

ABBREVIATIONS

AFF	ABOVE FINISH FLOOR
BO	BOTTOM OF
CJ	CONTROL JOINT
CL	CENTER LINE
CLG	CEILING
CO	CASED OPENING
DIA	DIAMETER
DN	DOWN
DW	DISHWASHER
EJ	EXPANSION JOINT
EQ	EQUAL
FD	FLOOR DRAIN
VIF	VERIFY IN FIELD
GA	GAUGE OR GAGE
GFCI	GROUND FAULT CIRCUIT INTERRUPTER
HB	HOSE BIB
HT	HEIGHT
KS	KNEE SPACE
LB (#)	POUND
LVL	LAMINATED VENEER LUMBER
MAX	MAXIMUM
MIN	MINIMUM
OC	ON CENTER
OCC	OCCUPANT
OH	OPPOSITE HAND
PR	PAIR
REF	REFRIGERATOR
RM	ROOM
RO	ROUGH OPENING
SF	SQUARE FEET
SIM	SIMILAR
SO	SQUARE
TYP	TYPICAL
W/	WITH
WH	WATER HEATER
WWF	WELDED WIRE FABRIC

1) GENERAL NOTES:

- A. ALL WORK SHALL COMPLY WITH FEDERAL STATE AND LOCAL BUILDING CODES.
B. CONTRACTOR SHALL COORDINATE AND OBTAIN ALL PERMITS REQUIRED FOR CONSTRUCTION AND CERTIFICATE OF OCCUPANCY.
C. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, AND PROCEDURES.
D. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ASPECTS OF SAFETY DURING BUILDING CONSTRUCTION.
E. ALL DIMENSIONS AND SITE CONDITIONS ARE TO BE FIELD VERIFIED AND ARE THE RESPONSIBILITY OF THE CONTRACTOR. CONTRACTOR SHALL NOTIFY THE ARCHITECT OF DISCREPANCIES PRIOR TO PERFORMING WORK.
F. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL EXISTING UTILITIES AND PROTECT THEM FROM DAMAGE.
G. ANY CONCRETE SURFACES THAT ARE EXPOSED TO THE ELEMENTS SHALL BE NO LESS THAN 4000 PSI CONCRETE. PLACE CONTROL JOINTS AND CONSTRUCTION JOINTS WHERE INDICATED ON PLANS. IF JOINTS ARE NOT LOCATED ON PLANS, CONSTRUCTION JOINTS SHALL BE NO MORE THAN 20'-0". CONTROL JOINTS SHALL BE NO MORE THAN 12'-0".
H. REINFORCING STEEL TO BE GRADE 60 KSI. REBAR IN SUSPENDED PORTION OF SLAB TO BE EPOXY-COATED.
I. FORMDECK TO BE 1" CORDECK 22 GAUGE GALVANIZED OR APPROVED EQUAL.
J. SURFACE DRAINAGE SHALL BE DIVERTED TO A STORM SEWER OR OTHER APPROVED POINT OF COLLECTION.
K. LOTS SHALL BE GRADED TO DIRECT WATER AWAY FROM FOUNDATION WALLS. GRADE SHALL BE NO LESS THAN 6" BELOW FINISHED FLOOR LEVEL. GRADE SHALL FALL AT LEAST 6" WITHIN THE FIRST 10'-0".
L. EXTENTS AND DESCRIPTION OF REQUIRED REPAIRS IN THESE DOCUMENTS ARE BASED THE STRUCTURAL REPORT PROVIDED BY SCHROEDER ENGINEERING, LLC ON 7/18/2023. NO PORTIONS OF THE EXISTING BUILDING HAVE BEEN EVALUATED OTHER THAN THOSE DESCRIBED IN THESE DOCUMENTS, AND IN THE STRUCTURAL REPORT.

EXTEND GUARD AND HANDRAIL TO NEXT STAIR RUN

1-1/2" CIRCULAR HANDRAIL
34"-38" ABOVE STAIR NOSING

1-1/2" SQUARE TOP RAIL
42" ABOVE STAIR NOSING

3/4" SQUARE BALUSTERS, TYP.
SPACE EVENLY WITH LESS THAN 4" BETWEEN.

END POSTS AND CORNER POSTS
1-1/2" SQUARE TUBE. SPACE INTERMITTENT
POSTS EQUALLY APPROXIMATELY EVERY
4'-0" OR AS NECESSARY.

OPEN SPACE BETWEEN BOTTOM RAIL
AND STRINGER SHALL BE LESS THAN 4".

CONCRETE TREAD IN STEEL PAN. STEEL TO BE FINISHED TO MATCH EXISTING

STEEL STRINGER; FINISH TO MATCH EXISTING

0'-1" NOSING
0'-11"
MIN.
0'-7"
MAX.

EXTEND 1 TREAD DEPTH MIN.

3 STAIR AND GUARDRAIL
1" = 1'-0"

2 TYPICAL CATWALK SECTION
1 1/2" = 1'-0"

EXISTING
CONSTRUCTION JOINT

DRILL AND INSTALL #4 BARS INTO EXISTING
RETAINING WALL AND CURB RETAINING
WALL. USE SIMPSON XP EPOXY OR EQUAL,
6" MIN EMBEDMENT

#4 BARS AT 24" CC EACH WAY

RETAINING WALL BEYOND

EXISTING STEEL PAN STAIR TO BE
REPLACED. SEE DETAIL 3 THIS
SHEET.

DRILL AND INSTALL TWO #4 BARS WITH STD HOOK
TO TIE INTO EXISTING RETAINING WALL. USE
SIMPSON XP EPOXY OR EQUAL, 6" MIN EMBEDMENT

EXISTING CURB TO REMAIN

1 RETAINING WALL ELEVATION
1/2" = 1'-0"

North

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Project

Exterior Catwalk and Stair Repairs

Address

519 Southwest 3rd Street
Lee's Summit, MO 64063

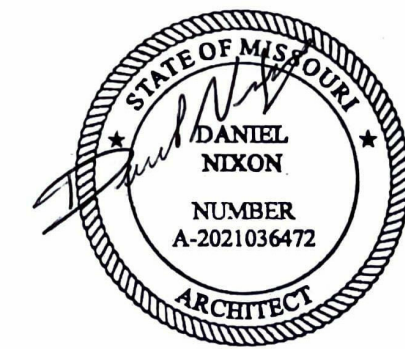
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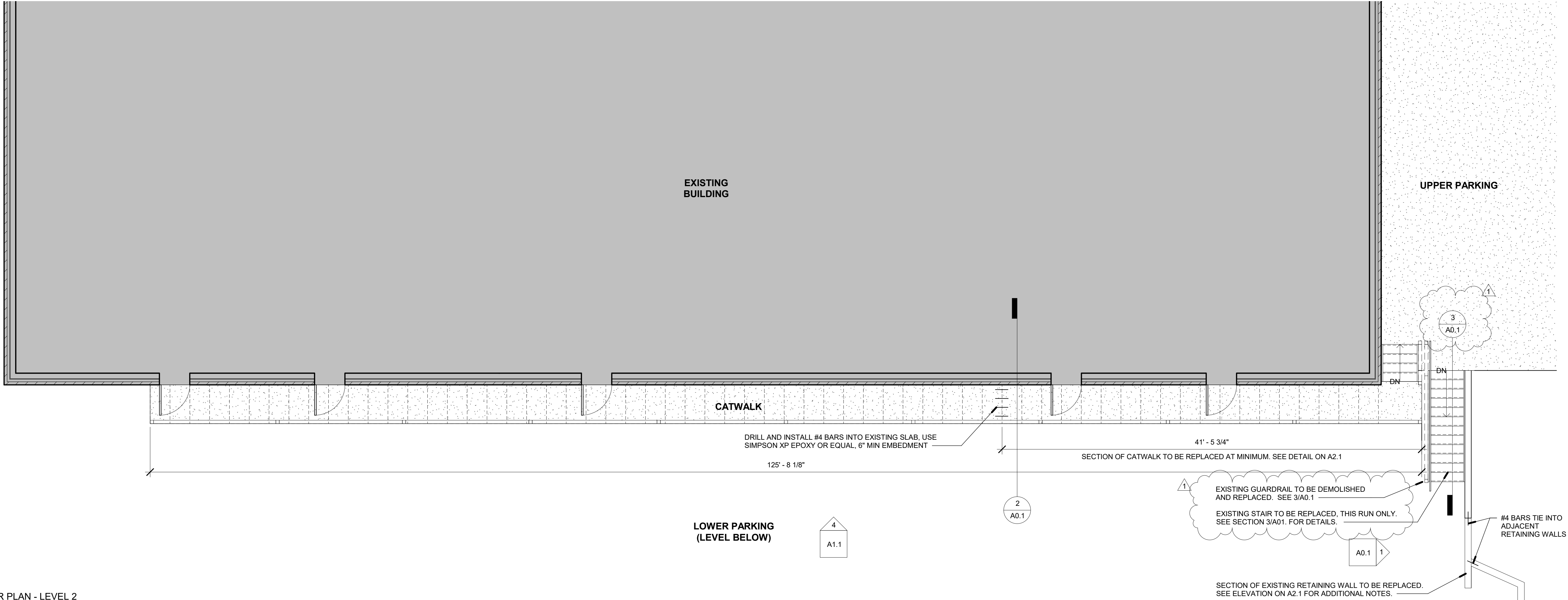
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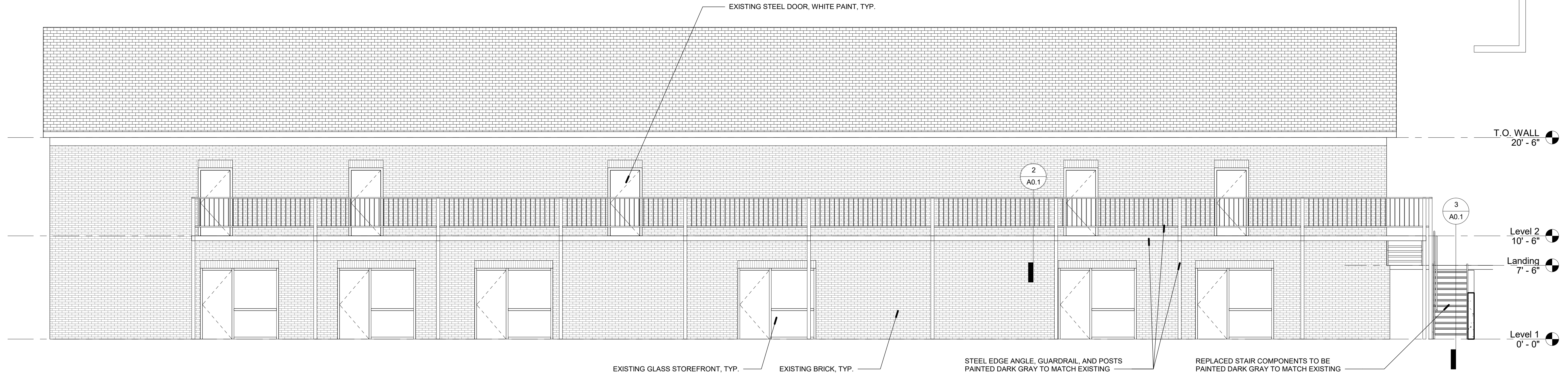
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GENERAL NOTES /
DETAILS

A0.1



1 FLOOR PLAN - LEVEL 2
3/16" = 1'-0"



4 ELEVATION - SOUTH
3/16" = 1'-0"

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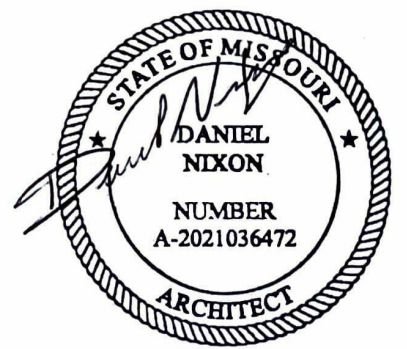
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PLAN / ELEVATION

A1.1