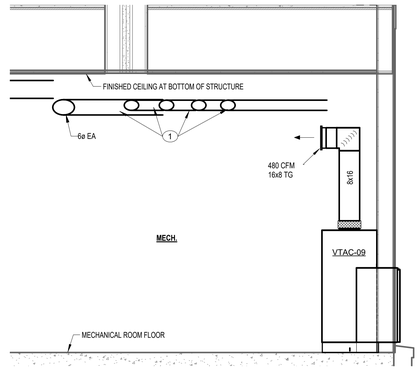
SECOND FLOOR - AREA A - HVAC

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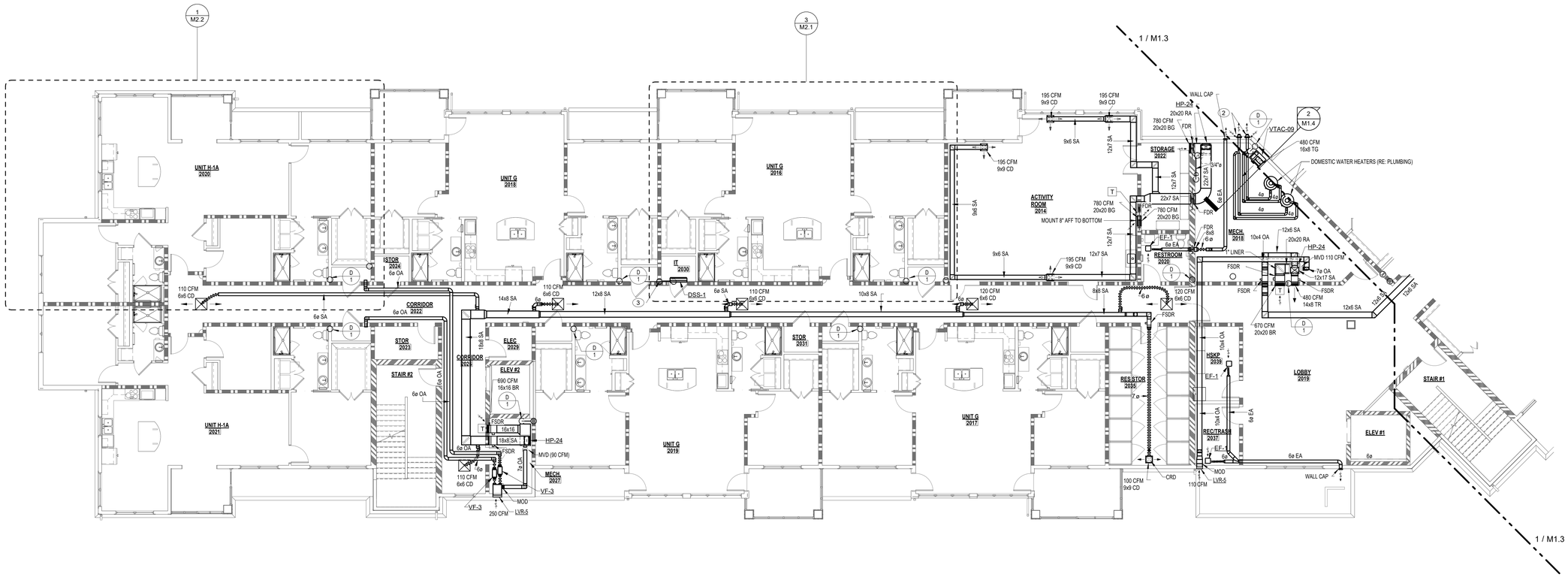
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2 / M1.4 SECTION 1

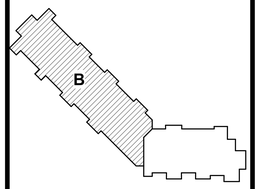
1/2" = 1'-0"



1 / M1.4 SECOND FLOOR - AREA B - HVAC

1/8" = 1'-0"

KEYPLAN



GENERAL NOTES

1. REFER TO UNIT PLANS FOR HVAC WORK IN APARTMENTS.

PLAN NOTES

1. 4"Ø PVC COMBUSTION AIR & VENT PIPING TO/FROM DOMESTIC WATER HEATERS.
2. DOMESTIC WATER HEATER MANUFACTURER'S HORIZONTAL, CONCENTRIC VENT TERMINATION.
3. 3/4" CONDENSATE DRAIN PIPE DOWN TO CONDENSATE DRAIN PIPING MAIN IN GARAGE BELOW; REFRIGERANT LINE SET UP TO OUTDOOR UNIT ON ROOF.

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SECOND FLOOR - AREA B - HVAC

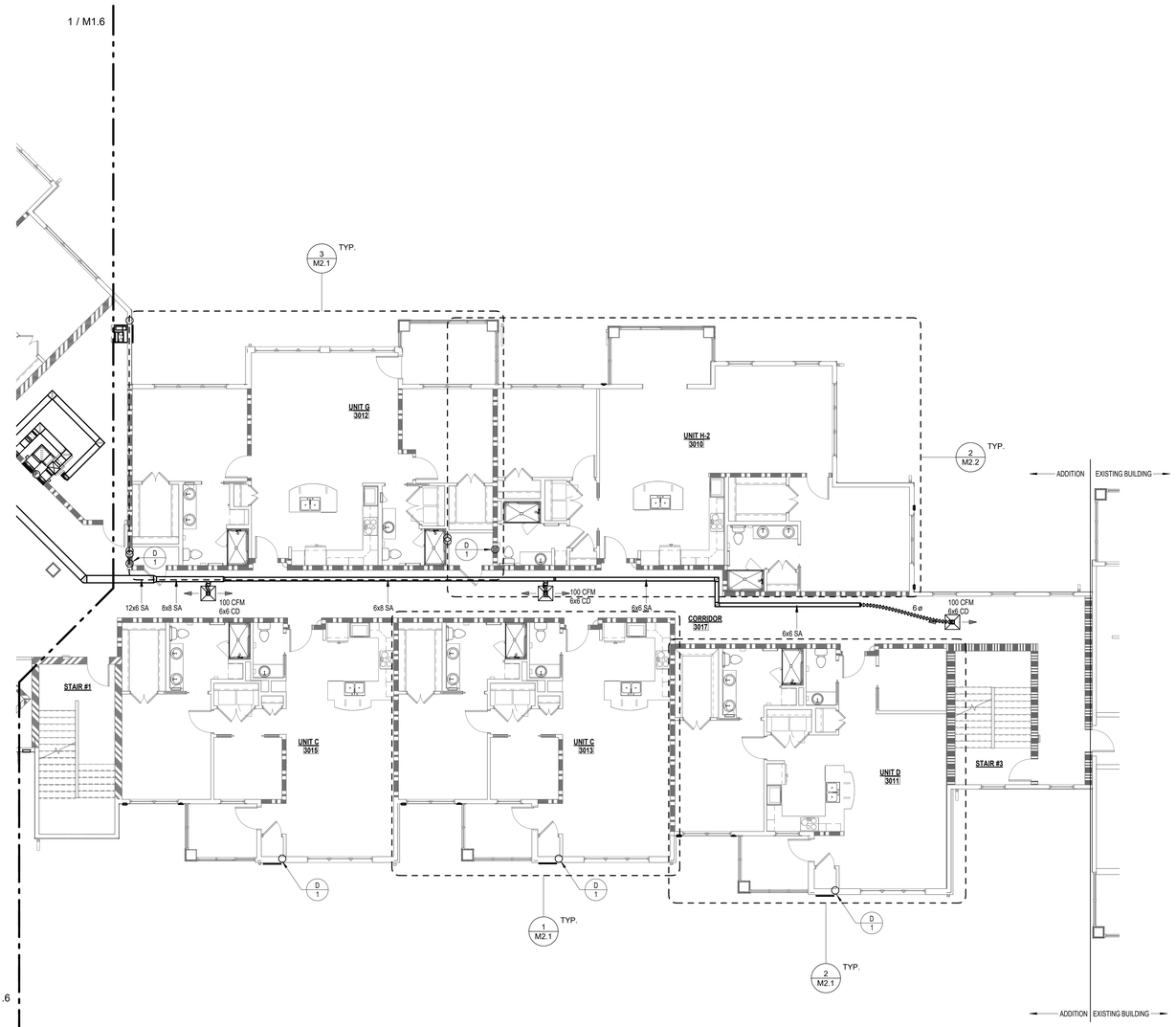
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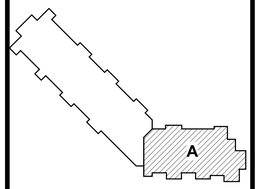
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1 / M1.5 THIRD FLOOR - HVAC - AREA A - HVAC

1/8" = 1'-0"

KEYPLAN



GENERAL NOTES

1. REFER TO UNIT PLANS FOR HVAC WORK IN APARTMENTS.

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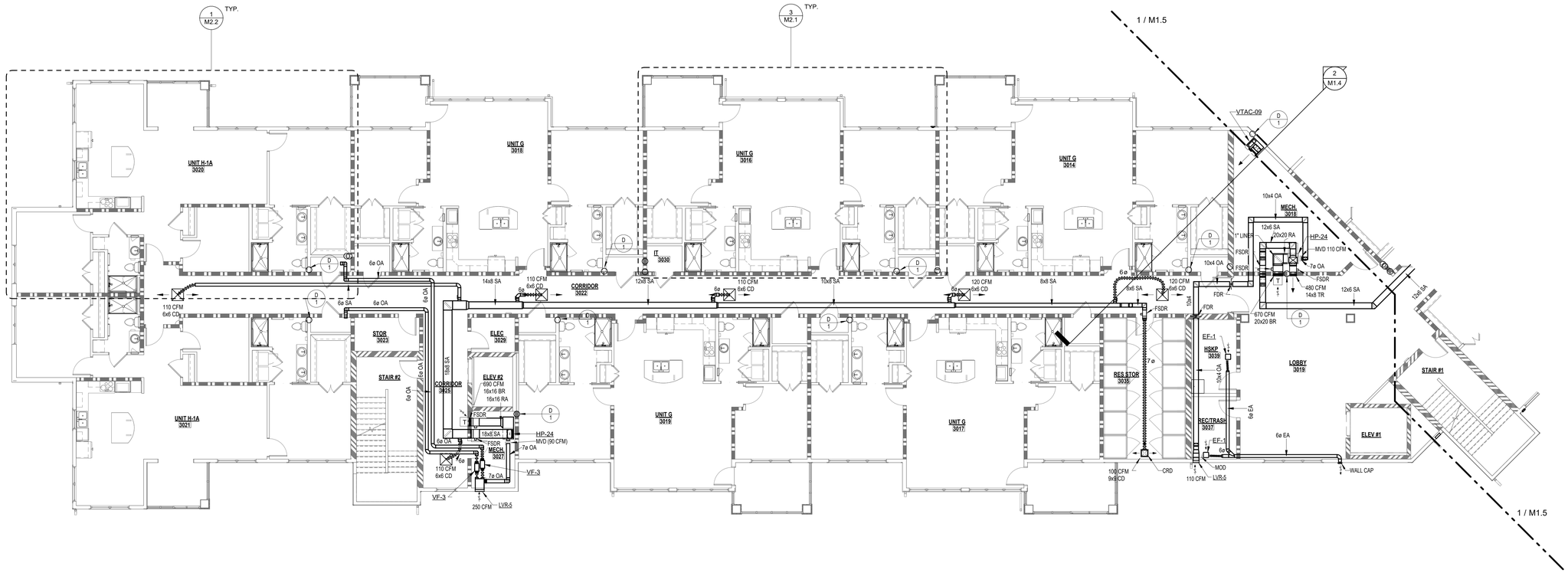
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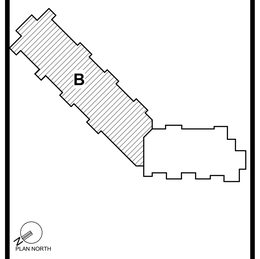
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1 M1.6 THIRD FLOOR - AREA B - HVAC

1/8" = 1'-0"

KEYPLAN



GENERAL NOTES

1. REFER TO UNIT PLANS FOR HVAC WORK IN APARTMENTS.

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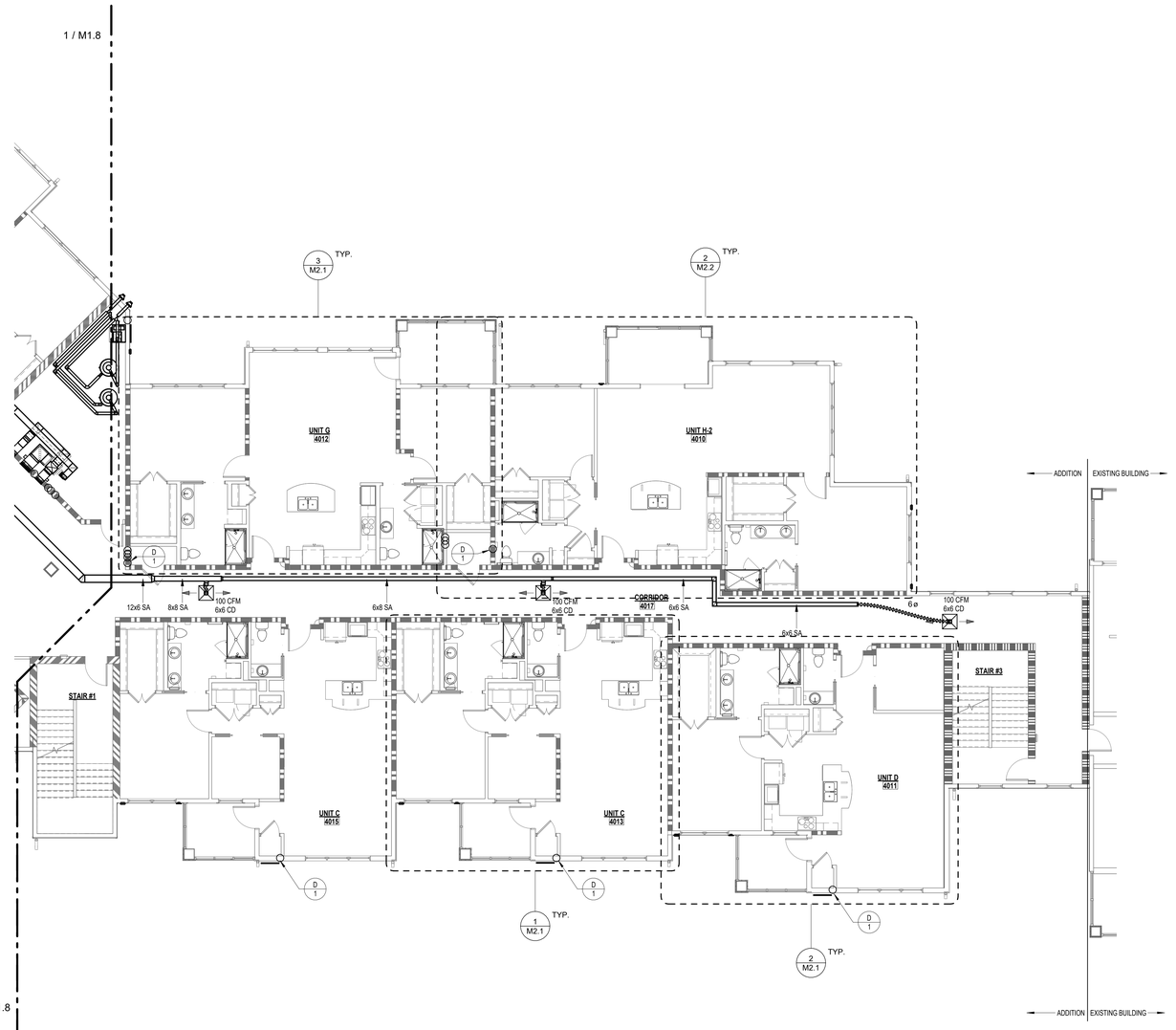
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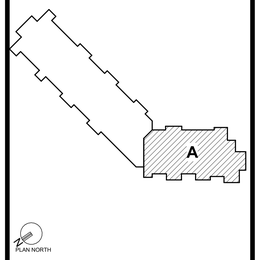
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1 M1.7 FOURTH FLOOR - AREA A - HVAC

1/8" = 1'-0"

KEYPLAN



GENERAL NOTES

1. REFER TO UNIT PLANS FOR HVAC WORK IN APARTMENTS.

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FOURTH FLOOR - AREA A - HVAC

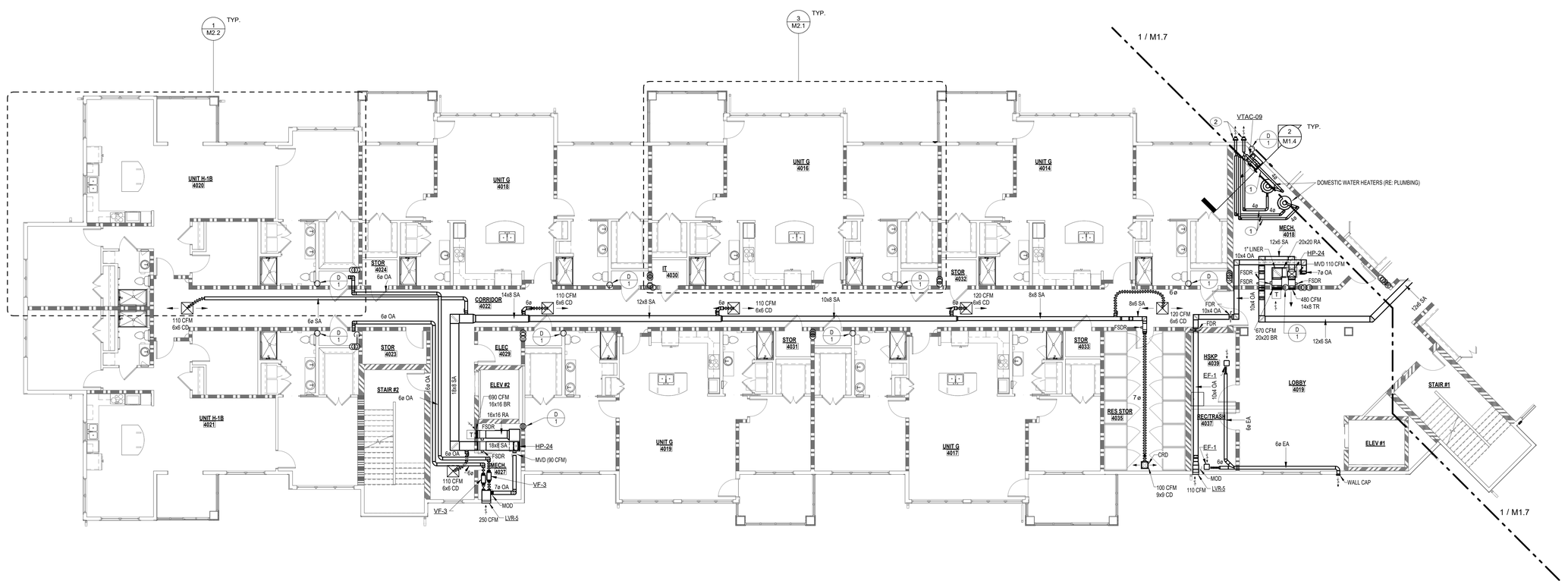
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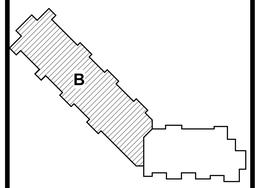
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1 M1.8 FOURTH FLOOR - AREA B - HVAC

1/8" = 1'-0"

KEYPLAN



GENERAL NOTES

1. REFER TO UNIT PLANS FOR HVAC WORK IN APARTMENTS.

PLAN NOTES

1. 4"Ø PVC COMBUSTION AIR & VENT PIPING TO/FROM DOMESTIC WATER HEATERS.
2. DOMESTIC WATER HEATER MANUFACTURER'S HORIZONTAL, CONCENTRIC VENT TERMINATION.

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MEADOWS BUILDING PHASE III

SFCS Architecture Engineering Planning Interiors
SFCS Inc. ▪ 305 South Jefferson Street
Roanoke, Virginia 24011.2003
540.344.6664 ▪ Fax 540.343.6925
www.sfcs.com

DESIGNER	DAS	DRAWN	ZAC
ARCHITECT	DAS	CHECKED	LBC
ENGINEER	ZAC	APPROVED	APP

NO.	REVISION DESCRIPTION	DATE

DRAWING TITLE

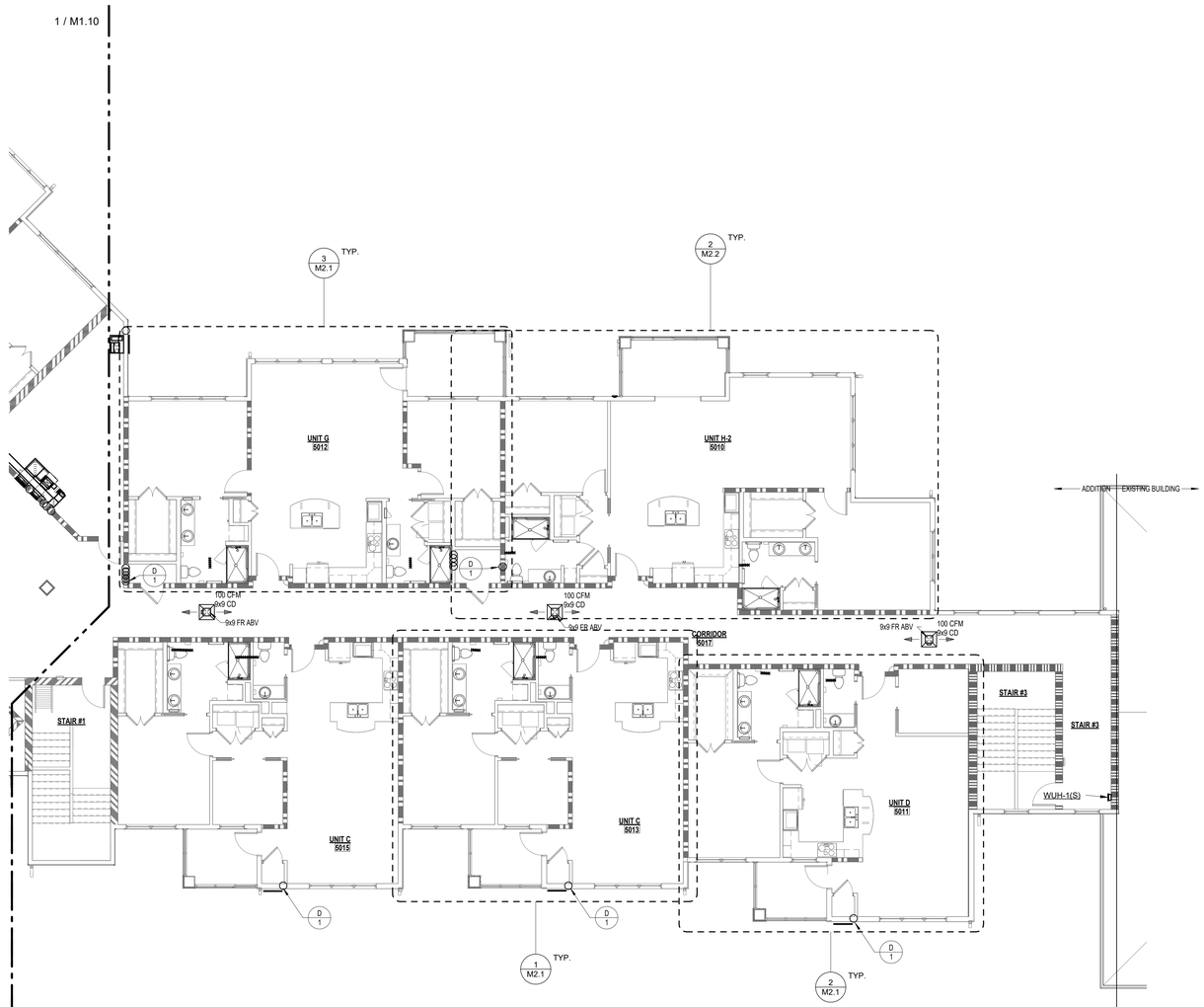
FOURTH FLOOR - AREA B - HVAC

DATE: 03/13/2026

COMM. NO. 25116.00

DRAWING M1.8

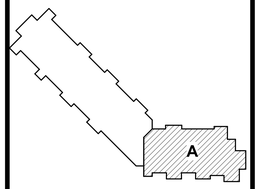
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1 M1.9 FIFTH FLOOR - AREA A - HVAC

1/8" = 1'-0"

KEYPLAN



GENERAL NOTES

1. REFER TO UNIT PLANS FOR HVAC WORK IN APARTMENTS.

ALLEN J. MCNUTT
NUMBER PE-2023009252
03/13/2026
PROFESSIONAL ENGINEER
STATE OF MISSOURI

BID SET

PROJECT TITLE

John Knox Village

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ENGINEER	ZAC	APPROVED	APP

NO.	REVISION DESCRIPTION	DATE

DRAWING TITLE

FIFTH FLOOR - AREA A - HVAC

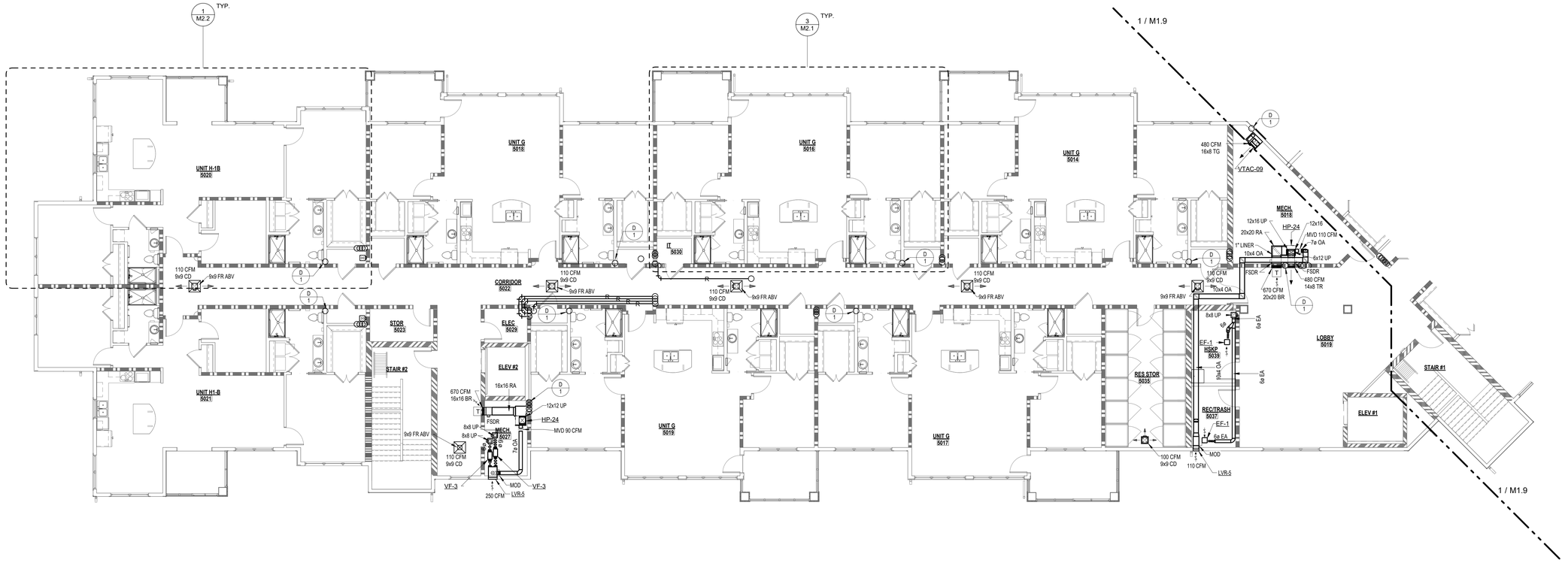
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COMM. NO. 25116.00

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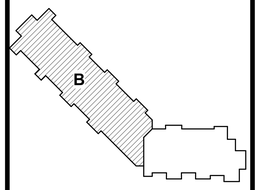
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1 FIFTH FLOOR - AREA B - HVAC
M1.10 1/8" = 1'-0"

KEYPLAN



GENERAL NOTES

1. REFER TO UNIT PLANS FOR HVAC WORK IN APARTMENTS.

STATE OF MISSOURI
ALLEN J. MCNUTT
NUMBER PE-2023009252
03/13/2026
PROFESSIONAL ENGINEER

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ENGINEER	: ZAC	APPROVED	: APP

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FIFTH FLOOR - AREA B - HVAC

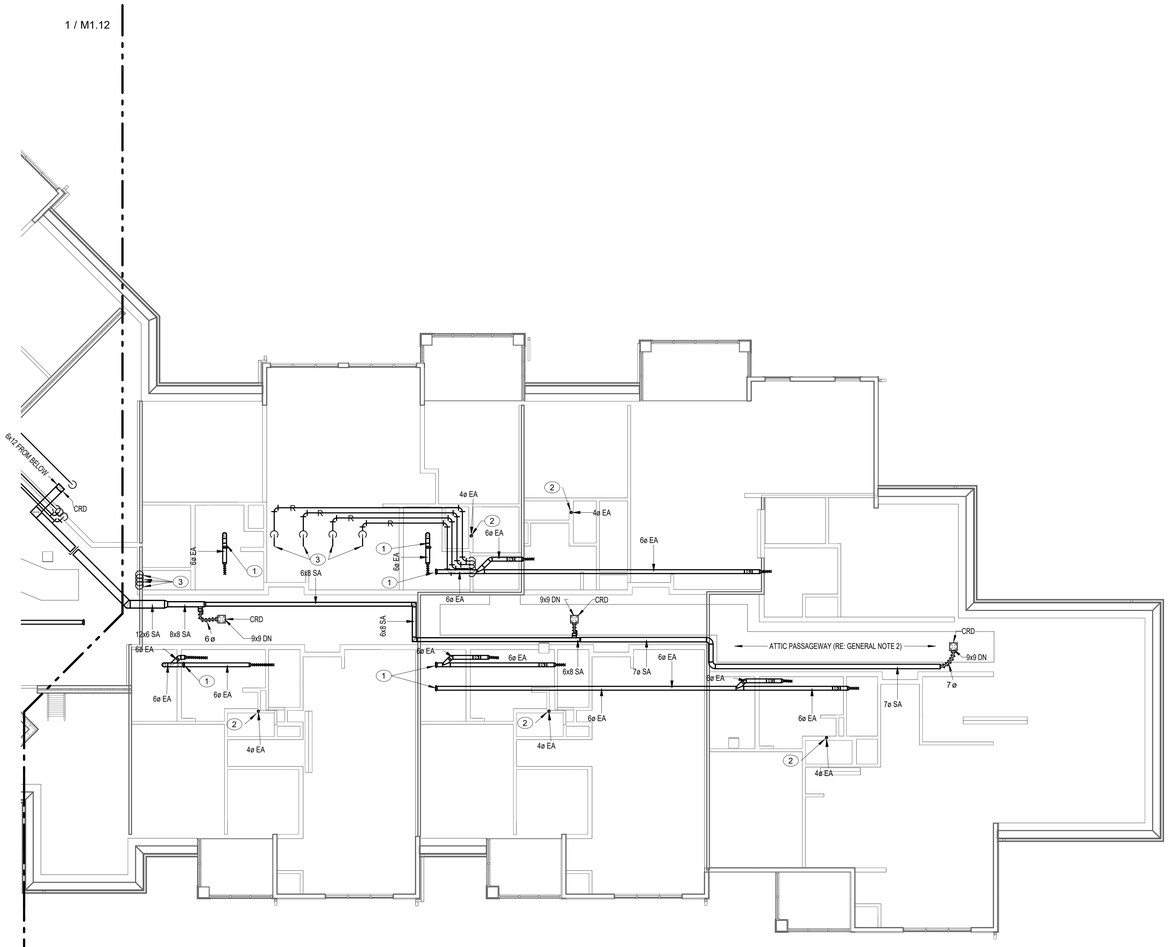
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DRAWING M1.10

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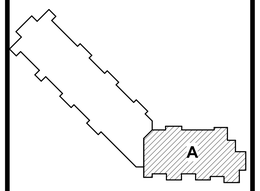
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1 M1.11 GARAGE FLOOR - HVAC - AREA A

1/8" = 1'-0"

KEYPLAN



GENERAL NOTES

1. REFER TO UNIT PLANS FOR HVAC WORK IN APARTMENTS.
2. ROUTE ALL DUCTWORK AND PIPING AS REQUIRED TO MAINTAIN A MINIMUM 6'-0" HIGH BY 22" WIDE UNOBSTRUCTED CLEAR PATH ALONG THE ATTIC PASSAGEWAY (RE: ARCH).

PLAN NOTES

1. 5TH FLOOR UNIT BATHROOM EXHAUST DUCT TO WALL CAP IN ROOF WELL SIDEWALL.
2. 5TH FLOOR UNIT DRYER VENT UP TO ROOF TERMINATION ABOVE.
3. REFRIGERANT PIPING TO/FROM ROOF WELL.

STATE OF MISSOURI
ALLEN J MCHUTT
NUMBER PE-2023009252
03/13/2026
PROFESSIONAL ENGINEER

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PROJECT TITLE

John Knox Village

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ATTIC - AREA A - HVAC

DATE: 03/13/2026

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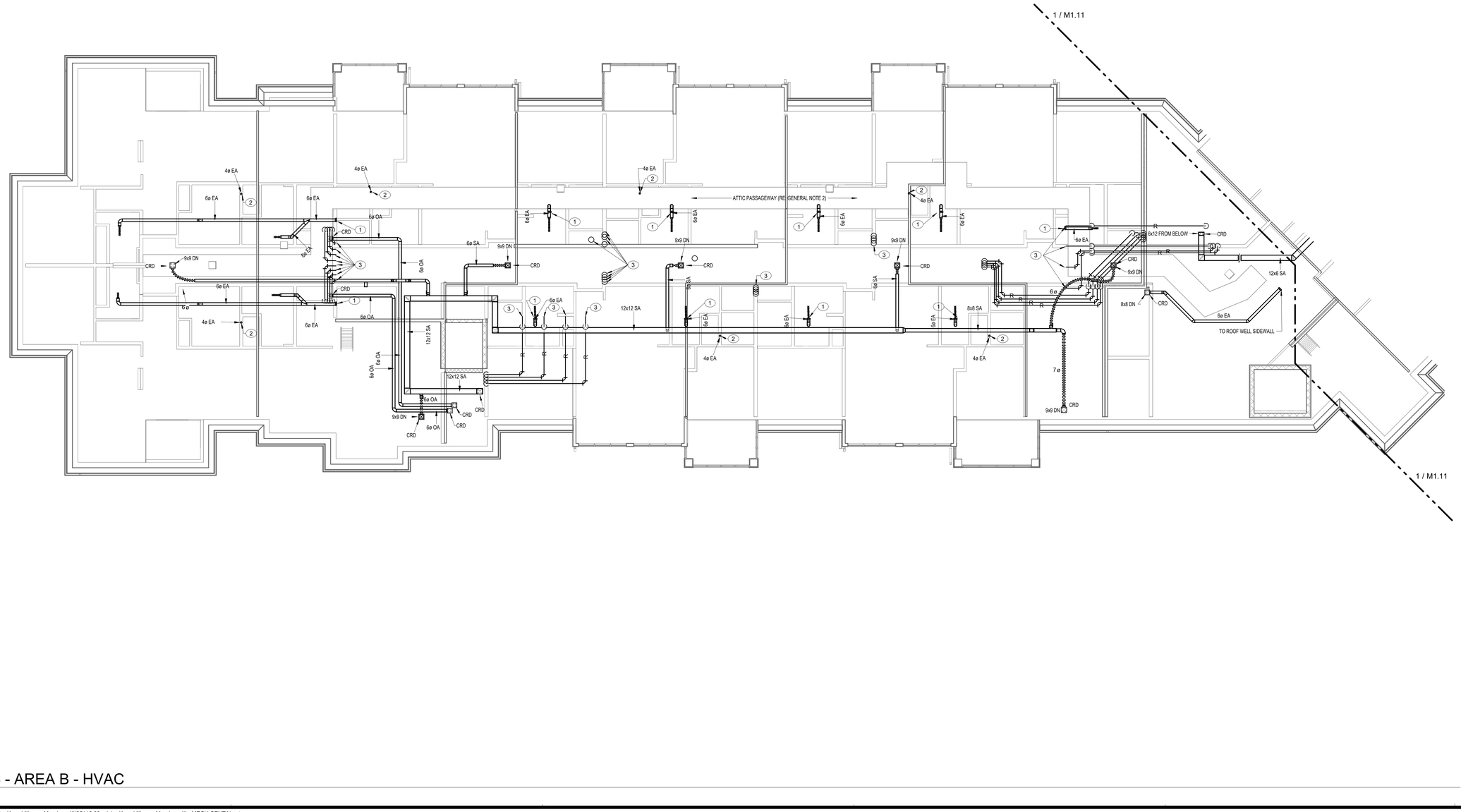
DRAWING M1.11

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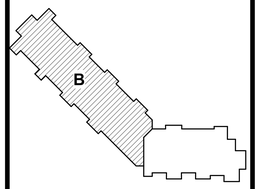
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1 M1.12 ATTIC - AREA B - HVAC

1/8" = 1'-0"

KEYPLAN



GENERAL NOTES

1. REFER TO UNIT PLANS FOR HVAC WORK IN APARTMENTS.
2. ROUTE ALL DUCTWORK AND PIPING AS REQUIRED TO MAINTAIN A MINIMUM 6'-0" HIGH BY 22" WIDE UNOBSTRUCTED CLEAR PATH ALONG THE ATTIC PASSAGEWAY (RE: ARCH).

PLAN NOTES

1. 5TH FLOOR UNIT BATHROOM EXHAUST DUCT TO WALL CAP IN ROOF WELL SIDEWALL.
2. 5TH FLOOR UNIT DRYER VENT UP TO ROOF TERMINATION ABOVE.
3. REFRIGERANT PIPING TO/FROM ROOF WELL.

STATE OF MISSOURI
ALLEN J. MCNUTT
NUMBER PE-2023009252
03/13/2026
PROFESSIONAL ENGINEER

BID SET

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ARCHITECT	DAS	CHECKED	LBC
ENGINEER	ZAC	APPROVED	APP

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ATTIC - AREA B - HVAC

DATE: 03/13/2026

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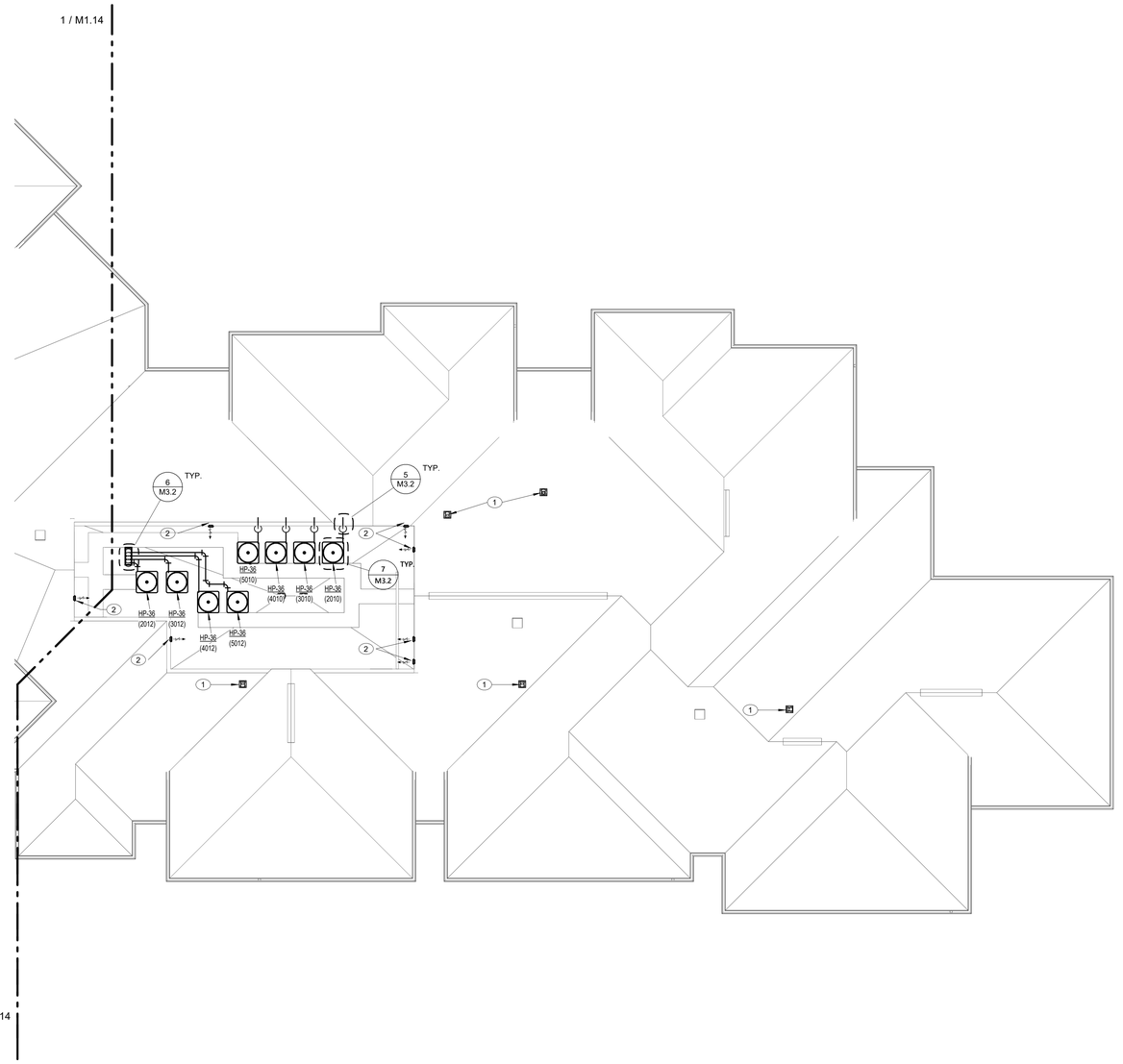
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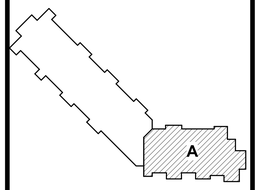
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1 M1.13 ROOF - AREA A - HVAC

1/8" = 1'-0"

KEYPLAN



PLAN NORTH

GENERAL NOTES

1. REFER TO ARCHITECTURAL DRAWINGS FOR ROOF WELL ACCESS DOOR LOCATIONS. MAINTAIN MINIMUM 5'-0" CLEAR IN FRONT.

PLAN NOTES

1. DRYER VENT ROOF TERMINATION. REFER TO DETAIL 12 ON SHEET M3.2
2. GENERAL EXHAUST WALL CAP FOR 5TH FLOOR UNIT BATHROOM EXHAUST ON ROOF WELL SIDEWALL. MOUNT AT MINIMUM 3'-0" ABOVE ROOF SURFACE TO BOTTOM. REFER TO ATTIC PLAN FOR CONNECTED EXHAUST DUCT.

STATE OF MISSOURI
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ARCHITECT : DAS	CHECKED : LBC
ENGINEER : ZAC	APPROVED : APP

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ROOF - AREA A - HVAC

DATE: 03/13/2026

COMM. NO. 25116.00

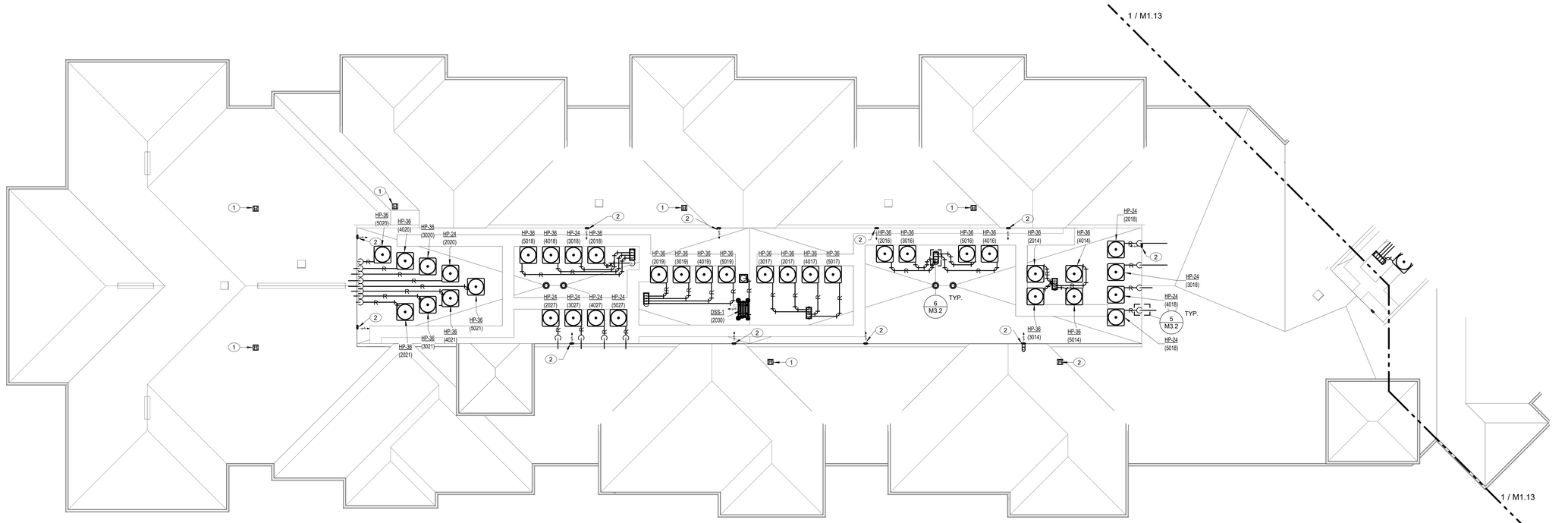
DRAWING M1.13

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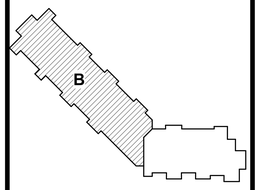
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1 M1.14 ROOF - AREA B - HVAC

1/8" = 1'-0"

KEYPLAN



GENERAL NOTES

1. REFER TO ARCHITECTURAL DRAWINGS FOR ROOF WELL ACCESS DOOR LOCATIONS. MAINTAIN MINIMUM 5'-0" CLEAR IN FRONT.

PLAN NOTES

1. DRYER VENT ROOF TERMINATION. REFER TO DETAIL 12 ON SHEET M3.2
2. GENERAL EXHAUST WALL CAP FOR 5TH FLOOR UNIT BATHROOM EXHAUST ON ROOF WELL SIDEWALL. MOUNT AT MINIMUM 3'-0" ABOVE ROOF SURFACE TO BOTTOM. REFER TO ATTIC PLAN FOR CONNECTED EXHAUST DUCT.

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ARCHITECT : DAS	CHECKED : LBC
ENGINEER : ZAC	APPROVED : APP

NO.	REVISION DESCRIPTION	DATE

DRAWING TITLE

ROOF - AREA B - HVAC

DATE: 03/13/2026

COMM. NO. 25116.00

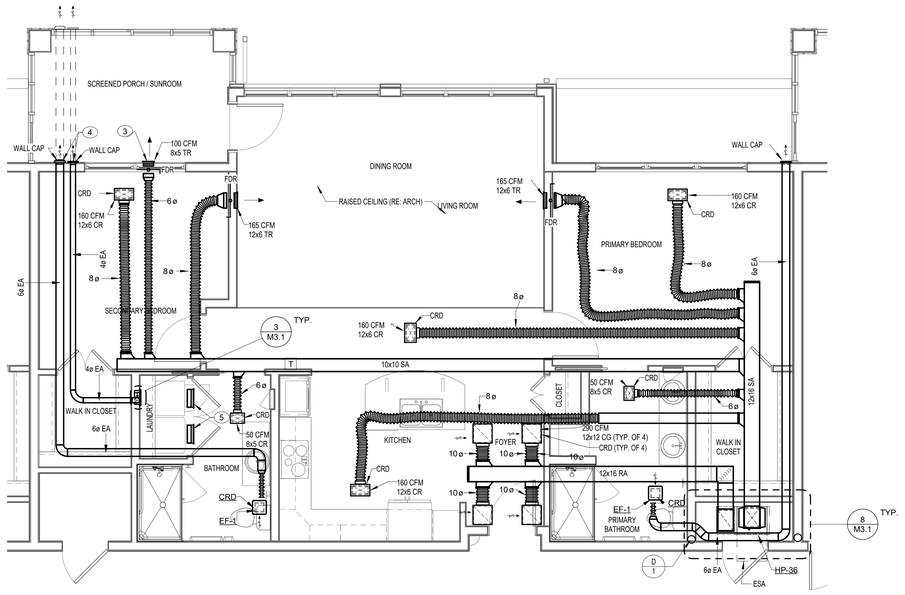
DRAWING M1.14

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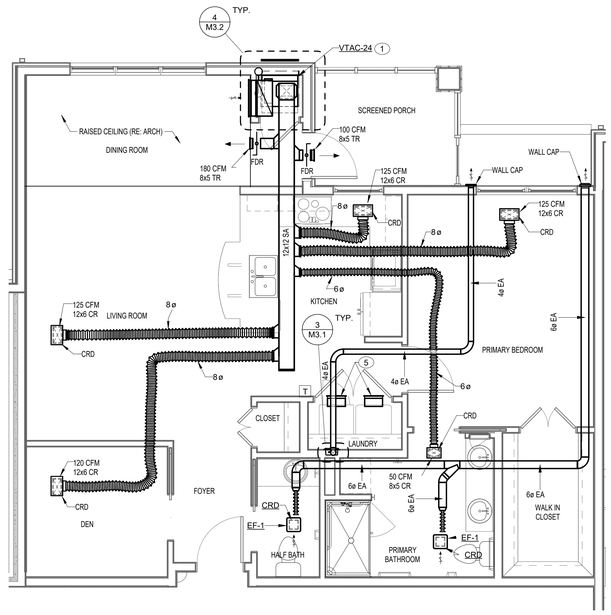
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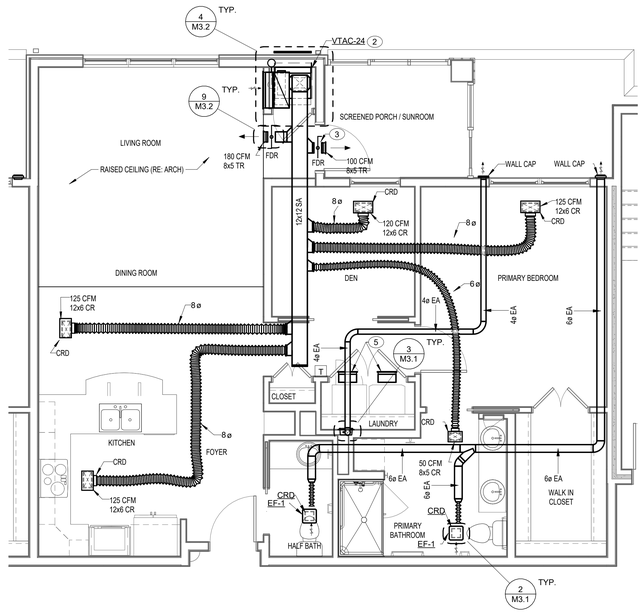
3 M2.1 **UNIT G - HVAC**

1/4" = 1'-0"



2 M2.1 **UNIT D - HVAC**

1/4" = 1'-0"



NOTE: LAYOUT IS TYPICAL FOR UNIT C HC.

1 M2.1 **UNIT C - HVAC**

1/4" = 1'-0"

GENERAL NOTES

1. ALL DUCTWORK SERVING APARTMENT UNITS SHALL BE RUN THROUGH THE FIRE-RATED WOOD TRUSS FLOOR/CEILING ASSEMBLY. COORDINATE TRUSS SPACING AND WEB OPENINGS WITH TRUSS MANUFACTURER. UNLESS NOTED OTHERWISE, PROVIDE CEILING RADIATION DAMPERS AT ALL DUCT PENETRATIONS OF THE BOTTOM OF THE ASSEMBLY.
2. 5TH FLOOR UNITS:
   A. ROUTE DRYER EXHAUST VENT TO UP TO "DRYER JACK" ROOF TERMINATION MODEL [illegible] (NO EXCEPTIONS). INSTALL DRYER JACK PER MANUFACTURER'S INSTRUCTIONS. MOUNT WALL CAP WITH BOTTOM EDGE OF OPENING AT LEAST 12" ABOVE ROOF CURB.
   B. ROUTE BATHROOM EXHAUST DUCT UP TO WALL CAP IN THE ROOF WELL SIDEWALL. MOUNT WALL CAP WITH BOTTOM EDGE OF OPENING AT LEAST 12" ABOVE ROOF SURFACE TO BOTTOM.
3. INSTALL ALL EXHAUST OUTLETS A MINIMUM OF 3'-0" FROM OPERABLE OPENINGS INTO THE BUILDING.
4. INSTALL ALL WALL CAPS ON EACH FLOOR AT IDENTICAL CENTERLINE ELEVATION HEIGHTS. ALIGN THE CENTERLINE OF ALL STACKING WALL CAPS ON A GIVEN ELEVATION ON THE SAME VERTICAL REFERENCE LINE.
5. RANGE EXHAUST HOODS ARE RECIRCULATING (RE: ARCH)

PLAN NOTES

1. SET VTAC OUTSIDE AIR INTAKE TO 55 CFM.
2. SET VTAC OUTSIDE AIR INTAKE TO 55 CFM FOR UNITS THAT CHOOSE THE ENCLOSED SUNROOM OPTION. OTHERWISE, THIS APARTMENT TYPE SHALL UTILIZE OPERABLE WINDOWS FOR NATURAL VENTILATION.
3. PROVIDE SUPPLY AIR TO THIS ROOM ONLY FOR UNITS THAT CHOOSE SUNROOM OPTION.
4. EXTEND DRYER/BATHROOM EXHAUST DUCTS TO EXTERIOR FOR UNITS THAT CHOOSE SUNROOM OPTION.
5. 14x8 TG ABOVE DOOR AT 8'-0" AFF TO CENTERLINE WITH 14x8 ATD OPEN TO LAUNDRY CLOSET.

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STATE OF MISSOURI
ALLEN J. MCNUTT
Allen Mcnutt
NUMBER PE-2023009252
03/13/2026
PROFESSIONAL ENGINEER

BID SET

PROJECT TITLE

John Knox Village

MEADOWS BUILDING PHASE III

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DESIGNER	: DAS	DRAWN	: ZAC
ARCHITECT	: DAS	CHECKED	: LBC
ENGINEER	: ZAC	APPROVED	: Approver

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DRAWING TITLE

UNIT PLANS - HVAC

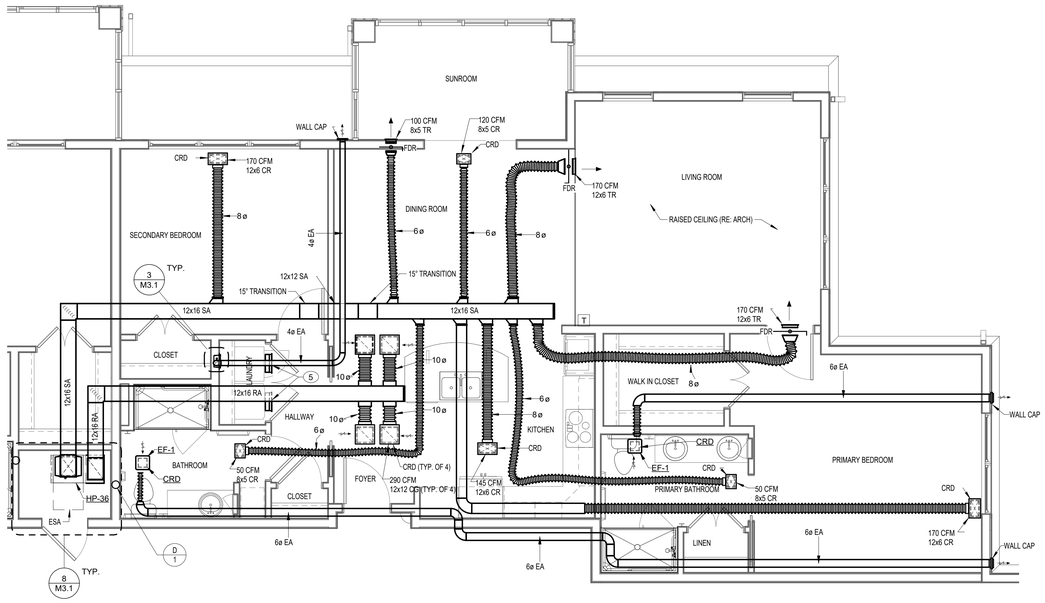
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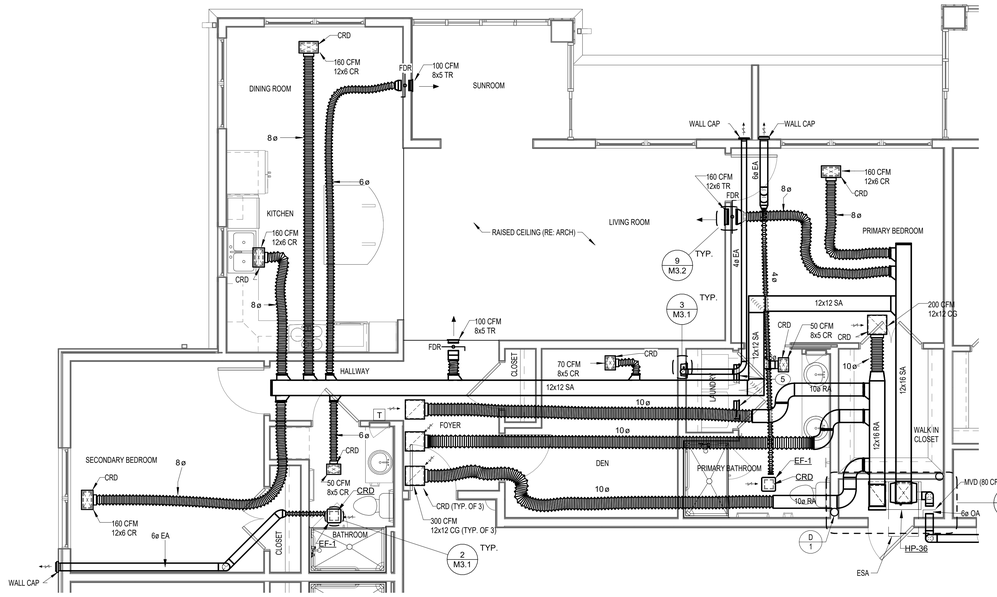
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GENERAL NOTES

1. ALL DUCTWORK SERVING APARTMENT UNITS SHALL BE RUN THROUGH THE FIRE-RATED WOOD TRUSS FLOOR/CEILING ASSEMBLY. COORDINATE TRUSS SPACING AND WEB OPENINGS WITH TRUSS MANUFACTURER. UNLESS NOTED OTHERWISE, PROVIDE CEILING RADIATION DAMPERS AT ALL DUCT PENETRATIONS OF THE BOTTOM OF THE ASSEMBLY.
2. 5TH FLOOR UNITS:
   A. ROUTE DRYER EXHAUST VENT TO UP TO "DRYER JACK" ROOF TERMINATION MODEL DJK486U BY INOVATE TECHNOLOGIES, INC. (NO EXCEPTIONS) INSTALLED ON PITCHED SHINGLE ROOF ABOVE WITH 12" TALL PITCHED ROOF CURB.
   B. ROUTE BATHROOM EXHAUST DUCT UP TO WALL CAP IN THE ROOF WELL SIDEWALL. MOUNT WALL CAP MINIMUM 3'-0" ABOVE ROOF SURFACE TO BOTTOM.
3. INSTALL ALL EXHAUST OUTLETS A MINIMUM OF 3'-0" FROM OPERABLE OPENINGS INTO THE BUILDING.
4. INSTALL ALL WALL CAPS ON EACH FLOOR AT IDENTICAL CENTERLINE ELEVATION HEIGHTS. ALIGN THE CENTERLINE OF ALL STACKING WALL CAPS ON A GIVEN ELEVATION ON THE SAME VERTICAL REFERENCE LINE.
5. RANGE EXHAUST HOODS ARE RECIRCULATING (RE: ARCH)
6. 14x8 TG ABOVE DOOR AT 8'-0" AFF TO CENTERLINE WITH 14x8 ATD OPEN TO LAUNDRY CLOSET.



2 M2.2 UNIT H-2 - HVAC
1/4" = 1'-0"



NOTE: LAYOUT IS TYPICAL FOR UNIT H-1A AND H-1B.

1 M2.2 UNIT H-1 - HVAC
1/4" = 1'-0"

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ALLEN J. MCNUTT
NUMBER PE-2023069252
03/13/2026
PROFESSIONAL ENGINEER
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PROJECT TITLE
John Knox Village
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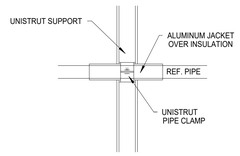
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ARCHITECT	DAS	CHECKED	LBC
ENGINEER	ZAC	APPROVED	Approver

NO.	REVISION DESCRIPTION	DATE

DRAWING TITLE
UNIT PLANS - HVAC

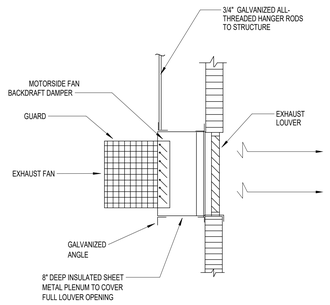
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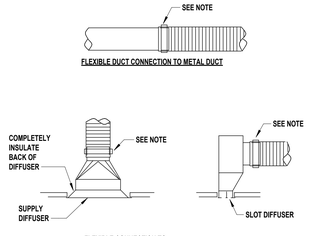
13 M3.1 REFRIGERANT PIPE UNISTRUT SUPPORT

N.T.S.



11 M3.1 SIDEWALL PROPELLER FAN

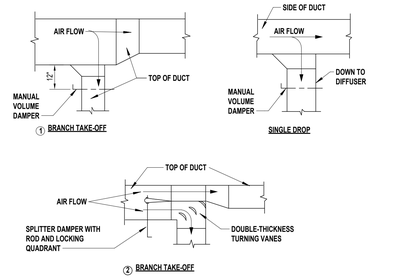
N.T.S.



NOTE :
ALL FLEXIBLE DUCT CONNECTIONS TO SHEET METAL SHALL BE SECURED WITH APPROVED STRAP AND SEALANT.

7 M3.1 FLEX CONNECTION DETAIL

N.T.S.



NOTE:
1. USE BRANCH TAKE-OFF 1 WHEN MAIN AND BRANCH DUCTS ARE DIFFERENT DEPTHS.
2. USE BRANCH TAKE-OFF 2 WHEN MAIN AND BRANCH DUCTS ARE SAME DEPTHS.
3. MANUAL VOLUME DAMPERS SHALL BE PROVIDED FOR ALL SUPPLY AND RETURN SINGLE DROP DUCT RUNS IN THE ATTIC AND ABOVE ACT CEILINGS. DUCT RUNS BELOW THE ATTIC AND ENTIRELY ABOVE GWB CEILING SHALL BE BALANCED FROM DAMPERS AT DIFFUSERS AND REGISTERS.

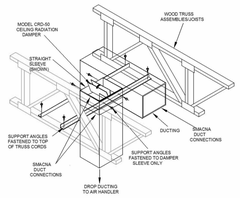
4 M3.1 DUCTWORK DETAILS

N.T.S.

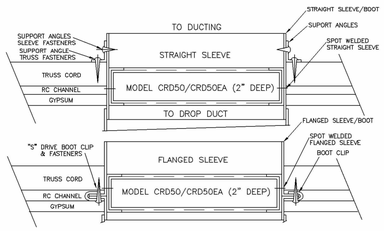
LLOYD INDUSTRIES INC.
WWW.FIREDAMPER.COM

DROP CEILING INSTALLATION INSTRUCTION

Model: CRD50 and CRD50-EA (Rectangular)
For Drop Duct



ITEM	DESCRIPTION
1.	Ceiling Radiation damper
2.	Straight sleeve (22 Ga.) (Shown) Optional: Flanged sleeve (see below)
3.	Factory spot welds (sleeve to damper) (8) Min.
4.	Support angles (2) min. Optional: "S" drive boot clips (2) Min. Use with flanged sleeves.
5.	Fasteners: support angles to sleeves
6.	Fasteners: support angles to truss cords Optional: Boot clips to truss cords
7.	Wood trusses/ joists
8.	Ceiling materials: Gypsum/RC channel
9.	Drop ducting



Note: Fasteners & other hardware must not interfere with dampers .
Verify damper operation & complete damper closure after installations.

231 Commerce Dr. Montgomeryville, PA 18936
Tel: 215-412-4445 Fax: 215-412-4409
Email: lloydind@firedamper.com

138 Industrial Loop West, Orange Park, FL 32073
Tel: 904-541-1655 Fax: 904-541-1657
Email: lloydind1@bellsouth.net

Website: www.firedamper.com

B1, 4/F., Luen Ming Hing Factory Building
36 Mok Cheong St.,
To Kwa Wan, Kowloon, H. K.
Tel: 852-2760-4188 Fax: 852-2760-4177
Email: tatanlexyim@lloydasia.com

*ALL STATED SPECIFICATIONS ARE SUBJECT TO UPDATE WITHOUT NOTICE OR OBLIGATION.

LLOYD INDUSTRIES INC.
WWW.FIREDAMPER.COM

DROP CEILING INSTALLATION INSTRUCTION

Model: CRD50 and CRD50-EA (Rectangular)
For Drop Duct

1. Locate damper frames flush to the gypsum surface to minimize damper/sleeve heights for restricted installation spaces.
2. Fasten (2) Steel Support Angles (16 Ga 3/4" x 3/4" x 24"lg) or (22 Ga x 1-1/2" x 1-1/2" x 24" lg) to the damper sleeve using 3/16" Dia x 1/2" lg steel bolts, #8 to #10 x 1/2" lg steel sheet metal screws, or 3/16" Dia steel rivets.
3. Use (2) fasteners minimum for each support angle connection to the sleeve.
   Note: Fasten support angles to the damper sleeve and not through the ceiling radiation damper frame.
   Optional: Fasten self locking "S" drive boot clips onto flanged sleeves by driving.
4. Fasten the damper support angles (or optional boot clips) to truss cords using #8 to #10 x 1-1/2" lg steel wood screws, or type "S" screws.
5. Use (2) fasteners minimum for each connection to the top of truss cords for support angles, or to the bottom of truss cords for boot clips.
6. Connect ducting using the applicable SMACNA Specification Standards.

Rectangular ceiling damper size limitations (Maximum 576 sq.in.)

Model	Max. Width	Max. Length	Min. Width	Min. Length
CRD-50	24"	24"	4"	4"
CRD-50-EA	24"	24"	6"	6"

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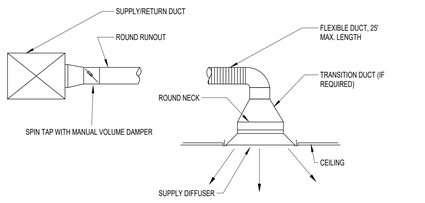
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Email: tatanlexyim@lloydasia.com

*ALL STATED SPECIFICATIONS ARE SUBJECT TO UPDATE WITHOUT NOTICE OR OBLIGATION.

12 M3.1 CRD ABOVE INDOOR UNIT

N.T.S.



NOTE:
1. ALL MANUAL VOLUME DAMPERS FOR INSULATED DUCTWORK SHALL BE PROVIDED WITH AN ELEVATED REGULATOR (STAND-OFF) EQUAL TO DURODYNE SRST SERIES. STAND SHALL EXTEND A MINIMUM OF 2" BEYOND DUCTWORK WITH EXTENDED TAB/SHAFT.

10 M3.1 SPIN TAP TO ROUND NECK DIFFUSER

N.T.S.

MAXIMUM DRYER VENTING LENGTH:		
TOTAL LENGTH OF STRAIGHT 4" RIGID DRYER VENT:	(XXXX)	FEET
NUMBER OF ELBOWS (DEDUCTION):	QTY:	
4" RADIUS MITERED 45-DEGREE ELBOW (2'-6"):	(XXXX)	
4" RADIUS MITERED 90-DEGREE ELBOW (5'-0"):	(XXXX)	
TOTAL EQUIVALENT LENGTH OF DRYER VENT:	(XXXX)	FEET
MAXIMUM LENGTH OF DRYER VENT (IMC 504.8.4):	35'-0"	FEET
MANUFACTURER'S EXCEPTION		
TOTAL EQUIVALENT LENGTH OF DRYER VENT MAY EXCEED 35'-0" WHERE DRYER'S MANUFACTURER'S INSTALLATION INSTRUCTIONS ALLOW. INSTALLATION INSTRUCTIONS MUST INCLUDE A MAXIMUM VENTING LENGTH AND DEDUCTIONS FOR FITTINGS.		

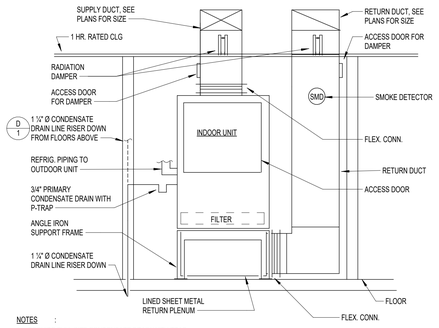
PRE-DRILLED HOLES IN PLACARD (TYPICAL OF 4); ATTACH PANEL TO WALL WITHIN 5'-0" OF DRYER BOX WITH 4 SCREWS.

ALL SECTIONS INCLUDING "(XXXX)" MUST BE COMPLETED AND REFLECT THE DRYER VENT INSTALLATION PRIOR TO INSTALLING PLACARD

NOTE:
1. MECHANICAL CONTRACTOR SHALL PROVIDE A 1"/6" THICK RED PLASTIC PLACARD WITH WHITE 1/4" HIGH LETTERING INDICATING EACH DRYER VENT INSTALLATION. THE MECHANICAL CONTRACTOR SHALL ORDER PLACARD PRIOR TO CEILING INSTALLATION, BUT NOT BEFORE DRYER VENT INSTALLATION HAS BEEN COMPLETED. DRYERS EXCEEDING 35'-0" OR THAT ALLOWED IN MANUFACTURER'S INSTALLATION INSTRUCTIONS ARE PROHIBITED FROM BEING INSTALLED.
2. PLACARD SHALL INCLUDE (4) PRE-DRILLED HOLES, TO BE ATTACHED ADJACENT TO THE DRYER BOX WITH 4 SCREWS.

9 M3.1 DRYER VENTING MAX. LENGTH PLACARD

N.T.S.



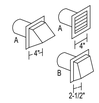
NOTES :
1. PROVIDE FULL SIZE CONDENSATE DRAIN WITH TRAP.
2. PROVIDE INLINE OVERFLOW SAFETY SWITCH EQUAL TO RECTORSEAL SAFE-T-SWITCH MODEL SS1 (UL 508 COMPLIANT) TO SHUT-DOWN THE UNIT UPON ACTIVATION, REQUIRING MANUAL RESET.
3. ROUTE REFRIGERANT PIPING TO HEAT PUMP ON ROOF. ALL PIPING SHALL BE CONCEALED IN WALLS & CEILING SPACE AND SHALL BE SUPPORTED PER THE MFG RECOMMENDATIONS.

8 M3.1 INDOOR UNIT WITH NATURAL VENTILATION

N.T.S.

NOTES:
1. DRYER VENT WALL CAPS SHALL BE SECURED TO BUILDING WITH STAINLESS STEEL FASTENERS.
2. DRYER VENT WALL CAPS SHALL BE PROVIDED WITH INTEGRAL BACKDRAFT DAMPERS

BASIS OF DESIGN: GE MODEL GFD55ESSNWW

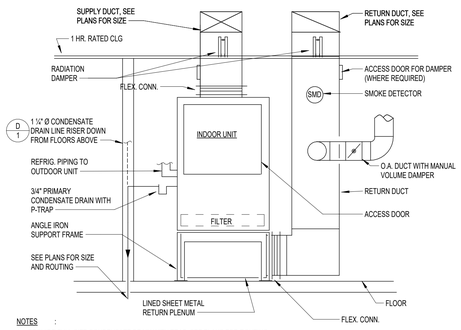


	NUMBER OF 90 DEG. TURNS	MAXIMUM LENGTH OF 4" DIA. RIGID METAL DUCT: EXHAUST HOOD TYPE A 4" OPENING	EXHAUST HOOD TYPE B 2-1/2" OPENING
PRE-APPROVED 6.0 CU. FT. CAPACITY DRYER AS NOTED ON PLANS.	0	90 FT.	60 FT.
	1	60 FT.	45 FT.
	2	45 FT.	35 FT.
	3	35 FT.	25 FT.

EXHAUST LENGTH CALCULATION:
1. DETERMINE THE NUMBER OF 90 DEG. TURNS NEEDED FOR YOUR INSTALLATION. IF YOU EXHAUST TO THE SIDE OF BOTTOM OF THE DRYER, ADD ONE TURN.
2. THE MAXIMUM LENGTH OF 4" RIGID (ALUMINUM OR GALVANIZED) DUCT WHICH CAN BE TOLERATED IS SHOWN IN THE TABLE. A TURN OF 45 DEG. OR LESS MAY BE IGNORED. TWO 45 DEG. TURNS WITHIN THE DUCT LENGTH SHOULD BE TREATED AS A 90 DEG. ELBOW. A TURN OVER 45 DEG. SHOULD BE TREATED AS A 90 DEG. ELBOW.

6 M3.1 DRYER ALLOWABLE VENT LENGTH

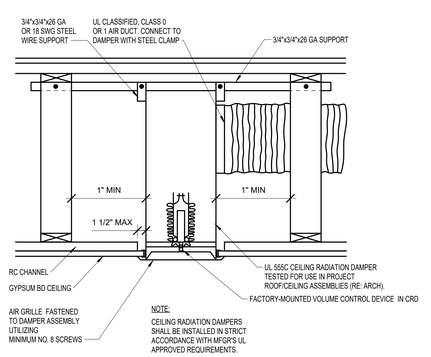
N.T.S.



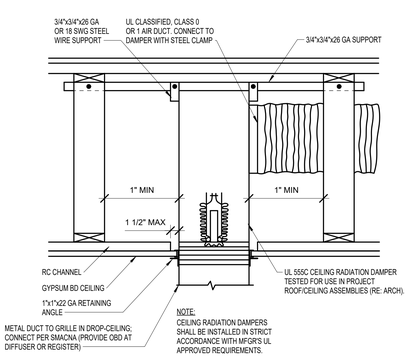
NOTES :
1. PROVIDE FULL SIZE CONDENSATE DRAIN WITH TRAP, SEE PLANS FOR ROUTING.
2. SMOKE DETECTOR SHALL BE IONIZATION TYPE WIRED TO SHUT-DOWN UNIT WHEN ACTIVATED.
3. PROVIDE INLINE OVERFLOW SAFETY SWITCH EQUAL TO RECTORSEAL SAFE-T-SWITCH MODEL SS1 (UL 508 COMPLIANT) TO SHUT-DOWN THE UNIT UPON ACTIVATION, REQUIRING MANUAL RESET.
4. ROUTE REFRIGERANT PIPING TO HEAT PUMP ON ROOF. ALL PIPING SHALL BE CONCEALED IN SHAFTS, WALLS & CEILING SPACE AND SHALL BE SUPPORTED PER THE MFG RECOMMENDATIONS.

5 M3.1 INDOOR UNIT WITH MECHANICAL VENTILATION

N.T.S.



DUCT TO GRILLE CONNECTION



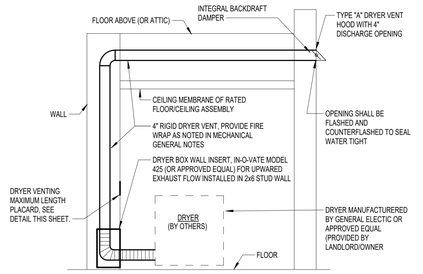
DUCT TO DUCT CONNECTION

1 M3.1 CRD ABOVE GRILLE, REGISTERS, OR DIFFUSER

N.T.S.

3 M3.1 DRYER VENT THRU WALL

N.T.S.

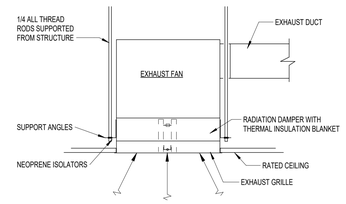


NOTES :
1. DRYER VENT PIPING SHALL BE GALVANIZED SHEET METAL AND SHALL HAVE A SMOOTH INTERIOR FINISH WITH JOINTS RUNNING IN THE DIRECTION OF THE AIR FLOW.
2. DRYER VENT SHALL BE PERMITTED TO EXCEED THE LENGTH LISTED IN THE IMC SECTION 504.8.4.1 IF THE CONTRACTORS PROVIDE THE MAKE AND MODEL OR THE DRYER AND THE MANUFACTURER'S INSTALLATION INSTRUCTIONS TO THE LOCAL AUTHORITY HAVING JURISDICTION AND THE BUILDING OWNER PROVIDES THE DRYER VENTING MAXIMUM LENGTH PLACARD.
3. DRYER VENT SHALL BE NONSCREENED WITH A BACKDRAFT DAMPER AND MINIMUM SIZE OF 4".

3 M3.1 DRYER VENT THRU WALL

N.T.S.

NOTE :
MAINTAIN 2" CLEAR ABOVE FAN AND BELOW COMBUSTIBLE CONSTRUCTION OR PROVIDE 5/8" GYPSUM BOARD BETWEEN THE FAN AND THE STRUCTURE ABOVE.



NOTE :
RADIATION DAMPER SHALL BE COMPLETE WITH THERMAL INSULATION BLANKET AND FUSIBLE LINK (160°) AND SHALL BE A U.L. LABELED ASSEMBLY WITH THE FAN.

2 M3.1 CEILING EXHAUST FAN WITH CRD

N.T.S.

STATE OF MISSOURI
ALLEN J. MCNUTT
NUMBER PE-2023009252
07/28/23/2026/28
PROFESSIONAL ENGINEER
BID SET

PROJECT TITLE

John Knox Village

MEADOWS BUILDING PHASE III

SFCS Architecture Engineering Planning Interiors
SFCS Inc. ▪ 305 South Jefferson Street
Roanoke, Virginia 24011.2003
540.344.6664 ▪ Fax 540.343.6925
www.sfcs.com

DESIGNER	: DAS	DRAWN	: ZAC
ARCHITECT	: DAS	CHECKED	: LBC
ENGINEER	: ZAC	APPROVED	: Approver

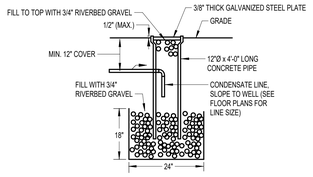
NO.	REVISION DESCRIPTION	DATE

DRAWING TITLE
MECHANICAL DETAILS

DATE: 03/13/2026
COMM. NO. 25116.00
DRAWING M3.1

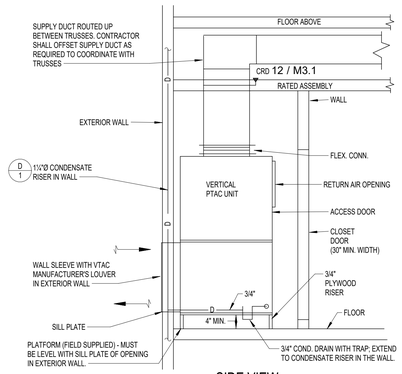
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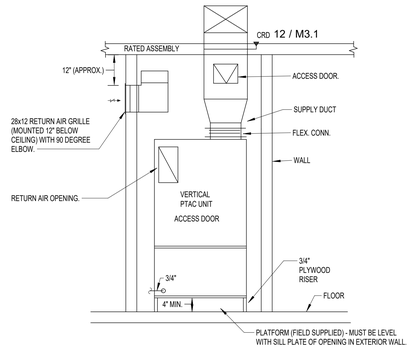


11 M3.2 CONDENSATE DRAIN WELL

N.T.S.



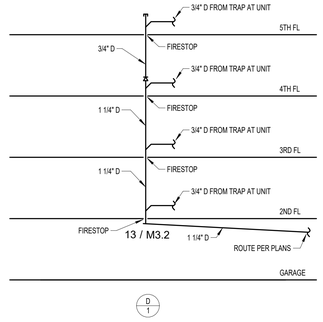
SIDE VIEW



FRONT VIEW

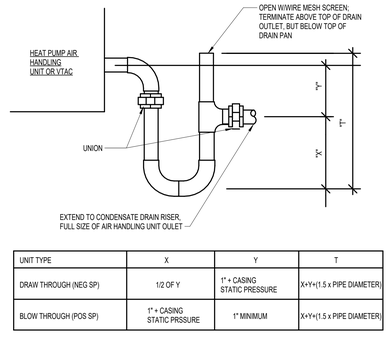
4 M3.2 VTAC UNIT INSTALLATION

N.T.S.



14 M3.2 D-1 RISER DIAGRAM

N.T.S.

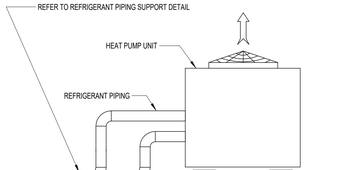


UNIT TYPE	X	Y	T
DRAW THROUGH (NEG SP)	1/2 OF Y	1" + CASING STATIC PRESSURE	X+Y+(1.5 x PIPE DIAMETER)
BLOW THROUGH (POS SP)	1" + CASING STATIC PRSSURE	1" MINIMUM	X+Y+(1.5 x PIPE DIAMETER)

ELEVATION

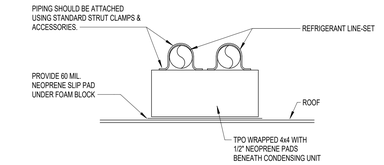
10 M3.2 CONDENSATE DRAIN TRAP

N.T.S.



7 M3.2 ROOF MOUNTED HEAT PUMP OUTDOOR UNIT

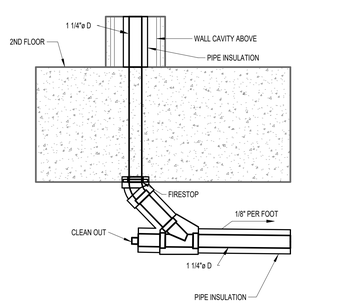
N.T.S.



NOTES :
1. PROVIDE PIPE SUPPORTS ON ROOF AT 8'-0" ON CENTER. PROVIDE ADDITIONAL SUPPORTS AT EQUIPMENT TO PREVENT WEIGHT OF PIPE BEING PLACED ON EQUIPMENT.

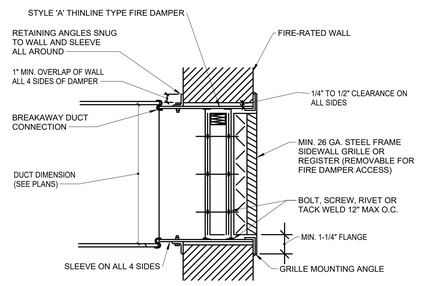
3 M3.2 REFRIGERANT PIPING SUPPORT (ROOF)

N.T.S.



13 M3.2 CONDENSATE RISER BASE - HVAC

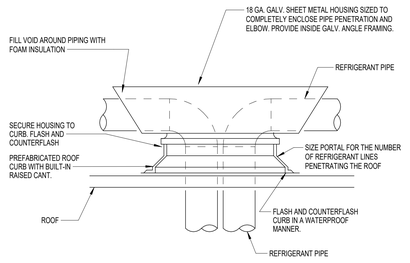
N.T.S.



NOTE:
1. THE DETAIL ABOVE IS PICTORIAL IN NATURE AND NOT ABSOLUTELY CORRECT FOR ALL SITUATIONS. FIRE DAMPERS SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S UL APPROVED REQUIREMENTS. (EQUIVALANT TO RUSKIN STYLE G GRILLE/FIRE DAMPER INSTALLATION DESIGN).
2. OMIT REGISTER DAMPER WHERE MANUAL VOLUME DAMPER IS INSTALLED IN DUCT RUNOUT TO REGISTER.

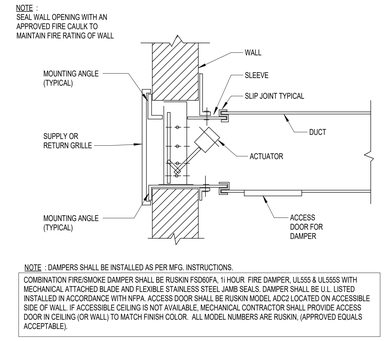
9 M3.2 GRILLE/FIRE DAMPER INSTALLATION

N.T.S.



6 M3.2 ROOF TOP REFRIGERANT PIPE PORTAL

N.T.S.

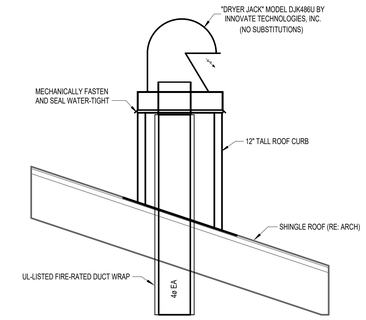


NOTE : DAMPERS SHALL BE INSTALLED AS PER MFG. INSTRUCTIONS.

COMBINATION FIRE/SMOKE DAMPER SHALL BE RUSKIN FSD60FA, 1½ HOUR FIRE DAMPER, UL555 & UL555S WITH MECHANICAL ATTACHED BLADE AND FLEXIBLE STAINLESS STEEL JAMB SEALS. DAMPER SHALL BE U.L. LISTED INSTALLED IN ACCORDANCE WITH NFPA. ACCESS DOOR SHALL BE RUSKIN MODEL ADC2 LOCATED ON ACCESSIBLE SIDE OF WALL. IF ACCESSIBLE CEILING IS NOT AVAILABLE, MECHANICAL CONTRACTOR SHALL PROVIDE ACCESS DOOR IN CEILING (OR WALL) TO MATCH FINISH COLOR. ALL MODEL NUMBERS ARE RUSKIN. (APPROVED EQUALS ACCEPTABLE).

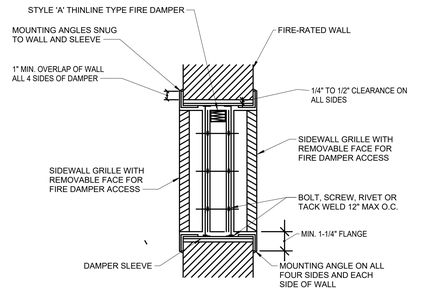
2 M3.2 COMBINATION FIRE/SMOKE WITH GRILLE

N.T.S.



12 M3.2 DRYER VENT ROOF TERMINATION - HVAC

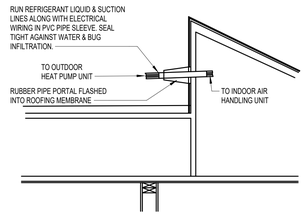
N.T.S.



NOTE:
1. FIRE DAMPERS SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S UL APPROVEDREQUIREMENTS. (EQUIVALANT TO RUSKIN MODEL G CURTAIN GRILLE/FIRE DAMPER INSTALLATION DESIGN).

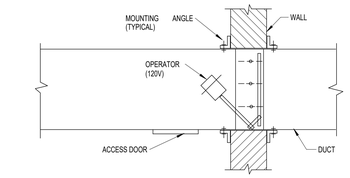
8 M3.2 TRANSFER GRILLE/FIRE DAMPER

N.T.S.



5 M3.2 ATTIC PIPING PENETRATION

N.T.S.



NOTE : DAMPERS SHALL BE INSTALLED AS PER MFG. INSTRUCTIONS.

FIRE/SMOKE DAMPER SHALL BE RUSKIN TYPE FSD36 WITH BLADE AND JAM SEALS AT CLASS II LEAKAGE (LOW PRESSURE RECTANGULER) OR TYPE FSDR-25 (ROUND); UL LISTED INSTALLED IN ACCORDANCE WITH NFPA. ACCESS DOOR SHALL BE RUSKIN TYPE ADC2 (LOW PRESSURE). ACCESS DOOR SHALL BE ACCESSIBLE THROUGH CEILING OR MECHANICAL CONTRACTOR SHALL PROVIDE ACCESS DOOR IN CEILING. ALL MODELS ARE RUSKIN (APPROVED EQUAL ACCEPTABLE).

1 M3.2 TYPICAL COMBINATION FIRE/SMOKE

N.T.S.

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305 South Jefferson Street
Roanoke, Virginia 24011-2003

ALLEN J. MCNUTT
NUMBER PE-2023069252
03/13/2026
PROFESSIONAL ENGINEER
STATE OF MISSOURI

BID SET

PROJECT TITLE

John Knox Village

MEADOWS BUILDING PHASE III

SFCS Architecture Engineering Planning Interiors
SFCS Inc. ▪ 305 South Jefferson Street
Roanoke, Virginia 24011.2003
540.344.6664 ▪ Fax 540.343.6925
www.sfcs.com

DESIGNER : DAS		DRAWN : ZAC	
ARCHITECT : DAS		CHECKED : LBC	
ENGINEER : ZAC		APPROVED : Approver	

NO.	REVISION DESCRIPTION	DATE

DRAWING TITLE

MECHANICAL DETAILS

DATE: 03/13/2026

COMM. NO. 25116.00

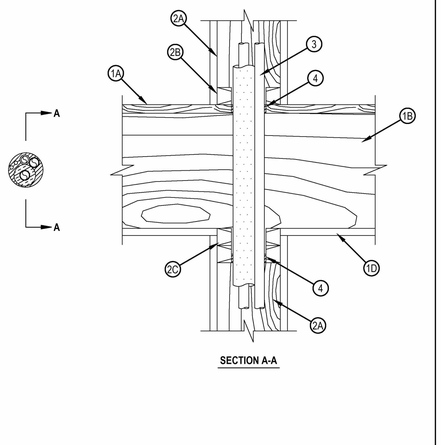
DRAWING M3.2

FC 8014

System No. F-C-8014

Classified by Underwriters Laboratories, Inc. to UL 1479 and CAN/ULC-S115

ANSI/UL1479 (ASTM E814)	CAN/ULC S115
F Rating — 1 Hr	F Rating — 1 Hr
T Rating — 0 Hr	FT Rating — 0 Hr
	FH Rating — 1 Hr
	FTH Rating — 0 Hr



SECTION A-A

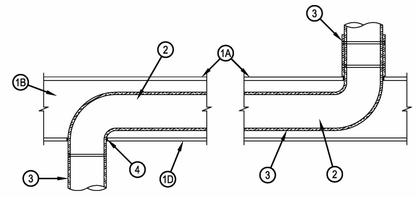
1. Floor-Ceiling Assembly — The 1 hr fire-rated solid or trussed lumber joist floor-ceiling assembly shall be constructed of the materials and in the manner specified in the individual L500 Series Floor-Ceiling Designs in the UL Fire Resistance Directory. The general construction details of the floor-ceiling assembly are summarized below:
   A. Flooring System — Lumber or plywood subfloor with finish floor of lumber, plywood or Floor Topping Mixture* as specified in the individual Floor-Ceiling Design. Max diam of floor opening is 8-1/2 in. (216 mm).
   B. Wood Joists — Nom 10 in. (254 mm) deep (or deeper) lumber, steel or combination lumber and steel joists, trusses or Structural Wood Members* with bridging as required and with ends firestopped. Additional framing members installed to form a square enclosure around the perimeter of the opening in the floor and ceiling.
   C. Furring Channels — (Where Required - Not Shown) - Resilient galv steel furring installed perpendicular to wood joists between gypsum board and wood joists as specified in the individual Floor-Ceiling Design. Furring channels spaced max 24 in. (610 mm) OC. If furring channels are used within the assembly, additional furring channels to be installed along the periphery of the opening.
   D. Gypsum Board* — Nom 4 ft (1.2 m) wide by 5/8 in. (16 mm) thick as specified in the individual Floor-Ceiling Design. Gypsum board secured to wood joists or furring channels as specified in the individual Floor-Ceiling Design. Max diam of ceiling opening is 8-1/2 in. (216 mm).
2. Steel Air Duct — Max 7 in. (178 mm) diam by min 0.0157 in. (No. 30 gauge or 0.40 mm) thick galv steel air duct to be centered within the opening. Max one steel air duct to be installed within opening. Steel duct to be rigidly supported on top side of floor-ceiling assembly.

FC 7059

System No. F-C-7059

Classified by Underwriters Laboratories, Inc. to UL 1479 and CAN/ULC-S115

ANSI/UL1479 (ASTM E814)	CAN/ULC S115
F Rating — 1 Hr	F Rating — 1 Hr
T Rating — 1 Hr	FT Rating — 1 Hr
	FH Rating — 1 Hr
	FTH Rating — 1 Hr

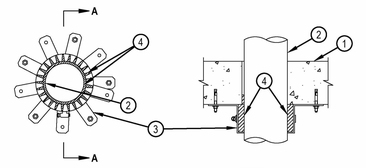


1. Floor-Ceiling Assembly — The 1 hr fire-rated solid or trussed lumber joist floor-ceiling assembly shall be constructed of the materials and in the manner specified in the individual L500 Series Floor-Ceiling Designs in the UL Fire Resistance Directory. The general construction details of the floor-ceiling assembly are summarized below:
   A. Flooring System — Lumber or plywood subfloor with finish floor of lumber, plywood or Floor Topping Mixture* as specified in the individual Floor-Ceiling Design. Max diam of floor opening is 8-1/2 in. (216 mm).
   B. Wood Joists — Nom 10 in. (254 mm) deep (or deeper) lumber, steel or combination lumber and steel joists, trusses or Structural Wood Members* with bridging as required and with ends firestopped. Additional framing members installed to form a square enclosure around the perimeter of the opening in the floor and ceiling.
   C. Furring Channels — (Where Required - Not Shown) - Resilient galv steel furring installed perpendicular to wood joists between gypsum board and wood joists as specified in the individual Floor-Ceiling Design. Furring channels spaced max 24 in. (610 mm) OC. If furring channels are used within the assembly, additional furring channels to be installed along the periphery of the opening.
   D. Gypsum Board* — Nom 4 ft (1.2 m) wide by 5/8 in. (16 mm) thick as specified in the individual Floor-Ceiling Design. Gypsum board secured to wood joists or furring channels as specified in the individual Floor-Ceiling Design. Max diam of ceiling opening is 8-1/2 in. (216 mm).
2. Steel Air Duct — Max 7 in. (178 mm) diam by min 0.0157 in. (No. 30 gauge or 0.40 mm) thick galv steel air duct to be centered within the opening. Max one steel air duct to be installed within opening. Steel duct to be rigidly supported on top side of floor-ceiling assembly.

CAJ2095

System No. C-AJ-2095

F Rating - 3 Hr
T Rating - 2-1/2 Hr



SECTION A-A

1. Floor or Wall Assembly — Min 4-1/2 in. (114 mm) thick reinforced lightweight or normal weight (100-150 pcf or 1600-2400 kg/m3) concrete. Wall may also be constructed of any UL Classified Concrete Blocks*. Max diam of opening is 5 in. (127 mm). See Concrete Blocks (CAZT) category in the Fire Resistance Directory for names of manufacturers.
2. Nonmetallic Pipe — Nom 4 in. (102 mm) diam (or smaller) Schedule 40 solid-core polyvinyl chloride (PVC) or SDR 17 chlorinated polyvinyl chloride (CPVC) pipe for use in closed (process or supply) or vented (drain, waste or vent) piping systems. One pipe to be installed either concentrically or eccentrically within the firestop system. The annular space shall be min 0 in. (point contact) to max 1/2 in. (13 mm). Pipe to be rigidly supported on both sides of floor or wall assembly.
3. Steel Collars — Collar fabricated from coils of precut min 0.017 in. (0.43 mm) thick (No. 28 MSG) galv steel available from the sealant manufacturer. Collar shall be nom 1-3/4 in. (44 mm) deep with 1 in. (25 mm) wide by 2 in. (51 mm) long anchors tabs on 2 in. (51 mm) centers for securement to floor or wall assembly. The opposite side incorporates retainer tabs, 1/2 in. (13 mm) wide by 3/16 in. (5 mm) long, prebent toward the pipe surface. Collar shall be wrapped around pipe maintaining a 1 in. (25 mm) distance between pipe and collar, and overlapping min 1 in (25 mm) at seam. Collar secured to concrete slab with 1/4 in. (6 mm) diam by 1-3/4 in. (44 mm) long steel expansion type masonry fasteners or 0.145 in. (3.7 mm) diam by 1-1/4 in. (32 mm) long powder actuated fasteners utilizing a 1-7/16 in. (36.5 mm) diam by 1/16 in. (1.6 mm) thick steel washer. In floor assemblies, one collar to be used at the bottom of the concrete floor only. In wall assemblies, a collar is used on both surfaces. After sealant is installed (Item 4), the collar shall be compressed around the pipe using a 1/2 in. (13 mm) wide by 0.028 in. (0.7 mm) thick stainless steel band clamp fastened at the collar mid-height.
4. Fill, Void or Cavity Material* — Sealant — Min 1-1/2 in. (38 mm) thickness of fill material applied within the annulus, flush with bottom surface of floor or with both surfaces of wall and applied to completely fill the steel collar.
   HILTI CONSTRUCTION CHEMICALS, DIV OF HILTI INC — FS611A or FS-ONE Sealant or FS-ONE MAX Intumescent Sealant

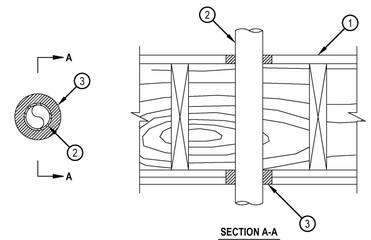
* Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.

FC 2160

System No. F-C-2160

F Rating — 1 and 2 Hr
T Rating — 1 and 2 Hr

Classified by Underwriters Laboratories, Inc. to UL 1479



SECTION A-A

1. Floor-Ceiling Assembly — The 1 and 2 hr fire-rated solid or trussed lumber joist floor-ceiling assembly shall be constructed of the materials and in the manner specified in the individual L500 Series Floor-Ceiling Designs in the UL Fire Resistance Directory. The general construction features of the floor-ceiling assembly are summarized below:
   A. Flooring System — Lumber or plywood subfloor with finish floor of lumber, plywood or Floor Topping Mixture* as specified in the individual Floor-Ceiling Design. Diam of opening shall be 2 in. (51 mm) larger than the nom diam of through penetrant (Item 2).
   B. Wood Joists* — Nom 10 in. (254 mm) deep (or deeper) lumber, steel or combination lumber and steel joists, trusses or Structural Wood Members* with bridging as required and with ends firestopped.
   C. Furring Channels (Not Shown) — Resilient galv steel furring installed perpendicular to wood joists between first and second layers of wallboard (Item 1D). Furring channels spaced max 24 in. (610 mm).
   D. Gypsum Board* — Nom 4 ft (1.2 m) wide by 5/8 in. (16 mm) thick as specified in the individual Floor-Ceiling Design. First layer of wallboard nailed to wood joists. Second layer of wallboard screw-attached to furring channels. Diam of opening shall be 2 in. (51 mm) larger than the nom diam of through penetrant (Item 2).

1.1 Chase Wall — (Optional, not Shown) — The through penetrants (Item No. 2) may be routed through a fire-rated or non-rated single, double or staggered wood stud/gypsum wall board chase wall. The chase wall shall be constructed to include the following construction features:
   A. Studs — Nom 2 by 6 in. (51 by 152 mm) or double nom 2 by 4 in. (51 by 102 mm) lumber studs.
   B. Sole Plate — Nom 2 by 6 in. (51 by 152 mm) or parallel nom 2 by 4 in. (51 by 102 mm) lumber plates, tightly butted. Diam of opening shall be 2 in. (51 mm) larger than the nom diam of through penetrant (Item 2).
   C. Top Plate — The double top plate shall consist of two nom 2 by 6 in. (51 by 152 mm) or two sets of parallel 2 by 4 in. (51 by 102 mm) lumber plates, tightly butted. Diam of opening shall be 2 in. (51 mm) larger than the nom diam of through penetrant (Item 2).
   D. Gypsum Board* — One or two layers of min 1/2 in. (14 mm) gypsum board.

FC 8014

System No. F-C-8014

System tested with a pressure differential of 2.5 Pa between the exposed and the unexposed surfaces with the higher pressure on the exposed side.

1. Floor — Ceiling Assembly — The 1 hr fire-rated wood joist floor-ceiling assembly shall be constructed of the materials and in the manner specified in the individual L500 Series Floor-Ceiling Designs in the UL Fire Resistance Directory, as summarized below:
   A. Floor System — Lumber or plywood subfloor with finish floor of lumber, plywood or Floor Topping Mixture* as specified in individual Floor-Ceiling Design. Max diam of floor opening is 3 in. (76 mm).
   B. Joists — Nom 10 in. (254 mm) deep (or deeper) lumber, steel or combination lumber and steel joists, trusses or Structural Wood Members* with bridging as required and with end firestopped.
   C. Gypsum Board* — Nom 5/8 in. (16 mm) thick as specified in the individual Floor-Ceiling Design. Max diam of openings is 3 in. (76 mm).
2. Chase Wall — (Optional) - The through penetrant (Item 3) may be routed through a 1 hr fire-rated single, double or staggered wood stud/gypsum wallboard chase wall shall be constructed of the materials and in the manner specified in the individual U300 Series Wall and Partition Designs in the UL Fire Resistance Directory and shall include the following construction features:
   A. Studs — Nom 2 by 6 in. (51 by 152 mm) or double nom 2 by 4 in. (51 by 102 mm) lumber studs.
   B. Sole Plate — Nom 2 by 6 in. (51 by 152 mm) or parallel 2 by 4 in. (51 by 102 mm) lumber plates, tightly butted.
   C. Top Plate — The double top plate shall consist of two nom 2 by 6 in. (51 by 152 mm) or two sets of parallel 2 by 4 in. (51 by 102 mm) lumber plates, tightly butted. Max diam of openings is 3 in. (76 mm).
   D. Gypsum Board* — Thickness, type, number of layers and fasteners shall be as specified in the individual Wall and Partition Design.
3. Through-Penetrants — Pipes, conduits, tubing and cables to be bundled and centered in the opening. The space between penetrants and the periphery of the opening shall be min 1/4 in. to max 3/4 in. (6 to 19 mm). Penetrants to be rigidly supported on both sides of the floor-ceiling assembly.
   A. Metallic Pipes — A max of two metallic pipes, conduits or tubing, (one 3/4 in. diam and one 1/2 in. diam) to be installed within the firestop system. The following types and sizes of metallic pipes, conduits or tubing may be used:
      A1. Steel Pipe — Nom 3/4 in. (19 mm) diam (or smaller) Schedule 5 (or heavier) steel pipe.
      A2. Conduit — Nom 3/4 in. (19 mm) diam (or smaller) steel electrical metallic tubing or steel conduit.
      A3. Copper Tubing — Nom 3/4 in. (19 mm) diam (or smaller) Type L (or heavier) copper tubing.
      A4. Copper Pipe — Nom 3/4 in. (19 mm) diam (or smaller) Regular (or heavier) copper pipe.
   B. Nonmetallic Pipes — A max of one nonmetallic pipe to be installed within the firestop system. The following types and sizes of nonmetallic pipes may be used:
      B1. Polyvinyl Chloride (PVC) Pipe — Nom 1/2 in. (13 mm) diam (or smaller) Schedule 40 solid core PVC pipe for use in closed (process or supply) or vented (drain, waste or vent) piping systems.
      B2. Chlorinated Polyvinyl Chloride (CPVC) Pipe — Nom 1/2 in. (13 mm) diam (or smaller) SDR17 CPVC pipe for use in closed (process or supply) or vented (drain, waste or vent) piping systems.
   C. Cables — A max of two 4/C No. 18 AWG (or smaller) thermostat cables with PVC insulation and PVC/nylon jacketing material.
   D. Tube Insulation — Plastic+ — Nom 1/2 in. (13 mm) thick acrylonitrile butadiene/polyvinyl chloride (AB/PVC) flexible foam furnished in the form of tubing. Tube insulation to be installed on a max of one metallic pipe or tubing.
      See Plastics+ (QMFZ2) category in the Plastics Recognized Component Directory for names of manufacturers. Any Recognized Component tube insulation material meeting the above specifications and having a UL 94 Flammability Classification of 94-5VA may be used.
4. Fill, Void or Cavity Material* — Sealant — Min 3/4 in. (19 mm) thickness of fill material applied within the annulus, flush with top surface of floor or sole plate. Min 5/8 in. thickness of fill material applied within the annulus, flush with the bottom surface of the ceiling or lower top plate.
   HILTI CONSTRUCTION CHEMICALS, DIV OF HILTI INC — FS — ONE Sealant or FS-ONE MAX Intumescent Sealant

*Bearing the UL Classification Marking
+Bearing the UL Recognized Component Mark

FC 7059

System No. F-C-7059

3. Duct Wrap Materials* — Nom 1/2 in. (13 mm) thick, 8 pcf (128 kg/m3) with or without foil-scrim facers. The steel duct shall be wrapped with one layer of duct wrap installed with 1 in. (25 mm) transverse and longitudinal overlaps or tightly butted compression joints in accordance with the manufacturer's installation instructions. The duct wrap is secured with min No. 16 Gauge (0.050 in. or 1.3 mm) galvanized steel wire formed into a loop on one end, with the other end passed through the loop, pulled hand tight and bent over. Tie wires spaced a max 12 in. (305 mm) OC. The annular space between the insulated steel duct and the periphery of the opening shall be a nom 1/4 in. (6 mm). A min 12 in. high collar consisting of an additional layer of 1/2 in. (12.7 mm) thick, 8 pcf (128 kg/m3) duct wrap, installed over the duct wrap flush with the top surface of the floor and extending upward.
   THERMAL CERAMICS INC — FireMaster DryerWrap, FireMaster FastWrap XL, Pyrocast Duct Wrap XL.
4. Fill, Void or Cavity Material* - Sealant — Min 5/8 in. (16 mm) thickness of fill material applied within annulus, flush with the bottom surface of ceiling. Min 3/4 in. (19 mm) thickness of fill material applied within annulus on top surface of floor.
   EGS NELSON FIRESTOP — FS1399 or LBS3 Sealant.
   HILTI CONSTRUCTION CHEMICALS, DIV OF HILTI INC — FS-ONE Sealant or FS-ONE MAX Intumescent Sealant
   RECTORSEAL — 835+ Sealant.
   SPECIFIED TECHNOLOGIES INC — SpecSeal Series SSS Sealant, SpecSeal LC150 Sealant, SpecSeal LE600 Sealant or SpecSeal LCI Sealant.
   THERMAL CERAMICS INC — FireMaster Putty.
   TREMCO INC — TREMstop Intumescent Acrylic Sealant, or TREMstop IA+.

* Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.

FC 2160

System No. F-C-2160

2. Through Penetrants — One nonmetallic pipe or conduit to be installed concentrically or eccentrically within the firestop system. Annular space between pipe or conduit and edge of opening to be min 1/2 in. (13 mm) and max 1-1/8 in. (29 mm). Pipe or conduit to be rigidly supported on both sides of floor-ceiling assembly. The following types and sizes of nonmetallic pipes or conduits may be used:
   A. Polyvinyl Chloride (PVC) Pipe — Nom 2 in. (51 mm) diam (or smaller) Schedule 40 solid or cellular core PVC pipe for use in closed (process or supply) or vented (drain, waste or vent) piping systems.
   B. Chlorinated Polyvinyl Chloride (CPVC) Pipe — Nom 2 in. (51 mm) diam (or smaller) SDR13.5 CPVC pipe for use in closed (process or supply) piping systems.
3. Fill, Void or Cavity Materials* -Sealant — Fill Material forced into annular space to fill space to max extent possible. Sealant shall be installed flush with top surface of floor or sole plate and bottom surface of ceiling or lower top plate.
   HILTI CONSTRUCTION CHEMICALS, DIV OF HILTI INC — FS-ONE Sealant or FS-ONE MAX Intumescent Sealant

* Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.

2 M3.3 CONDENSATE THROUGH CONCRTE FLOOR
N.T.S.

1 M3.3 CONDENSATE THROUGH WOOD TRUSS FLOOR
N.T.S.

4 M3.3 HVAC LINE SET THROUGH FLOOR
N.T.S.

3 M3.3 DRYER VENT THROUGH WOOD ASSEMBLY
N.T.S.

GENERAL NOTES

1. ALL INSULATED METAL PIPING PENETRATING A ONE HOUR OR MORE RATED ASSEMBLY SHALL BE SEALED AROUND INSULATION ON BOTH SIDES OF WALL WITH AN APPROVED FIRE STOP WRAP/STRIP MATERIAL. NUMBER OF WRAPS AROUND INSULATION WITHIN WALL OPENING SHALL BE AS REQUIRED FOR THICKNESS OF INSULATION AND MFG. RECOMMENDATIONS. COVER EXPOSED SURFACE AND SEAMS WITH AN APPROVED FIRE STOP CAULK ON BOTH SIDES OF WALL.
2. ALL NON-INSULATED METAL PIPING PENETRATING A ONE HOUR WALL OR MORE RATED WALL OR FLOOR SHALL BE SEALED AROUND PIPE ON BOTH SIDES OF WALL WITH AN APPROVED FIRE STOP CAULK. THICKNESS SHALL BE AS RECOMMENDED BY MANUFACTURER FOR WALL RATING REQUIRED TO MAINTAIN U.L. CLASSIFICATION.
3. ALL METAL DUCTWORK (LESS THAN 100 SQUARE INCHES) PENETRATING A ONE HOUR WALL SHALL BE SEALED AROUND DUCT ON BOTH SIDES OF WALL WITH A SHEET METAL COLLAR (SAME GAUGE AS DUCT) SECURED TO WALL AND DUCT IN A SMOKE-TIGHT MANNER. DUCT PENETRATIONS EXCEEDING 100 SQUARE INCHES SHALL HAVE A FIRE DAMPER INSTALLED IN THE WALL AS DETAILED.
4. ALL DUCTWORK PENETRATING A TWO HOUR OR MORE RATED WALL OR FLOOR SHALL BE PROVIDED WITH A FIRE DAMPER INSTALLED AS DETAILED.
5. NO FLEXIBLE DUCTWORK WILL BE ALLOWED TO PENETRATE ONE HOUR WALLS, TWO HOUR WALLS, CORRIDOR WALLS OR WALLS CLOSED-OFF TO STRUCTURE. METAL RIGID DUCTWORK SHALL EXTEND A MINIMUM OF 5'-0" FROM WALL BEFORE THE FIRST AIR DISTRIBUTION DEVICE IS INSTALLED OR BEFORE FLEXIBLE DUCT IS STARTED.
6. ALL MATERIALS AND METHODS OF FIRE STOP INSTALLATION SHALL BE U.L. APPROVED FOR THAT INSTALLATION. SHOP DRAWING SUBMITTALS OF MATERIALS AND METHOD OF INSTALLATION, INCLUDING DRAWINGS, SHALL BE SUBMITTED TO THE ARCHITECT FOR REVIEW.
7. WHEN A PIPE, WIRE, OR DUCT PENETRATES A NON-RATED SMOKE-TIGHT PARTITION, THE MECHANICAL CONTRACTOR SHALL SEAL AROUND ALL PIPES WIRES AND DUCTS WITH SEALANT MATERIAL TO MAKE IT SMOKE-TIGHT. SEE ARCHITECTURAL PLANS FOR LOCATION OF THESE PARTITIONS.
8. ALL RATED WALL PENETRATIONS SHALL BE IN ACCORDANCE WITH UNDERWRITERS LABORATORIES PENETRATION FIRESTOP SYSTEM REQUIREMENTS. ALL MATERIALS USED IN PENETRATION FIRESTOP SYSTEMS SHALL BE APPROVED BY UNDERWRITERS LABORATORIES AND SHALL BE U.L. LABELED.

STATE OF MISSOURI
ALLEN J. MCNUTT
NUMBER PE-2023009252
03/13/2026
PROFESSIONAL ENGINEER

BID SET

PROJECT TITLE

John Knox Village

MEADOWS BUILDING PHASE III

SFCS Architecture Engineering Planning Interiors

SFCS Inc. ▪ 305 South Jefferson Street
Roanoke, Virginia 24011.2003
540.344.6664 ▪ Fax 540.343.6925
www.sfcs.com

DESIGNER	: DAS	DRAWN	: ZAC
ARCHITECT	: DAS	CHECKED	: LBC
ENGINEER	: ZAC	APPROVED	: Aprover

NO.	REVISION DESCRIPTION	DATE

DRAWING TITLE

UL FIRESTOPS - HVAC

DATE: 03/13/2026

COMM. NO. 25116.00

DRAWING M3.3

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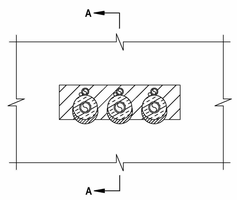
System No. W-L-8142

WL 8142

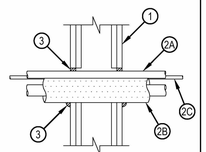
Classified by Underwriters Laboratories, Inc. to UL 1479 and CAN/ULC-S115

ANSI/UL1479 (ASTM E814)	CAN/ULC S115
F Rating – 1 and 2 Hr	F Rating – 1 and 2 Hr
T Ratings – 0 and 1/4 Hr (See Item 1)	FT Ratings – 0 and 1/4 Hr (See Item 1)
L Rating at Ambient — Less Than 1 CFM/Sq Ft	FH Rating – 1 and 2 Hr
L Rating at 400°F — Less Than 1 CFM/Sq Ft	FTH Ratings – 0 and 1/4 Hr (See Item 1)
	L Rating At Ambient — Less Than 5.1 L/s/m²
	L Rating At 204°C — Less Than 5.1 L/s/m²

FRONT VIEW



SECTION A-A



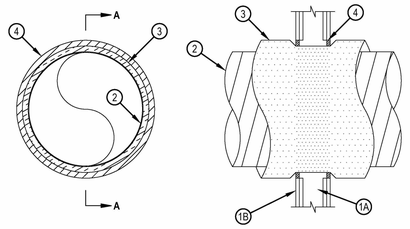
1. Wall Assembly — The 1 or 2 hr fire-rated gypsum wallboard/stud wall assembly shall be constructed of the materials and in the manner described in the individual U400, V400 or W400 Series Wall or Partition Design in the UL Fire Resistance Directory and shall include the following construction features:
   A. Studs — Wall framing shall consist of channel studs. Steel studs to be min 3-1/2 in. (89 mm) wide and spaced max 24 in. (610 mm) OC.
   B. Wallboard, Gypsum* — 5/8 in. (16 mm) thick, 4 ft (122 cm) wide with square or tapered edges. The gypsum board type, thickness, number of layers, fastener type and sheet orientation shall be as specified in the individual Wall and Partition Design in the UL Fire Resistance Directory. Max diam of opening is 24 in. (610 mm).
   The hourly F and FH Ratings of the firestop system are equal to the hourly fire rating of the wall assembly in which it is installed.

System No. W-L-7153

WL 7153

Classified by Underwriters Laboratories, Inc. to UL 1479 and CAN/ULC-S115

ANSI/UL1479 (ASTM E814)	CAN/ULC S115
F Ratings - 1 and 2 Hr (See Item 1)	F Ratings - 1 and 2 Hr (See Item 1)
T Rating - 1/2 Hr	FT Rating - 1/2 Hr
	FH Ratings - 1 and 2 Hr (See Item 1)
	FTH Rating - 1/2 Hr



SECTION A-A

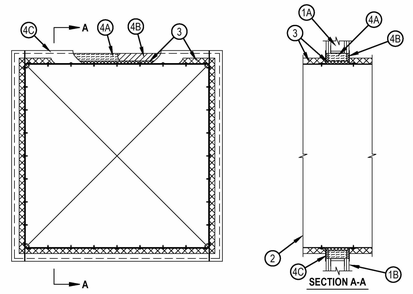
1. Wall Assembly — The 1 or 2 hr fire-rated gypsum wallboard/stud wall assembly shall be constructed of the materials and in the manner described in the individual U400, V400 or W400 Series Wall or Partition Design in the UL Fire Resistance Directory and shall include the following construction features:
   A. Studs — Wall framing shall consist of channel studs. Steel studs to be min 3-1/2 in. (89 mm) wide and spaced max 24 in. (610 mm) OC.
   B. Wallboard, Gypsum* — 5/8 in. (16 mm) thick, 4 ft (122 cm) wide with square or tapered edges. The gypsum board type, thickness, number of layers, fastener type and sheet orientation shall be as specified in the individual Wall and Partition Design in the UL Fire Resistance Directory. Max diam of opening is 24 in. (610 mm).
   The hourly F and FH Ratings of the firestop system are equal to the hourly fire rating of the wall assembly in which it is installed.

System No. W-L-7156

WL 7156

Classified by Underwriters Laboratories, Inc. to UL 1479 and CAN/ULC-S115

ANSI/UL1479 (ASTM E814)	CAN/ULC S115
F Ratings — 1 and 2 Hr (See Item 1)	F Ratings — 1 and 2 Hr (See Item 1)
T Rating — 0, 1 and 2 Hr (See Item 4C)	FT Rating — 0, 1, and 2 Hr (See Item 4C)
	FH Ratings — 1 and 2 Hr (See Item 1)
	FTH Rating — 0, 1, and 2 Hr (See Item 4C)



SECTION A-A

1. Wall Assembly — The 1 or 2 hr fire-rated gypsum board/stud wall assembly shall be constructed of the materials and in the manner specified in the individual U300, U400, V400 or W400 Series Wall and Partition Designs in the UL Fire Resistance Directory and shall include the following construction features:
   A. Studs — Wall framing shall consist of either wood studs or steel channel studs. Wood studs to consist of nom 2 by 4 in. (51 by 102 mm) lumber spaced max 16 in. (406 mm) OC. Steel studs to be min 3-1/2 in. (89 mm) wide and spaced max 24 in. (610 mm) OC. Additional framing members shall be used to completely frame around opening.
   B. Gypsum Board* — Min 5/8 in. (16 mm) thick, 4 ft (1.2 m) wide with square or tapered edges. The gypsum board type, thickness, number of layers and orientation shall be as specified in the individual Wall and Partition Design. Max size of opening is 210 sq in. (1355 cm2) with a max width of 14-1/2 in. (368 mm) for wood studs. Max size of opening is 76.2 sq ft. (7 m2) with a max width of 105-1/2 in. (2.7 m) for steel studs.
   The hourly F and FH Ratings of the firestop system are equal to the hourly fire rating of the wall in which it is installed.
2. Steel Duct — Max 100 by 100 in. (2.5 by 2.5 m) steel duct to be installed within the framed opening. The duct shall be constructed and reinforced in accordance with SMACNA construction standards. Steel duct to be rigidly supported on both sides of wall assembly.

GENERAL NOTES

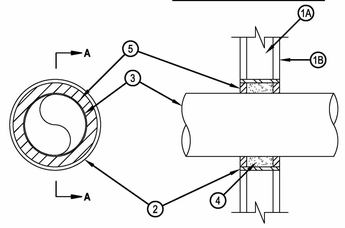
1. ALL INSULATED METAL PIPING PENETRATING A ONE HOUR OR MORE RATED ASSEMBLY SHALL BE SEALED AROUND INSULATION ON BOTH SIDES OF WALL WITH AN APPROVED FIRE STOP WRAP/STRIP MATERIAL. NUMBER OF WRAPS AROUND INSULATION WITHIN WALL OPENING SHALL BE AS REQUIRED FOR THICKNESS OF INSULATION AND MFG. RECOMMENDATIONS. COVER EXPOSED SURFACE AND SEAMS WITH AN APPROVED FIRE STOP CAULK ON BOTH SIDES OF WALL.
2. ALL NON-INSULATED METAL PIPING PENETRATING A ONE HOUR WALL OR MORE RATED WALL OR FLOOR SHALL BE SEALED AROUND PIPE ON BOTH SIDES OF WALL WITH AN APPROVED FIRE STOP CAULK. THICKNESS SHALL BE AS RECOMMENDED BY MANUFACTURER FOR WALL RATING REQUIRED TO MAINTAIN U.L. CLASSIFICATION.
3. ALL METAL DUCTWORK (LESS THAN 100 SQUARE INCHES) PENETRATING A ONE HOUR WALL SHALL BE SEALED AROUND DUCT ON BOTH SIDES OF WALL WITH A SHEET METAL COLLAR (SAME GAUGE AS DUCT) SECURED TO WALL AND DUCT IN A SMOKE-TIGHT MANNER. DUCT PENETRATIONS EXCEEDING 100 SQUARE INCHES SHALL HAVE A FIRE DAMPER INSTALLED IN THE WALL AS DETAILED.
4. ALL DUCTWORK PENETRATING A TWO HOUR OR MORE RATED WALL OR FLOOR SHALL BE PROVIDED WITH A FIRE DAMPER INSTALLED AS DETAILED.
5. NO FLEXIBLE DUCTWORK WILL BE ALLOWED TO PENETRATE ONE HOUR WALLS, TWO HOUR WALLS, CORRIDOR WALLS OR WALLS CLOSED-OFF TO STRUCTURE. METAL RIGID DUCTWORK SHALL EXTEND A MINIMUM OF 5'-0" FROM WALL BEFORE THE FIRST AIR DISTRIBUTION DEVICE IS INSTALLED OR BEFORE FLEXIBLE DUCT IS STARTED.
6. ALL MATERIALS AND METHODS OF FIRE STOP INSTALLATION SHALL BE U.L. APPROVED FOR THAT INSTALLATION. SHOP DRAWING SUBMITTALS OF MATERIALS AND METHOD OF INSTALLATION, INCLUDING DRAWINGS, SHALL BE SUBMITTED TO THE ARCHITECT FOR REVIEW.
7. WHEN A PIPE, WIRE, OR DUCT PENETRATES A NON-RATED SMOKE-TIGHT PARTITION, THE MECHANICAL CONTRACTOR SHALL SEAL AROUND ALL PIPES WIRES AND DUCTS WITH SEALANT MATERIAL TO MAKE IT SMOKE-TIGHT. SEE ARCHITECTURAL PLANS FOR LOCATION OF THESE PARTITIONS.
8. ALL RATED WALL PENETRATIONS SHALL BE IN ACCORDANCE WITH UNDERWRITERS LABORATORIES PENETRATION FIRESTOP SYSTEM REQUIREMENTS. ALL MATERIALS USED IN PENETRATION FIRESTOP SYSTEMS SHALL BE APPROVED BY UNDERWRITERS LABORATORIES AND SHALL BE U.L. LABELED.

System No. W-L-7017

WL 7017

Classified by Underwriters Laboratories, Inc. to UL 1479 and CAN/ULC-S115

ANSI/UL1479 (ASTM E814)	CAN/ULC S115
F Rating — 1 Hr	F Rating — 1 Hr
T Rating — 0 Hr	FT Rating — 0 Hr
	FH Rating — 1 Hr
	FTH Rating — 0 Hr



SECTION A-A

1. Wall Assembly — The fire-rated gypsum wallboard/stud wall assembly shall be constructed of the materials and in the manner described in the individual U300, U400, V400 or W400 Series Wall and Partition Designs in the UL Fire Resistance Directory and shall include the following construction features:
   A. Studs — Wall framing may consist of either wood studs or steel channel studs. Wood studs to consist of nom 2 by 4 in. (51 by 102 mm) lumber spaced 16 in. (406 mm) OC. Steel studs to be min 2-1/2 in. (64 mm) wide and spaced max 24 in. (610 mm) OC.
   B. Gypsum Board* — One layer of nom 5/8 in. (16 mm) thick gypsum board, as specified in the individual Wall and Partition Design. Max diam of opening is 8-5/8 in. (219 mm).
2. Metallic Sleeve — Nom 8 in. (203 mm) diam (or smaller) Schedule 40 (or heavier) steel sleeve cast into wall assembly with joint compound and installed flush with wall surfaces.
3. Air Duct — Nom 6 in. (152 mm) diam (or smaller) prefabricated No. 28 MSG galv sheet metal duct. A min 1/2 in. (13 mm) to max 1-1/2 in. (38 mm) annular space is required within the firestop system. Duct to be rigidly supported on both sides of wall assembly.
4. Forming Material* — Foamed plastic forming material foamed into opening as a permanent form. Forming material to be recessed from both surfaces of wall as required to accommodate the required thickness of fill material.
   HILTI CONSTRUCTION CHEMICALS, DIV OF HILTI INC — CFS/12 or CF-AS CJP Foam Sealant
5. Fill, Void or Cavity Material* — Min 5/8 in. (16 mm) thickness of fill material applied within annulus, flush with both surfaces of wall.
   HILTI CONSTRUCTION CHEMICALS, DIV OF HILTI INC — FS-ONE Sealant or FS-ONE MAX Intumescent Sealant

* Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.

System No. W-L-8142

WL 8142

1. Wall Assembly — The 1 or 2 hr fire-rated gypsum board/stud wall assembly shall be constructed of the materials and in the manner described in the individual U300, U400, V400 or W400 Series Wall or Partition Design in the UL Fire Resistance Directory and shall include the following construction features:
   A. Studs —Wall framing shall consist of either wood studs or steel channel studs. Wood studs to consist of nom 2 by 4 in. (51 by 102 mm) lumber spaced max 16 in. (406 mm) OC. Steel studs to be min 3-5/8 in. (92 mm) wide and spaced max 24 in. (610 mm) OC.
   B. Gypsum Board* — The gypsum board type, thickness number of layers, fastener type and sheet orientation shall be specified in the individual Wall and Partition Design in the UL Fire Resistance Directory. Max opening size is 10 in. (254 mm) by 3 in. (76 mm).

The T, FT and FTH Ratings are 0 and 1/4 hr for 1 and 2 hr rated assemblies, respectively.

2. Air Conditioning (AC) Line Set —One or more AC line sets installed eccentrically or concentrically within opening. Each AC line set consists of two pipes or tubes (Item 2A), tubing insulation (Item 2B) and a thermostat cable (Item 2C). The space between the AC line sets shall be min 1/2 in. (13 mm) to max 3/4 in. (19 mm). The space between the AC line sets and the periphery of the opening shall be min 0 in. (point contact) to max 1-1/2 in. (38 mm) to one side of opening.

2A. Through Penetrants — A max of two pipes or tubes to be installed in each AC line set. Of the two pipes or tubes, only one may have a nom diam greater than 1/2 in. (13 mm) Annular space between pipes or tubing and periphery of opening shall be min 0 in. (point contact) to max 1-1/2 in. (38 mm). Pipes or tubing to be rigidly supported on both sides of the wall assembly. The following types and sizes of through penetrants may be used:
   1. Copper Tube — Nom 1 in. (25 mm) diam (or smaller) Type L (or heavier) copper tube.
   2. Copper Pipe — Nom 1 in. (25 mm) diam (or smaller) Regular (or heavier) copper pipe.

2B. Tube Insulation — Plastics+ — Max 3/4 in. (19 mm) thick acrylonitrile butadiene/polyvinyl chloride (AB/PVC) flexible foam furnished in the form of tubing. The tube insulation may be installed on one max 1/2 in. (13 mm) diam pipe or tube in each AC line set. The annular space between the penetrating item and the periphery of the opening shall be min 0 in. (point contact) to max 3/4 in. (19 mm). The space between the pipes or tubing within each AC line set shall be 0 in. (point contact).
See Plastics+ (QMFZ2) category in the Plastics Recognized Component Directory for names of manufacturers. Any Recognized Component tube insulation meeting the above specifications and having a UL 94 Flammability Classification of 94-5VA may be used.

2C. Cables — Max of one 4 pair No. 18 AWG (or smaller) cable with PVC insulation and jacket materials.

3. Fill, Void or Cavity Material - Sealant* —Min 5/8 in. (16 mm) thickness of fill material applied within annulus between penetrants and gypsum board, flush with both surfaces of wall. At point contact, a 1/2 in. (5 mm) bead of fill material shall be applied at the penetrant/gypsum board interface on both sides of wall.
HILTI CONSTRUCTION CHEMICALS, DIV OF HILTI INC — FS-ONE Sealant or FS-ONE MAX Intumescent Sealant

* Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.

System No. W-L-7153

WL 7153

2. Steel Duct — Galv steel duct to be installed concentrically or eccentrically within the firestop system. Duct to be rigidly supported on both sides of wall assembly.
   A. Spiral Wound HVAC Duct — Nom 20 in. (508 mm) diam (or smaller) No. 24 MSG (or heavier) galv steel spiral wound duct.
   B. Sheet Metal Duct — Nom 12 in. (305 mm) diam (or smaller) No. 28 MSG (or heavier) galv sheet steel duct.
3. Duct Insulation* — Nom 1-1/2 in. or 2 in. (38 or 51 mm) thick glass fiber batt or blanket (min 3/4 pcf or 56 kg/m3) jacketed on the outside with a foil-scrim-kraft facing. Longitudinal and transverse joints sealed with aluminum foil tape. During the installation of the fill material, the batt or blanket shall be compressed 50% such that the annular space within the firestop system shall be min 1/4 in. (6 mm) to max 1-1/2 in. (38 mm). See Batts and Blankets - (BKNV) category in the Building Materials Directory for names of manufacturers. Any batt or blanket meeting the above specifications and bearing the UL Classification Marking with a Flame Spread Index of 25 or less and a Smoke Developed Index 50 or less may be used.
4. Fill, Void or Cavity Material* — Sealant — Min 5/8 in. (16 mm) thickness of fill material applied within annulus, flush with both surfaces of wall. If voids develop after the fill materials cures, the voids shall be sealed with additional fill material.
   HILTI CONSTRUCTION CHEMICALS, DIV OF HILTI INC — FS-ONE Sealant or FS-ONE MAX Intumescent Sealant

* Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.

System No. W-L-7156

WL 7156

3. Batts and Blankets* — Nom 1-1/2 or 2 in. (38 or 51 mm) thick glass fiber batt or blanket (min 3/4 pcf or 12 kg/m3) jacketed on the outside with a foil-scrim-kraft facing. Longitudinal and transverse joints sealed with aluminum foil tape. During the installation of the fill material, the batt or blanket shall be compressed minimum 50% such that the annular space within the firestop system shall be min 1/2 in. (13 mm) to max 3-1/2 in. (89 mm); refer to the table below.
   See Batts and Blankets (BKNV) category in the Building Materials Directory for names of manufacturers. Any batt or blanket meeting the above specifications and bearing the UL Classification Marking with a Flame Spread Index of 25 or less and a Smoke Developed Index 50 or less may be used.
4. Firestop System — The firestop system shall consist of the following:
   A. Packing Material — Min 3-5/8 (92 mm) or 4-7/8 in. (124 mm) thickness of min 4 pcf (64 kg/m3) mineral wool batt insulation firmly packed into opening as a permanent form for 1 or 2 hr fire-rated walls, respectively. Packing material to be recessed from both surfaces of wall to accommodate the required thickness of fill material.
   B. Fill, Void or Cavity Material* — Sealant — Min 5/8 in. (16 mm) thickness of fill material applied within annulus, flush with both surfaces of wall.
   HILTI CONSTRUCTION CHEMICALS, DIV OF HILTI INC — FS-ONE MAX Intumescent Sealant
   C. Steel Retaining Angles — Min No. 16 gauge (0.059 in. or 1.5 mm) galv steel angles sized to lap steel duct a min of 2 in. 51 mm) and lap wall surfaces a min of 1 in. (25 mm). Angles attached to steel duct on both sides of wall with min No. 10 steel sheet metal screws spaced a max of 1 in. (25 mm) from each end of steel duct and spaced a max of 6 in. (152 mm) OC. When max duct dimension does not exceed 48 in. (122 cm) and duct area does not exceed 1300 in2 (8387 cm2), angles may be min No. 18 gauge galv steel. Angles attached to steel duct on both sides of wall with min No. 10 by 1/2 in. (13 mm) long steel sheet metal screws located a max of 1 in. (25 mm) from each end of steel duct and spaced a max of 6 in. (152 mm) OC. In addition, see table below for additional conditions and options regarding retaining angles.

Max Duct Dimension	Duct Thickness	Max Insulation Thickness (Item 3)	Annular Space	Packing Material (Item 4A) Required	Angle (Item 4C) Required	T-Rating Hr
**24 in. (610 mm)	24 ga or heavier	1-1/2 in. (38 mm)	1/4 in. min to 1 in. max (6 to 25 mm)	No	No	0
25 in. (635 mm) wide by 45 in. (1143 mm) high	24 ga or heavier	2 in. (51 mm)	1/4 in. min to 3-1/2 in. max (6 to 89 mm)	Yes	No	1 and 2 (Same as wall rating)

** Indicates that when max 1-1/2 in. (38 mm) thick insulation is used, steel angles are optional for those sides of the duct that do not exceed the dimension specified.

* Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.

4 M3.4 UNINSULATED ROUND DUCT THRU WALL
N.T.S.

3 M3.4 REFRIGERANT PIPING THROUGH WALL
N.T.S.

2 M3.4 ROUND DUCT THROUGH WALL
N.T.S.

1 M3.4 RECTANGULAR DUCT THROUGH WALL
N.T.S.

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ALLEN J. MCNUTT
NUMBER PE-2023009252
12/29/2023/2026
PROFESSIONAL ENGINEER
BID SET

PROJECT TITLE

John Knox Village

MEADOWS BUILDING PHASE III

SFCS Architecture Engineering Planning Interiors

SFCS Inc. ▪ 305 South Jefferson Street
Roanoke, Virginia 24011.2003
540.344.6664 ▪ Fax 540.343.6925
www.sfcs.com

DESIGNER	DAS	DRAWN	ZAC
ARCHITECT	DAS	CHECKED	LBC
ENGINEER	ZAC	APPROVED	Approver

NO.	REVISION DESCRIPTION	DATE

DRAWING TITLE

UL FIRESTOPS - HVAC

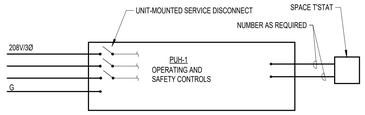
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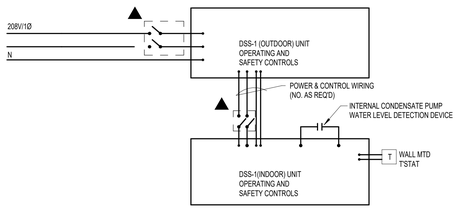
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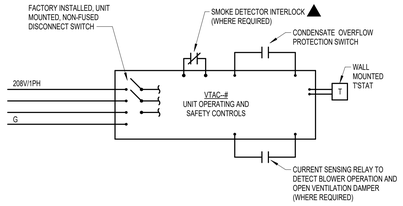
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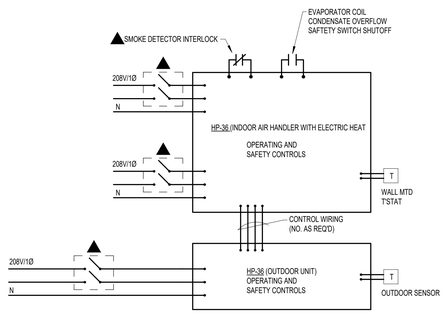
PROPELLER UNIT HEATERS (PUH-1)

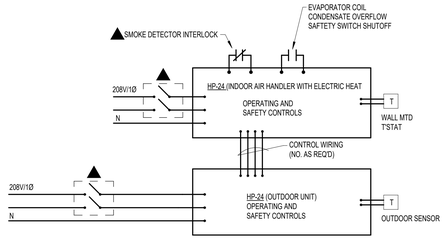


DUCTLESS SPLIT SYSTEM UNITS (DSS-1)

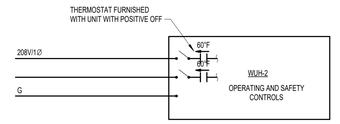


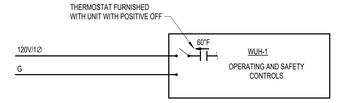
VERTICAL PACKAGED TERMINAL AIR CONDITIONING UNITS (VTAC)



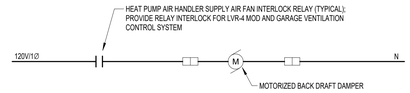


SPLIT SYSTEM HEAT PUMP UNITS (HP)

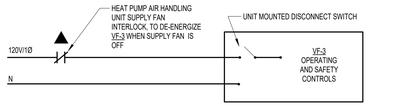


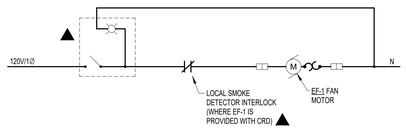


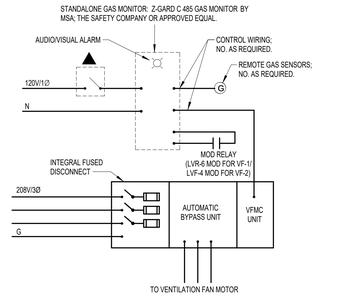
WALL UNIT HEATERS (WUH-#)



HVAC MOTORIZED SHUTOFF DAMPERS (MOD)

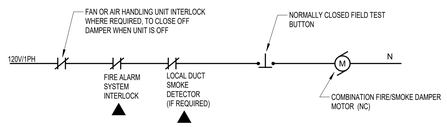






(GARAGE VENTILATION FANS; FAN SPEED SHALL BE CONTROLLED BY GAS MONITOR AND VFMC; TYPICAL FOR VF-1 & VF-2)

HVAC FANS (VF & EF)



FIRE/SMOKE DAMPERS (FSDR)

SMOKE DETECTOR

FAN SPEED CONTROLLER

TEMPERATURE SENSOR (TRANSMITTER)

MOTOR STARTER

HOLDING COILS - RELAY

MOTOR

MANUAL MOTOR STARTER WITH THERMAL OVERLOAD

NON-FUSED DISCONNECT SWITCH

FUSED DISCONNECT SWITCH

INLINE DISCONNECT DEVICE AT MOTOR

PILOT LIGHT

THERMOSTAT OR RELAY - NORMALLY OPEN

THERMOSTAT OR RELAY - NORMALLY CLOSED

SETPOINT - CLOSE BELOW 65°F

SETPOINT - CLOSE ABOVE 65°F

INLINE FUSE

D	DAMPER	MPSW	MOTOR PROTECTIVE SWTICH
DA	DIRECT ACTING	N	NEUTRAL
DP	DIFFERENTIAL PRESSURE	NC	NORMALLY CLOSED
FR	FAN RELAY	NO	NORMALLY OPEN
FS	FIRESTAT	OL	OVERLOAD
FZ	FREEZESTAT	P	PANEL MOUNTED
G	GROUND	RA	REVERSE ACTING
H	HUMIDISTAT, HUMIDY SENSOR	SMD	SMOKE DETECTOR
HOA	HAND-OFF-AUTOMATC	T	THERMOSTAT, TEMP. SENSOR

NOTE:
ALL EQUIPMENT ON THIS DRAWING SHALL BE PROVIDED BY DIVISION 23 UNLESS NOTED OTHERWISE.

ALL EQUIPMENT ON THIS DRAWING NOTED WITH THE SYMBOL " ▲" SHALL BE PROVIDED BY DIVISION 26.

WHERE THE SYMBOL " ▲" IS SHOWN WITH A HOLDING COIL SYMBOL IT SHALL ALSO INCLUDE THE COMPLETE STARTER UNIT ALONG WITH OL'S, PILOT LIGHTS, HOA OR ON/OFF SWITCHES, CONTROL TRANSFORMERS, AND AUXILIARY CONTACTS, AS REQUIRED.

HVAC CONTROLS LEGEND

N.T.S.

CONTROLS AND SEQUENCE OF OPERATION

GARAGE VENTILATION FANS: (VF-1 & VF-3)

FANS VF-1 & VF-2 SHALL OPERATE CONTINUOUSLY 24/7/365 AT MINIMUM SPEED
- MINIMUM SPEED SHALL BE 10% OF DESIGN AIRFLOW OR LOWEST SPEED VFD CAN UNDERSPEED FAN (GREATER THAN OR EQUAL TO 0.05 CFM/SF PER IMC SECTION 402.2).

CARBON MONOXIDE (CO)/ NITROGEN DIOXIDE (NO2) SENSORS SHALL BE PROVIDED AND INSTALLED IN THE GARAGE AND SHALL SEND SIGNAL TO CENTRALIZED VENTILATION CONTROL SYSTEM WHEN TRIGGERED (SEE PLANS FOR LOCATIONS). UPON RECEIPT OF CONTROL SIGNAL BY THE CENTRALIZED VENTILATION CONTROL PANEL FROM CO/NO2 SENSORS, THE FOLLOWING SEQUENCE OF OPERATION SHALL OCCUR:

- ASSOCIATED GARAGE OUTSIDE AIR INTAKE LOUVER MOTOR OPERATED DAMPER SHALL OPENS
- VFD SHALL RAISE FAN SPEED TO DELIVER DESIGN CFM
- SYSTEM SHALL RUN FOR A PRE-DETERMINED (15 MINUTES MINIMUM, ADJ) TIME UNTIL AIR EXCHANGE RATE HAS BEEN SATISFIED AND REMAIN ON UNTIL CO/NO2 SENSORS REACH BELOW THE THRESHOLD LEVELS.
- UPON COMPLETION OF SYSTEM CYCLE/RUN TIME, VFD SHALL LOWER FAN SPEED BACK TO MINIMUM SETPOINT.

GAS MONITORING THRESHOLD LEVELS:
NO2 SENSOR 2.5 ppm (ADJ.) - RUN FANS AT HIGH DESIGN SPEED
CO SENSOR 35 ppm (ADJ.) - RUN FANS AT HIGH DESIGN SPEED

WHEN CARBON DIOXIDE (CO) CONCENTRATION LEVEL MEASURES ABOVE 100 PPM (ADJ.), IMMEDIATELY (ADJ.) INITIATE AUDIBLE AND VISUAL ALARMS AND SEND ALARM TO CENTRALIZED VENTILATION CONTROL SYSTEM.

APARTMENT VENTILATION FANS: (VF-3)

FAN SHALL BE INTERLOCKED WITH ASSOCIATED APARTMENT HEAT PUMP AIR HANDLER SUPPLY AIR FAN. WHEN AIR HANDLER SUPPLY AIR FAN RUNS, VF-3 FAN CIRCUIT SHALL ENERGIZE AND RUN AT CONTINUOUS SPEED, AS SET BY UNIT MOUNTED CFM SELECTOR. FAN SHALL HAVE BUILT-IN OUTDOOR AIR HUMIDITY AND LOW TEMPERATURE CONTROL CUTOFF POINTS AND SHALL BE INITIALLY BE SET TO 80% RH (ADJ) AND 25 °F (ADJ).

APARTMENT DUCTED SPLIT SYSTEMS:

UNIT SHALL BE CONTROLLED BY ITS ELECTRONIC 7-DAY PROGRAMMABLE THERMOSTAT. UNIT SUPPLY FAN SHALL CYCLE WITH HEATING AND COOLING PER FACTORY CONTROL. UPON A RISE IN SPACE TEMPERATURE, UNIT COMPRESSOR AND CONDENSER FAN SHALL ACTIVATE TO SATISFY SPACE. UPON A DROP IN SPACE TEMPERATURE, UNIT COMPRESSOR SHALL ACTIVATE IN REVERSE CYCLE FOR HEATING. UPON A FURTHER DROP IN SPACE TEMPERATURE, ELECTRIC HEAT SHALL BE ENERGIZED TO SATISFY SPACE TEMPERATURE. THERMOSTATS SHALL PROVIDE A DEADBAND OF 5°, WITHIN WHICH THE SUPPLY OF HEATING OR COOLING ENERGY TO THE ZONE CAN BE REDUCED TO THE MINIMUM. THERMOSTATS SHALL BE SET FOR OCCUPIED COOLING 75°, HEATING 70°. ALL TIME AND TEMPERATURE SETPOINTS SHALL BE VERIFIED BY THE OWNER PRIOR TO PROGRAMMING. THERMOSTATS SHALL BE PROGRAMMED BY MECHANICAL CONTRACTOR IN THE PRESENCE OF OWNER'S REPRESENTATIVE PRIOR TO PROJECT COMPLETION. FOP APARTMENTS WITH MECHANICAL VENTILATION, UNIT SUPPLY FAN SHALL RUN CONTINUOUSLY WHILE IN OCCUPIED MODE, AND AN INTERLOCK WITH THE UNIT SUPPLY FAN SHALL ENERGIZE THE ASSOCIATED VF-3 VENTILATION FAN. A CONDENSATE OVERFLOW SENSOR SHALL DE-ENERGIZE THE SYSTEM UPON DETECTION OF AN OVERFLOW CONDITION. AN INTERLOCK WITH A SMOKE DETECTION SYSTEM SHALL DE-ENERGIZE THE SYSTEM UPON DETECTION OF SMOKE. TO ACCOMMODATE STATIC CEILING RADIATION DAMPERS IN THE SYSTEM. AN OUTDOOR TEMPERATURE SENSOR SHALL LOCK OUT AUXILIARY ELECTRIC HEAT ABOVE 40°F.

COMMON AREA DUCTED SPLIT SYSTEMS:

UNIT SHALL BE CONTROLLED BY ITS ELECTRONIC 7-DAY PROGRAMMABLE THERMOSTAT. UNIT SUPPLY FAN SHALL RUN CONTINUOUSLY AND AN INTERLOCK WITH THE UNIT SUPPLY FAN SHALL OPEN THE MOTORIZED OUTSIDE AIR SHUTOFF DAMPER. UPON A RISE IN SPACE TEMPERATURE. UNIT COMPRESSOR AND CONDENSER FAN SHALL ACTIVATE TO SATISFY SPACE. UPON A DROP IN SPACE TEMPERATURE, UNIT COMPRESSOR SHALL ACTIVATE IN REVERSE CYCLE FOR HEATING. UPON A FURTHER DROP IN SPACE TEMPERATURE, ELECTRIC HEAT SHALL BE ENERGIZED TO SATISFY SPACE TEMPERATURE. THERMOSTATS SHALL PROVIDE A DEADBAND OF 5°, WITHIN WHICH THE SUPPLY OF HEATING OR COOLING ENERGY TO THE ZONE CAN BE REDUCED TO THE MINIMUM. THERMOSTATS SHALL BE SET FOR OCCUPIED COOLING 75°, HEATING 70°. ALL TIME AND TEMPERATURE SETPOINTS SHALL BE VERIFIED BY THE OWNER PRIOR TO PROGRAMMING. THERMOSTATS SHALL BE PROGRAMMED BY MECHANICAL CONTRACTOR IN THE PRESENCE OF OWNER'S REPRESENTATIVE PRIOR TO PROJECT COMPLETION. UNIT SUPPLY FAN SHALL RUN CONTINUOUSLY WHILE IN OCCUPIED MODE, AND AN INTERLOCK WITH THE UNIT SUPPLY FAN SHALL OPEN THE ASSOCIATED OUTSIDE AIR DAMPER MOTOR OPERATED DAMPER. A CONDENSATE OVERFLOW SENSOR SHALL DE-ENERGIZE THE SYSTEM UPON DETECTION OF AN OVERFLOW CONDITION. AN INTERLOCK WITH A SMOKE DETECTION SYSTEM SHALL DE-ENERGIZE THE SYSTEM UPON DETECTION OF SMOKE, TO ACCOMMODATE STATIC CEILING RADIATION DAMPERS IN THE SYSTEM. AN OUTDOOR TEMPERATURE SENSOR SHALL LOCK OUT AUXILIARY ELECTRIC HEAT ABOVE 40°F.

VERTICAL PTACS: (VTAC)

UNIT SHALL BE CONTROLLED BY ITS ELECTRONIC 7-DAY PROGRAMMABLE THERMOSTAT. UNIT SUPPLY FAN SHALL CYCLE WITH HEATING AND COOLING PER FACTORY CONTROL. UPON A RISE IN SPACE TEMPERATURE, UNIT COMPRESSOR AND CONDENSER FAN SHALL ACTIVATE TO SATISFY SPACE. UPON A DROP IN SPACE TEMPERATURE ELECTRIC HEAT SHALL BE ENERGIZED TO SATISFY SPACE TEMPERATURE. THERMOSTATS SHALL PROVIDE A DEADBAND OF 5° F, WITHIN WHICH THE SUPPLY OF HEATING OR COOLING ENERGY TO THE ZONE CAN BE REDUCED TO THE MINIMUM. THERMOSTATS SHALL BE SET FOR OCCUPIED COOLING 75°, HEATING 70° (ADJ.). ALL TIME AND TEMPERATURE SETPOINTS SHALL BE VERIFIED BY THE OWNER PRIOR TO PROGRAMMING. THERMOSTATS SHALL BE PROGRAMMED BY MECHANICAL CONTRACTOR IN THE PRESENCE OF OWNER'S REPRESENTATIVE PRIOR TO PROJECT COMPLETION. FOR UNITS REQUIRED TO PROVIDE MECHANICAL VENTILATION, SUPPLY AIR BLOWER SHALL OPERATE CONTINUOUSLY IN OCCUPIED MODE AND AN INTEGRAL CURRENT SENSING RELAY SHALL DETECT BLOWER OPERATION AND OPEN THE INTEGRAL UNIT VENTILATION DAMPER. A CONDENSATE OVERFLOW SENSOR SHALL DE-ENERGIZE THE SYSTEM UPON DETECTION OF AN OVERFLOW CONDITION, REQUIRING MANUAL RESET. AN INTERLOCK WITH A SMOKE DETECTION SYSTEM SHALL DE-ENERGIZE THE SYSTEM UPON DETECTION OF SMOKE, TO ACCOMMODATE STATIC CEILING RADIATION DAMPERS IN THE SYSTEM.

DUCTLESS SPLIT SYSTEMS (DSS) (COOLING ONLY)

UNITS SHALL BE PROVIDED WITH A WIRED WALL MOUNTED THERMOSTAT FOR CONTROL; UNIT SHALL MODULATE COOLING AS REQUIRED TO MAINTAIN ROOM TEMPERATURE SETPOINT (70°F, ADJUSTABLE). A CONDENSATE OVERFLOW SENSOR SHALL DE-ENERGIZE THE SYSTEM UPON DETECTION OF AN OVERFLOW CONDITION.

PROPELLER UNIT HEATERS: (PUH)

A SPACE TEMPERATURE SENSOR SHALL CONTROL EACH HEATER TO MAINTAIN SPACE TEMPERATURE OF 45° F. (ADJ). WITH SPACE TEMPERATURE ABOVE SETPOINT, HEATER SHALL REMAIN OFF. AS SPACE TEMPERATURE FALLS BELOW SETPOINT, THE HEATER SHALL BE ENERGIZED AS REQUIRED TO MAINTAIN SETPOINT.

WALL UNIT HEATERS: (WUH)

AN INTEGRAL THERMOSTAT SHALL CONTROL EACH HEATER TO MAINTAIN SPACE TEMPERATURE OF 60° F. (ADJ). WITH SPACE TEMPERATURE ABOVE SETPOINT, HEATER SHALL REMAIN OFF. AS SPACE TEMPERATURE FALLS BELOW SETPOINT, THE HEATER SHALL BE ENERGIZED AS REQUIRED TO MAINTAIN SETPOINT.

EXHAUST FANS: (EF)

EXHAUST FANS SHALL BE CONTROLLED BY A WALL SWITCHES IN THE SPACES SERVED. AN INTERLOCK WITH A LOCAL SPOT-TYPE SMOKE DETECTOR SHALL DE-ENERGIZE THE FAN UPON DETECTION OF SMOKE, TO ACCOMMODATE STATIC CEILING RADIATION DAMPERS IN THE SYSTEM.

COMBINATION FIRE/SMOKE DAMPERS: (FSDR)

COMBINATION FIRE/SMOKE DAMPERS SHALL BE ACTUATED BY DUCT-MOUNTED SMOKE DETECTORS. UPON DETECTION OF SMOKE, THE SMOKE DETECTOR SHALL SEND A SIGNAL TO CLOSE FIRE/SMOKE DAMPER AND SHUT DOWN ASSOCIATED HVAC UNIT.

GENERAL NOTES

1. ALL HVAC CONTROLS SHALL BE STAND-ALONE WITH NO CONNECTION REQUIREMENTS TO ANY DIRECT DIGITAL CONTROL BUILDING AUTOMATION SYSTEM.

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NUMBER PE-2023009252
03/13/2026
PROFESSIONAL ENGINEER

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PROJECT TITLE

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