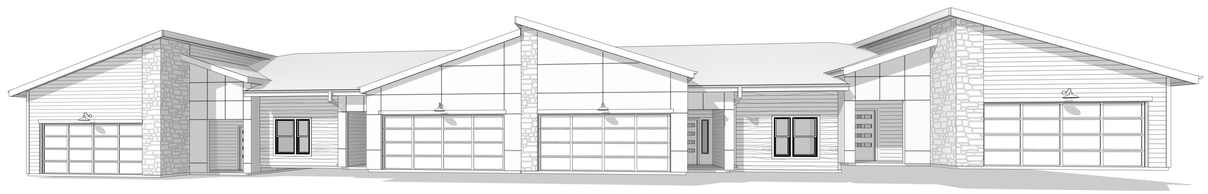
REUNION AT BLACKWELL

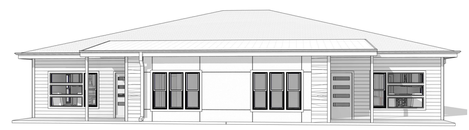
SE SHENANDOAH DRIVE
LEE'S SUMMIT, MO 64063

PERMIT DOCUMENTS

24 AUGUST 2023

COLLINS WEBB #: 21075





collins|webb ARCHITECTURE

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

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

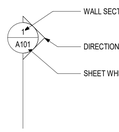
STATE OF MISSOURI
ROGER L. WEBB JR.
NUMBER A-2010040008
ARCHITECT
8/24/23

ARCHITECTURAL ABBREVIATIONS

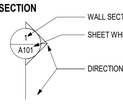
&	AND
<	ANGLE
AB	ANCHOR BOLT
ACOUS/ACST	ACOUSTIC(AL)
ACT	ACOUSTICAL CEILING TILE
ACP	ACOUSTICAL CEILING PANEL
ACS PNL	ACCESS PANEL
AD	AREA DRAIN
ADDL	ADDITIONAL
ADH	ADHESIVE
ADJ	ADJUSTABLE
ADJ	ADJACENT
AFF	ABOVE FINISH FLOOR
AFG	ABOVE FINISH GRADE
AFS	ABOVE FINISH SLAB
AGGR	AGGREGATE
ALUM, AL	ALUMINUM
ALT	ALTERNATE
ANOD	ANODIZED
APPROX	APPROXIMATE(LY)
ARCH	ARCHITECT(URAL)
ASPH	ASPHALT
ASPH	AT
AVG	AVERAGE
BB	BULLETIN BOARD
BD	BOARD
BTWN	BETWEEN
BITUM	BITUMINOUS
BLK / BLKG	BLOCK / BLOCKING
BLDG	BUILDING
BM	BENCHMARK
BMD	BOTTOM OF METAL DECK
BO	BOTTOM OF / BY OTHERS
BOT	BOTTOM
BOS	BOTTOM OF STEEL
BRG	BEARING
BSMT	BASEMENT
BUR	BUILT UP ROOFING SYSTEM
[	CHANNEL
CAB	CABINET
CPT	CARPET
CI	CAST IRON
CB	CATCH BASIN
CCR	CARD CONTROL READER
CSWK	CASEWORK
CCT	CUBICLE CURTAIN TRACK
CCTV	CLOSED CIRCUIT TELEVISION
CSP	COMBINATION STAND PIPE
CG	CORNER GUARD
CEM	CEMENT, CEMENTITIOUS
CER	CERAMIC
CT	CERAMIC TILE
CH BD	CHALKBOARD
CL	CENTER LINE
CLG	CEILING
CLR	CLEAR
CLO	CLOSET
CMU	CONCRETE MASONRY UNIT
CRSC	COLD ROLLED STEEL CHANNEL
CW	COLD WATER
COL	COLUMN
CNTR	COUNTER
CSK	COUNTERSUNK
CONC	CONCRETE
CONF	CONFERENCE
CONN	CONNECTION
CONSTR	CONSTRUCTION
CONT	CONTINUOUS
CONTR	CONTRACTOR
CJ	CONTROL JOINT
CG	CORNER GUARD
CORR	CORRUGATED, CORRIDOR
CU	CUBIC
D	DEPTH
DBL	DOUBLE
DBL ACT	DOUBLE ACTING
DEG	DEGREE
DEMO	DEMOLISH
DEPT	DEPARTMENT
DET	DETAIL
DF	DRINKING FOUNTAIN
DIA	DIAMETER
DIAG	DIAGONAL
DIFF	DIFFUSER
DIM	DIMENSION
DIM PT	DIMENSION POINT
DISP	DISPENSER
DIST	DISTANCE
DK	DECK
DN	DOWN
DR	DRAIN, DOOR
DS	DOWNSPOUT
DSP	DRY STANDPIPE
DT	DRAPERY TRACK
DTL	DETAIL
DW	DISHWASHER
DWG / DWGS	DRAWING / DRAWINGS
E	EAST
EA	EACH
EDR	EQUIPMENT DRAWING
EG	EDGE GUARD
EIFS	EXTERIOR INSULATION FINISH SYSTEM
EJ	EXPANSION JOINT
EL	ELEVATION
ELAST	ELASTOMERIC
ELEC	ELECTRICAL
ELEV	ELEVATOR
EMER	EMERGENCY
ENCL	ENCLOSURE
ENGR	ENGINEER
EOS	EDGE OF SLAB
EP	ELECTRICAL PANEL
EPB	ELECTRICAL PANEL BOARD
EPDM	ETHYLENE PROPYLENE DIENE MONOMER
EQ	EQUAL
EQL SP	EQUALLY SPACED
EQUIP	EQUIPMENT
EQUIV	EQUIVALENT
ESCAL	ESCALATOR
EST	ESTIMATED(D)
EWC	ELECTRIC WATER COOLER
EXC	EXCAVATED
EXH	EXHAUST
EXIST, (E)	EXISTING
EXP	EXPANSION
EXP JT	EXPANSION JOINT
EXT	EXTERIOR
EX-BR	EXISTING BRICK
F/F	FACE TO FACE
FA	FIRE ALARM
FAS	FIRE ALARM STATION
FB	FLAT BAR
FCU	FAN COIL UNIT
FD	FLOOR DRAIN
FDC	FIRE DEPARTMENT CONNECTION
FDN	FOUNDATION
FEC	FIRE EXTINGUISHER CABINET
FE	FIRE EXTINGUISHER
FF	FINISH FACE
FG	FINISH GRADE
FHC	FIRE HOSE CABINET
FH/FEC	FIRE HOSE / EXTINGUISHER CABINET
FHMS	FLAT HEAD MACHINE SCREW
FHWS	FLAT HEAD WOOD SCREW
FHY	FIRE HYDRANT
FIN	FINISH, FINISHED
FLAM	FLAMMABLE
FLASH	FLASHING
FLEX	FLEXIBLE
FLR	FLOOR
FLUOR	FLUORESCENT
FO	FACE OF
FRT	FIRE RETARDANT TREATMENT
FRZ	FREEZER
FSB	FOLDING SHOWER BENCH
FSTNR	FASTENER
FT	FOOT, FEET
FTG	FOOTING
FURN	FURNITURE
FXTR	FIXTURE
G	GAS
GA	GAUGE, GAGE
GAL	GALLON
GALV	GALVANIZED
GB	GRAB BAR
GC	GENERAL CONTRACTOR
GFCI	GROUND FAULT CIRCUIT INTERRUPTER
GFRC	GLASS FIBER REINFORCED CONCRETE
GFRG	GLASS FIBER REINFORCED GYPSUM
GL	GLASS
GLU LAM	GLUE LAMINATED
GLZ	GLAZING
GR	GRADE OR GRADING
GVL	GRAVEL
GYP	GYPSUM
GYP BD	GYPSUM BOARD
GYP PLAS	GYPSUM PLASTER
H	HIGH
HB	HOSE BIBB
HC	HOLLOW CORE
HD	HEAD
HDBD	HARDBOARD
HDW, HDWR	HARDWARE
HDWD	HARDWOOD
HGT, HT	HEIGHT
HM	HOLLOW METAL
HNDRL	HANDRAIL
HORIZ	HORIZONTAL
HPT	HIGH POINT
HR	HOUR
HVAC	HEATING-VENTILATION-AIR CONDITIONING
HW	HOT WATER
ID	INSIDE DIAMETER
IN	INCH
INCAND	INCANDESCENT
INCL	INCLUDE, INCLUDING
INFO	INFORMATION
INSUL	INSULATION
INTR	INTERIOR
INV	INVERT
IVT	INTRAVENOUS TRACK
JAN	JANITOR
JST	JOIST
JT	JOINT
KG	KILOGRAM
KIT	KITCHEN
KPL	KICK PLATE
KS	KNEE SPACE
L	LENGHT, LONG
LAB	LABORATORY
LAM	LAMINATE, LAMINATION
LAV	LAVATORY
LB	POUND
LED	LIGHT EMITTING DIODE
LF	LINEAR FOOT
LG	LENGTH
LIN	LINEAR
LL	LEAD LINED
LPT	LOW POINT
LT	LIGHT
LT WT	LIGHT WEIGHT
LTG	LIGHTING
LVR	LOUVER
M	METERS
MACH	MACHINE
MATL	MATERIAL
MATV	MASTER ANTENNA TELEVISION SYSTEM
MAX	MAXIMUM
MB	MACHINE BOLT
MC	MEDICINE CABINET
MDO	MEDIUM DENSITY OVERLAY
MECH	MECHANICAL
MED	MEDIUM
MET, MTL	METAL
MEMB	MEMBRANE
MFR / MFG	MANUFACTURER
MH	MANHOLE
MIN	MINIMUM
MISC	MISCELLANEOUS
MLDG	MOLDING
MM	MILLIMETERS
MO	MASONRY OPENING
MOD	MODULE, MODULAR
MTD	MOUNTED
MTG	MOUNTING
MVBL	MOVABLE
MULL	MULLION
(N)	NEW
N	NORTH
NA	NOT APPLICABLE
NAT	NATURAL
NE	NORTHEAST
NIC	NOT IN CONTRACT
NO	NUMBER
NOM	NOMINAL
NRC	NOICE REDUCTION COEFFICIENT
NTS	NOT TO SCALE
NW	NORTHWEST
OC	ON CENTER
OA	OVERALL
OD	OUTSIDE DIAMETER
OFCI	OWNER FURNISHED-CONTRACTOR INSALLED
OFOI	OWNER FURNISHED-OWNER INSTALLED
OPNG	OPENING
OPP	OPPOSITE
ORD	OVERFLOW ROOF DRAIN
OVHD	OVERHEAD
OZ	OUNCE
PA	PUBLIC ADDRESS
PART	PARTIAL
PBD	PARTICLEBOARD
PBX	PRIVATE TELEPHONE EXCHANGE
PCF	POUNDS PER CUBIC FOOT
PCI	POUNDS PER CUBIC INCH
PERF	PERFORATED
PERIM	PERIMETER
PERM	PERMANENT
PERP	PERPENDICULAR
PI	POINT OF INTERSECTION
PL	PLATE
PLAM	PLASTIC LAMINATE
PLAS	PLASTER, PLASTIC
PLBG	PLUMBING
PLF	POUNDERS PER LINEAR FOOT
PLYWD	PLYWOOD
PNEU	PNEUMATIC
PNL	PANEL
PNL BD	PANEL BOARD
PNT, P	PAINT
PORT	PORTABLE
PP	PUSH PLATE
PPM	PARTS PER MILLION
PR	PAIR
PRCST	PRECAST
PREP	PREPARATION
PREFAB	PREFABRICATION
PRKG	PARKING
PROJ	PROJECT
PROP	PROPERTY
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PT / PTD	POINT, PAINT / PAINTED
PTN	PARTITION
PTS	PNEUMATIC TUBE STATION
PVC	POLYVINYL CHLORIDE
PVG	PAVING
PVMT	PAVEMENT
PWR	POWER
QT	QUARRY TILE
QTR	QUARTER
QTY	QUANTITY
R	RISER
RA	RETURN AIR
RAD	RADIUS
RB	RESILIENT BASE
RCP	REFLECTED CEILING PLAN
RCPT	RECEPTACLE
RD	ROOF DRAIN
RECT	RECTANGULAR
REF	REFERENCE
REFR	REFRIGERATOR
REG	REGISTER
REINF	REINFORCE (D) (ING) (MENT)
REQD	REQUIRED
REQT	REQUIREMENT
RESIL	RESILIENT
RET	RETURN
REV	REVISION
RF	RESILIENT FLOORING
RH	RIGHT HAND
RHMS	ROUND HEAD MACHINE SCREW
RHWS	ROUND HEAD WOOD SCREW
RM	ROOM
RND	ROUND
RO	ROUGH OPENING
ROW	RIGHT OF WAY
RWL	RAIN WATER LEADER
S	SOUTH
SA	SUPPLY AIR
SB	SPLASH BLOCK
SC	SOLID CORE
SCHED	SCHEDULE
SCRN	SCREEN
SD	STORM DRAIN
SE	SOUTHEAST
SECT	SECTION
SEG	SEGMENT
SEP	SEPARATION OR SEPARATE
SEP JT	SEPARATION JOINT
SHT	SHEET, SHEETING
SHWR	SHOWER
SHV	SHELVES, SHELVING
SIM	SIMILAR
SK	SINK
SMS	SHEET METAL SCEW
SP	SPACE, SPACED, SPACING
SPEC	SPECIFICATION
SPKLR	SPRINKLER
SPKR	SPEAKER
SQ	SQUARE
SS	SANITARY SEWER
SSK	SERVICE SINK
SST	STAINLESS STEEL
ST	STREET
STA	STATION
STAG	STAGGERED
STC	SOUND TRANSMISSION COEFFICIENT
STD	STANDARD
STL	STEEL
STOR	STORAGE
STRUCT	STRUCTURAL
STS	SELF-TAPPING STEEL
SUSP	SUSPENDED
SUSP CLG	SUSPENDED CEILING
SVCE	SERVICE
SW	SOUTHWEST
SYMM	SYMMETRICAL
SYST	SYSTEM
T	TREAD
T&B	TOP AND BOTTOM
T&G	TONGUE AND GROOVE
TC	TOP OF CONCRETE, TOP OF CURB
TD	TRENCH DRAIN
TEL	TELEPHONE
TEMP	TEMPORARY
THERM	THERMAL
THK	THICK, THICKNESS
THRES	THRESHOLD
THRU	THROUGH
TMPD GL	TEMPERED GLASS
TO	TOP OF
TOR	TOP OF RAILING
TOS	TOP OF STEEL
TOT	TOTAL
TOW	TOP OF WALL
TP	TOP OF PAVEMENT
TPH	TOILET PAPER HOLDER
TRANS	TRANSPARENT
TTB	TELEPHONE TERMINAL BOARD
TV	TELEVISION
TYP	TYPICAL
TW	TOP OF WALL
UC	UNDER COUNTER
UL	UNDERWRITERS LABORATORIES
UNF	UNFINISHED
UON	UNLESS OTHERWISE NOTED
UPS	UNINTERRUPTABLE POWER SUPPLY
UR	URINAL
UTIL	UTILITY
VAC	VACUUM
VB	VALVE BOX
VCT	VINYL COMPOSITION TILE
VERT	VERTICAL
VEST	VESTIBULE
VIT	VIREOUS
VP	VENT PIPE
VOL	VOLUME
VWC	VINYL WALL COVERING
W	WEST
W/	WITH
W/O	WITHOUT
WW	WALL TO WALL
WAINS	WAINSCOT
WC	WATER CLOSET, WALL COVERING
WD	WOOD
WDW	WINDOW
WGL	WIRE GLASS
WCHR	WHEELCHAIR
WM	WIRE MESH
WO	WHERE OCCURS
WP	WATERPROOF
WPT	WORKING POINT
WR	WATER RESISTANT
WSCT	WAINSCOT
WSP	WET STANDPIPE
WT	WEIGHT
WTHPRF	WEATHERPROOF
WTRPRF	WATERPROOF
WWF	WELDED WIRE FRABRIC
WWM	WELDED WIRE MESH
XFMR	TRANSFORMER
YD	YARD

TYPICAL ARCHITECTURAL REFERENCE SYMBOLS

WALL SECTION

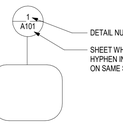


BUILDING SECTION

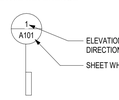


EXTERIOR ELEVATION

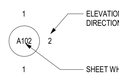
DETAIL REFERENCE



SECTION DETAIL REFERENCE



INTERIOR ELEVATION REFERENCE



PARTITION TYPE IDENTIFICATION MARK

EQUIPMENT/ACCESSORY IDENTIFICATION MARK

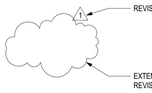
DOOR IDENTIFICATION MARK

WINDOW AND LOUVER TYPE MARK

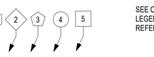
LEVEL LINE

ROOM NAME AND NUMBER

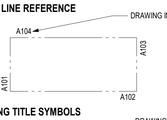
REVISION EXTENT



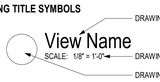
KEYED NOTE MARK



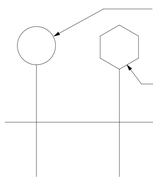
MATCH LINE REFERENCE



DRAWING TITLE SYMBOLS



LAYOUT GRID LINES



NORTH ARROW REFERENCE

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 EXPOSED ELEMENTS. THE A-SERIES DRAWINGS TAKE PRECEDENCE FOR THE FINISHED APPEARANCE AND LOCATION OF ALL PARTS OF THE WORK.
EXCEPTION: DIMENSIONED LOCATIONS SHOWN ON DRAWINGS OF OTHER DISCIPLINES SHALL GOVERN ONLY WHERE:
1. SPECIFICALLY AND INDIVIDUALLY INDICATED BY SYMBOL, KEYED NOTE, OR NOTATION ON THE ARCHITECTURAL DRAWINGS.
2. OCCURRING WITHIN A ROOM OR OTHER IDENTIFIABLE SPACE FOR WHICH ARCH SHEET OR SCHEDULE NOTES INDICATE THAT DIMENSIONS PROVIDED ELSEWHERE SHALL GOVERN.

B. THE PURPOSE OF THIS SHEET IS TO ILLUSTRATE THE TYPICAL RULES WHICH GOVERN THE LOCATION, CONFIGURATION IN RELATIONSHIP TO OTHER ELEMENTS OF THE WORK, AND FINISHED ALIGNMENT OF ALL ITEMS OCCURRING ON REFLECTED CEILING PLANS OF THE PROJECT.

C. THE A-SERIES FLOOR PLANS, REFLECTED CEILING PLANS, SECTIONS, ELEVATIONS, AND DETAILS ILLUSTRATE THE DIMENSIONED LOCATION OF MANY - BUT NOT ALL - EXPOSED PARTS OF THE WORK. APPLY THE RULES ON THIS SHEET - **IN ORDER -** TO DETERMINE THE LOCATION OF EXPOSED PART OF THE WORK.
1. WHEN UNIQUELY AND SPECIFICALLY DIMENSIONED ON THE A-SERIES PLANS, SECTIONS, OR ELEVATIONS (OR COMBINATION THEREOF). LOCATE AS DIMENSIONED.
2. IF NOT SHOWN, OR IF SHOWN BUT NOT DIMENSIONED, BY THE A-SERIES PLANS OR ELEVATIONS, LOCATE AS INDICATED BY THE APPLICABLE RULE.

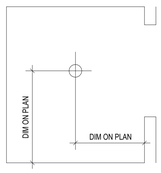
D. REFER TO THE "ARCHITECTURAL GENERAL NOTES" FOR ADDITIONAL NOTES WHICH MAY BE APPLICABLE TO THE WORK SHOWN ON THIS SHEET.

E. FOR MANY SPACES, THE ARCHITECTURAL REFLECTED CEILING PLANS 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 TO CONFORM WITH CODE, PROVIDE HEADS IN GENERAL CONFORMITY WITH PATTERN ESTABLISHED BY THE DRAWINGS.

F. IN SPACES WHERE SPRINKLER HEADS ARE NOT SHOWN BY THE ARCHITECTURAL REFLECTED CEILING PLANS, PROVIDE HEADS AS REQUIRED BY CODE.

RULE 1

WHEN COMPLETELY DIMENSIONED ON REFLECTED CEILING PLAN

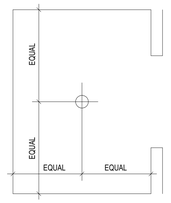


LOCATE ITEMS AS INDICATED WHEN SHOWN DIMENSIONED BY A REFLECTED CEILING PLAN, ENLARGED REFLECTED CEILING PLAN, OR DETAIL.

SPECIFIC DIMENSIONS SHOWN BY REFLECTED CEILING PLANS, ELEVATIONS, OR DETAILS TAKE PRECEDENCE OVER TYPICAL LOCATION RULES.

RULE 2

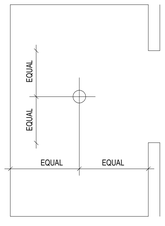
WHEN NOT DIMENSIONED BUT SHOWN CENTERED



LOCATE ITEMS CENTERED IN SPACE (OR CEILING PLANE) WHEN SHOWN (BUT NOT DIMENSIONED) VISUALLY AT APPROXIMATE CENTER OF SPACE.

RULE 3

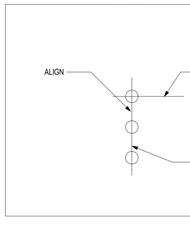
WHEN OFF-CENTER IN SPACE BUT CENTERED ON ADJACENT FEATURE



LOCATE ITEMS CENTERED ON ADJACENT OPENING OR FEATURE WHEN SHOWN (BUT NOT DIMENSIONED) OFF-CENTER IN OVERALL SPACE BUT CENTERED AGAINST ADJACENT FEATURE.

RULE 4

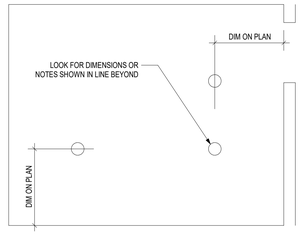
WHEN ALIGNED WITH OTHER FEATURES



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

RULE 5

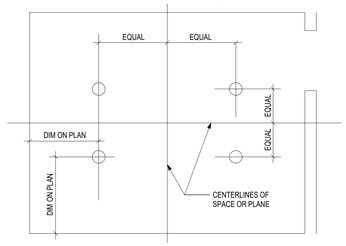
ALIGN WITH FEATURES SHOWN DIMENSIONED ELSEWHERE IN SPACE



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

RULE 6

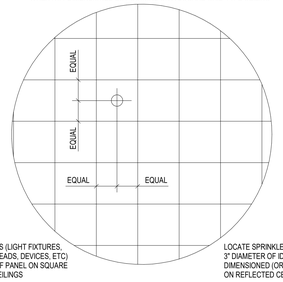
LOCATE FEATURES SYMMETRICALLY



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

RULE 7

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

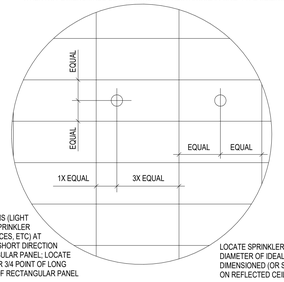


LOCATE ITEMS (LIGHT FIXTURES, SPRINKLER HEADS, DEVICES, ETC) AT CENTER OF PANEL ON SQUARE GRID-TYPE CEILINGS

LOCATE SPRINKLER HEADS WITHIN 3" DIAMETER OF IDEAL POINT DIMENSIONED (OR SHOWN BY RULE) ON REFLECTED CEILING PLAN.

RULE 8

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



LOCATE ITEMS (LIGHT FIXTURES, SPRINKLER HEADS, DEVICES, ETC) AT CENTER OF SHORT DIRECTION OF RECTANGULAR PANEL; LOCATE AT 1/4, 1/2, OR 3/4 POINT OF LONG DIRECTION OF RECTANGULAR PANEL

LOCATE SPRINKLER HEADS WITHIN 3" DIAMETER OF IDEAL POINT DIMENSIONED (OR SHOWN BY RULE) ON REFLECTED CEILING PLAN.

GENERAL

SHEET NUMBER	SHEET NAME
CS	COVER SHEET REUNION
G001	GENERAL INFORMATION
G002	ACCESSIBILITY GUIDELINES
G003	ACCESSIBILITY PLANS AND DETAILS
G111	LIFE SAFETY INFORMATION - APARTMENTS
G121	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
S050	TYPICAL DETAILS - STEEL
S060	TYPICAL DETAILS - WOOD FRAMING
S061	TYPICAL DETAILS - WOOD ROOF TRUSS
S062	TYPICAL DETAILS - WOOD BRACED WALLS
S063	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-1	ROOF FRAMING PLAN - BUILDING C
S101D	FOUNDATION & WALL PLAN - BUILDING D
S101D-1	ROOF FRAMING PLAN - BUILDING D
S101K	FOUNDATION, WALL, AND ROOF FRAMING PLAN - CLUBHOUSE
S102K	FOUNDATION & ROOF FRAMING PLAN - MAINTENANCE GARAGE
S500	FOUNDATION SECTIONS
S520	FRAMING SECTIONS

ARCHITECTURAL

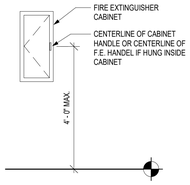
SHEET NO.	SHEET NAME
A100	ARCHITECTURAL SITE PLAN
A101 A	FLOOR PLANS - BUILDING A1, A2
A101 B1	FLOOR PLANS - BUILDING B1
A101 B2	FLOOR PLANS - BUILDING B2
A101 C	FLOOR PLANS - BUILDING C
A101 D	FLOOR PLANS - BUILDING D
A101 K	SITE PLAN - CLUBHOUSE AREA
A102 K	FLOOR PLANS - CLUBHOUSE & MAINTENANCE BUILDING
A121	UNIT PLAN - A AND A REVERSED
A122	UNIT PLAN - B 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 - ELDORADO STONE
A355	WALL CLADDING DETAILS - ELDORADO STONE 2
A501	DOOR / WINDOW SCHEDULE + DETAILS
A901	FINISH SCHEDULE

MEP

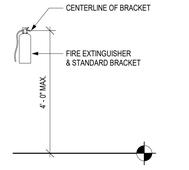
SHEET NUMBER	SHEET NAME
E001	ELECTRICAL SPECIFICATIONS & SYMBOLS
E100A	ELECTRICAL SITE PLAN
E100C	ELECTRICAL SITE LIGHTING PLAN
E100D	ELECTRICAL SITE LIGHTING DETAILS
E100E	ELECTRICAL SITE LIGHTING DETAILS
E100F	ELECTRICAL SITE LIGHTING DETAILS
E100G	ELECTRICAL SITE LIGHTING DETAILS
E101AB	1ST FLOOR OVERALL PLANS BUILDINGS A & B, B2
E101CD	1ST FLOOR OVERALL PLANS BUILDINGS C & D
E121A	UNIT PLAN A LIGHTING & POWER PLANS
E121AR	UNIT PLAN A REVERSED LIGHTING & POWER PLANS
E122B	UNIT PLAN B LIGHTING & POWER PLANS
E122BR	UNIT PLAN B REVERESED LIGHTING & POWER PLANS
E123C	UNIT PLAN C LIGHTING & POWER PLANS
E123CR	UNIT PLAN C REVERSED LIGHTING & POWER PLANS
M001	MECHANICAL SPECIFICATIONS, SCHEDULES, & SYMBOLS
M101K	MECHANICAL PLANS - CLUBHOUSE AND MAINTENANCE GARAGE
P001	PLUMBING SPECIFICATIONS AND SYMBOLS
P101K	WASTE AND VENT PLAN CLUBHOUSE
P102K	WATER AND GAS PLAN CLUBHOUSE
E101K	LIGHTING PLAN - CLUBHOUSE & MAINTENANCE GARAGE
E102K	POWER PLAN -CLUBHOUSE & MAINTENANCE GARAGE
E200	ELECTRONIC SCHEDULES AND DIAGRAMS
E201	PANELBOARD SCHEDULES

GENERAL INFORMATION NOTES:

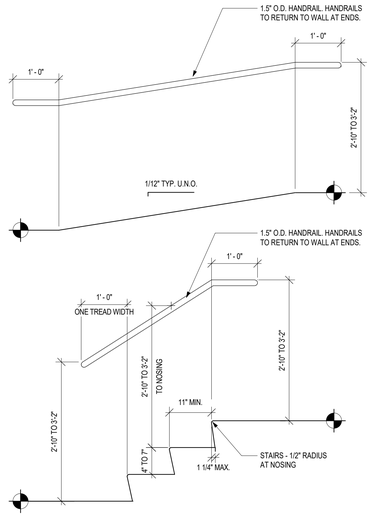
1. UNLESS OTHERWISE INDICATED, ALL MATERIALS AND EQUIPMENT ON THE DRAWINGS IS TO BE FURNISHED AND INSTALLED BY THE CONTRACTOR.
2. COORDINATE ALL CONSTRUCTION PRIOR TO BEGINNING WORK AND SUBMIT PROPOSED WORK SCHEDULE TO THE OWNER & ARCHITECT FOR APPROVAL.
3. CONTRACTOR SHALL COORDINATE THE WORK OF ALL TRADES, SECURE AND PAY FOR ALL PERMITS, FEES, TAXES, INSPECTIONS & TESTING REQUIRED FOR COMPLETE RELATED WORK. THE GENERAL CONTRACTOR SHALL ALSO BE IN CHARGE OF THE OPERATION FROM THE TIME OF COMMENCEMENT UNTIL THE COMPLETION OF WORK AND TO WHOM ALL ORDERS AND DIRECTIONS SHALL BE GIVEN.
4. ALL TRADES SHALL BE RESPONSIBLE TO READ ALL DRAWINGS, DETAILS, & PLANS ASSOCIATED WITH ALL PACKAGES INCLUDING ARCHITECTURAL, STRUCTURAL, MECHANICAL, ELECTRICAL AND PLUMBING ASSOCIATED WITH THIS PROJECT TO ENSURE PROPER COORDINATION. IF ANY CONFLICTS EXIST, THAT TRADE SHALL NOTIFY THE CONTRACTOR OF THE SAME PRIOR TO CONSTRUCTION WHO SHALL IN TURN NOTIFY THE G.C.
5. ALL MATERIALS SHOWN OR CALLED FOR ON THESE CONSTRUCTION DOCUMEN



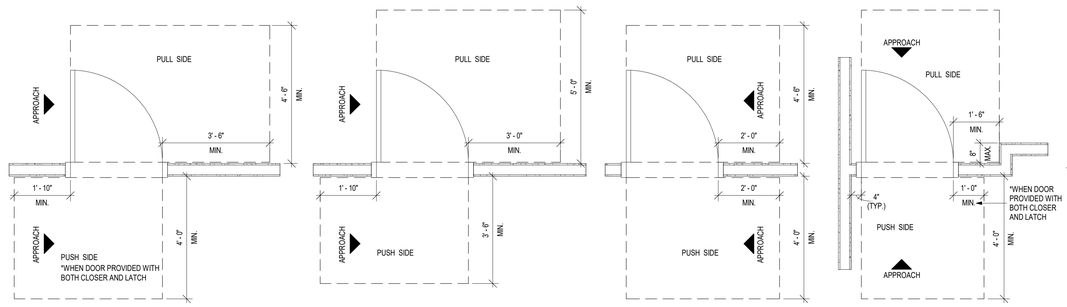
J10 FE CABINET
1/2" = 1'-0"



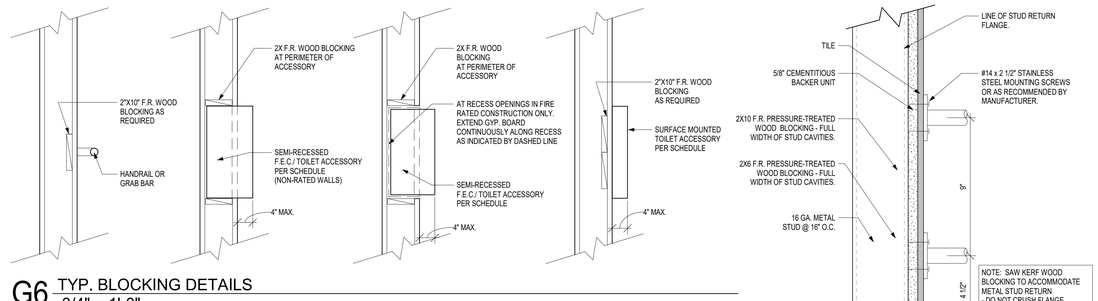
G10 FIRE EXTINGUISHER
1/2" = 1'-0"



G9 HANDRAIL @ STAIRS AND RAMPS
3/4" = 1'-0"

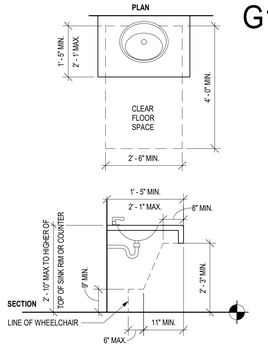


J6 TYP. DOOR APPROACH CLEARANCES
1/2" = 1'-0"

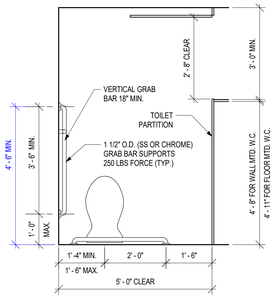


G6 TYP. BLOCKING DETAILS
3/4" = 1'-0"

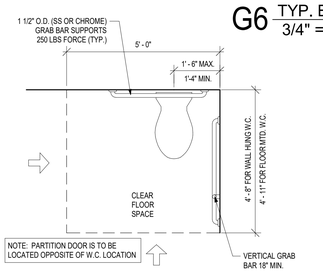
G2 BLOCKING SECTION
3" = 1'-0"



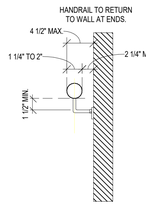
E12 SINK IN COUNTER CLEARANCES
1/2" = 1'-0"



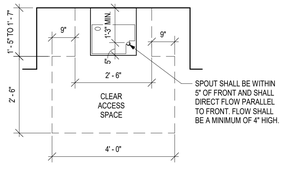
E10 ACCESSIBLE TOILET STALL
1/2" = 1'-0"



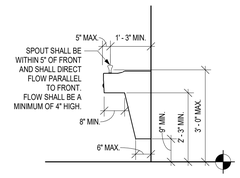
E8 ACCESSIBLE CLEAR FLOOR SPACE
1/2" = 1'-0"



E6 HANDRAIL CLEARANCES
1 1/2" = 1'-0"



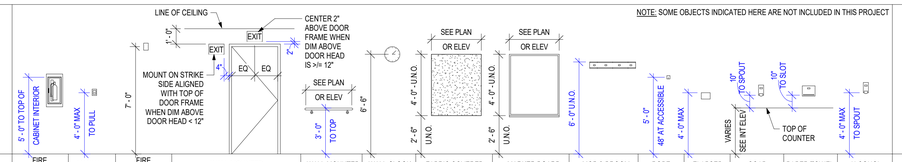
E4 E.W.C. - CLEAR SPACE
1/2" = 1'-0"



E2 E.W.C. - SECTION
1/2" = 1'-0"

MISCELLANEOUS ACCESSORY TYPICAL MOUNTING HEIGHTS

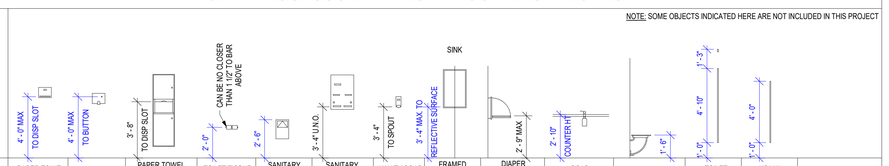
NOTE: SOME OBJECTS INDICATED HERE ARE NOT INCLUDED IN THIS PROJECT



ACCESSORY TYPE	FIRE EXTINGUISHER CABINET	MANUAL FIRE PULL	FIRE STROBE/LIGHT/ AUDIBLE ALARM	WALL MOUNTED EXIT SIGN	WALL MOUNTED HANDRAIL	WALL CLOCK	FABRIC COVERED TACK BOARD	MARKER BOARD	MOP & BROOM HOLDER	ROBE HOOK	ELAPSED TIME CLOCK	SOAP DISPENSER	PAPER TOWEL DISPENSER	ALCOHOL DISPENSER
COMMENTS	SEMI RECESSED	SURFACE MOUNTED	SURFACE MOUNTED	WALL MOUNTED	SURFACE MOUNTED	SURFACE MOUNTED	SURFACE MOUNTED	SURFACE MOUNTED	SURFACE MOUNTED	SURFACE MOUNTED	SURFACE MOUNTED	SURFACE MOUNTED	SURFACE MOUNTED	SURFACE MOUNTED

TOILET ACCESSORY TYPICAL MOUNTING HEIGHTS

NOTE: SOME OBJECTS INDICATED HERE ARE NOT INCLUDED IN THIS PROJECT



ACCESSORY TYPE	PAPER TOWEL DISPENSER	POWER HAND DRYER	PAPER TOWEL DISPENSER & TRASH RECEPTACLE	TOILET TISSUE DISPENSER	SANITARY NAPKIN DISPOSAL	SANITARY NAPKIN DISPENSER	VANITY SOAP DISPENSER	FRAMED VANITY MIRROR	DIAPER CHANGING STATION	SOAP DISPENSER	FOLDING SHOWER SEAT	TOILET PARTITION	URINAL SCREEN
COMMENTS	SURFACE MOUNTED	SURFACE MOUNTED	SEMI RECESSED	SURFACE MOUNTED	SURFACE MOUNTED	RECESSED & SURFACE	SURFACE MOUNTED	SURFACE MOUNTED	SURFACE MOUNTED	COUNTERTOP MOUNTED	SURFACE MOUNTED	WALL MOUNTED	WALL MOUNTED

MISCELLANEOUS ACCESSORY TYPICAL MOUNTING HEIGHTS

NOTE: SOME OBJECTS INDICATED HERE ARE NOT INCLUDED IN THIS PROJECT

ACCESSORY TYPE	CLOSET HANGAR ROD & SHELF	WALL PHONE	TELEPHONE HOUSING	CUP DISPENSER	WALL SWITCH	TELEPHONE OUTLET	RECEPTACLE/ TELEPHONE/ DATA	RECEPTACLE/ TELEPHONE/ DATA	SPECIALTY EQUIP (IE. THERMOSTAT, CARD READER,INTERCOM)	ELEVATOR CALL BUTTON	ELEVATOR VISIBLE SIGNAL INDICATOR	TACTILE CHARACTER INDICATOR	PANIC BAR	DOOR PULL	DOOR LATCH	ADA DOOR OPERATOR
COMMENTS	WALL MOUNTED	SURFACE MOUNTED	SURFACE MOUNTED	SURFACE MOUNTED	SURFACE MOUNTED	SURFACE MOUNTED	SURFACE MOUNTED	SURFACE MOUNTED	SURFACE MOUNTED	SURFACE MOUNTED	SURFACE MOUNTED	SURFACE MOUNTED	SURFACE MOUNTED	SURFACE MOUNTED	SURFACE MOUNTED	VARIES

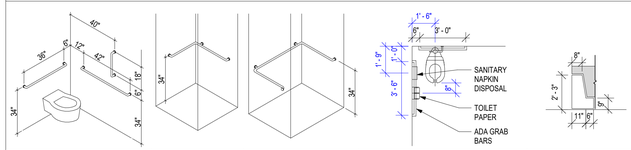
PLUMBING FIXTURE TYPICAL MOUNTING HEIGHTS

NOTE: SOME OBJECTS INDICATED HERE ARE NOT INCLUDED IN THIS PROJECT

ACCESSORY TYPE	SHOWER MIXING VALVE	SHOWER HEAD	HAND HELD SHOWER	LAVATORY	LAVATORY	CHILDREN'S DRINKING FOUNTAIN	SINGLE DRINKING FOUNTAIN	DOUBLE DRINKING FOUNTAIN	TOILET	URINAL
COMMENTS	WALL MOUNTED	WALL MOUNTED	WALL MOUNTED	WALL MOUNTED	COUNTER MOUNTED	WALL MOUNTED	WALL MOUNTED	WALL MOUNTED	WALL/FLOOR MOUNTED	WALL MOUNTED

GRAB BAR TYPICAL MOUNTING HEIGHTS & TOILET ACCESSORY PLANS

NOTE: SOME OBJECTS INDICATED HERE ARE NOT INCLUDED IN THIS PROJECT



ADA TOILET GRAB BAR	SHOWER STALL GRAB BAR	ROLL-IN SHOWER STALL GRAB BAR	TYPICAL ACCESSORIES AT ACCESSIBLE TOILET	TYPICAL ADA SINK ENCLOSURE PANEL CLEARANCE
SURFACE MOUNTED	SURFACE MOUNTED	SURFACE MOUNTED	NOTE: SANITARY NAPKIN DISPOSAL AT WOMEN'S & UNISEX ONLY	

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

GENERAL NOTES: ACCESSIBILITY GUIDELINES

1. NOTE: ALL DIMENSIONS ARE MEASURED FROM FLOOR, UNLESS NOTED OR SHOWN OTHERWISE.
2. ADA UNOBSTRUCTED REACH RANGES: ADA FORWARD REACH = 48" MAX. & 15" MIN. ADA SIDE REACH = 48" MAX. & 15" MIN.
3. 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.
4. 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 = 34" MIN. TO 48" MAX.
5. DRINKING FOUNTAINS & EWC'S (TO SPOUT): STANDARD = 40" TYP., 42" MAX. ADA =36" MAX. (27" MIN. CLEAR KNEE SPACE)
6. COUNTERTOPS (TO SINK RIM/ COUNTERTOP): ADA = 28" MIN. TO 34" MAX.
7. WATER CLOSETS (TO TOP OF SEAT): STANDARD = 14" TO 15". ADA (TO TOP OF SEAT) = 17" TO 19". ADA FLUSH CONTROLS = 44" MAX.
8. URINALS (TO RIM): STANDARD = 24" MAX. ADA =17" MAX. ADA FLUSH CONTROLS = 44" MAX.
9. LAVATORIES (TO SINK RIM/ COUNTERTOP): STANDARD = 36" MAX. ADA = 34" MAX. (29" MIN. CLEAR KNEE SPACE)
10. MIRRORS (TO B.O. REFLECTIVE SURFACE): STANDARD = VARIES. ADA = 40" MAX.
11. 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
12. SHOWER HEADS (FROM FLOOR TO HEAD): STANDARD = 72" TO 84". ADA = SPRAY UNIT W/ HOSE 60" LONG MIN. ADA = FIXED SHOWER HEAD = 48" AFF.
13. SHOWER CONTROLS (TO CONTROL AREA): STANDARD = 48" MAX. (TO TOP). ADA = 38" MIN. TO 48" MAX.
14. SHOWER ROD (FROM FLOOR TO C.L.): STANDARD = 78" MAX.
15. TOILET ROOM PARTITIONS: TOILETS = 12" TO BOT. & 70" TO TOP. URINALS = 18" TO BOT. & 60" TO TOP
16. TOILET PAPER DISPENSERS (TO C.L. OF OUTLET): STANDARD = 24". ADA = 19" MIN. TO 24" MAX.
17. WALL MOUNTED SOAP DISPENSERS (TO C. L. OF PUSH BUTTON): STANDARD = 40". ADA = VARIES. RE: OBSTRUCTED AND UNOBSTRUCTED REACH RANGES. ADA SIDE REACH = 46" MAX. ABOVE SINK IN COUNTER.
18. 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.
19. WARM AIR HAND DRYER (TO PUSH SWITCH): STANDARD = 44" MAX. ADA FORWARD REACH = 48" MAX. & 15" MIN. ADA SIDE REACH = 48" MAX. & 15" MIN.
20. 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.
21. SANITARY NAPKIN DISPOSAL (TO TOP OF UNIT): STANDARD = 28" MAX. ADA = 19" MIN. TO 24" MAX. (TO OPNG.)
22. TOILET SEAT COVER DISPENSERS (TO OPNG.): STANDARD = 40" MAX. ADA FORWARD REACH = 48" MAX. & 15" MIN. ADA SIDE REACH = 48" MAX. & 15" MIN.
23. SHELVES: ADA = 48" MAX.
24. COAT HOOKS: STANDARD = 68". ADA = 48" MAX.
25. CHALKBOARDS, TACKBOARDS,& MARKERBOARDS: STANDARD = 32" TO 39" (TO B.O. BOARD OR CHALKTRAY). STANDARD = 80" (RECOMMENDED, TO T.O. BOARD)
26. THERMOSTATS & CONTROL DEVICES (TO TOP): ADA FORWARD REACH = 48" MAX. ADA SIDE REACH = 48" MAX.
27. LIGHT SWITCHES & CARD READERS (TO C.L.): LOCATE 6" FROM DOOR JAMB. ADA = 48" MAX.
28. CONVENIENCE RECEPTACLES – ELECTRICAL/ TELEPHONE/ DATA (TO C.L.): STANDARD = 18". ADA = 15" MIN.
29. EXIT LIGHTS - WALL MOUNTED: 2" MIN. BELOW CEILING. 2" MIN. ABOVE DOOR FRAME. EQUAL SPACE FROM CEILING TO TOP OF FRAME.
30. 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)
31. FIRE ALARM PULL STATIONS (TO LEVER): STANDARD = 48" MAX. ADA FORWARD REACH = 48" MAX. ADA SIDE REACH = 48" MAX.
32. SMOKE AND/OR HEAT DETECTORS: STANDARD = CEILING HEIGHT
33. HORN/ SPEAKER/ VISUAL SIGNALS: STANDARD = 80" AFF. OR 6" BELOW CEILING - WHICHEVER IS LOWER.
34. ROOM SIGNAGE (TO C.L.): STANDARD = 60" HIGH AFF. & WITHIN 18" OFLATCH SIDE OF DOOR

collins|webb ARCHITECTURE
8078 SW Market St., Lee's Summit, Missouri 64063 | 816.249.2270 | www.collinsandwebb.com

PERMIT DOCUMENTS

REUNION AT BLACKWELL

SE SHENANDOAH DRIVE
LEE'S SUMMIT, MO 64063

REVISION DATES:

PROFESSIONAL SEAL

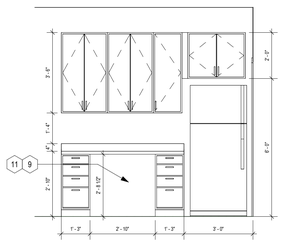
ROGER L. WEBB JR. NUMBER A-2016004008 ARCHITECT 08/24/23

G002

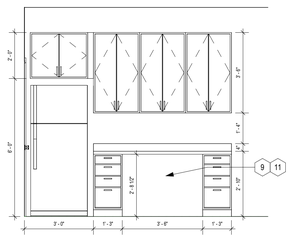
ISSUE DATE: 24 AUGUST 2023
COLLINS WEBB #: 21075

ACCESSIBILITY GUIDELINES

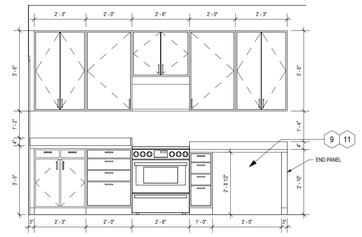
8/23/2023 2:30:35 PM



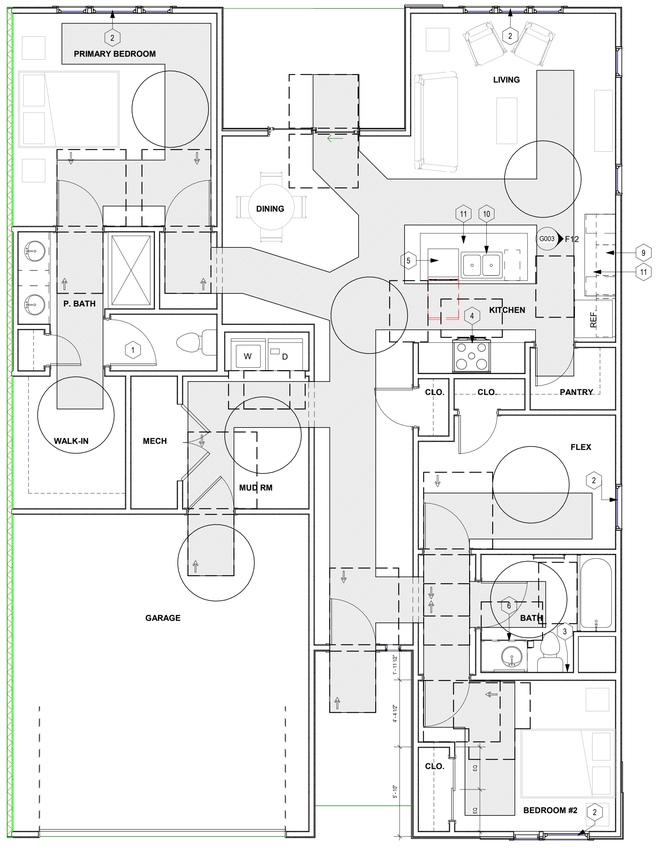
F12 UNIT C ADA WORKSTATION
3/8" = 1'-0"



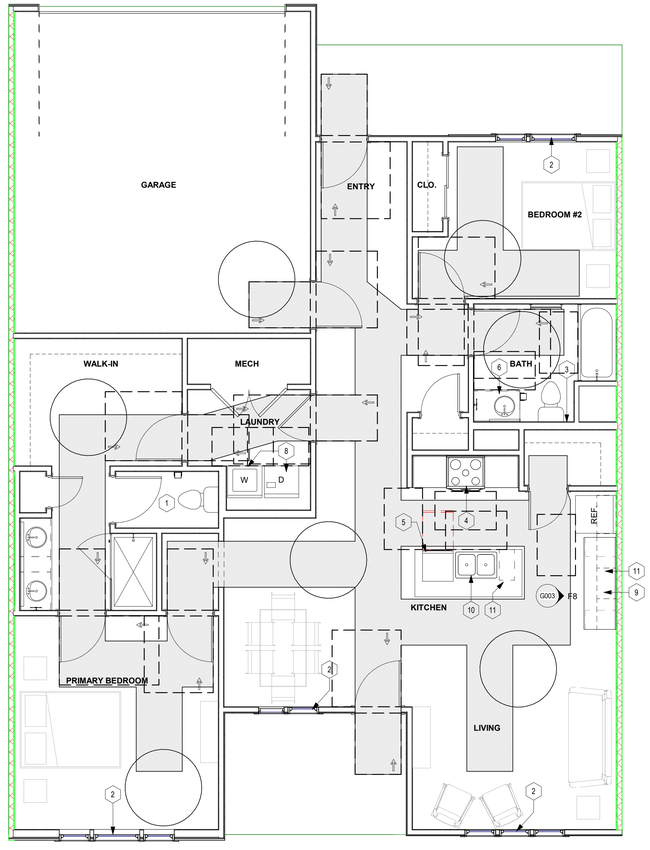
F8 UNIT B REV. ADA WORKSTATION
3/8" = 1'-0"



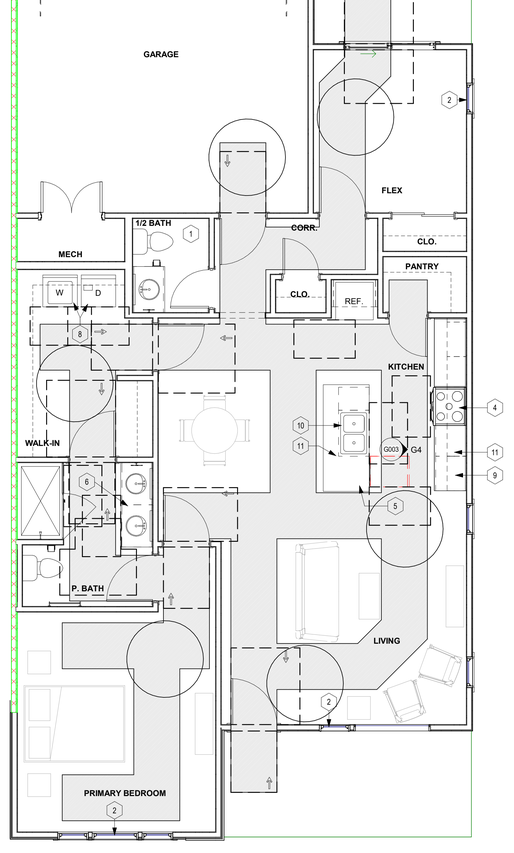
G4 UNIT A REV. ADA WORKSTATION
3/8" = 1'-0"



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"

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 LIEU OF MICROWAVE IN TYPE A' UNITS. ELECTRICIAN TO PROVIDE ACCESSIBLE SWITCH/CONTROLS FOR HOOD.
5	PROVIDE ACCESSIBLE DISHWASHER IN 'TYPE A' UNITS. UNIT MUST FIT UNDER 34" COUNTER
6	REMOVABLE BASE CABINET.
7	DOORS TO ACCESSIBLE WASHER AND DRYER MUST SWING 180° TO PROVIDE CLEARANCE TO EQUIPMENT.
8	PROVIDE ACCESSIBLE WASHER AND DRYER IN 'TYPE A' UNITS.
9	PROVIDE ACCESSIBLE WORK STATION WITH POCKET BASE DOORS FOR ACCESS TO KNEE SPACE. FINISH WALLS, FLOOR, AND SIDES OF ADJACENT WALLS AT WORK STATION.
10	PROVIDE ACCESSIBLE SINK IN 'TYPE A' UNITS. SINK MUST NOT BE HIGHER THAN 34" TALL)
11	THIS COUNTER TOP HEIGHT TO BE 34" A.F.F. ALL CABINETRY AND APPLIANCES UNDER THIS COUNTER MUST FIT BELOW 34" COUNTER HEIGHT
	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 SIDING DOORS SHALL BE PERMITTED TO BE 3/4" INCH MAX. IN HEIGHT, PROVIDED THEY ARE BEVELED 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 52" MIN. IN LENGTH AND 36" MIN. IN WIDTH

ACCESSIBLE ROUTES MUST CONNECT ALL SPACES AND ELEMENTS THAT ARE A PART OF THE UNIT

ACCESSIBLE ROUTES SHALL COINCIDE 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 404.2.3.2 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 CLOSETS, BATHRUBS, 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 IN 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 A117.606. CABINETRY SHALL BE PERMITTED UNDER THE LAVATORY, PROVIDED THE CABINETRY CAN BE REMOVED WITHOUT REMOVAL OR REPLACEMENT OF THE LAVATORY. THE FLOOR FINISH EXTENDS UNDER THE CABINETRY, AND THE WALLS BEHIND AND SURROUNDING THE CABINETRY 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

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

CLEARANCE AROUND THE WATER CLOSET SHALL BE 56" 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 16" MIN AND 18" MAX. FROM THE SIDEWALL

THE REQUIRED CLEARANCE AROUND THE WATER CLOSET IS ALLOWED TO OVERLAP THE WATERCLOSET, ASSOCIATED GRAB BARS, PAPER DISPENSERS, COAT HOOKS, SHELVES, ACCESSIBLE ROUTES, AND 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 66" 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. KNEE AND TOE CLEARANCE COMPLYING WITH ICC A117 306. CABINETRY SHALL BE PERMITTED TO BE ADDED UNDER THE SINK, PROVIDED THE CABINETRY CAN BE REMOVED WITHOUT REMOVAL OR REPLACEMENT OF THE SINK. THE FLOOR FINISH EXTENDS UNDER THE CABINETRY, AND THE WALLS BEHIND AND SURROUNDING THE CABINETRY ARE FINISHED

A CLR. FLOOR SPACE, POSITIONED FOR A PARALLEL OR FORWARD APPROACH SHALL BE PROVIDED AT EACH KITCHEN APPLIANCE A CLR. FLOOR SPACE, POSITIONED ADJACENT TO THE DISHWASHER DOOR, SHALL BE PROVIDED. THE DISHWASHER DOOR IN THE OPEN POSITION SHALL NOT OBSTRUCT THE CLR. FLOOR SPACE FOR THE DISHWASHER OR AN ADJACENT SINK

COMBINATION REFGERATORS 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 HEIGHTS POSSIBLE IN HTE COMPARTMENT. A CLR. FLOOR PSACE, POSITIONED FOR A PARALLEL APPROACH TO THE REFRIGERATOR/FREEZER, SHALL BE PROVIDED. THE CENTERLINE OF THE CLR. FLOOR PSACE SHALL BE OFFSET 24" MAX. FROM THE CENTERLINE OF THE APPLIANCE

RE. IBC 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 SIDING DOORS SHALL BE PERMITTED TO BE 3/4" INCH MAX. IN HEIGHT, PROVIDED THEY ARE BEVELED WITH A SLOPE NOT STEEPER THAN 1:2

FOR TYPE B UNITS, CLR. FLOOR SPACE SHALL BE 48" MIN. IN LENGTH AND 30" MIN. IN WIDTH

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

ACCESSIBLE ROUTES SHALL COINCIDE 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 48" 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 404.2.3.2 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 CLOSETS, BATHRUBS, AND SHOWER COMPARTMENTS

AT LEAST ONE TOILET AND BATHING FACILITY MUST COMPLY WITH A117 1104.11. 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. CABINETRY SHALL BE PERMITTED UNDER THE LAVATORY, PROVIDED THE CABINETRY CAN BE REMOVED WITHOUT REMOVAL OR REPLACEMENT OF THE LAVATORY. THE FLOOR FINISH EXTENDS UNDER THE CABINETRY, AND THE WALLS BEHIND AND SURROUNDING THE CABINETRY ARE FINISHED

CLEARNCE AROUND THE WATER CLOSET SHALL BE 48" MIN. IN WIDTH, MEASURED PERPENDICULAR FROM THE SIDE WALL

CLEARANCE AROUND THE WATER CLOSET SHALL BE 56" 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 16" MIN AND 18" MAX. FROM THE SIDEWALL

THE REQUIRED CLEARANCE AROUND THE WATER CLOSET IS ALLOWED TO OVERLAP THE WATERCLOSET, ASSOCIATED GRAB BARS, PAPER DISPENSERS, COAT HOOKS, SHELVES, ACCESSIBLE ROUTES, CLR. FLOOR SPACE REQUIRED AT OTHER FIXTURES, AND 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 66" MIN. MEASURED PERPENDICULAR FROM THE REAR WALL

RE. ICC A117 1104.3.1.3 FOR BATHING FIXTURE REQUIREMENTS

RE. ICC A117 1104.12 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 BOWL.

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

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

RE. IBC CHAPTER 11 AND RE. IC A117 FOR FULL TYPE B UNIT REQUIREMENTS

CWA collins webb ARCHITECTURE
3078 SW Market St., Lee's Summit, Missouri 64063 | 816.249.2270 | www.collinswebb.com

PERMIT DOCUMENTS

REUNION AT BLACKWELL

SE SHENANDOAH DRIVE
LEE'S SUMMIT, MO 64063

REVISION DATES:

STATE OF MISSOURI
ROGER L. WEBB
NUMBER A-2016004098
ARCHITECT
8/24/23

PROFESSIONAL SEAL

G003

ISSUE DATE: 24 AUGUST 2023
COLLINS WEBB #: 21075

ACCESSIBILITY PLANS AND DETAILS

8/23/2023 2:30:44 PM

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 — ACTUAL NO. OF STORIES = 1
ALLOWABLE BUILDING HT. = 40'-0" — ACTUAL BUILDING HT. = 20'-0"
ALLOWABLE LIVING AREA = 6,000 SF — ACTUAL LIVING AREA = 3,045 SF
NO. OF EXITS REQ'D = 2 — NO. OF EXIST PROVIDED = 5
EGRESS WIDTH REQ'D = 32" — EGRESS WIDTH PROVIDED = 34"
STANDPIPE/SPRINKLER = NOT REQUIRED
SMOKE DETECTORS = REQ'D PER 2018 IBC SECTION 907.2.9

WALL PRIORITY LEGEND

NOTE: *THIS LEGEND IS FOR GRAPHIC REPRESENTATION ONLY.*

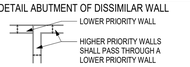
FOUR HOUR FIRE WALL (**4FW**)
THREE HOUR FIRE WALL (**3FW**)
TWO HOUR FIRE WALL (**2FW**)
FOUR HOUR FIRE BARRIER (**4FB**)
THREE HOUR FIRE BARRIER (**3FB**)

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

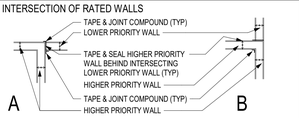
ONE HOUR FIRE BARRIER (**1FB**) *(INCLUDES THE FOLLOWING)*
- ONE HOUR SHAFT ENCLOSURE (**1SE**)

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**)

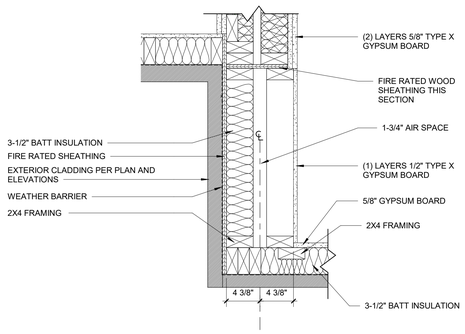
DETAIL ABUTMENT OF DISSIMILAR WALL



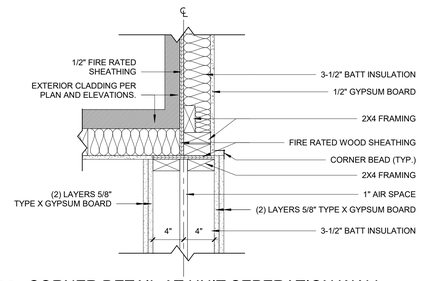
INTERSECTION OF RATED WALLS



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 MULTI-LAYERED 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"

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/CEILING 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/CEILING OR ROOF/CEILING ASSEMBLY. WHERE ALLOWED BY CODE EXCEPTION, A FIRE PARTITION SHALL BE ALLOWED TO TERMINATE AT THE UPPER MEMBRANE OF A FIRE RATED CEILING

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

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

BEARING WALLS (BW)

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

USE
A VERTICAL, LOAD BEARING STRUCTURAL ELEMENT.

SPECIAL CONSIDERATIONS
- DOORS AND WINDOWS ARE NOT REQUIRED TO BE RATED.
- HVAC DUCT PENETRATIONS ARE NOT REQUIRED TO BE FIRE-DAMPERED.
- 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
LEES 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.

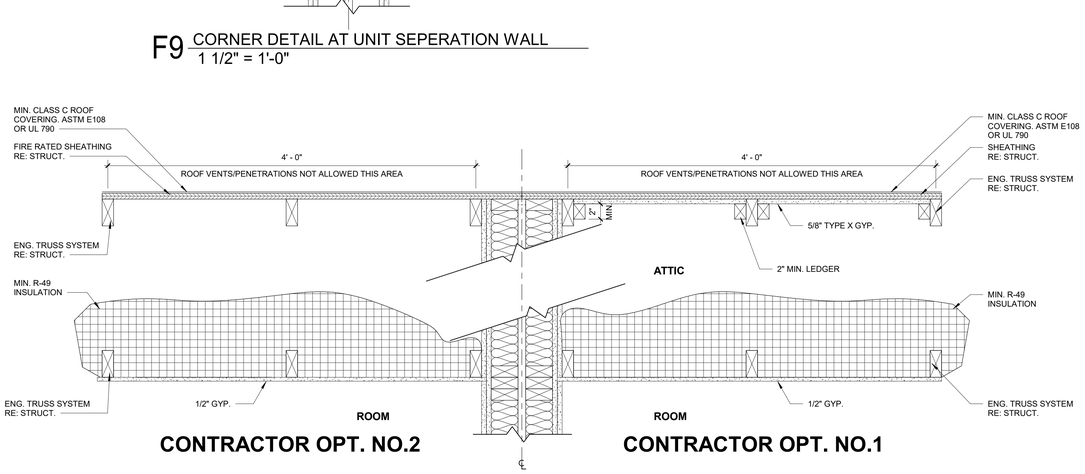
CEILING HEIGHT NOTES: (IBC 1208)

1. OCCUPIABLE 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.

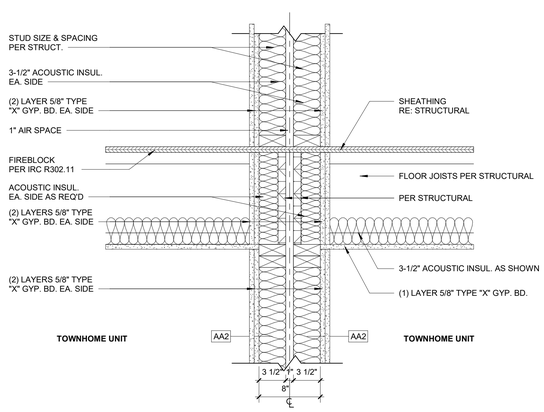
   EXCEPTION 2: IF ANY ROOM IN A BUILDING HAS A SLOPED CEILING, THE PRESCRIBED CEILING HEIGHT FOR THE ROOM IS REQUIRED IN ONE-HALF THE AREA THEREOF. ANY PORTION OF THE ROOM MEASURED LESS THAN 5'-0" FROM THE FLOOR TO THE CEILING SHALL NOT BE INCLUDED IN ANY COMPUTATION OF THE MINIMUM AREA THEREOF.

FIRE SPRINKLER NOTE: (IRC R302)

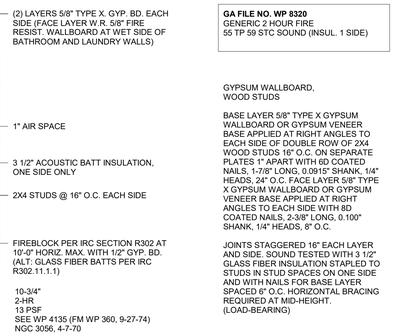
1. FIRE SPRINKLER NOT REQUIRED IF EXTERIOR WALLS OF DWELLINGS ARE SEPERATED BY FIVE FEET OR MORE IF WALL IS UNRATED. IF WALL IS RATED (1 HR) NO SEPERATION IS REQUIRED.



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

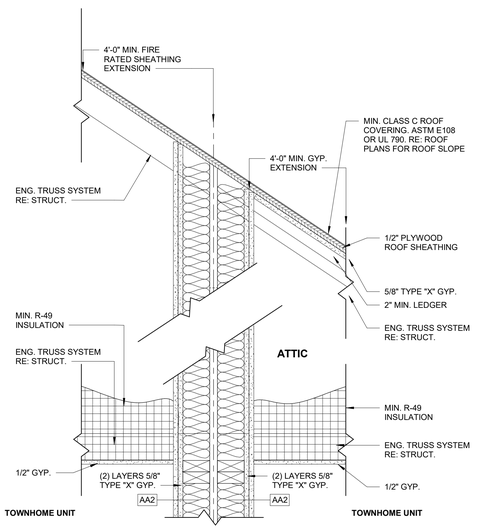


A9 2-HR FLOOR/ UNIT SEPARATION WALL DETAIL
1 1/2" = 1'-0"



GA FILE NO. WP 8320
GENERIC 2 HOUR FIRE
55 TP 59 STC SOUND (INSUL. 1 SIDE)

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



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

collins|webb ARCHITECTURE
307B SW Market St., Lee's Summit, Missouri 64063 | 816.249.2270 | www.collinswebb.com

PERMIT DOCUMENTS

REUNION AT BLACKWELL

SE SHENANDOAH DRIVE
LEE'S SUMMIT, MO 64063

REVISION DATES:

STATE OF MISSOURI
ROGER L. WEBB
NUMBER A-2016004008
ARCHITECT
8/24/23

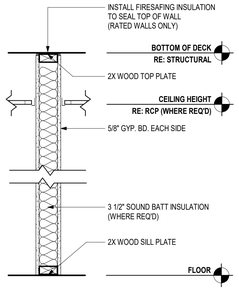
PROFESSIONAL SEAL

G111

ISSUE DATE: 24 AUGUST 2023
COLLINS WEBB #: 21075

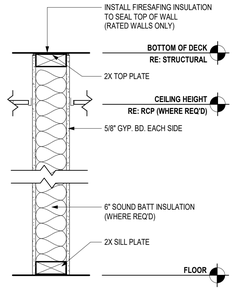
LIFE SAFETY INFORMATION - APARTMENTS

8/23/2023 2:30:45 PM



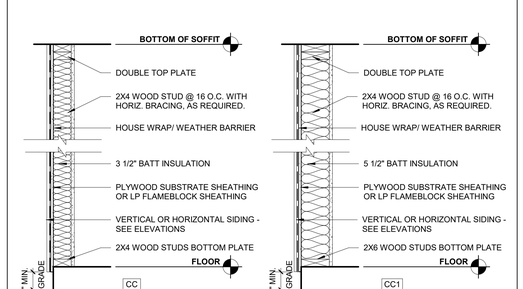
WALL TYPE AA

TYPE	WALL DESCRIPTION
AA	• 2X4 WOOD STUD @ 16" O.C. TO DECK ABOVE • 5/8" TYPE "X" GYP. BD. EACH SIDE TO DECK ABOVE • NO SOUND BATT INSUL. • NON RATED
AA1	• 2X4 WOOD STUD @ 16" O.C. TO DECK ABOVE • 5/8" TYPE "X" GYP. BD. ONE SIDE • NO SOUND BATT INSUL. • NON RATED
AA2	• (2) 2X4 WOOD STUD @ 16" O.C. TO DECK ABOVE • 1" AIR GAP BETWEEN • (2) LAYERS 5/8" TYPE "X" GYP. BD. EACH SIDE TO DECK ABOVE • SOUND BATT INSUL. ONE SIDE • 2 HOUR RATED RE: WP8320 (SEE D3/G111 FOR ILLUSTRATION OF ASSEMBLY)



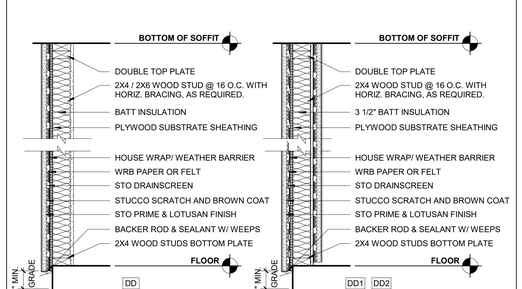
WALL TYPE BB

TYPE	WALL DESCRIPTION
BB	• 2X6 WOOD STUD @ 16" O.C. TO DECK ABOVE • 5/8" TYPE "X" GYP. BD. EACH SIDE TO DECK ABOVE • BATT INSUL. • NON RATED



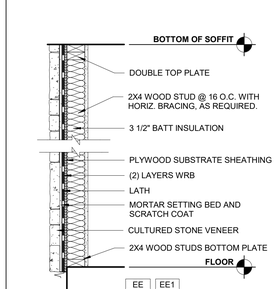
WALL TYPE CC

TYPE	WALL DESCRIPTION
CC	•2X4 STUD @ 16" O.C. •5/8" TYPE "X" GYP. BD. ONE SIDE •3-1/2" BATT INSUL. TO FULL HEIGHT OF WALL •HOUSE WRAP/ WEATHER BARRIER • EXT. VERTICAL SIDING WITH SUBSTRATE SHEATHING: INSTALL PER MFR DETAILS • NON RATED
CC1	• 2X6 STUD @ 16" O.C. •5/8" TYPE "X" GYP. BD. ONE SIDE •5-1/2" BATT INSUL. TO FULL HEIGHT OF WALL •HOUSE WRAP/ WEATHER BARRIER • EXT. VERTICAL OR HORIZONTAL SIDING WITH SUBSTRATE SHEATHING: INSTALL PER MFR DETAILS. - SEE ELEVATIONS • NON RATED



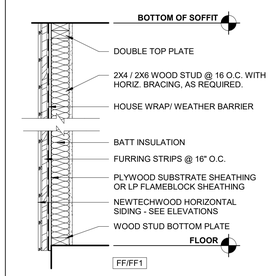
WALL TYPE DD

TYPE	WALL DESCRIPTION
DD	• 2X4 STUD @ 16" O.C. • 1/2" TYPE "X" GYP. BD. ONE SIDE • 3-1/2" BATT INSUL. TO FULL HEIGHT OF WALL • 1-SIDED SUBSTRATE SHEATHING • HOUSE WRAP/ WEATHER BARRIER • CODE COMPLIANT SELF-FURRED GALVANIZED DIAMOND MESH METAL LATHE • CODE COMPLIANT WRB PAPER OR FELT • DRAINAGE MAT - STO DRAINSCREEN® • CODE COMPLIANT SELF-FURRED GALVANIZED DIAMOND MESH METAL LATHE • STUCCO SCRATCH COAT - STOPOWERWALL® STUCCO • STUCCO BROWN COAT - STOPOWERWALL® STUCCO • PRIMER COATING - STOPRIME® • FINISH - STOLIT® LOTUSAN - COLOR 37203 • NON RATED
DD1	• 2X6 STUD @ 16" O.C. • 5-1/2" BATT INSUL. TO FULL HEIGHT OF WALL • 1-SIDED SUBSTRATE SHEATHING - BOTH SIDES • HOUSE WRAP/ WEATHER BARRIER - BOTH SIDES • CODE COMPLIANT WRB PAPER OR FELT - BOTH SIDES • DRAINAGE MAT - STO DRAINSCREEN® - BOTH SIDES • CODE COMPLIANT SELF-FURRED GALVANIZED DIAMOND MESH METAL LATHE - BOTH SIDES • STUCCO SCRATCH COAT - STOPOWERWALL® STUCCO - BOTH SIDES • STUCCO BROWN COAT - STOPOWERWALL® STUCCO - BOTH SIDES • PRIMER COATING - STOPRIME® - BOTH SIDES • FINISH - STOLIT® LOTUSAN - COLOR 37203 - BOTH SIDES • NON RATED
DD2	• 2X4 STUD @ 16" O.C. • 3-1/2" BATT INSUL. TO FULL HEIGHT OF WALL • 1-SIDED SUBSTRATE SHEATHING - BOTH SIDES • HOUSE WRAP/ WEATHER BARRIER - BOTH SIDES • CODE COMPLIANT WRB PAPER OR FELT - BOTH SIDES • DRAINAGE MAT - STO DRAINSCREEN® - BOTH SIDES • CODE COMPLIANT SELF-FURRED GALVANIZED DIAMOND MESH METAL LATHE - BOTH SIDES • STUCCO SCRATCH COAT - STOPOWERWALL® STUCCO - BOTH SIDES • STUCCO BROWN COAT - STOPOWERWALL® STUCCO - BOTH SIDES • PRIMER COATING - STOPRIME® - BOTH SIDES • FINISH - STOLIT® LOTUSAN - COLOR 37203 - BOTH SIDES • NON RATED



WALL TYPE EE

TYPE	WALL DESCRIPTION
EE	• 2X4 STUD @ 16" O.C. • 1/2" TYPE "X" GYP. BD. ONE SIDE • 3-1/2" BATT INSUL. TO FULL HEIGHT OF WALL • HOUSE WRAP/ WEATHER BARRIER • MORTAR SETTING BED AND SCRATCH COAT • CULTURED STONE VENEER - ELDORADO STONE - CUT COARSE STONE - SEASHELL: INSTALL PER MFR DETAILS • NON RATED
EE1	• 2X6 STUD @ 16" O.C. • 1/2" TYPE "X" GYP. BD. ONE SIDE • 3-1/2" BATT INSUL. TO FULL HEIGHT OF WALL • HOUSE WRAP/WEATHER BARRIER • MORTAR SETTING BED AND SCRATCH COAT • CULTURED STONE VENEER - ELDORADO STONE - CUT COARSE STONE - SEASHELL: INSTALL PER MFR DETAILS • NON RATED



WALL TYPE FF

TYPE	WALL DESCRIPTION
FF	• 2X4 STUD @ 16" O.C. • 1/2" TYPE "X" GYP. BD. ONE SIDE • 3-1/2" BATT INSUL. TO FULL HEIGHT OF WALL • HOUSE WRAP/ WEATHER BARRIER • EXT. NEWTECHWOOD HORIZONTAL SIDING WITH SUBSTRATE SHEATHING: INSTALL PER MFR DETAILS • NON RATED
FF1	• 2X6 STUD @ 16" O.C. • 1/2" TYPE "X" GYP. BD. ONE SIDE •5-1/2" BATT INSUL. TO FULL HEIGHT OF WALL • HOUSE WRAP/ WEATHER BARRIER • EXT. NEWTECHWOOD HORIZONTAL SIDING WITH SUBSTRATE SHEATHING: INSTALL PER MFR DETAILS • NON RATED

WALL TYPE NOTES:

1. DRYWALL PARTITIONS SHOULD BE CONSTRUCTED IN ACCORDANCE WITH ASTM E497 - 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 PLAN(S) 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 (FEC), 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 ITEMS 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 COLUMN 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.C. 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.

collins webb ARCHITECTURE
8078 SW Market St., Lee's Summit, Missouri 64063 | 816.249.2270 | www.collinswebb.com

PERMIT DOCUMENTS

REUNION AT BLACKWELL

SE SHENANDOAH DRIVE
LEE'S SUMMIT, MO 64063

REVISION DATES:

STATE OF MISSOURI
ROGER L. WEBB
NUMBER A-2016004008
ARCHITECT
8/24/23

PROFESSIONAL SEAL

G121

ISSUE DATE: 24 AUGUST 2023
COLLINS WEBB #: 21075

WALL TYPES

8/23/2023 2:30:46 PM

SPECIFICATIONS - PRODUCT & INSTALLATION GENERAL REQUIREMENTS

GENERAL REQUIREMENTS APPLICABLE TO ALL MATERIALS FOR THE PROJECT:

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

DIVISION 1 - GENERAL REQUIREMENTS

1. 1 SEE ADMINISTRATIVE SPECIFICATION FOR GENERAL REQUIREMENTS RELATED TO ADMINISTATION OF THIS CONTRACT.

A. CONTRACTOR LICENSES

1. THE CONTRACTOR AND ALL SUBCONTRACTORS INVOLVED IN THE PROJECT SHALL BE REQUIRED TO OBTAIN AND PAY FOR ALL NECESSARY LICENSES AS REQUIRED BY ANY LAW OR AGENCIES HAVING JURISDICTION (AHJ) OVER THE PROJECT.

B. BUILDING PERMITS

1. THE GENERAL CONTRACTOR WILL PAY FOR ALL PERMITS REQUIRED BY ANY AGENCY HAVING JURISDICTION (AHJ) OVER THE PROJECT FOR ALL WORK TO BE PREFORMED BY THE GENERAL CONTRACTOR.

C. UTILITY FEES

1. THE CONTRACTOR SHALL PAY THE NECESSARY FEES TO CONNECT TO EXISTING UTILITIES AT THE PROPERTY LINE OR IN ADJACENT STREETS AND RIGHT OF WAY AS SPECIFIED, NECESSARY, AND/OR INCLUDED IN THE CONSTRUCTION DOCUMENTS. THE CONTRACTOR SHALL PAY ALL UTILITY COSTS (BILLS) DURING CONSTRUCTION UNTIL OWNER TAKES POSSESSION OF THE FACILITY OR THE FACILITY IS CERTIFIED AS SUBSTANTIALLY COMPLETE.

D. PROTECTION OF FINISHED WORK

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

E. GENERAL CONDITIONS

1. ANY DISCREPANCY OR CONFLICT WITHIN OR BETWEEN DRAWINGS AND ANY DISCREPANCY OR CONFLICT BETWEEN ANY DRAWING AND ANY SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT. NOTWITHSTANDING, DISCREPANCIES OR CONFLICTS NOT BROUGHT TO THE ARCHITECT'S AND/ OWNERS ATTENTION AND CLARIFIED DURING THE BIDDING OF THE PROJECT WILL BE DEEMED TO HAVE BEEN BID OR PROPOSED IN THE MORE COSTLY OR DIFFICULT MANNER, AND THE BETTER QUALITY OR GREATER QUANTITY OF THE WORK SHALL BE PROVIDED BY THE CONTRACTOR IN ACCORDANCE WITH ARCHITECT'S INTERPRETATION.
2. THE GENERAL CONTRACTOR SHALL KEEP A COMPLETE SET OF DOCUMENTS ON THE PROJECT SITE AT ALL TIMES FOR REFERENCE DURING CONSTRUCTION.
3. THE GENERAL CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK, USING THE CONTRACTOR'S BEST SKILLS AND ATTENTION. THE GENERAL CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR AND HAVE CONTROL OVER CONSTRUCTION MEANS AND METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THE CONTRACT.
4. THE GENERAL CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR AND HAVE CONTROL OVER ALL JOB SITE SAFETY PROCEDURES AND POLICIES. THE GENERAL CONTRACTOR SHALL HAVE A SAFETY COORDINATOR AND BE RESPONSIBLE TO HOLD REGULARLY SCHEDULED SAFETY TRAINING WITH ALL JOB SITE PERSONNEL, INCLUDING ALL SUB CONTRACTOR PERSONNEL.
5. NEITHER THE ARCHITECT'S OR THE OWNERS INSPECTION NOR FAILURE TO INSPECT SHALL RELIEVE THE CONTRACTOR OF ANY OBLIGATION HEREUNDER. IF ANY WORK FAILS TO CONFORM TO THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL PROMPTLY REMEDY AND/OR REPLACE THE SAME AT THE CONTRACTOR'S EXPENSE. NO ACCEPTANCE OR PAYMENT BY THE OWNER OR ARCHITECT SHALL CONSTITUTE A WAIVER OF THE FOREGOING AND NOTHING HEREIN SHALL EXCLUDE OR LIMIT ANY WARRANTIES IMPLIED BY LAW.
6. THE GENERAL CONTRACTOR SHALL SO CONDUCT ITS OPERATIONS AS NOT TO UNREASONABLY INTERFERE WITH TRAFFIC ON PUBLIC THOROUGHFARES ADJACENT OR NEAR TO THE PROJECT SITE.
7. DO NOT SCALE DRAWINGS.

F. PROJECT REQUIREMENTS

1. THE GENERAL CONTRACTOR REPRESENTS THAT IT POSSESSES THE SKILLS REQUIRED FOR THE WORK, ASSUMES THE RESPONSIBILITIES OF AN EMPLOYER FOR PERFORMANCE OF THE WORK, AND ACTS AS AN EMPLOYER OF ONE OR MORE EMPLOYEES BY PAYING WAGES, DIRECTING ACTIVITIES AND PERFORMING OTHER SIMILAR FUNCTIONS. THE GENERAL CONTRACTOR IS AN INDEPENDENT CONTRACTOR, FREE TO DETERMINE THE MANNER IN WHICH THE WORK IS PERFORMED.
2. THE GENERAL CONTRACTOR SHALL PROVIDE, AND MAINTAIN IN GOOD WORKING ORDER, THE FOLLOWING ITEMS FOR USE BY THE PROJECT SUPERINTENDENT DAILY DURING THE ENTIRE DURATION OF THE PROJECT:
   A. LAPTOP WITH INTERNET ACCESS.
   B. DIGITAL CAMERA WITH DATE STAMP CAPABILITY AND WITH PROPER CABLES TO ATTACH TO LAPTOP.
   C. EMAIL ACCESS THROUGH THE LAPTOP.
   D. A PRINTER/SCANNER/FAX MACHINE WITH PROPER CABLES TO ATTACH TO LAPTOP.
   E. CELL PHONE.
   F. PROJECT INTERNET CLOUD BASED SITE FOR MANAGEMENT OF PROJECT INFORMATION. SITE WILL BE USED FOR SUBMITTAL OF SHOP DRAWINGS, RFI'S & PHOTOS. SITE SHALL BE PROCORE OR EQUAL FUNCTIONALITY.
3. THE GENERAL CONTRACTOR SHALL HAVE A CONSTRUCTION SUPERINTENDENT ASSIGNED TO THIS PROJECT, AND THIS SUPERINTENDENT SHALL BE ON SITE EVERY DAY THERE IS ANY CONSTRUCTION ON THIS PROJECT. THE SUPERINTENDENT SHALL BE REACHABLE BY PHONE DURING NORMAL BUSINESS HOURS, ONCE ASSIGNED, THE SUPERINTENDENT SHALL NOT BE REMOVED OR REPLACED WITHOUT WRITTEN APPROVAL FROM OWNER & ARCHITECT, UNLESS SPECIFICALLY REQUESTED TO BE REPLACED BY OWNER.
4. THE SUPERINTENDENT WILL BE REQUIRED TO PROVIDE PHOTOGRAPHS (VIA EMAIL USING A DIGITAL CAMERA) TO THE OWNER & ARCHITECT EACH FRIDAY BY NOON CST, SHOWING THE PROGRESS OF CONSTRUCTION. THE GENERAL CONTRACTOR IS ENCOURAGED TO TAKE PHOTOS SEVERAL TIMES EACH WEEK TO HELP MAINTAIN PROOF OF CONSTRUCTION PROGRESS, RECORD UNCOVERED CONDITIONS, RECORD CONDITION AND AMOUNTS OF VENDOR GOODS UPON RECEIPT, AND RECORD CONSTRUCTION THAT VARIES FROM THE CD'S (AS PART OF THE AS-BUILTS). ALL PHOTOS WILL HAVE A 'DATE STAMP'.

G. INSPECTIONS/OBSERVATIONS

1. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO OVERSEE CONSTRUCTION OF THE PROJECT, CONTINUALLY
   INSPECTING THE WORK, MATERIALS, AND WORKMANSHIP PROVIDED BY ALL OF HIS TRADESMEN, SUBCONTRACTORS, AND SUPPLIERS. EXCELLENCE IN QUALITY OF CONSTRUCTION CAN ONLY BE ACHIEVED IF THE CONTRACTOR ENFORCES HIGH STANDARDS OF ACCEPTABILITY. THE GENERAL CONTRACTOR CANNOT DELEGATE HIS RESPONSIBILITY TO THE SUBCONTRACTORS, BUT MUST CONTINUALLY MONITOR THE WORK OF EACH TRADE ON THE PROJECT.
2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ARRANGE AND SCHEDULE ALL AGENCIES HAVING JURISDICTION (AHJ) INSPECTIONS NECESSARY TO OBTAIN THE CERTIFICATE OF OCCUPANCY (CERTIFICATE OF COMPLIANCE). PRIOR TO THE DATE OF THE AGENCY INSPECTION, THE GENERAL CONTRACTOR SHOULD INSPECT THE PROJECT TO INSURE THAT CONSTRUCTION COMPLIES WITH THE AGENCY REQUIREMENTS. SCHEDULING FINAL INSPECTIONS WITH AGENCY REPRESENTATIVES WHEN THE PROJECT IS NOT COMPLETE MUST BE AVOIDED. COPIES OF FINAL INSPECTIONS MUST BE PROVIDED TO OWNER & ARCHITECT AS THEY ARE AVAILABLE.
3. PRIOR TO REQUESTING THE SUBSTANTIAL COMPLETION INSPECTION, IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONDUCT HIS OWN PRE-SUBSTANTIAL COMPLETION INSPECTION OF THE CONSTRUCTION FOR QUALITY OF CONSTRUCTION AND COMPLIANCE WITH THE CONSTRUCTION DOCUMENTS.
4. THE FOLLOWING PEOPLE SHOULD BE IN ATTENDANCE FOR THE SUBSTANTIAL COMPLETION INSPECTION:
   A. GENERAL CONTRACTOR
   B. GENERAL CONTRACTOR SUPERINTENDENT
   C. MECHANICAL CONTRACTOR
   D. ELECTRICAL CONTRACTOR
   E. PLUMBING CONTRACTOR
   F. PAINTING CONTRACTOR
   H. FLOORING CONTRACTOR
5. ITEMS TO BE SUBMITTED AS A PREREQUISITE TO THE REQUEST FOR THE CERTIFICATE OF SUBSTANTIAL COMPLETION AND OWNER / ARCHITECT OBSERVATION OF ITEMS TO BE COMPLETED AND CORRECTED.
   A. GENERAL CONTRACTOR'S PUNCH LISTS
   B. HVAC TEST AND BALANCE REPORT
   C. SPRINKLER SYSTEM ACCEPTANCE INSPECTION REPORT
   D. COPY OF VIDEO OF COMPLETED SEWER SYSTEM
6. AT THE REVIEW TEAM SHOULD PROCEED IN AN ORGANIZED MANNER THROUGHOUT THE BUILDING INSPECTING EACH SPACE OR ROOM. THE PUNCH LIST GENERATED BY THE SUBSTANTIAL COMPLETION INSPECTION TOUR IS TO BE PREPARED BY THE CONTRACTOR. ALONG WITH THE PUNCH LIST, THE ARCHITECT SHALL PREPARE THE 'CERTIFICATE OF SUBSTANTIAL COMPLETION.'
7. IMMEDIATELY AFTER RECEIPT OF THE PUNCH LIST, THE GENERAL CONTRACTOR AND SUBCONTRACTORS ARE EXPECTED TO BEGIN CORRECTION OF THE OUTSTANDING ITEMS. AFTER COMPLETION OF PUNCHLIST, THE CONTRACTOR SHALL NOTIFY OWNER & ARCHITECT IN WRITTING THAT FULL LIST OF ITEMNS TO BE COMPLETED AND OR CORRECT IS FINALIZED.

H. RECORD (CLOSE-OUT) DOCUMENTS

1. THE OWNER REQUIRES THE GENERAL CONTRACTOR AND SUBCONTRACTORS TO MAINTAIN AN ACCURATE, CURRENT SET OF RECORD DOCUMENTS (AS-BUILTS) AS CONSTRUCTION PROGRESSES. ALL PERTINENT INFORMATION RELATING TO THE PROJECT MUST BE TIMELY MAINTAINED ON THE AS-BUILTS. THE AS-BUILTS MUST BE MAINTAINED ON-SITE IN THE GENERAL CONTRACTOR'S OFFICE AND WILL NOT BE USED FOR ANY OTHER PURPOSE. SINCE THE OWNER WILL OWN AND OPERATE THE FACILITY, IT IS IMPERATIVE THAT ALL PARTIES MAINTAIN ACCURATE INFORMATION REGARDING THE ACTUAL CONSTRUCTION OF THE PROJECT.
   ALL DEVIATIONS FROM THE CONTRACT SET OF DRAWINGS MUST BE NOTED ON THE AS-BUILTS IN RED WITH CLOUDS FOR CLEAR IDENTIFICATION. THE OWNER WILL REVIEW THE AS-BUILTS FOR ACCURACY AND COMPLETENESS MONTHLY, DURING THE PAYMENT APPLICATION REVIEW PROCESS. FAILURE TO POST CHANGES TO THE PROJECT ON THE AS-BUILTS AS IDENTIFIED DURING THE ON-SITE MONTHLY REVIEW WILL BE CAUSE TO SUSPEND PAYMENT UNTIL RECTIFIED. IT IS THE GENERAL CONTRACTOR'S RESPONSIBILITY TO ENFORCE THE TIMELY POSTING OF AS-BUILT CHANGES WITH THE SUBCONTRACTORS.

I. FINAL CLOSE-OUT OF THE PROJECT

1. WITHIN THIRTY (30) CALENDAR DAYS AFTER THE FINAL PROJECT SUBSTANTIAL COMPLETION, THE GENERAL CONTRACTOR SHALL COMPILE ALL CLOSE-OUT DOCUMENTS AND SUBMIT THEM TO THE OWNER FOR REVIEW. IF THE CONTRACTOR FAILS TO COMPLETE ITS REQUIREMENTS WITHIN THIS TIMELINE NOTED ABOVE THE CONTRACTOR MAY BE SUBJECT TO ADDITONAL ADMINISTATION FEES.

J. CLOSE-OUT DOCUMENTS

1. THE CATEGORIES LISTED BELOW SHOULD BE SUBMITTED AT THE SAME TIME.
   A. A DISK WITH ALL PHOTOS TAKEN DURING CONSTRUCTION.
   B. CHANGE ORDERS AND ALL ADDENDA ATTACHED AND POSTED TO THE AS-BUILT DRAWINGS.
   C. AS-BUILT DRAWINGS: ONE HARD COPY TO REMAIN ON SITE AND IN PLAN TUBE; ONE ELECTRONIC COPY TO BE SENT WITH CLOSE-OUT PAPERWORK.
   D. MATERIALS SELECTION DATA - PROVIDE ALL APPROVED SUBMITTALS.
   E. OPERATION AND MAINTENANCE MANUALS (O&M) - PROVIDE O&M MANUALS BOXED AND BOUND. THIS ITEM IS OF SIGNIFICANT IMPORTANCE TO MSI FUTURE MAINTENANCE ACTIVITIES.
   F. ALL HVAC TEST AND BALANCE REPORTS.
   H. RELEASE OF LIEN (AIA FORM 706A). PAYMENT OF DEBT (AIA FORM 706),
      I. WARRANTIES, CERTIFICATES, AFFIDAVITS:
      2. ALL INFORMATION INCLUDED IN THIS CATEGORY WILL BE FURNISHED IN ONE (1) COPY AND BOUND IN A STURDY THREE-RING BINDER WITH A LABEL ON THE OUTSIDE READING "GENERAL CLOSE-OUT DOCUMENTS" TO INCLUDE AN INDEX OF THE CONTENTS. ALL AIA DOCUMENTS WILL BE ORIGINAL (WITH RED LETTERING ON THE BOTTOM OF THE FORM) AND NOTARIZED. IF THE ELECTRONIC VERSION IS USED A COPY WITH ORIGINAL SIGNATURES WILL BE SUBMITTED. THE GENERAL CONTRACTOR AND EACH SUBCONTRACTOR WILL HAVE SEPARATE TABS IDENTIFYING EACH BY NAME. THE GENERAL CONTRACTOR WILL LIST EACH SUBCONTRACTOR ALPHABETICALLY AND WILL CHECK TO INSURE THAT A "RELEASE OF LIEN" - AIA FORM G706A AND A "PAYMENT OF DEBT-AIA FORM G706 IS INCLUDED FOR HIMSELF AND EACH SUBCONTRACTOR. THE GENERAL CONTRACTOR WILL INCLUDE A "CONSENT OF SURETY" - AIA FORM G707. IN ADDITION, THE GENERAL CONTRACTOR WILL INCLUDE BEHIND HIS TAB THE FOLLOWING INFORMATION:
         A. A LIST OF NAMES, BUSINESS ADDRESSES, PHONE NUMBERS AND EMAIL ADRESSES FOR THE GENERAL CONTRACTOR AND EACH SUBCONTRACTOR.
         B. AN ANNOTATED COPY OF THE SUBSTANTIAL COMPLETION PUNCH LIST INDICATING ACTION TAKEN ON EACH ITEM.
         C. WARRANTIES, CERTIFICATES AND AFFIDAVITS SHALL BE INCLUDED FOR ANY EQUIPMENT, MATERIALS OR SYSTEMS, COMBINED WITH ALL OF THE ABOVE INFORMATION AND PLACED BEHIND THE TAB OF THE CONTRACTOR THAT ISSUED IT.

DIVISION 4 - MASONRY

04 0550 - MASONRY VENEERS & SIMULATED STONES

A. SUBMITTALS: SHOP DRAWINGS AND CALCULATIONS INDICATING PRODUCTS TYPES AND LAYOUT, VERTICAL AND HORIZONTAL DIMENSIONS, EDGE CONDITIONS, AND CONNECTION DETAILS TO SUBSTRATES. PROVIDE GROUT TYPES AND COLOR SAMPLES.

B. BASIS OF DESIGN: CANYON LEDGE PROFILE AS MANUFACTURED BY CANYON STONE INC. MATCH THE MODULAR CONFIGURATIONS INDICATED IN THE CONSTRUCTION DOCUMENTS.

C. MATERIALS
1. MORTAR: TYPE "N" TINTED TO A COLOR SELECTED BY THE ARCHITECT.
2. METAL LATH SHALL BE MINIMUM 2.5 LB. PAPER BACKED GALVANIZED METAL LATH (DIAMOND MESH) ATTACHED WITH 1-1/4" TYPE S-12 GALVANIZED NAILS. GALVANIZED FLASHING MAY ALSO BE USED.
3. IN WALL AND CAP FLASHING SHALL BE CARLISLE "PRE-KLEENED" EPDM OR COMPARABLE PRODUCTS MANUFACTURED BY W.R. GRACE OR ALCO.
4. BUILDING FELT TO BE 15# ASPHALT IMPREGNATED BUILDING FELT OVER WEATHER BARRIER OVER WALL SHEATHING.

C. FABRICATIONS: FABRICATE ITEMS IN LARGEST PRACTICAL SECTIONS FOR DELIVERY TO SITE.

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

DIVISION 5 - METALS

05 5000 - METAL RAILINGS

A. SUBMITTALS:
PRODUCT DATA AND SHOP DRAWINGS WITH PLANS ELEVATIONS AND SEECTIONS INDICATING MEMBER SIZES AND LAYOUT, VERTICAL AND HORIZONTAL DIMENSIONS, EDGE CONDITIONS, AND CONNECTION DETALS. INCLUDE DETAILS OF EQUIPMENT ASSEMBLIES. INDICATE DIMENSIONS, WEIGHTS, LOADS, REQUIRED CLEARANCES, METHOD OF FIELD ASSEMBLY, COMPONENTS, AND LOCATION AND SIZE OF EACH FIELD CONNECTION. SAMPLES FOR INITIAL SELECTION: FOR EACH TYPE OF EXPOSED FINISH.
1. DELEGATED-DESIGN SUBMITTAL: FOR HANDRAIL AND GUARDRAIL SYSTEMS, INCLUDING ANALYSIS DATA SIGNED AND SEALED BY THE QUALIFIED PROFESSIONAL ENGINEER RESPONSIBLE FOR THEIR PREPARATION.

B. DESIGN: METAL TUBE RAILINGS SHALL BE DESIGNED BY FABRICATOR TO SUPPORT CODE-REQUIRED LOADING AND TO MATCH THE CONFIGURATIONS INDICATED IN THE CONSTRUCTION DOCUMENTS. SEE DRAWINGS FOR REQUIRED RAILING ELEVATIONS.

C. FIELD CONDITIONS:
1. FIELD MEASUREMENTS: VERIFY ACTUAL LOCATIONS OF WALLS AND OTHER CONSTRUCTION CONTIGUOUS WITH METAL FABRICATIONS BY FIELD MEASUREMENTS BEFORE FABRICATION.

D. PERFORMANCE REQUIREMENTS:
1. A. DELEGATED DESIGN: ENGAGE A QUALIFIED PROFESSIONAL ENGINEER,TO DESIGN RAILINGS, INCLUDING ATTACHMENT TO BUILDING CONSTRUCTION.
   B. STRUCTURAL PERFORMANCE: RAILINGS, INCLUDING ATTACHMENT TO BUILDING CONSTRUCTION, SHALL WITHSTAND THE EFFECTS OF GRAVITY LOADS AND THE FOLLOWING LOADS AND STRESSES WITHIN LIMITS AND UNDER CONDITIONS INDICATED:
2. HANDRAILS AND TOP RAILS OF GUARDS:
   A. UNIFORM LOAD OF 50 LBF/ FT. (0.73 KN/M) APPLIED IN ANY DIRECTION.
   B. CONCENTRATED LOAD OF 200 LBF (0.89 KN) APPLIED IN ANY DIRECTION.
   C. UNIFORM AND CONCENTRATED LOADS NEED NOT BE ASSUMED TO ACT CONCURRENTLY.

E. FASTENERS:
1. FASTENERS FOR ANCHORING RAILINGS TO OTHER CONSTRUCTION: SELECT FASTENERS OF TYPE, GRADE, AND CLASS REQUIRED TO PRODUCE CONNECTIONS SUITABLE FOR ANCHORING RAILINGS TO OTHER TYPES OF CONSTRUCTION INDICATED AND CAPABLE OF WITHSTANDING DESIGN LOADS.

F. MISCELLANEOUS MATERIALS:
1. METAL SURFACES, GENERAL: PROVIDE MATERIALS WITH SMOOTH SURFACES, WITHOUT SEAM MARKS, ROLLER MARKS, ROLLED TRADE NAMES, STAINS, DISCOLORATIONS, OR BLEMISHES.
2. BRACKETS, FLANGES, AND ANCHORS: CAST OR FORMED METAL OF SAME TYPE OF MATERIAL AND FINISH AS SUPPORTED RAILS UNLESS OTHERWISE INDICATED.
3. PIPE: ASTM A 53/A 53M, TYPE F OR TYPE S, GRADE A, STANDARD WEIGHT (SCHEDULE 40), UNLESS ANOTHER GRADE AND WEIGHT ARE REQUIRED BY STRUCTURAL LOADS.

G. FABRICATION:
1. GENERAL: FABRICATE RAILINGS TO COMPLY WITH REQUIREMENTS INDICATED FOR DESIGN, DIMENSIONS, MEMBER SIZES AND SPACING, DETAILS, FINISH, AND ANCHORAGE , BUT NOT LESS THAN THAT REQUIRED TO SUPPORT STRUCTURAL LOADS.
2. CUT, DRILL, AND PUNCH ALUMINUM CLEANLY AND ACCURATELY. REMOVE BURRS AND EASE EDGES TO A RADIUS OF APPROXIMATELY 1/32 INCH (1 MM) UNLESS OTHERWISE INDICATED. REMOVE SHARP OR ROUGH AREAS ON EXPOSED SURFACES.
3. FABRICATE CONNECTIONS THAT ARE EXPOSED TO WEATHER IN A MANNER THAT EXCLUDES WATER. PROVIDE WEEP HOLES WHERE WATER MAY ACCUMULATE.
4. WELDED CONNECTIONS: USE FULLY WELDED JOINTS FOR PERMANENTLY CONNECTING RAILING COMPONENTS. COMPLY WITH REQUIREMENTS FOR WELDED CONNECTIONS IN "FABRICATION" ARTICLE WHETHER WELDING IS PERFORMED IN THE SHOP OR IN THE FIELD.

H. FINISH:
1. FOR NONGALVANIZED-STEEL RAILINGS, PROVIDE NONGALVANIZED FERROUS-METAL FITTINGS, BRACKETS, FASTENERS, AND SLEEVES: HOWEVER, GALVANIZE ANCHORS TO BE EMBEDDED IN EXTERIOR CONC OR MASONRY.
2. PREPARATION FOR SHOP PRIMING: PREPARE UNCOATED FERROUS-METAL SURFACES TO COMPLY WITH SSPC-SP 3, "POWER TOOL CLEANING."
3. PRIMER APPLICATION: APPLY SHOP PRIMER TO PREPARED SURFACES OF RAILINGS UNLESS OTHERWISE INDICATED. COMPLY WITH REQUIREMENTS IN SSPC-PA 1, "SHOP, FIELD, AND MAINTENANCE PAINTING OF STEEL," FOR SHOP PAINTING. PRIMER NEED NOT BE APPLIED TO SURFACES TO BE EMBEDDED IN CONC OR MAS.

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

DIVISION 5 - METALS

05 5213 - PIPE AND TUBE RAILINGS

A. SUBMITTALS:
PRODUCT DATA AND SHOP DRAWINGS WITH PLANS ELEVATIONS AND SEECTIONS INDICATING MEMBER SIZES AND LAYOUT, VERTICAL AND HORIZONTAL DIMENSIONS, EDGE CONDITIONS, AND CONNECTION DETALS. INCLUDE DETAILS OF EQUIPMENT ASSEMBLIES. INDICATE DIMENSIONS, WEIGHTS, LOADS, REQUIRED CLEARANCES, METHOD OF FIELD ASSEMBLY, COMPONENTS, AND LOCATION AND SIZE OF EACH FIELD CONNECTION. SAMPLES FOR INITIAL SELECTION: FOR EACH TYPE OF EXPOSED FINISH.
1. DELEGATED-DESIGN SUBMITTAL: FOR HANDRAIL AND GUARDRAIL SYSTEMS, INCLUDING ANALYSIS DATA SIGNED AND SEALED BY THE QUALIFIED PROFESSIONAL ENGINEER RESPONSIBLE FOR THEIR PREPARATION.

B. DESIGN: METAL TUBE RAILINGS SHALL BE DESIGNED BY FABRICATOR TO SUPPORT CODE-REQUIRED LOADING AND TO MATCH THE CONFIGURATIONS INDICATED IN THE CONSTRUCTION DOCUMENTS. SEE DRAWINGS FOR REQUIRED RAILING ELEVATIONS.

C. FIELD CONDITIONS:
1. FIELD MEASUREMENTS: VERIFY ACTUAL LOCATIONS OF WALLS AND OTHER CONSTRUCTION CONTIGUOUS WITH METAL FABRICATIONS BY FIELD MEASUREMENTS BEFORE FABRICATION.

D. PERFORMANCE REQUIREMENTS:
1. A. DELEGATED DESIGN: ENGAGE A QUALIFIED PROFESSIONAL ENGINEER,TO DESIGN RAILINGS, INCLUDING ATTACHMENT TO BUILDING CONSTRUCTION.
   B. STRUCTURAL PERFORMANCE: RAILINGS, INCLUDING ATTACHMENT TO BUILDING CONSTRUCTION, SHALL WITHSTAND THE EFFECTS OF GRAVITY LOADS AND THE FOLLOWING LOADS AND STRESSES WITHIN LIMITS AND UNDER CONDITIONS INDICATED:
2. HANDRAILS AND TOP RAILS OF GUARDS:
   A. UNIFORM LOAD OF 50 LBF/ FT. (0.73 KN/M) APPLIED IN ANY DIRECTION.
   B. CONCENTRATED LOAD OF 200 LBF (0.89 KN) APPLIED IN ANY DIRECTION.
   C. UNIFORM AND CONCENTRATED LOADS NEED NOT BE ASSUMED TO ACT CONCURRENTLY.

E. FASTENERS:
1. FASTENERS FOR ANCHORING RAILINGS TO OTHER CONSTRUCTION: SELECT FASTENERS OF TYPE, GRADE, AND CLASS REQUIRED TO PRODUCE CONNECTIONS SUITABLE FOR ANCHORING RAILINGS TO OTHER TYPES OF CONSTRUCTION INDICATED AND CAPABLE OF WITHSTANDING DESIGN LOADS.

F. MISCELLANEOUS MATERIALS:
1. METAL SURFACES, GENERAL: PROVIDE MATERIALS WITH SMOOTH SURFACES, WITHOUT SEAM MARKS, ROLLER MARKS, ROLLED TRADE NAMES, STAINS, DISCOLORATIONS, OR BLEMISHES.
2. BRACKETS, FLANGES, AND ANCHORS: CAST OR FORMED METAL OF SAME TYPE OF MATERIAL AND FINISH AS SUPPORTED RAILS UNLESS OTHERWISE INDICATED.
3. PIPE: ASTM A 53/A 53M, TYPE F OR TYPE S, GRADE A, STANDARD WEIGHT (SCHEDULE 40), UNLESS ANOTHER GRADE AND WEIGHT ARE REQUIRED BY STRUCTURAL LOADS.

G. FABRICATION:
1. GENERAL: FABRICATE RAILINGS TO COMPLY WITH REQUIREMENTS INDICATED FOR DESIGN, DIMENSIONS, MEMBER SIZES AND SPACING, DETAILS, FINISH, AND ANCHORAGE , BUT NOT LESS THAN THAT REQUIRED TO SUPPORT STRUCTURAL LOADS.
2. CUT, DRILL, AND PUNCH ALUMINUM CLEANLY AND ACCURATELY. REMOVE BURRS AND EASE EDGES TO A RADIUS OF APPROXIMATELY 1/32 INCH (1 MM) UNLESS OTHERWISE INDICATED. REMOVE SHARP OR ROUGH AREAS ON EXPOSED SURFACES.
3. FABRICATE CONNECTIONS THAT ARE EXPOSED TO WEATHER IN A MANNER THAT EXCLUDES WATER. PROVIDE WEEP HOLES WHERE WATER MAY ACCUMULATE.
4. WELDED CONNECTIONS: USE FULLY WELDED JOINTS FOR PERMANENTLY CONNECTING RAILING COMPONENTS. COMPLY WITH REQUIREMENTS FOR WELDED CONNECTIONS IN "FABRICATION" ARTICLE WHETHER WELDING IS PERFORMED IN THE SHOP OR IN THE FIELD.

H. FINISH:
1. FOR NONGALVANIZED-STEEL RAILINGS, PROVIDE NONGALVANIZED FERROUS-METAL FITTINGS, BRACKETS, FASTENERS, AND SLEEVES: HOWEVER, GALVANIZE ANCHORS TO BE EMBEDDED IN EXTERIOR CONC OR MASONRY.
2. PREPARATION FOR SHOP PRIMING: PREPARE UNCOATED FERROUS-METAL SURFACES TO COMPLY WITH SSPC-SP 3, "POWER TOOL CLEANING."
3. PRIMER APPLICATION: APPLY SHOP PRIMER TO PREPARED SURFACES OF RAILINGS UNLESS OTHERWISE INDICATED. COMPLY WITH REQUIREMENTS IN SSPC-PA 1, "SHOP, FIELD, AND MAINTENANCE PAINTING OF STEEL," FOR SHOP PAINTING. PRIMER NEED NOT BE APPLIED TO SURFACES TO BE EMBEDDED IN CONC OR MAS.

I. INSTALLATION:
1. SUPPLY COMPONENTS REQUIRED FOR ANCHORAGE FABRICATED FROM SAME MATERIAL AND FINISH AS FABRICATION UNLESS NOTED OTHERWISE. SHIM AND LEVEL FABRICATIONS AS NECESSARY. COAT CONCEALED SURFACES OF FABRICATIONS IN CONTACT WITH CONCRETE, GROUT, MASONRY, WOOD, OR DISSIMILAR METALS WITH BITUMINOUS PAINT.
2. FIT EXPOSED CONNECTIONS TOGETHER TO FORM TIGHT, HAIRLINE JOINTS.
3. PERFORM CUTTING, DRILLING, AND FITTING REQUIRED FOR INSTALLING RAILINGS. SET RAILINGS ACCURATELY IN LOCATION, ALIGNMENT, AND ELEVATION; MEASURED FROM ESTABLISHED LINES AND LEVELS AND FREE OF RACK.
   1. DO NOT WELD CUT, OR ABRADE SURFACES OF RAILING COMPONENTS THAT ARE COATED OR FINISHED AFTER FABRICATION AND THAT ARE INTENDED FOR

SPECIFICATIONS - PRODUCT & INSTALLATION GENERAL REQUIREMENTS

DIVISION 7 - THERMAL AND MOISTURE PROTECTION (CONTINUED)

07 6200 - SHEET METAL FLASHING AND TRIM (CONTINUED)

E. PRODUCTS
PRE-FINISHED ALUMINUM: ASTM B209 (ASTM B209M): 20 GAGE. (0.032 INCH) THICK; PLAIN FINISH
SHOP PRE-COATED WITH MODIFIED SILICONE COATING.
1. FLUOROPOLYMER COATING: HIGH PERFORMANCE ORGANIC FINISH, AAMA 2604; MULTIPLE COAT, THERMALLY CURED FLUOROPOLYMER FINISH SYSTEM.
2. COLOR: AS SELECTED BY ARCHITECT FROM MANUFACTURER'S STANDARD COLORS.

F. FABRICATION
1. FORM SECTIONS TRUE TO SHAPE, ACCURATE IN SIZE, SQUARE, AND FREE FROM DISTORTION OR DEFECTS.
2. FORM PIECES IN LONGEST POSSIBLE LENGTHS.
3. HEM EXPOSED EDGES ON UNDERSIDE 1/2 INCH; MITER AND SEAM CORNERS.
4. FORM MATERIAL WITH FLAT LOCK SEAMS, EXCEPT WHERE OTHERWISE INDICATED; AT MOVING JOINTS, USE SEALED LAPPED, BAYONET-TYPE OR INTERLOCKING HOOKED SEAM.
5. FABRICATE FLASHINGS TO ALLOW TOE TO EXTEND 2 INCHES OVER ROOFING GRAVEL. RETURN AND BRAKE EDGES.

G. ACCESSORIES
1. FASTENERS: GALVANIZED STEEL, WITH SOFT NEOPRENE WASHERS.
2. PRIMER: ZINC CHROMATE TYPE.
3. CONCEALED SEALANTS: NON-CURING BUTYL SEALANT.
4. EXPOSED SEALANTS: ASTM C920; ELASTOMERIC SEALANT, WITH MINIMUM MOVEMENT CAPABILITY AS
5. RECOMMENDED BY MANUFACTURER FOR SUBSTRATES TO BE SEALED; COLOR TO MATCH ADJACENT MATERIAL.

H. INSTALLATION
1. SECURE FLASHINGS IN PLACE USING CONCEALED FASTENERS, AND USE EXPOSED FASTENERS ONLY WHERE PERMITTED.
2. APPLY PLASTIC CEMENT COMPOUND BETWEEN METAL FLASHINGS AND FELT FLASHINGS.
3. FIT FLASHINGS TIGHT IN PLACE; MAKE CORNERS SQUARE, SURFACES TRUE AND STRAIGHT IN PLANES, AND LINES ACCURATE TO PROFILES.
4. SEAL METAL JOINTS WATERTIGHT.

07 8100 - APPLIED FIREPROOFING
A. SUBMITTALS: PRODUCT DATA: PROVIDE DATA INDICATING PRODUCT CHARACTERISTICS.
1. TEST REPORTS: REPORTS FROM REPUTABLE INDEPENDENT TESTING AGENCIES FOR PROPOSED PRODUCTS, INDICATING COMPLIANCE WITH SPECIFIED CRITERIA, CONDUCTED UNDER CONDITIONS SIMILAR TO THOSE ON PROJECT, AS FOLLOWS:
A. BOND STRENGTH.
B. BOND IMPACT.
C. COMPRESSIVE STRENGTH.
D. FIRE TESTS USING SUBSTRATE MATERIALS SIMILAR THOSE ON PROJECT.
2. MANUFACTURER'S INSTALLATION INSTRUCTIONS: INDICATE SPECIAL PROCEDURES.
3. MANUFACTURER'S QUALIFICATION STATEMENT.

B. FIELD CONDITIONS:
1. DO NOT APPLY FIREPROOFING WHEN TEMPERATURE OF SUBSTRATE MATERIAL AND SURROUNDING AIR IS BELOW 40 DEGREES F OR WHEN TEMPERATURE IS PREDICTED TO BE BELOW SAID TEMPERATURE FOR 24 HOURS AFTER APPLICATION.
2. PROVIDE VENTILATION IN AREAS TO RECEIVE FIREPROOFING DURING APPLICATION AND 24 HOURS AFTERWARD, TO DRY APPLIED MATERIAL.
3. PROVIDE TEMPORARY ENCLOSURE TO PREVENT SPRAY FROM CONTAMINATING AIR.

C. WARRANTY:
1. CORRECT DEFECTIVE WORK WITHIN A TWO YEAR PERIOD AFTER DATE OF SUBSTANTIAL COMPLETION.
A. INCLUDE COVERAGE FOR FIREPROOFING TO REMAIN FREE FROM CRACKING, CHECKING, DUSTING, FLAKING, SPALLING, SEPARATION, AND BLISTERING.
B. REINSTALL OR REPAIR FAILURES THAT OCCUR WITHIN WARRANTY PERIOD.

D. MANUFACTURERS:
1. GCP APPLIED TECHNOLOGIES : WWW.GCPAT.COM/FIREPROOFING
2. ISOLATEK INTERNATIONAL CORP : WWW.ISOLATEK.COM
3. SOUTHWEST FIREPROOFING PRODUCTS COMPANY : WWW.SFRM.COM.

E. MATERIALS:
1. PROVIDE ASSEMBLIES AS INDICATED ON DRAWINGS.
2. PROVIDE FIRE RESISTANCE RATINGS FOR FOLLOWING BUILDING ELEMENTS AS REQUIRED BY LOCAL BUILDING CODE:
A. PRIMARY STRUCTURAL FRAME, INCLUDING COLUMNS, GIRDERS, AND TRUSSES: [1 HOUR].
B. BEARING WALLS, INTERIOR: [1 HOUR].
C. FLOOR CONSTRUCTION, INCLUDING SUPPORTING BEAMS AND JOISTS: [1 HOUR].
D. ROOF CONSTRUCTION, INCLUDING SUPPORTING BEAMS AND JOISTS: [1HOUR].

F. MATERIALS: APPLIED FIREPROOFING MATERIAL FOR INTERIOR APPLICATIONS, CONCEALED: MANUFACTURER'S STANDARD FACTORY MIXED MATERIAL, WHICH WHEN COMBINED WITH WATER IS CAPABLE OF PROVIDING INDICATED FIRE RESISTANCE, AND COMPLYING WITH FOLLOWING REQUIREMENTS:
1. COMPOSITION: GYPSUM-BASED; NOT MINERAL-FIBER-BASED.
2. BOND STRENGTH: 150 POUNDS PER SQUARE FOOT, MINIMUM, WHEN TESTED IN ACCORDANCE WITH ASTM E736/E736M WHEN SET AND DRY.
3. DRY DENSITY: AS REQUIRED BY FIRE RESISTANCE DESIGN.
4. COMPRESSIVE STRENGTH: 8.33 POUNDS PER SQUARE INCH, MINIMUM.
5. EFFECT OF IMPACT ON BONDING: NO CRACKING, SPALLING OR DELAMINATION, WHEN TESTED IN ACCORDANCE WITH ASTM E760/E760M.
6. CORROSIVITY: NO EVIDENCE OF CORROSION, WHEN TESTED IN ACCORDANCE WITH ASTM E937/E937M.
7. SURFACE BURNING CHARACTERISTICS: MAXIMUM FLAME SPREAD INDEX OF 0 (ZERO) and MAXIMUM SMOKE DEVELOPED INDEX OF 0 (ZERO), WHEN TESTED IN ACCORDANCE WITH ASTM E84.

G. ACCESSORIES:
1. PRIMER ADHESIVE: OF TYPE RECOMMENDED BY APPLIED FIREPROOFING MANUFACTURER.
2. OVERCOAT: AS RECOMMENDED BY MANUFACTURER OF APPLIED FIREPROOFING MATERIAL.
3. METAL LATH: EXPANDED METAL LATH; MINIMUM WEIGHT OF 1.7 PSF, GALVANIZED FINISH.
4. WATER: CLEAN, POTABLE.

H. INSTALLATION:
1. VERIFY THAT SURFACES ARE READY TO RECEIVE FIREPROOFING.
2. VERIFY THAT DUCTS, PIPING, EQUIPMENT, OR OTHER ITEMS THAT WOULD INTERFERE WITH APPLICATION OF FIREPROOFING HAVE NOT BEEN INSTALLED.
3. VERIFY THAT VOIDS AND CRACKS IN SUBSTRATE HAVE BEEN FILLED.
4. VERIFY THAT PROJECTIONS HAVE BEEN REMOVED WHERE FIREPROOFING WILL BE EXPOSED TO VIEW AS A FINISH MATERIAL.
5. PERFORM TESTS AS RECOMMENDED BY FIREPROOFING MANUFACTURER IN APPLICATIONS WHERE ADHESION OF FIREPROOFING TO SUBSTRATE IS IN QUESTION.
6. REMOVE INCOMPATIBLE MATERIALS THAT COULD EFFECT BOND BY SCRAPING, BRUSHING, SCRUBBING, OR SANDBLASTING.
7. PREPARE SUBSTRATES TO RECEIVE FIREPROOFING IN STRICT ACCORDANCE WITH INSTRUCTIONS OF FIREPROOFING MANUFACTURER.
8. APPLY FIREPROOFING MANUFACTURER'S RECOMMENDED BONDING AGENT ON PRIMED STEEL.
9. INSTALL METAL LATH OVER STRUCTURAL MEMBERS AS INDICATED OR AS REQUIRED BY UL ASSEMBLY DESIGN NUMBERS.
10. APPLY FIREPROOFING IN UNIFORM THICKNESS AND DENSITY AS NECESSARY TO ACHIEVE REQUIRED RATINGS.
11. INSPECT INSTALLED FIREPROOFING AFTER APPLICATION AND CURING FOR INTEGRITY, PRIOR TO ITS CONCEALMENT.
12. ENSURE THAT ACTUAL THICKNESSES, DENSITIES, AND BOND STRENGTHS MEET REQUIREMENTS FOR SPECIFIED RATINGS AND REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION (AHJ).
13. REMOVE EXCESS MATERIAL, OVERSPRAY, DROPPINGS, AND DEBRIS.
14. REMOVE FIREPROOFING FROM MATERIALS AND SURFACES NOT REQUIRED TO BE FIREPROOFED.

07 4113 - ROOFING MATERIALS & ACCESSORIES
A. SUBMITTALS: PROVIDE DATA ON SHAPE OF COMPONENTS, MATERIALS AND FINISHES, ANCHOR TYPES AND LOCATIONS.

B. SHOP DRAWINGS: INDICATE CONFIGURATION AND DIMENSION OF COMPONENTS, ADJACENT CONSTRUCTION, REQUIRED CLEARANCES AND TOLERANCES, AND OTHER AFFECTED WORK.

C. WARRANTY: SPECIAL WARRANTY: MANUFACTURER'S STANDARD FORM IN WHICH MANUFACTURER AGREES TO REPAIR OR REPLACE COMPONENTS OF SYSTEMS THAT FAIL IN MATERIALS OR WORKMANSHIP WITHIN SPECIFIED WARRANTY PERIOD.
1. WARRANTY PERIOD: TWO YEARS FROM DATE OF SUBSTANTIAL COMPLETION.

D. PRODUCTS:
A. ROOF EDGE FLASHINGS: FACTORY FABRICATED TO SIZES REQUIRED; CORNERS MITERED; CONCEALED FASTENERS.
1. CONFIGURATION: FASCIA, CANT, AND EDGE SECUREMENT FOR ROOF MEMBRANE.
2. PULL-OFF RESISTANCE: TESTED IN ACCORDANCE WITH ANSI/SPRI/FM 4435/ES-1 USING TEST METHODS RE-1 AND RE-2 TO POSITIVE AND NEGATIVE DESIGN WIND PRESSURE AS DEFINED BY APPLICABLE LOCAL BUILDING CODE.
B. COPINGS: FACTORY FABRICATED TO SIZES REQUIRED; CORNERS MITERED; CONCEALED FASTENERS.
1. CONFIGURATION: CONCEALED CONTINUOUS HOLD DOWN CLEAT AT BOTH LEGS; INTERNAL SPLICE PIECE AT JOINTS OF SAME MATERIAL, THICKNESS, AND FINISH AS CAP; CONCEALED STAINLESS STEEL FASTENERS.
2. PULL-OFF RESISTANCE: TESTED IN ACCORDANCE WITH ANSI/SPRI/FM 4435/ES-1 USING TEST METHOD RE-3 TO POSITIVE AND NEGATIVE DESIGN WIND PRESSURE AS DEFINED BY APPLICABLE LOCAL BUILDING CODE.
3. 24 GA. GALVALUME WITH KYNAR 500, 2.0 MILS THICK FLUOROCARBON FINISH.
C. ROOF PENETRATION SEALING SYSTEMS: PREMANUFACTURED COMPONENTS AND ACCESSORIES AS REQUIRED TO PRESERVE INTEGRITY OF ROOFING SYSTEM AND MAINTAIN ROOF WARRANTY; SUITABLE FOR CONDUITS AND ROOFING SYSTEM TO BE INSTALLED; DESIGNED TO ACCOMMODATE EXISTING PENETRATIONS WHERE APPLICABLE.

E. FINISHES:
A. PVDF (POLYVINYLIDENE FLUORIDE) COATING: SUPERIOR PERFORMANCE ORGANIC FINISH, AAMA 2605; MULTIPLE COAT, THERMALLY CURED FLUOROPOLYMER FINISH SYSTEM; COLOR AS INDICATED.

F. INSTALLATION:
A. INSTALL COMPONENTS IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS AND NRCA (RM) APPLICABLE REQUIREMENTS.
B. SEAL JOINTS WITHIN COMPONENTS WHEN REQUIRED BY COMPONENT MANUFACTURER.
C. COORDINATE INSTALLATION OF COMPONENTS OF THIS SECTION WITH INSTALLATION OF ROOFING MEMBRANE AND BASE FLASHINGS.

07 8400 - FIRESTOPPING
A. SUBMITTALS: PRODUCT DATA: PROVIDE DATA ON PRODUCT CHARACTERISTICS, PERFORMANCE RATINGS, AND LIMITATIONS.

B. MANUFACTURERS:
1. 3M FIRE PROTECTION PRODUCTS: HTTPS://WWW.3M.COM/3M/EN_US/P/C/BUILDING-MATERIALS/FIRE-PROTECTION/
2. HILTI, INC : HTTPS://WWW.HILTI.COM/C/CLS_FIRESTOP_PROTECTION_7131

C. MATERIALS:
1. FIRESTOPPING MATERIALS: ANY MATERIALS MEETING REQUIREMENTS.
2. PRIMERS: SLEEVES, FORMS, INSULATION, PACKING, STUFFING, AND ACCESSORIES: PROVIDE TYPE OF MATERIALS AS REQUIRED FOR TESTED FIRESTOPPING ASSEMBLY.
3. FIRE RATINGS: REFER TO DRAWINGS FOR REQUIRED SYSTEMS AND RATINGS.

D. ASSEMBLY REQUIREMENTS:
1. HEAD-OF-WALL JOINT SYSTEM FIRESTOPPING AT JOINTS BETWEEN FIRE-RATED WALL ASSEMBLIES AND NON-RATED HORIZONTAL ASSEMBLIES: USE SYSTEM THAT HAS BEEN TESTED ACCORDING TO ASTM E2837 TO HAVE FIRE RESISTANCE F RATING EQUAL TO REQUIRED FIRE RATING OF FLOOR OR WALL, WHICHEVER IS GREATER.
2. FLOOR-TO-FLOOR, WALL-TO-WALL, AND WALL-TO-FLOOR JOINTS, EXCEPT PERIMETER, WHERE BOTH ARE FIRE-RATED: USE SYSTEM THAT HAS BEEN TESTED ACCORDING TO ASTM E1966 OR UL 2079 TO HAVE FIRE RESISTANCE " F" RATING EQUAL TO REQUIRED FIRE RATING OF THE ASSEMBLY IN WHICH THE JOINT OCCURS.
3. THROUGH PENETRATION FIRESTOPPING: USE SYSTEM THAT HAS BEEN TESTED ACCORDING TO ASTM E814 TO HAVE FIRE RESISTANCE F RATING EQUAL TO REQUIRED FIRE RATING OF PENETRATED ASSEMBLY.

E. INSTALLATION:
1. INSTALLATIONS SHALL CONFORM TO UL REQUIREMENTS OF THE ASSEMBLY WHICH FIRESTOPPING IS TO BECOME PART OF THE BUILT ASSEMBLY.

07 9200 - JOINT SEALANTS
A. SUBMITTALS: PRODUCT DATA, AND SCHEDULE OF LOCATIONS FOR EACH TYPE OF SEALANT SUBMITTED.

B. JOINT-SEALANT SCHEDULE: INCLUDE THE FOLLOWING INFORMATION:
1. JOINT-SEALANT APPLICATION, JOINT LOCATION, AND DESIGNATION.
2. JOINT-SEALANT MANUFACTURER AND PRODUCT NAME.
3. JOINT-SEALANT FORMULATION.
4. JOINT-SEALANT COLOR.

C. ENVIRONMENTAL LIMITATIONS: DO NOT PROCEED WITH INSTALLATION OF JOINT SEALANTS WHEN AMBIENT AND SUBSTRATE TEMPERATURE CONDITIONS ARE OUTSIDE LIMITS PERMITTED BY JOINT SEALANT MANUFACTURER OR ARE BELOW 40 deg F (4.4 deg C).

D. COMPATIBILITY: PROVIDE JOINT SEALANTS, JOINT FILLERS, AND OTHER RELATED MATERIALS THAT ARE COMPATIBLE WITH ONE ANOTHER AND WITH JOINT SUBSTRATES UNDER SERVICE AND APPLICATION CONDITIONS.

E. JOINT SEALANTS:
1. COLORS OF EXPOSED JOINT SEALANTS: AS SELECTED BY ARCHITECT FROM MANUFACTURER'S FULL RANGE.
2. INTERIOR JOINTS IN CERAMIC TILE AND OTHER HARD SURFACES IN KITCHENS, TOILET ROOMS, AND AROUND PLUMBING FIXTURES: SINGLE COMPONENT, MILDEW-RESISTANT SILICONE SEALANT, ASTM C 920, TYPE S; GRADE NS; CLASS 25; USES NT, G, A, AND O; FORMULATED WITH FUNGICIDE.
3. INTERIOR JOINTS AROUND PERIMETERS OF DOORS AND FRAMES: LATEX SEALANT, SINGLE COMPONENT, NONSAG, MILDEW-RESISTANT, PAINTABLE, ACRYLIC EMULSION SEALANT COMPLYING WITH ASTM C 834.
4. ACOUSTICAL SEALANT FOR EXPOSED INTERIOR JOINTS: NONSAG, PAINTABLE, NONSTAINING, LATEX SEALANT COMPLYING WITH ASTM C 834.
5. ACOUSTICAL SEALANT FOR CONCEALED JOINTS: NONDRYING, NONHARDENING, NONSKINNING, NONSTAINING, GUNNABLE, SYNTHETIC-RUBBER SEALANT RECOMMENDED FOR SEALING INTERIOR CONCEALED JOINTS TO REDUCE TRANSMISSION OF AIRBORNE SOUND.
6. EXTERIOR CONCRETE PANELS, NATURAL STONES, MASONRY, ALUMINUM CURTAINWALLS, METAL PANELS AND WINDOW PERIMETERS:
BASIS OF DESIGN PRODUCTS:
A. TREMCO INCORPORATED; SPECTREM 1.
B. DOW CORNING CORPORATION; 790.
C. PECORA CORPORATION; 890NST.
7. EXTERIOR JOINTS IN HORIZONTAL TRAFFIC SURFACES.
ISOLATION AND CONTRACTION JOINTS IN CAST-IN-PLACE CONCRETE SLABS.
URETHANE JOINT SEALANT: MULTICOMPONENT, NONSAG, TRAFFIC GRADE, CLASS 25.
8. FIRESTOP SEALANTS:INSTALL AT FIRE RATED ASSEMBLIES AND AS DIRECTED WITHIN UL REFERENCES
BASIS OF DESIGN PRODUCTS:
A. HILTI
B. 3M

E. JOINT SEALANT BACKING:
1. GENERAL: PROVIDE SEALANT BACKINGS OF MATERIAL THAT ARE NONSTAINING; ARE COMPATIBLE WITH JOINT SUBSTRATES, SEALANTS, PRIMERS, AND OTHER JOINT FILLERS; AND ARE APPROVED FOR APPLICATIONS INDICATED BY SEALANT MANUFACTURER BASED ON FIELD EXPERIENCE AND LABORATORY TESTING.
2. CYLINDRICAL SEALANT BACKINGS: ASTM C 1330, TYPE C (CLOSED-CELL MATERIAL WITH A SURFACE SKIN), AND OF SIZE AND DENSITY TO CONTROL SEALANT DEPTH AND OTHERWISE CONTRIBUTE TO PRODUCING OPTIMUM SEALANT PERFORMANCE.
3. BOND-BREAKER TAPE: POLYETHYLENE TAPE OR OTHER PLASTIC TAPE RECOMMENDED BY SEALANT MANUFACTURER FOR PREVENTING SEALANT FROM ADHERING TO RIGID, INFLEXIBLE JOINT-FILLER MATERIALS OR JOINT SURFACES AT BACK OF JOINT. PROVIDE SELF-ADHESIVE TAPE WHERE APPLICABLE.

F. MISCELLANEOUS MATERIALS
1. PRIMER: MATERIAL RECOMMENDED BY JOINT-SEALANT MANUFACTURER WHERE REQUIRED FOR ADHESION OF SEALANT TO JOINT SUBSTRATES INDICATED, AS DETERMINED FROM PRECONSTRUCTION JOINT-SEALANT-SUBSTRATE TESTS AND FIELD TESTS.
2. CLEANERS FOR NONPOROUS SURFACES: CHEMICAL CLEANERS ACCEPTABLE TO MANUFACTURERS OF SEALANTS AND SEALANT BACKING MATERIALS, FREE OF OILY RESIDUES OR OTHER SUBSTANCES CAPABLE OF STAINING OR IMPAIRING JOINT SUBSTRATES AND SEALANT PERFORMANCE. USE CLEANERS IN ANY WAY, AND FORMULATED TO PROMOTE OPTIMUM ADHESION OF SEALANTS TO JOINT SUBSTRATES.
3. BOND-BREAKER TAPE: POLYETHYLENE TAPE OR OTHER PLASTIC TAPE RECOMMENDED BY SEALANT MFR. FOR PREVENTING SEALANT FROM ADHERING TO RIGID, INFLEXIBLE JOINT-FILLER MATERIALS OR JOINT SURFACES AT BACK OF JOINT.
4. MASKING TAPE: NONSTAINING, NONABSORBENT MATERIAL COMPATIBLE WITH JOINT SEALANTS AND SURFACES ADJACENT TO JOINTS.

G. INSTALLATION: COMPLY WITH ASTM C 1193; ASTM C 919 FOR ACOUSTICAL JOINTS; AND AS FOLLOWS:
1. REMOVE ALL LOOSE MATERIAL, CLEAN AND PRIME JOINTS IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS, AND PROTECT ADJACENT SURFACES.
2. INSTALL BOND-BREAKER TAPE WHERE JOINT BACKINGS ARE NOT USED.
3. INSTALL SEALANT TOOLED CONCAVE, FREE OF AIR POCKETS, FOREIGN EMBEDDED MATTER, RIDGES, AND SAGS, AND PROTECT UNTIL FULLY CURED. SEALANT WITH DUST AND DEBRIS EMBEDDED IN SURFACE SHALL BE CAUSE FOR REJECTION.

DIVISION 8 - OPENINGS

08 0671 - DOOR HARDWARE
A. SUBMITTALS: PRODUCT DATA AND HARDWARE SCHEDULE INDICATING HARDWARE ITEM, FINISH, AND QUANTITY LOCATED ON EACH DOOR WITH DOOR AND HARDWARE SET NUMBERING CORRESPONDING TO THOSE USED IN CONSTRUCTION DOCUMENTS. REFER TO ARCHITECTURAL PLANS AND HARDWARE SCHEDULES PROVIDED.
1. HARDWARE SUPPLIER SHALL SUBMIT FOUR COPIES OF FINAL HARDWARE SCHEDULE AT EARLIEST POSSIBLE DATE PARTICULARLY WHERE ACCEPTANCE OF HARDWARE SCHEDULE MUST PRECEDE FABRICATION OF OTHER WORK WHICH IS CRITICAL IN THE PROJECT CONSTRUCTION SCHEDULE. INCLUDE WITH SCHEDULE SHOP DRAWINGS OF OTHER WORK AFFECTED BY BUILDERS HARDWARE, AND OTHER INFORMATION ESSENTIAL TO THE COORDINATE REVIEW OF HARDWARE SCHEDULE.
2. KEYING SCHEDULE: SUBMIT SEPARATE DETAILED SCHEDULE INDICATING CLEARLY HOW THE OWNER'S FINAL INSTRUCTIONS ON KEYING OF LOCKS HAS BEEN FULFILLED. ALL KEYING SHALL BE COORDINATED WITH THE OWNER.

B. PRODUCTS: REFER TO HARDWARE SCHEDULE AND ARCHITECTURAL DRAWINGS.
1. STRIKES: PROVIDE MANUFACTURER'S STANDARD WROUGHT BOX STRIKE FOR EACH LATCH OR LOCK BOLT, WITH CURVED LIP EXTENDED TO PROTECT FRAME. FINISH TO MATCH HARDWARE SET: PROVIDE STANDARD (OPEN) STRIKE PLATES FOR INTERIOR DOORS WHERE WOOD DOOR FRAMES ARE USED.
2. IN GENERAL, HARDWARE FINISH SHALL BE US15 (SATIN NICKEL) UNLESS SPECIFIED DIFFERENTLY ON HARDWARE SCHEDULE.
3. SUPPLY CAL ROYAL HDFS3 FLEXIBLE DOOR STOPS IN THE APARTMENT DWELLING UNITS. USE 2 IVHP-23 HINGE STOPS WHERE FLEXIBLE STOPS CANNOT BE USED.
4. SUPPLY OUT SWINGING EXTERIOR DOORS WITH NON REMOVABLE PINS.

C. INSTALLATION:
1. MOUNT HARDWARE UNITS AT HEIGHTS INDICATED IN "RECOMMENDED LOCATIONS FOR BUILDERS HARDWARE FOR STANDARD STEEL DOORS AND FRAMES" BY THE DOOR AND HARDWARE INSTITUTE, EXCEPT AS SPECIFICALLY INDICATED OR REQUIRED TO COMPLY WITH GOVERNING REGULATIONS. AND EXCEPT AS MAY BE OTHERWISE DIRECTED BY ARCHITECT. MOUNT HARDWARE IN UNITS DESIGNATED FOR USE BY THE HANDICAPPED AT HEIGHTS RECOMMENDED FOR USE BY THE HANDICAPPED.
2. INSTALL EACH HARDWARE ITEM IN COMPLIANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS. WHERE CUTTING AND FITTING IS REQUIRED TO INSTALL HARDWARE ONTO OR INTO SURFACES WHICH ARE LATER TO BE PAINTED OR FINISHED IN ANOTHER WAY, COORDINATE REMOVAL, STORAGE AND
REINSTALLATION OR APPLICATION OF SURFACE PROTECTIONS WITH FINISHING WORK SPECIFIED IN THE DIVISION 9 SECTIONS. DO NOT INSTALL SURFACE MOUNTED ITEMS UNTIL FINISHES HAVE BEEN COMPLETED ON THE SUBSTRATE.
3. SET UNITS LEVEL, PLUMB AND TRUE TO LINE AND LOCATION. ADJUST AND REINFORCE THE ATTACHMENT SUBSTRATE AS NECESSARY FOR PROPER INSTALLATION AND OPERATION.
4.DRILL AND COUNTERSINK UNITS WHICH ARE NOT FACTORY PREPARED FOR ANCHORAGE FASTENERS. SPACE FASTENERS AND ANCHORS IN ACCORDANCE WITH INDUSTRY STANDARDS.
5.METAL THRESHOLDS SHALL BE SET IN A SOLID BED OF NON STAINING THIOKOL BASE CAULKING.
6. ADJUST AND CHECK EACH OPERATING ITEM OF HARDWARE AND EACH DOOR, TO ENSURE PROPER OPERATION OR FUNCTION OF EVERY UNIT. REPLACE UNITS WHICH CANNOT BE ADJUSTED TO OPERATE FREELY AND SMOOTHLY AS INTENDED FOR THE APPLICATION MADE.
7.FINAL ADJUSTMENT: WHEREVER HARDWARE INSTALLATION IS MADE MORE THAN ONE MONTH PRIOR TO ACCEPTANCE OR OCCUPANCY OF A SPACE OR AREA, RETURN TO THE WORK DURING THE WEEK PRIOR TO ACCEPTANCE OR OCCUPANCY, AND MAKE FINAL CHECK AND ADJUSTMENT OF ALL HARDWARE ITEMS IN SUCH SPACE OR AREA. CLEAN OPERATING ITEMS AS NECESSARY TO RESTORE PROPER FUNCTION AND FINISH OF HARDWARE AND DOORS. ADJUST DOOR CONTROL DEVICES TO COMPENSATE FOR FINAL OPERATION OF HEATING AND VENTILATING EQUIPMENT.

C. HARDWARE SCHEDULE

SET #1. UNIT ENTRY DOORS
1 EACH HINGE BB81 4 X 4
2 EACH SPRING HINGES SP81 4 X 4
1 EACH ENTRANCE LOCK SD116 MEM
1 EACH SINGLE CYLINDER DEADBOLT KV116
1 EACH DOOR VIEWER DD01-180UL

SET #2. PATIO DOORS
1 EACH HINGE BB81 4 X 4
2 EACH SPRING HINGES SP81 4 X 4
1 EACH ENTRANCE LOCK SD116 MEM
1 EACH SINGLE CYLINDER DEADBOLT KV116

SET #3. SINGLE SWING CLOSET DOORS
3 EACH HINGES BB81 4 X 4
1 EACH PASSAGE LATCH SD126 MEM

SET #4. BATHROOM / BEDROOM DOORS
3 EACH HINGES BB81 4 X 4
1 EACH PRIVACY LOCK SD176 MEM

SET #5. PAIR SWING LAUNDRY DOORS
6 EACH HINGES BB81 4 X 4
2 EACH DUMMY TRIM SD211 MEM
2 EACH BALL CATCH DB1
BALANCE OF HARDWARE BY DOOR SUPPLIER

DIVISION 8 - OPENINGS (CONTINUED)

08 0671 - DOOR HARDWARE (CONTINUED)

C. HARDWARE SCHEDULE (CONTINUED)

SET #6. GARAGE
3 EACH HINGES BB81 4-1/2X 4-1/2
1 EACH STORE ROOM LOCK SD115 MEM
1 EACH CLOSER 7101-PA
1 EACH SMOKE GASKET 5050
1 EACH THRESHOLD 425E
1 EACH WALL STOP WB26

SET #7. CLOSET BIFOLD DOORS
BULK HARDWARE TO BE PROVIDED BY MANUFACTURER
1 EACH DUMMY TRIM

SET #8. CLOSET BYPASS SLIDING DOORS
BULK HARDWARE TO BE PROVIDED BY MANUFACTURER
1 EACH DUMMY TRIM

08 1113 - HOLLOW METAL DOORS AND FRAMES
A. SUBMITTALS: PRODUCT DATA AND SHOP DRAWINGS WITH DETAILS OF EACH OPENING, SHOWING ELEVATIONS, GLAZING, FRAME PROFILES, AND ANY INDICATED FINISH REQUIREMENTS.

B. HOLLOW METAL DOOR AND FRAME MANUFACTURERS:
1. CECO DOOR, AN ASSA ABLOY GROUP COMPANY: WWW.ASSAABLOYDSS.COM.
2. DE LA FONTAINE INC: WWW.DELAFONTAINE.COM
3. REPUBLIC DOORS, AN ALLEGION BRAND: WWW.REPUBLICDOOR.COM
4. STEELCRAFT, AN ALLEGION BRAND: WWW.ALLEGION.COM

C. SOUND-RATED HOLLOW METAL DOORS AND FRAMES:
1. OVERLY DOOR COMPANY: WWW.OVERLY.COM

D. DESIGN CRITERIA:
1. STEEL USED FOR FABRICATION OF DOORS AND FRAMES SHALL COMPLY WITH ONE OR MORE OF THE FOLLOWING REQUIREMENTS: GALVANNEALED STEEL CONFORMING TO ASTM A653/A653M, COLD-ROLLED STEEL CONFORMING TO ASTM A1008/A1008M, OR HOT-ROLLED PICKLED AND OILED (HRPO) STEEL CONFORMING TO ASTM A1011/A1011M, COMMERCIAL STEEL (CS) TYPE B FOR EACH.
2. TYPICAL DOOR FACE SHEETS: FLUSH.
3. GLAZED LIGHTS: NON-REMOVABLE STOPS ON NON-SECURE SIDE; SIZES AND CONFIGURATIONS AS INDICATED ON DRAWINGS. STYLE: MANUFACTURER'S STANDARD.
4. HARDWARE PREPARATIONS: SELECTIONS AND LOCATIONS: COMPLY WITH NAAMM HMMA 830 AND NAAMM HMMA 831 OR BHMA A156.115 AND ANSI/SDI A250.8 (SDI-100) IN ACCORDANCE WITH SPECIFIED REQUIREMENTS.
5. ZINC COATING FOR TYPICAL INTERIOR AND/OR EXTERIOR LOCATIONS. PROVIDE METAL COMPONENTS ZINC-COATED (GALVANIZED) AND/OR ZINC-IRON ALLOY-COATED (GALVANNEALED) BY THE HOT-DIP PROCESS IN ACCORDANCE WITH ASTM A653/A653M, WITH MANUFACTURER'S STANDARD COATING THICKNESS, UNLESS NOTED OTHERWISE FOR SPECIFIC HOLLOW METAL DOORS AND FRAMES.
6. HOLLOW METAL PANELS: SAME CONSTRUCTION, PERFORMANCE, AND FINISH AS DOORS.
7. COMBINED REQUIREMENTS: IF A PARTICULAR DOOR AND FRAME UNIT IS INDICATED TO COMPLY WITH MORE THAN ONE TYPE OF REQUIREMENT, COMPLY WITH THE SPECIFIED REQUIREMENTS FOR EACH TYPE; FOR INSTANCE, AN EXTERIOR DOOR THAT IS ALSO INDICATED AS BEING SOUND-RATED MUST COMPLY WITH THE REQUIREMENTS SPECIFIED FOR EXTERIOR DOORS AND FOR SOUND-RATED DOORS; WHERE TWO REQUIREMENTS CONFLICT, COMPLY WITH THE MOST STRINGENT.

E. HOLLOW METAL DOOR:
1. EXTERIOR DOORS: THERMALLY INSULATED.
A. ASED ON SDI STANDARDS: ANSI/SDI A250.8 (SDI-100).
B. LEVEL 1 - STANDARD-DUTY.
C. PHYSICAL PERFORMANCE LEVEL C, 250,000 CYCLES; IN ACCORDANCE WITH ANSI/SDI A250.4.
D. MODEL 1 - FULL FLUSH.
E. DOOR FACE METAL THICKNESS: 20 GAGE, 0.032 INCH, MINIMUM.
F. DOOR CORE MATERIAL: MANUFACTURERS STANDARD CORE MATERIAL/CONSTRUCTION AND IN COMPLIANCE WITH REQUIREMENTS.
G. DOOR THICKNESS: 1-3/4 INCH, NOMINAL.
H. TOP CLOSURES FOR OUTSWINGING DOORS: FLUSH WITH TOP OF FACES AND EDGES.
I. WEATHERSTRIPPING: REFER TO SECTION 08 7100.
J. DOOR FINISH: FACTORY PRIMED AND FIELD FINISHED.

2. INTERIOR DOORS, NON-FIRE RATED:
A. BASED ON SDI STANDARDS: ANSI/SDI A250.8 (SDI-100).
B. LEVEL 1 - STANDARD-DUTY.
C. PHYSICAL PERFORMANCE LEVEL C, 250,000 CYCLES; IN ACCORDANCE WITH ANSI/SDI A250.4.
D. MODEL 1 - FULL FLUSH.
E. DOOR FACE METAL THICKNESS: 20 GAGE, 0.032 INCH, MINIMUM.
F. DOOR THICKNESS: 1-3/4 INCH, NOMINAL.
G. DOOR FINISH: FACTORY PRIMED AND FIELD FINISHED.

3. FIRE-RATED DOORS:
A. BASED ON SDI STANDARDS: ANSI/SDI A250.8 (SDI-100).
B. LEVEL 1 - STANDARD-DUTY.
C. PHYSICAL PERFORMANCE LEVEL C, 250,000 CYCLES; IN ACCORDANCE WITH ANSI/SDI A250.4.
D. MODEL 1 - FULL FLUSH.
E. DOOR FACE METAL THICKNESS: 20 GAGE, 0.032 INCH. MINIMUM.
F. FIRE RATING: AS INDICATED ON DOOR SCHEDULE. TESTED IN ACCORDANCE WITH UL 10C AND NFPA 252 ("POSITIVE PRESSURE FIRE TESTS").
G. TEMPERATURE-RISE RATING (TRR) ACROSS DOOR THICKNESS: IN ACCORDANCE WITH LOCAL BUILDING CODE AND AUTHORITIES HAVING JURISDICTION.
H. PROVIDE UNITS LISTED AND LABELED BY UL (DIR) OR ITS (DIR). ATTACH FIRE RATING LABEL TO EACH FIRE RATED UNIT.
I. SMOKE AND DRAFT CONTROL DOORS (INDICATED WITH LETTER "S" ON DRAWINGS AND/OR DOOR SCHEDULE): SELF-CLOSING OR AUTOMATIC CLOSING DOORS IN ACCORDANCE WITH NFPA 80 AND NFPA 105, WITH FIRE-RESISTANCE-RATED WALL CONSTRUCTION RATED THE SAME OR GREATER THAN THE FIRE-RATED DOORS, AND THE FOLLOWING:
1. MAXIMUM AIR LEAKAGE: 3.0 CFM/SQ FT OF DOOR OPENING AT 0.10 INCH W.G. PRESSURE, W

SPECIFICATIONS - PRODUCT & INSTALLATION GENERAL REQUIREMENTS

09 6500 - 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 COILS 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 SO 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 MANUFACTURER'S 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, PILASTERS, 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 6813 - 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 WORKMANSHIP 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 I, NOT LESS THAN 0.45 W/SQ. 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.
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 PLYWOOD 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 CRI'S "CRI CARPET INSTALLATION STANDARD" AND WITH CARPET MANUFACTURER'S WRITTEN INSTALLATION INSTRUCTIONS FOR PREPARING SUBSTRATES.
2. USE TROWELABLE LEVELING AND PATCHING COMPOUNDS, ACCORDING TO MANUFACTURER'S 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 MANUFACTURER'S 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 SO WIDTHS AT OPPOSITE EDGES OF ROOM ARE EQUAL AND NOT LESS THAN HALF-WIDTH.
5.TRIM CARPET NEATLY AND TIGHT TO WALLS AND AROUND INTERRUPTIONS.
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, EDGINGS, THRESHOLDS, AND NOSINGS. BIND OR SEAL CUT EDGES AS RECOMMENDED BY CARPET MANUFACTURER.
9. EXTEND CARPET INTO TOE 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 6816 - 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 WORKMANSHIP OF CARPETING WORK DURING 1-YEAR WARRANTY PERIOD FOLLOWING SUBSTANTIAL COMPLETION. ATTACH COPIES OF PRODUCT WARRANTIES.

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

D. PRODUCTS:
A. APARTMENT UNIT CARPET SHALL BE SUPPLIED AND INSTALLED UNDER AN ALLOWANCES OF $8.00/SQUARE YARD FOR THE PURCHASE AND DELIVERY OF THE CARPET MATERIAL ONLY.
1. COSTS FOR THE PAD ACCESSORIES, TAXES, LABOR, ETC. ARE NOT INCLUDED IN THE ALLOWANCES STATED ABOVE BUT SHALL BE INCLUDED IN THE BID PRICE FOR A COMPLETE INSTALLATION.
B. CARPET PAD SHALL BE 1/2" - 6# DENSITY REBOND 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 PLYWOOD 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 CRI'S "CRI CARPET INSTALLATION STANDARD" AND WITH CARPET MANUFACTURER'S WRITTEN INSTALLATION INSTRUCTIONS FOR PREPARING SUBSTRATES.
2. USE TROWELABLE LEVELING AND PATCHING COMPOUNDS, ACCORDING TO MANUFACTURER'S 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 MANUFACTURER'S 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 MANUFACTURER'S 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, EDGINGS, THRESHOLDS, AND NOSINGS. BIND OR SEAL CUT EDGES AS RECOMMENDED BY CARPET MANUFACTURER.
9. EXTEND CARPET INTO TOE 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 DEVOE, KWAL, 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, ROPINESS, OR OTHER SURFACE IMPERFECTIONS.
3. APPLY PRODUCTS PER MANUFACTURER RECOMMENDED GUIDELINES. PRODUCT COVERAGE MINIMUM ONE COAT OF PRIMER AND TWO FINAL COATS ON MATERIALS.APPLY PRODUCTS TO MATERIALS APPROVED BY MANUFCTURER.PRODUCT DATA SHEETS.

A. Exterior Work:

1. ALL EXTERIOR GALVANIZED METAL FLASHINGS, CONNECTORS, ETC.	ONE 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. SEMI-GLOSS PAINT.	PRIME AND BACK LATEX PRIMER. TWO COATS OF EXTERIOR LATEX SATIN OR
5. PRIMED MILLWORK AND TRIM.	TOUCH-UP PRIME. 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 BODIED 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 INSIDE AND OUTSIDE.
8. ANY OTHER PAINTING REQUIRED BY THE DRAWINGS.	TWO COATS TO MATCH ADJACENT SURFACES.

B. INTERIOR WORK:

1. GYPSUM BOARD WALLS EXCEPT IN KITCHENS, BATHROOMS, LAUNDRIES AND COMMON AREA CORRIDORS, UNLESS SCHEDULED FOR WALLCOVERING	ONE COAT OF PRIME LATEX PAINT AND ONE FINISH COAT OF LATEX EGGSHELL WALL PAINT. (TWO COATS IF REQUIRED TO ACHIEVE FULL COVERAGE.) ONE WALL IN EACH APARTMENT UNIT LIVING SPACE AND EACH BEDROOM SHALL BE PAINTED ACCENT COLORS.
2. GYPSUM BOARD WALLS IN KITCHENS, BATHROOMS AND LAUNDRIES UNLESS SCHEDULED FOR WALLCOVERING OR TILE.	ONE COAT OF EPOXY COMPATABLE PRIMER PAINT AND ONE FINISH COAT OF EPOXY EGGSHELL WALL PAINT. (TWO COATS IF REQUIRED TO ACHIEVE FULL COVERAGE.)
3. GYPSUM BOARD WALLS IN COMMON AREA CORRIDORS	ONE COAT OF PRIME LATEX PAINT AND ONE FINISH COAT OF SCRUBBABLE LATEX FLAT WALL PAINT. (TWO COATS IF REQUIRED TO ACHIEVE FULL COVERAGE.)
4. GYPSUM BOARD CEILINGS.	TWO COATS OF LATEX FLAT PAINT. TWO COATS OF CLASS II VAPOR RETARDER PAINT AT CEILINGS ADJACENT TO ATTICS.
5. DOOR CASINGS, BASE, WOOD, MILL-WORK, ETC. (PRE-PRIMED.)	ONE PRIME COAT OF LATEX PAINT, ONE COAT LATEX PAINT AND ONE FINISH COAT OF LATEX SEMI-GLOSS PAINT.
6. PRIMED HARDWOOD DOORS.	ONE COAT OF LATEX PAINT AND ONE FINISH COAT OF LATEX SEMI-GLOSS PAINT.
7. ALL MISCELLANEOUS FERROUS METAL, INCLUDING GRILLES, REGISTERS, ETC.	TWO COATS METAL PAINT TO MATCH ADJACENT SURFACES UNLESS FACTORY PREFINISHED WHITE
8. ANY OTHER PAINTING WORK REQUIRED BY THE DRAWINGS.	FINISH TO MATCH SIMILAR CONDITIONS.

09 3000 - TILING

A. SUBMITTALS: PRODUCT DATA FOR SETTING AND GROUTING MATERIALS AND THREE (3) SAMPLES OF EACH TILE SPECIFIED FOR VERIFICATION PURPOSES.

B. ATTIC STOCK: FURNISH 2% OF EACH TYPE OF CERAMIC TILE PACKAGED WITH PROTECTIVE COVERING AND LABELED FOR STORAGE.

C. BASIS OF DESIGN: SEE DRAWING SCHEDULES.

D. TILE: COMPLY WITH STANDARD GRADE REQUIREMENTS IN ANSI A137.1 "SPECIFICATIONS FOR CERAMIC TILE" FOR PRODUCTS AND SIZES INDICATED IN THE CONSTRUCTION DOCUMENTS.

E. INSTALLATION MATERIALS:
1. THIN-SET MORTAR:
A. TYPICAL INTERIOR INSTALLATIONS: LATEX/POLYMER MODIFIED PORTLAND CEMENT COMPLYING WITH ANSI A108.5 AND ANSI 118.4.
2. GROUT,UNSANDED FOR JOINTS 1/16" WIDTH OR LESS, SANDED FOR JOINTS GREATER THAN 1/16" IN COLOR INDICATED IN SCHEDULE OR TO BE SELECTED BY ARCHITECT AND OWNER.
A. TYPICAL INTERIOR INSTALLATIONS: STANDARD CEMENT GROUT WITH INTEGRAL STAIN INHIBITORS (TEC ACCUCOLOR XT, OR EQUAL)
3. SETTING BED ACCESSORIES: ANSI A 108.1A

F. INSTALLATION METHODS: COMPLY WITH TILE INSTALLATION STANDARDS IN ANSI'S "SPECIFICATIONS FOR THE INSTALLATIONS OF CERAMIC TILE" AND TCA'S "HANDBOOK FOR CERAMIC TILE INSTALLATION" THAT APPLY TO THE MATERIALS AND METHODS INDICATED BELOW:

G.TERMINATIONS:
1. WHERE CUT TILE IS SPECIFIED AS THE TOP COURSE ON WALL WAINSCOTING OR WALL BASE WITH AN EXPOSED TOP EDGE, THE FACTORY EDGE SHALL BE USED AS THE EXPOSED EDGE.

H. CONFLICTS: IF NOT ADDRESSED ON DRAWINGS, WHERE ELECTRICAL DEVICES OR TOILET ACCESSORIES STRADDLE TILE TRANSITION FROM THE TOP EDGE OF WAINSCOT WALL TILE TO GYPSUM BOARD SUBSTRATE, CONTACT ARCHITECT FOR RESOLUTION.

I. GROUT JOINTS:
1. JOINT SIZE: SET TILE WITH THE SMALLEST GROUT JOINT ACHIEVABLE AND AS RECOMMENDED BY THE MFR. BASED ON THE TILE PRODUCT AND SUBSTRATE CONDITIONS, UNLESS NOTED OTHERWISE.
2. TILE PATTERN: LAY TILE IN PATTERNS AS INDICATED IN THE CONSTRUCTION DOCUMENTS. ALIGN JOINTS WHERE ADJOINING TILES ON FLOOR, BASE, WALLS, AND TRIM ARE THE SAME SIZE, UNLESS INDICATED OTHERWISE.
3. INSTALLATION: INSTALL GROUT PER MANUFACTURER'S INSTRUCTIONS, EXERCISING CARE TO AVOID REMOVAL OF GROUT COLOR BY USE OF EXCESS WATER DURING INSTALLATION. FADED GROUT SHALL BE CAUSE FOR REJECTION.
4. SEALER: AFTER FULLY CURED, GROUT SHALL BE SEALED WITH TWO (2) COATS OF COMMERCIAL QUALITY PENETRATING SILICONE SEALER.

09 5100 - ACOUSTICAL CEILINGS

A. SUBMITTALS: PRODUCT DATA ONLY

B. ATTIC STOCK: FURNISH 2% OF EACH TYPE OF CEILING TILE PACKAGED WITH PROTECTIVE COVERING AND LABELED FOR STORAGE.

C. ACOUSTICAL TILE PRODUCTS: PROVIDE CEILING TILE IN TYPE AND SIZES INDICATED IN THE CONSTRUCTION DOCUMENTS COMPLYING WITH ASTM E 1264, CLASS A MATERIALS, TESTED PER ASTM E 84.

D. SUSPENSION SYSTEM: PROVIDE HEAVY DUTY, DIRECT-HUNG, SUSPENSION SYSTEMS AS INDICATED IN THE CONSTRUCTION DOCUMENTS COMPLYING WITH ASTM C 635. FURNISH ALUMINUM GRID IN SHOWERS, KITCHENS, AND OTHER HIGH-HUMIDITY AREAS.
1. ATTACHMENT DEVICES: SIZE FOR FIVE (5) TIMES THE DESIGN LOAD INDICATED IN ASTM C 635, TABLE 1, DIRECT HUNG UNLESS OTHERWISE INDICATED.
2. WIRE HANGERS, BRACES, AND TIES: ZINC-COATED CARBON-STEEL WIRE; ASTM A 641/ (A 641 M), CLASS 1 ZINC COATING, SOFT TEMPER WITH A YIELD STRENGTH AT LEAST THREE (3) TIMES THE HANGER DESIGN LOAD (ASTM C 635, TABLE 1, DIRECT HUNG), BUT NOT LESS THAN 0.135" DIAMETER WIRE.
3. SEISMIC STRUTS: MANUFACTURER'S STANDARD PRODUCT DESIGNED TO ACCOMMODATE SEISMIC FORCES.
4. HOLD-DOWN CLIPS: PROVIDE HOLD-DOWN CLIPS ON CEILING TILE IN ENTRANCE VESTIBULES, COMPUTER ROOMS EMPLOYING DRY CHEMICAL FIRE-SUPPRESSION SYSTEMS, AND OTHER AREAS AS INDICATED.

F. INSTALLATION: COMPLY WITH ASTM C 636 AND CISCA'S "CEILING SYSTEMS HANDBOOK".
1. SEQUENCE WORK TO ENSURE ACOUSTICAL CEILINGS ARE NOT INSTALLED UNTIL BUILDING IS ENCLOSED, SUFFICIENT HEAT IS PROVIDED, DUST GENERATION ACTIVITIES HAVE TERMINATED, AND OVERHEAD WORK IS COMPLETED, TESTED, AND APPROVED.
2. INSTALL CEILING GRID AS INDICATED TO BE SYMMETRICAL ABOUT BOTH AXES OF EACH ROOM USING NOT LESS THAN HALF-SIZE TILE UNLESS INDICATED OTHERWISE ON THE REFLECTED CEILING PLAN.
3. SUPPORT SUSPENSION SYSTEM INDEPENDENTLY OF DUCTS, PIPES, AND CONDUITS.
4. SUPPORT FIXTURE LOADS USING SUPPLEMENTARY HANGERS LOCATED WITHIN 6" OF EACH CORNER OR SUPPORT FIXTURES INDEPENDENTLY.
5. PROVIDE MATCHING PERIMETER MOLDING INSTALLED IN BEAD OF ACOUSTICAL SEALANT AT ALL LOCATIONS WHERE CEILING INTERSECTS VERTICAL SURFACES. USE MATCHING PRE-FORMED CLOSURES AT ROUND OR CURVED OBSTRUCTIONS.
6. FIELD-CUT EDGES SHALL MATCH PROFILE OF FACTORY EDGES.

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:
2. PREPARATION INSTRUCTIONS AND RECOMMENDATIONS.
3. STORAGE AND HANDLING REQUIREMENTS AND RECOMMENDATIONS.
4. INSTALLATION METHODS.

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

10 3000 SOLID PLASTIC TOILET COMPARTMENTS
A. REFERENCE CONSTRUCTION DRAWINGS & SCHEDULES FOR TYPE, QUANTITY, AND LOCATIONS OF TOILET AND BATH ACCESSORIES.
B. PRODUCTS
BASIS OF DESIGN: ECLIPSE TOILET PARTITIONS AS MANUFACTURED BY AND SUPPLIED BY SCRANTON
1. STYLE: FLOOR MOUNTED OVERHEAD-BRACED TOILET COMPARTMENTS
2. DOORS AND PANELS: HIGH DENSITY POLYETHYLENE (HDPE), FABRICATED FROM SEQ CHAPTER 1 EXTRUDED POLYMER RESINS, FORMING SINGLE THICKNESS PANEL.
A. WATERPROOF AND NONABSORBENT, WITH SELF-LUBRICATING SURFACE, RESISTANT TO MARKS BY PENS, PENCILS, MARKERS, AND OTHER WRITING INSTRUMENTS.
B. THICKNESS: 1 INCH (25 MM).
C. EDGES: SHIPLAP.
3. PANEL COLOR: TRADITIONAL SERIES:1. SHALE - ORANGE PEEL.
4. DOORS AND PANELS: HIGH PRIVACY: HEIGHT: 62 INCHES (1575 MM) HIGH AND MOUNTED AT 8 TO 14 INCHES (203 TO 356 MM) ABOVE THE FINISHED FLOOR.

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

D. POSTS, RAILS AND HARDWARE:
1. METAL POSTS: 82.75 INCHES (2102 MM) HIGH, HEAVY DUTY EXTRUDED ALUMINUM, CLEAR ANODIZED FINISH, FASTENED TO FOOT WITH STAINLESS STEEL TAMPER RESISTANT SCREW.
2. HIDDEN SHOE (FOOT): ONE-PIECE MOLDED POLYETHYLENE INVISIBLE SHOE INSERTED INTO METAL POST AND SECURED TO METAL POST WITH STAINLESS STEEL TAMPER RESISTANT SCREW.
3. HEADRAIL CAP AND CORNER CAP: ONE-PIECE MOLDED POLYETHYLENE SECURED TO METAL POST WITH STAINLESS STEEL TAMPER RESISTANT SCREW; ADJUSTABLE TO LEVEL HEADRAIL TO FINISHED FLOOR.
4. WALL BRACKETS: CONTINUOUS HEAVY DUTY EXTRUDED ALUMINUM, CLEAR ANODIZED FINISH, INSERTED INTO SLOTTED PANEL AND FASTENED TO PANELS WITH STAINLESS STEEL TAMPER RESISTANT SCREWS.
5. HEADRAIL: HEAVY DUTY EXTRUDED ALUMINUM, CLEAR ANODIZED FINISH, SECURED TO WALL WITH STAINLESS STEEL TAMPER SCREWS.
6. DOOR HARDWARE:
A. HINGES: EDGE-MOUNTED HELIX STYLE STAINLESS STEEL CONTINUOUS HINGE. CLOSING DEGREE: 5 DEGREES. COMES TO A FULL CLOSE ON ITS OWN WEIGHT.
B.OCCUPANCY INDICATOR LATCH AND HOUSING: MATERIAL: SATIN STAINLESS STEEL. OCCUPANCY INDICATORS: GREEN FOR OCCUPIED AND RED NOT OCCUPIED. SLIDE BOLT AND BUTTON.
C.COAT HOOK AND DOOR BUMPER COMBINATION: MATERIAL: CHROME PLATED ZAMAK. HANDICAP DOOR: EQUIP WITH SECOND DOOR PULL AND DOOR STOP.
D. DOOR PULLS: CHROME PLATED ZAMAK.

E. INSTALLATION:
1. CLEAN SURFACES THOROUGHLY PRIOR TO INSTALLATION.
2. INSTALL IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS AND APPROVED SHOP DRAWINGS.
3. INSTALL PARTITIONS RIGID, STRAIGHT, PLUMB, AND LEVEL.
4. LOCATE BOTTOM EDGE OF DOORS AND PANELS INCHES ABOVE FINISHED FLOOR.
5. CLEARANCE AT VERTICAL EDGES OF DOORS SHALL BE UNIFORM TOP TO BOTTOM AND SHALL NOT EXCEED 3/8 INCH (9.5

03_Abbreviation Schedule	
Abbreviation	Abbreviation Name
+/-	PLUS OR MINUS
ADDNL	ADDITIONAL
ADJ	ADJACENT
AESS	ARCHITECTURALLY EXPOSED STRUCTURAL STEEL
AFF	ABOVE FINISHED FLOOR
ALT	ALTERNATE
AR	ANCHOR ROD
ARCH	ARCHITECT OR ARCHITECTURAL
B/	BOTTOM OF
B/W	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
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
IF	INSIDE FACE
INT	INTERIOR
JST	JOIST
K	KIPS (1000 LBS)
LCE	COMPRESSION EMBEDMENT LENGTH
LCS	COMPRESSION LAP SPLICE LENGTH
LLH	LONG LEG HORIZONTAL
LLV	LONG LEG VERTICAL
LSH	LONG SLOTTED HOLE
LTE	TENSION EMBEDMENT LENGTH
LTS	TENSION LAP SLICE LENGTH
LW	LIGHTWEIGHT
MFCR	MANUFACTURER
MTL	METAL
NIC	NOT IN CONTRACT
NS	NEAR SIDE
NTS	NOT TO SCALE
OC	ON CENTER
OF	OUTSIDE FACE
OPP	OPPOSITE
OVS	OVERSIZED
P/C	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
REINF	REINFORCING
REQD	REQUIRED
RF	RIGID FRAME
SC	SLIP CRITICAL
SDS	SELF DRILLING SCREW
SIM	SIMILAR
SLV	SHORT LEG VERTICAL
SOG	SLAB ON GRADE
SQ	SQUARE
SS	STAINLESS STEEL
STD	STANDARD
STIR	STIRRUPS
STL	STEEL
SW	SHEAR WALL
SYM	SYMMETRIC
T&B	TOP AND BOTTOM
T/	TOP OF
TRANS	TRANSVERSE
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
VERT	VERTICAL
W/	WITH
W/O	WITHOUT
WF	WIDE FLANGE
WP	WORK POINT
WWR	WELDED WIRE REINFORCEMENT

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

1. BUILDING OCCUPANCY RISK CATEGORY II.

2. LIVE LOADS [UNIFORM (PSF) / POINT LOADS (KIPS)]:
   -- ROOF: ..... 20 PSF / 300#
   -- GROUND LEVEL SLAB ..... 100 PSF / 2.0 K

3. ROOF SNOW LOAD:
   -- GROUND SNOW LOAD (Pg): ..... 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 (Prs) ..... 5.0 PSF
   -- SNOW EXPOSURE FACTOR (Ce): ..... 1.0, EXPOSURE B
   -- SNOW LOAD IMPORTANCE FACTOR (Is): 1.0
   -- THERMAL FACTOR (Ct): ..... 1.1 (just above freezing)
   -- SLOPE FACTOR (CS): ..... 1.0 (for ¼ per foot roofs)

4. 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 (ULTIMATE 1.0"W) 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 2e: ..... +16 / -36 PSF
   ROOF AREA 2n: ..... +16 / -53 PSF
   ROOF AREA 2r: ..... +16 / -53 PSF
   ROOF AREA 3e: ..... +16 / -53 PSF
   ROOF AREA 3r: ..... +16 / -62 PSF
   *REFERENCE ASCE 7-16 FIG 30.3-2B FOR AREA LOCATIONS

5. EARTHQUAKE DESIGN DATA:
   -- SEISMIC IMPORTANCE FACTOR (Ie): 1.0
   -- MAPPED SPECTRAL RESP ACCEL (Ss / 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: ..... R=6.5, LIGHT FRAMING
   -- DESIGN BASE SHEAR: ..... 3.5 K (ASD)
   -- SEISMIC RESPONSE COEFF (Cs): 0.0164
   -- ANALYSIS PROCEDURE: ..... ELF

6. 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

7. GUARD RAILS: ..... 50 PLF, AND/OR 200# CONCENTRATED LOAD APPLIED IN ANY DIRECTION.

STRUCTURAL GENERAL NOTES:

1. 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.

2. CONTRACTOR TO VERIFY ALL DIMENSIONS, ELEVATIONS AND EXISTING CONDITIONS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO COMMENCING WORK.

3. 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.

4. 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.

5. THE STRUCTURE AND FOUNDATIONS ARE NOT DESIGNED FOR FUTURE EXPANSION.

6. FABRICATORS AND SUPPLIERS SHALL CLEARLY NOTE AND HIGHLIGHT CHANGES MADE IN SHOP DRAWINGS, WHICH DO NOT COMPLY WITH THE CONTRACT DOCUMENTS.

7. COLUMNS, BEAMS, JOISTS, OR TRUSSES SHALL NOT BE FIELD CUT OR TRIMMED FOR ANY REASON WITHOUT THE WRITTEN APPROVAL OF THE ARCHITECT/ENGINEER.

8. HOLES, PIPES, SLEEVES, ETC. NOT SHOWN ON THE DRAWINGS MUST BE REVIEWED BY THE ARCHITECT/ENGINEER BEFORE PLACEMENT THROUGH STRUCTURAL MEMBERS.

9. IF MECHANICAL AND ELECTRICAL EQUIPMENT SIZES, WEIGHTS, OR LOCATIONS DO NOT COINCIDE WITH EQUIPMENT SHOWN ON THE PLANS, COORDINATE ADJUSTMENTS WITH THE ARCHITECT.

10. NO AREA OF THE STRUCTURE SHALL BE LOADED WITH CONSTRUCTION MATERIALS OR EQUIPMENT THAT EXCEEDS FINAL DESIGN CRITERIA.

11. BEAMS, COLUMNS, WALLS AND FOOTING CENTERS SHALL BE CENTERED UNDER SUPPORTING MEMBERS (TYPICAL UNLESS NOTED OTHERWISE).

12. DELEGATED DESIGN - DEFERRED SUBMITTALS SHALL BE SIGNED/ SEALED PRIOR TO SUBMITTAL FOR REVIEW. THESE INCLUDE:
A. PRE-ENGINEERED CANOPIES
B. 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. CONTRACTOR SHALL SUBMIT COPIES OF DEFERRED SUBMITTALS TO THE BUILDING DEPARTMENT AFTER ARCH'ENG REVIEW.

13. TYPICAL DETAILS ARE SHOWN ON SHEETS DESIGNATED "S0XX". THE INCLUDED TYPICAL DETAILS MAY OR MAY NOT BE CUT / REFERENCED ON PLANS OR SECTIONS BUT ARE TO BE USED AS APPLICABLE.

SUBMITTALS:

1. GENERAL CONTRACTOR TO PROVIDE A SHOP DRAWING SUBMITTAL LOG ITEMIZING ALL PROPOSED SUBMITTALS FOR APPROVAL BY THE STRUCTURAL ENGINEER OF RECORD.

2. 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.

3. SHOP DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT PRIOR TO FABRICATION AND CONSTRUCTION REGARDING ALL STRUCTURAL ITEMS, INCLUDING THE FOLLOWING:
A. CONCRETE MIX DESIGNS (5 DAYS BEFORE POUR, MIN.)
B. CONCRETE REINFORCEMENT
C. PRE-ENGINEERED ROOF TRUSSES

4. 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.

5. 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.

6. 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.

7. 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.

8. 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 13 AND SHALL BE DESIGNED BY AN ENGINEER REGISTERED IN THE APPROPRIATE STATE AND SHALL BE SUBMITTED TO THE ARCHITECT PRIOR TO FABRICATION.

10. 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:

1. PROVIDE SPECIAL STRUCTURAL INSPECTIONS AND VERIFICATIONS BY A THIRD PARTY MEETING THE REQUIREMENTS OF CHAPTER 17 OF THE BUILDING CODE AND THE BUILDING OFFICIAL.

2. SPECIAL INSPECTORS SHALL BE QUALIFIED AND FURNISH THEIR REPORTS IN A TIMELY MANNER TO THE CONTRACTOR, BUILDING OFFICIALS, ARCHITECT, AND/OR ENGINEER

3. SHOULD INSPECTOR IDENTIFY ANY DISCREPANCY, THEY SHALL NOTIFY CONTRACTOR FIRST, AND THEN ARCHT/ ENGINEER IMMEDIATELY THEREAFTER IF CORRECTIVE ACTION IS NEEDED.

4. SPECIAL INSPECTIONS AS REQUIRED BY CODE:
A. 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 DAY'S WORK AND PER MIX.
B. SOILS: SECTION 1705.6. FOUNDATION BEARING, EXCAVATION, FILL PLACEMENT.
C. WOOD CONSTRUCTION: SECTION 1705.5.

EARTHWORK AND FOUNDATIONS:

1. PERIMETER AND EXTERIOR FOOTINGS SHALL BEAR AT A MINIMUM OF 3'-0" BELOW ADJACENT GRADE.

2. 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.

3. 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.

4. 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

6. 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.

7. FOOTINGS MAY BE POURED TO NEAT LINES OF EXCAVATIONS PROVIDING VERTICAL LINES OF EXCAVATIONS CAN BE MAINTAINED DURING CONCRETE PLACEMENT.

8. 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:

1. SUBMIT SHOP DRAWINGS FOR REBAR. ALL REINFORCING BARS SHALL MEET ASTM A615 GRADE 60.

2. ALL MESH SHALL MEET ASTM A-185: LAP A MINIMUM OF 8" OR ONE FULL MESH, WHICHEVER IS GREATER.

3. REINFORCING BAR QUANTITIES SHOWN ARE FOR ESTIMATING PURPOSES ONLY.

4. CONCRETE PROTECTION FOR REINFORCEMENT SHALL BE ¾" CLEAR FOR SLABS, 2" CLEAR FOR FORMED SURFACES AND 3" CLEAR FOR FOOTINGS (TYPICAL UNLESS NOTED).

5. 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.

6. 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" SBP SUPPORTS AT ALL FOOTINGS.

7. 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:

1. SUBMIT PROPOSED MIXED DESIGNS OF EACH TYPE FOR REVIEW. REQUIRED MINIMUM CONCRETE COMPRESSIVE STRENGTHS AT 28 DAYS:

a. FOOTING AND GRADE BEAM CONCRETE: ..... 4000 PSI
b. FOUNDATION WALL CONCRETE: ..... 4000 PSI
c. SLAB ON GRADE ..... 4000 PSI

2. 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.

3. EXTERIOR CONCRETE (FLOOR SLABS, WALLS, ETC) SHALL HAVE 6.5% (PLUS/MINUS 1.5%) ENTRAINED AIR.

4. CHAMFER ALL EXPOSED CONCRETE EDGES 3/4" (VERIFY WITH ARCHITECT).

5. NO ALUMINUM SHALL BE EMBEDDED IN ANY CONCRETE.

6. NO CALCIUM CHLORIDE SHALL BE USED IN CONCRETE

7. THE DESIGN, CONSTRUCTION, AND SAFETY OF ALL FORMWORK IS THE RESPONSIBILITY OF THE CONTRACTOR

8. ALL CONCRETE IS REINFORCED UNLESS SPECIFICALLY NOTED AS UNREINFORCED. REINFORCE ALL CONCRETE NOT OTHERWISE SHOWN WITH THE SAME REINFORCING AS SIMILAR SECTIONS OR AREAS.

9. 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

10. 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 ¼" AMPLITUDE.

11. SLABS ON GRADE SHALL BE 4" THICK MINIMUM ON 4" OF GRANULAR FILL. REINF SLAB WITH 6 X 6-W2.1xW2.1 WWR OR #3 BARS @ 18" OC EA WAY. PLACE REINF IN UPPER 1/3 OF SLAB THICKNESS. AT INTERIOR SLABS, A 10 MIL VAPOR BARRIER SHALL BE PLACED BETWEEN THE CONCRETE AND GRANULAR BASE AND CARE SHOULD BE TAKEN DURING CURING TO PREVENT SLAB CURLING. THIS NOTE SHALL BE TYPICAL UNLESS NOTED OTHERWISE

12. 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. REFER TO TYPICAL DETAILS.

13. REINFORCEMENT SHALL BE CONTINUOUS AND LAPPED 53 BAR DIAMETERS (2'-6" MIN.) EXCEPT AS NOTED AND PROVIDE CORNER BARS OF SAME SIZE AND SPACING.

14. MINIMUM CONCRETE WALL REINFORCING (WALL 10" OR GREATER) SHALL BE #5 AT 10" CENTERS EACH WAY, EACH FACE

15. 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

16. CONTRACTOR SHALL COORDINATE ALL CURING COMPOUNDS WITH FLOOR FINISH REQUIREMENTS TO ENSURE COMPATIBILITY.

17. 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 STRICT DIMENSIONAL TOLERANCES PER AISC REQUIREMENTS. STRUCTURAL STEEL COLUMN ANCHOR RODS SHALL BE SET WITH A RIGID TEMPLATE.

18. 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:

1. FRAMING MATERIAL: ALL WOOD FRAMING SHALL MEET OR EXCEED THE FOLLOWING:
A. NOMINAL STRUCTURAL LUMBER: DOUG. FIR – NO.2 OR BETTER, KILN-DRIED, MIN Fb = 900 PSI, MIN E = 1400 KSI.
B. EXPOSED TO WEATHER: NOMINAL STRUCT LUMBER – PRESS TREATED NO.2 OR BETTER, MIN Fb = 1000 PSI, MIN E = 1300 KSI
C. MICROLLAM LVL (LAMINATED VENEER LUMBER) BEAMS SHALL MEET TRUS JOIST SPECIFICATIONS: MINIMUM Fb = 2600 PSI AND MINIMUM E = 1900 KSI.
D. TIMBERSTRAND LSL (LAMINATED STRAND LUMBER) BEAMS SHALL MEET TRUS JOIST SPECIFICATIONS: MINIMUM Fb = 2600 PSI AND MINIMUM E = 1550 KSI.
E. GLULAM FRAMING: 24F-V4 DOUGLAS FIR, ARCHITECTURAL FINISH (COORDINATE WITH ARCH).

2. ALL LUMBER IN DIRECT CONTACT WITH CONCRETE OR MASONRY, SUCH AS SILL PLATES AND BEARING PLATES BELOW BEAMS POCKETED IN CMU, SHALL BE TREATED LUMBER.

3. WOOD SHEATHING:
A. 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.
B. 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 48/24.
--WHEN CLEAR DISTANCE BETWEEN FLOOR JOISTS OR FLOOR TRUSSES IS GREATER THAN 16" USE 7/8" SHEATHING WITH AN APA SPAN RATING OF 60/32.
C. WALL SHEATHING FOR EXTERIOR WALLS SHALL BE 7/16" WITH AN APA SPAN RATING OF 24/16, UNLESS NOTED OTHERWISE. ALL PANEL EDGES SHALL BE BACKED WITH 2 INCH NOMINAL OR WIDER FRAMING. FASTEN WITH 8d COMMON NAILS AT 6" OC MAXIMUM AT ALL TOP PLATES, BLOCKING, BOUNDARIES AND 10" OC MAXIMUM IN THE FIELD.

4. ALL WOOD SHEATHING TO BE STAGGERED 4'X8' SHEETS. ORIENTED PERPENDICULAR TO SUPPORTING MEMBERS.

5. PROVIDE 1/8" GAP AT ALL SHEATHING PANEL EDGES AND END JOINTS UNLESS OTHERWISE SPECIFIED BY THE MANUFACTURER. DUE TO CONSTRUCTION CONDITIONS, TEMPORARY EXPANSION JOINTS MAY BE REQUIRED IN FLOOR/ROOF SHEATHING.

6. ALL HEADERS IN EXTERIOR OR INTERIOR BEARING WALLS SPANNING MORE THAN 3'-8" SHALL BE SUPPORTED ON DOUBLE STUDS UNLESS NOTED.

7. 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.

8. 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.

9. CONNECTORS IN DIRECT CONTACT WITH PRESSURE TREATED LUMBER SHALL HAVE "ZMAX" G185 HOT DIP GALVANIZED COATING OR REVIEWED EQUIVALENT.

10. STAINLESS STEEL FASTENERS, ANCHOR BOLTS, LIGHT GAUGE CONNECTORS, ETC. MAY BE SUBSTITUTED FOR HOT DIP GALVANIZED MATERIALS AT THE CONTRACTORS OPTION.

11. PROVIDE UPLIFT CONNECTORS AT EACH ROOF TRUSS TO WALL CONNECTIONS PER IBC.

12. STUDS SHALL BE CONTINUOUS BETWEEN EACH DIAPHRAGM LEVEL. EXTERIOR WALL STUDS AT GROUND FLOOR SHALL BE BRACED BY KICKERS AND/OR STRUCTURAL CEILING FRAMING.

13. 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.

14. SUBSTITUTIONS OF SPECIFIED WOOD MEMBERS SHALL NOT BE MADE WITHOUT REVIEW OF THE ARCHITECT/ENGINEER.

15. CUT ENDS OF EXTERIOR WOOD POSTS SHALL BE FIELD TREATED WITH AN APPROVED PRESERVATIVE (SUCH AS COPPER NAPHTHENATE). ATTACHMENT OF THE BEAM TO THE SIDE OF THE POST WITHOUT NOTCHING IS PROHIBITED. ALL 3-PLY BEAMS SHALL BE CONNECTED TO THE POST BY A POST CAP PLATE.

PRE-FABRICATED WOOD TRUSS NOTES:

1. THE WOOD TRUSS MANUFACTURER SHALL SUBMIT SHOP DRAWINGS AND CALCULATIONS 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 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.

2. PREFABRICATED WOOD TRUSS DESIGN SHALL CONFORM TO THE FOLLOWING REQUIREMENTS. ANSI/TPI "NATIONAL DESIGN STANDARD FOR METAL PLATE CONNECTED WOOD TRUSS CONSTRUCTION" TPI HIP " 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.

3. THE CONTRACTOR SHALL FURNISH A COPY OF THE APPROVED PRE-FABRICATED TRUSS SHOP DRAWINGS TO BUILDING OFFICIAL FOR THEIR RECORDS.

4. TRUSS MEMBERS AND COMPONENTS SHALL NOT BE FIELD CUT, NOTCHED, DRILLED,

03_Abbreviation Schedule	
Abbreviation	Abbreviation Name
+/-	PLUS OR MINUS
ADDNL	ADDITIONAL
ADJ	ADJACENT
AESS	ARCHITECTURALLY EXPOSED STRUCTURAL STEEL
AFF	ABOVE FINISHED FLOOR
ALT	ALTERNATE
AR	ANCHOR ROD
ARCH	ARCHITECT OR ARCHITECTURAL
B/	BOTTOM OF
B/W	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
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
IF	INSIDE FACE
INT	INTERIOR
JST	JOIST
K	KIPS (1000 LBS)
LCE	COMPRESSION EMBEDMENT LENGTH
LCS	COMPRESSION LAP SPLICE LENGTH
LLH	LONG LEG HORIZONTAL
LLV	LONG LEG VERTICAL
LSH	LONG SLOTTED HOLE
LTE	TENSION EMBEDMENT LENGTH
LTS	TENSION LAP SLICE LENGTH
LW	LIGHTWEIGHT
MFCR	MANUFACTURER
MTL	METAL
NIC	NOT IN CONTRACT
NS	NEAR SIDE
NTS	NOT TO SCALE
OC	ON CENTER
OF	OUTSIDE FACE
OPP	OPPOSITE
OVS	OVERSIZED
P/C	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
REINF	REINFORCING
REQD	REQUIRED
RF	RIGID FRAME
SC	SLIP CRITICAL
SDS	SELF DRILLING SCREW
SIM	SIMILAR
SLV	SHORT LEG VERTICAL
SOG	SLAB ON GRADE
SQ	SQUARE
SS	STAINLESS STEEL
STD	STANDARD
STIR	STIRRUPS
STL	STEEL
SW	SHEAR WALL
SYM	SYMMETRIC
T&B	TOP AND BOTTOM
T/	TOP OF
TRANS	TRANSVERSE
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
VERT	VERTICAL
W/	WITH
W/O	WITHOUT
WF	WIDE FLANGE
WP	WORK POINT
WWR	WELDED WIRE REINFORCEMENT

STRUCTURAL GENERAL NOTES

DESIGN CRITERIA:

1. LIVE LOADS (UNIFORM (PSF) / POINT LOADS (KIPS)):
   -- ROOF..... 20 PSF / 1.0 K
   -- ELEVATED FLOORS..... 40 PSF / 1.0 K
2. GROUND SNOW LOAD (Pg):..... 20 PSF
3. BASIC WIND SPEED (3 SEC GUST):..... 115 MPH (ULT) 90 MPH (ASD)
4. 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:

1. DESIGN AND CONSTRUCTION SHALL CONFORM TO THE "INTERNATIONAL RESIDENTIAL CODE, 2018 EDITION". CONSULT WITH THE LOCAL JURISDICTION FOR INSPECTION REQUIREMENTS

2. CONTRACTOR TO VERIFY ALL DIMENSIONS, ELEVATIONS AND EXISTING CONDITIONS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT IMMEDIATELY.

3. 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

4. THE STRUCTURE IS DESIGNED TO BE SELF-SUPPORTING AND STABLE AFTER THE BUILDING IS FULLY COMPLETED. IT IS SOLELY 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.

5. FABRICATORS AND SUPPLIERS SHALL CLEARLY NOTE AND HIGHLIGHT CHANGES MADE IN SHOP DRAWINGS, WHICH DO NOT COMPLY WITH THE CONTRACT DOCUMENTS.

6. BEAMS, COLUMNS, WALLS, AND FOOTING CENTERS SHALL BE CENTERED UNDER SUPPORTING MEMBERS (TYPICAL UNLESS NOTED OTHERWISE).

EARTHWORK AND FOUNDATIONS:

1. 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.

2. 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.

3. 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 5% OR 6" MIN FOR THE FIRST TEN FEET.

4. FOOTINGS MAY BE POURED TO NEAT LINES OF EXCAVATIONS PROVIDING VERTICAL LINES OF EXCAVATIONS CAN BE MAINTAINED DURING CONCRETE PLACEMENT.

5. 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.

6. 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.

7. 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.

PRE-FABRICATED WOOD FLOOR TRUSS NOTES:

1. 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.

2. THE CONTRACTOR SHALL FURNISH A COPY OF THE PREFAB TRUSS SHOP DRAWINGS TO BUILDING OFFICIAL FOR THEIR RECORDS.

3. 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.

4. 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.

5. 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

6. TRUSS SUPPLIER SHALL FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO TRUSS FABRICATION.

CONCRETE AND MASONRY REINFORCING STEEL:

1. ALL REINFORCING BARS SHALL MEET ASTM A615 GRADE 40.

2. ALL MESH SHALL MEET ASTM A-185: LAP A MINIMUM OF 8" OR ONE FULL MESH, WHICHEVER IS GREATER.

3. CONCRETE PROTECTION FOR REINFORCEMENT SHALL BE ¾" CLEAR FOR SLABS, 2" CLEAR FOR FORMED SURFACES AND 3" CLEAR FOR FOOTINGS (TYPICAL UNLESS NOTED OTHERWISE).

4. 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.

CAST IN PLACE CONCRETE:

1. CONCRETE CONSTRUCTION SHALL ADHERE TO THE RECOMMENDATIONS AND REQUIREMENTS OF ACI 332 - "REQUIREMENTS FOR RESIDENTIAL CONCRETE CONSTRUCTION" (UNLESS NOTED OTHERWISE)

2. 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

3. EXTERIOR CONCRETE (FLOOR SLABS, WALLS, ETC) INCLUDING GARAGE FLOORS SHALL HAVE 6% (PLUS/MINUS 1%) ENTRAINED AIR.

4. CHAMFER ALL EXPOSED CONCRETE EDGES 3/4" (VERIFY WITH ARCHITECT).

5. NO ALUMINUM SHALL BE EMBEDDED IN ANY CONCRETE.

6. NO CALCIUM CHLORIDE SHALL BE USED IN CONCRETE.

7. THE DESIGN, CONSTRUCTION, AND SAFETY OF ALL FORMWORK IS THE RESPONSIBILITY OF THE CONTRACTOR.

8. ALL CONCRETE IS REINFORCED UNLESS SPECIFICALLY NOTED AS UNREINFORCED. REINFORCE ALL CONCRETE NOT OTHERWISE SHOWN WITH THE SAME REINFORCING AS SIMILAR SECTIONS OR AREAS.

9. 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.

10. WHERE FRESH CONCRETE IS DEPOSITED AGAINST HARDENED CONCRETE (GREATER THAN 6 HRS OLD), CLEAN EXISTING SURFACE OF LAITANCE AND FOREIGN MATERIAL AND DAMPEN THE EXISTING SURFACE. IF REQUIRED, ROUGHEN EXISTING CONCRETE TO ¼" AMPLITUDE.

11. SLABS ON GRADE SHALL BE 4" THICK MIN ON 6" OF GRANULAR FILL. REINF SLAB WITH 6 x 6 - W2.1 x W2.1 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.

12. 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 DIMENSION 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.

13. REINFORCEMENT SHALL BE CONTINUOUS AND LAPPED 53 BAR DIAMETERS (2' -6" MIN) EXCEPT AS NOTED AND PROVIDE CORNER BARS OF SAME SIZE AND SPACING.

14. 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.

15. 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:

1. 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)

2. 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.

3. 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

4. WELD SIZES SHALL BE INCREASED TO MEET THE REQUIRED EFFECTIVE THROAT WIDTH IF GAPS EXIST AT THE FAYING SURFACE.

5. NO COLUMN OR BEAM SPLICES, UNLESS CLEARLY INDICATED ON THE STRUCTURAL DRAWINGS, WILL BE ALLOWED WITHOUT WRITTEN APPROVAL OF THE STRUCTURAL ENGINEER.

6. GROUT WHERE INDICATED ON PLANS AT BASE PLATES SHALL BE NON-METALLIC NON-SHRINK WITH A MINIMUM COMPRESSIVE STRENGTH OF 6,000 PSI AT 28 DAYS CONFORMING TO ASTM C1107.

7. 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

1. THE GARAGE FLOOR SHALL SLOPE TOWARD THE GARAGE DOOR.

2. NEW GARAGE DOOR SHALL BE A 20 MINUTE OR 1-3/8" SOLID WOOD DOOR BETWEEN THE HOUSE AND GARAGE.

3. 1/2" GYP BOARD SHALL BE USED ON WALLS BETWEEN GARAGE AND HOUSE. 5/8" TYPE-X GYP BOARD SHALL BE USED ON THE GARAGE CEILING.

WOOD:

1. FRAMING MATERIAL:
A. NOMINAL STRUCTURAL LUMBER -- NO.2 OR BETTER, KD D. FIR, MIN Fb = 900 PSI, MIN E = 1,400 KSI.
B. EXPOSED NOMINAL STRUCT LUMBER -- PRESS TREATED NO.2 OR BETTER, MIN Fb = 1,000 PSI, MIN E = 1,300 KSI
C. MICROLLAM LVL (LAMINATED VENEER LUMBER) BEAMS SHALL MEET TRUS JOIST SPECIFICATIONS: MINIMUM Fb = 2,600 PSI AND MINIMUM E = 1,900 KSI.
D. TIMBERSTRAND LSL (LAMINATED STRAND LUMBER) BEAMS SHALL MEET TRUS JOIST SPECIFICATIONS: MINIMUM Fb = 2,600 PSI AND MINIMUM E = 1,700 KSI.
E. GLULAM FRAMING: 24F-V4 DOUGLAS FIR, ARCHITECTURAL FINISH (COORD W/ ARCH).

2. SUBSTITUTIONS OF SPECIFIED WOOD MEMBERS SHALL NOT BE MADE WITHOUT REVIEW OF THE ARCHITECT/ENGINEER.

3. WOOD SHEATHING:
A. ROOF SHEATHING SHALL BE 5/8" WITH AN APA SPAN RATING OF 40/20, EXPOSURE 1, MINIMUM 2 SPAN, FASTEN WITH 8d COMMON (2.5" x 0.131") NAILS AT 6" OC MAXIMUM AT ALL EDGE CONDITIONS AND 12" OC AT INTERMEDIATE SUPPORTS. AT ALL LOCATIONS WITHIN 48" FROM GABLE END WALLS AND RIDGES (BOTH SIDES) ALL FASTENING SHALL BE AT 6" OC BOTH EDGES AND INTERMEDIATE SUPPORTS. IF ROOF RAFTER SPACING IS 24" OR GREATER THEN USE PLYCLIPS AT MIDSPAN.
B. FLOOR SHEATHING SHALL BE TONGUE AND GROOVE, EXPOSURE 1, MINIMUM 2 SPAN. FASTENED WITH APA APPROVED ADHESIVE AND PER THE CHART ON THIS PAGE.
   --WHEN CLEAR DISTANCE BETWEEN FLOOR JOISTS OR FLOOR TRUSSES IS 16" OR LESS USE 3/4" SHEATHING WITH AN APA SPAN RATING OF 48/24.
   --WHEN CLEAR DISTANCE BETWEEN FLOOR JOISTS OR FLOOR TRUSSES IS GREATER THAN 16" USE 7/8" SHEATHING WITH AN APA SPAN RATING OF 60/32.
C. WALL SHEATHING FOR EXTERIOR WALLS SHALL BE 7/16" WITH AN APA SPAN RATING OF 24/16, UNLESS NOTED OTHERWISE. ALL PANEL EDGES SHALL BE BACKED WITH 2 INCH NOMINAL OR WIDER FRAMING. FASTEN WITH 8d COMMON (2.5" x 0.131") NAILS AT 6" OC MAXIMUM AT ALL TOP PLATES, BLOCKING, BOUNDARIES AND 10" OC MAXIMUM IN THE FIELD. AT BRACED WALL LOCATIONS NOTED ON WALL FRAMING PLAN REFERENCE S062 FOR ADDTIONAL FASTENING REQUIREMENTS.

4. ALL WOOD SHEATHING TO BE STAGGERED 4'x8' SHEETS ORIENTED PERPENDICULAR TO SUPPORTING MEMBERS.

5. PROVIDE 1/8" GAP AT ALL SHEATHING PANEL EDGES AND END JOINTS UNLESS OTHERWISE SPECIFIED BY THE MANUFACTURER. DUE TO CONSTRUCTION CONDITIONS, TEMPORARY EXPANSION JOINTS MAY BE REQUIRED IN FLOOR/ROOF SHEATHING.

6. ALL HEADERS IN EXTERIOR OR INTERIOR BEARING WALLS SPANNING MORE THAN 3'-8" SHALL BE SUPPORTED ON DOUBLE STUDS UNLESS NOTED OTHERWISE.

7. LIGHT GAUGE WOOD FRAMING CONNECTORS AS NOTED ON THE PLANS FOR WOOD JOISTS, COLUMNS, BEAMS AND TRUSSES 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.

8. STAINLESS STEEL FASTENERS, ANCHOR BOLTS, LIGHT GAUGE CONNECTORS, ETC. MAY BE SUBSTITUTED FOR HOT DIP GALVANIZED MATERIALS AT THE CONTRACTORS OPTION.

9. ALL RAFTER AND CEILING JOIST CONNECTIONS SHALL COMPLY WITH IRC SECTION 802.3. PROVIDE UPLIFT CONNECTORS AT ROOF TO WALL CONNECTIONS PER IRC SECTION 802.11.

10. STUDS SHALL BE CONTINUOUS FROM FLOOR TO ROOF DIAPHRAGM PER IRC SECTION 602.3. WALL STUDS SHOULD NOT BE INTERRUPTED AT GABLE WALLS UNLESS BRACED BY A CEILING. WALLS EXTENDING HIGHER THAN TYPICAL SINGLE FLOOR PLATFORM FRAMING, SHALL BE CONTINUOUS (NOT INTERRUPTED) TO NEXT FLOOR ELEVATION OR ROOF.

11. SILL ANCHOR RODS SHALL BE 1/2" DIAMETER EMBEDDED 7" MIN INTO CONCRETE, SPACED NO FURTHER THAN 3'-0" OC, AND SHALL OCCUR WITHIN 12" OF THE ENDS OF A SILL PLATE. EACH SILL PLATE SHALL HAVE A MINIMUM OF 2 ANCHOR RODS. PROVIDE 2" SQ PLATE WASHERS AND NUTS.

12. PROVIDE FULL DEPTH 2x BLOCKING BETWEEN JOISTS OVER ALL INTERIOR LOAD BEARING WALLS AND AT DOWNSET GIRDERS

13. PROVIDE SOLID BLOCKING IN FLOOR FRAMING BELOW LOAD BEARING WALLS AND POINT LOADS ABOVE. BELOW POINT LOADS BLOCKING AREA SHOULD MATCH SIZE OF POST ABOVE.

GENERAL NOTES:

1. THE DRAWING SET IS CONSIDERED TO BE "BUILDERS PLANS" WHEREBY SOME ASPECTS OF THE PROJECT'S REQUIREMENTS ARE LEFT TO THE CONTRACTOR TO UNDERSTAND AND IMPLEMENT. AS SUCH, IT IS A REQUIREMENT THAT THE CONTRACTOR (BUILDER) BE COMPETENT IN RESIDENTIAL CONSTRUCTION AND HAVE A THOROUGH UNDERSTANDING OF THE APPLICABLE INTERNATIONAL RESIDENTIAL CODES (IRC). THE CONTRACTOR IS RESPONSIBLE FOR MEETING THE REQUIREMENTS OF THE BUILDING CODE WHETHER EXPLICITLY STATED OR NOT. IF ADDITIONAL DETAIL OR GUIDANCE IS NEEDED BY THE CONTRACTOR OR HOMEOWNER, A WRITTEN REQUEST FOR SUCH GUIDANCE MAY BE SUBMITTED TO THE ENGINEER.

2. REFER TO THE IRC FOR ALL REQUIREMENTS NOT SPECIFICALLY STATED IN THE PLANS. THIS INCLUDES FIRE RATINGS, LIGHTING AND VENTILATION, SANITATION, GLAZING, GARAGES, SMOKE ALARMS AND CARBON MONOXIDE ALARMS, MEANS OF EGRESS, AND PROTECTION AGAINST DECAY AND TERMITES.

3. CONTRACTOR SHALL ENSURE THAT ALL MECHANICAL, ELECTRICAL, AND PLUMBING IS DESIGNED AND INSTALLED TO MEET THE REQUIREMENTS OF THE APPLICABLE IRC.

4. EGRESS WINDOWS SHALL COMPLY WITH SECTION 310 OF THE IRC.

5. WALL COVERINGS SHALL BE WATER-RESISTANT AND COMPLY WITH SECTION 703.2 OF THE IRC.

6. WINDOWS SHALL HAVE FALL PROTECTION PER IRC 312.2.

7. PROVIDE CARBON MONOXIDE DETECTORS PER IRC SECTION R315.

8. ALL NEW CONSTRUCTION SHALL COMPLY WITH THE ENERGY CONSERVATION CODE AS LISTED IN CHAPTER 11 OF THE IRC. THIS INCLUDES:
-- WALLS - INSULATE WITH R-13 MIN
-- ATTICS - INSULATE WITH R-49 MIN (EXCEPTION: R-38 FOR VAULTED CEILINGS); USE 8" OF RIGID INSULATION (R40) IN VAULTED CEILINGS
-- FLOORS OVER UNCONDITIONED SPACE - INSULATE WITH R-19 MIN
-- CRAWL SPACE WALLS - INSULATE WITH R-10 MIN
-- BASEMENT WALLS - R-13 CAVITY OR R-10 CONTINUOUS
-- SLABS SHALL BE R-10 FOR A DEPTH OF 2'-0"
-- DUCTWORK OUTSIDE OF CONDITIONED SPACES - R-8 MIN
-- WINDOWS SHALL HAVE A "U" VALUE OF 0.35 OR BETTER

9. ALL EXTERIOR DOORS INCLUDING THE DOOR LEADING FROM THE GARAGE TO THE DWELLING UNIT SHALL INCORPORATE THE PHYSICAL SECURITY REQUIREMENTS OF THE LOCAL JURISDICTION AS REQUIRED.

10. THE THERMAL ENVELOPE OF THE BUILDING IS REQUIRED TO BE SEALED PER IRC SECTION N1102.4.1 AND TABLE N1102.4.1.1.

11. ALL DUCTS, AIR HANDLERS, FILTER BOXES, AND BUILDING CAVITIES USED AS DUCTS SHALL BE SEALED PER IRC SECTION N1103.2.2

GLAZING

1. GLAZING IN HAZARDOUS LOCATIONS SHALL BE APPROVED SAFETY GLAZING MATERIALS PER IRC SECTION R308.

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

PERMIT DOCUMENTS

REUNION AT BLACKWELL

SE SHENANDOAH DRIVE
LEE'S SUMMIT, MO 64063

REVISION DATES:

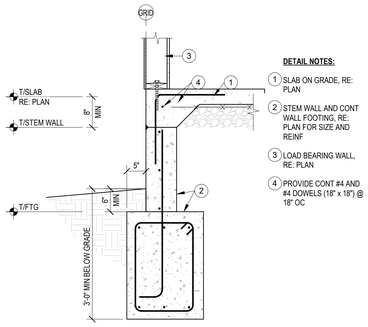
STATE OF MISSOURI
JOHN E. FUNK
NUMBER E-2000173299
REGISTERED PROFESSIONAL ENGINEER
08/24/2023
PROFESSIONAL SEAL

S002

ISSUE DATE: 24 AUGUST 2023
STAND SEI #: 23090

STRUCTURAL GENERAL NOTES IRC

8/24/2023 12:02:33 PM

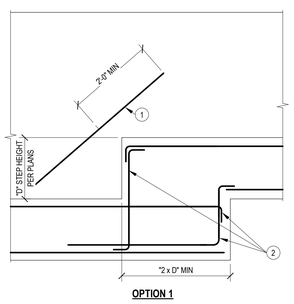


DETAIL NOTES:

1. SLAB ON GRADE, RE: PLAN
2. STEM WALL AND CONT WALL FOOTING, RE: PLAN FOR SIZE AND REINF
3. LOAD BEARING WALL, RE: PLAN
4. PROVIDE CONT #4 AND #4 DOWELS (18" x 18") @ 18" OC

9 FDN SECTION @ STEM WALL

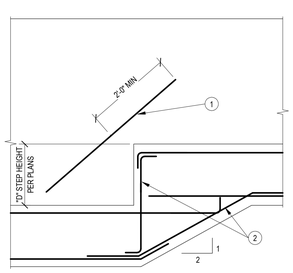
3/4" = 1'-0"



OPTION 1

DETAIL NOTES:

1. #4 EACH FACE DIAG IN CONCRETE WALL
2. STEP FTG BARS (MATCH Ø & LAP W/ FTG BARS)



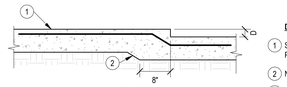
OPTION 2

DETAIL NOTES:

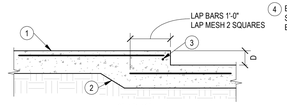
1. #4 EACH FACE DIAG IN CONCRETE WALL
2. STEP FTG BARS (MATCH DIAMETER & LAP W/ FTG BARS)

8 FOOTING STEP

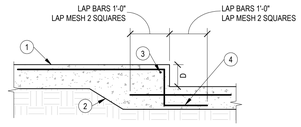
1/2" = 1'-0"



D < 3"



3" < D < 6"



6" ≤ D < 10"

DETAIL NOTES:

1. SLAB ON GRADE, RE: PLAN
2. NATURAL SLOPE
3. (1) #3 CONT @ EDGE
4. BEND SLAB REINF AS SHOWN. HOOK 12" @ BOTTOM OF SLAB

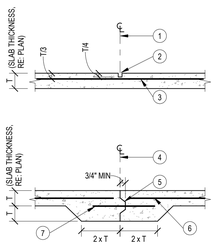
NOTES:

A. COORDINATE DEPTH AND LOCATION OF ALL FLOOR DEPRESSIONS WITH ARCHITECTURAL DRAWINGS

B. PROVIDE (1) #4 x 4'-0" TOP AT INTERIOR CORNERS OF ALL DEPRESSIONS

7 SLAB ON GRADE FLOOR DEPRESSION

3/4" = 1'-0"



DETAIL NOTES:

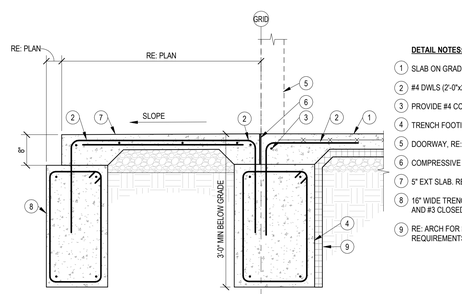
1. SAW CUT JOINT
2. SAW CUT JOINT AS SOON AS EQUIPMENT CAN BE PLACED ON SLAB WITHOUT DAMAGE
3. MESH OR REBAR CONT
4. KEYED CONSTRUCTION JOINT USE BOND BREAKER
5. FORMED KEY (NO METAL KEY)
6. CUT MESH OR REBAR AT JOINT
7. 3/4" x 16" SMOOTH DWLS @ 12" OC

NOTES:

A. THIS DETAIL MAY BE USED IN LIEU OF SAW CUT JOINT

6 SLAB ON GRADE CONTROL JOINTS

3/4" = 1'-0"

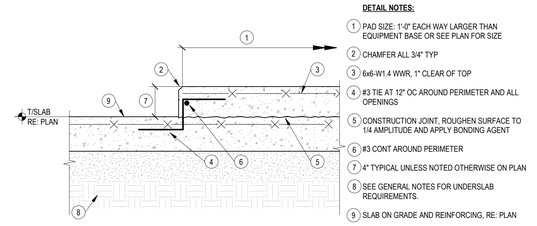


DETAIL NOTES:

1. SLAB ON GRADE, RE: PLAN FOR SIZE & REINF
2. #4 DWLS (2'-0"x2'-0") @ 18" OC ALONG PERIMETER
3. PROVIDE #4 CONT @ PERIMETER
4. TRENCH FOOTING, RE: PLAN
5. DOORWAY, RE: ARCH
6. COMPRESSIVE FILLER & SEALANT, RE: ARCH
7. 5" EXT SLAB. REINF W/ #4 @ 9" OC EA WAY
8. 16" WIDE TRENCH FOOTING. REINF W/ (2) #4 T&B AND #3 CLOSED TIES @ 24" OC
9. RE: ARCH FOR FOUNDATION INSULATION REQUIREMENTS

5 STOOP DETAIL

3/4" = 1'-0"



DETAIL NOTES:

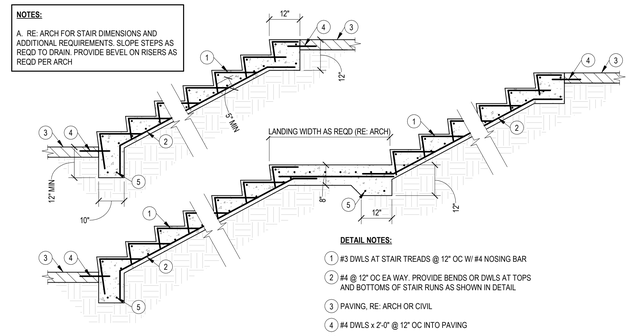
1. PAD SIZE: 1'-0" EACH WAY LARGER THAN EQUIPMENT BASE OR SEE PLAN FOR SIZE
2. CHAMFER ALL 3/4" TYP
3. 6x6-W1.4 WWR, 1" CLEAR OF TOP
4. #3 TIE AT 12" OC AROUND PERIMETER AND ALL OPENINGS
5. CONSTRUCTION JOINT, ROUGHEN SURFACE TO 1/4 AMPLITUDE AND APPLY BONDING AGENT
6. #3 CONT AROUND PERIMETER
7. 4" TYPICAL UNLESS NOTED OTHERWISE ON PLAN
8. SEE GENERAL NOTES FOR UNDERSLAB REQUIREMENTS.
9. SLAB ON GRADE AND REINFORCING, RE: PLAN

4 EQUIP PAD @ NEW SLAB ON GRADE

1 1/2" = 1'-0"

NOTES:

A. RE: ARCH FOR STAIR DIMENSIONS AND ADDITIONAL REQUIREMENTS. SLOPE STEPS AS REQD TO DRAIN. PROVIDE BEVEL ON RISERS AS REQD PER ARCH



DETAIL NOTES:

1. #3 DWLS AT STAIR TREADS @ 12" OC W/ #4 NOSING BAR
2. #4 @ 12" OC EA WAY. PROVIDE BENDS OR DWLS AT TOPS AND BOTTOMS OF STAIR RUNS AS SHOWN IN DETAIL
3. PAVING, RE: ARCH OR CIVIL
4. #4 DWLS x 2'-0" @ 12" OC INTO PAVING
5. (2) #4 CONT

3 CONCRETE STAIRS ON GRADE

1/2" = 1'-0"

DEVELOPMENT AND LAP SPLICE SCHEDULE

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

NOTES (PERTAINING TO TABLE):

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

NOTES (GENERAL):

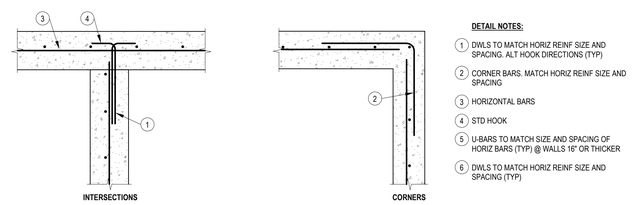
A. STAGGER ALL SPLICES 12 db MIN, BUT NOT LESS THAN 12"
B. ALL DIMENSIONS INDICATED IN TABLE ARE IN INCHES
C. BARS GREATER THAN #11 SHALL BE MECHANICALLY SPLICED
D. ALL SPLICES SHALL BE WIRED IN CONTACT STACKED VERTICAL

MULTIPLIERS:

ALL EMBEDMENT AND LAP SPLICE LENGTHS SHALL BE INCREASED AS REQ'D BY THE MULIPLIERS BELOW. APPLY MULTIPLE MULTIPLIERS IF APPLICABLE
1.3 – IF CONC CONTAINS LIGHT WEIGHT AGGREGATES
1.3 – IF EPOXY COATED REBAR USED

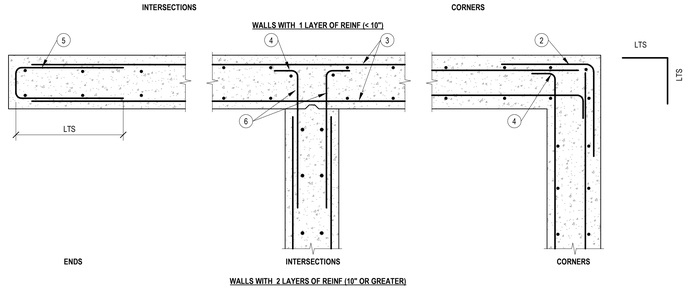
2 SPLICE & DEVELOPMENT SCHEDULE

3/4" = 1'-0"



DETAIL NOTES:

1. DWLS TO MATCH HORIZ REINF SIZE AND SPACING. ALT HOOK DIRECTIONS (TYP)
2. CORNER BARS. MATCH HORIZ REINF SIZE AND SPACING
3. HORIZONTAL BARS
4. STD HOOK
5. U-BARS TO MATCH SIZE AND SPACING OF HORIZ BARS (TYP) @ WALLS 16" OR THICKER
6. DWLS TO MATCH HORIZ REINF SIZE AND SPACING (TYP)



1 CONC WALL CORNERS

3/4" = 1'-0"

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

PERMIT DOCUMENTS

REUNION AT BLACKWELL

SE SHENANDOAH DRIVE
LEE'S SUMMIT, MO 64063

REVISION DATES:

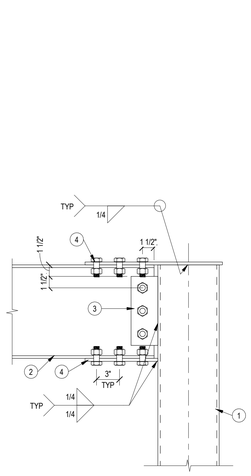
STATE OF MISSOURI
JOHN E. FUNK
NUMBER E-2000173299
REGISTERED PROFESSIONAL ENGINEER
08/24/2023
PROFESSIONAL SEAL

S030

ISSUE DATE: 24 AUGUST 2023
STAND SEI #: 23090

TYPICAL DETAILS - CONCRETE

8/24/2023 12:02:35 PM

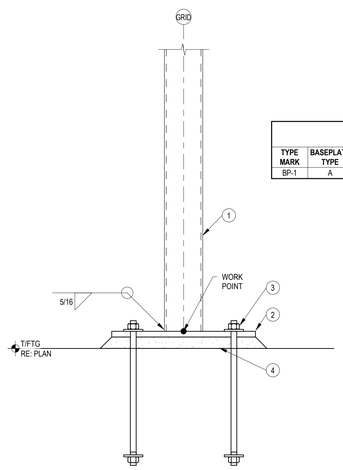


DETAIL NOTES:

1. COLUMN, RE: PLAN OR SCHEDULE
2. STEEL BEAM, RE: PLAN
3. 3/8" THICK SHEAR TAB W/ (3) 3/4" Ø A325 BOLTS
4. 3/8" THICK TOP AND BOTTOM PLATES W/ (6) 3/4" Ø A325 BOLTS ON EA PLATE (2" GAGE)

3 BEAM TO COLUMN MOMENT CONN

1 1/2" = 1'-0"

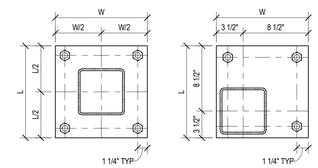


DETAIL NOTES

1. HSS COLUMN, RE: PLAN FOR SIZE
2. BASE PLATE, RE: SCHEDULE
3. ANCHOR RODS, RE: SCHEDULE
4. 1 1/2" OF NON - SHRINK GROUT

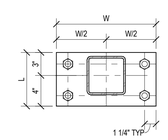
SCHEDULE - BASEPLATE

TYPE MARK	BASEPLATE TYPE	BASEPLATE DIMENSIONS [TxWxL]	ANCHOR ROD DIA.	ANCHOR ROD EMBEDMENT	GROUT THICKNESS
BP-1	A	1"x8"x1'-4"	1"	12"	1 1/2"



TYPE A

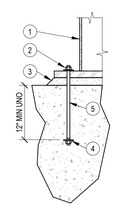
TYPE B



TYPE C

1 COLUMN - BASE PLATE

1 1/2" = 1'-0"



DETAIL NOTES:

1. COL AND BASE PLATE, RE: PLAN & SCHEDULE
2. PROVIDE OVERSIZED HOLES IN BASE PLATE AND 1/4" PL WASHER WITH HEAVY HEX NUTS ON ANCHOR RODS. WELD WASHERS TO BASE PLATE 1" MIN ALL 4 SIDES
3. 1 1/2" MIN NON-SHRINK NON-METALLIC GROUT
4. PROVIDE EITHER HEADED ANCHOR RODS, OR ALTERNATIVELY PROVIDE 3" SQ x 1/4" PL WASHER WITH HEAVY HEX NUT. TACK WELD WASHER AND NUT TO ANCHOR ROD
5. ANCHOR ROD. RODS TO EXTEND 1/2" MIN THRU NUTS TOP AND BOT, RE: BASE PLATE SCHEDULE

NOTES:

A. ACCOUNT FOR GROUT THICKNESS WHEN DETERMINING BOTTOM OF BASE PLATE ELEVATION

B. ANCHOR RODS SHALL BE F1554 GR. 36 UNO

2 ANCHOR ROD

3/4" = 1'-0"

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

PERMIT DOCUMENTS

REUNION AT BLACKWELL

SE SHENANDOAH DRIVE
LEE'S SUMMIT, MO 64063

REVISION DATES:

STATE OF MISSOURI
JOHN E. FUNK
NUMBER E-2000172099
REGISTERED PROFESSIONAL ENGINEER

08/24/2023

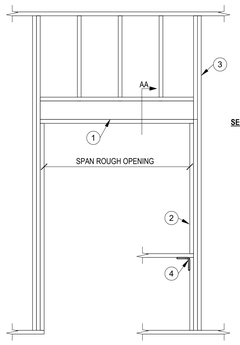
PROFESSIONAL SEAL

S050

ISSUE DATE: 24 AUGUST 2023
STAND SEI #: 23090

TYPICAL DETAILS - STEEL

8/24/2023 12:02:36 PM



WOOD HEADER SCHEDULE				
MARK	MEMBERS	MAX SPAN	JAMB MEMBERS	NOTES
HD206	(2) 2x6	6'-0"	1 KING, 1 TRIMMER*	NON-STRUCT HDR
HDN08	(N) 2x8	SEE PLAN	1 KING, 2 TRIMMER*	
HDN10	(N) 2x10	SEE PLAN	2 KING, 2 TRIMMER	
HDN12	(N) 2x12	SEE PLAN	2 KING, 2 TRIMMER	
HDNLVL	(N) 1 3/4"x11 7/8" LVL	SEE PLAN	3 KING, 2 TRIMMER	

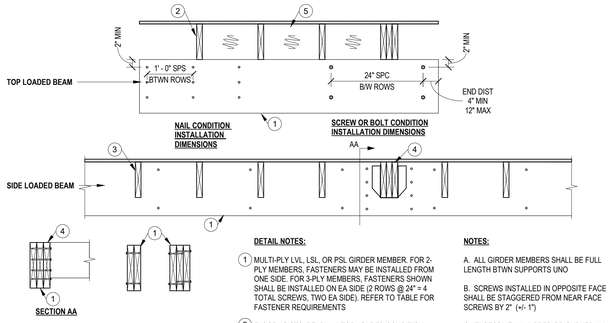
*PROVIDE MIN (2) KING STUDS FOR ALL EXTERIOR WALL OPENINGS

LEGEND
HD 2 08
HEADER — "N" PLIES — DEPTH / DESIGNATION

DETAIL NOTES:

1. WOOD HEADER, RE: SCHEDULE. ALL HEADERS SHALL BE NAILED TOGETHER AT 16" OC MAX. PROVIDE PLYWOOD FILLER AS REQD TO MATCH STUD THICKNESS
2. TRIMMER STUDS, RE: SCHEDULE
3. KING STUDS, RE: SCHEDULE
4. PROVIDE STUD UNDER SILL END OR SIMPSON A35 CLIP ANGLE

3 HEADER SCHEDULE
1/2" = 1'-0"



DETAIL NOTES:

1. MULTI-PLY LVL, LSL, OR PSL GIRDER MEMBER. FOR 2-PLY MEMBERS, FASTENERS MAY BE INSTALLED FROM ONE SIDE. FOR 3-PLY MEMBERS, FASTENERS SHOWN SHALL BE INSTALLED ON EA SIDE (2 ROWS @ 24" = 4 TOTAL SCREWS, TWO EA SIDE). REFER TO TABLE FOR FASTENER REQUIREMENTS
2. FLOOR JOISTS, RE: PLAN. TOP LOADED CONDITION
3. FLOOR JOISTS, RE: PLAN. SIDE LOADED CONDITION. PROVIDE FACE MOUNTED OR TOP FLANGE MOUNTED HANGERS ATTACHED TO GIRDER PER MFCR REQUIREMENTS
4. AT HEAVY LOADED BEAM HANGER LOCATIONS, PROVIDE (4) STRUCTURAL SCREWS EA SIDE OF HANGER. SCREWS SHALL PENETRATE ALL PLYS (3.25" MIN FOR 2 PLY, 5" MIN FOR 3 PLY). THIS SHALL BE TYP UNO
5. WHEN BEAM IS DOWNSET PROVIDE 2x FULL HEIGHT BLOCKING BTWN FLOOR JOISTS

NOTES:

A. ALL GIRDER MEMBERS SHALL BE FULL LENGTH BTWN SUPPORTS UNO

B. SCREWS INSTALLED IN OPPOSITE FACE SHALL BE STAGGERED FROM NEAR FACE SCREWS BY 2" (+/- 1")

C. EXCESSIVELY WARPED OR CURVED LVL SHOULD NEVER BE FORCED INTO ALIGNMENT BY USE OF CLAMPS, SCREWS OR BOLTS AS SPLITTING MAY OCCUR

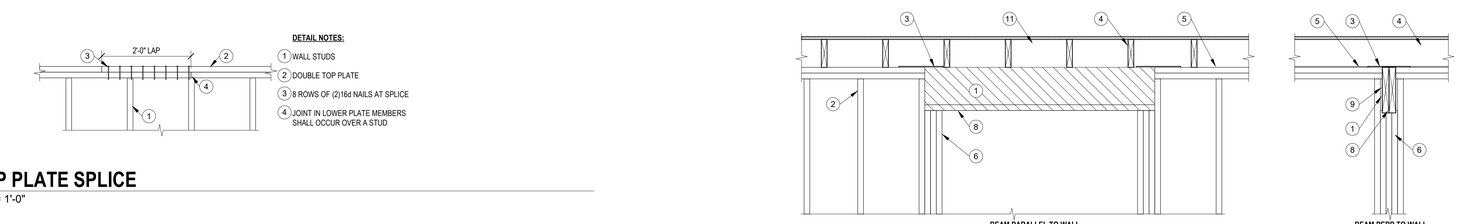
D. IF COUNTERSINKING SCREWS OR BOLTS IS REQUIRED, USE A SPADE BIT TO CREATE THE COUNTERSINK PRIOR TO INSTALLING THE FASTENER

E. BOLTS SHALL MEET OR EXCEED ASTM A307

F. STRUCTURAL SCREWS MAY BE ONE OF THE FOLLOWING PRODUCTS: 1/4"ø SIMPSON STRONG TIE SDS, WS SCREWS BY USP, OR TRUSSLOK SCREWS BY FASTENMASTER

FASTENER OPTIONS				
FASTENER	BM DEPTH	2-PLY	3-PLY	4-PLY
10d (0.128"x3") NAILS	7.25" TO 14"	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"



DETAIL NOTES:

1. WOOD BEAM, PER PLAN
2. WALL STUDS
3. IF TOP PLATE IS INTERRUPTED USE SIMPSON LSTA9 STRAP OR EQUIVALENT
4. WOOD JOISTS, RE: PLAN
5. DOUBLE 2x TOP PLATE
6. MIN 3 STUDS TO SUPPORT BEAM UNO ON PLAN
7. FACE MOUNT JOIST HANGER
8. COORD BOT OF BEAM ELEV W/ ARCH REQUIREMENTS
9. 1/2" OSB SPACERS AS REQD
10. SIMPSON LSTA9 STRAP EA SIDE
11. WHEN BEAM IS DOWNSET PROVIDE 2x FULL HT BLOCKING BTWN FLOOR JOISTS

1 BEAM BEARING CONDITIONS
3/4" = 1'-0"

DETAIL NOTES:

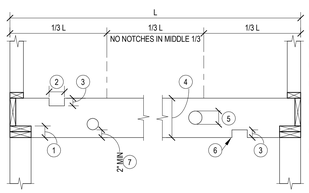
1. STUD DEPTH
2. MAX DIAMETER OF BORED HOLE = STUD DEPTH / 2 1/2
3. IF BORED HOLE IS GREATER THAN STUD DEPTH / 2 1/2 & LESS THAN 3 " STUD DEPTH / 5, THEN STUD MUST BE DOUBLED & NO MORE THAN TWO SUCCESSIVE STUDS ARE DOUBLED & BORED
4. 5/8" MIN TO EDGE
5. BORED HOLES SHALL NOT BE LOCATED IN THE SAME CROSS SECTION OF CUT OR NOTCH IN STUD
6. MAX NOTCH = STUD DEPTH / 4

6 BORED HOLE & NOTCHES - VERT FRAMING
3/4" = 1'-0"

DETAIL NOTES:

1. WALL STUDS
2. DOUBLE TOP PLATE
3. 8 ROWS OF (2)16d NAILS AT SPLICE
4. JOINT IN LOWER PLATE MEMBERS SHALL OCCUR OVER A STUD

5 TOP PLATE SPLICE
3/4" = 1'-0"



DETAIL NOTES:

1. MAX DIMENSION = JOIST DEPTH / 4
2. MAX DIMENSION = JOIST DEPTH / 3
3. MAX DIMENSION = JOIST DEPTH / 6
4. JOIST DEPTH
5. MAX DIMENSION = JOIST DEPTH / 3
6. SQUARE HOLES AND NOTCHES NOT RECOMMENDED
7. HOLES MAY BE ANYWHERE ALONG THE LENGTH OF THE SPAN MINUS 1'-0" ON EA END. HOLE EDGES SHALL BE 2" FROM TOP OF JOIST OR BOTTOM OF JOIST. THEY SHALL ALSO BE 2" FROM ANY OTHER HOLE OR NOTCH

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

4 BORED HOLE & NOTCHES - HORIZ FRAMING
3/4" = 1'-0"

CWA collins|webb ARCHITECTURE
807 SW Market St., Lee's Summit, Missouri 64063 | 816.249.2270 | www.collinsandwebb.com

PERMIT DOCUMENTS

REUNION AT BLACKWELL

SE SHENANDOAH DRIVE
LEE'S SUMMIT, MO 64063

REVISION DATES:

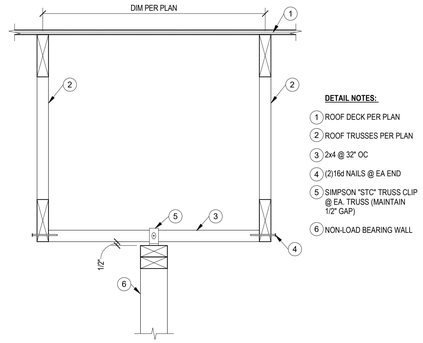
STATE OF MISSOURI
JOHN E. FUNK
NUMBER E-2000172099
REGISTERED PROFESSIONAL ENGINEER
08/24/2023
PROFESSIONAL SEAL

S060

ISSUE DATE: 24 AUGUST 2023
STAND SEI #: 23090

TYPICAL DETAILS - WOOD FRAMING

8/24/2023 12:02:37 PM

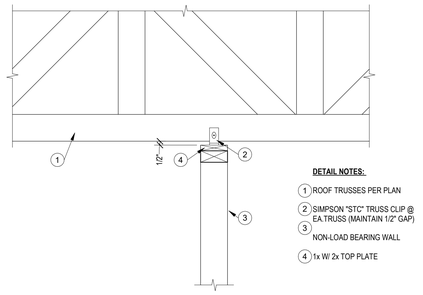


DETAIL NOTES:

1. ROOF DECK PER PLAN
2. ROOF TRUSSES PER PLAN
3. 2x4 @ 32" OC
4. (2)16d NAILS @ EA END
5. SIMPSON "STC" TRUSS CLIP @ EA. TRUSS (MAINTAIN 1/2" GAP)
6. NON-LOAD BEARING WALL

7 TYP - NON-LOAD BRG WALL - TRUSS

1 1/2" = 1'-0"

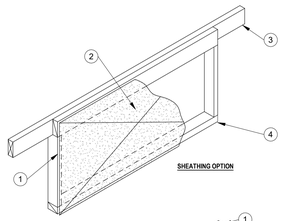


DETAIL NOTES:

1. ROOF TRUSSES PER PLAN
2. SIMPSON "STC" TRUSS CLIP @ EA.TRUSS (MAINTAIN 1/2" GAP)
3. NON-LOAD BEARING WALL
4. 1x W/ 2x TOP PLATE

5 TYP - NON-LOAD BRG WALL - ROOF TRUSS

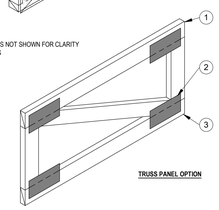
1 1/2" = 1'-0"



DETAIL NOTES:

1. SOLID 2x BLOCKING AT EACH EDGE OF WOOD STRUCTURAL PANEL - VERTICAL BLOCKING MAY BE OMITTED WHERE WALLS ABOVE BLOCK ARE NOT BEARING
2. SOLID WOOD STRUCTURAL PANEL SHEATHING WITH 10d NAILS AT 3" O.C. AT ALL EDGES
3. FASTEN TOP CHORD OF PANEL IN ACCORDANCE WITH BOTTOM PLATE NAILING OF SHEARWALL ABOVE
4. FASTEN BOTTOM CHORD OF PANEL IN ACCORDANCE WITH BOTTOM PLATE NAILING OF SHEARWALL BELOW

NOTE:
PREFAB. TRUSS NOT SHOWN FOR CLARITY BOTH OPTIONS

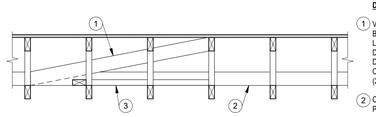


DETAIL NOTES:

1. FASTEN TOP CHORD OF PANEL IN ACCORDANCE WITH BOTTOM PLATE NAILING OF SHEARWALL ABOVE
2. TRUSS MANUFACTURER TO DESIGN PREFAB TRUSS PANEL FOR LATERAL LOAD SHOWN IN SHEARWALL SCHEDULE
3. FASTEN BOTTOM CHORD OF PREFAB TRUSS PANEL WITH CLIPS AT SPACING PER SHEARWALL SCHEDULE

6 TYPICAL FLOOR/ROOF TRUSS BLOCKING

3/4" = 1'-0"



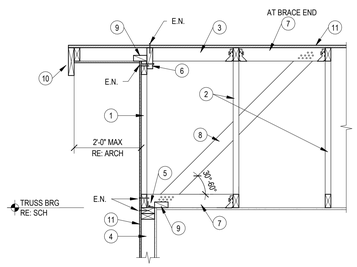
DETAIL NOTES:

1. VERTICAL SWAY BRACING AT EACH BOTTOM CHORD STRUT LINE IN SAME LOCATION AS BOTTOM CHORD DIAGONAL BRACING (ALTERNATE DIRECTION). NAIL TO TRUSS TOP CHORD AND BOTTOM CHORD STRUT W/ (2) 16d NAILS
2. CONTINUOUS BOTTOM CHORD STRUTS. PROVIDE (4) 16d NAILS AT LAPS
3. BOTTOM CHORD DIAGONAL BRACING. NAIL TO EACH TRUSS W/ (2) 16d NAILS

NOTES:
A. ALL BRACING TO BE MINIMUM 2x4 AND NAILED TO EACH TRUSS.
B. DIAGONAL AND SWAY BRACING TO BE PLACED AT APPROXIMATELY 45° ANGLES.
C. WHERE TRUSS FRAMING CHANGES DIRECTION, EXTEND STRUTS TO BOTTOM CHORD OF PERPENDICULAR TRUSSES. THESE TRUSSES ARE CONSIDERED A BRACING LOCATION.

8 TYPICAL TRUSS BRACING DETAIL

3/4" = 1'-0"



DETAIL NOTES:

1. HOLD DOWN PRE-ENGINEERED GABLE END TRUSS, RE: PLAN
2. PRE-ENGINEERED ROOF TRUSS, RE: PLAN
3. 2x OUTRIGGER, RE: PLAN
4. 2x STUD FRAMED WALL, RE: PLAN
5. SIMPSON A34 FRAMING ANGLE @ 24" OC INSTALLED W/ #9 SD SCREWS, UNO, RE: SHEAR WALL SCHEDULE FOR SHEAR WALL LOCATIONS
6. 2x6 BLOCKING BETWEEN EA OUTRIGGER ATTACH TO GABLE END TRUSS TOP CHORD W/ (6) 0.148" x 3" NAILS (10d COMMON)
7. 2x4 TOP & BOTTOM CHORD BLOCKING W/ SIMPSON LUS24 HANGER @ EA NON-BEARING END
8. (2) 2x4 BRACE (MAX. 12'-0" LONG) @ EA BLOCKING ATTACH W/ (10) 0.148" x 3" LONG (10d COMMON NAIL) @ EA END
9. 2x BLOCKING FOR NAILING, RE: ARCH
10. FASCIA BOARD, RE: ARCH
11. WALL/ROOF SHEATHING, RE: PLAN & SHEAR WALL SCHEDULE

1 GABLE END TRUSS PARALLEL

3/4" = 1'-0"

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

PERMIT DOCUMENTS

REUNION AT BLACKWELL

SE SHENANDOAH DRIVE
LEE'S SUMMIT, MO 64063

REVISION DATES:

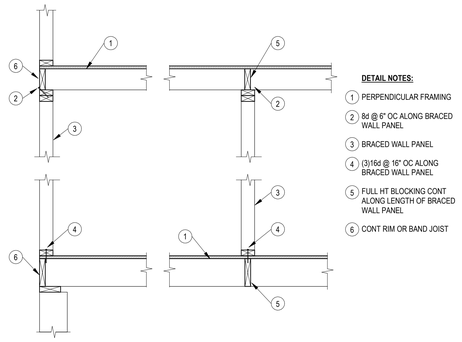
STATE OF MISSOURI
JOHN E. FUNK
NUMBER E-2000173299
REGISTERED PROFESSIONAL ENGINEER
08/24/2023
PROFESSIONAL SEAL

S061

ISSUE DATE: 24 AUGUST 2023
STAND SEI #: 23090

TYPICAL DETAILS - WOOD ROOF TRUSS

8/24/2023 12:02:38 PM



DETAIL NOTES:

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

3 BWP CONN PERP TO FRAMING

3/4" = 1'-0"

BRACED WALL PANEL LEGEND:

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

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

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

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

CS-WSP: CONTINUOUSLY SHEATHED WOOD STRUCTURAL PANEL.

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

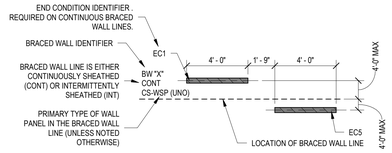
END CONDITIONS (CONTINUOUSLY SHEATHED)

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

EC2: PROVIDE SIMPSON DTT2Z HOLDDOWN AT CORNER. FASTEN TO STUDS W/ (6) 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 DTT2Z ABOVE AND BELOW FLOOR AND FASTEN TO WALL STUDS. CONNECT TOGETHER WITH 1/2" DIAMETER THREADED ROD.

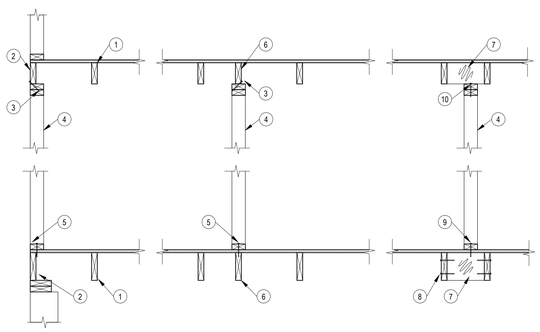
EC3: 48" WIDE BRACED WALL PANEL AT THE END OF THE WALL. NO RETURN PANEL IS REQUIRED.

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



2 BRACED WALL PANEL LEGEND

1/4" = 1'-0"

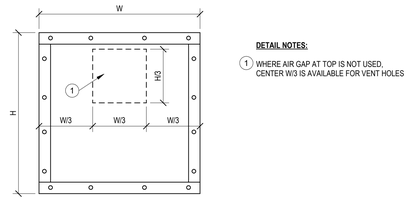


DETAIL NOTES:

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

1 BWP CONN PAR TO FRAMING

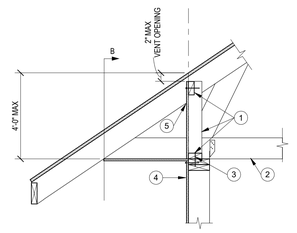
3/4" = 1'-0"



DETAIL NOTES:

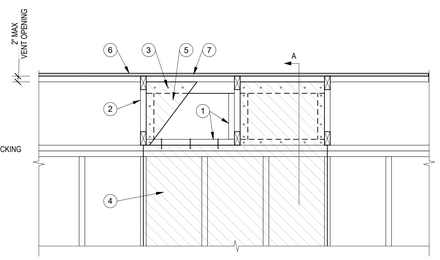
1. WHERE AIR GAP AT TOP IS NOT USED, CENTER W/3 IS AVAILABLE FOR VENT HOLES

ELEVATION B



DETAIL NOTES:

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



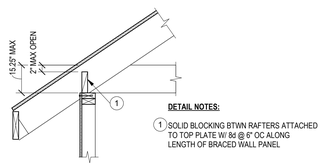
DETAIL NOTES:

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

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

5 BRACED WALL CONN

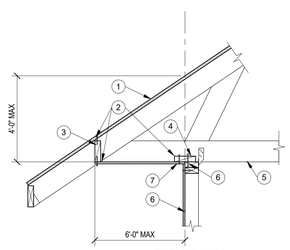
3/4" = 1'-0"



DETAIL NOTES:

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

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



DETAIL NOTES:

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

NOTE: PROVIDE VENTING PER SECTION R806 (NOT SHOWN)

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

4 BRACED WALL CONN

3/4" = 1'-0"

CWA collins|webb ARCHITECTURE
507 SW Market St., Lee's Summit, Missouri 64063 | 816.249.2270 | www.collinsandwebb.com

PERMIT DOCUMENTS

REUNION AT BLACKWELL

SE SHENANDOAH DRIVE
LEE'S SUMMIT, MO 64063

REVISION DATES:

STATE OF MISSOURI
JOHN E. FUNK
NUMBER E-2000172099
REGISTERED PROFESSIONAL ENGINEER
08/24/2023

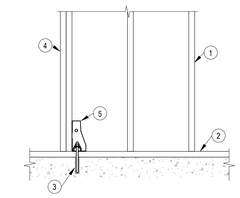
PROFESSIONAL SEAL

S062

ISSUE DATE: 24 AUGUST 2023
STAND SEI #: 23090

TYPICAL DETAILS - WOOD BRACED WALLS

8/24/2023 12:02:39 PM



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. BOUNDRY 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 SIMPSONS SPECS. RE: SHEARWALL SCHEDULE FOR SIZE. RE: PLAN FOR LOCATION

3 SHEAR WALL - BASE HOLDOWN

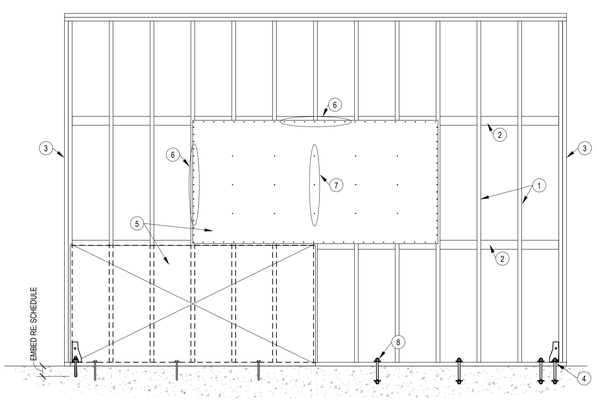
3/4" = 1'-0"

DETAIL NOTES:

1. 2x STUD FRAMING, RE: SHEAR WALL SCHEDULE
2. PANEL BLOCKING AS REQD, 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

2 PERFORATED SHEAR WALL - ELEVATION

1/2" = 1'-0"

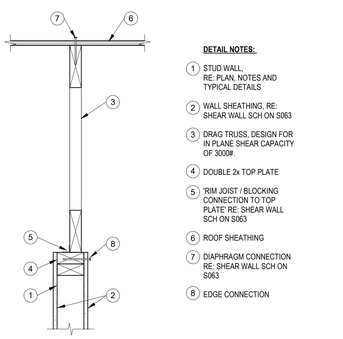


DETAIL NOTES:

1. 2x STUD FRAMING, RE: SHEAR WALL SCHEDULE
2. PANEL BLOCKING AS REQD, RE: SHEAR WALL SCHEDULE
3. BOUDARY 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

1 SEGMENTED SHEAR WALL - ELEVATION

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 3000#.
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

4 ROOF DRAG TRUSS @ SHEAR WALL

1 1/2" = 1'-0"

SCHEDULE - SHEAR WALL

SW MARK	SW TYPE	SHEATHING	FASTENERS (EDGE / FIELD)	BOUNDARY MEMBERS	CONNECTION TO TOP PLATE	SILL ANCHORS	'SIMPSON' HOLDOWN	HOLDOWN ANCHOR ROD, EMBEDMENT
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	HDU5-SDS2.5 W/ (14) 1/4 x 2 1/2 SDS	PAB5-36, 12" MIN
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	HDU5-SDS2.5 W/ (14) 1/4 x 2 1/2 SDS	PAB5-36, 12" MIN

CW/ collins|webb ARCHITECTURE
307 SW Market St., Lee's Summit, Missouri 64063 | 816.249.2270 | www.collinsandwebb.com

PERMIT DOCUMENTS

REUNION AT BLACKWELL

SE SHENANDOAH DRIVE
LEE'S SUMMIT, MO 64063

REVISION DATES:

STATE OF MISSOURI
JOHN E. FUNK
NUMBER E-2000172099
REGISTERED PROFESSIONAL ENGINEER

08/24/2023

PROFESSIONAL SEAL

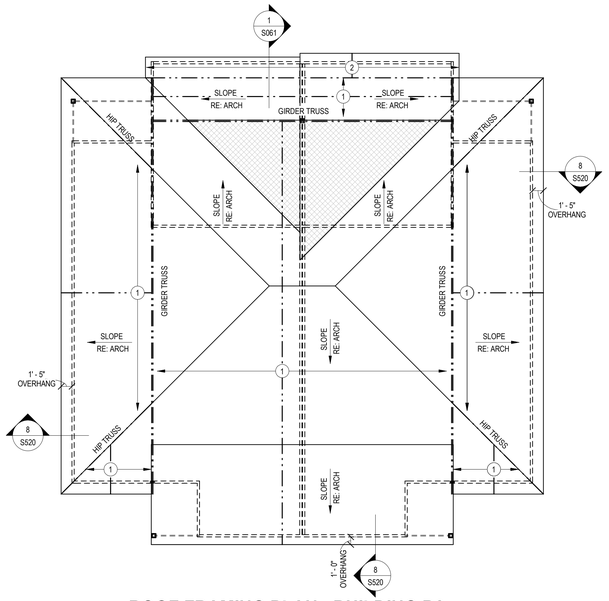
S063

ISSUE DATE: 24 AUGUST 2023

STAND SEI #: 23090

TYPICAL DETAILS - WOOD SHEAR WALLS

8/24/2023 12:02:39 PM

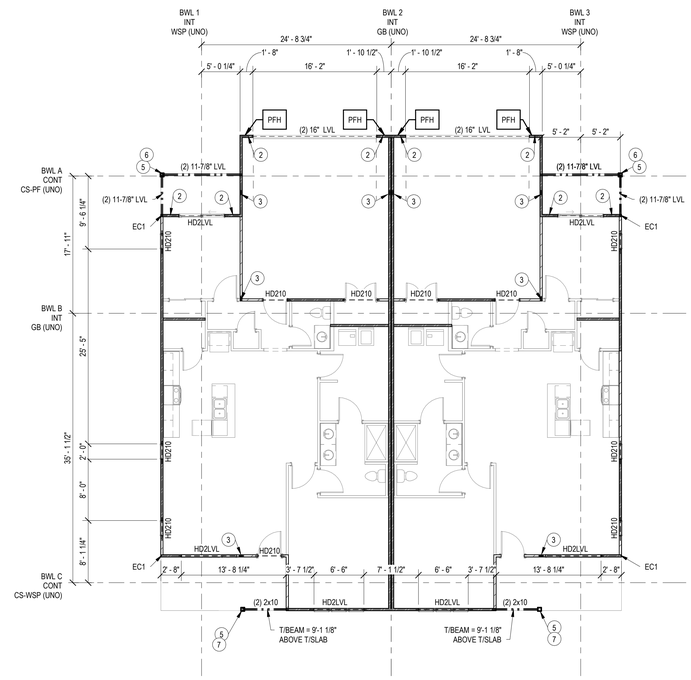


3 ROOF FRAMING PLAN - BUILDING B2

1/8" = 1'-0"

ROOF FRAMING PLAN NOTES:

1. PRE-ENGINEERED ROOF TRUSSES @ 24" OC, TOP CHORD TO MATCH ROOF PROFILE, RE: ARCH
2. 2x4 OUTRIGGERS @ 24" OC, HOLD GABLE END TRUSS DOWN & PROVIDE FULL DEPTH BLOCKING BTWN OUTRIGGERS
3. 2x10 ROOF RAFTERS @ 16" OC ATTACH TO LEDGER W/ SIMPSON LUS210 SLOPED HANGER
4. 2x10 LEDGER ATTACHED W/ (2) 1/4"x SIMPSON SDS WOOD SCREW @ 16" OC (2" MIN EDGE DISTANCE)
5. 5/8" THICK ROOF SHEATHING RE: GENERAL NOTES ADDITIONAL FASTENING REQ'D
6. 2x8 ROOF RAFTERS @ 16" OC
7. STEP IN TOP PLATE OF WALL, RE: TYPICAL DETAILS
8. TOP PLATE INTERRUPTED BY HEADER, RE: TYPICAL DETAIL 1/S060 FOR STRAP INFO & REQ.
9. PRE-ENGINEERED MONO SLOPED ROOF TRUSS @ 24" OC. CEILING VAULTED BELOW. RE: PLAN FOR TRUSS BEARING ELEVATION

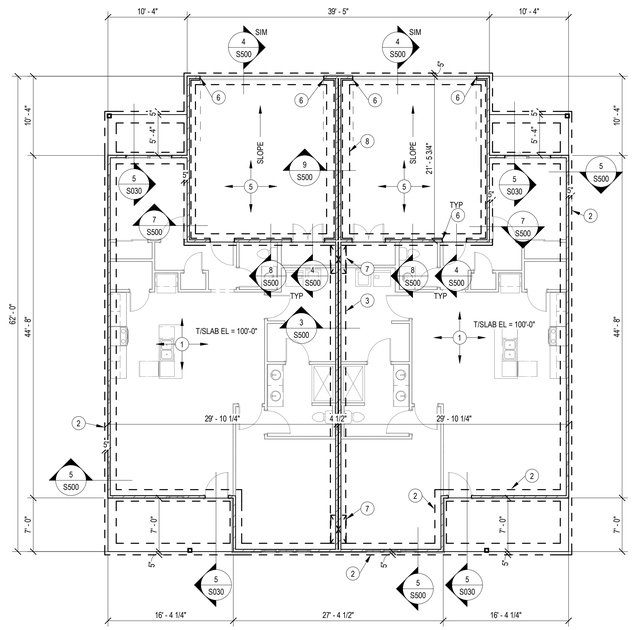


WALL FRAMING PLAN NOTES:

1. 2x6 LOAD BEARING STUD FRAMED WALL @ 16" OC
2. EXTEND HDR CONTINUOUS TO THE CORNER FOR BRACED WALL CONNECTION
3. (6) 2x4 STUD PACK BELOW LOAD BEARING ELEMENT ABOVE
4. 4x4 TREATED WOOD POST CONNECT TO FOUNDATION W/ SIMPSON ABU44Z POST BASE INSTALLED W/ 5/8 Ø SIMPSON TITEN HD
5. 6x6 TREATED WOOD POST CONNECT TO FOUNDATION W/ SIMPSON ABU66Z POST BASE INSTALLED W/ 5/8 Ø SIMPSON TITEN HD
6. SIMPSON ECCL POST CAP
7. SIMPSON ECCQ POST CAP

2 FIRST FLOOR WALL PLAN - BUILDING B2

1/8" = 1'-0"



FOUNDATION PLAN NOTES:

1. 4" CONCRETE SLAB ON GRADE. RE:GENERAL NOTES FOR REINFORCING, GRANULAR FILL, VAPOR BARRIER AND JOINTING REQUIREMENTS
2. 18" WIDE x 2'-10" DEEP TRENCH FOOTING, REINF W/ (2) #5 CONT TOP AND BOT BARS AND #3 CLOSED TIES @ 24" OC
3. 24" WIDE x 12" DEEP THICKEND SLAB. REINF W/ (3) #4 CONT AND #3 TRANS @ 24" OC
4. 24" WIDE x 2'-10" DEEP TRENCH FOOTING, REINF W/ (3) #5 CONT TOP AND BOT BARS AND #3 CLOSED TIES @ 24" OC
5. 5" CONCRETE GARAGE SLAB ON GRADE. RE: GENERAL NOTES FOR REINFORCING, GRANULAR FILL, VAPOR BARRIER AND JOINTING REQUIREMENTS
6. RECESS/STOP CONC CURB @ DOOR OPENINGS
7. STEP FOOTING, RE: TYPICAL DETAILS
8. 36" WIDE x 2'-10" DEEP TRENCH FOOTING, REINF W/ (4) #5 CONT TOP AND BOT BARS AND #3 CLOSED TIES @ 24" OC
9. 16" WIDE x 12" DEEP THICKEND SLAB. REINF W/ (2) #4 CONT AND #3 TRANS @ 24" OC
10. 3'-0" x 3'-0" x 1'-2" THICK SPREAD FTG REINF. W/ (6) #4 OC EA WAY. LOCATE BELOW STUD PACK
11. POUR TRENCH FOOTING OVER TOP OF FOOTING TO FULLY ENCAPSULATE COLUMN BASEPLATE BEND REINF. AROUND COLUMN AS REQ.

1 FOUNDATION PLAN - BUILDING B2

1/8" = 1'-0"

SHEET NOTES:

A. REFERENCE SHEET S001 FOR STRUCTRURAL GENERAL NOTES AND S0xx 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 RECOMMENDED DETAILING. INSTALL BACKING, BLOCKING, BRIDGING, ETC AS REQ'D. 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 S062 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" LVL). THE PLYS SHALL BE 1.75" 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 S060 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 REQ'D 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

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

PERMIT DOCUMENTS

REUNION AT BLACKWELL

SE SHENANDOAH DRIVE
LEE'S SUMMIT, MO 64063

REVISION DATES:

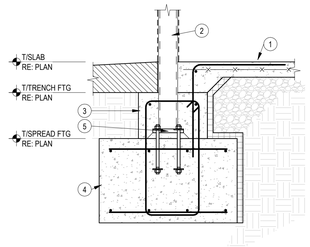
STATE OF MISSOURI
JOHN E. FUNK
NUMBER E-2000173299
REGISTERED PROFESSIONAL ENGINEER
08/24/2023
PROFESSIONAL SEAL

S101 B2

ISSUE DATE: 24 AUGUST 2023
STAND SEI #: 23090

FOUNDATION & ROOF FRAMING PLANS - BUILDING B2

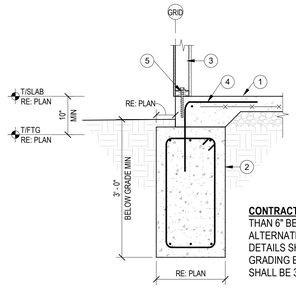
8/24/2023 12:03:03 PM



DETAIL NOTES:

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

10 FOOTING @ COLUMN
3/4" = 1'-0"

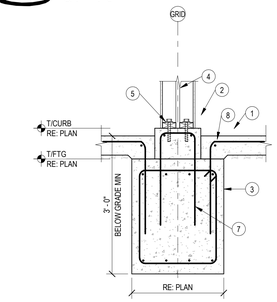


DETAIL NOTES:

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

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

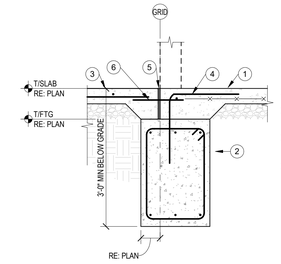
5 FDN SECTION @ WALL FTG
3/4" = 1'-0"



DETAIL NOTES:

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

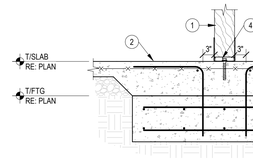
9 FOUNDATION SECTION
3/4" = 1'-0"



DETAIL NOTES:

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

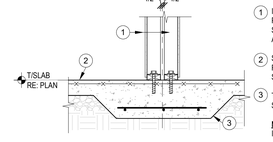
4 FDN SECTION @ WALL OPENING
3/4" = 1'-0"



DETAIL NOTES:

1. PSL COL, RE: PLAN
2. SOG, RE: PLAN
3. CONC FTG, RE: PLAN
4. SIMPSON ABU5-5Z COLUMN BASE W/ 5/8" Ø x 5" LONG TITEN HD SCREW ANCHOR
5. (8) 1'-6" x 1'-6" DOWELS (2) EA FACE OF COLUMN WITH #4 CONT CLOSED TIE

6 PSL COLUMN FOOTING
3/4" = 1'-0"

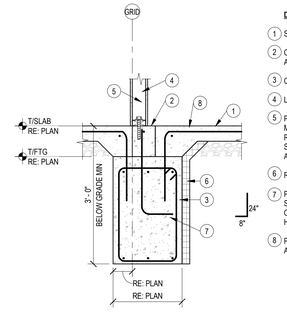


DETAIL NOTES:

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

NOTE BLOCK WALLS AT MID HEIGHT IF ONE SIDE IS UNSHEATHED

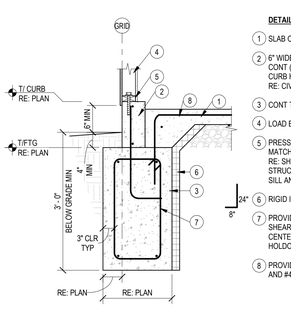
3 FDN SECTION @ COMMON WALL
3/4" = 1'-0"



DETAIL NOTES:

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

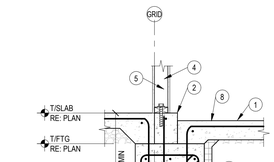
8 FOUNDATION SECTION
3/4" = 1'-0"



DETAIL NOTES:

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

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

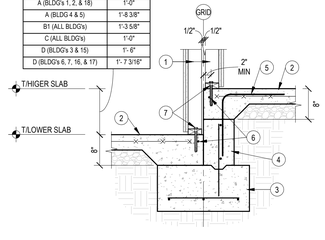


DETAIL NOTES:

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

7 FOUNDATION SECTION
3/4" = 1'-0"

BUILDING TYPE	STEP HT
A (BLDG's 1, 2, & 18)	1'-0"
A (BLDG 4 & 5)	1'-8 3/8"
B1 (ALL BLDG's)	1'-3 5/8"
C (ALL BLDG's)	1'-0"
D (BLDG's 3 & 15)	1'- 6"
D (BLDG's 6, 7, 16, & 17)	1'- 7 3/16"



DETAIL NOTES:

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

1 FOUNDATION STEP @ DEMISING WALL
3/4" = 1'-0"

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

PERMIT DOCUMENTS

REUNION AT BLACKWELL

SE SHENANDOAH DRIVE
LEE'S SUMMIT, MO 64063

REVISION DATES:

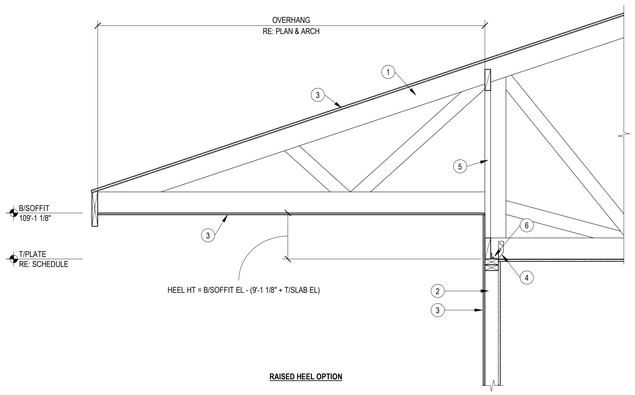
STATE OF MISSOURI
JOHN E. FUNK
NUMBER E-2000173299
PROFESSIONAL ENGINEER
08/24/2023
PROFESSIONAL SEAL

S500

ISSUE DATE: 24 AUGUST 2023
STAND SEI #: 23090

FOUNDATION SECTIONS

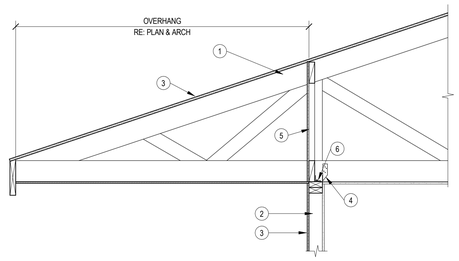
8/24/2023 12:03:26 PM



DETAIL NOTES:

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

RAISED HEEL OPTION

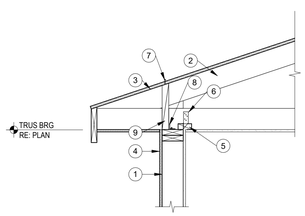


DETAIL NOTES:

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

FLAT BOTTOM CHORD OPTION

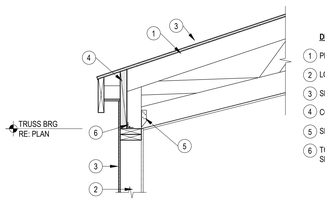
10 TRUSS OVERHANG
3/4" = 1'-0"



DETAIL NOTES:

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

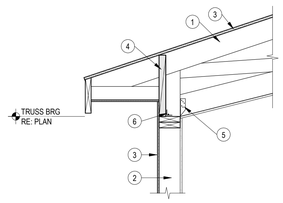
8 SECTION @ RAISED HEEL TRUSS
3/4" = 1'-0"



DETAIL NOTES:

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

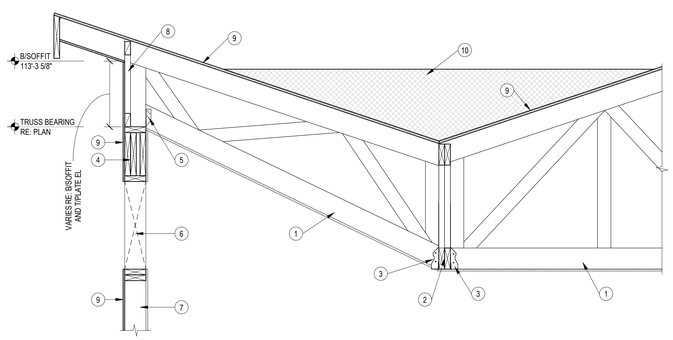
7 SECTION @ FIREPLACE BUMP OUT
3/4" = 1'-0"



DETAIL NOTES:

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

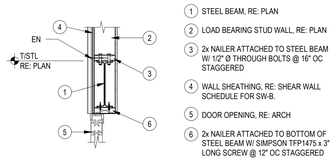
6 SECTION @ CLUBHOUSE
3/4" = 1'-0"



DETAIL NOTES:

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

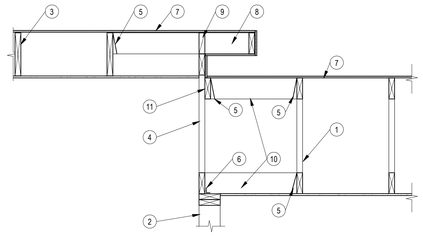
9 VAULTED CEILING TRUSS
3/4" = 1'-0"



DETAIL NOTES:

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

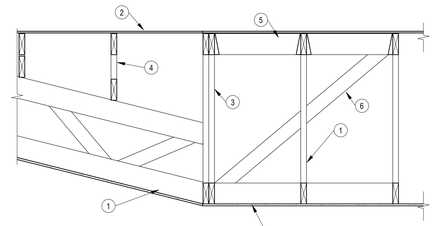
5 STEEL BEAM @ CLUBHOUSE DOOR
3/4" = 1'-0"



DETAIL NOTES:

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

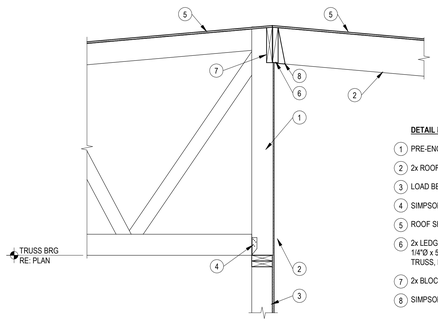
4 SECTION
3/4" = 1'-0"



DETAIL NOTES:

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

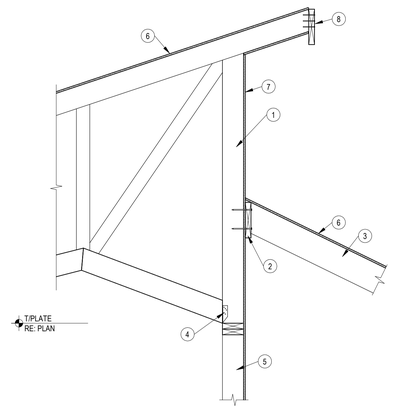
3 SECTION
3/4" = 1'-0"



DETAIL NOTES:

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

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



DETAIL NOTES:

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

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

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

PERMIT DOCUMENTS

REUNION AT BLACKWELL

SE SHENANDOAH DRIVE
LEE'S SUMMIT, MO 64063

REVISION DATES:

STATE OF MISSOURI
JOHN E. FUNK
NUMBER E-2000172299
REGISTERED PROFESSIONAL ENGINEER
08/24/2023

PROFESSIONAL SEAL

S520

ISSUE DATE: 24 AUGUST 2023
STAND SEI #: 23090

FRAMING SECTIONS

8/24/2023 12:03:29 PM

GENERAL NOTES: FLOOR PLANS

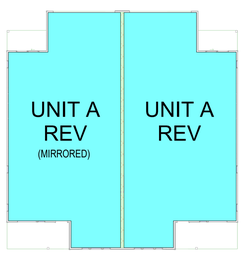
1. SEE GENERAL ARCHITECTURAL SHEETS FOR ADDITIONAL NOTES AND DETAILS THAT ARE APPLICABLE.
2. ARCHITECTURAL ELEVATION 100'-0"
3. DIMENSIONS SHOWN ON THE FLOOR PLAN ARE TO THE FACE OFSTUD (FOS), FACE OF MASONRY (FOM), FACE OF CONCRETE WALLS (FOC), AND COLUMN GRID LINES, UNLESS NOTED OR SHOWN OTHERWISE.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

GENERAL NOTES: ROOF PLANS

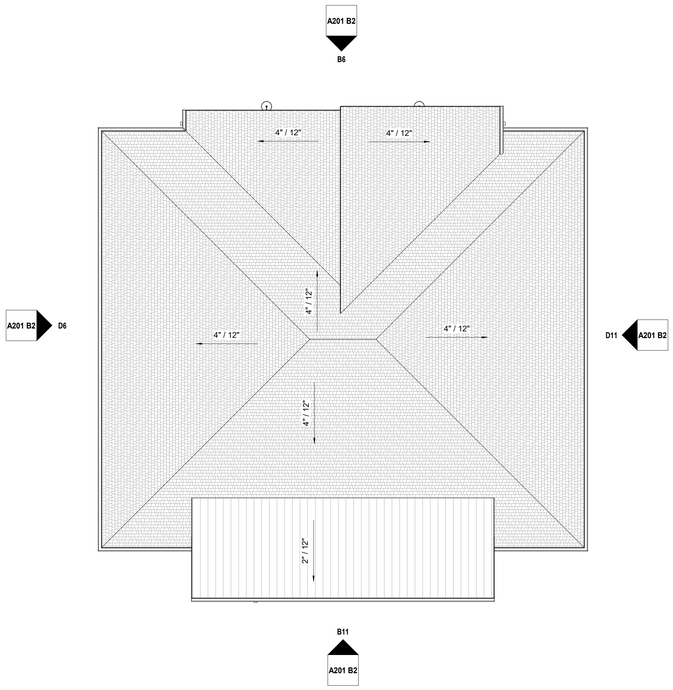
1. RE: SHEET G001 FOR ADDITIONAL GENERAL NOTES THAT ARE APPLICABLE.
2. DIMENSIONS SHOWN ON THE ROOF PLAN ARE TO THE FACE OF EXTERIOR WALL, FACE OF MASONRY (FOM), FACE OF CONCRETE WALLS (FOC), AND COLUMN GRID LINES, UNLESS NOTED OR SHOWN OTHERWISE.
3. PROVIDE 1/2" / FT. TAPERED INSULATION AT ALL ROOF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

ROOF PLAN LEGEND

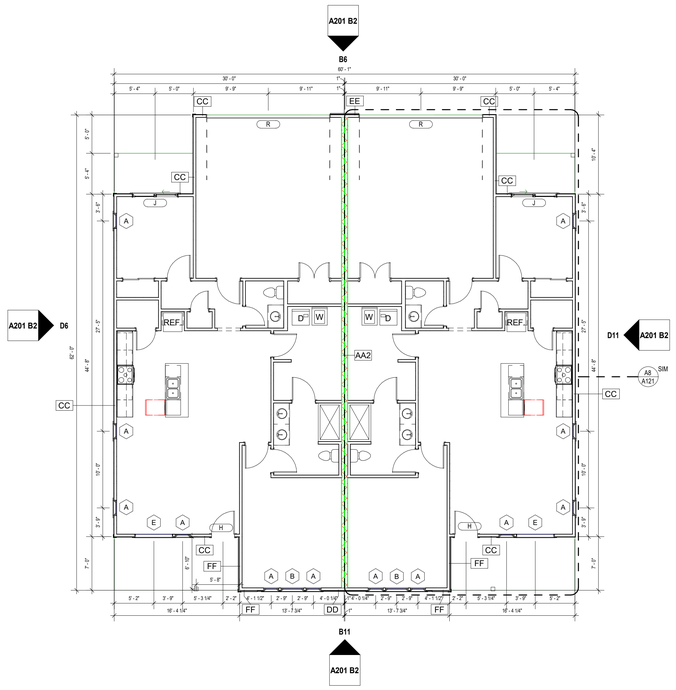
- SLOPE DIRECTION
- AREA WHERE ROOF PENETRATIONS ARE NOT ALLOWED PER IRC 2018, R302.2.4 EXCEPTION
- LEVEL 01 COMMON WALLS TO UNDERSIDE OF SHEATHING PER DETAIL A11/G003
- EXTENTS OF RIDGE VENTS ALLOWED BETWEEN COMMON WALLS
- EXTENTS OF CONTINUOUS SOFFIT VENTS ALLOWED BETWEEN COMMON WALLS.=
- SHINGLE ROOF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



A12 BUILDING B2 - KEY PLAN
1/16" = 1'-0"



A8 ROOF PLAN - BUILDING B2
1/8" = 1'-0"



A4 1ST FLOOR - BUILDING B2
1/8" = 1'-0"

collins|webb ARCHITECTURE
3078 SW Market St. Lee's Summit, Missouri 64063 | 816.249.2270 | www.collinswebb.com

PERMIT DOCUMENTS

REUNION AT BLACKWELL

SE SHENANDOAH DRIVE
LEE'S SUMMIT, MO 64063

REVISION DATES:

STATE OF MISSOURI
ROGER L. WEBB
NUMBER A-2016004008
ARCHITECT
8/24/23

PROFESSIONAL SEAL

A101 B2

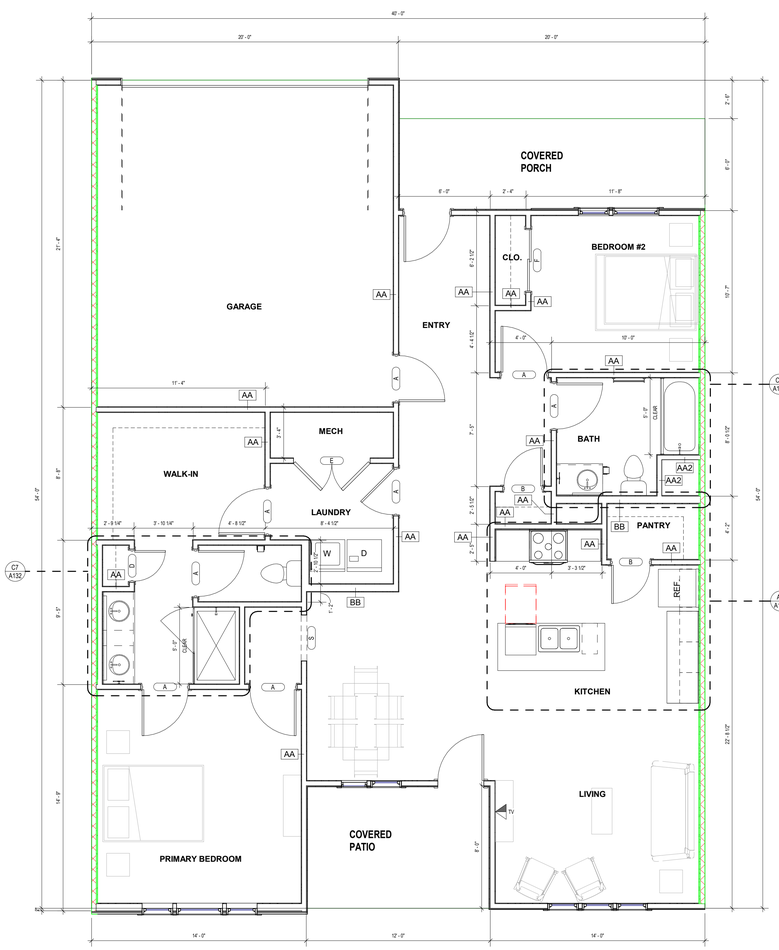
ISSUE DATE: 24 AUGUST 2023
COLLINS WEBB #: 21075

FLOOR PLANS - BUILDING B2

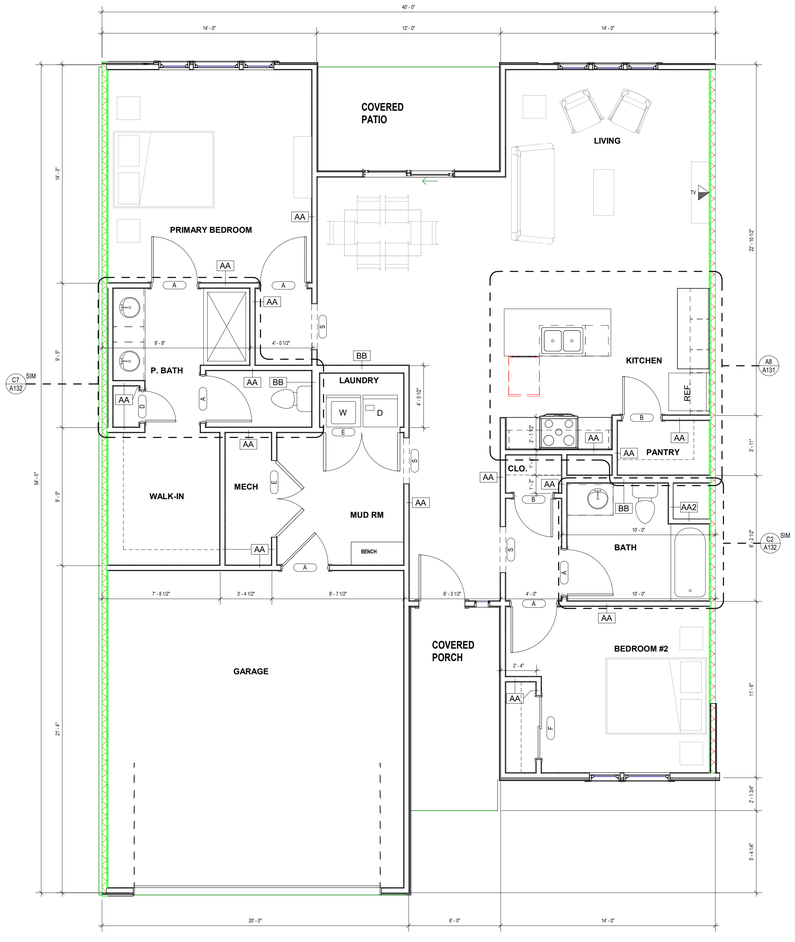
8/23/2023 2:30:58 PM

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.



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



A5 UNIT PLAN - B - TWO BEDROOM
1/4" = 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 OFSTUD (FOS), FACE OF MASONRY (FOM), FACE OF CONCRETE WALLS (FOC), AND COLUMN GRID LINES, UNLESS NOTED OR SHOWN OTHERWISE.
4. NOTE: WALL THICKNESSES ARE ACTUAL DIMENSIONS AND PER WALL TYPES. SEE GENERAL SHEETS.
5. DOOR OPENINGS NOT LOCATED BY DIMENSION SHALL BE CENTERED IN WALL SHOWN OR LOCATED 4 INCHES FROM FINISH WALL TO HINGE SIDE OF THE DOOR, ALWAYS ALLOWING A MINIMUM OF 18" FROM THE PULL SIDE (STRIKE SIDE) OF THE DOOR TO THE INTERSECTING WALL, OR OTHER PROTRUDING OBJECTS.
6. ALL ALCOVES WITHOUT A SPACE IDENTIFICATION NUMBER SHALL HAVE THE SAME FINISHES AS THE ADJOINING SPACES.
7. RE: FINISH LEGEND, FINISH SCHEDULE AND SPECIFICATIONS FOR DOOR AND DOOR FRAME FINISHES.
8. STAIR ENCLOSURES, SHAFT WALLS, EXIT PASSAGE WAYS AND EXTERIOR WALLS TO BE COORDINATED FOR PHASE OF WORK PER MATRIX AND PROJECT SCOPING.

collins | webb ARCHITECTURE
3078 SW Market St., Lee's Summit, Missouri 64063 | 816.249.2270 | www.collinswebb.com

PERMIT DOCUMENTS

REUNION AT BLACKWELL

SE SHENANDOAH DRIVE
LEE'S SUMMIT, MO 64063

REVISION DATES:

STATE OF MISSOURI
ROGER L. WEBB IV
NUMBER A-2016004008
ARCHITECT
08/24/23

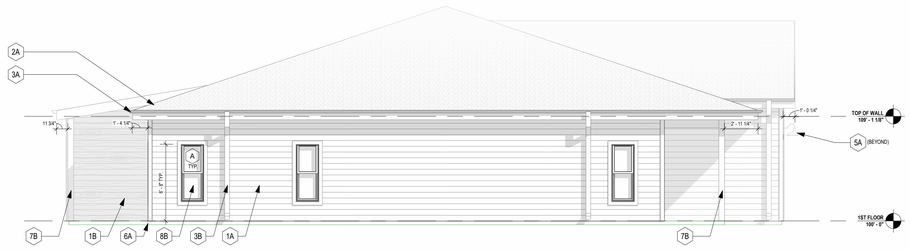
PROFESSIONAL SEAL

A122

ISSUE DATE: 24 AUGUST 2023
COLLINS WEBB #: 21075

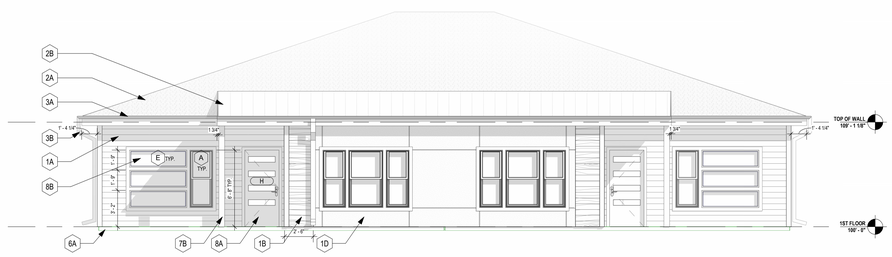
UNIT PLAN - B AND B REVERSED

8/23/2023 2:31:14 PM

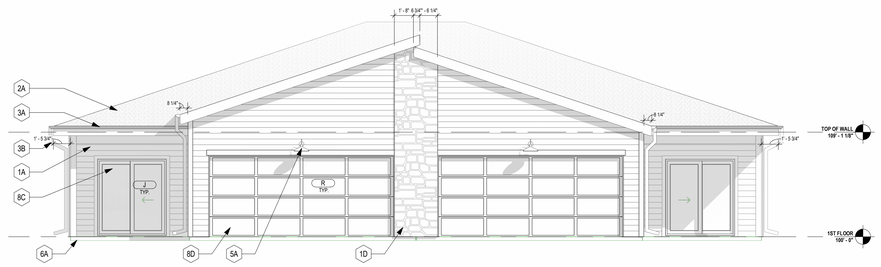


D11 BUILDING B2 - SIDE ELEVATION
3/16" = 1'-0"

D6 BUILDING B2 - SIDE ELEVATIONS
3/16" = 1'-0"



B11 BUILDING B2 - SIDE ELEVATION
3/16" = 1'-0"



B6 BUILDING B2 - BACK 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 IPE (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

collins | webb ARCHITECTURE
2078 SW Market St., Lee's Summit, Missouri 64063 | 816.249.2270 | www.collinswebb.com

PERMIT DOCUMENTS

REUNION AT BLACKWELL

SE SHENANDOAH DRIVE
LEE'S SUMMIT, MO 64063

REVISION DATES:

STATE OF MISSOURI
ROGER L. WEBB
NUMBER A-2016004008
ARCHITECT
8/29/23

PROFESSIONAL SEAL

A201 B2

ISSUE DATE: 24 AUGUST 2023
COLLINS WEBB #: 21075

EXTERIOR ELEVATIONS - BUILDING B2

8/29/2023 2:33:35 PM