Family Partners™

Adult Day Services

FAMILY PARTNERS MANCHESTER

351-377 FOREST SUMMIT COURT
MANCHESTER, MISSOURI 63021

BID/PERMIT/CONST.

05/23/2019

Shaping Your Environment
through
ZWICK+GANDT ARCHITECTURE, INC.
Insight Leadership Creativity Dedication

THE PROFESSIONALS INDICATED BELOW AND THEIR DRAWINGS LISTED, INDICATED THE NAMED PROFESSIONAL HAS PREPARED AND/OR DIRECTED THE PREPARATION OF THE INFORMATION SHOWN ON THOSE DOCUMENTS. ALL DRAWINGS AND DOCUMENTS LISTED ON THIS INDEX SHALL NOT BE CONSIDERED PREPARED BY ANYONE OTHER THAN THE NAMED PROFESSIONAL UNDER WHICH THE DRAWING IS LISTED.

BID/PERMIT/CONST. 05/23/2019

LOCATION MAP

351-377 FOREST SUMMIT COURT
MANCHESTER, MO 63021

NORTH

GENERAL DOCUMENT NOTES

1 THE CONTRACT DOCUMENTS CONTEMPLATE A FINISHED PIECE OF WORK OF SUCH CHARACTER AND QUALITY AS IS DESCRIBED IN AND IS REASONABLY INFERABLE FROM THEM AND THE CONTRACTOR AND SUB-CONTRACTORS RECOGNIZING THE IMPOSSIBILITY OF PRODUCING DRAWINGS AND SPECIFICATIONS WITH PERFECT ACCURACY, AGREES THAT HIS SUBMITTED BID OR COST FOR THE WORK HEREUNDER INCLUDES SUFFICIENT MONEY ALLOWANCE TO MAKE HIS WORK COMPLETE AND OPERABLE, AND IN COMPLIANCE WITH GOOD PRACTICE AND THE ORDINANCES, CODES AND REGULATIONS OF ALL BODIES OR PERSONS HAVING GOVERNMENTAL AUTHORITY OVER IT.

2 DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS, INCLUDING THOSE IN ELECTRONIC FORM, PREPARED BY THE ARCHITECT AND THE ARCHITECT'S CONSULTANTS ARE INSTRUMENTS OF SERVICE FOR USE SOLELY WITH RESPECT TO THIS PROJECT ONLY. THE ARCHITECT AND THE ARCHITECT'S CONSULTANTS SHALL BE DEEMED THE AUTHORS AND OWNERS OF THEIR RESPECTIVE INSTRUMENTS OF SERVICE AND SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING COPYRIGHTS.

3 THE OWNER AND ARCHITECT RELY COMPLETELY ON THE GENERAL CONTRACTOR AND ITS SUBCONTRACTORS TO MAINTAIN A SAFE ENVIRONMENT FOR THE CONSTRUCTION OF THE WORK. IN ADDITION, THE GENERAL CONTRACTOR IS SOLELY RESPONSIBLE FOR THE SEQUENCING, MEANS AND METHODS TO CONSTRUCT THE WORK WITH THE HIGHEST QUALITY BY THE INTENT OF THE DOCUMENTS.

4 TO THE FULLEST EXTENT PERMITTED BY LAW, THE OWNER SHALL INDEMNIFY AND HOLD HARMLESS THE CONTRACTOR, SUBCONTRACTORS, ARCHITECT, ARCHITECT'S CONSULTANTS AND AGENTS AND EMPLOYEES OF ANY OF THEM FROM AND AGAINST CLAIMS, DAMAGES, LOSSES AND EXPENSES, INCLUDING BUT NOT LIMITED TO ATTORNEY'S FEES, ARISING OUT OF OR RESULTING FROM PERFORMANCE OF THE WORK IN THE AFFECTED AREA IF IN FACT THE MATERIAL OR SUBSTANCE PRESENTS THE RISK OF BODILY INJURY OR DEATH AND HAS NOT BEEN RENDERED HARMLESS, PROVIDED THAT SUCH CLAIM, DAMAGE, LOSS OR EXPENSE IS ATTRIBUTABLE TO BODILY INJURY, SICKNESS, DISEASE OR DEATH, OR TO INJURY OR TO DESTRUCTION OF TANGIBLE PROPERTY (OTHER THAN THE WORK ITSELF) AND PROVIDED THAT SUCH DAMAGE, LOSS OR EXPENSE IS NOT DUE TO THE SOLE NEGLIGENCE OF A PARTY SEEKING INDEMNITY. THE OWNER SHALL NOT BE RESPONSIBLE FOR MATERIALS AND SUBSTANCES BROUGHT TO THE SITE BY THE CONTRACTOR UNLESS SUCH MATERIALS OF SUBSTANCES WERE REQUIRED BY THE CONTRACT DOCUMENTS. IF, WITHOUT NEGLIGENCE ON THE PART OF THE CONTRACTOR, THE CONTRACTOR IS HELD LIABLE FOR THE COST OF REMEDIATION OF A HAZARDOUS MATERIAL OR SUBSTANCE SOLELY BY REASON OF PERFORMING WORK AS REQUIRED BY THE CONTRACT DOCUMENTS, THE OWNER SHALL INDEMNIFY THE CONTRACTOR FOR ALL COST AND EXPENSE THEREBY INCURRED.

5 THE CONTRACT DOCUMENTS CONSIST OF THE AGREEMENT BETWEEN OWNER AND CONTRACTOR (HEREINAFTER THE AGREEMENT), CONDITIONS OF THE CONTRACT (GENERAL, SUPPLEMENTARY, AND OTHER CONDITIONS), DRAWINGS, SPECIFICATIONS, ADDENDA ISSUED PRIOR TO THE EXECUTION OF THE CONTRACT, OTHER DOCUMENTS LISTED IN THE AGREEMENT AND MODIFICATIONS ISSUED AFTER EXECUTION OF THE CONTRACT. A MODIFICATION IS (1) A WRITTEN AMENDMENT TO THE CONTRACT SIGNED BY BOTH PARTIES, (2) A CHANGE ORDER, (3) A CONSTRUCTION CHANGE DIRECTIVE OR (4) A WRITTEN ORDER FOR A MINOR CHANGE IN THE WORK ISSUED BY THE ARCHITECT. UNLESS SPECIFICALLY ENUMERATED IN THE AGREEMENT, THE CONTRACT DOCUMENTS DO NOT INCLUDE OTHER DOCUMENTS SUCH AS BIDDING REQUIREMENTS (ADVERTISEMENT OR INVITATION TO BID, INSTRUCTIONS TO BIDDERS, SAMPLE FORMS, THE CONTRACTOR'S BID OR PORTIONS OF ADDENDA RELATING TO BIDDING REQUIREMENTS.

6 THE CONTRACT DOCUMENTS FORM THE CONTRACT FOR CONSTRUCTION. THE CONTRACT REPRESENTS THE ENTIRE AND INTEGRATED AGREEMENT BETWEEN THE PARTIES HERETO AND SUPERSEDES PRIOR NEGOTIATIONS, REPRESENTATIONS OR AGREEMENTS, EITHER WRITTEN OR ORAL. THE CONTRACT MAY BE AMENDED OR MODIFIED ONLY BY A MODIFICATION. THE CONTRACT DOCUMENTS SHALL NOT BE CONSTRUED TO CREATE A CONTRACTUAL RELATIONSHIP OF ANY KIND (1) BETWEEN THE ARCHITECT AND CONTRACTOR, (2) BETWEEN THE OWNER AND A SUBCONTRACTOR OR SUB-SUBCONTRACTOR, (3) BETWEEN THE OWNER AND THE ARCHITECT OR (4) BETWEEN ANY PERSONS OR ENTITIES OTHER THAN THE OWNER AND CONTRACTOR. THE ARCHITECT SHALL, HOWEVER, BE ENTITLED TO PERFORMANCE AND ENFORCEMENT OF OBLIGATIONS UNDER THIS CONTRACT INTENDED TO FACILITATE PERFORMANCE OF THE ARCHITECT'S DUTIES.

7 THE DRAWINGS ARE THE GRAPHIC AND PICTORIAL PORTIONS OF THE CONTRACT DOCUMENTS SHOWING THE DESIGN, LOCATION AND DIMENSIONS OF THE WORK, GENERALLY INCLUDING PLANS, ELEVATIONS, SECTIONS, DETAILS, SCHEDULES AND DIAGRAMS.

8 THE SPECIFICATIONS ARE THAT PORTION OF THE CONTRACT DOCUMENTS CONSISTING OF THE WRITTEN REQUIREMENTS FOR MATERIALS, EQUIPMENT, SYSTEMS, STANDARDS AND WORKMANSHIP FOR THE WORK, AND PERFORMANCE OF RELATED SERVICES.

9 THE PROJECT MANUAL IS A VOLUME ASSEMBLED FOR THE WORK WHICH MAY INCLUDE THE BIDDING REQUIREMENTS, SAMPLE FORMS, CONDITIONS OF THE CONTRACT AND SPECIFICATIONS.

10 THE INTENT OF THE CONTRACT DOCUMENTS IS TO INCLUDE ALL ITEMS NECESSARY FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK BY THE CONTRACTOR. THE CONTRACT DOCUMENTS ARE COMPLEMENTARY, AND WHAT IS REQUIRED BY ONE SHALL BE AS BINDING AS IF REQUIRED BY ALL. PERFORMANCE OF THE WORK BY THE CONTRACTOR SHALL BE REQUIRED ONLY TO THE EXTENT CONSISTENT WITH THE CONTRACT DOCUMENTS AND REASONABLY INFERABLE FROM THEM AS BEING NECESSARY TO PRODUCE THE INDICATED RESULTS. ORGANIZATION OF THE SPECIFICATIONS INTO DIVISIONS, SECTIONS AND ARTICLES, AND ARRANGEMENT OF DRAWINGS SHALL NOT CONTROL THE CONTRACTOR IN DIVIDING THE WORK AMONG SUBCONTRACTORS OR IN ESTABLISHING THE EXTENT OF WORK TO BE PERFORMED BY ANY TRADE. UNLESS OTHERWISE STATED IN THE CONTRACT DOCUMENTS, WORDS WHICH HAVE WELL-KNOWN TECHNICAL OR CONSTRUCTION INDUSTRY MEANINGS ARE USED IN THE CONTRACT DOCUMENTS IN ACCORDANCE WITH SUCH RECOGNIZED MEANINGS.

11 EXECUTION OF THE CONTRACT BY THE CONTRACTOR IS A REPRESENTATION THAT THE CONTRACTOR HAS BECOME GENERALLY FAMILIAR WITH LOCAL CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED AND CORRELATED PERSONAL OBSERVATIONS WITH REQUIREMENTS OF THE

12 ALL MATERIALS ON THIS PROJECT MUST BE INSTALLED BY LICENSED, EXPERIENCED AND/ OR APPROVED INSTALLERS OF THAT PRODUCT/ MATERIAL AND A MINIMUM 5 YEARS EXPERIENCE IN GOOD STANDING BY THE MANUFACTURER OF THAT PRODUCT/ MATERIAL (NO EXCEPTIONS). ALL INSTALLERS MUST BE FULLY AWARE OF THE MANUFACTURERS' INTENDED DESIGN LIMITATIONS/ PURPOSE AND USE OF THE MATERIAL BEING INSTALLED AND THE LATEST PUBLISHED INSTALLATION INSTRUCTIONS, SUBSTRATE REQUIREMENTS OR USE OF THE THIS MATERIAL IN CONJUNCTION WITH OTHER ADJACENT MATERIALS AND SUBSTRATES. NO PRODUCT IS TO BE ORDERED OR INSTALLED THAT DOES NOT MEET OR EXCEED THE LATEST PUBLISHED CONDITIONS FOR HANDLING & INSTALLATION BY THE MANUFACTURER. ANY DISCREPANCIES BETWEEN THE DOCUMENTS AND THE EXISTING CONDITIONS, SUBSTRATES, OR FINAL INSTALLATION ARE TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO COMMENCING WORK.

13 THE INTENT OF THE SPECIFICATIONS, DRAWINGS AND DETAILS WHETHER SHOWN OR NOT ARE TO DETAIL/ SPECIFY, DELIVER, INSTALL AND COMPLETE CONSTRUCTION WITH ALL PRODUCTS/ MATERIALS PER MANUFACTURERS' SPECIFIC REQUIREMENTS ALLOWING THE PRODUCTS/ MATERIALS TO MEET THE MANUFACTURERS' INTENT FOR LONG-TERM PERFORMANCE. THIS INCLUDES PRODUCTS/MATERIALS BY THEM SELVES OR AS AN ASSEMBLY IN CONJUNCTION WITH OTHER MATERIALS COMPATIBLE WITH THE MANUFACTURER.

14 THE GENERAL CONTRACTOR, ALL SUPPLIERS, SUBCONTRACTORS AND SUB-SUBCONTRACTORS ARE ENCOURAGED TO BRING DISCREPANCIES, CONFLICTS OR CONCERNS TO THE ATTENTION OF THE ARCHITECT IN AN EFFORT TO WORK IN COLLABORATION. THE GOAL IS TO WORK TOGETHER, COLLECTIVELY TO AVOID CONFLICTS AND ADDITIONAL COST, BUT MOST IMPORTANTLY TO ALLOW THE INSTALLATION OF ALL MATERIALS/ PRODUCTS TO BE INSTALLED PROPERLY PER THE MANUFACTURERS' EXPRESSED INTENT TO ENSURE LONG-TERM PERFORMANCE.

MATERIALS

- EARTH
- ROCK/POROUS FILL
- CONCRETE
- BRICK
- CMU
- CUT STONE/PRECAST
- FINISH LUMBER
- DISCONT. LUMBER
- CONTINUOUS LUMBER
- STEEL
- BLANKET INSULATION
- RIGID INSULATION
- SHEATHING
- MARBLE/GRANITE

SYMBOLS

RATED PARTITIONS

- 1 HR RATED WALL
- 2 HR RATED WALL

DOOR IDENTIFICATION

DOOR NUMBER: 100

WINDOW TYPE

1 — WINDOW IDENTIFICATION ALWAYS NUMERICAL

A1 — STOREFRONT SYSTEM IDENTIFICATION

REVISION

CLOUD AROUND REVISION

1 — REVISION NUMBER

ROOM/SPACE IDENTIFICATION

OFFICE — ROOM NAME
106 — ROOM NUMBER

PARTITION TYPES KEY

# / X — PARTITION TYPE
U = UNDER
T = THROUGH
S = STRUCTURAL
P = PARTIAL

SECTION KEYS

BUILDING SECTION: 1 / A5.4 — SECTION/DETAIL IDENTIFICATION; SHEET WHERE SECTION IS DRAWN

WALL SECTION: 1 / A5.4 — SECTION/DETAIL IDENTIFICATION; SHEET WHERE SECTION IS DRAWN

DETAIL KEY

1 / A2.0 — ELEVATION IDENTIFICATION; SHEET WHERE ELEVATION IS DRAWN

EXTERIOR ELEVATIONS

3 / A3.0 — ELEVATION IDENTIFICATION; SHEET WHERE ELEVATION IS DRAWN

INTERIOR ELEVATIONS

SHADED AREA INDICATES ELEV. DRAWN

1 / 2 / A4.0 — DETAIL NUMBER OF ELEVATION; SHEET WHERE ELEVATION IS DRAWN

KEYED NOTES

- (X) DEMOLITION
- (X) ELEVATIONS
- [X] PLANS

MATCH LINE

DIRECTION OF SECTION CUT

6/A6.0 — DETAIL AND SHEET NUMBER

100'-0" — SPOT ELEVATION MARKER

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NO	DESCRIPTION	DATE
	BID/PERMIT/CONST.	5/23/19

PROJECT NUMBER:
18036.00

CODE & GENERAL NOTES

A0.01

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●	C5	GRADING PLAN

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●	CVR	COVERSHEET
●	A0.01	CODE & GENERAL NOTES
●	A0.05	CODE & GENERAL NOTES
		SITEWORK
●	A1.00	SITE PLAN
●	A1.01	SITE DETAILS
		FLOOR PLANS
●	A2.00	FLOOR PLAN-AREA A
●	A2.01	FLOOR PLAN-AREA B
●	A2.10	ROOF PLAN & ROOF DETAILS
		EXTERIOR ELEVATIONS & BUILDING SECTIONS
●	A5.00	EXTERIOR ELEVATIONS
●	A5.01	EXTERIOR ELEVATIONS
●	A5.02	PARTIAL EXTERIOR ELEVATIONS
●	A5.10	BUILDING SECTIONS
●	A5.11	BUILDING SECTIONS
		ENLARGED PLANS & INTERIOR ELEVATIONS
●	A4.00	ENLARGED PLANS
●	A5.00	INTERIOR ELEVATIONS & CASEWORK
		REFLECTED CEILING PLAN
●	A6.00	REFLECTED CEILING PLAN-AREA A
●	A6.01	REFLECTED CEILING PLAN-AREA B
		WALL SECTIONS & DETAILS
●	A8.01	WALL DETAILS
●	A8.02	WALL DETAILS
●	A8.03	COLUMN DETAILS
●	A8.04	COLUMN DETAILS
●	A8.05	WALL DETAILS
●	A8.06	WINDOW DETAILS
		SCHEDULES
●	A9.00	DOOR SCHEDULE
●	A9.05	FINISH SCHEDULE
●	A9.10	PARTITION TYPES

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●	S1.0	GENERAL NOTES & STANDARD DETAILS
●	S2.0	FOUNDATION & SLAB ON GRADE PLAN
●	S2.1	ROOF FRAMING PLAN
●	S3.0	FOUNDATION SECTIONS & DETAILS
●	S5.1	FRAMING SECTIONS & DETAILS

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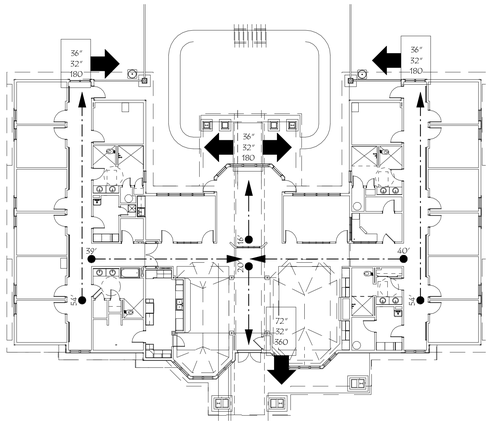
15' COMMON PATH OF TRAVEL

15' TRAVEL DISTANCE

ACCESSIBLE EXIT

32" ACTUAL WIDTH (IN.)
20" REQUIRED WIDTH (IN.)
330 CALCULATED OCCUPANT LOAD SERVED



PLAN NORTH

1 **LIFE SAFETY PLAN**
1/16" = 1'-0"

LOCATION OF DEVICES

LAYOUT: CONTRACTOR SHALL TAKE SPECIAL CARE IN THE LAYOUT OF HIS WORK & IN VERIFICATION OF ANY EXISTING CONDITIONS & DIMENSIONS. THE COORDINATION & ALIGNMENT OF THIS WORK WITH ITSELF & ADJACENT WORK IS OF PRIMARY IMPORTANCE & SHOULD TAKE PRECEDENCE OVER WRITTEN DIMENSIONS, ESPECIALLY APPROXIMATE DIMENSIONS. THE INSTALLING CONTRACTOR SHALL LAYOUT HIS WORK & VERIFY TO INSURE PROPER ALIGNMENT & FIT. HE WILL REPORT ANY DISCREPANCIES TO THE PROJECT SUPERINTENDENT AND ARCHITECT.

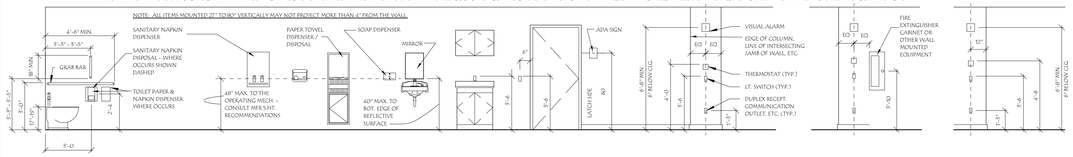
LOCATION OF THERMOSTATS, ELECTRICAL, LIGHTING, LIFE SAFETY DEVICES, ETC. :

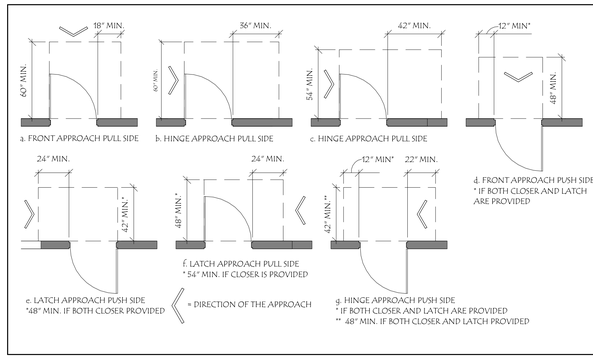
1) DEVICES INSTALLED BY SEPARATE TRADES (SUCH AS LIGHT SWITCHES, THERMOSTATS, ETC.) INSTALLED IN THE SAME LOCATION, SHALL BE MOUNTED IN A CONFIGURATION ACCEPTABLE TO THE ARCHITECT.

A. DEVICES SHALL BE UNIFORMLY MOUNTED SO THEY WILL BE SYMMETRICAL, WHEN SHOWN ON THE MECHANICAL & ELECTRICAL DRAWINGS & NOT ON THE ARCHITECTURAL DRAWINGS. VERTICALLY ALIGN DEVICES MOUNTED AT DIFFERENT HEIGHTS UNLESS SEPARATED HORIZONTALLY BY 24".

B. DEVICES INSTALLED IN MASONRY OR INSTALLED IN / MOUNTED TO SURFACES TO RECEIVE WOOD PANELS, WALL COVERING, OR SIMILAR MATERIALS SHALL BE INSPECTED BY THE ARCHITECT / ENGINEER PRIOR TO ROUGHING-IN.

2) WHEN IN DOUBT, CHECK WITH THE ARCHITECT / ENGINEER PRIOR TO ROUGH-IN. ALL COSTS TO CORRECT DEVIATIONS FROM THESE PRINCIPLES WILL BE THE RESPONSIBILITY OF THE INSTALLING CONTRACTOR.





TYPE OF USE		MINIMUM MANEUVERING CLEARANCES	
APPROACH DIRECTION	DOOR SIDE	PERPENDICULAR TO DOORWAY	PARALLEL TO DOORWAY (BEYOND LATCH UNLESS NOTED)
FROM FRONT	PULL	60 INCHES	18 INCHES
FROM FRONT	PUSH	48 INCHES	0 INCHES ***
FROM HINGE SIDE	PULL	60 INCHES	36 INCHES
FROM HINGE SIDE	PULL	54 INCHES	42 INCHES
FROM HINGE SIDE	PUSH	42 INCHES *	22 INCHES ***&****
FROM LATCH SIDE	PULL	48 INCHES **	24 INCHES
FROM LATCH SIDE	PUSH	42 INCHES **	24 INCHES

* ADD 6 INCHES IF CLOSER AND LATCH PROVIDED
** ADD 6 INCHES IF CLOSER PROVIDED
*** ADD 12 INCHES BEYOND LATCH IF CLOSER AND LATCH PROVIDED BEYOND HINGE SIDE

CODE REVIEW

GOVERNING CODES:

PROPOSED BUILDING/ RENOVATIONS/ WORK SHOWN ON THE DOCUMENTS THAT FOLLOW TO BE IN COMPLIANCE WITH THE **CITY OF BALLWIN**. THE FOLLOWING BUILDING CODES ARE ENFORCED W/ AMENDMENTS:

BUILDING CODE:	2015 INTERNATIONAL BUILDING CODE
ENERGY CODE:	EXEMPT PER CITY OF BALLWIN
ELECTRICAL CODE:	2014 NEC
PLUMBING CODE:	2015 IPC
MECHANICAL CODE:	2015 IMC
FUEL GAS CODE:	2015 IFGC
FIRE CODE:	2015 IFC PER METRO WEST FIRE DISTRICT

CHAPTER 3 – USE AND OCCUPANCY:

NON-SEPARATED MIXED USE
PRIMARY USE IS FOR **"R-4", CONDITION 1 - RESIDENTIAL**
ACCESSORY OCCUPANCY FOR **"A-3", ASSEMBLY**

SECTION 310.6 – RESIDENTIAL GROUP R-4
"... GROUP R-4 OCCUPANCIES SHALL MEET THE REQUIREMENTS FOR CONSTRUCTION AS DEFINED FOR GROUP R-3, EXCEPT AS OTHERWISE PROVIDED FOR IN THIS CODE."

CHAPTER 4 – DETAILED REQUIREMENTS ON USE AND OCCUPANCY:

SECTION 420.2 – SEPARATION WALLS.
"... WALLS SEPARATING SLEEPING UNITS IN THE SAME BUILDING AND WALLS SEPARATING... SLEEPING UNITS FROM OTHER OCCUPANCIES... SHALL BE CONSTRUCTED AS **FIRE PARTITIONS** IN ACCORDANCE WITH SECTION 708."

SECTION 420.4 – AUTOMATIC SPRINKLER SYSTEM
GROUP R OCCUPANCIES SHALL BE EQUIPPED... PER SECTION 903.2.8

CHAPTER 5 – GENERAL BUILDING HEIGHTS AND AREAS

SECTION 503.1 – GENERAL

TABLE 503 (2012 IBC) – ALLOWABLE AREA
FOR CONSTRUCTION TYPE **VB** & GROUP **R-4**
ALLOWABLE AREA = **7,000 SF**
AREA PROVIDED = **7,148 SF**

CHAPTER 6 – TYPES OF CONSTRUCTION:
TABLE 601 – FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS

HOURLY FIRE RATING FOR **TYPE VB** CONSTRUCTION &
FIRE SEPARATION DISTANCE OF **15 FT**

STRUCTURAL FRAME	0
BEARING WALLS	
EXTERIOR	0
INTERIOR	0
NONBEARING WALLS	0
EXTERIOR	0
INTERIOR	0
ROOF CONSTRUCTION	0

CHAPTER 7 – FIRE AND SMOKE PROTECTION FEATURES:

SECTION 708.3 – FIRE-RESISTANCE RATING REQ... (FOR FIRE PARTITIONS)
...NOT LESS THAN **1 HR**
EXCEPTIONS
1) CORRIDOR WALLS ARE PERMITTED TO HAVE 1/2 HR RATING PER TABLE 1020.1

SECTION 708.4 – CONTINUITY
FIRE PARTITIONS SHALL EXTEND FROM THE TOP OF FOUNDATION TO THE UNDERSIDE OF ROOF SHEATHING OR FIRE-RESISTANCE-RATED ROOF/CEILING ASSEMBLY ABOVE, AND SHALL BE SECURELY ATTACHED THERETO.
OR, FOR COMBUSTIBLE CONSTRUCTION...THE SPACE BETWEEN THE CEILING AND SHEATHING ... SHALL BE FIREBLOCKED OR DRAFTSTOPPED.

SECTION 718.4 – DRAFTSTOPPING IN ATTICS
"...DRAFTSTOPPING SHALL BE INSTALLED TO SUBDIVIDE ATTIC SPACES AND CONCEALED ROOF SPACES IN THE LOCATIONS PRESCRIBED IN SECTIONS 718.4.2 AND 718.4.3

SECTION 708.4.3 – OTHER GROUPS
"DRAFTSTOPPING SHALL BE INSTALLED IN ATTICS AND CONCEALED ROOF SPACES, SUCH THAT ANY HORIZONTAL AREA DOES NOT EXCEED 3,000 SQUARE FEET..."

CHAPTER 8 – INTERIOR FINISHES:

SECTION 803.1.1 – WALL AND CEILING FINISHES MATERIALS
CLASS A: FLAME SPREAD 0-25; SMOKE DEVELOPED 0-450
CLASS B: FLAME SPREAD 26-75; SMOKE DEVELOPED 0-450
CLASS C: FLAME SPREAD 76-200; SMOKE DEVELOPED 0-450

TABLE 803.9: FINISH REQUIREMENTS BY OCCUPANCY
GROUP R-4: "NOT SPRINKLERED" (NFPA 13D DOES NOT QUALIFY):
VERTICAL EXITS AND EXIT PASSAGEWAYS: MINIMUM CLASS **A**
EXIT ACCESS CORRIDORS AND OTHER EXIT WAYS: MINIMUM CLASS **B**
ROOMS AND ENCLOSED SPACES: MINIMUM CLASS **B**

CHAPTER 9 – FIRE PROTECTION SYSTEMS:

SECTION 903.2.8.1 – GROUP R-3 OR R-4 CONGREGATE RESIDENCES
AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH **901.3.1.3** SHALL BE PERMITTED IN GROUP R-3 OR R-4 CONGREGATE RESIDENCES WITH 16 OR FEWER RESIDENTS.

SPRINKLER SYSTEMS
PER STATE OF MISSOURI DEPARTMENT OF HEALTH AND SENIOR SERVICES, CHAPTER 86 – RESIDENTIAL CARE FACILITIES & ASSISTED LIVING FACILITIES, SPRINKLER SYSTEM TO BE **NFPA 13**.

SECTION 907.2.11.2 – SMOKE ALARMS
A SINGLE- OR MULTIPLE-STATION SMOKE ALARM SHALL BE INSTALLED AND MAINTAINED IN GROUP R-4 REGARDLESS OF OCCUPANT LOAD AT LOCATIONS PRESCRIBED IN THIS SECTION.

SECTION 907.2.11.3 – INTERCONNECTION
"WHERE MORE THAN ONE SMAOKE ALARM IS REQUIRED TO BE INSTALLED WITHIN AN INDIVIDUAL DWELLING UNIT OR SLEEPING UNIT IN GROUP R..., THE SMOKE ALARMS SHALL BE INTERCONNECTED IN SUCH A MANNAR THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT...".

SECTION 907.2.11.4 – POWER SOURCE
"IN NEW CONSTRUCTION, REQUIRED SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WHERE SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE AND SHALL BE EQUIPPED WITH A BATTERY BACKUP...".

CHAPTER 10 – MEANS OF EGRESS:

SECTION 1002 – DEFINITIONS
– GROSS FLOOR AREA INCLUDES AREA INSIDE PERIMETER OF EXTERIOR WALLS.

SECTION 1006 MEANS OF EGRESS ILLUMINATION.
– MEANS OF EGRESS, INCLUDING EXIT DISCHARGE SHALL BE ILLUMINATED AT ALL TIMES. MINIMUM 1 FOOTCANDLE. 90 MIN/1TE EMERGENCY POWER TO BE PROVIDED.

SECTION 1015.1, 1014.3 – NUMBER OF EXITS
FOR GROUP R-4 WITH > 10 OCC., TWO EXITS REQUIRED
– COMMON PATH OF TRAVEL < 75 FT

TABLE 1018.1 (IBC 2012)– CORRIDOR FIRE RATING
FOR GROUP R, CORRIDORS WHICH SERVE AN OCCUPANT LOAD OF GREATER THAN 10 REQUIRE A FIRE RESISTANCE RATING OF 1/2 HOUR OR GREATER.

SECTION 1018.4 – DEAD ENDS
– DEAD END CORRIDOR LENGTH < 30 **FT MAXIMUM**

503.2.1 DIMENSIONS
FIRE APPARATUS ACCESS ROADS SHALL HAVE AN UNOBSTRUCTED WIDTH OF NOT LESS THAN 20 FEET (6096 MM). ... AND AN UNOBSTRUCTED VERTICAL CLEARANCE OF NOT LESS THAN 13 FEET 6 INCHES (4115 MM).

INSULATION SCHEDULE

EXTERIOR WALLS (WOOD FRAMED)	R-13 + R-4 C.I.
ROOF/ CEILING	R42
SLAB EDGE	R10 for 2'-0" MIN. VERT- ENTIRE PER.

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NO	DESCRIPTION	DATE
	BID/PERMIT/CONST.	5/23/19

PROJECT NUMBER:
18036.00

CODE & GENERAL NOTES

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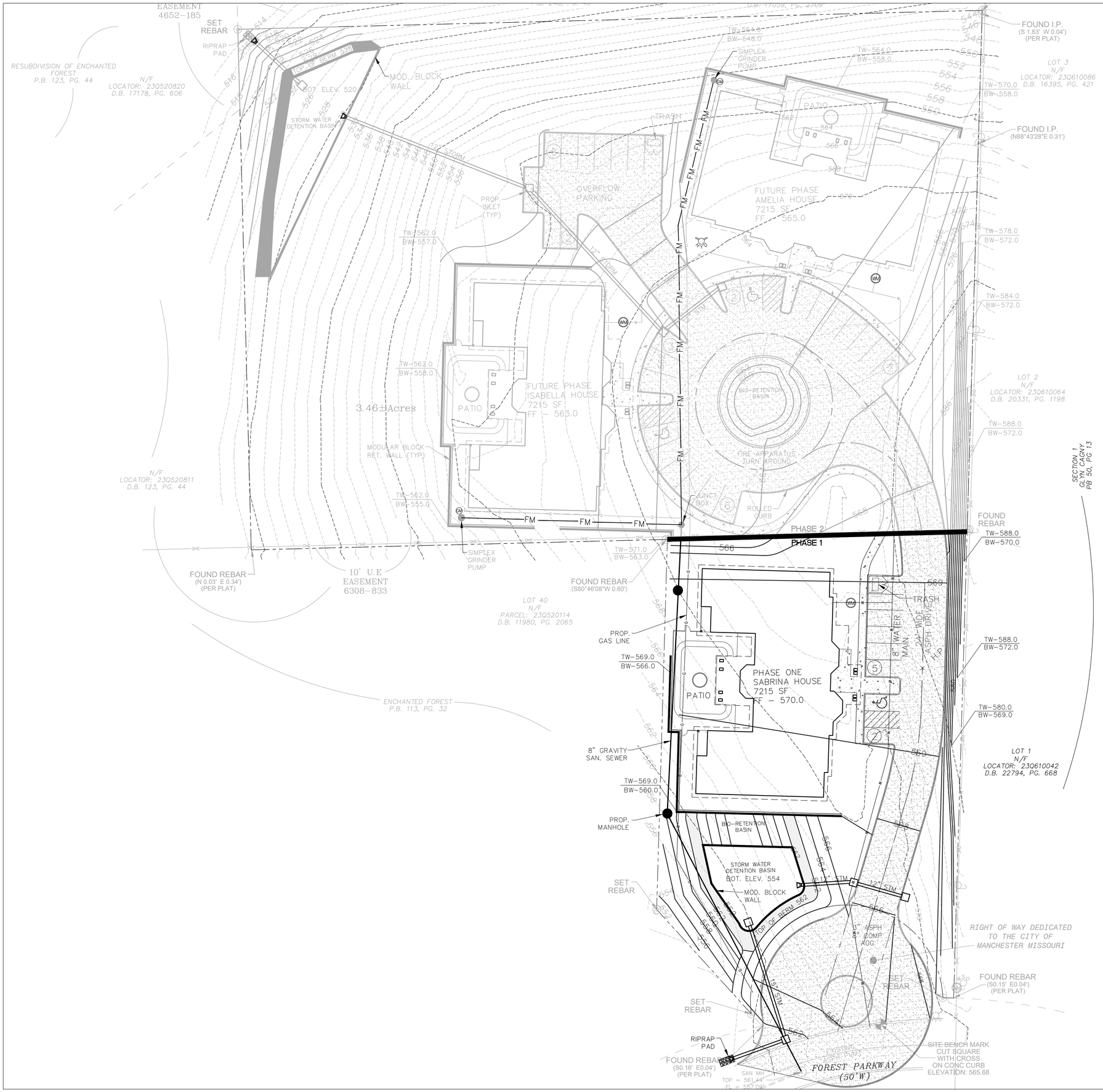

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)

1 inch = 20 ft.

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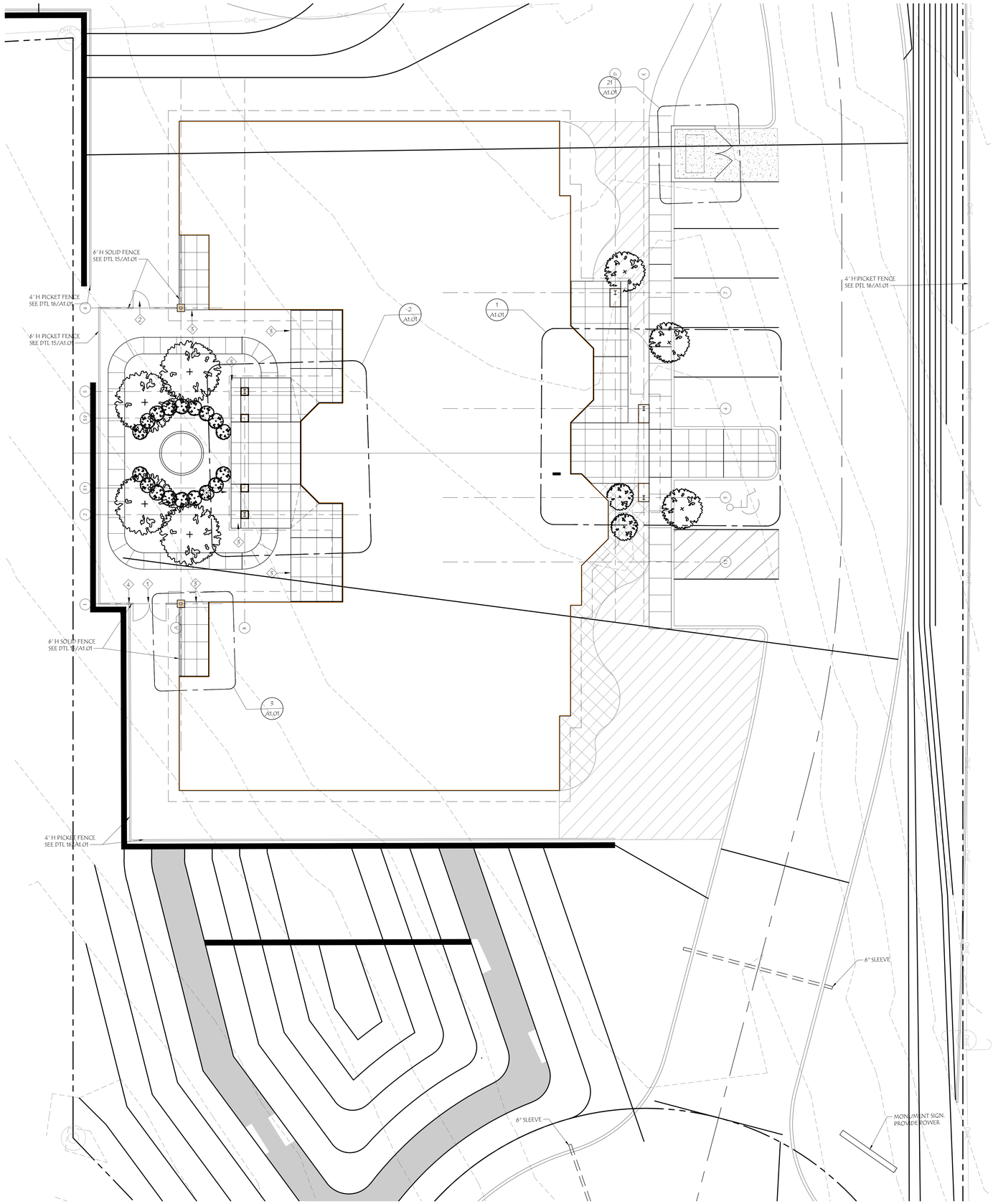
351-377 FOREST SUMMIT COURT
MANCHESTER, MISSOURI 63021

PROJECT NUMBER:
18036.00

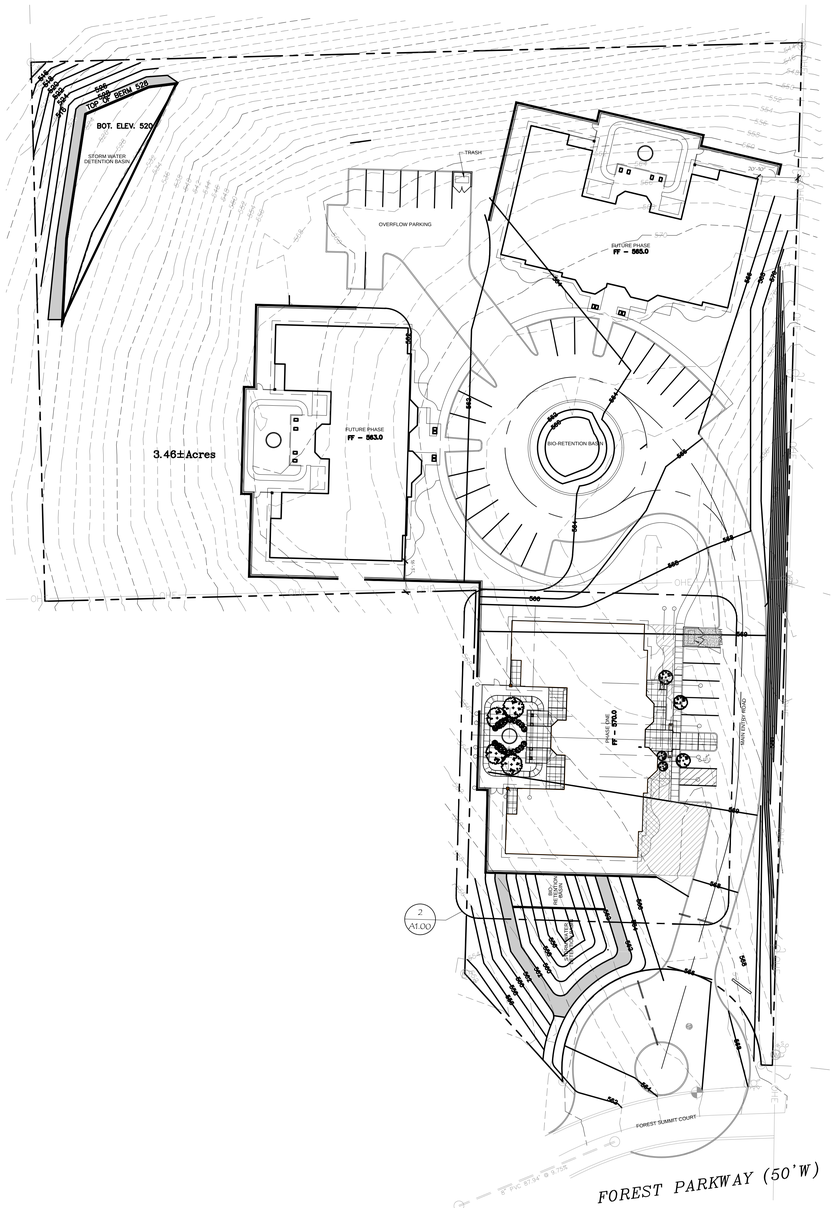
C3

GRADING PLAN



2 SITE PLAN
SCALE: 1/8" = 1'-0"

NORTH



1 OVERALL SITE PLAN
SCALE: 1/32" = 1'-0"

NORTH

SITE LEGEND

- SOD.
- LANDSCAPED MULCH AREA W/ STEEL EDGING. SEE LANDSCAPE DRAWINGS.

KEYED SITE PLAN NOTES

1. PAIR 3' W 6' H GATES MATCHING ADJ FENCE STYLE - ONE LEAF INACTIVE WITH DROP BAR ON OUTSIDE OF FENCE. ACTIVE LEAF CONN TO KEYBAD TIED TO ALARM SYSTEM W/ MAGNET RELEASE.
2. 3' W 6' H GATES MATCHING ADJ FENCE STYLE - ACTIVE LEAF CONN TO KEYBAD TIED TO ALARM SYSTEM W/ MAGNET RELEASE.
3. FINISH GRADE TO BE WITHIN 1/2" OF T.O. CONC. FOR ADA ACCESS AND SLOPE AWAY FOR PROPER DRAINAGE.
4. KEYPAD - SWIPE OR CODE TIED TO ALARM SYST. W/ MAG RELEASE ELEC. GATE

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FAMILY PARTNERS MANCHESTER
351-377 FOREST SUMMIT COURT
MANCHESTER, MISSOURI 63021

Family Partners

BID / PERMIT / CONST. 05/23/19

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SITE PLAN

A1.00

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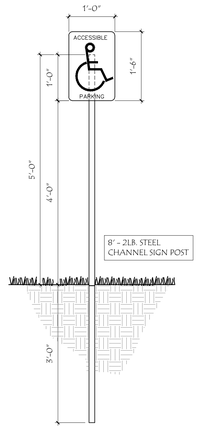
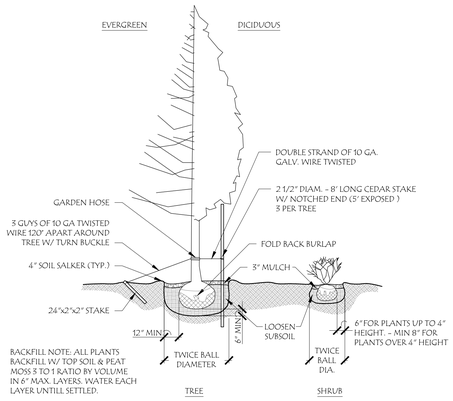
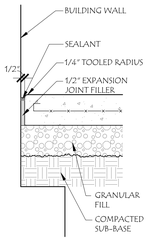


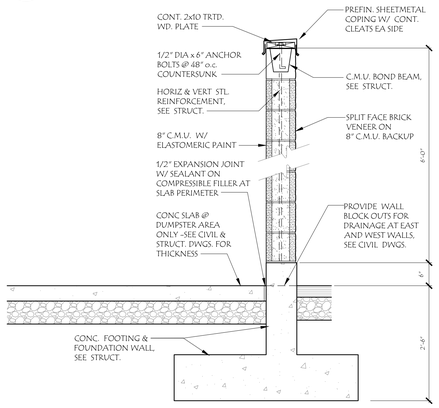
30 ADA SIGNAGE
SCALE: 3/4" = 1'- 0"



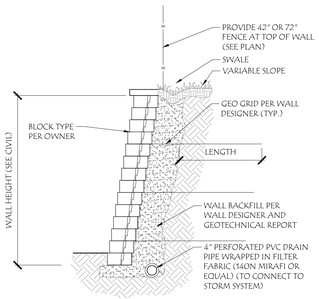
3 PLANTING DETAIL
SCALE: 1/4" = 1'- 0"



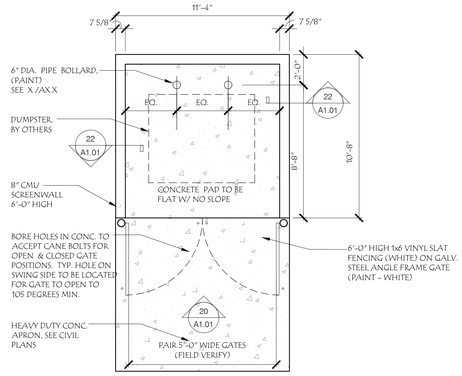
28 SIDEWALK AT BUILDING
SCALE: 1 1/2" = 1'- 0"



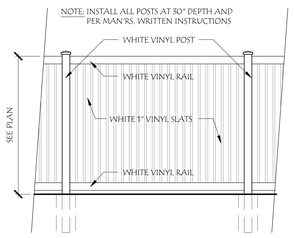
22 SECTION AT TRASH ENCLOSURE
SCALE: 3/4" = 1'- 0"



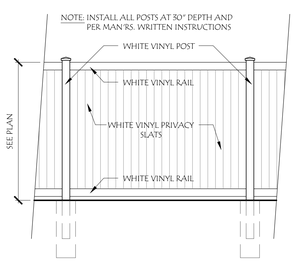
17 RETAINING WALL DETAIL
SCALE: 1/2"= 1'- 0"



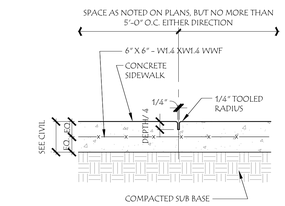
21 PLAN AT TRASH ENCLOSURE
SCALE: 1/4"= 1'- 0"



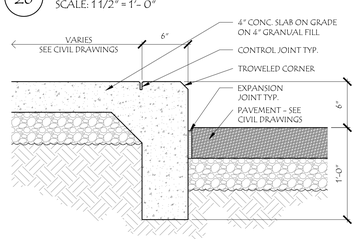
16 VINYL FENCE ELEVATION - PICKET
SCALE: 3/8"= 1'- 0"



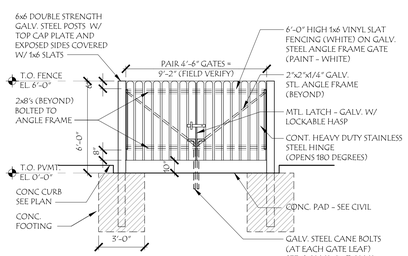
15 VINYL FENCE ELEVATION - SOLID
SCALE: 3/8"= 1'- 0"



26 SIDEWALK CJ
SCALE: 1 1/2" = 1'- 0"



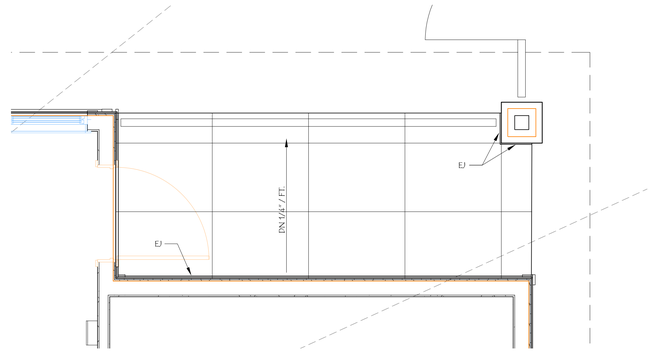
25 SIDEWALK CURB AT PAVEMENT
SCALE: 1 1/2" = 1'- 0"



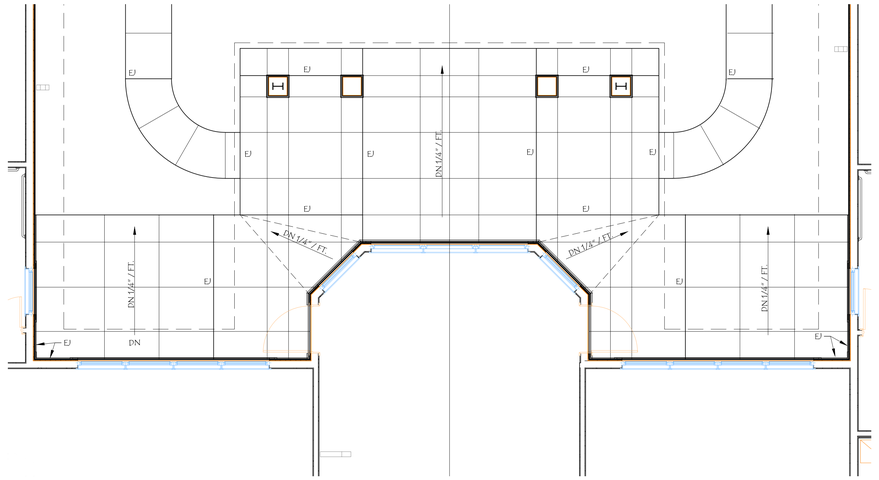
20 ELEVATION AT TRASH ENCLOSURE
SCALE: 1/4"= 1'- 0"

GENERAL SITE NOTES

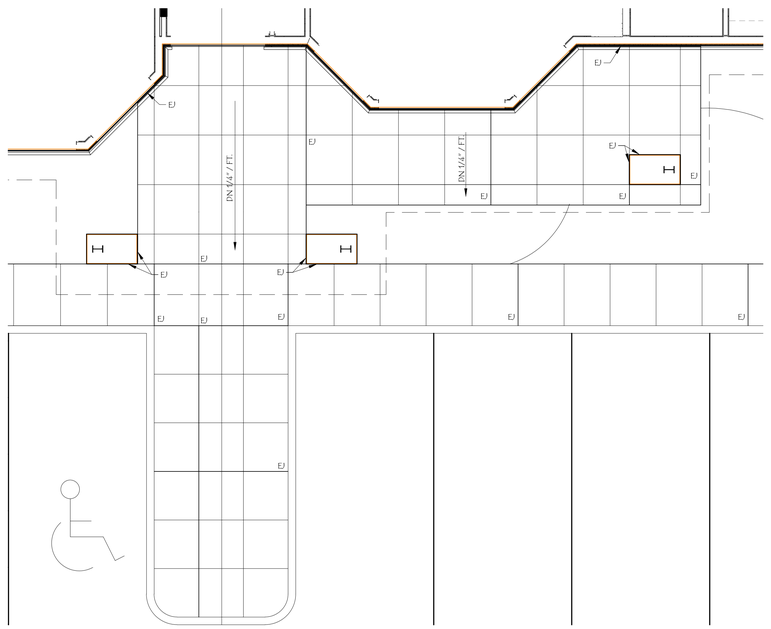
1. ALL JTS. ARE C.J.'S UNLESS NOTED OTHERWISE.



NORTH
3 REAR EXIT WALK
SCALE: 1/2" = 1'-0"



NORTH
2 REAR PATIO PLAN
SCALE: 1/4" = 1'-0"



NORTH
1 FRONT PATIO PLAN
SCALE: 1/4" = 1'-0"

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SITE & PAVING DETAILS

A1.01

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APPLIANCE SCHEDULE

TYPE MARK	DESCRIPTION	MANUFACT.	MODEL
A1	REFRIGERATOR	WHIRLPOOL	WSR57R18DM
A2	FREEZER	WHIRLPOOL	WSZ57L18DM
B	SURFACE COOKTOP	GE	PHP9036DJBB
C	30" DOUBLE WALL OVEN	KITCHENAID	KODE500ESS
D	DISHWASHER W/ HD GRINDER	MAYTAG	MDB8989SHZ
E	15" U/C ICEMAKER-WITH/WITHOUT DRAIN PUMP	KITCHENAID	(WITH) KUIX535ESS / (WITHOUT) KUIX535ESS
F	UPRIGHT FREEZER	WHIRLPOOL	WZF34X18DW
G	FRONT LOAD WASHER	WHIRLPOOL	WFW9620HW
H	FRONT LOAD GAS DRYER	WHIRLPOOL	WGD9620HW
J	30" WARMING DRAWER	KITCHENAID	KOWT100ESS
K	36" VENTLESS HOOD	WHIRLPOOL	UXT5236BDS
L	UNDERCOUNTER REFRIGERATOR	GE	GCE06GSH5B

PLUMBING FIXTURE SCHEDULE

TAG	DESCRIPTION	MANUFACTURER	MODEL
P-1	ADA TUB / SHOWER	INVACARE	3752G
P-2	VANITY SINK	GERBER	LUXOVAL 12-780
P-3	UTILITY SINK	PRO FLO	PFLT2522D
P-4	MOP SINK	FIAT	MSBID2424
P-5	ADA TOILET	GERBER	MAXWELL ER60HEIGHT 21-918
P-6	ADA SHOWER HEAD & CONTROLS	DELTA	INNOVATIONS MONITOR 17
P-7	FLOOR DRAIN	KOHLER	K-9136
P-8	DOUBLE SINK	ELKAY	DXUH3120T0RDF
P-9	SINGLE SINK	ELKAY	ECTRU50179RTC
P-10	GARBAGE DISPOSAL	INSINKERATOR/EMERSON	EVOLUTION PRO 880LT

TOILET ACCESSORIES SCHEDULE

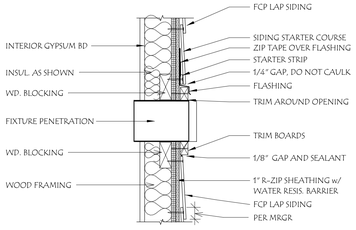
TYPE MARK	DESCRIPTION	MANUFACTURER	MODEL
1	18" GRAB BAR	BOBRICK	B-5806x18
2	24" GRAB BAR	BOBRICK	B-5806x24
3	36" GRAB BAR	BOBRICK	B-5806x36
4	42" GRAB BAR	BOBRICK	B-5806x42
5	48" GRAB BAR	BOBRICK	B-5806x48
6	DISPOSAL, SANITARY NAPKIN, SS, SURFACE MOUNTED	BOBRICK	B-270
7	18" x 30" FRAMELESS MIRROR	BOBRICK	B-1556
8	DISPENSER, SOAP, DISPOSABLE	BOBRICK	B-2111
9	DISPENSER, TOILET TISSUE, SS, 2-ROLL, SURFACE MTD.	BOBRICK	B-6867
10	ADA SHOWER SEAT	BOBRICK	B-5181
11	MOP AND BROOM HOLDER, SURFACE MTD.	BOBRICK	B-223 x 24
12	ADJUSTABLE SHOWER CURTAIN ROD	TBD	TBD
13	CURTAIN	TBD	TBD

KEYED FLOOR PLAN NOTES

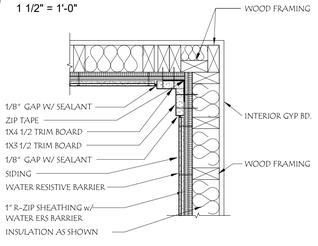
1	CORNER GUARD
2	18" DP VINYL-COATED WIRE SHELVING; 5' HIGH ON KNAPE & VOGT STANDARDS
3	PROVIDE ROD & VINYL-COATED WIRE SHELF AT CLOSET
4	5" VINYL HORIZ. BLINDS AT BEDROOM WINDOW. PROVIDE ALT. TO REMOVE PTD 1X WOOD JAMB & HEAD RETURNS W/ TYP. PTD. DOOR CASING @ JAMB & HEAD RETURNS TO BE PAINTED GYP. BD.
5	DASHED LINE DENOTES CLEARANCE FOR PATIENT LIFT DEVICE
6	CARPET INSET
7	MTL. CLOTHES ROD & 18"D WOOD SHELVING. SEE ELEVATION 25/A5.00 FOR ADDITIONAL INFORMATION
8	INPRO RAIL & BRACKET W/ WALL PROTECTION PANEL & TRIM FROM BOTTOM OF CHAIR RAIL TO TOP OF FLOOR BASE WHERE RAIL OCCURS SEE 1/A9.05
9	COORDINATE LOCATION OF FLOOR OUTLETS WITH OWNER'S FURNITURE LAYOUT

MEDICAL EQUIPMENT SCHEDULE

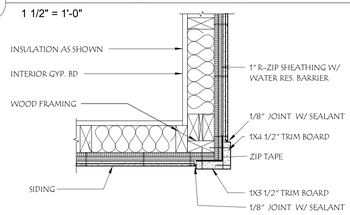
TAG	DESCRIPTION	MANUFACTURER	SIZE WIDTH	SIZE HEIGHT	REMARKS
MED-1	PATIENT LIFT	TBD	42.5"	75"	PROVIDE OUTLET FOR POWER, OWNER TO PROVIDE
MED-2	STORAGE CART	TBD	37.5"	46"	OWNER TO PROVIDE



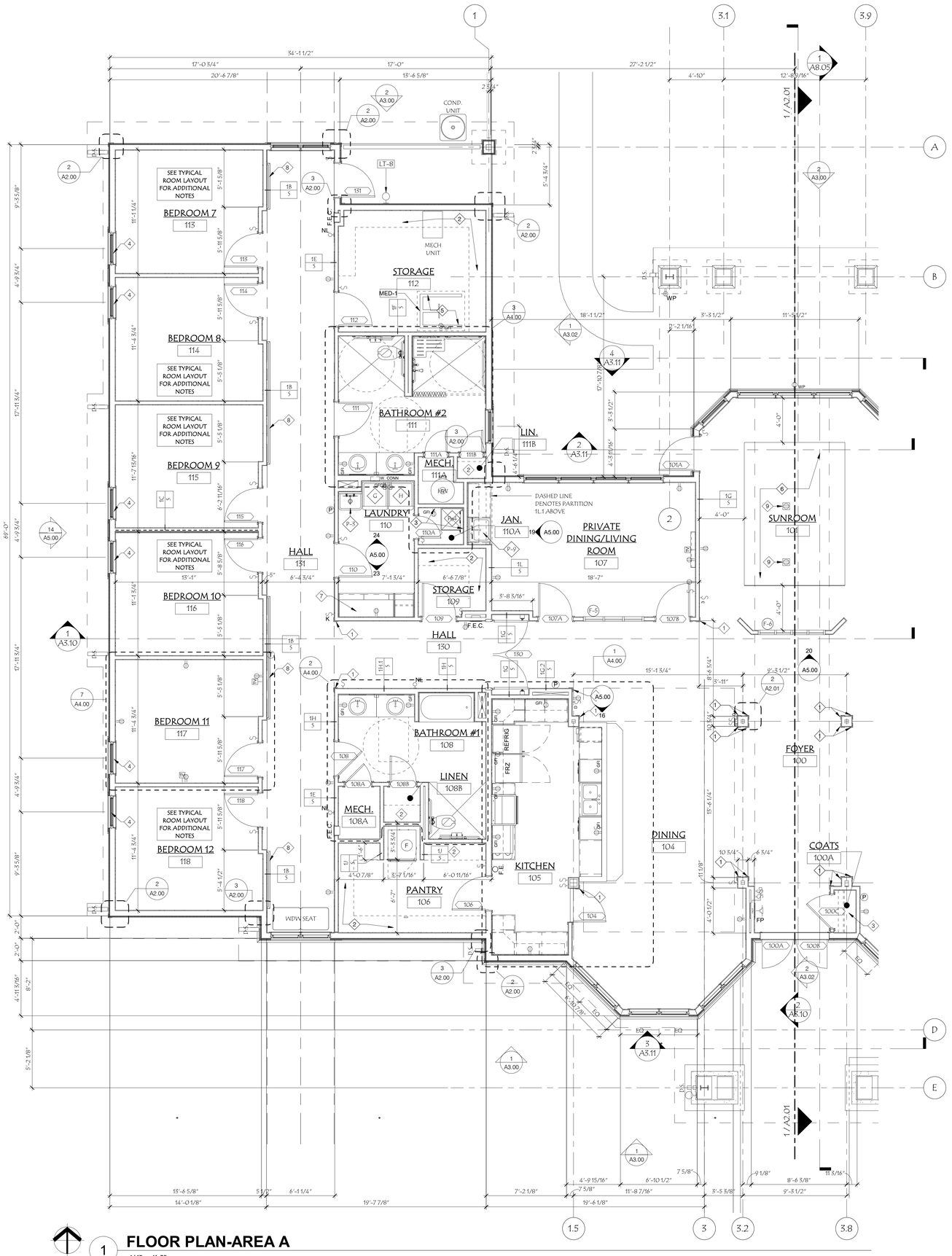
4 FIXTURE PENETRATION
1 1/2" = 1'-0"



3 TRIM INSIDE CORNER
1 1/2" = 1'-0"



2 TRIM OUTSIDE CORNER
1 1/2" = 1'-0"



1 FLOOR PLAN-AREA A
1/4" = 1'-0"

PLAN NORTH

PLAN LEGEND

- EXISTING PARTITION
- NEW PARTITION
- NEW DOOR
- EXISTING DOOR

CORNER GUARD SYMBOLS - INDICATES 4'- 0" LONG CORNER GUARD INSTALLED ABOVE 12" HIGH WALL BASE.

FIRE EXTINGUISHER SYMBOLS - INDICATED ON THE PLAN ARE AS FOLLOWS:

- RECESSED FIRE EXTINGUISHER CABINET - SEE DETAIL AX.X.
- SURFACE MOUNTED FIRE EXTINGUISHER CABINET.
- WALL MOUNTED FIRE EXTINGUISHER ON BRACKET.

ELEC. & FIRE EQPT. SYMBOL LEGEND

	DUPLEX OUTLET (TYP. @ 1'-6" A.F.F.)	W.V.	WALL VENT
	ELEC. QUADPLEX OUTLET	NL	NITE LIGHT
TV	CABLE TV	T	THERMOSTAT (@ 4'-6" A.F.F.)
S	SWITCH (TYP. @ 4'-6" A.F.F.)	GFI	POWER OUTLET-GFI
$K	KEYED SWITCH	220v	220V OUTLET
W. CONN	WATER CONNECTION	FE	FIRE EXTINGUISHER
P	EMERGENCY PULL-STATION	FP	FIRE PANEL
	TELEPHONE		DATA

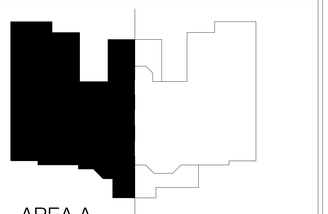
NOTE : ALL SYMBOLS ARE SHOWN FOR CLARITY & COORDINATION - SEE MECHANICAL, PLUMBING & ELECTRICAL SHEETS FOR EXACT LOCATIONS OF M.E.P. EQUIP & FIXTURES.

'E' SHOWN NEXT TO A SYMBOL INDICATES THAT THE FIXTURE IS EXISTING TO REMAIN
'N' SHOWN NEXT TO A SYMBOL INDICATES THAT THE FIXTURE IS NEW.
'R' SHOWN NEXT TO A SYMBOL INDICATES THAT THE FIXTURE IS RELOCATED.
'#' SHOWN NEXT TO A SYMBOL INDICATES THAT THE FIXTURE'S HEIGHT A.F.F.
ALL HEIGHTS ARE CENTERLINE OF FIXTURE.

GENERAL FLOOR PLAN NOTES

1	GENERAL CONTRACTOR AND / OR SUBCONTRACTORS ARE RESPONSIBLE FOR EXAMINING AND CONFIRMING ALL SUBSTRATE CONDITIONS WHERE NEW MATERIALS ARE APPLIED. SUBSTRATE SHALL BE SMOOTH, FREE OF DEFECTS AND SHALL CONFORM TO THE REQUIREMENTS OF THE FINISHED MATERIAL MANUFACTURERS' RECOMMENDATION.
2	DO NOT SCALE DRAWINGS.
3	ALL DIMS TO BE FIELD VERIFIED. ARCHITECT TO BE NOTIFIED OF ANY DISCREPANCIES.
4	THE WORD "ALIGN" AS USED IN THESE DOCS SHALL SUPERCEDE ANY DIMENSIONAL INFO INDICATED. IF DISCREPANCIES OCCUR, NOTIFY THE ARCHITECT IMMEDIATELY.
5	TYPICAL DIMENSIONS ARE TO THE FACE OF WOOD STUD, OR TO COLUMN CENTER LINE. REFER TO PLAN DETAILS FOR ADDITIONAL DIMENSIONS.
6	ALL ANGLES SHOWN ARE 45°, 90°, OR 135° UNLESS NOTED OTHERWISE.
7	DO NOT SCALE THE DRAWINGS. WORKING FROM ESTABLISHED LINES AND POINTS, ESTABLISH AND MAINTAIN DEPENDABLE MARKERS FOR LINES AND LEVELS OF WORK. CALCULATE DIMS AND MEASURE FOR LAYOUT OF WORK. RECORD DEVIATIONS (IF ANY) FROM DWG INFO ON EXIST CONDITIONS AND REVIEW WITH ARCHITECT/ENGINEER AT TIME OF DISCOVERY.
8	FOLLOW WRITTEN DIMS AND LAYOUT POINTS ONLY. CONTRACTOR SHALL EXERCISE SPECIAL CARE IN THE VERIFICATION OF ALL CONDITIONS AND DIMS IN THE LAYOUT OF HIS WORK. THE ALIGNMENT IN COORDINATION OF HIS WORK ITSELF AND OTHER ADJACENT WORK IS OF PRIMARY IMPORTANCE AND SHALL TAKE PRECEDENCE OVER DIMENSIONS, ESPECIALLY THOSE INDICATED AS APPROXIMATE. CONTRACTOR SHALL LAY OUT AND VERIFY HIS WORK TO ENSURE ALIGNMENT AND FIT AND REPORT ANY DISCREPANCIES IMMEDIATELY TO HIS SUPERINTENDENT AND THE ARCHITECT BEFORE PROCEEDING OR PROCEED AT CONTRACTOR'S OWN RISK.
9	SLOPING CONCRETE SLAB TO FLOOR DRAINS IS OF PRIMARY IMPORTANCE AND SHOULD TAKE PRECEDENCE OVER DIMENSIONS, ESPECIALLY THOSE INDICATED AS APPROXIMATE. CONTRACTOR SHALL LAY OUT AND VERIFY HIS WORK TO ENSURE ALIGNMENT AND FIT, AND REPORT ANY DISCREPANCIES TO THE OWNER'S REPRESENTATIVE.
10	THE GENERAL CONTRACTOR IS TO PROVIDE PROTECTION TO ANY COMPLETED WORK, (I.E. CEILING GRID, ETC.) DURING CONSTRUCTION BY WHATEVER MEANS NECESSARY TO MAINTAIN ANY COMPLETED FINISHES IN NEW CONDITION TO THE POINT OF OWNER MOVE-IN AND ACCEPTANCE. ANY DAMAGED WORK, SCRATCHED, MARKED OR IN ANY WAY IMPAIRED MATERIAL FOUND BY THE OWNER'S REPRESENTATIVE WILL BE REPLACED AT NO EXTRA COST TO THE OWNER.
11	ALL PARTITIONS INDICATED ON THE FLOOR PLAN TO BE TYPE XX/X-XW UNLESS NOTED OTHERWISE. SEE PARTITION TYPES ON SHEET A0.X FOR PARTITION MATERIALS, THICKNESS AND CONSTRUCTION REQUIREMENTS.
12	ALL INTERIOR FINISHES AND INSULATION SYSTEMS TO HAVE A FLAME SPREAD INDEX OF NOT MORE THAN 25 AND A SMOKE DEVELOPED INDEX OF NOT MORE THAN 450.
13	ALL CONTROL JOINTS IN GYP. BD. & PLASTER WALLS AND/ OR CLGS TO BE LOCATED AS REQ. BY U.S. GYPSUM U.N.O.FOR INT. AND EXT. LOCATIONS. FINAL JOINT LOCATIONS ARE TO BE REVIEWED WITH ARCHITECT PRIOR TO INSTALL.
14	PROVIDE BITUMINOUS COATING BETWEEN ALL DISSIMILAR METALS.
15	ALL WOOD IN DIRECT CONTACT WITH CONCRETE TO BE PRESERVATIVE ROT RESISTANT TREATED WOOD U.N.O.
16	ALL FOUNDATION WALLS IN EXCAVATED AREAS TO BEAR ON AND BE FORMED BY CLEANED, UNDISTURBED, VIRGIN SUB-SOIL.
17	SEE SOILS REPORT AND STRUCT. DWGS FOR FOR SOIL PREP WORK AND ANTICIPATED CONDITIONS.
18	WHERE DOWELING THE SIDEWALK SLAB INTO THE FDN. IS NOT SHOWN: INSTALL LEAN CONC. FILL TO A DEPTH BELOW FROST AT BLDG ENTRANCES TO PREVENT FROST HEAVE OF SIDEWALK SLABS BELOW DOOR OPENINGS.
19	IT WILL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO HAVE ALL ELECTRICAL REQUIREMENTS FOR FIRE PROTECTION, PLUMBING AND MECHANICAL WORK COORDINATED WITH THE ELECTRICAL CONTRACTOR FOR ALL AREAS OF THE WORK WHETHER SHOWN ON THE DRAWINGS OR NOT - AT NO EXTRA COST TO THE OWNER.
20	ALL PENETRATIONS THROUGH RATED PARTITIONS (MECH., ELEC., AND PLUMB.) TO BE FILLED WITH FIRE SAFING INSUL AND FIRE STOP'G SEALANT PER UL DESIGNS INDICATED.
21	ALL PARTITIONS ARE 5A/S UNLESS OTHERWISE NOTED.

KEY PLAN



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Family Partners

FAMILY PARTNERS MANCHESTER

351-377 FOREST SUMMIT COURT
MANCHESTER, MISSOURI 63021

NO	DESCRIPTION	DATE
	BID/PERMIT/CONST.	5/23/19

PROJECT NUMBER:
18036.00

FLOOR PLAN-AREA A

A2.00

5/24/2019 2:05:20 PM

APPLIANCE SCHEDULE

TYPE MARK	DESCRIPTION	MANUFACT.	MODEL
A1	REFRIGERATOR	WHIRLPOOL	WSR57R18DM
A2	FREEZER	WHIRLPOOL	WSZ57L18DM
B	SURFACE COOKTOP	GE	PHP9036DJBB
C	30" DOUBLE WALL OVEN	KITCHENAID	KODE500ESS
D	DISHWASHER W/ HD GRINDER	MAYTAG	MDB8989SHZ
E	15" U/C ICEMAKER WITH/WITHOUT DRAIN PUMP	KITCHENAID	(WITH) KUIX535ESS / (WITHOUT) KUIX535ESS
F	UPRIGHT FREEZER	WHIRLPOOL	WZF34X18DW
G	FRONT LOAD WASHER	WHIRLPOOL	WFW6620HW
H	FRONT LOAD GAS DRYER	WHIRLPOOL	WGD6620HW
J	30" WARMING DRAWER	KITCHENAID	KOWT100ESS
K	36" VENTLESS HOOD	WHIRLPOOL	UXT5236BDS
L	UNDERCOUNTER REFRIGERATOR	GE	GCE06GSHSB

PLUMBING FIXTURE SCHEDULE

TAG	DESCRIPTION	MANUFACTURER	MODEL
P-1	ADA TUB / SHOWER	INVACARE	3752G
P-2	VANITY SINK	GERBER	LUXOVAL 12-780
P-3	UTILITY SINK	PRO FLO	PFLT2522D
P-4	MOP SINK	FIAT	MSBID2424
P-5	ADA TOILET	GERBER	MAXWELL ER60HEIGHT 21-918
P-6	ADA SHOWER HEAD & CONTROLS	DELTA	INNOVATIONS MONITOR 17
P-7	FLOOR DRAIN	KOHLER	K-9136
P-8	DOUBLE SINK	ELKAY	DXUH51201ORDF
P-9	SINGLE SINK	ELKAY	ECTRU50179RTC
P-10	GARBAGE DISPOSAL	INSINKERATOR/EMERSON	EVOLUTION PRO 880LT

TOILET ACCESSORIES SCHEDULE

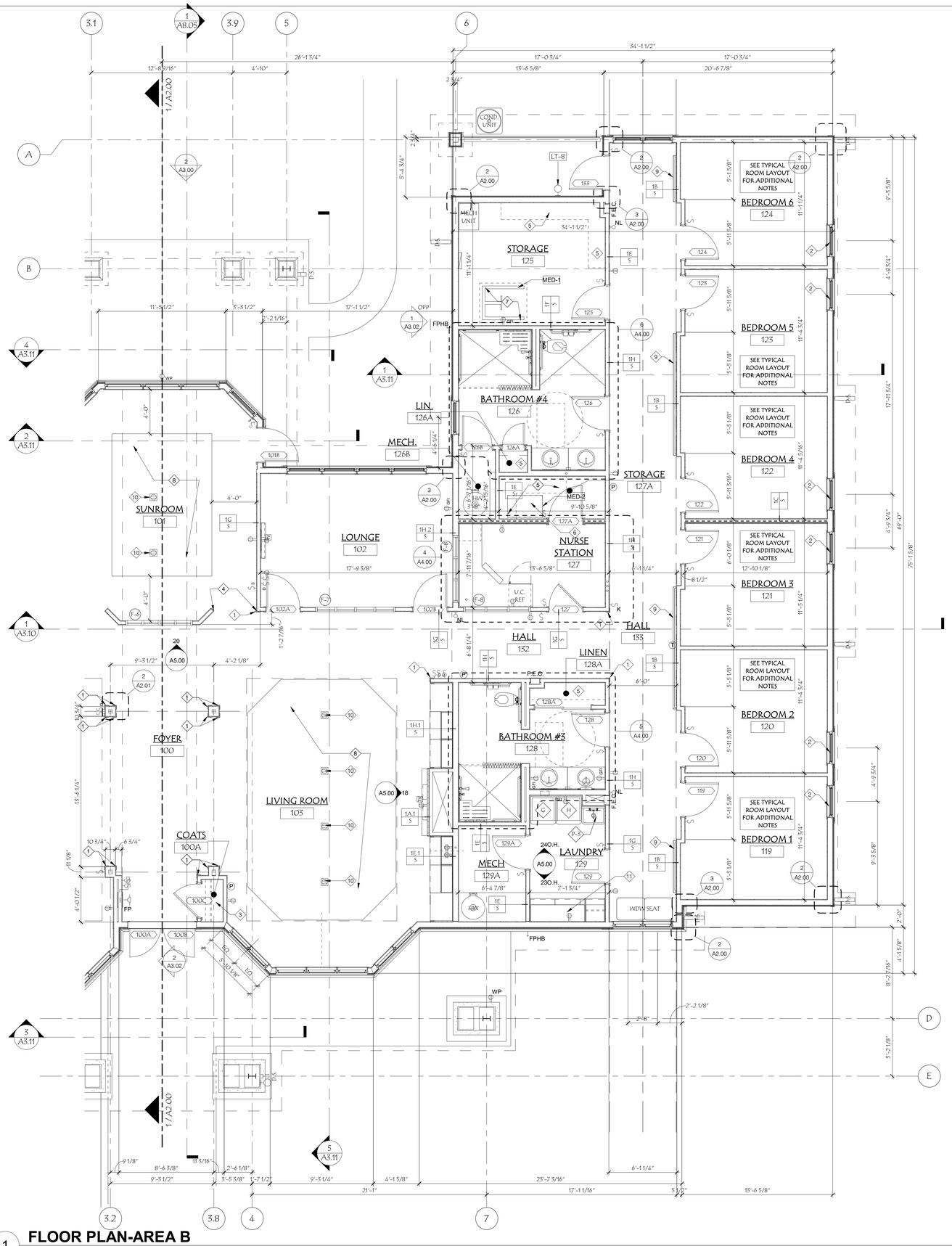
TYPE MARK	DESCRIPTION	MANUFACTURER	MODEL
1	18" GRAB BAR	BOBRICK	B-5806x18
2	24" GRAB BAR	BOBRICK	B-5806x24
3	36" GRAB BAR	BOBRICK	B-5806x36
4	42" GRAB BAR	BOBRICK	B-5806x42
5	48" GRAB BAR	BOBRICK	B-5806x48
6	DISPOSAL, SANITARY NAPKIN, SS, SURFACE MOUNTED	BOBRICK	B-270
7	18" x 30" FRAMELESS MIRROR	BOBRICK	B-1556
8	DISPENSER, SOAP, DISPOSABLE	BOBRICK	B-2111
9	DISPENSER, TOILET TISSUE, SS, 2-ROLL, SURFACE MTD.	BOBRICK	B-6867
10	ADA SHOWER SEAT	BOBRICK	B-5181
11	MOP AND BROOM HOLDER, SURFACE MTD.	BOBRICK	B-225 x 24
12	ADJUSTABLE SHOWER CURTAIN ROD	TBD	TBD
13	CURTAIN	TBD	TBD

KEYED FLOOR PLAN NOTES

1	CORNER GUARD
2	3" VINYL HORIZ. BLINDS AT BEDROOM WINDOW. PROVIDE ALT. TO REMOVE PTD 1X WOOD JAMB & HEAD RETURNS W/ TYP. PTD. DOOR CASING @ JAMB & HEAD. RETURNS TO BE PAINTED GYP. BD.
3	PROVIDE ROD & VINYL-COATED WIRE SHELF AT CLOSET
4	ALIGN EDGE OF ANGLED WOOD STUD TO PERPENDICULAR WOOD STUD
5	18" DP VINYL-COATED WIRE SHELVING, 5' HIGH ON KNAPE & VOGT STANDARDS
6	DASHED LINE DENOTES CLEARANCE FOR 24" x 86" MEDICAL STORAGE CART
7	DASHED LINE DENOTES CLEARANCE FOR PATIENT LIFT DEVICE
8	CARPET INSET
9	INPRO RAIL & BRACKET W/ WALL PROTECTION PANEL & TRIM FROM BOTTOM OF CHAIR RAIL TO TOP OF FLOOR BASE WHERE RAIL OCCURS SEE 1/A9.05
10	COORDINATE LOCATION OF FLOOR OUTLETS WITH OWNER'S FURNITURE LAYOUT
11	MTL. CLOTHES ROD @ 18"D WOOD SHELVING. SEE ELEVATION 25/A5.00 FOR ADDITIONAL INFORMATION

MEDICAL EQUIPMENT SCHEDULE

TAG	DESCRIPTION	MANUFACTURER	SIZE WIDTH	SIZE HEIGHT	REMARKS
MED-1	PATIENT LIFT	TBD	42.5"	75"	PROVIDE OUTLET FOR POWER, OWNER TO PROVIDE
MED-2	STORAGE CART	TBD	57.5"	46"	OWNER TO PROVIDE



PLAN LEGEND

EXISTING PARTITION

NEW PARTITION

NEW DOOR

EXISTING DOOR

CORNER GUARD SYMBOLS - INDICATES 4'-0" LONG CORNER GUARD INSTALLED ABOVE 12" HIGH WALL BASE.

FIRE EXTINGUISHER SYMBOLS - INDICATED ON THE PLAN ARE AS FOLLOWS:

RECESSED FIRE EXTINGUISHER CABINET - SEE DETAIL AX.X.

SURFACE MOUNTED FIRE EXTINGUISHER CABINET.

WALL MOUNTED FIRE EXTINGUISHER ON BRACKET.

ELEC. & FIRE EQPT. SYMBOL LEGEND

	DUPLEX OUTLET (TYP. @ 1'-6" A.F.F.)	W.V.	WALL VENT
	ELEC. QUADPLEX OUTLET	N.L.	NITE LIGHT
TV	CABLE TV	T	THERMOSTAT (@ 4'-6" A.F.F.)
$	SWITCH (TYP. @ 4'-6" A.F.F.)	GFI	POWER OUTLET-GFI
$K	KEYED SWITCH	220v	220V OUTLET
W. CONN	WATER CONNECTION	FE	FIRE EXTINGUISHER
P	EMERGENCY PULL-STATION	FP	FIRE PANEL
	TELEPHONE	D	DATA

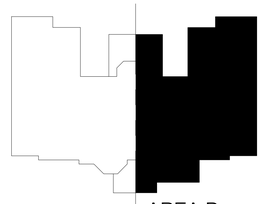
NOTE : ALL SYMBOLS ARE SHOWN FOR CLARITY & COORDINATION - SEE MECHANICAL, PLUMBING & ELECTRICAL SHEETS FOR EXACT LOCATIONS OF M.E.P. EQUIP & FIXTURES.

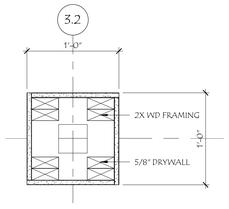
'E' SHOWN NEXT TO A SYMBOL INDICATES THAT THE FIXTURE IS EXISTING TO REMAIN
'N' SHOWN NEXT TO A SYMBOL INDICATES THAT THE FIXTURE IS NEW.
'R' SHOWN NEXT TO A SYMBOL INDICATES THAT THE FIXTURE IS RELOCATED.
'#' SHOWN NEXT TO A SYMBOL INDICATES THAT THE FIXTURE'S HEIGHT A.F.F.
ALL HEIGHTS ARE CENTERLINE OF FIXTURE.

GENERAL FLOOR PLAN NOTES

1	GENERAL CONTRACTOR AND / OR SUBCONTRACTORS ARE RESPONSIBLE FOR EXAMINING AND CONFIRMING ALL SUBSTRATE CONDITIONS WHERE NEW MATERIALS ARE APPLIED. SUBSTRATE SHALL BE SMOOTH, FREE OF DEFECTS AND SHALL CONFORM TO THE REQUIREMENTS OF THE FINISHED MATERIAL MANUFACTURERS' RECOMMENDATION.
2	DO NOT SCALE DRAWINGS.
3	ALL DIMS TO BE FIELD VERIFIED. ARCHITECT TO BE NOTIFIED OF ANY DISCREPANCIES.
4	THE WORD "ALIGN" AS USED IN THESE DOCS SHALL SUPERCEDE ANY DIMENSIONAL INFO INDICATED. IF DISCREPANCIES OCCUR, NOTIFY THE ARCHITECT IMMEDIATELY.
5	TYPICAL DIMENSIONS ARE TO THE FACE OF WOOD STUD, OR TO COLUMN CENTER LINE. REFER TO PLAN DETAILS FOR ADDITIONAL DIMENSIONS.
6	ALL ANGLES SHOWN ARE 45°, 90°, OR 135° UNLESS NOTED OTHERWISE.
7	DO NOT SCALE THE DRAWINGS. WORKING FROM ESTABLISHED LINES AND POINTS, ESTABLISH AND MAINTAIN DEPENDABLE MARKERS FOR LINES AND LEVELS OF WORK. CALCULATE DIMS AND MEASURE FOR LAYOUT OF WORK. RECORD DEVIATIONS (IF ANY) FROM DWG INFO ON EXIST CONDITIONS AND REVIEW WITH ARCHITECT/ENGINEER AT TIME OF DISCOVERY.
8	FOLLOW WRITTEN DIMS AND LAYOUT POINTS ONLY. CONTRACTOR SHALL EXERCISE SPECIAL CARE IN THE VERIFICATION OF ALL CONDITIONS AND DIMS IN THE LAYOUT OF HIS WORK. THE ALIGNMENT IN COORDINATION OF HIS WORK ITSELF AND OTHER ADJACENT WORK IS OF PRIMARY IMPORTANCE AND SHALL TAKE PRECEDENCE OVER DIMENSIONS, ESPECIALLY THOSE INDICATED AS APPROXIMATE. CONTRACTOR SHALL LAY OUT AND VERIFY HIS WORK TO ENSURE ALIGNMENT AND FIT AND REPORT ANY DISCREPANCIES IMMEDIATELY TO HIS SUPERINTENDENT AND THE ARCHITECT BEFORE PROCEEDING OR PROCEED AT CONTRACTOR'S OWN RISK.
9	SLOPING CONCRETE SLAB TO FLOOR DRAINS IS OF PRIMARY IMPORTANCE AND SHOULD TAKE PRECEDENCE OVER DIMENSIONS, ESPECIALLY THOSE INDICATED AS APPROXIMATE. CONTRACTOR SHALL LAY OUT AND VERIFY HIS WORK TO ENSURE ALIGNMENT AND FIT, AND REPORT ANY DISCREPANCIES TO THE OWNER'S REPRESENTATIVE.
10	THE GENERAL CONTRACTOR IS TO PROVIDE PROTECTION TO ANY COMPLETED WORK, (I.E. CEILING GRID, ETC.) DURING CONSTRUCTION BY WHATEVER MEANS NECESSARY TO MAINTAIN ANY COMPLETED FINISHES IN NEW CONDITION TO THE POINT OF OWNER MOVE-IN AND ACCEPTANCE. ANY DAMAGED WORK, SCRATCHED, MARKED OR IN ANY WAY IMPAIRED MATERIAL FOUND BY THE OWNER'S REPRESENTATIVE WILL BE REPLACED AT NO EXTRA COST TO THE OWNER.
11	ALL PARTITIONS INTIGATED ON THE FLOOR PLAN TO BE TYPE XX/X-SW UNLESS NOTED OTHERWISE. SEE PARTITION TYPES ON SHEET AX.X FOR PARTITION MATERIALS, THICKNESS AND CONSTRUCTION REQUIREMENTS.
12	ALL INTERIOR FINISHES AND INSULATION SYSTEMS TO HAVE A FLAME SPREAD INDEX OF NOT MORE THAN 25 AND A SMOKE DEVELOPED INDEX OF NOT MORE THAN 450.
15	ALL CONTROL JOINTS IN GYP. BD. & PLASTER WALLS AND/ OR CLGS TO BE LOCATED AS REQ. BY U.S. GYPSUM U.N.O. FOR INT. AND EXT. LOCATIONS. FINAL JOINT LOCATIONS ARE TO BE REVIEWED WITH ARCHITECT PRIOR TO INSTALL.
14	PROVIDE BITUMINOUS COATING BETWEEN ALL DISSIMILAR METALS.
15	ALL WOOD IN DIRECT CONTACT WITH CONCRETE TO BE PRESERVATIVE ROT RESISTANT TREATED WOOD U.N.O.
16	ALL FOUNDATION WALLS IN EXCAVATED AREAS TO BEAR ON AND BE FORMED BY CLEANED, UNDISTURBED, VIRGIN SUB-SOIL.
17	SEE SOILS REPORT AND STRUCT. DWGS FOR FOR SOIL PREP WORK AND ANTICIPATED CONDITIONS.
18	WHERE DOWELING THE SIDEWALK SLAB INTO THE FTN. IS NOT SHOWN: INSTALL LEAN CONC. FILL TO A DEPTH BELOW FROST AT RLDG ENTRANCES TO PREVENT FROST HEAVE OF SIDEWALK SLABS BELOW DOOR OPENINGS.
19	IT WILL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO HAVE ALL ELECTRICAL REQUIREMENTS FOR FIRE PROTECTION, PLUMBING AND MECHANICAL WORK COORDINATED WITH THE ELECTRICAL CONTRACTOR FOR ALL AREAS OF THE WORK WHETHER SHOWN ON THE DRAWINGS OR NOT - AT NO EXTRA COST TO THE OWNER.
20	ALL PENETRATIONS THROUGH RATED PARTITIONS (MECH., ELEC., AND PLUMB.) TO BE FILLED WITH FIRE SAFING INSUL AND FIRE STOP'G SEALANT PER UL DESIGNS INDICATED.
21	ALL PARTITIONS ARE 1A/S UNLESS OTHERWISE NOTED.

KEY PLAN





2 **FOYER COLUMN DETAIL**
1 1/2" = 1'-0"

1 **FLOOR PLAN-AREA B**
1/4" = 1'-0"

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NO	DESCRIPTION	DATE
	BID/PERMIT/CONST.	5/23/19

PROJECT NUMBER:
18036.00

FLOOR PLAN-AREA B

A2.01

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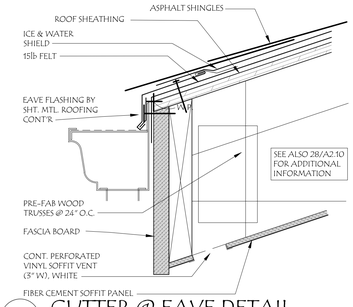
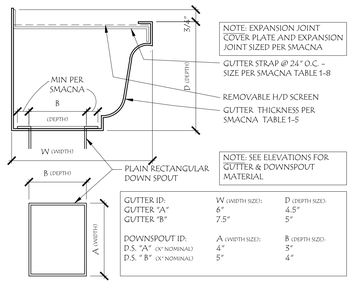
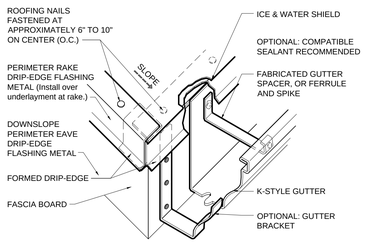


26 GUTTER @ EAVE DETAIL
3" = 1'-0"

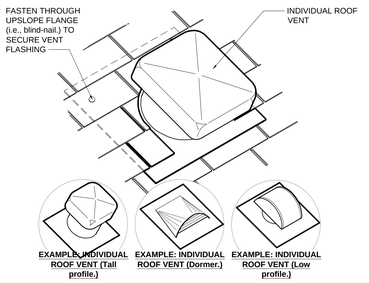


27 GUTTER SIZING DETAIL
N.T.S.



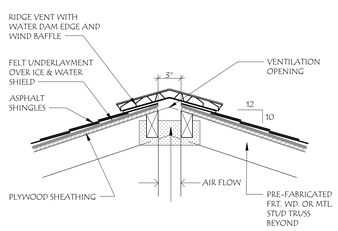
NOTES:
1. PERIMETER DRIP EDGE METAL FLASHING IS SUGGESTED TO BE A MINIMUM OF 26-GAUGE PRE-FINISHED/PAINTED GALVANIZED STEEL, 16-OZ. COPPER, .032-INCH THICK PRE-FINISHED ALUMINUM, OR AN EQUIVALENT LONGEVITY CORROSION-RESISTANT METAL.
2. THE PERIMETER ON THE ROOF DECK SHOULD PROVIDE A CONTINUOUS SOLID WOOD NAILING SURFACE OVER WHICH TO APPLY THE SHEET METAL DRIP-EDGE FLASHING.
3. THE VERTICAL-FACE FLANGE OF SHEET METAL DRIP-EDGE FLASHING SHOULD BE OF SUFFICIENT LENGTH TO PERMIT WATER TO DRIP OFF THE ROOF, AND INTO GUTTER (IF PRESENT), WITHOUT AFFECTING THE UNDERLYING CONSTRUCTION DURING TIMES OF NO WIND.
4. THE HORIZONTAL FLANGE (I.E. ROOF SIDE) OF SHEET METAL DRIP-EDGE FLASHING SHOULD EXTEND APPROXIMATELY 2" TO 3" MINIMUM ONTO THE ROOF.

28 DRIP-EDGE MTL. & GUTTER
N.T.S.

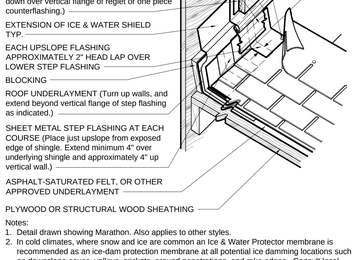


NOTES:
1. IT MAY BE THAT THE LAYOUT OF THE ROOF VENT PENETRATION OCCURS IN SUCH A WAY THAT AN ASPHALT SHINGLE BUTT-END JOINT, OR SHINGLE TAB CUTOUT, ALIGNS WITH THE EDGE AND/OR BACK OF THE METAL FLASHING'S FLANGE. IN THIS CASE, INSTALL A PRESSURE-SENSITIVE SELF-ADHERED MODIFIED-ASPHALT MEMBRANE TO STRIP-IN THE SIDES AND BACK OF THE METAL FLASHING FLANGE TO EFFECTIVELY EXTEND THESE FLANGES.

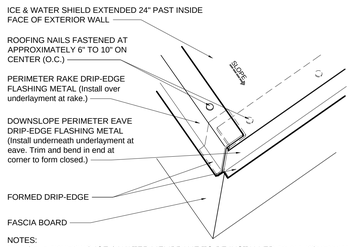
30 ROOF VENT
N.T.S.



21 RIDGE VENT
11/2" = 1'-0"



22 PIPE VENT
N.T.S.

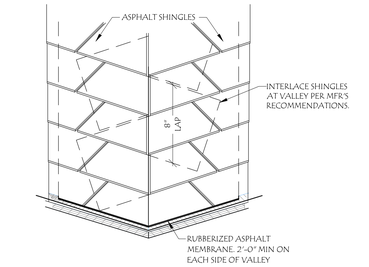


NOTES:
1. A SELF-ADHERING ICE & WATER MEMBRANE TO BE INSTALLED AT ALL POTENTIAL ICE DAMMING LOCATIONS SUCH AS DOWNSLOPE EAVES, VALLEYS, CRICKETS, AROUND PENETRATIONS, AND RAKE EDGES. AT DOWNSLOPE ROOF PERIMETERS IT IS RECOMMENDED TO EXTEND THE ICE DAM PROTECTION MEMBRANE 24" MIN. UPSLOPE FROM EXTERIOR WALL.
2. THE PERIMETER OF THE ROOF DECK SHOULD PROVIDE A CONTINUOUS SOLID WOOD NAILING SURFACE OVER WHICH TO APPLY THE SHEET METAL DRIP-EDGE FLASHING.
3. THE VERTICAL-FACE FLANGE OF SHEET METAL DRIP-EDGE FLASHING SHOULD BE OF SUFFICIENT LENGTH TO PERMIT WATER TO DRIP OFF THE ROOF WITHOUT AFFECTING THE UNDERLYING CONSTRUCTION DURING TIMES OF NO WIND.
4. THE HORIZONTAL FLANGE (I.E., ROOF SIDE) OF SHEET METAL DRIP-EDGE FLASHING SHOULD EXTEND APPROXIMATELY 2" TO 3" MINIMUM ONTO THE ROOF.
5. IN COLD CLIMATES, CONSIDER INSTALLATION OF AN ISOLATOR SHEET (E.G., A STRIP OF ASPHALT-SATURATED FELT) BETWEEN THE WOOD ROOF DECK AND SHEET METAL FLASHING FLANGE(S) TO MINIMIZE POTENTIAL FOR CONDENSATION AND RESULTING DECAY.

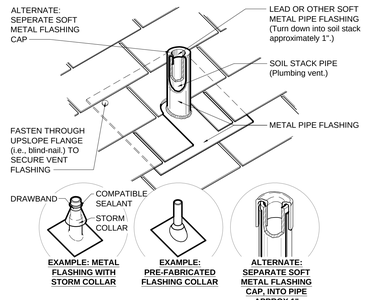
23 DRIP-EDGE METAL
N.T.S.

Notes:
1. Detail drawn showing Marathon. Also applies to other styles.
2. In cold climates, where snow and ice are common an Ice & Water Protector membrane is recommended as an ice-dam protection membrane at all potential ice damming locations such as downslope eaves, valleys, crickets, around penetrations, and rake edges. Consult local Building Code requirements.
3. Sheet metal step flashing is suggested to be a minimum of 26-gauge pre-finished/painted galvanized steel, 16 oz. copper, .032-inch thick pre-finished aluminum, or an equivalent longevity non-corrosive metal.
4. Vertical flange of step flashing should be lapped a minimum of 2". Sheet metal counterflashing may be optional where wall cladding or siding overlaps step flashing.
5. Consider specifying the extension of roofing underlayment vertically up the wall so that it is overlapped by the wall cladding underlayment.
6. Dimensions shown are recommended minimums and are intended to be approximate to allow for reasonable tolerances due to field conditions.
7. The profile of specific components, their configuration or sequencing, can vary with the roof system, with climatic differences, and regional or area practices.

25 WALL FLASHING
N.T.S.

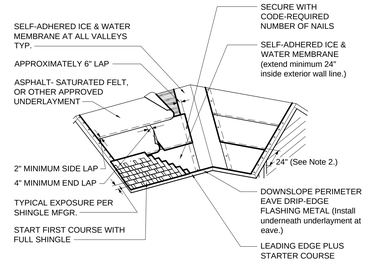


16 VALLEY FLASHING
11/2" = 1'-0"



NOTES:
1. SOIL PIPE STACKS SHOULD EXTEND A MINIMUM OF 8" ABOVE ROOF SURFACE.
2. IF EXPOSED FASTENERS ARE PLACED THROUGH VENT'S DOWNSLOPE FLANGE, THEY SHOULD BE WEATHERTIGHT, GASKETED FASTENERS (E.G., RING-SHANK NAILS OR SCREWS).
3. IT MAY BE THAT THE LAYOUT OF THE SOIL PIPE PENETRATION OCCURS IN SUCH A WAY THAT AN ASPHALT SHINGLE BUTT-END JOINT, OR SHINGLE TAB CUTOUT, ALIGNS WITH THE EDGE AND/OR BACK OF THE METAL FLASHING'S FLANGE. IN THIS CASE, INSTALL A PRESSURE-SENSITIVE SELF-ADHERED MODIFIED-ASPHALT MEMBRANE TO STRIP-IN THE SIDES AND BACK OF THE METAL FLASHING FLANGE TO EFFECTIVELY EXTEND THESE FLANGES.

17 SOIL PIPE STACK
N.T.S.



NOTES:
1. AN ICE & WATER PROTECTOR MEMBRANE AS AN ICE-DAM PROTECTION MEMBRANE AT ALL POTENTIAL ICE DAMMING LOCATIONS SUCH AS DOWNSLOPE EAVES, VALLEYS, CRICKETS, AROUND PENETRATIONS, AND RAKE EDGES. AT DOWNSLOPE ROOF PERIMETERS IT IS RECOMMENDED TO EXTEND THE ICE DAM PROTECTION MEMBRANE 24" MIN. UPSLOPE FROM EXTERIOR WALL.
2. RECOMMENDED MINIMUM SLOPE FOR INSTALLATION OF ASPHALT SHINGLES IS 4:12, IF ONLY ONE LAYER OF NO. 15 ASPHALT SATURATED FELT OR OTHER APPROVED WATER-SHEDDING UNDERLAYMENT, SUCH AS IKO STORMTITE, IS SPECIFIED. FOR ROOF SLOPES LESS THAN 4:12 A MINIMUM OF TWO LAYERS OF UNDERLAYMENT IS TO BE INSTALLED "SHINGLE" FASHION WITH A 17" EXPOSURE AND 19" SIDELAP. SHINGLES NOT RECOMMENDED FOR SLOPES LESS THAN 2:12.

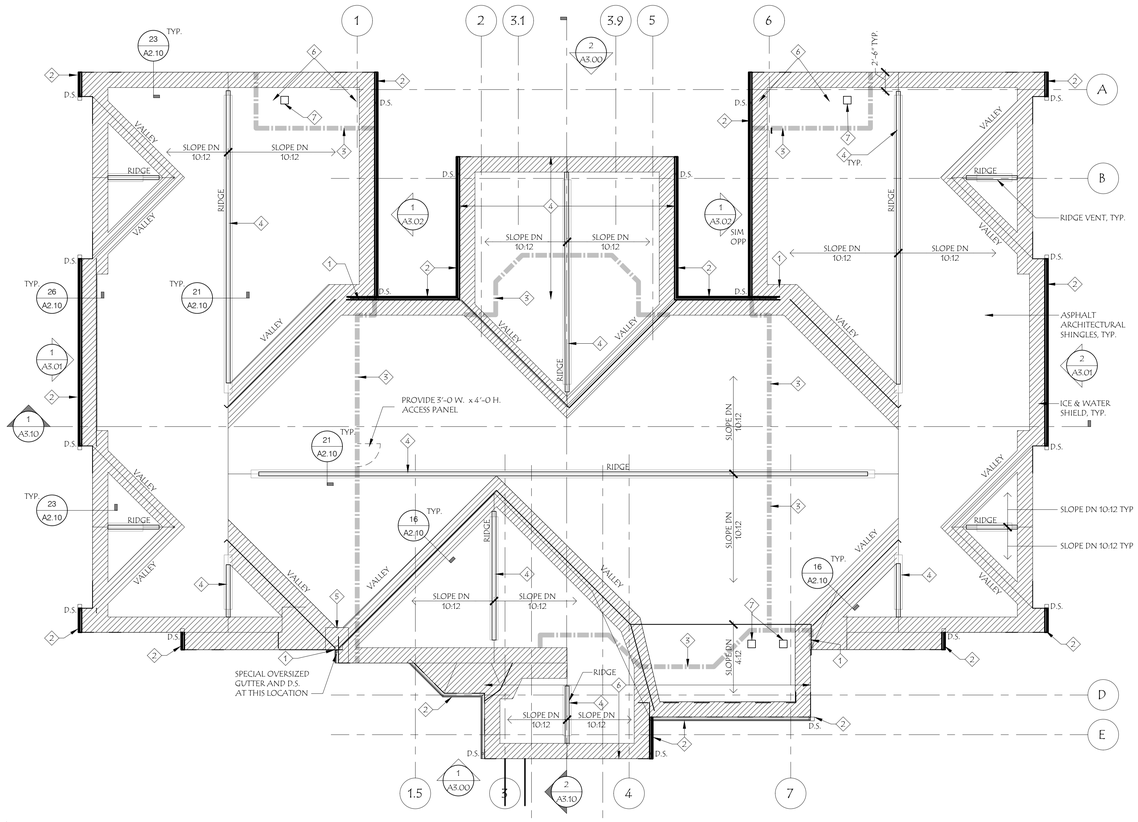
11 ICE DAM @ VALLEY & EAVE
N.T.S.

GENERAL ROOFING NOTES

1. ALL SHEET METAL TO BE INSTALLED IN ACCORDANCE WITH SMACNA STANDARDS.
2. ALL ROOFING SHALL BE PLACED A MINIMUM OF 12" FROM ADJACENT PENETRATIONS AND PERIMETER WALLS.
3. NO UNPROTECTED PITCH-POCKETS SHALL BE USED. USE HOODED BOX OR UMBRELLA HOOD DETAIL.
4. WHERE IT IS NECESSARY TO CLUSTER SMALL PIPES (I.E. OR REFRIGERANT LINES), CONSTRUCT METAL BOX WITH HOOD AND ELBOW PIPING 6" TO 12" ABOVE THE MEMBRANE ELEVATION IN ONE OR TWO DIRECTIONS ONLY.
5. ALL PLASTIC PIPES SHALL HAVE A TWO-PART LEAD JACKET AND ALTERNATIVE FLASHING THAT ALLOWS FOR DIMENSIONAL CHANGE OF THE PIPING. THE LOW PROFILE TYPE FLANGED-NEOPRENE TYPE FLASHINGS ARE NOT ACCEPTABLE.
6. GUTTERS & DOWNSPOUTS ARE TO BE SIZED TO MEET LOCAL RAINFALL LOADS PER SMACNA STANDARDS.
7. REF. SHADED AREA ON ROOF PLAN. PROVIDE ICE & WATERSHIELD MEMBRANE UNDERLAYMENT AT:
   1) EAVES - FROM EDGE OF GUTTER OVERHANG AND EXTEND UP ON TO ROOF 24" PAST INSIDE FACE OF INTERIOR WALL
   2) ROOF VALLEYS - PROVIDE FOR FULL MATERIAL WIDTH OF MEMBRANE (36" WIDE) CENTER ON VALLEY FOR ENTIRE LENGTH.
   3) ROOF RIDGES - ON BOTH SIDES OF RIDGE VENT AT ROOF RIDGES.
   4) DORMERS & SIDEWALLS - ON ROOF AT SIDE & DORMER WALLS, TURNED AND EXTENDED UP WALL.
   5) RAKE EDGES - ALONG THE RAKE EDGE EXTENDED UP ONTO ROOF 24" PAST INSIDE FACE OF INTERIOR WALL
   6) ALONG EVERY WALL, CHIMNEY, & ROOF PENETRATION WHERE FLASHING WILL BE INSTALLED.

KEYED ROOF PLAN NOTES

1. SHT. MTL. FLASHING OVER ICE & WATER SHIELD AND TRT'D 2x FASCIA BOARD CUT TO FIT TAPERED CONDITION. SEE DETAIL 25/A2.10
2. PRE-FINISHED SHT. MTL. GUTTER
3. DRAFT STOPPING 1/2" TYPE "X" GYPSUM BOARD AT ATTIC LOCATED ON FACE OF WOOD TRUSS WHERE TRUSS IS IN LINE WITH EITHER SMOKE PARTITION OR EXTERIOR WALL BELOW. FOR FULL FACE OF TRUSS FROM GYP. BD. CLG. TO UNDERSIDE OF PLYWOOD ROOF DECK. EXTEND DRAFT STOPPING THROUGH EAVE OR ROOF OVERHANG TO ENTIRELY CLOSE OFF ATTIC SPACE. WHEN TRUSS IS NOT ALIGNED WITH PARTITION OR DIRECTION OF DRAFT STOPPING TURNS, PROVIDE ADDITIONAL WOOD STUD FRAMING 16" O.C. TO SUPPORT DRAFT STOP.
4. RIDGE VENT. HOLD 4'-0" BACK FROM ROOF EDGE AND FROM INTERSECTING RIDGE LINES, TYP.
5. INSTALL SHEET METAL FLASHING PAN AT VALLEY INTERSECTION WITH FULL SOLDERED SEAMS 36" EA. DIRECTION OVER ICE AND WATER SHIELD MINIMUM 48" EA. DIRECTION.
6. AT ATTIC SPACE OVER EXTERIOR PATIO TO BE DIVIDED WITH DRAFT STOPPING OF 1/2" TYPE "X" GYPSUM BOARD AS DESCRIBED IN KEY NOTE 4. THE DIVIDED SPACES SHALL NOT EXCEED 55 SQ. FT. IN AREA. ROOF EXPOSED MATERIAL OUTER AREA TO BE CLASS A. ROOF EXPOSED MATERIAL OVER AREA TO BE CLASS A, NON-COMBUSTIBLE AND PORCH SOFFIT MATERIAL TO UNDERSIDE OF ROOF TRUSSES.
7. ROOF VENT



PLAN NORTH

1 ROOF PLAN
1/8" = 1'-0"

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BID / PERMIT / CONST. 05/23/19

PROJECT NUMBER:
18036.00

ROOF PLAN & ROOF DETAILS

A2.10

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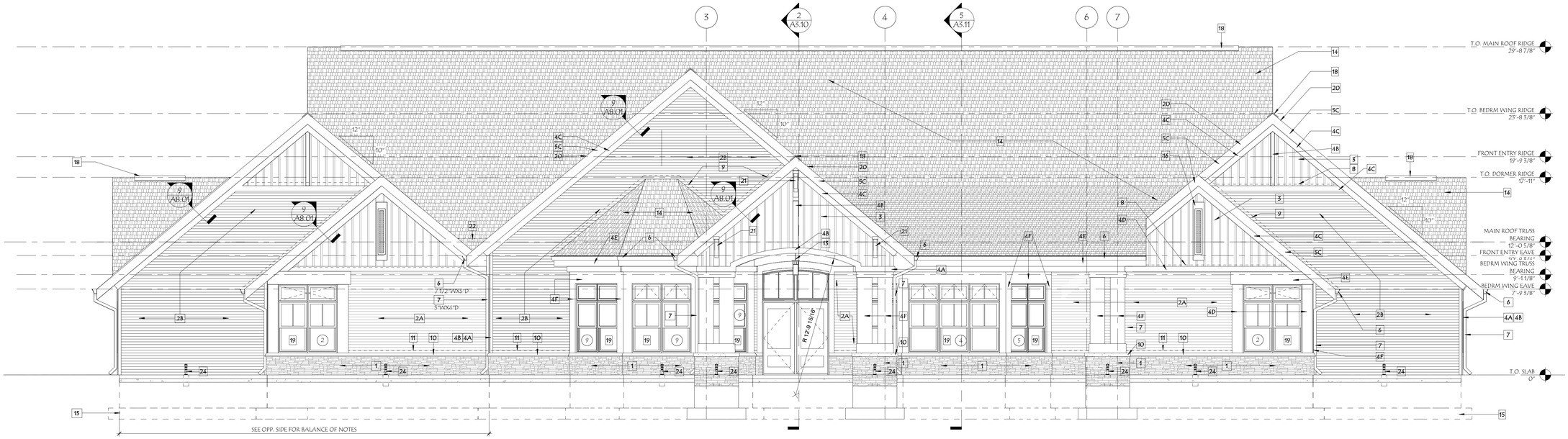
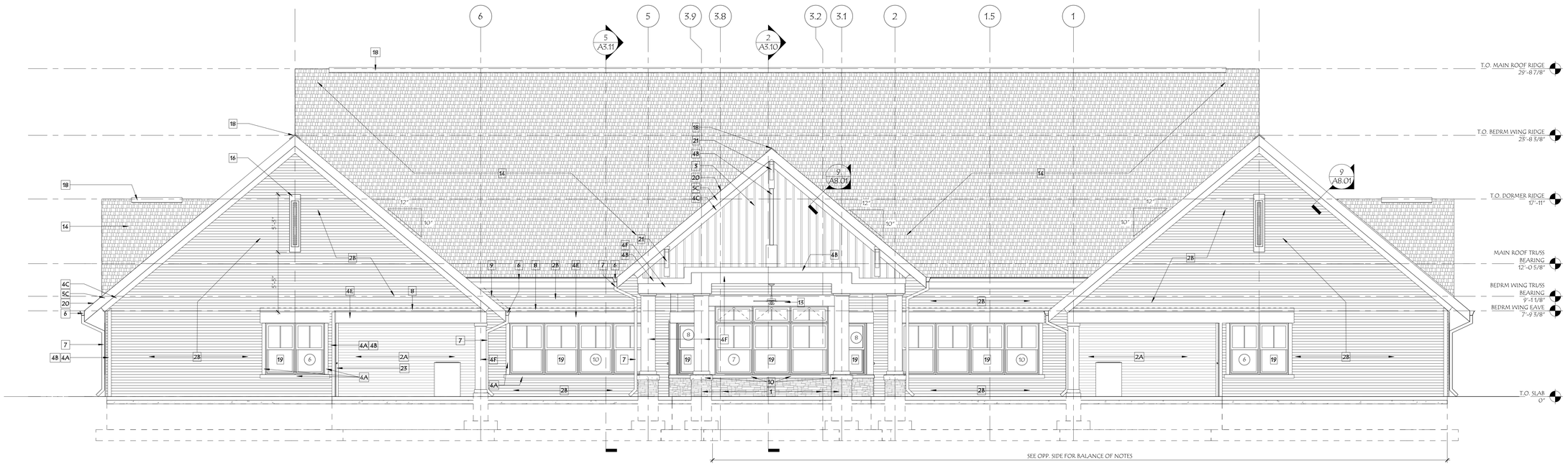
1. EXTERIOR MATERIAL LEGEND SEE SHEET A5.01
2. FOR WINDOW TYPES SEE SHEET A8.6 FOR WINDOW NOS. SHOWN.



1 **NORTH ELEVATION**
1/4" = 1'-0"



2 **SOUTH ELEVATION**
1/4" = 1'-0"

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FAMILY PARTNERS MANCHESTER
351-377 FOREST SUMMIT COURT
MANCHESTER, MISSOURI 63021

NO	DESCRIPTION	DATE
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PROJECT NUMBER:
18036.00

EXTERIOR ELEVATIONS

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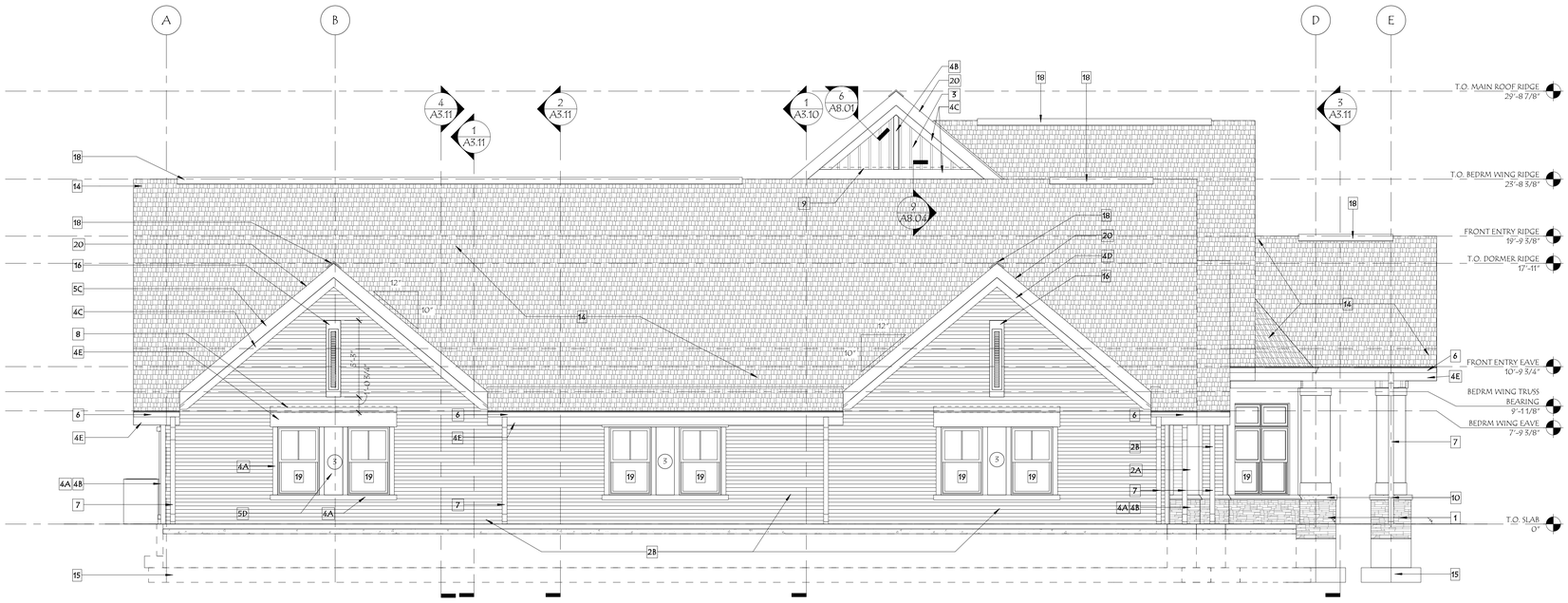
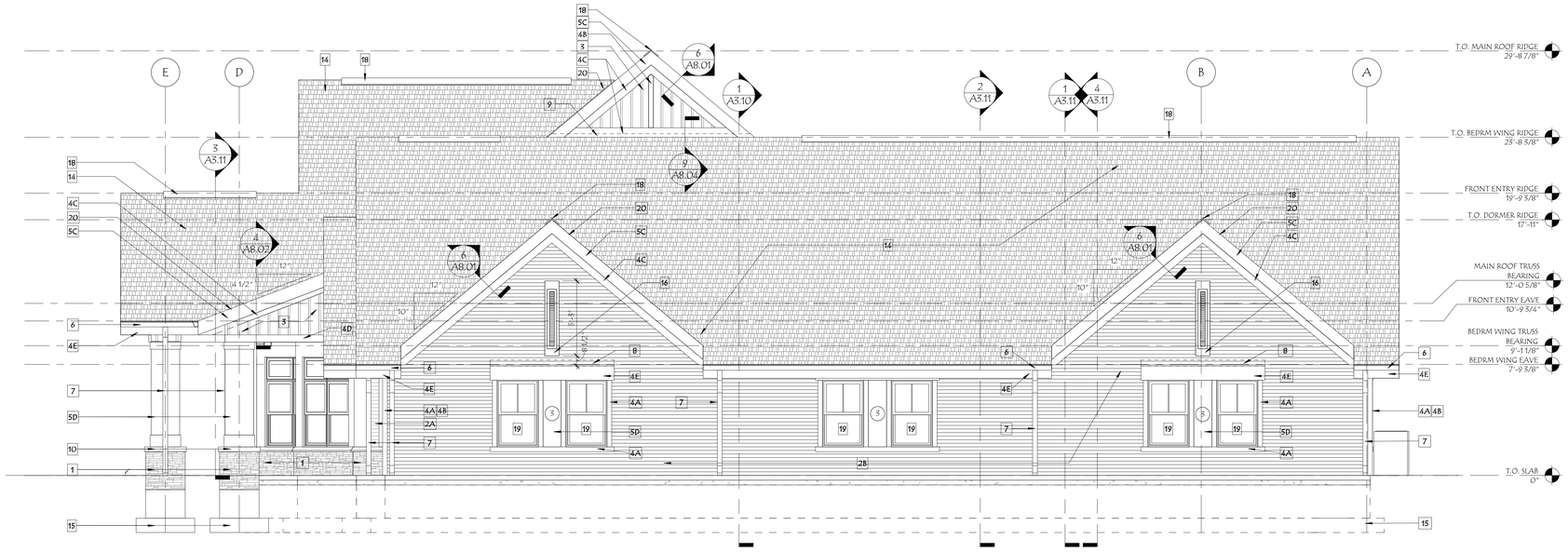
EXTERIOR MATERIAL LEGEND

TYPE	MATERIAL	MANFACTURER	MODEL/COMMENT	COLOR
1	ADHERED STONE	CULTURED STONE	COBBLEFIELD, THIN SET STONE	TBD BY ARCHITECT
2A	HORIZONTAL LAP SIDING	JAMES HARDIE	CEDARMILL, 5" EXPOSURE	LIGHT MIST
2B	HORIZONTAL LAP SIDING	JAMES HARDIE	CEDARMILL, 5" EXPOSURE	EVENING BLUE
3	VERTICAL FIBER CEMENT SIDING	JAMES HARDIE	SMOOTH HARDIE PANEL SIDING WITH VERTICAL 3/4"X1 1/2" HARDIE BATTEN BOARDS 8" O.C.	LIGHT MIST
4A	5/4" X 3 1/2" COMPOSITE TRIM BOARD (1" ACTUAL)	JAMES HARDIE	SMOOTH	ARTIC WHITE
4B	5/4" X 4 1/2" COMPOSITE TRIM BOARD (1" ACTUAL)	JAMES HARDIE	SMOOTH	ARTIC WHITE
4C	5/4" X 5 1/2" COMPOSITE TRIM BOARD (1" ACTUAL)	JAMES HARDIE	SMOOTH	ARTIC WHITE
4D	5/4" X 9 1/4" COMPOSITE TRIM BOARD (1" ACTUAL)	JAMES HARDIE	SMOOTH PAD OUT 3/4" WHEN STACKED OVER LOWER BOARD TRIM	ARTIC WHITE
4E	5/4" X 11 1/4" COMPOSITE TRIM BOARD (1" ACTUAL)	JAMES HARDIE	SMOOTH	ARTIC WHITE
4F	5/4" COMPOSITE TRIM BOARD (1" ACTUAL)	JAMES HARDIE	SMOOTH	ARTIC WHITE
5A	4/4" X 3 1/2" COMPOSITE TRIM BOARD (3/4" ACTUAL)	JAMES HARDIE	SMOOTH	ARTIC WHITE
5B	4/4" X 5 1/2" COMPOSITE TRIM BOARD (3/4" ACTUAL)	JAMES HARDIE	SMOOTH	ARTIC WHITE
5C	4/4" X 7 1/4" COMPOSITE TRIM BOARD (3/4" ACTUAL)	JAMES HARDIE	SMOOTH	ARTIC WHITE
5D	4/4" COMPOSITE TRIM BOARD (3/4" ACTUAL)	JAMES HARDIE	SMOOTH	ARTIC WHITE
6	PREFINISHED SHEET MTL GUTTER	-	6"W X 4 1/2"D (U.N.O.)	WHITE
7	PREFINISHED SHEET MTL DOWN SPOUT	-	4"W X 3"D (U.N.O.)	WHITE
8	PREFINISHED SHEET MTL "Z" FLASHING	-	-	WHITE
9	PREFINISHED SHEET MTL FLASHING W/4" VERT. LEG OVER ICE & WATER SHIELD	-	-	-
10	PRECAST WATERTABLE/SILL	-	-	-
11	PREFINISHED SHEET MTL FLASHING	-	-	-
12	HOSE BIBB	-	-	-
13	LIGHT FIXTURE	-	-	-
14	ASPHALT ARCHITECTURAL SHINGLES	-	-	-
15	CONCRETE FOOTING, SEE STRUCT.	-	-	-
16	WALL LOUVER - SEE DETAIL 7/A8.0	-	-	-
18	RIDGE VENT	-	-	-
19	SINGLE HUNG VINYL WINDOW	-	SEE SHEET A8.6 FOR WINDOW TYPES	-
20	PREFINISHED SHEET MTL DRIP EDGE TRIM			
21	ORNAMENTAL PVC BRACKET		SUBMIT STYLES	
22	AT INTERSECTION OF VALLEYS, PROVIDE SHEET MTL FLASHING AT ROOF 36" ON ALL SLOPED SURFACES OVER ICE & WATER SHIELD. WRAP SHEET MTL OVER FASCIA BOARDS AND INTO GUTTER.			
23	COMPOSITE INSIDE TRIM BOARD (3/4" ACTUAL)	JAMES HARDIE	SMOOTH	ARTIC WHITE
24	GROUND MOUNTED UP-LIGHT	-	-	-



1 EAST ELEVATION

1/4" = 1'-0"



2 WEST ELEVATION

1/4" = 1'-0"

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EXTERIOR ELEVATIONS

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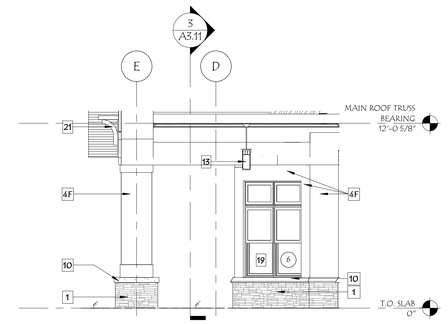
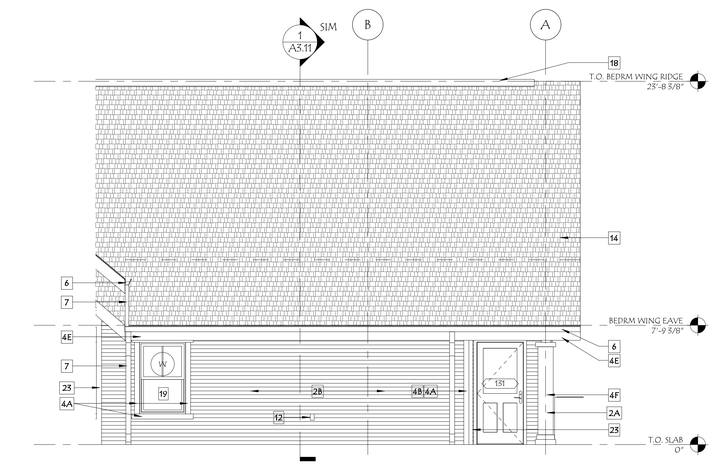


2 PARTIAL ELEV @ FRONT ENTRANCE

1/4" = 1'-0"



1 PARTIAL EAST ELEVATION

1/4" = 1'-0"

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PARTIAL EXTERIOR ELEVATIONS

A3.02

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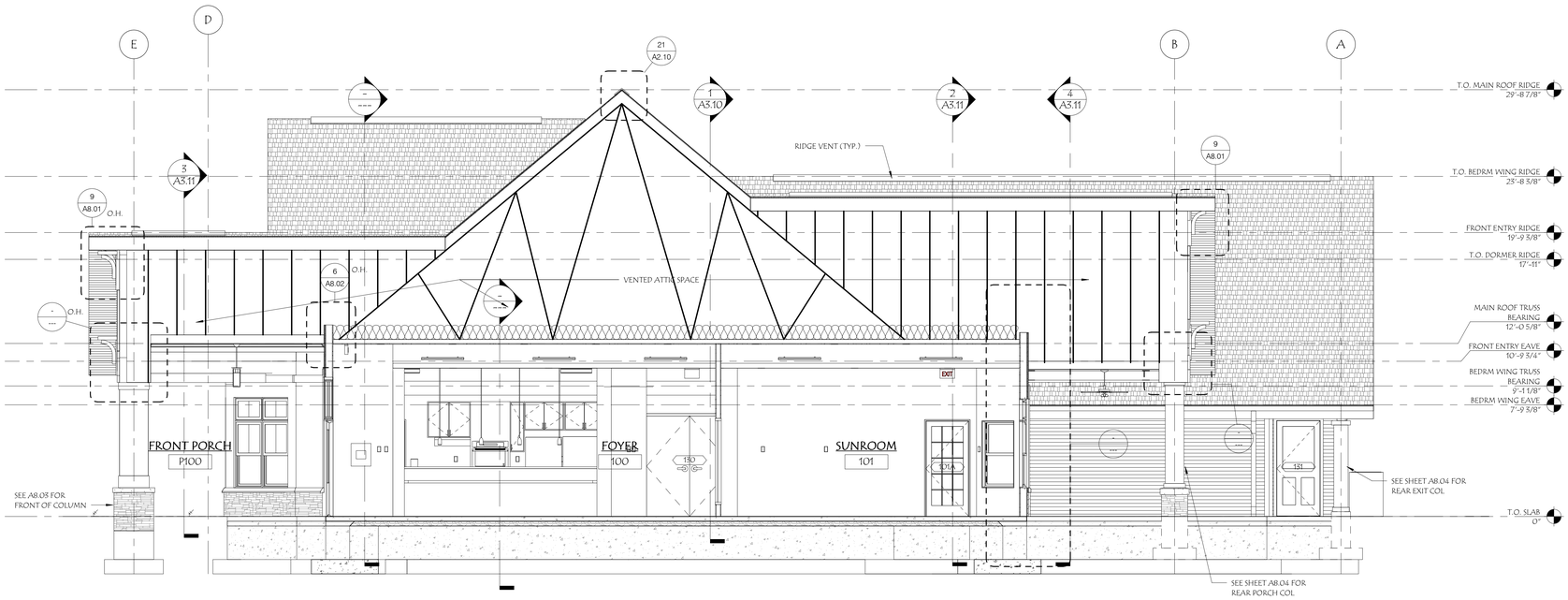
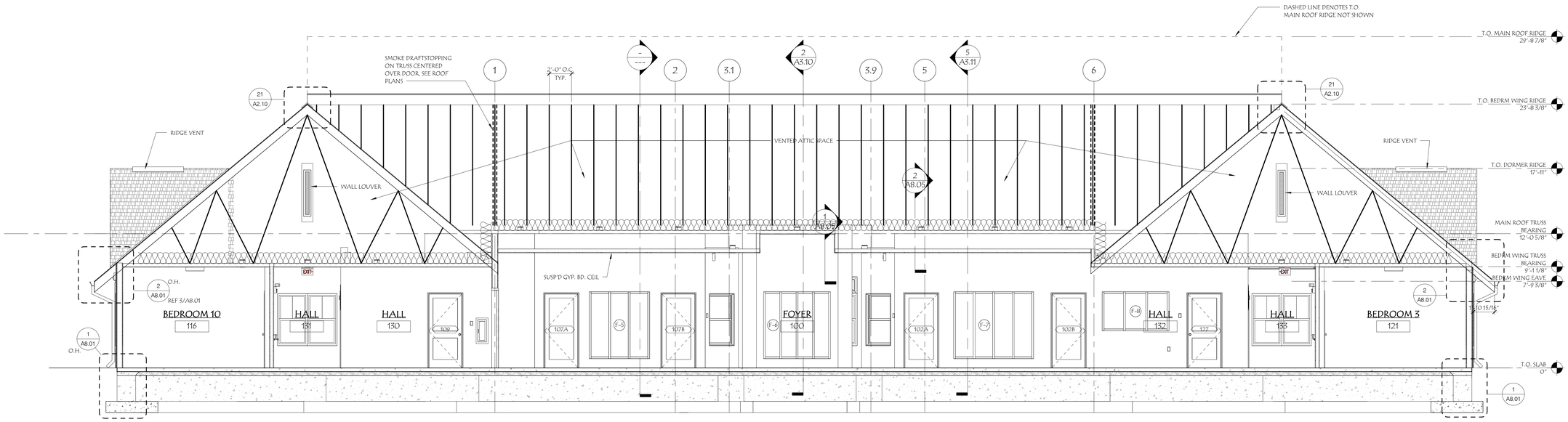
GENERAL WALL SECTION NOTES

1	STUD FRAMING OR OTHER RESPONSPONSIBLE CONTRACTORS PERFORMING THE WORK HAVE RESPONSIBILITY TO INSTALL ALL APPROVED FIRESTOPPING MATERIAL IN ACCORDANCE WITH THE IBC BULDING CODE IN ALL CONCEALED WALL SPACES, CONNECTIONS BETWEEN HORIZONTAL AND VERTICAL SPACES, STAIRWAYS, CEILINGS AND FLOOR OPENINGS, ARCHITECTURAL TRIM, COMBUSTIBLE FINISH AND TRIM AND CONCEALED SLEEPER SPACES AS CONDITIONS MAY APPLY WHETHER SHOWN ON THE DRAWINGS OR NOT.
2	A PRECONSTRUCTION CONFERENCE IS REQUIRED PRIOR TO INSTALLATION OF ALL EXPOSED CONDUITS, BOXES & DEVICES TO REVIEW ROUTING & LOCATIONS OF DEVICES IN CONJUNCTION WITH AREAS INDICATED TO HAVE AN EXPOSED STRUCTURE.
3	WALL INSULATION WITHIN EXTERIOR WALLS TO BE OVERLAPPED 1'- 0" MIN. VERTICALLY ABOVE THE ADJACENT ROOF DECK.
4	WHETHER SHOWN ON THE DRAWINGS OR NOT, THE GENERAL CONTRACTOR HAS SOLE RESPONSIBILITY TO ENSURE THAT AN AIRTIGHT SEAL BETWEEN THE ENTIRE ROOF PERIMETER CONNECTION TO THE EXTERIOR WALL CONSTRUCTION, ANY OTHER ROOF PENETRATIONS, OR OTHER PARTIAL HEIGHT WALL CONSTRUCTION IS MAINTAINED; WHETHER HIS OWN FORCES OR ANY OF THE MULTIPLE SUBCONTRACTORS UNDER HIS CONTROL INVOLVED IN THIS PORTION OF THE WORK.
5	BUILDING WRAP IS TO BE APPLIED OVER ALL EXTERIOR WALL SHEATHING WITH ANY OR ALL JOINTS OR PENETRATIONS TO BE SEALED AIRTIGHT PER MANUFACTURER'S INSTUCTIONS.



2 SECTION THROUGH FOYER

1/4" = 1'-0"



1 SECTION THRU CORRIDOR AND COMMONS AREA

1/4" = 1'-0"

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BUILDING SECTIONS

A3.10

GENERAL WALL SECTION NOTES

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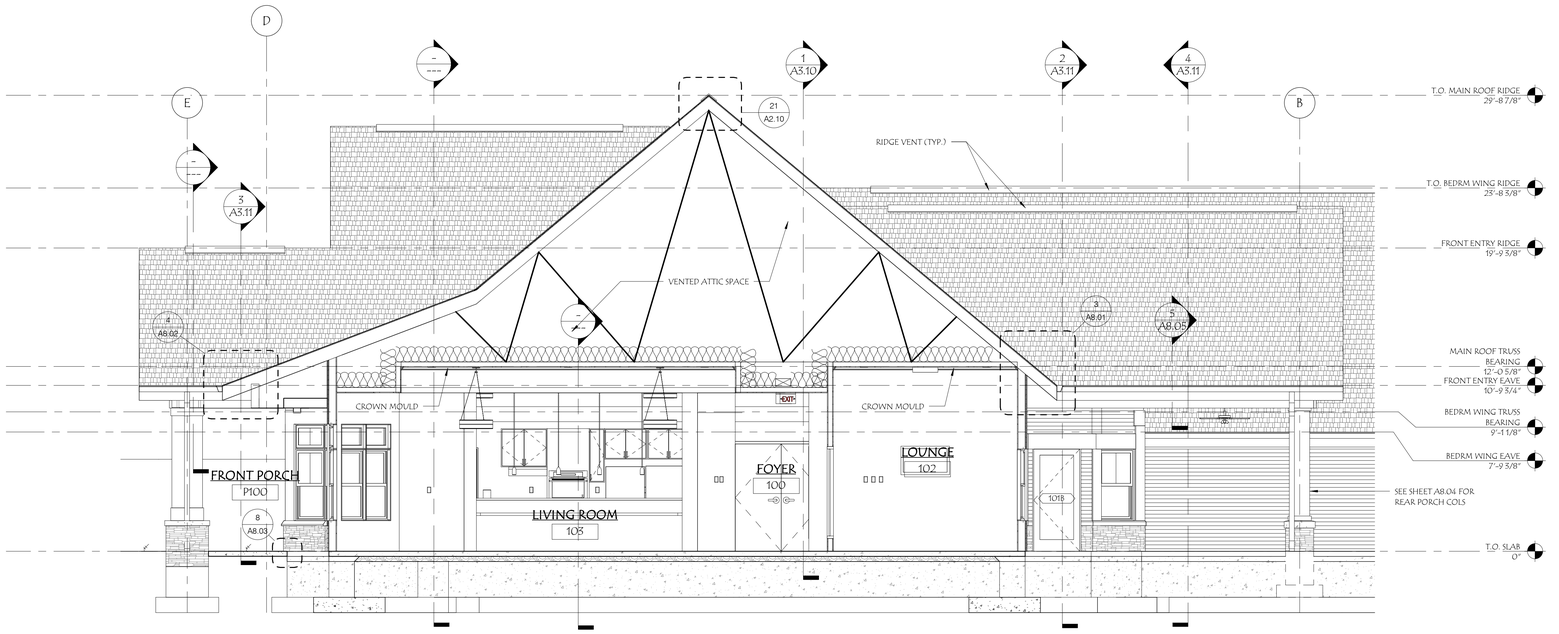
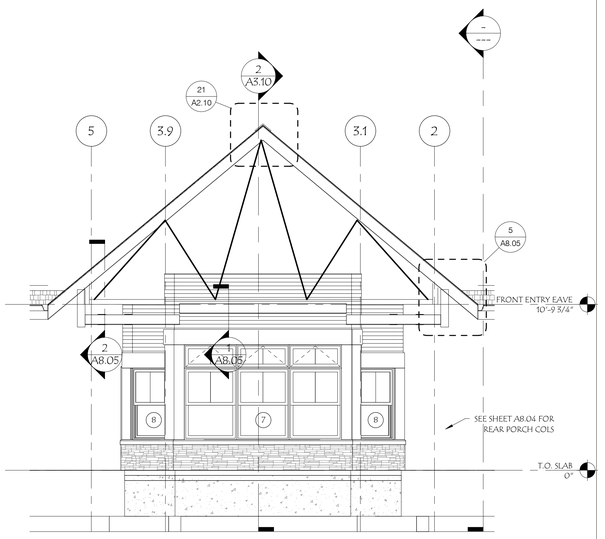
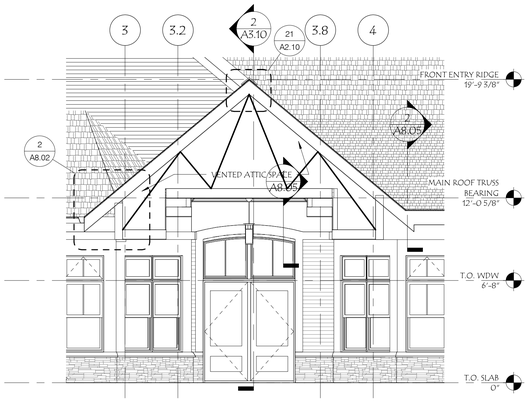


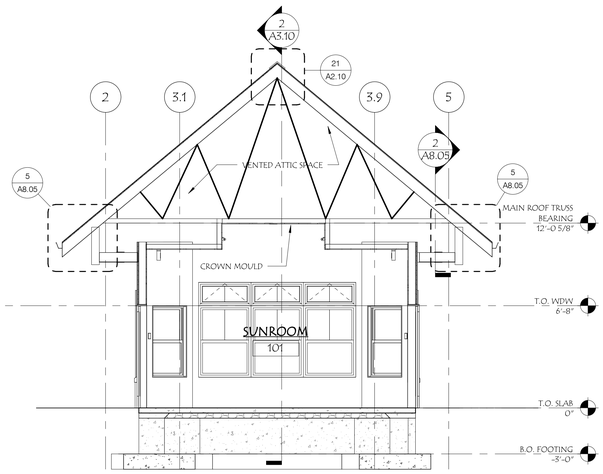
5 BUILDING SECTION THRU LIVING ROOM & LOUNGE
1/4" = 1'-0"



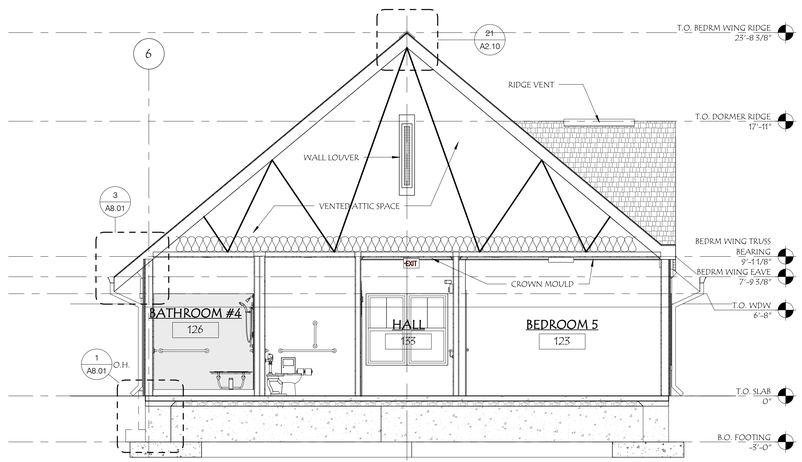
4 SECTION THRU REAR PATIO
1/4" = 1'-0"



3 SECTION @ FRONT PORCH
1/4" = 1'-0"



2 SECTION THRU SUNROOM
1/4" = 1'-0"



1 SECTION THRU TYP. BEDROOM WING
1/4" = 1'-0"

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BUILDING SECTIONS

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TOILET ACCESSORIES SCHEDULE

TYPE MARK	DESCRIPTION	MANUFACTURER	MODEL
1	18" GRAB BAR	BOBRICK	B-5806x18
2	24" GRAB BAR	BOBRICK	B-5806x24
3	36" GRAB BAR	BOBRICK	B-5806x36
4	42" GRAB BAR	BOBRICK	B-5806x42
5	48" GRAB BAR	BOBRICK	B-5806x48
6	DISPOSAL, SANITARY NAPKIN, SS, SURFACE MOUNTED	BOBRICK	B-270
7	18" x 30" FRAMELESS MIRROR	BOBRICK	B-1556
8	DISPENSER, SOAP, DISPOSABLE	BOBRICK	B-2111
9	DISPENSER, TOILET TISSUE, SS, 2-ROLL, SURFACE MTD.	BOBRICK	B-6867
10	ADA SHOWER SEAT	BOBRICK	B-5181
11	MOP AND BROOM HOLDER, SURFACE MTD.	BOBRICK	B-223 x 24
12	ADJUSTABLE SHOWER CURTAIN ROD	TBD	TBD
13	CURTAIN	TBD	TBD

APPLIANCE SCHEDULE

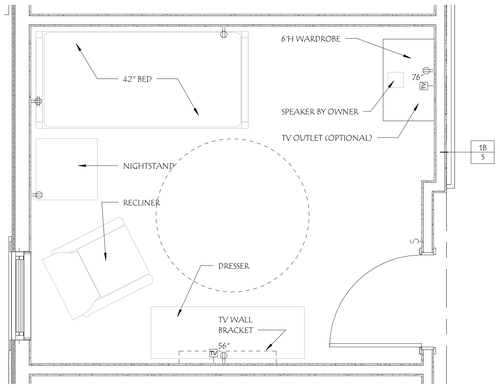
TYPE MARK	DESCRIPTION	MANUFACT.	MODEL
A1	REFRIGERATOR	WHIRLPOOL	WSR57R18DM
A2	FREEZER	WHIRLPOOL	WSZ57L18DM
B	SURFACE COOKTOP	GE	PHP9030DJBB
C	30" DOUBLE WALL OVEN	KITCHENAID	KODE500ESS
D	DISHWASHER W/ HD GRINDER	MAYTAG	MDB8989SHZ
E	15" U/C ICEMAKER WITH/WITHOUT DRAIN PUMP	KITCHENAID	(WITH) KUIX535ESS / (WITHOUT) KUIX535ESS
F	UPRIGHT FREEZER	WHIRLPOOL	WZF34X18DW
G	FRONT LOAD WASHER	WHIRLPOOL	WFW6620HW
H	FRONT LOAD GAS DRYER	WHIRLPOOL	WGD6620HW
J	30" WARMING DRAWER	KITCHENAID	KOWT100ESS
K	36" VENTLESS HOOD	WHIRLPOOL	UXT5236DS
L	UNDERCOUNTER REFRIGERATOR	GE	GCE06GSHSB

PLUMBING FIXTURE SCHEDULE

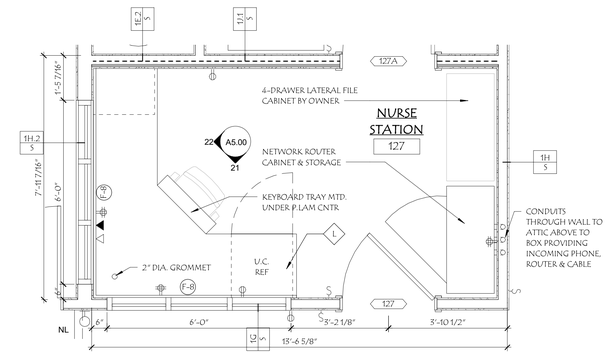
TAG	DESCRIPTION	MANUFACTURER	MODEL
P-1	ADA TUB / SHOWER	INVACARE	5752G
P-2	VANITY SINK	GERBER	LUXOVAL 12-780
P-3	UTILITY SINK	PRO FLO	PFLT2522D
P-4	MOP SINK	FIAT	MSBD2424
P-5	ADA TOILET	GERBER	MAXWELL ER60HEIGHT 21-918
P-6	ADA SHOWER HEAD & CONTROLS	DELTA	INNOVATIONS MONITOR 17
P-7	FLOOR DRAIN	KOHLER	K-9156
P-8	DOUBLE SINK	ELKAY	DXUH3120100RDF
P-9	SINGLE SINK	ELKAY	ECTRU50179RTC
P-10	GARBAGE DISPOSAL	INSINKERATOR/EMERSON	EVOLUTION PRO 880LT

MEDICAL EQUIPMENT SCHEDULE

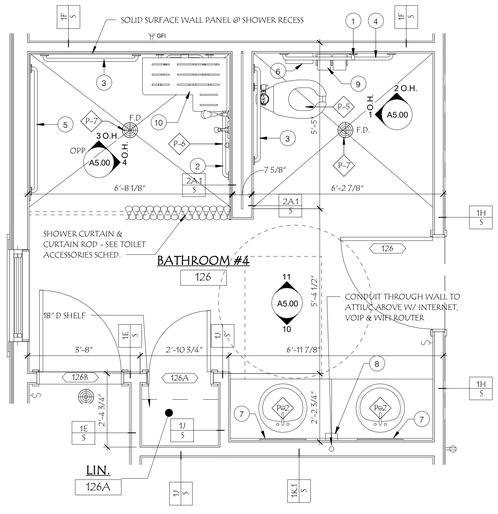
TAG	DESCRIPTION	MANUFACTURER	SIZE WIDTH	SIZE HEIGHT	REMARKS
MED-1	PATIENT LIFT	TBD	42.5"	73"	PROVIDE OUTLET FOR POWER, OWNER TO PROVIDE
MED-2	STORAGE CART	TBD	57.5"	46"	OWNER TO PROVIDE



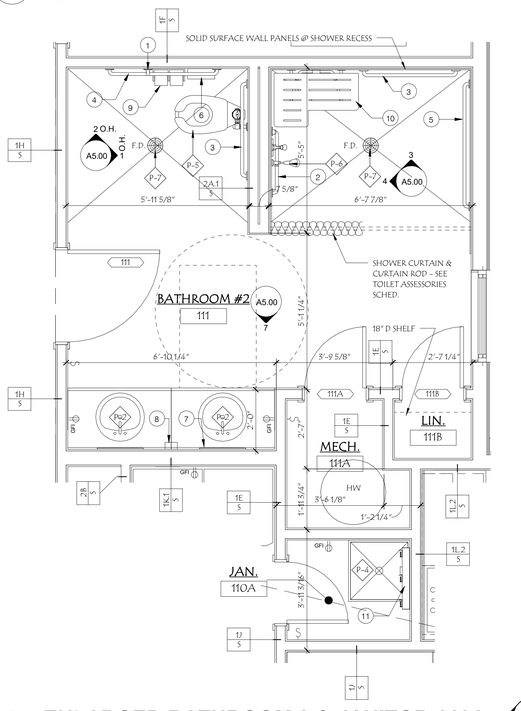
7 **TYPICAL BEDROOM LAYOUT**
1/2" = 1'-0"



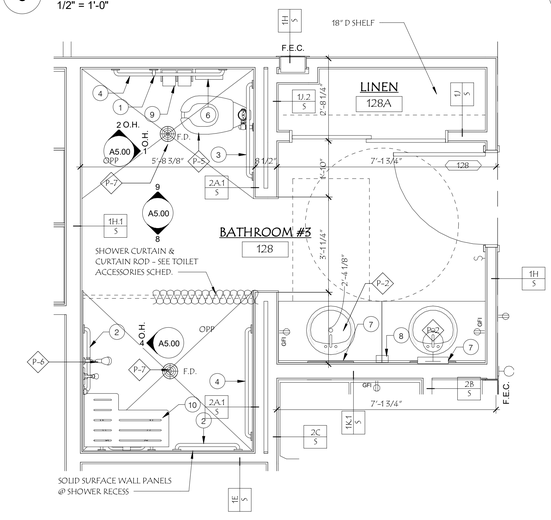
4 **NURSE STATION**
1/2" = 1'-0"



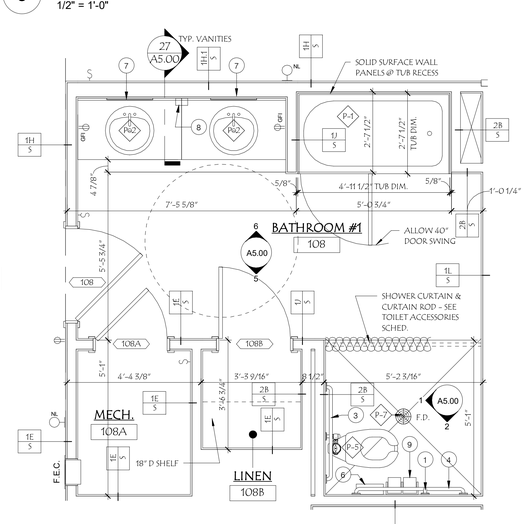
6 **ENLARGED BATHROOM 4**
1/2" = 1'-0"



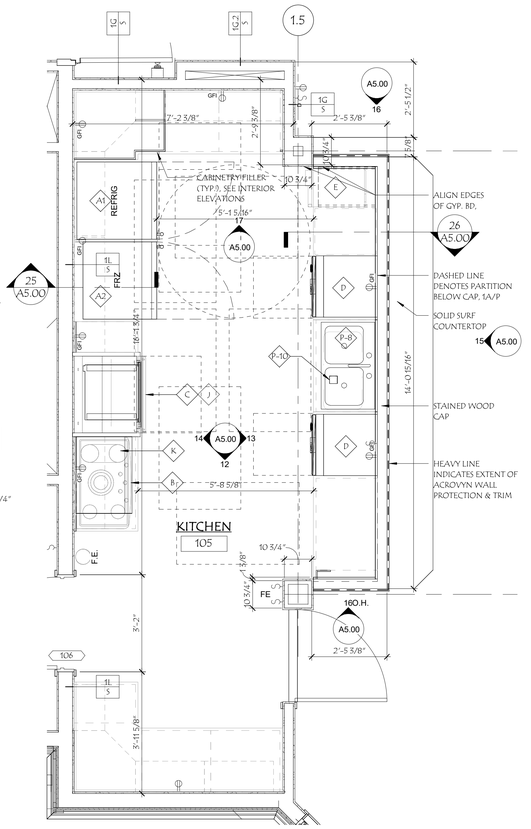
3 **ENLARGED BATHROOM 2 & JANITOR 110A**
1/2" = 1'-0"



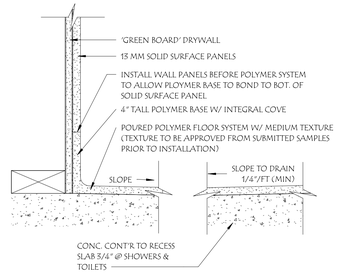
5 **ENLARGED BATHROOM 3**
1/2" = 1'-0"



2 **ENLARGED BATHROOM 1**
1/2" = 1'-0"



1 **ENLARGED KITCHEN PLAN**
1/2" = 1'-0"



8 **POLYMER FLOOR DETAIL**
3" = 1'-0"

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ENLARGED FLOOR PLANS

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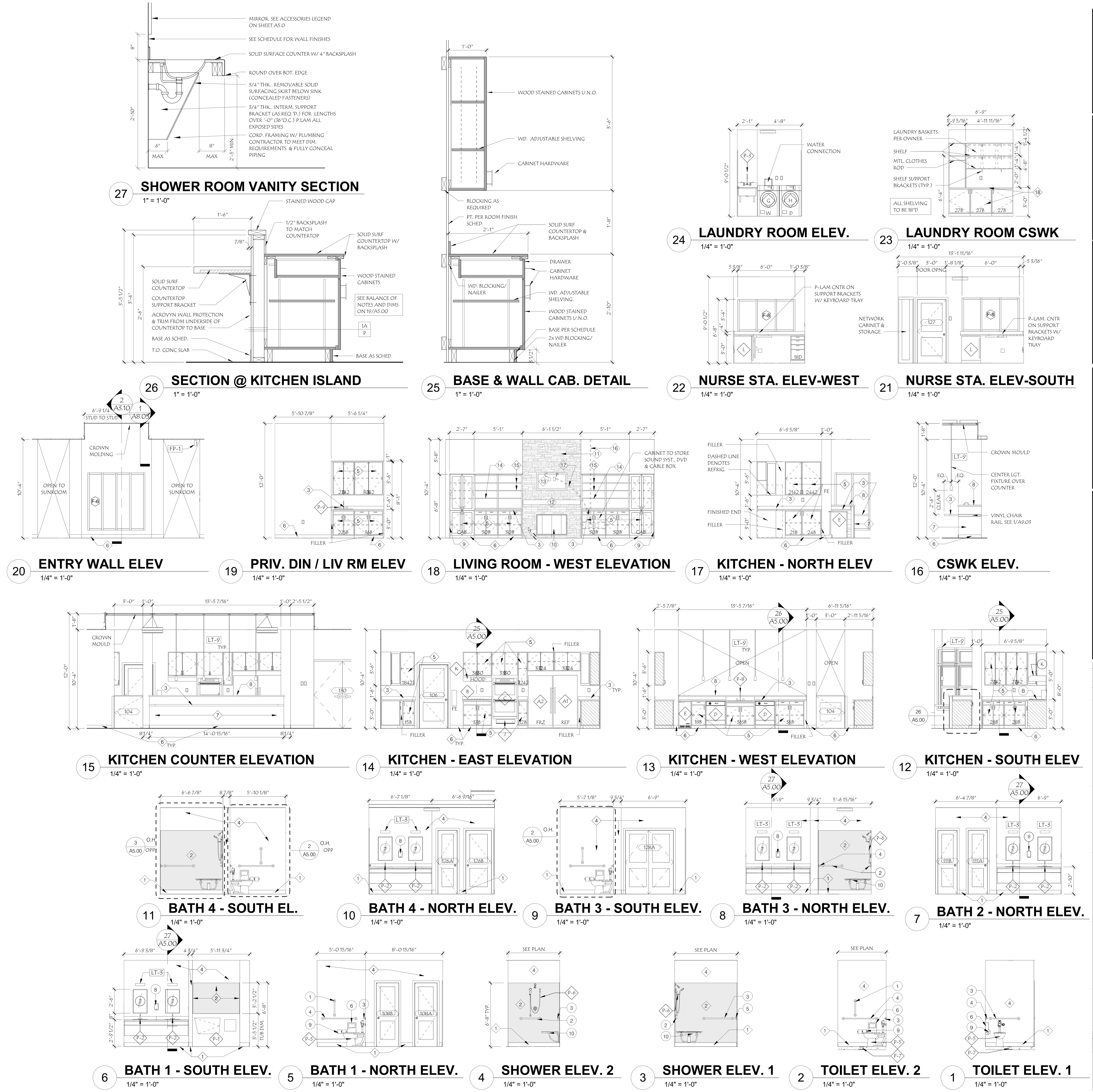

27 SHOWER ROOM VANITY SECTION 1" = 1'-0"

26 SECTION @ KITCHEN ISLAND 1" = 1'-0"

25 BASE & WALL CAB. DETAIL 1" = 1'-0"

24 LAUNDRY ROOM ELEV. 1/4" = 1'-0"

23 LAUNDRY ROOM CSWK 1/4" = 1'-0"

22 NURSE STA. ELEV-WEST 1/4" = 1'-0"

21 NURSE STA. ELEV-SOUTH 1/4" = 1'-0"

20 ENTRY WALL ELEV 1/4" = 1'-0"

19 PRIV. DIN / LIV RM ELEV 1/4" = 1'-0"

18 LIVING ROOM - WEST ELEVATION 1/4" = 1'-0"

17 KITCHEN - NORTH ELEV 1/4" = 1'-0"

16 CSWK ELEV. 1/4" = 1'-0"

15 KITCHEN COUNTER ELEVATION 1/4" = 1'-0"

14 KITCHEN - EAST ELEVATION 1/4" = 1'-0"

13 KITCHEN - WEST ELEVATION 1/4" = 1'-0"

12 KITCHEN - SOUTH ELEV 1/4" = 1'-0"

11 BATH 4 - SOUTH EL. 1/4" = 1'-0"

10 BATH 4 - NORTH ELEV. 1/4" = 1'-0"

9 BATH 3 - SOUTH ELEV. 1/4" = 1'-0"

8 BATH 3 - NORTH ELEV. 1/4" = 1'-0"

7 BATH 2 - NORTH ELEV. 1/4" = 1'-0"

6 BATH 1 - SOUTH ELEV. 1/4" = 1'-0"

5 BATH 1 - NORTH ELEV. 1/4" = 1'-0"

4 SHOWER ELEV. 2 1/4" = 1'-0"

3 SHOWER ELEV. 1 1/4" = 1'-0"

2 TOILET ELEV. 2 1/4" = 1'-0"

1 TOILET ELEV. 1 1/4" = 1'-0"

GENERAL CASEWORK NOTES

1	ALL EXPOSED CABINETRY RETURNS PRIMARILY NOT AGAINST ADJACENT WALLS ARE TO BE FINISHED WITH LAMINATE MATCHING THE CABINETRY FRONT SURFACE WHERE APPLICABLE.
2	ALL METAL FINISHES ON ANY HARDWARE TO MATCH SCHEDULED DOOR HARDWARE
3	ALL CABINETRY DOOR AND DRAWER EDGES TO HAVE 3MM EDGING MATCHING THE LAMINATE ON THE SURFACE WHERE APPLICABLE.
5	ALL COUNTERS WITH SINKS OR PLUMBING TO HAVE A POST-FORMED EDGE WHERE APPLICABLE.
6	ALL COUNTERS TO HAVE 4" HIGH BACK SPLASH AND SIDE SPLASH ALONG ADJACENT WALLS. CAULK BACK SPLASH TO WALL SEALING ANY/ ALL CRACKS.
7	SEE FINISH MATERIAL LEGEND FOR ALL LAMINATE TO BE USED.
8	INSTALL BASE MATERIAL SCHEDULED IN THE ROOM WHERE THE CABINETRY IS LOCATED ON ALL FRONT, SIDES AND BACKS OF ALL CABINETRY.
9	ALL EPOXY SINKS ARE MOUNTED UNDER-COUNTER.

TOILET ACCESSORIES SCHEDULE

TYPE MARK	DESCRIPTION	MANUFACTURER	MODEL
1	18" GRAB BAR	BOBRICK	B-5806x18
2	24" GRAB BAR	BOBRICK	B-5806x24
3	36" GRAB BAR	BOBRICK	B-5806x36
4	42" GRAB BAR	BOBRICK	B-5806x42
5	48" GRAB BAR	BOBRICK	B-5806x48
6	DISPOSAL, SANITARY NAPKIN, SS, SURFACE MOUNTED	BOBRICK	B-270
7	18" x 30" FRAMELESS MIRROR	BOBRICK	B-1556
8	DISPENSER, SOAP, DISPOSABLE	BOBRICK	B-2111
9	DISPENSER, TOILET TISSUE, SS, 2-ROLL, SURFACE MTD.	BOBRICK	B-6867
10	ADA SHOWER SEAT	BOBRICK	B-5181
11	MOP AND BROOM HOLDER, SURFACE MTD.	BOBRICK	B-223 x 24
12	ADJUSTABLE SHOWER CURTAIN ROD	TBD	TBD
13	CURTAIN	TBD	TBD

APPLIANCE SCHEDULE

TYPE MARK	DESCRIPTION	MANUFACT.	MODEL
A1	REFRIGERATOR	WHIRLPOOL	WSR57R18DM
A2	FREEZER	WHIRLPOOL	WSZ57L18DM
B	SURFACE COOKTOP	GE	PHP9036DJBB
C	30" DOUBLE WALL OVEN	KITCHENAID	KODE500ESS
D	DISHWASHER W/ HD GRINDER	MAYTAG	MDB8989SHZ
E	15" U/C ICEMAKER WITH/WITHOUT DRAIN PUMP	KITCHENAID	(WITH) KUIX335ESS / (WITHOUT) KUIX535ESS
F	UPRIGHT FREEZER	WHIRLPOOL	WZF34X18DW
G	FRONT LOAD WASHER	WHIRLPOOL	WFW6620HW
H	FRONT LOAD GAS DRYER	WHIRLPOOL	WGD6620HW
J	30" WARMING DRAWER	KITCHENAID	KOWT100ESS
K	36" VENTLESS HOOD	WHIRLPOOL	UXT5236BDS
L	UNDERCOUNTER REFRIGERATOR	GE	GCE06GSHSB

PLUMBING FIXTURE SCHEDULE

TAG	DESCRIPTION	MANUFACTURER	MODEL
P-1	ADA TUB / SHOWER	INVACARE	3752G
P-2	VANITY SINK	GERBER	LUXOVAL 12-780
P-3	UTILITY SINK	PRO FLO	PFLT2522D
P-4	MOP SINK	FIAT	MSBID2424
P-5	ADA TOILET	GERBER	MAXWELL ER60HEIGHT 21-918
P-6	ADA SHOWER HEAD & CONTROLS	DELTA	INNOVATIONS MONITOR 17
P-7	FLOOR DRAIN	KOHLER	K-9136
P-8	DOUBLE SINK	ELKAY	DXUH312010RDF
P-9	SINGLE SINK	ELKAY	ECTRU30179RTC
P-10	GARBAGE DISPOSAL	INSINKERATOR/EMERSON	EVOLUTION PRO 880LT

KEYED CASEWORK/INTERIOR NOTES

1	EPOXY BASE, SEE SCHED.
2	SOLID SURFACE PANELS ON ALL SIDES OF SHOWER COMPARTMENT & TUB
3	SOLID SURF COUNTERTOP WITH BLACKSPLASH/SIDESPLASH WHERE REQ'D
4	PTD. WALL PER SCHED.
5	WOOD STAINED CABINETS
6	BASE PER SCHED.
7	ACROVYN WALL PROTECTION & TRIM
8	STAINED WOOD CAP
9	1" SHIM
10	PRE-FAB GAS FIREPLACE W/ GLASS DOORS
11	STONE FACING
12	WOOD MANTEL 6' LONG. ANCHOR TO STUDS BEHIND STONE FACING
13	FLAT-PANEL TV BY OWNER. PROVIDE POWER, DATA, WALL BLOCKING & SUPPORT/MOUNTING BRACKET PER OWNER DIRECTION
14	3/4" THK. 12"D WOOD FIXED SHELF
15	3/4" THK. 12"D WOOD ADJ. SHELVES (TYP.)
16	CONDUIT THROUGH WALL TO ATTIC ABOVE TO QUAD OUTLET PROVIDING POWER, CABLE & ROUTER
17	EMPTY CONDUIT THROUGH WALL FROM QUAD OUTLET TO CABLE & POWER
18	P.LAM CABINETS & COUNTERTOP

WOOD & COMPOSITE TRIM SCHEDULE

WD. PROFILE	GPM #	LOCATION
	GPM-121 PT GRADE WOOD -INT., COMPOSITE-EXT.	CROWN MOLD #1 INTR. PTD. TO MATCH INTERIOR BASE EXTR. PTD TO MATCH WHITE TRIM
	GPM-58 PT GRADE WOOD -INT., COMPOSITE-EXT.	CROWN MOLD #2 INTR. PTD. TO MATCH INTERIOR BASE INTR. PTD TO MATCH WHITE TRIM
	PV6085	TYP. VINYL WALL BASE PV6085 #85 FASHION ROPPE CONTOURS WHITE
	CHR-01	TYP. CHAIR RAIL CHR-01 FORTIS JOHNSONITE WHITE
	GPM-310	WINDOW & DOOR CASING W/ PT. GR. WOOD

TRIM PROFILES REFERENCED BY:
GRAVOIS PLANNING MILL COMPANY, 3026 JUNIATA ST ST. LOUIS, MO. 63118. 314-776-2800
http://www.gravoisplaningmill.com/

The Professional Architects seal affixed to this sheet indicates that the named Architect has prepared or directed the preparation of the material shown only on this sheet. Other drawings and documents not exhibiting this seal shall not be considered prepared by or the responsibility of the undersigned.

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PROJECT NUMBER: 18036.00

INTERIOR ELEV. & CASEWORK

A5.00

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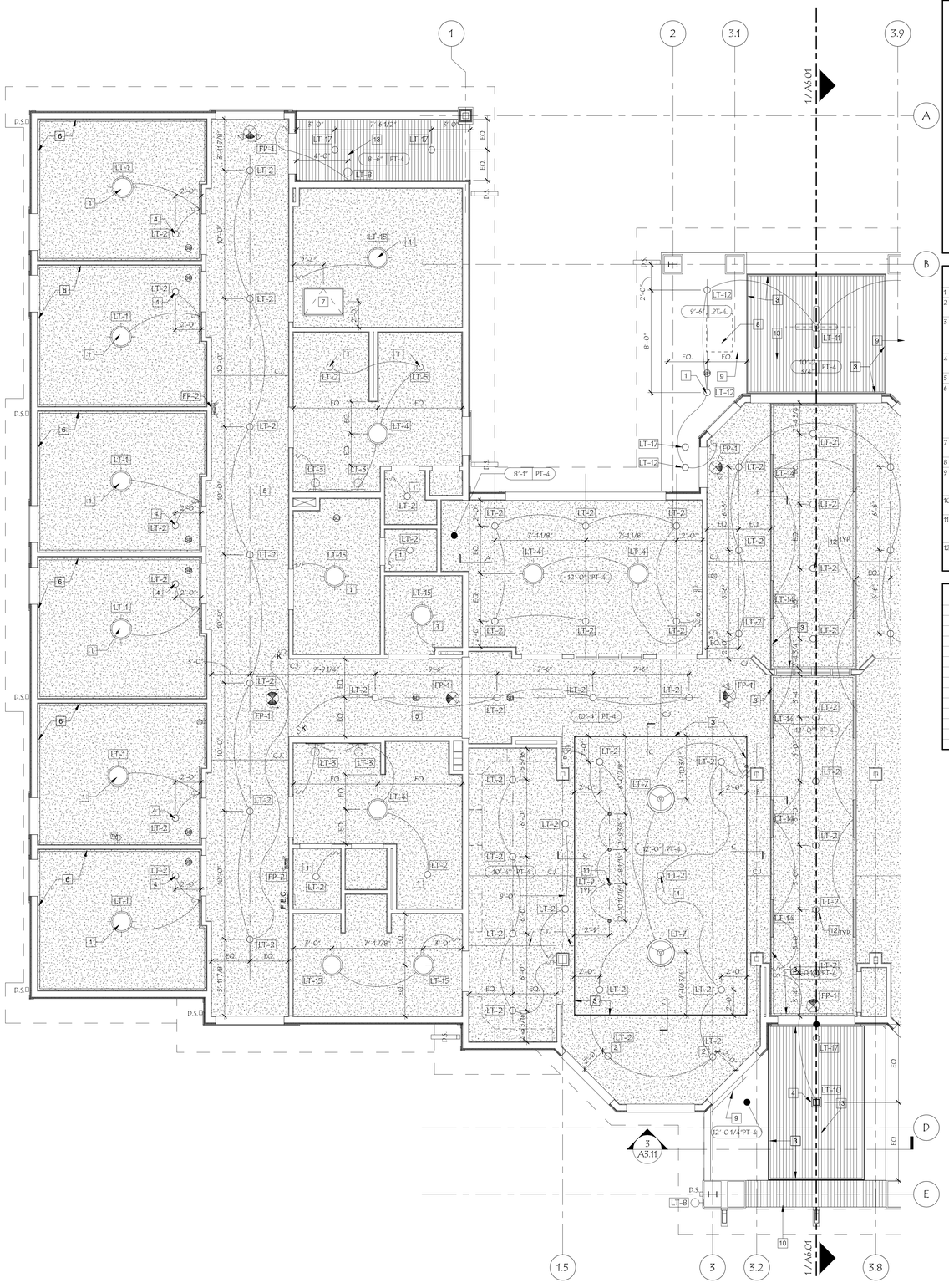

ELEC. & FIRE EQPT. SYMBOL LEGEND

	DUPLEX OUTLET (TYP. @ 1'-6" A.F.F.)	W.V.	WALL VENT
	ELEC. QUADPLEX OUTLET	NL	NITE LIGHT
TV	CABLE TV	T	THERMOSTAT (@ 4'-6" A.F.F)
S	SWITCH (TYP. @ 4'-6" A.F.F.)	GFI	POWER OUTLET-GFI
S^K	KEYED SWITCH	220v	220V OUTLET
W. CONN	WATER CONNECTION	FE	FIRE EXTINGUISHER
P	EMERGENCY PULL-STATION	FP	FIRE PANEL
	TELEPHONE		DATA

NOTE : ALL SYMBOLS ARE SHOWN FOR CLARITY & COORDINATION – SEE MECHANICAL, PLUMBING & ELECTRICAL SHEETS FOR EXACT LOCATIONS OF M.E.P. EQUIP & FIXTURES.

'E' SHOWN NEXT TO A SYMBOL INDICATES THAT THE FIXTURE IS EXISTING TO REMAIN
'N' SHOWN NEXT TO A SYMBOL INDICATES THAT THE FIXTURE IS NEW.
'R' SHOWN NEXT TO A SYMBOL INDICATES THAT THE FIXTURE IS RELOCATED.
'#' SHOWN NEXT TO A SYMBOL INDICATES THAT THE FIXTURE'S HEIGHT A.F.F.
ALL HEIGHTS ARE CENTERLINE OF FIXTURE.

GENERAL ELECTRICAL NOTES

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2	CONTRACTOR SHALL BECOME FAMILIAR WITH THE PROJECT AND VERIFY ALL CONDITIONS, MATERIALS, AND DIMENSIONS WHICH WILL AFFECT THE WORK.
3	ALL WORK, INCLUDING ELECTRICAL AND GROUNDING SYSTEMS SHALL BE IN STRICT ACCORDANCE WITH THE LATEST EDITION OF THE NATIONAL ELECTRICAL CODE AS ADOPTED BY THE CITY. LATEST EDITION OF THE ICC ELECTRICAL CODE AND OTHER APPLICABLE LOCAL CODES AND ORDINANCES.
4	ALL CONTROL WIRING, INCLUDING TELEVISION, ETC. IN PLENUM AREAS SHALL BE RUN IN CONDUIT.
5	PROVIDE GFI OUTLETS AT ALL "WET" LOCATIONS AS REQUIRED.
6	ELECTRICAL OUTLETS AND BOXES IN COMMON WALLS BETWEEN ADJACENT ROOMS SHALL NOT BE INSTALLED BACK TO BACK. BOXES SHALL BE UL RATED FOR RATED WALL INSTALLATION AND INSTALLED AS PER MANUFACTURER'S RECOMMENDATIONS (MIN OF 20" HORIZONTAL SEPARATION). IF BOXES CANNOT BE INSTALLED THIS WAY AND ARE CLOSER THEN MINIMUM DISTANCE THEY SHALL BE WRAPPED WITH FIRE PUTTY BLANKET AS PER UL DESIGN.
7	PROVIDE WORKING CLEARANCES REQUIRED BY THE CODE AT ALL ELECTRICAL EQUIPMENT.
8	ALL EXIT, EMERGENCY, AND NIGHT LIGHTS SHALL BE WIRED UNSWITCHED
9	WHERE EQUIPMENT IS NOTED "BY OWNER" ON THE DRAWINGS, THE ITEM WILL BE DELIVERED TO THE JOB SITE BY THE OWNER TO BE INSTALLED BY THE CONTRACTOR OR SUB-CONTRACTOR.
10	IT IS HVAC CONTRACTORS RESPONSIBILITY TO TO SPEC NEW DIFFUSERS, BRANCH DUCTS, BALANCE SYSTEM AS REQUIRED BY LOCAL GOVERNING CODE.
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12	IT IS SPRINKLER CONTRACTORS RESPONSIBILITY TO SPEC NEW SPRINKLER HEADS, RELOCATE EXISTING AND PROVIDE NEW AS REQUIRED TO MEET LOCAL GOVERNING CODES AND REQUIREMENTS.

KEYED REF. CEILING PLAN NOTES

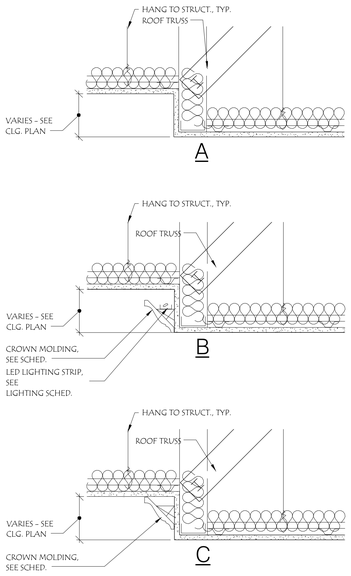
NO.	DESCRIPTION
1	CENTER LIGHT FIXTURE IN ROOM
2	CENTER LIGHT FIXTURE ON WINDOW
3	CROWN MOULDING GPM-121, PTD.
4	CENTER LIGHT FIXTURE ON DOOR.
5	GC TO VERIFY HALL LIGHT LEVEL MEETS MIN STANDARDS
6	ALTERNATIVE: 4" CROWN MOULDING GPM-58
7	2'-6" x 5'-0" ATTIC ACCESS PANEL
8	GAS RADIANT HEAT PANEL
9	PTD. EXT. GYP. BD.
10	HATCH DENOTES ARCHED OPENING
11	CENTER LGTS. ON WALL IN FRONT OF COUNTER. SEE ELEV 16/A5.00.
12	CENTER LIGHT FIXTURES ALONG RAISED CEILING
13	PROVIDE HARDIE SOFFIT BEADED PORCH PANELS

RCP LEGEND

- FCP SOFFIT — SMOOTH FINISH FIBER CEMENT SOFFIT PANEL & J-MOLD
- GYPSUM BOARD CEILING — 5/8" GYPSUM BOARD FASTENED TO BOT. OF ROOF TRUSS
- VINYL SOFFIT — VENTED ROOF SOFFIT PANEL & J-MOLD COLOR TO MATCH FASCIA COLOR – SEE SECTIONS.
- RECESSED CAN LIGHT
- CEILING MOUNT LIGHT
- 2'x4' FLUORESCENT FIXTURE
- 6"x4' FLUORESCENT FIXTURE
- WALL SCONCE
- OUTDOOR SCONCE
- OUTDOOR FLOODLIGHT
- WALL MOUNTED OR CEILING MOUNTED SPRINKLER HEAD
- EXIT SIGN
- EXIT SIGN W/ EMERGENCY LIGHT
- EXIT EMERGENCY LIGHT W/ DIRECTION ARROW
- EMERGENCY LIGHTING
- EMERGENCY FIRE BELL
- HEAT DETECTOR
- SPEAKER
- SMOKE DETECTORS
- SURFACE MOUNTED SUPPLY GRILL
- SURFACE MOUNTED RETURN GRILL

GENERAL REFLECTED CEILING PLAN NOTES

1	LIGHT FIXTURES SHOWN ON ARCHITECTURAL REFLECTED CEILING PLAN ARE FOR REFERENCE/DESIRED LOCATION ONLY. SEE ELECTRICAL DRAWINGS FOR MORE INFORMATION REGARDING FIXTURE TYPES, ELECTRICAL REQUIREMENTS, ETC.
2	CONTRACTOR SHALL BECOME FAMILIAR WITH THE PROJECT AND VERIFY ALL CONDITIONS, MATERIALS, AND DIMENSIONS WHICH WILL AFFECT THE WORK.
3	REVIEW FINAL LOCATIONS OF CEILING AIR DEVICES WITH ARCHITECT PRIOR TO INSTALLATION.
4	GENERAL CONTRACTOR TO PROVIDE CONTROL JOINTS IN ALL GYPSUM BOARD CEILING BASED ON USG STANDARDS AND RECOMMENDATION.
5	REFER TO SPECIFICATIONS FOR GENERAL CONDITIONS AND ADDITIONAL INFORMATION.
6	ALL CEILING HEIGHTS ARE 9'-0 1/2" FROM TOP OF FINISH FLOOR TO UNDERSIDE OF FINISH CEILING UNLESS OTHERWISE NOTED.
7	PROVIDE LATERAL BRACING FOR SUSPENDED CEILING SYSTEMS AND ADDITIONAL HANGERS AND SAFETY WIRES FOR LIGHT FIXTURES, DUCTWORK, SPEAKERS, ETC. SEE TYPICAL BRACING DETAILS FOR MORE INFORMATION.
8	PROVIDE NON COMBUSTIBLE BLOCKING AND BRACING REQUIRED FOR FIXTURE INSTALLATION AND ALL ELECTRICAL COMPONENTS.
9	THE BOTTOM OF ALL ROOF TRUSSES IS TO RECEIVE GYPSUM BOARD CREATING A THERMAL BARRIER TO ATTIC ABOVE.
10	PROVIDE ACCESS PANELS FOR PLUMBING, ELECTRICAL, ETC. AS REQUIRED TO ACCESS EQUIPMENT OR CONTROLS. LOCATIONS TO BE APPROVED BY ARCHITECT PRIOR INSTALL. ALL ACCESS PANELS TO BE PAINTED SURROUNDING MATERIAL COLOR TYP.



KEY PLAN

1 **REFELCTED CEILING PLAN-AREA A**
1/4" = 1'-0"

2 **TYP. SOFFIT DETAILS**
1 1/2" = 1'-0"

NOTE:
1. ALL CEILING HEIGHTS ARE 9'-0 1/2" UNLESS OTHERWISE NOTED.
2. SEE LIGHT FIXTURE SCHEDULE ON SHEET A6.01

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REFLECTED CEILING PLAN-AREA A

A6.00

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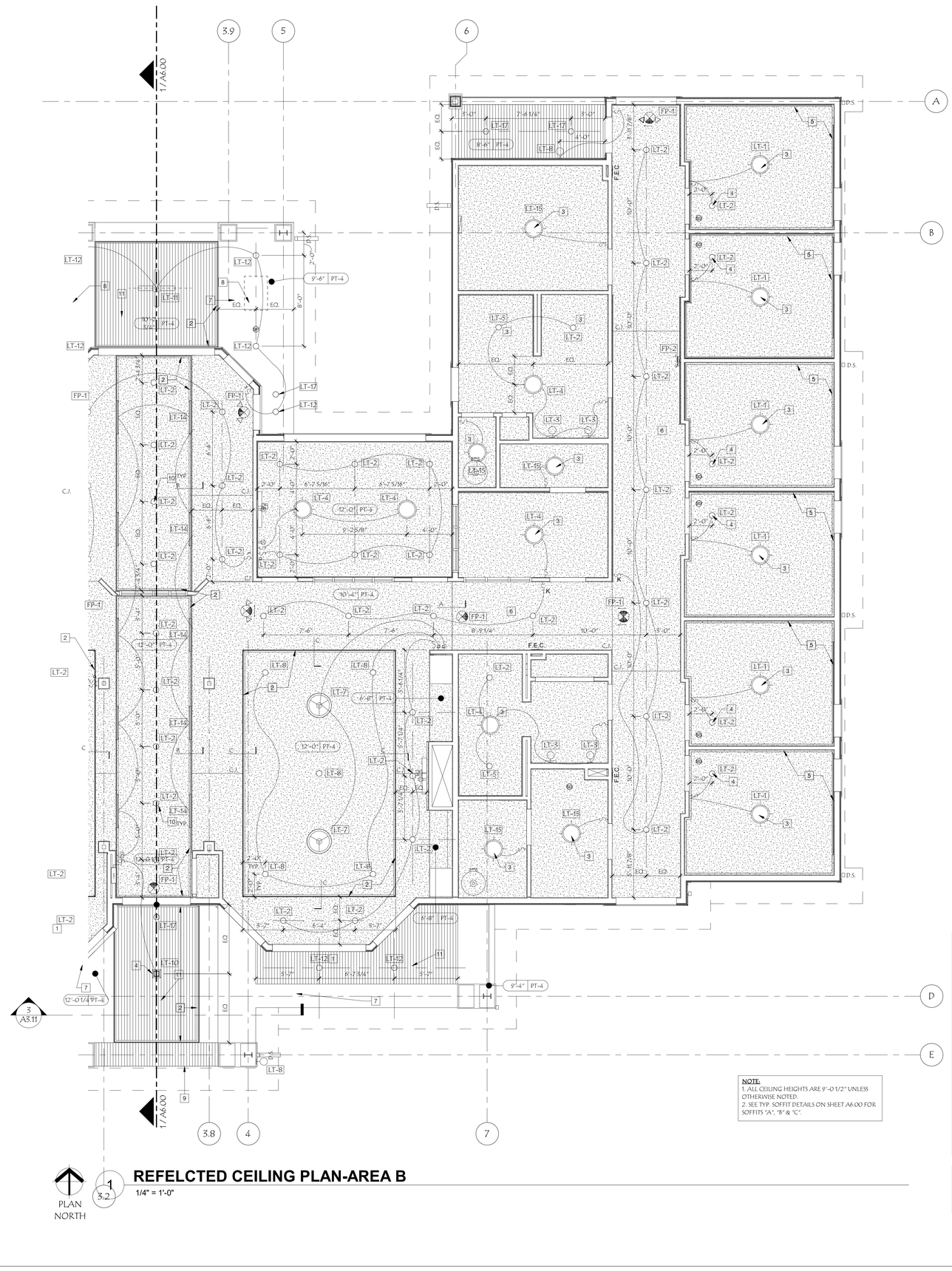

NOTE:
1. ALL CEILING HEIGHTS ARE 9'-0 1/2" UNLESS OTHERWISE NOTED.
2. SEE TYP. SOFFIT DETAILS ON SHEET A6.00 FOR SOFFITS "A", "B" & "C".

REFELCTED CEILING PLAN-AREA B

1/4" = 1'-0"

ELEC. & FIRE EQPT. SYMBOL LEGEND

	DUPLEX OUTLET (TYP. @ 1'-6" A.F.F.)	WV	WALL VENT
	ELEC. QUADPLEX OUTLET	NL	NITE LIGHT
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KEYED FLOOR PLAN NOTES

NO.	DESCRIPTION
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2	CROWN MOULDING GPM-121, PTD.
3	CENTER LIGHT FIXTURE IN ROOM
4	CENTER LIGHT FIXTURE ON DOOR
5	ALTERNATIVE: 4" CROWN MOULDING GPM-58
6	GC TO VERIFY HALL LIGHT LEVEL MEETS MIN STANDARDS
7	PTD. EXT. GYP. BD.
8	GAS RADIANT HEAT PANEL
9	HATCH DENOTES ARCHED OPENING
10	CENTER LIGHT FIXTURES ALONG RAISED CEILING
11	PROVIDE HARDIE SOFFIT BEADED PORCH PANELS

KEY PLAN

RCP LEGEND

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- CEILING MOUNT LIGHT
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- 6"x4' FLUORESCENT FIXTURE
- WALL SCONCE
- OUTDOOR SCONCE
- OUTDOOR FLOODLIGHT
- WALL MOUNTED OR CEILING MOUNTED SPRINKLER HEAD
- EXIT SIGN
- EXIT SIGN W/ EMERGENCY LIGHT
- EXIT EMERGENCY LIGHT W/ DIRECTION ARROW
- EMERGENCY LIGHTING
- EMERGENCY FIRE BELL
- HEAT DETECTOR (HD)
- SPEAKER (SP)
- SMOKE DETECTORS (SD)
- SURFACE MOUNTED SUPPLY GRILL
- SURFACE MOUNTED RETURN GRILL

GENERAL REFLECTED CEILING PLAN NOTES

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LIGHT FIXTURE SCHEDULE

TAG	LOCATION	DESCRIPTION	MANUFACTURER	MODEL	LIGHT SOURCE	COMMENTS	ALLOWANCE
FP-1		CEILING MOUNTED EXIT LIGHT	EVENLITE	SOVEREIGN ARCHITECTURAL EDGELIT			
FP-2		EMERGENCY LIGHT					
LT-1	BEDROOM	SURFACE MOUNTED	E LIGHTING	LED 4404	LED		$ 85.00
LT-2		SQUARE DOWNLIGHT	LIGHTOLIER	6" SLIM SURFACE LED			
LT-5	TOILET COUNTER	WALL SCONCE	E LIGHTING	LED 6560	LED		$ 125.00
LT-6	TOILET ROOM	SURFACE MOUNTED			LED		$ 85.00
LT-5	SHOWER	SQUARE DOWNLIGHT		SAME AS "LT-2"	LED	FOR WET LOCATIONS	
LT-7	DINING	DECORATIVE PENDANT	E LIGHTING	LED 2110	LED		$75.00
LT-8							
LT-9	BREAKFAST BAR	DECORATIVE LOW VOLTAGE PENDANT	E LIGHTING	LED 2802	LED		$55.00
LT-10	FRONT FRONT	OUTDOOR DECORATIVE PENDANT		LED 2655	LED		$175
LT-11							
LT-12	EXTERIOR SOFFITS	SQUARE DOWNLIGHT		SAME AS "LT-2"		FOR OUTDOOR USE W/ WHITE TRIM	
LT-14	MAIN CORRID. COVE, SUNROOM COVE	COVE LIGHT	PHILIPS	VAYA COVE 350-000012-09 & 011	LED		$85.00/ FT.
LT-15	STORAGE, MECH, LAUNDRY	SURFACE MOUNTED			LED	"GLASS/STAINLESS"	
LT-16	EXTERIOR FLOODLIGHT	SLIM WALL PACK/FLOOD	E LIGHTING	LEDA5940-40W	LED		
LT-17	EXTERIOR AT COVERED AREA	OUTDOOR EXIT LIGHTS		SAME AS "LT-2"		4" SQ. W/ WHITE FINISH, SEE NOTE 3	

GENERAL LIGHT NOTES

1	ALL LIGHTS TO BE 4,000K LIGHT TEMPARATURE
2	ALL SWITCHES TO BE ON/OFF W/ DIMMING
3	OUTDOOR FIXTURE SCHEDULED FOR EMERGENCY LIGHTING ON BATTERY BACK-UP REQUIRED FOR EGRESS. FIXTURE TO BE WIRED OFF BATTERY FROM EXIT LIGHT ON INTERIOR SIDE OF DOOR.

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REFLECTED CEILING PLAN-AREA B

A6.01

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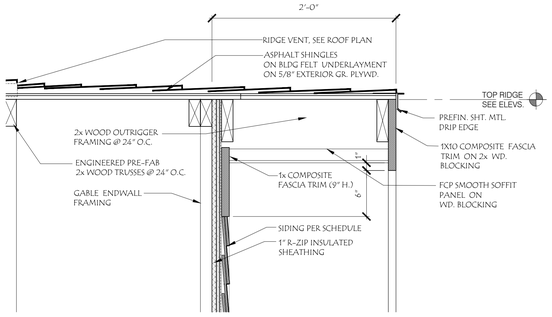
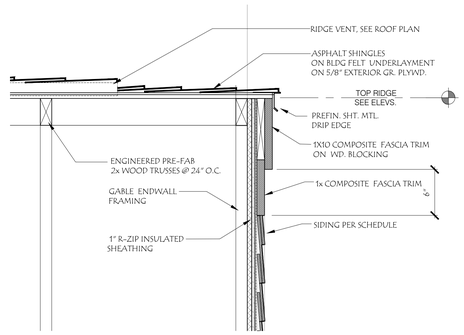
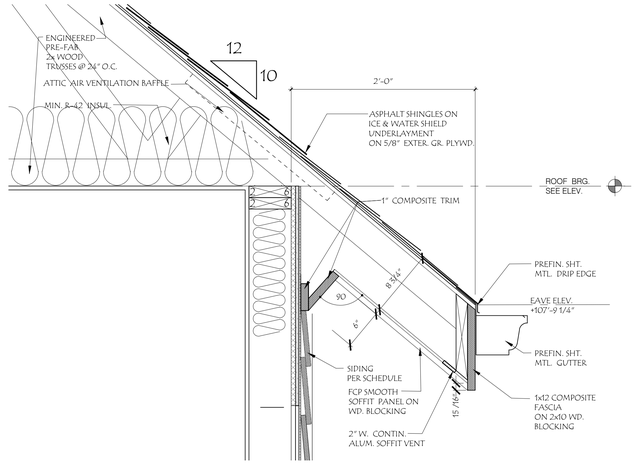


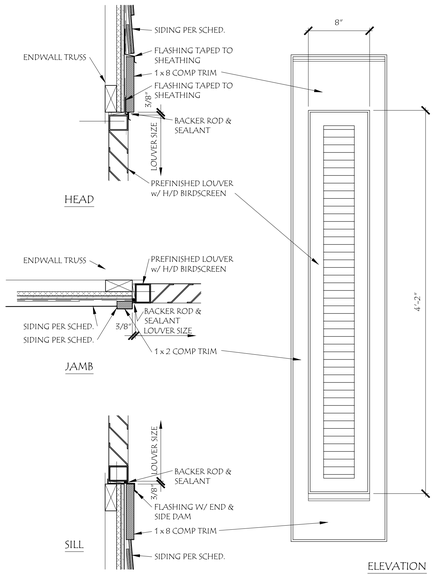
9 SECTION @ GABLE SOUTH WALL
SCALE: 1 1/2" = 1'-0"



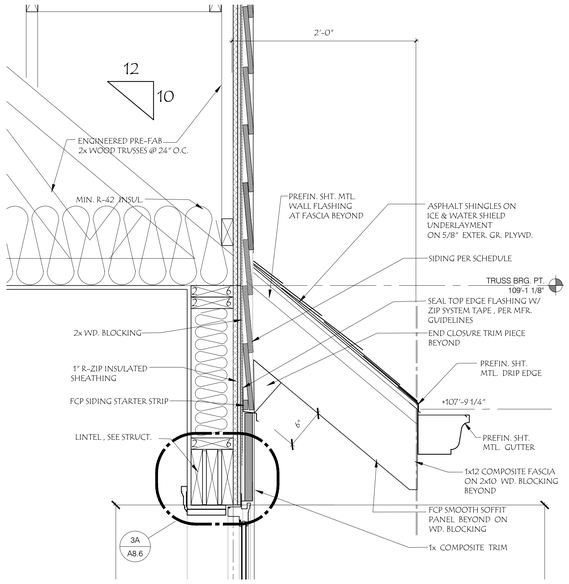
6 RIDGE SECTION AT E/W GABLE WALLS
SCALE: 1 1/2" = 1'-0"



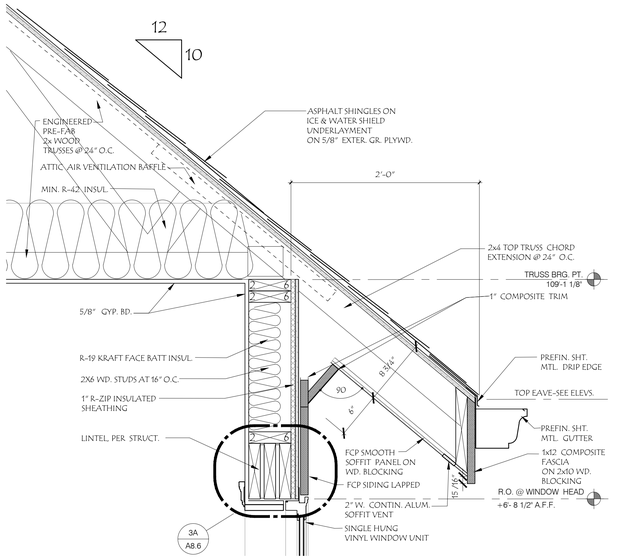
3 EAVE AT SIDEWALL
SCALE: 1 1/2" = 1'-0" (EAST & WEST ELEVS.)



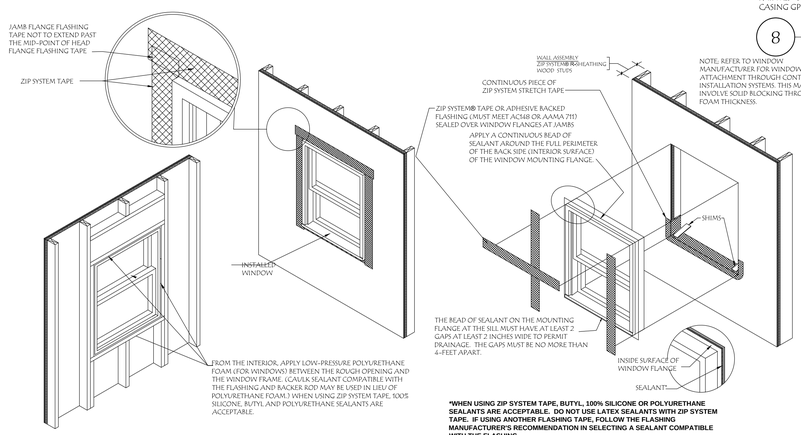
7 TYPICAL WALL LOUVER
SCALE: 1 1/2" = 1'-0"



5 SECTION AT E/W GABLE WALLS
SCALE: 1 1/2" = 1'-0"

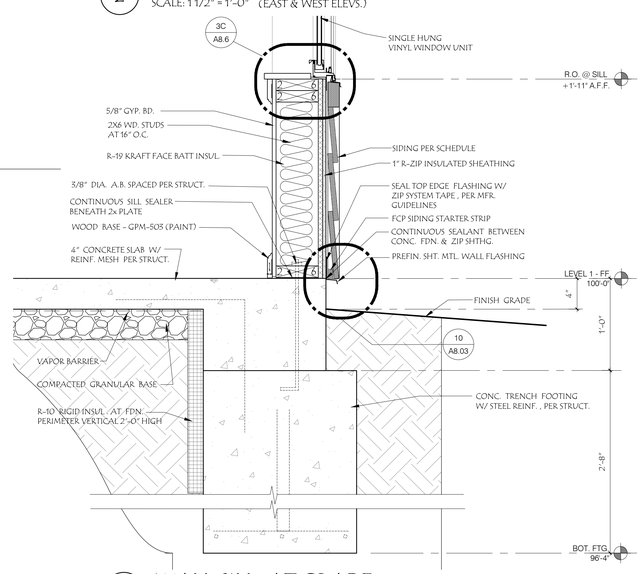


2 EAVE AT SIDEWALL WINDOW
SCALE: 1 1/2" = 1'-0" (EAST & WEST ELEVS.)



**WHEN USING ZIP SYSTEM TAPE, BUTYL, 100% SILICONE OR POLYURETHANE SEALANTS ARE ACCEPTABLE. DO NOT USE LATEX SEALANTS WITH ZIP SYSTEM TAPE. IF USING ANOTHER FLASHING TAPE, FOLLOW THE FLASHING MANUFACTURER'S RECOMMENDATION IN SELECTING A SEALANT COMPATIBLE WITH THE FLASHING

9 TYPICAL WINDOW OPENING MEMBRANE FLASHING
SCALE: NOT TO SCALE



1 WALL SILL AT GRADE
SCALE: 1 1/2" = 1'-0" (EAST & WEST ELEVS.)

WALL SECTION NOTES

1. A PRECONSTRUCTION CONFERENCE IS REQUIRED PRIOR TO INSTALLATION OF ALL EXPOSED CONDUITS, BOXES & DEVICES TO REVIEW ROUTING & LOCATIONS OF DEVICES IN CONJUNCTION WITH AREAS INDICATED TO HAVE AN EXPOSED STRUCTURE.

2. WALL INSULATION WITHIN EXTERIOR WALLS TO BE OVERLAPPED 1'- 0" MIN. VERTICALLY ABOVE THE ADJACENT ROOF/ CEILING.

3. WHETHER SHOWN ON THE DRAWINGS OR NOT, THE GENERAL CONTRACTOR HAS SOLE RESPONSIBILITY TO ENSURE THAT AN AIRTIGHT SEAL BETWEEN THE ENTIRE ROOF PERIMETER CONNECTION TO THE EXTERIOR WALL CONSTRUCTION, ANY OTHER ROOF PENETRATIONS, OR OTHER PARTIAL HEIGHT WALL CONSTRUCTION IS MAINTAINED; WHETHER HIS OWN FORCES OR ANY OF THE MULTIPLE SUBCONTRACTORS UNDER HIS CONTROL INVOLVED IN THIS PORTION OF THE WORK.

4. ALL EXTERIOR WALL SHEATHING SHOWN TO BE R-ZIP OR ZIP SHEATHING WITH ALL SEAMS, JOINTS OR PENETRATIONS TAPED AND ROLLED AIRTIGHT PER MANUFACTURER'S INSTRUCTIONS.

5. STUD FRAMING CONTRACTOR RESPONSIBILITY FOR PERFORMING THE WORK HAVE SOLE RESPONSIBILITY TO INSTALL ALL APPROVED FIRESTOPPING MATERIAL IN ACCORDANCE WITH THE IBC BUILDING CODE WHETHER SHOWN ON THE DRAWINGS OR NOT.

6. FIRE-BLOCKING AND DRAFTSTOPPING SHALL BE INSTALLED IN COMBUSTIBLE CONCEALED LOCATIONS INSTALLED TO CUT -OFF CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTAL) AND SHALL FORM AN EFFECTIVE BARRIER BETWEEN FLOORS, BETWEEN A TOP STORY AND A ROOF ATTIC SPACE. FIRE BLOCKING SHALL CONSIST OF:

   a. TWO - INCH NOMINAL LUMBER.
   b. TWO THICKNESS OF 1-INCH NOMINAL LUMBER WITH BROKEN LAP JOINTS.
   c. ONE THICKNESS OF 0.719-INCH WOOD STRUCTURAL PANELS WITH JOINTS BACKED BY 0.719-INCH WOOD STRUCTURAL PANELS.
   d. ONE THICKNESS OF 0.75-INCH PARTICLEBOARD WITH JOINTS BACKED BY 0.75-INCH PARTICLEBOARD.
   e. ONE-HALF-INCH GYPSUM BOARD.
   f. ONE-FOURTH-INCH CEMENT-BASED MILLBOARD.
   g. BATTS OR BLANKETS OF MINERAL WOOL, MINERAL FIBER OR OTHER APPROVED MATERIALS INSTALLED IN SUCH A MANNER AS TO BE SECURELY RETAINED IN PLACE.
   h. FIBERGLASS INSULATION INSTALLED AS TESTED FOR THE SPECIFIC APPLICATION.

7. FIRE-BLOCKING SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS:

   1. CONCEALED WALL SPACES OF STUDS AND PARTITIONS, INCLUDING FURRED SPACES, AND PARALLEL ROWS OF STUDS OR STAGGERED STUDS VERTICALLY AT THE CEILING AND THE FLOOR LEVELS AND HORIZONTALLY AT INTERVALS NOT EXCEEDING 10 FEET.
   2. INTERCONNECTIONS BETWEEN CONCEALED VERTICAL STUD WALL OR PARTITION SPACES AND CONCEALED HORIZONTAL SPACES CREATED BY AN ASSEMBLY OF FLOOR JOISTS OR TRUSSES, AND BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES AS OCCUR IN SOFFITS, DROP CEILINGS, COVE CEILINGS AND SIMILAR LOCATIONS.
   3. IN CONCEALED SPACES BETWEEN STAIR STRINGERS AND THE TOP AND BOTTOM OF THE RUN.
   4. ANNULAR SPACE AROUND VENTS, PIPES, DUCTS, CHIMNEYS AND FIREPLACES AT CEILINGS AND FLOOR LEVELS SHALL BE INSTALLED WITH A MATERIAL SPECIFICALLY TESTED IN THE FORM AND MANNER INTENDED FOR USE TO DEMONSTRATE ITS ABILITY TO REMAIN IN PLACE AND RESIST THE FREE PASSAGE OF FLAME AND THE PRODUCTS OF COMBUSTION.
      A. FACTORY-BUILT CHIMNEYS AND FIREPLACES SHALL BE FIRE-BLOCKED IN ACCORDANCE WITH UL 103 AND UL127.
   5. WITHIN CONCEALED SPACE OF EXTERIOR WALL COVERINGS AND OTHER EXTERIOR ARCHITECTURAL ELEMENTS WITH COMBUSTIBLE CONSTRUCTION. FIRE-BLOCKING SHALL BE INSTALLED AT MAXIMUM INTERVALS OF 20 FEET IN EITHER DIMENSION SO THAT THERE WILL BE NO CONCEALED SPACE EXCEEDING 100 SQUARE FEET BETWEEN FIRE-BLOCKING.
   6. WHERE WOOD FURRING STRIPS ARE USED, THEY SHALL BE OF APPROVED WOOD OF NATURAL DECAY RESISTANCE OF PRESERVATIVE-TREATED WOOD. IF NONCONTINUOUS, SUCH ELEMENTS SHALL HAVE CLOSED ENDS, WITH NOT LESS THAN 4 INCHES OF SEPARATION BETWEEN SECTIONS.
   7. WHERE WOOD SLEEPERS ARE USED FOR LAYING WOOD FLOORING ON MASONRY OR CONCRETE FIRE-RESISTANCE -RATED FLOORS, THE SPACE BETWEEN THE FLOOR SLAB AND THE UNDERSIDE OF THE WOOD FLOORING SHALL BE FILLED WITH AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME OR FIRE-BLOCKED IN SUCH A MANNER THAT THERE WILL BE NO OPEN SPACES UNDER THE FLOORING THAT WILL EXCEED 100 SQUARE FEET IN AREA AND SUCH SPACE SHALL BE FILLED SOLIDLY UNDER PERMANENT PARTITIONS SO THAT THERE IS NO COMMUNICATION UNDER THE FLOORING BETWEEN ADJOINING ROOMS.

8. DRAFTSTOPPING IN ATTICS IN COMBUSTIBLE CONSTRUCTION SHALL BE INSTALLED TO SUBDIVIDE ATTIC SPACES AND CONCEALED ROOF SPACES.

   1. DRAFTSTOPPING MATERIALS SHALL BE NOT LESS THAN 1/2-INCH GYPSUM BOARD, 3/8-INCH WOOD STRUCTURAL PANEL, 3/8=-INCH PARTICLE BOARD, 1-INCH NOMINAL LIMBER, CEMENT FIBERBOARD, BATTS OR BLANKETS OF MINERAL WOOL OR GLASS FIBER, OR OTHER APPROVED MATERIALS.

   IN THE FOLLOWING LOCATIONS:

   1. ALL OTHER USE GROUPS DRAFTSTOPPING SHALL BE INSTALLED IN ATTICS AND CONCEALED ROOF SPACES, SUCH THAT ANY HORIZONTAL AREA DOES NOT EXCEED 3,000 SQUARE FEET.
      a. DRAFTSTOPPING IS NOT REQUIRED IN BUILDING EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH NFPA 13.

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Family Partners

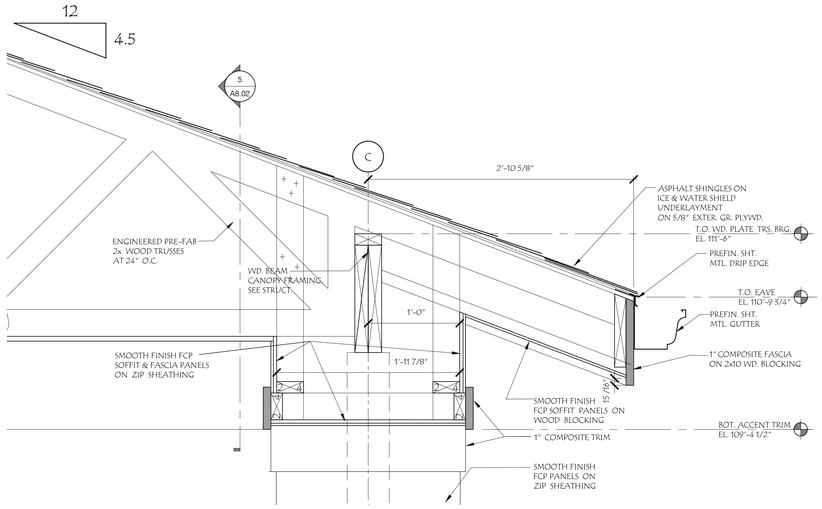
BID / PERMIT / CONST. 05/23/19

PROJECT NUMBER: 18036.00

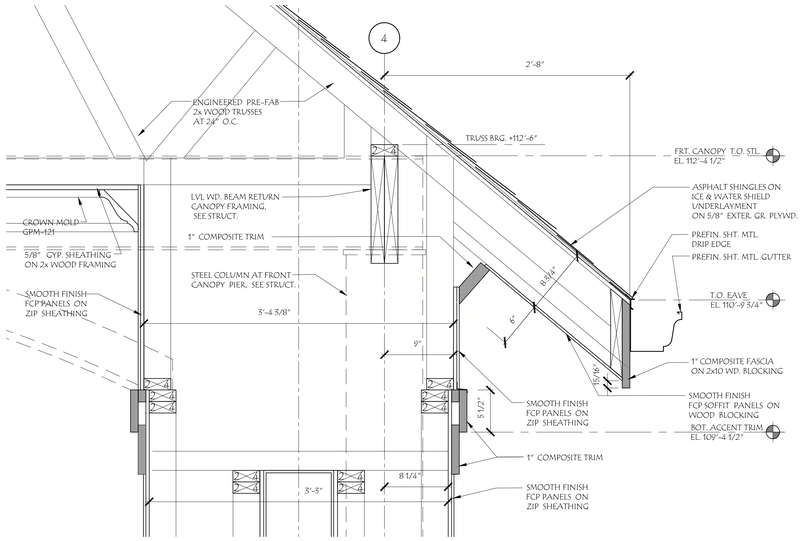
WALL DETAILS

A8.01

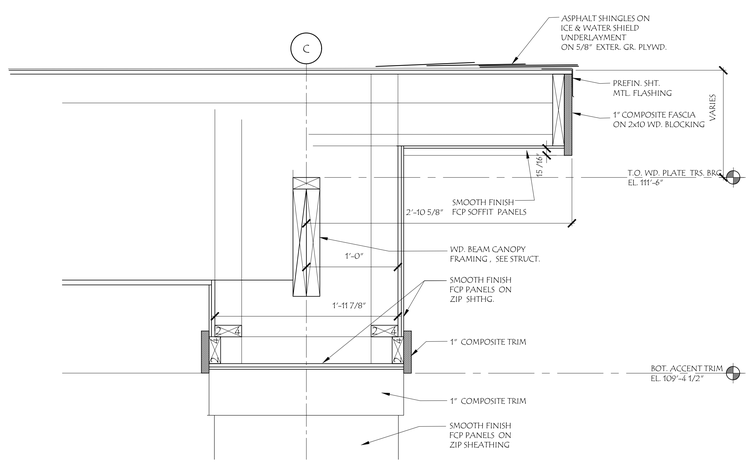
5/24/2019 2:03 PM



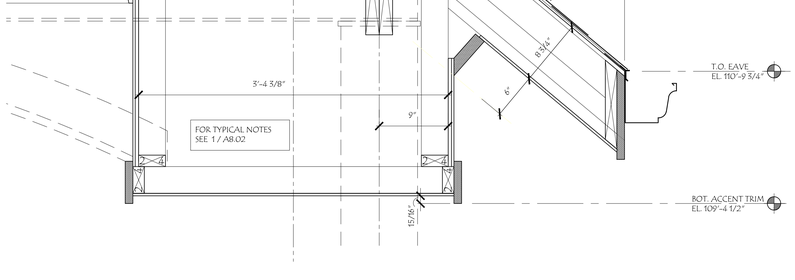
4 FRONT SIDE PORCH EAVE
SCALE: 1 1/2" = 1'-0"



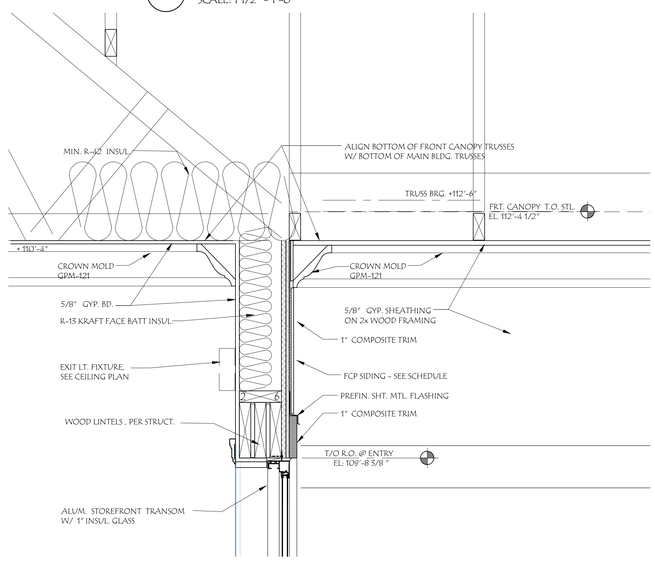
1 MAIN ENTRY EAVE THRU COLUMN
SCALE: 1 1/2" = 1'-0"



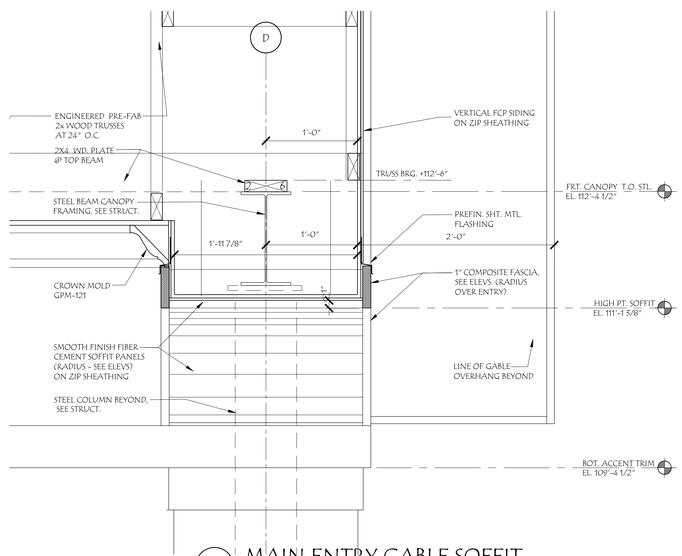
5 FRONT SIDE PORCH END DETAIL
SCALE: 1 1/2" = 1'-0"



2 MAIN ENTRY EAVE
SCALE: 1 1/2" = 1'-0"



6 MAIN ENTRY DOOR SOFFIT
SCALE: 1 1/2" = 1'-0"



3 MAIN ENTRY GABLE SOFFIT
SCALE: 1 1/2" = 1'-0"

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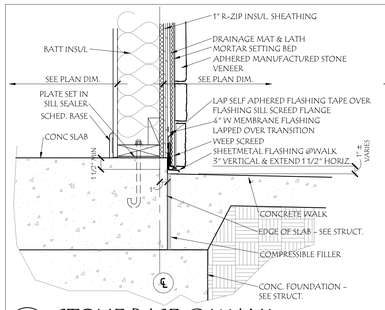
BID / PERMIT / CONST.	05/23/19

PROJECT NUMBER:
18036.00

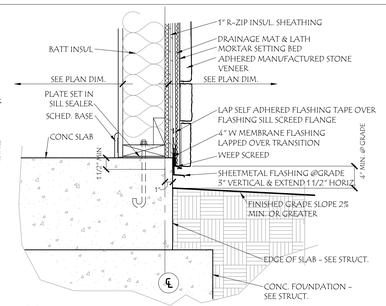
WALL DETAILS

A8.02

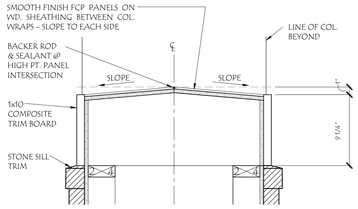
5/24/2019 1:34 PM



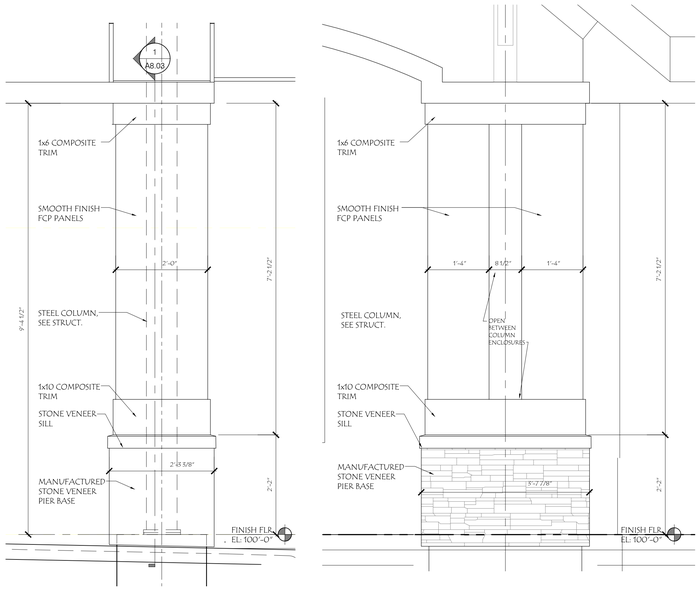
8 STONE BASE @ WALK
SCALE: 3" = 1'-0"



7 STONE BASE @ GRADE
SCALE: 3" = 1'-0"

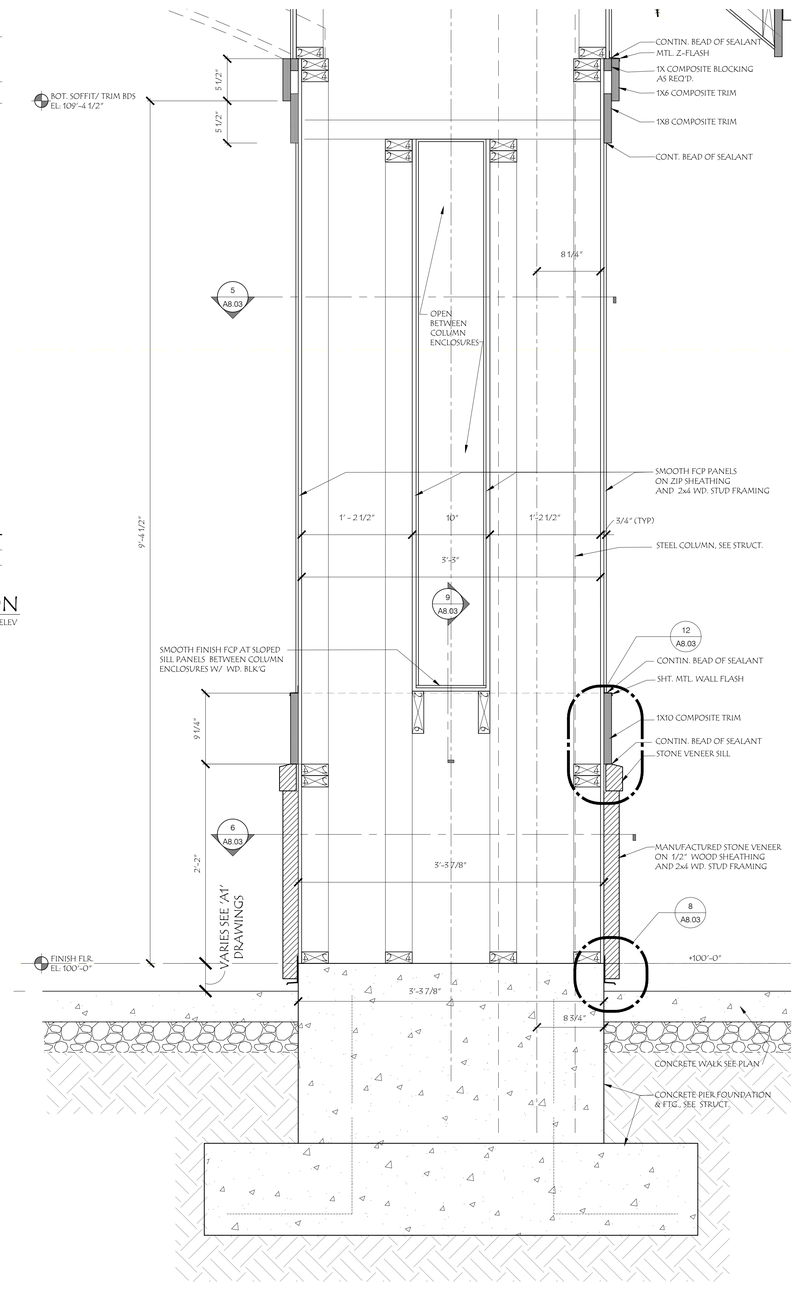


9 SECTION THRU COLUMN BASE
SCALE: 1 1/2" = 1'-0"

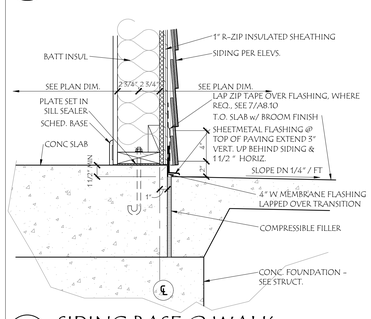


4 MAIN ENTRY COL - ELEVATION
SCALE: 3/4" = 1'-0"
ENTRY PIER - EAST/WEST ELEV

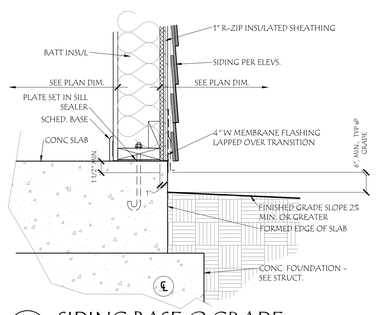
3 MAIN ENTRY COL - ELEVATION
SCALE: 3/4" = 1'-0"
ENTRY PIER - NORTH ELEV



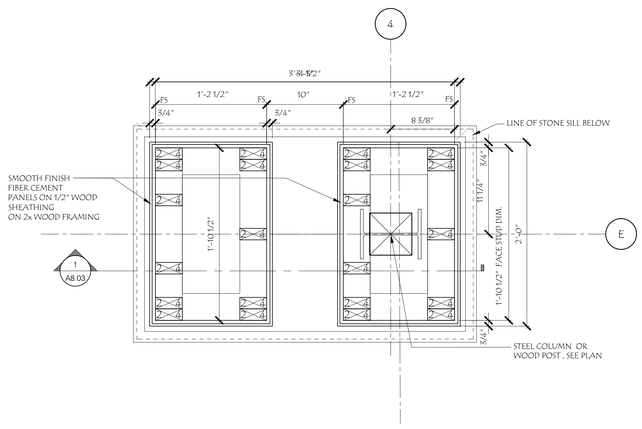
1 MAIN ENTRY COL - SECTION
SCALE: 1 1/2" = 1'-0"
ENTRY SECTION NORTH ELEV



11 SIDING BASE @ WALK
SCALE: 3" = 1'-0"

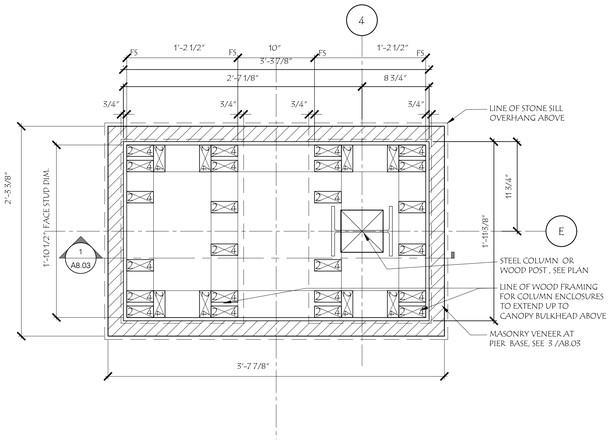


10 SIDING BASE @ GRADE
SCALE: 3" = 1'-0"



5 MAIN ENTRY COL- PLAN AT UPPER PIER
SCALE: 1 1/2" = 1'-0"
(STEEL COLUMN AT 3E OPPOSITE HAND)

12 COL. FLASHING AT TRIM BD.
SCALE: 3" = 1'-0"



6 MAIN ENTRY COL- PLAN AT PIER BASE
SCALE: 1 1/2" = 1'-0"
(STEEL COLUMN AT 3E OPPOSITE HAND)

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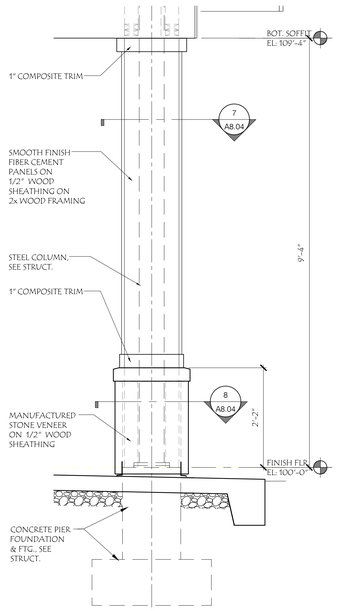
BID / PERMIT / CONST. 05/23/19

PROJECT NUMBER:
18036.00

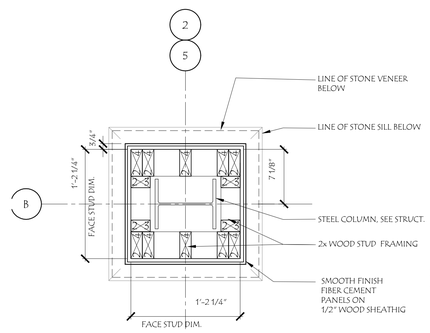
COLUMN DETAILS

A8.03

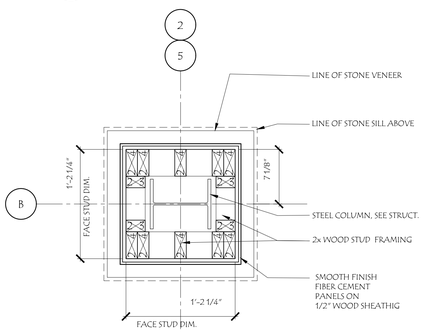
5/24/2019 1:59 PM



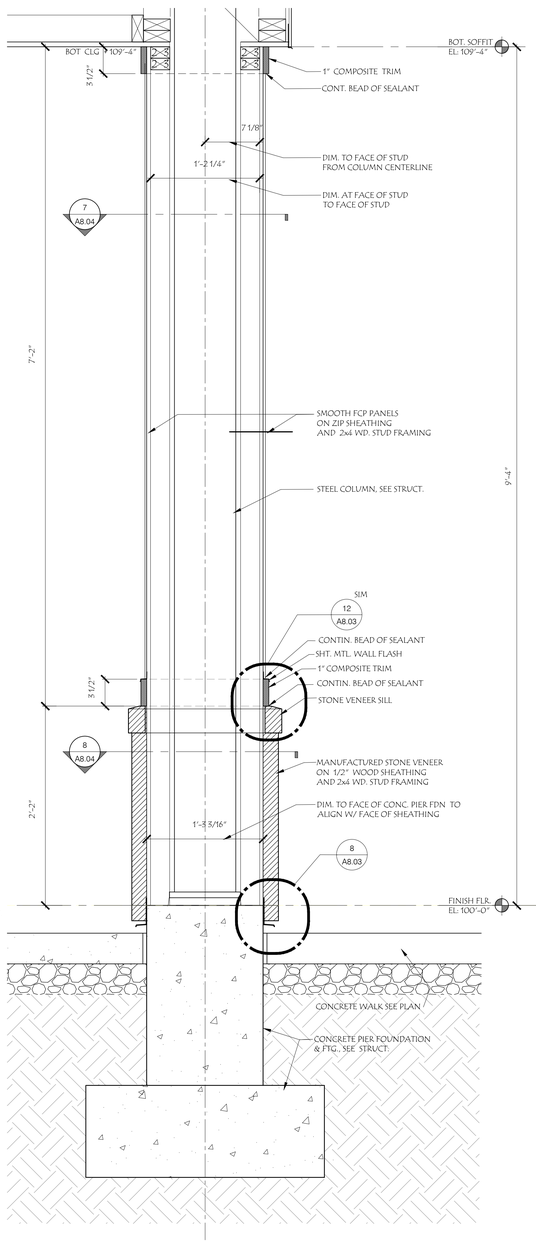
6 REAR CANOPY COL - ELEV
SCALE: 3/4" = 1'-0"



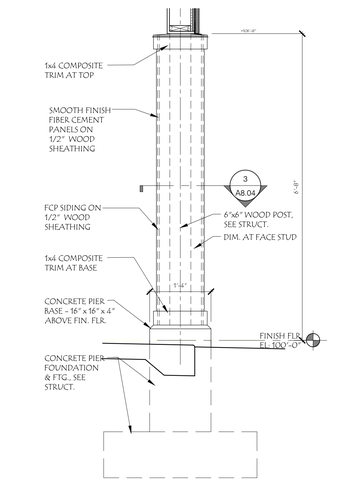
7 PLAN @ COL SHAFT
SCALE: 1 1/2" = 1'-0"



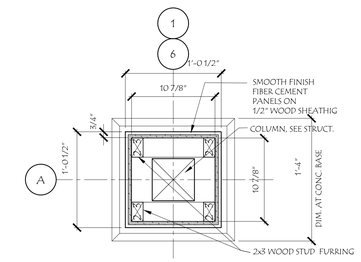
8 PLAN @ COL BASE
SCALE: 1 1/2" = 1'-0"



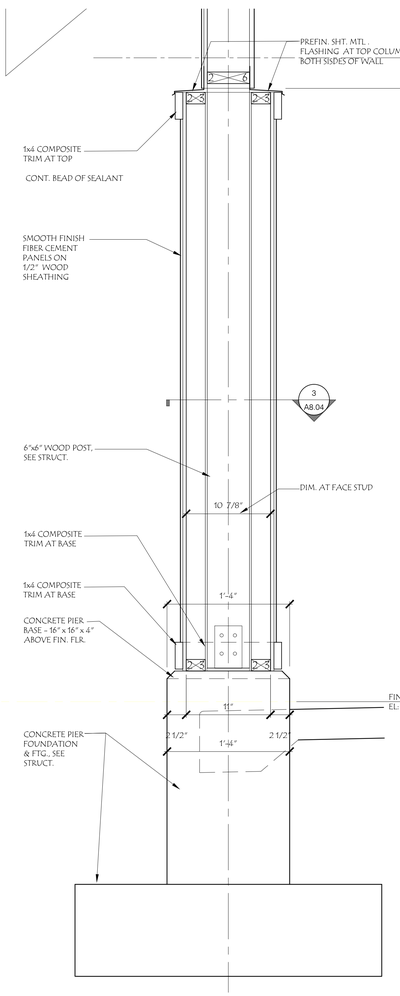
5 REAR CANOPY COL - SECTION
SCALE: 1 1/2" = 1'-0"



2 REAR EXIT COL - ELEVS.
SCALE: 3/4" = 1'-0"



3 REAR EXIT COL - PLAN
SCALE: 1 1/2" = 1'-0"



1 REAR EXIT COL - SECTION
SCALE: 3/4" = 1'-0"

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18036.00

COLUMN
DETAILS

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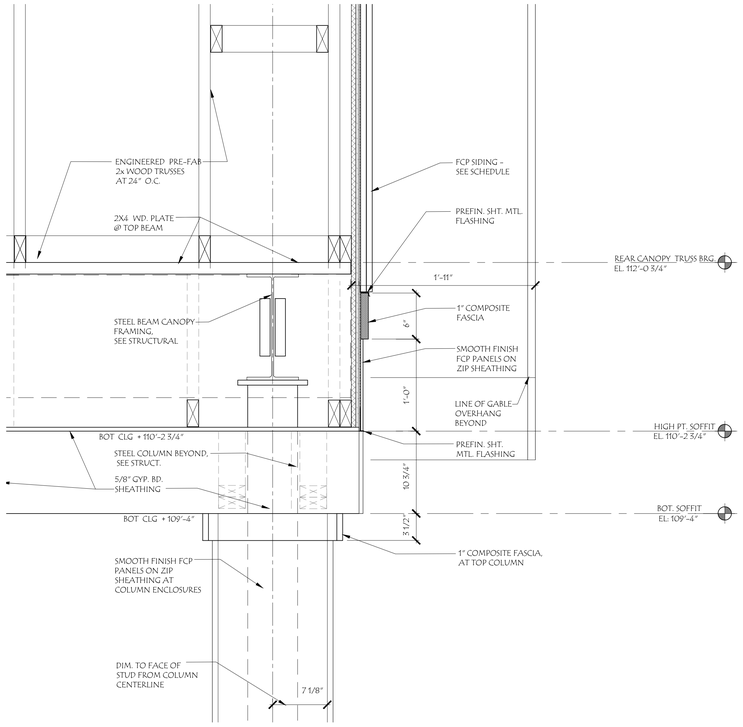

1 REAR CANOPY GABLE SECTION
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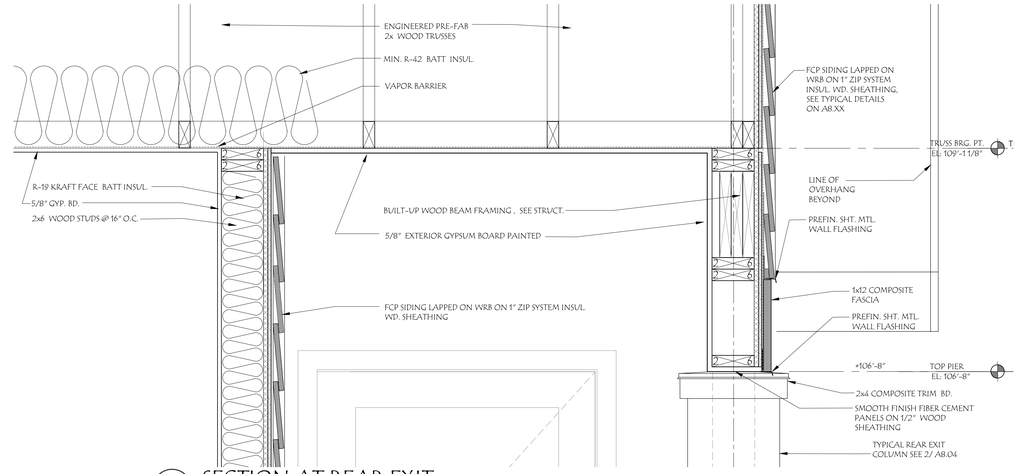
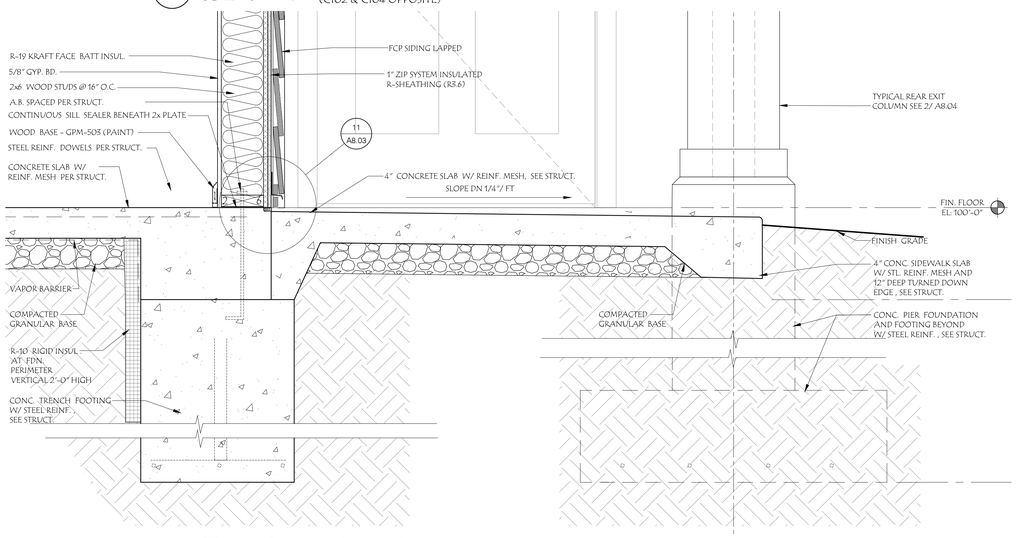
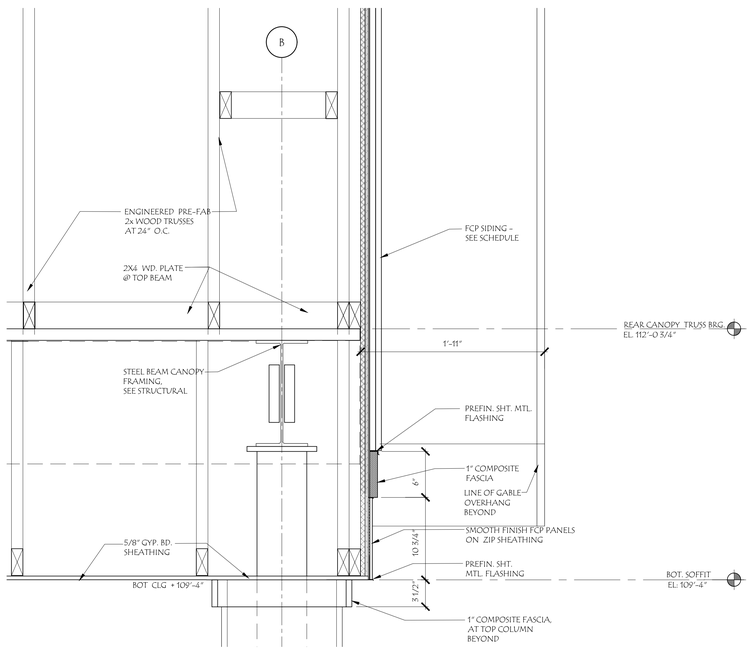


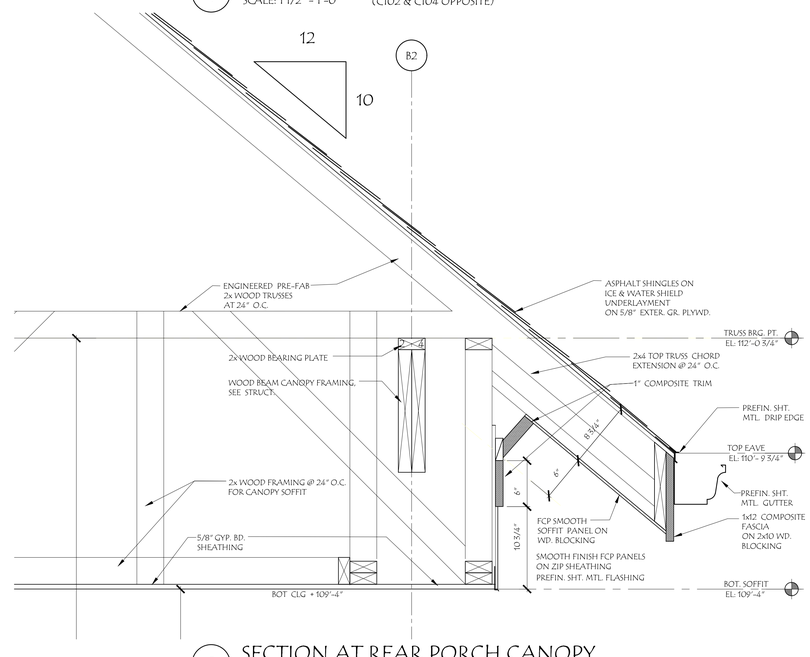
3 SECTION AT REAR EXIT
SCALE: 1 1/2" = 1'-0" (C102 & C104 OPPOSITE)



4 SECTION AT REAR ENTRY
SCALE: 1 1/2" = 1'-0" (C102 & C104 OPPOSITE)



2 REAR CANOPY GABLE SECTION
SCALE: 1 1/2" = 1'-0"



5 SECTION AT REAR PORCH CANOPY
SCALE: 1 1/2" = 1'-0" (SIDE RETURN)

WALL SECTION NOTES

1. A PRECONSTRUCTION CONFERENCE IS REQUIRED PRIOR TO INSTALLATION OF ALL EXPOSED CONDUITS, BOXES & DEVICES TO REVIEW ROUTING & LOCATIONS OF DEVICES IN CONJUNCTION WITH AREAS INDICATED TO HAVE AN EXPOSED STRUCTURE.

2. WALL INSULATION WITHIN EXTERIOR WALLS TO BE OVERLAPPED 1'- 0" MIN. VERTICALLY ABOVE THE ADJACENT ROOF/ CEILING.

3. WHETHER SHOWN ON THE DRAWINGS OR NOT, THE GENERAL CONTRACTOR HAS SOLE RESPONSIBILITY TO ENSURE THAT AN AIRTIGHT SEAL BETWEEN THE ENTIRE ROOF PERIMETER CONNECTION TO THE EXTERIOR WALL CONSTRUCTION, ANY OTHER ROOF PENETRATIONS, OR OTHER PARTIAL HEIGHT WALL CONSTRUCTION IS MAINTAINED; WHETHER HIS OWN FORCES OR ANY OF THE MULTIPLE SUBCONTRACTORS UNDER HIS CONTROL INVOLVED IN THIS PORTION OF THE WORK.

4. ALL EXTERIOR WALL SHEATHING SHOWN TO BE R-ZIP OR ZIP SHEATHING WITH ALL SEAMS, JOINTS OR PENETRATIONS TAPED AND ROLLED AIRTIGHT PER MANUFACTURER'S INSTRUCTIONS.

5. STUD FRAMING CONTRACTOR RESPONSIBILITY FOR PERFORMING THE WORK HAVE SOLE RESPONSIBILITY TO INSTALL ALL APPROVED FIRESTOPPING MATERIAL IN ACCORDANCE WITH THE IBC BUILDING CODE WHETHER SHOWN ON THE DRAWINGS OR NOT.

6. FIRE-BLOCKING AND DRAFTSTOPPING SHALL BE INSTALLED IN COMBUSTIBLE CONCEALED LOCATIONS INSTALLED TO CUT -OFF CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTAL) AND SHALL FORM AN EFFECTIVE BARRIER BETWEEN FLOORS, BETWEEN A TOP STORY AND A ROOF ATTIC SPACE. FIRE BLOCKING SHALL CONSIST OF:

   a. TWO – INCH NOMINAL LUMBER.
   b. TWO THICKNESS OF 1-INCH NOMINAL LUMBER WITH BROKEN LAP JOINTS.
   c. ONE THICKNESS OF 0.719-INCH WOOD STRUCTURAL PANELS WITH JOINTS BACKED BY 0.719-INCH WOOD STRUCTURAL PANELS.
   d. ONE THICKNESS OF 0.75-INCH PARTICLEBOARD WITH JOINTS BACKED BY 0.75-INCH PARTICLEBOARD.
   e. ONE-HALF-INCH GYPSUM BOARD.
   f. ONE-FOURTH-INCH CEMENT-BASED MILLBOARD.
   g. BATTS OR BLANKETS OF MINERAL WOOL, MINERAL FIBER OR OTHER APPROVED MATERIALS INSTALLED IN SUCH A MANNER AS TO BE SECURELY RETAINED IN PLACE.
   h. FIBERGLASS INSULATION INSTALLED AS TESTED FOR THE SPECIFIC APPLICATION.

7. FIRE-BLOCKING SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS:

   1. CONCEALED WALL SPACES OF STUDS AND PARTITIONS, INCLUDING FURRED SPACES, AND PARALLEL ROWS OF STUDS OR STAGGERED STUDS VERTICALLY AT THE CEILING AND THE FLOOR LEVELS AND HORIZONTALLY AT INTERVALS NOT EXCEEDING 10 FEET.
   2. INTERCONNECTIONS BETWEEN CONCEALED VERTICAL STUD WALL OR PARTITION SPACES AND CONCEALED HORIZONTAL SPACES CREATED BY AN ASSEMBLY OF FLOOR JOISTS OR TRUSSES, AND BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES AS OCCUR IN SOFFITS, DROP CEILINGS, COVE CEILINGS AND SIMILAR LOCATIONS.
   3. IN CONCEALED SPACES BETWEEN STAIR STRINGERS AND THE TOP AND BOTTOM OF THE RUN.
   4. ANNULAR SPACE AROUND VENTS, PIPES, DUCTS, CHIMNEYS AND FIREPLACES AT CEILINGS AND FLOOR LEVELS SHALL BE INSTALLED WITH A MATERIAL SPECIFICALLY TESTED IN THE FORM AND MANNER INTENDED FOR USE TO DEMONSTRATE ITS ABILITY TO REMAIN IN PLACE AND RESIST THE FREE PASSAGE OF FLAME AND THE PRODUCTS OF COMBUSTION.
      A. FACTORY-BUILT CHIMNEYS AND FIREPLACES SHALL BE FIRE-BLOCKED IN ACCORDANCE WITH UL 103 AND UL127.
   5. WITHIN CONCEALED SPACE OF EXTERIOR WALL COVERINGS AND OTHER EXTERIOR ARCHITECTURAL ELEMENTS WITH COMBUSTIBLE CONSTRUCTION. FIRE-BLOCKING SHALL BE INSTALLED AT MAXIMUM INTERVALS OF 20 FEET IN EITHER DIMENSION SO THAT THERE WILL BE NO CONCEALED SPACE EXCEEDING 100 SQUARE FEET BETWEEN FIRE-BLOCKING.
   6. WHERE WOOD FURRING STRIPS ARE USED, THEY SHALL BE OF APPROVED WOOD OF NATURAL DECAY RESISTANCE OF PRESERVATIVE-TREATED WOOD. IF NONCONTINUOUS, SUCH ELEMENTS SHALL HAVE CLOSED ENDS, WITH NOT LESS THAN 4 INCHES OF SEPARATION BETWEEN SECTIONS.
   7. WHERE WOOD SLEEPERS ARE USED FOR LAYING WOOD FLOORING ON MASONRY OR CONCRETE FIRE-RESISTANCE -RATED FLOORS, THE SPACE BETWEEN THE FLOOR SLAB AND THE UNDERSIDE OF THE WOOD FLOORING SHALL BE FILLED WITH AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME OR FIRE-BLOCKED IN SUCH A MANNER THAT THERE WILL BE NO OPEN SPACES UNDER THE FLOORING THAT WILL EXCEED 100 SQUARE FEET IN AREA AND SUCH SPACE SHALL BE FILLED SOLIDLY UNDER PERMANENT PARTITIONS SO THAT THERE IS NO COMMUNICATION UNDER THE FLOORING BETWEEN ADJOINING ROOMS.

8. DRAFTSTOPPING IN ATTICS IN COMBUSTIBLE CONSTRUCTION SHALL BE INSTALLED TO SUBDIVIDE ATTIC SPACES AND CONCEALED ROOF SPACES.

   1. DRAFTSTOPPING MATERIALS SHALL BE NOT LESS THAN 1/2-INCH GYPSUM BOARD, 3/8-INCH WOOD STRUCTURAL PANEL, 3/8=-INCH PARTICLE BOARD, 1-INCH NOMINAL LIMBER, CEMENT FIBERBOARD, BATTS OR BLANKETS OF MINERAL WOOL OR GLASS FIBER, OR OTHER APPROVED MATERIALS.

   IN THE FOLLOWING LOCATIONS:

   1. ALL OTHER USE GROUPS DRAFTSTOPPING SHALL BE INSTALLED IN ATTICS AND CONCEALED ROOF SPACES, SUCH THAT ANY HORIZONTAL AREA DOES NOT EXCEED 3,000 SQUARE FEET.
      a. DRAFTSTOPPING IS NOT REQUIRED IN BUILDING EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH NFPA 13.

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WALL DETAILS

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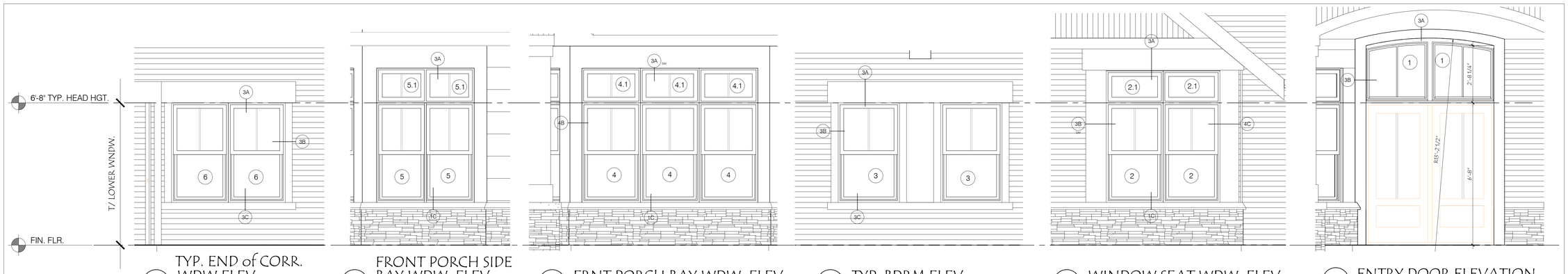


6 TYP. END of CORR. WDW ELEV.
SCALE: 1/2"=1'-0"

5 FRONT PORCH SIDE BAY WDW ELEV
SCALE: 1/2"=1'-0"

4 FRNT PORCH BAY WDW ELEV
SCALE: 1/2"=1'-0"

3 TYP. BDRM ELEV
SCALE: 1/2"=1'-0"

2 WINDOW SEAT WDW ELEV
SCALE: 1/2"=1'-0"

1 ENTRY DOOR ELEVATION
SCALE: 1/2"=1'-0"

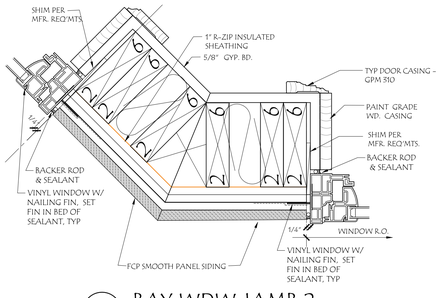
11 TYP TOILET RM WDW ELEV.
SCALE: 1/2"=1'-0"

10 PRIVATE DNG/ LOUNGE WDW ELEV.
SCALE: 1/2"=1'-0"

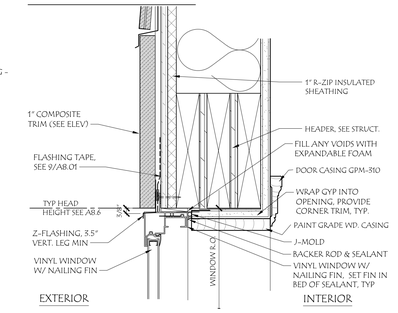
9 TYP DINING BAY WDW ELEV.
SCALE: 1/2"=1'-0"

8 TYP DINING BAY. WDW ELEV.
SCALE: 1/2"=1'-0"

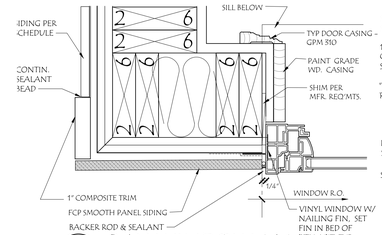
7 TYP SUNROOM WDW ELEV.
SCALE: 1/2"=1'-0"



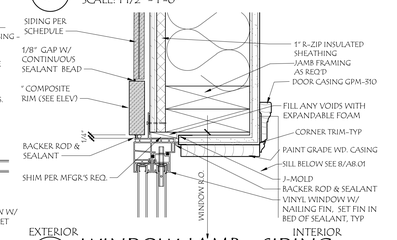
4B BAY WDW JAMB 2
SCALE: 1 1/2" = 1'-0"



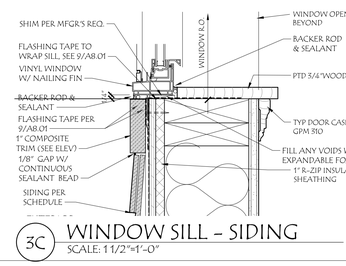
3A WINDOW HEAD - SIDING
SCALE: 1 1/2" = 1'-0"



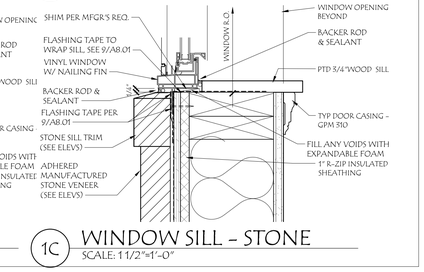
4A BAY WINDOW JAMB 1
SCALE: 1 1/2" = 1'-0"



3B WINDOW JAMB - SIDING
SCALE: 1 1/2" = 1'-0"



3C WINDOW SILL - SIDING
SCALE: 1 1/2"=1'-0"



1C WINDOW SILL - STONE
SCALE: 1 1/2"=1'-0"

UNIT WINDOW SCHEDULE (#) DENOTES WINDOW T-DENOTES TEMPERED GLASS (REFER TO UNIT PLANS FOR LOCATIONS)

BASIS OF DESIGN: ANDERSEN WINDOWS, SILVERLINE, V1 SERIES. VERIFY ALL R.O.'S W/ MANUFACTURER

MK.	WINDOW SIZE (w x h)	DESCRIPTION	REMARKS	HEAD HT.	OVERALL R.O. (w x h)
1	2'-9 1/4" x 2'-7 1/4"	VINYL WINDOW	(2) FIXED, UNEQUAL LEG ARCH	9'-4"	6'-0" x 2'-10"
2	2'-5 1/2" x 4'-5 1/2"	VINYL WINDOW	(2) SINGLE HUNG, JOINED NON-REINFORCED	6'-8"	2 2.1 W/ JOINING:
2.1	2'-5 1/2" x 1'-5 1/2"	VINYL WINDOW	(2) FIXED, JOINED NON-REINFORCED	8'-2"	5'-0 3/4" x 6'-0 3/4"
3	2'-11 1/2" x 4'-5 1/2"	VINYL WINDOW	SINGLE HUNG	6'-8"	3'-0" x 4'-6"
4	2'-5 1/2" x 4'-5 1/2"	VINYL WINDOW	(3) SINGLE HUNG, JOINED NON-REINFORCED	6'-8"	4 4.1 W/ JOINING:
4.1	2'-5 1/2" x 1'-5 1/2"	VINYL WINDOW	(3) FIXED, JOINED NON-REINFORCED	8'-2"	5'-0 3/4" x 6'-0 3/4"
5	1'-11 1/2" x 4'-5 1/2"	VINYL WINDOW	(2) SINGLE HUNG, JOINED NON-REINFORCED	6'-8"	5 5.1 W/ JOINING:
5.1	1'-11 1/2" x 1'-5 1/2"	VINYL WINDOW	(2) FIXED, JOINED NON-REINFORCED	8'-2"	4'-0 3/4" x 6'-0 3/4"
6	2'-5 1/2" x 4'-5 1/2"	VINYL WINDOW	(2) SINGLE HUNG, JOINED NON-REINFORCED	6'-8"	5'-0 3/4" x 4'-6"
7	3'-5 1/2" x 4'-5 1/2"	VINYL WINDOW	(3) SINGLE HUNG, JOINED NON-REINFORCED	6'-8"	7 7.1 W/ JOINING:
7.1	3'-5 1/2" x 1'-5 1/2"	VINYL WINDOW	(3) FIXED, JOINED NON-REINFORCED	8'-2"	10'-7 1/2" x 6'-0 3/4"
8	3'-5 1/2" x 4'-5 1/2"	VINYL WINDOW	SINGLE HUNG	6'-8"	3'-6" x 4'-6"
9	2'-5 1/2" x 4'-5 1/2"	VINYL WINDOW	(2) SINGLE HUNG, JOINED NON-REINFORCED	6'-8"	9 9.1 W/ JOINING:
9.1	2'-5 1/2" x 1'-5 1/2"	VINYL WINDOW	(2) FIXED, JOINED NON-REINFORCED	8'-2"	5'-0 3/4" x 6'-0 3/4"
10	2'-11 1/2" x 4'-5 1/2"	VINYL WINDOW	(4) SINGLE HUNG, JOINED NON-REINFORCED	6'-8"	12'-0" x 4'-6"
11	2'-11 1/2" x 4'-5 1/2"	VINYL WINDOW	SINGLE HUNG	6'-8"	3'-0" x 4'-6"

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Family Partners

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WINDOW DETAILS

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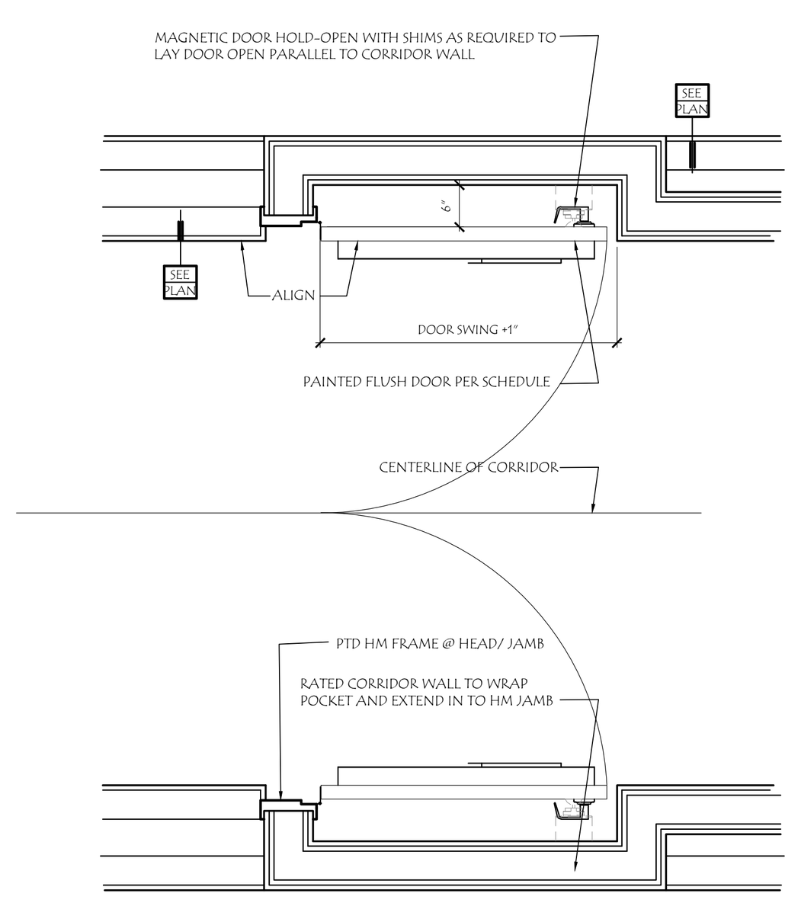
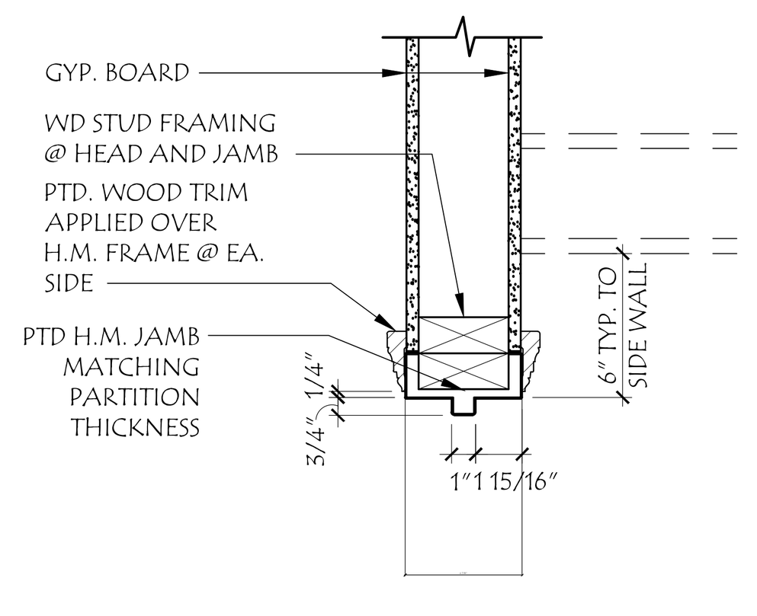
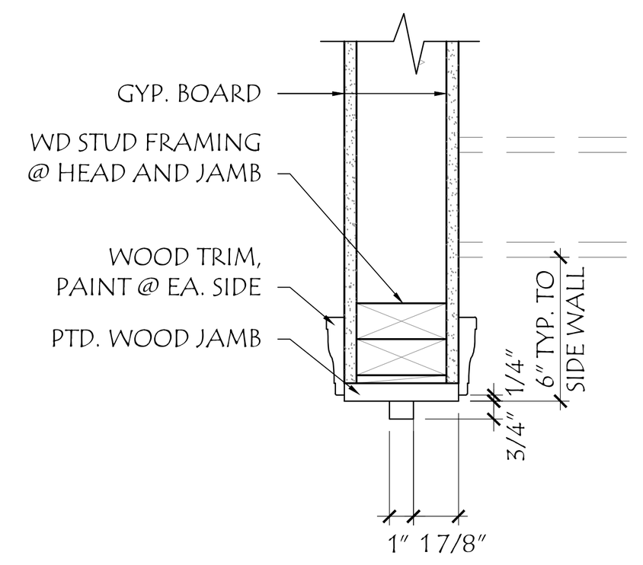


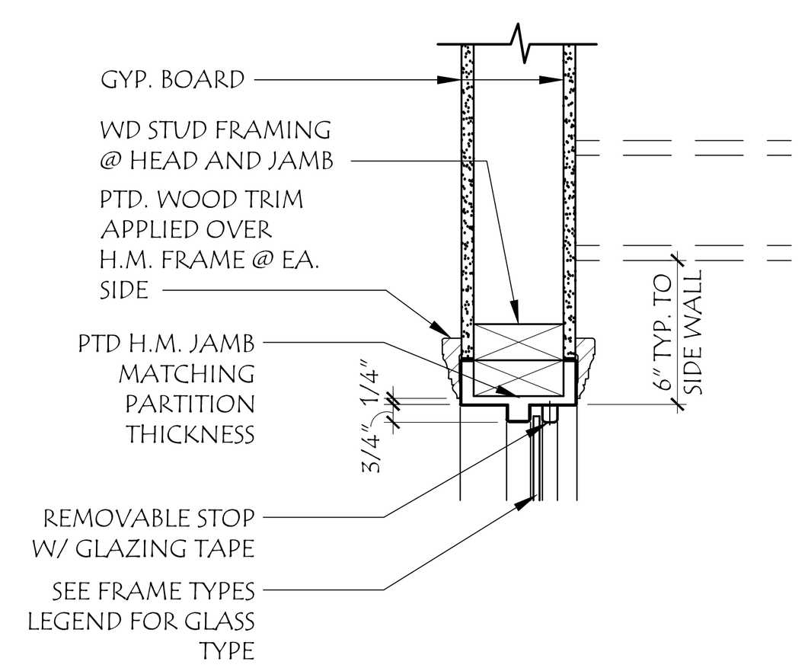
6 POCKET DOOR PLAN



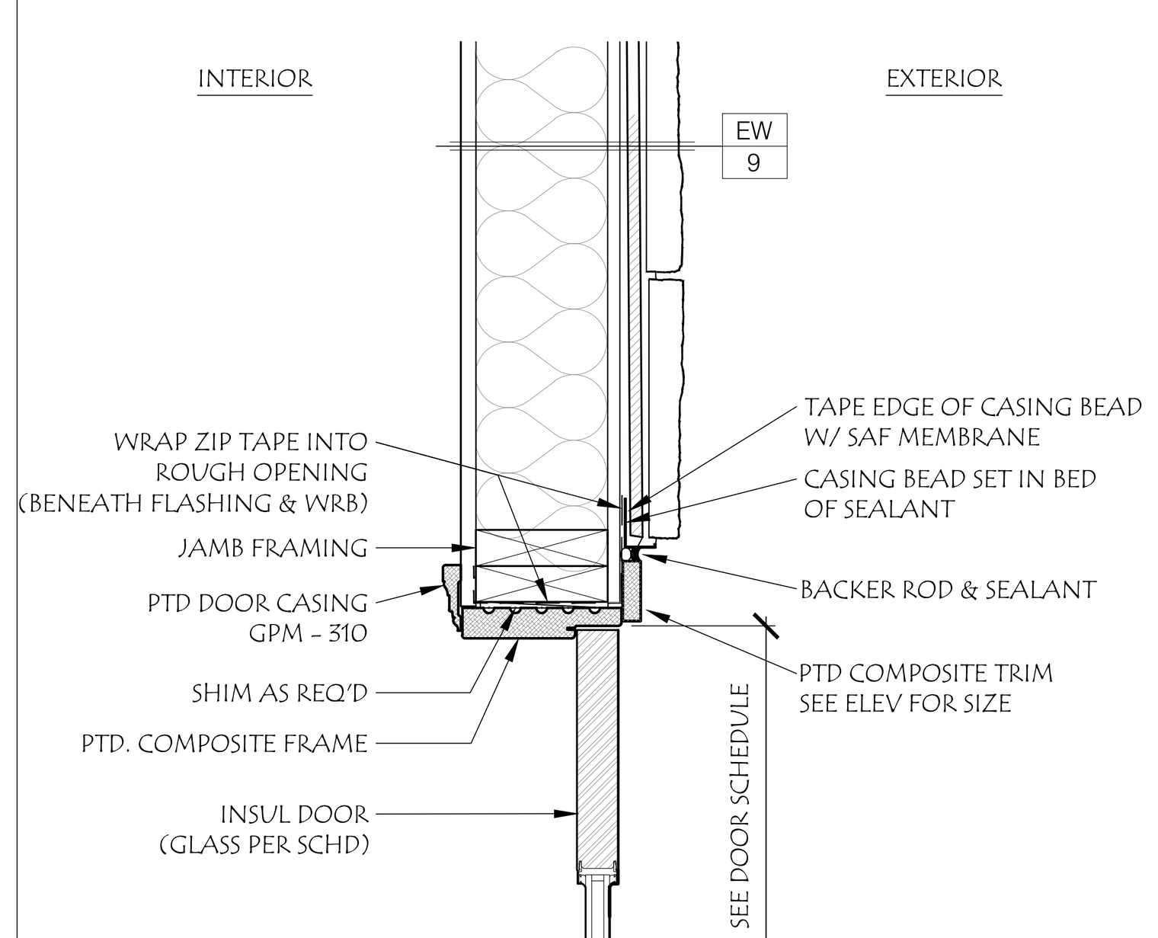
3 HM HEAD/JAMB DETAILS



4 WOOD HEAD/JAMB DETAILS

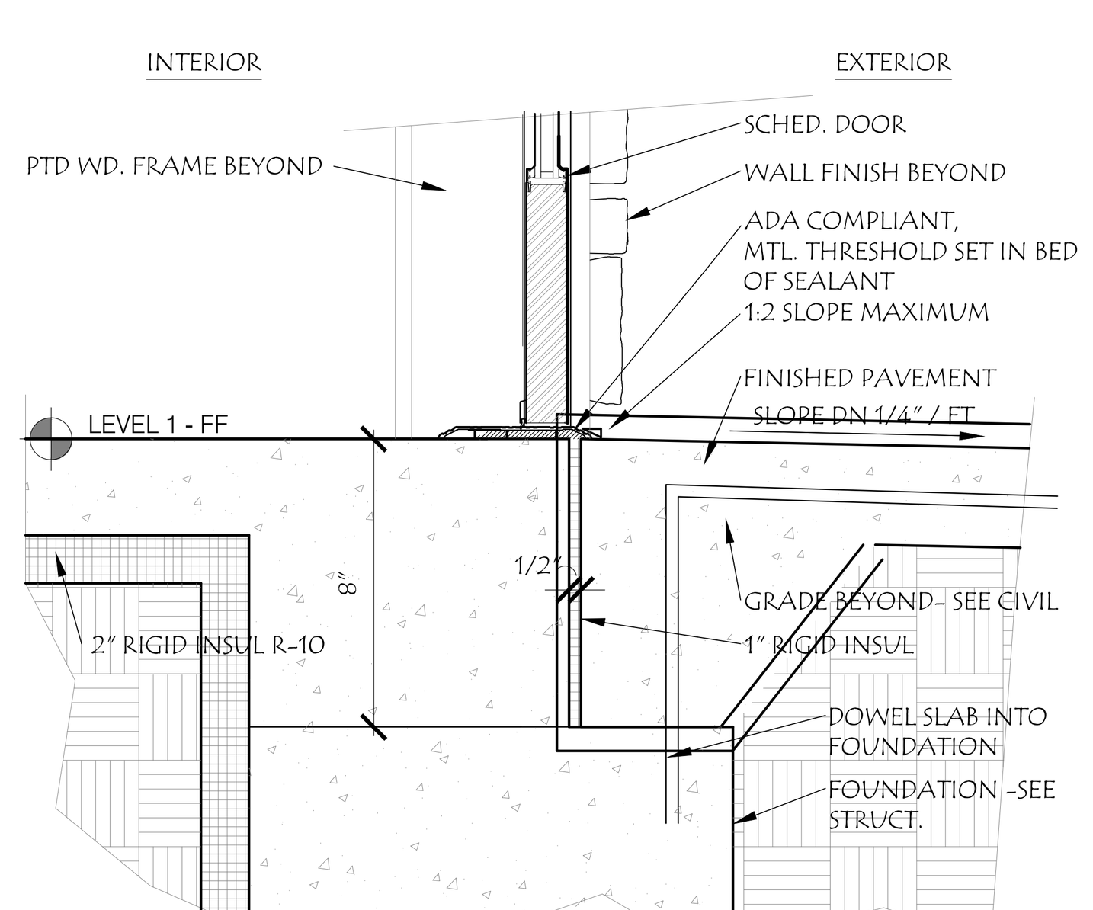


5 HM WINDOW HEAD/JAMB DETAILS



INTERIOR
EXTERIOR
EW 9
WRAP ZIP TAPE INTO ROUGH OPENING (BENEATH FLASHING & WRB)
JAMB FRAMING
PTD DOOR CASING GPM - 310
SHIM AS REQ'D
PTD. COMPOSITE FRAME
INSUL DOOR (GLASS PER SCHD)
TAPE EDGE OF CASING BEAD W/ SAF MEMBRANE
CASING BEAD SET IN BED OF SEALANT
BACKER ROD & SEALANT
PTD COMPOSITE TRIM SEE ELEV FOR SIZE
SEE DOOR SCHEDULE

2 EXT. DOOR HEAD/JAMB DETAILS



INTERIOR
EXTERIOR
PTD WD. FRAME BEYOND
SCHED. DOOR
WALL FINISH BEYOND
ADA COMPLIANT, MTL. THRESHOLD SET IN BED OF SEALANT
1:2 SLOPE MAXIMUM
FINISHED PAVEMENT
LEVEL 1 - FF
2" RIGID INSUL R-10
GRADE BEYOND - SEE CIVIL
1" RIGID INSUL
DOWEL SLAB INTO FOUNDATION
FOUNDATION - SEE STRUCT.

1 EXT. SILL DETAIL

HARDWARE SCHEDULE

GROUP 1A: ENTRANCE
(1.5) PR HINGES W/ NRP
(1) DELAYED EGRESS PANIC DEVICE
(1) MAGNETIC ENTRANCE LEVER SET W/ KEYPAD ACCESS
(1) ADA THRESHOLD
(1) KICK PLATES (PUSH SIDE)
(1) CLOSER W/ BUILT-IN STOP
WEATHER STRIPPING

GROUP 1B: ENTRANCE
(1.5) PR HINGES W/ NRP
(1) DUMMY TRIM TO MATCH 1A
(1) ADA THRESHOLD
(1) KICK PLATES (PUSH SIDE)
(1) SET FLUSH BOLTS
WEATHER STRIPPING

GROUP 2: CLOSET / LINEN
(1.5) PR HINGES
(1) STOREROOM LEVER LOCKSET

GROUP 3: EGRESS
(1.5) PR HINGES W/ NRP
(1) DELAYED EGRESS PANIC DEVICE
(1) MAGNETIC ENTRANCE LEVER SET W/ KEYPAD ACCESS
(1) ADA THRESHOLD
(1) KICKPLATE (PUSH SIDE)
(1) CLOSER W/ BUILT-IN STOP
WEATHER STRIPPING

GROUP 5: PRIV. DINING & LOUNGE
(1.5) PR BB HINGES
(1) PASSAGE LEVER SET
(1) CLOSER (PULL SIDE)
(1) WALL STOP
(1) KICK PLATE
(3) SILENCERS

GROUP 6: KITCHEN
(1) PR HINGES
(1) PASSAGE LEVERSET
(1) SELF-CLOSING DEVICE
(1) KICK PLATE (PUSH SIDE)
(3) SILENCERS
(1) DEADBOLT INSTALLED BELOW PASSAGE SET

GROUP 7: PANTRY / STORAGE / LAUNDRY
(1.5) PR BB HINGES
(1) STOREROOM LEVER LOCKSET
(1) CLOSER (PULL SIDE)
(1) KICKPLATE
(3) SILENCERS

GROUP 8: RESTROOM
(1.5) PR BB HINGES
(1) HOSPITAL PRIVACY LEVER LOCKSET
(1) CLOSER (PULL SIDE) W/ BUILT-IN STOP
(1) KICKPLATE (PUSH SIDE)
(3) SILENCERS

GROUP 9: MECHANICAL
(1.5) PR BB HINGES
(1) STOREROOM LEVER LOCKSET
(1) CLOSER (PULL SIDE)
(3) SILENCERS

GROUP 10: JANITOR
(1.5) PR HINGES
(1) STOREROOM LEVER LOCKSET
(1) WALL STOP

GROUP 11: BEDROOM
(1.5) PR BB HINGES
(1) HOSPITAL PRIVACY LEVER SET
(1) CLOSER (PULL SIDE)
(1) WALL STOP
(1) KICK PLATE (PUSH SIDE)

GROUP 12:
(1.5) PR BB HINGES
(1) OFFICE LEVER LOCKSET
(1) CLOSER (PULL SIDE)
(1) KICK PLATE
(3) SILENCERS

GROUP 13:
(1.5) PR HINGES
(1) STOREROOM LEVER LOCKSET
(1) WALL STOP

GROUP 14:
(3) PR HINGES
(1) PASSAGE LEVER SET
(1) DUMMY TRIM
(1) FLUSH BOLTS

GROUP 15:
(3) PR BB WIDE THROW HINGES
(2) MAGNETIC HOLD-OPENS
(2) CLOSERS PUSH SIDE TIED TO F.A. SYSTEM
(6) SILENCERS

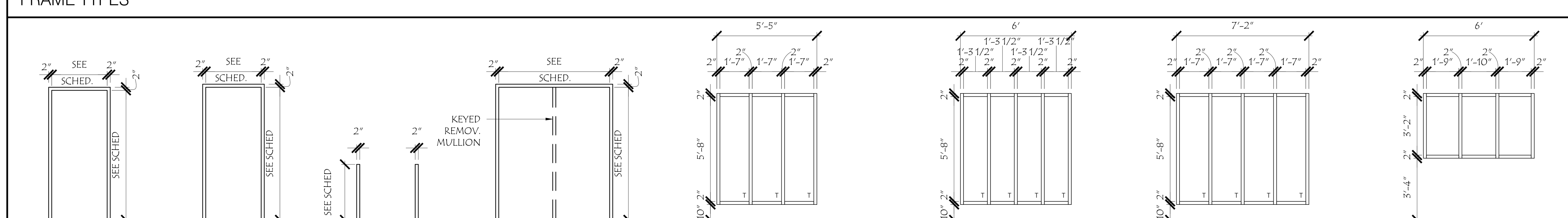
DOOR SCHEDULE

DOOR NO.	DOOR TYPE	SIZE	FRAME TYPE	HARDWARE	DETAILS			LABEL	REMARKS
					HEAD	JAMB	SILL		
MAIN FLOOR									
100A	FG-1	3'-0" X 6'-8"	F4	1A	2/A9.00	2/A9.00	1/A9.00	-	3
100B	FG-1	3'-0" X 6'-8"	F4	1B	2/A9.00	2/A9.00	1/A9.00	-	4
100C	D1	3'-0" X 6'-8"	F1	2	4/A9.00	4/A9.00	-	-	-
102A	WD-2	3'-0" X 6'-8"	F2	5	3/A9.00	3/A9.00	-	20 MIN.	1
102B	WD-2	3'-0" X 6'-8"	F2	5	3/A9.00	3/A9.00	-	20 MIN.	1
104	D4	3'-0" X 3'-6"	F3	6	4/A9.00	4/A9.00	-	-	2
106	WD-1	3'-0" X 6'-8"	F2	7	3/A9.00	3/A9.00	-	20 MIN.	1
107A	WD-2	3'-0" X 6'-8"	F2	5	3/A9.00	3/A9.00	-	20 MIN.	1
107B	WD-2	3'-0" X 6'-8"	F2	5	3/A9.00	3/A9.00	-	20 MIN.	1
108	D1	3'-0" X 6'-8"	F2	8	3/A9.00	3/A9.00	-	20 MIN.	1, 7
108A	WD-1	2'-4" X 6'-8"	F2	9	3/A9.00	3/A9.00	-	45 MIN.	1
108B	D1	2'-4" X 6'-8"	F1	2	4/A9.00	4/A9.00	-	-	-
109	D1	3'-0" X 6'-8"	F2	7	3/A9.00	3/A9.00	-	20 MIN.	1
110	D1	3'-0" X 6'-8"	F2	7	3/A9.00	3/A9.00	-	20 MIN.	1
110A	WD-1	2'-0" X 6'-8"	F1	10	4/A9.00	4/A9.00	-	-	-
111	D1	3'-0" X 6'-8"	F2	8	3/A9.00	3/A9.00	-	20 MIN.	1, 7
111A	WD-1	2'-0" X 6'-8"	F2	9	3/A9.00	3/A9.00	-	45 MIN.	1
111B	D1	2'-0" X 6'-8"	F1	2	4/A9.00	4/A9.00	-	-	-
112	D1	3'-0" X 6'-8"	F2	7	3/A9.00	3/A9.00	-	20 MIN.	1
113	D1	3'-0" X 6'-8"	F2	11	3/A9.00	3/A9.00	-	20 MIN.	1
114	D1	3'-0" X 6'-8"	F2	11	3/A9.00	3/A9.00	-	20 MIN.	1
115	D1	3'-0" X 6'-8"	F2	11	3/A9.00	3/A9.00	-	20 MIN.	1
116	D1	3'-0" X 6'-8"	F2	11	3/A9.00	3/A9.00	-	20 MIN.	1
117	D1	3'-0" X 6'-8"	F2	11	3/A9.00	3/A9.00	-	20 MIN.	1
118	D1	3'-0" X 6'-8"	F2	11	3/A9.00	3/A9.00	-	20 MIN.	1
119	D1	3'-0" X 6'-8"	F2	11	3/A9.00	3/A9.00	-	20 MIN.	1
120	D1	3'-0" X 6'-8"	F2	11	3/A9.00	3/A9.00	-	20 MIN.	1
121	D1	3'-0" X 6'-8"	F2	11	3/A9.00	3/A9.00	-	20 MIN.	1
122	D1	3'-0" X 6'-8"	F2	11	3/A9.00	3/A9.00	-	20 MIN.	1
123	D1	3'-0" X 6'-8"	F2	11	3/A9.00	3/A9.00	-	20 MIN.	1
124	D1	3'-0" X 6'-8"	F2	11	3/A9.00	3/A9.00	-	20 MIN.	1
125	D1	3'-0" X 6'-8"	F2	7	3/A9.00	3/A9.00	-	20 MIN.	1
126	D1	3'-0" X 6'-8"	F2	8	3/A9.00	3/A9.00	-	20 MIN.	1, 7
126A	D1	2'-0" X 6'-8"	F1	2	4/A9.00	4/A9.00	-	-	-
126B	WD-1	2'-8" X 6'-8"	F2	9	3/A9.00	3/A9.00	-	45 MIN.	1
127	D3	3'-0" X 6'-8"	F2	12	3/A9.00	3/A9.00	-	20 MIN.	1
127A	WD-1	3'-0" X 6'-8"	F1	13	4/A9.00	4/A9.00	-	-	-
128	D1	3'-0" X 6'-8"	F2	8	3/A9.00	3/A9.00	-	20 MIN.	1, 7
128A	D1	5'-0" X 6'-8"	F1	14	4/A9.00	4/A9.00	-	-	-
129	WD-1	3'-0" X 6'-8"	F2	7	3/A9.00	3/A9.00	-	20 MIN.	1
129A	WD-1	3'-0" X 6'-8"	F2	9	3/A9.00	3/A9.00	-	45 MIN.	1
130	M-1	6'-0" X 6'-8"	F2	15	3/A9.00	3/A9.00	-	20 MIN.	1
131	WD-1	3'-0" X 6'-8"	F1	3	4/A9.00	4/A9.00	-	-	5, 6
133	WD-1	3'-0" X 6'-8"	F1	3	4/A9.00	4/A9.00	-	-	5, 6
-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-

DOOR SCHEDULE REMARKS

1	APPLY PAINTED TRIM OVER HOLLOW MTL FRAME
2	PROVIDE HARDWOOD EDGING AT PERIMETER OF DOOR
3	ACTIVE LEAF
4	INACTIVE LEAF
5	FLAT WOOD TRIM ON DOOR FRAME PAINTED WALL COLOR
6	PAINT WOOD DOOR WALL COLOR
7	UNDERCUT DOOR 1"

FRAME TYPES



F-1
MATERIAL: WOOD (PTD)
THICKNESS: 2"

F-2
MATERIAL: HOLLOW METAL (PTD)
THICKNESS: 2"
COVER METAL FRAME W/ WOOD TRIM (PAINTED)

F-3
MATERIAL: WOOD (PTD)

F-4
MATERIAL: HOLLOW METAL (PTD)
THICKNESS: 2"
COVER METAL FRAME W/ WOOD TRIM (PAINTED)

F-5
MATERIAL: HOLLOW METAL (PTD)
THICKNESS: 2"
COVER METAL FRAME W/ WOOD TRIM (PAINTED)
GLAZING: TEMPERED, 20 MIN RATING

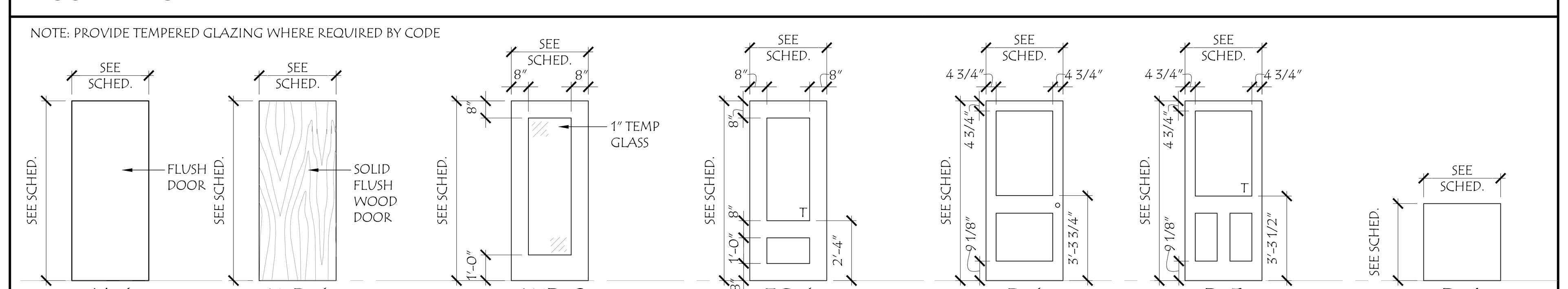
F-6
MATERIAL: HOLLOW METAL (PTD)
THICKNESS: 2"
COVER METAL FRAME W/ WOOD TRIM (PAINTED)
GLAZING: TEMPERED

F-7
MATERIAL: HOLLOW METAL (PTD)
THICKNESS: 2"
COVER METAL FRAME W/ WOOD TRIM (PAINTED)
GLAZING: TEMPERED, 20 MIN RATING

F-8
MATERIAL: HOLLOW METAL (PTD)
THICKNESS: 2"
COVER METAL FRAME W/ WOOD TRIM (PAINTED)
GLAZING: STANDARD

DOOR TYPES

NOTE: PROVIDE TEMPERED GLAZING WHERE REQUIRED BY CODE



M-1
MATERIAL: FLUSH METAL (PTD.)
THICKNESS: 1 3/4"
GLAZING: NONE

WD-1
MATERIAL: SOLID CORE WOOD
THICKNESS: 1 3/4"
GLAZING: NONE

WD-2
MATERIAL: PRE-HUNG HOLLOW CORE HARD BOARD (6) PANEL
THICKNESS: 1 3/8"
GLAZING: NONE

FG-1
MATERIAL: FIBERGLASS REINFORCED
THICKNESS: 1 3/4"
GLAZING: 1/4" CLEAR GLASS

D-1
MATERIAL: SOLID CORE MASONITE
SMOOTH FINISH

D-3
MATERIAL: SOLID CORE MASONITE
SMOOTH FINISH

D-4
MATERIAL: SOLID CORE WOOD
THICKNESS: 1 3/4"

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MANCHESTER, MISSOURI 63021

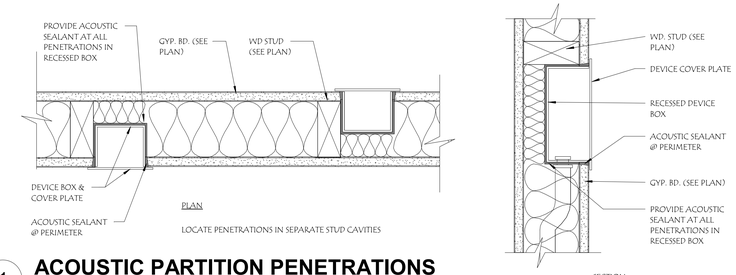
BID / PERMIT / CONST. 05/23/19

PROJECT NUMBER:
18036.00

DOOR SCHEDULE

A9.00

5/24/2019 10:38 AM



1 ACOUSTIC PARTITION PENETRATIONS

3" = 1'-0"

GENERAL DOOR SCHEDULE NOTES

1	SPECIES OF ALL WOOD DOORS TO BE PLAIN RED OAK.
2	ALL DOORS TO USE STANDARD LEVER TYPE HARDWARE THAT MEETS ACCESSIBILITY REQUIREMENTS.
3	ALL MEANS OF EGRESS DOORS SHALL BE OPERABLE FROM THE SIDE FROM WHICH EGRESS IS TO BE MADE WITHOUT THE USE OF SPECIAL KNOWLEDGE, SPECIAL EFFORT, OR A KEY.
4	CONTRACTOR TO VERIFY ALL HARDWARE, OPERATION AND KEYING OF DOOR FUNCTIONS WITH OWNER PRIOR TO PURCHASING.
5	CONTRACTOR TO VERIFY ALL ELECTRICAL DOOR DEVICES (INCLUDING DOOR BUZZER SYSTEM WITH OWNER PRIOR TO PURCHASING.
6	ALL APPLICABLE LOCKS TO HAVE INTERCHANGEABLE CORE FOR EASY RE-KEYING.

GENERAL ROOM FINISH SCHEDULE NOTES

2	AT ALL LOCATIONS WHERE CERAMIC TILE ADJOINS ANOTHER FLOORING MATERIAL PROVIDE CONTINUOUS SCHLUETER METAL EDGING TO PROTECT THE TILE EDGE FROM CRACKING. METAL EDGE TO MATCH TILE THICKNESS. FINISH TO BE SELECTED BY ARCHITECT.
3	NO "BLACK" ADHESIVES WILL BE ALLOWED FOR FLOORING MATERIALS.
4	LOCATE CONTROL JOINTS IN PORCELAIN OR CERAMIC TILE AS REQUIRED BY MANUFACTURER.
5	PROVIDE REDUCER OR TRANSITION STRIPS AT FLOORING MATERIALS OF DIFFERENT THICKNESS. PROVIDE SOLID VINYL REDUCER/TRANSITION STRIPS AT ALL CARPET/VTC, CARPET/CONC. & VCT/CONC. TRANSITIONS EQUAL TO JOHNSONITE CTA-XX-K.
6	ALL MATERIALS ON THIS PROJECT MUST BE INSTALLED BY LICENSED, EXPERIENCED AND/OR APPROVED INSTALLERS OF THAT PRODUCT/ MATERIAL AND A MINIMUM 5 YEARS EXPERIENCE IN GOOD STANDING BY THE MANUFACTURER OF THAT PRODUCT/ MATERIAL (NO EXCEPTIONS). ALL INSTALLERS MUST BE FULLY AWARE OF:
6.1	THE MANUFACTURERS' INTENDED DESIGN LIMITATIONS/ PURPOSE AND USE OF THE MATERIAL BEING INSTALLED AND THE LATEST PUBLISHED INSTALLATION INSTRUCTIONS,
6.2	SUBSTRATE REQUIREMENTS OR USE OF THE THIS MATERIAL IN CONJUNCTION WITH OTHER ADJACENT MATERIALS AND SUBSTRATES.
6.3	NO PRODUCT IS TO BE ORDERED OR INSTALLED THAT DOES NOT MEET OR EXCEED THE LATEST PUBLISHED CONDITIONS FOR HANDLING & INSTALLATION BY THE MANUFACTURER.
6.4	ANY DISCREPANCIES BETWEEN THE DOCUMENTS AND THE EXISTING CONDITIONS, SUBSTRATES, OR FINAL INSTALLATION ARE TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO COMMENCING WORK.
7	ALL CONCRETE SLABS ARE TO BE SANDED OR GROUND SMOOTH REMOVING ADHESIVES, MASTICS AND/ OR DEFORMITIES AS REQUIRED IN PREPARATION OF NEW SCHEDULED FLOOR FINISHES.
8	DUE TO VCT TILE AND CARPET FLOORS EASILY SHOWING DEVIATIONS, SUB-CONTRACTOR TO INSPECT SUBSTRATE CONDITIONS AND IDENTIFY ANY NEEDED CORRECTIONS PRIOR TO INSTALLATION OF ANY NEW MATERIALS TO ENSURE FLOOR IS SMOOTH AND LEVEL.
9	PROVIDE CRACK BRIDGING MEMBRANE BELOW ALL TILE FLOORS AT ALL CONTROL JOINTS, CONSTRUCTION JOINTS, EXISTING SLAB CRACKS OR OTHERS LOCATIONS REQUIRED BY FLOORING MANUFACTURER TO MAINTAIN WARRANTY OF SCHEDULED MATERIALS.
11	FLOAT ALL FLOORS AS NECESSARY EACH SIDE OF DIFFERING FLOOR MATERIALS AND/ OR DIFFERENT THICKNESS TO PROVIDE A SMOOTH UNDETECTABLE TRANSITION AND ALIGNING TOP SURFACES OF EACH DIFFERING MATERIAL. INSTALL EDGING OR TRANSITION STRIPS PER DOCUMENTS.
12	PROVIDE WOOD BLOCKING OR STEEL FRAMING, PLATES, STRAPS, ETC. IN GYPSUM BOARD PARTITIONS FOR SUPPORT OF ALL WALL MOUNTED DEVICES AND EQUIPMENT INCLUDING BUT NOT LIMITED TO WALL CABINETS, MARKER AND TACKBOARDS, HANDRAILS, WOOD TRIM, SHELVING, TOILET ACCESSORIES, MECHANICAL/ ELECTRICAL/ PLUMBING & FIRE PROTECTION EQUIPMENT AND DEVICES AS WELL AS OWNER FURNISHED ITEMS.
15	RUN FLOOR FINISHES UNDER ALL CASEWORK & APPLIANCES.

GENERAL PARTITION NOTES

1	ALL LOAD-BEARING PARTITIONS SHALL BE CONSTRUCTED IN ACCORDANCE WITH "IBC 2012".
2	ALL NON-BEARING PARTITIONS SHALL BE CONSTRUCTED TO LIMIT DEFLECTION PER LATEST PUBLISHED BUILDING CODE RESTRICTIONS AND MANUFACTURER'S DATA - WHICHEVER IS GREATER. CHASE WALL SHALL RESIST EXPECTED LOADS PARTICULAR TO SHAFT.
3	PROVIDE DOUBLE FRAMING AT JAMBS OF FRAMES AND CASED OPENINGS.
4	ISOLATE NON-BEARING FRAMING FROM STRUCTURAL ELEMENTS WITH SLIP CONNECTIONS, ETC. TO PREVENT TRANSFER OF LOADS TO PARTITION FRAMING.
5	CONTROL JOINTS (C.J.) TO BE INSTALLED BY GYP. BD. CONTRACTOR ;INSTALLED AT MAXIMUM 30'-0" O.C. AND AT MAJOR INTERRUPTIONS AT THE WALL SUCH AS DOORS, WINDOWS AND EQUIPMENT. SEE ELEVATIONS FOR ADDITIONAL LOCATIONS. VERIFY LOCATIONS WITH ARCHITECT PRIOR TO INSTALLATION.
6	PROVIDE BLOCKING FOR ALL WALL MOUNTED ARCHITECTURAL WOODWORK, FINISH CARPENTRY, TOILET PARTITIONS AND ACCESSORIES, RAILINGS, SHELVING AND SIMILAR MOUNTED ITEMS. VERIFY MOUNTING HEIGHTS WITH ARCHITECT AND/OR OWNER.
7	FRAMING SHALL COORDINATE WITH REQUIRED MECHANICAL, ELECTRICAL, AND OTHER WORK.
8	ALL FIRE-RATED PARTITIONS WHICH PENETRATE THROUGH CEILING PLANE (i.e. "F" THROUGH CEILING OR "S" TO STRUCTURE P-TYPES) TO HAVE APPROVED FIRE-STOPPING MATERIALS INSTALLED IN THE STUD CAVITY ALIGNING WITH THE CEILING PLANE.
9	ALL DRAFT-STOPPING PARTITIONS SHALL EXTEND FROM TOP OF CEILING FINISH TO UNDERSIDE OF ROOF SHEATHING ABOVE.
10	GYPSUM BOARD SHALL BE INSTALLED IN ACCORDANCE WITH ASTM C 840.
11	ALL CORNERS AND EXPOSED EDGES OF GYPSUM BOARD SHALL BE FINISHED WITH TAPED-IN METAL TRIM ACCESSORIES. EXPOSED TRIM SHALL BE USED WHEN SHOWN ON DRAWINGS.
12	ALL FIRE-RESISTANT RATED PARTITIONS SHALL BE CONSTRUCTED IN STRICT ACCORDANCE WITH THE REFERENCED FIRE RESISTANCE TEST. IF NO TEST IS REFERENCED, AN INDUSTRY RECOGNIZED FIRE RESISTANCE TEST SHALL BE USED.
13	ALL FIRE-RESISTANT RATED PARTITIONS SHALL EXTEND FROM FINISH FLOOR TO FIRE-RESISTANT RATED HORIZONTAL ASSEMBLY ABOVE.
14	APPROVED FIRE-RESISTIVE MATERIALS MUST BE USED AT ALL PENETRATIONS THROUGH FIRE RATED PARTITIONS.

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NO	DESCRIPTION	DATE
	BID/PERMIT/CONST.	5/23/19

PROJECT NUMBER:
18036.00

PARTITION TYPES

A9.01

5/24/2019 10:08:49

ROOM FINISH SCHEDULE

NO.	ROOM NAME	FLOORING	BASE FINISH	WALLS				CEILING		REMARKS
				NORTH WALL	EAST WALL	SOUTH WALL	WEST WALL	FINISH	HEIGHT	
100	FOYER	LVT-1	B-1	PT-1	PT-1	PT-1	PT-1	PT-2		1, 7
100A	COATS	LVT-1	B-1	PT-1	PT-1	PT-1	PT-1	PT-2		
101	SUNROOM	LVT-1/CPT-1	B-1	PT-1	PT-1	PT-1	PT-1	PT-2		3, 7
102	LOUNGE	CPT-1	B-1	PT-1	PT-1	PT-1	PT-1	PT-2		
103	LIVING ROOM	LVT-1	B-1	PT-1	PT-1	PT-1	PT-1	PT-2		3, 7, 10
104	DINING	LVT-1	B-1	PT-1	PT-1	PT-1	PT-1	PT-2		4, 7
105	KITCHEN	LVT-1	B-1	PT-1	PT-1	PT-1	PT-1	PT-2		9, 10
106	PANTRY	LVT-1	B-1	PT-1	PT-1	PT-1	PT-1	PT-2		
107	PRIVATE DINING/LIVING ROOM	LVT-1	B-1	PT-1	PT-1	PT-1	PT-1	PT-2		10
108	BATHROOM #1	PLY-1	PLY-1	PT-1	PT-1	PT-1	PT-1	PT-2		8
108A	MECH.	CONC.	B-1	PT-1	PT-1	PT-1	PT-1	PT-2		
108B	LINEN	PLY-1	PLY-1	PT-1	PT-1	PT-1	PT-1	PT-2		
109	STORAGE	LVT-1	B-1	PT-1	PT-1	PT-1	PT-1	PT-2		
110	LAUNDRY	LVT-1	B-1	PT-1	PT-1	PT-1	PT-1	PT-2		
110A	JAN.	CONC.	B-1	PT-1	PT-1	PT-1	PT-1	PT-2		6
111	BATHROOM #2	PLY-1	PLY-1	PT-1	PT-1	PT-1	PT-1	PT-2		8
111A	MECH.	CONC.	B-1	PT-1	PT-1	PT-1	PT-1	PT-2		
111B	LINEN	PLY-1	PLY-1	PT-1	PT-1	PT-1	PT-1	PT-2		
112	STORAGE	LVT-1	B-1	PT-1	PT-1	PT-1	PT-1	PT-2		
113	BEDROOM 7	CPT-1	B-1	PT-1	PT-1	PT-1	PT-1	PT-2		
114	BEDROOM 8	LVT-1	B-1	PT-1	PT-1	PT-1	PT-1	PT-2		
115	BEDROOM 9	LVT-1	B-1	PT-1	PT-1	PT-1	PT-1	PT-2		
116	BEDROOM 10	LVT-1	B-1	PT-1	PT-1	PT-1	PT-1	PT-2		
117	BEDROOM 11	LVT-1	B-1	PT-1	PT-1	PT-1	PT-1	PT-2		
118	BEDROOM 12	LVT-1	B-1	PT-1	PT-1	PT-1	PT-1	PT-2		
119	BEDROOM 1	LVT-1	B-1	PT-1	PT-1	PT-1	PT-1	PT-2		
120	BEDROOM 2	LVT-1	B-1	PT-1	PT-1	PT-1	PT-1	PT-2		
121	BEDROOM 5	LVT-1	B-1	PT-1	PT-1	PT-1	PT-1	PT-2		
122	BEDROOM 4	LVT-1	B-1	PT-1	PT-1	PT-1	PT-1	PT-2		
123	BEDROOM 5	LVT-1	B-1	PT-1	PT-1	PT-1	PT-1	PT-2		
124	BEDROOM 6	LVT-1	B-1	PT-1	PT-1	PT-1	PT-1	PT-2		
125	STORAGE	LVT-1	B-1	PT-1	PT-1	PT-1	PT-1	PT-2		
126	BATHROOM #4	PLY-1	PLY-1	PT-1	PT-1	PT-1	PT-1	PT-2		8
126A	LINEN	PLY-1	PLY-1	PT-1	PT-1	PT-1	PT-1	PT-2		
126B	MECH.	CONC.	B-1	PT-1	PT-1	PT-1	PT-1	PT-2		
127	NURSE STATION	LVT-1	B-1	PT-1	PT-1	PT-1	PT-1	PT-2		
127A	STORAGE	LVT-1	B-1	PT-1	PT-1	PT-1	PT-1	PT-2		
128	BATHROOM #3	PLY-1	PLY-1	PT-1	PT-1	PT-1	PT-1	PT-2		8
128A	LINEN	PLY-1	PLY-1	PT-1	PT-1	PT-1	PT-1	PT-2		
129	LAUNDRY	LVT-1	B-1	PT-1	PT-1	PT-1	PT-1	PT-2		
129A	MECH	CONC.	B-1	PT-1	PT-1	PT-1	PT-1	PT-2		
C101	HALL	LVT-1	B-1	PT-1	PT-1	PT-1	PT-1	PT-2		2, 5, 7, 11
C102	HALL	LVT-1	B-1	PT-1	PT-1	PT-1	PT-1	PT-2		2, 5, 7, 11
C103	HALL	LVT-1	B-1	PT-1	PT-1	PT-1	PT-1	PT-2		2, 5, 7, 11
C104	HALL	LVT-1	B-1	PT-1	PT-1	PT-1	PT-1	PT-2		2, 5, 7, 11
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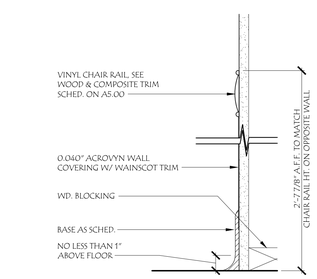
–	–	–	–	–	–	–	–	–		

MATERIALS FINISH LEGEND

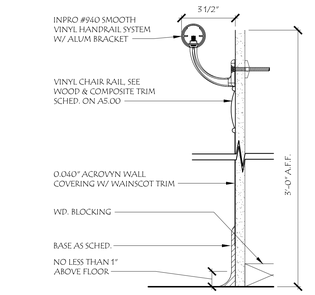
DENOTATION	MANUFACTURER	STYLE	NUMBER	SIZE	CONTACT	REMARKS
B-1	ROPPE	TRADITIONAL COVE BASE #PV6085	WHITE	5 1/2"		SEE A5.00
CG	INPRO CORPORATION					4" TALL
CONC						SEALED CONCRETE
CPT-1	FORBO FLOORING SYSTEM	FLOTEX - JOURNEYS				
CT-1	DALTILE			6" x 6"		SHOWER ROOM WALL TILE
PLY-1	DESCO	GRANITE SERIES				4" COVE BASE & FLOOR SEE B/A4.00
LVT-1	MOHAWK	BARNWOOD		7.24" x 38"		
PLAM-1	WILSONART	TO BE SELECTED	TO BE SELECTED			COUNTER & CABS BACK OF HOUSE
PT-1	SHERWIN WILLIAMS	INTERIOR LATEX - EGG SHELL	-			-
PT-2	SHERWIN WILLIAMS	INTERIOR LATEX - FLAT	-			-
PT-5	SHERWIN WILLIAMS	INTERIOR LATEX - SEMI-GLOSS	-			WOOD TRIM PAINT
SS-1	SILESTONE			15MM		WALL PANELS AT SHOWERS
SS-2	SILESTONE	ANTI-MICROBILE				KITCHEN COUNTERS
SV-1	TEKNOFLOR/SHANNON	MOUNTAINSCAPES				

ROOM FINISH SCHEDULE REMARKS

1	PAINT COLUMNS WALL COLOR.
2	INSTALL ACROVYN WAINSCOT & TRIM UP TO CHAIR RAIL HEIGHT.
3	CPT-1 INSET - SEE FLOOR PLAN
4	PROVIDE ACROVYN WALL PROTECTION & TRIM FROM UNDERSIDE OF COUNTERTOP TO TOP OF BASE.
5	SEE DETAIL 1/A9.03 FOR WALLS W/ HANDRAIL
6	PROVIDE 4 FOOT HIGH WHITE PEBBLE FINISH FRP PANELS ON SOUTH AND WEST WALLS INCLUDING TOP TRIM ABOVE MOP SINK
7	PROVIDE CG (CORNER GUARDS) WHERE INDICATED
8	POLYMER FLOOR & 4" HIGH INTEGRAL COVE BASE W/ 15MM SOLID SURFACE WALL PANELS AT SHOWER SEE B/A4.00
9	PROVIDE ANTI-MICROBILE SOLID SURFACE COUNTERS
10	PRE-FINISHED WOOD CABINETS
11	SEE DETAIL 2/A9.03 FOR WALLS WITHOUT HANDRAIL



2 HALL WALL DETAIL
3" = 1'-0"



1 HALL WALL DTL. @ CHAIR RAIL
3" = 1'-0"

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BID / PERMIT / CONST. 05/23/19

PROJECT NUMBER:
18036.00

FINISH SCHEDULE

A9.03

5/24/2019 2:07 PM

SOUND CONTROL NOTES FOR HOUSING

THESE NOTES AND DETAILS DESCRIBE THE ACOUSTICAL ELEMENTS OF ASSEMBLIES THAT MUST COMPLY WITH THE STC/ICC REQUIREMENTS OF THE BUILDING CODE. THEY MAY NOT BE REQUIRED AT EVERY ASSEMBLY IN THE PROJECT. NON-RATED ASSEMBLIES AND ASSEMBLIES THAT DO NOT SEPARATE OCCUPANCIES, DWELLING UNITS, AND/OR COMMON AREAS FROM EACH OTHER WOULD BE EXEMPT, UNLESS OTHERWISE NOTED. THESE REQUIREMENTS SHALL BE FOLLOWED IN CONJUNCTION WITH THE RATED ASSEMBLY SHEETS, ALL DETAILS, AND SPECIFICATIONS TO MAINTAIN BOTH SOUND CONTROL AND REQUIRED FIRE RATINGS. ADVISE THE ARCHITECT IMMEDIATELY,IN WRITING, IF ANY INCONSISTENCIES OR DISCREPANCIES EXIST PRIOR TO THE START OF CONSTRUCTION.

DEFINITIONS:

SOUND TRANSMISSION CLASS (STC): A SINGLE NUMBER RATING FOR EVALUATING EFFICIENCY OF CONSTRUCTIONS IN ISOLATING AIRBORNE SOUND TRANSMISSION. THE HIGHER THE STC RATING THE MORE EFFICIENT THE CONSTRUCTION. STC MEASURES THE ABILITY OF A WALL OR FLOOR ASSEMBLY TO ISOLATE AIRBORNE AND PREVENT IT FROM PASSING FROM ONE SIDE TO THE OTHER. THE MINIMUM INTERNATIONAL BUILDING CODE REQUIREMENT IS 50 STC, PER ASTM E90.

IMPACT INSULATION CLASS (IIC): A SINGLE NUMBER RATING DEVELOPED BY THE FEDERAL HOUSING ADMINISTRATION TO ESTIMATE THE IMPACT SOUND ISOLATION PERFORMANCE OF FLOOR/CEILING SYSTEMS. IIC MEASURES ABILITY OF A FLOOR/CEILING ASSEMBLY TO ISOLATE SOUND TRANSMITTED FROM FOOTFALL AND OTHER IMPACT SOURCES THROUGH THE BUILDING STRUCTURE. THE MINIMUM INTERNATIONAL BUILDING CODE REQUIREMENT IS 50IIC, PER ASTM E492.

AIRBORNE SOUND: SOUND, PRODUCED BY VIBRATING SOURCES THAT RADIATE SOUND DIRECTLY INTO THE AIR, WHICH IS TRANSMITTED THROUGH AIR AS A MEDIUM RATHER THAN THROUGH SOLIDS OR THE STRUCTURE OF THE BUILDING.

FLAKING PATHS: A WALL OR FLOOR/CEILING CONSTRUCTION THAT PERMITS SOUND TO BE TRANSMITTED ALONG ITS SURFACE; OR ANY OPENING WHICH PERMITS DIRECT TRANSMISSION OF SOUND THROUGH THE AIR. THIS TYPICALLY OCCURS AT SMALL GAPS AND OPENINGS AROUND DOORS, TOP AND BOTTOM PLATES, ELECTRICAL BOXES, AND CONDUIT AND HVAC DUCTING WHICH ALLOW SOUND TO PASS THROUGH IF ACOUSTICAL SEALANT IS NOT USED. ALSO REFERRED TO AS "LEAKING PATHS".

A. MECHANICAL, ELECTRICAL, PLUMBING
1. METAL VENTILATING AND CONDITIONING AIR DUCTS LOCATED IN DEMISING ASSEMBLIES ARE TO BE LINED.
2. WIRE EACH BEDROOM AS A UNIT; AVOID PENETRATION OF WALLS BETWEEN BEDROOMS.
3. CAULK HOLES (MADE BY WIRING) THAT PENETRATE DEMISING ASSEMBLIES; USE ELASTIC, NON-HARDENING CAULK OR DRY PACKING.
4. CONNECT VIBRATING EQUIPMENT WITH FLEXIBLE WIRING THAT SITS ON OR IS CONNECTED TO DEMISING ASSEMBLIES.
5. CUT HOLES IN DEMISING ASSEMBLIES NEATLY TO REDUCE LEAKS.
6. MAKE SURE ELECTRICAL OUTLETS ARE AIRTIGHT BY USING ELASTIC NON-HARDENING SEALANT IN DEMISING ASSEMBLIES.
7. ELECTRICAL OUTLET BOXES IN OPPOSITE FACES OF DEMISING WALLS SHALL BE SEPARATED HORIZONTALLY BY 24" MINIMUM. BACK AND SIDES OF BOXES SHALL BE SEALED WITH 1/8" RESILIENT SEALANT. IF IT IS IMPOSSIBLE TO OFFSET ELECTRICAL OUTLETS, THEN INCREASE THE MASS OF THE BOX BY USING A PUTTY PACK. TV, TELEPHONE, AND INTERCOM OUTLETS MUST BE INSTALLED ACCORDINGLY. INSTALL PHONES, DOORBELLS, INTERCOMS, AND OTHER NOISE MAKING EQUIPMENT ON INSULATED INTERIOR WALLS ONLY - NEVER ON DEMISING WALL.
8. FIT INSULATION BEHIND THE ELECTRICAL BOXES LOCATED IN DEMISING ASSEMBLIES.
9. ENSURE THAT OPENINGS AROUND BOXES LOCATED IN DEMISING ASSEMBLIES ARE SEALED AIR TIGHT.
10. INSTALL RECESSED LIGHT FIXTURES IN FURR DOWN LOCATIONS ONLY.
11. ISOLATE PIPING FROM STRUCTURES WITH RESILIENT PADS AND SLEEVES, THEN SEAL FOR AIR TIGHTNESS.
12. IF WATER HAMMER IS EVIDENT AT OR BEFORE THE TIME OF SUBSTANTIAL COMPLETION PROVIDE AIR CHAMBERS TO ELIMINATE WATER HAMMER DUE TO ABRUPT STOPPING OF FLOWING WATER.
13. CAULK ALL OPENINGS MADE IN DEMISING WALLS, FLOORS AND FRAMING FOR SUPPLY AND DRAIN LINES.
14. WATER CLOSETS TO BE RESILIENTLY MOUNTED WHEN SERVED BY DRAINS OR VENTS WHICH ARE INSTALLED WITHIN DEMISING ASSEMBLIES.
15. ALL RIGID CONDUIT, DUCTS PLUMBING PIPES AND APPLIANCE VENTS LOCATED IN DEMISING ASSEMBLIES SHALL BE ISOLATED FROM THE BUILDING CONSTRUCTION AT POINTS OF CONTACT BY MEANS OF RESILIENT SLEEVES, MOUNTS OR MINIMUM 1/4" THICK APPROVED RESILIENT MATERIAL.

B. MEDICINE CABINETS
1. SEPARATE OR SURFACE MOUNT MEDICINE CABINETS MOUNTED ON DEMISING ASSEMBLIES OR INSTALL MEDICINE CABINETS ON INTERIOR PARTITIONS.
2. INSULATE BEHIND MEDICINE CABINETS WHEN INSTALLED ON DEMISING ASSEMBLES.

C. PERIMETER SEALING
1. AT GROUND FLOOR LOCATIONS ON CONCRETE SLABS, INSTALL PLATES OF DEMISING ASSEMBLIES ON SILL SEALERS; RUN WALL FINISH TO FLOOR WHERE POSSIBLE AND CAULK AIRTIGHT ON BOTH SIDES.
2. AT ELEVATED FLOOR LOCATIONS ON PLYWOOD DECKING, INSTALL SOUND BREAK MATERIAL BETWEEN SILL PLATES AND GYPSUM UNDER LAYMENT AND CAULK AIRTIGHT ON BOTH SIDES UNLESS INSTALLED PER DETAIL 14.
3. USE A NON-HARDENONG, PERMANENTLY RESILIENT ACOUSTIC SEALANT SUCH AS A BUTYL RUBBER-BASED COMPOUND ON BOTH SIDES OF THE DEMISING ASSEMBLY.
4. USE JOINT TAPE AT JOINT LOCATIONS.
5. FULLY SEAL THE LATCH SET ON ALL ENTRY DOORS.
6. THE FOLLOWING LOCATIONS REQUIRE ACOUSTIC SEALING ALSO.
A. TOP AND BOTTOM PLATE PENETRATIONS BY PLUMBING AND ELECTRICAL
B. TUB/SHOWER ON OUTSIDE OR ATTIC WALL
C. TUB/SHOWER DRAIN LINE.
D. WINDOW AND DOOR ROUGH OPENINGS
E. GAPS BETWEEN EXTERIOR WALL FRAMING MEMBERS GREATER THAN 1/4"
F. BAND JOIST EXPOSED TO EXTERIOR - EXTERIOR SHEATHING WITH WRB MEETS THIS REQUIREMENT, PROVIDED ALL PENETRATIONS THROUGH THE BARRIER ARE SEALED PROPERLY.
G. BAND AREA EXPOSED TO UNCONDITIONED SPACE - EXTERIOR SHEATHING WITH WRB MEETS THIS REQUIREMENT, PROVIDED ALL PENETRATIONS THROUGH THE AIR BARRIER ARE SEALED PROPERLY.
H. BAND AREA BETWEEN FLOORS, CONDITIONED SPACE AND ATTIC -EXTERIOR SHEATHING WITH WRB MEETS THIS REQUIREMENT, PROVIDED ALL PENETRATIONS THROUGH THE AIR BARRIER ARE SEALED PROPERLY.
I. SEAM BETWEEN RIGID EXTERIOR SHEATHING - WRB MEETS THIS REQUIREMENT, PROVIDED ALL PENETRATIONS THROUGH THE AIR BARRIER ARE SEALED PROPERLY.
J. EXTERIOR WALL PENETRATIONS FOR REFRIGERATION LINES, CONDENSATE LINES, ETC.
K. ATTIC SCUTTLE HOLES
L. MECHANICAL EQUIPMENT AND DUCTWORK CHASES IN ATTICS, CRAWLSPACES
M. CEILING MOUNTED RECESSED LIGHTS, FANS, SPEAKERS, ETC. SEALED TO DRYWALL
N. CEILING/CRAWLSPACE HVAC BOOTS SEALED TO DRYWALL

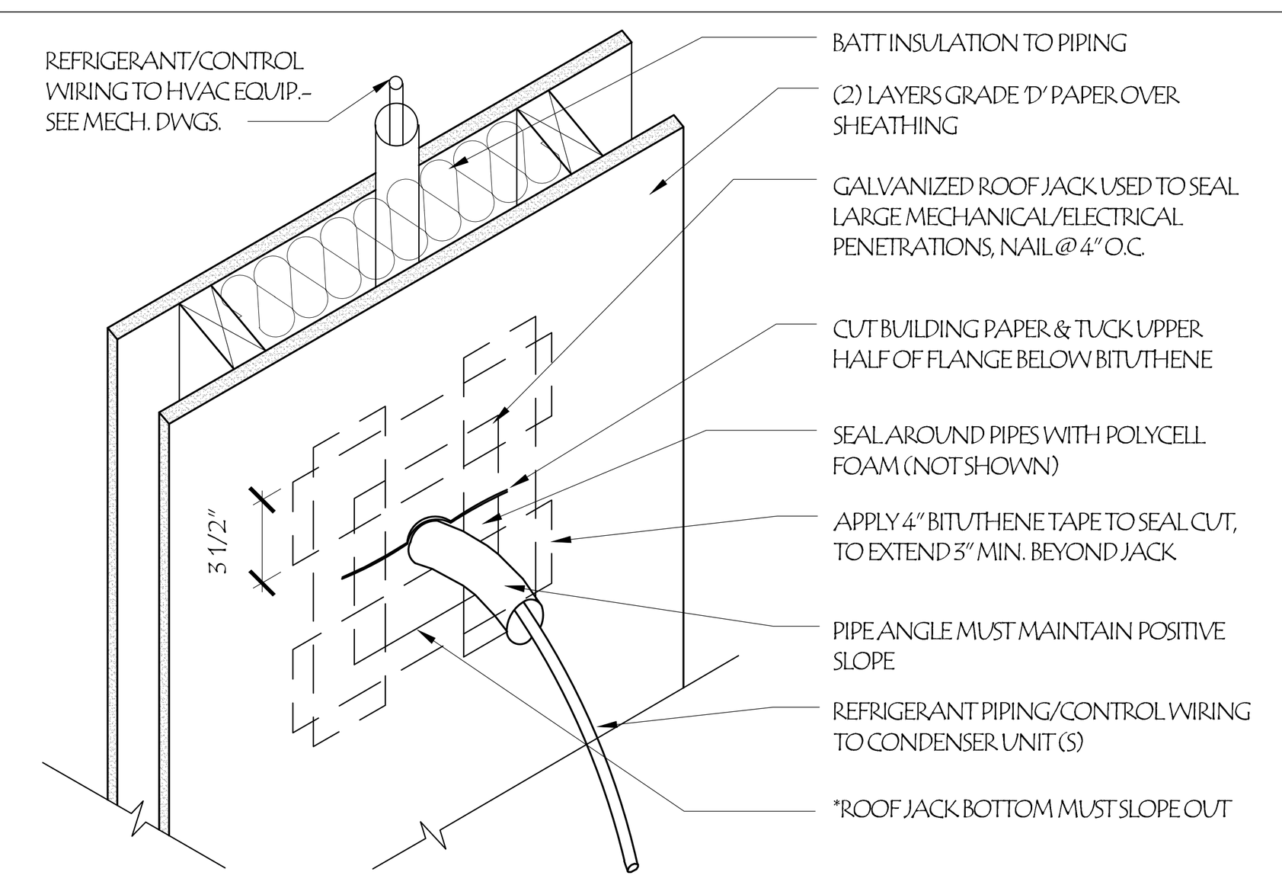
D. INSTALLATION INFORMATION
1. BOTTOM PLATE: APPLY A CONTINUOUS 3/8" ROUND BEAD OF SEALANT AT EACH SIDE OF THE BOTTOM PLATE BEFORE SETTING GYPSUM BOARD UNLESS INSTALLED PER DETAIL 14. GYPSUM BOARD SHALL BE SET INTO SEALANT TO FLOOR COMPLETE CONTACT WITH ADJACENT MATERIALS. DO NOT ALLOW THE GYPSUM BOARD TO SET DIRECTLY ON THE FLOOR.
2. TOP PLATE: APPLY SEALANT AT TOP OF GYPSUM BOARD INTO THE JOINT TO PROVIDE FULL CONTACT BETWEEN THE BOARD AND THE STRUCTURE ABOVE.
3. CUT-OUTS AND PERIMETER JOINTS: BACKS OF ELECTRICAL BOXES, PIPES, DUCT SYSTEMS, AND OTHER TYPES OF UTILITY EQUIPMENT PENETRATING WALL SURFACES OF DEMISING ASSEMBLIES ARE TO BE BUTTERED WITH SEALANT. ALL JOINTS AT PERIMETER EDGES INCLUDING ABUTTING SURFACES AND CORNER JOINTS FORMED BY COMPONENTS SHALL BE SEALED WITH SEALANT.
4. BATTS MAY BE FRICTION-FIT IN PLACE UNTIL THE INTERIOR FINISH IS APPLIED. INSTALL BATTS TO FILL ENTIRE STUD CAVITY. IF STUD CAVITY IS LESS THAN 96" IN HEIGHT, CUT LENGTHS TO FRICTION-FIT AGAINST FLOOR AND CEILING FRAMING/TRACKS. WALLS WITH PENETRATIONS REQUIRE THAT INSULATION BE CAREFULLY CUT TO FIT AROUND OUTLETS, JUNCTION BOXES, AND OTHER IRREGULARITIES. WHERE INSULATION MUST EXTEND HIGHER THAN 8 FEET, SUPPLEMENTARY SUPPORT SHOULD BE INSTALLED TO HOLD INSULATION IN PLACE UNTIL THE INTERIOR FINISH IS APPLIED.

F. ACOUSTICAL SEALANT
1. SEAL ALL PENETRATIONS, THROUGH ACOUSTICAL ASSEMBLIES, EXCEPT FOR PENETRATIONS IN FIRE RATED CONSTRUCTION TO RECEIVE FIRE STOPPING. THIS INCLUDES PENETRATIONS INCLUDING BUT NOT LIMITED TO ELECTRICAL RECEPTACLE BOXES, LIGHT FIXTURES, SPRINKLER HEADS, DUCTWORK, PIPE, ETC.
2. REFER TO ASTM C 919, STANDARD PRACTICE FOR USE OF SEALANTS IN ACOUSTICAL APPLICATIONS FOR THE PROPER USE OF ACOUSTICAL CAULK. THIS STANDARD DETAILS A WALL SYSTEM, EXAMPLE-RATED AT STC 53, THAT ACHIEVES AN STC OF 29 WHEN IMPROPERLY CAULKED. FAILING TO CAULK THE SYSTEM CLEARLY EQUATES TO A FAILURE TO BUILD AN ACOUSTICAL WALL.
3. WHEN THERE ARE TWO LAYERS OF WALL BOARD, IT NEED ONLY BE APPLIED TO ONE OF THE LAYERS.
4. WHEN SELECTING AN ACOUSTICAL SEALANT, IT SHOULD REMAIN RESILIENT (I.E. A NON-DRYING, NON-HARDENING, OR NON-SKINNING SEALANT). TAPING IS NOT AN ACCEPTABLE SOLUTION.

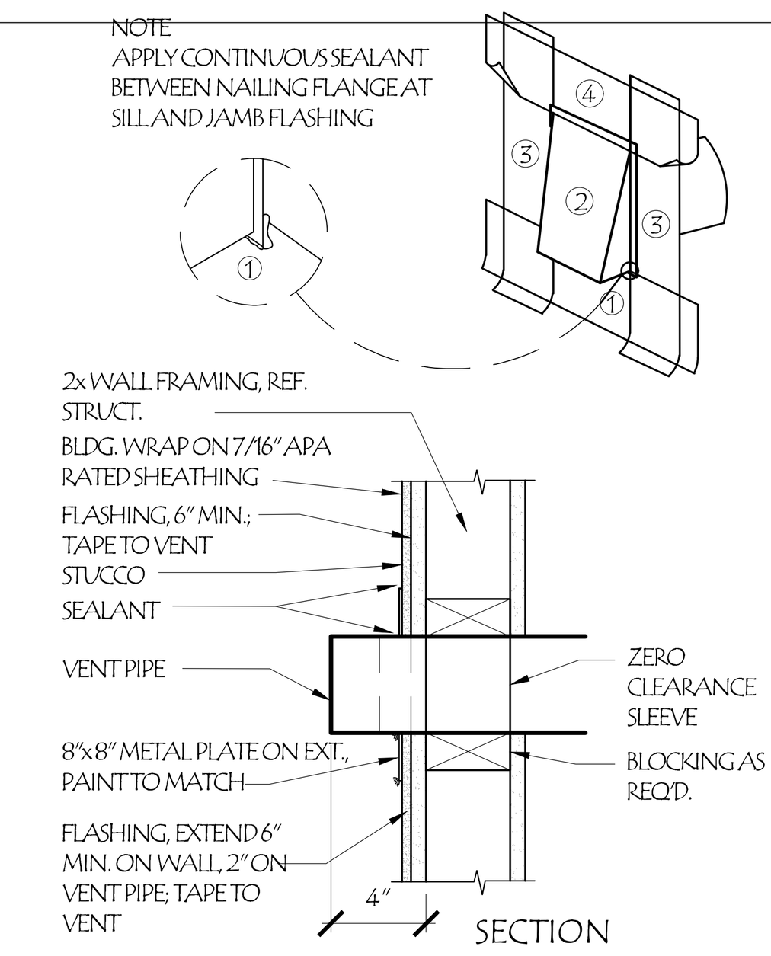
G. OTHER REFERENCES
1. FIRE AND SOUND CONTROL IN WOOD - FRAME MULTI - FAMILY BUILDINGS: BEST PRACTICE GUIDE BUILDING TECHNOLOGY, NATIONAL RESEARCH COUNCIL OF CANADA.
2. ASTM C919, STANDARD PRACTICE USE OF SEALANTS IN ACOUSTICAL APPLICATION FOR THE PROPER USE OF ACOUSTICAL CAULK.
3. FIRE RESISTANCE DESIGN MANUAL, 17TH EDITION, GYPSUM ASSOCIATION.
4. ACOUSTICAL WALL INSULATION DESIGN GUIDE, OWENS CORNING.
5. SOUND CONTROL FOR COMMERCIAL AND RESIDENTIAL BUILDINGS, NORTH AMERICA INSULATION MANUFACTURES ASSOCIATION.
6. LEVEL ROCK FLOOR UNDER LAYMENT SOUND SOLUTIONS, USG.
7. NOISE-RATED SYSTEMS, APA: THE ENGINEERED WOOD ASSOCIATION.
8. BUILDING A BETTER WALL: THE ELEMENTS OF GOOD ACOUSTICS, ARTICLE BY WILLIAM STEWART PUBLISHED IN "THE CONSTRUCTION SPECIFIER" IN JULY 2005.

H. NOTICE: ASTM E497, STANDARD PRACTICE FOR INSTALLING SOUND-ISOLATING LIGHTWEIGHT PARTITIONS, WAS WITHDRAWN WITHOUT REPLACEMENT EFFECTIVE 2008. PLEASE DISREGARD ANY MENTION OF THIS STANDARD IF FOUND IN REFERENCED MATERIALS LISTED IN SECTION.

NOTE:
THIS SHEET DEPICTS TYPICAL CONDITIONS AND IS NOT INTENDED TO OVERRIDE OTHER APPLICABLE CODES. IN THE CASE OF A DISCREPANCY, CONTRACTOR TO NOTIFY ARCHITECT IMMEDIATELY FOR RESOLUTION.



9 REFRIGERANT/CONTROL WIRING TO HVAC EQUIP.
SCALE: 1-1/2" = 1'-0"



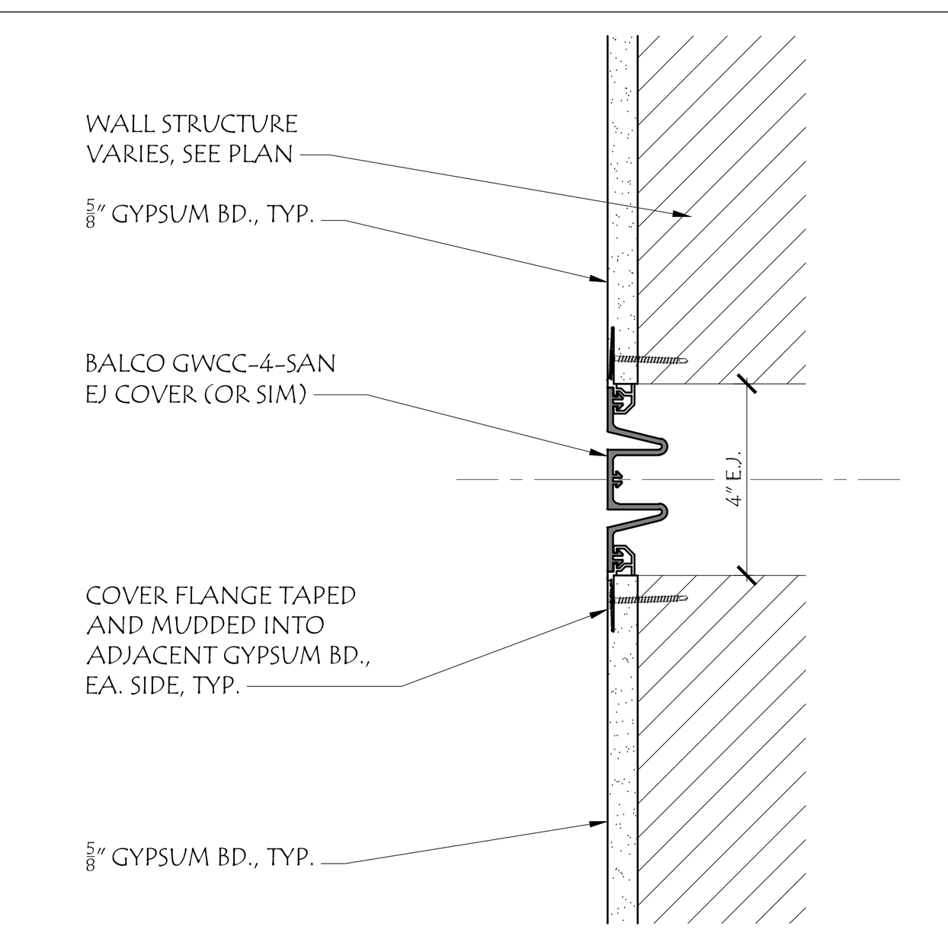
1- SILL FLASHING
9-INCH MINIMUM WIDE SELF-ADHERED SELF-HEALING RUBBERIZED ELASTOMERIC ASPHALT FLASHING MEMBRANE INSTALLED A MINIMUM 9-INCHES BEYOND ROUGH OPENING
- DO NOT OVERLAP THE TOP OF SILL FRAMING
- ADHERE ONLY AT TOP EDGE. LEAVE UNATTACHED AT BOTTOM SO THAT THE PAPER CAN BE INSTALLED UNDERNEATH

2- METAL EXTERIOR VENT
26- GAUGE MINIMUM GALVANIZED SHEET METAL VENT MUST BE INSTALLED OVER SILL FLASHING. INSTALL JAMB FLASHING OVER OR UNDERE NAILING FLANGE. SET VENT IN A CONTINUOUS BED OF SEALANT.

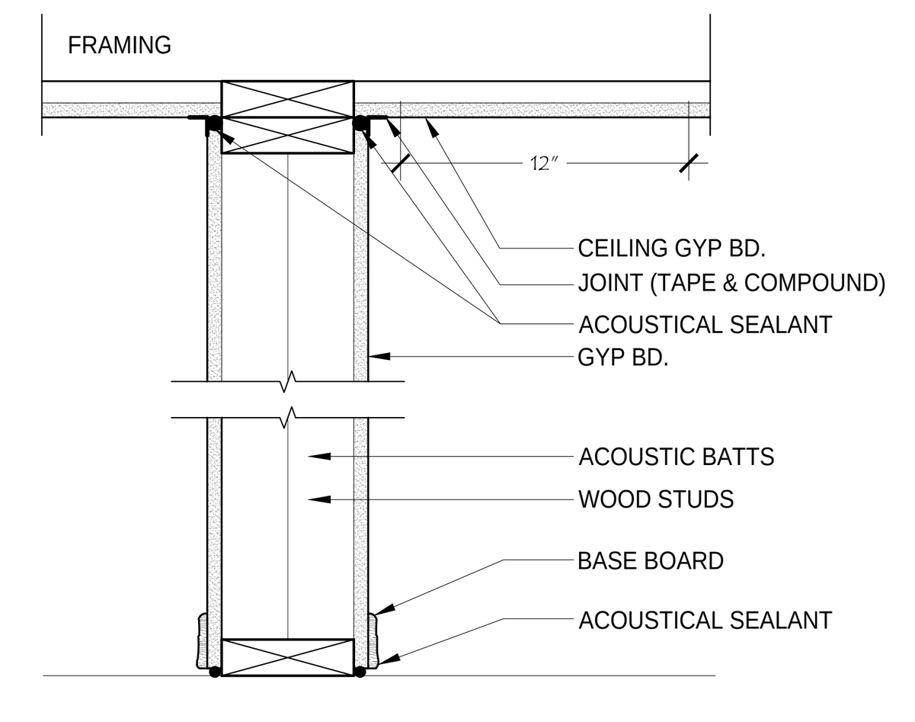
3- JANB FLASHING
9-INCH MINIMUM WIDE SELF-ADHERED SELF-HEALING RUBBERIZED ELASTOMERIC ASPHALT FLASHING MEMBRANE. FLASHING INSTALLED OVER AND BELOW SILL FLASHING AND ABOVE TOP OF FUTURE HEAD FLASHING.
- DO NOT FASTEN THE BOTTOM 9-INCHES OF THE JAMB FLASHING SO THE WEATHER-RESISTANT BARRIER APPLIED LATER MAY BE SLIPPED UNDERNEATH THE FLASHING IN A WEATHERBOARD FASHION.

4- HEAD FLASHING
APPLY SELF- ADHERED SELF-HEALING RUBBERIZED ELASTOMERIC ASPHALT FLASHING MEMBRANE OVER DRYER VENT FLANGE. EXTEND HEAD FLASHING BEYOND EACH JAMB FLASHING

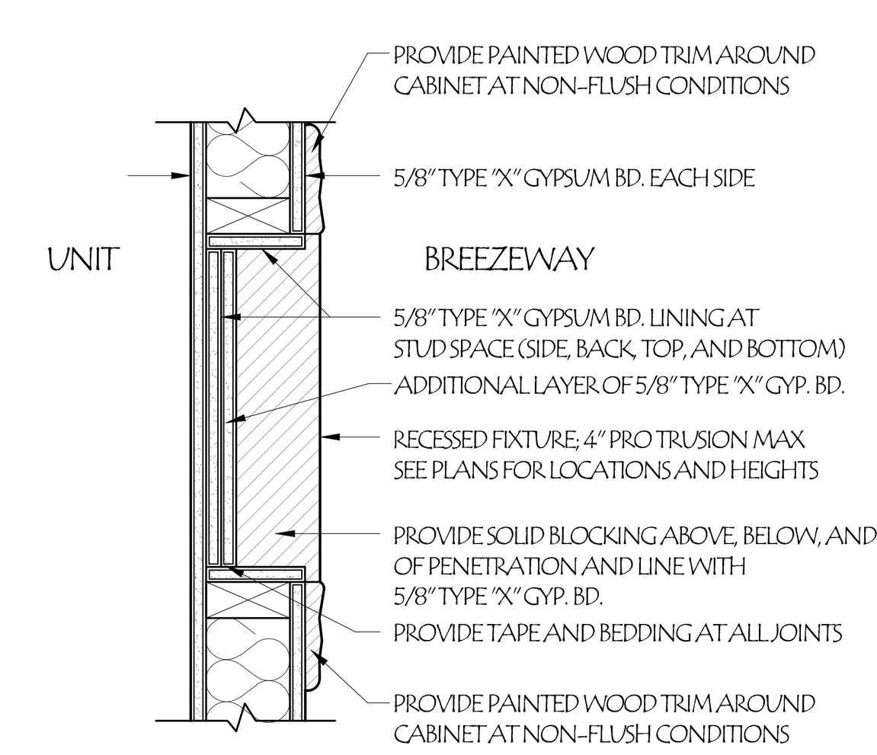
5 DRYER VENT PENETRATION - SECTION
SCALE: 1-1/2" = 1'-0"



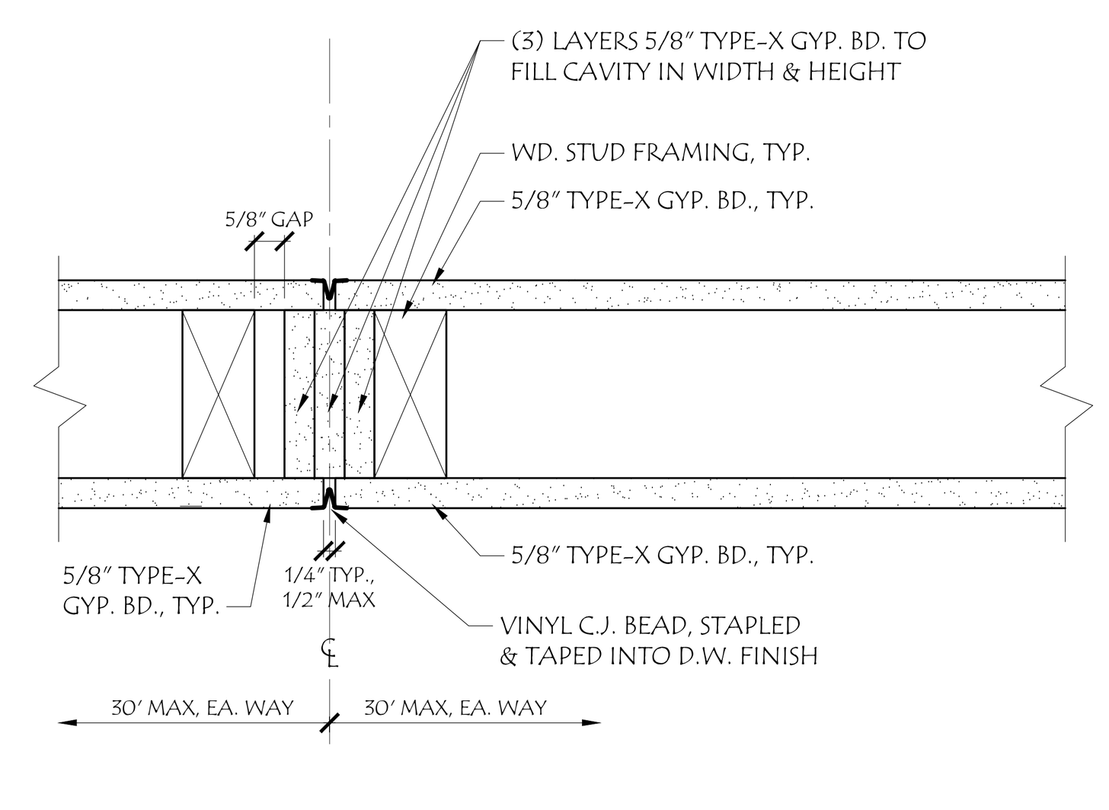
2 WALL EXPANSION JOINT
SCALE: 3"=1'-0"



10 ACOUSTICS @ BEDROOM WALLS
SCALE: N.T.S

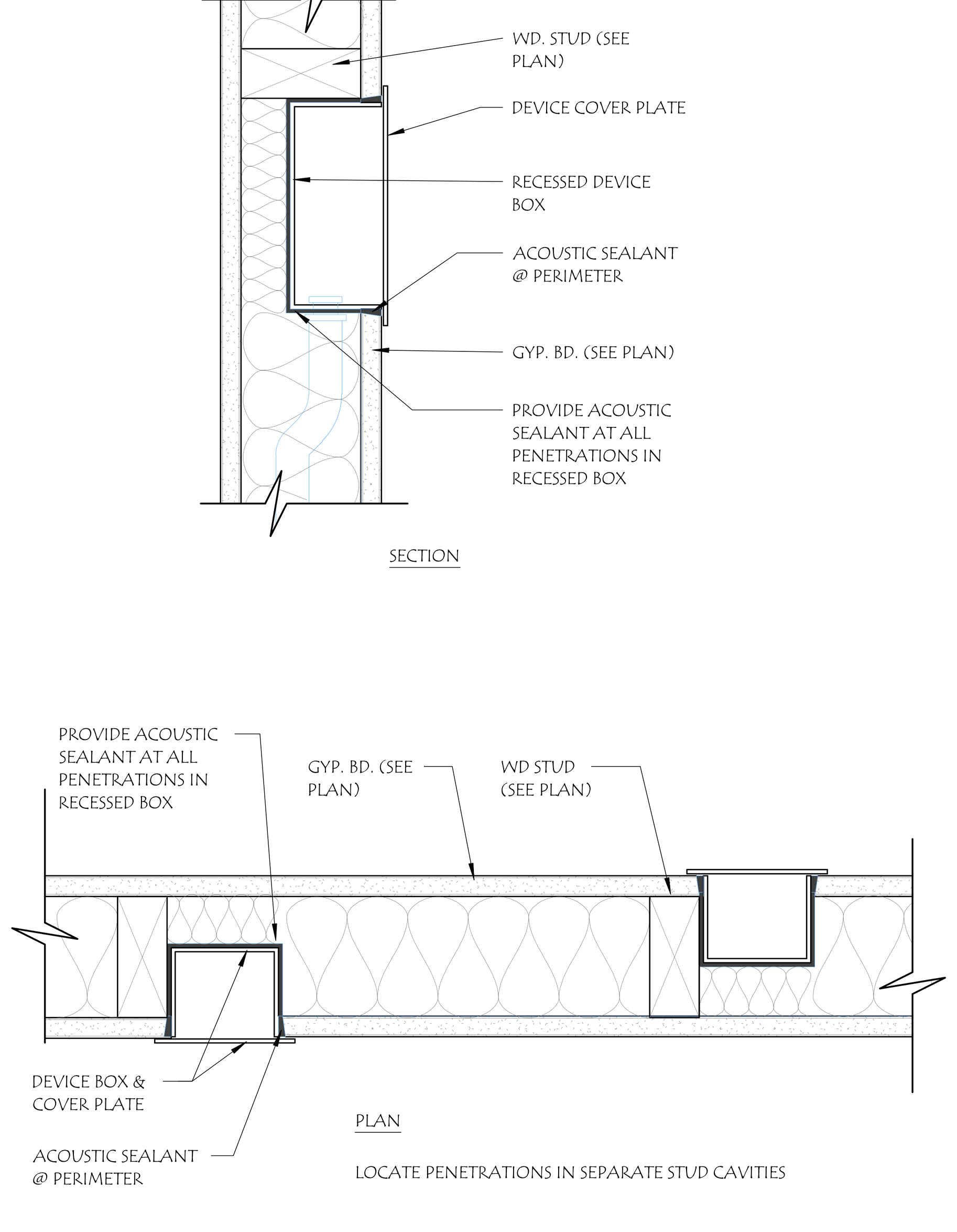


6 FIRE EXTINGUISHER CABINET AT RATED WALL
SCALE: 1-1/2" = 1'-0"

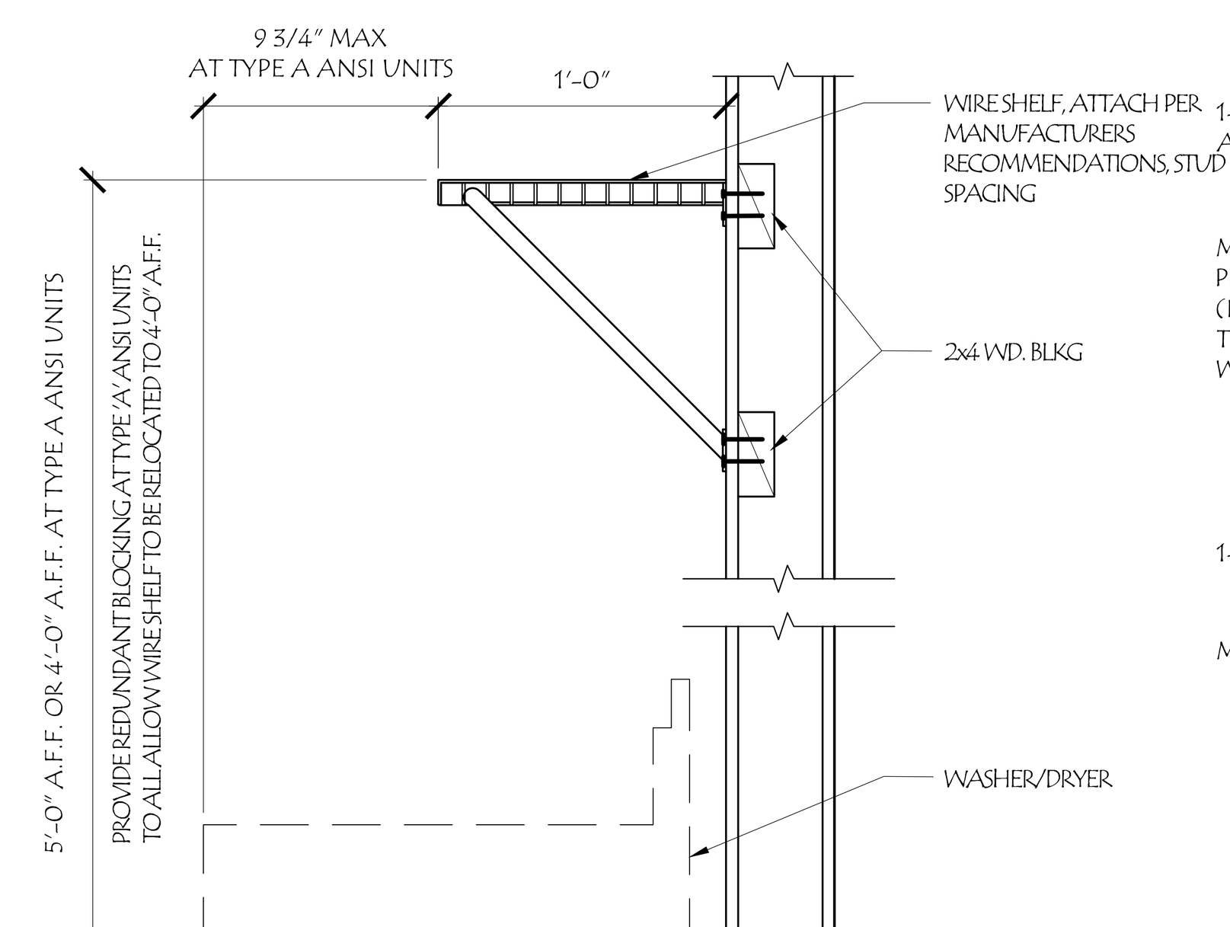


NOTE: 1 HR RATED PER WHI-651-318.1

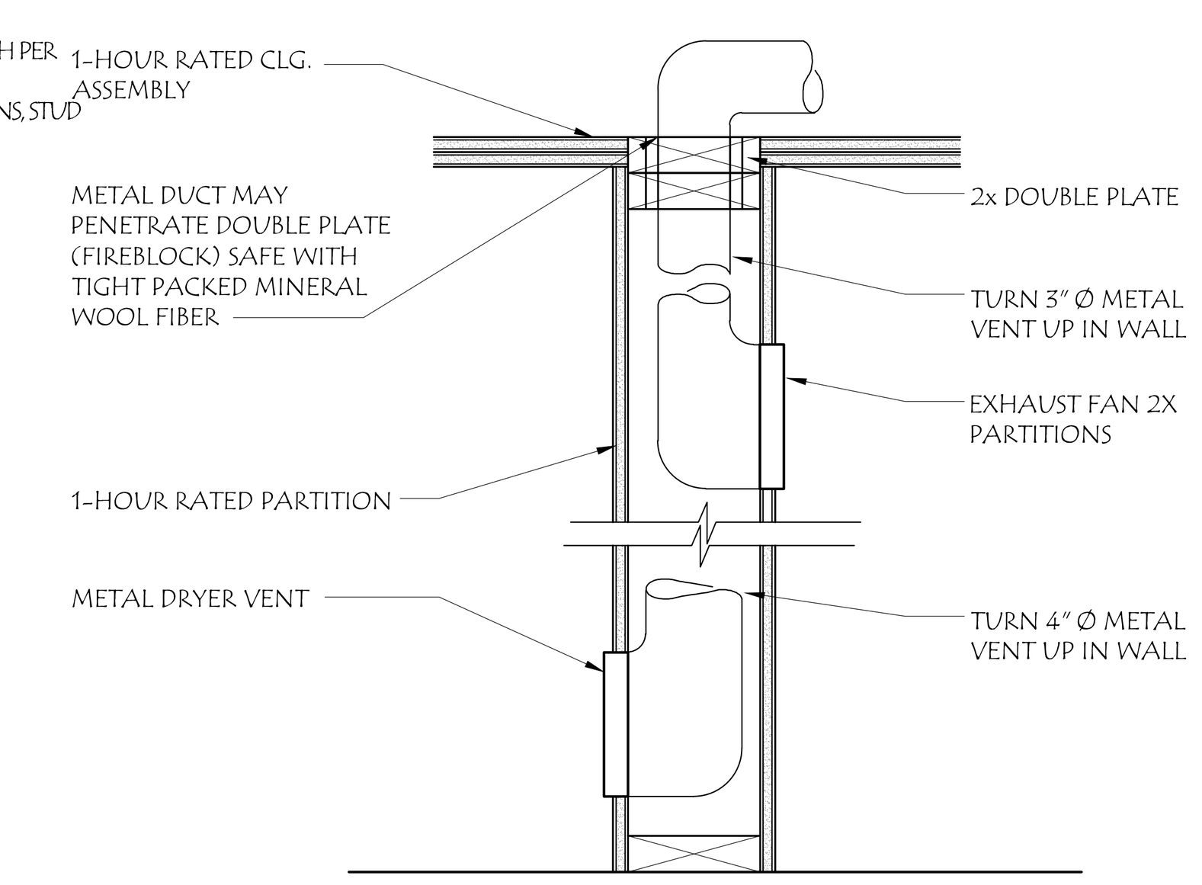
1 CONTROL JT. @ RATED WALLS
SCALE: 3"=1'-0"



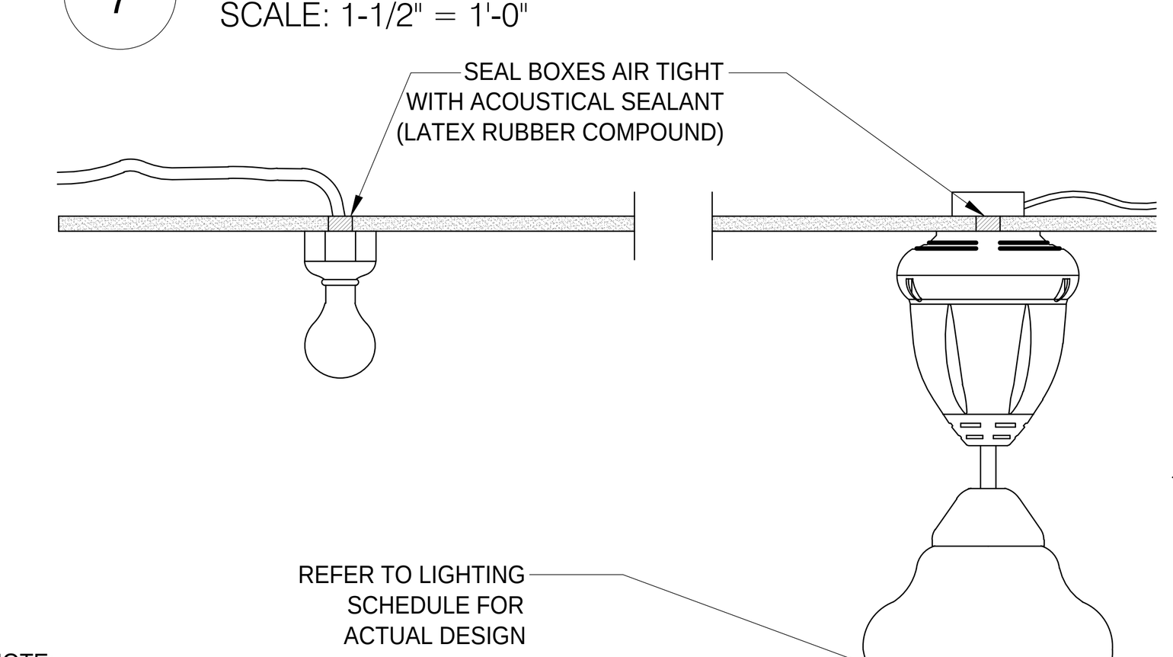
11 ACOUSTIC PARTITION PENETRATIONS
SCALE: 1 1/2" = 1'-0"



7 WIRE SHELF AT WASHER
SCALE: 1-1/2" = 1'-0"



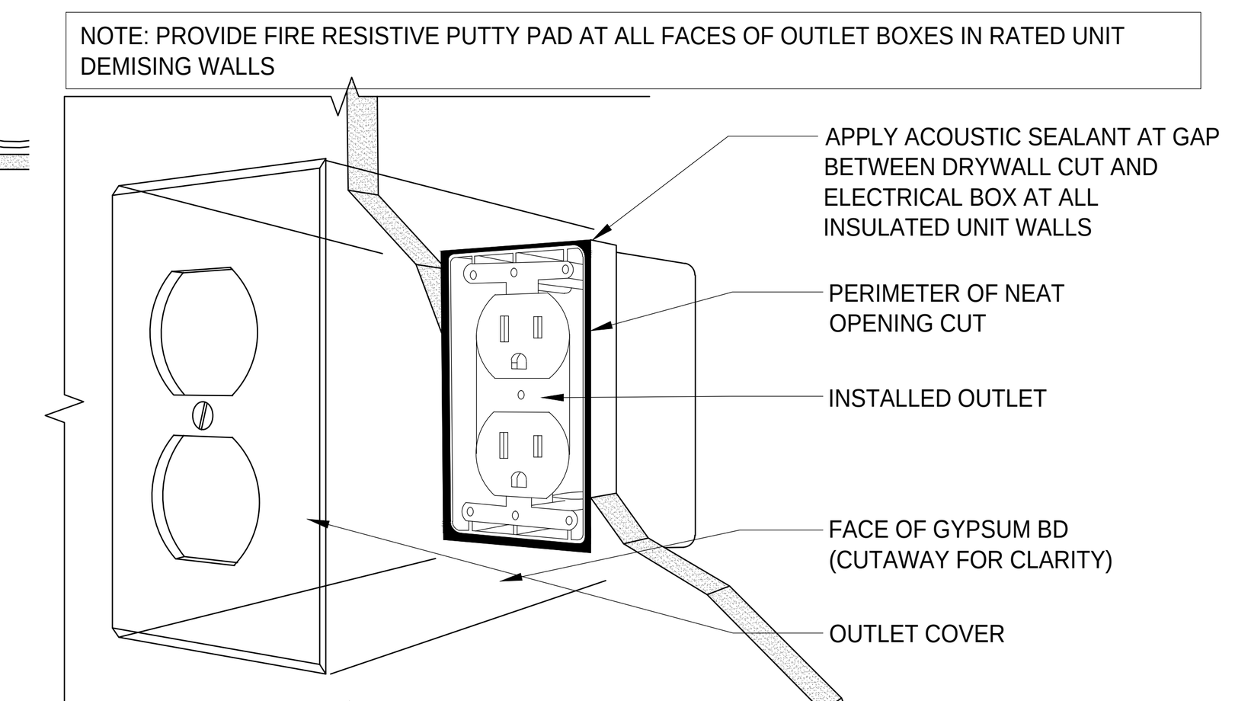
3 EXHAUST/ DRYER VENT
SCALE: 1-1/2" = 1'-0"



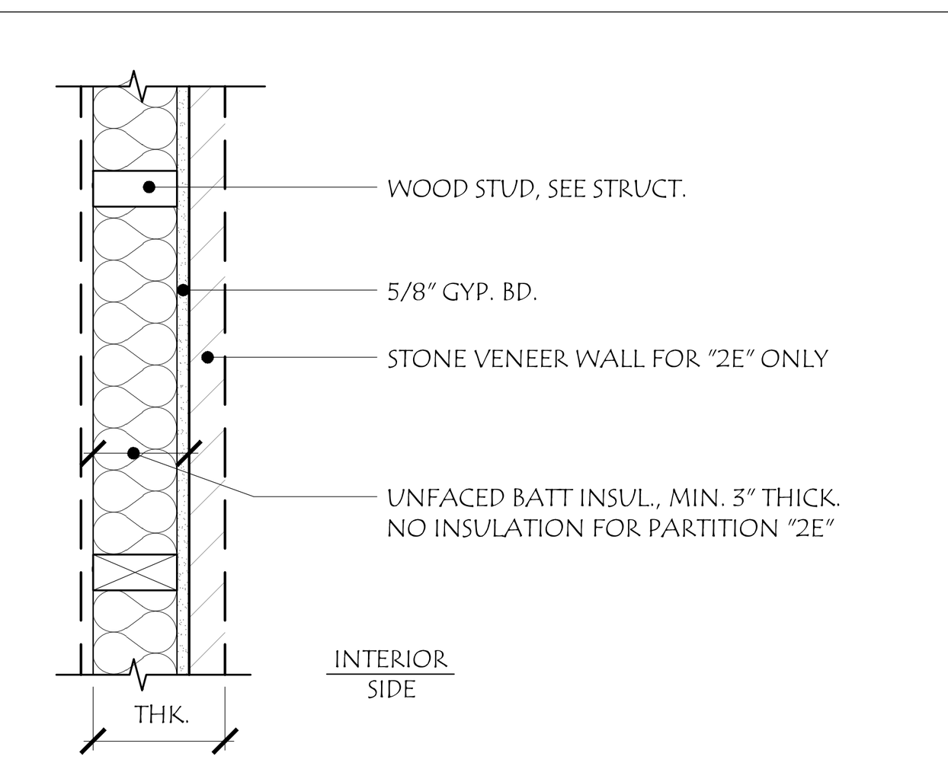
NOTE:
1. LIMIT INSTALLATION OF RECESSED CANS TO FURR DOWN LOCATIONS AT UNIT SEPARATIONS TO AVOID COMPROMISING FIRE AND SOUND RATINGS.

8 LIGHT FIXTURE @ CEILING
SCALE: N.T.S

NOTE: PROVIDE FIRE RESISTIVE PUTTY PAD AT ALL FACES OF OUTLET BOXES IN RATED UNIT DEMISING WALLS

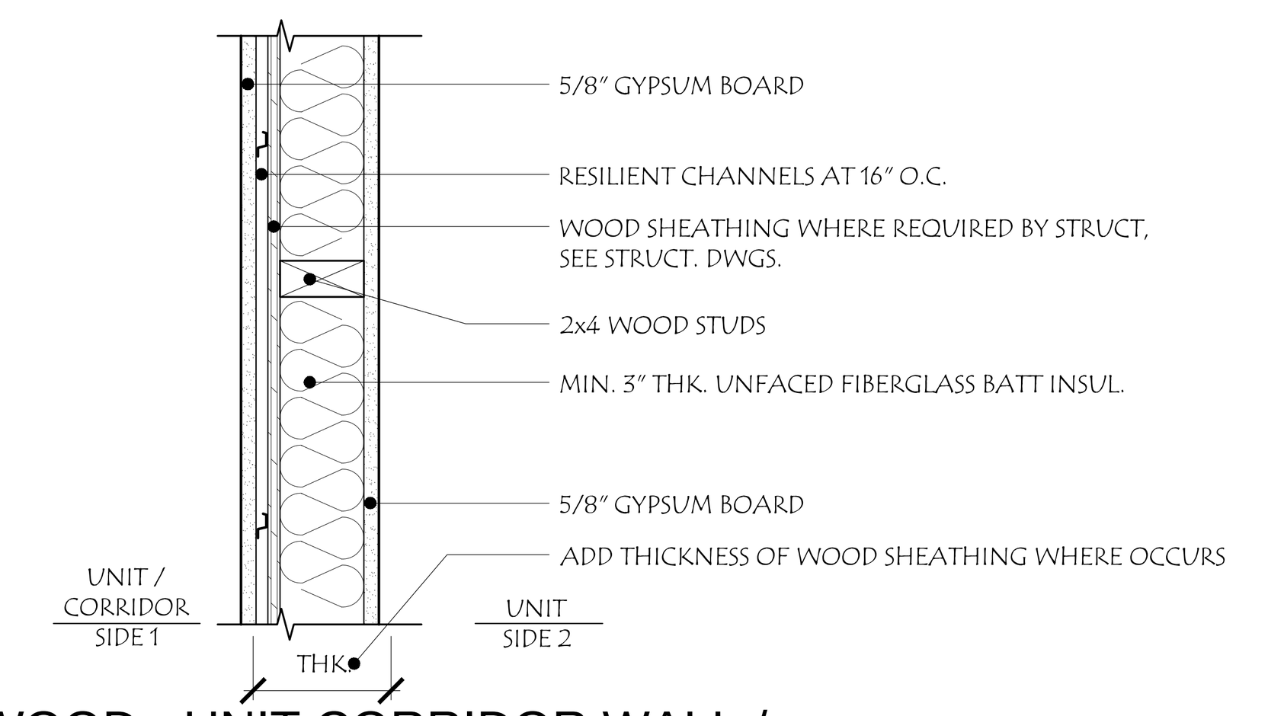


4 ELECTOUTLET @ DEMISING WALLS
SCALE: N.T.S



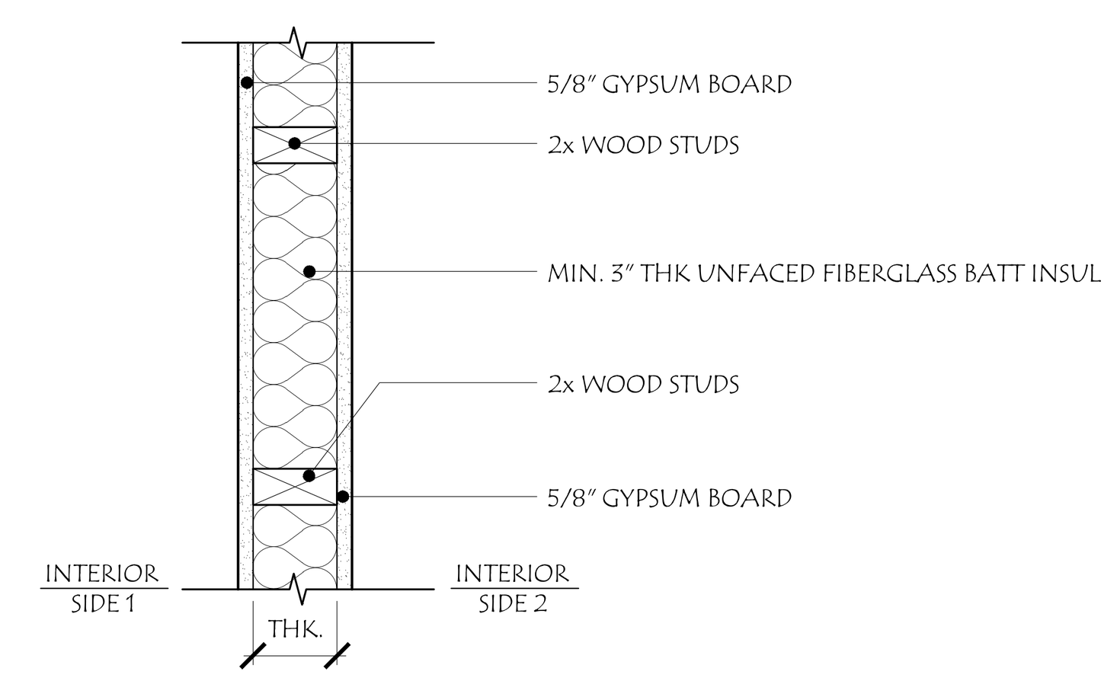
WOOD STUD - FURRING WALL

TAG	THK.	FIRE RATING	TEST NO.	STC RATING	FRAMING SIZE	FRAMING SPACING	GYP SIDE 1 TYPE	GYP SIDE 1 THK	GYP SIDE 2 TYPE	GYP SIDE 2 THK	REMARK
2A	6 1/8"	-	-	-	2X6	16" O.C.	-	5/8"	-	-	① PLUMBING
2A.1	4 1/8"	-	-	-	2X4	16" O.C.	-	5/8"	-	-	① PLUMBING
2B	4 1/8"	-	-	-	2X4	16" O.C.	-	5/8"	-	-	④
2C	4 1/8"	-	-	39	2X4	16" O.C.				5/8"	① INSUL
2D	6 1/8"	-	-	NOT REQ'D	2x6	16" O.C.	-	-	-	5/8"	① INSUL
2E	5 5/8"	-	-	-	2x4	16" O.C.	-	-	-	5/8"	①



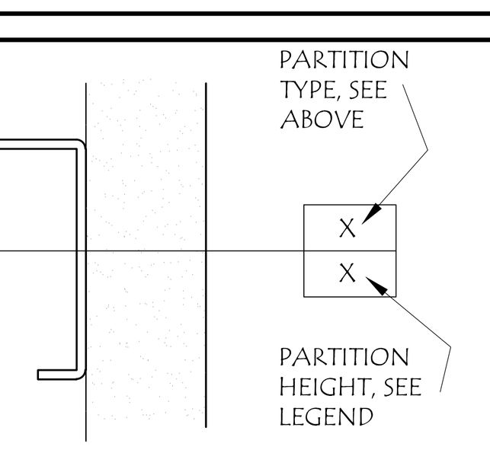
WOOD - UNIT CORRIDOR WALL / UNIT SEPARATION WALL

TAG	THK.	FIRE RATING	TEST NO.	STC RATING	FRAMING SIZE	FRAMING SPACING	GYP SIDE 1 TYPE	GYP SIDE 1 THK	GYP SIDE 2 TYPE	GYP SIDE 2 THK	REMARK
1A	5 1/4"	1 HR	UL U305	52	2x4	16" U.N.O.	"X"	5/8"	"X"	5/8"	①
1B	5 1/4"	1/2 HR	UL U407	52	2x4	16" U.N.O.	"X"	5/8"	"X"	5/8"	①
1C	5 11/16"	1 HR	UL U305	52	2x4	16" U.N.O.	"X"	5/8"	"X"	5/8"	① SHEAR WALL



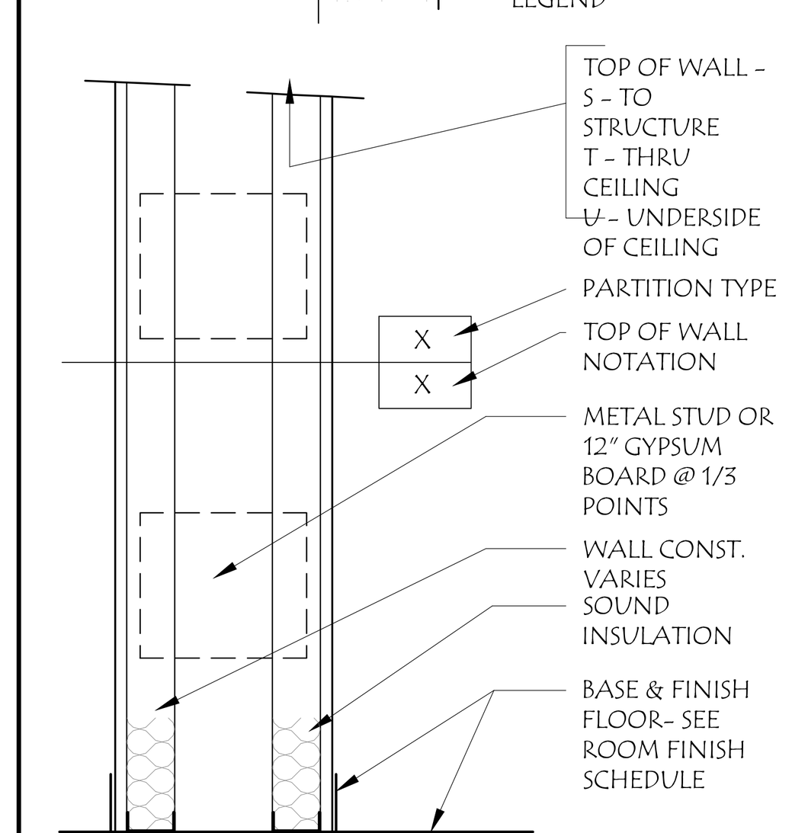
WOOD - INTERIOR UNIT WALLS

TAG	THK.	FIRE RATING	TEST NO.	STC RATING	FRAMING SIZE	FRAMING SPACING	GYP SIDE 1 TYPE	GYP SIDE 1 THK	GYP SIDE 2 TYPE	GYP SIDE 2 THK	REMARK
1E	4 3/4"	1 HR	UL U305	NOT REQ'D	2x4	16" U.N.O.	"X"	5/8"	"X"	5/8"	①
1E.1	6 3/4"	1 HR	UL U305	NOT REQ'D	2x6	16" U.N.O.	"X"	5/8"	"X"	5/8"	① SOUNDBATT
1E.2	5 3/16"	1 HR	UL U305	NOT REQ'D	2x4	16" U.N.O.	"X"	5/8"	"X"	5/8"	① SHEAR PANEL
1F	4 3/4"	1 HR	UL U305	39	2x4	16" U.N.O.	"X"	5/8"	"X"	5/8"	① SOUNDBATT
1F.2	4 3/4"	1 HR	UL U305	39	2x4	16" U.N.O.	-	-	"X"	5/8"	① SOUNDBATT
1G	4 3/4"	1/2 HR	UL U407	NOT REQ'D	2x4	16" U.N.O.	"X"	5/8"	"X"	5/8"	①
1G.2	4 3/4"	1/2 HR	UL U407	NOT REQ'D	2x4	16" U.N.O.	-	-	"X"	5/8"	①
1H	4 3/4"	1/2 HR	UL U407	39	2x4	16" U.N.O.	"X"	5/8"	"X"	5/8"	① SOUNDBATT
1H.1	6 3/4"	1/2 HR	UL U407	39	2x6	16" U.N.O.	"X"	5/8"	"X"	5/8"	① SOUNDBATT
1H.2	6 3/4"	1 HR	UL U407	50	2x6	16" U.N.O.	"X"	5/8"	"X"	5/8"	① SOUNDBATT
1J	4 3/4"	-	-	-	2x4	16" U.N.O.	-	5/8"	-	5/8"	①
1J.1	5 3/16"	-	-	-	2x4	16" U.N.O.	-	5/8"	-	5/8"	① SHEAR PANEL
1J.2	4 3/4"	-	-	-	2x4	16" U.N.O.	"X"	5/8"	-	-	①
1K	4 3/4"	-	-	39	2x4	16" U.N.O.	-	5/8"	-	5/8"	①
1K.1	6 3/4"	-	-	39	2x6	16" U.N.O.	-	5/8"	-	5/8"	① SOUNDBATT
1L	6 3/4"	1 HR	UL U305	-	2x4	16" U.N.O.	"X"	5/8"	"X"	5/8"	①④
1L.1	4 3/4"	1 HR	UL U305	-	2x4	16" U.N.O.	"X"	5/8"			①④
1L.2	4 3/4"	1 HR	UL U305	-	2x4	16" U.N.O.	"X"	5/8"	"X"	5/8"	①④
1M	4 3/4"	1 HR	UL U305	39	2x4	16" U.N.O.	"X"	5/8"	"X"	5/8"	①④ SOUNDBATT

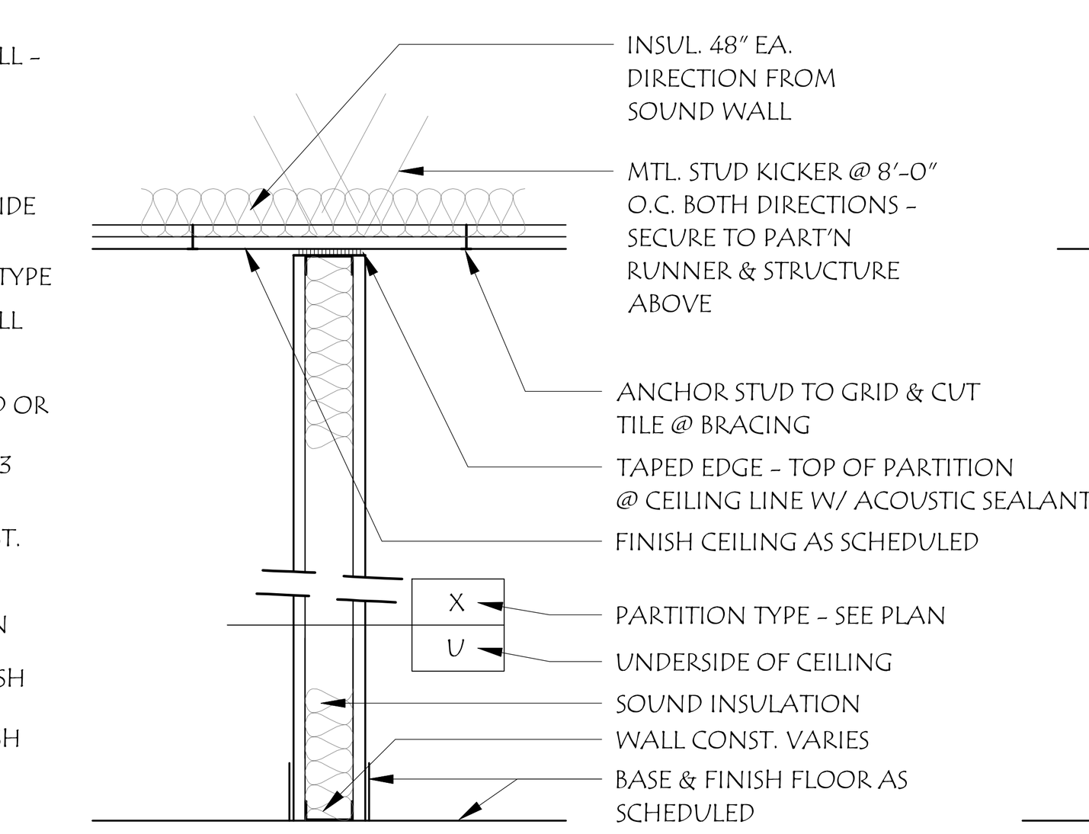


TYP. PARTITION KEY

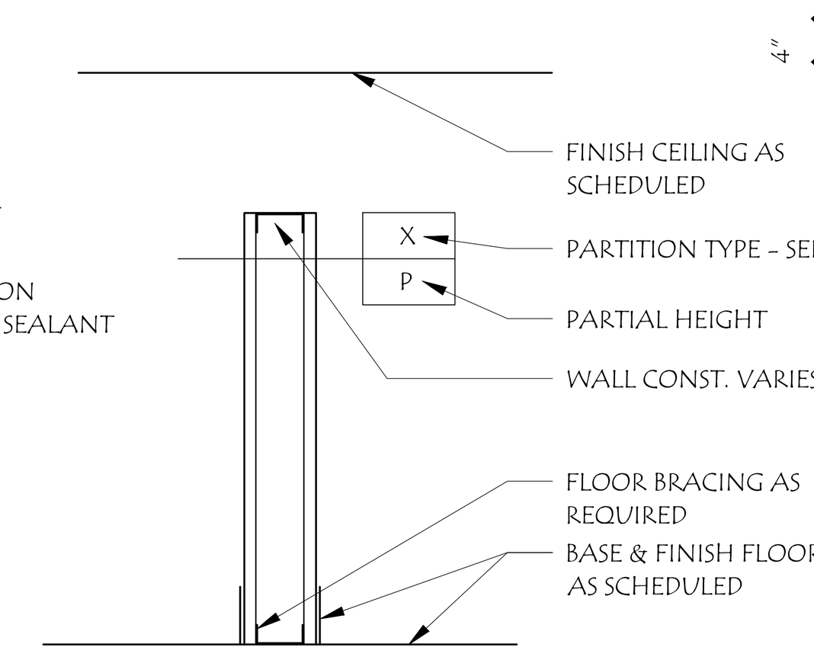
PARTITION HEIGHT LEGEND (SYMBOLS FOR EACH HEIGHT OPTION REFERENCED ON PLANS)



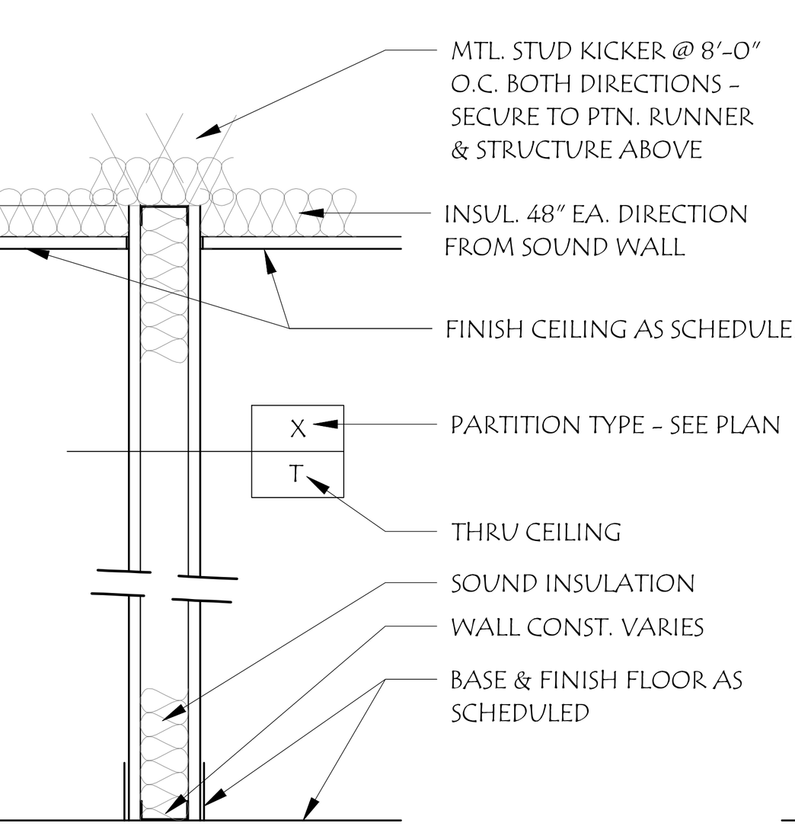
CHASE WALL PARTITION
NO SCALE



U UNDERSIDE OF CEILING
NO SCALE



P PARTIAL HEIGHT PARTITION
NO SCALE



T PARTITION THRU CEILING
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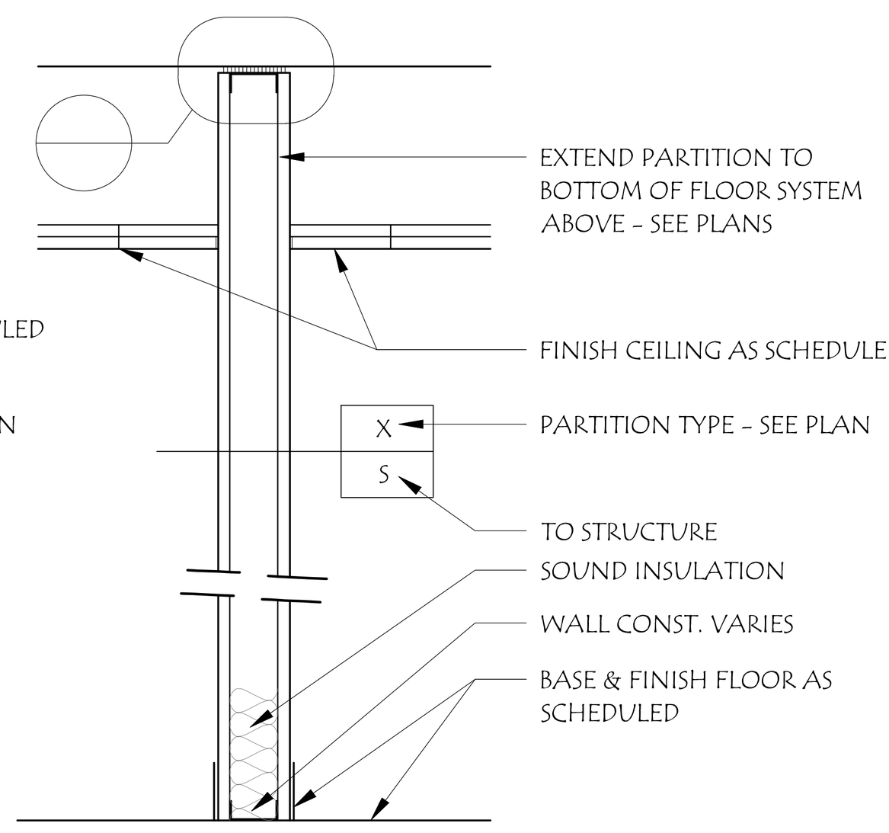

S PARTITION TO STRUCTURE
NO SCALE

PARTITION NOTES

GENERAL NOTES

FRAMING

A. ALL LOAD-BEARING PARTITIONS SHALL BE CONSTRUCTED PER STRUCTURAL DRAWINGS AND SPECIFICATIONS.
B. ALL NON-BEARING PARTITIONS SHALL BE CONSTRUCTED TO LIMIT DEFLECTION PER LATEST PUBLISHED BUILDING CODE RESTRICTIONS AND MANUFACTURER'S DATA - WHICHEVER IS GREATER. CHASE WALL SHALL RESIST EXPECTED LOADS PARTICULAR TO SHAFT.
C. PROVIDE DOUBLE FRAMING AT JAMBS OF FRAMES AND CASED OPENINGS.
D. ISOLATE NON-BEARING FRAMING FROM STRUCTURAL ELEMENTS WITH SLIP CONNECTIONS, ETC. TO PREVENT TRANSFER OF LOADS TO PARTITION FRAMING.
E. CONTROL JOINTS (C.J.) TO BE INSTALLED BY GYP. BD. CONTRACTOR ;INSTALLED AT MAXIMUM 30'-0" O.C. AND AT MAJOR INTERRUPTIONS AT THE WALL SUCH AS DOORS, WINDOWS AND EQUIPMENT. SEE ELEVATIONS FOR ADDITIONAL LOCATIONS. VERIFY LOCATIONS WITH ARCHITECT PRIOR TO INSTALLATION.
F. CROSS-BRACING AT ALL CHASE WALL FRAMING TO BE OF 12" HIGH 1/2" GYPSUM BOARD OR MINIMUM 2x4 WOOD STUDS - SEE STANDARD DETAIL.
G. PROVIDE BLOCKING FOR ALL WALL MOUNTED ARCHITECTURAL WOODWORK, FINISH CARPENTRY, TOILET PARTITIONS AND ACCESSORIES, RAILINGS, SHELVING AND SIMILAR MOUNTED ITEMS. VERIFY MOUNTING HEIGHTS WITH ARCHITECT AND/OR OWNER.
H. FRAMING SHALL COORDINATE WITH REQUIRED MECHANICAL, ELECTRICAL AND OTHER WORK.
I. ALL FIRE-RATED PARTITIONS WHICH PENETRATE THROUGH CEILING PLANE (i.e. "T" THROUGH CEILING OR "S" TO STRUCTURE P-TYPES) TO HAVE APPROVED FIRE-STOPPING MATERIALS INSTALLED IN THE STUD CAVITY ALIGNING WITH THE CEILING PLANE.

GYPSUM BOARD

A. GYPSUM BOARD SHALL BE INSTALLED IN ACCORDANCE WITH ASTM C 840.
B. ALL CORNERS AND EXPOSED EDGES OF GYPSUM BOARD SHALL BE FINISHED WITH TAPED-IN METAL TRIM ACCESSORIES. EXPOSED TRIM SHALL BE USED WHEN SHOWN ON DRAWINGS.
C. ALL GYPSUM BOARD TO 5/8" THICK. PROVIDE TYPE "X" BOARD AT RATED PARTITIONS AND MOISTURE RESISTANT (GREEN BOARD) GYPSUM BOARD BEHIND WET WALLS AND SHOWER AREAS.

PARTITION REMARKS

① SEE STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION INCLUDING BEARING WALL LOCATIONS, SHEAR WALL LOCATIONS REQUIRING WOOD SHEATHING, WOOD STUD REQUIREMENTS AND WOOD STUD SPACING.
② "FIRE RESISTIVE" MATERIALS SHOWN FOR U.L. RATING ARE REQUIRED AT LOAD BEARING WALLS NEAR FIRE WALLS AS SHOWN ON PLAN.
③ SEE STRUCTURAL DRAWINGS FOR WALL REINFORCING.
④ SMOKE PARTITION

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BID / PERMIT / CONST. 05/23/19

PROJECT NUMBER:
18036.00

PARTITION TYPES

A9.10

5/24/2019 2:37 PM

GENERAL NOTES

1. THE STRUCTURAL DOCUMENT (DRAWINGS & SPECIFICATIONS) - MUST NOT BE USED WITHOUT THE CONSTRUCTION DOCUMENT OF OTHER DISCIPLINES. COORDINATION BETWEEN STRUCTURAL DOCUMENT AND OTHER DISCIPLINE'S DOCUMENT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND THE SUBCONTRACTOR RESPONSIBLE FOR THE WORK.

2. EXISTING CONDITIONS SHOWN ON THE STRUCTURAL DOCUMENT ARE CONCEPTUAL & MUST BE VERIFIED IN THE FIELD BY GENERAL CONTRACTOR PRIOR TO DETAILING, FABRICATION, & CONSTRUCTION OF RELATED WORK.

3. ALL ITEMS REQUIRED BY OTHER DISCIPLINE'S WORK & IMPACTING THE STRUCTURAL WORK SUCH AS CASTING OF ANCHORS, SLEEVES, CONDUITS, OPENINGS, SUPPORTS FOR & BRACING FOR NON-STRUCTURAL COMPONENT SHALL BE IDENTIFIED BY SUBCONTRACTORS RESPONSIBLE FOR SUCH WORK & SUBMITTED WITH DETAILS FOR STRUCTURAL ENGINEER'S APPROVAL.

4. THE SEOR IS NOT RESPONSIBLE FOR MEANS, METHODS, AND SEQUENCE OF WORK. ALL TEMPORARY BRACING, SHORING, COMPLIANCE WITH OSHA REGULATIONS & SOILS REPORT AND GENERAL STABILITY OF INDIVIDUAL STRUCTURAL COMPONENT DURING CONSTRUCTION IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.

5. WHERE SPECIFIC DETAILS ARE NOT IDENTIFIED ON THE STRUCTURAL PLANS, REFER TO TYPICAL DETAILS AND UTILIZE INDUSTRY STANDARD PRACTICE AS IDENTIFIED IN SPECIFIED CODES, REGULATIONS, AND STANDARDS.

DESIGN CRITERIA

BUILDING CODE: IBC 2009

LIVE LOADS

ROOF 0 TO 200 S.F.: 20 PSF
200 TO 600 S.F.: 24-0.02 AREA BUT NOT LESS THAN 12 PSF
OVER 600 S.F.: 12 PSF

FLOOR 40 PSF
PARTITIONS 15 PSF

DEAD LOADS

ROOF 15 PSF

ROOF SNOW LOADS

DESIGN ROOF SNOW LOAD	20 PSF
FLAT ROOF SNOW LOAD, Pf	20 PSF
SNOW EXPOSURE FACTOR, Ce	1.00
IMPORTANCE FACTOR, i	1.00
THERMAL FACTOR, Ct	1.00
GROUND SNOW LOAD, Pg	20 PSF
RAIN ON SNOW SURCHARGE	0 PSF
SLOPED ROOF FACTOR, Cs	1.00

WIND DESIGN DATA

BASIC WIND SPEED	115 MPH
MEAN ROOF HT (h)	34 FEET
BUILDING CATEGORY	II
IMPORTANCE FACTOR	1.00
EXPOSURE CATEGORY	C
ENCLOSURE CLASSIF.	ENCLOSED BUILDING
INTERNAL PRESSURE COEF.	+/- 0.18
DIRECTIONALITY (Kd)	0.85

EARTHQUAKE DESIGN DATA

OCCUPANCY CATEGORY	II
IMPORTANCE FACTOR, I	1.00
MAPPED SPECTRAL RESPONSE, Ss	.54
ACCELERATIONS, S1	.18
SITE CLASS	D
SPECTRAL RESPONSE COEF., Sds	0.505
Sd1	0.230
SEISMIC DESIGN CATEGORY	D
BASIC STRUCTURAL SYSTEM	BEARING WALL
SEISMIC RESISTING SYSTEM	LIGHT FRAME WALLS w/SHEAR PANELS WOOD STRUCTURAL PANELS
DESIGN BASE SHEAR, V	0.078W
SEISMIC RESPONSE COEF., Cs	0.078
RESPONSE MODIFICATION FACTOR, R	6.5
ANALYSIS PROCEDURE	EQUIVALENT LATERAL-FORCE ANALYSIS

CONCRETE

1. DETAILING, FABRICATION AND REINFORCING STEEL -- PER LATEST CRSI MANUAL OF STANDARD PRACTICE.
2. REINFORCING STEEL -- ASTM A615, GRADE 60.
3. MINIMUM 28 DAY CONCRETE STRENGTH -- 4000 PSI, UNLESS NOTED OTHERWISE.
4. LAP FOR CONTINUOUS REINFORCING BARS -- 60 DIAMETERS, BUT NOT LESS THAN 2'-0" LAP BOTTOM REINFORCING AT SUPPORT.
5. MINIMUM CONCRETE COVER FOR REINFORCING BARS:
   SLABS (EXCEPT SLABS ON GRADE) . . . 1"
   BEAMS AND COLUMNS . . . . 1 1/2" TO TIES OR STIRRUPS
   WALLS . . . . 1 1/2" EXTERIOR FACE, 1" INTERIOR FACE
   CONCRETE CAST AGAINST EARTH . . . . . 3"
6. BLOCKING, SLEEVES, BOLTS, AND ANCHORS REQUIRED TO BE SET IN CONCRETE OR TO BE ATTACHED TO STEEL -- PER ARCHITECTURAL AND MECHANICAL DRAWINGS.

FOUNDATION

1. SOIL BEARING PRESSURE --- 1500 PSF (ASSUMED - VERIFY IN FIELD)

SITEWORK

1. BACKFILL SHALL BE FREE OF DEBRIS AND LARGE ROCKS.

2. SLOPE GRADE AWAY FROM BUILDING AT 1 INCH PER FOOT MINIMUM FOR A DISTANCE OF 8'-0" MINIMUM OR TO SWALE. ADDITIONAL VERTICAL UNITS MAY BE REQUIRED TO ACCOUNT FOR SETTLEMENT OF BACKFILL AT THE IMMEDIATE PERIMETER OF THE FOUNDATION.

3. PROVIDE CONCRETE SPLASH BLOCKS AT ALL DOWNSPOUTS. DOWNSPOUTS DISCHARGE SHALL BE DIRECTED AWAY FROM THE FOUNDATION.

4. FINISHED GRADES AT BUILDING TO BE A MINIMUM OF 8" BELOW TOP OF FOUNDATION FOR WOOD FRAME WALLS AND 6" MINIMUM BELOW FOR FULL MASONRY WALLS.

5. SILTATION AND EROSION CONTROL MEASURES MUST BE PROVIDED TO PREVENT SILTATION/EROSION FROM LEAVING THE CONSTRUCTION SITE.

WOOD FRAMING (ROUGH CARPENTRY, WOOD RPODUCTS AND WOOD TRUSSES)

A. DESIGN CODES:
   1. NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION (NDS), LATEST ADOPTION.
   2. INSTALL ROUGH CARPENTRY WORK TO COMPLY WITH AMERICAN INSTITUTE OF TIMBER CONSTRUCTION (AITC) TIMBER CONSTRUCTION (TC) MANUAL, LATEST ADOPTION AND RECOMMENDATIONS OF THE PRODUCT MAUFACTURER.
B. MATERIAL STRENGTHS:
   1. ALL WOOD STICK FRAMING SHALL BE SOUTHERN YELLOW PINE, NO. 1 GRADE (GRADED UNDER WWPA RULES) OR BETTER.
   2. LUMBER FOR MISCELLANEOUS USES MAY BE "STANDARD" GRADE LIGHT-FRAMING-SIZE LUMBER OF ANY SPECIES FOR SUPPORT OF OTHER CONSTRUCTION INCLUDING ROOFTOP EQUIPMENT AND SUPPORT BASES, CANT STRIPS, BUCKS, NAILERS, BLOCKING, FURRING, GROUND, STRIPPING AND SIMILAR MEMBERS.
   3. ULTRA LAM COLUMNS AS MANUFACTURED BY VALLEY LUMBER CO. INC.
   4. FASTENERS:
      a. NAILS, WIRE BRADS AND STAPLES: ASTM F547
      b. POWER DRIVEN FASTENERS: NATIONAL EVALUATION REPORT NER-272
      c. WOOD SCREWS: ANSI B18.6.1
      d. LAG BOLTS: ANSI B18.2.1
      e. BOLTS: ASTM A307, GRADE A OR ASTM A36
C. WOOD TRUSS MEMBERS:
   1. TRUSSES SHOWN ON PLANS ARE FOR CONFIGURATION ONLY. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS WITH MISSOURI PROFESSIONAL ENGINEERS SEAL SHOWING ACTUAL MEMBER STRESSES AND JOINT PLATE SIZES CONFORMING TO LOADING FIGURES CONSTRUCTED BY THE TRUSS SUPPLIER. TRUSS LAYOUT/PLAN DRAWINGS SHALL BE SUBMITTED.
   2. ALL WOOD TRUSS TO WOOD TRUSS (OR WOOD GIRDER TRUSS) CONNECTIONS SHALL BE BY WOOD TRUSS SUPPLIER. SHOP DRAWINGS SHALL BE SUBMITTED FOR THESES CONNECTIONS, TYPICAL.
   3. TEMPORARY AND PERMANENT WOOD TRUSS BRACING/BRIDGING LOCATION AND SIZE SHALL BE DESIGNED AND INDICATED BY THE TRUSS MANUFACTURER, TYP.
   4. LIVE LOAD DEFLECTION DESIGN LIMITS SHALL NOT BE GREATER THAN THE FOLLOWING:
      a. ROOF TRUSSES, VERTICAL 1/360 TIMES PROJECTED SPAN.
      b. FLOOR TRUSSES, VERTICAL 1/480 TIMES SPAN LENGTH.
   5. PROVIDE 1/8" OF CAMBER FOR EACH 6'-0" OF TRUSS SPAN UNO.

D. NOTES:
   1. ALL BEAMS, HEADERS, LINTELS AND COLUMNS SHALL BE CONNECTED WITH APPROPRIATE METAL STANDARDS OF SIMPSON STRONG-TIE. ATTACH ANCHORS TO WOOD FRAMING IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS.
   2. MISCELLANEOUS FASTENER CONNECTIONS SHALL BE IN ACCORDANCE WITH THE NAILING SCHEDULE OF THE APPROPRIATE BUILDING CODE. WHERE ROUGH CARPENTRY IS EXPOSED TO WEATHER, IN GROUND CONTACT, OR IN AREAS OF HIGH RELATIVE HUMIDITY, PROVIDE HOT-DIP-ZINC COATED FASTENERS PER ASTM A153 OR AISI TYPE 304 STAINLESS STEEL FASTENERS.
   3. ALL MULTIPLE-PLY MICROLAM MEMBERS SHALL BE INTERCONNECTED PER MANUFACTURER INSTRUCTIONS FOR SIDE-LOADED BEAMS.
   4. PRESERVATIVE PRESSURE TREAT LUMBER AND PLYWOOD WITH WATER-BORNE PRESERVATIVES TO COMPLY WITH AWPA C2 AND C9 RESPECTIVELY, AND WITH REQUIREMENTS INDICATED BELOW.
      a. PRESSURE TREAT ABOVE-GROUND ITEMS WITH WATER-BORNE PRESERVATIVE TO A MINIMUM RETENTION OF 0.25 PCF, FOR INTERIOR USES, AFTER TREATMENT, KILN-DRY LUMBER AND PLYWOOD TO A MAXIMUM MOISTURE CONTENT, RESPECTIVELY, OF 18 PERCENT AND 15 PERCENT, TREAT INDICATED ITEMS AND THE FOLLOWING:
         1. WOOD CANTS, NAILERS, CURBS, EQUIPMENT, SUPPORT BASES, BLOCKING STRIPPING AND SIMILAR MEMBERS IN CONNECTION WITH ROOFING, FLASHING, VAPOR BARRIERS AND WATERPROOFING.
         2. WOOD SILLS, SLEEPERS, BLOCKING, FURRING, STRIPPING AND SIMILAR CONCEALED MEMBERS IN CONTACT WITH MASINRY OR CONCRETE.
      b. COMPLETE FABRICATION OF TREATED ITEMS PRIOR TO TREATMENT, WHERE POSSIBLE. IF CUT AFTER TREATMENT, COAT CUT SURFACES TO COMPLY WITH AWPA M4. INSPECT EACH PIECE OF LUMBER OR PLYWOOD AFTER FRYING AND DISCARD DAMAGED OR DEFECTIVE PIECES.

CONCRETE:

1. CONCRETE SHALL CONFORM WITH THE REQUIREMENTS SET FORTH IN A.C.I. 301 AND SHALL HAVE A 28-DAY COMPRESSIVE STRENGTH AND DENSITY, IN ACCORDANCE WITH THE FOLLOWING:

INTENDED USE	28-DAY STRENGTH Fc (KSI)	CONCRETE DENSITY	MAX. W/C (INCLUDING FLY ASH)	MIN. CEMENT MATL. (#/CY INCLUDING FLY ASH)	MAXIMUM AGGREGATE (IN)	SLUMP LIMITS (IN)(+0"-2")	TOTAL AIR LIMITS (%0) (B)	REQUIRED ADMIXTURES (C)
DRILLED PIERS	4	145	0.48	564	1	7	6	AE
FOOTINGS	4	145	0.48	564	1	4	-	-
GRADE BEAMS, TIE BEAMS AND BASEMENT WALLS	4	145	0.48	564	3/4	4	-	-
COLUMNS	5	145	0.48	611	3/4	4	-	-
STRUCTURAL SLABS AND BEAMS	4	145	0.48	564	3/4	4	N	-
CONCRETE EXPOSED TO DEICERS	4	145	0.40	564	3/4	4	6	AE, WR
SLABS ON METAL DECK	3.5	110	0.50	541	3/4	5	-	-
INTERIOR TOPPING SLABS	3.5	145	0.50	541	3/4	4	-	-
INTERIOR SLAB ON GRADE	4	145	0.50	564	1	4	N	-
ALL CONCRETE NOT OTHERWISE SPECIFIED	4	145	0.40	564	3/4	4	6	-

A. FOR MAXIMUM COARSE AGGREGATE SIZE INDICATED, USE THE FOLLOWING AGGREGATE SIZE NUMBERS PER A.S.T.M.
   C33: 3/8" - #8 AGGREGATE
   ¾" - #67 AGGREGATE
   1" - #57 AGGREGATE
   1 ½" - #467 AGGREGATE
B. TOTAL AIR CONTENT LIMITS INCLUDE BOTH ENTRAINED AND ENTRAPPED AIR +/- 1 ½%. "N" IN COLUMN INDICATES ADDITION OF ENTRAINED AIR NOT PERMITTED.
C. ABBREVIATIONS FOR REQUIRED ADMIXTURES AS FOLLOWS:
   AE – AIR-ENTRAINED ADMIXTURE
   WR – WATER REDUCING ADMIXTURE
D. MAXIMUM SHRINKAGE FOR SLAB ON GRADE SHALL BE LIMITED TO ¼" PER 100 FOOT.
2. REINFORCING SHALL CONFORM TO A.S.T.M. A615, GR. 60, INCLUDING TIES AND STIRRUPS. BARS REQUIRING WELDING OR FIELD BENDING SHALL BE A.S.T.M. A706, GRADE 60.
3. WELDED WIRE FABRIC SHALL CONFORM TO A.S.T.M. A185.
4. LAP SPLICES SHALL BE IN ACCORDANCE WITH THE FOLLOWING TABLE, UNLESS NOTED OTHERWISE. WHERE CLASSES ARE NOT CALLED OUT ON DRAWING, USE CLASS "B" SPLICES.
   SPLICES f'c = 4000 P.S.I., Fy = 60,000 P.S.I.

STANDARD TENSION LAP SPLICE, GRADE 60													
CLASS A, AB, LAP SPLICE LENGTH (INCHES)													
		f'c = 3,000 P.S.I.				f'c = 4,000 P.S.I.				f'c = 5,000 P.S.I			
BAR SIZE	CLASS	A		B		A		B		A		B	
	CASE	1	2	1	2	1	2	1	2	1	2	1	2
#3	.	16	16	16	16	16	16	16	16	16	16	16	16
#4	.	16	16	16	16	16	16	16	16	16	16	16	16
#5	.	16	16	16	16	16	16	16	16	16	16	16	16
#6	.	16	16	16	16	16	16	16	16	16	16	16	16
#7	.	16	16	16	16	16	16	16	16	16	16	16	16
#8	.	16	16	16	16	16	16	16	16	16	16	16	16
#9	.	16	16	16	16	16	16	16	16	16	16	16	16
#10	.	16	16	16	16	16	16	16	16	16	16	16	16
#11	.	16	16	16	16	16	16	16	16	16	16	16	16

"TOP BARS" ARE DEFINED AS ANY BAR WITH MORE THAN 12" OF CONCRETE CAST BELOW THE BAR, SEE NOTE 4 IN TABLE NOTES

COMPRESSION LAP SCHEDULE	
LAP LENGTH (INCHES)	
f'c = 3,000 P.S.I. OR GREATER	
BAR SIZE	MIN. LAP
#3	12
#4	15
#5	19
#6	22
#7	26
#8	29
#9	33
#10	37
#11	41

TABLE NOTES

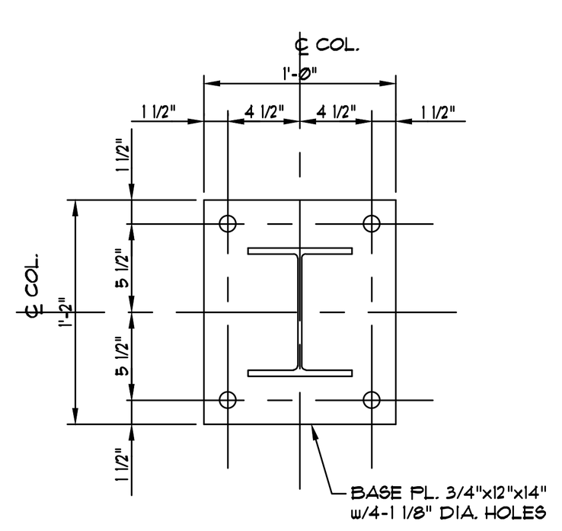
1. TABLES ARE BASED A.C.I. 318. WHERE CLEAR SPACING OF BARS BEING DEVELOPED OR SPLICED IS AT LEAST 2 BAR DIAMETERS AND THE CLEAR COVER AT LEAST 1 BAR DIAMETER, USE CASE 1. USE CASE 2 FOR OTHER BAR ARRANGEMENTS.
2. ALL SPLICES TO BE CLASS "B" TENSION SPLICE UNLESS OTHERWISE NOTED.
3. SPLICE PLAIN WIRE FABRIC BY LAPPING ONE FULL MESH SPACE PLUS 2 INCHES.
4. FOR TOP BARS, MULTIPLY LENGTHS IN TABLE BY 1.3.
5. FOR EPOXY COATED REINFORCEMENT, MULTIPLY LENGTHS IN TABLE BY 1.3 FOR TOP BARS AND 1.5 FOR COVER LESS THAN 3db OR CLEAR LESS THAN 6db, MULTIPLY LENGTHS IN TABLE BY 1.2 FOR ALL OTHER EPOXY COATED REINFORCEMENT.
6. FOR LIGHT CONCRETE, MULTIPLY LENGTHS IN TABLE BY 1.3.
7. COMPRESSION DOWEL EMBEDMENT: 22 BAR DIAMETERS.

STRUCTURAL STEEL:

1. STEEL SHALL CONFORM TO THE FOLLOWING GRADES:
   ALL WIDE FLANGE (U.N.O.), A992 GRADE 50 (FY=50)
   ALL CHANNEL, ANGLE, BASE PLATES, CONNECTION PLATES (U.N.O.), A36 (FY=36)
   STRUCTURAL PIPE: A53 (FY=35)
   STRUCTURAL HSS RECTANGULAR TUBE: A500 GRADE B (FY=46)
   STRUCTURAL HSS ROUND TUBE: A500 GRADE B (FY=42)
2. ALL STRUCTURAL STEEL SHALL BE DETAILED, FABRICATED AND ERECTED IN ACCORDANCE WITH THE A.S.C.I. CODE OF STANDARD PRACTICE (1992), EXCEPT AS MODIFIED IN THESE NOTES AND THE PROJECT SPECIFICATIONS.
3. CONNECTIONS MAY BE BOLTED OR WELDED. THE FABRICATOR IS RESPONSIBLE FOR THE DESIGN OF CONNECTIONS NOT DESIGNED ON THE DRAWINGS. GENERALLY, CONNECTIONS SHOWN ON THE STRUCTURAL DRAWINGS ARE SCHEMATIC AND ARE ONLY INTENDED TO SHOW THE RELATIONSHIP OF MEMBERS CONNECTED. ANY CONNECTION THAT IS SHOWN OR IS NOT COMPLETELY DETAILED ON THE STRUCTURAL DRAWINGS SHALL BE DESIGNED BY A PROFESSIONAL ENGINEER, REGISTERED IN THE STATE OF THE PROJECT, RETAINED BY THE FABRICATOR. COMPLETELY DETAILED MEANS THE FOLLOWING INFORMATION IS SHOWN ON THE DETAIL:
   A. ALL PLATE DIMENSIONS AND GRADES.
   B. ALL WELD SIZES, LENGTHS, PITCHES, AND RETURNS.
   C. ALL HOLE SIZES AND SPACINGS.
   D. NUMBER AND TYPES OF BOLTS: WHERE BOLTS ARE SHOWN BUT NO NUMBER IS GIVEN, THE CONNECTION HAS NOT BEEN COMPLETELY DETAILED.
   E. WHERE PARTIAL INFORMATION IS GIVEN, IT SHALL BE THE MINIMUM REQUIREMENT FOR THE CONNECTION.
   PRIOR TO FABRICATION, PROVIDE (FOR RECORD COPY) DESIGN CALCULATIONS FOR TYPICAL BEAM CONNECTIONS, ALL PRIMARY BRACING AND HANGER CONNECTIONS, SIGNED AND SEALED BY A PREOFESSIONAL ENGINEER REGISTERED IN THE STATE OF THE PROJECT SHALL BE SUBMITTED TO THE ENGINEER.

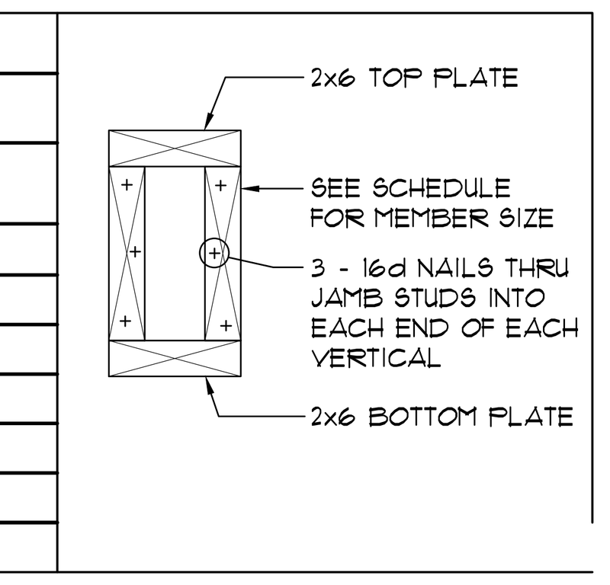
   CONNECTION DESIGN FORCES:

   A. BEAMS, GREATER OF:
      55% OF TOTAL ALLOWABLE UNIFORM LOAD CAPACITY FROM A.I.S.C. 9TH EDITION TABLES FOR ALLOWABLE LOADS ON BEAMS, Wc/L.
      REACTIONS SHOWN ON DRAWINGS.
      10 KIPS.
   B. MOMENT CONNECTIONS INDICATED ON THE DRAWINGS THUS: {-< }-{ >-} DEISGN FOR MOMENT SHOWN OR, IF NOT SHOWN, DEVELOP MOMENT CAPACITY OF MEMBER WITH fb=0.66 FY.
   C. MAINTAIN TENSION INDICATED OF COLUMNS, DIAGONALS AND MEMBERS SUBJECT TO TENSION AT BOLT HOLES, NOTCHES, OR COPES.
   D. CONNECTION FORCE NOTATION:
      P = AXIAL FORCE IN KIPS: (+) TENSION, (-) COMPRESSION
      V OR [ ] = SHEAR IN KIPS
      M = MOMENT IN FOOT KIPS
      T = TORSION IN FOOT KIPS
   E. LOADS SHOWN INCLUDE COMPENSATION FOR CODE PERMITTED LOAD REDUCTIONS FOR CONNECTION DESIGN.
5. THE MINIMUM PLATE THICKNESS SHALL BE 3/8".
6. BOLTED CONNECTIONS:
   A. MINIMUM BOLT DIAMETER = ¾"
   B. SLIP CRITICAL CONNECTIONS OF A3255C OR A490SC BOLTS SHALL BE USED FOR ALL BOLTED CONNECTIONS OF BRACING MEMBERS, MOMENT CONNECTIONS, CANTILEVERS, AND AS SHOWN ON THE DRAWINGS. OVERSIZED AND LONG-SLOTTED HOLES ARE ALLOWED FOR SLIP CRITICAL CONNECTIONS.
   C. ALL OTHER BOLTED CONNECTIONS SHALL BE BEARING TYPE USING A325N OR A490N BOLTS. OVERSIZED HOLES AND LONG-SLOTTED HOLES ARE NOT ALLOWED UNLESS SHOWN ON THE DRAWINGS.
   D. A307 BOLTS MAY BE USED WHERE INDICATED ON THE DRAWINGS.
   E. PROTRUDING BOLT HEADS, SHAFTS OR NUTS SHALL NOT EXTEND INTO NOR PROHIBIT THE APPLICATION OF ARCHITECTURAL FINISHED AND THEY SHALL NOT EXTEND INTO NOT PROHIBIT THE PLACEMENT OF STEEL DECKING TO THE CORRECT LINE AND ELEVATION.
   F. THE FABRICATOR IS RESPONSIBLE FOR VERFYING THE TENSION CAPACITY OF AXIALLY LOADED MEMBERS AFTER A SECTION IS REDUCED FOR BOLT HEADS. MEMBER SIZE MAY BE INCREASED OR CONNECTION PLATES ADDED AS REQUIRED.
   G. SHOP DRAWINGS SHALL INDICATE THE TYPE OF BOLT USED IN EACH CONNECTION AND THE ALLOWABLE VALUES USED FOR THE VARIOUS BOLT TYPES.
7. WELDED CONNECTIONS:
   A. WELDS ARE CONTINUOUS UNLESS NOTED.
   B. ALL FILLET WELDS: A.I.S.C. MINIMUM BUT NOT LESS THAN 1.4" UNLESS NOTED OTHERWISE.
   C. ALL WELDING SHALL BE IN ACCORDANCE WITH THE CURRENT "STRUCTURAL WELDING CODE" (A.W.S. DI.1) PUBLISHED BY THE AMERICAN WELDING SOCIETY. ELECTRODES FOR WELDING SHALL COMPLY WITH THE REQUIREMENTS OF TABLE 4.1.1 OF (A.W.S. DI.1).
   D. ALL GROOVE WELDS SHALL BE COMPLETE PENETRATION UNLESS NOTED OTHERWISE.
8. SPLICING OF STEEL MEMBERS, UNLESS SHOWN ON THE DRAWINGS, IS PROHIBITED WITHOUT WRITTEN APPROVAL OF THE ARCHITECT.
9. NO CHANGES IN SIZE OR POSITION OF THE STRUCTURAL ELEMENTS SHALL BE ADE AND HOLES, SLOTS, CUTS, ETC., ARE NOT PERMITTED THROUGH ANY MEMBER UNLESS THEY ARE DETAILED ON THE APPROVED SHOP DRAWINGS.
10. NO FINAL BOLTING OR WELDING SHALL BE MADE UNTIL AS MUCH OF THE STRUCTURE AS WILL BE STIFFENED THEREBY HAS BEEN PROPERLY ALIGNED.
11. UNLESS NOTED OTHERWISE, BEAMS SHALL BEAR 8" MINIMUM ON CONCRETE OR MASONRY. ANCHOR BEAMS TO MASONRY OR CONCRETE WITH 2-3/4" DIA. ANCHOR BOLTS OR WELDED TO EMBED PLATE.
12. FABRICATE ALL BEAMS WITH THE MILL CAMBER UP.
13. SHEAR STUDS: CONFORM TO A.W.S. DI-1-98, SHOP WELD EXCEPT WHERE APPLIED THROUGH METAL DECK.
14. HEADED STUDS SHALL CONFORM TO A.W.S. DI-1-98, SHOP WELD EXCEPT WHERE APPLIED THROUGH METAL DECK. HEADED STUDS SHALL CONFORM TO A.S.T.M. A108, GRADE 1015, WELDABLE (Fy = 65 K.S.I.).
15. WHERE FIREPROOFING IS REQUIRED, ADJUST FIREPROOFING THICKNESS BASED ON MEMER SIZES. SEE ARCHITECTURAL DRAWINGS FOR FIREPROOFING REQUIREMENTS AND THICKNESS.
16. THE FABRICATOR IS RESPONSIBLE FOR THE DESIGN AND DETAILING OF STEEL STAIRS. STAIRS SHOWN ON THE STRUCTURAL DRAWINGS ARE SCHMETIS AND ARE ONLY INTENDED TO SHOW THE RELATIONSHIP OF MEMBERS CONNECTED. STAIRS SHALL BE DESIGNED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF THE PROJECT, RETAINED BY THE FABRICATOR.



TYP. BASE PLATE DETAIL U.N.
1"=1'-0" S3.0

WOOD HEADER SCHEDULE					
			SUPPORT FRAMING		
MARK	LENGTH	HEADER	JACK STUDS	KING STUDS	REMARKS
H1	SEE ARCH	2-2x8	1	1	
H2	SEE ARCH	2-2x10	1	2	
H3	SEE ARCH	2-1 3/4x9 1/4	1	2	LVL E=2.0
H4	SEE ARCH	2-1 3/4x14	2	3	LVL E=2.0
H5	SEE ARCH	2-2x12	1	2	
H6	SEE ARCH	2-2x10	1	2	
H7	SEE ARCH	2-2x12	2	2	

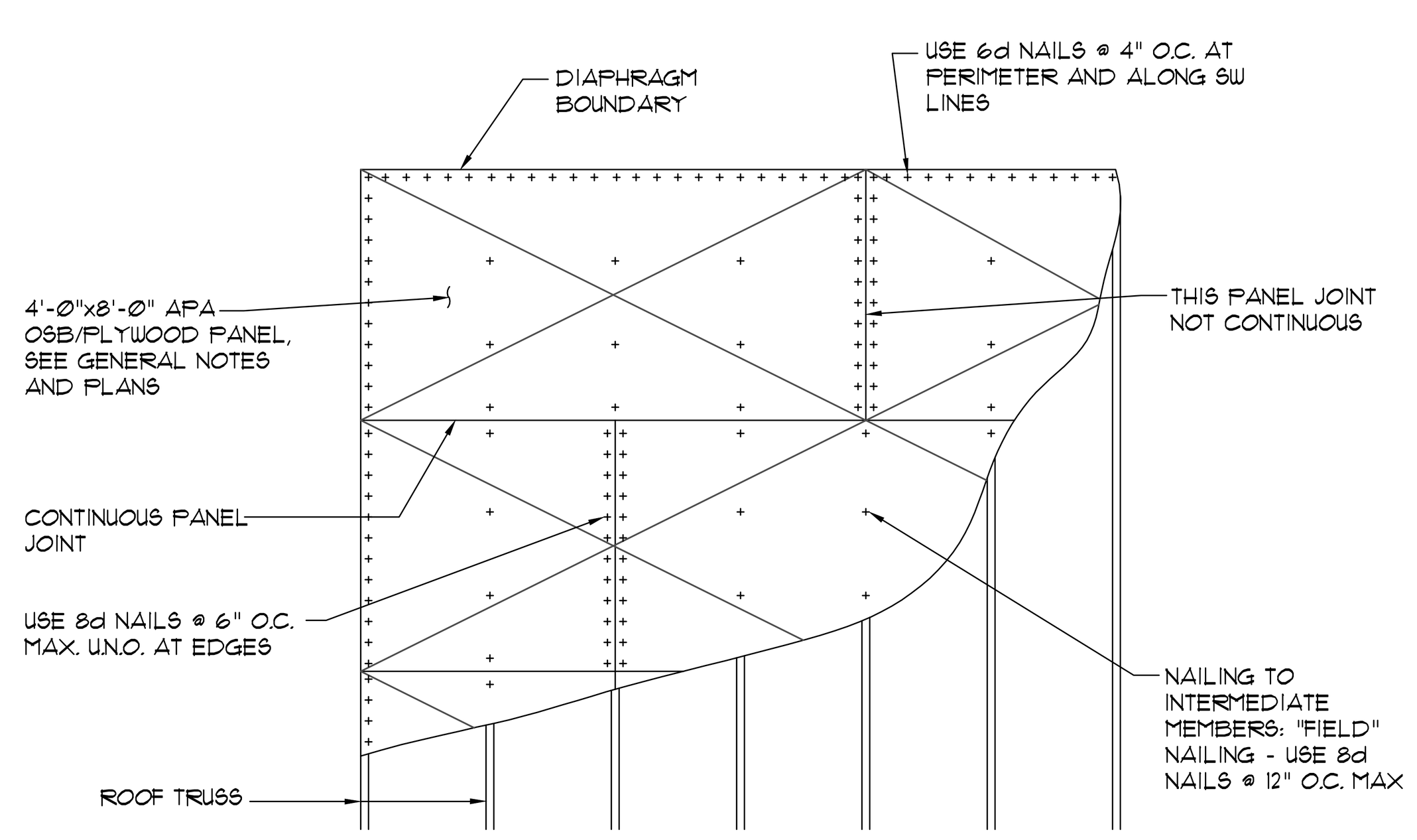


WOOD COLUMN SCHEDULE		
MARK	COL. SIZE	REMARKS
C1	4 - 2x6	
C2	2 - 2x6	
C3	3 - 2x6	
C4	6x6	SIMPSON POST BASE

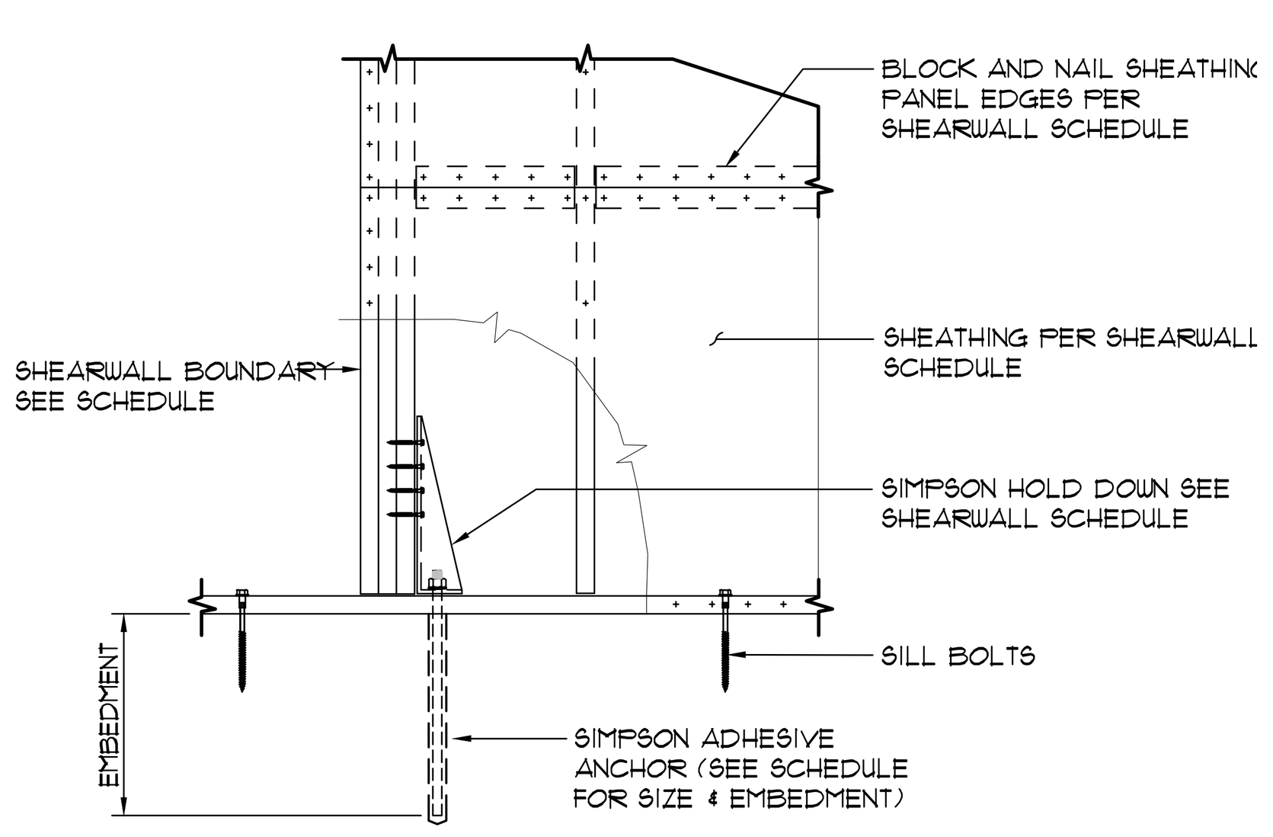
STUD WALL SCHEDULE		
LOAD BEARING WALLS		
HEIGHT	SIZE	SPECIES
9'-1 1/8"	2x6	SPF #1/#2
9'-1 1/8"	2x6	SYP #2

SHEAR WALL SCHEDULE								
SHEAR WALL #	SHEATHING	FASTENER	SPACING	SILL BOLT	HOLDDOWN	ANCHOR ROD SIZE	MINIMUM EMBEDMENT	REMARKS
SW-1	1" ZIP	#8	3	3/8" @ 32"oc	HDU4	5/8" DIA.	12"	
SW-2	7/16	#8	3	1/2" @ 24"oc	HDU8	7/8" DIA.	12"	
SW-3	7/16	#8	3	1/2" @ 24"oc	HDU8	7/8" DIA.	12"	
SW-4	3/4	#16	3	1/2" @ 12"oc	HDU11	1" DIA.	12"	

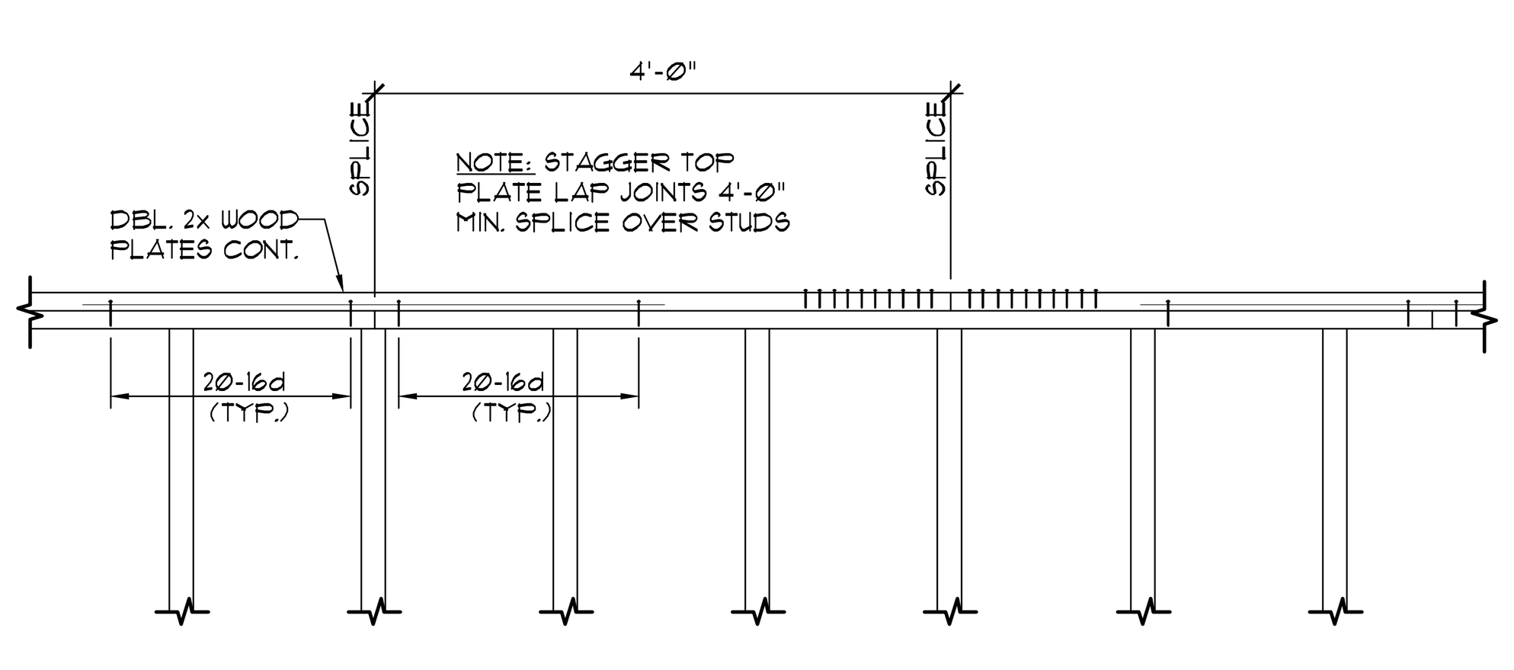
NOTES:
1. EPOXY: SIMPSON SET-XP OR APPROVED EQUAL.
2. TITEN SILL BOLTS: 3/8" DIA. x 3", 1/2" DIA. x 4".
3. ALL SHEATHING SHALL BE 7/16 APA RATED SHEATHING.



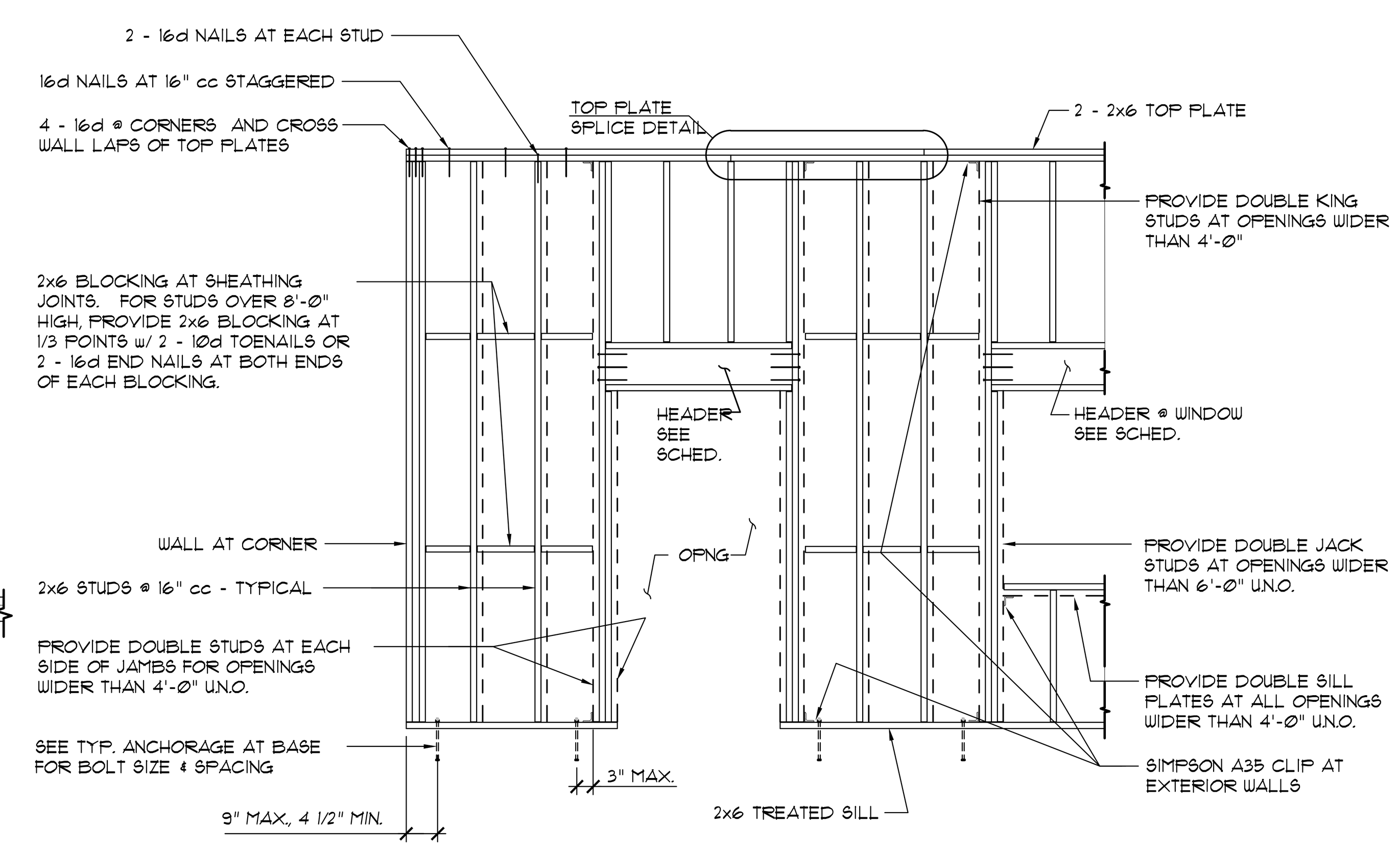
TYPICAL ROOF NAILING PATTERN



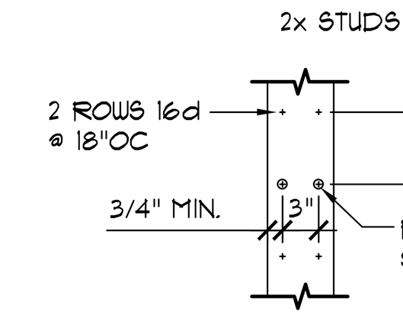
TYPICAL HOLDOWN



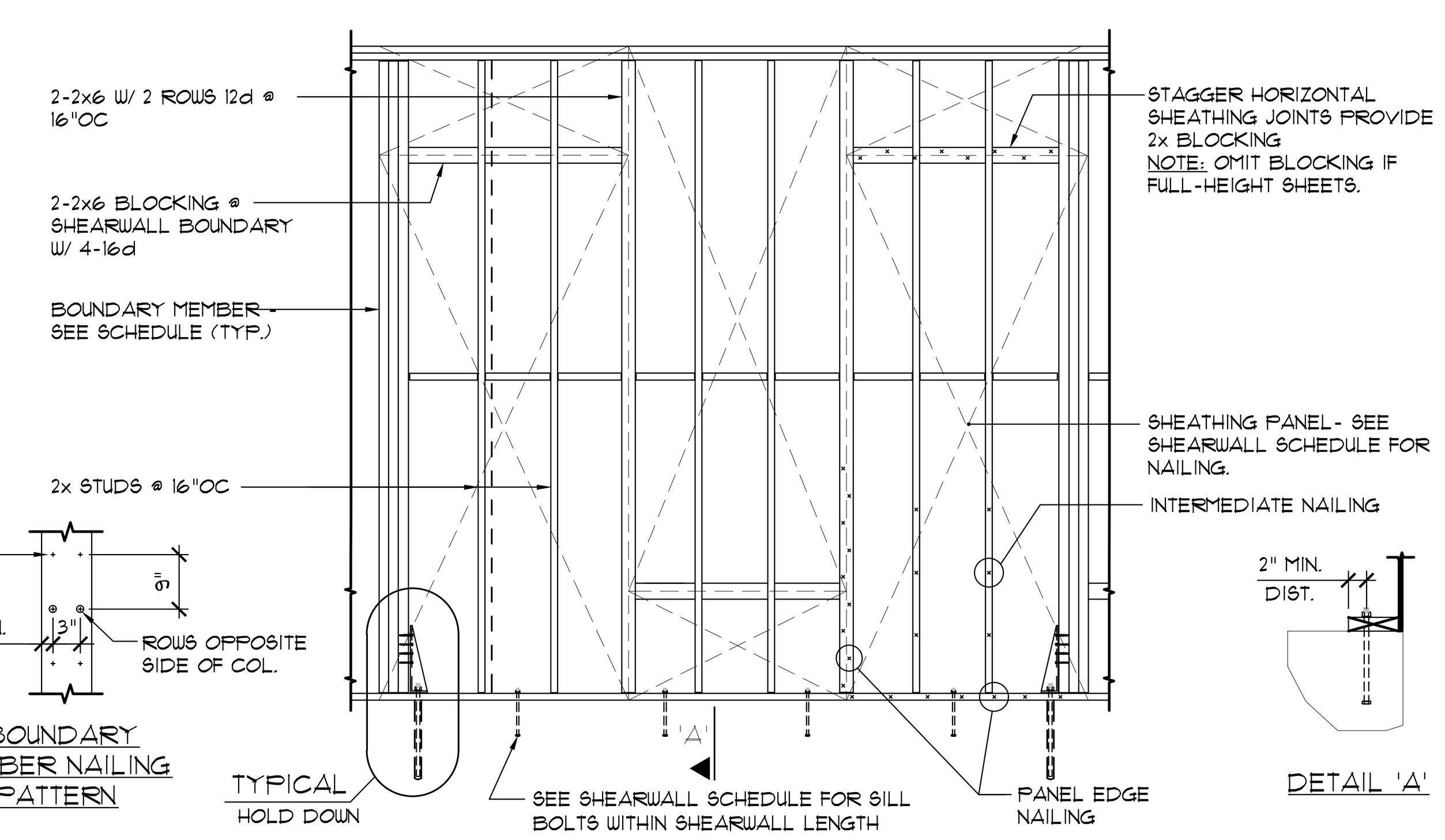
TYPICAL BEARING WALL TOP PLATE SPLICE



TYPICAL WALL FRAMING
SEE GENERAL NOTES FOR WOOD FRAMING ON SHEET S1.0.



BOUNDARY MEMBER NAILING PATTERN



TYPICAL PLYWOOD SHEARWALL

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18036.00

GENERAL NOTES AND STANDARD DETAILS

S1.0

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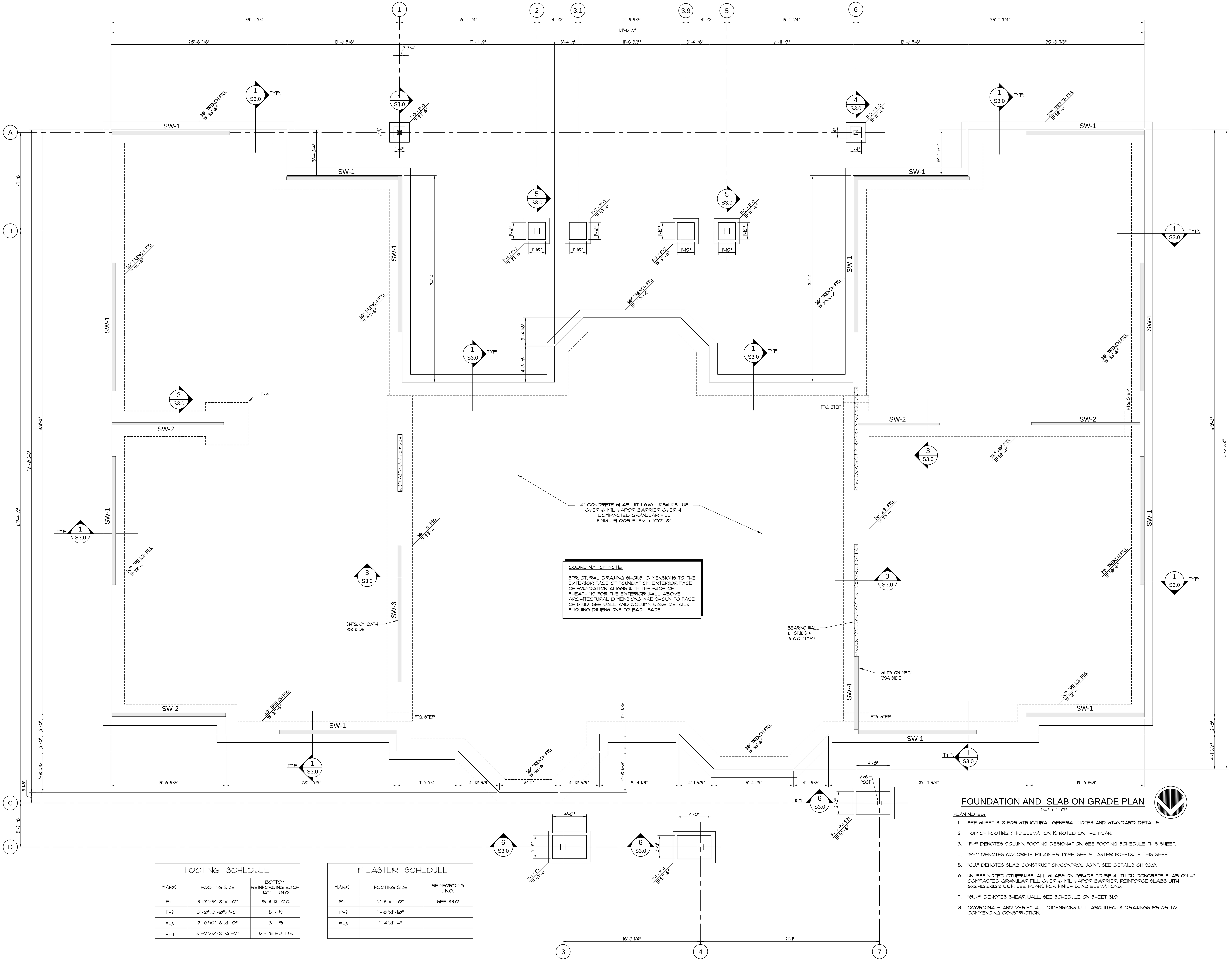

COORDINATION NOTE:

STRUCTURAL DRAWING SHOWS DIMENSIONS TO THE EXTERIOR FACE OF FOUNDATION. EXTERIOR FACE OF FOUNDATION ALIGNS WITH THE FACE OF SHEATHING FOR THE EXTERIOR WALL ABOVE. ARCHITECTURAL DIMENSIONS ARE SHOWN TO FACE OF STUD. SEE WALL AND COLUMN BASE DETAILS SHOWING DIMENSIONS TO EACH FACE.

FOOTING SCHEDULE

MARK	FOOTING SIZE	BOTTOM REINFORCING EACH WAY - U.N.O.
F-1	3'-9"x5'-0"x1'-0"	#5 @ 12" O.C.
F-2	3'-0"x3'-0"x1'-0"	5 - #5
F-3	2'-6"x2'-6"x1'-0"	3 - #5
F-4	5'-0"x5'-0"x2'-0"	5 - #5 EW, T&B

PILASTER SCHEDULE

MARK	FOOTING SIZE	REINFORCING U.N.O.
P-1	2'-9"x4'-0"	SEE S3.0
P-2	1'-10"x1'-10"	
P-3	1'-4"x1'-4"	

FOUNDATION AND SLAB ON GRADE PLAN

1/4" = 1'-0"

PLAN NOTES:

1. SEE SHEET S1.0 FOR STRUCTURAL GENERAL NOTES AND STANDARD DETAILS.
2. TOP OF FOOTING (T.F.) ELEVATION IS NOTED ON THE PLAN.
3. "F-#" DENOTES COLUMN FOOTING DESIGNATION. SEE FOOTING SCHEDULE THIS SHEET.
4. "P-#" DENOTES CONCRETE PILASTER TYPE. SEE PILASTER SCHEDULE THIS SHEET.
5. "C.J." DENOTES SLAB CONSTRUCTION/CONTROL JOINT. SEE DETAILS ON S3.0.
6. UNLESS NOTED OTHERWISE, ALL SLABS ON GRADE TO BE 4" THICK CONCRETE SLAB ON 4" COMPACTED GRANULAR FILL OVER 6 MIL VAPOR BARRIER. REINFORCE SLABS WITH 6x6-W2.9xW2.9 W.W.F. SEE PLANS FOR FINISH SLAB ELEVATIONS.
7. "SW-#" DENOTES SHEAR WALL. SEE SCHEDULE ON SHEET S1.0.
8. COORDINATE AND VERIFY ALL DIMENSIONS WITH ARCHITECT'S DRAWINGS PRIOR TO COMMENCING CONSTRUCTION.

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FOUNDATION AND SLAB ON GRADE PLAN

S2.0

5/24/2019 2:26 PM

ROOF FRAMING PLAN

1/4" = 1'-0"

PLAN NOTES:

1. SEE SHEET S1.0 FOR STRUCTURAL GENERAL NOTES AND STANDARD DETAILS.
2. "SW-#" DENOTES SHEAR WALL. SEE SCHEDULE ON SHEET S1.0.
3. COORDINATE AND VERIFY ALL DIMENSIONS WITH ARCHITECT'S DRAWINGS PRIOR TO COMMENCING CONSTRUCTION.
4. SEE FOUNDATION PLAN FOR COLUMN AND BASE PLATE INFORMATION.

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ROOF FRAMING PLAN

S2.1

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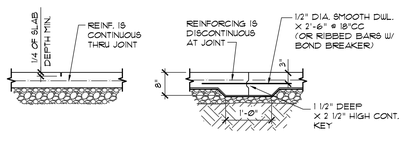
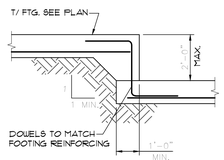


CONTROL JOINT (SAWN JOINT)

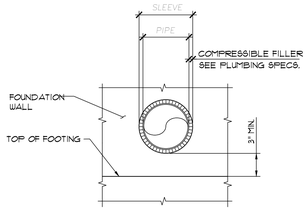
CONSTRUCTION JOINT (FORMED JOINT)

SLAB ON GRADE JOINT PATTERN

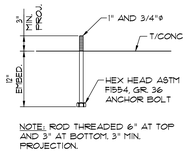
C.J. TO BE 15'-Ø" O.C. MAXIMUM



TYPICAL FOOTING STEP

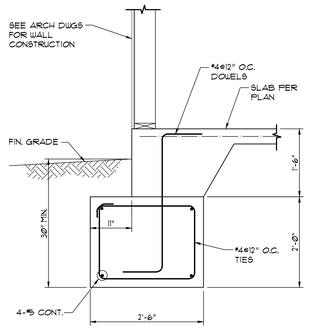


TYPICAL FOUNDATION WALL PIPE SLEEVE DETAIL



NOTE: ROD THREADED 6" AT TOP AND 3" AT BOTTOM, 3" MIN. PROJECTION.

TYPICAL $\frac{3}{4}$"ø ANCHOR BOLT DETAIL



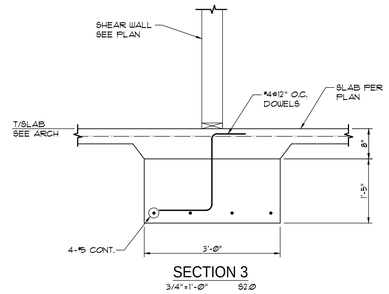
SECTION 1

3/4"=1'-Ø" 52.Ø

NOT USED

SECTION 2

3/4"=1'-Ø" 52.Ø



SECTION 3

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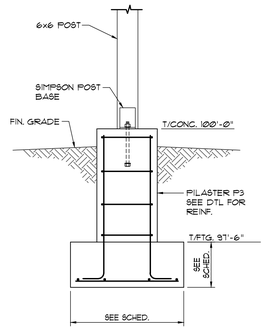

SECTION 4

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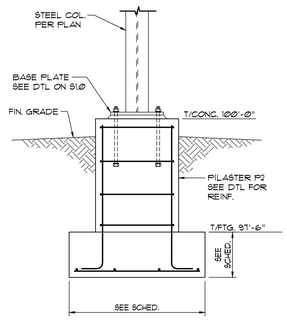

SECTION 5

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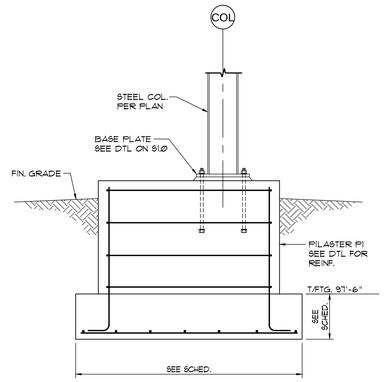

SECTION 6

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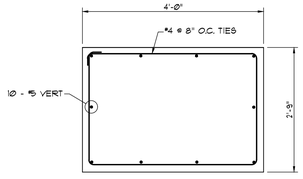
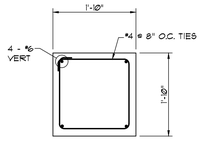


PILASTER P1 DETAIL

3/4"=1'-Ø" 52.Ø



PILASTER P2 DETAIL

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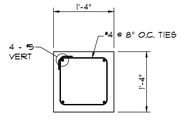

PILASTER P3 DETAIL

3/4"=1'-Ø" 52.Ø

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FOUNDATION SECTIONS & DETAILS

S3.0

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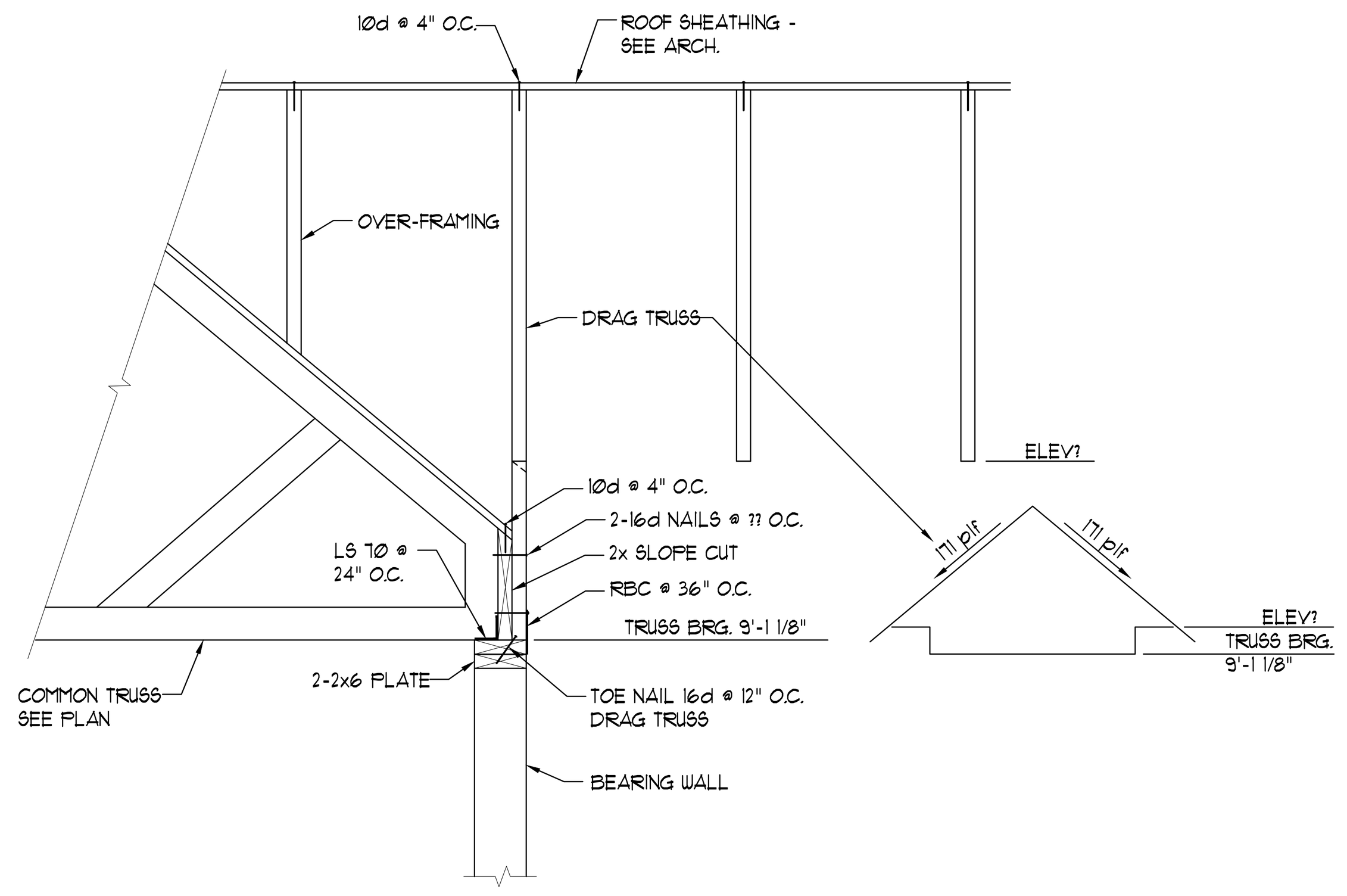
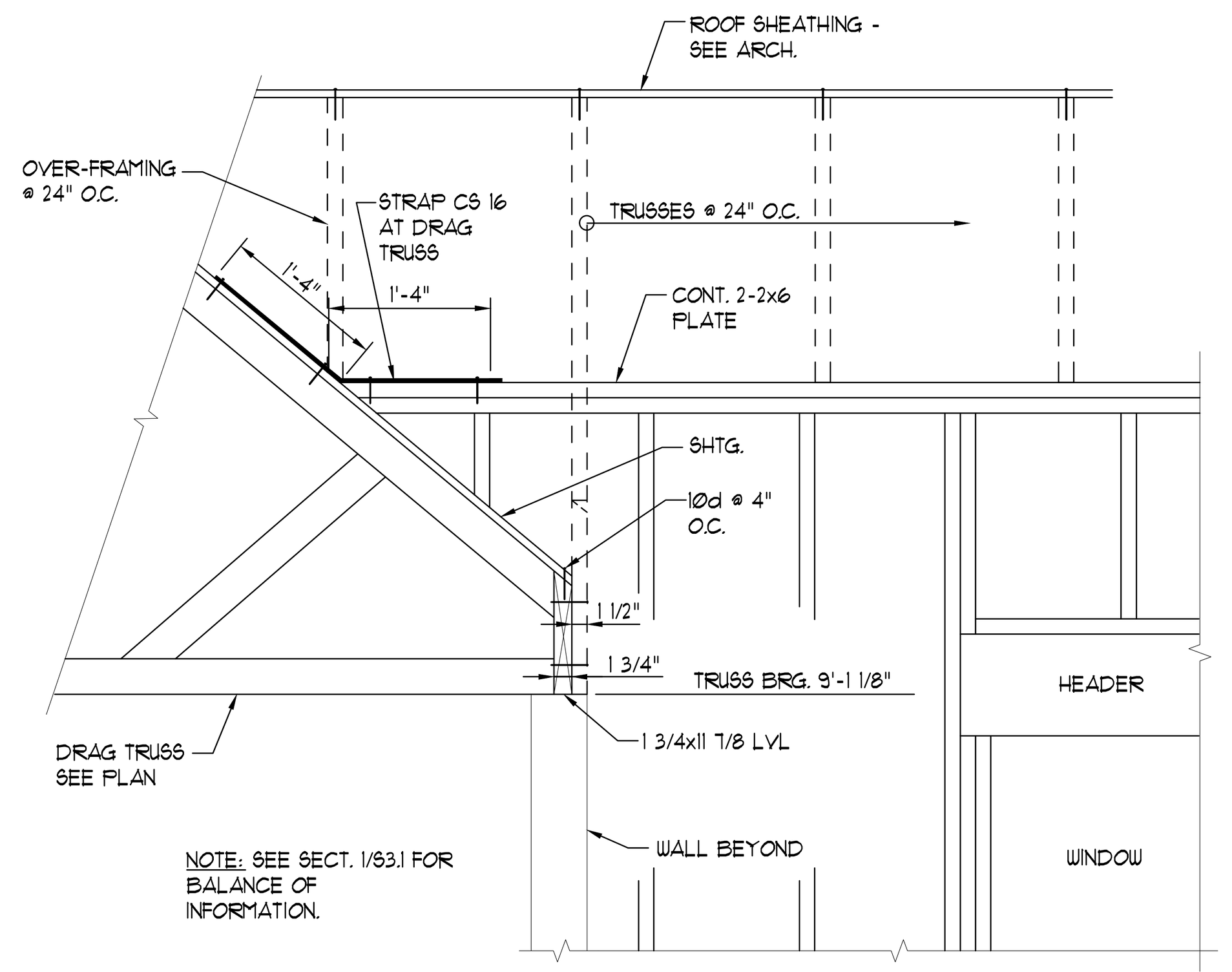


SECTION 1
3/4"=1'-0" S2.1



SECTION 2
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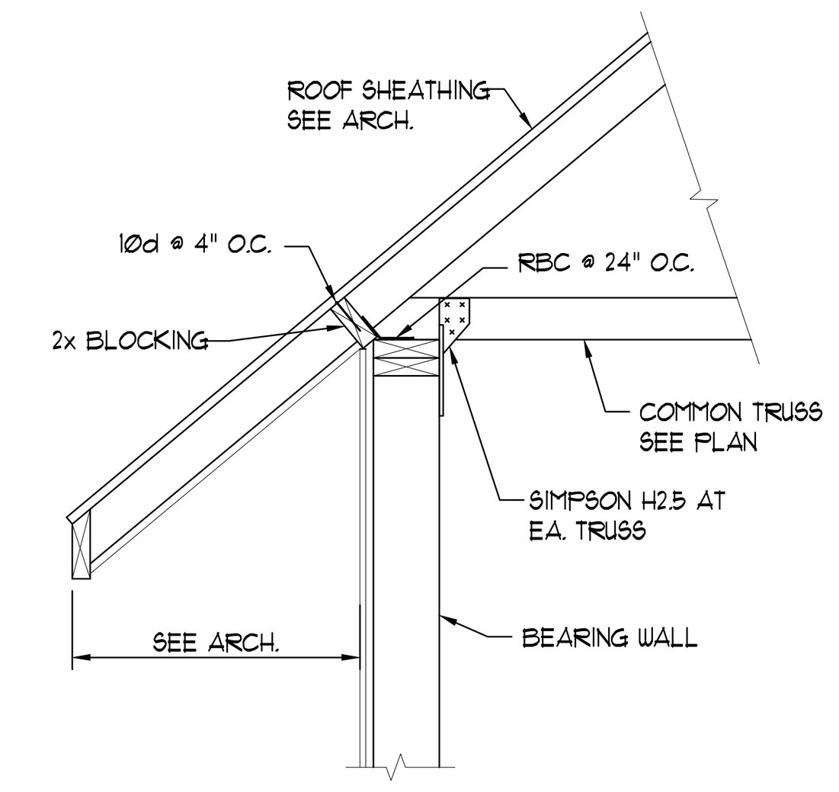

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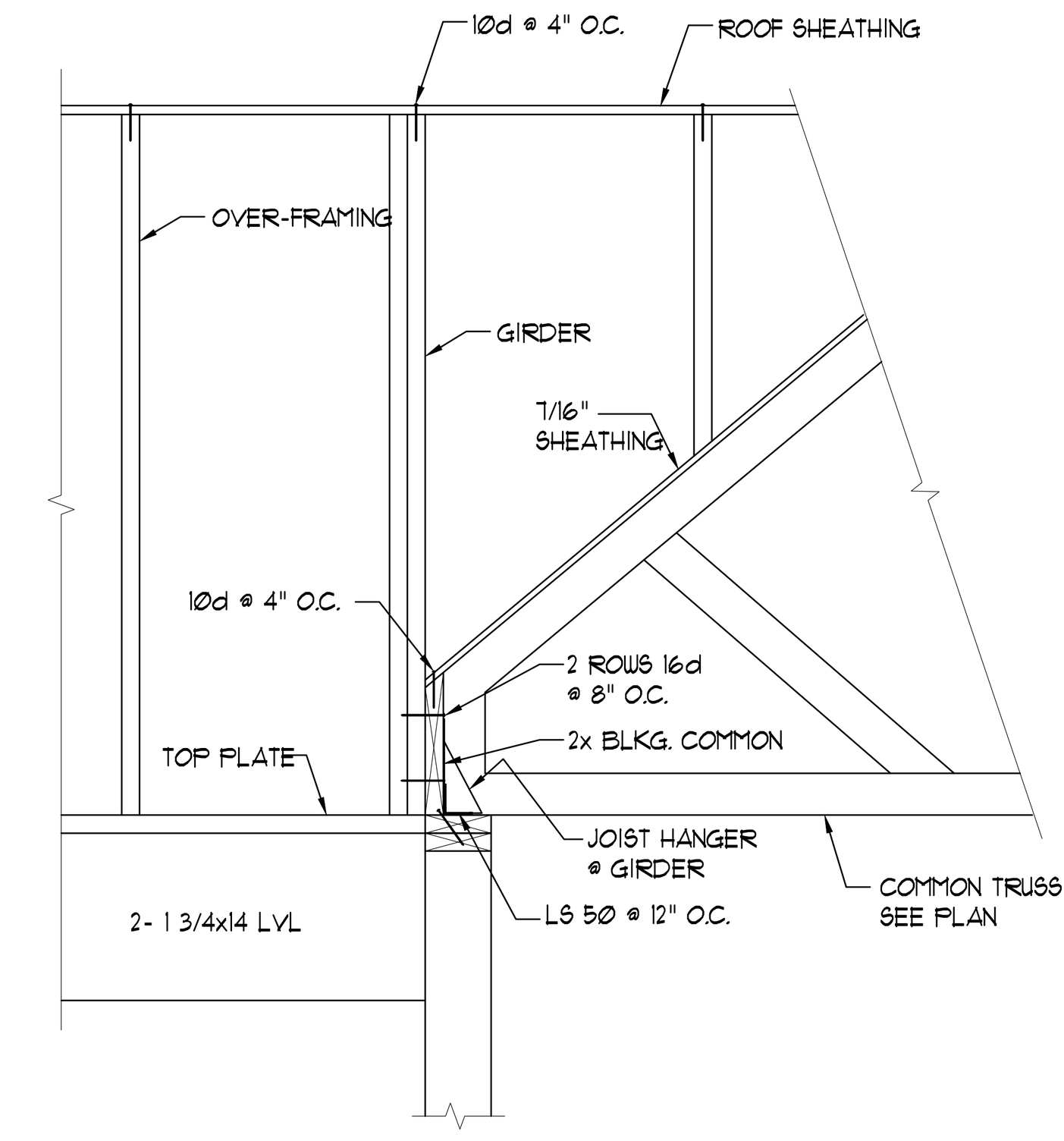
3/4"=1'-0" S2.1



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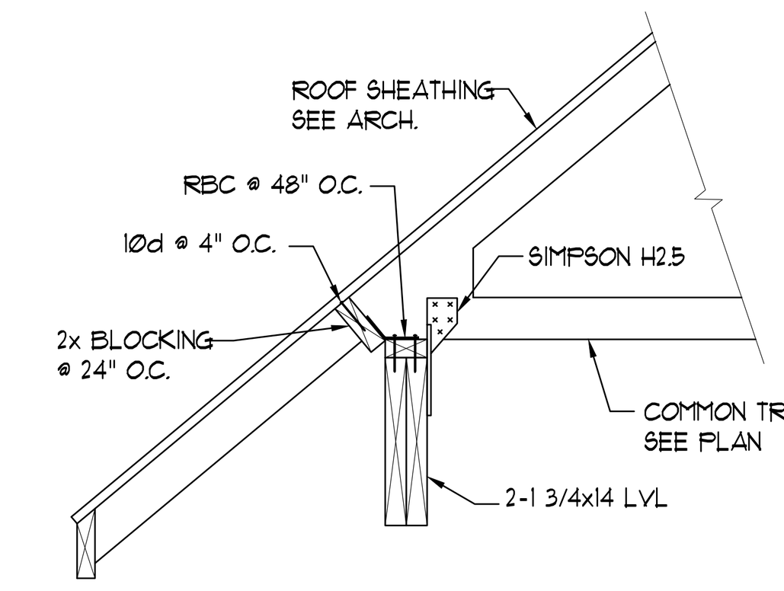

SECTION 5
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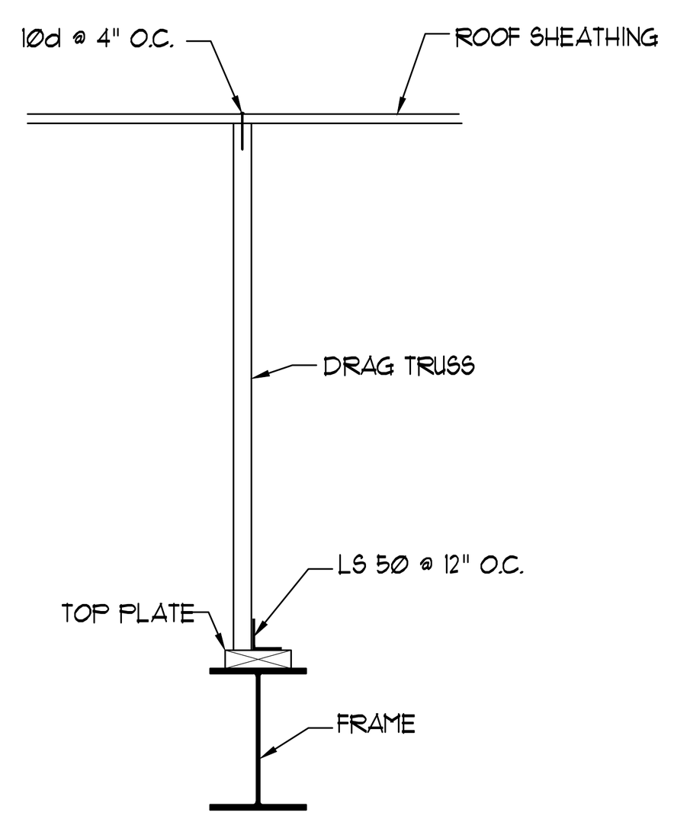

SECTION 6
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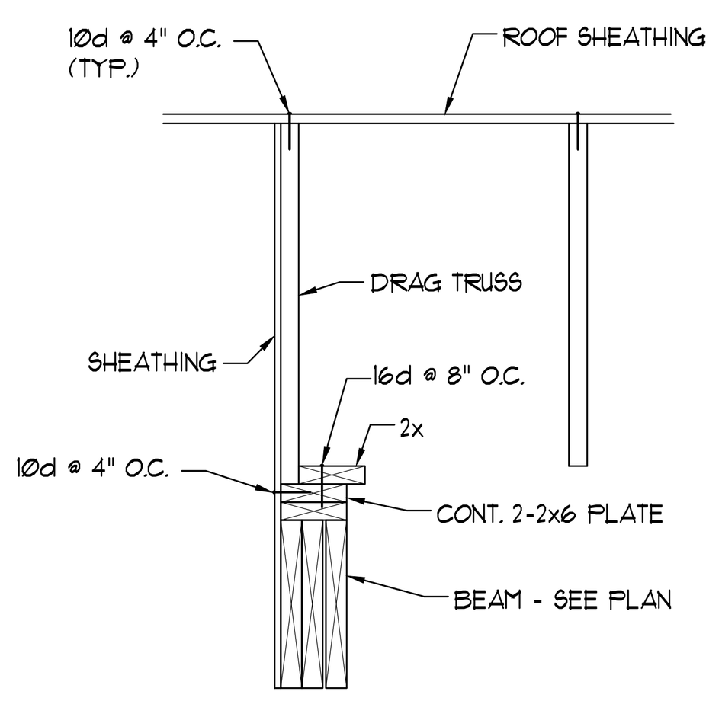

SECTION 7
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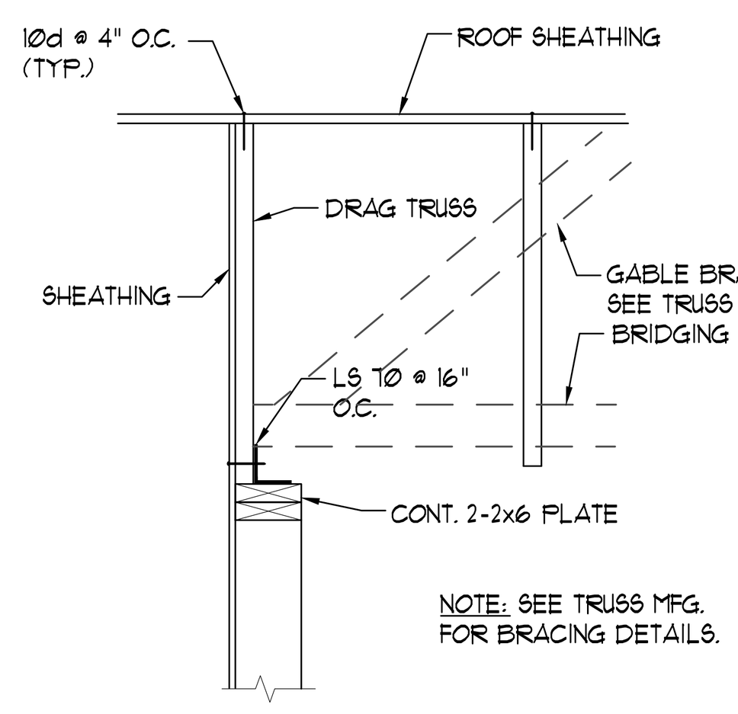

SECTION 8
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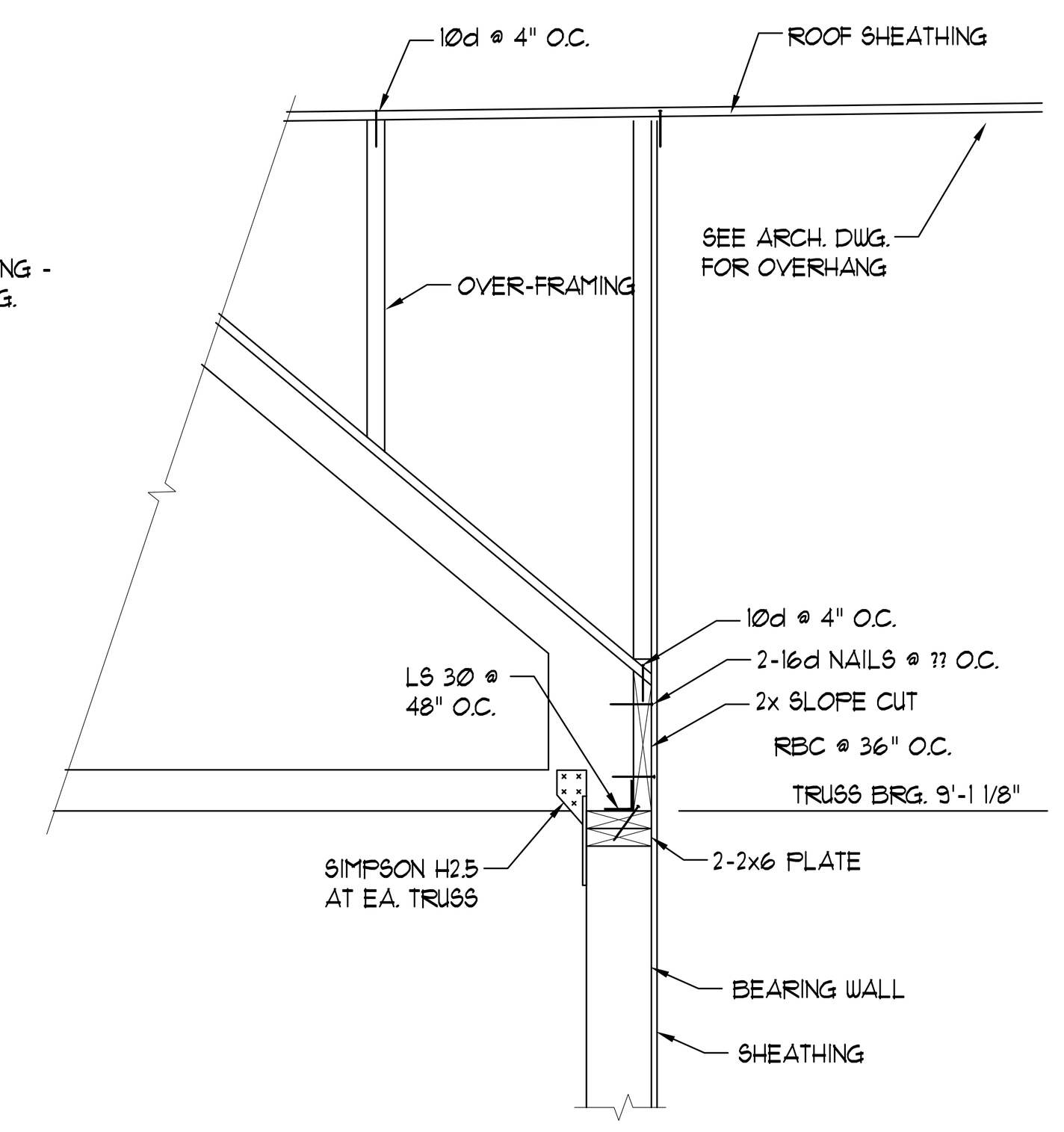
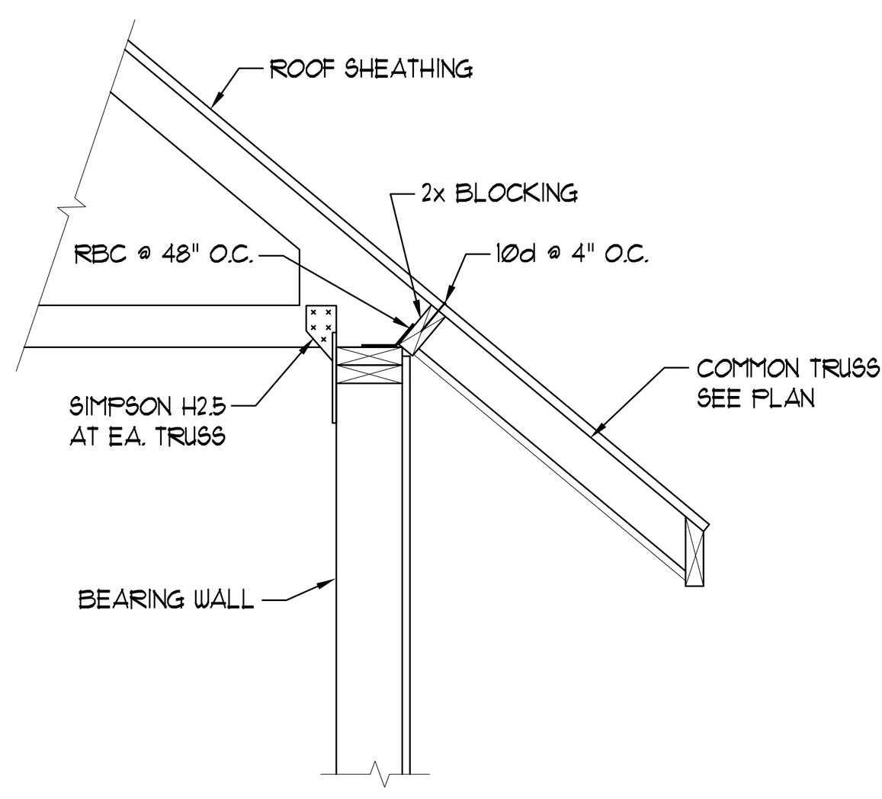


SECTION 9
3/4"=1'-0" S2.1



SECTION 10
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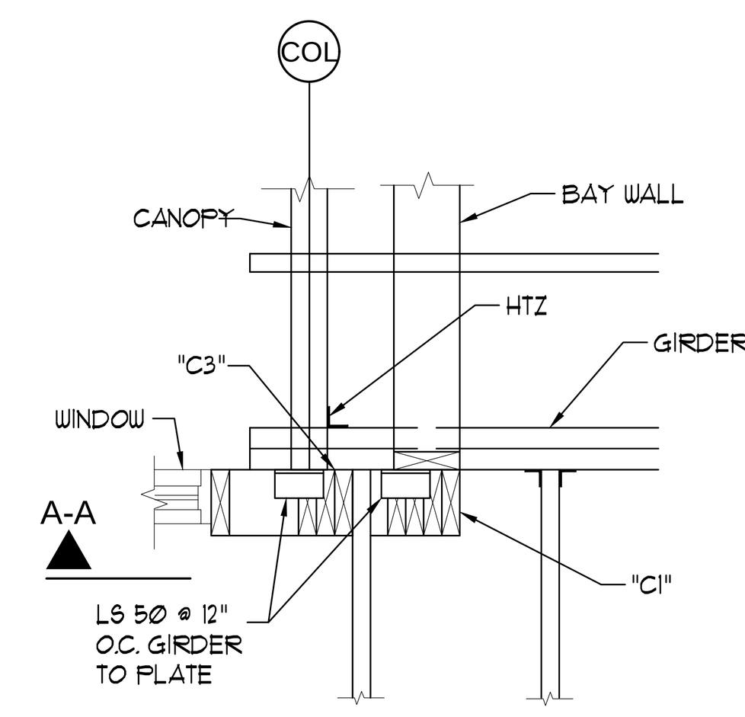
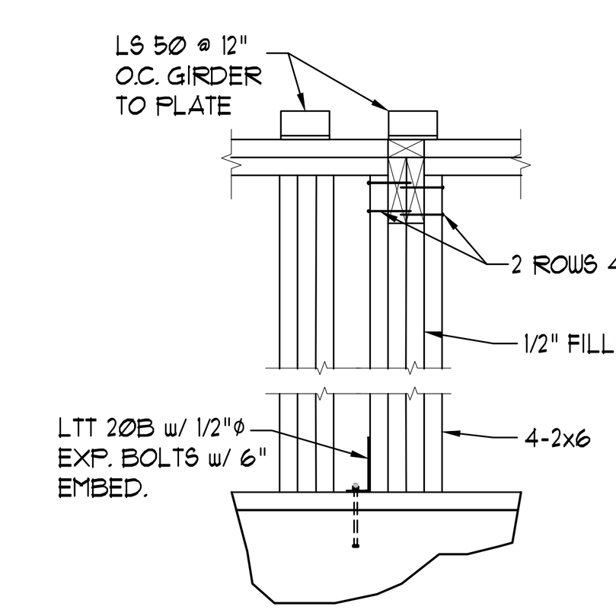
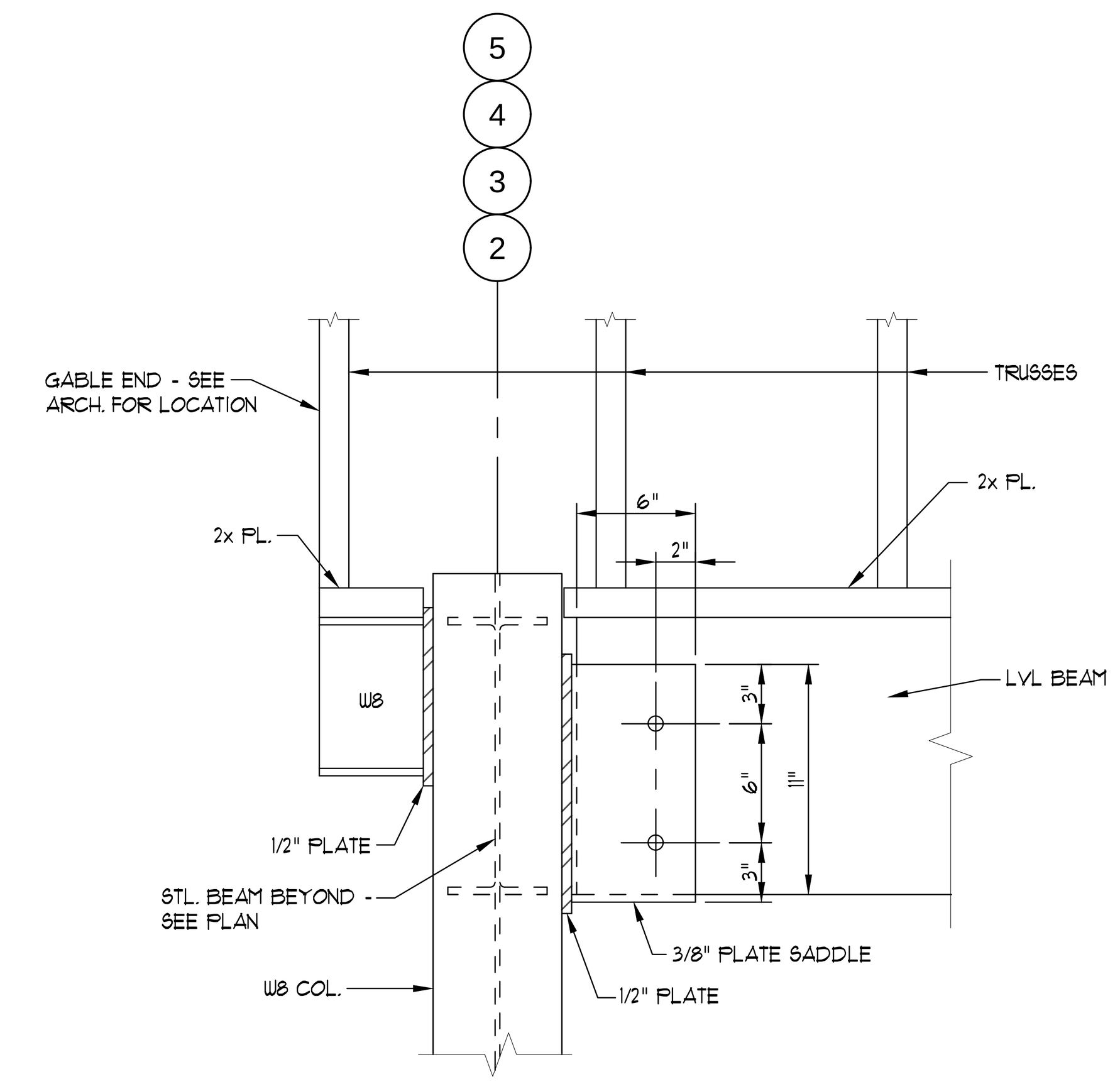


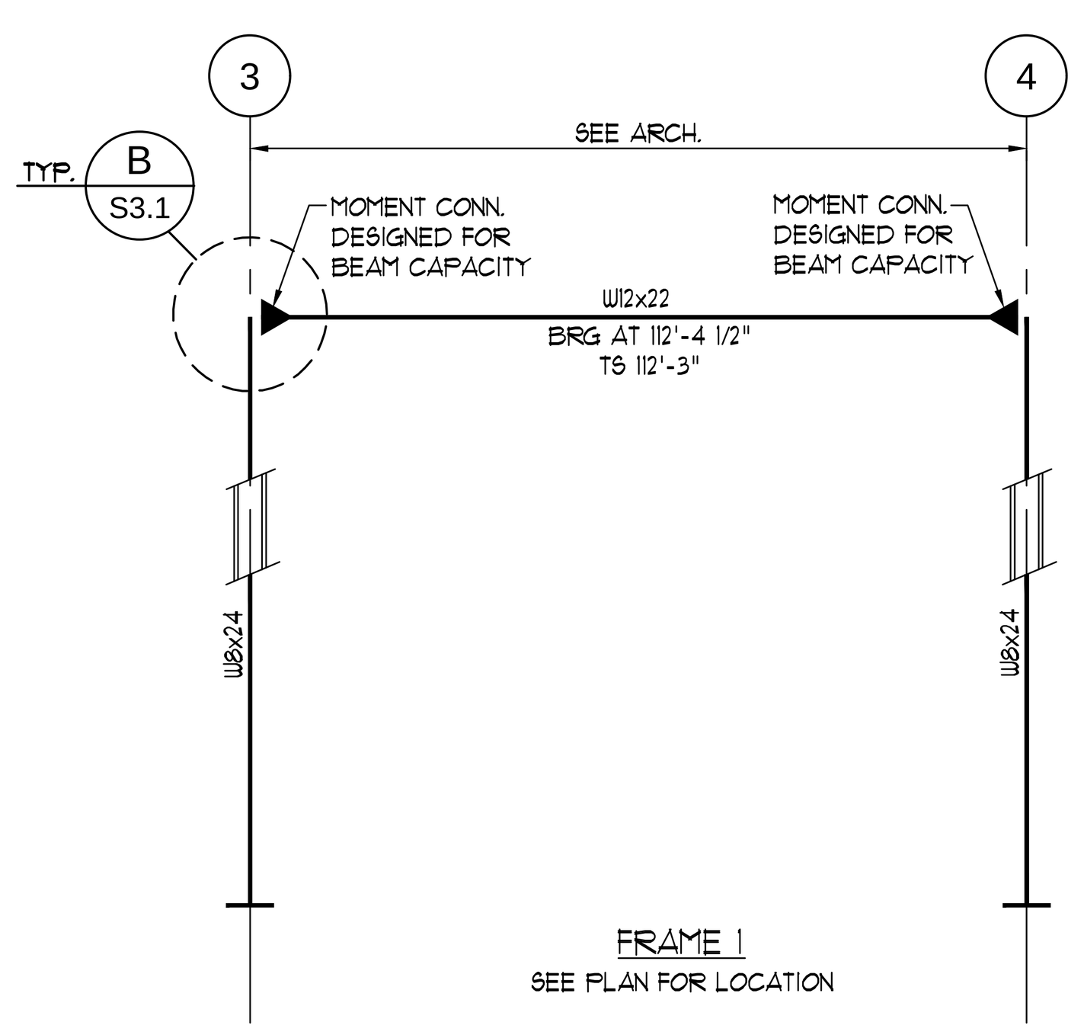
DETAIL A
3/4"=1'-0" S2.1



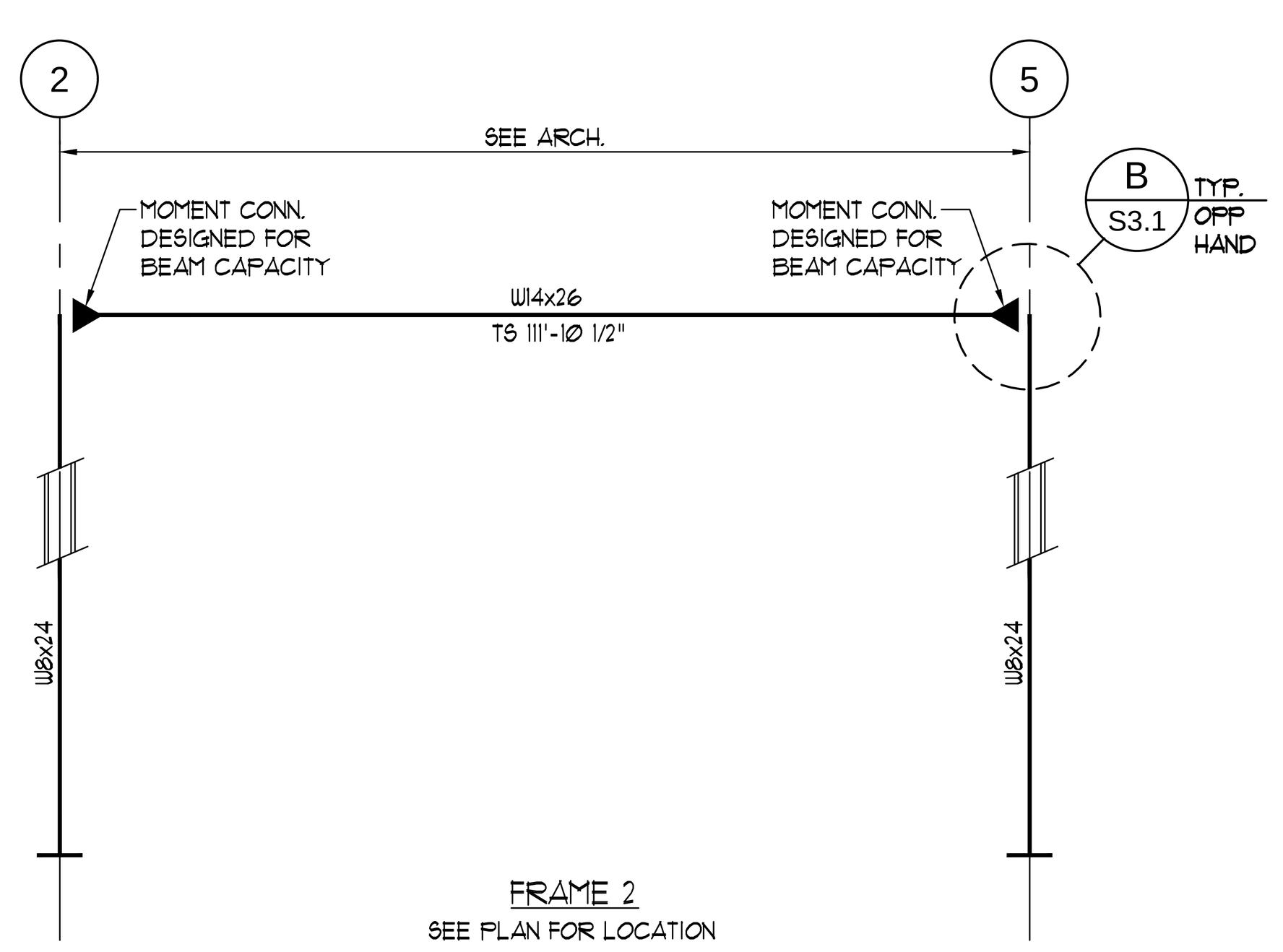
SECTION A-A
3/4"=1'-0" S2.1



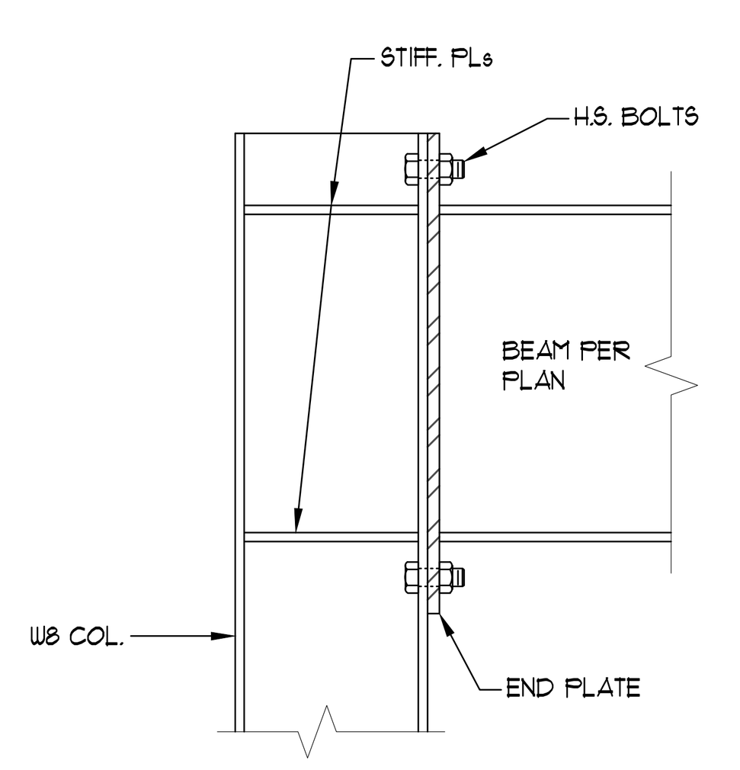
SECTION 12
1 1/2"=1'-0" S2.1



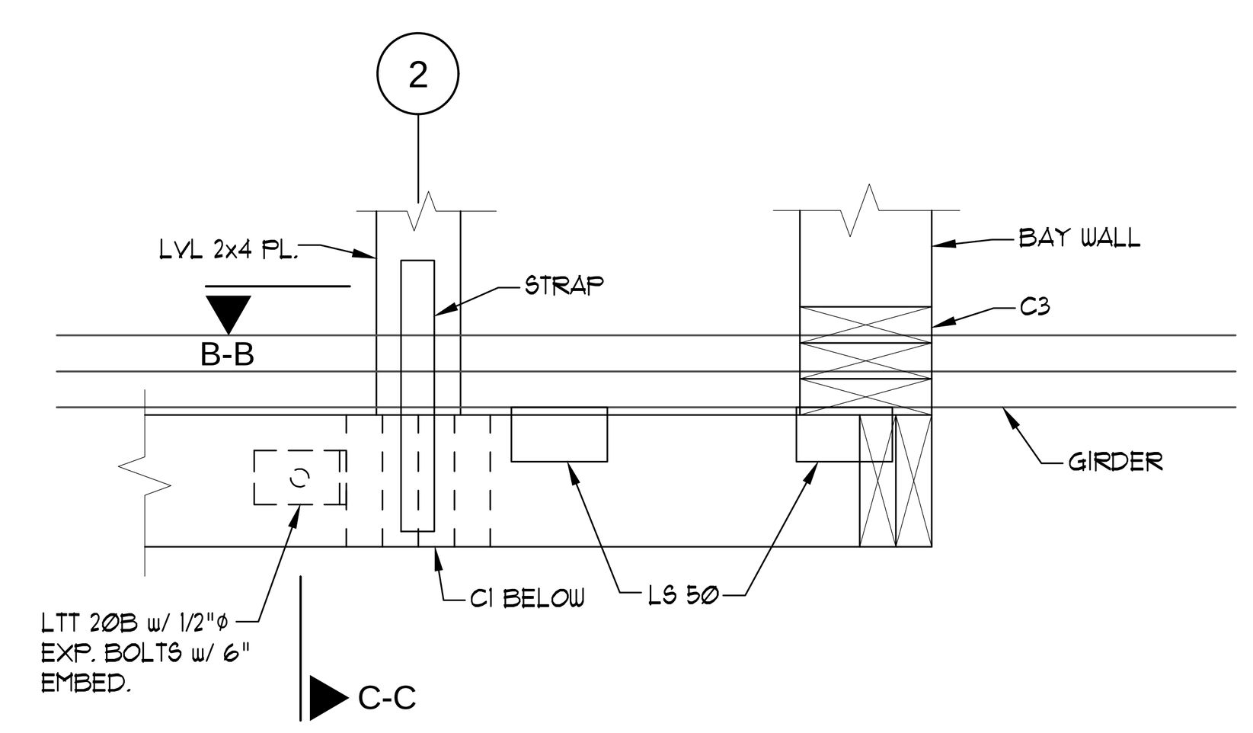
FRAME 1
SEE PLAN FOR LOCATION



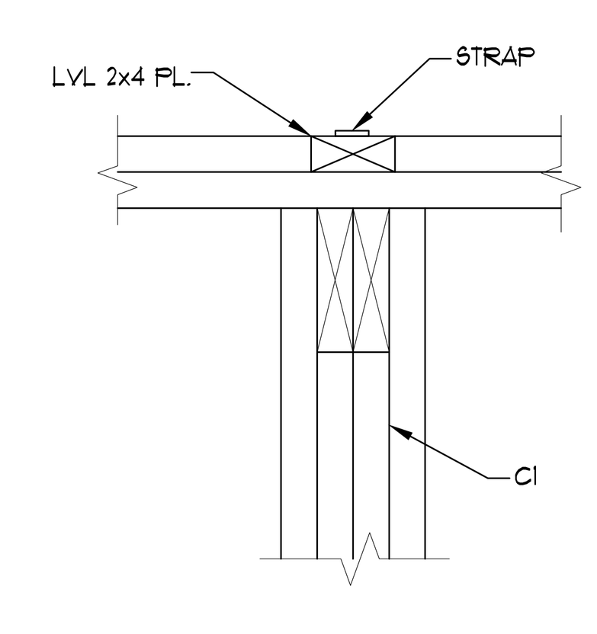
FRAME 2
SEE PLAN FOR LOCATION



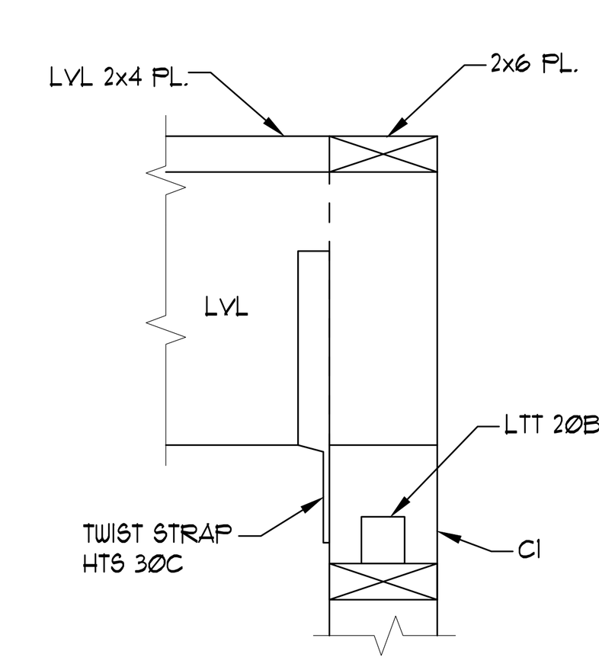
DETAIL B
1 1/2"=1'-0" S3.1



DETAIL C
1 1/2"=1'-0" S3.1



SECTION B-B
1 1/2"=1'-0" S2.1



SECTION C-C
1 1/2"=1'-0" S2.1

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FRAMING SECTIONS & DETAILS

S3.1

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