

EXTERIOR RENOVATIONS FOR:

AAC
ADVANCED AESTHETIC CENTER

6 SW 2ND ST., LEE'S SUMMIT, MO 64063

GENERAL NOTES

1. MAINTAIN ACCESS TO EXISTING WALKWAYS, CORRIDORS, AND OTHER ADJACENT OCCUPIED OR USED FACILITIES. DO NOT CLOSE OR OBSTRUCT WALKWAYS, CORRIDORS, OR OTHER OCCUPIED OR USED FACILITIES WITHOUT PERMISSION FROM TENANT.
2. DEFINITIONS:

2.1. REMOVE AND DISCARD: DETACH ITEMS FROM EXISTING CONSTRUCTION AND LEGALLY DISPOSE OF THEM OFF-SITE.

2.2. REMOVE AND SALVAGE: DETACH ITEMS FROM EXISTING CONSTRUCTION AND TURN OVER TO TENANT UNDAMAGED.

2.3. RELOCATE: DETACH ITEMS FROM EXISTING CONSTRUCTION, MOVE ITEMS INTACT AND UNDAMAGED, AND REINSTALL THEM WHERE INDICATED.

2.4. EXISTING TO REMAIN: EXISTING ITEMS OF CONSTRUCTION THAT ARE NOT TO BE REMOVED, BUT ARE TO REMAIN IN PLACE AND BE UNDAMAGED.

2.5. REMOVE AND RECLAIM: DETACH ITEMS FROM EXISTING CONSTRUCTION. AT CONTRACTORS OPTION ITEM MAY BE REUSED AS PART OF NEW WORK. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO INVENTORY ITEMS TO DETERMINE IF ITEMS WILL FUNCTION AND APPEAR LIKE THE NEW ITEMS SPECIFIED AND CALLED OUT ON THESE DOCUMENTS. IF ITEMS ARE REUSED, CONTRACTOR IS TO CLEAN, REPAIR, OR OTHERWISE BRING ITEMS TO LIKE NEW CONDITION. MODIFY REUSED ITEMS AS REQUIRED AND SUPPLEMENT WITH MATERIALS, AND INCIDENTALS NECESSARY TO EXECUTE A COMPLETE WORKMANLIKE JOB. IF CONTRACTOR CHOOSES TO NOT REUSE ITEM, LEGALLY DISPOSE OF ITEM OFF-SITE AND REPLACE WITH NEW TO MATCH EXISTING.

2.6. PROVIDE: THE MEANING OF THE WORD "PROVIDED" INCLUDES, BUT IS NOT LIMITED TO, FURNISHED, DELIVERED, INSTALLED, FINISHED, MADE FULLY OPERABLE AND COMPLETE. UNLESS SPECIFICALLY NOTED OTHERWISE, ALL WORK DESCRIBED IN THESE DOCUMENTS IS TO BE PROVIDED BY THE CONTRACTOR.
3. CONTRACTOR IS TO INCLUDE AS PART OF HIS SCOPE ALL CUTTING AND PATCHING REQUIRED THROUGH CAREFUL EVALUATION OF THE EXISTING SITE AND THE CONSTRUCTION DOCUMENTS. CONTRACTOR SHALL COORDINATE THE CUTTING AND PATCHING OF EXISTING CONSTRUCTION NECESSARY TO PERMIT INSTALLATION OR PERFORMANCE OF THE WORK INDICATED IN THESE CONSTRUCTION DOCUMENTS. SAW-CUT CONC. SLAB AS REQUIRED FOR UTILITIES, FOR EQUIPMENT AND SINKS. VERIFY ROUTE AND TRENCH DEPTH IN FIELD. PATCH BACK WITH MATCHING SLAB THICKNESS OVER SAME MATERIAL, COMPACT UNDERLYING MATERIALS TO MEET BEST PRACTICES. DOWEL NEW TO EXISTING WITH #4 REBAR AT 30" OC.
4. THE GENERAL CONTRACTOR OR HIS SUBCONTRACTOR SHALL PROVIDE ALL DESIGN SERVICES AND PERFORM ALL NECESSARY WORK TO PROVIDE PLASTIC LAMINATE CASEWORK AT LOCATIONS INDICATED BY PLAN NOTE F09. WORK UNDER THE CONTRACT SHALL INCLUDE ALL DESIGN SERVICES, LABOR, MATERIALS, AND INCIDENTALS NECESSARY TO EXECUTE A COMPLETE WORKMANLIKE JOB IN ACCORDANCE WITH THE REQUIREMENTS OF ALL APPLICABLE CODES AND ORDINANCES INCLUDING THE AMERICAN WITH DISABILITIES ACT GUIDELINES
5. WHERE WALLS, CASEWORK, FINISHES, EQUIPMENT OR OTHER ITEMS AND CONSTRUCTIONS HAVE BEEN REMOVED EXPOSING UNDERLYING WALL AND/OR FLOOR SURFACES, SUCH SURFACES ARE TO BE PATCHED AND REPAIRED AS REQUIRED TO ACCEPT NEW FINISHES. ALL HOLES, DAMAGES, DEFECTS, ETC. IN EXISTING SURFACES ARE TO BE PATCHED TO MATCH EXISTING CONDITIONS.
6. EXISTING CONDITIONS SHOWN ON THESE DRAWINGS ARE BASED UPON BASE BUILDING OR OTHER CONSTRUCTION DOCUMENTS MADE AVAILABLE TO THE DESIGNER BY THE BUILDING MANAGEMENT. ALL AS-BUILT ARCHITECTURAL CONDITIONS HAVE NOT BEEN FIELD VERIFIED AND MAY VARY FROM THOSE SHOWN.
7. PRIOR TO BID: FIELD VERIFY ALL EXISTING CONSTRUCTION TO REMAIN AND

- INCLUDE COSTS FOR REPAIR AND RECONDITION OF ALL EXISTING CONSTRUCTION TO REMAIN SO THAT IT MEETS THE AESTHETIC AND FUNCTIONAL STANDARD OF QUALITY FOR NEW CONSTRUCTION. BLEND AND MATCH EXISTING CONSTRUCTION WITH NEW CONSTRUCTION. PRIOR TO BID, ADVISE TENANT OF ANY CONDITIONS WHICH CANNOT BE REPAIRED OR RECONDITIONED, BLENDED AND MATCHED. NOTE CONTRACT DOCUMENT REQUIREMENTS FOR EXISTING CONSTRUCTION AND INCLUDE COSTS FOR THIS WORK IN BID PROPOSAL.
8. THE GENERAL CONTRACTOR SHALL, IN THE BIDDING PROCESS, REQUIRE THAT MECHANICAL AND ELECTRICAL SUBCONTRACTORS MAKE A THOROUGH FIELD INSPECTION OF AS-BUILT CONDITIONS OF EXISTING SYSTEMS. AFTER SUCH FIELD VERIFICATION HAS BEEN COMPLETED, THE GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL PROVIDE IN THEIR BIDS, ANY MODIFICATIONS TO THE EXISTING SYSTEMS WHICH MAY BE REQUIRED TO ACCOMMODATE THE PROPOSED REQUIREMENTS FOR THIS TENANT. IF A DETERMINATION OF SUCH MODIFICATIONS CANNOT BE MADE, THE GENERAL CONTRACTOR SHALL NOTIFY THE TENANT, AND AT THE DIRECTION OF THE TENANT, PROVIDE AN AGREED UPON ALLOWANCE TO COVER SUCH WORK.
9. COMMENCING WORK BY A CONTRACTOR OR SUBCONTRACTOR CONSTITUTES ACCEPTANCE OF THE UNDERLYING CONDITIONS AND SURFACES. PRIOR TO PROCEEDING WITH THE WORK, PREPARE EXISTING AND NEW UNDERLYING CONDITIONS AND SUBSTRATE TO COMPLY WITH THE CONTRACT DOCUMENTS, INDUSTRY STANDARDS AND MANUFACTURERS RECOMMENDATION.
10. FIELD VERIFY ALL ROUGH OPENINGS AND WALL WIDTHS PRIOR TO ORDERING OR FABRICATION OF MATERIALS.
11. DIMENSIONS ARE NOMINAL AND TO THE FACE OF PARTITIONS
12. CLEAN-UP OF RUBBISH AND DEBRIS RESULTING FROM DEMOLITION AND NEW WORK SHALL BE COLLECTED REGULARLY FROM PROJECT SITE AND LEGALLY DISPOSED
13. ALL WEATHER EXPOSED SURFACES SHALL HAVE A WEATHER RESISTIVE BARRIER TO PROTECT THE INTERIOR WALL COVERING AND EXTERIOR OPENINGS SHALL BE FLASHED IN SUCH A MANNER AS TO MAKE THEM WEATHERPROOF
14. BUILDING ADDRESS NUMBERS TO BE PROVIDED ON THE FRONT AND STREET SIDE OF THE BUILDING. SAID NUMBERS SHALL BE A MIN. OF 7" HIGH WITH 1" WIDE STROKES CONTRASTING WITH THEIR BACKGROUND
15. CONTRACTORS ARE RESPONSIBLE FOR ALL MATERIALS AND QUANTITIES SHOWN IN THESE DRAWINGS GRAPHICALLY AS WELL AS THOSE CALLED FOR BY NOTE
16. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS TO COMPLETE THE PROPOSED WORK AND SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS
17. THE TENANT OR THE TENANT'S DESIGNATED REPRESENTATIVE WILL PROVIDE SERVICES IN CONNECTION WITH ADMINISTRATION OF THE CONTRACT
18. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL LOCAL LAWS, ORDINANCES, RULES AND REGULATIONS OF THE GOVERNING AGENCIES HAVING JURISDICTION
19. THE CONTRACTOR MUST TAKE ADEQUATE CARE TO PROTECT ALL AREAS OF THE BUILDING WHERE THE WORK OF THIS PROJECT IS LOCATED AS WELL AS THE AREAS ADJACENT TO THE AREA OF THE WORK OF THIS PROJECT SO AS TO PREVENT DAMAGE TO LIFE OR PROPERTY AS A RESULT OF THIS CONSTRUCTION PROJECT

20. ONLY MATERIALS THAT ARE NEW, UNUSED, FREE FROM DEFECTS, AND THE BEST OF THEIR RESPECTIVE KINDS SHALL BE USED. THE BASIS OF QUALITY SHALL BE THE LATEST STANDARDS OF ASTM, ASA OR ASHRA
21. THE CONTRACTOR SHALL COORDINATE HIS WORK WITH ALL OTHER TRADES INCLUDING THOSE OF THE TENANT WHO MAY BE ENGAGED UNDER A SEPARATE CONTRACT
22. INSTALL ALL WORK IN SUCH A MANNER AS TO BE READILY ACCESSIBLE FOR OPERATION, MAINTENANCE AND/OR REPAIRS
23. ALL WORK AND EQUIPMENT SHALL BE CLEANED TO THE SATISFACTION OF THE TENANT BEFORE BEING TURNED OVER FOR USE
24. A COPY OF THE LATEST SET OF CONSTRUCTION DOCUMENTS SHALL BE KEPT AT THE JOB SITE AT ALL TIMES
25. THE CONTRACTOR AND EACH SUBCONTRACTOR SHALL KEEP ACCURATE RECORDS OF ANY MODIFICATION OR DEVIATIONS FROM THE CONTRACT DRAWINGS
26. PROJECT CLOSE OUT DOCUMENTS SHALL BE PROVIDED TO THE TENANT. INCLUDE AS-BUILT DRAWINGS, WARRANTY/MAINTENANCE MANUALS AND TESTING AND SUPERVISION AS REQUIRED. PRESERVE ALL PRINTED INSTRUCTIONS AND WARRANTIES THAT ARE PROVIDED WITH EQUIPMENT OR MATERIALS USED, AND DELIVER SAID PRINTED MATTER TO THE TENANT AT THE TIME OF SUBSTANTIAL COMPLETION. IF REQUESTED BY THE TENANT, INSTRUCT THE MANAGEMENT IN THE PROPER USE AND MAINTENANCE OF ALL ITEMS OF WORK PROVIDED.
27. PROVIDE WORK IN ACCORDANCE WITH THE MANUFACTURES RECOMMENDATION. EXCEPT IN THE CASE WHERE THE CONTRACT DOCUMENTS ARE MORE STRINGENT. PROVIDE ANY MISCELLANEOUS ITEMS OR MATERIALS NOT SPECIFICALLY NOTED, BUT REQUIRED FOR PROPER INSTALLATION OF THE WORK.
28. ALL WORK SHALL BE WARRANTED BY THE CONTRACTOR TO BE SATISFACTORY, IN MATERIALS AND WORKMANSHIP, FOR A MINIMUM PERIOD OF ON (1) YEAR, OR FOR THE PERIOD OF WARRANTY CUSTOMARY, SPECIFIED FOR, THE TRADE, CRAFT OR PRODUCT, WHICHEVER IS LONGER.
29. SUBMIT REQUESTS FOR SUBSTITUTIONS OF SPECIFIED ITEMS IN WRITING, ACCOMPANIED BY THE ALTERNATIVE PRODUCT INFORMATION, TO THE TENANT. SUBSTITUTIONS MAY BE CONSIDERED ONLY IF THEY DO NOT SACRIFICE QUALITY, APPEARANCE AND FUNCTION. ACCEPTANCE OF SUBSTITUTIONS IS AT THE SOLE DISCRETION OF THE TENANT.
30. XRAY EQUIPMENT TO BE COORDINATED WITH SUPPLIER. CONTRACTOR TO PROVIDE BLOCKING AS REQUIRED. CONTRACTOR TO PROVIDE HOOK-UPS AS REQUIRED.
31. SHIELDING RECOMMENDATION ARE FOR PRELIMINARY BUDGET PURPOSES ONLY. TENANT WILL HIRE A QUALIFIED MEDICAL PHYSICIST TO PROVIDE SHIELDING DESIGN AND REPORT. FINAL INSTALLATION OF SHIELDING TO BE BASED ON PHYSICISTS REPORT.

CODE NOTES

- A. INTERIOR TENANT FINISH
- B. ALL CONSTRUCTION FOR THIS PROJECT SHALL CONFORM TO THE FOLLOWING BUILDING CODES AS ADOPTED AS AMENDED BY LEE'S SUMMIT, MISSOURI:

B.A. 2018 International Building Code

B.B. 2018 International Plumbing Code

B.C. 2018 International Mechanical Code

B.D. 2018 International Fuel Gas Code

B.E. 2018 International Fire Code

B.F. 2011 National Electrical Code

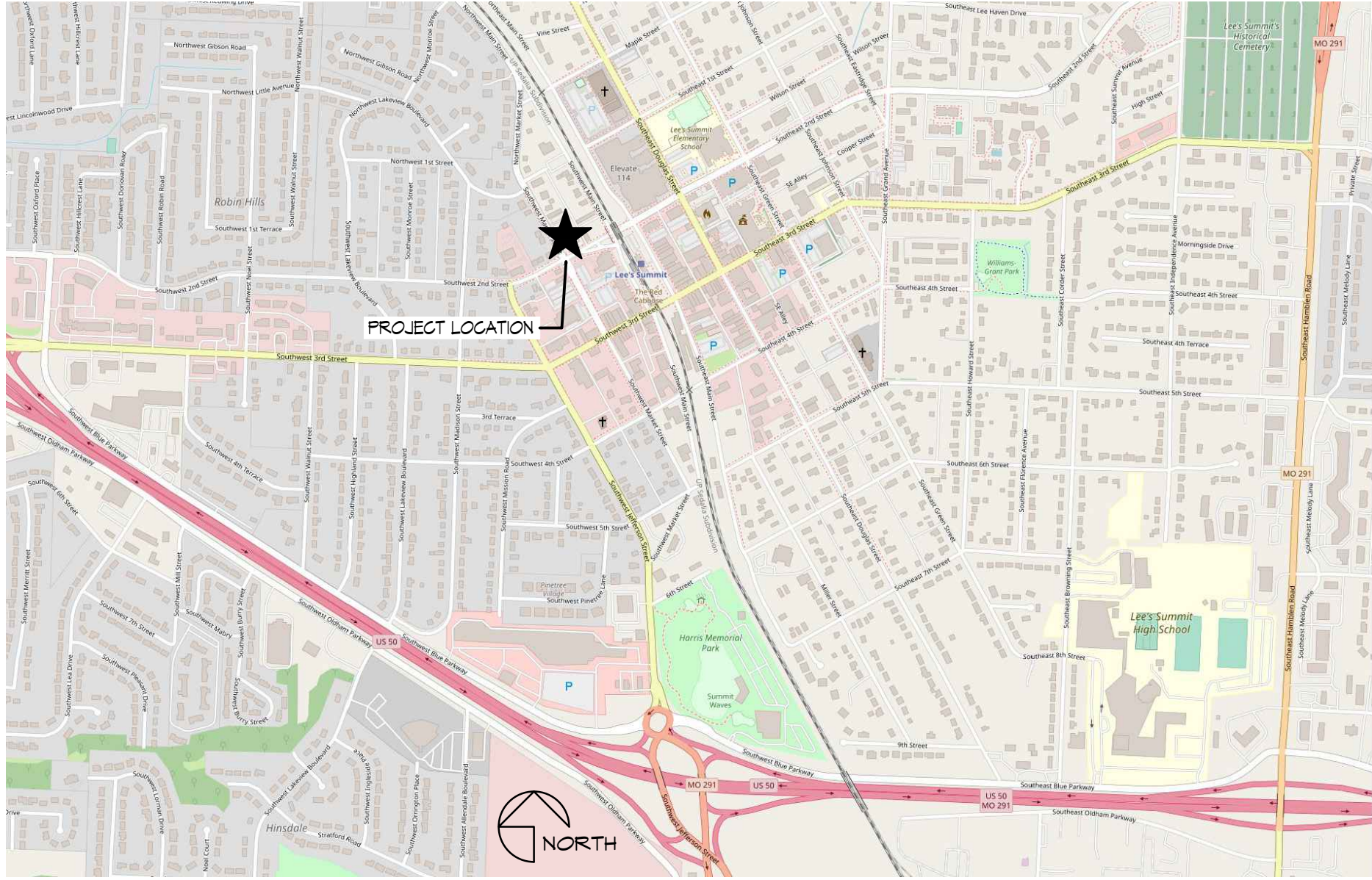
B.G. ICC/ANSI A117.1-2009, Accessible and Usable Buildings and Facilities
- C. OCCUPANCY GROUP: B - PROFESSIONAL OFFICE
- D. CONSTRUCTION TYPE: COMBUSTIBLE = VB
- E. SQUARE FOOTAGE:

E.A. GROSS ± 4,953 SF

E.B. NET USEABLE (INSIDE FACE OF EXTERIOR WALLS, EXCLUDES MECH. ROOMS) ± 4,431 SF
- F. OCCUPANT LOAD (SEE PLAN):

F.A. 4,431SF ± 150SF/P BUSINESS AREAS ± 24.54 ± 30 OCCUPANTS
- G. FIRE PROTECTION: NON-SPRINKLED

AREA MAP



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DATE: 11-04-2022		PROJECT# 22010
REV#	DATE	DESCRIPTION

CS

DIVISION 1 - GENERAL REQUIREMENTS

GENERAL REQUIREMENTS

- The General Conditions of the Contract for Construction of A.I.A. Document A201, latest edition, forms part of this contract as if herein bound.
- Satisfy all applicable local codes and ordinances. Reference the cover sheet for list of codes.
- Contractor to pay for Construction Permit Fees, Excise Tax, Tap Fees, Ect. as applicable to the local Municipalities and Utility Companies.

PRODUCTS

- Where a specific manufacturer's product is named including make or model number or other designation, it has been selected to establish the significant qualities related to type, function, dimension, in-service performance, physical properties, appearance, and other characteristics of the product. Unless otherwise indicated, provided the named product or a product that is equal to or exceeds the specified product.
- Deliver, store, and handle products using means and methods that will prevent damage, deterioration, and loss, including theft. Comply with manufacturer's written instructions.
- Provide products complete with accessories, trim, finish, fasteners, and other items needed for a complete installation and indicated use and effect.
- All products, and materials used in conjunction with, are to be installed in strict conformance with manufacturers instruction.

SPECIAL CONDITIONS

- General Contractor shall provide all water, light, and power necessary during construction until the completion of the building. All extensions, controls, and equipment beyond the points of temporary service shall be provided under the work of the respective Division requiring the same.
- The General Contractor shall do all final cleaning of the building construction areas and wash windows.

CUTTING AND PATCHING

- Contractor is to include as part of his scope all cutting and patching required through careful evaluation of the existing site and the construction documents. All holes, damages, defects, ect. in existing surfaces are to be patched to match existing conditions. Contractor shall coordinate the cutting of existing construction necessary to permit installation or performance of other work.
- Patching: Patch construction by filling, repairing, refinishing, closing up, and similar operations. Patch with durable seams that are as invisible as possible. Use materials identical to existing materials. If identical materials are unavailable or cannot be used, use materials that, when installed, will match the visual and functional performance of existing materials. For exposed surfaces, use materials that visually match existing adjacent surfaces to the fullest extent possible. Before patching, verify compatibility with and suitability of substrates, including compatibility with existing and new finishes or primers.
- Cutting: Cut existing construction by sawing, drilling, breaking, chipping, grinding, and similar operations, including excavation, using methods least likely to damage elements retained or adjoining construction. In general, use hand or small power tools designed for sawing and grinding, not hammering and chopping. Cut holes and slots as small as possible, neatly to size required, and with minimum disturbance of adjacent surfaces. Temporarily cover openings when not in use. Provide temporary support of work to be cut. Cut concrete using a cutting machine, such as an abrasive saw or a diamond-core drill.

DIVISION 2 - SITE WORK

PAVEMENTS

- Sidewalks areas shall be minimum 4" thick concrete, reinforced with 6 x 6 #11.4XX#1.4 mesh over 4" rock. Walks adjacent to building shall be tied to building footings with #4 bars 18" o.c.

DIVISION 3 - CONCRETE

CONCRETE WORK

- Provide footings, foundation walls, formwork, concrete floors, stoops, sidewalks, curbs, retaining walls, piers, reinforcement and all other concrete work required.
- Forms should be wood or steel, plumb and sufficiently straight to prevent leakage. Brace to prevent displacement. Use removable form ties and fill holes flush after removal.
- Floor slabs on grade shall be on 10mil poly vapor barrier over 4" drainage fill.

DIVISION 4 - MASONRY

Refer to cutting and patching.

DIVISION 5 - METALS

METAL STUD FRAMING

- Metal Studs and Runners: shall be as manufactured by Dietrich, Inryco/Milcor, USC, or approved equal. Studs shall be sized as indicated on the drawings and of gauge recommended by the manufacturers literature. Double studs at door jams shall be 20 gauge minimum. Standard stud spacing at no more than 16" O.C. unless otherwise noted on drawings.
- At all walls indicated to extend to underside of decking provide Dietrich SLP-TRK slotted deflection track. Install and finish per manufacturer's recommendations.

DIVISION 6 - WOODS AND PLASTIC

CARPENTRY

- Each piece of framing lumber shall be identified by the grademark of an approved inspection agency or association. Wood framing and all rough carpentry items shall be installed in accordance with UBC and/or FHA requirements whichever is most restrictive.
- All wood framing to be SPF #2 grade or better except as noted otherwise.
- Headers, joists, and rafters shall meet or exceed the following minimum requirements. (example species: #2 spruce pine fir)
 - F_B 875 PSI
 - F_V 135 PSI
 - F_C 1150 PSI
 - E 1400 KSI
- Interior walls and exterior walls shall meet or exceed the following minimum requirements. (example species: #2 spruce pine fir)
 - F_B 875 PSI
 - F_V 135 PSI
 - F_C 1150 PSI
 - E 1400 KSI
- Timber members shall meet or exceed the following minimum requirements. (example species: western cedar)
 - F_B 700 PSI
 - F_V 155 PSI
 - F_C 650 PSI
 - E 1000 KSI
- All wood sills and sleepers in contact with masonry or concrete, and exposed wood the bottom of which is 24" or less from the earth beneath shall be exterior treated.
- ½" sheathing for exterior surfaces to be min ⅙" thick 24/16 span-rated APA rated exterior plywood.
- Weather Barrier shall by Tyvek Commercial Building Wrap as manufactured by Dupont. Secure to substrate and tape all seams per manufacturer's instructions. Seam tape to be compatible with barrier.
- Sealing tape shall be Tyvek flexurap as manufactured by Dupont. Install at all windows, doors, and penetrations in exterior walls install per manufacturer's instructions.
- Between the concrete foundation and sill plate provide STYROFOAM brand Sill Seal foam gasket, a flexible polyethylene gasketing strip, in 5.5' x 50' rolls.

DIVISION 7 - THERMAL AND MOISTURE PROTECTION

SEALANTS

- Schedule
 - P1 - Horizontal joints in pavement: Sonneborn, Sonolastic SL2
 - S1 - Brick to Brick joints: Sonneborn, Sonolastic NP2, color to match Stone.
 - S2 - See aluminum storefront specification section.
 - S3 - Joints abutting Brick: Sonneborn, Sonolastic NP2, color to coordinate with brick.
 - S4 - Joints abutting Stucco: Sonneborn, Sonolastic 150 VLM, color to match stucco.
 - C1 - Interior joints in wet areas: GE Silicones, Sanitary SC51700 Silicone Sealant
 - C2 - Interior storefront to drywall and hollow metal to drywall: Pecora, AC-20 +Silicone
- Joints and spaces to be caulked shall be clean, dry and free of dust, loose mortar or other foreign materials. After joints have been filled, they shall be neatly tooled to eliminate air pockets or voids and to provide a smooth, neat appearing surface. Compressible Filler is required for back-up of all joints and shall be polyethylene Foam rod, Pecora Foam No. 88, or approved equal.

SHEET METAL COMPONENTS

- Prefinished Sheet: Aluminum-Zinc Alloy-Coated Steel Sheet ASTM A 792/A 792M, Class A250 coating designation, Grade 40 (Class AZM150 coating designation, Grade 275); structural quality and preprimed by the coil-coating process to comply with ASTM A 755/A 755M. Apply the following coil coating: High-Performance Organic Finish - Prepare, pretreat, and apply coating to exposed metal surfaces to comply with coating and resin manufacturers' written instructions. (As selected by Architect from manufacturer's full range).
- Prefinished Cap and Fascia Flashing: Form from 24ga (0.0239") Prefinished Sheet (unless noted otherwise) Provide Cor-A-Vent S-400 Black vent strip where indicated on drawings.
- Gutters: Form from 24ga (0.0239") Prefinished Sheet, complete with end pieces, outlet tubes, and other special pieces as required. Fabricate in minimum 96-inch- (2400-mm-) long sections, sized according to SMACNA's "Architectural Sheet Metal Manual." Furnish gutter supports spaced 36 inches (900 mm) o.c., fabricated from same metal as gutters. Provide bronze, copper, or aluminum wire ball strainers at outlets.
- Metal Standing Seam Roof Panel: shall be 24ga (0.0239") Prefinished Sheet x 2" high rib x 16" wide coverage, with striations and snap locked seams. Factory apply sealant at each interlocking joint. Panels shall be mechanically attached to roof purlins or decking using concealed clips in side laps. Clip system to allow roofing to float to accommodate thermal movement. Over solid substrates install roofing over underlayment and leak barrier per concrete roof tile specification section.
- Anchor work in place with noncorrosive fasteners, adhesives, setting compounds, tapes and other materials and devices as recommended by manufacturer of each material or system. Provide for thermal expansion and building movements. Comply with recommendations of "Architectural Sheet Metal Manual" by SMACNA
- Seal moving joints in metal work with elastomeric sealants. Water-tight / weatherproof performance of Flashing and sheet metal work is required.

FIBER CEMENT SIDING

- Vertical Fiber cement siding shall be Hardie Panel Vertical Siding Smooth as manufactured by James Hardie. Provide ¾" NT3 smooth Hardie Trim Boards as detailed.

DIVISION 8 - DOORS AND WINDOWS

NO WORK THIS SECTION

DIVISION 9 - FINISHES

PAINT AND WOOD FINISHES

- Paint shall be as manufactured by Sherwin Williams Paints (unless noted otherwise) or approved equal.
- Surface Preparation for paint;
 - General: Protect adjacent and underlying surfaces. Remove or mask electrical plates, hardware, light fixture trim, escutcheons, and fittings prior to preparing surfaces of finishing. Correct defects and clean surfaces capable of affecting work of this section. Seal marks that may bleed through surface finishes with compatible sealer.
 - Galvanized Steel: Remove surface contamination and oils and wash with solvent.
 - Uncoated Ferrous Metals: 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; wash with solvent. Apply treatment of phosphoric acid solution, ensuring weld joints, bolts and nuts are similarly cleaned. Spot Prime paint after repairs.
 - Shop primed Ferrous Metals: Sand and scrape to remove loose primer and rust. Feather edges to make patches inconspicuous. Clean with solvent. Prime bare steel surfaces.
 - Other existing Surfaces: Remove loose, flaking, powdery, and peeling paints. Light sand painted surfaces. Fill holes, cracks, depressions and other imperfections with compatible patching compound; sand flush with surface. Remove oil, grease, and wax by scraping; solvent wash and thoroughly rinse. Remove rust by wire brushing to expose base metal.
- Paint and wood finishes schedule; Primer coats not required over previously painted surfaces that are in good condition without any surface contaminations. Spot prime areas where surface preparation is required. Provide full coat of primer on all untreated surfaces.
 - CEMENTITIOUS Siding
 - 1 ct Loxon Concrete & Masonry Primer Sealer, A24N8300, at 8.0 mils wet, 3.2 mils dry.
 - 2 cts A-100 Exterior Latex Satin, A82 Series, at 4.0 mils wet, 1.5 mils dry, per coat.
 - CMU
 - 1ct PrepRite Block Filler, B25N25, at 75 to 125 sq. ft. per gal.
 - 2 ctsA-100 Exterior Latex Satin, A82 Series, at 4.0 mils wet, 1.5 mils dry, per coat.
 - Ferrous Metal, Galvanized-Metal, Hollow metal doors and Frames
 - 1 ct Pro Industrial Pro-Cryl Universal Primer, B66-310 Series, 5.0 to 10.0 mils wet, 2.0 to 4.0 mils dry.
 - 2ct Pro Industrial Acrylic Semi-Gloss Coating, B66-650 Series, at 2.5 to 4.0 mils dry, per coat.
 - Wood Substrates and soffits
 - 1 ct Exterior Latex Primer, B42, at 4.0 mils wet, 1.4 mils dry, per coat.
 - 2 cts A-100 Exterior Latex Satin, A82 Series, at 4.0 mils wet, 1.5 mils dry, per coat.

DIVISION 10 - SPECIALTIES

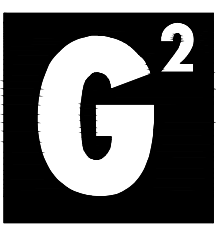
NO WORK THIS SECTION

DIVISION 11 - EQUIPMENT

NO WORK THIS SECTION

DIVISION 12 - FURNISHINGS

NO WORK THIS SECTION

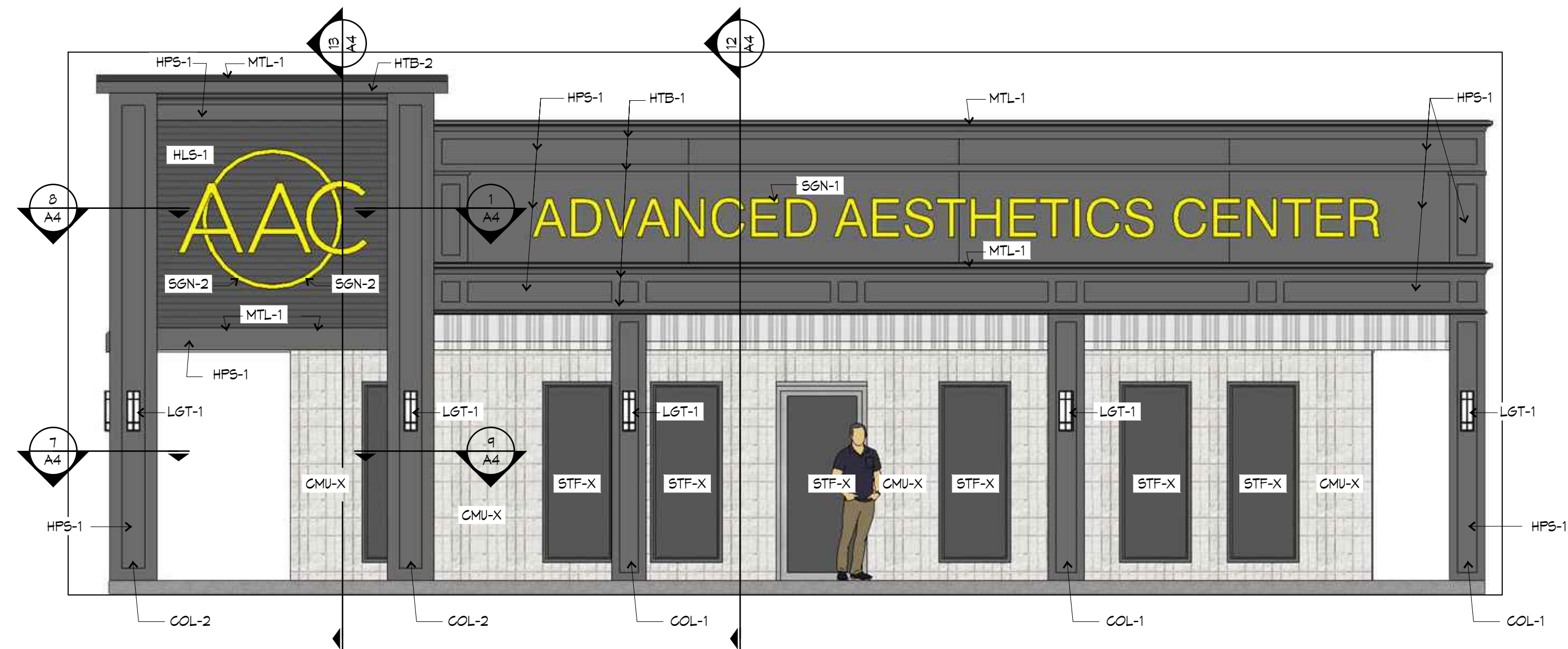


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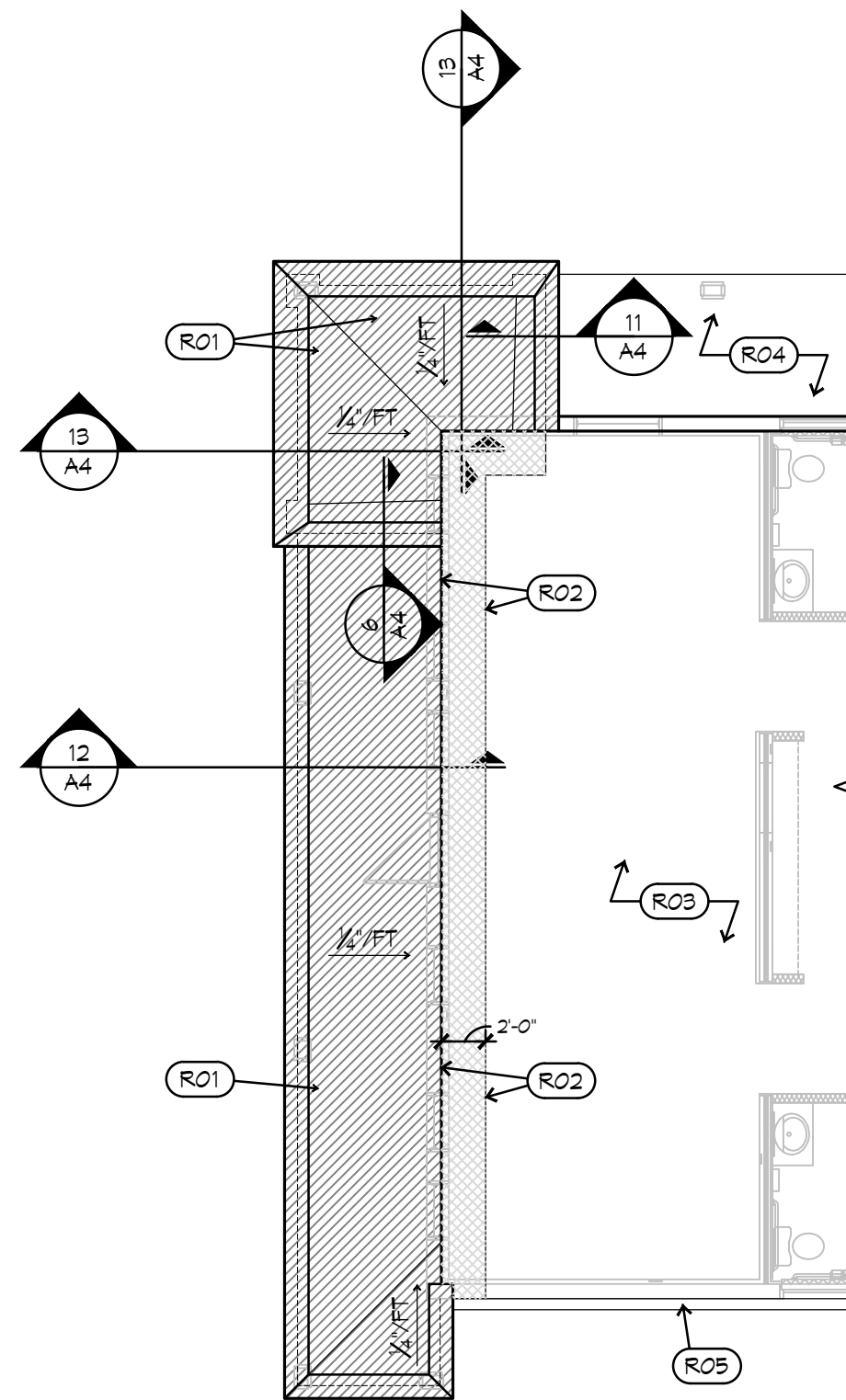
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DATE: 11-04-2022		PROJECT# 22010
REV#	DATE	DESCRIPTION
△	12-8-21	ADDENDUM #1

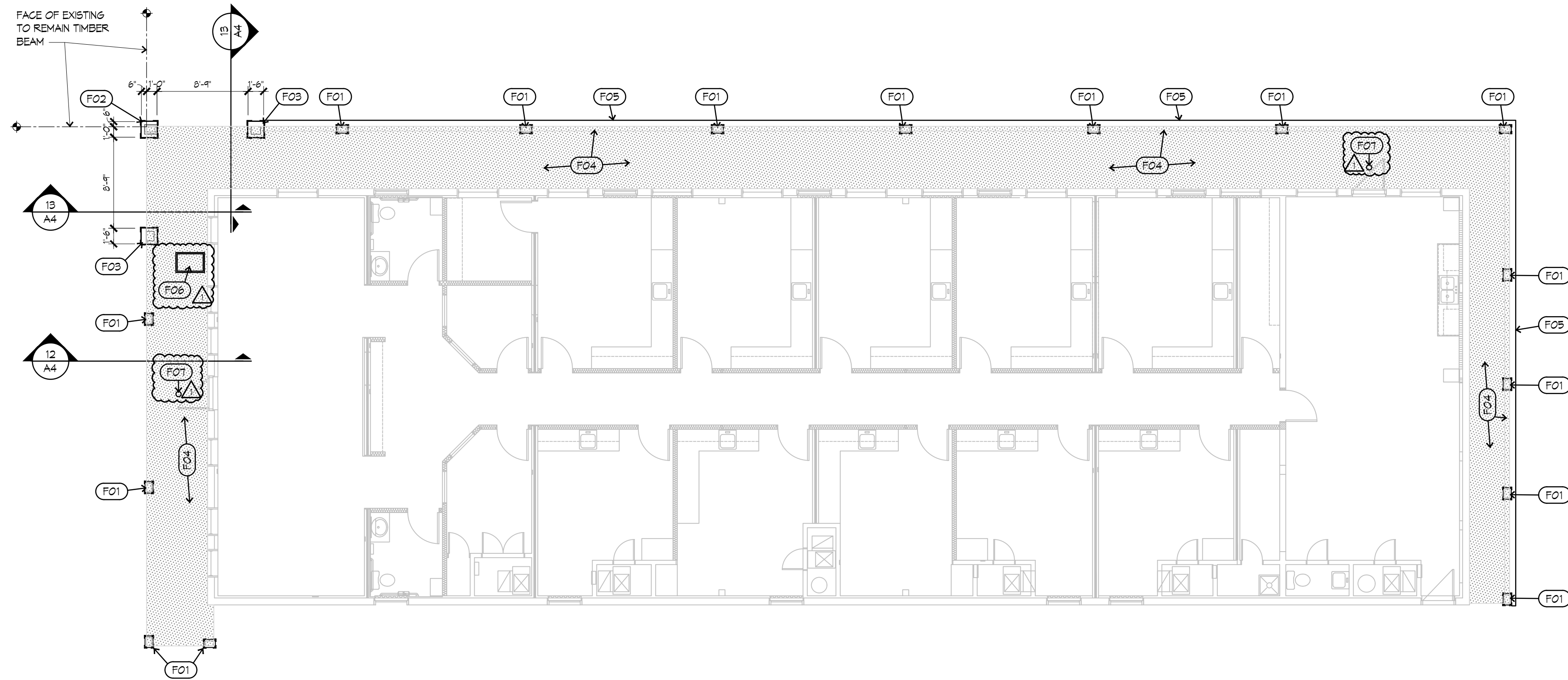


1 SOUTH ELEVATION
1/4"=1'-0"

REFER TO EXTERIOR MATERIALS
LEGEND ON SHEET A3 FOR
TYPICALLY CALL OUTS.



3 PARTIAL ROOF PLAN
1/8"=1'-0"



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

ROOF PLAN NOTES

- (R01) NEW SINGLE PLY ROOF MEMBRANE OVER 3/4" PLYWOOD DECK
- (R02) FULLY ADHERE ROOF MEMBRANE FROM HIGH ROOF DOWN ON FACE OF EXISTING PARAPET AND EXTEND ON TO EXISTING ROOF MINIMUM OF 2'-0"
- (R03) EXISTING TO REMAIN ROOF MEMBRANE.
- (R04) EXISTING TO REMAIN ASPHALT SHINGLE ROOFING
- (R05) EXISTING TO REMAIN GUTTER AND DOWNSPOUTS

FLOOR PLAN NOTES

- (F01) WRAP EXISTING TIMBER COLUMN PER DETAIL 10/A4
- (F02) FURR OUT AROUND COLUMN PER DETAIL 1/A4
- (F03) NEW COLUMN LOCATION PER STRUCTURAL DRAWINGS. FURR OUT AROUND COLUMN PER DETAIL 9/A4.
- (F04) PAINT EXISTING TO REMAIN SOFFITS ABOVE. PAINT EXISTING TO REMAIN TIMBER BEAMS.
- (F05) REMOVE AND DISCARD EXISTING FASCIA BOARD. PROVIDE NEW JAMES HARDIE FIBER CEMENT 4/4 NT3 FASCIA BOARD WITH SMOOTH FINISH. BOARD TO BE SIZED TO COVER FULL FACE.
- (F06) CUT AND REFRAME OPENING AT UNDERSIDE OF SOFFIT FOR ATTIC ACCESS PANEL. PROVIDE JL INDUSTRIES 20" x 30" TM - MULTI-PURPOSE ACCESS PANEL WITH 1" TRIM. ABOVE PANEL CUT AND REFRAME A MINIMUM 20" x 30" OPEN IN EXISTING PITCHED ROOF FRAMING AND PLYWOOD DECK.

(F07) EXISTING TO REMAIN EXTERIOR EGRESS ILLUMINATION AT EXIT DOOR.

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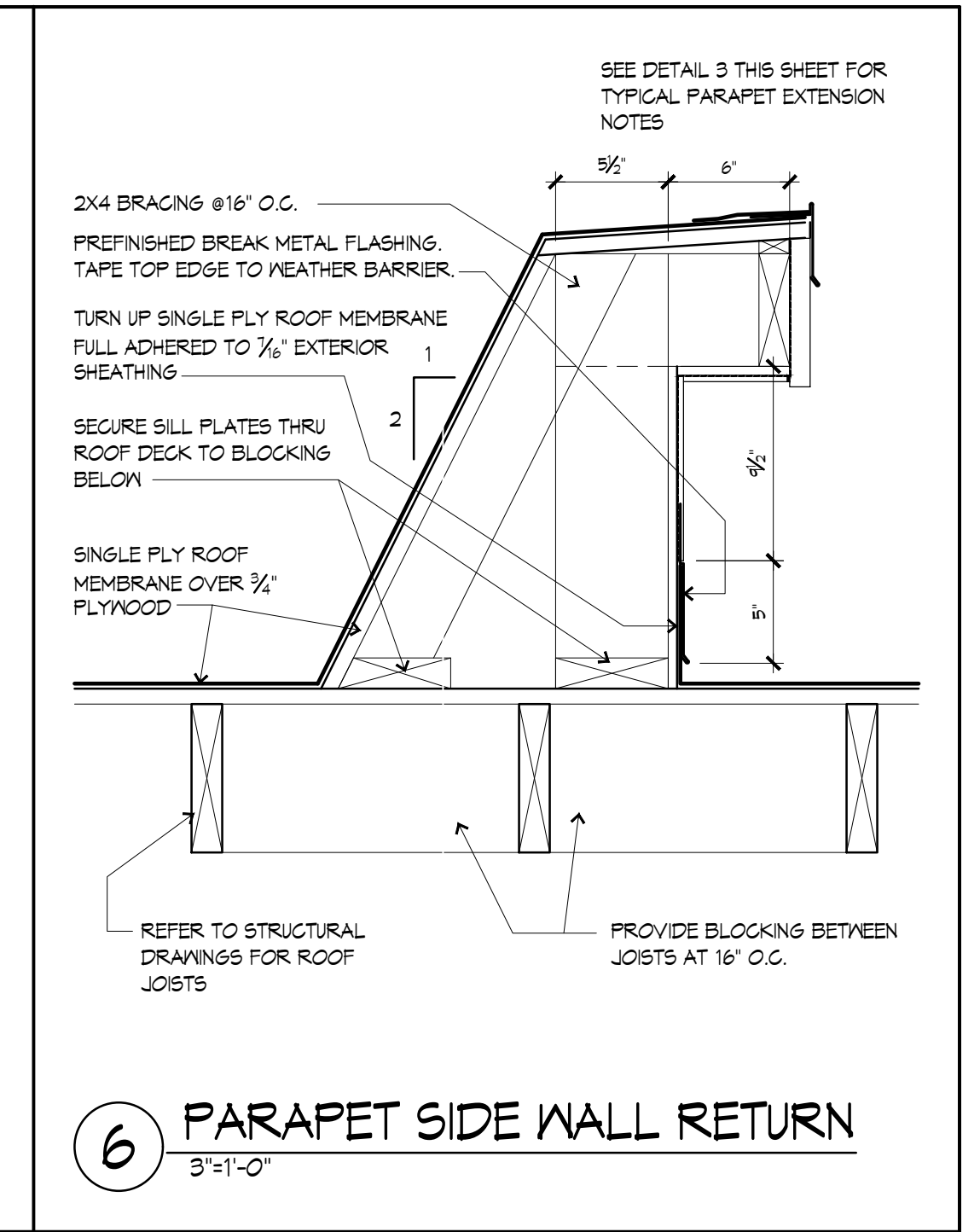
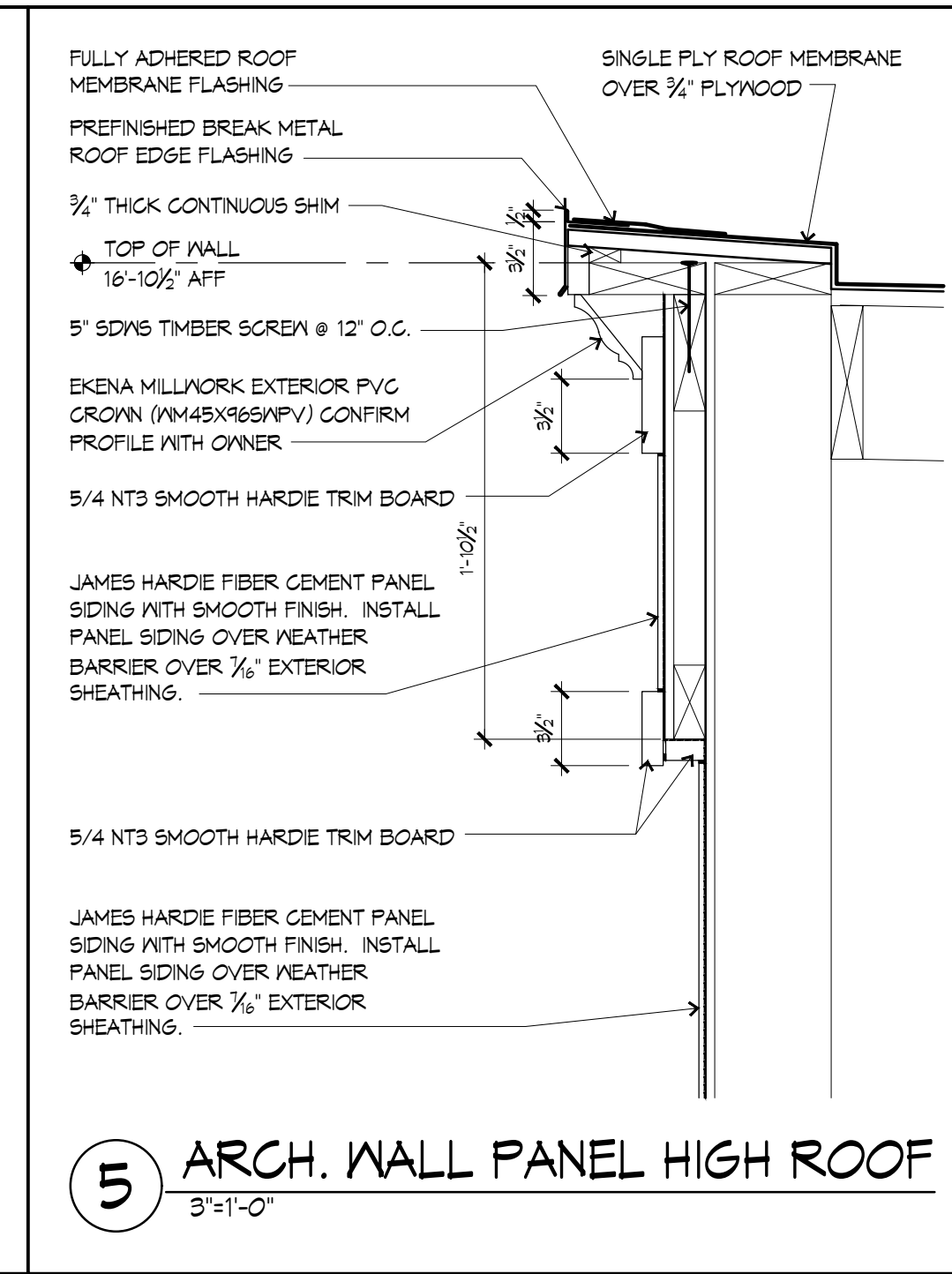
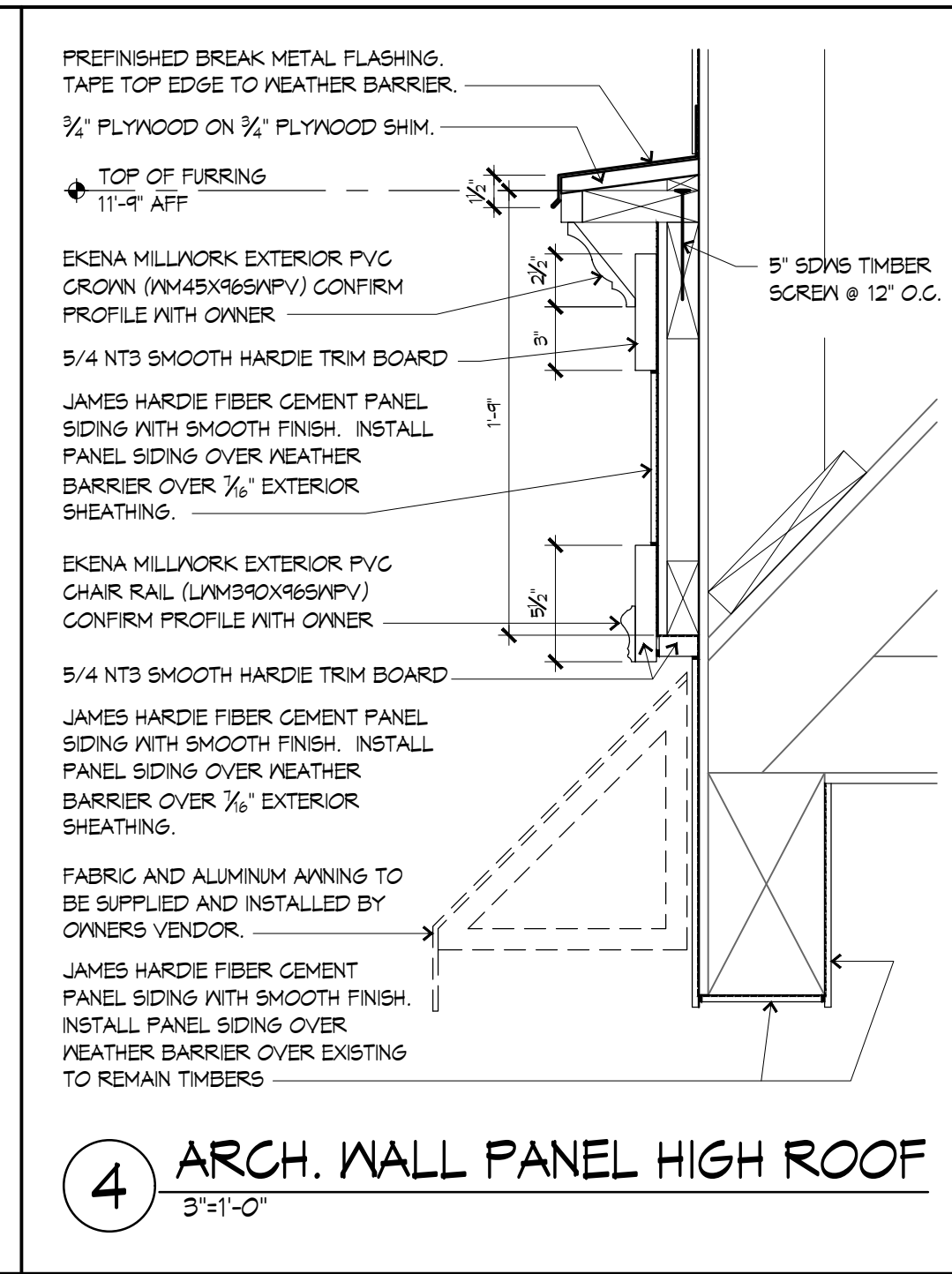
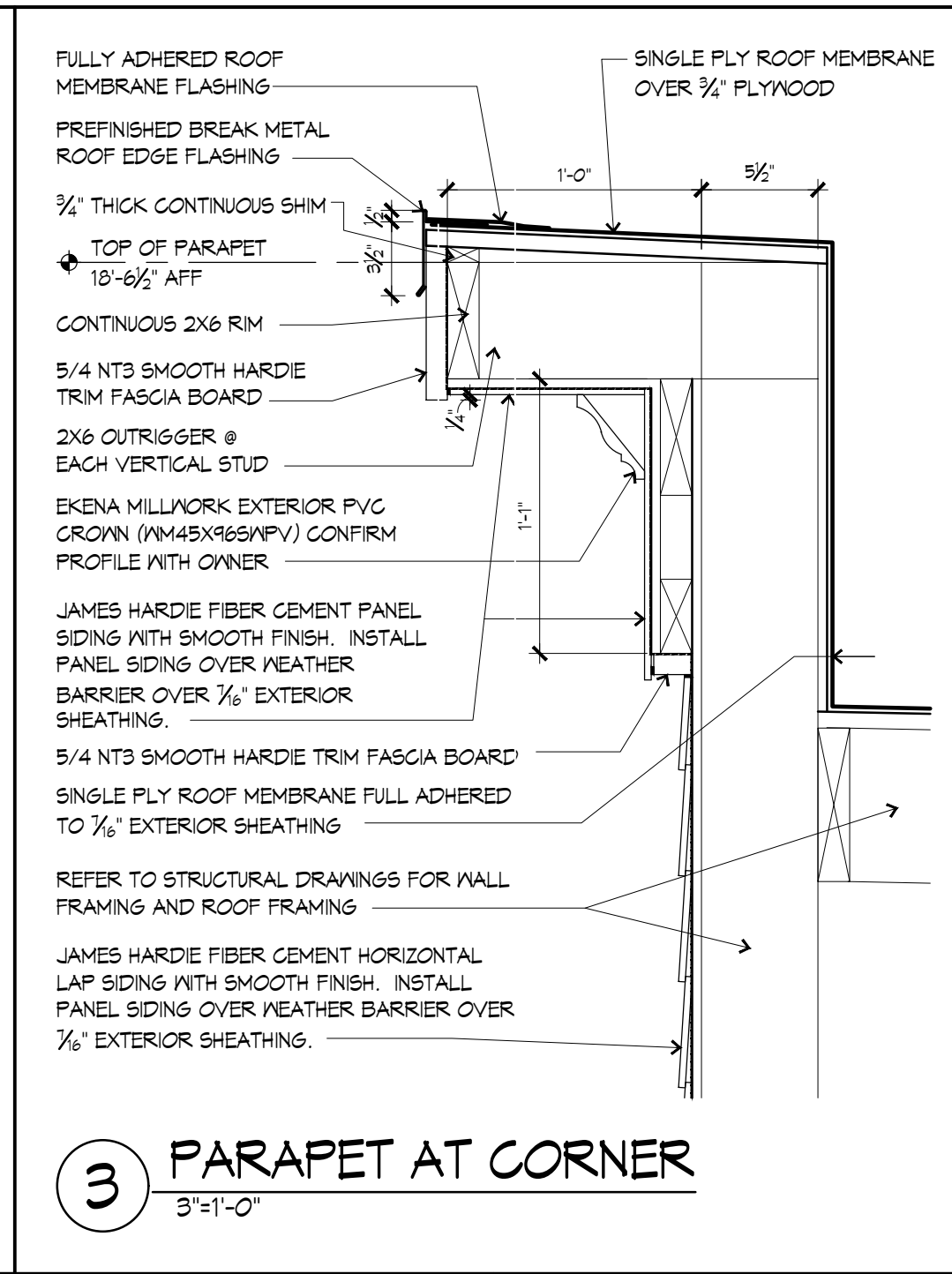
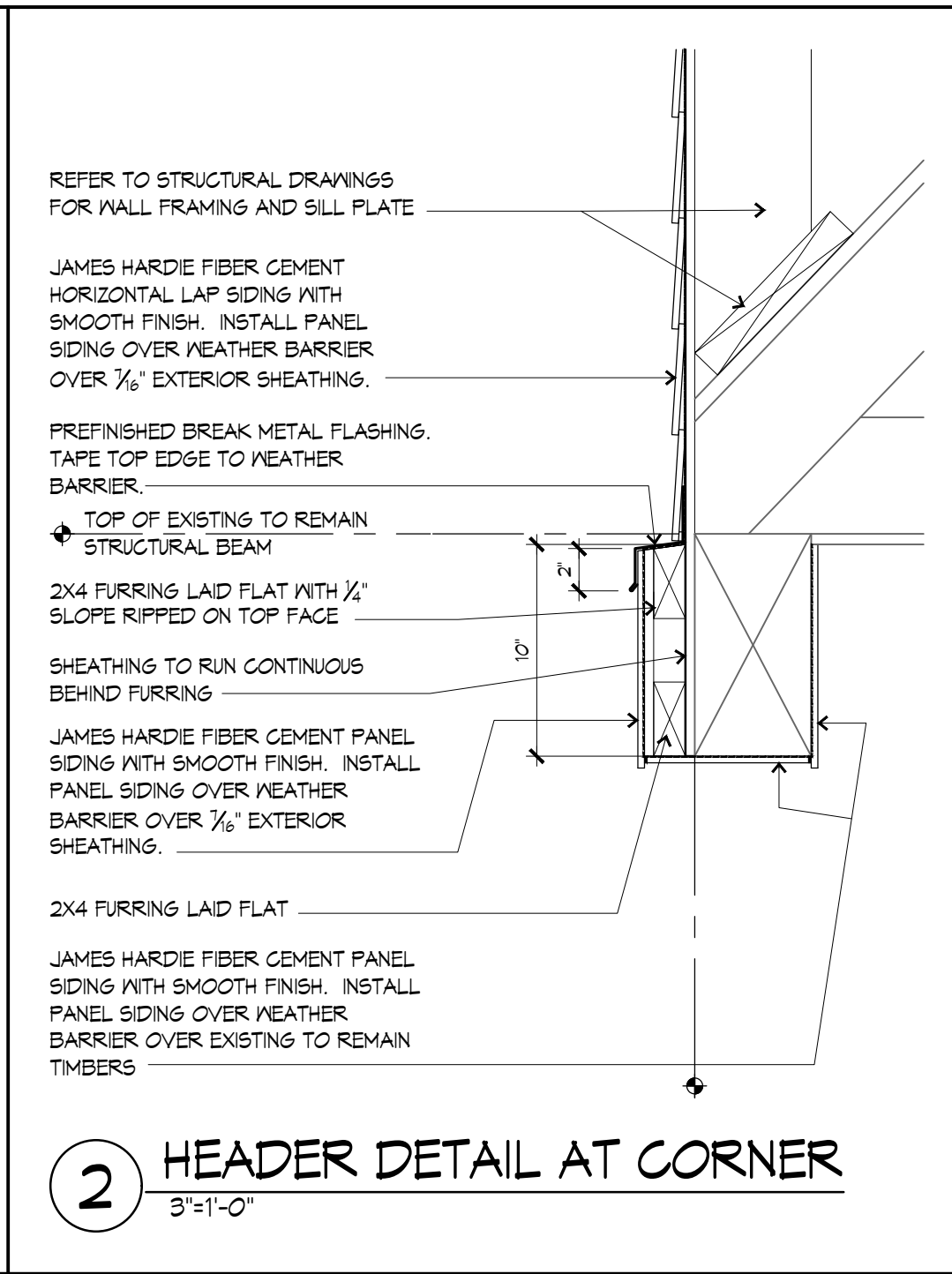
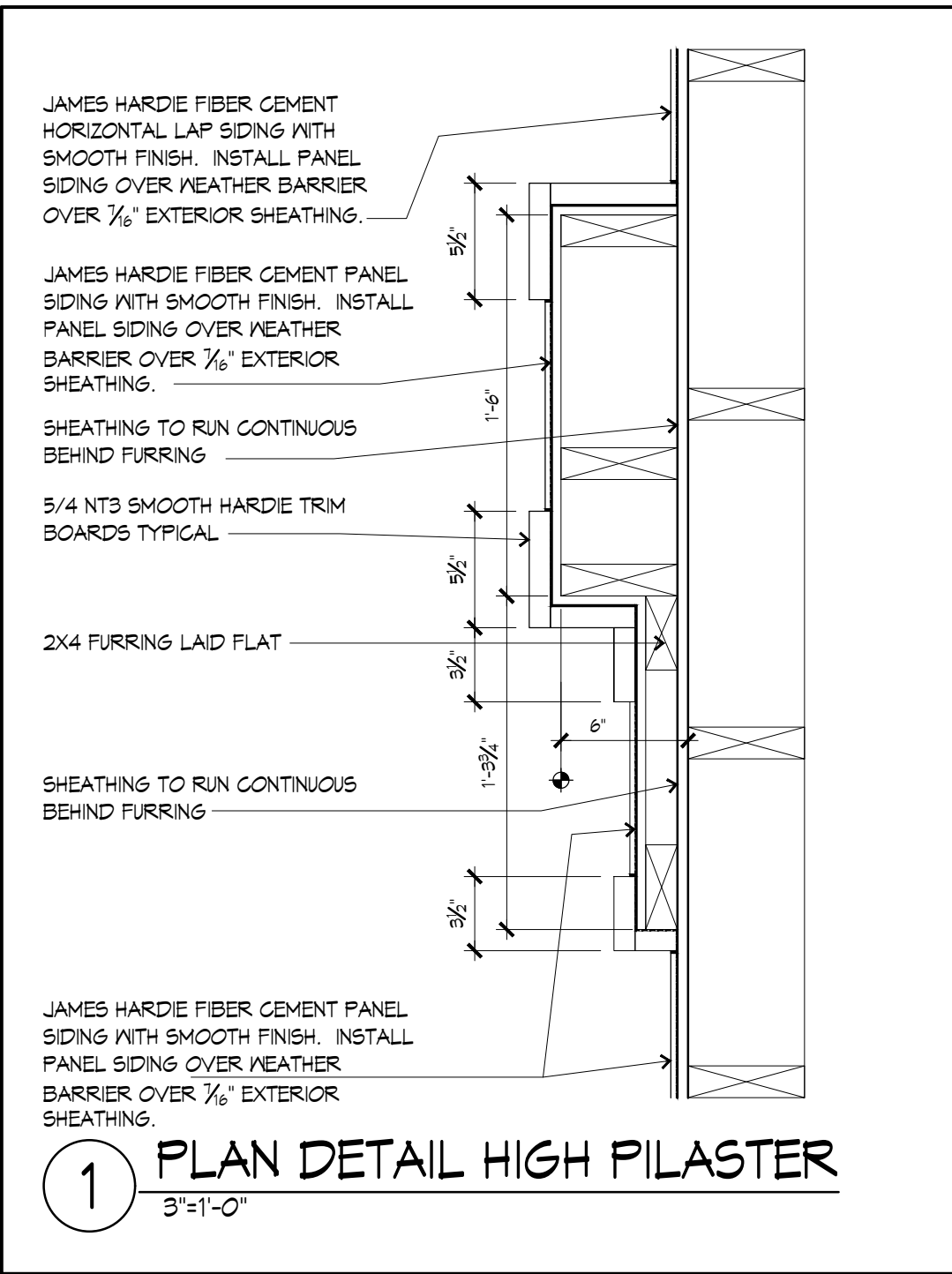
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REV#	DATE	DESCRIPTION
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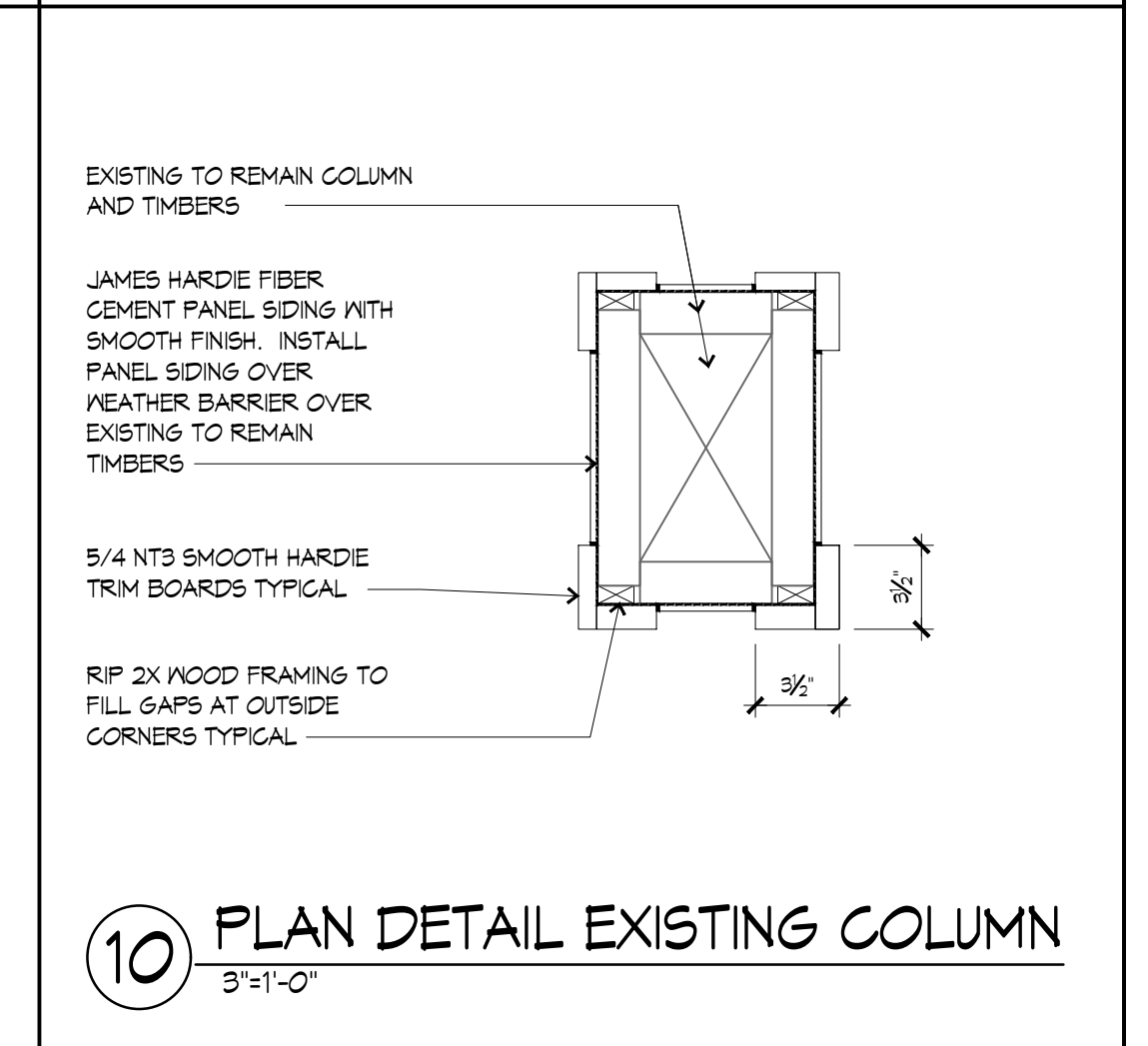
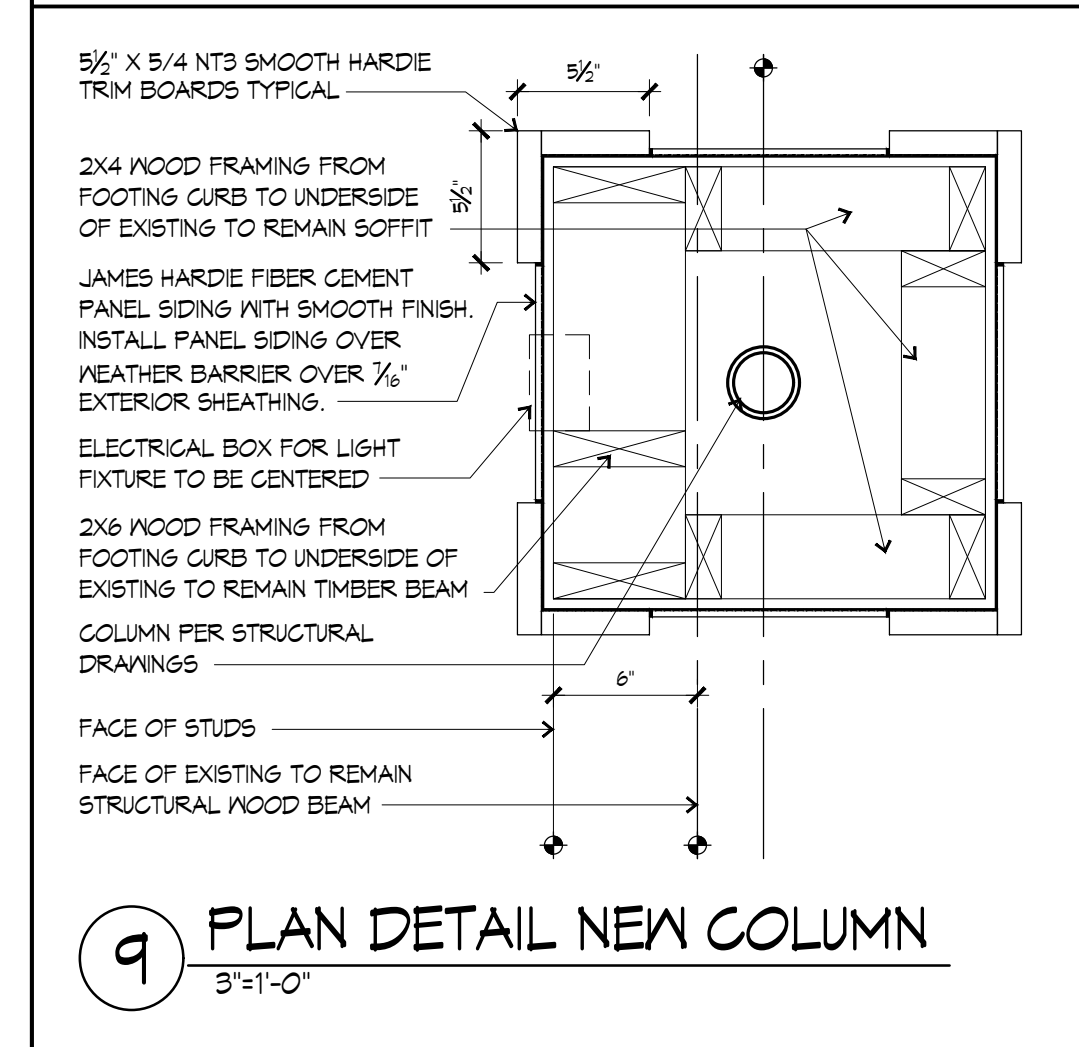
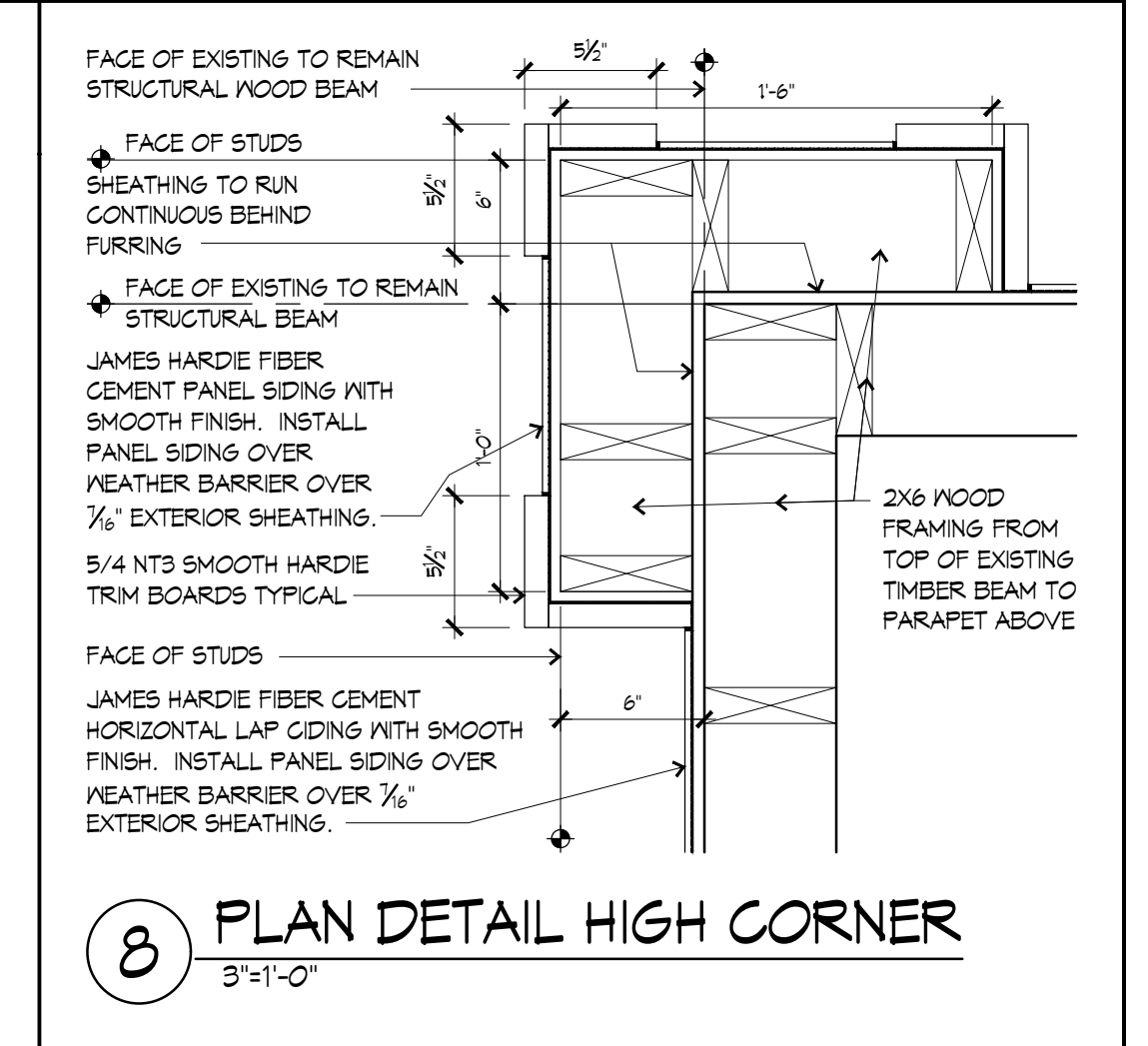
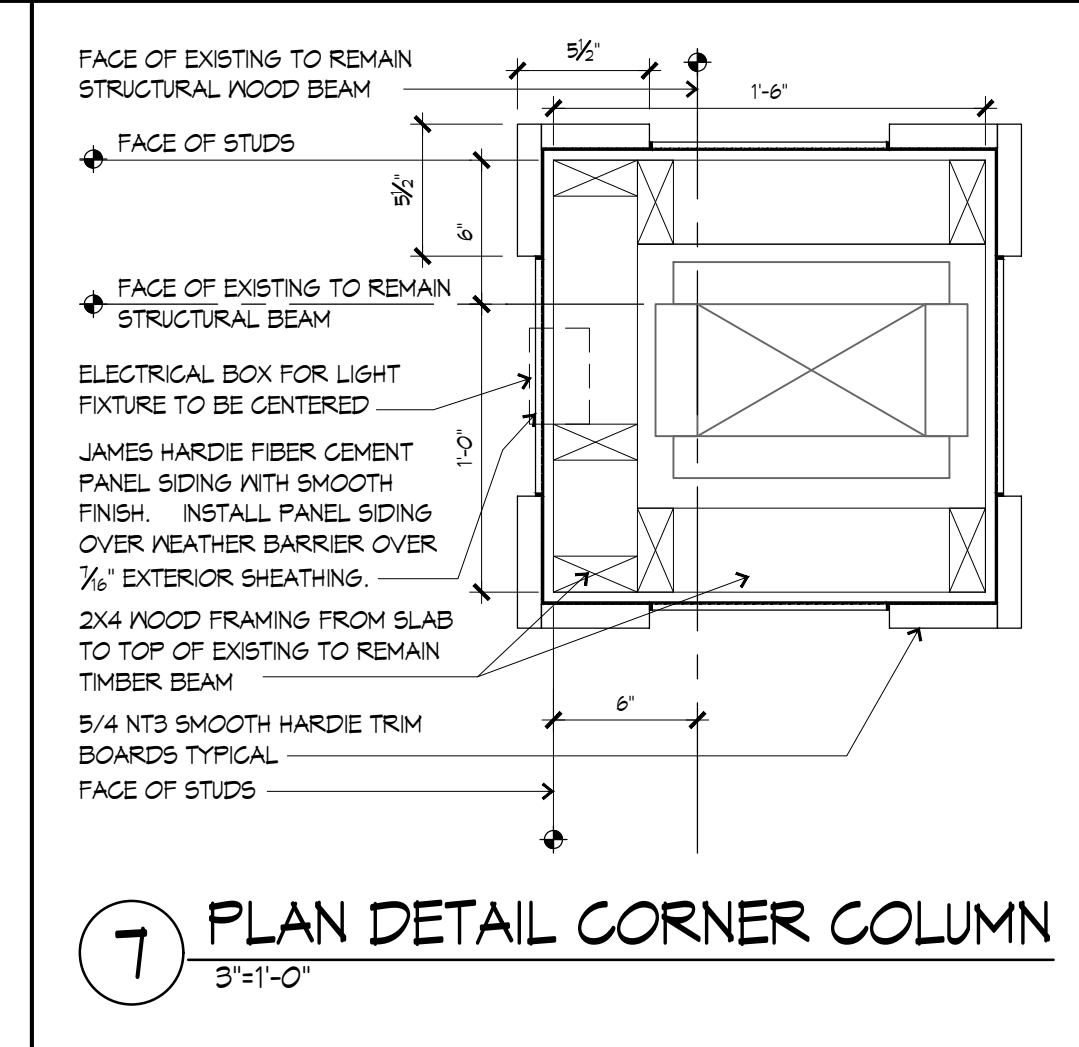
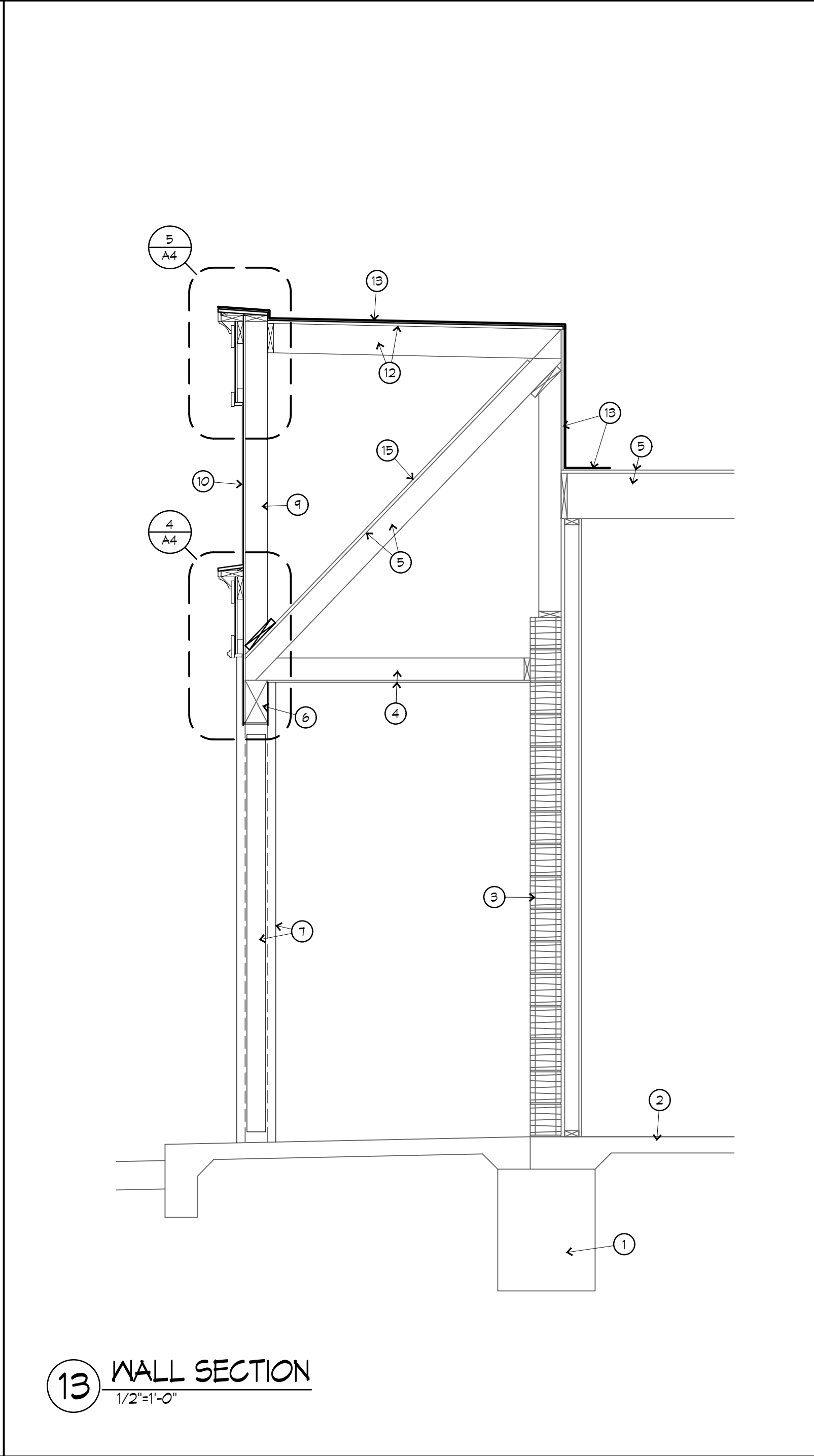
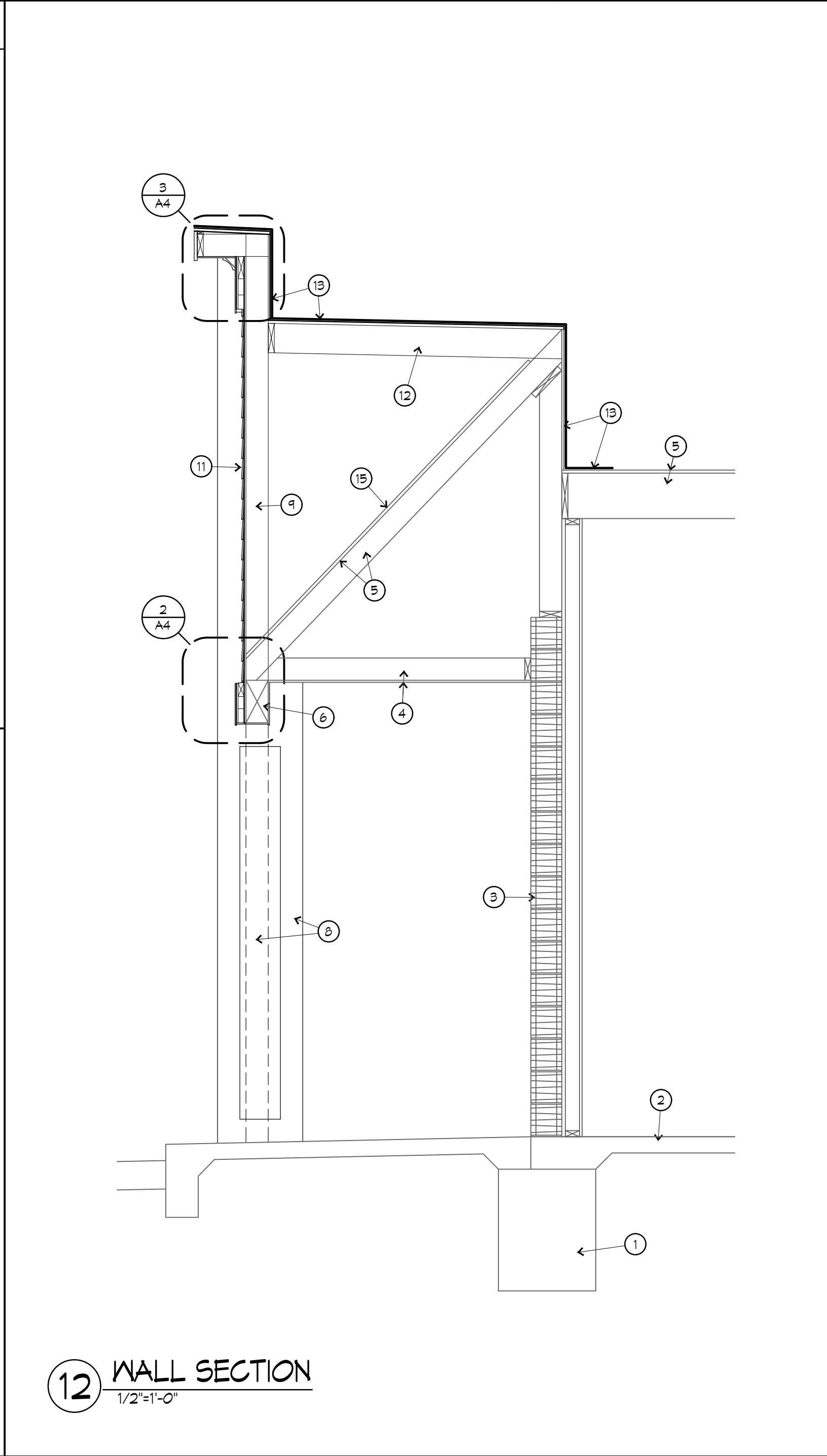
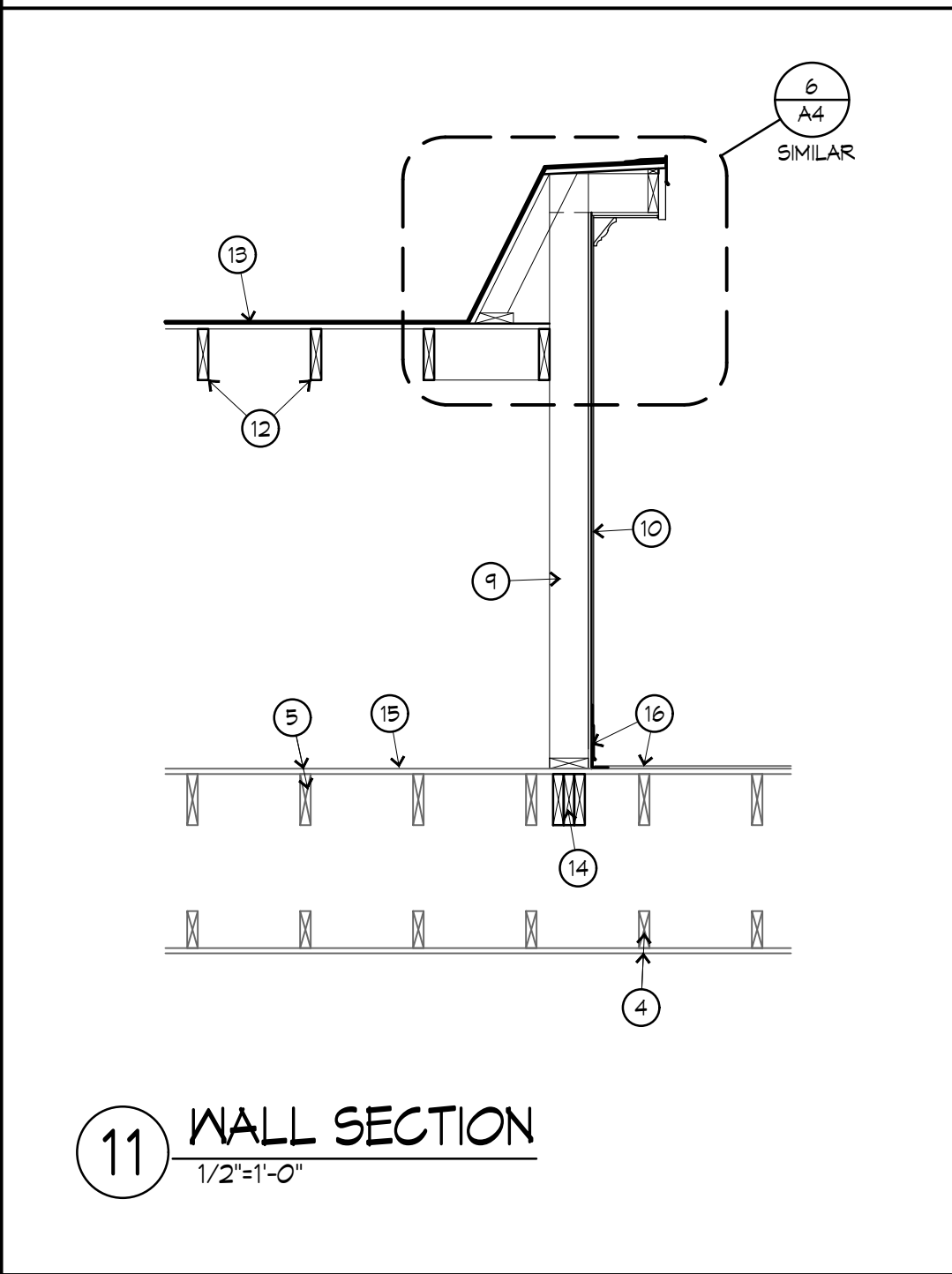
A2



A3



- ### WALL SECTION NOTES
- EXISTING TO REMAIN CONCRETE FOOTING
 - EXISTING TO REMAIN CONCRETE FLOOR SLAB
 - EXISTING TO REMAIN CONCRETE MASONRY UNIT WALL CONSTRUCTION.
 - EXISTING TO REMAIN SOFFIT FRAMING AND SOFFIT PANEL - PAINT
 - EXISTING TO REMAIN ROOFING, ROOF DECK AND JOIST FRAMING.
 - EXISTING TO REMAIN HEAVY TIMBER BEAM.
 - EXISTING TO REMAIN INTERNAL COLUMN AND TIMBER EXTERIOR. WRAP COLUMN WITH JAMES HARDIE FIBER CEMENT PANEL SIDING AND TRIM BOARD PER DETAIL.
 - EXISTING TO REMAIN INTERNAL COLUMN AND TIMBER EXTERIOR. WRAP COLUMN WITH JAMES HARDIE FIBER CEMENT PANEL SIDING AND TRIM BOARD PER DETAIL.
 - 2X6 WOOD FRAMING AT 16' O.C. REFER TO STRUCTURAL DRAWINGS
 - JAMES HARDIE FIBER CEMENT PANEL SIDING WITH SMOOTH FINISH. BUTT VERTICAL JOINTS PER DETAIL. INSTALL PANEL SIDING OVER WEATHER BARRIER OVER 1/8" EXTERIOR SHEATHING.
 - JAMES HARDIE FIBER CEMENT HORIZONTAL LAP SIDING WITH SMOOTH FINISH. INSTALL PANEL SIDING OVER WEATHER BARRIER OVER 1/8" EXTERIOR SHEATHING.
 - 2X8 ROOF JOISTS AT 16' O.C. AND WOOD PLYWOOD DECKING PER STRUCTURAL DRAWINGS
 - SINGLE PLY ROOF MEMBRANE. FULLY ADHERE ON VERTICAL SURFACES AND EXTEND DOWN AND SEAL ONTO EXISTING ROOF MEMBRANE
 - PROVIDE (3) 2X8 UNDER WALL LOCATION. IF AND EXISTING TO REMAIN 2X8 FALLS UNDER WALL IT MAY REMAIN AND HAVE (2) 2X8 SISTERED TO IT.
 - REMOVE AND DISCARD ALL ROOFING AND UNDERLAYMENT THAT WILL BE IN COMPLETED ATTIC SPACE.
 - EXISTING TO REMAIN ROOFING TO BE STEP FLASHED TO NEW WALL TO PROVIDE WEATHER TIGHT CONSTRUCTION



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EXTERIOR RENOVATIONS FOR:

AAC
ADVANCED AESTHETIC CENTER

6 SW 2ND ST., LEE'S SUMMIT, MO 64063



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REV#	DATE	DESCRIPTION

DATE:	PROJECT#
11-04-2022	22010

REV#	DATE	DESCRIPTION

A4

1. ALL WORK SHALL CONFORM TO 2018 INTERNATIONAL BUILDING CODE AS ADOPTED AND AMENDED BY THE CITY OF LEE'S SUMMIT, MISSOURI.
2. DESIGN LOADS
- A. OVERALL BUILDING CLASSIFICATIONS
1. RISK CATEGORY II
2. SNOW IMPORTANCE FACTOR, I_s 1.00
3. ICE IMPORTANCE FACTOR - WIND, I_w 1.00
4. SEISMIC IMPORTANCE FACTOR, I_e 1.00
- B. ROOF DEAD AND LIVE LOADS
1. DEAD LOAD 10 PSF
2. LIVE LOAD 20 PSF
- C. ROOF SNOW LOADS
1. GROUND SNOW LOAD, P_g 20 PSF
2. FLAT ROOF SNOW LOAD, P_f 14 PSF
3. SNOW EXPOSURE FACTOR, C_e 1.0
4. THERMAL FACTOR, C_t 1.0
5. SLOPE FACTOR, C_s 1.0
6. DRIFTING PER CODE
- D. WIND LOADS
1. BASIC WIND SPEED (3 SECOND GUST) 109 MPH
2. EXPOSURE CATEGORY C
3. INTERNAL PRESSURE COEFFICIENT, GC_{pi} +/- 0.18
- E. SEISMIC LOADS
1. S_s 0.1
2. S_1 0.068
3. SITE CLASS D
4. S_{DS} 0.106
5. S_{D1} 0.109
6. SEISMIC DESIGN CATEGORY B
7. DESIGN BASE SHEAR C_w 0.053
8. DESIGN RESPONSE COEFFICIENT, C_s 2
9. RESPONSE MODIFICATION COEFFICIENT, R
10. ANALYSIS PROCEDURE USED EQUIVALENT LATERAL FORCE (ELF) PROCEDURE
- F. ROOF RAIN LOADS
1. 60-MIN DURATION/100 YEAR RAIN INTENSITY, i 3.52 IN/H
2. 15-MIN DURATION/100 YEAR RAIN INTENSITY, i 7.49 IN/H

3. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING DIMENSIONS PRIOR TO FABRICATION. IF DISCREPANCIES EXIST BETWEEN CONTRACT DRAWINGS, AND/OR SHOP DRAWINGS NOTIFY THE ENGINEER OF RECORD.
5. THE CONTRACTOR SHALL REVIEW DRAWINGS FROM ALL OTHER DISCIPLINES FOR PERTINENT MISC. ITEMS OR INFORMATION RELATED TO THE STRUCTURAL WORK AND COORDINATE AS REQUIRED.
6. THE BUILDING IS NOT STRUCTURALLY STABLE UNTIL ALL CONNECTIONS, FRAMING, SHEAR WALLS, PERMANENT BRACING, AND EXTERIOR LOAD-BEARING WALLS ARE COMPLETE AND HAVE ACHIEVED THEIR RESPECTIVE DESIGN STRENGTHS. CONTRACTOR IS SOLELY RESPONSIBLE FOR MAINTAINING STRUCTURAL STABILITY DURING ERECTION AND CONSTRUCTION. TEMPORARY BRACING SYSTEMS ARE NOT TO BE REMOVED UNTIL STRUCTURAL WORK IS COMPLETE.
7. PROVIDE ADEQUATE SHORING DURING CONSTRUCTION TO RESIST FORCES SUCH AS WIND AND UNBALANCED LOADS DUE TO CONSTRUCTION. DO NOT BACKFILL UNTIL CONCRETE HAS CURED 14 DAYS.
8. ROUGH CARPENTRY
- A. HEADERS, JOISTS, AND RAFTERS SHALL MEET OR EXCEED THE FOLLOWING MINIMUM REQUIREMENTS. (EXAMPLE SPECIES: #2 SPRUCE-PINE-FIR)
1. F_b 875 PSI
2. F_v 135 PSI
3. F_c 1150 PSI
4. E 1400 KSI
- B. INTERIOR WALLS AND EXTERIOR WALLS SHALL MEET OR EXCEED THE FOLLOWING MINIMUM REQUIREMENTS. (EXAMPLE SPECIES: #2 SPRUCE-PINE-FIR)
1. F_b 875 PSI
2. F_v 135 PSI
3. F_c 1150 PSI
4. E 1400 KSI
- C. TIMBER FRAMING MEMBERS SHALL MEET OR EXCEED THE FOLLOWING MINIMUM REQUIREMENTS. (EXAMPLE SPECIES: #2 SPRUCE-PINE-FIR)
1. F_b 875 PSI
2. F_v 135 PSI
3. F_c 1150 PSI
4. E 1400 KSI
- D. ALL WOOD FRAMING MEMBERS INDICATED ARE NOMINAL SIZES. PROVIDE ACTUAL DRESSED SIZES, KILN-DRIED, WITH MAXIMUM IN-PLACE MOISTURE CONTENT OF 19%.
- E. ALL BOLTS ARE A36 OR A307, GRADE 1, AND ALL NAILS ARE COMMON WIRE NAILS UNLESS NOTED OTHERWISE.
- F. LAY ALL STRUCTURAL PANELS WITH FACE GRAIN PERPENDICULAR TO SUPPORTING MEMBERS AND OFFSET END JOINTS 4'-0". PANELS TO BE APA RATED AND STAMPED FOR THE LOADING SHOWN IN SECTION 2 "DESIGN" AND SHOULD MATCH THE SUPPORT SPACING SHOWN ON THE PLANS.
- G. ROOF DECKING SHALL BE 3/4" THICK APA RATED EXTERIOR GRADE SHEATHING FASTENED WITH 10d NAILS AT 6" O.C. ON EDGES AND 12" O.C. IN FIELD UNLESS NOTED OTHERWISE.
- H. FASTENER QUALITY, QUANTITY, SIZE, AND SPACING SHALL COMPLY WITH IBC FASTENING SCHEDULE (TABLE 2304.9) UNLESS NOTED OTHERWISE.
- I. ALL WOOD IN CONTACT WITH CONCRETE OR EXPOSED TO WEATHER SHALL BE PRESERVATIVE TREATED.

9. POST CONSTRUCTION ANCHORS
- A. POST INSTALLED ANCHORS ARE NOT TO BE SUBSTITUTED FOR ANCHORS SHOWN ON THE DRAWINGS. IF CAST IN PLACE ANCHOR IS DETERMINED TO BE OUT OF TOLERANCE OR OMITTED, CONTRACTOR MUST GENERATE A REQUEST FOR INFORMATION IN REGARDS TO THE SOLUTION.
- B. EMBEDMENT DEPTH SHALL BE DEFINED AS THE DISTANCE FROM THE SURFACE OF THE LOAD-BEARING BASE MATERIAL TO THE DEEPEST PART OF THE ANCHOR AFTER THE ANCHOR HAS BEEN DRIVEN INTO THE HOLE.
- C. OBSERVATION AND VERIFICATION OF EMBEDMENT HOLE CLEANING, DEPTH, AND ANCHOR INSTALLATION IS REQUIRED FOR ALL EPOXY ANCHORS.
- D. EQUIVALENT ANCHORS MAY BE SUBMITTED FOR THE ENGINEER'S APPROVAL. SUBMITTALS ARE THE CONTRACTOR'S RESPONSIBILITY AND MUST INCLUDE EVALUATION REPORTS FROM THE INTERNATIONAL CONFERENCE OF BUILDING OFFICIALS, CURRENT WITH THE REQUIREMENTS OF THE PROJECT.
10. STRUCTURAL ENGINEER SITE OBSERVATIONS
- A. THE CONTRACT STRUCTURAL DRAWINGS REPRESENT THE FINISHED STRUCTURE AND, EXCEPT WHERE SPECIFICALLY SHOWN, DO NOT INDICATE THE METHOD OR MEANS OF CONSTRUCTION. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK AND SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, PROCEDURES, TECHNIQUES, AND SEQUENCES.
- B. THE ENGINEER SHALL NOT HAVE CONTROL NOR CHARGE OF, AND SHALL NOT BE RESPONSIBLE FOR, CONSTRUCTION MEANS, METHODS, PROCEDURES, TECHNIQUES, OR SEQUENCES, FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK, FOR THE ACTS OR OMISSION OF THE CONTRACTOR, SUBCONTRACTOR, OR AN OTHER PERSONS PERFORMING ANY OF THE WORK, OR THE FAILURE OF ANY OF THEM TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
- C. PERIODIC SITE OBSERVATION BY FIELD REPRESENTATIVES OF LEIGH & O'KANE L.L.C. IS SOLELY FOR THE PURPOSE OF DETERMINING IF THE WORK OF THE CONTRACTOR IS PROCEEDING IN ACCORDANCE WITH THE STRUCTURAL CONTRACT DOCUMENTS. THIS LIMITED SITE OBSERVATION SHOULD NOT BE CONSTRUED AS EXHAUSTIVE OR CONTINUOUS TO CHECK THE QUALITY OR QUANTITY OF WORK, BUT RATHER PERIODIC IN AN EFFORT TO GUARD THE OWNER AGAINST DEFECTS AND DEFICIENCIES IN THE WORK OF THE CONTRACTOR.

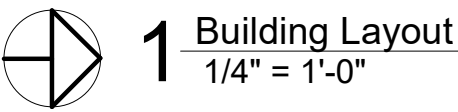
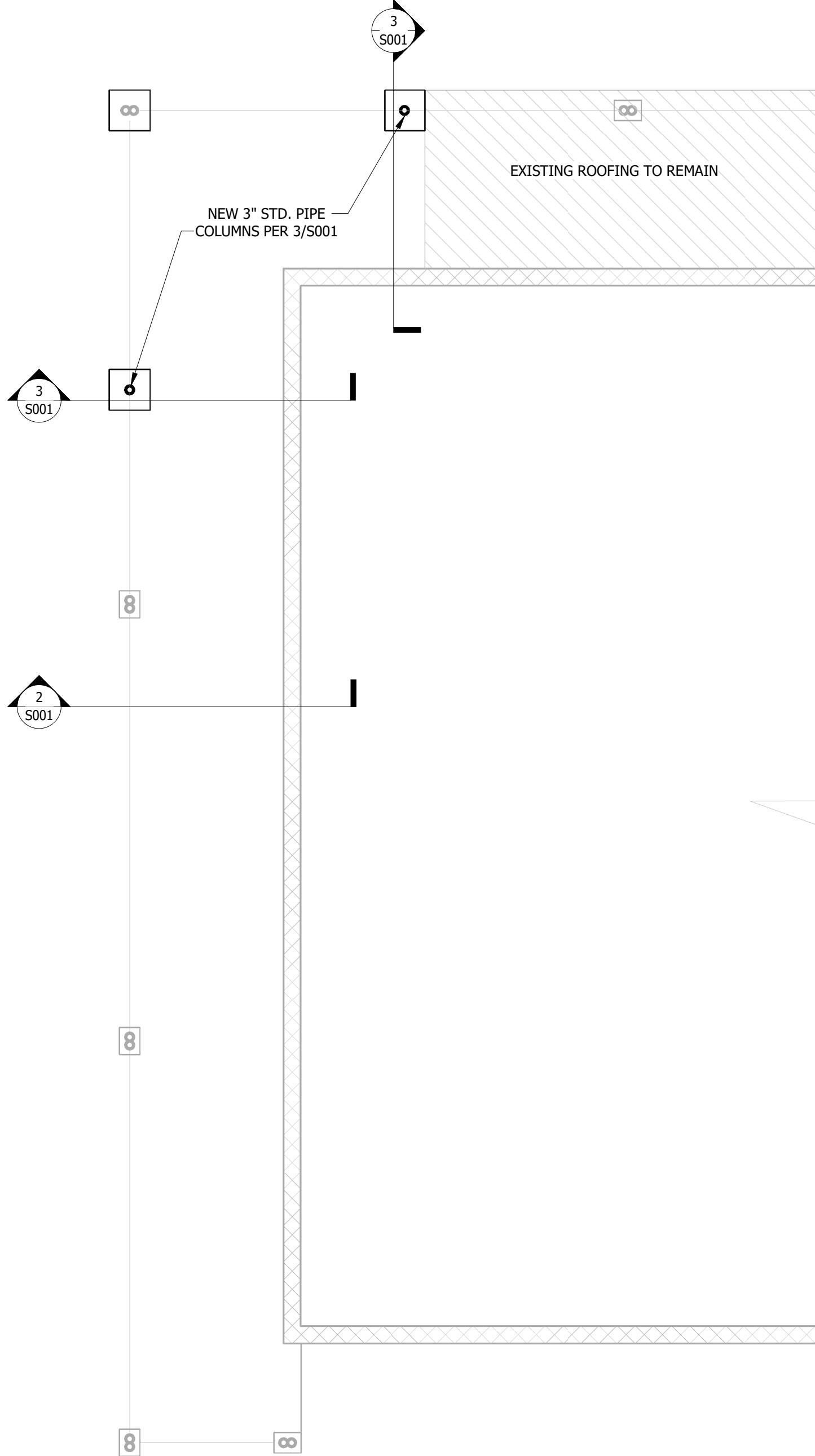
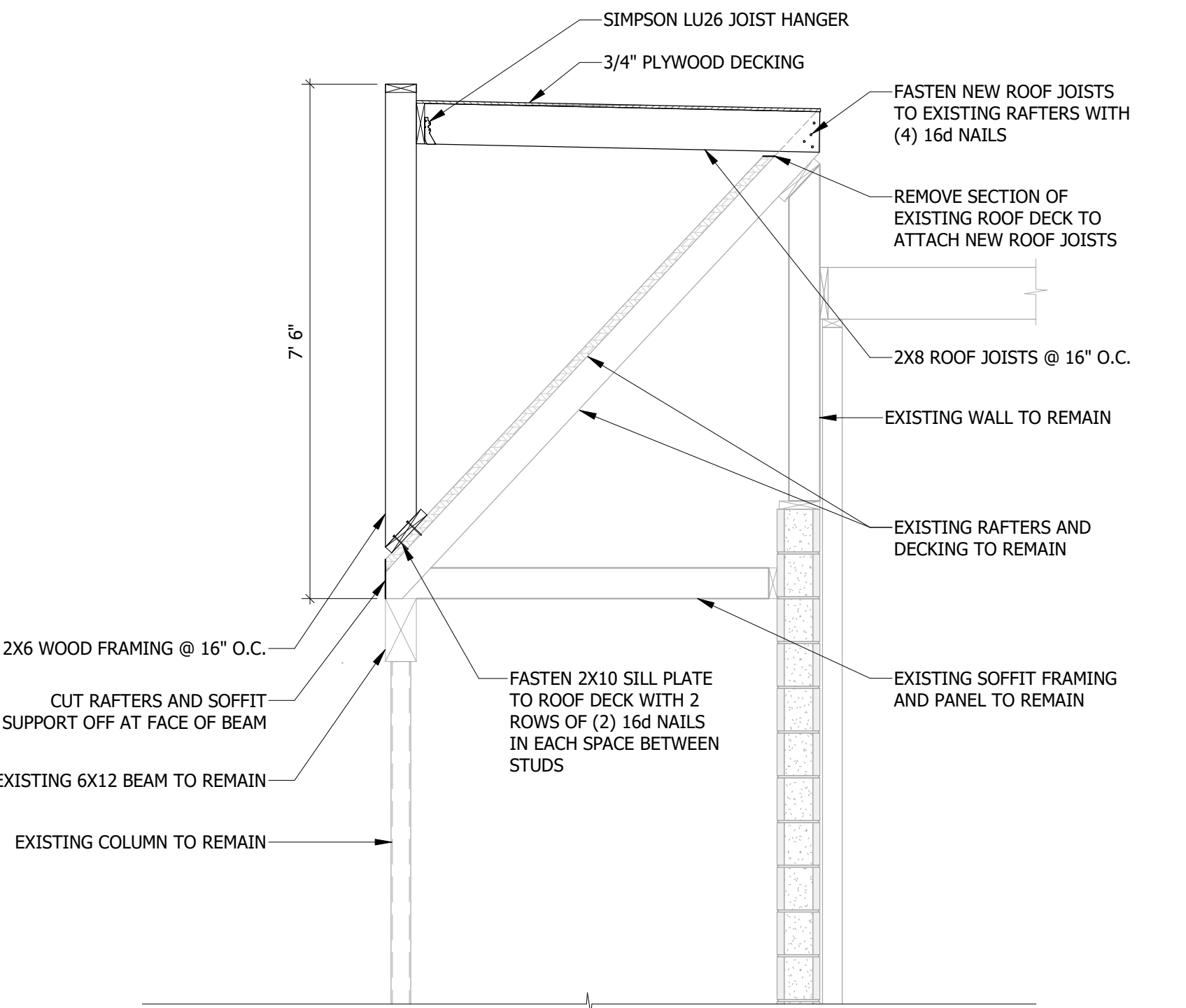
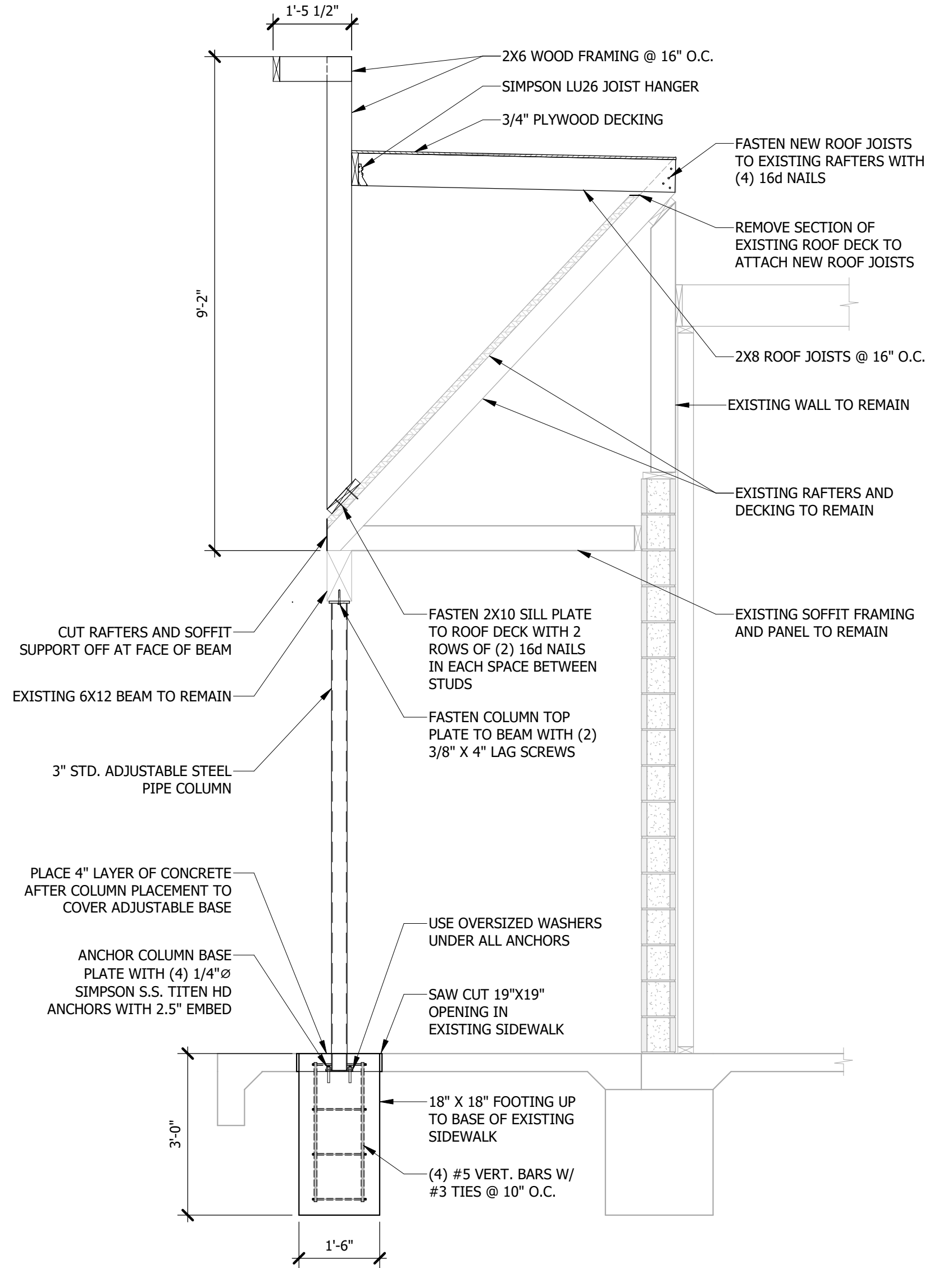
11. SPECIAL INSPECTIONS
- A. THE FOLLOWING MINIMUM ITEMS REQUIRE SPECIAL INSPECTION IN ACCORDANCE WITH THE BUILDING CODE.
1. BOLTS EMBEDDED IN CONCRETE / POST-INSTALLED ANCHORS
2. ANCHOR RODS
3. ROOF DIAPHRAGM ATTACHMENT
- B. THE CONTRACTOR SHALL REQUEST SPECIAL INSPECTION OF THE ITEMS LISTED ABOVE PRIOR TO THOSE ITEMS BECOMING INACCESSIBLE AND UNOBSERVABLE DUE TO PROGRESSION OF THE WORK.

STANDARD ABBREVIATIONS

ALT.	ALTERNATE
A.B.	ANCHOR BOLT
ARCH.	ARCHITECT
@	AT
BM.	BEAM
BOT.	BOTTOM
B.O.	BOTTOM OF
BLOG.	BUILDING
CL.	CENTER LINE
CLR.	CLEAR
COL.	COLUMN
CONC.	CONCRETE
CONN.	CONNECTION
CONT.	CONTINUOUS
C.J.	CONTROL JOINT
DET.	DETAIL
DIA.	DIAMETER
DIM.	DIMENSION
DWG(S)	DRAWING(S)
EA.	EACH
ELEV.	ELEVATION
EL.	ELEVATION
EQ.	EQUAL
EQUIP.	EQUIPMENT
EXIST.	EXISTING
EXT.	EXTERIOR
F.S.	FAR SIDE
FIN.	FINISH
FLR.	FLOOR
FTG.	FOOTING
FOUND.	FOUNDATION
GALV.	GALVANIZED
GYP.	GYPSON
H.S.	HEADED STUD
HI	HIGH
HORIZ.	HORIZONTAL
INSUL.	INSULATION
INT.	INTERIOR
LOC.	LOCATION
LLH	LONG LEG HORIZONTAL
LLO	LONG LEG OUT
LLV	LONG LEG VERTICAL
LONG.	LONGITUDINAL
LO	LOW
MSRY.	MASONRY
MAX.	MAXIMUM
MECH.	MECHANICAL
MIN.	MINIMUM
MIR.	MIRRORED
N.S.	NEAR SIDE
N.A.	NOT APPLICABLE
N.T.S.	NOT TO SCALE
O.C.	ON CENTER
OPNG.	OPENING
PL	PLATE
R.	RADIUS
RE.	REFERENCE
REINF.	REINFORCING
REQ'D	REQUIRED
SCHED.	SCHEDULE
SEC.	SECTION
SHT.	SHEET
SIM.	SIMILAR
SO.	SQUARE
S.S.	STAINLESS STEEL
STL.	STEEL
T&B	TOP & BOTTOM
T.O.	TOP OF
TRANS.	TRANSVERSE
TYP.	TYPICAL
U.N.O.	UNLESS NOTED OTHERWISE
VERT.	VERTICAL
W/	WITH
W/O	WITHOUT

HATCH PATTERN KEY

	= CONCRETE IN SECTION
	= EARTH IN SECTION
	= EPOXY IN SECTION
	= EXISTING IN PLAN AND SECTION
	= GRANULAR FILL IN SECTION
	= GRATING IN PLAN AND SECTION
	= GROUT IN SECTION
	= INSULATION IN SECTION
	= PLYWOOD IN SECTION
	= SNOW DRIFT LOADING IN PLAN
	= STEEL IN SECTION
	= TOPPING IN SECTION
	= WOOD END GRAIN IN SECTION
	= WOOD FACE GRAIN IN SECTION



1 Building Layout
1/4" = 1'-0"



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S001