SOUTHSIDE RETAIL

HIVE DESIGN COLLABORATIVE, INC.
1617 WALNUT ST., KANSAS CITY, MO 64108
816.581.6363

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SHEET LIST

A.F.F.	Above Finish Floor	FOC	Face of Concrete	OFF.	Office
ACOUS.	Acoustical	FOF	Face of Finish	O.C.	On Center
ACT	Acoustical Ceiling Tile	FOS	Face of Studs	OPNG.	Opening
ADJ	Adjacent, Adjustable	FOW	Face of Wall	OPP.	Opposite
A/C	Air Conditioning	FV	Field Verify	O.H.	Opposite Hand
ALT	Alternate	FIN.	Finish	O.D.	Outer Diameter (Dim.)
ALUM	Aluminum	F.A.	Fire Alarm	OFD	Over Flow Drain
ANG	Angle	F.E.	Fire Extinguisher	O.A.	Overall
APPROX	Approximate	F.E.C.	Fire Extinguisher Cabinet	O.R.D.	Overflow Roof Drain
ARCH	Architect(ural)	F.R.	Fire Rated, Fire Retardant	PT	Paint
AD	Area Drain	F.S.P.	Fire Stand Pipe	PTD.	Painted
ASPH	Asphalt	F.V.C.	Fire Valve Cabinet	PR.	Pair
BSMT	Basement	F.P.	Fireproof	PNL	Panel, Panelboard
BM	Beam	FPSC	Fireproof Self Closing	PERF.	Perforated
BYND	Beyond	FIX, FIXT	Fixture	PERP	Perpendicular
BITUM.	Bituminous	FLASH	Flashing	PLAS	Plaster
BLK	Block	FL, FLR	Floor	P-LAM	Plastic Laminate
BLKG	Blocking	F.D.	Floor Drain	PL.	Plate
BD	Board	FLUOR.	Fluorescent	PLYWD.	Plywood
BOT	Bottom	FT., '	Foot, Feet	PT.	Point
BO	Bottom of	FTG.	Footing	PVC	Polyvinyl Chloride
B.C.	Bottom of curb	FDN.	Foundation	PSF	Pounds per Sq. Foot
BOS	Bottom of steel	F.A.I.	Fresh Air Intake	PC	Precast Concrete
BLDG	Building	F.S.	Full Size	PREFAB.	Prefabricated
BO	By Others/Owner	F.B.O.	Furnished by Others	PRT	Pressure Treated
		FURR.	Furring	PROJ	Project
CAB	Cabinet	GALV.	Galvanize	PROP	Property
CPT	Carpet	G.	Gas		
C.I.P.	Cast-In-Place	GA.	Gauge	QTY	Quantity
C.B.	Catch Basin	G.C.	General Contractor	Q.T.	Quarry Tile
CLG.	Ceiling	GL.	Glass		
CEM.	Cement	G.F.R.C.	Glass Fiber Reinforced Concrete	R., RAD.	Radius
CTR	Center	G.F.R.G.	Glass Fiber Reinforced Gypsum	RE, REF.	Reference
CL	Center Line	GR.	Grade	REINF.	Reinforced
C/C	Center to Center	GSF	Gross Square Feet	R.C.P.	Reinforced Concrete Pipe
CER.	Ceramic	GND	Ground	R.A.	Relieving Angle
CT.	Ceramic Tile	GYP.	Gypsum	REQ.	Required
C. OF O.	Certificate of Occupancy	GYP. BD	Gypsum Wallboard	R.H.	Right Hand
C.	Channel			R.	Riser
C.O.	Cleanout	HDWR	Hardware	RD.	Road
CL.	Clear	HDWD	Hardwood	R.D.	Roof Drain
CLR	Clear	HD	Head	RM.,	Room
CLOS.	Closet	HTR	Heater	R.O.	Rough Opening
CW	Cold Water	HVAC	Heating, Venting, Air Conditioning	RB	Rubber Base
COL.	Column	HT.	Height		
CONC	Concrete	HPC	High Performance Coating	SAB	Sound Attenuation Batt
CMU	Concrete Masonry Unit	H.P.	High Point	SCHED.	Schedule
CONF.	Conference	HWY	Highway	SEC.	Second
CONST.	Construction	H.C.	Hollow Core	SECT.	Section
C.M.	Construction Manager	H.M.	Hollow Metal	SHT.	Sheet
CONT	Continuous	HORIZ.	Horizontal	SIM.	Similar
CONTR	Contractor	H.B.	Hose Bibb	S.C.	Solid Core
C.J.	Control Joint	HW	Hot Water	STC	Sound Transmission Coefficient
CONV.	Convector	HR	Hour	S	South
CG	Corner Guard			SPKR.	Speaker
CORR.	Corridor	INS.	Inside	SPEC.	Specification
		INC.	Include	S.F.P.	Spray on Fireproofing
DK	Dark	I.D.	Inside Diameter	SQ	Square
DB	Decibel	INSUL.	Insulation	S.F.	Square Feet
DEG.	Degree	INT.	Interior	S.S.	Stainless Steel
DEPT.	Department			ST	Stair
D.O.B.	Dept. Of Building	JAN	Janitor	STD.	Standard
D.E.P.	Dept. Of Environmental Protection	J.C.	Janitor's Closet	STA	Station
DTL.	Detail	JT.	Joint	STL	Steel
DIA.	Diameter	JST	Joist	STOR.	Storage
DIFF.	Diffuser			ST.	Street
DIM.	Dimension	KIT.	Kitchen	STRUCT.	Structural
DW	Dishwasher	K.O.	Knock Out	SUSP.	Suspended
DISP.	Dispenser			SYM	Symmetrical
DR	Door	LS	Life Safety		
D.O.	Door Opening	LAM.	Laminate, Laminated	TEL.	Telephone
DBL.	Double	LAV.	Lavatory	T.V.	Television
DN	Down	L.H.	Left Hand	TEMP.	Temporary
DWG(S)	Drawing, Drawings	L.	Length	THK	Thick, Thickness
D.F.	Drinking Fountain	LT	Light	T.&G.	Tongue and Groove
		L.W.	Lightweight	T.O.	Top Of
EA	Each	L.P.	Low Point	T.O.B.	Top Of Beam
EW	Each Way			T.O.C.	Top Of Curb
E	East	MH	Manhole	T.O.S.	Top Of Sidewalk
EPDM	Elastomeric Roof Membrane	MFR, MANUF.	Manufacturer	T.O.W.	Top Of Wall
ELECT	Electric, Electrical	M.O.	Masonry Opening	T	Tread
ELEC.	Electrical	MATL	Material	TYP.	Typical
E.P.	Electrical Panelboard	MAX	Maximum	TW	Through wall
EL.	Elevation	MECH.	Mechanical		
ELEV.	Elevator	MEPFP	Mechanical, Electrical, Plumbing, Fire Protection	UNFIN.	Unfinished
EMER.	Emergency	M.E.R.	Mechanical Equipment Room	U.N.O.	Unless Noted Otherwise
ENCL.	Enclosure	MDF	Medium Density Fireboard		
EQ.	Equal	MEMB.	Membrane	V.I.F.	Verify in Field
EQ. EQUIP.	Equipment	MTL	Metal	VERT.	Vertical
EXIST.	Existing	MEZZ.	Mezzanine	VEST.	Vestibule
EXP	Expansion	MIN.	Minimum	V.C.P.	Vetrified Clay Pipe
E.J.	Expansion Joint	MIR	Mirror	VCT	Vinyl Composition Tile
EXT.	Exterior	MISC.	Miscellaneous	VWC	Vinyl Wallcovering
EIFS	Exterior Insulation Finish System	MTD.	Mounted		
		MTG.	Mounting	W	Water
		MULT.	Multiple	W.C.	Water Closet
				WR.	Water Resistant
		N.R.C.	Noise Reduction Coefficient	WP.	Waterproofing
		NOM.	Nominal	WT	Weight
		N	North	WWF	Welded Wire Fabric
		N.A.	Not applicable	W	West
		NIC	Not in Contact	W.F	Wide flange
		N.I.C.	Not in Contract	W	Width
		NTS	Not to Sale	WIN	Window
		N.T.S.	Not to Scale	W, W/O	With, Without
		NO. NUM, #	Number	WD.	Wood
				YD	Yard

3 ABBREVIATIONS

1/4" = 1'-0"

DIVISION 01: GENERAL

- XX / AXXX — BUILDING SECTION / DETAIL SECTION CALLOUT
- XX / AXXX — DETAIL REFERENCE CALLOUT
- XX AXXX — BUILDING ELEVATION CALLOUT
- XX AXXX — INTERIOR ELEVATION CALLOUT
- XXXXX / XXXXX — LEVEL / ELEVATION DESIGNATION
- XXX — DOOR TAG
- X-X — WALL ASSEMBLY TYPE TAG
- X-X — GLAZING ASSEMBLY TYPE TAG
- ROOM NAME / 000 / XX SF — ROOM TAG
- X — MATERIAL / ACCESSORY KEY NOTE TAG
- X — GENERAL KEY NOTE TAG
- X — DEMOLITION KEY NOTE TAG
- X — EQUIPMENT KEY NOTE TAG
- X — CENTER LINES OF COL. / BLDG. GRIDS
- 1 HR - FIRE RATED ASSEMBLY
- 2 HR - FIRE RATED ASSEMBLY
- 2 HOUR SMOKE - FIRE RATED ASSEMBLY
- 4 HOUR - FIRE RATED ASSEMBLY
- SMOKE - FIRE RATED ASSEMBLY
- NEW WALL
- EXISTING WALL

DIVISION 03: CONCRETE

- CAST-IN-PLACE CONCRETE
- PRECAST CONCRETE
- PRECAST CONCRETE WALL
- PRECAST CONCRETE COLUMN
- CAST-IN-PLACE CONCRETE WALL & CAST-IN-PLACE COLUMN

DIVISION 04: MASONRY

- BRICK
- CONCRETE MASONRY UNIT
- CUT STONE
- CAST STONE
- BRICK PAVER
- LIMESTONE
- QUARRY TILE
- GROUT

2 SYMBOLS

12" = 1'-0"

DIVISION 05: METALS

- STEEL/ IRON (LARGE SCALE)
- ALUMINUM
- OTHER METALS (TBD PER PROJECT)

DIVISION 06: WOOD AND PLASTICS

- WOOD (DIMENSION) (THROUGH MEMBER)
- WOOD BLOCKING (DIMENSION) (INTERRUPTED MEMBER)
- PLYWOOD
- WOOD (FINISH)
- HARDBOARD
- PARTICLE BOARD
- SOLID SURFACE MATERIAL

DIVISION 07: THERMAL & MOISTURE PROTECTION

- RIGID INSULATION
- FIREPROOFING / FIRESTOPPING INSULATION
- BLANKET INSULATION
- LOOSE FILL INSULATION
- SEALANT W/ BACKER ROD
- MEMBRANE WATERPROOFING & DRAINAGE MAT COMPOSITE SYSTEM
- SPRAY-ON FIREPROOFING

DIVISION 08: DOORS & WINDOWS

- GLASS INSULATING
- GLASS ELEVATION
- PLASTIC GLAZING
- NEW DOUBLE DOOR
- NEW SINGLE DOOR
- NEW SWINGING DOOR
- NEW DOUBLE ACTING DOOR
- EXISTING DOUBLE DOORS
- EXISTING SINGLE DOOR

DIVISION 09: FINISHES

- LATH AND PLASTER
- GYPSUM BOARD
- CERAMIC TILE
- CEILING PANEL
- CARPET

GENERAL PROJECT NOTES:

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE GOVERNING LAWS AND CODES, AND IN ACCORDANCE WITH AUTHORITIES HAVING JURISDICTION.

2. GC TO VERIFY ALL DIMENSIONS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION. CONTRACTOR ACKNOWLEDGES REVIEW OF CONDITIONS AND INTENT OF ALL CONSTRUCTION DOCUMENTS UPON SUBMITTING BID.

3. CALCULATE AND MEASURE REQUIRED DIMENSIONS. DO NOT SCALE DRAWINGS UNLESS OTHERWISE INDICATED. ALL DIMENSIONS TO BE TAKEN FROM DESIGNATED DATUM POINT. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER GRAPHIC REPRESENTATION. DETAIL DIMENSIONS TAKE PRECEDENCE OVER PLAN DIMENSIONS.

4. ALL ITEMS SUPPLIED BY THE OWNER AND INSTALLED BY THE CONTRACTOR WILL BE COORDINATED BY THE CONTRACTOR FROM DELIVERY TO INSTALLATION.

5. DIMENSIONS ON DRAWINGS ARE TO FACE OF STUD AND CENTERLINE OF COLUMNS UNLESS OTHERWISE NOTED.

6. THE GENERAL CONTRACTOR (GC, HEREAFTER) UPON SIGNING THE OWNER/GC AGREEMENT, ACCEPTS THE CD (INCLUDING THESE DRAWINGS W/ THE INCLUDED NOTES & DESCRIPTIVE MATERIAL) & AGREES TO EXECUTE THE NECESSARY WORK IN MANNER DESCRIBED THEREIN.
   A) UPON EXAMINATION / FAMILIARIZATION OF CD & JOB SITE VISIT, ANY DISCREPANCIES, OMISSIONS, AMBIGUITIES AND/OR CONFLICTS NOTED, SHALL BE BROUGHT TO THE ATTENTION OF ARCHITECT IN WRITING, FOR CORRECTION.
   B) ANY ELEMENT, WHATSOEVER, REQUIRED BY BUILDING TO BE INCORPORATED IN CONSTRUCTION BUT NOT SPECIFIED IN CD SHALL BE BROUGHT TO ATTENTION OF ARCHITECT FOR REVIEW/ACTION.
   C) NO MODIFICATIONS / REVISIONS / CHANGES SHALL BE UNDERTAKEN UNLESS SPECIFICALLY SO INSTRUCTED AND APPROVED BY OWNER.
   D) DURING COURSE OF PROJECT, GENERAL CONTRACTOR SHALL MAKE EVERY EFFORT TO FULLY INFORM ALL CONCERNED PARTIES REGARDING DECISIONS/ACTIONS TAKEN WHICH, IN ANY WAY, MIGHT AFFECT ANY SAID CONSTRUCTION CONDITIONS.

7. ALL EXISTING HOLES/CRACKS IN SLAB AND THOSE RESULTING FROM THE CONSTRUCTION PROCESS SHALL BE FILLED/REPAIRED AND THE SURFACE PATCHED SMOOTH AND LEVEL WITH ADJACENT FLOOR SURFACE, IN A MANNER ACCEPTABLE TO OWNER AND ARCHITECT

8. GC SHALL BE RESPONSIBLE FOR FIELD MEASURING OF EXISTING CONDITIONS PRIOR TO START OF WORK AND DURING CONSTRUCTION, AS NECESSARY, TO ASSURE CONSTRUCTION ADHERENCE TO DRAWINGS. BY ENTERING INTO A CONSTRUCTION CONTRACT FOR THIS WORK, GC SHALL INDICATE HIS FAMILIARITY WITH THE SITE/FIELD CONDITIONS.
   A) ALL "HOLD" DIMENSIONS SHALL BE MONITORED TO ASSURE CORRECTNESS.
   B) ANY DIMENSION REVISIONS/MODIFICATIONS ARE TO BE BROUGHT TO ATTENTION OF THE ARCHITECT FOR REVIEW/APPROVAL.

9. ALL VERTICAL DIMENSIONS SHALL BE TAKEN FROM "BENCH MARK" OR OTHER SIMILAR GUIDE ESTABLISHED PRIOR TO START OF CONSTRUCTION. HIGH POINTS, LOW POINTS, IRREGULARITIES IN FLOOR SLAB, PARTICULARLY, WHICH COULD IN ANY WAY AFFECT FABRICATION/INSTALLATION WORK OF OTHER TRADES OR VENDORS (I.E., CABINET CONTRACTORS), SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.
   A) VARIATIONS IN FLOOR LEVEL IN EXCESS OF 1/2" FOR EVERY 10'-0" IN EVERY DIRECTION WILL REQUIRE LEVELING OF SLAB BY G.C. LEVELING OF SLAB TO BE DONE AS REQUIRED READY TO RECEIVE FLOOR FINISHES, (I.E, VINYL TILE FLOORS, CARPETING, ETC). G.C. TO VERIFY SLAB CONDITION PRIOR TO BID SUBMISSION AND CONTACT LANDLORD.

10. GC, SUBCONTRACTORS, AND ALL VENDORS ARE TO VERIFY ALL CLEARANCES (CORRIDORS, STAIRS, ELEVATORS, ETC.) REQUIRED FOR DELIVERIES AND PASSAGE OF ALL JOB MATERIALS/EQUIPMENT.

11. ALL NECESSARY WOOD BLOCKING / GROUNDS, ETC., ARE TO BE SUPPLIED AS FIREPROOFED ELEMENTS. GC SHALL FULLY COORDINATE SETTING/PLACEMENT OF THESE ELEMENTS AS REQUIRED BY LOCAL CODE/BUILDING OR SURROUNDINGS.
   A) GROUND/BLOCKING MAY NOT BE WHOLLY SHOWN ON DRAWINGS AND GOOD CONSTRUCTION PRACTICE SHALL GOVERN/DETERMINE SAID USE WHERE A QUESTION ARISES.
   B) GC TO PAY PARTICULAR ATTENTION TO ALL LOCATIONS OF DRYWALL PARTITION CONSTRUCTION THAT ABUT OR RECEIVE MILLWORK OR CABINET WORK CONSTRUCTION. INTERNAL WOOD BLOCKING SHALL BE SUPPLIED FOR STURDY ANCHORAGE AT INTERSECTIONS OF WOOD/GLASS BORROWED LIGHT PARTITIONS AND ADJACENT DRYWALL CONSTRUCTION AS REQUIRED.

12. THE CONTRACTOR SHALL INSTALL DUST PROOF CURTAINS BETWEEN THE AREAS TO BE REMODELED AND THE AREAS TO REMAIN UNTIL ALL DUST PRODUCING WORK IS COMPLETED AND ALL DEBRIS IS CLEANED UP.

13. PROTECT THE AREAS OF THE BUILDING NOT BEING REMODELED FROM DAMAGE AT ALL TIMES.

14. KEEP ACCESS TO EMERGENCY EXITS AVAILABLE AT ALL TIMES.

15. CONTRACTOR SHALL REMOVE ALL DEBRIS FROM THE PROJECT SITE AND DISPOSE IN A LICENSED LANDFILL.

1 GENERAL NOTES

1" = 1'-0"

HIVE

SOUTHSIDE RETAIL

840 SW BLUE PKWY
LEE'S SUMMIT, MO

HIVE DESIGN COLLABORATIVE, INC.
1617 WALNUT STREET, KANSAS CITY, MO 64108
816.581.6363

seal/signature

STATE OF MISSOURI · LOGAN HAYES NUMBER A-2013040635 · ARCHITECT

02/24/22

project number	2021-045
date	02.24.22
issued for	PERMIT/BID

rev	date	description

GENERAL NOTES & SYMBOLS

sheet number

A001

SECTION 01 10 00 - SUMMARY

1. Project Name: Southside Retail
2. Owner's Name: Brain Dev 3 LLC
3. Architect's Name: HIVE Design Collaborative, Inc.
4. The Project consists of typical interior office construction / alteration
5. Coordinate with Owner / Tenant on all items to be supplied and installed by Owner.
6. Coordinate with Owner / Tenant on occupancy requirements during the construction period.
7. Coordinate with Owner / Tenant to minimize conflict and to facilitate building operations.
8. Coordinate with Owner / Tenant on Utility Outages and Shutdowns.
9. Provide access to and from spaces as required by law and by Owner.
10. Keep all exits required by code open during construction period; provide temporary exit signs if exit routes are temporarily altered.
11. Do not obstruct roadways, sidewalks, or other public ways without permit.

SECTION 01 20 00 - PRICE AND PAYMENT PROCEDURES

1. Coordinate requirements with Owner / Tenant on all pricing and payment procedures.

SECTION 01 30 00 - ADMINISTRATIVE REQUIREMENTS

1. Coordinate requirements with Owner / Tenant for progress meetings, construction schedules, shop drawings and submittals.

SECTION 01 40 00 - QUALITY REQUIREMENTS

1. For products and workmanship specified by reference to a document or documents not included in these specifications, also referred to as reference standards, comply with requirements of the standard, except when more rigid requirements are specified or are required by applicable codes.
2. Conform to reference standard of date of issue current on date of Contract Documents, except where a specific date is established by applicable code.
3. Should specified reference standards conflict with Contract Documents, request clarification from Architect before proceeding.
4. Neither the contractual relationships, duties, or responsibilities of the parties in Contract nor those of Architect shall be altered from the Contract Documents by mention or inference otherwise in any reference document.
5. Monitor quality control over suppliers, manufacturers, products, services, site conditions, and workmanship, to produce Work of specified quality.
6. Comply with manufacturers' instructions, including each step in sequence.
7. Should manufacturers' instructions conflict with Contract Documents, request clarification from Architect before proceeding.
8. Comply with specified standards as minimum quality for the Work except where more stringent tolerances, codes, or specified requirements indicate higher standards or more precise workmanship.
9. Have Work performed by persons qualified to produce required and specified quality.
10. Verify that field measurements are as indicated on shop drawings or as instructed by the manufacturer.
11. Secure products in place with positive anchorage devices designed and sized to withstand stresses, vibration, physical distortion, and disfigurement.
12. Monitor fabrication and installation tolerance control of products to produce acceptable Work. Do not permit tolerances to accumulate.
13. Comply with manufacturers' tolerances. Should manufacturers' tolerances conflict with Contract Documents, request clarification from Architect before proceeding.
14. Adjust products to appropriate dimensions; position before securing products in place.
15. Replace Work or portions of the Work not conforming to specified requirements.
16. If, in the opinion of the Owner or Architect, it is not practical to remove and replace the Work, the Owner or Architect will direct an appropriate remedy or adjust payment.

SECTION 01 50 00 - TEMPORARY FACILITIES AND CONTROLS

1. Coordinate requirements and restrictions with Owner / Tenant on all temporary utilities, facilities, barriers and enclosures as well as security, vehicle access, parking, waste removal and project signs.

SECTION 01 60 00 - PRODUCT REQUIREMENTS

1. Product Data Submittals: Submit manufacturer's standard published data. Mark each copy to identify applicable products, models, options, and other data. Supplement manufacturers' standard data to provide information specific to this Project.
2. Shop Drawing Submittals: Prepared specifically for this Project; indicate utility and electrical characteristics, utility connection requirements, and location of utility outlets for service for functional equipment and appliances.
3. Sample Submittals: Illustrate functional and aesthetic characteristics of the product, with integral parts and attachment devices. Coordinate sample submittals for interfacing work.
4. For selection from standard finishes, submit samples of the full range of the manufacturer's standard colors, textures, and patterns.
5. Provide new products unless specifically required or permitted by the Contract Documents.
6. Where all other criteria are met, Contractor shall give preference to products that are extracted, harvested, and/or manufactured closest to the location of the project, have longer documented life span under normal use, result in less construction waste, and are made of vegetable materials that are rapidly renewable.
7. Products Specified by Reference Standards or by Description Only: Use any product meeting those standards or description.
8. Products Specified by Naming One or More Manufacturers: Use a product of one of the manufacturers named and meeting specifications, no options or substitutions allowed.
9. Furnish extra materials, spare parts, tools, and software of types and in quantities specified in individual specification sections.
10. Coordinate schedule of product delivery to designated prepared areas in order to minimize site storage time and potential damage to stored materials.
11. Transport and handle products in accordance with manufacturer's instructions.
12. Provide equipment and personnel to handle products by methods to prevent soiling, disfigurement, or damage.
13. Arrange for the return of packing materials, such as wood pallets, where economically feasible.
14. Store and protect products in accordance with manufacturers' instructions.

SECTION 01 70 00 - EXECUTION AND CLOSEOUT REQUIREMENTS

1. Verify that existing site conditions and substrate surfaces are acceptable for subsequent work. Start of work means acceptance of existing conditions.
2. Verify that existing substrate is capable of structural support or attachment of new work being applied or attached.
3. Examine and verify specific conditions described in individual specification sections.
4. Take field measurements before confirming product orders or beginning fabrication, to minimize waste due to over-ordering or misfabrication.
5. Verify that utility services are available, of the correct characteristics, and in the correct locations.
6. Prior to Cutting: Examine existing conditions prior to commencing work, including elements subject to damage or movement during cutting and patching. After uncovering existing work, assess conditions affecting performance of work. Beginning of cutting or patching means acceptance of existing conditions.

PREPARATION

1. Clean substrate surfaces prior to applying next material or substance.
2. Seal cracks or openings of substrate prior to applying next material or substance.
3. Apply manufacturer required or recommended substrate primer, sealer, or conditioner prior to applying any new material or substance in contact or bond.

GENERAL INSTALLATION REQUIREMENTS

1. Install products as specified in individual sections, in accordance with manufacturer's instructions and recommendations, and so as to avoid waste due to necessity for replacement.
2. Make vertical elements plumb and horizontal elements level, unless otherwise indicated.
3. Install equipment and fittings plumb and level, neatly aligned with adjacent vertical and horizontal lines, unless otherwise indicated.
4. Make consistent texture on surfaces, with seamless transitions, unless otherwise indicated.
5. Make neat transitions between different surfaces, maintaining texture and appearance.

ALTERATIONS

1. Adapt existing work to fit new work: Make as neat and smooth transition as possible.
2. Patching: Where the existing surface is not indicated to be refinished, patch to match the surface finish that existed prior to cutting. Where the surface is indicated to be refinished, patch so that the substrate is ready for the new finish.
3. Where rooms or spaces are indicated to be refinished, refinish all visible existing surfaces to remain to the specified condition for each material, with a neat transition to adjacent finishes.
4. Clean existing systems and equipment.
5. Do not begin new construction in alterations areas before demolition is complete.

CUTTING AND PATCHING

1. Whenever possible, execute the work by methods that avoid cutting or patching.
2. Execute work by methods that avoid damage to other work and that will provide appropriate surfaces to receive patching and finishing. In existing work, minimize damage and restore to specified condition.
3. Employ skilled and experienced installer to perform cutting for weather exposed and moisture resistant elements, and sight exposed surfaces.
4. Cut rigid materials using masonry saw or core drill. Pneumatic tools not allowed without prior approval.
5. Restore work with new products in accordance with requirements of Contract Documents.
6. Fit work air tight to pipes, sleeves, ducts, conduit, and other penetrations through surfaces.
7. At penetrations of fire rated walls, partitions, ceiling, or floor construction, completely seal voids with fire rated material in accordance with Section 07 84 00, to full thickness of the penetrated element.
8. Finish patched surfaces to match finish that existed prior to patching. On continuous surfaces, refinish to nearest intersection or natural break. For an assembly, refinish entire unit. Match color, texture, and appearance.
9. Repair patched surfaces that are damaged, lifted, discolored, or showing other imperfections due to patching work. If defects are due to condition of substrate, repair substrate prior to repairing finish.

PROGRESS CLEANING

1. Maintain areas free of waste materials, debris, and rubbish. Maintain site in a clean and orderly condition.
2. Remove debris and rubbish from pipe chases, plenums, attics, crawl spaces, and other closed or remote spaces, prior to enclosing the space.
3. Broom and vacuum clean interior areas prior to start of surface finishing, and continue cleaning to eliminate dust.
4. Collect and remove waste materials, debris, and trash/rubbish from site periodically and dispose off-site; do not burn or bury.

PROTECTION OF INSTALLED WORK

1. Protect installed work from damage by construction operations.
2. Provide special protection where specified in individual specification sections.
3. Provide temporary and removable protection for installed products. Control activity in immediate work area to prevent damage.
4. Provide protective coverings at walls, projections, jambs, sills, and soffits of openings.
5. Protect finished floors, stairs, and other surfaces from traffic, dirt, wear, damage, or movement of heavy objects, by protecting with durable sheet materials.
6. Prohibit traffic or storage upon waterproofed or roofed surfaces. If traffic or activity is necessary, obtain recommendations for protection from waterproofing or roofing material manufacturer.
7. Remove protective coverings when no longer needed; reuse or recycle plastic coverings if possible.

ADJUSTING

1. Adjust operating products and equipment to ensure smooth and unhindered operation.

FINAL CLEANING AND CLOSEOUT PROCEDURES

1. Use cleaning materials that are nonhazardous.
2. Clean glass, surfaces exposed to view; remove temporary labels, stains and foreign substances, polish transparent and glossy surfaces, vacuum carpeted and soft surfaces.
3. Remove all labels that are not permanent. Do not paint or otherwise cover fire test labels or nameplates on mechanical and electrical equipment.
4. Clean equipment and fixtures to a sanitary condition with cleaning materials appropriate to the surface and material being cleaned.
5. Clean filters of operating equipment.
6. Remove waste, surplus materials, and trash/rubbish; dispose of in legal manner.
7. Coordinate with Owner / Tenant on project closeout procedures.

SECTION 01 78 00 - CLOSEOUT SUBMITTALS

PROJECT RECORD DOCUMENTS

1. Maintain on site one set of the following record documents; record actual revisions to the Work: Drawings. Addenda. Change Orders and other modifications to the Contract.
2. Ensure entries are complete and accurate, enabling future reference by Owner.
3. Store record Documents separate from documents used for construction.
4. Record information concurrent with construction progress.
5. Record Drawings : Legibly mark each item to record actual construction including: Field changes of dimension and detail. Details not on original Contract drawings.

OPERATION AND MAINTENANCE DATA

1. For Each Product or System: List names, addresses and telephone numbers of Subcontractors and suppliers, including local source of supplies and replacement parts.
2. Product Data: Mark each sheet to clearly identify specific products and component parts, and data applicable to installation. Delete inapplicable information.
3. Drawings: Supplement product data to illustrate relations of component parts of equipment and systems, to show control and flow diagrams. Do not use Project Record Documents as maintenance drawings.
4. Typed Text: As required to supplement product data. Provide logical sequence of instructions for each procedure, incorporating manufacturer's instructions.

OPERATION AND MAINTENANCE DATA FOR MATERIALS AND FINISHES

1. Instructions for Care and Maintenance: Manufacturer's recommendations for cleaning agents and methods, precautions against detrimental cleaning agents and methods, and recommended schedule for cleaning and maintenance.

OPERATION AND MAINTENANCE MANUALS

1. Prepare instructions and data by personnel experienced in maintenance and operation of described products.
2. Prepare data in the form of an instructional manual.

WARRANTIES AND BONDS

1. Obtain warranties and bonds, executed in duplicate by responsible Subcontractors, suppliers, and manufacturers, within 10 days after completion of the applicable item of work. Except for items put into use with Owner's permission, leave date of beginning of time of warranty until the Date of Substantial completion is determined.
2. Verify that documents are in proper form, contain full information, and are notarized.
3. Co-execute submittals when required.
4. Retain warranties and bonds until time specified for submittal.

SECTION 02 41 19 - SELECTIVE STRUCTURE DEMOLITION

1. Comply with applicable codes and regulations for demolition operations and safety of adjacent structures and the public.
2. Obtain required permits.
3. Comply with applicable requirements of NFPA 241.
4. Provide, erect, and maintain temporary barriers and security devices.
5. Conduct operations to minimize effects on and interference with adjacent spaces, structures and occupants.
6. Do not close or obstruct roadways or sidewalks without permit.
7. Conduct operations to minimize obstruction of public and private entrances and exits; do not obstruct required exits at any time; protect persons using entrances and exits from removal operations.
8. Do not begin removal until receipt of notification to proceed from Owner.
9. Protect existing structures and other elements that are not to be removed.
10. Provide bracing and shoring.
11. Prevent movement or settlement of adjacent structures.
12. Stop work immediately if adjacent structures appear to be in danger.
13. If hazardous materials are discovered during removal operations, stop work and notify Architect and Owner.
14. Perform demolition in a manner that maximizes salvage and recycling of materials.
15. Drawings showing existing construction and utilities are based on casual field observation and existing record documents only. Verify that construction and utility arrangements are as shown. Report discrepancies to Architect before disturbing existing installation.
16. Beginning of demolition work constitutes acceptance of existing conditions that would be apparent upon examination prior to starting demolition.
17. Maintain weatherproof exterior building enclosure except for interruptions required for replacement or modifications; take care to prevent water and humidity damage.
18. Remove existing work as indicated and as required to accomplish new work.
19. Remove existing systems and equipment as indicated.
20. Maintain existing active systems that are to remain in operation; maintain access to equipment and operational components.
21. Where existing active systems serve occupied facilities but are to be replaced with new services, maintain existing systems in service until new systems are complete and ready for service.
22. Verify that abandoned services serve only abandoned facilities before removal.
23. Remove abandoned pipe, ducts, conduits, and equipment, including those above accessible ceilings; remove back to source of supply where possible, otherwise cap stub and tag with identification.
24. Protect existing work to remain.
25. Prevent movement of structure; provide shoring and bracing if necessary.
26. Perform cutting to accomplish removals neatly and as specified for cutting new work.
27. Repair adjacent construction and finishes damaged during removal work.
28. Patch as specified for patching new work.
29. Remove debris, junk, and trash from site.
30. Leave site in clean condition, ready for subsequent work.

SECTION 04 70 00 - SIMULATED MASONRY (MANUFACTURED STONE VENEER AND TRIM)

PART 1 - GENERAL

1.1 Related documents
- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY
- A. Section includes:
  1. Manufactured Stone Veneer and Trim
  2. Manufactured Brick Veneer and Trim
- B. Related Sections:
  1. Division 07 Sections for Water-resistive Barriers, Sealants and Flashings.

1.3 REFERENCES
- A. American Society for Testing and Materials (ASTM); Philadelphia, PA. (215) 299-5420,
  1. ASTM C 39 - Test Method for Compressive Strength of Cylindrical Concrete Specimens.
  2. ASTM C 67 - Standard Test Methods for Sampling and Testing Brick and Structural Clay Tile.
  3. ASTM C 140 - Standard Test Methods for Sampling and Testing Concrete Masonry Units and Related Units.
  4. ASTM C 144 - Standard Specification for Aggregate for Masonry Mortar.
  5. ASTM C 150 - Standard Specification for Portland cement.
  6. ASTM C 207 - Standard Specification for Hydrated Lime for Masonry Purposes.
  7. ASTM C 270 - Standard Specification for Mortar for Unit Masonry.
  8. ASTM C 518 - Standard Test Method for Steady-State Thermal Transmission Properties by Means of the Heat Flow Meter Apparatus.
  9. ASTM C 778 - Standard Specification for Standard Sand.
  10. ASTM C 847 - Standard Specification for Metal Lath.
  11. ASTM C 979 - Standard Specification for Pigments for Integrally Colored Concrete.
  12. ASTM C 1059-Standard Specification for Latex Agents for Bonding Fresh to Hardened Concrete.
  13. ASTM D 226 - Standard Specification for Asphalt-Saturated Organic Felt Used in Roofing and Waterproofing.
  14. ASTM C 1032 - Standard Specification forWovenWire Plaster Base.
  15. ASTM C 932 - Standard Specification for Surface-Applied Bonding Compounds for Exterior Plastering.
  16. ASTM C 482 - Standard Test Method for Bond Strength of Ceramic Tile to Portland Cement.
  17. ASTM C 348 - Standard test Method for Flexural Strength of Hydraulic-Cement Mortars.
  18. ASTM F 1667 - Standard Specification for Driven Fasteners, Nails, Spikes & Staples.
- B. American National Standards Institute (ANSI); NewYork, (212) 642-4900.
  1. ANSI A118.4 Specification for Latex-Portland Cement Mortar.
- C. Building Code Compliance:
  1. The International Association of Plumbing and Mechanical Officials (IAPMO)
- D. Masonry Veneer Manufacturers Association (MVMA)

1.4 SUBMITTALS
- A. Product Data: For each type of product indicated.
- B. Shop Drawings: Indicate layout,show profiles and product components, including anchorage, accessories, finish colors, patterns, and textures.
- C. Qualification Data: Environmental StoneWorks manufacturing and installing qualifications,safety and quality documents.
- D. Test Reports: Certified test reports showing compliance with specified performance requirements and physical properties.
- E. Samples: Board containing sample including mortar.
- F. Manufacturer's Instructions: Environmental StoneWorks Installation Procedures.
- G. Certificates: IAPMO - ER-386.
- H. Minutes of pre-installation conference.
- I. Maintenance Data: Environmental StoneWorks Installation Procedures.
- J. Warranty: Environmental StoneWorks product and installation warranties.

1.5 QUALITY ASSURANCE
- A. IAMPO Certification: Environmental StoneWorks current IAMPO report - ER-386, which include AC-51 testing data.
- B. Single Source Responsibility: Obtain primary manufactured stone/brick veneer and trim from a single manufacturer with not less than thirty-five years of successful experience in manufacturing and five years of successful experience in installing principal materials described in this section. Manufacturer and Installer shall have completed at least ten projects of similar size and complexity. Provide secondary materials only of type and from source recommended by manufacturer of primary materials.
- C. Manufacturer Qualifications:
  Environmental StoneWorks…
  1. has over 30 years experience in producing simulated masonry.
  2. provides field service representative.
  3. has IAMPO certification.
  4. has a 50 year product warranty.
  5. is in good standing with the MVMA.
- D. Installer Qualifications:
  Environmental StoneWorks…
  1. provides installers with a minimum of 15 years experience installing simulated masonry.
  2. has documented installation procedures and field quality control program.
  3. provides OSHA 10/30 Hour trained project management.
  4. provides extensive jobsite safety programs including scaffold safety, fall protection and personal protective equipment.
- E. Product Compatibility: Manufacturers of products and systems certify in writing that products are compatible.
- F. Pre-Installation Conference:
  1. General contractor shall arrange a meeting not less than thirty days prior to starting work.
  2. Attendance:
     a. General Contractor
     b. Architect/Owner's Representative
     c. Environmental StoneWorks Representative
- G. Warranty: Single Source Warranty.
  1. Environmental StoneWorks Fifty (50) year product warranty.
  2. Environmental StoneWorks One (1) year installation warranty.

1.6 DELIVERY, STORAGE, AND HANDLING
- A. Delivery: Deliver materials in Environmental StoneWorks original, unopened, undamaged containers with identification labels intact.
- B. Storage and Protection: Store materials to comply with Environmental StoneWorks written instructions to prevent deterioration from moisture, temperature or other detrimental effects.

1.7 SITE CONDITIONS
- A. Environmental Site Conditions: Comply with Environmental StoneWorks Installation Procedures for environmental conditions.

PART 2 - PRODUCTS

2.1 MANUFACTURER

Environmental StoneWorks stone veneer is engineered from Portland cement, light weight aggregates, mineral oxide and chemical additives.The product is engineered to achieve a specified strength, color, and texture and resistance to effects of weathering.Environmental StoneWorks manufactured stone veneers is engineered in various shapes and patterns to simulate natural stone and are installed in a non- load bearing veneer and trim capacity e.g., drip ledge and quoins, caps, etc.

- A. Manufactured Stone & BrickVeneer Properties:
  1. Stone Thickness: 1⅛" to 2½"
     a. Thin Brick Thickness: ¾" to 1" (2½"wide x 8" length)
  2. Weight: maximum of 15 lbs./sq.ft.
  3. Density to be determined under ASTM C 567
  4. Compressive Strength: Minimum of 1,800 PSI when tested in accordance with ATSM C 192
  5. Water absorption: less than 18% when tested in accordance with ASTM C 140 or UBC standard 15-5
  6. Freeze-thaw: less than 3% mass loss when tested in accordance with ASTM C 67
  7. Shear Bond Strength: minimum of 50 PSI when conducted in accordance with ASTM C 482
  8. Thermal Resistance: R ≥.865 when tested at a thickness of 1.0" (25.4 mm) in accordance with ASTM C 518
  9. Smoke and fuel contribution: UL listed 0/0
  10. Flexural strength: tested in accordance with ASTM C 348, Section 4.4
  11. Tensile strength: tested in accordance with ASTM C 190, Section 4.5
  12. Weather resistance: Mix design proven by test results to be resistant to degradation by weather.
- B. Architectural Trim:
  1. Products: Single source from Environmental StoneWorks.
  2. Wall Capstones:
     a. Texture: As selected by Architect from manufacturer's full range.
     b. Color: As selected by Architect from manufacturer's full range.
     c. Size: As selected by Architect from manufacturer's full range.
  3. Pier Capstones:
     a. Texture: Chiseled
     b. Color: As selected by Architect from manufacturer's full range.
     c. Size: As selected by Architect from manufacturer's full range.
  4. Watertable/sill:
     a. Color: As selected by Architect from manufacturer's full range.
     b. Size: As selected from manufactured full range.
     c. Provide sloped top surface and drip edge.
  5. Light Fixture Stones:
     a. Color: As selected by Architect from manufacturer's full range.
     b. Size: As necessary for light fixture indicated.
     c. UL approved metal extension box may be provided.
  6. Receptacle Stones:
     a. Color: As selected by Architect from manufacturer's full range.
     b. Size: As necessary for light electrical outlet.
     c. UL approved metal extension box may be provided.
- C. Water Resistant Barrier: ASTM D 226, 2 layers of No. 15 non-perforated asphalt-saturated organic felt paper or 1 layer and a house-wrap product supported by a current evaluation report showing equivalency to Grade D building paper. Install weather resistive barrier (per manufacturer's instructions) over all exterior surfaces designated to receive stone veneer and require waterproofing. WRB shall be applied horizontally with the upper layer lapped over the lower layer at not less than 2". Lap weather-resistive barrier not less than 6" at the vertical joints. In the case of applications with two layers,start with two horizontal layers at the bottom of exterior wall or structure.
- D. Reinforcing (Lath): Corrosion resistant minimum 2.5 lbs. per square yard expanded metal lath that complies with ASTM C 847, or, corrosion resistant minimum 18 gauge woven wire mesh that complies with ASTM C 1032. For open studs and non-solid sheathing (e.g. rigid insulation board) use corrosion resistant minimum 3.4 lbs. per square yard, ⅜" paper backed lath (paper backing shall meet the requirements of ASTM D 226 to be considered a substitute for Weather Resistive Barrier). Any alternative lath material shall carry an evaluation report that rates the lath as an acceptable substitute to the above listed materials. Lap lath not less than 2" all around vertically and horizontally. Terminate lath a minimum of 2" on the foundation and/or flange of the weep screed or as directed by project specifications and or local building codes. Metal lath can be installed with the small cups pointing upward to better capture mortar scratch coat.
- E. Fasteners: Galvanized steel fasteners (nails,staples or screws), for wood stud applications (open,rigid sheathing, rigid foam insulation) should penetrate the stud a minimum of ¾". Spacing of these fasteners should be a maximum of 6" vertical and should be 16" horizontal (on the studs).These fasteners should be a minimum of 1½" long, 11 gauge nails having a 7/16" head or 7/8" long, 16 gauge staples. Corrosion resistant screws should have a 7/16" head and should penetrate the metal stud a minimum of ¾". Refer to governing building code for information on specific fastener penetration depth. In the case of rigid sheathing, care should be taken to avoid excessive fasteners applied between wall framing. In the case of exterior gypsum sheathing, fasteners should only be applied into wall framing unless additional fasteners are approved by the design professional.
- F. Weep Screed: FoundationWeep Screed shall be corrosion resistant and a minimum 0.019" (No. 26 galvanized sheet gauge, fabricated plastic or vinyl material) with a minimum vertical attachment of 3½".Weep screed should have holes with a minimum diameter of 3/16" spaced at a maximum of 33" on center. Install FoundationWeep Screed per manufacturer's instructions and integrate withWRB and metal lath. Weep screed shall have a minimum of 3½" attachment flange at or below the foundation plate line on exterior walls in accordance with ASTM C 926.The exterior lath shall cover and terminate on the attachment flange of the weep screed. Weep holes should not be covered during installation.
- G. Clearances: Weep Screed and/or stone should be held a minimum of 4" above finished grade or per local code and building practices.Weep screed and/or stone shall be held at a clearance above hard surfaces a minimum of 2" or as per local code and building practices. Weep screed terminations that meet concrete surfaces that are supported by a footing shall be held at a clearance above the concrete a minimum of ½".
- H. Mortar:To be mixed with potable water clean and free from injurious amounts of oils, acids, alkalis, salts, organic minerals or other deleterious substances.

Parts by Volume					
	Portland or Blended Cement ASTM C150	Masonry Cement Type N ASTM C91	Masonry Cement Type S ASTM C91	Lime ASTM C207	Sand ASTM C144
Mix 1	1	1			2.25-3
Mix 2	1			1	4.5
Mix 3			1		2.25-3
Mix 4		1			2.25-3
Mix 5	Mix 1 part Type S Mortar Mix with volume of water indicated on instructions				

PART 3 - EXECUTION

- A. Environmental StoneWorks Installation Procedures:
  1. Comply with Environmental StoneWorks product data, including but not limited to: product technical bulletins, manufacturer's installation procedures and product carton procedures for installation.
- B. Examination:
  1. Examine substrates, with Installer present, for conditions affecting performance and proceed with application only after unsatisfactory conditions have been corrected.
- C. Preparation:
  1. General: Prepare and clean substrate according to Environmental StoneWorks Installation Procedures.
- D. Application:
  1. General: Comply with Environmental StoneWorks Installation Procedures.
  2. Corners: Provide Environmental StoneWorks pre-manufactured corner units. Field built corners are not recommended.
- E. Cleaning:
  1. Clean stone veneer in accordance with Environmental StoneWorks Installation Procedures.

SECTION 06 10 00 - ROUGH CARPENTRY

1. Dimension Lumber: Comply with PS 20 and requirements of specified grading agencies. If no species is specified, provide any species graded by any grading agency whose rules are approved by the Board of Review, American Lumber Standard Committee and who provides grading service for the species and grade.
2. Dimension Lumber for Concealed Applications: Nominal sizes as indicated on Drawings, S4S. Moisture Content: S-dry or MC19.
3. Miscellaneous Framing, Blocking, Nailers, Grounds, and Furring: S4S, No. 2 or Standard Grade Lumber. Standard or No. 3 Boards.
4. Communications and Electrical Room Mounting Boards: PS 1 A-D plywood, or medium density fiberboard; 3/4 inch thick; flame spread index of 25 or less, smoke developed index of 450 or less, when tested in accordance with ASTM E84.
5. Treated Lumber and Plywood: Comply with requirements of AWPA U1 - Use Category System for wood treatments determined by use categories, expected service conditions, and specific applications.
6. Fire-Retardant Treated Wood: Mark each piece of wood with producer's stamp indicating compliance with specified requirements. Kiln dry wood after treatment to a maximum moisture content of 19 percent for lumber and 15 percent for plywood. Treat rough carpentry items as indicated.
7. Fire Retardant Treatment: Interior Type A: AWPA U1, Use Category UCFA, Commodity Specification H, low temperature (low hygroscopic) type, chemically treated and pressure impregnated; capable of providing a maximum flame spread rating of 25 when tested in accordance with ASTM E84, with no evidence of significant combustion when test is extended for an additional 20 minutes.
8. Prevent exposure to precipitation during shipping, storage, or installation.
9. Provide lumber stamped with grade mark unless otherwise indicated.
10. Lumber fabricated from old growth timber is not permitted.
11. Select material sizes to minimize waste.
12. Reuse scrap to the greatest extent possible.
13. Provide temporary ventilation during and immediately after installation of treated wood sufficient to remove indoor air contaminants.
14. Provide framing and blocking members as indicated or as required to support finishes, fixtures, specialty items, and trim.
15. In walls, provide blocking attached to studs as backing and support for wall-mounted items, unless item can be securely fastened to two or more studs or other method of support is explicitly indicated.
16. Where ceiling-mounting is indicated, provide blocking and supplementary supports above ceiling, unless other method of support is explicitly indicated.
17. Communications and Electrical Room Mounting Boards: Secure with screws to studs with edges over firm bearing; space fasteners at maximum 24 inches on center on all edges and into studs in field of board. At fire-rated walls, install board over wall board indicated as part of the fire-rated assembly. Where boards are indicated as full floor-to-ceiling height, install with long edge of board parallel to studs. Install adjacent boards without gaps.
18. Framing Member Tolerances: 1/4 inch from true position, maximum.
19. Variation from Plane (Other than Floors): 1/4 inch in 10 feet maximum, and 1/4 inch in 30 feet maximum.

SECTION 06 20 00 - FINISH CARPENTRY

1. Softwood Lumber: As indicated on Drawings, maximum moisture content of 6 percent; with vertical grain, of quality suitable for transparent finish.
2. Hardwood Lumber: As indicated on Drawings, maximum moisture content of 6 percent ; with vertical grain, of quality suitable for transparent finish.
3. Softwood Plywood Not Exposed to View: Any face species, veneer core; PS 1 Grade A-B; glue type as recommended for application.
4. Softwood Plywood Exposed to View: Face species as indicated, plain sawn, medium density fiberboard core; glue type as recommended for application.
5. Hardwood Plywood: Face species as indicated, plain sawn, book matched, medium density fiberboard core; glue type as recommended for application.
6. Particleboard: ANSI A208.1; composed of wood chips, sawdust, or flakes of medium density, made with waterproof resin binders; of grade to suit application; sanded faces.
7. Hardboard: AHA A135.4; Pressed wood fiber with resin binder, Class 1 - Tempered, 1/4 inch thick, smooth one side (S1S).
8. Protect work from moisture damage.
9. Quality Grade: Unless otherwise indicated provide products of quality specified by AWI//AWMAC/WI Architectural Woodwork Standards for Premium Grade.
10. Surface Burning Characteristics: Provide materials having fire and smoke properties as required by authority having jurisdiction.
11. Wood fabricated from old growth timber is not permitted.
12. Shop assemble work for delivery to site, permitting passage through building openings.
13. When necessary to cut and fit on site, provide materials with ample allowance for cutting. Provide trim for scribing and site cutting.
14. Apply plastic laminate finish in full uninterrupted sheets consistent with manufactured sizes. Fit corners and joints hairline; secure with concealed fasteners. Slightly bevel arises. Locate counter butt joints minimum 2 feet from sink cut-outs.
15. Install work in accordance with AWI/AWMAC/WI Architectural Woodwork Standards requirements for grade indicated.
16. Set and secure materials and components in place, plumb and level.
17. Carefully scribe work abutting other components, with maximum gaps of 1/32 inch. Do not use additional overlay trim to conceal larger gaps.
18. Maximum Variation from True Position: 1/16 inch.
19. Maximum Offset from True Alignment with Abutting Materials: 1/32 inch.

HIVE

SOUTHSIDE RETAIL

840 SW BLUE PKWY
LEE'S SUMMIT, MO

HIVE DESIGN COLLABORATIVE, INC.
1617 WALNUT STREET, KANSAS CITY, MO 64108
816.581.6363

seal/signature

STATE OF MISSOURI
LOGAN HAYES
NUMBER A-2015040635
ARCHITECT

02/24/22

project number 2021-045

date 02.24.22

issued for PERMIT/BID

rev	date	description

SPECIFICATIONS

sheet number

A002

SECTION 07 46 60 - FIBER CEMENT SIDING

PART 1 - GENERAL
1.1 Section Includes
A. Siding panels.
B. Soffit panels.
C. Accessories and trim.
1.2 Related Sections
D. Section 061000 - Rough Carpentry: Framing and Sheathing.
E. Section 079005 - Joint Sealers.
F. Section 099000 - Paints and Coatings: Field painting.
1.3 References
A. ASTM C 920 - Standard Specification for Elastomeric Joint Sealants
B. ASTM C 1185 - Standard Test Methods for Sampling and Testing Non-Asbestos Fiber-Cement Flat Sheet, Roofing and Siding Shingles, and Clapboards
C. ASTM C 1186 - Standard Specification for Flat Non-Asbestos Fiber Cement Sheets
D. ASTM E 72 - Standard Test Methods of Conducting Strength Tests of Panels for Building Construction
E. ASTM E 84 -- Standard Test Method for Surface Burning Characteristics of Building Materials
F. ASTM E 136 - Standard Test Method for Behavior of Materials in a Vertical Tube Furnace at 750 Degrees C
G. ASTM E 330-97 -- Structural Performance of exterior windows, curtain walls and doors by uniform static air pressure difference.
1.4 Submittals
A. Make submittals under provisions of Section 01300.
B. Product Data: Manufacturer's data sheets on each product to be used, including:
1. Preparation instructions and recommendations.
2. Storage and handling requirements and recommendations.
3. Installation methods, including nailing patterns.
4. Applicable model code authority evaluation report (ICC, CCMC, etc.)
1.5 Quality Assurance
A. Installer Qualifications: Provide installer with not less than three years of experience with products similar to those specified.
1.6 Delivery, Storage, and Handling
A. Store products off the ground, on a flat surface, and under a roof or separate waterproof covering.
1.7 WARRANTY
A. Provide Allura 50 year limited siding warranty.
B. Allura ColorMax Finish – provide 15 year limited paint warranty
C. Register manufacturer's warranty, made out in Owner's name, with copy to Owner.
PART 2 - PRODUCTS
2.1 Manufacturer
A. Allura by Plycem, 396 W. Greens Rd Suite 300 Houston, Texas 77067
main: (844) 4 ALLURA or (844) 425-5872 email: info@elementia.com www.alluraUSA.com
B. Substitutions: Not permitted.
C. Requests for substitutions will be considered in accordance with provisions of Section 016000.
2.2 Panels
A. Fiber Cement Board Panels - General: Allura Fiber Cement Board Panels consist of cement, cellulose fiber and specialty additives formed under high pressure into boards with integral surface texture; complying with ASTM C 1186 Type A Grade II; machined edges; for nail attachment.
1. Surface Burning Characteristics: Flame spread index of 0, smoke developed index of 5, maximum; when tested in accordance with ASTM E 84 (Class I/A).
2. Flammability: Noncombustible, when tested in accordance with ASTM E 136.
3. Flexural Strength: At least 1450 psi (10 MPa) when in equilibrium condition, and at least 1015 psi (7 MPa) when in wet condition, tested in accordance with ASTM C 1185.
4. Coefficient of Thermal Expansion: Less than 1 x 10^-5/inch/inch/degree F (0.5 x 10^-5/degree C), when tested in accordance with ASTM E 228.
5. Freeze Thaw Resistance: At least 80 percent flexural strength retained, when tested in accordance with ASTM C 1185.
6. UV Resistance: No cracking, checking, or erosion, when tested for 2000 hours in accordance with ASTM G 26.
7. Water Tightness: No water droplets on underside, when tested in accordance with ASTM C 1185.
B. Horizontal Siding: Allura Lap Siding.
1. Thickness: 5/16 inch (7.9 mm), plus or minus .04 inch (1 mm).
2. Length: 12 feet (3657 mm), plus 0, minus 1/8 inch (3 mm).
3. Style: Smooth or Traditional Cedar lap siding.
a. Width: 5-1/4 inches (133 mm) wide.
b. Width: 6-1/4 inches (159 mm) wide.
c. Width: 7-1/4 inches (185 mm) wide.
d. Width: 8-1/4 inches (210 mm) wide.
e. Width: 9-1/4 inches (235 mm) wide.
f. Width: 12 inches (305 mm) wide.
4. Sealant/Primer: Our Primary Sealant/Primer.
5. Field Finish Paint: 100 percent acrylic latex as specified in Section 099000.
C. Vertical Siding: Allura Vertical Siding.
1. Thickness: 5/16 inch (7.9 mm), plus or minus .04 inch (1 mm).
2. Size: 48 by 96 inches (1220 by 2440 mm). 3. Size: 48 by 108 inches (1220 by 2743 mm). 4. Size: 48 by 120 inches (1220 by 3048 mm).
3. Style: Cedar panel, no grooves.
4. Sealant/Primer: Our primary Sealant/Primer.
5. Field Finish Paint: 100 percent acrylic latex as specified in Section 099000.
2.3 ACCESSORIES
A. Trim: Allura Trim/Fascia Board
Trims have been tested according to ASTM C-1 186 and ASTM C-1 185
standards and are classified as Type "A". Grade 1 fiber cement sheets intended
for exterior applications, subjected to the direct action of sun, rain, or snow.
1. Size:
a. Thickness: 7/16 inch (11 mm) plus or minus (1 mm).
1) Width:
i. 3-1/2 inch (89 mm)
ii. 5-1/2 inch (140 mm)
iii. 7-1/4 inch (185 mm)
iv. 9-1/4 inch (235 mm)
v. 11-1/4 inch (286 mm)
2) Length: 12 feet (3.657 m) plus or minus 1/8 inch (3.17 mm).
b. Thickness: 4/4" (3/4")
1) Width:
i. 2" (59 mm)
ii. 3" (76 mm)
iii. 4" (102 mm)
iv. 6" (153 mm)
v. 8" (203 mm)
vi. 10" (254 mm)
vii. 12" (305 mm)
2) Length: 12 feet (3.657 m) plus or minus 1/8 inch (3.17 mm).
c. Thickness: 5/4" (1")
1. Width:
i. 3" (76 mm)
ii. 4" (102 mm)
iii. 5" (127 mm)
iv. 6" (153 mm)
v. 8" (203 mm)
vi. 10" (254 mm).
vii. 12" (305 mm).
2) Length: 12 feet (3.657 m) plus or minus 1/8 inch (3.17 mm).
d. Thickness: 8/4" (1 ½")
i. 2" (59mm)
ii. 4" (102mm)
iii. 6" (153mm)
2. Sealant/Primer: Our primary Sealant/Primer.
B. Provide the following trim:
1. Starter strip for lap siding.
2. Outside corners, butted to siding.
3. Outside corners, overlapping siding.
4. Fascia board.
C. Sealant: Paintable, 100 percent acrylic latex caulk complying with ASTM C 920.
D. Sheet Metal Flashing: Minimum 24 gauge hot-dipped galvanized steel sheet, or coated aluminum.
E. Nails: Length as required to penetrate minimum 1-1/4 inch (32mm) into solid backing; hot-dipped galvanized or stainless steel.
F. Building Paper: Kraft or bituminous paper; not polyethylene or foil.
G. Field Finish Paint: 100 percent acrylic latex as specified in Section 099000.
PART 3 - EXECUTION
3.1 Examination
A. Prior to commencing installation, verify governing dimensions of building and condition of substrate.
B. If substrate preparation is the responsibility of another installer, notify Architect of unsatisfactory preparation before proceeding.
3.2 Preparation
C. Examine, clean, and repair as necessary any substrate conditions that would be detrimental to proper installation.
D. Do not begin installation until unacceptable conditions have been corrected.
3.3 Installation
E. Install in accordance with manufacturer's instructions and Drawing details.
1. Read warranty and comply with all terms necessary to maintain warranty coverage.
2. Install in accordance with conditions stated in model code evaluation report applicable to location of project.
3. Use trim details indicated on drawings.
4. Touch up all field cut edges before installing.
5. Pre-drill nail holes if necessary, to prevent breakage.
F. Over Wood Studs Without Sheathing: Install building paper over studs prior to installing siding.
G. Over Wood and Wood-Composite Sheathing: Fasten siding through sheathing into studs.
H. Over Foam Sheathing: Read and comply with sheathing manufacturer's recommendations.
1. For sheathing of 1 inch (25 mm) thickness or less, nail through sheathing into studs using correspondingly longer nails.
I. Over Masonry Walls: Install furring strips of adequate thickness to accept full length of nails and spaced at 16 inches (406 mm) on center.
J. Over Steel Studs: Minimum 20 gauge steel, 3 5/8" (92 mm) C-studs. Use 1-5/8" (41 mm) long, #8-18 x 3/8" HD self-tapping, corrosion-resistant ribbed bugle head screws. Attach siding at each stud ensuring that at least 3 screw threads penetrate the studs.
K. Allow space between both ends of siding panels that butt against trim for thermal movement; seal joint between panel and trim with exterior grade sealant.
L. Joints in Horizontal Siding: Avoid joints in lap siding except at corners; where joints are inevitable stagger joints between successive courses.
M. Joints in Vertical Siding: Install Z-flashing in horizontal joints between successive courses of vertical siding.
N. Furred Installation: Leave space at top and bottom open; top may be behind soffit; at bottom install insect screen over opening by wrapping a strip of screen over bottom ends of vertical furring strips.
O. Install sheet metal flashing above door and window casings and horizontal trim in field of siding.
P. Do not install siding less than 6 inches (150 mm) from surface of ground nor closer than 1 inch (25 mm) to roofs, patios, porches, and other surfaces where water may collect.
Q. After installation, seal all joints except lap joints of lap siding. Seal around all penetrations. Paint all exposed cut edges.
R. Finish Painting: Specified in Section 09900.
S. Finish Painting: Within 6 months after installation, paint siding and trim with one coat finish paint.
T. Finish Painting: Within 6 months after installation, paint siding and trim with one coat primer and two coats finish paint.
3.4 Cleaning
A. At completion of work, remove debris caused by siding installation from project site.
B. Touch-up, repair or replace damaged products before Substantial Completion.

SECTION 07 54 23 - THERMOPLASTIC POLYOLEFIN (TPO) ROOFING

PART 1 - GENERAL
1.1 SUMMARY
A. Section Includes:
1. Adhered thermoplastic polyolefin (TPO) roofing system.
2. Roof insulation.
1.2 DEFINITIONS
A. Roofing Terminology: Definitions in ASTM D 1079 and glossary in NRCA's "The NRCA Roofing and Waterproofing Manual" apply to work of this Section.
1.3 PREINSTALLATION MEETINGS
A. Preinstallation Roofing Conference: Conduct conference at Project site.
1.4 ACTION SUBMITTALS
A. Product Data: For each type of product.
B. Shop Drawings: For roofing system. Include plans, elevations, sections, details, and attachments to other work.
C. Samples for Verification: For the following products:
1. Sheet roofing, of color required.
1.5 INFORMATIONAL SUBMITTALS
A. Research/Evaluation Reports: For components of roofing system, from ICC-ES.
B. Sample Warranties: For manufacturer's special warranties.
1.6 CLOSEOUT SUBMITTALS
A. Maintenance Data: For roofing system to include in maintenance manuals.
1.7 QUALITY ASSURANCE
A. Installer Qualifications: A qualified firm that is approved, authorized, or licensed by roofing system manufacturer to install manufacturer's product and that is eligible to receive manufacturer's special warranty.
1.8 WARRANTY
A. Special Warranty: Manufacturer agrees to repair or replace components of roofing system that fail in materials or workmanship within specified warranty period.
1. Warranty Period: 10 years from date of Substantial Completion.
PART 2 - PRODUCTS
2.1 MANUFACTURERS
1. Subject to compliance with requirements, provide products by one of the following:
a. Carlisle SynTec Incorporated.
b. Firestone Building Products Company.
c. GAF Materials Corporation.
d. GenFlex Roofing Systems.
e. Johns Manville.
f. Mule-Hide Products Co., Inc.
g. Versico Incorporated.
B. Sources Limitations: Obtain components including roof insulation fasteners for roofing system from same manufacturer as membrane roofing or manufacturer approved by membrane roofing manufacturer.
2.2 PERFORMANCE REQUIREMENTS
A. Accelerated Weathering: Roofing system shall withstand 2000 hours of exposure when tested according to ASTM G 152, ASTM G 154, or ASTM G 155.
B. Impact Resistance: Roofing system shall resist impact damage when tested according to ASTM D 3746 or ASTM D 4272.
C. Roofing System Design: Tested by a qualified testing agency to resist the following uplift pressures:
1. Corner Uplift Pressure: 42.5 lbf/sq. ft. (kPa/sq. m).
2. Perimeter Uplift Pressure: 42.5 lbf/sq. ft. (kPa/sq. m).
3. Field-of-Roof Uplift Pressure: 35.8 lbf/sq. ft. (kPa/sq. m).
D. Energy Star Listing: Roofing system shall be listed on the DOE's ENERGY STAR "Roof Products Qualified Product List" for low-slope roof products.
E. Exterior Fire-Test Exposure: ASTM E 108 or UL 790, Class A; for application and roof slopes indicated; testing by a qualified testing agency. Identify products with appropriate markings of applicable testing agency.
F. Fire-Resistance Ratings: Comply with fire-resistance-rated assembly designs indicated. Identify products with appropriate markings of applicable testing agency.
2.3 TPO ROOFING
A. Fabric-Reinforced TPO Sheet: ASTM D 6878, internally fabric- or scrim-reinforced, uniform, flexible fleece-backed TPO sheet.
1. Thickness: 60 mils (1.5 mm), nominal.
2. Exposed Face Color: White.
2.4 AUXILIARY ROOFING MATERIALS
A. General: Auxiliary materials recommended by roofing system manufacturer for intended use and compatible with roofing.
1. Liquid-type auxiliary materials shall comply with VOC limits of authorities having jurisdiction.
B. Sheet Flashing: Manufacturer's standard unreinforced TPO sheet flashing, 55 mils (1.4 mm) thick, minimum, of same color as TPO sheet.
C. Bonding Adhesive: Manufacturer's standard plastic foam adhesive.
1. Adhesives and sealants that are not on the exterior side of weather barrier shall comply with the following limits for VOC content when calculated according to 40 CFR 59, Subpart D (EPA Method 24):
a. Plastic Foam Adhesives: 50 g/L.
D. Slip Sheet: Manufacturer's standard, of thickness required for application (if applicable).
E. Fasteners: Factory-coated steel fasteners and metal or plastic plates complying with corrosion-resistance provisions in FM Global 4470, designed for fastening roofing to substrate, and acceptable to roofing system manufacturer.
F. Miscellaneous Accessories: Provide metal termination bars, metal battens, pourable sealers, preformed cone and vent sheet flashings, preformed inside and outside corner sheet flashings, T-joint covers, lap sealants, termination reglets, and other accessories.
2.5 SUBSTRATE BOARDS
A. Substrate Board: ASTM C 1396/C 1396M, Type X gypsum board, 5/8 inch (16 mm) thick.
B. Fasteners: Factory-coated steel fasteners and metal or plastic plates complying with corrosion-resistance provisions in FM Global 4470, designed for fastening substrate board to roof deck.
2.6 ROOF INSULATION
A. Composite Polyisocyanurate Board Insulation: ASTM C 1289, with factory-applied facing board on one major surface, as indicated below by type, and felt or glass-fiber mat facer on the other.
1. Type IV, cellulosic-fiber-insulating-board facer, Grade 2, 1/2 inch (13 mm) thick.
B. Tapered Insulation: Provide factory-tapered insulation boards fabricated to slope of 1/4 inch per 12 inches (1:48) unless otherwise indicated.
C. Provide preformed saddles, crickets, tapered edge strips, and other insulation shapes where indicated for sloping to drain. Fabricate to slopes indicated.
2.7 INSULATION ACCESSORIES
A. Fasteners: Factory-coated steel fasteners and metal or plastic plates complying with corrosion-resistance provisions in FM Global 4470, designed for fastening roof insulation and cover boards to substrate, and acceptable to roofing system manufacturer.
B. Insulation Adhesive: Insulation manufacturer's recommended adhesive formulated to attach roof insulation to substrate or to another insulation layer.
PART 3 - EXECUTION
3.1 ROOFING INSTALLATION, GENERAL
A. Install roofing system according to roofing system manufacturer's written instructions.
B. Complete terminations and base flashings and provide temporary seals to prevent water from entering completed sections of roofing system at the end of the workday or when rain is forecast. Remove and discard temporary seals before beginning work on adjoining roofing.
3.2 SUBSTRATE BOARD INSTALLATION
A. Install substrate board with long joints in continuous straight lines, perpendicular to roof slopes with end joints staggered between rows. Tightly butt substrate boards together.
1. Fasten substrate board to top flanges of steel deck to resist uplift pressure at corners, perimeter, and field of roof according to roofing system manufacturers' written instructions.
3.3 INSULATION INSTALLATION
A. Coordinate installing roofing system components so insulation is not exposed to precipitation or left exposed at the end of the workday.
B. Install tapered insulation under area of roofing to conform to slopes indicated. Insulation manufacturers usually recommend thickness in first paragraph below as maximum thickness of single insulation layer.
C. Install insulation under area of roofing to achieve required thickness. Where overall insulation thickness is 2.7 inches (68 mm) or greater, install two or more layers with joints of each succeeding layer staggered from joints of previous layer a minimum of 6 inches (150 mm) in each direction.
1. Where installing composite and noncomposite insulation in two or more layers, install noncomposite board insulation for bottom layer and intermediate layers, if applicable, and install composite board insulation for top layer.
2. Install tapered insulation at a thickness to achieve a minimum aged R-20.
D. Mechanically Fastened and Adhered Insulation: Install each layer of insulation to deck using mechanical fasteners specifically designed and sized for fastening specified board-type roof insulation to deck type.
1. Fasten first layer of insulation to resist uplift pressure at corners, perimeter, and field of roof.
2. Set each subsequent layer of insulation in insulation adhesive, firmly pressing and maintaining insulation in place.
3.4 ADHERED ROOFING INSTALLATION
A. Adhere roofing over area to receive roofing according to roofing system manufacturer's written instructions. Unroll roofing and allow to relax before retaining.
B. Accurately align roofing, and maintain uniform side and end laps of minimum dimensions required by manufacturer. Stagger end laps.
C. Bonding Adhesive: Apply to substrate and underside of roofing at rate required by manufacturer, and allow to partially dry before installing roofing. Do not apply to splice area of roofing.
D. In addition to adhering, mechanically fasten roofing securely at terminations, penetrations, and perimeter of roofing.
E. Seams: Clean seam areas, overlap roofing, and hot-air weld side and end laps of roofing and sheet flashings according to manufacturer's written instructions, to ensure a watertight seam installation.
1. Test lap edges with probe to verify seam weld continuity. Apply lap sealant to seal cut edges of sheet.
2. Verify field strength of seams a minimum of twice daily, and repair seam sample areas.
3. Repair tears, voids, and lapped seams in roofing that do not comply with requirements.
F. Spread sealant bed over deck-drain flange at roof drains, and securely seal roofing in place with clamping ring

SECTION 07 62 00 - SHEET METAL FLASHING AND TRIM

PART 1 GENERAL
1.01 SECTION INCLUDES
A. Fabricated sheet metal items, including flashings and counterflashings.
B. Sealants for joints within sheet metal fabrications.
1.02 REFERENCE STANDARDS
A. AAMA 2604 - Voluntary Specification, Performance Requirements and Test Procedures for High Performance Organic Coatings on Aluminum Extrusions and Panels (with Coil Coating Appendix) 2017a.
B. ASTM B209 - Standard Specification for Aluminum and Aluminum-Alloy Sheet and Plate 2014.
C. ASTM B209M - Standard Specification for Aluminum and Aluminum-Alloy Sheet and Plate (Metric) 2014.
D. ASTM C920 - Standard Specification for Elastomeric Joint Sealants 2018.
E. ASTM D4586/D4586M - Standard Specification for Asphalt Roof Cement, Asbestos-Free 2007, with Editorial Revision (2012).
F. CDA A4050 - Copper in Architecture - Handbook current edition.
G. SMACNA (ASMM) - Architectural Sheet Metal Manual 2012.
1.03 SUBMITTALS
A. See Section 01 3000 - Administrative Requirements, for submittal procedures.
B. Shop Drawings: Indicate material profile, jointing pattern, jointing details, fastening methods, flashings, terminations, and installation details.
1.04 QUALITY ASSURANCE
A. Perform work in accordance with SMACNA (ASMM) and CDA A4050 requirements and standard details, except as otherwise indicated.
B. Fabricator and Installer Qualifications: Company specializing in sheet metal work with five years of documented experience.
1.05 DELIVERY, STORAGE, AND HANDLING
A. Stack material to prevent twisting, bending, and abrasion, and to provide ventilation. Slope metal sheets to ensure drainage.
B. Prevent contact with materials that could cause discoloration or staining.
PART 2 - PRODUCTS
2.01 SHEET MATERIALS
A. Pre-Finished Aluminum: ASTM B209 (ASTM B209M); 20 gage, (0.032 inch) thick; plain finish shop pre-coated with modified silicone coating.
1. Fluoropolymer Coating: High Performance Organic Finish, AAMA 2604; multiple coat, thermally cured fluoropolymer finish system.
2. Color: As indicated on drawings.
2.02 FABRICATION
A. Form sections true to shape, accurate in size, square, and free from distortion or defects.
B. Form pieces in longest possible lengths.
C. Hem exposed edges on underside 1/2 inch; miter and seam corners.
D. Form material with flat lock seams, except where otherwise indicated; at moving joints, use sealed lapped, bayonet-type or interlocking hooked seams.
E. Fabricate corners from one piece with minimum 18 inch long legs; seam for rigidity, seal with sealant.
F. Fabricate flashings to allow toe to extend 2 inches over roofing gravel . Return and brake edges.
2.03 ACCESSORIES
A. Fasteners: Galvanized steel, with soft neoprene washers.
B. Primer: Zinc chromate type.
C. Concealed Sealants: Non-curing butyl sealant.
D. Exposed Sealants: ASTM C920; elastomeric sealant, with minimum movement capability as recommended by manufacturer for substrates to be sealed; color to match adjacent material.
E. Plastic Cement: ASTM D4586/D4586M, Type I.
F. Reglets: Surface mounted type, galvanized steel.
PART 3 - EXECUTION
3.01 EXAMINATION
A. Verify roof openings, curbs, pipes, sleeves, ducts, and vents through roof are solidly set, reglets in place, and nailing strips located.
B. Verify roofing termination and base flashings are in place, sealed, and secure.
3.02 PREPARATION
A. Install starter and edge strips, and cleats before starting installation.
B. Install surface mounted reglets true to lines and levels, and seal top of reglets with sealant.
C. Back paint concealed metal surfaces with protective backing paint to a minimum dry film thickness of 15 mil.
3.03 INSTALLATION
A. Insert flashings into reglets to form tight fit; secure in place with plastic wedges ; seal flashings into reglets with sealant.
B. Secure flashings in place using concealed fasteners, and use exposed fasteners only where permitted.
C. Apply plastic cement compound between metal flashings and felt flashings.
D. Fit flashings tight in place; make corners square, surfaces true and straight in planes, and lines accurate to profiles.
E. Seal metal joints watertight.
F. Slope gutters 1/4 inch per 10 feet, minimum.
G. Connect downspouts to storm sewer system , and grout connection watertight.

SECTION 07 90 05 - JOINT SEALERS

1. General Purpose Interior Sealant for interior wall and ceiling control joints, joints between door and window frames and wall surfaces, and other interior joints for which no other type or sealant is indicated: Acrylic emulsion latex; ASTM C834, Type OP, Grade NF single component, paintable.
2. Bathtub/Tile Sealant for joints between plumbing fixtures and floor and wall surfaces and joints between kitchen and bath countertops and wall surfaces.: White silicone; ASTM C920, Uses I, M and A; single component, mildew resistant.
3. Acoustical Sealant bead between top stud runner and structure and between bottom stud track and floor: Permanently tacky non-hardening butyl sealant.
4. Interior Floor Joint Sealant for use at expansion joints in floors: Polyurethane, self-leveling; ASTM C920, Grade P, Class 25, Uses T, M and A; single component.
5. Sealants and Primers - General: Provide only products having lower volatile organic compound (VOC) content than required by South Coast Air Quality Management District Rule No.1168.
6. Sealant colors to be selected by Architect from manufacturer's standard range.
7. Maintain temperature and humidity recommended by the sealant manufacturer during and after installation.
8. Perform work in accordance with sealant manufacturer's requirements for preparation of surfaces and material installation instructions.
9. Perform installation in accordance with ASTM C1193.
10. Perform acoustical sealant application work in accordance with ASTM C919.
11. Measure joint dimensions and size joint backers to achieve width-to-depth ratio, neck dimension, and surface bond area as recommended by manufacturer.
12. Install bond breaker where joint backing is not used.
13. Install sealant free of air pockets, foreign embedded matter, ridges, and sags.
14. Apply sealant within recommended application temperature ranges. Consult manufacturer when sealant cannot be applied within these temperature ranges.
15. Tool joints concave.
16. Protect sealants until cured.

SECTION 09 21 16 - GYPSUM BOARD ASSEMBLIES

1. Provide completed assemblies complying with ASTM C840 and GA-216.
2. Interior Partitions Indicated as Sound-Rated: STC as indicated calculated in accordance with ASTM E413, based on tests conducted in accordance with ASTM E90.
3. Fire Rated Assemblies: Comply with applicable requirements of ICC IBC or GA-600 for the particular assembly. Provide construction equivalent to that listed for the particular assembly in the current UL Fire Resistance Directory.
4. Manufacturers - Metal Framing, Connectors, and Accessories: ClarkDietrich, Scafco, or equal.
5. Non-Loadbearing Framing System Components: ASTM C645; galvanized sheet steel, of size and properties necessary to comply with ASTM C754 for the spacing indicated, with maximum deflection of wall framing of L/240 at 5 psf.
6. Studs: "C" shaped with flat or formed webs .
7. Runners: U shaped, sized to match studs.
8. Ceiling Channels: C shaped.
9. Ceiling Hangers: Type and size as specified in ASTM C754 for spacing required.
10. Partition Head to Structure Connections: Provide mechanical anchorage devices that accommodate deflection using slotted holes, screws and anti-friction bushings, preventing rotation of studs while maintaining structural performance of partition. Maintain lateral load resistance and vertical movement capacity required by applicable code, when evaluated in accordance with AISI North American Specification for the Design of Cold-Formed Steel Structural Members.
Material: ASTM A653/A653M steel sheet, SS Grade 50/340, with G60/Z180 hot dipped galvanized coating. Provide components UL-listed for use in UL-listed fire-rated head of partition joint systems indicated on drawings. Deflection and Firestop Track: Provide mechanical anchorage devices as described above that accommodate deflection while maintaining the fire-rating of the wall assembly.
11. Manufacturers - Gypsum-Based Board: National Gypsum Company, USG Corporation or equal.
12. Gypsum Wallboard: Paper-faced gypsum panels as defined in ASTM C1396/C1396M; sizes to minimize joints in place; ends square cut.
Application: Use for vertical surfaces and ceilings, unless otherwise indicated. At Assemblies Indicated with Fire-Rating: Use type required by indicated tested assembly; if no tested assembly is indicated, use Type X board, UL or WH listed.
Thickness:
Vertical Surfaces: 5/8 inch.
Ceilings: 1/2 inch.
Multi-Layer Assemblies: Thicknesses as indicated on drawings.
13. Impact-Rated Wallboard: Tested to Level 3 soft-body and hard-body impact in accordance with ASTM C1629.
Application: High-traffic areas indicated. Mold Resistance: Score of 10, when tested in accordance with ASTM D3273.
Type: Fire-resistance rated Type X, UL or WH listed.
Thickness: 5/8 inch.
Edges: Tapered.
14. Soffit Board for Exterior Areas; ends square cut:
Application: Protected exterior ceilings and soffits unless otherwise indicated.
Type: Sag and warp-resistant Type X.
Thickness: 5/8 inch.
Long Edges: Tapered.
15. Backing Board For Wet Areas:
Application: Surfaces behind tile in wet areas including tub and shower surrounds and shower ceilings.
Type: Glass-Mat-Faced Board: Coated glass mat water-resistant gypsum backing panel as defined in ASTM C1178.
16. Backing Board For Non-Wet Areas: Water-resistant gypsum backing board as defined in ASTM C1396/C1396M; sizes to minimum joints in place; ends square cut.
Application: Vertical surfaces behind thinset tile, except in wet areas.
Type: Regular and Type X, in locations indicated.
Type X Thickness: 5/8 inch.
Regular Board Thickness: 5/8 inch.
Edges: Tapered.
17. Ceiling Board: Special sag-resistant gypsum ceiling board as defined in ASTM C1396/C1396M; sizes to minimize joints in place; ends square cut.
Application: Ceilings, unless otherwise indicated.
Thickness: 1/2 inch.
Edges: Tapered.
18. Acoustical Sound Dampening Wall and Ceiling Board: Two layers of heavy paper faced, high density gypsum board separated by a viscoelastic polymer layer and capable of achieving STC rating of 50 or more in typical stud wall assemblies as calculated in accordance with ASTM E413 and when tested in accordance with ASTM E90.
Thickness: 1/2 inch.
Long Edges: Tapered.
Mold Resistance: Score of 10, when tested in accordance with ASTM D3273.
19. Acoustic Insulation: ASTM C665; preformed glass fiber, friction fit type, unfaced.
Thickness: 3 1/2 inch. (if/where applicable)
20. Acoustic Sealant: Non-hardening, non-skinning, for use in conjunction with gypsum board.
21. Joint Materials: ASTM C475 and as recommended by gypsum board manufacturer for project conditions.
22. High Build Drywall Surfacer: Vinyl acrylic latex-based coating for spray application, designed to take the place of skim coating and separate paint primer in achieving Level 5 finish.
23. Screws for Attachment to Steel Members Less Than 0.03 inch In Thickness, to Wood Members, and to Gypsum Board: ASTM C1002; self-piercing tapping type.
24. Screws for Attachment to Steel Members From 0.033 to 0.112 inch in Thickness: ASTM C954; steel drill screws for application of gypsum board to loadbearing steel studs.
25. Metal Framing: Install in accordance with ASTM C754 and manufacturer's instructions.
26. Suspended Ceilings and Soffits: Space framing and furring members as indicated.
27. Studs: Space studs as indicated. Extend partition framing to structure where indicated and to ceiling in other locations.
28. Partitions Terminating at Ceiling: Attach ceiling runner securely to ceiling track in accordance with manufacturer's instructions.
29. Partitions Terminating at Structure: Attach top runner to structure, maintain clearance between top of studs and structure, and connect studs to track using specified mechanical devices in accordance with manufacturer's instructions; verify free movement of top of stud connections; do not leave studs unattached to track.
30. Openings: Reinforce openings as required for weight of doors or operable panels, using not less than double studs at jambs.
31. Acoustic Insulation: Place tightly within spaces, around cut openings, behind and around electrical and mechanical items within partitions, and tight to items passing through partitions.
32. Acoustic Sealant: Install in accordance with manufacturer's instructions. Place one bead continuously on substrate before installation of perimeter framing members. Place continuous bead at perimeter of each layer of gypsum board. In non-fire-rated construction, seal around all penetrations by conduit, pipe, ducts, and rough-in boxes.
33. Board Installation: Comply with ASTM C840, GA-216, and manufacturer's instructions. Install to minimize butt end joints, especially in highly visible locations. Install gypsum board parallel to framing, with ends and edges occurring over firm bearing.
34. Fire-Rated Construction: Install gypsum board in strict compliance with requirements of assembly listing.
35. Installation on Metal Framing: Use screws for attachment of all gypsum board .
36. Curved Surfaces: Apply gypsum board to curved substrates in accordance with GA-226.
37. Moisture Protection: Treat cut edges and holes in moisture resistant gypsum board with sealant.
38. Control Joints: Place control joints not more than 30 feet apart on walls and ceilings over 50 feet long, unless otherwise indicated on Drawings:
39. Corner Beads: Install at external corners, using longest practical lengths.
40. Finish gypsum board in accordance with levels defined in ASTM C840.
41. Level 4: Walls and ceilings to receive paint finish or wall coverings, unless otherwise indicated.
42. Level 5: Walls and ceilings to receive semi-gloss or gloss paint finish and other areas specifically indicated.
43. Level 2: In utility areas, behind cabinetry, and on backing board to receive tile finish.
44. Level 1: Fire rated wall areas above finished ceilings, whether or not accessible in the completed construction.
45. Level 0: Temporary partitions and surfaces indicated to be finished in later stage of project.
46. Tape, fill, and sand exposed joints, edges, and corners to produce smooth surface ready to receive finishes. Feather coats of joint compound so that camber is maximum 1/32 inch.
47. Where Level 5 finish is indicated, spray apply high build drywall surface over entire surface after joints have been properly treated; achieve a flat and tool mark-free finish.
48. Maximum Variation of Finished Gypsum Board Surface from True Flatness: 1/8 inch in 10 feet in any direction.

HIVE

SOUTHSIDE RETAIL

840 SW BLUE PKWY
LEE'S SUMMIT, MO

HIVE DESIGN COLLABORATIVE, INC.
1617 WALNUT STREET, KANSAS CITY, MO 64108
816.581.6363

seal/signature

STATE OF MISSOURI
LOGAN HAYES NUMBER A-2015040635
ARCHITECT

02/24/22

project number 2021-045

date 02.24.22

issued for PERMIT/BID

rev	date	description

SPECIFICATIONS

sheet number

A003

SECTION 09 90 00 - PAINTING AND COATING

1. Scope: Finish all interior and exterior surfaces exposed to view, unless fully factory-finished and unless otherwise indicated.
2. Mechanical and Electrical: In finished areas, paint all insulated and exposed pipes, conduit, boxes, insulated and exposed ducts, hangers, brackets, collars and supports, mechanical equipment, and electrical equipment, unless otherwise indicated on Drawings.
3. Do Not Paint or Finish the Following Items: Items fully factory-finished unless specifically so indicated; materials and products having factory-applied primers are not considered factory finished. Items indicated to receive other finishes. Items indicated to remain unfinished. Fire rating labels, equipment serial number and capacity labels, and operating parts of equipment. Floors, unless specifically so indicated. Ceramic and other tiles. Glass. Acoustical materials, unless specifically so indicated. Concealed pipes, ducts, and conduits.
4. Deliver products to site in sealed and labeled containers; inspect to verify acceptability.
5. Container Label: Include manufacturer's name, type of paint, brand name, lot number, brand code, coverage, surface preparation, drying time, cleanup requirements, color designation, and instructions for mixing and reducing.
6. Paint Materials: Store at minimum ambient temperature of 45 degrees F and a maximum of 90 degrees F, in ventilated area, and as required by manufacturer's instructions.
7. Do not apply materials when surface and ambient temperatures are outside the temperature ranges required by the paint product manufacturer.
8. Follow manufacturer's recommended procedures for producing best results, including testing of substrates, moisture in substrates, and humidity and temperature limitations.
9. Provide lighting level of 80 ft candles measured mid-height at substrate surface.
10. Provide all paint and coating products used in any individual system from the same manufacturer; no exceptions.
11. Provide all paint and coating products from the same manufacturer to the greatest extent possible.
12. Paints and Coatings: Ready mixed, unless intended to be a field-catalyzed coating.
13. Provide paints and coatings of a soft paste consistency, capable of being readily and uniformly dispersed to a homogeneous coating, with good flow and brushing properties, and capable of drying or curing free of streaks or sags.
14. Supply each coating material in quantity required to complete entire project's work from a single production run.
15. Do not reduce, thin, or dilute coatings or add materials to coatings unless such procedure is specifically described in manufacturer's product instructions.
16. Primers: Where the manufacturer offers options on primers for a particular substrate, use primer categorized as "best" by the manufacturer.
17. Volatile Organic Compound (VOC) Content:
18. Provide coatings that comply with the most stringent requirements specified in the following: 40 CFR 59, Subpart D--National Volatile Organic Compound Emission Standards for Architectural Coatings. Architectural coatings VOC limits of State in which the project is located.
19. Colors: As indicated on Drawings. In finished areas, finish pipes, ducts, conduit, and equipment the same color as the wall/ceiling they are mounted on/under.
20. Paint for Wood, Opaque: One coat of latex primer sealer. Two coats of latex enamel.
21. Paint for Wood, Transparent, Varnish, No Stain: One coat sealer.
22. Paint for Wood, Transparent, Varnish, Stain: Filler coat (for open grained wood only). One coat of stain. One coat sealer. One coat of varnish.
23. Paint for Concrete/Masonry, Opaque: One coat of block filler. Two coats of alkyd enamel.
24. Paint for Ferrous Metals, Unprimed: One coat of latex primer. Two coats of latex enamel.
25. Paint for Ferrous Metals, Primed: Touch-up with latex primer. Two coats of latex enamel.
26. Paint for Gypsum Board/Plaster: One coat of latex primer. Two coats of latex enamel.
27. Accessory Materials: Provide all primers, sealers, cleaning agents, cleaning cloths, sanding materials, and clean-up materials required to achieve the finishes specified whether specifically indicated or not; commercial quality.
28. Patching Material: Latex filler.
29. Fastener Head Cover Material: Latex filler.
30. Clean surfaces thoroughly and correct defects prior to coating application.
31. Prepare surfaces using the methods recommended by the manufacturer for achieving the best result for the substrate under the project conditions.
32. Remove or mask surface appurtenances, including electrical plates, hardware, light fixture trim, escutcheons, and fittings, prior to preparing surfaces or finishing.
33. Seal surfaces that might cause bleed through or staining of topcoat.
34. Remove mildew from impervious surfaces by scrubbing with solution of tetra-sodium phosphate and bleach. Rinse with clean water and allow surface to dry.
35. Concrete and Unit Masonry Surfaces to be Painted: Remove dirt, loose mortar, scale, salt or alkali powder, and other foreign matter. Remove oil and grease with a solution of tri-sodium phosphate; rinse well and allow to dry. Remove stains caused by weathering of corroding metals with a solution of sodium metasilicate after thoroughly wetting with water. Allow to dry.
36. Gypsum Board Surfaces to be Painted: Fill minor defects with filler compound. Spot prime defects after repair.
37. Galvanized Surfaces to be Painted: Remove surface contamination and oils and wash with solvent. Apply coat of etching primer.
38. Corroded Steel and Iron Surfaces to be Painted: Prepare using at least SSPC-PC 2 (hand tool cleaning) or SSPC-SP 3 (power tool cleaning) followed by SSPC-SP 1 (solvent cleaning).
39. Uncorroded Uncoated Steel and Iron Surfaces to be Painted: Remove grease, mill scale, weld splatter, dirt, and rust. Where heavy coatings of scale are evident, remove by hand or power tool wire brushing or sandblasting; clean by washing with solvent. Apply a treatment of phosphoric acid solution, ensuring weld joints, bolts, and nuts are similarly cleaned. Prime paint entire surface; spot prime after repairs.
40. Shop-Primed Steel Surfaces to be Finish Painted: Sand and scrape to remove loose primer and rust. Feather edges to make touch-up patches inconspicuous. Clean surfaces with solvent. Prime bare steel surfaces. Re-prime entire shop-primed item.
41. Interior Wood Surfaces to Receive Opaque Finish: Wipe off dust and grit prior to priming. Seal knots, pitch streaks, and sappy sections with sealer. Fill nail holes and cracks after primer has dried; sand between coats. Back prime concealed surfaces before installation.
42. Interior Wood Surfaces to Receive Transparent Finish: Wipe off dust and grit prior to sealing, seal knots, pitch streaks, and sappy sections with sealer. Fill nail holes and cracks after sealer has dried; sand lightly between coats. Prime concealed surfaces with gloss varnish reduced 25 percent with thinner.
43. Wood Doors to be Field-Finished: Seal wood door top and bottom edge surfaces with clear sealer.
44. Remove unfinished louvers, grilles, covers, and access panels on mechanical and electrical components and paint separately.
45. Apply products in accordance with manufacturer's instructions.
46. Do not apply finishes to surfaces that are not dry. Allow applied coats to dry before next coat is applied.
47. Apply each coat to uniform appearance.
48. Sand wood and metal surfaces lightly between coats to achieve required finish.
49. Vacuum clean surfaces of loose particles. Use tack cloth to remove dust and particles just prior to applying next coat.
50. Wood to Receive Transparent Finishes: Tint fillers to match wood. Work fillers into the grain before set. Wipe excess from surface.
51. Reinstall electrical cover plates, hardware, light fixture trim, escutcheons, and fittings removed prior to finishing.

HIVE

SOUTHSIDE RETAIL

840 SW BLUE PKWY
LEE'S SUMMIT, MO

HIVE DESIGN COLLABORATIVE, INC.
1617 WALNUT STREET, KANSAS CITY, MO 64108
816.581.6363

seal/signature

STATE OF MISSOURI
LOGAN HAYES
NUMBER A-2015040635
ARCHITECT

02/24/22

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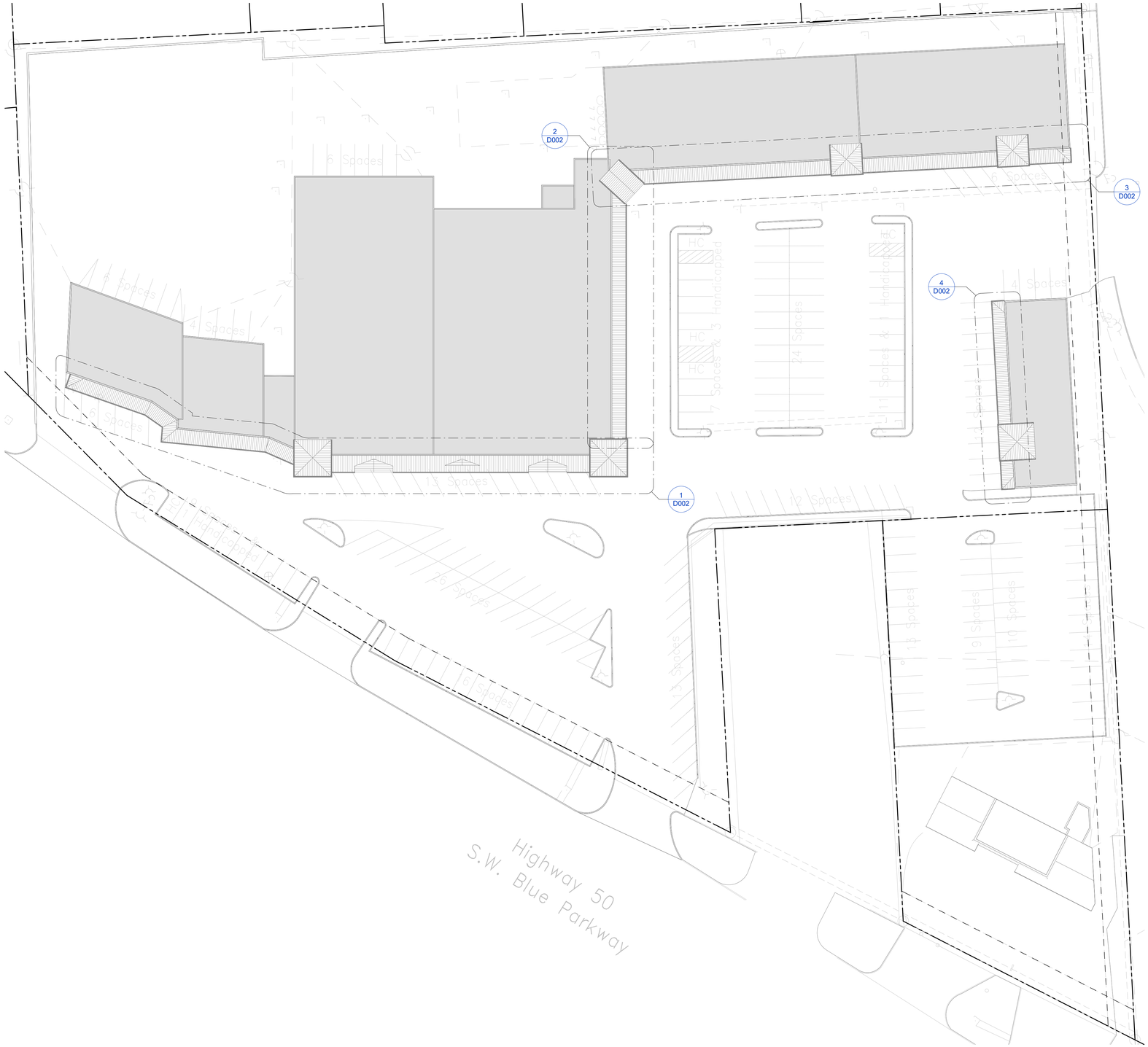
SPECIFICATIONS

sheet number

A004



DEMOLITION PLAN GENERAL NOTES:

a. REMOVE ALL EXISTING SOFFIT LIGHTING, TO BE REPLACED W/ LED EQUIVALENT LIGHT FIXTURE OF SIMILAR TYPE.

DEMOLITION PLAN KEY NOTES:

1 EXISTING COLUMN WRAP TO BE REMOVED. PATCH AND REPAIR EXISTING ADJACENT CONSTRUCTION TO REMAIN TO MATCH EXISTING ADJACENT CONDITIONS.

2 EXISTING PILASTER TO REMAIN. PREPARE FOR NEW COLUMN FINISH. REMOVE EXISTING WALL SCONCES @ EXISTING LARGE & MEDIUM PILASTERS.

3 REMOVE EXISTING EIFS DECORATIVE ARCH & DIAMOND SHAPED BUMP-OUTS @ TOWER ELEMENT ABOVE. PATCH & REPAIR EIFS AS REQ'D TO RECEIVE NEW FACADE FINISH.

1 **SITE / ROOF PLAN - DEMO**

1" = 30'-0"

DEMO PLAN NOTES

1/8" = 1'-0"

HIVE

SOUTHSIDE RETAIL

840 SW BLUE PKWY
LEE'S SUMMIT, MO

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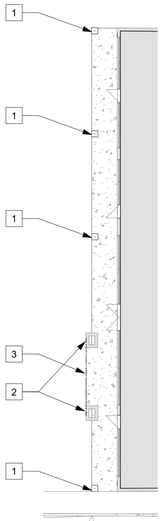
DEMO - SITE PLAN

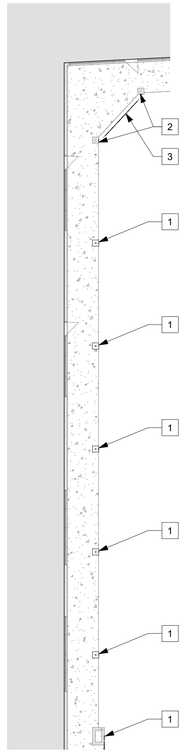
sheet number

D001



4 **ENLARGED DEMO PLAN**

1 : 200



2 **ENLARGED DEMO PLAN**

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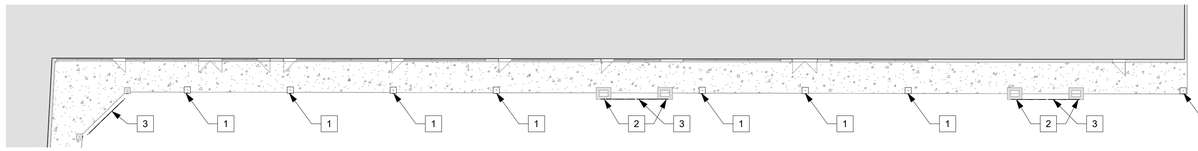

3 **ENLARGED DEMO PLAN**

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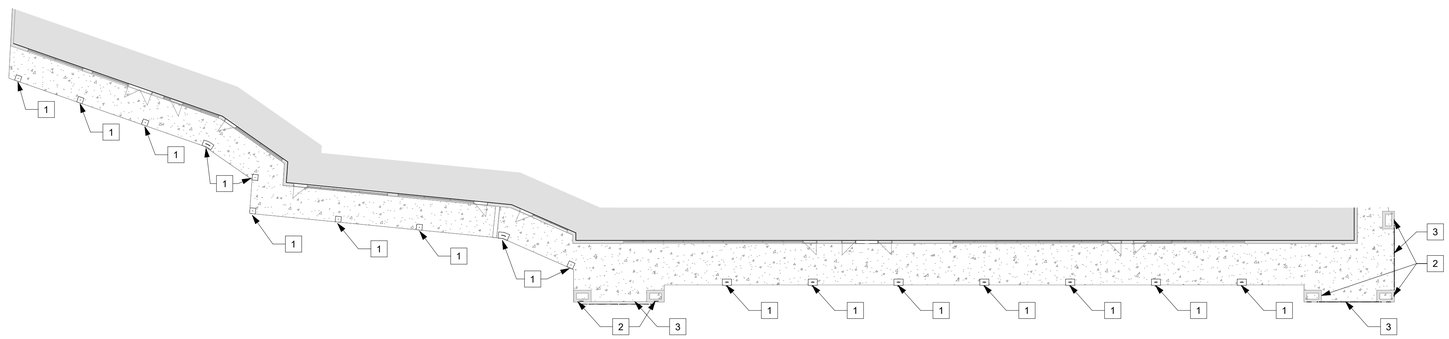

1 **ENLARGED DEMO PLAN**

1 : 200

DEMOLITION PLAN GENERAL NOTES:

a. REMOVE ALL EXISTING SOFFIT LIGHTING, TO BE REPLACED W/ LED EQUIVALENT LIGHT FIXTURE OF SIMILAR TYPE.

DEMOLITION PLAN KEY NOTES:

1 EXISTING COLUMN WRAP TO BE REMOVED. PATCH AND REPAIR EXISTING ADJACENT CONSTRUCTION TO REMAIN TO MATCH EXISTING ADJACENT CONDITIONS.

2 EXISTING PILASTER TO REMAIN. PREPARE FOR NEW COLUMN FINISH. REMOVE EXISTING WALL SCONCES @ EXISTING LARGE & MEDIUM PILASTERS.

3 REMOVE EXISTING EIFS DECORATIVE ARCH & DIAMOND SHAPED BUMP-OUTS @ TOWER ELEMENT ABOVE. PATCH & REPAIR EIFS AS REQ'D TO RECEIVE NEW FACADE FINISH.

DEMO PLAN NOTES

1/8" = 1'-0"

HIVE

SOUTHSIDE RETAIL

840 SW BLUE PKWY
LEE'S SUMMIT, MO

HIVE DESIGN COLLABORATIVE, INC.
1617 WALNUT STREET, KANSAS CITY, MO 64108
816.581.6363

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DEMO - ENLARGED PLAN

sheet number

D002

APPLICABLE CODES JURISDICTION :
THE CITY OF *LEE'S SUMMIT, MISSOURI*
2018 INTERNATIONAL BUILDING CODE
2018 INTERNATIONAL EXISTING BUILDING CODE
2018 INTERNATIONAL FUEL GAS CODE
2018 INTERNATIONAL MECHANICAL CODE
2018 INTERNATIONAL PLUMBING CODE
2017 NATIONAL ELECTRICAL CODE
ICC/ANSI A117.1-2009 STANDARDS FOR ACCESSIBLE DESIGN

PROJECT DESCRIPTION
EXISTING RETAIL SHOPPING CENTER CONSISTING OF TWO BUILDINGS. THE SCOPE OF THE PROJECT INCLUDES *THE RENOVATION OF THE EXISTING EXTERIOR FACADES ONLY*.

CODE INFORMATION

/ N.T.S.

SITE AND ROOF PLAN GENERAL NOTES:

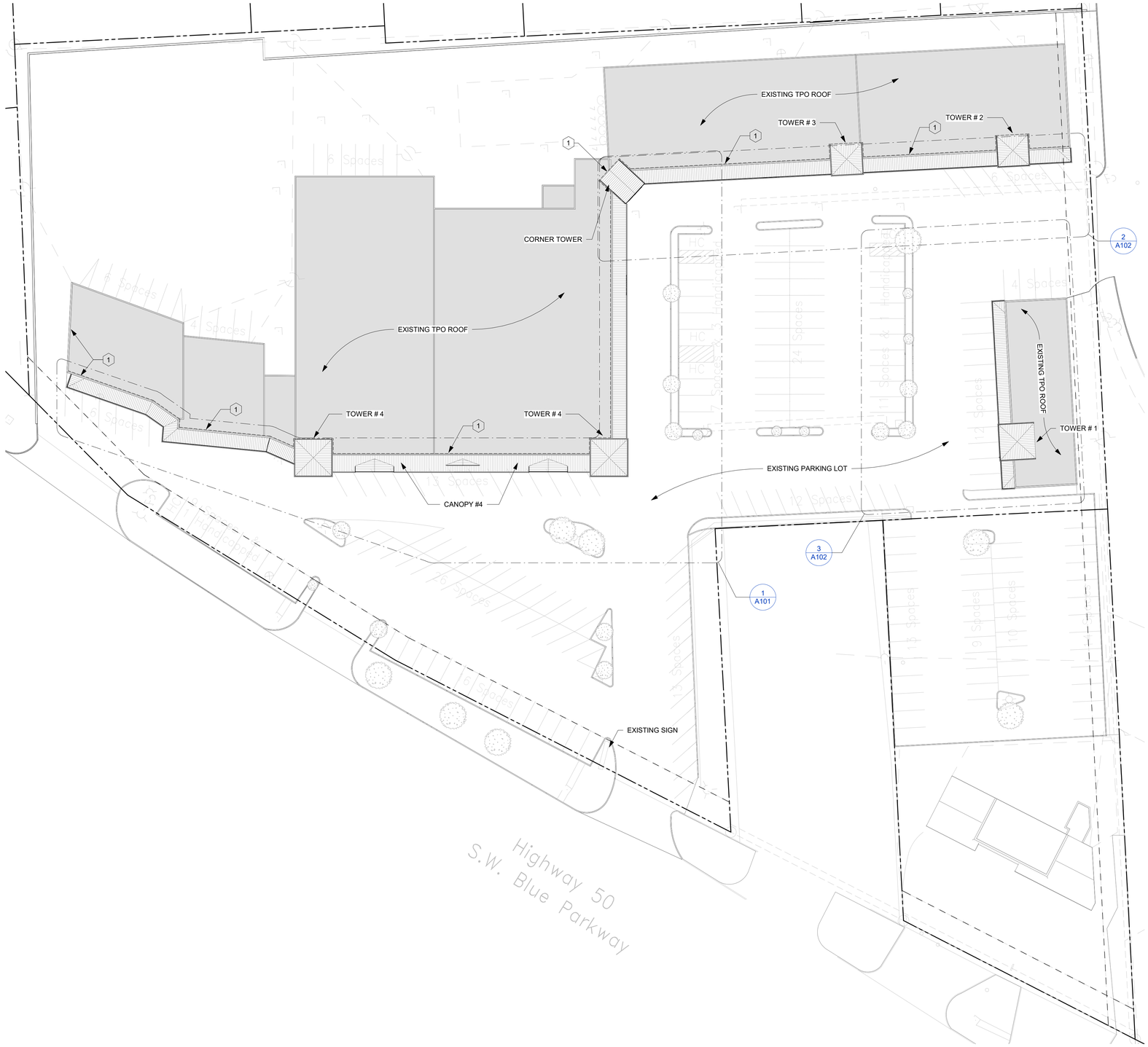
a. PATCH AND REPAIR EXISTING CONCRETE WHERE EFFECTED BY DEMOLITION.
b. PROVIDE NEW TPO ROOFING @ BACK SIDE OF PARAPETS & TOWERS. REMOVE EXISTING EIFS/STUCCO FINISHES AS REQ'D PRIOR TO INSTALLATION OF NEW TPO ROOFING. PROVIDE NEW COUNTER-FLASHING AT EXISTING ROOF COPINGS (AND AT DIFFERING MATERIAL TRANSITIONS) FOR TPO TERMINATION. COORDINATE EXACT LOCATIONS W/ GC. MATCH EXISTING TPO COLOR.

SITE PLAN KEY NOTES:

1 NEW TPO ROOFING @ BACK SIDE OF PARAPETS & TOWERS, COORDINATE EXACT LOCATIONS W/ GC. RE: GENERAL NOTES ABOVE.

SITE PLAN NOTES

/ N.T.S.



1 SITE / ROOF PLAN

1" = 30'-0"

HIVE

SOUTHSIDE RETAIL

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SITE / ROOF PLAN

sheet number

A100

1 **ENLARGED PLAN**

1/16" = 1'-0"

FLOOR PLAN GENERAL NOTES:

a. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS.
b. PATCH ALL EXISTING WALLS WHERE ADJACENT WALLS AND/OR CASEWORK, EQUIPMENT, ETC. WERE REMOVED. PREPARE FOR PAINT FINISH.
c. CLEAN ALL EXISTING WINDOW SILLS. PROTECT FROM DAMANGE DURING DEMOLITION & CONSTRUCTION.
d. CAULK ALL JOINTS BETWEEN DISSIMILAR MATERIALS FOR WEATHER TIGHT, WATERTIGHT, AIRTIGHT, ETC. PERFORMANCE.
e. ALL PENETRATIONS INTO FIRE-RATED ASSEMBLIES ARE TO BE FIRESTOPPED WITH UL APPROVED FIRESTOPPING ASSEMBLIES. UL INFORMATION SHALL BE PROVIDED BY TRADE RESPONSIBLE FOR PENETRATION.
f. PATCH AND REPAIR EXISTING CONCRETE WHERE EFFECTED BY DEMOLITION.

FLOOR PLAN KEY NOTES:

1. EXISTING CONCRETE SIDEWALK. PATCH AND REPAIR AS NEEDED.
2. FIBER CEMENT PANEL WRAPPED PILASTER (SMALL PILASTER, TYP.).
3. FIBER CEMENT LAP SIDING WRAPPED PILASTER (LARGE PILASTER, TYP.).
4. FIBER CEMENT LAP SIDING WRAPPED PILASTER (MEDIUM PILASTER, TYP.).

PLAN NOTES

1/8" = 1'-0"

HIVE

SOUTHSIDE RETAIL

840 SW BLUE PKWY
LEE'S SUMMIT, MO

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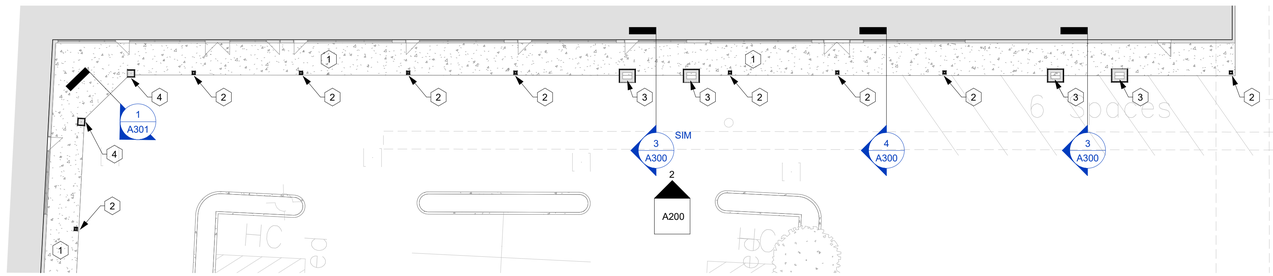
ENLARGED PLANS

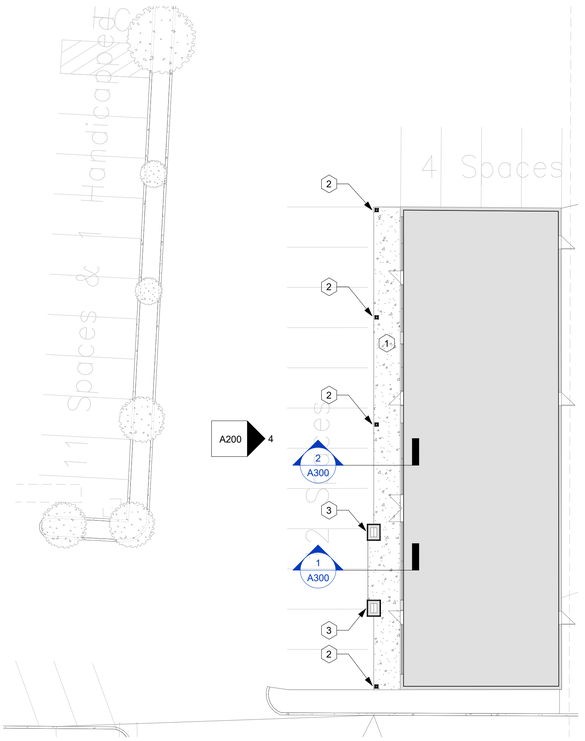
sheet number

A101



2 ENLARGED PLAN

1/16" = 1'-0"



3 ENLARGED PLAN

1/16" = 1'-0"

FLOOR PLAN GENERAL NOTES:

a. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS.
b. PATCH ALL EXISTING WALLS WHERE ADJACENT WALLS AND/OR CASEWORK, EQUIPMENT, ETC. WERE REMOVED. PREPARE FOR PAINT FINISH.
c. CLEAN ALL EXISTING WINDOW SILLS. PROTECT FROM DAMANGE DURING DEMOLITION & CONSTRUCTION.
d. CAULK ALL JOINTS BETWEEN DISSIMILAR MATERIALS FOR WEATHER TIGHT, WATERTIGHT, AIRTIGHT, ETC. PERFORMANCE.
e. ALL PENETRATIONS INTO FIRE-RATED ASSEMBLIES ARE TO BE FIRESTOPPED WITH UL APPROVED FIRESTOPPING ASSEMBLIES. UL INFORMATION SHALL BE PROVIDED BY TRADE RESPONSIBLE FOR PENETRATION.
f. PATCH AND REPAIR EXISTING CONCRETE WHERE EFFECTED BY DEMOLITION.

FLOOR PLAN KEY NOTES:

1. EXISTING CONCRETE SIDEWALK. PATCH AND REPAIR AS NEEDED.
2. FIBER CEMENT PANEL WRAPPED PILASTER (SMALL PILASTER, TYP.).
3. FIBER CEMENT LAP SIDING WRAPPED PILASTER (LARGE PILASTER, TYP.).
4. FIBER CEMENT LAP SIDING WRAPPED PILASTER (MEDIUM PILASTER, TYP.).

PLAN NOTES

1/8" = 1'-0"

HIVE

SOUTHSIDE RETAIL

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LEE'S SUMMIT, MO

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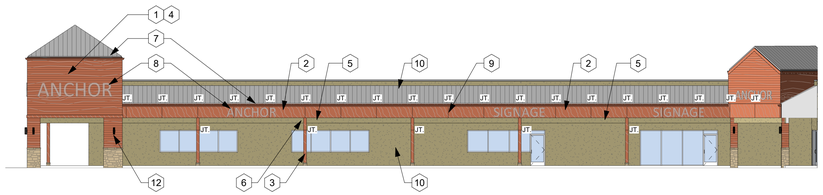
rev	date	description

ENLARGED PLANS

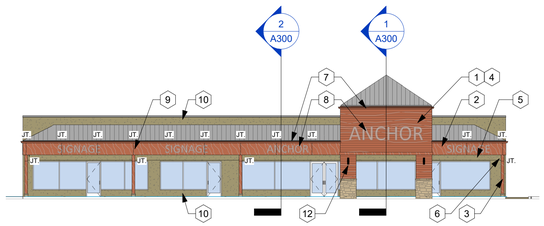
sheet number

A102



3 EAST ELEVATION

1/16" = 1'-0"

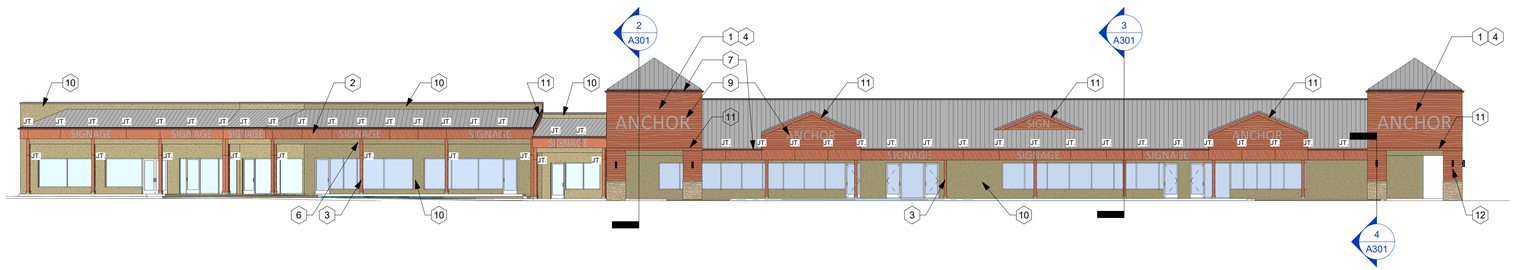


4 WEST ELEVATION (OUTBUILDING)

1/16" = 1'-0"

2 SOUTH ELEVATION (EAST)

1/16" = 1'-0"



1 SOUTH ELEVATION (WEST)

1/16" = 1'-0"

EXTERIOR ELEVATION GENERAL NOTES:

a. EXISTING STANDING SEAM ROOFING TO REMAIN.
b. ALL EXISTING EIFS / STUCCO AND STOREFRONT TO BE REPAIRED AS NEEDED. NEW SEALANT IN ALL CASES.
c. REFER TO DETAILS 7/A500 & 8/A500 FOR TYPICAL FIBER CEMENT JOINT DETAILS (FOR @ LOCATIONS NOT INDICATED IN EXTERIOR ELEVATIONS).
d. EXIST. MASONRY WALLS @ SIDES & REARS OF EXISTING BUILDINGS TO BE PAINTED.
e. PROVIDE MOCK-UP FOR PAINT COLOR SELECTIONS BY OWNER. PRELIMINARY PAINT FINISH COLORS AS FOLLOWS:

SW2861 - EXIST. EIFS, STUCCO, & MASONRY, DOWNSPOUTS (WHERE APPLICABLE)

SW2803 - LAP & PANEL SIDING, GUTTERS & DOWNSPOUTS

f. THIN STONE VENEER:

CANYON STONE "CHALK TIMBER LEDGE" BY ENVIRONMENTAL STONE WORKS

EXTERIOR ELEVATION KEY NOTES:

1. FIBER CEMENT LAP SIDING, PAINTED. REMOVE EXISTING EIFS DECORATIVE BUMP-OUTS & PATCH/REPAIR PRIOR TO FURRING & SIDING INSTALLATION.
2. WOOD TEXTURED PANELED FIBER CEMENT SIDING, PAINTED, W/ ALUMINUM TRIM, JOINTS & TRANSITIONS.
3. WOOD TEXTURED PANELED FIBER CEMENT SIDING CLADDING, PAINTED, @ EXISTING COLUMNS, W/ ALUMINUM TRIM CORNERS
4. PATCH & REPAIR EXISTING EIFS AS REQ'D & PREPARE FOR NEW PAINT FINISH.
5. PAINT EXISTING EIFS DROP SOFFIT & EXISTING SOFFIT BEYOND.
6. EXTEND SOFFIT EIFS FINISH AT TOPS OF PILASTERS WHERE PREVIOUS PILASTER MATERIAL WAS REMOVED. PROVIDE SEAMLESS FINISH.
7. REMOVE & SALVAGE FOR RE-USE EXISTING GUTTERS & DOWNSPOUTS. PROVIDE NEW FLASHING EXTENSIONS OVER NEW CLADDING MATERIALS. PAINTED TO MATCH PAINTED LAP & PANEL SIDING TYPICAL; EXCEPT WHERE DOWNSPOUTS OCCUR UP AGAINST EXISTING EIFS, PAINT TO MATCH EIFS PAINT COLOR.
8. SIGNAGE SHOWN AS GENERIC, COORDINATE W/ CURRENT TENANTS & ACTUAL SIGNAGE. REMOVE & SALVAGE FOR RE-USE ALL EXISTING SIGNAGE. PROVIDE FOR ELECTRICAL AS NEEDED TO ALL EXISTING & POTENTIAL SIGNAGE LOCATIONS.
9. VERTICAL ALUMINUM PANEL JOINT (TYP.), RE: DETAILS.
10. EXIST. EIFS TO BE PAINTED.
11. FIBER CEMENT TRIM.
12. TURBO 18 OUTDOOR WALL SCONCE BY TECH LIGHTING. COORDINATE APPROVAL WITH OWNER.

ELEVATION NOTES

/ N.T.S.

HIVE

SOUTHSIDE RETAIL

840 SW BLUE PKWY
LEE'S SUMMIT, MO

HIVE DESIGN COLLABORATIVE, INC.
1617 WALNUT STREET, KANSAS CITY, MO 64108
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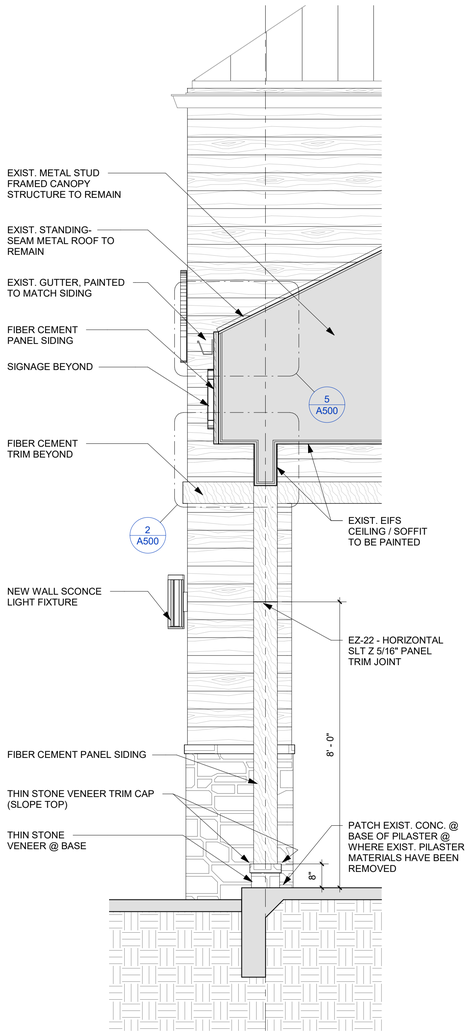
EXTERIOR ELEVATIONS

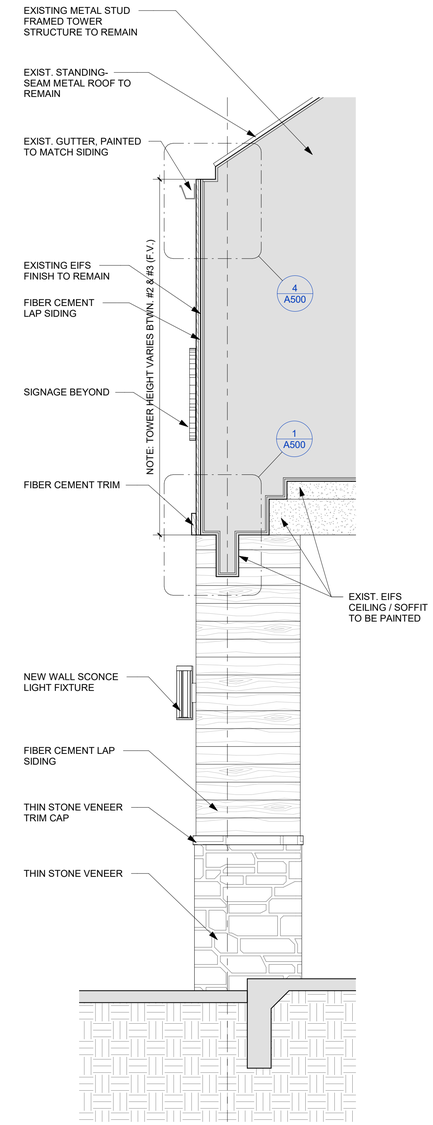
sheet number

A200



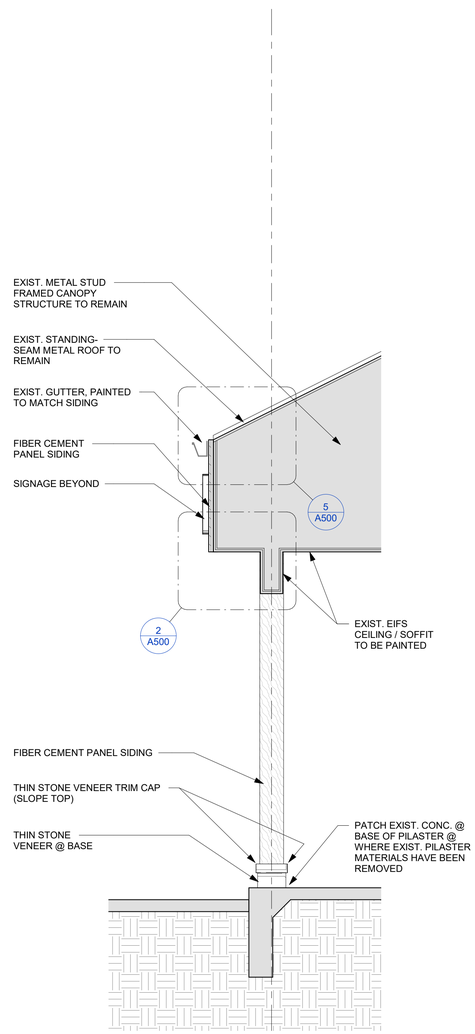
4 CANOPY #2 & #3

1/2" = 1'-0"



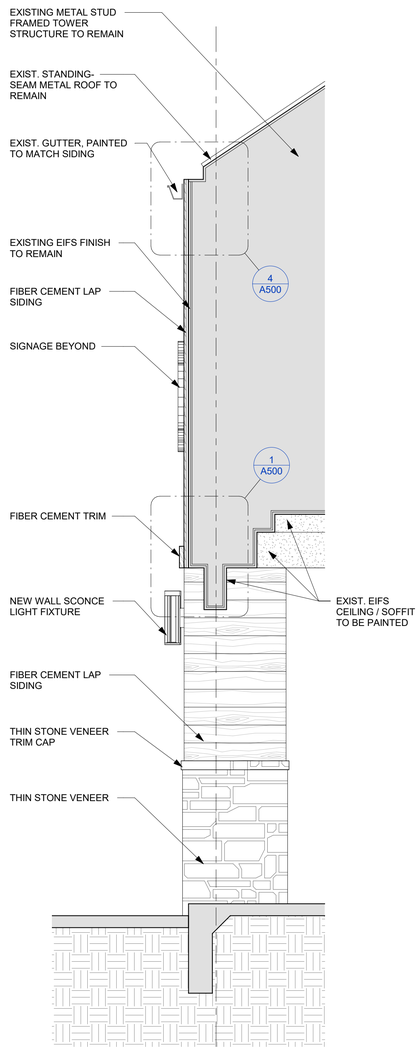
3 TOWER #2 & #3

1/2" = 1'-0"



2 CANOPY #1

1/2" = 1'-0"



1 TOWER #1

1/2" = 1'-0"

HIVE

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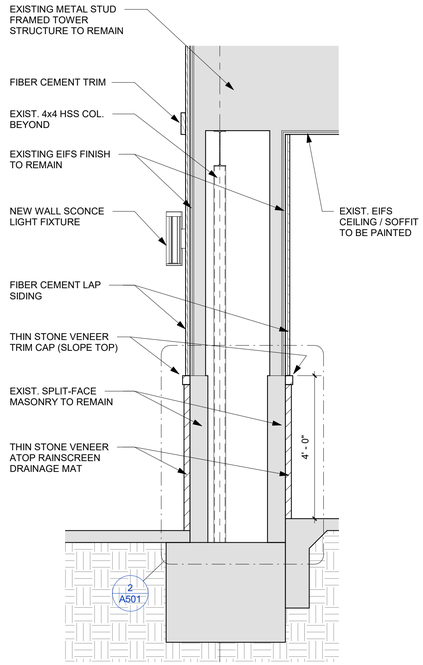
rev	date	description

WALL SECTIONS

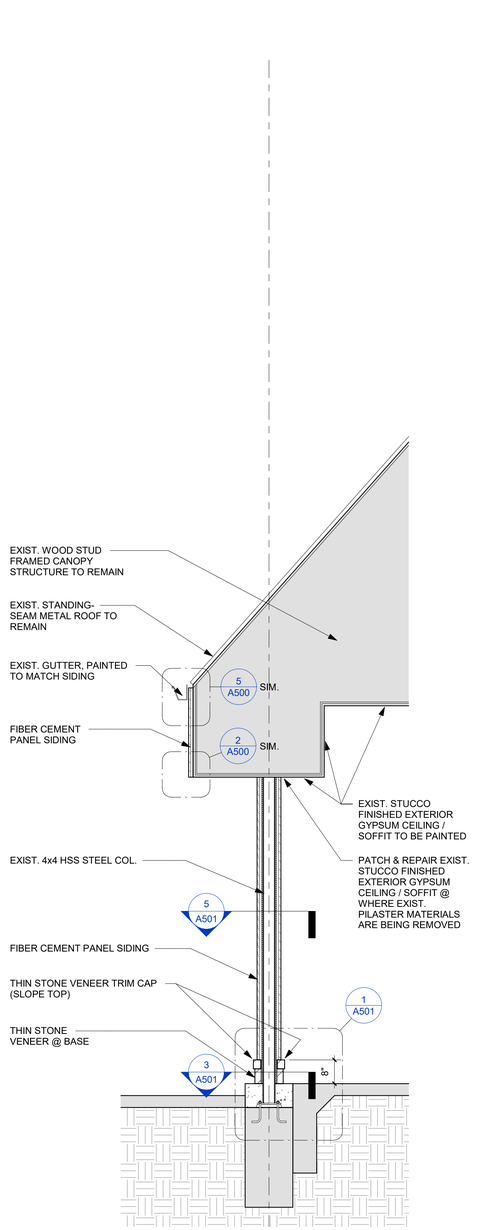
sheet number

A300



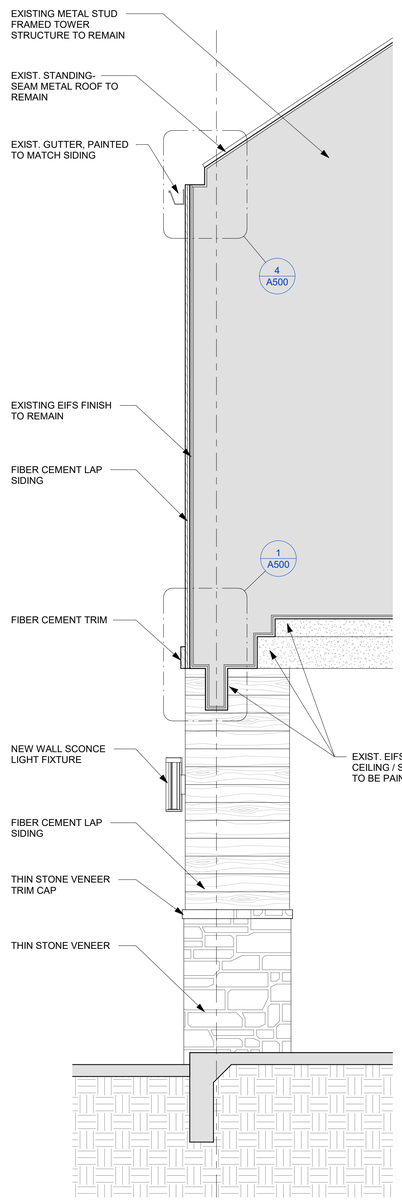
4 PILASTER - LARGE

1/2" = 1'-0"



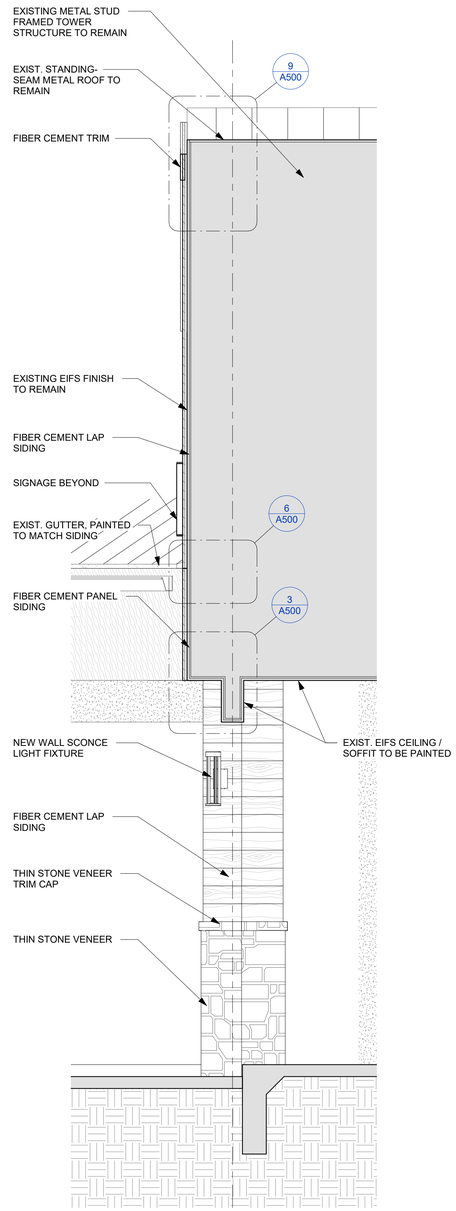
3 CANOPY #4 / PILASTER - SMALL

1/2" = 1'-0"



2 TOWER #4 - SOLID

1/2" = 1'-0"



1 CORNER TOWER

1/2" = 1'-0"

HIVE

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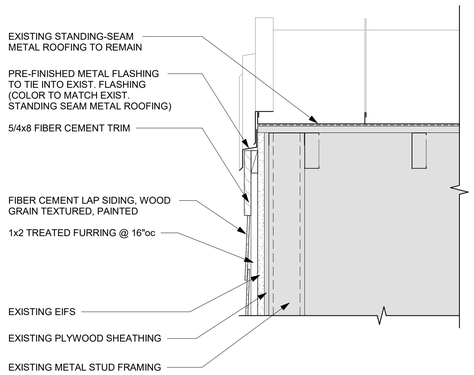
rev	date	description

WALL SECTIONS

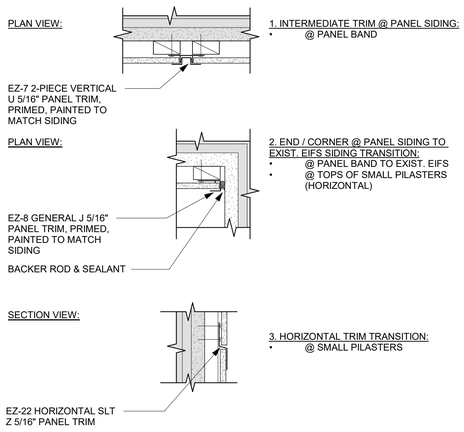
sheet number

A301



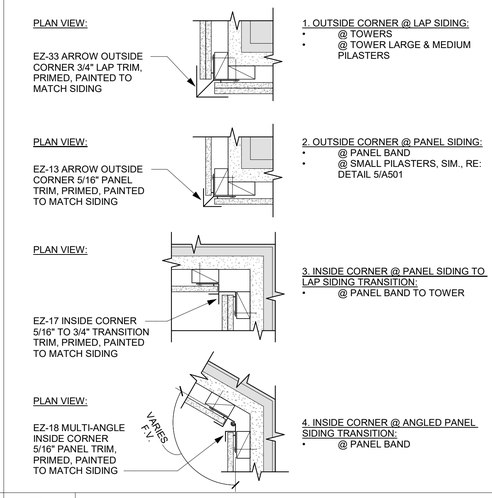
9 DETAIL

1 1/2" = 1'-0"



8 DETAIL

3" = 1'-0"



7 DETAIL

3" = 1'-0"

NOTE: UTILIZE EZ-48 HORIZONTAL BASE Z 3/4" LAP TRIM TRANSITION AT SIDES OF TOWER WHERE EXIST. EIFS MEETS EXIST. PRE-FINISHED STANDING-SEAM METAL ROOF

6 DETAIL

1 1/2" = 1'-0"

5 DETAIL

1 1/2" = 1'-0"

4 DETAIL

1 1/2" = 1'-0"

3 DETAIL

1 1/2" = 1'-0"

2 DETAIL

1 1/2" = 1'-0"

1 DETAIL

1 1/2" = 1'-0"

HIVE

SOUTHSIDE RETAIL

840 SW BLUE PKWY
LEE'S SUMMIT, MO

HIVE DESIGN COLLABORATIVE, INC.
1617 WALNUT STREET, KANSAS CITY, MO 64108
816.581.6363

seal/signature

STATE OF MISSOURI
LOGAN HAYES NUMBER A-2015040635
ARCHITECT

02/24/22

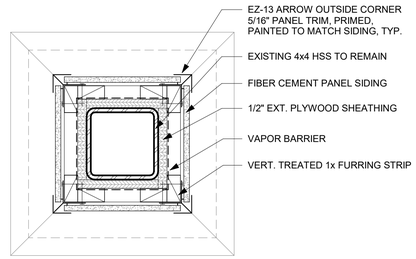
project number	2021-045
date	02.24.22
issued for	PERMIT/BID

rev	date	description

DETAILS

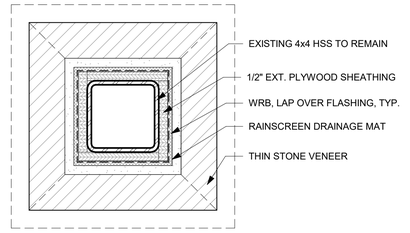
sheet number

A500



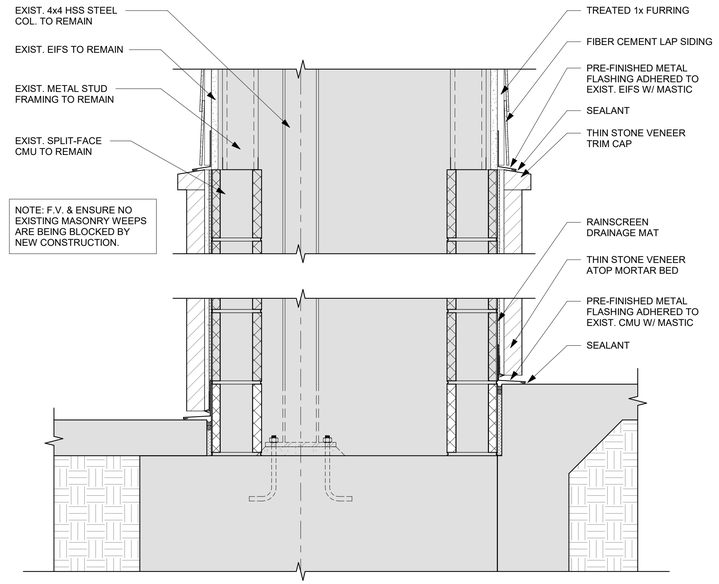
5 COLUMN PLAN DETAIL @ WOOD - TYP.

3" = 1'-0"



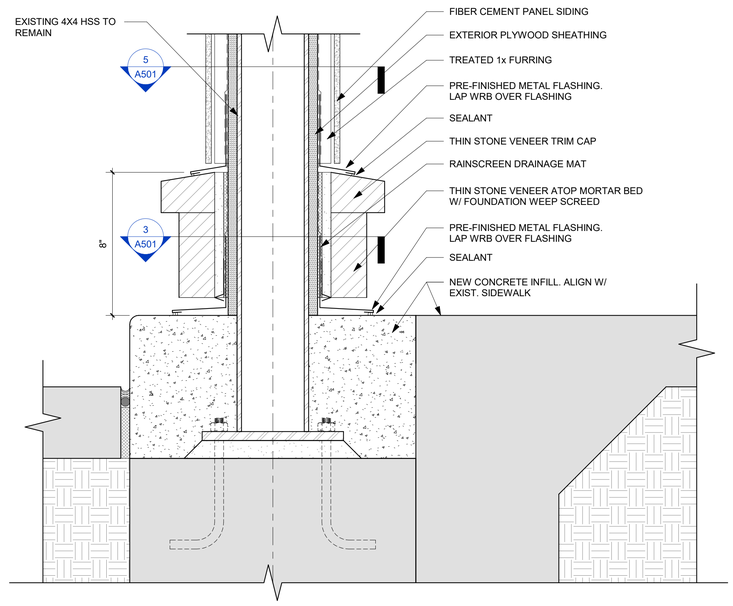
3 COLUMN PLAN DETAIL @ STONE - TYP.

3" = 1'-0"



2 DETAIL

1 1/2" = 1'-0"



1 DETAIL

3" = 1'-0"

HIVE

SOUTHSIDE RETAIL

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A501