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REUNION AT BLACKWELL

SE SHENANDOAH DRIVE
LEE'S SUMMIT, MO 64063

PERMIT DOCUMENTS

24 AUGUST 2023

COLLINS WEBB #: 21075



OWNER

GRIFFIN RILEY PROPERTY GROUP
21 SE 29TH TERRACE
LEE'S SUMMIT, MO 64082
P: 816.366.7900
www.griffinriley.com

ARCHITECT

COLLINS | WEBB ARCHITECTURE
307B SW MARKET STREET
LEE'S SUMMIT, MISSOURI 64063
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ELECTRICAL ENGINEER

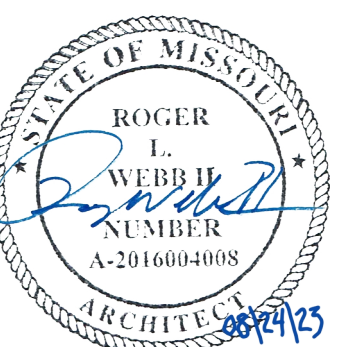
JSC ENGINEERS
1925 CENTRAL ST
KANSAS CITY, MO 64108
P: 816.272.5289
JSCENGINEERS.COM

STRUCTURAL ENGINEER

STAND STRUCTURAL ENGINEERING INC.
8234 ROBINSON STREET
OVERLAND PARK, KS 662074
P: 913.214.2169
www.stand-sei.com

CIVIL ENGINEER

SCHLAGEL ASSOCIATES
14920 W. 107TH STREET
LENEXA KS, 66215
P: 913.492.5158
www.Schlagelassociates.com



[illegible]

DOORSWINGS CAN NO
CLEARANCE OF ANY R

[illegible]

PRIMARY ENTRANCE SHALL BE ON AN ACCESSIBLE ROUTE FROM THE EXTERIOR TO THE INTERIOR. ACCESSIBLE ROUTES SHALL NOT BE A BARRIER UNLESS IT IS THE ONLY ENTRANCE.

THRESHOLDS SHALL COMPLY WITH A CLIR # 303. THRESHOLDS AT 30" OR MORE SHALL BE 1/2" MAX. THRESHOLDS AT 24" OR LESS IN HEIGHT PROVIDED THEY ARE BEVELLED WITH A SLOPE NOT GREATER THAN 1:2.

FOR TYPE B UNITS, CLR FLOOR SPACE SHALL BE 48" MIN. IN LENGTH AND 36" MIN. IN WIDTH.

AT LEAST ONE ACCESSIBLE ROUTE MUST CONNECT ALL ACCESSIBLE ELEMENTS THAT ARE A PART OF THE UNIT.

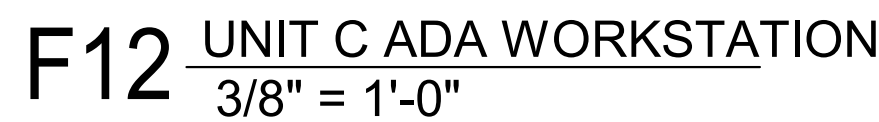
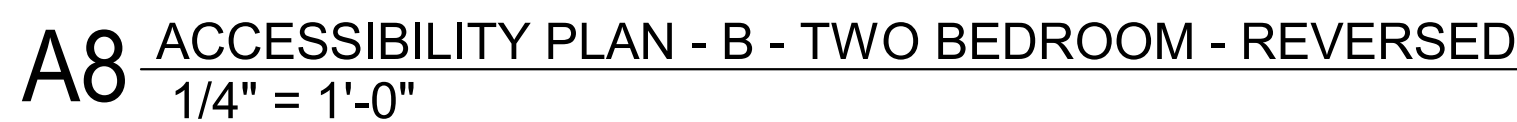
ACCESSIBLE ROUTES SHALL COMPLY WITH OR BE LOCATED IN THE SAME AREA AND BE AT LEAST AS ACCESSIBLE AS THE ROUTE TO THE ELEMENTS.

ACCESSIBLE ROUTE MUST HAVE A CLR WIDTH OF 36" OR GRE. THE CLR WIDTH OF THE ROUTE SHALL BE 48" MIN. IN LENGTH AND 36" MIN. IN WIDTH. THRESHOLDS SHALL COMPLY WITH A CLIR # 303. THRESHOLDS AT 30" OR MORE SHALL BE 1/2" MAX. PROVIDED THE REDUCED WIDTH SEGMENTS ARE BEVELLED WITH A SLOPE NOT GREATER THAN 1:2. DOORS AND DOORWAYS, RAMPS, ELEVATORS AND STAIRS SHALL COMPLY WITH A CLIR # 303.

DOORWAYS SHALL HAVE A CLR OPENING WIDTH OF 32" MIN. CLR WIDTH OF THE DOORWAY SHALL BE 48" MIN. IN LENGTH AND 36" MIN. IN WIDTH. THE CLEARANCE UNDER THE DOOR SHALL BE 8" MIN. BETWEEN THE FACE OF THE DOOR AND THE FLOOR. THE DOOR OPEN 90 DEGREES.

RE: ICE # 414.3.2.2 FOR REQUIRED MANEUVERING, CLIPPING, SWINGING DOORS.

FOR WASHERS AND DRYERS APPROACH A CLR FLOOR SPACE. APPROACH AND MANEUVER SPACE SHALL BE PROVIDED FOR LOADING/MANEUVERING. THE CLR FLOOR SPACE SHALL BE CENTERED UNDER THE WASHING MACHINE. THE APPROACH AND MANEUVER SPACE FOR THE CLR FLOOR SPACE SHALL BE 5'0" MIN. IN LENGTH AND 36" MIN. IN WIDTH.

[illegible]

BUILDING A - GENERAL INFORMATION:

OCCUPANCY CLASSIFICATION: R-2
NO. OF STORIES = 1
BUILDING HT. = 18'-3"
BASEMENT = NO
LIVING AREA = 5,320 SF
USE = MULTI-FAMILY
NO. OF UNITS = 4
STANDPIPE/SPRINKLER = NOT REQUIRED
SMOKE DETECTORS = REQ'D PER 2018 IRC SECTION R314.1

BUILDING B1 - GENERAL INFORMATION:

OCCUPANCY CLASSIFICATION: R-2
NO. OF STORIES = 1
BUILDING HT. = 18'-4"
BASEMENT = NO
LIVING AREA = 5,377 SF
USE = MULTI-FAMILY
NO. OF UNITS = 4
STANDPIPE/SPRINKLER = NOT REQUIRED
SMOKE DETECTORS = REQ'D PER 2018 IRC SECTION R314.1

BUILDING B2 - GENERAL INFORMATION:

OCCUPANCY CLASSIFICATION: R-2
NO. OF STORIES = 1
BUILDING HT. = 18'-8"
BASEMENT = NO
LIVING AREA = 2,439 SF
USE = MULTI-FAMILY
NO. OF UNITS = 2
STANDPIPE/SPRINKLER = NOT REQUIRED
SMOKE DETECTORS = REQ'D PER 2018 IRC SECTION R314.1

BUILDING C - GENERAL INFORMATION:

OCCUPANCY CLASSIFICATION: R-2
NO. OF STORIES = 1
BUILDING HT. = 19'-0"
BASEMENT = NO
LIVING AREA = 6,086 SF
USE = MULTI-FAMILY
NO. OF UNITS = 4
STANDPIPE/SPRINKLER = NOT REQUIRED
SMOKE DETECTORS = REQ'D PER 2018 IRC SECTION R314.1

BUILDING D - GENERAL INFORMATION:

OCCUPANCY CLASSIFICATION: R-2
NO. OF STORIES = 1
BUILDING HT. = 19'-0"
BASEMENT = NO
LIVING AREA = 6,005 SF
USE = MULTI-FAMILY
NO. OF UNITS = 4
STANDPIPE/SPRINKLER = NOT REQUIRED
SMOKE DETECTORS = REQ'D PER 2018 IRC SECTION R314.1

CLUBHOUSE - GENERAL INFORMATION:

CONSTRUCTION TYPE: VB
OCCUPANCY CLASSIFICATION: A-3
USE = COMMUNITY HALL
OCCUPANT LOAD = 97
ALLOWABLE NO. OF STORIES = 1
ALLOWABLE BUILDING HT. = 40'-0"
ALLOWABLE LIVING AREA = 6,000 SF
NO. OF EXITS REQ'D = 2
EGRESS WIDTH REQ'D = 32"
STANDPIPE/SPRINKLER = NOT REQUIRED
SMOKE DETECTORS = REQ'D PER 2018 IBC SECTION 907.2.9

ACTUAL NO. OF STORIES = 1
ACTUAL BUILDING HT. = 20'-0"
ACTUAL LIVING AREA = 3,045 SF
NO. OF EXIST PROVIDED = 5
EGRESS WIDTH PROVIDED = 34"

WALL PRIORITY LEGEND

NOTE: THIS LEGEND IS FOR GRAPHIC REPRESENTATION ONLY.

FOUR HOUR FIRE WALL (4FW)
THREE HOUR FIRE WALL (3FW)
TWO HOUR FIRE WALL (2FW)
FOUR HOUR FIRE BARRIER (4FB)
THREE HOUR FIRE BARRIER (3FB)

TWO HOUR FIRE BARRIER (2FB) (INCLUDES THE FOLLOWING)
• TWO HOUR SHAFT ENCLOSURE (2SE)

ONE HOUR FIRE BARRIER (1FB) (INCLUDES THE FOLLOWING)
• ONE HOUR SHAFT ENCLOSURE (1SE)

SMOKE TIGHT PARTITION (X) (INCLUDES THE FOLLOWING)
• SMOKE TIGHT PARTITION TO SMOKE TIGHT CEILING (XC)
• SMOKE TIGHT PARTITION WITHIN PLENUM ABOVE CEILING (XP)
• SMOKE TIGHT PARTITION SEPARATION OF INTERSTITIAL SPACES (XI)

DETAIL ABUTMENT OF DISSIMILAR WALL

LOWER PRIORITY WALL
HIGHER PRIORITY WALLS
SHALL PASS THROUGH A
LOWER PRIORITY WALL

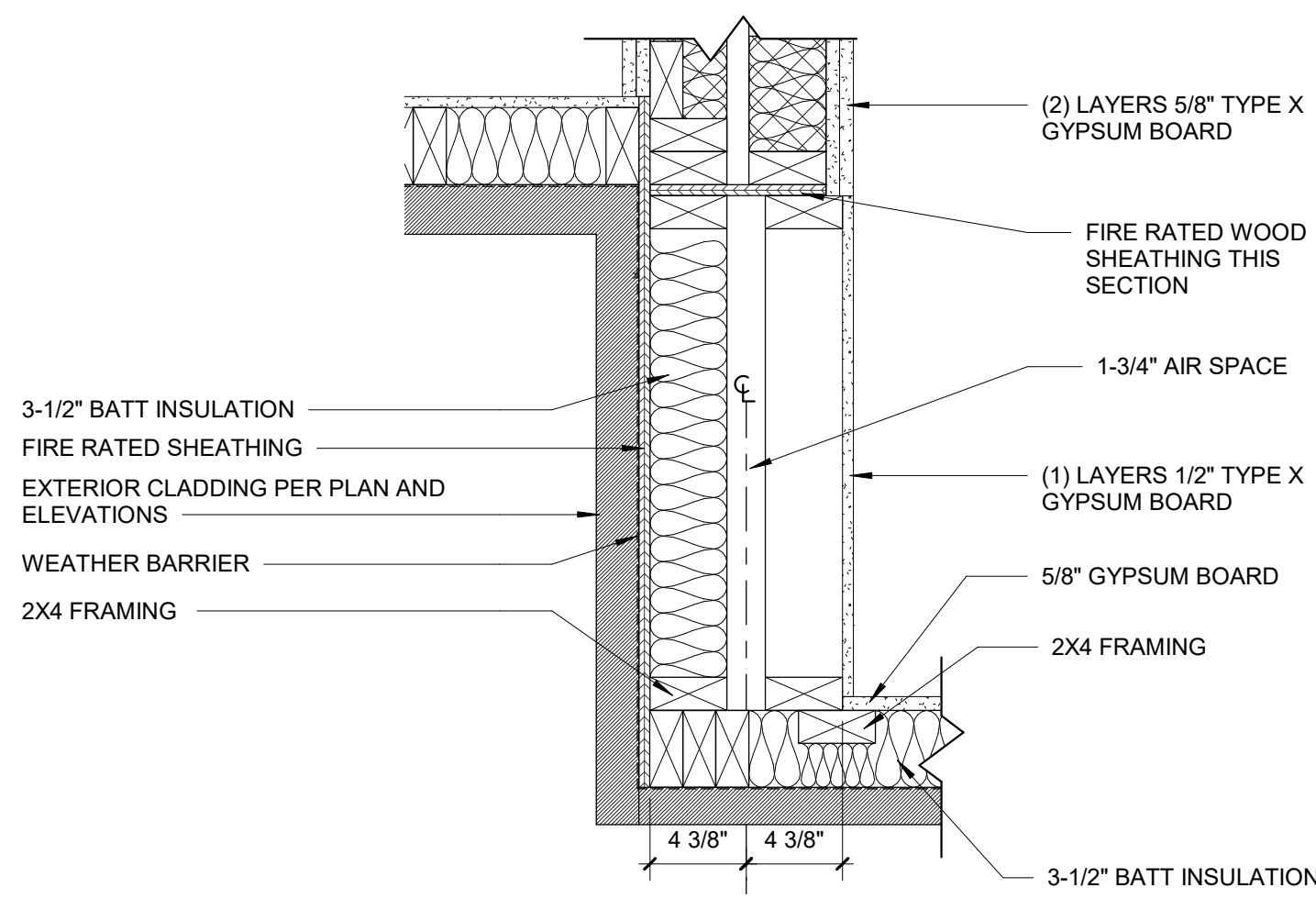
INTERSECTION OF RATED WALLS

TAPE & JOINT COMPOUND (TYP)
LOWER PRIORITY WALL
TAPE & SEAL HIGHER PRIORITY
WALL BEHIND INTERSECTING
LOWER PRIORITY WALL (TYP)
HIGHER PRIORITY WALL
TAPE & JOINT COMPOUND (TYP)
HIGHER PRIORITY WALL

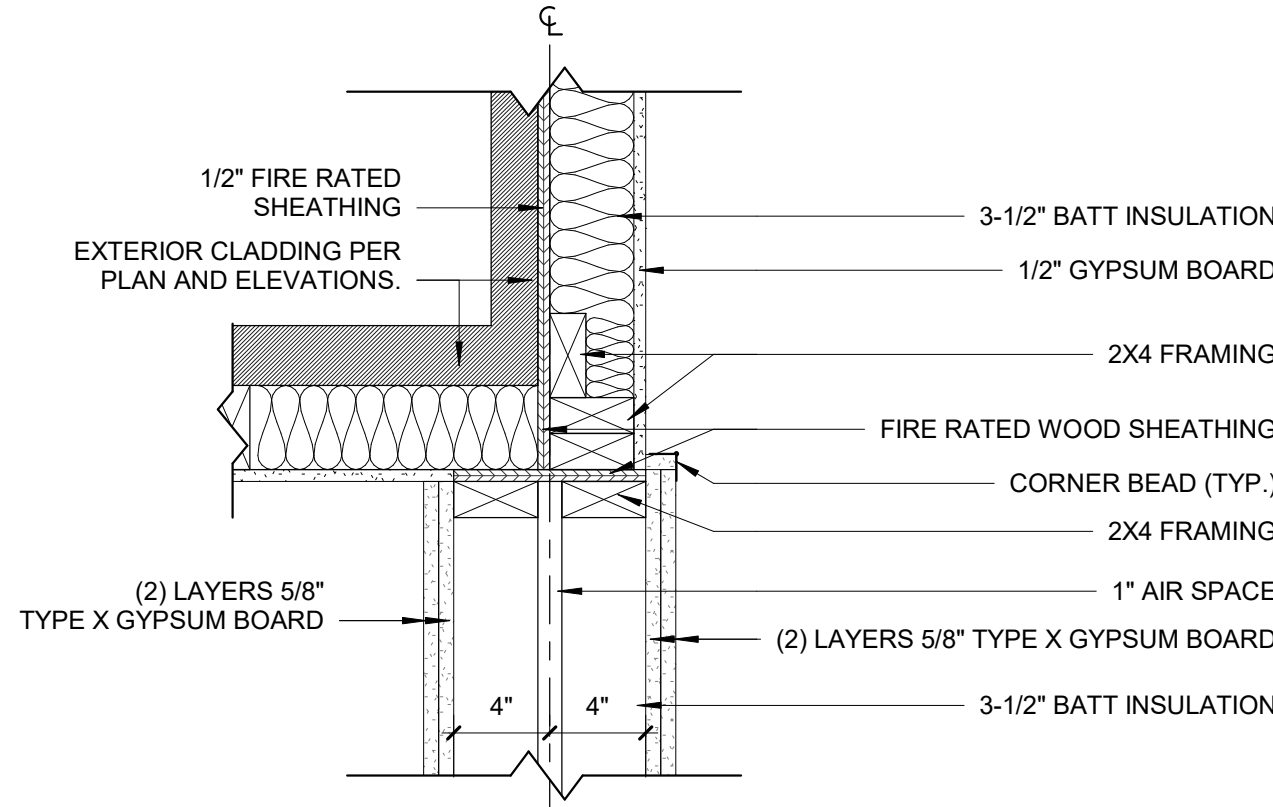
LOWER PRIORITY WALL
HIGHER PRIORITY WALL
TAPE & JOINT COMPOUND (TYP)
CONTINUOUS TAPE & SEAL OF HIGHER
PRIORITY WALL (TYP)

LOWER PRIORITY WALL
HIGHER PRIORITY WALL
TAPE & JOINT COMPOUND (TYP)
HIGHER PRIORITY WALL

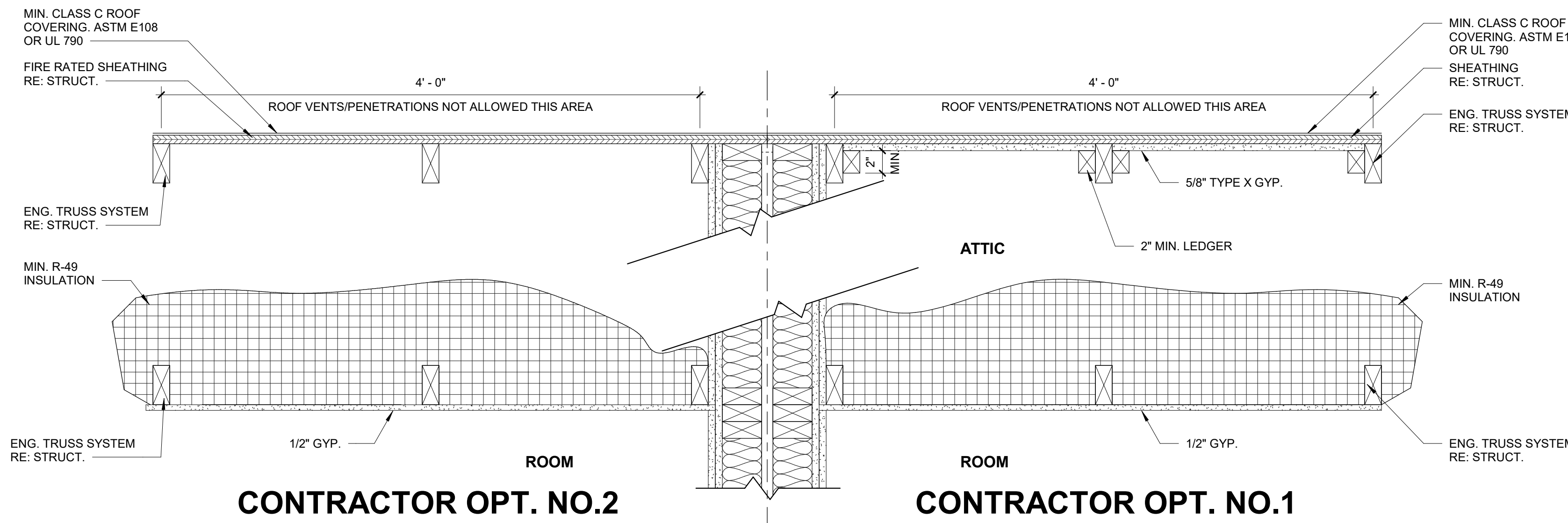
NOTES:
1. REFER TO WALL TYPES ON SHEET G121-TI FOR WALL COMPONENTS, NUMBER OF GYPSUM BOARD LAYERS, TYPE OF GYPSUM BOARD, AND OTHER SIMILAR INFO.
2. THE HIGHER PRIORITY WALL SHALL PASS THROUGH THE LOWER PRIORITY WALL.
3. TAPING AND SEALING OF HIGHER PRIORITY WALLS SHALL BE CONTINUOUS.
4. ALTERNATE LAYERS OF GYPSUM BOARD SHALL OVERLAP AT CORNER INTERSECTIONS OF MULTILAYERED RATED GYPSUM BOARD PARTITIONS.



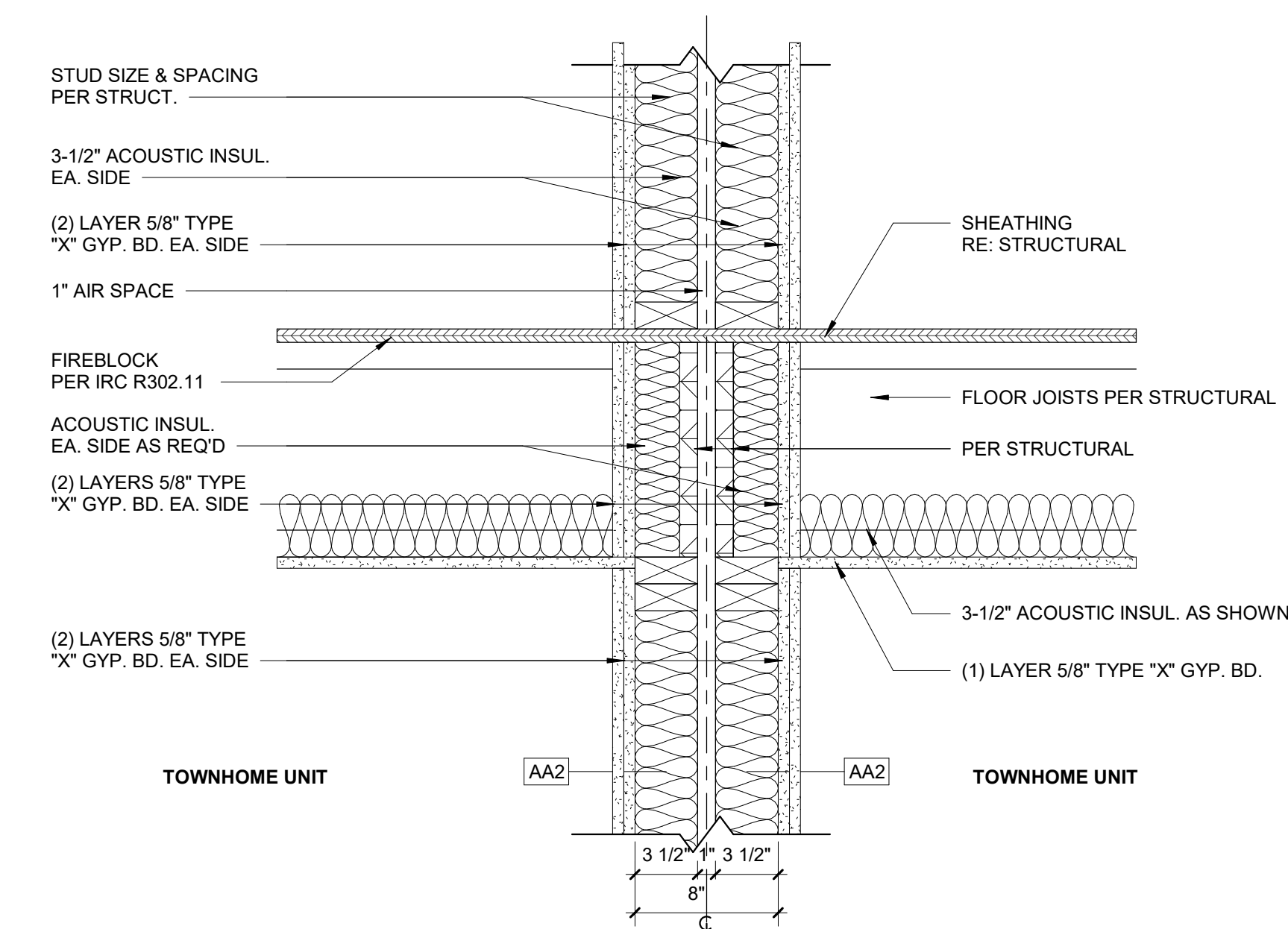
H9 CORNER DETAIL AT UNIT SEPERATION WALL
1 1/2" = 1'-0"



F9 CORNER DETAIL AT UNIT SEPERATION WALL
1 1/2" = 1'-0"



C10 ROOF AND UNIT SEPARATION WALL CONTINUITY DETAIL
1 1/2" = 1'-0"



A9 2-HR FLOOR/UNIT SEPARATION WALL DETAIL
1 1/2" = 1'-0"

FIRE & SMOKE RESISTIVE LEGEND DEFINITIONS

FIRE WALLS (FW)

DEFINITION
A FIRE RATED WALL THAT IS CONTINUOUS VERTICALLY FROM FOUNDATION TO ROOF TO SEPARATE CONSTRUCTION INTO SEPARATE BUILDINGS.

USE
FIRE WALLS SERVE TO CREATE SEPARATE BUILDINGS FOR THE FOLLOWING REASONS:
• CONSTRUCTION TYPE VARIES FROM ONE BUILDING TO ANOTHER.
• COMPLIANCE WITH MAXIMUM ALLOWABLE AREA REQUIREMENTS.
• TO SEPARATE BUILDINGS WITH DIFFERENT LEVELS OF FIRE PROTECTION.
• TO ADDRESS A PROPERTY LINE DEFINING DIFFERENT OWNERSHIP.

SPECIAL CONSIDERATIONS
• THE FIRE WALL REQUIRES SUFFICIENT STRUCTURAL STABILITY UNDER FIRE CONDITIONS TO ALLOW THE COLLAPSE OF CONSTRUCTION ON EITHER SIDE WITHOUT COLLAPSE OF THE WALL.
• OPENINGS ARE REQUIRED TO BE PROTECTED.
• OPENINGS ARE LIMITED BASED ON A PERCENTAGE OF WALL LENGTH.
• EXTENDING THE FIRE WALL THROUGH THE ROOF WITH A PARAPET IS REQUIRED FOR SOME CONSTRUCTION CLASSIFICATIONS.
• THE REQUIRED FIRE RATING OF A FIRE WALL IS BASED ON OCCUPANCY GROUPS AND CLASS OF CONSTRUCTION.
• HARDWARE FOR SWING DOORS SHALL INCLUDE A LATCH AND CLOSER.

FIRE BARRIERS (FB)

DEFINITION
A FIRE RATED WALL CONSTRUCTED TO RESTRICT THE SPREAD OF FIRE. CONTINUITY SHALL BE MAINTAINED FROM TOP OF FLOOR TO UNDERSIDE OF THE FLOOR OR ROOF DECK ABOVE.

USE
FIRE BARRIERS HAVE THE FOLLOWING APPLICATIONS:
• TO CREATE HORIZONTAL EXITS.
• TO SEPARATE EXIT PASSAGEWAYS.
• OCCUPANCY SEPARATIONS.
• TO SEPARATE INCIDENTAL USE AREAS.
• ISOLATION OF HAZARDS.
• TO SEPARATE ROOMS WITH DIFFERENT LEVELS OF FIRE PROTECTION.
• SMOKE BARRIERS AND SHAFT ENCLOSURES ARE FIRE BARRIERS. SEE ADDITIONAL REQUIREMENTS.

SPECIAL CONSIDERATIONS
• WITHIN SOME CONSTRUCTION CLASSIFICATIONS, CONSTRUCTION THAT PROVIDES STRUCTURAL SUPPORT OF A FIRE BARRIER IS REQUIRED TO BE OF THE SAME HOURLY FIRE RATING AS THE FIRE BARRIER, OR BETTER.
• OPENINGS ARE REQUIRED TO BE PROTECTED.
• HARDWARE FOR SWING DOORS SHALL INCLUDE A LATCH AND CLOSER.

SHAFT ENCLOSURES (SE)

DEFINITION
A SHAFT ENCLOSURE IS A FIRE BARRIER FORMING THE BOUNDARY OF A VERTICAL SHAFT.

USE
PROTECT OPENINGS IN FIRE RATED FLOOR/CILING ASSEMBLIES.

SPECIAL CONSIDERATIONS
• PENETRATIONS IN SHAFT ENCLOSURES ARE PROHIBITED UNLESS NECESSARY FOR THE FUNCTION OF THE SHAFT. WHERE ALLOWED, OPENINGS ARE REQUIRED TO BE PROTECTED.
• DUCT PENETRATIONS REQUIRE COMBINATION SMOKE AND FIRE DAMPERS EXCEPT FOR EXISTING CONDITIONS THAT ARE GRANDFATHERED.
• HARDWARE FOR SWING DOORS SHALL INCLUDE A LATCH, CLOSER, AND PERIMETER SMOKE SEALS.

FIRE PARTITIONS (FP)

DEFINITION
A FIRE RATED PARTITION THAT IS USED FOR THE APPLICATIONS LISTED BELOW. IT SHALL BE CONTINUOUS FROM TOP OF FLOOR TO UNDERSIDE OF A FIRE-RATED FLOOR/CILING OR ROOF/CILING ASSEMBLY, WHERE ALLOWED BY CODE. EXCEPTION, A FIRE PARTITION SHALL BE ALLOWED TO TERMINATE AT THE UPPER MEMBRANE OF A FIRE RATED CEILING.

USE
FIRE PARTITIONS ARE USED IN CERTAIN OCCUPANCIES TO DO THE FOLLOWING:
• SEPARATE DWELLING UNITS
• SEPARATE SLEEPING SPACES
• SEPARATE CORRIDORS FROM ADJACENT SPACES
• SEPARATE ELEVATOR LOBBIES
• SEPARATE TENANT SPACES IN COVERED MALL BUILDINGS

SPECIAL CONSIDERATIONS
• OPENINGS ARE REQUIRED TO BE PROTECTED.
• HARDWARE FOR SWING DOORS SHALL INCLUDE A LATCH AND CLOSER.

BEARING WALLS (BW)

DEFINITION
AN INTERIOR OR EXTERIOR WALL DESIGNED TO SUPPORT FLOOR OR ROOF LOADS. A BEARING WALL IS FIRE-RATED ONLY TO MAINTAIN THE INTEGRITY OF ITSELF AS A FIRE RATED STRUCTURAL ELEMENT. THE WALL DOES NOT SERVE AS A FIRE SEPARATION FROM ONE SIDE TO THE OTHER SIDE.

USE
A VERTICAL LOAD BEARING STRUCTURAL ELEMENT.

SPECIAL CONSIDERATIONS
• DOORS AND WINDOWS ARE NOT REQUIRED TO BE RATED.
• HVAC DUCT PENETRATIONS ARE NOT REQUIRED TO BE FIRE-DAMPED.
• PLUMBING, ELECTRICAL, SPRINKLER SYSTEM, AND CABLE PENETRATIONS ARE REQUIRED TO BE FIRE-STOPPED WITH FIRE SEALANT AT BOTH SIDES, FOR WALLS CONSTRUCTED OF HOLLOW CMU OR STUD FRAMING.

GENERAL NOTES

1. THE FOLLOWING INFORMATION SERVES TO PROVIDE BUILDING OWNERS WITH CONCISE DEFINITIONS OF WALL TYPES RELATED TO LIFE SAFETY ISSUES. THIS INFORMATION IS NOT MEANT TO BE A SUBSTITUTE FOR APPLICABLE BUILDING CODES.
2. WHEN A WALL HAS MORE THAN ONE CLASSIFICATION, THE MOST RESTRICTIVE REQUIREMENTS FOR EACH CLASSIFICATION SHALL APPLY.
3. FOR NEW CONSTRUCTION, PERIMETER SMOKE-SEALS MAY BE REQUIRED AT FIRE RATED DOORS IN CERTAIN OCCUPANCIES.

GENERAL DESCRIPTION

PROJECT NAME: REUNION AT BLACKWELL
PROJECT LOCATION: LEE'S SUMMIT, MISSOURI
COUNTY: JACKSON
COLLINS WEBB ARCHITECTURE
307B SW MARKET STREET
LEE'S SUMMIT, MISSOURI 64063

APPLICABLE CODES:
2018 INTERNATIONAL RESIDENTIAL CODE (TOWNHOMES)
2018 INTERNATIONAL BUILDING CODE (CLUBHOUSE)
2018 INTERNATIONAL PLUMBING CODE
2018 INTERNATIONAL MECHANICAL CODE
2018 INTERNATIONAL FUEL GAS CODE
2018 INTERNATIONAL FIRE CODE
2017 NATIONAL ELECTRICAL CODE
ICC/ANSI A117.1-2009, ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES

FIRE EXTINGUISHERS

1. PROVIDE PORTABLE FIRE EXTINGUISHERS IN OCCUPANCIES AND LOCATIONS AS REQUIRED BY THE FIRE PREVENTION CODE.
2. PORTABLE FIRE EXTINGUISHERS SHALL BE INSTALLED, INSPECTED, AND MAINTAINED IN ACCORDANCE WITH NFPA 10, STANDARD FOR PORTABLE FIRE EXTINGUISHERS.

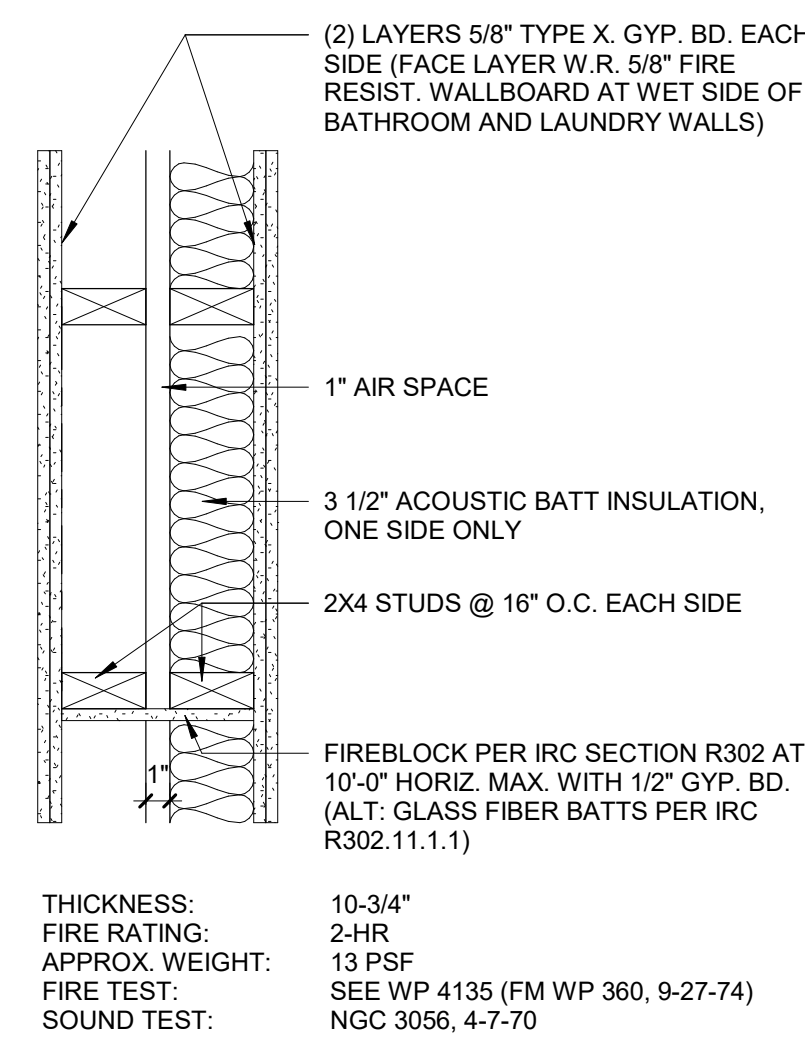
CEILING HEIGHT NOTES: (IBC 1208)

1. OCCUPABLE SPACE, HABITABLE SPACES, AND CORRIDORS SHALL HAVE A CEILING HEIGHT OF NOT LESS THAN 7'-0" A.F.F.
2. BATHROOMS, TOILET ROOMS, KITCHENS, STORAGE ROOMS, AND LAUNDRY ROOMS SHALL HAVE A CEILING HEIGHT OF NOT LESS THAN 7'-0" A.F.F.

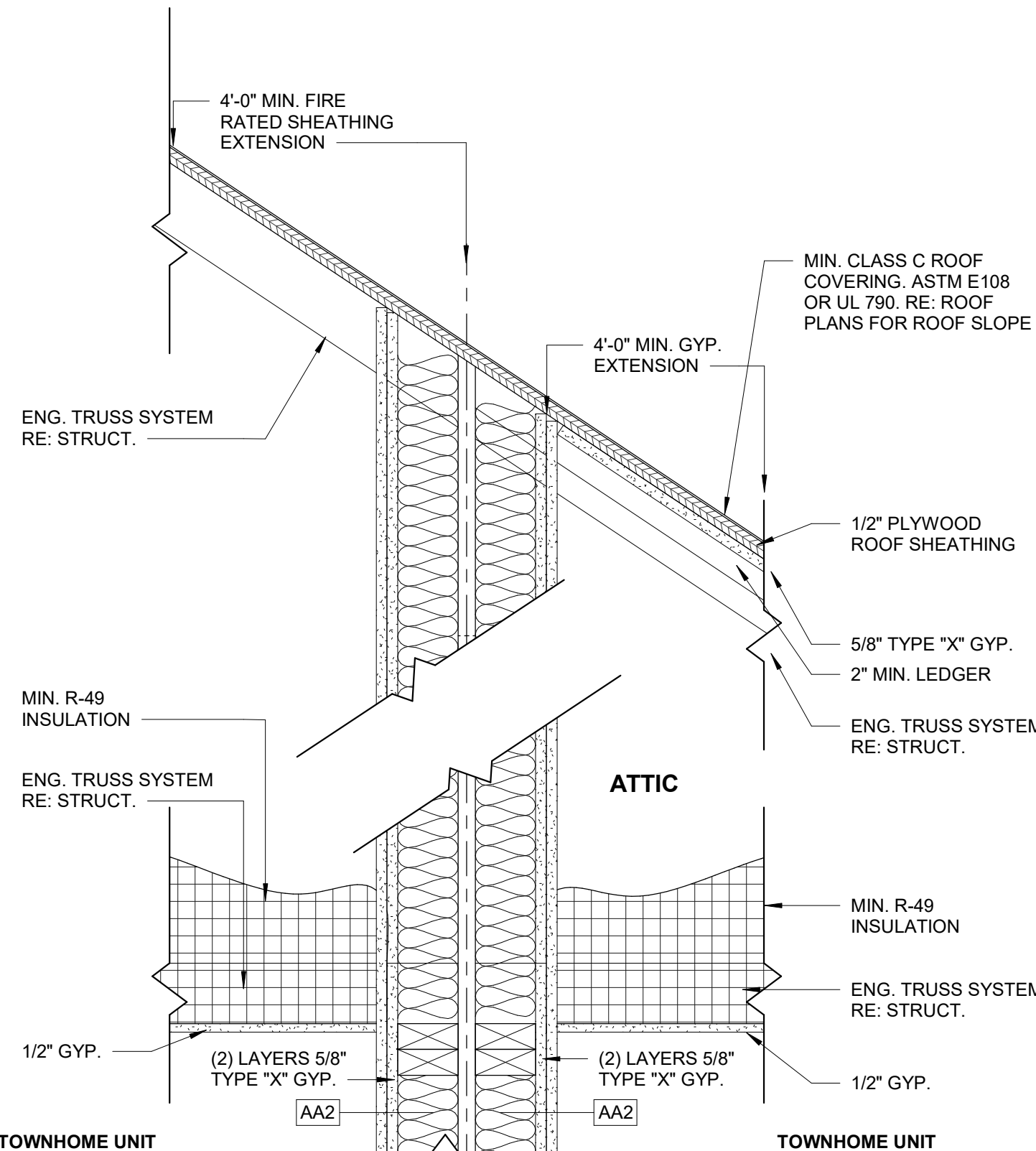
EXCEPTION 2: IF ANY ROOM IN A BUILDING HAS A SLOPED CEILING, THE PRESCRIBED CEILING HEIGHT FOR THE ROOM IS REQUIRED IN ONE-HALF THE AREA THEREOF. ANY PORTION OF THE ROOM MEASURED LESS THAN 5'-0" FROM THE FLOOR TO THE CEILING SHALL NOT BE INCLUDED IN ANY COMPUTATION OF THE MINIMUM AREA THEREOF.

FIRE SPRINKLER NOTE: (IRC R302)

1. FIRE SPRINKLER NOT REQUIRED IF EXTERIOR WALLS OF DWELLINGS ARE SEPERATED BY FIVE FEET OR MORE IF WALL IS UNRATED. IF WALL IS RATED (1 HR) NO SEPERATION IS REQUIRED.



D3 2-HR UNIT SEPARATION WALL - (TYPE AA2)
1 1/2" = 1'-0"



CONTRACTOR OPT. NO.2 CONTRACTOR OPT. NO.1

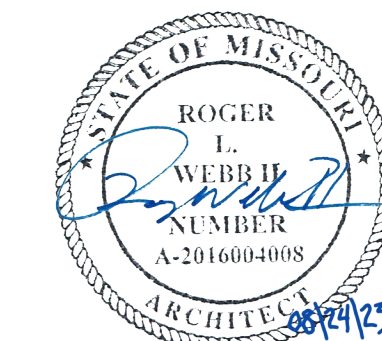
A4 ROOF AT 2-HR UNIT SEPARATION WALL
1 1/2" = 1'-0"

REUNION AT BLACKWELL

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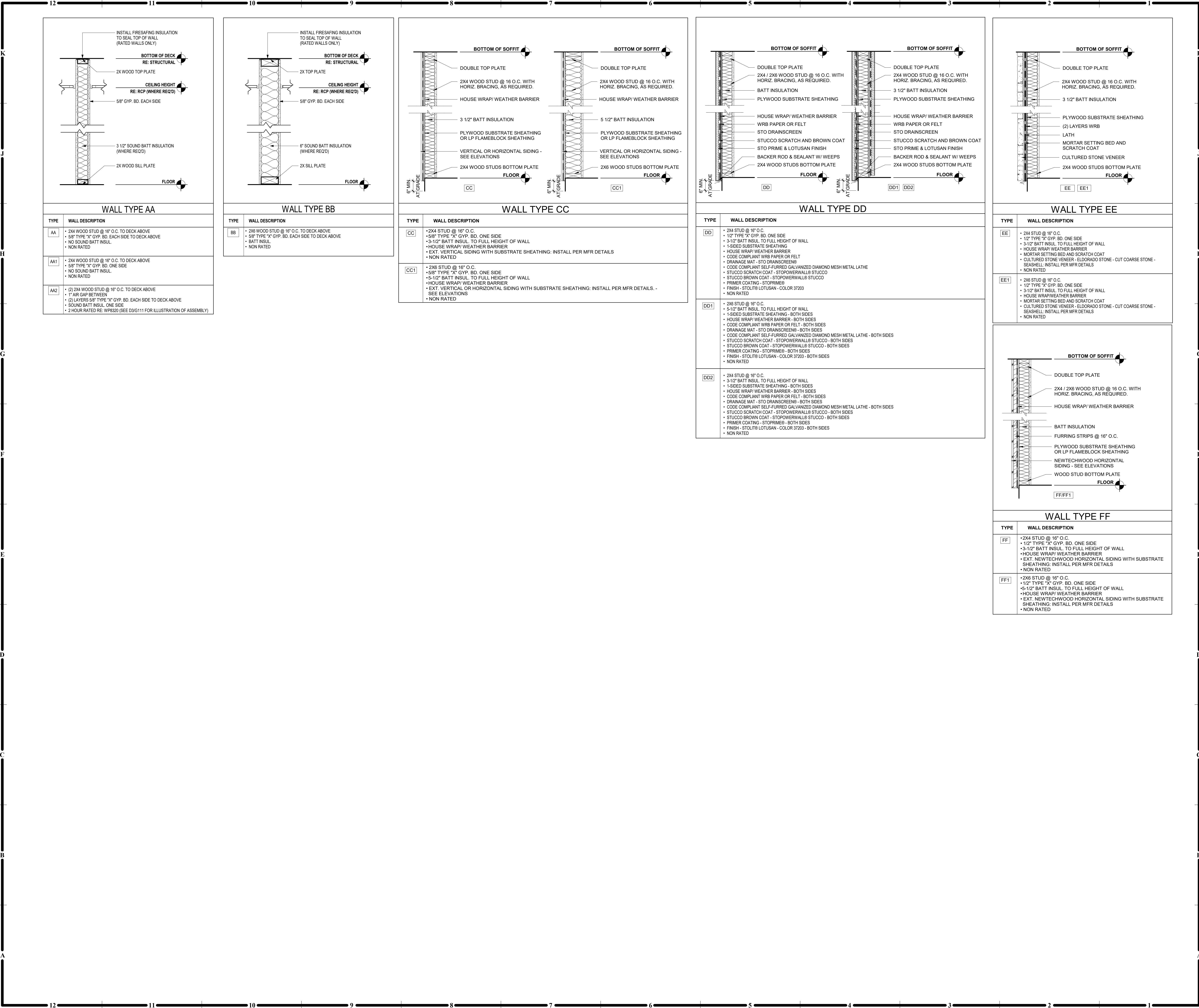
ISSUE DATE: 24 AUGUST 2023
COLLINS WEBB #: 21076

LIFE SAFETY INFORMATION -
APARTMENTS



PERMIT DOCUMENTS

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WALL TYPE NOTES:

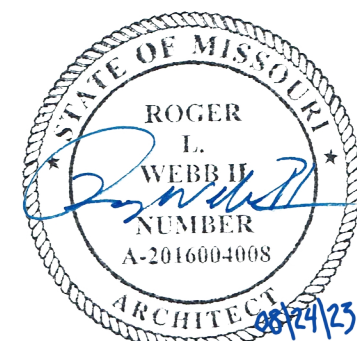
1. DRYWALL PARTITIONS SHOULD BE CONSTRUCTED IN ACCORDANCE WITH ASTM E667 - STANDARD PRACTICE FOR INSTALLING SOUND ISOLATING GYPSUM BOARD PARTITIONS, AND ASTM C919 - STANDARD PRACTICE FOR USE OF SEALANTS IN ACOUSTICAL APPLICATIONS. ALL SOUND BARRIER PARTITIONS SHOULD EXTEND FROM FLOOR TO STRUCTURE UNLESS STATED OTHERWISE. METAL STUDS SHALL BE RIGIDLY ATTACHED ONLY AT HEAD AND FOOT. STRUCTURAL CROSS BRACING MUST NOT RIGIDLY CONNECT TO BOTH METAL STUD WALLS.
2. RE: LIFE SAFETY PLANS FOR RATED WALL LOCATIONS.
3. RE: WALL TYPE DETAIL SHEET FOR TYPICAL WALL DETAILS AND ADDITIONAL WALL TYPE INFORMATION.
4. FOR TYPICAL TOP OF WALL CONDITIONS AT JOISTS AND BEAMS, REFER TO THE CLOSURE DETAILS ON THE WALL TYPE DETAILS SHEET.
5. WHERE FIRE-RATED SEALANT IS INDICATED ON WALL TYPES, PROVIDE FIRE-RATED SEALANT ABOVE TOP TRACK, UNDER BOTTOM TRACK, AT ALL PENETRATIONS (BOTH SIDES), AND AS REQUIRED BY FIRE RATING UL NUMBER.
6. EXTEND FIRE-RATED WALL CONSTRUCTION BEHIND RECESSED OR BUILT-IN EQUIPMENT, SUCH AS FIRE EXTINGUISHER CABINETS (IFC), ELECTRICAL WATER COOLERS (EWC), ELECTRICAL PANELS, ETC., UNLESS NOTED OTHERWISE.
7. PROVIDE AND INSTALL ALL STIFFENERS, BRACING, BACK-UP PLATES AND SUPPORTING BRACKETS REQUIRED FOR THE INSTALLATION OF ALL CASEWORK AND OF ALL FLOOR MOUNTED OR SUSPENDED MECHANICAL, ELECTRICAL OR LABORATORY EQUIPMENT.
8. WHERE HVAC OR OTHER MECHANICAL, ELECTRICAL AND PLUMBING TENDS PENETRATE PARTITIONS, STUDS SHALL BE BRACED AND FRAMED TO STRUCTURE AS REQUIRED TO PROVIDE ADEQUATE SUPPORT. ALL PENETRATIONS THROUGH ACOUSTICAL AND FIRE RATED WALLS SHALL BE SEALED TO PROVIDE FIRE, SMOKE, AND/OR ACOUSTICAL ISOLATION OF SPACES WITH APPROPRIATE ACOUSTICAL/ FIRESTOP MATERIAL.
9. THERE SHALL BE NO BACK-TO-BACK ELECTRICAL, TELEPHONE, OR OTHER OUTLETS, EXCEPT WHERE SPECIFICALLY SHOWN.
10. WALL BASE IS NOT SHOWN ON ALL WALL TYPES FOR CLARITY. REFER TO FINISH SCHEDULE.
11. PROVIDE GLASS-MAT, WATER RESISTANT BACKING BOARD AT ALL WET LOCATIONS.
12. EXCEPT AT FIRE-RATED PARTITIONS, ALL WALL AND COLUM GYPSUM BOARD FACING SHALL BE HELD AT 5/8 INCH BELOW STRUCTURE, UNLESS NOTED OR SHOWN OTHERWISE.
13. PROVIDE AND INSTALL BLOCKING REQUIRED FOR ALL A.V. EQUIPMENT. G.G. TO COORDINATE WITH TI CONSULTANT FOR FINAL LOCATIONS AND SIZE REQUIREMENTS.
14. COMPRESSIBLE FILLER - ACCEPTABLE MATERIALS WOULD BE FIBERGLASS INSULATION OR FIRESTOPPING. VOIDS TO BE COMPLETELY FILLED AND A FIRESTOP SEALANT OVER ANY ENDS. THIS IS TYPICAL FOR ALL ACOUSTICAL WALL ASSEMBLIES WHERE "COMPRESSIBLE FILLER" IS CALLED FOR. THERE CAN BE NO VOIDS IN THE INSTALLATION.
15. MUD AND TAPE ALL 1ST AND 2ND LAYER GYP. BOARD JOINTS. PROVIDE 3RD LAYER FINISH PER GENERAL NOTES: FLOOR PLAN.
16. PROVIDE HORIZONTAL LATERAL BRACING WIRE WELDED TO STUD FOR ALL WALLS, AT APPROPRIATE GAGE AND SPACING SPECIFIED BY SUPPLIER.

REUNION AT BLACKWELL

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WALL TYPES



PERMIT DOCUMENTS

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12 11 10 9 8 7 6 5 4 3 2 1

SPECIFICATIONS - PRODUCT & INSTALLATION GENERAL REQUIREMENTS

GENERAL REQUIREMENTS APPLICABLE TO ALL MATERIALS FOR THE PROJECT:

1. NO SUBSTITUTIONS OF MATERIALS WITHOUT COMPLETION OF A SUBSTITUTION REQUEST FORM & APPROVAL OF SUBSTITUTION BY BOTH ARCHITECT & OWNER PROJECT MANAGER. FORM CAN BE REQUESTED FROM ARCHITECT.
2. A CONDENSED SET PROVIDED FOR THE PROJECT, STRICT ADHERENCE TO MANUFACTURER REQUIREMENTS AND INSTALLATION ARE REQUIRED TO BE FOLLOWED WITH SECTIONS PROVIDED WITHIN. IF REQUIRED THE ARCHITECT WILL ISSUE ADDITIONAL SECTIONS TO PROVIDE CLARITY TO PRODUCTS OR INSTALLATION REQUIREMENTS.

DIVISION 1 - GENERAL REQUIREMENTS

- 1.1 SEE ADMINISTRATIVE SPECIFICATION FOR GENERAL REQUIREMENTS RELATED TO ADMINISTRATION OF THIS CONTRACT.
- A. CONTRACTOR LICENSES**
1. THE CONTRACTOR AND ALL SUBCONTRACTORS INVOLVED IN THE PROJECT SHALL BE REQUIRED TO OBTAIN AND PAY FOR ALL NECESSARY LICENSES AS REQUIRED BY ANY LAW OR AGENCIES HAVING JURISDICTION (AHJ) OVER THE PROJECT.
- B. BUILDING PERMITS**
1. THE GENERAL CONTRACTOR WILL PAY FOR ALL PERMITS REQUIRED BY ANY AGENCY HAVING JURISDICTION (AHJ) OVER THE PROJECT FOR ALL WORK TO BE PERFORMED BY THE GENERAL CONTRACTOR.
- C. UTILITY FEES**
1. THE CONTRACTOR SHALL PAY THE NECESSARY FEES TO CONNECT TO EXISTING UTILITIES AT THE PROPERTY LINE OR AT ADJACENT STREETS AND RIGHT OF WAY AS SPECIFIED. NECESSARY AND/OR INCLUDED IN THE CONSTRUCTION DOCUMENTS. THE CONTRACTOR SHALL PAY ALL UTILITY COSTS (BILLS) DURING CONSTRUCTION UNTIL OWNER TAKES POSSESSION OF THE FACILITY OR THE FACILITY IS CERTIFIED AS SUBSTANTIALLY COMPLETE.

D. PROTECTION OF FINISHED WORK

1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROTECT FINISHED SURFACES. PROTECTION FOR FINISHES SUCH AS DOORS, WALLS AND FLOORS SHOULD BE PROVIDED AS REQUIRED. ANY DAMAGES TO THESE AREAS WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO REPAIR OR REPLACE.

E. GENERAL CONDITIONS

1. ANY DISCREPANCY OR CONFLICT WITHIN OR BETWEEN DRAWINGS AND ANY DISCREPANCY OR CONFLICT BETWEEN ANY DRAWING AND ANY SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.
2. THE GENERAL CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK USING THE CONTRACTOR'S BEST SKILLS AND ATTENTION. THE GENERAL CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR HAVE AND CONTROL OVER CONSTRUCTION MEANS AND METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THE CONTRACT.
3. THE GENERAL CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR AND HAVE CONTROL OVER ALL JOB SITE SAFETY PROCEDURES AND POLICIES. THE GENERAL CONTRACTOR SHALL HAVE A SAFETY COORDINATOR AND BE RESPONSIBLE TO HOLD REGULARLY SCHEDULED SAFETY TRAINING WITH ALL JOB SITE PERSONNEL, INCLUDING ALL SUB CONTRACTOR PERSONNEL.
5. NEITHER THE ARCHITECTS OR THE OWNERS INSPECTION NOR FAILURE TO INSPECT SHALL RELIEVE THE CONTRACTOR OF ANY OBLIGATION HEREUNDER. IF ANY WORK FAILS TO CONFORM TO THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL PROMPTLY REMEDY AND/OR REPLACE THE SAME AT THE CONTRACTOR'S EXPENSE. NO ACCEPTANCE OR PAYMENT BY THE OWNER OR ARCHITECT SHALL CONSTITUTE A WAIVER OF THE FOREGOING AND NOTHING HEREIN SHALL EXCLUDE OR LIMIT ANY WARRANTY MADE BY LAW.
6. THE GENERAL CONTRACTOR SHALL SO CONDUCT ITS OPERATIONS AS NOT TO UNREASONABLY INTERFERE WITH TRAFFIC ON PUBLIC THOROUGHFARES ADJACENT OR NEAR TO THE PROJECT SITE.
7. DO NOT SCALE DRAWINGS.

F. PROJECT REQUIREMENTS

1. THE GENERAL CONTRACTOR REPRESENTS THAT IT POSSESSES THE SKILLS REQUIRED FOR THE WORK, ASSUMES THE RESPONSIBILITIES OF AN EMPLOYER FOR PERFORMANCE OF THE WORK, AND ACTS AS AN EMPLOYER OF ONE OR MORE EMPLOYEES BY PAYING WAGES, DIRECTING ACTIVITIES, AND PERFORMING OTHER SIMILAR FUNCTIONS. THE GENERAL CONTRACTOR IS AN INDEPENDENT CONTRACTOR, FREE TO TERMINATE THE MANNER IN WHICH THE WORK IS PERFORMED.
2. THE GENERAL CONTRACTOR SHALL PROVIDE, AND MAINTAIN IN GOOD WORKING ORDER, THE FOLLOWING ITEMS FOR USE BY THE PROJECT SUPERINTENDENT DAILY DURING THE ENTIRE DURATION OF THE PROJECT:
- A. LAPTOP WITH INTERNET ACCESS.
 - B. DIGITAL CAMERA WITH DATE/STAMP CAPABILITY AND WITH PROPER CABLES TO ATTACH TO LAPTOP.
 - C. EMAIL ACCESS THROUGH THE LAPTOP.
 - D. A PRINTER/SCANNER/FAX MACHINE WITH PROPER CABLES TO ATTACH TO LAPTOP.
 - E. CELL PHONE.
 - F. PROJECT INTERNET CLOUD BASED SITE FOR MANAGEMENT OF PROJECT INFORMATION. SITE WILL BE USED FOR SUBMITTAL OF SHOP DRAWINGS, RFIs & PHOTOS. SITE SHALL BE PROCURE OR EQUAL FUNCTIONALITY.
3. THE GENERAL CONTRACTOR SHALL HAVE A CONSTRUCTION SUPERINTENDENT ASSIGNED TO THIS PROJECT, AND THIS SUPERINTENDENT SHALL BE ON SITE EVERY DAY OF ANY IN-PLACE CONSTRUCTION ON THIS PROJECT. THE SUPERINTENDENT SHALL BE REACHABLE BY PHONE DURING NORMAL BUSINESS HOURS. ONCE ASSIGNED, THE SUPERINTENDENT SHALL CONTINUALLY MONITOR THE PROGRESS OF THE PROJECT AND REPORT TO THE ARCHITECT. UNLESS SPECIFICALLY REQUESTED TO BE REPLACED BY OWNER.
4. THE SUPERINTENDENT WILL BE REQUIRED TO PROVIDE PHOTOGRAPHS (VIA EMAIL USING A DIGITAL CAMERA) TO THE OWNER & ARCHITECT EACH WEEK. SHOWING THE PROGRESS OF CONSTRUCTION TO THE GENERAL CONTRACTOR IS ENCOURAGED TO TAKE PHOTOS SEVERAL TIMES EACH WEEK TO HELP MAINTAIN PROOF OF CONSTRUCTION PROGRESS, RECORD UNCOVERED CONDITIONS, RECORD CONDITION AND AMOUNTS OF VENDOR GOODS UPON RECEIPT, AND RECORD PROTECTION THAT VARIES FROM THE CDS (AS PART OF THE AS-BUILTS). ALL PHOTOS WILL HAVE A DATE STAMP.

G. INSPECTIONS/OBSERVATIONS

1. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO OVERSEE CONSTRUCTION OF THE PROJECT, CONTINUALLY INSPECTING THE WORK, MATERIALS, AND WORKMANSHIP PROVIDED BY ALL OF HIS TRADESMEN, SUBCONTRACTORS, AND SUPPLIERS. EXCELLENCE IN QUALITY OF CONSTRUCTION CAN ONLY BE ACHIEVED IF THE CONTRACTOR ENFORCES HIGH STANDARDS OF ACCEPTABILITY. THE GENERAL CONTRACTOR CANNOT DELEGATE HIS RESPONSIBILITY TO THE SUBCONTRACTORS, BUT MUST CONTINUALLY MONITOR THE PROGRESS OF THE PROJECT AND REPORT TO THE ARCHITECT.
2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ARRANGE AND SCHEDULE ALL AGENCIES HAVING JURISDICTION (AHJ) INSPECTIONS NECESSARY TO OBTAIN THE CERTIFICATE OF OCCUPANCY (CERTIFICATE OF COMPLIANCE). PRIOR TO THE DATE OF THE AGENCY INSPECTION, THE GENERAL CONTRACTOR SHOULD INSPECT THE PROJECT TO INSURE THAT CONSTRUCTION COMPLETES WITH THE AGENCY REQUIREMENTS. SCHEDULING FINAL INSPECTIONS WITH AGENCY REPRESENTATIVES WHEN THE PROJECT IS NOT COMPLETE MUST BE AVOIDED. COPIES OF FINAL INSPECTIONS MUST BE PROVIDED TO OWNER & AVAILABLE TO THE ARCHITECT.
3. PRIOR TO REQUESTING THE SUBSTANTIAL COMPLETION INSPECTION, IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONDUCT HIS OWN PRE-SUBSTANTIAL COMPLETION INSPECTION OF THE CONSTRUCTION FOR QUALITY OF CONSTRUCTION AND COMPLETION OF THE AS-BUILTS. THE AS-BUILTS MUST BE MAINTAINED ON-SITE IN THE GENERAL CONTRACTOR'S OFFICE AND WILL NOT BE USED FOR ANY OTHER PURPOSE. SINCE THE OWNER WILL OWN AND OPERATE THE FACILITY, IT IS IMPERATIVE THAT ALL PARTIES MAINTAIN ACCURATE INFORMATION REGARDING THE ACTUAL CONSTRUCTION OF THE PROJECT.
4. ALL DEVIATIONS FROM THE CONTRACT SET OF DRAWINGS MUST BE NOTED ON THE AS-BUILTS IN RED WITH CLOUDS FOR CLEAR IDENTIFICATION. THE OWNER WILL REVIEW THE AS-BUILTS FOR ACCURACY AND COMPLETENESS MONTHLY. DURING THE PAYMENT APPLICATION REVIEW PROCESS, FAILURE TO POST CHANGES TO THE PROJECT ON THE AS-BUILTS AS IDENTIFIED DURING THE ON-SITE MONTHLY REVIEW WILL BE CAUSE TO SUSPEND PAYMENT UNTIL RECTIFIED. IT IS THE GENERAL CONTRACTOR'S RESPONSIBILITY TO ENFORCE THE DAILY POSTING OF AS-BUILT CHANGES WITH THE SUBCONTRACTORS.

- H. RECORD CLOSE-OUT DOCUMENTS**
1. THE OWNER REQUIRES THE GENERAL CONTRACTOR AND SUBCONTRACTORS TO MAINTAIN AN ACCURATE, CURRENT SET OF RECORD DOCUMENTS (AS-BUILTS) AS CONSTRUCTION PROGRESSES. ALL PERTINENT INFORMATION RELATING TO THE PROJECT MUST BE TIMELY MAINTAINED ON THE AS-BUILTS. THE AS-BUILTS MUST BE MAINTAINED ON-SITE IN THE GENERAL CONTRACTOR'S OFFICE AND WILL NOT BE USED FOR ANY OTHER PURPOSE. SINCE THE OWNER WILL OWN AND OPERATE THE FACILITY, IT IS IMPERATIVE THAT ALL PARTIES MAINTAIN ACCURATE INFORMATION REGARDING THE ACTUAL CONSTRUCTION OF THE PROJECT.
2. IMMEDIATELY AFTER RECEIPT OF THE PUNCH LIST, THE GENERAL CONTRACTOR AND SUBCONTRACTORS ARE EXPECTED TO BEGIN CORRECTION OF THE OUTSTANDING ITEMS AFTER COMPLETION OF PUNCHLIST. THE CONTRACTOR SHALL NOTIFY OWNER & ARCHITECT IN WRITING THAT FULL LIST OF ITEMS TO BE COMPLETED AND OR CORRECT IS FINALIZED.

H. RECORD CLOSE-OUT DOCUMENTS

1. THE OWNER REQUIRES THE GENERAL CONTRACTOR AND SUBCONTRACTORS TO MAINTAIN AN ACCURATE, CURRENT SET OF RECORD DOCUMENTS (AS-BUILTS) AS CONSTRUCTION PROGRESSES. ALL PERTINENT INFORMATION RELATING TO THE PROJECT MUST BE TIMELY MAINTAINED ON THE AS-BUILTS. THE AS-BUILTS MUST BE MAINTAINED ON-SITE IN THE GENERAL CONTRACTOR'S OFFICE AND WILL NOT BE USED FOR ANY OTHER PURPOSE. SINCE THE OWNER WILL OWN AND OPERATE THE FACILITY, IT IS IMPERATIVE THAT ALL PARTIES MAINTAIN ACCURATE INFORMATION REGARDING THE ACTUAL CONSTRUCTION OF THE PROJECT.
2. IMMEDIATELY AFTER RECEIPT OF THE PUNCH LIST, THE GENERAL CONTRACTOR AND SUBCONTRACTORS ARE EXPECTED TO BEGIN CORRECTION OF THE OUTSTANDING ITEMS AFTER COMPLETION OF PUNCHLIST. THE CONTRACTOR SHALL NOTIFY OWNER & ARCHITECT IN WRITING THAT FULL LIST OF ITEMS TO BE COMPLETED AND OR CORRECT IS FINALIZED.

H. RECORD CLOSE-OUT DOCUMENTS

1. THE OWNER REQUIRES THE GENERAL CONTRACTOR AND SUBCONTRACTORS TO MAINTAIN AN ACCURATE, CURRENT SET OF RECORD DOCUMENTS (AS-BUILTS) AS CONSTRUCTION PROGRESSES. ALL PERTINENT INFORMATION RELATING TO THE PROJECT MUST BE TIMELY MAINTAINED ON THE AS-BUILTS. THE AS-BUILTS MUST BE MAINTAINED ON-SITE IN THE GENERAL CONTRACTOR'S OFFICE AND WILL NOT BE USED FOR ANY OTHER PURPOSE. SINCE THE OWNER WILL OWN AND OPERATE THE FACILITY, IT IS IMPERATIVE THAT ALL PARTIES MAINTAIN ACCURATE INFORMATION REGARDING THE ACTUAL CONSTRUCTION OF THE PROJECT.
2. IMMEDIATELY AFTER RECEIPT OF THE PUNCH LIST, THE GENERAL CONTRACTOR AND SUBCONTRACTORS ARE EXPECTED TO BEGIN CORRECTION OF THE OUTSTANDING ITEMS AFTER COMPLETION OF PUNCHLIST. THE CONTRACTOR SHALL NOTIFY OWNER & ARCHITECT IN WRITING THAT FULL LIST OF ITEMS TO BE COMPLETED AND OR CORRECT IS FINALIZED.

H. RECORD CLOSE-OUT DOCUMENTS

1. THE OWNER REQUIRES THE GENERAL CONTRACTOR AND SUBCONTRACTORS TO MAINTAIN AN ACCURATE, CURRENT SET OF RECORD DOCUMENTS (AS-BUILTS) AS CONSTRUCTION PROGRESSES. ALL PERTINENT INFORMATION RELATING TO THE PROJECT MUST BE TIMELY MAINTAINED ON THE AS-BUILTS. THE AS-BUILTS MUST BE MAINTAINED ON-SITE IN THE GENERAL CONTRACTOR'S OFFICE AND WILL NOT BE USED FOR ANY OTHER PURPOSE. SINCE THE OWNER WILL OWN AND OPERATE THE FACILITY, IT IS IMPERATIVE THAT ALL PARTIES MAINTAIN ACCURATE INFORMATION REGARDING THE ACTUAL CONSTRUCTION OF THE PROJECT.
2. IMMEDIATELY AFTER RECEIPT OF THE PUNCH LIST, THE GENERAL CONTRACTOR AND SUBCONTRACTORS ARE EXPECTED TO BEGIN CORRECTION OF THE OUTSTANDING ITEMS AFTER COMPLETION OF PUNCHLIST. THE CONTRACTOR SHALL NOTIFY OWNER & ARCHITECT IN WRITING THAT FULL LIST OF ITEMS TO BE COMPLETED AND OR CORRECT IS FINALIZED.

H. RECORD CLOSE-OUT DOCUMENTS

1. THE OWNER REQUIRES THE GENERAL CONTRACTOR AND SUBCONTRACTORS TO MAINTAIN AN ACCURATE, CURRENT SET OF RECORD DOCUMENTS (AS-BUILTS) AS CONSTRUCTION PROGRESSES. ALL PERTINENT INFORMATION RELATING TO THE PROJECT MUST BE TIMELY MAINTAINED ON THE AS-BUILTS. THE AS-BUILTS MUST BE MAINTAINED ON-SITE IN THE GENERAL CONTRACTOR'S OFFICE AND WILL NOT BE USED FOR ANY OTHER PURPOSE. SINCE THE OWNER WILL OWN AND OPERATE THE FACILITY, IT IS IMPERATIVE THAT ALL PARTIES MAINTAIN ACCURATE INFORMATION REGARDING THE ACTUAL CONSTRUCTION OF THE PROJECT.
2. IMMEDIATELY AFTER RECEIPT OF THE PUNCH LIST, THE GENERAL CONTRACTOR AND SUBCONTRACTORS ARE EXPECTED TO BEGIN CORRECTION OF THE OUTSTANDING ITEMS AFTER COMPLETION OF PUNCHLIST. THE CONTRACTOR SHALL NOTIFY OWNER & ARCHITECT IN WRITING THAT FULL LIST OF ITEMS TO BE COMPLETED AND OR CORRECT IS FINALIZED.

DIVISION 4 - MASONRY

04 0500 - MASONRY VENEERS & SIMULATED STONES

- A. SUBMITTALS:** SHOP DRAWINGS AND CALCULATIONS INDICATING PRODUCTS TYPES AND LAYOUT, VERTICAL AND HORIZONTAL DIMENSIONS, EDGE CONDITIONS, AND CONNECTION DETAILS TO SUBSTRATES. PROVIDE GROUT TYPES AND COLOR SAMPLES.
- B. BASIS OF DESIGN:** CANYON LEDGE PROFILE AS MANUFACTURED BY CANYON STONE INC. MATCH THE MODULAR CONFIGURATIONS INDICATED IN THE CONSTRUCTION DOCUMENTS.
- C. MATERIALS**
- MORTAR: TYPE "N" TINTED TO A COLOR SELECTED BY THE ARCHITECT.
 - METAL LATH SHALL BE MINIMUM 2.5 LBS. PAPER BACKED GALVANIZED METAL LATH (DIAMOND MESH) ATTACHED WITH TYPE 3-12 GALVANIZED NAILS. GALVANIZED FLASHING MAY ALSO BE USED.
 - IN WALL AND CAP FLASHING SHALL BE CARULISE "PRE-KLEENED" EPDM OR COMPARABLE PRODUCTS MANUFACTURED BY W.R. GRACE OR ALCO.
 - BUILDING FELT TO BE 15# ASPHALT IMPREGNATED BUILDING FELT OVER WEATHER BARRIER OVER WALL SHEATHING.
- C. FABRICATIONS:** FABRICATE ITEMS IN LARGEST PRACTICAL SECTIONS FOR DELIVERY TO SITE.

F. INSTALLATION:

1. FOLLOW MANUFACTURER RECOMMENDED INSTALLATION INSTRUCTIONS TO MAINTAIN WARRANTY.
2. APPLY MORTAR 1/2" TO 3/4" THICK TO PREPARED SURFACE AREA USING A PLASTERER OR MASON'S TROWEL AND LAY SIMULATED STONE UNITS LEVEL AND TRUE TO LINE IN FULL BEDS OF MORTAR. ALL JOINTS MUST BE COMPLETELY FILLED. APPLY ONLY ENOUGH MORTAR TO ALLOW STONES TO BE SET BEFORE MORTAR BEGINS TO HARDEN.
3. ALL JOINTS IN SIMULATED STONE SHALL NOT EXCEED AN AVERAGE OF 1/2" IN WIDTH.
4. RETAIN 1/2" DEEP X 1/4" WIDE SEALANT JOINTS AT PERIMETER OF EXTERIOR DOORS, WINDOW FRAMES AND OTHER WALL OPENINGS.
6. WALLS SHALL BE COVERED WITH 15 LB BUILDING FELT AND GALVANIZED METAL LATH SHALL BE INSTALLED PRIOR TO APPLICATION OF THE MORTAR BASE. MORTAR BASE MAY BE APPLIED DIRECTLY TO MASONRY BACKUP.

DIVISION 5 - METALS

05 0000 - METAL RAILINGS

- A. SUBMITTALS:**
1. PRODUCT DATA AND SHOP DRAWINGS WITH PLANS ELEVATIONS AND SECTIONS INDICATING MEMBER SIZES AND LAYOUT, VERTICAL AND HORIZONTAL DIMENSIONS, EDGE CONDITIONS, AND CONNECTION DETAILS. INCLUDE DETAILS OF ASSEMBLY ASSEMBLIES, IDENTIFY DIMENSIONS, WEIGHTS, LOADS, REQUIRED CLEARANCES. METHOD OF FIELD ASSEMBLY, COMPONENTS, AND LOCATION AND SIZE OF EACH FIELD CONNECTION. SAMPLES FOR INITIAL SELECTION FOR EACH TYPE OF EXPOSED FINISH.
1. DELEGATED-DESIGN SUBMITTAL: FOR HANDRAIL AND GUARDRAIL SYSTEMS, INCLUDING ANALYSIS DATA SIGNED AND SEALED BY THE QUALIFIED PROFESSIONAL ENGINEER RESPONSIBLE FOR THEIR PREPARATION.
- B. DESIGN:** METAL RAILINGS SHALL BE DESIGNED BY FABRICATOR TO SUPPORT CODE-REQUIRED LOADING AND TO MATCH THE CONFIGURATIONS INDICATED IN THE CONSTRUCTION DOCUMENTS. SEE DRAWINGS FOR REQUIRED RAILING ELEVATIONS.
- C. WARRANTY:** MANUFACTURER'S WARRANTY: MANUFACTURER AGREES TO REPAIR OR REPLACE COMPONENTS OF HANDRAIL AND GUARD RAIL SYSTEM THAT FAIL IN MATERIALS OR WORKSMANSHIP WITHIN SPECIFIED WARRANTY PERIOD. WARRANTY PERIOD OF 30 YEAR.
- D. BASIS OF DESIGN:** DIGGER SPECIALTIES, INC., WESTBURY® ALUMINUM RAILING, TUSCANY SERIES, STYLE C10
- E. ACCESSORIES:**
1. GENERAL: PROVIDE MANUFACTURER'S STANDARD ACCESSORIES AS REQUIRED FOR COMPLETE RAILING SYSTEM AS INDICATED ON THE DRAWINGS AND AS REQUIRED TO COMPLY WITH PERFORMANCE REQUIREMENTS.
- F. FASTENERS:**
1. GENERAL: TYPE 304 STAINLESS-STEEL FASTENERS. USE EXPANDED FASTENERS WITH FINISH MATCHING APPEARANCE, INCLUDING COLOR AND TEXTURE, OF RAILINGS.
- G. FABRICATION:**
1. GENERAL: FABRICATE RAILINGS TO COMPLY WITH REQUIREMENTS INDICATED FOR DESIGN, DIMENSIONS, MEMBER SIZES AND SPACING, DETAILS, FINISH, AND ANCHORAGE, BUT NOT LESS THAN THAT REQUIRED TO SUPPORT STRUCTURAL LOADS.
2. CUT, DRILL, AND PUNCH ALUMINUM CLEANLY AND ACCURATELY. REMOVE BURRS AND EASE EDGES TO A RADIUS OF APPROX. 1/32 INCH (1 MM) UNLESS OTHERWISE INDICATED. REMOVE SHARP OR ROUGH AREAS ON EXPOSED SURFACES.
3. FABRICATE CONNECTIONS THAT ARE EXPOSED TO WEATHER IN A MANNER THAT EXCLUDES WATER. PROVIDE WEEP HOLES WHERE WATER MAY ACCUMULATE.
- H. FINISH:**
1. POWDER-COAT FINISH: AAMA 2605 EXHIBIT WITH A MINIMUM DRY FILM THICKNESS OF 1.5 MILS (0.04 MM). COMPLY WITH COATING MANUFACTURER'S WRITTEN INSTRUCTIONS FOR CLEANING, CONVERSION COATING, AND APPLYING AND BAKING FINISH.

I. INSTALLATION:

1. SUPPLY COMPONENTS REQUIRED FOR ANCHORAGE FABRICATED FROM SAME MATERIAL AND FINISH AS FABRICATION UNLESS NOTED OTHERWISE. SHIM AND LEVEL FABRICATIONS AS NECESSARY. COAT CONCEALED SURFACES OF ALUMINUM FABRICATIONS IN CONTACT WITH CONCRETE, GROUT, MASONRY, WOOD, OR DISSIMILAR METALS WITH BITUMINOUS PAINT.
2. FIT EXPOSED CONNECTIONS TOGETHER TO FORM TIGHT, HAIRLINE JOINTS.
3. PERFORM CUTTING, DRILLING, AND FITTING REQUIRED FOR INSTALLING RAILINGS. SET RAILINGS ACCURATELY IN LOCATION, ALIGNMENT, AND ELEVATION. MEASURED FROM ESTABLISHED UNITS AND LEVELS AND FREE OF RACK. I DO NOT YIELD, CUT, OR ABRASE SURFACES OF RAILING COMPONENTS THAT ARE COATED OR FINISHED AFTER FABRICATION AND THAT ARE INTENDED FOR FIELD CONNECTION BY MECHANICAL OR OTHER MEANS WITHOUT FURTHER CUTTING OR FITTING.
3. SET POSTS PLUMB WITHIN A TOLERANCE OF 1/16 INCH IN 3 FEET.
4. CONTROL OF CORROSION: PREVENT GALVANIC ACTION AND OTHER FORMS OF CORROSION BY INSULATING METALS AND OTHER MATERIALS FROM DIRECT CONTACT WITH INCOMPATIBLE MATERIALS.
5. ADJUST RAILINGS BEFORE ANCHORING TO ENSURE MATCHING ALIGNMENT AT ABUTTING JOINTS.
6. FASTENING TO IN-PLACE CONSTRUCTION: REMOVE BURRS AND EASE EDGES TO A RADIUS OF APPROX. 1/32 INCH (1 MM) UNLESS OTHERWISE INDICATED. REMOVE SHARP OR ROUGH AREAS ON EXPOSED SURFACES.
7. PROTECT FINISHES OF RAILINGS FROM DAMAGE DURING CONSTRUCTION PERIOD WITH TEMPORARY PROTECTIVE COVERINGS APPROVED BY RAILING MANUFACTURER. REMOVE PROTECTIVE COVERINGS AT TIME OF SUBSTANTIAL COMPLETION.

DIVISION 5 - METALS

05 0213 - PIPE AND TUBE RAILINGS

- A. SUBMITTALS:**
1. PRODUCT DATA AND SHOP DRAWINGS WITH PLANS ELEVATIONS AND SECTIONS INDICATING MEMBER SIZES AND LAYOUT, VERTICAL AND HORIZONTAL DIMENSIONS, EDGE CONDITIONS, AND CONNECTION DETAILS. INCLUDE DETAILS OF ASSEMBLY ASSEMBLIES, IDENTIFY DIMENSIONS, WEIGHTS, LOADS, REQUIRED CLEARANCES. METHOD OF FIELD ASSEMBLY, COMPONENTS, AND LOCATION AND SIZE OF EACH FIELD CONNECTION. SAMPLES FOR INITIAL SELECTION FOR EACH TYPE OF EXPOSED FINISH.
1. DELEGATED-DESIGN SUBMITTAL: FOR HANDRAIL AND GUARDRAIL SYSTEMS, INCLUDING ANALYSIS DATA SIGNED AND SEALED BY THE QUALIFIED PROFESSIONAL ENGINEER RESPONSIBLE FOR THEIR PREPARATION.
- B. DESIGN:** METAL TUBE RAILINGS SHALL BE DESIGNED BY FABRICATOR TO SUPPORT CODE-REQUIRED LOADING AND TO MATCH THE CONFIGURATIONS INDICATED IN THE CONSTRUCTION DOCUMENTS. SEE DRAWINGS FOR REQUIRED RAILING ELEVATIONS.
- C. FIELD CONDITIONS:**
1. FIELD MEASUREMENTS: VERIFY ACTUAL LOCATIONS OF WALLS AND OTHER CONSTRUCTION CONTIGUOUS WITH METAL FABRICATIONS BY FIELD MEASUREMENTS BEFORE FABRICATION.
- D. PERFORMANCE REQUIREMENTS:**
1. A DELEGATED DESIGN: ENGAGE A QUALIFIED PROFESSIONAL ENGINEER TO DESIGN RAILINGS, INCLUDING ATTACHMENT TO BUILDING CONSTRUCTION.
2. STRUCTURAL PERFORMANCE: RAILINGS, INCLUDING ATTACHMENT TO BUILDING CONSTRUCTION, SHALL WITHSTAND THE EFFECTS OF GRAVITY LOADS AND THE FOLLOWING LOADS AND STRESSES WITHIN LIMITS AND UNDER CONDITIONS INDICATED:
2. HANDRAILS AND TOP RAILS OF GUARDS:
- A. UNIFORM LOAD: 20 LB/FT (2.9 KN/M) APPLIED IN ANY DIRECTION.
 - B. CONCENTRATED LOAD OF 200 LB (89 KN) APPLIED IN ANY DIRECTION.
 - C. UNIFORM AND CONCENTRATED LOADS NEED NOT BE APPLIED TO ACT CONCURRENTLY.
- E. FASTENERS:**
1. FASTENERS FOR ANCHORING RAILINGS TO OTHER CONSTRUCTION: SELECT FASTENERS OF TYPE, GRADE, AND CLASS REQUIRED TO PROVIDE CONNECTIONS TO CONSTRUCTION. PROVIDE RAILINGS TO OTHER TYPES OF CONSTRUCTION INDICATED AND CAPABLE OF WITHSTANDING DESIGN LOADS.
- F. MISCELLANEOUS MATERIALS:**
1. METAL SURFACES, GENERAL: PROVIDE MATERIALS WITH SMOOTH SURFACES, WITHOUT SEAM MARKS, ROLLER MARKS, ROLLED TRADE NAMES, STAINS, DISCOLORATIONS, OR BLEMISHES.
2. BRACKETS, FLANGES, AND ANCHORS: CAST OR FORMED METAL OF SAME TYPE OF MATERIAL AND FINISH AS SUPPORTED RAILS UNLESS OTHERWISE INDICATED.
3. PIPE: ASTM A 53A, S3M, TYPE F OR TYPE S, GRADE A, STANDARD WEIGHT (SCHEDULE 40), UNLESS ANOTHER GRADE AND WEIGHT ARE REQUIRED BY STRUCTURAL LOADS.
- G. FABRICATION:**
1. GENERAL: FABRICATE RAILINGS TO COMPLY WITH REQUIREMENTS INDICATED FOR DESIGN, DIMENSIONS, MEMBER SIZES AND SPACING, DETAILS, FINISH, AND ANCHORAGE, BUT NOT LESS THAN THAT REQUIRED TO SUPPORT STRUCTURAL LOADS.
2. CUT, DRILL, AND PUNCH ALUMINUM CLEANLY AND ACCURATELY. REMOVE BURRS AND EASE EDGES TO A RADIUS OF APPROXIMATELY 1/32 INCH (1 MM) UNLESS OTHERWISE INDICATED. REMOVE SHARP OR ROUGH AREAS ON EXPOSED SURFACES.
3. FABRICATE CONNECTIONS THAT ARE EXPOSED TO WEATHER IN A MANNER THAT EXCLUDES WATER. PROVIDE WEEP HOLES WHERE WATER MAY ACCUMULATE.
4. WELDED CONNECTIONS: USE FULLY WELDED JOINTS FOR PERMANENTLY CONNECTING RAILING COMPONENTS. COMPLY WITH REQUIREMENTS FOR WELDED CONNECTIONS IN FABRICATION ARTICLE WHETHER WELDING IS PERFORMED IN THE SHOP OR IN THE FIELD.
- H. FINISH:**
1. FOR NONGALVANIZED-STEEL RAILINGS, PROVIDE NONGALVANIZED FERROUS-METAL FINISHES, BRACKETS, FASTENERS, AND SLEEVES; HOWEVER, GALVANIZE ANCHORS TO BE EMBEDDED IN EXTERIOR CONC OR MASONRY.
2. FASTENERS: AS RECOMMENDED BY MEMBRANE MANUFACTURER.
3. PRIMER APPLICATION: APPLY SHOP PRIMER TO PREPARED SURFACES OF RAILINGS UNLESS OTHERWISE SPECIFIED. COMPLY WITH REQUIREMENTS IN SSPC-PA 1, "SHOP PRIMER AND MAINTENANCE PAINTING OF STEEL," FOR SHOP PAINTING. PRIMER NEED NOT BE APPLIED TO SURFACES TO BE EMBEDDED IN CONC OR MAS.
- I. INSTALLATION:**
1. SUPPLY COMPONENTS REQUIRED FOR ANCHORAGE FABRICATED FROM SAME MATERIAL AND FINISH AS FABRICATION UNLESS NOTED OTHERWISE. SHIM AND LEVEL FABRICATIONS AS NECESSARY. COAT CONCEALED SURFACES OF FABRICATIONS IN CONTACT WITH CONCRETE, GROUT, MASONRY, WOOD, OR DISSIMILAR METALS WITH BITUMINOUS PAINT.
2. FIT EXPOSED CONNECTIONS TOGETHER TO FORM TIGHT, HAIRLINE JOINTS.
3. PERFORM CUTTING, DRILLING, AND FITTING REQUIRED FOR INSTALLING RAILINGS. SET RAILINGS ACCURATELY IN LOCATION, ALIGNMENT, AND ELEVATION. MEASURED FROM ESTABLISHED UNITS AND LEVELS AND FREE OF RACK. I DO NOT YIELD, CUT, OR ABRASE SURFACES OF RAILING COMPONENTS THAT ARE COATED OR FINISHED AFTER FABRICATION AND THAT ARE INTENDED FOR FIELD CONNECTION BY MECHANICAL OR OTHER MEANS WITHOUT FURTHER CUTTING OR FITTING.
3. SET POSTS PLUMB WITHIN A TOLERANCE OF 1/16 INCH IN 3 FEET.
4. CONTROL OF CORROSION: PREVENT GALVANIC ACTION AND OTHER FORMS OF CORROSION BY INSULATING METALS AND OTHER MATERIALS FROM DIRECT CONTACT WITH INCOMPATIBLE MATERIALS.
5. ADJUST RAILINGS BEFORE ANCHORING TO ENSURE MATCHING ALIGNMENT AT ABUTTING JOINTS.
6. FASTENING TO IN-PLACE CONSTRUCTION: REMOVE BURRS AND EASE EDGES TO A RADIUS OF APPROX. 1/32 INCH (1 MM) UNLESS OTHERWISE INDICATED. REMOVE SHARP OR ROUGH AREAS ON EXPOSED SURFACES.
7. PROTECT FINISHES OF RAILINGS FROM DAMAGE DURING CONSTRUCTION PERIOD WITH TEMPORARY PROTECTIVE COVERINGS APPROVED BY RAILING MANUFACTURER. REMOVE PROTECTIVE COVERINGS AT TIME OF SUBSTANTIAL COMPLETION.

DIVISION 6 - WOOD AND PLASTICS

06 1000 - ROUGH CARPENTRY

1. PROVIDE SUFFICIENT FIRE RETARDANT TREATED WOOD BLOCKING AT ALL STUDS FOR SECURING OF WALL & CEILING ITEMS, WHETHER FURNISHED BY OWNER OR CONTRACTOR.
2. CONCEALED WOOD TO BE FIRE RETARDANT TREATED UNLESS NOTED OTHERWISE.
3. PRESERVATIVE TREATED LUMBER IS REQUIRED FOR ALL ITEMS TO REMAIN IN CONTACT WITH CONCRETE OR MASONRY TO CONFORM TO AWWA STANDARD 5.
4. RLYWOOD SHALL BE CD GRADE APA OR FOR YELLOW PINE. ALL RLYWOOD TO BE FIRE RATED WHERE WALLS ARE INDICATED AS RATED CONSTRUCTION.
5. BLOCKING SHALL BE CLOSELY FITTED, ACCURATELY SET TO REQUIRED UNITS & LEVELS, SECURELY CONNECTED & RIGIDLY FITTED IN PLACE. USING NAILS, SCREWS, OR BOLTS AS INDICATED OR REQUIRED BY GOOD PRACTICE AND MANUFACTURER'S RECOMMENDATIONS.

06 2000 - FINISH CARPENTRY

- A. SUBMITTALS:** SAMPLES OF FINISH MATERIALS, CATALOG CUTS OF HARDWARE, AND SHOP DRAWINGS INCLUDING DIMENSIONED PLANS, ELEVATIONS, AND SECTIONS.
- B. QUALITY STANDARD:** ARCHITECTURAL WOODWORK INSTITUTES "ARCHITECTURAL WOODWORK QUALITY STANDARDS"
- C. MATERIALS:**
1. SOFTWOOD LUMBER: MAXIMUM MOISTURE CONTENT OF 6 PERCENT; WITH VERTICAL GRAIN, OF QUALITY SUITABLE FOR SCHEDULED FINISH.
2. HARDWOOD LUMBER: MAXIMUM MOISTURE CONTENT OF 6 PERCENT; WITH VERTICAL GRAIN, OF QUALITY SUITABLE FOR SCHEDULED FINISH.
3. SHEET MATERIALS: SOFTWOOD PLYWOOD, EXPOSED TO VIEW. FACE SPECIES AS INDICATED, PLAN SAWN, MEDIUM DENSITY FIBERBOARD CORE, PS-1 GRADE A-B, GLUE TYPE AS RECOMMENDED FOR APPLICATION.
- D. INTERIOR WOODWORK:**
1. COMPLETE FABRICATION BEFORE SHIPPING TO PROJECT SITE TO MAXIMUM EXTENT FEASIBLE. DISASSEMBLE ONLY AS NEEDED FOR SHIPPING AND INSTALLING. WHERE NECESSARY FOR FITTING AT PROJECT SITE, PROVIDE FOR SCRUBING AND TRIMMING.
2. RACKOUT AND GROOVE BACKS OF FLAT MEMBERS, KEIF BACKS OF OTHER WIDE, FLAT MEMBERS, EXCEPT WHERE ENDS WILL BE EXPOSED IN FINISHED WORK.

F. INSTALLATION:

1. DO NOT DELIVER OR INSTALL WOODWORK UNTIL BUILDING IS ENCLOSED, WET WORK IS COMPLETED, HVAC IS OPERATIONAL, AND WOODWORK IS CONDITIONED TO PREVAILING CONDITIONS OF SPACE WHERE INSTALLED. MAINTAIN TEMPERATURE BETWEEN 55° F. AND 75° F. FOR 72 HOURS BEFORE BEGINNING INSTALLATION AND FOR DURATION OF PROJECT.
2. INSTALL WOODWORK LEVEL AND PLUMB AND SHIM AS REQUIRED WITH CONCEALED SHIMS TO 8 TOLERANCE OF 1/16" AND TO COMPLY WITH REFERENCED QUALITY STANDARDS FOR GRADE SPECIFIED.
3. SCREVE AND CUT WOODWORK TO FIT ADJOINING WORK, SEAL CUT SURFACES, AND REPAIR DAMAGED FINISH AT JOINTS.
4. INSTALL TRIM WITH MINIMUM NUMBER OF JOINTS POSSIBLE USING FULL LENGTH PIECES TO GREATEST EXTENT POSSIBLE. STAGGER JOINTS IN ADJACENT AND RELATED MEMBERS.
5. LUMBER OR TRANSPARENT FINISH (STAINED OR CLEAR): USE PIECES MADE OF SOLID LUMBER STOCK.
6. LUMBER FOR PAINTED FINISH: AT CONTRACTOR'S OPTION, USE PIECES WHICH ARE EITHER GLUED-UP OR MADE OF SOLID LUMBER STOCK.
7. DISCARD UNITS OF MATERIAL WHICH ARE UNSOUND, WARPED, BOWED, TWISTED, IMPROPERLY TREATED, NOT ADEQUATELY SEASONED OR TOO SMALL TO FABRICATE WORK WITH MINIMUM OF JOINTS OR OPTIMUM JOINT ARRANGEMENTS, OR WHICH ARE DEFECTIVELY MANUFACTURED WITH RESPECT TO SURFACES, SIZES OR PATTERNS.
8. INSTALL THE WORK PLUMB, LEVEL, TRUE AND STRAIGHT WITH NO DISTORTIONS. SHIM AS REQUIRED TO CORRECT CONCEALED SHIMS.
9. SCREVE AND CUT WORK TO FIT ADJOINING WORK, AND REFINISH CUT SURFACES OR REPAIR DAMAGED FINISH AT JOINTS.
10. SAND WORK SMOOTH AND SET EXPOSED NAILS AND SCREWS.
11. APPLY WOOD FILLER IN EXPOSED NAIL AND SCREW INDENTATIONS.
12. FINISH WORK SHALL BE SMOOTH, FREE FROM GRIT, TORN, MARKS, RAISED GRAIN MARKINGS, OR SIMILAR DEFECTS ON EXPOSED SURFACES.

06 4100 - ARCHITECTURAL WOOD CASEWORK

- A. SUBMITTALS:** SAMPLES OF FINISH MATERIALS, CATALOG CUTS OF HARDWARE, AND SHOP DRAWINGS INCLUDING APPROX. 1/32 INCH (1 MM) UNLESS OTHERWISE INDICATED. REMOVE SHARP OR ROUGH AREAS ON EXPOSED SURFACES.
3. FABRICATE CONNECTIONS THAT ARE EXPOSED TO WEATHER IN A MANNER THAT EXCLUDES WATER. PROVIDE WEEP HOLES WHERE WATER MAY ACCUMULATE.
- H. FINISH:**
1. POWDER-COAT FINISH: AAMA 2605 EXHIBIT WITH A MINIMUM DRY FILM THICKNESS OF 1.5 MILS (0.04 MM). COMPLY WITH COATING MANUFACTURER'S WRITTEN INSTRUCTIONS FOR CLEANING, CONVERSION COATING, AND APPLYING AND BAKING FINISH.

I. INSTALLATION:

1. SUPPLY COMPONENTS REQUIRED FOR ANCHORAGE FABRICATED FROM SAME MATERIAL AND FINISH AS FABRICATION UNLESS NOTED OTHERWISE. SHIM AND LEVEL FABRICATIONS AS NECESSARY. COAT CONCEALED SURFACES OF ALUMINUM FABRICATIONS IN CONTACT WITH CONCRETE, GROUT, MASONRY, WOOD, OR DISSIMILAR METALS WITH BITUMINOUS PAINT.
2. FIT EXPOSED CONNECTIONS TOGETHER TO FORM TIGHT, HAIRLINE JOINTS.
3. PERFORM CUTTING, DRILLING, AND FITTING REQUIRED FOR INSTALLING RAILINGS. SET RAILINGS ACCURATELY IN LOCATION, ALIGNMENT, AND ELEVATION. MEASURED FROM ESTABLISHED UNITS AND LEVELS AND FREE OF RACK. I DO NOT YIELD, CUT, OR ABRASE SURFACES OF RAILING COMPONENTS THAT ARE COATED OR FINISHED AFTER FABRICATION AND THAT ARE INTENDED FOR FIELD CONNECTION BY MECHANICAL OR OTHER MEANS WITHOUT FURTHER CUTTING OR FITTING.
3. SET POSTS PLUMB WITHIN A TOLERANCE OF 1/16 INCH IN 3 FEET.
4. CONTROL OF CORROSION: PREVENT GALVANIC ACTION AND OTHER FORMS OF CORROSION BY INSULATING METALS AND OTHER MATERIALS FROM DIRECT CONTACT WITH INCOMPATIBLE MATERIALS.
5. ADJUST RAILINGS BEFORE ANCHORING TO ENSURE MATCHING ALIGNMENT AT ABUTTING JOINTS.
6. FASTENING TO IN-PLACE CONSTRUCTION: REMOVE BURRS AND EASE EDGES TO A RADIUS OF APPROX. 1/32 INCH (1 MM) UNLESS OTHERWISE INDICATED. REMOVE SHARP OR ROUGH AREAS ON EXPOSED SURFACES.
7. PROTECT FINISHES OF RAILINGS FROM DAMAGE DURING CONSTRUCTION PERIOD WITH TEMPORARY PROTECTIVE COVERINGS APPROVED BY RAILING MANUFACTURER. REMOVE PROTECTIVE COVERINGS AT TIME OF SUBSTANTIAL COMPLETION.

DIVISION 5 - METALS

05 0213 - PIPE AND TUBE RAILINGS

- A. SUBMITTALS:**
1. PRODUCT DATA AND SHOP DRAWINGS WITH PLANS ELEVATIONS AND SECTIONS INDICATING MEMBER SIZES AND LAYOUT, VERTICAL AND HORIZONTAL DIMENSIONS, EDGE CONDITIONS, AND CONNECTION DETAILS. INCLUDE DETAILS OF ASSEMBLY ASSEMBLIES, IDENTIFY DIMENSIONS, WEIGHTS, LOADS, REQUIRED CLEARANCES. METHOD OF FIELD ASSEMBLY, COMPONENTS, AND LOCATION AND SIZE OF EACH FIELD CONNECTION. SAMPLES FOR INITIAL SELECTION FOR EACH TYPE OF EXPOSED FINISH.
1. DELEGATED-DESIGN SUBMITTAL: FOR HANDRAIL AND GUARDRAIL SYSTEMS, INCLUDING ANALYSIS DATA SIGNED AND SEALED BY THE QUALIFIED PROFESSIONAL ENGINEER RESPONSIBLE FOR THEIR PREPARATION.
- B. DESIGN:** METAL TUBE RAILINGS SHALL BE DESIGNED BY FABRICATOR TO SUPPORT CODE-REQUIRED LOADING AND TO MATCH THE CONFIGURATIONS INDICATED IN THE CONSTRUCTION DOCUMENTS. SEE DRAWINGS FOR REQUIRED RAILING ELEVATIONS.
- C. FIELD CONDITIONS:**
1. FIELD MEASUREMENTS: VERIFY ACTUAL LOCATIONS OF WALLS AND OTHER CONSTRUCTION CONTIGUOUS WITH METAL FABRICATIONS BY FIELD MEASUREMENTS BEFORE FABRICATION.
- D. PERFORMANCE REQUIREMENTS:**
1. A DELEGATED DESIGN: ENGAGE A QUALIFIED PROFESSIONAL ENGINEER TO DESIGN RAILINGS, INCLUDING ATTACHMENT TO BUILDING CONSTRUCTION.
2. STRUCTURAL PERFORMANCE: RAILINGS, INCLUDING ATTACHMENT TO BUILDING CONSTRUCTION, SHALL WITHSTAND THE EFFECTS OF GRAVITY LOADS AND THE FOLLOWING LOADS AND STRESSES WITHIN LIMITS AND UNDER CONDITIONS INDICATED:
2. HANDRAILS AND TOP RAILS OF GUARDS:
- A. UNIFORM LOAD: 20 LB/FT (2.9 KN/M) APPLIED IN ANY DIRECTION.
 - B. CONCENTRATED LOAD OF 200 LB (89 KN) APPLIED IN ANY DIRECTION.
 - C. UNIFORM AND CONCENTRATED LOADS NEED NOT BE APPLIED TO ACT CONCURRENTLY.
- E. FASTENERS:**
1. FASTENERS FOR ANCHORING RAILINGS TO OTHER CONSTRUCTION: SELECT FASTENERS OF TYPE, GRADE, AND CLASS REQUIRED TO PROVIDE CONNECTIONS TO CONSTRUCTION. PROVIDE RAILINGS TO OTHER TYPES OF CONSTRUCTION INDICATED AND CAPABLE OF WITHSTANDING DESIGN LOADS.
- F. MISCELLANEOUS MATERIALS:**
1. METAL SURFACES, GENERAL: PROVIDE MATERIALS WITH SMOOTH SURFACES, WITHOUT SEAM MARKS, ROLLER MARKS, ROLLED TRADE NAMES, STAINS, DISCOLORATIONS, OR BLEMISHES.
2. BRACKETS, FLANGES, AND ANCHORS: CAST OR FORMED METAL OF SAME TYPE OF MATERIAL AND FINISH AS SUPPORTED RAILS UNLESS OTHERWISE INDICATED.
3. PIPE: ASTM A 53A, S3M, TYPE F OR TYPE S, GRADE A, STANDARD WEIGHT (SCHEDULE 40), UNLESS ANOTHER GRADE AND WEIGHT ARE REQUIRED BY STRUCTURAL LOADS.
- G. FABRICATION:**
1. GENERAL: FABRICATE RAILINGS TO COMPLY WITH REQUIREMENTS INDICATED FOR DESIGN, DIMENSIONS, MEMBER SIZES AND SPACING, DETAILS, FINISH, AND ANCHORAGE, BUT NOT LESS THAN THAT REQUIRED TO SUPPORT STRUCTURAL LOADS.
2. CUT, DRILL, AND PUNCH ALUMINUM CLEANLY AND ACCURATELY. REMOVE BURRS AND EASE EDGES TO A RADIUS OF APPROXIMATELY 1/32 INCH (1 MM) UNLESS OTHERWISE INDICATED. REMOVE SHARP OR ROUGH AREAS ON EXPOSED SURFACES.
3. FABRICATE CONNECTIONS THAT ARE EXPOSED TO WEATHER IN A MANNER THAT EXCLUDES WATER. PROVIDE WEEP HOLES WHERE WATER MAY ACCUMULATE.
4. WELDED CONNECTIONS: USE FULLY WELDED JOINTS FOR PERMANENTLY CONNECTING RAILING COMPONENTS. COMPLY WITH REQUIREMENTS FOR WELDED CONNECTIONS IN FABRICATION ARTICLE WHETHER WELDING IS PERFORMED IN THE SHOP OR IN THE FIELD.
- H. FINISH:**
1. FOR NONGALVANIZED-STEEL RAILINGS, PROVIDE NONGALVANIZED FERROUS-METAL FINISHES, BRACKETS, FASTENERS, AND SLEEVES; HOWEVER, GALVANIZE ANCHORS TO BE EMBEDDED IN EXTERIOR CONC OR MASONRY.
2. FASTENERS: AS RECOMMENDED BY MEMBRANE MANUFACTURER.
3. PRIMER APPLICATION: APPLY SHOP PRIMER TO PREPARED SURFACES OF RAILINGS UNLESS OTHERWISE SPECIFIED. COMPLY WITH REQUIREMENTS IN SSPC-PA 1, "SHOP PRIMER AND MAINTENANCE PAINTING OF STEEL," FOR SHOP PAINTING. PRIMER NEED NOT BE APPLIED TO SURFACES TO BE EMBEDDED IN CONC OR MAS.
- I. INSTALLATION:**
1. SUPPLY COMPONENTS REQUIRED FOR ANCHORAGE FABRICATED FROM SAME MATERIAL AND FINISH AS FABRICATION UNLESS NOTED OTHERWISE. SHIM AND LEVEL FABRICATIONS AS NECESSARY. COAT CONCEALED SURFACES OF FABRICATIONS IN CONTACT WITH CONCRETE, GROUT, MASONRY, WOOD, OR DISSIMILAR METALS WITH BITUMINOUS PAINT.
2. FIT EXPOSED CONNECTIONS TOGETHER TO FORM TIGHT, HAIRLINE JOINTS.
3. PERFORM CUTTING, DRILLING, AND FITTING REQUIRED FOR INSTALLING RAILINGS. SET RAILINGS ACCURATELY IN LOCATION, ALIGNMENT, AND ELEVATION. MEASURED FROM ESTABLISHED UNITS AND LEVELS AND FREE OF RACK. I DO NOT YIELD, CUT, OR ABRASE SURFACES OF RAILING COMPONENTS THAT ARE COATED OR FINISHED AFTER FABRICATION AND THAT ARE INTENDED FOR FIELD CONNECTION BY MECHANICAL OR OTHER MEANS WITHOUT FURTHER CUTTING OR FITTING.
3. SET POSTS PLUMB WITHIN A TOLERANCE OF 1/16 INCH IN 3 FEET.
4. CONTROL OF CORROSION: PREVENT GALVANIC ACTION AND OTHER FORMS OF CORROSION BY INSULATING METALS AND OTHER MATERIALS FROM DIRECT CONTACT WITH INCOMPATIBLE MATERIALS.
5. ADJUST RAILINGS BEFORE ANCHORING TO ENSURE MATCHING ALIGNMENT AT ABUTTING JOINTS.
6. FASTENING TO IN-PLACE CONSTRUCTION: REMOVE BURRS AND EASE EDGES TO A RADIUS OF APPROX. 1/32 INCH (1 MM) UNLESS OTHERWISE INDICATED. REMOVE SHARP OR ROUGH AREAS ON EXPOSED SURFACES.
7. PROTECT FINISHES OF RAILINGS FROM DAMAGE DURING CONSTRUCTION PERIOD WITH TEMPORARY PROTECTIVE COVERINGS APPROVED BY RAILING MANUFACTURER. REMOVE PROTECTIVE COVERINGS AT TIME OF SUBSTANTIAL COMPLETION.

DIVISION 7 - THERMAL AND MOISTURE PROTECTION

07 1300 - SHEET WATERPROOFING

- A. SUBMITTALS:**
1. PRODUCT DATA: PROVIDE DATA FOR MEMBRANE.
2. PROVIDE SHOP DRAWINGS: INDICATE SFEPAJ, JOINT OR TERMINATION CONDITIONS AND CONDITIONS OF INTERFACE WITH OTHER MATERIALS.
3. CERTIFICATE: CERTIFY THAT PRODUCTS MEET OR EXCEED SPECIFIED REQUIREMENTS.
- B. SURFACE BURNING CHARACTERISTICS:**

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SPECIFICATIONS - PRODUCT & INSTALLATION GENERAL REQUIREMENTS

09 5000 - RESILIENT FLOORING AND WALL BASE

A. SUBMITTALS: PRODUCT DATA AND (1) SAMPLES OF EACH TILE AND BASE SPECIFIED FOR VERIFICATION PURPOSES.

B. BASIS OF DESIGN:

1. METROFLOR/KONECTO PLANK, PROJECT 54012 OR APPROVED EQUAL.

C. ATTIC STOCK: FURNISH ONE (1) BOX FOR EACH 50 BOXES OR FRACTION THEREOF OF EACH TYPE OF FLOOR TILE AND 20' OF EACH COLOR AND TYPE OF WALL BASE PACKAGED WITH PROTECTIVE COVERING AND LABELED FOR STORAGE.

D. RESILIENT TILE PRODUCTS: PROVIDE FLOOR TILE IN TYPE AND SIZES INDICATED IN THE CONSTRUCTION DOCUMENTS COMPLYING WITH THE FOLLOWING:

E. RESILIENT WALL BASE: ASTM TYPE TS (RUBBER, VULCANIZED THERMOSET) 1/8" THICK, FURNISHED IN COLES IN STYLES AND SIZES INDICATED IN THE CONSTRUCTION DOCUMENTS WITH JOB-FORMED INSIDE AND OUTSIDE CORNERS.

F. INSTALLATION ACCESSORIES:

1. LEVELING AND PATCHING COMPOUNDS: LATEX-MODIFIED, PORTLAND CEMENT, OR BLENDED HYDRAULIC CEMENT-BASED FORMULATION PROVIDED OR APPROVED BY FLOORING MANUFACTURER TO SUIT RESILIENT PRODUCTS AND SUBSTRATE CONDITIONS.
2. ADHESIVES: WATER-RESISTANT TYPE RECOMMENDED BY MANUFACTURER TO SUIT RESILIENT PRODUCTS AND SUBSTRATE CONDITIONS. SPREAD ONLY ENOUGH ADHESIVE TO PERMIT INSTALLATION OF MATERIALS BEFORE INITIAL SET.
3. MOLDINGS, TRANSITION AND EDGE STRIPS: SAME MATERIAL AS FLOORING.

G. INSTALLATION:

1. PREPARE CONCRETE SUBSTRATES PER ASTM F 710. VERIFY THAT SUBSTRATES ARE DRY AND FREE OF CURING COMPOUNDS, SEALERS AND HARDENERS.
2. LAY OUT TILES 50 WIDTHS AT OPPOSITE EDGES OF ROOM ARE EQUAL AND NOT LESS THAN HALF-WIDTH.
3. LAY TILES IN PATTERNS INDICATED WITH GRAIN DIRECTION ALTERNATING IN ADJACENT TILES, UNLESS NOTED OTHERWISE.
4. CLEAN, SEAL, AND WAX RESILIENT FLOORING IN ACCORDANCE WITH MANUFACTURERS' INSTRUCTIONS.

H. WALL BASE AND ACCESSORY INSTALLATION:

1. CONFIRM THAT SOLID BACKING IS PROVIDED BEHIND ALL WALL BASE. AREAS WHERE GYPSUM BOARD IS HELD MORE THAN 1/2" ABOVE SLAB SHALL BE FILLED IN PRIOR TO BASE INSTALLATION.
2. INSTALL WALL BASE WITH MANUFACTURER'S RECOMMENDED ADHESIVE IN MAXIMUM LENGTHS POSSIBLE. APPLY TO WALLS, COLUMNS, PLASTERS, CASEWORK, AND OTHER PERMANENT FIXTURES.
3. INSTALL TRANSITION STRIPS WHERE FLOORING MATERIALS MEET OR WHERE EDGE OF TILE IS EXPOSED AS INDICATED IN THE FINISH SCHEDULE.

09 6913 - TILE CARPETING

A. SUBMITTALS: PRODUCT DATA AND SAMPLES OF EACH CARPET PRODUCT INDICATED. SUBMIT ACTUAL TILE SAMPLES OF EACH CARPET REQUIRED.

B. WARRANTY: PROVIDE SPECIAL PROJECT WARRANTY, SIGNED BY CONTRACTOR, INSTALLER AND MANUFACTURER (CARPET MILL), AGREEING TO REPAIR OR REPLACE DEFECTIVE MATERIALS AND WORKSMANSHIP OF CARPETING WORK DURING 1-YEAR WARRANTY PERIOD FOLLOWING SUBSTANTIAL COMPLETION. ATTACH COPIES OF PRODUCT WARRANTIES.

C. ATTIC STOCK: FURNISH FULL-WIDTH CARPET EQUAL TO 5% OF EACH TYPE AND COLOR CARPET INSTALLED. PACKAGED WITH PROTECTIVE COVERING AND LABELED FOR STORAGE.

D. PRODUCTS: PROVIDE CARPET IN PATTERNS AND COLORS AND WITH BACKINGS AS INDICATED IN THE CONSTRUCTION DOCUMENTS WITH CRITICAL RADIANT FLUX CLASSIFICATION CLASS 1, NOT LESS THAN 45 W/50, CM PER ASTM E 648. ORDER ALL MATERIALS FROM THE SAME FACTORY DYE LOT.

E. INSTALLATION ACCESSORIES:

1. TROWELABLE LEVELING AND PATCHING COMPOUNDS: LATEX-MODIFIED, HYDRAULIC-CEMENT-BASED FORMULATION PROVIDED OR RECOMMENDED BY CARPET MANUFACTURER.
2. ADHESIVES: WATER-RESISTANT, MILDEW-RESISTANT, NONSTAINING TYPE TO SUIT PRODUCTS AND SUBFLOOR CONDITIONS INDICATED, THAT COMPLIES WITH FLAMMABILITY REQUIREMENTS FOR INSTALLED CARPET AND IS RECOMMENDED OR PROVIDED BY CARPET MANUFACTURER.

F. INSTALLATION: FOR CARPET TILE COMPLY WITH CR1 104, SECTION 13 "CARPET MODULES (TILES)".

1. GENERAL: COMPLY WITH CR15 "CR CARPET INSTALLATION STANDARD" AND WITH CARPET MANUFACTURER'S WRITTEN INSTALLATION INSTRUCTIONS FOR PREPARING SUBSTRATES.
2. USE TROWELABLE LEVELING AND PATCHING COMPOUNDS, ACCORDING TO MANUFACTURERS' WRITTEN INSTRUCTIONS, TO FILL CRACKS, HOLES, DEPRESSIONS, AND PROTRUSIONS IN SUBSTRATES. FILL OR LEVEL CRACKS, HOLES AND DEPRESSIONS 1/8 INCH WIDE OR WIDER, AND PROTRUSIONS MORE THAN 1/32 INCH, UNLESS MORE STRINGENT REQUIREMENTS ARE REQUIRED BY MANUFACTURERS' WRITTEN INSTRUCTIONS.
3. BROOM AND VACUUM CLEAN SUBSTRATES TO BE COVERED IMMEDIATELY BEFORE INSTALLING CARPET.
4. LAY CARPET TILE IN PATTERN AS INDICATED ON CONSTRUCTION DOCUMENTS AND 50 WIDTHS AT OPPOSITE EDGES OF ROOM ARE EQUAL AND NOT LESS THAN HALF-WIDTH.
5. TRIM CARPET NEATLY AND TIGHT TO WALLS AND AROUND INTERFERRINGS.
6. INSTALL PATTERN PARALLEL TO WALLS AND BORDERS UNLESS OTHERWISE INDICATED.
7. DO NOT BRIDGE BUILDING EXPANSION JOINTS WITH CARPET.
8. CUT AND FIT CARPET TO BUTT TIGHTLY TO VERTICAL SURFACES, PERMANENT FIXTURES, AND BUILT-IN FURNITURE INCLUDING CABINETS, PIPES, OUTLETS, EDGES, THRESHOLDS, AND NOSINGS. BIND OR SEAL CUT EDGES AS RECOMMENDED BY CARPET MANUFACTURER.
9. EXTEND CARPET INTO TIE SPACES, DOOR REVEALS, CLOSETS, OPEN-BOTTOMED OBSTRUCTIONS, REMOVABLE FLANGES, ALCOVES, AND SIMILAR OPENINGS.
10. MAINTAIN REFERENCE MARKERS, HOLES, AND OPENINGS THAT ARE IN PLACE OR MARKED FOR FUTURE CUTTING BY REPEATING ON CARPET AS MARKED ON SUBFLOOR, USE NONPERMANENT, NONSTAINING MARKING DEVICE.
11. PROTECT CARPET AGAINST DAMAGE FROM CONSTRUCTION OPERATIONS AND PLACEMENT OF EQUIPMENT AND FIXTURES DURING THE REMAINDER OF CONSTRUCTION PERIOD. USE PROTECTION METHODS RECOMMENDED IN WRITING BY CARPET MANUFACTURER.
12. INSTALL TRANSITION STRIPS AT CARPET TERMINATIONS AS SPECIFIED ON THE CONSTRUCTION DOCUMENTS.

09 6916 - SHEET CARPETING

A. SUBMITTALS: PRODUCT DATA AND SAMPLES OF EACH CARPET PRODUCT INDICATED. SUBMIT 18" X 27" SAMPLES OF EACH CARPET REQUIRED, AND 6" LENGTHS OF EXPOSED EDGE STRIPPING.

B. WARRANTY: PROVIDE SPECIAL PROJECT WARRANTY, SIGNED BY CONTRACTOR, INSTALLER AND MANUFACTURER (CARPET MILL), AGREEING TO REPAIR OR REPLACE DEFECTIVE MATERIALS AND WORKSMANSHIP OF CARPETING WORK DURING 1-YEAR WARRANTY PERIOD FOLLOWING SUBSTANTIAL COMPLETION. ATTACH COPIES OF PRODUCT WARRANTIES.

C. ATTIC STOCK: FULL-SIZE UNITS EQUAL TO 5 PERCENT OF AMOUNT INSTALLED FOR EACH TYPE INDICATED, BUT NOT LESS THAN 10 SQ. YD.

D. PRODUCTS: A. APARTMENT UNIT CARPET SHALL BE SUPPLIED AND INSTALLED UNDER AN ALLOWANCES OF \$8.00/SQUARE YARD FOR THE PURCHASE AND DELIVERY OF THE CARPET MATERIAL ONLY.

1. COSTS FOR THE PAD ACCESSORIES, TAXES, LABOR, ETC. ARE NOT INCLUDED IN THE ALLOWANCES STATED ABOVE BUT SHALL BE INCLUDED IN THE BID PRICE FOR A COMPLETE INSTALLATION.

B. CARPET PAD SHALL BE 1/2" - 3/4" DENSITY REDOND PAD AS REQUIRED FOR A COMPLETE INSTALLATION.

E. INSTALLATION ACCESSORIES:

1. TROWELABLE LEVELING AND PATCHING COMPOUNDS: LATEX-MODIFIED, HYDRAULIC-CEMENT-BASED FORMULATION PROVIDED OR RECOMMENDED BY CARPET MANUFACTURER.
2. ADHESIVES: WATER-RESISTANT, MILDEW-RESISTANT, NONSTAINING TYPE TO SUIT PRODUCTS AND SUBFLOOR CONDITIONS INDICATED, THAT COMPLIES WITH FLAMMABILITY REQUIREMENTS FOR INSTALLED CARPET AND IS RECOMMENDED OR PROVIDED BY CARPET MANUFACTURER.
3. SEAM ADHESIVE: HOT-MELT ADHESIVE TAPE OR SIMILAR PRODUCT RECOMMENDED BY CARPET MANUFACTURER FOR SEALING AND TAPING SEAMS AND BUTTING CUT EDGES AT BACKING TO FORM SECURE SEAMS AND TO PREVENT PILE LOSS AT SEAMS.
4. TACKLESS CARPET STRIPPING: WATER RESISTANT PLVWOOD STRIPS, 3/8" THICK WITH ANGULAR PINS PROTRUDING FROM TOP DESIGNED TO GRIP AND HOLD STRETCHED CARPET AT THE BACKING. PROVIDE STRIPPING WITH 2 ROWS OF PINS.
5. CARPET EDGE GUARD: EXTRUDED ALUMINUM BEND DOWN TYPE EDGE GUARD, WITH CONCEALED GRIPPER TEETH AND MINIMUM 1-1/2" WIDE PUNCHED ANCHORAGE FLANGE AND MINIMUM 5/8" WIDE FACE.

F. INSTALLATION:

1. GENERAL: COMPLY WITH CR15 "CR CARPET INSTALLATION STANDARD" AND WITH CARPET MANUFACTURER'S WRITTEN INSTALLATION INSTRUCTIONS FOR PREPARING SUBSTRATES.
2. USE TROWELABLE LEVELING AND PATCHING COMPOUNDS, ACCORDING TO MANUFACTURERS' WRITTEN INSTRUCTIONS, TO FILL CRACKS, HOLES, DEPRESSIONS, AND PROTRUSIONS IN SUBSTRATES. FILL OR LEVEL CRACKS, HOLES AND DEPRESSIONS 1/8 INCH WIDE OR WIDER, AND PROTRUSIONS MORE THAN 1/32 INCH, UNLESS MORE STRINGENT REQUIREMENTS ARE REQUIRED BY MANUFACTURERS' WRITTEN INSTRUCTIONS.
3. BROOM AND VACUUM CLEAN SUBSTRATES TO BE COVERED IMMEDIATELY BEFORE INSTALLING CARPET.
4. UNIT INSTALLATION: STRETCH-IN INSTALLATION WITH PAD.
5. COMPLY WITH CARPET MANUFACTURERS' WRITTEN INSTRUCTIONS AND SHOP DRAWINGS FOR SEAM LOCATIONS AND DIRECTION OF CARPET; MAINTAIN UNIFORMITY OF CARPET DIRECTION AND LAY OF PILE AT DOORWAYS, CENTER SEAMS UNDER THE DOOR IN CLOSED POSITION.
6. INSTALL PATTERN PARALLEL TO WALLS AND BORDERS UNLESS OTHERWISE INDICATED.
7. DO NOT BRIDGE BUILDING EXPANSION JOINTS WITH CARPET.
8. CUT AND FIT CARPET TO BUTT TIGHTLY TO VERTICAL SURFACES, PERMANENT FIXTURES, AND BUILT-IN FURNITURE INCLUDING CABINETS, PIPES, OUTLETS, EDGES, THRESHOLDS, AND NOSINGS. BIND OR SEAL CUT EDGES AS RECOMMENDED BY CARPET MANUFACTURER.
9. EXTEND CARPET INTO TIE SPACES, DOOR REVEALS, CLOSETS, OPEN-BOTTOMED OBSTRUCTIONS, REMOVABLE FLANGES, ALCOVES, AND SIMILAR OPENINGS.
10. MAINTAIN REFERENCE MARKERS, HOLES, AND OPENINGS THAT ARE IN PLACE OR MARKED FOR FUTURE CUTTING BY REPEATING ON CARPET AS MARKED ON SUBFLOOR, USE NONPERMANENT, NONSTAINING MARKING DEVICE.
11. PROTECT CARPET AGAINST DAMAGE FROM CONSTRUCTION OPERATIONS AND PLACEMENT OF EQUIPMENT AND FIXTURES DURING THE REMAINDER OF CONSTRUCTION PERIOD. USE PROTECTION METHODS RECOMMENDED IN WRITING BY CARPET MANUFACTURER.

09 9000 - PAINTING AND COATING

A. SUBMITTALS: PRODUCT DATA AND THREE (3) DRAW-DOWN SAMPLES OF EACH COLOR AND SHEEN SPECIFIED.

B. ATTIC STOCK: FURNISH ONE (1) GALLON OF EACH PAINT COLOR AND SHEEN, IN CONTAINERS, PROPERLY LABELED AND SEALED.

C. PRODUCTS: PROVIDE MANUFACTURER'S BEST QUALITY PAINTS OF COLOR AND SHEEN AS INDICATED IN THE CONSTRUCTION DOCUMENTS THAT ARE FORMULATED AND RECOMMENDED BY MANUFACTURER FOR APPLICATION INDICATED. PROVIDE MATERIALS THAT ARE COMPATIBLE WITH ONE ANOTHER AND WITH SUBSTRATES.

D. PAINT SYSTEMS:

1. ALL PAINT, STAIN, AND VARNISH SHALL BE PRODUCTS OF DEVCO, KVAL, SHERWIN WILLIAMS, PPG INDUSTRIES, PRATT & LAMBERT OR APPROVED EQUAL.
2. ALL MATERIAL SHALL BE OF THE STANDARD RESIDENTIAL GRADE OF THE TYPES DESIGNATED.
3. ALL MATERIAL SHALL BE DELIVERED TO THE JOB SITE IN THE ORIGINAL, UNOPENED, LABELED CONTAINERS. COLORS NOT SPECIFICALLY CALLED FOR IN THE PAINT SCHEDULE WILL BE SELECTED BY THE ARCHITECT.

09 9000 - PAINTING AND COATING (CONTINUED)

E. APPLICATION / INSTALLATION:

1. EQUIPMENT: APPLY COATINGS BY BRUSH, ROLLER, SPRAY, OR OTHER APPLICATORS ACCORDING TO COATING MANUFACTURER'S WRITTEN INSTRUCTIONS. WHEN SPRAYED, EXTERIOR COATINGS SHALL BE BACK-ROLLED FOLLOWING SPRAY APPLICATION. USE ROLLERS FOR FINISH COAT ON INTERIOR WALLS AND CEILING.
2. PIGMENTED (OPAQUE) FINISHES: COMPLETELY COVER SURFACES TO PROVIDE A SMOOTH, OPAQUE SURFACE OF UNIFORM APPEARANCE. PROVIDE A FINISH FREE OF CLOUDINESS, SPOTTING, HOLIDAYS, LAPS, BRUSH MARKS, RUNS, SAGS, ROPEINESS, OR OTHER SURFACE IMPERFECTIONS.
3. APPLY PRODUCTS PER MANUFACTURER RECOMMENDED GUIDELINES. PRODUCT COVERAGE MINIMUM ONE COAT OF PRIMER AND TWO FINAL COATS ON MATERIALS APPLIED PRODUCTS TO MATERIALS APPROVED BY MANUFACTURER PRODUCT DATA SHEETS.

A. Exterior Work:

1. ALL EXTERIOR GALVANIZED METAL FLASHINGS, CONNECTORS, ETC. TWO COAT COMMERCIAL METAL ETCH. ONE COAT EXTERIOR METAL PRIMER. TWO COATS EXTERIOR SEMI-GLOSS METAL PAINT.
2. ALL EXPOSED STEEL FRAMES, ANGLES, ETC. TWO COATS SEMI-GLOSS METAL PAINT. (PRIME COAT CHANNELS, POSTS, RAILINGS, BEAMS, ETC. SURFACES THAT ARE NOT PRIMED.)

3. ALL EXPOSED MISC. FERROUS METAL ITEMS INCLUDING RAILS, PLATES, ANGLES, BOLTS, GRATES, CONDUITS, POSTS, PIPING, ETC. TWO COATS SEMI-GLOSS METAL PAINT. (PRIME COAT SURFACES THAT ARE NOT PRIMED.)

4. ALL UNPRIMED EXTERIOR MILLWORK, TRIM, SMOOTH WOOD MATERIALS, ETC. PRIME AND BACK LATEX PRIMER. TWO COATS OF EXTERIOR LATEX SATIN OR SEMI-GLOSS PAINT.

5. PRIMED MILLWORK AND TRIM. TOUCH-UP PRIMER. TWO COATS OF EXTERIOR 100% SATIN OR SEMI-GLOSS ACRYLIC LATEX PAINT.

6. ROUGH SAWN TRIM, BEAMS, COLUMNS, ETC. ONE COAT PRIMER. TWO COATS EXTERIOR HEAVY BODDED STAIN.

7. PRIMED METAL ENTRY DOORS, FRENCH DOORS AND METAL FRAMES, GARAGE DOORS. PATCH DENTS, TOUCH UP PRIMER. TWO COATS OF OIL BASE SEMI-GLOSS PAINT. TWO COATS EXTERIOR HEAVY BODDED STAIN.

8. ANY OTHER PAINTING REQUIRED BY THE DRAWINGS. TWO COATS TO MATCH ADJACENT SURFACES.

9. GYPSUM BOARD WALLS EXCEPT IN KITCHENS, BATHROOMS AND LAUNDRIES UNLESS SCHEDULED FOR WALLCOVERING OR TILE. ONE COAT OF PRIME LATEX PAINT AND ONE FINISH COAT OF LATEX EGGSHELL WALL PAINT. (TWO COATS IF REQUIRED TO ACHIEVE FULL COVERAGE.)

10. GYPSUM BOARD WALLS IN COMMON AREA CORRIDORS. ONE COAT OF PRIME LATEX PAINT AND ONE FINISH COAT OF SCRUBABLE LATEX FLAT WALL PAINT. (TWO COATS IF REQUIRED TO ACHIEVE FULL COVERAGE.)

11. GYPSUM BOARD CEILINGS. TWO COATS OF LATEX FLAT PAINT. TWO COATS OF CLASS I VAPOR RETARDER PAINT AT CEILINGS ADJACENT TO ATTICS.

12. DOOR CASINGS, BASE, WOOD, MILLWORK, ETC. (PRE-PRIMED.) ONE PRIME COAT OF LATEX PAINT. ONE COAT LATEX PAINT AND ONE FINISH COAT OF LATEX SEMI-GLOSS PAINT.

13. PRIMED HARDWOOD DOORS. ONE COAT OF LATEX PAINT AND ONE FINISH COAT OF LATEX SEMI-GLOSS PAINT.

14. ALL MISCELLANEOUS FERROUS METAL, INCLUDING GRILLES, REGISTERS, ETC. TWO COATS METAL PAINT TO MATCH ADJACENT SURFACES, UNLESS FACTORY PREFINISHED WHITE.

15. ANY OTHER PAINTING WORK REQUIRED BY THE DRAWINGS. FINISH TO MATCH SIMILAR CONDITIONS.

16. GYPSUM BOARD WALLS IN KITCHENS, BATHROOMS AND LAUNDRIES UNLESS SCHEDULED FOR WALLCOVERING OR TILE. ONE COAT OF EPOXY COMPATABLE PRIMER PAINT AND ONE FINISH COAT OF EPOXY EGGSHELL WALL PAINT. (TWO COATS IF REQUIRED TO ACHIEVE FULL COVERAGE.)

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50. ANY OTHER PAINTING WORK REQUIRED BY THE DRAWINGS. FINISH TO MATCH SIMILAR CONDITIONS.

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56. ALL MISCELLANEOUS FERROUS METAL, INCLUDING GRILLES, REGISTERS, ETC. TWO COATS METAL PAINT TO MATCH ADJACENT SURFACES, UNLESS FACTORY PREFINISHED WHITE.

57. ANY OTHER PAINTING WORK REQUIRED BY THE DRAWINGS. FINISH TO MATCH SIMILAR CONDITIONS.

DIVISION 10 - SPECIALTIES

10 2800 TOILET AND BATH ACCESSORIES

A. REFERENCE CONSTRUCTION DRAWINGS & SCHEDULES FOR TYPE, QUANTITY, AND LOCATIONS OF TOILET AND BATH ACCESSORIES.

B. SUBMITTALS:

1. PRODUCT DATA, MANUFACTURER'S DATA SHEETS ON EACH PRODUCT TO BE USED, INCLUDING:
a. PREPARATION INSTRUCTIONS AND RECOMMENDATIONS.
b. STORAGE AND HANDLING REQUIREMENTS AND RECOMMENDATIONS.
c. INSTALLATION METHODS.

C. INSTALLATION:

1. INSTALLER MUST EXAMINE SUBSTRATES, PREVIOUSLY INSTALLED INSERTS AND ANCHORAGES NECESSARY FOR MOUNTING OF TOILET ACCESSORIES, AND OTHER CONDITIONS UNDER WHICH INSTALLATION IS TO OCCUR, AND MUST NOTIFY CONTRACTOR IN WRITING OF CONDITIONS DETRIMENTAL TO PROPER AND TIMELY COMPLETION OF WORK. DO NOT PROCEED WITH WORK UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED IN MANNER ACCEPTABLE TO INSTALLER.
2. INSTALL ACCESSORIES ACCORDING TO RESPECTIVE MANUFACTURERS' WRITTEN INSTRUCTIONS, USING FASTENERS APPROPRIATE TO SUBSTRATE INDICATED AND RECOMMENDED BY UNIT MANUFACTURER.
3. INSTALL UNITS LEVEL, PLUMB, AND FIRMLY ANCHORED IN LOCATIONS AND AT HEIGHTS INDICATED.
4. ADHESIVE INSTALLATIONS ARE NOT PERMITTED.
5. MOUNTING HEIGHTS SHALL BE AS RECOMMENDED BY THE ACCESSORY MANUFACTURER AND AT HEIGHTS RECOMMENDED BY USE FOR PHYSICALLY HANDICAPPED TO COMPLY WITH THE AMERICANS WITH DISABILITIES ACT.
6. GRAB BARS: INSTALL TO WITHSTAND A DOWNWARD LOAD OF AT LEAST 250 LBF, WHEN TESTED ACCORDING TO ASTM F 446.
7. ADJUST ACCESSORIES FOR PROPER OPERATION AND VERIFY THAT MECHANISMS FUNCTION SMOOTHLY.
8. CLEAN AND POLISH ALL EXPOSED SURFACES AFTER REMOVING PROTECTIVE COATINGS.

9. 10 3000 SOLID PLASTIC TOILET COMPARTMENTS

A. REFERENCE CONSTRUCTION DRAWINGS & SCHEDULES FOR TYPE, QUANTITY, AND LOCATIONS OF TOILET AND BATH ACCESSORIES.

B. PRODUCTS: BASIS OF DESIGN: ECLIPSE TOILET PARTITIONS AS MANUFACTURED BY AND SUPPLIED BY SCRANTON

1. STYLE: FLOOR MOUNTED OVERHEAD-BRACED TOILET COMPARTMENTS.
2. DOORS AND PANELS: HIGH DENSITY POLYETHYLENE (HDPE), FABRICATED FROM SEQ CHAPTER 1: EXTRUDED POLYMER RESINS, FORMING SINGLE THICKNESS PANEL.
a. WATERPROOF AND NONABSORBENT, WITH SELF-LUBRICATING SURFACE, RESISTANT TO MARKS BY KEYS, PENCILS, MARKERS, AND OTHER WRITING INSTRUMENTS.
b. THICKNESS: 1 INCH (25 MM).
c. EDGES: SHIMLAP.
3. PANEL COLOR: TRADITIONAL SERIES 1: SHALE - ORANGE PEEL.
4. DOORS AND PANELS: HIGH PRIVACY HEIGHT: 82 INCHES (1575 MM) HIGH AND MOUNTED AT 8 TO 14 INCHES (203 TO 356 MM) ABOVE THE FINISHED FLOOR.

C. SUBMITTALS:

1. PRODUCT DATA, MANUFACTURER'S DATA SHEETS ON EACH PRODUCT TO BE USED, INCLUDING:
a. PREPARATION INSTRUCTIONS AND RECOMMENDATIONS.
b. STORAGE AND HANDLING REQUIREMENTS AND RECOMMENDATIONS.
c. INSTALLATION METHODS.
d. SHOP DRAWINGS, PROVIDE LAYOUT DRAWINGS AND INSTALLATION DETAILS WITH LOCATION AND TYPE OF HARDWARE REQUIRED.
e. SELECTION SAMPLES, FOR EACH FINISH PRODUCT SPECIFIED. TWO COMPLETE SETS OF COLOR CHIPS REPRESENTING MANUFACTURER'S FULL RANGE OF AVAILABLE COLORS AND PATTERNS.

D. POSTS, RAILS AND HARDWARE:

1. METAL POSTS: 3/16 INCHES (202 MM) HIGH, HEAVY DUTY EXTRUDED ALUMINUM, CLEAR ANODIZED FINISH, FASTENED TO FOOT WITH STAINLESS STEEL TAMPER RESISTANT SCREW.
2. HIDDEN SHOE FOOT: ONE-PIECE MOLDED POLYETHYLENE INVISIBLE SHOE INSERTED INTO METAL POST AND SECURED TO METAL POST WITH STAINLESS STEEL TAMPER RESISTANT SCREW.
3. HEADRAIL CAP AND CORNER CAP: ONE-PIECE MOLDED POLYETHYLENE SECURED TO METAL POST WITH STAINLESS STEEL TAMPER RESISTANT SCREW, ADJUSTABLE TO LEVEL, HEADRAIL TO FINISHED FLOOR.
4. WALL BRACKETS: CONTAIN HEAVY DUTY EXTRUDED ALUMINUM, CLEAR ANODIZED FINISH, INSERTED INTO SLOTTED PANEL AND FASTENED TO PANEL WITH STAINLESS STEEL TAMPER RESISTANT SCREWS.
5. HEADRAIL: HEAVY DUTY EXTRUDED ALUMINUM, CLEAR ANODIZED FINISH, SECURED TO WALL WITH STAINLESS STEEL TAMPER SCREWS.
6. DOOR HARDWARE:
a. HINGES: EDGE-MOUNTED HELIX STYLE STAINLESS STEEL CONTINUOUS HINGE, CLOSING DEGREE: 5 DEGREES, COMES TO A FULL CLOSE ON ITS OWN WEIGHT.
b. OCCUPANCY INDICATOR LATCH AND HOUSING: MATERIAL: SATIN STAINLESS STEEL. OCCUPANCY INDICATORS: GREEN FOR OCCUPIED AND RED NOT OCCUPIED, SLIDE BOLT AND BUTTION.
c. COAT HOOK AND DOUBLE ENDER COGNITION: MATERIAL: CHROME PLATED ZAMAK. HANDICAP DOOR: EQUIP WITH SECOND DOOR PULL AND DOOR STOP.
d. DOOR PULLS: CHROME PLATED ZAMAK.

E. INSTALLATION:

1. CLEAN SURFACES THOROUGHLY PRIOR TO INSTALLATION.
2. INSTALL IN ACCORDANCE WITH MANUFACTURERS' INSTRUCTIONS AND APPROVED SHOP DRAWINGS.
3. INSTALL PARTITIONS RIGID, STRAIGHT, PLUMB, AND LEVEL.
4. LOCATE BOTTOM EDGE OF DOORS AND PANELS - INCHES ABOVE FINISHED FLOOR.
5. CLEARANCE AT VERTICAL EDGES OF DOORS SHALL BE UNIFORM TOP TO BOTTOM AND SHALL NOT EXCEED 3/8 INCH (9.5 MM).
6. NO EVIDENCE OF CUTTING, DRILLING, AND/OR PATCHING SHALL BE VISIBLE ON THE FINISHED WORK.
7. FINISHED SURFACES SHALL BE CLEANED AFTER INSTALLATION AND BE LEFT FREE OF IMPERFECTIONS.
8. ADJUST DOORS AND LATCHES TO OPERATE CORRECTLY.
9. PROTECT INSTALLED PRODUCTS UNTIL COMPLETION OF PROJECT.
10. TOUCH-UP, REPAIR OR REPLACE DAMAGED PRODUCTS BEFORE SUBSTANTIAL COMPLETION.

10 4400 - FIRE PROTECTION SPECIALTIES

A. REFERENCE CONSTRUCTION DRAWINGS FOR TYPE, SIZE AND LOCATIONS OF FIRE EXTINGUISHERS AND CABINETS.

DIVISION 11 - EQUIPMENT

11 3000 - APPLIANCES

A. REFERENCE CONSTRUCTION DRAWINGS FOR QUANTITY, AND LOCATION OF APPLIANCES TO BE FURNISHED BY OWNER.

12 3601 COUNTERTOPS

A. REFERENCE CONSTRUCTION DRAWINGS & SCHEDULES FOR TYPE, QUANTITY, AND LOCATIONS OF TOILET AND BATH ACCESSORIES.

B. SUBMITTALS: INCLUDE PLANS, SECTIONS, DETAILS, AND ATTACHMENTS TO OTHER WORK:
1. PRODUCT DATA FOR EACH STONE, STONE ACCESSORY, AND MANUFACTURED PRODUCT.
2. STORAGE AND HANDLING REQUIREMENTS AND RECOMMENDATIONS.
3. SAMPLES: FOR EACH STONE TYPE INDICATED.

C. FIELD CONDITIONS:

1. FIELD MEASUREMENT

03. Abbreviation Schedule	
Abbreviation	Abbreviation Name
+	PLUS OR MINUS
ADCNL	ADDITIONAL
ADJ	ADJACENT
AESS	ARCHITECTURALLY EXPOSED STRUCTURAL STEEL
AF	ABOVE FINISHED FLOOR
ALT	ALTERNATE
ANR	ANCHOR ROD
ARCH	ARCHITECT OR ARCHITECTURAL
BT	BOTTOM OF
BW	BETWEEN
BLDG	BUILDING
BLKG	BLOCKING
BM	BEAM
BOT	BOTTOM
BRG	BEARING
BWP	BRACED WALL PANEL
CFS	COLD FORMED STEEL
CHKD	CHECKED
CIP	CAST IN PLACE
CJ	CONTROL JOINT
CP	COMPLETE JOINT PENETRATION
CL	CENTERLINE
CLR	CLEAR
COL	COLUMN
CONC	CONCRETE
CONN	CONNECTION
CONT	CONTINUOUS
CTR	CENTER
db	DIA OF REINF BAR, DIA OF BOLT
DRA	DEFORMED BAR ANCHOR
DIA or Ø	DIAMETER
DIAG	DIAGONAL
DIR	DIRECTION
DWL	DOWEL
EA	EACH
EE	EXTENDED END
EJ	EXPANSION JOINT
ELEV	ELEVATION
EN	EDGE NAILING
ENCR	ENGINEER
EOD	EDGE OF DECK
EOS	EDGE OF SLAB
EQ	EQUAL
EW	EACH WAY
EXIST	EXISTING
EXT	EXTERIOR
FDN	FOUNDATION
FLG	FLANGE
FLR	FLOOR
FS	FAR SIDE
FTG	FOOTING
FV	FIELD VERIFY
GA	GAUGE
GALV	GALVANIZED
GB	GRADE BEAM
GC	GENERAL CONTRACTOR
HORIZ	HORIZONTAL
HSA	HEADED STUD ANCHOR
HSS	HOLLOW STRUCTURAL SECTION
I	INSIDE FACE
INT	INTERIOR
JST	JOIST
K	KIPS (1000 LBS)
LCE	COMPRESSION EMBEDMENT LENGTH
LCS	COMPRESSION LAP SPLICED LENGTH
LLH	LONG LEG HORIZONTAL
LLV	LONG LEG VERTICAL
LSH	LONG SLOTTED HOLE
LTE	TENSION EMBEDMENT LENGTH
LTS	TENSION LAP SPLICED LENGTH
LW	LIGHTWEIGHT
MFCR	MANUFACTURER
MTL	METAL
NC	NOT IN CONTRACT
NS	NEAR SIDE
NIS	NOT TO SCALE
OC	ON CENTER
OF	OUTSIDE FACE
OPP	OPPOSITE
OVS	OVERSIZED
PC	PRECAST
PAF	POWDER ACTUATED FASTENER
PAR	PARALLEL
PEMB	PRE-ENGINEERED METAL BUILDING
PEN	PENETRATION
PERP	PERPENDICULAR
PL	PLATE
PLF	POUNDS PER LINEAR FOOT
PREFAB	PREFABRICATED
PRELIM	PRELIMINARY
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
RC	REINFORCED CONCRETE
RE	REFER TO
RENF	REINFORCING
REQD	REQUIRED
RF	RIGID FRAME
SC	SLIP CRITICAL
SOS	SELF DRILLING SCREW
SM	SIMILAR
SLV	SHORT LEG VERTICAL
SOQ	SLAB ON GRADE
SQ	SQUARE
SS	STAINLESS STEEL
STD	STANDARD
STR	STIRRUPS
STL	STEEL
SW	SHEAR WALL
SYM	SYMMETRIC
T&B	TOP AND BOTTOM
TI	TOP OF
TRANS	TRANSVERSE
TP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
VERT	VERTICAL
WI	WITH
WO	WITHOUT
WF	WIDE FLANGE
WP	WORK POINT
WWR	WELDED WIRE REINFORCEMENT

STRUCTURAL DESIGN CRITERIA (2018 IBC AND ASCE 7-16):

- BUILDING OCCUPANCY RISK CATEGORY II.
- LIVE LOADS (UNIFORM (PSF) / POINT LOADS (KIPS)):
 - ROOF.....20 PSF / 30K
 - GROUND LEVEL SLAB.....100 PSF / 22 K
- ROOF SNOW LOAD:
 - GROUND SNOW LOAD (Ps).....20 PSF
 - FLAT ROOF SNOW LOAD (Pf).....15.4 PSF
 - MIN UNIFORM ROOF SNOW LOAD (Pm).....20 PSF (NO DRIFT OR RAIN)
 - RAIN ON SNOW SURCHARGE (Pr).....5.0 PSF
 - SNOW EXPOSURE FACTOR (Ce).....1.0, EXPOSURE B
 - SNOW LOAD IMPORTANCE FACTOR (Ia).....1.0
 - THERMAL FACTOR (Ct).....1.1 (last above freezing)
 - SLOPE FACTOR (Cs).....1.0 (for ¼ per foot frost)
- WIND DESIGN DATA:
 - BASIC WIND SPEED (3 SEC GUST).....115 MPH
 - WIND EXPOSURE.....B
 - GROUND ELEVATION ABOVE SEA LEVEL.....1,009 FT
 - DIRECTIONALITY FACTOR (Kd).....0.85
 - INTERNAL PRESSURE COEFF.....+/- 0.18
 - COMPONENTS AND CLADDING WIND U/LTIMATE 1.7PM PRESSURES (BASED ON TRIB 10 S.F., EXP. B, MAY BE REDUCED FOR COMPONENTS WITH LARGER TRIB PER BLDG CODE)
 - WALLS AT CORNERS & EDGES.....+20 / -26 PSF
 - ALL OTHER MAIN WALL CONDITIONS.....+20 / -21 PSF
 - ROOF AREA 1.....+16 / -36 PSF
 - ROOF AREA 2a.....+16 / -36 PSF
 - ROOF AREA 2b.....+16 / -33 PSF
 - ROOF AREA 2c.....+16 / -33 PSF
 - ROOF AREA 3a.....+16 / -33 PSF
 - ROOF AREA 3b.....+16 / -33 PSF
 - ROOF AREA 3c.....+16 / -33 PSF
 - ROOF AREA 3d.....+16 / -33 PSF
 - REFERENCE ASCE 7-16 FIG 30.3-2B FOR AREA LOCATIONS
- EARTHQUAKE DESIGN DATA:
 - SEISMIC IMPORTANCE FACTOR (Ie).....1.0
 - MAPPED SPECTRAL RESP ACCEL (Sa (S1)).....0.11 / 0.068
 - SITE CLASS.....D
 - SPECTRAL RESPONSE COEFF (Sds / Sd1).....0.106 / 0.109
 - SEISMIC DESIGN CATEGORY.....B
 - SEISMIC FORCE RESISTING SYSTEM.....E&E, LIGHT FRAMING
 - DESIGN BASE SHEAR.....3.5 K (ASD)
 - SEISMIC RESPONSE COEFF (Cs).....0.0164
 - ANALYSIS PROCEDURE.....ELF
- RAIN LOAD DATA:
 - 15-MIN RAIN INTENSITY.....7.49 IN/HR
 - 60-MIN RAIN INTENSITY.....3.52 IN/HR

DESIGN ASSUMES APPROPRIATE ROOF SLOPE AND DRAINAGE (INCLUDING OVERFLOWS) ARE PROVIDED. ROOF IS DESIGNED FOR LIVE LOAD INDICATED ABOVE.

- GUARD RAILS.....50 PLF, AND/OR 20#
- CONCENTRATED LOAD APPLIED IN ANY DIRECTION.

STRUCTURAL GENERAL NOTES:

- DESIGN AND CONSTRUCTION SHALL CONFORM TO THE "INTERNATIONAL BUILDING CODE, 2018 EDITION" AS AMENDED BY THE CITY OF LEE SUMMIT, MO. REFER TO THE SPECIAL STRUCTURAL INSPECTION NOTES FOR ADDITIONAL REQUIREMENTS.
- CONTRACTOR TO VERIFY ALL DIMENSIONS, ELEVATIONS AND EXISTING CONDITIONS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO COMMENCING WORK.
- IF DISCREPANCIES EXIST BETWEEN STRUCTURAL PLANS, ARCHITECTURAL PLANS, OTHER PLANS, OR SPECIFICATIONS, THE CONTRACTOR OR SUBCONTRACTOR SHALL PROVIDE A WRITTEN REQUEST FOR CLARIFICATION FROM THE ARCHITECT AND/OR ENGINEER PRIOR TO PROCEEDING WITH THE WORK.
- THE STRUCTURE IS DESIGNED TO BE SELF-SUPPORTING AND STABLE AFTER THE BUILDING IS FULLY COMPLETED. IT IS SOLELY THE CONTRACTOR'S RESPONSIBILITY TO EXECUTE AND DETERMINE FINAL ERECTION PROCEDURES, SEQUENCING AND TO ENSURE THE SAFETY OF THE BUILDING AND ITS COMPONENT PARTS DURING ERECTION. THIS INCLUDES WHATEVER SHORING, SHEETING, TEMPORARY BRACING, GUYING OR TIE DOWNS WHICH MIGHT BE NECESSARY.
- THE STRUCTURE AND FOUNDATIONS ARE NOT DESIGNED FOR FUTURE EXPANSION.
- FABRICATORS AND SUPPLIERS SHALL CLEARLY NOTE AND HIGHLIGHT CHANGES MADE IN SHOP DRAWINGS, WHICH DO NOT COMPLY WITH THE CONTRACT DOCUMENTS.
- COLUMNS, BEAMS, JOISTS OR TRUSSES SHALL NOT BE FIELD CUT OR TRIMMED FOR ANY REASON WITHOUT THE WRITTEN APPROVAL OF THE ARCHITECT/ENGINEER.
- HOLES, PIPES, SLEEVES, ETC. NOT SHOWN ON THE DRAWINGS MUST BE REVIEWED BY THE ARCHITECT/ENGINEER BEFORE PLACEMENT THROUGH STRUCTURAL MEMBERS.
- IF MECHANICAL AND ELECTRICAL EQUIPMENT SIZES, WEIGHTS, OR LOCATIONS DO NOT CONCORD WITH EQUIPMENT SHOWN ON THE PLANS, COORDINATE ADJUSTMENTS WITH THE ARCHITECT.
- NO AREA OF THE STRUCTURE SHALL BE LOADED WITH CONSTRUCTION MATERIALS OR EQUIPMENT THAT EXCEEDS FINAL DESIGN CRITERIA.
- BEAMS, COLUMNS, WALLS AND FOOTING CENTERS SHALL BE CENTERED UNDER SUPPORTING MEMBERS (TYPICAL, UNLESS NOTED OTHERWISE).
- DELEGATED DESIGN - DEFERRED SUBMITTALS SHALL BE SIGNED/ SEALED PRIOR TO SUBMITTAL FOR REVIEW. THESE INCLUDE:
 - PRE-ENGINEERED CANOPIES
 - PRE-ENGINEERED ROOF TRUSSES
- SUBMIT THESE SHOP DRAWINGS AND CALCULATIONS SEALED BY A STRUCTURAL ENGINEER LICENSED TO PRACTICE IN THE JURISDICTION OF THE PROJECT SHALL BE FURNISHED TO THE ENGINEER OF RECORD FOR REVIEW. THE CONTRACTOR SHALL SUBMIT COPIES OF DEFERRED SUBMITTALS TO THE BUILDING DEPARTMENT AFTER ARCHITECT REVIEW.
- TYPICAL DETAILS ARE SHOWN ON SHEETS DESIGNATED "SDXX". THE INCLUDED TYPICAL DETAILS MAY OR MAY NOT BE CUT / REFERENCED ON PLANS OR SECTIONS BUT ARE TO BE USED AS APPLICABLE.
- SUBMITTALS:
 - GENERAL CONTRACTOR TO PROVIDE A SHOP DRAWING SUBMITTAL LOG ITEMIZING ALL PROPOSED SUBMITTALS FOR APPROVAL BY THE STRUCTURAL ENGINEER OF RECORD.
 - ALL SHOP DRAWINGS SHALL BE CHECKED BY THE FABRICATOR AND APPROVED BY THE GENERAL CONTRACTOR PRIOR TO SUBMITTAL TO THE STRUCTURAL ENGINEER OF RECORD. SHOP DRAWING REVIEW BY ENGINEER IS LIMITED TO VERIFYING GENERAL CONFORMANCE TO THE CONTRACT DOCUMENTS. THE CONTRACTOR IS RESPONSIBLE FOR ANY CHANGES FROM THE CONTRACT DOCUMENTS, DIMENSIONAL ERRORS, COORDINATION ERRORS, OR OMISSIONS IN SHOP DRAWINGS.
 - SHOP DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT PRIOR TO FABRICATION AND CONSTRUCTION REGARDING ALL STRUCTURAL ITEMS, INCLUDING THE FOLLOWING:
 - CONCRETE MIX DESIGNS (5 DAYS BEFORE POUR, MIN.)
 - CONCRETE REINFORCEMENT
 - PRE-ENGINEERED ROOF TRUSSES
 - SHOP DRAWINGS SHALL INCLUDE CONNECTIONS AS WELL AS SIZE, SPACING, AND GRADE OF ALL MEMBERS, PLANS AND ANY DETAILING NECESSARY FOR DETERMINING FIT AND PLACEMENT SHALL ALSO BE INCLUDED.
- IF THE SHOP DRAWINGS DIFFER FROM OR ADD TO THE DESIGN OF THE STRUCTURAL DRAWINGS, THEY SHALL BEAR THE SEAL AND SIGNATURE OF AN ENGINEER REGISTERED IN THE APPROPRIATE STATE. ANY CHANGES TO THE STRUCTURAL DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT AND ARE SUBJECT TO REVIEW AND APPROVAL OF THE STRUCTURAL ENGINEER OF RECORD.
- ITEMS THAT ARE DESIGNED BY THE CONTRACTOR SHALL BE DESIGNED TO RESIST THE LIVE LOADS INDICATED IN STRUCTURAL NOTES, DEAD LOAD, SELF WEIGHT, ANY ADDITIONAL LOADING INDICATED ON PLANS AND DETAILS, SNOW DRIFT, AND A NET WIND UPLIFT.
- ITEMS THAT ARE DESIGNED BY THE CONTRACTOR SHALL INCLUDE ANY RELEVANT TECHNICAL LITERATURE FROM THE MANUFACTURER. ALSO PROVIDE A CERTIFICATION FROM THE MANUFACTURER SHOWING THE PRODUCT IS IN COMPLIANCE WITH ALL APPLICABLE CODES AND STANDARDS.
- THE CONTRACTOR SHALL COORDINATE SEISMIC RESTRAINTS OF MECHANICAL, PLUMBING, AND ELECTRICAL EQUIPMENT, MACHINERY, AND ASSOCIATED PIPING WITH THE STRUCTURE. ANY CONNECTIONS TO STRUCTURE SHALL CONFORM TO ASCE 7, CHAPTER 19 AND SHALL BE DESIGNED BY AN ENGINEER REGISTERED IN THE APPROPRIATE STATE AND SHALL BE SUBMITTED TO THE ARCHITECT PRIOR TO FABRICATION.

- FIELD ENGINEERED DETAILS DEVELOPED BY THE CONTRACTOR THAT DIFFER FROM OR ADD TO THE STRUCTURAL DRAWINGS SHALL BEAR THE SEAL AND SIGNATURE OF AN ENGINEER REGISTERED IN THE APPROPRIATE STATE AND SHALL BE SUBMITTED TO THE ARCHITECT PRIOR TO CONSTRUCTION.

SPECIAL INSPECTIONS:

- PROVIDE SPECIAL STRUCTURAL INSPECTIONS AND VERIFICATIONS BY A THIRD PARTY MEETING THE REQUIREMENTS OF CHAPTER 17 OF THE BUILDING CODE AND THE BUILDING OFFICIAL.
- SPECIAL INSPECTORS SHALL BE QUALIFIED AND FURNISH THEIR REPORTS IN A TIMELY MANNER TO THE CONTRACTOR, BUILDING OFFICIALS, ARCHITECT, AND/OR ENGINEER.
- SHOULD INSPECTOR IDENTIFY ANY DISCREPANCY, THEY SHALL NOTIFY CONTRACTOR FIRST, AND THEN ARCHT/ENGINEER IMMEDIATELY THEREAFTER IF CORRECTIVE ACTION IS NEEDED.
- SPECIAL INSPECTIONS AS REQUIRED BY CODE:
 - CONCRETE: SECTION 1705.3 AND TABLE 1705.3 CONCRETE MATERIAL SAMPLING AND TESTING, REBAR OBSERVATIONS. TAKE SET OF (3) CYLINDERS FOR EVERY 50 C.Y., BUT NOT LESS THAN ONE SET OF SAMPLES PER DAYS WORK AND PER MIX.
 - SOILS: SECTION 1705.6 FOUNDATION BEARING, EXCAVATION, FILL PLACEMENT.
 - WOOD CONSTRUCTION: SECTION 1705.5.

EARTHWORK AND FOUNDATIONS:

- PERIMETER AND EXTERIOR FOOTINGS SHALL BEAR AT A MINIMUM OF 3'-0" BELOW ADJACENT GRADE.
- ALL FOOTINGS SHALL BEAR ON FIRM NATIVE MATERIALS, COMPACTED OR ENGINEERED FILL CAPABLE OF SUPPORTING AN ALLOWABLE BEARING PRESSURE OF 1,500 PSF PER THE IBC. DEEPEN FOOTINGS, AND REMOVE AND REPLACE UNACCEPTABLE SOILS WITH ENGINEERED FILL AS REQUIRED TO PROVIDE THIS MINIMUM DEPTH AND SUITABLE BEARING.
- UNDERCUT THE PAD TO A DEPTH OF 24-INCHES BELOW BOTTOM OF FLOOR SLAB ELEVATION AND REPLACE WITH LOW-VOLUME-CHANGE MATERIALS PER THE GEOTECHNICAL REPORT.
- FILL PLACEMENT, COMPACTION, AND SOIL BEARING TESTS SHALL BE PERFORMED BY A GEOTECHNICAL ENGINEER PRIOR TO INSTALLING FOOTINGS TO ENSURE DESIGN ALLOWABLE BEARING VALUES AND SLAB SUBGRADE REQUIREMENTS ARE SATISFIED. IF ACTUAL SITE CONDITIONS DO NOT SATISFY THESE REQUIREMENTS, COORDINATE ADJUSTMENTS WITH ARCHITECT/ENGINEER/ GEOTECHNICAL ENGINEER.
- SURFACE WATER SHALL NOT BE ALLOWED TO STAND ADJACENT TO OR DRAIN TOWARDS THE FOUNDATION AND SLAB SUBGRADES UNDER ANY CIRCUMSTANCES. PAVEMENTS OR GRADED SOILS AT THE PERIMETER OF THE BUILDING, EXCEPT AS REQUIRED AT EXITS OR AS NOTED, SHALL BE SLOPED AWAY AT 5% OR 6" MIN FOR THE FIRST TEN FEET AND AS REQUIRED TO PROVIDE POSITIVE DRAINAGE.
- FOOTINGS MAY BE POURED TO NEAT LINES OF EXCAVATIONS PROVIDING VERTICAL LINES OF EXCAVATIONS CAN BE MAINTAINED DURING CONCRETE PLACEMENT.
- FOUNDATION WALL BACKFILL SHALL NOT BE UNBALANCED BY MORE THAN TWO FEET ON EITHER SIDE AT ANY TIME. BASEMENT WALL AND RESTRAINED RETAINING WALL BACKFILL SHALL NOT BE PLACED UNLESS THE WALL IS ADEQUATELY BRACED. RETAINING WALL AND BASEMENT WALL BACKFILL SHALL BE FREE DRAINING GRANULAR BACKFILL ACCEPTABLE TO THE GEOTECHNICAL ENGINEER.

CONCRETE AND MASONRY REINFORCING STEEL:

- SUBMIT SHOP DRAWINGS FOR REBAR. ALL REINFORCING BARS SHALL MEET ASTM A615 GRADE 60.
- ALL MESH SHALL MEET ASTM A-185 LAP A MINIMUM OF 8" OR ONE FULL MESH, WHICHEVER IS GREATER.
- REINFORCING BAR QUANTITIES SHOWN ARE FOR ESTIMATING PURPOSES ONLY.
- CONCRETE PROTECTION FOR REINFORCEMENT SHALL BE ¾" CLEAR FOR SLABS, 2" CLEAR FOR FORMED SURFACES AND 3" CLEAR FOR FOOTINGS (TYPICAL, UNLESS NOTED).
- CONTRACTOR SHALL VERIFY THAT ALL REINFORCEMENT, SLAB DOWELS, INSERTS, SLEEVES AND EMBEDDED ITEMS ARE PROPERLY LOCATED AND RIGIDLY SECURED PRIOR TO CONCRETE PLACEMENT. "WET STICKING" DOWELS WILL NOT BE ALLOWED.
- REINFORCEMENT SHALL BE DETAILED IN ACCORDANCE WITH THE LATEST A.C.I. DETAILING MANUAL BY A QUALIFIED AND EXPERIENCED FIRM AND PERSON. PLACE AND SUPPORT REINFORCEMENT WITH ACCESSORIES: MAXIMUM SPACING - 48" CENTERS PLASTIC-TIPPED LEGS FOR EXPOSED SURFACES). USE 3" SPP SUPPORTS AT ALL FOOTINGS.
- ALL STRUCTURAL ADHESIVE SHALL BE SIMPSON SET 3G OR HILTI HY-200 R OR EQUIVALENT. ALL STRUCTURAL ADHESIVE SHALL BE INSTALLED PER THE MANUFACTURER'S REQUIREMENTS. SUBSTITUTIONS SHALL BE SUBMITTED FOR REVIEW AND APPROVAL WITH APPROPRIATE ICBO EVALUATION REPORTS.

CAST IN PLACE CONCRETE:

- SUBMIT PROPOSED MIXED DESIGNS OF EACH TYPE FOR REVIEW. REQUIRED MINIMUM CONCRETE COMPRESSIVE STRENGTHS AT 28 DAYS:
 - FOOTING AND GRADE BEAM CONCRETE.....4000 PSI
 - FOUNDATION WALL CONCRETE.....4000 PSI
 - SLAB ON GRADE.....4000 PSI
- ALL CONCRETE MIX DESIGNS SHALL HAVE WATER TO CEMENT RATIOS LESS THAN 0.52 (0.45 FOR MOISTURE SENSITIVE FLOORING), WITH A MAXIMUM 60/40 FINE TO COARSE AGGREGATE RATIO. CONCRETE MIX DESIGNS THAT DO NOT CONFORM TO THE ABOVE STANDARD AND/OR CONTAIN WATER REDUCING ADMIXTURES SHALL BE SUBMITTED WITH APPROPRIATE TEST DATA PER A.C.I. ALL CONCRETE SHALL BE IN CONFORMANCE WITH THE A.C.I. 301 STANDARD THAT IS REFERENCED IN THE BUILDING CODE AT THE TIME OF PERMITTING THE PROJECT.
- EXTERIOR CONCRETE (FLOOR SLABS, WALLS, ETC) SHALL HAVE 6.5% (PLUS/MINUS 1.5%) ENTRAINED AIR.
- CHAMFER ALL EXPOSED CONCRETE EDGES 3/4" (VERIFY WITH ARCHITECT).
- NO ALUMINUM SHALL BE EMBEDDED IN ANY CONCRETE.
- NO CALCIUM CHLORIDE SHALL BE USED IN CONCRETE
- THE DESIGN, CONSTRUCTION, AND SAFETY OF ALL FORMWORK IS THE RESPONSIBILITY OF THE CONTRACTOR
- ALL CONCRETE IS REINFORCED UNLESS SPECIFICALLY NOTED AS UNREINFORCED. REINFORCE ALL CONCRETE NOT OTHERWISE SHOWN WITH THE SAME REINFORCING AS SIMILAR SECTIONS OR AREAS.
- CONSTRUCTION JOINTS IN GRADE BEAMS, CONTINUOUS FOOTINGS, AND WALLS THAT DO NOT CHANGE DIRECTION SHALL BE SPACED NO GREATER THAN 60'-0". INTERMEDIATE CONTROL JOINTS SHALL BE SPACED AT 25'-0" MAX FOR WALLS. CONTROL JOINTS IN WALLS SHALL ALSO BE LOCATED 15'-0" FROM CORNERS AND AT CHANGES IN WALL THICKNESS
- WHERE FRESH CONCRETE IS DEPOSITED AGAINST HARDENED CONCRETE (GREATER THAN 8 HRS OLD), CLEAN EXISTING SURFACE OF LANTANCE AND FOREIGN MATERIAL, AND DAMPEN THE EXISTING SURFACE. IF REQUIRED, ROUGHEN EXISTING CONCRETE TO ¼" AMPLITUDE.
- SLABS ON GRADE SHALL BE 4" THICK MINIMUM ON 4" OF GRANULAR FILL. REINF SLAB WITH 6 X 6-W2 1W/2 1 WWR OR #3 BARS @ 18" OC EA WAY. PLACE REINF IN UPPER 1/3 OF SLAB THICKNESS. AT INTERIOR SLABS, A 10 MIL VAPOR BARRIER SHALL BE PLACED BETWEEN THE CONCRETE AND GRANULAR BASE AND CARE SHOULD BE TAKEN DURING CURING TO PREVENT SLAB CURLING. THIS NOTE SHALL BE TYPICAL UNLESS NOTED OTHERWISE
- SAW CUT JOINTS OR KEVED CONSTRUCTION JOINTS IN SLABS ON GRADE SHALL BE SPACED TO DIVIDE THE SLAB INTO PANELS NOT TO EXCEED 225 SQUARE FEET. THE LONGER DIMENSION OF EACH PANEL SHALL NOT EXCEED THE SHORTER DIMENSIONS BY MORE THAN 40%. JOINTS SHALL BE LOCATED AT COLUMN CENTERLINES WHERE POSSIBLE. SPACING BETWEEN JOINTS SHALL NOT EXCEED 15 FEET. CONTRACTOR SHALL SUBMIT JOINT LAYOUT TO ARCHITECT FOR APPROVAL. REFER TO TYPICAL DETAILS.
- REINFORCEMENT SHALL BE CONTINUOUS AND LAPPED 53 BAR DIAMETERS (2'-6" MIN.) EXCEPT AS NOTED AND PROVIDE CORNER BARS OF SAME SIZE AND SPACING.
- MINIMUM CONCRETE WALL REINFORCING (WALL 10" OR GREATER) SHALL BE #5 AT 10" CENTERS EACH WAY, EACH FACE
- MINIMUM REINFORCING AROUND CONCRETE WALL OPENINGS 2'-0" OR GREATER (TYPICAL UNLESS NOTED); 2-#5, EXTEND REINF 2'-0" PAST OPENINGS. PROVIDE 2-#5 x 4'-0" DIAGONAL BARS AT CORNERS
- CONTRACTOR SHALL COORDINATE ALL CURING COMPOUNDS WITH FLOOR FINISH REQUIREMENTS TO ENSURE COMPATIBILITY.
- FOUNDATION CONTRACTOR TO ENSURE PROPER ANCHOR ROD PROJECTION AND THAT ANCHOR RODS ARE HELD SECURELY IN POSITION PRIOR TO CONCRETE PLACEMENT. INSTALL ANCHOR RODS TO THE STRUCTURAL TOLERANCES PER AISC REQUIREMENTS. STRUCTURAL STEEL COLUMN ANCHOR RODS SHALL BE SET WITH A RIGID TEMPLATE.

- AGGREGATES AND/OR CONCRETE MIXES SHALL BE CERTIFIED TO BE FREE OF AND ELIMINATE DAMAGE OF CONCRETE DUE TO ALKALI-SILICA REACTION OR ALKALI-AGGREGATE REACTIONS WHEN EXPOSED TO SOILS AND/OR AN EXTERIOR ENVIRONMENT.

WOOD:

- FRAMING MATERIAL: ALL WOOD FRAMING SHALL MEET OR EXCEED THE FOLLOWING:
 - NOMINAL STRUCTURAL LUMBER: DOUG. FIR - NO 2 OR BETTER, KILN-DRIED, MIN Fb = 900 PSI, MIN E = 1400 KSI.
 - EXPOSED TO WEATHER: NOMINAL STRUCT LUMBER - PRESS TREATED NO 2 OR BETTER, MIN Fb = 1000 PSI, MIN E = 1300 KSI.
 - C. MICROLAM LVL (LAMINATED VENEER LUMBER) BEAMS SHALL MEET TRUS JOIST SPECIFICATIONS: MINIMUM Fb = 2600 PSI AND MINIMUM E = 1900 KSI.
 - TIMBERSTRAND LVL (LAMINATED STRAND LUMBER) BEAMS SHALL MEET TRUS JOIST SPECIFICATIONS: MINIMUM Fb = 2600 PSI AND MINIMUM E = 1550 KSI.
 - GLULAM FRAMING: 24F-V4 DOUGLAS FIR, ARCHITECTURAL FINISH (COORDINATE WITH ARCH).
- LUMBER IN DIRECT CONTACT WITH CONCRETE OR MASONRY, SUCH AS SILL PLATES AND BEARING PLATES BELOW BEAMS POCKETED IN CMU, SHALL BE TREATED LUMBER.
- WOOD SHEATHING:
 - ROOF SHEATHING SHALL BE 15/32" OR 1/2" WITH AN APA SPAN RATING OF 32/16, EXPOSURE 1, MINIMUM 2 SPAN, FASTEN WITH 10d COMMON NAILS AT 6" CENTERS AT ALL PANEL EDGES AND 12" CENTERS MAXIMUM AT INTERMEDIATE FRAMING MEMBERS (IN THE FIELD). USE PLYCLIPS AT MIDSPAN.
 - FLOOR SHEATHING SHALL BE TONGUE AND GROOVE SHEATHING, EXPOSURE 1, MINIMUM 2 SPAN, FASTEN WITH APA APPROVED ADHESIVE AND 10d RING SHANKED NAILS AT 6" ON CENTERS AT ALL PANEL EDGES AND AT 10" ON CENTERS MAXIMUM AT INTERMEDIATE FRAMING MEMBERS (IN THE FIELD).
 - WHEN CLEAR DISTANCE BETWEEN FLOOR JOISTS OR FLOOR TRUSSES IS 16" OR LESS USE 3/4" SHEATHING WITH AN APA SPAN RATING OF 40/24.
 - WHEN CLEAR DISTANCE BETWEEN FLOOR JOISTS OR FLOOR TRUSSES IS GREATER THAN 16" USE 7/8" SHEATHING WITH AN APA SPAN RATING OF 60/32.
 - WALL SHEATHING FOR EXTERIOR WALLS SHALL BE 7/16" WITH AN APA SPAN RATING OF 24/6, UNLESS NOTED OTHERWISE. ALL PANEL EDGES SHALL BE BACKED WITH 2 INCH NOMINAL OR WIDER FRAMING. FASTEN WITH 8d COMMON NAILS AT 6" OC MAXIMUM AT ALL TOP PLATES, BLOCKING, BOUNDARIES AND 10" OC MAXIMUM IN THE FIELD.
- WOOD SHEATHING TO BE STAGGERED 4'X8 SHEETS. ORIENTED PERPENDICULAR TO SUPPORTING MEMBERS.
- PROVIDE 1/8" GAP AT ALL SHEATHING PANEL EDGES AND END JOINTS UNLESS OTHERWISE SPECIFIED BY THE MANUFACTURER. DUE TO CONSTRUCTION CONDITIONS, TEMPORARY EXPANSION JOINTS MAY BE REQUIRED IN FLOOR/ROOF SHEATHING.
- ALL HEADERS IN EXTERIOR OR INTERIOR BEARING WALLS SPANNING MORE THAN 3'-8" SHALL BE SUPPORTED ON DOUBLE STUDS UNLESS NOTED.
- MINIMUM NAILING SHALL CONFORM TO IBC TABLE 2304.10.1. USE COMMON NAILS EXCEPT WHERE NOTED. ALL FASTENERS (BOLTS, SCREWS, NAILS, ETC) IN CONTACT WITH PRESSURE TREATED LUMBER SHALL BE HOT DIP GALVANIZED.
- LIGHT GAUGE WOOD FRAMING CONNECTORS AS NOTED ON THE PLANS FOR WOOD JOISTS, COLUMNS, BEAMS AND TRUSSES SHALL BE "STRONG - TIE" CONNECTORS BY THE SIMPSON CO. OR REVIEWED EQUIVALENT. CONNECTORS IN DIRECT CONTACT WITH PRESSURE TREATED LUMBER SHALL HAVE "ZMAX" G185 HOT DIP GALVANIZED COATING OR REVIEWED EQUIVALENT.
- CONNECTORS IN DIRECT CONTACT WITH PRESSURE TREATED LUMBER SHALL HAVE "ZMAX" G185 HOT DIP GALVANIZED COATING OR REVIEWED EQUIVALENT.
- STAINLESS STEEL FASTENERS, ANCHOR BOLTS, LIGHT GAUGE CONNECTORS, ETC. MAY BE SUBSTITUTED FOR HOT DIP GALVANIZED MATERIALS AT THE CONTRACTORS OPTION.
- PROVIDE UPLIFT CONNECTORS AT EACH ROOF TRUSS TO WALL CONNECTIONS PER IBC.
- STUDS SHALL BE CONTINUOUS BETWEEN EACH DIAPHRAGM LEVEL. EXTERIOR WALL STUDS AT GROUND FLOOR SHALL BE BRACED BY KICKERS AND/OR STRUCTURAL CEILING FRAMING.
- TYPICAL SILL ANCHOR RODS SHALL BE GALVANIZED 5/8" DIAMETER EMBEDDED 6" MIN INTO CONCRETE, SPACED NO FURTHER THAN 3'-0" OC, AND SHALL OCCUR WITHIN 12" OF THE ENDS OF A SILL PLATE. SPACE ANCHOR RODS MORE CLOSELY TOGETHER AT SHEAR WALLS AS SHOWN ON THE DRAWINGS. EACH SILL PLATE SHALL HAVE A MINIMUM OF 2 ANCHOR RODS. PROVIDE 2" SQUARE PLATE WASHERS AND NUTS.
- SUBSTITUTIONS OF SPECIFIED WOOD MEMBERS SHALL NOT BE MADE WITHOUT REVIEW OF THE ARCHITECT/ENGINEER.
- CUT ENDS OF EXTERIOR WOOD POSTS SHALL BE FIELD TREATED WITH AN APPROVED PRESERVATIVE (SUCH AS COPPER NAPHTHENATE). ATTACHMENT OF THE BEAM TO THE SIDE OF THE POST WITHOUT NOTCHING IS PROHIBITED. ALL 3-PLY BEAMS SHALL BE CONNECTED TO THE POST BY A POST CAP PLATE.

PRE-FABRICATED WOOD TRUSS NOTES:

- THE WOOD TRUSS MANUFACTURER SHALL SUBMIT SHOP DRAWINGS AND CALCULATIONS FOR ENGINEERS REVIEW. THE SHOP DRAWINGS SHALL INCLUDE PLACING PLANS OF ALL TRUSSES CLEARLY LABELED, DETAILS OF TRUSS CONNECTIONS AND ANCHORAGES, DETAILS OF METAL CONNECTORS USED AT JOINTS, AND ENGINEERING DESIGN DATA. THE ENGINEERING DESIGN FOR EACH TYPE OF TRUSS SHALL INCLUDE: TRUSS LOCATION IDENTIFICATION, ALL LOADINGS AND REACTIONS, WOOD SPECIES AND STRESS GRADES, MEMBER STRESSES, JOINT CONNECTIONS, CONFIGURATION, TRUSS HANGERS, TRUSS TO TRUSS CONNECTIONS, BRACING FOR LATERAL STABILITY OF THE COMPLETED FRAMING SYSTEM AND OF THE TEMPORARY CONSTRUCTION CONDITION IN ACCORDANCE WITH THE TPI RECOMMENDATIONS, AND THE PROFESSIONAL ENGINEERS SEAL OF THE PERSON RESPONSIBLE FOR THE DESIGN OF THE TRUSSES/TRUSS SYSTEM.
- PREFABRICATED WOOD TRUSS DESIGN SHALL CONFORM TO THE FOLLOWING REQUIREMENTS: ANSI/TPI NATIONAL DESIGN STANDARD FOR METAL PLATE CONNECTED WOOD TRUSS CONSTRUCTION TPI HRP - COMMENTARY AND RECOMMENDATIONS FOR HANDLING, INSTALLING AND BRACING OF METAL PLATE CONNECTED TRUSSES TPI S08 - RECOMMENDED DESIGN SPECIFICATION FOR TEMPORARY BRACING OF METAL PLATE CONNECTED WOOD TRUSSES; SHOP DRAWINGS SHALL INDICATE VERIFICATION OF PARTICIPATION IN THE TPI INSPECTION PROGRAM.
- THE CONTRACTOR SHALL FURNISH A COPY OF THE APPROVED PRE-FABRICATED TRUSS SHOP DRAWINGS TO BUILDING OFFICIAL FOR THEIR RECORDS.
- TRUSS MEMBERS AND COMPONENTS SHALL NOT BE FIELD CUT, NOTCHED, DRILLED, OR ALTERED IN ANY WAY WITHOUT THE WRITTEN APPROVAL OF THE ENGINEER RESPONSIBLE FOR THE TRUSS DESIGN.
- PRE-FABRICATED WOOD ROOF TRUSS DESIGN CRITERIA:
 - TOP CHORD DEAD LOAD.....10 PSF
 - TOP CHORD LIVE LOAD.....20 PSF
 - TOP CHORD SNOW LOAD.....PER DESIGN CRITERIA
 - TOP CHORD WIND LOAD.....PER CALCD WIND DESIGN CRITERIA (S01)
 -(UPLIFT VALUES MAY BE REDUCED BY 12 PSF (0.60)
 - BOTT. CHORD DEAD LOAD.....10 PSF
 - BOTT. CHORD LIVE LOAD.....10 PSF
 - LIVE LOAD DEFLECTION CRITERIA.....L/360
 - TOTAL LOAD DEFLECTION CRITERIA.....L/240
 -*MUST INCLUDE ALL LONG-TERM DEFLECTION EFFECTS
- ALL SCISSOR AND/OR VAULTED TRUSSES ARE NOT RESTRAINED AT WALLS. CONSIDER HORIZONTAL DEFLECTION IN TRUSS DESIGN. LIMIT HORIZONTAL DEFLECTION TO 0.5" TOTAL OR 0.25" EA SIDE.
- TRUSS SUPPLIER SHALL FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO TRUSS FABRICATION.

REUNION AT BLACKWELL

SE SHENANDOAH DRIVE
LEE'S SUMMIT, MO 64063

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REVISION DATES:



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STRUCTURAL GENERAL NOTES
IBC



PERMIT DOCUMENTS

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03. Abbreviation Schedule	
Abbreviation	Abbreviation Name
-/+	PLUS OR MINUS
ADCNL	ADDITIONAL
ADJ	ADJACENT
AESS	ARCHITECTURALLY EXPOSED STRUCTURAL STEEL
AFF	ABOVE FINISHED FLOOR
ALT	ALTERNATE
AR	ANCHOR ROD
ARCH	ARCHITECT OR ARCHITECTURAL
BT	BOTTOM OF
BW	BETWEEN
BLDG	BUILDING
BLKG	BLOCKING
BM	BEAM
BOT	BOTTOM
BRG	BEARING
BWP	BRACED WALL PANEL
CFS	COLD FORMED STEEL
CHKD	CHECKED
CP	CAST IN PLACE
CJ	CONTROL JOINT
CJP	COMPLETE JOINT PENETRATION
CL	CENTERLINE
CLR	CLEAR
COL	COLUMN
CONC	CONCRETE
CONN	CONNECTION
CONT	CONTINUOUS
CTR	CENTER
db	DIA OF REINF BAR, DIA OF BOLT
DBA	DEFORMED BAR ANCHOR
DIA or Ø	DIAMETER
DIAG	DIAGONAL
DIR	DIRECTION
DWL	DOWEL
EA	EACH
EE	EXTENDED END
EJ	EXPANSION JOINT
ELEV	ELEVATION
EN	EDGE NAILING
ENGR	ENGINEER
EO	EDGE OF DECK
EOS	EDGE OF SLAB
EQ	EQUAL
EW	EACH WAY
EXIST	EXISTING
EXT	EXTERIOR
FDN	FOUNDATION
FLG	FLANGE
FLR	FLOOR
FS	FAR SIDE
FTG	FOOTING
FV	FIELD VERIFY
GA	GAUGE
GALV	GALVANIZED
GB	GRADE BEAM
GC	GENERAL CONTRACTOR
HORIZ	HORIZONTAL
HSA	HEADED STUD ANCHOR
HSS	HOLLOW STRUCTURAL SECTION
I	INSIDE FACE
INT	INTERIOR
JST	JOIST
K	KIPS (1000 LBS)
LCE	COMPRESSION EMBEDMENT LENGTH
LCS	COMPRESSION LAP SPOUCE LENGTH
LLH	LONG LEG HORIZONTAL
LLV	LONG LEG VERTICAL
LSH	LONG SLOTTED HOLE
LTE	TENSION EMBEDMENT LENGTH
LTS	TENSION LAP SPOUCE LENGTH
LW	LIGHTWEIGHT
MFCR	MANUFACTURER
MTL	METAL
NIC	NOT IN CONTRACT
NS	NEAR SIDE
NTS	NOT TO SCALE
OC	ON CENTER
OF	OUTSIDE FACE
OPP	OPPOSITE
OVS	OVERSIZED
PC	PRECAST
PAF	POWDER ACTUATED FASTENER
PAR	PARALLEL
PEMB	PRE-ENGINEERED METAL BUILDING
PEN	PENETRATION
PERP	PERPENDICULAR
PL	PLATE
PLF	POUNDS PER LINEAR FOOT
PREFAB	PREFABRICATED
PRELIM	PRELIMINARY
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
RC	REINFORCED CONCRETE
RE	REFER TO
RENF	REINFORCING
REQD	REQUIRED
RF	RIGID FRAME
SC	SLIP CRITICAL
SOS	SELF DRILLING SCREW
SM	SIMILAR
SLV	SHORT LEG VERTICAL
SOG	SLAB ON GRADE
SQ	SQUARE
SS	STAINLESS STEEL
STD	STANDARD
STR	STIRRUPS
STL	STEEL
SW	SHEAR WALL
SYM	SYMMETRIC
T&B	TOP AND BOTTOM
TI	TOP OF
TRANS	TRANSVERSE
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
VERT	VERTICAL
WI	WITH
WO	WITHOUT
WF	WIDE FLANGE
WP	WORK POINT
WWR	WELDED WIRE REINFORCEMENT

STRUCTURAL GENERAL NOTES

DESIGN CRITERIA:

- LIVE LOADS (UNIFORM (PSF) / POINT LOADS (KIPS)):
 - ROOF..... 20 PSF / 1.0 K
 - ELEVATED FLOORS..... 40 PSF / 1.0 K
- GROUND SNOW LOAD (Pg)..... 20 PSF
- BASIC WIND SPEED (3 SEC GUST)..... 115 MPH (ULT)
90 MPH (ASD)
- DECK GUARD RAIL LOAD..... 200# CONCENTRATED LOAD APPLIED IN ANY DIRECTION

AREA	MIN DEAD LOAD	MIN LIVE LOAD
BALCONIES (EXTERIOR) AND DECKS	10	40
CEILING JOISTS W/O STORAGE (SCUTTLE ACCESS ONLY)	10	10
CEILING JOISTS - ATTICS W/ STORAGE (DOOR OR PULL DOWN LADDER ACCESS)	10	20
ROOMS - NON SLEEPING	15	40
SLEEPING ROOMS	15	30
ROOF - LIGHT ROOF COVERING	15	20
ROOF - HEAVY ROOF COVERING (CONCRETE/TILE/SLATE)	20	20

STRUCTURAL GENERAL NOTES:

- DESIGN AND CONSTRUCTION SHALL CONFORM TO THE "INTERNATIONAL RESIDENTIAL CODE, 2018 EDITION". CONSULT WITH THE LOCAL JURISDICTION FOR INSPECTION REQUIREMENTS
- CONTRACTOR TO VERIFY ALL DIMENSIONS, ELEVATIONS AND EXISTING CONDITIONS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT IMMEDIATELY.
- IF DISCREPANCIES EXIST BETWEEN STRUCTURAL PLANS, ARCHITECTURAL PLANS, OTHER PLANS, OR SPECIFICATIONS, THE CONTRACTOR OR SUBCONTRACTOR SHALL PROVIDE A WRITTEN REQUEST FOR CLARIFICATION FROM THE ARCHITECT AND/OR ENGINEER PRIOR TO PROCEEDING WITH THE WORK
- THE STRUCTURE IS DESIGNED TO BE SELF-SUPPORTING AND STABLE AFTER THE BUILDING IS FULLY COMPLETED. THE CONTRACTORS RESPONSIBILITY TO EXECUTE AND DETERMINE FINAL ERECTION PROCEDURES, SEQUENCING AND TO ENSURE THE SAFETY OF THE BUILDING AND ITS COMPONENT PARTS DURING ERECTION.
- FABRICATORS AND SUPPLIERS SHALL CLEARLY NOTE AND HIGHLIGHT CHANGES MADE IN SHOP DRAWINGS, WHICH DO NOT COMPLY WITH THE CONTRACT DOCUMENTS.
- BEAMS, COLUMNS, WALLS, AND FOOTING CENTERS SHALL BE CENTERED UNDER SUPPORTING MEMBERS (TYPICAL, UNLESS NOTED OTHERWISE).

EARTHWORK AND FOUNDATIONS:

- PRESUMPTIVE ALLOWABLE BEARING PRESSURE = 1,500 PSF (PER THE IRC), ALL FOOTINGS AND FOUNDATIONS SHALL BEAR ON NATIVE UNDISTURBED SOIL. NOTIFY ENGINEER IF FILL IS ENCOUNTERED BELOW FOOTING BEARING LOCATIONS.
- ALL PERIMETER AND EXTERIOR FOOTINGS SHALL EXTEND AT LEAST 3'-0" BELOW FINAL ADJACENT GRADE. DEEPEN FOOTINGS AS REQUIRED TO PROVIDE THIS MINIMUM BOTTOM OF FOOTING.
- SURFACE WATER SHALL NOT BE ALLOWED TO STAND ADJACENT TO OR DRAIN TOWARDS THE FOUNDATION UNDER ANY CIRCUMSTANCES. PAVEMENTS OR GRADED SOILS AT THE PERIMETER OF THE BUILDING, EXCEPT AS REQUIRED AT EXITS OR AS NOTED, SHALL BE SLOPED AWAY AT 2% OR 1" MIN FOR THE FIRST TEN FEET.
- FOOTINGS MAY BE POURED TO NEAT LINES OF EXCAVATIONS PROVIDING VERTICAL LINES OF EXCAVATIONS CAN BE MAINTAINED DURING CONCRETE PLACEMENT.
- FOUNDATION CONTRACTOR TO ENSURE PROPER ANCHOR ROD PROJECTION AND THAT ANCHOR RODS ARE HELD SECURELY IN POSITION PRIOR TO CONCRETE PLACEMENT. STRUCTURAL STEEL COLUMN ANCHOR RODS SHALL BE SET WITH A TEMPLATE.
- FOUNDATION WALL BACKFILL SHALL NOT BE UNBALANCED BY MORE THAN TWO FEET ON EITHER SIDE AT ANY TIME. BASEMENT WALL AND RESTRAINED RETAINING WALL BACKFILL SHALL NOT BE PLACED, UNLESS THE WALL IS ADEQUATELY BRACED. RETAINING WALL AND BASEMENT WALL BACKFILL SHALL BE FREE DRAINING GRANULAR BACKFILL.
- SOIL CONDITIONS AT THE TIME OF CONSTRUCTION SHOULD BE EVALUATED BY THE CONTRACTOR. SOIL THAT IS TOO DRY OR TOO WET MAY BE SUBJECT TO EXCESSIVE SHRINKING OR SWELLING. IN ADDITION, SOME ON-SITE SOILS MAY BE UNSUITABLE FOR BACK FILL. CONSULT WITH A GEOTECHNICAL ENGINEER AS NEEDED FOR SITE PREP REQUIREMENTS.

PREFABRICATED WOOD FLOOR TRUSS NOTES:

- THE WOOD FLOOR TRUSS MANUFACTURER SHALL SUBMIT SHOP DRAWINGS FOR ENGINEER'S REVIEW. THE SHOP DRAWINGS SHALL INCLUDE PLACING PLANS OF ALL TRUSSES CLEARLY LABELED, DETAILS OF TRUSS CONNECTIONS AND ANCHORAGES, DETAILS OF METAL CONNECTORS USED AT JOINTS, AND ENGINEERING DESIGN DATA. THE ENGINEERING DESIGN FOR EACH TYPE OF TRUSS SHALL INCLUDE: TRUSS LOCATION IDENTIFICATION, ALL LOADINGS AND REACTIONS, WOOD SPECIES AND STRESS GRADES, MEMBER STRESSES, JOINT CONNECTIONS, CONFIGURATION, TRUSS TO TRUSS CONNECTIONS, BRACING FOR LATERAL STABILITY OF THE COMPLETED FRAMING SYSTEM, AND THE PROFESSIONAL ENGINEERS SEAL OF THE PERSON RESPONSIBLE FOR THE DESIGN OF THE TRUSSES/TRUSS SYSTEM.
- THE CONTRACTOR SHALL FURNISH A COPY OF THE PREFAB TRUSS SHOP DRAWINGS TO BUILDING OFFICIAL FOR THEIR RECORDS.
- TRUSS MEMBERS AND COMPONENTS SHALL NOT BE FIELD CUT, NOTCHED, DRILLED, OR ALTERED IN ANY WAY WITHOUT THE WRITTEN APPROVAL OF THE ENGINEER RESPONSIBLE FOR THE TRUSS DESIGN.
- ALL SCISSOR AND/OR VAULTED TRUSSES ARE NOT RESTRAINED AT WALLS. CONSIDER HORIZONTAL DEFLECTION IN TRUSS DESIGN. LIMIT HORIZONTAL DEFLECTION TO 0.5" TOTAL OR 0.25" EA SIDE.
- PREFABRICATED WOOD ROOF TRUSS DESIGN CRITERIA:
 - TOP CHORD DEAD LOAD..... 10 PSF
 - TOP CHORD FLOOR LIVE LOAD..... 20 PSF
 - BOT CHORD DEAD LOAD..... 10 PSF
 - BOT CHORD LIVE LOAD..... 10 PSF
 - LIVE LOAD DEFLECTION CRITERIA..... L/360
 - TOTAL LOAD DEFLECTION CRITERIA..... L/240
- TRUSS SUPPLIER SHALL FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO TRUSS FABRICATION.

CONCRETE AND MASONRY REINFORCING STEEL:

- ALL REINFORCING BARS SHALL MEET ASTM A615 GRADE 40.
- ALL MESH SHALL MEET ASTM A-185, LAP A MINIMUM OF 8" OR ONE FULL MESH, WHICHEVER IS GREATER.
- CONCRETE PROTECTION FOR REINFORCEMENT SHALL BE 3/4" CLEAR FOR SLABS, 2" CLEAR FOR FORMED SURFACES AND 3" CLEAR FOR FOOTINGS (TYPICAL UNLESS NOTED OTHERWISE).
- CONTRACTOR SHALL VERIFY THAT ALL REINFORCEMENT, SLAB DOWELS, INSERTS, SLEEVES AND EMBEDDED ITEMS ARE PROPERLY LOCATED AND RELIABLY SECURED PRIOR TO CONCRETE PLACEMENT. "WET STICKING" DOWELS WILL NOT BE ALLOWED.
- CONCRETE CONSTRUCTION SHALL ADHERE TO THE RECOMMENDATIONS AND REQUIREMENTS OF ACI 332, "REQUIREMENTS FOR RESIDENTIAL CONCRETE CONSTRUCTION" (UNLESS NOTED OTHERWISE)
- REQUIRED MINIMUM CONCRETE COMPRESSIVE STRENGTHS AT 28 DAYS:
 - a. FOOTING CONCRETE..... 4,000 PSI
 - b. FOUNDATION WALL CONCRETE..... 4,000 PSI
 - c. INTERIOR SOG..... 4,000 PSI
 - d. EXTERIOR SLAB ON GRADE AND GARAGE FLOOR SLABS..... 4,000 PSI
- EXTERIOR CONCRETE (FLOOR SLABS, WALLS, ETC) INCLUDING GARAGE FLOORS SHALL HAVE 6% (PLUS/MINUS 1%) ENTRAINED AIR.
- CHAMFER ALL EXPOSED CONCRETE EDGES 3/4" (VERIFY WITH ARCHITECT).
- NO ALUMINUM SHALL BE EMBEDDED IN ANY CONCRETE.
- NO CALCIUM CHLORIDE SHALL BE USED IN CONCRETE.

CAST IN PLACE CONCRETE:

- CONCRETE CONSTRUCTION SHALL ADHERE TO THE RECOMMENDATIONS AND REQUIREMENTS OF ACI 332, "REQUIREMENTS FOR RESIDENTIAL CONCRETE CONSTRUCTION" (UNLESS NOTED OTHERWISE)
- REQUIRED MINIMUM CONCRETE COMPRESSIVE STRENGTHS AT 28 DAYS:
 - a. FOOTING CONCRETE..... 4,000 PSI
 - b. FOUNDATION WALL CONCRETE..... 4,000 PSI
 - c. INTERIOR SOG..... 4,000 PSI
 - d. EXTERIOR SLAB ON GRADE AND GARAGE FLOOR SLABS..... 4,000 PSI
- EXTERIOR CONCRETE (FLOOR SLABS, WALLS, ETC) INCLUDING GARAGE FLOORS SHALL HAVE 6% (PLUS/MINUS 1%) ENTRAINED AIR.
- CHAMFER ALL EXPOSED CONCRETE EDGES 3/4" (VERIFY WITH ARCHITECT).
- NO ALUMINUM SHALL BE EMBEDDED IN ANY CONCRETE.
- NO CALCIUM CHLORIDE SHALL BE USED IN CONCRETE.
- THE DESIGN, CONSTRUCTION, AND SAFETY OF ALL FORMWORK IS THE RESPONSIBILITY OF THE CONTRACTOR.
- ALL CONCRETE IS REINFORCED UNLESS SPECIFICALLY NOTED AS UNREINFORCED. REINFORCE ALL CONCRETE NOT OTHERWISE SHOWN WITH THE SAME REINFORCING AS SIMILAR SECTIONS OR AREAS.
- CONSTRUCTION JOINTS IN GRADE BEAMS, CONTINUOUS FOOTINGS, AND WALLS THAT DO NOT CHANGE DIRECTION SHALL BE SPACED NO GREATER THAN 6'-0". INTERMEDIATE CONTROL JOINTS SHALL BE SPACED AT 25'-0" MAX FOR WALLS. CONTROL JOINTS IN WALLS SHALL ALSO BE LOCATED 15'-0" FROM CORNERS AND AT CHANGES IN WALL THICKNESS.
- WHERE FRESH CONCRETE IS DEPOSITED AGAINST HARDENED CONCRETE (GREATER THAN 8 HRS OLD), CLEAN EXISTING SURFACE OF LAITANCE AND FOREIGN MATERIAL AND DAMPEN THE EXISTING SURFACE. IF REQUIRED, ROUGHEN EXISTING CONCRETE TO 1/4" AMPLITUDE.
- SLABS ON GRADE SHALL BE 4" THICK MIN ON 6" OF GRANULAR FILL. REINF SLAB WITH 6 #6 x 6" W21 x W21 WWR, #3 BARS AT 18" OC, OR #4 BARS AT 24" OC (UNLESS NOTED OTHERWISE). ALL REINF SHALL BE PLACED IN UPPER 1/3 OF SLAB THICKNESS. AT INTERIOR SLABS, AN 8 MIL VAPOR BARRIER SHALL BE PLACED BETWEEN THE CONCRETE AND GRANULAR BASE AND CARE SHOULD BE TAKEN DURING CURING TO PREVENT SLAB CURLING. THIS NOTE SHALL BE TYPICAL UNLESS NOTED OTHERWISE.
- SAW CUT JOINTS OR KEYED CONSTRUCTION JOINTS IN SLABS ON GRADE SHALL BE SPACED TO DIVIDE THE SLAB INTO PANELS NOT TO EXCEED 225 SQUARE FEET. THE LONGER DIMENSION OF EACH PANEL SHALL NOT EXCEED THE SHORTER DIMENSIONS BY MORE THAN 40%. JOINTS SHALL BE LOCATED AT COLUMN CENTERLINES WHERE POSSIBLE. SPACING BETWEEN JOINTS SHALL NOT EXCEED 15 FEET. CONTRACTOR SHALL SUBMIT JOINT LAYOUT TO ARCHITECT FOR APPROVAL.
- REINFORCEMENT SHALL BE CONTINUOUS AND LAPPED #3 BAR DIAMETERS (2'-6" MIN) EXCEPT AS NOTED AND PROVIDE CORNER BARS OF SAME SIZE AND SPACING.
- MINIMUM REINFORCING AROUND CONCRETE WALL OPENINGS 2'-0" OR GREATER (TYPICAL UNLESS NOTED OTHERWISE): (2) #5, EXTEND REINF 2'-0" PAST OPENINGS. PROVIDE (2) #5 x 4'-0" DIAGONAL BARS AT CORNERS.
- MINIMUM REINFORCING IN PERIMETER STEM WALL SHALL BE #4 VERTS @ 16" OC WITH STD HOOKS INTO FOOTING AND #4 HORIZ @ 16" OC MAX. IN FOOTING PROVIDE (2) #4 CONTINUOUS W/ #4 TRANSVERSE @ 16" OC MAX.

STRUCTURAL STEEL:

- STRUCTURAL STEEL SHAPES AND PLATE MATERIAL REQUIREMENTS (TYPICAL UNLESS NOTED OTHERWISE):
 - a. WIDE FLANGE SHAPES - ASTM A992 (FY = 50 KSI MIN)
 - b. CHANNELS, ANGLES, AND PLATES - ASTM A36 (FY = 36 KSI MIN)
 - c. RECTANGULAR HSS - ASTM A500, GR B (FY = 46 KSI)
 - d. ANCHOR RODS - ASTM F1554 (FY = 36 KSI MIN)
 - e. ROUND PIPE - ASTM A53, GRB (FY=35 KSI MIN)
- STRUCTURAL STEEL SHALL BE NEW AND MEET THE 15TH EDITION AISC, "SPECIFICATIONS FOR STRUCTURAL STEEL BUILDINGS AND BRIDGES" AND THE "CODE OF STANDARD PRACTICES FOR STEEL BUILDINGS AND BRIDGES", EXCLUDING SECTION 4.4.1.B.
- WELDING SHALL CONFORM TO THE CURRENT AND APPLICABLE AWS STANDARDS AND BE COMPLETED BY AN AWS CERTIFIED WELDER.
 - a. AWS D1.1 - STRUCTURAL WELDING CODE - STEEL
 - b. AWS D1.3 - STRUCTURAL WELDING CODE - SHEET STEEL
 - c. AWS D1.6 - STRUCTURAL WELDING CODE - STAINLESS STEEL
- WELD SIZES SHALL BE INCREASED TO MEET THE REQUIRED EFFECTIVE THROAT WIDTH IF GAPS EXIST AT THE FAYING SURFACE.
- NO COLUMN OR BEAM SPLICES, UNLESS CLEARLY INDICATED ON THE STRUCTURAL DRAWINGS, WILL BE ALLOWED WITHOUT WRITTEN APPROVAL OF THE STRUCTURAL ENGINEER.
- GROUT WHERE INDICATED ON PLANS AT BASE PLATES SHALL BE NON-METALLIC NON-SHRINK WITH A MINIMUM COMPRESSIVE STRENGTH OF 5,000 PSI AT 28 DAYS CONFORMING TO ASTM C1107.
- ALL POST INSTALLED ANCHORS WHERE NOTED SHALL BE MANUFACTURED BY HILTI, INC. OR SIMPSON STRONG TIE AND BE INSTALLED PER THE MANUFACTURERS SPECIFICATIONS. SUBSTITUTIONS SHALL BE SUBMITTED FOR REVIEW AND APPROVAL WITH APPROPRIATE ICBO EVALUATION REPORTS.

GARAGE

- THE GARAGE FLOOR SHALL SLOPE TOWARD THE GARAGE DOOR.
- NEW GARAGE DOOR SHALL BE A 20 MINUTE OR 1-3/8" SOLID WOOD DOOR BETWEEN THE HOUSE AND GARAGE.
- 1/2" GYP BOARD SHALL BE USED ON WALLS BETWEEN GARAGE AND HOUSE. 5/8" TYPE-X GYP BOARD SHALL BE USED ON THE GARAGE CEILING.
- WOOD:
 - 1. FRAMING MATERIAL:
 - A. NOMINAL STRUCTURAL LUMBER - NO 2 OR BETTER, KD D, FIR, MIN Fb = 900 PSI, MIN E = 1,400 KSI.
 - B. EXPOSED NOMINAL STRUCT LUMBER - PRESS TREATED NO 2 OR BETTER, MIN Fb = 1,000 PSI, MIN E = 1,300 KSI
 - C. MICRO LAM LVL (LAMINATED VENEER LUMBER) BEAMS SHALL MEET TRUSS JOIST SPECIFICATIONS: MINIMUM Fb = 2,600 PSI AND MINIMUM E = 1,900 KSI.
 - D. TIMBERSTRAND LSL (LAMINATED STRAND LUMBER) BEAMS SHALL MEET TRUSS JOIST SPECIFICATIONS: MINIMUM Fb = 2,600 PSI AND MINIMUM E = 1,700 KSI.
 - E. GULLAM FRAMING: 24F-V4 DOUGLAS FIR, ARCHITECTURAL FINISH (COORD W/ ARCH).
 - 2. SUBSTITUTIONS OF SPECIFIED WOOD MEMBERS SHALL NOT BE MADE WITHOUT REVIEW OF THE ARCHITECT/ENGINEER.
 - 3. WOOD SHEATHING:
 - A. ROOF SHEATHING SHALL BE 5/8" WITH AN APA SPAN RATING OF 4020.
 - EXPOSURE 1, MINIMUM 2 SPAN, FASTEN WITH #6 COMMON (2"5" x 0.131") NAILS AT 6" OC MAXIMUM AT ALL EDGE CONDITIONS AND 12" OC AT INTERMEDIATE SUPPORTS. AT ALL LOCATIONS WITHIN 48" FROM GABLE END WALLS AND RIDGES (BOTH SIDES), ALL FASTENING SHALL BE AT 6" OC BOTH EDGES AND INTERMEDIATE SUPPORTS. IF ROOF RAFTER SPACING IS 24" OR GREATER THEN USE PLYCLIPS AT MIDSPAN.
 - B. FLOOR SHEATHING SHALL BE TONGUE AND GROOVE, EXPOSURE 1, MINIMUM 2 SPAN, FASTENED WITH APA APPROVED ADHESIVE AND PER THE CHART ON THIS PAGE.
 - WHEN CLEAR DISTANCE BETWEEN FLOOR JOISTS OR FLOOR TRUSSES IS 16" OR LESS USE 3/4" SHEATHING WITH AN APA SPAN RATING OF 48/24.
 - WHEN CLEAR DISTANCE BETWEEN FLOOR JOISTS OR FLOOR TRUSSES IS GREATER THAN 16" USE 7/8" SHEATHING WITH AN APA SPAN RATING OF 60/32.
 - C. WALL SHEATHING FOR EXTERIOR WALLS SHALL BE 7/16" WITH AN APA SPAN RATING OF 24/16, UNLESS NOTED OTHERWISE. ALL PANEL EDGES SHALL BE BACKED WITH 2 INCH NOMINAL OR WIDER FRAMING, FASTEN WITH #6 COMMON (2"5" x 0.131") NAILS AT 6" OC MAXIMUM AT ALL TOP PLATES, BLOCKING, BOUNDARIES AND 12" OC MAXIMUM IN THE FIELD. AT BRACED WALL LOCATIONS NOTED ON WALL FRAMING PLAN REFERENCE S062 FOR ADDITIONAL FASTENING REQUIREMENTS.
 - 4. ALL WOOD SHEATHING TO BE STAGGERED 4x8 SHEETS ORIENTED PERPENDICULAR TO SUPPORTING MEMBERS.
 - 5. PROVIDE 1/8" GAP AT ALL SHEATHING PANEL EDGES AND END JOINTS UNLESS OTHERWISE SPECIFIED BY THE MANUFACTURER, DUE TO CONSTRUCTION CONDITIONS. TEMPORARY EXPANSION JOINTS MAY BE REQUIRED IN FLOOR/ROOF SHEATHING.
 - 6. ALL HEADERS IN EXTERIOR OR INTERIOR BEARING WALLS SPANNING MORE THAN 3'-6" SHALL BE SUPPORTED ON DOUBLE STUDS UNLESS NOTED OTHERWISE.
 - 7. LIGHT GAUGE WOOD FRAMING CONNECTORS AS NOTED ON THE PLANS FOR WOOD JOISTS, COLUMNS, BEAMS AND TRUSSES - TIE CONNECTORS BY THE SIMPSON CO. OR REVIEWED EQUIVALENT. CONNECTORS IN DIRECT CONTACT WITH PRESSURE TREATED LUMBER SHALL HAVE "ZMAX" G185 HOT DIP GALVANIZED COATING OR REVIEWED EQUIVALENT.
 - 8. STAINLESS STEEL FASTENERS, ANCHOR BOLTS, LIGHT GAUGE CONNECTORS, ETC, MAY BE SUBSTITUTED FOR HOT DIP GALVANIZED MATERIALS AT THE CONTRACTORS OPTION.
 - 9. ALL RAFTER AND CEILING JOIST CONNECTIONS SHALL COMPLY WITH IRC SECTION 802.3. PROVIDE UL/IFT CONNECTORS AT ROOF TO WALL CONNECTIONS PER IRC SECTION 802.11.
 - 10. STUDS SHALL BE CONTINUOUS FROM FLOOR TO ROOF DIAPHRAGM PER IRC SECTION 802.3. WALL STUDS SHOULD NOT BE INTERRUPTED AT GABLE WALLS UNLESS BRACED BY A CEILING. WALLS EXTENDING HIGHER THAN TYPICAL SINGLE FLOOR PLATFORM FRAMING SHALL BE CONTINUOUS (NOT INTERRUPTED) TO NEXT FLOOR ELEVATION OR ROOF.
 - 11. SILL ANCHOR RODS SHALL BE 1/2" DIAMETER EMBEDDED 7" MIN INTO CONCRETE, SPACED NO FURTHER THAN 3'-0" OC, AND SHALL OCCUR WITHIN 12" OF THE ENDS OF A SILL PLATE. EACH SILL PLATE SHALL HAVE A MINIMUM OF 2 ANCHOR RODS. PROVIDE 2" SQ PLATE WASHERS AND NUTS.
 - 12. PROVIDE FULL DEPTH 2x BLOCKING BETWEEN JOISTS OVER ALL INTERIOR LOAD BEARING WALLS AND AT DOWNSET GIRDERS.
 - 13. PROVIDE SOLID BLOCKING IN FLOOR FRAMING BELOW LOAD BEARING WALLS AND POINT LOADS ABOVE. BELOW POINT LOADS BLOCKING AREA SHOULD MATCH SIZE OF POST ABOVE.
 - GENERAL NOTES:
 - 1. THE DRAWING SET IS CONSIDERED TO BE "BUILDERS PLANS" WHEREBY SOME ASPECTS OF THE PROJECT'S REQUIREMENTS ARE LEFT TO THE CONTRACTOR TO UNDERSTAND AND IMPLEMENT. AS SUCH, IT IS A REQUIREMENT THAT THE CONTRACTOR (BUILDER) BE COMPETENT IN RESIDENTIAL CONSTRUCTION AND HAVE A THOROUGH UNDERSTANDING OF THE APPLICABLE INTERNATIONAL RESIDENTIAL CODES (IRC). THE CONTRACTOR IS RESPONSIBLE FOR MEETING THE REQUIREMENTS OF THE BUILDING CODE WHETHER EXPLICITLY STATED OR NOT. IF ADDITIONAL DETAIL OR GUIDANCE IS NEEDED BY THE CONTRACTOR OR HOMEOWNER, A WRITTEN REQUEST FOR SUCH GUIDANCE MAY BE SUBMITTED TO THE ENGINEER.
 - 2. REFER TO THE IRC FOR ALL REQUIREMENTS NOT SPECIFICALLY STATED IN THE PLANS. THIS INCLUDES FIRE RATINGS, LIGHTING AND VENTILATION, SANITATION, GLAZING, GARAGES, SMOKE ALARMS AND CARBON MONOXIDE ALARMS, MEANS OF EGRESS, AND PROTECTION AGAINST DECAY AND TERMITES.
 - 3. CONTRACTOR SHALL ENSURE THAT ALL MECHANICAL, ELECTRICAL, AND PLUMBING IS DESIGNED AND INSTALLED TO MEET THE REQUIREMENTS OF THE APPLICABLE IRC.
 - 4. EGRESS WINDOWS SHALL COMPLY WITH SECTION 310 OF THE IRC.
 - 5. WALL COVERINGS SHALL BE WATER-RESISTANT AND COMPLY WITH SECTION 703.2 OF THE IRC.
 - 6. WINDOWS SHALL HAVE FALL PROTECTION PER IRC 312.2.
 - 7. PROVIDE CARBON MONOXIDE DETECTORS PER IRC SECTION R315.
 - 8. ALL NEW CONSTRUCTION SHALL COMPLY WITH THE ENERGY CONSERVATION CODE AS LISTED IN CHAPTER 11 OF THE IRC. THIS INCLUDES:
 - WALLS - INSULATE WITH R-13 MIN
 - ATTICS - INSULATE WITH R-49 MIN (EXCEPTION: R-38 FOR VAULTED CEILINGS);
 - USE 8" OF RIGID INSULATION (R40) IN VAULTED CEILINGS
 - FLOORS OVER UNCONDITIONED SPACE - INSULATE WITH R-19 MIN
 - CRAWL SPACE WALLS - INSULATE WITH R-10 MIN
 - BASEMENT WALLS - R-13 CAVITY OR R-10 CONTINUOUS
 - SLABS SHALL BE R-10 FOR A DEPTH OF 2'-0"
 - DUCTWORK OUTSIDE OF CONDITIONED SPACES - R-8 MIN
 - WINDOWS SHALL HAVE A "U" VALUE OF 0.35 OR BETTER
 - 9. ALL EXTERIOR DOORS INCLUDING THE DOOR LEADING FROM THE GARAGE TO THE DWELLING UNIT SHALL INCORPORATE THE PHYSICAL SECURITY REQUIREMENTS OF THE LOCAL JURISDICTION AS REQUIRED.
 - 10. THE THERMAL ENVELOPE OF THE BUILDING IS REQUIRED TO BE SEALED PER IRC SECTION N1102.4.1 AND TABLE N1102.4.1.1.
 - 11. ALL DUCTS, AIR HANDLERS, FILTER BOXES, AND BUILDING CAVITIES USED AS DUCTS SHALL BE SEALED PER IRC SECTION N1103.2.2
 - GLAZING
 - 1. GLAZING IN HAZARDOUS LOCATIONS SHALL BE APPROVED SAFETY GLAZING MATERIALS PER IRC SECTION R208.

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STATE OF MISSOURI
JOHN E. FUNK
NUMBER
E-2000173299
REGISTERED PROFESSIONAL ENGINEER

08/24/2023

PROFESSIONAL SEAL

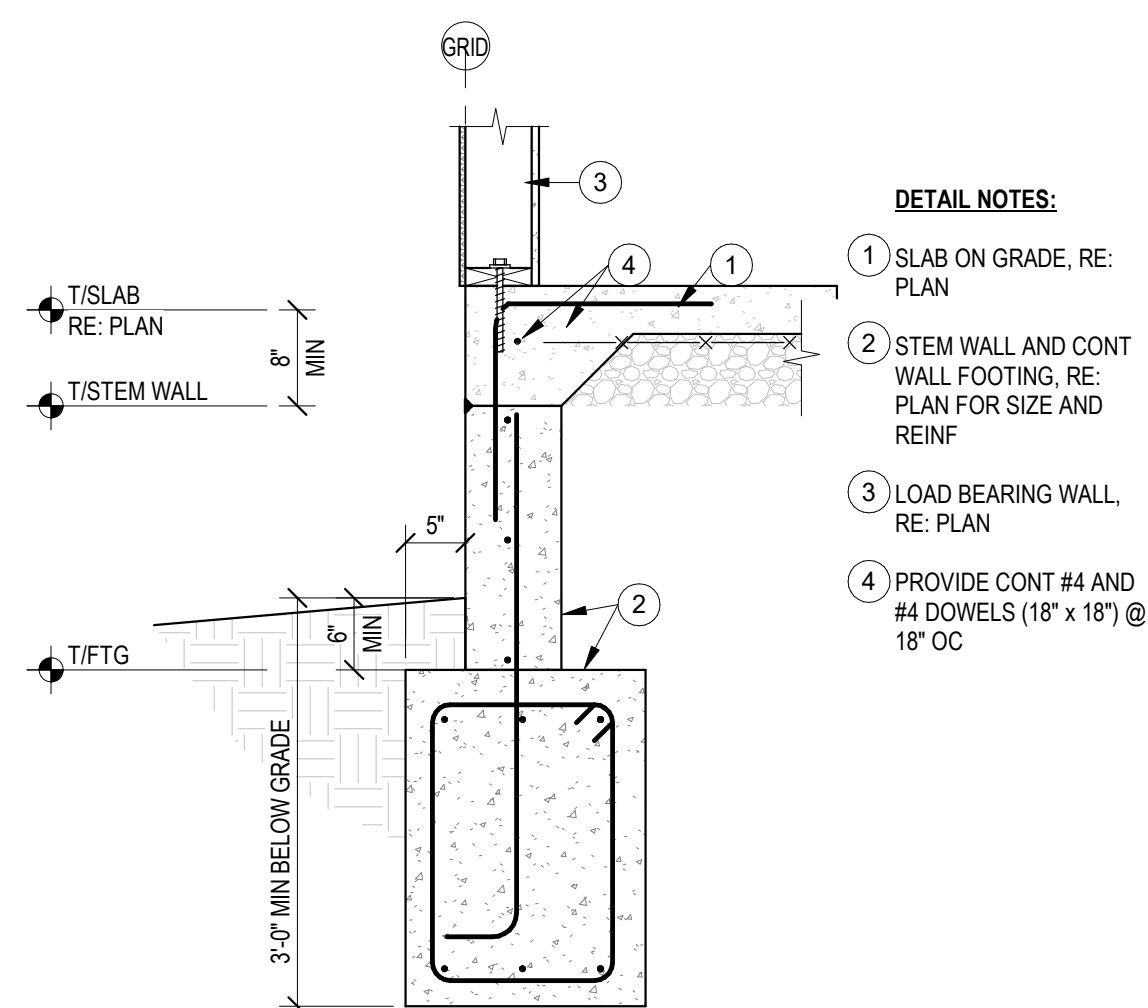
S002

ISSUE DATE: 24 AUGUST 2023
STAND SEI#: 23090

STRUCTURAL GENERAL NOTES
IRC

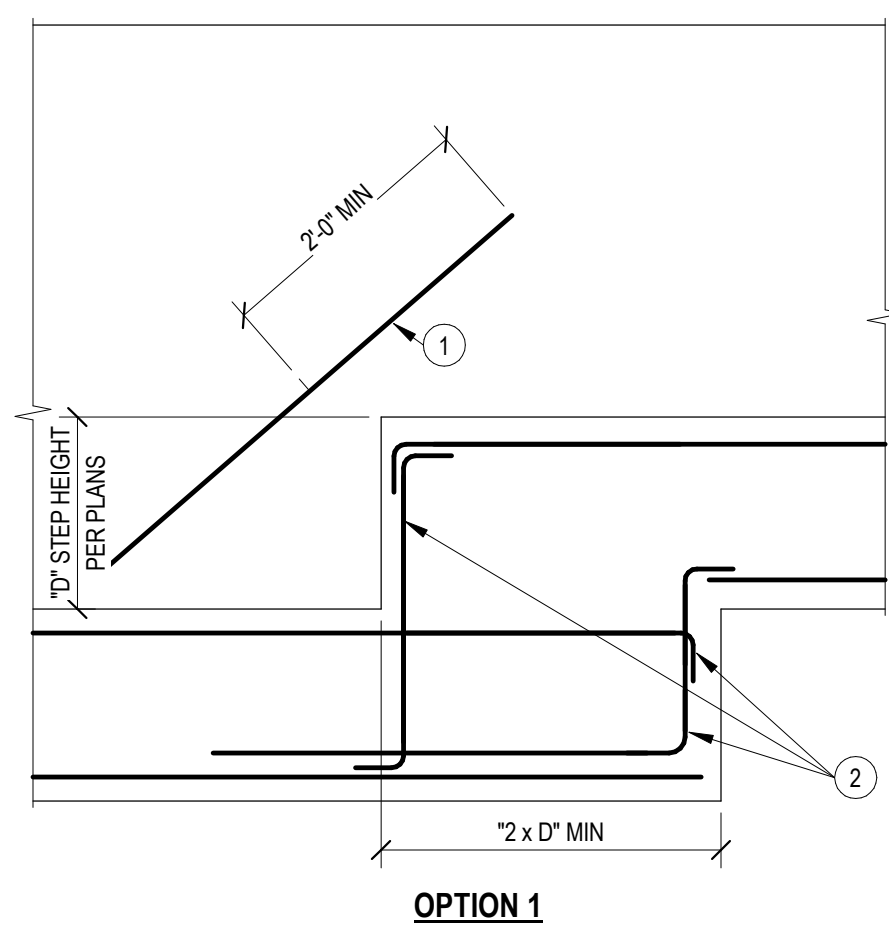
8 FOOTING STEP

1/2" = 1'-0"

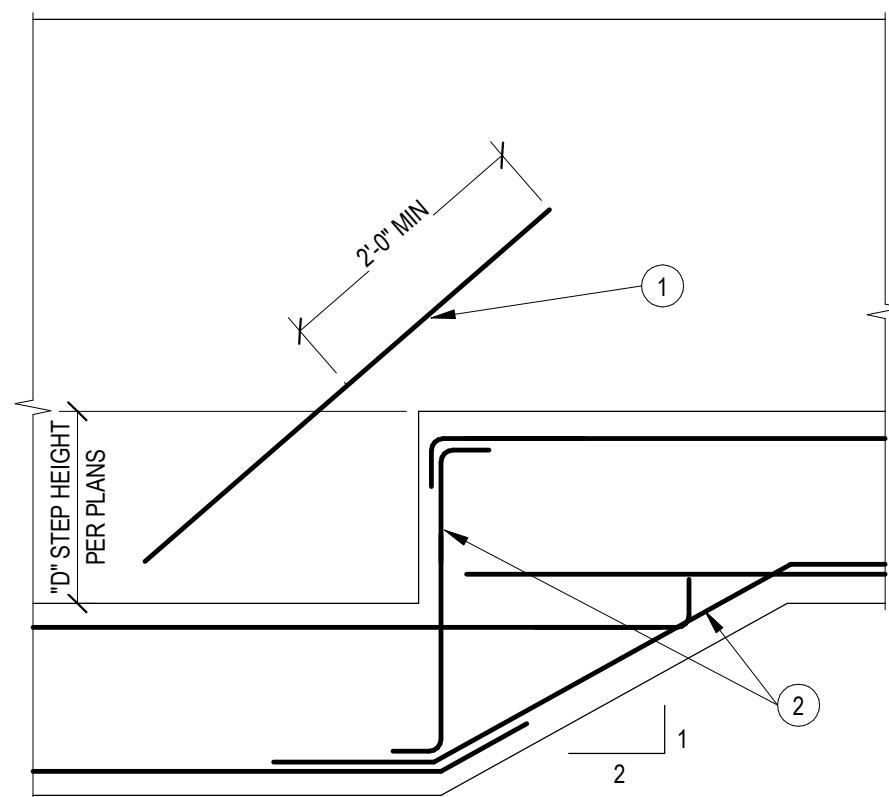


9 FDN SECTION @ STEM WALL

3/4" = 1'-0"



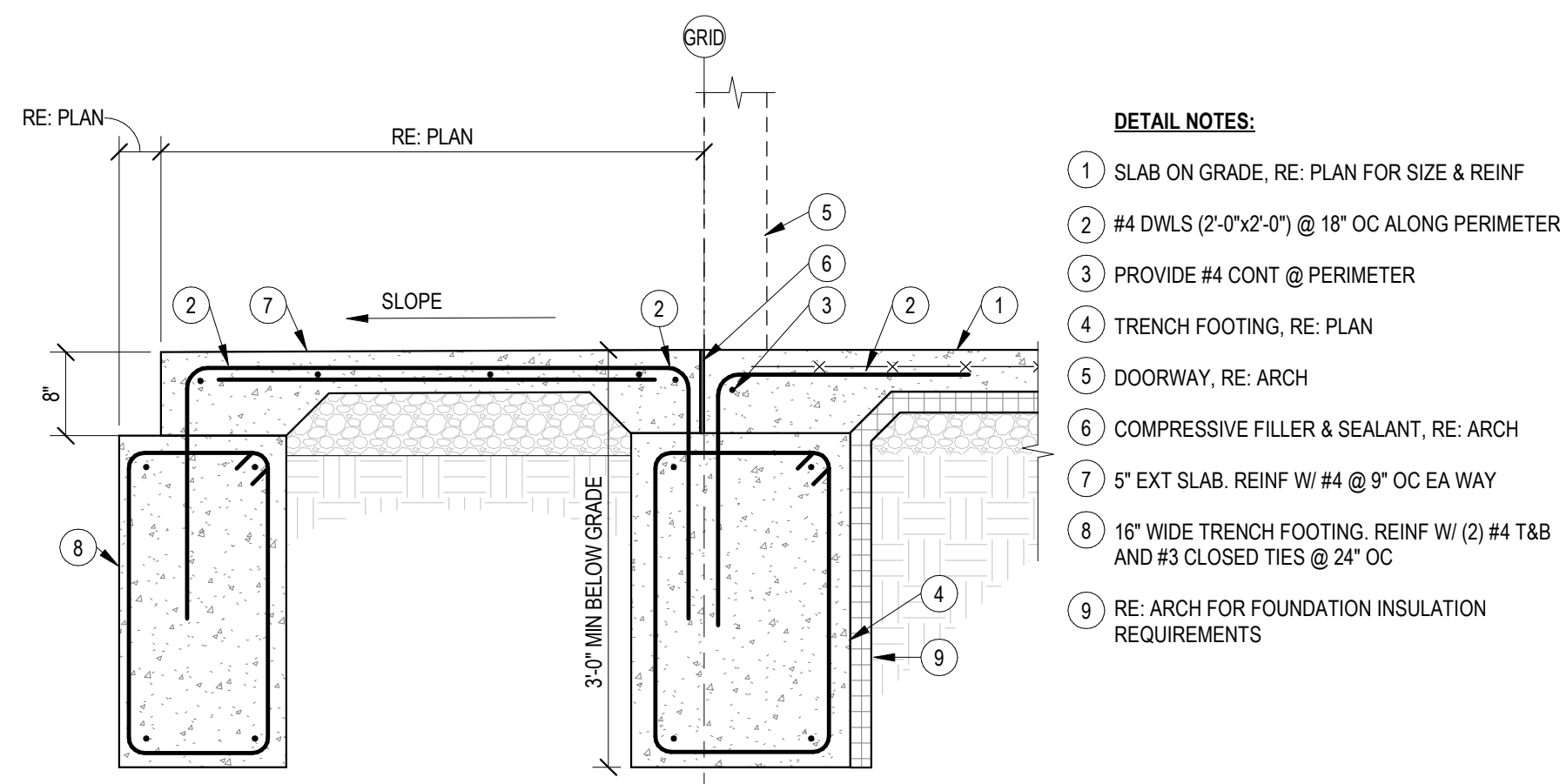
OPTION 1



OPTION 2

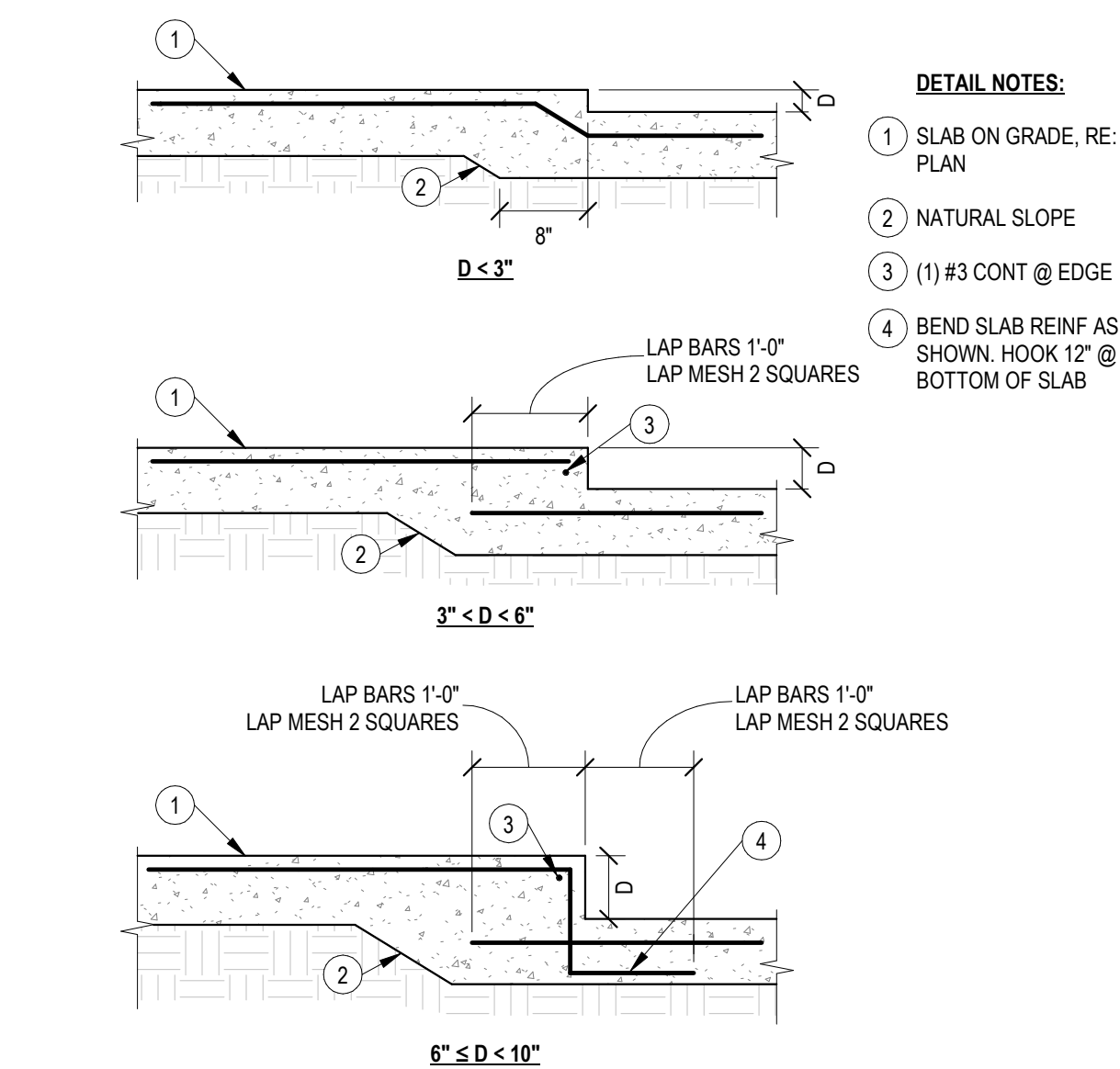
5 STOOP DETAIL

3/4" = 1'-0"



7 SLAB ON GRADE FLOOR DEPRESSION

3/4" = 1'-0"

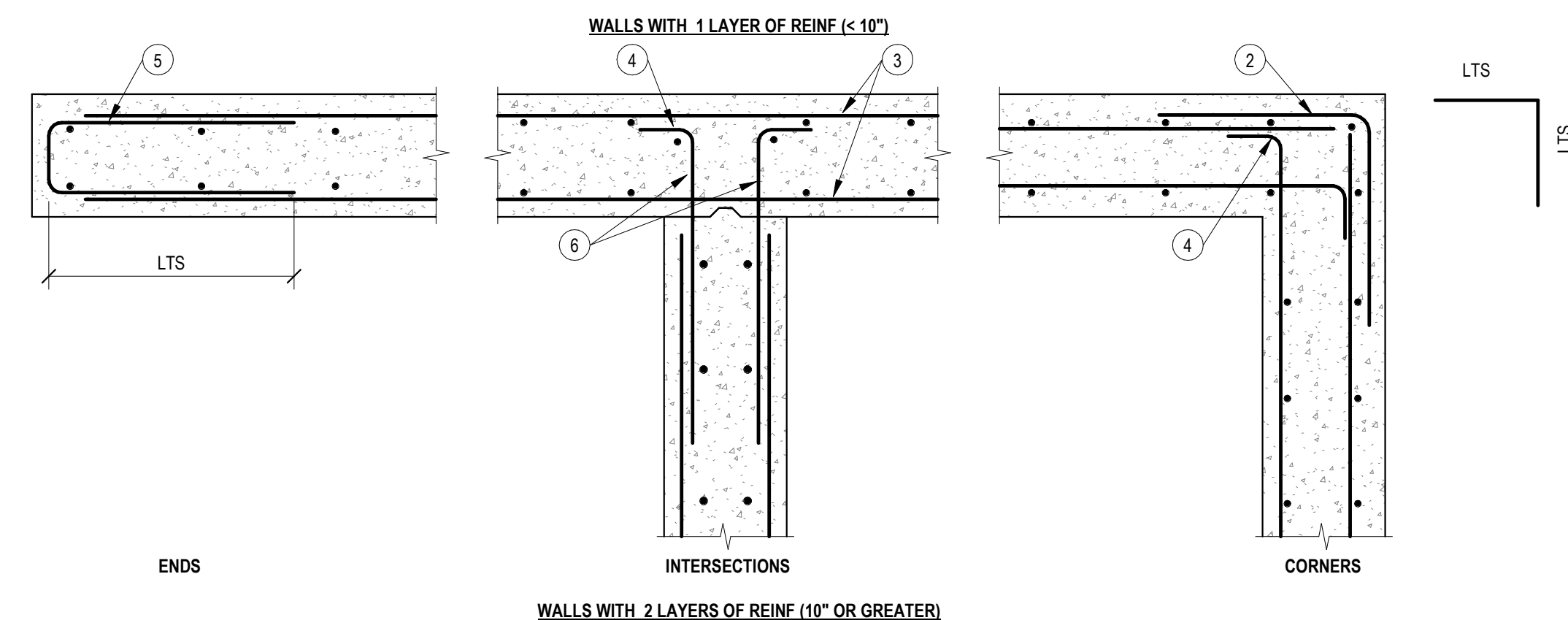


NOTES:

- A. COORDINATE DEPTH AND LOCATION OF ALL FLOOR DEPRESSIONS WITH ARCHITECTURAL DRAWINGS
- B. PROVIDE (1) #4 x 4'-0" TOP AT INTERIOR CORNERS OF ALL DEPRESSIONS

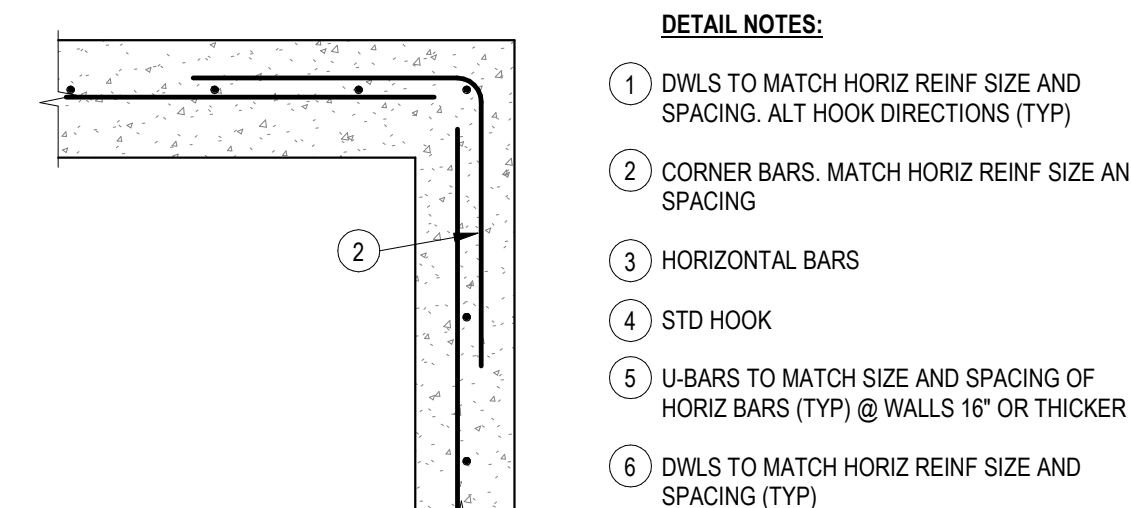
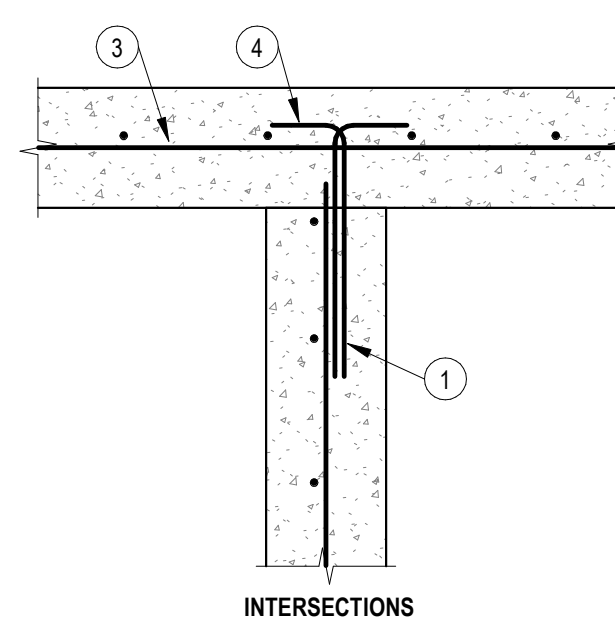
1 CONC WALL CORNERS

3/4" = 1'-0"



2 SPLICE & DEVELOPMENT SCHEDULE

3/4" = 1'-0"



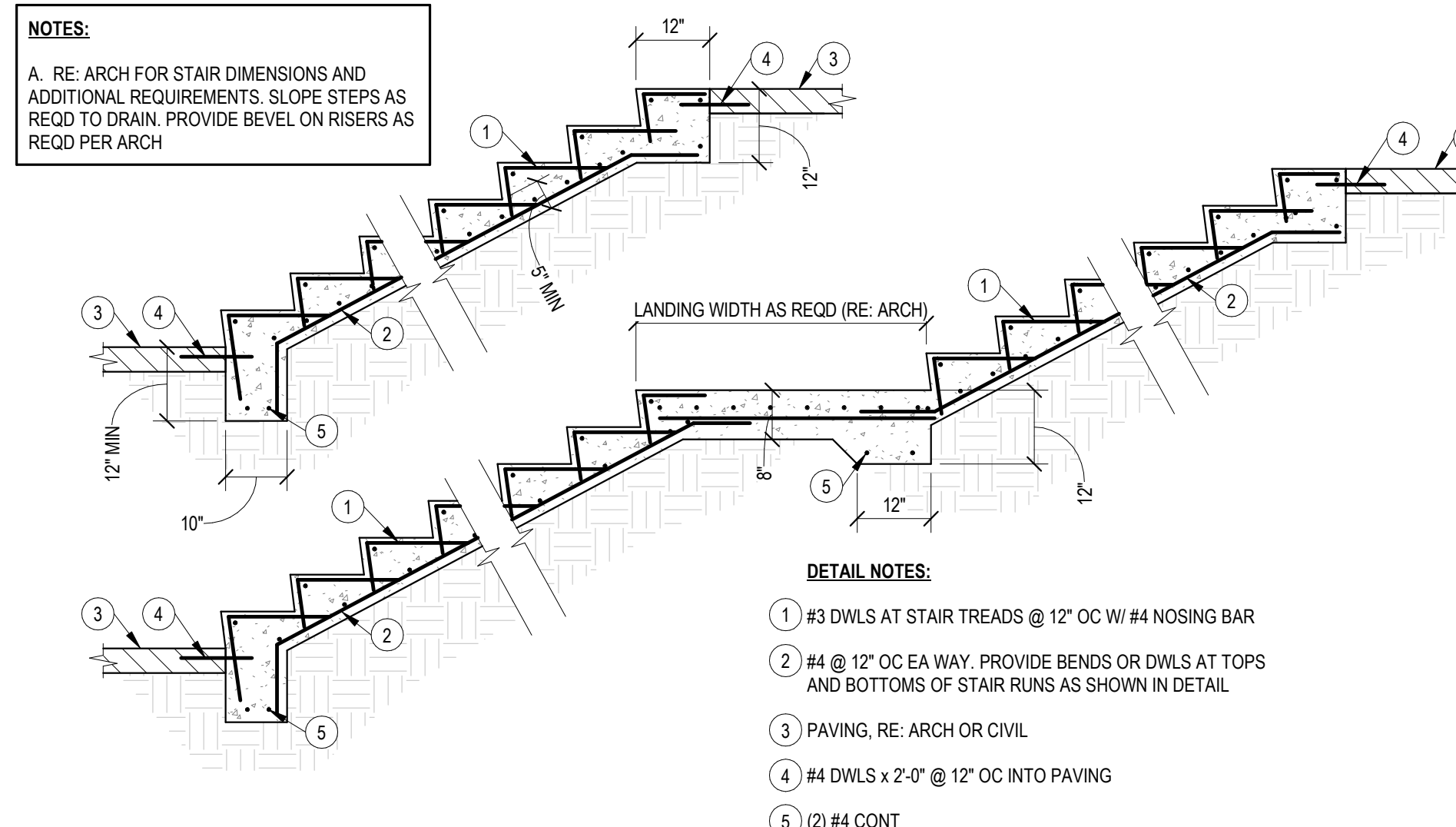
DEVELOPMENT AND LAP SPLICE SCHEDULE														
F' _c =3000 psi							F' _c =4000 psi							
	EMBEDMENT			LAP SPLICE			EMBEDMENT			LAP SPLICE			HOOK (LDH)	
	COMPRESSION (LCE)	TENSION (LTE)	OTHER	COMPRESSION (LCS)	TENSION (LTS)	HOOK (LDH)	COMPRESSION (LCE)	TENSION (LTE)	OTHER	COMPRESSION (LCS)	TENSION (LTS)	OTHER		
#3	8	13	12	12	28	21	6	8	12	12	12	16	16	7
#4	11	21	16	15	37	28	8	9	18	14	15	24	18	9
#5	14	31	24	19	46	36	10	12	27	21	19	35	27	12
#6	16	43	33	23	56	43	12	14	37	28	23	48	37	14
#7	19	69	53	26	81	62	13	17	60	46	26	78	60	17
#8	22	85	66	30	93	71	15	19	74	57	30	96	74	19
#9	25	103	80	34	105	80	17	21	90	69	34	116	90	21
#10	28	124	96	38	118	90	19	24	108	83	38	140	108	24
#11	31	146	112	42	131	100	22	27	126	97	42	164	126	27

NOTES (PERTAINING TO TABLE):

- A. TOP BARS ARE HORIZONTAL BARS THAT HAVE MORE THAN 12" OF FRESH CONCRETE CAST BELOW THEM.
- B. ALL BARS THAT ARE NOT "TOP BARS" ARE "OTHER" BARS.
- C. ABBREVIATIONS:
- LCE - COMPRESSION EMBEDMENT LENGTH
 - LTE - TENSION EMBEDMENT LENGTH
 - LCS - COMPRESSION LAP SPLICE LENGTH
 - LTS - TENSION LAP SPLICE LENGTH
 - LDH - HOOKED BAR TENSION EMBEDMENT LENGTH

NOTES (GENERAL):

- A. STAGGER ALL SPLICES 12" MIN, BUT NOT LESS THAN 12" MIN.
- B. ALL DIMENSIONS INDICATED IN TABLE ARE IN INCHES.
- C. BARS GREATER THAN #11 SHALL BE MECHANICALLY SPLICED.
- D. ALL SPLICES SHALL BE WIRED IN CONTACT STACKED VERTICAL.
- MULTIPLIERS:**
- ALL EMBEDMENT AND LAP SPLICE LENGTHS SHALL BE INCREASED AS REQ'D BY THE MULTIPLIERS BELOW. APPLY MULTIPLE MULTIPLIERS IF APPLICABLE.
- 1.3 - IF CONC CONTAINS LIGHT WEIGHT AGGREGATES
 - 1.3 - IF EPOXY COATED REBAR USED

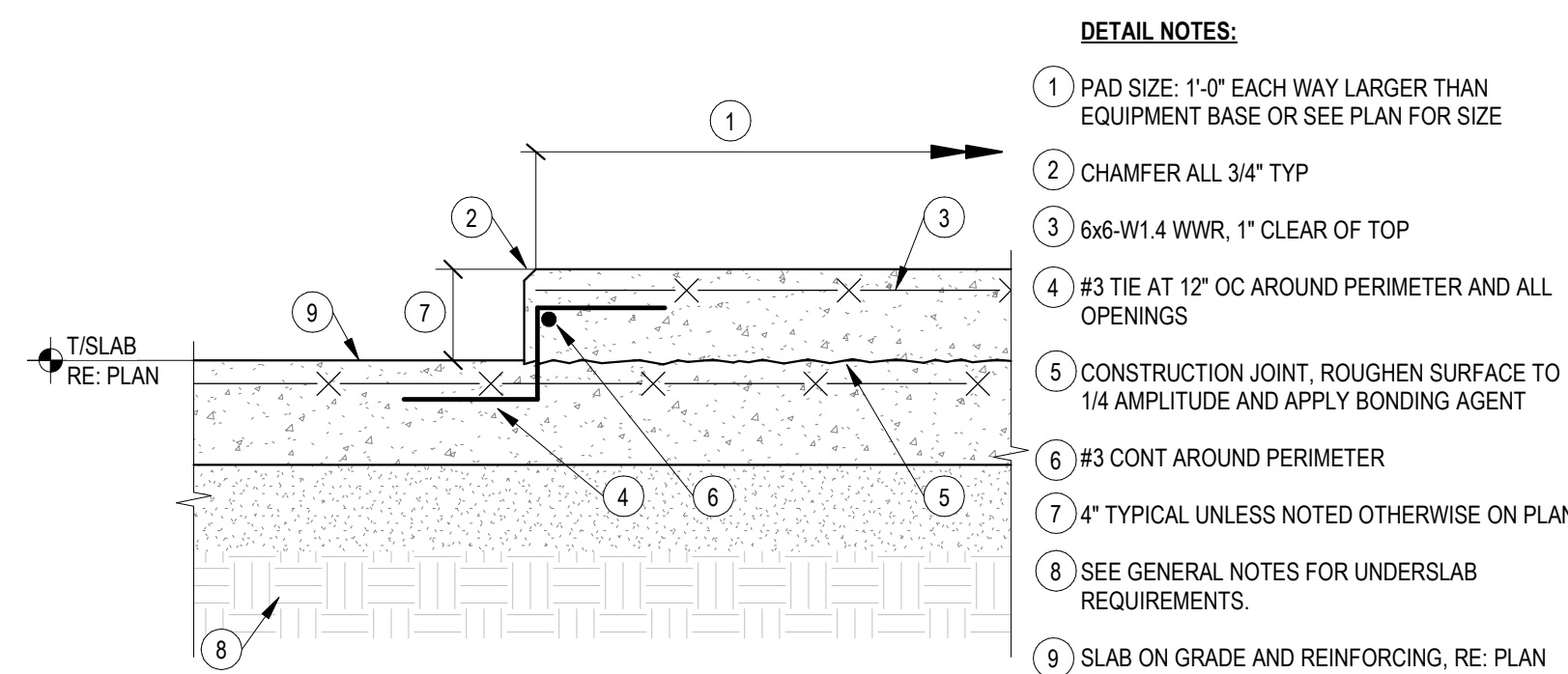


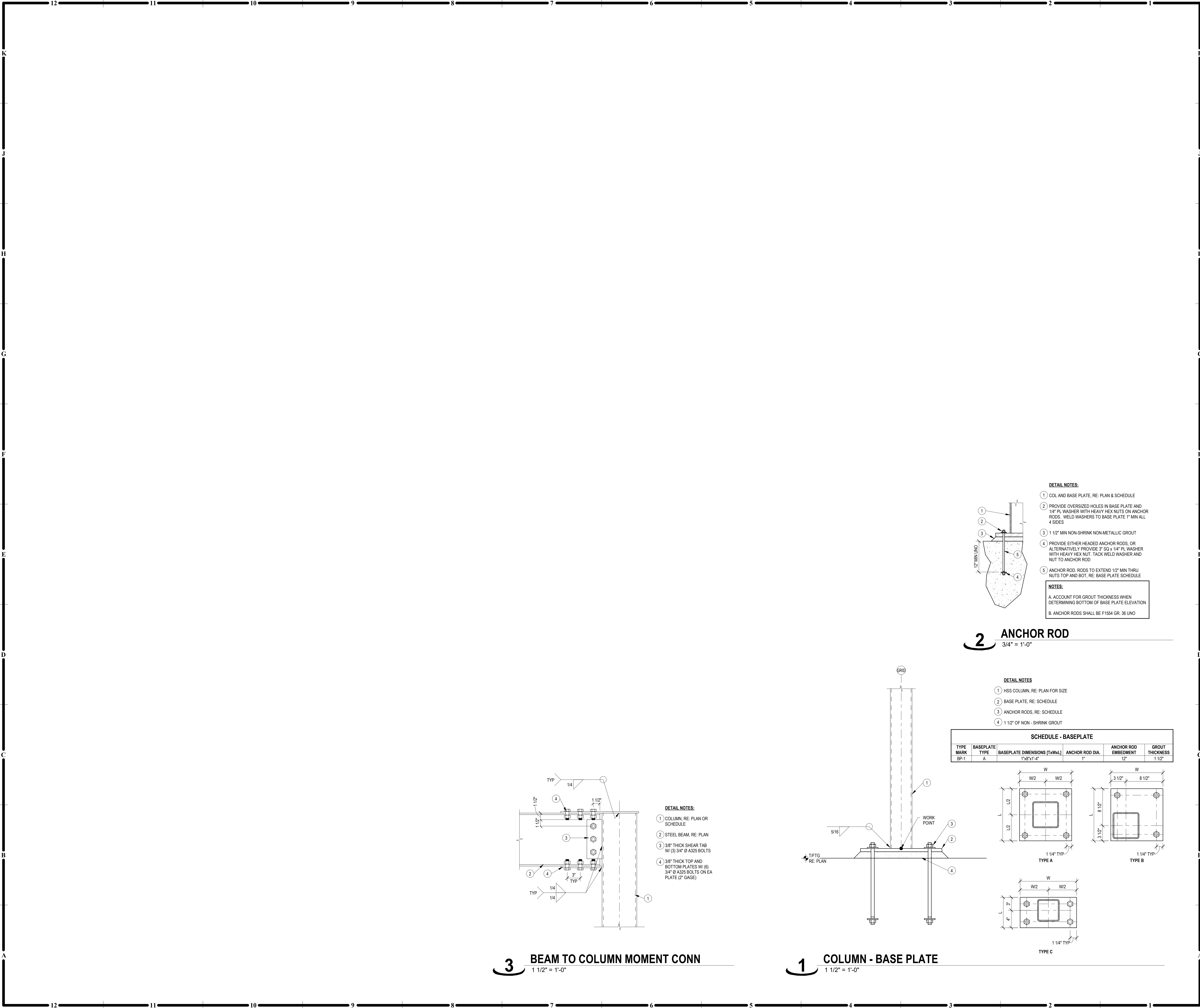
3 CONCRETE STAIRS ON GRADE

1/2" = 1'-0"

4 EQUIP PAD @ NEW SLAB ON GRADE

1 1/2" = 1'-0"





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REVISION DATES:



S050

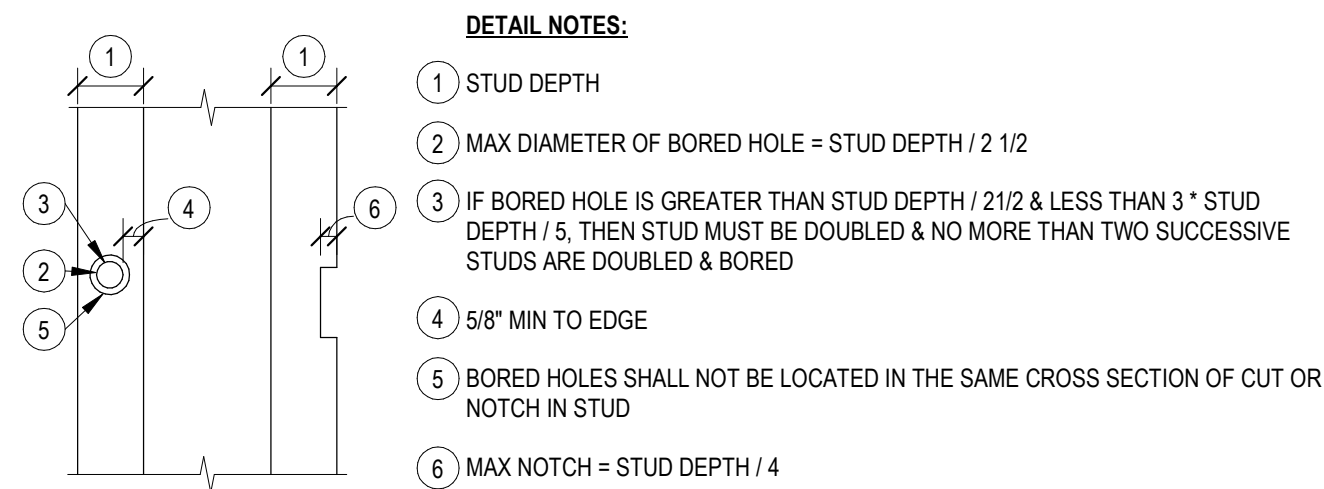
ISSUE DATE: 24 AUGUST 2023
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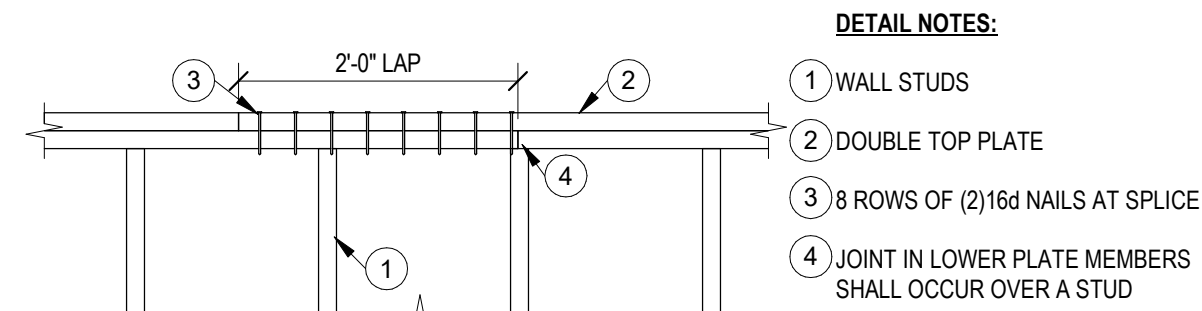
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TYPICAL DETAILS - STEEL



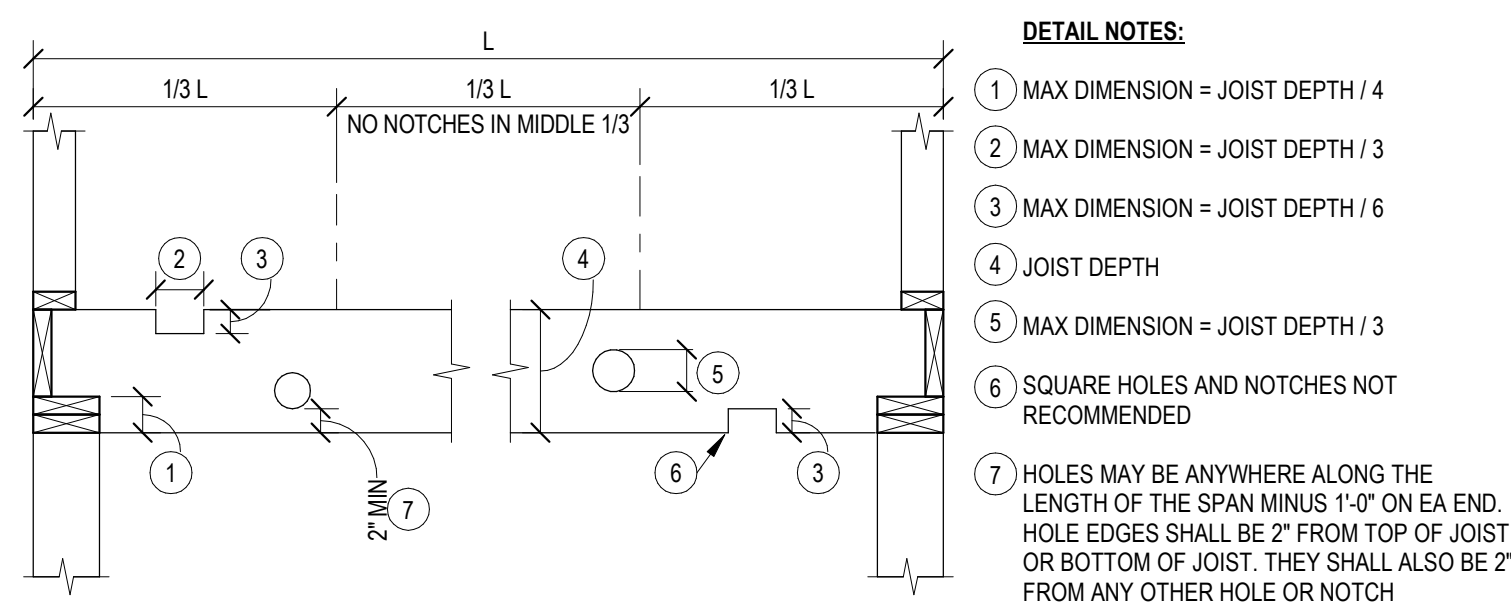
6 BORED HOLE & NOTCHES - VERT FRAMING

3/4" = 1'-0"



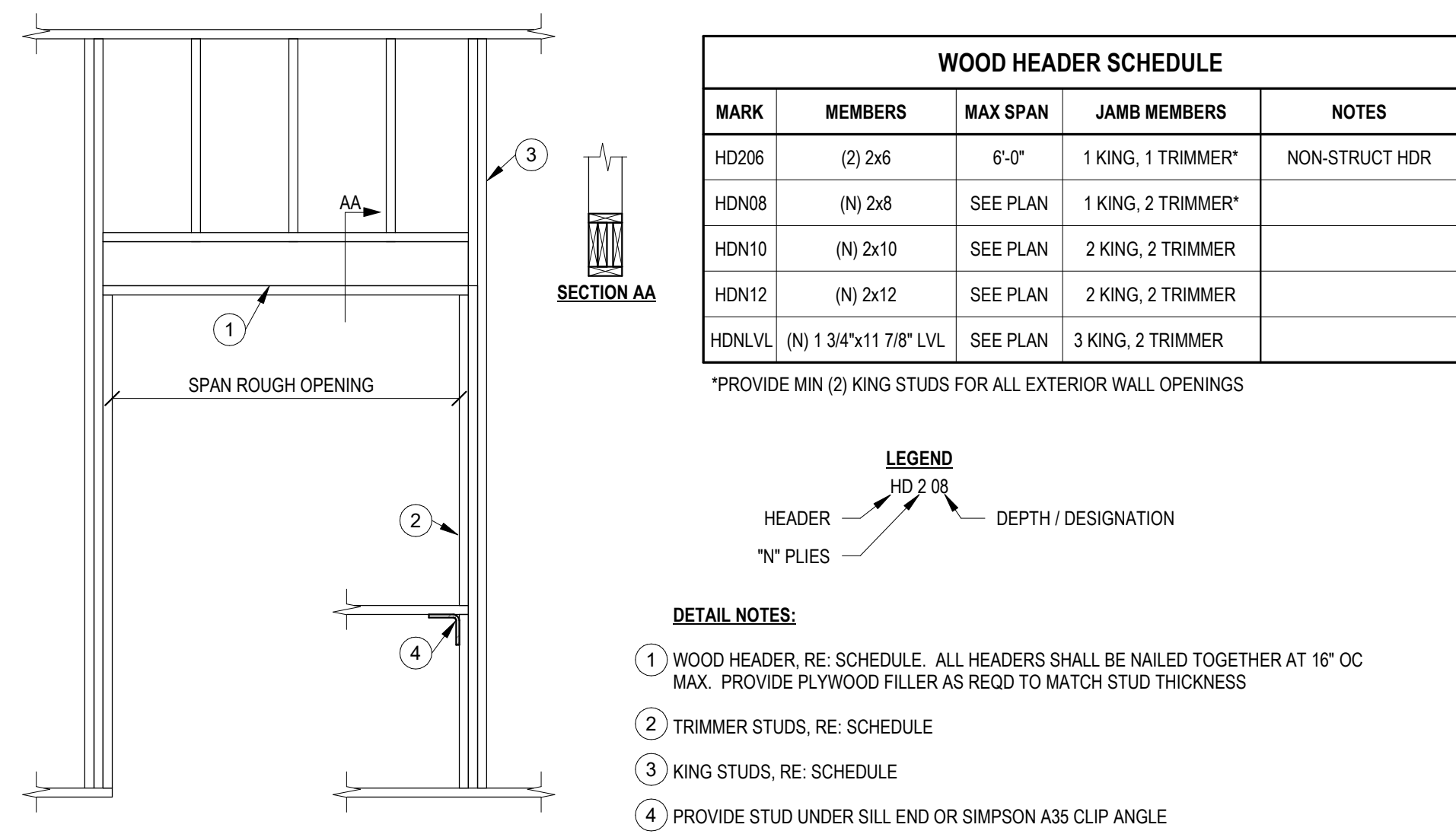
5 TOP PLATE SPLICE

3/4" = 1'-0"



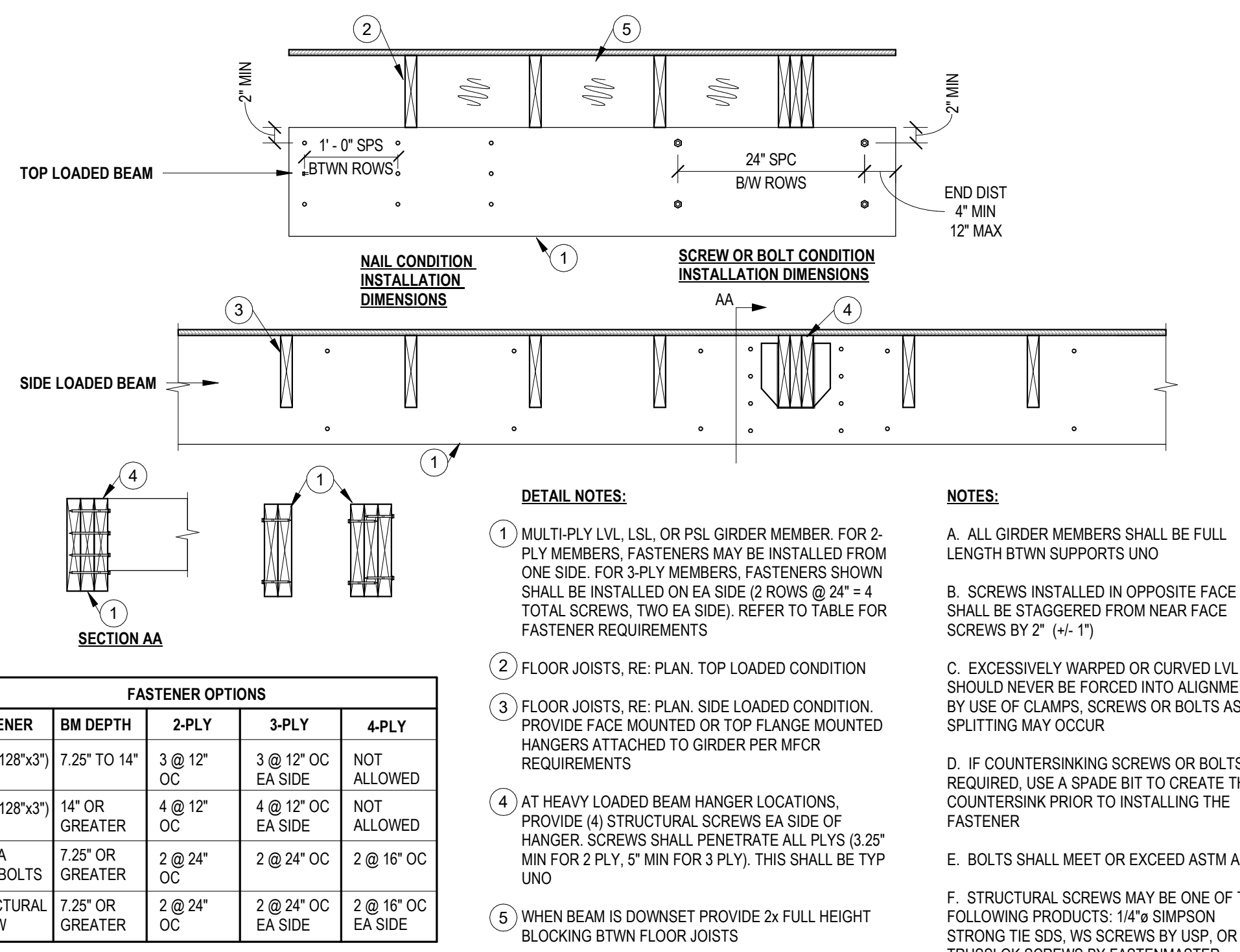
4 BORED HOLE & NOTCHES - HORIZ FRAMING

3/4" = 1'-0"



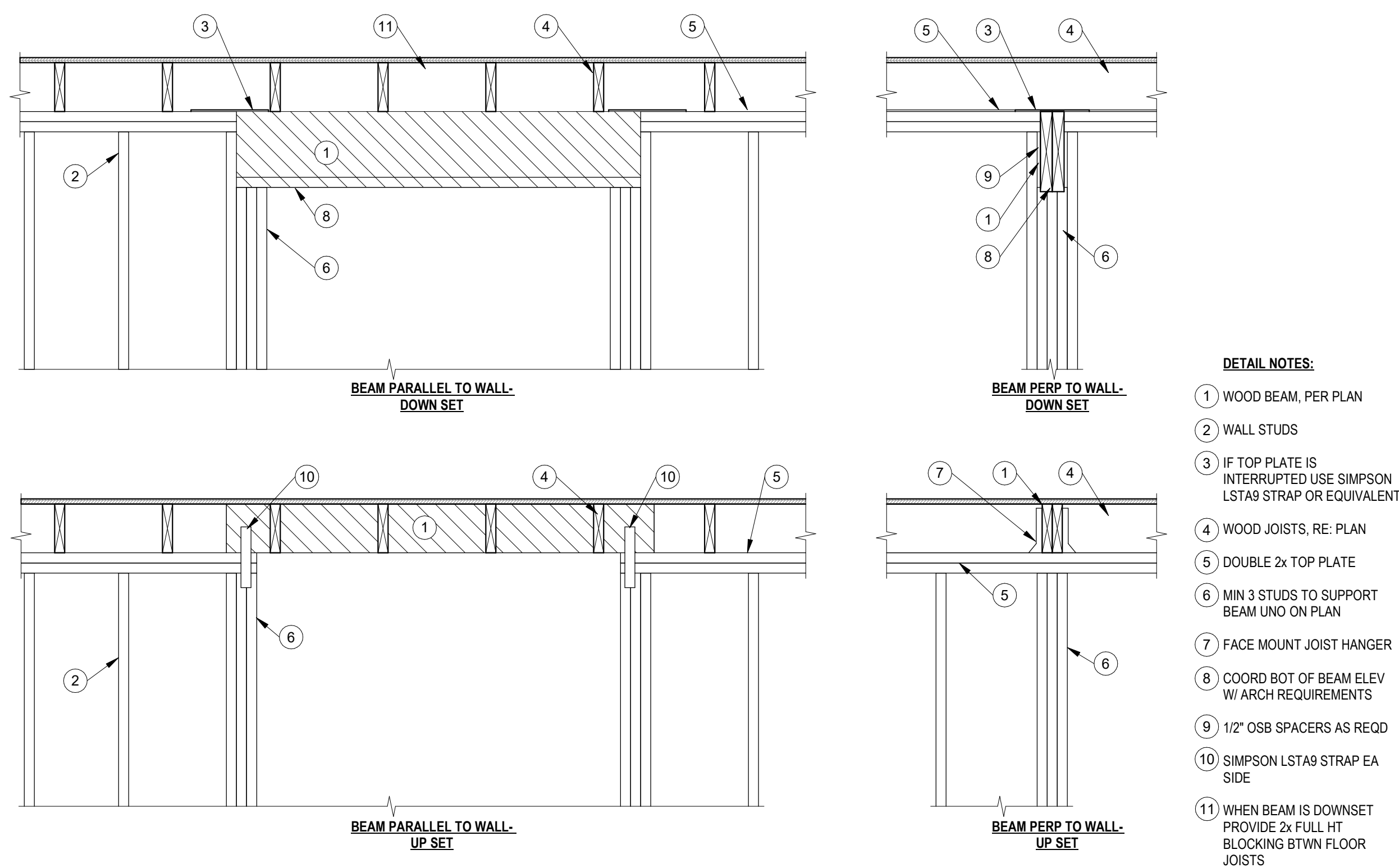
3 HEADER SCHEDULE

1/2" = 1'-0"



2 BUILT-UP ENGR LUMBER BEAM

3/4" = 1'-0"



1 BEAM BEARING CONDITIONS

3/4" = 1'-0"

REUNION AT BLACKWELL

SE SHENANDOAH DRIVE
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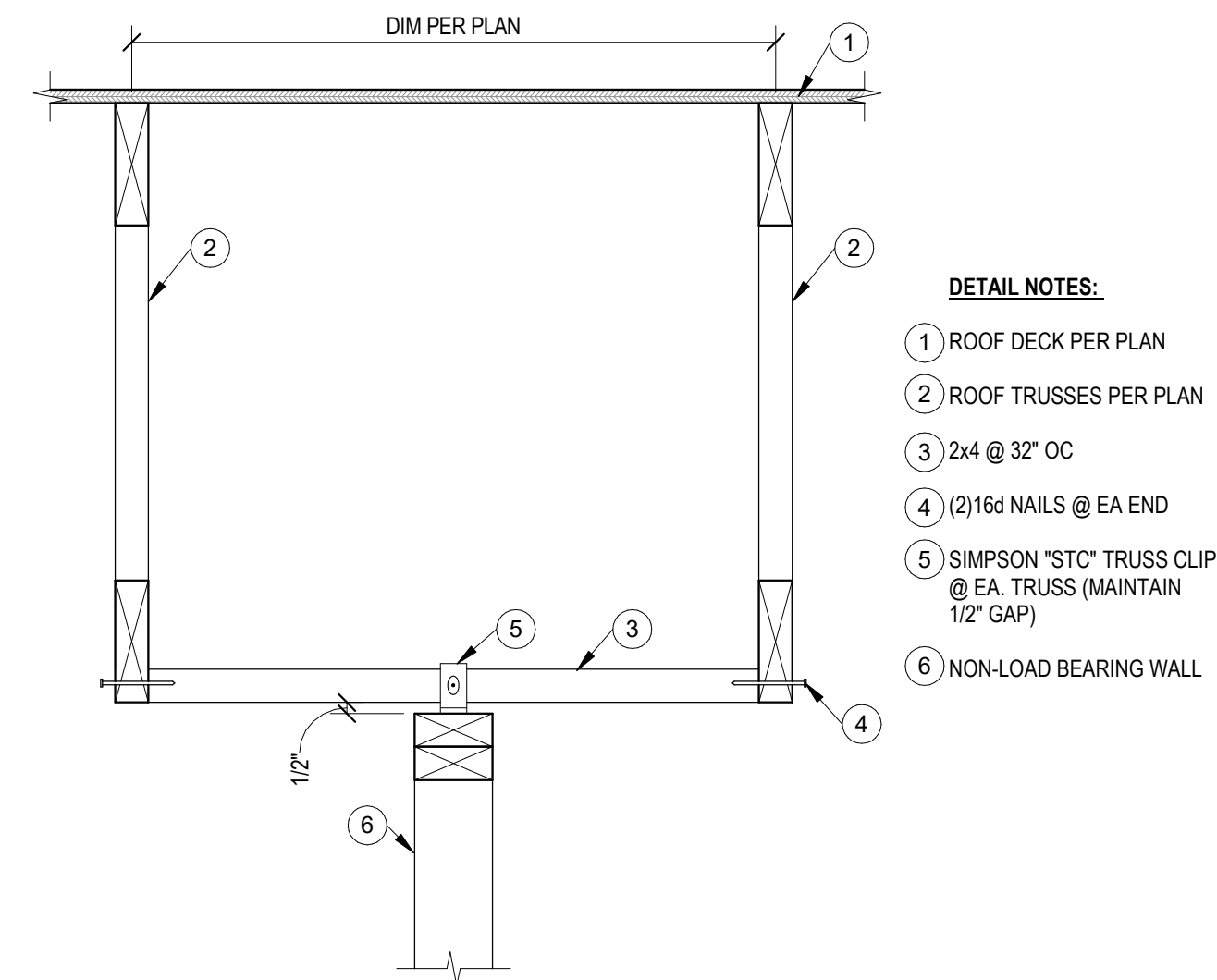


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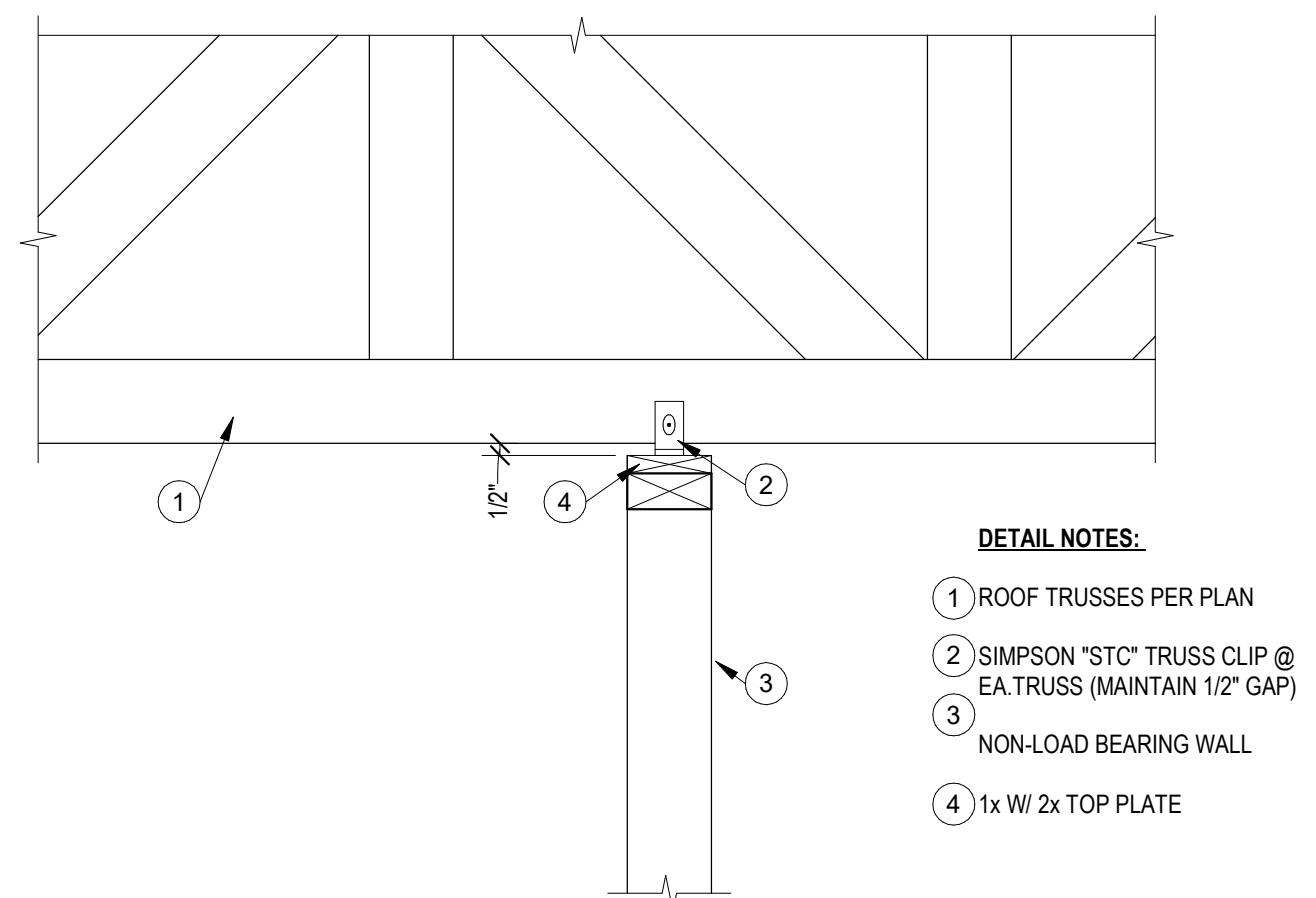
S061

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STAND SEI#: 23090

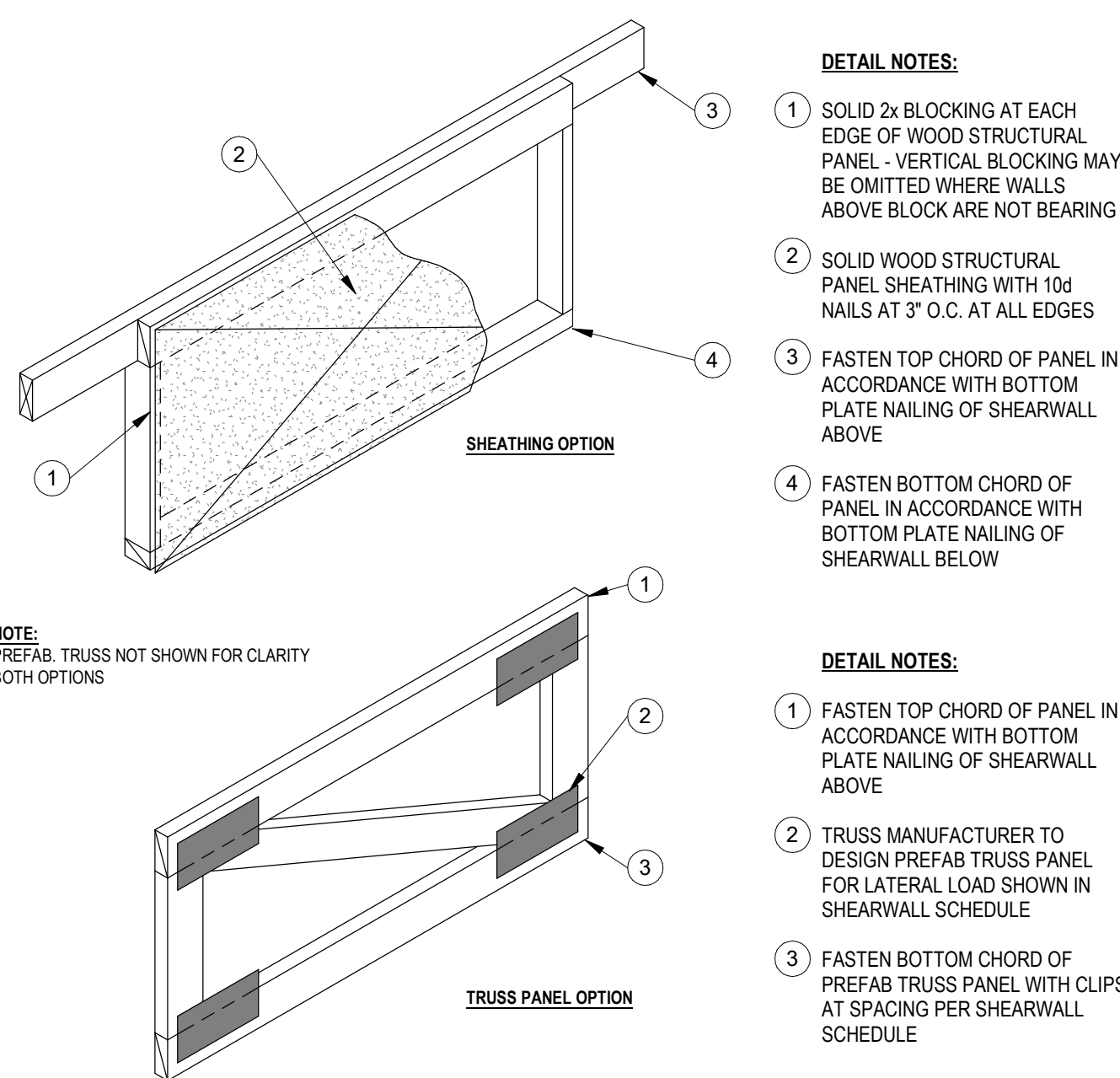
TYPICAL DETAILS - WOOD ROOF TRUSS



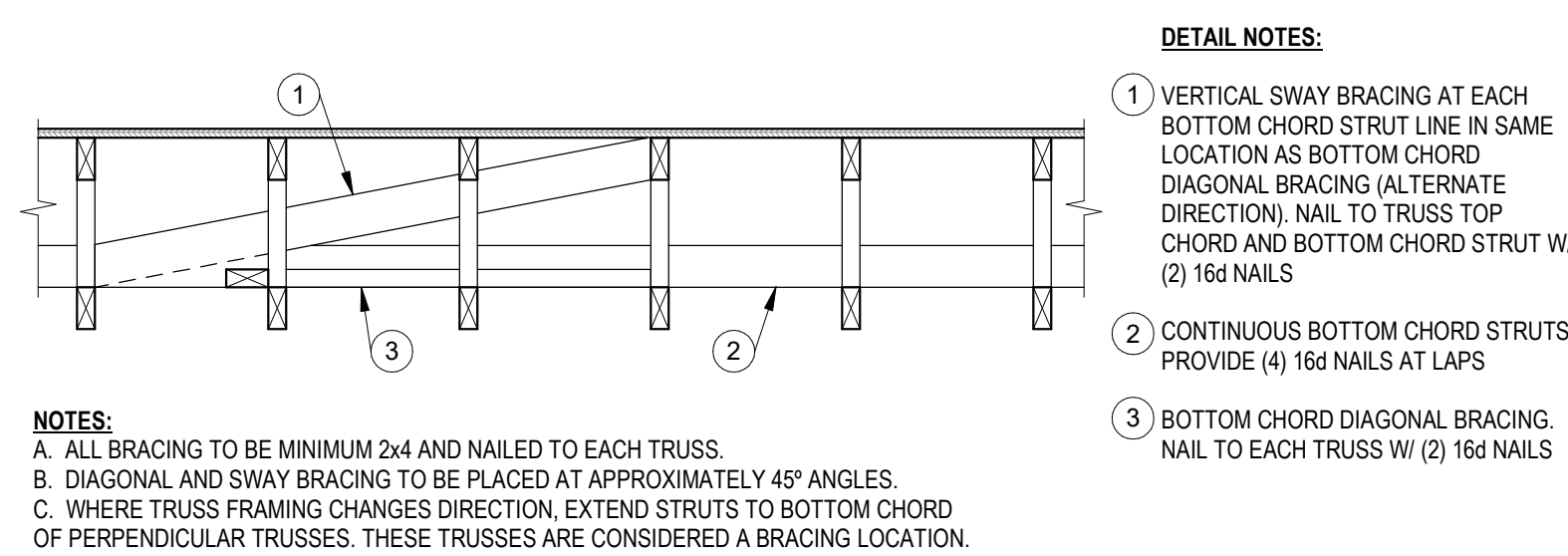
7 TYP - NON-LOAD BRG WALL - TRUSS
1 1/2" = 1'-0"



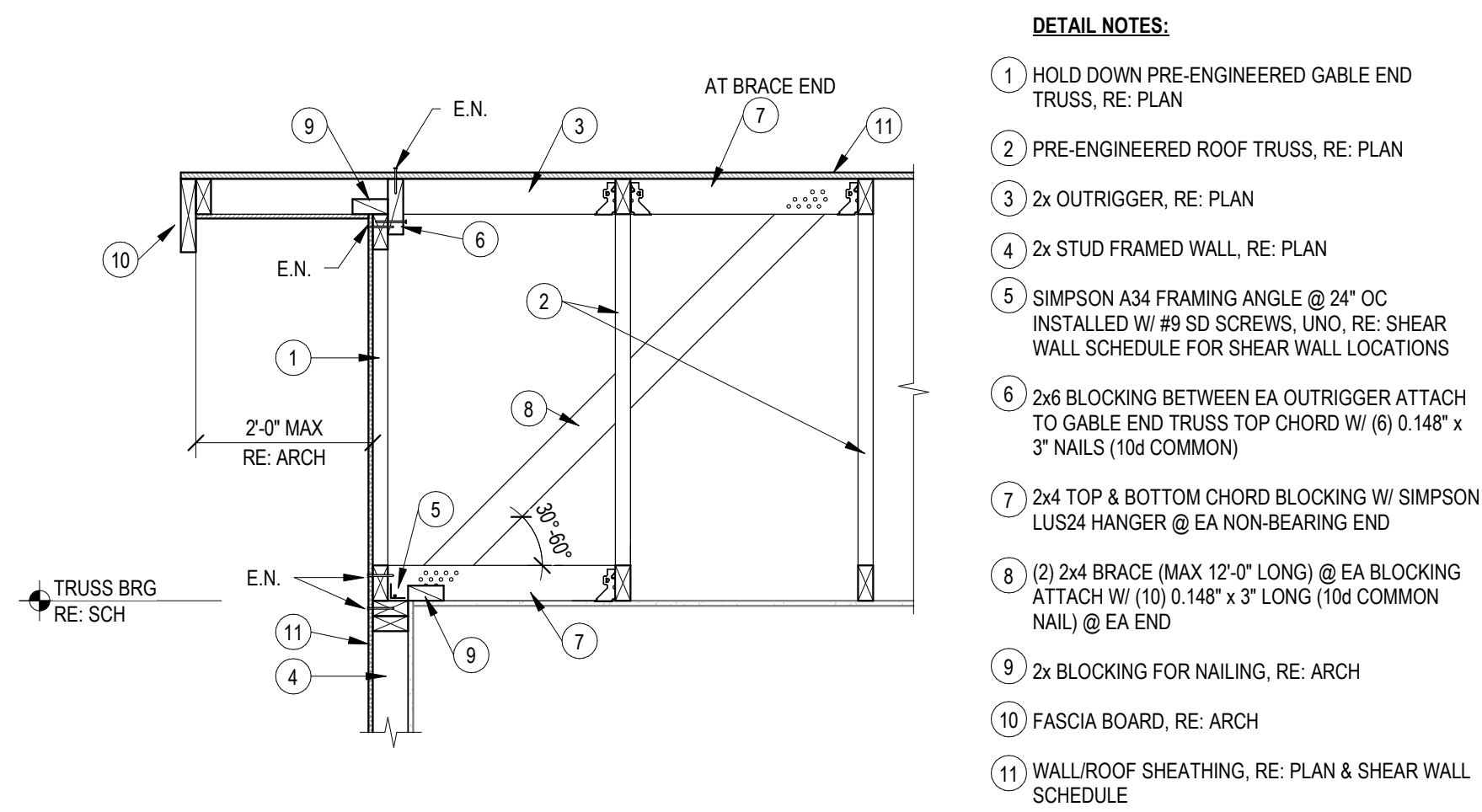
5 TYP - NON-LOAD BRG WALL - ROOF TRUSS
1 1/2" = 1'-0"



6 TYPICAL FLOOR/ROOF TRUSS BLOCKING
3/4" = 1'-0"



8 TYPICAL TRUSS BRACING DETAIL
3/4" = 1'-0"



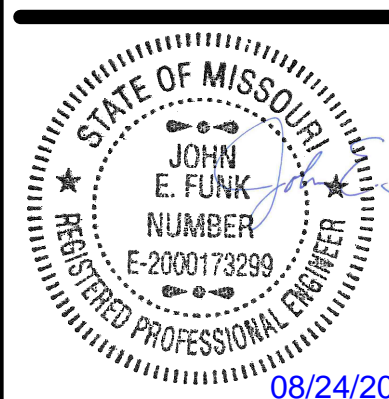
1 GABLE END TRUSS PARALLEL
3/4" = 1'-0"

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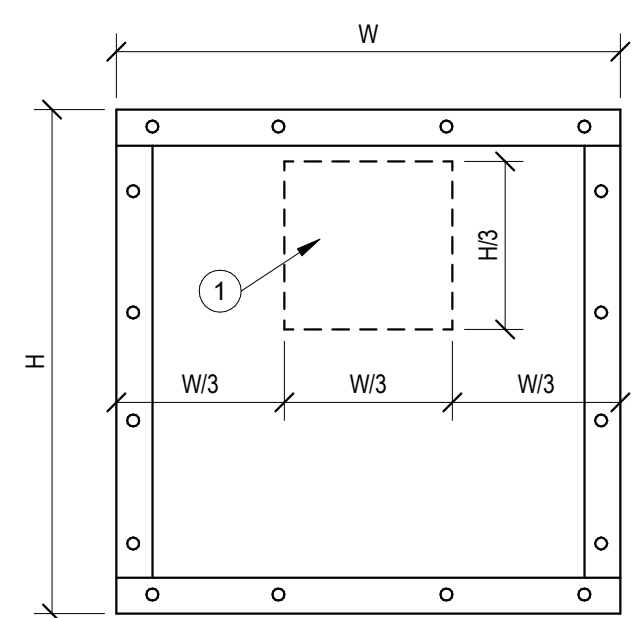


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S062

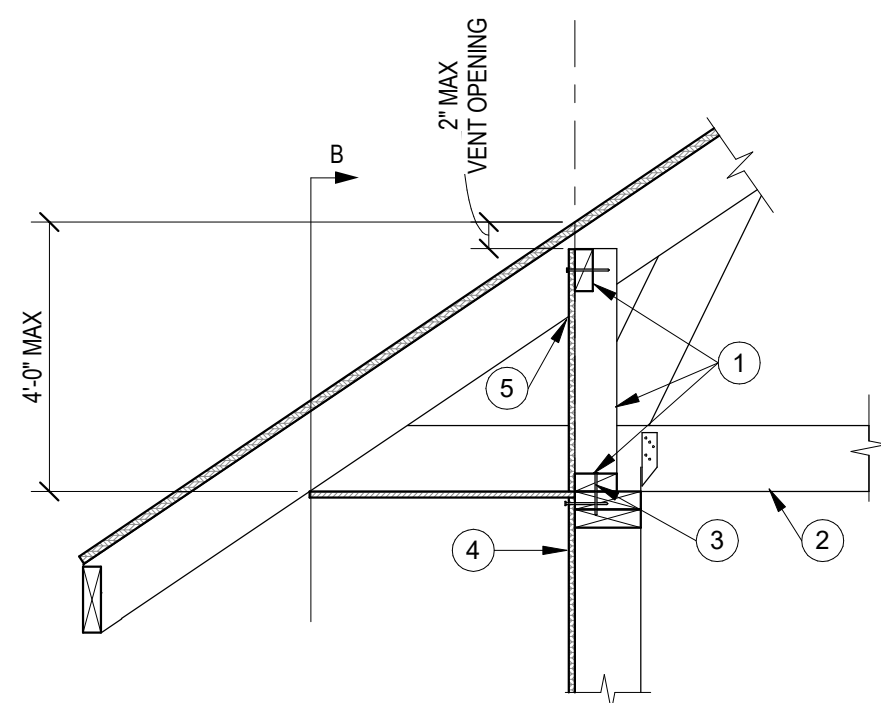
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TYPICAL DETAILS - WOOD
BRACED WALLS

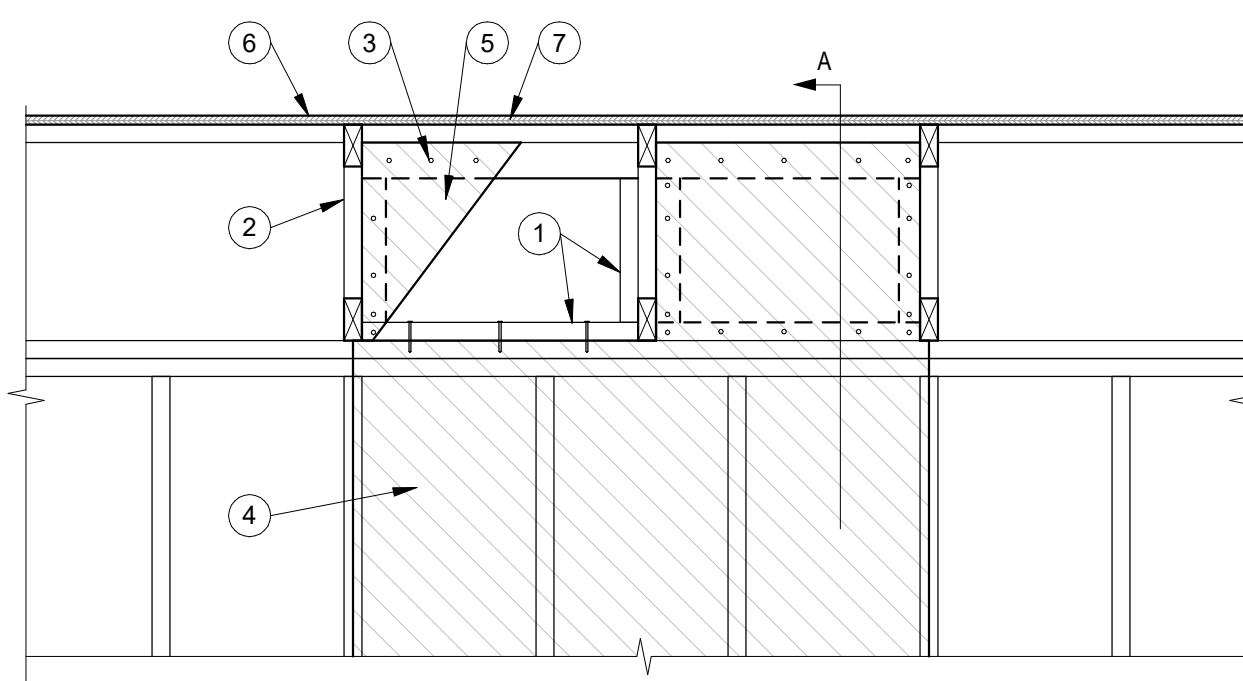


ELEVATION B

DETAIL NOTES:
1 WHERE AIR GAP AT TOP IS NOT USED, CENTER W/3 IS AVAILABLE FOR VENT HOLES



DETAIL NOTES:
1 2x BLOCKING
2 PRE-ENGINEERED ROOF TRUSSES
3 (4) 8d NAILS (2 1/2" x 0.131) @ EA BLOCKING
4 BRACED WALL PANEL
5 BLOCK BRACING

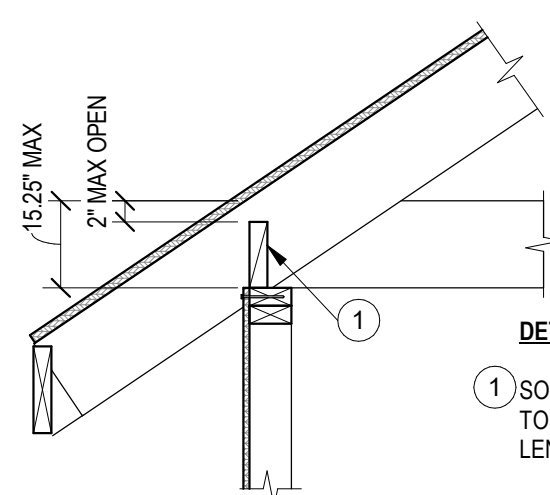


DETAIL NOTES:
1 2x BLOCKING
2 PRE-ENGINEERED ROOF TRUSSES
3 EDGE NAILING RE: GENERAL NOTES
4 BRACED WALL PANEL
5 BRACING
6 ROOF SHEATHING
7 VENTING

FIGURE R602.10.8.2(3)
BRACED WALL PANEL CONNECTION OPTION TO PERPENDICULAR RAFTERS OR ROOF TRUSSES

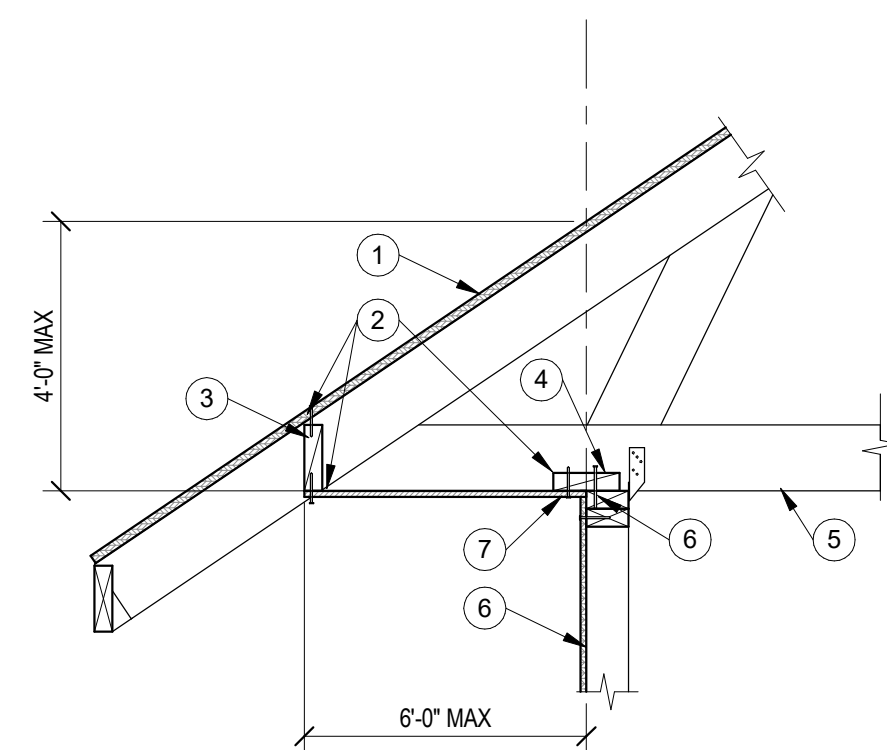
5 BRACED WALL CONN

3/4" = 1'-0"



DETAIL NOTES:
1 SOLID BLOCKING BTWN RAFTERS ATTACHED TO TOP PLATE W 8d @ 6" OC ALONG LENGTH OF BRACED WALL PANEL

FIGURE R602.10.8.2(1)
BRACED WALL PANEL CONNECTION TO PERPENDICULAR RAFTERS

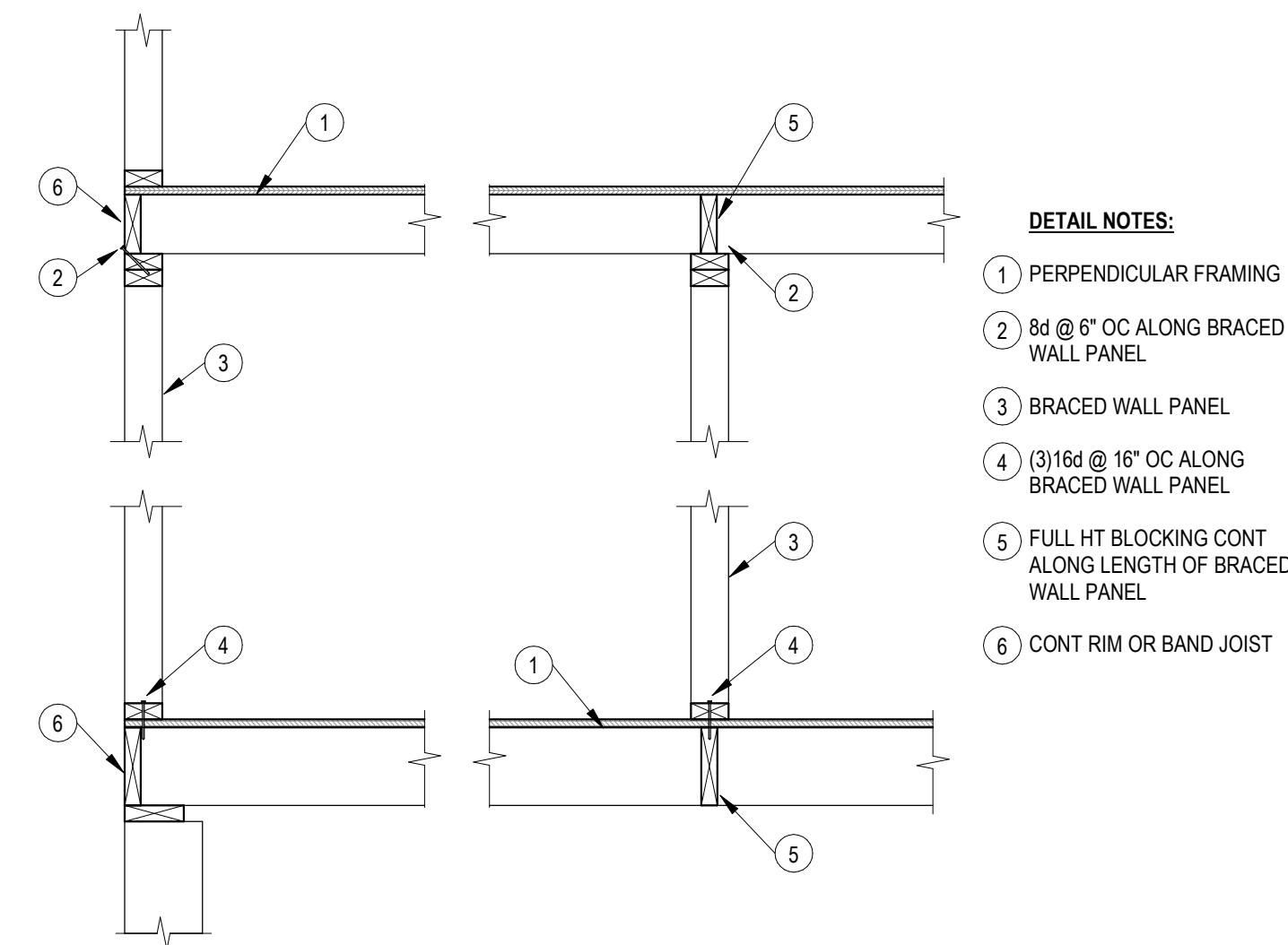


DETAIL NOTES:
1 ROOF SHEATHING
2 EDGE NAILING PER TABLE R602.3(1) TYP
3 BLOCKING
4 2x BLOCKING
5 PRE-ENGINEERED ROOF TRUSSES
6 (4) 8d NAILS (2 1/2" x 0.131) @ EA BLOCKING
7 BRACED WALL PANEL
8 BRACING. METHODS OF BRACING SHALL BE AS DESCRIBED IN SECTION R602.10.4

NOTE: PROVIDE VENTING PER SECTION R606 (NOT SHOWN)

4 BRACED WALL CONN

3/4" = 1'-0"



DETAIL NOTES:
1 PERPENDICULAR FRAMING
2 8d @ 6" OC ALONG BRACED WALL PANEL
3 BRACED WALL PANEL
4 (3)16d @ 16" OC ALONG BRACED WALL PANEL
5 FULL HT BLOCKING CONT ALONG LENGTH OF BRACED WALL PANEL
6 CONT RIM OR BAND JOIST

3 BWP CONN PERP TO FRAMING

3/4" = 1'-0"

BRACED WALL PANEL LEGEND:

WSP: WOOD STRUCTURAL PANEL. PANEL THICKNESS AND NAILING REQUIREMENTS IN GENERAL NOTES MEET BRACED WALL REQUIREMENTS.

GB: GYP BOARD. 1/2" GYP BOARD EA SIDE OF WALL. NAILS OR SCREWS PER GENERAL NOTES MAY BE USED. MAX FASTENER SPACING = 7" FOR BOTH EDGE AND FIELD FASTENERS.

PF: PORTAL FRAME GARAGE. RE: TYP DETAIL RZ-206A FOR REQUIREMENTS.

CS-PF: CONTINUOUSLY SHEATHED PORTAL FRAME. CONSTRUCT SIMILAR TO TYP DETAIL RZ-206A EXCEPT THAT ALL SURFACES SHALL BE CONTINUOUSLY SHEATHED.

CS-WSP: CONTINUOUSLY SHEATHED WOOD STRUCTURAL PANEL.

EC-# END CONDITION FOR CONTINUOUSLY SHEATH WALL PANEL.

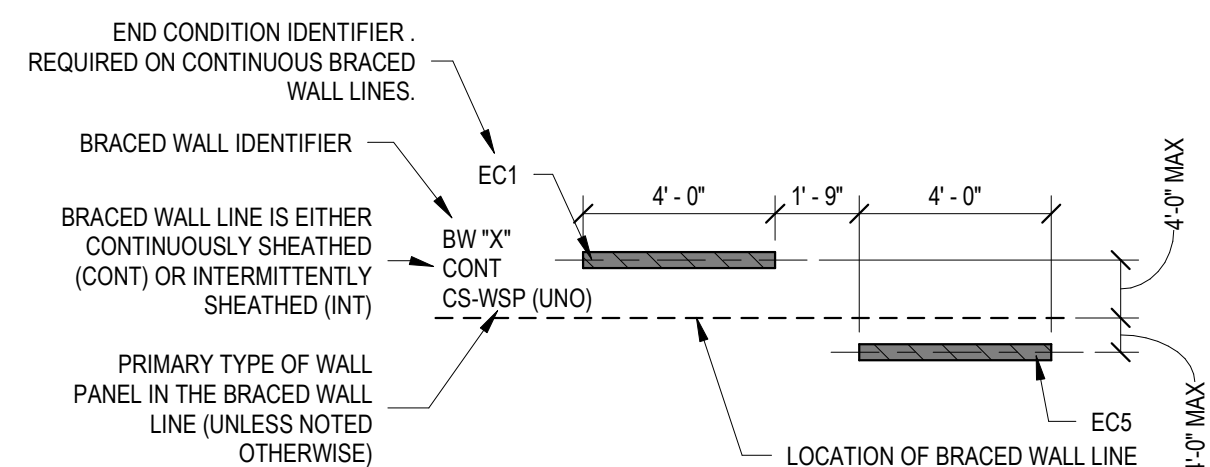
END CONDITIONS (CONTINUOUSLY SHEATHED)

EC1: PROVIDE RETURN PANEL AT THE END OF THE WALL. MIN RETURN PANEL LENGTH = 24".

EC2: PROVIDE SIMPSON DTT22 HOLDDOWN AT CORNER. FASTEN TO STUDS W/ (8) SIMPSON SDS SCREWS AND ANCHOR TO CONCRETE W/ 1/2" DIA SIMPSON TITEN HD SCREW ANCHOR x 4" MIN. EMBED (6" OVERALL LENGTH). WHERE HOLDDOWN IS REQUIRED BETWEEN FLOORS, PROVIDE DTT22 ABOVE AND BELOW FLOOR AND FASTEN TO WALL STUDS. CONNECT TOGETHER WITH 1/2" DIAMETER THREADED ROD.

EC3: 48" WIDE BRACED WALL PANEL AT THE END OF THE WALL. NO RETURN PANEL IS REQUIRED.

EC5: SIMILAR TO EC2 EXCEPT HOLDDOWN DOES NOT OCCUR AT CORNER, BUT MAY BE UP TO 10'-0" AWAY FROM A CORNER.



END CONDITION IDENTIFIER, REQUIRED ON CONTINUOUS BRACED WALL LINES.

BRACED WALL IDENTIFIER

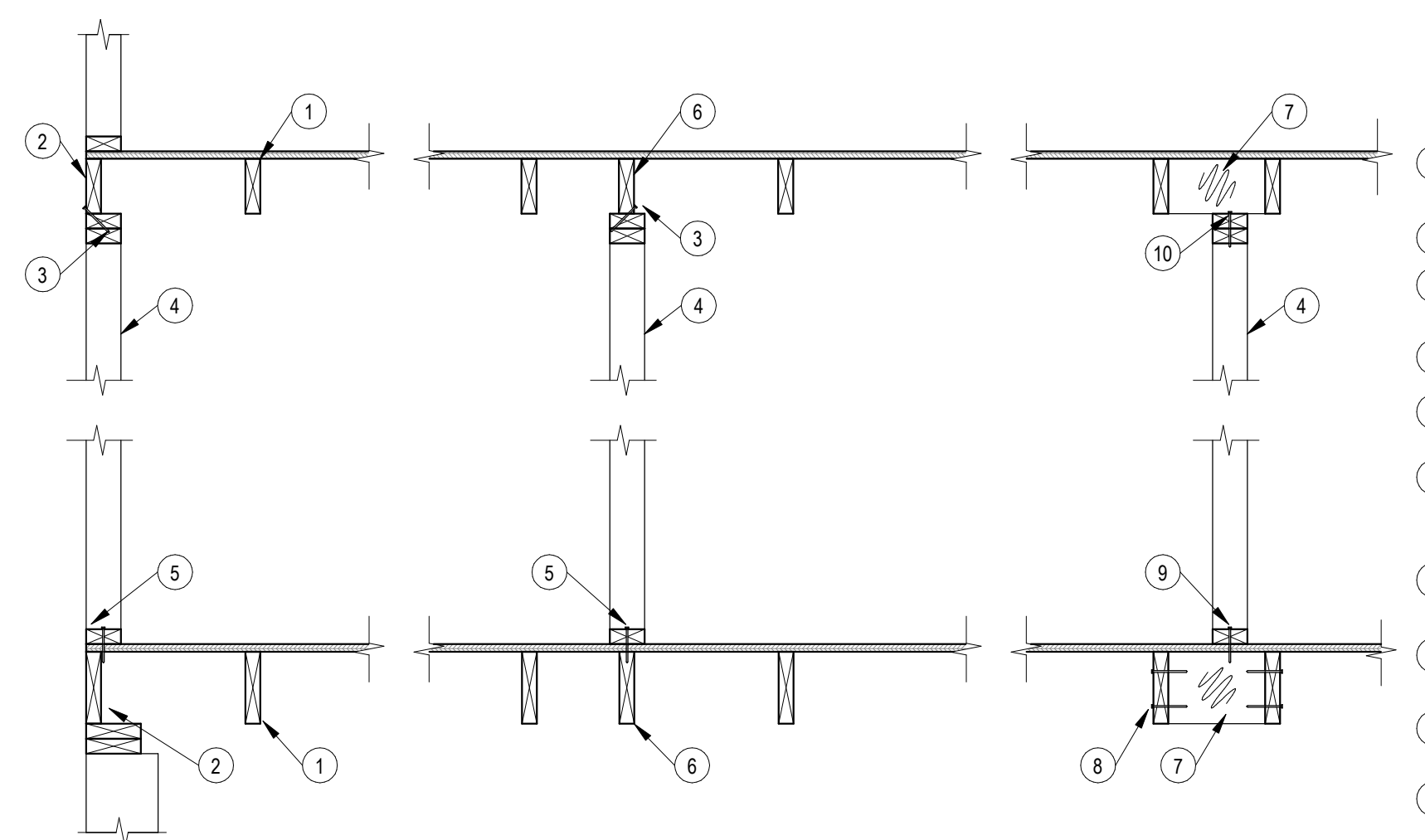
BRACED WALL LINE IS EITHER CONTINUOUSLY SHEATHED (CONT) OR INTERMITTENTLY SHEATHED (INT)

PRIMARY TYPE OF WALL PANEL IN THE BRACED WALL LINE (UNLESS NOTED OTHERWISE)

LOCATION OF BRACED WALL LINE

2 BRACED WALL PANEL LEGEND

1/4" = 1'-0"



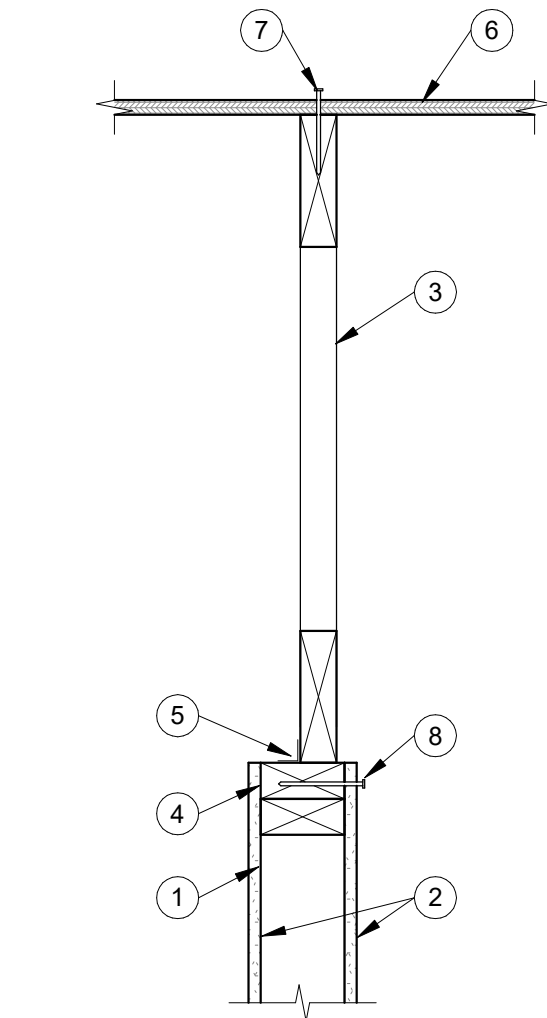
DETAIL NOTES:
1 FRAMING ORIENTED PARALLEL TO BRACED WALL PANEL
2 CONT RIM OR END JOIST
3 8d @ 6" OC ALONG BRACED WALL PANEL
4 BRACED WALL PANEL
5 (3)16d @ 16" OC ALONG BRACED WALL PANEL
6 ADDITIONAL FRAMING MEMBER DIRECTLY BELOW BRACED WALL PANEL
7 FULL HEIGHT BLOCKING @ 16" OC ALONG BRACED WALL
8 (2) 16d NAILS @ EA BLOCKING MEMBER
9 (3)16d NAILS @ EA BLOCKING MEMBER
10 TOE NAIL (3) 8d NAILS @ EA BLOCKING MEMBER

1 BWP CONN PAR TO FRAMING

3/4" = 1'-0"

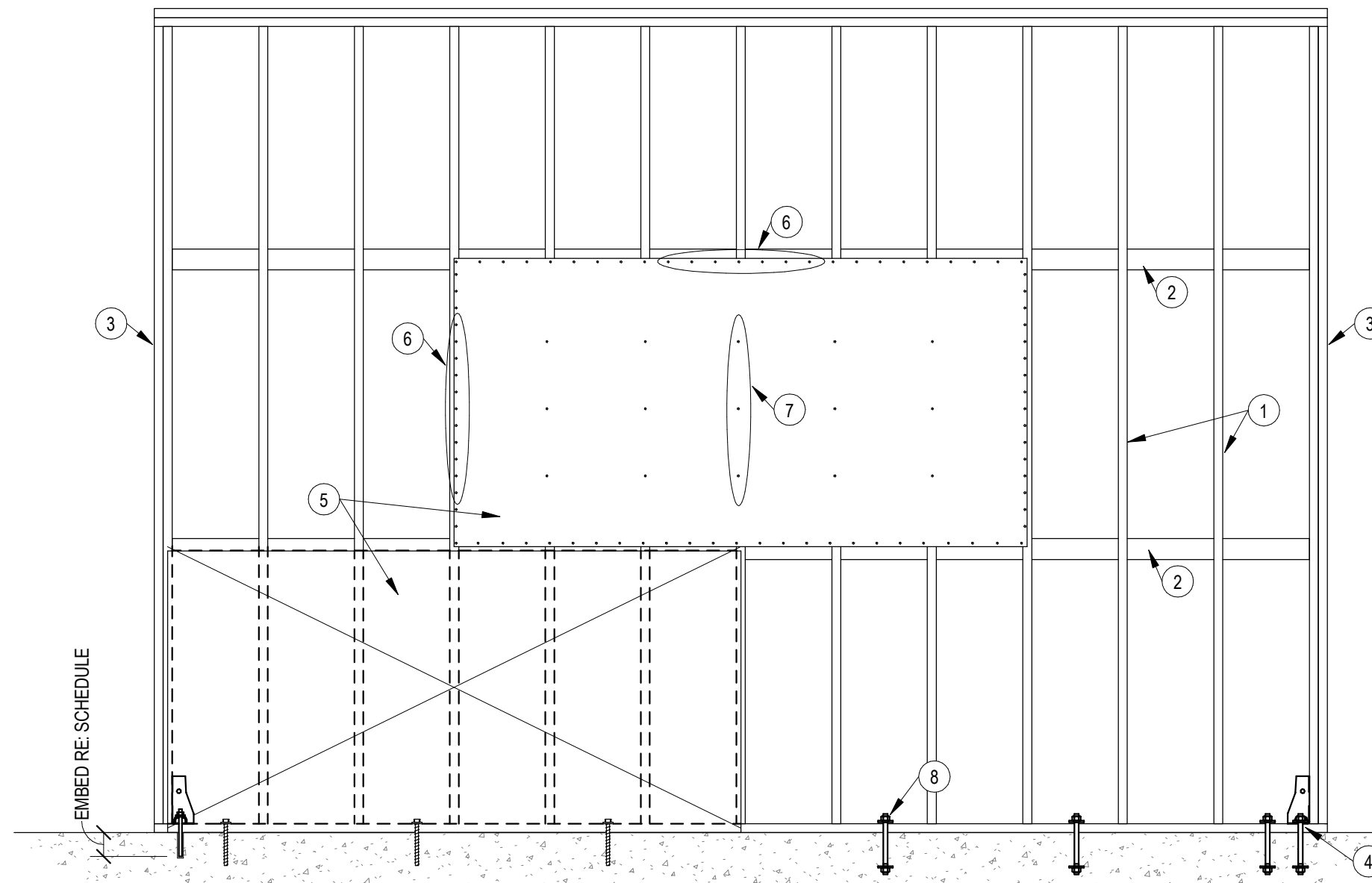
SCHEDULE - SHEAR WALL							
SW MARK	SW TYPE	SHEATHING	FASTENERS (EDGE / FIELD)	BOUNDARY MEMBERS	CONNECTION TO TOP PLATE	SILL ANCHORS	'SIMPSON' HOLDOWN
SW-A	SEGMENTED	7/16" OSB	8d @ 4"12" (BLOCKED)	3 PLY	A34 FRAMING ANGLE @ 12" OC W/ (8) #9 x 1 1/2" SD SCREW	1/2" Ø SCREW ANCHOR @ 32" OC	HDUS-SDS2.5 W/ (14) 1/4 x 2 1/2 SDS
SW-B	SEGMENTED	7/16" OSB	8d @ 3"12" (BLOCKED)	3 PLY	A34 FRAMING ANGLE @ 12" OC W/ (8) #9 x 1 1/2" SD SCREW	1/2" Ø SCREW ANCHOR @ 32" OC	HDUS-SDS2.5 W/ (14) 1/4 x 2 1/2 SDS

4 ROOF DRAG TRUSS @ SHEAR WALL



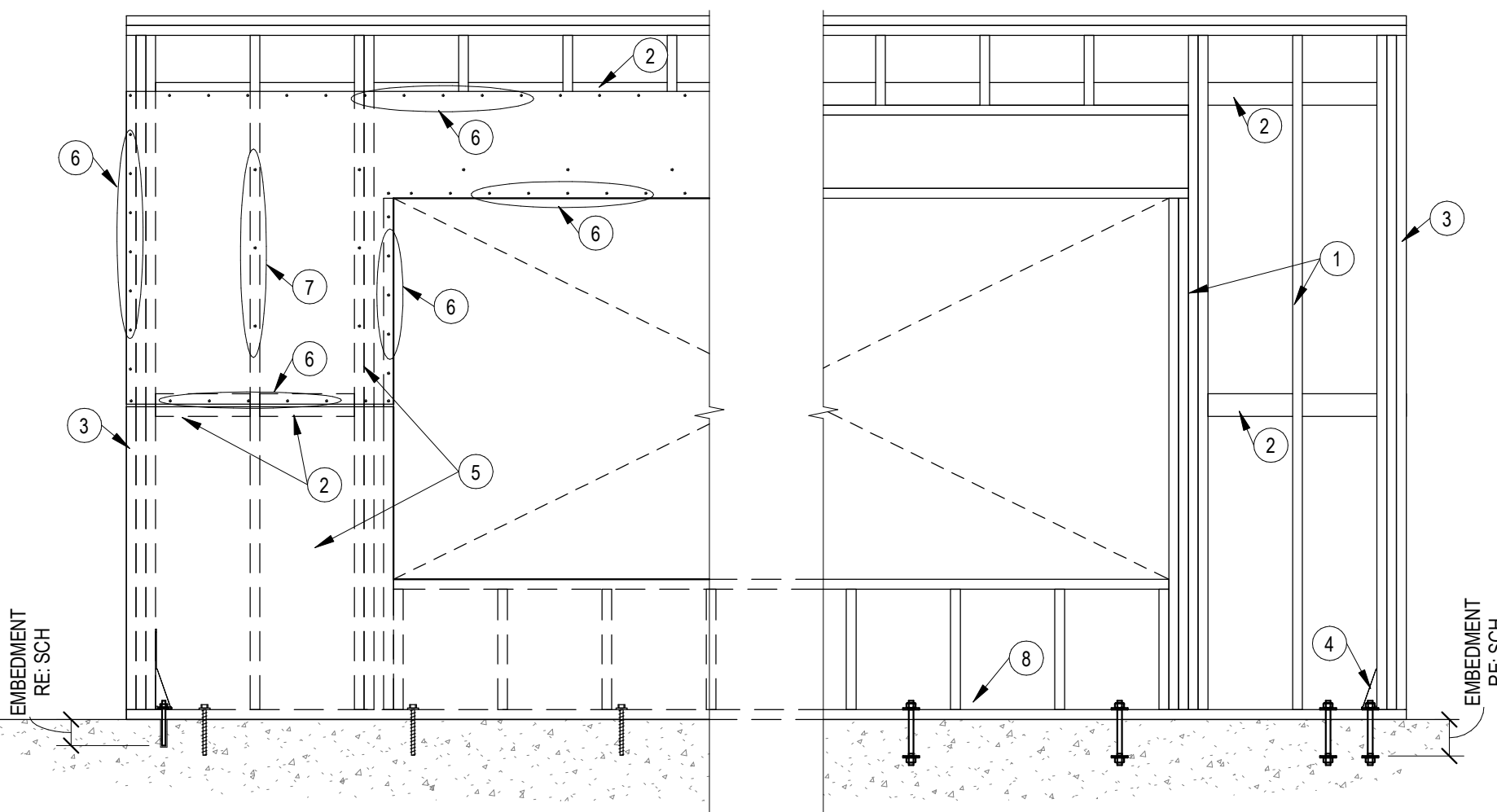
- DETAIL NOTES:
- 1 STUD WALL, RE: PLAN, NOTES AND TYPICAL DETAILS
 - 2 WALL SHEATHING, RE: SHEAR WALL SCH ON S063
 - 3 DRAG TRUSS, DESIGN FOR IN-PLANE SHEAR CAPACITY OF 300LB
 - 4 DOUBLE 2x TOP PLATE
 - 5 RIM JOIST / BLOCKING CONNECTION TO TOP PLATE, RE: SHEAR WALL SCH ON S063
 - 6 ROOF SHEATHING
 - 7 DIAPHRAGM CONNECTION, RE: SHEAR WALL SCH ON S063
 - 8 EDGE CONNECTION

1 SEGMENTED SHEAR WALL - ELEVATION



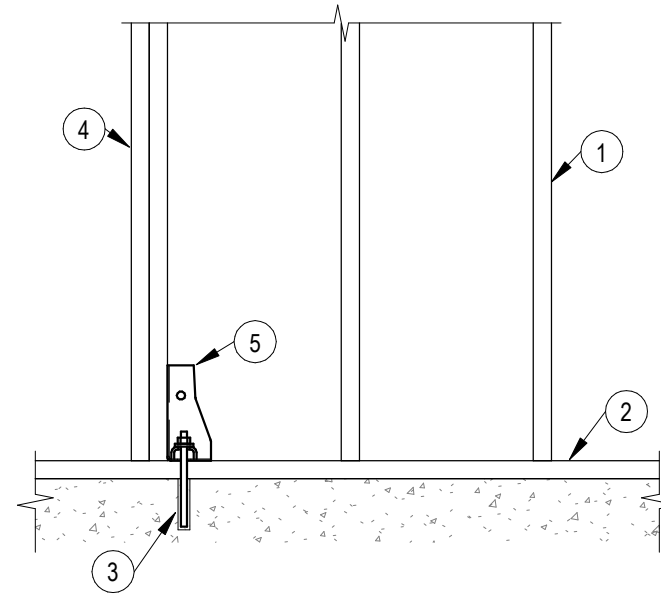
- DETAIL NOTES:
- 1 2x STUD FRAMING, RE: SHEAR WALL SCHEDULE
 - 2 PANEL BLOCKING AS REQD, RE: SHEAR WALL SCHEDULE
 - 3 BOUNDARY CONDITION @ SHEAR WALL ENDS, RE: SHEAR WALL SCHEDULE FOR NUMBER OF PLYS
 - 4 HOLDOWNS, RE: SHEAR WALL SCHEDULE AND HOLDOWN TYP DETAIL
 - 5 WOOD STRUCTURAL PANEL SHEATHING, RE: SHEAR WALL SCHEDULE
 - 6 PANEL EDGE NAILING NO LESS THAN 3/8" FROM PANEL EDGES, RE: SHEAR WALL SCHEDULE FOR PATTERN
 - 7 INTERMEDIATE FIELD NAILS @ 12" OC, TYP UNO
 - 8 TREATED 2x SILL PLATE W/ SILL ANCHORS RE: GENERAL NOTES AND DETAILS FOR TYPE AND SPACING

2 PERFORATED SHEAR WALL - ELEVATION



- DETAIL NOTES:
- 1 2x STUD FRAMING, RE: SHEAR WALL SCHEDULE
 - 2 PANEL BLOCKING AS REQD, RE: SHEAR WALL SCHEDULE
 - 3 BOUNDARY CONDITION @ SHEAR WALL ENDS, RE: SHEAR WALL SCHEDULE FOR NUMBER OF PLYS
 - 4 HOLDOWN, RE: SHEAR WALL SCHEDULE AND HOLDOWN DETAIL
 - 5 WOOD STRUCTURAL PANEL SHEATHING, RE: SHEAR WALL SCHEDULE
 - 6 PANEL EDGE NAILING NO LESS THAN 3/8" FROM PANEL EDGES, RE: SHEAR WALL SCHEDULE FOR PATTERN
 - 7 INTERMEDIATE FIELD NAILS @ 12" OC, TYP UNO
 - 8 TREATED 2x SILL PLATE W/ SILL ANCHORS RE: GENERAL NOTES AND DETAILS FOR TYPE AND SPACING

3 SHEAR WALL - BASE HOLDOWN



- DETAIL NOTES:
- 1 2x STUD FRAMING, RE: SHEAR WALL SCHEDULE
 - 2 TREATED 2x SILL PLATE TO MATCH SIZE OF WALL, RE: SHEAR WALL SCHEDULE
 - 3 HILTI THREADED HAS ROD W/ HILTI HY-200 ADHESIVE, RE: SCHEDULE FOR SIZE & EMBEDMENT
 - 4 BOUNDARY CONDITION STUDS @ SHEAR WALL ENDS, RE: SHEAR WALL SCHEDULE FOR NUMBER OF PLYS, RE: GENERAL NOTES FOR BUILT UP 2x FRAMING FASTENER SCHEDULE
 - 5 SIMPSON HOLDOWN ATTACH TO BOUNDARY CONDITION STUDS PER SIMPSON'S SPECS, RE: SHEAR WALL SCHEDULE FOR SIZE, RE: PLAN FOR LOCATION



PROFESSIONAL SEAL

S063

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TYPICAL DETAILS - WOOD SHEAR WALLS

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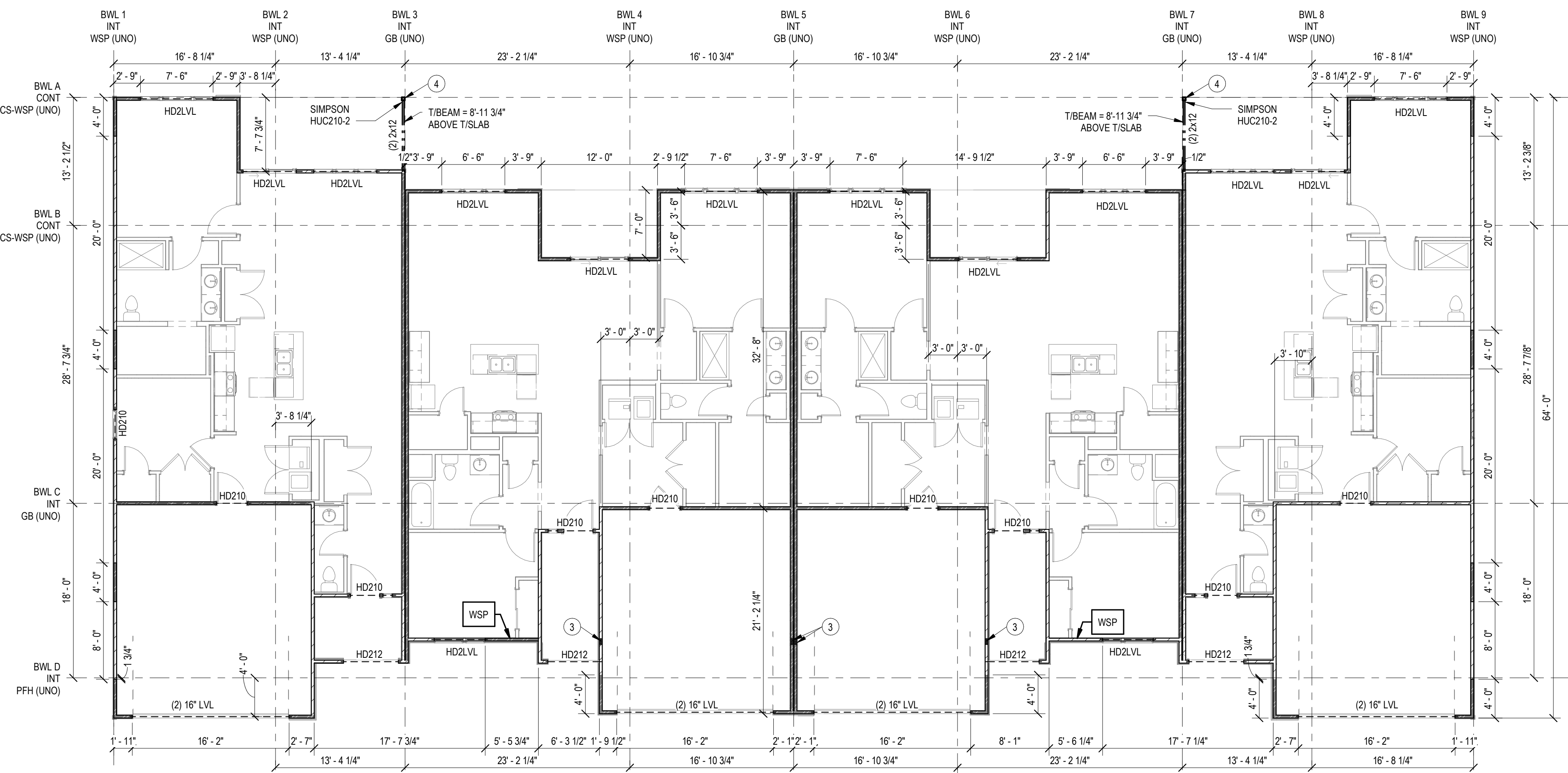
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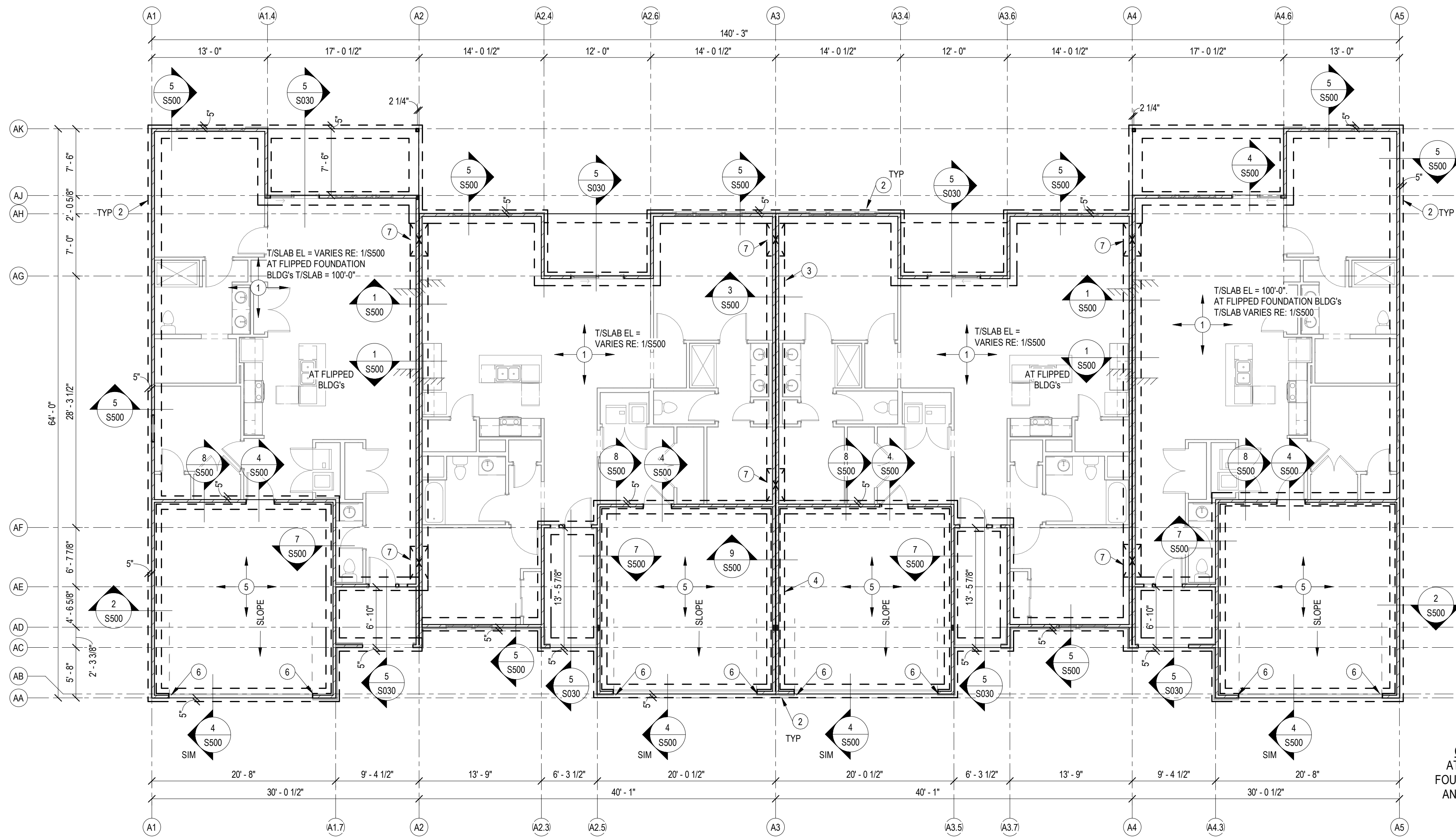
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K
J
H
G
F
E
D
C
B
A



2 FIRST FLOOR WALL PLAN - BUILDING A
1/8" = 1'-0"



1 FOUNDATION PLAN - BUILDING A
1/8" = 1'-0"

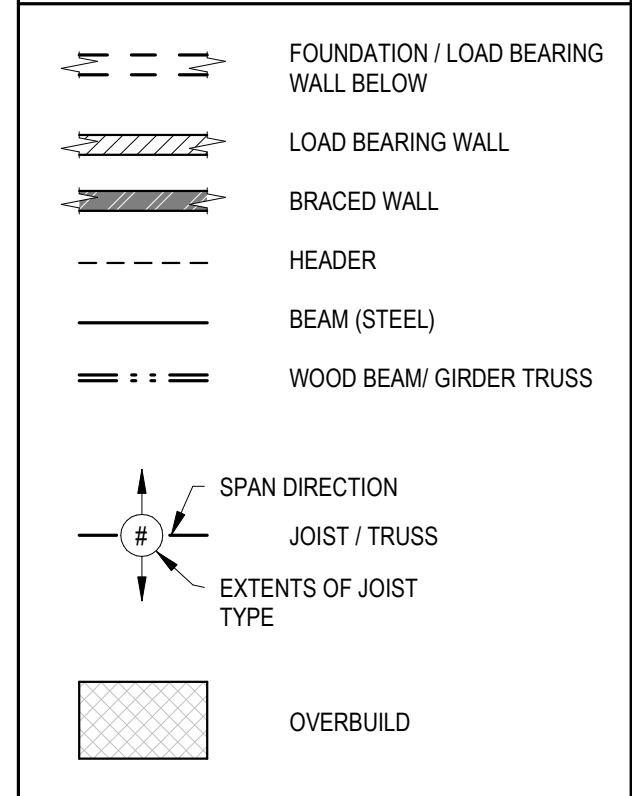
WALL FRAMING PLAN NOTES:

- 2x6 LOAD BEARING STUD FRAMED WALL @ 16" OC
- EXTEND HDR CONTINUOUS TO THE CORNER FOR BRACED WALL CONNECTION
- (6) 2x4 STUD PACK BELOW LOAD BEARING ELEMENT ABOVE
- 4x4 TREATED WOOD POST CONNECT TO FOUNDATION W/ SIMPSON APU442 POST BASE INSTALLED W/ 5/8" Ø SIMPSON TITEN HD
- 6x6 TREATED WOOD POST CONNECT TO FOUNDATION W/ SIMPSON ABU662 POST BASE INSTALLED W/ 5/8" Ø SIMPSON TITEN HD
- SIMPSON ECCL POST CAP
- SIMPSON ECCQ POST CAP

SHEET NOTES:

- REFERENCE SHEET S001 FOR STRUCTURAL GENERAL NOTES AND SHOW FOR TYPICAL STRUCTURAL DETAILS. REVIEW NOTES & DETAILS OR APPLICABILITY.
- SEE ARCHITECTURAL DRAWING FOR DETAILS & DIMENSIONS NOT SHOWN.
- ALL STRUCTURAL WALLS ARE 2x4 @ 16" OC UNO. AT LOCATIONS WHERE STONE/MASONRY IS TO BE INSTALLED ON EXTERIOR WALLS STUD FRAMING SHALL BE (2) 2x4 @ 16" OC UNO.
- DIMENSIONS TO EXTERIOR WALLS ARE TO EXTERIOR FACE OF STUD. EDGE OF SLAB DIMENSIONS TO INTERIOR WALLS ARE TO CENTERLINE OF INTERIOR WALL.
- FOLLOW TRUSS MFCOR FOR RECOMMENDED DETAILING. INSTALL BACKING, BLOCKING, BRIDGING, ETC AS REQD. TRUSSES SHALL BEAR WITHIN 5'.
- HEADERS IN STRUCTURAL WALLS ARE CALLED OUT ON PLANS AS "HDXXX". RE: TYP DTL. ALL HEADERS IN STRUCTURAL WALLS WHERE OPENING IS LESS THAN 4'-0" ARE (2) 2x10. HEADERS IN NON-STRUCTURAL WALLS ARE (2) 2x6 (MAXIMUM 10FT OPENING).
- REFER TO SHEET S002 FOR BRACED WALL REQUIREMENTS.
- TOP OF SLAB ELEVATION = 100'-0" UNO. BOTTOM OF SOFFIT ELEVATION = 109'-1 1/8" RE: ARCH AND CIVIL FOR DATUM ELEVATION.
- PROVIDE 2x BLOCKING @ MIDHEIGHT (4'-0" MAX) AT ALL STUD WALLS NOT SHEATHED ON BOTH SIDES WITH EITHER GYP OR OSB.
- ROOF TRUSS BEARING ELEVATION = 9'-1 1/8" ABOVE TOP OF SLAB, UNO. RE: ARCH ELEVATIONS.
- TOP OF TRENCH FOOTING ELEVATION = 99'-4" UNO. THE BOTTOM OF ALL EXTERIOR FOOTINGS SHALL BE 3'-0" MIN BELOW GRADE, DEEPEN FOOTINGS AS REQUIRED. GRADE IS GENERALLY 6" BELOW FINISH FLOOR ELEVATION (COORDINATE WITH CIVIL). IF GRADE IS MORE THAN 6" BELOW TOP OF SLAB ELEVATION PROVIDE STEM WALL AS REQUIRED PER TYPICAL DETAIL SHEET.
- PLANS SHOWN ARE FOR PROTOTYPE BUILDING. RE: ARCH AND SITE PLAN FOR LOCATIONS, VARIATIONS, GRADING CONDITIONS, ETC.
- PROVIDE (6) STUDS MIN BELOW ALL BEAMS AND GIRDER TRUSSES, UNO.
- ALL HORIZONTAL REINF. SHALL BE CONTINUOUS THROUGH FOUNDATION STEPS.
- ALL MULTI-PLY ENGINEERING LUMBER BEAMS ARE DESIGNATED BY NUMBER PLYS AND DEPTH (EX: (3) 14" LVL). THE PLYS SHALL BE 1-7/8" WIDTH UNO AND STRENGTH SHALL BE PER THE GENERAL NOTES. BEAMS SHALL BE FASTENED TOGETHER PER THE TYPICAL DETAILS.
- HANGERS ARE DENOTED ON PLAN AS "Hxx". REFER TO SCHEDULE ON S000 FOR REQ'S. WHERE NOT CALLED OUT, CONTACT ENGINEER OR USE HEAVIEST HANGER FOR NUMBER OF PLYS IN BEAM BEING SUPPORTED. WHERE BEAMS ARE BEING SUPPORTED BY TRUSSES, TRUSS MFCOR TO PROVIDE BLOCKING AS REQD FOR CONNECTION. TRUSS TO TRUSS HANGERS ARE BY TRUSS MFCOR.

FRAMING LEGEND



FOUNDATION PLAN NOTES:

- 4" CONCRETE SLAB ON GRADE. RE: GENERAL NOTES FOR REINFORCING, GRANULAR FILL, VAPOR BARRIER AND JOINTING REQUIREMENTS.
- 18" WIDE x 2'-10" DEEP TRENCH FOOTING. REIN W/ (2) #5 CONT TOP AND BOT BARS AND #3 CLOSED TIES @ 24" OC
- 24" WIDE x 12" DEEP THICKEND SLAB. REIN W/ (3) #4 CONT AND #3 TRANS @ 24" OC
- 24" WIDE x 2'-10" DEEP TRENCH FOOTING. REIN W/ (3) #5 CONT TOP AND BOT BARS AND #3 CLOSED TIES @ 24" OC
- 5" CONCRETE GARAGE SLAB ON GRADE. RE: GENERAL NOTES FOR REINFORCING, GRANULAR FILL, VAPOR BARRIER AND JOINTING REQUIREMENTS.
- RECESS/STOMP CONC CURB @ DOOR OPENINGS
- STEP FOOTING. RE: TYPICAL DETAILS
- 36" WIDE x 2'-10" DEEP TRENCH FOOTING. REIN W/ (4) #5 CONT TOP AND BOT BARS AND #3 CLOSED TIES @ 24" OC
- 16" WIDE x 12" DEEP THICKEND SLAB. REIN W/ (2) #4 CONT AND #3 TRANS @ 24" OC
- 3'-0" x 3'-0" x 1'-2" THICK SPREAD FTG REIN. W/ (6) #4 OC EA WAY. LOCATE BELOW STUD PACK
- POUR TRENCH FOOTING OVER TOP OF FOOTING TO FULLY ENCAPSULATE COLUMN BASE/PLATE BEND REIN. AROUND COLUMN AS REQ.

CONTRACTOR NOTE FOR FLIPPED FOUNDATION BLDG'S:
AT BLDG'S 1, 5, 6, 8, 9, 11, 14, 16, 17, 18, 26, 27, 28, AND 29 THE FOUNDATION STEPS IN THE OPPOSITE DIRECTION. COORDINATE AND REFERENCE CIVIL DRAWINGS FOR BUILDING AND TISLAB ELEVATIONS PRIOR TO WORK COMMENCING.

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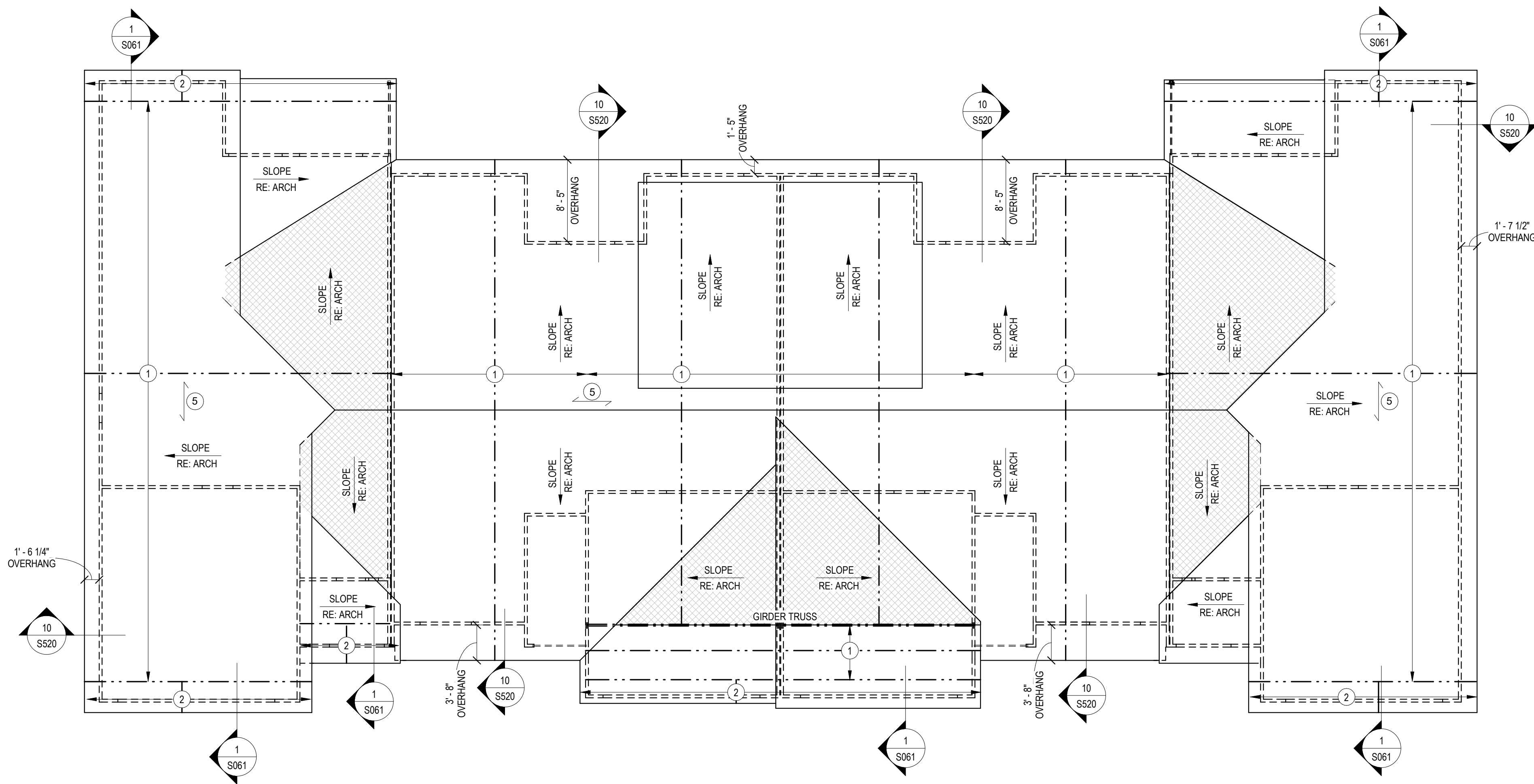
S101A

ISSUE DATE: 24 AUGUST 2023
STAND SEI#: 23090

FOUNDATION & WALL PLANS - BUILDING A



PERMIT DOCUMENTS



1 ROOF FRAMING PLAN - BUILDING A
1/8" = 1'-0"

- SHEET NOTES:**
- A. REFERENCE SHEET S001 FOR STRUCTURAL GENERAL NOTES AND S004 FOR TYPICAL STRUCTURAL DETAILS. REVIEW NOTES & DETAILS OR APPLICABILITY.
- B. SEE ARCHITECTURAL DRAWING FOR DETAILS & DIMENSIONS NOT SHOWN.
- C. ALL STRUCTURAL WALLS ARE 2x4 @ 16" OC, UNO. AT LOCATIONS WHERE STONE/MASONRY IS TO BE INSTALLED ON EXTERIOR WALLS STUD FRAMING SHALL BE (2) 2x4 @ 16" OC, UNO.
- D. DIMENSIONS TO EXTERIOR WALLS ARE TO EXTERIOR FACE OF STUD. EDGE OF SLAB DIMENSIONS TO INTERIOR WALLS ARE TO CENTERLINE OF INTERIOR WALL.
- E. FOLLOW TRUSS MFCR FOR RECOMMENDED DETAILING. INSTALL BACKING, BLOCKING, BRIDGING, ETC AS REQD. TRUSSES SHALL BEAR WITHIN 5'.
- F. HEADERS IN STRUCTURAL WALLS ARE CALLED OUT ON PLANS AS "HXXXX". RE: TYP DTL. ALL HEADERS IN STRUCTURAL WALLS WHERE OPENING IS LESS THAN 4'-0" ARE (2) 2x10. HEADERS IN NON-STRUCTURAL WALLS ARE (2) 2x6 (MAXIMUM 10FT OPENING).
- G. REFER TO SHEET S002 FOR BRACED WALL REQUIREMENTS.
- H. TOP OF SLAB ELEVATION = 100'-0" UNO.
BOTTOM OF SOFFIT ELEVATION = 109'-1 1/8"
RE: ARCH AND CIVIL FOR DATUM ELEVATION.
- J. PROVIDE 2x BLOCKING @ MIDHEIGHT (4'-0" MAX) AT ALL STUD WALLS NOT SHEATHED ON BOTH SIDES WITH EITHER GYP OR OSB.
- K. ROOF TRUSS BEARING ELEVATION = 9'-1 1/8" ABOVE TOP OF SLAB, UNO. RE: ARCH ELEVATIONS
- L. TOP OF TRENCH FOOTING ELEVATION = 99'-4" UNO. THE BOTTOM OF ALL EXTERIOR FOOTINGS SHALL BE 3'-0" MIN BELOW GRADE, DEEPEN FOOTINGS AS REQUIRED. GRADE IS GENERALLY 6" BELOW FINISH FLOOR ELEVATION (COORDINATE WITH CIVIL). IF GRADE IS MORE THAN 6" BELOW TOP OF SLAB ELEVATION PROVIDE STEM WALL AS REQUIRED PER TYPICAL DETAIL SHEET.
- M. PLANS SHOWN ARE FOR PROTOTYPE BUILDING. RE: ARCH AND SITE PLAN FOR LOCATIONS, VARIATIONS, GRADING CONDITIONS, ETC.
- N. PROVIDE (6) STUDS MIN BELOW ALL BEAMS AND GIRDER TRUSSES, UNO.
- O. ALL HORIZONTAL REINF. SHALL BE CONTINUOUS THROUGH FOUNDATION STEPS.
- P. ALL MULTI-PLY ENGINEERING LUMBER BEAMS ARE DESIGNATED BY NUMBER PLYS AND DEPTH (EX: (3) 14" LVJ). THE PLYS SHALL BE 1-7/8" WIDTH UNO AND STRENGTH SHALL BE PER THE GENERAL NOTES. BEAMS SHALL BE FASTENED TOGETHER PER THE TYPICAL DETAILS.
- Q. HANGERS ARE DENOTED ON PLAN AS "Hxx". REFER TO SCHEDULE ON S000 FOR REQ'S. WHERE NOT CALLED OUT, CONTACT ENGINEER OR USE HEAVIEST HANGER FOR NUMBER OF PLYS IN BEAM BEING SUPPORTED. WHERE BEAMS ARE BEING SUPPORTED BY TRUSSES, TRUSS MFCR TO PROVIDE BLOCKING AS REQD FOR CONNECTION. TRUSS TO TRUSS HANGERS ARE BY TRUSS MFCR.

FRAMING LEGEND	
	FOUNDATION / LOAD BEARING WALL BELOW
	LOAD BEARING WALL
	BRACED WALL
	HEADER
	BEAM (STEEL)
	WOOD BEAM / GIRDER TRUSS
	SPAN DIRECTION JOIST / TRUSS
	EXTENTS OF JOIST TYPE
	OVERBUILD

- ROOF FRAMING PLAN NOTES:**
- PRE-ENGINEERED ROOF TRUSSES @ 24" OC, TOP CHORD TO MATCH ROOF PROFILE. RE: ARCH
 - 2x4 OUTRIGGERS @ 24" OC, HOLD GABLE END TRUSS DOWN & PROVIDE FULL DEPTH BLOCKING BTWN OUTRIGGERS
 - 2x10 ROOF RAFTERS @ 16" OC ATTACH TO LEDGER W/ SIMPSON LUS210 SLOPED HANGER
 - 2x10 LEDGER ATTACHED W/ (2) 1/4" x SIMPSON SDS WOOD SCREW @ 16" OC (2" MIN EDGE DISTANCE)
 - 5/8" THICK ROOF SHEATHING RE: GENERAL NOTES ADDITIONAL FASTENING REQD
 - 2x8 ROOF RAFTERS @ 16" OC
 - STEP IN TOP PLATE OF WALL, RE: TYPICAL DETAILS
 - TOP PLATE INTERRUPTED BY HEADER, RE: TYPICAL DETAIL 10500 FOR STRAP INFO & REQ.
 - PRE-ENGINEERED MONO SLOPED ROOF TRUSS @ 24" OC. CEILING WALL TED BELOW. RE: PLAN FOR TRUSS BEARING ELEVATION

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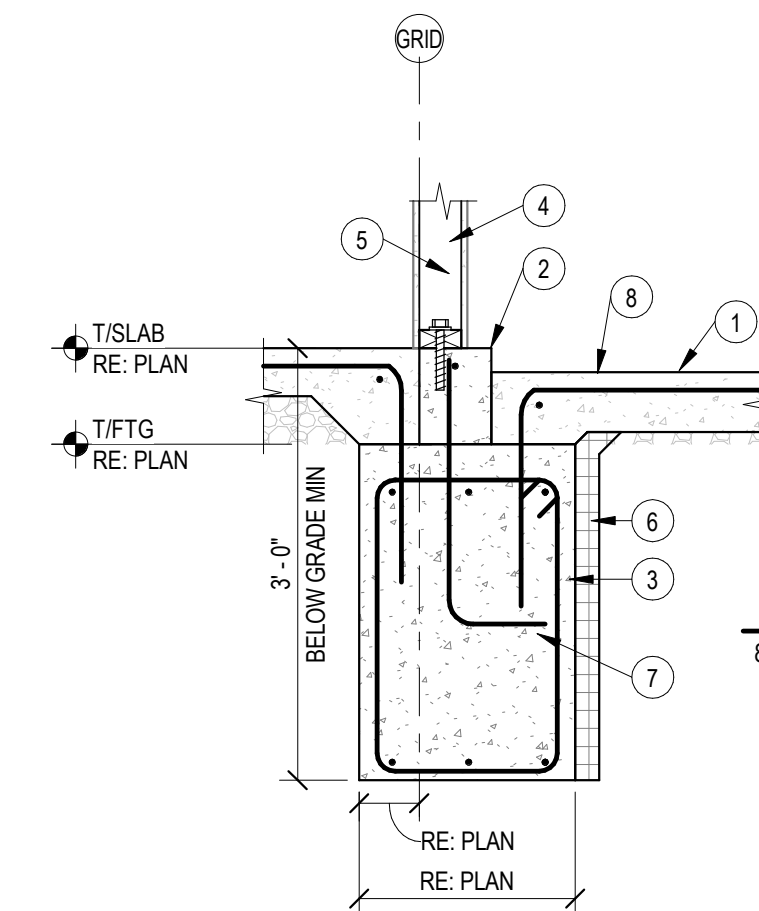


S101A-1
ISSUE DATE: 24 AUGUST 2023
STAND SEI#: 23090

ROOF FRAMING PLAN - BUILDING A

7 FOUNDATION SECTION

3/4" = 1'-0"

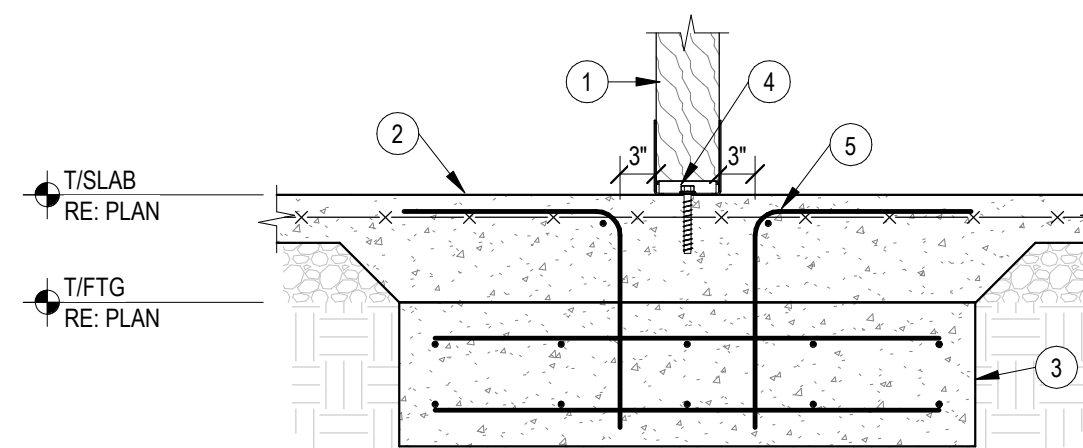


DETAIL NOTES:

- 1 SLAB ON GRADE, RE: PLAN
- 2 CURB WALL, RE: PLAN FOR SIZE, REINF. AND T/CURB ELEVATION, RE: PLAN
- 3 CONT TRENCH FOOTING, RE: PLAN
- 4 LOAD BEARING STUD WALL, RE: PLAN
- 5 PRESSURE TREATED 2x SILL PLATE TO MATCH STUD SIZE AND SILL ANCHOR, RE: SHEAR WALL SCHEDULE AND STRUCTURAL GENERAL NOTES FOR SILL ANCHOR INFO
- 6 RIGID INSULATION, RE: ARCH
- 7 PROVIDE (2) #5 HOOKED DOWELS @ SHEAR WALL HOLDOWNS RE: PLAN CENTER IN STEINWALL EA SIDE OF HOLDOWN
- 8 PROVIDE #4 (2'-0"x2'-0") DWL'S @ 24" OC AND #4 CONT @ PERIMETER

6 PSL COLUMN FOOTING

3/4" = 1'-0"

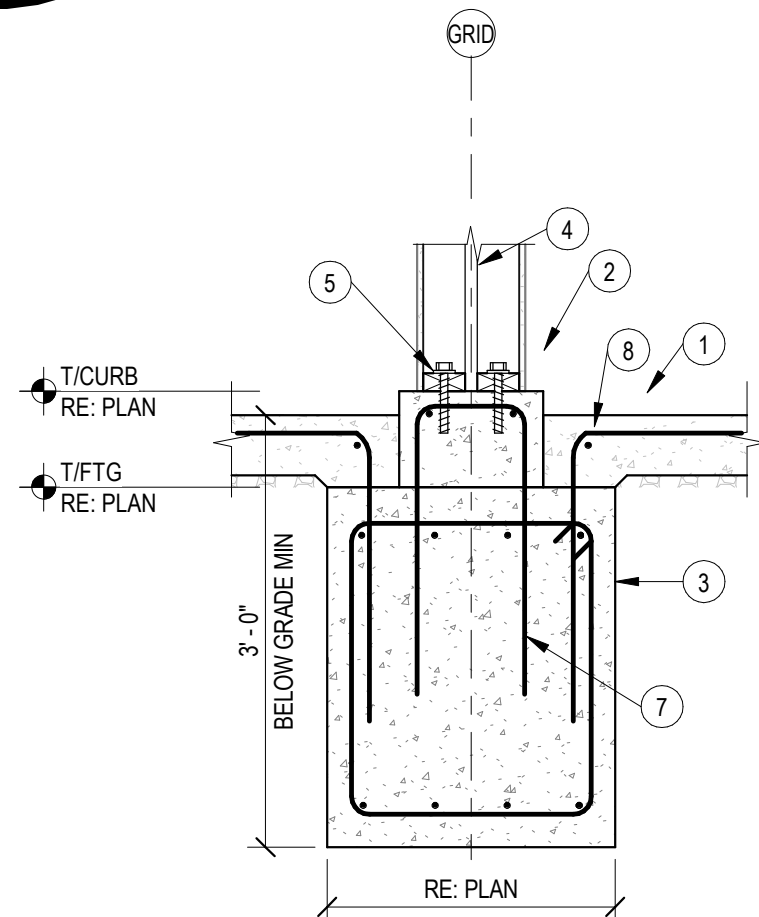


DETAIL NOTES:

- 1 PSL COL, RE: PLAN
- 2 SOG, RE: PLAN
- 3 CONC FTG, RE: PLAN
- 4 SIMPSON ABUG-SZ COLUMN BASE W/ 5/8" Ø x 5' LONG TITEN HD SCREW ANCHOR
- 5 (8) 1'-6" x 1'-6" DOWELS (2) EA FACE OF COLUMN WITH #4 CONT CLOSED TIE

9 FOUNDATION SECTION

3/4" = 1'-0"

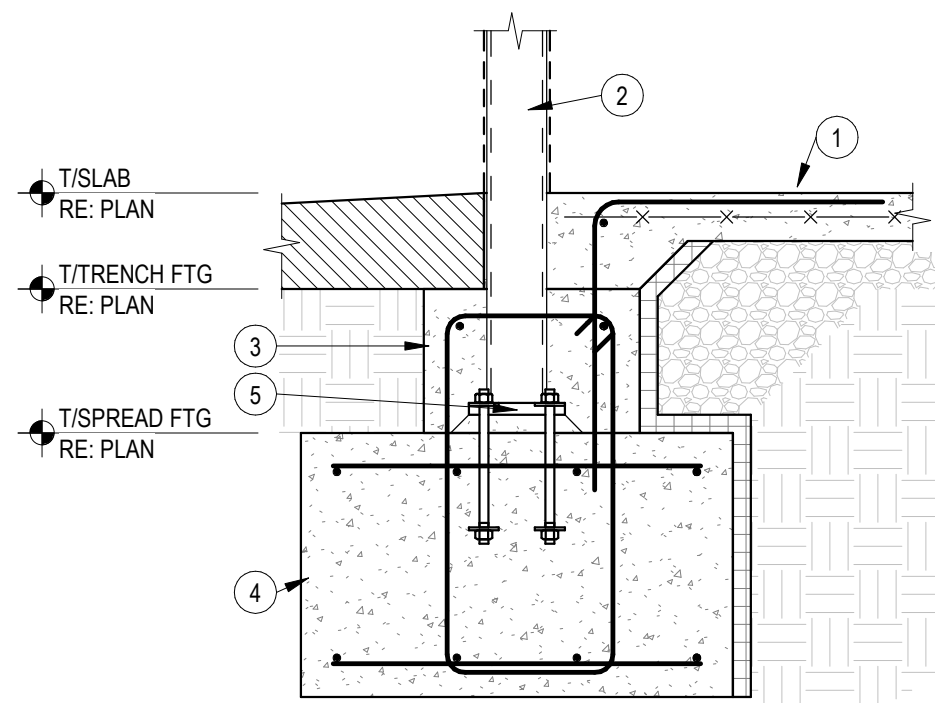


DETAIL NOTES:

- 1 SLAB ON GRADE, RE: PLAN
- 2 CURB WALL, RE: PLAN FOR SIZE, REINF. AND T/CURB ELEVATION, RE: PLAN
- 3 CONT TRENCH FOOTING, RE: PLAN
- 4 LOAD BEARING STUD WALL, RE: PLAN
- 5 PRESSURE TREATED 2x SILL PLATE TO MATCH STUD SIZE AND SILL ANCHOR, RE: SHEAR WALL SCHEDULE AND STRUCTURAL GENERAL NOTES FOR SILL ANCHOR INFO
- 6 RIGID INSULATION, RE: ARCH
- 7 PROVIDE (2) #5 HOOKED DOWELS @ SHEAR WALL HOLDOWNS RE: PLAN CENTER IN STEINWALL EA SIDE OF HOLDOWN
- 8 PROVIDE #4 (2'-0"x2'-0") DWL'S @ 24" OC AND #4 CONT @ PERIMETER

10 FOOTING @ COLUMN

3/4" = 1'-0"



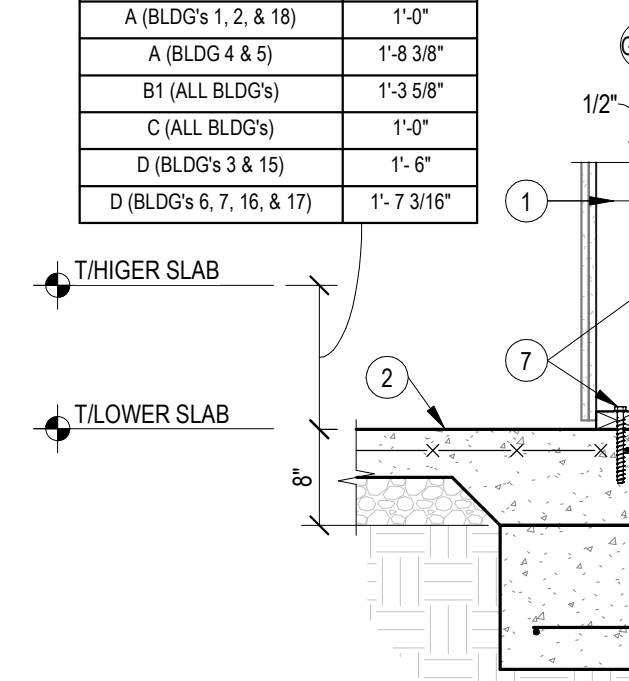
DETAIL NOTES:

- 1 CONCRETE SLAB ON GRADE, RE: PLAN
- 2 HSS COL, RE: PLAN
- 3 CONC TRENCH FTG, RE: PLAN - REBAR TO BE CONT THROUGH SPREAD FTG
- 4 CONC SPREAD FTG, RE: PLAN
- 5 COL BASE PLATE, RE: PLAN AND S050

1 FOUNDATION STEP @ DEMISING WALL

3/4" = 1'-0"

BUILDING TYPE	STEP HT
A (BLOGs 1, 2, & 18)	1'-0"
A (BLOG 4 & 5)	1'-8 3/8"
B1 (ALL BLOGs)	1'-3 5/8"
C (ALL BLOGs)	1'-0"
D (BLOGs 3 & 19)	1'-8"
D (BLOGs 6, 7, 16, & 17)	1'-7 3/16"

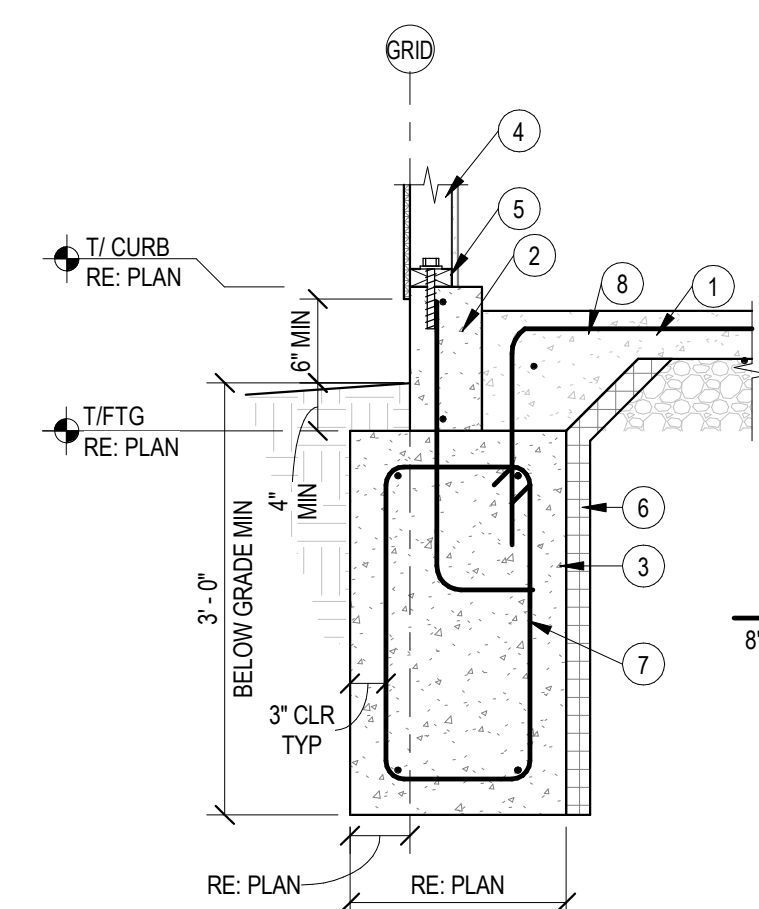


DETAIL NOTES:

- 1 DEMISING WALL, RE: PLAN
- 2 SLAB ON GRADE, RE: PLAN
- 3 CONC FTG, RE: PLAN
- 4 8" WIDE CONC STEM WALL, REINF: W/ (2) #4 CONT HORIZ BARS AND #4 VERTS @ 12" OC, EMBED INTO FTG 6" MIN. PROVIDE KEYWAY AT FTG
- 5 (1'-4" x 1'-4") BENT DWLS @ 24" OC
- 6 #4 CONT PERIMETER BAR
- 7 1/2" DIA GALVANIZED SIMPSON TITEN HD SCREW ANCHOR @ 3'-0" OC, (1) ANCHOR SHALL BE LOCATED WITHIN 12" FROM END OF WALL OR OPENING

2 FOUNDATION SECTION

3/4" = 1'-0"

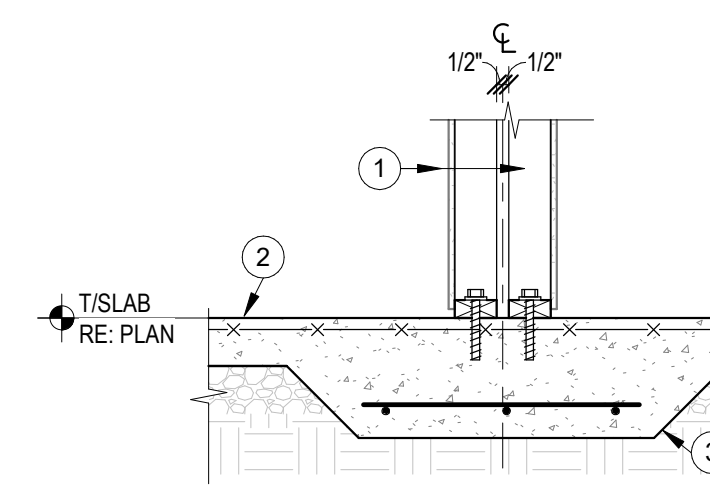


DETAIL NOTES:

- 1 SLAB ON GRADE, RE: PLAN
- 2 8" WIDE CURB WALL, REINF: W/ (2) #4 CONT (1) TOP AND (1) BOT, ADJUST CURB HEIGHT AS NEEDED PER GRADE, RE: CIVIL
- 3 CONT TRENCH FOOTING, RE: PLAN
- 4 LOAD BEARING STUD WALL, RE: PLAN
- 5 PRESSURE TREATED 2x SILL PLATE TO MATCH STUD SIZE AND SILL ANCHOR, RE: SHEAR WALL SCHEDULE AND STRUCTURAL GENERAL NOTES FOR SILL ANCHOR INFO
- 6 RIGID INSULATION, RE: ARCH
- 7 PROVIDE (2) #5 HOOKED DOWELS @ SHEAR WALL HOLDOWNS RE: PLAN CENTER IN STEINWALL EA SIDE OF HOLDOWN
- 8 PROVIDE #4 (2'-0"x2'-0") DWL'S @ 24" OC AND #4 CONT @ PERIMETER

3 FDN SECTION @ COMMON WALL

3/4" = 1'-0"



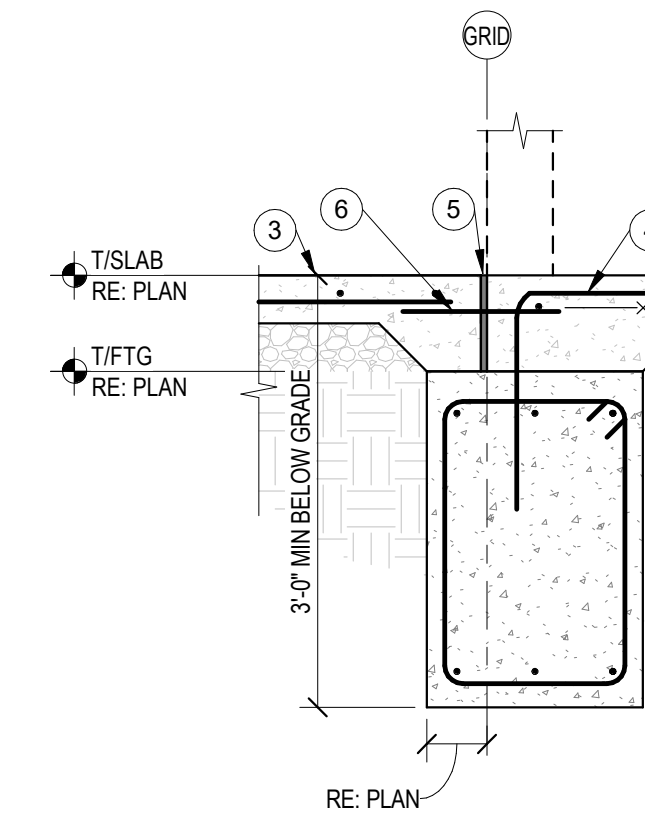
DETAIL NOTES:

- 1 INTERIOR LOAD BEARING WALL, RE: PLAN AND GENERAL NOTES FOR STUD SIZE, SPACING AND SILL ANCHORS
- 2 SLAB ON GRADE, RE: PLAN, RUN SLAB REINF CONT THROUGH THICKENED SLAB
- 3 THICKENED SLAB, RE: PLANS FOR SIZE AND REINF.

NOTE BLOCK WALLS AT MID HEIGHT IF ONE SIDE IS UNSHEATHED

4 FDN SECTION @ WALL OPENING

3/4" = 1'-0"

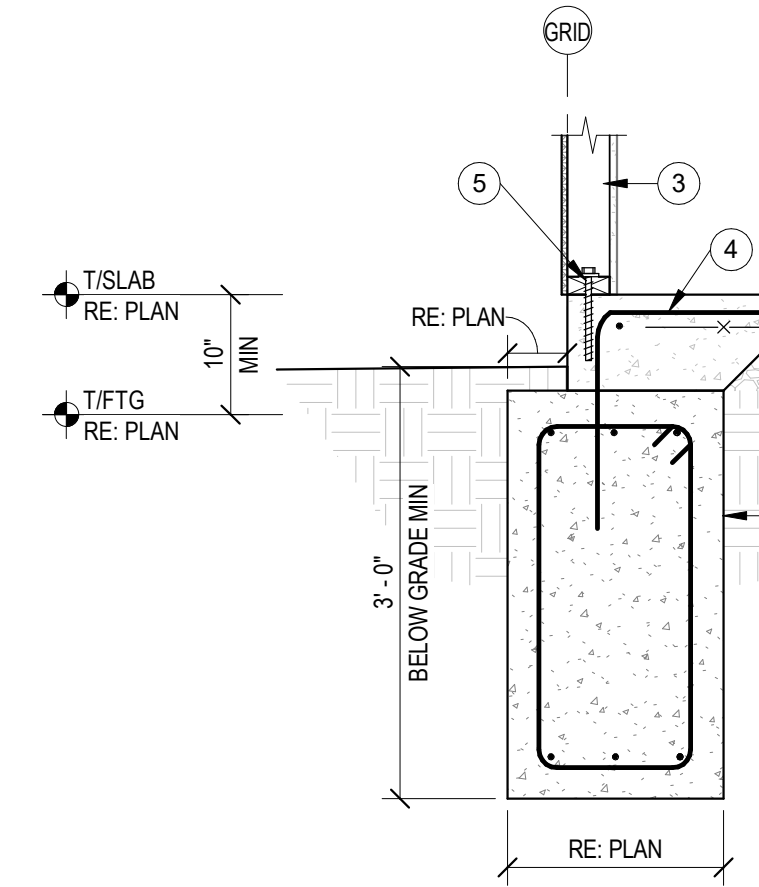


DETAIL NOTES:

- 1 SLAB ON GRADE, RE: PLAN
- 2 TRENCH FOOTING, RE: PLAN FOR SIZE AND REINF
- 3 EXTERIOR PAVING, RE: CIVIL
- 4 PROVIDE CONT #4 AND #4 DOWELS (18" x 18") @ 18" OC
- 5 BOND BREAK AND SEALANT, RE: ARCH
- 6 (3) #3 DOWELS (18" LG) EQ SPACED @ DOORWAYS, 6" MIN EMBEDMENT. AT SIM PROVIDE #3 DOWELS @ 24" OC

5 FDN SECTION @ WALL FTG

3/4" = 1'-0"



DETAIL NOTES:

- 1 SLAB ON GRADE, RE: PLAN
- 2 TRENCH FOOTING, RE: PLAN FOR SIZE AND REINF
- 3 LOAD BEARING WALL, RE: PLAN
- 4 PROVIDE CONT #4 AND #4 DOWELS (18" x 18") @ 18" OC
- 5 1/2" Ø SILL ANCHOR @ 3'-0" OC, RE: GENERAL NOTES FOR ADDITIONAL REQ.

CONTRACTOR NOTE: WHERE GRADE IS MORE THAN 6" BELOW TOP OF SLAB PROVIDE ALTERNATE FOUNDATION DETAIL ON TYPICAL DETAILS SHEET (9/S030). REFERENCE CIVIL FOR GRADING ELEVATIONS. BOTTOM OF FOOTINGS SHALL BE 3'-0" BELOW GRADE.

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ISSUE DATE: 24 AUGUST 2023
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FOUNDATION SECTIONS

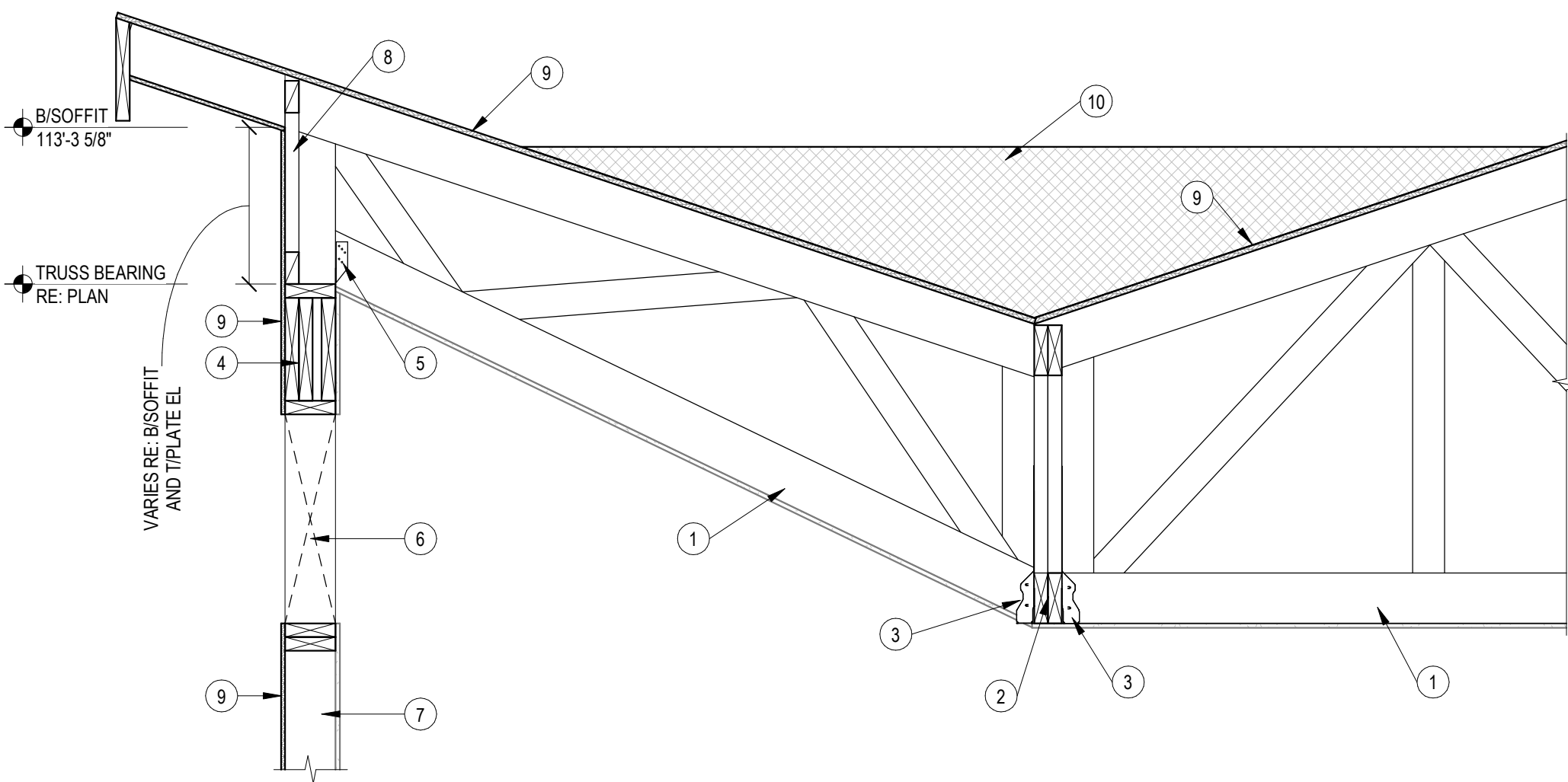


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10 TRUSS OVERHANG

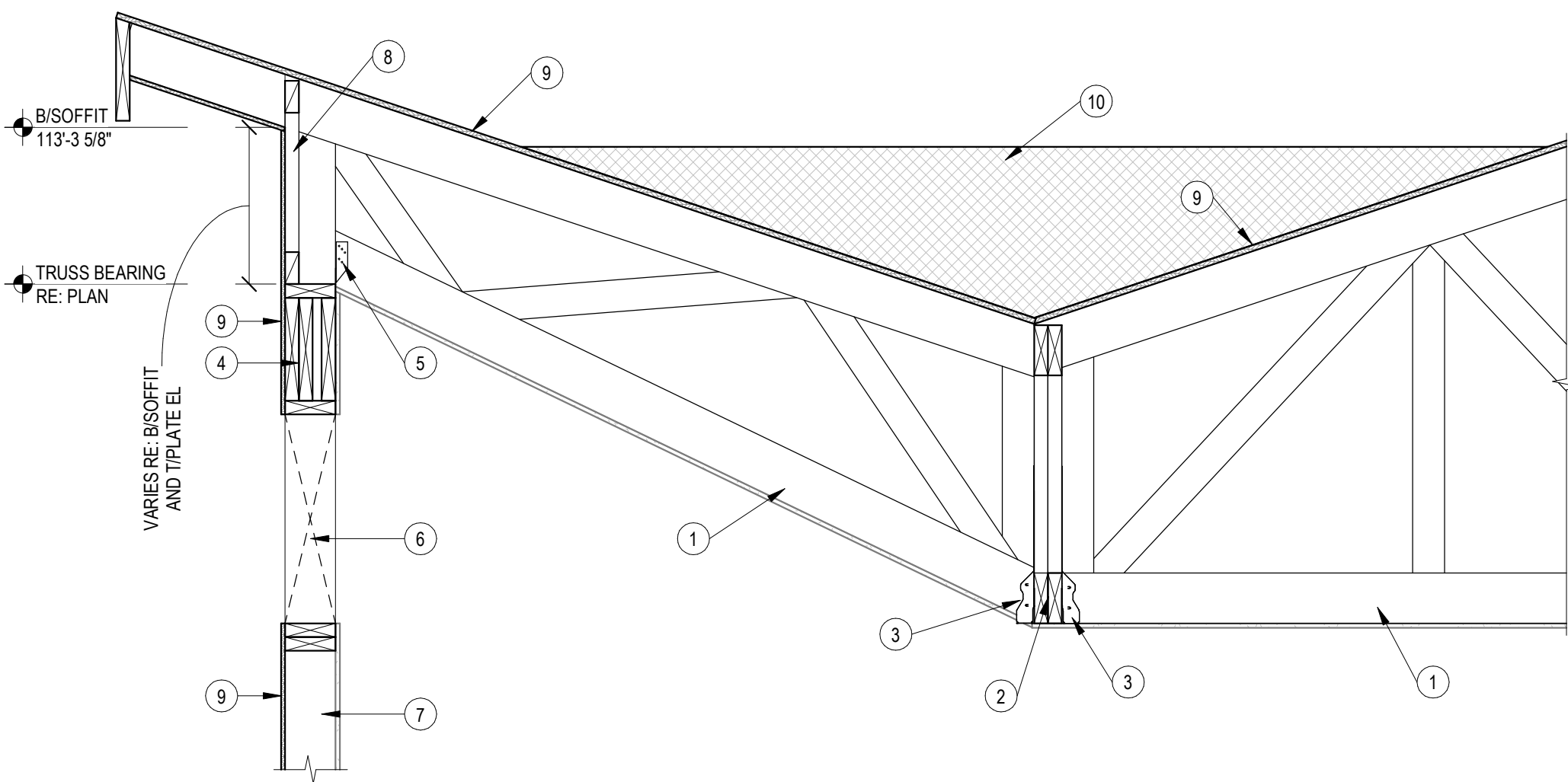
3/4" = 1'-0"



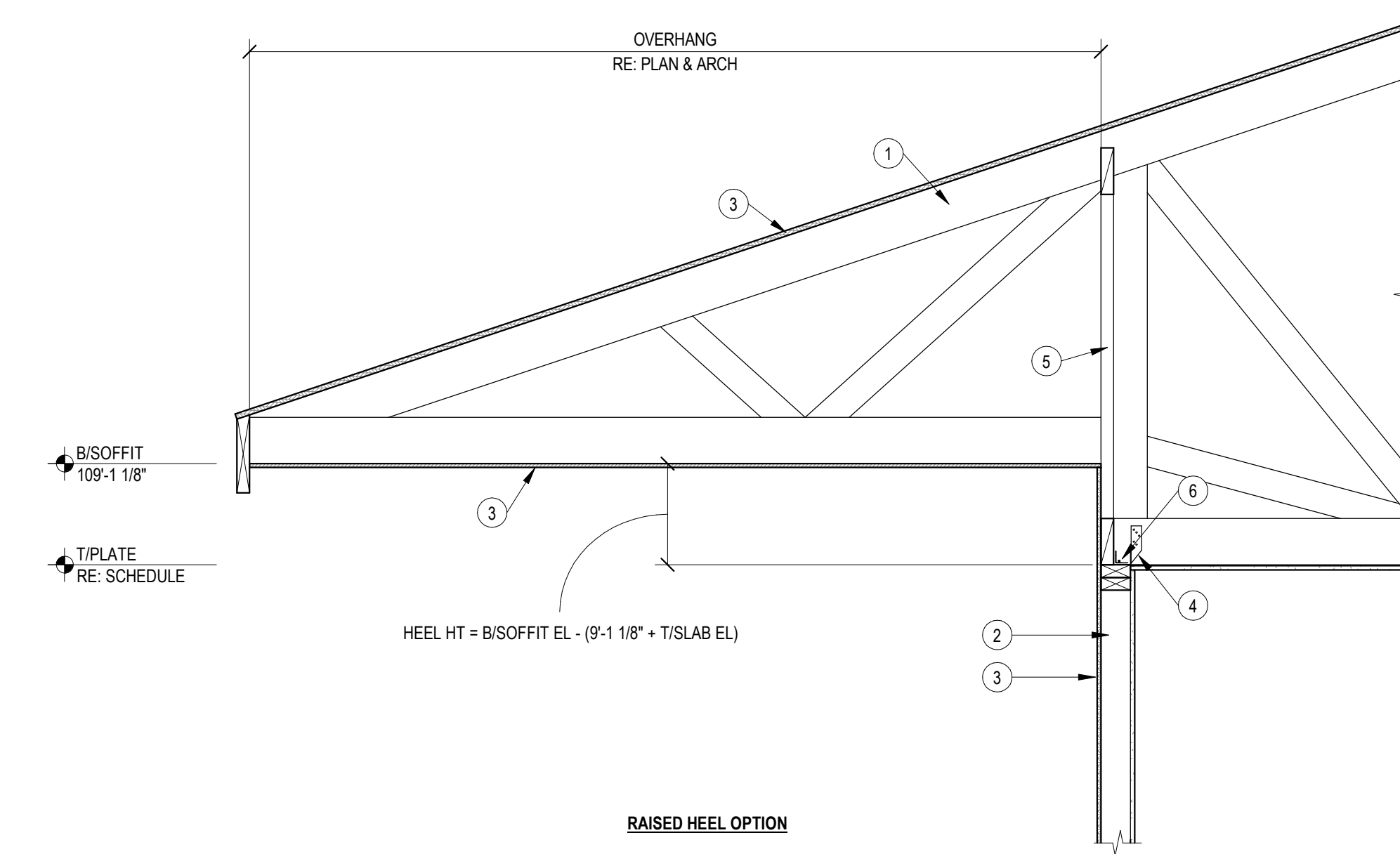
- DETAIL NOTES:**
- 1 PRE-ENGINEERED ROOF TRUSS, RE: PLAN
 - 2 PRE-ENGINEERED GIRDER TRUSS, RE: PLAN
 - 3 TRUSS HANGER BY TRUSS SUPPLIER
 - 4 WOOD HEADER, RE: PLAN AND TYPICAL DETAILS
 - 5 SIMPSON H2.5T TIE @ EA TRUSS
 - 6 WINDOW OPENING, RE: ARCH
 - 7 LOAD BEARING STUD WALL, RE: PLAN
 - 8 TRUSS BLOCKING BETWEEN EA TRUSS BAY RE: S062 FOR BLOCKING OPTIONS.
 - 9 ROOF/WALL SHEATHING, RE: PLAN AND GENERAL NOTES
 - 10 BUILT UP CRICKET FOR PROPER DRAINAGE RE: ARCH

9 VAULTED CEILING TRUSS

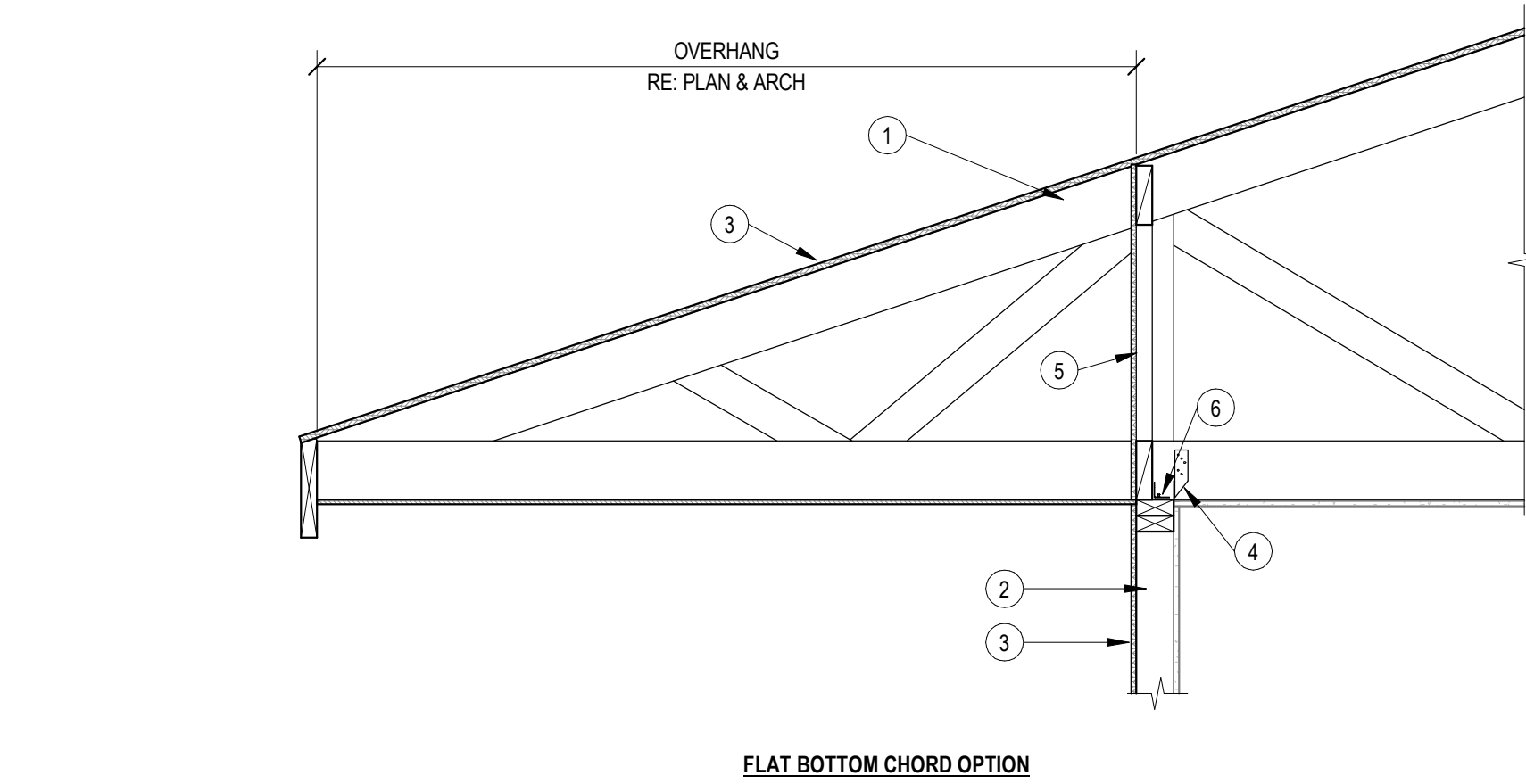
3/4" = 1'-0"



- DETAIL NOTES:**
- 1 PRE-ENGINEERED ROOF TRUSS, RE: PLAN
 - 2 PRE-ENGINEERED GIRDER TRUSS, RE: PLAN
 - 3 TRUSS HANGER BY TRUSS SUPPLIER
 - 4 WOOD HEADER, RE: PLAN AND TYPICAL DETAILS
 - 5 SIMPSON H2.5T TIE @ EA TRUSS
 - 6 WINDOW OPENING, RE: ARCH
 - 7 LOAD BEARING STUD WALL, RE: PLAN
 - 8 TRUSS BLOCKING BETWEEN EA TRUSS BAY RE: S062 FOR BLOCKING OPTIONS.
 - 9 ROOF/WALL SHEATHING, RE: PLAN AND GENERAL NOTES
 - 10 BUILT UP CRICKET FOR PROPER DRAINAGE RE: ARCH



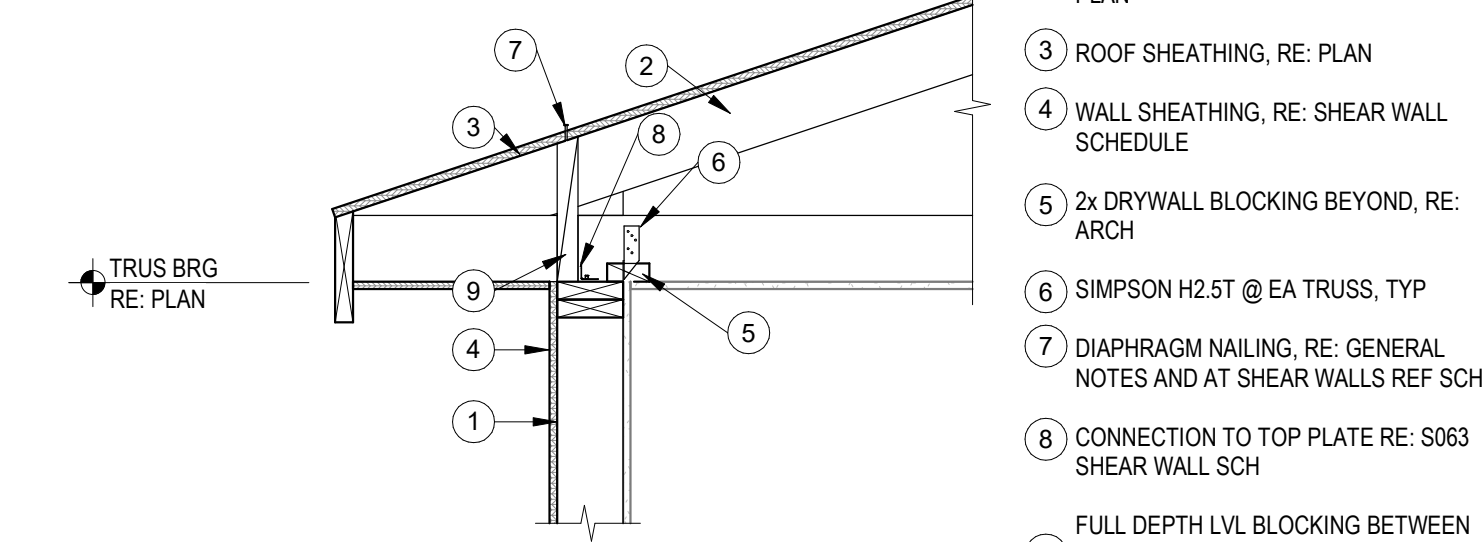
- DETAIL NOTES:**
- 1 PRE-ENGINEERED ROOF TRUSSES, RE: PLAN
 - 2 LOAD BEARING STUD WALL, RE: PLAN
 - 3 ROOF/WALL SHEATHING, RE: PLAN AND GENERAL NOTES
 - 4 SIMPSON H2.5T HANGER @ EA TRUSS
 - 5 CONT BLOCKING BETWEEN EA TRUSS BAY, RE: DETAILS 4 & 5 ON S062 FOR ALTERNATE BLOCKING OPTIONS
 - 6 CONNECTION TO TOP PLATE USE SIMPSON A34 CLIP @ 12" OC



- DETAIL NOTES:**
- 1 PRE-ENGINEERED ROOF TRUSSES, RE: PLAN
 - 2 LOAD BEARING STUD WALL, RE: PLAN
 - 3 ROOF/WALL SHEATHING, RE: PLAN AND GENERAL NOTES
 - 4 SIMPSON H2.5T HANGER @ EA TRUSS
 - 5 CONT BLOCKING BETWEEN EA TRUSS BAY, RE: DETAILS 4 & 5 ON S062 FOR ALTERNATE BLOCKING OPTIONS
 - 6 CONNECTION TO TOP PLATE RE: S062

8 SECTION @ RAISED HEEL TRUSS

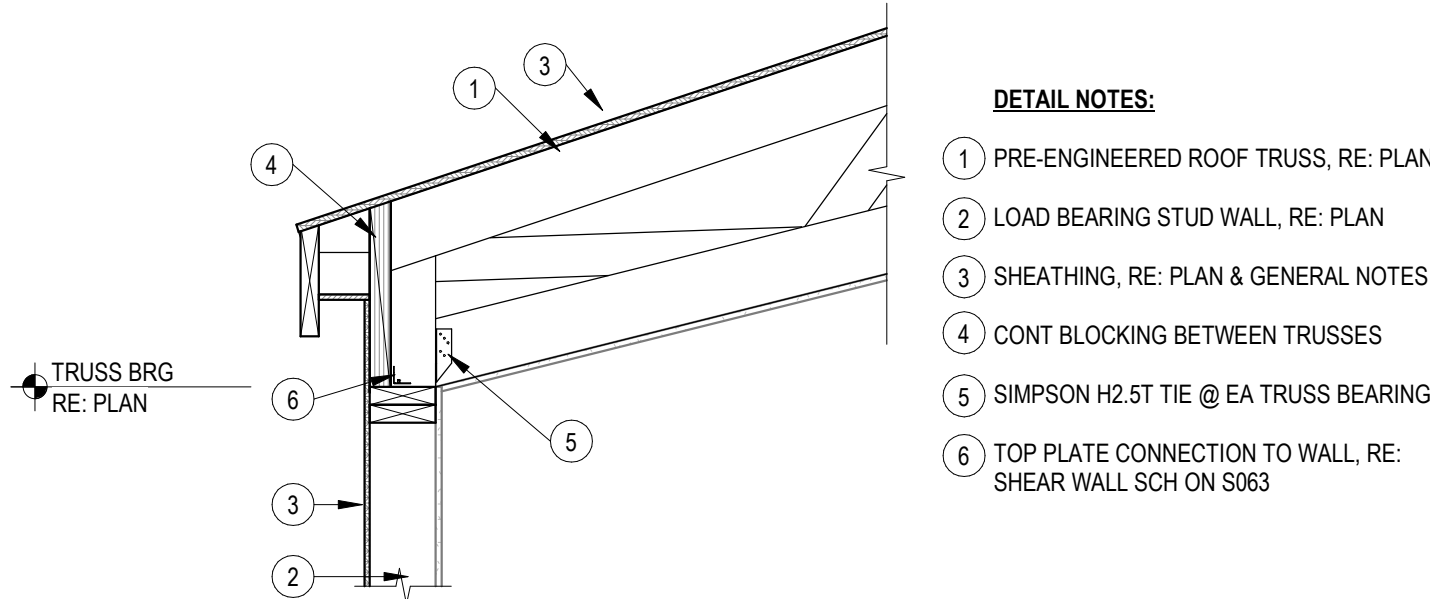
3/4" = 1'-0"



- DETAIL NOTES:**
- 1 LOAD BEARING STUD WALL, RE: PLAN
 - 2 PRE-ENGINEERED ROOF TRUSS, RE: PLAN
 - 3 ROOF SHEATHING, RE: PLAN
 - 4 WALL SHEATHING, RE: SHEAR WALL SCHEDULE
 - 5 2x DRYWALL BLOCKING BEYOND, RE: ARCH
 - 6 SIMPSON H2.5T @ EA TRUSS, TYP
 - 7 DIAPHRAGM NAILING, RE: GENERAL NOTES AND AT SHEAR WALLS REF SCH.
 - 8 CONNECTION TO TOP PLATE RE: S063 SHEAR WALL SCH
 - 9 FULL DEPTH LVL BLOCKING BETWEEN TRUSSES @ SHEAR WALL LOCATIONS.

7 SECTION @ FIREPLACE BUMP OUT

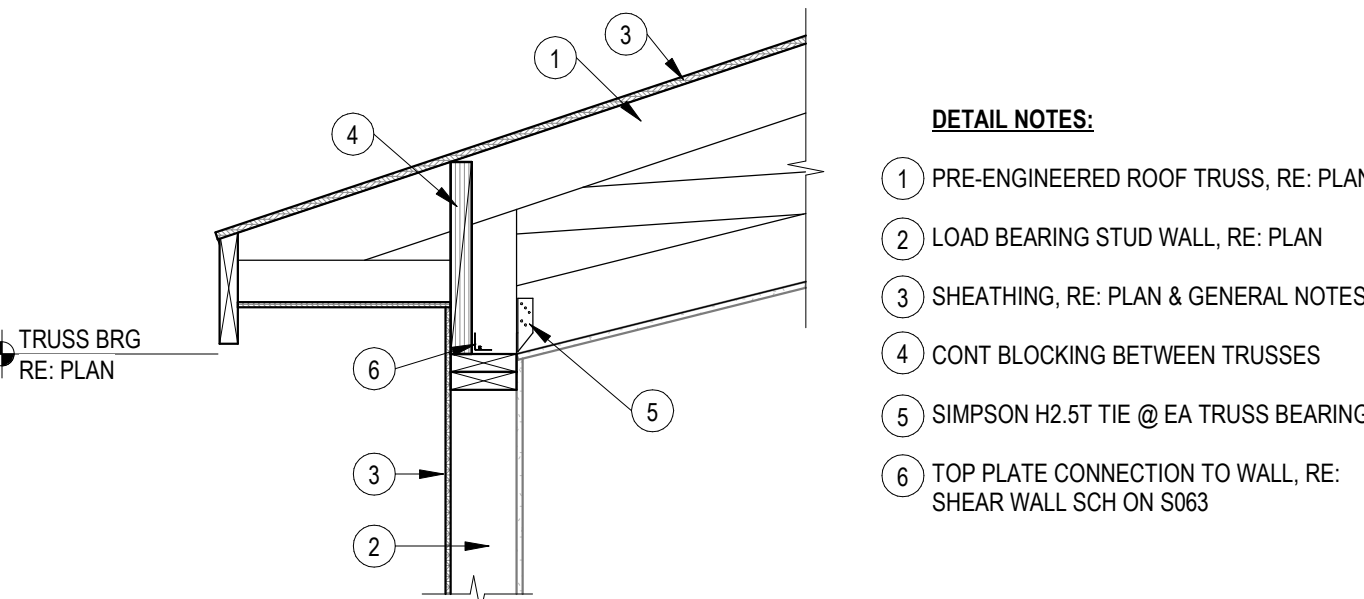
3/4" = 1'-0"



- DETAIL NOTES:**
- 1 PRE-ENGINEERED ROOF TRUSS, RE: PLAN
 - 2 LOAD BEARING STUD WALL, RE: PLAN
 - 3 SHEATHING, RE: PLAN & GENERAL NOTES
 - 4 CONT BLOCKING BETWEEN TRUSSES
 - 5 SIMPSON H2.5T TIE @ EA TRUSS BEARING
 - 6 TOP PLATE CONNECTION TO WALL, RE: SHEAR WALL SCH ON S063

6 SECTION @ CLUBHOUSE

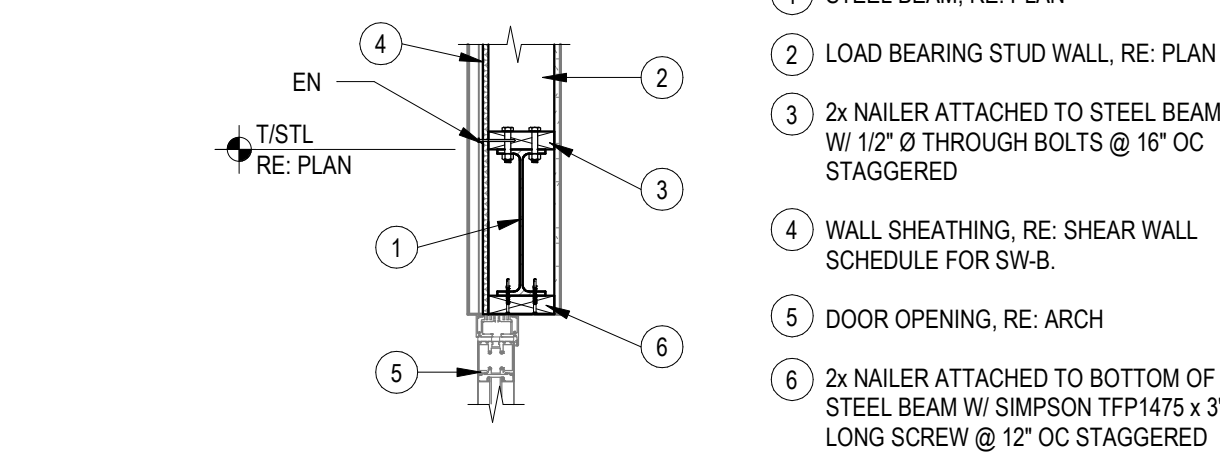
3/4" = 1'-0"



- DETAIL NOTES:**
- 1 PRE-ENGINEERED ROOF TRUSS, RE: PLAN
 - 2 LOAD BEARING STUD WALL, RE: PLAN
 - 3 SHEATHING, RE: PLAN & GENERAL NOTES
 - 4 CONT BLOCKING BETWEEN TRUSSES
 - 5 SIMPSON H2.5T TIE @ EA TRUSS BEARING
 - 6 TOP PLATE CONNECTION TO WALL, RE: SHEAR WALL SCH ON S063

5 STEEL BEAM @ CLUBHOUSE DOOR

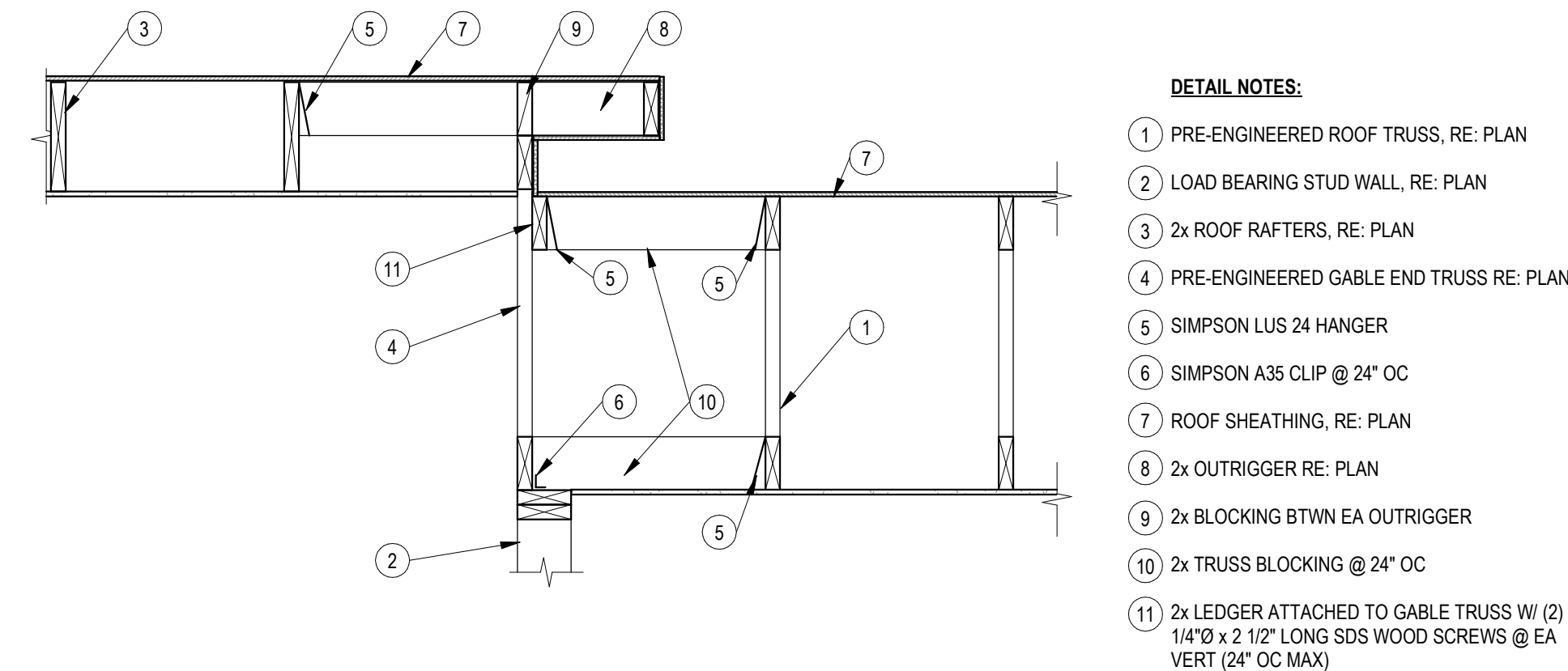
3/4" = 1'-0"



- DETAIL NOTES:**
- 1 STEEL BEAM, RE: PLAN
 - 2 LOAD BEARING STUD WALL, RE: PLAN
 - 3 2x NAILER ATTACHED TO STEEL BEAM W/ 1/2" Ø THROUGH BOLTS @ 16" OC STAGGERED
 - 4 WALL SHEATHING, RE: SHEAR WALL SCHEDULE FOR SW-B.
 - 5 DOOR OPENING, RE: ARCH
 - 6 2x NAILER ATTACHED TO BOTTOM OF STEEL BEAM W/ SIMPSON TFP1475 x 3" LONG SCREW @ 12" OC STAGGERED

4 SECTION

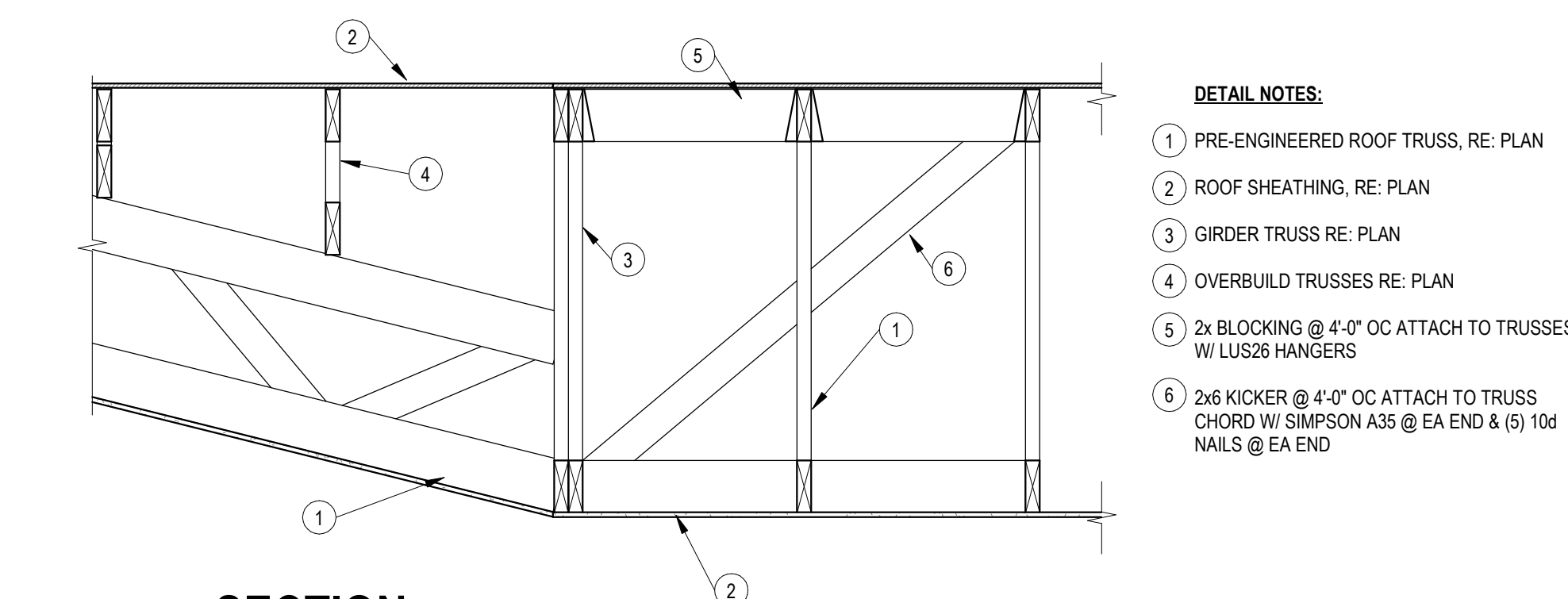
3/4" = 1'-0"



- DETAIL NOTES:**
- 1 PRE-ENGINEERED ROOF TRUSS, RE: PLAN
 - 2 LOAD BEARING STUD WALL, RE: PLAN
 - 3 2x ROOF RAFTERS, RE: PLAN
 - 4 PRE-ENGINEERED GABLE END TRUSS RE: PLAN
 - 5 SIMPSON LUS 24 HANGER
 - 6 SIMPSON A35 CLIP @ 24" OC
 - 7 ROOF SHEATHING, RE: PLAN
 - 8 2x OUTRIGGER RE: PLAN
 - 9 2x BLOCKING BTWN EA OUTRIGGER
 - 10 2x TRUSS BLOCKING @ 24" OC
 - 11 2x LEDGER ATTACHED TO GABLE TRUSS W/ (2) 1/4"Ø x 2 1/2" LONG SDS WOOD SCREWS @ EA VERT (24" OC MAX)

3 SECTION

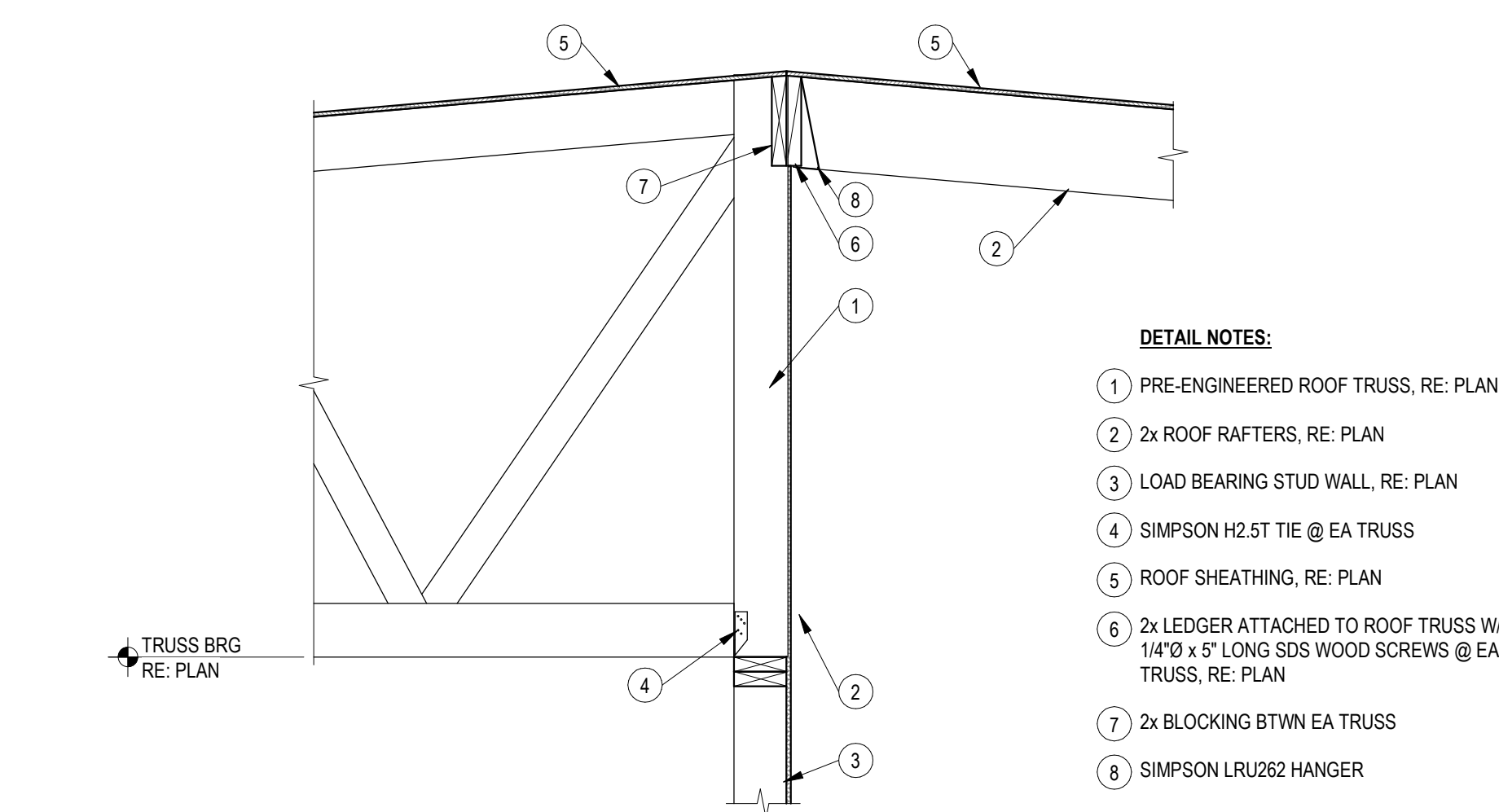
3/4" = 1'-0"



- DETAIL NOTES:**
- 1 PRE-ENGINEERED ROOF TRUSS, RE: PLAN
 - 2 ROOF SHEATHING, RE: PLAN
 - 3 GIRDER TRUSS RE: PLAN
 - 4 OVERBUILD TRUSSES RE: PLAN
 - 5 2x BLOCKING @ 4'-0" OC ATTACH TO TRUSSES W/ LUS26 HANGERS
 - 6 2x6 KICKER @ 4'-0" OC ATTACH TO TRUSS CHORD W/ SIMPSON A35 @ EA END & (5) 10d NAILS @ EA END

2 SECTION

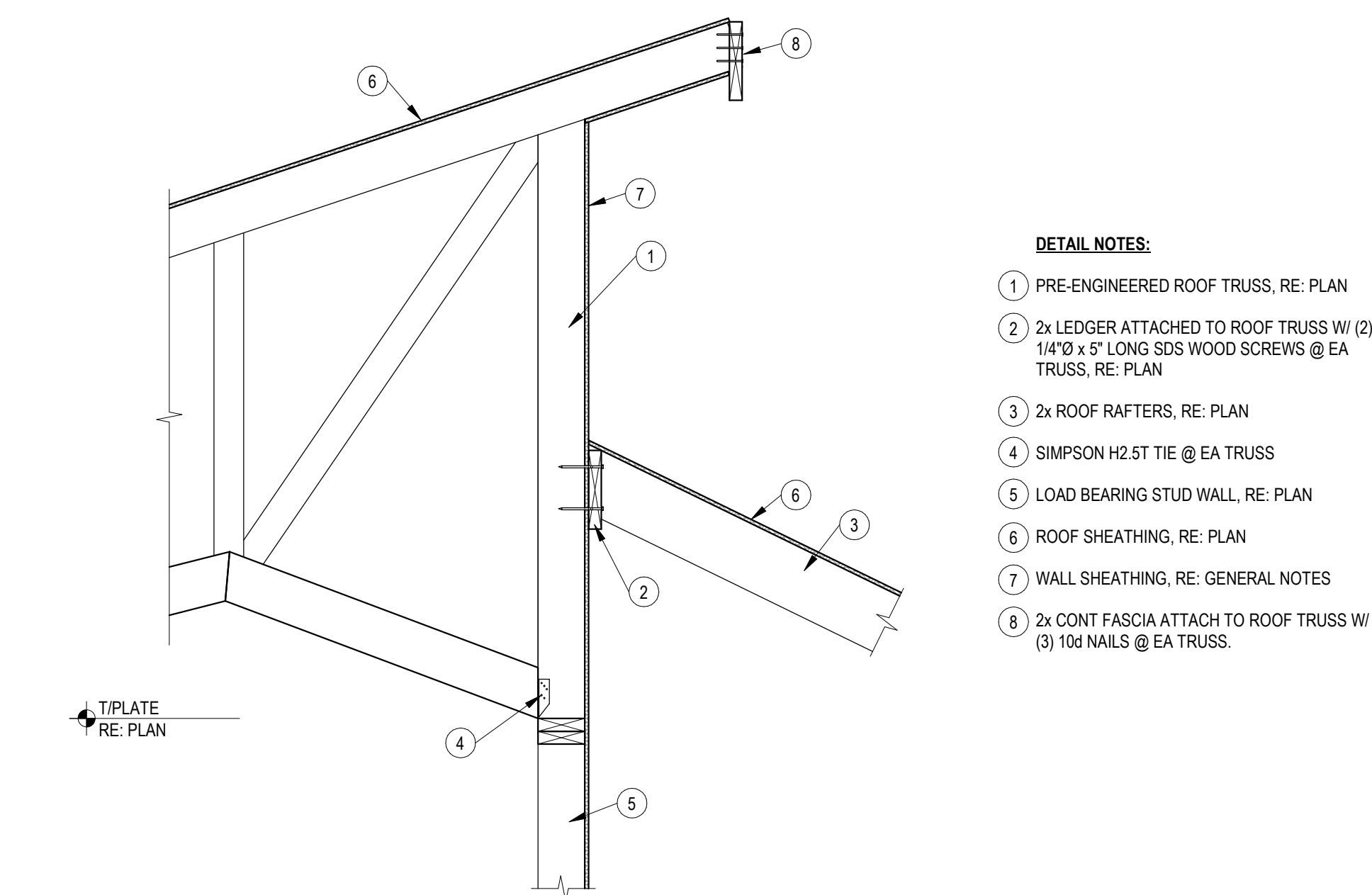
3/4" = 1'-0"



- DETAIL NOTES:**
- 1 PRE-ENGINEERED ROOF TRUSS, RE: PLAN
 - 2 2x ROOF RAFTERS, RE: PLAN
 - 3 LOAD BEARING STUD WALL, RE: PLAN
 - 4 SIMPSON H2.5T TIE @ EA TRUSS
 - 5 ROOF SHEATHING, RE: PLAN
 - 6 2x LEDGER ATTACHED TO ROOF TRUSS W/ (2) 1/4"Ø x 5" LONG SDS WOOD SCREWS @ EA TRUSS, RE: PLAN
 - 7 2x BLOCKING BTWN EA TRUSS
 - 8 SIMPSON LRU262 HANGER

1 TRUSS BEARING @ CLUBHOUSE ENTRY

3/4" = 1'-0"



- DETAIL NOTES:**
- 1 PRE-ENGINEERED ROOF TRUSS, RE: PLAN
 - 2 2x LEDGER ATTACHED TO ROOF TRUSS W/ (2) 1/4"Ø x 5" LONG SDS WOOD SCREWS @ EA TRUSS, RE: PLAN
 - 3 2x ROOF RAFTERS, RE: PLAN
 - 4 SIMPSON H2.5T TIE @ EA TRUSS
 - 5 LOAD BEARING STUD WALL, RE: PLAN
 - 6 ROOF SHEATHING, RE: PLAN
 - 7 WALL SHEATHING, RE: GENERAL NOTES
 - 8 2x CONT FASCIA ATTACH TO ROOF TRUSS W/ (3) 10d NAILS @ EA TRUSS.

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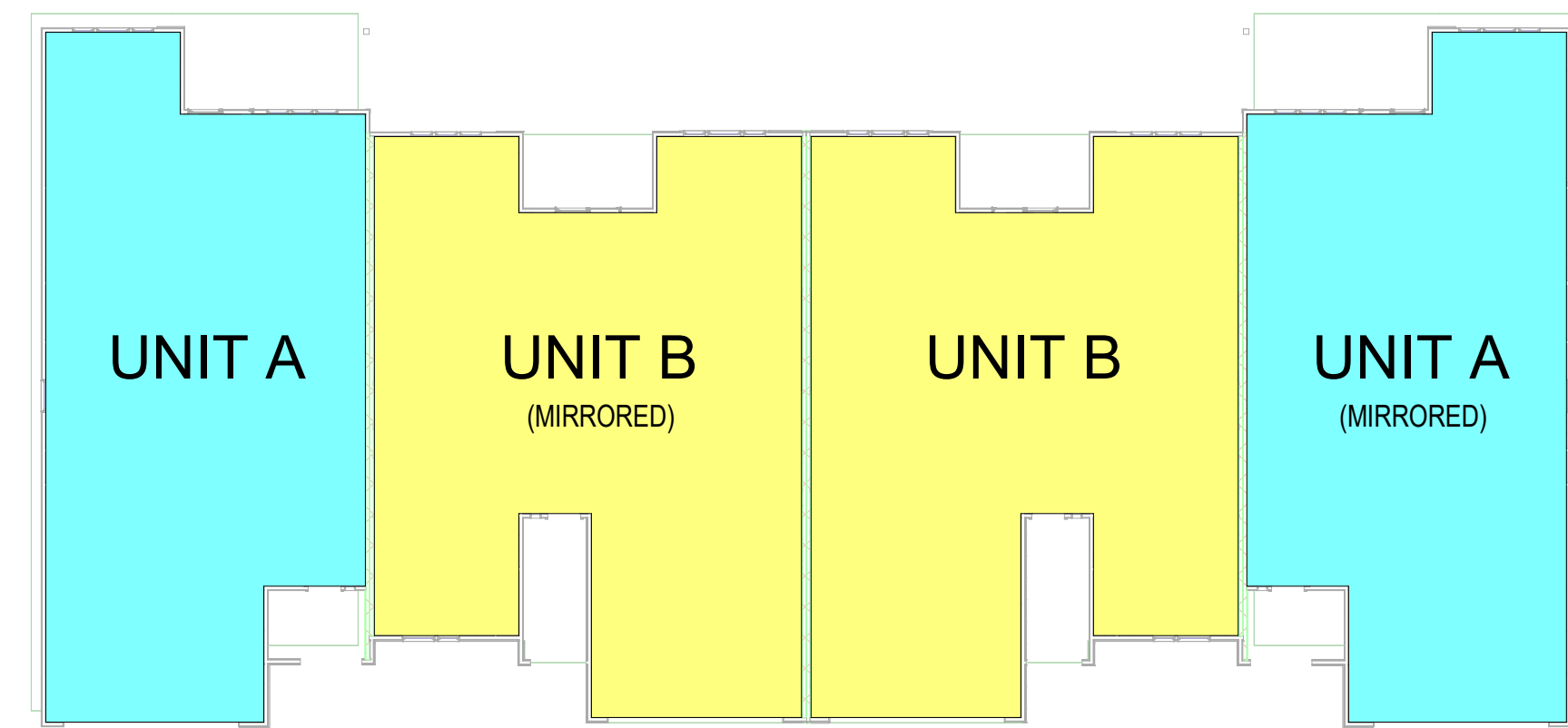
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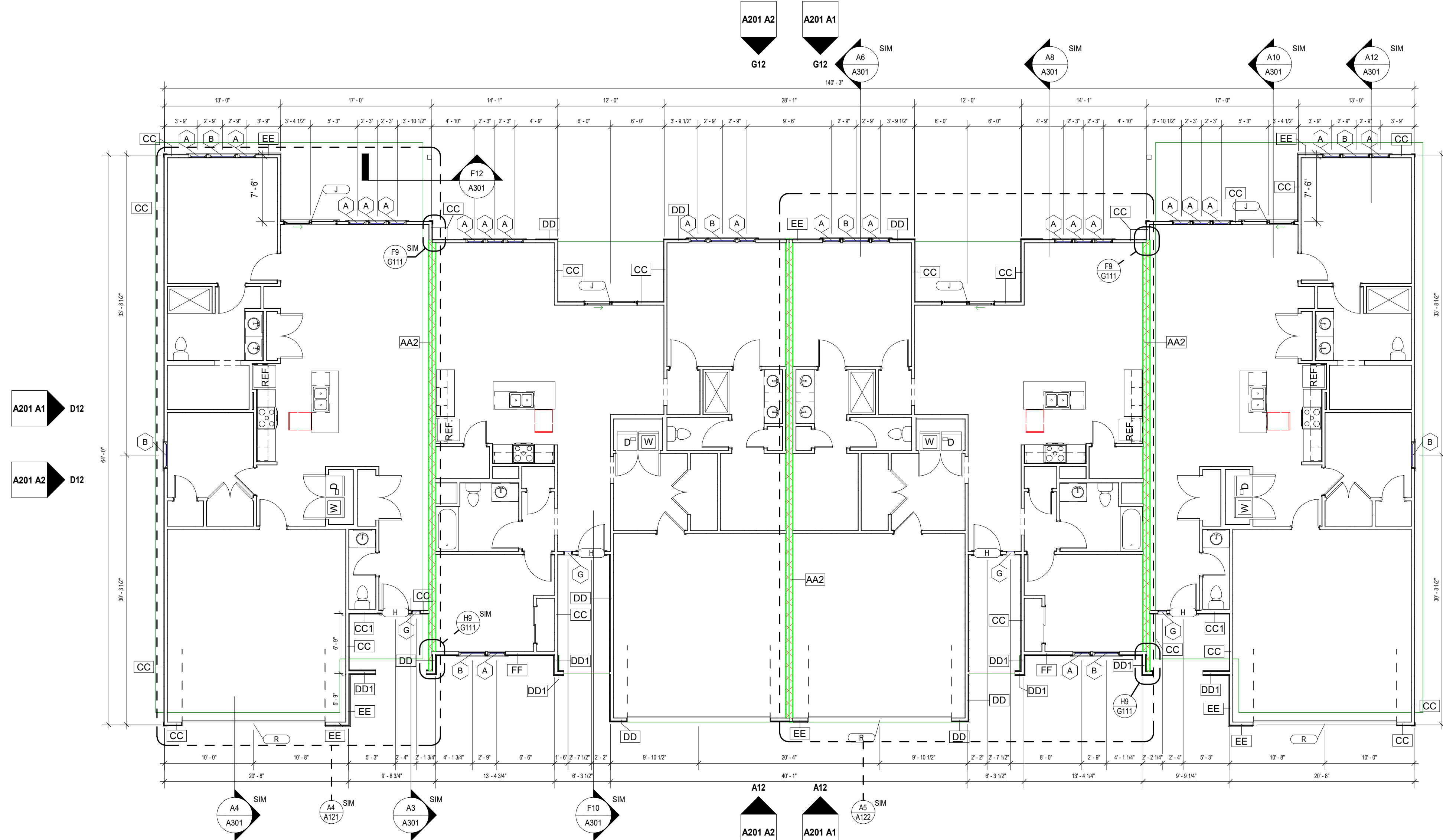
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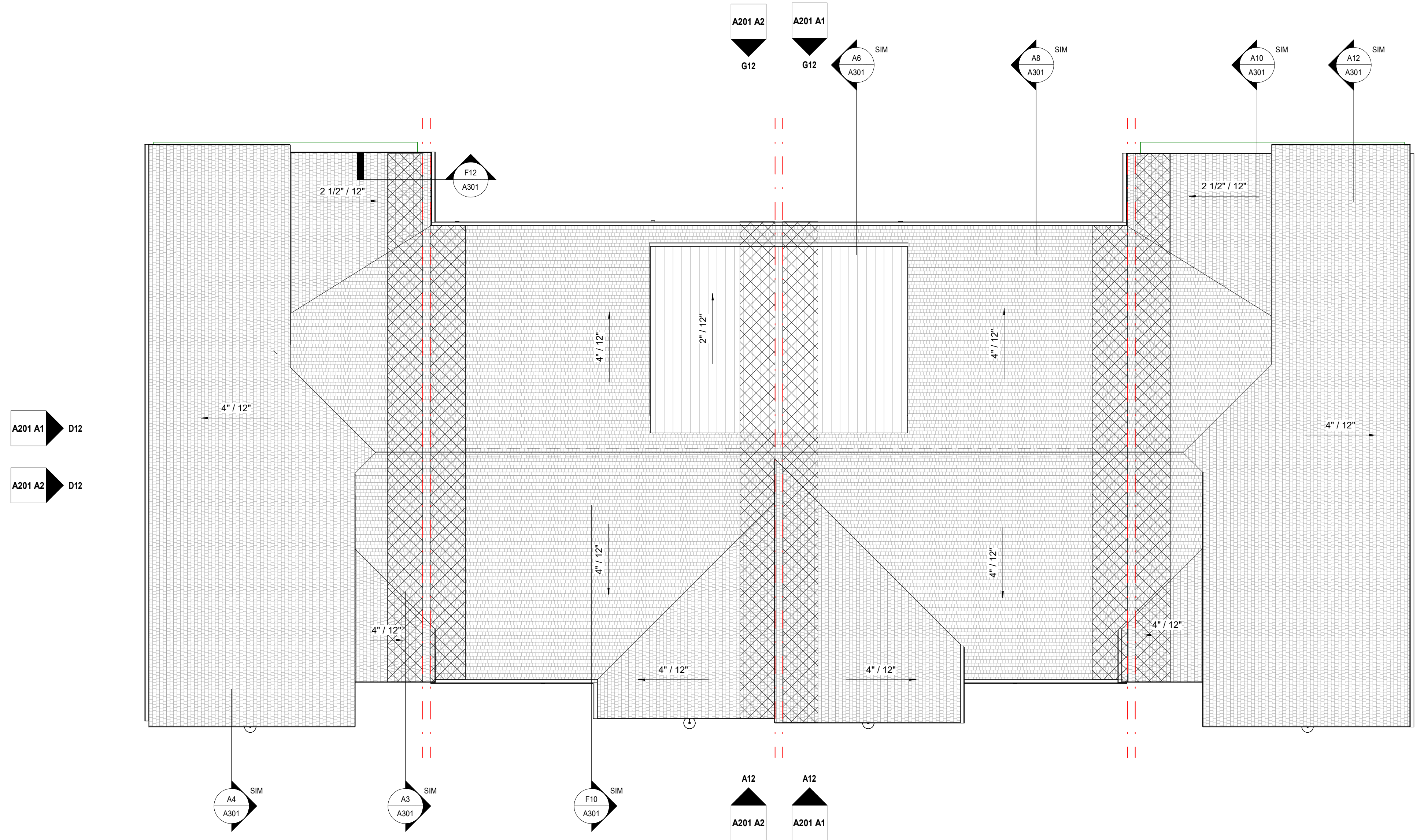
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A12 BUILDING A - KEY PLAN
1/16" = 1'-0"



A7 1ST FLOOR - BUILDING A
1/8" = 1'-0"



F7 ROOF PLAN - BUILDING A
1/8" = 1'-0"

GENERAL NOTES: FLOOR PLANS

1. SEE GENERAL ARCHITECTURAL SHEETS FOR ADDITIONAL NOTES AND DETAILS THAT ARE APPLICABLE.
2. ARCHITECTURAL ELEVATION 100'-0".
3. DIMENSIONS SHOWN ON THE FLOOR PLAN ARE TO THE FACE OF CONCRETE WALLS (FCW) AND COLUMN GRID LINES, UNLESS NOTED OR SHOWN OTHERWISE.
4. NOTE: WALL THICKNESSES ARE ACTUAL DIMENSIONS AND PER WALL TYPES. SEE GENERAL SHEETS.
5. DOOR OPENINGS NOT LOCATED BY DIMENSION SHALL BE CENTERED IN WALL SHOWN OR LOCATED 4 INCHES FROM FINISH WALL TO HINGE SIDE OF THE DOOR, ALWAYS ALLOWING A MINIMUM OF 18" FROM THE PULL SIDE (STRIKE SIDE OF THE DOOR TO THE INTERSECTING WALL, OR OTHER PROTRUDING OBJECTS).
6. ALL ALCOVES WITHOUT A SPACE IDENTIFICATION NUMBER SHALL HAVE THE SAME FINISHES AS THE ADJOINING SPACES.
7. RE: FINISH LEGEND, FINISH SCHEDULE AND SPECIFICATIONS FOR DOOR AND DOOR FRAME FINISHES.
8. STAIR ENCLOSURES, SHAFT WALLS, EXIT PASSAGE WAYS AND EXTERIOR WALLS TO BE COORDINATED FOR PHASE OF WORK PER MATRIX AND PROJECT SCOPING.

GENERAL NOTES: ROOF PLANS

1. RE: SHEET G001 FOR ADDITIONAL GENERAL NOTES THAT ARE APPLICABLE.
2. DIMENSIONS SHOWN ON THE ROOF PLAN ARE TO THE FACE OF EXTERIOR WALL, FACE OF MASONRY (FOM), FACE OF CONCRETE WALLS (FCW), AND COLUMN GRID LINES, UNLESS NOTED OR SHOWN OTHERWISE.
3. PROVIDE 1/2" FT. TAPERED INSULATION AT ALL ROOF CURBS AND AT EQUIPMENT WHICH EXCEEDS 18 INCHES IN WIDTH.

ROOF PLAN LEGEND

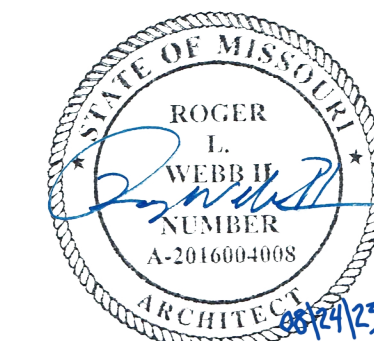
- SLOPE DIRECTION
- AREA WHERE ROOF PENETRATIONS ARE NOT ALLOWED PER IRC 2018, R302.2.4 EXCEPTION
- LEVEL 01 COMMON WALLS TO UNDERSIDE OF SHEATHING PER DETAIL A11/G003
- EXTENTS OF RIDGE VENTS ALLOWED BETWEEN COMMON WALLS
- EXTENTS OF CONTINUOUS SOFFIT VENTS ALLOWED BETWEEN COMMON WALLS
- SHINGLE ROOF
- STANDING SEAM METAL ROOF

REUNION AT BLACKWELL

SE SHENANDOAH DRIVE
LEE'S SUMMIT, MO 64063

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A101A

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FLOOR PLANS - BUILDING A1, A2



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GENERAL NOTES:

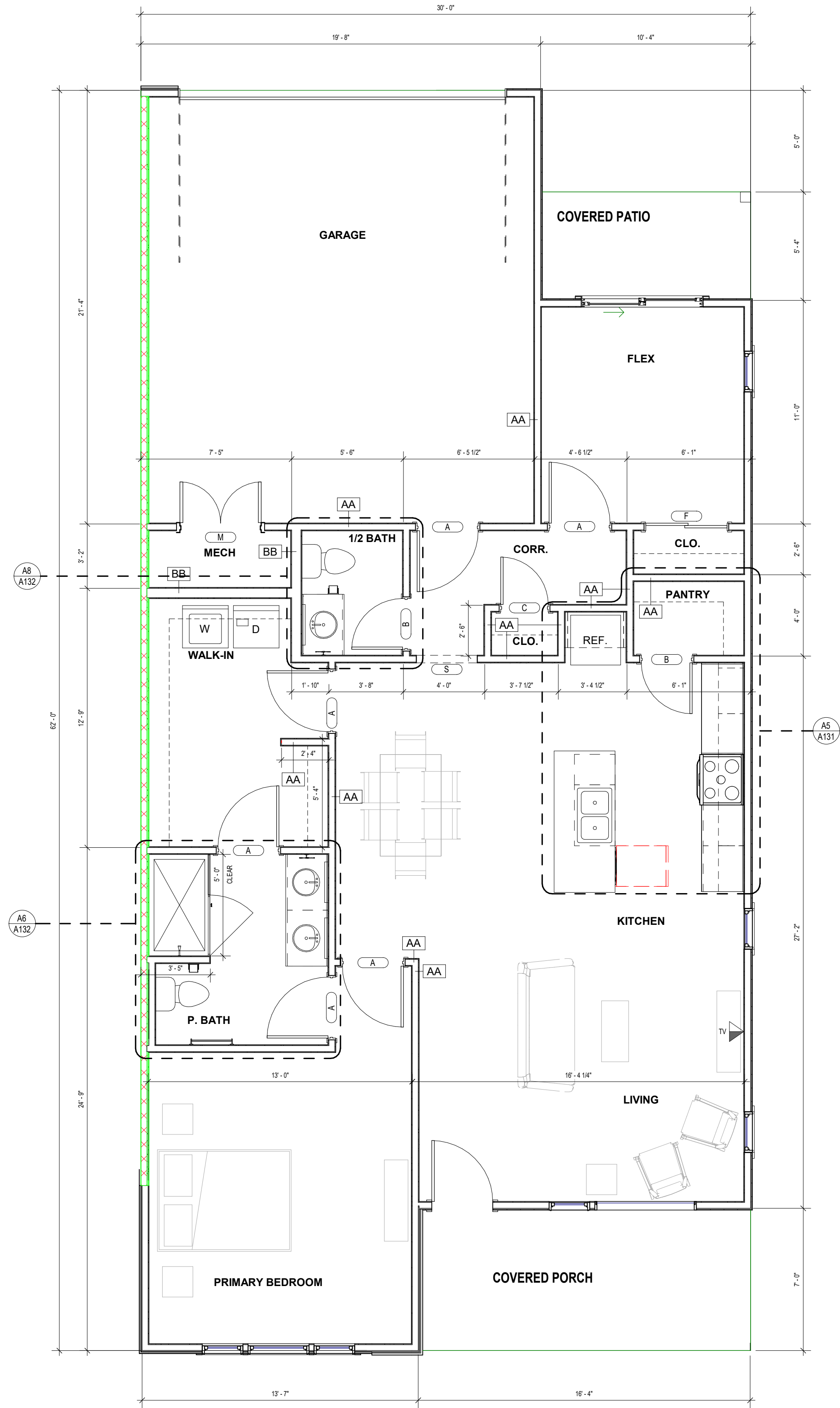
- A. ALL TOILET ACCESSORY LOCATIONS BASED ON FLOOR PLAN LAYOUT.
B. REFER TO INTERIOR ELEVATIONS FOR ANY ACCESSORIES THAT MAY NOT SHOW UP ON THE PLANS.
C. REFER TO GOOZ AND MANUFACTURER'S SPECIFICATIONS FOR MOUNTING HEIGHTS.
D. COORDINATE ALL MOUNTING HEIGHTS W/ PLUMBING FIXTURES TO ALLOW PROPER OPERATION & INFORM ARCHITECT IN WRITING OF ANY CONFLICTS.
E. G.C. TO VERIFY DIRECTLY W/ OWNER TO DETERMINE MOUNTING HEIGHTS, U.N.O.
F. REFER TO PLANS AND ELEVATIONS FOR ITEMS NOTED AS F.F.A.E.
G. PROVIDE ALLOWANCE FOR ALL ROUNDED VANITY MIRRORS.

REMARKS:

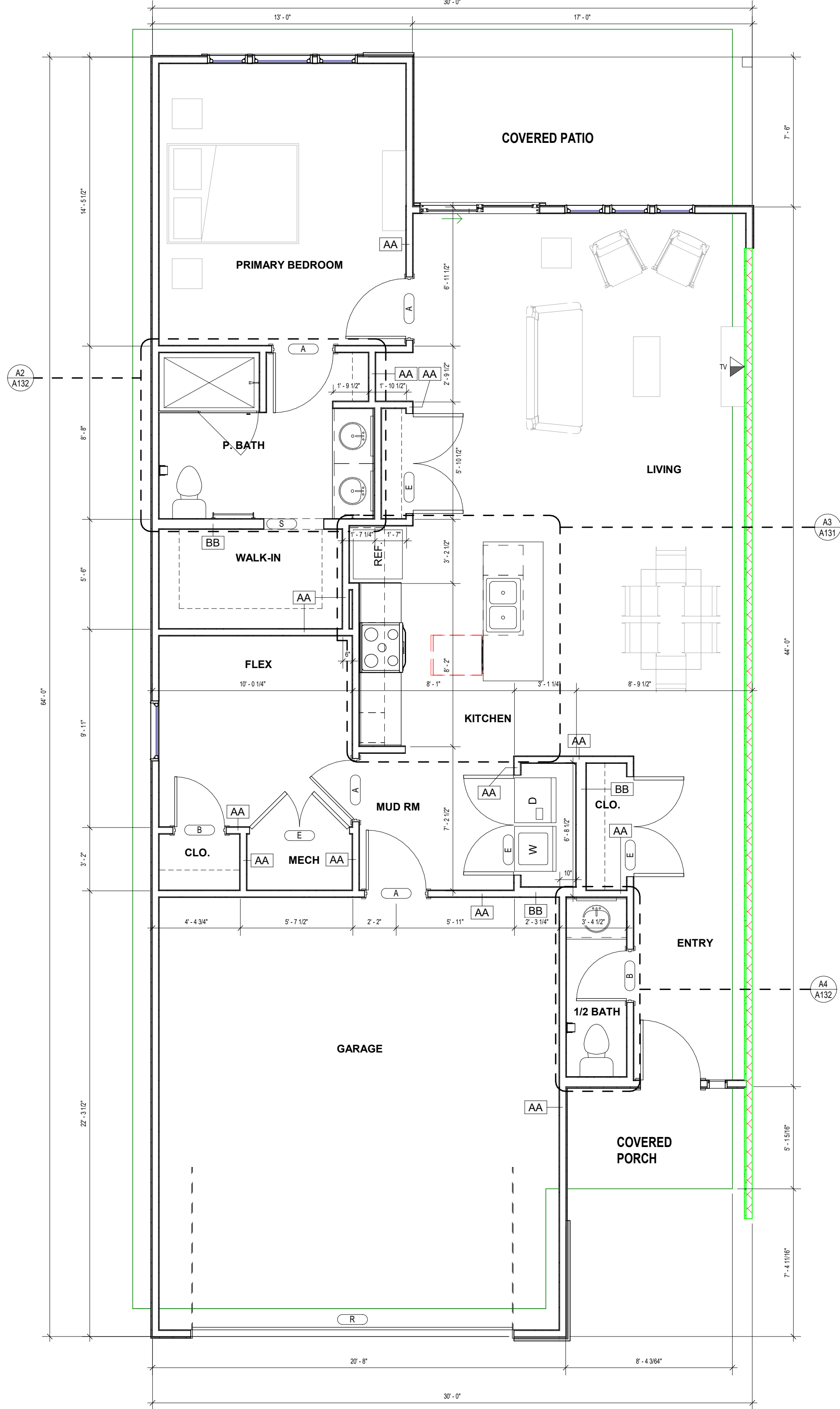
1. OWNER FURNISHED, OWNER INSTALLED.
2. F.F.A.E. ITEM - OWNER FURNISHED, CONTRACTOR INSTALLED. REFER TO PLANS AND ELEVATIONS FOR FURTHER CLARIFICATION.
3. SURFACE MOUNTED.
4. RECESSED.
5. MIRRORS TO BE CENTERED AT SINKS, TYP.

GENERAL NOTES:
FLOOR PLANS

1. SEE GENERAL ARCHITECTURAL SHEETS FOR ADDITIONAL NOTES AND DETAILS THAT ARE APPLICABLE.
2. ARCHITECTURAL ELEVATION 100'-0".
3. DIMENSIONS SHOWN ON THE FLOOR PLAN ARE TO THE FACE OF STUD (FOS), FACE OF MASONRY (FOM), FACE OF CONCRETE WALLS (FOC), AND COLUMN GRID LINES, UNLESS NOTED OR SHOWN OTHERWISE.
4. NOTE: WALL THICKNESSES ARE ACTUAL, DIMENSIONS AND PER WALL TYPES. SEE GENERAL SHEETS.
5. DOOR OPENINGS NOT LOCATED BY DIMENSION SHALL BE CENTERED IN WALL SHOWN OR LOCATED 4" INCHES FROM FINISH WALL TO HINGE SIDE OF THE DOOR, ALWAYS ALLOWING A MINIMUM OF 18" FROM THE PULL SIDE (STRIKE SIDE) OF THE DOOR TO THE INTERSECTING WALL, OR OTHER PROTRUDING OBJECTS.
6. ALL ALCOVES WITHOUT A SPACE IDENTIFICATION NUMBER SHALL HAVE THE SAME FINISHES AS THE ADJOINING SPACES.
7. RE: FINISH LEGEND, FINISH SCHEDULE AND SPECIFICATIONS FOR DOOR AND DOOR FRAME FINISHES.
8. STAIR ENCLOSURES, SHAFT WALLS, EXIT PASSAGE WAYS AND EXTERIOR WALLS TO BE COORDINATED FOR PHASE OF WORK PER MATRIX AND PROJECT SCOPING.



A8 UNIT PLAN - A - ONE BEDROOM + DEN - REVERSED
1/4" = 1'-0"



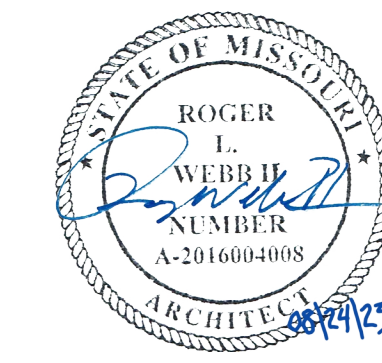
A4 UNIT PLAN - A - ONE BEDROOM + DEN
1/4" = 1'-0"

REUNION AT BLACKWELL

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UNIT PLAN - A AND A REVERSED



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