



307B SW Market St., Lee's Summit, Missouri 64063 | 816.249.2270 | www.collinsandwebb.com

# 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  
P: 816.249.2270  
www.collinsandwebb.com

### ELECTRICAL ENGINEER

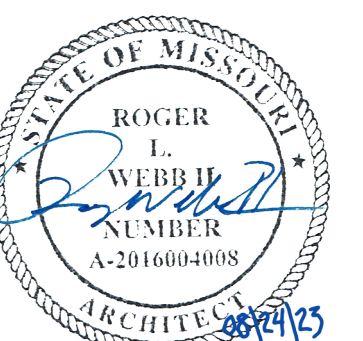
JSC ENGINEERS  
1925 CENTRAL ST  
KANSAS CITY, MO 64108  
P: 816.272.5289  
JSCENGINEERS.COM

### 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





## ARCHITECTURAL ABBREVIATIONS

## TYPICAL ARCHITECTURAL REFERENCE SYMBOLS

## GENERAL

**MEP**

**GENERAL INFORMATION**  
**NOTES:**

AND	ANGLE	EA	EAST	ID	INSIDE DIAMETER	PA	PART PUBLIC ADDRESS	SPKLR	SPRINKLER
ANCHOR BOLT	ANCHOR BOLT	EA	EAST	INCH	INCH	PA	PARTIAL	SPKR	SPEAKER
ACOUSTICAL CEILING	ACOUSTICAL CEILING	EG	EDGE GUARD	INCAWD	INCANDESCENT	PB	PARTICLE BOARD	SS	SQUARE
ACOUSTICAL CEILING PANEL	ACOUSTICAL CEILING PANEL	EFS	EXTERIOR INSULATION FINISH SYSTEM	INCL	INCLUDE, INCLUDING	PBX	PRIVATE TELEPHONE EXCHANGE	SS	SANITARY SEWER
ADHESIVE	ADHESIVE	EL	ELEVATION	INFO	INFORMATION	PBY	POUNDS PER CUBIC FOOT	SSK	SERVICE SINK
ADJUSTABLE	ADJUSTABLE	ELAST	ELASTOMERIC	INSUL	INSULATION	PERF	PERMANENT	ST	STAINLESS STEEL
ADJUTANT	ADJUTANT	ELC	ELECTRICAL	INTR	INTERIOR	PERM	PERFORMED	ST	STREET
AGGREGATE	AGGREGATE	ELEV	ELEVATOR	INVT	INVERT	PERM	PERMETER	STA	STATION
AGGREGATE	AGGREGATE	EMER	EMERGENCY	INT	INTRAVENOUS TRACK	PERM	PERMANENT	STAG	STAGGERED
AGGREGATE	AGGREGATE	ENCL	ENCLOSURE			PERP	PERPENDICULAR	STC	SOUND TRANSMISSION COEFFICIENT
AGGREGATE	AGGREGATE	ENGR	ENGINEER			PL	POINT OF INTERSECTION	STD	STANDARD
AGGREGATE	AGGREGATE	EOS	EDGE OF SLAB	JAN	JANITOR	PLATE	PLATE	STL	STEEL
AGGREGATE	AGGREGATE	EP	ELECTRICAL JST	JST	JOIST	PLAM	PLASTIC LAMINATE	STR	STORAGE
AGGREGATE	AGGREGATE	EPB	ELECTRICAL PANEL BOARD	JT	JOINT	PLAS	PLASTER, PLASTIC	STRUCT	STRUCTURAL
ALUMINUM	ALUMINUM	EQ	EQUAL			PLBNG	PLUMBING	STS	SELF-TAPPING STEEL
ALUMINUM	ALUMINUM	EPB	ELECTRICAL PANEL BOARD	JT	JOINT	PWF	POUNDERS PER LINEAR FOOT	SUS	SUSPENDED
ALUMINUM	ALUMINUM	EQ	EQUAL			PLW	PLYWOOD	SUSP CLO	SUSPENDED CEILING
ALUMINUM	ALUMINUM	EPB	ELECTRICAL PANEL BOARD	JT	JOINT	PNEUMATIC	PNEUMATIC	SW	SWITCH
ALUMINUM	ALUMINUM	EQ	EQUAL			PANEL	PANEL	SYM	SYMMETRICAL
ALUMINUM	ALUMINUM	EPB	ELECTRICAL PANEL BOARD	JT	JOINT	PNL	PANEL BOARD	SYST	SYSTEM
ALUMINUM	ALUMINUM	EQ	EQUAL			PNT	PANT		
ALUMINUM	ALUMINUM	EST	ESTIMATOR	KIL	KITCHEN	PORT	PORTABLE		
ALUMINUM	ALUMINUM	ESAL	ESCALATOR	KPL	KICK PLATE	PP	PARTS PER MILLION		
ALUMINUM	ALUMINUM	EWAC	ELECTRIC WATER COOLER	KS	KNEE SPACE	PRM	PAR		
ALUMINUM	ALUMINUM	EXCAV	EXCAVATED	PRECAST	PRECAST	PREP	PREPARATION		
ALUMINUM	ALUMINUM	EXHAUST	EXHAUST	L	LENGTH LONG	PREFAB	PREFABRICATION		
ALUMINUM	ALUMINUM	EXIST. (E)	EXISTING	LAB	LABORATORY	PRM	PARKING		
ALUMINUM	ALUMINUM	EXP	EXPANSION	LAM	LAMINATE, LAMINATION	PROJ	PROJECT		
ALUMINUM	ALUMINUM	EXT	EXTERIOR	LAV	LAVATORY	PROP	PROPERTY		
ALUMINUM	ALUMINUM	EX-BR	EXISTING BRICK	LB	POUND	PS	POUNDS PER SQUARE INCH		
ALUMINUM	ALUMINUM	F	FACE TO FACE	LED	LIGHT EMITTING DIODE	PTI	POINT, PAINT / PAINTED		
ALUMINUM	ALUMINUM	F	FIRE ALARM	L	LENGTH	PTN	PARTITION		
ALUMINUM	ALUMINUM	FAS	FIRE ALARM STATION	LG	LENGTH	PTS	PNEUMATIC TUBE STATION		
ALUMINUM	ALUMINUM	FB	FLAT BAR	LN	LINEAR	PVC	POLYVINYL CHLORIDE		
ALUMINUM	ALUMINUM	FD	FLOOR DRAIN	LPT	LOW POINT	PVAC	PAVING		
ALUMINUM	ALUMINUM	FDC	FIRE DEPARTMENT CONNECTION	LT	LIGHT	PVC	POLYMER		
ALUMINUM	ALUMINUM	FEN	FOUNDATION	LTW	LIGHT WEIGHT	PWR	POWER		
ALUMINUM	ALUMINUM	FEC	FIRE EXTINGUISHER CABINET	LTG	LIGHTING				
ALUMINUM	ALUMINUM	FE	FIRE EXTINGUISHER	LVR	LOUVER				
ALUMINUM	ALUMINUM	FF	FINISH FACE						
ALUMINUM	ALUMINUM	FG	FINISH GAGE						
ALUMINUM	ALUMINUM	PHC	FIRE HOSE CABINET						
ALUMINUM	ALUMINUM	PHFEC	FIRE HOSE EXTINGUISHER CABINET						
ALUMINUM	ALUMINUM	PHMS	FLAT HEAD MACHINE SCREW	M	METERS	QT	QUARRY TILE		
ALUMINUM	ALUMINUM	PHWS	FLAT HEAD WOOD SCREW	MACH	MACHINE	QTY	QUANTITY		
ALUMINUM	ALUMINUM	PHV	FIRE HYDRANT	MATL	MATERIAL				
ALUMINUM	ALUMINUM	PHV	FLAT HEAD WOOD SCREW	MATV	MASTER ANTENNA TELEVISION SYSTEM	R	RISER		
ALUMINUM	ALUMINUM	FLAM	FLAMMABLE	MB	MACHINE BOLT	RA	RETURN AIR		
ALUMINUM	ALUMINUM	FLASH	FLASHING	MC	MEDICINE CABINET	RAD	RADIUS		
ALUMINUM	ALUMINUM	FLEX	FLEXIBLE	MD	MEDIUM DENSITY OVERLAY	RE	RESILIENT BASE		
ALUMINUM	ALUMINUM	FLR	FLOOR	MECH	MECHANICAL	RCP	REFLECTED CEILING PLAN		
ALUMINUM	ALUMINUM	FLUOR	FLUORESCENT	MD	MEDICAL	RCPT	RECEPTACLE		
ALUMINUM	ALUMINUM	FO	FACE OF	MTL	METAL	RO	ROUND DRAIN		
ALUMINUM	ALUMINUM	FRT	FIRE RETARDANT TREATMENT	MTL	METAL	REF	RECTANGULAR		
ALUMINUM	ALUMINUM	FRZ	FREEZER	MEMB	MEMBRANE	REF	REFERENCE		
ALUMINUM	ALUMINUM	FSN	FOLDING SHOWER BENCH	MFG	MANUFACTURER	REF	REFRIGERATOR		
ALUMINUM	ALUMINUM	FASTNR	FASTENER	MNL	MANHOLE	REG	REGISTER		
ALUMINUM	ALUMINUM	FT	FOOT, FEET	MIN	MINIMUM	RE	REINFORCER (D) (ING) (MENT)		
ALUMINUM	ALUMINUM	FTG	FOOTING	MSC	MISCELLANEOUS	REQ	REQUIRED		
ALUMINUM	ALUMINUM	FURN	FURNITURE	MLD	MILLING	REQ	REQUIRED		
ALUMINUM	ALUMINUM	FXTR	FIXTURE	MM	MILLIMETERS	REQ	REQUIRED		
ALUMINUM	ALUMINUM	G	GAS	MOD	MODULAR, MODULAR	RESL	RESILIENT		
ALUMINUM	ALUMINUM	G	GAS	MOD	MODULAR, MODULAR	RESL	RESILIENT		
ALUMINUM	ALUMINUM	GA	GAGE, GAGE	MTG	Mounting	REV	REVISION		
ALUMINUM	ALUMINUM	GAL	GALLON	MVL	MOVABLE	RF	RESILIENT FLOORING		
ALUMINUM	ALUMINUM	GALV	GALVANIZED	MULL	MULLION	RH	RIGHT HAND		
ALUMINUM	ALUMINUM	GB	GRAB BAR			RHS	ROUND HEAD MACHINE SCREW		
ALUMINUM	ALUMINUM	GC	GENERAL CONTRACTOR			RHM	ROUND HEAD WOOD SCREW		
ALUMINUM	ALUMINUM	GFI	GROUND FAULT CIRCUIT INTERRUPTER			RM	ROOM		
ALUMINUM	ALUMINUM	GFR	GLASS FIBER REINFORCED CONCRETE			RND	ROUND		
ALUMINUM	ALUMINUM	GRF	GLASS FIBER REINFORCED GYPSUM			RO	ROUGH OPENING		
ALUMINUM	ALUMINUM	GL	GLASS	(N)	NEW	ROW	RIGHT OF WAY		
ALUMINUM	ALUMINUM	GLU	GLUE	N	NORTH	RWL	RAIN WATER LEADER		
ALUMINUM	ALUMINUM	GLU LAM	GLUE LAMINATED	NA	NOT APPLICABLE				
ALUMINUM	ALUMINUM	GR	GRADE OR GRADING	NAT	NATURAL				
ALUMINUM	ALUMINUM	GYP	GYPSUM	NE	NORTHEAST	S	SOUTH		
ALUMINUM	ALUMINUM	GYP BD	GYPSUM BOARD	NE	NORTHEAST	SA	SUPPLY AIR		
ALUMINUM	ALUMINUM	GYP PLAS	GYPSUM PLASTER	NMC	NOT TO SCALE	SB	SPLASH BLOCK		
ALUMINUM	ALUMINUM	H	HIGH	NMS	NOT TO SCALE	SC	SCHEDULE		
ALUMINUM	ALUMINUM	H	HIGH	NW	NORTHWEST	SCHD	SCHEDULE		
ALUMINUM	ALUMINUM	HD	HEAD			SCRN	SCREEN		
ALUMINUM	ALUMINUM	HD	HEAD			SD	STORM DRAIN		
ALUMINUM	ALUMINUM	HDBD	HARD BOARD			SE	SOUTHEAST		
ALUMINUM	ALUMINUM	HDW, HDWR	HARDWARE			SECT	SECTION		
ALUMINUM	ALUMINUM	HDW, HDWR	HARDWARE			SEG	SEGMENT		
ALUMINUM	ALUMINUM	HGT	HEIGHT			SEP JT	SEPARATION JOINT		
ALUMINUM	ALUMINUM	HMT	HORIZONTAL			SH	SHEET, SHEETING		
ALUMINUM	ALUMINUM	HNDRL	HANDRAIL			SHWR	SHOWER		
ALUMINUM	ALUMINUM	HORIZ	HORIZONTAL			SHV	SHELVES, SHELVING		
ALUMINUM	ALUMINUM	HPT	HIGH POINT			SM	SMALL		
ALUMINUM	ALUMINUM	HR	HOUR			SNK	SINK		
ALUMINUM	ALUMINUM	HYAC	HIGH-VENTILATION-AIR CONDITIONING			SMS	SEMI METAL, SCAVED		
ALUMINUM	ALUMINUM	HW	HOT WATER			SP	SPECIFICATION		
ALUMINUM	ALUMINUM	OW	OVERFLOW ROOF DRAIN			SPC	SPECIFICATION		
ALUMINUM	ALUMINUM	OUNCE	OUNCE						
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ALUMINUM									

**WALL SECTION NUMBER**

WALL SECTION NUMBER  
DIRECTION OF VIEW  
SHEET WHERE DRAWN

**BUILDING SECTION**

WALL SECTION NUMBER  
SHEET WHERE DRAWN  
DIRECTION OF VIEW

**EXTERIOR ELEVATION**

ELEVATION DIRECTION  
SHEET WHERE DRAWN  
ELEVATION NUMBER

**DETAIL REFERENCE**

DETAIL NUMBER  
SHEET WHERE DRAWN, HYPHEN INDICATES DETAIL ON SAME SHEET.

**SECTION DETAIL REFERENCE**

ELEVATION NUMBER AND DIRECTION  
SHEET WHERE DRAWN

**INTERIOR ELEVATION REFERENCE**

ELEVATION NUMBER AND DIRECTION OF VIEW  
SHEET WHERE DRAWN

**PARTITION TYPE IDENTIFICATION MARK**

SEE PARTITION SYMBOL DESCRIPTION ON PARTITION TYPE SHEET

**EQUIPMENT/ACCESSORY IDENTIFICATION MARK**

SEE CORRESPONDING NUMBERED LEGEND ON SHEET WHERE REFERENCE OCCURS

**DOOR IDENTIFICATION MARK**

SEE DOOR SCHEDULE FOR ADDITIONAL INFORMATION

**WINDOW AND COVER (W-X)**

SEE CORRESPONDING NUMBER ON SCHEDULE

**LEVEL LINE**

NAME OF LEVEL  
SECOND LEVEL +10'-0"  
INDICATES HEIGHT ABOVE PROJECT DATUM

**ROOM NAME AND NUMBER**

Room Name  
101

**REVISION EXTENT**

REVISION TAG MARK  
EXTENT OF CURRENT REVISION

**KEYED NOTE MARK**

SEE CORRESPONDING NUMBERED LEGEND ON SHEET WHERE REFERENCE OCCURS

**MATCH LINE REFERENCE**

DRAWING INDICATION  
A104  
A102  
A103

**DRAWING TITLE SYMBOLS**

DRAWING TITLE  
View Name  
SCALE: 1/8" = 1'-0"  
DRAWING SCALE  
DRAWING NUMBER

**LAYOUT GRID LINES**

NEW GRID IDENTIFICATION  
EXISTING GRID IDENTIFICATION

**NORTH ARROW REFERENCE**

TRUE NORTH DIRECTION  
PROJECT NORTH DIRECTION

SHEET NUMBER	SHEET NAME
CS	COVER SHEET REUNION
G001	GENERAL INFORMATION
G002	ACCESSIBILITY GUIDELINES
G003	ACCESSIBILITY PLANS AND DETAILS
G111	LIFE SAFETY INFORMATION - APARTMENTS
G112	WALL TYPES
G500	GENERAL PROJECT SPECIFICATIONS
G501	GENERAL PROJECT SPECIFICATIONS
G502	GENERAL PROJECT SPECIFICATIONS

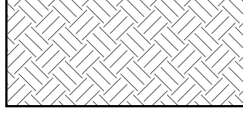
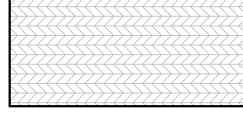
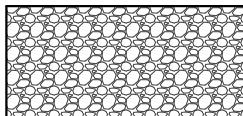
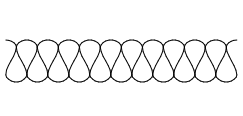
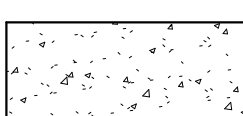
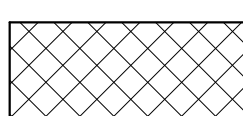

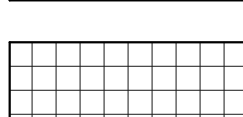

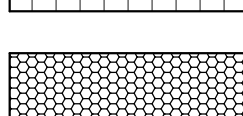
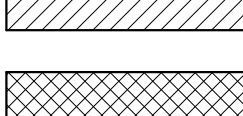

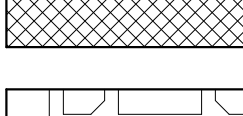
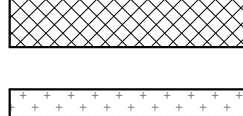
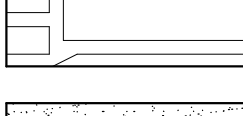

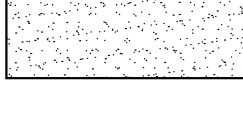

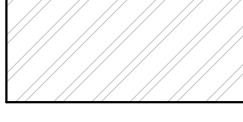

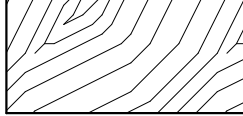
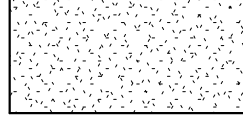
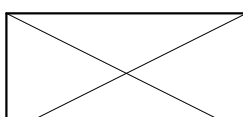
## STRUCTURAL

SHEET NUMBER	SHEET NAME
S001	STRUCTURAL GENERAL NOTES IBC
S002	STRUCTURAL GENERAL NOTES IRC
S030	TYPICAL DETAIL - CONCRETE
S060	TYPICAL DETAILS - STEEL
S061	TYPICAL DETAILS - WOOD FRAMING
S062	TYPICAL DETAILS - WOOD ROOF TRUSS
S062	TYPICAL DETAILS - WOOD BRACED WALLS
S062	TYPICAL DETAILS - WOOD SHEAR WALLS
S101A	FOUNDATION & WALL PLANS - BUILDING A
S101A-1	ROOF FRAMING PLAN - BUILDING A
S101B1	FOUNDATION & WALL PLANS - BUILDING B1
S101B1-1	ROOF FRAMING PLAN - BUILDING B1
S101B2	FOUNDATION & ROOF FRAMING PLANS - BUILDING B2
S101C	FOUNDATION & WALL PLANS - BUILDING C
S101C	ROOF FRAMING PLAN - BUILDING C
S101D	FOUNDATION & WALL PLAN - BUILDING D
S101D	ROOF FRAMING PLAN - BUILDING D
S101K	FOUNDATION, WALL & ROOF FRAMING PLAN - CLUBHOUSE
S102K	FOUNDATION & ROOF FRAMING PLAN - MAINTENANCE GARAGE
S500	FOUNDATION SECTIONS
S520	FRAMING SECTIONS

## ARCHITECTURAL

SHEET NO.	SHEET NAME
A100	ARCHITECTURAL SITE PLAN
A101 A	FLOOR PLANS - BUILDING A1, A2
A101 B1	FLOOR PLANS - BUILDING A1, A2
A101 B2	FLOOR PLANS - BUILDING B2
A101 C	FLOOR PLANS - BUILDING C
A101 D	FLOOR PLANS - BUILDING D
A101 K	SITE PLAN - CLUBHOUSE AREA
A102 K	FLOOR PLANS - CLUBHOUSE & MAINTENANCE BUILDING
A121	UNIT PLAN - A AND B REVERSED
A122	UNIT PLAN - A AND B REVERSED
A123	UNIT PLAN - C AND C REVERSED
A131	KITCHEN ENLARGED PLANS AND ELEVATIONS
A132	BATHROOM ENLARGED PLANS AND ELEVATIONS
A201 A1	EXTERIOR ELEVATIONS - BUILDING A1
A201 A2	EXTERIOR ELEVATIONS - BUILDING A2
A201 B1	EXTERIOR ELEVATIONS - BUILDING B1
A201 B2	EXTERIOR ELEVATIONS - BUILDING B2
A201 C	EXTERIOR ELEVATIONS - BUILDING C
A201 D	EXTERIOR ELEVATIONS - BUILDING D
A201 K	EXTERIOR ELEVATIONS - CLUBHOUSE
A201 L	EXTERIOR ELEVATIONS - MAINTENANCE GARAGE
A301	EXTERIOR WALL SECTIONS + DETAILS
A302	EXTERIOR WALL SECTIONS + DETAILS
A303	EXTERIOR WALL SECTIONS + DETAILS
A351	WALL CLADDING DETAILS - STOTHERM STUCCO
A352	WALL CLADDING DETAILS - NEWTECHWOOD
A353	WALL CLADDING DETAILS - LP SMARTLAP & BATT
A354	WALL CLADDING DETAILS - ELORDADO STONE
A355	WALL CLADDING DETAILS - ELORDADO STONE 2
A501	DOOR / WINDOW SCHEDULE + DETAILS
A901	FINISH SCHEDULE

**MATERIALS LEGEND:**

	EARTH / COMPACT FILL		FIRE RETARDANT PLYWOOD
	GRAVEL / GRANULAR FILL		BATT INSULATION
	CONCRETE		ROOF INSULATION
	SAND/ MORTAR/ PLASTER/ CUT STONE		RIGID INSULATION
	BRICK		MASONRY INSULATION
	CONCRETE MASONRY UNIT		EIFS (ELEVATION)
	STONE (ELEVATION)		FIRE PROOFING
	CAST STONE		FIRE STOPPING
	STEEL/ METAL		ACOUSTICAL TILE
	FINISH WOOD		GYPSUM BOARD
	CONT. FIRE RETARDANT WOOD BLOCKING/ ROUGH FRAMING		METAL / WALL PANELS
	DISCONTINUOUS FIRE RETARDANT WOOD BLOCKING/ SHIM		

## TYPICAL RULES FOR DETERMINING REFLECTED CEILING PLAN LOCATIONS, DIMENSIONS, AND CONFIGURATIONS

## GENERAL NOTES

**A** THE A-SERIES DRAWINGS ESTABLISH AND COORDINATE THE FINISHED APPEARANCE AND LOCATION OF ALL FINISHED AND UNFINISHED AREAS OF THE PROJECT. THE A-SERIES DRAWINGS PROVIDE THE FINISHED APPEARANCE AND LOCATION OF ALL PARTS OF THE WORK. **EXCEPTION:** DIMENSIONED LOCATIONS SHOWN ON DRAWINGS OF OTHER WORK.

**B** 1. SPECIFICALLY AND INDIVIDUALLY INDICATED BY SYMBOL, KEYED NOTE, OR NOTATION ON THE ARCHITECTURAL DRAWINGS.

**C** 2. LOCATIONS AND ROOMS ARE INDICATED BY A DIMENSIONED SPACE FOR EACH ARCH SHEET OR SCHEDULE NOTES INDICATE THAT DIMENSIONS PROVIDED ELSEWHERE SHALL GOVERN.

**D** 3. THE PURPOSE OF THIS SHEET IS TO ILLUSTRATE THE TYPICAL RULES WHICH GOVERN THE LOCATION, CONFIGURATION IN RELATIONSHIP TO OTHER ELEMENTS OF THE PROJECT, FINISHED AND UNFINISHED, AND ITEMS OCCURRING ON REFLECTED CEILING PLANS OF THE PROJECT.

**E** 4. THE A-SERIES FLOOR PLANS, REFLECTED CEILING PLANS, SECTIONS, ELEVATIONS, AND ELEVATIONS, LOCATE AND IDENTIFY THE LOCATIONS OF ALL PARTS OF THE WORK. EXPOSED PARTS OF THE WORK APPLY THE RULES ON THIS SHEET. **IN ORDER**, TO DETERMINE THE LOCATION OR EXPOSED PART OF THE WORK.

**F** 5. LOCATIONS AND SPECIFICATIONS OF THE A-SERIES PLANS, SECTIONS, OR ELEVATIONS (OR COMBINATION THEREOF) LOCATE AS DIMENSIONED.

**G** 6. IF NOT SHOWN, OR IF SHOWN BUT NOT DIMENSIONED, BY THE A-SERIES PLANS, SECTIONS, OR ELEVATIONS (OR COMBINATION THEREOF), LOCATE AS DIMENSIONED.

**H** 7. REFER TO THE "ARCHITECTURAL GENERAL NOTES" FOR ADDITIONAL NOTES WHICH MAY BE APPLICABLE TO THE WORK SHOWN ON THIS SHEET.

**I** 8. THE MAIN PART OF THE WORK SHALL BE LOCATED AS SHOWN AND ESTABLISH AN IDEAL PATTERN FOR LOCATING SPRINKLER HEADS. IN SPACES WHERE HEADS ARE SHOWN, FOLLOW PATTERN ESTABLISHED BY THE DRAWINGS. WHERE ADDL. HEADS ARE REQUIRED, LOCATE IN CONFORMANCE WITH THE DRAWINGS.

**J** 9. IN CONFORMANCE WITH PATTERN ESTABLISHED BY THE DRAWINGS.

**K** 10. IN SPACES WHERE SPRINKLER HEADS ARE NOT SHOWN BY THE ARCHITECTURAL REFERENCE PLAN, LOCATE AS SHOWN.

## RULE 1

## RULE 2

### RULE 3

WHEN SHOWN (BUT NOT DIMENSIONED) OFF-CENTER IN OVERALL SPACE BUT CENTERED AGAINST ADJACENT FEATURE.

**RULE 4**

WHEN ALIGNED WITH OTHER FEATURES

ALIGN

LOCATION (IN DIRECTION OF LINE IS ESTABLISHED BY RULE NO. 3 SH)

ACTUAL LINE OF DIMENSION DETERMINED BY ONE ITEM AS LONG AS OTHER ITEMS ALIGN WITH SAME SPACE EQUAL

LOCATE ITEMS (LIGHT FIXTURES, SPRINKLER HEADS, DEVICES, ETC) ALIGNED WITH ADJACENT ITEMS FOR WHICH DIMENSIONS OR ROLLS ARE PROVIDED. VISUAL ALIGNMENT IS CRITICAL. THE CONTRACTOR SHALL SELECT ONE ITEM AS EACH LINE (ON BASIS OF TOLERANCES, SEQUENCE OF CONSTRUCTION, TRADE, OR OTHER CRITERIA) TO SERVE AS THE BENCHMARK FOR EACH ALIGNMENT.

**RULE 8**

WHEN NOT DIMENSIONED BUT OCCURS ON A RECTANGULAR GRID-TYPE CEILING

LOCATE SPRINKLER DIAMETER OF IDEAL DIMENSIONED OR LESS ON REFLECTED CEILING

## RULE 7

## RULE 6

LOCATE FEATURES SYMMETRICALLY

The diagram illustrates the process of locating features symmetrically on a space or ceiling plane. It shows a rectangular area divided into four quadrants by a horizontal and a vertical centerline. In the top-left quadrant, a circle is positioned. In the top-right quadrant, a circle with a cross inside is positioned. In the bottom-left quadrant, a circle is positioned. In the bottom-right quadrant, a circle is positioned. Dimension lines are used to indicate the placement of these features. Two horizontal dimension lines, each labeled 'EQUAL', show the distance from the vertical centerline to the center of each circle in the top row. Two vertical dimension lines, each labeled 'EQUAL', show the distance from the horizontal centerline to the center of each circle in the right column. A dimension line labeled 'DIM ON PLANE' indicates the distance from the bottom edge of the rectangle to the center of the circle in the bottom-left quadrant. A dimension line labeled 'DIM ON PLANE' indicates the distance from the left edge of the rectangle to the center of the circle in the bottom-left quadrant. A note with arrows pointing to the horizontal and vertical centerlines states: 'CENTERLINES OF SPACE OR PLANE'.

LOCATE ITEMS ALIGNED WITH OTHER ITEMS SHOWN DIMENSIONED ELSEWHERE IN SPACE (OR CEILING PLANE).

**RULE 5**

ALIGN WITH FEATURES SHOWN DIMENSIONED ELSEWHERE IN SPACE

LOOK FOR DIMENSIONS OR NOTES SHOWN IN LINE BEYOND

DIM ON PLAN

DIM ON PLAN

LOCATE ITEMS ALIGNED WITH OTHER ITEMS SHOWN DIMENSIONED ELSEWHERE IN SPACE (OR CEILING PLANE)

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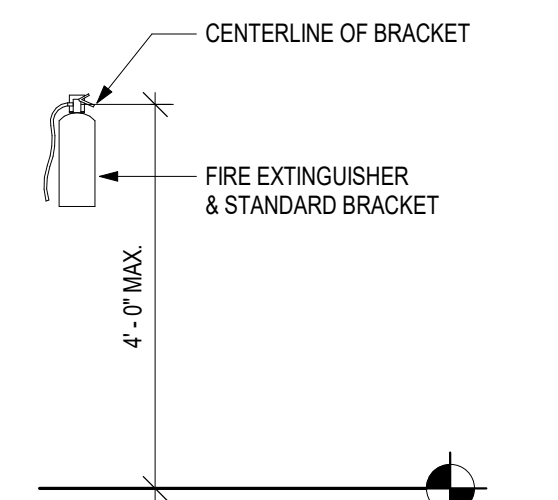
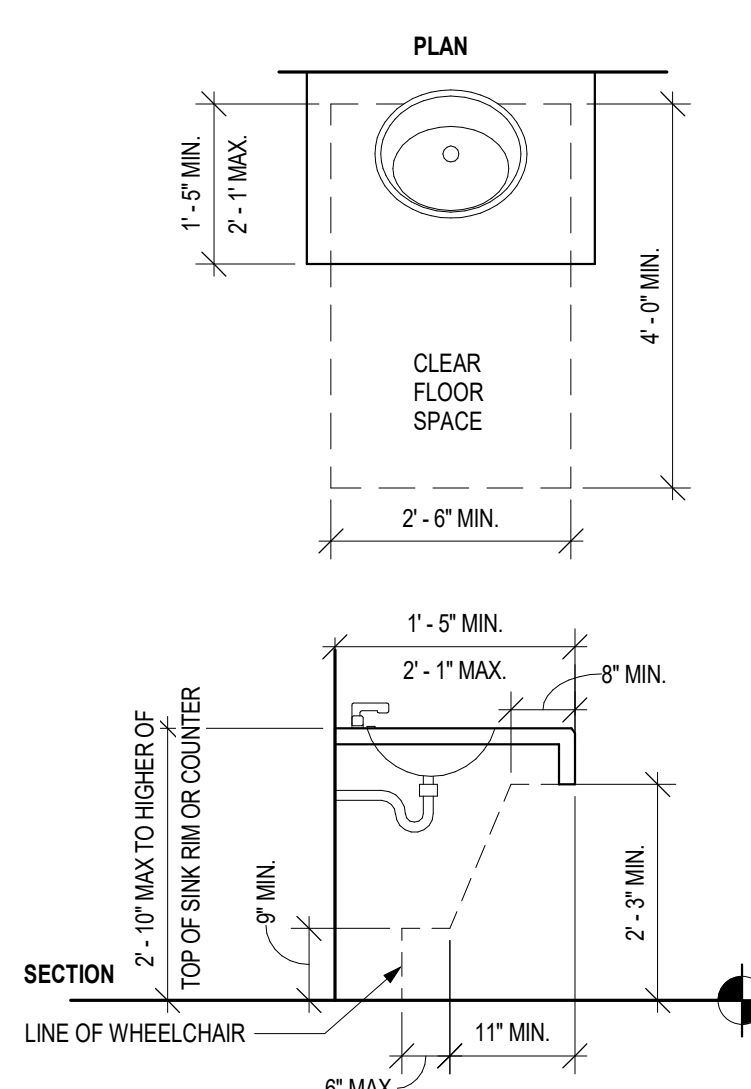
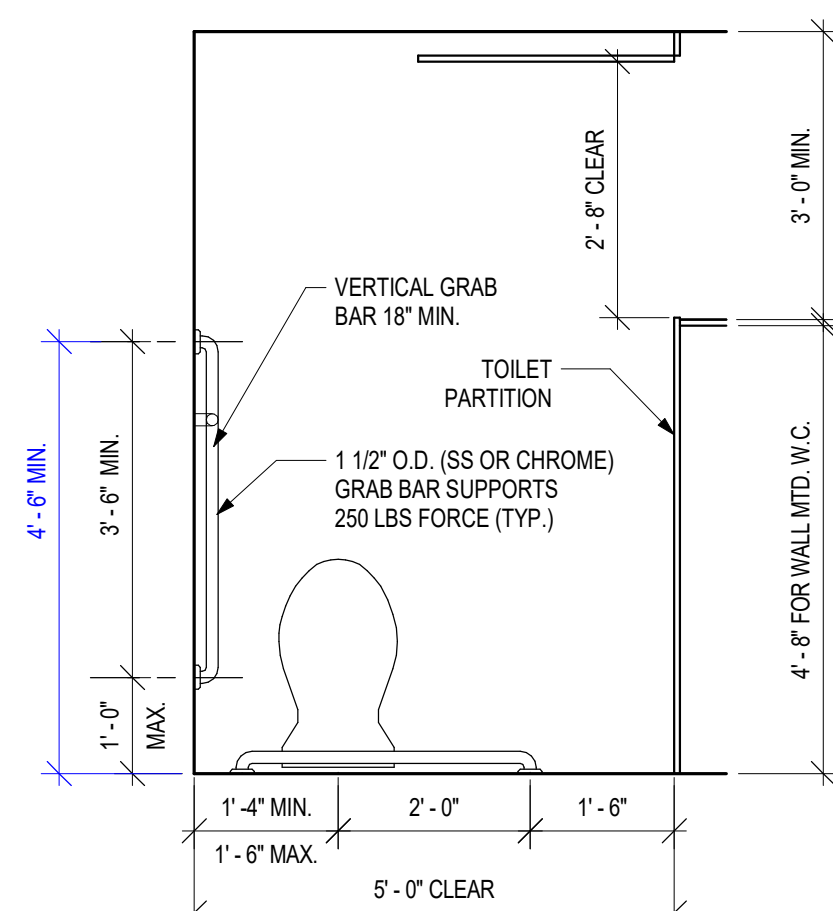
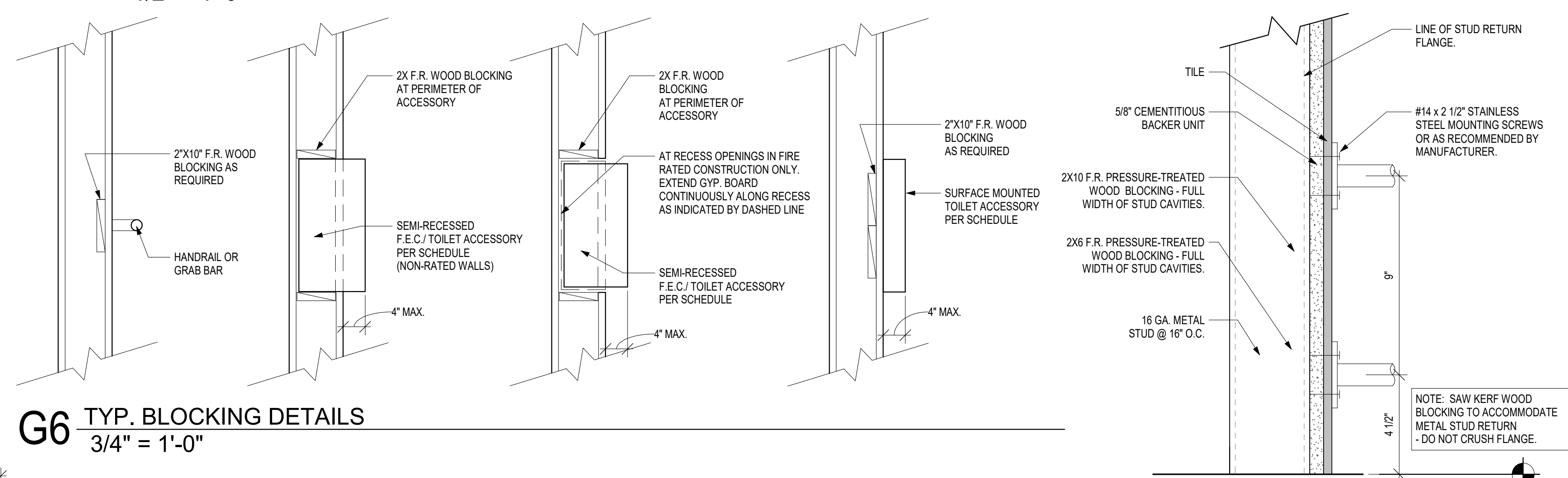
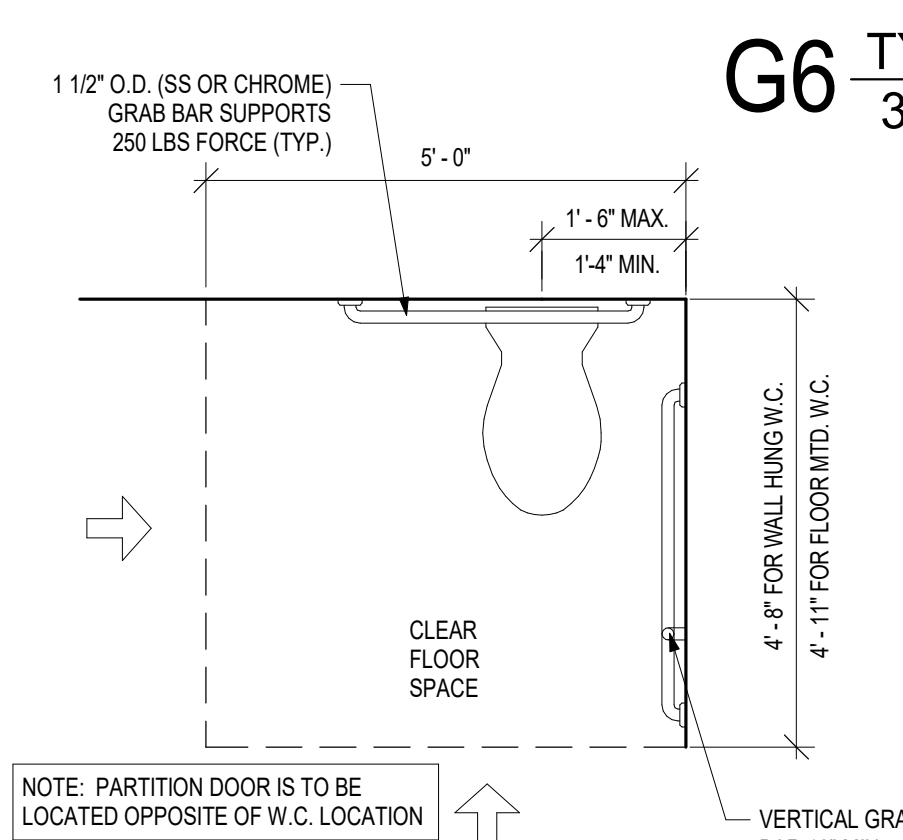
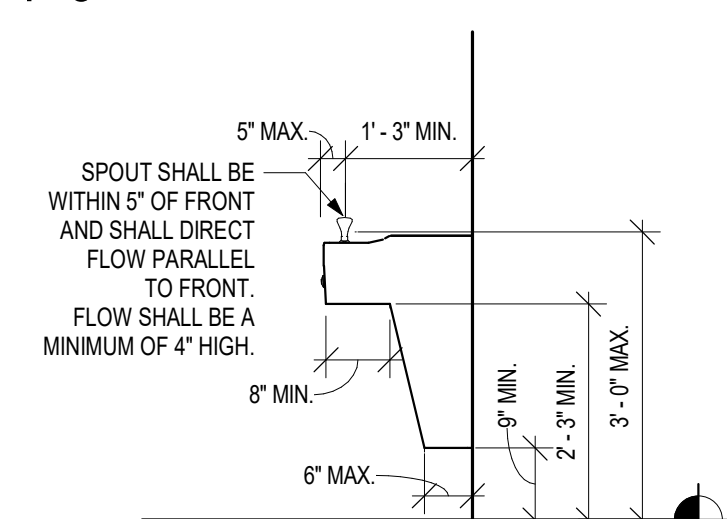
## NEORMATION

## GENERAL INFORMATION



**GENERAL NOTES:  
ACCESSIBILITY GUIDELINES**

- NOTE: ALL DIMENSIONS ARE MEASURED FROM FLOOR, UNLESS NOTED OR SHOWN OTHERWISE.
- ADA UNOBSTRUCTED REACH RANGES: ADA FORWARD REACH = 48" MAX. & 15" MIN. ADA SIDE REACH = 48" MAX. & 15" MIN.
- ELEVATORS: STANDARD CALL BUTTONS: 35" TO 48" TO C.L. & PROTRUDE 1" MAX. ADA CALL BUTTONS: 42" TO C.L. (TYP.) & 48" MAX. (3/4" SMALLEST DIM.). ADA VISIBLE SIGNALS: 72" MIN. TO C.L. (2" 1/2" SMALLEST DIM.). TACTILE SIGNAL ON HOISTWAY: 60" TO BASE OF CHARACTERS W/ TACTILE STAR & 2" HIGH CHARACTERS.
- DOOR HARDWARE (TO CENTER OF HARDWARE): STANDARD MOUNTING HEIGHTS: PUSH PLATES = 42". PULL HANDLES = 42". KNOBS/LEVERS = 40". PANIC EXIT = 42". CENTERLINE OF BAR KICKPLATES: WIDTH = DOOR WIDTH MINUS 2". CENTER HEIGHT = 16" FROM B.O. DOOR THRESHOLDS: STANDARD = 1/2" MAX. AT EXT. SLIDING DOORS = 3/4" MAX. ADA HARDWARE = 3/4" MIN. TO 48" MAX.
- DRINKING FOUNTAINS & EWCS (TO SPOUT): STANDARD = 40" TYP. 42" MAX. ADA = 36" MAX. (27" MIN. CLEAR KNEE SPACE).
- COUNTERTOPS (TO SINK RIM COUNTERTOP): ADA = 28" MIN. TO 34" MAX.
- WATER CLOSETS (TO TOP OF SEAT): STANDARD = 14" TO 15". ADA (TO TOP OF SEAT) = 17" TO 19". ADA FLUSH CONTROLS = 44" MAX.
- URINALS (TO RIM): STANDARD = 24" MAX. ADA = 17" MAX. ADA FLUSH CONTROLS = 44" MAX.
- LAVATORIES (TO SINK RIM COUNTERTOP): STANDARD = 36" MAX. ADA = 34" MAX. (29" MIN. CLEAR KNEE SPACE).
- MIRRORS (TO B.O. REFLECTIVE SURFACE): STANDARD = VARIES. ADA = 40" MAX.
- GRAB BARS - ADA (TO TOP OF BAR): WATER CLOSETS = 33" MIN. TO 36" MAX. SHOWERS = 33" MIN. TO 36" MAX. (FROM B.O. SHOWER). BATHTUBS: TOP BAR = 33" MIN. TO 36" MAX. BOT. BAR = 9" ABOVE T.O. TUB.
- SHOWER HEADS (FROM FLOOR TO HEAD): STANDARD = 72" TO 84". ADA = SPRAY UNIT W/ HOSE 60" LONG MIN. ADA = FIXED SHOWER HEAD = 48" AFF.
- SHOWER CONTROLS (TO CONTROL AREA): STANDARD = 48" MAX. (TO TOP). ADA = 38" MIN. TO 48" MAX.
- SHOWER ROD (FROM FLOOR TO C.L.): STANDARD = 78" MAX. ADA = 72" MAX. (29" MIN. CLEAR KNEE SPACE).
- TOILET ROOM PARTITIONS: TOILETS = 12" TO BOT. & 70" TO TOP. URINALS = 18" TO BOT. & 80" TO TOP.
- TOILET PAPER DISPENSERS (TO C.L. OF OUTLET): STANDARD = 24". ADA = 18" MIN. TO 24" MAX.
- WALL MOUNTED SOAP DISPENSERS (TO C.L. OF PUSH BUTTON): STANDARD = 40". ADA = VARIES. RE. OBSTRUCTED AND UNOBSTRUCTED REACH RANGES: ADA SIDE REACH = 48" MAX. ABOVE SINK IN COUNTER.
- PAPER TOWEL DISPENSER WASTE RECEPTACLE (TO TOWEL SLOT): STANDARD = 40" MAX. ADA FORWARD REACH = 48" MAX. & 15" MIN. ADA SIDE REACH = 48" MAX. & 15" MIN.
- WARM AIR HAND DRYER (TO PUSH SWITCH): STANDARD = 44" MAX. ADA FORWARD REACH = 48" MAX. & 15" MIN. ADA SIDE REACH = 48" MAX. & 15" MIN.
- SANITARY NAPKIN DISPENSER (TO C.L. OF COIN SLOT): STANDARD = 40" MAX. ADA FORWARD REACH = 48" MAX. & 15" MIN. ADA SIDE REACH = 48" MAX. & 15" MIN.
- SANITARY NAPKIN DISPOSAL (TO TOP OF UNIT): STANDARD = 28" MAX. ADA = 18" MIN. TO 24" MAX. (TO OPENING).
- TOILET SEAT COVER DISPENSERS (TO OPENING): STANDARD = 40" MAX. ADA FORWARD REACH = 48" MAX. & 15" MIN. ADA SIDE REACH = 48" MAX. & 15" MIN.
- SHELVES: ADA = 48" MAX.
- COAT HOOKS: STANDARD = 68". ADA = 48" MAX.
- CHALKBOARDS, TACKBOARDS & MARKERBOARDS: STANDARD = 32" TO 39" (TO B.O. BOARD OR CHALKTRAY). STANDARD = 80" (RECOMMENDED TO T.O. BOARD).
- THERMOSTATS & CONTROL DEVICES (TO TOP): ADA FORWARD REACH = 48" MAX. ADA SIDE REACH = 48" MAX.
- LIGHT SWITCHES & CARD READERS (TO C.L.): LOCATE 6" FROM DOOR JAMB. ADA = 48" MAX.
- CONVENIENCE RECEPTACLES - ELECTRICAL/TELEPHONE/ DATA (TO C.L.): STANDARD = 18". ADA = 15" MIN.
- EXIT LIGHTS - WALL MOUNTED: 2" MIN. BELOW CEILING. 2" MIN. ABOVE DOOR FRAME. EQUAL SPACE FROM CEILING TO TOP OF FRAME.
- FIRE EXTINGUISHERS (TO TOP, U.N.O.): GROSS WT. 40 LBS. OR LESS = 60" MAX. GROSS WT. MORE THAN 40 LBS. = 42" MAX. ADA = 40" MAX. (B.O. CABINET).
- FIRE ALARM PULL STATIONS (TO LEVER): STANDARD = 48" MAX. ADA FORWARD REACH = 48" MAX. ADA SIDE REACH = 48" MAX. HEIGHT.
- SMOKE AND/OR HEAT DETECTORS: STANDARD = CEILING HEIGHT.
- HORN/ SPEAKER VISUAL SIGNALS: STANDARD = 80" AFF. OR 6' BELOW CEILING - WHICHEVER IS LOWER.
- ROOM SENSING (TO C.L.): STANDARD = 60" HIGH AFF. & WITHIN 18" OF LATCH SIDE OF DOOR.

**J10 FE CABINET**  
1/2" = 1'-0"**G10 FIRE EXTINGUISHER**  
1/2" = 1'-0"**G9 HANDRAIL @ STAIRS AND RAMPS**  
3/4" = 1'-0"**J6 TYP. DOOR APPROACH CLEARANCES**  
1/2" = 1'-0"**G6 TYP. BLOCKING DETAILS**  
3/4" = 1'-0"**G2 BLOCKING SECTION**  
3" = 1'-0"**E12 SINK IN COUNTER CLEARANCES**  
1/2" = 1'-0"**E10 ACCESSIBLE TOILET STALL**  
1/2" = 1'-0"**E8 ACCESSIBLE CLEAR FLOOR SPACE**  
1/2" = 1'-0"**E6 HANDRAIL CLEARANCES**  
1 1/2" = 1'-0"**E4 E.W.C. - CLEAR SPACE**  
1/2" = 1'-0"**E2 E.W.C. - SECTION**  
1/2" = 1'-0"**MISCELLANEOUS ACCESSORY TYPICAL MOUNTING HEIGHTS**

ACCESSORY TYPE	COMMENTS	HEIGHT
FINISH FLOOR		
ACCESSORY TYPE	COMMENTS	HEIGHT
FIRE EXTINGUISHER CABINET	SEMI RECESSED	5'-0" TO TOP OF CABINET INTERIOR
MANUAL FIRE PULL	SURFACE MOUNTED	4'-0" MAX
FIRE STROBE/LIGHT/AUDIBLE ALARM	SURFACE MOUNTED	7'-0"
WALL MOUNTED EXIT SIGN	WALL MOUNTED	5'-0" TO TOP OF DOOR FRAME WHEN DIM ABOVE DOOR HEAD IS >= 12"
WALL MOUNTED HANDRAIL	SURFACE MOUNTED	3'-0" TO TOP
WALL CLOCK	SURFACE MOUNTED	4'-0" U.N.O.
FABRIC COVERED TACK BOARD	SURFACE MOUNTED	2'-8" U.N.O.
MARKER BOARD	SURFACE MOUNTED	2'-8" U.N.O.
MOP & BROOM HOLDER	SURFACE MOUNTED	6'-0" U.N.O.
ROBE HOOK	SURFACE MOUNTED	5'-0"
ELAPSED TIME CLOCK	SURFACE MOUNTED	4'-0" MAX
SOAP DISPENSER	SURFACE MOUNTED	48" AT ACCESSIBLE
PAPER TOWEL DISPENSER	SURFACE MOUNTED	4'-0" MAX TO SPOUT
ALCOHOL DISPENSER	SURFACE MOUNTED	4'-0" MAX TO SPOUT

**TOILET ACCESSORY TYPICAL MOUNTING HEIGHTS**

ACCESSORY TYPE	COMMENTS	HEIGHT
FINISH FLOOR		
ACCESSORY TYPE	COMMENTS	HEIGHT
PAPER TOWEL DISPENSER	SURFACE MOUNTED	4'-0" MAX TO DISP. SLOT
POWER HAND DRYER	SURFACE MOUNTED	4'-0" MAX TO BUTTON
PAPER TOWEL DISPENSER & TRASH RECEPTACLE	SEMI RECESSED	3'-8" TO DISP. SLOT
TOILET TISSUE DISPENSER	SURFACE MOUNTED	2'-0" CAN BE NO CLOSER THAN 1 1/2" TO BAR ABOVE
SANITARY NAPKIN DISPOSAL	SURFACE MOUNTED	3'-4" U.N.O.
SANITARY NAPKIN DISPENSER	RECESSED & SURFACE	3'-4" U.N.O.
VANITY SOAP DISPENSER	SURFACE MOUNTED	3'-4" TO SPOUT
FRAMED VANITY MIRROR	SURFACE MOUNTED	3'-4" MAX TO REFLECTIVE SURFACE
DIAPER CHANGING STATION	SURFACE MOUNTED	2'-9" MAX
SOAP DISPENSER	COUNTERTOP MOUNTED	2'-10" TO COUNTER
FOLDING SHOWER SEAT	SURFACE MOUNTED	2'-0" MAX
TOILET PARTITION	WALL MOUNTED	1'-0" MAX
URINAL SCREEN	WALL MOUNTED	1'-0" MAX

**MISCELLANEOUS ACCESSORY TYPICAL MOUNTING HEIGHTS**

ACCESSORY TYPE	COMMENTS	HEIGHT
FINISH FLOOR		
ACCESSORY TYPE	COMMENTS	HEIGHT
CLOSET HANGAR ROD & SHELF	WALL MOUNTED	5'-0"
WALL PHONE	SURFACE MOUNTED	4'-0" MAX
TELEPHONE HOUSING	SURFACE MOUNTED	4'-0" MAX
CUL DISPENSER	SURFACE MOUNTED	4'-0" MAX
WALL SWITCH	SURFACE MOUNTED	4'-0" MAX
TELEPHONE OUTLET	SURFACE MOUNTED	4'-0" MAX
RECEPTACLE/ TELEPHONE/ DATA	SURFACE MOUNTED	4'-0" MAX
RECEPTACLE/ TELEPHONE/ DATA	SURFACE MOUNTED	4'-0" MAX
SPECIALTY EQUIP (IE. THERMOSTAT CARD READER/INTERCOM)	SURFACE MOUNTED	35"-48"
ELEVATOR CALL BUTTON	SURFACE MOUNTED	6'-0"
ELEVATOR VISIBLE SIGNAL INDICATOR	SURFACE MOUNTED	5'-0"
TACTILE CHARACTER INDICATOR	SURFACE MOUNTED	3'-4"
PANIC BAR	SURFACE MOUNTED	3'-4" U.N.O.
DOOR PULL	SURFACE MOUNTED	3'-4" U.N.O.
DOOR LATCH	SURFACE MOUNTED	3'-4"
ADA DOOR OPERATOR	VARIES	3'-4"

**PLUMBING FIXTURE TYPICAL MOUNTING HEIGHTS**

ACCESSORY TYPE	COMMENTS	HEIGHT
FINISH FLOOR		
ACCESSORY TYPE	COMMENTS	HEIGHT
SHOWER MIXING VALVE	WALL MOUNTED	3'-4" U.N.O.
SHOWER HEAD	WALL MOUNTED	6'-6" U.N.O.
HAND HELD SHOWER	WALL MOUNTED	6'-6" U.N.O.
LAVATORY	WALL MOUNTED	2'-10"
LAVATORY	COUNTER MOUNTED	2'-10"
CHILDREN'S DRINKING FOUNTAIN	WALL MOUNTED	2'-6" MAX TO SPOUT
SINGLE DRINKING FOUNTAIN	WALL MOUNTED	3'-0" TO SPOUT
DOUBLE DRINKING FOUNTAIN	WALL MOUNTED	38" MAX TO SPOUT
TOILET	WALL/FLOOR MOUNTED	3'-2" TO 48" TO SPOUT
URINAL	WALL MOUNTED	17" MAX AT ACCESSIBLE

**GRAB BAR TYPICAL MOUNTING HEIGHTS & TOILET ACCESSORY PLANS**

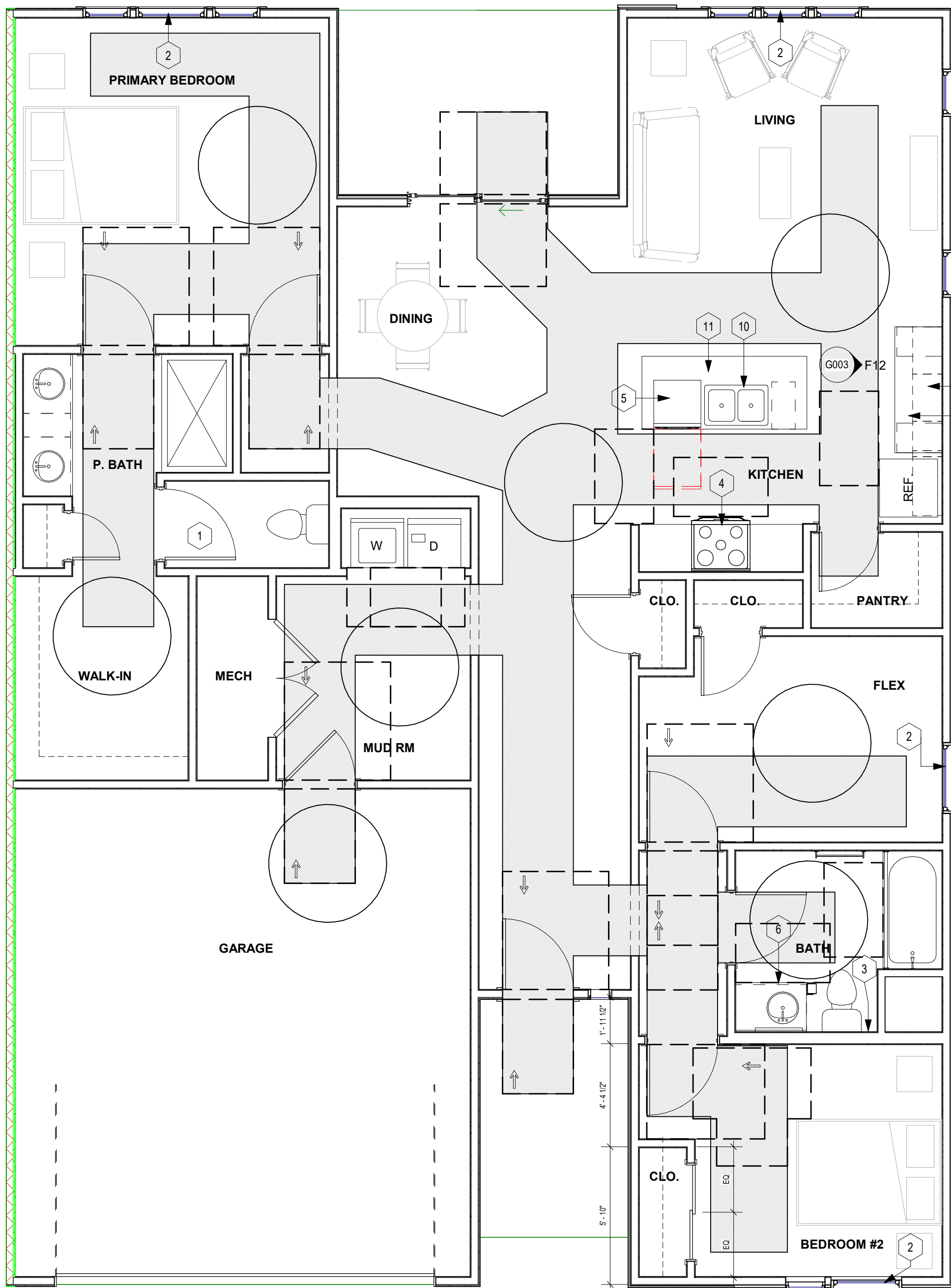
ACCESSORY TYPE	COMMENTS	HEIGHT
FINISH FLOOR		
ACCESSORY TYPE	COMMENTS	HEIGHT
ADA TOILET GRAB BAR	SURFACE MOUNTED	34"
SHOWER STALL GRAB BAR	SURFACE MOUNTED	34"
ROLL-IN SHOWER STALL GRAB BAR	SURFACE MOUNTED	34"
TYPICAL ADA SINK ENCLOSURE PANEL CLEARANCE	NOTE: SANITARY NAPKIN DISPOSAL AT WOMEN'S & UNISEX ONLY	11" MIN

**A11 TYP. MOUNTING HEIGHTS**  
1/4" = 1'-0"

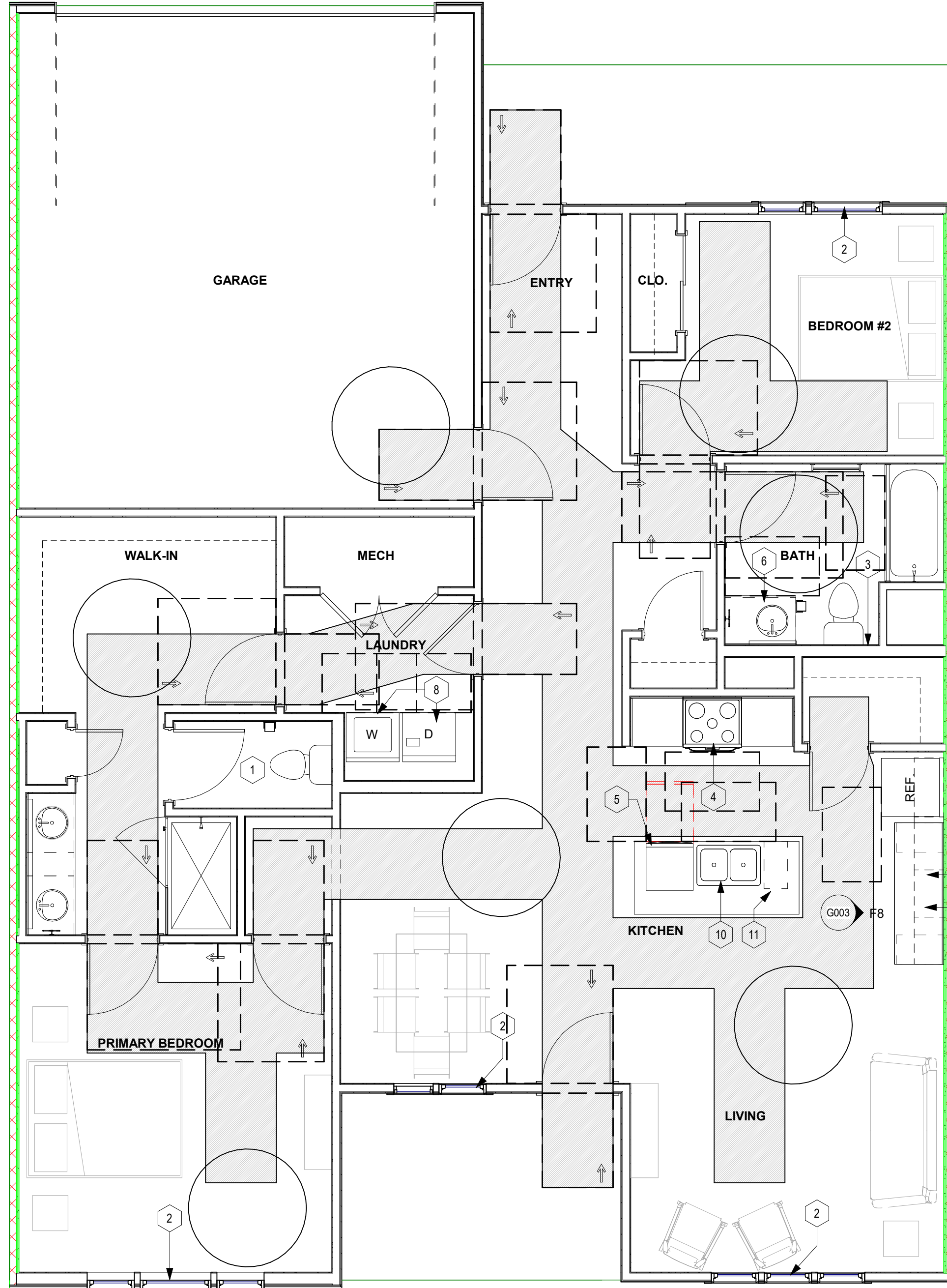


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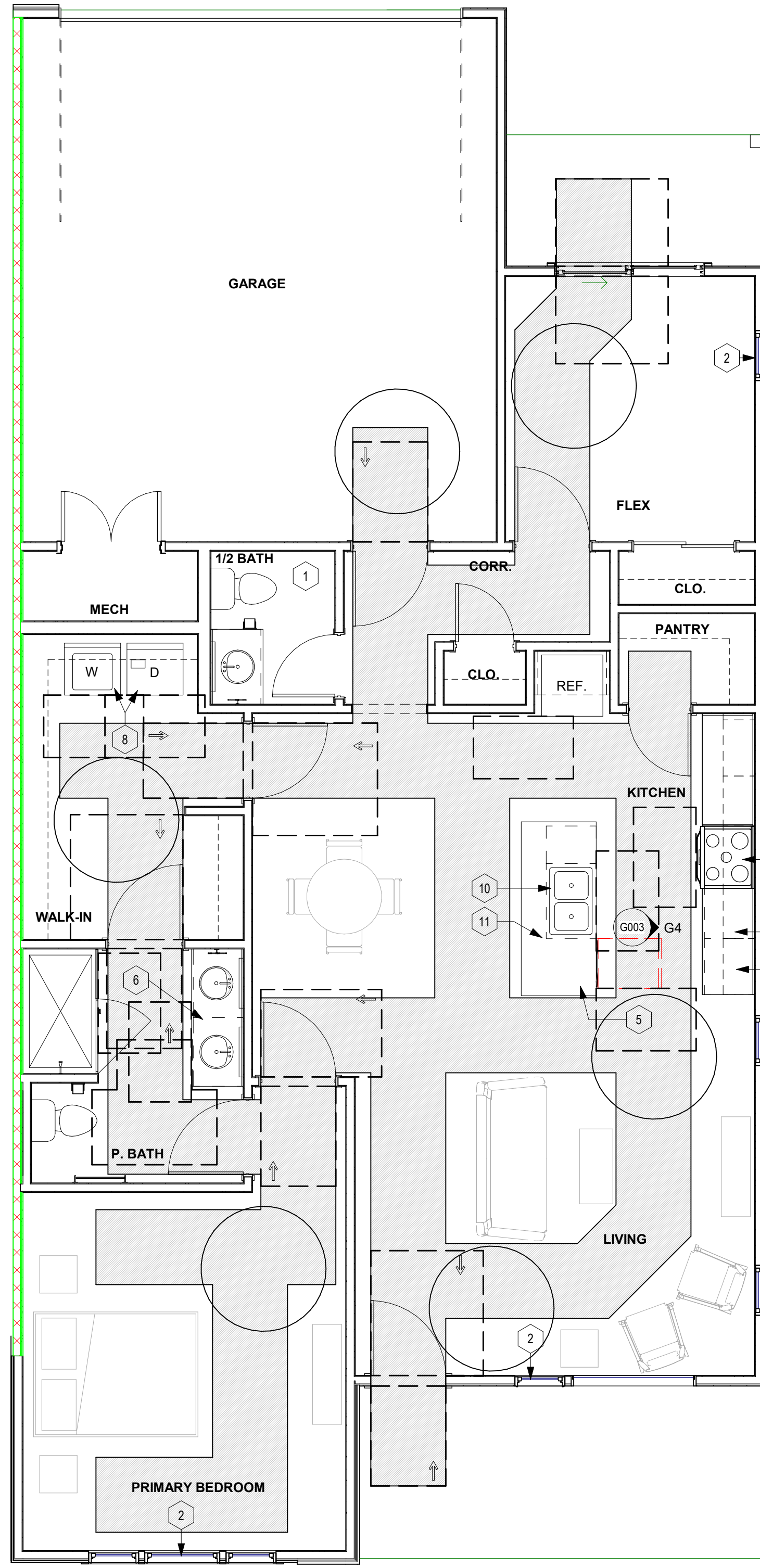
**A12** ACCESSIBILITY PLAN - C - TWO BEDROOM + DEN  
1/4" = 1'-0"



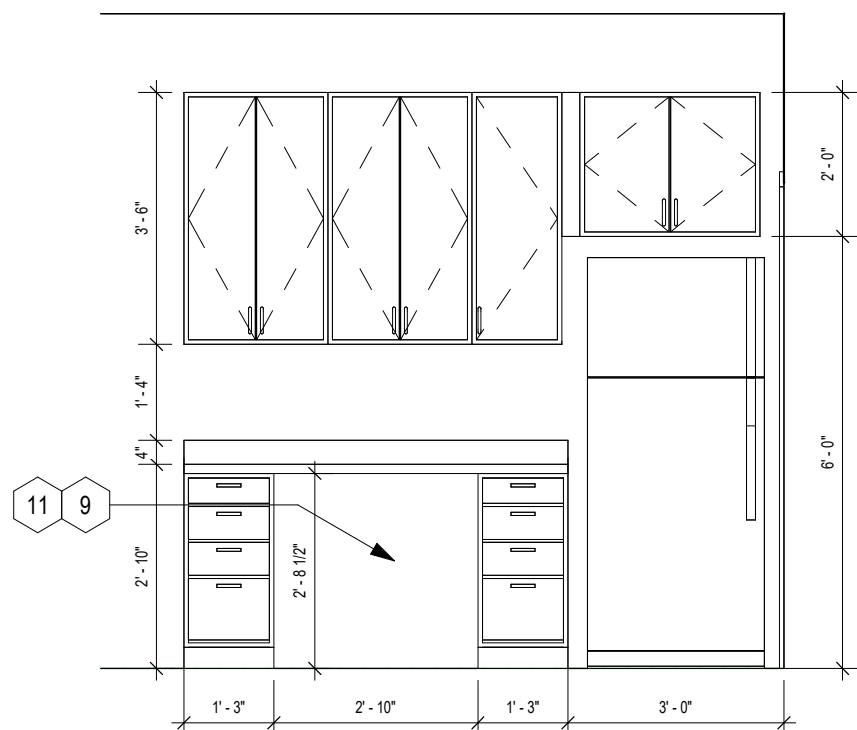
**A8** ACCESSIBILITY PLAN - B - TWO BEDROOM - REVERSED  
1/4" = 1'-0"



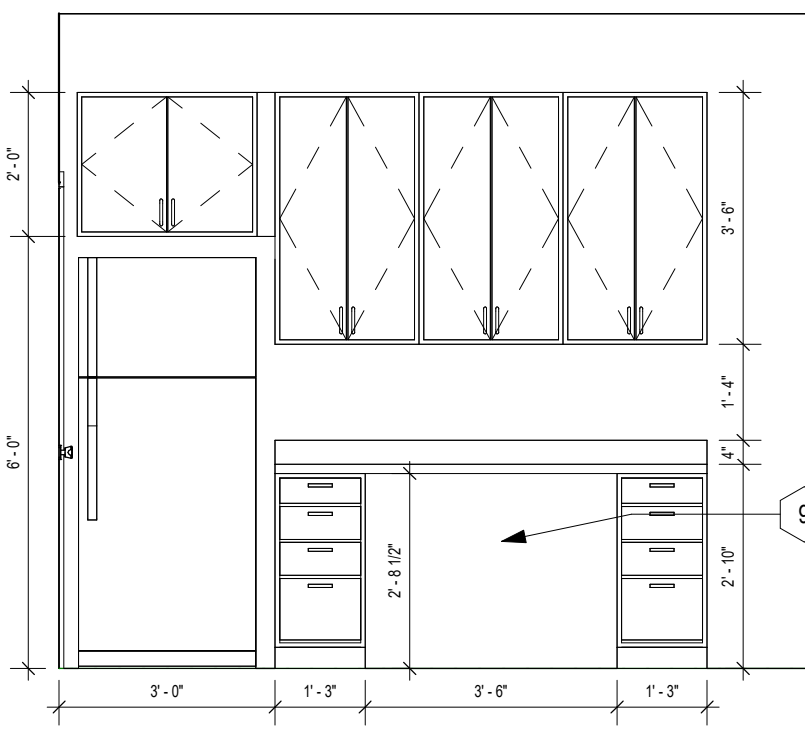
**A4** ACCESSIBILITY PLAN - A - ONE BEDROOM + DEN - REVERSED  
1/4" = 1'-0"



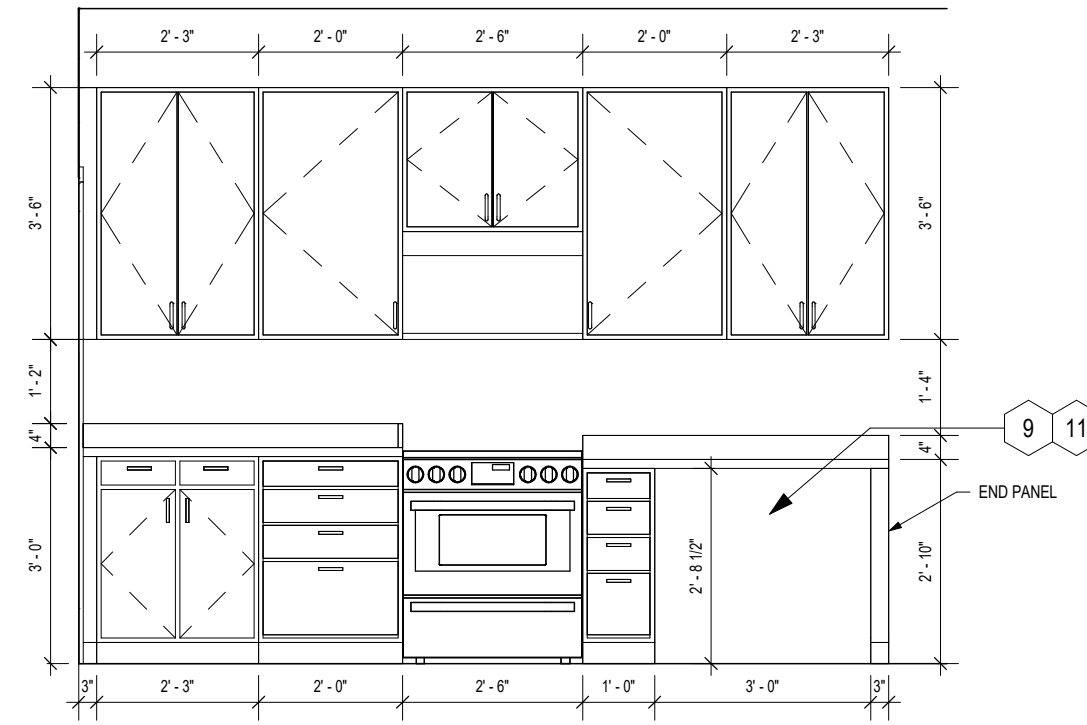
**F12** UNIT C ADA WORKSTATION  
3/8" = 1'-0"



**F8** UNIT B REV. ADA WORKSTATION  
3/8" = 1'-0"



**G4** UNIT A REV. ADA WORKSTATION  
3/8" = 1'-0"



A-TYPE UNIT KEYNOTE LEGEND	
1	SECONDARY RESTROOM - NOT REQUIRED TO BE ACCESSIBLE
2	PROVIDE ACCESSIBLE HARDWARE WITH LOCKING MECHANISM FOR WINDOW
3	PROVIDE REINFORCEMENT FOR GRAB BARS AT TOILET AND IN TUB/SHOWER SURROUND PER ADA REQUIREMENTS
4	PROVIDE RECIRCULATION HOOD ABOVE RANGE IN LEISURE KITCHEN IN TYPE A UNIT. ELECTRIC TO PROVIDE ACCESSIBLE SWITCH/CONTROLS FOR HOOD.
5	PROVIDE ACCESSIBLE DISHWASHER IN TYPE A UNIT. UNIT MUST FIT UNDER 34" COUNTER
6	REMOVABLE BASE CABINET
7	DOORS TO ACCESSIBLE WALKER AND DRIVER MUST SWING 180° TO PROVIDE CLEARANCE TO EQUIPMENT
8	PROVIDE ACCESSIBLE WALKER STATION WITH POINT BASE DOORS FOR ACCESS TO KITCHEN SPACE. FINISH WALLS, FLOOR, AND SIDES OF ADJACENT WALLS AT WORK STATION
9	PROVIDE ACCESSIBLE SINK IN TYPE A UNIT. SINK MUST NOT BE HIGHER THAN 34" TALL
10	THE COUNTER TOP HEIGHT TO BE 34" A.F.F. ALL CABINETS AND APPLIANCES UNDER THIS COUNTER MUST BE BELOW 34" COUNTER HEIGHT
11	3" WIDE ACCESSIBLE ROUTE THROUGH UNIT

**TYPE A REQUIREMENTS**

PRIMARY ENTRANCE SHALL BE ON AN ACCESSIBLE ROUTE FROM PUBLIC AND COMMON AREAS. PRIMARY ENTRANCE SHALL NOT BE TO A BEDROOM UNLESS IT IS THE ONLY ENTRANCE.

THRESHOLDS SHALL COMPLY WITH ICC A117.303. THRESHOLDS AT EXTERIOR SINGING DOORS SHALL BE PERMITTED TO BE 3/4" HIGH MAX. IN HEIGHT, PROVIDED THEY ARE BEVELLED WITH A SLOPE NOT STEEPER THAN 1:2.

ACCESSIBLE ROUTE MUST HAVE A CLR. WIDTH MIN. OF 36". THE CLR. WIDTH SHALL BE PERMITTED TO BE REDUCED TO 32" FOR A LENGTH OF 24" MAX. PROVIDED THE REDUCED WIDTH SEGMENTS ARE SEPARATED BY SEGMENTS THAT ARE 62" MIN. IN LENGTH AND 36" MIN. IN WIDTH.

ACCESSIBLE ROUTES MUST CONJOIN WITH OR BE LOCATED IN THE SAME AREA AS A GENERAL CIRCULATION PATH.

ALL ROOMS SERVED BY AN ACCESSIBLE ROUTE MUST PROVIDE A TURNING RADIUS. A TURNING SPACE IS NOT REQUIRED WITHIN CLOSETS OR PANTRIES THAT ARE 48" MAX IN DEPTH.

ACCESSIBLE ROUTES SHALL CONSIST OF ONE OR MORE OF THE FOLLOWING ELEMENTS: WALKING SURFACES WITH A SLOPE NOT STEEPER THAN 1:20; DOORS AND DOORWAYS, RAMPS, ELEVATORS, AND PLATFORM LIFTS.

RE: ICC A117.403.5.2 FOR CLR. WIDTH AT 180-DEGREE TURNS

RE: ICC A117.403.5.3 FOR CLR. WIDTH AT 90-DEGREE TURNS

DOORWAYS SHALL HAVE A CLR. OPENING WIDTH OF 32" MIN. CLR. OPENING WIDTH OF SWINGING DOORS SHALL BE MEASURED BETWEEN THE FACE OF DOOR AND STOP, WITH THE DOOR OPEN 90 DEGREES.

RE: ICC A117.404.2.2 FOR REQUIRED MANEUVERING CLEARANCES AT SWINGING DOORS

FOR WASHER AND DRYER APPLIANCES A CLR. FLOOR SPACE POSITION FOR A PARALLEL APPROACH SHALL BE PROVIDED. FOR TOP LOADING MACHINES, THE CLR. FLOOR SPACE SHALL BE CENTERED ON THE APPLIANCE. FOR FRONT LOADING MACHINES, THE CENTERLINE OF THE CLR. FLOOR SPACE SHALL BE OFFSET 24" MAX FROM THE CENTERLINE OF THE DOOR OPENING.

REINFORCEMENT SHALL BE PROVIDED FOR THE FUTURE INSTALLATION OF GRAB BARS AND SHOWER SEATS AT WATER CLOSET, BATHROOM, AND SHOWER COMPARTMENTS.

AT LEAST ONE TOILET AND BATHING FACILITY MUST COMPLY WITH A117.1103.11.2. AT LEAST ONE LAVATORY, ONE WATER CLOSET, AND EITHER A BATHTUB OR SHOWER WITHIN THE UNIT SHALL COMPLY WITH A117.1103.11.2. THESE TOILET AND BATHING FIXTURES SHALL BE A SINGLE TOILET/BATHING AREA, SUCH THAT TRAVEL BETWEEN FIXTURES DOES NOT REQUIRE TRAVEL THROUGH OTHER PARTS OF THE UNIT.

DOORSWINGS CAN NOT SWING INTO THE CLR. FLOOR SPACE OR CLEARANCE OF ANY RESTROOM FIXTURE.

LAVATORIES SHALL COMPLY WITH A117.1103.11.2.2. CABINETS SHALL BE PERMITTED UNDER THE LAVATORY. PROVIDED THE CABINETS CAN BE REMOVED WITHOUT REMOVAL OR REPLACEMENT OF THE LAVATORY. THE FLOOR FINISH EXTENDS UNDER THE CABINETS, AND THE WALLS BEHIND AND SURROUNDING THE CABINETS ARE FINISHED.

MIRRORS MUST COMPLY WITH A117.1103.11.2.2. SHALL HAVE THE BOTTOM EDGE OF THE REFLECTING SURFACE 40" MAX ABOVE THE FLOOR.

CLEARANCE AROUND THE WATER CLOSET SHALL BE 60" MIN. IN WIDTH, MEASURED PERPENDICULAR FROM THE SIDE WALL.

CLEARANCE AROUND THE WATER CLOSET SHALL BE 60" MIN. IN DEPTH, MEASURED PERPENDICULAR FROM THE REAR WALL.

THE WATER CLOSET MUST BE POSITIONED WITH A WALL TO THE REAR AND TO ONE SIDE. THE CENTERLINE OF THE WATER CLOSET SHALL BE 10" MIN AND 18" MAX FROM THE SIDE WALL.

THE REQUIRED CLEARANCE AROUND THE WATER CLOSET IS ALLOWED TO OVERLAP THE WATERCLOSET, ASSOCIATED GRAB BARS, PAPER DISPENSERS, COAT HOOKS, SHELVES, ACCESSIBLE ROUTES, AND FLOOR SPACE REQUIRED AT OTHER FIXTURES. THE WHEELCHAIR TURNING SPACE, NO OTHER FIXTURES OR OBSTRUCTIONS SHALL BE LOCATED WITHIN THE REQUIRED WATER CLOSET CLEARANCE. AN EXCEPTION: A LAVATORY MEASURING 24" MAX IN DEPTH AND COMPLYING WITH A117.1103.11.2.2 SHALL BE PERMITTED ON THE REAR WALL 18" MIN. FROM THE CENTERLINE OF THE WATER CLOSET TO THE SIDE EDGE OF THE LAVATORY WHERE THE CLEARANCE AT THE WATER CLOSET IS 60" MIN. MEASURED PERPENDICULAR FROM THE REAR WALL.

RE: ICC A117.1103.11.2.5 FOR BATHING FIXTURE REQUIREMENTS

RE: ICC A117.12 FOR KITCHEN REQUIREMENTS

AT LEAST ONE SECTION OF COUNTER SHALL PROVIDE AN ACCESSIBLE WORK SURFACE 30" MINIMUM IN LENGTH AND 34" MAX IN HEIGHT COMPLYING WITH ICC A117.1103.12.3.

KITCHEN SINKS MUST COMPLY WITH ICC A117.1103.12.4 AND BE 30" MIN IN CLR. WIDTH AND 34" MAX IN HEIGHT.

A CLR. FLOOR SPACE, POSITIONED FOR A FORWARD APPROACH TO THE SINK SHALL BE PROVIDED. THE CLEARANCE SHALL COMPLY WITH ICC A117.303. CABINETS SHALL BE PERMITTED TO BE ADDED UNDER THE SINK. PROVIDED THE CABINETS CAN BE REMOVED WITHOUT REMOVAL OR REPLACEMENT OF THE SINK. THE FLOOR FINISH EXTENDS UNDER THE CABINETS, AND THE WALLS BEHIND AND SURROUNDING THE CABINETS ARE FINISHED.

A CLR. FLOOR SPACE, POSITIONED FOR A PARALLEL APPROACH TO THE SINK SHALL BE PROVIDED. THE CLEARANCE SHALL COMPLY WITH ICC A117.303. CABINETS SHALL BE PERMITTED TO BE ADDED UNDER THE SINK. PROVIDED THE CABINETS CAN BE REMOVED WITHOUT REMOVAL OR REPLACEMENT OF THE SINK. THE FLOOR FINISH EXTENDS UNDER THE CABINETS, AND THE WALLS BEHIND AND SURROUNDING THE CABINETS ARE FINISHED.

COMBINATION REFRIGERATORS AND FREEZERS SHALL HAVE AT LEAST 50% OF THE FREEZER COMPARTMENT SHELVES INCLUDING THE BOTTOM OF THE FREEZER 54" MAX. ABOVE THE FLOOR WHEN THE SHELVES ARE INSTALLED AT THE MAXIMUM HEIGHT. THE FREEZER COMPARTMENT A CLR. FLOOR SPACE, POSITIONED FOR A PARALLEL APPROACH TO THE REFRIGERATOR/FREEZER, SHALL BE PROVIDED. THE CENTERLINE OF THE CLR. FLOOR SPACE SHALL BE OFFSET 24" MAX FROM THE CENTERLINE OF THE APPLIANCE.

RE: IRC CHAPTER 11 AND RE: IC A117 FOR FULL TYPE A UNIT REQUIREMENTS

**TYPE B REQUIREMENTS**

PRIMARY ENTRANCE SHALL BE ON AN ACCESSIBLE ROUTE FROM PUBLIC AND COMMON AREAS. PRIMARY ENTRANCE SHALL NOT BE TO A BEDROOM UNLESS IT IS THE ONLY ENTRANCE.

THRESHOLDS SHALL COMPLY WITH ICC A117.303. THRESHOLDS AT EXTERIOR SINGING DOORS SHALL BE PERMITTED TO BE 3/4" HIGH MAX. IN HEIGHT, PROVIDED THEY ARE BEVELLED WITH A SLOPE NOT STEEPER 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 CONJOIN ALL SPACES AND ELEMENTS THAT ARE A PART OF THE UNIT.

ACCESSIBLE ROUTES SHALL CONJOIN WITH OR BE LOCATED IN THE SAME AREA AS A GENERAL CIRCULATION PATH.

ACCESSIBLE ROUTE MUST HAVE A CLR. WIDTH MIN. OF 36". THE CLR. WIDTH SHALL BE PERMITTED TO BE REDUCED TO 32" FOR A LENGTH OF 24" MAX. PROVIDED THE REDUCED WIDTH SEGMENTS ARE SEPARATED BY SEGMENTS THAT ARE 62" MIN. IN LENGTH AND 36" MIN. IN WIDTH.

ACCESSIBLE ROUTES SHALL CONSIST OF ONE OR MORE OF THE FOLLOWING ELEMENTS: WALKING SURFACES WITH A SLOPE NOT STEEPER THAN 1:20; DOORS AND DOORWAYS, RAMPS, ELEVATORS, AND PLATFORM LIFTS.

DOORWAYS SHALL HAVE A CLR. OPENING WIDTH OF 32" MIN. CLR. OPENING WIDTH OF SWINGING DOORS SHALL BE MEASURED BETWEEN THE FACE OF DOOR AND STOP, WITH THE DOOR OPEN 90 DEGREES.

RE: ICC A117.404.2.2 FOR REQUIRED MANEUVERING CLEARANCES AT SWINGING DOORS

FOR WASHER AND DRYER APPLIANCES A CLR. FLOOR SPACE POSITION FOR A PARALLEL APPROACH SHALL BE PROVIDED. FOR TOP LOADING MACHINES, THE CLR. FLOOR SPACE SHALL BE CENTERED ON THE APPLIANCE. FOR FRONT LOADING MACHINES, THE CENTERLINE OF THE CLR. FLOOR SPACE SHALL BE OFFSET 24" MAX FROM THE CENTERLINE OF THE DOOR OPENING.

REINFORCEMENT SHALL BE PROVIDED FOR THE FUTURE INSTALLATION OF GRAB BARS AND SHOWER SEATS AT WATER CLOSET, BATHROOM, AND SHOWER COMPARTMENTS.

AT LEAST ONE TOILET AND BATHING FACILITY MUST COMPLY WITH A117.1104.11.1. AT LEAST ONE LAVATORY, ONE WATER CLOSET, AND EITHER A BATHTUB OR SHOWER WITHIN THE UNIT SHALL COMPLY WITH A117.1104.11.

DOORSWINGS CAN NOT SWING INTO THE CLR. FLOOR SPACE OR CLEARANCE OF ANY RESTROOM FIXTURE.

A CLR. FLOOR SPACE POSITIONED FOR A PARALLEL APPROACH SHALL BE PROVIDED AT A LAVATORY. THE CLR. FLOOR SPACE SHALL BE CENTERED ON THE LAVATORY. PROVIDED THE CABINETS CAN BE REMOVED WITHOUT REMOVAL OR REPLACEMENT OF THE LAVATORY. THE FLOOR FINISH EXTENDS UNDER THE CABINETS, AND THE WALLS BEHIND AND SURROUNDING THE CABINETS ARE FINISHED.

CLEARANCE AROUND THE WATER CLOSET SHALL BE 60" MIN. IN WIDTH, MEASURED PERPENDICULAR FROM THE SIDE WALL.

CLEARANCE AROUND THE WATER CLOSET SHALL BE 60" MIN. IN DEPTH, MEASURED PERPENDICULAR FROM THE REAR WALL.

THE WATER CLOSET MUST BE POSITIONED WITH A WALL TO THE REAR AND TO ONE SIDE. THE CENTERLINE OF THE WATER CLOSET SHALL BE 10" MIN AND 18" MAX FROM THE SIDE WALL.

THE REQUIRED CLEARANCE AROUND THE WATER CLOSET IS ALLOWED TO OVERLAP THE WATERCLOSET, ASSOCIATED GRAB BARS, PAPER DISPENSERS, COAT HOOKS, SHELVES, ACCESSIBLE ROUTES, AND FLOOR SPACE REQUIRED AT OTHER FIXTURES. THE WHEELCHAIR TURNING SPACE, NO OTHER FIXTURES OR OBSTRUCTIONS SHALL BE LOCATED WITHIN THE REQUIRED WATER CLOSET CLEARANCE. AN EXCEPTION: A LAVATORY MEASURING 24" MAX IN DEPTH AND COMPLYING WITH A117.1103.11.2.2 SHALL BE PERMITTED ON THE REAR WALL 18" MIN. FROM THE CENTERLINE OF THE WATER CLOSET TO THE SIDE EDGE OF THE LAVATORY WHERE THE CLEARANCE AT THE WATER CLOSET IS 60" MIN. MEASURED PERPENDICULAR FROM THE REAR WALL.

RE: ICC A117.1104.1.3 FOR BATHING FIXTURE REQUIREMENTS

RE: ICC A117.1104.1.3 FOR KITCHEN REQUIREMENTS

CLEARANCE BETWEEN ALL OPPOSING BASE CABINETS, COUNTERTOPS, APPLIANCES, OR WALLS WITHIN KITCHEN WORK AREAS SHALL BE 40" MIN.

KITCHEN SINKS MUST COMPLY WITH ICC A117.1104.12.1. A CLR. FLOOR SPACE, POSITIONED FOR A PARALLEL APPROACH TO THE SINK, SHALL BE PROVIDED. THE CLR. FLOOR SPACE SHALL BE CENTERED ON THE SINK BOOM.

A PARALLEL OR FORWARD APPROACH IS REQUIRED AT ALL KITCHEN APPLIANCES. RE: ICC A117.1104.12

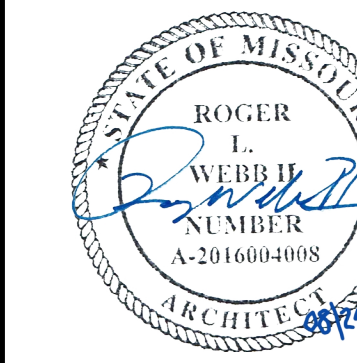
A CLR. FLOOR SPACE, POSITIONED FOR A PARALLEL OR FORWARD APPROACH SHALL BE PROVIDED AT EACH KITCHEN APPLIANCE.

RE: IRC CHAPTER 11 AND RE: IC A117 FOR FULL TYPE B UNIT REQUIREMENTS

**REUNION AT BLACKWELL**  
SE SHENANDOAH DRIVE  
LEE'S SUMMIT, MO 64063

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REVISION DATES:



PROFESSIONAL SEAL

**G003**  
ISSUE DATE: 24 AUGUST 2023  
COLLINS WEBB #: 21076

ACCESSIBILITY PLANS AND  
DETAILS



PERMIT DOCUMENTS



**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

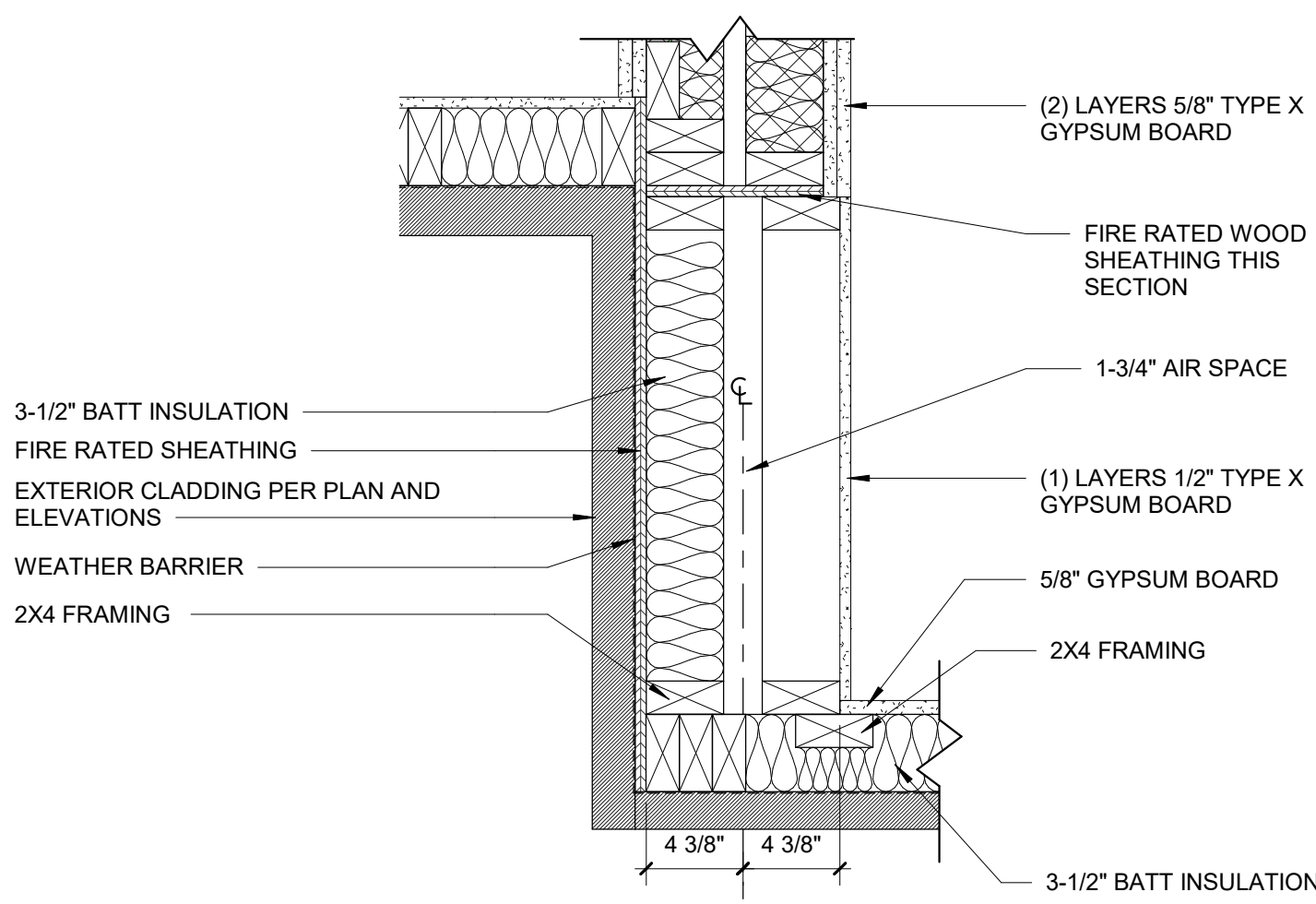
**INTERSECTION OF RATED WALLS**

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

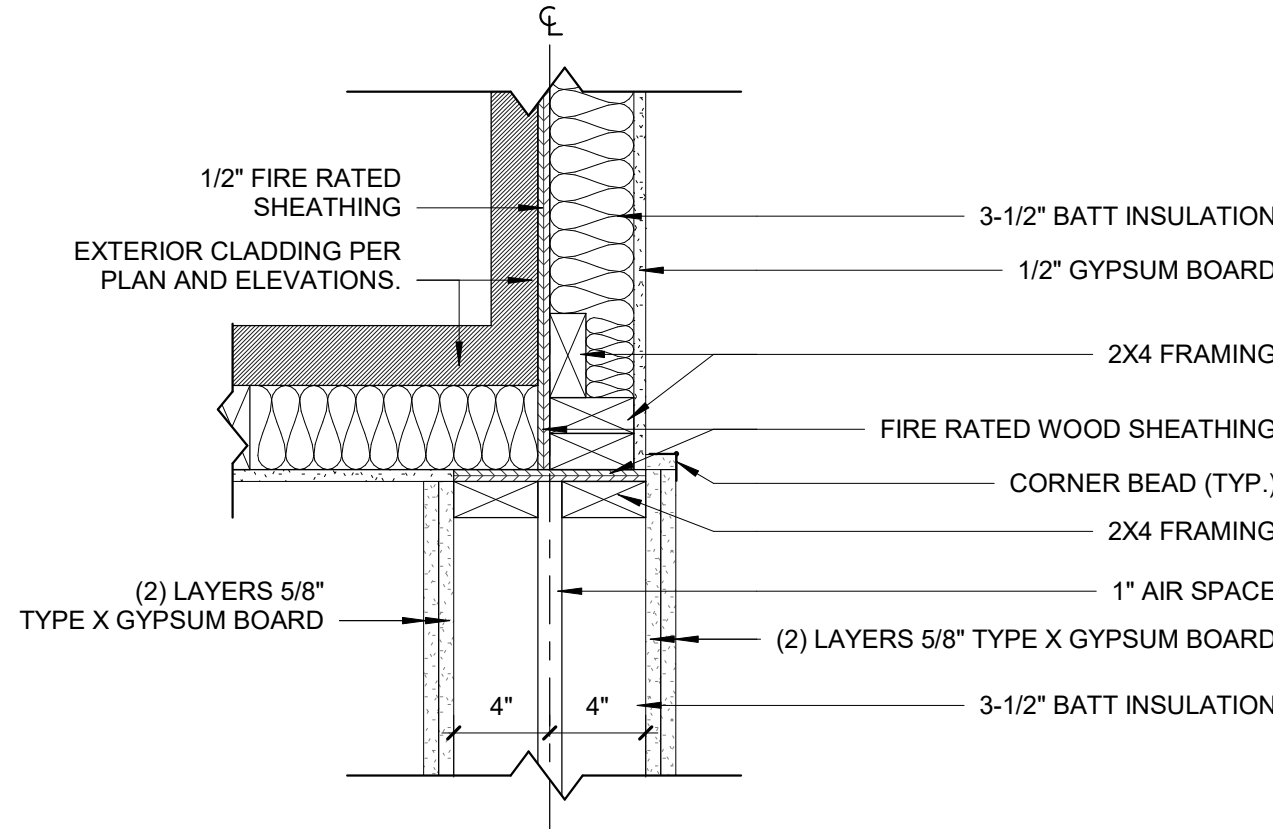
LOWER PRIORITY WALL  
HIGHER PRIORITY WALL  
TAPE & JOINT COMPOUND (TYP)  
CONTINUOUS TAPE & SEAL OF HIGHER  
PRIORITY WALL (TYP)

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

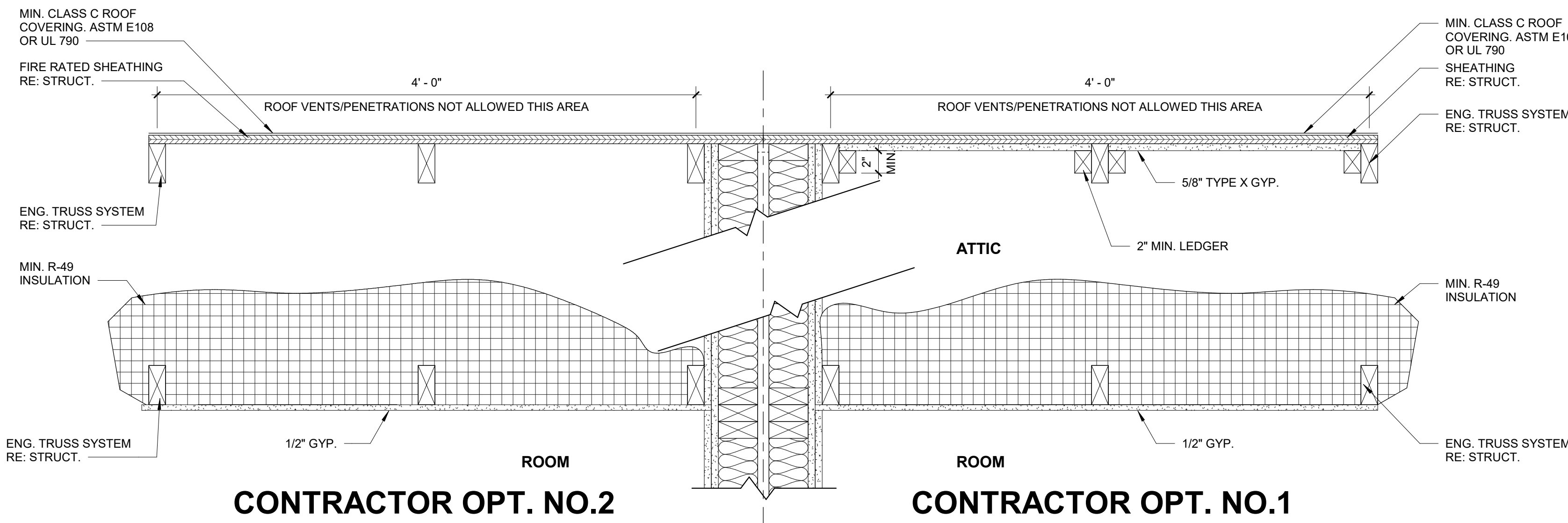
NOTES:  
1. REFER TO WALL TYPES ON SHEET G121-TI FOR WALL COMPONENTS, NUMBER OF GYPSUM BOARD LAYERS, TYPE OF GYPSUM BOARD, AND OTHER SIMILAR INFO.  
2. THE HIGHER PRIORITY WALL SHALL PASS THROUGH THE LOWER PRIORITY WALL.  
3. TAPING AND SEALING OF HIGHER PRIORITY WALLS SHALL BE CONTINUOUS.  
4. ALTERNATE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



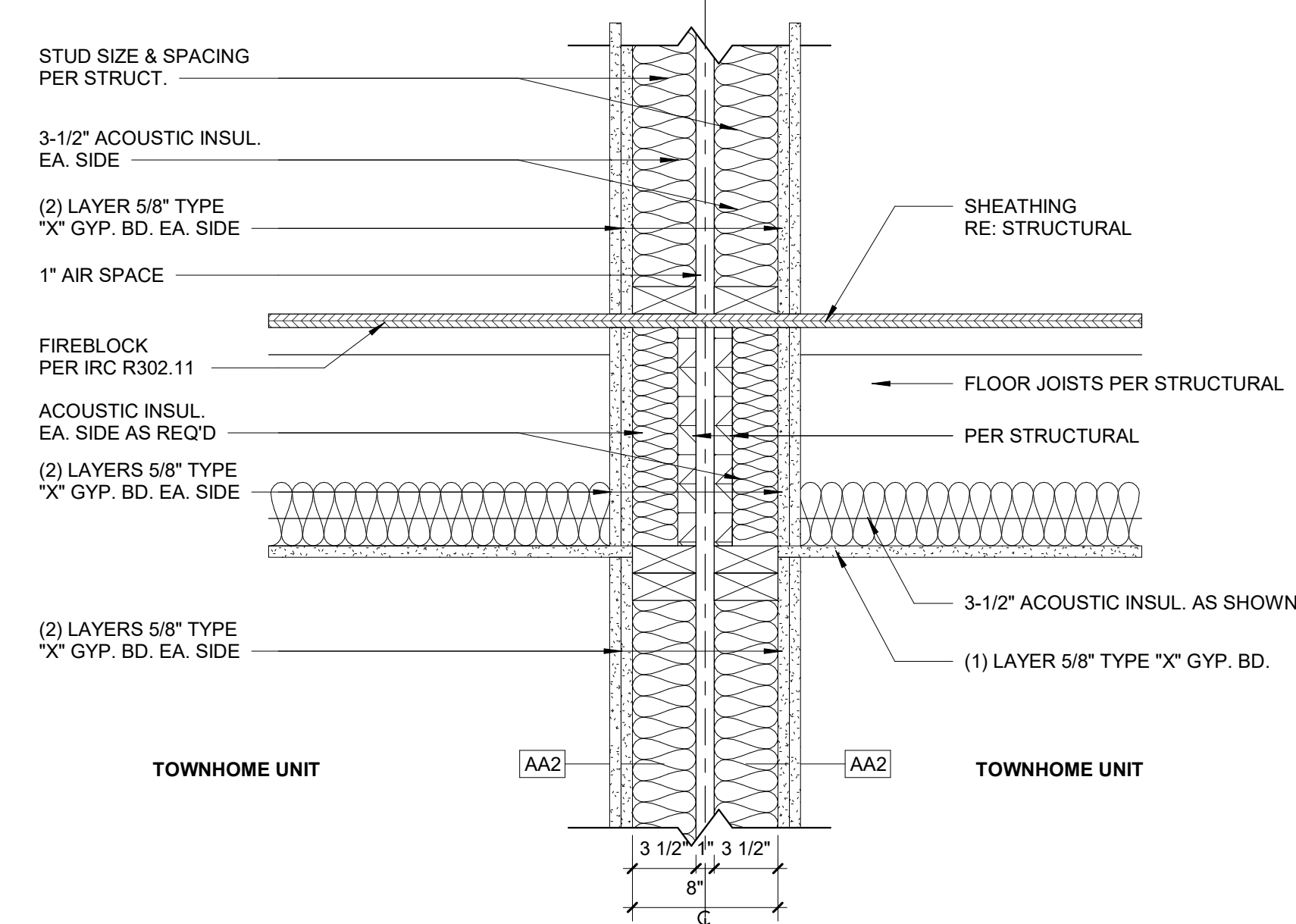
**H9 CORNER DETAIL AT UNIT SEPERATION WALL**  
1 1/2" = 1'-0"



**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 MAIL 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.

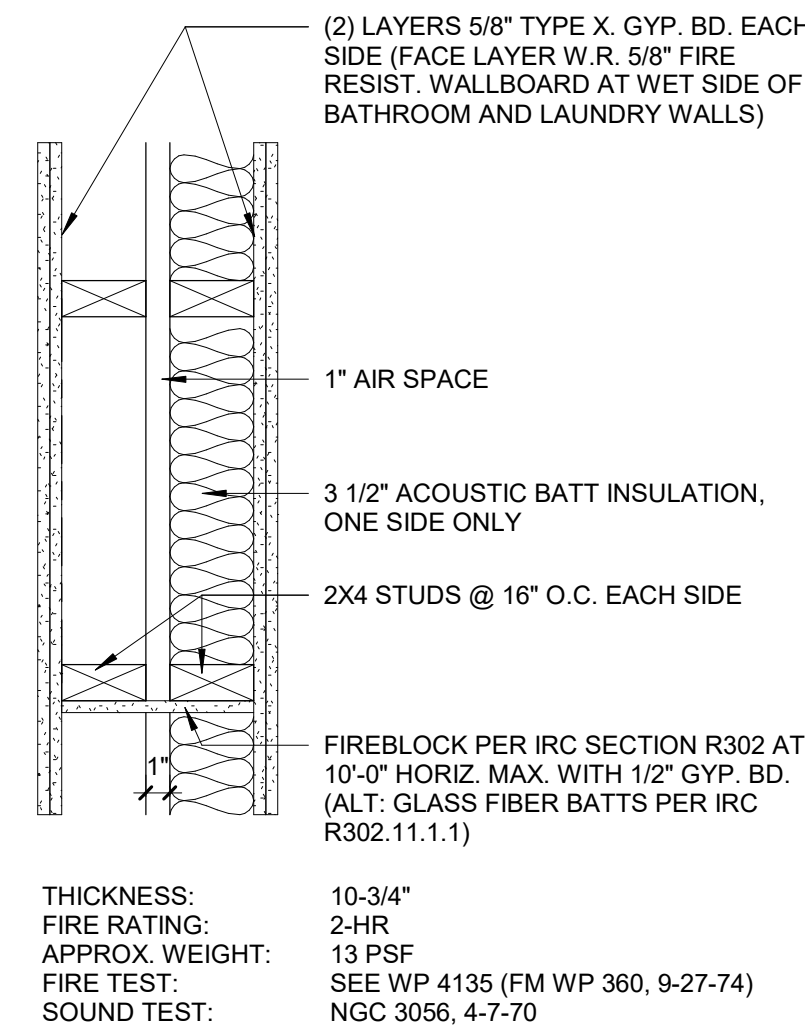
**CEILING HEIGHT NOTES: (IBC 1208)**

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.

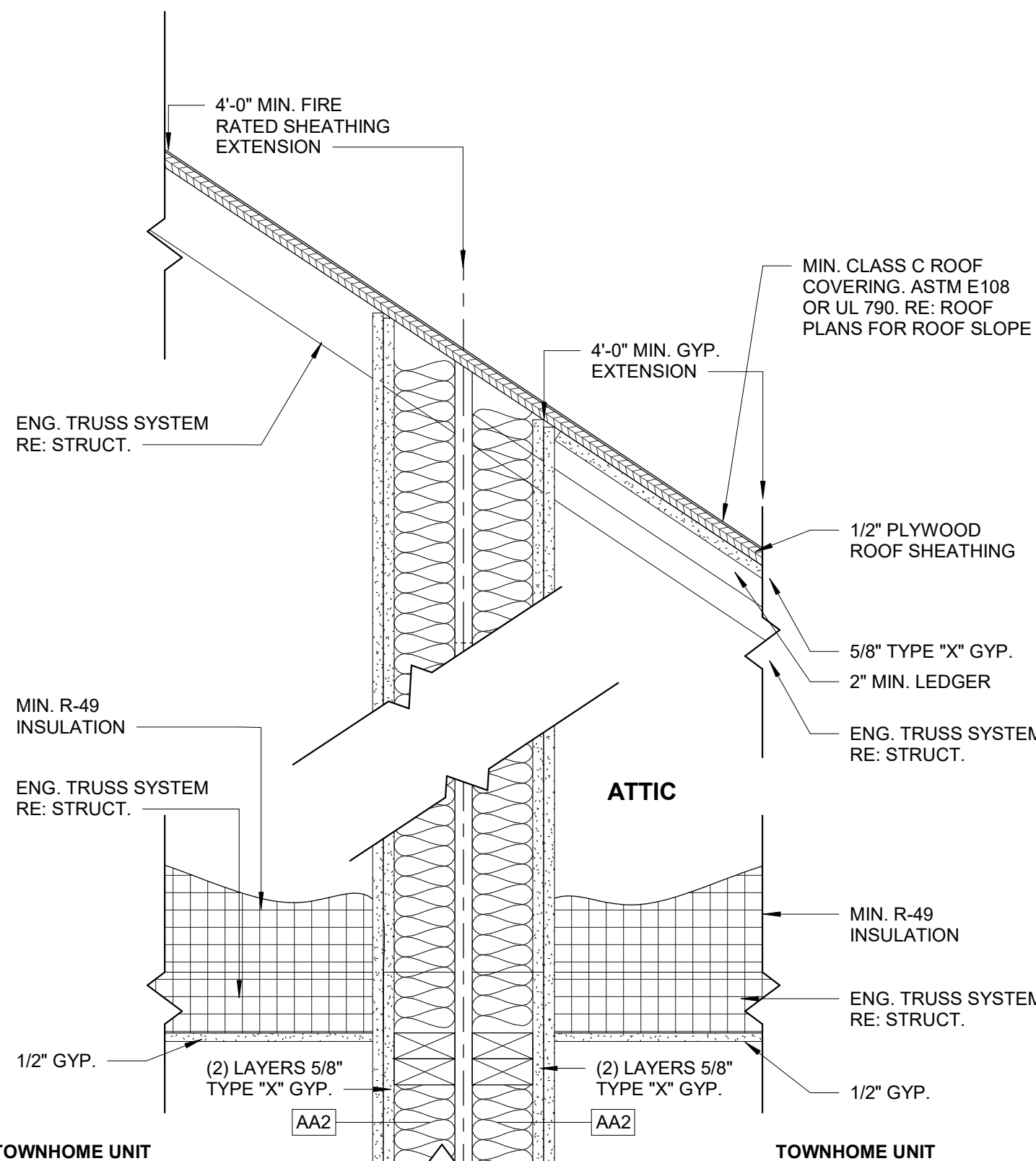
EXCEPTION 2: IF ANY ROOM IN A BUILDING HAS A SLOPED CEILING, THE PRESCRIBED CEILING HEIGHT FOR THE ROOM IS REQUIRED IN ONE-HALF THE AREA THEREOF. ANY PORTION OF THE ROOM MEASURED LESS THAN 5'-0" FROM THE FLOOR TO THE CEILING SHALL NOT BE INCLUDED IN ANY COMPUTATION OF THE MINIMUM AREA THEREOF.

**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**

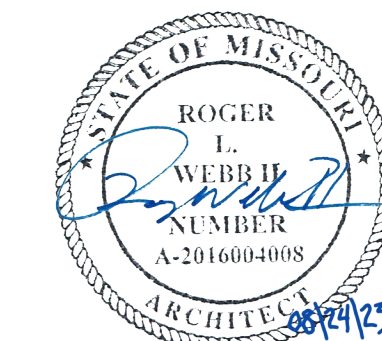
**A4 ROOF AT 2-HR UNIT SEPARATION WALL**  
1 1/2" = 1'-0"

REUNION AT BLACKWELL

SE SHENANDOAH DRIVE  
LEE'S SUMMIT, MO 64063

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**G111**

ISSUE DATE: 24 AUGUST 2023  
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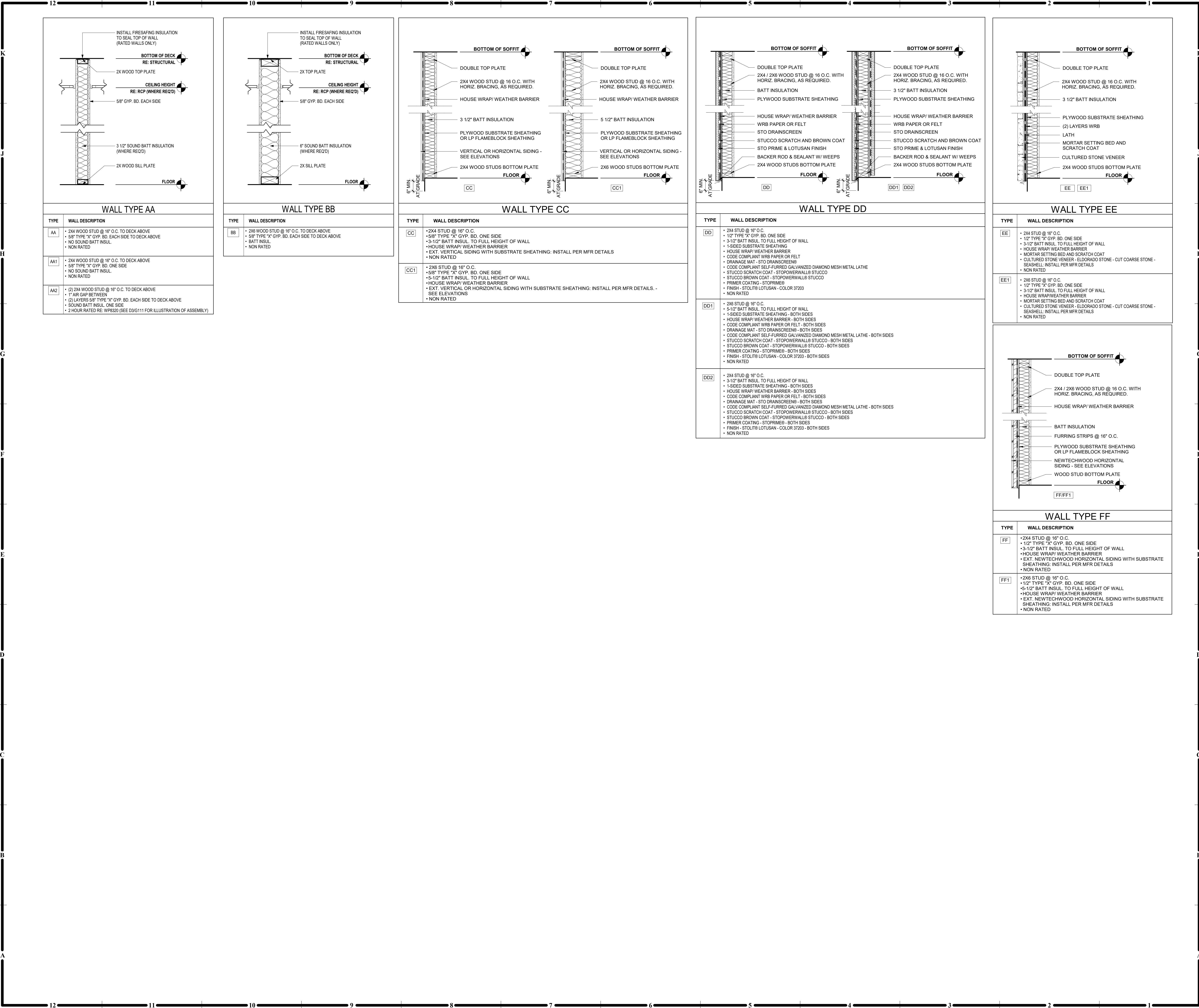
LIFE SAFETY INFORMATION -  
APARTMENTS



PERMIT DOCUMENTS

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WALL TYPE NOTES:

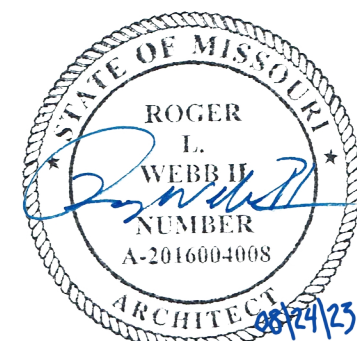
1. DRYPWALL PARTITIONS SHOULD BE CONSTRUCTED IN ACCORDANCE WITH ASTM E667 - STANDARD PRACTICE FOR INSTALLING SOUND ISOLATING GYPSUM BOARD PARTITIONS, AND ASTM C919 - STANDARD PRACTICE FOR USE OF SEALANTS IN ACOUSTICAL APPLICATIONS. ALL SOUND BARRIER PARTITIONS SHOULD EXTEND FROM FLOOR TO STRUCTURE UNLESS 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 (FECO), 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

SE SHENANDOAH DRIVE  
LEE'S SUMMIT, MO 64063

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WALL TYPES











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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 CR1 104, SECTION 13 "CARPET MODULES (TILES)".

1. GENERAL: COMPLY WITH CRIS "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 INTERFERTIONS.

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:

1. 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.

8. 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 CRIS "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 DEVCON, 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 CEILINGS.

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. (ONE WALL IN EACH APARTMENT UNIT LIVING SPACE AND EACH BEDROOM SHALL BE PAINTED ACCENT COLORS.

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

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**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: 1. PREPARATION INSTRUCTIONS AND RECOMMENDATIONS.

2. STORAGE AND HANDLING REQUIREMENTS AND RECOMMENDATIONS.

3. SAMPLES, FOR EACH STONE TYPE INDICATED.

**C. FIELD CONDITIONS:**

1. FIELD MEASUREMENTS: VERIFY DIMENSIONS OF CONSTRUCTION TO RECEIVE STONE COUNTERTOPS BY FIELD MEASUREMENTS BEFORE FABRICATION.

**D. PRODUCTS:**

1. SOURCE LIMITATIONS FOR STONE: OBTAIN FROM A SINGLE SOURCE TO PROVIDE MATERIALS OF CONSISTENT QUALITY IN APPEARANCE AND PHYSICAL PROPERTIES.

2. QUARTZ: MATERIAL STANDARD. COMPLY WITH ASTM C 615.

3. ALL COUNTERTOPS SHALL BE GRANITE AS SELECTED BY THE OWNER WITH SQUARE EDGES AND MATCHING SIZE AND BACKSPASHES. TOP AND BOTTOM EXPOSED EDGES SHALL BE SLIGHTLY EASED.

4. FINISH: POLISHED.

5. WATER-CLEANABLE EPOXY ADHESIVE: ANSI A108.3. WATER-CLEANABLE EPOXY GROUT: ANSI A118.3. CHEMICAL RESISTANT: WATER-CLEANABLE. TILE SETTING AND GROUTING EPOXY.

6. SEALANT FOR COUNTERTOPS: MILDEW-RESISTANT JOINT SEALANT. MILDEW RESISTANT, SINGLE COMPONENT, NONSAG, NEUTRAL CURING, SILICONE. COLOR: AS SELECTED BY ARCHITECT FROM MANUFACTURER'S FULL RANGE.

7. GROUTMETS: 2 INCH ROUND GROUTMETS BY DOUG MCCKETT & COMPANY, INC. OR APPROVED EQUAL.

E. STONE FABRICATION:

1. SELECT MATERIAL FOR INTENDED USE TO PREVENT FABRICATED UNITS FROM CONTAINING CRACKS, SEAMS, AND STARTS THAT COULD IMPAIR STRUCTURAL INTEGRITY OR FUNCTION.

2. FABRICATE STONE COUNTERTOPS IN SIZES AND SHAPES REQUIRED TO COMPLY WITH REQUIREMENTS INDICATED.

3. GENERAL: COMPLY WITH RECOMMENDATIONS IN MMS' DIMENSION STONE DESIGN MANUAL, V.1.

4. NOMINAL THICKNESS: PROVIDE THICKNESS SPECIFIED, BUT NOT LESS THAN 3/4 IN EXCEPT APARTMENT UNIT BATHROOM COUNTERTOPS SHALL BE NOT LESS THAN 2CM. GAGE BACKS TO PROVIDE UNITS OF IDENTICAL THICKNESS.

5. SPLASHES: PROVIDE 3/4 INCH THICK BACKSPASHES AND END SPLASHES UNLESS OTHERWISE INDICATED.

6. JOINTS: FABRICATE COUNTERTOPS WITHOUT JOINTS WHEREVER POSSIBLE.

7. CUTOUTS & HOLES UNDERCOUNTER FIXTURES: MAKE CUTOUTS FOR UNDERCOUNTER FIXTURES IN SHOP USING TEMPLATE OR PATTERN FURNISHED BY FIXTURE MANUFACTURER. FORM CUTOUTS TO SMOOTH, EVEN CURVES.

8. COUNTER MOUNTED FIXTURES: PREPARE COUNTERTOPS IN SHOP FOR FIELD CUTTING OPENINGS FOR COUNTER MOUNTED FIXTURES. MARK TOPS FOR CUTOUTS AND DRILL HOLES AT CORNERS OF CUTOUT LOCATIONS. MAKE CORNER HOLES OF LARGEST RADIUS PRACTICAL.

9. FITTINGS: DRILL CUTOUTS IN SHOP FOR PLUMBING FITTINGS, UNDERCOUNTER SINK DISPENSERS, AND SIMILAR ITEMS.

F. INSTALLATION:

1. GENERAL: INSTALL COUNTERTOPS OVER PLYWOOD SUBTOPS WITH FULL SPREAD OF WATER-CLEANABLE EPOXY ADHESIVE.

2. GENERAL: INSTALL COUNTERTOPS BY ADHERING TO SUPPORTS WITH WATER-CLEANABLE EPOXY ADHESIVE.

3. SET STONE TO COMPLY WITH REQUIREMENTS INDICATED. SHIM AND ADJUST STONE TO LOCATIONS INDICATED, WITH UNIFORM JOINTS OF WIDTHS INDICATED AND WITH EDGES AND FACES ALIGNED ACCORDING TO ESTABLISHED RELATIONSHIPS.

4. SPACE JOINTS WITH 1/16 INCH GAP FOR FILLING WITH SEALANT. USE TEMPORARY SHIMS TO ENSURE UNIFORM SPACING. CLAMP UNITS TO TEMPORARY BRACING, SUPPORTS, OR EACH OTHER TO ENSURE THAT CUTOUTS ARE PROPERLY ALIGNED AND JOINTS ARE OF SPECIFIED WIDTH.

5. COMPLETE CUTOUTS NOT FINISHED IN SHOP. MASK AREAS OF COUNTERTOPS ADJACENT TO CUTOUTS TO PREVENT DAMAGE WHILE CUTTING. USE POWER SAWS WITH DIAMOND BLADES TO CUT STONE. MAKE CUTOUTS TO ACCURATELY FIT ITEMS TO BE INSTALLED, AND AT RIGHT ANGLES TO FINISHED SURFACES UNLESS OTHERWISE REQUIRED FOR CLEARANCE. EASE EDGES SLIGHTLY TO PREVENT SNIPPING.

6. INSTALL BACKSPASHES AND END SPLASHES BY ADHERING TO WALL WITH WATER-CLEANABLE EPOXY ADHESIVE. LEAVE 1/16 INCH GAP BETWEEN COUNTERTOP AND SPLASHES FOR FILLING WITH SEALANT. USE TEMPORARY SHIMS TO ENSURE UNIFORM SPACING.

7. GROUT JOINTS TO COMPLY WITH ANSI A108.10. REMOVE TEMPORARY SHIMS BEFORE GROUTING. TOOL GROUT UNIFORMLY AND SMOOTHLY WITH PLASTIC TOOL.

8. APPLY SEALANT TO JOINTS AND GAPS SPECIFIED FOR FILLING WITH SEALANT. COMPLY WITH SECTION 070200 "JOINT SEALANTS". REMOVE TEMPORARY SHIMS BEFORE APPLYING SEALANT.

9. ASSURE THAT SEAMS ARE SMOOTH LEVEL AND TIGHT. SEAMS SHALL BE FILLED ENTIRELY SO FLUSH WITH COUNTERTOP. POLISH SURFACE AT SEAM. ASSURE THAT FILLER IS "NON-YELLOWING".

10. CLEANING: CLEAN COUNTERTOPS AS WORK PROGRESSES. REMOVE ADHESIVE, GROUT, MORTAR, AND SEALANT SMEARS IMMEDIATELY. CLEAN STONE COUNTERTOPS NO FASTER THAN SIX DAYS AFTER COMPLETION OF INSTALLATION, USING CLEAN WATER AND SOFT RAGS. DO NOT USE WIRE BRUSHES, AOD TYPE CLEANING AGENTS, CLEANING COMPOUNDS WITH CAUSTIC OR HARSH FILLERS, OR OTHER MATERIALS OR METHODS THAT COULD DAMAGE STONE.

11. SEALER APPLICATION: APPLY STONE SEALER TO COMPLY WITH STONE PRODUCERS AND SEALER MANUFACTURERS' WRITTEN INSTRUCTIONS.

12. SEALER APPLICATION: APPLY STONE SEALER TO COMPLY WITH STONE PRODUCERS AND SEALER MANUFACTURERS' WRITTEN INSTRUCTIONS.

13. SEALER APPLICATION: APPLY STONE SEALER TO COMPLY WITH STONE PRODUCERS AND SEALER MANUFACTURERS' WRITTEN INSTRUCTIONS.

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42. SEALER APPLICATION: APPLY STONE SEALER TO COMPLY WITH STONE PRODUCERS AND SEALER MANUFACTURERS



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
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
EOD	EDGE OF DECK
EOS	EDGE OF SLAB
EQAL	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 / 220 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)).....0.1 / 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).....0.0184
  - 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 ¾" (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 1W/1R 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.
  - CICROLLAM 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.

PREFABRICATED 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 SDB - 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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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
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 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
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
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
W/O	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:
  - FRAMING MATERIAL:
    - NOMINAL STRUCTURAL LUMBER - NO 2 OR BETTER, KD D, FIR, MIN Fb = 900 PSI, MIN E = 1,400 KSI.
    - EXPOSED NOMINAL STRUCT LUMBER - PRESS TREATED NO 2 OR BETTER, MIN Fb = 1,000 PSI, MIN E = 1,300 KSI
    - MICROLAM LVL (LAMINATED VENEER LUMBER) BEAMS SHALL MEET TRUSS JOIST SPECIFICATIONS: MINIMUM Fb = 2,600 PSI AND MINIMUM E = 1,900 KSI.
    - TIMBERSTRAND LSL (LAMINATED STRAND LUMBER) BEAMS SHALL MEET TRUSS JOIST SPECIFICATIONS: MINIMUM Fb = 2,600 PSI AND MINIMUM E = 1,700 KSI.
    - GULLAM FRAMING: 24F-V4 DOUGLAS FIR, ARCHITECTURAL FINISH (COORD W/ ARCH).
  - SUBSTITUTIONS OF SPECIFIED WOOD MEMBERS SHALL NOT BE MADE WITHOUT REVIEW OF THE ARCHITECT/ENGINEER.
  - WOOD SHEATHING:
    - 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.
    - 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.
    - 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.
    - ALL WOOD SHEATHING TO BE STAGGERED 4x8 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'-6" SHALL BE SUPPORTED ON DOUBLE STUDS UNLESS NOTED OTHERWISE.
    - 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.
    - STAINLESS STEEL FASTENERS, ANCHOR BOLTS, LIGHT GAUGE CONNECTORS, ETC, MAY BE SUBSTITUTED FOR HOT DIP GALVANIZED MATERIALS AT THE CONTRACTORS OPTION.
    - ALL RAFTER AND CEILING JOIST CONNECTIONS SHALL COMPLY WITH IRC SECTION 802.3. PROVIDE UL/UF CONNECTORS AT ROOF TO WALL CONNECTIONS PER IRC SECTION 802.11.
    - 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.
    - SILL AND 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.
    - PROVIDE FULL DEPTH 2x BLOCKING BETWEEN JOISTS OVER ALL INTERIOR LOAD BEARING WALLS AND AT DOWNSTET GIRDERS.
    - 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:
  - 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.
  - 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.
  - CONTRACTOR SHALL ENSURE THAT ALL MECHANICAL, ELECTRICAL, AND PLUMBING IS DESIGNED AND INSTALLED TO MEET THE REQUIREMENTS OF THE APPLICABLE IRC.
  - EGRESS WINDOWS SHALL COMPLY WITH SECTION 310 OF THE IRC.
  - WALL COVERINGS SHALL BE WATER-RESISTANT AND COMPLY WITH SECTION 703.2 OF THE IRC.
  - WINDOWS SHALL HAVE FALL PROTECTION PER IRC 312.2.
  - PROVIDE CARBON MONOXIDE DETECTORS PER IRC SECTION R315.
  - 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
  - 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.
  - THE THERMAL ENVELOPE OF THE BUILDING IS REQUIRED TO BE SEALED PER IRC SECTION N1102.4.1 AND TABLE N1102.4.1.1.
  - ALL DUCTS, AIR HANDLERS, FILTER BOXES, AND BUILDING CAVITIES USED AS DUCTS SHALL BE SEALED PER IRC SECTION N1103.2.2
- GLAZING
  - GLAZING IN HAZARDOUS LOCATIONS SHALL BE APPROVED SAFETY GLAZING MATERIALS PER IRC SECTION R208.

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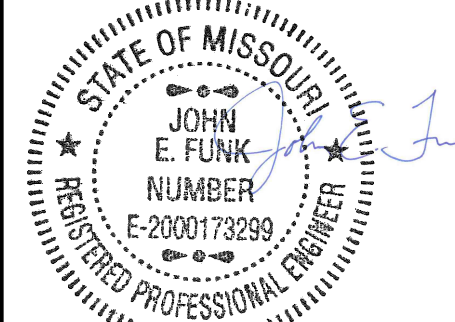
STATE OF MISSOURI  
JOHN E. FUNK  
NUMBER  
E-2000173299  
REGISTERED PROFESSIONAL ENGINEER

08/24/2023  
PROFESSIONAL SEAL

S002

ISSUE DATE: 24 AUGUST 2023  
STAND SEI#: 23090

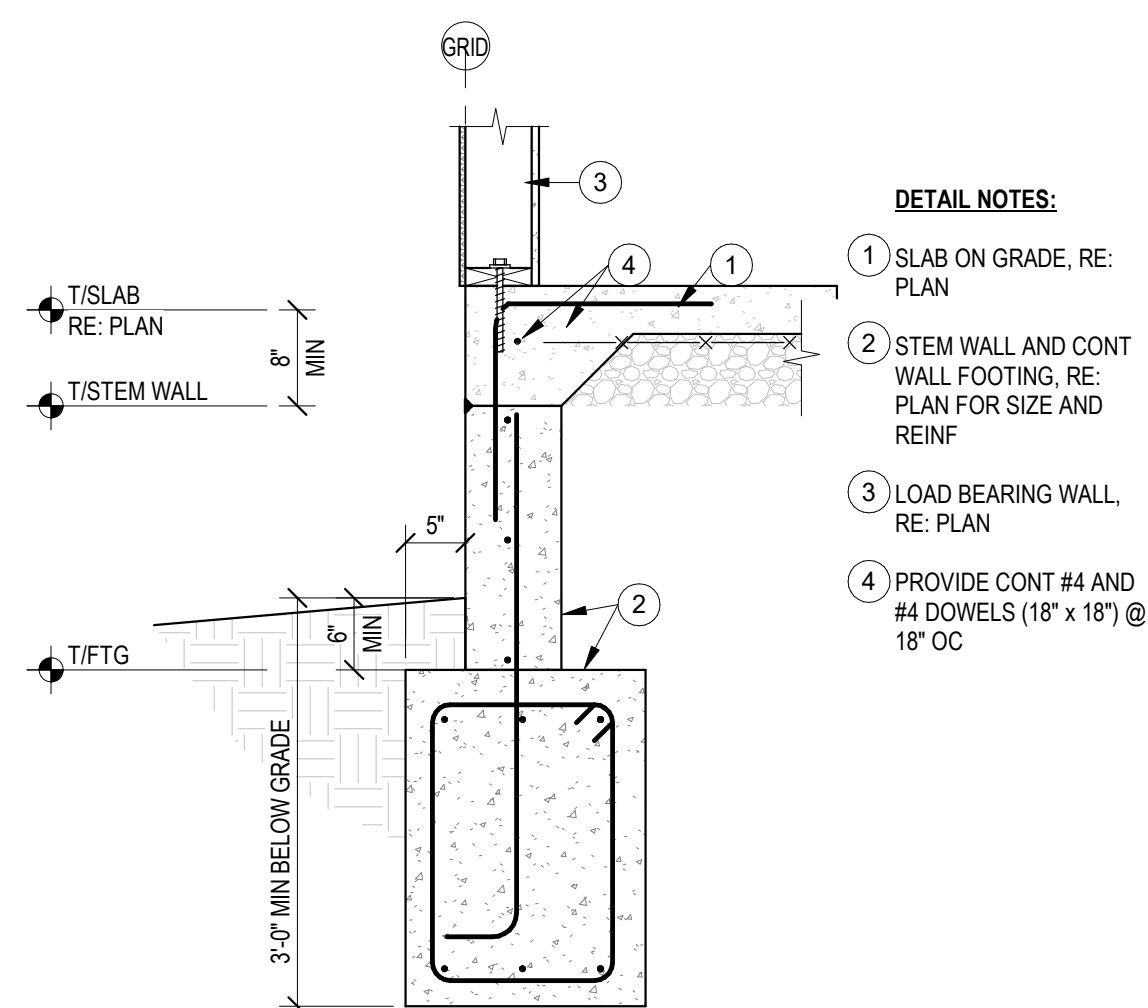
STRUCTURAL GENERAL NOTES  
IRC





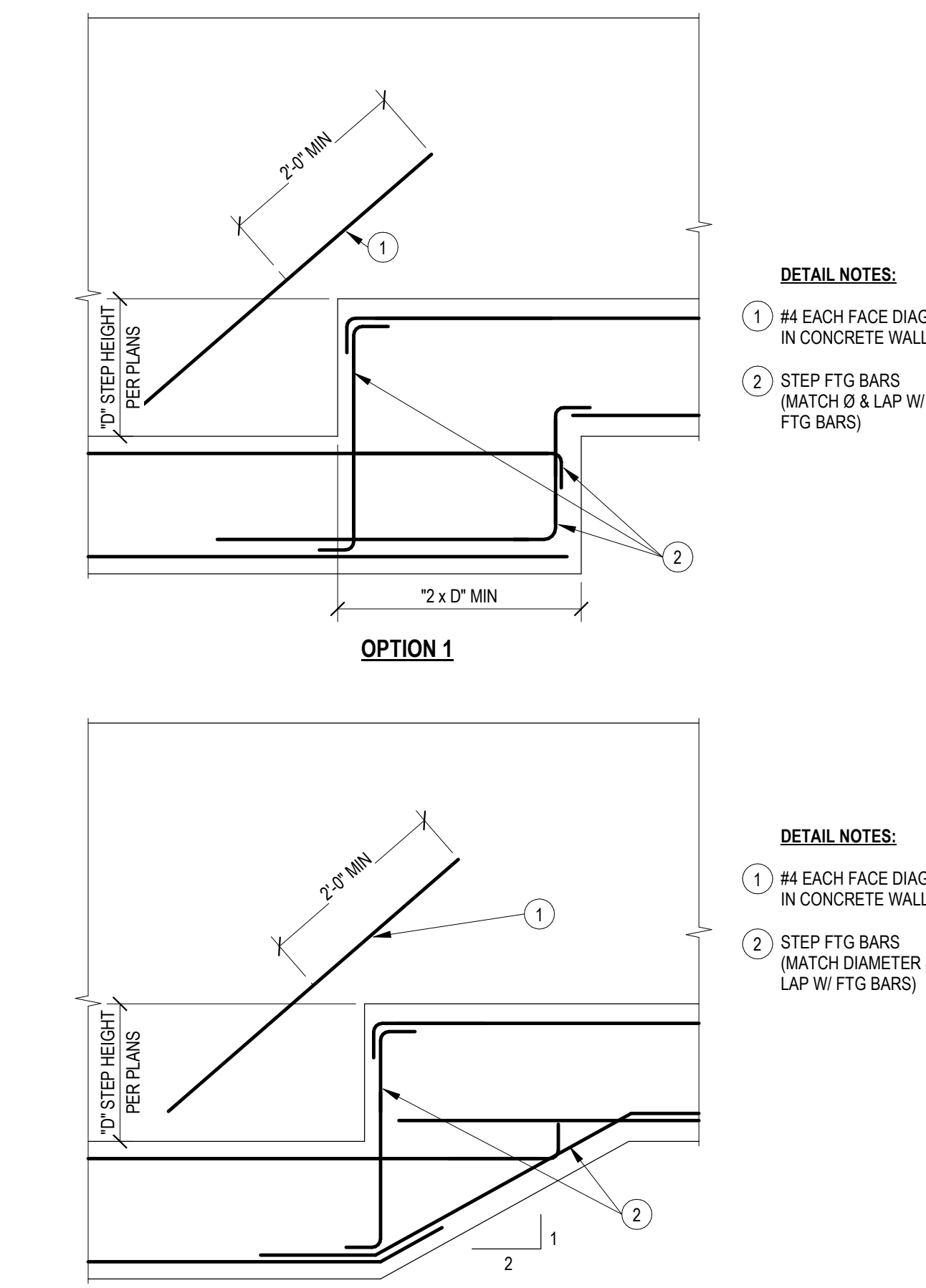
## 8 FOOTING STEP

1/2" = 1'-0"



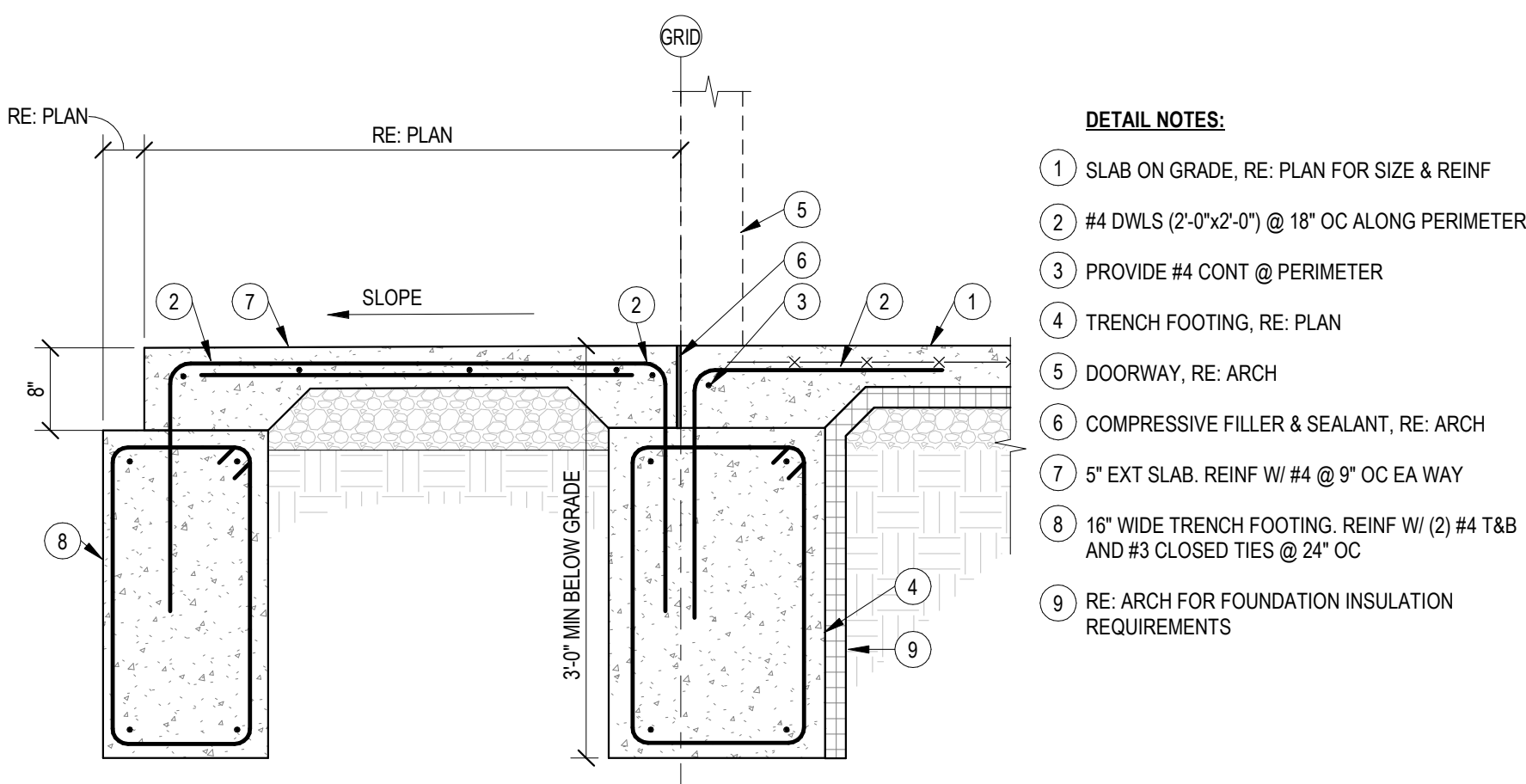
## 9 FDN SECTION @ STEM WALL

3/4" = 1'-0"



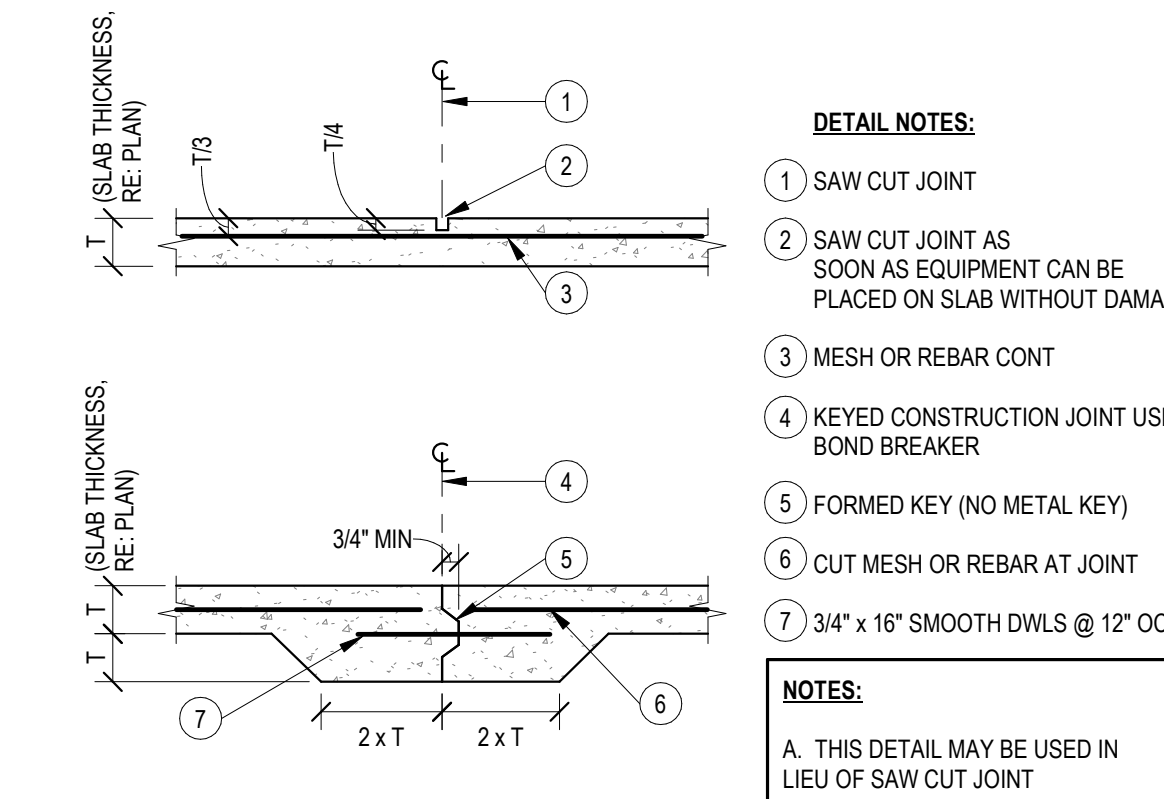
## 5 STOOP DETAIL

3/4" = 1'-0"



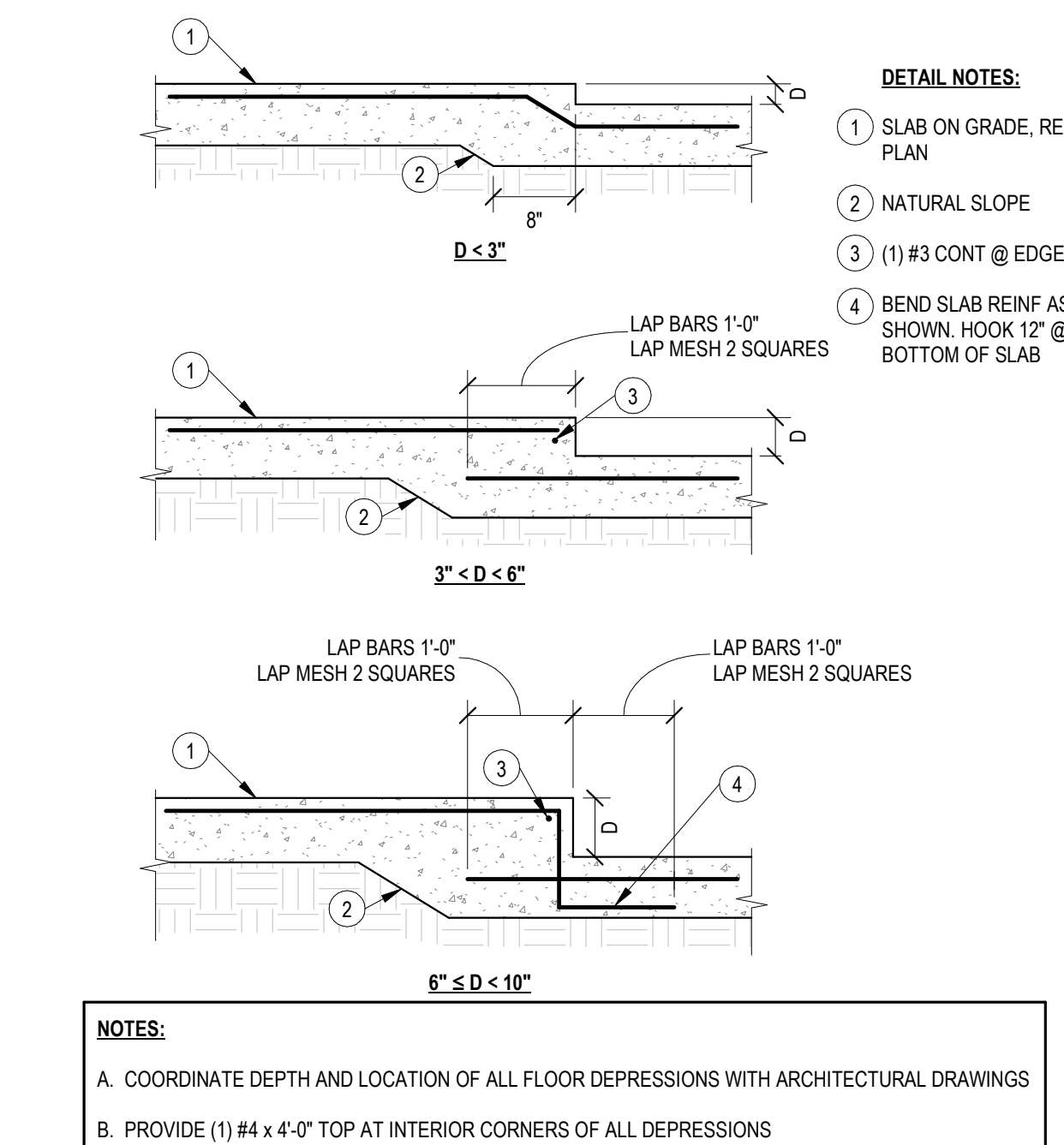
## 6 SLAB ON GRADE CONTROL JOINTS

3/4" = 1'-0"



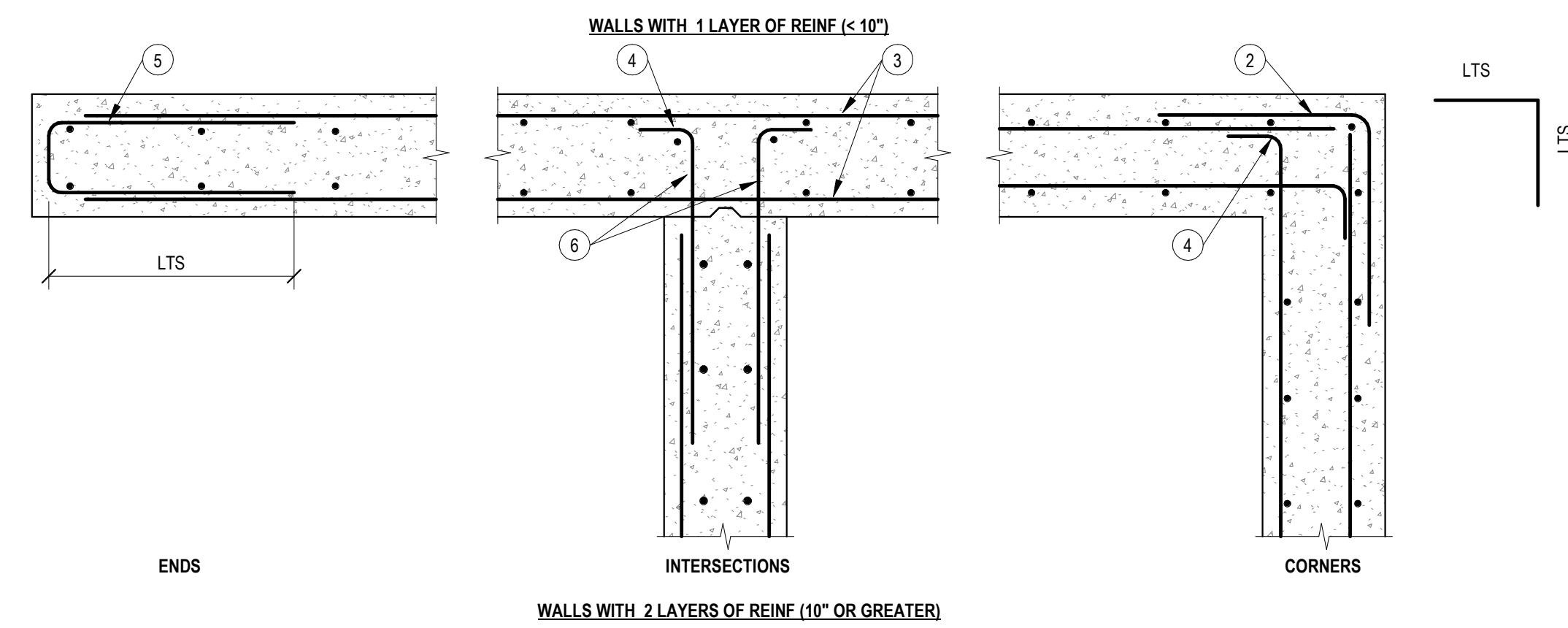
## 7 SLAB ON GRADE FLOOR DEPRESSION

3/4" = 1'-0"



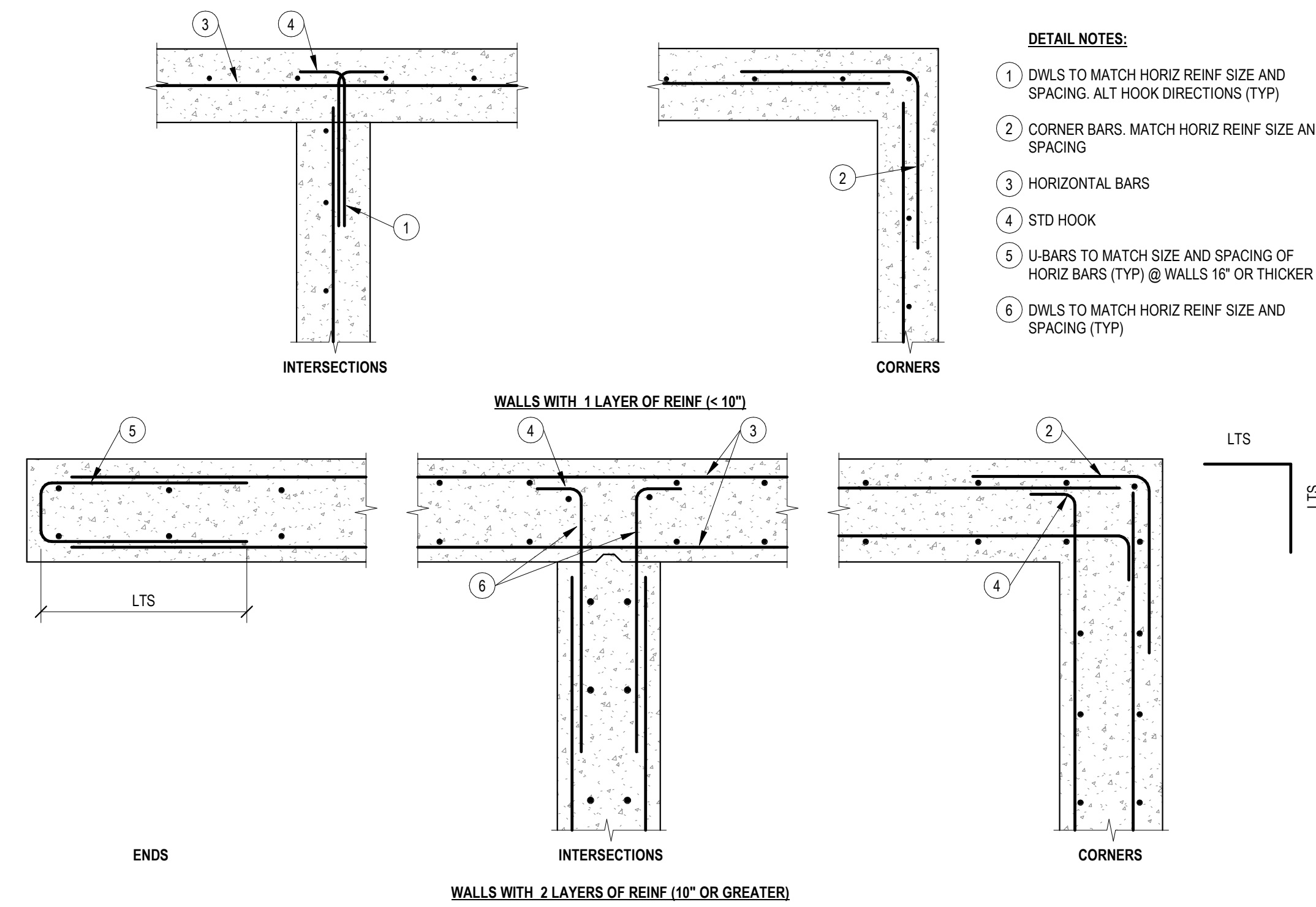
## 1 CONC WALL CORNERS

3/4" = 1'-0"



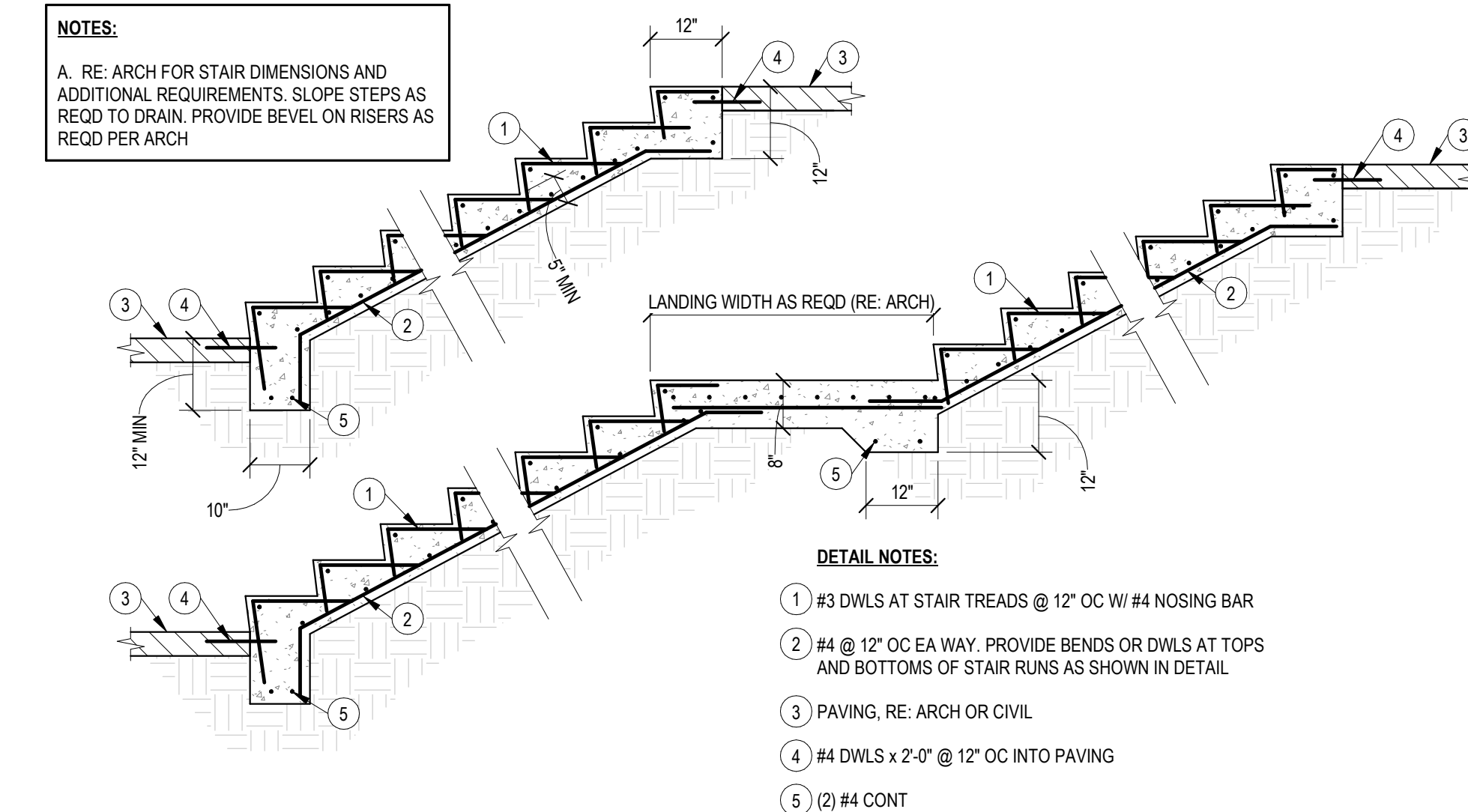
## 2 SPLICE & DEVELOPMENT SCHEDULE

3/4" = 1'-0"



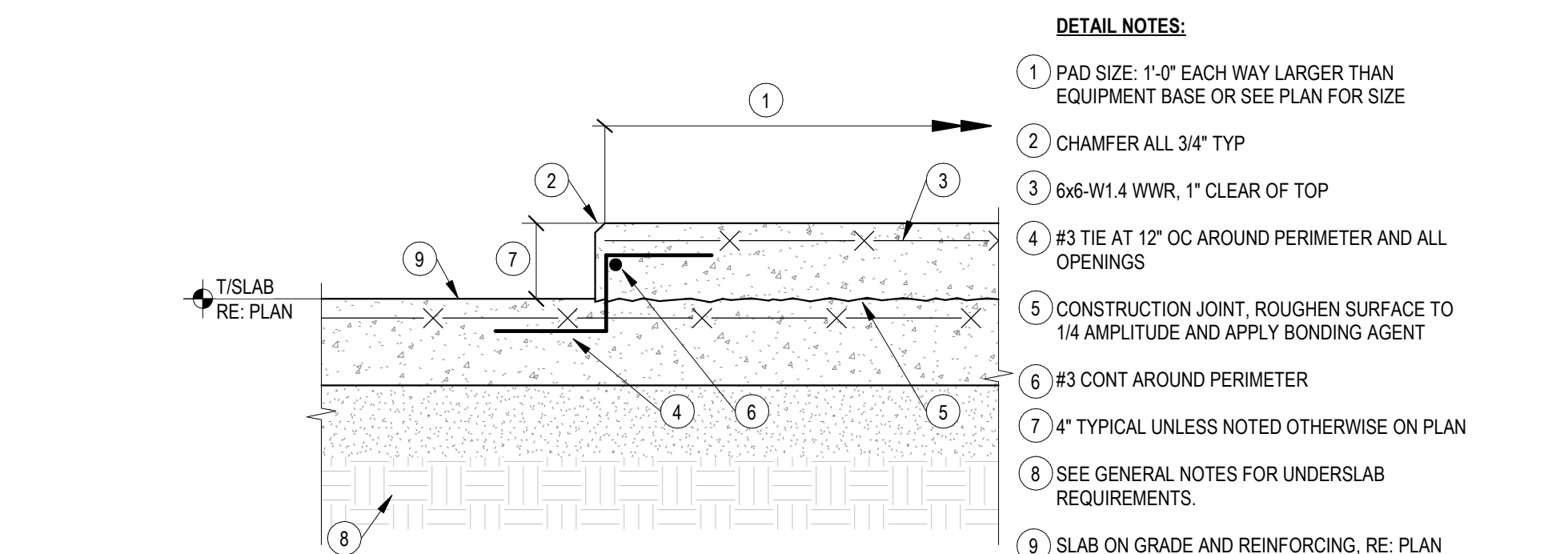
## 3 CONCRETE STAIRS ON GRADE

1/2" = 1'-0"



## 4 EQUIP PAD @ NEW SLAB ON GRADE

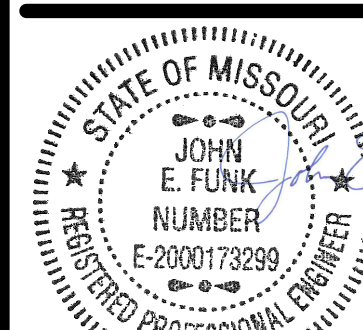
1 1/2" = 1'-0"



# REUNION AT BLACKWELL

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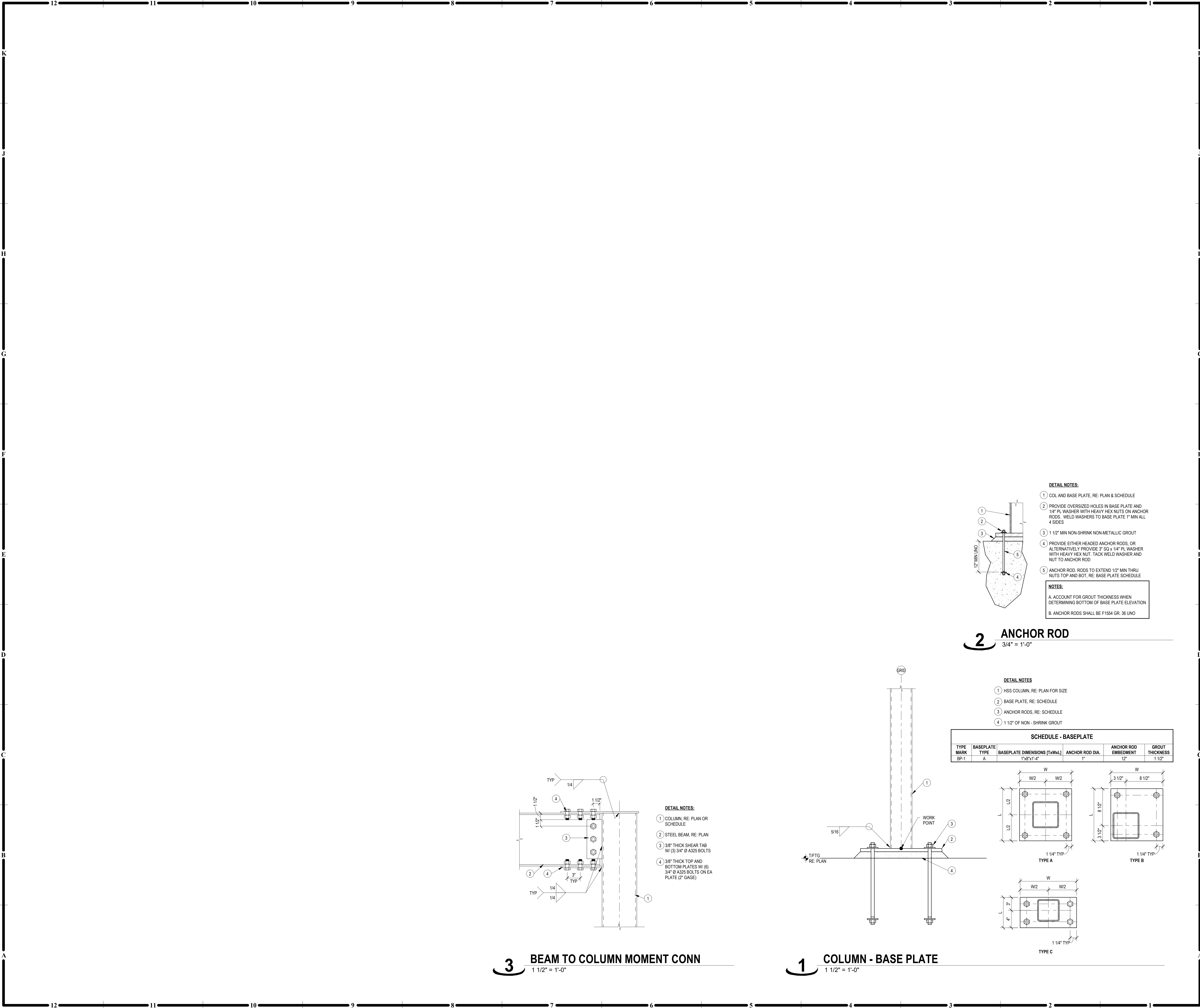
TYPICAL DETAILS - CONCRETE



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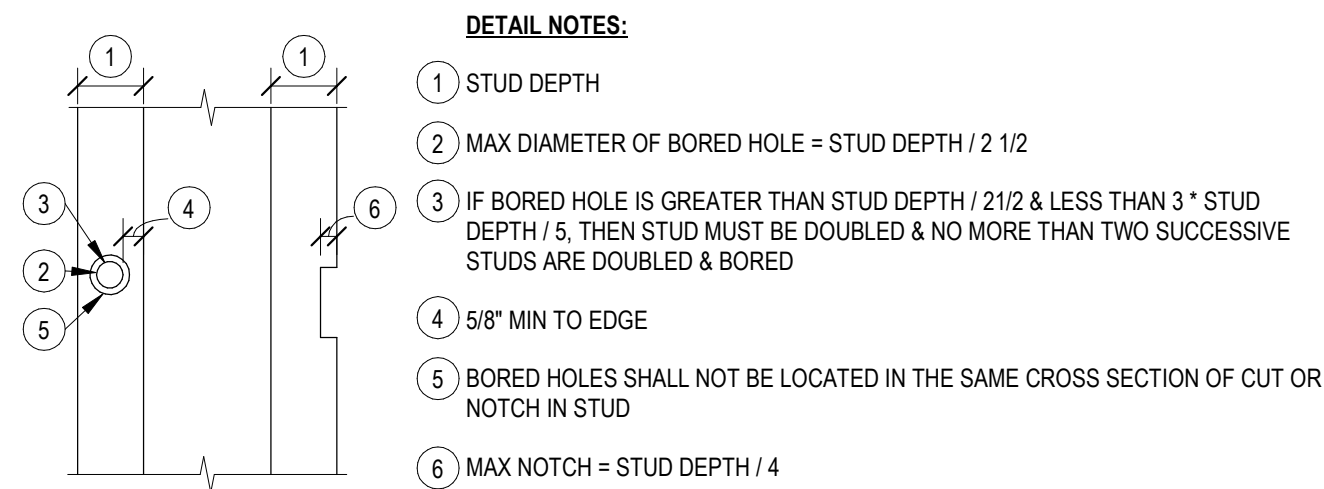
ISSUE DATE: 24 AUGUST 2023  
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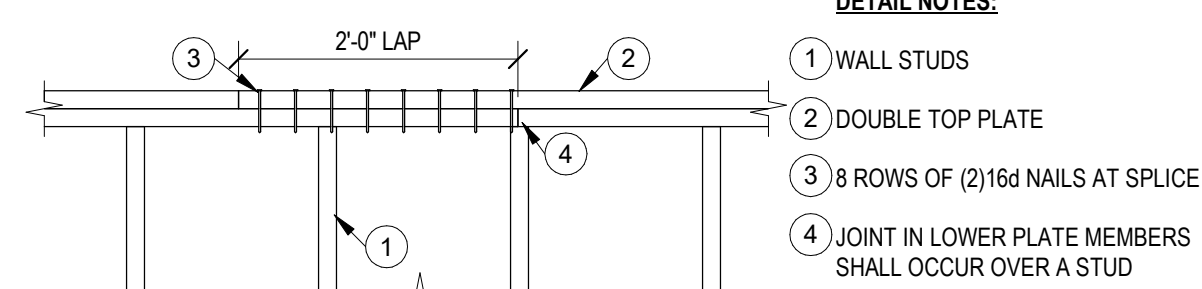
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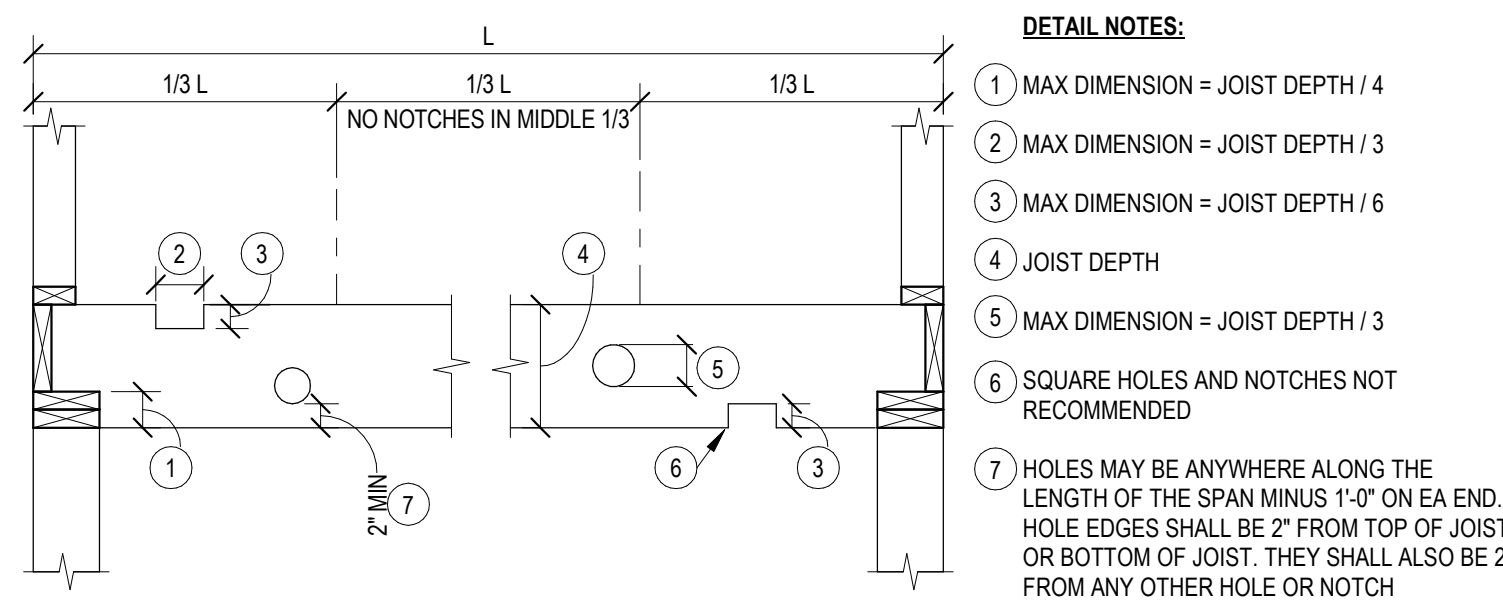
## 6 BORED HOLE & NOTCHES - VERT FRAMING

3/4" = 1'-0"



## 5 TOP PLATE SPLICE

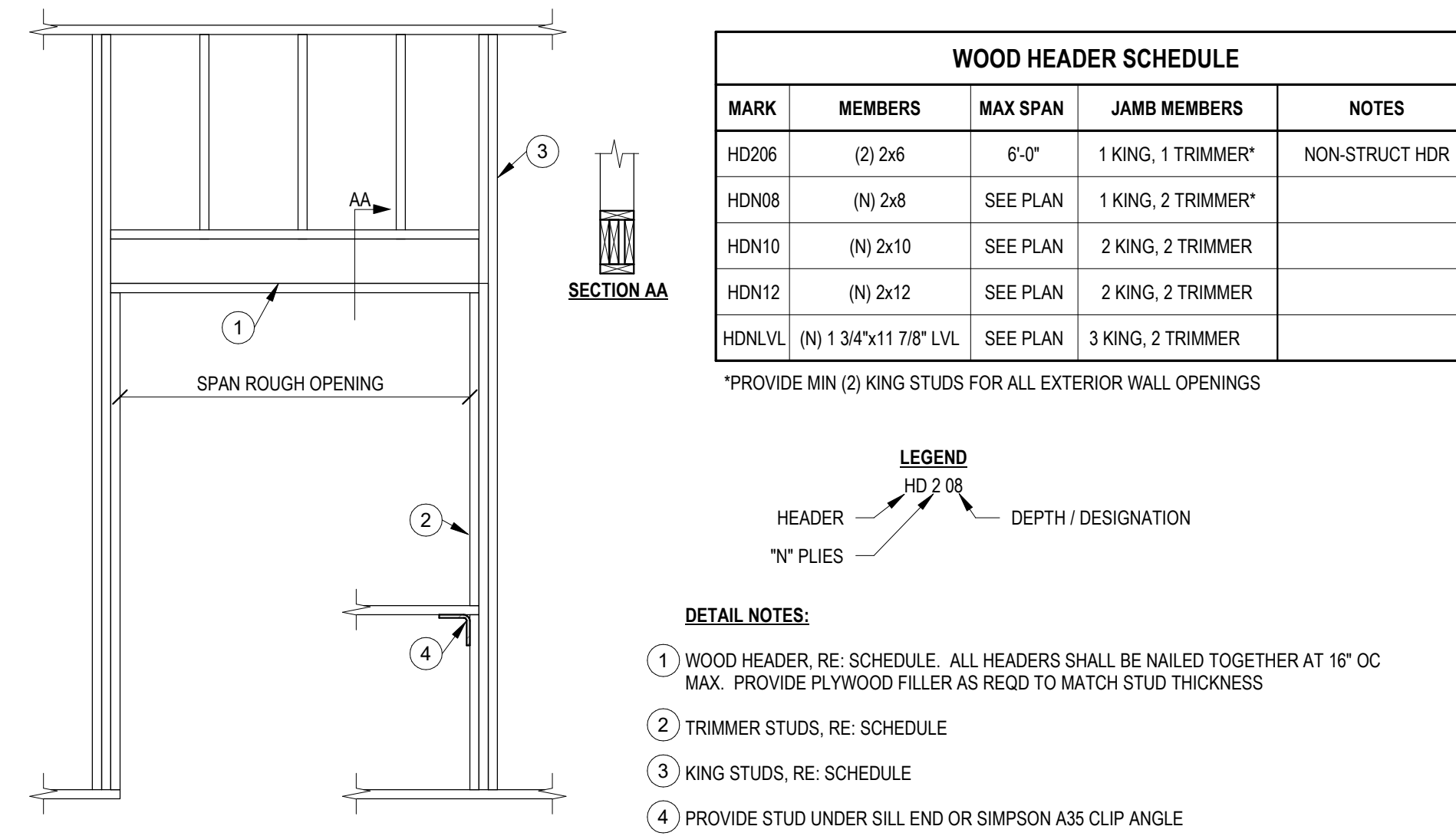
3/4" = 1'-0"



## 4 BORED HOLE & NOTCHES - HORIZ FRAMING

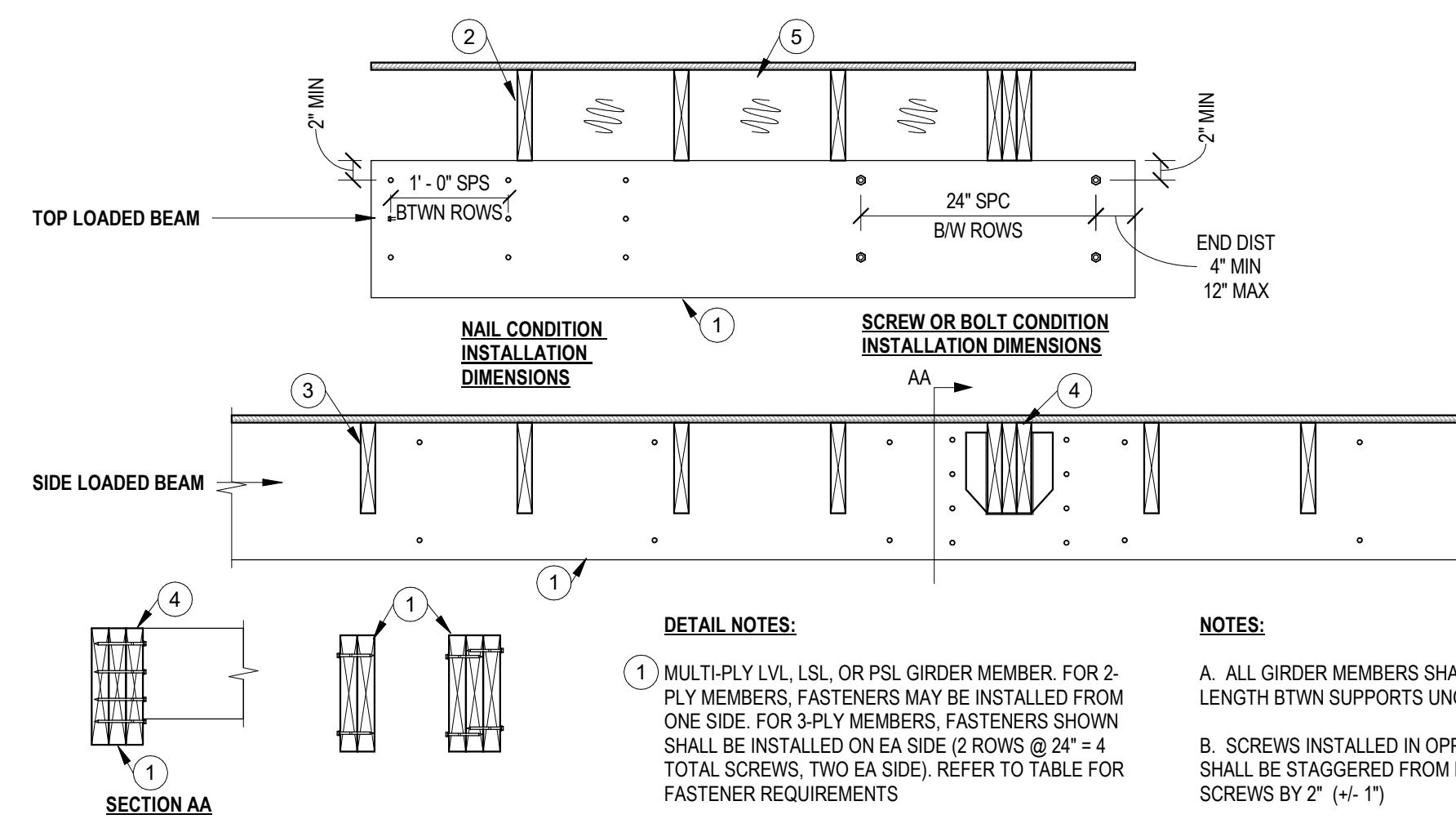
3/4" = 1'-0"

NOTE: DETAIL IS FOR DIMENSIONAL LUMBER ONLY. FOR I-JOISTS AND LVL FOLLOW MANUFACTURERS REQUIREMENTS



## 3 HEADER SCHEDULE

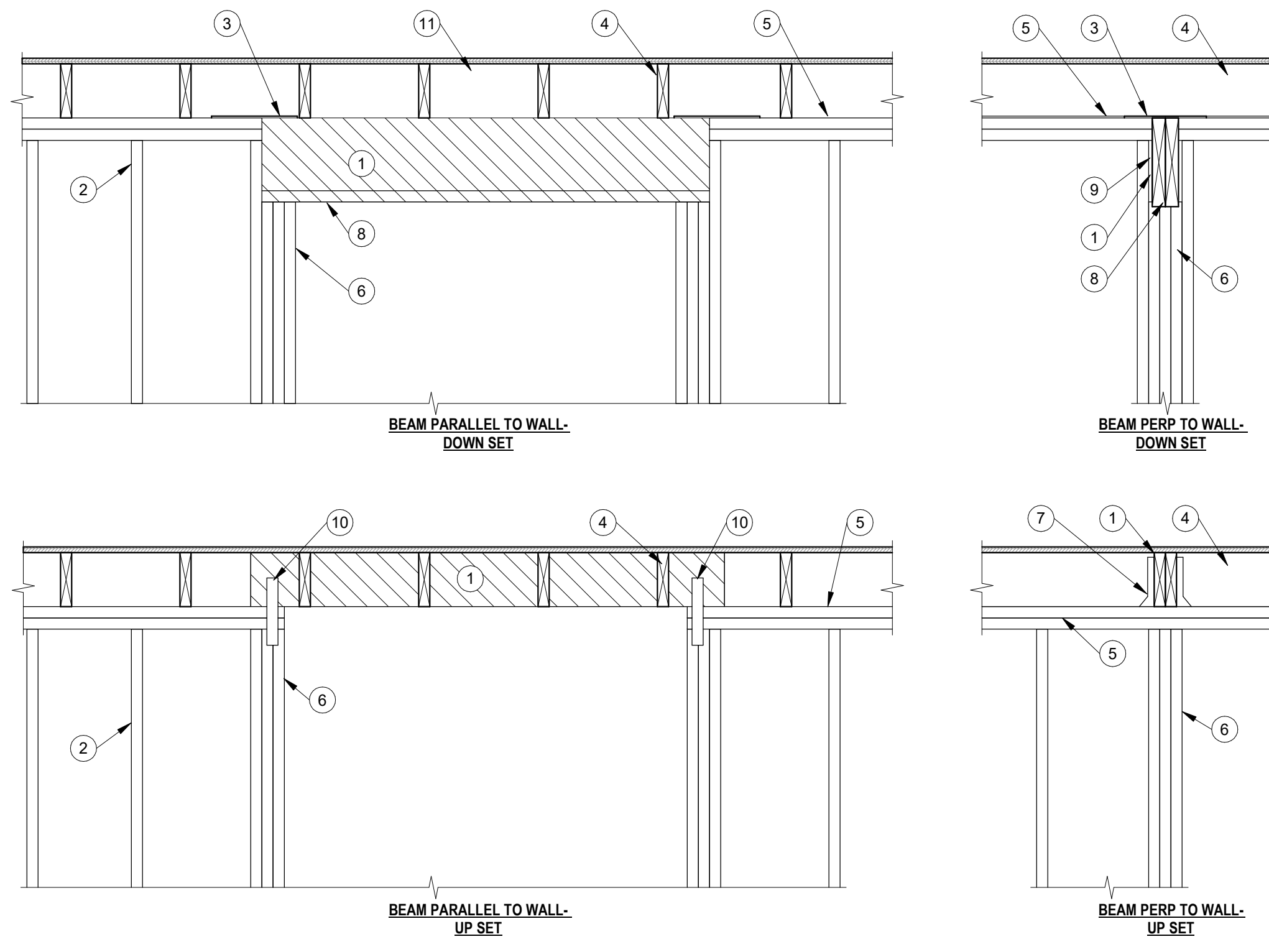
1/2" = 1'-0"



FASTENER OPTIONS				
FASTENER	BM DEPTH	2-PLY	3-PLY	4-PLY
10d (0.128"x3") NAILS	7.25" TO 14" OC	3 @ 12" OC	3 @ 12" OC EA SIDE	NOT ALLOWED
10d (0.128"x3") NAILS	14" OR GREATER	4 @ 12" OC	4 @ 12" OC EA SIDE	NOT ALLOWED
1/2" DIA THRU BOLTS	7.25" OR GREATER	2 @ 24" OC	2 @ 24" OC	2 @ 16" OC
STRUCTURAL SCREW	7.25" OR GREATER	2 @ 24" OC	2 @ 24" OC EA SIDE	2 @ 16" OC EA SIDE

## 2 BUILT-UP ENGR LUMBER BEAM

3/4" = 1'-0"



## 1 BEAM BEARING CONDITIONS

3/4" = 1'-0"



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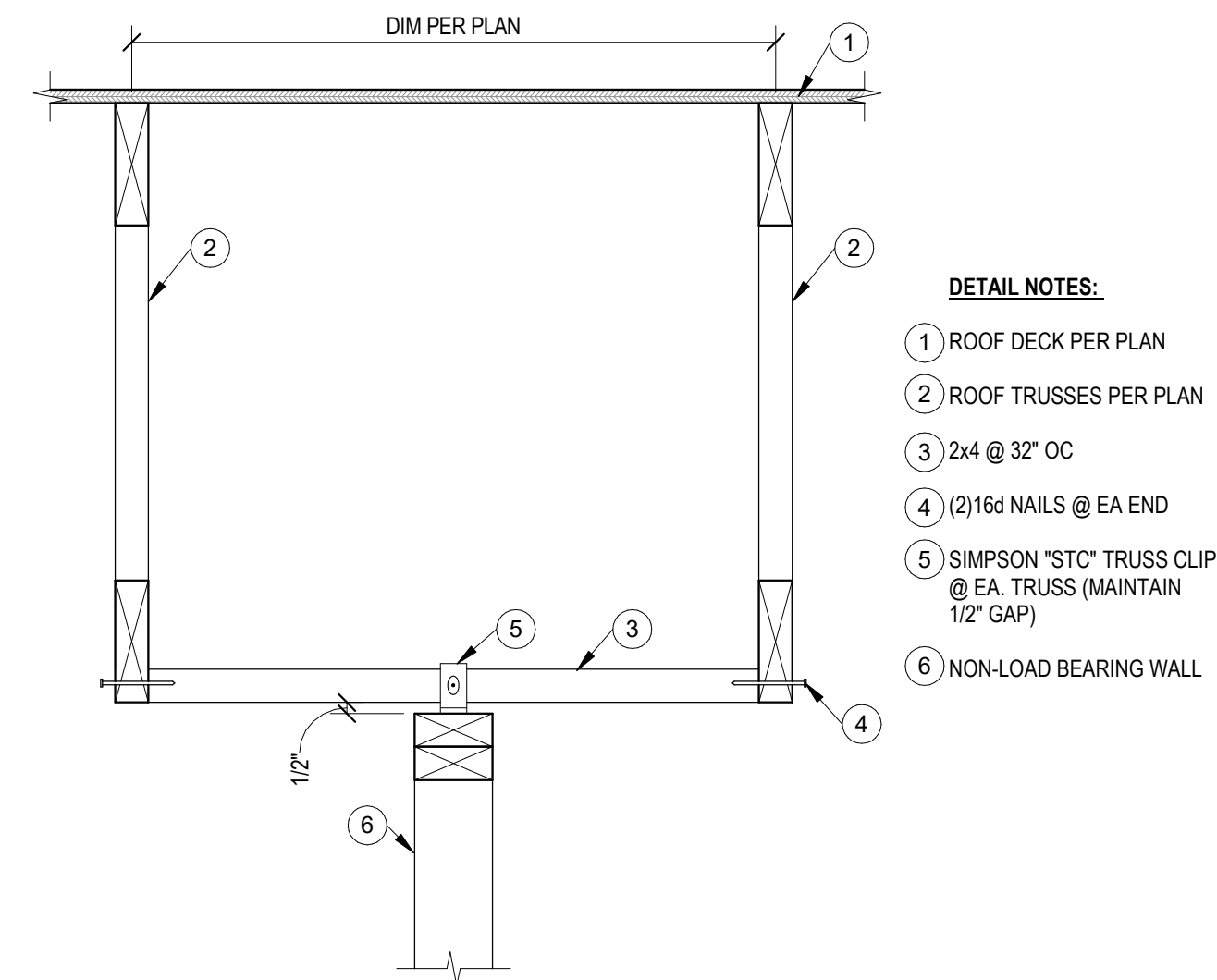


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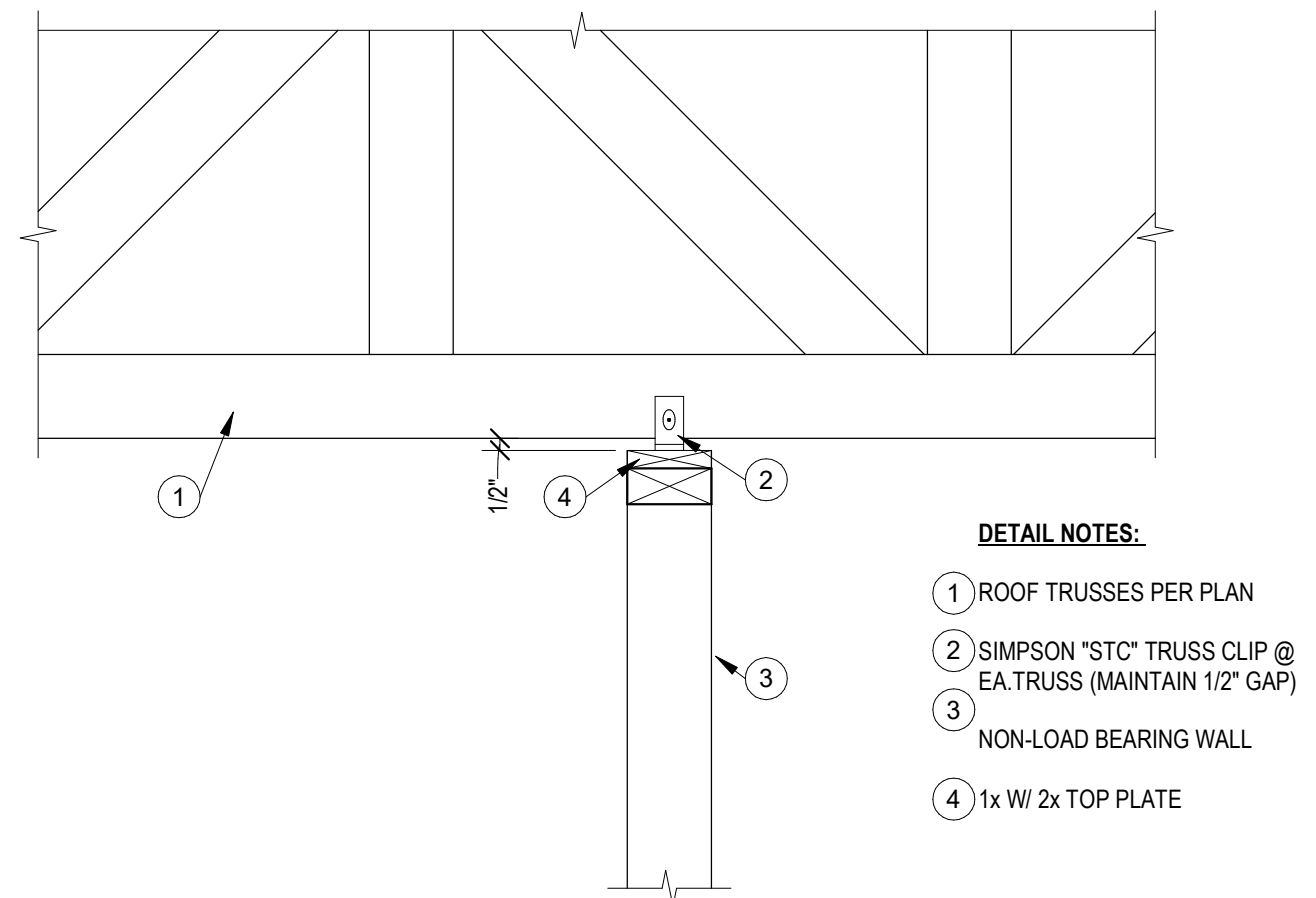
**S061**

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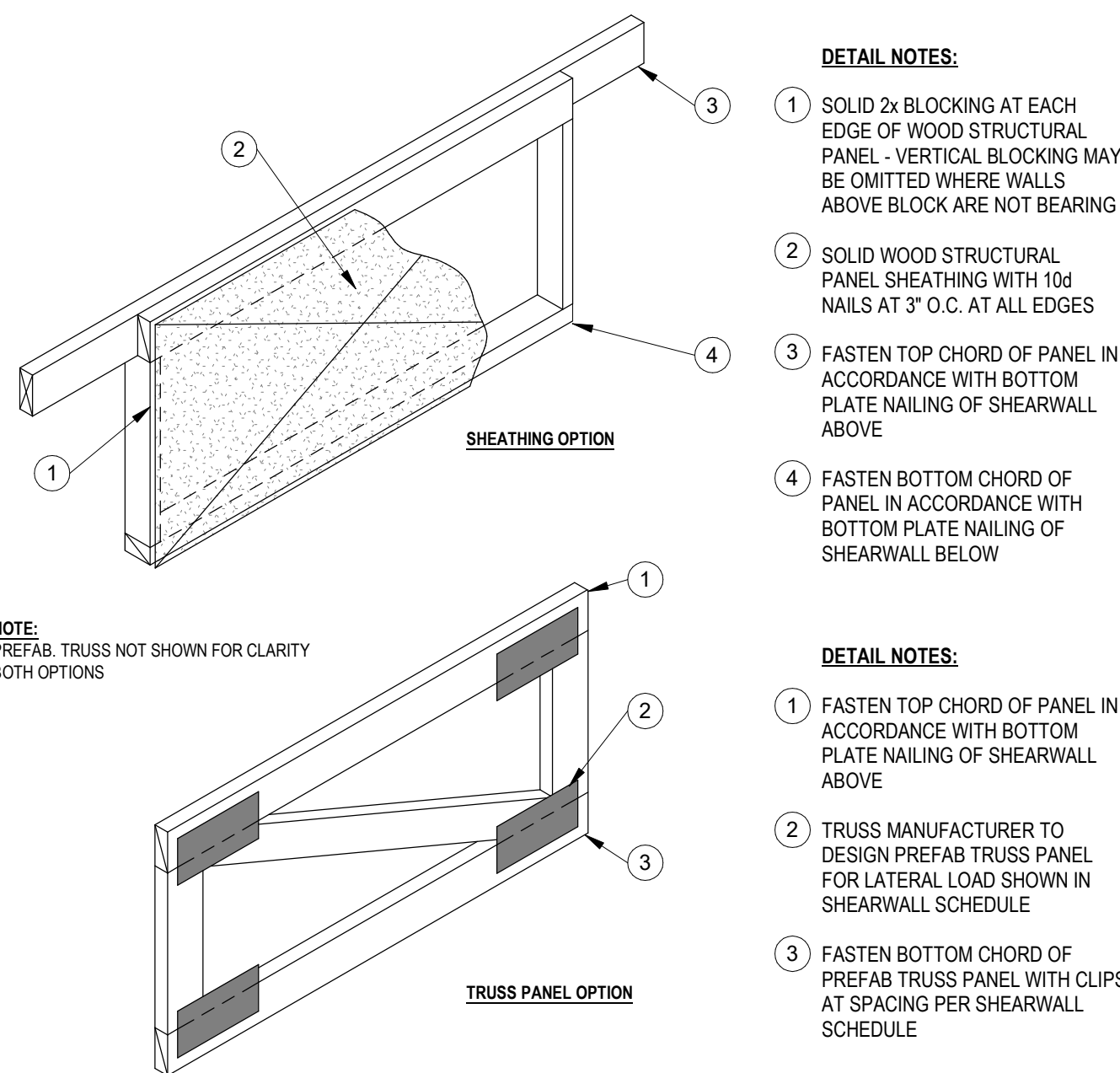
## TYPICAL DETAILS - WOOD ROOF TRUSS



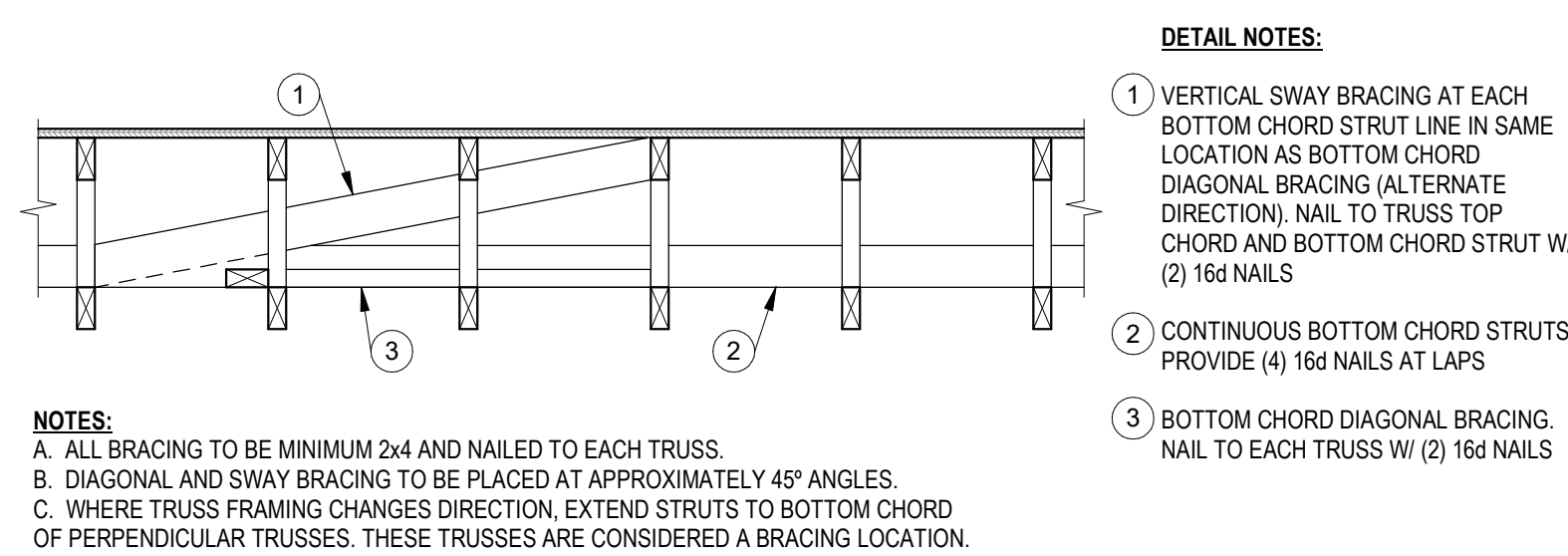
**7 TYP - NON-LOAD BRG WALL - TRUSS**  
1 1/2" = 1'-0"



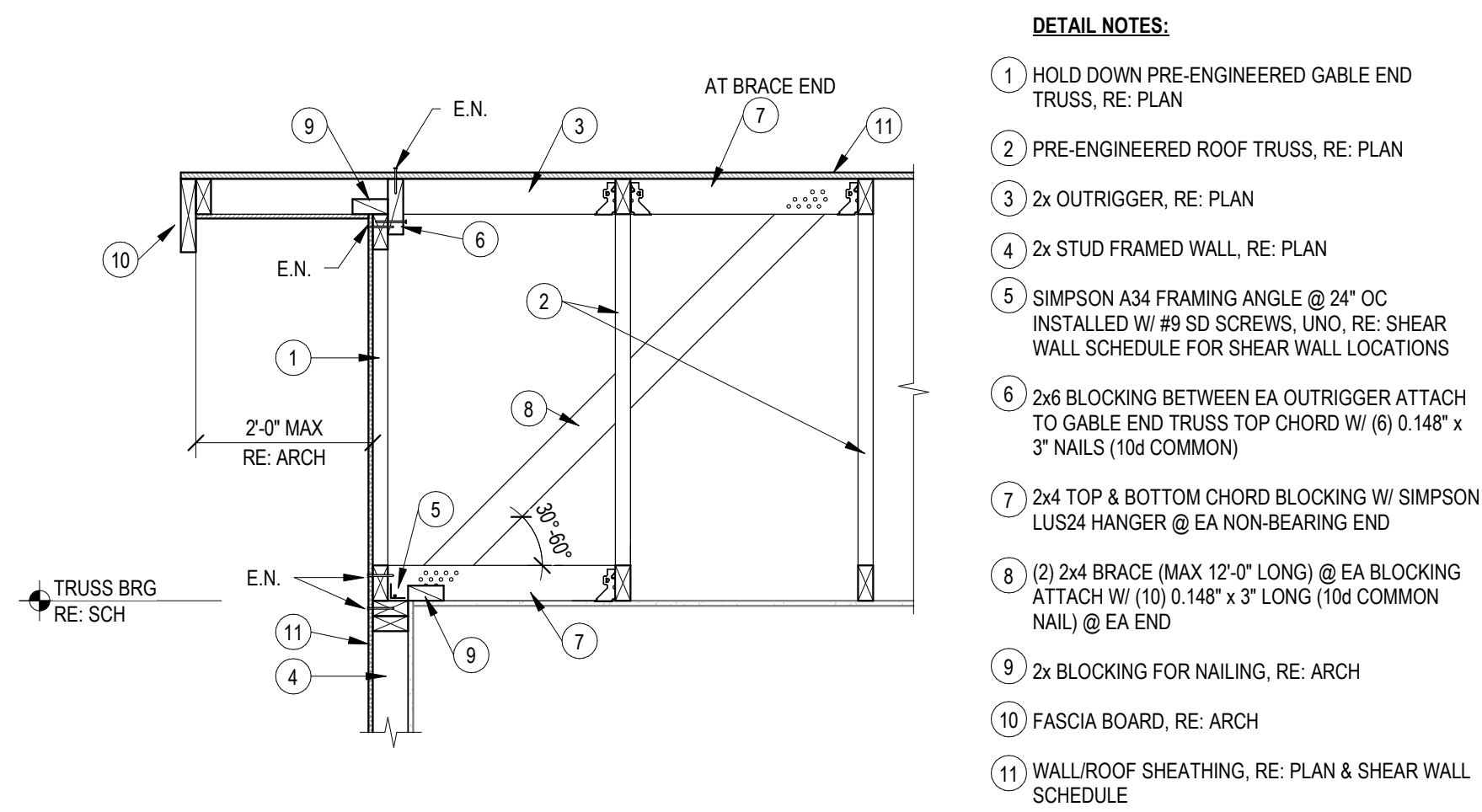
**5 TYP - NON-LOAD BRG WALL - ROOF TRUSS**  
1 1/2" = 1'-0"



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

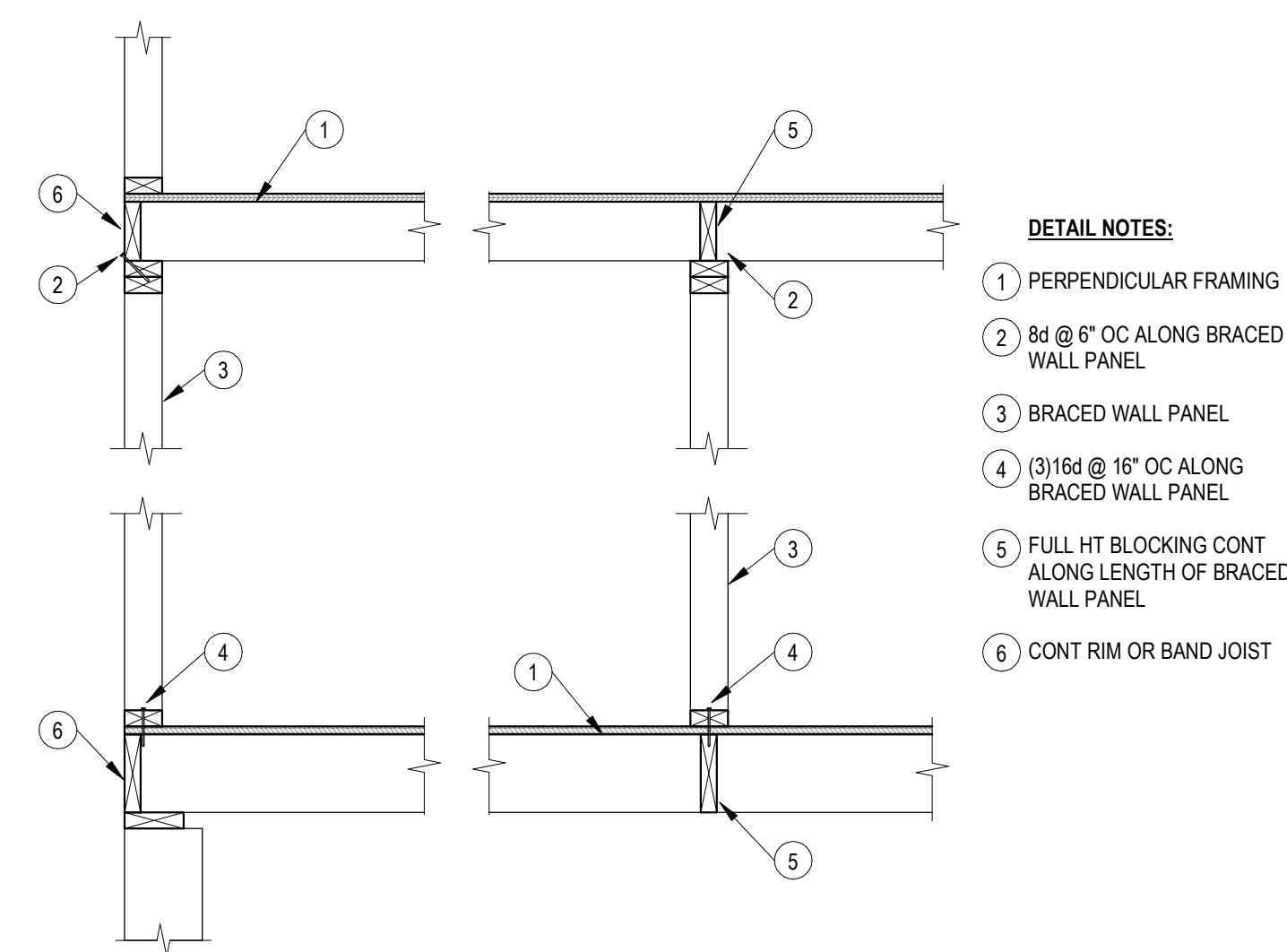


**8 TYPICAL TRUSS BRACING DETAIL**  
3/4" = 1'-0"



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





### 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-4: END CONDITION FOR CONTINUOUSLY SHEATH WALL PANEL.

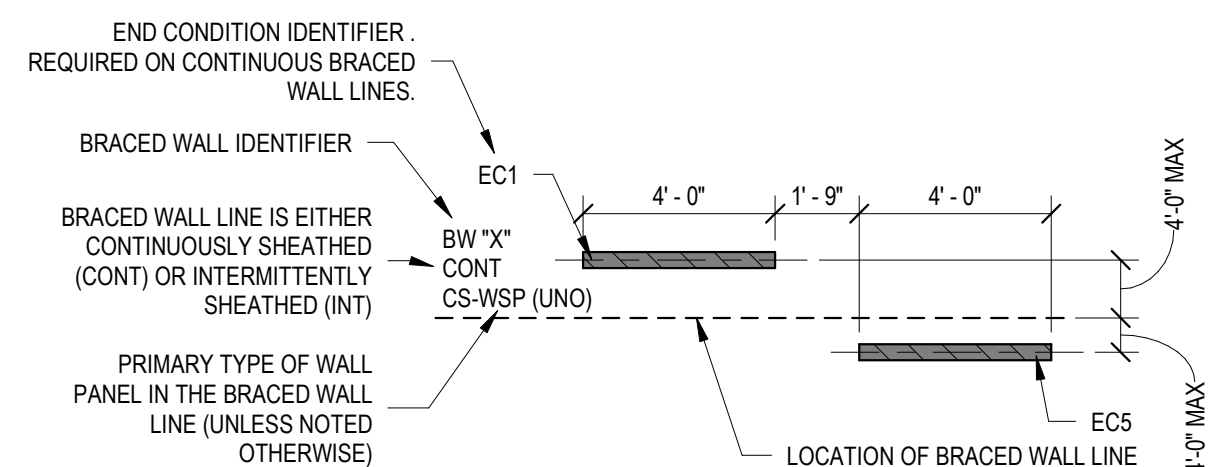
#### END CONDITIONS (CONTINUOUSLY SHEATHED)

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.

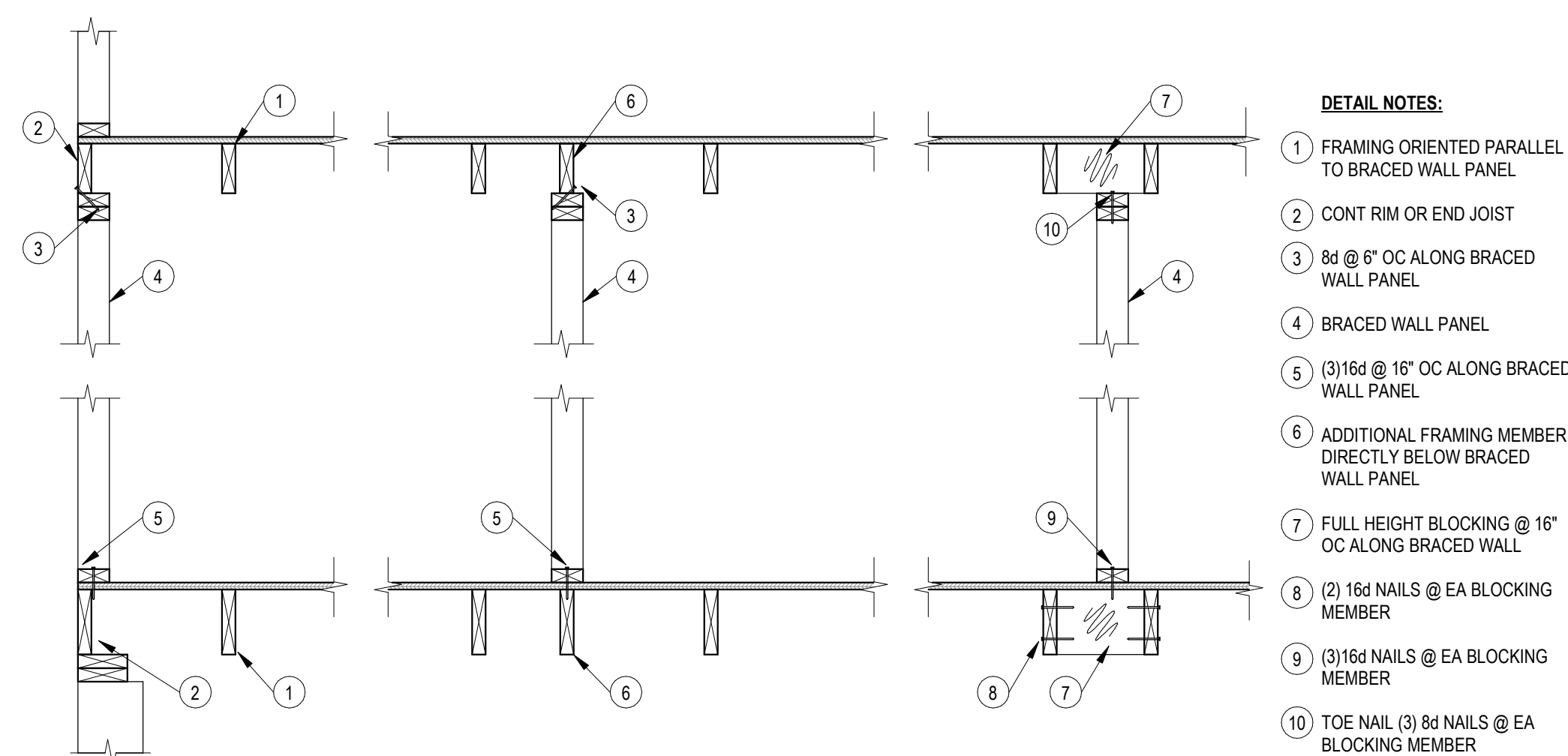
EC3: 48" WIDE BRACED WALL PANEL AT THE END OF THE WALL. NO RETURN PANEL IS REQUIRED.

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



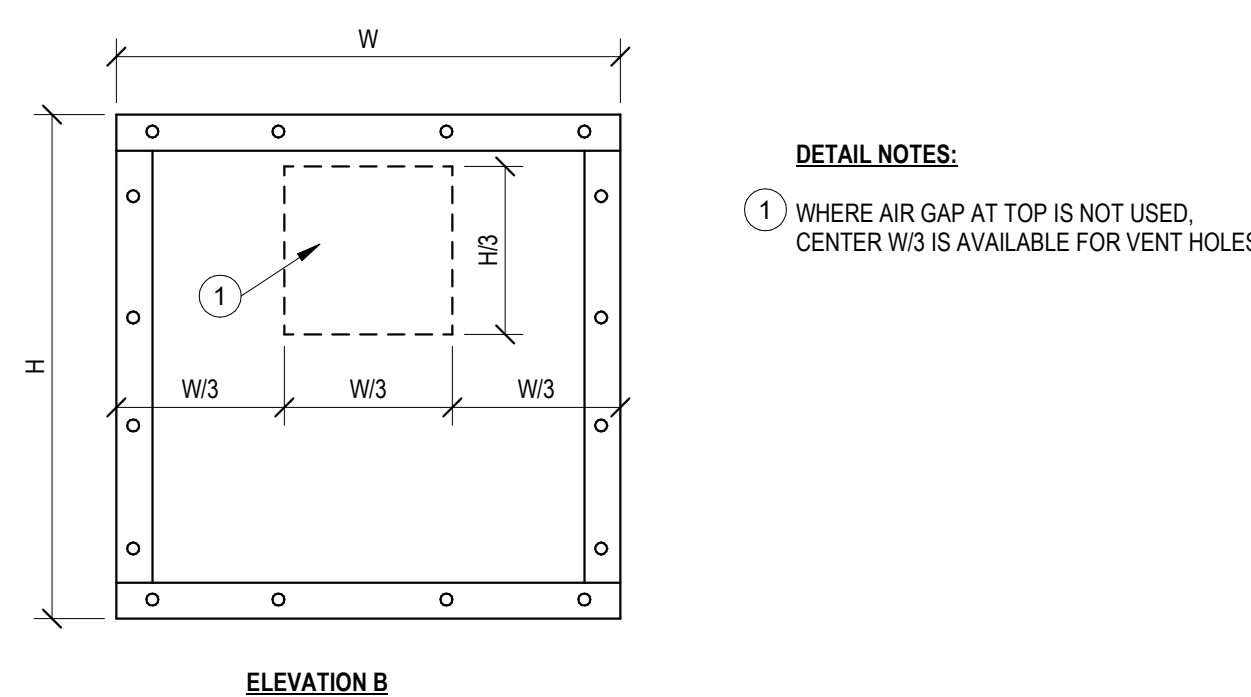
### 2 BRACED WALL PANEL LEGEND

1/4" = 1'-0"



### 1 BWP CONN PAR TO FRAMING

3/4" = 1'-0"



ELEVATION B

2" MAX VENT OPENING

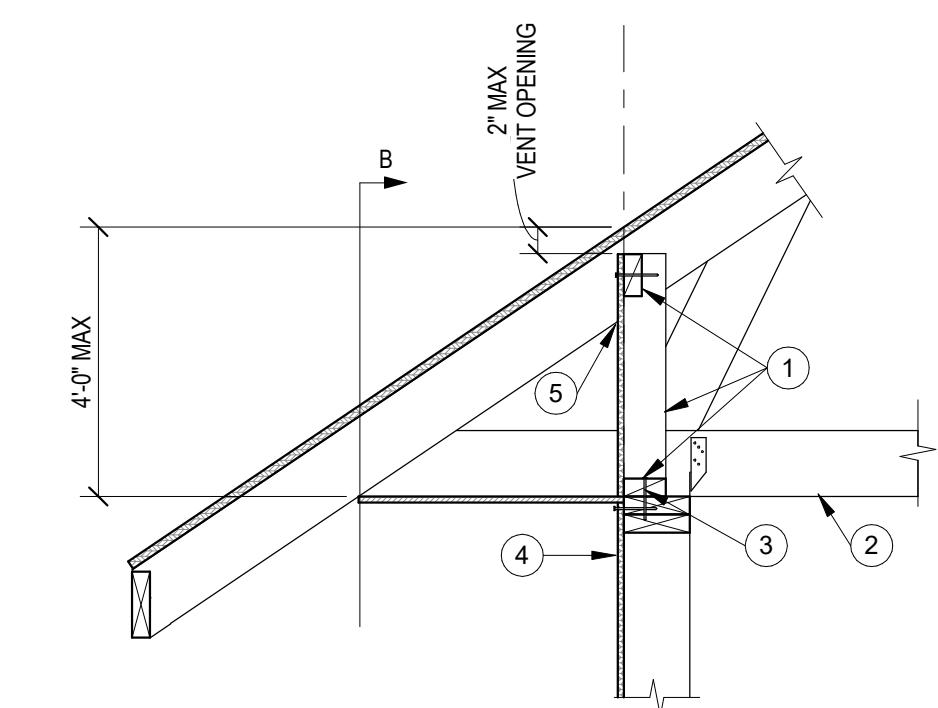
#### DETAIL NOTES:

- 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"

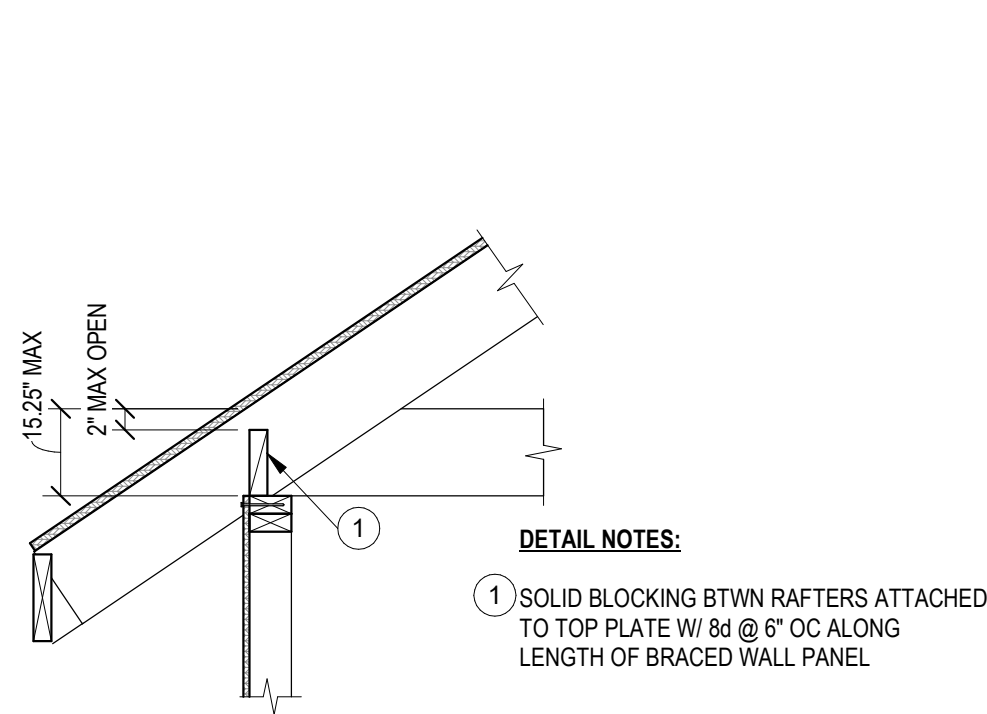


FIGURE R602.10.8.2(1)  
BRACED WALL PANEL CONNECTION TO PERPENDICULAR RAFTERS

### 4 BRACED WALL CONN

3/4" = 1'-0"

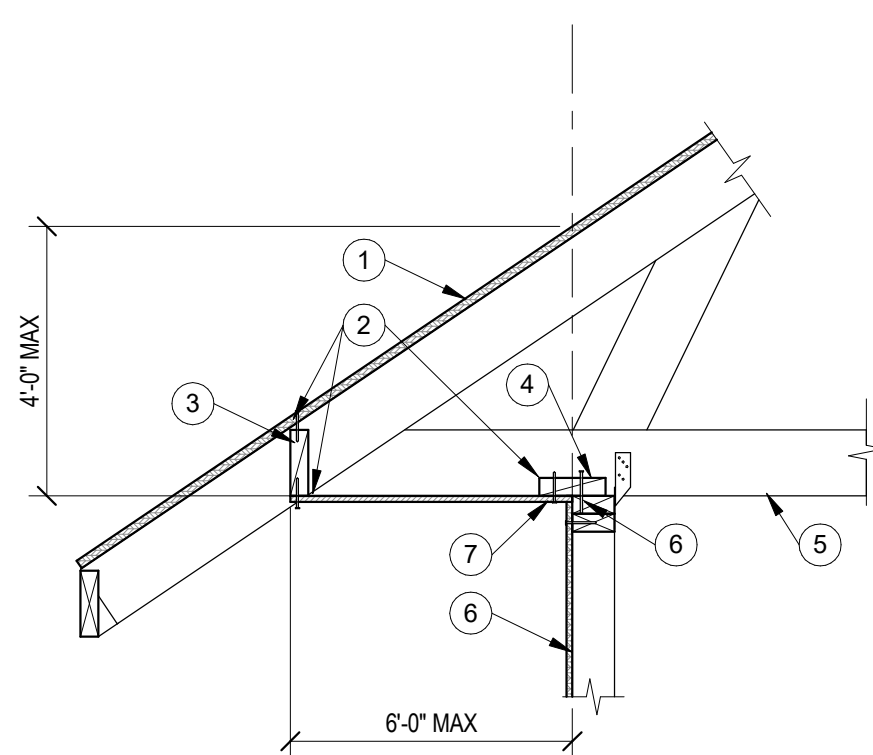


FIGURE R602.10.8.2(2)  
BRACED WALL PANEL CONNECTION OPTION TO PERPENDICULAR RAFTERS OR ROOF TRUSSES

#### 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

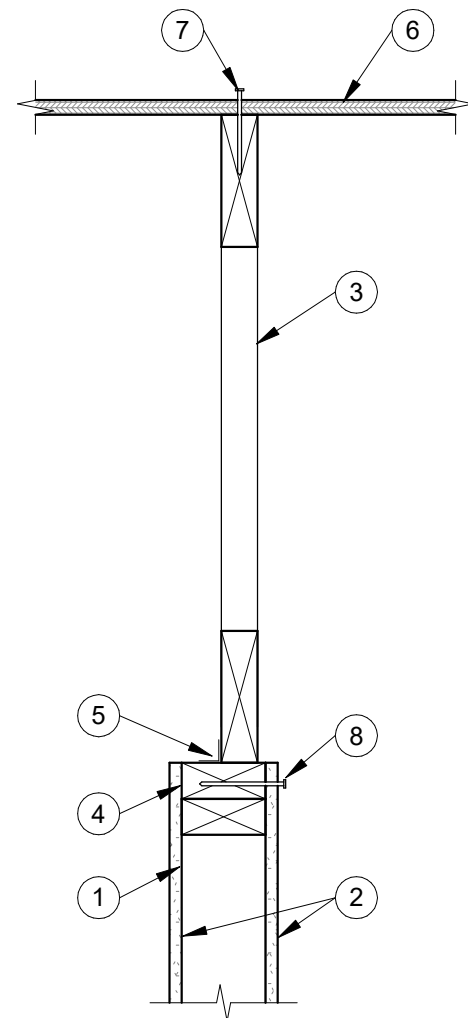
NOTE: PROVIDE VENTING PER SECTION R606 (NOT SHOWN)



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

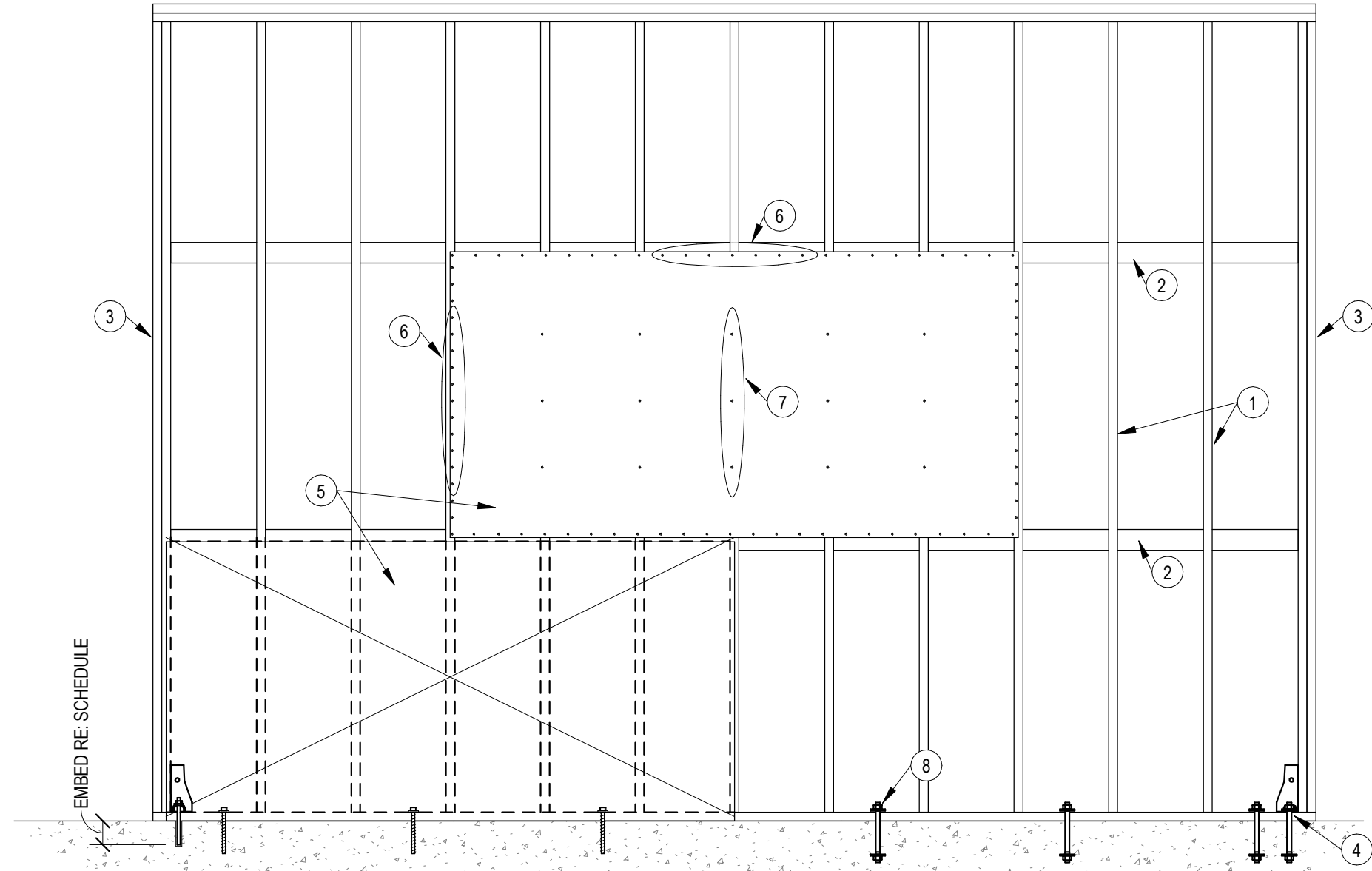
1 1/2" = 1'-0"



- 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

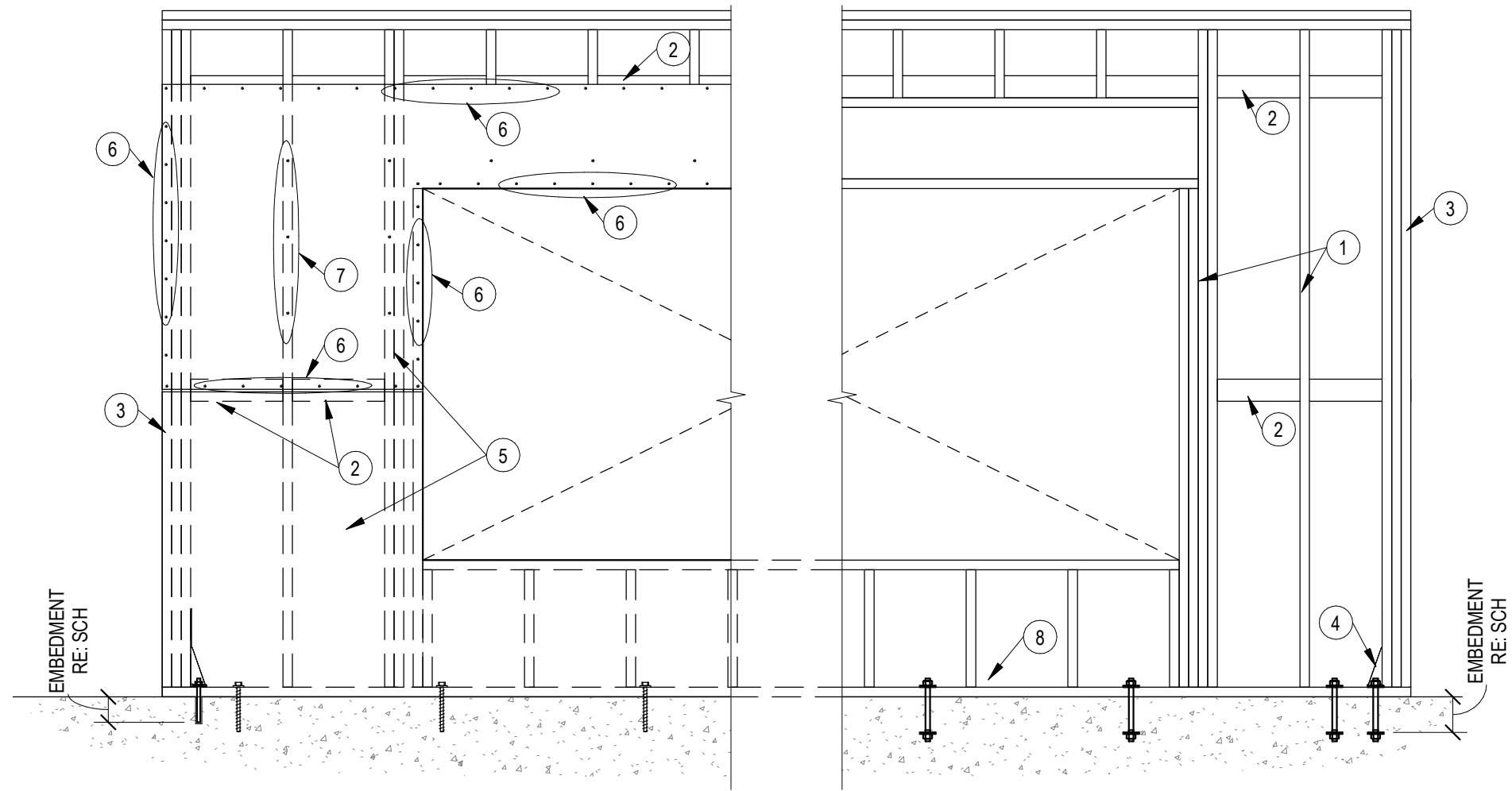
1/2" = 1'-0"



- DETAIL NOTES:
- 1 2x STUD FRAMING, RE: SHEAR WALL SCHEDULE
  - 2 PANEL BLOCKING AS RECD, 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

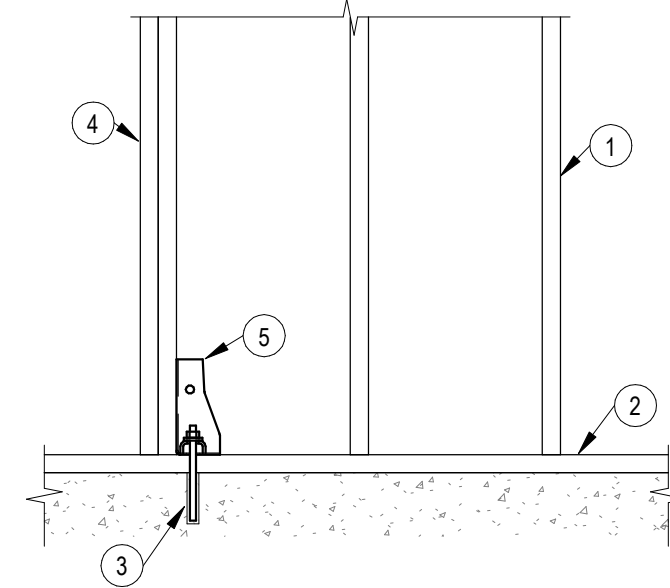
1/2" = 1'-0"



- DETAIL NOTES:
- 1 2x STUD FRAMING, RE: SHEAR WALL SCHEDULE
  - 2 PANEL BLOCKING AS RECD, RE: SHEAR WALL SCHEDULE
  - 3 BOUDARY 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

3/4" = 1'-0"



- 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: SHEARWALL SCHEDULE FOR SIZE, RE: PLAN FOR LOCATION

TYPICAL DETAILS - WOOD SHEAR WALLS



PROFESSIONAL SEAL

S063

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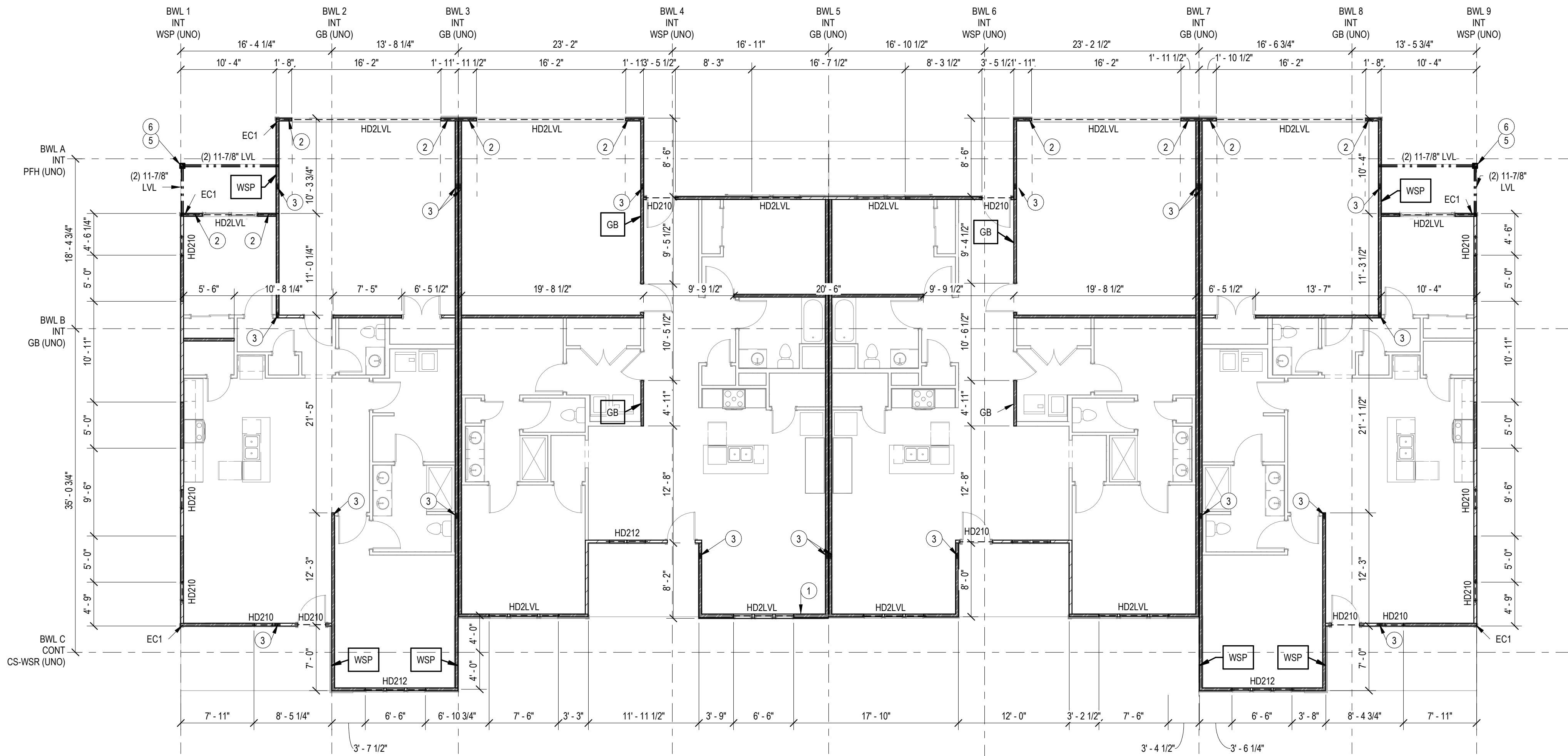
REUNION AT BLACKWELL  
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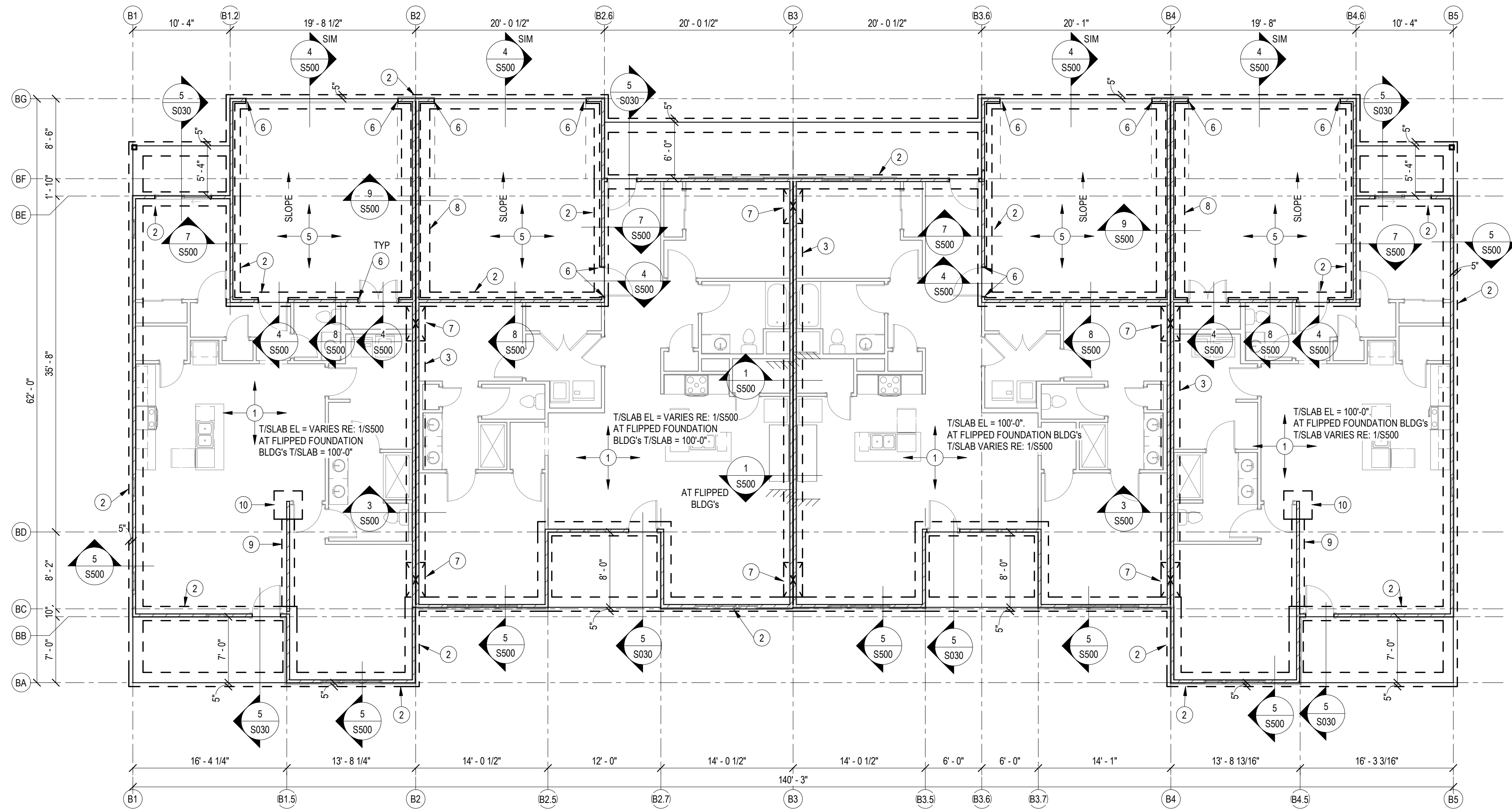
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**2 FIRST FLOOR WALL PLAN - BUILDING B1**  
1/8" = 1'-0"



**1 FOUNDATION PLAN - BUILDING B1**  
1/8" = 1'-0"

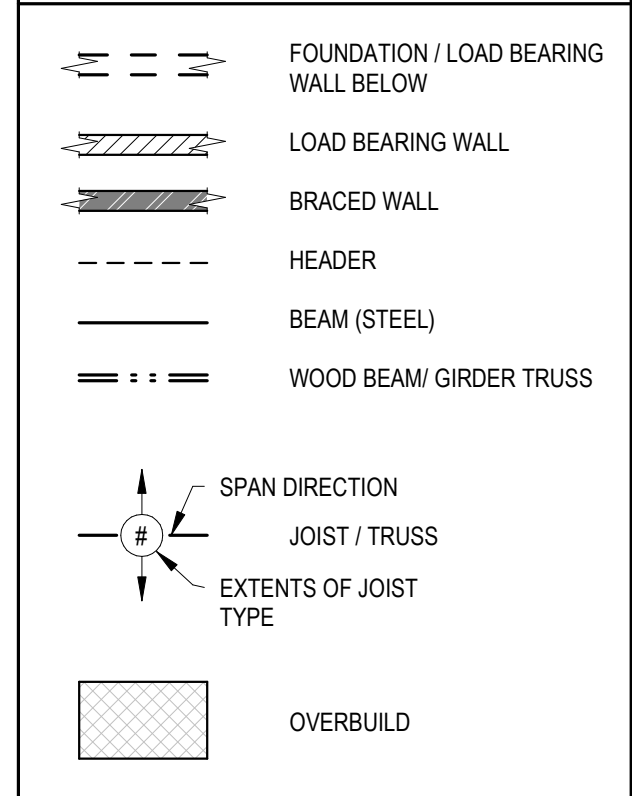
**WALL FRAMING PLAN NOTES:**

- 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 ABU44Z POST BASE INSTALLED W/ 5/8" Ø SIMPSON TITEN HD
- 6x6 TREATED WOOD POST CONNECT TO FOUNDATION W/ SIMPSON ABU66Z 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 MFR FOR RECOMMENDED DETAILING. INSTALL BACKING, BLOCKING, BRIDGING, ETC AS REQ'D. 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 MFR TO PROVIDE BLOCKING AS REQ'D FOR CONNECTION. TRUSS TO TRUSS HANGERS ARE BY TRUSS MFR.

**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/STOP 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
- 18" 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.

**REUNION AT BLACKWELL**

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**S101 B1**

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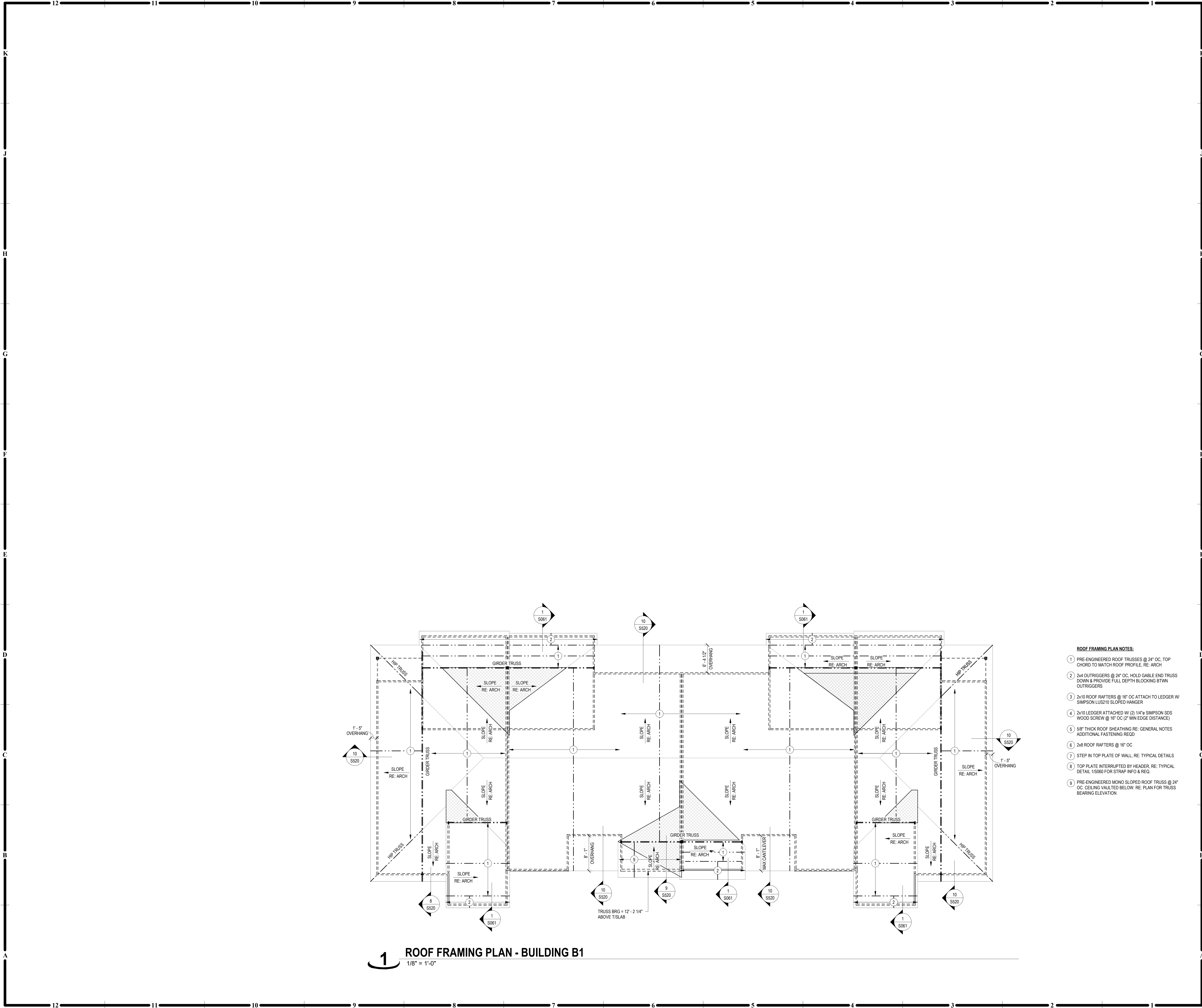
**FOUNDATION & WALL PLANS - BUILDING B1**



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1 ROOF FRAMING PLAN - BUILDING B1  
1/8" = 1'-0"

- SHEET NOTES:**
- A. REFERENCE SHEET S001 FOR STRUCTURAL GENERAL NOTES AND SHOW 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 "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).
- 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" @ 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 T1S000 FOR STRAP INFO & REQ
  - PRE-ENGINEERED MONO SLOPED ROOF TRUSS @ 24" OC CEILING VAULTED BELOW. RE: PLAN FOR TRUSS BEARING ELEVATION

# REUNION AT BLACKWELL

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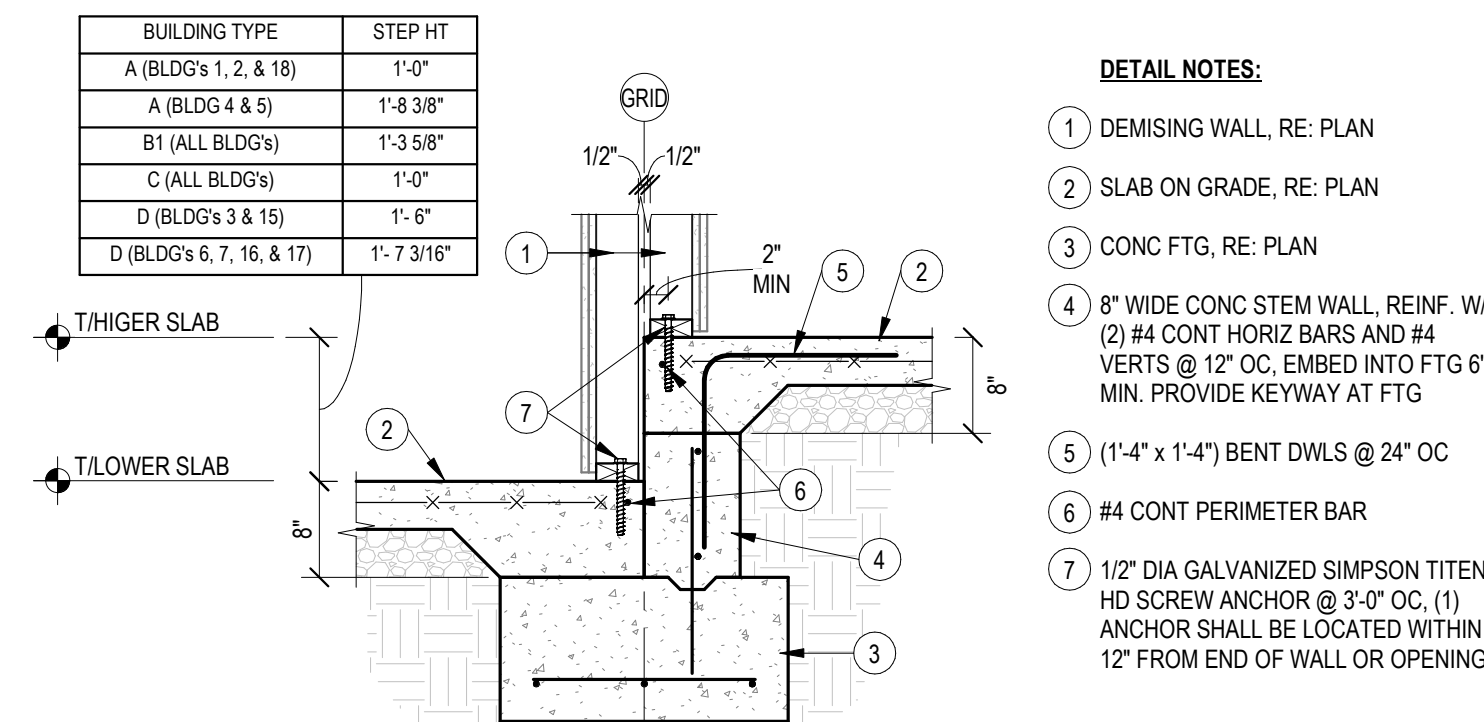
ROOF FRAMING PLAN - BUILDING  
B1



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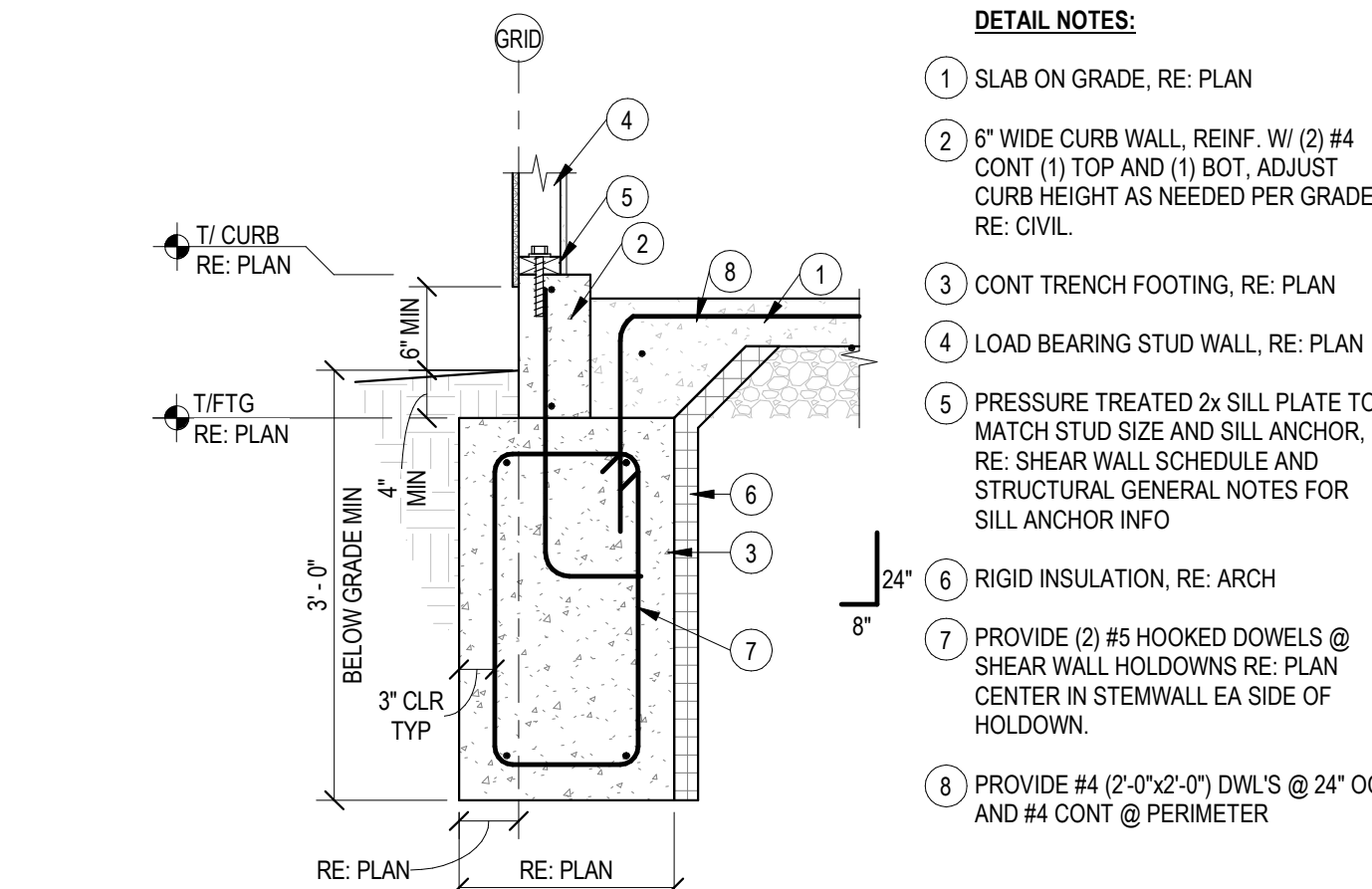


# 1 FOUNDATION STEP @ DEMISING WALL



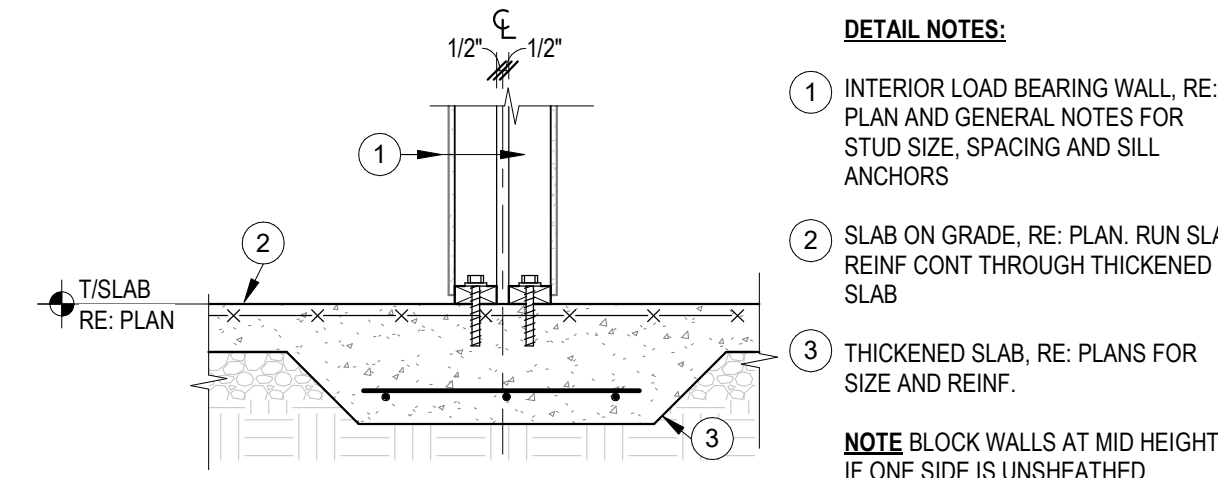
3/4" = 1'-0"

# 2 FOUNDATION SECTION



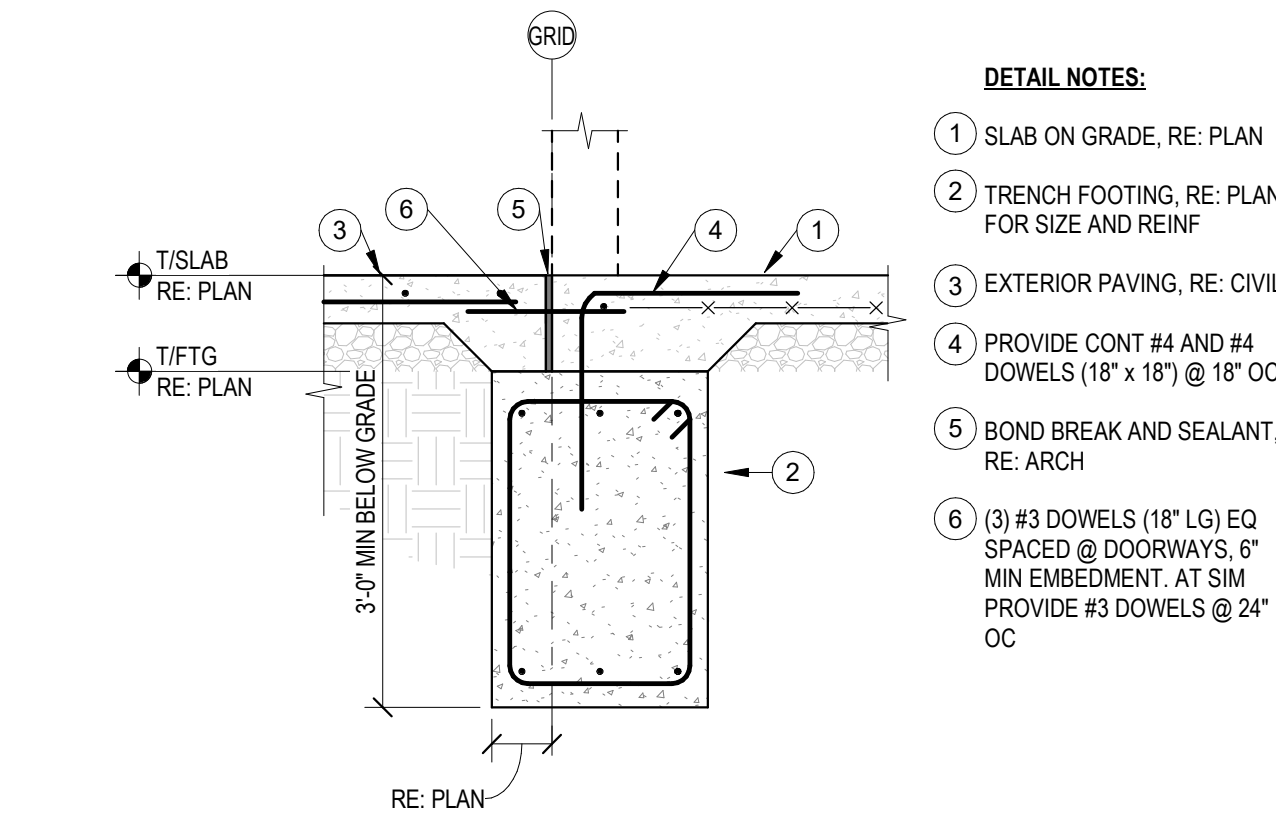
3/4" = 1'-0"

# 3 FDN SECTION @ COMMON WALL



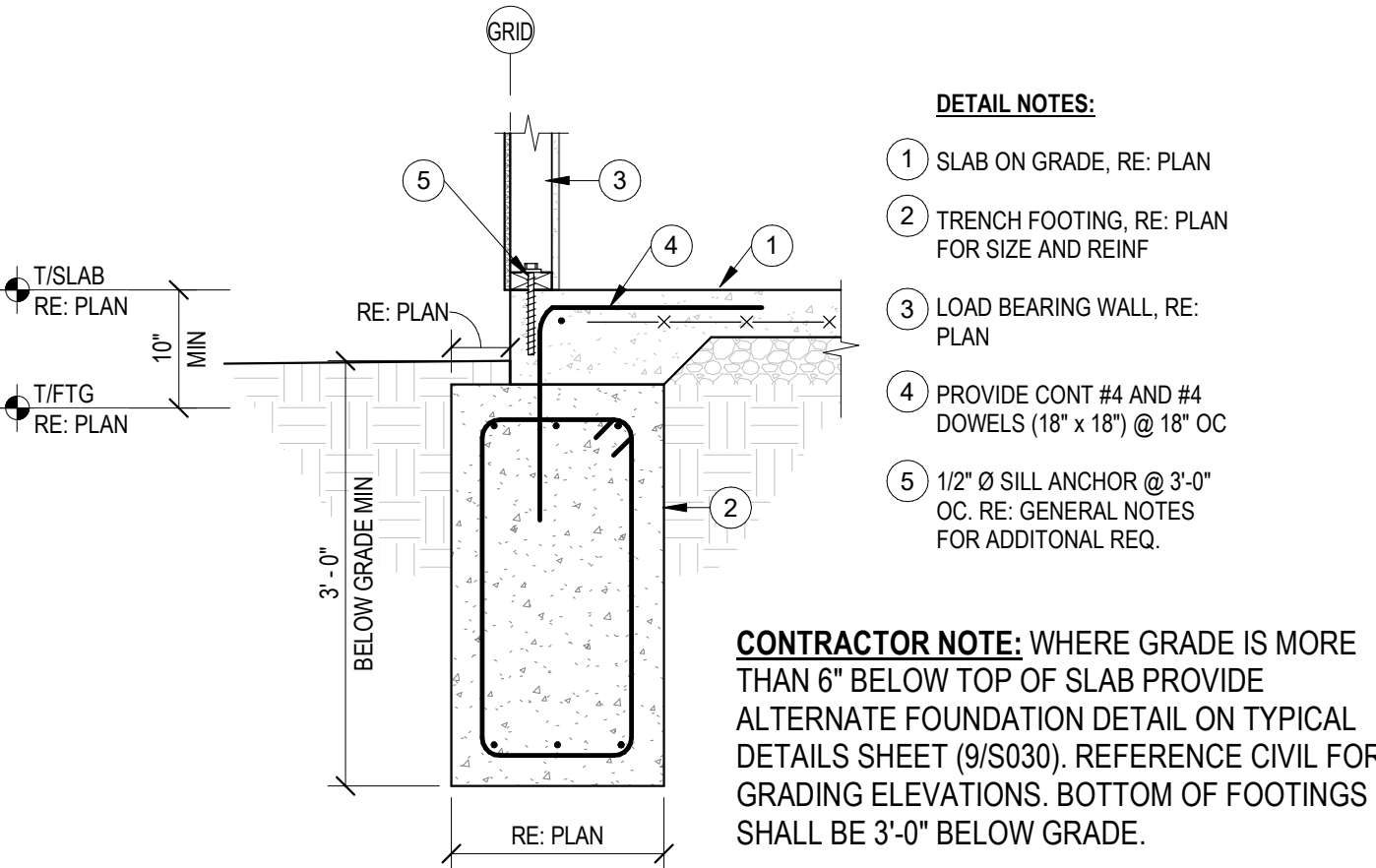
3/4" = 1'-0"

# 4 FDN SECTION @ WALL OPENING



3/4" = 1'-0"

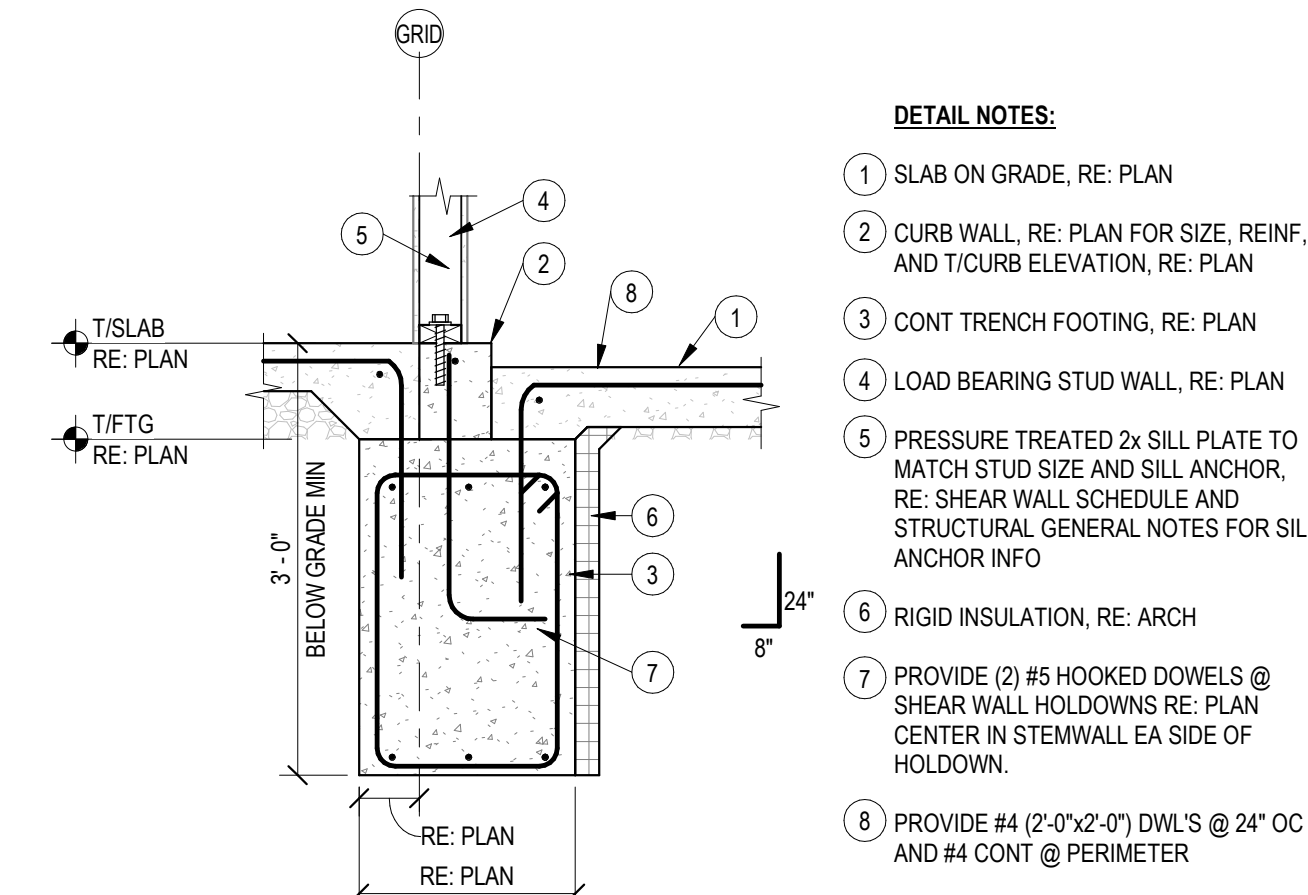
# 5 FDN SECTION @ WALL FTG



3/4" = 1'-0"

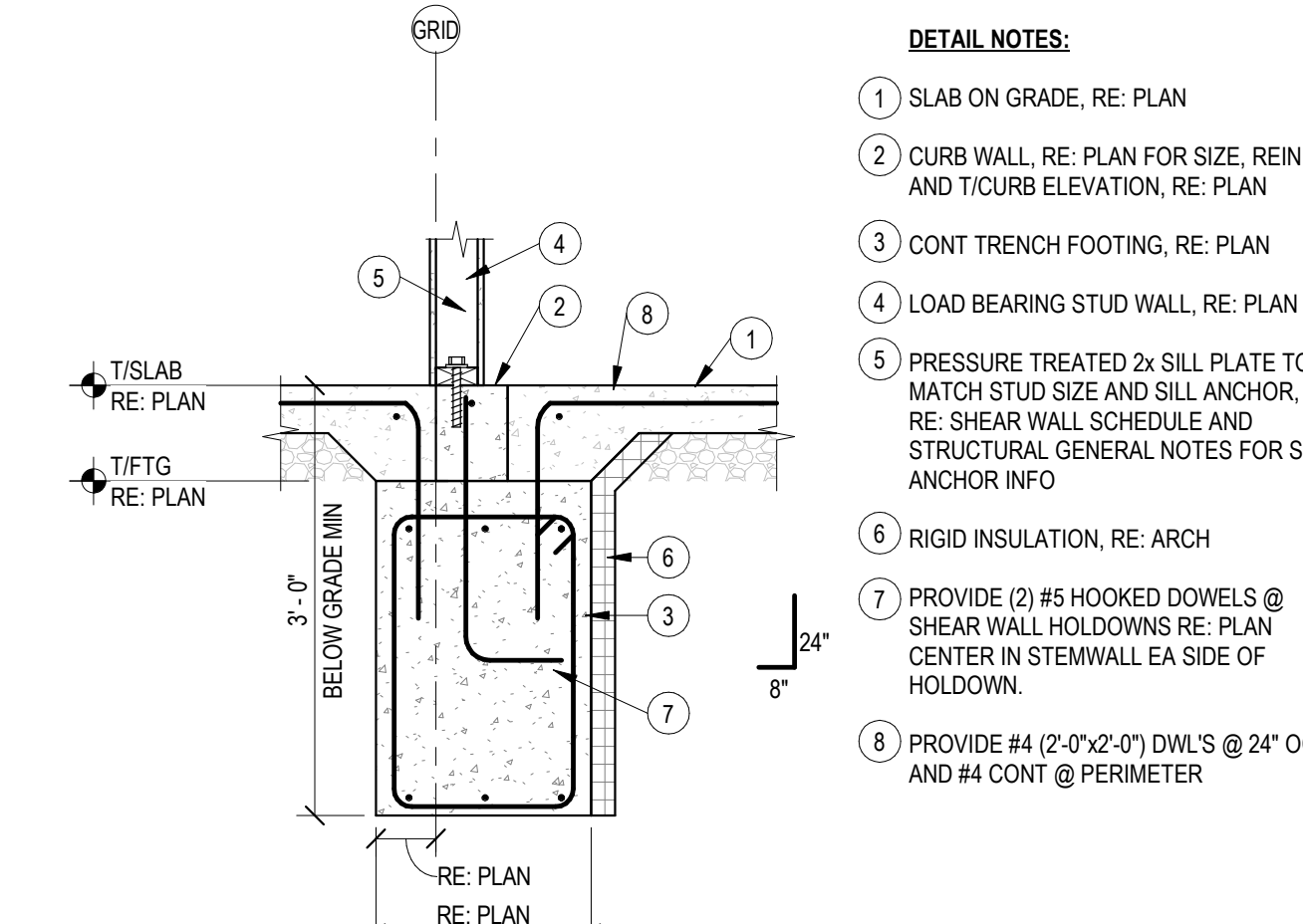
# 5 FDN SECTION @ WALL FTG

# 7 FOUNDATION SECTION



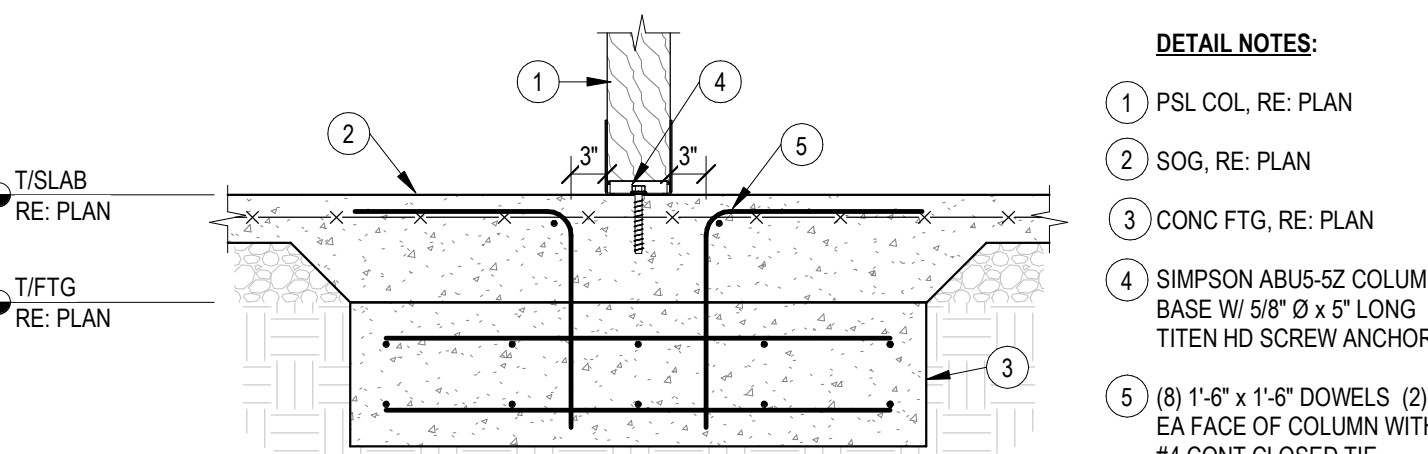
3/4" = 1'-0"

# 8 FOUNDATION SECTION



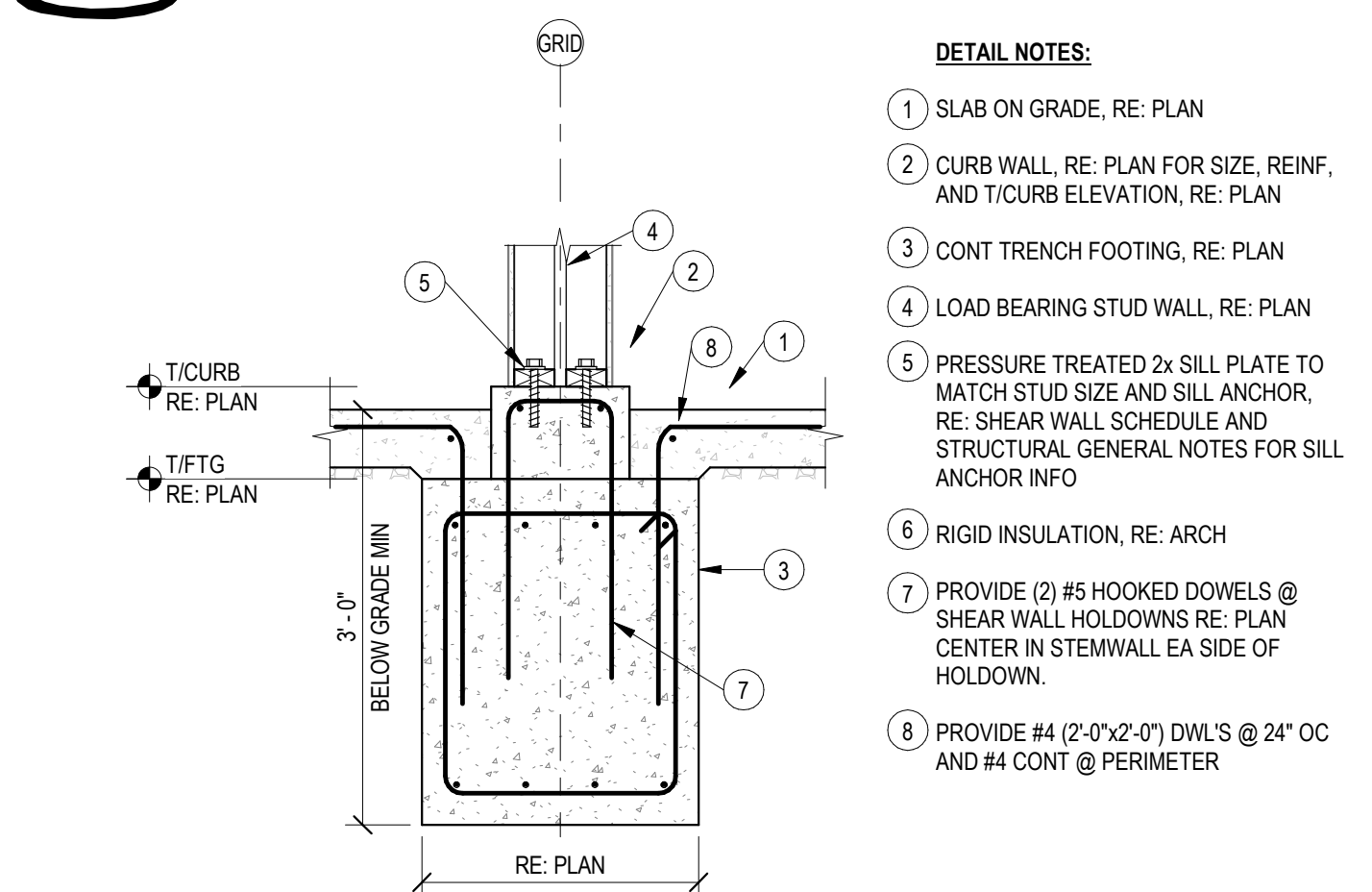
3/4" = 1'-0"

# 6 PSL COLUMN FOOTING



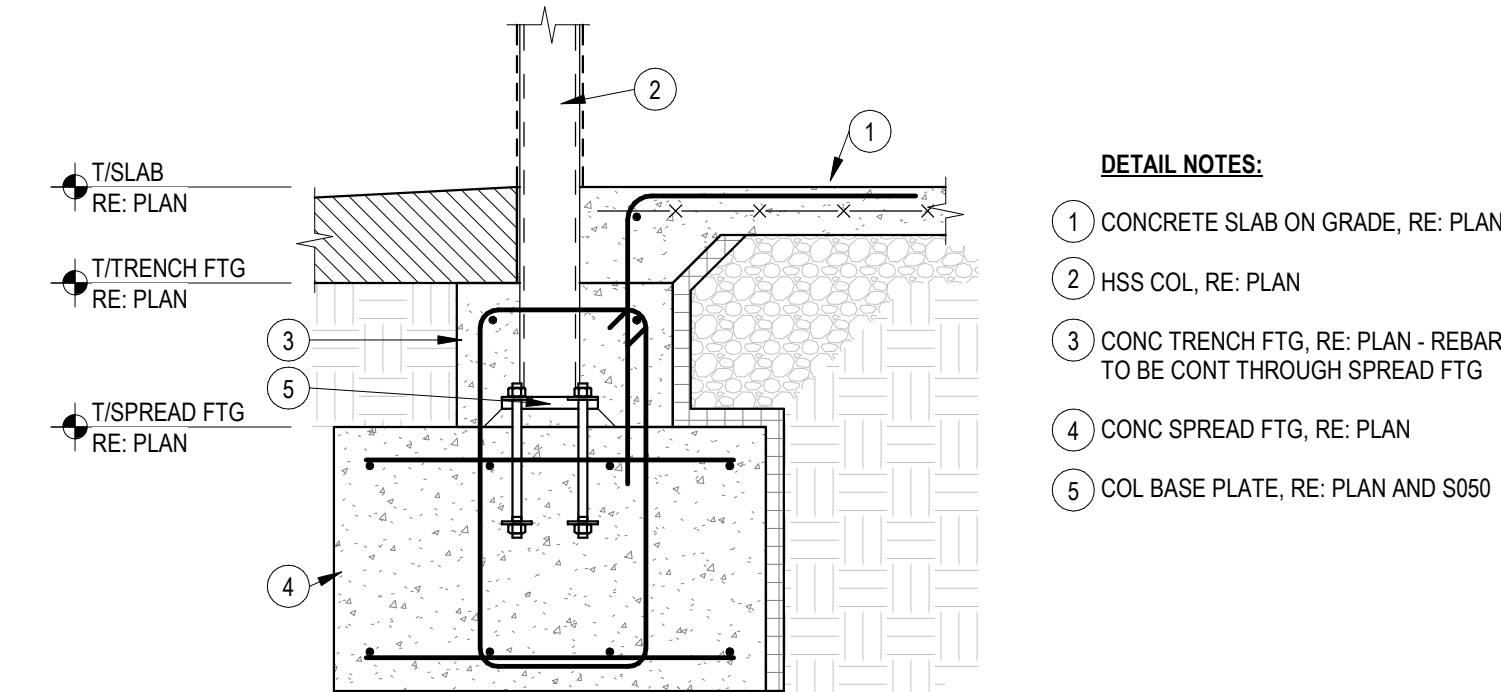
3/4" = 1'-0"

# 9 FOUNDATION SECTION



3/4" = 1'-0"

# 10 FOOTING @ COLUMN



3/4" = 1'-0"



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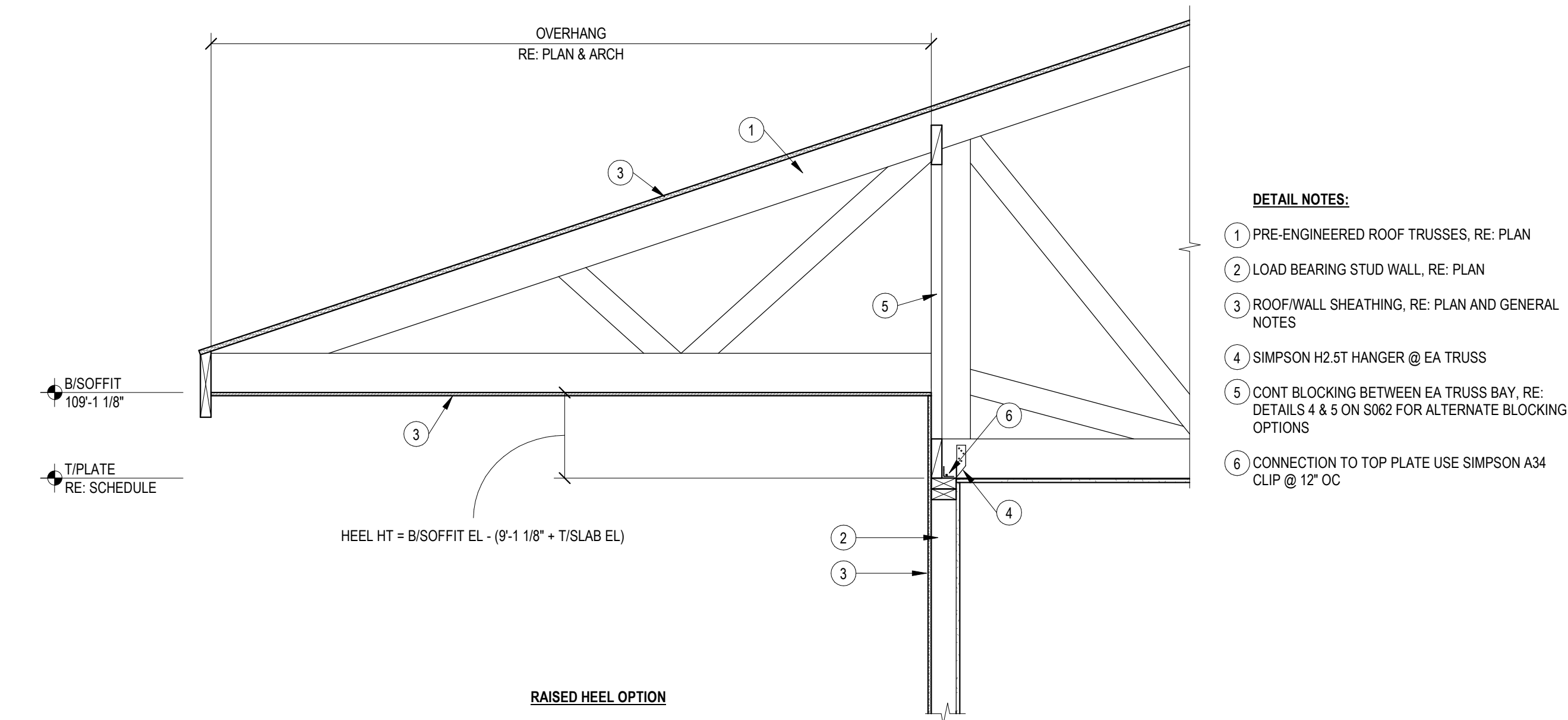
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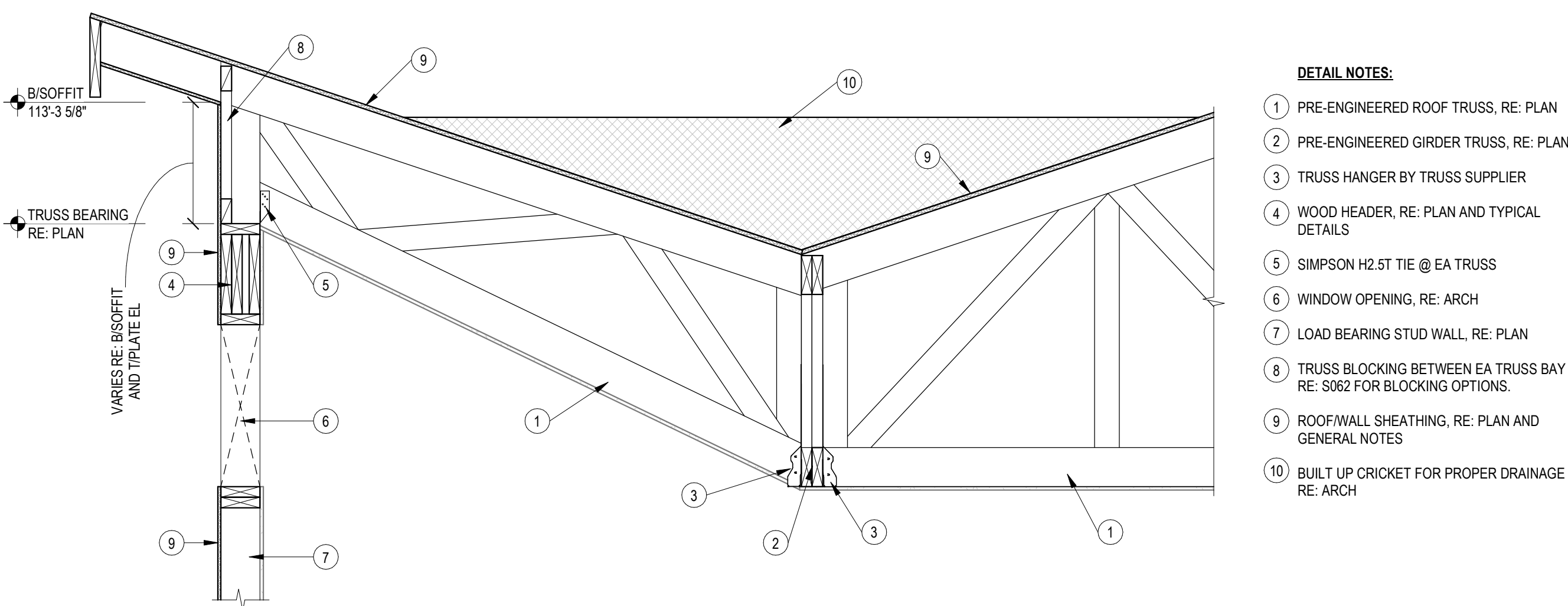


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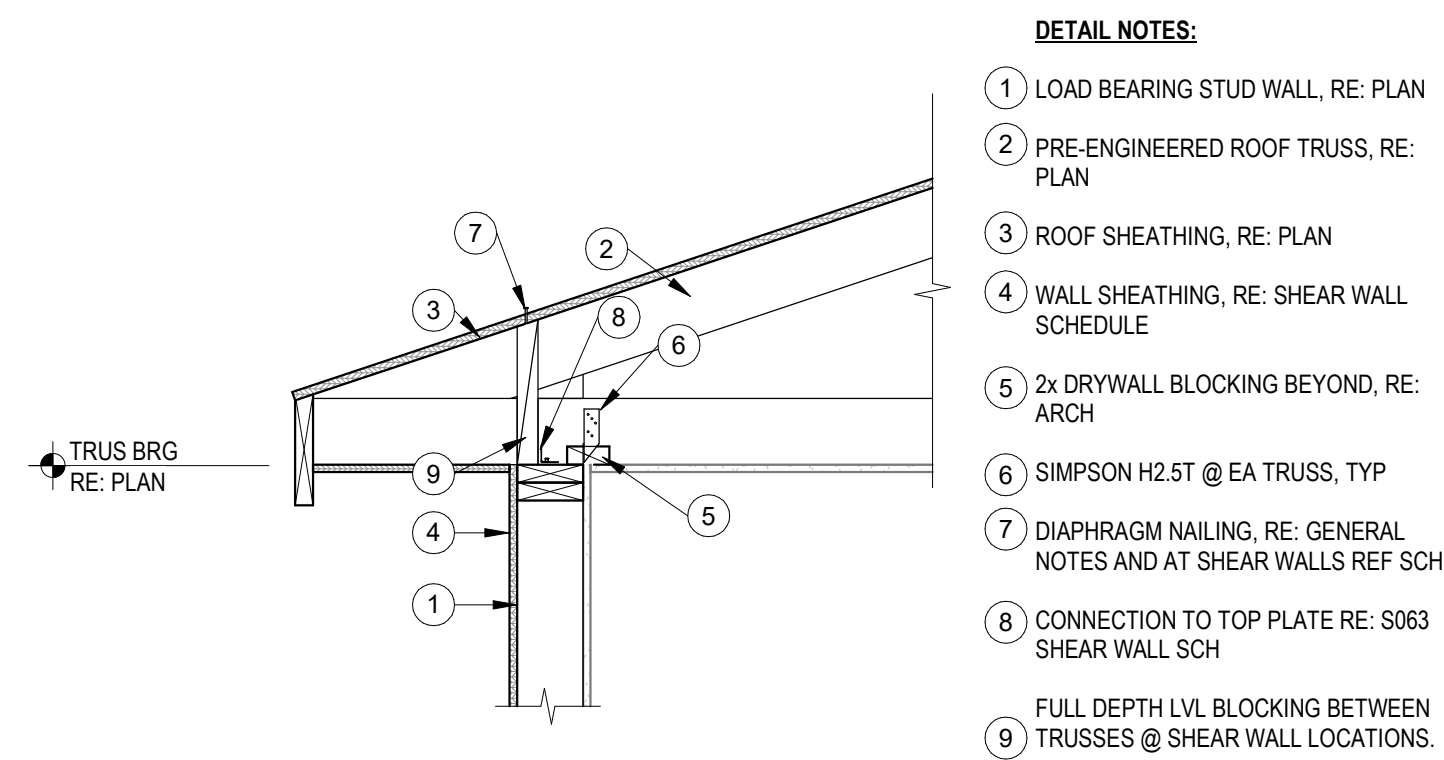




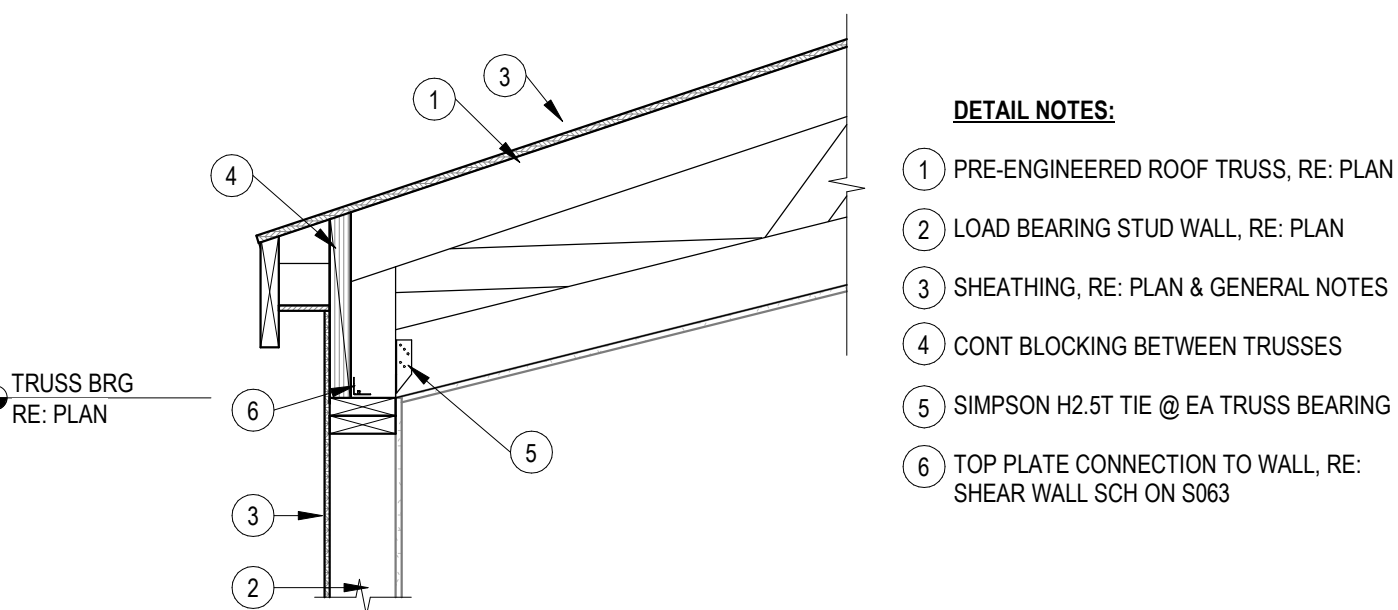
**10 TRUSS OVERHANG**  
3/4" = 1'-0"



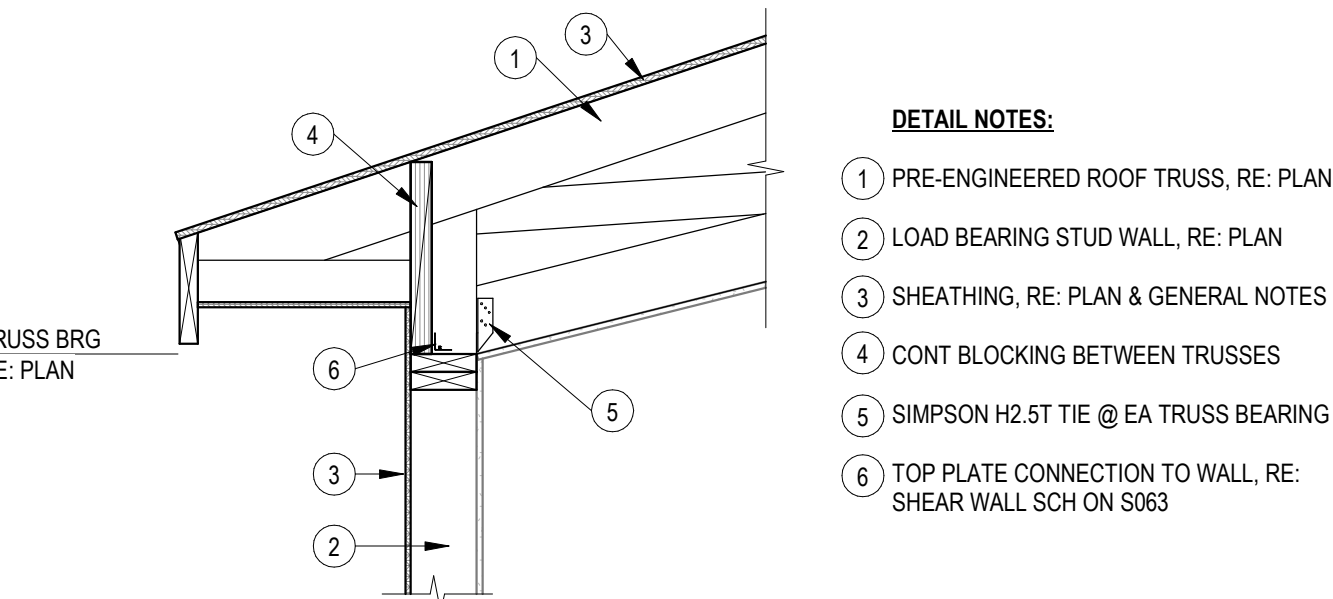
**9 VAULTED CEILING TRUSS**  
3/4" = 1'-0"



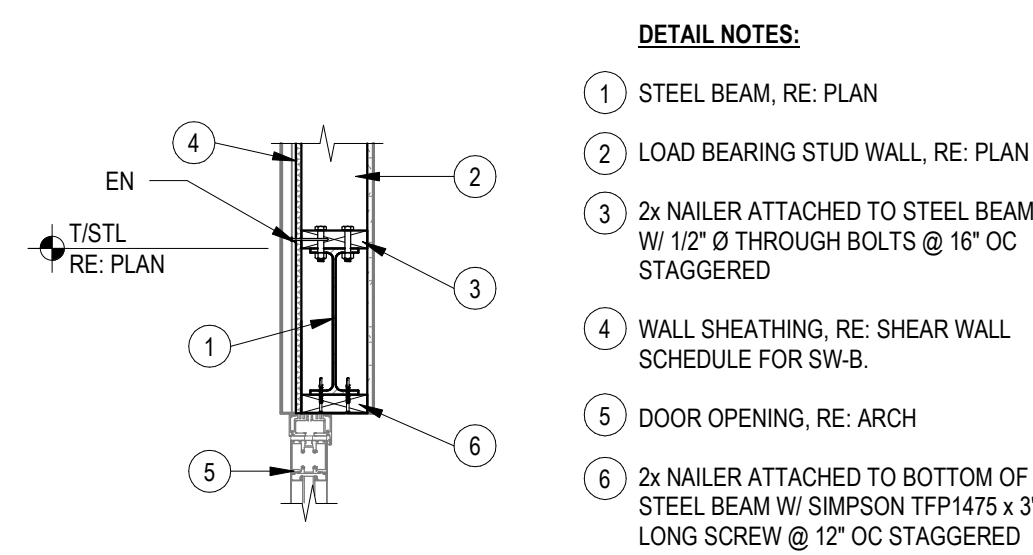
**8 SECTION @ RAISED HEEL TRUSS**  
3/4" = 1'-0"



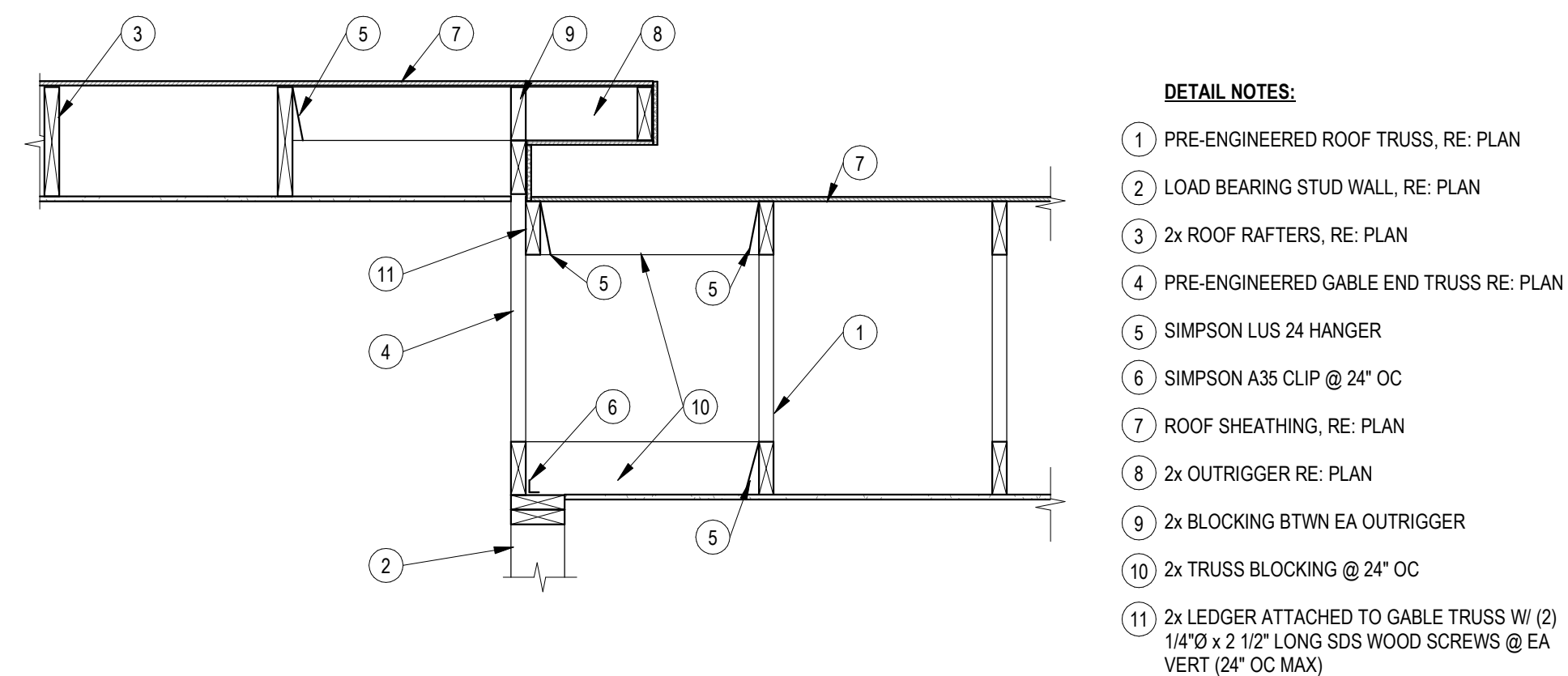
**7 SECTION @ FIREPLACE BUMP OUT**  
3/4" = 1'-0"



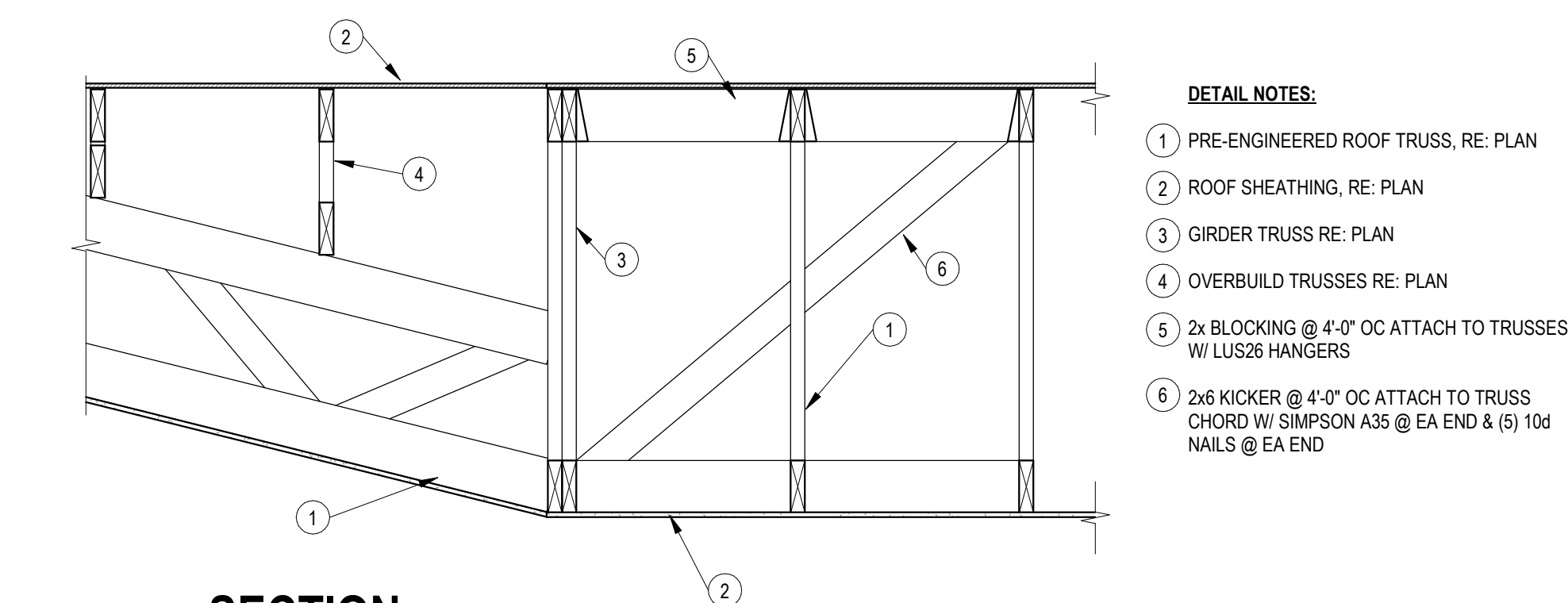
**6 SECTION @ CLUBHOUSE**  
3/4" = 1'-0"



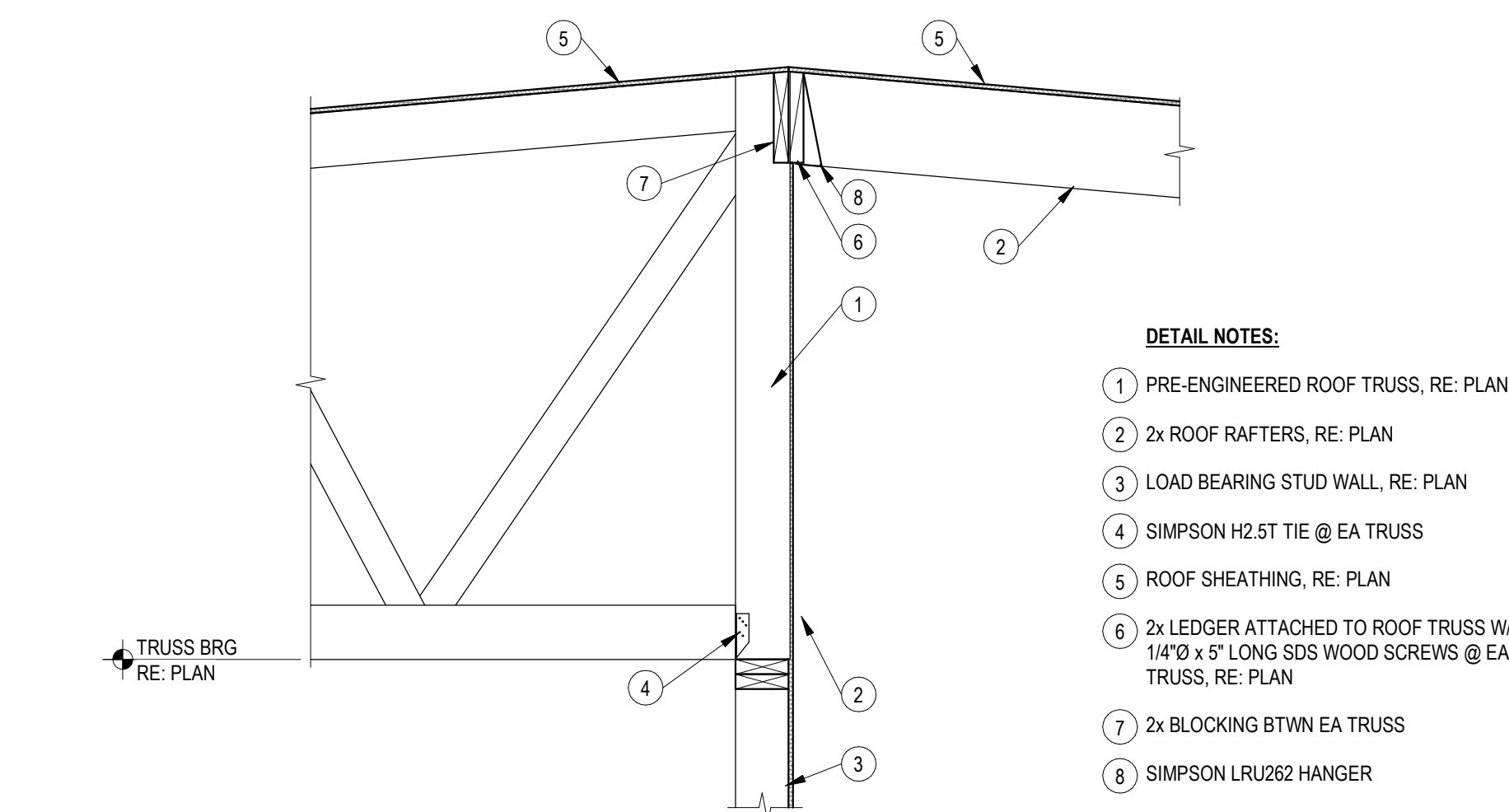
**5 STEEL BEAM @ CLUBHOUSE DOOR**  
3/4" = 1'-0"



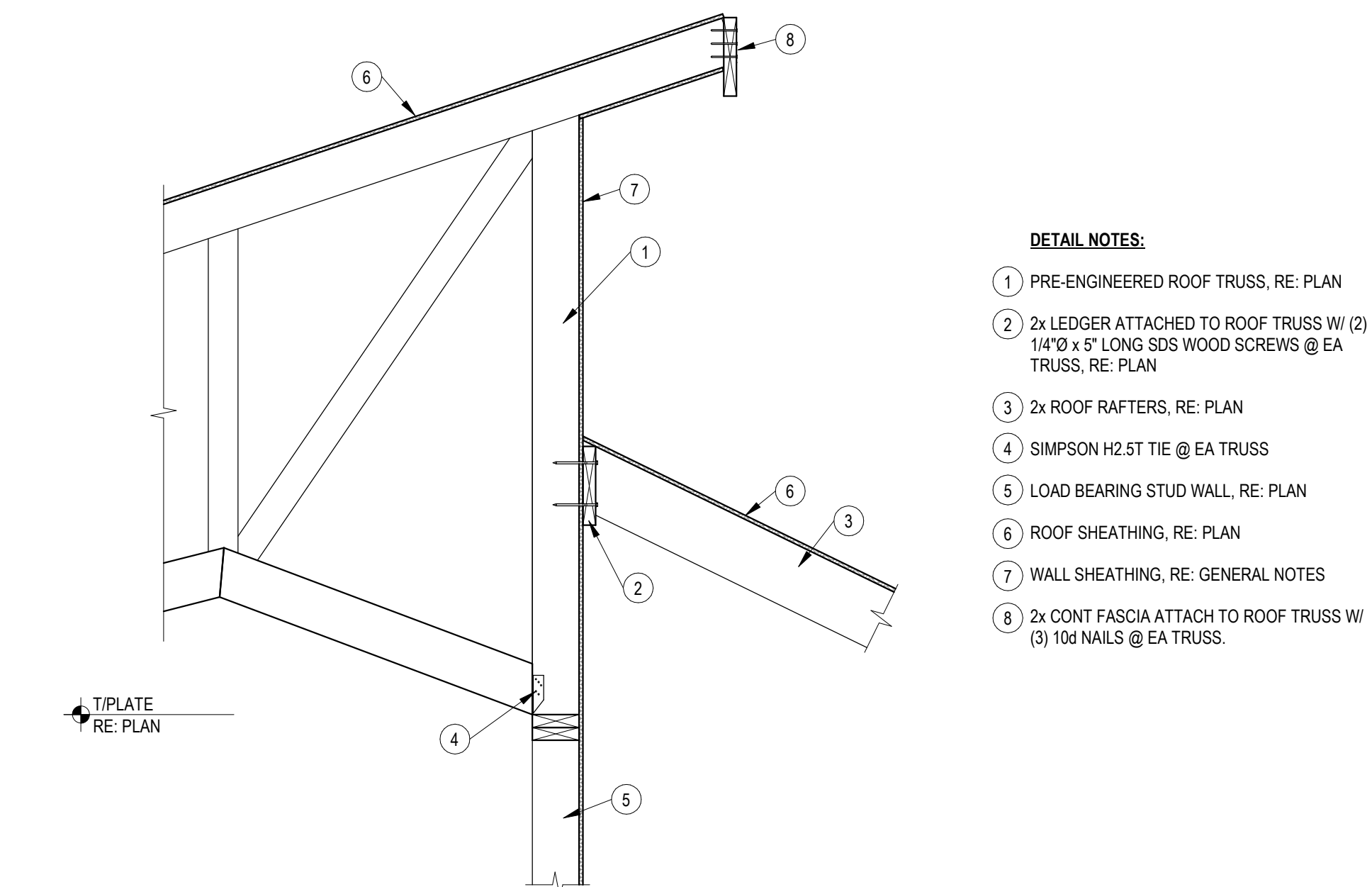
**4 SECTION**  
3/4" = 1'-0"



**3 SECTION**  
3/4" = 1'-0"



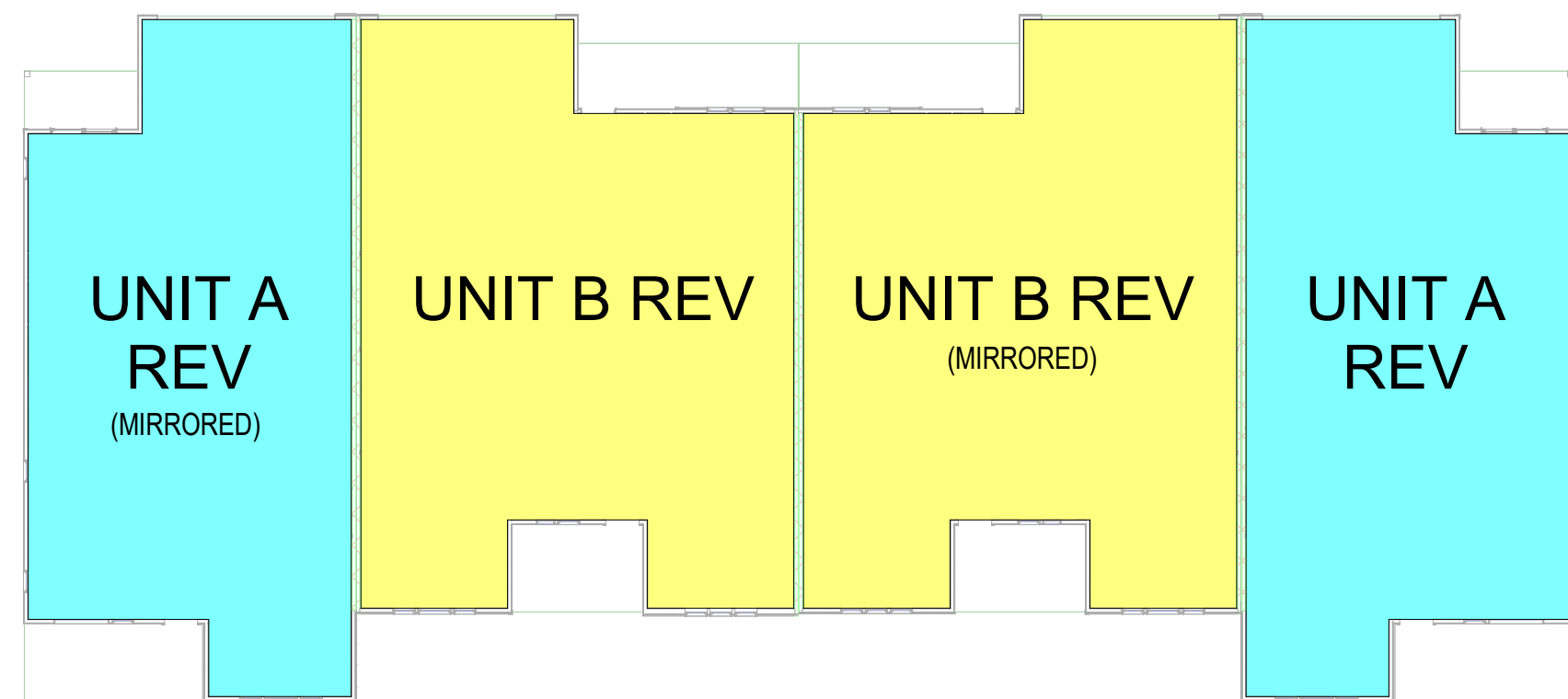
**2 SECTION**  
3/4" = 1'-0"



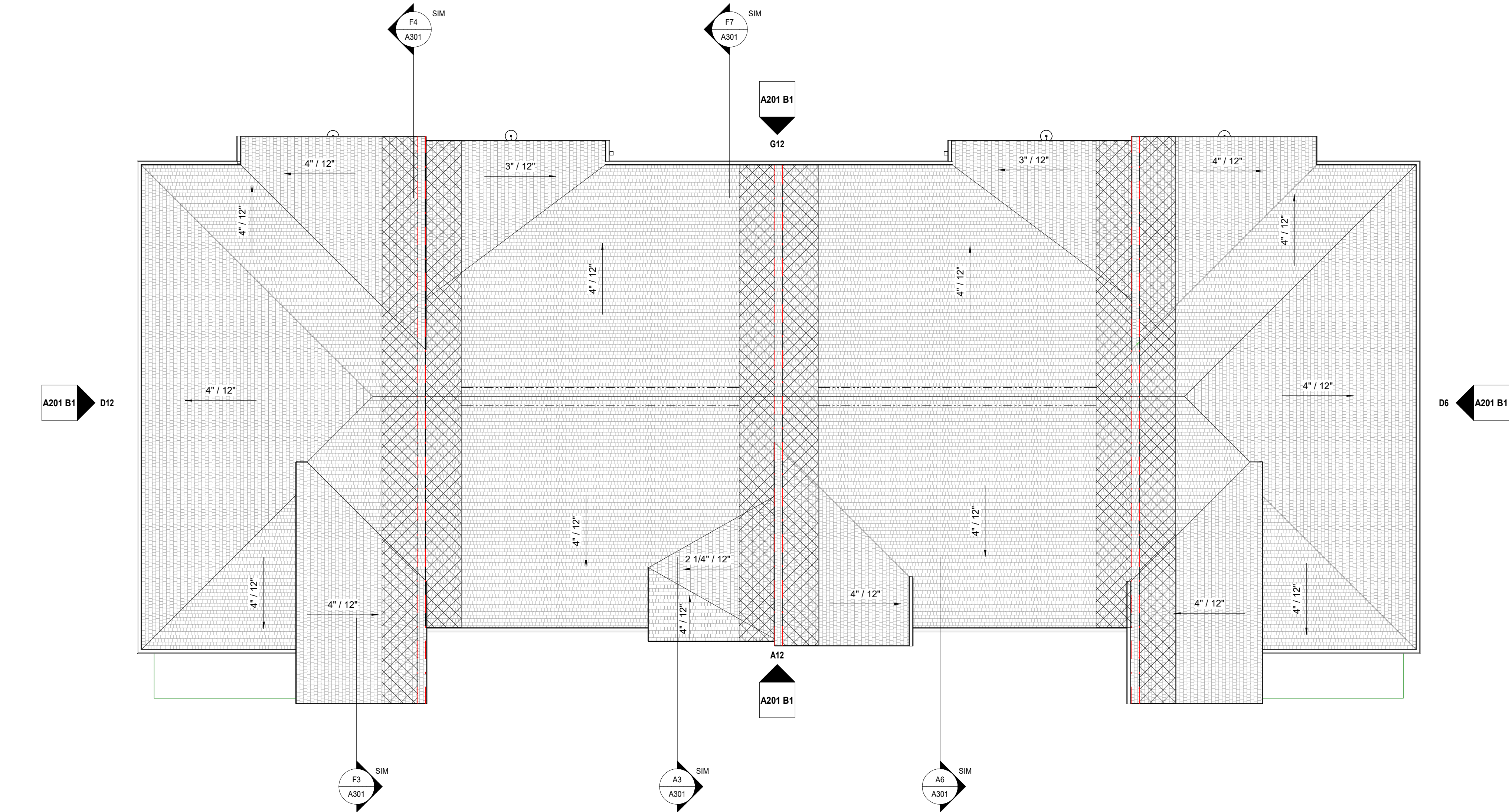
**1 TRUSS BEARING @ CLUBHOUSE ENTRY**  
3/4" = 1'-0"



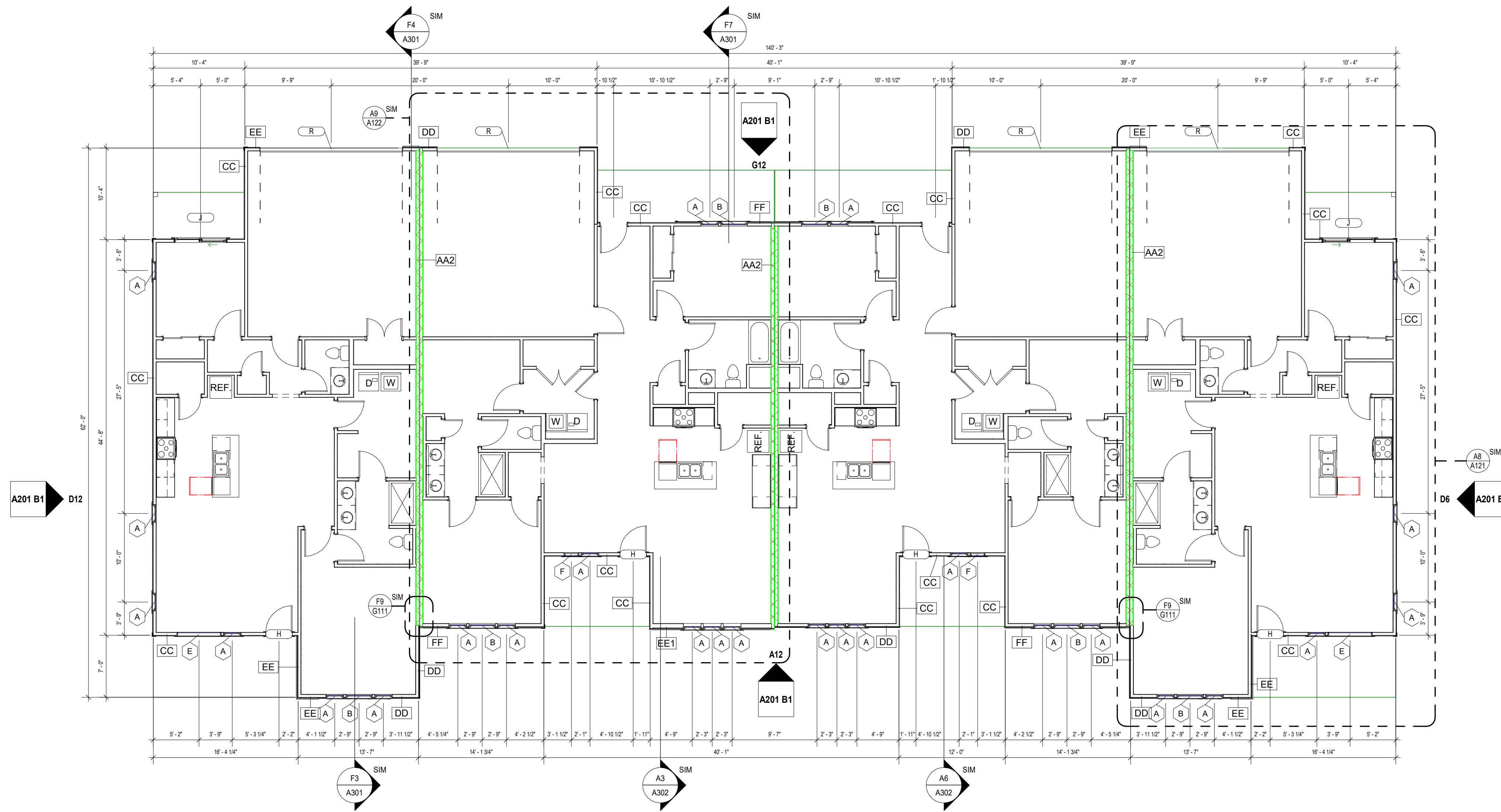
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**A12** BUILDING B1 - KEY PLAN  
1/16" = 1'-0"



**F7** ROOF PLAN - BUILDING B1  
1/8" = 1'-0"



**A7** 1ST FLOOR - BUILDING B1  
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 STUD (FOS), FACE OF MASONRY (FOM), FACE OF CONCRETE WALLS (FCO), 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 (FCO), 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

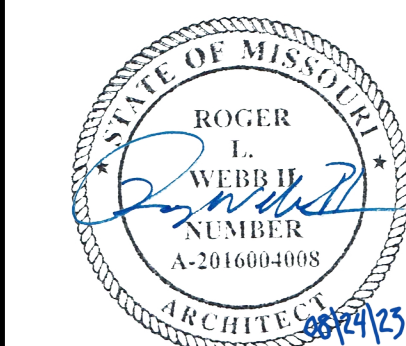
- ← SLOPE DIRECTION
- AREA WHERE ROOF PENETRATIONS ARE NOT ALLOWED PER IRC 2018, R302.2.4 EXCEPTION
- LEVEL 01 COMMON WALLS TO UNDERSIDE OF SHEATHING PER DETAIL A11/G003
- EXTENTS OF RIDGE VENTS ALLOWED BETWEEN COMMON WALLS
- EXTENTS OF CONTINUOUS SOFFIT VENTS ALLOWED BETWEEN COMMON WALLS =
- SHINGLE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

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FLOOR PLANS - BUILDING B1



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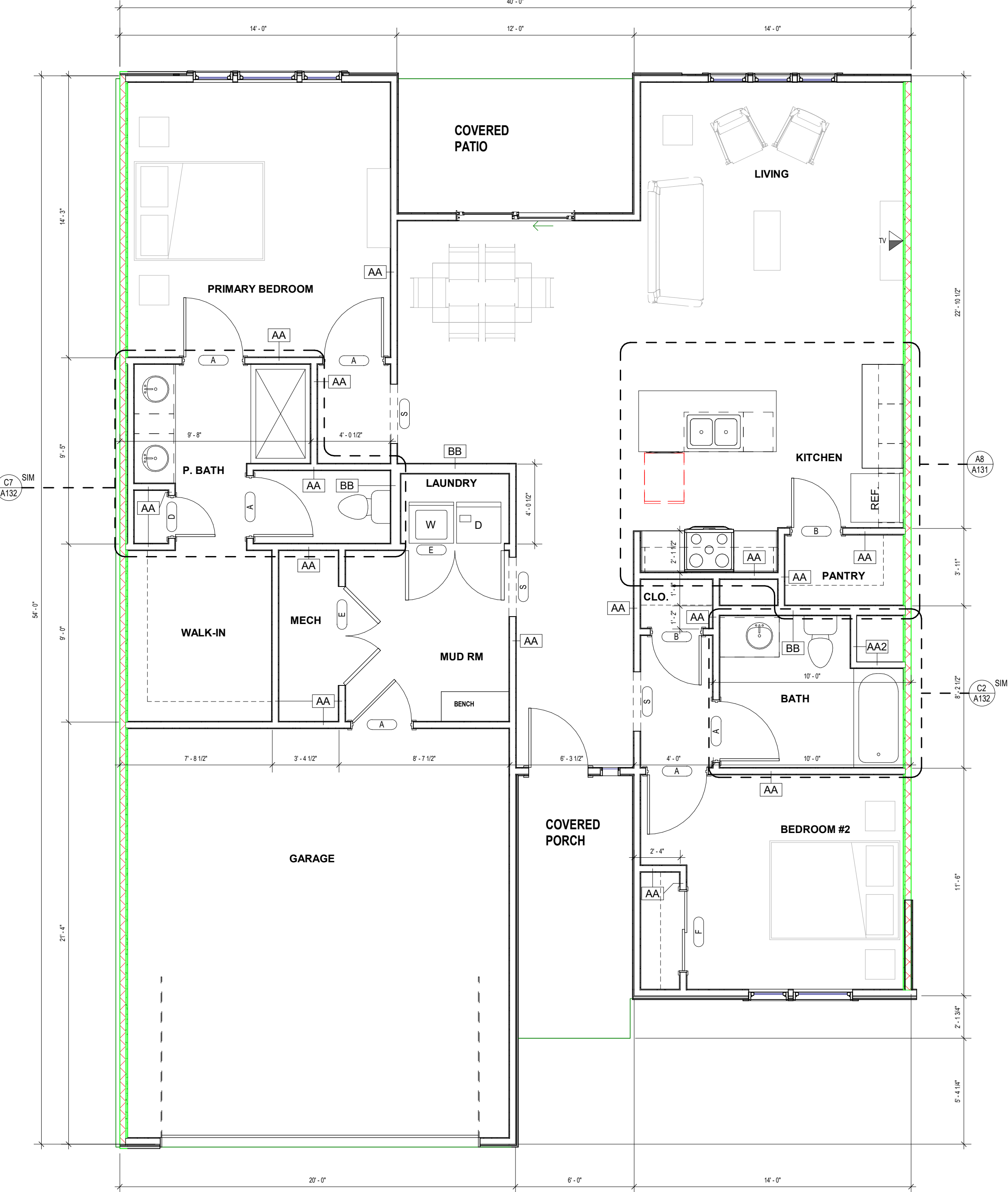
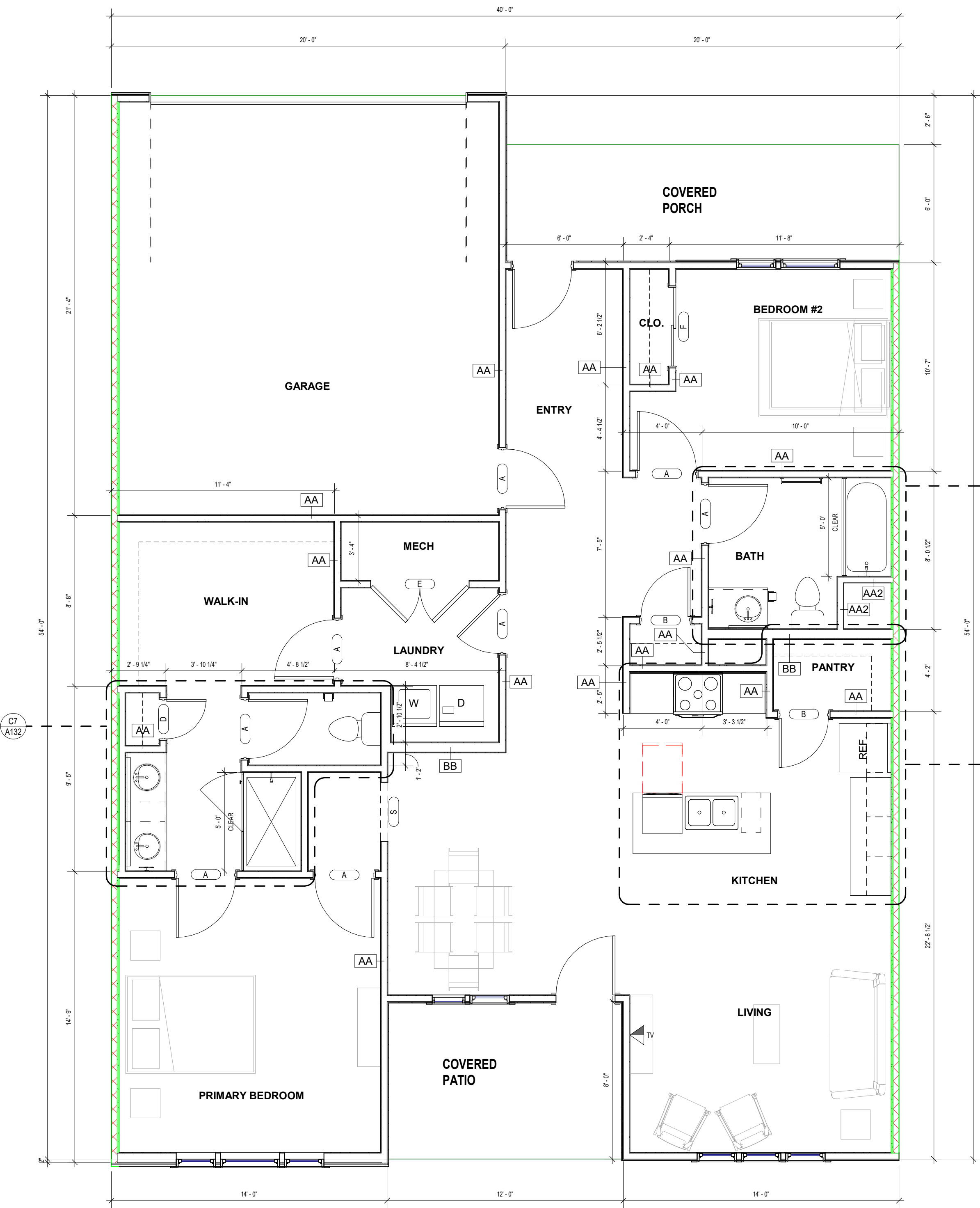


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A9 UNIT PLAN - B - TWO BEDROOM - REVERSED  
1/4" = 1'-0"

A5 UNIT PLAN - B - TWO BEDROOM  
1/4" = 1'-0"

UNIT PLAN - B AND B REVERSED



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 G002 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 FF&E.  
G. PROVIDE ALLOWANCE FOR ALL ROUNDED VANITY MIRRORS.

REMARKS:  
1. OWNER FURNISHED, OWNER INSTALLED.  
2. FF&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

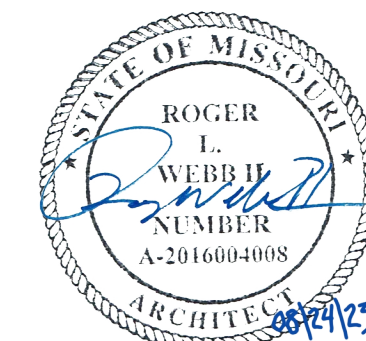
1. SEE GENERAL ARCHITECTURAL SHEETS FOR ADDITIONAL NOTES AND DETAILS THAT ARE APPLICABLE.
2. ARCHITECTURAL ELEVATION 100'-0".
3. DIMENSIONS SHOWN ON THE FLOOR PLAN ARE TO THE FACE OF STUD (FOS), FACE OF MASONRY (FOM), FACE OF CONCRETE WALLS (FCO), AND COLUMN GRID LINES, UNLESS NOTED OR SHOWN OTHERWISE.
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.

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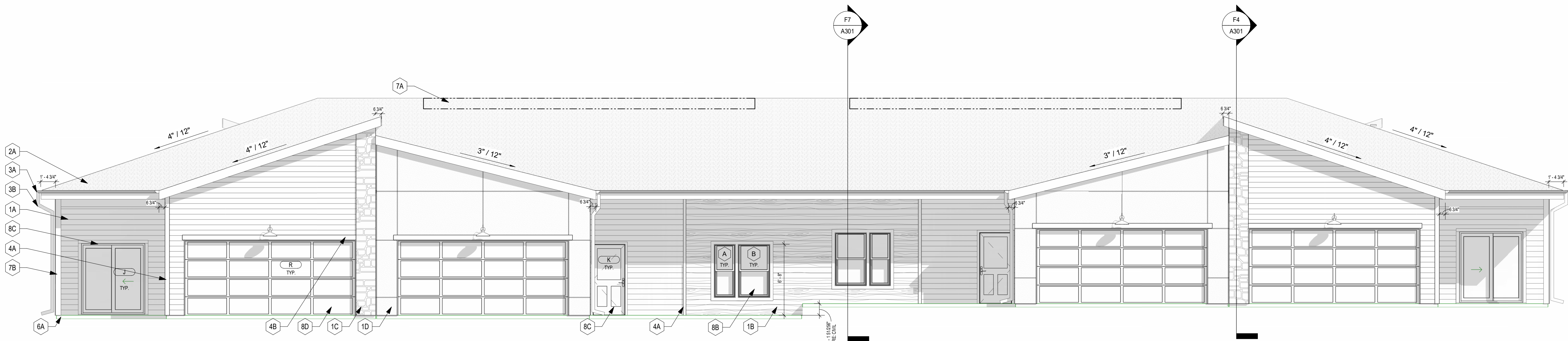
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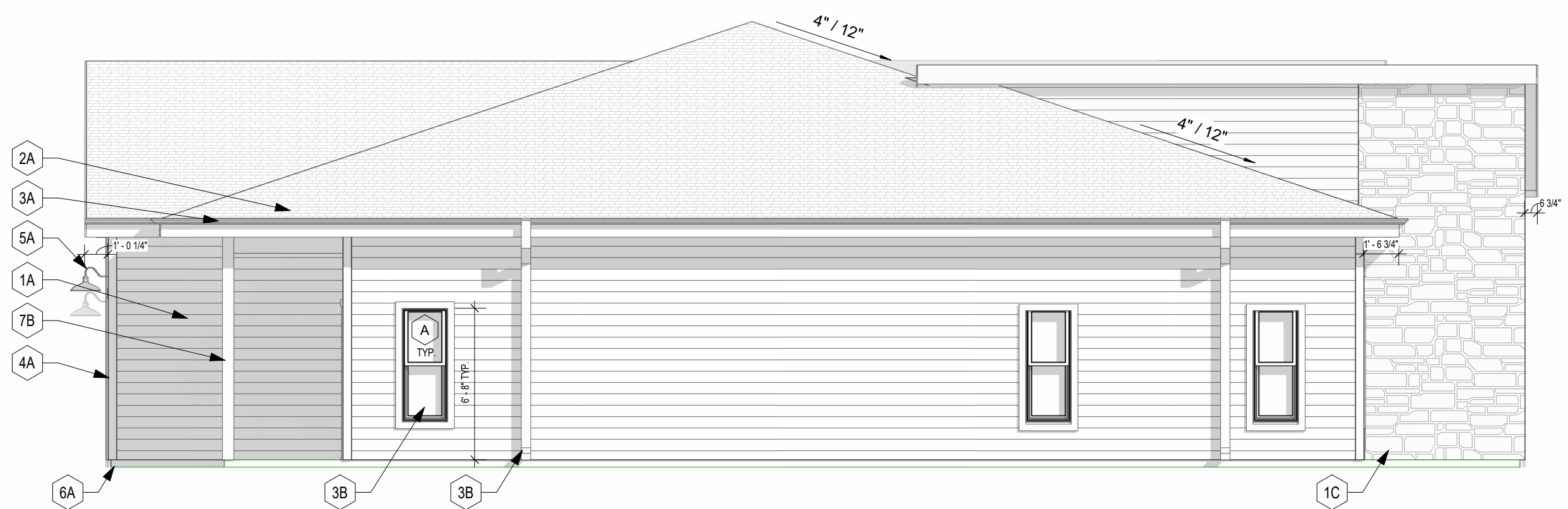


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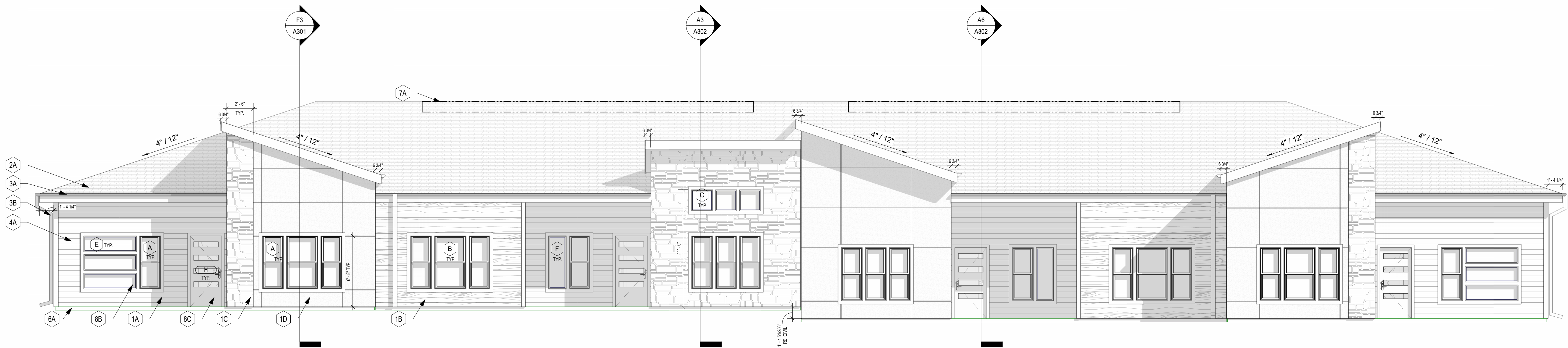
G12 BUILDING B1 - REAR ELEVATION  
3/16" = 1'-0"



D12 BUILDING B1 - LEFT ELEVATION  
3/16" = 1'-0"



D6 BUILDING B1 - RIGHT ELEVATION  
3/16" = 1'-0"



A12 BUILDING B1 - FRONT ELEVATION  
3/16" = 1'-0"

GENERAL NOTES  
EXTERIOR ELEVATIONS:

1. RE: SHEET G001 FOR ADDITIONAL GENERAL NOTES THAT ARE APPLICABLE.
2. DIMENSIONS SHOWN ON THE EXTERIOR ELEVATIONS ARE TO THE FACE OF EXTERIOR WALL, FACE OF MASONRY (FOM), FACE OF CONCRETE WALLS (FOC), FACE OF STUD, AND COLUMN GRID LINES, UNLESS OTHERWISE NOTED OR INDICATED.
3. RE: THE WINDOW TYPES SHEET FOR ALL EXTERIOR WINDOW TYPES AND GLASS TYPES.
4. PROVIDE ALL BLOCKING AND POWER AS REQUIRED FOR EXTERIOR SIGNAGE.

KEY NOTES  
EXTERIOR ELEVATIONS:

MARK	DESCRIPTION
1A	6" LAP SIDING - WHITE - SEE EXTERIOR MATERIAL LEGEND BELOW.
1B	6" LAP SIDING - BROWN - SEE EXTERIOR MATERIAL LEGEND BELOW.
1C	CULTURED STONE VENEER - SEE EXTERIOR MATERIAL LEGEND BELOW.
1D	EXTERIOR STUCCO SYSTEM. SEE EXTERIOR MATERIAL LEGEND BELOW.
1E	6" BATT SIDING - WHITE - SEE EXTERIOR MATERIAL LEGEND BELOW.
2A	ARCHITECTURAL ASPHALT SHINGLES.
2B	ARCHITECTURAL STANDING SEAM METAL ROOF.
3A	PREFINISHED ALUMINUM GUTTER. RE: EXT. FINISH LEGEND.
3B	PREFINISHED ALUMINUM DOWNSPUT WITH SPASH BLOCKS. RE: EXT. FINISH LEGEND.
4A	1X4 TRIM BOARD.
4B	1X6 TRIM BOARD.
5A	LIGHT FIXTURE. RE: ELECTRICAL.
6A	CONCRETE FOUNDATION. PAINT WITH EXTERIOR CONCRETE PAINT. RE: EXT. FINISH LEGEND.
7A	ROOF VENT.
7B	POST FOR ROOF STRUCTURE. RE: STRUCT.
8A	ALUMINUM DOOR. RE: DOOR SCHEDULE.
8B	VINYL WINDOW SYSTEM. BASIS OF DESIGN: MI 3500 SERIES.
8C	VINYL DOOR. RE: DOOR SCHEDULE.
8D	GARAGE OVERHEAD DOOR. RE: DOOR SCHEDULE.

EXTERIOR ELEVATION MATERIALS	
	STO CRACK DEFENSE STUCCO SYSTEM - TEXTURE: FINE - GRAY DAWN
	NEW TECH WOOD - ALL WEATHER SIDING - BRAZILIAN (PE (IP))
	LP SMARTSIDE LAP SIDING - SMOOTH FINISH - SNOWSCAPE WHITE
	EL DORADO STONE (SIMULATED)- CUT COARSE STONE VENEER - SEASHELL
	LP SMARTSIDE VERTICAL SIDING- CEDAR TEXTURE PANEL - SNOWSCAPE WHITE

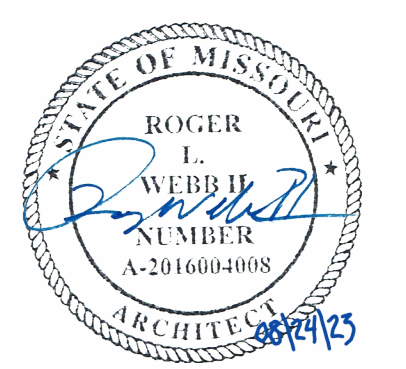


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EXTERIOR ELEVATIONS -  
BUILDING B1