

Artisan Point
at Lees Summit

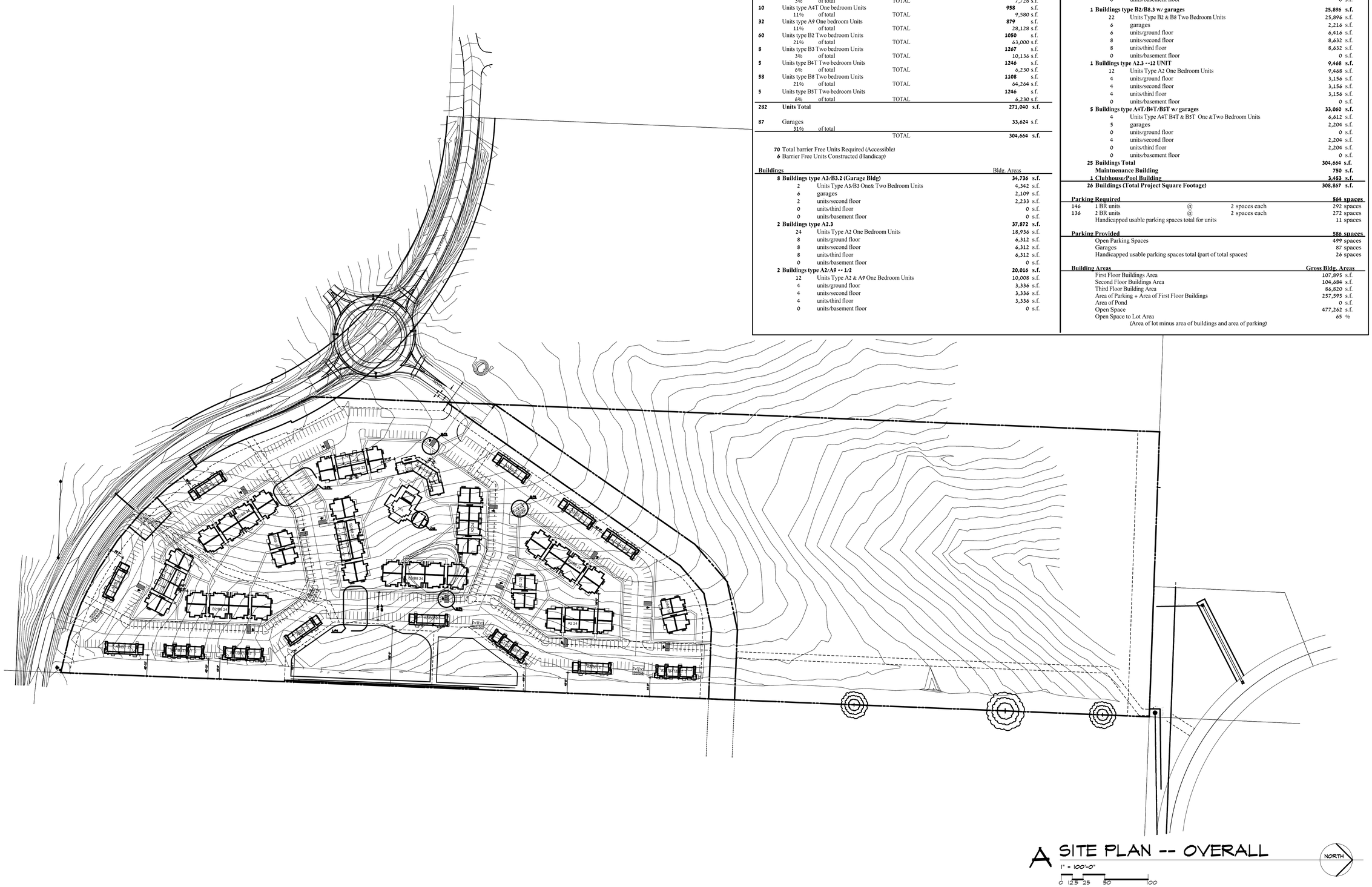
Lee Summit, Missouri
Case Development Services

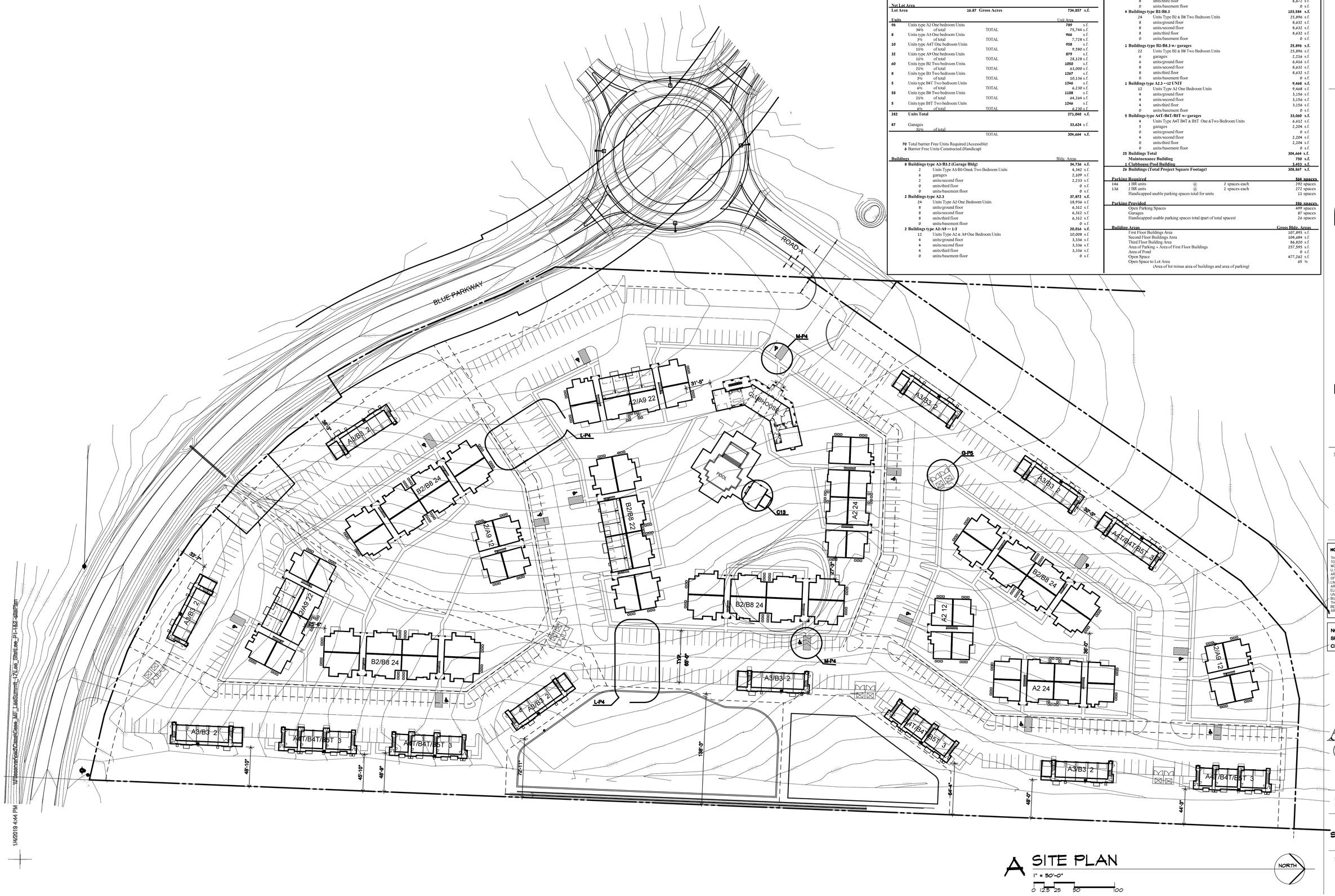
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STATE OF MISSOURI
LARRY G. KESTER
A-6783
REGISTERED ARCHITECT

Architects Collective
4200 EAST SKELLY DRIVE SUITE 750
TULSA, OKLAHOMA 74135
918/492-2987


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TABULATIONS

Project Name: **Artisan Point**
Lee Summit, MO
Client: **Case & Associates**
Date: **August 3, 2018**

Net Lot Area

Lot Area	**16.87**	**Gross Acres**	**734,857 s.f.**

				Unit Area
Units				
96	Units type A2 One bedroom Units			**789** s.f.
	34%	of total	TOTAL	75,744 s.f.
8	Units type A3 One bedroom Units			**966** s.f.
	3%	of total	TOTAL	7,728 s.f.
10	Units type A4T One bedroom Units			**958** s.f.
	11%	of total	TOTAL	9,580 s.f.
32	Units type A9 One bedroom Units			**870** s.f.
	11%	of total	TOTAL	28,128 s.f.
60	Units type B2 Two bedroom Units			**1050** s.f.
	21%	of total	TOTAL	63,000 s.f.
8	Units type B3 Two bedroom Units			**1267** s.f.
	3%	of total	TOTAL	10,136 s.f.
5	Units type B4T Two bedroom Units			**1246** s.f.
	6%	of total	TOTAL	6,230 s.f.
58	Units type B8 Two bedroom Units			**1108** s.f.
	21%	of total	TOTAL	64,264 s.f.
5	Units type B5T Two bedroom Units			**1246** s.f.
	6%	of total	TOTAL	6,230 s.f.
282	**Units Total**			**271,040 s.f.**
87	Garages			**33,624** s.f.
	31%	of total		
			TOTAL	**304,664 s.f.**

70 Total barrier Free Units Required (Accessible)
6 Barrier Free Units Constructed (Handicap)

			Bldg. Areas
Buildings			
8	**Buildings type A3/B3.2 (Garage Bldg)**		**34,736 s.f.**
2	Units Type A3/B3 One& Two Bedroom Units		4,342 s.f.
6	garages		2,109 s.f.
2	units/second floor		2,233 s.f.
0	units/third floor		0 s.f.
0	units/basement floor		0 s.f.
2	**Buildings type A2.3**		**37,872 s.f.**
24	Units Type A2 One Bedroom Units		18,936 s.f.
8	units/ground floor		6,312 s.f.
8	units/second floor		6,312 s.f.
8	units/third floor		6,312 s.f.
0	units/basement floor		0 s.f.
2	**Buildings type A2/A9 •• 1/2**		**20,016 s.f.**
12	Units Type A2 & A9 One Bedroom Units		10,008 s.f.
4	units/ground floor		3,336 s.f.
4	units/second floor		3,336 s.f.
4	units/third floor		3,336 s.f.
0	units/basement floor		0 s.f.
2	**Buildings type A2/A9 w/ garages**		**40,032 s.f.**
22	Units Type A2 & A9 One Bedroom Units		20,016 s.f.
4	garages		1,758 s.f.
6	units/ground floor		4,914 s.f.
8	units/second floor		6,672 s.f.
8	units/third floor		6,672 s.f.
0	units/basement floor		0 s.f.
4	**Buildings type B2/B8.3**		**103,584 s.f.**
24	Units Type B2 & B8 Two Bedroom Units		25,896 s.f.
8	units/ground floor		8,632 s.f.
8	units/second floor		8,632 s.f.
8	units/third floor		8,632 s.f.
0	units/basement floor		0 s.f.
1	**Buildings type B2/B8.3 w/ garages**		**25,896 s.f.**
22	Units Type B2 & B8 Two Bedroom Units		25,896 s.f.
6	garages		2,216 s.f.
6	units/ground floor		6,416 s.f.
8	units/second floor		8,632 s.f.
8	units/third floor		8,632 s.f.
0	units/basement floor		0 s.f.
1	**Buildings type A2.3 ••12 UNIT**		**9,468 s.f.**
12	Units Type A2 One Bedroom Units		9,468 s.f.
4	units/ground floor		3,156 s.f.
4	units/second floor		3,156 s.f.
4	units/third floor		3,156 s.f.
0	units/basement floor		0 s.f.
5	**Buildings type A4T/B4T/B5T w/ garages**		**33,060 s.f.**
4	Units Type A4T B4T & B5T One &Two Bedroom Units		6,612 s.f.
5	garages		2,204 s.f.
0	units/ground floor		0 s.f.
4	units/second floor		2,204 s.f.
0	units/third floor		2,204 s.f.
0	units/basement floor		0 s.f.
25	**Buildings Total**		**304,664 s.f.**
	Maintenance Building		**750 s.f.**
1	**Clubhouse/Pool Building**		**3,453 s.f.**
26	**Buildings (Total Project Square Footage)**		**308,867 s.f.**

Parking Required				**566 spaces**
146	1 BR units	@	2 spaces each	292 spaces
136	2 BR units	@	2 spaces each	272 spaces
	Handicapped usable parking spaces total for units			11 spaces

Parking Provided	**586 spaces**
Open Parking Spaces	499 spaces
Garages	87 spaces
Handicapped usable parking spaces total (part of total spaces)	24 spaces

Building Areas	**Gross Bldg. Areas**
First Floor Buildings Area	107,895 s.f.
Second Floor Buildings Area	106,684 s.f.
Third Floor Building Area	86,820 s.f.
Area of Parking + Area of First Floor Buildings	257,595 s.f.
Area of Pond	0 s.f.
Open Space	477,262 s.f.
Open Space to Lot Area	65 %
(Area of lot minus area of buildings and area of parking)	

A SITE PLAN

1" = 50'-0"

0 12.5 25 50 100

NORTH

REVISIONS

Artisan Point at Lees Summit

PROJECT:
LOCATION: Lee Summit, Missouri
CLIENT: Case Development Services

SEAL:

STATE OF MISSOURI
JAMES C. DU
1-1-2019
REGISTERED ARCHITECT

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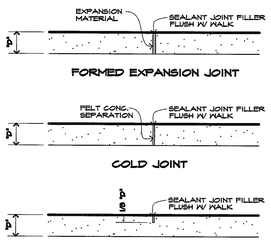
Architects Collective
4200 EAST SKELLY DRIVE SUITE 750
TULSA, OKLAHOMA 74135
918/492-2987

PROJECT NUMBER:
DATE: 05/03/18

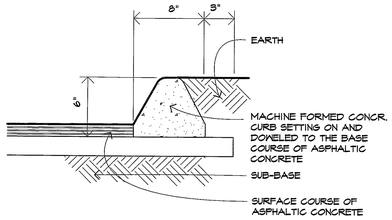
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SHEET NUMBER:
P1.1

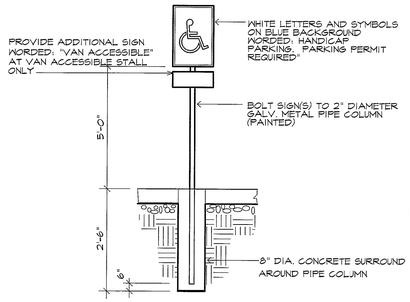
\\Pissarovo\Vault\Case\Case_JAE_LeeSummit_170Lee_StreVue_P1-1&2-SitePlan.dwg
1/4/2019 4:44 PM



V SIDEWALK JOINT DETAILS
NOT TO SCALE

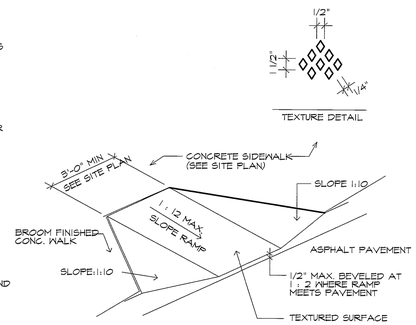


R CURB DETAIL
3/4"=1'-0"



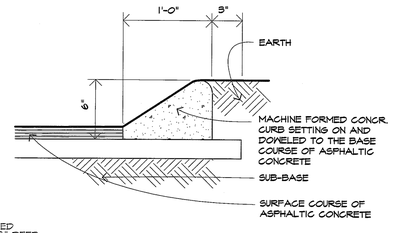
PROVIDE ONE SIGN PER HANDICAP STALL

M HANDICAP SIGN
NOT TO SCALE

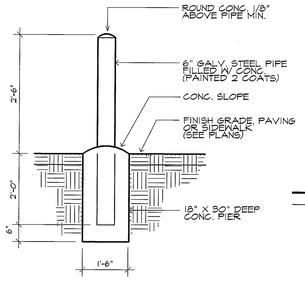


NOTE: RAMP TEXTURING IS TO BE DONE WITH AN EXPANDED METAL GRID PLACED AND REMOVED FROM WET CONCRETE TO LEAVE A DIAMOND PATTERN 1/8" DEEP, OR OTHER ADA APPROVED SURFACE TEXTURE

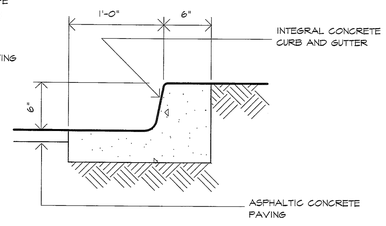
H HANDICAP CURB CUT
NOT TO SCALE



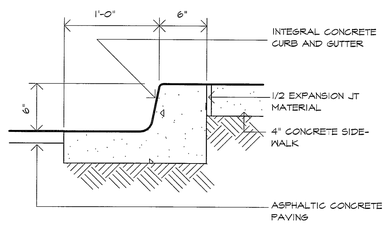
D CURB DETAIL
NOT TO SCALE



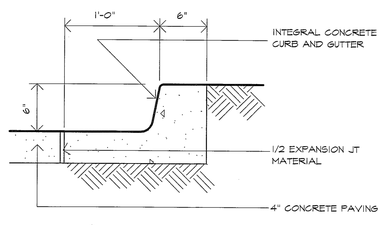
U BOLLARD DETAIL
NOT TO SCALE



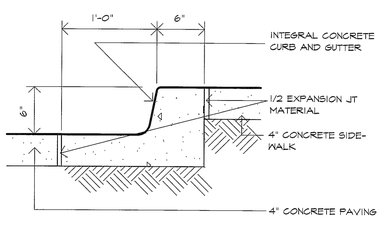
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NOT TO SCALE



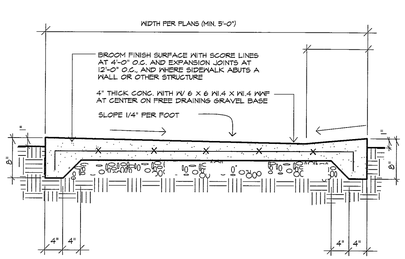
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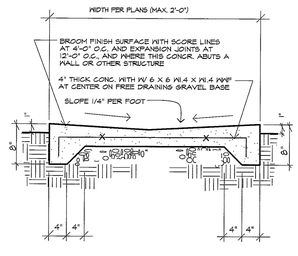
G CURB DETAIL
NOT TO SCALE



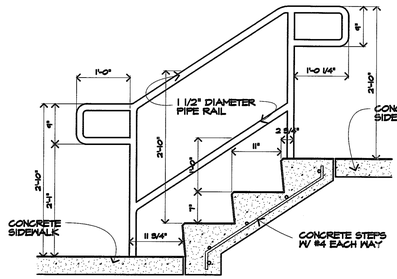
C CURB DETAIL
NOT TO SCALE



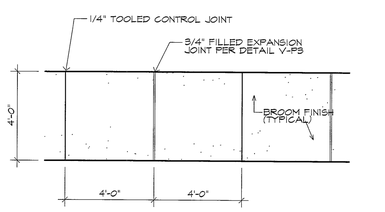
T SIDEWALK SECTION
NOT TO SCALE



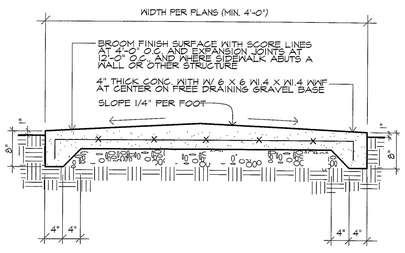
P DRAINAGE PATH
NOT TO SCALE



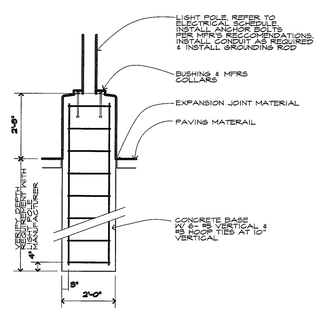
K EXTERIOR CONCRETE STAIR
NOT TO SCALE



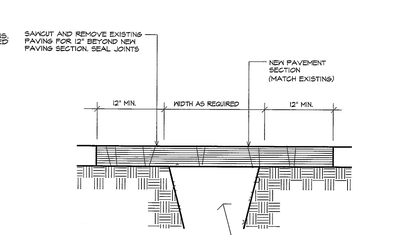
F CONCRETE SIDEWALK PLAN
NOT TO SCALE



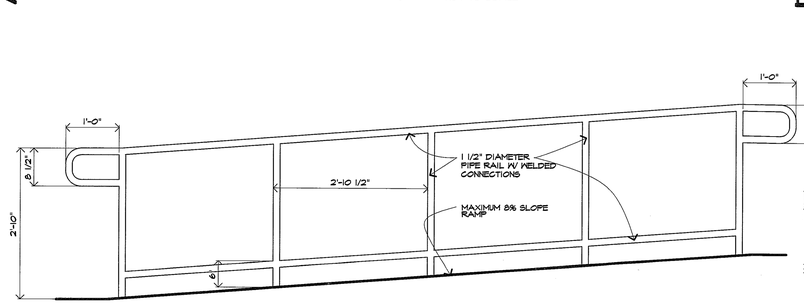
B SIDEWALK SECTION
NOT TO SCALE



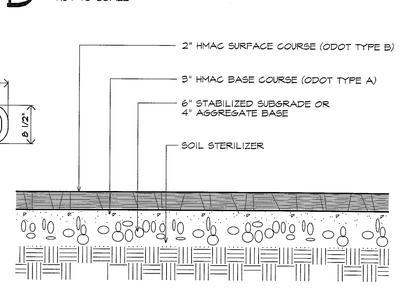
S LIGHT POLE BASE
3/8"=1'-0"



N PAVEMENT PATCH
NOT TO SCALE



E HANDRAIL DETAIL
NOT TO SCALE



NOTE:
1. SEE CIVIL PLANS FOR LOCATIONS OF HEAVY DUTY PAVEMENT SECTION

A STD PAVEMENT SECTION
NOT TO SCALE

REVISIONS

Artisan Point at Lees Summit

PROJECT:
LOCATION: Lee Summit, Missouri
CLIENT: Case Development Services

SEAL:

STATE OF MISSOURI
LANDON KEISTER
2014038
REGISTERED ARCHITECT

NOTICE OF COPYRIGHT

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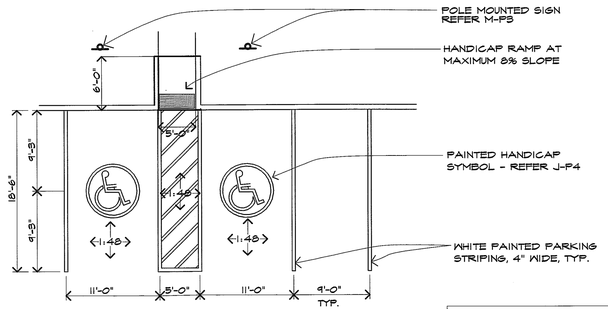
Architects Collective
4200 EAST SKELLY DRIVE SUITE 750
TULSA, OKLAHOMA 74135
918/492-2987

PROJECT NUMBER
DATE: 05/09/18

SHEET TITLE:
SITE DETAILS

SHEET NUMBER:
P3

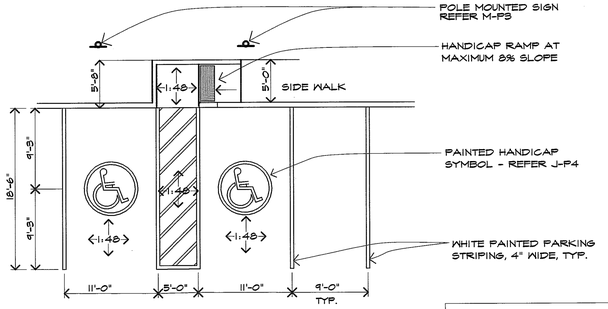
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REFER LOCAL ZONING CODE
FOR PARKING SPACE SIZE.

M HC PARKING SPACES

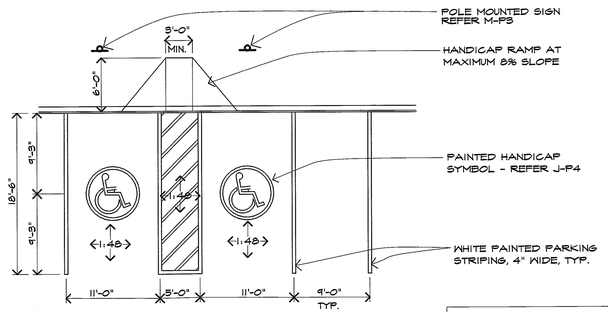
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REFER LOCAL ZONING CODE
FOR PARKING SPACE SIZE.

H HC PARKING SPACES

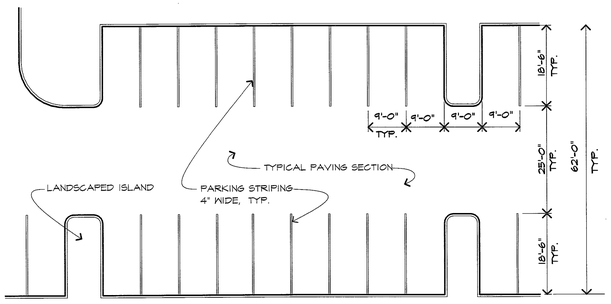
N.T.S.



REFER LOCAL ZONING CODE
FOR PARKING SPACE SIZE.

G HC PARKING SPACES

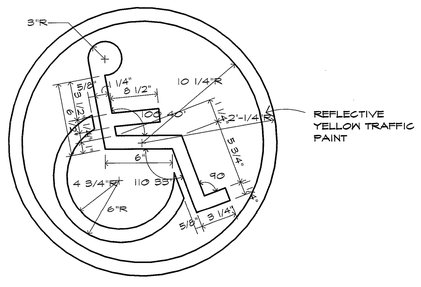
N.T.S.



L TYP. 90 DEGREE PARKING

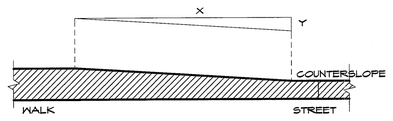
1/16"=1'-0"

PARKING SHOWN FOR
MUNICIPALITIES 8'-6" X 18'-6".
REFER LOCAL ZONING CODE
FOR PARKING SPACE SIZE.



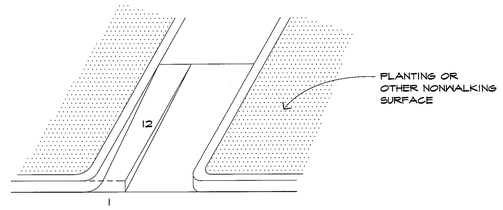
J HANDICAP SYMBOL

N.T.S.



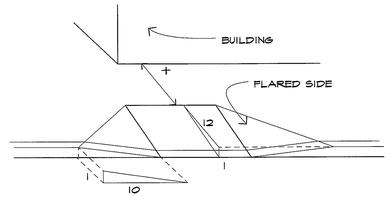
F BUILT UP CURB RAMP

N.T.S. NOTE: SLOPE = Y:X (X IS A LEVEL SURFACE)
COUNTER SLOPE MUST BE 1:20.



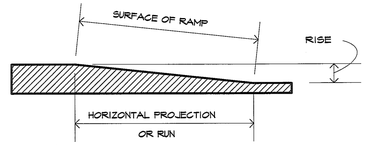
D RETURNED CURB RAMP

N.T.S.



C FLARED SIDED RAMPS

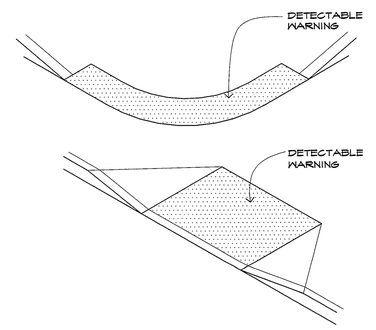
N.T.S. NOTE: IF X 48" SLOPE MUST BE 1:12



SLOPE	MAXIMUM RISE IN	MAXIMUM RISE MM	MAXIMUM HORIZONTAL PROJECTION FT	MAXIMUM HORIZONTAL PROJECTION M
1:12 TO 1:15	30	760	30	9
1:16 TO 1:19	30	760	40	12
1:20	30	760	50	15

B RAMP SLOPES

N.T.S.



A DETECTABLE WARNINGS AT RAMPS

N.T.S.

REVISIONS

Artisan Point at Lees Summit

PROJECT:
LOCATION: Lee Summit, Missouri
CLIENT: Case Development Services

SEAL:

STATE OF MISSOURI
KEITH HOLLAND
2006018746
REGISTERED ARCHITECT

NOTICE OF COPYRIGHT

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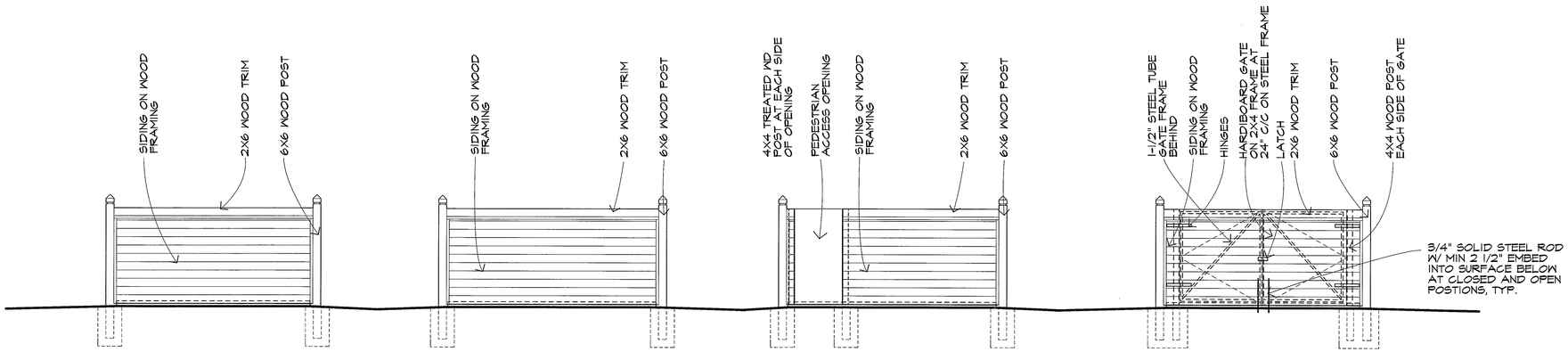
Architects Collective
4200 EAST SKELLY DRIVE SUITE 750
TULSA, OKLAHOMA 74135
918/492-2987

PROJECT NUMBER:
DATE: 05/08/18

SHEET TITLE:
H.C. SITE DTLS.

SHEET NUMBER:
P4

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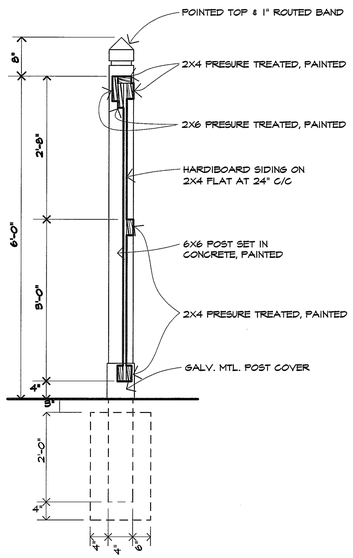


F REAR ELEVATION
1/4" = 1'-0"

E RIGHT SIDE ELEVATION
1/4" = 1'-0"

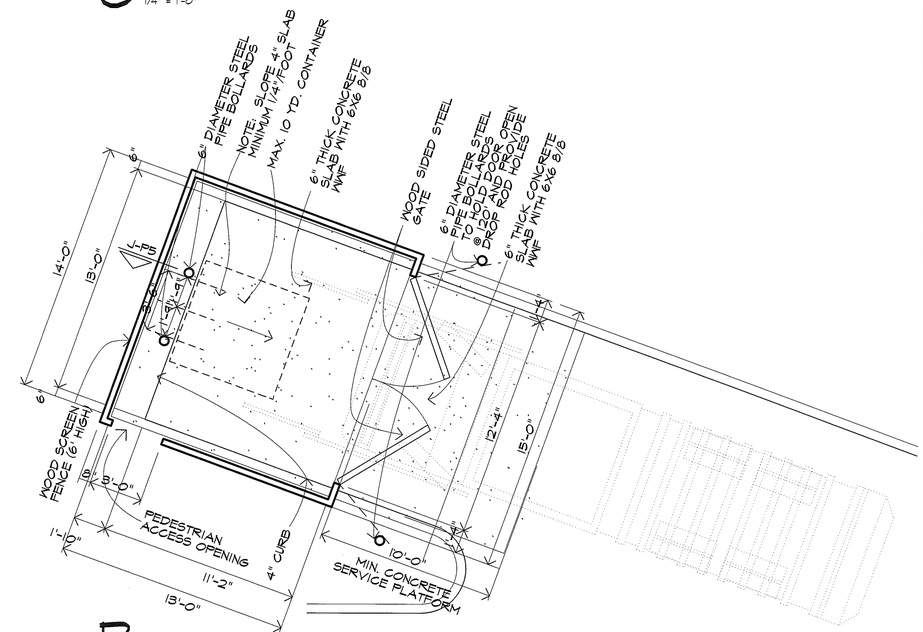
D LEFT SIDE ELEVATION
1/4" = 1'-0"

C FRONT ELEVATION
1/4" = 1'-0"

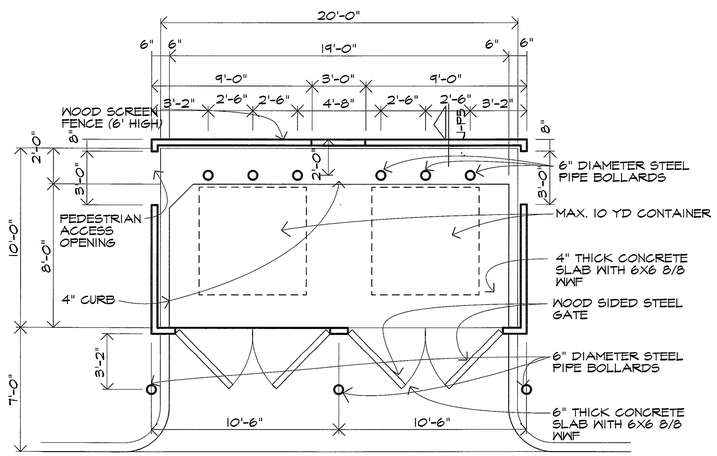


J WOOD FENCE SECTION
3/4" = 1'-0"

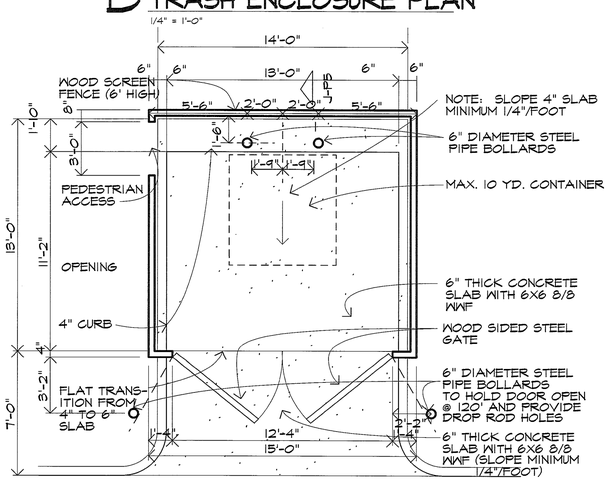
CONTAINERS (BASED UPON BFI)			
CONTAINER DESCRIPTION	CONTAINER DIMENSIONS		
	LENGTH	WIDTH	HEIGHT
TWO YARD	6'-0"	3'-0"	3'-4-1/4"
THREE YARD	6'-0"	3'-6"	4'-0-1/2"
FOUR YARD (TOP LOADING)	6'-0"	4'-6"	4'-0-1/2"
FOUR YARD (APARTMENT)	6'-0"	3'-6"	5'-3"
FIVE YARD (TOP/END LOADING)	6'-0"	4'-6"	5'-0-3/4"
SIX YARD (LOW TOP/END LOADING)	6'-0"	5'-6"	5'-0"
SIX YARD (HIGH TOP/END LOADING)	6'-0"	4'-6"	6'-0-1/2"
EIGHT YARD (TOP/END LOADING)	6'-0"	5'-6"	6'-8"
TEN YARD (TOP/END LOADING)	6'-0"	6'-0"	7'-8"



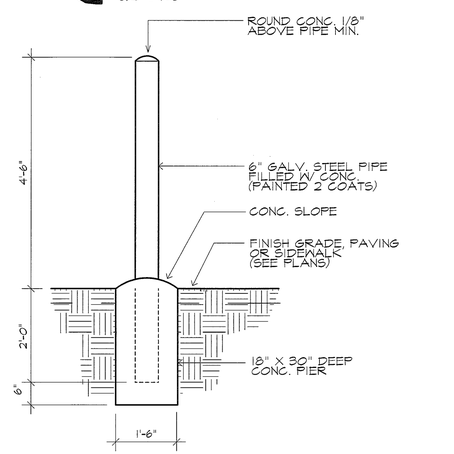
B TRASH ENCLOSURE PLAN
1/4" = 1'-0"



G TRASH ENCLOSURE PLAN
1/4" = 1'-0"



A TRASH ENCLOSURE PLAN
1/4" = 1'-0"



H BOLLARD DETAIL
NOT TO SCALE

5/9/2018 1:41 PM W:\fileserver\cad\Cases\Cases_MF_Lee Summit_17\Lee_Site\Lee_P5

REVISIONS

Artisan Point at Lees Summit

PROJECT:
LOCATION: Lee Summit, Missouri
CLIENT: Case Development Services

SEAL:

STATE OF MISSOURI
LARRY KESTER A-0185
REGISTERED ARCHITECT

NOTICE OF COPYRIGHT

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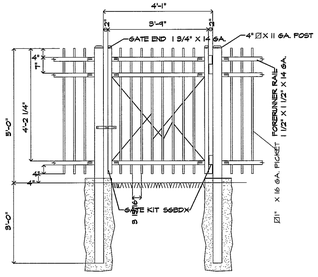
NO CAD FILES SHALL BE PROVIDED TO SUB-CONTRACTORS UNDER ANY CIRCUMSTANCES.

Architects Collective
4200 EAST SKELLY DRIVE SUITE 750
TULSA, OKLAHOMA 74135
918/492-2987

PROJECT NUMBER:
DATE: 05/03/18

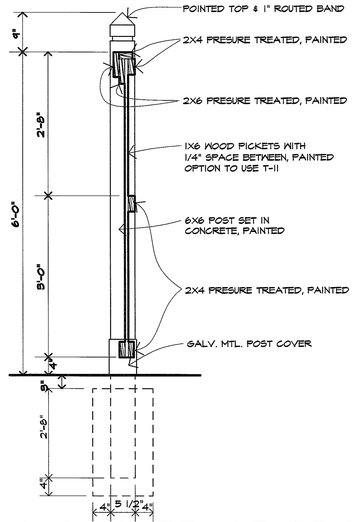
SHEET TITLE:
TRASH ENCLOSURE

SHEET NUMBER:
P5



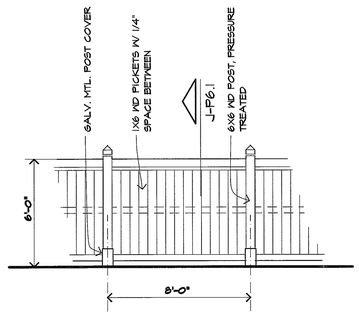
M METAL FENCE GATE

3/8" = 1'-0"



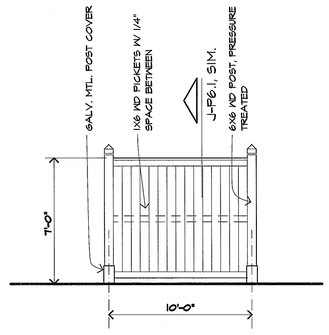
L WOOD FENCE SECTION

3/4" = 1'-0"



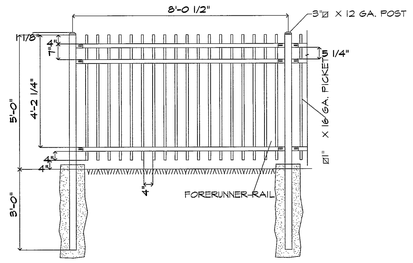
F WOOD FENCE ELEV.

1/4" = 1'-0"



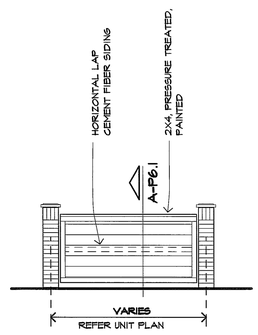
C METER SCREEN ELEV.

1/4" = 1'-0"



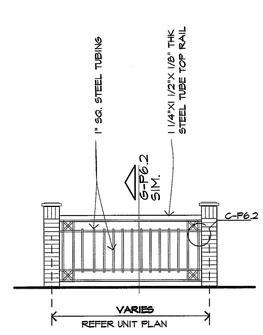
L METAL FENCE RUN

3/8" = 1'-0"



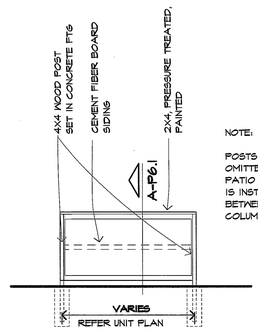
G PATIO SCREEN ELEV.

1/4" = 1'-0"



E PATIO SCREEN OPTION

1/4" = 1'-0"

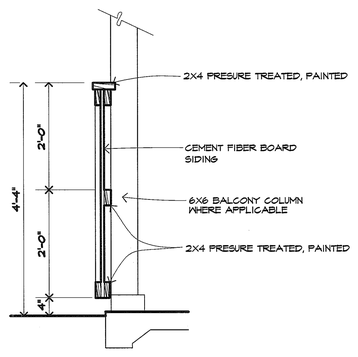


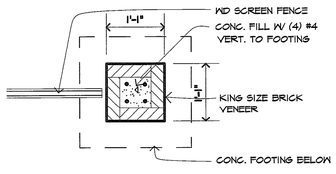
NOTE:

POSTS MAY BE OMITTED WHEN PATIO SCREEN IS INSTALLED BETWEEN BUILDING COLUMNS

B PATIO SCREEN ELEV.

1/4" = 1'-0"





D COLUMN PLAN

3/4" = 1'-0"

THIS COLUMN TO BE USED AT ALL PATIO SCREENS, UNLESS OTHERWISE NOTED ON SITE PLAN.

A PATIO SCREEN SECTION

3/4" = 1'-0"

KEYED NOTES:

2 SITE WORK
2.1 NOT USED
2.2 CONCRETE SIDEWALK, WIDTH AS NOTED ON PLAN

3 CONCRETE
3.1 FOUNDATION SYSTEM, REFER TO STRUCTURAL DRAWINGS
3.2 4" CONCRETE SLAB WITH 6X6, 10/10 WELDED WIRE MESH OVER WATERPROOF MEMBRANE ON MINIMUM 4"CRUSHED ROCK.
3.3 4" CONCRETE PATIO SLAB WITH 6X6 10/10 WWM ON 4" SAND CUSHION
3.4 FLOOR/CEILING ASSEMBLY - REFER ASSEMBLY LEGEND
3.5 BREEZEWAY FLOOR/CEILING ASSEMBLY - REFER ASSEMBLY LEGEND

4 MASONRY
4.1 8" CONCRETE RETAINING/STEM WALL WITH WATERPROOFING MEMBRANE & HDPE PROTECTIVE BOARD ON EXTERIOR FACE AND WITH 5/8" GYP. BOARD ON 1X4 FURRING AT 24" O.C. WITH 3/4" RIGID INSULATION ON EXTERIOR FACE (SEE FOUNDATION DETAIL FOR REINFORCING).
4.2 8" CONCRETE STEM WALL. PAINT ALL EXPOSED SURFACES. ALL PORTIONS OF CONCRETE BLOCK STEM WALLS TO BE COVERED WITH SIDING OR FURRING STRIPS AND PAINTED TO MATCH ADJACENT SIDING.
4.3 16" SQUARE BRICK CLAD ON 24" SQUARE FOOTINGS.
4.4 BRICK VENEER, REFER BUILDING PLANS.
4.5 BRICK SOLDIER COURSE. (COLOR MAY DIFFER FROM FIELD BRICK COLOR) ALT. 2X10
4.6 BRICK ROWLOCK COURSE.

5 METALS
5.1 STEEL FRAMED STAIR, WITH PRECAST CONCRETE TREAD.

6 WOOD AND PLASTICS
6.1 TREATED 2X4 SOLE PLATE W/ 1/2" ROUND X 12" LONG A.B. AT 48" O.C. OR APPLICABLE CODE APPROVED TIE DOWN CLIP. INSTALL ANCHOR BOLT AT EACH END OF ALL SHORT WALLS WITH A MINIMUM OF TWO A.B.'S PER SECTION OF WALL.
6.2 STRUCTURAL GRADE THERMAL PLY SHEATHING (TYPICAL ALL LOCATIONS).
6.3 TRUSSED RAFTERS AT 24"OC.
6.4 1X4 TRUSS BRIDGING AT TOP AND BOTTOM CHORDS AND X-BRIDGING AT LAST 5 SPANS
6.5 X-BRIDGING BETWEEN FLOOR JOISTS AT MAXIMUM 8' SPACINGS AT CONTRACTOR'S OPTION USE SOLID 2X BRIDGING.
6.6 2X8 BALCONY JOISTS (MOISTURE RESISTANT).
6.7 JOIST HANGER.
6.8 2X4 DECKING (MOISTURE RESISTANT). 2X6 DECKING MAY BE USED AT CONTRACTOR'S OPTION
6.9 3/4" PLYWOOD ON FLOOR JOISTS OR FLOOR TRUSSES WITH 3-1/2" BATT INSULATION. DOUBLE FLOOR TRUSSES UNDER WALLS PARALLEL TO TRUSS.
6.10 INSTALL HEADER TO FULL WIDTH OF OPENING AT OPENING ADJACENT TO EACH OTHER.
6.11 CONTINUOS WOOD BLOCKING
6.12 2X6 RAFTER EXTENSIONS.
6.13 EXTERIOR WALL ASSEMBLY - REFER ASSEMBLY LEGEND, W5I
6.14 SEALANT JOINT AT ALL INTERSECTIONS OF SIDING TO TRIM
6.15 1/2" PLYWOOD.
6.16 6X6 WOOD POST.
6.17 2 X 6 STUDS AT 16" O.C.
6.18 3/8" ROUGH SAWN PLYWOOD SOFFIT WITH 1X2 TRIM
6.19 3/4" PLYWOOD FIRE STOP OR 2X BLOCKING
6.20 2 X 12 RIM JOIST OR EQUIVALENT
6.21 WOOD CHAIRRAIL AT DINING ONLY.
6.22 PREFAB WOOD FIREPLACE MANTLE AND SURROUND.
6.23 CEMENT FIBERBOARD TRIM OVER 2X4@5 1/2" BACKER, SOFFIT, CEMENT FIBERBOARD
6.24 WOOD TRIM
6.25 NOT USED
6.26 2X6 WD. DECKING, ALT.: PRESSURE TREATED WOOD DECK, ALT.2: KEYNOTE 9.5
6.34 PAINTED WOOD SILL X 10" DEEP AT WINDOW SILL HEIGHT.
6.35 CEILING ASSEMBLY -REFER ASSEMBLY LEGEND, W5I
6.36 NOT USED.
6.37 2X12 STRINGER.
6.38 FURR DOWN SHADED AREA TO 7'-0" ABOVE FINISHED FLOOR, U.O.N.
6.39 SLOPE CEILING WITH 3:12 PITCH, TYPICAL AT ALL TOP FLOOR LIVING ROOM CEILINGS AND BEDROOM CEILINGS AS SHOWN ON UNIT PLAN
6.40 LINE OF CEILING CHANGE.
6.41 STAIR RAIL.
6.42 WALL CABINET AND SHELVES ABOVE
6.43 BASE CABINET AND SHELVES
6.44 DRAWER(S) TYPICAL.
6.45 5 WOOD SHELVES, 12" DEEP TYPICAL.
6.46 NOT USED
6.47 NOT USED.
6.48 BREEZEWAY WALL ASSEMBLY - REFER ASSEMBLY LEGEND W5I

7 THERMAL AND MOISTURE PROTECTION
7.1 ROOF ASSEMBLY - REFER ASSEMBLY LEGEND, W5I
7.2 BATT OR BLOWN INSULATION (R-38) TYPICAL ALL ROOF AREAS.
~~7.3 BATT INSULATION (R-13)~~
7.4 SEALANT
7.5 BATT INSULATION (R-13) TYPICAL ALL EXTERIOR WALLS.
7.6 PREFINISHED GUTTER AND DOWNSPOUT WITH SPLASH BLOCK.
7.7 DIVERTER, PREFINISHED TO MATCH SHINGLES.
7.8 24 GAGE PAINTED, GALV METAL CAP WITH HEMMED EDGES.
7.9 26 GAGE PAINTED, GALV METAL STEP FLASHING
7.10 INSULATION TO BE CONTINOUS AT ALL BUILDING ENDS AT GABLE WALL TYPICAL.
7.11 POLY VAPOR BARRIER WRAPPED AT PERIMETERING OF ALL WINDOWS AND DOORS
7.12 WALL TO RECEIVE BATT INSULATION.
7.13 SADDLE, TYPICAL ALL FREEZO CHIMNEYS.
7.14 FLASHING LET UNDER THRESHOLD

8 DOORS AND WINDOWS
8.1 1'-0" X 2'-6" ATTIC ACCESS, REFER BLDG. PLAN
8.2 DIVIDED LITE, THERMAL GLAZED ALUMINUM WINDOW W/ WHITE ALUMINUM FINISH.
8.3 PAINTED, INSULATED METAL CLAD, PANELIZED DOOR W/ SPRING LOADED BUTTS. ALL DOORS TO HAVE DOOR VIEWER AND HAVE FOAM CORE.
8.4 PAINTED, FULL GLASS W/ DIVIDED LITE, METAL CLAD INSULATED PATIO DOOR. INSTALL STORM DOOR OR TRIPLE GLAZING WHERE REQUIRED, USE SAFETY GLASS.
8.5 DOOR BUCK AND TRIM.
8.6 PAINTED WOOD SILL AT WINDOW SILL HEIGHT
8.7 METAL THRESHOLD SET IN SEALANT.

9 FINISHES
9.1 ONE LAYER OF 1/2" GYP BD ATTIC DRAFT STOPPING ABOVE AND IN LINE WITH ALL TENANT SEPARATION WALLS.
9.2 ONE LAYER 5/8" GYP BOARD
9.3 TENANT SEPARATION WALL ASSEMBLY - REFER ASSEMBLY LEGEND, W5I
9.5 EXTENT OF WALLPAPER BORDER IN KITCHEN AND BATH ONLY.
9.6 5/8" GYP BOARD ON 2X4 STUDS.
9.7 5/8" GREEN BOARD GYP BOARD.
9.8 1/2" GYP BOARD
9.9 CHAIRRAIL AT DINING.
9.10 CERAMIC TILE AT TUB ENCLOSURE.
9.11 8X8 CERAMIC TILE, ALT: 12X12
9.12 CANVAS AWNING
9.13 PLASTIC LAMINATE NOSE, TOP, AND 4" HIGH BACK AND END SPLASHES AT WALLS
9.14 1 HOUR RATED WALL ASSEMBLY AT LOAD BEARING WALLS AND ALL EXTERIOR WALLS.
9.15 CERAMIC TILE AT HEARTH.
9.16 LINE OF FLOOR MATERIAL CHANGE.
9.17 CARPETING FLOORING
9.18 NOT USED.
9.19 VINYL FLOORING W/ NO VINYL FLOORING UNDER DISHWASHER AT KITCHEN, TYP.

10 SPECIALTIES
10.1 EXHAUST GRILLE, W/ HARDWARE CLOTH COVER.
10.2 PAINTED WOOD OR GALV MTL ROOF VENTILATION LOUVER W/ BACKING SCREEN, SIZE TO BE IN ACCORDANCE WITH CODE REQUIREMENTS.
10.3 MAIL BOXES
10.4 TOWEL BAR AT 4'-6" A.F.F., PROVIDE 2X8 BLOCKING FLAT IN WALL.
10.5 GRAB BAR AND SOAP HOLDER, TYPICAL ALL TUB ENCLOSURES. PROVIDE 2X8 BLOCKING FLAT IN WALL.
10.6 1/4" POLISHED PLATE MIRROR WITH MAXIMUM GAP OF 1" AT PERIMETER OF MIRROR

11 EQUIPMENT
11.1 MICROWAVE OVEN / RANGE HOOD COMBINATION.
11.2 REFRIGERATOR W/ ICEMAKER.
11.3 DISHWASHER.
11.4 30" RANGE
11.5 WASHER (N.I.C.)
11.6 DRYER (N.I.C.)

15 MECHANICAL
15.1 PLUMBING ACCESS PANEL, TYPICAL ALL TUB / SHOWER LOCATIONS.
15.2 HOT WATER HEATER ACCESS PANEL, TYPICAL AT WATER HEATER LOCATIONS.
15.3 EXHAUST FAN, VENT THROUGH ROOF AT TOP FLOOR, THROUGH WALL VIA FLOOR FRAMING SPACE AT ALL OTHER FLOORS, TERMINATING DEVICE TO HAVE HARDWARE CLOTH COVER.
15.4 CONDENSING UNITS ON CONC. PAD, PRECAST OR PREFORMED PAD. ALL REFRIG. LINES TO BE COMPLETELY CONCEALED FROM VIEW.
15.5 DRYER VENT, VENT THRU ROOF AT TOP FLOOR, THRU WALL VIA FLOOR JOIST SPACE AT ALL OTHER FLOORS, TERMINATING DEVICE TO HAVE HARDWARE CLOTH COVER.
15.6 POP-OFF AND CONDENSATE DRAIN FOR WATER HEATER
15.7 ROOF MOUNTED ATTIC VENTS PER APPLICABLE CODE REQUIREMENTS.
15.8 WATER METERS
15.9 PREFABRICATED WASHER HOOK-UP BOX, PROVIDE HOT AND COLD WATER SUPPLY AND DRAIN HALOVER TYPE STOP VALVE.
15.10 RANGE HOOD VENT, VENT THRU ROOF AT TOP FLOOR, THRU WALL VIA FLOOR JOIST SPACE AT ALL OTHER FLOORS, TERMINATING DEVICE TO HAVE HARDWARE CLOTH COVER.
15.11 ENCASE SPRINKLER PIPES IN RIGID INSULATION AT ALL BREEZEWAY LOCATIONS, REFER FIRE SPRINKLER PLANS.

16 ELECTRICAL
16.1 ELECTRICAL METERS, TYPICAL LOCATION
16.2 J-BOX FOR RANGE HOOD ON SEPARATE CIRCUIT-120V
16.3 JUNCTION BOX FOR DISHWASHER - 120V
16.4 JUNCTION BOX FOR DISPOSER - 120V
16.5 JUNCTION BOX FOR FURNACE - 240V
16.6 JUNCTION BOX FOR WATER HEATER - 240V
16.7 LIGHT FIXTURE, TYPICAL DESIGNATION
16.8 ELECTRIC FURNACE
16.9 ELECTRIC WATER HEATER

REVISIONS

Artisan Point at Lees Summit

PROJECT:
LOCATION: Lee Summit, Missouri
CLIENT: Case Development Services

SEAL:

STATE OF MISSOURI
LANCE W. KEETER
A-4765
REGISTERED ARCHITECT

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Architects Collective
4200 EAST SKELLY DRIVE SUITE 750
TULSA, OKLAHOMA 74135
918/492-2987

PROJECT NUMBER:
DATE: 05/09/18

SHEET TITLE:

FENCE DETAILS

SHEET NUMBER:

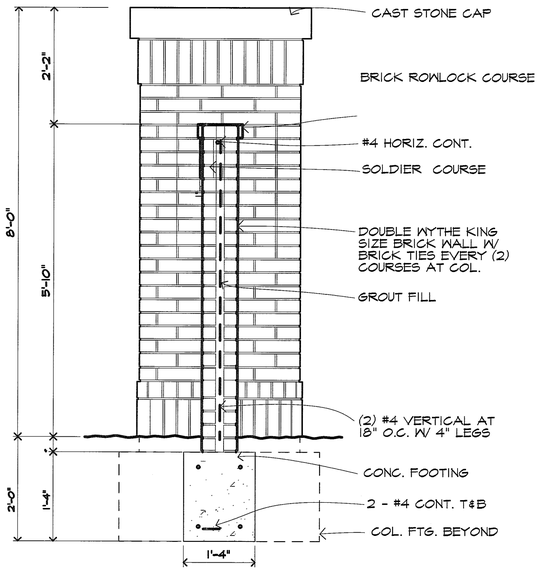
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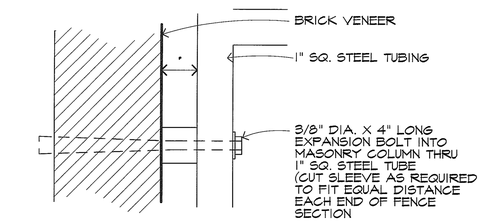
J MAIN ENTRY SIGN ELEVATION

1/2" = 1'-0"



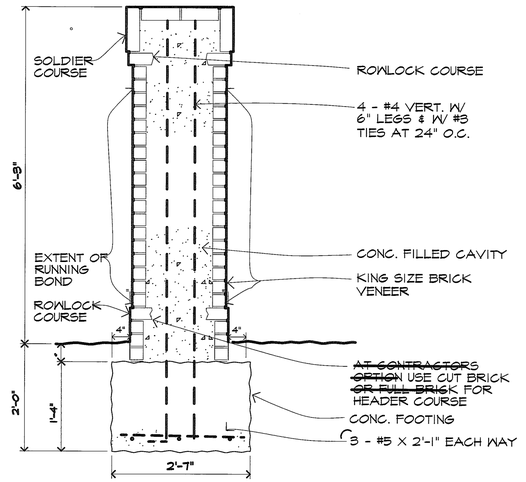
F BRICK WALL SECTION

3/4" = 1'-0"



C FENCE CONNECTION DTL.

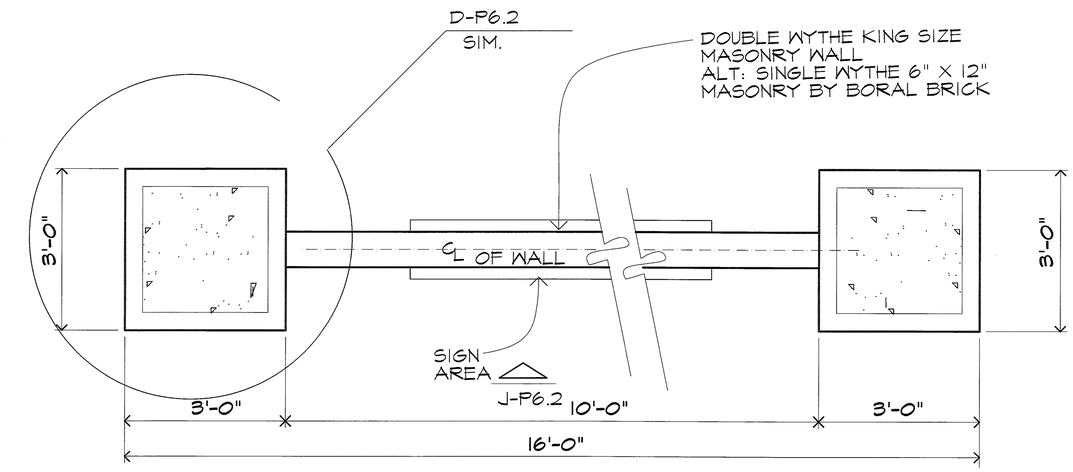
6" = 1'-0"



B COLUMN SECTION

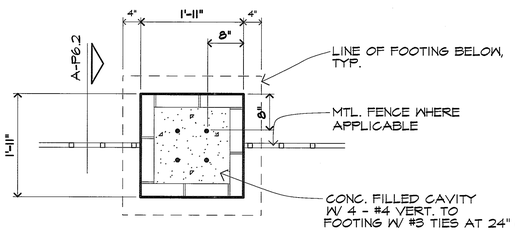
3/4" = 1'-0"

FOR EXACT FOOTING DEPTH, REFER FOUNDATION DETAILS



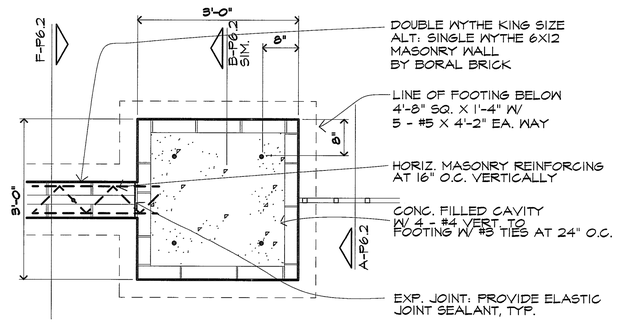
H MAIN ENTRY SIGN PLAN

1/2" = 1'-0"



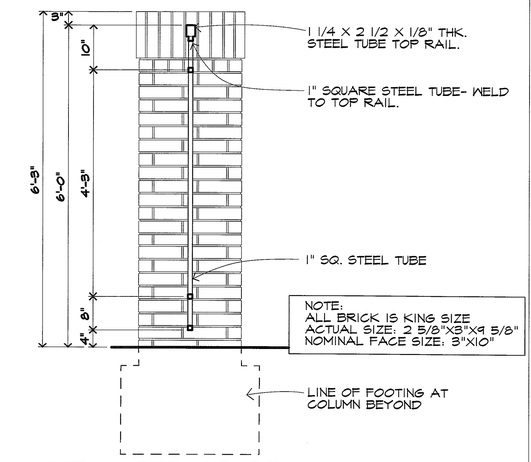
E COLUMN PLAN, TYP.

3/4" = 1'-0"



D COLUMN PLAN AT SIGN

3/4" = 1'-0"



A METAL FENCE SECT.

3/4" = 1'-0"

REVISIONS

Artisan Point at Lees Summit

PROJECT: Lee Summit, Missouri
LOCATION: Case Development Services
CLIENT:

SEAL:

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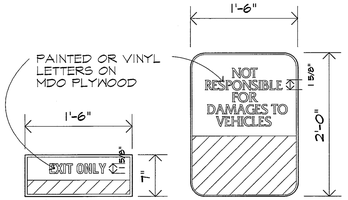
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4200 EAST SKELLY DRIVE SUITE 750
TULSA, OKLAHOMA 74135
918/492-2987

PROJECT NUMBER:
DATE: 05/03/18

SHEET TITLE:
FENCE DETAILS

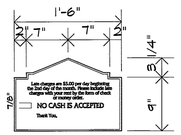
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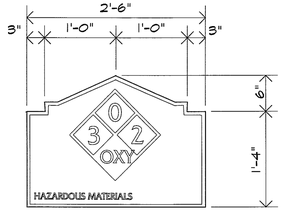


EXIT ONLY-WALL PLAQUE
18"W X 7" MDO PLYWOOD

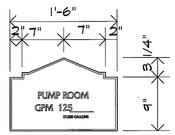
NOT RESPONSIBLE PLAQUE
18"W X 24" MDO PLYWOOD



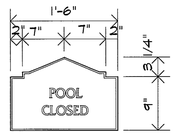
NO CASH-WALL PLAQUE
18"W X 12" URETHANE



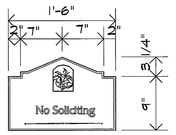
HAZARDOUS MATERIALS-WALL PLAQUE
22"W X 30" URETHANE



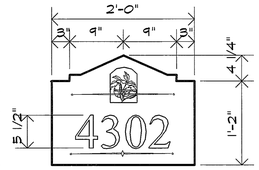
PUMP ROOM-WALL PLAQUE
18"W X 12" URETHANE



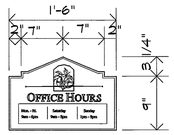
POOL CLOSED SIGN-WALL PLAQUE
18"W X 12" URETHANE



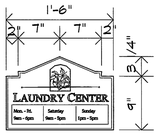
NO SOLICITING-WALL PLAQUE
18"W X 12" URETHANE



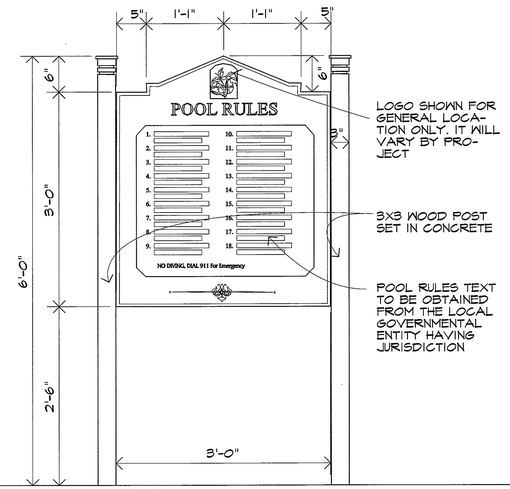
BUILDING SIGN
18"W X 24" PANOVER WITH VINYL LETTERS



HOURS PLAQUE-
18"W X 12" URETHANE

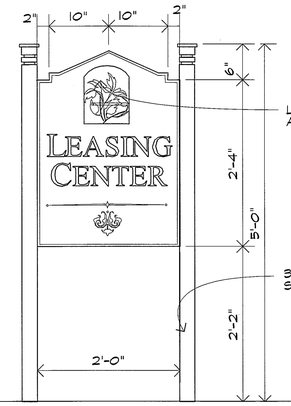


LAUNDRY PLAQUE - WALL MOUNT
18"W X 12" URETHANE



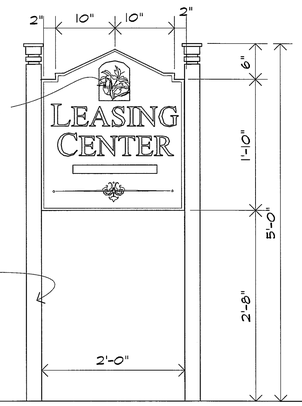
POOL RULES ON POSTS
36"W X 48" URETHANE

F BLDG. SIGNS
N.T.S.



OFFICE I.D. SIGN ON POSTS
24" X 30" REV. BLASTED URETHANE

E LAUNDRY
N.T.S.

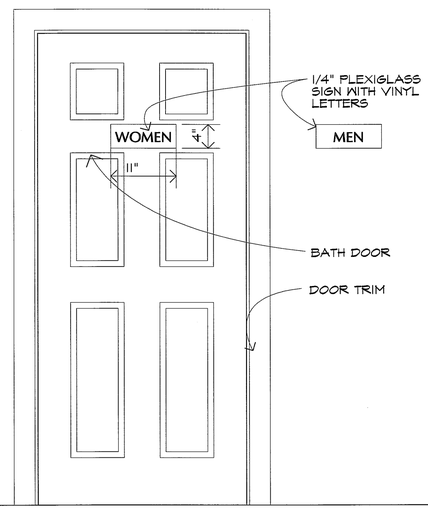


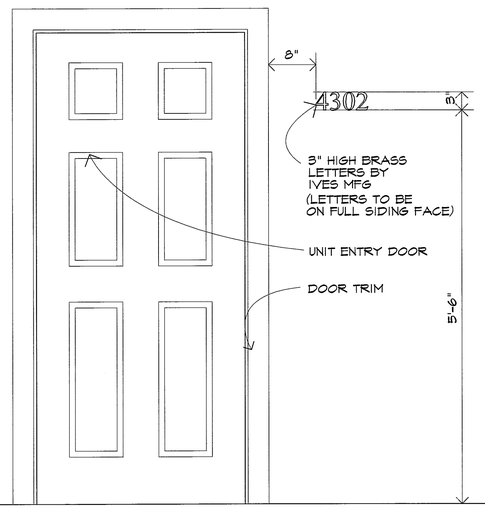
DIRECTIONAL - D/F
24" X 24" URETHANE ON POSTS

H POOL
N.T.S.

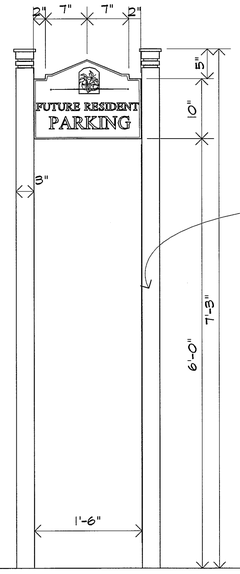
Note:

Signage is an example to illustrate character, design, and general size actual signs may vary.

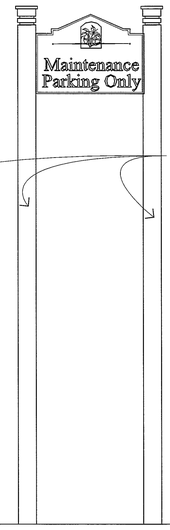




D LEASING
N.T.S.

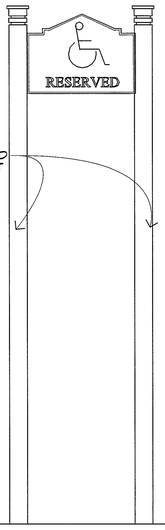


GUEST PARKING ON POSTS
18"W X 12" URETHANE



PARKING ON POSTS
18"W X 12" URETHANE

C LEASING
N.T.S.



HANDICAP PARKING
18"W X 12" URETHANE

J TOILET DOOR
N.T.S.

G UNIT ENTRY
N.T.S.

B MAINTENANCE
N.T.S.

A HANDICAP
N.T.S.

REVISIONS

Artisan Point at Lees Summit

PROJECT: Lee Summit, Missouri
LOCATION: Case Development Services
CLIENT:

SEAL:

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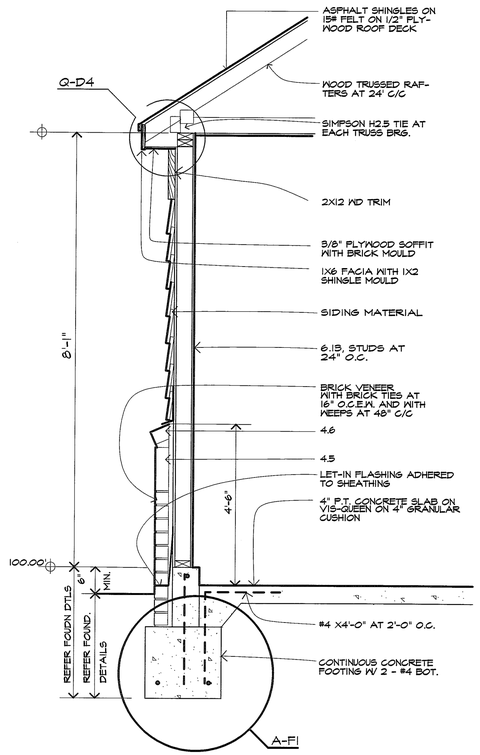
Architects Collective
4200 EAST SKELLY DRIVE SUITE 750
TULSA, OKLAHOMA 74135
918/492-2987

PROJECT NUMBER:
DATE: 05/03/18

SHEET TITLE:
SIGNAGE DTLS.

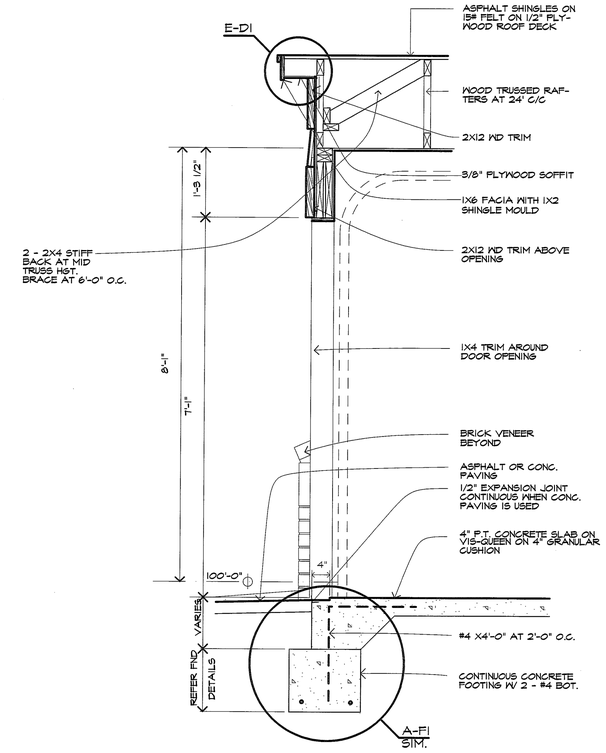
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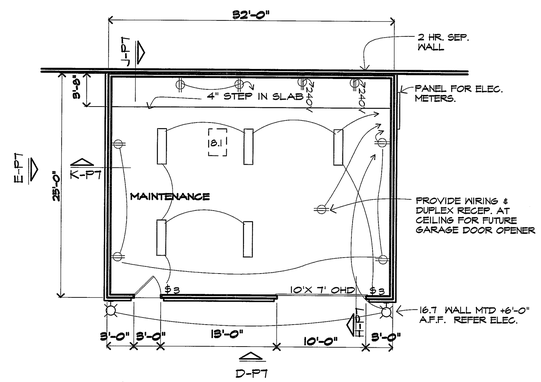
K SIDE WALL SECTION

3/4"=1'-0"



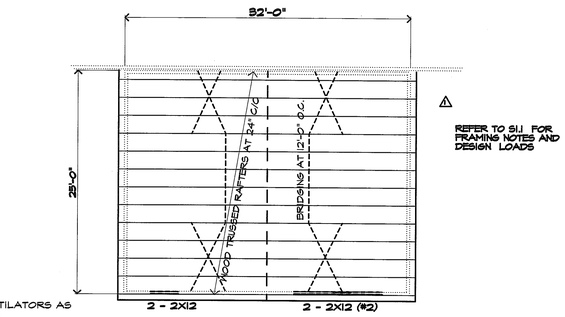
H FRONT WALL SECTION

3/4"=1'-0"



C FLOOR PLAN - MAINT. BLDG.

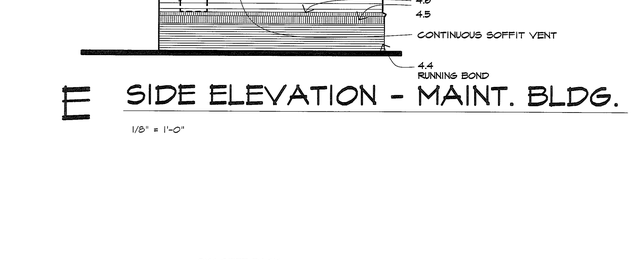
1/8" = 1'-0"



REFER TO S1.1 FOR FRAMING NOTES AND DESIGN LOADS

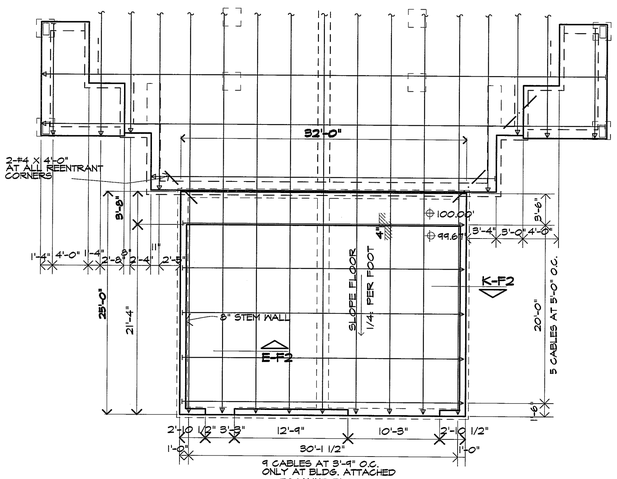
B FRAMING PLAN - MAINT. BLDG.

1/8" = 1'-0"



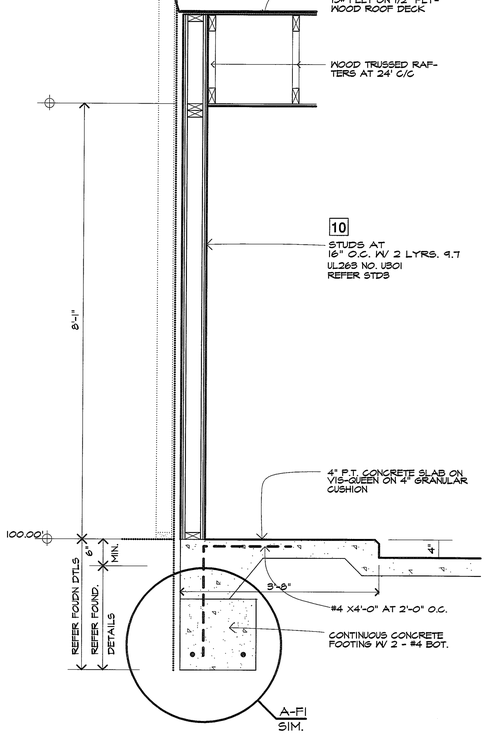
E SIDE ELEVATION - MAINT. BLDG.

1/8" = 1'-0"



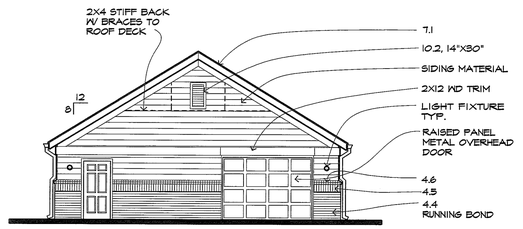
A FOUNDATION PLAN - MAINT. BLDG.

1/8" = 1'-0"



J REAR WALL SECTION

3/4"=1'-0"



D FRONT ELEVATION - MAINT. BLDG.

1/8" = 1'-0"

KEYED NOTES:

2 SITE WORK
2.1 NOT USED
2.2 CONCRETE SIDEWALK, WIDTH AS NOTED ON PLAN

3 CONCRETE
3.1 FOUNDATION SYSTEM, REFER TO STRUCTURAL DRAWINGS
3.2 4" CONCRETE SLAB WITH 6X6, 10/10 WELDED WIRE MESH OVER WATERPROOF MEMBRANE ON MINIMUM 4"CRUSHED ROCK.
3.3 4" CONCRETE PATIO SLAB WITH 6X6 10/10 WWM ON 4" SAND CUSHION
3.4 FLOOR/CEILING ASSEMBLY - REFER ASSEMBLY LEGEND
3.5 BREEZEWAY FLOOR/CEILING ASSEMBLY - REFER ASSEMBLY LEGEND

4 MASONRY
4.1 8" CONCRETE RETAINING/STEM WALL WITH WATERPROOFING MEMBRANE & 1 INCH PROTECTIVE BOARD ON EXTERIOR FACE AND WITH 5/8" GYP. BOARD ON 1X4 FURRINS AT 24" O.C. WITH 3/4" RIGID INSULATION ON EXTERIOR FACE (SEE FOUNDATION DETAIL FOR REINFORCING)
4.2 8" CONCRETE STEM WALL. PAINT ALL EXPOSED SURFACES. ALL PORTIONS OF CONCRETE BLOCK STEM WALLS TO BE COVERED WITH SIDING ON FURRING STRIPS FOR ANY AREA TALLER THAN 8" ABOVE GRADE.
4.3 16" SQUARE BRICK COLUMN ON 24" SQUARE FOOTING.
4.4 BRICK VENEER, REFER BUILDING PLANS.
4.5 BRICK SOLDIER COURSE, (COLOR MAY DIFFER FROM FIELD BRICK COLOR) ALT: 2X10
4.6 BRICK ROWLOCK COURSE

5 METALS
5.1 STEEL FRAMED STAIR, WITH PRECAST CONCRETE TREAD.

6 WOOD AND PLASTICS
6.1 TREATED 2X4 SOLE PLATE W/ 1/2" ROUND X 12" LONG A.B. AT 48" O.C. OR APPLICABLE CODE APPROVED TIE DOWN CLIP. INSTALL ANCHOR BOLT AT EACH END OF ALL SHORT WALLS WITH A MINIMUM OF TWO A.B.'S PER SECTION OF WALL.
6.2 STRUCTURAL GRADE THERMAL FLY SHEATHING (TYPICAL ALL LOCATIONS).
6.3 TRUSSED RAFTERS AT 24" OC.
6.4 1X4 TRUSS BRIDGING AT TOP AND BOTTOM CHORDS AND X-BRIDGING AT LAST 8 SPANS
6.5 X-BRIDGING BETWEEN FLOOR JOISTS AT MAXIMUM 8' SPACINGS AT CONTRACTOR'S OPTION USE SOLID 2X BRIDGING.
6.6 2X10 BALCONY JOISTS (MOISTURE RESISTANT).
6.7 JOIST HANGER.
6.8 2X4 DECKING (MOISTURE RESISTANT). 2X6 DECKING MAY BE USED AT CONTRACTOR'S OPTION
6.9 3/4" PLYWOOD ON FLOOR JOISTS OR FLOOR TRUSSES WITH 9-1/2" BATT INSULATION. DOUBLE FLOOR TRUSSES UNDER WALLS PARALLEL TO TRUSS.
6.10 INSTALL BLOCKING TO FULL WIDTH OF OPENING AT CEILING AND FLOOR FRAMING EACH OTHER.
6.11 CONTINUOUS WOOD BLOCKING
6.12 2X6 RAFTER EXTENSIONS
6.13 EXTERIOR WALL ASSEMBLY - REFER ASSEMBLY LEGEND, MSI
6.14 SEALANT JOINT AT ALL INTERSECTIONS OF SIDING TO TRIM
6.15 1/2" PLYWOOD.
6.16 6X6 WOOD POST.
6.17 2 X 6 STUDS AT 16" O.C.
6.18 5/8" ROUGH SAWN PLYWOOD SOFFIT WITH 1X2 TRIM
6.19 3/4" PLYWOOD FIRE STOP OR 2X BLOCKING
6.20 2 X 12 RIM JOIST OR EQUIVALENT.
6.21 WOOD CHARRIAL AT DINING ONLY.
6.22 PREFAB WOOD FIREPLACE MANTLE AND SURROUND.
6.23 CEMENT FIBERBOARD TRIM OVER 2X4@8 S/P BACKER, SOFFIT, CEMENT FIBERBOARD
6.24 WOOD TRIM
6.25 NOT USED
6.26 2X6 WD. DECKING, ALT.1, PRESSURE TREATED WOOD DECK, ALT.2, KEYNOTE 9.5
6.34 PAINTED WOOD SILL X 10" DEEP AT WINDOW SILL HEIGHT
6.35 CEILING ASSEMBLY -REFER ASSEMBLY LEGEND, MSI
6.36 NOT USED.
6.37 2X12 STRINGER.
6.38 TURK DOWN SHADED AREA TO T-0" ABOVE FINISHED FLOOR, U.O.N.
6.39 SLOPE CEILING WITH 3-1/2 PITCH, TYPICAL AT ALL TOWNHOUSE LIVING ROOM CEILINGS AND BEDROOM CEILINGS AS SHOWN ON PLAN
6.40 LINE OF CEILING CHANGE.
6.41 STAIR RAIL.
6.42 WALL CABINET AND SHELVES ABOVE
6.43 BASE CABINET AND SHELVES
6.44 DRAWER(S) TYPICAL
6.45 5 WOOD SHELVES, 12" DEEP TYPICAL.
6.46 NOT USED
6.47 NOT USED.
6.48 BREEZEWAY WALL ASSEMBLY - REFER ASSEMBLY LEGEND MSI

7 THERMAL AND MOISTURE PROTECTION
7.1 ROOF ASSEMBLY - REFER ASSEMBLY LEGEND, MSI
7.2 BATT OR BLOWN INSULATION (R-38) TYPICAL ALL ROOF AREAS.
~~7.3 BATT INSULATION (R-13)~~
7.4 SEALANT
7.5 BATT INSULATION (R-15) TYPICAL ALL EXTERIOR WALLS.
7.6 PREFINISHED GUTTER AND DOWNSPOUT WITH SPLASH BLOCKS.
7.7 DIVERTER, PREFINISHED TO MATCH SHINGLES.
7.8 24 GAGE PAINTED, GALV METAL CAP WITH HEMMED EDGES.
7.9 26 GAGE PAINTED, GALV METAL STEP FLASHING
7.10 INSULATION TO BE CONTINUOUS AT ALL BULDING ENDS AT CHASE WALL TYPICAL.
7.11 POLY VAPOR BARRIER WRAPPED AT PERIMETERING OF ALL WINDOWS AND DOORS
7.12 WALL TO RECEIVE BATT INSULATION.
7.13 SADDLE, TYPICAL ALL FIREPLACE CHIMNEYS.
7.14 FLASHING LET UNDER THRESHOLD

8 DOORS AND WINDOWS
8.1 1'-0" X 2'-6" ATTIC ACCESS, REFER BLDG. PLAN
8.2 DIVIDED LITE, THERMAL GLAZED ALUMINUM WINDOW W/ WHITE ALUMINUM FINISH.
8.3 PAINTED, INSULATED, METAL CLAD, PANELIZED DOOR, W/ SPRING LOADED BUTTS. ALL DOORS TO HAVE DOOR VIEWER AND HAVE FOAM CORE.
8.4 PAINTED, FULL GLASS W/ DIVIDED LITE, METAL CLAD INSULATED PATIO DOOR. INSTALL STORM DOOR OR TRIPLE GLAZING WHERE REQUIRED. USE SAFETY GLASS.
8.5 DOOR BUCK AND TRIM.
8.6 PAINTED WOOD SILL AT WINDOW SILL HEIGHT
8.7 METAL THRESHOLD SET IN SEALANT.

9 FINISHES
9.1 ONE LAYER OF 1/2" 9'9" BD ATTIC DRAFT STOPPING ABOVE AND IN LINE WITH ALL TENANT SEPARATION WALLS.
9.2 ONE LAYER 5/8" GYP BOARD
9.3 TENANT SEPARATION WALL ASSEMBLY - REFER ASSEMBLY LEGEND, MSI
9.5 ENTIRY OF WALLPAPER BORDER IN KITCHEN AND BATH ONLY.
9.6 5/8" GYP BOARD ON 2X4 STUDS.
9.7 5/8" FIREGUARD G/P BOARD.
9.8 1/2" GYPSUM BOARD.
9.9 CHAIRRAIL AT DINING.
9.10 CERAMIC TILE AT TUB ENCLOSURE.
9.11 2X8 CERAMIC TILE ALT. 12X12
9.12 CANVAS AWNING.
9.13 PLASTIC LAMINATE NOSE, TOP, AND 4" HIGH BACK AND END SPLASHES AT WALLS
9.14 1 HOUR RATED WALL ASSEMBLY - LOAD BEARING WALLS AND ALL EXTERIOR WALLS.
9.15 CERAMIC TILE AT HEARTH.
9.16 LINE OF FLOOR MATERIAL CHANGE.
9.17 CARPETING FLOORING
9.18 NOT USED.
9.19 VINYL FLOORING W/ NO VINYL FLOORING UNDER DISHWASHER AT KITCHEN, TYP.

10 SPECIALTIES
10.1 EXHAUST GRILLE, W/ HARDWARE CLOTH COVER.
10.2 PAINTED HOOD OR GALV MTL ROOF VENTILATION LOUVER W/ BACKING SCREEN. SIZE TO BE IN ACCORDANCE WITH CODE REQUIREMENTS.
10.3 MAIL BOXES
10.4 TOWEL BAR AT 4'-6" A.F.F., PROVIDE 2X8 BLOCKING FLAT IN WALL.
10.5 GRAB BAR AND SOAP HOLDER, TYPICAL ALL TUB ENCLOSURES. PROVIDE 2X8 BLOCKING FLAT IN WALL.
10.6 1/4" POLISHED PLATE MIRROR WITH MAXIMUM GAP OF 1" AT PERIMETER OF MIRROR.

11 EQUIPMENT
11.1 MICROWAVE OVEN / RANGE HOOD COMBINATION.
11.2 REFRIGERATOR W/ ICEMAKER.
11.3 DISHWASHER.
11.4 RANGE.
11.5 WASHER (W.I.C.)
11.6 DRYER (W.I.C.)

15 MECHANICAL
15.1 PLUMBING ACCESS PANEL, TYPICAL ALL TUB / SHOWER LOCATIONS.
15.2 HOT WATER HEATER ACCESS PANEL, TYPICAL AT WATER HEATER LOCATIONS.
15.3 EXHAUST FAN, VENT THROUGH ROOF AT TOP FLOOR, THROUGH WALL VIA FLOOR FRAMING SPACE AT ALL OTHER FLOORS, TERMINATING DEVICE TO HAVE HARDWARE CLOTH COVER.
15.4 CONDENSING UNITS ON CONC. PAD, PRECAST OR PREFORMED PAD. ALL REFRIG. LINES TO BE COMPLETELY CONCEALED FROM VIEW.
15.5 DRYER VENT, VENT THRU ROOF AT TOP FLOOR, THRU WALL VIA FLOOR JOIST SPACE AT ALL OTHER FLOORS, TERMINATING DEVICE TO HAVE HARDWARE CLOTH COVER.
15.6 POP-OFF AND CONDENSATE DRAIN FOR WATER HEATER
15.7 ROOF MOUNTED ATTIC VENTS PER APPLICABLE CODE REQUIREMENTS.
15.8 WATER METERS
15.9 PREFABRICATED WASHER HOOK-UP BOX. PROVIDE HOT AND COLD WATER SUPPLY AND DRAIN W/LEVER TYPE STOP VALVE.
15.10 RANGE HOOD VENT, VENT THRU ROOF AT TOP FLOOR, THRU WALL VIA FLOOR JOIST SPACE AT ALL OTHER FLOORS, TERMINATING DEVICE TO HAVE HARDWARE CLOTH COVER.
15.11 ENCASE SPRINKLER PIPES W/ RIGID INSULATION AT ALL BREEZEWAY LOCATIONS, REFER FIRE SPRINKLER PLANS.

16 ELECTRICAL
16.1 ELECTRICAL METERS, TYPICAL LOCATION
16.2 J-BOX FOR RANGE HOOD ON SEPARATE CIRCUIT-120V
16.3 JUNCTION BOX FOR DISHWASHER - 120V
16.4 JUNCTION BOX FOR DISPOSAL - 120V
16.5 JUNCTION BOX FOR FURNACE - 240V
16.6 JUNCTION BOX FOR WATER HEATER - 240V
16.7 LIGHT FIXTURE, TYPICAL DESIGNATION
16.8 ELECTRIC FURNACE
16.9 ELECTRIC WATER HEATER

REVISIONS

Artisan Point at Lees Summit

PROJECT:
LOCATION: Lee Summit, Missouri
CLIENT: Case Development Services

SEAL:

STATE OF MISSOURI
LANCE KEITH WARD
2-2-05
REGISTERED ARCHITECT

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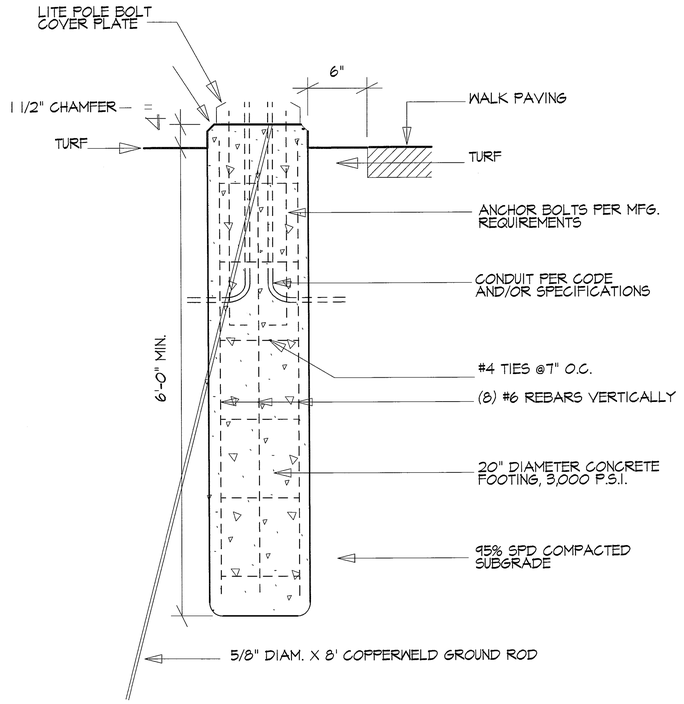
Architects Collective
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TULSA, OKLAHOMA 74135
918/492-2987

PROJECT NUMBER:
DATE: 05/03/18

SHEET TITLE:
MAINTENANCE BUILDING

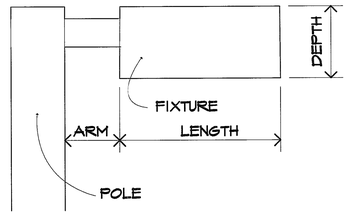
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P7

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F ACORN LIGHT POLE BASE ADJACENT TO WALK

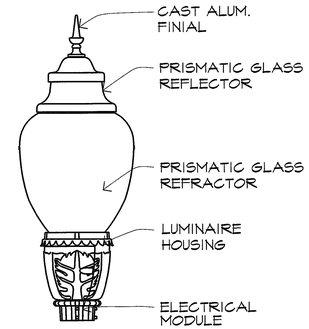
NTS



MONARCH BY
LITHONIA
KSF1 250M

D POLE LITE

1 1/2"=1'-0"

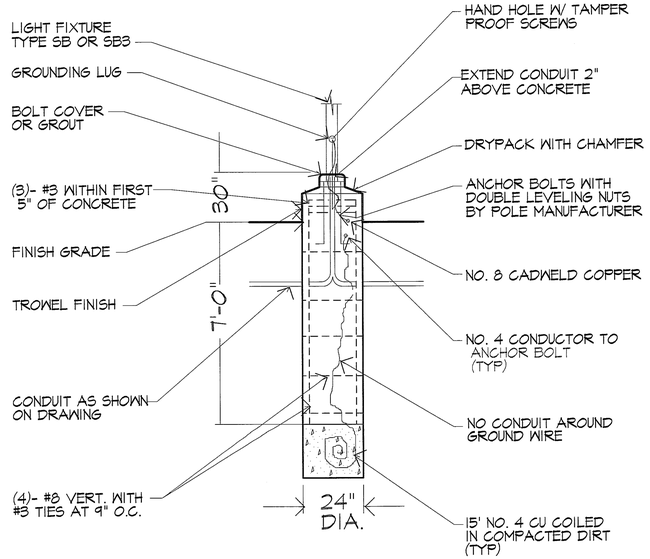


43 7/8"
17 1/4"
MAX. WATT 175

175MHMTB5K

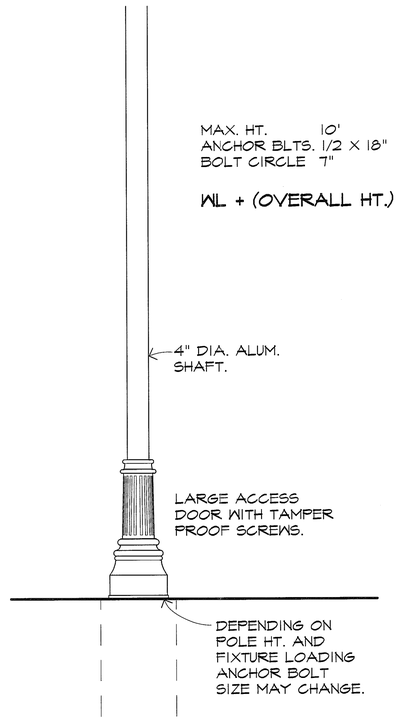
B ACORN LITE

1 1/2" = 1'-0"



E PARKING LOT SHOEBOX LIGHT POLE BASE DETAIL

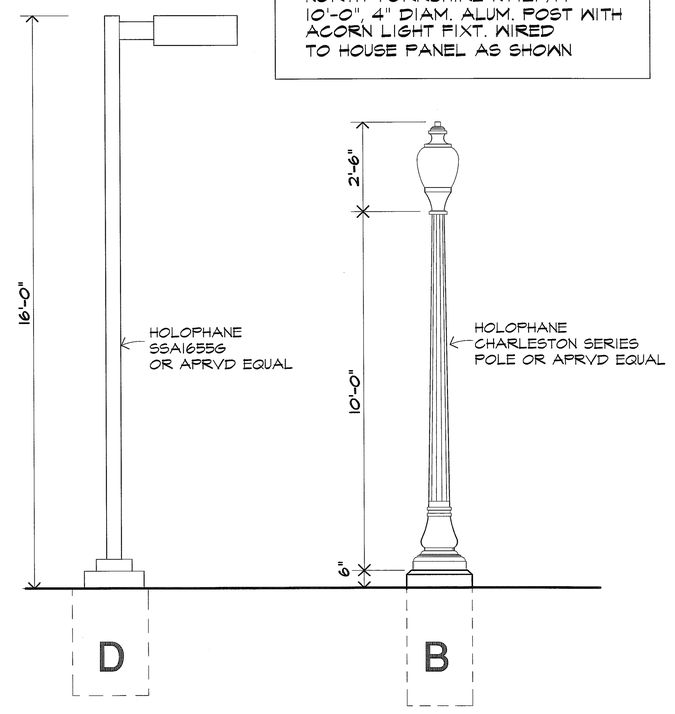
NTS



C ACORN POLE

1/2" = 1'-0"

NOTE:
USE UNIQUE SOLUTIONS
NORTH YORKSHIRE NY12F/17
10'-0", 4" DIAM. ALUM. POST WITH
ACORN LIGHT FIXT. WIRED
TO HOUSE PANEL AS SHOWN



A POLE LIGHTS

1/2" = 1'-0"

REVISIONS

Artisan Point at Lees Summit

PROJECT:
LOCATION: Lee Summit, Missouri
CLIENT: Case Development Services

SEAL:

STATE OF MISSOURI
LARRY KEITH
A-0183
REGISTERED ARCHITECT

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Architects Collective
4200 EAST SKELLY DRIVE SUITE 750
TULSA, OKLAHOMA 74135
918/492-2987

PROJECT NUMBER:
DATE: 05/03/18

SHEET TITLE:
EXTERIOR LIGHT FIXTURES

SHEET NUMBER:
P8

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ASSEMBLY LEGEND - REFER STD3

1 **FLOOR/CEILING ASSEMBLY:**

3/4" GYP CRETE ON 5/8" PLYWOOD ON 2X12 FLOOR JOISTS (SPACING AS SHOWN ON FRAMING PLAN), WITH ONE LAYER OF 5/8" TYPE X GYP BOARD CEILING ON 3/4" RESILIENT FURRING CHANNELS AT 24" O.C. - ONE HOUR RATED ASSEMBLY - UL # LS33

2 **BREEZEWAY/BALCONY FLOOR/CEILING ASSEMBLY:**

1 1/2" MIN. LIGHT WEIGHT CONCRETE ON SHEET MEMBRANE WATER PROOFING ON 3/4" PLYWOOD ON 2X10 JOISTS AS SHOWN ON FRAMING PLANS W/ 5/8" TYPE X GYP. BD, ON 3/4" RESILIENT FURRING CHANNELS AT 24" O.C. ONE HOUR RATED ASSEMBLY - UL # LS33

3 **ROOF CEILING ASSEMBLY:**

ASPHALT SHINGLES (MIN. CLASS B) ON 15# FELT ON 1/2" OSB DECKING ON WOOD TRUSSED/ STICK FRAMED RAFTERS AT 24" O/C U.O.N. AND ONE LAYER OF 5/8" TYPE X GYP. BD. ON 3/4" RESILIENT FURRING CHANNELS ON BOTTOM CHORD OF ASSEMBLY ABOVE ONE HOUR RATED ASSEMBLY - UL # PS22

4 **BREEZEWAY WALLS & EXTER. WALLS 10' EACH SIDE OF STAIR ASSEMBLY:**

SIDING ON ONE LAYER OF 5/8" FIREGUARD GYP BOARD SHEATHING ON 2X4 STUDS WITH R-13 BATT INSULATION AND WITH ONE LAYER OF 5/8" FIREGUARD GYP BOARD ON INSIDE FACE.. STUDS AT GRADE FLOOR WALLS IN ALL THREE STORY BUILDINGS TO BE AT 12" C/C ONE HOUR RATED ASSEMBLY - UL # U309, GA # WP 8105

5 **TENANT SEPARATION WALL ASSEMBLY:**

ONE LAYER 5/8" TYPE X GYP. BD. ON OUTSIDE FACE EACH OF DOUBLE 2X4 STUDS WITH 3-1/2" BATT INSULATION IN ONE SIDE ONLY @ PLUMBING CHASE FOR PLUMBING WALLS (LONGITUDINAL TO BUILDING), 1" SPACE BETWEEN WALLS FOR ALL OTHER TENANT SEPARATION WALLS (TRANSVERSE TO BUILDING). STUDS AT GRADE FLOOR WALLS IN ALL THREE STORY BUILDINGS TO BE AT 12" C/C ONE HOUR RATED ASSEMBLY - UL # U341 (STC 56)

6 **NON-RATED EXTERIOR WALL ASSEMBLY:**

SIDING (OR MASONRY VENEER) ON ONE LAYER OF FIBERBRACE OR 1/2" OSB SHEATHING ON 2X4 STUDS AT 16" C/C WITH R-13 BATT INSULATION AND WITH 1/2" GYP BOARD ON INSIDE FACE OF WALL. STUDS. STUDS AT GRADE FLOOR WALLS IN ALL THREE STORY BUILDINGS TO BE AT 12" C/C

7 **EXTERIOR RATED WALL ASSEMBLY:**

SIDING (OR MASONRY VENEER) ON ONE LAYER OF STRUCTURAL GRADE, FIBERBRACE OR 1/2" OSB SHEATHING ON 2X4 STUDS AT 16" C/C WITH R-13 BATT INSULATION AND WITH 5/8" TYPE 'X' GYP. BD. ON INSIDE FACE OF WALL. STUDS AT GRADE FLOOR WALLS IN ALL THREE STORY BUILDINGS TO BE AT 12" C/C. ONE HOUR RATED ASSEMBLY - BRI/OSU REPORT 7187 (ASTM TEST E 119-81) - UL # U356

8 **INTERIOR NON-LOAD BEARING WALL ASSEMBLY:**

1/2" GYP BOARD ON EACH FACE OF 2X4 STUDS AT 16" C/C.5/8" FIRE GUARD GYP BOARD ON EACH FACE OF 2X4 STUDS AT 16" C/C. -- NON-RATED

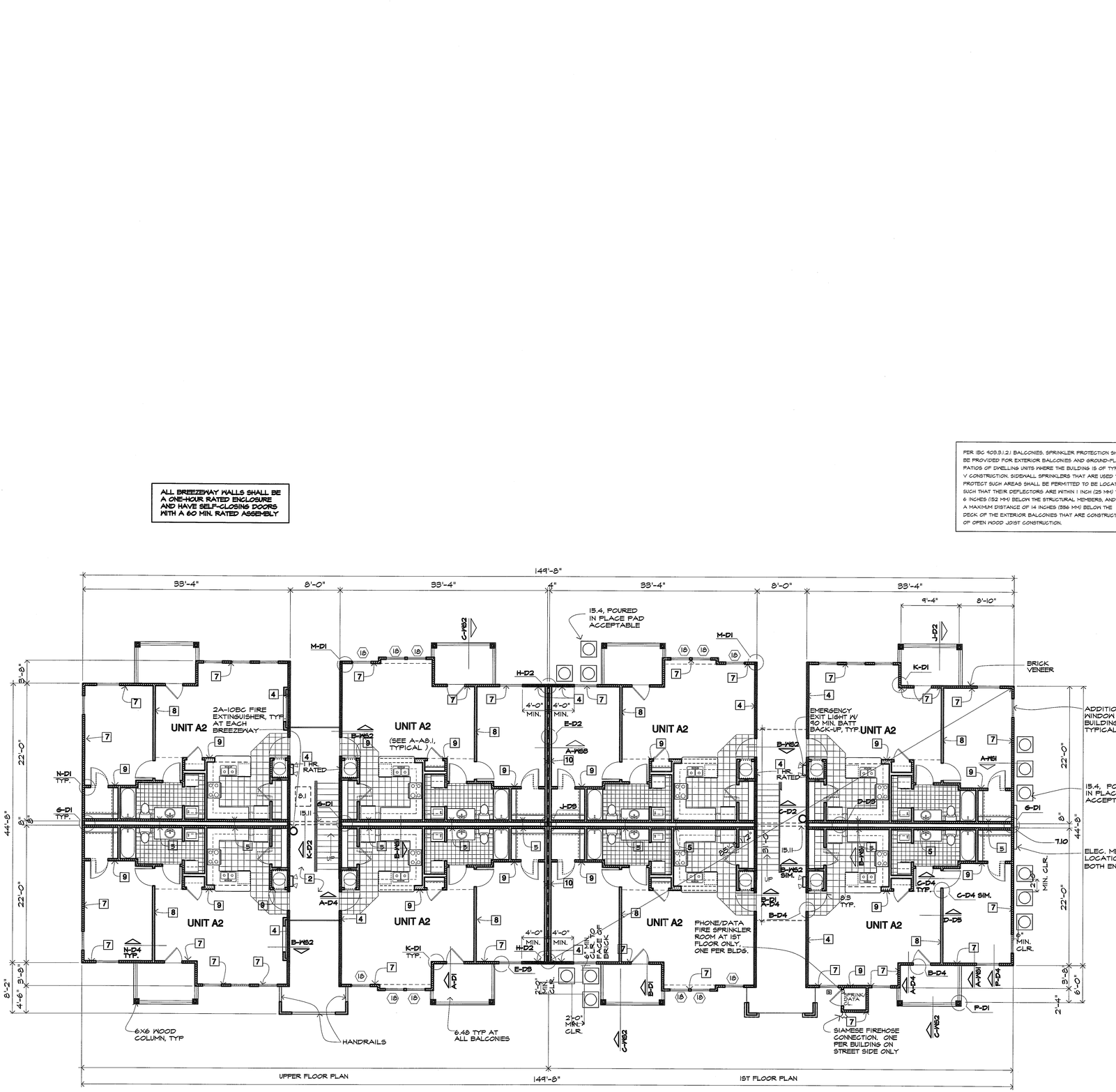
9 **INTERIOR LOAD BEARING WALL ASSEMBLY:**

5/8" FIRE GUARD GYP BOARD ON EACH FACE OF 2X4 STUDS AT 16" C/C. STUDS IN GRADE FLOOR WALLS IN ALL THREE STORY BUILDINGS TO BE AT 12" C/C. ONE HOUR RATED ASSEMBLY - UL # U305

10 **TWO HOUR RATED WALL ASSEMBLY**

TWO LAYERS OF 5/8" F.G. GYP BOARD ON EACH FACE OF 2X4 METAL STUDS JOINTS OF LAYERS STAGGERED AND OCCURING OVER STUDS. TWO HOUR RATED ASSEMBLY - UL # U301

ALL BREEZEWAY WALLS SHALL BE A ONE-HOUR RATED ENCLOSURE AND HAVE SELF-CLOSING DOORS WITH A 60 MIN. RATED ASSEMBLY



A BUILDING PLAN - BLDG. A2--3 STORY

1/8" =1'-0"

PER IBC 403.5.1.2.1 BALCONIES, SPRINKLER PROTECTION SHALL BE PROVIDED FOR EXTERIOR BALCONIES AND GROUND-FLOOR PATIOS OF DWELLING UNITS WHERE THE BUILDING IS OF TYPE V CONSTRUCTION. SIDEWALL SPRINKLERS THAT ARE USED TO PROTECT SUCH AREAS SHALL BE PERMITTED TO BE LOCATED SUCH THAT THEIR DEFLECTORS ARE WITHIN 1 INCH (25 MM) TO 6 INCHES (152 MM) BELOW THE STRUCTURAL MEMBERS, AND A MAXIMUM DISTANCE OF 14 INCHES (356 MM) BELOW THE DECK OF THE EXTERIOR BALCONIES THAT ARE CONSTRUCTED OF OPEN WOOD JOIST CONSTRUCTION.

KEYED NOTES:

2 SITE WORK
2.1 NOT USED
2.2 CONCRETE SIDEWALK, WIDTH AS NOTED ON PLAN

3 CONCRETE
3.1 FOUNDATION SYSTEM, REFER TO STRUCTURAL DRAWINGS
3.2 4" CONCRETE SLAB WITH 6X6, 10/10 WELDED WIRE MESH OVER WATERPROOF MEMBRANE ON MINIMUM 4" CRUSHED ROCK.
3.3 4" CONCRETE PATIO SLAB WITH 6X6 10/10 WWM ON 4" SAND CUSHION
3.4 FLOOR/CEILING ASSEMBLY - REFER ASSEMBLY LEGEND
3.5 BREEZEWAY FLOOR/CEILING ASSEMBLY - REFER ASSEMBLY LEGEND

4 MASONRY
4.1 8" CONCRETE RETAINING/STEM WALL WITH WATERPROOFING MEMBRANE & MEGK PROTECTIVE BOARD ON EXTERIOR FACE AND WITH 5/8" GYP. BOARD ON 1X4 FURRING AT 24" O.C. WITH 3/4" RIGID INSULATION ON EXTERIOR FACE (SEE FOUNDATION DETAIL FOR REINFORCING).
4.2 8" CONCRETE STEM WALL. PAINT ALL EXPOSED SURFACES. ALL PORTIONS OF CONCRETE BLOCK STEM WALLS TO BE COVERED WITH SIDING ON FURRING STRIPS FOR ANY AREA TALLER THAN 8" ABOVE GRADE.
4.3 16" SQUARE BRICK COLUMN ON 24" SQUARE FOOTING.
4.4 BRICK VENEER, REFER BUILDING PLANS.
4.5 BRICH SOLDIER COURSE. (COLOR MAY DIFFER FROM FIELD BRICK COLOR) ALT. 2X10
4.6 BRICK ROWLOCK COURSE.

5 METALS
5.1 STEEL FRAMED STAIR, WITH PRECAST CONCRETE TREAD.

6 WOOD AND PLASTICS
6.1 TREATED 2X4 SOLE PLATE W/ 1/2" ROUND X 12" LONG A.B. AT 48" O.C. OR APPLICABLE CODE APPROVED TIE DOWN CLIP. INSTALL ANCHOR BOLT AT EACH END OF ALL SHORT WALLS WITH A MINIMUM OF TWO A.B.'S PER SECTION OF WALL
6.2 STRUCTURAL GRADE THERMAL PLY SHEATHING (TYPICAL ALL LOCATIONS).
6.3 TRUSSED RAFTERS AT 24"OC.
6.4 1X4 TRUSS BRIDGING AT TOP AND BOTTOM CHORDS AND X-BRIDGING AT LAST 5 SPANS
6.5 X-BRIDGING BETWEEN FLOOR JOISTS AT MAXIMUM 8' SPACINGS AT CONTRACTOR'S OPTION USE SOLID 2X BRIDGING.
6.6 2X10 BALCONY JOISTS (MOISTURE RESISTANT).
6.7 JOIST HANGER.
6.8 2X4 DECKING (MOISTURE RESISTANT). 2X6 DECKING MAY BE USED AT CONTRACTOR'S OPTION
6.9 3/4" PLYWOOD ON FLOOR JOISTS OR FLOOR TRUSSES WITH 5-1/2" BATT INSULATION. DOUBLE FLOOR TRUSSES UNDER WALLS PARALLEL TO TRUSS.
6.10 SOLID BLOCK TO FULL WIDTH OF OPENING AT INTERIOR HEADERS TO EACH OTHER.
6.11 CONTINUOUS WOOD BLOCKING
6.12 2X6 RAFTER EXTENSIONS
6.13 EXTERIOR WALL ASSEMBLY - REFER ASSEMBLY LEGEND, MSI
6.14 SEALANT JOINT AT ALL INTERSECTIONS OF SIDING TO TRIM
6.15 1/2" PLYWOOD.
6.16 6X6 WOOD POST.
6.17 2 X 6 STUDS AT 16" O.C.
6.18 5/8" ROUGH SAWN PLYWOOD SOFFIT WITH 1X3 TRIM
6.19 3/4" PLYWOOD FIRE STOP OR 2X BLOCKING
6.20 2 X 12 RIM JOIST OR EQUIVALENT
6.21 WOOD CHANNEL AT DINING ONLY.
6.22 PREFAB WOOD FIREPLACE MANTLE AND SURROUND.
6.23 CEMENT FIBERBOARD TRIM OVER 2X@5 SUP BACKER. SOFFIT: CEMENT FIBERBOARD
6.24 WOOD TRIM
6.25 NOT USED
6.26 2X6 NO. DECKING. ALT.1: PRESSURE TREATED WOOD DECK. ALT.2: KEYNOTE 5.9
6.34 PAINTED WOOD SILL X 10" DEEP AT WINDOW SILL HEIGHT.
6.39 CEILING ASSEMBLY -REFER ASSEMBLY LEGEND, MSI
6.56 NOT USED.
6.57 2X12 STRINGER.
6.58 FURR DOWN SHADED AREA TO T'-0" ABOVE FINISHED FLOOR U.O.N.
6.64 FLAT ROOF WITH 3/12 PITCH, TYPICAL AT ALL TOP FLOOR LIVING ROOM CEILINGS AND BEDROOM CEILINGS AS SHOWN ON UNIT PLAN
6.40 LINE OF CEILING CHANGE
6.41 STAIR RAIL
6.42 WALL CABINET AND SHELVES ABOVE
6.43 BASE CABINET AND SHELVES
6.44 DRAWER(S) TYPICAL
6.45 5 WOOD SHELVES, 12" DEEP TYPICAL.
6.46 NOT USED
6.47 NOT USED.
6.48 BREEZEWAY WALL ASSEMBLY - REFER ASSEMBLY LEGEND MSI

7 THERMAL AND MOISTURE PROTECTION
7.1 ROOF ASSEMBLY - REFER ASSEMBLY LEGEND, MSI
7.2 BATT OR BLOWN INSULATION (R-38) TYPICAL ALL ROOF AREAS.
~~7.3 INSULATION (R-13).~~
7.4 SEALANT
7.5 BATT INSULATION (R-13) TYPICAL ALL EXTERIOR WALLS.
7.6 PREFINISHED GUTTER AND DOWNSPOUT WITH SPLASH BLOCK.
7.7 DIVERTER, PREFINISHED TO MATCH SHINGLES.
7.8 24 GAGE PAINTED, GALV METAL CAP WITH HEMMED EDGES
7.9 26 GAGE PAINTED, GALV METAL STEP FLASHING
7.10 INSULATION TO BE CONTINUOUS AT ALL BUILDING ENDS AT CHASE WALL TYPICAL.
7.11 POLY VAPOR BARRIER WRAPPED AT PERIMETERING OF ALL WINDOWS AND DOORS
7.12 WALL TO RECEIVE BATT INSULATION.
7.13 SADDLE, TYPICAL ALL PREFAB CHIMNEYS.
7.14 FLASHING LET UNDER THRESHOLD

8 DOORS AND WINDOWS
8.1 1'-10" X 2'-6" ATTIC ACCESS. REFER BLDG. PLAN
8.2 DIVIDED LITE, THERMAL GLAZED ALUMINUM WINDOW W/ WHITE ALUMINUM FINISH.
8.3 PAINTED, INSULATED, METAL CLAD, PANELIZED DOOR, W/ SPRING LOADED BUTTS. ALL DOORS TO HAVE DOOR VIEWER AND HAVE FOAM CORE.
8.4 PAINTED, FULL GLASS W/ DIVIDED LITE, METAL CLAD INSULATED ENTRY DOOR. INSTALL STORM DOOR OR TRIPLE GLAZING WHERE REQUIRED. USE SAFETY GLASS.
8.5 DOOR BUCK AND TRIM
8.6 PAINTED WOOD SILL AT WINDOW SILL HEIGHT
8.7 METAL THRESHOLD SET IN SEALANT.

9 FINISHES
9.1 ONE LAYER OF 1/2" GYP BD ATTIC DRAFT STOPPING ABOVE AND IN LINE WITH ALL TENANT SEPARATION WALLS.
9.2 ONE LAYER 5/8" GYP BOARD
9.3 TENANT SEPARATION WALL ASSEMBLY - REFER ASSEMBLY LEGEND, MSI
9.5 EXTENT OF WALLPAPER BORDER IN KITCHEN AND BATH ONLY.
9.6 5/8" GYP BOARD ON 2X4 STUDS.
9.7 5/8" FIREGUARD GYP BOARD.
9.8 1/2" GYPSUM BOARD.
9.11 CHAIRRAIL AT DINING.
9.10 CERAMIC TILE AT TUB ENCLOSURE.
9.11 8X8 CERAMIC TILE. ALT. 12X12
9.12 CHAIRRAIL AT DINING.
9.13 PLASTIC LAMINATE NOSE, TOP, AND 4" HIGH BACK AND SPLASH AT KITCHEN SINK.
9.14 1 HOUR RATED WALL ASSEMBLY AT LOAD BEARING WALLS AND ALL EXTERIOR WALLS.
9.15 CERAMIC TILE AT HEARTH.
9.16 LINE OF FLOOR MATERIAL CHANGE.
9.17 CARPETTED FLOORING
9.18 NOT USED.
9.19 VINYL FLOORING W/ NO VINYL FLOORING UNDER DISHWASHER AT KITCHEN, TYP.

10 SPECIALTIES
10.1 EXHAUST GRILLE, W/ HARDWARE CLOTH COVER.
10.2 VENTED HOOD OR GALV MTL ROOF VENTILATION LOUVER W/ BACKING SCREEN, SIZE TO BE IN ACCORDANCE WITH CODE REQUIREMENTS.
10.3 MAIL BOXES
10.4 TOWEL BAR, AT 4'-6" A.F.F., PROVIDE 2X8 BLOCKING FLAT IN WALL.
10.5 GRAB BAR AND SOAP HOLDER, TYPICAL ALL TUB ENCLOSURES. PROVIDE 2X8 BLOCKING FLAT IN WALL.
10.6 1/4" POLISHED PLATE MIRROR WITH MAXIMUM GAP OF 1" AT PERIMETER OF MIRROR

11 EQUIPMENT
11.1 MICROWAVE OVEN / RANGE HOOD COMBINATION.
11.2 REFRIGERATOR W/ ICEMAKER.
11.3 DISHWASHER.
11.4 30" RANGE
11.5 WASHER (N.I.C.)
11.6 DRYER (N.I.C.)

15 MECHANICAL
15.1 PLUMBING ACCESS PANEL, TYPICAL ALL TUB / SHOWER LOCATIONS.
15.2 HOT WATER HEATER ACCESS PANEL.
15.3 FLUE PIPE FOR WATER HEATER LOCATIONS. PROVIDE FLUE PIPE THROUGH ROOF AT TOP FLOOR, THROUGH WALL UNDER FRAMING SPACE AT ALL OTHER FLOORS, TERMINATING DEVICE TO HAVE HARDWARE CLOTH COVER.
15.4 CONDENSER UNITS ON CONC. PAD, PRECAST OR PREFORMED PAD. ALL REFRIG. LINES TO BE COMPLETELY CONCEALED FROM VIEW.
15.5 DRYER VENT, VENT THRU ROOF AT TOP FLOOR, THRU WALL VIA FLOOR JOIST SPACE AT ALL OTHER FLOORS. TERMINATING DEVICE TO HAVE HARDWARE CLOTH COVER.
15.6 POP-OFF AND CONDENSATE DRAIN FOR WATER HEATER
15.7 ROOF MOUNTED ATTIC VENTS PER APPLICABLE CODE REQUIREMENTS.
15.8 WATER METERS
15.8 PREFABRICATED WASHER HOOK-UP BOX, PROVIDE HOT AND COLD WATER SUPPLY AND DRAIN W/LEVER TYPE STOP VALVE.
15.10 RANGE HOOD VENT, VENT THRU ROOF AT TOP FLOOR, THRU WALL VIA FLOOR JOIST SPACE AT ALL OTHER FLOORS, TERMINATING DEVICE TO HAVE HARDWARE CLOTH COVER.
15.11 ENGAGE SPRINKLER PIPES W/ RIGID INSULATION AT ALL BREEZEWAY LOCATIONS, REFER FIRE SPRINKLER PLANS.

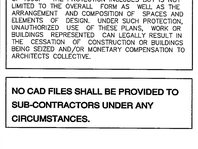
16 ELECTRICAL
16.1 ELECTRICAL METERS, TYPICAL LOCATION
16.2 J-BOX FOR RANGE HOOD ON SEPARATE CIRCUIT-120V
16.3 JUNCTION BOX FOR DISHWASHER - 120V
16.4 JUNCTION BOX FOR DISPOSAL - 120V
16.5 JUNCTION BOX FOR FURNACE - 240V
16.6 JUNCTION BOX FOR WATER HEATER - 240V
16.7 LIGHT FIXTURE, TYPICAL DESIGNATION
16.8 ELECTRIC FURNACE
16.9 ELECTRIC WATER HEATER

REVISIONS

Artisan Point at Lees Summit

PROJECT: Lee Summit, Missouri
LOCATION: Case Development Services
CLIENT:

SEAL:



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Architects Collective
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TULSA, OKLAHOMA 74135
918/492-2987

PROJECT NUMBER:
DATE: 05/03/18

SHEET TITLE:
BUILDING PLAN

SHEET NUMBER:
A1.1

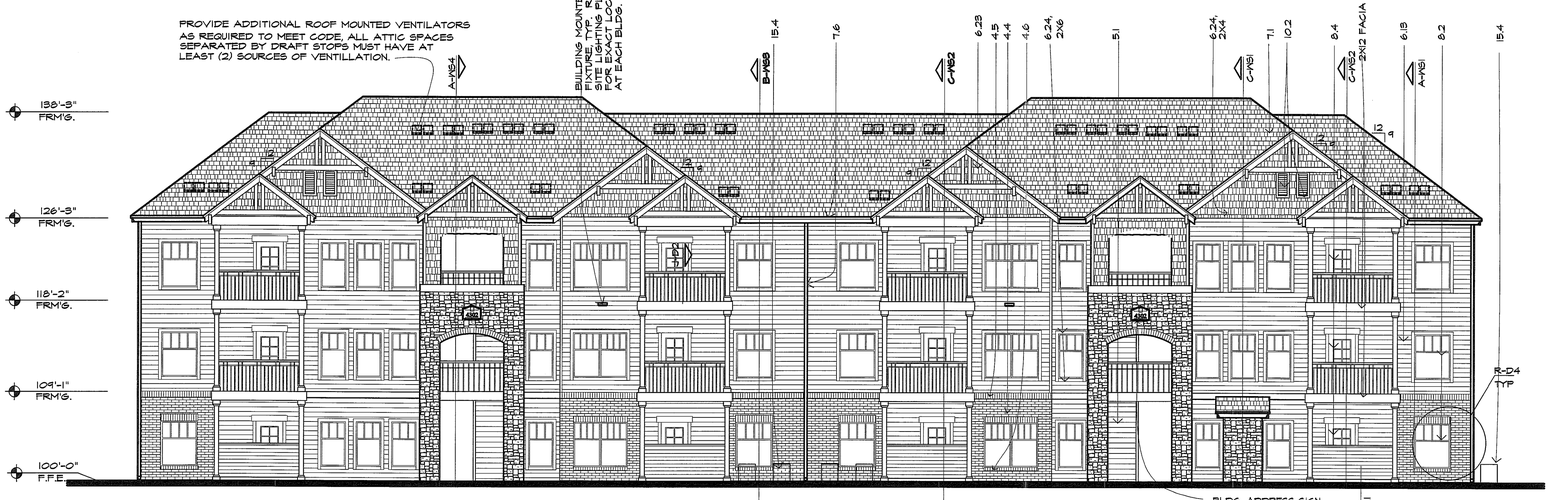
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B REAR ELEVATION - BLDG. A2

1/8" =1'-0"

ALL ROOF JACK & PENETRATIONS SHALL BE PAINTED TO MATCH ADJACENT ROOF COLOR.



A FRONT ELEVATION - BLDG. A2

1/8" =1'-0"

KEYED NOTES:

2 SITE WORK
2.1 NOT USED
2.2 CONCRETE SIDEWALK, WIDTH AS NOTED ON PLAN

3 CONCRETE
3.1 FOUNDATION SYSTEM, REFER TO STRUCTURAL DRAWINGS
3.2 4" CONCRETE SLAB WITH 6X6, 10/10 WELDED WIRE MESH OVER WATERPROOF MEMBRANE ON MINIMUM 4"CRUSHED ROCK.
3.3 4" CONCRETE PATIO SLAB WITH 6X6 10/10 WWM ON 4" SAND CUSHION
3.4 FLOOR/CEILING ASSEMBLY - REFER ASSEMBLY LEGEND
3.5 BREEZEWAY FLOOR/CEILING ASSEMBLY - REFER ASSEMBLY LEGEND

4 MASONRY
4.1 8" CONCRETE RETAINING/STEM WALL WITH WATERPROOFING MEMBRANE & HDK PROTECTIVE BOARD ON EXTERIOR FACE AND WITH 5/8" GYP. BOARD ON 1X4 FURRING AT 24" O.C. WITH 3/4" RIGID INSULATION ON EXTERIOR FACE (SEE FOUNDATION DETAIL FOR REINFORCING).
4.2 8" CONCRETE STEM WALL. PAINT ALL EXPOSED SURFACES. ALL PORTIONS OF CONCRETE BLOCK STEM WALLS TO BE COVERED WITH SIDING ON FURRING STRIPS FOR ANY AREA TALLER THAN 8" ABOVE GRADE.
4.3 16" SQUARE BRICK COLUMN ON 24" SQUARE FOOTING.
4.4 BRICK VENEER, REFER BUILDING PLANS.
4.5 BRICK SOLDIER COURSE. (COLOR MAY DIFFER FROM FIELD BRICK COLOR) ALT. 2X10
4.6 BRICK ROWLOCK COURSE.

5 METALS
5.1 STEEL FRAMED STAIR, WITH PRECAST CONCRETE TREAD.

6 WOOD AND PLASTICS
6.1 TREATED 2X4 SOLE PLATE W/ 1/2" ROUND X 12" LONG A.B. AT 48" O.C. OR APPLICABLE CODE APPROVED TIE DOWN CLIP. INSTALL ANCHOR BOLT AT EACH END OF ALL SHORT WALLS WITH A MINIMUM OF TWO A.B.'S PER SECTION OF WALL.
6.2 STRUCTURAL SHEATHING, REFER TYPICAL WALL SECTIONS FOR THICKNESS
6.3 TRUSSED RAFTERS @ 24"OC
6.4 1X4 TRUSS BRIDGING AT TOP AND BOTTOM CHORDS AND X-BRIDGING AT LAST 8 SPANS
6.5 X-BRIDGING BETWEEN FLOOR JOISTS AT MAXIMUM 8' SPACINGS AT CONTRACTOR'S OPTION USE SOLID 2X BRIDGING.
6.6 2X10 BALCONY JOISTS (MOISTURE RESISTANT).
6.7 JOIST HANGER.
6.8 2X4 DECKING (MOISTURE RESISTANT). 2X6 DECKING MAY BE USED AT CONTRACTOR'S OPTION
6.9 3/4" PLYWOOD ON FLOOR JOISTS OR FLOOR TRUSSES WITH 3-1/2" BATT INSULATION. DOUBLE FLOOR TRUSSES UNDER WALLS PARALLEL TO TRUSS.
6.10 INSTALL HEADER TO FULL WIDTH OF OPENING AT OPENING ADJACENT TO EACH OTHER.
6.11 CONTINUOUS WOOD BLOCKING
6.12 2X6 RAFTER EXTENSIONS.
6.13 EXTERIOR WALL ASSEMBLY - REFER ASSEMBLY LEGEND, WS1
6.14 SEALANT JOINT AT ALL INTERSECTIONS OF SIDING TO TRIM
6.15 1/2" PLYWOOD.
6.16 6X6 WOOD POST.
6.17 2 X 6 STUDS AT 16" O.C.
6.18 5/8" ROUGH SAWN PLYWOOD SOFFIT WITH 1X3 TRIM
6.19 3/4" PLYWOOD FIRE STOP OR 2X BLOCKING
6.20 2 X 12 RIM JOIST OR EQUIVALENT.
6.21 WOOD GUARDRAIL AT DINING ONLY.
6.22 PREFAB WOOD FIREPLACE MANTLE AND SURROUND.
6.23 CEMENT FIBERBOARD TRIM OVER 2X@8 SUF. BACKER, SOFFIT: CEMENT FIBERBOARD
6.24 WOOD TRIM
6.25 NOT USED
6.26 2X6 WD. DECKING, ALT.: PRESSURE TREATED WOOD DECK, ALT.2 KEYNOTE 5.5
6.34 PAINTED WOOD SILL X 10" DEEP AT WINDOW SILL HEIGHT.
6.35 CEILING ASSEMBLY -REFER ASSEMBLY LEGEND, HS1
6.36 NOT USED.
6.37 2X12 STRINGER.
6.38 FURR DOWN SHADED AREA TO 7'-0" ABOVE FINISHED FLOOR, U.O.N.
6.39 SLOPE CEILING WITH 5:12 PITCH, TYPICAL AT ALL TOP FLOOR LIVING ROOM CEILINGS AND BEDROOM CEILINGS AS SHOWN ON UNIT PLAN
6.40 LINE OF CEILING CHANGE.
6.41 STAIR RAIL
6.42 WALL CABINET AND SHELVES ABOVE
6.43 BASE CABINET AND SHELVES
6.44 DRAWER(S) TYPICAL.
6.45 5 WOOD SHELVES, 12" DEEP TYPICAL.
6.46 NOT USED.
6.47 NOT USED.
6.48 BREEZEWAY WALL ASSEMBLY - REFER ASSEMBLY LEGEND WS1

7 THERMAL AND MOISTURE PROTECTION
7.1 ROOF ASSEMBLY - REFER ASSEMBLY LEGEND, RS1
7.2 BATT OR BLOWN INSULATION (R-55) TYPICAL ALL ROOF AREAS.
~~7.3 BATT INSULATION (R-11)~~
7.4 SEALANT
7.5 BATT INSULATION (R-13) TYPICAL ALL EXTERIOR WALLS
7.6 PREFINISHED GUTTER AND DOWNSPOUT WITH SPLASH BLOCK.
7.7 DIVERTER, PREFINISHED TO MATCH SHINGLES.
7.8 24 GAGE PAINTED, GALV METAL CAP WITH HEMMED EDGES.
7.9 26 GAGE PAINTED, GALV METAL STEP FLASHING
7.10 INSULATION TO BE CONTINUOUS AT ALL BUILDING FACE / FOUNDATION JUNCTURE.
7.11 FLAT MINERAL BOARD TYPICAL
7.12 PROVIDE FLASHING AT HEAD AT PERIMETERING OF ALL WINDOWS AND DOORS
7.12 WALL TO RECEIVE BATT INSULATION.
7.13 SADDLE, TYPICAL ALL PSEUDO CHIMNEYS.
7.14 FLASHING LET UNDER THRESHOLD

8 DOORS AND WINDOWS
8.1 1'-0" X 2'-6" ATTIC ACCESS, REFER BLDG. PLAN
8.2 DIVIDED LITE, THERMAL GLAZED ALUMINUM WINDOW W/ WHITE ALUMINUM FINISH.
8.3 PAINTED, INSULATED, METAL CLAD, PANELIZED DOOR, W/ SPRING LOADED BUTTS. ALL DOORS TO HAVE DOOR VIEWER AND HAVE FOAM CORE.
8.4 PAINTED, FULL GLASS W/ DIVIDED LITE, METAL CLAD INSULATED PATIO DOOR. INSTALL STORM DOOR OR TRIPLE GLAZING WHERE REQUIRED. USE SAFETY GLASS.
8.5 DOOR BUCK AND TRIM.
8.6 PAINTED WOOD SILL AT WINDOW SILL HEIGHT
8.7 METAL THRESHOLD SET IN SEALANT.

9 FINISHES
9.1 ONE LAYER OF 1/2" GYP BD ATTIC DRAFT STOPPING ABOVE AND IN LINE WITH ALL TENANT SEPARATION WALLS.
9.2 ONE LAYER 5/8" GYP BOARD
9.3 TENANT SEPARATION WALL ASSEMBLY - REFER ASSEMBLY LEGEND, WS
9.3 CERAMIC HALFWATER BORDER IN KITCHEN AND BATH ONLY
9.6 5/8" GYP BOARD ON 2X4 STUDS.
9.7 5/8" FIRESHARD GYP BOARD.
9.8 1/2" GYPSUM BOARD.
9.9 CHAIRRAIL AT DINING.
9.10 CERAMIC TILE AT TUB ENCLOSURE.
9.11 6X8 CERAMIC TILE. ALT. 12X12
9.12 CANVAS AWNING
9.13 PLASTIC LAMINATE NOSE, TOP, AND 4" HIGH BACK AND END SPLASHES AT WALLS.
9.14 1 HOUR RATED WALL ASSEMBLY AT LOAD BEARING WALLS AND ALL EXTERIOR WALLS.
9.15 CERAMIC TILE AT HEARTH.
9.16 LINE OF FLOOR MATERIAL CHANGE.
9.17 CARPETING FLOORING
9.18 NOT USED.
9.19 VINYL FLOORING W/ NO VINYL FLOORING UNDER DISHWASHER AT KITCHEN TYP.

10 SPECIALTIES
10.1 EXHAUST GRILLE, W/ HARDWARE CLOTH COVER.
10.2 PAINTED WOOD OR GALV MTL ROOF VENTILATION LOUVER W/ BACKING SCREEN, SIZE TO BE IN ACCORDANCE WITH CODE REQUIREMENTS.
10.3 MAIL BOXES
10.4 TOWEL BAR AT 4'-6" A.F.F., PROVIDE 2X8 BLOCKING PLAT IN WALL.
10.5 GRAB BAR AND SOAP HOLDER, TYPICAL ALL TUB ENCLOSURES, PROVIDE 2X8 BLOCKING PLAT IN WALL.
10.6 1/4" POLISHED PLATE MIRROR WITH MAXIMUM GAP OF 1" AT PERIMETER OF MIRROR

11 EQUIPMENT
11.1 MICROWAVE OVEN / RANGE HOOD COMBINATION.
11.2 REFRIGERATOR W/ ICEMAKER.
11.3 DISHWASHER.
11.4 30" RANGE
11.5 WASHER (N.I.C.)
11.6 DRYER (N.I.C.)

15 MECHANICAL
15.1 PLUMBING ACCESS PANEL, TYPICAL ALL TUB / SHOWER LOCATIONS.
15.2 HOT WATER HEATER ACCESS PANEL. TYPICAL AT WATER HEATER LOCATIONS.
15.3 EXHAUST FAN, VENT THROUGH ROOF AT TOP FLOOR, THROUGH WALL VIA FLOOR FRAMING SPACE AT ALL OTHER FLOORS, TERMINATING DEVICE TO HAVE HARDWARE CLOTH COVER.
15.4 CONDENSING UNITS ON CONC. PAD, PRECAST OR PREFORMED PAD. ALL REFRIG. LINES TO BE COMPLETELY CONCEALED FROM VIEW.
15.5 EXHAUST FAN, VENT THRU ROOF AT TOP FLOOR, THRU WALL VIA FLOOR JOIST SPACE AT ALL OTHER FLOORS, TERMINATING DEVICE TO HAVE HARDWARE CLOTH COVER.
15.6 POP-OFF AND CONDENSATE DRAIN FOR WATER HEATER
15.7 ROOF MOUNTED ATTIC VENTS PER APPLICABLE CODE REQUIREMENTS.
15.8 WATER METERS
15.9 PREFABRICATED WASHER HOOK-UP BOX, PROVIDE HOT AND COLD WATER SUPPLY AND DRAIN W/LEVER TYPE STOP VALVE.
15.10 RANGE HOOD VENT, VENT THRU ROOF AT TOP FLOOR, THRU WALL VIA FLOOR JOIST SPACE AT ALL OTHER FLOORS, TERMINATING DEVICE TO HAVE HARDWARE CLOTH COVER.
15.11 ENCASE SPRINKLER PIPES W/ RIGID INSULATION AT ALL BREEZEWAY LOCATIONS, REFER FIRE SPRINKLER PLANS.

16 ELECTRICAL
16.1 ELECTRICAL METERS, TYPICAL LOCATION
16.2 J-BOX FOR RANGE HOOD ON SEPARATE CIRCUIT-120V
16.3 JUNCTION BOX FOR DISHWASHER - 120V
16.4 JUNCTION BOX FOR DISPOSAL - 120V
16.5 JUNCTION BOX FOR FURNACE - 240V
16.6 JUNCTION BOX FOR WATER HEATER - 240V
16.7 LIGHT FIXTURE, TYPICAL DESIGNATION
16.8 ELECTRIC FURNACE
16.9 ELECTRIC WATER HEATER

REVISIONS

Artisan Point at Lees Summit

PROJECT:
LOCATION: Lee Summit, Missouri
CLIENT: Case Development Services

SEAL:

STATE OF MISSOURI
LANDON KEISTER
A-4783
REGISTERED ARCHITECT

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PROJECT NUMBER:
DATE: 05/03/18

SHEET TITLE:
ELEVATIONS

SHEET NUMBER:
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ASSEMBLY LEGEND - REFER STDS

1 **FLOOR/CEILING ASSEMBLY:**

3/4" GYP CRETE ON 5/8" PLYWOOD ON 2X12 FLOOR JOISTS (SPACING AS SHOWN ON FRAMING PLAN), WITH ONE LAYER OF 5/8" TYPE X GYP BOARD CEILING ON 3/4" RESILIENT FURRING CHANNELS AT 24" O.C. - ONE HOUR RATED ASSEMBLY - UL # L533

2 **BREEZEWAY/BALCONY FLOOR/CEILING ASSEMBLY:**

1 1/2" MIN. LIGHT WEIGHT CONCRETE ON SHEET MEMBRANE WATER PROOFING ON 3/4" PLYWOOD ON 2X10 JOISTS AS SHOWN ON FRAMING PLANS W/ 5/8" TYPE X GYP. BD, ON 3/4" RESILIENT FURRING CHANNELS AT 24" O.C. ONE HOUR RATED ASSEMBLY - UL # L533

3 **ROOF CEILING ASSEMBLY:**

ASPHALT SHINGLES (MIN. CLASS B) ON 15# FELT ON 1/2" OSB DECKING ON WOOD TRUSSED/ STICK FRAMED RAFTERS AT 24" O/C U.O.N. AND ONE LAYER OF 5/8" TYPE X GYP. BD. ON 3/4" RESILIENT FURRING CHANNELS ON BOTTOM CHORD OF ASSEMBLY ABOVE ONE HOUR RATED ASSEMBLY - UL # P522

4 **BREEZEWAY WALLS & EXTER. WALLS 10' EACH SIDE OF STAIR ASSEMBLY:**

SIDING ON ONE LAYER OF 5/8" FIREGUARD GYP BOARD SHEATHING ON 2X4 STUDS WITH R-13 BATT INSULATION AND WITH ONE LAYER OF 5/8" FIREGUARD GYP BOARD ON INSIDE FACE., STUDS AT GRADE FLOOR WALLS IN ALL THREE STORY BUILDINGS TO BE AT 12" C/C ONE HOUR RATED ASSEMBLY - UL # U309, GA # WP 8105

5 **TENANT SEPARATION WALL ASSEMBLY:**

ONE LAYER 5/8" TYPE X GYP. BD. ON OUTSIDE FACE EACH OF DOUBLE 2X4 STUDS WITH 3-1/2" BATT INSULATION IN ONE SIDE ONLY.6" PLUMBING CHASE FOR PLUMBING WALLS (LONGITUDINAL TO BUILDING), 1" SPACE BETWEEN WALLS FOR ALL OTHER TENANT SEPARATION WALLS (TRANSVERSE TO BUILDING), STUDS AT GRADE FLOOR WALLS IN ALL THREE STORY BUILDINGS TO BE AT 12" C/C ONE HOUR RATED ASSEMBLY - UL # U341 (STC 56)

6 **NON-RATED EXTERIOR WALL ASSEMBLY:**

SIDING (OR MASONRY VENEER) ON ONE LAYER OF FIBERBRACE OR 1/2" OSB SHEATHING ON 2X4 STUDS AT 16" C/C WITH R-13 BATT INSULATION AND WITH 1/2" GYP BOARD ON INSIDE FACE OF WALL. STUDS AT GRADE FLOOR WALLS IN ALL THREE STORY BUILDINGS TO BE AT 12" C/C

7 **EXTERIOR RATED WALL ASSEMBLY:**

SIDING (OR MASONRY VENEER) ON ONE LAYER OF STRUCTURAL GRADE, FIBERBRACE OR 1/2" OSB SHEATHING ON 2X4 STUDS AT 16" C/C WITH R-13 BATT INSULATION AND WITH 5/8" TYPE 'X' GYP. BD. ON INSIDE FACE OF WALL. STUDS AT GRADE FLOOR WALLS IN ALL THREE STORY BUILDINGS TO BE AT 12" C/C. ONE HOUR RATED ASSEMBLY - BRI.0351 REPORT 7187 (ASTM TEST E 119-81) - UL # U356

8 **INTERIOR NON-LOAD BEARING WALL ASSEMBLY:**

1/2" GYP BOARD ON EACH FACE OF 2X4 STUDS AT 16" C/C.5/8" FIRE GUARD GYP BOARD ON EACH FACE OF 2X4 STUDS AT 16" C/C. - NON-RATED

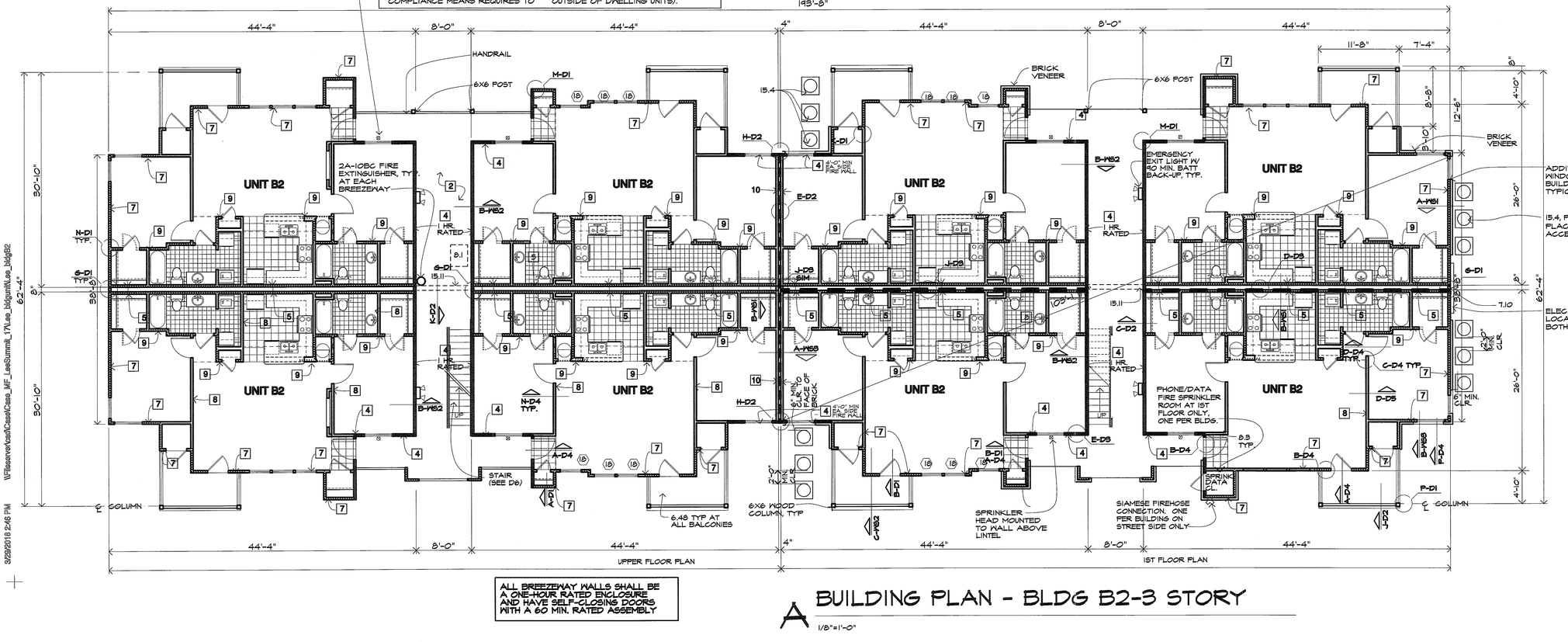
9 **INTERIOR LOAD BEARING WALL ASSEMBLY:**

5/8" FIRE GUARD GYP BOARD ON EACH FACE OF 2X4 STUDS AT 16" C/C. STUDS IN GRADE FLOOR WALLS IN ALL THREE STORY BUILDINGS TO BE AT 12" C/C. ONE HOUR RATED ASSEMBLY - UL # U305

10 **TWO HOUR RATED WALL ASSEMBLY**

TWO LAYERS OF 5/8" F.G. GYP BOARD ON EACH FACE OF 2X4 METAL STUDS JOINTS OF LAYERS STAGGERED AND OCCURING OVER STUDS. TWO HOUR RATED ASSEMBLY - UL # U901

FIRE PROTECTIVE ASSEMBLIES ARE NOT REQUIRED WHERE OUTSIDE AUTOMATIC SPRINKLERS ARE INSTALLED FOR PROTECTION OF EXTERIOR OPENINGS. ALTERNATIVE COMPLIANCE MEANS REQUIRES TO PROVIDE FREEZE PROOF HEADS DESIGNED IN ACCORDANCE WITH NFPA 13 FOR SIZE SPACING AND FLOW PER THE REQUIREMENTS OF NFPA 13-R SEC 6.7.2 (SPRINKLERS OUTSIDE OF DWELLING UNITS).



ALL BREEZEWAY WALLS SHALL BE A ONE-HOUR RATED ENCLOSURE AND HAVE SELF-CLOSING DOORS WITH A 60 MIN. RATED ASSEMBLY

A BUILDING PLAN - BLDG B2-3 STORY

1/8"=1'-0"

KEYED NOTES:

2 SITE WORK
2.1 NOT USED
2.2 CONCRETE SIDEWALK, WIDTH AS NOTED ON PLAN

3 CONCRETE
3.1 FOUNDATION SYSTEM, REFER TO STRUCTURAL DRAWINGS
3.2 4" CONCRETE SLAB WITH 6X6, 10/10 WELDED WIRE MESH OVER WATERPROOF MEMBRANE ON MINIMUM 4"CRUSHED ROCK.
3.3 4" CONCRETE PATIO SLAB WITH 6X6 10/10 WWM ON 4" SAND CUSHION
3.4 FLOOR/CEILING ASSEMBLY - REFER ASSEMBLY LEGEND
3.5 BREEZEWAY FLOOR/CEILING ASSEMBLY - REFER ASSEMBLY LEGEND

4 MASONRY
4.1 8" CONCRETE RETAINING/STEM WALL WITH WATERPROOFING MEMBRANE & PVCK PROTECTIVE BOARD ON EXTERIOR FACE AND WITH 5/8" GYP. BOARD ON 1X4 FURRING AT 24" O.C. WITH 3/4" RIGID INSULATION ON EXTERIOR FACE (SEE FOUNDATION DETAIL FOR REINFORCING).
4.2 8" CONCRETE STEM WALL. PAINT ALL EXPOSED SURFACES. ALL PORTIONS OF CONCRETE BLOCK STEM WALLS TO BE COVERED WITH SIDING ON FURRING STRIPS FOR ANY AREA TALLER THAN 8" ABOVE GRADE.
4.3 8" SQUARE BRICK COLUMN ON 24" SQUARE FOOTING.
4.4 BRICK VENEER, REFER BUILDING PLANS.
4.5 BRICK SOLDIER COURSE (COLOR MAY DIFFER FROM FIELD BRICK COLOR) ALT. 2X10 BRICK ROWLOCK COURSE

5 METALS
5.1 STEEL FRAMED STAIR, WITH PRECAST CONCRETE TREAD.

6 WOOD AND PLASTICS
6.1 TREATED 2X4 SOLE PLATE W/ 1/2" ROUND X 12" LONG A.B. AT 48" O.C. OR APPLICABLE CODE APPROVED TIE DOWN CLIP. INSTALL ANCHOR BOLT AT EACH END OF ALL SHORT WALLS WITH A MINIMUM OF TWO A.B.'S PER SECTION OF WALL.
6.2 STRUCTURAL GRADE THERMAL PLY SHEATHING (TYPICAL ALL LOCATIONS).
6.3 TRUSSED RAFTERS AT 24"OC.
6.4 1X4 TRUSS BRIDGING AT TOP AND BOTTOM CHORDS AND X-BRIDGING AT LAST 6 SPANS
6.5 X-BRIDGING BETWEEN FLOOR JOISTS AT MAXIMUM 8' SPACINGS AT CONTRACTOR'S OPTION USE SOLID 2X BRIDGING.
6.6 2X10 BALCONY JOISTS (MOISTURE RESISTANT).
6.7 JOIST HANGER.
6.8 2X4 DECKING (MOISTURE RESISTANT). 2X6 DECKING MAY BE USED AT CONTRACTOR'S OPTION
6.9 3/4" PLYWOOD ON FLOOR JOISTS OR FLOOR TRUSSES WITH 3-1/2" BATT INSULATION. DOUBLE FLOOR TRUSSES UNDER WALLS PARALLEL TO TRUSS.
6.10 INSTALL BLOCKING TO FULL WIDTH OF OPENING AT FLOOR JOISTS AND EACH OTHER.
6.11 CONTINUOUS WOOD BLOCKING
6.12 2X8 RAFTER EXTENSIONS
6.13 EXTERIOR WALL ASSEMBLY - REFER ASSEMBLY LEGEND, WS1
6.14 SEALANT JOINT AT ALL INTERSECTIONS OF SIDING TO TRIM
6.15 1/2" PLYWOOD.
6.16 6X6 WOOD POST.
6.17 2 X 6 STUDS AT 16" O.C.
6.18 5/8" ROUGH SAWN PLYWOOD SOFFIT WITH 1X2 TRIM
6.19 3/4" PLYWOOD FIRE STOP OR 2X BLOCKING
6.20 2 X 12 RIM JOIST OR EQUIVALENT
6.21 WOOD CHAIRRAIL AT DINING ONLY.
6.22 PREFAB WOOD FIREPLACE MANTLE AND SURROUND.
6.23 CEMENT FIBERBOARD TRIM OVER 2X@45 SUP BACKER. SOFFIT: CEMENT FIBERBOARD
6.24 WOOD TRIM
6.25 NOT USED
6.26 2X6 WD. DECKING, ALT.3: PRESSURE TREATED WOOD DECK, ALT.2: KEYNOTE 5.3
6.34 PAINTED WOOD SILL X 10" DEEP AT WINDOW SILL HEIGHT.
6.35 CEILING ASSEMBLY -REFER ASSEMBLY LEGEND, WS1
6.36 NOT USED.
6.37 2X12 STRINGER.
6.38 FURR DOWN SHADED AREA TO 7'-0" ABOVE FINISHED FLOOR, U.O.N.
6.39 SLOPE CEILING WITH 8:12 PITCH, TYPICAL AT ALL TOP FLOOR LIVING ROOM CEILINGS AND BEDROOM CEILINGS AS SHOWN ON UNIT PLAN
6.40 LINE OF CEILING CHANGE.
6.41 STAIR RAIL
6.42 WALL CABINET AND SHELVES ABOVE
6.43 BASE CABINET AND SHELVES
6.44 DRAWERS) TYPICAL.
6.45 5 WOOD SHELVES, 12" DEEP TYPICAL.
6.46 NOT USED
6.47 NOT USED.
6.48 BREEZEWAY WALL ASSEMBLY - REFER ASSEMBLY LEGEND WS1

7 THERMAL AND MOISTURE PROTECTION
7.1 ROOF ASSEMBLY - REFER ASSEMBLY LEGEND, WS1
7.2 BATT OR BLOWN INSULATION (R-38) TYPICAL ALL ROOF AREAS.
~~7.3 BLOWN INSULATION (R-13)~~
7.4 SEALANT
7.5 BATT INSULATION (R-13) TYPICAL ALL EXTERIOR WALLS
7.6 PREFINISHED GUTTER AND DOWNSPOUT WITH SPLASH BLOCK.
7.7 DIVERTER, PREFINISHED TO MATCH SHINGLES.
7.8 24 GAGE PAINTED, GALV METAL CAP WITH MITERED EDGES.
7.9 26 GAGE PAINTED, GALV METAL STEP FLASHING
7.10 INSULATION TO BE CONTINUOUS AT ALL BUILDING ENDS AT CHASE WALL TYPICAL.
7.11 POLY VAPOR BARRIER WRAPPED AT PERIMETERING OF ALL WINDOWS AND DOORS
7.12 WALL TO RECEIVE BATT INSULATION.
7.13 SADDLE, TYPICAL ALL FREELO CHIMNEYS.
7.14 FLASHING LET UNDER THRESHOLD

8 DOORS AND WINDOWS
8.1 1'-0" X 2'-6" ATTIC ACCESS, REFER BLDG. PLAN
8.2 DIVIDED LITE, THERMAL GLAZED ALUMINUM WINDOW W/ WHITE ALUMINUM FINISH.
8.3 PAINTED, INSULATED, METAL CLAD, PANELIZED DOOR, W/ SPRING LOADED SWITH. ALL DOORS TO HAVE DOOR VIEWER AND HAVE FOAM CORE.
8.4 PAINTED FULL GLASS W/ DIVIDED LITE, METAL CLAD INSULATED PATIO DOOR. INSTALL STORM DOOR OR TRIPLE GLAZING WHERE REQUIRED. USE SAFETY GLASS.
8.5 DOOR BUCK AND TRIM.
8.6 PAINTED WOOD SILL AT WINDOW SILL HEIGHT
8.7 METAL THRESHOLD SET IN SEALANT.

9 FINISHES
9.1 ONE LAYER OF 1/2" GYP BD ATTIC DRAFT STOPPING ABOVE AND IN LINE WITH ALL TENANT SEPARATION WALLS.
9.2 ONE LAYER 5/8" GYP BOARD
9.3 TENANT SEPARATION WALL ASSEMBLY - REFER ASSEMBLY LEGEND, WS1
9.5 EXTENT OF PLANTER BORDER IN KITCHEN AND BATH ONLY.
9.6 5/8" GYP BOARD ON 2X4 STUDS.
9.7 1/2" GYPSUM BOARD.
9.8 5/8" GYPSUM BOARD.
9.9 CHAIRRAIL AT DINING ONLY.
9.10 CERAMIC TILE AT TUB ENCLOSURE.
9.11 ENG CERAMIC TILE ALT. 12x12
9.12 CANVAS AWNING.
9.13 PLASTIC LAMINATE NOSE TOP, AND 4" HIGH BACK AND END SPLASHES AT WALLS
9.14 1 HOUR RATED PARTY WALL AT LOAD BEARING WALLS AND ALL EXTERIOR WALLS.
9.15 CERAMIC TILE AT FIREPLACE.
9.16 LINE OF FLOOR MATERIAL CHANGE.
9.17 CARPETED FLOORING
9.18 NOT USED.
9.19 VINYL FLOORING W/ NO VINYL FLOORING UNDER DISHWASHER AT KITCHEN, TYP.

10 SPECIALTIES
10.1 EXHAUST GRILLE W/ HARDWARE CLOTH COVER.
10.2 PAINTED WOOD OR @ALV MTL ROOF VENTILATION LOUVER W/ BACKING SCREEN, SIZE TO BE IN ACCORDANCE WITH CODE REQUIREMENTS.
10.3 MAIL BOXES.
10.4 TOWEL BAR AT 4'-6" A.F.F., PROVIDE 2X6 BLOCKING IN WALL.
10.5 GRAB BAR AND SOAP HOLDER, TYPICAL ALL TUB ENCLOSURES, PROVIDE 2X6 BLOCKING FLAT IN WALL.
10.6 1/4" POLISHED PLATE MIRROR WITH MAXIMUM GAP OF 1" AT PERIMETER OF MIRROR

11 EQUIPMENT
11.1 MICROWAVE OVEN / RANGE HOOD COMBINATION.
11.2 REFRIGERATOR W/ ICEMAKER.
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11.4 30" RANGE
11.5 WASHER (N.I.C.)
11.6 DRYER (N.I.C.)

15 MECHANICAL
15.1 PLUMBING ACCESS PANEL, TYPICAL ALL TUB / SHOWER LOCATIONS.
15.2 HOT WATER ACCESS PANEL, TYPICAL AT WATER HEATER LOCATIONS.
15.3 EXHAUST FAN, VENT THROUGH ROOF AT TOP FLOOR, THROUGH WALL VIA FLOOR FRAMING SPACE AT ALL OTHER FLOORS, TERMINATING DEVICE TO HAVE HARDWARE CLOTH COVER.
15.4 CONDENSING UNITS ON CONC. PAD, PRECAST OR PREFORMED PAD. ALL REFRIG. LINES TO BE COMPLETELY CONCEALED FROM VIEW.
15.5 DRYER VENT, VENT THRU ROOF AT TOP FLOOR, THRU WALL VIA FLOOR JOIST SPACE AT ALL OTHER FLOORS, TERMINATING DEVICE TO HAVE HARDWARE CLOTH COVER.
15.6 POP-OFF AND CONDENSATE DRAIN FOR WATER HEATER
15.7 ROOF MOUNTED ATTIC VENTS PER APPLICABLE CODE REQUIREMENTS.
15.8 WATER HEATER.
15.9 PREFABRICATED WASHER HOOK-UP BOX, PROVIDE HOT AND COLD WATER SUPPLY AND DRAIN W/LEVER TYPE STOP VALVE
15.10 RANGE HOOD VENT, VENT THRU ROOF AT TOP FLOOR, THRU WALL VIA FLOOR JOIST SPACE AT ALL OTHER FLOORS, TERMINATING DEVICE TO HAVE HARDWARE CLOTH COVER.
15.11 ENCASE SPRINKLER PIPES W/ RIGID INSULATION AT ALL BREEZEWAY LOCATIONS, REFER FIRE SPRINKLER PLANS.

16 ELECTRICAL
16.1 ELECTRICAL METERS, TYPICAL LOCATION
16.2 J-BOX FOR RANGE HOOD ON SEPARATE CIRCUIT-120V
16.3 JUNCTION BOX FOR DISHWASHER - 120V
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16.6 JUNCTION BOX FOR WATER HEATER - 240V
16.7 LIGHT FIXTURE, TYPICAL DESIGNATION
16.8 ELECTRIC FURNACE
16.9 ELECTRIC WATER HEATER

PER IBC 903.3.1.2.1 BALCONIES, SPRINKLER PROTECTION SHALL BE PROVIDED FOR EXTERIOR BALCONIES AND GROUND-FLOOR PATIOS OF DWELLING UNITS WHERE THE BUILDING IS OF TYPE V CONSTRUCTION. SIDEWALL SPRINKLERS THAT ARE USED TO PROTECT SUCH AREAS SHALL BE PERMITTED TO BE LOCATED SUCH THAT THEIR DEFLECTORS ARE WITHIN 1 INCH (25 MM) TO 6 INCHES (152 MM) BELOW THE STRUCTURAL MEMBERS, AND A MAXIMUM DISTANCE OF 14 INCHES (356 MM) BELOW THE DECK OF THE EXTERIOR BALCONIES THAT ARE CONSTRUCTED OF OPEN WOOD JOIST CONSTRUCTION.

REVISIONS

Artisan Point at Lees Summit

PROJECT:
LOCATION: Lee Summit, Missouri
CLIENT: Case Development Services

SEAL:



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PROJECT NUMBER:
DATE: 05/09/18

SHEET TITLE:
BLDG. PLAN

SHEET NUMBER:
A2.1

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B BLDG. REAR ELEVATION - BLDG B2

1/8"=1'-0"

ALL ROOF JACK & PENETRATIONS SHALL BE PAINTED TO MATCH ADJACENT ROOF COLOR.

A BLDG. FRONT ELEVATION - BLDG B2

1/8"=1'-0"

KEYED NOTES:

2 SITE WORK
2.1 NOT USED
2.2 CONCRETE SIDEWALK, WIDTH AS NOTED ON PLAN

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3.2 4" CONCRETE SLAB WITH 6X6, 10/10 WELDED WIRE MESH OVER WATERPROOF MEMBRANE ON MINIMUM 4"CRUSHED ROCK.
3.3 4" CONCRETE PATIO SLAB WITH 6X6 10/10 WWM ON 4" SAND CUSHION
3.4 FLOOR/CEILING ASSEMBLY - REFER ASSEMBLY LEGEND
3.5 BREEZEWAY FLOOR/CEILING ASSEMBLY - REFER ASSEMBLY LEGEND

4 MASONRY
4.1 8" CONCRETE RETAINING/STEM WALL WITH WATERPROOFING MEMBRANE & HDK PROTECTIVE BOARD ON EXTERIOR FACE AND WITH 5/8" GYP. BOARD ON 1X4 FURRINS AT 24" O.C. WITH 3/4" RIGID INSULATION ON EXTERIOR FACE (SEE FOUNDATION DETAIL FOR REINFORCING).
4.2 8" CONCRETE STEM WALL. PAINT ALL EXPOSED SURFACES. ALL PORTIONS OF CONCRETE BLOCK STEM WALLS TO BE COVERED WITH SIDING ON FURRING STRIPS FOR ANY AREA TALLER THAN 8" ABOVE GRADE.
4.3 16" SQUARE BRICK COLUMN ON 24" SQUARE FOOTING.
4.4 BRICK VENEER, REFER BUILDING PLANS.
4.5 BRICK SOLDIER COURSE. (COLOR MAY DIFFER FROM FIELD BRICK COLOR) ALT: 2X10
4.6 BRICK ROWLOCK COURSE.

5 METALS
5.1 STEEL FRAMED STAIR, WITH PRECAST CONCRETE TREAD.

6 WOOD AND PLASTICS
6.1 TREATED 2X4 SOLE PLATE W/ 1/2" ROUND X 12" LONG A.B. AT 32" O.C. OR APPROVED EQUAL CODE REQUIRED TIE DOWN STRAP. INSTALL ANCHOR BOLT AT BACKING OF ALL INTERIOR WALLS WITH A MINIMUM OF TWO A.B.'S PER SECTION OF WALL.
6.2 STRUCTURAL GRADE THERMAL PLY SHEATHING (TYPICAL ALL LOCATIONS).
6.3 TRUSSED RAFTERS AT 24"OC.
6.4 1X4 TRUSS BRIDGING AT TOP AND BOTTOM CHORDS AND X-BRIDGING AT LAST 6 SPANS.
6.5 X-BRIDGING BETWEEN FLOOR JOISTS AT MAXIMUM 8' SPACINGS AT CONTRACTOR'S OPTION USE SOLID 2X BRIDGING.
6.6 2X10 BALCONY JOISTS (MOISTURE RESISTANT).
6.7 JOIST HANGER.
6.8 2X4 DECKING (MOISTURE RESISTANT). 2X6 DECKING MAY BE USED AT CONTRACTOR'S OPTION
6.9 3/4" PLYWOOD ON FLOOR JOISTS OR FLOOR TRUSSES WITH 9-1/2" BATT INSULATION. DOUBLE FLOOR TRUSSES UNDER WALLS PARALLEL TO TRUSS.
6.10 INSTALL HEADER TO FULL WIDTH OF OPENING AT OPENING ADJACENT TO EACH OTHER.
6.11 CONTINUOUS WOOD BLOCKING
6.12 GABLE RAFTER EXTENSIONS.
6.13 DEMISING WALL ASSEMBLY - REFER ASSEMBLY LEGEND, W51
6.14 SEALANT JOINT AT ALL INTERSECTIONS OF SIDING TO TRIM
6.15 1/2" PLYWOOD.
6.16 6X6 WOOD POST.
6.17 2 X 6 STUDS AT 16" O.C.
6.18 3/8" ROUGH SAWN PLYWOOD SOFFIT WITH 1X2 TRIM
6.19 3/4" PLYWOOD FIRE STOP OR 2X BLOCKING
6.20 2 X 12 RIM JOIST OR EQUIVALENT
6.21 WOOD GUARDRAIL AT SIDING ONLY.
6.22 PREFAB WOOD FIREPLACE MANTLE AND SURROUND.
6.23 CEMENT FIBERBOARD TRIM OVER 2X4@16 SUP BACKER. SOFFIT: CEMENT FIBERBOARD
6.24 WOOD TRIM
6.25 NOT USED
6.26 2X6 I/O DECKING, ALT.1: PRESSURE TREATED WOOD DECK. ALT.2: KEYNOTE 5.5
6.34 PAINTED WOOD SILL X 10" DEEP AT WINDOW SILL HEIGHT.
6.35 CEILING ASSEMBLY -REFER ASSEMBLY LEGEND, W51
6.36 NOT USED
6.37 2X12 STRINGER.
6.38 FURR DOWN SHADED AREA TO 7'-0" ABOVE FINISHED FLOOR.
6.39 SLOPE CEILING WITH 5:12 PITCH, TYPICAL AT ALL TOP FLOOR LIVING ROOM CEILINGS AND BEDROOM CEILINGS AS SHOWN ON UNIT PLAN
6.40 FLAT CEILING CHANGE
6.41 STAIR RUN
6.42 WALL CABINET AND SHELVES ABOVE
6.43 BASE CABINET AND SHELVES
6.44 DRAWER(S) TYPICAL
6.45 5 WOOD SHELVES, 12" DEEP TYPICAL.
6.46 NOT USED
6.47 NOT USED.
6.48 BREEZEWAY WALL ASSEMBLY - REFER ASSEMBLY LEGEND W51

7 THERMAL AND MOISTURE PROTECTION
7.1 ROOF ASSEMBLY - REFER ASSEMBLY LEGEND, W51
7.2 BATT OR BLOWN INSULATION (R-38) TYPICAL ALL ROOF AREAS.
~~7.3 BATT INSULATION (R-13)~~
7.4 SEALANT
7.5 BATT INSULATION (R-13) TYPICAL ALL EXTERIOR WALLS.
7.6 PREFINISHED GUTTER AND DOWNSPOUT WITH SPLASH BLOCK.
7.7 DIVERTER, PREFINISHED TO MATCH SHINGLES.
7.8 24 GAGE PAINTED GALV METAL CAP WITH HEMMED EDGES.
7.9 26 GAGE PAINTED GALV METAL STEP FLASHING
7.10 INSULATION TO BE CONTINUOUS AT ALL BUILDING ENDS AT CHASE WALL TYPICAL.
7.11 POLY VAPOR BARRIER WRAPPED AT PERIMETERING OF ALL WINDOWS AND DOORS
7.12 WALL TO RECEIVE BATT INSULATION.
7.13 SADDLE, TYPICAL ALL PSEUDO CHIMNEYS.
7.14 FLASHING LET UNDER THRESHOLD

8 DOORS AND WINDOWS
8.1 1'-10" X 2'-6" ATTIC ACCESS. REFER BLDG. PLAN
8.2 DIVIDED LITE THERMAL GLAZED ALUMINUM WINDOW W/ WHITE ALUMINUM FINISH.
8.3 PAINTED, INSULATED METAL CLAD, PANELIZED DOOR, W/ SPRING LOADED BUTTS. ALL DOORS TO HAVE DOOR VIEWER AND HAVE FOAM CORE.
8.4 PAINTED, FULL GLASS W/ DIVIDED LITE METAL CLAD INSULATED PATIO DOOR. INSTALL STORM DOR OR DOOR GLAZING WHERE REQUIRED. USE SAFETY GLASS.
8.5 DOOR BELL AND TRIM
8.6 PAINTED WOOD SILL AT WINDOW SILL HEIGHT
8.7 METAL THRESHOLD SET IN SEALANT.

9 FINISHES
9.1 ONE LAYER OF 1/2" 6YP ED ATTIC DRAFT STOPPING ABOVE AND IN LINE WITH ALL TENANT SEPARATION WALLS.
9.2 ONE LAYER 5/8" 6YP BOARD
9.3 TENANT SEPARATION WALL ASSEMBLY - REFER ASSEMBLY LEGEND, W51
9.5 EXTENT OF WALLPAPER BORDER IN KITCHEN AND BATH ONLY.
9.6 5/8" 6YP BOARD ON 2X4 STUDS.
9.7 5/8" FIRESHARD 6YP BOARD.
9.8 1/2" GYPSUM BOARD.
9.9 CHAIRRAIL AT DINING.
9.10 CERAMIC TILE AT TUB ENCLOSURE.
9.11 8X8 CERAMIC TILE. ALT: 12X12
9.12 CANVAS AWNING
9.13 PLASTIC LAMINATE NOSE, TOP, AND 4" HIGH BACK AND END SPLASHES AT WALLS
9.14 1 HOUR RATED WALL ASSEMBLY AT LOAD BEARING WALLS AND ALL EXTERIOR WALLS.
9.15 CERAMIC TILE AT HEARTH.
9.16 LINE OF FLOOR MATERIAL CHANGE.
9.17 CARPETING FLOORING
9.18 NOT USED
9.19 VINYL FLOORING W/ NO VINYL FLOORING UNDER DISHWASHER AT KITCHEN TYP.

10 SPECIALTIES
10.1 EXHAUST GRILLE W/ HARDWARE CLOTH COVER.
10.2 PAINTED HOOD OR GALV MTL ROOF VENTILATION LOUVER W/ BACKING SCREEN. SIZE TO BE IN ACCORDANCE WITH CODE REQUIREMENTS.
10.3 TOWEL BOARD
10.4 TOWEL BAR AT 4'-6" A.F.F., PROVIDE 2X6 BLOCKING FLAT IN WALL.
10.5 GRAB BAR AND SOAP HOLDER, TYPICAL ALL TUB ENCLOSURES. PROVIDE 2X8 BLOCKING FLAT IN WALL.
10.6 1/4" POLISHED PLATE MIRROR WITH MAXIMUM GAP OF 1" AT PERIMETER OF MIRROR.

11 EQUIPMENT
11.1 MICROWAVE OVEN / RANGE HOOD COMBINATION.
11.2 REFRIGERATOR W/ ICEMAKER.
11.3 DISHWASHER.
11.4 30" RANGE
11.5 WASHER (N.I.C.)
11.6 DRYER (N.I.C.)

15 MECHANICAL
15.1 PLUMBING ACCESS PANEL, TYPICAL ALL TUB / SHOWER LOCATIONS.
15.2 HOT WATER HEATER ACCESS PANEL, TYPICAL AT WATER HEATER LOCATIONS.
15.3 EXHAUST FAN, VENT THROUGH ROOF AT TOP FLOOR, THRU WALL VIA FLOOR FRAMING SPACE AT ALL OTHER FLOORS, TERMINATING DEVICE TO HAVE HARDWARE CLOTH COVER.
15.4 CONDENSING UNITS ON CONC. PAD, PRECAST OR PREFORMED PAD. ALL REFRIG. LINES TO BE CONCEALED OR CONCEALED FINISHED VIEW.
15.5 DRYER VENT, VENT THRU ROOF AT TOP FLOOR, THRU WALL VIA FLOOR JOIST SPACE AT ALL OTHER FLOORS, TERMINATING DEVICE TO HAVE HARDWARE CLOTH COVER.
15.6 POP-OFF AND CONDENSATE DRAIN FOR WATER HEATER
15.7 ROOF MOUNTED ATTIC VENTS PER APPLICABLE CODE REQUIREMENTS.
15.8 WATER METERS.
15.9 PREFABRICATED WASHER HOOK-UP BOX, PROVIDE HOT AND COLD WATER SUPPLY AND DRAIN W/LEVER TYPE STOP VALVE.
15.10 RANGE HOOD VENT, VENT THRU ROOF AT TOP FLOOR, THRU WALL VIA FLOOR JOIST SPACE AT ALL OTHER FLOORS, TERMINATING DEVICE TO HAVE HARDWARE CLOTH COVER.
15.11 ALL SPRINKLER PIPES W/ R-3@3 INSULATION AT ALL BREEZEWAY LOCATIONS, REFER FIRE SPRINKLER PLANS.

16 ELECTRICAL
16.1 ELECTRICAL METERS, TYPICAL LOCATION
16.2 J-BOX FOR RANGE HOOD ON SEPARATE CIRCUIT-120V
16.3 JUNCTION BOX FOR DISHWASHER - 120V
16.4 JUNCTION BOX FOR DISPOSAL - 120V
16.5 JUNCTION BOX FOR FURNACE - 240V
16.6 JUNCTION BOX FOR WATER HEATER - 240V
16.7 LIGHT FIXTURE, TYPICAL DESIGNATION
16.8 ELECTRIC FURNACE
16.9 ELECTRIC WATER HEATER

REVISIONS

PROJECT: Artisan Point at Lees Summit

LOCATION: Lee Summit, Missouri

CLIENT: Case Development Services

SEAL:

STATE OF MISSOURI
LARRY KEITH HYDE
A-4168
REGISTERED ARCHITECT

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PROJECT NUMBER:
DATE: 05/03/18

SHEET TITLE:
ELEVATIONS BLDG B2

SHEET NUMBER:
A2.2

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ASSEMBLY LEGEND - REFER STDS

1 **FLOOR/CEILING ASSEMBLY:**

3/4" GYP CRETE ON 5/8" PLYWOOD ON 2X12 FLOOR JOISTS (SPACING AS SHOWN ON FRAMING PLAN), WITH ONE LAYER OF 5/8" TYPE X GYP BOARD CEILING ON 3/4" RESILIENT FURRING CHANNELS AT 24" O.C. - ONE HOUR RATED ASSEMBLY - UL # L533

2 **BREEZEWAY/BALCONY FLOOR/CEILING ASSEMBLY:**

1 1/2" MIN. LIGHT WEIGHT CONCRETE ON SHEET MEMBRANE WATER PROOFING ON 3/4" PLYWOOD ON 2X10 JOISTS AS SHOWN ON FRAMING PLANS W/ 5/8" TYPE X GYP. BD, ON 3/4" RESILIENT FURRING CHANNELS AT 24" O.C. ONE HOUR RATED ASSEMBLY - UL # L533

3 **ROOF CEILING ASSEMBLY:**

ASPHALT SHINGLES (MIN. CLASS B) ON 15# FELT ON 1/2" OSB DECKING ON WOOD TRUSSED/ STICK FRAMED RAFTERS AT 24" O/C U.O.N. AND ONE LAYER OF 5/8" TYPE X GYP. BD. ON 3/4" RESILIENT FURRING CHANNELS ON BOTTOM CHORD OF ASSEMBLY ABOVE ONE HOUR RATED ASSEMBLY - UL # P522

4 **BREEZEWAY WALLS & EXTER. WALLS 10' EACH SIDE OF STAIR ASSEMBLY:**

SIDING ON ONE LAYER OF 5/8" FIREGUARD GYP BOARD SHEATHING ON 2X4 STUDS WITH R-13 BATT INSULATION AND WITH ONE LAYER OF 5/8" FIREGUARD GYP BOARD ON INSIDE FACE., STUDS AT GRADE FLOOR WALLS IN ALL THREE STORY BUILDINGS TO BE AT 12" C/C ONE HOUR RATED ASSEMBLY - UL # U309, GA # WP 8105

5 **TENANT SEPARATION WALL ASSEMBLY:**

ONE LAYER 5/8" TYPE X GYP. BD. ON OUTSIDE FACE EACH OF DOUBLE 2X4 STUDS WITH 3-1/2" BATT INSULATION IN ONE SIDE ONLY.5" PLUMBING CHASE FOR PLUMBING WALLS (LONGITUDINAL TO BUILDING), 1" SPACE BETWEEN WALLS FOR ALL OTHER TENANT SEPARATION WALLS (TRANSVERSE TO BUILDING). STUDS AT GRADE FLOOR WALLS IN ALL THREE STORY BUILDINGS TO BE AT 12" C/C ONE HOUR RATED ASSEMBLY - UL # U341 (STC 56)

6 **NON-RATED EXTERIOR WALL ASSEMBLY:**

SIDING (OR MASONRY VENEER) ON ONE LAYER OF FIBERBRACE OR 1/2" OSB SHEATHING ON 2X4 STUDS AT 16" C/C WITH R-13 BATT INSULATION AND WITH 1/2" GYP BOARD ON INSIDE FACE OF WALL. STUDS, STUDS AT GRADE FLOOR WALLS IN ALL THREE STORY BUILDINGS TO BE AT 12" C/C

7 **EXTERIOR RATED WALL ASSEMBLY:**

SIDING (OR MASONRY VENEER) ON ONE LAYER OF STRUCTURAL GRADE, FIBERBRACE OR 1/2" OSB SHEATHING ON 2X4 STUDS AT 16" C/C WITH R-13 BATT INSULATION AND WITH 5/8" TYPE 'X' GYP. BD. ON INSIDE FACE OF WALL. STUDS AT GRADE FLOOR WALLS IN ALL THREE STORY BUILDINGS TO BE AT 12" C/C. ONE HOUR RATED ASSEMBLY - BRUOSU REPORT 7187 (ASTM TEST E 119-81) - UL # U356

8 **INTERIOR NON-LOAD BEARING WALL ASSEMBLY:**

1/2" GYP BOARD ON EACH FACE OF 2X4 STUDS AT 16" C/C.5/8" FIRE GUARD GYP BOARD ON EACH FACE OF 2X4 STUDS AT 16" C/C. – NON-RATED

9 **INTERIOR LOAD BEARING WALL ASSEMBLY:**

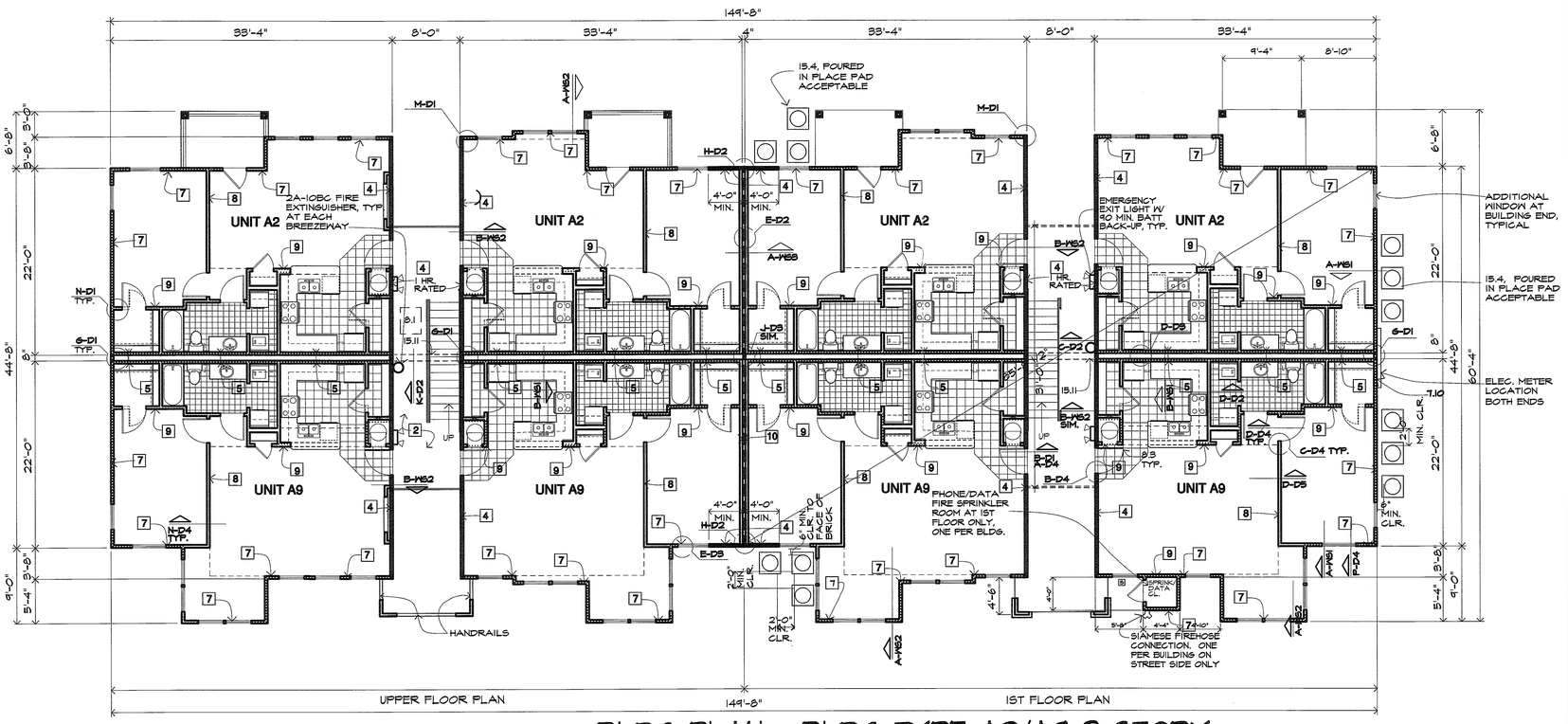
5/8" FIRE GUARD GYP BOARD ON EACH FACE OF 2X4 STUDS AT 16" C/C. STUDS IN GRADE FLOOR WALLS IN ALL THREE STORY BUILDINGS TO BE AT 12" C/C. ONE HOUR RATED ASSEMBLY - UL # U305

10 **TWO HOUR RATED WALL ASSEMBLY**

TWO LAYERS OF 5/8" F.G. GYP BOARD ON EACH FACE OF 2X4 METAL STUDS JOINTS OF LAYERS STAGGERED AND OCCURING OVER STUDS. TWO HOUR RATED ASSEMBLY - UL # U301

ALL BREEZEWAY WALLS SHALL BE A ONE-HOUR RATED ENCLOSURE AND HAVE SELF-CLOSING DOORS WITH A 60 MIN. RATED ASSEMBLY

PER IBC 903.3.1.2.1 BALCONIES, SPRINKLER PROTECTION SHALL BE PROVIDED FOR EXTERIOR BALCONIES AND GROUND-FLOOR PATIOS OF DWELLING UNITS WHERE THE BUILDING IS OF TYPE V CONSTRUCTION. SIDEWALL SPRINKLERS THAT ARE USED TO PROTECT SUCH AREAS SHALL BE PERMITTED TO BE LOCATED SUCH THAT THEIR DEFLECTORS ARE WITHIN 1 INCH (25 MM) TO 6 INCHES (152 MM) BELOW THE STRUCTURAL MEMBERS, AND A MAXIMUM DISTANCE OF 14 INCHES (356 MM) BELOW THE DECK OF THE EXTERIOR BALCONIES THAT ARE CONSTRUCTED OF OPEN WOOD JOIST CONSTRUCTION.



A BLDG PLAN - BLDG TYPE A2/A9-3 STORY

1/8" =1'-0"

KEYED NOTES:

2 SITE WORK
2.1 NOT USED
2.2 CONCRETE SIDEWALK, WIDTH AS NOTED ON PLAN

3 CONCRETE
3.1 FOUNDATION SYSTEM, REFER TO STRUCTURAL DRAWINGS
3.2 4" CONCRETE SLAB WITH 6X6, 10/10 WELDED WIRE MESH OVER WATERPROOF MEMBRANE ON MINIMUM 4" COMPACTED ROCK.
3.3 6" CONCRETE PATIO SLAB WITH 6X6 10/10 WWM ON 4" SAND FILL OVER ROCK
3.4 FLOOR/CEILING ASSEMBLY - REFER ASSEMBLY LEGEND
3.5 BREEZEWAY FLOOR/CEILING ASSEMBLY - REFER ASSEMBLY LEGEND

4 MASONRY
4.1 8" CONCRETE RETAINING/STEM WALL WITH WATERPROOFING MEMBRANE 4 MIL PROTECTIVE BOARD ON EXTERIOR FACE AND WITH 5/8" GYP. BOARD ON 1X4 FURRING AT 24" O.C. WITH 3/4" RIGID INSULATION ON EXTERIOR FACE (SEE FOUNDATION DETAIL FOR REINFORCING).
4.2 8" CONCRETE STEM WALL. PAINT ALL EXPOSED SURFACES. ALL PORTIONS OF CONCRETE BLOCK STEM WALLS TO BE COVERED WITH SIDING ON FURRING STRIPS FOR ANY AREA TALLER THAN 8" ABOVE GRADE
4.3 BRICK LEDGE, 8" CONCRETE ON 24" SQUARE FOOTING.
4.4 BRICK SOLDIER COURSE, (COLOR MAY DIFFER FROM FIELD BRICK COLOR) ALT. 2X10
4.6 BRICK ROWLOCK COURSE.

5 METALS
5.1 STEEL FRAMED STAIR, WITH PRECAST CONCRETE TREAD.

6 WOOD AND PLASTICS
6.1 TREATED 2X4 SOLE PLATE W/ 1/2" ROUND X 12" LONG A.B. AT 48" O.C. OR APPLICABLE CODE APPROVED TIE DOWN CLIP. INSTALL ANCHOR BOLT AT EACH END OF ALL SHORT WALLS WITH A MINIMUM OF TWO A.B.'S PER SECTION OF WALL
6.2 STRUCTURAL GRADE THERMAL FLY SHEATHING (TYPICAL ALL LOCATIONS).
6.3 TRUSSED RAFTERS AT 24"OC.
6.4 1X4 TRUSS BRIDGING AT TOP AND BOTTOM CHORDS AND X-BRIDGING AT LAST 6 SPANS
X-BRIDGING BETWEEN FLOOR JOISTS AT MAXIMUM 8' SPACINGS AT CONTRACTOR'S OPTION USE SOLID 2X BRIDGING.
6.6 2X10 BALCONY JOISTS (MOISTURE RESISTANT).
6.7 JOIST HANGER.
6.8 2X4 DECKING (MOISTURE RESISTANT). 2X6 DECKING ON BALCONIES AT CONTRACTOR'S OPTION
6.9 3/4" PLYWOOD ON FLOOR, CONTINUOUS OVER TRUSSES WITH 5-1/2" BATT INSULATION. DOUBLE FLOOR TRUSSES UNDER WALLS PARALLEL TO TRUSS.
6.10 INSTALL HEADER TO FULL WIDTH OF OPENING AT OPENING ADJACENT TO EACH OTHER.
6.11 CONTINUOUS WOOD BLOCKING
6.12 2X6 RAFTER EXTENSIONS.
6.13 EXTERIOR WALL ASSEMBLY - REFER ASSEMBLY LEGEND, W51
6.14 SEALANT JOINT AT ALL INTERSECTIONS OF SIDING TO TRIM
6.15 1/2" PLYWOOD.
6.16 6X6 WOOD POST.
6.17 2 X 6 STUDS AT 16" O.C.
6.18 3/8" ROUGH SAWN PLYWOOD SOFFIT WITH 1X2 TRIM
6.19 3/4" PLYWOOD FIRE STOP OR 2X BLOCKING
6.20 2 X 12 RIM JOIST OR EQUIVALENT.
6.21 WOOD CHAIRRAIL AT DINING ONLY.
6.22 PREFAB WOOD FIREPLACE MANTLE AND SURROUND.
6.23 CEMENT FIBERBOARD TRIM OVER 2X4@ 24" O/C BACKER. SOFFIT. CEMENT FIBERBOARD
6.24 WOOD TRIM
6.25 NOT USED
6.26 2X6 PD. DECKING. ALT.1. PRESSURE TREATED WOOD DECK. ALT.2. KEYNOTE 9.9
6.34 PAINTED WOOD SILL X 10" DEEP AT WINDOW OPENINGS
6.35 CEILING ASSEMBLY -REFER ASSEMBLY LEGEND, W51
6.36 NOT USED
6.37 2X12 STRINGER.
6.38 DARK DOWN SHADED AREA TO 7'-0" ABOVE FINISHED FLOOR U.O.N.
6.39 SLOPE CEILING WITH 3:12 PITCH, TYPICAL AT ALL TOP FLOOR LIVING ROOM CEILINGS AND BEDROOM CEILINGS AS SHOWN ON UNIT PLAN
6.40 LINE OF CEILING CHANGE.
6.41 STAIR RAIL
6.42 WALL CABINET AND SHELVES ABOVE
6.43 BASE CABINET AND SHELVES
6.44 DRAWER(S) TYPICAL.
6.45 3 WOOD SHELVES, 12" DEEP TYPICAL.
6.46 NOT USED
6.47 NOT USED
6.48 BREEZEWAY WALL ASSEMBLY - REFER ASSEMBLY LEGEND W51

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7.1 ROOF ASSEMBLY - REFER ASSEMBLY LEGEND, W51
7.2 BATT OR BLOWN INSULATION (R-38) TYPICAL ALL ROOF AREAS.
7.4 SEALANT
7.5 BATT INSULATION (R-13) TYPICAL ALL EXTERIOR WALLS.
7.6 PREFINISHED GUTTER AND DOWNSPOUT WITH SPLASH BLOCK.
7.7 DIVERTER, PREFINISHED TO MATCH SHINGLES.
7.8 24 GAGE PAINTED, GALV METAL CAP WITH MITERED EDGES.
7.9 26 GAGE PAINTED, GALV METAL STEP FLASHING
7.10 INSULATION TO BE CONTINUOUS AT ALL BUILDING ENDS AT GABLE WALL TYPICAL.
7.11 POLY VAPOR BARRIER WRAPPED AT PERIMETERING OF ALL WINDOWS AND DOORS
7.12 WALL TO RECEIVE BATT INSULATION.
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7.14 FLASHING LET UNDER THRESHOLD

8 DOORS AND WINDOWS
8.1 1'-10" X 2'-6" ATTIC ACCESS. REFER BLDG. PLAN
8.2 DIVIDED LITE, THERMAL GLAZED ALUMINUM WINDOW W/ WHITE ALUMINUM FINISH.
8.3 PAINTED, INSULATED, METAL CLAD PANELIZED DOOR, W/ SPRING LOADED BUTTS. ALL DOORS TO HAVE DOOR VIEWER AND HAVE FOAM CORE.
8.4 PAINTED, FULL GLASS W/ DIVIDED LITE, METAL CLAD INSULATED PATIO DOOR. INSTALL STORM DOOR OR TRIPLE GLAZING WHERE REQUIRED. USE SAFETY GLASS.
8.5 DOOR SILL AND TRIM.
8.6 PAINTED WOOD SILL AT WINDOW SILL HEIGHT
8.7 METAL THRESHOLD SET IN SEALANT.

9 FINISHES
9.1 ONE LAYER OF 1/2" @ 9" O/C ATTIC DRAFT STOPPING ABOVE AND IN LINE WITH ALL TENANT SEPARATION WALLS.
9.2 ONE LAYER 5/8" @ 9" BOARD
9.5 TENANT SEPARATION WALL ASSEMBLY - REFER ASSEMBLY LEGEND, W51
9.5 EXTRA CERAMIC WALL/PAPER BORDER IN KITCHEN AND BATHS.
9.6 5/8" @ 9" BOARD ON 2X4 STUDS.
9.7 5/8" FIREGUARD @ 9" BOARD.
9.8 1/2" @ 9" BOARD.
9.9 CHAIRRAIL AT DINING.
9.10 CERAMIC TILE AT TUB ENCLOSURE.
9.11 8X8 CERAMIC TILE. ALT1. 12X12
9.12 CANVAS AWNING.
9.13 PLASTIC LAMINATE NOSE, TOP, AND 4" HIGH BACK AND SIDE SPLASHES AT WALLS
9.14 1 HOUR RATED WALL ASSEMBLY AT LOAD BEARING WALLS AND ALL EXTERIOR WALLS.
9.15 CERAMIC TILE AT HEARTH.
9.16 LINE OF FLOOR MATERIAL CHANGE.
9.17 CARPETING FLOORING
9.18 NOT USED.
9.19 VINYL FLOORING W/ NO VINYL FLOORING UNDER DISHWASHER AT KITCHEN, TYP.

10 SPECIALTIES
10.1 EXHAUST GRILLE, W/ HARDWARE CLOTH COVER.
10.2 PAINTED WOOD OR GALV MTL ROOF VENTILATION LOUVER W/ BACKING SCREEN, SIZE TO BE IN ACCORDANCE WITH CODE REQUIREMENTS.
10.3 MAIL BOXES
10.4 TOWEL BAR AT 4'-6" A.F.F., PROVIDE 2X8 BLOCKING FLAT IN WALL.
10.5 GRAB BAR AND SOAP HOLDER, TYPICAL ALL TUB ENCLOSURES. PROVIDE 2X8 BLOCKING FLAT IN WALL.
10.6 1/4" POLISHED PLATE MIRROR WITH MAXIMUM GAP OF 1" AT PERIMETER OF MIRROR

11 EQUIPMENT
11.1 MICROWAVE OVEN / RANGE HOOD COMBINATION.
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11.3 DISHWASHER.
11.4 30" RANGE
11.5 WASHER (N.I.C.)
11.6 DRYER (N.I.C.)

15 MECHANICAL
15.1 PLUMBING ACCESS PANEL, TYPICAL ALL TUB / SHOWER LOCATIONS.
15.2 HOT WATER HEATER ACCESS PANEL, TYPICAL AT EVERY HEATER LOCATIONS.
15.3 EXHAUST FAN, VENT THROUGH ROOF AT TOP FLOOR, THROUGH WALL VIA FLOOR FRAMING SPACE AT ALL OTHER FLOORS, TERMINATING DEVICE TO HAVE HARDWARE CLOTH COVER.
15.4 CONDENSING UNITS ON CONC. PAD. PRECAST OR PREFORMED PAD. ALL REFRIG. LINES TO BE COMPLETELY CONCEALED FROM VIEW.
15.5 DRYER VENT THRU ROOF AT TOP FLOOR, THRU WALL VIA FLOOR JOIST SPACE AT ALL OTHER FLOORS, TERMINATING DEVICE TO HAVE HARDWARE CLOTH COVER.
15.6 POP-OFF AND CONDENSATE DRAIN FOR WATER HEATER
15.7 ROOF MOUNTED ATTIC VENTS PER APPLICABLE CODE REQUIREMENTS.
15.8 WATER METERS
15.9 HOT/REFRIGERATED WASHER HOOK-UP BOX, PROVIDE HOT AND COLD WATER SUPPLY AND DRAIN W/LEVER STOP VALVE
15.10 RANGE HOOD VENT, VENT THRU ROOF AT TOP FLOOR, THRU WALL VIA FLOOR JOIST SPACE AT ALL OTHER FLOORS, TERMINATING DEVICE TO HAVE HARDWARE CLOTH COVER.
15.11 ENCASE SPRINKLER PIPES W/ RIGID INSULATION AT ALL BREEZEWAY LOCATIONS, REFER FIRE SPRINKLER PLANS.

16 ELECTRICAL
16.1 ELECTRICAL METERS, TYPICAL LOCATION
16.2 J-BOX FOR RANGE HOOD ON SEPARATE CIRCUIT-120V
16.3 JUNCTION BOX FOR DISHWASHER - 120V
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16.5 JUNCTION BOX FOR FURNACE - 240V
16.6 JUNCTION BOX FOR WATER HEATER - 240V
16.7 LIGHT FIXTURE, TYPICAL DESIGNATION
16.8 ELECTRIC FURNACE
16.9 ELECTRIC WATER HEATER

REVISIONS

PROJECT: Artisan Point at Lees Summit
LOCATION: Lee Summit, Missouri
CLIENT: Case Development Services

SEAL:
STATE OF MISSOURI
LARRY D. KOESTER
NUMBER A-4478
REGISTERED ARCHITECT

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TULSA, OKLAHOMA 74135
918/492-2987

PROJECT NUMBER:
DATE: 05/08/18

SHEET TITLE:
BUILDING PLAN

SHEET NUMBER:
A3.1

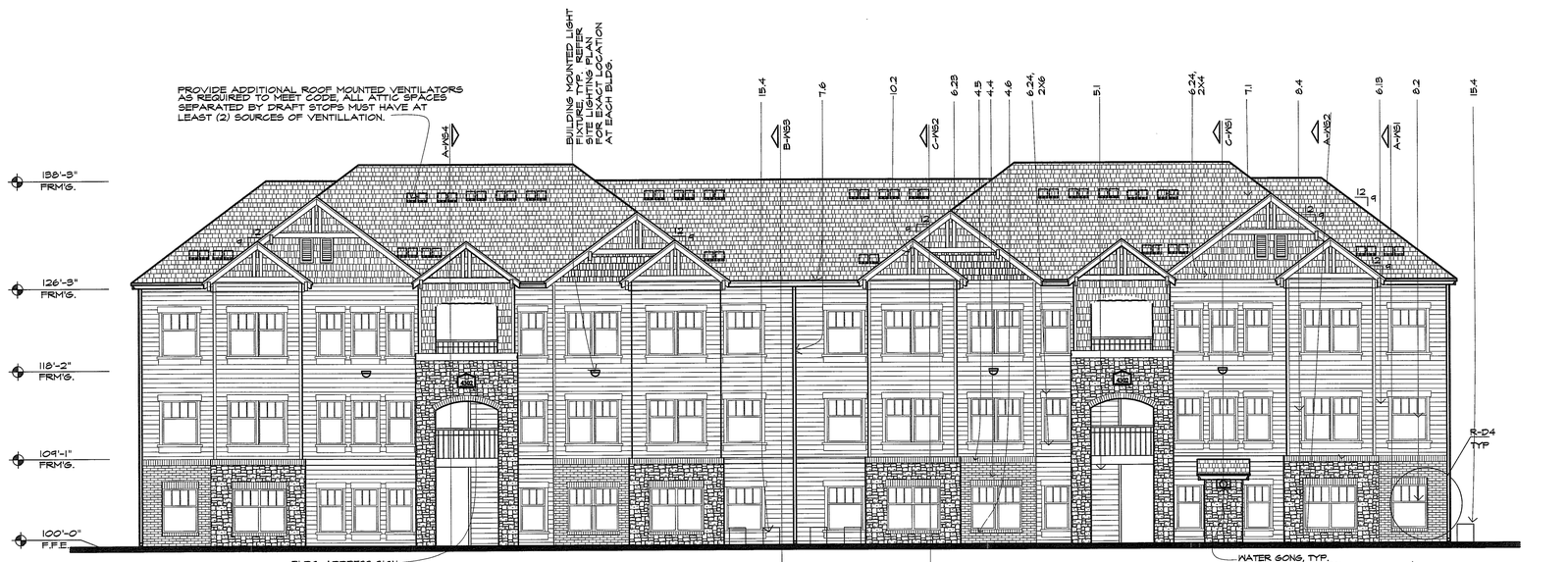
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B REAR ELEVATION - BLDG TYPE A2-A9

1/8" =1'-0"

ALL ROOF JACK & PENETRATIONS SHALL BE PAINTED TO MATCH ADJACENT ROOF COLOR.



A FRONT ELEVATION - BLDG TYPE A2-A9

1/8" =1'-0"

ALL BREEZEWAY WALLS SHALL BE A ONE-HOUR RATED ENCLOSURE AND HAVE SELF-CLOSING DOORS WITH A 60 MIN. RATED ASSEMBLY

KEYED NOTES:

2 SITE WORK
2.1 NOT USED
2.2 CONCRETE SIDEWALK, WIDTH AS NOTED ON PLAN

3 CONCRETE
3.1 FOUNDATION SYSTEM, REFER TO STRUCTURAL DRAWINGS
3.2 4" CONCRETE SLAB WITH 6X6, 10/10 WELDED WIRE MESH OVER WATERPROOF MEMBRANE ON MINIMUM 4"CRUSHED ROCK.
3.3 4" CONCRETE PATIO SLAB WITH 6X6 10/10 WWM ON 4" SAND CUSHION
3.4 FLOOR/CEILING ASSEMBLY - REFER ASSEMBLY LEGEND
3.5 BREEZEWAY FLOOR/CEILING ASSEMBLY - REFER ASSEMBLY LEGEND

4 MASONRY
4.1 8" CONCRETE RETAINING/STEM WALL WITH WATERPROOFING MEMBRANE & PERIMETER DRAINAGE BOARD ON EXTERIOR FACE AND WITH 5/8" GYP. BOARD ON 1X4 FURRINS AT 24" O.C. WITH 3/4" RIGID INSULATION ON EXTERIOR FACE (SEE FOUNDATION DETAIL FOR REINFORCING).
4.2 8" CONCRETE STEM WALL. PAINT ALL EXPOSED SURFACES. ALL PORTIONS OF CONCRETE BLOCK STEM WALLS TO BE COVERED WITH SIDING ON FURRING STRIPS FOR ANY AREA TALLER THAN 8" ABOVE GRADE.
4.3 16" SQUARE BRICK COLUMN ON 24" SQUARE FOOTING.
4.4 BRICK VENEER, REFER BUILDING PLANS.
4.5 BRICK SOLDIER COURSE (COLOR MAY DIFFER FROM FIELD BRICK COLOR) ALT. 2X10
4.6 BRICK ROWLOCK COURSE.

5 METALS
5.1 STEEL FRAMED STAIR, WITH PRECAST CONCRETE TREAD.

6 WOOD AND PLASTICS
6.1 TREATED 2X4 SOLE PLATE W/ 1/2" ROUND X 12" LONG A.B. AT 48" O.C. OR APPLICABLE CODE APPROVED TIE DOWN CLIP. INSTALL ANCHOR BOLT AT EACH END OF ALL SHORT WALLS WITH A MINIMUM OF TWO A.B.'S PER SECTION OF WALL.
6.2 7/16" OSB EXTERIOR WALL SHEATHING THROUGHOUT ALL LOCATIONS.
6.5 TRUSSED RAFTERS AT 24"OC
6.4 1X4 TRUSS BRIDGING AT TOP AND BOTTOM CHORDS AND X-BRIDGING AT LAST 6 SPANS
6.5 X-BRIDGING BETWEEN FLOOR JOISTS AT MAXIMUM 8' SPACINGS AT CONTRACTOR'S OPTION USE SOLID 2X BRIDGING
6.6 2X10 BALCONY JOISTS (MOISTURE RESISTANT).
6.7 JOIST HANGER.
6.8 2X4 DECKING (MOISTURE RESISTANT). 2X6 DECKING MAY BE USED AT CONTRACTOR'S OPTION
6.9 3/4" PLYWOOD ON FLOOR JOISTS OR FLOOR TRUSSES WITH 5-1/2" BATT INSULATION DOUBLE FLOOR TRUSSES UNDER WALLS PARALLEL TO TRUSS.
6.10 INSTALL HEADER TO FULL WIDTH OF OPENING AT OPENING ADJACENT TO EACH OTHER.
6.11 CONTINUOUS WOOD BLOCKING
6.12 2X6 RAFTER EXTENSIONS.
6.13 EXTERIOR WALL ASSEMBLY - REFER ASSEMBLY LEGEND, W8
6.14 SEALANT JOINT AT ALL INTERSECTIONS OF SIDING TO TRIM
6.15 1/2" PLYWOOD.
6.16 6X6 WOOD POST.
6.17 2 X 6 STUDS AT 16" O.C.
6.18 3/8" ROUGH SAWN PLYWOOD SOFFIT WITH 1X3 TRIM
6.19 3/4" PLYWOOD FIRE STOP OR 2X BLOCKING
6.20 2 X 12 RIM JOIST OR EQUIVALENT.
6.21 WOOD GUARDRAIL AT DINING ONLY.
6.22 PREFAB WOOD FIREPLACE MANTLE AND SURROUND.
6.23 CEMENT FIBERBOARD TRIM OVER 2X8@ SUP. BACKER, SOFFIT, CEMENT FIBERBOARD
6.24 WOOD TRIM
6.25 NOT USED
6.26 2X6 WD. DECKING, ALT.: PRESSURE TREATED WOOD DECK, ALT.2, KEYNOTE 8.5
6.54 PAINTED WOOD SILL X 10" DEEP AT WINDOW SILL HEIGHT.
6.55 CEILING ASSEMBLY -REFER ASSEMBLY LEGEND, W5
6.56 NOT USED
6.57 2X12 STRINGER.
6.58 FURR DOWN SHADED AREA TO 7'-0" ABOVE FINISHED FLOOR, U.O.N.
6.59 SLOPE CEILING WITH 3:12 PITCH, TYPICAL AT ALL TOP FLOOR LIVING ROOM CEILINGS AND BEDROOM CEILINGS AS SHOWN ON UNIT PLAN
6.60 LINE OF CEILING CHANGE.
6.61 STAIR RAIL
6.62 WALL CABINET AND SHELVES ABOVE
6.63 BASE CABINET AND SHELVES
6.64 DRAWER(S) TYPICAL
6.65 5 FLOOD SHELVES, 12" DEEP TYPICAL.
6.66 NOT USED
6.67 NOT USED
6.68 BREEZEWAY WALL ASSEMBLY - REFER ASSEMBLY LEGEND W8

7 THERMAL AND MOISTURE PROTECTION
7.1 ROOF ASSEMBLY - REFER ASSEMBLY LEGEND, R8
7.2 BATT OR BLOWN INSULATION (R-38) TYPICAL ALL ROOF AREAS.
~~7.3 BATT INSULATION (R-11).~~
7.4 SEALANT
7.5 BATT INSULATION (R-13) TYPICAL ALL EXTERIOR WALLS.
7.6 PREFINISHED GUTTER AND DOWNSPOUT WITH SPLASH BLOCK.
7.7 DIVERTER, PREFINISHED TO MATCH SHINGLES.
7.8 24 GAGE PAINTED, GALV METAL CAP WITH HEMMED EDGES.
7.9 28 GAGE PAINTED, GALV METAL STEP FLASHING
7.10 INSULATION TO BE CONTINUOUS AT ALL BUILDING ENDS AT GABLE WALLS, TYPICAL.
7.11 CAULK ALL EXTERIOR OPENINGS TYPICAL AT PERIMETERS OF ALL WINDOWS AND DOORS
7.12 WALL TO RECEIVE BATT INSULATION.
7.13 SADDLE, TYPICAL ALL MSELDS CHIMNEYS.
7.14 FLASHING LET UNDER THRESHOLD

8 DOORS AND WINDOWS
8.1 1'-10" X 2'-6" ATTIC ACCESS, REFER BLDG. PLAN
8.2 DIVIDED LITE, THERMAL GLAZED ALUMINUM WINDOW W/ WHITE ALUMINUM FINISH.
8.3 PAINTED, INSULATED, METAL CLAD, PANELIZED DOOR W/ SPRING LOADED BUTTS. ALL DOORS TO HAVE DOOR VIEWER AND HAVE FOAM CORE.
8.4 PAINTED, FULL GLASS W/ DIVIDED LITE, METAL CLAD INSULATED PATIO DOOR. INSTALL STORM DOOR OR TRIPLE GLAZING WHERE REQUIRED. USE SAFETY GLASS.
8.5 DOOR BUCK AND TRIM.
8.6 PAINTED WOOD SILL AT WINDOW SILL HEIGHT
8.7 METAL THRESHOLD SET IN SEALANT.

9 FINISHES
9.1 ONE LAYER OF 1/2" GYP BD ATTIC DRAFT STOPPING ABOVE AND IN LINE WITH ALL TENANT SEPARATION WALLS.
9.2 ONE LAYER 5/8" GYP BOARD
9.3 TENANT SEPARATION WALL ASSEMBLY - REFER ASSEMBLY LEGEND, W5
9.5 PAINT OF WALLPAPER BORDER IN KITCHEN AND BATH ONLY.
9.6 5/8" GYP BOARD ON 2X4 STUDS.
9.7 5/8" FIRESGUARD GYP BOARD.
9.8 1/2" GYPSUM BOARD.
9.9 CHAIRRAIL AT DINING.
9.10 CERAMIC TILE AT TUB ENCLOSURE.
9.11 8X8 CERAMIC TILE, ALT: 12X12
9.12 AWNING AWNING.
9.13 PLASTIC LAMINATE NOSE, TOP, AND 4" HIGH BACK AND END SPLASHES AT WALLS
9.14 1 HOUR RATED WALL ASSEMBLY AT LOAD BEARING WALLS AND ALL EXTERIOR WALLS.
9.15 CERAMIC TILE AT HEARTH.
9.16 LINE OF FLOOR MATERIAL CHANGE.
9.17 CARPETING FLOORING
9.18 NOT USED
9.19 VINYL FLOORING W/ NO VINYL FLOORING UNDER DISHWASHER AT KITCHEN, TYP.

10 SPECIALITIES
10.1 EXHAUST GRILLE, W/ HARDWARE CLOTH COVER.
10.2 PAINTED HOOD OR GALV MTL ROOF VENTILATION LOUVER W/ BACKING SCREEN. SIZE TO BE IN ACCORDANCE WITH CODE REQUIREMENTS.
10.3 MAIL BOXES
10.4 TOWEL BAR AT 4'-6" A.F.F., PROVIDE 2X6 BLOCKING FLAT IN WALL.
10.5 GRAB BAR AND SOAP HOLDER, TYPICAL ALL TUB ENCLOSURES. PROVIDE 2X6 BLOCKING FLAT IN WALL.
10.6 1/4" POLISHED PLATE MIRROR WITH MAXIMUM GAP OF 1" AT PERIMETER OF MIRROR

11 EQUIPMENT
11.1 MICROWAVE OVEN / RANGE HOOD COMBINATION.
11.2 REFRIGERATOR W/ ICEMAKER.
11.3 DISHWASHER.
11.4 30" RANGE
11.5 WASHER (N.I.C.)
11.6 DRYER (N.I.C.)

15 MECHANICAL
15.1 PLUMBING ACCESS PANEL, TYPICAL ALL TUB / SHOWER LOCATIONS.
15.2 HOT WATER HEATER ACCESS PANEL TYPICAL AT WATER HEATER LOCATIONS.
15.3 EXHAUST FAN, VENT THROUGH ROOF AT TOP FLOOR, THROUGH WALL VIA FLOOR FRAMING SPACE AT ALL OTHER FLOORS, TERMINATING DEVICE TO HAVE HARDWARE CLOTH COVER.
15.4 CONDENSING UNITS ON CONC. PAD, PRECAST OR PREFORMED PAD. ALL REFRIG. LINES TO BE COMPLETELY CONCEALED FROM VIEW.
15.5 DRYER EXHAUST VENT THRU ROOF AT TOP FLOOR, THROUGH WALL VIA FLOOR JOIST SPACE AT ALL OTHER FLOORS, TERMINATING DEVICE TO HAVE HARDWARE CLOTH COVER.
15.6 POP-OFF AND CONDENSATE DRAIN FOR WATER HEATER
15.7 ROOF MOUNTED ATTIC VENTS PER APPLICABLE CODE REQUIREMENTS.
15.8 WATER METERS
15.9 PREFABRICATED WASHER HOOK-UP BOX, PROVIDE HOT AND COLD WATER SUPPLY AND DRAIN W/LEVER TYPE STOP VALVE.
15.10 RANGE HOOD VENT, VENT THRU ROOF AT TOP FLOOR, THRU WALL VIA FLOOR JOIST SPACE AT ALL OTHER FLOORS, TERMINATING DEVICE TO HAVE HARDWARE CLOTH COVER.
15.11 ENCASE SPRINKLER PIPES W/ R19@ INSULATION AT ALL BREEZEWAY LOCATIONS, REFER FIRE SPRINKLER PLANS.

16 ELECTRICAL
16.1 ELECTRICAL METERS, TYPICAL LOCATION.
16.2 J-BOX FOR RANGE HOOD ON SEPARATE CIRCUIT-120V
16.3 JUNCTION BOX FOR DISHWASHER - 120V
16.4 JUNCTION BOX FOR DISPOSAL - 120V
16.5 JUNCTION BOX FOR FURNACE - 240V
16.6 JUNCTION BOX FOR WATER HEATER - 240V
16.7 LIGHT FIXTURE, TYPICAL DESIGNATION
16.8 ELECTRIC FURNACE
16.9 ELECTRIC WATER HEATER

REVISIONS

PROJECT: Artisan Point at Lees Summit
LOCATION: Lee Summit, Missouri
CLIENT: Case Development Services

SEAL:
STATE OF MISSOURI
LARRY KEITH WEBB
NUMBER A-4783
REGISTERED ARCHITECT

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Architects Collective
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918/492-2987

PROJECT NUMBER:
DATE: 05/03/18

SHEET TITLE:
ELEVATIONS BLDG. A2-A9

SHEET NUMBER:
A3.2

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ASSEMBLY LEGEND - REFER STD3

1 **FLOOR/CEILING ASSEMBLY:**

3/4" GYP CRETE ON 5/8" PLYWOOD ON 2X12 FLOOR JOISTS (SPACING AS SHOWN ON FRAMING PLAN), WITH ONE LAYER OF 5/8" TYPE X GYP BOARD CEILING ON 3/4" RESILIENT FURRING CHANNELS AT 24" O.C. - ONE HOUR RATED ASSEMBLY - UL # L533

2 **BREEZEWAY/BALCONY FLOOR/CEILING ASSEMBLY:**

1 1/2" MIN. LIGHT WEIGHT CONCRETE ON SHEET MEMBRANE WATER PROOFING ON 3/4" PLYWOOD ON 2X10 JOISTS AS SHOWN ON FRAMING PLANS W/ 5/8" TYPE X GYP. BD, ON 3/4" RESILIENT FURRING CHANNELS AT 24" O.C. ONE HOUR RATED ASSEMBLY - UL # L533

3 **ROOF CEILING ASSEMBLY:**

ASPHALT SHINGLES (MIN. CLASS B) ON 15# FELT ON 1/2" OSB DECKING ON WOOD TRUSSED STICK FRAMED RAFTERS AT 24" O/C U.O.N. AND ONE LAYER OF 5/8" TYPE X GYP. BD. ON 3/4" RESILIENT FURRING CHANNELS ON BOTTOM CHORD OF ASSEMBLY ABOVE ONE HOUR RATED ASSEMBLY - UL # P522

4 **BREEZEWAY WALLS & EXTER. WALLS 10' EACH SIDE OF STAIR ASSEMBLY:**

SIDING ON ONE LAYER OF 5/8" FIREGUARD GYP BOARD SHEATHING ON 2X4 STUDS WITH R-13 BATT INSULATION AND WITH ONE LAYER OF 5/8" FIREGUARD GYP BOARD ON INSIDE FACE., STUDS AT GRADE FLOOR WALLS IN ALL THREE STORY BUILDINGS TO BE AT 12" C/C ONE HOUR RATED ASSEMBLY - UL # U309, GA # WP 8105

5 **TENANT SEPARATION WALL ASSEMBLY:**

ONE LAYER 5/8" TYPE X GYP. BD. ON OUTSIDE FACE EACH OF DOUBLE 2X4 STUDS WITH 3-1/2" BATT INSULATION IN ONE SIDE ONLY,6" PLUMBING CHASE FOR PLUMBING WALLS (LONGITUDINAL TO BUILDING), 1" SPACE BETWEEN WALLS FOR ALL OTHER TENANT SEPARATION WALLS (TRANSVERSE TO BUILDING), STUDS AT GRADE FLOOR WALLS IN ALL THREE STORY BUILDINGS TO BE AT 12" C/C ONE HOUR RATED ASSEMBLY - UL # U341 (STC 55)

6 **NON-RATED EXTERIOR WALL ASSEMBLY:**

SIDING (OR MASONRY VENEER) ON ONE LAYER OF FIBERBRACE OR 1/2" OSB SHEATHING ON 2X4 STUDS AT 16" C/C WITH R-13 BATT INSULATION AND WITH 1/2" GYP BOARD ON INSIDE FACE OF WALL. STUDS AT GRADE FLOOR WALLS IN ALL THREE STORY BUILDINGS TO BE AT 12" C/C

7 **EXTERIOR RATED WALL ASSEMBLY:**

SIDING (OR MASONRY VENEER) ON ONE LAYER OF STRUCTURAL GRADE, FIBERBRACE OR 1/2" OSB SHEATHING ON 2X4 STUDS AT 16" C/C WITH R-13 BATT INSULATION AND WITH 5/8" TYPE "X" GYP. BD. ON INSIDE FACE OF WALL. STUDS AT GRADE FLOOR WALLS IN ALL THREE STORY BUILDINGS TO BE AT 12" C/C. ONE HOUR RATED ASSEMBLY - BRI/OSU REPORT 7187 (ASTM TEST E 119-81) - UL # U336

8 **INTERIOR NON-LOAD BEARING WALL ASSEMBLY:**

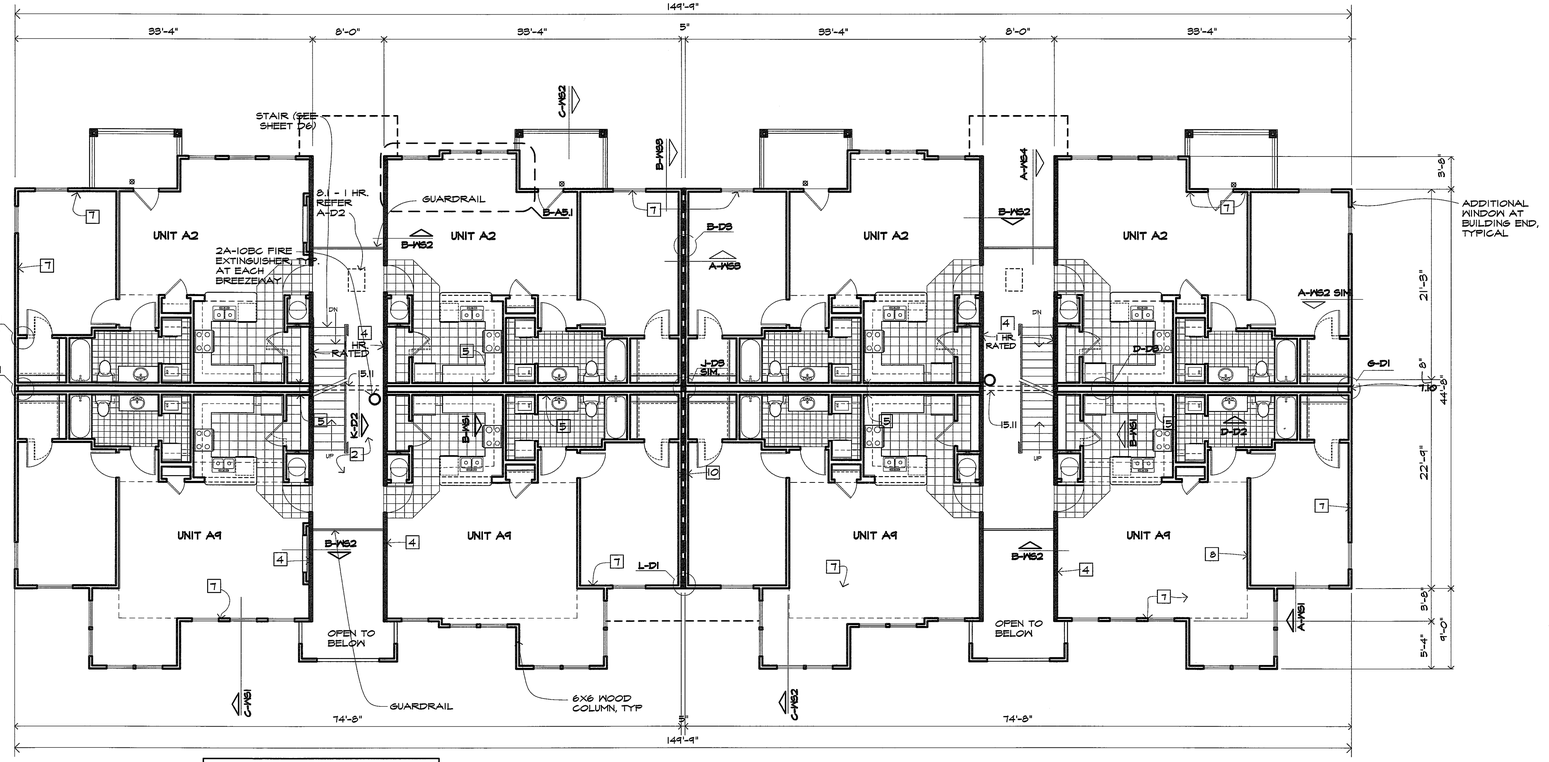
1/2" GYP BOARD ON EACH FACE OF 2X4 STUDS AT 16" C/C.5/8" FIRE GUARD GYP BOARD ON EACH FACE OF 2X4 STUDS AT 16" C/C. – NON-RATED

9 **INTERIOR LOAD BEARING WALL ASSEMBLY:**

5/8" FIRE GUARD GYP BOARD ON EACH FACE OF 2X4 STUDS AT 16" C/C. STUDS IN GRADE FLOOR WALLS IN ALL THREE STORY BUILDINGS TO BE AT 12" C/C. ONE HOUR RATED ASSEMBLY - UL # U305

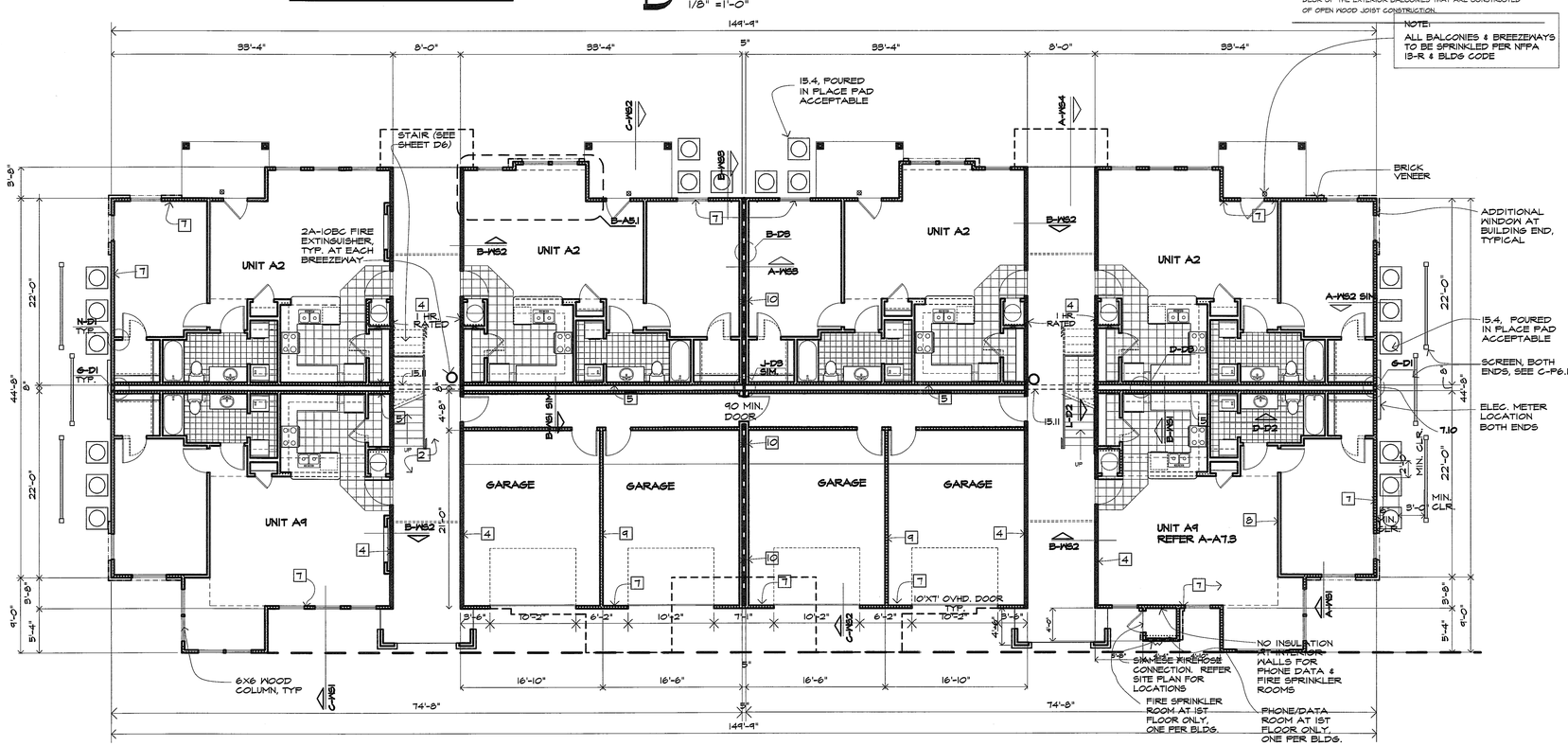
10 **TWO HOUR RATED WALL ASSEMBLY**

TWO LAYERS OF 5/8" F.G. GYP BOARD ON EACH FACE OF 2X4 METAL STUDS JOINTS OF LAYERS STAGGERED AND OCCURING OVER STUDS. TWO HOUR RATED ASSEMBLY - UL # U301



B BLDG. A2/A9 W/ GARAGES - 2ND & 3RD FLR. PLAN

1/8" =1'-0"



NOTE:
ALL BALCONIES & BREEZEWAYS TO BE SPRINKLED PER NFPA 13-R & BLDG CODE

SIAMESE FIRE HOSE CONNECTION. REFER SITE PLAN FOR LOCATIONS

FIRE SPRINKLER ROOM AT 1ST FLOOR ONLY, ONE PER BLDG.

NO INSULATION BETWEEN WALLS FOR PHONE DATA & FIRE SPRINKLER ROOMS

PHONE/DATA ROOM AT 1ST FLOOR ONLY, ONE PER BLDG.

A BLDG. A2/A9 W/ GARAGES - 1ST FLR. PLAN

1/8" =1'-0"

ALL BREEZEWAY WALLS SHALL BE A ONE-HOUR RATED ENCLOSURE AND HAVE SELF-CLOSING DOORS WITH A 60 MIN. RATED ASSEMBLY

ALL BALCONY AND BREEZEWAY FLOOR DRAIN THAT HAVE DEFLECTORS ARE WITHIN 1 INCH (25 MM) TO 6 INCHES (152 MM) BELOW THE STRUCTURAL MEMBERS, AND A MAXIMUM DISTANCE OF 14 INCHES (356 MM) BELOW THE DECK OF THE EXTERIOR BALCONIES THAT ARE CONSTRUCTED OF OPEN WOOD JOIST CONSTRUCTION.

KEYED NOTES:

2 SITE WORK
2.1 NOT USED
2.2 CONCRETE SIDEWALK, WIDTH AS NOTED ON PLAN

3 CONCRETE
3.1 FOUNDATION SYSTEM, REFER TO STRUCTURAL DRAWINGS
3.2 4" CONCRETE SLAB WITH 6X6, 10/10 WELDED WIRE MESH OVER WATERPROOF MEMBRANE ON MINIMUM 4"CRUSHED ROCK.
3.3 4" CONCRETE PATIO SLAB WITH 6X6 10/10 WWM ON 4" SAND CUSHION
3.4 FLOOR/CEILING ASSEMBLY - REFER ASSEMBLY LEGEND
3.5 BREEZEWAY FLOOR/CEILING ASSEMBLY - REFER ASSEMBLY LEGEND

4 MASONRY
4.1 8" CONCRETE RETAINING/STEM WALL WITH WATERPROOFING MEMBRANE & HDK PROTECTIVE BOARD ON EXTERIOR FACE AND WITH 5/8" GYP. BOARD ON 1X4 FURRING AT 24" O.C. WITH 3/4" RIGID INSULATION ON EXTERIOR FACE (SEE FOUNDATION DETAIL FOR REINFORCING).
4.2 8" CONCRETE STEM WALL. PAINT ALL EXPOSED SURFACES. ALL PORTIONS OF CONCRETE BLOCK STEM WALLS TO BE COVERED WITH SIDING ON FURRING STRIPS FOR ANY AREA TALLER THAN 8" ABOVE GRADE.
4.3 16" SQUARE BRICK COLUMN ON 24" SQUARE FOOTING.
4.4 BRICK VENEER, REFER BUILDING PLANS.
4.5 BRICK SOLDIER COURSE (COLOR MAY DIFFER FROM FIELD BRICK COLOR) ALT: 2X10
4.6 BRICK ROWLOCK COURSE.

5 METALS
5.1 STEEL FRAMED STAIR, WITH PRECAST CONCRETE TREAD.

6 WOOD AND PLASTICS
6.1 TREATED 2X4 SOLE PLATE W/ 1/2" ROUND X 12" LONG A.B. AT 32" O.C. ON APPLICABLE ZONE APPROVED TIE DOWN CLIP INSTALLED ANCHOR BOLT AT END STUD OF ALL WALL PANELS WITH A MINIMUM OF TWO A.B.'S PER SECTION OF WALL.
6.2 STRUCTURAL GRADE THERMAL PLY SHEATHING (TYPICAL ALL LOCATIONS).
6.3 FRAMED WALLS @ 16" O.C.
6.4 1X4 TRUSS BRIDGING AT TOP AND BOTTOM CHORD AND X-BRIDGING AT LAST 8 SPANS.
6.5 X-BRIDGING BETWEEN FLOOR JOISTS AT MAXIMUM 8' SPACING AT CONTRACTOR'S OPTION USE SOLID 2X BRIDGING.
6.6 2X10 BALCONY JOISTS (MOISTURE RESISTANT).
6.7 JOIST HANGER.
6.8 2X4 DECKING (MOISTURE RESISTANT). 2X6 DECKING MAY BE USED AT CONTRACTOR'S OPTION
6.9 3/4" PLYWOOD ON FLOOR JOISTS OR FLOOR TRUSSES WITH 3-1/2" BATT INSULATION. DOUBLE FLOOR TRUSSES UNDER WALLS PARALLEL TO TRUSS.
6.10 INSTALL HEADER TO FULL WIDTH OF OPENING AT SIDING ADJACENT TO EACH OPENING.
6.11 CONTINUOUS WOOD BLOCKING
6.12 2X4 OR 2X6 FURR EXTENSIONS.
6.13 EXTERIOR WALL ASSEMBLY - REFER ASSEMBLY LEGEND, W5
6.14 SEALANT JOINT AT ALL INTERSECTIONS OF SIDING TO TRIM
6.15 1/2" PLYWOOD.
6.16 6X6 WOOD POST.
6.17 2 X 6 STUDS AT 16" O.C.
6.18 3/8" ROUGH SAWN PLYWOOD SOFFIT WITH 1X2 TRIM
6.19 3/4" PLYWOOD FIRE STOP OR 2X BLOCKING
6.20 2 X 12 RIM JOIST OR EQUIVALENT.
6.21 WOOD GUARDRAIL AT DINING ONLY.
6.22 PREFAB WOOD FIREPLACE MANTLE AND SURROUND.
6.23 CEMENT FIBERBOARD TRIM OVER 2X6@ 5/8" BACKER, SOFFIT, CEMENT FIBERBOARD
6.24 WOOD TRIM
6.25 NOT USED
6.26 2X6 PID. DECKING, ALT.1, PRESSURE TREATED WOOD DECK, ALT.2, KEYNOTE 9.3
6.34 PAINTED WOOD SILL X 10" DEEP AT WINDOW SILL HEIGHT
6.35 CEILING ASSEMBLY -REFER ASSEMBLY LEGEND, W4
6.36 NOT USED.
6.37 2X3 STRINGER.
6.38 FURR DOWN SHADED AREA TO 7'-0" ABOVE FINISHED FLOOR, U.O.N.
6.39 SLOPE CEILING WITH 5:12 PITCH, TYPICAL AT ALL TOP FLOOR LIVING ROOM CEILINGS AND BEDROOM CEILINGS AS SHOWN ON UNIT PLAN
6.40 LINEN SHELVING CHANGE
6.41 VALE RAIL
6.42 WALL CABINET AND SHELVES ABOVE
6.43 BASE CABINET AND SHELVES
6.44 DRAWER(S) TYPICAL
6.45 5 WOOD SHELVES, 12" DEEP TYPICAL
6.46 NOT USED
6.47 NOT USED.
6.48 BREEZEWAY WALL ASSEMBLY - REFER ASSEMBLY LEGEND W3

7 THERMAL AND MOISTURE PROTECTION
7.1 ROOF ASSEMBLY - REFER ASSEMBLY LEGEND, R5
7.2 BATT OR BLOWN INSULATION (R-38) TYPICAL ALL ROOF AREAS.
~~7.3 CAVITY WALL (R-19).~~
7.4 SEALANT
7.5 BATT INSULATION (R-13) TYPICAL ALL EXTERIOR WALLS.
7.6 PREFINISHED GUTTER AND DOWNSPOUT WITH SPLASH BLOCK.
7.7 DIVERTER, PREFINISHED TO MATCH SHINGLES.
7.8 24 GAGE PAINTED, GALV METAL CAP WITH HEMMED EDGES.
7.9 26 GAGE PAINTED, GALV METAL STEP FLASHING
7.10 INSULATION TO BE CONTINUOUS AT ALL BUILDING ENDS AT GABLE WALL TYPICAL.
7.11 POLY VAPOR BARRIER WRAPPED AT PERIMETERING OF ALL WINDOWS AND DOORS. INSTALL STORM DOOR OR TRIPLE GLAZING WHERE REQUIRED. USE SAFETY GLASS.
7.12 WALL TO RECEIVE BATT INSULATION.
7.13 SADDLE, TYPICAL ALL PREFAB CHIMNEYS.
7.14 FLASHING LET UNDER THRESHOLD

8 DOORS AND WINDOWS
8.1 1'-0" X 2'-6" ATTIC ACCESS, REFER BLDG. PLAN
8.2 DIVIDED LITE, THERMAL GLAZED ALUMINUM WINDOW W/ WHITE ALUMINUM FINISH.
8.3 PAINTED, INSULATED, METAL CLAD, PANELIZED DOOR, W/ SPRING LOADED BUTTS. ALL DOORS TO HAVE DOOR VIEWER AND HAVE FOAM CORE.
8.4 PAINTED, FULL GLASS W/ DIVIDED LITE, METAL CLAD INSULATED PATIO DOOR. INSTALL STORM DOOR OR TRIPLE GLAZING WHERE REQUIRED. USE SAFETY GLASS.
8.5 DOOR BUCK AND TRIM.
8.6 PAINTED WOOD SILL AT WINDOW SILL HEIGHT
8.7 METAL THRESHOLD SET IN SEALANT.

9 FINISHES
9.1 ONE LAYER OF 1/2" GYP BD ATTIC DRAFT STOPPING ABOVE AND IN LINE WITH ALL TENANT SEPARATION WALLS.
9.2 ONE LAYER 5/8" GYP BOARD
9.3 TENANT SEPARATION WALL ASSEMBLY - REFER ASSEMBLY LEGEND W5
9.5 ADHESIVE WALLPAPER BORDER IN KITCHEN AND BATH ONLY.
9.6 5/8" GYP BOARD ON 2X4 STUDS.
9.7 5/8" FIREGUARD GYP BOARD.
9.8 1/2" GYPSUM BOARD.
9.9 CHAIRRAIL AT DINING.
9.10 CERAMIC TILE AT TUB ENCLOSURE
9.11 8X8 CERAMIC TILE ALT. 12X12
9.12 CANVAS AWNING.
9.13 PLASTIC LAMINATE NOSE, TOP, AND 4" HIGH BACK AND END SPLASHES AT WALLS
9.14 1 HOUR RATED WALL ASSEMBLY AT LOAD BEARING WALLS AND ALL EXTERIOR WALLS.
9.15 CERAMIC TILE AT HEARTH.
9.16 LINE OF FLOOR MATERIAL CHANGE.
9.17 CARPETING FLOORING
9.18 NOT USED
9.19 VINYL FLOORING W/ NO VINYL FLOORING UNDER DISHWASHER AT KITCHEN, TYP.

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10.1 EXHAUST GRILLE, W/ HARDWARE CLOTH COVER.
10.2 PAINTED WOOD OR GALV MTL ROOF VENTILATION LOUVER W/ BACKING SCREEN. SIZE TO BE IN ACCORDANCE WITH CODE REQUIREMENTS.
10.3 MAIL BOXES
10.4 TOWEL BAR AT 4'-6" A.F.F., PROVIDE 2X6 BLOCKING FLAT IN WALL.
10.5 GRAB BAR AND SOAP HOLDER, TYPICAL ALL TUB ENCLOSURES, PROVIDE 2X6 BLOCKING FLAT IN WALL.
10.6 1/4" POLISHED PLATE MIRROR WITH MAXIMUM GAP OF 1" AT PERIMETER OF MIRROR

11 EQUIPMENT
11.1 MICROWAVE OVEN / RANGE HOOD COMBINATION.
11.2 REFRIGERATOR W/ ICEMAKER.
11.3 DISHWASHER.
11.4 30" RANGE
11.5 WASHER (N.I.C.)
11.6 DRYER (N.I.C.)

15 MECHANICAL
15.1 PLUMBING ACCESS PANEL, TYPICAL ALL TUB / SHOWER LOCATIONS.
15.2 HOT WATER HEATER ACCESS PANEL, TYPICAL AT WATER HEATER LOCATIONS.
15.3 EXHAUST FAN, VENT THROUGH ROOF AT TOP FLOOR, THROUGH WALL VIA FLOOR JOIST FRAMING SPACE AT ALL OTHER FLOORS, TERMINATING DEVICE TO HAVE HARDWARE CLOTH COVER.
15.4 CONDENSING UNITS ON CONC. PAD, PRECAST OR PREFORMED PAD. ALL REFRIG. LINES TO BE COMPLETELY CONCEALED FROM VIEW.
15.5 DRYER VENT, VENT THRU ROOF AT TOP FLOOR, THROUGH WALL VIA FLOOR JOIST SPACE AT ALL OTHER FLOORS, TERMINATING DEVICE TO HAVE HARDWARE CLOTH COVER.
15.6 HOT AND CONDENSATE DRAIN FOR WATER HEATER.
15.7 ROOF MOUNTED ATTIC VENTS PER APPLICABLE CODE REQUIREMENTS.
15.8 WATER METERS
15.9 PREFABRICATED WASHER HOOK-UP BOX, PROVIDE HOT AND COLD WATER SUPPLY AND DRAIN W/LEVER TYPE STOP VALVE.
15.10 RANGE HOOD VENT, VENT THRU ROOF AT TOP FLOOR, THRU WALL VIA FLOOR JOIST SPACE AT ALL OTHER FLOORS, TERMINATING DEVICE TO HAVE HARDWARE CLOTH COVER.
15.11 ENCASE SPRINKLER PIPES W/ RIGID INSULATION AT ALL BREEZEWAY LOCATIONS, REFER FIRE SPRINKLER PLANS.

16 ELECTRICAL
16.1 ELECTRICAL METERS, TYPICAL LOCATION
16.2 J-BOX FOR RANGE HOOD ON SEPARATE CIRCUIT-120V
16.3 JUNCTION BOX FOR DISHWASHER - 120V
16.4 JUNCTION BOX FOR DISPOSAL - 120V
16.5 JUNCTION BOX FOR FURNACE - 240V
16.6 JUNCTION BOX FOR WATER HEATER - 240V
16.7 LIGHT FIXTURE, TYPICAL DESIGNATION
16.8 ELECTRIC FURNACE
16.11 ELECTRIC WATER HEATER

REVISIONS

PROJECT: Artisan Point at Lees Summit
LOCATION: Lee Summit, Missouri
CLIENT: Case Development Services

SEAL:

STATE OF MISSOURI
LARRY KEITH WEST
A-2003
REGISTERED ARCHITECT

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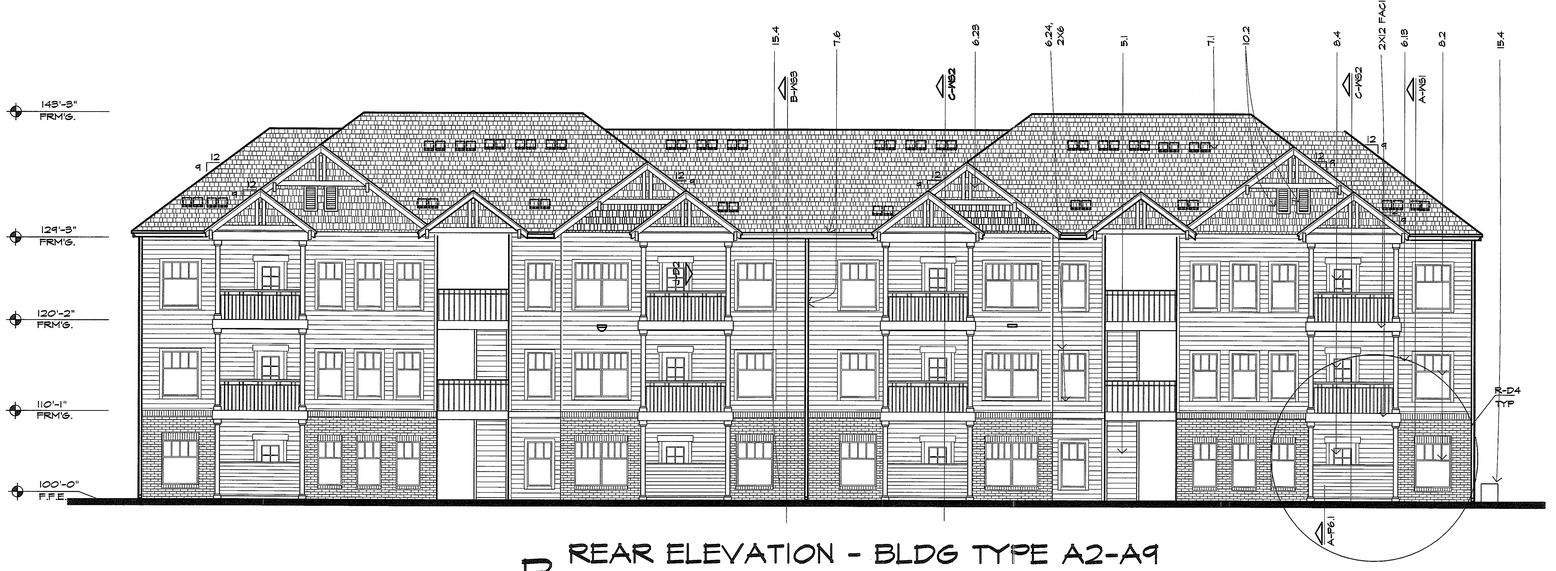
Architects Collective
4200 EAST SKELLY DRIVE SUITE 750
TULSA, OKLAHOMA 74135
918/492-2987

PROJECT NUMBER:
DATE: 05/08/18

SHEET TITLE:
BUILDING PLAN

SHEET NUMBER:
A3.3

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B REAR ELEVATION - BLDG TYPE A2-A9

1/8" =1'-0"

ALL ROOF JACK & PENETRATIONS SHALL BE PAINTED TO MATCH ADJACENT ROOF COLOR.

A FRONT ELEVATION - BLDG TYPE A2-A9

1/8" =1'-0"

ALL BREEZEWAY WALLS SHALL BE A ONE-HOUR RATED ENCLOSURE AND HAVE SELF-CLOSING DOORS WITH A 60 MIN. RATED ASSEMBLY

KEYED NOTES:

2 SITE WORK
- 2.1 NOT USED
- 2.2 CONCRETE SIDEWALK, WIDTH AS NOTED ON PLAN

3 CONCRETE
- 3.1 FOUNDATION SYSTEM, REFER TO STRUCTURAL DRAWINGS
- 3.2 4" CONCRETE SLAB WITH 6X6, 10/10 WELDED WIRE MESH OVER WATERPROOF MEMBRANE ON MINIMUM 4"CRUSHED ROCK.
- 3.3 4" CONCRETE PATIO SLAB WITH 6X6 10/10 WWM ON 4" SAND CUSHION
- 3.4 FLOOR/CEILING ASSEMBLY - REFER ASSEMBLY LEGEND
- 3.5 BREEZEWAY FLOOR/CEILING ASSEMBLY - REFER ASSEMBLY LEGEND

4 MASONRY
- 4.1 8" CONCRETE RETAINING/STEM WALL WITH WATERPROOFING MEMBRANE & 1/4"X4' PROTECTIVE BOARD ON EXTERIOR FACE AND WITH 5/8" GYP. BOARD ON 1X4 FURRING AT 24" O.C. WITH 3/4" RIGID INSULATION ON INTERIOR FACE (SEE FOUNDATION DETAIL FOR REINFORCING).
- 4.2 8" CONCRETE STEM WALL. PAINT ALL EXPOSED SURFACES. ALL PORTIONS OF CONCRETE BLOCK STEM WALLS TO BE COVERED WITH SIDING ON FURRING STRIPS FOR ANY AREA TALLER THAN 8" ABOVE GRADE
- 4.3 BRICK LEDGE, SEE PLAN ON 24" SQUARE FOOTING.
- 4.4 BRICK SOLDIER COURSE, SEE ELEVATIONS
- 4.5 BRICK SOLDIER COURSE/COLOR MAY DIFFER FROM FIELD BRICK, COLORS ALT. 2X10
- 4.6 BRICK ROWLOCK COURSE.

5 METALS
- 5.1 STEEL FRAMED STAIR, WITH PRECAST CONCRETE TREAD.

6 WOOD AND PLASTICS
- 6.1 TREATED 2X4 SOLE PLATE W/ 1/2" ROUND X 12" LONG A.B. AT 48" O.C. OR APPLICABLE CODE APPROVED TIE DOWN CLIP. INSTALL ANCHOR BOLT AT EACH END OF ALL SHORT WALLS WITH A MINIMUM OF TWO A.B.'S PER SECTION OF WALL
- 6.2 STRUCTURAL GRADE THERMAL FLY SHEATHING (TYPICAL ALL LOCATIONS)
- 6.3 TRUSSED RAFTERS AT 24"OC.
- 6.4 1X4 TRUSS BRIDGING AT TOP AND BOTTOM CHORDS AND X-BRIDGING AT LAST 6 SPANS
- 6.5 X-BRIDGING BETWEEN FLOOR JOISTS AT MAXIMUM 8' SPACINGS AT CONTRACTOR'S OPTION USE SOLID 2X BRIDGING.
- 6.6 2X10 BALCONY JOISTS (MOISTURE RESISTANT).
- 6.7 JOIST HANGER.
- 6.8 2X6 DECKING (MOISTURE RESISTANT). 2X6 DECKING AT 45 DEGREE ANGLE AT CONTRACTOR'S OPTION
- 6.9 3/4" PLYWOOD ON FLOOR JOISTS OR TRUSSES WITH 8-1/2" BATT INSULATION. DOUBLE FLOOR TRUSSES UNDER WALLS PARALLEL TO TRUSS.
- 6.10 INSTALL HEADER TO FULL WIDTH OF OPENING AT OPENING ADJACENT TO EACH OTHER.
- 6.11 CONTINUOUS WOOD BLOCKING
- 6.12 2X6 RAFTER EXTENSIONS.
- 6.13 EXTERIOR WALL ASSEMBLY - REFER ASSEMBLY LEGEND, MS1
- 6.14 SEALANT JOINT AT ALL INTERSECTIONS OF SIDING TO TRIM
- 6.15 1/2" PLYWOOD.
- 6.16 6X6 WOOD POST.
- 6.17 2 X 6 STUDS AT 16" O.C.
- 6.18 5/8" ROUGH SAWN PLYWOOD SOFFIT WITH 1X2 TRIM
- 6.19 3/4" PLYWOOD FIRE STOP OR 2X BLOCKING
- 6.20 2 X 12 RIM JOIST OR EQUIVALENT.
- 6.21 WOOD CHAIRRAIL AT DINING ONLY.
- 6.22 PREFAB WOOD FIREPLACE MANTLE AND SURROUND.
- 6.23 CEMENT FIBERBOARD TRIM OVER 2X6@8 SUP BACKER. SOFFIT: CEMENT FIBERBOARD
- 6.24 WOOD TRIM
- 6.25 NOT USED
- 6.26 2X6 HD. DECKING. ALT.1: PRESSURE TREATED WOOD DECK. ALT.2: KEYNOTE 9.5
- 6.34 PAINTED WOOD SILL X 10" DEEP AT WINDOW SILL
- 6.35 CEILING ASSEMBLY -REFER ASSEMBLY LEGEND, HS1
- 6.36 NOT USED.
- 6.37 2X12 STRINGER.
- 6.38 FURR DOWN SHADED AREA TO 7'-0" ABOVE FINISHED FLOOR, U.O.N.
- 6.39 SLOPE CEILING WITH 3:12 PITCH, TYPICAL AT ALL TOP FLOOR LIVING ROOM CEILINGS AND BEDROOM CEILINGS AS SHOWN ON UNIT PLAN
- 6.40 LINE OF CEILING CHANGE.
- 6.41 STAIR RAIL.
- 6.42 WALL CABINET AND SHELVES ABOVE
- 6.43 BASE CABINET AND SHELVES
- 6.44 DRAWER(S) TYPICAL
- 6.45 3 WOOD SHELVES, 12" DEEP TYPICAL.
- 6.46 NOT USED
- 6.47 NOT USED.
- 6.48 BREEZEWAY WALL ASSEMBLY - REFER ASSEMBLY LEGEND HS1

7 THERMAL AND MOISTURE PROTECTION
- 7.1 ROOF ASSEMBLY - REFER ASSEMBLY LEGEND, HS1
- 7.2 BATT OR BLOWN INSULATION (R-38) TYPICAL ALL ROOF AREAS.
- ~~7.3 SEALANT~~
- 7.4 SEALANT
- 7.5 BATT INSULATION (R-13) TYPICAL ALL EXTERIOR WALLS.
- 7.6 PREFINISHED GUTTER AND DOWNSPOUT WITH SPLASH BLOCK.
- 7.7 DIVERTER, PREFINISHED TO MATCH SHINGLES.
- 7.8 24 GAGE PAINTED, GALV METAL CAP WITH HEMMED EDGES.
- 7.9 26 GAGE PAINTED, GALV METAL STEP FLASHING
- 7.10 INSULATION TO BE CONTINOUS AT ALL BULDING ENDS AT CHASE WALL TYPICAL.
- 7.11 POLY VAPOR BARRIER WRAPPED AT PERIMETERING OF ALL WINDOWS AND DOORS
- 7.12 WALL TO RECEIVE BATT INSULATION.
- 7.13 SADDLE, TYPICAL ALL FIREBOX CHIMNEYS.
- 7.14 FLASHING LET UNDER THRESHOLD

8 DOORS AND WINDOWS
- 8.1 1'-0" X 2'-6" ATTIC ACCESS, REFER BLDG. PLAN
- 8.2 DIVIDED LITE, THERMAL GLAZED ALUMINUM WINDOW W/ WHITE ALUMINUM FINISH.
- 8.3 PAINTED, INSULATED, METAL CLAD, PANELIZED DOOR, W/ SPRING LOADED BUTTS. ALL DOORS TO HAVE DOOR VIEWER AND HAVE FOAM CORE.
- 8.4 PAINTED, FULL GLASS W/ DIVIDED LITE METAL CLAD INSULATED PATIO DOOR. INSTALL STORM DOOR OR TRIPLE GLAZING WHERE REQUIRED. USE SAFETY GLASS.
- 8.5 DOOR BUCK AND TRIM.
- 8.6 PAINTED WOOD SILL AT WINDOW SILL HEIGHT
- 8.7 METAL THRESHOLD SET IN SEALANT.

9 FINISHES
- 9.1 ONE LAYER OF 1/2" GYP BD ATTIC DRAFT STOPPING ABOVE AND IN LINE WITH ALL TENANT SEPARATION WALLS.
- 9.2 ONE LAYER 5/8" GYP BOARD
- 9.3 TENANT SEPARATION WALL ASSEMBLY - REFER ASSEMBLY LEGEND, MS1
- 9.5 PAINT AND WALLPAPER BORDER IN KITCHEN AND BATH ONLY.
- 9.6 5/8" GYP BOARD ON 2X4 STUDS.
- 9.7 5/8" FIRESHARD GYP BOARD.
- 9.8 1/2" GYPSUM BOARD.
- 9.9 CHAIRRAIL AT DINING.
- 9.10 CERAMIC TILE AT TUB ENCLOSURE.
- 9.11 2X8 CERAMIC TILE ALT. 12X12
- 9.12 CANVAS AWNING.
- 9.13 PLAM LAMINATE NOSE, TOP, AND 4" HIGH BACK AND END SPLASHES AT WALLS
- 9.14 1 HOUR RATED WALL ASSEMBLY AT LOAD BEARING WALLS AND ALL EXTERIOR WALLS.
- 9.15 CERAMIC TILE AT HEARTH
- 9.16 LINE OF FLOOR MATERIAL CHANGE.
- 9.17 CARPETING FLOORING
- 9.18 NOT USED.
- 9.19 VINYL FLOORING W/ NO VINYL FLOORING UNDER DISHWASHER AT KITCHEN, TYP.

10 SPECIALTIES
- 10.1 EXHAUST GRILLE W/ HARDWARE CLOTH COVER.
- 10.2 PAINTED WOOD OR GALV MTL ROOF VENTILATION LOUVER W/ BACKING SCREEN. SIZE TO BE IN ACCORDANCE WITH CODE REQUIREMENTS.
- 10.3 MAIL BOXES
- 10.4 TOWEL BAR AT 4'-6" A.F.F., PROVIDE 2X8 BLOCKING FLAT IN WALL.
- 10.5 GRAB BAR AND SOAP HOLDER, TYPICAL ALL TUB ENCLOSURES, PROVIDE 2X8 BLOCKING FLAT IN WALL.
- 10.6 1/4" POLISHED PLATE MIRROR WITH MAXIMUM GAP OF 1" AT PERIMETER OF MIRROR

11 EQUIPMENT
- 11.1 MICROWAVE OVEN / RANGE HOOD COMBINATION.
- 11.2 REFRIGERATOR W/ ICEMAKER.
- 11.3 DISHWASHER.
- 11.4 30" RANGE
- 11.5 WASHER (N.I.C.)
- 11.6 DRYER (N.I.C.)

15 MECHANICAL
- 15.1 PLUMBING ACCESS PANEL, TYPICAL ALL TUB / SHOWER LOCATIONS.
- 15.2 HOT WATER HEATER ACCESS PANEL, TYPICAL AT WATER HEATER LOCATIONS.
- 15.3 EXHAUST FAN, VENT THROUGH ROOF AT TOP FLOOR, THROUGH WALL VIA FLOOR FRAMING SPACE AT ALL OTHER FLOORS, TERMINATING DEVICE TO HAVE HARDWARE CLOTH COVER.
- 15.4 CONDENSING UNITS ON CONC. PAD, PRECAST OR PREFORMED PAD. ALL REFRIG. LINES TO BE COMPLETELY CONCEALED FROM VIEW.
- 15.5 DRYER VENT, VENT THRU ROOF AT TOP FLOOR, THRU WALL VIA FLOOR JOIST SPACE AT ALL OTHER FLOORS, TERMINATING DEVICE TO HAVE HARDWARE CLOTH COVER.
- 15.6 POP-OFF AND CONDENSATE DRAIN FOR WATER HEATER
- 15.7 ROOF MOUNTED ATTIC VENTS PER APPLICABLE CODE REQUIREMENTS.
- 15.8 WATER METERS
- 15.9 PREFABRICATED WASHER HOOK-UP BOX, PROVIDE HOT AND COLD WATER SUPPLY AND DRAIN W/LEVER TYPE STOP VALVE.
- 15.10 RANGE HOOD VENT, VENT THRU ROOF AT TOP FLOOR, THRU WALL VIA FLOOR JOIST SPACE AT ALL OTHER FLOORS, TERMINATING DEVICE TO HAVE HARDWARE CLOTH COVER.
- 15.11 ENCASE SPRINKLER PIPES W/ RIGID INSULATION AT ALL BREEZEWAY LOCATIONS, REFER FIRE SPRINKLER PLANS.

16 ELECTRICAL
- 16.1 ELECTRICAL METERS, TYPICAL LOCATION.
- 16.2 J-BOX FOR RANGE HOOD ON SEPARATE CIRCUIT-120V
- 16.3 JUNCTION BOX FOR DISHWASHER - 120V
- 16.4 JUNCTION BOX FOR DISPOSAL - 120V
- 16.5 JUNCTION BOX FOR FURNACE - 240V
- 16.6 JUNCTION BOX FOR WATER HEATER - 240V
- 16.7 LIGHT FIXTURE, TYPICAL DESIGNATION
- 16.8 ELECTRIC FURNACE
- 16.9 ELECTRIC WATER HEATER

REVISIONS

Artisan Point at Lees Summit

PROJECT:
LOCATION: Lee Summit, Missouri
CLIENT: Case Development Services

SEAL:



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Architects Collective
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TULSA, OKLAHOMA 74135
918/492-2987

PROJECT NUMBER:
DATE: 05/05/16

SHEET TITLE:
ELEVATIONS BLDG. A2-A9

SHEET NUMBER:
A3.3A

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ASSEMBLY LEGEND - REFER STD3

1 **FLOOR/CEILING ASSEMBLY:**

3/4" GYP CRETE ON 5/8" PLYWOOD ON 2X12 FLOOR JOISTS (SPACING AS SHOWN ON FRAMING PLAN), WITH ONE LAYER OF 5/8" TYPE X GYP BOARD CEILING ON 3/4" RESILIENT FURRING CHANNELS AT 24" O.C. - ONE HOUR RATED ASSEMBLY - UL # LS33

2 **BREEZEWAY/BALCONY FLOOR/CEILING ASSEMBLY:**

1 1/2" MIN. LIGHT WEIGHT CONCRETE ON SHEET MEMBRANE WATER PROOFING ON 3/4" PLYWOOD ON 2X10 JOISTS AS SHOWN ON FRAMING PLANS W/ 5/8" TYPE X GYP. BD, ON 3/4" RESILIENT FURRING CHANNELS AT 24" O.C. ONE HOUR RATED ASSEMBLY - UL # LS33

3 **ROOF CEILING ASSEMBLY:**

ASPHALT SHINGLES (MIN. CLASS B) ON 15# FELT ON 1/2" OSB DECKING ON WOOD TRUSSED/ STICK FRAMED RAFTERS AT 24" O/C U.O.N. AND ONE LAYER OF 5/8" TYPE X GYP. BD, ON 3/4" RESILIENT FURRING CHANNELS ON BOTTOM CHORD OF ASSEMBLY ABOVE ONE HOUR RATED ASSEMBLY - UL # PS22

4 **BREEZEWAY WALLS & EXTER. WALLS 10' EACH SIDE OF STAIR ASSEMBLY:**

SIDING ON ONE LAYER OF 5/8" FIREGUARD GYP BOARD SHEATHING ON 2X4 STUDS WITH R-13 BATT INSULATION AND WITH ONE LAYER OF 5/8" FIREGUARD GYP BOARD ON INSIDE FACE.. STUDS AT GRADE FLOOR WALLS IN ALL THREE STORY BUILDINGS TO BE AT 12" C/C ONE HOUR RATED ASSEMBLY - UL # U309, GA # WP 8105

5 **TENANT SEPARATION WALL ASSEMBLY:**

ONE LAYER 5/8" TYPE X GYP. BD. ON OUTSIDE FACE EACH OF DOUBLE 2X4 STUDS WITH 3-1/2" BATT INSULATION IN ONE SIDE ONLY.@ PLUMBING CHASE FOR PLUMBING WALLS (LONGITUDINAL TO BUILDING), 1" SPACE BETWEEN WALLS FOR ALL OTHER TENANT SEPARATION WALLS (TRANSVERSE TO BUILDING). STUDS AT GRADE FLOOR WALLS IN ALL THREE STORY BUILDINGS TO BE AT 12" C/C ONE HOUR RATED ASSEMBLY - UL # U341 (STC 56)

6 **NON-RATED EXTERIOR WALL ASSEMBLY:**

SIDING (OR MASONRY VENEER) ON ONE LAYER OF FIBERBRACE OR 1/2" OSB SHEATHING ON 2X4 STUDS AT 16" C/C WITH R-13 BATT INSULATION AND WITH 1/2" GYP BOARD ON INSIDE FACE OF WALL. STUDS AT GRADE FLOOR WALLS IN ALL THREE STORY BUILDINGS TO BE AT 12" C/C

7 **EXTERIOR RATED WALL ASSEMBLY:**

SIDING (OR MASONRY VENEER) ON ONE LAYER OF STRUCTURAL GRADE, FIBERBRACE OR 1/2" OSB SHEATHING ON 2X4 STUDS AT 16" C/C WITH R-13 BATT INSULATION AND WITH 5/8" TYPE 'X' GYP. BD. ON INSIDE FACE OF WALL. STUDS AT GRADE FLOOR WALLS IN ALL THREE STORY BUILDINGS TO BE AT 12" C/C. ONE HOUR RATED ASSEMBLY - BRUOSU REPORT 7187 (ASTM TEST E 119-61) - UL # U356

8 **INTERIOR NON-LOAD BEARING WALL ASSEMBLY:**

1/2" GYP BOARD ON EACH FACE OF 2X4 STUDS AT 16" C/C.5/8" FIRE GUARD GYP BOARD ON EACH FACE OF 2X4 STUDS AT 16' C/C. -- NON-RATED

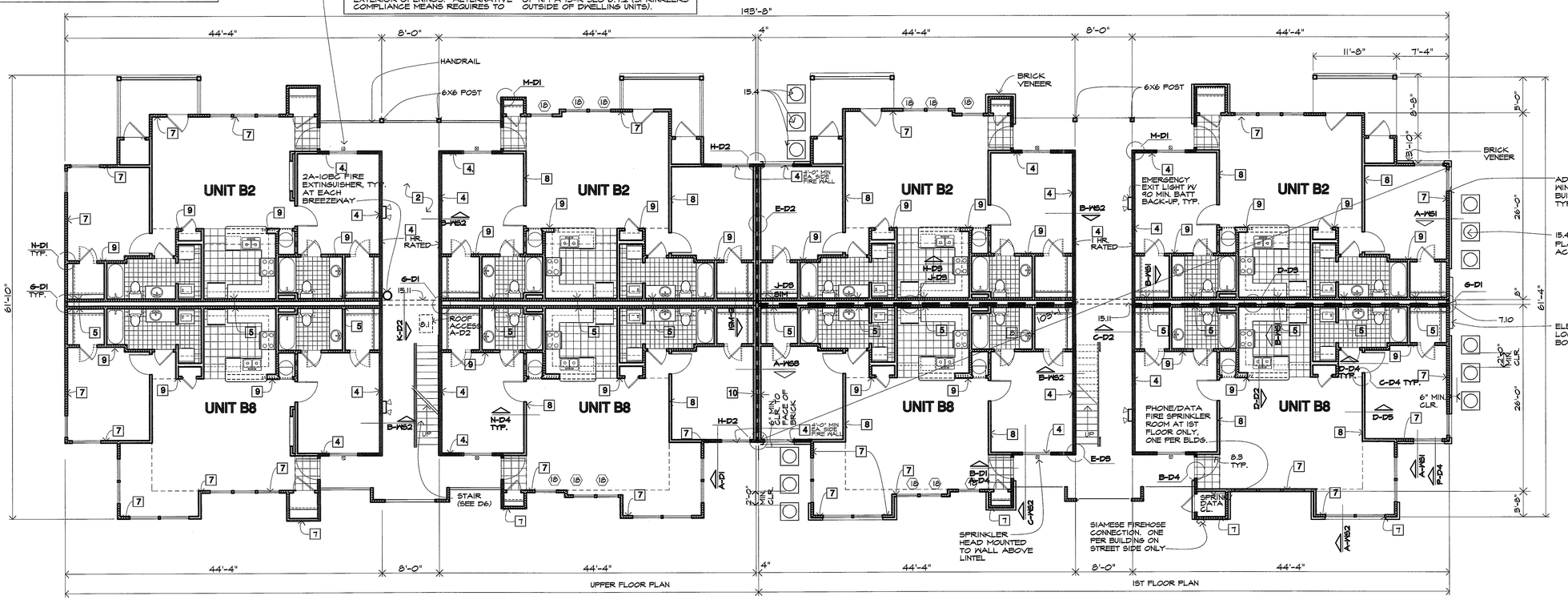
9 **INTERIOR LOAD BEARING WALL ASSEMBLY:**

5/8" FIRE GUARD GYP BOARD ON EACH FACE OF 2X4 STUDS AT 16' C/C. STUDS IN GRADE FLOOR WALLS IN ALL THREE STORY BUILDINGS TO BE AT 12" C/C. ONE HOUR RATED ASSEMBLY - UL # U305

10 **TWO HOUR RATED WALL ASSEMBLY**

TWO LAYERS OF 5/8" F.G. GYP BOARD ON EACH FACE OF 2X4 METAL STUDS JOINTS OF LAYERS STAGGERED AND OCCURING OVER STUDS. TWO HOUR RATED ASSEMBLY - UL # U301

FIRE PROTECTIVE ASSEMBLIES ARE NOT REQUIRED WHERE OUTSIDE AUTOMATIC SPRINKLERS ARE INSTALLED FOR PROTECTION OF EXTERIOR OPENINGS. ALTERNATIVE COMPLIANCE MEANS REQUIRES TO PROVIDE FREEZE PROOF HEADS DESIGNED IN ACCORDANCE WITH NFPA 13-R SEC 6.7.2 (SPRINKLERS OUTSIDE OF DWELLING UNITS).



ALL BREEZEWAY WALLS SHALL BE A ONE-HOUR RATED ENCLOSURE AND HAVE SELF-CLOSING DOORS WITH A 60 MIN. RATED ASSEMBLY

A BUILDING PLAN - BLDG B2/B8-3 STORY

1/8"=1'-0"

PER IBC 903.3.1.2.1 BALCONIES. SPRINKLER PROTECTION SHALL BE PROVIDED FOR EXTERIOR BALCONIES AND GROUND-FLOOR PATIOS OF DWELLING UNITS WHERE THE BUILDING IS OF TYPE V CONSTRUCTION. SIDEWALL SPRINKLERS THAT ARE USED TO PROTECT SUCH AREAS SHALL BE PERMITTED TO BE LOCATED SUCH THAT THEIR DEFLECTORS ARE WITHIN 1 INCH (25 MM) TO 6 INCHES (152 MM) BELOW THE STRUCTURAL MEMBERS, AND A MAXIMUM DISTANCE OF 14 INCHES (356 MM) BELOW THE DECK OF THE EXTERIOR BALCONIES THAT ARE CONSTRUCTED OF OPEN WOOD JOIST CONSTRUCTION.

KEYED NOTES:

2 SITE WORK
2.1 NOT USED
2.2 CONCRETE SIDEWALK, WIDTH AS NOTED ON PLAN

3 CONCRETE
3.1 FOUNDATION SYSTEM, REFER TO STRUCTURAL DRAWINGS
3.2 4" CONCRETE SLAB WITH 6X6, 10/10 WELDED WIRE MESH OVER WATERPROOF MEMBRANE ON MINIMUM 4"CRUSHED ROCK.
3.3 4" CONCRETE PATIO SLAB WITH 6X6 10/10 WWM ON 4" SAND CUSHION
3.4 FLOOR/CEILING ASSEMBLY - REFER ASSEMBLY LEGEND
3.5 BREEZEWAY FLOOR/CEILING ASSEMBLY - REFER ASSEMBLY LEGEND

4 MASONRY
4.1 8" CONCRETE RETAINING/STEM WALL WITH WATERPROOFING MEMBRANE & 16GK PROTECTIVE BOARD ON EXTERIOR FACE AND WITH 5/8" GYP. BOARD ON 1X4 FURRING AT 24" O.C. WITH 3/4" RIGID INSULATION ON EXTERIOR FACE (SEE FOUNDATION DETAIL FOR REINFORCING)
4.2 8" CONCRETE STEM WALL. PAINT ALL EXPOSED SURFACES. ALL PORTIONS OF CONCRETE BLOCK STEM WALLS TO BE COVERED WITH SIDING OR FURRING STRIPS TO WITHIN 8" OF FINISH GRADE. MAX 6" ABOVE GRADE.
4.3 12" CONCRETE BRICK LEDGE ON CONCRETE FOOTING.
4.4 BRICK VENEER, REFER BUILDING PLANS
4.5 BRICK SOLDIER COURSE, (COLOR MAY DIFFER FROM FIELD BRICK COLOR) ALT. 2X10
4.6 BRICK ROWLOCK COURSE.

5 METALS
5.1 STEEL FRAMED STAIR, WITH PRECAST CONCRETE TREAD.

6 WOOD AND PLASTICS
6.1 TREATED 2X4 SOLE PLATE W/ 1/2" ROUND X 12" LONG A.B. AT 48" O.C. OR APPLICABLE CODE APPROVED TIE DOWN CLIP. INSTALL ANCHOR BOLT AT EACH END OF ALL SHORT WALLS WITH A MINIMUM OF TWO A.B.'S PER SECTION OF WALL.
6.2 STRUCTURAL GRADE THERMAL FLY SHEATHING (TYPICAL ALL LOCATIONS)
6.3 TRUSSED RAFTERS AT 24"OC.
6.4 1X4 TRUSS BRIDGING AT TOP AND BOTTOM CHORDS AND X-BRIDGING AT LAST 8 SPANS
6.5 X-BRIDGING BETWEEN FLOOR JOISTS AT MAXIMUM 8'-0" SPACING AT CONTRACTOR'S OPTION USE SOLID 2X BRIDGING
6.6 2X10 BALCONY JOISTS (MOISTURE RESISTANT).
6.7 JOIST HANGER.
6.8 2X4 DECKING (MOISTURE RESISTANT). 2X6 DECKING MAY BE USED AT CONTRACTOR'S OPTION
6.9 3/4" PLYWOOD ON FLOOR JOISTS OR FLOOR TRUSSES WITH 3-1/2" BATT INSULATION. DOUBLE FLOOR TRUSSES UNDER WALLS PARALLEL TO TRUSS.
6.10 INSTALL HEADER TO FULL WIDTH OF OPENING AT OPENING ADJACENT TO EACH OTHER.
6.11 CONTINUOUS WOOD BLOCKING
6.12 2X6 RAFTER EXTENSIONS.
6.13 EXTERIOR WALL ASSEMBLY - REFER ASSEMBLY LEGEND, WS1
6.14 SEALANT JOINT AT ALL INTERSECTIONS OF SIDING TO TRIM
6.15 1/2" PLYWOOD.
6.16 6X6 WOOD POST.
6.17 2 X 6 STUDS AT 16" O.C.
6.18 5/8" ROUGH SAWN PLYWOOD SOFFIT WITH 1X2 TRIM
6.19 3/4" PLYWOOD FIRE STOP OR 2X BLOCKING
6.20 2 X 12 RIM JOIST OR EQUIVALENT.
6.21 WOOD GUARDRAIL AT DINING ONLY.
6.22 PREFAB WOOD FIREPLACE MANTLE AND SURROUND.
6.23 CEMENT FIBERBOARD TRIM OVER 2X@16 O/P BACKER. SOFFIT: CEMENT FIBERBOARD
6.24 WOOD TRIM
6.25 NOT USED.
6.26 2X6 WD. DECKING, ALT.: PRESSURE TREATED WOOD DECK, ALT.2: KEYNOTE 3.5
6.34 PAINTED WOOD SILL X 10" DEEP AT WINDOW SILL HEIGHT
6.35 CEILING ASSEMBLY -REFER ASSEMBLY LEGEND, WS1
6.36 NOT USED.
6.37 2X12 STRINGER.
6.38 TURK DOWN SHADED AREA TO 7'-0" ABOVE FINISHED FLOOR, U.O.N.
6.39 SLOPE CEILING WITH 3:12 PITCH, TYPICAL AT ALL TOP FLOOR LIVING ROOM CEILINGS AND BEDROOM CEILINGS AS SHOWN ON UNIT PLAN
6.40 LINE OF CEILING CHANGE.
6.41 STAIR RAIL
6.42 HALL CABINET AND SHELVES ABOVE
6.43 BASE CABINET AND SHELVES
6.44 DRAWER(S) TYPICAL.
6.45 5 WOOD SHELVES, 12" DEEP TYPICAL.
6.46 NOT USED
6.47 NOT USED.
6.48 BREEZEWAY WALL ASSEMBLY - REFER ASSEMBLY LEGEND WS1

7 THERMAL AND MOISTURE PROTECTION
7.1 ROOF ASSEMBLY - REFER ASSEMBLY LEGEND, WS1
7.2 BATT OR BLOWN INSULATION (R-38) TYPICAL ALL ROOF AREAS
~~7.3 BATT INSULATION (R-11)~~
7.4 SEALANT
7.5 BATT INSULATION (R-13) TYPICAL ALL EXTERIOR WALLS.
7.6 PREFINISHED GUTTER AND DOWNSPOUT WITH SPLASH BLOCK.
7.7 DIVERTER, PREFINISHED TO MATCH SHINGLES.
7.8 24 GAGE PAINTED, GALV METAL CAP WITH HEMMED EDGES.
7.9 26 GAGE PAINTED, GALV METAL STEP FLASHING
7.10 INSULATION TO BE CONTINUOUS AT ALL BUILDING ENDS AT GHASE WALL TYPICAL.
7.11 POLY VAPOR BARRIER WRAPPED AT PERIMETERING OF ALL WINDOWS AND DOORS.
7.12 WALL TO RECEIVE BATT INSULATION.
7.13 SADDLE, TYPICAL ALL FIELDO CHIMNEYS.
7.14 FLASHING LET UNDER THRESHOLD

8 DOORS AND WINDOWS
8.1 1'-10" X 2'-6" ATTIC ACCESS, REFER BLDG. PLAN
8.2 DIVIDED LITE, THERMAL GLAZED ALUMINUM WINDOW W/ MITE ALUMINUM FINISH
8.3 PAINTED, INSULATED, METAL CLAD, PANELIZED DOOR, W/ SPRING LOADED BUTTS. ALL DOORS TO HAVE DOOR VIEWER AND HAVE FOAM CORE.
8.4 PAINTED FULL GLASS W/ DIVIDED LITE, METAL CLAD INSULATED PATIO DOOR. INSTALL STORM DOOR OR TRIPLE GLAZING WHERE REQUIRED. USE SAFETY GLASS.
8.5 DOOR BUCK AND TRIM.
8.6 PAINTED WOOD SILL AT WINDOW SILL HEIGHT
8.7 METAL THRESHOLD SET IN SEALANT.

9 FINISHES
9.1 ONE LAYER OF 1/2" GYP BD ATTIC DRAFT STOPPING ABOVE AND IN LINE WITH ALL TENANT SEPARATION WALLS.
9.2 ONE LAYER 5/8" GYP BOARD
9.3 TENANT SEPARATION WALL ASSEMBLY - REFER ASSEMBLY LEGEND, WS1
9.4 EXTENT OF HALLWAY BORDER IN KITCHEN AND BATH ORE.
9.6 5/8" GYP BOARD ON 2X4 STUDS.
9.7 1/2" GYPSUM BOARD.
9.8 CHANNEL.
9.10 CERAMIC TILE AT TUB ENCLOSURE.
9.11 CERAMIC TILE ALT. 12X12
9.12 CANVAS AWNING.
9.13 PLASTIC LAMINATE NOSE, TOP, AND 4" HIGH BACK AND END SPLASHES AT WALLS
9.14 PAINTED WALL AND CEILING AT LOAD BEARING WALLS AND ALL EXTERIOR WALLS.
9.15 CERAMIC TILE AT HEARTH.
9.16 LINE OF FLOOR MATERIAL CHANGE.
9.17 PAINTED FLOORING
9.18 VINYL FLOORING W/ NO VINYL FLOORING UNDER DISHWASHER AT KITCHEN, TYP.

10 SPECIALTIES
10.1 EXHAUST GRILLE, W/ HARDWARE CLOTH COVER.
10.2 PAINTED WOOD OR GALV MTL. ROOF VENTILATION LOUVER W/ BIRD SCREEN. SIZE TO BE IN ACCORDANCE WITH CODE REQUIREMENTS.
10.3 MAIL BOXES
10.4 TOWEL BAR AT 4'-6" A.F.F., PROVIDE 2X6 BLOCKING FLAT IN WALL.
10.5 GRAB BAR AND SOAP HOLDER, TYPICAL ALL TUB ENCLOSURES. PROVIDE 2X6 BLOCKING FLAT IN WALL.
10.6 1/4" POLISHED PLATE MIRROR WITH MAXIMUM GAP OF 1" AT PERIMETER OF MIRROR

11 EQUIPMENT
11.1 MICROWAVE OVEN / RANGE HOOD COMBINATION.
11.2 REFRIGERATOR W/ ICEMAKER.
11.3 DISHWASHER.
11.4 S.S. RANGE.
11.5 WASHER (N.I.C.)
11.6 DRYER (N.I.C.)

15 MECHANICAL
15.1 PLUMBING ACCESS PANEL, TYPICAL ALL TUB / SHOWER LOCATIONS.
15.2 HOT WATER HEATER ACCESS PANEL, TYPICAL AT WATER HEATER LOCATIONS.
15.3 EXHAUST FAN, VENT THROUGH ROOF AT TOP FLOOR, THROUGH WALL VIA FLOOR FRAMING SPACE AT ALL OTHER FLOORS, TERMINATING DEVICE TO HAVE HARDWARE CLOTH COVER.
15.4 CONDENSING UNITS ON CONC. PAD, PRECAST OR PREFORMED PAD. ALL REFRIG. LINES TO BE COMPLETELY CONCEALED FROM VIEW.
15.5 DRYER VENT, VENT THRU ROOF AT TOP FLOOR, THRU WALL VIA FLOOR JOIST SPACE AT ALL OTHER FLOORS, TERMINATING DEVICE TO HAVE HARDWARE CLOTH COVER.
15.6 POP-OFF AND CONDENSATE DRAIN FOR WATER HEATER
15.7 ROOF MOUNTED ATTIC VENTS PER APPLICABLE CODE REQUIREMENTS.
15.8 HATCHES
15.9 PREFABRICATED WASHER HOOK-UP BOX, PROVIDE HOT AND COLD WATER SUPPLY AND DRAIN W/LEVER TYPE STOP VALVE.
15.10 RANGE HOOD VENT, VENT THRU ROOF AT TOP FLOOR, THRU WALL VIA FLOOR JOIST SPACE AT ALL OTHER FLOORS, TERMINATING DEVICE TO HAVE HARDWARE CLOTH COVER.
15.11 ENCASE SPRINKLER PIPES W/ RIGID INSULATION AT ALL BREEZEWAY LOCATIONS, REFER FIRE SPRINKLER PLANS.

16 ELECTRICAL
16.1 ELECTRICAL METERS, TYPICAL LOCATION
16.2 J-BOX FOR RANGE HOOD ON SEPARATE CIRCUIT-120V
16.3 JUNCTION BOX FOR DISHWASHER - 120V
16.4 JUNCTION BOX FOR DISPOSAL - 120V
16.5 JUNCTION BOX FOR FURNACE - 240V
16.6 JUNCTION BOX FOR WATER HEATER - 240V
16.7 LIGHT FIXTURE, TYPICAL DESIGNATION
16.8 ELECTRIC FURNACE
16.9 ELECTRIC WATER HEATER

REVISIONS

Artisan Point at Lees Summit

PROJECT:
LOCATION: Lee Summit, Missouri
CLIENT: Case Development Services

SEAL:

STATE OF MISSOURI — LANCE W. KEBERT — NUMBER A-6183 — REGISTERED ARCHITECT

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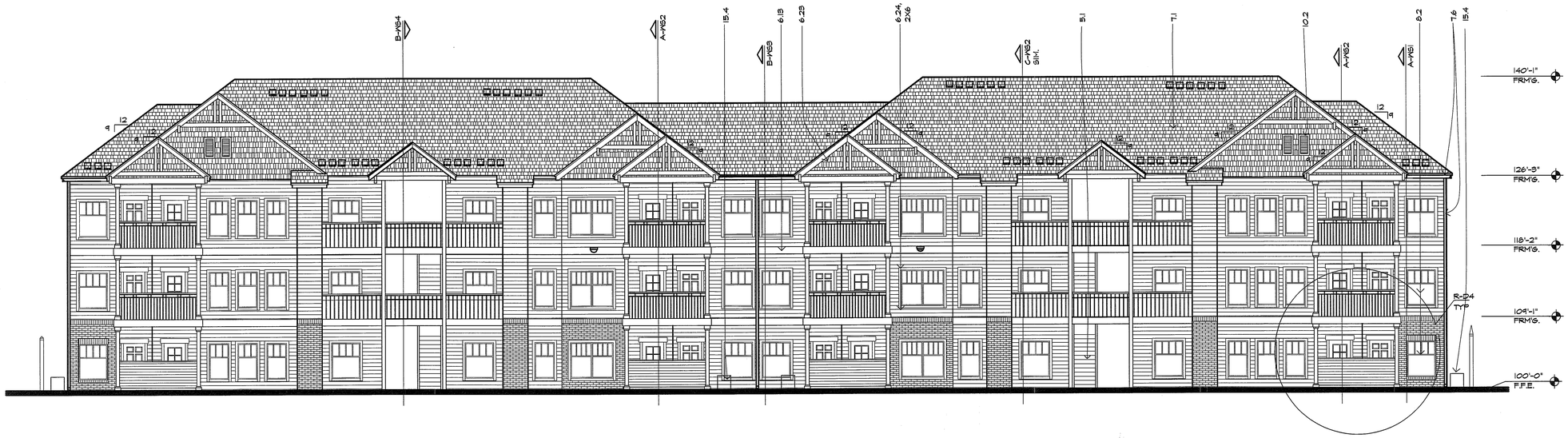
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918/492-2987

PROJECT NUMBER:
DATE: 05/09/18

SHEET TITLE:
BLDG. PLAN

SHEET NUMBER:
A4.1

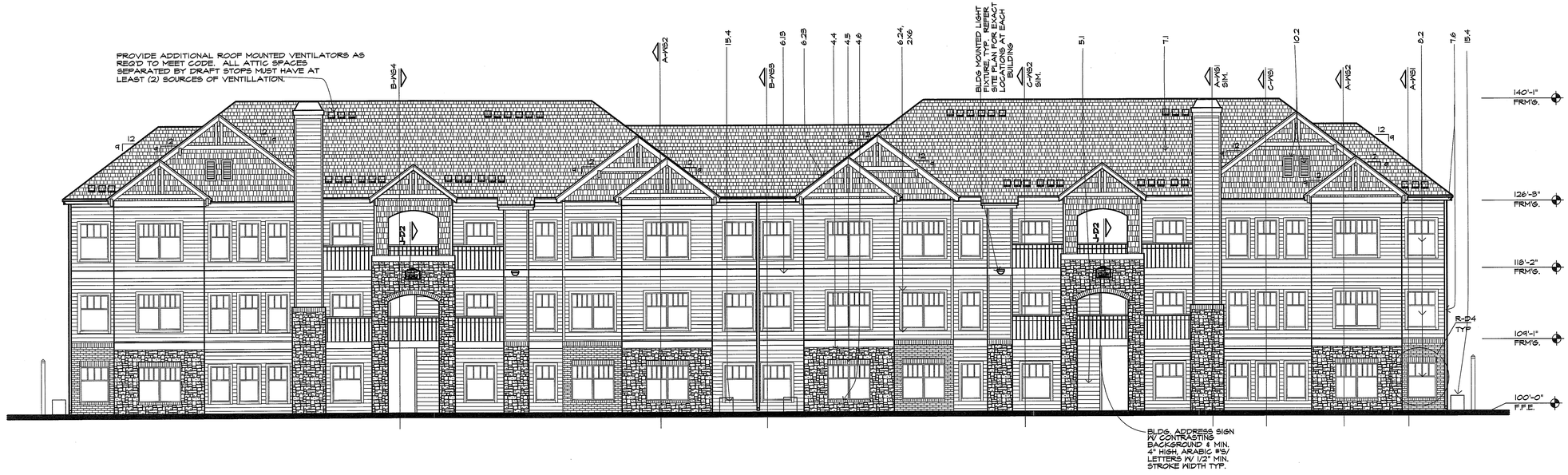
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B REAR ELEVATION - BLDG. B2/B8.3

1/8"=1'-0"

ALL ROOF JACK & PENETRATIONS SHALL BE PAINTED TO MATCH ADJACENT ROOF COLOR.



A FRONT ELEVATION - BLDG. B2/B8.3

1/8"=1'-0"

KEYED NOTES:

2 SITE WORK
2.1 NOT USED
2.2 CONCRETE SIDEWALK, WIDTH AS NOTED ON PLAN

3 CONCRETE
3.1 FOUNDATION SYSTEM, REFER TO STRUCTURAL DRAWINGS
3.2 4" CONCRETE SLAB WITH 6X6, 10/10 WELDED WIRE MESH OVER WATERPROOF MEMBRANE ON MINIMUM 4" CRUSHED ROCK.
3.3 4" CONCRETE PATIO SLAB WITH 6X6 10/10 WWM ON 4" SAND CUSHION
3.4 FLOOR/CEILING ASSEMBLY - REFER ASSEMBLY LEGEND
3.5 BREEZEWAY FLOOR/CEILING ASSEMBLY - REFER ASSEMBLY LEGEND

4 MASONRY
4.1 8" CONCRETE RETAINING/STEM WALL WITH WATERPROOFING MEMBRANE & HDK PROTECTIVE BOARD ON EXTERIOR FACE AND WITH 5/8" GYP. BOARD ON 1X4 FURRING AT 24" O.C. WITH 3/4" R3.2 INSULATION ON EXTERIOR FACE (SEE FOUNDATION DETAIL FOR REINFORCING).
4.2 8" CONCRETE STEM WALL. PAINT ALL EXPOSED SURFACES. ALL PORTIONS OF CONCRETE BLOCK STEM WALLS TO BE COVERED WITH SIDING ON FURRING STRIPS FOR ANY AREA TALLER THAN 8" ABOVE GRADE
4.3 16" SQUARE BRICK COLUMN ON 24" SQUARE FOOTING.
4.4 BRICK VENEER, REFER BUILDING PLANS.
4.5 BRICK SOLDIER COURSE, (COLOR MAY DIFFER FROM FIELD BRICK COLOR) ALT. 2X10
4.6 BRICK ROWLOCK COURSE.

5 METALS
5.1 STEEL FRAMED STAIR, WITH PRECAST CONCRETE TREAD.

6 WOOD AND PLASTICS
6.1 TREATED 2X4 SOLE PLATE W/ 1/2" ROUND X 12" LONG A.B. AT 48" O.C. OR APPLICABLE CODE ANCHOR SPACING, WITH GUTTER WALL ANCHOR BOLT AT EACH END OF PLATE SECTION OF WALL. TAD AB'S PER SECTION OF WALL.
6.2 STRUCTURAL GRADE THERMAL PLY SHEATHING (TYPICAL ALL LOCATIONS).
6.3 TRUSSED RAFTERS AT 24"OC.
6.4 1X4 TRUSS BRIDGING AT TOP AND BOTTOM CHORDS AND X-BRIDGING AT LAST 8 SPANS
6.5 X-BRIDGING BETWEEN FLOOR JOISTS AT MAXIMUM 8' SPACINGS AT CONTRACTOR'S OPTION USE SOLID 2X BRIDGING.
6.6 2X10 BALCONY JOISTS (MOISTURE RESISTANT).
6.7 JOIST HANGER.
6.8 2X4 DECKING (MOISTURE RESISTANT). 2X6 DECKING MAY BE USED AT CONTRACTOR'S OPTION
6.9 3/4" PLYWOOD ON FLOOR JOISTS OR FLOOR TRUSSES WITH 3-1/2" BATT INSULATION. DOUBLE FLOOR TRUSSES UNDER WALLS PARALLEL TO TRUSS.
6.10 INSTALL HEADER TO FULL WIDTH OF OPENING AT OPENING ADJACENT TO EACH OTHER.
6.11 CONTINUOUS WOOD BLOCKING
6.12 2X8 RAFTER EXTENSIONS.
6.13 EXTERIOR WALL ASSEMBLY - REFER ASSEMBLY LEGEND, M3
6.14 SEALANT JOINT AT ALL INTERSECTIONS OF SIDING TO TRIM
6.15 1/2" PLYWOOD.
6.16 6X6 WOOD POST.
6.17 2 X 6 @12OS AT 16" O.C.
6.18 3/8" ROUGH SAWN PLYWOOD SOFFIT WITH 1X2 TRIM
6.19 3/4" PLYWOOD FIRE STOP OR 2X BLOCKING
6.20 2 X 12 RIM JOIST OR EQUIVALENT
6.21 WOOD GUARDRAIL AT DINING ONLY.
6.22 PREFAB WOOD FIREPLACE MANTLE AND SURROUND.
6.23 CEMENT FIBERBOARD TRIM OVER 2X6@8 SUP BACKER. SOFFIT: CEMENT FIBERBOARD
6.24 WOOD TRIM
6.25 NOT USED
6.26 2X6 NO. DECKING, ALT.1: PRESSURE TREATED WOOD DECK, ALT.2: KEYNOTE 8.9
6.34 PAINTED WOOD SILL X 10" DEEP AT WINDOW SILL HEIGHT.
6.35 CEILING ASSEMBLY -REFER ASSEMBLY LEGEND, M3
6.36 NOT USED.
6.37 2X12 STRINGER.
6.38 FURR DOWN SHADED AREA TO 7'-0" ABOVE FINISHED FLOOR, U.O.N.
6.39 SLOPE CEILING WITH 3:12 PITCH, TYPICAL AT ALL TOP FLOOR LIVING ROOM CEILINGS AND BEDROOM CEILINGS AS SHOWN ON UNIT PLAN
6.40 LINE OF CEILING CHANGE.
6.41 STAIR RAIL.
6.42 PAINT CABINET AND SHELVES ABOVE
6.43 BASE CABINET AND SHELVES
6.44 3 DRAWERS TYPICAL
6.45 PAINTED SHELVES, 12" DEEP TYPICAL.
6.47 NOT USED.
6.48 BREEZEWAY WALL ASSEMBLY - REFER ASSEMBLY LEGEND M3

7 THERMAL AND MOISTURE PROTECTION
7.1 ROOF ASSEMBLY - REFER ASSEMBLY LEGEND, R5
7.2 BATT OR BLOWN INSULATION (R-38) TYPICAL ALL ROOF AREAS.
~~7.3 BATT INSULATION (R-11)~~
7.4 SEALANT
7.5 BATT INSULATION (R-13) TYPICAL ALL EXTERIOR WALLS.
7.6 PREFINISHED GUTTER AND DOWNSPOUT WITH SPLASH BLOCK.
7.7 DIVERTER, PREFINISHED TO MATCH SHINGLES.
7.8 24 GAGE PAINTED, GALV METAL CAP WITH HEMMED EDGES.
7.9 28 GAGE PAINTED, GALV METAL STEP FLASHING
7.10 INSULATION TO BE CONTINUOUS AT ALL BUILDING ENDS AT GHASE WALL TYPICAL.
7.11 POLY VAPOR BARRIER MOUNTED AT PERIMETERING OF ALL WINDOWS AND DOORS
7.12 WALL TO RECEIVE BATT INSULATION.
7.13 SADDLE, TYPICAL ALL PREFAB CHIMNEYS.
7.14 FLASHING LET UNDER THRESHOLD

8 DOORS AND WINDOWS
8.1 1'-0" X 2'-6" ATTIC ACCESS, REFER BLDG. PLAN
8.2 DIVIDED LITE, THERMAL GLAZED ALUMINUM WINDOW W/ WHITE ALUMINUM FINISH.
8.3 PAINTED, INSULATED, METAL CLAD, PANELIZED DOOR, W/ SPRING LOADED BUTTS. ALL DOORS TO HAVE DOOR VIEWER AND HAVE FOAM CORE.
8.4 PAINTED, FULL GLASS W/ DIVIDED LITE, METAL CLAD INSULATED PATIO DOOR. INSTALL STORM DOOR ON ALL EXTERIOR DOORS WHERE REQUIRED. USE SAFETY GLASS.
8.5 DOOR BUCK AND TRIM.
8.6 PAINTED WOOD SILL AT WINDOW SILL HEIGHT
8.7 METAL THRESHOLD SET IN SEALANT.

9 FINISHES
9.1 ONE LAYER OF 1/2" GYP BD ATTIC DRAFT STOPPING ABOVE AND IN LINE WITH ALL TENANT SEPARATION WALLS.
9.2 ONE LAYER 5/8" GYP BOARD
9.3 TENANT SEPARATION WALL ASSEMBLY - REFER ASSEMBLY LEGEND, W5
9.5 EXTENT OF WALLPAPER BORDER IN KITCHEN AND BATH ONLY.
9.6 5/8" GYP BOARD ON 2X4 STUDS.
9.7 5/8" FIRECURD GYP BOARD.
9.8 1/2" GYPSUM BOARD.
9.9 CHAIRRAIL AT DINING.
9.10 CERAMIC TILE AT TUB ENCLOSURE.
9.11 6X8 CERAMIC TILE, ALT. 12X12
9.12 CANVAS AWNING.
9.13 PLASTIC LAMINATE NOSE, TOP, AND 4" HIGH BACK END SPLASHES AT WALLS
9.14 HOUR RATED WALL ASSEMBLY - REFER ASSEMBLY LEGEND, W4 - AT LOAD BEARING EXTERIOR WALLS.
9.15 CERAMIC TILE HEARTH.
9.16 LINE OF FLOOR MATERIAL CHANGE.
9.17 CARPETING FLOORING
9.18 NOT USED.
9.19 VINYL FLOORING W/ NO VINYL FLOORING UNDER DISHWASHER AT KITCHEN, TYP.

10 SPECIALTIES
10.1 EXHAUST GRILLE W/ HARDWARE CLOTH COVER.
10.2 PAINTED WOOD OR GALV MTL ROOF VENTILATION LOUVER W/ MOSQUITO SCREEN. SIZE TO BE IN ACCORDANCE WITH CODE REQUIREMENTS.
10.3 MAIL BOXES
10.4 TOWEL BAR AT 4'-6" A.F.F., PROVIDE 2X8 BLOCKING FLAT IN WALL.
10.5 GRAB BAR AND SOAP HOLDER, TYPICAL ALL TUB ENCLOSURES. PROVIDE 2X8 BLOCKING FLAT IN WALL.
10.6 1/4" POLISHED PLATE MIRROR WITH MAXIMUM GAP OF 1" AT PERIMETER OF MIRROR

11 EQUIPMENT
11.1 MICROWAVE OVEN / RANGE HOOD COMBINATION.
11.2 REFRIGERATOR W/ ICEMAKER.
11.3 DISHWASHER.
11.4 30" RANGE
11.5 WASHER (W.I.C.)
11.6 DRYER (W.I.C.)

15 MECHANICAL
15.1 PLUMBING ACCESS PANEL, TYPICAL ALL TUB / SHOWER LOCATIONS.
15.2 HOT WATER HEATER ACCESS PANEL, TYP. AT ALL HOT WATER HEATER LOCATIONS.
15.3 EXHAUST FAN VENT THROUGH ROOF AT TOP FLOOR, THROUGH WALL VIA FLOOR FRAMING SPACE AT ALL OTHER FLOORS, TERMINATING DEVICE TO HAVE HARDWARE CLOTH COVER.
15.4 CONDENSING UNITS ON CONC. PAD, PRECAST OR PREFORMED PAD. ALL REFRIG. LINES TO BE COMPLETELY CONCEALED FROM VIEW.
15.5 DRYER VENT, VENT THRU ROOF AT TOP FLOOR, THRU WALL VIA FLOOR JOIST SPACE AT ALL OTHER FLOORS, TERMINATING DEVICE TO HAVE HARDWARE CLOTH COVER.
15.6 POP-OFF AND CONDENSATE DRAIN FOR WATER HEATER
15.7 ROOF MOUNTED ATTIC VENTS PER APPLICABLE CODE REQUIREMENTS.
15.8 WATER METERS
15.9 PREFABRICATED WASHER HOOK-UP BOX, PROVIDE HOT AND COLD WATER SUPPLY AND DRAIN
15.10 RANGE HOOD VENT, VENT THRU ROOF AT TOP FLOOR, THRU WALL VIA FLOOR JOIST SPACE AT ALL OTHER FLOORS, TERMINATING DEVICE TO HAVE HARDWARE CLOTH COVER.
15.11 ENCASE SPRINKLER PIPES W/ R3@3 INSULATION AT ALL BREEZEWAY LOCATIONS, REFER FIRE SPRINKLER PLANS.

16 ELECTRICAL
16.1 ELECTRICAL METERS, TYPICAL LOCATION
16.2 J-BOX FOR RANGE HOOD ON SEPARATE CIRCUIT-120V
16.3 JUNCTION BOX FOR DISHWASHER - 120V
16.4 JUNCTION TYPE FOR DISPOSAL - 120V
16.5 JUNCTION BOX FOR FURNACE - 240V
16.6 JUNCTION BOX FOR WATER HEATER - 240V
16.7 LIGHT FIXTURE, TYPICAL DESIGNATION
16.8 ELECTRIC FURNACE
16.9 ELECTRIC WATER HEATER

REVISIONS

Artisan Point at Lees Summit

PROJECT:
LOCATION: Lee Summit, Missouri
CLIENT: Case Development Services

SEAL:

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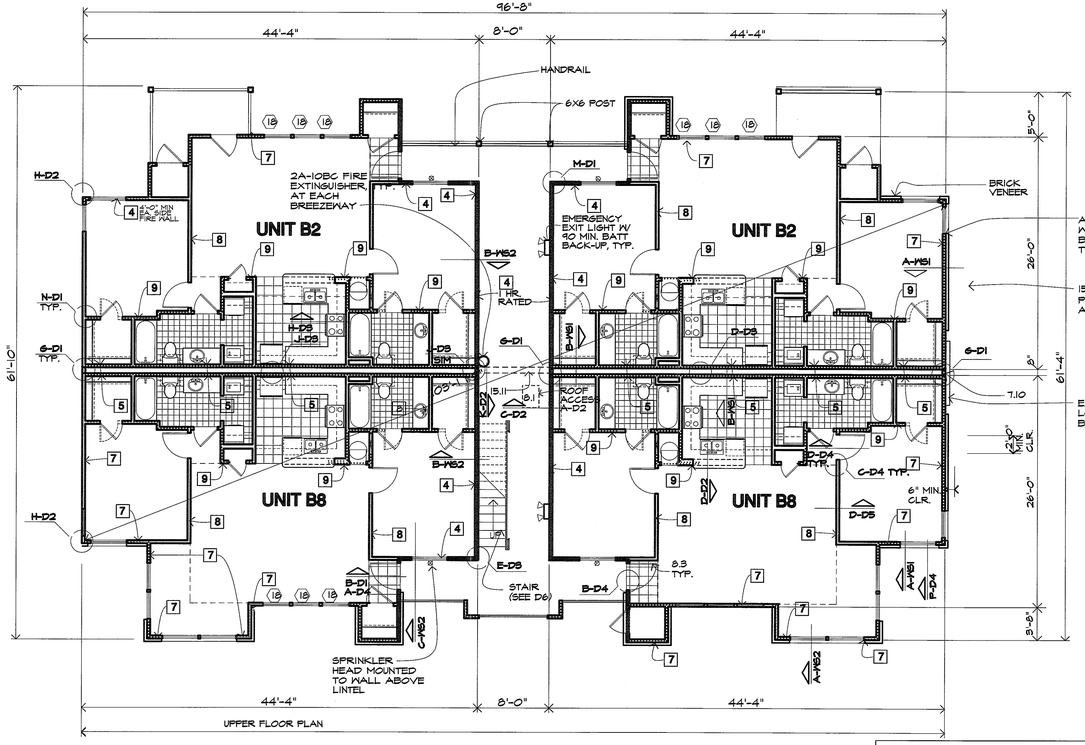
Architects Collective
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918/492-2987

PROJECT NUMBER:
DATE: 05/09/18

SHEET TITLE:
ELEVATIONS

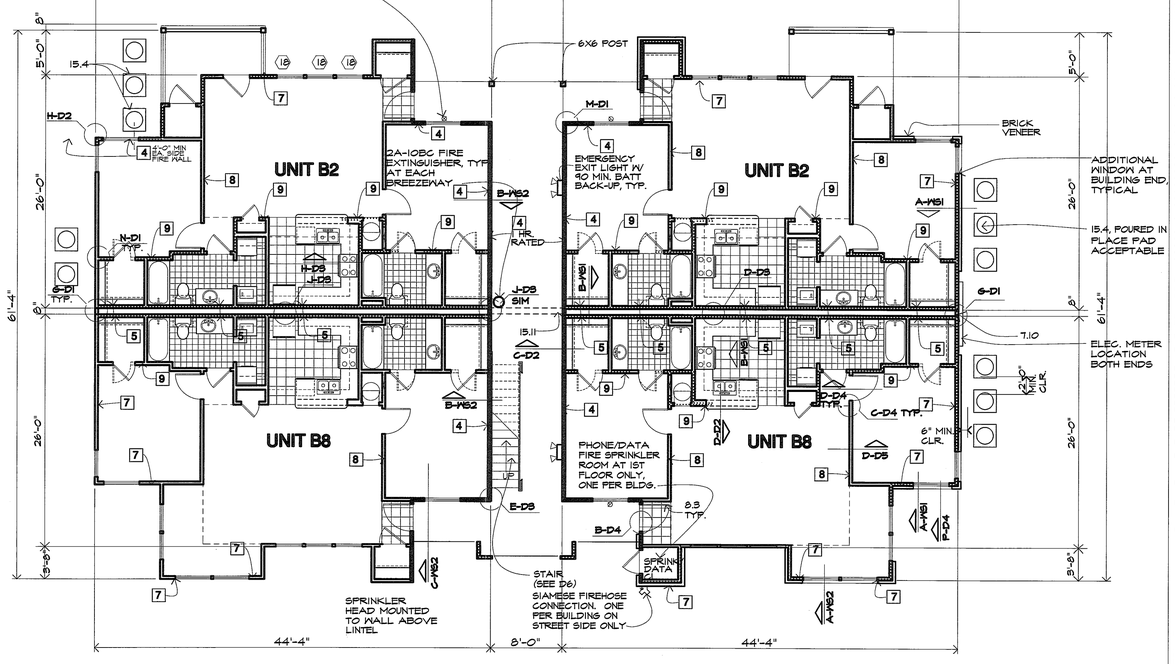
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B BUILDING PLAN - BLDG B2/B8-12 UNIT

1/8"=1'-0"



A BUILDING PLAN - BLDG B2/B8-12 UNIT

1/8"=1'-0"

FIRE PROTECTIVE ASSEMBLIES ARE NOT REQUIRED WHERE OUTSIDE AUTOMATIC SPRINKLERS ARE INSTALLED FOR PROTECTION OF EXTERIOR OPENINGS. ALTERNATIVE COMPLIANCE MEANS REQUIRES TO PROVIDE FREEZE PROOF HEADS DESIGNED IN ACCORDANCE WITH NFPA 13 FOR SIZE, SPACING, AND FLOW PER THE REQUIREMENTS OF NFPA 13-R SEC 6.7.2 (SPRINKLERS OUTSIDE OF DWELLING UNITS).

ALL BREEZEWAY WALLS SHALL BE A ONE-HOUR RATED ENCLOSURE AND HAVE SELF-CLOSING DOORS WITH A 60 MIN. RATED ASSEMBLY

PER IBC 903.3.1.2.1 BALCONIES, SPRINKLER PROTECTION SHALL BE PROVIDED FOR EXTERIOR BALCONIES AND GROUND-FLOOR PATIOS OF DWELLING UNITS WHERE THE BUILDING IS OF TYPE V CONSTRUCTION. SIDEWALL SPRINKLERS THAT ARE USED TO PROTECT SUCH AREAS SHALL BE PERMITTED TO BE LOCATED SUCH THAT THEIR DEFLECTORS ARE WITHIN 1 INCH (25 MM) TO 6 INCHES (152 MM) BELOW THE STRUCTURAL MEMBERS, AND A MAXIMUM DISTANCE OF 14 INCHES (356 MM) BELOW THE DECK OF THE EXTERIOR BALCONIES THAT ARE CONSTRUCTED OF OPEN WOOD JOIST CONSTRUCTION.

KEYED NOTES:

2 SITE WORK
2.1 NOT USED
2.2 CONCRETE SIDEWALK, WIDTH AS NOTED ON PLAN

3 CONCRETE
3.1 FOUNDATION SYSTEM, REFER TO STRUCTURAL DRAWINGS
3.2 4" CONCRETE SLAB WITH 6X6, 10/10 WELDED WIRE MESH OVER WATERPROOF MEMBRANE ON MINIMUM 4" CRUSHED ROCK.
3.3 4" CONCRETE PATIO SLAB WITH 6X6 10/10 WWM ON 4" SAND CUSHION
3.4 FLOOR/CEILING ASSEMBLY - REFER ASSEMBLY LEGEND
3.5 BREEZEWAY FLOOR/CEILING ASSEMBLY - REFER ASSEMBLY LEGEND

4 MASONRY
4.1 8" CONCRETE RETAINING/STEM WALL WITH WATERPROOFING MEMBRANE & PVDC PROTECTIVE BOARD ON EXTERIOR FACE AND WITH 5/8" GYP. BOARD ON 1X4 FURRING AT 24" O.C. WITH 3/4" RIGID INSULATION ON EXTERIOR FACE (SEE FOUNDATION DETAIL FOR REINFORCING).
4.2 8" CONCRETE STEM WALL. PAINT ALL EXPOSED SURFACES. ALL PORTIONS OF CONCRETE BLOCK STEM WALLS TO BE COVERED WITH SIDING ON FURRING STRIPS FOR ANY AREA TALLER THAN 8" ABOVE GRADE
4.3 16" SQUARE BRICK COLUMN ON 24" SQUARE FOOTING.
4.4 BRICK VENEER, REFER BUILDING PLANS.
4.5 BRICK SOLDIER COURSE, (COLOR MAY DIFFER FROM FIELD BRICK COLOR) ALT: 2X10
4.6 BRICK ROWLOCK COURSE.

5 METALS
5.1 STEEL FRAMED STAIR, WITH PRECAST CONCRETE TREAD.

6 WOOD AND PLASTICS
6.1 TREATED 2X4 SOLE PLATE W/ 1/2" ROUND X 12" LONG J-BOLTS AT 48" O.C. OR APPLICABLE CODE APPROVED TIE DOWN CLIP. INSTALL ANCHOR BOLT AT EACH END 7" AT ALL SHORT WALLS WITH A MINIMUM OF TWO A.B.'S PER SECTION OF WALL
6.2 STRUCTURAL GRADE PLYWOOD FLY SHEATHING (TYPICAL ALL LOCATIONS).
6.3 TRUSSED RAFTERS AT 24"OC.
6.4 1X4 TRUSS BRIDGING AT TOP AND BOTTOM CHORDS AND X-BRIDGING AT LAST 6 SPANS
6.5 X-BRIDGING BETWEEN FLOOR JOISTS AT MAXIMUM 8' SPACINGS AT CONTRACTOR'S OPTION USE SOLID 2X BRIDGING.
6.6 2X10 BALCONY JOISTS (MOISTURE RESISTANT).
6.7 JOIST HANGER.
6.8 2X4 DECKING (MOISTURE RESISTANT). 2X6 DECKING MAY BE USED AT CONTRACTOR'S OPTION
6.9 3/4" PLYWOOD OR OSB ON FLOOR JOISTS OR FLOOR TRUSSES WITH 3-1/2" BATT INSULATION. DOUBLE FLOOR TRUSSES UNDER WALLS PARALLEL TO TRUSS.
6.10 INSTALL HEADER TO FULL WIDTH OF OPENING AT OPENING ADJACENT TO EACH OTHER.
6.11 CONTINUOUS WOOD BLOCKING
6.12 2X8 RAFTER EXTENSION.
6.13 EXTERIOR WALL ASSEMBLY - REFER ASSEMBLY LEGEND W51
6.14 SEALANT JOINT AT ALL INTERSECTIONS OF SIDING TO TRIM
6.15 1/2" PLYWOOD.
6.16 6X6 WOOD POST.
6.17 2 X 6 STUDS AT 16" O.C.
6.18 3/8" ROUGH SAWN PLYWOOD SOFFIT WITH 1X2 TRIM
6.19 3/4" PLYWOOD FIRE STOP OR 2X BLOCKING
6.20 2 X 12 RIM JOIST OR EQUIVALENT
6.21 WOOD CHAIRRAIL AT DINING ONLY
6.22 PREFAB WOOD FIREPLACE MANTLE AND SURROUND.
6.23 CEMENT FIBERBOARD TRIM OVER 2X6@ SUP BACKER. SOFFIT: CEMENT FIBERBOARD
6.24 WOOD TRIM
6.25 NOT USED
6.26 2X6 NO. DECKING, ALT.: PRESSURE TREATED WOOD DECK. ALT.2: KEYNOTE 9.5
6.34 PAINTED WOOD SILL X 12" DEEP AT WINDOW SILL HEIGHT.
6.35 CEILING ASSEMBLY -REFER ASSEMBLY LEGEND, W51
6.36 NOT USED.
6.37 2X12 STRINGER.
6.38 FURR DOWN SHADED AREA TO 7'-0" ABOVE FINISHED FLOOR, U.O.N.
6.39 SLOPE CEILING WITH 3:12 PITCH, TYPICAL AT ALL TOP FLOOR LIVING ROOM CEILINGS AND BEDROOM CEILINGS AS SHOWN ON UNIT PLAN
6.40 LINE OF CEILING CHANGE
6.41 SHELF
6.42 WALL CABINET AND SHELVES ABOVE
6.43 BASE CABINET AND SHELVES
6.44 DRAWER(S) TYPICAL
6.45 9 WOOD SHELVES, 12" DEEP TYPICAL.
6.46 NOT USED
6.47 NOT USED.
6.48 BREEZEWAY WALL ASSEMBLY - REFER ASSEMBLY LEGEND W51

7 THERMAL AND MOISTURE PROTECTION
7.1 ROOF ASSEMBLY - REFER ASSEMBLY LEGEND, R51
7.2 BATT OR BLOWN INSULATION (R-38) TYPICAL ALL ROOF AREAS.
~~7.3 BATT INSULATION (R-11).~~
7.4 SEALANT
7.5 BATT INSULATION (R-13) TYPICAL ALL EXTERIOR WALLS.
7.6 PREFINISHED GUTTER AND DOWNSPOUT WITH SPLASH BLOCK.
7.7 DIVERTER, PREFINISHED TO MATCH SHINGLES.
7.8 24 GAGE PAINTED, GALV METAL CAP WITH HEMMED EDGES.
7.9 26 GAGE PAINTED, GALV METAL STEP FLASHING
7.10 INSULATION TO BE CONTINUOUS AT ALL BUILDING ENDS AT GABLE WALL TYPICAL.
7.11 POLY VAPOR BARRIER WRAPPED AT PERIMETERS OF ALL WINDOWS AND DOORS.
7.12 WALL TO RECEIVE BATT INSULATION.
7.13 SADDLE TYPICAL ALL FIELDS/CHIMNEYS.
7.14 FLASHING LET UNDER THRESHOLD

8 DOORS AND WINDOWS
8.1 (+0") X 2'-6" ATTIC ACCESS. REFER BLDG. PLAN
8.2 DIVIDED LITE, THERMAL GLAZED ALUMINUM WINDOW W/ WHITE ALUMINUM FINISH.
8.3 PAINTED, INSULATED, METAL CLAD, PANELIZED DOOR W/ SPRING LOADED BUTTS. ALL DOORS TO HAVE DOOR VIEWER AND HAVE FOAM CORE.
8.4 PAINTED, FULL GLASS W/ DIVIDED LITE, METAL CLAD INSULATED PATIO DOOR. INSTALL STORM DOOR OR TEMPERED GLAZING WHERE REQUIRED. USE SAFETY GLASS.
8.5 TRIM, SILL AND JAMB TRIM
8.6 PAINTED WOOD SILL AT WINDOW SILL HEIGHT
8.7 METAL THRESHOLD SET IN SEALANT.

9 FINISHES
9.1 ONE LAYER OF 1/2" GYP BD ATTIC DRAFT STOPPING ABOVE AND IN LINE WITH ALL TENANT SEPARATION WALLS.
9.2 ONE LAYER 5/8" GYP BOARD
9.3 TENANT SEPARATION WALL ASSEMBLY - REFER ASSEMBLY LEGEND, W51
9.5 EXTENT OF HALLFARER BORDER IN KITCHEN AND BATH ONLY.
9.6 5/8" GYP BOARD ON 2X4 STUDS.
9.7 5/8" FIRERATED GYP BOARD.
9.8 1/2" GYPSUM BOARD.
9.9 CHAIRRAIL AT DINING
9.10 CERAMIC TILE AT TUB ENCLOSURE.
9.11 8X8 CERAMIC TILE ALT: 12X12
9.12 CANVAS AWNING.
9.13 PLASTIC LAMINATE NOSE, TOP, AND 4" HIGH BACK AND END SPLASHES AT WALLS
9.14 1 HOUR RATED WALL ASSEMBLY AT LOAD BEARING WALLS AND ALL EXTERIOR WALLS.
9.15 CERAMIC TILE AT HEARTH.
9.16 CARPET FLOOR MATERIAL CHANGE.
9.17 UNDERTYPED FLOORING
9.18 NOT USED.
9.19 VINYL FLOORING W/ NO VINYL FLOORING UNDER DISHWASHER AT KITCHEN, TYP.

10 SPECIALTIES
10.1 EXHAUST GRILLE, W/ HARDWARE CLOTH COVER.
10.2 PAINTED HOOD OR @ALV MTL ROOF VENTILATION LOUVER W/ BACKING SCREEN. SIZE TO BE MIN. CODE@NCE WITH CODE REQUIREMENTS.
10.3 MAILBOX
10.4 TOWEL BAR AT 4'-6" A.F.F., PROVIDE 2X8 BLOCKING FLAT IN WALL.
10.5 GRAB BAR AND SOAP HOLDER, TYPICAL ALL TUB ENCLOSURES. PROVIDE 2X8 BLOCKING FLAT IN WALL.
10.6 1/4" POLISHED PLATE MIRROR WITH MAXIMUM GAP OF 1" AT PERIMETER OF MIRROR

11 EQUIPMENT
11.1 MICROWAVE OVEN / RANGE HOOD COMBINATION.
11.2 REFRIGERATOR W/ ICEMAKER.
11.3 DISHWASHER.
11.4 30" RANGE
11.5 WASHER (N.I.C.)
11.6 DRYER (N.I.C.)

15 MECHANICAL
15.1 PLUMBING ACCESS PANEL, TYPICAL ALL TUB / SHOWER LOCATIONS.
15.2 HOT WATER HEATER ACCESS PANEL, TYPICAL AT WATER HEATER LOCATIONS.
15.3 EXHAUST FAN, VENT THROUGH ROOF AT TOP FLOOR, THROUGH WALL VIA FLOOR FRAMING SPACE AT ALL OTHER FLOORS, TERMINATING DEVICE TO HAVE HARDWARE CLOTH COVER.
15.4 CONDENSING UNITS ON CONC. PAD, PREGAST OR PREFORMED PAD. ALL REFRIG. LINES TO BE COMPLETELY CONCEALED FROM VIEW.
15.5 DRYER VENT, VENT THRU ROOF AT TOP FLOOR, THRU WALL VIA FLOOR JOIST SPACE AT ALL OTHER FLOORS, TERMINATING DEVICE TO HAVE HARDWARE CLOTH COVER.
15.6 POP-OFF AND CONDENSATE DRAIN FOR WATER HEATER
15.7 ROOF MOUNTED ATTIC VENTS PER APPLICABLE CODE REQUIREMENTS.
15.8 WATER METERS
15.9 PREFABRICATED WASHER HOOK-UP BOX, PROVIDE HOT AND COLD WATER SUPPLY AND DRAIN W/LEVER TYPE STOP VALVE.
15.10 RANGE HOOD VENT, VENT THRU ROOF AT TOP FLOOR, THRU WALL VIA FLOOR JOIST SPACE AT ALL OTHER FLOORS, TERMINATING DEVICE TO HAVE HARDWARE CLOTH COVER.
15.11 ENCASE SPRINKLER PIPES W/ RIGID INSULATION AT ALL BREEZEWAY LOCATIONS, REFER FIRE SPRINKLER PLANS.

16 ELECTRICAL
16.1 ELECTRICAL METERS, TYPICAL LOCATION
16.2 J-BOX FOR RANGE HOOD ON SEPARATE CIRCUIT-120V
16.3 JUNCTION BOX FOR DISHWASHER - 120V
16.4 JUNCTION BOX FOR DISPOSAL - 120V
16.5 JUNCTION BOX FOR FURNACE - 240V
16.6 JUNCTION BOX FOR WATER HEATER - 240V
16.7 LIGHT FIXTURE, TYPICAL DESIGNATION
16.8 ELECTRIC FURNACE
16.9 ELECTRIC WATER HEATER

REVISIONS

Artisan Point at Lees Summit

PROJECT:
LOCATION: Lee Summit, Missouri
CLIENT: Case Development Services

SEAL:

STATE OF MISSOURI
LANNY R. KNOX
NUMBER A-4965
REGISTERED ARCHITECT

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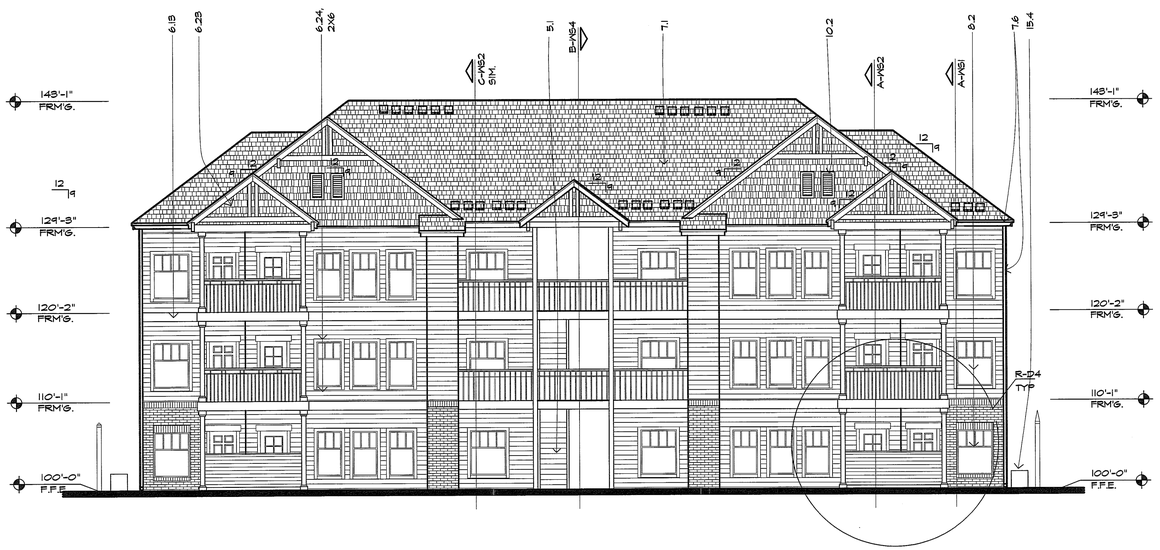
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PROJECT NUMBER:
DATE: 05/08/18

SHEET TITLE:
BLDG. PLAN

SHEET NUMBER:
A4.2

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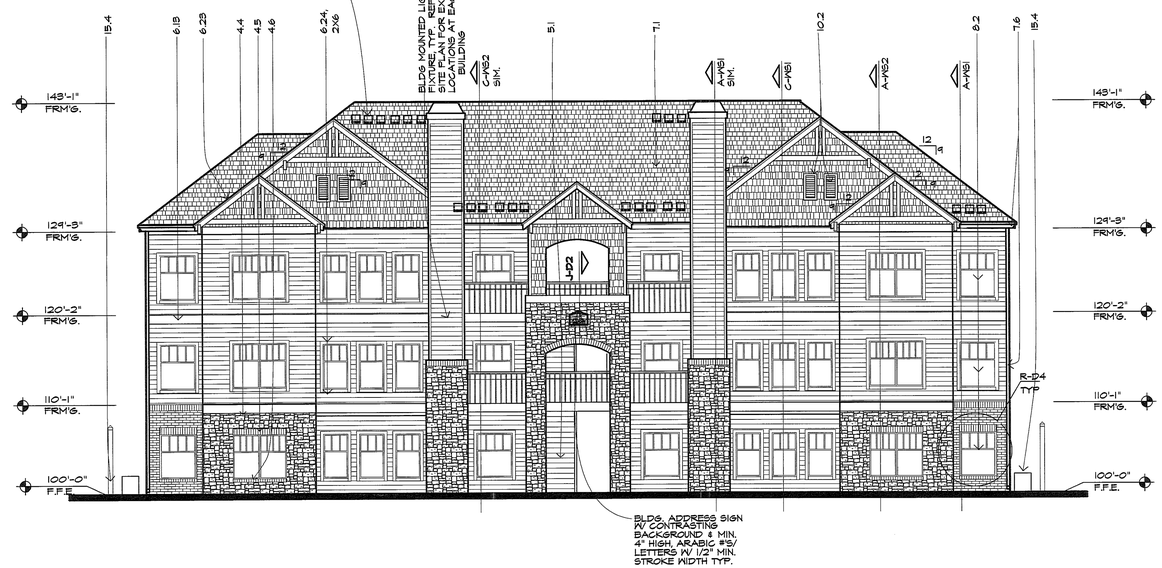


B REAR ELEVATION - BLDG. B2/B8.3

1/8"=1'-0"

ALL ROOF JACK & PENETRATIONS SHALL BE PAINTED TO MATCH ADJACENT ROOF COLOR.

PROVIDE ADDITIONAL ROOF MOUNTED VENTILATORS AS REQ'D TO MEET CODE. ALL ATTIC SPACES SEPARATED BY DRAFT STOPS MUST HAVE AT LEAST (2) SOURCES OF VENTILLATION.



A FRONT ELEVATION - BLDG. B2/B8.3

1/8"=1'-0"

KEYED NOTES:

2 SITE WORK
2.1 NOT USED
2.2 CONCRETE SIDEWALK, WIDTH AS NOTED ON PLAN

3 CONCRETE
3.1 FOUNDATION SYSTEM, REFER TO STRUCTURAL DRAWINGS
3.2 4" CONCRETE SLAB WITH 6X6, 10/10 WELDED WIRE MESH OVER WATERPROOF MEMBRANE ON MINIMUM 4" CRUSHED ROCK
3.3 4" CONCRETE PATIO SLAB WITH 6X6 10/10 WWM ON 4" SAND CUSHION
3.4 FLOOR/CEILING ASSEMBLY - REFER ASSEMBLY LEGEND
3.5 BREEZEWAY FLOOR/CEILING ASSEMBLY - REFER ASSEMBLY LEGEND

4 MASONRY
4.1 8" CONCRETE RETAINING/STEM WALL WITH WATERPROOFING MEMBRANE & MCM PROTECTIVE BOARD ON EXTERIOR FACE AND WITH 5/8" XYP. BOARD ON 1X4 FURRING AT 24" O.C. WITH 3/4" RIGID INSULATION ON EXTERIOR FACE (SEE FOUNDATION DETAIL FOR REINFORCING).
4.2 8" CONCRETE STEM WALL. PAINT ALL EXPOSED SURFACES. ALL PORTIONS OF CONCRETE BLOCK STEM WALLS TO BE COVERED WITH SIDING ON FURRING STRIPS FOR ANY AREA TALLER THAN 8" ABOVE GRADE.
4.3 16" SQUARE REINFORCED CONCRETE PIERS ON 24" SQUARE FOOTING. SEE STRUCTURAL DRAWINGS FOR SIZE.
4.5 BRICK SOLDIER COURSE, COLOR MAY DIFFER FROM FIELD BRICK COLOR) ALT. 2X0
4.6 BRICK ROWLOCK COURSE.

5 METALS
5.1 STEEL FRAMED STAIR, WITH PRECAST CONCRETE TREAD.

6 WOOD AND PLASTICS
6.1 TREATED 2X4 SOLE PLATE W/ 1/2" ROUND X 12" LONG A.B. AT 48" O.C. OR APPLICABLE CODE APPROVED TIE DOWN CLIP. INSTALL ANCHOR BOLT AT EACH END OF ALL SHORT WALLS WITH A MINIMUM OF TWO A.B.'S PER SECTION OF WALL.
6.2 STRUCTURAL GRADE THERMAL FLY SHEATHING (TYPICAL ALL LOCATIONS).
6.3 TRUSSED RAFTERS AT 24"OC.
6.4 1X4 TRUSS BRIDGING AT TOP AND BOTTOM CHORDS AND X-BRIDGING AT LAST 8 SPANS
6.5 X-BRIDGING BETWEEN FLOOR JOISTS AT MAXIMUM 8' SPACING AT CONTRACTOR'S OPTION USE SOLID 2X BRIDGING.
6.6 2X10 BALCONY JOISTS (MOISTURE RESISTANT).
6.7 JOIST HANGER.
6.8 2X10 BLOCKING (MOISTURE RESISTANT). 2X6 BLOCKING MAY BE USED AT CONTRACTOR'S OPTION
6.9 3/4" PLYWOOD ON FLOOR JOISTS OR FLOOR TRUSSES WITH 5-1/2" BATT INSULATION. DOUBLE FLOOR TRUSSES UNDER WALLS PARALLEL TO TRUSS.
6.10 INSTALL HEADER TO FULL WIDTH OF OPENING AT OPENING ADJACENT TO EACH OTHER.
6.11 CONTINUOUS WOOD BLOCKING
6.12 2X6 RAFTER EXTENSIONS.
6.13 EXTERIOR WALL ASSEMBLY - REFER ASSEMBLY LEGEND, WB1
6.14 SEALANT JOINT AT ALL INTERSECTIONS OF SIDING TO TRIM
6.15 1/2" PLYWOOD.
6.16 6X6 WOOD POST.
6.17 2 X 6 STUDS AT 16" O.C.
6.18 3/8" ROUGH SAWN PLYWOOD SOFFIT WITH 1X2 TRIM
6.19 3/4" PLYWOOD FIRE STOP OR 2X BLOCKING
6.20 2 X 12 RIM JOIST OR EQUIVALENT.
6.21 WOOD CHARRAIL AT DINING ONLY.
6.22 PREFAB WOOD FIREPLACE MANTLE AND SURROUND.
6.23 CEMENT FIBERBOARD TRIM OVER 2X@16 SUP BACKER, SOFFIT, CEMENT FIBERBOARD
6.24 WOOD TRIM
6.28 NOT USED
6.36 2X6 WD. DECKING, ALT.1, PRESSURE TREATED WOOD DECK, ALT.2, KEYNOTE 9.9
6.34 PREFAB WOOD SILL X 10" DEEP AT WINDOW SILL HEIGHT
6.35 CEILING ASSEMBLY -REFER ASSEMBLY LEGEND, WB1
6.36 NOT USED.
6.37 2X10 STRINGER.
6.38 FURR DOWN SHADED AREA TO 7'-0" ABOVE FINISHED FLOOR, U.O.N.
6.39 SLOPE CEILING WITH 8-12 PITCH, TYPICAL AT ALL TOP FLOOR LIVING ROOM CEILINGS AND BEDROOM CEILINGS AS SHOWN ON UNIT PLAN
6.40 LINE OF CEILING CHANGE.
6.41 STAIR RAIL.
6.42 WALL CABINET AND SHELVES ABOVE
6.43 BASE CABINET AND SHELVES
6.44 DRAWERS) TYPICAL
6.45 5 WOOD SHELVES, 12" DEEP TYPICAL.
6.46 NOT USED
6.47 NOT USED.
6.48 BREEZEWAY WALL ASSEMBLY - REFER ASSEMBLY LEGEND WB1

7 THERMAL AND MOISTURE PROTECTION
7.1 ROOF ASSEMBLY - REFER ASSEMBLY LEGEND, RB1
7.2 BATT OR BLOWN INSULATION (R-38) TYPICAL ALL ROOF AREAS.
~~7.3 BATT INSULATION (R-11)~~
7.4 SEALANT
7.5 BATT INSULATION (R-13) TYPICAL ALL EXTERIOR WALLS.
7.6 PREFINISHED GUTTER AND DOWNSPOUT WITH SPLASH BLOCK.
7.7 DIVERTER, PREFINISHED TO MATCH SHINGLES.
7.8 24 GAGE PAINTED, GALV METAL CAP WITH HEMMED EDGES
7.9 24 GAGE PAINTED, GALV METAL STEP FLASHING
7.10 INSULATION TO BE CONTINUOUS AT ALL BUILDING ENDS AT GABLE WALL TYPICAL
7.11 POLY VAPOR BARRIER WRAPPED AT PERIMETERS OF ALL WINDOWS AND DOORS
7.12 WALL TO RECEIVE BATT INSULATION.
7.13 SADDLE, TYPICAL ALL PREBID GANNEYS.
7.14 FLASHING LET UNDER THRESHOLD

8 DOORS AND WINDOWS
8.1 1'-10" X 2'-6" ATTIC ACCESS, REFER BLDG. PLAN
8.2 DIVIDED LITE, THERMAL GLAZED ALUMINUM WINDOW W/ WHITE ALUMINUM FINISH
8.3 PAINTED, INSULATED, METAL CLAD, PANELIZED DOOR, W/ SPRING LOADED BUTTS. ALL DOORS TO HAVE DOOR VIEWER AND HAVE FOAM CORE.
8.4 PAINTED, FULL GLASS W/ DIVIDED LITE METAL CLAD INSULATED PATIO DOOR. INSTALL STORM DOOR OR TRIPLE GLAZING WHERE REQUIRED. USE SAFETY GLASS.
8.5 DOOR BUCK AND TRIM.
8.6 PAINTED WOOD SILL AT WINDOW SILL HEIGHT
8.7 METAL THRESHOLD SET IN SEALANT.

9 FINISHES
9.1 ONE LAYER OF 1/2" SYP BD ATTIC DRAFT STOPPING ABOVE AND IN LINE WITH ALL TENANT SEPARATION WALLS
9.2 ONE LAYER 5/8" XYP BOARD
9.3 TENANT SEPARATION WALL ASSEMBLY - REFER ASSEMBLY LEGEND, WB1
9.5 EXTENT OF WALLPAPER BORDER IN KITCHEN AND BATH ONLY.
9.6 5/8" XYP BOARD ON 2X4 STUDS.
9.7 5/8" FIRESEARD XYP BOARD.
9.8 1/2" GYPSUM BOARD.
9.9 CHARRAIL AT DINING
9.10 CERAMIC TILE AT TUB ENCLOSURE.
9.11 8X8 CERAMIC TILE ALT. 12X2
9.12 CANVAS AWNING.
9.13 PLASTIC LAMINATE NOSE, TOP, AND 4" HIGH BACK AND END SPLASHES AT WALLS
9.14 1 HOUR RATED WALL ASSEMBLY AT LOAD BEARING WALLS AND ALL EXTERIOR WALLS.
9.15 CERAMIC TILE AT HEARTH.
9.16 LINE OF FLOOR MATERIAL CHANGE.
9.17 CARPETING FLOORING
9.18 NOT USED.
9.19 VINYL FLOORING W/ NO VINYL FLOORING UNDER DISHWASHER AT KITCHEN, TYP.

10 SPECIALTIES
10.1 EXHAUST GRILLE, W/ HARDWARE CLOTH COVER.
10.2 PAINTED HOOD OR GALV MTL ROOF VENTILATION LOUVER W/ BACKING SCREEN. SIZE TO BE IN ACCORDANCE WITH CODE REQUIREMENTS.
10.3 MAIL BOXES
10.4 TOWEL BAR AT 4'-6" A.F.F., PROVIDE 2X8 BLOCKING FLAT IN WALL.
10.5 GRAB BAR AND SOAP HOLDER, TYPICAL ALL TUB ENCLOSURES. PROVIDE 2X8 BLOCKING FLAT IN WALL.
10.6 1/4" POLISHED PLATE MIRROR WITH MAXIMUM GAP OF 1" AT PERIMETER OF MIRROR

11 EQUIPMENT
11.1 MICROWAVE OVEN / RANGE HOOD COMBINATION.
11.2 REFRIGERATOR W/ ICEMAKER.
11.3 DISHWASHER.
11.4 30" RANGE
11.5 WASHER (N.I.C.)
11.6 DRYER (N.I.C.)

15 MECHANICAL
15.1 PLUMBING ACCESS PANEL, TYPICAL ALL TUB / SHOWER LOCATIONS.
15.2 HOT WATER HEATER ACCESS PANEL, TYPICAL AT WATER HEATER LOCATIONS.
15.3 EXHAUST FAN, VENT THROUGH ROOF AT TOP FLOOR, THROUGH WALL VIA FLOOR FRAMING SPACE AT ALL OTHER FLOORS, TERMINATING DEVICE TO HAVE HARDWARE CLOTH COVER.
15.4 CONDENSING UNIT, ON CONC. PAD, PREGAST OR PAINTED TO MATCH SIDING, LINES TO BE CONCEALED FROM VIEW.
15.5 DRYER VENT, VENT THRU ROOF AT TOP FLOOR, THRU WALL VIA FLOOR JOIST SPACE AT ALL OTHER FLOORS, TERMINATING DEVICE TO HAVE HARDWARE CLOTH COVER.
15.6 POP-OFF AND CONDENSATE DRAIN FOR WATER HEATER
15.7 ROOF MOUNTED ATTIC VENTS PER APPLICABLE CODE REQUIREMENTS.
15.8 WATER METERS
15.9 PREFABRICATED WASHER HOOK-UP BOX, PROVIDE HOT AND COLD WATER SUPPLY AND DRAIN W/LEVER TYPE STOP VALVE.
15.10 RANGE HOOD VENT, VENT THRU ROOF AT TOP FLOOR, THRU WALL VIA FLOOR JOIST SPACE AT ALL OTHER FLOORS, TERMINATING DEVICE TO HAVE HARDWARE CLOTH COVER.
15.11 ENCASE SPRINKLER PIPES W/ RIGID INSULATION AT ALL BREEZEWAY LOCATIONS, REFER FIRE SPRINKLER PLANS.

16 ELECTRICAL
16.1 ELECTRICAL METERS, TYPICAL LOCATION
16.2 J-BOX FOR RANGE HOOD ON SEPARATE CIRCUIT-120V
16.3 JUNCTION BOX FOR DISHWASHER - 120V
16.4 JUNCTION BOX FOR DISPOSAL - 120V
16.5 JUNCTION BOX FOR FURNACE - 240V
16.6 JUNCTION BOX FOR WATER HEATER - 240V
16.7 LIGHT FIXTURE, TYPICAL DESIGNATION
16.8 ELECTRIC FURNACE
16.9 ELECTRIC WATER HEATER

REVISIONS

PROJECT: Artisan Point at Lees Summit
LOCATION: Lee Summit, Missouri
CLIENT: Case Development Services

SEAL:

STATE OF MISSOURI
LANNIS G. KESTER
A-4783
REGISTERED ARCHITECT

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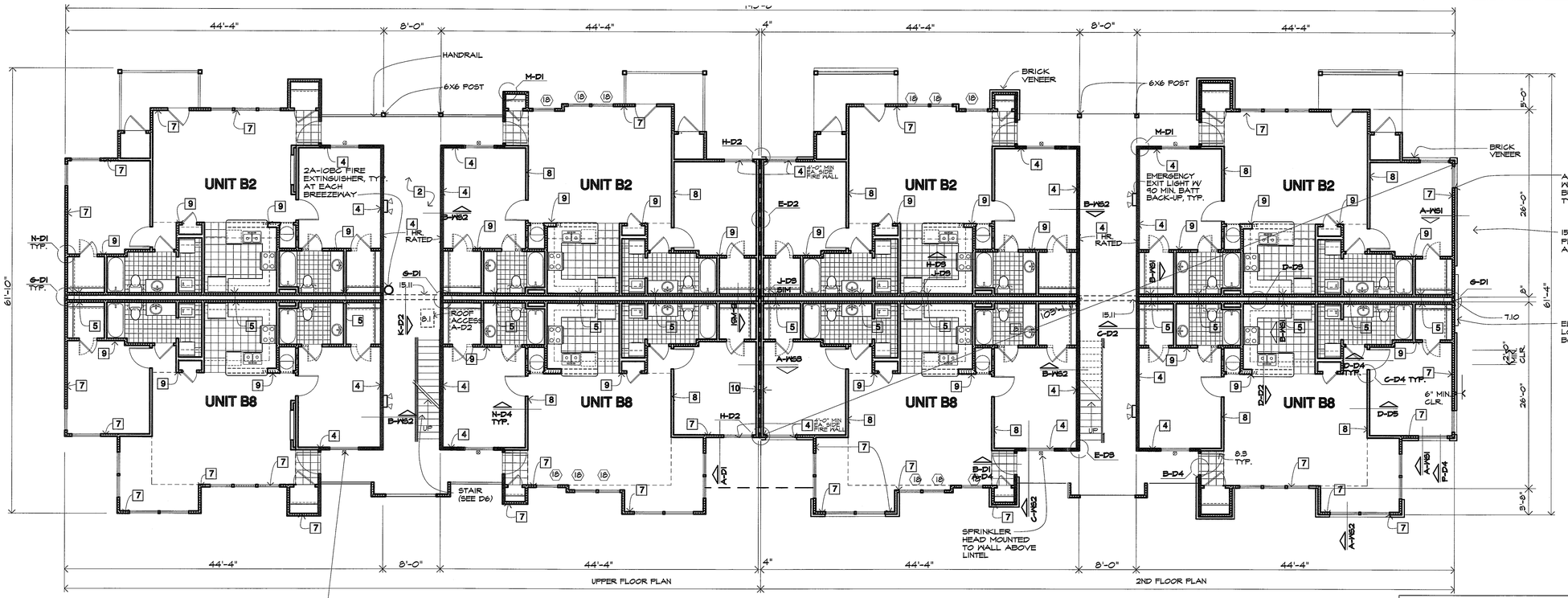
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4200 EAST SKELLY DRIVE SUITE 750
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918/492-2987

PROJECT NUMBER:
DATE: 05/09/18

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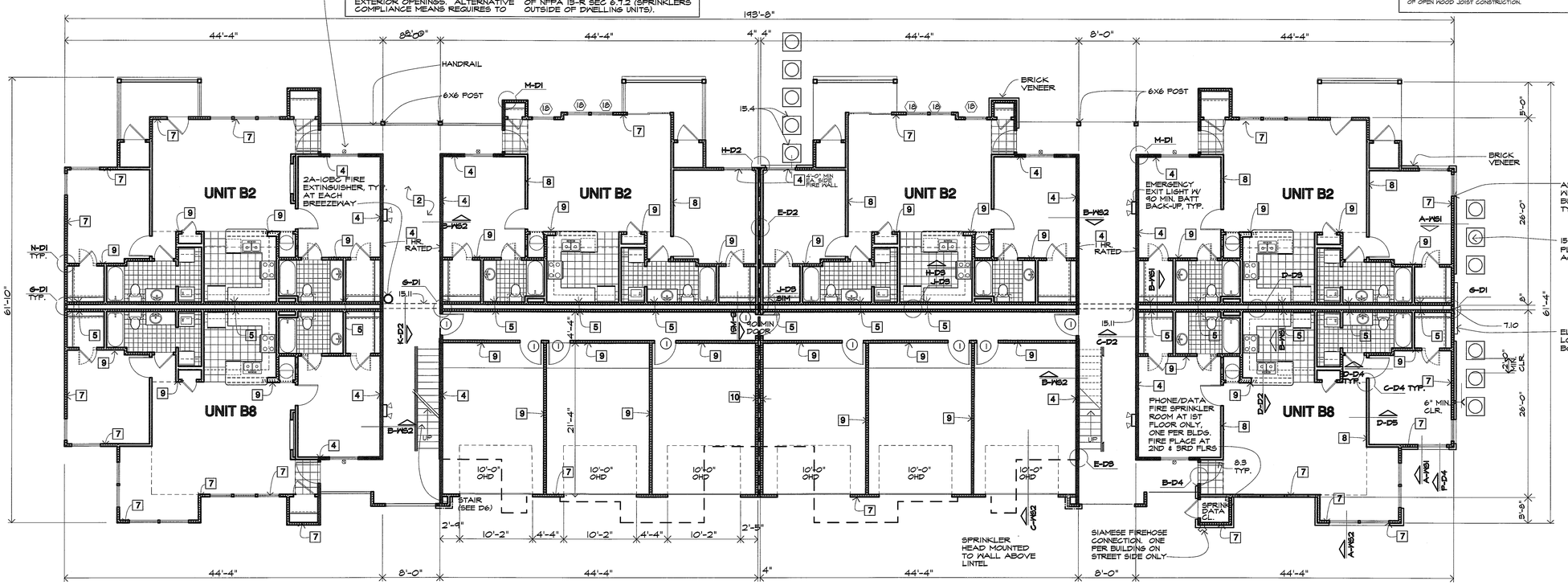


B BUILDING PLAN - BLDG B2/B8-W/GARAGES

1/8"=1'-0"

FIRE PROTECTIVE ASSEMBLIES ARE NOT REQUIRED WHERE OUTSIDE AUTOMATIC SPRINKLERS ARE INSTALLED FOR PROTECTION OF EXTERIOR OPENINGS. ALTERNATIVE COMPLIANCE MEANS REQUIRES TO PROVIDE FREEZE PROOF HEADS DESIGNED IN ACCORDANCE WITH NFPA 13 FOR SIZE, SPACING, AND FLOW PER THE REQUIREMENTS OF NFPA 13-R SEC 6.7.2 (SPRINKLERS OUTSIDE OF DWELLING UNITS).

PER IBC 903.3.1.2.1 BALCONIES, SPRINKLER PROTECTION SHALL BE PROVIDED FOR EXTERIOR BALCONIES AND GROUND-FLOOR PATIOS OF DWELLING UNITS WHERE THE BUILDING IS OF TYPE V CONSTRUCTION. SIDEWALL SPRINKLERS THAT ARE USED TO PROTECT SUCH AREAS SHALL BE PERMITTED TO BE LOCATED SUCH THAT THEIR DEFLECTORS ARE WITHIN 1 INCH (25 MM) TO 6 INCHES (152 MM) BELOW THE STRUCTURAL MEMBERS, AND A MAXIMUM DISTANCE OF 14 INCHES (356 MM) BELOW THE DECK OF THE EXTERIOR BALCONIES THAT ARE CONSTRUCTED OF OPEN WOOD JOIST CONSTRUCTION.



A BUILDING PLAN - BLDG B2/B8-W/GARAGES

1/8"=1'-0"

ALL BREEZEWAY WALLS SHALL BE A ONE-HOUR RATED ENCLOSURE AND HAVE SELF-CLOSING DOORS WITH A 60 MIN. RATED ASSEMBLY

KEYED NOTES:

2 SITE WORK
2.1 NOT USED
2.2 CONCRETE SIDEWALK, WIDTH AS NOTED ON PLAN

3 CONCRETE
3.1 FOUNDATION SYSTEM, REFER TO STRUCTURAL DRAWINGS
3.2 4" CONCRETE SLAB WITH 6X6, 10/10 WELDED WIRE MESH OVER WATERPROOF MEMBRANE ON MINIMUM 4" CRUSHED ROCK.
3.3 4" CONCRETE PATIO SLAB WITH 6X6 10/10 WWM ON 4" SAND CUSHION
3.4 FLOOR/CEILING ASSEMBLY - REFER ASSEMBLY LEGEND
3.5 BREEZEWAY FLOOR/CEILING ASSEMBLY - REFER ASSEMBLY LEGEND

4 MASONRY
4.1 8" CONCRETE RETAINING/STEM WALL WITH WATERPROOFING MEMBRANE 1 INCH PROTECTIVE BOARD ON EXTERIOR FACE AND WITH 5/8" GYP. BOARD ON 1X4 FURRING AT 24" O.C. WITH R-14 RIGID INSULATION ON EXTERIOR FACE (SEE FOUNDATION DETAIL FOR REINFORCING).
4.2 8" CONCRETE STEM WALL. PAINT ALL EXPOSED SURFACES. ALL PORTIONS OF CONCRETE BLOCK STEM WALLS TO BE COVERED WITH SIDING ON FURRING STRIPS FOR ANY AREA TALLER THAN 8" ABOVE GRADE
4.3 18" SQUARE BRICK COLUMN ON 24" SQUARE FOOTING.
4.4 BRICK SOLDIER COURSE BELOW WINDOW PLANS.
4.5 BRICK VENEER SOLDIER COURSE, (COLOR MAY DIFFER FROM FIELD BRICK COLOR) ALT: 2X10
4.6 BRICK ROWLOCK COURSE.

5 METALS
5.1 STEEL FRAMED STAIR, WITH PRECAST CONCRETE TREAD.

6 WOOD AND PLASTICS
6.1 TREATED 2X4 SOLE PLATE W/ 1/2" ROUND X 12" LONG A.B. AT 48" O.C. OR APPLICABLE CODE APPROVED TIE DOWN CLIP. INSTALL ANCHOR BOLT AT EACH END OF ALL SHORT WALLS WITH A MINIMUM OF TWO A.B.'S PER SECTION OF WALL.
6.2 STRUCTURAL GRADE THERMAL PLY SHEATHING (TYPICAL ALL LOCATIONS).
6.3 TRUSSED RAFTERS AT 24"OC.
6.4 1X4 TRUSS BRIDGING AT TOP AND BOTTOM CHORDS AND X-BRIDGING AT LAST 8 SPANS
6.5 X-BRIDGING BETWEEN FLOOR JOISTS AT MAXIMUM 8'-0" SPACINGS AT CONTRACTORS OPTION USE SOLID 2X BRIDGING.
6.6 2X10 BALCONY JOISTS (MOISTURE RESISTANT).
6.7 JOIST HANGER.
6.8 2X4 DECKING (MOISTURE RESISTANT). 2X6 DECKING MAY BE USED AT CONTRACTORS OPTION
6.9 TRUSSED OR I-JOIST FLOOR JOISTS OR FLOOR TRUSSES WITH 3/4" T&G SUBFLOOR INSTALLATION. DOUBLE FLOOR TRUSSES UNDER WALLS PARALLEL TO TRUSS.
6.10 INSTALL HEADER TO FILL WIDTH OF OPENING AT OPENING ADJACENT TO EACH OTHER.
6.11 CONTINUOUS WOOD BLOCKING
6.12 2X6 RAFTER EXTENSIONS.
6.13 EXTERIOR WALL ASSEMBLY - REFER ASSEMBLY LEGEND, WS1
6.14 SEALANT JOINT AT ALL INTERSECTIONS OF SIDING TO TRIM
6.15 1/2" PLYWOOD.
6.16 6X6 WOOD POST.
6.17 2 X 6 STUDS AT 16" O.C.
6.18 5/8" ROUGH SAWN PLYWOOD SOFFIT WITH 1X2 TRIM
6.19 3/4" PLYWOOD FIRE STOP OR 2X BLOCKING
6.20 2 X 12 RIM JOIST OR EQUIVALENT
6.21 WOOD CHAIRRAIL AT DINING ONLY
6.22 PREFAB WOOD FIREPLACE MANTLE AND SURROUND.
6.23 CEMENT FIBERBOARD TRIM OVER 2X@RS SUP BACKER. SOFFIT: CEMENT FIBERBOARD
6.24 WOOD TRIM
6.25 NOT USED
6.26 2X6 PT. DECKING, ALT.: PRESSURE TREATED WOOD DECK, ALT.2, KEYNOTE 9.5
6.34 PAINTED WOOD SILL 4" DEEP AT WINDOW SILL HEIGHT
6.35 CEILING ASSEMBLY -REFER ASSEMBLY LEGEND, WS1
6.36 NOT USED
6.37 2X4 STRINGER.
6.38 FURRDOWN SHADED AREA TO 7'-0" ABOVE FINISHED FLOOR, U.O.N.
6.39 SLOPE CEILING WITH 3:12 PITCH TYPICAL AT ALL TOP FLOOR LIVING ROOM CEILINGS AND BEDROOM CEILINGS AS SHOWN ON UNIT PLAN
6.40 LINE OF CEILING CHANGE.
6.41 STAIR RAIL.
6.42 WALL CABINET AND SHELVES ABOVE
6.43 BASE CABINET AND SHELVES
6.44 DRAWER(S) TYPICAL.
6.45 8 WOOD SHELVES, 12" DEEP TYPICAL.
6.46 NOT USED
6.47 NOT USED.
6.48 BREEZEWAY WALL ASSEMBLY - REFER ASSEMBLY LEGEND WS1

7 THERMAL AND MOISTURE PROTECTION
7.1 ROOF ASSEMBLY - REFER ASSEMBLY LEGEND, WS1
7.2 BATT OR BLOWN INSULATION (R-38) TYPICAL ALL ROOF AREAS.
~~7.3 NOT USED (R-19).~~
7.4 SEALANT.
7.5 BATT INSULATION (R-13) TYPICAL ALL EXTERIOR WALLS.
7.6 PREFINISHED GUTTER AND DOWNSPOUT WITH SPLASH BLOCK.
7.7 DIVERTER, PREFINISHED TO MATCH SHINGLES.
7.8 24 GAGE PAINTED, GALV METAL CAP WITH HEMMED EDGES.
7.9 26 GAGE PAINTED, GALV METAL STEP FLASHING
7.10 INSULATION TO BE CONTINUOUS AT ALL BUILDING ENDS AT GHASE WALL TYPICAL
7.11 POLY VAPOR BARRIER WRAPPED AT PERIMETERINS OF ALL WINDOWS AND DOORS.
7.12 WALL TO RECEIVE BATT INSULATION.
7.13 SADDLE, TYPICAL ALL PSEUDO CHIMNEYS.
7.14 FLASHING LET UNDER THRESHOLD

8 DOORS AND WINDOWS
8.1 1'-10" X 2'-6" ATTIC ACCESS. REFER BLDG. PLAN
8.2 DIVIDED LITE, THERMAL GLAZED ALUMINUM WINDOW W/ WHITE ALUMINUM FINISH.
8.3 PAINTED, INSULATED, METAL CLAD, PANELIZED DOOR, W/ SPRING LOADED BUTTS, ALL DOORS TO HAVE DOOR VIEWER AND HAVE FOAM CORE.
8.4 PAINTED, FULL GLASS W/ DIVIDED LITE, METAL CLAD INSULATED PATIO DOOR. INSTALL STORM DOOR OR TRIPLE GLAZING WHERE REQUIRED. USE SAFETY GLASS.
8.5 DOOR BUCK AND TRIM.
8.6 PAINTED WOOD SILL AT WINDOW SILL HEIGHT
8.7 METAL THRESHOLD SET IN SEALANT.

9 FINISHES
9.1 ONE LAYER OF 1/2" GYP BD ATTIC DRAFT STOPPING ABOVE AND IN LINE WITH ALL TENANT SEPARATION WALLS.
9.2 ONE LAYER 5/8" GYP BOARD
9.3 TENANT SEPARATION WALL ASSEMBLY - REFER ASSEMBLY LEGEND, WS1
9.5 6" X 6" PAINTED PLYWOOD BORDER IN KITCHEN AND BATH ONLY.
9.6 5/8" GYP BOARD ON 2X4 STUDS.
9.7 5/8" FIRESHIELD GYP BOARD.
9.8 1/2" GYPSUM BOARD.
9.9 CHAIRRAIL AT DINING.
9.10 CERAMIC TILE AT TUB ENCLOSURE.
9.11 ENGINEERED PLY, ALT: 12X12
9.12 CANVAS AWNING.
9.13 PLASTIC LAMINATE NOSE, TOP, AND 4" HIGH BACK AND END SPLASHES AT WALLS
9.14 GWB WALL ASSEMBLY - REFER ASSEMBLY AT LOAD BEARING WALLS AND ALL EXTERIOR WALLS.
9.15 CERAMIC TILE AT HEARTH.
9.16 LINE OF FLOOR MATERIAL CHANGE.
9.17 CARPETING FLOORING
9.18 NOT USED
9.19 VINYL FLOORING W/ NO VINYL FLOORING UNDER DISHWASHER AT KITCHEN, TYP.

10 SPECIALTIES
10.1 EXHAUST GRILLE W/ HARDWARE CLOTH COVER.
10.2 PAINTED HOOD OR GALV MTL ROOF VENTILATION LOUVER W/ BACKING SCREEN. SIZE TO BE IN ACCORDANCE WITH CODE REQUIREMENTS.
10.3 MAIL BOXES
10.4 TOWEL BAR AT 4'-6" A.F.F., PROVIDE 2X8 BLOCKING FLAT IN WALL.
10.5 GRAB BAR AND SOAP HOLDER, TYPICAL ALL TUB ENCLOSURES. PROVIDE 2X8 BLOCKING FLAT IN WALL.
10.6 1/4" POLISHED PLATE MIRROR WITH MAXIMUM GAP OF 1" AT PERIMETER OF MIRROR

11 EQUIPMENT
11.1 MICROWAVE OVEN / RANGE HOOD COMBINATION.
11.2 REFRIGERATOR W/ ICEMAKER.
11.3 DISHWASHER.
11.4 30" RANGE
11.5 WASHER (N.I.C.)
11.6 DRYER (N.I.C.)

15 MECHANICAL
15.1 PLUMBING ACCESS PANEL, TYPICAL ALL TUB / SHOWER LOCATIONS.
15.2 HOT WATER HEATER ACCESS PANEL, TYPICAL AT WATER HEATER LOCATIONS.
15.3 EXHAUST FAN, VENT THROUGH ROOF AT TOP FLOOR, THROUGH WALL VIA FLOOR FRAMING SPACE AT ALL OTHER FLOORS, TERMINATING DEVICE TO HAVE HARDWARE CLOTH COVER.
15.4 CONDENSING UNITS ON CONC. PAD, PREGAST OR PREFORMED PAD. ALL REFRIG. LINES TO BE CONCEALED FROM VIEW.
15.5 DRYER VENT, VENT THRU ROOF AT TOP FLOOR, THRU WALL VIA FLOOR JOIST SPACE AT ALL OTHER FLOORS, TERMINATING DEVICE TO HAVE HARDWARE CLOTH COVER.
15.6 POP-OFF AND CONDENSATE DRAIN FOR WATER HEATER
15.7 PROVIDED ATTIC VENTS PER APPLICABLE CODE REQUIREMENTS.
15.8 HATRS
15.9 PREFABRICATED WASHER HOOK-UP BOX, PROVIDE AND COLD WATER SUPPLY AND DRAIN W/LEVER TYPE STOP VALVE.
15.10 RANGE HOOD VENT, VENT THRU ROOF AT TOP FLOOR, THRU WALL VIA FLOOR JOIST SPACE AT ALL OTHER FLOORS, TERMINATING DEVICE TO HAVE HARDWARE CLOTH COVER.
15.11 ENCASE SPRINKLER PIPES W/ RIGID INSULATION AT ALL BREEZEWAY LOCATIONS, REFER FIRE SPRINKLER PLANS.

16 ELECTRICAL
16.1 ELECTRICAL METERS, TYPICAL LOCATION.
16.2 J-BOX FOR RANGE HOOD ON SEPARATE CIRCUIT-120V
16.3 JUNCTION BOX FOR DISHWASHER - 120V
16.4 JUNCTION BOX FOR DISPOSAL - 120V
16.5 JUNCTION BOX FOR FURNACE - 240V
16.6 JUNCTION BOX FOR WATER HEATER - 240V
16.7 LIGHT FIXTURE, TYPICAL DESIGNATION
16.8 ELECTRIC FURNACE
16.9 ELECTRIC WATER HEATER

REVISIONS

PROJECT: Artisan Point at Lees Summit
LOCATION: Lee Summit, Missouri
CLIENT: Case Development Services

SEAL:
STATE OF MISSOURI
JAMES R. KEITH
2-27-18
REGISTERED ARCHITECT

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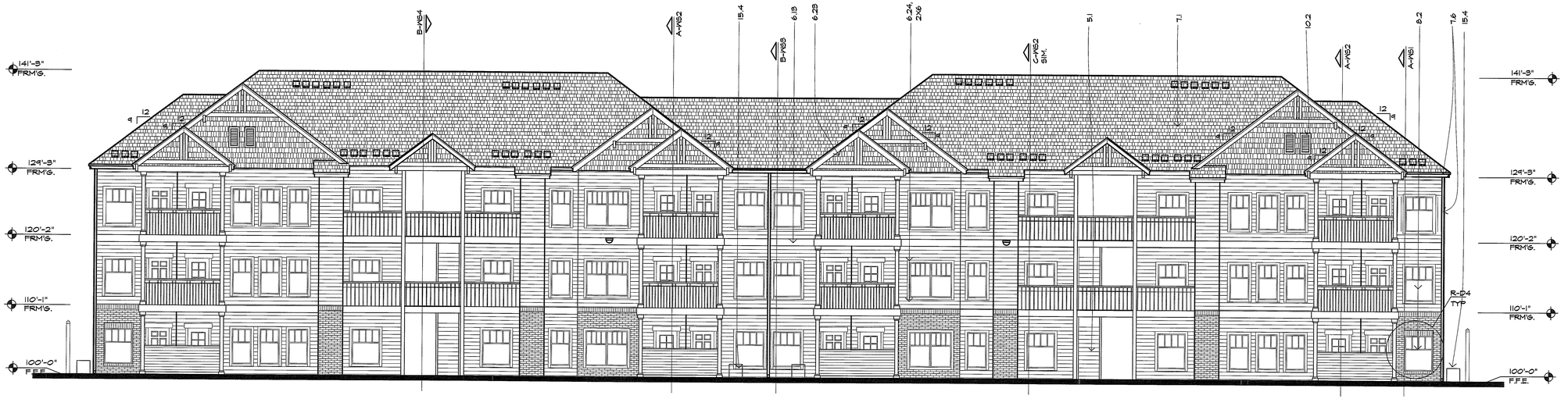
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918/492-2987

PROJECT NUMBER:
DATE: 05/03/18

SHEET TITLE:
BLDG. PLAN

SHEET NUMBER:
A4.3

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	Unit Area	Attic Area	Total Attic Vent Req.(1/300)	Lower Roof Clear Vent Area (1/600)	Upper Roof Vent Clr. Area (1/600)	LOWER Vent Quant. *	UPPER Vent Quant. *
A2 One Bedroom units	789	873	2.91	1.46	1.46	3	3
A3 One Bedroom units	860	891	2.97	1.48	1.48	4	4
A8 One Bedroom units	856	940	3.13	1.56	1.56	4	4
B2 Two Bedroom units	1050	1134	3.78	1.89	1.89	4	4
B3 Two Bedroom units	1176	1211	4.03	2.02	2.02	5	5
B8 Two Bedroom units	1108	1192	3.97	1.96	1.96	5	5

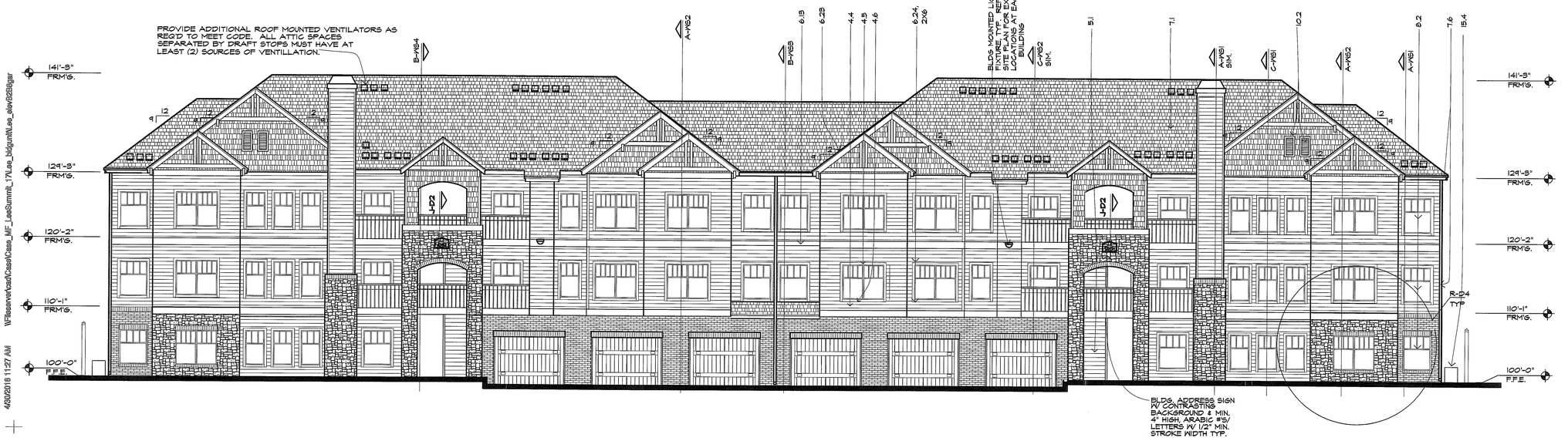
* Lamonco roof vents (at 70 SQ. IN. NET FREE AREA EA.) are figured in the vent quantity above.

Note: Attic Ventilation must be accommodated on a per unit basis with minimum two vent per seperate area.
Half of Roof vents must be located in the upper 1/3 of the attic space and the other half in the lower third
All areas given in schedule are measured in square feet.

B REAR ELEVATION - BLDG. B2/B8.3

1/8"=1'-0"

ALL ROOF JACK & PENETRATIONS SHALL BE PAINTED TO MATCH ADJACENT ROOF COLOR.



FRONT ELEVATION - BLDG. B2/B8.3

1/8"=1'-0"

KEYED NOTES:

2 SITE WORK
2.1 NOT USED
2.2 CONCRETE SIDEWALK, WIDTH AS NOTED ON PLAN

3 CONCRETE
3.1 FOUNDATION SYSTEM, REFER TO STRUCTURAL DRAWINGS
3.2 4" CONCRETE SLAB WITH 6X6, 10/10 WELDED WIRE MESH OVER WATERPROOF MEMBRANE ON MINIMUM 4"CRUSHED ROCK.
3.3 4" CONCRETE PATIO SLAB WITH 6X6 10/10 WWM ON 4" SAND CUSHION
3.4 FLOOR/CEILING ASSEMBLY - REFER ASSEMBLY LEGEND
3.5 BREEZEWAY FLOOR/CEILING ASSEMBLY - REFER ASSEMBLY LEGEND

4 MASONRY
4.1 8" CONCRETE RETAININ/STEM WALL WITH WATERPROOFING MEMBRANE & 1 MIL PROTECTIVE BOARD ON EXTERIOR FACE AND WITH 5/8" GYP. BOARD ON 1X4 FURRING AT 24" O.C. WITH R-14 RIGID INSULATION ON EXTERIOR FACE (SEE FOUNDATION DETAIL FOR REINFORCING).
4.2 8" CONCRETE STEM WALL. PAINT ALL EXPOSED SURFACES. ALL PORTIONS OF CONCRETE BLOCK STEM WALLS TO BE COVERED WITH SIDING ON FURRING STRIPS FOR ANY AREA TALLER THAN 8" ABOVE GRADE.
4.3 16" SQUARE BRICK COLUMN ON 24" SQUARE FOOTING.
4.4 BRICK VENEER, REFER BUILDING PLANS.
4.5 BRICK SOLDIER COURSE, COLOR MAY DIFFER FROM FIELD BRICK COLOR) ALT: 2X10
4.6 BRICK ROWLOCK COURSE.

5 METALS
5.1 STEEL FRAMED STAIR, WITH PRECAST CONCRETE TREAD.

6 WOOD AND PLASTICS
6.1 TREATED 2X4 SOLE PLATE W/ 1/2" ROUND X 12" LONG A.B. AT 48" O.C. OR APPLICABLE CODE APPROVED TIE DOWN SLIP. INSTALL ANCHOR BOLT AT EACH END OF ALL SHORT WALLS WITH A MINIMUM OF TWO ANCHORS PER SECTION OF WALL.
6.2 5/8" OSB SHEATHING, EXTERIOR WALL PLY SHEATHING TYPICAL ALL LOCATIONS.
6.3 TRUSSED RAFTERS AT 24"OC.
6.4 1X4 TRUSS BRIDGING AT TOP AND BOTTOM CHORDS AND X-BRIDGING AT LAST 3 SPANS
6.5 X-BRIDGING BETWEEN FLOOR JOISTS AT MAXIMUM 8' SPACINGS AT CONTRACTOR'S OPTION USE SOLID 2X BRIDGING.
6.6 2X10 BALCONY JOISTS (MOISTURE RESISTANT).
6.7 JOIST HANGER.
6.8 2X4 DECKING (MOISTURE RESISTANT). 2X6 DECKING MAY BE USED AT CONTRACTOR'S OPTION
6.9 3/4" PLYWOOD ON FLOOR JOISTS OR FLOOR TRUSSES WITH 3-1/2" BATT INSULATION. DOUBLE FLOOR TRUSSES UNDER WALLS PARALLEL TO TRUSS.
6.10 INSTALL HEADER TO FULL WIDTH OF OPENING AT OPENING ADJACENT TO EACH OTHER.
6.11 CONTINUOUS WOOD BLOCKING
6.12 2X6 RAFTER EXTENSIONS.
6.13 EXTERIOR WALL ASSEMBLY - REFER ASSEMBLY LEGEND, H&I
6.14 SEALANT JOINT AT ALL INTERSECTIONS OF SIDING TO TRIM
6.15 1/2" PLYWOOD.
6.16 6X6 WOOD POST.
6.17 5/8" Ø STUDS AT 16" O.C.
6.18 3/4" Ø ROUGH SAWN PLYWOOD SOFFIT WITH 1X3 TRIM
6.19 3/4" PLYWOOD FIRE STOP OR 2X BLOCKING
6.20 2 X 12 RIM JOIST OR EQUIVALENT
6.21 WOOD GUARDRAIL AT DINING ONLY.
6.22 PREFAB WOOD FIREPLACE MANTLE AND SURROUND.
6.23 CEMENT FIBERBOARD TRIM OVER 2X4@16 S/P BACKER. SOFFIT: CEMENT FIBERBOARD
6.24 WOOD TRIM
6.25 NOT USED
6.26 2X6 WD. DECKING, ALT.: PRESSURE TREATED WOOD DECK. ALT.2: KEYNOTE 5.9
6.34 PAINTED WOOD SILL X 10" DEEP AT WINDOW SILL HEIGHT.
6.35 CEILING ASSEMBLY -REFER ASSEMBLY LEGEND, H&I
6.36 NOT USED.
6.37 2X12 STRINGER.
6.38 TURK DOWN SHADED AREA TO 7'-0" ABOVE FINISHED FLOOR, U.O.N.
6.39 SLOPE CEILING WITH 3/12 PITCH, TYPICAL AT ALL TOP FLOOR LIVING ROOM CEILINGS AND BEDROOM CEILINGS AS SHOWN ON UNIT PLAN
6.40 LINE OF CEILING CHANGE.
6.41 STAIR RAIL.
6.42 WALL CABINET AND SHELVES ABOVE
6.43 BASE CABINET AND SHELVES
6.44 DRAWER(S) TYPICAL.
6.45 5 WOOD SHELVES, 12" DEEP TYPICAL.
6.46 NOT USED
6.47 NOT USED
6.48 BREEZEWAY WALL ASSEMBLY - REFER ASSEMBLY LEGEND H&I

7 THERMAL AND MOISTURE PROTECTION
7.1 ROOF ASSEMBLY - REFER ASSEMBLY LEGEND, H&I
7.2 BATT OR BLOWN INSULATION (R-38) TYPICAL ALL ROOF AREAS.
~~7.3 BATT INSULATION (R-19)~~
7.4 SEALANT.
7.5 BATT INSULATION (R-13) TYPICAL ALL EXTERIOR WALLS.
7.6 PREFINISHED GUTTER AND DOWNSPOUT WITH SPLASH BLOCK.
7.7 DIVERTER, PREFINISHED TO MATCH SHINGLES.
7.8 24 GAGE PAINTED GALV METAL CAP WITH HEMMED EDGES.
7.9 26 GAGE PAINTED GALV METAL STEP FLASHING
7.10 INSULATION TO BE CONTINUOUS AT ALL BUILDING ENDS AT GABLE WALL TYPICAL
7.11 POLY VAPOR BARRIER, WRAPPED AT PERIMETERING OF ALL WINDOWS AND DOORS
7.12 WALL TO RECEIVE BATT INSULATION.
7.13 SADDLE TYPICAL ALL PSEUDO CHIMNEYS.
7.14 FLASHING LET UNDER THRESHOLD

8 DOORS AND WINDOWS
8.1 1'-0" X 2'-8" ATTIC ACCESS. REFER BLDG. PLAN
8.2 DIVIDED LITE, THERMAL GLAZED ALUMINUM WINDOW W/ WHITE ALUMINUM FINISH.
8.3 PAINTED, INSULATED, METAL CLAD, PANELIZED DOOR, W/ SPRING LOADED BUTTS. ALL DOORS TO HAVE DOOR VISHER AND HAVE FOAM CORE.
8.4 PAINTED, FULL GLASS W/ DIVIDED LITE, METAL CLAD INSULATED PATIO DOOR. INSTALL STORM DOOR OR TRIPLE GLAZING WHERE REQUIRED. USE SAFETY GLASS.
8.5 DOOR BUCK AND TRIM.
8.6 PAINTED WOOD SILL AT WINDOW SILL HEIGHT
8.7 METAL THRESHOLD SET IN SEALANT.

9 FINISHES
9.1 ONE LAYER OF 1/2" GYP BD ATTIC DRAFT STOPPING ABOVE AND IN LINE WITH ALL TENANT SEPARATION WALLS
9.2 ONE LAYER 5/8" GYP BOARD
9.3 TENANT SEPARATION WALL ASSEMBLY - REFER ASSEMBLY LEGEND H&I
9.5 EXTENT OF WALLPAPER BORDER IN KITCHEN AND BATH ONLY.
9.6 5/8" GYP BOARD ON 2X4 STUDS.
9.7 5/8" FIRESAVER GYP BOARD.
9.8 1/2" GYPSUM BOARD.
9.9 CHAIRRAIL AT DINING.
9.10 CERAMIC TILE AT TUB ENCLOSURE.
9.11 8X8 CERAMIC TILE ALT: 12X2
9.12 CANVAS AWNING.
9.13 PLASTIC LAMINATE NOSE, TOP, AND 4" HIGH BACK AND END SPLASHES AT WALLS
9.14 FLOOR RATED ASSEMBLY - REFER AT LOAD BEARING WALLS AND ALL EXTERIOR WALLS.
9.15 LINOLEUM TILE AT EARTH.
9.16 LINOLEUM - DOOR MATERIAL CHANGE.
9.17 CARPETING FLOORING
9.18 NOT USED
9.19 VINYL FLOORING W/ NO VINYL FLOORING UNDER DISHWASHER AT KITCHEN, TYP.

10 SPECIALTIES
10.1 EXHAUST GRILLE, W/ HARDWARE CLOTH COVER.
10.2 PAINTED HOOD OR GALV MTL. ROOF VENTILATION LOUVER W/ BACKING SCREEN. SIZE TO BE IN ACCORDANCE WITH CODE REQUIREMENTS.
10.3 TOWEL BAR.
10.4 TOILET PAPER AT 4'-0" A.F.F., PROVIDE 2X8 BLOCKING PLAT IN WALL.
10.5 GRAB BAR AND SOAP HOLDER, TYPICAL ALL TUB ENCLOSURES. PROVIDE 2X8 BLOCKING PLAT IN WALL.
10.6 1/4" POLISHED PLATE MIRROR WITH MAXIMUM GAP OF 1" AT PERIMETER OF MIRROR.

11 EQUIPMENT
11.1 MICROWAVE OVEN / RANGE HOOD COMBINATION.
11.2 REFRIGERATOR W/ ICEMAKER.
11.3 DISHWASHER.
11.4 30" RANGE
11.5 WASHER (N.I.C.)
11.6 DRYER (N.I.C.)

15 MECHANICAL
15.1 PLUMBING ACCESS PANEL, TYPICAL ALL TUB / SHOWER LOCATIONS.
15.2 HOT WATER HEATER ACCESS PANEL. TYPICAL AT WATER HEATER LOCATIONS.
15.3 ROOF FAN VENT THROUGH ROOF AT TOP FLOOR, THRU THRUH WALL VIA FLOOR FRAMING SPACE ALL OTHER FLOORS. TERMINATING DEVICE TO HAVE HARDWARE CLOTH COVER.
15.4 CONDENSING UNITS ON CONC. PAD, PRECAST OR PREFORMED PAD. ALL REFRIG. LINES TO BE COMPLETELY CONCEALED FROM VIEW.
15.5 DRYER VENT, VENT THRU ROOF AT TOP FLOOR, THRU WALL VIA FLOOR JOIST SPACE AT ALL OTHER FLOORS. TERMINATING DEVICE TO HAVE HARDWARE CLOTH COVER.
15.6 POP-OFF AND CONDENSATE DRAIN FOR WATER HEATER
15.7 ROOF MOUNTED ATTIC VENTS PER APPLICABLE CODE REQUIREMENTS.
15.8 WATER METERS.
15.9 PREFABRICATED WASHER HOOK-UP BOX. PROVIDE HOT AND COLD WATER SUPPLY AND DRAIN W/LEVER TYPE STOP VALVE.
15.10 RANGE HOOD VENT, VENT THRU ROOF AT TOP FLOOR, THRU WALL VIA FLOOR JOIST SPACE AT ALL OTHER FLOORS. TERMINATING DEVICE TO HAVE HARDWARE CLOTH COVER.
15.11 ENCASE SPRINKLER PIPES W/ RIGID INSULATION AT ALL EXPOSED LOCATIONS, REFER FIRE SPRINKLER PLANS.

16 ELECTRICAL
16.1 ELECTRICAL METERS, TYPICAL LOCATION
16.2 J-BOX FOR RANGE HOOD ON SEPARATE CIRCUIT-120V
16.3 JUNCTION BOX FOR DISHWASHER - 120V
16.4 JUNCTION BOX FOR DISPOSAL - 120V
16.5 JUNCTION BOX FOR FURNACE - 240V
16.6 JUNCTION BOX FOR WATER HEATER - 240V
16.7 LIGHT FIXTURE, TYPICAL DESIGNATION
16.8 ELECTRIC FURNACE
16.9 ELECTRIC WATER HEATER

REVISIONS

PROJECT: **Artisan Point at Lees Summit**
LOCATION: Lee Summit, Missouri
CLIENT: Case Development Services

SEAL:

STATE OF MISSOURI
JAMES E. HEGER
A-6126
REGISTERED ARCHITECT

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PROJECT NUMBER:
DATE: 05/03/18

SHEET TITLE:
ELEVATIONS

SHEET NUMBER:
A4.3A

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WINDOW SCHEDULE

MK	QTY	SIZE WXH	TYPE	MATERIAL	REMARKS	
2	SGL	2/0X4/0	SINGLE-HUNG	ALUMINUM	INSUL.	SAFETY GLASS AT [S]ON PLANS
8	SGL	2/6X4/0	SINGLE-HUNG	ALUMINUM	INSUL.	SAFETY GLASS AT [S]ON PLANS
11	SGL	2/6X5/0	SINGLE-HUNG	ALUMINUM	INSUL.	SAFETY GLASS AT [S]ON PLANS
13	SGL	2/6X3/0	SINGLE-HUNG	ALUMINUM	INSUL.	SAFETY GLASS AT [S]ON PLANS
15	SGL	2/8X5/0	SINGLE-HUNG	ALUMINUM	INSUL.	SAFETY GLASS AT [S]ON PLANS
18	SGL	3/0X5/0	SINGLE-HUNG	ALUMINUM	INSUL.	SAFETY GLASS AT [S]ON PLANS
23	SGL	3/8X5/0	SINGLE-HUNG	ALUMINUM	INSUL.	SAFETY GLASS AT [S]ON PLANS
29	SGL	4/0X5/0	SINGLE-HUNG	ALUMINUM	INSUL.	SAFETY GLASS AT [S]ON PLANS
[S]	SAFETY GLASS					

WINDOW NOTES

1. VERIFY ALL ROUGH OPENING REQUIREMENTS WITH WINDOW SUPPLIER.
2. ALL WINDOWS SHALL MEET OR EXCEED ALL MINIMUM REQUIREMENTS OF ALL APPLICABLE CODES, ORDINANCES, AND PROJECT SPECIFIC REQUIREMENTS FOR SIZE, SILL MOUNTING HEIGHT, CLEAR OPENING SIZE FOR EGRESS, CLEAR OPENING SIZE FOR VENTILATION, AIR INFILTRATION RATE, THERMAL TRANSFER, ACCOUSTICAL TRANSFER, THERMAL BREAK, ETC.
3. ALL ALUMINUM WINDOWS SHALL BE IN A FACTORY WHITE FINISH WITH THERMAL GLAZING.
4. ALL WINDOWS SHALL BE PROVIDED WITH SCREENS FOR THE OPERABLE PART OF THE WINDOW.
5. ALL WINDOW HEADS AND JAMBS SHALL HAVE 1/2" GYP. BOARD RETURN. ALL WINDOW STOOLS SHALL HAVE 1 X WOOD STOOLS WITH "K" PATTERN TRIM.
6. ALL WINDOW HEAD FRAME ROUGH OPENINGS SHALL BE AT 6'-8" A.F.F. UNLESS OTHERWISE SHOWN.
7. ALL WINDOWS USED FOR EMERGENCY ESCAPE FROM A SLEEPING ROOM (AT LEAST ONE PER SLEEPING AREA) SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7 S.F., A MINIMUM NET CLEAR HEIGHT OF 24" AND A NET CLEAR OPENING WIDTH OF 20".
8. ALL SLEEPING AREA WINDOW SILLS SHALL NOT BE GREATER THAN 44" A.F.F. FOR EMERGENCY EGRESS.
9. PROVIDE SAFETY OR TEMPERED GLASS WHERE REQUIRED FOR HUMAN IMPACT LOADS PER APPLICABLE CODES.

DOOR SCHEDULE

MK	QTY	SIZE WXH	DOOR TYPE	FRAME TYPE	HDWR MK.	REMARKS
1	SGL	3/0X6/8	METAL CLAD	WOOD	LEVER, 6	5, PANEL INSUL.
1B	SGL	2/10X6/8	METAL CLAD	WOOD	LEVER, 6	5, PANEL INSUL.
5	SGL	2/6X6/8	WOOD	WOOD	6	
7	SGL	2/0X6/8	WOOD	WOOD	6	
22	PR	2/4X6/8	WOOD	WOOD	6	
38	SGL	1/4X6/8	WOOD	WOOD	6	
46	PR	3/0X6/8	WOOD	WOOD	6	
51	SGL	2/10X6/8	WOOD	WOOD	6	
53	SGL	6/0X6/8	METAL CLAD	WOOD	6	SLIDING GLASS DOORS [S]
54	SGL	2/10X6/8	METAL CLAD	WOOD	6	W/FULL DIV. LITE SAFETY GLASS
57	SGL	10/0XT1/0	METAL CLAD	WOOD	6	OVERHEAD GARAGE DOOR
[S]	SAFETY GLASS					

DOOR NOTES

1. ALL DWELLING UNIT ENTRY DOORS SHALL BE 1-3/4" THK. X 6'-8" HIGH, INSULATED, SIX (6) PANEL, METAL CLAD, PREHUNG IN A WOOD FRAME. ALL INTERIORS TO BE CASED WITH "K" PATTERN TRIM, PAINTED WITH INTERIOR LATEX PAINT. DOOR TO BE EQUIPPED WITH A VIEWER. PATIO DOORS SHALL BE METAL CLAD WITH FULL SAFETY GLASS WITH APPLIED DIVIDER LITES.
2. ALL INTERIOR DWELLING UNIT DOORS SHALL BE 1-3/8" THICK X 6'-8" HIGH, PAINT GRADE HARDBOARD FACE WITH PAINT GRADE WOOD STILES, PREHUNG IN WOOD FRAME. ALL INTERIORS TO BE CASED WITH "K" PATTERN TRIM, PAINTED WITH INTERIOR LATEX PAINT.
3. ALL INTERIOR DWELLING BEDROOM CLOSET DOORS SHALL BE A 1-3/8" THICK X 6'-8" HIGH, PAINT GRADE HARDBOARD FACE WITH PAINT GRADE WOOD STILES. ALL OPENINGS ARE TO BE A 1/2" GYP. BOARD RETURN.
4. ALL INTERIOR WATER HEATER DOORS SHALL BE 1-3/8" THICK X 6'-8" HIGH, PAINT GRADE HARDBOARD FACE WITH PAINT GRADE WOOD STILES. ALL OPENINGS ARE TO BE A 1/2" GYP. BOARD RETURN.
5. WHERE DOORS ARE SHOWN IN RATED WALLS, DOOR OPENING SHALL BE PROTECTED BY A TIGHT-FITTING SMOKE AND DRAFT CONTROL ASSEMBLY HAVING A FIRE PROTECTION RATING OF NOT LESS THAN 60 MIN. IN 1HR WALL 90 MIN IN 2HR. SAID DOORS SHALL NOT HAVE LOUVERS. THE DOOR AND FRAME SHALL BEAR AN APPROVED LABEL OR OTHER IDENTIFICATION SHOWING THE RATING THEREOF, THE NAME OF THE MANUFACTURER AND THE IDENTIFICATION OF THE SERVICE CONDUCTING THE INSPECTION OF MATERIALS AND WORKMANSHIP AT THE FACTORY DURING FABRICATION AND ASSEMBLY. DOORS SHALL BE MAINTAINED SELF-CLOSING. SMOKE AND DRAFT CONTROL ASSEMBLIES SHALL BE PROVIDED WITH A GASKET SO INSTALLED AS TO PROVIDE A SEAL WHERE THE DOOR MEETS THE STOP ON BOTH SIDES AND ACROSS THE TOP. VIEWPORTS SHALL BE INSTALLED WITH A HOLE NOT LARGER THAN 1" IN DIAMETER THROUGH THE DOOR AND HAVE AT LEAST A 1/4" THICK GLASS DISC AND THE HOLDER IS OF METAL WHICH WILL NOT MELT OUT WHEN SUBJECT TO TEMPERATURES OF 1,700 DEGREES F.
6. ALL DOOR HARDWARE IN TYPE A DWELLING UNITS AND THE ENTRY OF TYPE B SHALL MEET THE REQUIREMENT FOR ANSI 404.2.6 AND SHOULD BE OF A LEVER CONFIGURATION IN LIEU OF THE A STANDARD SMOOTH KNOB. REFER TO DOOR SECTION ON SHEET H01 FOR DEAILED DESCRIPTION OF GRASPABILITY AND MAXIMUM ROUND FORCE REQUIRED FOR OPERABILITY OF HARDWARE.

MECHANICAL NOTES:

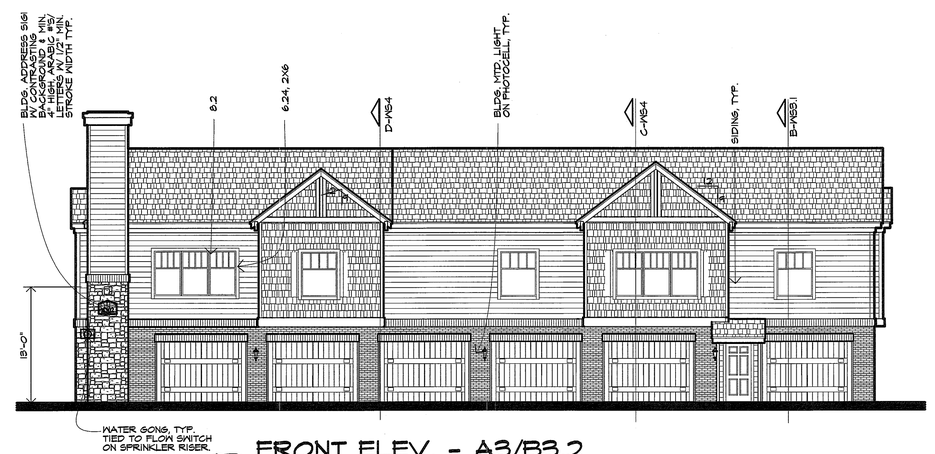
1. DESIGN, INSTALLATION AND EQUIPMENT SHALL MEET ALL APPLICABLE CODES, ASHRAE STANDARDS AND THE PROJECT SPECIFICATIONS.
2. MECHANICAL CONTRACTOR IS RESPONSIBLE FOR SIZING MECHANICAL UNITS, DUCTS AND DISTRIBUTION SYSTEM TO MAINTAIN 72 DEG. F. INDOOR SUMMER AND 76 DEG. F. INDOOR WINTER.
3. MECHANICAL CONTRACTOR IS RESPONSIBLE FOR PERFORMANCE OF THE FINAL INSTALLED HVAC SYSTEM.
4. ALL INTERIOR WATER PIPING TO BE COPPER WITH SOLDERED JOINTS. NO JOINTS ALLOWED BELOW SLAB, EXCEPT AS ALLOWED BY CODE.
5. PROVIDE ALL CARRIERS AND HANGERS REQUIRED FOR A COMPLETE INSTALLATION.
6. FINAL INSTALLED PIPING SIZED ARE THE RESPONSIBILITY OF THE PLUMBING CONTRACTOR.
7. ALL DWELLING UNITS ARE TO BE SEPARATELY METERED.

ELECTRICAL NOTES:

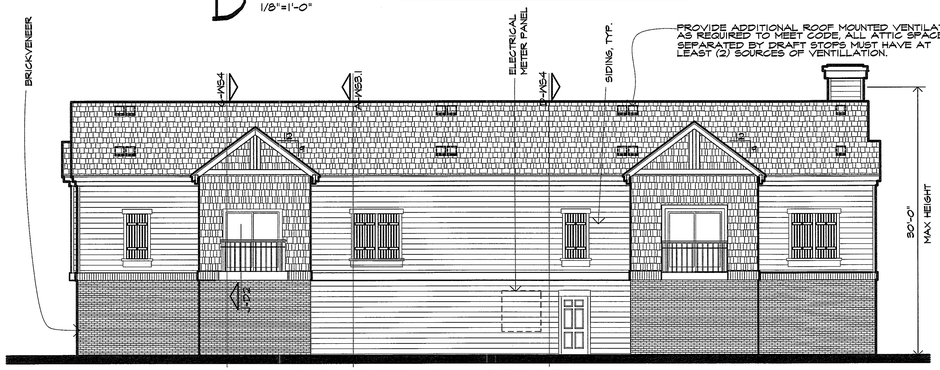
1. ALL EXTERIOR LIGHTS, INCLUDING BUILDING MOUNTED UNIT ENTRY LIGHTS TO BE PHOTO CELL CONTROLLED UNLESS OTHERWISE NOTED. ALL BUILDING MOUNTED LIGHTS TO BE CIRCUITED VIA APPLICABLE INDIVIDUAL UNIT PANELS.
2. VERIFY AMPERAGE REQUIREMENTS OF EQUIPMENT AND AD JUST WIRING AND SERVICE ACCORDINGLY.
3. THE ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR FINAL INSTALLED ELECTRICAL SERVICE.
4. CONVENIENCE OUTLETS TO BE 6 MAXIMUM PER CIRCUIT @12" AFF UNLESS OTHERWISE NOTED.
5. ALL ELECTRICAL EQUIPMENT AND INSTALLATION TO CONFORM TO THE REQUIREMENTS OF THE LATEST EDITION OF THE NA TIONAL ELECTRIC CODE AND MEET ALL APPLICABLE CODES.
6. PROVIDE AND COORDINATE ALL WIRING, ETC. FOR COMPLETE TELEPHONE SERVICE AS SHOWN ON PLANS.
7. ALL EXTERIOR LITES NOTED "PH" ARE TO BE VIA THE HOUSE PANEL.
8. ALL DWELLING UNITS ARE TO BE INDIVIDUALLY METERED AND WIRED ACCORDINGLY.
9. INSTALL A SEPARATE "HOUSE" METER AND PANEL AT EACH BUILDING.
10. ALL POLE MOUNTED LITES AND SITE AMENITY ELECTRICAL COMPONENTS ARE TO BE CIRCUITED TO NEAREST HOUSE PANEL.

FINISH NOTES:

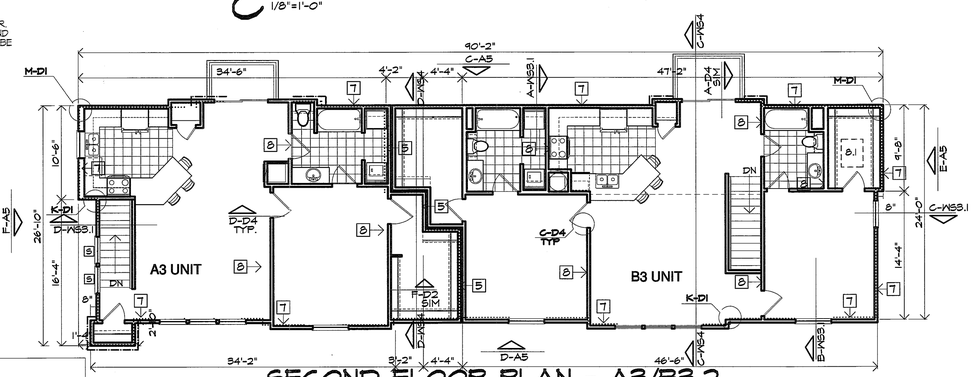
1. VINYL TILE IN LOCATIONS SHOWN ON PLANS. INSTALL COMPLETELY UNDER ALL APPLIANCES EXCLUDING DISHWASHER.
2. ALL KITCHEN COUNTER TOPS AND VANITY TOPS, SPLASHES, AND NOSES SHALL BE LAMINATE PLASTIC COVERED; COLORS TO BE SELECTED BY ARCHITECT.
3. VINYL WALLCOVERING IN LOCATIONS SHOWN ON PLANS.
4. CARPET TO BE CUT PILE INSTALLED ON A PAD
5. WOOD BASE TO BE "K" PATTERN.
6. ALL INTERIOR PAINT SHALL BE EGG-SHELL FOR WALLS, AND CEILING. ALL TRIM TO BE PAINTED SEMI-GLOSS.
7. ALL GROUND FLOOR UNITS TO HAVE BLOCKING AT TUB AND TOILET FOR FUTURE INSTALLATION OF GRAB BARS. REFER SHEET HC3 FOR LOCATION.



D FRONT ELEV. - A3/B3.2
1/8"=1'-0"

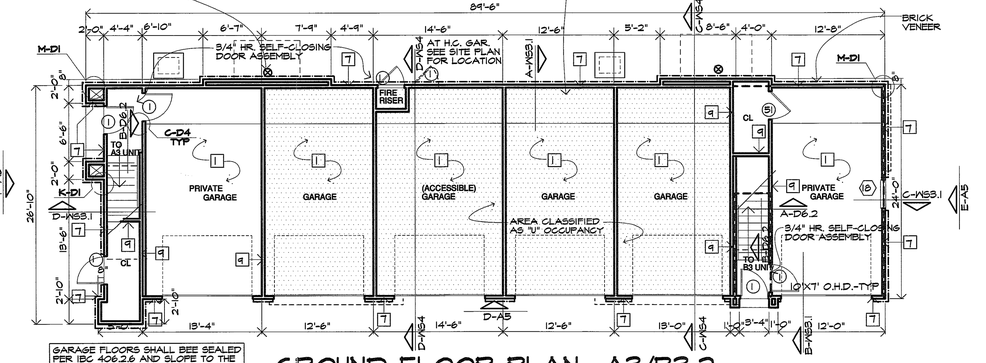


C REAR ELEV. - A3/B3.2
1/8"=1'-0"



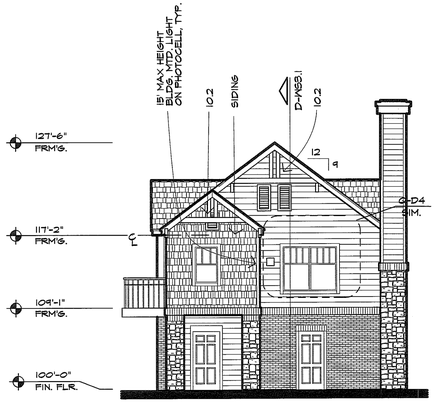
B SECOND FLOOR PLAN - A3/B3.2
1/8"=1'-0"

NOTE:
ALL BALCONIES TO BE SPRINKLED PER NFPA 13-R & BLDG. CODE

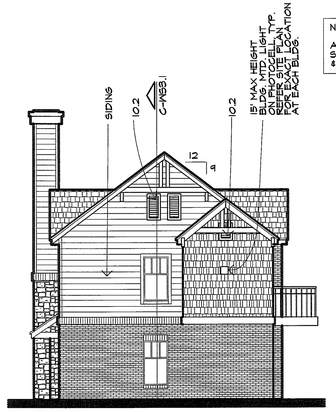


GARAGE FLOORS SHALL BEE SEALED PER IBC 406.2.6 AND SLOPE TO THE OUTSIDE DOOR INCASE OF SPILLS

A GROUND FLOOR PLAN -A3/B3.2
1/8"=1'-0"



F END ELEV. - A3/B3.2
1/8"=1'-0"



E END ELEV. - A3/B3.2
1/8"=1'-0"

KEYED NOTES:

2 SITE WORK
2.1 NOT USED
2.2 CONCRETE SIDEWALK, WIDTH AS NOTED ON PLAN

3 CONCRETE
3.1 FOUNDATION SYSTEM, REFER TO STRUCTURAL DRAWINGS
3.2 4" CONCRETE SLAB WITH 6X6, 10/10 WELDED WIRE MESH OVER WATERPROOF MEMBRANE ON MINIMUM 4"CRUSHED ROCK
3.3 4" CONCRETE PATIO SLAB WITH 6X6 10/10 WWM ON 4" SAND CUSHION
3.4 FLOOR/CEILING ASSEMBLY - REFER ASSEMBLY LEGEND
3.5 BREEZEWAY FLOOR/CEILING ASSEMBLY - REFER ASSEMBLY LEGEND

4 MASONRY
4.1 8" CONCRETE RETAINING/STEM WALL WITH WATERPROOFING MEMBRANE & HIGH PROTECTIVE BOARD ON EXTERIOR FACE AND WITH 5/8" GYP. BOARD ON 1X4 FURRING AT 24" O.C. WITH R-14 RIGID INSULATION ON EXTERIOR FACE (SEE FOUNDATION DETAIL FOR REINFORCING).
4.2 8" CONCRETE STEM WALL. PAINT ALL EXPOSED SURFACES. ALL PORTIONS OF CONCRETE BLOCK STEM WALLS TO BE COVERED WITH SIDING ON FURRING STRIPS FOR ANY AREA TALLER THAN 8" ABOVE GRADE.
4.3 12" CONCRETE STEPPED FOOTINGS. REFER TO FOUNDATION DETAIL SHEET
4.4 BRICK VENEER, REFER BUILDING ELEVATIONS
4.5 BRICK SOLDIER COURSE (COLOR MAY DIFFER FROM FIELD BRICK COLOR) ALT. 2X10
4.6 BRICK ROWLOCK COURSE.

5 METALS
5.1 STEEL FRAMED STAIR, WITH PRECAST CONCRETE TREAD.

6 WOOD AND PLASTICS
6.1 TREATED 2X4 SOLE PLATE W/ 1/2" ROUND X 12" LONG A.B. AT 48" O.C. OR APPLICABLE CODE APPROVED TIE DOWN CLIP. INSTALL ANCHOR BOLT AT EACH END OF ALL SHORT WALLS WITH A MINIMUM OF TWO A.B.'S PER SECTION OF WALL.
6.2 STRUCTURAL GRADE THERMAL FLY SHEATHING (TYPICAL ALL LOCATIONS).
6.3 TRUSSED RAFTERS AT 24"OC.
6.4 1X4 TRUSS BRIDGING AT TOP AND BOTTOM CHORDS AND X-BRIDGING AT LAST 6 SPANS
6.5 X-BRIDGING BETWEEN FLOOR JOISTS AT MAXIMUM 8' SPACINGS AT CONTRACTOR'S OPTION USE SOLID 2X BRIDGING.
6.6 2X10 BALCONY JOISTS (MOISTURE RESISTANT).
6.7 JOIST HANGER.
6.8 2X6 DECKING (MOISTURE RESISTANT), 2X6 DECKING MAY BE USED AT CONTRACTOR'S OPTION
6.9 BUILDING PAPER ON ALL EXTERIOR FLOOR AND TRUSSED ROOF SHEATHING. INSTALL DOUBLE FLOOR TRUSSES UNDER WALLS PARALLEL TO TRUSS.
6.10 INSTALL HEADER TO FILL WIDTH OF OPENING AT OPENING ADJACENT TO EACH OTHER.
6.11 CONTINUOUS WOOD BLOCKING
6.12 2X6 RAFTER EXTENSIONS.
6.13 EXTERIOR WALL ASSEMBLY - REFER ASSEMBLY LEGEND, W3
6.14 SEALANT JOINT AT ALL INTERSECTIONS OF SIDING TO TRIM.
6.15 1/2" PLYWOOD.
6.16 6X8 POST.
6.17 2 X 6 STUDS AT 16" O.C.
6.18 3/8" ROUGH SAWN PLYWOOD SOFFIT WITH 1X2 TRIM
6.19 3/4" PLYWOOD FIRE STOP OR 2X BLOCKING
6.20 2 X 12 RIM JOIST OR EQUIVALENT
6.21 WOOD CHANNEL AT DINING ONLY.
6.22 PREFAB WOOD FIREPLACE MANTLE AND SURROUND.
6.23 CEMENT FIBERBOARD TRIM OVER 2X6@16 O/C BACKER, SOFFIT: CEMENT FIBERBOARD
6.24 WOOD TRIM
6.25 NOT USED
6.26 2X6 WD. DECKING, ALT.1 PRESSURE TREATED WOOD DECK, ALT.2, KEYNOTE 9.5
6.34 PAINTED WOOD SILL X 10" DEEP AT WINDOW SILL HEIGHT.
6.35 CEILING ASSEMBLY -REFER ASSEMBLY LEGEND, W3
6.36 NOT USED.
6.37 2X12 STRINGER.
6.38 FURR DOWN SHADED AREA TO 7'-0" ABOVE FINISHED FLOOR, U.O.N.
6.39 SLOPE CEILING WITH 8:12 PITCH, TYPICAL AT ALL TOP FLOOR LIVING ROOM CEILINGS AND BEDROOM CEILINGS AS SHOWN ON UNIT PLAN.
6.40 LINE OF CEILING CHANGE
6.41 STAIR RAIL
6.42 WALL CABINET AND SHELVES ABOVE
6.43 BASE CABINET AND SHELVES
6.44 DRAWER(S) TYPICAL
6.45 5 WOOD SHELVES, 12" DEEP TYPICAL.
6.46 NOT USED
6.47 NOT USED.
6.48 BREEZEWAY WALL ASSEMBLY - REFER ASSEMBLY LEGEND W3

7 THERMAL AND MOISTURE PROTECTION
7.1 ROOF ASSEMBLY - REFER ASSEMBLY LEGEND, W3
7.2 BATT OR BLOWN INSULATION (R-38) TYPICAL ALL ROOF AREAS.
7.3 ~~BATT INSULATION (R-19)~~
7.4 SEALANT
7.5 BATT INSULATION (R-13) TYPICAL ALL EXTERIOR WALLS.
7.6 PREFINISHED GUTTER AND DOWNSPOUT WITH SPLASH BLOCK.
7.7 DIVERTER, PREFINISHED TO MATCH SHINGLES.
7.8 24 GAGE PAINTED, GALV METAL CAP WITH HEMMED EDGES.
7.9 26 GAGE PAINTED, GALV METAL STEP FLASHING
7.10 INSULATION TO BE CONTINUOS AT ALL BUILDING ENDS AT CHASE WALL TYPICAL.
7.11 POLY VAPOR BARRIER UNDER AT PERIMETERNS OF ALL WINDOWS AND DOORS
7.12 WALL TO RECEIVE BATT INSULATION.
7.13 SADDLE, TYPICAL ALL FIELDED CHIMNEYS.
7.14 FLASHING LET UNDER THRESHOLD

8 DOORS AND WINDOWS
8.1 1'-0" X 2'-6" ATTIC ACCESS, REFER BLDG. PLAN
8.2 DIVIDED LITE, THERMAL BREAK GLAZED ALUMINUM WINDOW W/ WHITE ALUMINUM FINISH.
8.3 PAINTED, INSULATED, METAL CLAD, PANELIZED DOOR, W/ SPRING LOADED BUTTS. ALL DOORS TO HAVE DOOR VIEWER AND HAVE FOAM CORE.
8.4 PAINTED, FULL GLASS W/ DIVIDED LITE, METAL CLAD INSULATED PATIO DOOR, INSTALL STORM DOOR OR TRIPLE GLAZING WHERE REQUIRED, USE SAFETY GLASS.
8.5 DOOR BACK AND TRIM
8.6 PAINTED WOOD SILL AT WINDOW SILL HEIGHT
8.7 METAL THRESHOLD SET IN SEALANT.

9 FINISHES
9.1 ONE LAYER OF 1/2" GYP BD ATTIC DRAFT STOPPING ABOVE AND IN LINE WITH ALL TENANT SEPARATION WALLS.
9.2 ONE LAYER 5/8" GYP BOARD
9.3 TENANT SEPARATION WALL ASSEMBLY - REFER ASSEMBLY LEGEND, W3
9.5 EXTENT OF HALFWAY BORDER IN KITCHEN AND BATH ONLY.
9.6 5/8" GYP BOARD ON 2X4 STUDS.
9.7 5/8" FIRESBARD GYP BOARD.
9.8 1/2" GYPSUM BOARD.
9.9 CHAIRRAIL AT DINING.
9.10 CERAMIC TILE AT TUB ENCLOSURE.
9.11 8X8 CERAMIC TILE, ALT. 12X12
9.12 CANVAS AWNING.
9.13 PLASTIC LAMINATE NOSE, TOP, AND 4" HIGH BACK AND END SPLASHES AT WALLS.
9.14 1 HOUR RATED WALL ASSEMBLY AT LOAD BEARING WALLS AND ALL EXTERIOR WALLS.
9.15 CERAMIC TILE AT HEARTH.
9.16 LINE OF FLOOR MATERIAL CHANGE.
9.17 CARPETING FLOORING
9.18 NOT USED
9.19 VINYL FLOORING W/ NO VINYL FLOORING UNDER DISHWASHER AT KITCHEN, TYP.

10 SPECIALTIES
10.1 EXHAUST GRILLE, W/ HARDWARE GLOTH COVER.
10.2 PAINTED HOOD OR GALV MTL ROOF VENTILATION LOUVER W/ BACKING SCREEN, SIZE TO BE IN ACCORDANCE WITH CODE REQUIREMENTS.
10.3 MAIL BOXES
10.4 TOWEL BAR AT 4'-6" A.F.F., PROVIDE 2X8 BACKING PLATE IN WALL.
10.5 PAPER BAR AND SOAP HOLDER, TYPICAL ALL TUB ENCLOSURES. PROVIDE 2X8 BLOCKING FLAT IN WALL.
10.6 1/4" POLISHED PLATE MIRROR WITH MAXIMUM GAP OF 1" AT PERIMETER OF MIRROR

11 EQUIPMENT
11.1 MICROWAVE OVEN / RANGE HOOD COMBINATION.
11.2 REFRIGERATOR W/ ICEMAKER.
11.3 DISHWASHER.
11.4 30" RANGE
11.5 WASHER (N.I.C.)
11.6 DRYER (N.I.C.)

15 MECHANICAL
15.1 PLUMBING ACCESS PANEL, TYPICAL ALL TUB / SHOWER LOCATIONS.
15.2 HOT WATER HEATER, ACCESS PANEL, TYPICAL AT WATER HEATER LOCATIONS.
15.3 EXHAUST FAN, VENT THROUGH ROOF AT TOP FLOOR, THRU WALL VIA FLOOR FRAMING SPACE AT ALL OTHER FLOORS, TERMINATING DEVICE TO HAVE HARDWARE GLOTH COVER.
15.4 CONDENSING UNITS ON CONC. PAD, PRECAST OR PREFORMED PAD. ALL REFRIG. LINES TO BE COMPLETELY CONCEALED FROM VIEW.
15.5 DRYER VENT, VENT THRU ROOF AT TOP FLOOR, THRU WALL VIA FLOOR JOIST SPACE AT ALL OTHER FLOORS. TERMINATING DEVICE TO HAVE HARDWARE GLOTH COVER.
15.6 PDP-OFF AND CONDENSATE DRAIN FOR WATER HEATER
15.7 ROOF MOUNTED ATTIC VENTS PER APPLICABLE CODE REQUIREMENTS.
15.8 WATER METERS
15.9 PREFABRICATED WASHER HOOK-UP BOX, PROVIDE HOT AND COLD WATER SUPPLY AND DRAIN W/LEVER TYPE STOP VALVE.
15.10 RANGE HOOD VENT, VENT THRU ROOF AT TOP FLOOR, THRU WALL VIA FLOOR JOIST SPACE AT ALL OTHER FLOORS, TERMINATING DEVICE TO HAVE HARDWARE GLOTH COVER.
15.11 ENCASE SPRINKLER PIPES W/ R3@13 INSULATION AT ALL BREEZEWAY LOCATIONS, REFER FIRE SPRINKLER PLANS.

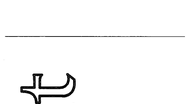
16 ELECTRICAL
16.1 ELECTRICAL METERS, TYPICAL LOCATION
16.2 J-BOX FOR RANGE HOOD ON SEPARATE CIRCUIT-120V
16.3 JUNCTION BOX FOR DISHWASHER - 120V
16.4 JUNCTION BOX FOR DISPOSAL - 120V
16.5 JUNCTION BOX FOR FURNACE - 240V
16.6 JUNCTION BOX FOR WATER HEATER - 240V
16.7 LIGHT FIXTURE, TYPICAL DESIGNATION
16.8 ELECTRIC FURNACE
16.9 ELECTRIC WATER HEATER

REVISIONS

Artisan Point at Lees Summit

PROJECT: Lee Summit, Missouri
LOCATION: Case Development Services
CLIENT:

SEAL:



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Architects Collective
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918/492-2987

PROJECT NUMBER:
DATE: 05/05/18

SHEET TITLE:
BUILDING PLANS & ELEVS. A3/B3

SHEET NUMBER:
A5

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WINDOW SCHEDULE

MK	QTY	SIZE WXH	TYPE	MATERIAL	REMARKS	
2	56L	2'0"X4'0"	SINGLE-HUNG	ALUMINM	INSUL.	SAFETY GLASS AT [S] ON PLANS
8	56L	2'8"X4'0"	SINGLE-HUNG	ALUMINM	INSUL.	SAFETY GLASS AT [S] ON PLANS
11	56L	2'8"X3'0"	SINGLE-HUNG	ALUMINM	INSUL.	SAFETY GLASS AT [S] ON PLANS
13	56L	2'8"X3'0"	SINGLE-HUNG	ALUMINM	INSUL.	SAFETY GLASS AT [S] ON PLANS
15	56L	2'8"X5'0"	SINGLE-HUNG	ALUMINM	INSUL.	SAFETY GLASS AT [S] ON PLANS
16	56L	5'0"X5'0"	SINGLE-HUNG	ALUMINM	INSUL.	SAFETY GLASS AT [S] ON PLANS
23	56L	5'8"X5'0"	SINGLE-HUNG	ALUMINM	INSUL.	SAFETY GLASS AT [S] ON PLANS
24	56L	4'0"X5'0"	SINGLE-HUNG	ALUMINM	INSUL.	SAFETY GLASS AT [S] ON PLANS
[S]	SAFETY GLASS					

WINDOW NOTES

1. VERIFY ALL ROUGH OPENING REQUIREMENTS WITH WINDOW SUPPLIER.
2. ALL WINDOWS SHALL MEET OR EXCEED ALL MINIMUM REQUIREMENTS OF ALL APPLICABLE CODES, ORDINANCES, AND PROJECT SPECIFIC REQUIREMENTS FOR SIZE, SILL MOUNTING HEIGHT, CLEAR OPENING SIZE FOR EGRESS, CLEAR OPENING SIZE FOR VENTILATION, AIR INFILTRATION RATE, THERMAL TRANSFER, ACCOUSTICAL TRANSFER, THERMAL BREAK, ETC.
3. ALL ALUMINUM WINDOWS SHALL BE IN A FACTORY WHITE FINISH WITH THERMAL GLAZING.
4. ALL WINDOWS SHALL BE PROVIDED WITH SCREENS FOR THE OPERABLE PART OF THE WINDOW.
5. ALL WINDOW HEADS AND JAMBS SHALL HAVE 1/2" GYP. BOARD RETURN. ALL WINDOW STOOLS SHALL HAVE 1 X WOOD STOOLS WITH "K" PATTERN TRIM.
6. ALL WINDOW HEAD FRAME ROUGH OPENINGS SHALL BE AT 6'-4" A.F.F. UNLESS OTHERWISE SHOWN.
7. ALL WINDOWS USED FOR EMERGENCY ESCAPE FROM A SLEEPING ROOM (AT LEAST ONE PER SLEEPING AREA) SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7 S.F., A MINIMUM NET CLEAR HEIGHT OF 24" AND A NET CLEAR OPENING WIDTH OF 20".
8. ALL SLEEPING AREA WINDOW SILLS SHALL NOT BE GREATER THAN 44" A.F.F. FOR EMERGENCY EGRESS.
9. PROVIDE SAFETY OR TEMPERED GLASS WHERE REQUIRED FOR HUMAN IMPACT LOADS PER APPLICABLE CODES.

DOOR SCHEDULE

MK	QTY	SIZE WXH	DOOR TYPE	FRAME TYPE	HDWR MK.	REMARKS
1	56L	5'0"X6'8"	METAL CLAD	WOOD	LEVER, 6	9, PANEL INSUL.
18	56L	2'0"X6'8"	METAL CLAD	WOOD	LEVER, 6	9, PANEL INSUL.
3	56L	2'6"X6'8"	WOOD	WOOD	6	
7	56L	2'0"X6'8"	WOOD	WOOD	6	
22	FR	2'4"X6'8"	WOOD	WOOD	6	
26	56L	1'4"X6'8"	WOOD	WOOD	6	
46	FR	5'0"X6'8"	WOOD	WOOD	6	
51	56L	2'0"X6'8"	WOOD	WOOD	6	
53	56L	6'0"X6'8"	METAL CLAD	WOOD	6	SLIDING GLASS DOORS [S]
54	56L	2'0"X6'8"	METAL CLAD	WOOD	6	W/FULL DIV. LITE SAFETY GLASS
57	56L	10'0"X7'0"	METAL CLAD	WOOD	6	OVERHEAD GARAGE DOOR
[S]	SAFETY GLASS					

DOOR NOTES

1. ALL DWELLING UNIT ENTRY DOORS SHALL BE 1-3/4" THK. X 6'-8" HIGH, INSULATED, SIX (6) PANEL, METAL CLAD, PREHUNG IN A WOOD FRAME. ALL INTERIORS TO BE CASED WITH "K" PATTERN TRIM, PAINTED WITH INTERIOR LATEX PAINT. DOOR TO BE EQUIPPED WITH A VIEWER. PATIO DOORS SHALL BE METAL CLAD WITH FULL SAFETY GLASS WITH APPLIED DIVIDER LITES.
2. ALL INTERIOR DWELLING UNIT DOORS SHALL BE 1-3/8" THICK X 6'-8" HIGH, PAINT GRADE HARDBOARD FACE WITH PAINT GRADE WOOD STILES, PREHANG IN WOOD FRAME. ALL INTERIORS TO BE CASED WITH "K" PATTERN TRIM, PAINTED WITH INTERIOR LATEX PAINT.
3. ALL INTERIOR DWELLING BEDROOM CLOSET DOORS SHALL BE A 1-3/8" THICK X 6'-8" HIGH, PAINT GRADE HARDBOARD FACE WITH PAINT GRADE WOOD STILES. ALL OPENINGS ARE TO BE A 1/2" GYP. BOARD RETURN.
4. ALL INTERIOR WATER HEATER DOORS SHALL BE 1-3/8" THICK X 6'-8" HIGH, PAINT GRADE HARDBOARD FACE WITH PAINT GRADE WOOD STILES. ALL OPENINGS ARE TO BE A 1/2" GYP. BOARD RETURN.
5. WHERE DOORS ARE SHOWN IN RATED WALLS, DOOR OPENING SHALL BE PROTECTED BY A TIGHT-FITTING SMOKE AND DRAFT CONTROL ASSEMBLY HAVING A FIRE PROTECTION RATING OF NOT LESS THAN 60 MIN. IN 1HR WALL. 90 MIN IN 2HR. SAID DOORS SHALL NOT HAVE LOUVERS. THE DOOR AND FRAME SHALL BEAR AN APPROVED LABEL OR OTHER IDENTIFICATION SHOWING THE RATING THEREOF, THE NAME OF THE MANUFACTURER AND THE IDENTIFICATION OF THE SERVICE CONDUCTING THE INSPECTION OF MATERIALS AND WORKMANSHIP AT THE FACTORY DURING FABRICATION AND ASSEMBLY. DOORS SHALL BE MAINTAINED SELF-CLOSING. SMOKE AND DRAFT CONTROL ASSEMBLIES SHALL BE PROVIDED WITH A GASKET SO INSTALLED AS TO PROVIDE A SEAL WHERE THE DOOR MEETS THE STOP ON BOTH SIDES AND ACROSS THE TOP. VIEWPORTS SHALL BE INSTALLED WITH A HOLE NOT LARGER THAN 1" IN DIAMETER THROUGH THE DOOR AND HAVE AT LEAST A 1/4" THICK GLASS DISC AND THE HOLDER IS OF METAL WHICH WILL NOT MELT OUT WHEN SUBJECT TO TEMPERATURES OF 1,000 DEGREES F.
6. ALL DOOR HARDWARE IN TYPE A DWELLING UNITS AND THE ENTRY OF TYPE B SHALL MEET THE REQUIREMENT FOR ANSI 404.2.6 AND SHOULD BE OF A LEVER CONFIGURATION IN LIEU OF THE A STANDARD SMOOTH KNOB. REFER TO DOOR SECTION ON SHEET H01 FOR DEALED DESCRIPTION OF GRASPABILITY AND MAXIMUM POUND FORCE REQUIRED FOR OPERABILITY OF HARDWARE.

MECHANICAL NOTES:

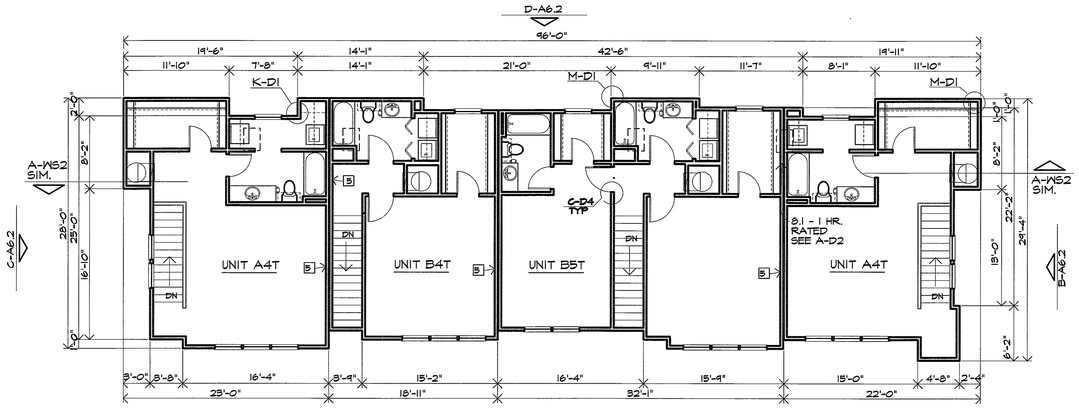
1. DESIGN, INSTALLATION AND EQUIPMENT SHALL MEET ALL APPLICABLE CODES, ASHRAE STANDARDS AND THE PROJECT SPECIFICATIONS.
2. MECHANICAL CONTRACTOR IS RESPONSIBLE FOR SIZING MECHANICAL EQUIPMENT AND DISTRIBUTION SYSTEM TO MAINTAIN 72 DEG. F. INDOOR SUMMER AND 76 DEG. F. INDOOR WINTER.
3. MECHANICAL CONTRACTOR IS RESPONSIBLE FOR PERFORMANCE OF THE FINAL INSTALLED HVAC SYSTEM.
4. ALL INTERIOR WATER PIPING TO BE COPPER WITH SOLDERED JOINTS. NO JOINTS ALLOWED BELOW SLAB, EXCEPT AS ALLOWED BY CODE.
5. PROVIDE ALL CARRIERS AND HANGERS REQUIRED FOR A COMPLETE INSTALLATION.
6. FINAL LOCATIONS OF EQUIPMENT ARE THE RESPONSIBILITY OF THE PLUMBING CONTRACTOR.
7. ALL DWELLING UNITS ARE TO BE SEPARATELY METERED.

ELECTRICAL NOTES:

1. ALL EXTERIOR LIGHTS, INCLUDING BUILDING MOUNTED UNIT ENTRY LIGHTS TO BE PHOTO CELL CONTROLLED, UNLESS OTHERWISE NOTED. ALL BUILDING MOUNTED LIGHTS TO BE CIRCUITED VIA APPLICABLE INDIVIDUAL UNIT PANELS.
2. ALL ELECTRICAL EQUIPMENT SHALL BE LISTED AND LABELED AS SUITABLE FOR THE PURPOSE INTENDED OR INSTALLED.
3. THE ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR FINAL INSTALLED ELECTRICAL SERVICE.
4. CONVENIENCE OUTLETS TO BE 6 MAXIMUM PER CIRCUIT #12 AWF UNLESS OTHERWISE NOTED.
5. ALL ELECTRICAL EQUIPMENT AND INSTALLATION TO CONFORM TO THE REQUIREMENTS OF THE LATEST EDITION OF THE NATIONAL ELECTRIC CODE AND MEET ALL APPLICABLE CODES.
6. PROVIDE AND COORDINATE ALL PANEL ETC. FOR TELEPHONE, DATA, TELEVISION AS SHOWN ON PLANS.
7. ALL EXTERIOR LITES NOTED "GFI" ARE TO BE VIA THE HOUSE PANEL.
8. ALL DWELLING UNITS ARE TO BE INDIVIDUALLY METERED AND WIRED ACCORDINGLY.
9. INSTALL A SEPARATE "HOUSE" METER AND PANEL AT EACH BUILDING.
10. ALL POLE MOUNTED LITES AND SITE AMENITY ELECTRICAL COMPONENTS ARE TO BE CIRCUITED TO NEAREST HOUSE PANEL.

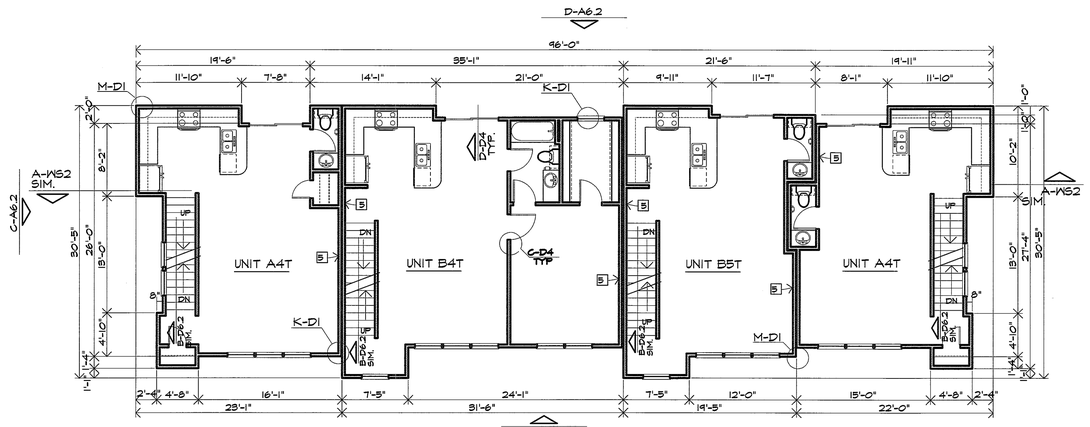
FINISH NOTES:

1. VINYL TILE IN LOCATIONS SHOWN ON PLANS. INSTALL COMPLETELY UNDER ALL APPLIANCES EXCLUDING DISHWASHER.
2. ALL KITCHEN COUNTER TOPS AND VANITY TOPS, SPLASHES, AND NOSES SHALL BE LAMINATE PLASTIC COVERED. COLORS TO BE SELECTED BY ARCHITECT.
3. CARPET TO BE CUT PILE INSTALLED ON PLANS.
4. CARPET TO BE CUT PILE INSTALLED ON A PAD.
5. WOOD BASE TO BE "K" PATTERN.
6. ALL INTERIOR PAINT SHALL BE EGG-SHELL FOR WALLS AND CEILING. ALL TRIM TO BE PAINTED SEMI-GLOSS.
7. ALL GROUND FLOOR UNITS TO HAVE BLOCKING AT TUB AND TOILET FOR FUTURE INSTALLATION OF GRAB BARS. REFER SHEET H05 FOR LOCATION.



C THIRD FLOOR PLAN - A4T/B4T/B5T

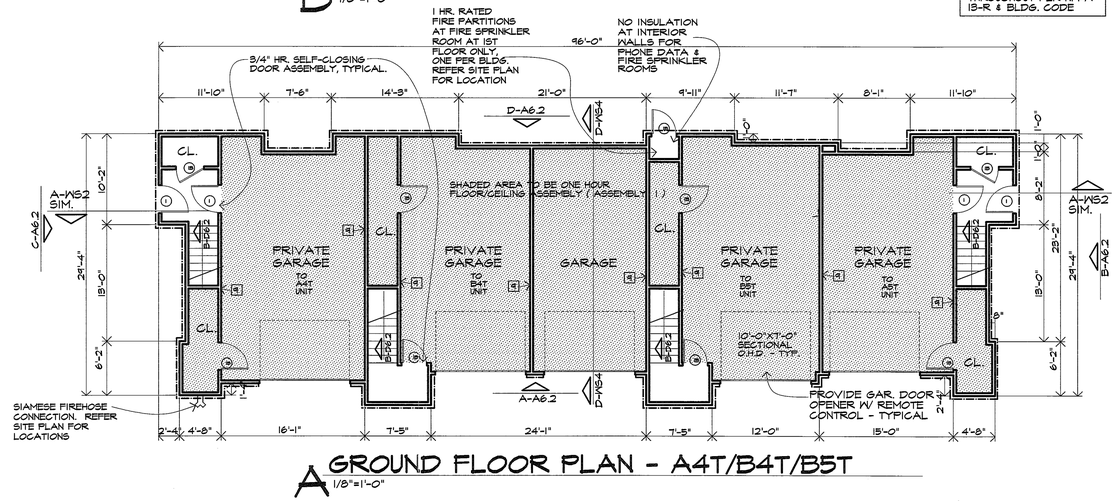
1/8"=1'-0"



B SECOND FLOOR PLAN - A4T/B4T/B5T

1/8"=1'-0"

NOTE:
BLDG. TO BE SPRINKLED THROUGHOUT PER NFPA 13-R & BLDG. CODE



A GROUND FLOOR PLAN - A4T/B4T/B5T

1/8"=1'-0"

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REVISIONS

Artisan Point at Lees Summit

PROJECT:
LOCATION: Lee Summit, Missouri
CLIENT: Case Development Services

SEAL:

STATE OF MISSOURI
LANCE D. KEISTER
A-4785
REGISTERED ARCHITECT

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Architects Collective
4200 EAST SKELLY DRIVE SUITE 750
TULSA, OKLAHOMA 74135
918/492-2987

PROJECT NUMBER:
DATE: 05/03/18

SHEET TITLE:
BUILDING PLAN - A4T/B4T/B5T

SHEET NUMBER:
A6.1

ASSEMBLY LEGEND - REFER STD3

1 **FLOOR/CEILING ASSEMBLY:**

3/4" GYP CRETE ON 5/8" PLYWOOD ON 2X12 FLOOR JOISTS (SPACING AS SHOWN ON FRAMING PLAN), WITH ONE LAYER OF 5/8" TYPE X GYP BOARD CEILING ON 3/4" RESILIENT FURRING CHANNELS AT 24" O.C. - ONE HOUR RATED ASSEMBLY - UL # LS33

2 **BREEZEWAY/BALCONY FLOOR/CEILING ASSEMBLY:**

1 1/2" MIN. LIGHT WEIGHT CONCRETE ON SHEET MEMBRANE WATER PROOFING ON 3/4" PLYWOOD ON 2X10 JOISTS AS SHOWN ON FRAMING PLANS W/ 5/8" TYPE X GYP. BD, ON 3/4" RESILIENT FURRING CHANNELS AT 24" O.C. ONE HOUR RATED ASSEMBLY - UL # LS33

3 **ROOF CEILING ASSEMBLY:**

ASPHALT SHINGLES (MIN. CLASS B) ON 15# FELT ON 1/2" OSB DECKING ON WOOD TRUSSED/ STICK FRAMED RAFTERS AT 24" O/C U.O.N. AND ONE LAYER OF 5/8" TYPE X GYP. BD. ON 3/4" RESILIENT FURRING CHANNELS ON BOTTOM CHORD OF ASSEMBLY ABOVE ONE HOUR RATED ASSEMBLY - UL # P522

4 **BREEZEWAY WALLS & EXTER. WALLS 10' EACH SIDE OF STAIR ASSEMBLY:**

SIDING ON ONE LAYER OF 5/8" FIREGUARD GYP BOARD SHEATHING ON 2X4 STUDS WITH R-13 BATT INSULATION AND WITH ONE LAYER OF 5/8" FIREGUARD GYP BOARD ON INSIDE FACE. STUDS AT GRADE FLOOR WALLS IN ALL THREE STORY BUILDINGS TO BE AT 12" C/C ONE HOUR RATED ASSEMBLY - UL # U309, GA # WP 8105

5 **TENANT SEPARATION WALL ASSEMBLY:**

ONE LAYER 5/8" TYPE X GYP. BD. ON OUTSIDE FACE EACH OF DOUBLE 2X4 STUDS WITH 3-1/2" BATT INSULATION IN ONE SIDE ONLY,4" PLUMBING CHASE FOR PLUMBING WALLS (LONGITUDINAL TO BUILDING), 1" SPACE BETWEEN WALLS FOR ALL OTHER TENANT SEPARATION WALLS (TRANSVERSE TO BUILDING). STUDS AT GRADE FLOOR WALLS IN ALL THREE STORY BUILDINGS TO BE AT 12" C/C ONE HOUR RATED ASSEMBLY - UL # U341 (STC 56)

6 **NON-RATED EXTERIOR WALL ASSEMBLY:**

SIDING (OR MASONRY VENEER) ON ONE LAYER OF FIBERBRACE OR 1/2" OSB SHEATHING ON 2X4 STUDS AT 16" C/C WITH R-13 BATT INSULATION AND WITH 1/2" GYP BOARD ON INSIDE FACE OF WALL. STUDS. STUDS AT GRADE FLOOR WALLS IN ALL THREE STORY BUILDINGS TO BE AT 12" C/C

7 **EXTERIOR RATED WALL ASSEMBLY:**

SIDING (OR MASONRY VENEER) ON ONE LAYER OF STRUCTURAL GRADE, FIBERBRACE OR 1/2" OSB SHEATHING ON 2X4 STUDS AT 16" C/C WITH R-13 BATT INSULATION AND WITH 5/8" TYPE 'X' GYP. BD. ON INSIDE FACE OF WALL. STUDS AT GRADE FLOOR WALLS IN ALL THREE STORY BUILDINGS TO BE AT 12" C/C. ONE HOUR RATED ASSEMBLY - BRI/OSU REPORT 7187 (ASTM TEST E 119-81) - UL # U356

8 **INTERIOR NON-LOAD BEARING WALL ASSEMBLY:**

1/2" GYP BOARD ON EACH FACE OF 2X4 STUDS AT 16" C/C,5/8" FIRE GUARD GYP BOARD ON EACH FACE OF 2X4 STUDS AT 16" C/C. - NON-RATED

9 **INTERIOR LOAD BEARING WALL ASSEMBLY:**

5/8" FIRE GUARD GYP BOARD ON EACH FACE OF 2X4 STUDS AT 16" C/C. STUDS IN GRADE FLOOR WALLS IN ALL THREE STORY BUILDINGS TO BE AT 12" C/C. ONE HOUR RATED ASSEMBLY - UL # U305

10 **TWO HOUR RATED WALL ASSEMBLY**

TWO LAYERS OF 5/8" F.G. GYP BOARD ON EACH FACE OF 2X4 METAL STUDS JOINTS OF LAYERS STAGGERED AND OCCURING OVER STUDS. TWO HOUR RATED ASSEMBLY - UL # U301

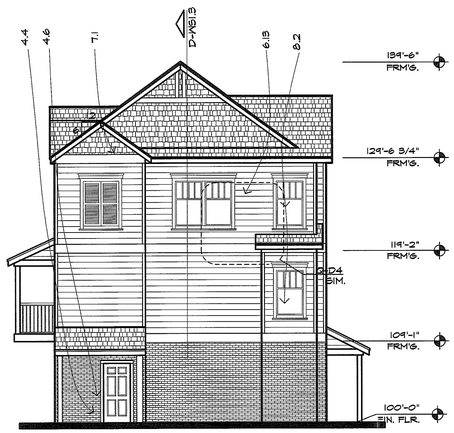
	Unit Area	Attic Area	Total Attic Vent Req.(1/300)	Lower Roof Clear Vent Area (1/600)	Upper Roof Vent Clr. Area (1/600)	LOWER Vent Quant. *	UPPER Vent Quant. *
A2 One Bedroom units	789	873	2.91	1.46	1.46	3	3
A3 One Bedroom units	860	891	2.97	1.48	1.48	4	4
A8 One Bedroom units	856	940	3.13	1.56	1.56	4	4
B2 Two Bedroom units	1050	1134	3.78	1.89	1.89	4	4
B3 Two Bedroom units	1176	1211	4.03	2.02	2.02	5	5
B8 Two Bedroom units	1108	1192	3.97	1.96	1.96	5	5

* Lamonco roof vents (at 70 SQ. IN. NET FREE AREA EA.) are figured in the vent quantity above.

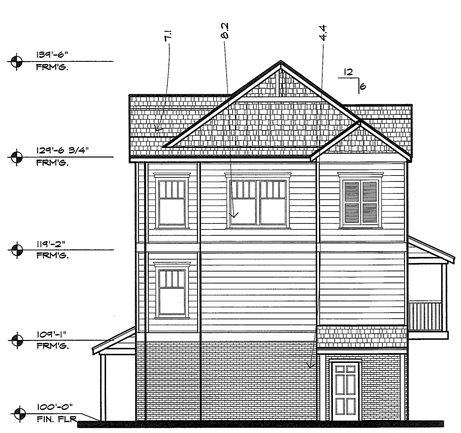
Note: Attic Ventilation must be accommodated on a per unit basis with minimum two vent per seperate area.
Half of Roof vents must be located in the upper 1/3 of the attic space and the other half in the lower third
All areas given in schedule are measured in square feet.



D REAR ELEV. - A4T/B4T/B5T
1/8"=1'-0"



C END ELEV. - A4T/B4T/B5T
1/8"=1'-0"



B END ELEV. - A4T/B4T/B5T
1/8"=1'-0"



A FRONT ELEVATION - A4T/B4T/B5T
1/8"=1'-0"

KEYED NOTES:

2 SITE WORK
2.1 NOT USED
2.2 CONCRETE SIDEWALK, WIDTH AS NOTED ON PLAN

3 CONCRETE
3.1 FOUNDATION SYSTEM, REFER TO STRUCTURAL DRAWINGS
3.2 4" CONCRETE SLAB WITH 6X6, 10/10 WELDED WIRE MESH OVER WATERPROOF MEMBRANE ON MINIMUM 4"CRUSHED ROCK.
3.3 4" CONCRETE PATIO SLAB WITH 6X6 10/10 WWM ON 4" SAND CUSHION
3.4 FLOOR/CEILING ASSEMBLY - REFER ASSEMBLY LEGEND
3.5 BREEZEWAY FLOOR/CEILING ASSEMBLY - REFER ASSEMBLY LEGEND

4 MASONRY
4.1 8" CONCRETE RETAINING/STEM WALL WITH WATERPROOFING MEMBRANE & 1"MDK PROTECTIVE BOARD ON EXTERIOR FACE AND WITH 5/8" GYP. BOARD ON 1X4 FURRING AT 24" O.C. WITH 3/4" RIGID INSULATION ON EXTERIOR FACE (SEE FOUNDATION DETAIL FOR REINFORCING).
4.2 8" CONCRETE STEM WALL. PAINT ALL EXPOSED SURFACES. ALL PORTIONS OF CONCRETE BLOCK STEM WALLS TO BE COVERED WITH SIDING ON FURRING STRIPS FOR CLEARANCE LESS THAN 6" ABOVE GRADE.
4.3 TOP OF CONCRETE FOOTING. REFER TO FOOTING.
4.4 BRICK VENEER, REFER BUILDING PLANS
4.5 BRICK SOLDIER COURSE, COLOR MAY DIFFER FROM FIELD BRICK COLOR/ ALT. 2X10
4.6 BRICK ROWLOCK COURSE.

5 METALS
5.1 STEEL FRAMED STAIR, WITH PRECAST CONCRETE TREAD.

6 WOOD AND PLASTICS
6.1 TREATED 2X4 SOLE PLATE W/ 1/2" ROUND X 12" LONG A.B. AT 48" O.C. OR APPLICABLE CODE APPROVED TIE DOWN CLIP. INSTALL ANCHOR BOLT AT EACH END OF ALL SHORT WALLS WITH A MINIMUM OF TWO A.B.'S PER SECTION OF WALL.
6.2 STRUCTURAL GRADE THERMAL FLY SHEATHING (TYPICAL ALL LOCATIONS)
6.3 TRUSSED RAFTERS AT 24"OC.
6.4 1X4 TRUSS BRIDGING AT TOP AND BOTTOM CHORDS AND X-BRIDGING AT LAST 5 SPANS
6.5 X-BRIDGING BETWEEN FLOOR JOISTS AT MAXIMUM 8'-0" SPACING AT CONTRACTOR'S OPTION USE SOLID 2X BLOCKING
6.6 2X10 BALCONY JOISTS (MOISTURE RESISTANT).
6.7 JOIST HANGER.
6.8 2X4 DECKING (MOISTURE RESISTANT). 2X6 DECKING MAY BE USED AT CONTRACTOR'S OPTION
6.9 3/4" PLYWOOD ON FLOOR JOISTS OR FLOOR TRUSSES WITH 3-1/2" BATT INSULATION. DOUBLE FLOOR TRUSSES UNDER WALLS PARALLEL TO TRUSS.
6.10 INSTALL HEADER TO FILL WIDTH OF OPENING AT OPENING ADJACENT TO EACH OTHER.
6.11 CONTINUOUS WOOD BLOCKING
6.12 2X6 RAFTER EXTENSIONS.
6.13 EXTERIOR WALL ASSEMBLY - REFER ASSEMBLY LEGEND, W9/
6.14 SEALANT JOINT AT ALL INTERSECTIONS OF SIDING TO TRIM
6.15 1/2" PLYWOOD.
6.16 6X6 WOOD POST.
6.17 2 X 6 STUDS AT 16" O.C.
6.18 5/8" ROUGH SAWN PLYWOOD SOFFIT WITH 1X2 TRIM
6.19 3/4" PLYWOOD FIRE STOP OR 2X BLOCKING
6.20 2 X 12 RIM JOIST OR EQUIVALENT.
6.21 WOOD CHANNEL AT DRAIN ONLY.
6.22 PREFAB WOOD FIREPLACE MANTLE AND SURROUND.
6.23 CEMENT FIBERBOARD TRIM, EDGE & CAP BACKER. SOFFIT: CEMENT FIBERBOARD
6.24 WOOD TRIM
6.28 NOT USED
6.29 2X6 WD. DECKING, ALT.: PRESSURE TREATED WOOD DECK, ALT.2: KEYNOTE 9.5
6.34 PAINTED WOOD SILL X 10" DEEP AT WINDOW SILL HEIGHT.
6.35 CEILING ASSEMBLY -REFER ASSEMBLY LEGEND, W6/
6.36 NOT USED
6.37 2X12 STRINGER.
6.38 TURN DOWN SHADED AREA TO 7'-0" ABOVE FINISHED FLOOR, U.O.N.
6.39 SLOPE CEILING WITH 5:12 PITCH, TYPICAL AT ALL TOP FLOOR LIVING ROOM CEILINGS AND BEDROOM CEILINGS AS SHOWN ON UNIT PLAN
6.40 LINE OF CEILING CHANGE.
6.41 STAIR RAIL
6.42 WALL CABINET AND SHELVES ABOVE
6.43 BASE CABINET AND SHELVES
6.44 DRAWER(S) TYPICAL.
6.45 5 WOOD SHELVES, 12" DEEP TYPICAL.
6.46 NOT USED
6.47 NOT USED.
6.48 BREEZEWAY WALL ASSEMBLY - REFER ASSEMBLY LEGEND W9/

7 THERMAL AND MOISTURE PROTECTION
7.1 ROOF ASSEMBLY - REFER ASSEMBLY LEGEND, W9/
7.2 BATT OR BLOWN INSULATION (R-38) TYPICAL ALL ROOF AREAS.
~~7.3 BATT INSULATION (R-11).~~
7.4 SEALANT
7.5 BATT INSULATION (R-13) TYPICAL ALL EXTERIOR WALLS.
7.6 PREFINISHED GUTTER AND DOWNSPOUT WITH SPLASH BLOCK.
7.7 DIVERTER, PREFINISHED TO MATCH SHINGLES.
7.8 24 GAGE PAINTED, GALV METAL CAP WITH HEMMED EDGES.
7.9 26 GAGE PAINTED, GALV METAL STEP FLASHING
7.10 INSULATION TO BE CONTINUOUS AT ALL BUILDING ENDS AT GHASE WALL TYPICAL.
7.11 POLY VAPOR BARRIER WRAPPED AT PERIMETERING OF ALL WINDOWS AND DOORS.
7.12 WALL TO RECEIVE BATT INSULATION.
7.13 SADDLE, TYPICAL ALL PSEUDO CHIMNEYS.
7.14 FLASHING LET UNDER THRESHOLD

8 DOORS AND WINDOWS
8.1 1'-0" X 2'-0" ATTIC ACCESS, REFER BLDG. PLAN
8.2 DIVIDED LITE, THERMAL GLAZED ALUMINUM WINDOW W/ WHITE ALUMINUM FINISH.
8.3 PAINTED, INSULATED, METAL CLAD, PANELIZED DOOR W/ SPRING LOADED BUTTS. ALL DOORS TO HAVE DOOR VIEWER AND HAVE FOAM CORE.
8.4 PAINTED FULL GLASS W/ DIVIDED LITE METAL CLAD INSULATED PATIO DOOR. INSTALL STORM DOOR OR TRIPLE GLAZING WHERE REQUIRED. USE SAFETY GLASS.
8.5 DOOR BUCK AND TRIM.
8.6 PAINTED WOOD SILL AT WINDOW SILL HEIGHT
8.7 METAL THRESHOLD SET IN SEALANT.

9 FINISHES
9.1 ONE LAYER OF 1/2" GYP BD ATTIC DRAFT STOPPING ABOVE AND IN LINE WITH ALL TENANT SEPARATION WALLS.
9.2 ONE LAYER 5/8" GYP BOARD
9.3 TENANT SEPARATION WALL ASSEMBLY - REFER ASSEMBLY LEGEND, W9/
9.5 EXTENT OF WALLPAPER BORDER IN KITCHEN AND BATH ONLY.
9.6 5/8" GYP BOARD ON 2X4 STUDS.
9.7 5/8" FIREGUARD GYP BOARD.
9.8 1/2" GYPSUM BOARD.
9.9 CERAMIC TILE AT TUB ENCLOSURE.
9.10 6X6 CERAMIC TILE ALT. 12X12
9.12 CANVAS AWNING.
9.13 PLASTIC LAMINATE NOSE, TOP, AND 4" HIGH BACK AND END SPLASHES AT WALLS
9.14 1 HOUR RATED WALL ASSEMBLY AT LOAD BEARING WALLS AND ALL EXTERIOR WALLS.
9.15 CERAMIC TILE AT HEARTH
9.16 LINE OF FLOOR MATERIAL CHANGE.
9.17 CARPETING FLOORING
9.18 NOT USED
9.19 VINYL FLOORING W/ NO VINYL FLOORING UNDER DISHWASHER AT KITCHEN, TYP.

10 SPECIALTIES
10.1 EXHAUST GRILLE, W/ HARDWARE CLOTH COVER.
10.2 PAINTED WOOD OR GALV MTL ROOF VENTILATION LOUVER W/ BACKING SCREEN. SIZE TO BE IN ACCORDANCE WITH CODE REQUIREMENTS.
10.3 MAIL BOXES
10.4 TOWEL BAR AT 4'-6" A.F.F., PROVIDE 2X8 BLOCKING FLAT IN WALL.
10.5 GRAB BAR AND SOAP HOLDER, TYPICAL ALL TUB ENCLOSURES. PROVIDE 2X8 BLOCKING FLAT IN WALL.
10.6 1/4" POLISHED PLATE MIRROR WITH MAXIMUM GAP OF 1" AT PERIMETER OF MIRROR

11 EQUIPMENT
11.1 MICROWAVE OVEN / RANGE HOOD COMBINATION.
11.2 REFRIGERATOR W/ ICEMAKER.
11.3 DISHWASHER.
11.4 30" RANGE
11.5 WASHER (N.I.C.)
11.6 DRYER (N.I.C.)

15 MECHANICAL
15.1 PLUMBING ACCESS PANEL, TYPICAL ALL TUB / SHOWER LOCATIONS.
15.2 HOT WATER HEATER ACCESS PANEL, TYPICAL AT WATER HEATER LOCATIONS.
15.3 EXHAUST FAN, VENT THROUGH ROOF AT TOP FLOOR, THROUGH WALL VIA FLOOR FRAMING SPACE AT ALL OTHER FLOORS, TERMINATING DEVICE TO HAVE HARDWARE CLOTH COVER.
15.4 CONDENSING UNITS ON CONC. PAD, PRECAST OR PREFORMED PAD, ALL REFRIG. LINES TO BE COMPLETELY CONCEALED FROM VIEW.
15.5 DRYER VENT, VENT THRU ROOF AT TOP FLOOR, THRU WALL VIA FLOOR JOIST SPACE AT ALL OTHER FLOORS, TERMINATING DEVICE TO HAVE HARDWARE CLOTH COVER.
15.6 POP-OFF AND CONDENSATE DRAIN FOR WATER HEATER
15.7 ROOF MOUNTED ATTIC VENTS PER APPLICABLE CODE REQUIREMENTS.
15.8 NOT USED
15.9 PREFABRICATED WASHER HOOK-UP BOX, PROVIDE HOT AND COLD WATER SUPPLY AND DRAIN W/LEVER TYPE STOP VALVE.
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16 ELECTRICAL
16.1 ELECTRICAL METERS, TYPICAL LOCATION.
16.2 J-BOX FOR RANGE HOOD ON SEPARATE CIRCUIT-120V
16.3 JUNCTION BOX FOR DISHWASHER - 120V
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16.5 JUNCTION BOX FOR FURNACE - 240V
16.6 JUNCTION BOX FOR WATER HEATER - 240V
16.7 LIGHT FIXTURE, TYPICAL DESIGNATION
16.8 ELECTRIC FURNACE
16.9 ELECTRIC WATER HEATER

REVISIONS

Artisan Point at Lees Summit

PROJECT:
LOCATION: Lee Summit, Missouri
CLIENT: Case Development Services

SEAL:

STATE OF MISSOURI — JAMES W. KOSTER — NUMBER A-4785 — REGISTERED ARCHITECT

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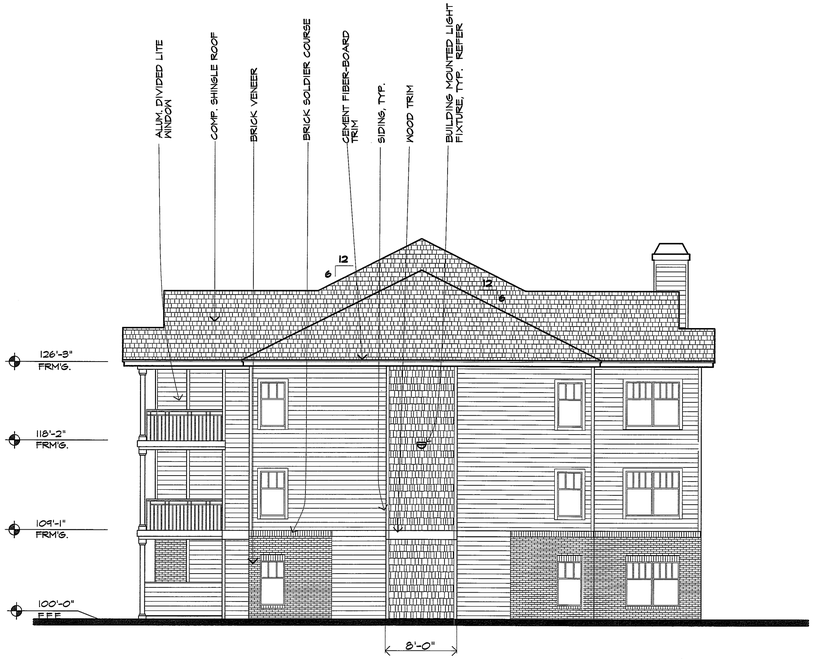
Architects Collective
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918/492-2987

PROJECT NUMBER:
DATE: 05/03/18

SHEET TITLE:
GARAGE / CON. BLDG
BLDG. A4T/B4T/B5T

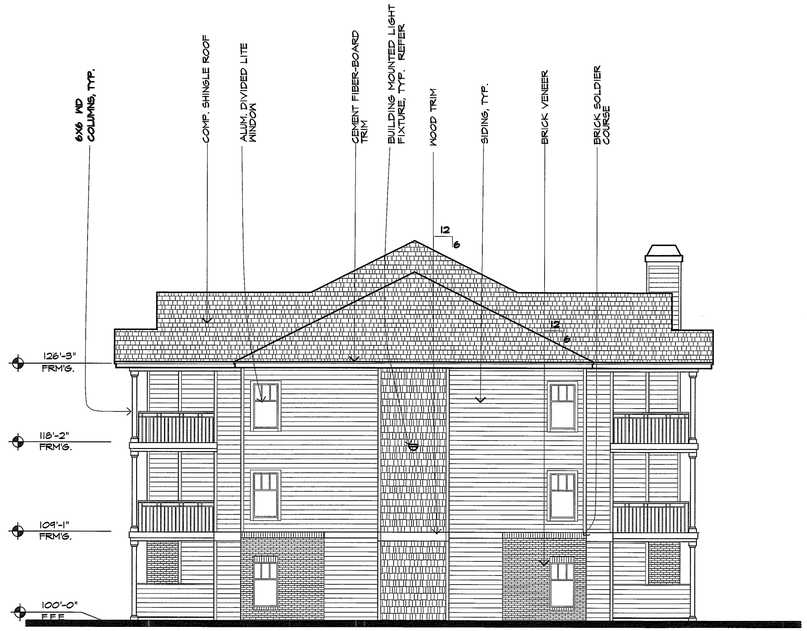
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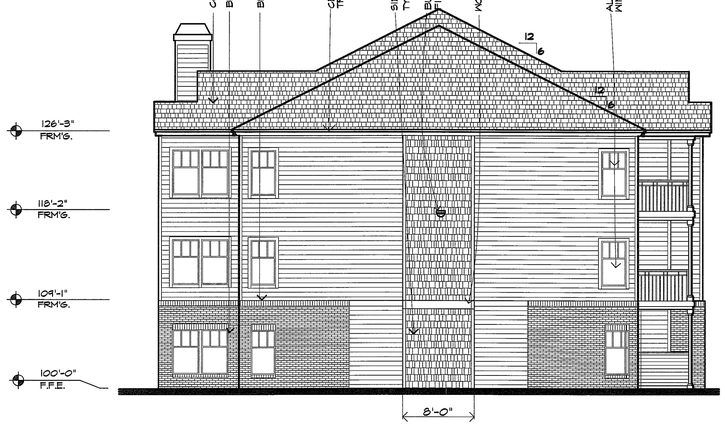
D END ELEVATION - BLDG. B2/B8 (3 STORY)

1/8"=1'-0"



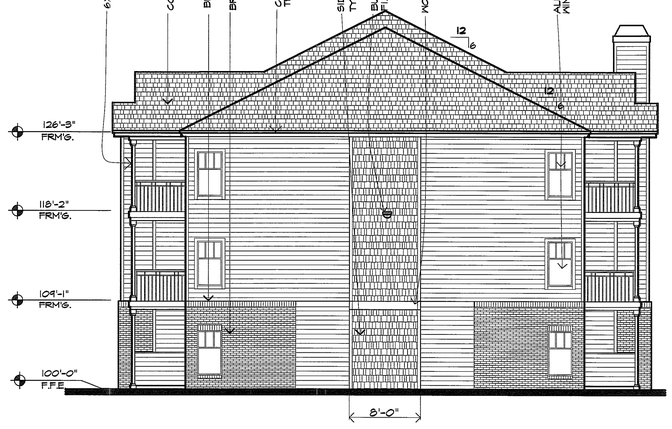
B END ELEVATION - BLDG. B2 (3 STORY)

1/8"=1'-0"



C END ELEVATION - BLDG. A2/A9 (3 STORY)

1/8"=1'-0"



A END ELEVATION - BLDG. A2 (3 STORY)

1/8"=1'-0"

KEYED NOTES:

2 SITE WORK
2.1 NOT USED
2.2 CONCRETE SIDEWALK, WIDTH AS NOTED ON PLAN

3 CONCRETE
3.1 FOUNDATION SYSTEM, REFER TO STRUCTURAL DRAWINGS
3.2 4" CONCRETE SLAB WITH 6X6, 10/10 WELDED WIRE MESH OVER WATERPROOF MEMBRANE ON MINIMUM 4"CRUSHED ROCK.
3.3 4" CONCRETE PATIO SLAB WITH 6X6 10/10 WWM ON 4" SAND CUSHION
3.4 FLOOR/CEILING ASSEMBLY - REFER ASSEMBLY LEGEND
3.5 BREEZEWAY FLOOR/CEILING ASSEMBLY - REFER ASSEMBLY LEGEND

4 MASONRY
4.1 8" CONCRETE RETAINING/STEM WALL WITH WATERPROOFING MEMBRANE & PADK PROTECTIVE BOARD ON EXTERIOR FACE AND WITH 5/8" GYP. BOARD ON 1X4 FURRING AT 24" O.C. WITH 3/4" RIGID INSULATION ON EXTERIOR FACE (SEE FOUNDATION DETAIL FOR REINFORCING).
4.2 8" CONCRETE STEM WALL. PAINT ALL EXPOSED SURFACES. ALL PORTIONS OF CONCRETE BLOCK STEM WALLS TO BE COVERED WITH SIDING ON FURRING STRIPS FOR ANY AND ALL WALLS THAN ARE NOT GARAGE.
4.3 16" SQUARE BRICK COLUMN ON 24"X24" SQUARE FOOTING.
4.4 BRICK VENEER, REFER BUILDING PLANS.
4.5 BRICK SOLDIER COURSE (COLOR MAY DIFFER FROM FIELD BRICK COLOR) ALT. 2X10
4.6 BRICK ROWLOCK COURSE.

5 METALS
5.1 STEEL FRAMED STAIR, WITH PRECAST CONCRETE TREAD.

6 WOOD AND PLASTICS
6.1 TREATED 2X4 SOLE PLATE W/ 1/2" ROUND X 12" LONG A.B. AT 48" O.C. OR APPLICABLE CODE APPROVED TIE DOWN CLIP. INSTALL ANCHOR BOLT AT EACH END OF ALL SHORT WALLS WITH A MINIMUM OF TWO A.B.'S PER SECTION OF WALL
6.2 STRUCTURAL GRADE THERMAL PLY SHEATHING TYPICAL ALL LOCATIONS.
6.3 TRUSSED RAFTERS AT 24"OC.
6.4 2X6 TRUSS BRIDGING AT TOP AND BOTTOM CHORDS AND X-BRIDGING AT LAST 6 SPANS
6.5 X-BRIDGING BETWEEN FLOOR JOISTS AT MAXIMUM 8' SPACINGS AT CONTRACTOR'S OPTION USE SOLID 2X BRIDGING
6.6 2X10 BALCONY JOISTS (MOISTURE RESISTANT).
6.7 JOIST HANGER.
6.8 2X4 DECKING (MOISTURE RESISTANT), 2X6 DECKING MAY BE USED AT CONTRACTOR'S OPTION
6.9 3/4" PLYWOOD ON FLOOR JOISTS OR FLOOR TRUSSES WITH 5-1/2" BATT INSULATION. DOUBLE FLOOR TRUSSES UNDER WALLS PARALLEL TO TRUSS.
6.10 INSTALL HEADER TO FULL WIDTH OF OPENING AT OPENING ADJACENT TO EACH OTHER.
6.11 CONTINUOUS WOOD BLOCKING
6.12 2X6 RAFTER EXTENSIONS.
6.13 EXTERIOR WALL ASSEMBLY - REFER ASSEMBLY LEGEND, WB1
6.14 SEALANT JOINT AT ALL INTERSECTIONS OF SIDING TO TRIM
6.15 1/2" PLYWOOD.
6.16 6X6 WOOD POST
6.17 2 X 6 STUDS AT 16" O.C.
6.18 3/8" ROUGH SAWN PLYWOOD SOFFIT WITH 1X2 TRIM
6.19 3/4" PLYWOOD FIRE STOP OR 2X BLOCKING
6.20 2 X 12 RIM JOIST OR EQUIVALENT
6.21 WOOD CHANNEL AT DINING ONLY.
6.22 PREFAB WOOD FIREPLACE MANTLE AND SURROUND.
6.23 CEMENT FIBERBOARD TRIM OVER 2X4@ 5/8" BACKER. SOFFIT: CEMENT FIBERBOARD
6.24 WOOD TRIM
6.25 NOT USED
6.26 2X6 WD. DECKING, ALT.: PRESSURE TREATED WOOD DECK, ALT.2, KEYNOTE 9.5
6.54 PAINTED WOOD SILL X 10" DEEP AT WINDOW SILL HEIGHT
6.55 CEILING ASSEMBLY -REFER ASSEMBLY LEGEND, WB1
6.56 NOT USED.
6.57 2X12 STRINGER.
6.58 TURK DOWN SHAPED AREA TO 7'-0" ABOVE FINISHED FLOOR, U.O.N.
6.59 SLOPE CEILING WITH 8:12 PITCH, TYPICAL AT ALL TOP FLOOR LIVING ROOM CEILINGS AND BEDROOM CEILINGS AS SHOWN ON UNIT PLAN
6.60 LINE OF CEILING CHANGE.
6.61 STAIR RAIL
6.62 WALL CABINET AND SHELVES ABOVE
6.63 BASE CABINET AND SHELVES
6.64 DRAWER(S) TYPICAL.
6.65 9 WOOD SHELVES, 12" DEEP TYPICAL.
6.66 NOT USED
6.67 NOT USED.
6.68 BREEZEWAY WALL ASSEMBLY - REFER ASSEMBLY LEGEND WB1

7 THERMAL AND MOISTURE PROTECTION
7.1 ROOF ASSEMBLY - REFER ASSEMBLY LEGEND, RB1
7.2 BATT OR BLOWN INSULATION (R-38) TYPICAL ALL ROOF AREAS.
~~7.3 BAIR INSULATION (R-11)~~
7.4 SEALANT
7.5 BATT INSULATION (R-13) TYPICAL ALL EXTERIOR WALLS.
7.6 PREFINISHED GUTTER AND DOWNSPOUT WITH SPLASH BLOCK.
7.7 DIVERTER, PREFINISHED TO MATCH SHINGLES.
7.8 24 GAGE PAINTED, GALV METAL CAP WITH MITERED EDGES.
7.9 26 GAGE PAINTED, GALV METAL STEP FLASHING
7.10 INSULATION TO BE CONTINUOUS AT ALL BUILDING ENDS AT GABLE WALL TYPICAL.
7.11 POLY VAPOR BARRIER WRAPPED AT PERIMETERS OF ALL WINDOWS AND DOORS
7.12 WALL TO RECEIVE BATT INSULATION.
7.13 SADDLE TYPICAL ALL FRIEZO CHIMNEYS.
7.14 FLASHING LET UNDER THRESHOLD

8 DOORS AND WINDOWS
8.1 1'-0" X 2'-6" ATTIC ACCESS, REFER BLDG. PLAN
8.2 DIVIDED LITE, THERMAL GLAZED ALUMINUM WINDOW W/ WHITE ALUMINUM FINISH.
8.3 PAINTED, INSULATED, METAL CLAD, PANELIZED DOOR W/ SPRING LOADED BUTTS. ALL DOORS TO HAVE DOOR VIEWER AND HAVE FOAM CORE.
8.4 PAINTED, FULL GLASS W/ DIVIDED LITE, METAL CLAD INSULATED PATIO DOOR. INSTALL STORM DOOR OR TRIPLE GLAZING WHERE REQUIRED. USE SAFETY GLASS.
8.5 DOOR BUCK AND TRIM.
8.6 PAINTED WOOD SILL AT WINDOW SILL HEIGHT
8.7 METAL THRESHOLD SET IN SEALANT.

9 FINISHES
9.1 ONE LAYER OF 1/2" GYP BD ATTIC DRAFT STOPPING ABOVE AND IN LINE WITH ALL TENANT SEPARATION WALLS
9.2 ONE LAYER 5/8" GYP BOARD
9.3 TENANT SEPARATION WALL ASSEMBLY - REFER ASSEMBLY LEGEND, WB1
9.5 PAINT ONLY WALPAPER BORDER IN KITCHEN AND BATH ONLY
9.6 5/8" GYP BOARD ON 2X4 STUDS.
9.7 5/8" FIRESHARD GYP BOARD.
9.8 1/2" GYPSUM BOARD.
9.9 GRAB RAIL AT DINING.
9.10 CERAMIC TILE AT TUB ENCLOSURE.
9.11 8X8 CERAMIC TILE ALT. 12X12
9.12 CANVAS AWNING.
9.13 PLASTIC LAMINATE NOSE, TOP, AND 4" HIGH BACK AND END SPLASHES AT WALLS
9.14 1 HOUR RATED WALL ASSEMBLY AT LOAD BEARING WALLS AND ALL EXTERIOR WALLS.
9.15 CERAMIC TILE AT HEARTH.
9.16 LINE OF FLOOR MATERIAL CHANGE.
9.17 CARPETING FLOORING
9.18 NOT USED
9.19 VINYL FLOORING W/ NO VINYL FLOORING UNDER DISHWASHER AT KITCHEN, TYP.

10 SPECIALTIES
10.1 EXHAUST GRILLE, W/ HARDWARE CLOTH COVER.
10.2 PAINTED WOOD OR GALV MTL ROOF VENTILATION LOUVER W/ BACKING SCREEN. SIZE TO BE IN ACCORDANCE WITH CODE REQUIREMENTS.
10.3 MAIL BOXES
10.4 TOWEL BAR AT 4'-6" A.F.F., PROVIDE 2X8 BLOCKING FLAT IN WALL.
10.5 GRAB BAR AND SOAP HOLDER, TYPICAL ALL TUB ENCLOSURES. PROVIDE 2X8 BLOCKING FLAT IN WALL.
10.6 1/4" POLISHED PLATE MIRROR WITH MAXIMUM GAP OF 1" AT PERIMETER OF MIRROR

11 EQUIPMENT
11.1 MICROWAVE OVEN / RANGE HOOD COMBINATION.
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16.8 ELECTRIC FURNACE
16.9 ELECTRIC WATER HEATER

REVISIONS

PROJECT: **Artisan Point at Lees Summit**
LOCATION: Lee Summit, Missouri
CLIENT: Case Development Services

SEAL:

STATE OF MISSOURI — LANCE KESTER — 2008 — REGISTERED ARCHITECT

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Architects Collective
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PROJECT NUMBER:
DATE: 05/03/18

SHEET TITLE:
END ELEVATIONS

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WINDOW SCHEDULE

MK	QTY	SIZE WXH	TYPE	MATERIAL	REMARKS
2	SGL	2'0"X4'0"	SINGLE-HUNG	ALUMINUM	INSUL. SAFETY GLASS AT [S] ON PLANS
8	SGL	2'6"X4'0"	SINGLE-HUNG	ALUMINUM	INSUL. SAFETY GLASS AT [S] ON PLANS
11	SGL	2'6"X5'0"	SINGLE-HUNG	ALUMINUM	INSUL. SAFETY GLASS AT [S] ON PLANS
13	SGL	2'6"X3'0"	SINGLE-HUNG	ALUMINUM	INSUL. SAFETY GLASS AT [S] ON PLANS
15	SGL	2'8"X5'0"	SINGLE-HUNG	ALUMINUM	INSUL. SAFETY GLASS AT [S] ON PLANS
18	SGL	3'0"X5'0"	SINGLE-HUNG	ALUMINUM	INSUL. SAFETY GLASS AT [S] ON PLANS
23	SGL	3'8"X5'0"	SINGLE-HUNG	ALUMINUM	INSUL. SAFETY GLASS AT [S] ON PLANS
29	SGL	4'0"X5'0"	SINGLE-HUNG	ALUMINUM	INSUL. SAFETY GLASS AT [S] ON PLANS
[S]	SAFETY GLASS				

WINDOW NOTES

1. VERIFY ALL ROUGH OPENING REQUIREMENTS WITH WINDOW SUPPLIER.
2. ALL WINDOWS SHALL MEET OR EXCEED ALL MINIMUM REQUIREMENTS OF ALL APPLICABLE CODES, ORDINANCES, AND PROJECT SPECIFIC REQUIREMENTS FOR SIZE, SILL MOUNTING HEIGHT, CLEAR OPENING SIZE FOR EGRESS, CLEAR OPENING SIZE FOR VENTILATION, AIR INFILTRATION RATE, THERMAL TRANSFER, ACCOUSTICAL TRANSFER, THERMAL BREAK, ETC.
3. ALL ALUMINUM WINDOWS SHALL BE IN A FACTORY WHITE FINISH WITH THERMAL GLAZING.
4. ALL WINDOWS SHALL BE PROVIDED WITH SCREENS FOR THE OPERABLE PART OF THE WINDOW.
5. ALL WINDOW HEADS AND JAMBS SHALL HAVE 1/2" GYP. BOARD RETURN. ALL WINDOW STOOLS SHALL HAVE 1 X WOOD STOOLS WITH "K" PATTERN TRIM.
6. ALL WINDOW HEAD FRAME ROUGH OPENINGS SHALL BE AT 6'-9" A.F.F. UNLESS OTHERWISE SHOWN.
7. ALL WINDOWS USED FOR EMERGENCY ESCAPE FROM A SLEEPING ROOM (AT LEAST ONE PER SLEEPING AREA) SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7 S.F., A MINIMUM NET CLEAR HEIGHT OF 24" AND A NET CLEAR OPENING WIDTH OF 20".
8. ALL SLEEPING AREA WINDOW SILLS SHALL NOT BE GREATER THAN 44" A.F.F. FOR EMERGENCY EGRESS.
9. PROVIDE SAFETY OR TEMPERED GLASS WHERE REQUIRED FOR HUMAN IMPACT LOADS PER APPLICABLE CODES.

DOOR SCHEDULE

MK	QTY	SIZE WXH	DOOR TYPE	FRAME TYPE	HDWR MK.	REMARKS
1	SGL	3'0"X6'8"	METAL CLAD	WOOD	LEVER, 6	5, PANEL INSUL.
1B	SGL	2'10"X6'8"	METAL CLAD	WOOD	LEVER, 6	5, PANEL INSUL.
5	SGL	2'6"X6'8"	WOOD	WOOD	6	
7	SGL	2'0"X6'8"	WOOD	WOOD	6	
22	FR	2'4"X6'8"	WOOD	WOOD	6	
38	SGL	1'4"X6'8"	WOOD	WOOD	6	
46	FR	3'0"X6'8"	WOOD	WOOD	6	
51	SGL	2'10"X6'8"	WOOD	WOOD	6	
53	SGL	6'0"X6'8"	METAL CLAD	WOOD	6	SLIDING GLASS DOORS [S]
54	SGL	2'10"X6'8"	METAL CLAD	WOOD	6	W/FULL DIV. LITE SAFETY GLASS
57	SGL	10'0"X7'0"	METAL CLAD	WOOD	6	OVERHEAD GARAGE DOOR
[S]	SAFETY GLASS					

DOOR NOTES

1. ALL DWELLING UNIT ENTRY DOORS SHALL BE 1-3/4" THK. X 6'-8" HIGH, INSULATED, SIX (6) PANEL METAL CLAD, PREHUNG IN A WOOD FRAME. ALL INTERIORS TO BE CASED WITH "K" PATTERN TRIM, PAINTED WITH INTERIOR LATEX PAINT. DOOR TO BE EQUIPPED WITH A VIEWER. PATIO DOORS SHALL BE METAL CLAD WITH FULL SAFETY GLASS WITH APPLIED DIVIDER LITES.
2. ALL INTERIOR DWELLING UNIT DOORS SHALL BE 1-3/8" THICK X 6'-8" HIGH, PAINT GRADE HARDBOARD FACE WITH PAINT GRADE WOOD STILES, PREHUNG IN WOOD FRAME. ALL INTERIORS TO BE CASED WITH "K" PATTERN TRIM, PAINTED WITH INTERIOR LATEX PAINT.
3. ALL INTERIOR DWELLING BEDROOM CLOSET DOORS SHALL BE A 1-3/8" THICK X 6'-8" HIGH, PAINT GRADE HARDBOARD FACE WITH PAINT GRADE WOOD STILES. ALL OPENINGS ARE TO BE A 1/2" GYP. BOARD RETURN.
4. ALL INTERIOR WATER HEATER DOORS SHALL BE 1-3/8" THICK X 6'-8" HIGH, PAINT GRADE HARDBOARD FACE WITH PAINT GRADE WOOD STILES. ALL OPENINGS ARE TO BE A 1/2" GYP. BOARD RETURN.
5. WHERE DOORS ARE SHOWN IN RATED WALLS, DOOR OPENING SHALL BE PROTECTED BY A TIGHT-FITTING SMOKE AND DRAFT CONTROL ASSEMBLY HAVING A FIRE PROTECTION RATING OF NOT LESS THAN 60 MIN. IN 1HR WALL. 90 MIN IN 2HR. SAID DOORS SHALL NOT HAVE LOUVERS. THE DOOR AND FRAME SHALL BEAR AN APPROVED LABEL OR OTHER IDENTIFICATION SHOWING THE RATING THEREOF, THE NAME OF THE MANUFACTURER AND THE IDENTIFICATION OF THE SERVICE CONDUCTING THE INSPECTION OF MATERIALS AND WORKMANSHIP AT THE FACTORY DURING FABRICATION AND ASSEMBLY. DOORS SHALL BE MAINTAINED SELF-CLOSING. SMOKE AND DRAFT CONTROL ASSEMBLIES SHALL BE PROVIDED WITH A GASKET SO INSTALLED AS TO PROVIDE A SEAL WHERE THE DOOR MEETS THE STOP ON BOTH SIDES AND ACROSS THE TOP & VERTICORS PAINTED, BE INSTALLED WITH A HOLE NOT LARGER THAN 1" IN DIAMETER THROUGH THE DOOR AND HAVE AT LEAST A 1/4" THICK GLASS DISC AND THE HOLDER IS OF METAL WHICH WILL NOT MELT OUT WHEN SUBJECT TO TEMPERATURES OF 1,700 DEGREES F.
6. ALL DOOR HARDWARE IN TYPE A DWELLING UNITS AND THE ENTRY OF TYPE B SHALL MEET THE REQUIREMENT FOR ANSI 404.2.6 AND SHOULD BE OF A LEVER CONFIGURATION IN LIEU OF THE A STANDARD SMOOTH KNOB. REFER TO DOOR SECTION ON SHEET H51 FOR DEAILED DESCRIPTION OF GRASPABILITY AND MAXIMUM POUND FORCE REQUIRED FOR OPERABILITY OF HARDWARE.

MECHANICAL NOTES:

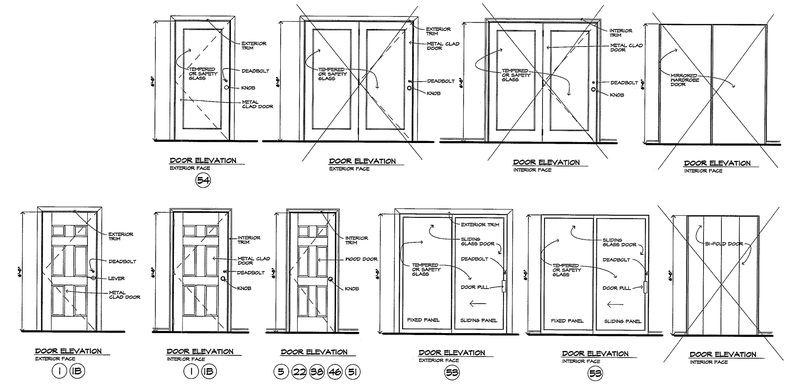
1. DESIGN, INSTALLATION AND EQUIPMENT SHALL MEET ALL APPLICABLE CODES, ASHRAE STANDARDS AND THE PROJECT SPECIFICATIONS.
2. MECHANICAL CONTRACTOR IS RESPONSIBLE FOR SIZING MECHANICAL UNITS, DUCTS AND DISTRIBUTION SYSTEM TO MAINTAIN 72 DEG. F. INDOOR SUMMER AND 76 DEG. F. INDOOR WINTER.
3. MECHANICAL CONTRACTOR IS RESPONSIBLE FOR PERFORMANCE OF THE FINAL INSTALLED HVAC SYSTEM.
4. ALL INTERIOR WATER PIPING TO BE COPPER WITH SOLDERED JOINTS. NO JOINTS ALLOWED BELOW SLAB, EXCEPT AS ALLOWED BY CODE.
5. PROVIDE ALL CARRIERS AND HANGERS REQUIRED FOR A COMPLETE INSTALLATION.
6. FINAL INSTALLED PIPING SIZED ARE THE RESPONSIBILITY OF THE PLUMBING CONTRACTOR.
7. ALL DWELLING UNITS ARE TO BE SEPARATELY METERED.

ELECTRICAL NOTES:

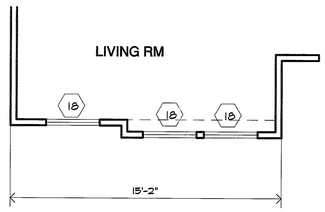
1. ALL EXTERIOR LIGHTS, INCLUDING BUILDING MOUNTED UNIT ENTRY LIGHTS TO BE PHOTO CELL CONTROLLED, UNLESS OTHERWISE NOTED. ALL BUILDING MOUNTED LIGHTS TO BE CIRCUITED VIA APPLICABLE INDIVIDUAL UNIT PANELS.
2. VERIFY AMPERAGE REQUIREMENTS OF EQUIPMENT AND AS LIST WIRING AND SERVICE ACCORDINGLY.
3. THE ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR FINAL INSTALLED ELECTRICAL SERVICE.
4. CONVENIENCE OUTLETS TO BE 6 MAXIMUM PER CIRCUIT @12" AFF UNLESS OTHERWISE NOTED.
5. ALL ELECTRICAL EQUIPMENT AND INSTALLATION TO CONFORM TO THE REQUIREMENTS OF THE LATEST EDITION OF THE NATIONAL ELECTRIC CODE AND MEET ALL APPLICABLE CODES.
6. PROVIDE AND COORDINATE ALL WIRING, ETC. FOR COMPLETE TELEPHONE SERVICE AS SHOWN ON PLANS.
7. ALL EXTERIOR LITES NOTED "PH" ARE TO BE VIA THE HOUSE PANEL.
8. ALL DWELLING UNITS ARE TO BE INDIVIDUALLY METERED AND WIRED ACCORDINGLY.
9. INSTALL A SEPARATE "HOUSE" METER AND PANEL AT EACH BUILDING.
10. ALL POLE MOUNTED LITES AND SITE AMENITY ELECTRICAL COMPONENTS ARE TO BE CIRCUITED TO NEAREST HOUSE PANEL.

FINISH NOTES:

1. VINYL TILE IN LOCATIONS SHOWN ON PLANS. INSTALL COMPLETELY UNDER ALL APPLIANCES EXCLUDING DISHWASHER.
2. ALL KITCHEN COUNTER TOPS AND VANITY TOPS, SPLASHES, AND NOSES SHALL BE LAMINATE PLASTIC COVERED. COLORS TO BE SELECTED BY ARCHITECT.
3. VINYL WALLCOVERING IN LOCATIONS SHOWN ON PLANS.
4. CARPET TO BE CUT PILE INSTALLED ON A PAD
5. WOOD BASE TO BE "K" PATTERN.
6. ALL INTERIOR PAINT SHALL BE EGG-SHELL FOR WALLS, AND CEILING. ALL TRIM TO BE PAINTED SEMI-GLOSS.
7. ALL GROUND FLOOR UNITS TO HAVE BLOCKING AT TUB AND TOILET FOR FUTURE INSTALLATION OF GRAB BARS. REFER SHEET H03 FOR LOCATION.



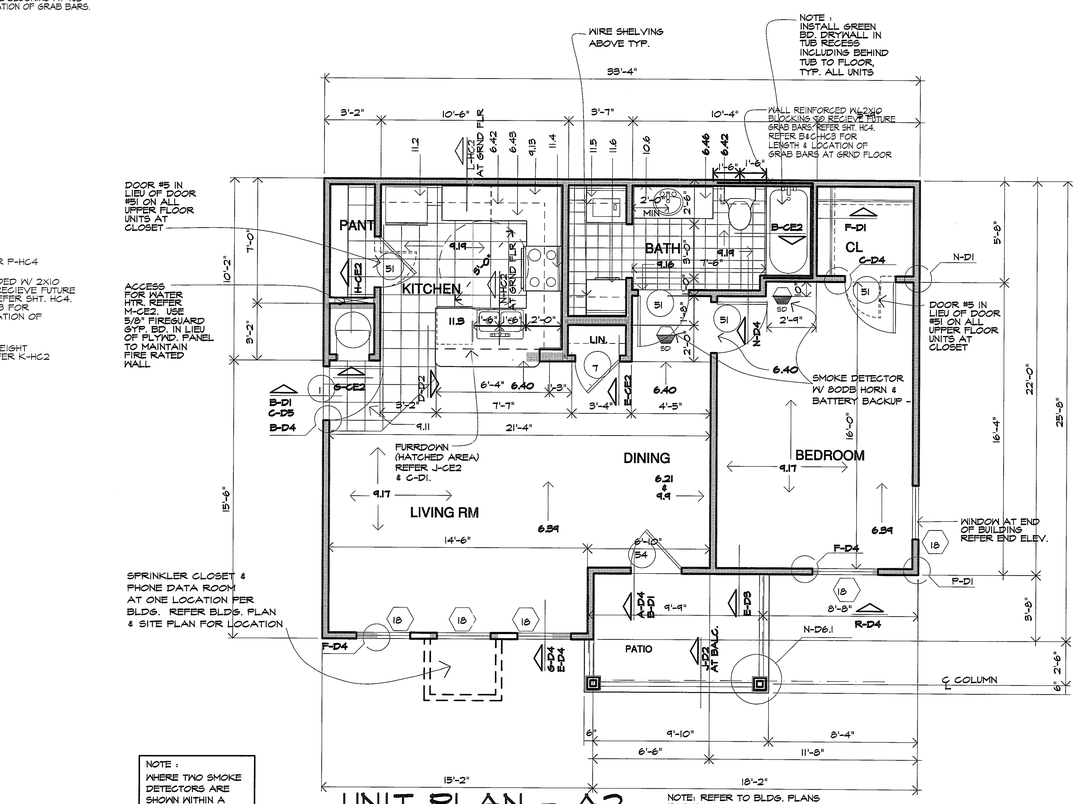
DOOR ELEVATIONS



B PART. UNIT PLAN - A2

1/4"=1'-0"

NOTE: REFER TO BLDG. PLANS FOR UNIT VARIATIONS LOCATION



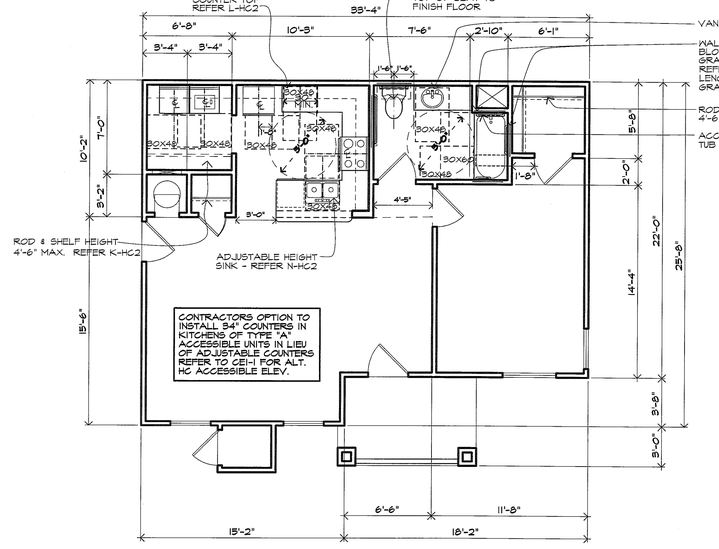
NOTE :
WHERE TWO SMOKE DETECTORS ARE SHOWN WITHIN A DWELLING UNIT, THEY SHALL BE INTER-CONNECTED

A UNIT PLAN - A2

1/4"=1'-0"

NOTE: REFER TO BLDG. PLANS FOR UNIT VARIATIONS LOCATION

TYPE B ADAPTABLE UNIT -- ON GROUND FLOOR



C HANDICAP UNIT - A2

3/16"=1'-0"

TYPE A ACCESSIBLE UNIT

KEYED NOTES:

2 SITE WORK
2.1 NOT USED
2.2 CONCRETE SIDEWALK, WIDTH AS NOTED ON PLAN

3 CONCRETE
3.1 FOUNDATION SYSTEM, REFER TO STRUCTURAL DRAWINGS
3.2 4" CONCRETE SLAB WITH 6X6, 10/10 WELDED WIRE MESH OVER WATERPROOF MEMBRANE ON MINIMUM 4" CRUSHED ROCK.
3.3 4" CONCRETE PATIO SLAB WITH 6X6 10/10 MWM ON 4" SAND CUSHION
3.4 FLOOR/CEILING ASSEMBLY - REFER ASSEMBLY LEGEND
3.5 BREEZEWAY FLOOR/CEILING ASSEMBLY - REFER ASSEMBLY LEGEND

4 MASONRY
4.1 8" CONCRETE RETAINING/STEM WALL WITH WATERPROOFING MEMBRANE & PECK PROTECTIVE BOARD ON EXTERIOR FACE AND WITH 5/8" GYP. BOARD ON 1X4 FURRING AT 24" O.C. WITH 3/4" R19/20 INSULATION ON EXTERIOR FACE (SEE FOUNDATION DETAIL FOR REINFORCING).
4.2 8" CONCRETE STEM WALL. PAINT ALL EXPOSED SURFACES. ALL PORTIONS OF CONCRETE BLOCK STEM WALLS TO BE COVERED WITH SIDING ON FURRING STRIPS FOR ANY AREA TALLER THAN 8" ABOVE GRADE.
4.3 16" SQUARE BRICK COLUMN ON 24" SQUARE FOOTING.
4.4 BRICK VENEER, REFER BUILDING PLANS.
4.5 BRICK SOLDIER COURSE (COLOR MAY DIFFER FROM FIELD BRICK, COLOR) ALT. 2X10
4.6 BRICK ROWLOCK COURSE.

5 METALS
5.1 STEEL FRAMED STAIR, W/TH PRECAST CONCRETE TREAD.

6 WOOD AND PLASTICS
6.1 TREATED 2X4 SOLE PLATE W/ 1/2" ROUND X 12" LONG A.B. AT 48" O.C. OR APPLICABLE CODE APPROVED TIE DOWN CLIP. INSTALL ANCHOR BOLT AT EACH END OF ALL SHORT WALLS WITH A MINIMUM OF TWO A.B.'S PER SECTION OF WALL.
6.2 STRUCTURAL FLOOR THERMAL PLY SHEATHING - TYPICAL UNLESS NOTED.
6.3 TRUSSED RAFTERS @ 24"OC.
6.4 1X4 TRUSS BRIDGING AT TOP AND BOTTOM CHORDS AND X-BRIDGING AT LAST 6 SPANS
6.5 X-BRIDGING BETWEEN FLOOR JOISTS AT MAXIMUM 8' SPACINGS AT CONTRACTOR'S OPTION USE SOLID 2X BRIDGING.
6.6 2X10 BALCONY JOISTS (MOISTURE RESISTANT).
6.7 JOIST HANGER.
6.8 2X4 DECKING (MOISTURE RESISTANT). 2X6 DECKING MAY BE USED AT CONTRACTOR'S OPTION
6.9 3/4" PLYWOOD ON FLOOR JOISTS OR FLOOR TRUSSES WITH 8-1/2" BATT INSULATION. DOUBLE FLOOR TRUSSES UNDER WALLS PARALLEL TO TRUSS.
6.10 INSTALL HEADER TO FILL WIDTH OF OPENING AT OPENING ADJACENT TO EACH OTHER.
6.11 CONTINUOUS WOOD BLOCKING
6.12 2X6 RAFTER EXTENSIONS.
6.13 EXTERIOR WALL ASSEMBLY - REFER ASSEMBLY LEGEND, W8
6.14 SEALANT JOINT AT ALL INTERSECTIONS OF SIDING TO TRIM
6.15 1/2" PLYWOOD.
6.16 6"X6" WOOD POST.
6.17 2X6 @ 16" O.C. STUDS AT 16" O.C.
6.18 3.8" SQUARE SAWN PLYWOOD SOFFIT WITH 1X3 TRIM
6.19 3/4" PLYWOOD FIRE STOP OR 2X BLOCKING
6.20 2 X 12 RIM JOIST OR EQUIVALENT
6.21 WOOD CHAIRRAIL AT DINING ONLY.
6.22 PREFAB WOOD FIREPLACE MANTLE AND SURROUND.
6.23 CEMENT FIBERBOARD TRIM OVER 2X@16 SUP. BACKER, SOFFIT: CEMENT FIBERBOARD
6.24 WOOD TRIM
6.25 NOT USED
6.26 2X6 PD. DECKING, ALT.1: PRESSURE TREATED WOOD DECK, ALT.2: KEYNOTE 5.5
6.34 PAINTED WOOD SILL X 10" DEEP AT WINDOW SILL HEIGHT.
6.35 CEILING ASSEMBLY -REFER ASSEMBLY LEGEND, W8
6.36 NOT USED
6.37 2X12 STRINGER.
6.38 FURR DOWN SHADED AREA TO 7'-0" ABOVE FINISHED FLOOR, U.O.N.
6.39 SLOPE CEILING WITH 3:12 PITCH, TYPICAL AT ALL TOP FLOOR LIVING ROOM CEILINGS AND BEDROOM CEILINGS AS SHOWN ON UNIT PLAN
6.40 LINE OF CEILING CHANGE.
6.41 STAIR RAIL
6.42 WALL CABINET AND SHELVES ABOVE
6.43 BASE CABINET AND SHELVES
6.44 DRAWERS TYPICAL
6.48 5 WOOD SHELVES, 12" DEEP TYPICAL
6.49 NOT USED
6.47 NOT USED
6.46 BREEZEWAY WALL ASSEMBLY - REFER ASSEMBLY LEGEND W8

7 THERMAL AND MOISTURE PROTECTION
7.1 ROOF ASSEMBLY - REFER ASSEMBLY LEGEND, R51
7.2 BATT OR BLOWN INSULATION (R-38) TYPICAL ALL ROOF AREAS.
~~7.3 BATT INSULATION (R-13).~~
7.4 SEALANT
7.5 BATT INSULATION (R-13) TYPICAL ALL EXTERIOR WALLS.
7.6 PREFINISHED GUTTER AND DOWNSPOUT WITH SPLASH BLOCK.
7.7 DIVERTER, PREFINISHED TO MATCH SHINGLES.
7.8 24 GAGE PAINTED, GALV METAL STEP FLASHING WITH 4" LEGS.
7.9 26 GAGE PAINTED, GALV METAL STEP FLASHING INSULATION TO BE CONTINUOUS AT ALL BUILDING ENVELOPE TRANSITIONS, TYPICAL.
7.11 POLY VAPOR BARRIER WRAPPED AT PERIMETERS OF ALL WINDOWS AND DOORS
7.12 WALL TO RECEIVE BATT INSULATION.
7.13 SADDLE, TYPICAL ALL PSEUDO CHIMNEYS.
7.14 FLASHING LET UNDER THRESHOLD

8 DOORS AND WINDOWS
8.1 1'-10" X 2'-6" ATTIC ACCESS, REFER BLDG. PLAN
8.2 DIVIDED LITE THERMAL SLIDER ALUMINUM WINDOW W/ WHITE ALUMINUM FINISH.
8.3 PAINTED, INSULATED METAL CLAD, PANELIZED DOOR, W/ SPRING LOADED BUTTS. ALL DOORS TO HAVE DOOR VIEWER AND HAVE FOAM CORE.
8.4 PAINTED, FULL GLASS W/ DIVIDED LITE METAL CLAD INSULATED TWO DOOR UNIT, INSWING STORM DOOR OR TRIPLE GLAZING WHERE REQUIRED. USE SAFETY GLASS.
8.5 DOOR BUCK AND TRIM.
8.6 PAINTED WOOD SILL AT WINDOW SILL HEIGHT
8.7 METAL THRESHOLD SET IN SEALANT.

9 FINISHES
9.1 ONE LAYER OF 1/2" GYP BD ATTIC DRAFT STOPPING ABOVE AND IN LINE WITH ALL TENANT SEPARATION WALLS.
9.2 ONE LAYER 5/8" GYP BOARD
9.3 TENANT SEPARATION WALL ASSEMBLY - REFER ASSEMBLY LEGEND, W8
9.5 EXTENT OF WALLPAPER BORDER IN KITCHEN AND BATH ONLY
9.6 5/8" GYP BOARD ON 2X4 STUDS.
9.7 1/2" GYPSUM BOARD
9.8 CHAIRRAIL AT DINING.
9.10 CERAMIC TILE TUB ENCLOSURE.
9.11 8X8 CERAMIC TILE, ALT. 12X12
9.12 CAP/VAB ANDING
9.13 PLASTIC LAMINATE NOSE, TOP, AND 4" HIGH BACKSPLASH AT EDGE OF SINK, TYPICAL
9.14 1 HOUR RATED WALL ASSEMBLY AT LOAD BEARING WALLS AND ALL EXTERIOR WALLS.
9.15 CERAMIC TILE AT HEARTH.
9.16 LINE OF FLOOR MATERIAL CHANGE.
9.17 CARPETING FLOORING
9.18 NOT USED
9.19 VINYL FLOORING W/ NO VINYL FLOORING UNDER DISHWASHER AT KITCHEN, TYP.

10 SPECIALTIES
10.1 EXHAUST GRILLE, W/ HARDWARE CLOTH COVER.
10.2 PAINTED WOOD OR GALV MTL ROOF VENTILATION LOUVER W/ BACKING SCREEN, SIZE TO BE IN ACCORDANCE WITH CODE REQUIREMENTS.
10.3 MAIL BOXES
10.4 TOWEL BAR AT 4'-6" A.F.F., PROVIDE 2X6 BLOCKING FLAT IN WALL.
10.5 GRAB BAR AND SOAP HOLDER, TYPICAL ALL TUB ENCLOSURES. PROVIDE 2X6 BLOCKING FLAT IN WALL.
10.6 1/4" POLISHED PLATE MIRROR WITH MAXIMUM GAP OF 1" AT PERIMETER OF MIRROR

11 EQUIPMENT
11.1 MICROWAVE OVEN / RANGE HOOD COMBINATION.
11.2 REFRIGERATOR W/ ICEMAKER.
11.3 DISHWASHER.
11.4 NOT RANGE
11.5 WASHER (N.I.C.)
11.6 DRYER (N.I.C.)

15 MECHANICAL
15.1 PLUMBING ACCESS PANEL, TYPICAL ALL TUB / SHOWER LOCATIONS.
15.2 HOT WATER HEATER ACCESS PANEL, TYPICAL AT WATER HEATER LOCATIONS.
15.3 EXHAUST FAN, VENT THROUGH ROOF AT TOP FLOOR, THROUGH WALL VIA FLOOR FRAMING SPACE AT ALL OTHER FLOORS, TERMINATING DEVICE TO HAVE HARDWARE CLOTH COVER.
15.4 CONDENSING UNITS ON CONC. PAD, PRECAST OR PREFORMED PAD. ALL REFRIG. LINES TO BE COMPLETELY CONCEALED FROM VIEW.
15.5 DRYER VENT, VENT THRU ROOF AT TOP FLOOR, THRU WALL VIA FLOOR JOIST SPACE AT ALL OTHER FLOORS, TERMINATING DEVICE TO HAVE HARDWARE CLOTH COVER.
15.6 POP-OFF AND CONDENSATE DRAIN FOR WATER HEATER
15.7 ROOF MOUNTED ATTIC VENTS PER APPLICABLE CODE REQUIREMENTS
15.8 WATER METERS
15.9 PREFABRICATED WASHER HOOK-UP BOX, PROVIDE HOT AND COLD WATER SUPPLY AND DRAIN W/LEVER TYPE STOP VALVE.
15.10 RANGE HOOD VENT, VENT THRU ROOF AT TOP FLOOR, THRU WALL VIA FLOOR JOIST SPACE AT ALL OTHER FLOORS, TERMINATING DEVICE TO HAVE HARDWARE CLOTH COVER.
15.11 ENCASE SPRINKLER PIPES W/ RIGID INSULATION AT ALL BREEZEWAY LOCATIONS, REFER FIRE SPRINKLER PLANS.

16 ELECTRICAL
16.1 ELECTRICAL METERS, TYPICAL LOCATION
16.2 SWICH FOR RANGE HOOD ON SEPARATE CIRCUIT-120V
16.3 JUNCTION BOX FOR DISHWASHER - 120V
16.4 JUNCTION BOX FOR DISPOSAL - 120V
16.5 JUNCTION BOX FOR FURNACE - 240V
16.6 JUNCTION BOX FOR WATER HEATER - 240V
16.7 LIGHT FIXTURE, TYPICAL ALL DESIGNATION
16.8 ELECTRIC FURNACE
16.9 ELECTRIC WATER HEATER

REVISIONS

Artisan Point at Lees Summit

PROJECT:
LOCATION: Lee Summit, Missouri
CLIENT: Case Development Services

SEAL:

STATE OF MISSOURI — JAMES KEITH HOSTETLER — 2006035 — REGISTERED ARCHITECT

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Architects Collective
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TULSA, OKLAHOMA 74135
918/492-2987

PROJECT NUMBER:
DATE: 05/09/18

SHEET TITLE:
UNIT PLAN

SHEET NUMBER:
A8.1

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WINDOW SCHEDULE

MK.	QTY	SIZE WXH	TYPE	MATERIAL	REMARKS	
2	SGL	2/0X4/0	SINGLE-HUNG	ALUMINUM	INSUL.	SAFETY GLASS AT [S] ON PLANS
8	SGL	2/6X4/0	SINGLE-HUNG	ALUMINUM	INSUL.	SAFETY GLASS AT [S] ON PLANS
11	SGL	2/6X5/0	SINGLE-HUNG	ALUMINUM	INSUL.	SAFETY GLASS AT [S] ON PLANS
13	SGL	2/6X3/0	SINGLE-HUNG	ALUMINUM	INSUL.	SAFETY GLASS AT [S] ON PLANS
15	SGL	2/8X5/0	SINGLE-HUNG	ALUMINUM	INSUL.	SAFETY GLASS AT [S] ON PLANS
18	SGL	3/0X5/0	SINGLE-HUNG	ALUMINUM	INSUL.	SAFETY GLASS AT [S] ON PLANS
23	SGL	3/8X5/0	SINGLE-HUNG	ALUMINUM	INSUL.	SAFETY GLASS AT [S] ON PLANS
24	SGL	4/0X5/0	SINGLE-HUNG	ALUMINUM	INSUL.	SAFETY GLASS AT [S] ON PLANS
[S]	SAFETY GLASS					

WINDOW NOTES

1. VERIFY ALL ROUGH OPENING REQUIREMENTS WITH WINDOW SUPPLIER.
2. ALL WINDOWS SHALL MEET OR EXCEED ALL MINIMUM REQUIREMENTS OF ALL APPLICABLE CODES, ORDINANCES, AND PROJECT SPECIFIC REQUIREMENTS FOR SIZE, SILL MOUNTING HEIGHT, CLEAR OPENING SIZE FOR EGRESS, CLEAR OPENING SIZE FOR VENTILATION, AIR INFILTRATION RATE, THERMAL TRANSFER, ACCOUSTICAL TRANSFER, THERMAL BREAK, ETC.
3. ALL ALUMINUM WINDOWS SHALL BE IN A FACTORY WHITE FINISH WITH THERMAL GLAZING.
4. ALL WINDOWS SHALL BE PROVIDED WITH SCREENS FOR THE OPERABLE PART OF THE WINDOW.
5. ALL WINDOW HEADS AND JAMBS SHALL HAVE 1/2" GYP. BOARD RETURN. ALL WINDOW STOOLS SHALL HAVE 1 X WOOD STOOLS WITH "K" PATTERN TRIM.
6. ALL WINDOW HEAD FRAME ROUGH OPENINGS SHALL BE AT 6'-9" A.F.F. UNLESS OTHERWISE SHOWN.
7. ALL WINDOWS USED FOR EMERGENCY ESCAPE FROM A SLEEPING ROOM (AT LEAST ONE PER SLEEPING AREA) SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7 S.F., A MINIMUM NET CLEAR HEIGHT OF 24" AND A NET CLEAR OPENING WIDTH OF 20".
8. ALL SLEEPING AREA WINDOW SILLS SHALL NOT BE GREATER THAN 44" A.F.F. FOR EMERGENCY EGRESS.
9. PROVIDE SAFETY OR TEMPERED GLASS WHERE REQUIRED FOR HUMAN IMPACT LOADS PER APPLICABLE CODES.

DOOR SCHEDULE

MK.	QTY	SIZE WXH	DOOR TYPE	FRAME TYPE	HDWR MK.	REMARKS
1	SGL	3/0X6/8	METAL CLAD	WOOD	LEVER, 6	5, PANEL INSUL.
1B	SGL	2/10X6/8	METAL CLAD	WOOD	LEVER, 6	5, PANEL INSUL.
5	SGL	2/6X6/8	WOOD	WOOD	6	
7	SGL	2/0X6/8	WOOD	WOOD	6	
22	PR	2/4X6/8	WOOD	WOOD	6	
38	SGL	1/4X6/8	WOOD	WOOD	6	
46	PR	5/0X6/8	WOOD	WOOD	6	
51	SGL	2/10X6/8	WOOD	WOOD	6	
53	SGL	6/0X6/8	METAL CLAD	WOOD	6	SLIDING GLASS DOORS [S]
54	SGL	2/10X6/8	METAL CLAD	WOOD	6	W/FULL DIV. LITE SAFETY GLASS
57	SGL	10/0XT/0	METAL CLAD	WOOD	6	OVERHEAD GARAGE DOOR
[S]	SAFETY GLASS					

DOOR NOTES

1. ALL DWELLING UNIT ENTRY DOORS SHALL BE 1-3/4" THK. X 6'-8" HIGH, INSULATED, SIX (6) PANEL METAL CLAD, PREHUNG IN A WOOD FRAME. ALL INTERIORS TO BE CASED WITH "K" PATTERN TRIM, PAINTED WITH INTERIOR LATEX PAINT. DOOR TO BE EQUIPPED WITH A VIEWER. PATIO DOORS SHALL BE METAL CLAD WITH FULL SAFETY GLASS WITH APPLIED DIVIDER LITES.
2. ALL INTERIOR DWELLING UNIT DOORS SHALL BE 1-3/8" THICK X 6'-8" HIGH, PAINT GRADE HARDBOARD FACE WITH PAINT GRADE WOOD STILES, PREHUNG IN WOOD FRAME. ALL INTERIORS TO BE CASED WITH "K" PATTERN TRIM, PAINTED WITH INTERIOR LATEX PAINT.
3. ALL INTERIOR DWELLING BEDROOM CLOSET DOORS SHALL BE A 1-3/8" THICK X 6'-8" HIGH, PAINT GRADE HARDBOARD FACE WITH PAINT GRADE WOOD STILES. ALL OPENINGS ARE TO BE A 1/2" GYP. BOARD RETURN.
4. ALL INTERIOR WATER HEATER DOORS SHALL BE 1-3/8" THICK X 6'-8" HIGH, PAINT GRADE HARDBOARD FACE WITH PAINT GRADE WOOD STILES. ALL OPENINGS ARE TO BE A 1/2" GYP. BOARD RETURN.
5. WHERE DOORS ARE SHOWN IN RATED WALLS, DOOR OPENING SHALL BE PROTECTED BY A TIGHT-FITTING SMOKE AND DRAFT CONTROL ASSEMBLY HAVING A FIRE PROTECTION RATING OF NOT LESS THAN 60 MIN. IN 1HR WALL 90 MIN IN 2HR. SAID DOORS SHALL NOT HAVE LOUVERS. THE DOOR AND FRAME SHALL BEAR AN APPROVED LABEL OR OTHER IDENTIFICATION SHOWING THE RATING THEREOF, THE NAME OF THE MANUFACTURER AND THE IDENTIFICATION OF THE SERVICE CONDUCTING THE INSPECTION OF MATERIALS AND WORKMANSHIP AT THE FACTORY DURING FABRICATION AND ASSEMBLY. DOORS SHALL BE MAINTAINED SELF-CLOSING. SMOKE AND DRAFT CONTROL ASSEMBLIES SHALL BE PROVIDED WITH A GASKET SO INSTALLED AS TO PROVIDE A SEAL WHERE THE DOOR MEETS THE STOP ON BOTH SIDES AND ACROSS THE TOP. VIEWPORTS SHALL BE INSTALLED WITH A HOLE NOT LARGER THAN 1" IN DIAMETER THROUGH THE DOOR AND HAVE AT LEAST A 1/4" THICK GLASS DISC AND THE HOLDER IS OF METAL WHICH WILL NOT MELT OUT WHEN SUBJECT TO TEMPERATURES OF 1,700 DEGREES F.
6. ALL DOOR HARDWARE IN TYPE A DWELLING UNITS AND THE ENTRY OF TYPE B SHALL MEET THE REQUIREMENT FOR ANSI 404.2.6 AND SHOULD BE OF A LEVER CONFIGURATION IN LIEU OF THE A STANDARD SMOOTH KNOB. REFER TO DOOR SECTION ON SHEET HC1 FOR DEAILED DESCRIPTION OF GRASPABILITY AND MAXIMUM POUND FORCE REQUIRED FOR OPERABILITY OF HARDWARE.

MECHANICAL NOTES:

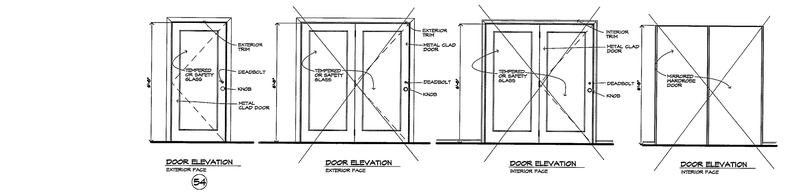
1. DESIGN, INSTALLATION AND EQUIPMENT SHALL MEET ALL APPLICABLE CODES, ASHRAE STANDARDS AND THE PROJECT SPECIFICATIONS.
2. MECHANICAL CONTRACTOR IS RESPONSIBLE FOR SIZING MECHANICAL UNITS, DUCTS AND DISTRIBUTION SYSTEM TO MAINTAIN 72 DEG. F. INDOOR SUMMER AND 76 DEG. F. INDOOR WINTER.
3. MECHANICAL CONTRACTOR IS RESPONSIBLE FOR PERFORMANCE OF THE FINAL INSTALLED HVAC SYSTEM.
4. ALL INTERIOR WATER PIPING TO BE COPPER WITH SOLDERED JOINTS. NO JOINTS ALLOWED BELOW SLAB, EXCEPT AS ALLOWED BY CODE.
5. PROVIDE ALL CARRIERS AND HANGERS REQUIRED FOR A COMPLETE INSTALLATION.
6. FINAL INSTALLED PIPING SIZED ARE THE RESPONSIBILITY OF THE PLUMBING CONTRACTOR.
7. ALL DWELLING UNITS ARE TO BE SEPARATELY METERED.

ELECTRICAL NOTES:

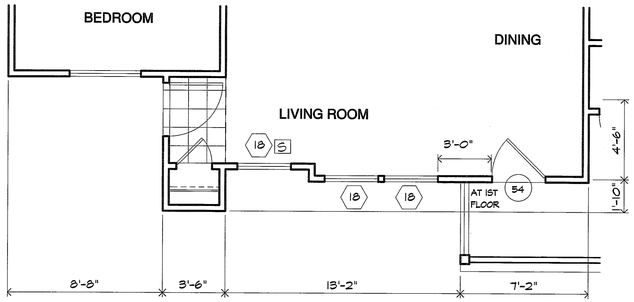
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2. ALL KITCHEN COUNTER TOPS AND VANITY TOPS, SPLASHES, AND NOSES SHALL BE LAMINATE PLASTIC COVERED. COLORS TO BE SELECTED BY ARCHITECT.
3. VINYL WALL COVERING IN LOCATIONS SHOWN ON PLANS.
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5. WOOD BASE TO BE "K" PATTERN.
6. ALL INTERIOR PAINT SHALL BE EGG-SHELL FOR WALLS, AND CEILING. ALL TRIM TO BE PAINTED SEMI-GLOSS.
7. ALL GROUND FLOOR UNITS TO HAVE BLOCKING AT TUB AND TOILET FOR FUTURE INSTALLATION OF GRAB BARS. REFER SHEET HC5 FOR LOCATION.

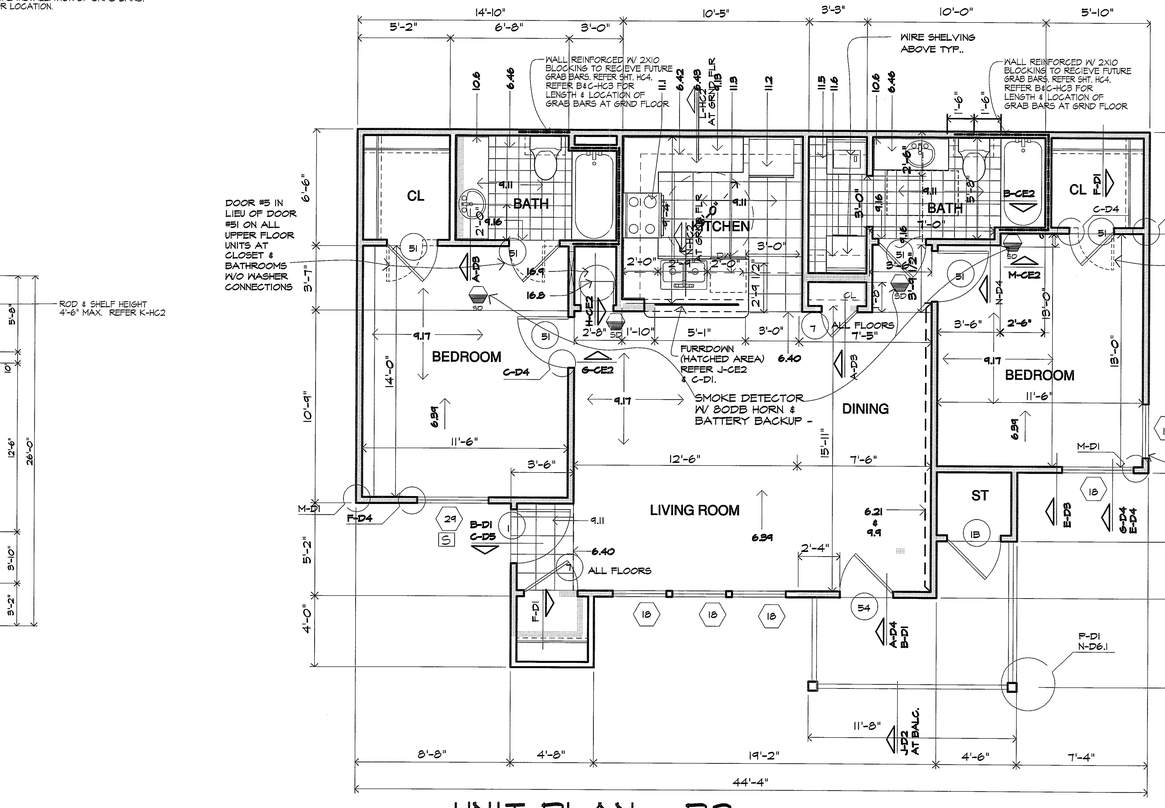


DOOR ELEVATIONS



B PART. UNIT PLAN - B2 (AT OFFSET WALL CONDITION)

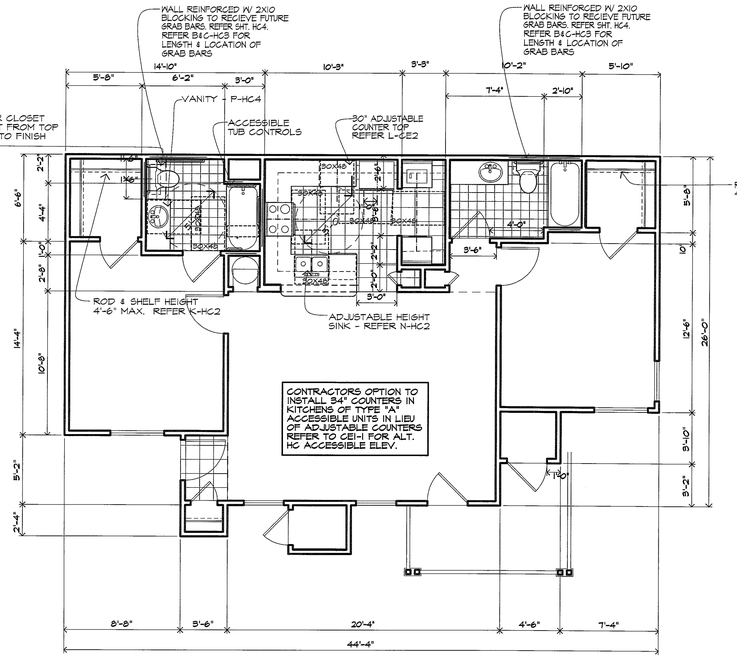
1/4"=1'-0"



NOTE : WHERE TWO SMOKE DETECTORS ARE SHOWN WITHIN A DWELLING UNIT, THEY SHALL BE INTER-CONNECTED

A UNIT PLAN - B2

1/4"=1'-0" TYPE B ADAPTABLE UNIT -- ON GROUND FLOOR



C HANDICAP UNIT - B2

3/16"=1'-0" TYPE A ACCESSIBLE UNIT

KEYED NOTES:

2 SITE WORK
2.1 NOT USED
2.2 CONCRETE SIDEWALK, WIDTH AS NOTED ON PLAN

3 CONCRETE
3.1 FOUNDATION SYSTEM, REFER TO STRUCTURAL DRAWINGS
3.2 4" CONCRETE SLAB WITH 6X6, 10/10 WELDED WIRE MESH OVER WATERPROOF MEMBRANE ON MINIMUM 4" CRUSHED ROCK.
3.3 4" CONCRETE PATIO SLAB WITH 6X6 10/10 MM ON 4" SAND CUSHION
3.4 FLOOR/CEILING ASSEMBLY - REFER ASSEMBLY LEGEND
3.5 BREEZEWAY FLOOR/CEILING ASSEMBLY - REFER ASSEMBLY LEGEND

4 MASONRY
4.1 8" CONCRETE RETAINING/STEM WALL WITH WATERPROOFING MEMBRANE & MDK PROTECTIVE BOARD ON EXTERIOR FACE AND WITH 5/8" GYP. BOARD ON 1X4 FURRING AT 24" O.C. WITH R-47 RIGID INSULATION ON EXTERIOR FACE (SEE FOUNDATION DETAIL FOR REINFORCING).
4.2 8" CONCRETE STEM WALL. PAINT ALL EXPOSED SURFACES. ALL PORTIONS OF CONCRETE BLOCK STEM WALLS TO BE COVERED WITH SIDING ON FURRING STRIPS FOR ANY AREA TALLER THAN 8" ABOVE GRADE
4.3 16" SQUARE BRICK COLUMN ON 24" SQUARE FOOTING.
4.4 BRICK VENEER, REFER BUILDING PLANS.
4.5 BRICK SOLDIER COURSE, (COLOR MAY DIFFER FROM FIELD BRICK COLOR) ALT. 2X10
4.6 BRICK ROWLOCK COURSE.

5 METALS
5.1 STEEL FRAMED STAIR, WITH PRECAST CONCRETE TREAD.

6 WOOD AND PLASTICS
6.1 TREATED 2X4 SOLE PLATE W/ 1/2" ROUND X 12" LONG A.B. AT 48" O.C. OR APPLICABLE SOLE PLATE APPROVED TIE DOWN CLIP. INSTALL ANCHOR BOLT AT EACH END OF ALL SHORT WALLS WITH A MINIMUM OF TWO A.B.'S PER SECTION OF WALL.
6.2 STRUCTURAL GRADE THERMAL PLY SHEATHING (TYPICAL ALL LOCATIONS).
6.3 TRUSSED RAFTERS AT 24"OC.
6.4 1X4 TRUSS BRIDGING AT TOP AND BOTTOM CHORDS AND X-BRIDGING AT LAST 8 SPANS
6.5 X-BRIDGING BETWEEN FLOOR JOISTS AT MAXIMUM 8' SPACINGS AT CONTRACTOR'S OPTION USE SOLID 2X BRIDGING.
6.6 2X10 BALCONY JOISTS (MOISTURE RESISTANT).
6.7 JOIST HANGER.
6.8 2X4 DECKING (MOISTURE RESISTANT). 2X6 DECKING MAY BE USED AT CONTRACTOR'S OPTION
6.9 3/4" PLYWOOD ON FLOOR JOISTS OR FLOOR TRUSSES WITH 3-1/2" BATT INSULATION. DOUBLE FLOOR TRUSSES UNDER WALLS PARALLEL TO TRUSS.
6.10 INSTALL HEADER TO FULL WIDTH OF OPENING AT BEARING WALLS ADJACENT TO EACH OTHER.
6.11 CONTINUOUS SOLID BLOCKING
6.12 2X6 RAFTER EXTENSIONS.
6.13 EXTERIOR WALL ASSEMBLY - REFER ASSEMBLY LEGEND, P&I
6.14 SEALANT JOINT AT ALL INTERSECTIONS OF SIDING TO TRIM.
6.15 1/2" PLYWOOD.
6.16 6X6 WOOD POST.
6.17 2 X 6 STUDS AT 16" O.C.
6.18 3/8" ROUGH SAWN PLYWOOD SOFFIT WITH 1X2 TRIM
6.19 3/4" PLYWOOD FIRE STOP OR 2X BLOCKING
6.20 2 X 12 RIM JOIST OR EQUIVALENT.
6.21 WOOD GUARDRAIL AT DINING ONLY.
6.22 PREFAB WOOD FIREPLACE MANTLE AND SURROUND.
6.23 CEMENT FIBERBOARD TRIM OVER 2X6@5 5/8" BACKER, SOFFIT. CEMENT FIBERBOARD
6.24 WOOD TRIM
6.25 NOT USED
6.26 2X6 PD. DECKING, ALT.1. PRESSURE TREATED WOOD DECK, ALT.2. KEYNOTE 3.5
6.34 PAINTED WOOD SILL X 10" DEEP AT WINDOW SILL HEIGHT
6.35 CEILING ASSEMBLY -REFER ASSEMBLY LEGEND, P&I
6.36 NOT USED.
6.37 2X12 STRINGER.
6.38 FURR DOWN SHADED AREA TO 7'-0" ABOVE FINISHED FLOOR U.O.N.
6.39 SLOPE CEILING WITH 3:12 PITCH, TYPICAL AT ALL SLOPED ROOF LIVING ROOM CEILINGS AND BEDROOM CEILINGS AS SHOWN ON UNIT PLAN
6.40 LINE OF CEILING CHANGE.
6.41 STAIR RAIL.
6.42 WALL CABINET AND SHELVES ABOVE
6.43 BASE CABINET AND SHELVES
6.44 DRAPER(S) TYPICAL
6.48 5 WOOD SHELVES, 12" DEEP TYPICAL.
6.46 NOT USED
6.47 NOT USED.
6.48 BREEZEWAY WALL ASSEMBLY - REFER ASSEMBLY LEGEND P&I

7 THERMAL AND MOISTURE PROTECTION
7.1 ROOF ASSEMBLY - REFER ASSEMBLY LEGEND, P&I
7.2 BATT OR BLOWN INSULATION (R-38) TYPICAL ALL ROOF AREAS.
~~7.3 BATT INSULATION (R-19)~~
7.4 SEALANT.
7.5 BATT INSULATION (R-19) TYPICAL ALL EXTERIOR WALLS.
7.6 PREFINISHED GUTTER AND DOWNSPOUT WITH SPLASH BLOCK.
7.7 DIVERTER, PREFINISHED TO MATCH SHINGLES.
7.8 24 GAGE PAINTED, GALV METAL CAP WITH HEMMED EDGES.
7.9 26 GAGE PAINTED GALV METAL STEP FLASHING
7.10 INSULATION TO BE CONTINUOUS AT ALL BUILDING ENDS AT GHASE WALL TYPICAL.
7.11 POLY VAPOR BARRIER WRAPPED AT PERIMETERING OF ALL WINDOWS AND DOORS.
7.12 WALL TO RECEIVE PAINT WITH MDK
7.13 SADDLE, TYPICAL ALL PSEUDO CHIMNEYS.
7.14 FLASHING LET UNDER THRESHOLD

8 DOORS AND WINDOWS
8.1 1'-10" X 2'-6" ATTIC ACCESS, REFER BLDG. PLAN
8.2 DIVIDED LITE, THERMAL GLAZED ALUMINUM WINDOW W/ WHITE ALUMINUM FINISH.
8.3 PAINTED, INSULATED, METAL CLAD PANELIZED DOOR, W/ SPRING LOADED BUTTS. ALL DOORS TO HAVE DOOR VIEWER AND HAVE FOAM CORE.
8.4 PAINTED, FULL GLASS W/ DIVIDED LITE, METAL CLAD INSULATED PATIO DOOR. INSTALL STORM DOOR OR TRIPLE GLAZING WHERE REQUIRED. USE SAFETY GLASS.
8.5 DOOR JAMB AND TRIM.
8.6 PAINTED WOOD SILL AT WINDOW SILL HEIGHT
8.7 METAL THRESHOLD SET IN SEALANT.

9 FINISHES
9.1 ONE LAYER OF 1/2" GYP BD ATTIC DRAFT STOPPING ABOVE AND IN LINE WITH ALL TENANT SEPARATION WALLS.
9.2 ONE LAYER 5/8" GYP BOARD
9.3 TENANT SEPARATION WALL ASSEMBLY - REFER ASSEMBLY LEGEND, P&I
9.4 EXTENT OF WALL PAPER BORDER IN KITCHEN AND BATH ONLY.
9.6 5/8" GYP BOARD ON 2X4 STUDS.
9.7 5/8" FIRESHEILD GYP BOARD.
9.8 1/2" GYPSUM BOARD.
9.9 CHAIRRAIL AT DINING.
9.10 CERAMIC TILE AT TUB ENCLOSURE.
9.11 8X8 CERAMIC TILE, ALT. 12X12
9.12 CARPET AT DINING.
9.13 PLASTIC LAMINATE NOSE, TOP, AND 4" HIGH BACK AND END SPLASHES AT LAST 8 SPANS
9.14 1 HOUR RATED WALL ASSEMBLY AT LOAD BEARING WALLS AND ALL EXTERIOR WALLS.
9.15 CERAMIC TILE AT HEARTH.
9.16 LINE OF FLOOR MATERIAL CHANGE.
9.17 CARPETING FLOORING
9.18 NOT USED
9.19 VINYL FLOORING W/ NO VINYL FLOORING UNDER DISHWASHER AT KITCHEN TYP.

10 SPECIALTIES
10.1 EXHAUST GRILLE, W/ HARDWARE CLOTH COVER.
10.2 PAINTED WOOD OR GALV MTL ROOF VENTILATION LOUVER W/ BACKING SCREEN, SIZE TO BE IN ACCORDANCE WITH CODE REQUIREMENTS.
10.3 MAIL BOXES
10.4 TOWEL BAR AT 4'-6" A.F.F., PROVIDE 2X8 BLOCKING FLAT IN WALL.
10.5 GRAB BAR AND SOAP HOLDER, TYPICAL ALL TUB ENCLOSURES. PROVIDE 2X8 BLOCKING FLAT IN WALL.
10.6 FULL LENGTH PLATE MIRROR WITH MAXIMUM GAP OF 1" AT PERIMETER OF MIRROR

11 EQUIPMENT
11.1 MICROWAVE OVEN / RANGE HOOD COMBINATION.
11.2 REFRIGERATOR W/ ICEMAKER.
11.3 DISHWASHER.
11.4 30" RANGE
11.5 WASHER (N.I.C.)
11.6 DRYER (N.I.C.)

15 MECHANICAL
15.1 PLUMBING ACCESS PANEL, TYPICAL ALL TUB / SHOWER LOCATIONS.
15.2 HOT WATER HEATER ACCESS PANEL, TYPICAL AT WATER HEATER LOCATIONS.
15.3 EXHAUST FAN, VENT THROUGH ROOF AT TOP FLOOR, THRUH WALL VIA FLOOR FRAMING SPACE AT ALL OTHER FLOORS, TERMINATING DEVICE TO HAVE HARDWARE CLOTH COVER.
15.4 CONDENSING UNITS ON CONC. PAD, PRECAST OR PREFORMED PAD. ALL REFRIG. LINES TO BE CONCEALED/CONCEALED FROM VIEW.
15.5 DRYER VENT, VENT THRU ROOF AT TOP FLOOR, THRU WALL VIA FLOOR JOIST SPACE AT ALL OTHER FLOORS, TERMINATING DEVICE TO HAVE HARDWARE CLOTH COVER.
15.6 POP-OFF AND CONDENSATE DRAIN FOR WATER HEATER
15.7 ROOF MOUNTED ATTIC VENTS PER APPLICABLE CODE REQUIREMENTS.
15.8 WATER METERS
15.9 PREFABRICATED WASHER HOOK-UP BOX, PROVIDE HOT AND COLD WATER SUPPLY AND DRAIN W/LEVER TYPE STOP VALVE.
15.10 RANGE HOOD VENT, VENT THRU ROOF AT TOP FLOOR, THRU WALL VIA FLOOR JOIST SPACE AT ALL OTHER FLOORS, TERMINATING DEVICE TO HAVE HARDWARE CLOTH COVER.
15.11 ENGAGE SPRENKLER PIPES W/ RIGID INSULATION AT ALL BREEZEWAY LOCATIONS, REFER FIRE SPRINKLER PLANS.

16 ELECTRICAL
16.1 ELECTRICAL METERS, TYPICAL LOCATION
16.2 J-BOX FOR RANGE HOOD ON SEPARATE CIRCUIT-120V
16.3 JUNCTION BOX FOR DISHWASHER - 120V
16.4 JUNCTION BOX FOR DISPOSAL - 120V
16.5 JUNCTION BOX FOR FURNACE - 240V
16.6 JUNCTION BOX FOR WATER HEATER - 240V
16.7 LIGHT FIXTURE, TYPICAL DESIGNATION
16.8 ELECTRIC FURNACE
16.9 ELECTRIC WATER HEATER

REVISIONS

Artisan Point at Lees Summit

PROJECT: Lee Summit, Missouri
LOCATION: Case Development Services
CLIENT:

SEAL:

STATE OF MISSOURI — LARRY KEITH HARRIS — A-4948 — REGISTERED ARCHITECT

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PROJECT NUMBER:
DATE: 05/03/18

SHEET TITLE:

B2 UNIT PLAN

SHEET NUMBER:

A8.2

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WINDOW SCHEDULE

MK	QTY	SIZE WXH	TYPE	MATERIAL	REMARKS
2	SGL	2'0X4'0	SINGLE-HUNG	ALUMINUM	INSUL. SAFETY GLASS AT [S] ON PLANS
8	SGL	2'6X4'0	SINGLE-HUNG	ALUMINUM	INSUL. SAFETY GLASS AT [S] ON PLANS
11	SGL	2'6X5'0	SINGLE-HUNG	ALUMINUM	INSUL. SAFETY GLASS AT [S] ON PLANS
13	SGL	2'6X3'0	SINGLE-HUNG	ALUMINUM	INSUL. SAFETY GLASS AT [S] ON PLANS
15	SGL	2'8X5'0	SINGLE-HUNG	ALUMINUM	INSUL. SAFETY GLASS AT [S] ON PLANS
18	SGL	3'0X5'0	SINGLE-HUNG	ALUMINUM	INSUL. SAFETY GLASS AT [S] ON PLANS
23	SGL	3'8X5'0	SINGLE-HUNG	ALUMINUM	INSUL. SAFETY GLASS AT [S] ON PLANS
29	SGL	4'0X5'0	SINGLE-HUNG	ALUMINUM	INSUL. SAFETY GLASS AT [S] ON PLANS
[S]	SAFETY GLASS				

WINDOW NOTES

1. VERIFY ALL ROUGH OPENING REQUIREMENTS WITH WINDOW SUPPLIER.
2. ALL WINDOWS SHALL MEET OR EXCEED ALL MINIMUM REQUIREMENTS OF ALL APPLICABLE CODES, ORDINANCES, AND PROJECT SPECIFIC REQUIREMENTS FOR SIZE, SILL MOUNTING HEIGHT, CLEAR OPENING SIZE FOR EGRESS, CLEAR OPENING SIZE FOR VENTILATION, AIR INFILTRATION RATE, THERMAL TRANSFER, ACCOUSTICAL TRANSFER, THERMAL BREAK, ETC.
3. ALL ALUMINUM WINDOWS SHALL BE IN A FACTORY WHITE FINISH WITH THERMAL GLAZING.
4. ALL WINDOWS SHALL BE PROVIDED WITH SCREENS FOR THE OPERABLE PART OF THE WINDOW.
5. ALL WINDOW HEADS AND JAMBS SHALL HAVE 1/2" GYP. BOARD RETURN. ALL WINDOW STOOLS SHALL HAVE 1 X WOOD STOOLS WITH "K" PATTERN TRIM.
6. ALL WINDOW HEAD FRAME ROUGH OPENINGS SHALL BE AT 6'-9" A.F.F. UNLESS OTHERWISE SHOWN.
7. ALL WINDOWS USED FOR EMERGENCY ESCAPE FROM A SLEEPING ROOM (AT LEAST ONE PER SLEEPING AREA) SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.1 S.F., A MINIMUM NET CLEAR HEIGHT OF 24" AND A NET CLEAR OPENING WIDTH OF 20".
8. ALL SLEEPING ROOM SILLS SHALL NOT BE GREATER THAN 44" A.F.F. FOR EMERSENCY EGRESS.
9. PROVIDE SAFETY OR TEMPERED GLASS WHERE REQUIRED FOR HUMAN IMPACT LOADS PER APPLICABLE CODES.

DOOR SCHEDULE

MK	QTY	SIZE WXH	DOOR TYPE	FRAME TYPE	HDWR MK.	REMARKS
1	SGL	3'0X6'8	METAL CLAD	WOOD	LEVER, 6	5, PANEL INSUL.
1B	SGL	2'10X6'8	METAL CLAD	WOOD	LEVER, 6	5, PANEL INSUL.
5	SGL	2'6X6'8	WOOD	WOOD	6	
7	SGL	2'0X6'8	WOOD	WOOD	6	
22	FR	2'4X6'8	WOOD	WOOD	6	
38	SGL	1'4X6'8	WOOD	WOOD	6	
46	FR	3'0X6'8	WOOD	WOOD	6	
51	SGL	2'10X6'8	WOOD	WOOD	6	
53	SGL	6'0X6'8	METAL CLAD	WOOD	6	SLIDING GLASS DOORS [S]
54	SGL	2'10X6'8	METAL CLAD	WOOD	6	W/FULL DIV. LITE SAFETY GLASS
57	SGL	10'0XT'0	METAL CLAD	WOOD	6	OVERHEAD GARAGE DOOR
[S]	SAFETY GLASS					

DOOR NOTES

1. ALL DWELLING UNIT ENTRY DOORS SHALL BE 1-3/4" THK. X 6'-8" HIGH, INSULATED, SIX (6) PANEL, METAL CLAD, PREHUNG IN A WOOD FRAME. ALL INTERIORS TO BE CASED WITH "K" PATTERN TRIM, PAINTED WITH INTERIOR LATEX PAINT. DOOR TO BE EQUIPPED WITH A VIEWER. PATIO DOORS SHALL BE METAL CLAD WITH FULL SAFETY GLASS WITH APPLIED DIVIDER LITES.
2. ALL INTERIOR DWELLING DOORS SHALL BE 1-3/8" THICK X 6'-8" HIGH, PAINT GRADE HARDBOARD FACE WITH PAINT GRADE WOOD STILES, PREHUNG IN WOOD FRAME. ALL INTERIORS TO BE CASED WITH "K" PATTERN TRIM, PAINTED WITH INTERIOR LATEX PAINT.
3. ALL INTERIOR DWELLING BEDROOM CLOSET DOORS SHALL BE A 1-3/8" THICK X 6'-8" HIGH, PAINT GRADE HARDBOARD FACE WITH PAINT GRADE WOOD STILES. ALL OPENINGS ARE TO BE A 1/2" GYP. BOARD RETURN.
4. ALL INTERIOR WATER HEATER DOORS SHALL BE 1-3/8" THICK X 6'-8" HIGH, PAINT GRADE HARDBOARD FACE WITH PAINT GRADE WOOD STILES. ALL OPENINGS ARE TO BE A 1/2" GYP. BOARD RETURN.
5. WHERE DOORS ARE SHOWN IN RATED WALLS, DOOR OPENING SHALL BE PROTECTED BY A TIGHT-FITTING SMOKE AND DRAFT CONTROL ASSEMBLY HAVING A FIRE PROTECTION RATING OF NOT LESS THAN 60 MIN. IN 1HR WALL 90 MIN IN 2HR. SAID DOORS SHALL NOT HAVE LOUVERS. THE DOOR AND FRAME SHALL BEAR AN APPROVED LABEL OR OTHER IDENTIFICATION SHOWING THE RATING THEREOF, THE NAME OF THE MANUFACTURER AND THE IDENTIFICATION OF THE SERVICE CONDUCTING THE INSPECTION OF MATERIALS AND WORKMANSHIP AT THE FACTORY DURING FABRICATION AND ASSEMBLY. DOORS SHALL BE MAINTAINED SELF-CLOSING. SMOKE AND DRAFT CONTROL ASSEMBLIES SHALL BE PROVIDED WITH A GASKET SO INSTALLED AS TO PROVIDE A SEAL WHERE THE DOOR MEETS THE STOP ON BOTH SIDES AND ACROSS THE TOP. VIEWPORTS SHALL BE INSTALLED WITH A HOLE NOT LARGER THAN 1" IN DIAMETER THROUGH THE DOOR AND HAVE AT LEAST A 1/4" THICK GLASS DISC AND THE HOLDER IS OF METAL WHICH WILL NOT MELT OUT WHEN SUBJECT TO TEMPERATURES OF 1,700 DEGREES F.
6. ALL DOOR HARDWARE IN TYPE A DWELLING UNITS AND THE ENTRY OF TYPE B SHALL MEET THE REQUIREMENT FOR ANSI 404.2.6 AND SHOULD BE OF A LEVER CONFIGURATION IN LIEU OF THE A STANDARD SMOOTH KNOB. REFER TO DOOR SECTION ON SHEET HC1 FOR DEAILED DESCRIPTION OF GRASPABILITY AND MAXIMUM POUND FORCE REQUIRED FOR OPERABILITY OF HARDWARE.

MECHANICAL NOTES:

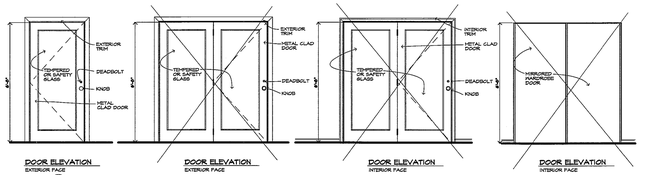
1. DESIGN, INSTALLATION AND EQUIPMENT SHALL MEET ALL APPLICABLE CODES, ASHRAE STANDARDS AND THE PROJECT SPECIFICATIONS.
2. MECHANICAL CONTRACTOR IS RESPONSIBLE FOR SIZING MECHANICAL UNITS, DUCTS AND DISTRIBUTION SYSTEM TO MAINTAIN 72 DEG. F. INDOOR SUMMER AND 76 DEG. F. INDOOR WINTER.
3. MECHANICAL CONTRACTOR IS RESPONSIBLE FOR PERFORMANCE OF THE FINAL INSTALLED HVAC SYSTEM.
4. ALL INTERIOR WATER PIPING TO BE COPPER WITH SOLDERED JOINTS. NO JOINTS ALLOWED BELOW SLAB, EXCEPT AS ALLOWED BY CODE.
5. PROVIDE ALL CARRIERS AND HANGERS REQUIRED FOR A COMPLETE INSTALLATION.
6. FINAL INSTALLED PIPING SIZED ARE THE RESPONSIBILITY OF THE PLUMBING CONTRACTOR.
7. ALL DWELLING UNITS ARE TO BE SEPARATELY METERED.

ELECTRICAL NOTES:

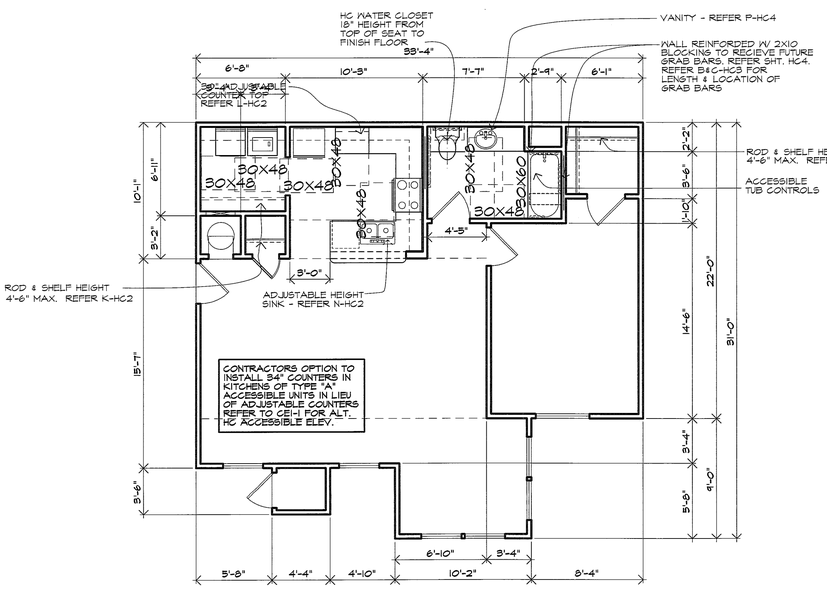
1. ALL EXTERIOR LIGHTS, INCLUDING BUILDING MOUNTED UNIT ENTRY LIGHTS TO BE PHOTO CELL CONTROLLED UNLESS OTHERWISE NOTED. ALL BUILDING MOUNTED LIGHTS TO BE CIRCUITED VIA AFFILIABLE INDIVIDUAL UNIT PANELS.
2. VERIFY AMPERAGE REQUIREMENTS OF EQUIPMENT AND AD JUST WIRING AND SERVICE ACCORDINGLY.
3. THE ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR FINAL INSTALLED ELECTRICAL SERVICE.
4. CONVENIENCE OUTLETS TO BE 6 MAXIMUM PER CIRCUIT #12" AWF UNLESS OTHERWISE NOTED.
5. ALL ELECTRICAL EQUIPMENT AND INSTALLATION TO CONFORM TO THE REQUIREMENTS OF THE LATEST EDITION OF THE NATIONAL ELECTRIC CODE AND MEET ALL APPLICABLE CODES.
6. PROVIDE AND COORDINATE ALL WIRING, ETC. FOR COMPLETE TELEPHONE SERVICE AS SHOWN ON PLANS.
7. ALL EXTERIOR LITES NOTED "PH" ARE TO BE VIA THE HOUSE PANEL.
8. ALL DWELLING UNITS ARE TO BE INDIVIDUALLY METERED AND WIRED ACCORDINGLY.
9. INSTALL A SEPARATE "HOUSE" METER AND PANEL AT EACH BUILDING.
10. ALL POLE MOUNTED LITES AND SITE AMENITY ELECTRICAL COMPONENTS ARE TO BE CIRCUITED TO NEAREST HOUSE PANEL.

FINISH NOTES:

1. VINYL TILE IN LOCATIONS SHOWN ON PLANS. INSTALL COMPLETELY UNDER ALL APPLIANCES EXCLUDING DISHWASHER.
2. ALL KITCHEN COUNTER TOPS AND VANITY TOPS, SPLASHES, AND NOSES SHALL BE LAMINATE PLASTIC COVERED. COLORS TO BE SELECTED BY ARCHITECT.
3. VINYL WALLCOVERING IN LOCATIONS SHOWN ON PLANS.
4. CARPET TO BE CUT PILE INSTALLED ON A PAD
5. WOOD BASE TO BE "K" PATTERN.
6. ALL INTERIOR PAINT SHALL BE EGG-SHELL FOR WALLS, AND CEILING. ALL TRIM TO BE PAINTED SEMI-GLOSS.
7. ALL GROUND FLOOR UNITS TO HAVE BLOCKING AT TUB AND TOILET FOR FUTURE INSTALLATION OF GRAB BARS. REFER SHEET HC5 FOR LOCATION.



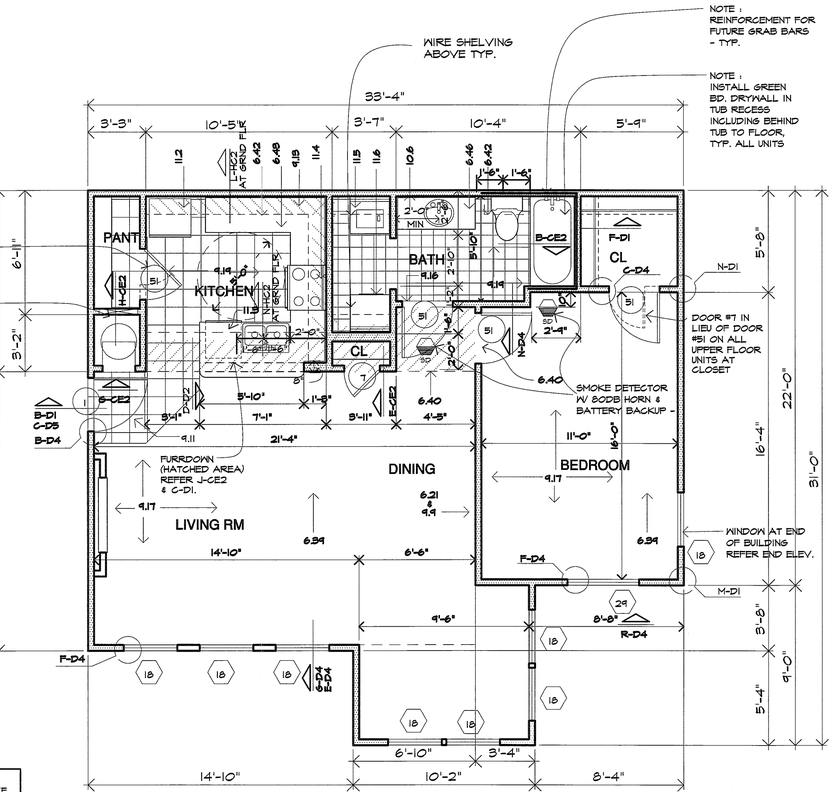
DOOR ELEVATIONS



C HANDICAP UNIT - A9

3/16"=1'-0"

TYPE A ACCESSIBLE UNIT



NOTE : WHERE TWO SMOKE DETECTORS ARE SHOWN WITHIN A DWELLING UNIT, THEY SHALL BE INTER-CONNECTED

A UNIT PLAN - A9

1/4"=1'-0"

TYPE B ADAPTABLE UNIT -- ON GROUND FLOOR

NOTE: REFER TO BLDG. PLANS FOR UNIT VARIATIONS & FIREPLACE LOCATION

KEYED NOTES:

2 SITE WORK
- 2.1 NOT USED
- 2.2 CONCRETE SIDEWALK, WIDTH AS NOTED ON PLAN

3 CONCRETE
- 3.1 FOUNDATION SYSTEM, REFER TO STRUCTURAL DRAWINGS
- 3.2 4" CONCRETE SLAB WITH 6X6, 10/10 WELDED WIRE MESH OVER WATERPROOF MEMBRANE ON MINIMUM 4 CRUSHED ROCK.
- 3.3 4" CONCRETE PATIO SLAB WITH 6X6 10/10 MWM ON 4" SAND CUSHION
- 3.4 FLOOR/CEILING ASSEMBLY - REFER ASSEMBLY LEGEND
- 3.5 BREEZEWAY FLOOR/CEILING ASSEMBLY - REFER ASSEMBLY LEGEND

4 MASONRY
- 4.1 8" CONCRETE RETAINING/STEM WALL WITH WATERPROOFING MEMBRANE (W/C.K. PROTECTIVE BOARD ON EXTERIOR FACE AND WITH 5/8" GYP. BOARD ON 1X4 FURRING AT 24" O.C. WITH R-14 RIGID INSULATION ON EXTERIOR FACE (SEE FOUNDATION DETAIL FOR REINFORCING).
- 4.2 8" CONCRETE STEM WALL. PAINT ALL EXPOSED SURFACES. ALL PORTIONS OF CONCRETE BLOCK STEM WALLS TO BE COVERED WITH SIDING ON FURRING STRIPS FOR ANY AREA TALLER THAN 8" ABOVE GRADE.
- 4.3 16" SQUARE BRICK COLUMN ON 24" SQUARE FOOTING.
- 4.4 BRICK LINTEL REFER BUILDING PLANS.
- 4.5 BRICK SOLDIER COURSE. (COLOR MAY DIFFER FROM FIELD BRICK COLOR) ALT. 2X10
- 4.6 BRICK ROWLOCK COURSE.

5 METALS
- 5.1 STEEL FRAMED STAIR, WITH PRECAST CONCRETE TREAD.

6 WOOD AND PLASTICS
- 6.1 TREATED 2X4 SOLE PLATE @ 1/2" ROUND X 12" LONG A.B. AT 48" O.C. OR APPLICABLE CODE APPROVED TIE DOWN CLIP. INSTALL ANCHOR BOLT AT EACH END OF ALL SHORT WALLS WITH A MINIMUM OF TWO A.B.'S PER SECTION OF WALL.
- 6.2 STRUCTURAL GRADE TRUSSES @ 24" O.C. (TYPICAL ALL LOCATIONS)
- 6.3 TRUSSED RAFTERS AT 24"OC.
- 6.4 1X4 TRUSS BRIDGING AT TOP AND BOTTOM CHORDS AND X-BRIDGING AT LAST 6 SPANS
- 6.5 X-BRIDGING BETWEEN FLOOR JOISTS AT MAXIMUM 8' SPACINGS AT CONTRACTORS OPTION USE SOLID 2X BRIDGING.
- 6.6 2X10 BALCONY JOISTS (MOISTURE RESISTANT).
- 6.7 JOIST HANGER
- 6.8 2X4 DECKING (MOISTURE RESISTANT). 2X6 DECKING MAY BE USED AT CONTRACTORS OPTION
- 6.9 3/4" PLYWOOD ON FLOOR JOISTS OR FLOOR TRUSSES (WITH 5-1/2" BATT INSULATION. DOUBLE FLOOR TRUSSES AT BEARING WALLS PARALLEL TO TRUSS.
- 6.10 INSTALL HEADER FULL WIDTH OF OPENING AT OPENING ADJACENT TO EACH OTHER.
- 6.11 CONTINUOUS WOOD BLOCKING
- 6.12 2X8 RAFTER EXTENSIONS.
- 6.13 EXTERIOR WALL ASSEMBLY - REFER ASSEMBLY LEGEND, MSH
- 6.14 SEALANT JOINT AT ALL INTERSECTIONS OF SIDING TO TRIM.
- 6.15 1/2" PLYWOOD.
- 6.16 6X6 WOOD POST.
- 6.17 2 X 6 STUDS AT 16" O.C.
- 6.18 5/8" ROUGH SAWN PLYWOOD SOFFIT WITH 1X2 TRIM
- 6.19 3/4" PLYWOOD FIRE STOP OR 2X BLOCKING
- 6.20 2 X 12 RIM JOIST OR EQUIVALENT
- 6.21 WOOD CHAIRRAIL AT DINING ONLY.
- 6.22 PREFAB WOOD FIREPLACE MANTLE AND SURROUND.
- 6.23 CEMENT FIBERBOARD TRIM OVER 2X4@5 SUP BACKER. SOFFIT: CEMENT FIBERBOARD
- 6.24 WOOD TRIM
- 6.25 NOT USED
- 6.26 2X6 WD. DECKING, ALT.: PRESSURE TREATED WOOD DECK, ALT.2: KEYNOTE 9.5
- 6.34 PAINTED WOOD SILL X 10" DEEP AT WINDOW SILL HEIGHT.
- 6.35 CEILING ASSEMBLY -REFER ASSEMBLY LEGEND, MSH
- 6.36 NOT USED
- 6.37 2X12 STRENGER.
- 6.38 FURR DOWN SHADED AREA TO 7'-0" ABOVE FINISHED FLOOR U.O.N.
- 6.39 SLOPE CEILING WITH 6:12 PITCH, TYPICAL AT ALL GABLE ENDS, AT BOTH SIDES OF CEILING AND BEDROOM CEILINGS AS SHOWN ON UNIT PLAN
- 6.40 LINE OF CEILING CHANGE.
- 6.41 STAIR RAIL
- 6.42 HALL CABINET AND SHELVES ABOVE
- 6.43 BASE CABINET AND SHELVES
- 6.44 DRAWER(S) TYPICAL
- 6.45 5 WOOD SHELVES, 12" DEEP TYPICAL.
- 6.46 NOT USED
- 6.47 NOT USED.
- 6.48 BREEZEWAY WALL ASSEMBLY - REFER ASSEMBLY LEGEND MSH

7 THERMAL AND MOISTURE PROTECTION
- 7.1 ROOF ASSEMBLY - REFER ASSEMBLY LEGEND, MSH
- 7.2 BATT OR BLOWN INSULATION (R-38) TYPICAL ALL ROOF AREAS.
- ~~7.3 BATT INSULATION (R-13)~~
- 7.4 SEALANT.
- 7.5 BATT INSULATION (R-13) TYPICAL ALL EXTERIOR WALLS.
- 7.6 PREFINISHED GUTTER AND DOWNSPOUT WITH SPLASH BLOCK.
- 7.7 DIVERTER, PREFINISHED TO MATCH SHINGLES.
- 7.8 24 GAGE PAINTED GALV METAL CAP WITH HEMMED EDGES.
- 7.9 26 GAGE PAINTED, GALV METAL STEP FLASHING
- 7.10 INSULATION TO BE CONTINUOUS AT ALL BUILDING ENDS AT GHAGE WALL TYPICAL.
- 7.11 POLY VAPOR BARRIER WRAPPED AT PERIMETERING OF ALL WINDOWS AND DOORS
- 7.12 WALL TO RECEIVE BATT INSULATION.
- 7.13 BASDULE, TYPICAL ALL PSEUDO CHIMNEYS.
- 7.14 FLASHING LET UNDER THRESHOLD

8 DOORS AND WINDOWS
- 8.1 1'-10" X 2'-6" ATTIC ACCESS. REFER BLDG. PLAN
- 8.2 DIVIDED LITE, THERMAL GLAZED ALUMINUM WINDOW W/ WHITE ALUMINUM FINISH.
- 8.3 PAINTED, INSULATED, METAL CLAD, PANELIZED DOOR, W/ SPRING LOADED BUTTS. ALL DOORS TO HAVE DOOR VIEWER AND HAVE FOAM CORE.
- 8.4 PAINTED, FULL GLASS W/ DIVIDED LITE, METAL CLAD INSULATED PATIO DOOR. INSTALL SAFETY DOOR OR TRIPLE GLAZING WHERE REQUIRED. USE SAFETY GLASS.
- 8.5 DOOR BUCK AND TRIM.
- 8.6 PAINTED WOOD SILL AT WINDOW SILL HEIGHT
- 8.7 METAL THRESHOLD SET IN SEALANT.

9 FINISHES
- 9.1 ONE LAYER OF 1/2" GYP BD ATTIC DRAFT STOPPING ABOVE AND IN LINE WITH ALL TENANT SEPARATION WALLS.
- 9.2 ONE LAYER 5/8" GYP BOARD
- 9.3 TENANT SEPARATION WALL ASSEMBLY - REFER ASSEMBLY LEGEND, MSH
- 9.5 EXTENT OF WALLPAPER BORDER IN KITCHEN AND BATH ONLY.
- 9.6 5/8" GYP BOARD ON 2X4 STUDS.
- 9.7 5/8" FIRESGUARD GYP BOARD.
- 9.8 GRAB BAR BLOCKING
- 9.10 CERAMIC TILE AT TUB ENCLOSURE.
- 9.11 8X8 CERAMIC TILE ALT. 12X12
- 9.12 CANVAS COVER WALLS
- 9.13 PLASTIC LAMINATE NOSE, TOP, AND 4" HIGH BACK AND END SPLASHES AT COUNTERS
- 9.14 1 HOUR RATED WALL ASSEMBLY AT LOAD BEARING WALLS. REFER TO SECTIONS FOR WALLS.
- 9.15 CERAMIC TILE AT HEARTH.
- 9.16 LINE OF FLOOR MATERIAL CHANGE.
- 9.17 CARPETING FLOORING
- 9.18 NOT USED.
- 9.19 VINYL FLOORING W/ NO VINYL FLOORING UNDER DISHWASHER AT KITCHEN, TYP.

10 SPECIALTIES
- 10.1 EXHAUST GRILLE W/ HARDWARE CLOTH COVER.
- 10.2 PAINTED HOOD OR GALV MTL HOOD FOR VENTILATION LOUVER W/ BACKING SCREEN. SIZE TO BE IN ACCORDANCE WITH CODE REQUIREMENTS.
- 10.3 MAIL BOXES
- 10.4 TOWEL BAR AT 4'-6" A.F.F., PROVIDE 2X6 BLOCKING FLAT IN WALL.
- 10.5 GRAB BAR AND SOAP HOLDER, TYPICAL ALL TUB ENCLOSURES. PROVIDE 2X6 BLOCKING FLAT IN WALL.
- 10.6 1/4" POLISHED PLATE MIRROR WITH MAXIMUM GAP OF 1" AT PERIMETER OF MIRROR

11 EQUIPMENT
- 11.1 MICROWAVE OVEN / RANGE HOOD COMBINATION.
- 11.2 REFRIGERATOR W/ ICEMAKER.
- 11.3 DISHWASHER.
- 11.4 GAS RANGE.
- 11.5 WASHER (N.I.C.)
- 11.6 DRYER (N.I.C.)

15 MECHANICAL
- 15.1 PLUMBING ACCESS PANEL, TYPICAL ALL TUB / SHOWER LOCATIONS.
- 15.2 HOT WATER HEATER ACCESS PANEL, TYPICAL AT WATER HEATER LOCATIONS.
- 15.3 EXHAUST FAN, VENT THROUGH ROOF AT TOP FLOOR, THROUGH WALL VIA FLOOR FRAMING SPACE AT ALL OTHER FLOORS, TERMINATING DEVICE TO HAVE HARDWARE CLOTH COVER.
- 15.4 CONDENSING UNITS ON CONC. PAD, PRECAST OR PREFORMED PAD. ALL REFRIG. LINES TO BE COMPLETELY CONCEALED FROM VIEW.
- 15.5 DRYER VENT, VENT THRU ROOF AT TOP FLOOR, THRU WALL VIA FLOOR JOIST SPACE AT ALL OTHER FLOORS. TERMINATING DEVICE TO HAVE HARDWARE CLOTH COVER.
- 15.6 POP-OFF AND CONDENSATE DRAIN FOR WATER HEATER
- 15.7 ROOF MOUNTED ATTIC VENTS PER APPLICABLE CODE REQUIREMENTS.
- 15.8 WATER METERS
- 15.9 PREFABRICATED WASHER HOOK-UP BOX. PROVIDE HOT AND COLD WATER SUPPLY AND DRAIN W/LEVER TYPE STOP VALVE.
- 15.10 RANGE HOOD VENT, VENT THRU ROOF AT TOP FLOOR THRU WALL VIA FLOOR JOIST SPACE AT ALL OTHER FLOORS. TERMINATING DEVICE TO HAVE HARDWARE CLOTH COVER.
- 15.11 ENGAGE SPRINKLER PIPES W/ RIGID INSULATION AT ALL BREEZEWAY LOCATIONS, REFER FIRE SPRINKLER PLANS.

16 ELECTRICAL
- 16.1 ELECTRICAL METERS, TYPICAL LOCATION
- 16.2 J-BOX FOR RANGE HOOD ON SEPARATE CIRCUIT-120V
- 16.3 JUNCTION BOX FOR DISHWASHER - 120V
- 16.4 JUNCTION BOX FOR DISPOSER - 120V
- 16.5 JUNCTION BOX FOR FURNACE - 240V
- 16.6 JUNCTION BOX FOR WATER HEATER - 240V
- 16.7 LIGHT FIXTURE, TYPICAL DESIGNATION
- 16.8 ELECTRIC FURNACE
- 16.9 ELECTRIC WATER HEATER

REVISIONS

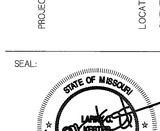
Artisan Point at Lees Summit

PROJECT:

LOCATION: Lee Summit, Missouri

CLIENT: Case Development Services

SEAL:



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918/492-2987

PROJECT NUMBER:
DATE: 05/03/18

SHEET TITLE:

UNIT PLAN

SHEET NUMBER:

A8.3

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WINDOW SCHEDULE						
MK	QTY	SIZE WXH	TYPE	MATERIAL	REMARKS	
2	SGL	2/0X4/0	SINGLE-HUNG	ALUMINUM	INSUL.	SAFETY GLASS AT [S] ON PLANS
8	SGL	2/6X4/0	SINGLE-HUNG	ALUMINUM	INSUL.	SAFETY GLASS AT [S] ON PLANS
11	SGL	2/6X5/0	SINGLE-HUNG	ALUMINUM	INSUL.	SAFETY GLASS AT [S] ON PLANS
13	SGL	2/8X5/0	SINGLE-HUNG	ALUMINUM	INSUL.	SAFETY GLASS AT [S] ON PLANS
15	SGL	2/8X5/0	SINGLE-HUNG	ALUMINUM	INSUL.	SAFETY GLASS AT [S] ON PLANS
18	SGL	3/0X5/0	SINGLE-HUNG	ALUMINUM	INSUL.	SAFETY GLASS AT [S] ON PLANS
23	SGL	3/8X5/0	SINGLE-HUNG	ALUMINUM	INSUL.	SAFETY GLASS AT [S] ON PLANS
29	SGL	4/0X5/0	SINGLE-HUNG	ALUMINUM	INSUL.	SAFETY GLASS AT [S] ON PLANS
[S]	SAFETY GLASS					

WINDOW NOTES

1. VERIFY ALL ROUGH OPENING REQUIREMENTS WITH WINDOW SUPPLIER.
2. ALL WINDOWS SHALL MEET OR EXCEED ALL MINIMUM REQUIREMENTS OF ALL APPLICABLE CODES, ORDINANCES, AND PROJECT SPECIFIC REQUIREMENTS FOR SIZE, SILL MOUNTING HEIGHT, CLEAR OPENING SIZE FOR EGRESS, CLEAR OPENING SIZE FOR VENTILATION, AIR INFILTRATION RATE, THERMAL TRANSFER, ACCOUSTICAL TRANSFER, THERMAL BREAK, ETC.
3. ALL ALUMINUM WINDOWS SHALL BE IN A FACTORY WHITE FINISH WITH THERMAL GLAZING.
4. ALL WINDOWS SHALL BE PROVIDED WITH SCREENS FOR THE OPERABLE PART OF THE WINDOW.
5. ALL WINDOW HEADS AND JAMBS SHALL HAVE 1/2" GYP. BOARD RETURN. ALL WINDOW STOOLS SHALL HAVE 1 X WOOD STOOLS WITH "K" PATTERN TRIM.
6. ALL WINDOW HEAD FRAME ROUGH OPENINGS SHALL BE AT 6'-14" A.F.F. UNLESS OTHERWISE SHOWN.
7. ALL WINDOWS USED FOR EMERGENCY ESCAPE FROM A SLEEPING ROOM (AT LEAST ONE PER SLEEPING AREA) SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7 S.F., A MINIMUM NET CLEAR HEIGHT OF 24" AND A NET CLEAR OPENING WIDTH OF 20".
8. ALL SLEEPING AREA WINDOW SILLS SHALL NOT BE GREATER THAN 44" A.F.F. FOR EMERGENCY EGRESS.
9. PROVIDE SAFETY OR TEMPERED GLASS WHERE REQUIRED FOR HUMAN IMPACT LOADS PER APPLICABLE CODES.

DOOR SCHEDULE						
MK	QTY	SIZE WXH	DOOR TYPE	FRAME TYPE	HDWR MK	REMARKS
1	SGL	3/0X6/8	METAL CLAD	WOOD	LEVER, 6	5, PANEL INSUL.
1B	SGL	2/10X6/8	METAL CLAD	WOOD	LEVER, 6	5, PANEL INSUL.
5	SGL	2/6X6/8	WOOD	WOOD	6	
7	SGL	2/0X6/8	WOOD	WOOD	6	
22	FR	2/4X6/8	WOOD	WOOD	6	
38	SGL	1/4X6/8	WOOD	WOOD	6	
46	FR	3/0X6/8	WOOD	WOOD	6	
51	SGL	2/0X6/8	WOOD	WOOD	6	
53	SGL	6/0X6/8	METAL CLAD	WOOD	6	SLIDING GLASS DOORS [S]
54	SGL	2/10X6/8	METAL CLAD	WOOD	6	W/FULL DIV. LITE SAFETY GLASS
57	SGL	10/0X7/0	METAL CLAD	WOOD	6	OVERHEAD GARAGE DOOR
[S]	SAFETY GLASS					

DOOR NOTES

1. ALL DWELLING UNIT ENTRY DOORS SHALL BE 1-3/4" THK. X 6'-8" HIGH, INSULATED, SIX (6) PANEL, METAL CLAD, PREHUNG IN A WOOD FRAME. ALL INTERIORS TO BE CASED WITH "K" PATTERN TRIM, PAINTED WITH INTERIOR LATEX PAINT. DOOR TO BE EQUIPPED WITH A VIEWER. PATIO DOORS SHALL BE METAL CLAD WITH FULL SAFETY GLASS WITH APPLIED DIVIDER LITES.
2. ALL INTERIOR DWELLING UNIT DOORS SHALL BE 1-3/8" THICK X 6'-8" HIGH, PAINT GRADE HARDBOARD FACE WITH PAINT GRADE WOOD STILES, PREHUNG IN WOOD FRAME. ALL INTERIORS TO BE CASED WITH "K" PATTERN TRIM, PAINTED WITH INTERIOR LATEX PAINT.
3. ALL INTERIOR DWELLING BEDROOM CLOSET DOORS SHALL BE A 1-3/8" THICK X 6'-8" HIGH, PAINT GRADE HARDBOARD FACE WITH PAINT GRADE WOOD STILES. ALL OPENINGS ARE TO BE A 1/2" GYP. BOARD RETURN.
4. ALL INTERIOR WATER HEATER DOORS SHALL BE 1-3/8" THICK X 6'-8" HIGH, PAINT GRADE HARDBOARD FACE WITH PAINT GRADE WOOD STILES. ALL OPENINGS ARE TO BE A 1/2" GYP. BOARD RETURN.
5. WHERE DOORS ARE SHOWN IN RATED WALLS, DOOR OPENING SHALL BE PROTECTED BY A TIGHT-FITTING SMOKE AND DRAFT CONTROL ASSEMBLY HAVING A FIRE PROTECTION RATING OF NOT LESS THAN 60 MIN. IN HR WALL 90 MIN IN 2HR. SAID DOORS SHALL NOT HAVE LOUVERS. THE DOOR AND FRAME SHALL BEAR AN APPROVED LABEL OR OTHER IDENTIFICATION SHOWING THE RATING THEREOF, THE NAME OF THE MANUFACTURER AND THE IDENTIFICATION OF THE SERVICE CONDUCTING THE INSPECTION OF MATERIALS AND WORKMANSHIP AT THE FACTORY DURING FABRICATION AND ASSEMBLY. DOORS SHALL BE MAINTAINED SELF-CLOSING. SMOKE AND DRAFT CONTROL ASSEMBLIES SHALL BE PROVIDED WITH A GASKET SO INSTALLED AS TO PROVIDE A SEAL WHERE THE DOOR MEETS THE STOP ON BOTH SIDES AND ACROSS THE TOP. VIEWPORTS SHALL BE INSTALLED WITH A HOLE NOT LARGER THAN 1" IN DIAMETER THROUGH THE DOOR AND HAVE AT LEAST A 1/4" THICK GLASS DISC AND THE HOLDER IS OF METAL WHICH WILL NOT MELT OUT WHEN SUBJECT TO TEMPERATURES OF 1,700 DEGREES F.
6. ALL DOOR HARDWARE IN TYPE A DWELLING UNITS AND THE ENTRY OF TYPE B SHALL MEET THE REQUIREMENT FOR ANSI 404.2.6 AND SHOULD BE OF A LEVER CONFIGURATION IN LIEU OF THE A STANDARD SMOOTH KNOB. REFER TO DOOR SECTION ON SHEET HC1 FOR DEAILED DESCRIPTION OF GRASPABILITY AND MAXIMUM FOUND FORCE REQUIRED FOR OPERABILITY OF HARDWARE.

MECHANICAL NOTES:

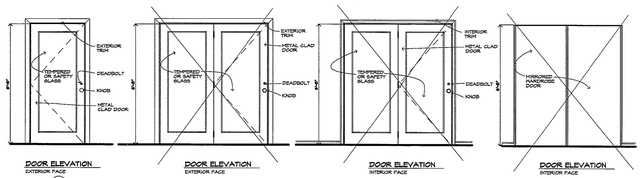
1. DESIGN, INSTALLATION AND EQUIPMENT SHALL MEET ALL APPLICABLE CODES, ASHRAE STANDARDS AND THE PROJECT SPECIFICATIONS.
2. MECHANICAL CONTRACTOR IS RESPONSIBLE FOR SIZING MECHANICAL UNITS, DUCTS AND DISTRIBUTION SYSTEM TO MAINTAIN 72 DEG. F. INDOOR SUMMER AND 76 DEG. F. INDOOR WINTER.
3. MECHANICAL CONTRACTOR IS RESPONSIBLE FOR PERFORMANCE OF THE FINAL INSTALLED HVAC SYSTEM.
4. ALL INTERIOR WATER PIPING TO BE COPPER WITH SOLDERED JOINTS. NO JOINTS ALLOWED BELOW SLAB, EXCEPT AS ALLOWED BY CODE.
5. PROVIDE ALL CARRIERS AND HANGERS REQUIRED FOR A COMPLETE INSTALLATION.
6. FINAL INSTALLED PIPING SIZED ARE THE RESPONSIBILITY OF THE PLUMBING CONTRACTOR.
7. ALL DWELLING UNITS ARE TO BE SEPARATELY METERED.

ELECTRICAL NOTES:

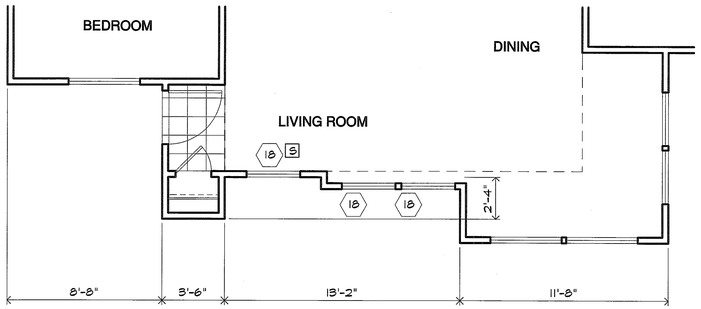
1. ALL EXTERIOR LIGHTS, INCLUDING BUILDING MOUNTED UNIT ENTRY LIGHTS TO BE PHOTO CELL CONTROLLED, UNLESS OTHERWISE NOTED. ALL BUILDING MOUNTED LIGHTS TO BE CIRCUITED VIA APPLICABLE INDIVIDUAL UNIT PANELS.
2. VERIFY AMPERAGE REQUIREMENTS OF EQUIPMENT AND ADJUST WIRING AND SERVICE ACCORDINGLY.
3. THE ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR FINAL INSTALLED ELECTRICAL SERVICE.
4. CONVENIENCE OUTLETS TO BE 6 MAXIMUM PER CIRCUIT #12 AWF UNLESS OTHERWISE NOTED.
5. ALL ELECTRICAL EQUIPMENT AND INSTALLATION TO CONFORM TO THE REQUIREMENTS OF THE LATEST EDITION OF THE NATIONAL ELECTRIC CODE AND MEET ALL APPLICABLE CODES.
6. PROVIDE AND COORDINATE ALL WIRING, ETC. FOR COMPLETE TELEPHONE SERVICE AS SHOWN ON PLANS.
7. ALL EXTERIOR LITES NOTED "PH" ARE TO BE VIA THE HOUSE PANEL.
8. ALL DWELLING UNITS ARE TO BE INDIVIDUALLY METERED AND WIRED ACCORDINGLY.
9. INSTALL A SEPARATE "HOUSE" METER AND PANEL AT EACH BUILDING.
10. ALL POLE MOUNTED LITES AND SITE AMENITY ELECTRICAL COMPONENTS ARE TO BE CIRCUITED TO NEAREST HOUSE PANEL.

FINISH NOTES:

1. VINYL TILE IN LOCATIONS SHOWN ON PLANS. INSTALL COMPLETELY UNDER ALL APPLIANCES EXCLUDING DISHWASHER.
2. ALL KITCHEN COUNTER TOPS AND VANITY TOPS, SPLASHES, AND NOSES SHALL BE LAMINATE PLASTIC COVERED. COLORS TO BE SELECTED BY ARCHITECT.
3. VINYL WALLCOVERING IN LOCATIONS SHOWN ON PLANS.
4. CARPET TO BE CUT PILE INSTALLED ON A PAD
5. WOOD BASE TO BE "K" PATTERN.
6. ALL INTERIOR PAINT SHALL BE EGG-SHELL FOR WALLS, AND CEILING. ALL TRIM TO BE PAINTED SEMI-GLOSS.
7. ALL GROUND FLOOR UNITS TO HAVE BLOCKING AT TUB AND TOILET FOR FUTURE INSTALLATION OF GRAB BARS. REFER SHEET HC3 FOR LOCATION.

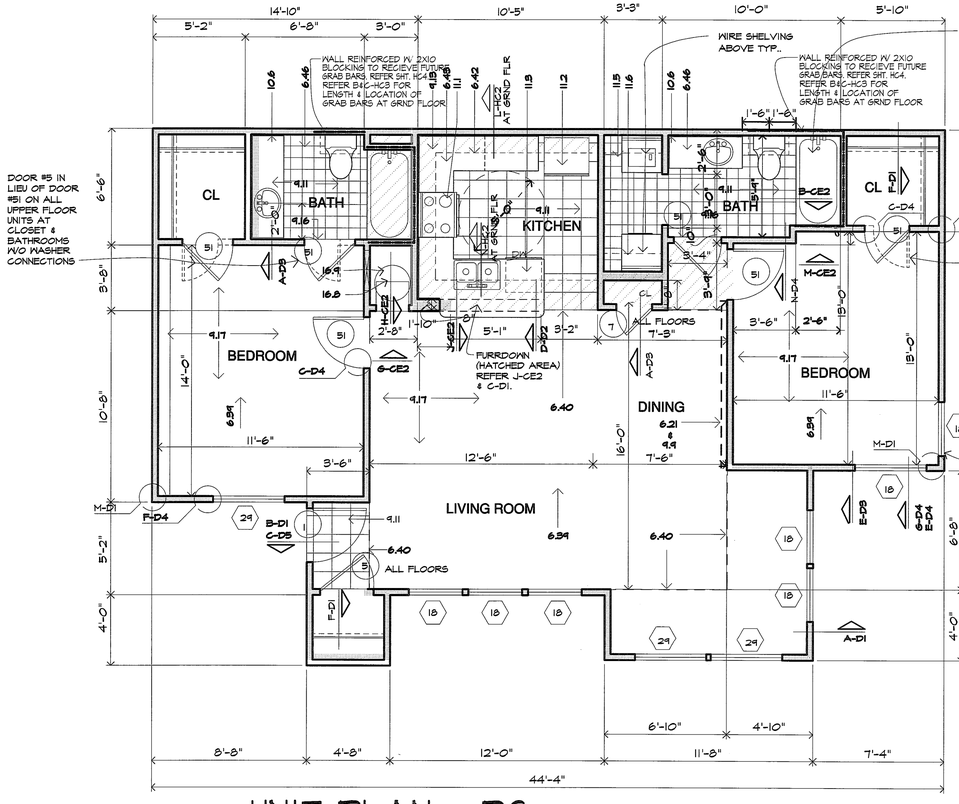


DOOR ELEVATIONS



B PART. UNIT PLAN - B8 (AT OFFSET WALL CONDITION)

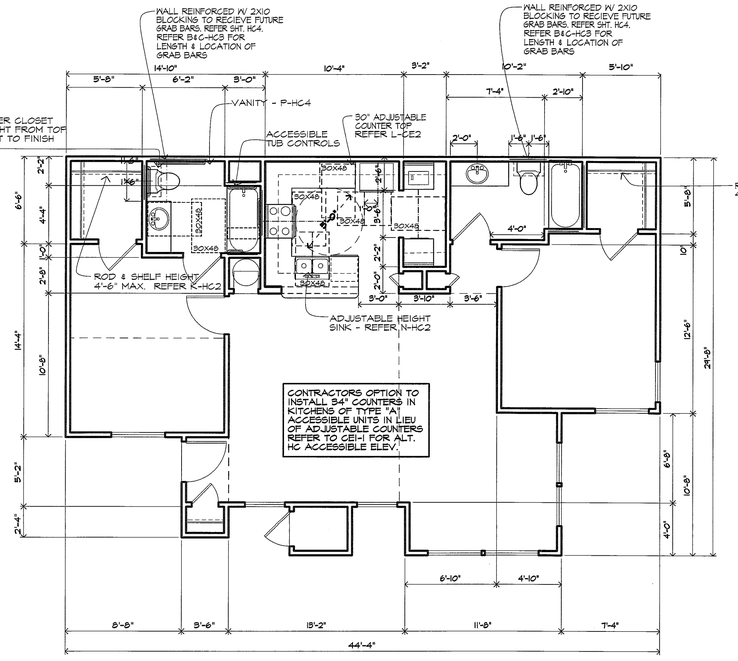
1/4"=1'-0"



A UNIT PLAN - B8

1/4"=1'-0"

TYPE B ADAPTABLE UNIT -- ON GROUND FLOOR



C HANDICAP UNIT - B8

3/16"=1'-0"

TYPE A ACCESSIBLE UNIT

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KEYED NOTES:

2 SITE WORK

2.1 NOT USED
2.2 CONCRETE SIDEWALK, WIDTH AS NOTED ON PLAN

3 CONCRETE

3.1 FOUNDATION SYSTEM, REFER TO STRUCTURAL DRAWINGS
3.2 4" CONCRETE SLAB WITH 6X6, 10/10 WELDED WIRE MESH OVER WATERPROOF MEMBRANE ON MINIMUM 4"CRUSHED ROCK.
3.3 4" CONCRETE PATIO SLAB WITH 6X6 10/10 WWM ON 4" SAND CUSHION
3.4 FLOOR/CEILING ASSEMBLY - REFER ASSEMBLY LEGEND
3.5 BREEZEWAY FLOOR/CEILING ASSEMBLY - REFER ASSEMBLY LEGEND

4 MASONRY

4.1 8" CONCRETE RETAINING/STEM WALL WITH WATERPROOFING MEMBRANE & PVC& PROTECTIVE BOARD ON EXTERIOR FACE AND WITH 5/8" GYP. BOARD ON 1X4 FURRING AT 24" O.C. WITH 3/4" RIGID INSULATION ON EXTERIOR FACE (SEE FOUNDATION DETAIL FOR REINFORCING).
4.2 8" CONCRETE STEM WALL. PAINT ALL EXPOSED SURFACES. ALL PORTIONS OF CONCRETE BLOCK STEM WALLS TO BE COVERED WITH SIDING ON FURRING STRIPS FOR ANY AREA TALLER THAN 8" ABOVE GRADE.
4.3 16" SQUARE BRICK COLUMN ON 24" SQUARE FOOTING.
4.4 BRICK VENEER, REFER BUILDING PLANS.
4.5 BRICK SOLDIER COURSE (COLOR MAY DIFFER FROM FIELD BRICK COLOR) ALT. 2X10
4.6 BRICK ROWLOCK COURSE.

5 METALS

5.1 STEEL FRAMED STAIR, WITH PRECAST CONCRETE TREAD

6 WOOD AND PLASTICS

6.1 TREATED 2X6 SOLE PLATE W/ 1/2" ROUND X 12" LONG J-BOLTS @ 32" O.C. OR APPLICABLE CODE APPROVED ATTACHMENT. INSTALL ANCHOR BOLT AT EACH END OF ALL SHEAR WALLS WITH A MINIMUM OF TWO A.B.'S PER SECTION OF WALL.
6.2 STRUCTURAL GRADE THERMAL "FLY" SHEATHING (TYPICAL ALL LOCATIONS).
6.3 TRUSSED RAFTERS AT 24"OC.
6.4 1X4 TRUSS BRIDGING AT TOP AND BOTTOM CHORDS AND X-BRIDGING AT LAST 8 SPANS
6.5 X-BRIDGING BETWEEN FLOOR JOISTS AT MAXIMUM 8' SPACINGS AT CONTRACTOR'S OPTION USE SOLID 2X BRIDGING.
6.6 2X10 BALCONY JOISTS (MOISTURE RESISTANT).
6.7 JOIST HANGER.
6.8 2X4 DECKING (MOISTURE RESISTANT). 2X6 DECKING MAY BE USED AT CONTRACTOR'S OPTION
6.9 3/4" PLYWOOD ON FLOOR JOISTS OR FLOOR TRUSSES WITH 9-1/2" BATT INSULATION. DOUBLE FLOOR TRUSSES UNDER WALLS PARALLEL TO TRUSS. INSTALL HEADER TO FULL WIDTH OF OPENING AT OPENING ADJACENT TO EACH OTHER.
6.10 CONTINOUS WOOD BLOCKING
6.11 2X6 RAFTER EXTENSIONS.
6.12 ROOF FLOOR ASSEMBLY - REFER ASSEMBLY LEGEND P/M
6.13 SEALANT JOINT AT ALL INTERSECTIONS OF SIDING TO TRIM
6.14 1/2" PLYWOOD.
6.15 6"X6" WOOD POST.
6.16 2 X 6 STUDS AT 16" O.C.
6.17 5/8" ROUGH SAWN PLYWOOD SOFFIT WITH 1X2 TRIM
6.18 3/4" PLYWOOD FIRE STOP OR 2X BLOCKING
6.19 2 X 12 RSH JOIST OR EQUIVALENT.
6.20 WOOD CHANNEAL AT DINING ONLY.
6.21 PREFAB WOOD FIREPLACE MANTLE AND SURROUND.
6.22 CEMENT FIEBERBOARD TRIM OVER 2X4@ 24" BACKER. SOFFIT: CEMENT FIBERBOARD
6.23 WOOD TRIM
6.24 NOT USED
6.25 2X6 HD. DECKING, ALT.: PRESSURE TREATED WOOD DECK, ALT.2: REMOTE 9.5
6.26 PAINTED WOOD SILL X 10" DEEP AT WINDOW SILL HEIGHT.
6.34 CEILING ASSEMBLY -REFER ASSEMBLY LEGEND, P/SI
6.35 NOT USED.
6.36 2X12 STRINGER.
6.37 TURK DOWN RECESSED AREA TO 7'-0" ABOVE FINISHED FLOOR, U.O.N.
6.38 SLOPE CEILING WITH 5:12 PITCH, TYPICAL AT ALL TOP FLOOR LIVING ROOM CEILINGS AND BEDROOM CEILINGS AS SHOWN ON UNIT PLAN
6.40 LINE OF CEILING CHANGE.
6.41 MAIL PANEL
6.42 BASE CABINET AND SHELVES ABOVE
6.43 BASE CABINET AND SHELVES
6.44 DRAWER(S) TYPICAL
6.45 3 POOD SHELVES, 12" DEEP TYPICAL.
6.46 NOT USED
6.47 NOT USED.
6.48 BREEZEWAY HALL ASSEMBLY - REFER ASSEMBLY LEGEND P/SI

7 THERMAL AND MOISTURE PROTECTION

7.1 ROOF ASSEMBLY - REFER ASSEMBLY LEGEND, P/SI
7.2 BATT OR BLOWN INSULATION (R-38) TYPICAL ALL ROOF AREAS.
~~7.3 BATT INSULATION (R-13).~~
7.4 SEALANT
7.5 BATT INSULATION (R-13) TYPICAL ALL EXTERIOR WALLS.
7.6 PREFINISHED GUTTER AND DOWNSPOUT WITH SPLASH BLOCK.
7.7 DIVERTER, PREFINISHED TO MATCH SHINGLES.
7.8 3/4" PREFINISHED, GALV METAL CAP WITH HEMMED EDGES.
7.9 28 GAGE PAINTED GALV METAL STEP FLASHING INSULATION TO BE CONTINUOUS AT ALL BUILDING ENDS AND SIDE WALL TYPICAL.
7.10 POLY VAPOR BARRIER WRAPPED AT PERIMETERS OF ALL WINDOWS AND DOORS
7.11 WALL TO RECEIVE BATT INSULATION.
7.12 SADDLE, TYPICAL ALL FRIELED CHIMNEYS.
7.13 FLASHING LET UNDER THRESHOLD

8 DOORS AND WINDOWS

8.1 1'-10" X 2'-6" ATTIC ACCESS. REFER BLDG. PLAN
8.2 DIVIDED LITE, THERMAL GLAZED ALUMINUM WINDOW W/ WHITE ALUMINUM FINISH.
8.3 PAINTED, INSULATED, METAL CLAD, PANELIZED DOOR W/ SPRING LOADED BUTTS. ALL DOORS TO HAVE DOOR VIEWER AND HAVE FOAM GORE.
8.4 PAINTED, FULL GLASS W/ DIVIDED LITE, METAL CLAD INSULATED PATIO DOOR. INSTALL STORM DOOR OR TRIPLE GLAZING WHERE REQUIRED. USE SAFETY GLASS.
8.5 DOOR BUCK AND TRIM
8.6 PAINTED WOOD SILL AT WINDOW SILL HEIGHT
8.7 METAL THRESHOLD SET IN SEALANT.

9 FINISHES

9.1 ONE LAYER OF 1/2" GYP BD ATTIC DRAFT STOPPING ABOVE AND IN LINE WITH ALL TENANT SEPARATION WALLS.
9.2 ONE LAYER 5/8" GYP BOARD.
9.3 TENANT SEPARATION WALL ASSEMBLY - REFER ASSEMBLY LEGEND, P/SI
9.5 EXTENT OF FULL TILE BORDER IN KITCHEN AND BATH ONLY.
9.6 5/8" GYP BOARD ON 2X6 STUDS.
9.7 5/8" FIRESHEILD GYP BOARD.
9.8 1/2" GYPSUM BOARD.
9.9 CHANNEAL AT DINING
9.10 CERAMIC TILE AT TUB ENCLOSURE.
9.11 6X8 CERAMIC TILE, ALT. 12X12
9.12 CANVAS AWNING.
9.13 PLASTIC LAMINATE NOSE, TOP, AND 4" HIGH BACK AND END SPLASHES AT WALLS
9.14 1 HOUR RATED WALL ASSEMBLY - LOAD BEARING WALLS AND ALL EXTERIOR WALLS.
9.15 CERAMIC TILE AT HEARTH
9.16 LINE OF FLOOR MATERIAL CHANGE.
9.17 CARPETING FLOORING
9.18 NOT USED
9.19 VINYL FLOORING W/ NO VINYL FLOORING UNDER DISHWASHER AT KITCHEN, TYP.

10 SPECIALTIES

10.1 EXHAUST GRILLE W/ HARDWARE CLOTH COVER.
10.2 PAINTED HOOD OR GALV MTL ROOF VENTILATION LOUVER W/ BACKING SCREEN. SIZE TO BE IN ACCORDANCE WITH CODE REQUIREMENTS.
10.3 MAIL BOXES
10.4 TOWEL BAR AT 4'-6" A.F.F., PROVIDE 2X6 BLOCKING FLAT IN WALL.
10.5 GRAB BAR AND SOAP HOLDER, TYPICAL ALL TUB ENCLOSURES. PROVIDE 2X6 BLOCKING FLAT IN WALL.
10.6 1/4" POLISHED PLATE MIRROR WITH MAXIMUM GAP OF 1" AT PERIMETER OF MIRROR

11 EQUIPMENT

11.1 MICROWAVE OVEN / RANGE HOOD COMBINATION.
11.2 REFRIGERATOR W/ ICEMAKER.
11.3 DISHWASHER.
11.4 30" RANGE
11.5 WASHER (N.I.C.)
11.6 DRYER (N.I.C.)

15 MECHANICAL

15.1 PLUMBING ACCESS PANEL, TYPICAL ALL TUB / SHOWER LOCATIONS.
15.2 HOT WATER HEATER ACCESS PANEL. TYPICAL AT WATER HEATER LOCATIONS.
15.3 EXHAUST FAN, VENT THROUGH ROOF AT TOP FLOOR, THROUGH WALL VIA FLOOR FRAMING SPACE AT ALL OTHER FLOORS, TERMINATING DEVICE TO HAVE HARDWARE CLOTH COVER.
15.4 CONDENSING UNITS ON CONC. PAD, PRECAST OR PREFORMED PLASTIC. MECHANICAL LINES TO BE COMPLETELY CONCEALED FROM VIEW.
15.5 DRYER VENT, VENT THRU ROOF AT TOP FLOOR, THRU WALL VIA FLOOR JOIST SPACE AT ALL OTHER FLOORS, TERMINATING DEVICE TO HAVE HARDWARE CLOTH COVER.
15.6 POP-OFF AND CONDENSATE DRAIN FOR WATER HEATER
15.7 ROOF MOUNTED ATTIC VENTS PER APPLICABLE CODE REQUIREMENTS.
15.8 WATER METERS
15.9 PREFABRICATED WASHER HOOK-UP BOX. PROVIDE HOT AND COLD WATER SUPPLY AND DRAIN W/LEVER TYPE STOP VALVE.
15.10 RANGE HOOD VENT, VENT THRU ROOF AT TOP FLOOR, THRU WALL VIA FLOOR JOIST SPACE AT ALL OTHER FLOORS, TERMINATING DEVICE TO HAVE HARDWARE CLOTH COVER.
15.11 ENCASE SPRINKLER PIPES W/ RIGID INSULATION AT ALL BREEZEWAY LOCATIONS, REFER FIRE SPRINKLER PLANS.

16 ELECTRICAL

16.1 ELECTRICAL METERS, TYPICAL LOCATION
16.2 J-BOX FOR RANGE HOOD ON SEPARATE CIRCUIT-120V
16.3 JUNCTION BOX FOR DISHWASHER - 120V
16.4 JUNCTION BOX FOR DISPOSAL - 120V
16.5 JUNCTION BOX FOR FURNACE - 240V
16.6 JUNCTION BOX FOR WATER HEATER - 240V
16.7 LIGHT FIXTURE, TYPICAL DESIGNATION
16.8 ELECTRIC FURNACE
16.9 ELECTRIC WATER HEATER

REVISIONS

Artisan Point at Lees Summit

PROJECT:
LOCATION: Lee Summit, Missouri
CLIENT: Case Development Services

SEAL:

STATE OF MISSOURI
JAMES W. LOCKE
NUMBER A-6758
REGISTERED ARCHITECT

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918/492-2987

PROJECT NUMBER:
DATE: 05/09/18

SHEET TITLE:

B8 UNIT PLAN

SHEET NUMBER:

A8.4

WINDOW SCHEDULE

MK	QTY	SIZE WXH	TYPE	MATERIAL	REMARKS
2	SGL	2/0X4/0	SINGLE-HUNG	ALUMINUM	INSUL. SAFETY GLASS AT [S]ON PLANS
8	SGL	2/6X4/0	SINGLE-HUNG	ALUMINUM	INSUL. SAFETY GLASS AT [S]ON PLANS
11	SGL	2/6X5/0	SINGLE-HUNG	ALUMINUM	INSUL. SAFETY GLASS AT [S]ON PLANS
13	SGL	2/6X8/0	SINGLE-HUNG	ALUMINUM	INSUL. SAFETY GLASS AT [S]ON PLANS
15	SGL	2/8X5/0	SINGLE-HUNG	ALUMINUM	INSUL. SAFETY GLASS AT [S]ON PLANS
18	SGL	3/0X5/0	SINGLE-HUNG	ALUMINUM	INSUL. SAFETY GLASS AT [S]ON PLANS
23	SGL	3/8X5/0	SINGLE-HUNG	ALUMINUM	INSUL. SAFETY GLASS AT [S]ON PLANS
24	SGL	4/0X5/0	SINGLE-HUNG	ALUMINUM	INSUL. SAFETY GLASS AT [S]ON PLANS
[S]	SAFETY GLASS				

WINDOW NOTES

1. VERIFY ALL ROUGH OPENING REQUIREMENTS WITH WINDOW SUPPLIER.
2. ALL WINDOWS SHALL MEET OR EXCEED ALL MINIMUM REQUIREMENTS OF ALL APPLICABLE CODES, ORDINANCES, AND PROJECT SPECIFIC REQUIREMENTS FOR SIZE, SILL MOUNTING HEIGHT, CLEAR OPENING SIZE FOR EGRESS, CLEAR OPENING SIZE FOR VENTILATION, AIR INFILTRATION RATE, THERMAL TRANSFER, ACCOUSTICAL TRANSFER, THERMAL BREAK, ETC.
3. ALL ALUMINUM WINDOWS SHALL BE IN A FACTORY WHITE FINISH WITH THERMAL GLAZING.
4. ALL WINDOWS SHALL BE PROVIDED WITH SCREENS FOR THE OPERABLE PART OF THE WINDOW.
5. ALL WINDOW HEADS AND JAMBS SHALL HAVE 1/2" GYP. BOARD RETURN. ALL WINDOW STOOLS SHALL HAVE 1 X WOOD STOOLS WITH "K" PATTERN TRIM.
6. ALL WINDOW HEAD FRAME ROUGH OPENINGS SHALL BE AT 6'-9" A.F.F. UNLESS OTHERWISE SHOWN.
7. ALL WINDOWS USED FOR EMERGENCY ESCAPE FROM A SLEEPING ROOM (AT LEAST ONE PER SLEEPING AREA) SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7 S.F., A MINIMUM NET CLEAR HEIGHT OF 24" AND A NET CLEAR OPENING WIDTH OF 20".
8. ALL SLEEPING AREA WINDOW SILLS SHALL NOT BE GREATER THAN 44" A.F.F. FOR EMERGENCY EGRESS.
9. PROVIDE SAFETY OR TEMPERED GLASS WHERE REQUIRED FOR HUMAN IMPACT LOADS PER AFFLICABLE CODES.

DOOR SCHEDULE

MK	QTY	SIZE WXH	DOOR TYPE	FRAME TYPE	HDWR MK.	REMARKS
1	SGL	3/0X6/8	METAL CLAD	WOOD	LEVER, 6	5, PANEL INSUL.
1B	SGL	2/10X6/8	METAL CLAD	WOOD	LEVER, 6	5, PANEL INSUL.
5	SGL	2/6X6/8	WOOD	WOOD	6	
7	SGL	2/0X6/8	WOOD	WOOD	6	
22	FR	2/4X6/8	WOOD	WOOD	6	
38	SGL	1/4X6/8	WOOD	WOOD	6	
46	FR	3/0X6/8	WOOD	WOOD	6	
51	SGL	2/10X6/8	WOOD	WOOD	6	
58	SGL	6/0X6/8	METAL CLAD	WOOD	6	SLIDING GLASS DOORS [S]
54	SGL	2/10X6/8	METAL CLAD	WOOD	6	W/FULL DIV. LITE SAFETY GLASS
57	SGL	10/0XT/0	METAL CLAD	WOOD	6	OVERHEAD GARAGE DOOR
[S]	SAFETY GLASS					

DOOR NOTES

1. ALL DWELLING UNIT ENTRY DOORS SHALL BE 1-3/4" THK. X 6'-8" HIGH, INSULATED, SIX (6) PANEL METAL CLAD, PREHUNG IN A WOOD FRAME. ALL INTERIORS TO BE CASED WITH "K" PATTERN TRIM, PAINTED WITH INTERIOR LATEX PAINT. DOOR TO BE EQUIPPED WITH A VIEWER. PATIO DOORS SHALL BE METAL CLAD WITH FULL SAFETY GLASS WITH APPLIED DIVIDER LITES.
2. ALL INTERIOR DWELLING UNIT DOORS SHALL BE 1-3/8" THICK X 6'-8" HIGH, PAINT GRADE HARDBOARD FACE WITH PAINT GRADE WOOD STILES, PREHUNG IN WOOD FRAME. ALL INTERIORS TO BE CASED WITH "K" PATTERN TRIM, PAINTED WITH INTERIOR LATEX PAINT.
3. ALL INTERIOR DWELLING BEDROOM CLOSET DOORS SHALL BE A 1-3/8" THICK X 6'-8" HIGH, PAINT GRADE HARDBOARD FACE WITH PAINT GRADE WOOD STILES. ALL OPENINGS ARE TO BE A 1/2" GYP. BOARD RETURN.
4. ALL INTERIOR WATER HEATER DOORS SHALL BE 1-3/8" THICK X 6'-8" HIGH, PAINT GRADE HARDBOARD FACE WITH PAINT GRADE WOOD STILES. ALL OPENINGS ARE TO BE A 1/2" GYP. BOARD RETURN.
5. WHERE DOORS ARE SHOWN IN RATED WALLS, DOOR OPENING SHALL BE PROTECTED BY A TIGHT-FITTING SMOKE AND DRAFT CONTROL ASSEMBLY HAVING A FIRE PROTECTION RATING OF NOT LESS THAN 60 MIN. IN 1HR WALL, 90 MIN IN 2HR. SAID DOORS SHALL NOT HAVE LOUVERS. THE DOOR AND FRAME SHALL BEAR AN APPROVED LABEL OR OTHER IDENTIFICATION SHOWING THE RATING THEREOF, THE NAME OF THE MANUFACTURER AND THE IDENTIFICATION OF THE SERVICE CONDUCTING THE INSPECTION OF MATERIALS AND WORKMANSHIP AT THE FACTORY DURING FABRICATION AND ASSEMBLY. DOORS SHALL BE MAINTAINED SELF-CLOSING. SMOKE AND DRAFT CONTROL ASSEMBLIES SHALL BE PROVIDED WITH A GASKET SO INSTALLED AS TO PROVIDE A SEAL WHERE THE DOOR MEETS THE STOP ON BOTH SIDES AND ACROSS THE TOP. VIEWPORTS SHALL BE INSTALLED WITH A HOLE NOT LARGER THAN 1" IN DIAMETER THROUGH THE DOOR AND HAVE AT LEAST A 1/4" THICK GLASS DISC AND THE HOLDER IS OF METAL WHICH WILL NOT MELT OUT WHEN SUBJECT TO TEMPERATURES OF 1,700 DEGREES F.
6. ALL DOOR HARDWARE IN TYPE A DWELLING UNITS AND THE ENTRY OF TYPE B SHALL MEET THE REQUIREMENT FOR ANSI 404.2.6 AND SHALL BE OF A LEVER CONFIGURATION IN LIEU OF THE A STANDARD SMOOTH KNOB. REFER TO DOOR SECTION ON SHEET H3 FOR DEAILED DESCRIPTION OF GRASPABILITY AND MAXIMUM POUND FORCE REQUIRED FOR OPERABILITY OF HARDWARE.

MECHANICAL NOTES:

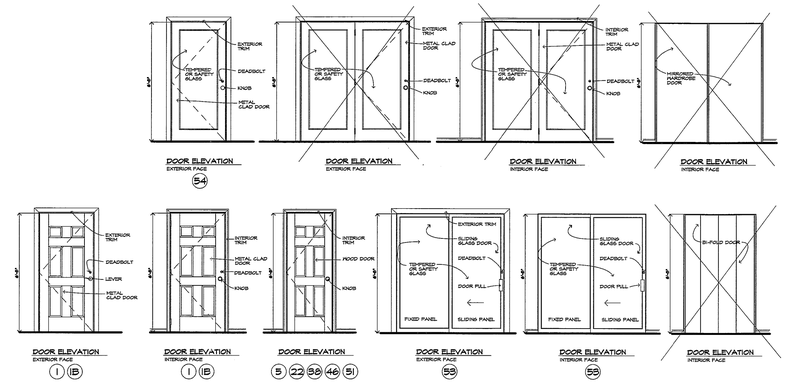
1. DESIGN, INSTALLATION AND EQUIPMENT SHALL MEET ALL APPLICABLE CODES, ASHRAE STANDARDS AND THE PROJECT SPECIFICATIONS.
2. MECHANICAL CONTRACTOR IS RESPONSIBLE FOR SIZING MECHANICAL UNITS, DUCTS AND DISTRIBUTION SYSTEM TO MAINTAIN 72 DEG. F. INDOOR SUMMER AND 76 DEG. F. INDOOR WINTER.
3. MECHANICAL CONTRACTOR IS RESPONSIBLE FOR PERFORMANCE OF THE FINAL INSTALLED HVAC SYSTEM.
4. ALL INTERIOR WATER PIPING TO BE COPPER WITH SOLDERED JOINTS. NO JOINTS ALLOWED BELOW SLAB, EXCEPT AS ALLOWED BY CODE.
5. PROVIDE ALL CARRIERS AND HANGERS REQUIRED FOR A COMPLETE INSTALLATION.
6. FINAL INSTALLED PIPING SIZED ARE THE RESPONSIBILITY OF THE PLUMBING CONTRACTOR.
7. ALL DWELLING UNITS ARE TO BE SEPARATELY METERED.

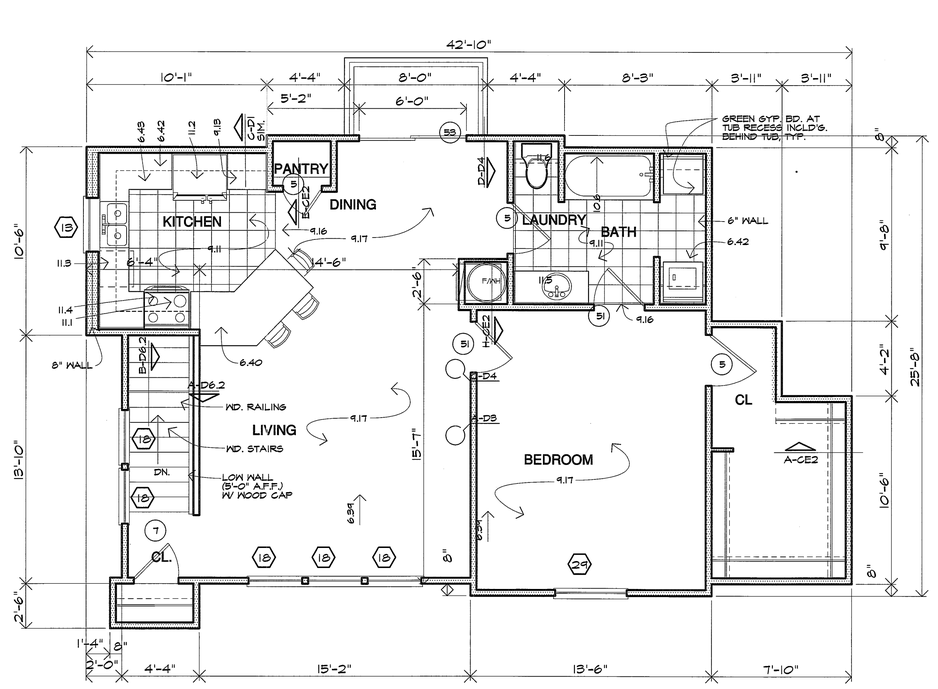
ELECTRICAL NOTES:

1. ALL EXTERIOR LIGHTS, INCLUDING BUILDING MOUNTED UNIT ENTRY LIGHTS TO BE PHOTO CELL CONTROLLED, UNLESS OTHERWISE NOTED. ALL BUILDING MOUNTED LIGHTS TO BE CIRCUITED VIA AFFLICABLE INDIVIDUAL UNIT PANELS.
2. VERIFY AMPERAGE REQUIREMENTS OF EQUIPMENT AND AD JUST WIRING AND SERVICE ACCORDINGLY.
3. THE ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR FINAL INSTALLED ELECTRICAL SERVICE.
4. CONVENIENCE OUTLETS TO BE 6 MAXIMUM PER CIRCUIT @12" AFF UNLESS OTHERWISE NOTED.
5. ALL ELECTRICAL EQUIPMENT AND INSTALLATION TO CONFORM TO THE REQUIREMENTS OF THE LATEST EDITION OF THE NA TIONAL ELECTRIC CODE AND MEET ALL APPLICABLE CODES.
6. PROVIDE AND COORDINATE ALL WIRING, ETC. FOR COMPLETE TELEPHONE SERVICE AS SHOWN ON PLANS.
7. ALL EXTERIOR LITES NOTED "PH" ARE TO BE VIA THE HOUSE PANEL.
8. ALL DWELLING UNITS ARE TO BE INDIVIDUALLY METERED AND WIRED ACCORDINGLY.
9. INSTALL A SEPARATE "HOUSE" METER AND PANEL AT EACH BUILDING.
10. ALL POLE MOUNTED LITES AND SITE AMENITY ELECTRICAL COMPONENTS ARE TO BE CIRCUITED TO NEAREST HOUSE PANEL.

FINISH NOTES:

1. VINYL TILE IN LOCATIONS SHOWN ON PLANS. INSTALL COMPLETELY UNDER ALL APPLIANCES EXCLUDING DISHWASHER.
2. ALL KITCHEN COUNTER TOPS AND VANITY TOPS, SPLASHES, AND NOSES SHALL BE LAMINATE PLASTIC COVERED. COLORS TO BE SELECTED BY ARCHITECT.
3. VINYL WALLCOVERING IN LOCATIONS SHOWN ON PLANS.
4. CARPET TO BE CUT PILE INSTALLED ON A PAD
5. WOOD BASE TO BE "K" PATTERN.
6. ALL INTERIOR PAINT SHALL BE EGG-SHELL FOR WALLS, AND CEILING. ALL TRIM TO BE PAINTED SEMI-GLOSS.
7. ALL GROUND FLOOR UNITS TO HAVE BLOCKING AT TUB AND TOILET FOR FUTURE INSTALLATION OF GRAB BARS. REFER SHEET H3 FOR LOCATION.





A GARAGE UNIT PLAN - A3

0' 2' 4' 8' 1/4"= 1'-0"

KEYED NOTES:

2 SITE WORK
2.1 NOT USED
2.2 CONCRETE SIDEWALK, WIDTH AS NOTED ON PLAN

3 CONCRETE
3.1 FOUNDATION SYSTEM, REFER TO STRUCTURAL DRAWINGS
3.2 4" CONCRETE SLAB WITH 6X6, 10/10 WELDED WIRE MESH OVER WATERPROOF MEMBRANE ON MINIMUM 4" CRUSHED ROCK.
3.3 4" CONCRETE PATIO SLAB WITH 6X6 10/10 MWM ON 4" SAND CUSHION
3.4 FLOOR/CEILING ASSEMBLY - REFER ASSEMBLY LEGEND
3.5 BREEZEWAY FLOOR/CEILING ASSEMBLY - REFER ASSEMBLY LEGEND

4 MASONRY
4.1 8" CONCRETE RETAINING/STEM WALL WITH WATERPROOFING MEMBRANE & HDPE PROTECTIVE BOARD ON EXTERIOR FACE AND WITH 5/8" GYP. BOARD ON 1X4 FURRING AT 24" O.C. WITH 3/4" RIGID INSULATION ON EXTERIOR FACE (SEE FOUNDATION DETAIL FOR REINFORCING).
4.2 8" CONCRETE STEM WALL. PAINT ALL EXPOSED SURFACES. ALL PORTIONS OF CONCRETE BLOCK STEM WALLS TO BE COVERED WITH SIDING ON FURRING STRIPS FOR ANY AREA TALLER THAN 8" ABOVE GRADE.
4.3 12" SOLID GROUT CMU AT CONCRETE FOOTING.
4.4 BRICK VENEER, REFER BUILDING PLANS.
4.5 BRICK SOLDIER COURSE, (COLOR MAY DIFFER FROM FIELD BRICK COLOR) ALT. 2X10
4.6 BRICK ROWLOCK COURSE.

5 METALS
5.1 STEEL FRAMED STAIR, WITH PRECAST CONCRETE TREAD.

6 WOOD AND PLASTICS
6.1 TREATED 2X4 SOLE PLATE W/ 1/2" ROUND X 12" LONG A.B. AT 48" O.C. OR APPLICABLE CODE APPROVED TIE DOWN CLIP. INSTALL ANCHOR BOLT AT EACH END OF ALL SHORT WALLS WITH A MINIMUM OF TWO A.B.'S PER SECTION OF WALL.
6.2 STRUCTURAL GRADE THERMAL PLY SHEATHING (TYPICAL ALL LOCATIONS).
6.3 TRUSSED RAFTERS AT 24"OC.
6.4 1X4 TRUSS BRIDGING AT TOP AND BOTTOM CHORDS AND X-BRIDGING AT LAST 8 SPANS
6.5 FLOOR JOISTS BETWEEN FLOOR JOISTS AT MAXIMUM 8' SPACING AT CONTRACTORS OPTION USE SOLID 2X BRIDGING.
6.6 2X10 BALCONY JOISTS (MOISTURE RESISTANT).
6.7 JOIST HANGER.
6.8 2X6 DECKING (MOISTURE RESISTANT). 2X6 DECKING MAY BE USED AT CONTRACTOR'S OPTION
6.9 3/4" PLYWOOD ON FLOOR JOISTS OR FLOOR TRUSSES WITH 8-1/2" BATT INSULATION. DOUBLE FLOOR TRUSSES UNDER WALLS PARALLEL TO TRUSS.
6.10 INSTALL HEADER TO FULL WIDTH OF OPENING AT OPENING ADJACENT TO EACH OTHER.
6.11 CONTINUOUS WOOD BLOCKING
6.12 2X6 RAFTER EXTENSIONS.
6.13 EXTERIOR WALL ASSEMBLY - REFER ASSEMBLY LEGEND, MSI
6.14 SEALANT JOINT AT ALL INTERSECTIONS OF SIDING TO TRIM
6.15 1/2" PLYWOOD.
6.16 6X6 WOOD POST.
6.17 2 X 6 STUDS AT 16" O.C.
6.18 5/8" ROUGH SAWN PLYWOOD SOFFIT WITH 1X2 TRIM
6.19 3/4" PLYWOOD FIRE STOP OR 2X BLOCKING
6.20 2 X 12 R.M. JOIST OR EQUIVALENT
6.21 WOOD GIRDERAL AT CANTILEVER.
6.22 PREFAB WOOD FIREPLACE MANTLE AND SURROUND.
6.23 CEMENT FIBERBOARD TRIM OVER 2X@48 SUP BACKER. SOFFIT: CEMENT FIBERBOARD
6.24 WOOD TRIM
6.29 NOT USED
6.29 2X8 PD. DECKING, ALT.1 PRESSURE TREATED WOOD DECK. ALT.2. KEYNOTE 5.9
6.34 PAINTED WOOD SILL X 10" DEEP AT WINDOW SILL HEIGHT.
6.35 CEILING ASSEMBLY -REFER ASSEMBLY LEGEND, MSI
6.36 NOT USED.
6.37 2X12 STRINGER.
6.38 FURR DOWN SHADED AREA TO 7'-0" ABOVE FINISHED FLOOR, U.O.N.
6.39 SLOPE CEILING WITH 3:12 PITCH, TYPICAL AT ALL TOP FLOOR LIVING ROOM CEILINGS AND BEDROOM CEILINGS AS SHOWN ON UNIT PLAN
6.40 LINE OF CEILING CHANGE
6.41 STAIR RAIL.
6.42 WALL CABINET AND SHELVES ABOVE
6.43 BASE CABINET AND SHELVES
6.44 DRAWERS) TYPICAL
6.45 5 WOOD SHELVES, 12" DEEP TYPICAL.
6.46 NOT USED
6.47 NOT USED.
6.48 BREEZEWAY WALL ASSEMBLY - REFER ASSEMBLY LEGEND MSI

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7.1 ROOF ASSEMBLY - REFER ASSEMBLY LEGEND, MSI
7.2 BATT OR BLOWN INSULATION (R-38) TYPICAL ALL ROOF AREAS.
7.3 ~~INSULATION (R-19)~~
7.4 SEALANT
7.5 BATT INSULATION (R-18) TYPICAL ALL EXTERIOR WALLS.
7.6 PREFINISHED GUTTER AND DOWNSPOUT WITH SPLASH BLOCK.
7.7 DIVERTER, PREFINISHED TO MATCH SHINGLES.
7.8 24 GAGE PAINTED, GALV METAL CAP WITH HEMMED EDGES.
7.9 26 GAGE PAINTED, GALV METAL STEP FLASHING
7.10 INSULATION TO BE CONTINUOUS AT ALL BUILDING ENDS AT GABLE WALLS.
7.11 POLY VAPOR BARRIER WRAPPED AT PERIMETERING OF ALL WINDOWS AND DOORS.
7.12 WALL TO RECEIVE BATT INSULATION.
7.13 SADDLE, TYPICAL ALL PREFAB CHIMNEYS.
7.14 FLASHING LET UNDER THRESHOLD

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8.1 1'-10" X 2'-8" ATTIC ACCESS, REFER BLDG. PLAN
8.2 DIVIDED LITE, THERMAL GLAZED ALUMINUM WINDOW W/ WHITE ALUMINUM FINISH.
8.3 PAINTED, INSULATED, METAL CLAD, PANELIZED DOOR W/ SPRING LOADED BUTTS. ALL DOORS TO HAVE DOOR VIEWER AND HAVE FOAM CORE.
8.4 PAINTED, FULL GLASS W/ DIVIDED LITE, METAL CLAD INSULATED PATIO DOOR. INSTALL STORM DOOR OR TRIPLE GLAZING WHERE REQUIRED. USE SAFETY GLASS.
8.5 DOOR BUCK AND TRIM.
8.6 PAINTED WOOD SILL AT WINDOW SILL HEIGHT
8.7 METAL THRESHOLD SET IN SEALANT.

9 FINISHES
9.1 ONE LAYER OF 1/2" GYP BD ATTIC DRAFT STOPPING ABOVE AND IN LINE WITH ALL TENANT SEPARATION WALLS.
9.2 ONE LAYER 5/8" GYP BOARD
9.3 TENANT SEPARATION WALL ASSEMBLY - REFER ASSEMBLY LEGEND, MSI
9.5 EXTENT OF WALLPAPER BORDER IN KITCHEN AND BATH ONLY
9.6 5/8" GYP BOARD ON 2X4 STUDS.
9.7 5/8" FIRECURD GYP BOARD.
9.8 1/2" GYPSUM BOARD.
9.9 CHAIRRAIL AT DINING
9.10 CERAMIC TILE AT TUB ENCLOSURE.
9.11 8X8 CERAMIC TILE ALT. 12X12
9.12 CANVAS AWNING.
9.13 PLASTIC LAMINATE NOSE, TOP, AND 4" HIGH BACK AND END SPLASHES AT WALLS
9.14 1 HOUR RATED WALL ASSEMBLY AT LOAD BEARING WALLS AND ALL EXTERIOR WALLS.
9.15 CERAMIC TILE AT HEARTH.
9.16 LINE OF FLOOR MATERIAL CHANGE.
9.17 CARPETING FLOORING
9.18 NOT USED.
9.19 VINYL FLOORING W/ NO VINYL FLOORING UNDER DISHWASHER AT KITCHEN, TYP.

10 SPECIALITIES
10.1 EXHAUST GRILLE, W/ HARDWARE CLOTH COVER.
10.2 PAINTED WOOD OR GALV MTL ROOF VENTILATION LOUVER W/ BACKING SCREEN. SIZE TO BE IN ACCORDANCE WITH CODE REQUIREMENTS.
10.3 MAIL BOXES
10.4 TOWEL BAR AT 4'-6" A.F.F., PROVIDE 2X8 BLOCKING FLAT IN WALL.
10.5 GRAB BAR AND SOAP HOLDER, TYPICAL ALL TUB ENCLOSURES. PROVIDE 2X8 BLOCKING FLAT IN WALL.
10.6 1/4" POLISHED PLATE MIRROR WITH MAXIMUM GAP OF 1" AT PERIMETER OF MIRROR.

11 EQUIPMENT
11.1 MICROWAVE OVEN / RANGE HOOD COMBINATION.
11.2 REFRIGERATOR W/ ICEMAKER
11.3 DISHWASHER.
11.4 30" RANGE
11.5 WASHER (N.I.C.)
11.6 DRYER (N.I.C.)

15 MECHANICAL
15.1 PLUMBING ACCESS PANEL, TYPICAL ALL TUB / SHOWER LOCATIONS.
15.2 HOT WATER HEATER ACCESS PANEL, TYPICAL AT WATER HEATER LOCATIONS.
15.3 EXHAUST FAN, VENT THROUGH ROOF AT TOP FLOOR, THROUGH WALL VIA FLOOR FRAMING SPACE AT ALL OTHER FLOORS, TERMINATING DEVICE TO HAVE HARDWARE CLOTH COVER.
15.4 CONDENSING UNITS ON CONC. PAD, PRECAST OR PREFORMED PAD. ALL REFRIG. LINES TO BE COMPLETELY CONCEALED FROM VIEW.
15.5 DRYER VENT, VENT THRU ROOF AT TOP FLOOR, THRU PLYWD. FLOOR JOIST SPACE AT ALL OTHER FLOORS, TERMINATING DEVICE TO HAVE HARDWARE CLOTH COVER.
15.6 POP-OFF AND CONDENSATE DRAIN FOR WATER HEATER
15.7 ROOF MOUNTED ATTIC VENTS PER APPLICABLE CODE REQUIREMENTS.
15.8 WATER METERS.
15.9 PREFABRICATED WASHER HOOK-UP BOX PROVIDE HOT AND COLD WATER SUPPLY AND DRAIN W/LEVER TYPE STOP VALVE.
15.10 RANGE HOOD VENT, VENT THRU ROOF AT TOP FLOOR, THRU WALL VIA FLOOR JOIST SPACE AT ALL OTHER FLOORS, TERMINATING DEVICE TO HAVE HARDWARE CLOTH COVER.
15.11 ENCASE SPRINKLER PIPES W/ RIGID INSULATION AT ALL BREEZEWAY LOCATIONS, REFER FIRE SPRINKLER PLANS.

16 ELECTRICAL
16.1 ELECTRICAL METERS, TYPICAL LOCATION
16.2 J-BOX FOR RANGE HOOD ON SEPARATE CIRCUIT-120V
16.3 JUNCTION BOX FOR DISHWASHER - 120V
16.4 JUNCTION BOX FOR DISPOSAL - 120V
16.5 JUNCTION BOX FOR FURNACE - 240V
16.6 JUNCTION BOX FOR WATER HEATER - 240V
16.7 LIGHT FIXTURE, TYPICAL DESIGNATION
16.8 ELECTRIC FURNACE
16.9 ELECTRIC WATER HEATER

REVISIONS

PROJECT: **Artisan Point at Lees Summit**
LOCATION: Lee Summit, Missouri
CLIENT: Case Development Services

SEAL:
STATE OF MISSOURI
JAMES KEITH COLLINS
A-6748
REGISTERED ARCHITECT

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918/492-2987

PROJECT NUMBER:
DATE: 05/03/18

SHEET TITLE:
A3 UNIT PLANS

SHEET NUMBER:
A8.5

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WINDOW SCHEDULE

MK	QTY	SIZE WXH	TYPE	MATERIAL	REMARKS
2	SGL	2/0X4/0	SINGLE-HUNG	ALUMINUM	INSUL. SAFETY GLASS AT [S] ON PLANS
8	SGL	2/6X4/0	SINGLE-HUNG	ALUMINUM	INSUL. SAFETY GLASS AT [S] ON PLANS
11	SGL	2/6X5/0	SINGLE-HUNG	ALUMINUM	INSUL. SAFETY GLASS AT [S] ON PLANS
13	SGL	2/6X3/0	SINGLE-HUNG	ALUMINUM	INSUL. SAFETY GLASS AT [S] ON PLANS
15	SGL	2/8X5/0	SINGLE-HUNG	ALUMINUM	INSUL. SAFETY GLASS AT [S] ON PLANS
18	SGL	3/0X5/0	SINGLE-HUNG	ALUMINUM	INSUL. SAFETY GLASS AT [S] ON PLANS
23	SGL	3/8X5/0	SINGLE-HUNG	ALUMINUM	INSUL. SAFETY GLASS AT [S] ON PLANS
29	SGL	4/0X5/0	SINGLE-HUNG	ALUMINUM	INSUL. SAFETY GLASS AT [S] ON PLANS
[S]	SAFETY GLASS				

WINDOW NOTES

1. VERIFY ALL ROUGH OPENING REQUIREMENTS WITH WINDOW SUPPLIER.
2. ALL WINDOWS SHALL MEET OR EXCEED ALL MINIMUM REQUIREMENTS OF ALL APPLICABLE CODES, ORDINANCES, AND PROJECT SPECIFIC REQUIREMENTS FOR SIZE, SILL MOUNTING HEIGHT, CLEAR OPENING SIZE FOR EGRESS, CLEAR OPENING SIZE FOR VENTILATION, AIR INFILTRATION RATE, THERMAL TRANSFER, ACCOUSTICAL TRANSFER, THERMAL BREAK, ETC.
3. ALL ALUMINUM WINDOWS SHALL BE IN A FACTORY WHITE FINISH WITH THERMAL GLAZING.
4. ALL WINDOWS SHALL BE PROVIDED WITH SCREENS FOR THE OPERABLE PART OF THE WINDOW.
5. ALL WINDOW HEADS AND JAMBS SHALL HAVE 1/2" GYP. BOARD RETURN. ALL WINDOW STOOLS SHALL HAVE 1 X WOOD STOOLS WITH "K" PATTERN TRIM.
6. ALL WINDOW HEAD FRAME ROUGH OPENINGS SHALL BE AT 6'-9" A.F.F. UNLESS OTHERWISE SHOWN.
7. ALL WINDOWS USED FOR EMERGENCY ESCAPE FROM A SLEEPING ROOM (AT LEAST ONE PER SLEEPING AREA) SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7 S.F., A MINIMUM NET CLEAR HEIGHT OF 24" AND A NET CLEAR OPENING WIDTH OF 20".
8. ALL SLEEPING AREA WINDOW SILLS SHALL NOT BE GREATER THAN 44" A.F.F. FOR EMERGENCY EGRESS.
9. PROVIDE SAFETY OR TEMPERED GLASS WHERE REQUIRED FOR HUMAN IMPACT LOADS PER APPLICABLE CODES.

DOOR SCHEDULE

MK	QTY	SIZE WXH	DOOR TYPE	FRAME TYPE	HDWR MK.	REMARKS
1	SGL	3/0X6/8	METAL CLAD	WOOD	LEVER, 6	5, PANEL INSUL.
1B	SGL	2/10X6/8	METAL CLAD	WOOD	LEVER, 6	5, PANEL INSUL.
5	SGL	2/6X6/8	WOOD	WOOD	6	
7	SGL	2/0X6/8	WOOD	WOOD	6	
22	FR	2/4X6/8	WOOD	WOOD	6	
38	SGL	1/4X6/8	WOOD	WOOD	6	
46	FR	3/0X6/8	WOOD	WOOD	6	
51	SGL	2/10X6/8	WOOD	WOOD	6	
53	SGL	6/0X6/8	METAL CLAD	WOOD	6	SLIDING GLASS DOORS [S]
54	SGL	2/10X6/8	METAL CLAD	WOOD	6	W/FULL DIV. LITE SAFETY GLASS
57	SGL	10/0X7/0	METAL CLAD	WOOD	6	OVERHEAD GARAGE DOOR
[S]	SAFETY GLASS					

DOOR NOTES

1. ALL DWELLING UNIT ENTRY DOORS SHALL BE 1-3/4" THK. X 6'-8" HIGH, INSULATED, SIX (6) PANEL, METAL CLAD, PREHUNG IN A WOOD FRAME. ALL INTERIORS TO BE CASED WITH "K" PATTERN TRIM, PAINTED WITH INTERIOR LATEX PAINT. DOOR TO BE EQUIPPED WITH A VIEWER. PATIO DOORS SHALL BE METAL CLAD WITH FULL SAFETY GLASS WITH APPLIED DIVIDER LITES.
2. ALL INTERIOR DWELLING UNIT DOORS SHALL BE 1-3/8" THICK X 6'-8" HIGH, PAINT GRADE HARDBOARD FACE WITH PAINT GRADE WOOD STILES, PREHUNG IN WOOD FRAME. ALL INTERIORS TO BE CASED WITH "K" PATTERN TRIM, PAINTED WITH INTERIOR LATEX PAINT.
3. ALL INTERIOR DWELLING BEDROOM CLOSET DOORS SHALL BE A 1-3/8" THICK X 6'-8" HIGH, PAINT GRADE HARDBOARD FACE WITH PAINT GRADE WOOD STILES. ALL OPENINGS ARE TO BE A 1/2" GYP. BOARD RETURN.
4. ALL INTERIOR WATER HEATER DOORS SHALL BE 1-3/8" THICK X 6'-8" HIGH, PAINT GRADE HARDBOARD FACE WITH PAINT GRADE WOOD STILES. ALL OPENINGS ARE TO BE A 1/2" GYP. BOARD RETURN.
5. WHERE DOORS ARE SHOWN IN RATED WALLS, DOOR OPENING SHALL BE PROTECTED BY A TIGHT-FITTING SMOKE AND DRAFT CONTROL ASSEMBLY HAVING A FIRE PROTECTION RATING OF NOT LESS THAN 60 MIN. IN HR WALL 90 MIN IN 2HR. SAID DOORS SHALL NOT HAVE LOUVERS. THE DOOR AND FRAME SHALL BEAR AN APPROVED LABEL OR OTHER IDENTIFICATION SHOWING THE RATING THEREOF, THE NAME OF THE MANUFACTURER AND THE IDENTIFICATION OF THE SERVICE CONDUCTING THE INSPECTION OF MATERIALS AND WORKMANSHIP AT THE FACTORY DURING FABRICATION AND ASSEMBLY. DOORS SHALL BE MAINTAINED SELF-CLOSING. SMOKE AND DRAFT CONTROL ASSEMBLIES SHALL BE PROVIDED WITH A GASKET SO INSTALLED AS TO PROVIDE A SEAL WHERE THE DOOR MEETS THE STOP ON BOTH SIDES AND ACROSS THE TOP. VIEWPORTS SHALL BE INSTALLED WITH A HOLE NOT LARGER THAN 1" IN DIAMETER THROUGH THE DOOR AND HAVE AT LEAST A 1/4" THICK GLASS DISC AND THE HOLDER IS OF METAL WHICH WILL NOT MELT OUT WHEN SUBJECT TO TEMPERATURES OF 1,700 DEGREES F.
6. ALL DOOR HARDWARE IN TYPE A DWELLING UNITS AND THE ENTRY OF TYPE B SHALL MEET THE REQUIREMENT FOR ANSI 404.2.6 AND SHOULD BE OF A LEVER CONFIGURATION IN LIEU OF THE A STANDARD SMOOTH KNOB. REFER TO DOOR SECTION ON SHEET HC1 FOR DEALED DESCRIPTION OF GRASPABILITY AND MAXIMUM POUND FORCE REQUIRED FOR OPERABILITY OF HARDWARE.

MECHANICAL NOTES:

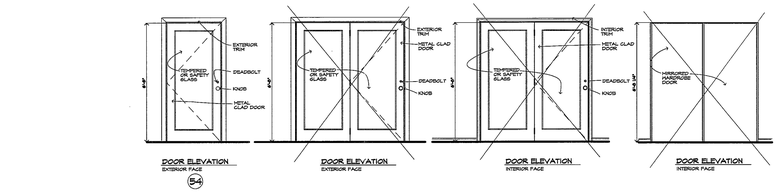
1. DESIGN, INSTALLATION AND EQUIPMENT SHALL MEET ALL APPLICABLE CODES, ASHRAE STANDARDS AND THE PROJECT SPECIFICATIONS.
2. MECHANICAL CONTRACTOR IS RESPONSIBLE FOR SIZING MECHANICAL UNITS, DUCTS AND DISTRIBUTION SYSTEM TO MAINTAIN 72 DES. F. INDOOR SUMMER AND 76 DES. F. INDOOR WINTER.
3. MECHANICAL CONTRACTOR IS RESPONSIBLE FOR PERFORMANCE OF THE FINAL INSTALLED HVAC SYSTEM.
4. ALL INTERIOR WATER PIPING TO BE COPPER WITH SOLDERED JOINTS. NO JOINTS ALLOWED BELOW SLAB, EXCEPT AS ALLOWED BY CODE.
5. PROVIDE ALL CARRIERS AND HANGERS REQUIRED FOR A COMPLETE INSTALLATION.
6. FINAL INSTALLED PIPING SIZED ARE THE RESPONSIBILITY OF THE PLUMBING CONTRACTOR.
7. ALL DWELLING UNITS ARE TO BE SEPARATELY METERED.

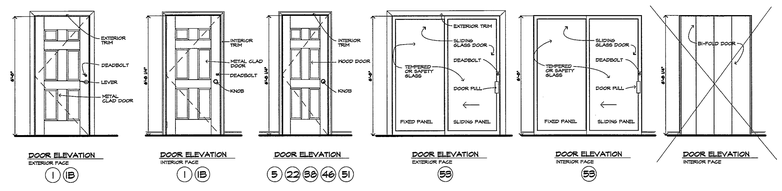
ELECTRICAL NOTES:

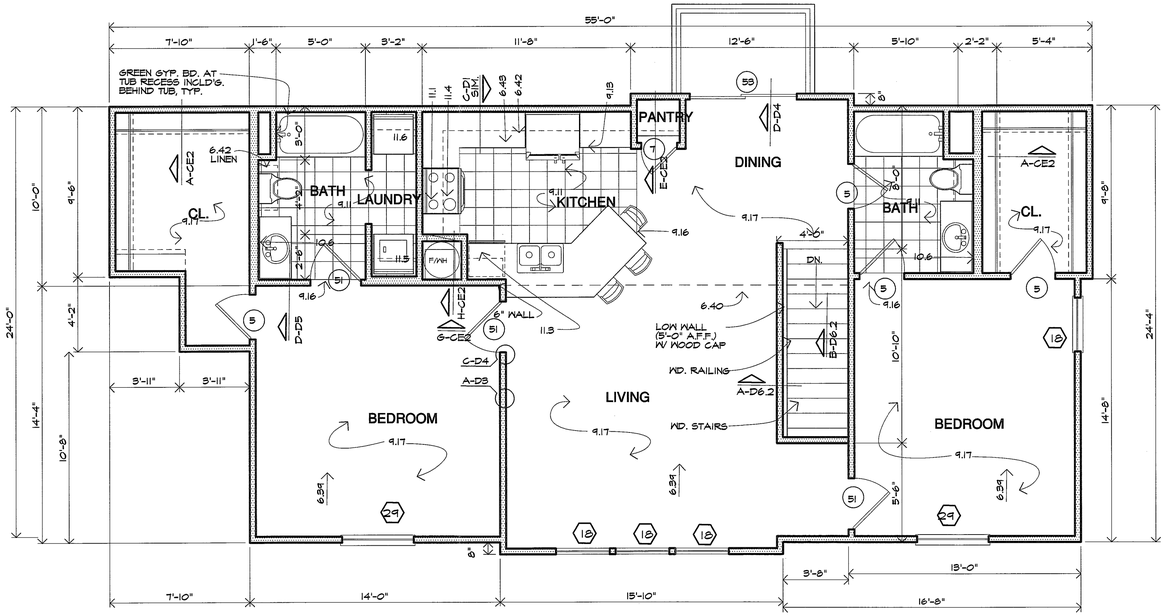
1. ALL EXTERIOR LIGHTS, INCLUDING BUILDING MOUNTED UNIT ENTRY LIGHTS TO BE PHOTO CELL CONTROLLED, UNLESS OTHERWISE NOTED. ALL BUILDING MOUNTED LIGHTS TO BE CIRCUITED VIA APPLICABLE INDIVIDUAL UNIT PANELS.
2. VERIFY AMPERAGE REQUIREMENTS OF EQUIPMENT AND ADJUST WIRING AND SERVICE ACCORDINGLY.
3. THE ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR FINAL INSTALLED ELECTRICAL SERVICE.
4. CONVENIENCE OUTLETS TO BE 6 MAXIMUM PER CIRCUIT @12" AFF UNLESS OTHERWISE NOTED.
5. ALL ELECTRICAL EQUIPMENT AND INSTALLATION TO CONFORM TO THE REQUIREMENTS OF THE LATEST EDITION OF THE NA TIONAL ELECTRIC CODE AND MEET ALL APPLICABLE CODES.
6. PROVIDE AND COORDINATE ALL WIRING, ETC. FOR COMPLETE TELEPHONE SERVICE AS SHOWN ON PLANS.
7. ALL EXTERIOR LITES NOTED "PH" ARE TO BE VIA THE HOUSE PANEL
8. ALL DWELLING UNITS ARE TO BE INDIVIDUALLY METERED AND WIRED ACCORDINGLY.
9. INSTALL A SEPARATE "HOUSE" METER AND PANEL AT EACH BUILDING.
10. ALL POLE MOUNTED LITES, AND SITE AMENITY ELECTRICAL COMPONENTS ARE TO BE CIRCUITED TO NEAREST HOUSE PANEL.

FINISH NOTES:

1. VINYL TILE IN LOCATIONS SHOWN ON PLANS. INSTALL COMPLETELY UNDER ALL APPLIANCES EXCLUDING DISHWASHER.
2. ALL KITCHEN COUNTER TOPS AND VANITY TOPS, SPLASHES, AND NOSES SHALL BE LAMINATE PLASTIC COVERED. COLORS TO BE SELECTED BY ARCHITECT.
3. VINYL WALLCOVERING IN LOCATIONS SHOWN ON PLANS.
4. CARPET TO BE CUT PILE INSTALLED ON A PAD
5. WOOD BASE TO BE "K" PATTERN.
6. ALL INTERIOR PAINT SHALL BE EGG-SHELL FOR WALLS, AND CEILING. ALL TRIM TO BE PAINTED SEMI-GLOSS.
7. ALL GROUND FLOOR UNITS TO HAVE BLOCKING AT TUB AND TOILET FOR FUTURE INSTALLATION OF GRAB BARS. REFER SHEET HC5 FOR LOCATION.







A GARAGE UNIT PLAN - B3

1/4"= 1'-0"

KEYED NOTES:

2 SITE WORK
2.1 NOT USED
2.2 CONCRETE SIDEWALK, WIDTH AS NOTED ON PLAN

3 CONCRETE
3.1 FOUNDATION SYSTEM, REFER TO STRUCTURAL DRAWINGS
3.2 6" CONCRETE SLAB WITH #3@ 16"O.C. WELDED WIRE MESH OVER WATERPROOF MEMBRANE ON MINIMUM 4" CRUSHED ROCK.
3.3 4" CONCRETE PATIO SLAB WITH 6X6 10/10 MMM ON 4" SAND CUSHION.
3.4 FLOOR/CEILING ASSEMBLY - REFER ASSEMBLY LEGEND
3.5 BREEZEWAY FLOOR/CEILING ASSEMBLY - REFER ASSEMBLY LEGEND

4 MASONRY
4.1 8" CONCRETE RETAINING/STEM WALL WITH WATERPROOFING MEMBRANE & HDPE PROTECTIVE BOARD ON EXTERIOR FACE AND WITH 9/8" 6YP. BOARD ON 1X4 FURRING AT 24" O.C. WITH R-4 RIGID INSULATION ON EXTERIOR FACE (SEE FOUNDATION DETAIL FOR REINFORCING).
4.2 8" CONCRETE STEM WALL. PAINT ALL EXPOSED SURFACES. ALL PORTIONS OF CONCRETE BLOCK STEM WALLS TO BE COVERED WITH SIDING ON FURRING STRIPS FOR ANY AREA TALLER THAN 8" ABOVE GRADE.
4.3 BRICK LEDGE, REFER TO STRUCTURAL FOOTING.
4.4 BRICK VENEER, REFER BUILDING PLANS.
4.5 BRICK SOLDIER COURSE, (COLOR MAY DIFFER FROM FIELD BRICK COLOR) ALT. 2X10
4.6 BRICK ROWLOCK COURSE.

5 METALS
5.1 STEEL FRAMED STAIR WITH PRECAST CONCRETE TREAD.

6 WOOD AND PLASTICS
6.1 TREATED 2X4 SOLE PLATE W/ 1/2" ROUND X 12" LONG A.B. AT 48" O.C. OR APPLICABLE CODE APPROVED TIE DOWN CLIP. INSTALL ANCHOR BOLT AT EACH END OF ALL SHORT WALLS WITH A MINIMUM OF TWO A.B.'S PER SECTION 6" WALL
6.2 STRUCTURAL GRADE THERMAL PLY SHEATHING (TYPICAL ALL LOCATIONS)
6.3 TRUSSED RAFTERS AT 24"OC
6.4 1X4 TRUSS BRIDGING AT TOP AND BOTTOM CHORDS AND X-BRIDGING AT LAST 6 SPANS
6.5 X-BRIDGING BETWEEN FLOOR JOISTS AT MAXIMUM 8' SPACINGS AT CONTRACTOR'S OPTION USE SOLID 2X BLOCKING
6.6 2X10 BALCONY JOISTS (MOISTURE RESISTANT).
6.7 JOIST HANGER
6.8 2X4 DECKING (MOISTURE RESISTANT). 2X6 DECKING MAY BE USED AT CONTRACTOR'S OPTION
6.9 3/4" PLYWOOD ON FLOOR JOISTS OR FLOOR TRUSSES WITH 3-1/2" BATT INSULATION. DOUBLE FLOOR TRUSSES UNDER WALLS PARALLEL TO TRUSS.
6.10 INSTALL HEADER TO FULL WIDTH OF OPENING AT OPENING ADJACENT TO EACH OTHER.
6.11 CONTINUOUS WOOD BLOCKING
6.12 2X6 RAFTER EXTENSIONS.
6.13 EXTERIOR WALL ASSEMBLY - REFER ASSEMBLY LEGEND, W5
6.14 SEALANT JOINT AT ALL INTERSECTIONS OF SIDING TO TRIM
6.15 1/2" PLYWOOD.
6.16 6X6 WOOD POST.
6.17 2 X 6 STUDS AT 16" O.C.
6.18 3/8" ROUGH SAWN PLYWOOD SOFFIT WITH 1X2 TRIM
6.19 3/4" PLYWOOD FIRE STOP OR 2X BLOCKING
6.20 2 X 12 RIM JOIST OR EQUIVALENT.
6.21 WOOD CHAIRRAIL AT DINING ONLY.
6.22 PREFAB WOOD FIREPLACE MANTLE AND SURROUND.
6.23 CEMENT FIBERBOARD TRIM OVER EXAMB SUP BACKER. SOFFIT: CEMENT FIBERBOARD
6.24 WOOD TRIM
6.25 NOT USED
6.26 3X8 HDF DEADING. ALT.: PRESSURE TREATED WOOD DECK. ALT.2. KEYNOTE 5.5
6.34 PAINTED WOOD SILL X 1/2" DEEP AT WINDOW SILL HEIGHT.
6.35 CEILING ASSEMBLY -REFER ASSEMBLY LEGEND, W3
6.36 NOT USED.
6.37 2X12 STRINGER.
6.38 PURR DOWN SHADED AREA TO 7'-0" ABOVE FINISHED FLOOR, TYP.
6.39 SLOPE CEILING WITH 3:12 PITCH, TYPICAL AT ALL TOP FLOOR LIVING ROOM CEILINGS AND BEDROOM CEILINGS AS SHOWN ON UNIT PLAN
6.40 LINE OF CEILING CHANGE.
6.41 STAIR RAIL
6.42 WALL CABINET AND SHELVES ABOVE
6.43 BASE CABINET AND SHELVES
6.44 DRAWER(S) TYPICAL.
6.45 3 WOOD SHELVES, 12" DEEP TYPICAL.
6.46 NOT USED
6.47 NOT USED
6.48 BREEZEWAY WALL ASSEMBLY - REFER ASSEMBLY LEGEND W6

7 THERMAL AND MOISTURE PROTECTION
7.1 ROOF ASSEMBLY - REFER ASSEMBLY LEGEND, R6
7.2 BATT OR BLOWN INSULATION (R-38) TYPICAL ALL ROOF AREAS.
7.3 ~~RIGID INSULATION~~
7.4 SEALANT
7.8 BATT INSULATION (R-19) TYPICAL ALL EXTERIOR WALLS.
7.6 PREFINISHED GUTTER AND DOWNSPOUT WITH SPLASH BLOCK.
7.7 DIVERTER, PREFINISHED TO MATCH SHINGLES.
7.8 24 GAGE PAINTED, GALV METAL CAP WITH HEMMED EDGES.
7.9 26 GAGE PAINTED, GALV METAL STEP FLASHING
7.10 INSULATION TO BE CONTINUOUS AT ALL BUILDING ENDS AT GHASE WALL TYPICAL
7.11 POLY VAPOR BARRIER WRAPPED AT PERIMETERING OF ALL WINDOWS AND DOORS
7.12 WALL TO RECEIVE BATT INSULATION.
7.13 SADDLE TYPICAL ALL FIREDO CHIMNEYS.
7.14 FLASHING LET UNDER THRESHOLD

8 DOORS AND WINDOWS
8.1 1'-10" X 2'-6" ATTIC ACCESS. REFER BLDG. PLAN
8.2 DIVIDED LITE, THERMAL GLAZED ALUMINUM WINDOW W/ WHITE ALUMINUM FINISH.
8.3 PAINTED, INSULATED, METAL CLAD, PANELIZED DOOR W/ SPRING LOADED BUTTS. ALL DOORS TO HAVE DOOR VIEWER AND HAVE FOAM CORE.
8.4 PAINTED, FULL GLASS W/ DIVIDED LITE METAL CLAD INSULATED PATIO DOOR. INSTALL SYDRH DOOR OR TRIPLE GLAZING WHERE REQUIRED. USE SAFETY GLASS.
8.5 DOOR BUCK AND TRIM.
8.6 PAINTED WOOD SILL AT WINDOW SILL HEIGHT
8.7 METAL THRESHOLD SET IN SEALANT.

9 FINISHES
9.1 ONE LAYER OF 1/2" 6YP BD ATTIC DRAFT STOPPING ABOVE AND IN LINE WITH ALL TENANT SEPARATION WALLS.
9.2 ONE LAYER 5/8" 6YP BOARD
9.3 TENANT SEPARATION WALL ASSEMBLY - REFER ASSEMBLY LEGEND, W8
9.5 APPLIED WALLPAPER BORDER IN KITCHEN AND BATH ONLY.
9.6 5/8" 6YP BOARD ON 2X4 STUDS.
9.7 5/8" FIRESBARD 6YP BOARD.
9.8 1/2" 6YPSM BOARD.
9.9 CHAIRRAIL AT DINING.
9.10 CERAMIC TILE AT TUB ENCLOSURE.
9.11 8X8 CERAMIC TILE. ALT: 12X12
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16.4 JUNCTION BOX FOR DISPOSAL - 120V
16.5 JUNCTION BOX FOR FURNACE - 240V
16.6 JUNCTION BOX FOR WATER HEATER - 240V
16.7 LIGHT FIXTURE, TYPICAL DESIGNATION
16.8 ELECTRIC FURNACE
16.9 ELECTRIC WATER HEATER

REVISIONS

PROJECT: Artisan Point at Lees Summit
LOCATION: Lee Summit, Missouri
CLIENT: Case Development Services

SEAL:
STATE OF MISSOURI
LARRY W. KOESTER
A-4785
REGISTERED ARCHITECT

NOTICE OF COPYRIGHT

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918/492-2987

PROJECT NUMBER:
DATE: 05/03/18

SHEET TITLE:
B3 UNIT PLANS

SHEET NUMBER:
A8.6

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WINDOW SCHEDULE					
MK	QTY	SIZE WXH	TYPE	MATERIAL	REMARKS
2	SGL	2/0X4/0	SINGLE-HUNG	ALUMINUM	INSUL. SAFETY GLASS AT [S]ON PLANS
6	SGL	2/6X4/0	SINGLE-HUNG	ALUMINUM	INSUL. SAFETY GLASS AT [S]ON PLANS
11	SGL	2/6X5/0	SINGLE-HUNG	ALUMINUM	INSUL. SAFETY GLASS AT [S]ON PLANS
13	SGL	2/6X3/0	SINGLE-HUNG	ALUMINUM	INSUL. SAFETY GLASS AT [S]ON PLANS
15	SGL	2/8X5/0	SINGLE-HUNG	ALUMINUM	INSUL. SAFETY GLASS AT [S]ON PLANS
18	SGL	3/0X5/0	SINGLE-HUNG	ALUMINUM	INSUL. SAFETY GLASS AT [S]ON PLANS
23	SGL	3/8X5/0	SINGLE-HUNG	ALUMINUM	INSUL. SAFETY GLASS AT [S]ON PLANS
29	SGL	4/0X5/0	SINGLE-HUNG	ALUMINUM	INSUL. SAFETY GLASS AT [S]ON PLANS
[S]	SAFETY GLASS				

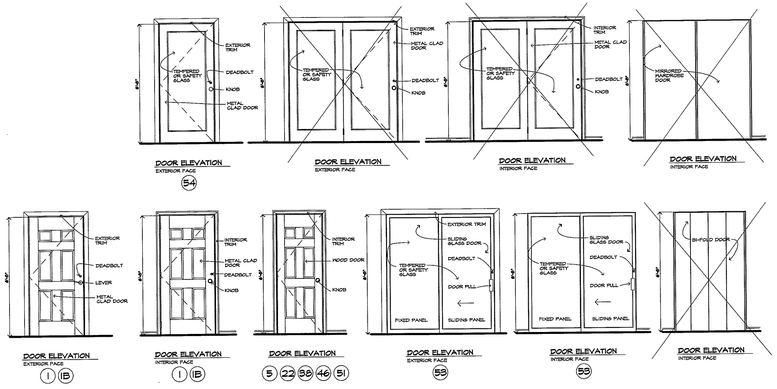
WINDOW NOTES

1. VERIFY ALL ROUGH OPENING REQUIREMENTS WITH WINDOW SUPPLIER.
2. ALL WINDOWS SHALL MEET OR EXCEED ALL MINIMUM REQUIREMENTS OF ALL APPLICABLE CODES, ORDINANCES, AND PROJECT SPECIFIC REQUIREMENTS FOR SIZE, SILL MOUNTING HEIGHT, CLEAR OPENING SIZE FOR EGRESS, CLEAR OPENING SIZE FOR VENTILATION, AIR INFILTRATION RATE, THERMAL TRANSFER, ACCOUSTICAL TRANSFER, THERMAL BREAK, ETC.
3. ALL ALUMINUM WINDOWS SHALL BE IN A FACTORY WHITE FINISH WITH THERMAL GLAZING.
4. ALL WINDOWS SHALL BE PROVIDED WITH SCREENS FOR THE OPERABLE PART OF THE WINDOW.
5. ALL WINDOW HEADS AND JAMBS SHALL HAVE 1/2" GYP. BOARD RETURN. ALL WINDOW STOOLS SHALL HAVE 1 X WOOD STOOLS WITH "K" PATTERN TRIM.
6. ALL WINDOW HEAD FRAME ROUGH OPENINGS SHALL BE AT 6'-9" A.F.F. UNLESS OTHERWISE SHOWN.
7. ALL WINDOWS USED FOR EMERGENCY ESCAPE FROM A SLEEPING ROOM (AT LEAST ONE PER SLEEPING AREA) SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7 S.F., A MINIMUM NET CLEAR HEIGHT OF 24" AND A NET CLEAR OPENING WIDTH OF 20".
8. ALL SLEEPING AREA WINDOW SILLS SHALL NOT BE GREATER THAN 44" A.F.F. FOR EMERGENCY EGRESS.
9. PROVIDE SAFETY OR TEMPERED GLASS WHERE REQUIRED FOR HUMAN IMPACT LOADS PER APPLICABLE CODES.

DOOR SCHEDULE						
MK	QTY	SIZE WXH	DOOR TYPE	FRAME TYPE	HDWR MK.	REMARKS
1	SGL	3/0X6/8	METAL CLAD	WOOD	LEVER, 6	5, PANEL INSUL.
1B	SGL	2/10X6/8	METAL CLAD	WOOD	LEVER, 6	5, PANEL INSUL.
5	SGL	2/6X6/8	WOOD	WOOD	6	
7	SGL	2/0X6/8	WOOD	WOOD	6	
22	PR	2/4X6/8	WOOD	WOOD	6	
38	SGL	1/4X6/8	WOOD	WOOD	6	
46	PR	3/0X6/8	WOOD	WOOD	6	
51	SGL	2/10X6/8	WOOD	WOOD	6	
53	SGL	6/0X6/8	METAL CLAD	WOOD	6	SLIDING GLASS DOORS [S]
54	SGL	2/10X6/8	METAL CLAD	WOOD	6	W/FULL DIV. LITE SAFETY GLASS
57	SGL	10/0X7/0	METAL CLAD	WOOD	6	OVERHEAD GARAGE DOOR
[S]	SAFETY GLASS					

DOOR NOTES

1. ALL DWELLING UNIT ENTRY DOORS SHALL BE 1-3/4" THK. X 6'-8" HIGH, INSULATED, SIX (6) PANEL, METAL CLAD, PREHUNG IN A WOOD FRAME. ALL INTERIORS TO BE CASED WITH "K" PATTERN TRIM, PAINTED WITH INTERIOR LATEX PAINT. DOOR TO BE EQUIPPED WITH A VIEWER. PATIO DOORS SHALL BE METAL CLAD WITH FULL SAFETY GLASS WITH APPLIED DIVIDER LITES.
2. ALL INTERIOR DWELLING UNIT DOORS SHALL BE 1-3/8" THICK X 6'-8" HIGH, PAINT GRADE HARDBOARD FACE WITH PAINT GRADE WOOD STILES, PREHUNG IN WOOD FRAME. ALL INTERIORS TO BE CASED WITH "K" PATTERN TRIM, PAINTED WITH INTERIOR LATEX PAINT.
3. ALL INTERIOR DWELLING BEDROOM CLOSET DOORS SHALL BE A 1-3/8" THICK X 6'-8" HIGH, PAINT GRADE HARDBOARD FACE WITH PAINT GRADE WOOD STILES. ALL OPENINGS ARE TO BE A 1/2" GYP. BOARD RETURN.
4. ALL INTERIOR WATER HEATER DOORS SHALL BE 1-3/8" THICK X 6'-8" HIGH, PAINT GRADE HARDBOARD FACE WITH PAINT GRADE WOOD STILES. ALL OPENINGS ARE TO BE A 1/2" GYP. BOARD RETURN.
5. WHERE DOORS ARE SHOWN IN RATED WALLS, DOOR OPENING SHALL BE PROTECTED BY A TIGHT-FITTING SMOKE AND DRAFT CONTROL ASSEMBLY HAVING A FIRE PROTECTION RATING OF NOT LESS THAN 60 MIN IN 1HR WALL 90 MIN IN 2HR. SAID DOORS SHALL NOT HAVE LOUVERS. THE DOOR AND FRAME SHALL BEAR AN APPROVED LABEL OR OTHER IDENTIFICATION SHOWING THE RATING THEREOF, THE NAME OF THE MANUFACTURER AND THE IDENTIFICATION OF THE SERVICE CONDUCTING THE INSPECTION OF MATERIALS AND WORKMANSHIP AT THE FACTORY DURING FABRICATION AND ASSEMBLY. DOORS SHALL BE MAINTAINED SELF-CLOSING. SMOKE AND DRAFT CONTROL ASSEMBLIES SHALL BE PROVIDED WITH A GASKET SO INSTALLED AS TO PROVIDE A SEAL WHERE THE DOOR MEETS THE STOP ON BOTH SIDES AND ACROSS THE TOP. VIEWPORTS SHALL BE INSTALLED WITH A HOLE NOT LARGER THAN 1" IN DIAMETER THROUGH THE DOOR AND HAVE AT LEAST A 1/4" THICK GLASS DISC AND THE HOLDER IS OF METAL WHICH WILL NOT MELT OUT WHEN SUBJECT TO TEMPERATURES OF 1700 DEGREES F.
6. ALL DOOR HARDWARE IN TYPE A DWELLING UNITS AND THE ENTRY OF TYPE B SHALL MEET THE REQUIREMENT FOR ANSI 404.2.6 AND SHOULD BE OF A LEVER CONFIGURATION IN LIEU OF THE A STANDARD SMOOTH KNOB. REFER TO DOOR SECTION ON SHEET H01 FOR DEAILED DESCRIPTION OF GRASPABILITY AND MAXIMUM POUND FORCE REQUIRED FOR OPERABILITY OF HARDWARE.



MECHANICAL NOTES:

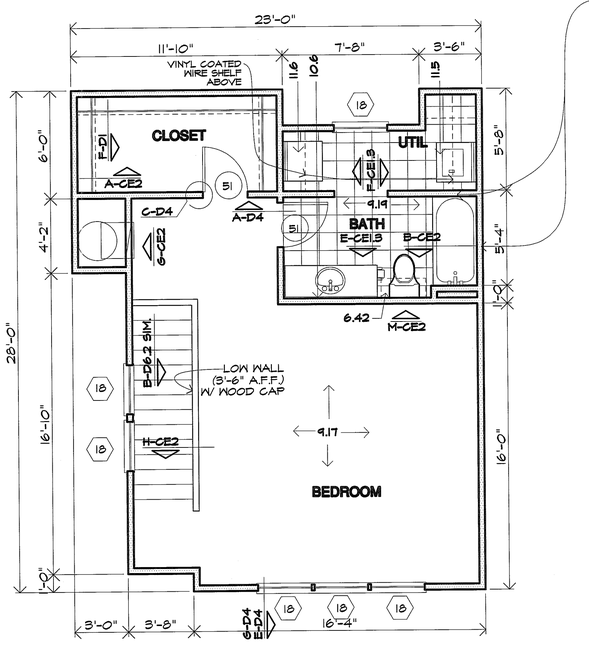
1. DESIGN, INSTALLATION AND EQUIPMENT SHALL MEET ALL APPLICABLE CODES. ASHRAE STANDARDS AND THE PROJECT SPECIFICATIONS.
2. MECHANICAL CONTRACTOR IS RESPONSIBLE FOR SIZING MECHANICAL UNITS, DUCTS AND DISTRIBUTION SYSTEM TO MAINTAIN 72 DEG. F. INDOOR SUMMER AND 70 DEG. F. INDOOR WINTER.
3. MECHANICAL CONTRACTOR IS RESPONSIBLE FOR PERFORMANCE OF THE FINAL INSTALLED HVAC SYSTEM.
4. ALL INTERIOR WATER PIPING TO BE COPPER WITH SOLDERED JOINTS. NO JOINTS ALLOWED BELOW SLAB, EXCEPT AS ALLOWED BY CODE.
5. PROVIDE ALL CARRIERS AND HANGERS REQUIRED FOR A COMPLETE INSTALLATION.
6. FINAL INSTALLED PIPING SIZED ARE THE RESPONSIBILITY OF THE PLUMBING CONTRACTOR.
7. ALL DWELLING UNITS ARE TO BE SEPARATELY METERED.

ELECTRICAL NOTES:

1. ALL EXTERIOR LIGHTS, INCLUDING BUILDING MOUNTED UNIT ENTRY LIGHTS TO BE PHOTO CELL CONTROLLED, UNLESS OTHERWISE NOTED. ALL BUILDING MOUNTED LIGHTS TO BE CIRCUITED VIA APPLICABLE INDIVIDUAL UNIT PANELS.
2. VERIFY VOLTAGE REQUIREMENTS OF EQUIPMENT AND ADJUST WIRING AND SERVICE ACCORDINGLY.
3. THE ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR FINAL INSTALLED ELECTRICAL SERVICE.
4. CONVENIENCE OUTLETS TO BE 6 MAXIMUM PER CIRCUIT #12 AFF UNLESS OTHERWISE NOTED.
5. ALL ELECTRICAL EQUIPMENT AND INSTALLATION TO CONFORM TO THE REQUIREMENTS OF THE LATEST EDITION OF THE NATIONAL ELECTRIC CODE AND MEET ALL APPLICABLE CODES.
6. PROVISION AND COORDINATE ALL WIRING, ETC. FOR COMPLETE TELEPHONE SERVICE AS SHOWN ON PLANS.
7. ALL EXTERIOR LITES NOTED "PH" ARE TO BE VIA THE HOUSE PANEL.
8. ALL DWELLING UNITS ARE TO BE INDIVIDUALLY METERED AND WIRED ACCORDINGLY.
9. INSTALL A SEPARATE "HOUSE" METER AND PANEL AT EACH BUILDING.
10. ALL POLE MOUNTED LITES AND SITE AMENITY ELECTRICAL COMPONENTS ARE TO BE CIRCUITED TO NEAREST HOUSE PANEL.

FINISH NOTES:

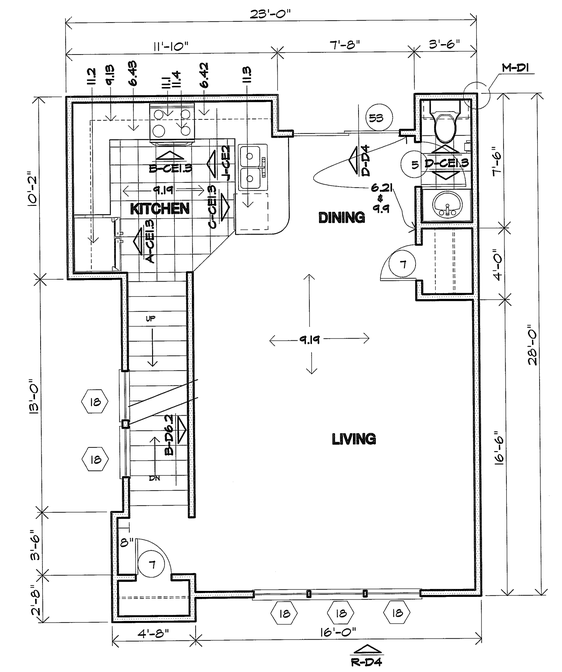
1. VINYL TILE IN LOCATIONS SHOWN ON PLANS. INSTALL COMPLETELY UNDER ALL APPLIANCES EXCLUDING DISHWASHER.
2. ALL KITCHEN COUNTER TOPS AND VANITY TOPS, SPLASHES AND NOSES SHALL BE LAMINATE PLASTIC COVERED. COLORS TO BE SELECTED BY ARCHITECT.
3. VINYL WALLCOVERING IN LOCATIONS SHOWN ON PLANS.
4. CARPET TO BE CUT PILE INSTALLED ON A PAD
5. WOOD BASE TO BE "K" PATTERN.
6. ALL INTERIOR PAINT SHALL BE ES6-SHELL FOR WALLS, AND CEILING. ALL TRIM TO BE PAINTED SEMI-GLOSS.
7. ALL GROUND FLOOR UNITS TO HAVE BLOCKING AT TUB AND TOILET FOR FUTURE INSTALLATION OF GRAB BARS. REFER SHEET H03 FOR LOCATION.



NOTE:
INSTALL GREEN BD. DRYWALL IN TUB RECESS INCLUDING BEHIND TUB TO FLOOR, TYP. ALL UNITS

B UNIT PLAN - A4T

1/4"=1'-0"



A UNIT PLAN - A4T

1/4"=1'-0"

KEYED NOTES:

2 SITE WORK
2.1 NOT USED
2.2 CONCRETE SIDEWALK, WIDTH AS NOTED ON PLAN

3 CONCRETE
3.1 FOUNDATION SYSTEM, REFER TO STRUCTURAL DRAWINGS
3.2 4" CONCRETE SLAB WITH 6X6, 10/10 WELDED WIRE MESH OVER WATERPROOF MEMBRANE ON MINIMUM 4"CRUSHED ROCK.
3.3 4" CONCRETE PATIO SLAB WITH 6X6 10/10 MMM ON 4" SAND CUSHION
3.4 FLOOR/CEILING ASSEMBLY - REFER ASSEMBLY LEGEND
3.5 BREEZEWAY FLOOR/CEILING ASSEMBLY - REFER ASSEMBLY LEGEND

4 MASONRY
4.1 8" CONCRETE RETAINING/STEM WALL WITH WATERPROOFING MEMBRANE 4 INCH PROTECTIVE BOARD ON EXTERIOR FACE AND WITH 5/8" GYP. BOARD ON 1X4 FURRING AT 24" O.C. WITH R-11 RIGID INSULATION ON EXTERIOR FACE (SEE FOUNDATION DETAIL FOR REINFORCING)
4.2 8" CONCRETE STEM WALL. PAINT ALL EXPOSED SURFACES. ALL PORTIONS OF CONCRETE BLOCK STEM WALLS TO BE COVERED WITH SIDING ON FURRING STRIPS FOR ANY AREA BELOW FINISH GRADE.
4.3 FACE VENEER, REFER BUILDING PLANS.
4.4 BRICK SOLDIER COURSE (COLOR MAY DIFFER FROM FIELD BRICK COLOR) ALT. 2X10
4.5 BRICK ROWLOCK COURSE.

5 METALS
5.1 STEEL FRAMED STAIR, WITH PRECAST CONCRETE TREAD.

6 WOOD AND PLASTICS
6.1 TREATED 2X4 SOLE PLATE W/ 1/2" ROUND X 12" LONG A.B. AT 48" O.C. OR APPLICABLE CODE APPROVED TIE DOWN CLIP. INSTALL ANCHOR BOLT AT EACH END OF ALL SHORT WALLS WITH A MINIMUM OF TWO A.B.'S PER SECTION OF WALL
6.2 STRUCTURAL GRADE THERMAL FLY SHEATHING (TYPICAL ALL LOCATIONS).
6.3 TRUSSED RAFTERS AT 24"OC
6.4 2X4 WOOD BLOCKING AT TOP AND BOTTOM LOCATIONS OF STUD WALLS, AT LAST 3 RUNS
6.5 X-BRIDGING BETWEEN FLOOR JOISTS AT MAXIMUM 8' SPACINGS AT CONTRACTOR'S OPTION USE SOLID 2X BRIDGING.
6.6 2X10 BALCONY JOISTS (MOISTURE RESISTANT).
6.7 JOIST HANGER.
6.8 2X4 DECKING (MOISTURE RESISTANT). 2X6 DECKING MAY BE USED AT CONTRACTOR'S OPTION
6.9 3/4" PLYWOOD ON FLOOR JOISTS OR FLOOR TRUSSES WITH 3-1/2" BATT INSULATION. DOUBLE FLOOR TRUSSES UNDER WALLS PARALLEL TO TRUSS.
6.10 INSTALL HEADER TO FULL WIDTH OF OPENING AT OPENING ADJACENT TO EACH OTHER.
6.11 CONTINUOUS WOOD BLOCKING
6.12 2X6 RAFTER EXTENSIONS.
6.13 EXTERIOR WALL ASSEMBLY - REFER ASSEMBLY LEGEND, H01
6.14 SEALANT JOINT AT ALL INTERSECTIONS OF SIDING TO TRIM
6.15 1/2" PLYWOOD.
6.16 6X6 WOOD POST.
6.17 2 X 6 STUDS AT 16" O.C.
6.18 3/8" ROUGH SAWN PLYWOOD SOFFIT WITH 1X2 TRIM
6.19 3/4" PLYWOOD FIRE STOP OR 2X BLOCKING
6.20 2 X 10 RIM JOIST OR SOLID MATERIAL
6.21 WOOD STRUCTURAL AT SIDING ONLY.
6.22 PREFAB WOOD FIREPLACE MANTLE AND SURROUND.
6.23 CEMENT FIBERBOARD TRIM OVER 2X6@5 SUP BACKER. SOFFIT: CEMENT FIBERBOARD
6.24 WOOD TRIM
6.25 NOT USED
6.26 2X6 PT. DECKING. ALT.1: PRESSURE TREATED WOOD DECK. ALT.2: KEYNOTE 5.3
6.34 PAINTED WOOD SILL 4 1/2" DEEP AT WINDOW SILL HEIGHT.
6.35 CEILING ASSEMBLY -REFER ASSEMBLY LEGEND, H01
6.36 NOT USED
6.37 2X12 STRINGER.
6.38 FURR DOWN SHADED AREA TO 7'-0" ABOVE FINISHED FLOOR, U.O.N.
6.39 SLOPE CEILING WITH 3:12 PITCH, TYPICAL AT ALL TOP FLOOR LIVING ROOM CEILINGS AND BEDROOM CEILINGS AS SHOWN ON UNIT PLAN
6.40 LINE OF CEILING CHANGE.
6.41 STAIR RAIL
6.42 WALL CABINET AND SHELVES ABOVE
6.43 BASE CABINET AND SHELVES
6.44 DRAWER(S) TYPICAL
6.45 5 WOOD SHELVES, 12" DEEP TYPICAL.
6.46 NOT USED.
6.47 NOT USED.
6.48 BREEZEWAY WALL ASSEMBLY - REFER ASSEMBLY LEGEND H01

7 THERMAL AND MOISTURE PROTECTION
7.1 ROOF ASSEMBLY - REFER ASSEMBLY LEGEND, H01
7.2 BATT OR BLOW INSULATION (R-38) TYPICAL ALL ROOF AREAS.
~~7.3 BATT INSULATION (R-13)~~
7.4 SEALANT.
7.5 BATT INSULATION (R-13) TYPICAL ALL EXTERIOR WALLS.
7.6 PREFINISHED GUTTER AND DOWNSPOUT WITH SPLASH BLOCK.
7.7 DIVERTER, PREFINISHED TO MATCH SHINGLES.
7.8 24 GAGE PAINTED, GALV METAL CAP WITH MITERED EDGES.
7.9 26 GAGE PAINTED, GALV METAL STEP FLASHING
7.10 INSULATION TO BE CONTINUOUS AT ALL BUILDING ENDS AT CHASE WALL TYPICAL.
7.11 POLY VAPOR BARRIER PRAPPED AT PERIMETERING OF ALL WINDOWS AND DOORS
7.12 WALL TO RECEIVE BATT INSULATION.
7.13 SADDLE, TYPICAL ALL PREFAB CHIMNEYS.
7.14 FLASHING LET UNDER THRESHOLD

8 DOORS AND WINDOWS
8.1 1'-10" X 2'-6" ATTIC ACCESS. REFER BLDG. PLAN
8.2 DIVIDED LITE, THERMAL GLAZED ALUMINUM WINDOW W/ WHITE ALUMINUM FINISH.
8.3 PAINTED, INSULATED, METAL CLAD, PANELIZED DOOR, W/ SPRING LOADED BUTTS. ALL DOORS TO HAVE DOOR VISWER AND HAVE FOAM CORE.
8.4 PAINTED, FULL GLASS W/ DIVIDED LITE, METAL CLAD INSULATED PATIO DOOR. INSTALL STORM DOOR OR TRIPLE GLAZING WHERE REQUIRED. USE SAFETY GLASS.
8.5 DOOR BUCK AND TRIM.
8.6 PAINTED WOOD SILL AT WINDOW SILL HEIGHT
8.7 METAL THRESHOLD SET IN SEALANT.

9 FINISHES
9.1 ONE LAYER OF 1/2" GYP ED ATTIC DRAFT STOPPING ABOVE AND IN LINE WITH ALL TENANT SEPARATION WALLS.
9.2 ONE LAYER 5/8" GYP BOARD
9.3 TENANT SEPARATION WALL ASSEMBLY - REFER ASSEMBLY LEGEND, H01
9.5 EXTENT OF WALLPAPER BORDER IN KITCHEN AND BATH ONLY.
9.6 5/8" GYP BOARD ON 2X4 STUDS.
9.7 5/8" FIRESGUARD GYP BOARD.
9.8 1/2" GYPSUM BOARD.
9.11 CHANNEL AT SIDING
9.12 CERAMIC TILE AT TUB ENCLOSURE.
9.13 CERAMIC TILE - ALT 12x12
9.14 CANVAS AWNING.
9.15 PLASTIC LAMINATE NOSE, TOP, AND 4" HIGH BACK AND END SPLASHES AT WALLS
9.16 1 HOUR RATED WALL ASSEMBLY AT LOAD BEARING WALLS AND ALL EXTERIOR WALLS.
9.17 CERAMIC TILE AT HEARTH
9.18 LINE OF FLOOR MATERIAL CHANGE.
9.21 CARPETING FLOORING
9.23 NOT USED.
9.24 VINYL FLOORING W/ NO VINYL FLOORING UNDER DISHWASHER AT KITCHEN, TYP.

10 SPECIALTIES
10.1 EXHAUST GRILLE W/ HARDWARE CLOTH COVER.
10.2 PAINTED WOOD OR GALV MTL ROOF VENTILATION LOUVER W/ BACKING SCREEN. SIZE TO BE IN ACCORDANCE WITH CODE REQUIREMENTS.
10.3 MAIL BOXES
10.4 TOWEL BAR AT 4'-6" A.F.F., PROVIDE 2X8 BLOCKING FLAT IN WALL.
10.5 GRAB BAR AND SOAP HOLDER, TYPICAL ALL TUB ENCLOSURES. PROVIDE 2X8 BLOCKING FLAT IN WALL.
10.6 1/4" POLISHED PLATE MIRROR WITH MAXIMUM GAP OF 1" AT PERIMETER OF MIRROR

11 EQUIPMENT
11.1 MICROWAVE OVEN / RANGE HOOD COMBINATION.
11.2 REFRIGERATOR W/ ICEMAKER.
11.3 DISHWASHER.
11.4 30" RANGE
11.5 WASHER (N.I.C.)
11.6 DRYER (N.I.C.)

15 MECHANICAL
15.1 PLUMBING ACCESS PANEL, TYPICAL ALL TUB / SHOWER LOCATIONS.
15.2 HOT WATER HEATER ACCESS PANEL, TYPICAL AT WATER HEATER LOCATIONS.
15.3 EXHAUST FAN, VENT THROUGH ROOF AT TOP FLOOR, THROUGH WALL VIA FLOOR FRAMING SPACE AT ALL OTHER FLOORS, TERMINATING DEVICE TO HAVE HARDWARE CLOTH COVER.
15.4 CONDENSING UNITS ON CONC. PAD, PRECAST OR PREFORMED PAD. ALL REFRIG. LINES TO BE COMPLETELY CONCEALED FROM VIEW.
15.5 DRYER VENT, VENT THRU ROOF AT TOP FLOOR, THRU WALL VIA FLOOR JOIST SPACE AT ALL OTHER FLOORS, TERMINATING DEVICE TO HAVE HARDWARE CLOTH COVER.
15.6 POP-OFF AND CONDENSATE DRAIN FOR WATER HEATER
15.7 ROOF MOUNTED ATTIC VENTS PER APPLICABLE CODE REQUIREMENTS.
15.9 GATE VALVE
15.11 PREFABRICATED WASHER HOOK-UP BOX. PROVIDE HOT AND COLD WATER SUPPLY AND DRAIN W/LEVER TYPE STOP VALVE.
15.10 RANGE HOOD VENT, VENT THRU ROOF AT TOP FLOOR, THRU WALL VIA FLOOR JOIST SPACE AT ALL OTHER FLOORS, TERMINATING DEVICE TO HAVE HARDWARE CLOTH COVER.
15.11 ENCASE SPRINKLER PIPES W/ RIGID INSULATION AT ALL BREEZEWAY LOCATIONS, REFER FIRE SPRINKLER PLANS.

16 ELECTRICAL
16.1 ELECTRICAL METERS, TYPICAL LOCATION
16.2 J-BOX FOR RANGE HOOD ON SEPARATE CIRCUIT-120V
16.3 JUNCTION BOX FOR DISHWASHER - 120V
16.4 JUNCTION BOX FOR DISPOSAL - 120V
16.5 JUNCTION BOX FOR REFRIGERATOR - 120V
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REVISIONS

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LOCATION: Lee Summit, Missouri
CLIENT: Case Development Services

SEAL:

Architects Collective
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TULSA, OKLAHOMA 74135
918/492-2987

PROJECT NUMBER:
DATE: 05/03/18

SHEET TITLE: UNIT PLAN

SHEET NUMBER: A8.7

4/30/2018 11:55 AM W:\reserve\cad\Case\Case_MF_LeeSummit_17\Lee_bldgsm\H\Lee_unit\A4T

WINDOW SCHEDULE					
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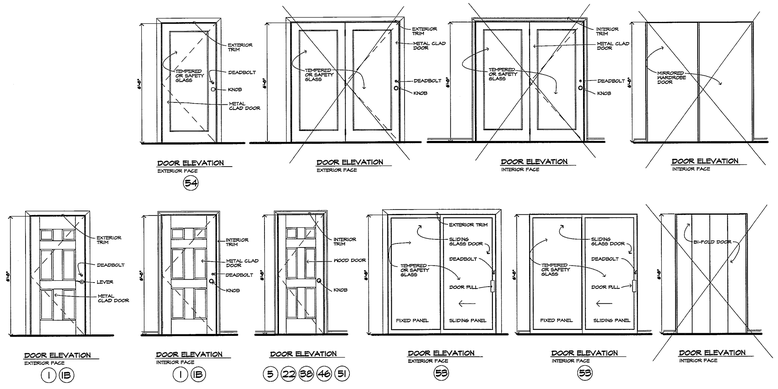
WINDOW NOTES

1. VERIFY ALL ROUGH OPENING REQUIREMENTS WITH WINDOW SUPPLIER.
2. ALL WINDOWS SHALL MEET OR EXCEED ALL MINIMUM REQUIREMENTS OF ALL APPLICABLE CODES, ORDINANCES, AND PROJECT SPECIFIC REQUIREMENTS FOR SIZE, SILL MOUNTING HEIGHT, CLEAR OPENING SIZE FOR EGRESS, CLEAR OPENING SIZE FOR VENTILATION, AIR INFILTRATION RATE, THERMAL TRANSFER, ACCOUSTICAL TRANSFER, THERMAL BREAK, ETC.
3. ALL ALUMINUM WINDOWS SHALL BE IN A FACTORY WHITE FINISH WITH THERMAL GLAZING.
4. ALL WINDOWS SHALL BE PROVIDED WITH SCREENS FOR THE OPERABLE PART OF THE WINDOW.
5. ALL WINDOW HEADS AND JAMBS SHALL HAVE 1/2" GYP. BOARD RETURN. ALL WINDOW STOOLS SHALL HAVE 1 X WOOD STOOLS WITH "K" PATTERN TRIM.
6. ALL WINDOW HEAD FRAME ROUGH OPENINGS SHALL BE AT 6'-9" A.F.F. UNLESS OTHERWISE SHOWN.
7. ALL WINDOWS USED FOR EMERGENCY ESCAPE FROM A SLEEPING ROOM (AT LEAST ONE PER SLEEPING AREA) SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7 S.F., A MINIMUM NET CLEAR HEIGHT OF 24" AND A NET CLEAR OPENING WIDTH OF 20".
8. ALL SLEEPING AREA WINDOW SILLS SHALL NOT BE GREATER THAN 44" A.F.F. FOR EMERGENCY EGRESS.
9. PROVIDE SAFETY OR TEMPERED GLASS WHERE REQUIRED FOR HUMAN IMPACT LOADS PER APPLICABLE CODES.

DOOR SCHEDULE						
MK	QTY	SIZE WXH	DOOR TYPE	FRAME TYPE	HDWR MK.	REMARKS
1	SGL	3/0X6/8	METAL CLAD	WOOD	LEVER, 6	5, PANEL INSUL.
1B	SGL	2/10X6/8	METAL CLAD	WOOD	LEVER, 6	5, PANEL INSUL.
5	SGL	2/6X6/8	WOOD	WOOD	6	
7	SGL	2/0X6/8	WOOD	WOOD	6	
22	PR	2/4X6/8	WOOD	WOOD	6	
38	SGL	1/4X6/8	WOOD	WOOD	6	
46	PR	3/0X6/8	WOOD	WOOD	6	
51	SGL	2/0X6/8	WOOD	WOOD	6	
58	SGL	6/0X6/8	METAL CLAD	WOOD	6	SLIDING GLASS DOORS [S]
54	SGL	2/0X6/8	METAL CLAD	WOOD	6	W/FULL DIV. LITE SAFETY GLASS
57	SGL	10'0X7'0	METAL CLAD	WOOD	6	OVERHEAD GARAGE DOOR
[S]	SAFETY GLASS					

DOOR NOTES

1. ALL DWELLING UNIT ENTRY DOORS SHALL BE 1-3/4" THK. X 6'-8" HIGH, INSULATED, SIX (6) PANEL, METAL CLAD, PREHUNG IN A WOOD FRAME. ALL INTERIORS TO BE CASED WITH "K" PATTERN TRIM, PAINTED WITH INTERIOR LATEX PAINT. DOOR TO BE EQUIPPED WITH A VIEWER. PATIO DOORS SHALL BE METAL CLAD WITH FULL SAFETY GLASS WITH APPLIED DIVIDER LITES.
2. ALL INTERIOR DWELLING UNIT DOORS SHALL BE 1-3/8" THICK X 6'-8" HIGH, PAINT GRADE HARDBOARD FACE WITH PAINT GRADE WOOD STILES, PREHUNG IN WOOD FRAME. ALL INTERIORS TO BE CASED WITH "K" PATTERN TRIM, PAINTED WITH INTERIOR LATEX PAINT.
3. ALL INTERIOR DWELLING BEDROOM CLOSET DOORS SHALL BE A 1-3/8" THICK X 6'-8" HIGH, PAINT GRADE HARDBOARD FACE WITH PAINT GRADE WOOD STILES. ALL OPENINGS ARE TO BE A 1/2" GYP. BOARD RETURN.
4. ALL INTERIOR WATER HEATER DOORS SHALL BE 1-3/8" THICK X 6'-8" HIGH, PAINT GRADE HARDBOARD FACE WITH PAINT GRADE WOOD STILES. ALL OPENINGS ARE TO BE A 1/2" GYP. BOARD RETURN.
5. WHERE DOORS ARE SHOWN IN RATED WALLS, DOOR OPENING SHALL BE PROTECTED BY A TIGHT-FITTING SMOKE AND DRAFT CONTROL ASSEMBLY HAVING A FIRE PROTECTION RATING OF NOT LESS THAN 60 MIN. IN 1HR WALL 90 MIN IN 2HR. SAID DOORS SHALL NOT HAVE LOUVERS. THE DOOR AND FRAME SHALL BEAR AN APPROVED LABEL OR OTHER IDENTIFICATION MARK SHOWING THE RATING THEREOF, THE NAME OF THE MANUFACTURER AND THE IDENTIFICATION OF THE SERVICE CONDICTING THE INSPECTION OF MATERIALS AND WORKMANSHIP AT THE FACTORY DURING FABRICATION AND ASSEMBLY. DOORS SHALL BE MAINTAINED SELF-CLOSING. SMOKE AND DRAFT CONTROL ASSEMBLIES SHALL BE PROVIDED WITH A GASKET SO INSTALLED AS TO PROVIDE A SEAL WHERE THE DOOR MEETS THE STOP ON BOTH SIDES AND ACROSS THE TOP. VIEWPORTS SHALL BE INSTALLED WITH A HOLE NOT LARGER THAN 1" IN DIAMETER THROUGH THE DOOR AND HAVE AT LEAST A 1/4" THICK GLASS DISC AND THE HOLDER IS OF METAL WHICH WILL NOT MELT OUT WHEN SUBJECT TO TEMPERATURES OF 1,700 DEGREES F.
6. ALL DOOR HARDWARE IN TYPE A DWELLING UNITS AND THE ENTRY OF TYPE B SHALL MEET THE REQUIREMENT FOR ANSI 404.2.6 AND SHALL BE OF A LEVER CONFIGURATION IN LIEU OF THE A STANDARD SMOOTH KNOB. REFER TO DOOR SECTION ON SHEET HC1 FOR DEAILED DESCRIPTION OF GRASPABILITY AND MAXIMUM POUND FORCE REQUIRED FOR OPERABILITY OF HARDWARE.



MECHANICAL NOTES:

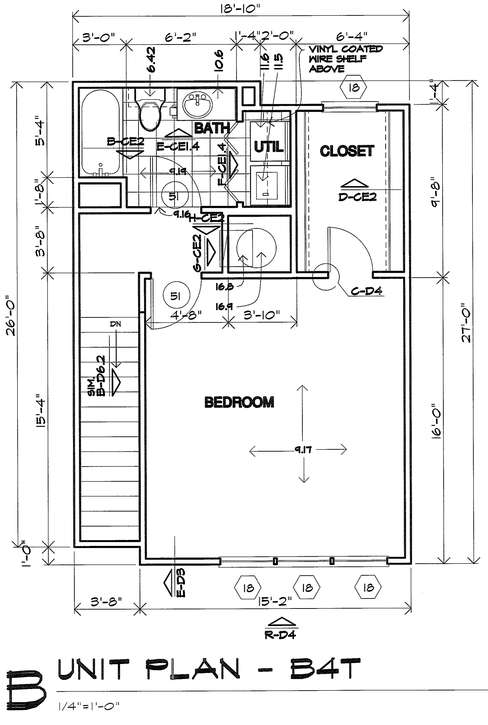
1. DESIGN, INSTALLATION AND EQUIPMENT SHALL MEET ALL APPLICABLE CODES, ASHRAE STANDARDS AND THE PROJECT SPECIFICATIONS.
2. MECHANICAL CONTRACTOR IS RESPONSIBLE FOR SIZING MECHANICAL UNITS, DUCTS AND DISTRIBUTION SYSTEM TO MAINTAIN 72 DEG. F. INDOOR SUMMER AND 70 DEG. F. INDOOR WINTER.
3. MECHANICAL CONTRACTOR IS RESPONSIBLE FOR PERFORMANCE OF THE FINAL INSTALLED HVAC SYSTEM.
4. ALL INTERIOR WATER PIPING TO BE COPPER WITH SOLDERED JOINTS. NO JOINTS ALLOWED BELOW SLAB, EXCEPT AS ALLOWED BY CODE.
5. PROVIDE ALL CARRIERS AND HANGERS REQUIRED FOR A COMPLETE INSTALLATION.
6. FINAL INSTALLED PIPING SIZED ARE THE RESPONSIBILITY OF THE PLUMBING CONTRACTOR.
7. ALL DWELLING UNITS ARE TO BE SEPARATELY METERED.

ELECTRICAL NOTES:

1. ALL EXTERIOR LIGHTS, INCLUDING BUILDING MOUNTED UNIT ENTRY LIGHTS TO BE PHOTO CELL CONTROLLED, UNLESS OTHERWISE NOTED. ALL BUILDING MOUNTED LIGHTS TO BE CIRCUITED VIA APPLICABLE INDIVIDUAL UNIT PANELS.
2. VERIFY AMPERAGE REQUIREMENTS OF EQUIPMENT AND ADJUST WIRING AND SERVICE ACCORDINGLY.
3. THE ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR FINAL INSTALLED ELECTRICAL SERVICE.
4. CONVENIENCE OUTLETS TO BE 6 MAXIMUM PER CIRCUIT @12 AFF UNLESS OTHERWISE NOTED.
5. ALL ELECTRICAL EQUIPMENT AND INSTALLATION TO CONFORM TO THE REQUIREMENTS OF THE LATEST EDITION OF THE NATIONAL ELECTRIC CODE AND MEET ALL APPLICABLE CODES.
6. PROVIDE AND COORDINATE ALL WIRING, ETC. FOR COMPLETE TELEPHONE SERVICE AS SHOWN ON PLANS.
7. ALL EXTERIOR LITES NOTED "PH" ARE TO BE VIA THE HOUSE PANEL.
8. ALL DWELLING UNITS ARE TO BE INDIVIDUALLY METERED AND WIRED ACCORDINGLY.
9. INSTALL A SEPARATE "HOUSE" METER AND PANEL AT EACH BUILDING.
10. ALL POLE MOUNTED LITES AND SITE AMENITY ELECTRICAL COMPONENTS ARE TO BE CIRCUITED TO NEAREST HOUSE PANEL.

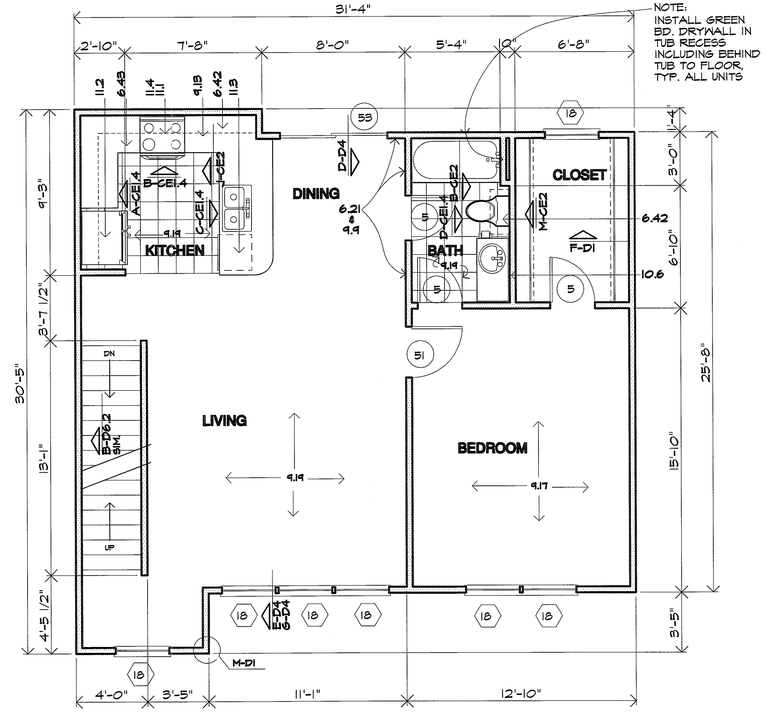
FINISH NOTES:

1. VINYL TILE IN LOCATIONS SHOWN ON PLANS. INSTALL COMPLETELY UNDER ALL APPLIANCES EXCLUDING DISHWASHER.
2. ALL KITCHEN COUNTER TOPS AND VANITY TOPS, SPLASHES, AND NOSES SHALL BE LAMINATE PLASTIC COVERED. COLORS TO BE SELECTED BY ARCHITECT.
3. VINYL WALLCOVERING IN LOCATIONS SHOWN ON PLANS.
4. CARPET TO BE CUT PILE INSTALLED ON A PAD
5. WOOD BASE TO BE "K" PATTERN.
6. ALL INTERIOR PAINT SHALL BE E56-SHELL FOR WALLS, AND CEILING. ALL TRIM TO BE PAINTED SEMI-GLOSS.
7. ALL GROUND FLOOR UNITS TO HAVE BLOCKING AT TUB AND TOILET FOR FUTURE INSTALLATION OF GRAB BARS. REFER SHEET HC3 FOR LOCATION.



B UNIT PLAN - B4T

1/4"=1'-0"



A UNIT PLAN - B4T

1/4"=1'-0"

ALL UNITS TO BE PRE-WIRE FOR BOTH STROBE AND MINI HORN SOUNDER IN EACH BED ROOM AND LIVING ROOM TIED TO BLDG FIRE ALARM SYSTEM TO MEET NFPA REQ.

KEYED NOTES:

2 SITE WORK
2.1 NOT USED
2.2 CONCRETE SIDEWALK, WIDTH AS NOTED ON PLAN

3 CONCRETE
3.1 FOUNDATION SYSTEM, REFER TO STRUCTURAL DRAWINGS
3.2 4" CONCRETE SLAB WITH 6X6, 10/10 WELDED WIRE MESH OVER WATERPROOF MEMBRANE ON MINIMUM 4"CRUSHED ROCK.
3.3 4" CONCRETE PATIO SLAB WITH 6X6 10/10 MWM ON 4" SAND CUSHION
3.4 FLOOR/CEILING ASSEMBLY - REFER ASSEMBLY LEGEND
3.5 BREEZEWAY FLOOR/CEILING ASSEMBLY - REFER ASSEMBLY LEGEND

4 MASONRY
4.1 8" CONCRETE RETAINING/STEM WALL WITH WATERPROOFING MEMBRANE & WDX PROTECTIVE BOARD ON EXTERIOR FACE AND WITH 5/8" GYP. BOARD ON 1X4 FURRING AT 24" O.C. WITH 3/4" RIGID INSULATION ON EXTERIOR FACE (SEE FOUNDATION DETAIL FOR REINFORCING).
4.2 8" CONCRETE STEM WALL. PAINT ALL EXPOSED SURFACES. ALL PORTIONS OF CONCRETE BLOCK STEM WALLS TO BE COVERED WITH SIDING ON FURRING STRIPS FOR ANY AREA TALLER THAN 8" ABOVE GRADE.
4.3 16" SQUARE BRICK COLUMN ON 24" SQUARE FOOTING.
4.4 BRICK VENEER, REFER BUILDING PLANS.
4.5 BRICK SOLDIER COURSE, (COLOR MAY DIFFER FROM FIELD BRICK) COLOR: ALT. 2X10
4.6 BRICK ROWLOCK COURSE.

5 METALS
5.1 STEEL FRAMED STAIR, WITH PRECAST CONCRETE TREAD.

6 WOOD AND PLASTICS
6.1 TREATED 2X4 SOLE PLATE W/ 1/2" ROUND X 12" LONG A.B. AT 48" O.C. OR APPLICABLE CODE APPROVED TIE DOWN CLIP. INSTALL ANCHOR BOLT AT EACH END OF ALL SHORT WALLS WITH A MINIMUM OF TWO A.B.'S PER SECTION OF WALL.
6.2 STRUCTURAL GRADE THERMAL PLY SHEATHING (TYPICAL ALL LOCATIONS).
6.3 TRUSSED RAFTERS AT 24"OC
6.4 1X4 TRUSS BRIDGING AT TOP AND BOTTOM CHORDS AND X-BRIDGING AT LAST 6 SPANS
6.5 X-BRIDGING BETWEEN FLOOR JOISTS AT MAXIMUM 8'-0" SPACING W/ CONTRACTOR'S OPTION USE SOLID 2X BRIDGING.
6.6 2X10 BALCONY JOISTS (MOISTURE RESISTANT).
6.7 JOIST HANGER.
6.8 2X4 DECKING (MOISTURE RESISTANT). 2X6 DECKING MAY BE USED AT CONTRACTOR'S OPTION
6.9 5/4" PLYWOOD ON FLOOR JOISTS OR FLOOR TRUSSES WITH 9-1/2" BATT INSULATION. DOUBLE FLOOR TRUSSES UNDER WALLS PARALLEL TO TRUSS.
6.10 INSTALL HEADER TO FULL WIDTH OF OPENING AT OPENING ADJACENT TO EACH OTHER.
6.11 CONTINUOS WOOD BLOCKING
6.12 2X6 ROOF EXTENSIONS.
6.13 EXTERIOR WALL ASSEMBLY - REFER ASSEMBLY LEGEND, W31
6.14 SEALANT JOINT AT ALL INTERSECTIONS OF SIDING TO TRIM
6.15 1/2" PLYWOOD.
6.16 6X6 WOOD POST.
6.17 2 X 6 STUDS AT 16" O.C.
6.18 5/8" ROUGH SAWN PLYWOOD SOFFIT WITH 1X2 TRIM
6.19 3/4" PLYWOOD FIRE STOP OR 2X BLOCKING
6.20 2 X 12 RIM JOIST OR EQUIVALENT.
6.21 WOOD CHAIRRAIL AT DINING ONLY.
6.22 PREFAB WOOD FIREPLACE MANTLE AND SURROUND.
6.23 CEMENT FIBERBOARD TRIM OVER 2X4@5 5/8" BACKER. SOFFIT: CEMENT FIBERBOARD
6.24 WOOD TRIM
6.25 NOT USED
6.26 2X6 WD. DECKING, ALT.1: PRESSURE TREATED WOOD DECK, ALT.2: KEYNOTE 3.5
6.27 PAINTED WOOD SILL X 10" DEEP AT WINDOW SILL HEIGHT.
6.28 CEILING ASSEMBLY -REFER ASSEMBLY LEGEND, W31
6.29 NOT USED.
6.30 NOT USED
6.31 2X12 STRINGER.
6.32 FURR DOWN SHADED AREA TO 7'-0" ABOVE FINISHED FLOOR, U.O.N.
6.33 SLOPE CEILING WITH 3:12 PITCH, TYPICAL AT ALL TOP FLOOR LIVING ROOM CEILINGS AND BEDROOM CEILINGS AS SHOWN ON UNIT PLAN
6.40 LINEN CLOSET SHELVING.
6.41 WALK IN PANTRY
6.42 WALL CABINET AND SHELVES ABOVE
6.43 BASE CABINET AND SHELVES
6.44 DRAWER(S) TYPICAL
6.45 5 WOOD SHELVES, 12" DEEP TYPICAL.
6.46 NOT USED
6.47 NOT USED
6.48 BREEZEWAY WALL ASSEMBLY - REFER ASSEMBLY LEGEND W31

7 THERMAL AND MOISTURE PROTECTION
7.1 ROOF ASSEMBLY - REFER ASSEMBLY LEGEND, R31
7.2 BATT INSULATION (R-38) TYPICAL ALL EXTERIOR ROOF AREAS.
~~7.3 BATT INSULATION (R-11)~~
7.4 SEALANT
7.5 BATT INSULATION (R-13) TYPICAL ALL EXTERIOR WALLS.
7.6 PREFINISHED GUTTER AND DOWNSPOUT WITH SPLASH BLOCK.
7.7 DIVERTER PREFINISHED TO MATCH SHINGLES.
7.8 .24 GAGE PAINTED, GALV METAL CAP WITH HEMMED EDGES
7.9 .24 GAGE PAINTED, GALV METAL STEP FLASHING INSULATION TO BE CONTINUOS AT ALL BUILDING ENDS AT SIDE WALL TYPICAL.
7.10 POLY VAPOR BARRIER WRAPPED AT PERIMETERING OF ALL WINDOWS AND DOORS
7.11 WALL TO RECEIVE BATT INSULATION.
7.12 SADDLE TYPICAL ALL FREEING CHIMNEYS.
7.13 FLASHING LET UNDER THRESHOLD

8 DOORS AND WINDOWS
8.1 1'-10" X 2'-6" ATTIC ACCESS. REFER BLDG. PLAN
8.2 DIVIDED LITE, THERMAL GLAZED ALUMINUM WINDOW W/ WHITE ALUMINUM FINISH.
8.3 PAINTED, INSULATED, METAL CLAD, PANELIZED DOOR, W/ SPRING LOADED BUTTS. ALL DOORS TO HAVE DOOR VIEWER AND HAVE FOAM CORE.
8.4 PAINTED, FULL GLASS W/ DIVIDED LITE, METAL CLAD INSULATED PATIO DOOR. INSTALL STORM DOOR OR TRIPLE GLAZING WHERE REQUIRED. USE SAFETY GLASS.
8.5 DOOR BUCK AND TRIM.
8.6 PAINTED WOOD SILL AT WINDOW SILL HEIGHT
8.7 METAL THRESHOLD SET IN SEALANT.

9 FINISHES
9.1 ONE LAYER OF 1/2" GYP ED ATTIC DRAFT STOPPING ABOVE AND IN LINE WITH ALL TENANT SEPARATION WALLS
9.2 ONE LAYER 5/8" GYP BOARD
9.3 TENANT SEPARATION WALL ASSEMBLY - REFER ASSEMBLY LEGEND W31
9.5 EXTENT OF HALFWAY BORDER IN KITCHEN AND BATH ONLY
9.6 5/8" GYP BOARD ON 2X4 STUDS.
9.7 5/8" FIRESHARD GYP BOARD.
9.8 1/2" GYPSUM BOARD.
9.9 CHAIRRAIL AT DINING.
9.10 CERAMIC TILE AT TUB ENCLOSURE.
9.11 8X8 CERAMIC TILE ALT. 12X12
9.12 CANVAS AWNING.
9.13 PLASTIC LAMINATE NOSE, TOP, AND 4" HIGH BACK AND END SPLASHES AT WALLS
9.14 1 HOUR RATED WALL ASSEMBLY AT LOAD BEARING WALLS AND ALL EXTERIOR WALLS.
9.15 CERAMIC TILE AT HEARTH.
9.16 LINE OF FLOOR MATERIAL CHANGE.
9.17 CARPETING FLOORING
9.18 NOT USED
9.19 VINYL FLOORING W/ NO VINYL FLOORING UNDER DISHWASHER AT KITCHEN, TYP.

10 SPECIALTIES
10.1 EXHAUST GRILLE, W/ HARDWARE CLOTH COVER.
10.2 PAINTED WOOD OR GALV MTL ROOF VENTILATION LOUVER W/ BACKING SCREEN. SIZE TO BE IN ACCORDANCE WITH CODE REQUIREMENTS.
10.3 MAIL BOXES.
10.4 TOWEL BAR AT 4'-6" A.F.F., PROVIDE 2X6 BLOCKING FLAT IN WALL.
10.5 GRAB BAR AND SOAP HOLDER, TYPICAL ALL TUB ENCLOSURES. PROVIDE 2X6 BLOCKING FLAT IN WALL.
10.6 1/4" POLISHED PLATE MIRROR WITH MAXIMUM GAP OF 1" AT PERIMETER OF MIRROR

11 EQUIPMENT
11.1 MICROWAVE OVEN / RANGE HOOD COMBINATION.
11.2 REFRIGERATOR W/ ICEMAKER.
11.3 DISHWASHER.
11.4 30" RANGE
11.5 WASHER (N.I.C.)
11.6 DRYER (N.I.C.)

15 MECHANICAL
15.1 PLUMBING ACCESS PANEL, TYPICAL ALL TUB / SHOWER LOCATIONS.
15.2 HOT WATER HEATER ACCESS PANEL, TYPICAL AT WATER HEATER LOCATIONS.
15.3 EXHAUST FAN, VENT THROUGH ROOF AT TOP FLOOR, THROUGH WALL VIA FLOOR FRAMING SPACE AT ALL OTHER FLOORS, TERMINATING DEVICE TO HAVE HARDWARE CLOTH COVER.
15.4 CONDENSER UNIT ON CONC. PAD, PRECAST OR PREFORMED PAD AT ESPECIAL UNITS TO BE COMPLETELY CONCEALED FROM VIEW.
15.5 DRYER VENT, VENT THRU ROOF AT TOP FLOOR, THRU WALL VIA FLOOR JOIST SPACE AT ALL OTHER FLOORS, TERMINATING DEVICE TO HAVE HARDWARE CLOTH COVER.
15.6 POP-OFF AND CONDENSATE DRAIN FOR WATER HEATER
15.7 ROOF MOUNTED ATTIC VENTS PER APPLICABLE CODE REQUIREMENTS.
15.8 WATER METERS
15.9 PREFABRICATED WASHER HOOK-UP BOX, PROVIDE HOT AND COLD WATER SUPPLY AND DRAIN W/LEVER TYPE STOP VALVE
15.10 RANGE HOOD VENT, VENT THRU ROOF AT TOP FLOOR, THRU WALL VIA FLOOR JOIST SPACE AT ALL OTHER FLOORS, TERMINATING DEVICE TO HAVE HARDWARE CLOTH COVER.
15.11 ENCASE SPRINKLER PIPES W/ RIGID INSULATION AT ALL BREEZEWAY LOCATIONS, REFER FIRE SPRINKLER PLANS.

16 ELECTRICAL
16.1 ELECTRICAL METERS, TYPICAL LOCATION
16.2 J-BOX FOR RANGE HOOD ON SEPARATE CIRCUIT-120V
16.3 JUNCTION BOX FOR DISHWASHER - 120V
16.4 JUNCTION BOX FOR DISPOSAL - 120V
16.5 JUNCTION BOX FOR FURNACE - 240V
16.6 JUNCTION BOX FOR WATER HEATER - 240V
16.7 LIGHT FIXTURE, TYPICAL DESIGNATION
16.8 ELECTRIC FURNACE
16.9 ELECTRIC WATER HEATER

REVISIONS

Artisan Point at Lees Summit

PROJECT:
LOCATION: Lee Summit, Missouri
CLIENT: Case Development Services

SEAL:

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PROJECT NUMBER:
DATE: 05/03/18

SHEET TITLE:
UNIT PLAN

SHEET NUMBER:
A8.9

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MK	QTY	SIZE WXH	TYPE	MATERIAL	REMARKS
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13	SGL	2/6X3/0	SINGLE-HUNG	ALUMINUM	INSUL. SAFETY GLASS AT [S] ON PLANS
15	SGL	2/8X5/0	SINGLE-HUNG	ALUMINUM	INSUL. SAFETY GLASS AT [S] ON PLANS
18	SGL	3/0X5/0	SINGLE-HUNG	ALUMINUM	INSUL. SAFETY GLASS AT [S] ON PLANS
23	SGL	3/8X5/0	SINGLE-HUNG	ALUMINUM	INSUL. SAFETY GLASS AT [S] ON PLANS
29	SGL	4/0X5/0	SINGLE-HUNG	ALUMINUM	INSUL. SAFETY GLASS AT [S] ON PLANS
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WINDOW NOTES

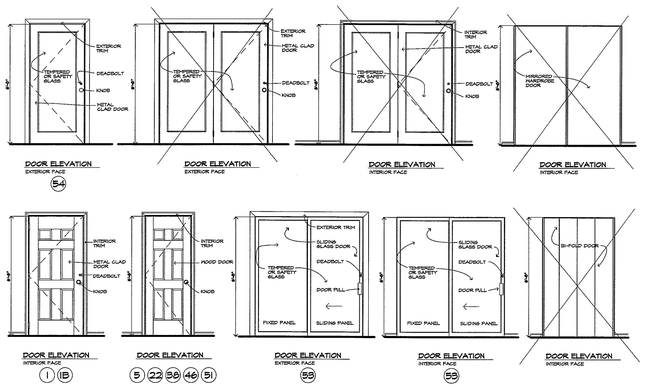
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DOOR NOTES

1. ALL DWELLING UNIT ENTRY DOORS SHALL BE 1-3/4" THK. X 6'-8" HIGH, INSULATED, SIX (6) PANEL, METAL CLAD, PREHUNG IN A WOOD FRAME. ALL INTERIORS TO BE CASED WITH "K" PATTERN TRIM, PAINTED WITH INTERIOR LATEX PAINT. DOOR TO BE EQUIPPED WITH A VIEWER. PATIO DOORS SHALL BE METAL CLAD WITH FULL SAFETY GLASS WITH APPLIED DIVIDER LITES.
2. ALL INTERIOR DWELLING UNIT DOORS SHALL BE 1-3/8" THICK X 6'-8" HIGH, PAINT GRADE HARDBOARD FACE WITH PAINT GRADE WOOD STILES, PREHUNG IN WOOD FRAME. ALL INTERIORS TO BE CASED WITH "K" PATTERN TRIM, PAINTED WITH INTERIOR LATEX PAINT.
3. ALL INTERIOR DWELLING BEDROOM CLOSET DOORS SHALL BE A 1-3/8" THICK X 6'-8" HIGH, PAINT GRADE HARDBOARD FACE WITH PAINT GRADE WOOD STILES. ALL OPENINGS ARE TO BE A 1/2" GYP. BOARD RETURN.
4. ALL INTERIOR WATER HEATER DOORS SHALL BE 1-3/8" THICK X 6'-8" HIGH, PAINT GRADE HARDBOARD FACE WITH PAINT GRADE WOOD STILES. ALL OPENINGS ARE TO BE A 1/2" GYP. BOARD RETURN.
5. WHERE DOORS ARE SHOWN IN RATED WALLS, DOOR OPENING SHALL BE PROTECTED BY A TIGHT-FITTING SMOKE AND DRAFT CONTROL ASSEMBLY HAVING A FIRE PROTECTION RATING OF NOT LESS THAN 60 MIN. IN 1HR WALL 90 MIN IN 2HR. SAID DOORS SHALL NOT HAVE LOUVERS. THE DOOR AND FRAME SHALL BEAR AN APPROVED LABEL OR OTHER IDENTIFICATION SHOWING THE RATING THEREOF, THE NAME OF THE MANUFACTURER AND THE IDENTIFICATION OF THE SERVICE CONDUCTING THE INSPECTION OF MATERIALS AND WORKMANSHIP AT THE FACTORY DURING FABRICATION AND ASSEMBLY. DOORS SHALL BE MAINTAINED SELF-CLOSING. SMOKE AND DRAFT CONTROL ASSEMBLIES SHALL BE PROVIDED WITH A GASKET SO INSTALLED AS TO PROVIDE A SEAL WHERE THE DOOR MEETS THE STOP ON BOTH SIDES AND ACROSS THE TOP. VIEWPORTS SHALL BE INSTALLED WITH A HOLE NOT LARGER THAN 1" IN DIAMETER THROUGH THE DOOR AND HAVE AT LEAST A 1/4" THICK GLASS DISC AND THE HOLDER IS OF METAL WHICH WILL NOT MELT OUT WHEN SUBJECT TO TEMPERATURES OF 1,700 DEGREES F.
6. ALL DOOR HARDWARE IN TYPE A DWELLING UNITS AND THE ENTRY OF TYPE B SHALL MEET THE REQUIREMENT FOR ANSI 404.2.6 AND SHOULD BE OF A LEVER CONFIGURATION IN LIEU OF THE A STANDARD SMOOTH KNOB. REFER TO DOOR SECTION ON SHEET HC1 FOR DEAILED DESCRIPTION OF GRASPABILITY AND MAXIMUM POUND FORCE REQUIRED FOR OPERABILITY OF HARDWARE.



MECHANICAL NOTES:

1. DESIGN, INSTALLATION AND EQUIPMENT SHALL MEET ALL APPLICABLE CODES, ASHRAE STANDARDS AND THE PROJECT SPECIFICATIONS.
2. MECHANICAL CONTRACTOR IS RESPONSIBLE FOR SIZING MECHANICAL UNITS, DUCTS AND DISTRIBUTION SYSTEM TO MAINTAIN 72 DEG. F. INDOOR SUMMER AND 76 DES. F. INDOOR WINTER.
3. MECHANICAL CONTRACTOR IS RESPONSIBLE FOR PERFORMANCE OF THE FINAL INSTALLED HVAC SYSTEM.
4. ALL INTERIOR WATER PIPING TO BE COPPER WITH SOLDERED JOINTS. NO JOINTS ALLOWED BELOW SLAB, EXCEPT AS ALLOWED BY CODE.
5. PROVIDE ALL CARRIERS AND HANGERS REQUIRED FOR A COMPLETE INSTALLATION.
6. FINAL INSTALLED PIPING SIZED ARE THE RESPONSIBILITY OF THE PLUMBING CONTRACTOR.
7. ALL DWELLING UNITS ARE TO BE SEPARATELY METERED.

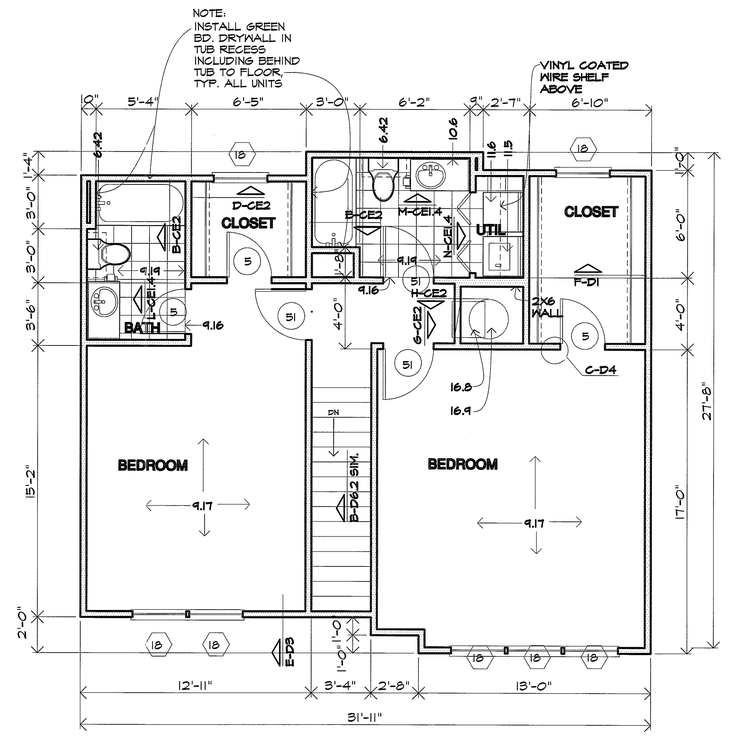
ELECTRICAL NOTES:

1. ALL EXTERIOR LIGHTS, INCLUDING BUILDING MOUNTED UNIT ENTRY LIGHTS TO BE PHOTO CELL CONTROLLED UNLESS OTHERWISE NOTED. ALL BUILDING MOUNTED LIGHTS TO BE CIRCUITED VIA APPLICABLE INDIVIDUAL UNIT PANELS.
2. VERIFY AMPERAGE REQUIREMENTS OF EQUIPMENT AND AD JUST WIRING AND SERVICE ACCORDINGLY.
3. THE ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR FINAL INSTALLED ELECTRICAL SERVICE.
4. CONVENIENCE OUTLETS TO BE 6 MAXIMUM PER CIRCUIT @12" AFF UNLESS OTHERWISE NOTED.
5. ALL ELECTRICAL EQUIPMENT AND INSTALLATION TO CONFORM TO THE REQUIREMENTS OF THE LATEST EDITION OF THE NATIONAL ELECTRIC CODE AND MEET ALL APPLICABLE CODES.
6. PROVIDE AND COORDINATE ALL WIRING, ETC. FOR COMPLETE TELEPHONE SERVICE AS SHOWN ON PLANS.
7. ALL EXTERIOR LITES NOTED "PH" ARE TO BE VIA THE HOUSE PANEL.
8. ALL DWELLING UNITS ARE TO BE INDIVIDUALLY METERED AND WIRED ACCORDINGLY.
9. INSTALL A SEPARATE "HOUSE" METER AND PANEL AT EACH BUILDING.
10. ALL POLE MOUNTED LITES AND SITE AMENITY ELECTRICAL COMPONENTS ARE TO BE CIRCUITED TO NEAREST HOUSE PANEL.

FINISH NOTES:

1. VINYL TILE IN LOCATIONS SHOWN ON PLANS. INSTALL COMPLETELY UNDER ALL APPLIANCES EXCLUDING DISHWASHER.
2. ALL KITCHEN COUNTER TOPS AND VANITY TOPS, SPLASHES, AND NOSED SHALL BE LAMINATE PLASTIC COVERED. COLORS TO BE SELECTED BY ARCHITECT.
3. VINYL WALLCOVERING IN LOCATIONS SHOWN ON PLANS.
4. CARPET TO BE CUT PILE INSTALLED ON A PAD
5. WOOD BASE TO BE "K" PATTERN.
6. ALL INTERIOR PAINT SHALL BE EGG-SHELL FOR WALLS, AND CEILING. ALL TRIM TO BE PAINTED SEMI-GLOSS.
7. ALL GROUND FLOOR UNITS TO HAVE BLOCKING AT TUB AND TOILET FOR FUTURE INSTALLATION OF GRAB BARS. REFER SHEET HC5 FOR LOCATION.

ALL UNITS TO BE PRE-WIRE FOR BOTH STROBE AND MINI HORN SOUNDER IN EACH BED ROOM AND LIVING ROOM TIED TO BLDG FIRE ALARM SYSTEM TO MEET NFPA REQ.



B UNIT PLAN - B5T

1/4"=1'-0"

A UNIT PLAN - B5T

1/4"=1'-0"

KEYED NOTES:

2 SITE WORK
2.1 NOT USED
2.2 CONCRETE SIDEWALK, WIDTH AS NOTED ON PLAN

3 CONCRETE
3.1 FOUNDATION SYSTEM, REFER TO STRUCTURAL DRAWINGS
3.2 4" CONCRETE SLAB WITH 6X6, 10/10 WELDED WIRE MESH OVER WATERPROOF MEMBRANE ON MINIMUM 4" CRUSHED ROCK.
3.3 4" CONCRETE PATIO SLAB WITH 6X6 10/10 MMM ON 4" SAND CUSHION
3.4 FLOOR/CEILING ASSEMBLY - REFER ASSEMBLY LEGEND
3.5 BREEZEWAY FLOOR/CEILING ASSEMBLY - REFER ASSEMBLY LEGEND

4 MASONRY
4.1 8" CONCRETE RETAINING/STEM WALL WITH WATERPROOFING MEMBRANE & HDX PROTECTIVE BOARD ON EXTERIOR FACE AND WITH 5/8" GYP. BOARD ON 1X4 FURRING AT 24" O.C. WITH R-19 RIGID INSULATION ON EXTERIOR FACE (SEE FOUNDATION DETAIL FOR REINFORCING).
4.2 8" CONCRETE STEM WALL. PAINT ALL EXPOSED SURFACES. ALL PORTIONS OF CONCRETE BLOCK STEM WALLS TO BE COVERED WITH SIDING ON FURRING STRIPS FOR ANY AREA TALLER THAN 8" ABOVE GRADE.
4.3 BRICK VENEER, REFER BUILDING & WALL FOOTING.
4.4 BRICK SOLDIER COURSE, (COLOR MAY DIFFER FROM FIELD BRICK, CONFIRM ALT. 2X10
4.6 BRICK ROWLOCK COURSE.

5 METALS
5.1 STEEL FRAMED STAIR, WITH PRECAST CONCRETE TREAD.

6 WOOD AND PLASTICS
6.1 TREATED 2X4 SOLE PLATE W/ 1/2" ROUND X 12" LONG A.B. AT 48" O.C. OR APPLICABLE CODE APPROVED TIE DOWN CLIP, INSTALL ANCHOR BOLT AT EACH END OF ALL SHORT WALLS WITH A MINIMUM OF TWO A.B.'S PER SECTION OF WALL
6.2 STRUCTURAL GRADE THERMAL FLY SHEATHING (TYPICAL ALL LOCATIONS).
6.3 TRUSSED RAFTERS AT 24"OC.
6.4 1X4 TRUSS BRIDGING AT TOP AND BOTTOM CHORDS AND X-BRIDGING AT LAST 6 SPANS
6.5 X-BRIDGING BETWEEN FLOOR JOISTS AT MAXIMUM 8' SPACINGS AT CONTRACTOR'S OPTION USE SOLID 2X BRIDGING.
6.6 2X10 BALCONY JOISTS (MOISTURE RESISTANT).
6.7 JOIST HANGER.
6.8 2X6 BALCONY DECK (MOISTURE RESISTANT). 2X6 DECKING MAY BE SET ON EDGE AT CONTRACTOR'S OPTION
6.9 3/4" PLYWOOD ON FLOOR JOISTS AND FLOOR TRUSSES WITH 3-1/2" BATT INSULATION. DOUBLE FLOOR TRUSSES UNDER WALLS PARALLEL TO TRUSS.
6.10 INSTALL HEADER TO FULL WIDTH OF OPENING AT OPENING ADJACENT TO EACH OTHER.
6.11 CONTINUOUS NOGGING BLOCKINGS
6.12 2X6 RAFTER EXTENSIONS.
6.13 EXTERIOR WALL ASSEMBLY - REFER ASSEMBLY LEGEND, MS1
6.14 SEALANT JOINT AT ALL INTERSECTIONS OF SIDING TO TRIM
6.15 1/2" PLYWOOD.
6.16 6X6 POST.
6.17 2 X 6 STUDS AT 16" O.C.
6.18 3/8" ROUGH SAWN PLYWOOD SOFFIT WITH 1X2 TRIM
6.19 3/4" PLYWOOD FIRE STOP OR 2X BLOCKING
6.20 2 X 12 RIM JOIST OR EQUIVALENT.
6.21 WOOD CHANNEL AT DINING ONLY.
6.22 PREFAB WOOD FIREPLACE MANTLE AND SURROUND.
6.23 CEMENT FIBERBOARD TRIM OVER 2X6@8 S/P BACKER, SOFFIT, CEMENT FIBERBOARD
6.24 WOOD TRIM
6.25 NOT USED
6.26 2X6 PD. DECKING, ALT.: PRESSURE TREATED WOOD DECK, ALT.3: KENYOTE B3
6.27 PAINTED WOOD SILL X 10" DEEP AT WINDOW OPENINGS
6.28 CEILING ASSEMBLY -REFER ASSEMBLY LEGEND, MS1
6.30 NOT USED.
6.31 2X12 STRINGER.
6.32 DARK DOWN SHADED AREA TO 7'-0" ABOVE FINISHED FLOOR, U.O.N.
6.34 SLOPE CEILING WITH 3:12 PITCH, TYPICAL AT ALL TOP FLOOR LIVING ROOM CEILINGS AND BEDROOM CEILINGS AS SHOWN ON UNIT PLAN
6.40 LINE OF CEILING CHANGE.
6.41 STAIR RAIL
6.42 WALL CABINET AND SHELVES ABOVE
6.43 BASE CABINET AND SHELVES
6.44 DRAWERS/ TYPICAL.
6.45 5 WOOD SHELVES, 12" DEEP TYPICAL
6.46 NOT USED
6.47 NOT USED.
6.48 BREEZEWAY WALL ASSEMBLY - REFER ASSEMBLY LEGEND MS1

7 THERMAL AND MOISTURE PROTECTION
7.1 ROOF ASSEMBLY - REFER ASSEMBLY LEGEND, MS1
7.2 BATT OR BLOWN INSULATION (R-38) TYPICAL ALL ROOF AREAS.
7.3 NOT USED
7.4 SEALANT
7.5 BATT INSULATION (R-13) TYPICAL ALL EXTERIOR WALLS.
7.6 PREFINISHED GUTTER AND DOWNSPOUT WITH SPLASH BLOCK.
7.7 OVERHEX, PREFINISHED TO MATCH SHINGLES.
7.8 24 GAGE PAINTED, GALV METAL CAP WITH HEMMED EDGES.
7.9 26 GAGE PAINTED, GALV METAL STEP FLASHING
7.10 INSULATION TO BE CONTINUOUS AT ALL BUILDING ENDS AT GHASE WALL TYPICAL.
7.11 VAPOR BARRIER WRAPPED AT PERIMETERING OF ALL WINDOWS AND DOORS
7.12 WALL TO RECEIVE BATT INSULATION.
7.13 SADDLE TYPICAL ALL PREFAB CHIMNEYS.
7.14 FLASHING LET UNDER THRESHOLD

8 DOORS AND WINDOWS
8.1 1'-0" X 2'-6" ATTIC ACCESS, REFER BLDG. PLAN
8.2 DIVIDED LITE, THERMAL GLAZED ALUMINUM WINDOW W/ WHITE ALUMINUM FINISH.
8.3 PAINTED, INSULATED, METAL CLAD, PANELIZED DOOR, W/ SPRING LOADED BUTTS. ALL DOORS TO HAVE DOOR VIEWER AND HAVE FOAM CORE.
8.4 PAINTED, FULL-GLASS W/ DIVIDED LITE, METAL CLAD INSULATED PATIO DOOR. INSTALL STORM DOOR OR TRIPLE GLAZING WHERE REQUIRED. USE SAFETY GLASS.
8.5 DOOR BUCK AND TRIM.
8.6 PAINTED WOOD SILL AT WINDOW SILL HEIGHT
8.7 METAL THRESHOLD SET IN SEALANT.

9 FINISHES
9.1 ONE LAYER OF 1/2" GYP BD ATTIC DRAFT STOPPING ABOVE AND IN LINE WITH ALL TENANT SEPARATION WALLS.
9.2 ONE LAYER 5/8" GYP BOARD
9.3 TENANT SEPARATION WALL ASSEMBLY - REFER ASSEMBLY LEGEND, MS1
9.5 EXTENT OF WALLPAPER BORDER IN KITCHEN AND BATH ONLY
9.6 5/8" GYP BOARD ON 2X4 STUDS.
9.7 1/2" PREFINISHED GYP BOARD.
9.8 1/2" GYPSUM BOARD
9.9 CHANNEL AT DINING
9.10 CERAMIC TILE AT TUB ENCLOSURE.
9.11 2ND CERAMIC TILE ALT. 12X12
9.12 CANVAS AWNING.
9.13 PLASTIC LAMINATE NOSE, TOP, AND 4" HIGH BACK AND END SPLASHES AT WALLS
9.14 1 HOUR RATED WALL ASSEMBLY AT LOAD BEARING WALLS AND ALL EXTERIOR WALLS.
9.15 CERAMIC TILE AT HEARTH.
9.16 LINE OF FLOOR MATERIAL CHANGE.
9.17 CARPETING FLOORING
9.18 NOT USED.
9.19 VINYL FLOORING W/ NO VINYL FLOORING UNDER DISHWASHER AT KITCHEN, TYP.

10 SPECIALTIES
10.1 EXHAUST GRILLE, W/ HARDWARE CLOTH COVER.
10.2 PAINTED HOOD OR GALV MTL ROOF VENTILATION LOUVER W/ BACKING SCREEN. SIZE TO BE IN ACCORDANCE WITH CODE REQUIREMENTS.
10.3 MAIL BOXES
10.4 TOWEL BAR AT 4'-6" A.F.F., PROVIDE 2X8 BLOCKING FLAT IN WALL.
10.5 GRAB BAR AND SOAP HOLDER, TYPICAL ALL TUB ENCLOSURES. PROVIDE 2X8 BLOCKING FLAT IN WALL.
10.6 1/4" POLISHED PLATE MIRROR WITH MAXIMUM GAP OF 1" AT PERIMETER OF MIRROR.

11 EQUIPMENT
11.1 MICROWAVE OVEN / RANGE HOOD COMBINATION.
11.2 REFRIGERATOR W/ ICEMAKER.
11.3 DISHWASHER.
11.4 SINK W/ FAUCET.
11.5 WASHER (N.I.C.)
11.6 DRYER (N.I.C.)

15 MECHANICAL
15.1 PLUMBING ACCESS PANEL, TYPICAL ALL TUB / SHOWER LOCATIONS.
15.2 HOT WATER HEATER ACCESS PANEL, TYPICAL AT WATER HEATER LOCATIONS.
15.3 EXHAUST FAN, VENT THROUGH ROOF AT TOP FLOOR, THROUGH WALL VIA FLOOR FRAMING SPACE AT ALL OTHER FLOORS, TERMINATING DEVICE TO HAVE HARDWARE CLOTH COVER.
15.4 CONDENSING UNITS ON CONC. PAD, PRECAST OR PREFORMED PAD. ALL REFRIG. LINES TO BE COMPLETELY CONCEALED FROM VIEW.
15.5 DRYER VENT, VENT THRU ROOF AT TOP FLOOR, THRU WALL VIA FLOOR JOIST SPACE AT ALL OTHER FLOORS, TERMINATING DEVICE TO HAVE HARDWARE CLOTH COVER.
15.6 POP-OFF AND CONDENSATE DRAIN FOR WATER HEATER
15.7 ROOF MOUNTED ATTIC VENTS PER APPLICABLE CODE REQUIREMENTS.
15.8 NOT USED
15.9 PREFABRICATED WASHER HOOK-UP BOX, PROVIDE HOT AND COLD WATER SUPPLY AND DRAIN W/LEVER TYPE STOP VALVE.
15.10 RANGE HOOD VENT, VENT THRU ROOF AT TOP FLOOR, THRU WALL VIA FLOOR JOIST SPACE AT ALL OTHER FLOORS, TERMINATING DEVICE TO HAVE HARDWARE CLOTH COVER.
15.11 ENCASE SPRINKLER PIPES W/ R19@3 INSULATION AT ALL BREEZEWAY LOCATIONS, REFER FIRE SPRINKLER PLANS.

16 ELECTRICAL
16.1 ELECTRICAL METERS, TYPICAL LOCATION.
16.2 J-BOX FOR RANGE HOOD ON SEPARATE CIRCUIT-120V
16.3 JUNCTION BOX FOR DISHWASHER - 120V
16.4 JUNCTION BOX FOR REFRIGE. - 120V
16.5 JUNCTION BOX FOR FURNACE - 240V
16.6 JUNCTION BOX FOR WATER HEATER - 240V
16.7 LIGHT FIXTURE, TYPICAL DESIGNATION
16.8 ELECTRIC FURNACE
16.9 ELECTRIC WATER HEATER

REVISIONS

Artisan Point at Lees Summit

PROJECT:
LOCATION: Lee Summit, Missouri
CLIENT: Case Development Services

SEAL:

STATE OF MISSOURI — LANCE R. KOSTER — NUMBER A-4758 — REGISTERED ARCHITECT

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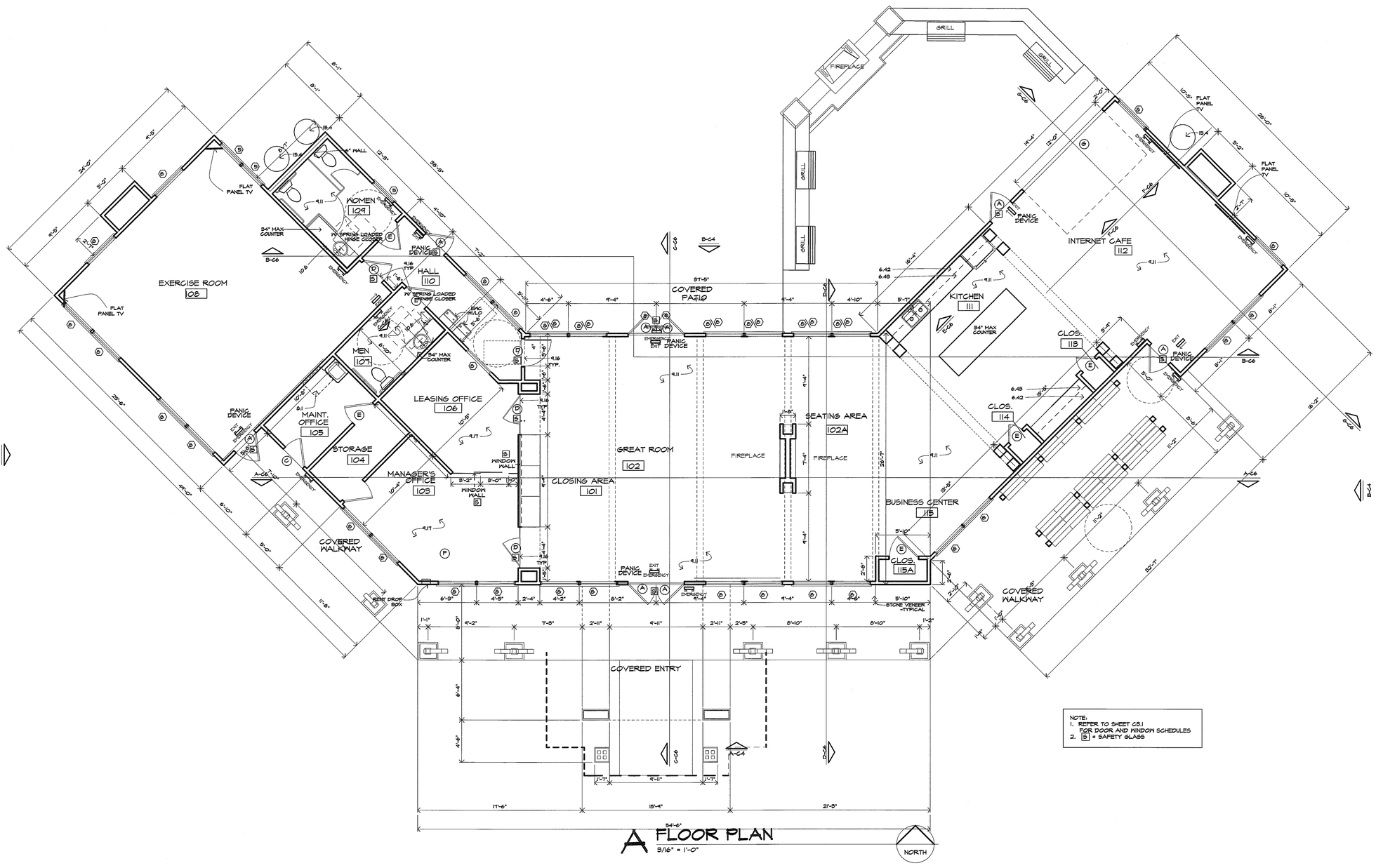
Architects Collective
4200 EAST SKELLY DRIVE SUITE 750
TULSA, OKLAHOMA 74135
918/492-2987

PROJECT NUMBER:
DATE: 05/08/18

SHEET TITLE:
UNIT PLAN

SHEET NUMBER:
A8.10

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A FLOOR PLAN

3/16" = 1'-0"

NOTE:
1. REFER TO SHEET C3.1 FOR DOOR AND WINDOW SCHEDULES
2. [B] = SAFETY GLASS

KEYED NOTES:

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4.3 8" SQUARE BRICK COLUMN ON 24" SQUARE FOOTING.
4.4 BRICK VENEER, REFER BUILDING PLANS.
4.5 BRICK SOLDIER COURSE (COLOR MAY DIFFER FROM FIELD BRICK COLOR) ALT. 2X10
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6.4 1X4 TRUSS BRIDGING AT TOP AND BOTTOM CHORDS AND X-BRIDGING AT LAST 8 SPANS
6.5 X-BRIDGING BETWEEN FLOOR JOISTS AT MAXIMUM 8' SPACINGS AT CONTRACTOR'S OPTION USE SOLID 2X BRIDGING.
6.6 2X10 BALCONY JOISTS (MOISTURE RESISTANT).
6.7 JOIST HANGER.
6.8 2X10 BEAM (MOISTURE RESISTANT). THIS DRAWING MAY BE USED AT CONTRACTOR'S OPTION
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6.20 2 X 12 RIM JOIST OR EQUIVALENT
6.21 WOOD CHAIRRAIL AT DINING ONLY.
6.22 PREFAB WOOD FIREPLACE MANTLE AND SURROUND.
6.23 CEMENT FIBERBOARD TRIM OVER 2X4@ 24" O.C. BACKER. SOFFIT: CEMENT FIBERBOARD
6.24 WOOD TRIM
6.25 NOT USED
6.26 2X6 HDG DECKING, ALT.: PRESSURE TREATED WOOD DECK, ALT.2, KEYNOTE 5.5
6.34 PAINTED WOOD SILL X 1/2" DEEP AT WINDOW SILL HEIGHT.
6.35 CEILING ASSEMBLY -REFER ASSEMBLY LEGEND, MSI
6.36 NOT USED.
6.37 2X12 STRINGER.
6.38 FURR DOWN SHADED AREA TO 7'-0" ABOVE FINISHED FLOOR, U.O.N.
6.39 SLOPE CEILING WITH 3:12 PITCH, TYPICAL AT ALL TOP FLOOR LIVING ROOM CEILINGS AND BEDROOM CEILINGS AS SHOWN ON UNIT PLAN
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6.42 WALL CABINET AND SHELVES ABOVE
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6.46 NOT USED
6.47 NOT USED.
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7.9 26 GAGE PAINTED GALV METAL STEP FLASHING
7.10 INSULATION TO BE CONTINUOUS AT ALL BUILDING ENDS AT CHASE WALL TYPICAL.
7.11 POLY VAPOR BARRIER WRAPPED AT PERIMETERING OF ALL WINDOWS AND DOORS
7.12 WALL TO RECEIVE BATT INSULATION.
7.13 SADDLE TYPICAL ALL MEDIO CHIMNEYS.
7.14 FLASHING LET UNDER THRESHOLD

8 DOORS AND WINDOWS
8.1 1'-10" X 2'-6" ATTIC ACCESS. REFER BLDG. PLAN
8.2 DIVIDED LITE: THERMAL BLADED ALUMINUM WINDOW WITH 7/8" INSULATING GLASS
8.3 PAINTED INSULATED METAL CLAD PANELIZED DOOR, W/ SPRING LOADED BUTTS. ALL DOORS TO HAVE DOOR VIEWER AND HAVE FOAM CORE.
8.4 PAINTED, FULL GLASS W/ DIVIDED LITE METAL CLAD INSULATED PATIO DOOR. INSTALL STORM DOOR OR TRIPLE GLAZING WHERE REQUIRED. USE SAFETY GLASS.
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9.11 5X5 CERAMIC TILE ALT: 12X12
9.12 CANVAS HANGING.
9.13 PLASTIC LAMINATE NOSE, TOP, AND 4" HIGH BACK AND END SPLASHES AT WALLS
9.14 1 HOUR RATED WALL ASSEMBLY AT LOAD BEARING WALLS AND ALL EXTERIOR WALLS.
9.15 CERAMIC TILE AT HEARTH.
9.16 LINE OF FLOOR MATERIAL CHANGE.
9.17 CARPETING FLOORING
9.18 NOT USED.
9.19 VINYL FLOORING W/ NO VINYL FLOORING UNDER DISHWASHER AT KITCHEN, TYP.

10 SPECIALTIES
10.1 EXHAUST GRILLE, W/ HARDWARE CLOTH COVER.
10.2 PAINTED HOOD OR GALV MTL ROOF VENTILATION LOUVER W/ BACKING SCREEN, SIZE TO BE IN ACCORDANCE WITH CODE REQUIREMENTS.
10.3 MAIL BOXES
10.4 TOWEL BAR AT 4'-6" A.F.F., PROVIDE 2X6 BLOCKING FLAT IN WALL.
10.5 GRAB BAR AND SOAP HOLDER, TYPICAL ALL TUB ENCLOSURES. PROVIDE 2X6 BLOCKING FLAT IN WALL.
10.6 BEVELED EDGE PLATE MIRROR WITH MAXIMUM GAP OF 1" AT PERIMETER OF MIRROR

11 EQUIPMENT
11.1 MICROWAVE OVEN / RANGE HOOD COMBINATION.
11.2 REFRIGERATOR W/ ICEMAKER.
11.3 DISHWASHER.
11.4 30" RANGE
11.5 WASHER (N.I.C.)
11.6 DRYER (N.I.C.)

15 MECHANICAL
15.1 PLUMBING ACCESS PANEL, TYPICAL ALL TUB / SHOWER LOCATIONS.
15.2 HOT WATER HEATER ACCESS PANEL, TYPICAL AT WATER HEATER LOCATIONS.
15.3 EXHAUST FAN VENT THROUGH ROOF AT TOP FLOOR, THROUGH WALL VIA FLOOR FRAMING SPACE AT ALL OTHER FLOORS, TERMINATING DEVICE TO HAVE HARDWARE CLOTH COVER.
15.4 CONDENSING UNITS ON CONC. PAD. PRECAST OR PREFORMED PAD. ALL REFRIG. LINES TO BE COMPLETELY CONCEALED FROM VIEW.
15.5 DRYER VENT, VENT THRU ROOF AT TOP FLOOR, THRU WALL VIA FLOOR JOIST SPACE AT ALL OTHER FLOORS. TERMINATING DEVICE TO HAVE HARDWARE CLOTH COVER.
15.6 POP-OFF AND CONDENSATE DRAIN FOR WATER HEATER
15.7 ROOF MOUNTED ATTIC VENTS PER APPLICABLE CODE REQUIREMENTS.
15.8 WATER METERS
15.9 PREFABRICATED WASHER HOOK-UP BOX, PROVIDE HOT AND COLD WATER SUPPLY AND DRAIN W/LEVER STOP VALVE.
15.10 RANGE HOOD VENT, VENT THRU ROOF AT TOP FLOOR, THRU WALL VIA FLOOR JOIST SPACE AT ALL OTHER FLOORS. TERMINATING DEVICE TO HAVE HARDWARE CLOTH COVER.
15.11 ENCASE SPRINKLER PIPES W/ R3.6D INSULATION AT ALL BREEZEWAY LOCATIONS, REFER FIRE SPRINKLER PLANS.

16 ELECTRICAL
16.1 ELECTRICAL METERS, TYPICAL LOCATION
16.2 J-BOX FOR RANGE HOOD ON SEPARATE CIRCUIT-120V
16.3 JUNCTION BOX FOR DISHWASHER - 120V
16.4 JUNCTION BOX FOR DISPOSAL - 120V
16.5 JUNCTION BOX FOR FURNACE - 240V
16.6 JUNCTION BOX FOR WATER HEATER - 240V
16.7 LIGHT FIXTURE, TYPICAL DESIGNATION
16.8 ELECTRIC FURNACE
16.9 ELECTRIC WATER HEATER

REVISIONS

Artisan Point at Lees Summit

PROJECT:
LOCATION
CLIENT:

Lee Summit, Missouri
Case Development Services

SEAL:

STATE OF MISSOURI
LANCE K. KEITH
2004018
REGISTERED ARCHITECT

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NO CAD FILES SHALL BE PROVIDED TO SUB-CONTRACTORS UNDER ANY CIRCUMSTANCES.

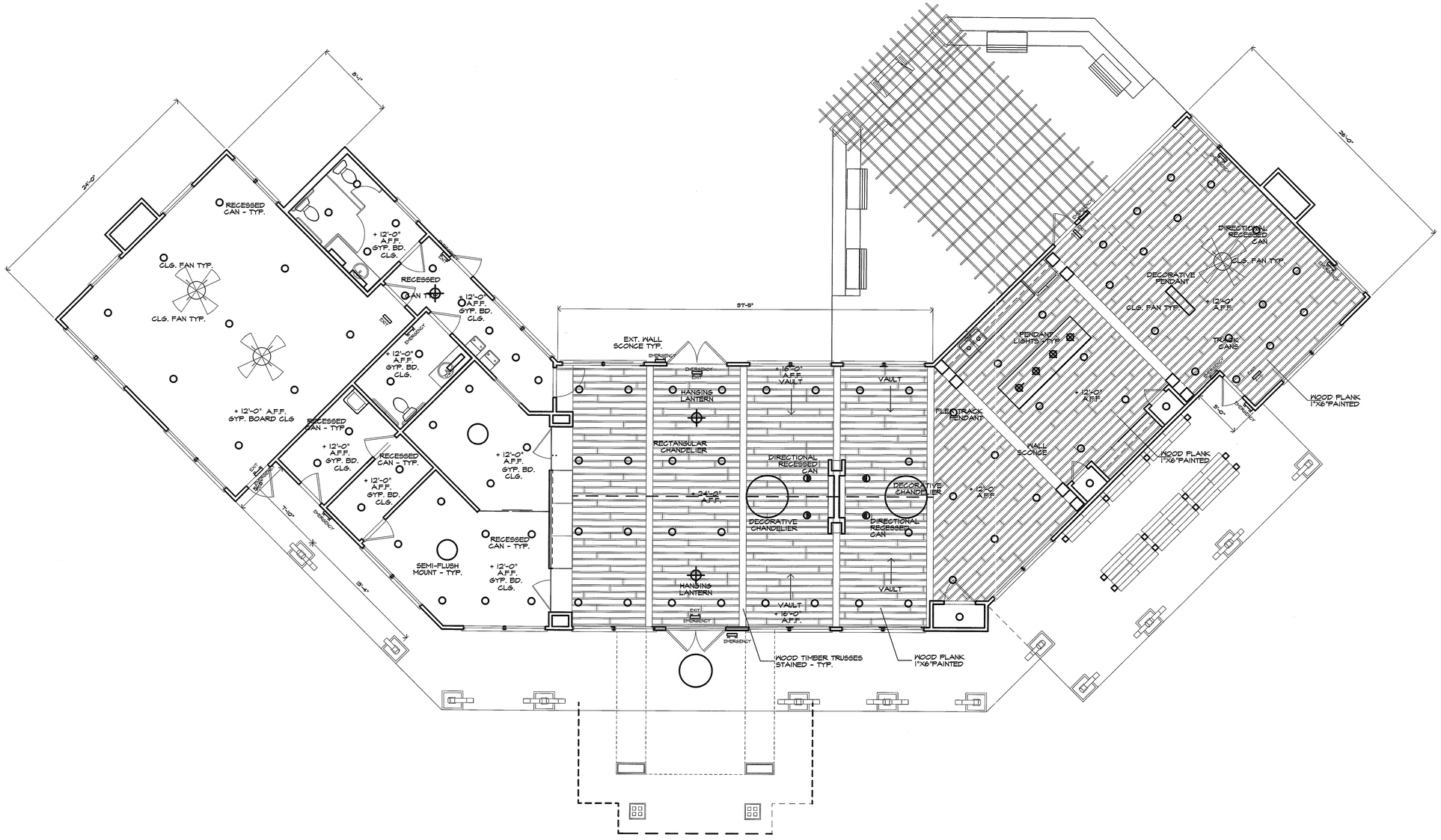
Architects Collective
4200 EAST SKELLY DRIVE SUITE 750
TULSA, OKLAHOMA 74135
918/492-2987

PROJECT NUMBER:
DATE: 05/09/18

SHEET TITLE:
BUILDING PLAN

SHEET NUMBER:
C3

3/29/2018 11:10 AM V:\Reserve\ca\Cases\Case_MF_LeeSummit_17\Lee_cta\A\Lee_bldg Club



A REFLECTED CEILING PLAN

3/16" = 1'-0"

KEYED NOTES:

2 SITE WORK
2.1 NOT USED
2.2 CONCRETE SIDEWALK, WIDTH AS NOTED ON PLAN

3 CONCRETE
3.1 FOUNDATION SYSTEM, REFER TO STRUCTURAL DRAWINGS
3.2 4" CONCRETE SLAB WITH 6X6, 10/10 WELDED WIRE FROM OVER WATERPROOF MEMBRANE ON MINIMUM 4"CRUSHED ROCK.
3.3 4" CONCRETE PATIO SLAB WITH 6X6 10/10 WWM ON 4" SAND CUSHION
3.4 FLOOR/CEILING ASSEMBLY - REFER ASSEMBLY LEGEND
3.5 BREEZEWAY FLOOR/CEILING ASSEMBLY - REFER ASSEMBLY LEGEND

4 MASONRY
4.1 8" CONCRETE RETAINING/STEM WALL WITH WATERPROOFING MEMBRANE & HDPE PROTECTIVE BOARD ON EXTERIOR FACE AND WITH 5/8" GYP BOARD ON 1X4 FURRING AT 24" O.C. WITH 3/4" RIGID INSULATION ON EXTERIOR FACE (SEE FOUNDATION DETAIL FOR REINFORCING)
4.2 8" CONCRETE STEM WALL. PAINT ALL EXPOSED SURFACES. ALL PORTIONS OF CONCRETE BLOCK STEM WALLS TO BE COVERED WITH SIDING OR FURRING STRIPS IF MORE THAN 12" TALLER THAN 6" ABOVE GRADE.
4.3 12" CONCRETE CAST STONE WATER TABLE FOOTING.
4.4 BRICK VENEER, REFER BUILDING PLANS
4.5 BRICK SOLDIER COURSE (COLOR MAY DIFFER FROM FIELD BRICK COLOR) ALT. 2X10
4.6 BRICK ROWLOCK COURSE.

5 METALS
5.1 STEEL FRAMED STAIR, WITH PRECAST CONCRETE TREAD.

6 WOOD AND PLASTICS
6.1 TREATED 2X4 SOLE PLATE W/ 1/2" ROUND X 12" LONG A.B. AT 48" O.C. OR APPLICABLE CODE APPROVED TIE DOWN CLIP. INSTALL ANCHOR BOLT AT EACH END OF ALL SHORT WALLS WITH A MINIMUM OF TWO A.B.'S PER SECTION OF WALL
6.2 STRUCTURAL SHEATHING, THERMAL FLY SHEATHING (TYPICAL ALL LOCATIONS)
6.3 TRUSSED RAFTERS @ 24" O.C.
6.4 1X4 TRUSS BRIDGING AT TOP AND BOTTOM CHORDS AND X-BRIDGING AT LAST 6 SPANS
6.5 X-BRIDGING BETWEEN FLOOR JOISTS AT MAXIMUM 8' SPACINGS AT CONTRACTOR'S OPTION USE SOLID 2X BRIDGING
6.6 2X10 BALCONY JOISTS (MOISTURE RESISTANT).
6.7 JOIST HANGER.
6.8 2X4 DECKING (MOISTURE RESISTANT). 2X6 DECKING MAY BE USED AT CONTRACTOR'S OPTION
6.9 3/4" PLYWOOD ON FLOOR JOISTS OR FLOOR TRUSSES WITH 5-1/2" BATT INSULATION. DOUBLE FLOOR TRUSSES UNDER WALLS PARALLEL TO TRUSS.
6.10 INSTALL HEADER TO FILL WIDTH OF OPENING AT OPENINGS ADJACENT TO EACH OTHER.
6.11 CONTINUOUS WOOD BLOCKING
6.12 2X6 RAFTER EXTENSIONS.
6.13 EXTERIOR WALL ASSEMBLY - REFER ASSEMBLY LEGEND, WSI
6.14 SEALANT JOINT AT ALL INTERSECTIONS OF SIDING MATERIALS
6.15 1/2" PLYWOOD.
6.16 6X6 WOOD POST.
6.17 2 X 6 STUDS AT 16" O.C.
6.18 3/8" ROUGH SAWN PLYWOOD SOFFIT WITH 1X2 TRIM
6.19 3/4" PLYWOOD FIRE STOP OR 2X BLOCKING
6.20 2 X 12 RIM JOIST OR EQUIVALENT
6.21 WOOD CHARRAIL AT DINING ONLY.
6.22 PREFAB WOOD FIREPLACE MANTLE AND SURROUND.
6.23 CEMENT FIBERBOARD TRIM OVER 2X6@8 SUP BACKER, SOFFIT: CEMENT FIBERBOARD
6.24 WOOD TRIM
6.25 NOT USED
6.26 2X6 PID, DECKING, ALT.: PRESSURE TREATED WOOD DECK, ALT.2: NOYOTE B.B
6.34 PAINTED WOOD SILL X 10" DEEP AT WINDOW SILL HEIGHT
6.35 CEILING ASSEMBLY -REFER ASSEMBLY LEGEND, WSI
6.36 NOT USED.
6.37 2X12 STRINGER.
6.38 TRAY DOWN SHADED AREA TO 7'-0" ABOVE FINISHED FLOOR, U.O.N.
6.39 ROOF CEILING WITH 3:12 PITCH, TYPICAL AT ALL TOP FLOOR LIVING ROOM CEILINGS AND BEDROOM CEILINGS AS SHOWN ON UNIT PLAN
6.40 LINE OF CEILING CHANGE.
6.41 STAIR RAIL
6.42 WALL CABINET AND SHELVES ABOVE
6.43 BASE CABINET AND SHELVES
6.44 DRAWERS) TYPICAL.
6.45 3 WOOD SHELVES, 12" DEEP TYPICAL.
6.46 NOT USED
6.47 NOT USED.
6.48 BREEZEWAY WALL ASSEMBLY - REFER ASSEMBLY LEGEND WSI

7 THERMAL AND MOISTURE PROTECTION
7.1 ROOF ASSEMBLY - REFER ASSEMBLY LEGEND, WSI
7.2 BATT OR BLOWN INSULATION (R-38) TYPICAL ALL ROOF AREAS
7.3 ~~INSULATION (R-38)~~
7.4 SEALANT
7.5 BATT INSULATION (R-13) TYPICAL ALL EXTERIOR WALLS.
7.6 PREFINISHED GUTTER AND DOWNSPOUT WITH SPLASH BLOCK.
7.7 DIVERTER, PREFINISHED TO MATCH SHINGLES.
7.8 24 GAGE PAINTED, GALV METAL CAP WITH HEMMED EDGES.
7.9 26 GAGE PAINTED, GALV METAL STEP FLASHING
7.10 INSULATION TO BE CONTINOUS AT ALL BUILDING ENDS AT CHASE WALL TYPICAL.
7.11 POLY VAPOR BARRIER WRAPPED AT PERIMETERING OF ALL PRODORS AND DOORS
7.12 WALL TO RECEIVE BATT INSULATION.
7.13 SADDLE, TYPICAL ALL PSEUDO CHIMNEYS.
7.14 FLASHING LET UNDER THRESHOLD

8 DOORS AND WINDOWS
8.1 1'-0" X 2'-6" ATTIC ACCESS, REFER BLDG. PLAN
8.2 DIVIDED LITE, THERMAL GLAZED ALUMINUM WINDOW W/ WHITE ALUMINUM FINISH.
8.3 PAINTED, INSULATED, METAL CLAD, PANELIZED DOOR, W/ SPRING LOADED BUTTS. ALL DOORS TO HAVE DOOR VIEWER AND HAVE FOAM CORE
8.4 PAINTED, FULL GLASS W/ DIVIDED LITE METAL CLAD INSULATED PATIO DOOR. INSTALL STORM DOOR OR TRIPLE GLAZING WHERE REQUIRED. USE SAFETY GLASS.
8.5 DOOR BUCK AND TRIM.
8.6 PAINTED WOOD SILL AT WINDOW SILL HEIGHT
8.7 METAL THRESHOLD SET IN SEALANT.

9 FINISHES
9.1 ONE LAYER OF 1/2" GYP BD ATTIC DRAFT STOPPING ABOVE AND IN LINE WITH ALL TENANT SEPARATION WALLS.
9.2 ONE LAYER 5/8" GYP BOARD
9.3 TENANT SEPARATION WALL ASSEMBLY - REFER ASSEMBLY LEGEND, WSI
9.5 PAINT OR WALLPAPER BORDER IN KITCHEN AND BATH ONLY
9.6 5/8" GYP BOARD ON 2X4 STUDS.
9.7 5/8" FIRESHARD GYP BOARD.
9.8 1/2" GYPSUM BOARD.
9.9 CHARRAIL AT DINING
9.10 CERAMIC TILE AT TUB ENCLOSURE.
9.11 8X8 CERAMIC TILE ALT. 12X12
9.12 CANVAS AWNING.
9.13 PLASTIC LAMINATE NOSE, TOP, AND 4" HIGH BACK AND END SPLASHES AT WALLS
9.14 1 HOUR RATED WALL ASSEMBLY AT LOAD BEARING WALLS AND ALL EXTERIOR WALLS.
9.15 CERAMIC TILE AT HEARTH
9.16 LINE OF FLOOR MATERIAL CHANGE.
9.17 CARPETING FLOORING
9.18 NOT USED.
9.19 VINYL FLOORING W/ NO VINYL FLOORING UNDER DISHWASHER AT KITCHEN, TYP.

10 SPECIALTIES
10.1 EXHAUST GRILLE, W/ HARDWARE CLOTH COVER.
10.2 PAINTED HOOD OR GALV MTL ROOF VENTILATION LOUVER W/ BACKING SCREEN. SIZE TO BE IN ACCORDANCE WITH CODE REQUIREMENTS.
10.3 MAIL BOXES
10.4 TOWEL BAR AT 4'-6" A.F.F., PROVIDE 2X8 BLOCKING FLAT IN WALL.
10.5 @KAB BAR AND SOAP HOLDER, TYPICAL ALL TUB ENCLOSURES. PROVIDE 2X8 BLOCKING FLAT IN WALL.
10.6 1/4" POLISHED PLATE MIRROR WITH MAXIMUM GAP OF 1" AT PERIMETER OF MIRROR

11 EQUIPMENT
11.1 MICROWAVE OVEN / RANGE HOOD COMBINATION.
11.2 REFRIGERATOR W/ ICEMAKER.
11.3 DISHWASHER.
11.4 30" RANGE
11.5 WASHER (N.I.C.)
11.6 DRYER (N.I.C.)

15 MECHANICAL
15.1 PLUMBING ACCESS PANEL, TYPICAL ALL TUB / SHOWER LOCATIONS.
15.2 HOT WATER HEATER ACCESS PANEL, TYPICAL AT WATER HEATER LOCATIONS.
15.3 EXHAUST FAN, VENT THROUGH ROOF AT TOP FLOOR, THROUGH WALL VIA FLOOR FRAMING SPACE AT ALL OTHER FLOORS, TERMINATING DEVICE TO HAVE HARDWARE CLOTH COVER.
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15.6 POP-OFF AND CONDENSATE DRAIN FOR WATER HEATER
15.7 ROOF MOUNTED ATTIC VENTS PER APPLICABLE CODE REQUIREMENTS.
15.8 WATER METERS
15.9 PREFABRICATED MANIFOLD HOOK-UP BOX. PROVIDE HOT AND COLD WATER SUPPLY AND DRAIN W/LEVER TYPE STOP VALVE
15.10 RANGE HOOD VENT, VENT THRU ROOF AT TOP FLOOR, THRU WALL VIA FLOOR JOIST SPACE AT ALL OTHER FLOORS, TERMINATING DEVICE TO HAVE HARDWARE CLOTH COVER.
15.11 ENCASE SPRINKLER PIPES W/ RIGID INSULATION AT ALL BREEZEWAY LOCATIONS, REFER FIRE SPRINKLER PLANS.

16 ELECTRICAL
16.1 ELECTRICAL METERS, TYPICAL LOCATION
16.2 J-BOX FOR RANGE HOOD ON SEPARATE CIRCUIT-120V
16.3 JUNCTION BOX FOR DISHWASHER - 120V
16.4 JUNCTION BOX FOR DISPOSAL - 120V
16.5 JUNCTION BOX FOR FURNACE - 240V
16.6 JUNCTION BOX FOR WATER HEATER - 240V
16.7 LIGHT FIXTURE, TYPICAL DESIGNATION
16.8 ELECTRIC FURNACE
16.9 ELECTRIC WATER HEATER

REVISIONS

PROJECT: Artisan Point at Lees Summit
LOCATION: Lee Summit, Missouri
CLIENT: Case Development Services

SEAL:
STATE OF MISSOURI
LANDON KEISTER
A-4183
REGISTERED ARCHITECT

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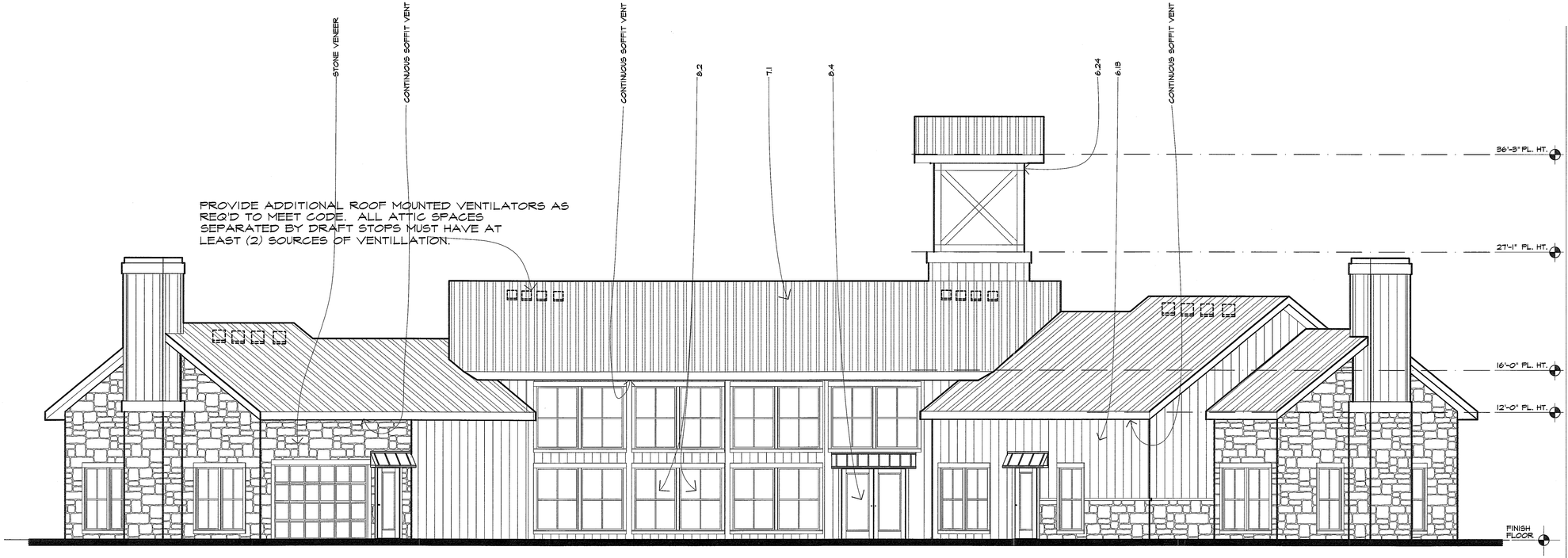
Architects Collective
4200 EAST SKELLY DRIVE SUITE 750
TULSA, OKLAHOMA 74135
918/492-2987

PROJECT NUMBER:
DATE: 05/03/18

SHEET TITLE:
REFLECTED CEILING PLAN

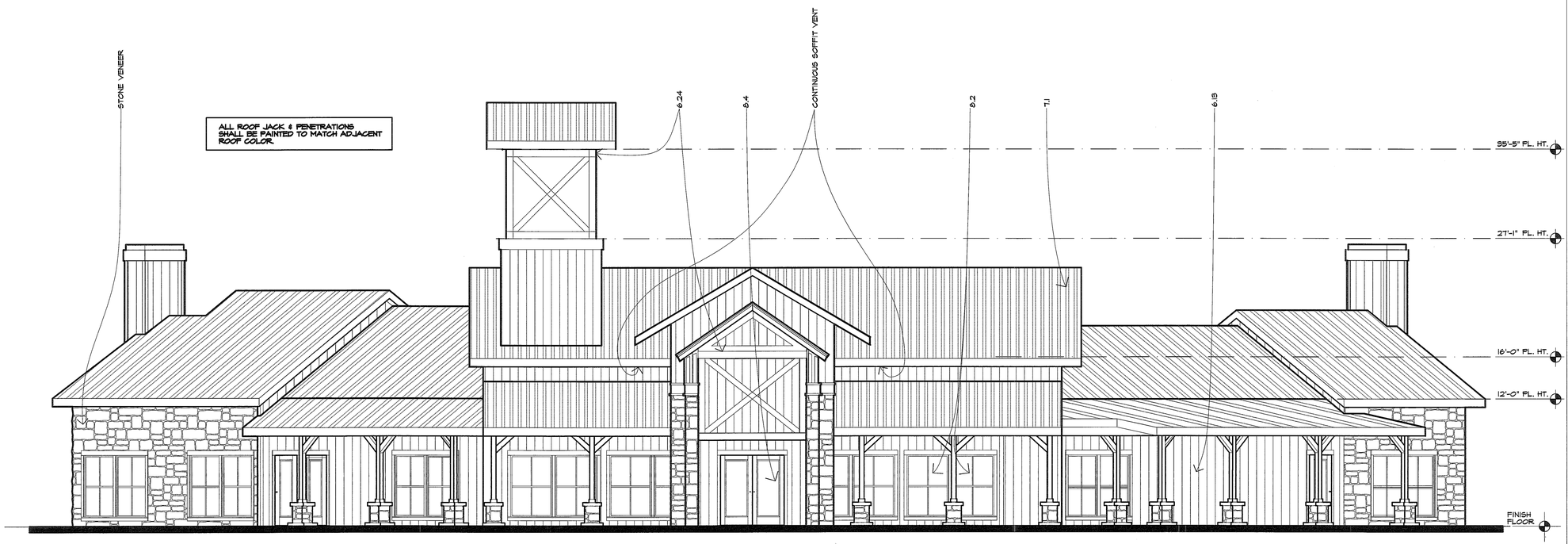
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B CLUB REAR ELEVATION

3/16" = 1'-0"



A CLUB FRONT ELEVATION

KEYED NOTES:

2 SITE WORK
- 2.1 NOT USED
- 2.2 CONCRETE SIDEWALK, WIDTH AS NOTED ON PLAN

3 CONCRETE
- 3.1 FOUNDATION SYSTEM, REFER TO STRUCTURAL DRAWINGS
- 3.2 4" CONCRETE SLAB WITH 6X6, 10/10 WELDED WIRE MESH OVER WATERPROOF MEMBRANE ON MINIMUM 4"CRUSHED ROCK.
- 3.3 4" CONCRETE PATIO SLAB WITH 6X6 10/10 WWM ON 4" SAND CUSHION.
- 3.4 FLOOR/CEILING ASSEMBLY - REFER ASSEMBLY LEGEND
- 3.5 BREEZEWAY FLOOR/CEILING ASSEMBLY - REFER ASSEMBLY LEGEND

4 MASONRY
- 4.1 8" CONCRETE RETAINING/STEM WALL WITH WATERPROOFING MEMBRANE & HDK PROTECTIVE BOARD ON EXTERIOR FACE AND WITH 5/8" GYP. BOARD ON 1X4 FURRING AT 24" O.C. WITH 3/4" RIGID INSULATION ON EXTERIOR FACE (SEE FOUNDATION DETAIL FOR REINFORCING).
- 4.2 8" CONCRETE STEM WALL. PAINT ALL EXPOSED SURFACES. ALL PORTIONS OF CONCRETE BLOCK STEM WALLS TO BE COVERED WITH SIDING ON FURRING STRIPS FOR ANY AREA TALLER THAN 8" ABOVE GRADE.
- 4.3 16" SQUARE BRICK COLUMN ON 24" SQUARE FOOTING.
- 4.4 BRICK VENEER, REFER BUILDING PLANS.
- 4.5 BRICK SOLDIER COURSE, (COLOR MAY DIFFER FROM FIELD BRICK COLOR) ALT. 2X10 BRICK ROWLOCK COURSE.
- 4.6

5 METALS
- 5.1 STEEL FRAMED STAIR, WITH PRECAST CONCRETE TREAD.

6 WOOD AND PLASTICS
- 6.1 TREATED 2X4 SOLE PLATE W/ 1/2" ROUND X 12" LONG A.B. AT 48" O.C. OR APPLICABLE CODE APPROVED TIE DOWN CLIP. INSTALL ANCHOR BOLT AT EACH END OF ALL SHORT WALLS WITH A MINIMUM OF TWO A.B.'S PER SECTION OF WALL.
- 6.2 STRUCTURAL GRADE THERMAL PLY SHEATHING (TYPICAL ALL LOCATIONS).
- 6.3 TRUSSED RAFTERS AT 24"OC.
- 6.4 1X4 TRUSS BRIDGING AT TOP AND BOTTOM CHORDS AND X-BRIDGING AT LAST 5 SPANS
- 6.5 X-BRIDGING BETWEEN FLOOR JOISTS AT MAXIMUM 8' SPACINGS AT CONTRACTOR'S OPTION USE SOLID 2X BRIDGING.
- 6.6 2X10 BALCONY JOISTS (MOISTURE RESISTANT).
- 6.7 JOIST HANGER.
- 6.8 2X4 DECKING (MOISTURE RESISTANT). 2X6 DECKING MAY BE USED AT CONTRACTOR'S OPTION
- 6.9 2X10 WOOD JOIST FLOOR JOISTS OR FLOOR TRUSSES AT 16" O.C. INSTALL CROSS BRIDGING OR SOLID BLOCKING. DOUBLE FLOOR TRUSSES UNDER WALLS PARALLEL TO TRUSS.
- 6.10 INSTALL HEADER TO FILL WIDTH OF OPENING AT OPENING ADJACENT TO EACH OTHER.
- 6.11 CONTINUOUS WOOD BLOCKING
- 6.12 2X8 RAFTER EXTENSIONS.
- 6.13 EXTERIOR WALL ASSEMBLY - REFER ASSEMBLY LEGEND, M31
- 6.14 SEALANT JOINT AT ALL INTERSECTIONS OF SIDING TO TRIM.
- 6.15 1/2" PLYWOOD.
- 6.16 6X6 WOOD POST.
- 6.17 2 X 6 STUDS AT 16" O.C.
- 6.18 5/8" ROUGH SAWN PLYWOOD SOFFIT WITH 1X2 TRIM
- 6.19 3/4" PLYWOOD FIRE STOP OR 2X BLOCKING
- 6.20 2 X 12 RIM JOIST OR EQUIVALENT.
- 6.21 WOOD CHANNEL AT DINING WALL
- 6.22 PREFAB WOOD FIREPLACE MANTLE AND SURROUND.
- 6.23 CEMENT FIBERBOARD TRIM OVER 2X6RS S/P BACKER SOFFIT. CEMENT FIBERBOARD
- 6.24 WOOD TRIM
- 6.25 NOT USED
- 6.26 2X6 WD. DECKING, ALT.: PRESSURE TREATED WOOD DECK, ALT.2: KEYNOTE 5.5
- 6.34 PAINTED WOOD SILL X 10" DEEP AT WINDOW SILL HEIGHT
- 6.35 CEILING ASSEMBLY -REFER ASSEMBLY LEGEND, M31
- 6.36 NOT USED.
- 6.37 2X12 STRINGER.
- 6.38 TURN DOWN SHADED AREA TO T'-0" ABOVE FINISHED FLOOR, U.O.N.
- 6.39 SLOPE CEILING WITH 5:12 PITCH, TYPICAL AT ALL TOP FLOOR LIVING ROOM CEILINGS AND BEDROOM CEILINGS AS SHOWN ON UNIT PLAN
- 6.40 LINE OF CEILING CHANGE.
- 6.41 STAIR RAIL
- 6.42 WALL CABINET AND SHELVES ABOVE
- 6.43 BASE CABINET AND SHELVES
- 6.44 DRAWER(S) TYPICAL.
- 6.45 5 WOOD SHELVES, 12" DEEP TYPICAL.
- 6.46 NOT USED
- 6.47 NOT USED
- 6.48 BREEZEWAY WALL ASSEMBLY - REFER ASSEMBLY LEGEND M31

7 THERMAL AND MOISTURE PROTECTION
- 7.1 ROOF ASSEMBLY - REFER ASSEMBLY LEGEND, M31
- 7.2 BATT OR BLOWN INSULATION (R-38) TYPICAL ALL ROOF AREAS
- ~~7.3 BATT INSULATION (R-11)~~
- 7.4 SEALANT
- 7.5 BATT INSULATION (R-15) TYPICAL ALL EXTERIOR WALLS.
- 7.6 PREFINISHED GUTTER AND DOWNSPOUT WITH SPLASH BLOCK.
- 7.7 DIVERTER, PREFINISHED TO MATCH SHINGLES.
- 7.8 24 GAGE PAINTED, GALV METAL CAP WITH MITERED EDGES.
- 7.9 26 GAGE PAINTED, GALV METAL STEP FLASHING
- 7.10 INSULATION TO BE CONTINUOUS AT ALL BUILDING ENDS AT GABLE WALL TYPICAL.
- 7.11 POLY VAPOR BARRIER WRAPPED AT PERIMETERING OF ALL WINDOWS AND DOORS
- 7.12 WALL TO RECEIVE BATT INSULATION
- 7.13 SADDLE, TYPICAL ALL PREFAB CHIMNEYS.
- 7.14 FLASHING LET UNDER THRESHOLD

8 DOORS AND WINDOWS
- 8.1 1'-10" X 2'-6" ATTIC ACCESS. REFER BLDG. PLAN
- 8.2 DIVIDED LITE, THERMAL GLAZED ALUMINUM WINDOW W/ WHITE ALUMINUM FINISH.
- 8.3 PAINTED, INSULATED, METAL CLAD, PANELIZED DOOR, W/ SPRING LOADED BUTTS. ALL DOORS TO HAVE DOOR VIEWER AND HAVE FOAM CORE.
- 8.4 PAINTED, FULL GLASS W/ DIVIDED LITE, METAL CLAD INSULATED PATIO DOOR. INSTALL STORM DOOR OR TRIPLE GLAZING WHERE REQUIRED, USE SAFETY GLASS.
- 8.5 DOOR SILL AND TRIM.
- 8.6 PAINTED WOOD SILL AT WINDOW SILL HEIGHT
- 8.7 METAL THRESHOLD SET IN SEALANT.

9 FINISHES
- 9.1 ONE LAYER OF 1/2" GYP BD ATTIC DRAFT STOPPING ABOVE AND IN LINE WITH ALL TENANT SEPARATION WALLS.
- 9.2 ONE LAYER 5/8" GYP BOARD
- 9.3 TENANT SEPARATION WALL ASSEMBLY - REFER ASSEMBLY LEGEND, M31
- 9.4 EXTENT OF PAILPAPER BORDER IN KITCHEN AND BATH ONLY.
- 9.6 5/8" GYP BOARD ON 2X4 STUDS.
- 9.7 5/8" FIRESHARD GYP BOARD.
- 9.8 1/2" GYPSUM BOARD.
- 9.9 CHAIRRAIL AT DINING.
- 9.10 CERAMIC TILE AT TUB ENCLOSURE.
- 9.11 8X8 CERAMIC TILE. ALT: 12X12
- 9.12 CANVAS AWNING.
- 9.13 PLASTIC LAMINATE NOSE, TOP, AND 4" HIGH BACK AND END SPLASHES AT WALLS
- 9.14 1 HOUR RATED WALL ASSEMBLY AT LOAD BEARING WALLS AND ALL EXTERIOR WALLS.
- 9.15 CERAMIC TILE AT HEARTH.
- 9.16 CERAMIC TILE FLOOR MATERIAL CHANGE.
- 9.17 CARPETTED FLOORING
- 9.18 NOT USED.
- 9.19 VINYL FLOORING W/ VINYL FLOORING UNDER DISHWASHER AT KITCHEN, TYP.

10 SPECIALTIES
- 10.1 EXHAUST GRILLE W/ HARDWARE CLOTH COVER.
- 10.2 PAINTED WOOD OR GALV MTL ROOF VENTILATION LOUVER W/ BACKING SCREEN, SIZE TO BE IN ACCORDANCE WITH CODE REQUIREMENTS.
- 10.3 MAIL BOXES
- 10.4 TOWEL BAR AT 4'-6" A.F.F., PROVIDE 2X8 BLOCKING FLAT IN WALL.
- 10.5 GRAB BAR AND SOAP HOLDER, TYPICAL ALL TUB ENCLOSURES. PROVIDE 2X8 BLOCKING FLAT IN WALL.
- 10.6 1/4" POLISHED PLATE MIRROR WITH MAXIMUM GAP OF 1" AT PERIMETER OF MIRROR.

11 EQUIPMENT
- 11.1 MICROWAVE OVEN / RANGE HOOD COMBINATION.
- 11.2 REFRIGERATOR W/ ICEMAKER.
- 11.3 DISHWASHER.
- 11.4 30" RANGE
- 11.5 WASHER (N.I.C.)
- 11.6 DRYER (N.I.C.)

15 MECHANICAL
- 15.1 PLUMBING ACCESS PANEL, TYPICAL ALL TUB / SHOWER LOCATIONS.
- 15.2 HOT WATER HEATER ACCESS PANEL, TYPICAL AT WATER HEATER LOCATIONS.
- 15.3 EXHAUST FAN, VENT THROUGH ROOF AT TOP FLOOR, THROUGH WALL VIA FLOOR FRAMING SPACE AT ALL OTHER FLOORS, TERMINATING DEVICE TO HAVE HARDWARE CLOTH COVER.
- 15.4 CONDENSING UNITS ON CONC. PAD, PRECAST OR PREFORMED PAD. ALL REFRIG. LINES TO BE COMPLETELY CONCEALED FROM VIEW.
- 15.5 DRYER VENT, VENT THRU ROOF AT TOP FLOOR, THRU WALL VIA FLOOR JOIST SPACE AT ALL OTHER FLOORS, TERMINATING DEVICE TO HAVE HARDWARE CLOTH COVER.
- 15.6 POP-OFF AND CONDENSATE DRAIN FOR WATER HEATER
- 15.7 ROOF MOUNTED ATTIC VENTS PER APPLICABLE CODE REQUIREMENTS.
- 15.8 WATER METERS.
- 15.9 PREFABRICATED WASHER HOOK-UP BOX, PROVIDE HOT AND COLD WATER SUPPLY AND DRAIN W/LEVER TYPE STOP VALVE
- 15.10 RANGE HOOD VENT, VENT THRU ROOF AT TOP FLOOR, THRU WALL VIA FLOOR JOIST SPACE AT ALL FLOORS, TERMINATING DEVICE TO HAVE HARDWARE CLOTH COVER.
- 15.11 ENCASE SPRINKLER PIPES W/ RIGID INSULATION AT ALL BREEZEWAY LOCATIONS, REFER FIRE SPRINKLER PLANS.

16 ELECTRICAL
- 16.1 ELECTRICAL METERS, TYPICAL LOCATION
- 16.2 J-BOX FOR RANGE HOOD ON SEPARATE CIRCUIT-120V
- 16.3 JUNCTION BOX FOR DISHWASHER - 120V
- 16.4 JUNCTION BOX FOR DISPOSAL - 120V
- 16.5 JUNCTION BOX FOR FURNACE - 240V
- 16.6 JUNCTION BOX FOR WATER HEATER - 240V
- 16.7 LIGHT FIXTURE, TYPICAL DESIGNATION
- 16.8 ELECTRIC FURNACE
- 16.9 ELECTRIC WATER HEATER

REVISIONS

Artisan Point at Lees Summit

PROJECT:

LOCATION: Lee Summit, Missouri

CLIENT: Case Development Services

SEAL:

STATE OF MISSOURI
JOHN W. WORKMAN
NUMBER A-4728
REGISTERED ARCHITECT

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Architects Collective

4200 EAST SKELLY DRIVE SUITE 750
TULSA, OKLAHOMA 74135
918/492-2987

PROJECT NUMBER:
DATE: 05/03/18

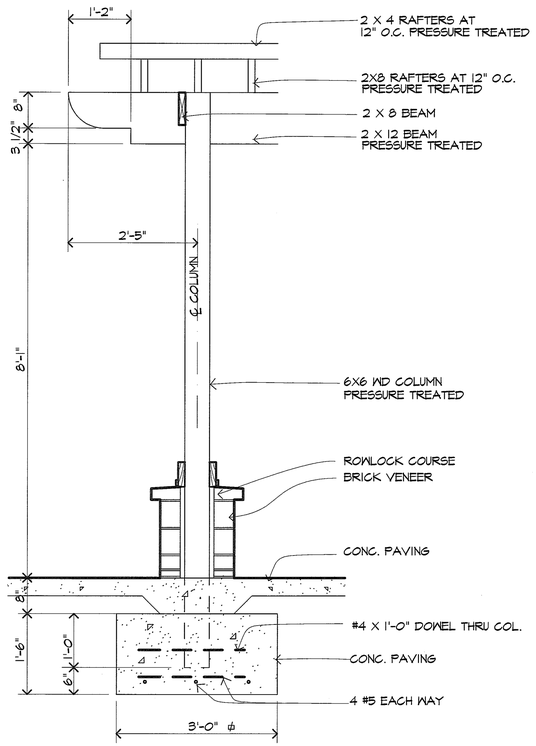
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CLUBHOUSE ELEVATIONS

SHEET NUMBER:

C4

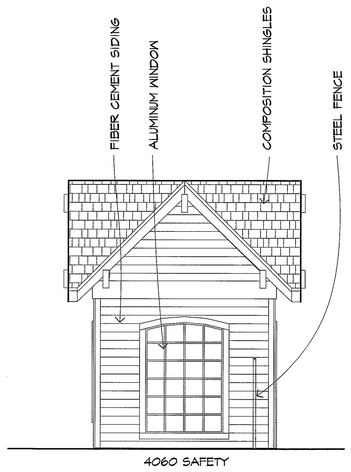
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L COLUMN SECTION

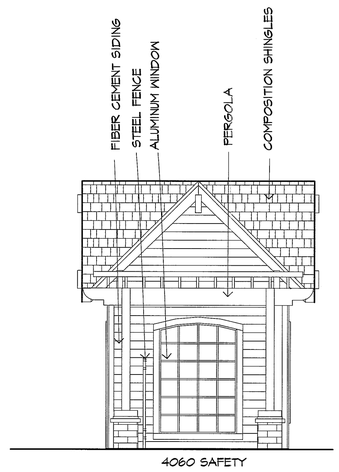
3/4" = 1'-0"

ALL EXPOSED WOOD PAINTED S4S



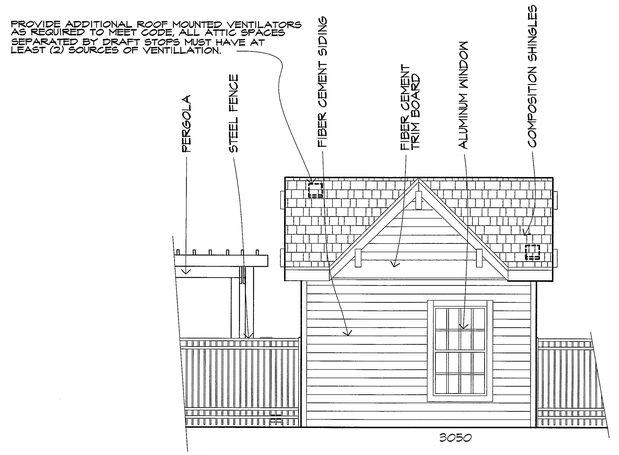
E LEFT ELEVATION

1/4" = 1'-0"



D RIGHT ELEVATION

1/4" = 1'-0"



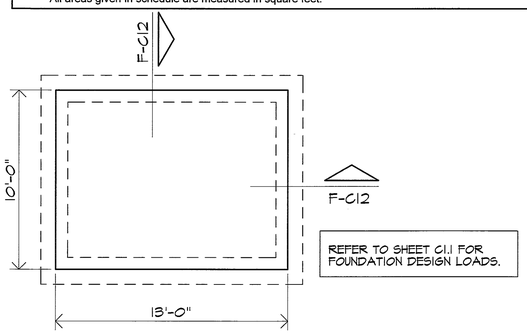
C REAR ELEVATION

1/4" = 1'-0"

	Unit Area	Attic Area	Total Attic Vent Req.(1/150)	Lower Roof Clear Vent Area (1/300) +	Upper Roof Vent Clr. Area (1/300)
POOL EQUIP BLDG	130	150	1	.5	.5

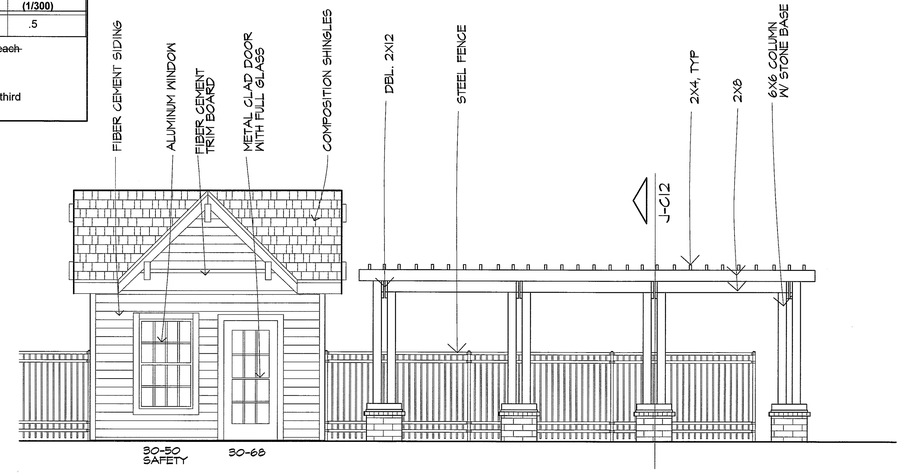
* Lamonco roof vents (at 70 SQ. IN. NET FREE AREA EA.) are figured at ~~12 each for the A2 & A3 units, 14 each for the A8 units, 16 each for the B2 & B8 units, and 20 each for the B3 units.~~

Note: Attic Ventilation must be accommodated on a per unit basis with minimum one vent per seperate area.
Half of Roof vents must be located in the upper 1/3 of the attic space and the other half in the lower third
All areas given in schedule are measured in square feet.



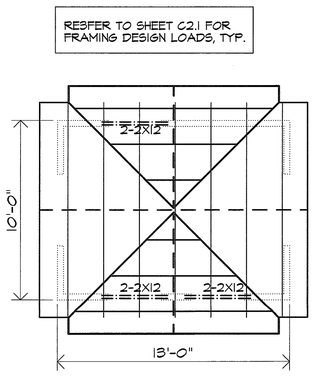
G FOOTING DETAIL

1/4" = 1'-0"



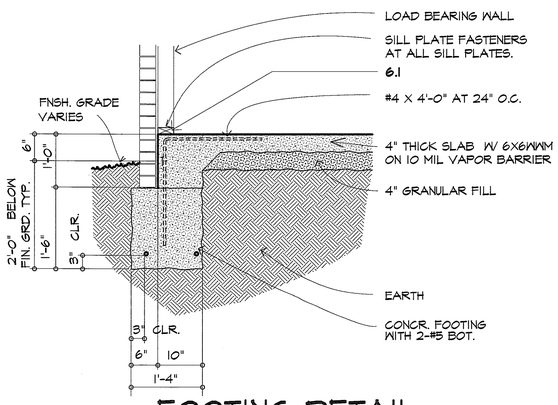
B FRONT ELEVATION

1/4" = 1'-0"



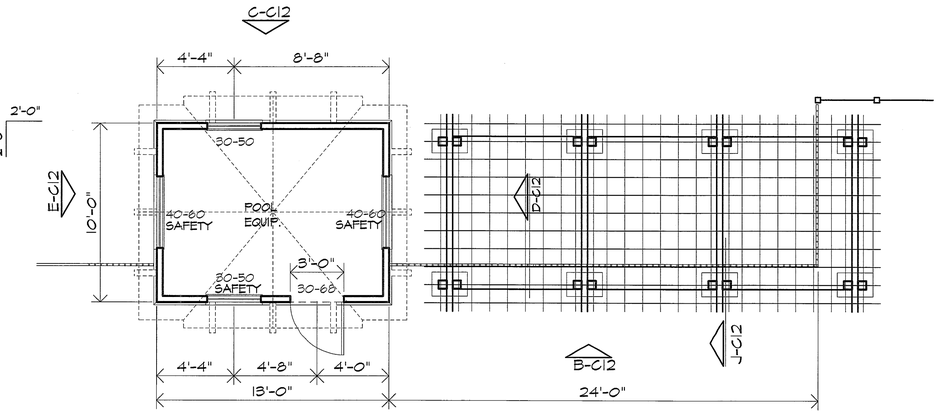
H ROOF FRAMING

1/4" = 1'-0"



F FOOTING DETAIL

3/4" = 1'-0"



A PERGOLA PLAN

1/4"=1'-0"

REVISIONS

Artisan Point at Lees Summit

PROJECT: Lee Summit, Missouri
LOCATION: Case Development Services
CLIENT:

SEAL:



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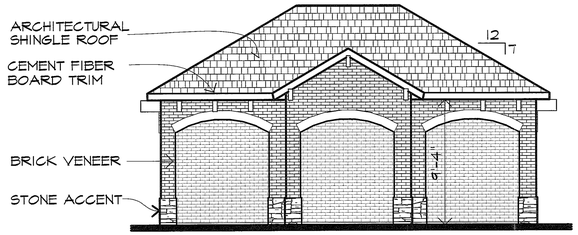
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TULSA, OKLAHOMA 74135
918/492-2987

PROJECT NUMBER:
DATE: 05/03/18

SHEET TITLE:
PERGOLA AND DETAILS

SHEET NUMBER:
C12

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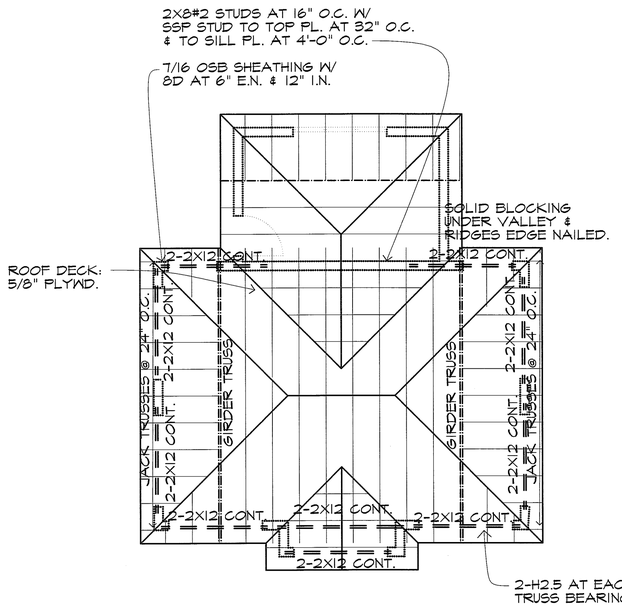
F FRONT ELEVATION

SCALE: 3/16" = 1'-0"



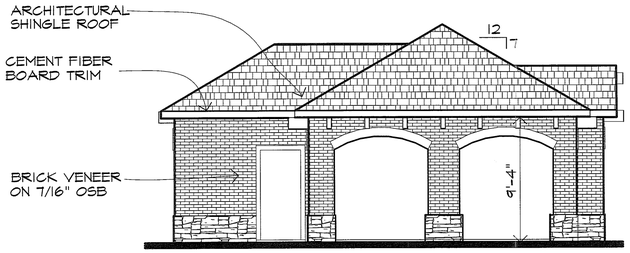
E BACK ELEVATION

SCALE: 3/16" = 1'-0"



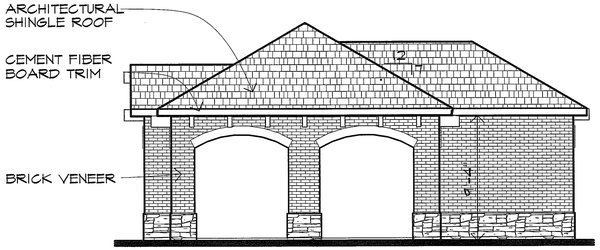
H ROOF FRAMING PLAN

SCALE: 3/16" = 1'-0"



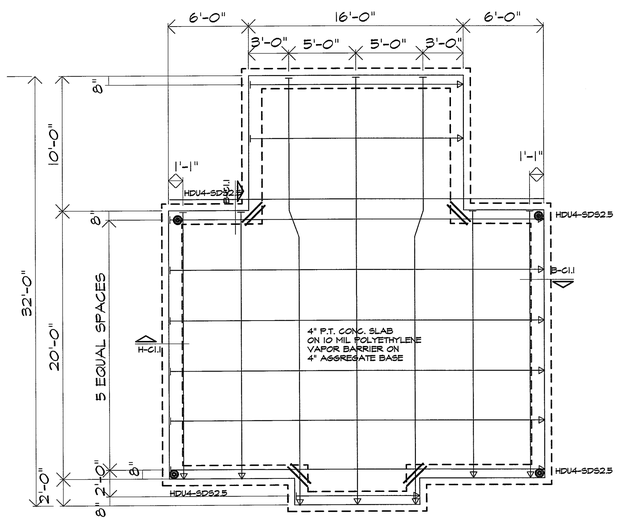
C LEFT ELEVATION

SCALE: 3/16" = 1'-0"



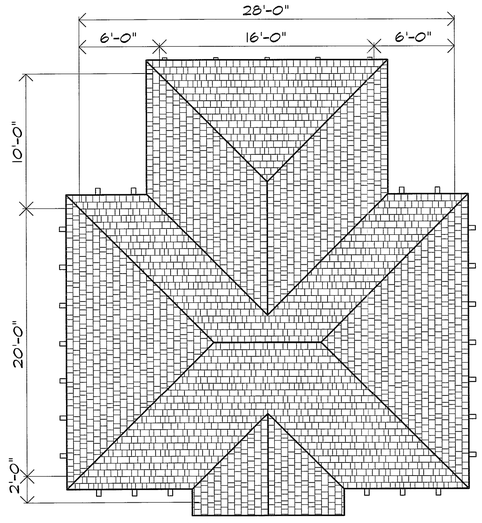
D RIGHT ELEVATION

SCALE: 3/16" = 1'-0"



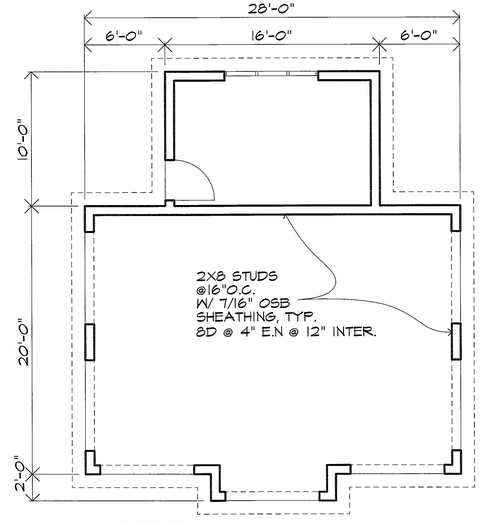
G FOUNDATION PLAN

SCALE: 3/16" = 1'-0"



B ROOF PLAN

SCALE: 3/16" = 1'-0"



A FLOOR PLAN

SCALE: 3/16" = 1'-0"

REVISIONS

Artisan Point at Lees Summit

PROJECT:

LOCATION: Lee Summit, Missouri

CLIENT: Case Development Services

SEAL:



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918/492-2987

PROJECT NUMBER:

DATE: 05/03/18

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POOL CABANA

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C13

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