



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

REUNION AT BLACKWELL

SE SHENANDOAH DRIVE
LEE'S SUMMIT, MO 64063

PERMIT DOCUMENTS

24 AUGUST 2023

COLLINS WEBB #: 21075



OWNER

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

ARCHITECT

COLLINS | WEBB ARCHITECTURE
307B SW MARKET STREET
LEE'S SUMMIT, MISSOURI 64063
P: 816.249.2270
www.collinsandwebb.com

ELECTRICAL ENGINEER

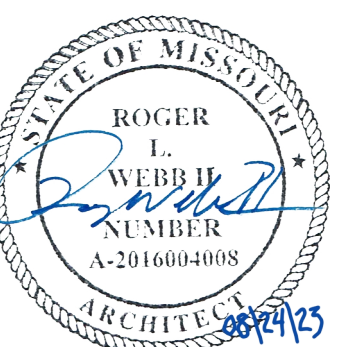
JSC ENGINEERS
1925 CENTRAL ST
KANSAS CITY, MO 64108
P: 816.272.5289
JSCENGINEERS.COM

STRUCTURAL ENGINEER

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

CIVIL ENGINEER

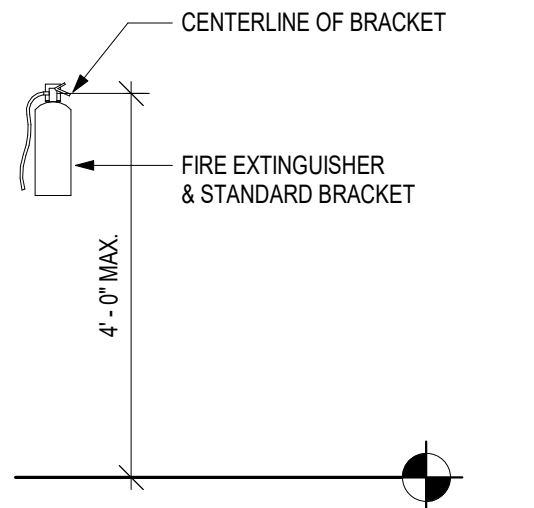
SCHLAGEL ASSOCIATES
14920 W. 107TH STREET
LENEXA KS, 66215
P: 913.492.5158
www.Schlagelassociates.com



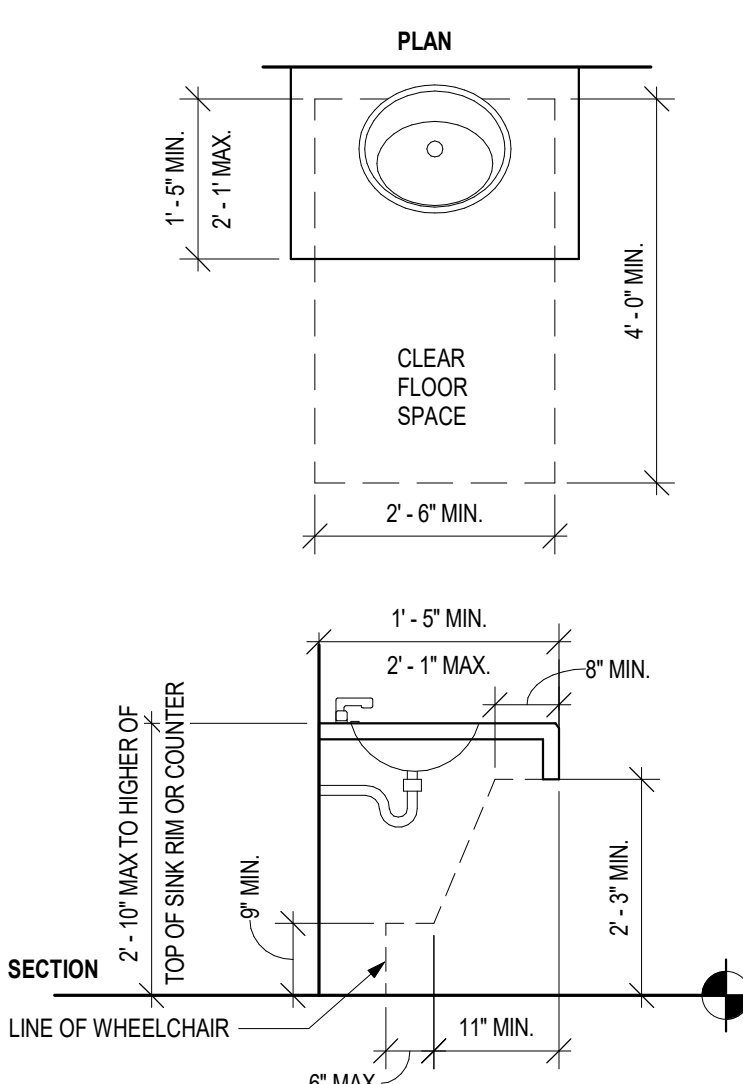
GENERAL NOTES:
ACCESSIBILITY GUIDELINES

- NOTE: ALL DIMENSIONS ARE MEASURED FROM FLOOR, UNLESS NOTED OR SHOWN OTHERWISE.
- ADA UNOBSTRUCTED REACH RANGES: ADA FORWARD REACH = 48" MAX. & 15" MIN. ADA SIDE REACH = 48" MAX. & 15" MIN.
- ELEVATORS: STANDARD CALL BUTTONS: 35" TO 48" TO C.L. & PROTRUDE 1" MAX. ADA CALL BUTTONS: 42" TO C.L. (TYP.) & 48" MAX. (3/4" SMALLEST DIM.). ADA VISIBLE SIGNALS: 72" MIN. TO C.L. (2" 1/2" SMALLEST DIM.). TACTILE SIGNAL ON HOISTWAY: 60" TO BASE OF CHARACTERS W/ TACTILE STAR & 2" HIGH CHARACTERS.
- DOOR HARDWARE (TO CENTER OF HARDWARE): STANDARD MOUNTING HEIGHTS: PUSH PLATES = 42". PULL HANDLES = 42". KNOBS/LEVERS = 40". PANIC EXIT = 42". CENTERLINE OF BAR KICKPLATES: WIDTH = DOOR WIDTH MINUS 2". CENTER HEIGHT = 16" FROM B.O. DOOR THRESHOLDS: STANDARD = 1/2" MAX. AT EXT. SLIDING DOORS = 3/4" MAX. ADA HARDWARE = 3/4" MIN. TO 48" MAX.
- DRINKING FOUNTAINS & EWCS (TO SPOUT): STANDARD = 40" TYP. 42" MAX. ADA = 36" MAX. (27" MIN. CLEAR KNEE SPACE).
- COUNTERTOPS (TO SINK RIM COUNTERTOP): ADA = 28" MIN. TO 34" MAX.
- WATER CLOSETS (TO TOP OF SEAT): STANDARD = 14" TO 15". ADA (TO TOP OF SEAT) = 17" TO 19". ADA FLUSH CONTROLS = 44" MAX.
- URINALS (TO RIM): STANDARD = 24" MAX. ADA = 17" MAX. ADA FLUSH CONTROLS = 44" MAX.
- LAVATORIES (TO SINK RIM COUNTERTOP): STANDARD = 36" MAX. ADA = 34" MAX. (29" MIN. CLEAR KNEE SPACE).
- MIRRORS (TO B.O. REFLECTIVE SURFACE): STANDARD = VARIES. ADA = 40" MAX.
- GRAB BARS - ADA (TO TOP OF BAR): WATER CLOSETS = 33" MIN. TO 36" MAX. SHOWERS = 33" MIN. TO 36" MAX. (FROM B.O. SHOWER). BATHTUBS: TOP BAR = 33" MIN. TO 36" MAX. BOT. BAR = 9" ABOVE T.O. TUB.
- SHOWER HEADS (FROM FLOOR TO HEAD): STANDARD = 72" TO 84". ADA = SPRAY UNIT W/ HOSE 60" LONG MIN. ADA = FIXED SHOWER HEAD = 48" AFF.
- SHOWER CONTROLS (TO CONTROL AREA): STANDARD = 48" MAX. (TO TOP). ADA = 38" MIN. TO 48" MAX.
- SHOWER ROD (FROM FLOOR TO C.L.): STANDARD = 78" MAX. ADA = 72" MAX. (29" MIN. CLEAR KNEE SPACE).
- TOILET ROOM PARTITIONS: TOILETS = 12" TO BOT. & 70" TO TOP. URINALS = 18" TO BOT. & 80" TO TOP.
- TOILET PAPER DISPENSERS (TO C.L. OF OUTLET): STANDARD = 24". ADA = 18" MIN. TO 24" MAX.
- WALL MOUNTED SOAP DISPENSERS (TO C.L. OF PUSH BUTTON): STANDARD = 40". ADA = VARIES. RE. OBSTRUCTED AND UNOBSTRUCTED REACH RANGES: ADA SIDE REACH = 48" MAX. ABOVE SINK IN COUNTER.
- PAPER TOWEL DISPENSER WASTE RECEPTACLE (TO TOWEL SLOT): STANDARD = 40" MAX. ADA FORWARD REACH = 48" MAX. & 15" MIN. ADA SIDE REACH = 48" MAX. & 15" MIN.
- WARM AIR HAND DRYER (TO PUSH SWITCH): STANDARD = 44" MAX. ADA FORWARD REACH = 48" MAX. & 15" MIN. ADA SIDE REACH = 48" MAX. & 15" MIN.
- SANITARY NAPKIN DISPENSER (TO C.L. OF COIN SLOT): STANDARD = 40" MAX. ADA FORWARD REACH = 48" MAX. & 15" MIN. ADA SIDE REACH = 48" MAX. & 15" MIN.
- SANITARY NAPKIN DISPOSAL (TO TOP OF UNIT): STANDARD = 28" MAX. ADA = 10" MIN. TO 24" MAX. (TO OPENING).
- TOILET SEAT COVER DISPENSERS (TO OPENING): STANDARD = 40" MAX. ADA FORWARD REACH = 48" MAX. & 15" MIN. ADA SIDE REACH = 48" MAX. & 15" MIN.
- SHELVES: ADA = 48" MAX.
- COAT HOOKS: STANDARD = 68". ADA = 48" MAX.
- CHALKBOARDS, TACKBOARDS & MARKERBOARDS: STANDARD = 32" TO 39" (TO B.O. BOARD OR CHALKTRAY). STANDARD = 80" (RECOMMENDED). TO T.O. BOARD.
- THERMOSTATS & CONTROL DEVICES (TO TOP): ADA FORWARD REACH = 48" MAX. ADA SIDE REACH = 48" MAX.
- LIGHT SWITCHES & CARD READERS (TO C.L.): LOCATE 6" FROM DOOR JAMB. ADA = 48" MAX.
- CONVENIENCE RECEPTACLES - ELECTRICAL/TELEPHONE/ DATA (TO C.L.): STANDARD = 18". ADA = 15" MIN.
- EXIT LIGHTS - WALL MOUNTED: 2" MIN. BELOW CEILING. 2" MIN. ABOVE DOOR FRAME. EQUAL SPACE FROM CEILING TO TOP OF FRAME.
- FIRE EXTINGUISHERS (TO TOP, U.N.O.): GROSS WT. 40 LBS. OR LESS = 60" MAX. GROSS WT. MORE THAN 40 LBS. = 42" MAX. ADA = 40" MAX. (B.O. CABINET).
- FIRE ALARM PULL STATIONS (TO LEVER): STANDARD = 48" MAX. ADA FORWARD REACH = 48" MAX. ADA SIDE REACH = 48" MAX. HEIGHT.
- SMOKE AND/OR HEAT DETECTORS: STANDARD = CEILING HEIGHT.
- HORN/ SPEAKER VISUAL SIGNALS: STANDARD = 80" AFF. OR 6' BELOW CEILING - WHICHEVER IS LOWER.
- ROOM SENSING (TO C.L.): STANDARD = 60" HIGH AFF. & WITHIN 18" OF LATCH SIDE OF DOOR.

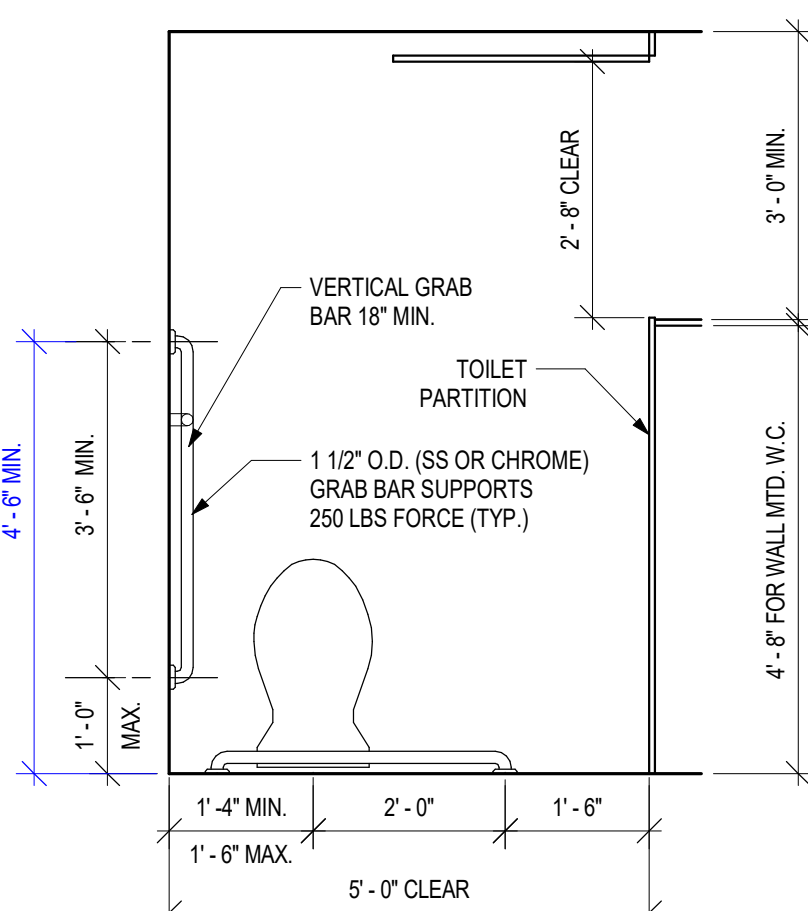
J10 FE CABINET
1/2" = 1'-0"



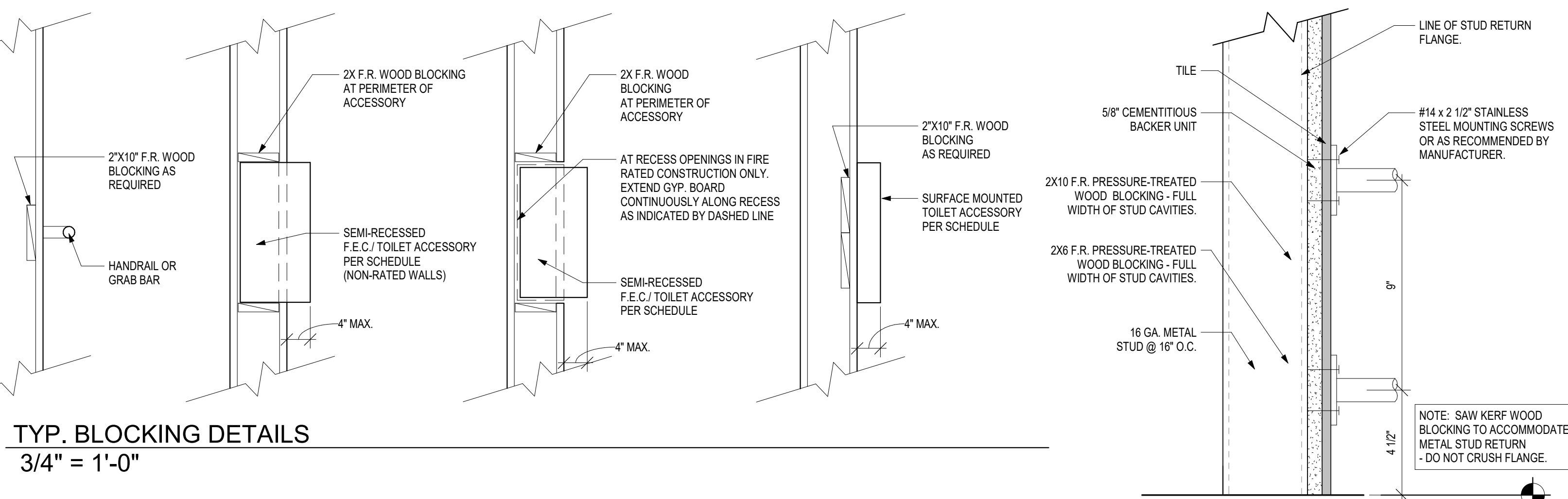
G10 FIRE EXTINGUISHER
1/2" = 1'-0"



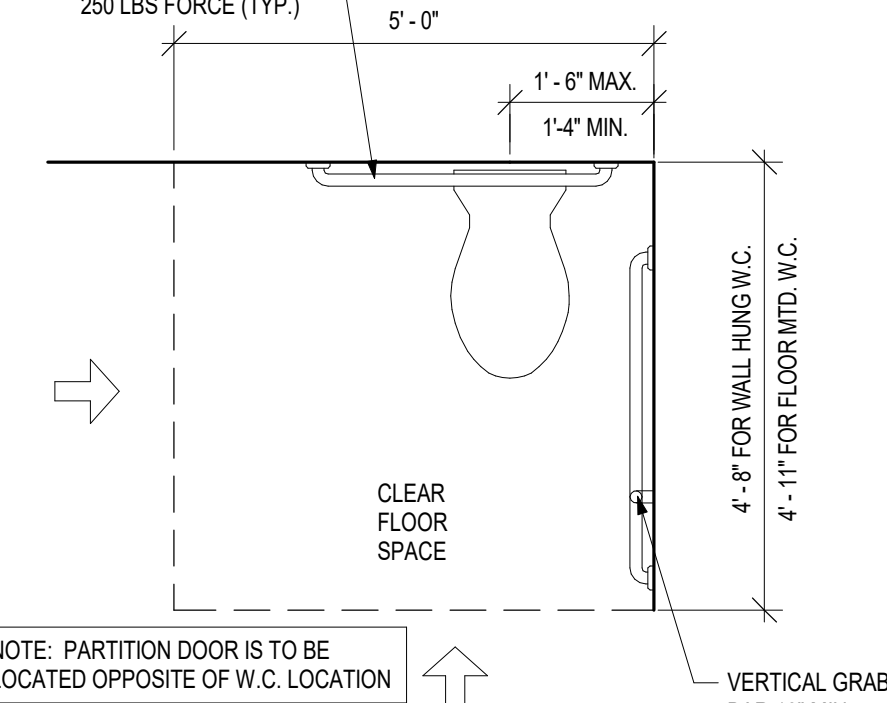
G9 HANDRAIL @ STAIRS AND RAMP
3/4" = 1'-0"



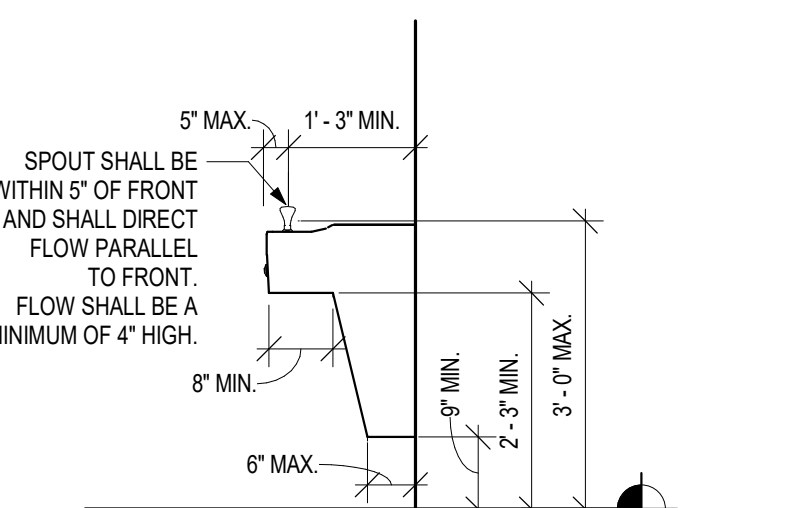
J6 TYP. DOOR APPROACH CLEARANCES
1/2" = 1'-0"



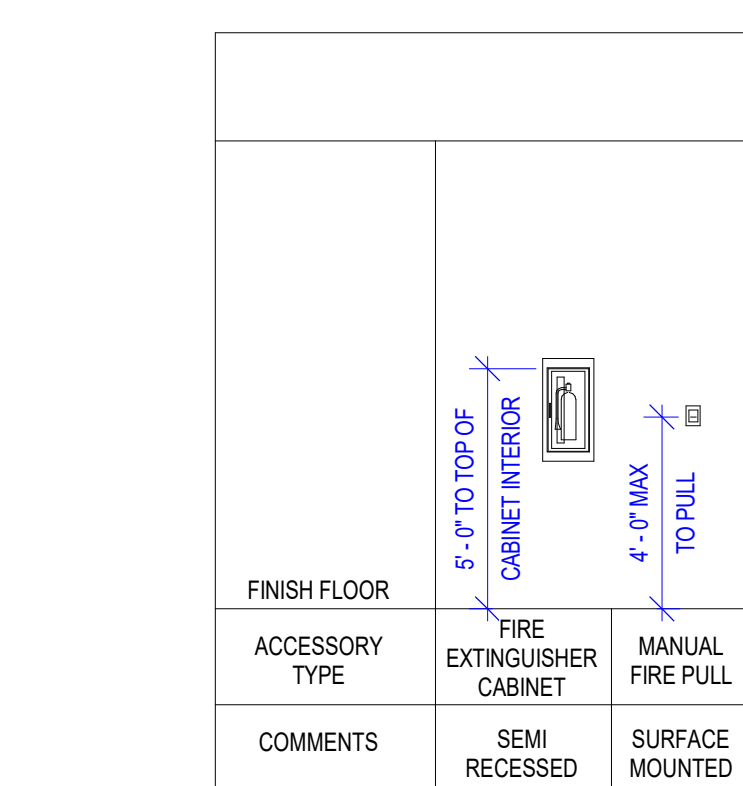
G6 TYP. BLOCKING DETAILS
3/4" = 1'-0"



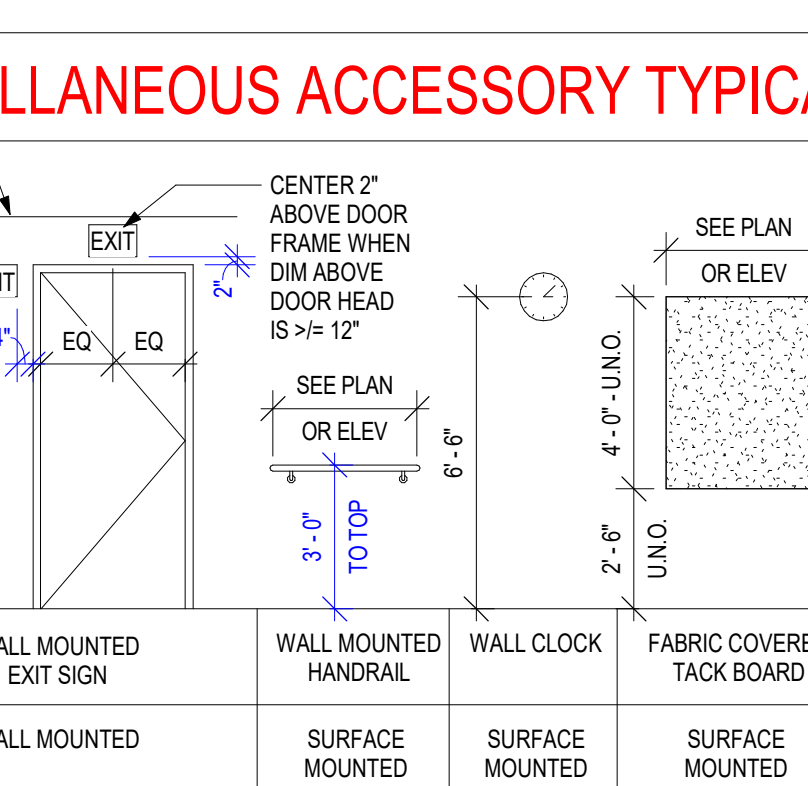
G2 BLOCKING SECTION
3" = 1'-0"



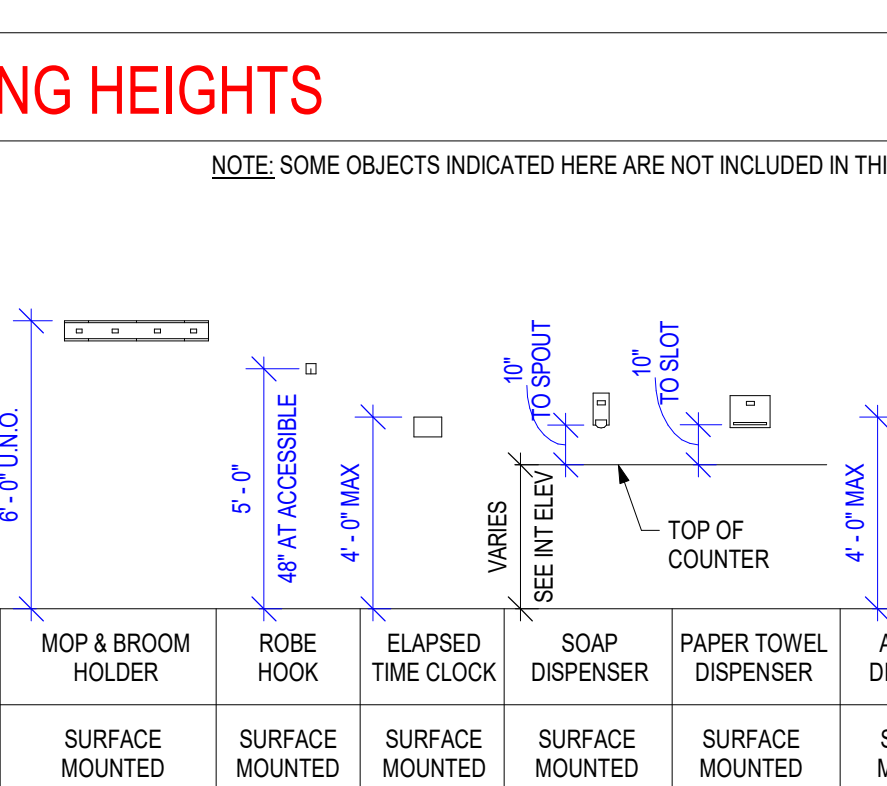
E12 SINK IN COUNTER CLEARANCES
1/2" = 1'-0"



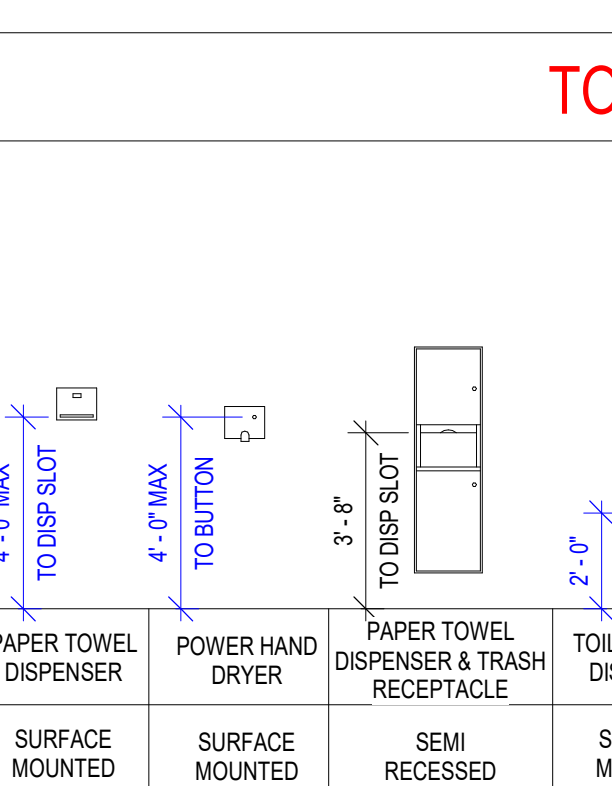
E10 ACCESSIBLE TOILET STALL
1/2" = 1'-0"



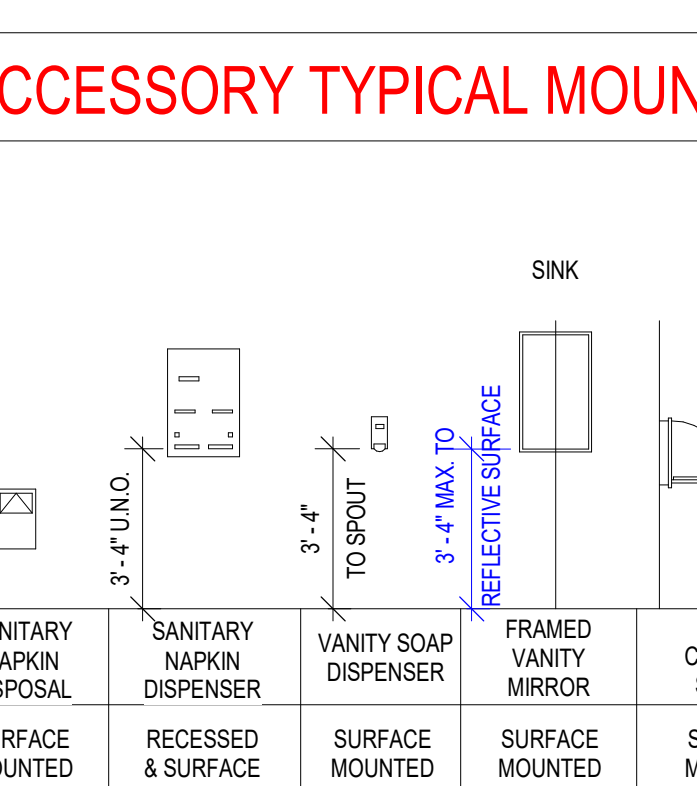
E8 ACCESSIBLE CLEAR FLOOR SPACE
1/2" = 1'-0"



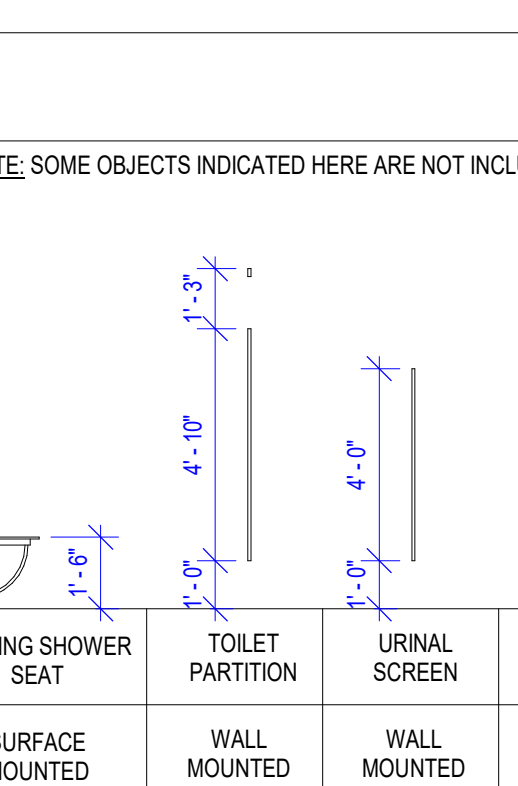
E6 HANDRAIL CLEARANCES
1 1/2" = 1'-0"



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



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



MISCELLANEOUS ACCESSORY TYPICAL MOUNTING HEIGHTS

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

TOILET ACCESSORY TYPICAL MOUNTING HEIGHTS

ACCESSORY TYPE	COMMENTS	HEIGHT
PAPER TOWEL DISPENSER	SURFACE MOUNTED	4'-0" MAX. TO DISP. SLOT
POWER HAND DRYER	SURFACE MOUNTED	4'-0" MAX. TO BUTTON
PAPER TOWEL DISPENSER & TRASH RECEPTACLE	SEMI RECESSED	3'-8" TO DISP. SLOT
TOILET TISSUE DISPENSER	SURFACE MOUNTED	2'-0" TO 2'-4" (CAN BE NO CLOSER THAN 1 1/2" TO BAR ABOVE)
SANITARY NAPKIN DISPOSAL	SURFACE MOUNTED	3'-4" U.N.O.
SANITARY NAPKIN DISPENSER	RECESSED & SURFACE	3'-4" TO SPOUT
VANITY SOAP DISPENSER	SURFACE MOUNTED	3'-4" MAX. TO REFLECTIVE SURFACE
FRAMED VANITY MIRROR	SURFACE MOUNTED	2'-9" MAX.
DIAPER CHANGING STATION	SURFACE MOUNTED	2'-9" MAX.
SOAP DISPENSER	COUNTERTOP MOUNTED	2'-10" TO COUNTER
FOLDING SHOWER SEAT	SURFACE MOUNTED	1'-6" MIN.
TOILET PARTITION	WALL MOUNTED	1'-0" MIN. TO 1'-3" MAX.
URINAL SCREEN	WALL MOUNTED	1'-0" MIN. TO 1'-3" MAX.

MISCELLANEOUS ACCESSORY TYPICAL MOUNTING HEIGHTS

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

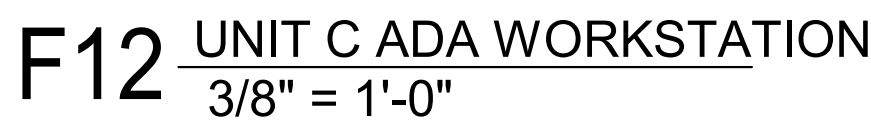
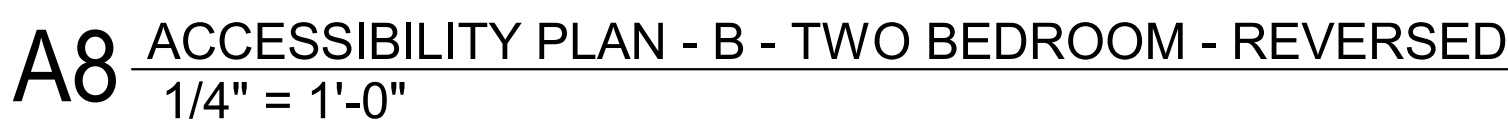
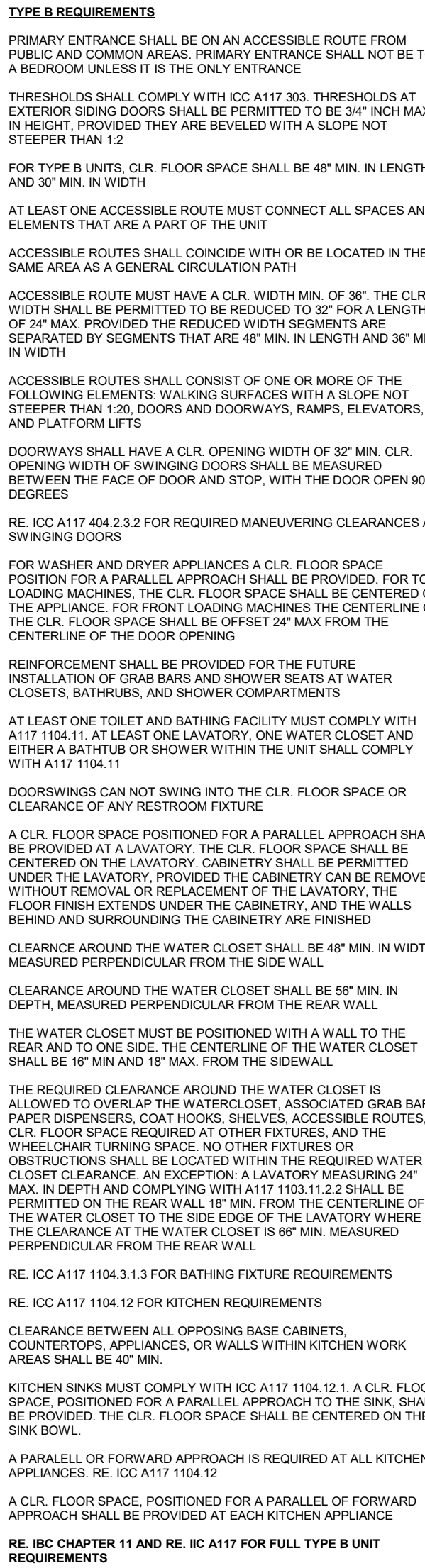
PLUMBING FIXTURE TYPICAL MOUNTING HEIGHTS

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

GRAB BAR TYPICAL MOUNTING HEIGHTS & TOILET ACCESSORY PLANS

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

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

[illegible]

BUILDING A - GENERAL INFORMATION:

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

BUILDING B1 - GENERAL INFORMATION:

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

BUILDING B2 - GENERAL INFORMATION:

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

BUILDING C - GENERAL INFORMATION:

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

BUILDING D - GENERAL INFORMATION:

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

CLUBHOUSE - GENERAL INFORMATION:

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

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

WALL PRIORITY LEGEND

NOTE: THIS LEGEND IS FOR GRAPHIC REPRESENTATION ONLY.

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

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

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

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

DETAIL ABUTMENT OF DISSIMILAR WALL

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

INTERSECTION OF RATED WALLS

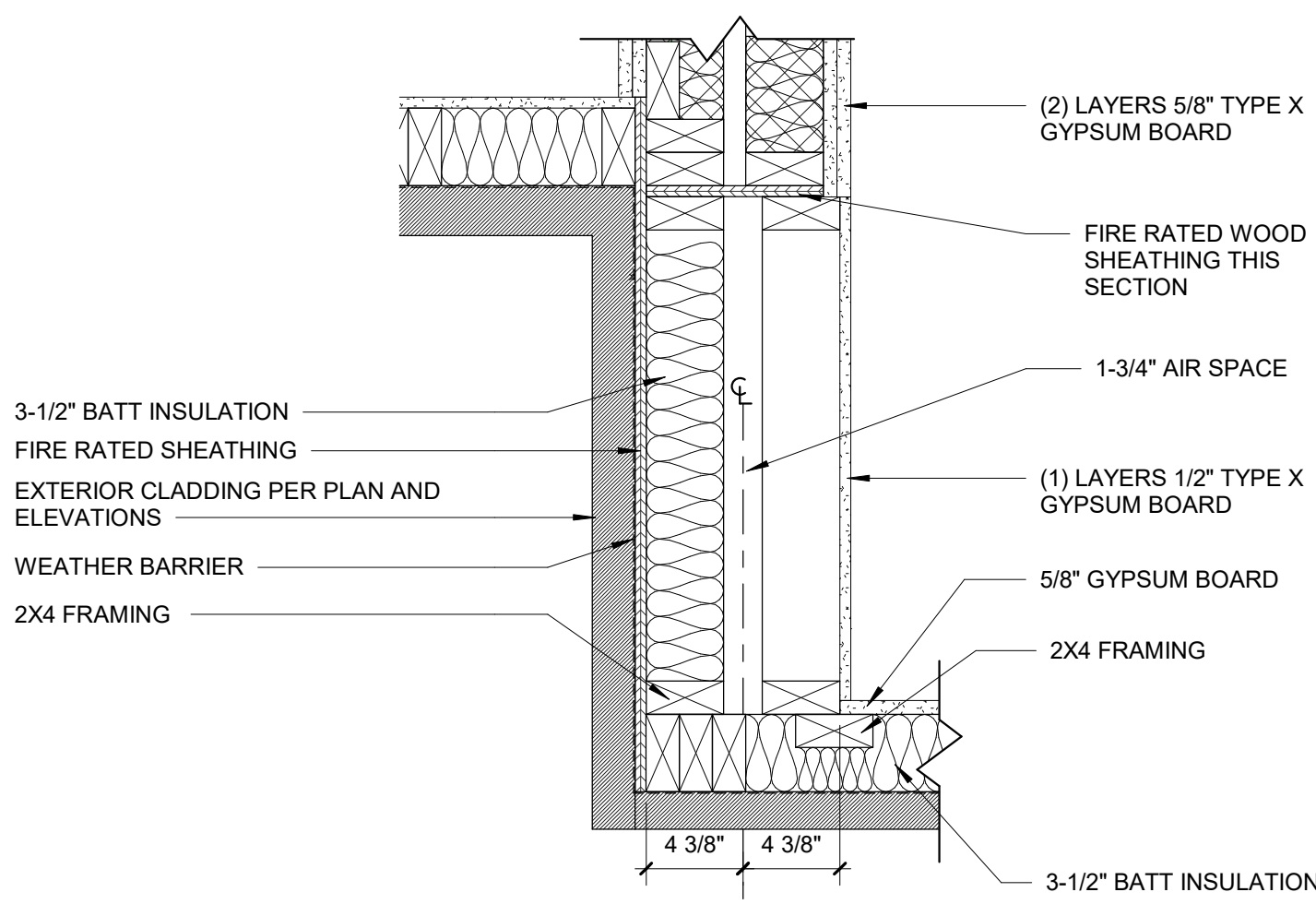
TAPE & JOINT COMPOUND (TYP)
LOWER PRIORITY WALL
TAPE & SEAL HIGHER PRIORITY
WALL BEHIND INTERSECTING
LOWER PRIORITY WALL (TYP)
HIGHER PRIORITY WALL
TAPE & JOINT COMPOUND (TYP)
HIGHER PRIORITY WALL

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

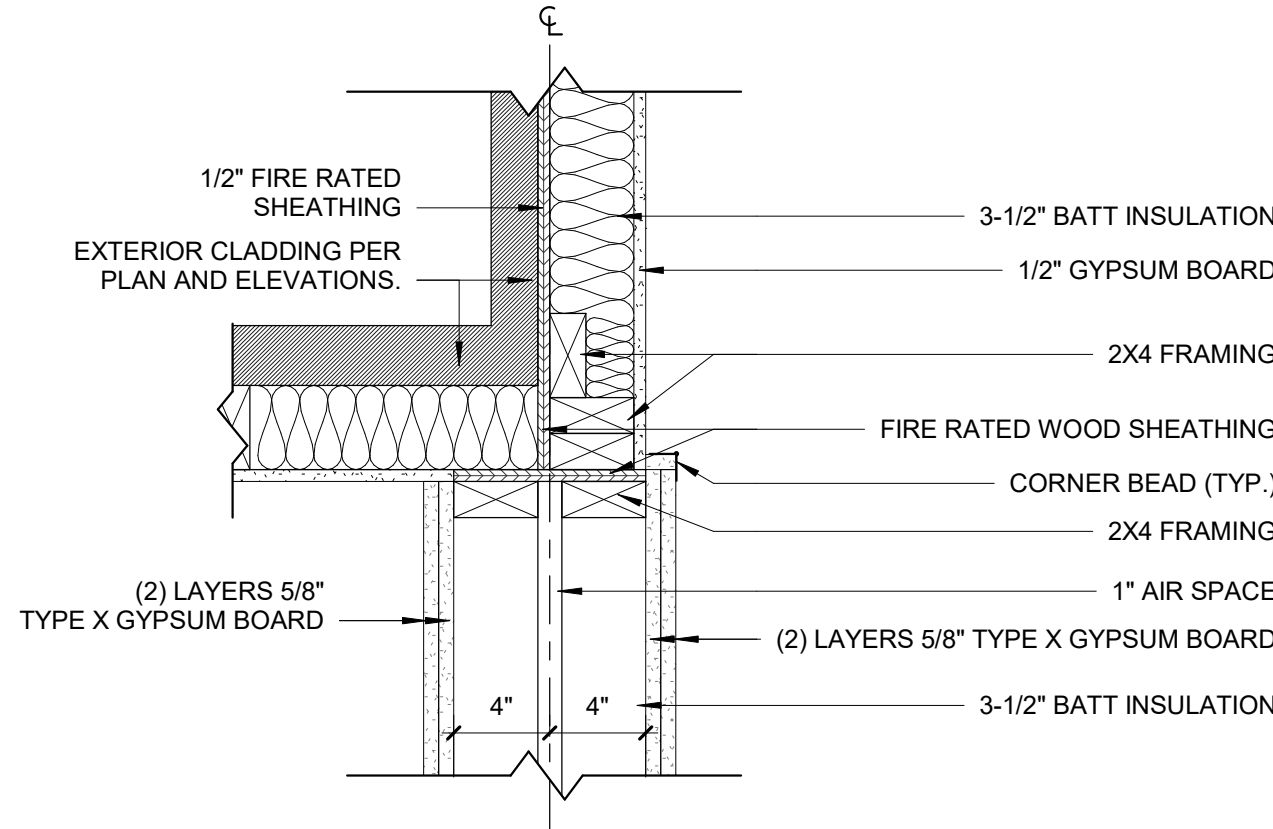
LOWER PRIORITY WALL
HIGHER PRIORITY WALL
TAPE & JOINT COMPOUND (TYP)

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

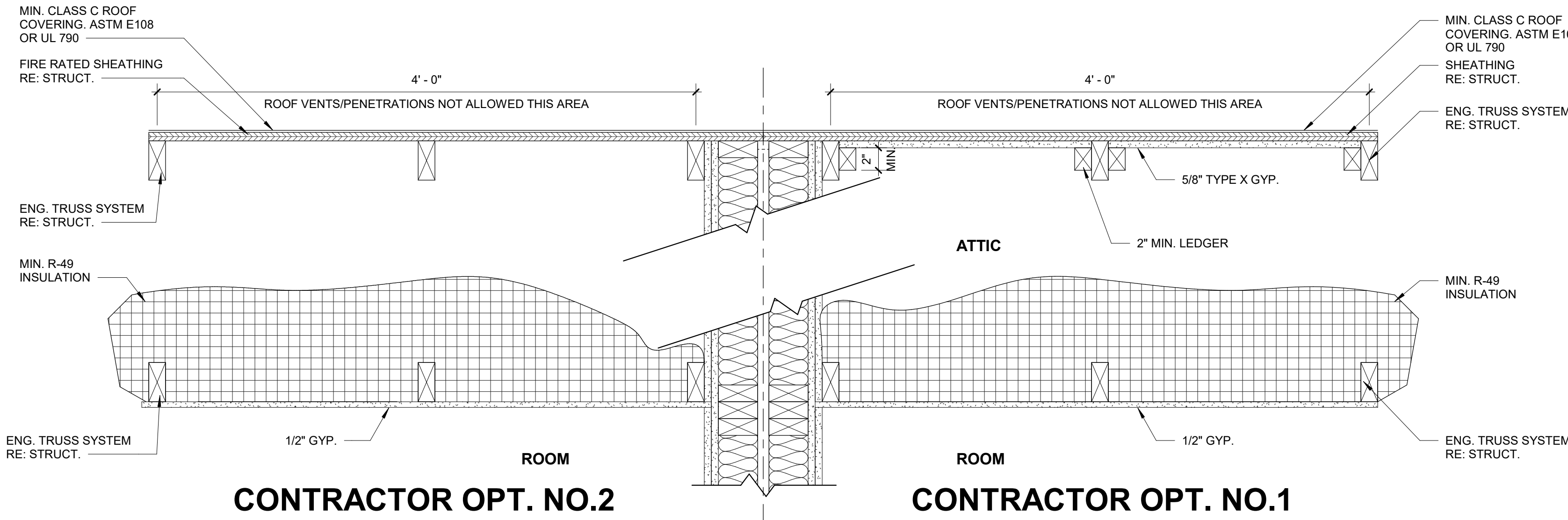
NOTES:
1. REFER TO WALL TYPES ON SHEET G121-TI FOR WALL COMPONENTS, NUMBER OF GYPSUM BOARD LAYERS, TYPE OF GYPSUM BOARD, AND OTHER SIMILAR INFO.
2. THE HIGHER PRIORITY WALL SHALL PASS THROUGH THE LOWER PRIORITY WALL.
3. TAPING AND SEALING OF HIGHER PRIORITY WALLS SHALL BE CONTINUOUS.
4. ALTERNATE LAYERS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



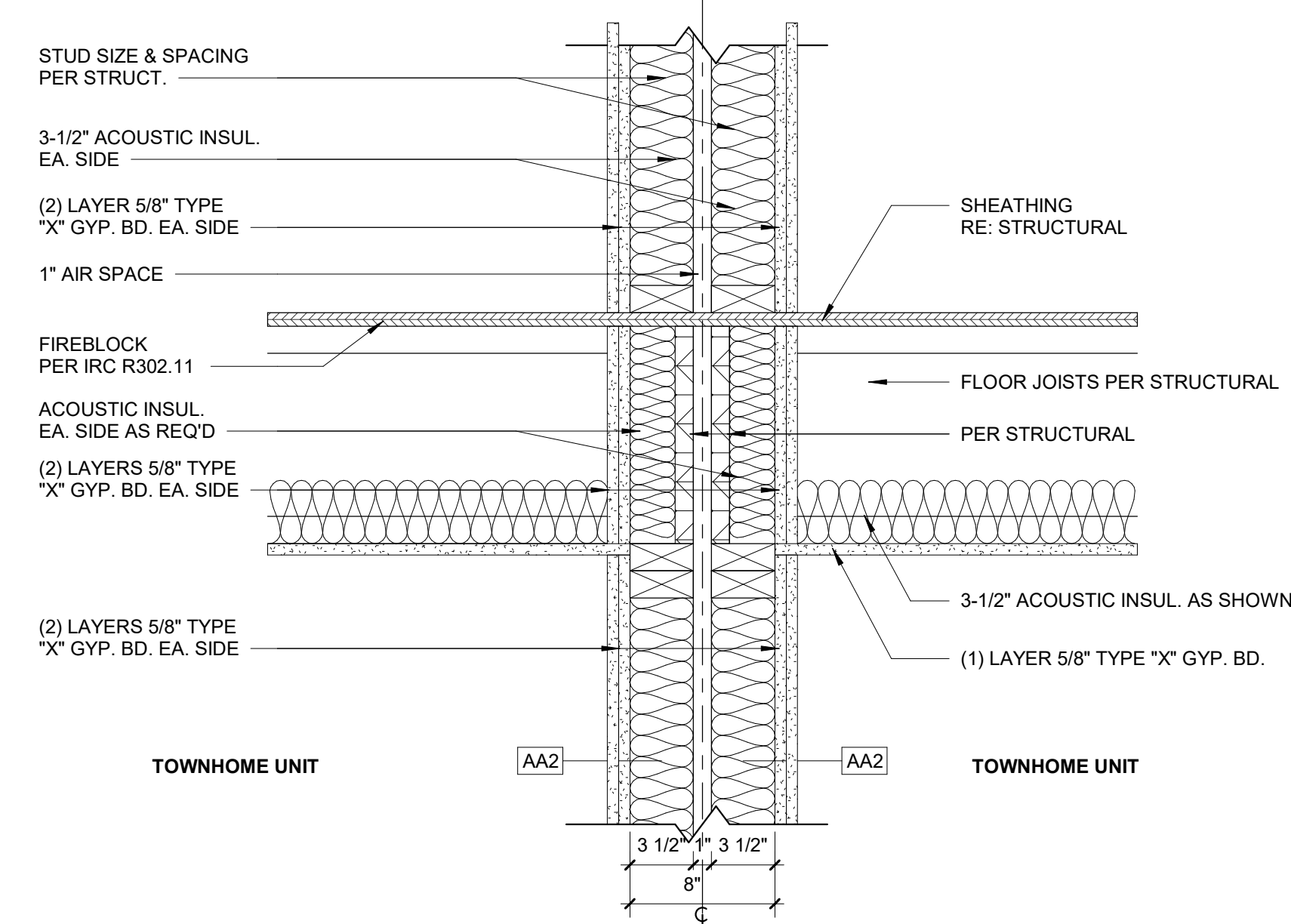
H9 CORNER DETAIL AT UNIT SEPERATION WALL
1 1/2" = 1'-0"



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



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



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

FIRE & SMOKE RESISTIVE LEGEND DEFINITIONS

FIRE WALLS (FW)

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

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

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

FIRE BARRIERS (FB)

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

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

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

SHAFT ENCLOSURES (SE)

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

USE
PROTECT OPENINGS IN FIRE RATED FLOOR/CILING ASSEMBLIES.

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

FIRE PARTITIONS (FP)

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

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

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

BEARING WALLS (BW)

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

USE
A VERTICAL LOAD BEARING STRUCTURAL ELEMENT.

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

GENERAL NOTES

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

GENERAL DESCRIPTION

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

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

FIRE EXTINGUISHERS

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

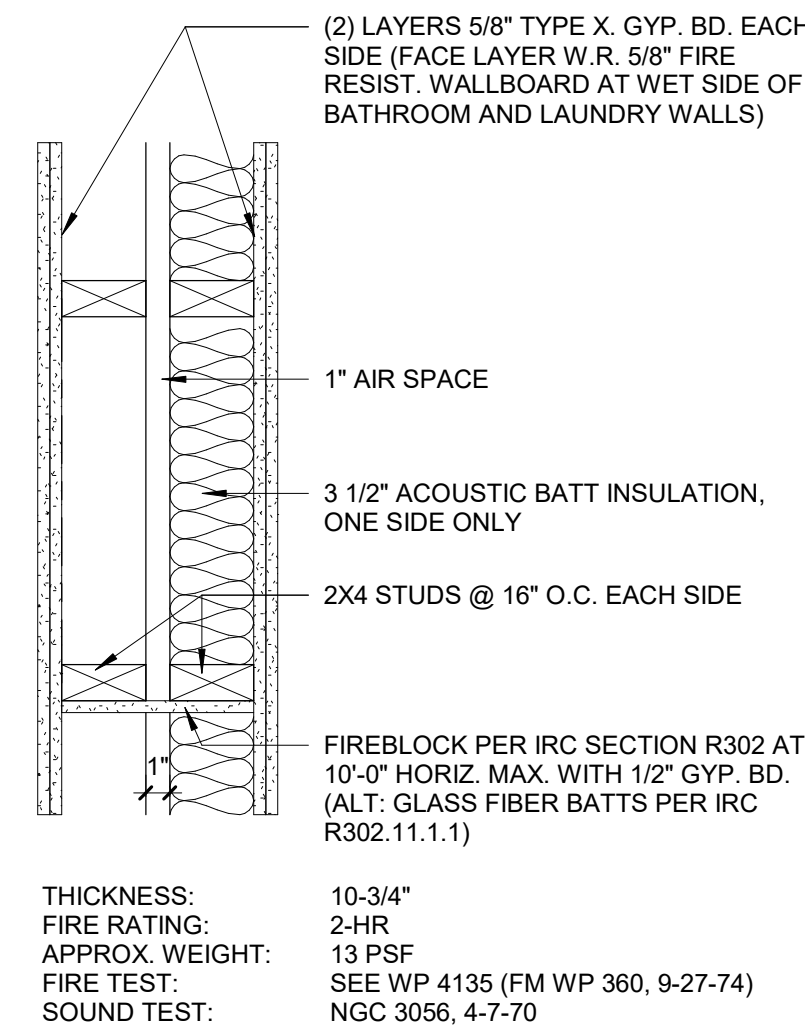
CEILING HEIGHT NOTES: (IBC 1208)

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

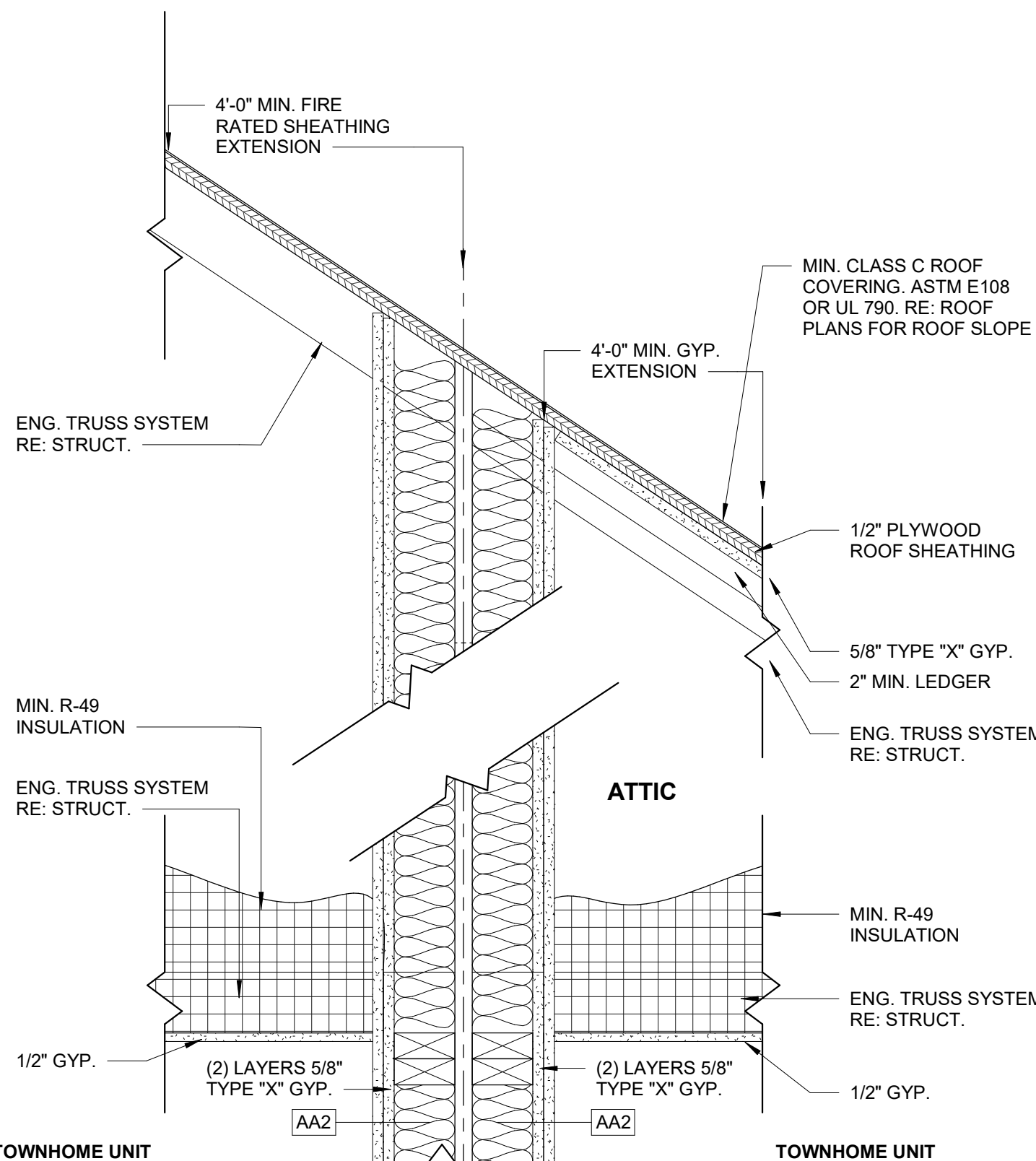
EXCEPTION 2: IF ANY ROOM IN A BUILDING HAS A SLOPED CEILING, THE PRESCRIBED CEILING HEIGHT FOR THE ROOM IS REQUIRED IN ONE-HALF THE AREA THEREOF. ANY PORTION OF THE ROOM MEASURED LESS THAN 5'-0" FROM THE FLOOR TO THE CEILING SHALL NOT BE INCLUDED IN ANY COMPUTATION OF THE MINIMUM AREA THEREOF.

FIRE SPRINKLER NOTE: (IRC R302)

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



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



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

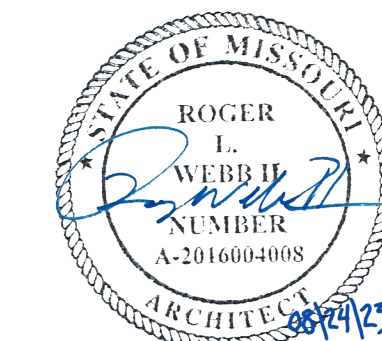
A4 ROOF AT 2-HR UNIT SEPARATION WALL
1 1/2" = 1'-0"

REUNION AT BLACKWELL

SE SHENANDOAH DRIVE
LEE'S SUMMIT, MO 64063

COPYRIGHT © BY
COLLINS WEBB
ARCHITECTURE, LLC

REVISION DATES:



PROFESSIONAL SEAL

G111

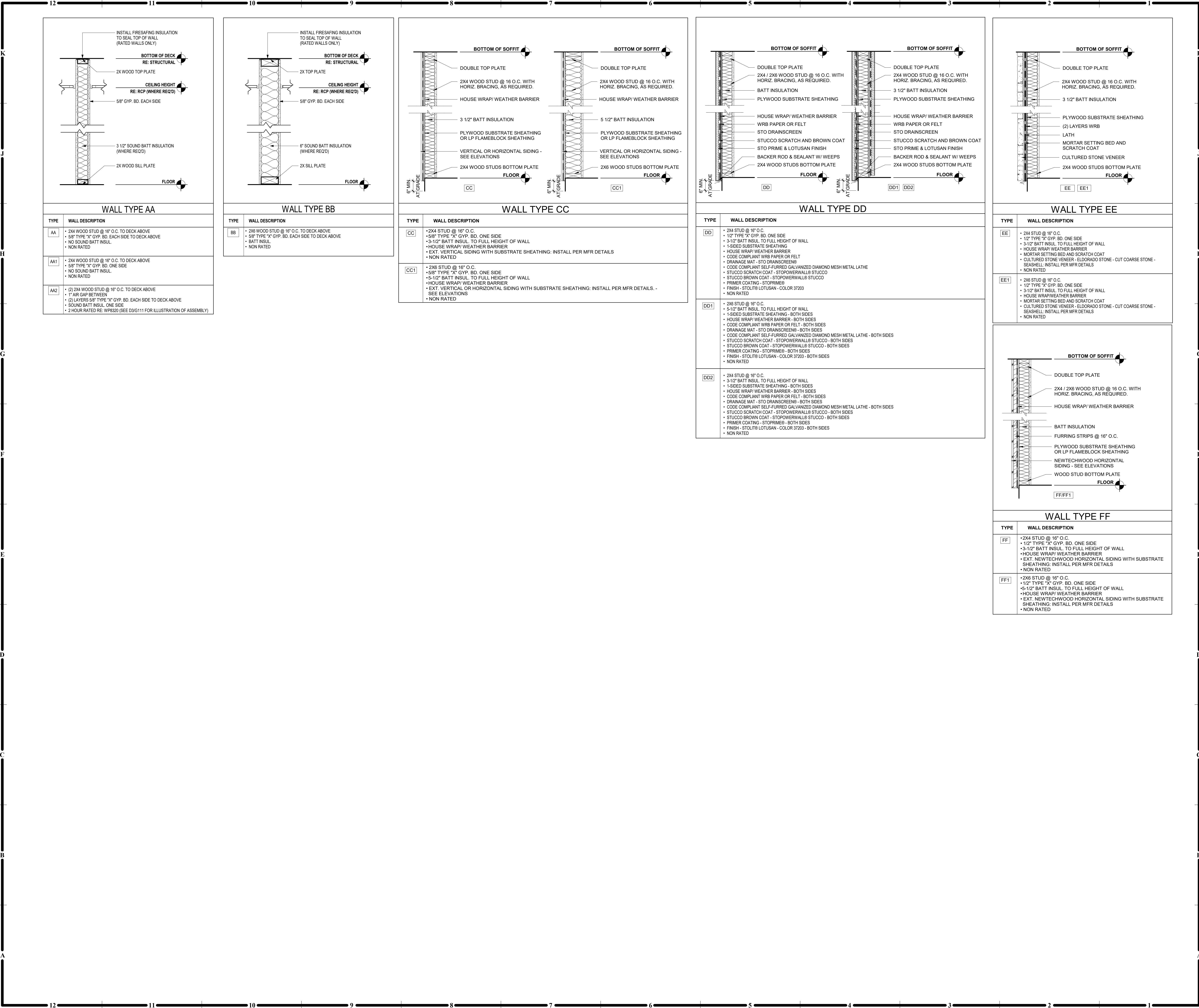
ISSUE DATE: 24 AUGUST 2023
COLLINS WEBB #: 21076

LIFE SAFETY INFORMATION -
APARTMENTS



PERMIT DOCUMENTS

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



WALL TYPE NOTES:

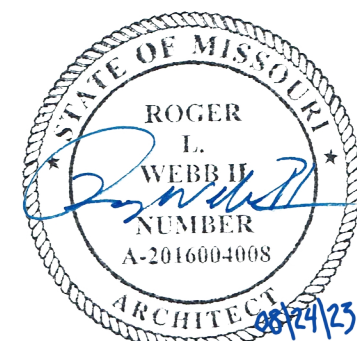
1. DRYPWALL PARTITIONS SHOULD BE CONSTRUCTED IN ACCORDANCE WITH ASTM E687 - STANDARD PRACTICE FOR INSTALLING SOUND ISOLATING GYPSUM BOARD PARTITIONS, AND ASTM C919 - STANDARD PRACTICE FOR USE OF SEALANTS IN ACOUSTICAL APPLICATIONS. ALL SOUND BARRIER PARTITIONS SHOULD EXTEND FROM FLOOR TO STRUCTURE UNLESS STATED OTHERWISE. METAL STUDS SHALL BE RIGIDLY ATTACHED ONLY AT HEAD AND FOOT. STRUCTURAL CROSS BRACING MUST NOT RIGIDLY CONNECT TO BOTH METAL STUD WALLS.
2. RE: LIFE SAFETY PLANS FOR RATED WALL LOCATIONS.
3. RE: WALL TYPE DETAIL SHEET FOR TYPICAL WALL DETAILS AND ADDITIONAL WALL TYPE INFORMATION.
4. FOR TYPICAL TOP OF WALL CONDITIONS AT JOISTS AND BEAMS, REFER TO THE CLOSURE DETAILS ON THE WALL TYPE DETAILS SHEET.
5. WHERE FIRE-RATED SEALANT IS INDICATED ON WALL TYPES, PROVIDE FIRE-RATED SEALANT ABOVE TOP TRACK, UNDER BOTTOM TRACK, AT ALL PENETRATIONS (BOTH SIDES), AND AS REQUIRED BY FIRE RATING UL NUMBER.
6. EXTEND FIRE-RATED WALL CONSTRUCTION BEHIND RECESSED OR BUILT-IN EQUIPMENT, SUCH AS FIRE EXTINGUISHER CABINETS (IF SO), ELECTRICAL WATER COOLERS (EWC), ELECTRICAL PANELS, ETC., UNLESS NOTED OTHERWISE.
7. PROVIDE AND INSTALL ALL STIFFENERS, BRACING, BACK-UP PLATES AND SUPPORTING BRACKETS REQUIRED FOR THE INSTALLATION OF ALL CASEWORK AND OF ALL FLOOR MOUNTED OR SUSPENDED MECHANICAL, ELECTRICAL OR LABORATORY EQUIPMENT.
8. WHERE HVAC OR OTHER MECHANICAL, ELECTRICAL AND PLUMBING TENDS PENETRATE PARTITIONS, STUDS SHALL BE BRACED AND FRAMED TO STRUCTURE AS REQUIRED TO PROVIDE ADEQUATE SUPPORT. ALL PENETRATIONS THROUGH ACOUSTICAL AND FIRE RATED WALLS SHALL BE SEALED TO PROVIDE FIRE, SMOKE, AND/OR ACOUSTICAL ISOLATION OF SPACES WITH APPROPRIATE ACOUSTICAL/ FIRESTOP MATERIAL.
9. THERE SHALL BE NO BACK-TO-BACK ELECTRICAL, TELEPHONE, OR OTHER OUTLETS, EXCEPT WHERE SPECIFICALLY SHOWN.
10. WALL BASE IS NOT SHOWN ON ALL WALL TYPES FOR CLARITY. REFER TO FINISH SCHEDULE.
11. PROVIDE GLASS-MAT, WATER RESISTANT BACKING BOARD AT ALL WET LOCATIONS.
12. EXCEPT AT FIRE-RATED PARTITIONS, ALL WALL AND COLUMB GYPSUM BOARD FACING SHALL BE HELD AT 5/8 INCH BELOW STRUCTURE, UNLESS NOTED OR SHOWN OTHERWISE.
13. PROVIDE AND INSTALL BLOCKING REQUIRED FOR ALL A.V. EQUIPMENT. G.G. TO COORDINATE WITH TI CONSULTANT FOR FINAL LOCATIONS AND SIZE REQUIREMENTS.
14. COMPRESSIBLE FILLER - ACCEPTABLE MATERIALS WOULD BE FIBERGLASS INSULATION OR FIRESTOPPING. VOIDS TO BE COMPLETELY FILLED AND A FIRESTOP SEALANT OVER ANY ENDS. THIS IS TYPICAL FOR ALL ACOUSTICAL WALL ASSEMBLIES WHERE "COMPRESSIBLE FILLER" IS CALLED FOR. THERE CAN BE NO VOIDS IN THE INSTALLATION.
15. MUD AND TAPE ALL 1ST AND 2ND LAYER GYP. BOARD JOINTS. PROVIDE 3RD LAYER FINISH PER GENERAL NOTES: FLOOR PLAN.
16. PROVIDE HORIZONTAL LATERAL BRACING WIRE WELDED TO STUD FOR ALL WALLS, AT APPROPRIATE GAGE AND SPACING SPECIFIED BY SUPPLIER.

REUNION AT BLACKWELL

SE SHENANDOAH DRIVE
LEE'S SUMMIT, MO 64063

COPYRIGHT © BY
COLLINS WEBB
ARCHITECTURE, LLC

REVISION DATES:



PROFESSIONAL SEAL

G121

ISSUE DATE: 24 AUGUST 2023
COLLINS WEBB #: 21076

WALL TYPES



PERMIT DOCUMENTS

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

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

SPECIFICATIONS - PRODUCT & INSTALLATION GENERAL REQUIREMENTS

GENERAL REQUIREMENTS APPLICABLE TO ALL MATERIALS FOR THE PROJECT:

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

DIVISION 1 - GENERAL REQUIREMENTS

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

D. PROTECTION OF FINISHED WORK

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

E. GENERAL CONDITIONS

1. ANY DISCREPANCY OR CONFLICT WITHIN OR BETWEEN DRAWINGS AND ANY DISCREPANCY OR CONFLICT BETWEEN ANY DRAWING AND ANY SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.
2. THE GENERAL CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK USING THE CONTRACTOR'S BEST SKILLS AND ATTENTION. THE GENERAL CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR HAVE AND CONTROL OVER CONSTRUCTION MEANS AND METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THE CONTRACT.
3. THE GENERAL CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR AND HAVE CONTROL OVER ALL JOB SITE SAFETY PROCEDURES AND POLICIES. THE GENERAL CONTRACTOR SHALL HAVE A SAFETY COORDINATOR AND BE RESPONSIBLE TO HOLD REGULARLY SCHEDULED SAFETY TRAINING WITH ALL JOB SITE PERSONNEL, INCLUDING ALL SUB CONTRACTOR PERSONNEL.
5. NEITHER THE ARCHITECTS OR THE OWNERS INSPECTION NOR FAILURE TO INSPECT SHALL RELIEVE THE CONTRACTOR OF ANY OBLIGATION HEREUNDER. IF ANY WORK FAILS TO CONFORM TO THE CONSTRUCTION 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 MADE BY LAW.
6. THE GENERAL CONTRACTOR SHALL SO CONDUCT ITS OPERATIONS AS NOT TO UNREASONABLY INTERFERE WITH TRAFFIC ON PUBLIC THOROUGHFARES ADJACENT OR NEAR TO THE PROJECT SITE.
7. DO NOT SCALE DRAWINGS.

F. PROJECT REQUIREMENTS

1. THE GENERAL CONTRACTOR REPRESENTS THAT IT POSSESSES THE SKILLS REQUIRED FOR THE WORK, ASSUMES THE RESPONSIBILITIES OF AN EMPLOYER FOR PERFORMANCE OF THE WORK, AND ACTS AS AN EMPLOYER OF ONE OR MORE EMPLOYEES BY PAYING WAGES, DIRECTING ACTIVITIES, AND PERFORMING OTHER SIMILAR FUNCTIONS. THE GENERAL CONTRACTOR IS AN INDEPENDENT CONTRACTOR, FREE TO TERMINATE THE MANNER IN WHICH THE WORK IS PERFORMED.
2. THE GENERAL CONTRACTOR SHALL PROVIDE, AND MAINTAIN IN GOOD WORKING ORDER, THE FOLLOWING ITEMS FOR USE BY THE PROJECT SUPERINTENDENT DAILY DURING THE ENTIRE DURATION OF THE PROJECT:
- A. LAPTOP WITH INTERNET ACCESS.
 - B. DIGITAL CAMERA WITH DATE/STAMP CAPABILITY AND WITH PROPER CABLES TO ATTACH TO LAPTOP.
 - C. EMAIL ACCESS THROUGH THE LAPTOP.
 - D. A PRINTER/SCANNER/FAX MACHINE WITH PROPER CABLES TO ATTACH TO LAPTOP.
 - E. CELL PHONE.
 - F. PROJECT INTERNET CLOUD BASED SITE FOR MANAGEMENT OF PROJECT INFORMATION. SITE WILL BE USED FOR SUBMITTAL OF SHOP DRAWINGS, RFIs & PHOTOS. SITE SHALL BE PROCURE OR EQUAL FUNCTIONALITY.
3. THE GENERAL CONTRACTOR SHALL HAVE A CONSTRUCTION SUPERINTENDENT ASSIGNED TO THIS PROJECT, AND THIS SUPERINTENDENT SHALL BE ON SITE EVERY DAY WHEN 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 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 WEEK. SHOWING THE PROGRESS OF CONSTRUCTION TO THE GENERAL CONTRACTOR. THE 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 CDS (AS PART OF THE AS-BUILTS). ALL PHOTOS WILL HAVE A DATE STAMP.

G. INSPECTIONS/OBSERVATIONS

1. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO OVERSEE CONSTRUCTION OF THE PROJECT, CONTINUALLY. 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 COMPLETES WITH THE AGENCY REQUIREMENTS. SCHEDULING FINAL INSPECTIONS WITH AGENCY REPRESENTATIVES WHEN THE PROJECT IS NOT COMPLETE MUST BE AVOIDED. COPIES OF FINAL INSPECTIONS MUST BE PROVIDED TO OWNER & AVAILABLE.
3. PRIOR TO REQUESTING THE SUBSTANTIAL COMPLETION INSPECTION, IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONDUCT HIS OWN PRE-SUBSTANTIAL COMPLETION INSPECTION OF THE CONSTRUCTION FOR QUALITY OF CONSTRUCTION AND COMPLETION OF THE AS-BUILTS. THE AS-BUILTS MUST BE MAINTAINED ON-SITE IN THE GENERAL CONTRACTOR'S OFFICE AND WILL NOT BE USED FOR ANY OTHER PURPOSE. SINCE THE OWNER WILL OWN AND OPERATE THE FACILITY, IT IS IMPERATIVE THAT ALL PARTIES MAINTAIN ACCURATE INFORMATION REGARDING THE ACTUAL CONSTRUCTION OF THE PROJECT.
4. ALL DEVIATIONS FROM THE CONTRACT SET OF DRAWINGS MUST BE NOTED ON THE AS-BUILTS IN RED WITH CLOUDS FOR CLEAR IDENTIFICATION. THE OWNER WILL REVIEW THE AS-BUILTS FOR ACCURACY AND COMPLETENESS MONTHLY. DURING THE PAYMENT APPLICATION REVIEW PROCESS, FAILURE TO POST CHANGES TO THE PROJECT ON THE AS-BUILTS AS IDENTIFIED DURING THE ON-SITE MONTHLY REVIEW WILL BE CAUSE TO SUSPEND PAYMENT UNTIL RECTIFIED. IT IS THE GENERAL CONTRACTOR'S RESPONSIBILITY TO ENFORCE THE DAILY POSTING OF AS-BUILT CHANGES WITH THE SUBCONTRACTORS.

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

- I. FINAL CLOSE-OUT OF THE PROJECT**
1. WITHIN THIRTY (30) CALENDAR DAYS AFTER THE FINAL PROJECT SUBSTANTIAL COMPLETION, THE GENERAL CONTRACTOR SHALL COMPLETE 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 ADDITIONAL ADMINISTATIVE 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 PLANT, ONE ELECTRONIC COPY TO BE SENT WITH CLOSE-OUT PAPERWORK.
 - D. MATERIALS SELECTION DATA - PROVIDE ALL APPROVED SUBMITTALS.
 - E. OPERATION AND MAINTENANCE MANUALS (OMM). PROVIDE OMM MANUALS BOXED AND BOUND. THIS ITEM IS OF SIGNIFICANT IMPORTANCE TO MSF FUTURE MAINTENANCE ACTIVITIES.
 - F. ALL HVAC TEST AND BALANCE REPORTS.
 - G. RELEASE OF LEV (AA FORM 708A), PAYMENT OF DEBT (AA FORM 708).
 - H. WARRANTIES, CERTIFICATES, AFFIDAVITS.
 - I. ALL INFORMATION INCLUDED IN THIS CATEGORY WILL BE FURNISHED IN ONE (1) COPY AND BOUND IN A STUDY THREE-RING BINDER WITH A LABEL ON THE OUTSIDE READING "GENERAL CLOSE-OUT DOCUMENTS" TO INCLUDE AN INDEX OF THE MATERIAL. ALL AA 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 LEV" - AA FORM 708A AND A "PAYMENT OF DEBT" - AA FORM 6706 IS INCLUDED FOR HIMSELF AND EACH SUBCONTRACTOR. THE GENERAL CONTRACTOR WILL INCLUDE A "CONSENT OF SURETY" - AA FORM 6707. IN ADDITION, THE GENERAL CONTRACTOR WILL INCLUDE BEHIND HIS TAB THE FOLLOWING INFORMATION: A. LIST OF NAMES, BUSINESS ADDRESSES, PHONE NUMBERS AND EMAIL ADDRESSES 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 0500 - MASONRY VENEERS & SIMULATED STONES

- A. SUBMITTALS:** SHOP DRAWINGS AND CALCULATIONS INDICATING PRODUCTS TYPES AND LAYOUT, VERTICAL AND HORIZONTAL DIMENSIONS, EDGE CONDITIONS, AND CONNECTION DETAILS TO SUBSTRATES. PROVIDE GROUT TYPES AND COLOR SAMPLES.
- B. BASIS OF DESIGN:** CANYON LEDGE PROFILE AS MANUFACTURED BY CANYON STONE INC. MATCH THE MODULAR CONFIGURATIONS INDICATED IN THE CONSTRUCTION DOCUMENTS.
- C. MATERIALS**
1. MORTAR: TYPE "N" TINTED TO A COLOR SELECTED BY THE ARCHITECT.
 2. METAL LATH SHALL BE MINIMUM 2.5 LBS. PAPER BACKED GALVANIZED METAL LATH (DIAMOND MESH) ATTACHED WITH TYPE 3-12 GALVANIZED NAILS. GALVANIZED FLASHING MAY ALSO BE USED.
 3. IN WALL AND CAP FLASHING SHALL BE CARULISE "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 PLASTERER OR MASON'S TROWEL AND LAY SIMULATED STONE UNITS LEVEL AND TRUE TO LINE IN FULL BEDS OF MORTAR. ALL JOINTS MUST BE COMPLETELY FILLED. APPLY ONLY ENOUGH MORTAR TO ALLOW STONES TO BE SET BEFORE MORTAR BEGINS TO HARDEN.
 3. ALL JOINTS IN SIMULATED STONE SHALL NOT EXCEED AN AVERAGE OF 1/2" IN WIDTH.
 4. RETAIN 1/2" DEEP X 1/4" WIDE SEALANT JOINTS AT PERIMETER OF EXTERIOR DOORS, WINDOW FRAMES AND OTHER WALL OPENINGS.
 5. WEED MORTAR 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 BACKUP.

DIVISION 5 - METALS

05 0000 - METAL RAILINGS

- A. SUBMITTALS:** PRODUCT DATA AND SHOP DRAWINGS WITH PLANS ELEVATIONS AND SECTIONS INDICATING MEMBER SIZES AND LAYOUT, VERTICAL AND HORIZONTAL DIMENSIONS, EDGE CONDITIONS, AND CONNECTION DETAILS. INCLUDE DETAILS OF ASSEMBLY ASSEMBLIES, IDENTICAL DIMENSIONS, WEIGHTS, LOADS, REQUIRED CLEARANCES. METHOD OF FIELD ASSEMBLY, FASTENERS, ANCHORS, LOCATION AND SIZE OF EACH FIELD CONNECTION, SAMPLES FOR INITIAL SELECTION FOR EACH TYPE OF EXPOSED FINISH.
1. DELEGATED-DESIGN SUBMITTAL: FOR HANDRAIL AND GUARDRAIL SYSTEMS, INCLUDING ANALYSIS DATA SIGNED AND SEALED BY THE QUALIFIED PROFESSIONAL ENGINEER RESPONSIBLE FOR THEIR PREPARATION.
- B. DESIGN:** METAL RAILINGS SHALL BE DESIGNED BY FABRICATOR TO SUPPORT CODE-REQUIRED LOADING AND TO MATCH THE CONFIGURATIONS INDICATED IN THE CONSTRUCTION DOCUMENTS. SEE DRAWINGS FOR REQUIRED RAILING ELEVATIONS.
- C. WARRANTY:** MANUFACTURER'S WARRANTY: MANUFACTURER AGREES TO REPAIR OR REPLACE COMPONENTS OF HANDRAIL AND GUARD RAIL SYSTEM THAT FAIL IN MATERIALS OR WORKMANSHIP WITHIN SPECIFIED WARRANTY PERIOD. WARRANTY PERIOD OF 30 YEAR.
- D. BASIS OF DESIGN:** DIGGER SPECIALTIES, INC., WESTBURY® ALUMINUM RAILING, TUSCANY SERIES, STYLE C10
- E. ACCESSORIES:**
1. GENERAL: PROVIDE MANUFACTURER'S STANDARD ACCESSORIES AS REQUIRED FOR COMPLETE RAILING SYSTEM AS INDICATED ON THE DRAWINGS AND AS REQUIRED TO COMPLY WITH PERFORMANCE REQUIREMENTS.
- F. FASTENERS:**
1. GENERAL: TYPE 304 STAINLESS-STEEL FASTENERS. USE EXPANDED FASTENERS WITH FINISH MATCHING APPEARANCE, INCLUDING COLOR AND TEXTURE, OF RAILINGS.
- G. FABRICATION:**
1. GENERAL: FABRICATE RAILINGS TO COMPLY WITH REQUIREMENTS INDICATED FOR DESIGN, DIMENSIONS, MEMBER SIZES AND SPACING, DETAILS, FINISH, AND ANCHORAGE, BUT NOT LESS THAN THAT REQUIRED TO SUPPORT STRUCTURAL LOADS.
 2. CUT, DRILL, AND PUNCH ALUMINUM CLEANLY AND ACCURATELY. REMOVE BURRS AND EASE EDGES TO A RADIUS OF APPROX. 1/32 INCH (1 MM) UNLESS OTHERWISE INDICATED. REMOVE SHARP OR ROUGH AREAS ON EXPOSED SURFACES.
 3. FABRICATE CONNECTIONS THAT ARE EXPOSED TO WEATHER IN A MANNER THAT EXCLUDES WATER. PROVIDE WEEP HOLES WHERE WATER MAY ACCUMULATE.
- H. FINISH:**
1. POWDER-COAT FINISH: AAMA 2605 EXTERIOR WITH A MINIMUM DRY FILM THICKNESS OF 1.5 MILS (0.04 MM). COMPLY WITH COATING MANUFACTURER'S WRITTEN INSTRUCTIONS FOR CLEANING, CONVERSION COATING, AND APPLYING AND BAKING FINISH.
- I. INSTALLATION:**
1. SUPPLY COMPONENTS REQUIRED FOR ANCHORAGE FABRICATED FROM SAME MATERIAL AND FINISH AS FABRICATION UNLESS NOTED OTHERWISE. SHIM AND LEVEL FABRICATIONS AS NECESSARY. COAT CONCEALED SURFACES OF ALUMINUM FABRICATIONS IN CONTACT WITH CONCRETE, GROUT, MASONRY, WOOD, OR DISSIMILAR METALS WITH BITUMINOUS PUT.
2. FIT EXPOSED CONNECTIONS TOGETHER TO FORM TIGHT, HAIRLINE JOINTS.
3. PERFORM CUTTING, DRILLING, AND FITTING REQUIRED FOR INSTALLING RAILINGS. SET RAILINGS ACCURATELY IN LOCATION, ALIGNMENT, AND ELEVATION. MEASURED FROM ESTABLISHED UNITS AND LEVELS AND FREE OF RACK. I DO NOT YIELD, CUT, OR ABRASE SURFACES OF RAILING COMPONENTS THAT ARE COATED OR FINISHED AFTER FABRICATION AND THAT ARE INTENDED FOR FIELD CONNECTION BY MECHANICAL OR OTHER MEANS WITHOUT FURTHER CUTTING OR FITTING.
4. SET POSTS PLUMB WITHIN A TOLERANCE OF 1/16 INCH IN 3 FEET.
5. CONTROL OF CORROSION: PREVENT GALVANIC ACTION AND OTHER FORMS OF CORROSION BY INSULATING METALS AND OTHER MATERIALS FROM DIRECT CONTACT WITH INCOMPATIBLE MATERIALS.
6. ADJUST RAILINGS BEFORE ANCHORING TO ENSURE MATCHING ALIGNMENT AT ABUTTING JOINTS.
7. FASTENING TO IN-PLACE CONSTRUCTION: REMOVE BURRS AND EASE EDGES AND FASTENERS WHERE NECESSARY FOR SECURING RAILINGS AND FOR PROPERLY TRANSFERRING LOADS TO IN-PLACE CONSTRUCTION.
- 7.1 PROTECT FINISHES OF RAILINGS FROM DAMAGE DURING CONSTRUCTION PERIOD WITH TEMPORARY PROTECTIVE COVERINGS APPROVED BY RAILING MANUFACTURER. REMOVE PROTECTIVE COVERINGS AT TIME OF SUBSTANTIAL COMPLETION.

DIVISION 5 - METALS

05 0213 - PIPE AND TUBE RAILINGS

- A. SUBMITTALS:** PRODUCT DATA AND SHOP DRAWINGS WITH PLANS ELEVATIONS AND SECTIONS INDICATING MEMBER SIZES AND LAYOUT, VERTICAL AND HORIZONTAL DIMENSIONS, EDGE CONDITIONS, AND CONNECTION DETAILS. INCLUDE DETAILS OF ASSEMBLY ASSEMBLIES, IDENTICAL DIMENSIONS, WEIGHTS, LOADS, REQUIRED CLEARANCES. METHOD OF FIELD ASSEMBLY, COMPONENTS, AND LOCATION AND SIZE OF EACH FIELD CONNECTION, SAMPLES FOR INITIAL SELECTION FOR EACH TYPE OF EXPOSED FINISH.
1. DELEGATED-DESIGN SUBMITTAL: FOR HANDRAIL AND GUARDRAIL SYSTEMS, INCLUDING ANALYSIS DATA SIGNED AND SEALED BY THE QUALIFIED PROFESSIONAL ENGINEER RESPONSIBLE FOR THEIR PREPARATION.
- B. DESIGN:** METAL TUBE RAILINGS SHALL BE DESIGNED BY FABRICATOR TO SUPPORT CODE-REQUIRED LOADING AND TO MATCH THE CONFIGURATIONS INDICATED IN THE CONSTRUCTION DOCUMENTS. SEE DRAWINGS FOR REQUIRED RAILING ELEVATIONS.
- C. FIELD CONDITIONS:**
1. FIELD MEASUREMENTS: VERIFY ACTUAL LOCATIONS OF WALLS AND OTHER CONSTRUCTION CONTIGUOUS WITH METAL FABRICATIONS BY FIELD MEASUREMENTS BEFORE FABRICATION.
- D. PERFORMANCE REQUIREMENTS:**
1. A DELEGATED DESIGN: ENGAGE A QUALIFIED PROFESSIONAL ENGINEER TO DESIGN RAILINGS, INCLUDING ATTACHMENT TO BUILDING CONSTRUCTION.
2. STRUCTURAL PERFORMANCE: RAILINGS, INCLUDING ATTACHMENT TO BUILDING CONSTRUCTION, SHALL WITHSTAND THE EFFECT OF GRAVITY LOADS AND THE FOLLOWING LOADS AND STRESSES WITHIN LIMITS AND UNDER CONDITIONS INDICATED:
1. HANDRAILS AND TOP RAILS OF GUARDS:
 - A. UNIFORM LOAD: 100 LBS/FT (3.0 KN/M) APPLIED IN ANY DIRECTION.
 - B. CONCENTRATED LOAD OF 200 LBS (89 KN) APPLIED IN ANY DIRECTION.
 - C. UNIFORM AND CONCENTRATED LOADS NEED NOT BE APPLIED TO ACT CONCURRENTLY.
- E. FASTENERS:**
1. FASTENERS FOR ANCHORING RAILINGS TO OTHER CONSTRUCTION: SELECT FASTENERS OF TYPE, GRADE, AND CLASS REQUIRED TO PROVIDE CONNECTIONS TO SUBSTRATES. PROVIDE RAILINGS TO OTHER TYPES OF CONSTRUCTION INDICATED AND CAPABLE OF WITHSTANDING DESIGN LOADS.
- F. MISCELLANEOUS MATERIALS:**
1. METAL SURFACES, GENERAL: PROVIDE MATERIALS WITH SMOOTH SURFACES, WITHOUT SEAM MARKS, ROLLER MARKS, ROLLED TRADE NAMES, STAINS, DISCOLORATIONS, OR BLEMISHES.
 2. BRACKETS, FLANGES, AND ANCHORS: CAST OR FORMED METAL OF SAME TYPE OF MATERIAL AND FINISH AS SUPPORTED RAILS UNLESS OTHERWISE INDICATED.
 3. PIPE: ASTM A 53A, 3.5M, TYPE F OR TYPE S, GRADE A, STANDARD WEIGHT (SCHEDULE 40), UNLESS ANOTHER GRADE AND WEIGHT ARE REQUIRED BY STRUCTURAL LOADS.
- G. FABRICATION:**
1. GENERAL: FABRICATE RAILINGS TO COMPLY WITH REQUIREMENTS INDICATED FOR DESIGN, DIMENSIONS, MEMBER SIZES AND SPACING, DETAILS, FINISH, AND ANCHORAGE, BUT NOT LESS THAN THAT REQUIRED TO SUPPORT STRUCTURAL LOADS.
 2. CUT, DRILL, AND PUNCH ALUMINUM CLEANLY AND ACCURATELY. REMOVE BURRS AND EASE EDGES TO A RADIUS OF APPROXIMATELY 1/32 INCH (1 MM) UNLESS OTHERWISE INDICATED. REMOVE SHARP OR ROUGH AREAS ON EXPOSED SURFACES.
 3. FABRICATE CONNECTIONS THAT ARE EXPOSED TO WEATHER IN A MANNER THAT EXCLUDES WATER. PROVIDE WEEP HOLES WHERE WATER MAY ACCUMULATE.
 4. WELDED CONNECTIONS: USE FULLY WELDED JOINTS FOR PERMANENTLY CONNECTING RAILING COMPONENTS. COMPLY WITH REQUIREMENTS FOR WELDED CONNECTIONS IN FABRICATION ARTICLE WHETHER WELDING IS PERFORMED IN THE SHOP OR IN THE FIELD.
- H. FINISH:**
1. FOR NONGALVANIZED-STEEL RAILINGS, PROVIDE NONGALVANIZED FERROUS-METAL FINISHES, BRACKETS, FASTENERS, AND SLEEVES; HOWEVER, GALVANIZE ANCHORS TO BE EMBEDDED IN EXTERIOR CONC OR MASONRY.
 2. FASTENERS: AS RECOMMENDED BY MEMBRANE MANUFACTURER.
 3. PRIMER APPLICATION: APPLY SHOP PRIMER TO PREPARED SURFACES OF RAILINGS UNLESS OTHERWISE SPECIFIED. COMPLY WITH REQUIREMENTS IN SSPC-PA 1, "SHOP PRIMER AND MAINTENANCE PAINTING OF STEEL," FOR SHOP PAINTING. PRIMER NEED NOT BE APPLIED TO SURFACES TO BE EMBEDDED IN CONC OR MAS.
- I. INSTALLATION:**
1. SUPPLY COMPONENTS REQUIRED FOR ANCHORAGE FABRICATED FROM SAME MATERIAL AND FINISH AS FABRICATION UNLESS NOTED OTHERWISE. SHIM AND LEVEL FABRICATIONS AS NECESSARY. COAT CONCEALED SURFACES OF FABRICATIONS IN CONTACT WITH CONCRETE, GROUT, MASONRY, WOOD, OR DISSIMILAR METALS WITH BITUMINOUS PUT.
 2. FIT EXPOSED CONNECTIONS TOGETHER TO FORM TIGHT, HAIRLINE JOINTS.
 3. PERFORM CUTTING, DRILLING, AND FITTING REQUIRED FOR INSTALLING RAILINGS. SET RAILINGS ACCURATELY IN LOCATION, ALIGNMENT, AND ELEVATION. MEASURED FROM ESTABLISHED UNITS AND LEVELS AND FREE OF RACK. I DO NOT YIELD, CUT, OR ABRASE SURFACES OF RAILING COMPONENTS THAT ARE COATED OR FINISHED AFTER FABRICATION AND THAT ARE INTENDED FOR FIELD CONNECTION BY MECHANICAL OR OTHER MEANS WITHOUT FURTHER CUTTING OR FITTING.
 4. SET POSTS PLUMB WITHIN A TOLERANCE OF 1/16 INCH IN 3 FEET.
 5. CONTROL OF CORROSION: PREVENT GALVANIC ACTION AND OTHER FORMS OF CORROSION BY INSULATING METALS AND OTHER MATERIALS FROM DIRECT CONTACT WITH INCOMPATIBLE MATERIALS.
 6. ADJUST RAILINGS BEFORE ANCHORING TO ENSURE MATCHING ALIGNMENT AT ABUTTING JOINTS.
 7. FASTENING TO IN-PLACE CONSTRUCTION: REMOVE BURRS AND EASE EDGES AND FASTENERS WHERE NECESSARY FOR SECURING RAILINGS AND FOR PROPERLY TRANSFERRING LOADS TO IN-PLACE CONSTRUCTION.
 - 7.1 PROTECT FINISHES OF RAILINGS FROM DAMAGE DURING CONSTRUCTION PERIOD WITH TEMPORARY PROTECTIVE COVERINGS APPROVED BY RAILING MANUFACTURER. REMOVE PROTECTIVE COVERINGS AT TIME OF SUBSTANTIAL COMPLETION.

DIVISION 6 - WOOD AND PLASTICS

06 0500 - ROUGH CARPENTRY

1. PROVIDE SUFFICIENT FIRE RETARDANT TREATED WOOD BLOCKING AT ALL STUDS FOR SECURING OF WALL & CEILING ITEMS, WHETHER FURNISHED BY OWNER OR CONTRACTOR.
2. CONCEALED WOOD TO BE FIRE RETARDANT TREATED UNLESS NOTED OTHERWISE.
3. PRESERVATIVE TREATED LUMBER IS REQUIRED FOR ALL ITEMS TO REMAIN IN CONTACT WITH CONCRETE OR MASONRY TO CONFORM TO AWWA STANDARD 5.
4. RLYWOOD SHALL BE CD GRADE APA OR FOR YELLOW PINE. ALL PL-PLYWOOD TO BE FIRE RATED WHERE WALLS ARE INDICATED AS RATED CONSTRUCTION.
5. BLOCKING SHALL BE CLOSELY FITTED, ACCURATELY SET TO REQUIRED UNITS & LEVELS, SECURELY CONNECTED & RIGIDLY FITTED IN PLACE, USING NAILS, SCREWS, OR BOLTS AS INDICATED OR REQUIRED BY GOOD PRACTICE AND MANUFACTURER'S RECOMMENDATIONS.
- 06 0600 - FINISH CARPENTRY**
- A. SUBMITTALS:** SAMPLES OF FINISH MATERIALS, CATALOG CUTS OF HARDWARE, AND SHOP DRAWINGS INCLUDING DIMENSIONED PLANS, ELEVATIONS, AND SECTIONS.
- B. QUALITY STANDARD:** ARCHITECTURAL WOODWORK INSTITUTES "ARCHITECTURAL WOODWORK QUALITY STANDARDS"
- C. MATERIALS:**
1. SOFTWOOD LUMBER: MAXIMUM MOISTURE CONTENT OF 6 PERCENT; WITH VERTICAL GRAIN, OF QUALITY SUITABLE FOR SCHEDULED FINISH.
 2. HARDWOOD LUMBER: MAXIMUM MOISTURE CONTENT OF 6 PERCENT; WITH VERTICAL GRAIN, OF QUALITY SUITABLE FOR SCHEDULED FINISH.
 3. SHEET MATERIALS: SOFTWOOD PLYWOOD, EXPOSED TO VIEW. FACE SPECIES AS INDICATED, PLAN SAWN, MEDIUM DENSITY FIBERBOARD CORE, PS 1 GRADE A-B, GLUE TYPE AS RECOMMENDED FOR APPLICATION.
- D. INTERIOR WOODWORK:**
1. COMPLETE FABRICATION BEFORE SHIPPING TO PROJECT SITE TO MAXIMUM EXTENT FEASIBLE. DISASSEMBLE ONLY AS NEEDED FOR SHIPPING AND INSTALLING, WHERE NECESSARY FOR FITTING AT PROJECT SITE, PROVIDE FOR SCRUBING AND TRIMMING.
 2. RACKOUT AND GROOVE BACKS OF FLAT MEMBERS, KEIF BACKS OF OTHER WIDE, FLAT MEMBERS, EXCEPT WHERE ENDS WILL BE EXPOSED IN FINISHED WORK.
- F. INSTALLATION:**
1. DO NOT DELIVER OR INSTALL WOODWORK UNTIL BUILDING IS ENCLOSED, WET WORK IS COMPLETED, HVAC IS OPERATIONAL, AND WOODWORK IS CONDITIONED TO PREVAILING CONDITIONS OF SPACE WHERE INSTALLED. MAINTAIN TEMPERATURE BETWEEN 55° F. AND 75° F. FOR 72 HOURS BEFORE BEGINNING INSTALLATION AND FOR DURATION OF PROJECT.
 2. INSTALL WOODWORK LEVEL AND PLUMB AND SHIM AS REQUIRED WITH CONCEALED SHIMS TO 8 TOLERANCE OF 1/16" AND TO COMPLY WITH REFERENCED QUALITY STANDARDS FOR GRADE SPECIFIED.
 3. SECURE AND JOINT WOODWORK TO FIT ADJOINING WORK, SEAL JOINT SURFACES, AND REPAIR DAMAGED FINISH AT JOINTS.
 4. INSTALL TRIM WITH MINIMUM NUMBER OF JOINTS POSSIBLE USING FULL LENGTH PIECES TO GREATEST EXTENT POSSIBLE. STAGGER JOINTS IN ADJACENT AND RELATED MEMBERS.
 5. LUMBER OR TRANSPARENT FINISH (STAINED OR CLEAR): USE PIECES MADE OF SOLID LUMBER STOCK.
 6. LUMBER FOR PAINTED FINISH: AT CONTRACTOR'S OPTION, USE PIECES WHICH ARE EITHER GLUED-UP OR MADE OF SOLID LUMBER STOCK.
 7. DISCARD UNITS OF MATERIAL WHICH ARE UNSOUND, WARPED, BOWED, TWISTED, IMPROPERLY TREATED, NOT ADEQUATELY SEASONED OR TOO SMALL TO FABRICATE WORK WITH MINIMUM OF JOINTS OR OPTIMUM JOINT ARRANGEMENTS, OR WHICH ARE DEFECTIVELY MANUFACTURED WITH RESPECT TO SURFACES, SIZES OR PATTERNS.
 8. INSTALL THE WORK PLUMB, LEVEL, TRUE AND STRAIGHT WITH NO DISTORTIONS. SHIM AS REQUIRED USING CONCEALED SHIMS.
 9. SECURE AND JOINT WORK TO FIT ADJOINING WORK, AND REFINISH CUT SURFACES OR REPAIR DAMAGED FINISH AT JOINTS.
 10. SAND WORK SMOOTH AND SET EXPOSED NAILS AND SCREWS.
 11. APPLY WOOD FILLER IN EXPOSED NAIL AND SCREW INDENTATIONS.
 12. FINISH WORK SHALL BE SMOOTH, FREE FROM GRIT, DIRT, MARKS, RAISED GRAIN MARKINGS, OR SIMILAR DEFECTS ON EXPOSED SURFACES.

06 4100 - ARCHITECTURAL WOOD CASEWORK

- A. SUBMITTALS:** SAMPLES OF FINISH MATERIALS, CATALOG CUTS OF HARDWARE, AND SHOP DRAWINGS INCLUDING APPROX. 1/32 INCH (1 MM) UNLESS OTHERWISE INDICATED. REMOVE SHARP OR ROUGH AREAS ON EXPOSED SURFACES, JOINTING DETAILS, AND ACCESSORIES.
1. SCALE OF DRAWINGS: 1/12 INCH TO 1 FOOT, MINIMUM.
2. PROVIDE THE INFORMATION REQUIRED BY AIA/ANAWACWI (AWS) OR ANAWACWI (NAWS).
3. SAMPLES: SUBMIT ACTUAL SAMPLES OF ARCHITECTURAL CABINET CONSTRUCTION, MINIMUM 12 INCHES SQUARE, ILLUSTRATING PROPOSED CABINET, COUNTERTOP, AND SHELF UNIT SUBSTRATE AND FINISH WITH COATING MANUFACTURER'S WRITTEN INSTRUCTIONS FOR CLEANING, CONVERSION COATING, AND APPLYING AND BAKING FINISH.
- B. QUALITY STANDARD:** ARCHITECTURAL WOODWORK INSTITUTES "ARCHITECTURAL WOODWORK QUALITY STANDARDS"
- C. QUALITY ASSURANCE:**
1. FABRICATOR QUALIFICATIONS: COMPANY SPECIALIZING IN FABRICATING THE PRODUCTS SPECIFIED IN THIS SECTION WITH MINIMUM FIVE YEARS OF DOCUMENTED EXPERIENCE.
- D. CABINETS:**
1. FINISH TO STANDARD: CUSTOM GRADE, IN ACCORDANCE WITH ANAWACWI (AWS) OR ANAWACWI (NAWS), UNLESS NOTED OTHERWISE.
2. WOOD VENEER FACED CABINET: CONCEALED SURFACES. MANUFACTURER'S OPTION.
3. PLASTIC LAMINATE FACED CABINETS: CUSTOM GRADE.
- E. MATERIALS / ACCESSORIES / HARDWARE:**
1. LAMINATES AS INDICATED IN SCHEDULES. COMPLY WITH MANUFACTURER INSTRUCTIONS.
 2. ADHESIVE: TYPE RECOMMENDED BY FABRICATOR TO SUIT APPLICATION.
 3. FASTENERS: SIZE AND TYPE TO SUIT APPLICATION.
 4. FASTENING TO IN-PLACE CONSTRUCTION: REMOVE BURRS AND EASE EDGES AND FASTENERS WHERE NECESSARY FOR SECURING RAILINGS AND FOR PROPERLY TRANSFERRING LOADS TO IN-PLACE CONSTRUCTION.
 5. 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.
 6. GROMMETS: STANDARD PLASTIC, PAINED STEEL, OR RUBBER GROMMETS FOR CUT-OUTS, IN COLOR TO MATCH. ADJACENT SUPPORT.
 7. HARDWARE: BIRMA A53A, 3.5M, TYPE F OR TYPE S, GRADE A, STANDARD WEIGHT (SCHEDULE 40), UNLESS AN ADJUSTABLE SHELF SUPPORTS. STANDARD SIDE-MOUNTED SYSTEM USING RECESSED METAL SHELF STANDARDS OR MULTIPLE HOLES FOR PINS SUPPORTS AND COORDINATED SELF RESTS, POLISHED CHROME FINISH FOR MINIMAL 1 INCH SPRING ADJUSTMENTS.
 8. DRAWER SLIDES: TYPE: EXTENSION TYPES AS INDICATED.
 9. HINGES: EUROPEAN STYLE CONCEALED SELF-CLOSING TYPE (C) - STEEL WITH POLISHED FINISH.
 10. DO NOT CLOSE DOORS: CONCEALED, FRAME-MOUNTED, SCREW-ADJUSTABLE, BAKED, STEEL WITH POLISHED FINISH.
 12. FINISH WORK IN ACCORDANCE WITH ANAWACWI (AWS) OR ANAWACWI (NAWS).
- F. INSTALLATION:**
1. INSTALL NO INTERIOR FINISH CARPENTRY OR MILLWORK UNTIL SPACES ARE ENCLOSED, DRY, AND CAPABLE OF BEING HEATED. MAINTAIN TEMPERATURE BETWEEN 55° F. AND 75° F. FOR 72 HOURS BEFORE BEGINNING INSTALLATION AND FOR DURATION OF PROJECT.
 2. VERIFY ADEQUACY OF BACKING AND SUPPORT FRAMING.
 3. VERIFY LOCATION AND SIZE OF UTILITY TROUGH ASSOCIATED WITH WORK OF THIS SECTION.
 4. SET AND SECURE COUNTER CABINETS IN PLACE, ASSURING THAT THEY ARE RIGID, PLUMB, AND LEVEL.
 5. USE FIXTURE ATTACHMENTS IN CONCEALED LOCATIONS FOR WALL MOUNTED COMPONENTS.
 6. SECURE CABINETS TO FLOOR USING ANCHORS AND SECURE ADJOINING CABINET UNITS.
 7. CAREFULLY SCRIBE CASEWORK ABUTTING OTHER COMPONENTS, WITH MAXIMUM GAUGS OF 1/32 INCH. DO NOT USE ADDITIONAL OVERLAY TRIM FOR THIS PURPOSE.
 8. SECURE CABINETS TO FLOOR USING ANCHORS AND SECURE ADJOINING CABINET UNITS.
 9. CLEAN CASEWORK, COUNTERS, SHELVES, HARDWARE, FITTINGS, AND FIXTURES.

DIVISION 7 - THERMAL AND MOISTURE PROTECTION

07 1300 - SHEET WATERPROOFING

- A. SUBMITTALS:** PRODUCT DATA: PROVIDE DATA FOR MEMBRANE.
2. PROVIDE SHOP DRAWINGS: INDICATE SFEPAJ, JOINT OR TERMINATION CONDITIONS AND CONDITIONS OF INTERFACE WITH OTHER MATERIALS.
3. CERTIFICATE: CERTIFY THAT PRODUCTS MEET OR EXCEED SPECIFIED REQUIREMENTS.
- B. SURFACE BURNING CHARACTERISTICS:**
1. FLAME SPREAD INDEX: 25 OR LESS.
 2. SMOKE DEVELOPED INDEX: 50 OR LESS IN EXPOSED AREAS AND PLENUMS; 450 OR LESS WHERE CONCEALED.
- C. FIELD CONDITIONS:**
1. MAINTAIN AMBIENT TEMPERATURES ABOVE 40 DEGREES F FOR 24 HOURS BEFORE AND DURING APPLICATION AND UNTIL LIQUID OR MASTIC ACCESSORIES HAVE CURED.
- D. WARRANTY:**
1. CONTRACTOR SHALL CORRECT DEFECTIVE WORK WITHIN A FIVE YEAR PERIOD AFTER DATE OF SUBSTANTIAL COMPLETION. REMOVE AND REPLACE MATERIALS CONCEALING WATERPROOFING AT NO EXTRA COST TO OWNER.
- E. BASIS OF DESIGN:**
1. W.R. MEADOWS, INC. MELROL: WWW.WRMEADOWS.COM
- F. SELF-ADHERED MODIFIED BITUMINOUS SHEET MEMBRANE:** LOCATION: LOCATIONS AS IDENTIFIED IN DRAWINGS.
1. ROLLED SELF-ADHERED MODIFIED BITUMINOUS SHEET MEMBRANE: THICKNESS: 80 MIL, 0.090 INCH MINIMUM.
 2. CARPET FILL: 4 MILS. POLYMERIC MEMBRANE 56 MILS. SHEET WIDTH: 36 INCH. MINIMUM.
 3. SEAMING MATERIALS: AS RECOMMENDED BY MEMBRANE MANUFACTURER.
 4. MEMBRANE SEALANT: AS RECOMMENDED BY MEMBRANE MANUFACTURER.
 5. TERMINATION BARS: ALUMINUM, COMPATIBLE WITH MEMBRANE AND ADHESIVES.
 6. SURFACE CONDITIONER: COMPATIBLE WITH MEMBRANE.
 7. PREPARATION FOR SHOP PRIMER: PREPARE UNCOATED FERROUS-METAL SURFACES TO COMPLY WITH SSPC-SP 3, "POWER TOOL CLEANING."
 8. PRIMER APPLICATION: APPLY SHOP PRIMER TO PREPARED SURFACES OF RAILINGS UNLESS OTHERWISE SPECIFIED. COMPLY WITH REQUIREMENTS IN SSPC-PA 1, "SHOP PRIMER AND MAINTENANCE PAINTING OF STEEL," FOR SHOP PAINTING. PRIMER NEED NOT BE APPLIED TO SURFACES TO BE EMBEDDED IN CONC OR MAS.
- I. INSTALLATION:**
1. DO NOT INSTALL INSULATION ADHESIVES WHEN TEMPERATURE OR WEATHER CONDITIONS ARE DETRIMENTAL TO SUCCESSFUL INSTALLATION.
 2. INSTALL INSULATION IN AREAS AND IN THICKNESSES INDICATED OR REQUIRED TO PRODUCE R-VALUES WHERE INDICATED. CUT AND FIT TIGHTLY AROUND OBSTRUCTIONS AND FILL VOIDS WITH INSULATION.
 3. INSTALL IN EXTERIOR WALL AND CEILING SPACES WITHOUT GAPS OR VOIDS. DO NOT COMPLY INSULATION. 4. EXTEND INSULATION NEATLY TO FIT SPACES. INSULATE NEARLY ALL GAPS AND VOIDS.
 4. EXTEND INSULATOR RETARDER TO EXTERIOR SURFACES AS REQUIRED TO BE PROTECTED FROM VAPOR TRANSMISSION. SECURE IN PLACE WITH ADHESIVES OR OTHER ANCHORAGE AS RECOMMENDED BY MANUFACTURER. LOCATE INSULATION OVER EXISTING MEMBERS, OVERLAP AND SEAL WITH SUITABLE TAPE (QUOT TAPE IS NOT SUITABLE).
 5. DO NOT PERMIT INSTALLED INSULATION TO BE DAMAGED PRIOR TO ITS CONCEALMENT.

DIVISION 7 - THERMAL AND MOISTURE PROTECTION (CONTINUED)

07 1300 - SHEET WATERPROOFING (CONTINUED)

8. WEATHER LAP JOINTS ON SLOPED SUBSTRATE IN DIRECTION OF DRAINAGE, AND SEAL JOINTS AND SEAMS WITH SEALED JOINTER & FLASHINGS IS REQUIRED FOR ALL ITEMS TO REMAIN IN CONTACT WITH CONCRETE OR MASONRY TO CONFORM TO AWWA STANDARD 5.
9. FLEXIBLE FLASHINGS: SEAL ITEMS TIGHTLY THAT PENETRATE THROUGH WATERPROOFING MEMBRANE WITH FLEXIBLE FLASHINGS.
10. PRESERVATIVE TREATED LUMBER IS REQUIRED FOR ALL ITEMS TO REMAIN IN CONTACT WITH CONCRETE OR MASONRY TO CONFORM TO AWWA STANDARD 5.
11. INSTALL COUNTERFLASHING OVER EXPOSED EDGES.
12. INSTALLATION OF DRAINAGE PANEL AND PROTECTION BOARD: INSTALLER TO FOLLOW MANUFACTURERS INSTRUCTIONS.
13. UPON COMPLETION OF HORIZONTAL MEMBRANE INSTALLATION, DAM INSTALLATION AREA IN PREPARATION FOR FLOOD TESTING. FLOOD TO MINIMUM DEPTH OF 1 INCH WITH CLEAN WATER, AND AFTER 48 HOURS INSPECT FOR LEAKS. IF LEAKING IS FOUND, REMOVE WATER, REPAIR LEAKS OF SEALANT CONFORM WATERPROOFING METHODS AS DIRECTED BY ARCHITECT; REPEAT FLOOD TEST, AND REPAIR DAMAGE TO BUILDING, WHEN AREA IS PROVEN WATERTIGHT, DRAIN WATER AND REMOVE DAM.

07 1400 - FLUID-APPLIED WATERPROOFING

- A. SUBMITTALS:**
1. PRODUCT DATA: PROVIDE DATA FOR MEMBRANE, SURFACE CONDITIONER, FLEXIBLE FLASHINGS, JOINT COVER SHEET, AND JOINT AND CRACK SEALANTS.
 2. WARRANTY: STANDARD SURFACE WATERPROOFING WARRANTY AND ENSURE THAT FORMS HAVE BEEN COMPLETED IN OWNER'S NAME AND REGISTERED WITH MANUFACTURER.
- B. REFERENCE STANDARDS:**
1. ASTM E1541E1541H - STANDARD TEST METHODS FOR WATER VAPOR RETARDERS USED IN CONTACT WITH EARTH UNDER CONCRETE SLABS, ON WALLS, OR AS GROUND COVER 2008A, WITH EDITORIAL REVISION (2013).
 2. NRCA (WMA) - THE NRCA WATERPROOFING MANUAL 2021.
- C. QUALITY ASSURANCE:**
1. MANUFACTURER QUALIFICATIONS: COMPANY SPECIALIZING IN MANUFACTURING PRODUCTS SPECIFIED IN THIS SECTION, WITH NOT LESS THAN THREE YEARS DOCUMENTED EXPERIENCE.
 2. VERIFY QUALIFICATIONS: COMPANY SPECIALIZING IN MANUFACTURING PRODUCTS SPECIFIED IN THIS SECTION, WITH NOT LESS THAN THREE YEARS OF DOCUMENTED EXPERIENCE.
 3. MAINTAIN AMBIENT TEMPERATURES ABOVE 40 DEGREES F FOR 24 HOURS BEFORE AND DURING APPLICATION AND UNTIL CURED.
- D. MOCK-UP:**
1. CONSTRUCT MOCK-UP CONSISTING OF 100 SQ FT OF HORIZONTAL WATERPROOFED PANEL; TO REPRESENT FINISHED JOINT INCLUDING INTERNAL AND EXTERNAL CORNERS, DRAINAGE PANEL, BASE FLASHINGS, CONTROL JOINTS, EXPANSION JOINTS, COUNTERFLASHINGS.
- E. FIELD CONDITIONS:**
1. MAINTAIN AMBIENT TEMPERATURES ABOVE 40 DEGREES F FOR 24 HOURS BEFORE AND DURING APPLICATION AND UNTIL CURED.
- F. PRODUCTS:**
1. COLD-APPLIED RUBBERIZED ASPHALT WATERPROOFING: A. AWM INDUSTRIES, INC. AWM SYSTEM 500 (AUSBS MEMBR

8/23/2023 2:30:49 PM

SPECIFICATIONS - PRODUCT & INSTALLATION GENERAL REQUIREMENTS

09 5000 - RESILIENT FLOORING AND WALL BASE

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

B. BASIS OF DESIGN:

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

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

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

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

F. INSTALLATION ACCESSORIES:

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

G. INSTALLATION:

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

H. WALL BASE AND ACCESSORY INSTALLATION:

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

09 6913 - TILE CARPETING

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

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

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

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

E. INSTALLATION ACCESSORIES:

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

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

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

09 6916 - SHEET CARPETING

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

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

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

D. PRODUCTS:

A. APARTMENT UNIT CARPET SHALL BE SUPPLIED AND INSTALLED UNDER AN ALLOWANCES OF \$8.00/SQUARE YARD FOR THE PURCHASE AND DELIVERY OF THE CARPET MATERIAL ONLY.
1. COSTS FOR THE PAD ACCESSORIES, TAXES, LABOR, ETC. ARE NOT INCLUDED IN THE ALLOWANCES STATED ABOVE BUT SHALL BE INCLUDED IN THE BID PRICE FOR A COMPLETE INSTALLATION.
B. CARPET PAD SHALL BE 1/2" - 3/4" DENSITY REDOND PAD AS REQUIRED FOR A COMPLETE INSTALLATION.

E. INSTALLATION ACCESSORIES:

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

F. INSTALLATION:

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

09 9000 - PAINTING AND COATING

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

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

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

D. PAINT SYSTEMS:

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

09 9000 - PAINTING AND COATING (CONTINUED)

E. APPLICATION / INSTALLATION:

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

A. Exterior Work:

1. ALL EXTERIOR GALVANIZED METAL FLASHINGS, CONNECTORS, ETC. TWO COAT COMMERCIAL METAL ETCH. ONE COAT EXTERIOR METAL PRIMER. TWO COATS EXTERIOR SEMI-GLOSS METAL PAINT.
2. ALL EXPOSED STEEL FRAMES, ANGLES, ETC. TWO COATS SEMI-GLOSS METAL PAINT. (PRIME COAT CHANNELS, POSTS, RAILINGS, BEAMS, ETC. SURFACES THAT ARE NOT PRIMED.)
3. ALL EXPOSED MISC. FERROUS METAL ITEMS INCLUDING RAILS, PLATES, ANGLES, BOLTS, GRATES, CONDUITS, POSTS, PIPING, ETC. TWO COATS SEMI-GLOSS METAL PAINT. (PRIME COAT SURFACES THAT ARE NOT PRIMED.)
4. ALL UNPRIMED EXTERIOR MILLWORK, TRIM, SMOOTH WOOD MATERIALS, ETC. PRIME AND BACK LATEX PRIMER. TWO COATS OF EXTERIOR LATEX SATIN OR SEMI-GLOSS PAINT.

5. PRIMED MILLWORK AND TRIM:

TOUCH-UP PRIMER. TWO COATS OF EXTERIOR 100% SATIN OR SEMI-GLOSS ACRYLIC LATEX PAINT.

6. ROUGH SAWN TRIM, BEAMS, COLUMNS, ETC.

ONE COAT PRIMER. TWO COATS EXTERIOR HEAVY 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. TWO COATS EXTERIOR HEAVY BODIED STAIN.

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 OR TILE. ONE COAT OF PRIME LATEX PAINT AND ONE FINISH COAT OF LATEX EGG-SHELL WALL PAINT. (TWO COATS IF REQUIRED TO ACHIEVE FULL COVERAGE.)
2. GYPSUM BOARD WALLS IN COMMON AREA CORRIDORS. ONE COAT OF PRIME LATEX PAINT AND ONE FINISH COAT OF SCRUBABLE LATEX FLAT WALL PAINT. (TWO COATS IF REQUIRED TO ACHIEVE FULL COVERAGE.)
3. GYPSUM BOARD CEILINGS. TWO COATS OF LATEX FLAT PAINT. TWO COATS OF CLASS I VAPOR RETARDER PAINT AT CEILINGS ADJACENT TO ATTICS.

4. 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 EGG-SHELL WALL PAINT. (TWO COATS IF REQUIRED TO ACHIEVE FULL COVERAGE.)

5. GYPSUM BOARD WALLS IN COMMON AREA CORRIDORS. ONE COAT OF PRIME LATEX PAINT AND ONE FINISH COAT OF SCRUBABLE LATEX FLAT WALL PAINT. (TWO COATS IF REQUIRED TO ACHIEVE FULL COVERAGE.)
6. GYPSUM BOARD CEILINGS. TWO COATS OF LATEX FLAT PAINT. TWO COATS OF CLASS I VAPOR RETARDER PAINT AT CEILINGS ADJACENT TO ATTICS.

7. 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.

8. PRIMED HARDWOOD FLOORS. ONE COAT OF LATEX PAINT AND ONE FINISH COAT OF LATEX SEMI-GLOSS PAINT.

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

10. 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 PRODUCT" AND SIZES INDICATED IN THE CONSTRUCTION DOCUMENTS.

E. INSTALLATION MATERIALS:

1. THINSET MORTAR:
A. TYPICAL INTERIOR INSTALLATIONS: LATEX/POLYMER MODIFIED PORTLAND CEMENT COMPLYING WITH ANSI A108 AND ANSI A118.4.
B. GROUT (UNSAVED FOR JOINTS 1/16" WIDE 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 ACCOQUOIL XT, OR EQUAL).
3. SETTING BED ACCESSORIES: ANSI A 108-14.

F. INSTALLATION METHODS: COMPLY WITH TILE INSTALLATION STANDARDS IN ANSIS "SPECIFICATIONS FOR THE INSTALLATIONS OF CERAMIC TILE" AND TCAS "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, WAINSCOTT OR WALL BASES WITH AN EXPOSED TOP EDGE, THE FACTORY EDGE SHALL BE USED AS THE EXPOSED EDGE.

H. COMPLETION: IF NOT ADDRESSED ON DRAWINGS, WHERE ELECTRICAL DEVICES OR TOILET ACCESSORIES STRADDLE THE TRANSITION FROM THE TOP EDGE OF WAINSCOTT 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 DOJOINING TILES ON FLOOR, BASE, WALLS, AND TRIM ARE THE SAME SIZE, UNLESS INDICATED OTHERWISE.
3. INSTALLATION: INSTALL GROUT PER MANUFACTURERS' INSTRUCTIONS, EXERCISING CARE TO AVOID REMOVAL OF GROUT COLOR BY USE OF EXCESS WATER DURING INSTALLATION. FADED OR CHALKY 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 5010 - 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, 50K TENSILE WITH A YIELD STRENGTH AT LEAST THREE (3) TIMES THE HANGER DESIGN LOAD INDICATED IN ASTM C 635, TABLE 1, DIRECT HUNG, BUT NOT LESS THAN 1/16" DIAMETER WIRE.
3. SEMI-C 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 CISCAS "CEILING SYSTEMS HANDBOOK". 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.

G. INSTALL CEILING GRID AS INDICATED, BUT TO BE SYMMETRICAL ABOUT BOTH AXES OF EACH ROOM USING NOT LESS THAN HALF-SIZE TILE UNLESS INDICATED OTHERWISE ON THE REFLECTED CEILING PLAN.

H. SUPPORT SUSPENSION SYSTEM INDEPENDENTLY OF DUCTS, PIPES, AND CONDUITS.
1. SUPPORT FUTURE LOADS USING SUPPLEMENTARY HANGERS LOCATED WITHIN 6" OF EACH CORNER OR SUPPORT FIXTURES INDEPENDENTLY.
2. 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.
3. 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.

C. INSTALLATION:

1. INSTALLER MUST EXAMINE SUBSTRATES, PREVIOUSLY INSTALLED INSERTS AND ANCHORAGES NECESSARY FOR MOUNTING OF TOILET ACCESSORIES, AND OTHER CONDITIONS UNDER WHICH INSTALLATION IS TO OCCUR, AND MUST NOTIFY CONTRACTOR IN WRITING OF CONDITIONS DETRIMENTAL TO PROPER AND TIMELY COMPLETION OF WORK. DO NOT PROCEED WITH WORK UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED IN MANNER ACCEPTABLE TO INSTALLER.
2. INSTALL ACCESSORIES ACCORDING TO RESPECTIVE MANUFACTURERS' WRITTEN INSTRUCTIONS, USING FASTENERS APPROPRIATE TO SUBSTRATE INDICATED AND RECOMMENDED BY UNIT MANUFACTURER.
3. INSTALL UNITS LEVEL, PLUMB, AND FIRMLY ANCHORED IN LOCATIONS AND AT HEIGHTS INDICATED. 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 FINGERS, PENCILS, MARKERS, AND OTHER WRITING INSTRUMENTS.
B. THICKNESS: 1 INCH (25 MM).
C. EDGES: SHIM-LAP.
3. PANEL COLOR: TRADITIONAL SERIES 1: SHALE - ORANGE PEEL.
4. DOORS AND PANELS: HIGH PRIVACY HEIGHT: 82 INCHES (1575 MM) HIGH AND MOUNTED AT 8 TO 14 INCHES (203 TO 356 MM) ABOVE THE FINISHED FLOOR.

C. SUBMITTALS:

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

E. INSTALLATION:

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

10 4400 - FIRE PROTECTION SPECIALTIES

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

DIVISION 11 - EQUIPMENT

11 3000 - APPLIANCES

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

12 3601 COUNTERTOPS

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

B. SUBMITTALS: INCLUDE PLANS, SECTIONS, DETAILS, AND ATTACHMENTS TO OTHER WORK:

1. PRODUCT DATA: FOR EACH STONE, STONE ACCESSORY, AND MANUFACTURED PRODUCT.
2. STORAGE AND HANDLING REQUIREMENTS AND RECOMMENDATIONS.
3. SAMPLES: FOR EACH STONE TYPE INDICATED.

C. FIELD CONDITIONS:

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

D. PRODUCTS:

1. SOURCE LIMITATIONS FOR STONE: OBTAIN STONE FROM A SINGLE QUARRY WITH RESOURCES TO PROVIDE MATERIALS OF CONSISTENT QUALITY IN APPEARANCE AND PHYSICAL PROPERTIES.
2. QUARTZ: MATERIAL STANDARD: COMPLY WITH ASTM C 615.
3. ALL COUNTERTOPS SHALL BE GRANITE AS SELECTED BY THE OWNER WITH SQUARE EDGES AND MATCHING SIZE AND BACKSPASHES, TOP AND BOTTOM EXPOSED EDGES SHALL BE SLIGHTLY EASED.
4. FINISH: POLISHED.
5. WATER-CLEANABLE EPOXY ADHESIVE: ANSI A118.3 - WATER-CLEANABLE EPOXY GROUT - ANSI A118.3, CHEMICAL RESISTANT, WATER-CLEANABLE, TILE SETTING AND GROUTING EPOXY.
6. SEALANT FOR COUNTERTOPS: MILDEW-RESISTANT JOINT SEALANT, MILDEW RESISTANT, SINGLE COMPONENT, NONSAG, NEUTRAL CURING, SILICONE, COLOR: AS SELECTED BY ARCHITECT FROM MANUFACTURER'S FULL RANGE.
7. GROUTMETS: 2 INCH ROUND GROUTMETS BY DOUG MCKEET & COMPANY, INC. OR APPROVED EQUAL.

E. STONE FABRICATION:

1. SELECT MATERIAL FOR INTENDED USE TO PREVENT FABRICATED UNITS FROM CONTAINING CRACKS, SEAMS, AND STARTS THAT COULD IMPAIR STRUCTURAL INTEGRITY OR FUNCTION.
2. FABRICATE STONE COUNTERTOPS IN SIZES AND SHAPES REQUIRED TO COMPLY WITH REQUIREMENTS INDICATED.

3. GENERAL: COMPLY WITH RECOMMENDATIONS IN MMS "DIMENSION STONE DESIGN MANUAL, V.1".
4. NOMINAL THICKNESS: PROVIDE THICKNESS SPECATED, BUT NOT LESS THAN 3/4 INCH EXCEPT APARTMENT UNIT BATHROOM COUNTERTOPS SHALL BE NOT LESS THAN 2CM). GAGE BACKS TO PROVIDE UNITS OF IDENTICAL THICKNESS.
5. SPLASHES: PROVIDE 3/4 INCH THICK BACKSPASHES AND END SPLASHES UNLESS OTHERWISE INDICATED.
6. JOINTS: FABRICATE COUNTERTOPS WITHOUT JOINTS WHEREVER POSSIBLE.
7. CUTOUTS & HOLES: UNDERCOUNTER FIXTURES: MAKE CUTOUTS FOR UNDERCOUNTER FIXTURES IN SHOP USING TEMPLATE OR PATTERN FURNISHED BY FUTURE MANUFACTURER. FORM CUTOUTS TO SMOOTH, EVEN CURVES.
8. COUNTER MOUNTED FIXTURES: PREPARE COUNTERTOPS IN SHOP FOR FIELD CUTTING OPENINGS FOR COUNTER MOUNTED FIXTURES. MARK TOPS FOR CUTOUTS AND DRILL HOLES AT CORNERS OF CUTOUT LOCATIONS. MAKE CORNER HOLES OF LARGEST RADIUS PRACTICAL.
9. FITTINGS: DRILL CUTOUTS IN SHOP FOR PLUMBING FITTINGS, UNDERCOUNTER SINK DISPENSERS, AND SIMILAR ITEMS.

F. INSTALLATION:

1. GENERAL: INSTALL COUNTERTOPS OVER PLYWOOD SUBTOPS WITH FULL SPREAD OF WATER-CLEANABLE EPOXY ADHESIVE.
2. GENERAL: INSTALL COUNTERTOPS BY ADHERING TO SUPPORTS WITH WATER-CLEANABLE EPOXY ADHESIVE.
3. SET STONE TO COMPLY WITH REQUIREMENTS INDICATED. SHIM AND ADJUST STONE TO LOCATIONS INDICATED, WITH UNIFORM JOINTS OF WIDTHS INDICATED AND WITH EDGES AND FACES ALIGNED ACCORDING TO ESTABLISHED RELATIONSHIPS.
4. SPACE JOINTS WITH 1/16 INCH GAP FOR FILLING WITH SEALANT. USE TEMPORARY SHIMS TO ENSURE UNIFORM SPACING. CLAMP UNITS TO TEMPORARY BRACINGS, SUPPORTS, OR EACH OTHER TO ENSURE THAT COUNTERTOPS ARE PROPERLY ALIGNED AND JOINTS ARE OF SPECIFIED WIDTH

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

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

- BUILDING OCCUPANCY RISK CATEGORY II.
- LIVE LOADS (UNIFORM (PSF) / POINT LOADS (KIPS)):
 - ROOF.....20 PSF / 30K
 - GROUND LEVEL SLAB.....100 PSF / 220 K
- ROOF SNOW LOAD:
 - GROUND SNOW LOAD (Ps).....20 PSF
 - FLAT ROOF SNOW LOAD (Pf).....15.4 PSF
 - MIN UNIFORM ROOF SNOW LOAD (Pm).....20 PSF (NO DRIFT OR RAIN)
 - RAIN ON SNOW SURCHARGE (Pr).....5.0 PSF
 - SNOW EXPOSURE FACTOR (Ce).....1.0, EXPOSURE B
 - SNOW LOAD IMPORTANCE FACTOR (Ia).....1.0
 - THERMAL FACTOR (Tr).....1.1 (last above freezing)
 - SLOPE FACTOR (Cs).....1.0 (for ¼ per foot frost)
- WIND DESIGN DATA:
 - BASIC WIND SPEED (3 SEC GUST).....115 MPH
 - WIND EXPOSURE.....B
 - GROUND ELEVATION ABOVE SEA LEVEL.....1,009 FT
 - DIRECTIONALITY FACTOR (Kd).....0.85
 - INTERNAL PRESSURE COEFF.....+/- 0.18
 - COMPONENTS AND CLADDING WIND ULMTIMATE 1 PMW PRESSURES (BASED ON TRIB 10 S.F., EXP. B, MAY BE REDUCED FOR COMPONENTS WITH LARGER TRIB PER BLDG CODE)
 - WALLS AT CORNERS & EDGES.....+20 / -26 PSF
 - ALL OTHER MAIN WALL CONDITIONS.....+20 / -21 PSF
 - ROOF AREA 1.....+16 / -36 PSF
 - ROOF AREA 2a.....+16 / -36 PSF
 - ROOF AREA 2b.....+16 / -33 PSF
 - ROOF AREA 2c.....+16 / -33 PSF
 - ROOF AREA 3a.....+16 / -33 PSF
 - ROOF AREA 3b.....+16 / -33 PSF
 - ROOF AREA 3c.....+16 / -33 PSF
 - ROOF AREA 3d.....+16 / -33 PSF
 - REFERENCE ASCE 7-16 FIG 30.3-2B FOR AREA LOCATIONS
- EARTHQUAKE DESIGN DATA:
 - SEISMIC IMPORTANCE FACTOR (Ie).....1.0
 - MAPPED SPECTRAL RESP ACCEL (Sa (S1)).....0.1 / 0.068
 - SITE CLASS.....D
 - SPECTRAL RESPONSE COEFF (Sds / Sd1).....0.106 / 0.109
 - SEISMIC DESIGN CATEGORY.....B
 - SEISMIC FORCE RESISTING SYSTEM.....E&F, LIGHT FRAMING
 - DESIGN BASE SHEAR.....3.5 K (ASD)
 - SEISMIC RESPONSE COEFF (Cs).....0.0184
 - ANALYSIS PROCEDURE.....ELF
- RAIN LOAD DATA:
 - 15-MIN RAIN INTENSITY.....7.49 IN/HR
 - 60-MIN RAIN INTENSITY.....3.52 IN/HR

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

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

STRUCTURAL GENERAL NOTES:

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

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

SPECIAL INSPECTIONS:

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

EARTHWORK AND FOUNDATIONS:

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

CONCRETE AND MASONRY REINFORCING STEEL:

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

CAST IN PLACE CONCRETE:

- SUBMIT PROPOSED MIXED DESIGNS OF EACH TYPE FOR REVIEW. REQUIRED MINIMUM CONCRETE COMPRESSIVE STRENGTHS AT 28 DAYS:
 - FOOTING AND GRADE BEAM CONCRETE.....4000 PSI
 - FOUNDATION WALL CONCRETE.....4000 PSI
 - SLAB ON GRADE.....4000 PSI
- ALL CONCRETE MIX DESIGNS SHALL HAVE WATER TO CEMENT RATIOS LESS THAN 0.52 (0.45 FOR MOISTURE SENSITIVE FLOORING), WITH A MAXIMUM 60/40 FINE TO COARSE AGGREGATE RATIO. CONCRETE MIX DESIGNS THAT DO NOT CONFORM TO THE ABOVE STANDARD AND/OR CONTAIN WATER REDUCING ADMIXTURES SHALL BE SUBMITTED WITH APPROPRIATE TEST DATA PER A.C.I. ALL CONCRETE SHALL BE IN CONFORMANCE WITH THE A.C.I. 301 STANDARD THAT IS REFERENCED IN THE BUILDING CODE AT THE TIME OF PERMITTING THE PROJECT.
- EXTERIOR CONCRETE (FLOOR SLABS, WALLS, ETC) SHALL HAVE 6.5% (PLUS/MINUS 1.5%) ENTRAINED AIR.
- CHAMFER ALL EXPOSED CONCRETE EDGES 3/4" (VERIFY WITH ARCHITECT).
- NO ALUMINUM SHALL BE EMBEDDED IN ANY CONCRETE.
- NO CALCIUM CHLORIDE SHALL BE USED IN CONCRETE
- THE DESIGN, CONSTRUCTION, AND SAFETY OF ALL FORMWORK IS THE RESPONSIBILITY OF THE CONTRACTOR
- ALL CONCRETE IS REINFORCED UNLESS SPECIFICALLY NOTED AS UNREINFORCED. REINFORCE ALL CONCRETE NOT OTHERWISE SHOWN WITH THE SAME REINFORCING AS SIMILAR SECTIONS OR AREAS.
- CONSTRUCTION JOINTS IN GRADE BEAMS, CONTINUOUS FOOTINGS, AND WALLS THAT DO NOT CHANGE DIRECTION SHALL BE SPACED NO GREATER THAN 60'-0". INTERMEDIATE CONTROL JOINTS SHALL BE SPACED AT 25'-0" MAX FOR WALLS. CONTROL JOINTS IN WALLS SHALL ALSO BE LOCATED 15'-0" FROM CORNERS AND AT CHANGES IN WALL THICKNESS
- WHERE FRESH CONCRETE IS DEPOSITED AGAINST HARDENED CONCRETE (GREATER THAN 8 HRS OLD), CLEAN EXISTING SURFACE OF LANTANCE AND FOREIGN MATERIAL, AND DAMPEN THE EXISTING SURFACE. IF REQUIRED, ROUGHEN EXISTING CONCRETE TO ¼" AMPLITUDE.
- SLABS ON GRADE SHALL BE 4" THICK MINIMUM ON 4" OF GRANULAR FILL. REINF SLAB WITH 6 X 6-W2 1WY1 OR #3 BARS @ 18" OC EA WAY. PLACE REINF IN UPPER 1/3 OF SLAB THICKNESS. AT INTERIOR SLABS, A 10 MIL VAPOR BARRIER SHALL BE PLACED BETWEEN THE CONCRETE AND GRANULAR BASE AND CARE SHOULD BE TAKEN DURING CURING TO PREVENT SLAB CURLING. THIS NOTE SHALL BE TYPICAL UNLESS NOTED OTHERWISE
- SAW CUT JOINTS OR KEVED CONSTRUCTION JOINTS IN SLABS ON GRADE SHALL BE SPACED TO DIVIDE THE SLAB INTO PANELS NOT TO EXCEED 225 SQUARE FEET. THE LONGER DIMENSION OF EACH PANEL SHALL NOT EXCEED THE SHORTER DIMENSIONS BY MORE THAN 40%. JOINTS SHALL BE LOCATED AT COLUMN CENTERLINES WHERE POSSIBLE. SPACING BETWEEN JOINTS SHALL NOT EXCEED 15 FEET. CONTRACTOR SHALL SUBMIT JOINT LAYOUT TO ARCHITECT FOR APPROVAL. REFER TO TYPICAL DETAILS.
- REINFORCEMENT SHALL BE CONTINUOUS AND LAPPED 53 BAR DIAMETERS (2'-6" MIN.) EXCEPT AS NOTED AND PROVIDE CORNER BARS OF SAME SIZE AND SPACING.
- MINIMUM CONCRETE WALL REINFORCING (WALL 10" OR GREATER) SHALL BE #5 AT 10" CENTERS EACH WAY, EACH FACE
- MINIMUM REINFORCING AROUND CONCRETE WALL OPENINGS 2'-0" OR GREATER (TYPICAL UNLESS NOTED); 2-#5, EXTEND REINF 2'-0" PAST OPENINGS. PROVIDE 2-#5 x 4'-0" DIAGONAL BARS AT CORNERS
- CONTRACTOR SHALL COORDINATE ALL CURING COMPOUNDS WITH FLOOR FINISH REQUIREMENTS TO ENSURE COMPATIBILITY.
- FOUNDATION CONTRACTOR TO ENSURE PROPER ANCHOR ROD PROJECTION AND THAT ANCHOR RODS ARE HELD SECURELY IN POSITION PRIOR TO CONCRETE PLACEMENT. INSTALL ANCHOR RODS TO THE STRUCTURAL TOLERANCES PER AISC REQUIREMENTS. STRUCTURAL STEEL COLUMN ANCHOR RODS SHALL BE SET WITH A RIGID TEMPLATE.

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

WOOD:

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

PREFABRICATED WOOD TRUSS NOTES:

- THE WOOD TRUSS MANUFACTURER SHALL SUBMIT SHOP DRAWINGS AND CALCULATIONS FOR ENGINEERS REVIEW. THE SHOP DRAWINGS SHALL INCLUDE PLACING PLANS OF ALL TRUSSES CLEARLY LABELED, DETAILS OF TRUSS CONNECTIONS AND ANCHORAGES, DETAILS OF METAL CONNECTORS USED AT JOINTS, AND ENGINEERING DESIGN DATA. THE ENGINEERING DESIGN FOR EACH TYPE OF TRUSS SHALL INCLUDE: TRUSS LOCATION IDENTIFICATION, ALL LOADINGS AND REACTIONS, WOOD SPECIES AND STRESS GRADES, MEMBER STRESSES, JOINT CONNECTIONS, CONFIGURATION, TRUSS HANGERS, TRUSS TO TRUSS CONNECTIONS, BRACING FOR LATERAL STABILITY OF THE COMPLETED FRAMING SYSTEM AND OF THE TEMPORARY CONSTRUCTION CONDITION IN ACCORDANCE WITH THE TPI RECOMMENDATIONS, AND THE PROFESSIONAL ENGINEERS SEAL OF THE PERSON RESPONSIBLE FOR THE DESIGN OF THE TRUSSES/TRUSS SYSTEM.
- PREFABRICATED WOOD TRUSS DESIGN SHALL CONFORM TO THE FOLLOWING REQUIREMENTS: ANSI/TPI NATIONAL DESIGN STANDARD FOR METAL PLATE CONNECTED WOOD TRUSS CONSTRUCTION TPI HRP - COMMENTARY AND RECOMMENDATIONS FOR HANDLING, INSTALLING AND BRACING OF METAL PLATE CONNECTED TRUSSES TPI S08 - RECOMMENDED DESIGN SPECIFICATION FOR TEMPORARY BRACING OF METAL PLATE CONNECTED WOOD TRUSSES; SHOP DRAWINGS SHALL INDICATE VERIFICATION OF PARTICIPATION IN THE TPI INSPECTION PROGRAM.
- THE CONTRACTOR SHALL FURNISH A COPY OF THE APPROVED PRE-FABRICATED TRUSS SHOP DRAWINGS TO BUILDING OFFICIAL FOR THEIR RECORDS.
- TRUSS MEMBERS AND COMPONENTS SHALL NOT BE FIELD CUT, NOTCHED, DRILLED, OR ALTERED IN ANY WAY WITHOUT THE WRITTEN APPROVAL OF THE ENGINEER RESPONSIBLE FOR THE TRUSS DESIGN.
- PRE-FABRICATED WOOD ROOF TRUSS DESIGN CRITERIA:
 - TOP CHORD DEAD LOAD.....10 PSF
 - TOP CHORD LIVE LOAD.....20 PSF
 - TOP CHORD SNOW LOAD.....PER DESIGN CRITERIA
 - TOP CHORD WIND LOAD.....PER CALCD WIND DESIGN CRITERIA (S01)
 -(UPLIFT VALUES MAY BE REDUCED BY 12 PSF (0.6D)
 - BOTT. CHORD DEAD LOAD.....10 PSF
 - BOTT. CHORD LIVE LOAD.....10 PSF
 - LIVE LOAD DEFLECTION CRITERIA.....L/360
 - TOTAL LOAD DEFLECTION CRITERIA.....L/240
 -*MUST INCLUDE ALL LONG-TERM DEFLECTION EFFECTS
- ALL SCISSOR AND/OR VAULTED TRUSSES ARE NOT RESTRAINED AT WALLS. CONSIDER HORIZONTAL DEFLECTION IN TRUSS DESIGN. LIMIT HORIZONTAL DEFLECTION TO 0.5" TOTAL OR 0.25" EA SIDE.
- TRUSS SUPPLIER SHALL FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO TRUSS FABRICATION.

REUNION AT BLACKWELL

SE SHENANDOAH DRIVE
LEE'S SUMMIT, MO 64063

COPYRIGHT © BY
COLLINS WEBB
ARCHITECTURE, LLC

REVISION DATES:



PROFESSIONAL SEAL

S001

ISSUE DATE: 24 AUGUST 2023
STAND SEI#: 23090

STRUCTURAL GENERAL NOTES
IBC



PERMIT DOCUMENTS

307 S.W. Market St., Lee's Summit, Missouri 64063 | 816.249.2270 | www.collinswebb.com

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

STRUCTURAL GENERAL NOTES

DESIGN CRITERIA:

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

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

STRUCTURAL GENERAL NOTES:

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

EARTHWORK AND FOUNDATIONS:

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

PRE-FABRICATED WOOD FLOOR TRUSS NOTES:

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

CONCRETE AND MASONRY REINFORCING STEEL:

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

CAST IN PLACE CONCRETE:

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

STRUCTURAL STEEL:

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

GARAGE

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

REUNION AT BLACKWELL

SE SHENANDOAH DRIVE
LEE'S SUMMIT, MO 64063

COPYRIGHT © BY
COLLINS WEBB
ARCHITECTURE, LLC

REVISION DATES:



PROFESSIONAL SEAL

S002

ISSUE DATE: 24 AUGUST 2023
STAND SEI#: 23090

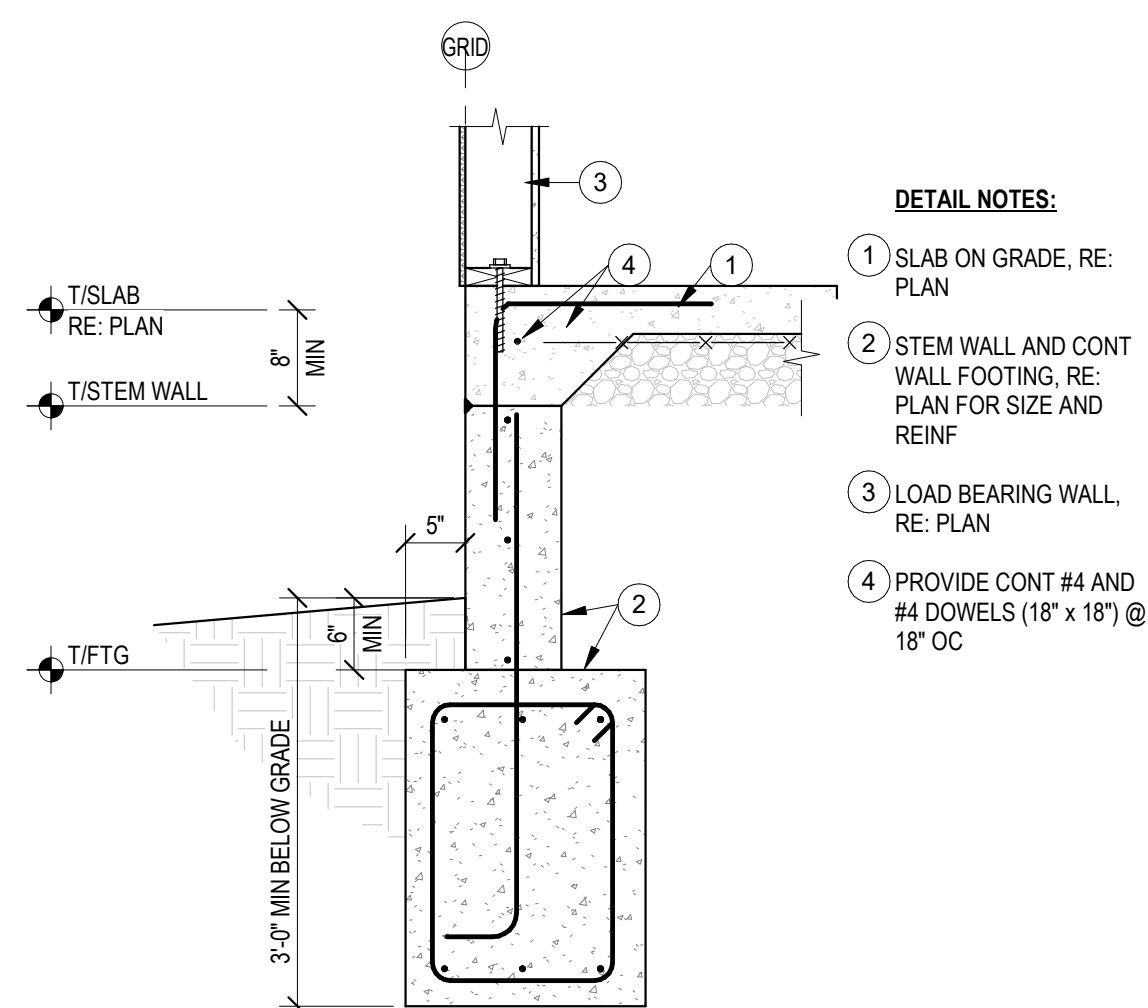
STRUCTURAL GENERAL NOTES
IRC



PERMIT DOCUMENTS

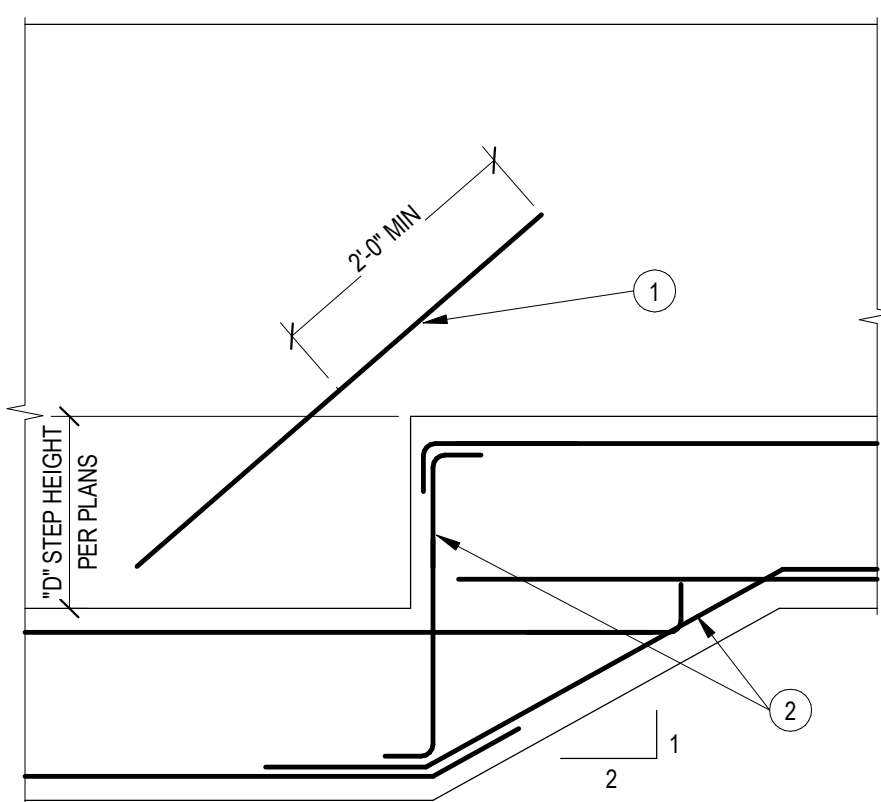
8 FOOTING STEP

1/2" = 1'-0"



DETAIL NOTES:

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

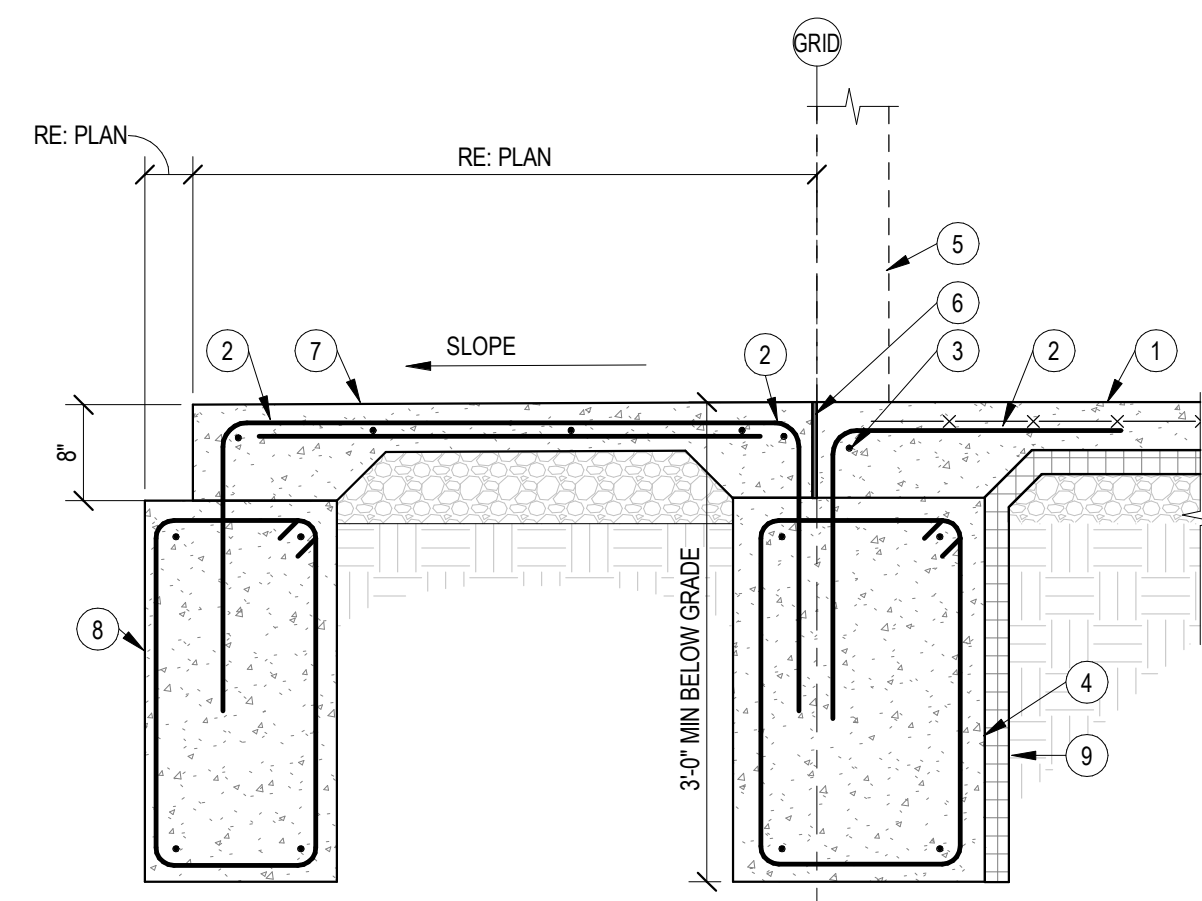


DETAIL NOTES:

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

5 STOOP DETAIL

3/4" = 1'-0"

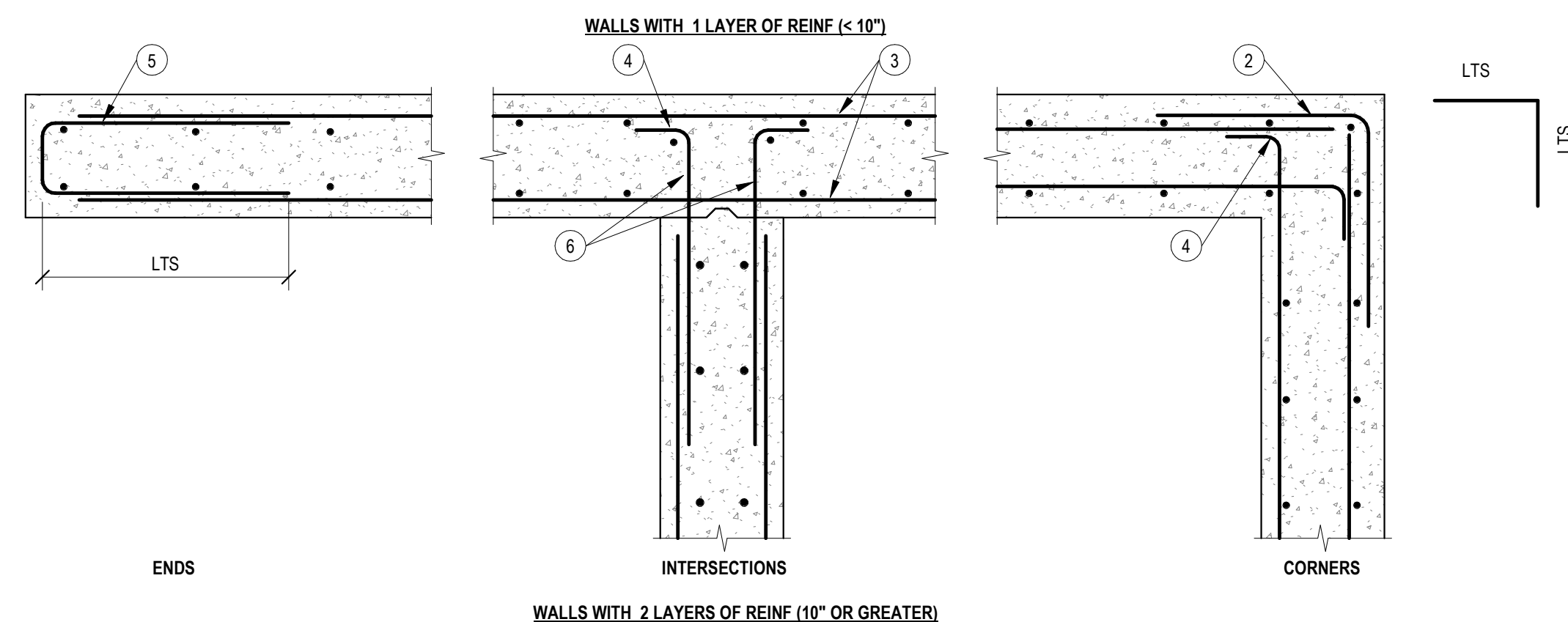


DETAIL NOTES:

1. SLAB ON GRADE, RE: PLAN FOR SIZE & REIN
2. #4 DWLS (2'-0" x 2'-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, REIN W/ #4 @ 9" OC EA WAY
8. 16" WIDE TRENCH FOOTING, REIN W/ (2) #4 T88 AND #3 CLOSED TIES @ 24" OC
9. RE: ARCH FOR FOUNDATION INSULATION REQUIREMENTS

1 CONC WALL CORNERS

3/4" = 1'-0"

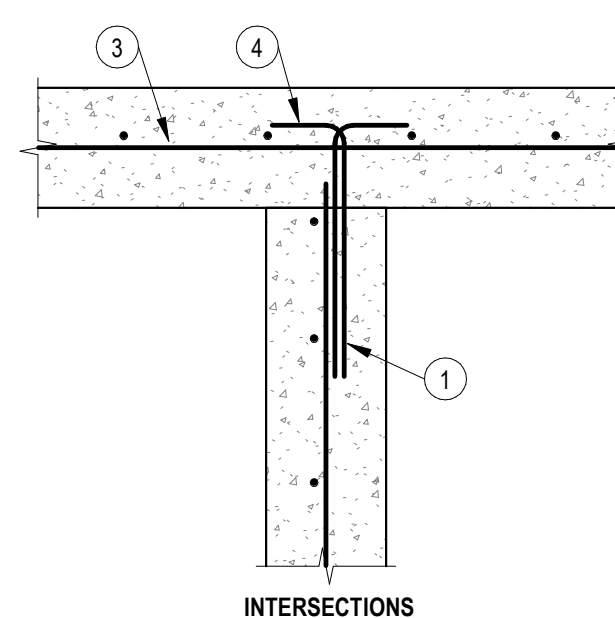


DETAIL NOTES:

1. DWLS TO MATCH HORIZ REIN SIZE AND SPACING. ALT HOOK DIRECTIONS (TYP)
2. CORNER BARS. MATCH HORIZ REIN 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 REIN SIZE AND SPACING (TYP)

2 SPLICE & DEVELOPMENT SCHEDULE

3/4" = 1'-0"



NOTES (GENERAL):

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

MULTIPLIERS:

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

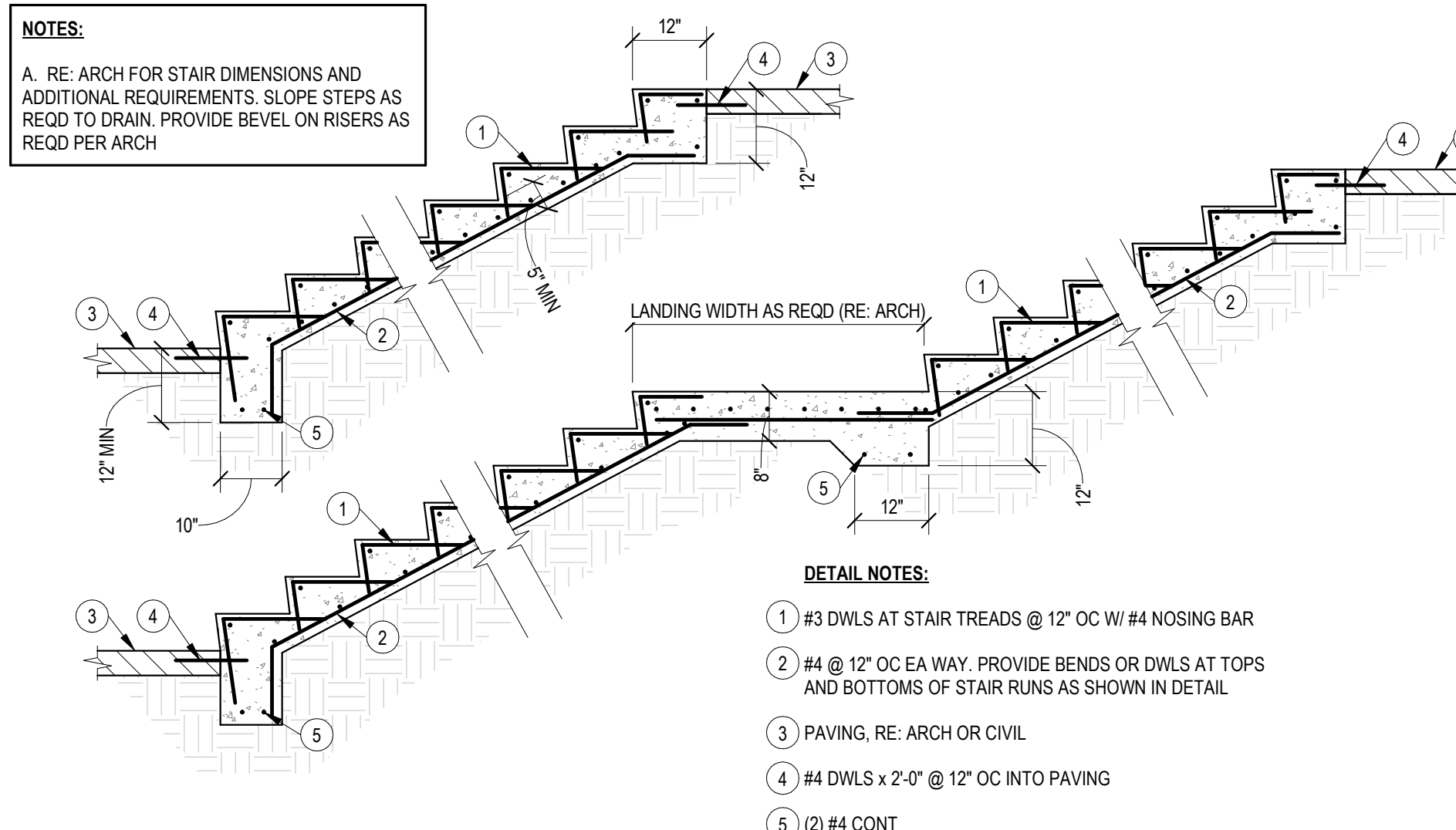
DEVELOPMENT AND LAP SPLICE SCHEDULE														
F' _c =3000 psi							F' _c =4000 psi							
BAR	EMBEDMENT			LAP SPLICE			EMBEDMENT			LAP SPLICE			HOOK (LDH)	
	COMPRESSION (LCE)	TENSION (LTE)	OTHER	COMPRESSION (LCS)	TENSION (LTS)	OTHER	COMPRESSION (LCE)	TENSION (LTE)	OTHER	COMPRESSION (LCS)	TENSION (LTS)	OTHER		
#3	8	13	12	12	28	21	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):

- TOP BARS ARE HORIZONTAL BARS THAT HAVE MORE THAN 12" OF FRESH CONCRETE CAST BELOW THEM
- ALL BARS THAT ARE NOT "TOP BARS" ARE "OTHER" BARS
- 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

3 CONCRETE STAIRS ON GRADE

1/2" = 1'-0"

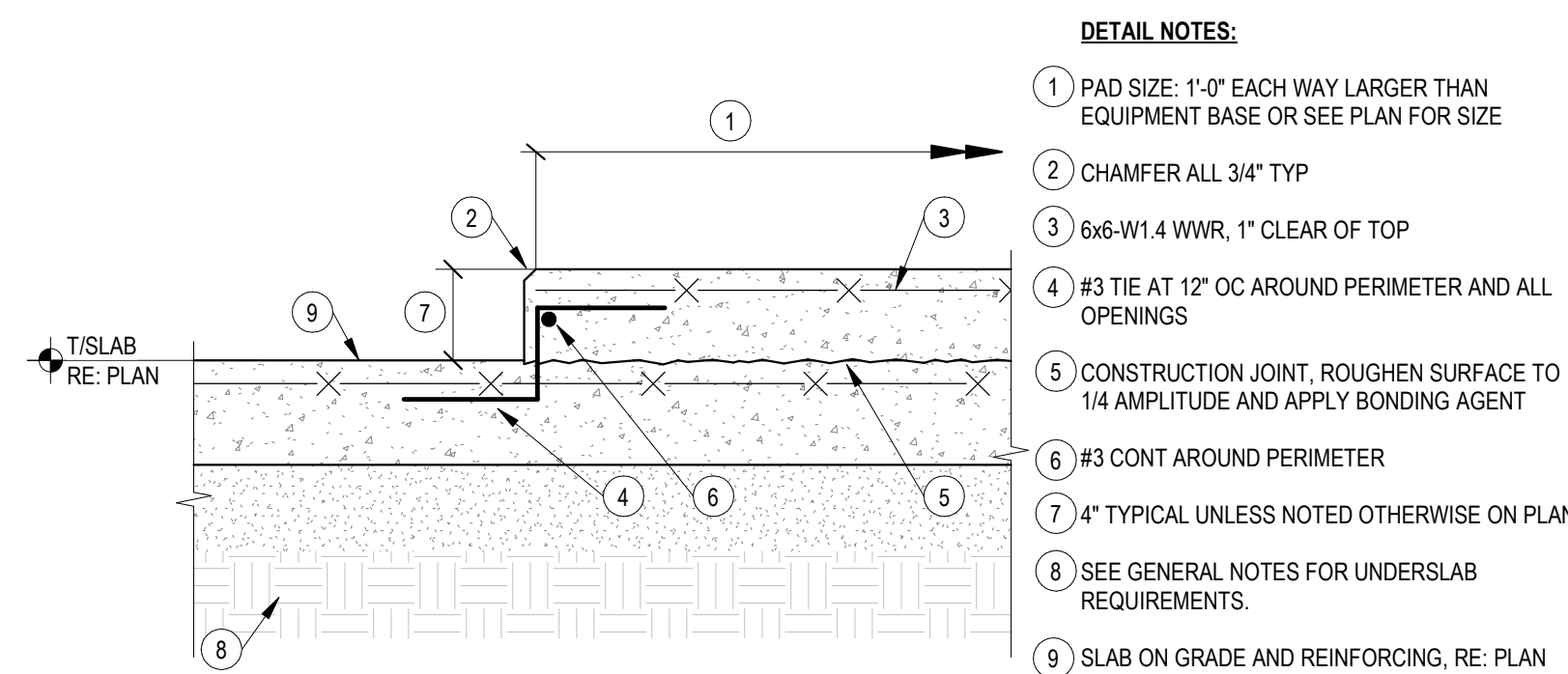


DETAIL NOTES:

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

4 EQUIP PAD @ NEW SLAB ON GRADE

1 1/2" = 1'-0"

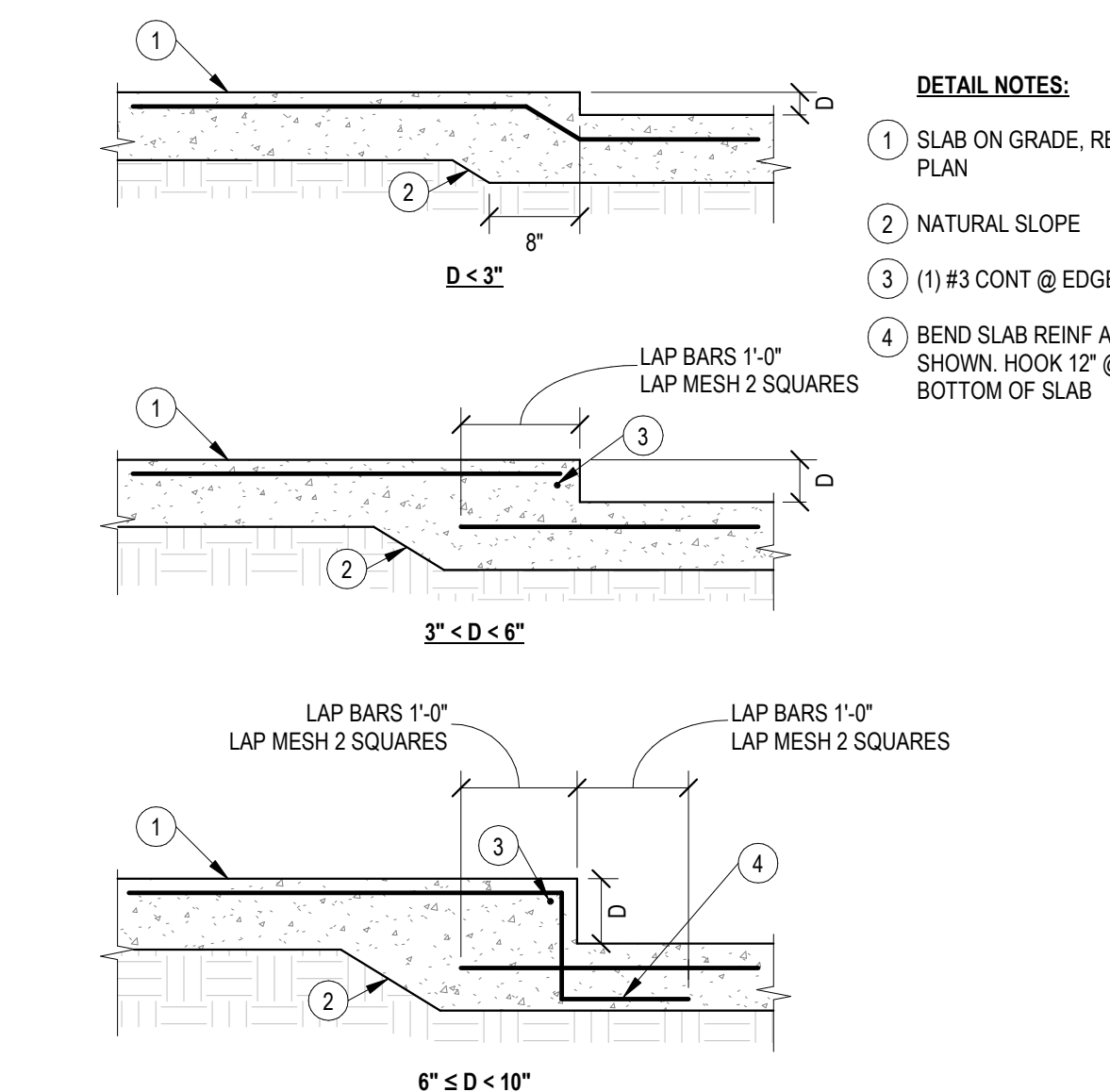


DETAIL NOTES:

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

7 SLAB ON GRADE FLOOR DEPRESSION

3/4" = 1'-0"

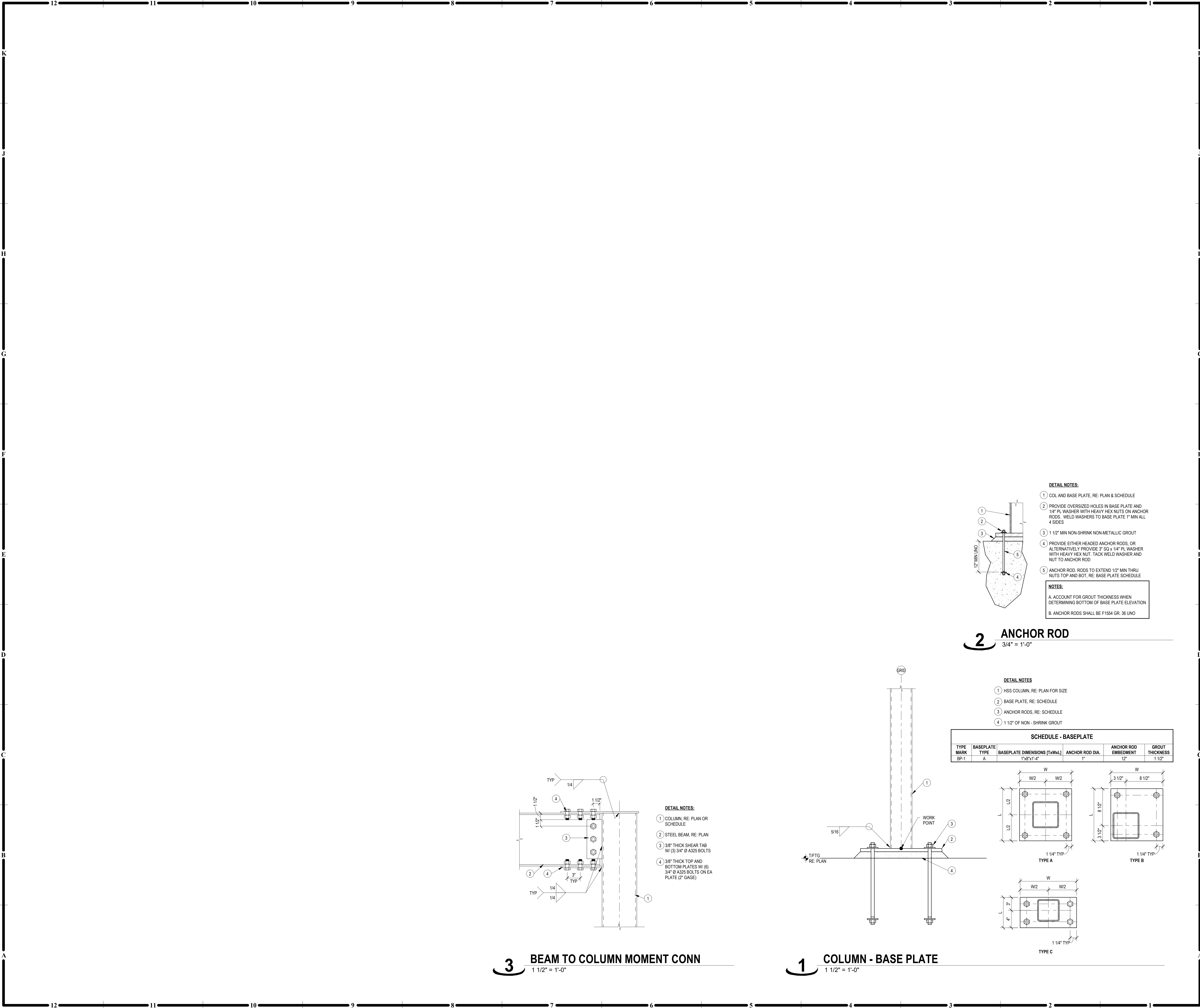


DETAIL NOTES:

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

NOTES:

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



REUNION AT BLACKWELL

SE SHENANDOAH DRIVE
LEE'S SUMMIT, MO 64063

COPYRIGHT © BY
COLLINS WEBB
ARCHITECTURE, LLC

REVISION DATES:



S050

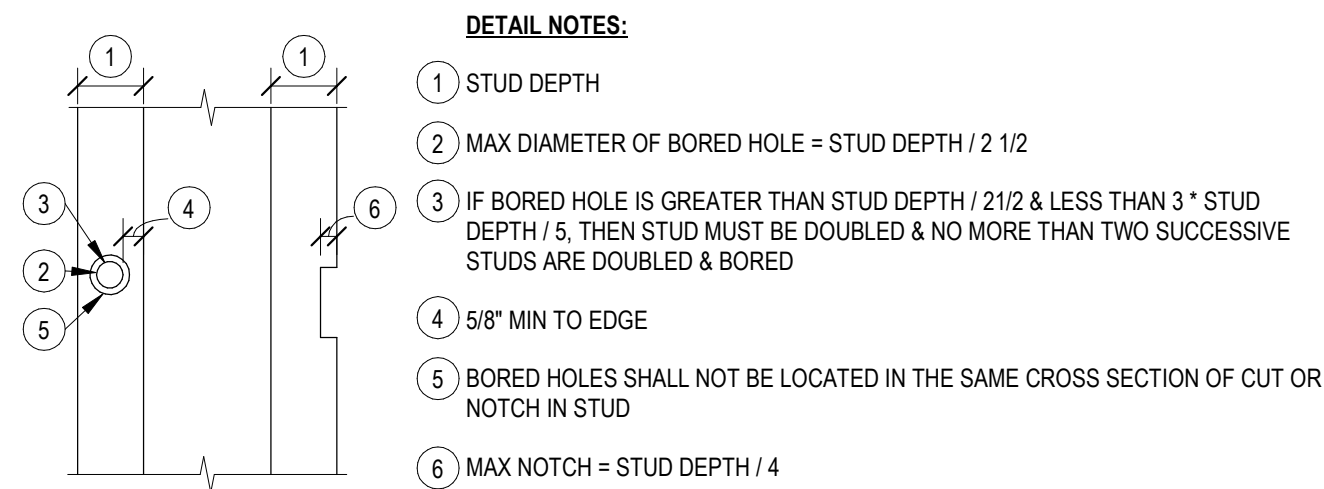
ISSUE DATE: 24 AUGUST 2023
STAND SEI#: 23090



PERMIT DOCUMENTS

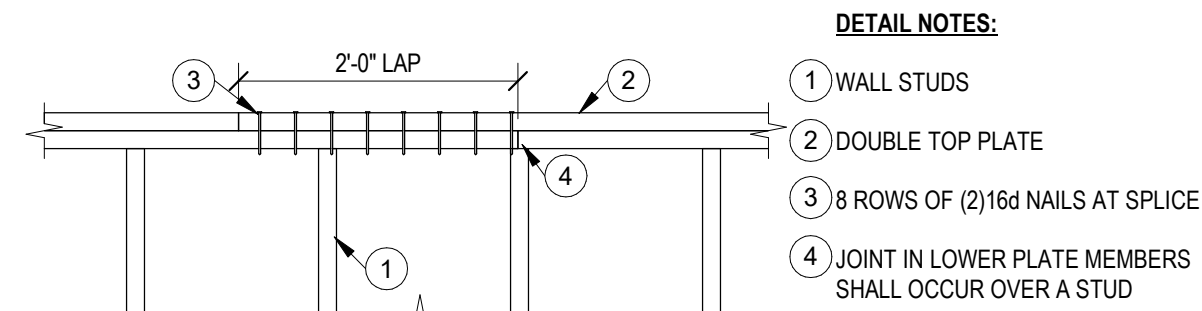
337 SIV Market St., Lee's Summit, Missouri 64063 | 816.249.2270 | www.collinswebb.com

TYPICAL DETAILS - STEEL



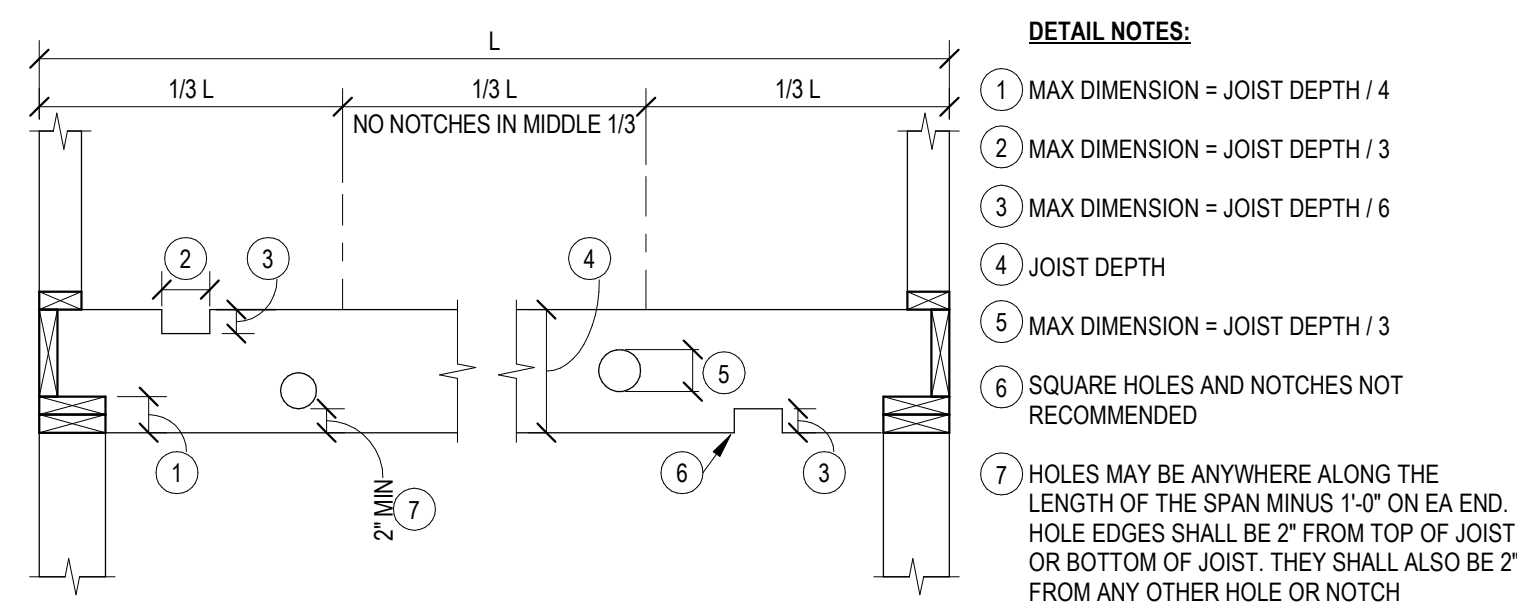
6 BORED HOLE & NOTCHES - VERT FRAMING

3/4" = 1'-0"



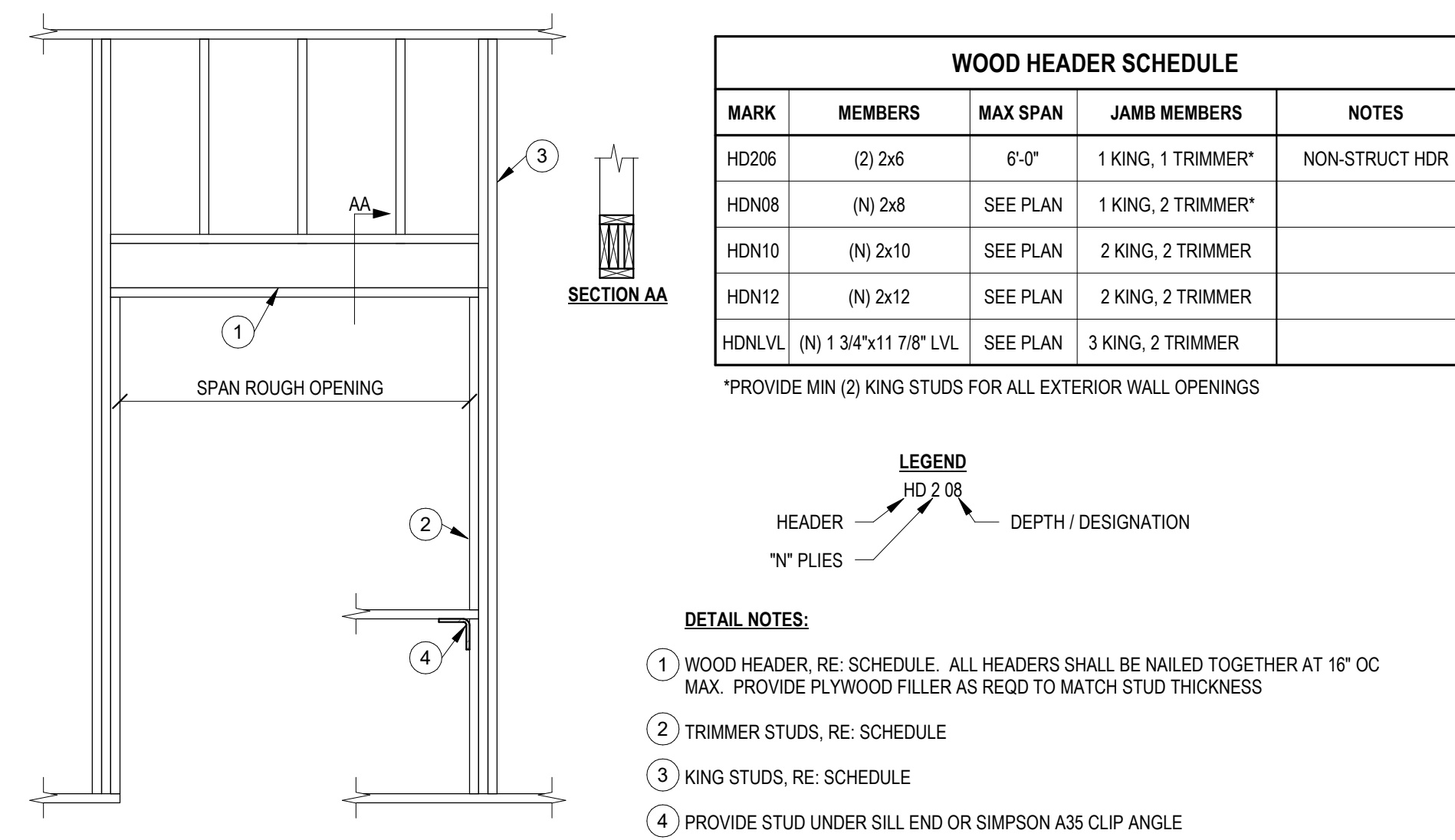
5 TOP PLATE SPLICE

3/4" = 1'-0"



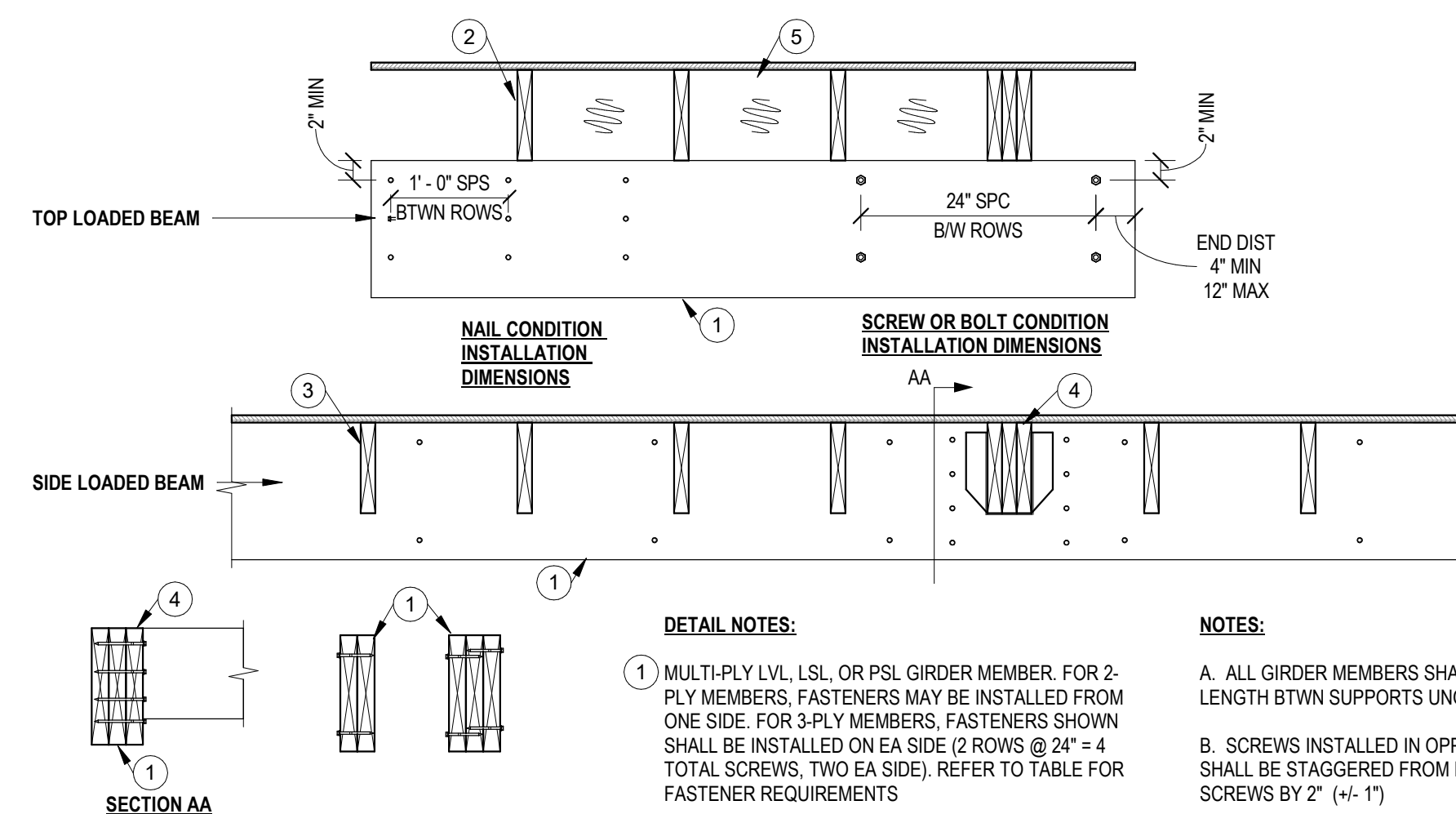
4 BORED HOLE & NOTCHES - HORIZ FRAMING

3/4" = 1'-0"



3 HEADER SCHEDULE

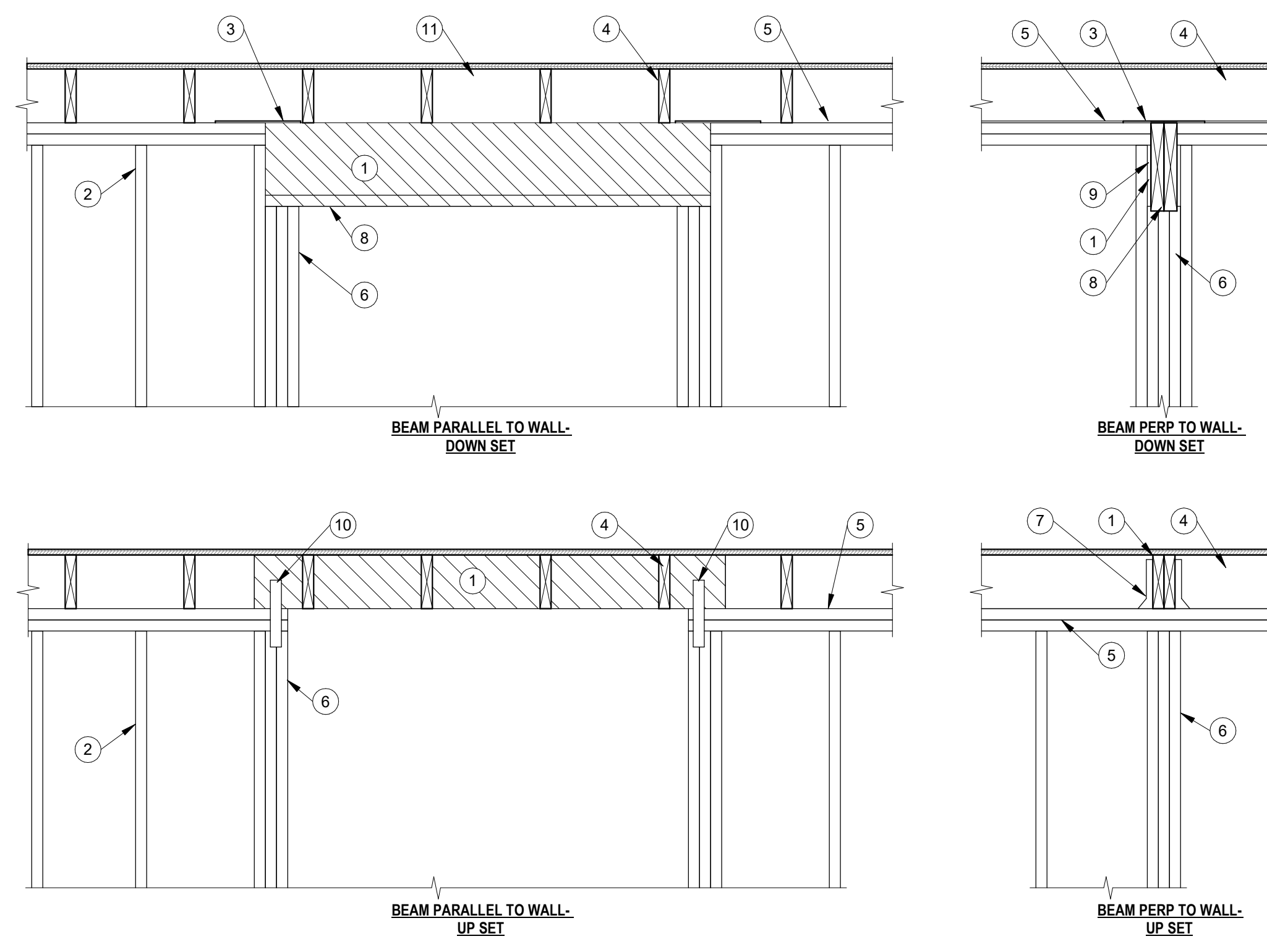
1/2" = 1'-0"



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

2 BUILT-UP ENGR LUMBER BEAM

3/4" = 1'-0"



1 BEAM BEARING CONDITIONS

3/4" = 1'-0"

REUNION AT BLACKWELL

SE SHENANDOAH DRIVE
LEE'S SUMMIT, MO 64063

COPYRIGHT © BY
COLLINS WEBB
ARCHITECTURE, LLC

REVISION DATES:

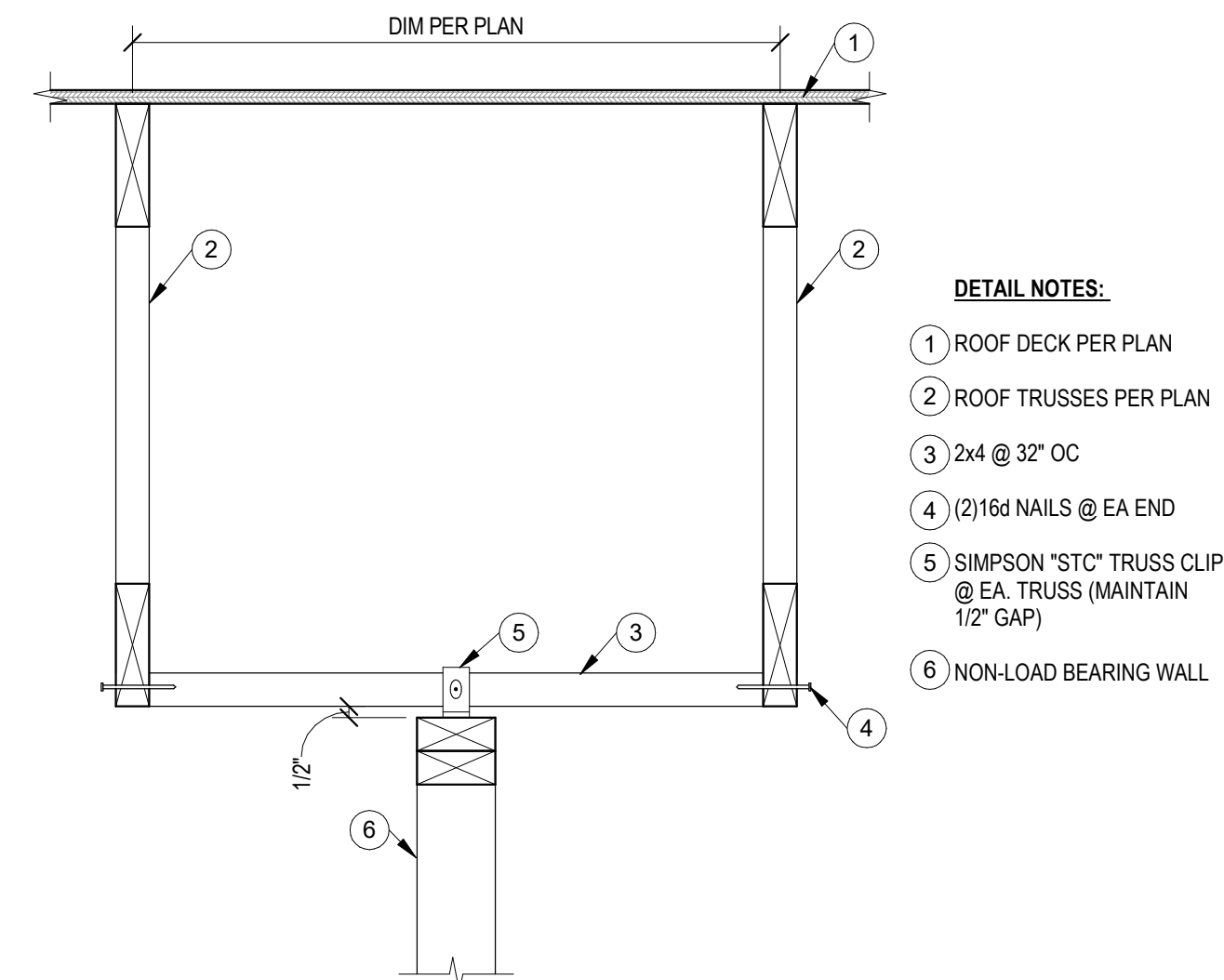


PROFESSIONAL SEAL

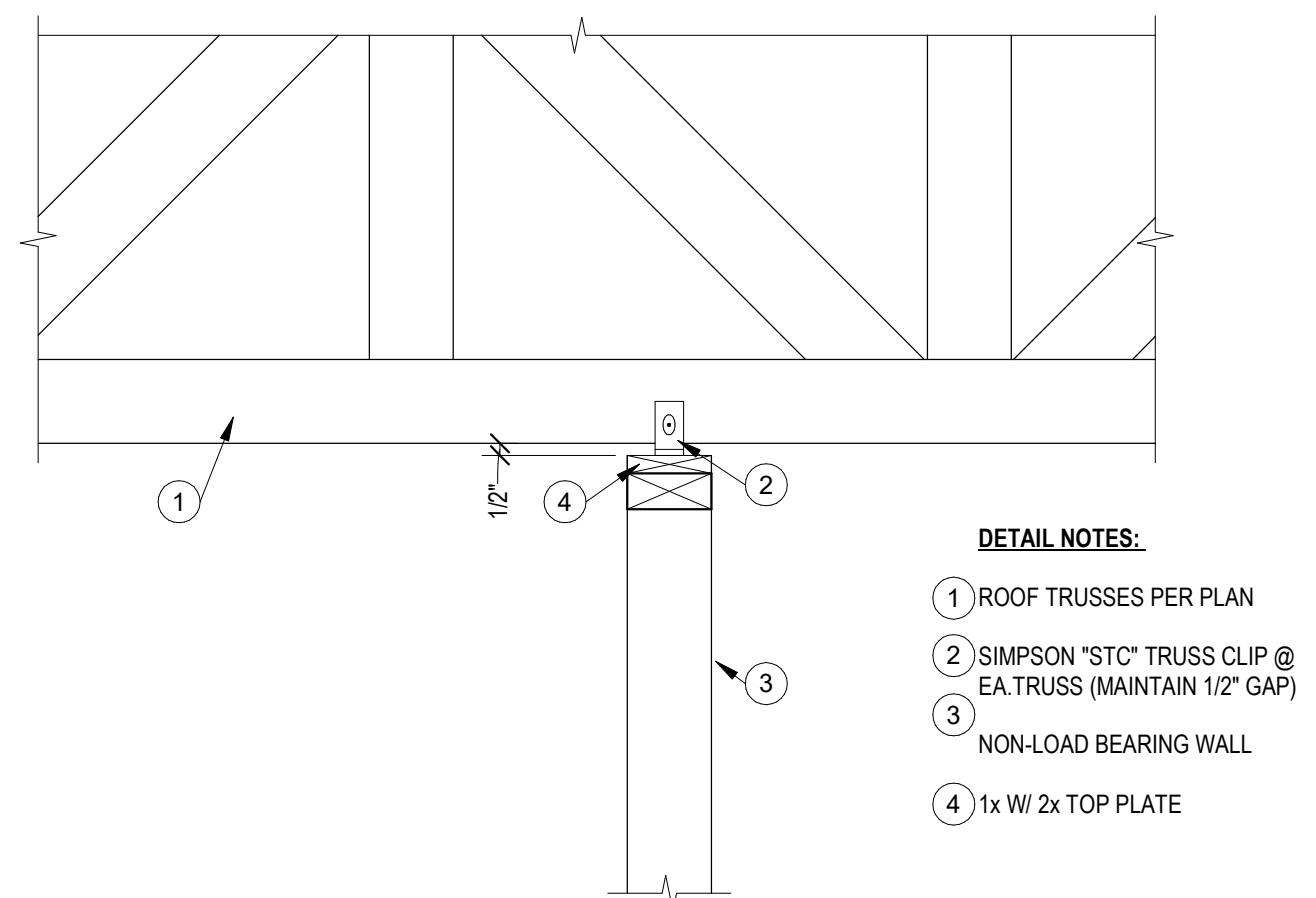
S061

ISSUE DATE: 24 AUGUST 2023
STAND SEI#: 23090

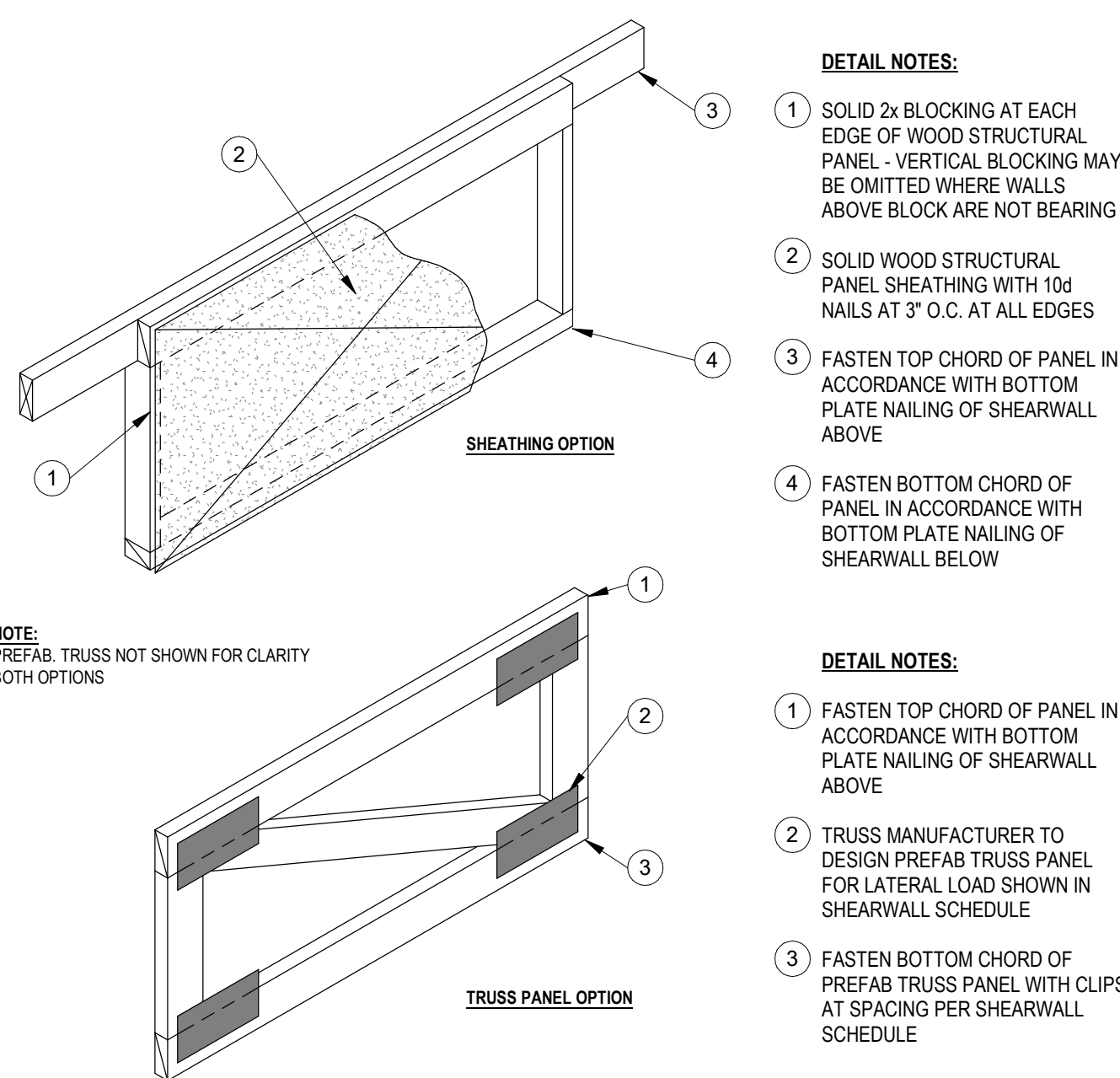
TYPICAL DETAILS - WOOD ROOF TRUSS



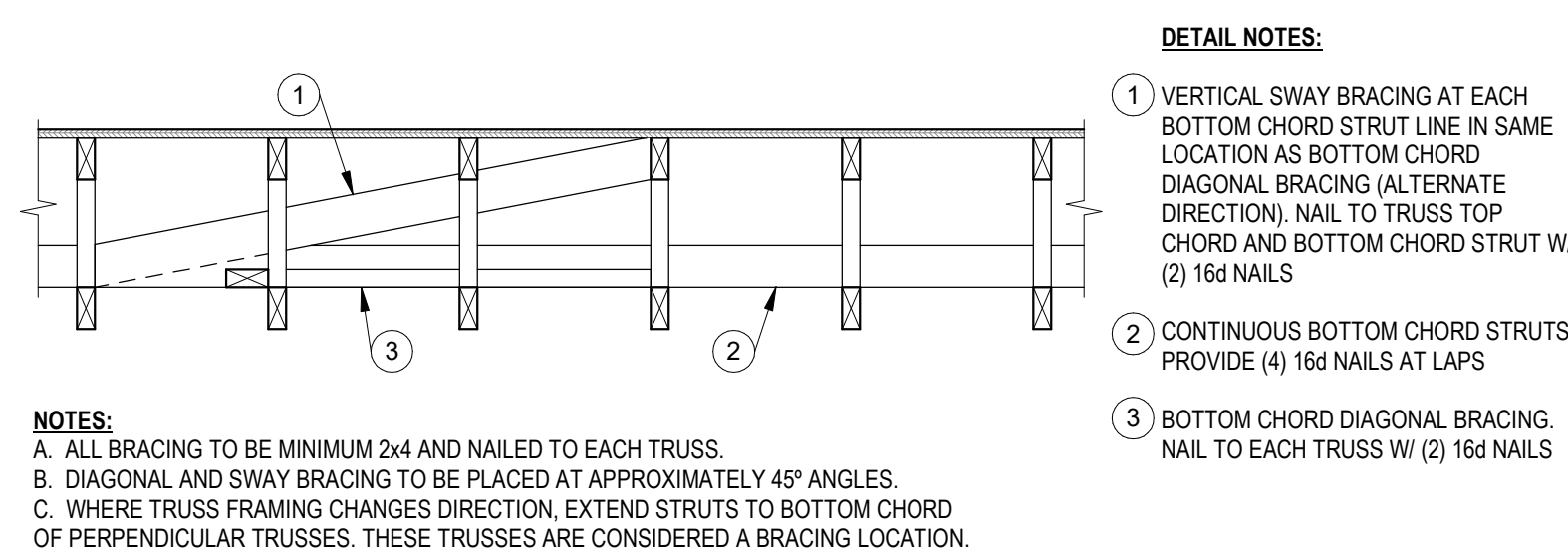
7 TYP - NON-LOAD BRG WALL - TRUSS
1 1/2" = 1'-0"



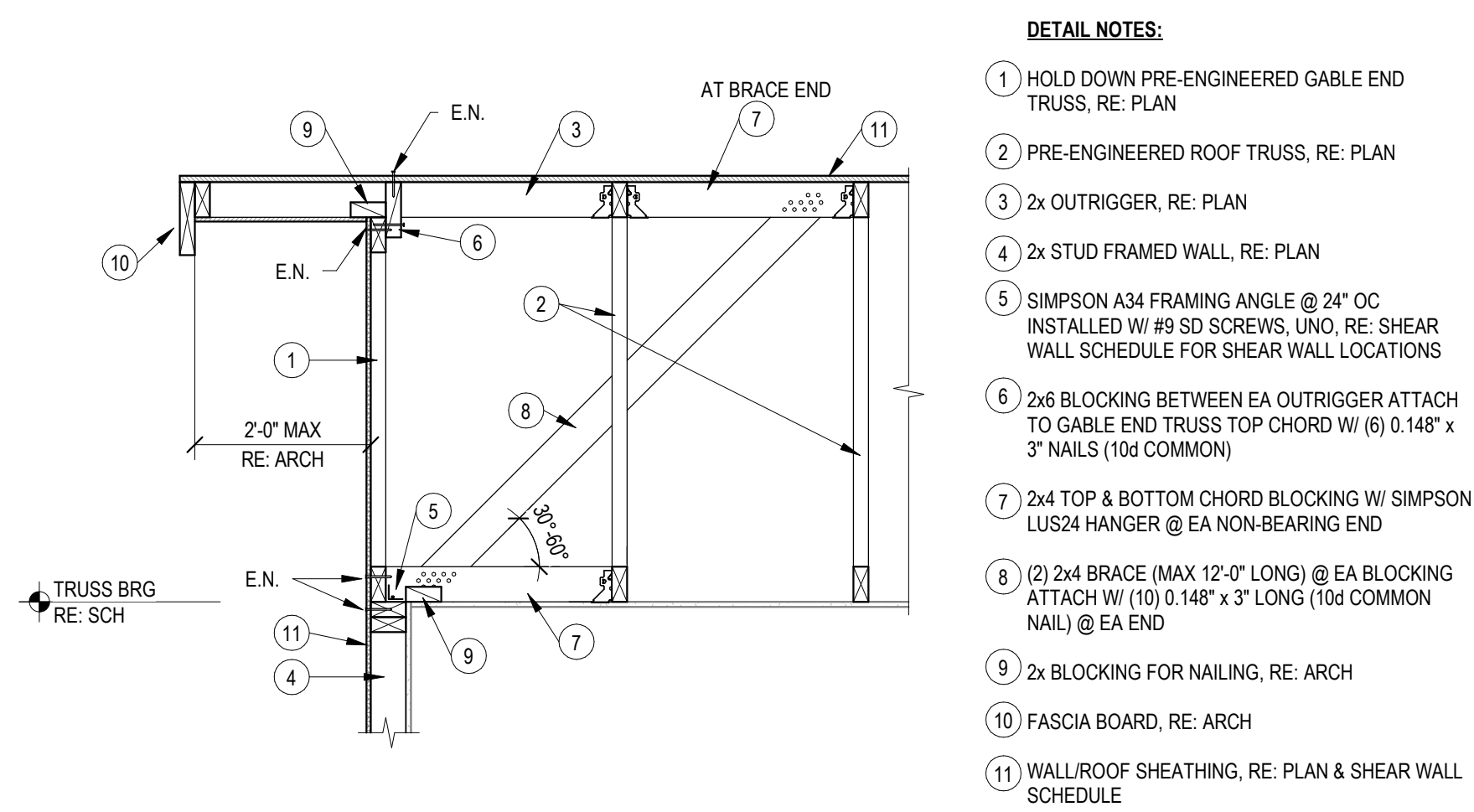
5 TYP - NON-LOAD BRG WALL - ROOF TRUSS
1 1/2" = 1'-0"



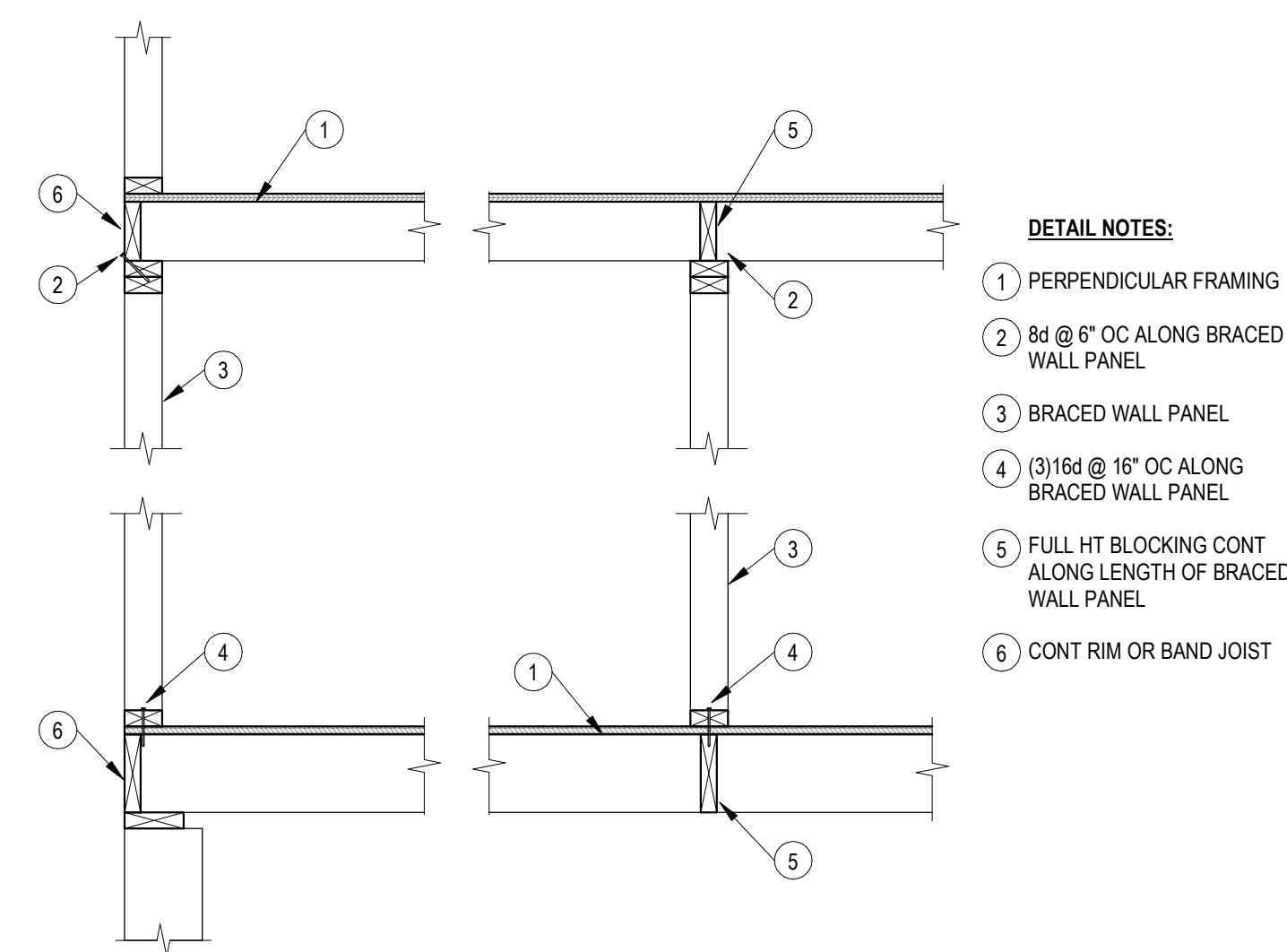
6 TYPICAL FLOOR/ROOF TRUSS BLOCKING
3/4" = 1'-0"



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



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



3 BWP CONN PERP TO FRAMING

3/4" = 1'-0"

BRACED WALL PANEL LEGEND:

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

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

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

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

CS-WSP: CONTINUOUSLY SHEATHED WOOD STRUCTURAL PANEL.

EC-# END CONDITION FOR CONTINUOUSLY SHEATH WALL PANEL.

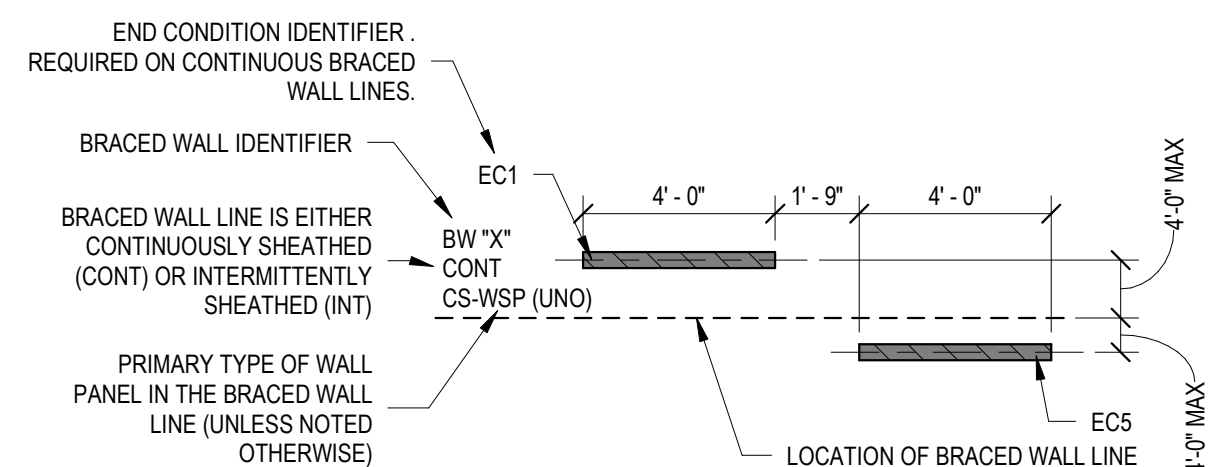
END CONDITIONS (CONTINUOUSLY SHEATHED)

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

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

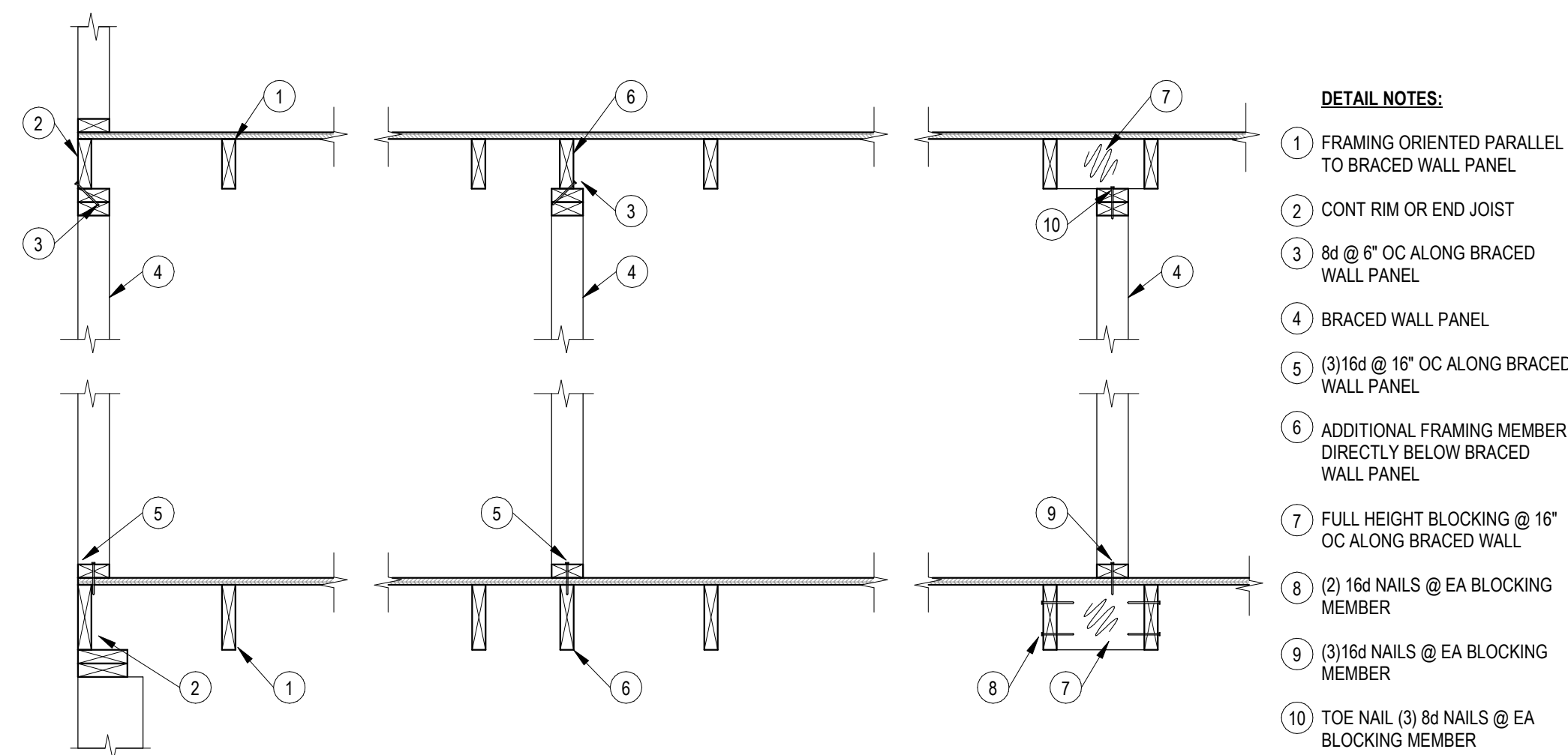
EC3: 48" WIDE BRACED WALL PANEL AT THE END OF THE WALL. NO RETURN PANEL IS REQUIRED.

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



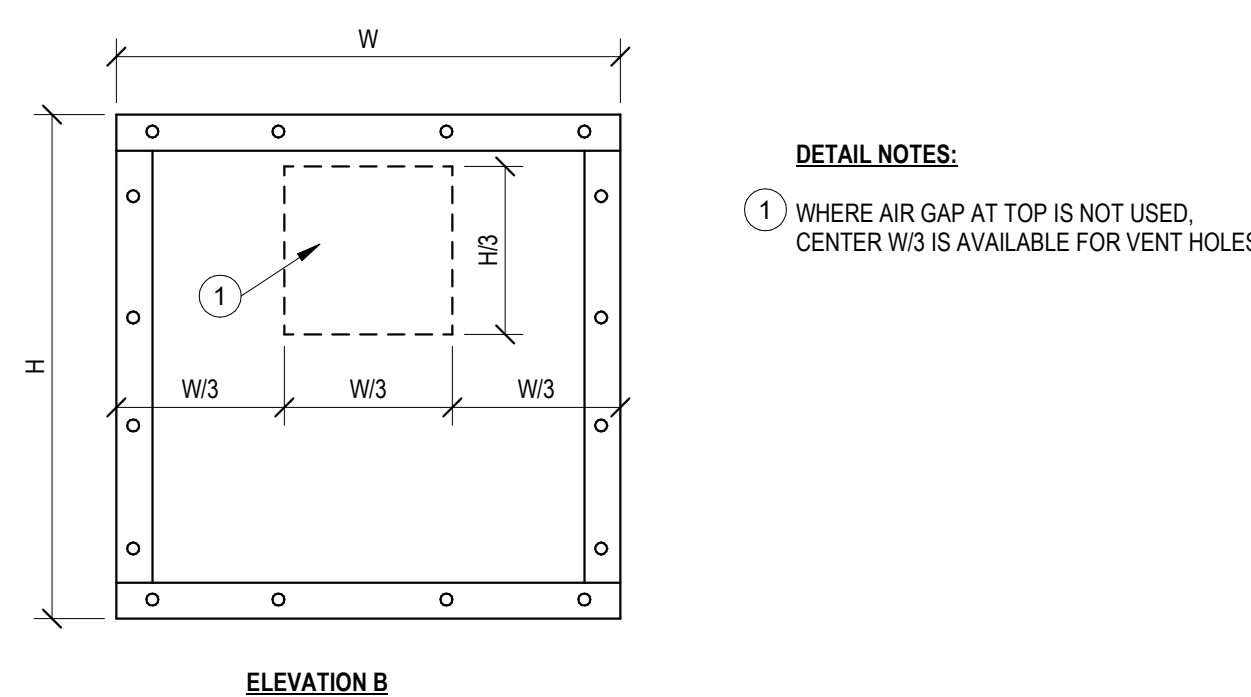
2 BRACED WALL PANEL LEGEND

1/4" = 1'-0"



1 BWP CONN PAR TO FRAMING

3/4" = 1'-0"



ELEVATION B

2" MAX VENT OPENING

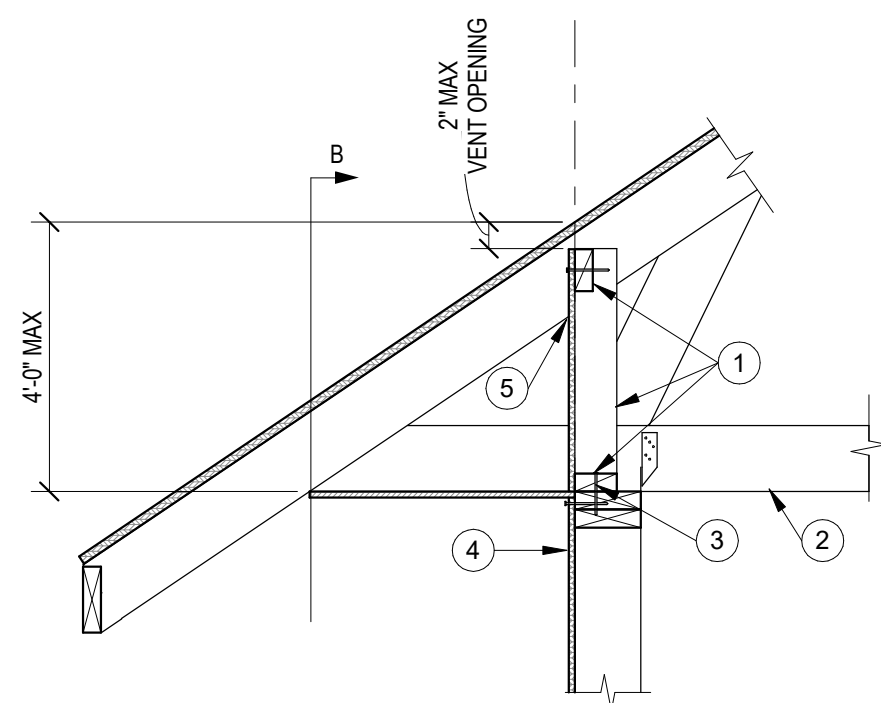
DETAIL NOTES:

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

DETAIL NOTES:

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

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



5 BRACED WALL CONN

3/4" = 1'-0"

5

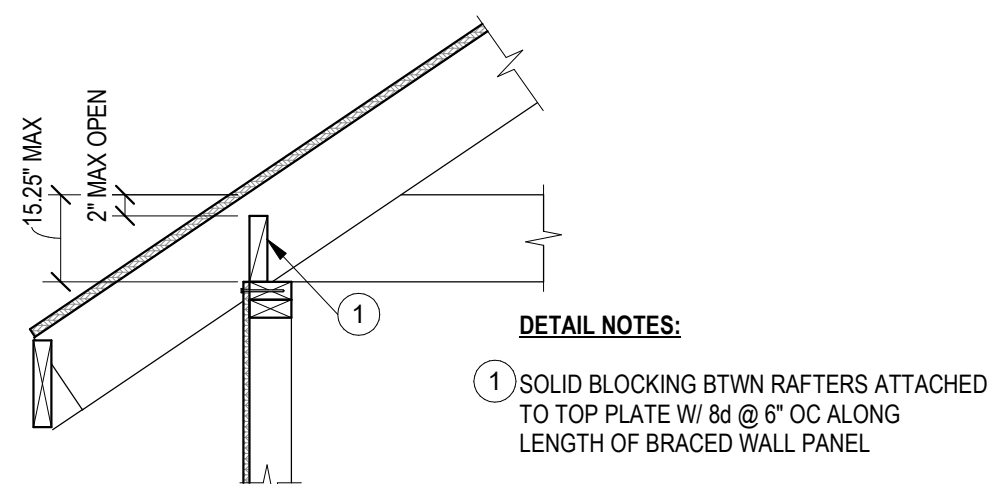


FIGURE R602.10.8.2(1)
BRACED WALL PANEL CONNECTION TO PERPENDICULAR RAFTERS

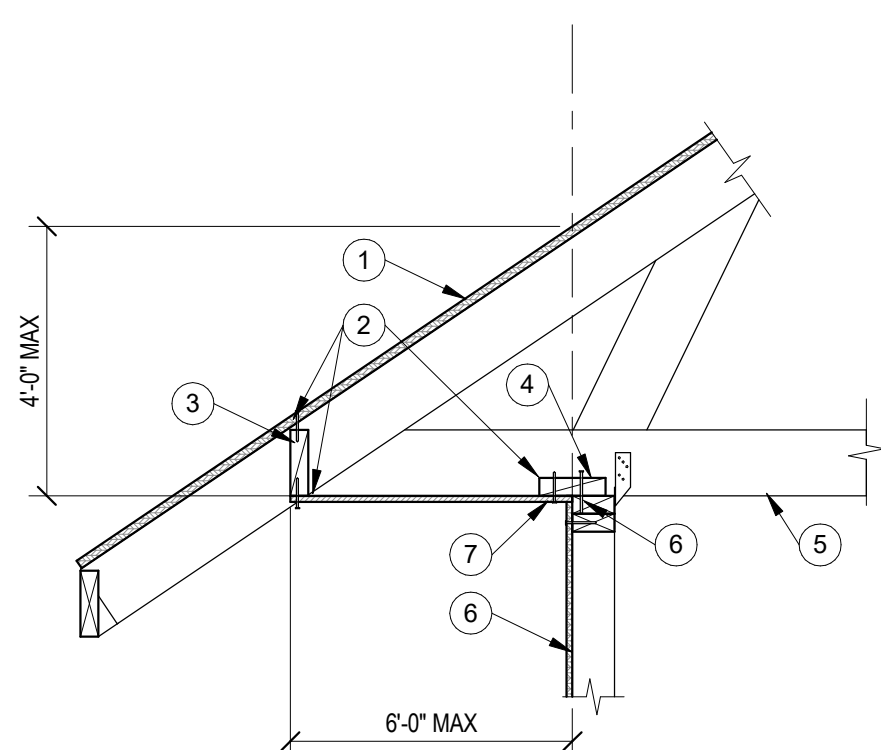


FIGURE R602.10.8.2(2)
BRACED WALL PANEL CONNECTION OPTION TO PERPENDICULAR RAFTERS OR ROOF TRUSSES

DETAIL NOTES:

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

NOTE: PROVIDE VENTING PER SECTION R606 (NOT SHOWN)

4 BRACED WALL CONN

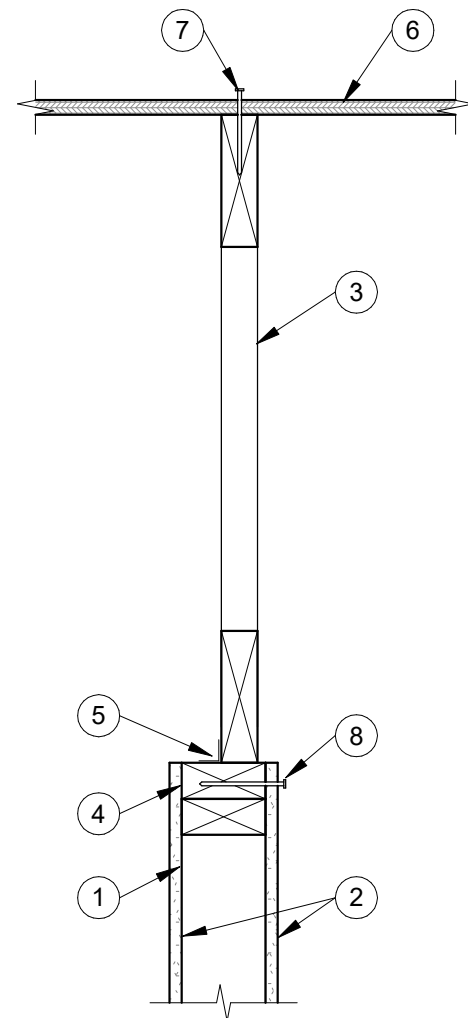
3/4" = 1'-0"

4

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

4 ROOF DRAG TRUSS @ SHEAR WALL

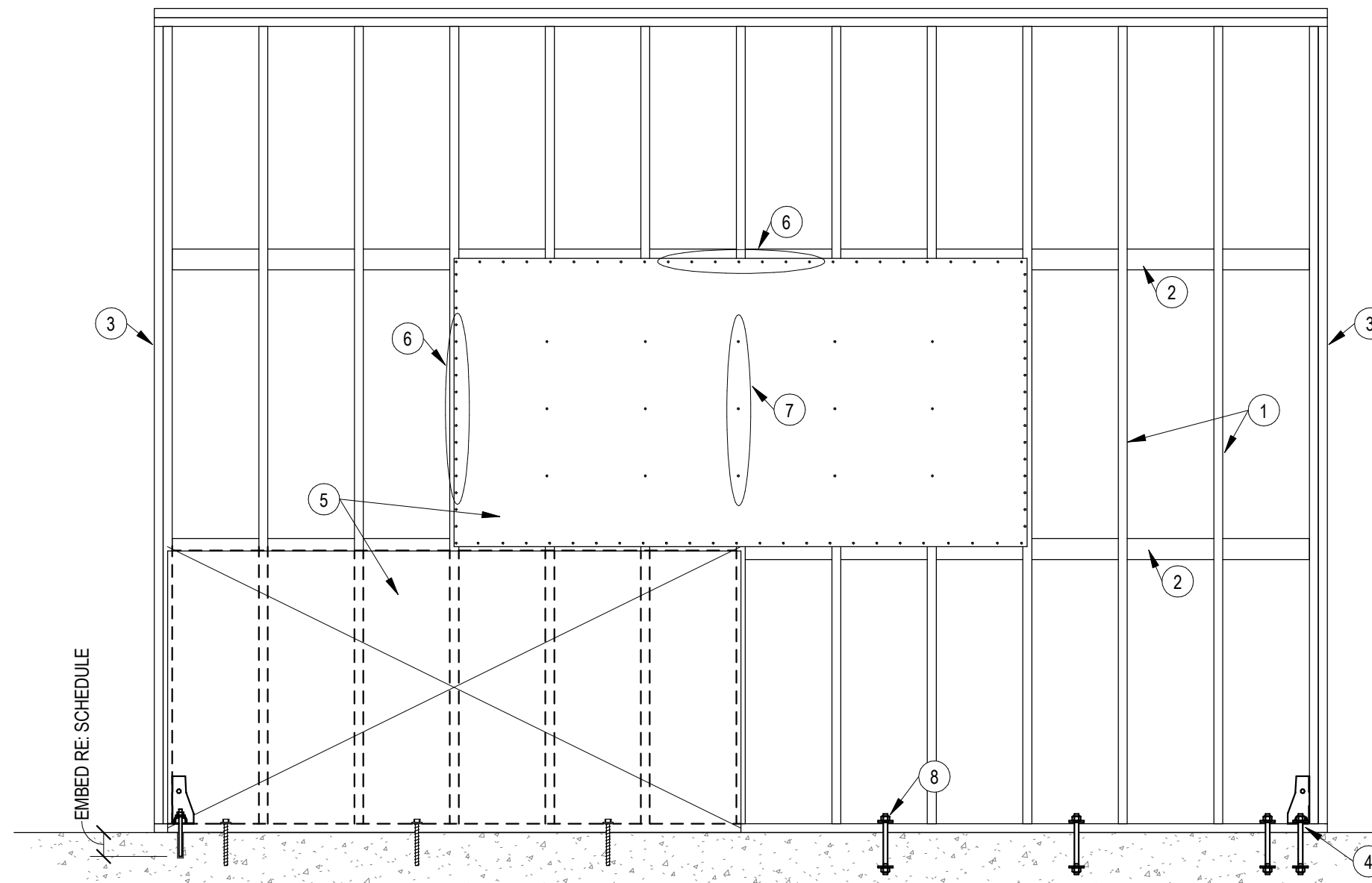
1 1/2" = 1'-0"



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

1 SEGMENTED SHEAR WALL - ELEVATION

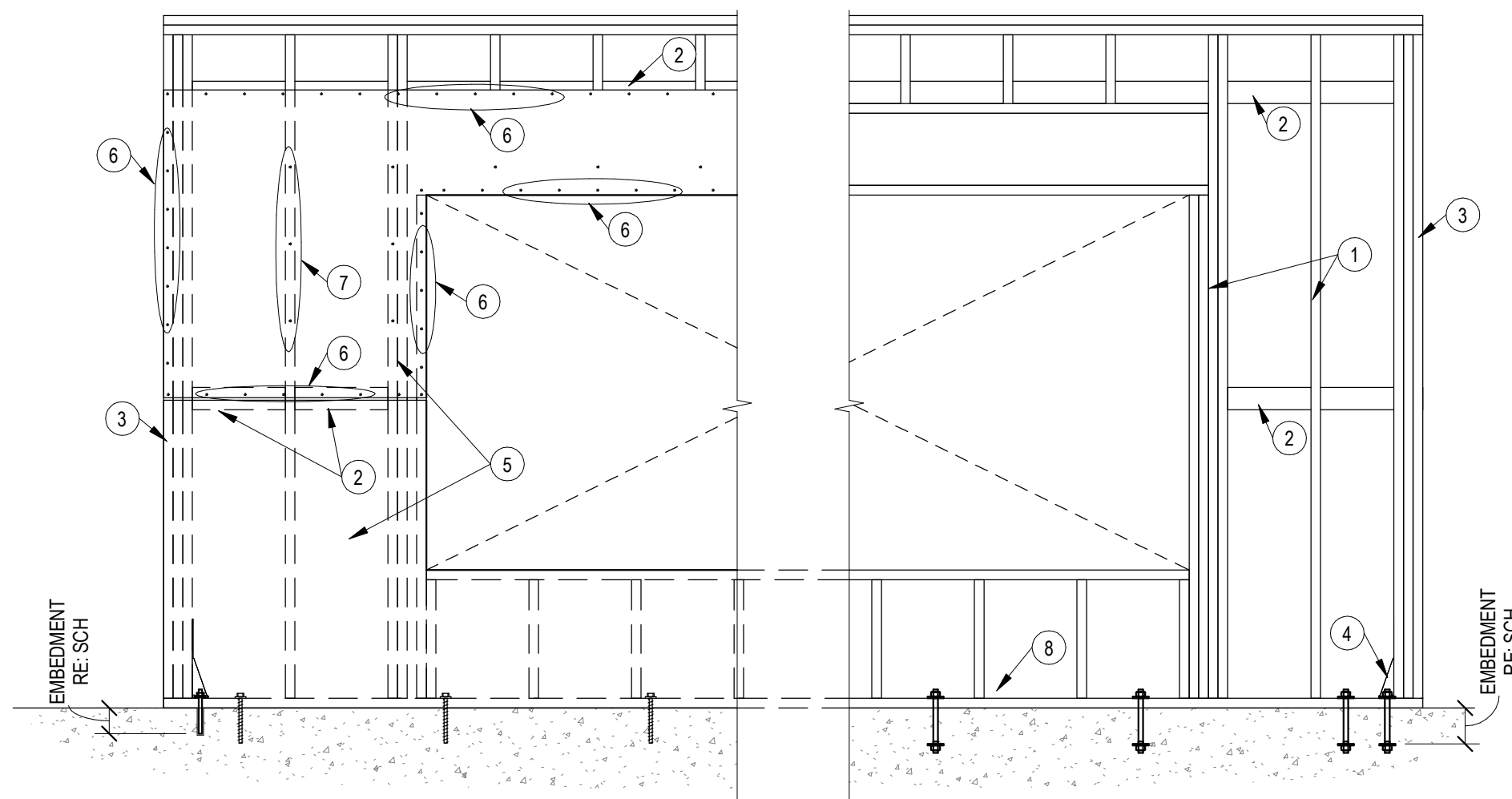
1/2" = 1'-0"



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

2 PERFORATED SHEAR WALL - ELEVATION

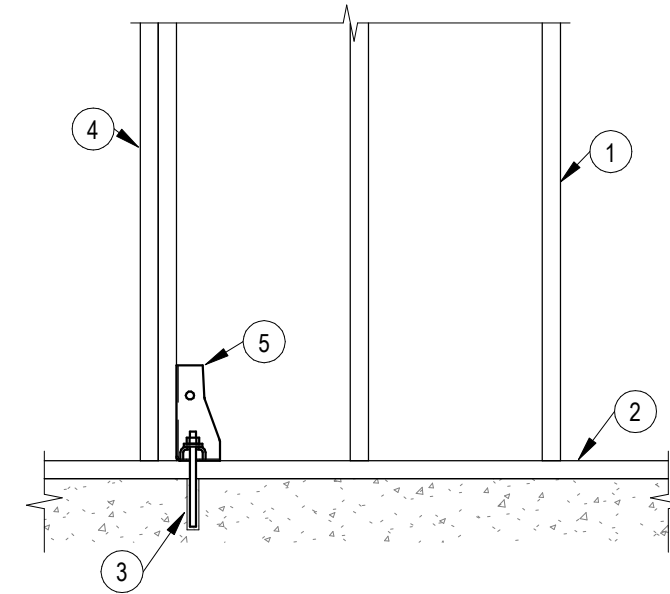
1/2" = 1'-0"



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

3 SHEAR WALL - BASE HOLDOWN

3/4" = 1'-0"



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

TYPICAL DETAILS - WOOD SHEAR WALLS



PROFESSIONAL SEAL

S063

ISSUE DATE: 24 AUGUST 2023
STAND SEI#: 23090

COPYRIGHT © BY
COLLINS WEBB
ARCHITECTURE, LLC

REVISION DATES:

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

REUNION AT BLACKWELL

PERMIT DOCUMENTS





2

FIRST FLOOR WALL FRAMING PLAN - CLUBHOUSE

3/16" = 1'-0"

CONTRACTOR NOTE: AT EXTERIOR WALLS THAT HAVE STONE/MASONRY FACADE AND ARE TALLER THAN 10'-0" PROVIDE (2) 2x6 @ 16" OC.



1

FOUNDATION PLAN - CLUBHOUSE

3/16" = 1'-0"



3

ROOF FRAMING PLAN - CLUBHOUSE

3/16" = 1'-0"

SCHEDULE - COLUMN	
TYPE MARK	TYPE
C10.5.6	HSS10x5x3/8
PSL 5.25	PSL 5-1/4" x 5-1/4"

SCHEDULE - SPREAD FOOTING				
TYPE MARK	LENGTH	WIDTH	THICKNESS	REINF
F4.0	4'-0"	4'-0"	1'-2"	(5) #5 EA WAY TOP & BOT
F3.0-E	3'-0"	3'-0"	1'-10"	(4) #5 EA WAY TOP & BOT

SHEET NOTES:

- REFERENCE SHEET S001 FOR STRUCTURAL GENERAL NOTES. REVIEW NOTES & DETAILS FOR APPLICABILITY.
- SEE ARCHITECTURAL DRAWING FOR DETAILS & DIMENSIONS NOT SHOWN.
- ALL STRUCTURAL WALLS ARE 2x6 @ 16" OC UNO. BUILDING CORNER ZONES (4'-6" FROM EDGE OF BUILDING) SHALL BE 2x6 @ 12" OC.
- DIMENSIONS TO EXTERIOR WALLS ARE TO EXTERIOR FACE OF STUD EDGE OF SLAB.
- FOLLOW TRUSS MFR FOR RECOMMENDED DETAILING, INSTALL BACKING, BLOCKING, BRIDGING, ETC AS REQD.
- HEADERS IN STRUCTURAL WALLS ARE CALLED OUT ON PLANS AS "HDXXX" RE: TYP DETAIL. ALL HEADERS IN STRUCTURAL WALL WHERE OPENING IS LESS THAN 4'-0" ARE (2) 2x10. HEADERS IN NON-STRUCTURAL WALLS ARE (2) 2x6.
- "SW-X" DENOTES WOOD SHEAR WALLS. RE: S060 FOR SHEAR WALL SCHEDULE.
- H. TOP OF SLAB ELEVATION = 100'-0" UNO RE: ARCH & CIVIL FOR DATUM ELEVATION.
- J. ROOF TRUSS BRG = 10'-1 1/8" ABOVE TOP OF SLAB, UNO RE: ARCH.
- K. 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.
- L. ALL HORIZONTAL REINF SHALL BE CONT THROUGH FOUNDATION STEPS.
- M. SPREAD FOOTINGS DENOTED ON PLAN BY "Fxx-x". REFER TO SCHEDULE ON THIS SHEET FOR SIZE AND REINFORCING.
- N. PROVIDE BLOCKOUTS IN SLAB FOR COLUMNS PER TYPICAL DETAIL.
- O. STEEL COLUMNS ARE DENOTED ON PLAN AS "Cx-x". REFER TO SCHEDULE ON THIS SHEET FOR COLUMN SIZE, BASEPLATE TYPE, AND BASEPLATE DIMENSIONS.
- P. BASEPLATES ARE DENOTED ON PLAN AS "BP-x". REFER TO SCHEDULE ON S050 FOR BASEPLATE TYPE AND BASEPLATE DIMENSIONS.
- Q. ALL GIRDER TRUSSES SHALL BEAR ON A MIN OF (3) 2x6 STUD PACK, UNO.

FRAMING LEGEND	
	FOUNDATION / WALL BELOW
	LOAD BEARING WALL
	SHEAR WALL
	HEADER
	BEAM (STEEL)
	BUILT UP WOOD BEAM
	SPAN DIRECTION
	JOIST / TRUSS
	EXTENTS OF JOIST TYPE
	HOLDOWN
	OVERBUILD

ROOF FRAMING PLAN NOTES:

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

FOUNDATION PLAN NOTES:

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

REUNION AT BLACKWELL

SE SHENANDOAH DRIVE
LEE'S SUMMIT, MO 64063

COPYRIGHT © BY
COLLINS WEBB
ARCHITECTURE, LLC

REVISION DATES:

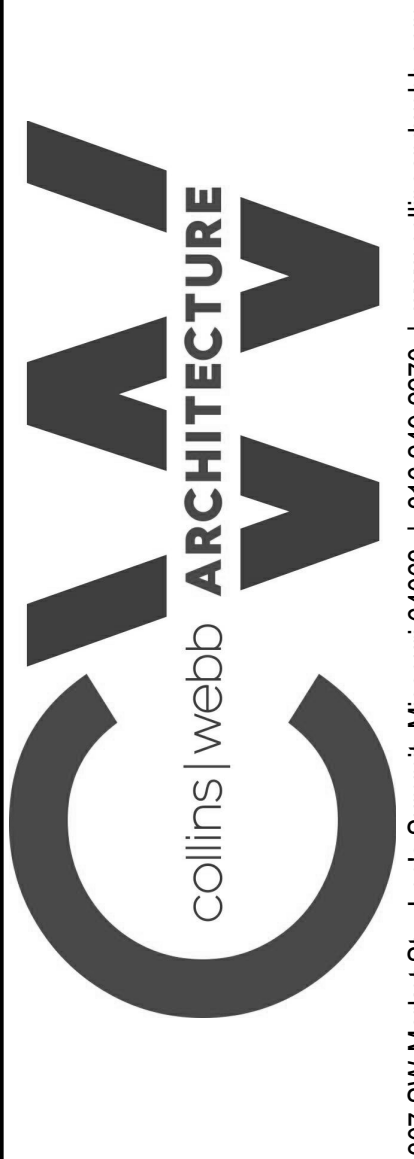


08/24/2023
PROFESSIONAL SEAL

S101K

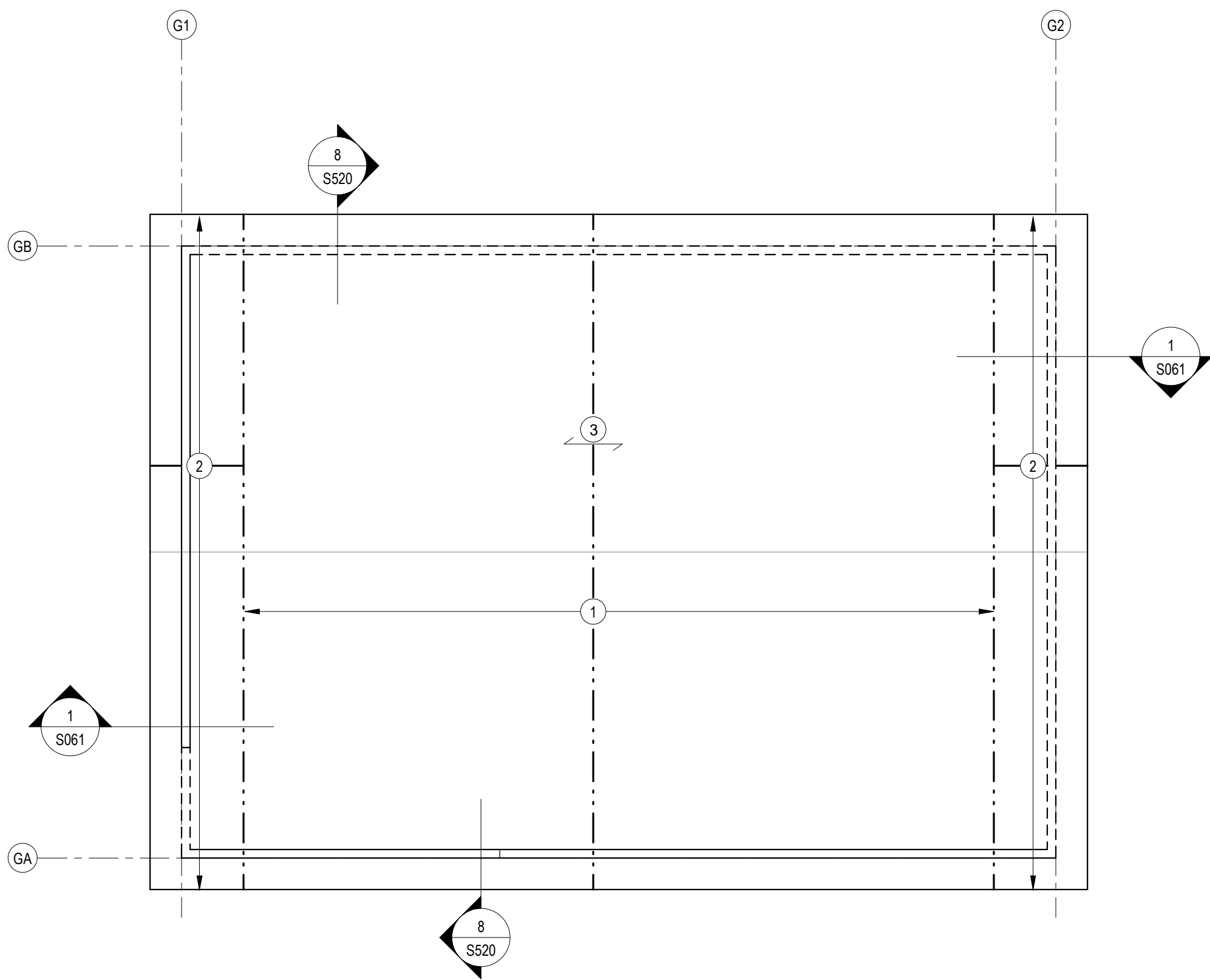
ISSUE DATE: 24 AUGUST 2023
STAND SEI#: 23090

FOUNDATION, WALL, AND ROOF
FRAMING PLAN - CLUBHOUSE



PERMIT DOCUMENTS

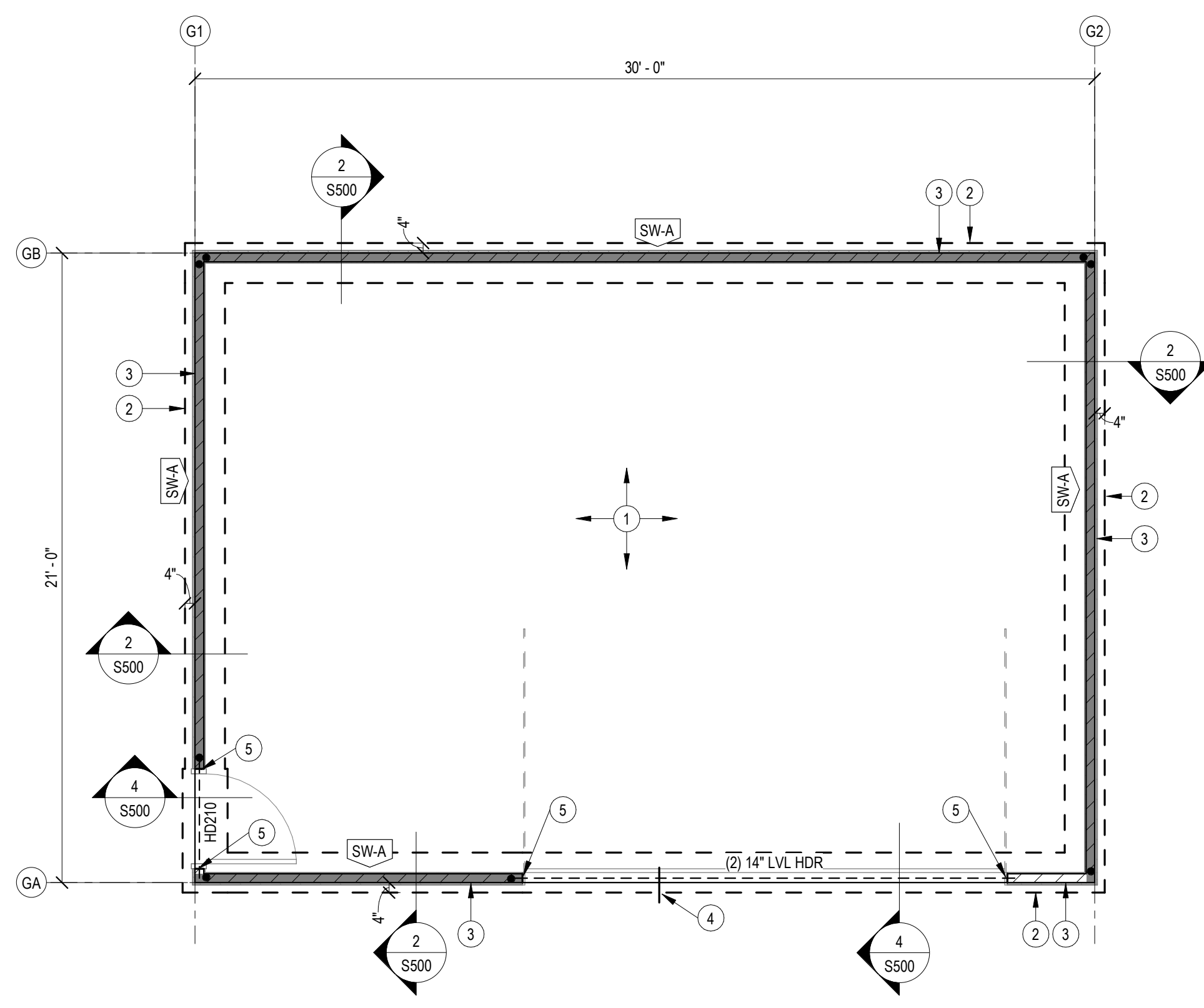
307 SVI Market St. Lee's Summit, Missouri 64063 | 816.249.2270 | www.collinswebb.com



2 ROOF FRAMING PLAN - MAINTENANCE GARAGE
1/4" = 1'-0"

ROOF FRAMING PLAN NOTES:

- PRE-ENGINEERED ROOF TRUSSES @ 24" OC, TOP CHORD TO MATCH ROOF PROFILE, RE: ARCH
- 2x4 OUTRIGGERS @ 24" OC, HOLD GABLE END TRUSS DOWN & PROVIDE FULL DEPTH BLOCKING BTWN OUTRIGGERS
- 5/8" THICK ROOF SHEATHING RE: GENERAL NOTES ADDITIONAL FASTENING REQD



1 FOUNDATION PLAN - MAINTENANCE GARAGE
1/4" = 1'-0"

FOUNDATION PLAN NOTES:

- 5" MIN CONCRETE SLAB ON GRADE, RE: GENERAL NOTES FOR REINFORCING, GRANULAR FILL, VAPOR BARRIER AND JOINTING REQUIREMENTS
- 18" WIDE x 2'-6" DEEP TRENCH FOOTING, REIN: W/ (2) #5 CONT TOP AND BOT BARS AND #4 CLOSED TIES @ 24" OC
- 6" WIDE CONT CONC CURB, REIN: W/ #4 CONT @ TOP AND #4 DOWELS (14" LONG) @ 24" OC
- #3 DWLS (18" LONG) @ 24" OC @ DOOR OPENING
- TERMINATE CONC CURB @ DOOR OPENINGS

- SHEET NOTES:**
- A. REFERENCE SHEET S001 FOR STRUCTURAL GENERAL NOTES. REVIEW NOTES & DETAILS FOR APPLICABILITY.
- B. SEE ARCHITECTURAL DRAWING FOR DETAILS & DIMENSIONS NOT SHOWN.
- C. ALL STRUCTURAL WALLS ARE 2x4 @ 16" OC UNO, BUILDING CORNER ZONES (4'-0" FROM EDGE OF BUILDING) SHALL BE 2x4 @ 12" OC
- D. DIMENSIONS TO EXTERIOR WALLS ARE TO EXTERIOR FACE OF STUD/ EDGE OF SLAB
- E. FOLLOW TRUSS MFOR RECOMMENDED DETAILIN, INSTALL BACKING, BLOCKING, BRIDGING, ETC AS REQD
- F. HEADERS IN STRUCTURAL WALLS ARE CALLED OUT ON PLANS AS "HXXX" RE: TYP DETAIL, ALL HEADERS IN STRUCTURAL WALL WHERE OPENING IS LESS THAN 4'-0" ARE (2) 2x10. HEADERS IN NON-STRUCTURAL WALLS ARE (2) 2x6
- G. SHEAR WALLS ARE CALLED OUT ON PLAN AS "SW-X" RE: TYP DETAILS
- H. TOP OF SLAB ELEVATION = 100'-0" UNO RE: ARCH & CIVIL FOR DATUM ELEVATION
- J. ROOF TRUSS BRG = 9'-1 1/8" ABOVE TOP OF SLAB, UNO RE: ARCH
- K. 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.
- L. ALL HORIZONTAL REINF SHALL BE CONT THROUGH FOUNDATION STEPS

FRAMING LEGEND	
	FOUNDATION / WALL BELOW
	LOAD BEARING WALL
	SHEAR WALL
	HEADER
	BEAM (STEEL)
	BUILT UP WOOD BEAM
	SPAN DIRECTION
	JOIST / TRUSS
	EXTENTS OF JOIST TYPE
	HOLDOWN
	OVERBUILD

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

COPYRIGHT © BY
COLLINS WEBB
ARCHITECTURE, LLC

REVISION DATES:



PROFESSIONAL SEAL

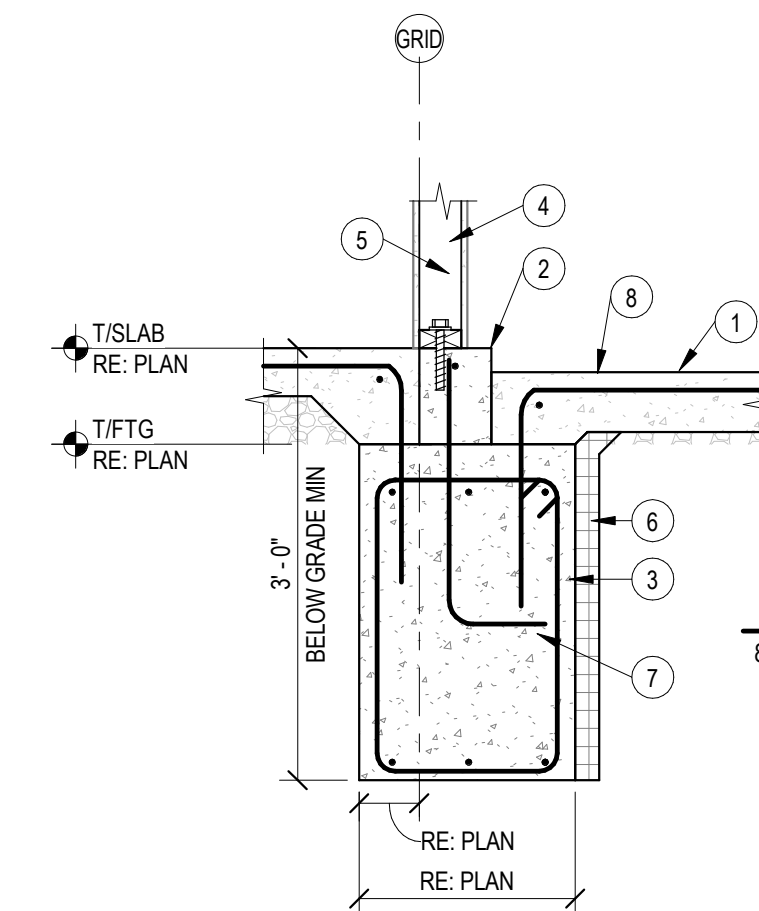
S102 K

ISSUE DATE: 24 AUGUST 2023
STAND SEI#: 23090

**FOUNDATION & ROOF FRAMING
PLAN - MAINTENANCE GARAGE**

7 FOUNDATION SECTION

3/4" = 1'-0"

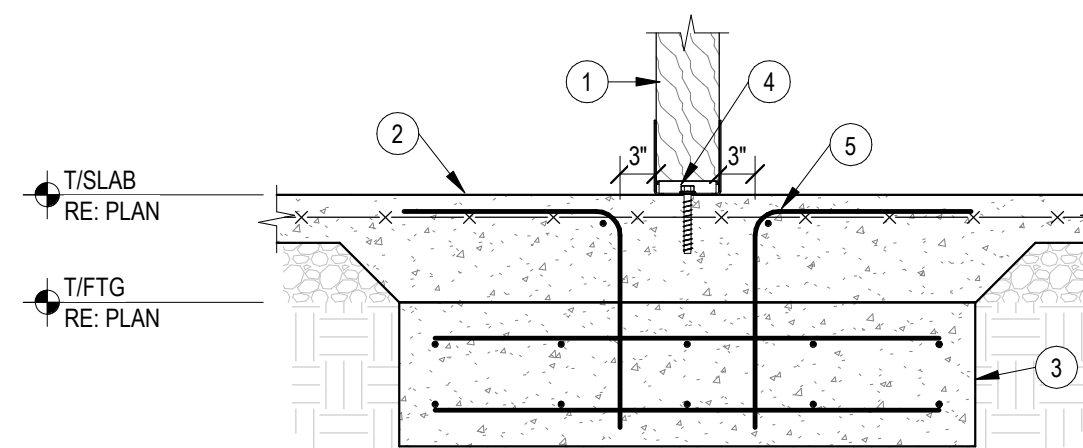


DETAIL NOTES:

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

6 PSL COLUMN FOOTING

3/4" = 1'-0"

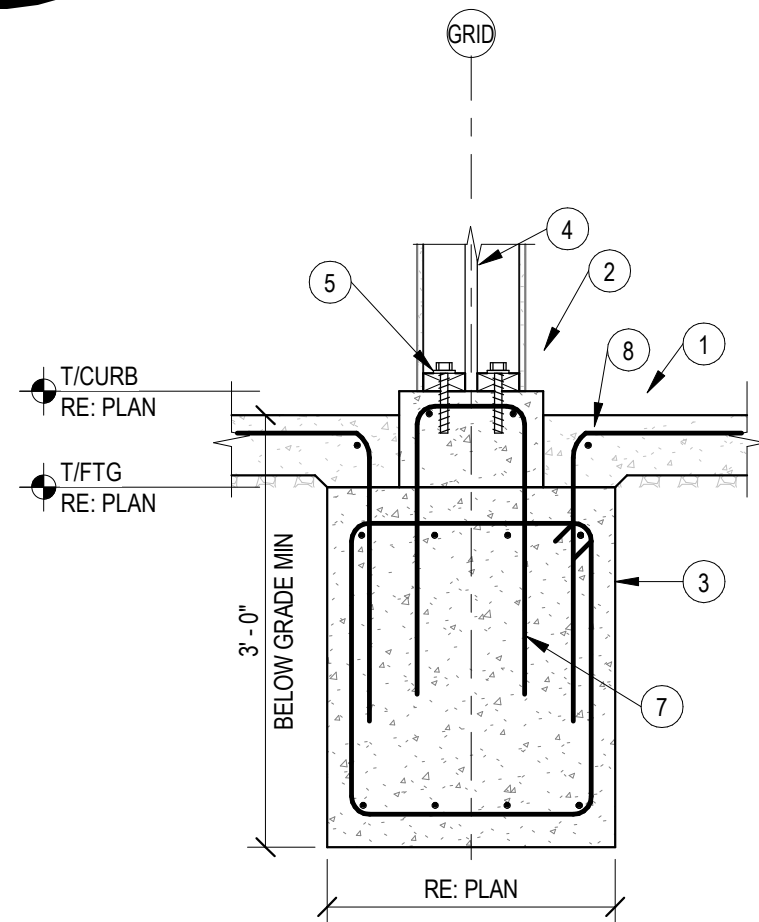


DETAIL NOTES:

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

9 FOUNDATION SECTION

3/4" = 1'-0"

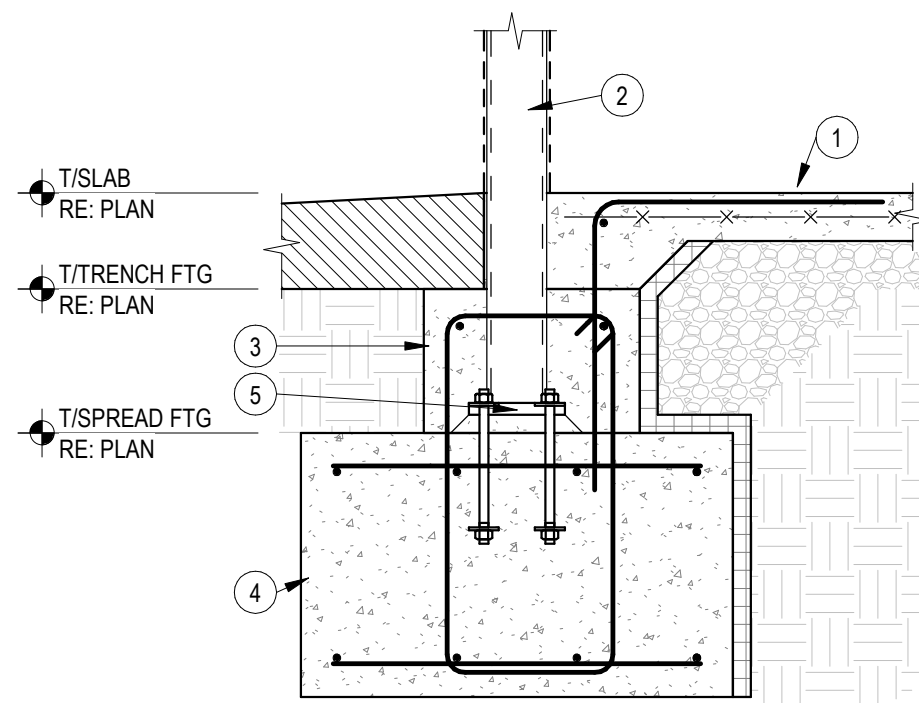


DETAIL NOTES:

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

10 FOOTING @ COLUMN

3/4" = 1'-0"

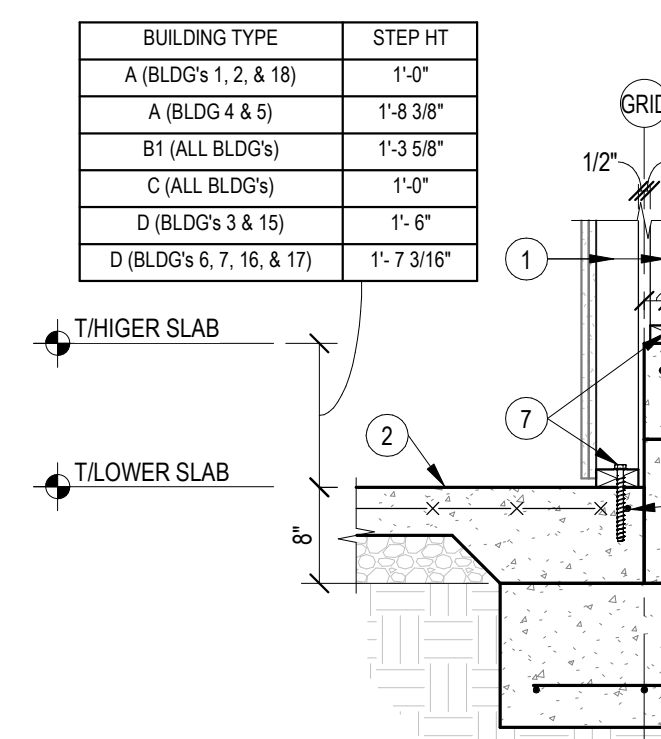


DETAIL NOTES:

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

1 FOUNDATION STEP @ DEMISING WALL

3/4" = 1'-0"

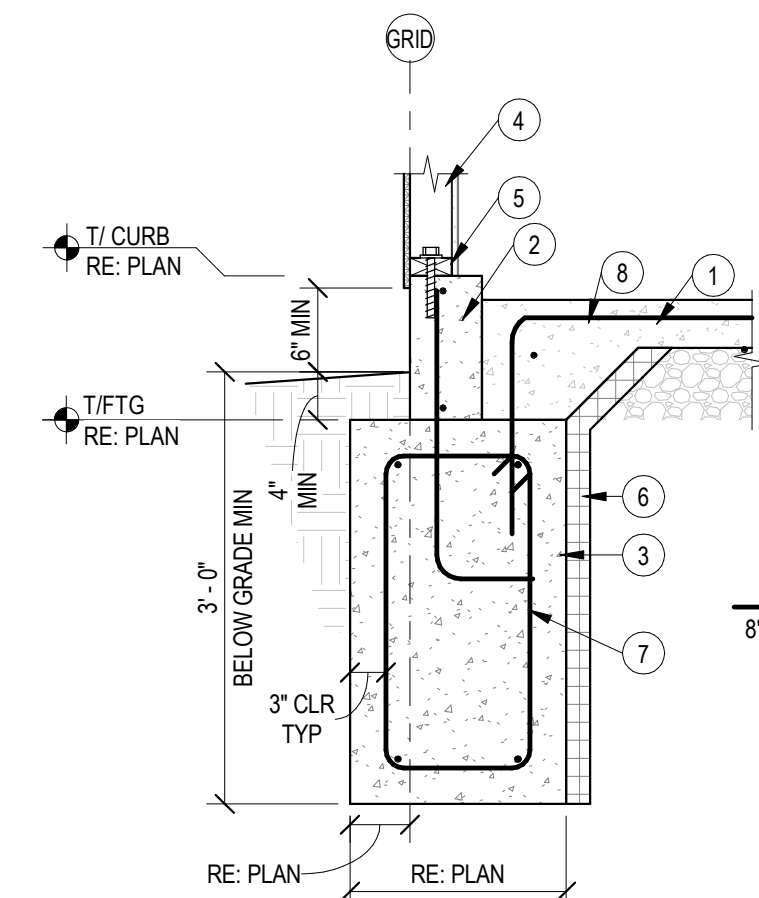


DETAIL NOTES:

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

2 FOUNDATION SECTION

3/4" = 1'-0"

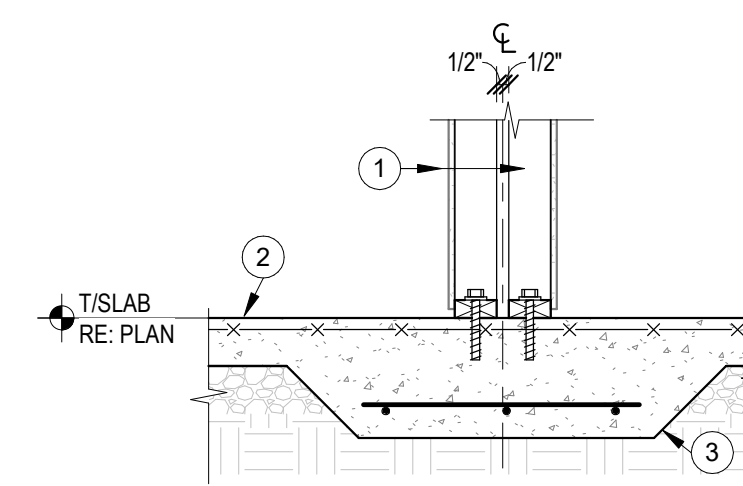


DETAIL NOTES:

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

3 FDN SECTION @ COMMON WALL

3/4" = 1'-0"



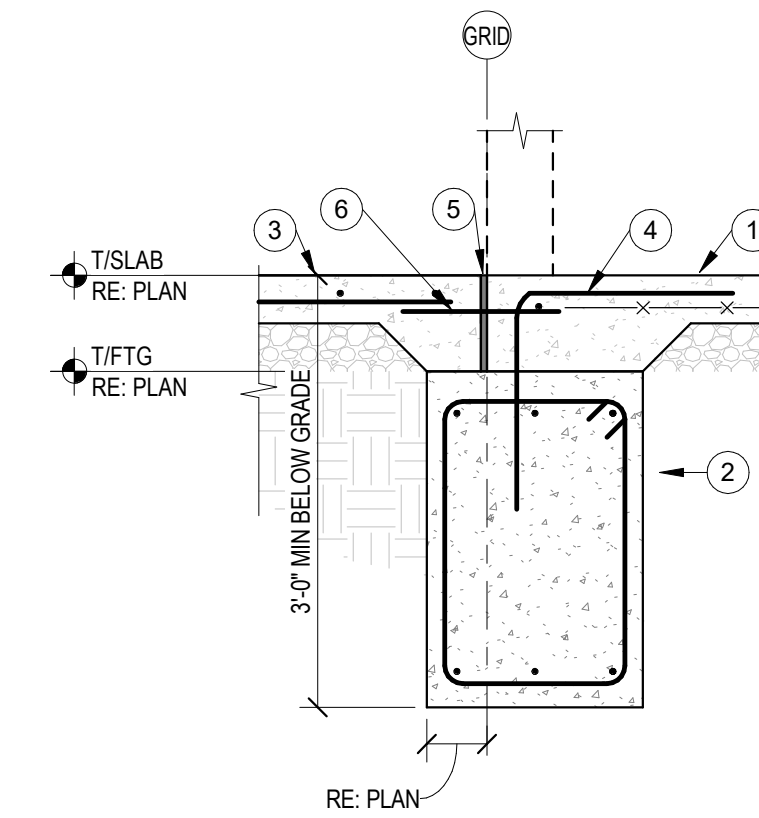
DETAIL NOTES:

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

NOTE BLOCK WALLS AT MID HEIGHT IF ONE SIDE IS UNSHEATHED

4 FDN SECTION @ WALL OPENING

3/4" = 1'-0"

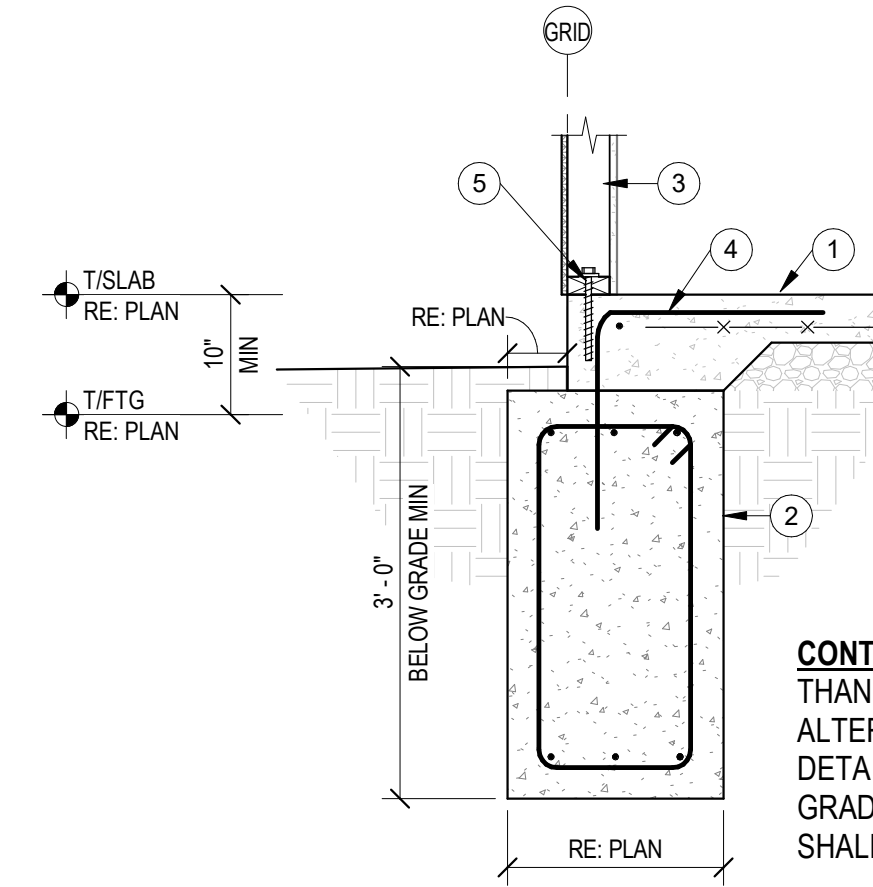


DETAIL NOTES:

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

5 FDN SECTION @ WALL FTG

3/4" = 1'-0"



DETAIL NOTES:

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

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

REUNION AT BLACKWELL

SE SHENANDOAH DRIVE
LEE'S SUMMIT, MO 64063

COPYRIGHT © BY
COLLINS WEBB
ARCHITECTURE, LLC

REVISION DATES:



PROFESSIONAL SEAL

S500

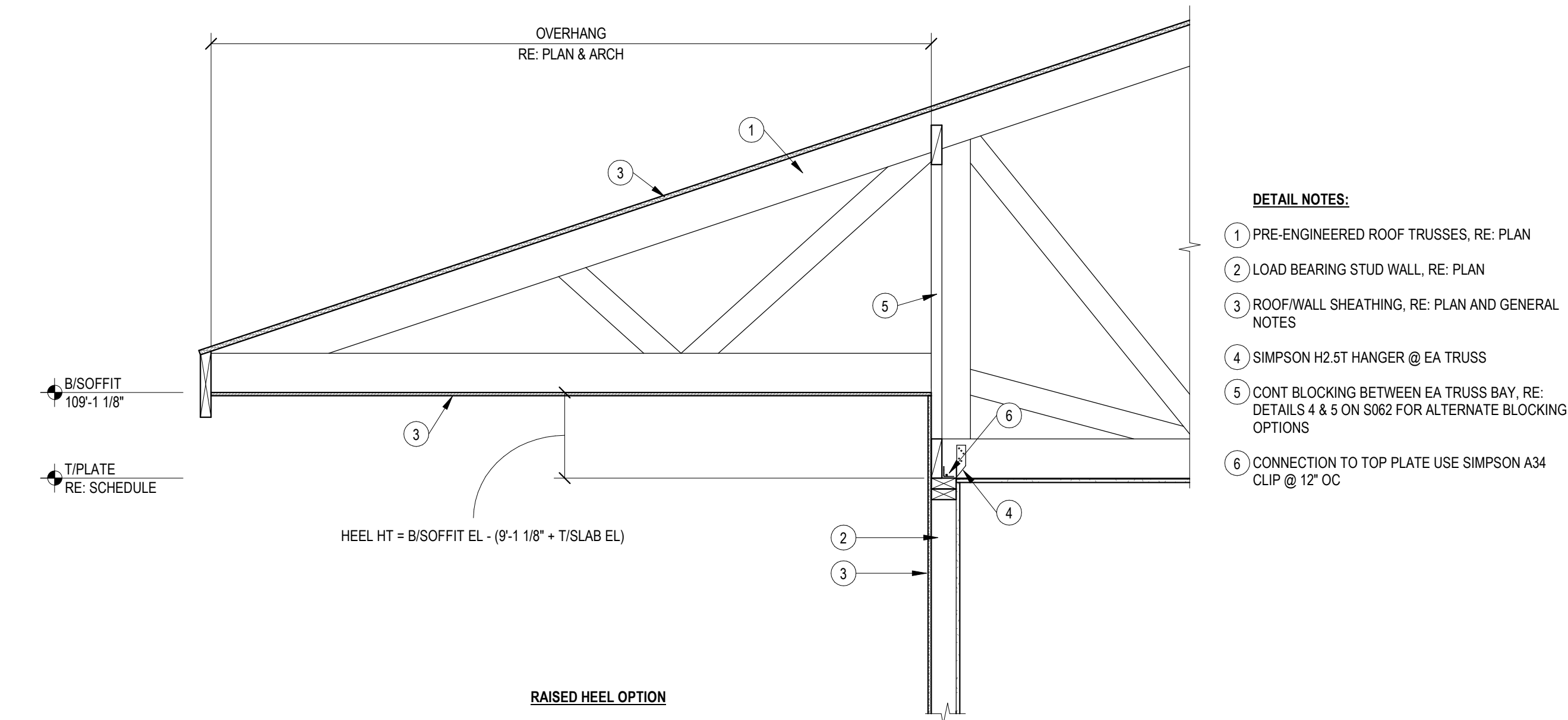
ISSUE DATE: 24 AUGUST 2023
STAND SEI#: 23090

FOUNDATION SECTIONS

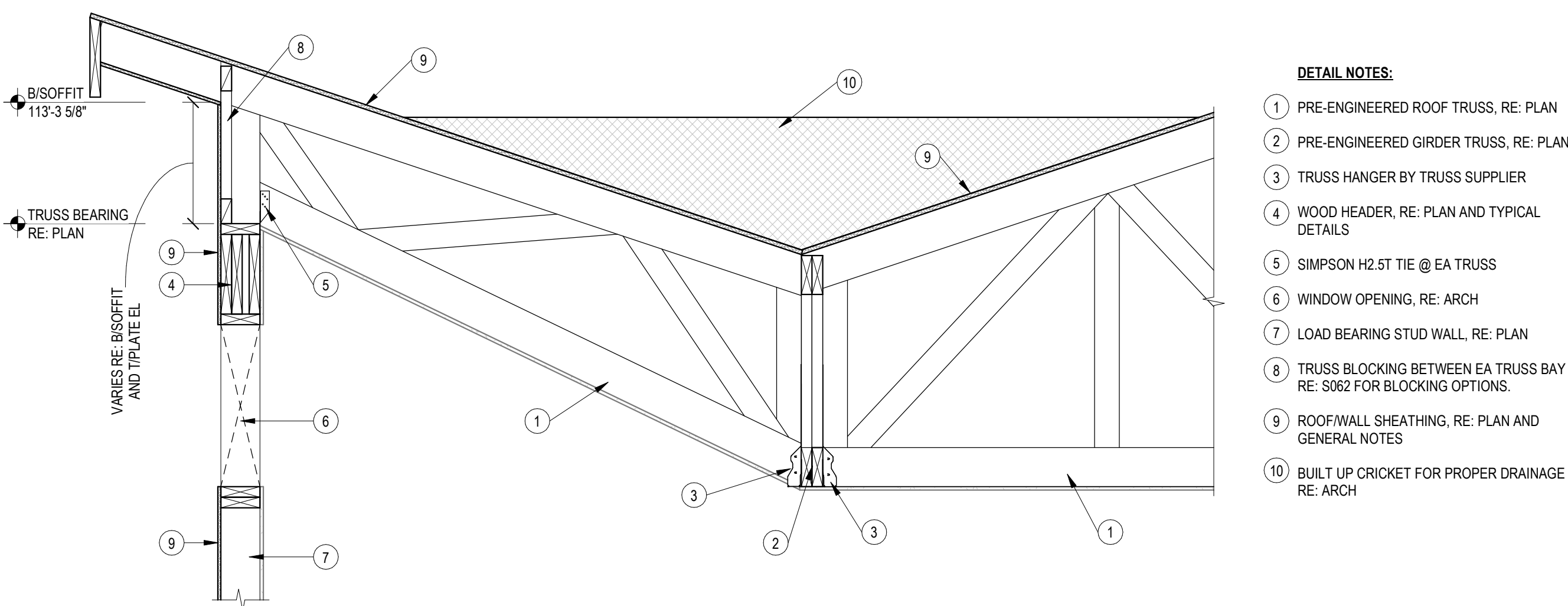


307 SVI Market St. Lee's Summit, Missouri 64063 | 816.249.2270 | www.collinswebb.com

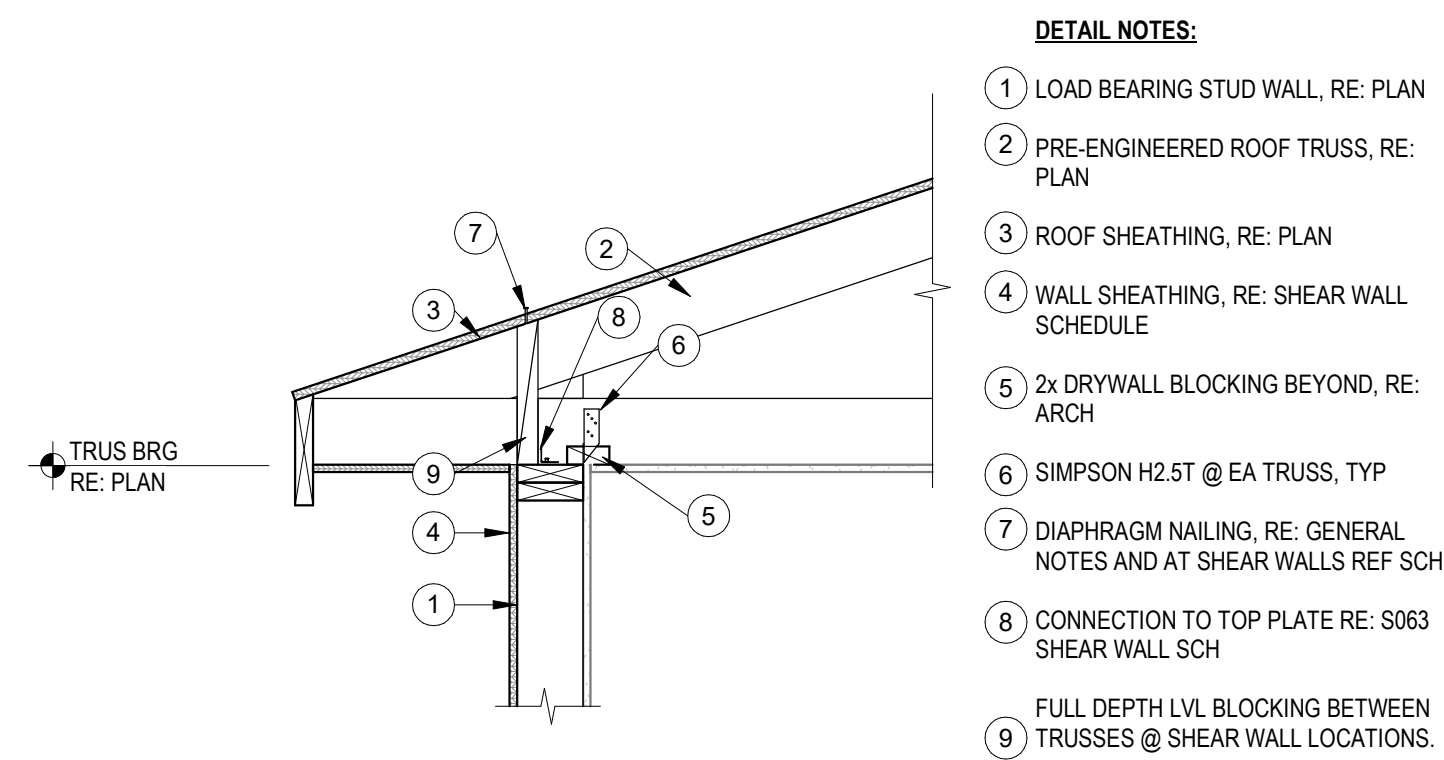
PERMIT DOCUMENTS



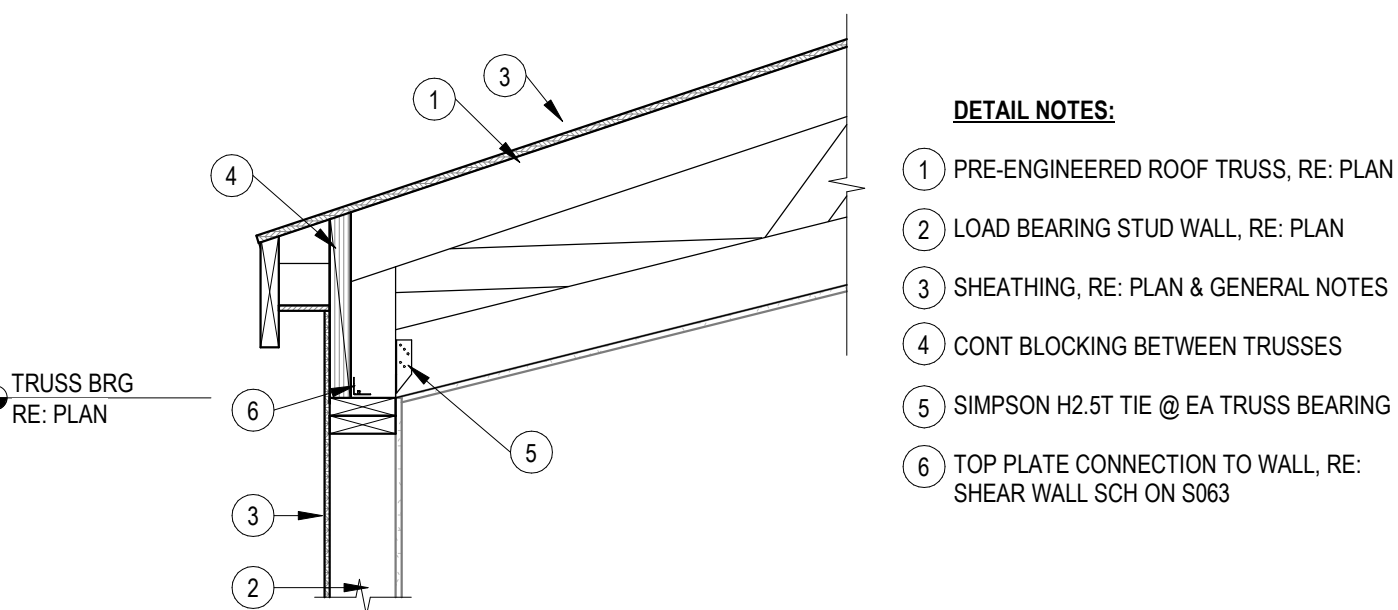
10 TRUSS OVERHANG
3/4" = 1'-0"



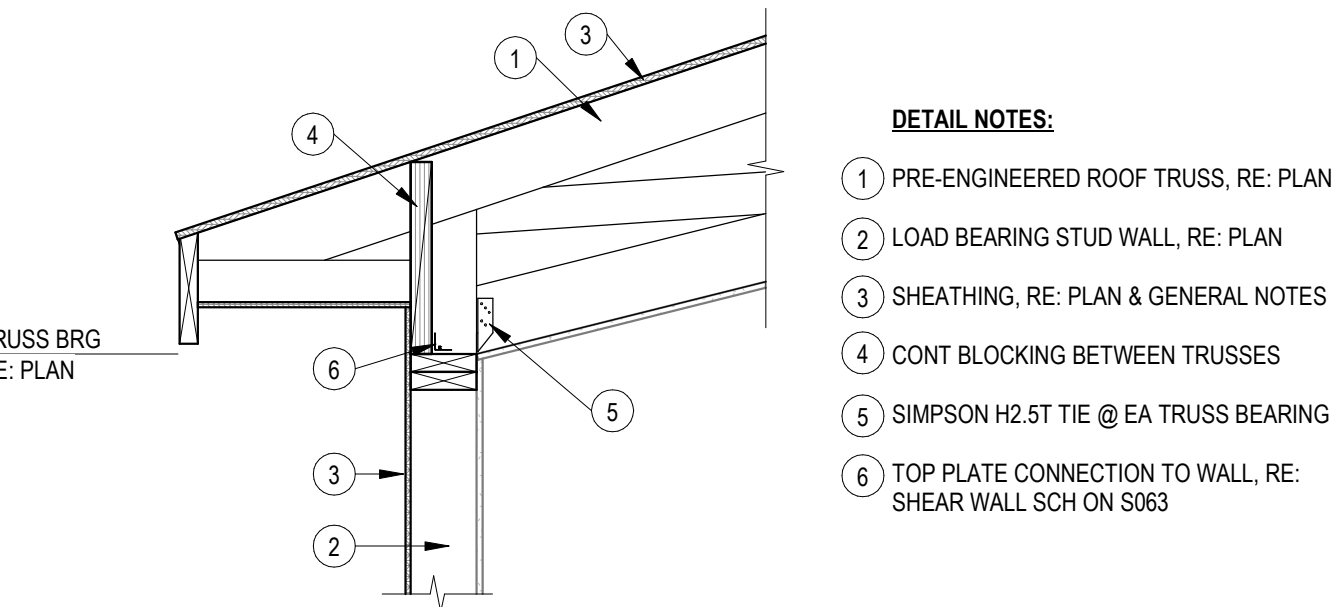
9 VAULTED CEILING TRUSS
3/4" = 1'-0"



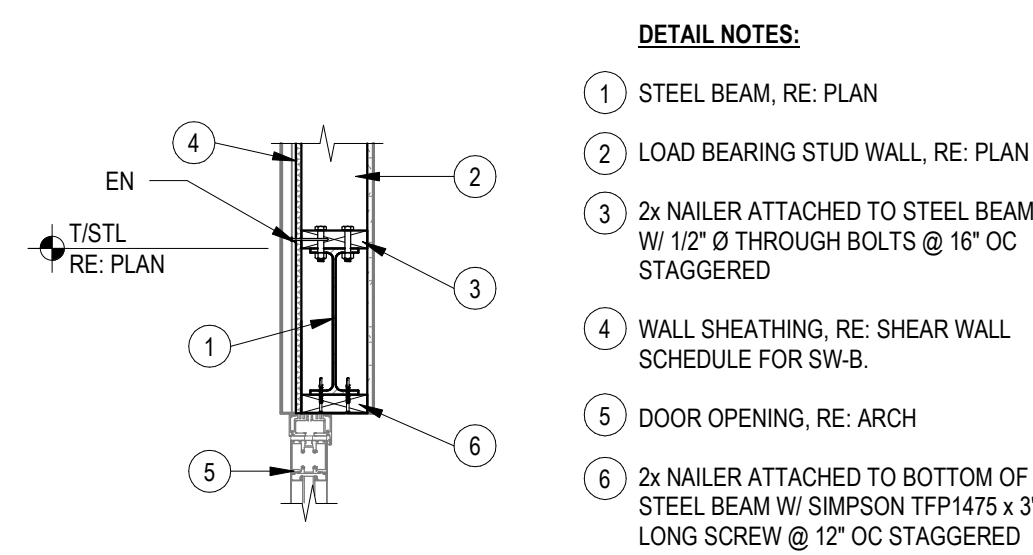
8 SECTION @ RAISED HEEL TRUSS
3/4" = 1'-0"



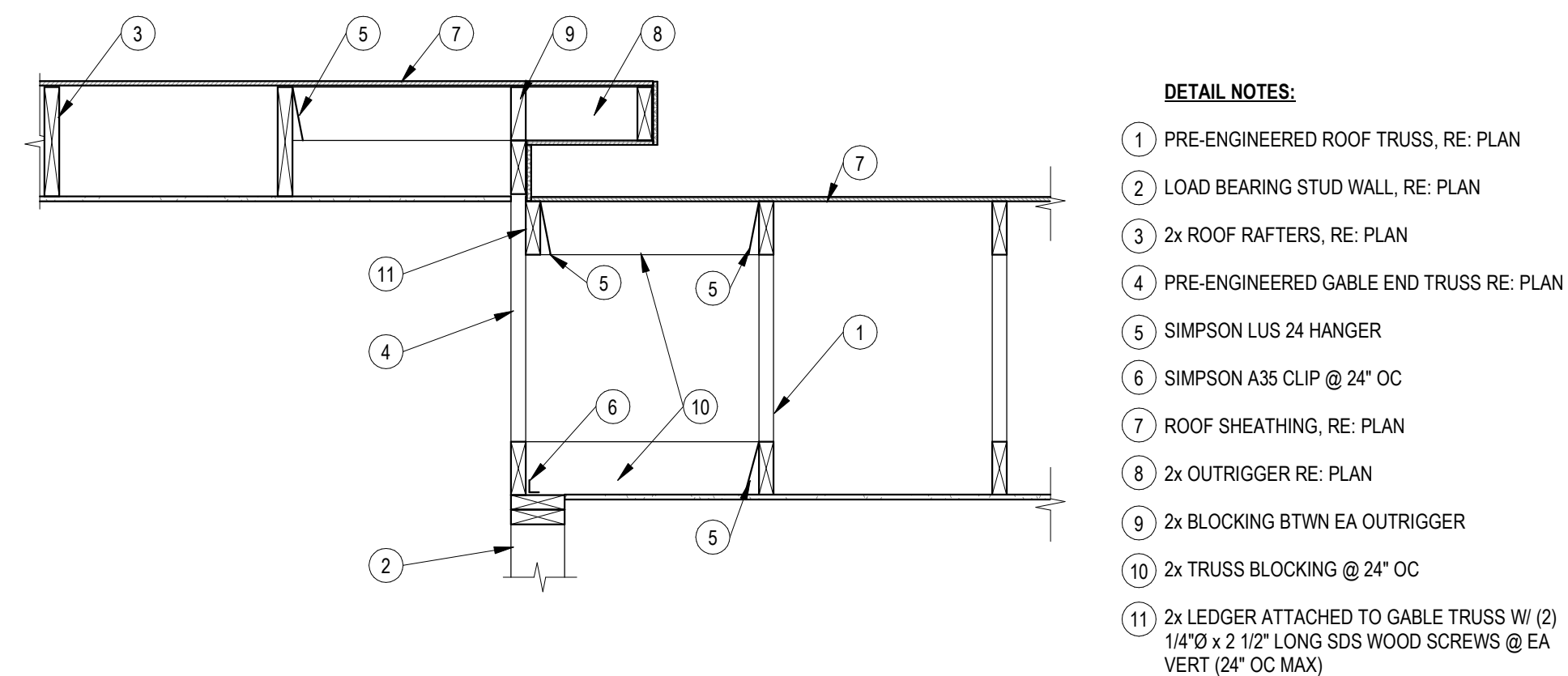
7 SECTION @ FIREPLACE BUMP OUT
3/4" = 1'-0"



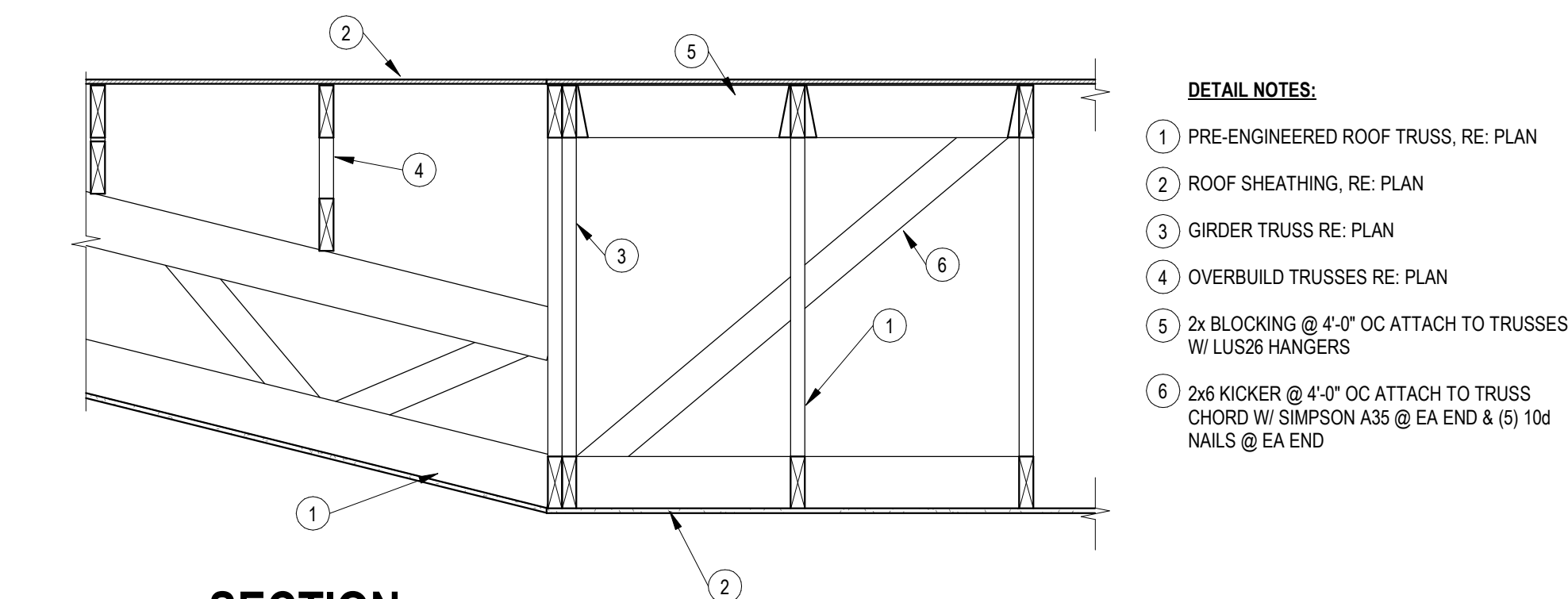
6 SECTION @ CLUBHOUSE
3/4" = 1'-0"



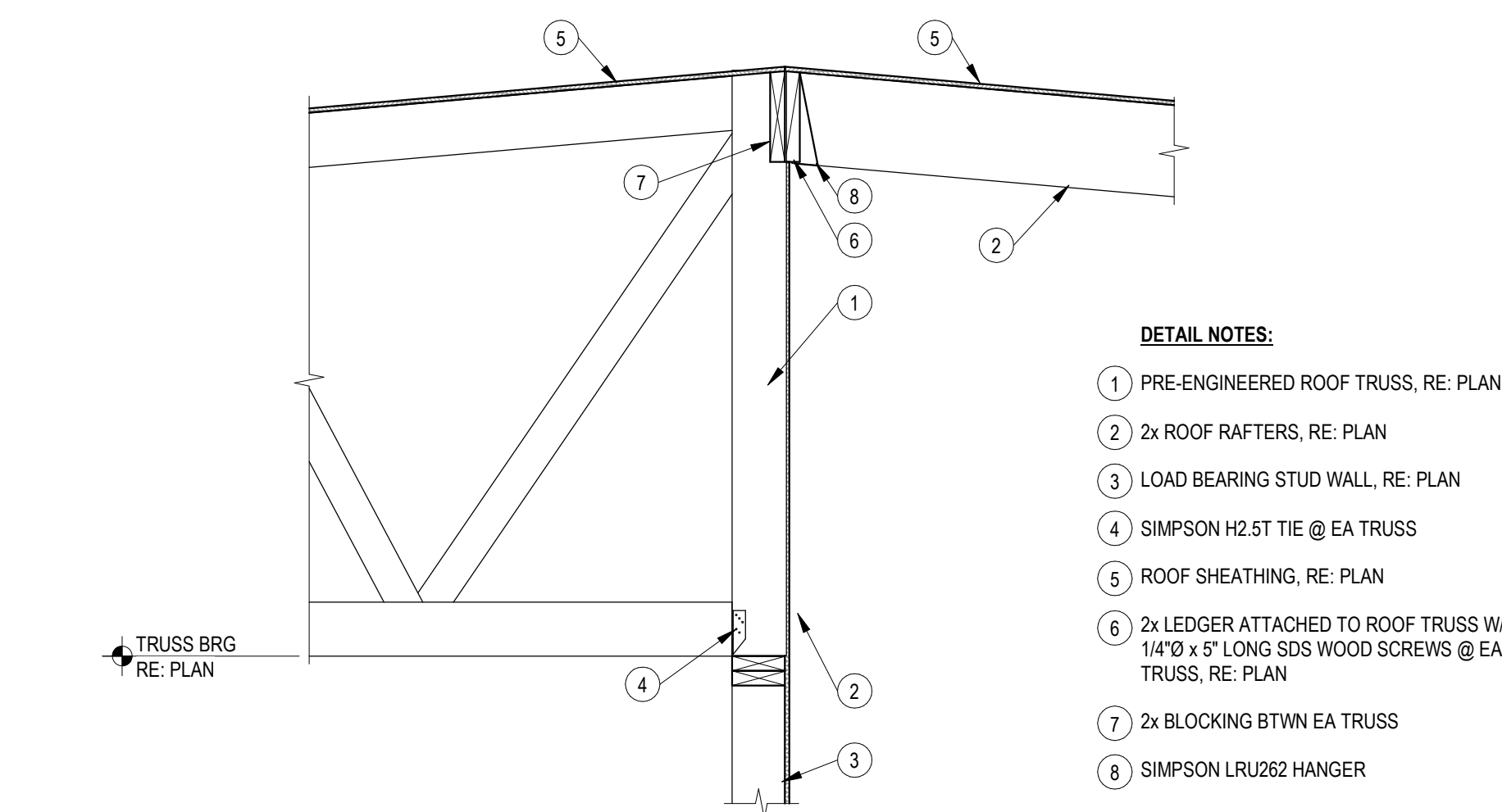
5 STEEL BEAM @ CLUBHOUSE DOOR
3/4" = 1'-0"



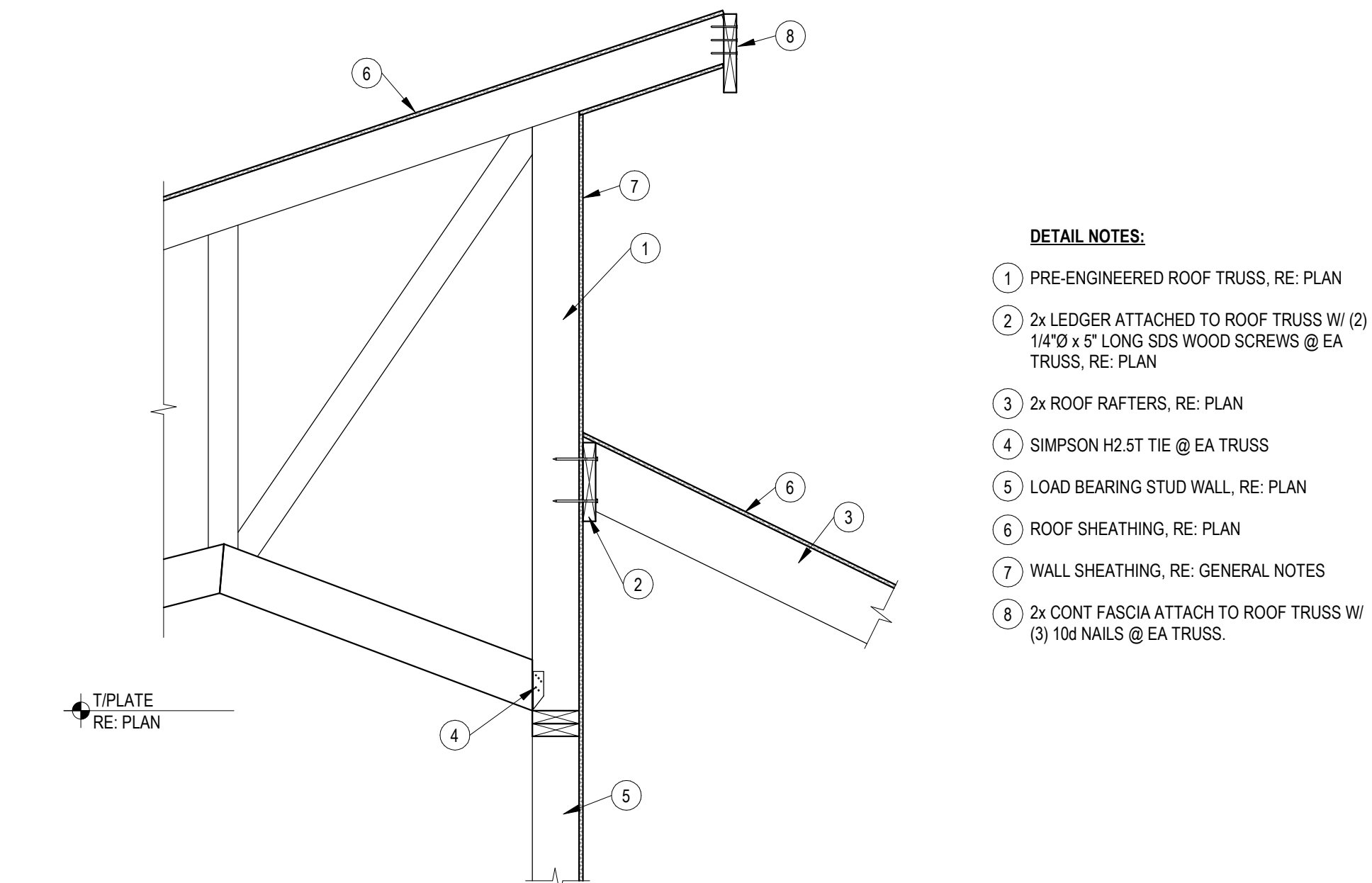
4 SECTION
3/4" = 1'-0"



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



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



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

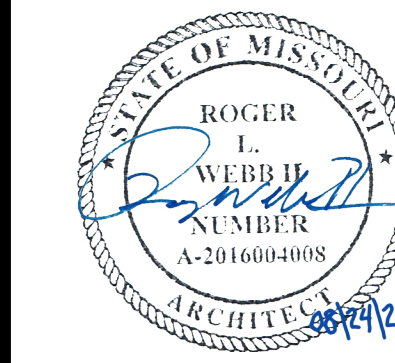
8/23/2023 2:30:50 PM

1 ARCHITECTURAL SITE PLAN
1/4" = 1'-0"

SITE PLAN KEY
A-TYPE UNIT



GENERAL NOTES - FURNITURE & EQUIPMENT PLANS:
1. RE: CIVIL DRAWINGS - FOR ADDITIONAL SITE INFORMATION AND DETAILS.
2. RE: SHEET G002 - FOR TYPICAL MOUNTING HEIGHTS.
3. RE: SHEET A0003 - FOR DETAILED PLANS OF EACH SPECIFIED A-TYPE UNIT.



PROFESSIONAL SEAL

A100

ISSUE DATE: 24 AUGUST 2023
COLLINS WEBB #: 21076

ARCHITECTURAL SITE PLAN

COPYRIGHT © BY
COLLINS WEBB
ARCHITECTURE, LLC

REVISION DATES:

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

REUNION AT BLACKWELL

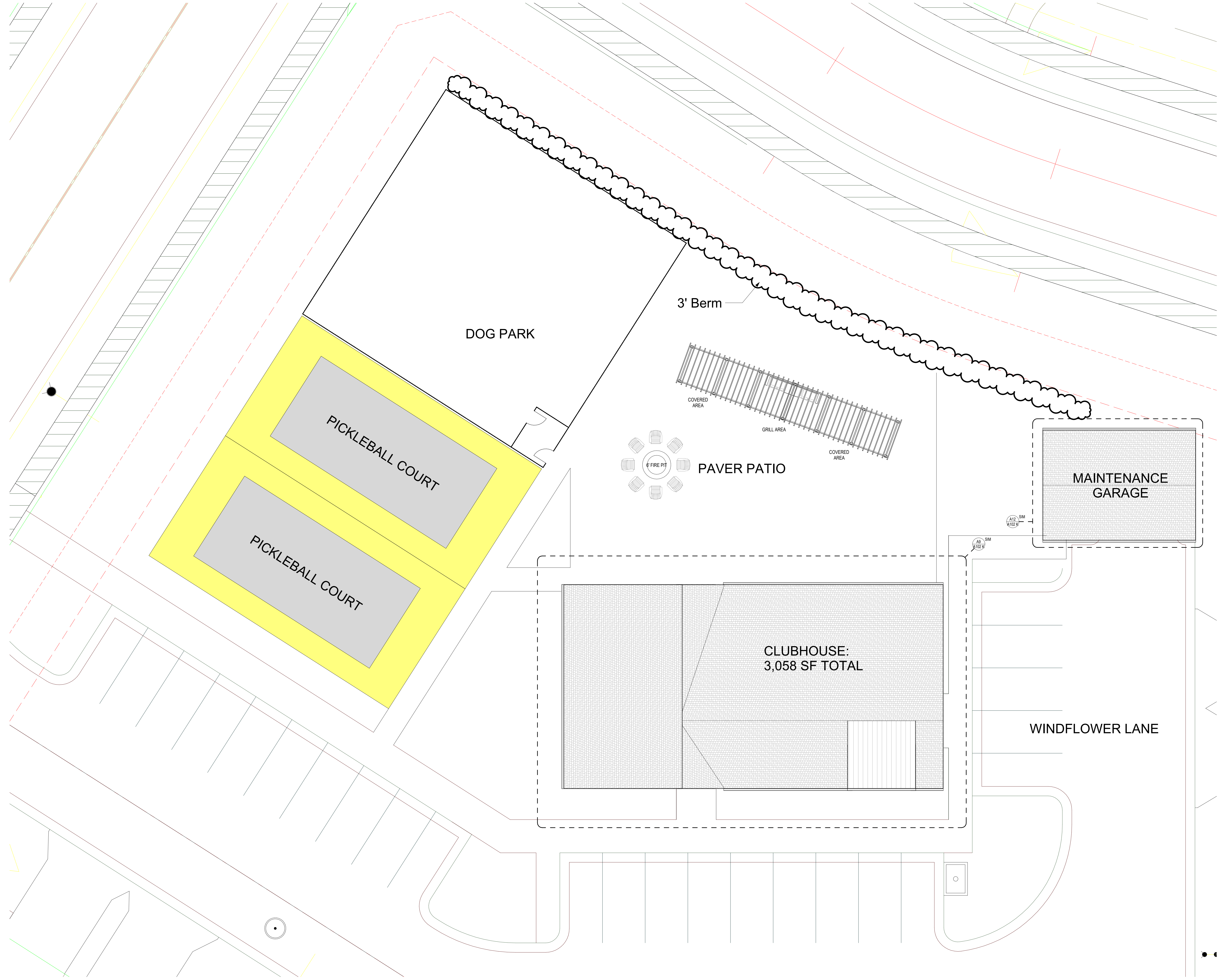
PERMIT DOCUMENTS



607B SIV Market St., Lee's Summit, Missouri 64063 | 816.249.2270 | www.collinswebbmo.com

8/23/2023 2:31:07 PM

A12 SITE PLAN - CLUBHOUSE AREA
1/8" = 1'-0"



**GENERAL NOTES:
FLOOR PLANS**

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

**GENERAL NOTES:
ROOF PLANS**

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

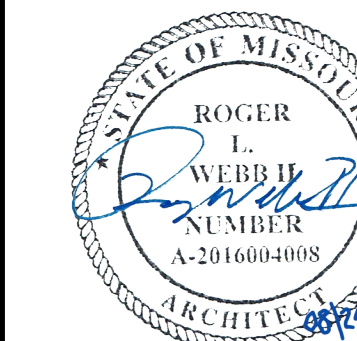
REUNION AT BLACKWELL

SE SHENANDOAH DRIVE
LEE'S SUMMIT, MO 64063

COPYRIGHT © BY
COLLINS WEBB
ARCHITECTURE, LLC

REVISION DATES:

1



PROFESSIONAL SEAL

A101 K

ISSUE DATE: 24 AUGUST 2023
COLLINS WEBB #: 21076

SITE PLAN - CLUBHOUSE AREA

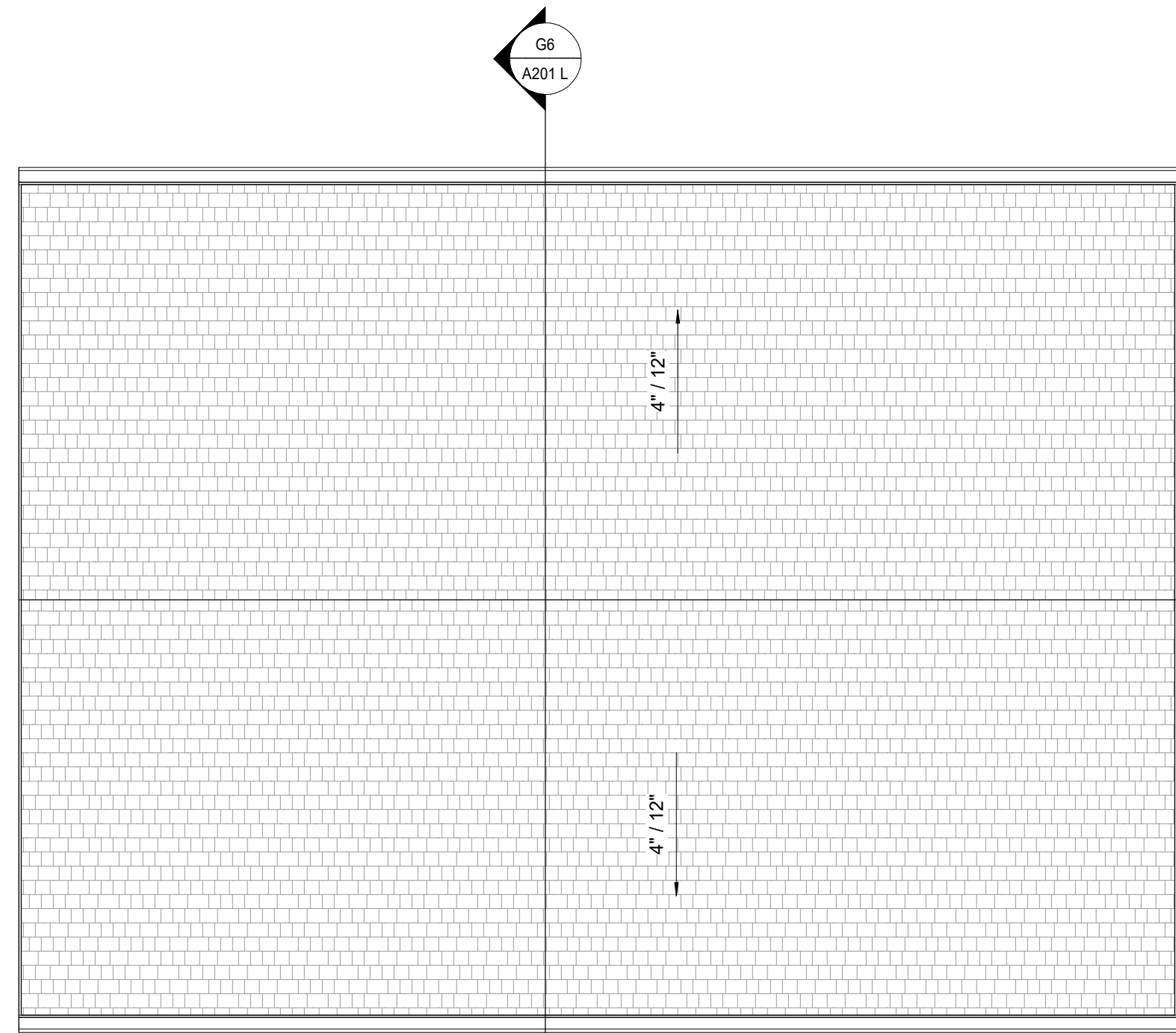


PERMIT DOCUMENTS

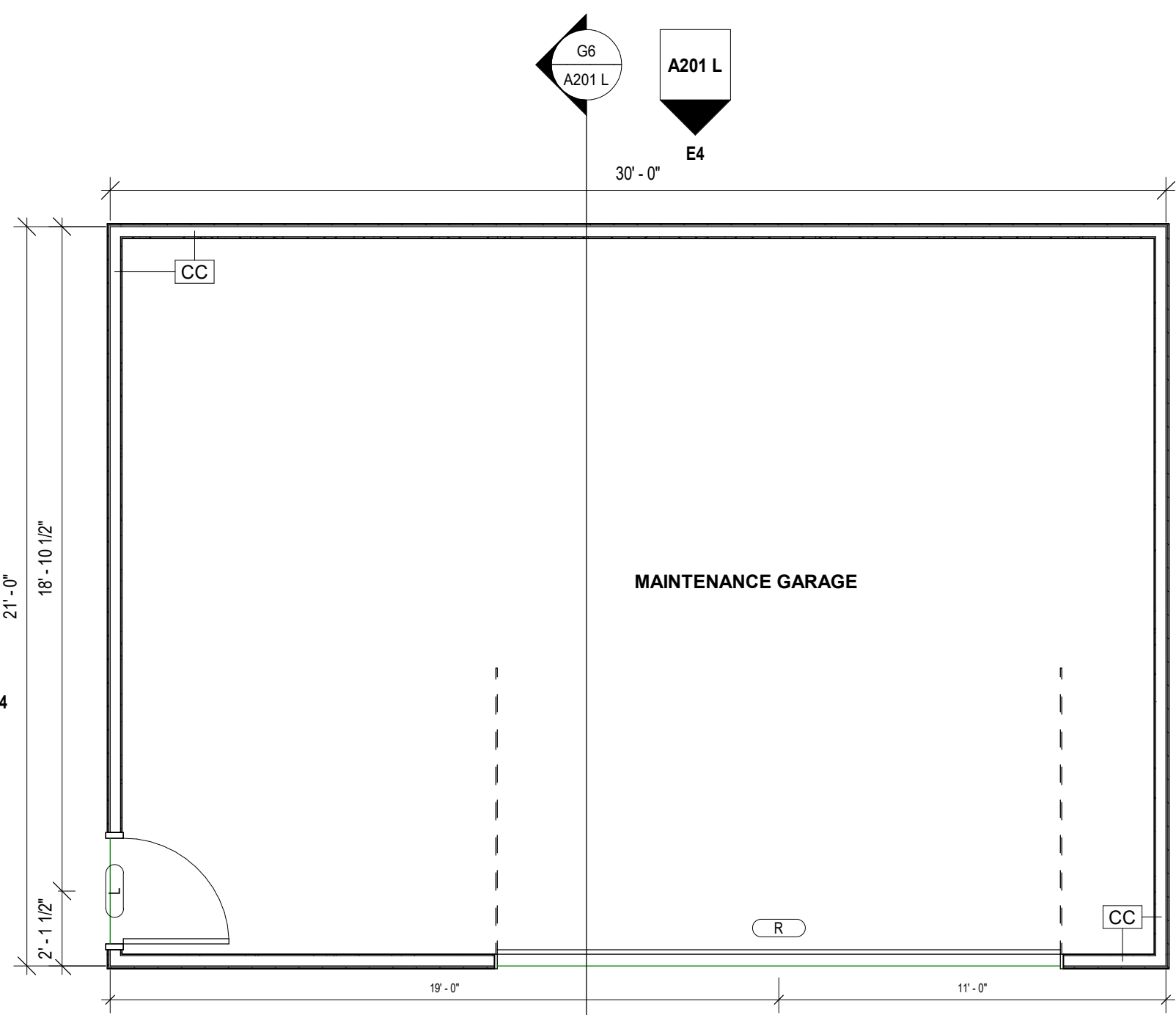
307B SIV Market St., Lee's Summit, Missouri 64063 | 816.249.2270 | www.collinswebb.com

8/28/2023 8:23:31 AM

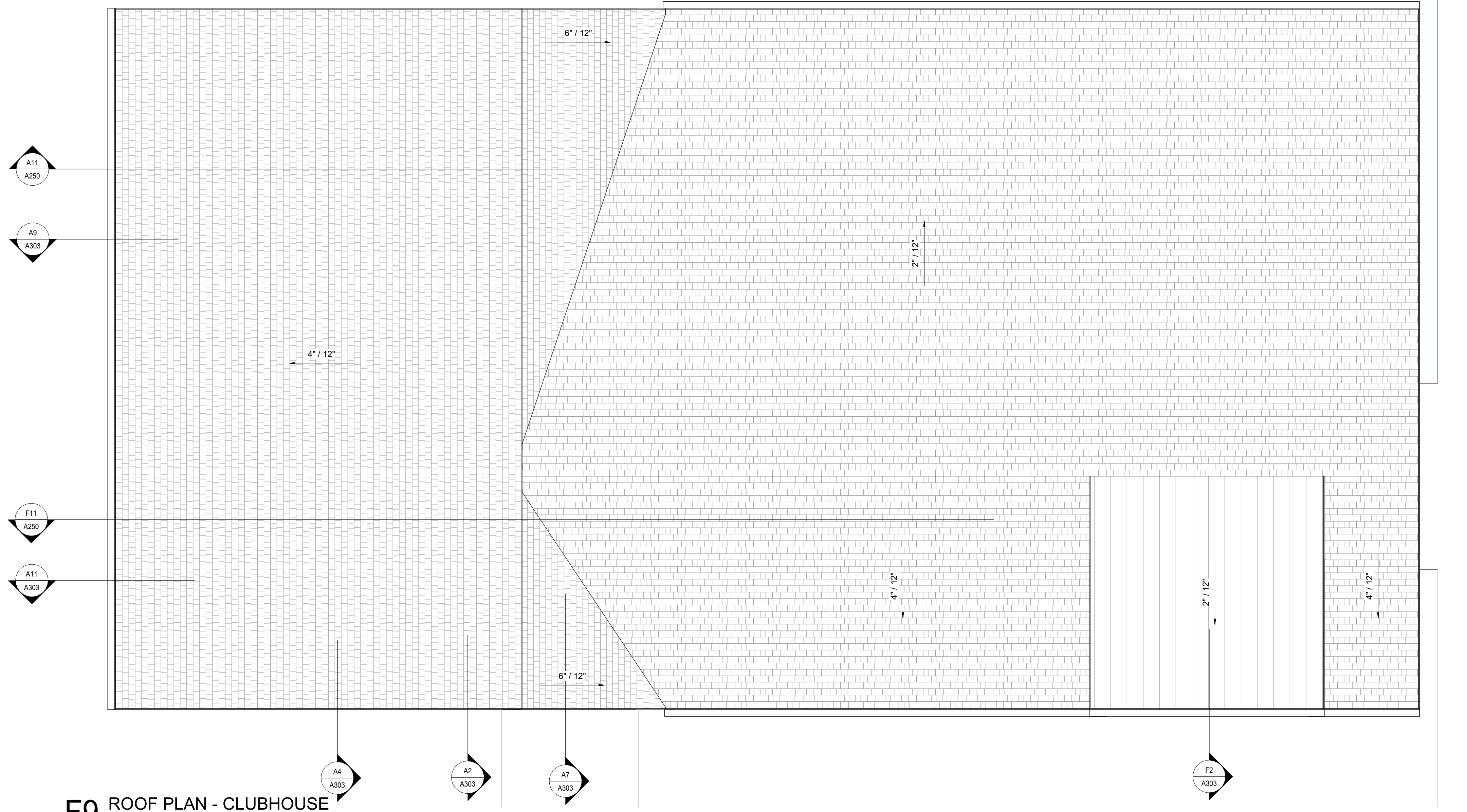
F12 ROOF PLAN - MAINTENANCE GARAGE
1/4" = 1'-0"



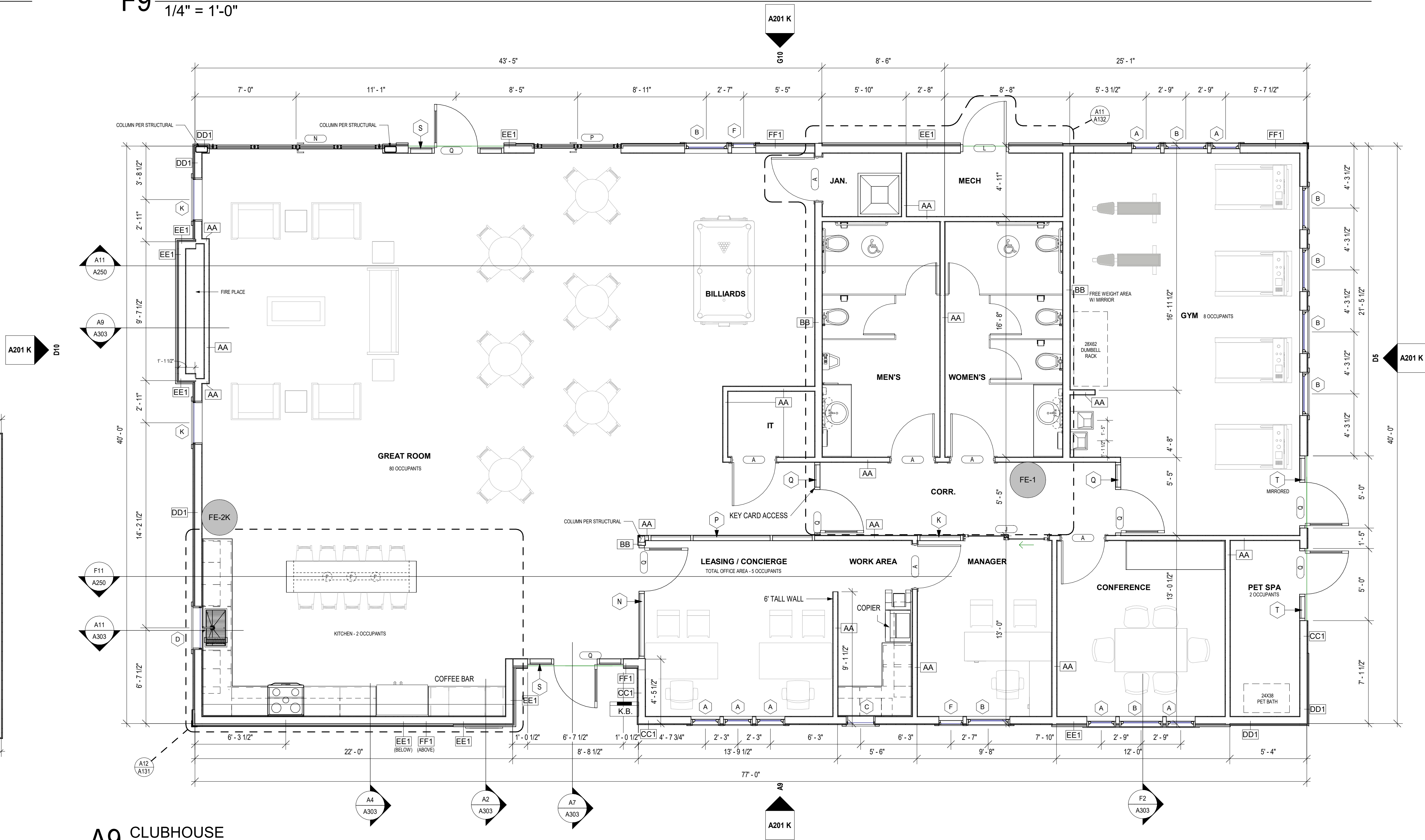
A12 MAINTENANCE GARAGE
1/4" = 1'-0"



F9 ROOF PLAN - CLUBHOUSE
1/4" = 1'-0"



A9 CLUBHOUSE
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 OF STUD (FOS), FACE OF MASONRY (FOM), FACE OF CONCRETE WALLS (FOC), AND COLUMN GRID LINES, UNLESS NOTED OR SHOWN OTHERWISE.
4. NOTE: WALL THICKNESSES ARE ACTUAL, DIMENSIONS AND PER WALL TYPES. SEE GENERAL SHEETS.
5. DOOR OPENINGS NOT LOCATED BY DIMENSION SHALL BE CENTERED IN WALL SHOWN OR LOCATED 4 INCHES FROM FINISH WALL TO HINGE SIDE OF THE DOOR, ALWAYS ALLOWING A MINIMUM OF 18" FROM THE PULL SIDE (STRIKE SIDE OF THE DOOR TO THE INTERSECTING WALL, OR OTHER PROTRUDING OBJECTS).
6. ALL ALCOVES WITHOUT A SPACE IDENTIFICATION NUMBER SHALL HAVE THE SAME FINISHES AS THE ADJOINING SPACES.
7. RE: FINISH LEGEND, FINISH SCHEDULE AND SPECIFICATIONS FOR DOOR AND DOOR FRAME FINISHES.
8. STAIR ENCLOSURES, SHAFT WALLS, EXIT PASSAGE WAYS AND EXTERIOR WALLS TO BE COORDINATED FOR PHASE OF WORK PER MATRIX AND PROJECT SCOPING.

**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 A111G003
- EXTENTS OF RIDGE VENTS ALLOWED BETWEEN COMMON WALLS
- EXTENTS OF CONTINUOUS SOFFIT VENTS ALLOWED BETWEEN COMMON WALLS
- SHINGLE ROOF
- STANDING SEAM METAL ROOF

FIRE RESISTIVE LEGEND

- FROM ROOM OR LEVEL
X = CLEAR WIDTH OF OPENING IN INCHES
- F.E.C. FIRE RISER CABINET
- F.A.C.P. FIRE ALARM CONTROL PANEL
- FIRE DEPARTMENT CONNECTION
- K.B. KNOX BOX
- AR AREA OF RESCUE ASSISTANCE
- ACCESSIBLE EGRESS COMPONENT
- EGRESS PATH
- FE-1 INDICATES FIRE EXTINGUISHER CABINET(FE) LOCATION WITH 75'-0" RADIUS COVERAGE AREA. SEE SPECIFICATIONS FOR FE TYPE.
- FE-2K INDICATES KITCHEN/ BAR FIRE EXTINGUISHER (FE) LOCATION WITH 75'-0" RADIUS COVERAGE AREA. SEE SPECIFICATIONS FOR FE TYPE.

**FLOOR PLANS - CLUBHOUSE &
MAINTENANCE BUILDING**

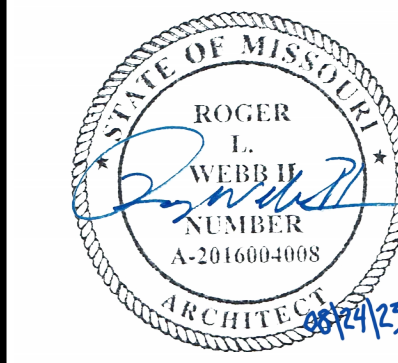


PERMIT DOCUMENTS

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

COPYRIGHT © BY
COLLINS WEBB
ARCHITECTURE, LLC

REVISION DATES:



PROFESSIONAL SEAL

A102 K
ISSUE DATE: 24 AUGUST 2023
COLLINS WEBB #: 21075

REUNION AT BLACKWELL

SE SHENANDOAH DRIVE
LEE'S SUMMIT, MO 64063

**COPYRIGHT © BY
COLLINS WEBB
ARCHITECTURE, LLC**

REVISION DATES:



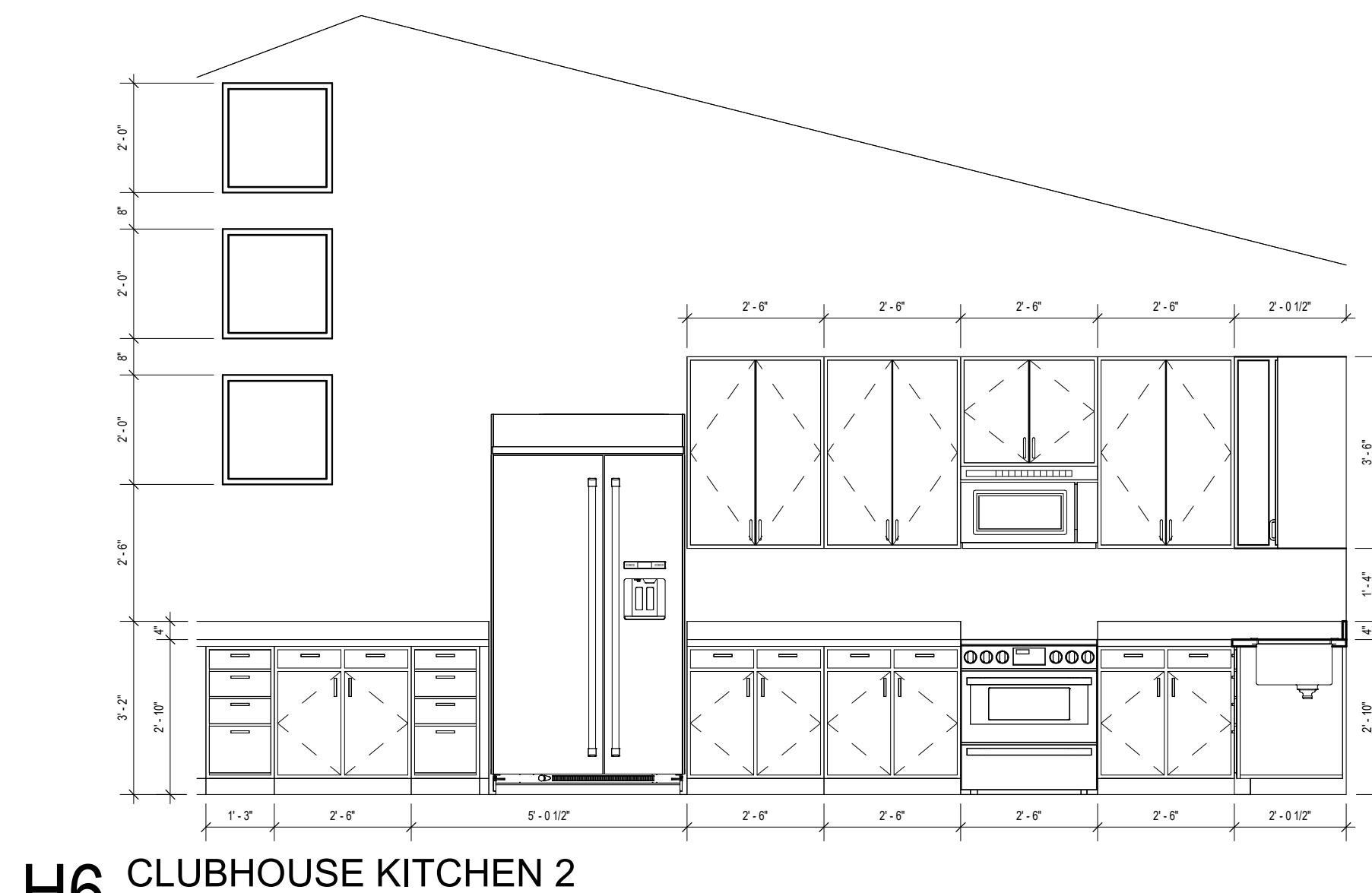
PROFESSIONAL SEA

A131

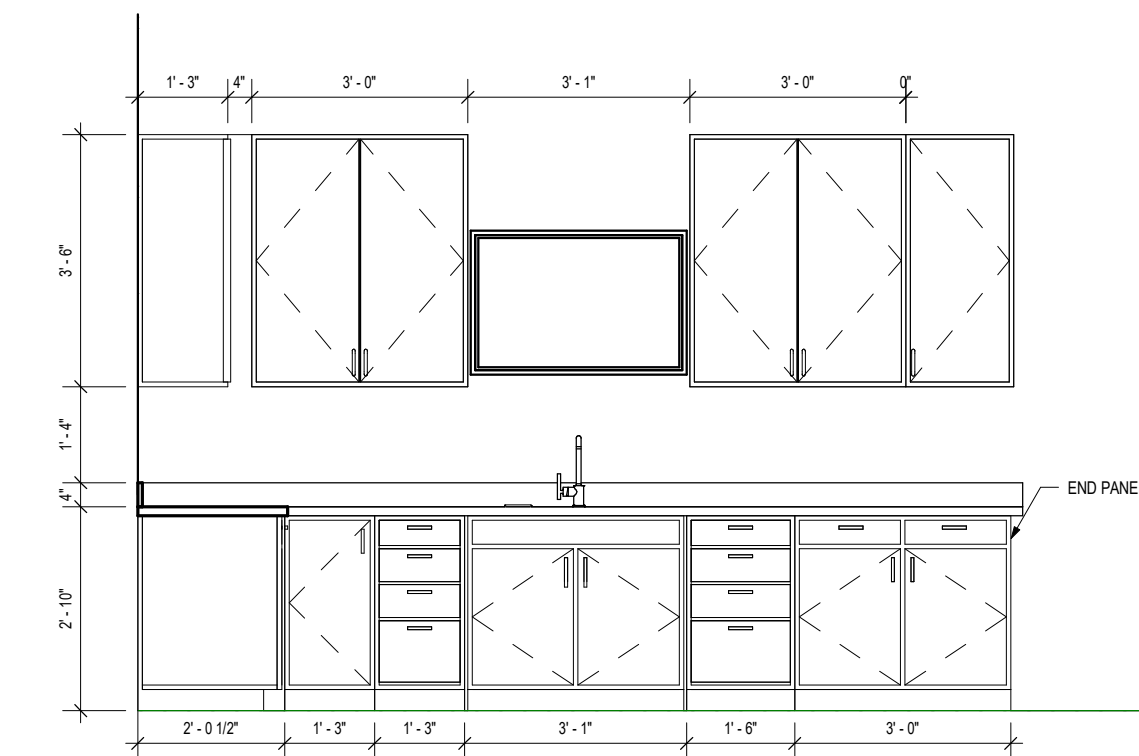
ISSUE DATE: 24 AUGUST 2023
COLLINS WEBB #: 21075

GENERAL NOTES: INTERIOR DETAILS

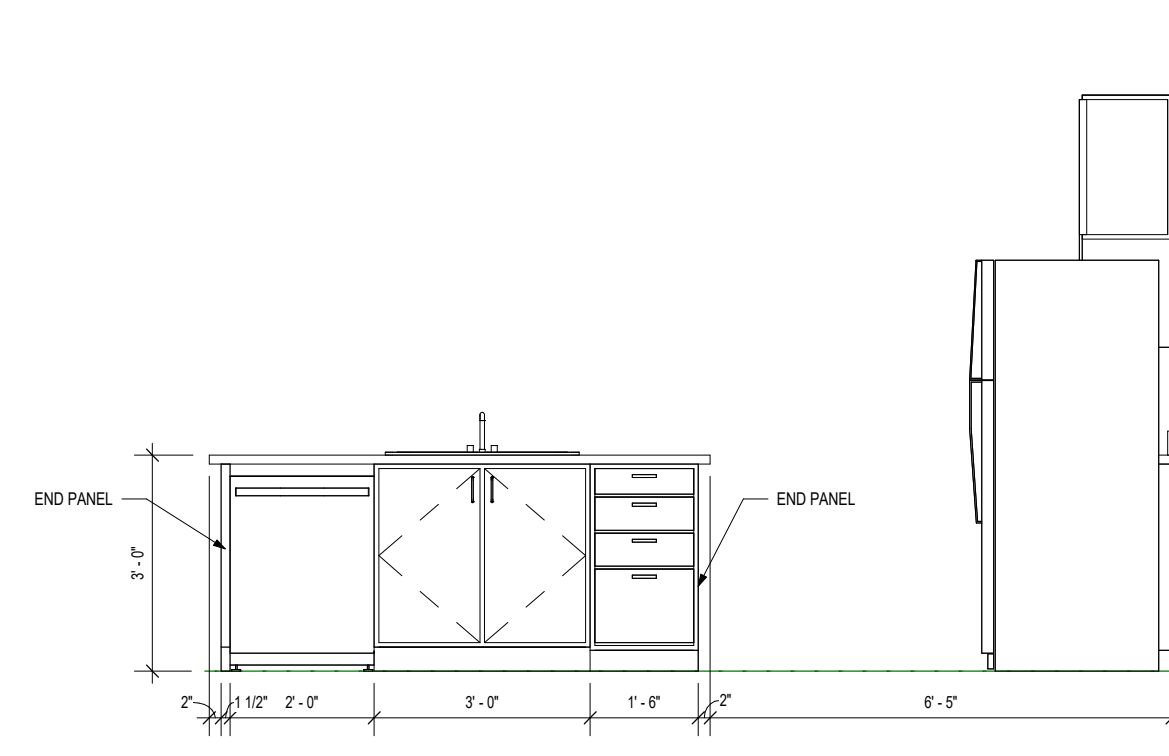
- RE: SHEET G01 FOR ADDITIONAL GENERAL NOTES THAT ARE APPLICABLE TO THE WORK AND ACCESSORIES.
- RE: SHEET G02 ACCESSIBILITY GUIDELINES FOR MOUNTING HANGERS AND ACCESSORIES.
- RE: SHEET G03 FINISH SCHEDULE AND FINISH SCHEDULE FOR SPECIFIC FINISH INFORMATION AND LOCATIONS.
- RE: SHEET G04 DOOR PLANS WITH ACCESSIBILITY FINISH PLANIFICATIONS.
- RE: SHEET A01 FOR REVEAL AND CONTROL JOINT DETAIL AND FINISH SCHEDULES AND FLOOR TRANSITION WALL BASE DETAILS.
- RE: ENLARGED FLOOR PLAN SHEETS FOR TOILET ACCESSIBILITY.
- RE: PROVIDE GYPSUM BOARD CONTROL JOINTS AT DOOR HEADERS WHERE EXPOSED FINISHED GYPSUM BOARD IS REQUIRED. TYPE 1500 FINISH SHALL BE USED. CONTROL JOINTS TO BE UNDED UP WITH BOTH SIDES OF DOOR FRAMES FOR DOORS 4'-8" AND OVER AND ALL DOORS THAT ARE LEAD TO ACCESSIBLE CONTROL JOINTS AT WALLS WHERE ACOUSTICAL WALL COVERINGS IS SPECIFIED.
- RE: PROVIDE PRIMER ON ALL WALL SURFACES THAT ARE TO RECEIVE FINISHES. FINISHES SHALL BE APPLIED TO CONTINUE WALL FINISH AS SCHEDULED BEHIND ALL FURNITURE AND EQUIPMENT, INCLUDING UNDER OPEN KNEE SPACES.
- RE: TRANSITION ALL WALL AND BASE FINISHES, AND OR COLOR CHANGES AT INSIDE CORNERS, INCLUDING NOTED OTHERWISE.
- RE: CONTINUE WALL BASE AT ALL WALLS, FURRED OUT COLUMNS & COLUMN COVERS, AND AT ALL CASTERWORK TO CORNERS, PANELS, AND UNDER OPEN COUNTERS, INCLUDING NOTED OTHERWISE.
- RE: CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO MINOR REWORK.
- RE: CONTRACTOR SHALL PROVIDE A INSTALL GRAMMETS AT 48" O.C. MAX. AT ALL WORK STATIONS WITH OPEN KNEE SPACE.
- RE: PROVIDE DRAWINGS DIRECTLY TO ALL ELECTRICAL DATA DRAWINGS FOR OUTLET LOCATIONS. COLOR TO BE SELECTED BY ARCHITECT.
- RE: CONTRACTOR SHALL PROVIDE COUNTERTOP BRACKETS AT OPEN KNEE SPACES WIDER THAN 42" (TYP.) CROWN IN OPEN AREA AND PANT TO MATCH WALL JOINTS. UNLESS NOTED OTHERWISE.
- RE: ALIGN ALL WALL TO WALL JOINTS WITH FLOOR JOINTS, UNLESS NOTED OR SHOWN OTHERWISE.
- RE: PROVIDE DRAWINGS FOR ALL EQUIPMENT ITEMS SHOWN DASHED, PROVIDED BY EQUIP. CONSULTANT AND/OR SUPPLIED BY OWNER. COORDINATE WITH OTHER TRADES AND EQUIPMENT.
- RE: MECH. & ELEC. SYMBOLS AND OUTLETS ARE SHOWN FOR REFERENCE ONLY. COORDINATE LOCATIONS WITH MEP DRAWINGS. CONSULT ARCHITECT FOR CLARIFICATION, IF NECESSARY.



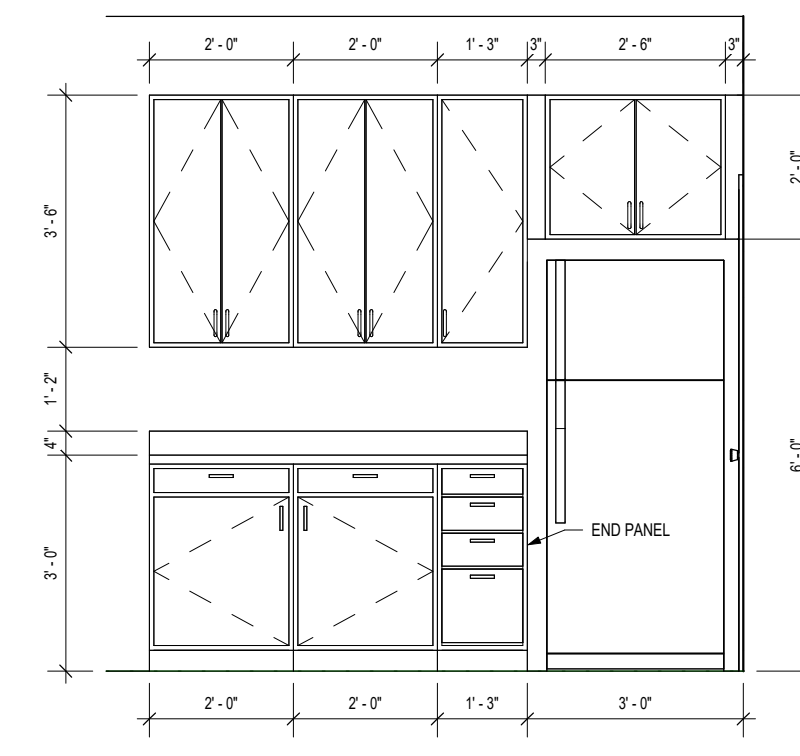
H6 CLUBHOUSE KITCHEN 2
3/8" = 1'-0"



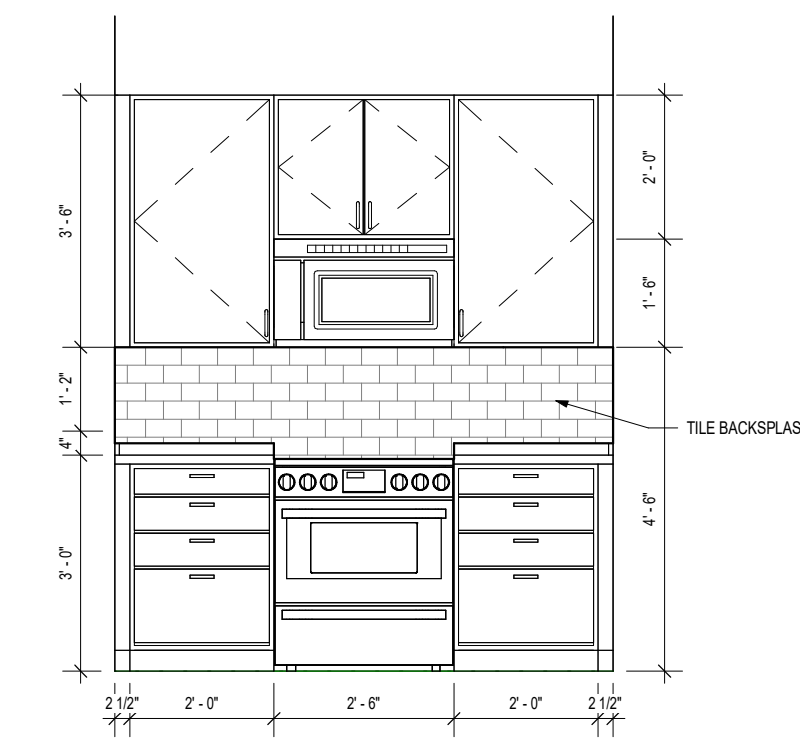
H3 CLUBHOUSE KITCHEN 1
3/8" = 1'-0"



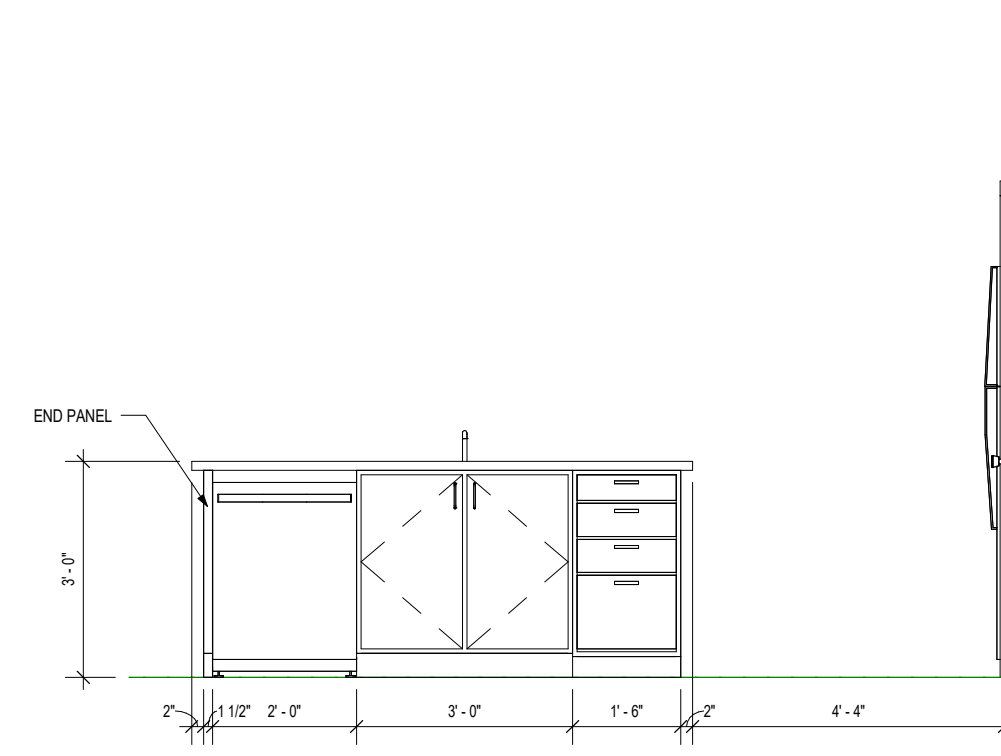
F7 UNIT B / C - KITCHEN - 3
3/8" = 1'-0"



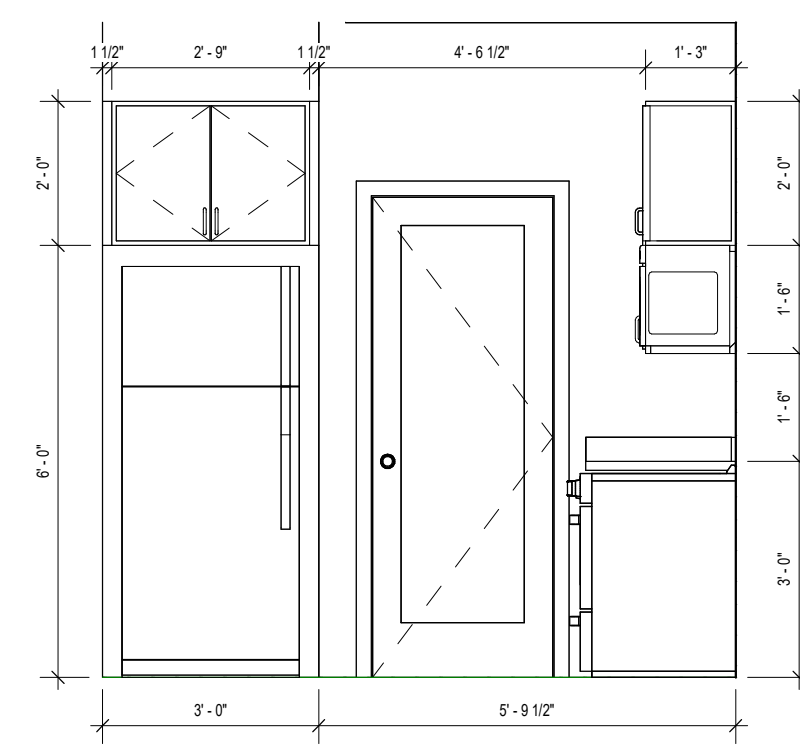
F5 UNIT B / C - KITCHEN - 2
3/8" = 1'-0"



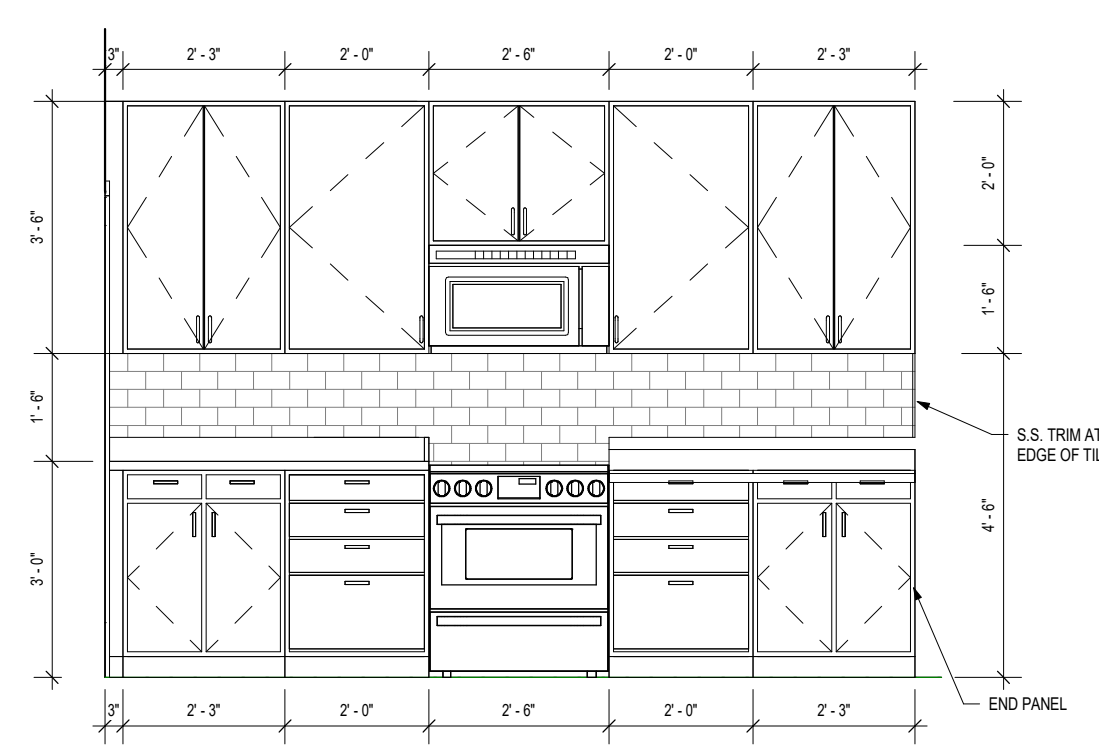
F3 UNIT B / C - KITCHEN 1
3/8" = 1'-0"



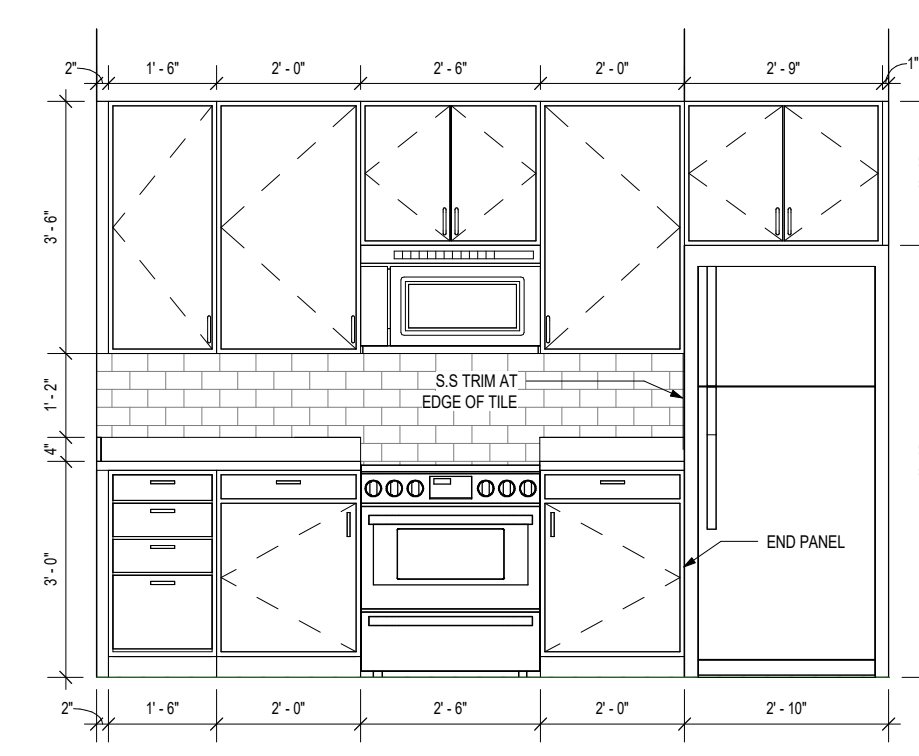
D11 $\frac{\text{UNIT A REV - KITCHEN 3}}{3/8" = 1'-0"}$



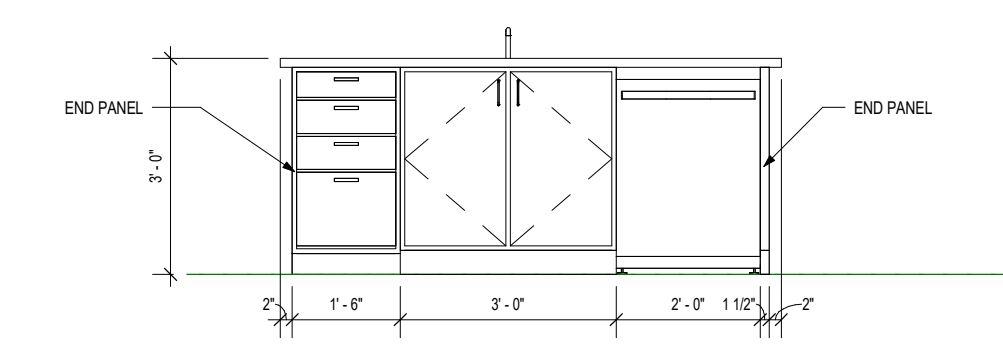
D9 $\frac{\text{UNIT A REV - KITCHEN 2}}{3/8" = 1'-0"}$



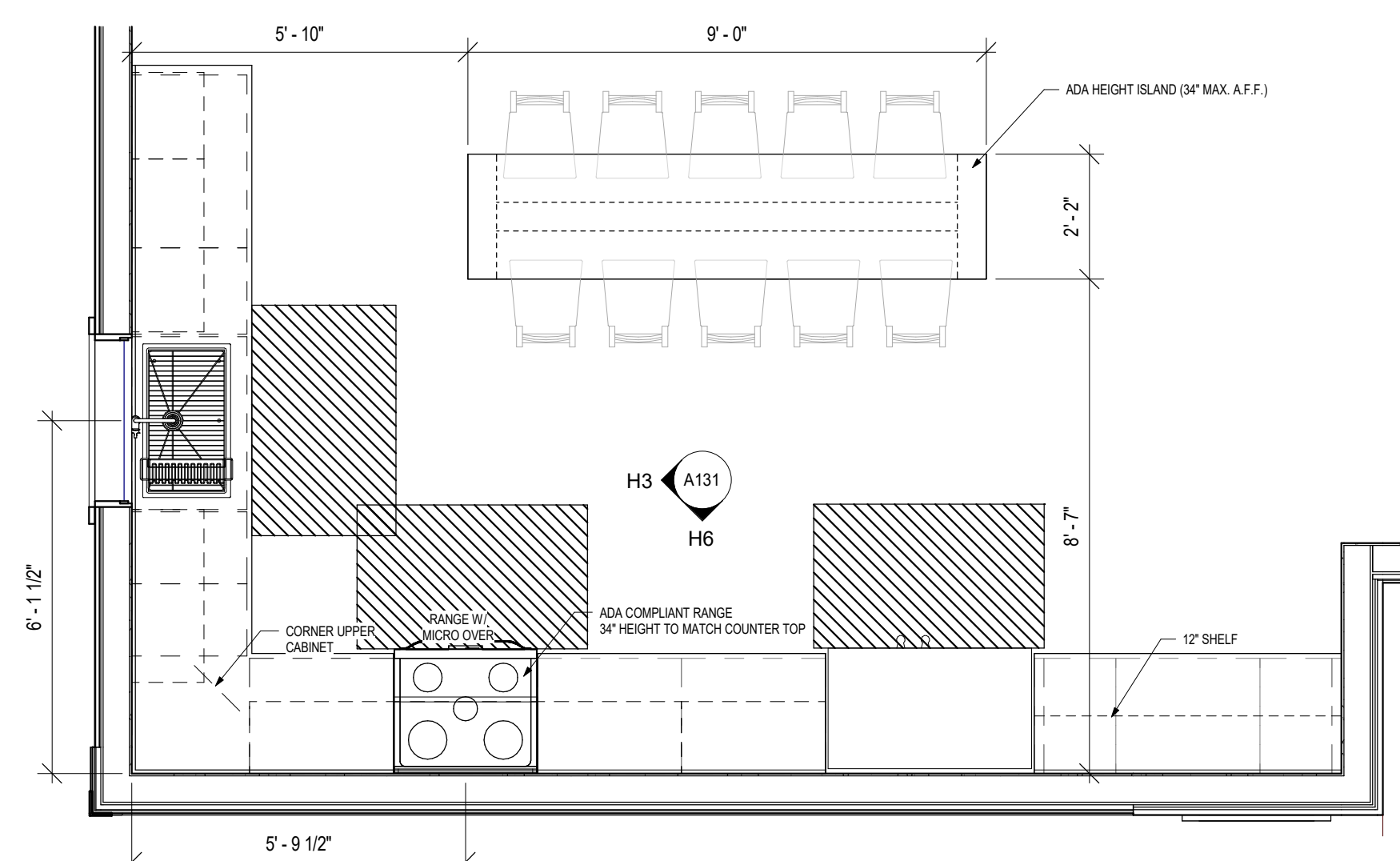
D7 UNIT A REV - KITCHEN 1
3/8" = 1'-0"



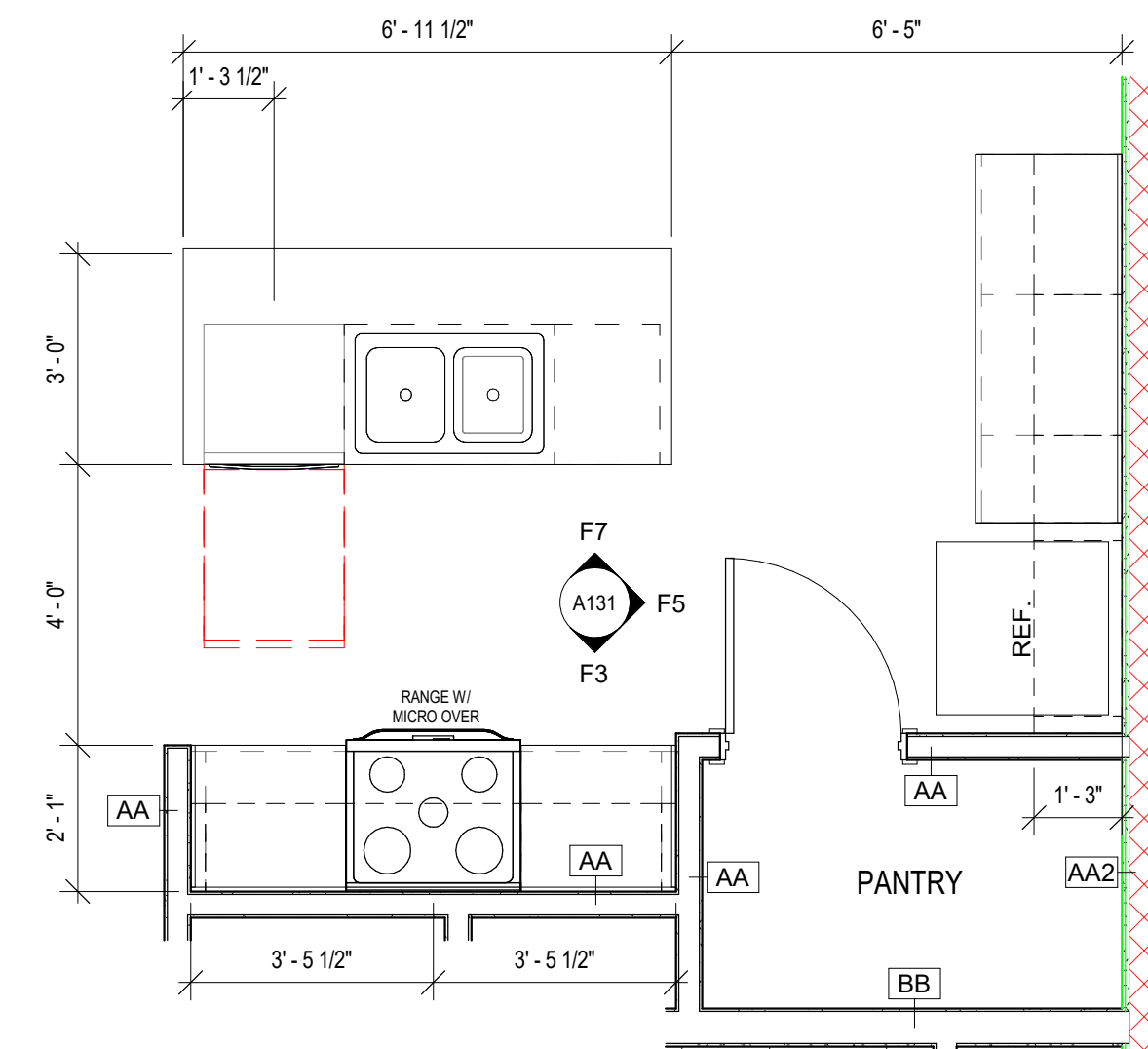
D5 UNIT A - KITCHEN - 2
3/8" = 1'-0"



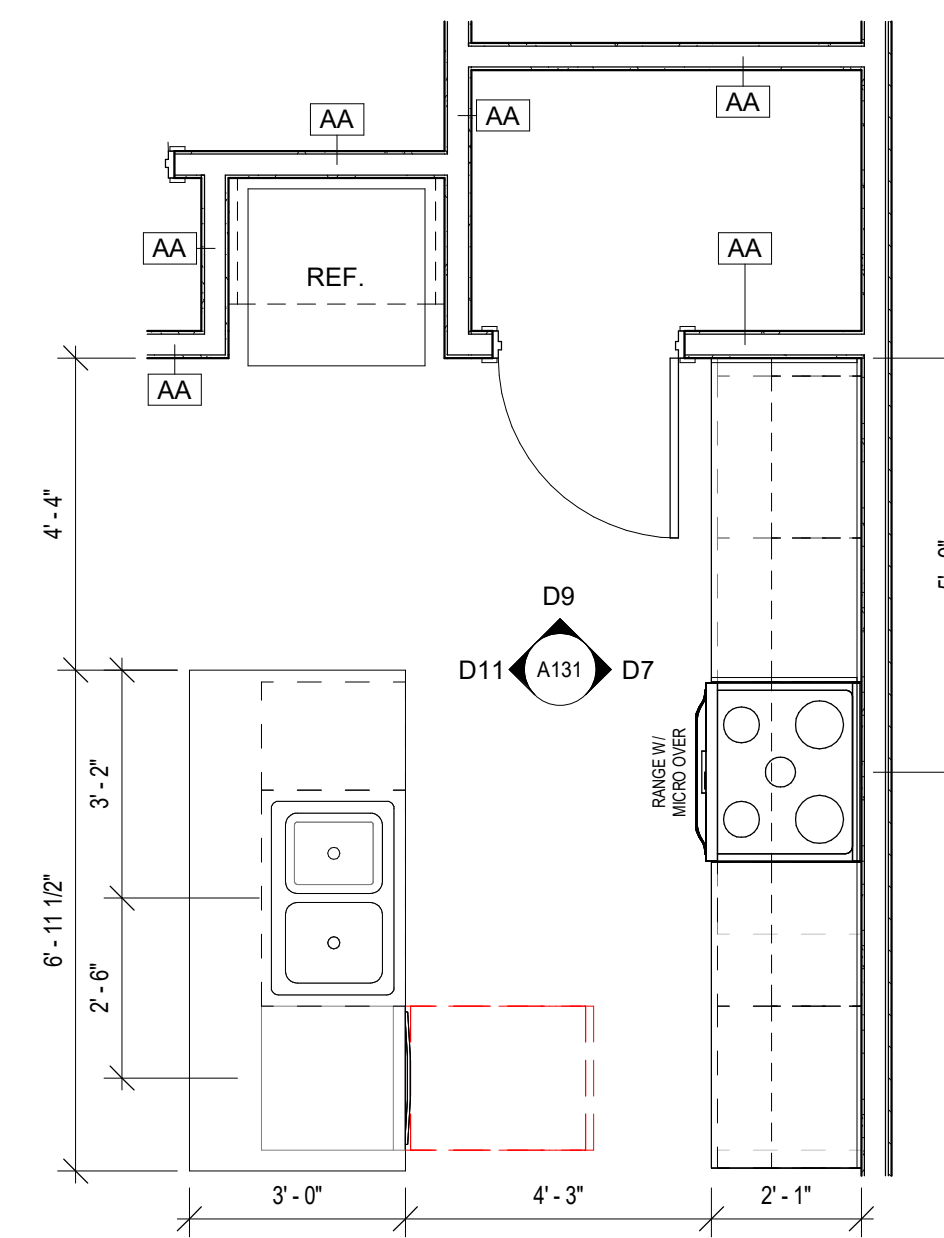
D3 $\frac{\text{UNIT A - KITCHEN - 1}}{3/8" = 1'-0"}$



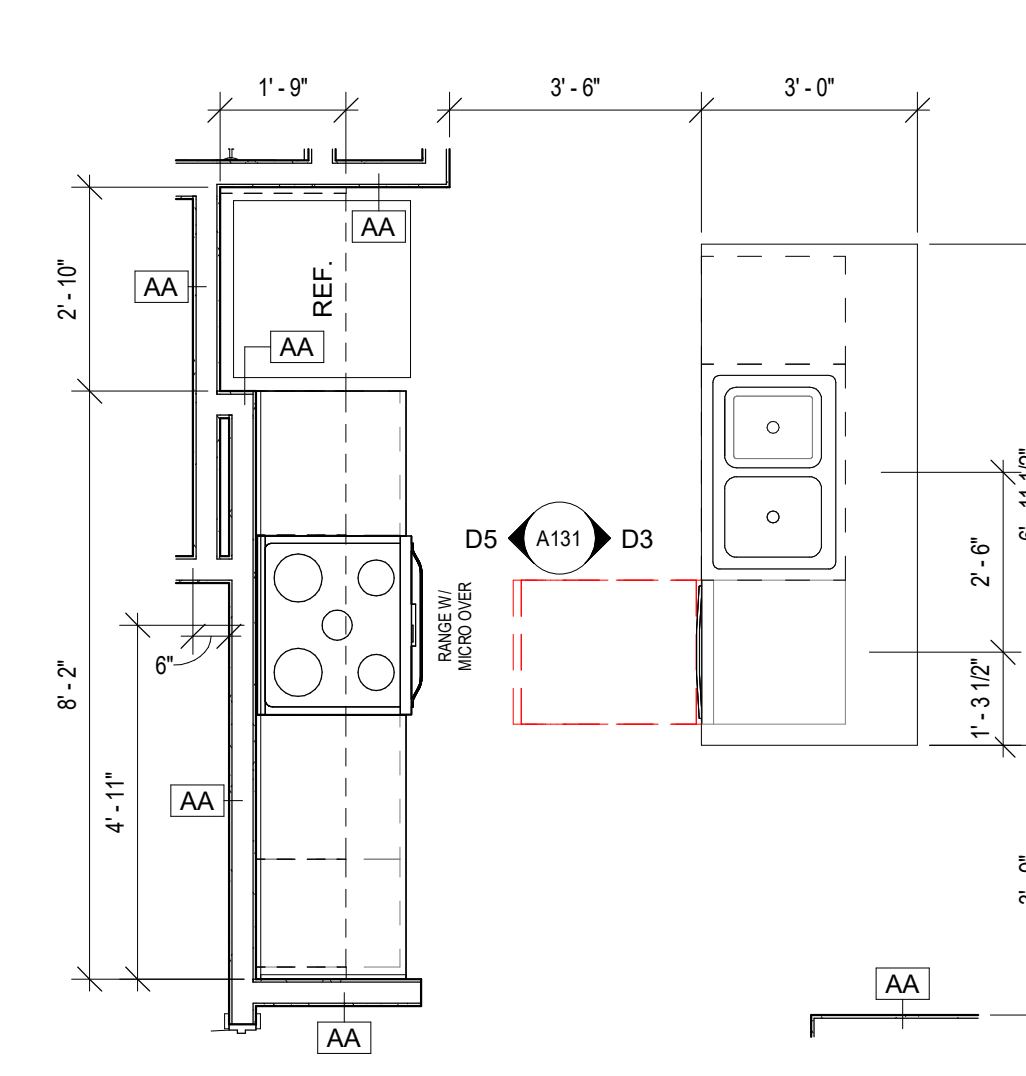
A12 CLUBHOUSE - KITCHEN
3/8" = 1'-0"



A8 UNIT B / B REV / C / C REV - KITCHEN
3/8" = 1'-0"



A5 UNIT A REV - KITCHEN
3/8" = 1'-0"



A3 UNIT A - KITCHEN
3/8" = 1'-0"

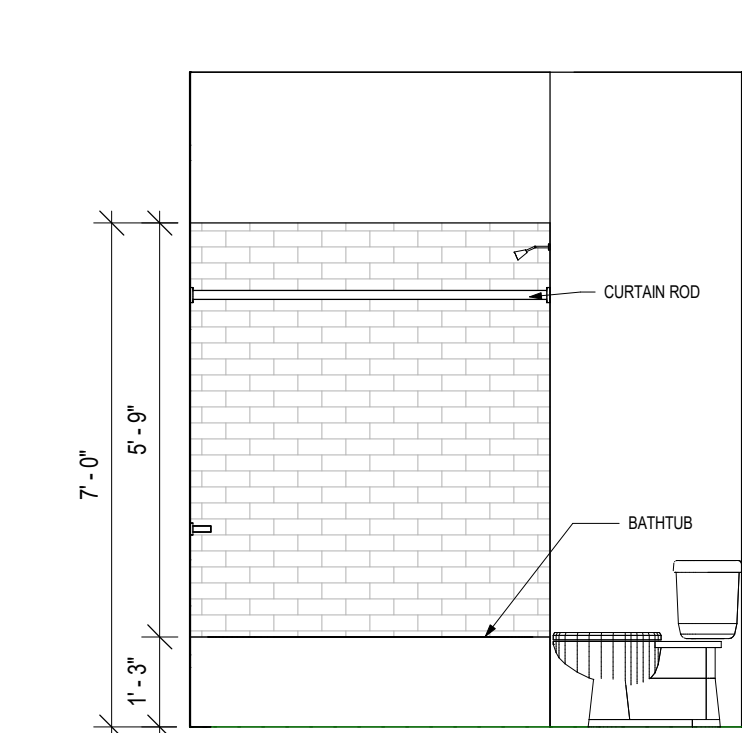
ACCESSORY SCHEDULE						
TYPE MARK	MANUFACTURER	DESCRIPTION	MODEL	WxDxH	FINISH	REMARKS
	Kenmore	Kenmore 14573 24" Built-In Dishwasher w/ Removable Third Rack - Stainless Steel	Model # 14573			
1	BOBRICK WASHROOM EQUIPMENT, INC.	Toilet Tissue Dispenser, Recessed Extra Roll	B-663	6.25x6.25x7		
2	BOBRICK WASHROOM EQUIPMENT, INC.	GRAB BAR, 1-1/2" DIA., SS, 36"	B-6806-36	1-1/2" DIA x 36"		3
3	BOBRICK WASHROOM EQUIPMENT, INC.	GRAB BAR, 1-1/2" DIA., SS, 42"	B-6806-42	1-1/2" DIA x 42"		3
4	Bradley Corporation	Chrome Plated Towel Ring	9185			
5	BOBRICK WASHROOM EQUIPMENT, INC.	24" x 30" mirror	B-165 2430			
6	BOBRICK WASHROOM EQUIPMENT, INC.	59" x 30" mirror	B-165 2460			
7	BOBRICK WASHROOM EQUIPMENT, INC.	Towel Bar, Surface Mount Classic x24	B7674	25.625x3.25x2		
8	BOBRICK WASHROOM EQUIPMENT, INC.	SHOWER CURTAIN ROD	B-207x60		SATIN SS	
9	Bradley Corporation	Towel Dispenser	244-110000			
10	Bradley Corporation	ADA Restroom Partition				
11	Bradley Corporation	Restroom Partition	Baked Enamel - Toilet Partition			
12	Bradley Corporation	Restroom Partitions, Urinal Screen	Baked Enamel - Urinal Screen			

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 MANUFACTURERS SPECIFICATIONS FOR MOUNTING HEIGHTS.
D. COORDINATE ALL MOUNTING HEIGHTS W/ PLUMBING FIXTURES TO ALLOW PROPER OPERATION & INFORM ARCHITECT IN WRITING OF ANY CONFLICTS.
E. G.C. TO VERIFY DIRECTLY W/ OWNER TO DETERMINE MOUNTING HEIGHTS, U.N.O.
F. REFER TO PLANS AND ELEVATIONS FOR ITEMS NOTED AS FF&E.
G. PROVIDE ALLOWANCE FOR ALL ROUNDED VANITY MIRRORS.

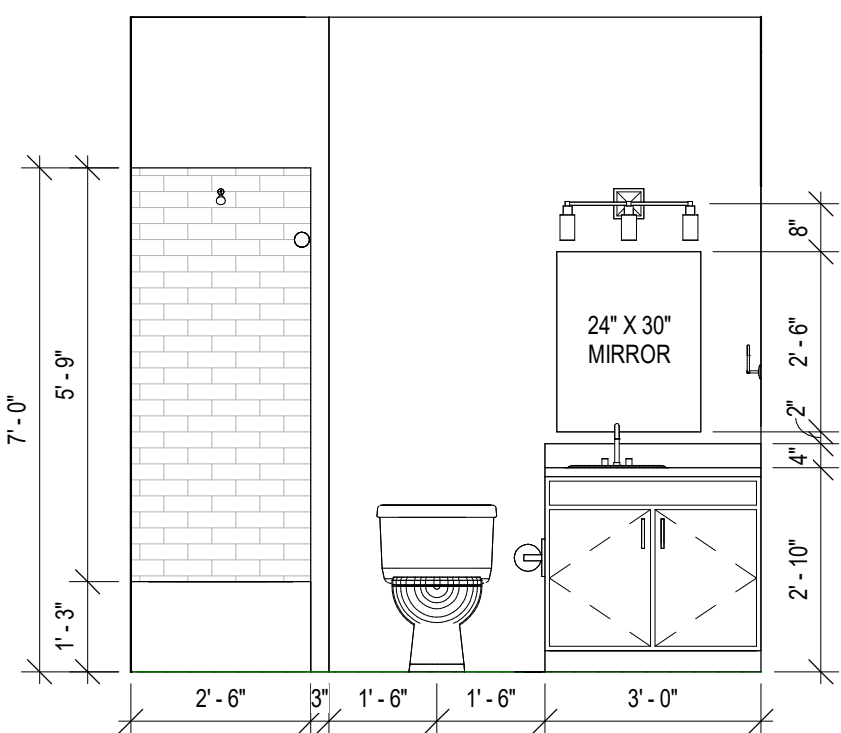
REMARKS:
1. OWNER FURNISHED, OWNER INSTALLED.
2. FF&E ITEM - OWNER FURNISHED, CONTRACTOR INSTALLED. REFER TO PLANS AND ELEVATIONS FOR FURTHER CLARIFICATION.
3. SURFACE MOUNTED.
4. RECESSED.
5. MIRRORS TO BE CENTERED AT SINKS, TYP.

GENERAL NOTES: INTERIOR DETAILS

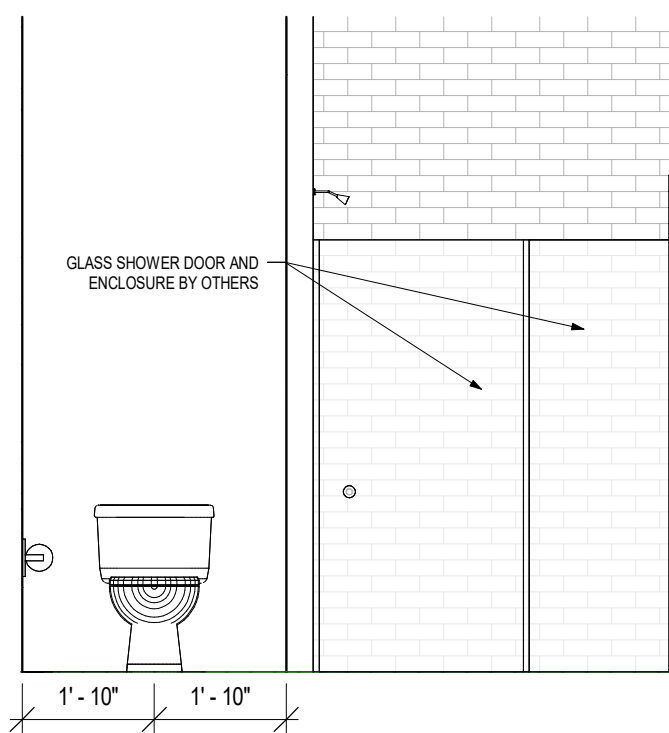
- RE: SHEET G001 FOR ADDITIONAL GENERAL NOTES THAT ARE APPLICABLE.
- RE: SHEET G002 ACCESSIBILITY GUIDELINES FOR MOUNTING HEIGHTS OF FIXTURES AND ACCESSORIES.
- RE: A001 FOR FINISH LEGEND AND FINISH SCHEDULE FOR SPECIFIC FINISH INFORMATION AND LOCATIONS.
- RE: A002 FINISH FLOOR PLANS FOR ADDITIONAL WALL FINISH CLARIFICATIONS.
- RE: SHEET A003 FOR REVEAL AND CONTROL JOINT DETAILS, WALL PROTECTION DETAILS, AND FLOOR TRANSITION / WALL BASE DETAILS.
- RE: ENLARGED FLOOR PLAN SHEETS FOR TOILET ACCESSORY SCHEDULE.
- PROVIDE GYPSUM BOARD CONTROL JOINTS AT DOOR HEADERS WHERE EXPOSED/FINISHED GYPSUM BOARD EXCEEDS 30 FEET (TYP.), UNLESS SHOWN OTHERWISE. JOINTS TO BE LINED UP WITH BOTH SIDES OF DOOR FRAMES FOR DOORS 4'-0" AND OVER AND ALL DOORS THAT ARE LEAD LINED. CONTROL JOINTS NOT NECESSARY AT WALLS WHERE ACoustICAL WALLCOVERING IS SPECIFIED.
- PROVIDE PRIMER ON ALL WALL SURFACES THAT ARE TO RECEIVE WALLCOVERING (WC1, WC2, WC3, WC4).
- CONTINUE WALL FINISH AS SCHEDULED BEHIND ALL FURNITURE AND EQUIPMENT, INCLUDING UNDER OPEN COUNTERS.
- TRANSITION ALL WALL AND BASE FINISHES, AND/OR COLOR CHANGES AT INSIDE CORNERS, UNLESS NOTED OTHERWISE. CONSULT ARCHITECT FOR CLARIFICATION, IF NECESSARY.
- CONTINUE WALL BASE AT ALL WALLS, FURRED OUT COLUMNS & COLUMN COVERS, AND AT ALL CASEWORK TOE KICKS, SIDE PANELS, AND UNDER OPEN COUNTERS, UNLESS NOTED OTHERWISE.
- CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS PRIOR TO MILLWORK CASEWORK FABRICATION & INSTALLATION.
- CONTRACTOR SHALL PROVIDE & INSTALL GROMMETS AT 48" O.C. MAX. AT ALL WORK STATIONS WITH OPEN KNEE SPACE. COORDINATE LOCATIONS DIRECTLY WITH ELECTRICAL DATA DRAWINGS FOR OUTLET LOCATIONS. COLOR TO BE SELECTED BY ARCHITECT.
- CONTRACTOR SHALL PROVIDE COUNTERTOP BRACKETS AT OPEN KNEE SPACES WIDER THAN 42" (TYP.), CENTER IN OPEN AREA AND PAINT TO MATCH WALL COLOR, UNLESS NOTED OR SHOWN OTHERWISE.
- ALIGN ALL WALL TILE JOINTS WITH FLOOR TILE JOINTS, UNLESS NOTED OR SHOWN OTHERWISE.
- RE: EQUIPMENT DRAWINGS & SPECS. FOR EQUIPMENT ITEMS SHOWN DASHED, PROVIDED BY EQUIP. CONSULTANT AND/OR SUPPLIED BY OWNER. COORDINATE WITH OTHER TRADES AS NECESSARY.
- MECH. & ELEC. SYMBOLS AND OUTLETS ARE SHOWN FOR REFERENCE ONLY. COORDINATE LOCATIONS WITH MEP DRAWINGS. CONSULT ARCHITECT FOR CLARIFICATION, IF NECESSARY.



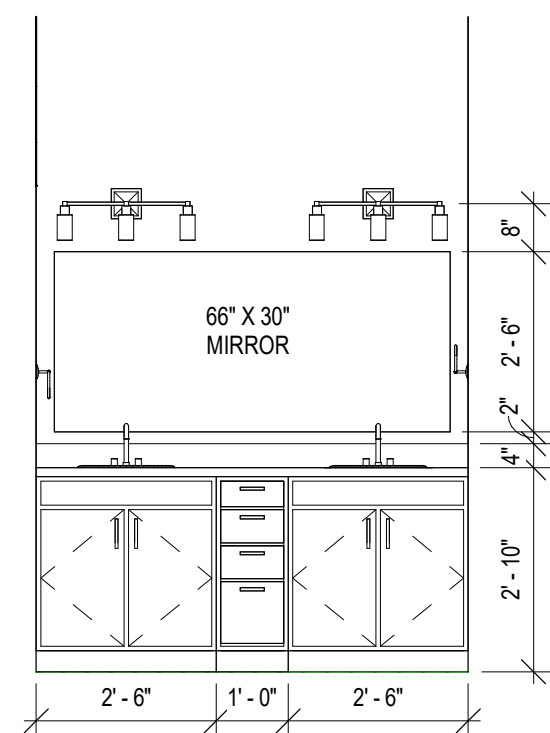
G12 UNIT C - BATH 1 - 2
3/8" = 1'-0"



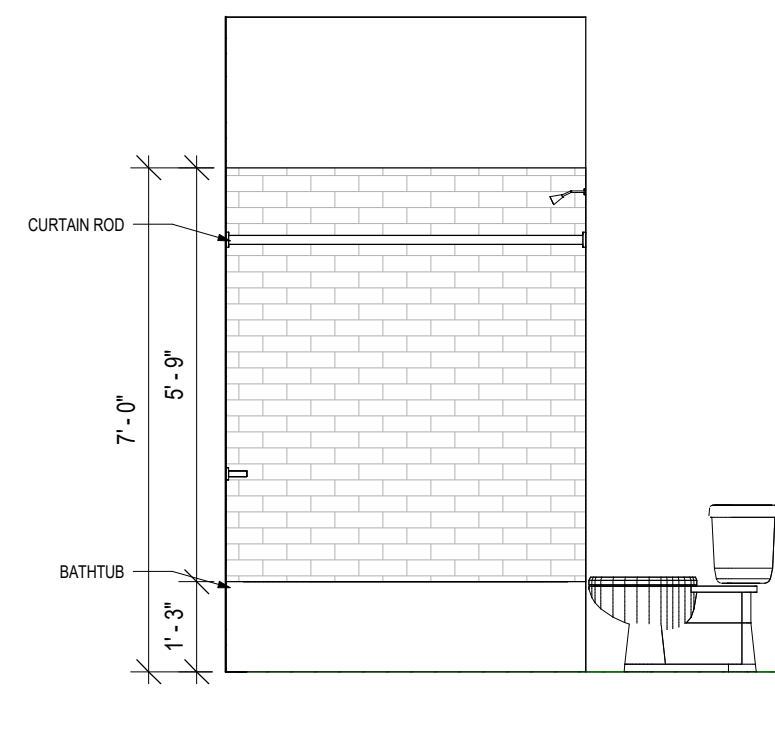
G10 UNIT C - BATH 1 - 1
3/8" = 1'-0"



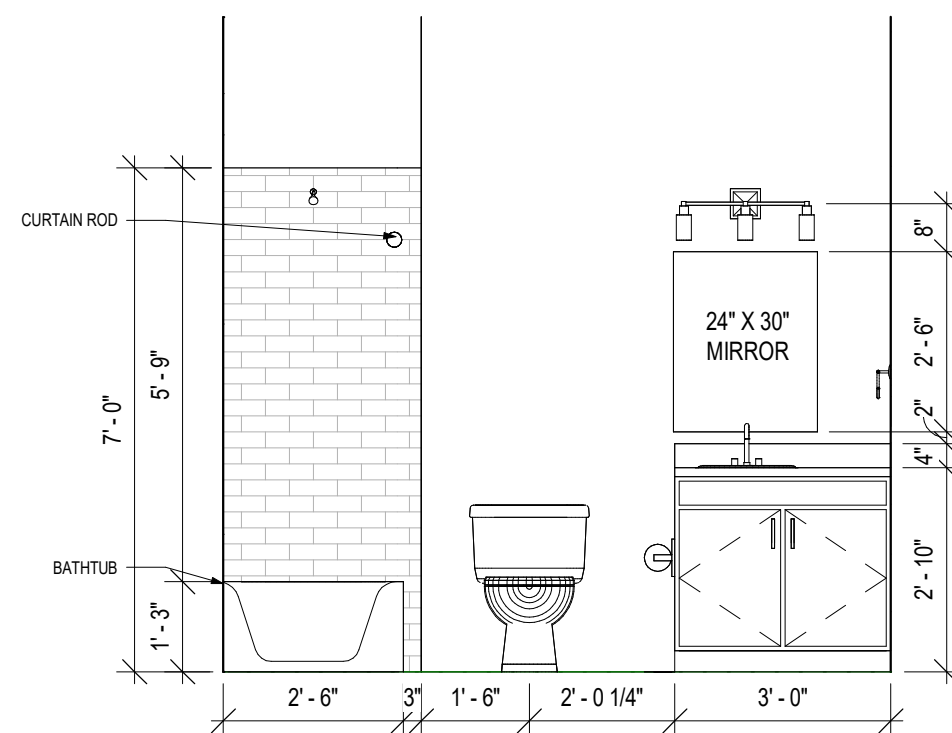
G8 UNIT B / B REV / C / C REV - P.BATH - 2
3/8" = 1'-0"



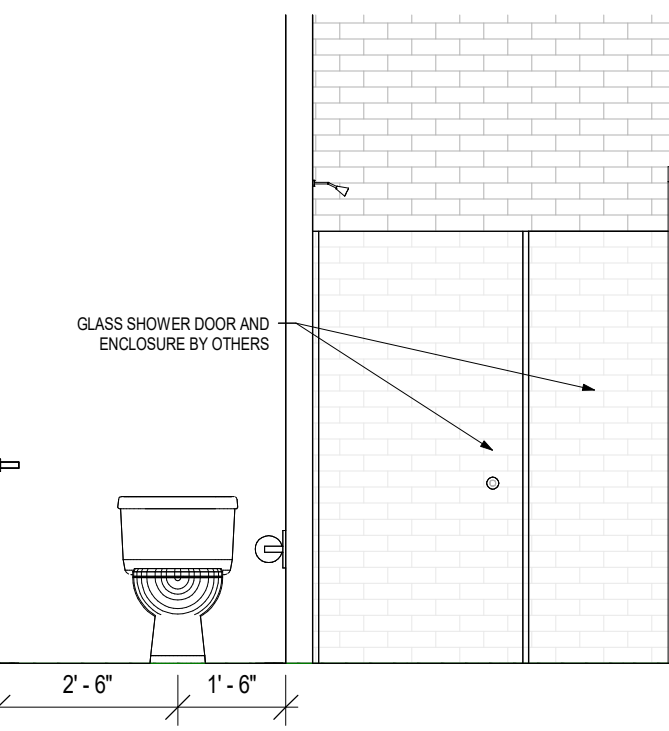
G6 UNIT B / B REV / C / C REV - P.BATH - 1
3/8" = 1'-0"



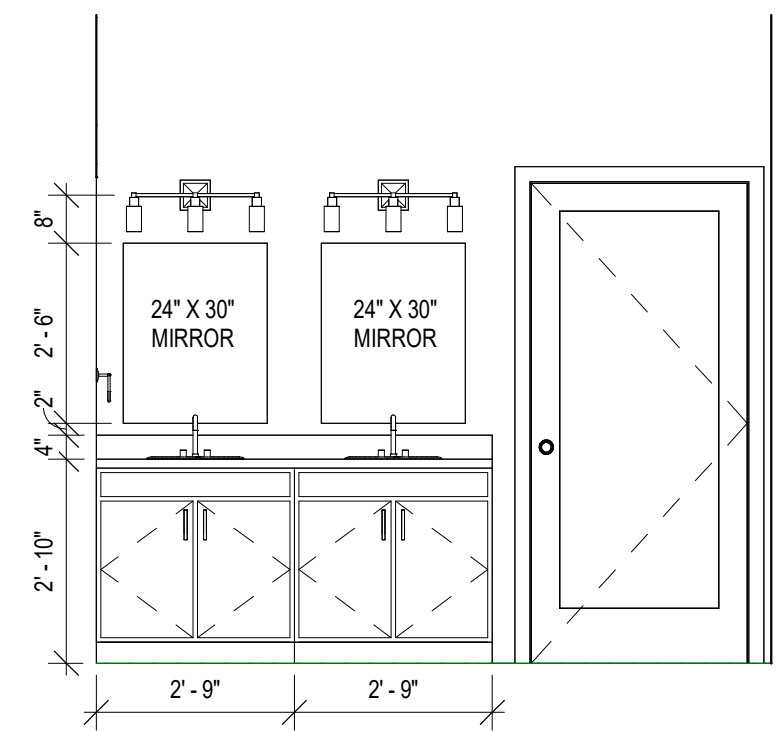
G4 UNIT B / B REV - BATH 1 - 2
3/8" = 1'-0"



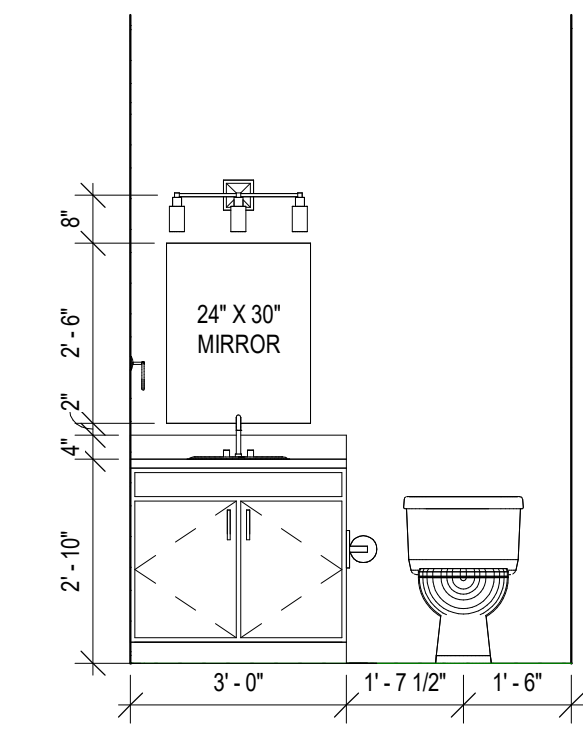
G3 UNIT B / B REV - BATH 1 - 1
3/8" = 1'-0"



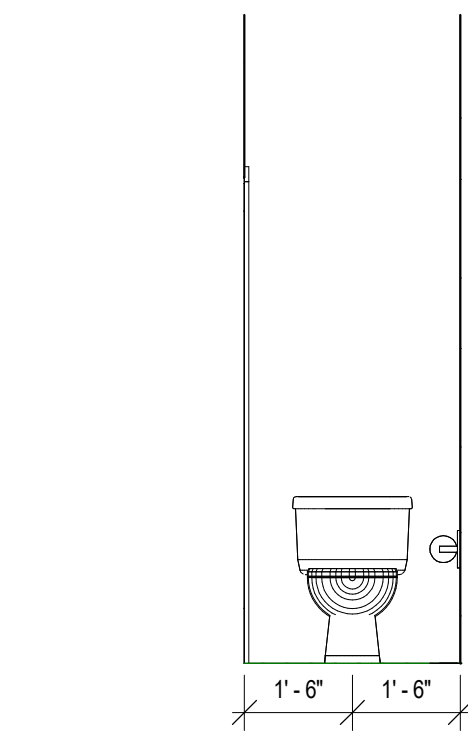
E12 UNIT A REV - P.BATH - 2
3/8" = 1'-0"



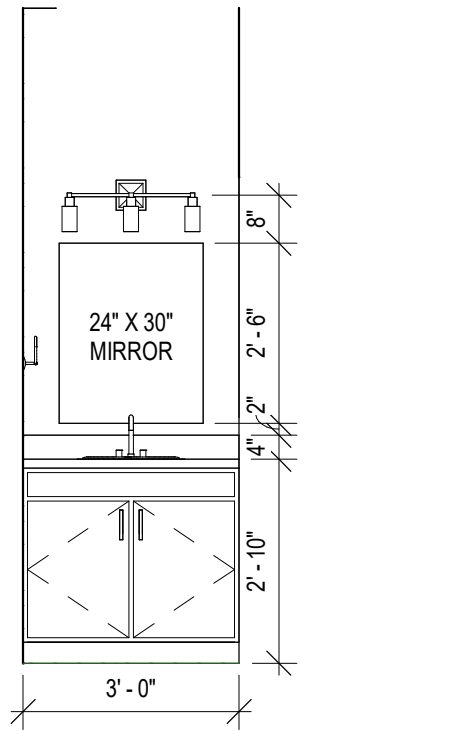
E11 UNIT A REV - P.BATH - 1
3/8" = 1'-0"



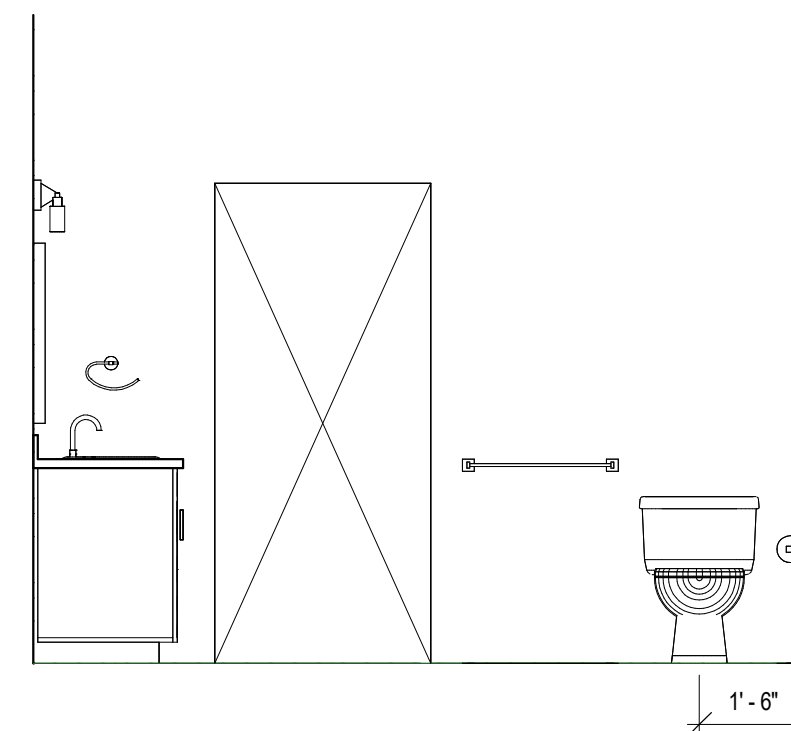
E9 UNIT A REV - 1/2 BATH
3/8" = 1'-0"



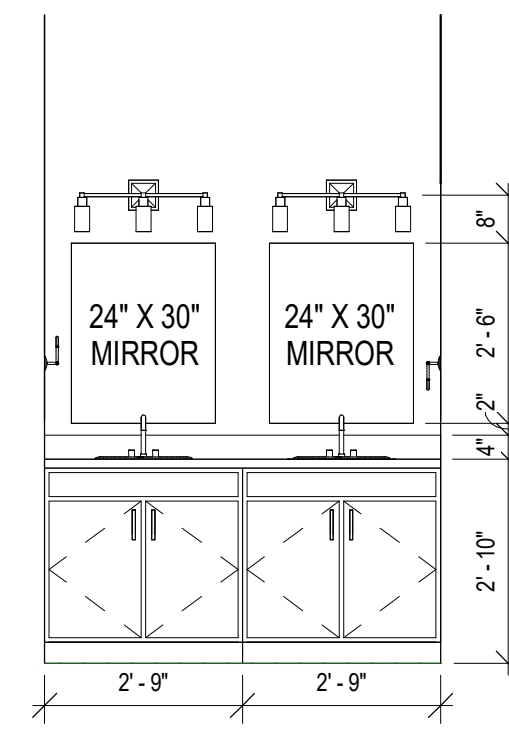
E8 UNIT A - 1/2 BATH - 2
3/8" = 1'-0"



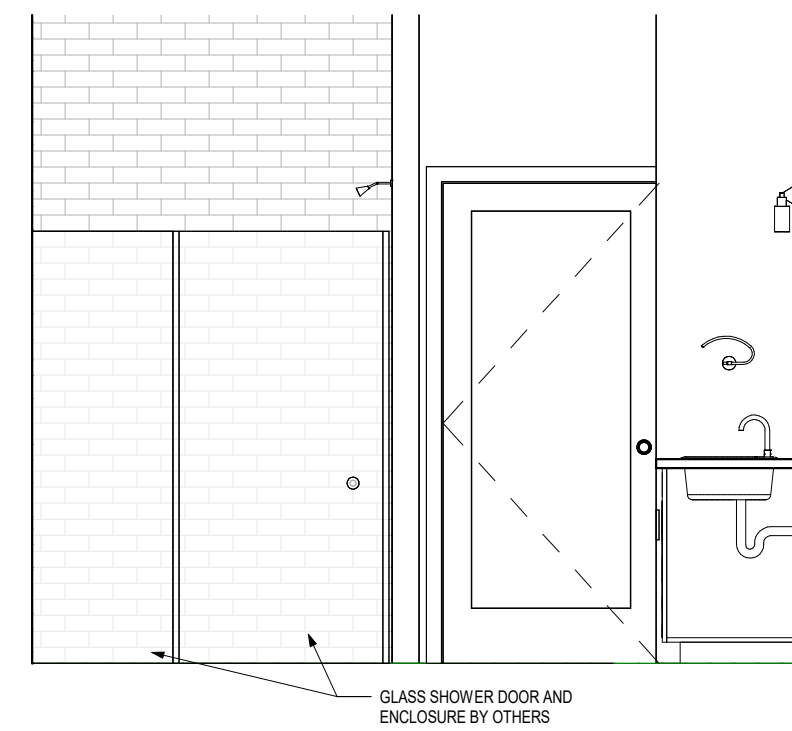
E7 UNIT A - 1/2 BATH - 1
3/8" = 1'-0"



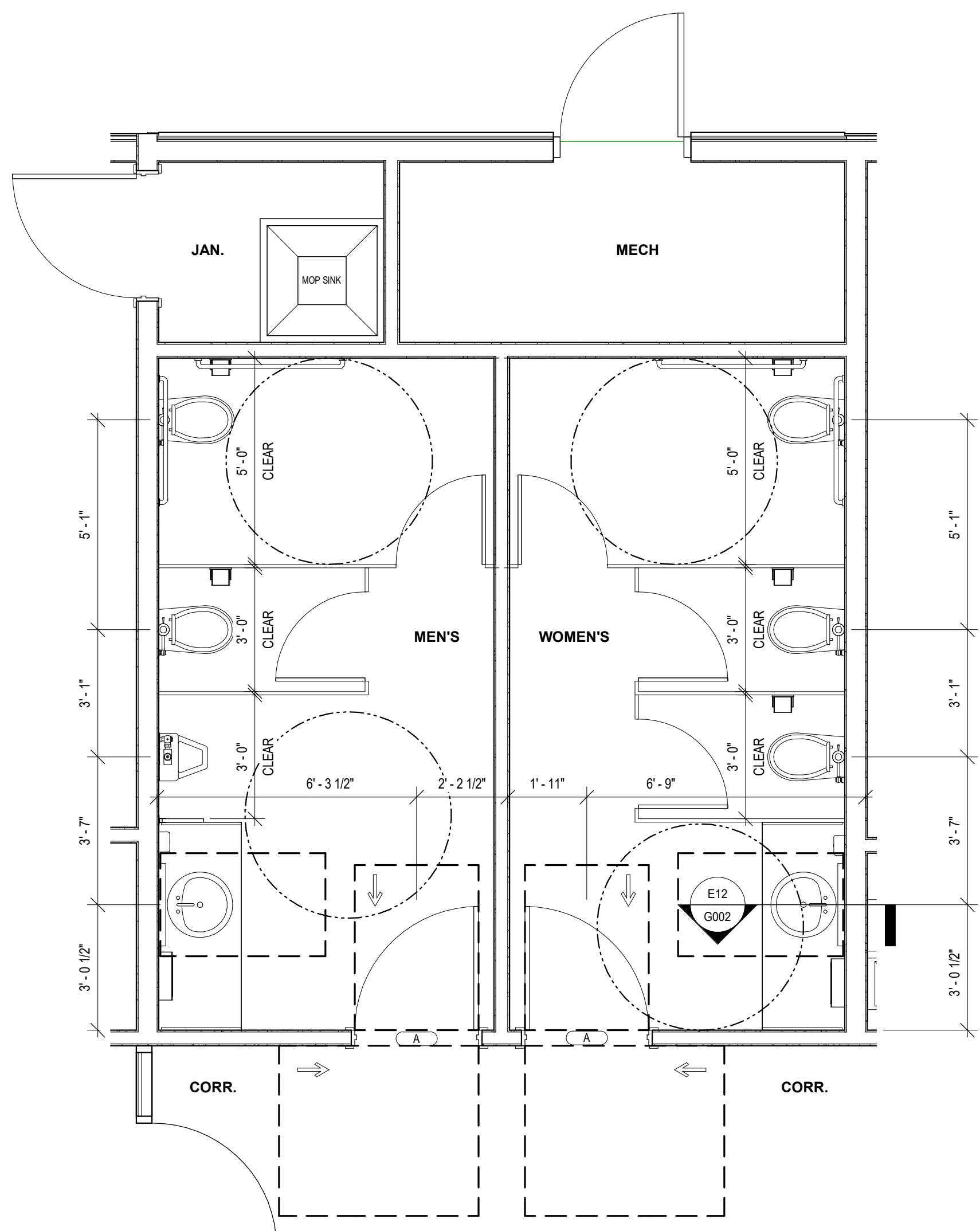
E5 UNIT A - P.BATH - 3
3/8" = 1'-0"



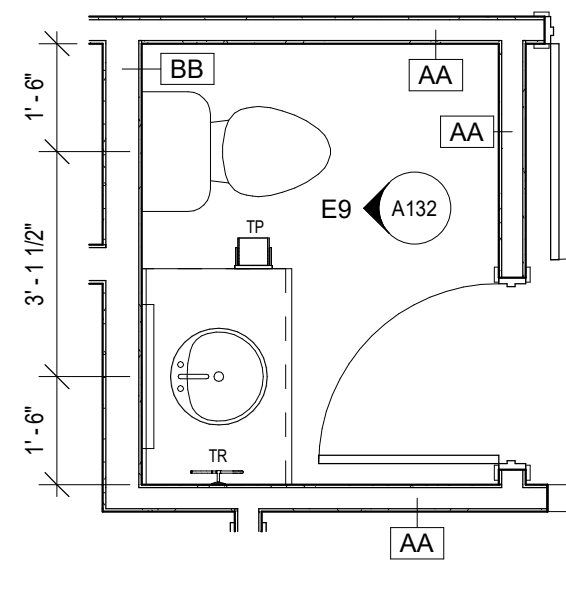
E4 UNIT A - P.BATH - 2
3/8" = 1'-0"



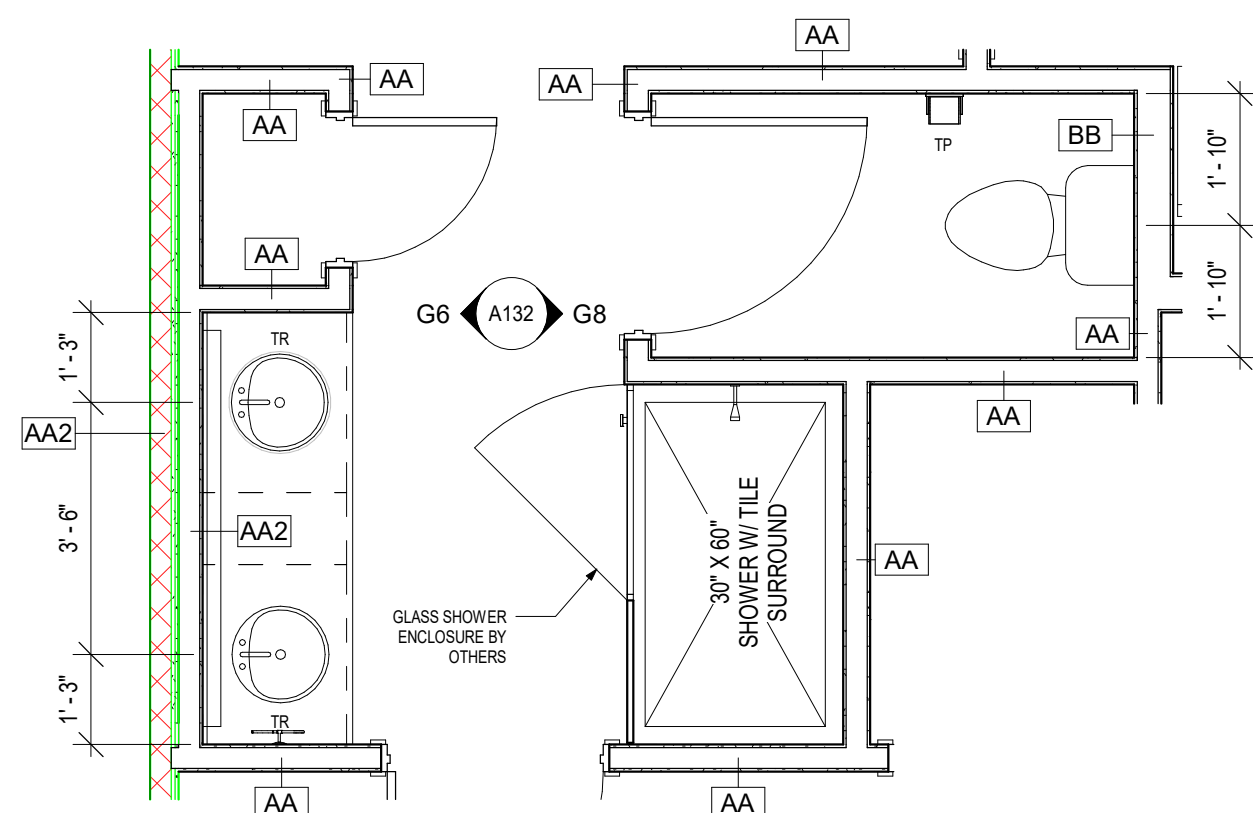
E2 UNIT A - P.BATH - 1
3/8" = 1'-0"



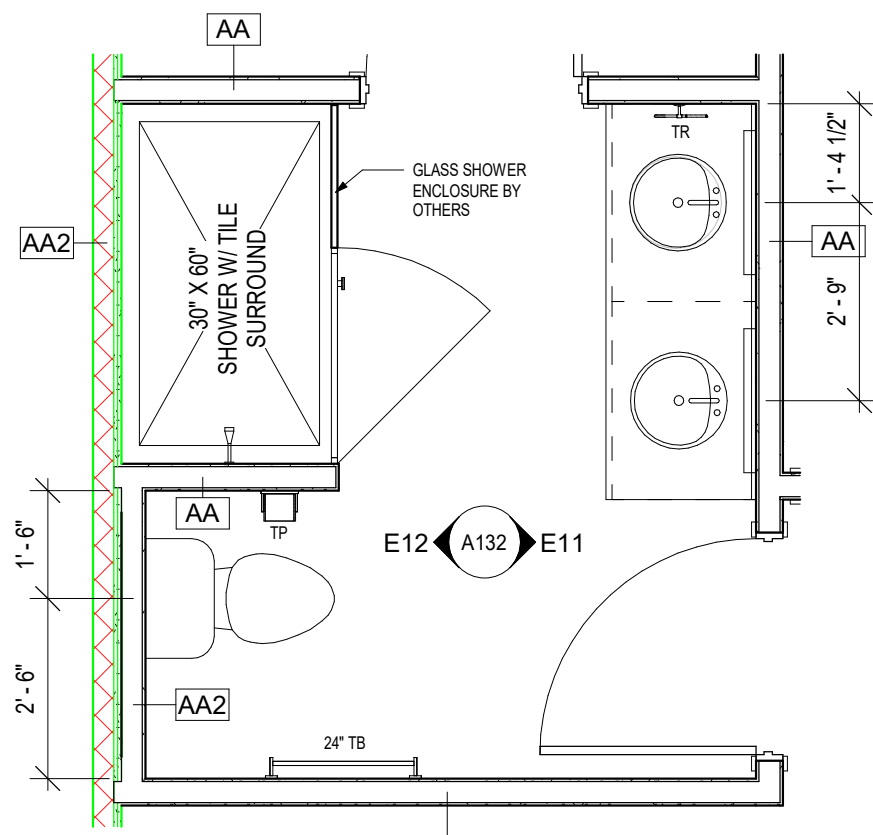
A11 CLUBHOUSE - RESTROOMS
3/8" = 1'-0"



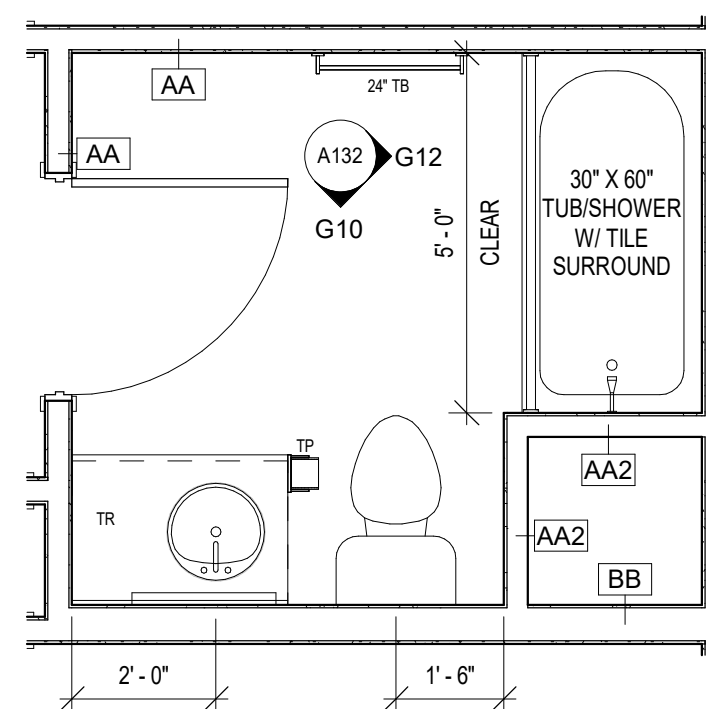
A8 UNIT A REV - 1/2 BATH
3/8" = 1'-0"



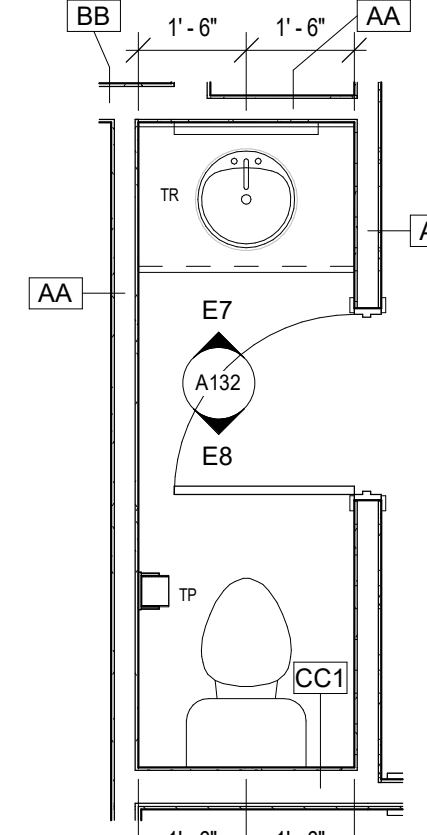
C7 UNIT B / B REV / C / C REV - M.BATH
3/8" = 1'-0"



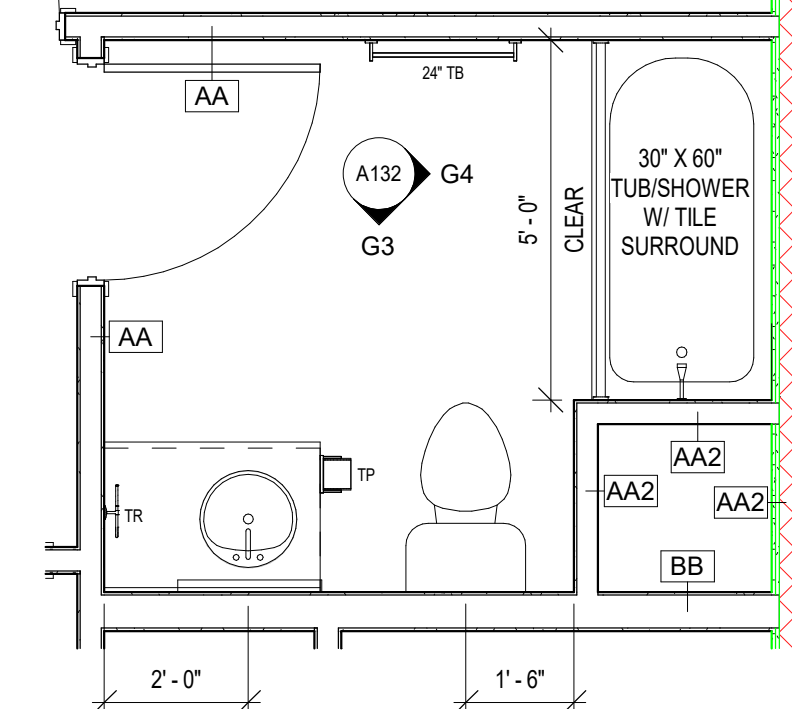
A6 UNIT A REV - M.BATH
3/8" = 1'-0"



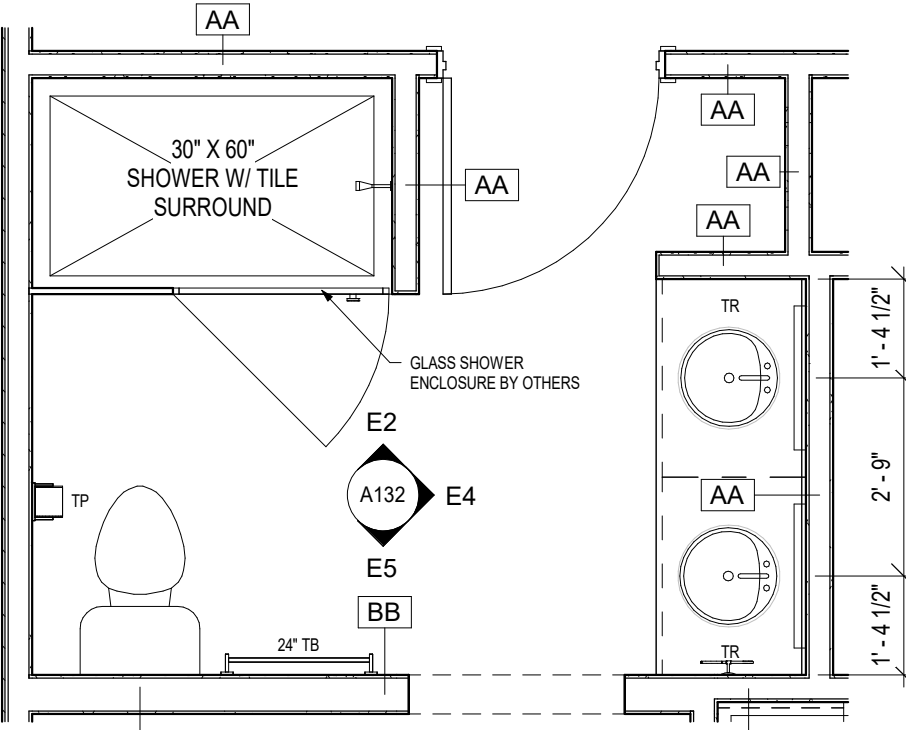
C4 UNIT C - BATH 1
3/8" = 1'-0"



A4 UNIT A - 1/2 BATH
3/8" = 1'-0"



C2 UNIT B / B REV - BATH 1
3/8" = 1'-0"



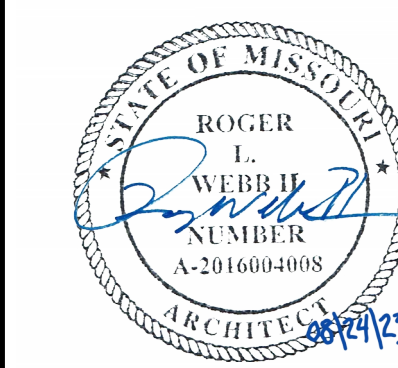
A2 UNIT A - M.BATH
3/8" = 1'-0"

REUNION AT BLACKWELL

SE SHENANDOAH DRIVE
LEE'S SUMMIT, MO 64063

COPYRIGHT © BY
COLLINS WEBB
ARCHITECTURE, LLC

REVISION DATES:



PROFESSIONAL SEAL

A132

ISSUE DATE: 24 AUGUST 2023
COLLINS WEBB #: 21076

BATHROOM ENLARGED PLANS
AND ELEVATIONS

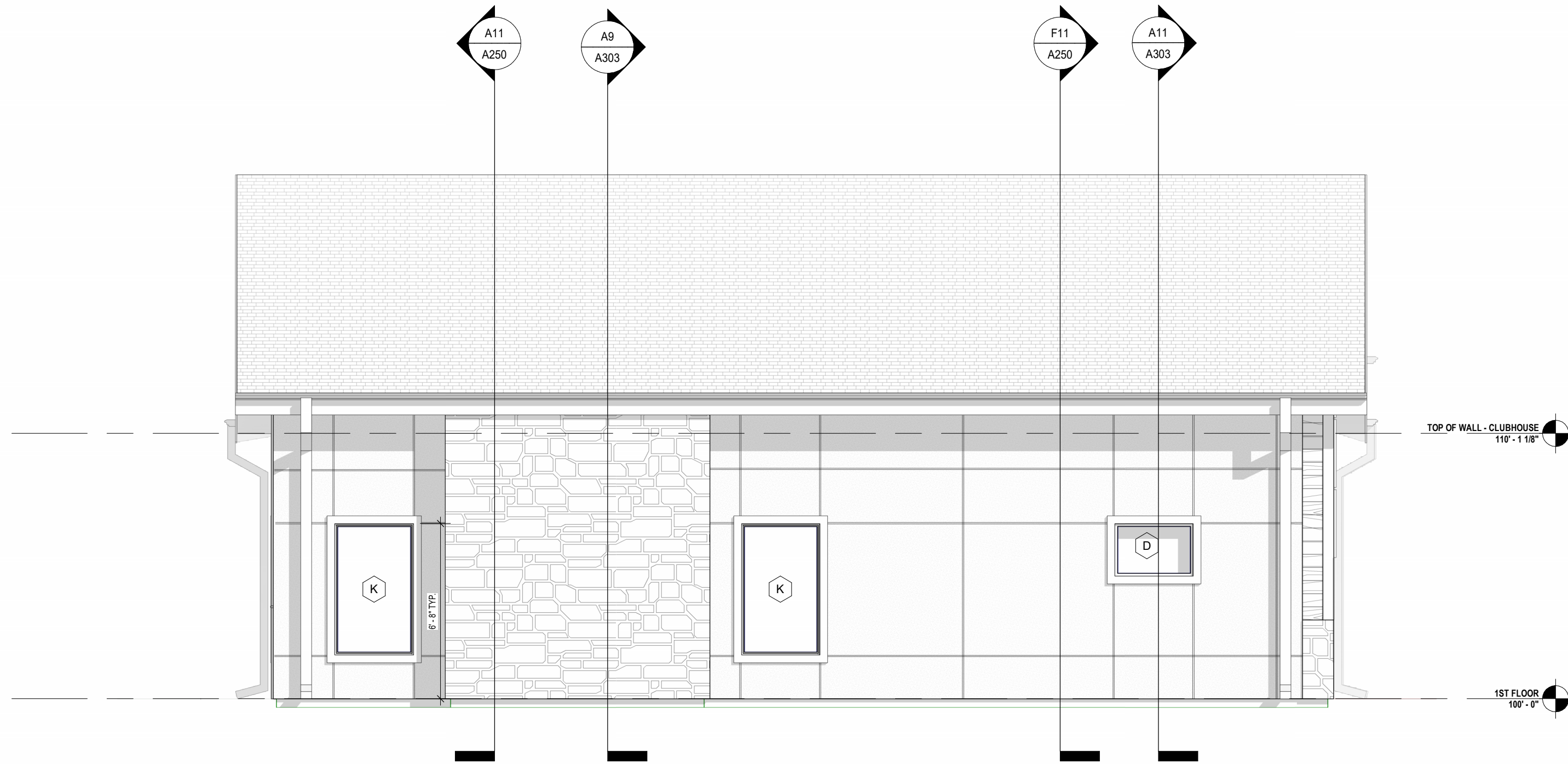


PERMIT DOCUMENTS

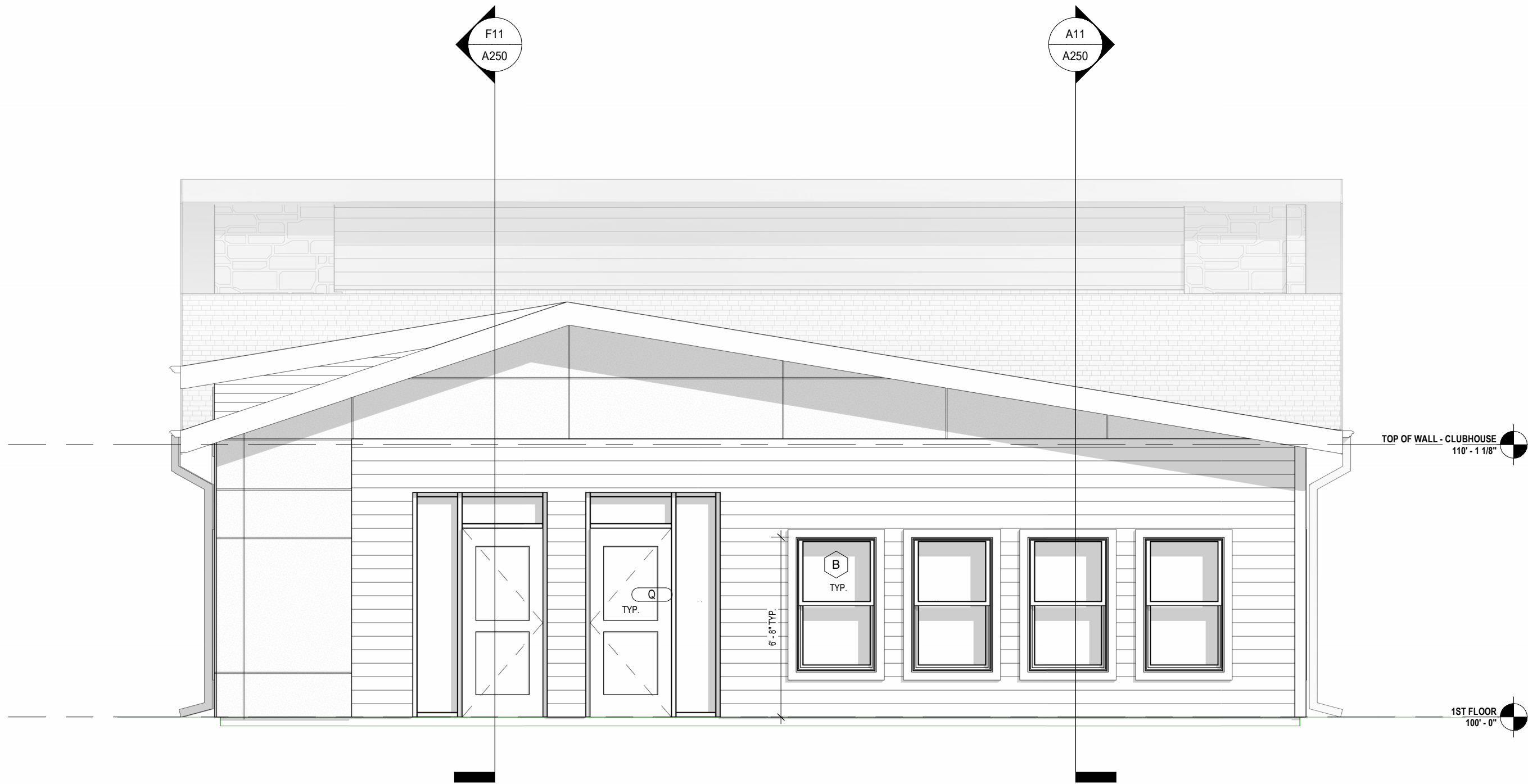
8/28/2023 9:24:00 AM



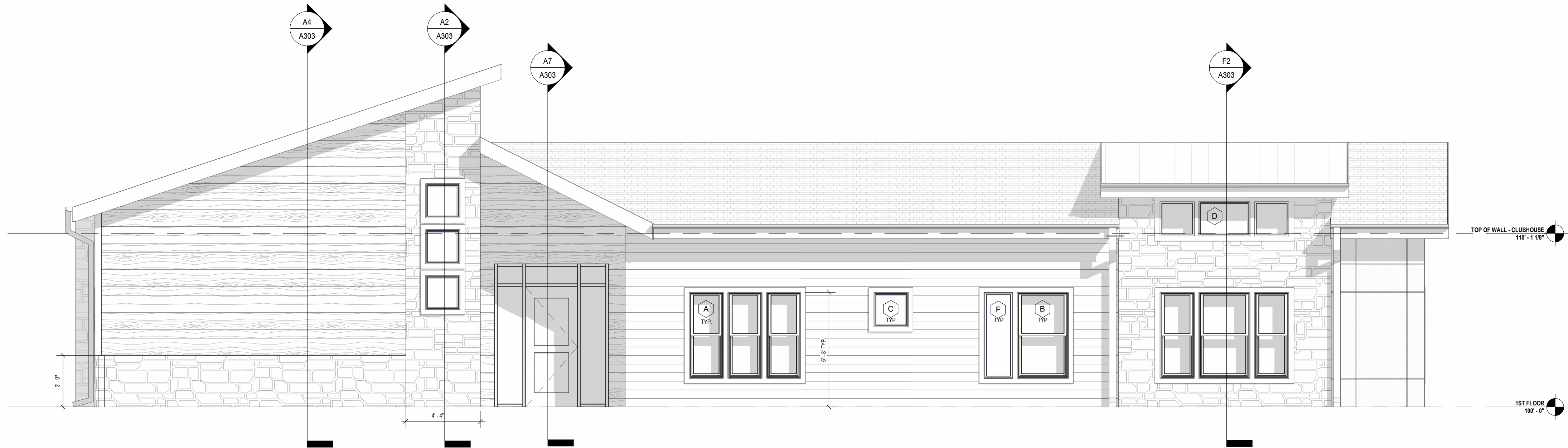
G10 CLUBHOUSE - REAR
1/4" = 1'-0"



D10 CLUBHOUSE - LEFT
1/4" = 1'-0"



D5 CLUBHOUSE - RIGHT
1/4" = 1'-0"



A9 CLUBHOUSE - FRONT
1/4" = 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 (FCW), 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

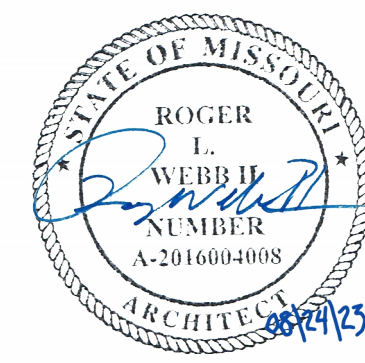
	STO CRACK DEFENSE STUCCO SYSTEM - TEXTURE: FINE - GRAY DAWN
	NEW TECH WOOD - ALL WEATHER SIDING - BRAZILIAN IPE (IP)
	LP SMARTSIDE LAP SIDING - SMOOTH FINISH - SNOWSCAPE WHITE
	EL DORADO STONE (SIMULATED)- CUT COARSE STONE VENEER - SEASHELL
	LP SMARTSIDE VERTICAL SIDING- CEDAR TEXTURE PANEL - SNOWSCAPE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

REUNION AT BLACKWELL

SE SHENANDOAH DRIVE
LEE'S SUMMIT, MO 64063

COPYRIGHT © BY
COLLINS WEBB
ARCHITECTURE, LLC

REVISION DATES:



PROFESSIONAL SEAL

A201 K
ISSUE DATE: 24 AUGUST 2023
COLLINS WEBB #: 21076

EXTERIOR ELEVATIONS -
CLUBHOUSE



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

PERMIT DOCUMENTS