

MOORE LAKE HOUSE NEW CONSTRUCTION

445 PHANTOM DRIVE, CLIMAX SPRINGS, MISSOURI 65324

NOVEMBER 10, 2022 ISSUED FOR CONSTRUCTION

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ARCHITECT:

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GENERAL CONTRACTOR: THOMAS CONSTRUCTION 5635 OSAGE BEACH PKWY OSAGE BEACH, MISSOURI 65065 TEL (573) 348-3636

LISA JENSEN DESIGN 9100 DELMAR PRAIRIE VILLAGE, KANSAS 66207 TEL (913) 579-6114 www.lisajensendesign.com

STRUCTURAL ENGINEER: APEX ENGINEERS, Inc. 1625 LOCUST STREET KANSAS CITY, MISSOURI 64108 TEL (816) 421-3222 www.apex-engineers.com INTERIOR DESIGNER:

PIPER-WIND ARCHITECTS, Inc. 2121 CENTRAL STREET, SUITE 143 KANSAS CITY, MISSOURI 64108 TEL (816) 474-3050 www.piper-wind.com

CODES USED

All work preformed on this Project shall comply with all codes and ordinances currently adopted by the City of Climax Springs, MO including, but not limited to, the 2018 International Residential Code (IRC).

GENERAL NOTES

- The Contractor shall verify and be responsible for all dimensions and conditions of the job site. The Contractor must notify the Owner and Architect of any deviations from the dimensions and details shown on the Drawings.
- 2. The Contractor is solely responsible for confirming and correlating all quantities and dimensions, for selecting fabrication process, and for techniques of assembly.
- 3. The Contractor is solely responsible for and has control over construction means, methods, techniques, sequences, and procedures for coordinating all portions of the Work under the Contract.
- 4. The Contractor is responsible for initiating, maintaining, and supervising all safety precautions and programs in connection with the Work. 5. All Mechanical and Electrical Design shall be provided by the Contractor, and
- shall comply with the current code requirements of Climax Springs, MO and any other regulations of regulatory authorities having jurisdiction. 6. The Contractor shall obtain and pay for all permits and licenses that are
- required by the governing authorities for the performance of the Contractor's and sub-contractors' work.
- 7. The Contractor shall furnish to the Owner evidence of insurance acceptable to the Owner before proceeding with the Work. 8. The Contractor shall warrant all work executed under this Contract, both as
- to material and workmanship, for a period of twelve (12) months after the date of the Owner's written acceptance of the Work unless otherwise specifically provided for in the Contract. The Contractor shall replace defective work with new materials, including the installation thereof, any and all parts giving indication of defective material or faulty workmanship during the 12 month warranty period. Any repair or replacement during the warranty period shall be done at no additional cost to the Owner and at such time as will be the least inconvenient to the Owner. Any damage to adjacent areas/surfaces caused by defective materials or faulty workmanship shall be repaired to the Owner's satisfaction at no additional cost to the Owner.
- 9. The Contractor shall provide a schedule for construction to the Owner and Architect at least 10 days prior to start of construction. 10. The Contractor shall assure that the construction site and related areas are secure at the end of each work day.

SHOP DRAWINGS AND SUBMITTALS

- Submit Shop Drawings, Product Information, and Samples for the Architect's review including the following:
- Samples of stone and mortar color for exterior and interior stone
- Samples of stone for cut stone water table and chimney caps • Samples of paver stone for exterior patios
- Samples of exterior wood siding and soffits/ceilings Shop drawings for open riser, steel stringer stair
- Shop drawings for cable railing • Shop drawings for louvered chimney caps
- Shop drawings for structural steel
- Shop drawings for custom millwork / casework • Samples of metal roofing and shop drawings for typical end conditions
- and transitions (eaves, rakes, hips, valleys, ridges, etc.) Product information for foundation waterproofing
- Product information for sheet membrane roofing
- Exterior window and door manufacturer's product information • Shop drawings for custom windows and/or doors
- Samples of all stained wood interior finishes Coordination drawings for mechanical system layout

<u>SITE WORK</u>

- Site Clearance Includes protection of existing trees selected to remain and removal of all other vegetation as directed by the Owner. Top soil shall be stripped and stockpiled for redistribution after excavation and backfill. Endeavor to chip and reuse site-cleared wood and brush as mulch. Verify salvaging of any site cleared trees for use as firewood with Owner. 2. All final landscape items, including site lighting, to be coordinated with Owner
- and Interior Designer 3. Excavation, Grading, & Backfill - Excavate a minimum of 2'-O" beyond the building limits and shore and brace excavations as required. A. Backfill using soil free of debris and placed in lifts not exceeding 12 inches. Compact to minimum 90% standard density at optimum moisture content. Bring surfaces to rough grades and contours as necessary to
- provide positive drainage away from the foundation and to avoid the creation of low areas where water may pond. B. Bring surfaces to finish grade resulting in a fine graded condition, free of clods, stones larger than 1 inch, weeds, and other debris and ready for seeding or sodding.
- C. Provide erosion control measures for the duration of construction activities.
- D. Wash out concrete trucks in slab or pavement sub-base areas only. No wood, cardboard, or other building materials shall be buried on site. 4. Foundation Drain - Install a 4 inch diameter perforated foundation drain with filter fabric sock around foundation perimeter and slope to daylight.
- Foundation drainage shall be installed per 2018 IRC Section R405. 5. Downspout Drain - Connect downspouts to 4 inch diameter non-perforated rigid PVC drain line below grade and slope to daylight.

PEST CONTROL MEASURES

- . Termite Protection Provide chemical soil termite treatment at the ground level perimeter of all new construction as required by applicable code. 2. Keep all wood framing resting on concrete at least 8" above soil. Keep all other wood (i.e., siding, trim) at least 6" above soil and 2" above paved areas. Refer to 2018 IRC Section R317 and Section R318 for additional requirements.
- 3. Protect exposed foundation insulation with moisture-resistant, pest-proof cover (e.g. fiber cement board or galvanized insect screen).
- 4. Seal all cracks, joints, penetrations, edges, and entry points with caulking. 5. Install rodent-proof and corrosion-proof screens (e.g. copper or stainless
- steel mesh) on all openings that cannot be caulked or sealed. 6. Separate any exterior wood-to-concrete connections (e.g. at posts, deck supports, stair stringers, etc.) with metal or plastic fasteners/dividers.

- Refer to structural specifications for additional information. Where specifications may differ, structural specifications shall take precedence. 2. Form and place in accordance with ACI 301 Standards. All concrete shall develop a minimum compressive strength of 4,000 psi in 28 days. Provide
- garage slabs and exterior concrete with 6% +/- 1% air entrainment. 3. All reinforcing steel shall be 60 ksi yield grade deformed billet steel bars conforming to ASTM A615; plain finish. Welded wire fabric shall be plain type and conform to ASTM A185. All concrete shall be reinforced as indicated on
- the Drawings and as outlined below: A. Walls and Footings - Reinforce as indicated on the Drawings. Unless noted otherwise on the Drawings, footings shall bear on soil a minimum of 36" below finished grade with a minimum bearing capacity of 1500 psf.
- B. Slab on Grade 6x6-W2.9 x W2.9 WWF placed 2 inches from top surface. New slabs shall be cast on a 4" minimum sand or gravel leveling course covered by 15 mil STEGO vapor retarder. Welded wire fabric reinforcing shall be in accordance with ASTM A 185. Flat sheets only. Lap ends and edges of sheets minimum of 6".
- C. Piers Reinforce as indicated on the Drawings. Bear piers on soil with a minimum bearing capacity of 6 KSF unless noted otherwise. 4. All concrete is reinforced concrete unless specifically called out as un-reinforced. Reinforce all concrete not otherwise shown with the same
- steel as in similar sections or areas. 5. Do not embed aluminum items in any concrete.
- 6. All reinforcing where drilled into existing concrete shall be anchored with Hilti HIT HY 150 adhesive (or approved equal). 7. All reinforcing where drilled into existing brick or concrete masonry (CMU)
- shall be anchored with Hilti HIT HY 20 adhesive (or approved equal). If brick or CMU is hollow, provide mesh sleeve inserts. 3. Control joints or construction joints in slabs on grade shall be placed as
- shown on plans. Where not shown, joints shall be spaced to divide the slab into panels not to exceed 250 square feet. The longer dimension of each panel shall not exceed the shorter dimension by more than 20%. Joints shall be hand tooled, cast in, or saw cut (soft saw cut required).
- 1. Where new concrete is deposited against concrete that is greater than 28 days old, thoroughly clean existing surface of laitance and foreign material, and apply bonding agent in accordance with manufacturer's instructions. All standing water shall be removed prior to placement of new concrete. Where indicated, roughen to 1/4 inch amplitude.
- 10. Unless noted otherwise, provide corner bars to lap with, and to match size and spacing of, all horizontal bars (including, but not limited to: walls, beams, grade beams, bond beams, footings, etc.). . Unless noted otherwise, provide 3" SBP (with cont. bottom plate) at 48"
- maximum centers for positioning all footing bars and grade beam bottom bars.
- 12. Unless noted otherwise, all reinforcing shall be lapped a minimum length equal to 40 bar diameters. 13. Dowel all vertical wall reinforcing from footings with bars of equal diameter
- and spacing. Provide dowels with a minimum 8" hook unless noted otherwise. 14. Provide one #4 x 3'-O" bars at all corners of openings in walls and slabs. Bars shall be placed perpendicular to the diagonal of the opening a maximum of 2" from the corner.
- 15. Crawl Space refer to 2018 IRC Section R408 for crawl space requirements including, but not limited to, ventilation, openings, access, removal of debris, and finished grade.

MASONRY

- Stone Veneer Provide full bed depth, natural stone for exteri a pattern, color, and texture to match sample selected by Inter 2. Cut stone (Sills & Caps) - Provide cut stone sills and caps as in
- the Drawings in color and texture to match sample selected by 1 Designer. 3. Stone Pavers - Provide pavers to match in pattern, color, and match sample selected by Interior Designer.
- 4. Concrete Retaining Wall Provide board-formed concrete at ex retaining wall surfaces where indicated on the Drawings. All expo to have 3/4 inch chamfer.
- 5. Masonry Ties Place anchors at maximum 32 inches on center and 16 inches on center vertically unless lesser spacing is requi Provide Dur-O-Wall or equal hot-dipped galvanized ties for mas
- as follows: A. Veneer conditions in front of concrete foundation walls: D/ dovetail slot and D/A 720 triangular tie. Cast slot into cond B. Veneer conditions at stud walls: D/A 210 veneer anchor pla 700 triangular ties. Secure anchor plates thru sheathing into
- backup with non-corrosive fasteners recommended by the manufacturer. 6. In masonry veneers with air space, provide weep holes above the flashing at 24 inches on center at the bottom of all walls (appro
- finish grade), over all doors and windows, and as shown on Draw DECORATIVE ELEMENTS
- Exterior Cable Railing Provide flat steel bar handrail cab and painted black. Black cables.
- 2. Interior Cable Railing Provide flat wood handrail cap stained sample selected by Interior designer with flat steel bar vertical painted black. Back cables.
- Louvered Chimney Cap provide custom louvered chimney cap with bird screen. Powder coat black.

WOOD AND PLASTICS

- Optimize the use of framing materials to minimize overall waste 2. Use preservative-treated lumber for all framing in contact with masonry. All fasteners used in treated lumber shall be made of metals.
- Provide wood blocking in floor, wall, and/or ceiling for all items more than five pounds or that are subject to external forces i not limited to, plumbing fixtures, toilet accessories, electrical cabinetry, etc.
- 4. Exterior Siding & Trim Provide prefinished, rough-cut Westerr from Delta Millworks in profiles indicated on the Drawings. Hand per Delta Millworks recommendations.
- A. Vertical Siding 1x tongue and groove boards installed over rainscreen siding products (SV-3 siding vent and Sturdi-Bati Nyoming Gray B. Exterior Trim - Provide sizes and profiles as indicated in the
- installed directly to framing. Color = Myoming Gray.
- C. Soffits and Exterior Ceilings 1x tongue and groove boards directly to framing. Color = Custom Storm

5. Wood nailers and cant strips - preservative treated wood. THERMAL AND MOISTURE PROTECTION

- Waterproofing Waterproof all below grade concrete foundatic spray or roller applied Tremco Tuff-N-Dri waterproofing with M insulation/protection board or approved equal. Install waterpro in accordance with manufacturer's recommendations. Install pro board over waterproofing prior to backfill operations. Should water, springs, or hydrostatic conditions be encountered, cont
- Architect prior to proceeding with this Work. Vapor Retarder - Provide vapor retarders as follows: A. Provide continuous 15 mil STEGO vapor barrier below conc grade (on top of crushed rock drainage base). Seal all sean
- penetrations with manufacturer approved tape. Turn up side and seal to foundation wall. B. Provide 4 mil polyethylene vapor barrier on the interior fac wall studs (unless vapor barrier is integral to the insulation,
- barrier continuous from floors to ceilings and seal all seams penetrations with compatible vapor barrier tape. Certain le smart vapor retarder or approved equal. C. Do not install vapor retarders along foundation walls or on ventilated attic spaces.
- 3. Crawl Spaces Provide one of the following insulation methods of treated OSB or water resistant gypsum sheathing over 2" rig (R-10 min.) mechanically fastened to inside face of foundation wa
- Con fasteners with washers at 24" on center, or 2) batt insulat in floor joists cavities tight to underside of floor sheathing. Slab-on-Grade - At slabs within thermal envelope, provide film insulation extending 2'-O" minimum into building at perimeter and
- foundation wall or as applicable by more stringent code requirer 5. Weather Barrier / House Wrap - Provide 30 pound asphalt satu felt under all exterior finish materials. Shingle lap the house wra sheathing continuously from sill plate up to roof deck.
- 6. Energy Conservation Design Requirements Install insulation the exceeds the requirements of the 2018 IRC Chapter 11 and 201 International Energy Conservation Code (IECC). Install all insul accordance with the insulation manufacturer's instructions.
- A. Batt Insulation Certainteed Dryright fiberglass insulation MemBrain vapor retarder facing or equal. At floor over cra install unfaced fiberglass batt insulation within floor joists u foil faced insulation board over joists, equal to Dow Therm
- B. Spray Foam Insulation Icynene or approved equal C. Loose Fill (blown) Insulation - fiberglass or approved equal D. Sill Sealer - Foam sill gasket in width to match sill plate. R-DiversiFoam or approved equal
- E. Expandable Foam Insulation Install at windows, doors, and electrical device boxes at exterior walls.
- F. Acoustical Insulation Furnish and install 2 1/2 inch unfaced insulation batts at locations on the Drawings, around bedroc bathrooms, and as directed by Owner
- G. Unfinished Basement Insulation Install 2 inch Dow Therma insulation on exterior foundation walls. Roofing - Install roofing in accordance with the Manufacturer's
- recommendations/instructions. For any slope less than 3:12, inst self-adhered ice and water shield membrane under entire roof roofing assembly with a minimum warranty of 30 years for all mat preservative-treated wood for wood nailers and cant strips. A. Standing Seam Metal Roof - Installed in accordance with SM
- standards with a uniform spacing of seams at a maximum of center. All metal roofing panels, trim, and flashing to have K factory finish. B. PVC Membrane Roofing - Install Sarnafil G410 PVC membra
- Lead Gray in accordance with manufacturer's instructions. Roofing Underlayment - 2 layers 30 pound asphalt-saturated or Install ice and water shield membrane at eaves, ridges, hips, vall noted on the Drawings. At eaves, extend ice and water shield fr edge to a point 24" min. inside exterior wall line of building per manufacturer's recommendations.
- 9. Flashing Provide flashing as follows: A. Roof flashing to be prefinished to match standing seam pane B. Provide 16 oz. copper with natural finish at other locations flashing is visible.
- C. Provide synthetic flashing (Nervastral) at thru-wall condition veneers. Provide weep holes at 2'-0" on center.
- D. Provide galvanized sheet metal flashing at all other locations necessary to insure against moisture infiltration.
- 10. Sealant Seal all cracks, joints, penetrations, edges, and entry Furnish and install sealant in accordance with manufacturer's recommendations. Install in all locations required for a weather installation, all locations required to reduce air infiltration, and joints of dissimilar materials for housekeeping maintenance (co walls, plumbing fixtures to wall, etc.). A. Exterior Sealant - Two component polymeric base sealant ec
- "Dymeric" by Tremco. B. Interior Sealant - One component acrylic latex sealant. C. High Humidity and Wet Areas - Silicone rubber mildew resista

Crawl Space Access - refer to 2018 IRC Section R408 for cra requirements including but not limited to ventilation, openings, a

- removal of debris and finished grade. Attic Access - Provide attic access with an opening not less that x 30 inches located as indicated on the Drawings. Provide unok headroom above the opening of not less than 30 inches per 20 Section R807.
- 3. All door and window units shall be provided in sizes as indicated drawings. All sizes to be field verified. 4. Unless noted otherwise on the Drawings, windows and doors sha Signature Collection, Modern Line. Provide nailing fins unless spe otherwise by the Contractor. Refer to Window & Door Schedule information.
- 5. All exterior doors shall meet the door security standards, grade ANSI/ASTM F476-14.
- 6. All windows shall meet the window security standards of NIJ Sta 0316.00 and ANSI/ASTM F 588-79 grade 10, class 1. Security I include locks and removable cranks.
- Garage doors shall comply with DASMA evaluation to meet requi a 115 mph wind load. 8. Exterior glass doors and windows shall comply with the 2018 IR R609. Doors and windows shall be designed to resist the design per 2018 IRC Figure R301.2 (5)A.

rior facade in	9. All windows shall comply with window fall protection requirement in accordance with 2018 IRC Section R312.2.	G. Provide hot water sinks, showers, and
erior Designer. indicated on py Interior	 Project shall comply with the requirements of 2018 IRC Section 310 for emergency egress openings. Per 2018 IRC Section R308, provide safety glazing in all doors and windows 	H. Provide shutoff va at each group of fi I. For washing machin
d texture to	in code prescribed hazardous locations, including but not limited to: 1) glazing in doors, 2) glazing in windows within 24" of a door or within 18" of	a drain and drain p J. Provide cast iron u inch per foot.
exposed <posed edges<="" td=""><td>the floor, 3) glazing in windows within 36" horizontally of one or more walking surfaces, and 4) glazing at shower and bath doors and enclosures or windows above a spa/tub. Each pane of tempered glass shall be identified as</td><td>K. Install accessible of connections and of</td></posed>	the floor, 3) glazing in windows within 36" horizontally of one or more walking surfaces, and 4) glazing at shower and bath doors and enclosures or windows above a spa/tub. Each pane of tempered glass shall be identified as	K. Install accessible of connections and of
r horizontally quired by Code.	such with permanent markings as prescribed by code. 12. Anchor windows and doors to wood framing in accordance with the window and door unit manufacturer's recommendations.	where specifically i L. Increase vent stac install a one-piece,
asonry veneers D/A 100	13. Interior Doors - Unless noted otherwise, provide TruStile TS Series panel doors, Style TS5000, 1-3/4" thick with square sticking and flat panel. MDF	base and turned do M. Install dielectric u
ncrete. Date and D/A nto stud anchor	construction at painted doors. Quarter sawn white oak at stained doors. Stain finish per Interior Designer. 14. Coordinate all finish hardware with Interior Designer. FINISHES	nonferrous piping i N. Install water filtrat O. Plumbing fixtures t coordinated with th 1) All Sinks and Fa
thru-wall	1. All final interior finish items including appliances, cabinetry, lighting, finishes, electrical, and plumbing shall be coordinated with Owner and Interior	2) Garbage dispo Drawings, verif
rox. 8" above awings.	Designer for final selection. Items noted on drawings are for reference but should be confirmed with Owner and Interior Designer prior to ordering and installation	3) Toilets 4) Shower fixture 5) Bathtub
d vertical post	 Gypsum Board A. Install 1/2 inch gypsum board in accordance with ASTM C 840-08 and manufacturer's recommendations. Install gypsum board perpendicular to 	6) Floor Drains3. ElectricalA. Circuiting of the el
d to match cal posts o per drawings	studs with vertical joints offset minimum 32 inches. Secure gypsum board to framing with construction adhesive and screws. Install gypsum boards in lengths and direction which will minimize the number of end joints. Avoid end joints in central area of ceilings. Allowable tolerances: 1/16	Contractor. B. Use non-metallic sh requirements of the use wire smaller the
	inch offsets between planes of board faces and 1/8 inch in 8'-0" for plumb, level, warp and bow. B. Install 5/8 inch Type X gypsum board in garages.	Architect. C. Use 16 gauge wire f and shielded instru
e factor. h concrete or f non-corrosive	 C. Veneer multiple layers of 1/4 inch gypsum board over curved surfaces. D. Provide metal corner beads at all outside corners and metal edge beads at exposed board edges. 	equipment manufact D. Provide devices as
ns weighing	E. Apply compound at joints between gypsum boards. Apply compound at all accessory flanges, penetrations, fastener heads and surface defects.	1) Receptacles: D service ground 2) Receptacles w
including, but I devices,	Install compound in 3 coats (plus prefill of cracks where recommended by manufacturer), sand following last 2 coats. Sand all exposed areas which have received compound treatment to provide a smooth finish,	20 amp, NEMA ground leakage 3) Dimmer Switche
rn Red Cedar Indle and install	ready to receive the specified finish treatment. F. Apply Sprayplast leveling coat over finished gypsum board surfaces to achieve level 5 finish unless noted otherwise or as directed by Interior	4) Regular Switch 5) Fan Control: L
ver Cor-A-Vent Batten). Color =	Designer. Sand to achieve a smooth finish. G. Use cement board substrate at tile and thin stone veneer locations.	4. Appliances A. All appliances to be Contractor is resp
the Drawings	 Painting - Use only "Best Quality Grade" of the selected paint manufacturer's paint of the various types of coatings. Provide primer plus two finish coats unless noted otherwise. 	selected appliances B. Appliances selecte include, but are not
ds installed	A. Provide latex eggshell finish on gypsum board surfaces, except as noted otherwise.	1) Microwave 2) Range
	 B. Finish wood casework as recommended by the cabinet manufacturer and match the finish sample selected by the Interior Designer. C. Interior Moodwork Finish - Per Drawings. Where not indicated on the 	3) Ovens 4) Refrigerator/F 5) Ice Makers
ion walls with Warm-N-Dri roofing system	Drawings, per Interior Designer. 4. Tile - Per Interior Designer. A. Porcelain/Ceramic Tile - Install porcelain/ceramic tile in accordance with	6) Dishwasher 7) Wine Storage
rotection I unusual ground ntact the	the American Standard Specifications for Installation of Ceramic Tile as published by the Tile Council of America, Inc. Verify sizes and installation	8) Beverage Refr 9) Washer and Dri 10) Outdoor Grill &
	patterns with Interior Designer. B. Stone Tile and Pavers - Install per supplier's recommendations and industry standards. Verify sizes and installation patterns with Interior	11) Outdoor Bever
ncrete slabs on ams, edges, and de walls 6" min.	Designer. C. Cement Mortar for Setting Tile - 1 part Portland cement mortar, ASTM C 270-08a Type M, and 4 parts sand.	
ace of exterior on). Run vapor	5. Carpet and Carpet Pad - Per Interior Designer. Install according to manufacturer's recommendations. Verify installation pattern with Interior	
ms, edges, and eed MemBrain	Designer. 6. Vertical Shiplap – Board size and finish per Interior Designer. 7. Horizontal Reclaimed Wood Siding – Board size and finish per Interior	
n ceilings below	Designer. 8. Finish Carpentry – Unless noted otherwise, all woodwork shall be in accordance with AWI custom grade quality standards.	
ls: 1) one layer rigid insulation wall using Tap ation (R-19 min.)	 A. Interior Trim - per Interior Designer and as indicated on the Drawings B. Hardwood Flooring - as selected by Interior Designer C. Casework - coordinate layout, design, and finishes with owner and interior designer 	
n faced rigid nd 2'-0" down	<u>SPECIALTIES</u> 1. Bathroom Accessories - Soap Dishes, Towel Bars, Hooks, and Toilet Paper	
rements. turated organic Irap and cover	 Holders will be selected by the Interior Designer and installed by the Contractor. 2. Mirrors and Medicine Cabinets - To be selected by the Interior Designer 	
that meets or	and installed by the Contractor. 3. Internet	
018 ulation in	 A. Owner to provide and install UniFi Dream Network Server in network rack in Utility Room. B. Contractor to provide and install UniFi U6-LR (long range) WiFi access 	
n with rawl space, with 1/2 inch	point devices per plan. Run cable back to network rack in Utility Room 4. Audio/Visual Equipment - Coordinate A/V equipment needs with Owner. A. TVs - Contractor to provide recessed media box at each TV location	
max.	that provides power and data connections. Run Ethernet cable back to network rack in Utility Room.	
al 2-Tite by	B. Speakers - Contractor to provide and install Sonos In-Ceiling Speakers per plans. Provide optional square grille where installed in wood ceilings. Run cable back to network rack in Utility Room.	
nd around ed acoustical	 C. Amp - provided and installed by Owner. 5. Security System - Coordinate security system needs with Owner and/or Owner's security system vendor. 	
ooms, around	 A. Provide Lorex exterior cameras in locations noted on the Drawings. Run cable back to network rack in Utility Room. 6. Video Doorbell - Ring Doorbell Elite with Ring Elite Faceplate. Provide 	
nax sheathing 's	hard-wired connection. 7. Electric Roller Shades - Basis of design for roller shades is Lutron Sivoia	
nstall Farea. Provide naterials. Use	QS in manufacturer's standard 3.5"x3.5" black metal fascia. Verify potential use of Hunter Douglas roller shades with Owner. Fabric to be selected by Interior Designer.	
SMACNA of 16 inches on	8. Retractable Patio Screens - Contractor to provide and install recessed motorized Phantom Screens in locations indicated on the Drawings. Contractor to verify type of mounting for each installation. Recess jamb	
Kynar 500	tracks to be flush with column/wall. Verify screen mesh selection with Owner.	
prane roofing in prganic felt.	HVAC / PLUMBING / ELECTRICAL General - The Contractor is responsible for the design of all HVAC, plumbing, and electrical systems. Design and install all systems to comply with all governing	
valleys and as from lowest r roofing	codes, state statues, city ordinances, and regulations of regulatory bodies having jurisdiction and comply with rules and regulations of public utilities and municipal departments affected by connections of services. Where the National	
-	Codes (specifically the National Electrical Code and 90-A Air Conditioning and Ventilating) are more stringent than the above mentioned requirements they shall take precedence.	
anels. 15 where	 Heating, Ventilation, and Air Conditioning (HVAC) A. Sheet Metal - Carefully coordinate the routing of supply air, return air, 	
ons in masonry ons as	and exhaust systems ducts. Route ducts as required to meet all construction conditions, maximize ceiling heights, and allow for the installation of other work including plumbing and electrical systems.	
ry points.	 B. Use galvanized sheet steel of lock-forming quality, ASTM A-525 for duct runs. C. Install ductwork to accommodate expansion and contraction and prevent 	
er-tight d at interior	the transmission of noise and vibration. D. Line all duct runs within 10'-0" of furnace.	
equal to	E. Provide insulation on duct work located in basement, crawl space, and attic spaces. Wrap all duct runs through crawl spaces, attics, or any unheated with minimum 1/2 inch thick insulation.	
·	 Mech. ducts within unconditioned spaces: Min. R-8 Mech. ducts outside exterior enclosure: Min. R-8 F. Do not install ductwork in unconditioned space or exterior walls. Do not 	
stant caulk.	place air handling equipment or any ductwork in garage. G. Do not exceed 10 feet in length for flexible duct runs.	
crawl space access,	 H. Provide all sheet metal ducts, housings, grills, diffuses, registers, dampers, and accessories as required for a complete installation. I. Provide appropriate distribution of space heating and cooling, and 	
than 22 inches obstructed 2018 IRC	ensure that every room has adequate return air flow through the use of either multiple returns or transfer grills. J. Endeavor to control indoor contaminants during construction by sealing	
ed on the	off ducts and installing walk-off mats at each entry. K. Replace all air handler filters at end of construction.	
shall be Marvin Specified	 Plumbing A. Conceal all piping runs in finished areas. In unfinished areas, run pipes in the joist space wherever possible. 	
ade 10 of	 B. Provide adequate pipe supports to allow for expansion and contraction. C. Locate pipes as required to meet all construction conditions and allow for the installation of other work including air ducts and electrical 	
Standard	conduit. Design and install energy-efficient distribution system to reduce hot water waste by minimizing the length of plumbing runs.	
y hardware shall quirements for	D. Use 3/4 inch copper for all supply lines. Install pipes to accommodate expansion and contraction and prevent the transmission of noise and vibration.	
IRC Section ign wind load	 E. Arrange supply lines to allow for draining of the piping system. F. Install 1/2 inch thick insulation with vapor barrier on cold water pipes. Install 1 inch thick (R4 min.) insulation on hot water pipes. Insulation 	
	shall be properly installed on all piping elbows to adequately insulate the 90 degree bend.	

- r return loop (with shut-off) from the water heater to and lavatories
- valves at each plumbing fixture and in addition to unions
- fixtures. hines installed in or above occupied living areas, provide pan or install an accessible, single-throw valve.
- 1 waste pipe. Uniformly pitch waste piping, at least 1/4 cleanouts in drainage systems at the end of branch
- offsets, wherever required for cleaning the system, and required by local code.
- acks one size at the top extension through the roof and e. 6 pound lead roof flashing of 24 inches square at the
- down into the pipe at the top. unions where a connection between ferrous piping and
- g is necessary. ration and softener system. Verify system with Owner.
- b that are to be installed by the Contractor and the Interior Designer include but are not limited to: Faucets
- posals (InSinkErator or equal). Unless noted on the rify standard or air switch with Interior Designer
- ures and controls
- electrical service is the responsibility of the sheeted cable with ground wire complying with latest the National Electrical Code for all conductors. Do not than No. 12 gauge unless specifically approved by the for special purpose wire such as low voltage control
- acturer. as follows:
- 5: Duplex, 20 amp, NEMA WD-2 standard 5-20R (250 volt Inding type, 20 amp, NEMA WE-2 standard 6-20R). with ground fault protection: Duplex, feed-through type, A WD-2 standard 5-20R with 5 milliampere sensitivity to
- ches: Lutron Diva Smart Dimmer DVRF-6L-WH ches: Legrand classic rocker
- Lutron Diva Fan Control
- be coordinated with Owner and Interior Designer. The sponsible for coordinating utility requirements for
- cted by Owner and provided and installed by Contractor not limited to:
- /Freezer
- Frigerator Dryer
- & Side Burner
- erage Refrigerator

rument, unless recommended otherwise by the system





PIPER-WIND ARCHITECTS 2121 CENTRAL STREET, SUITE 143 KANSAS CITY, MISSOURI 64108 TEL. (816) 474-3050 www.piper-wind.com

STRUCTURAL ENGINEER: APEX ENGINEERS 1625 LOCUST STREET KANSAS CITY, MISSOURI 64108 TEL. (816) 421-3222 www.apex-engineers.com INTERIOR DESIGNER:

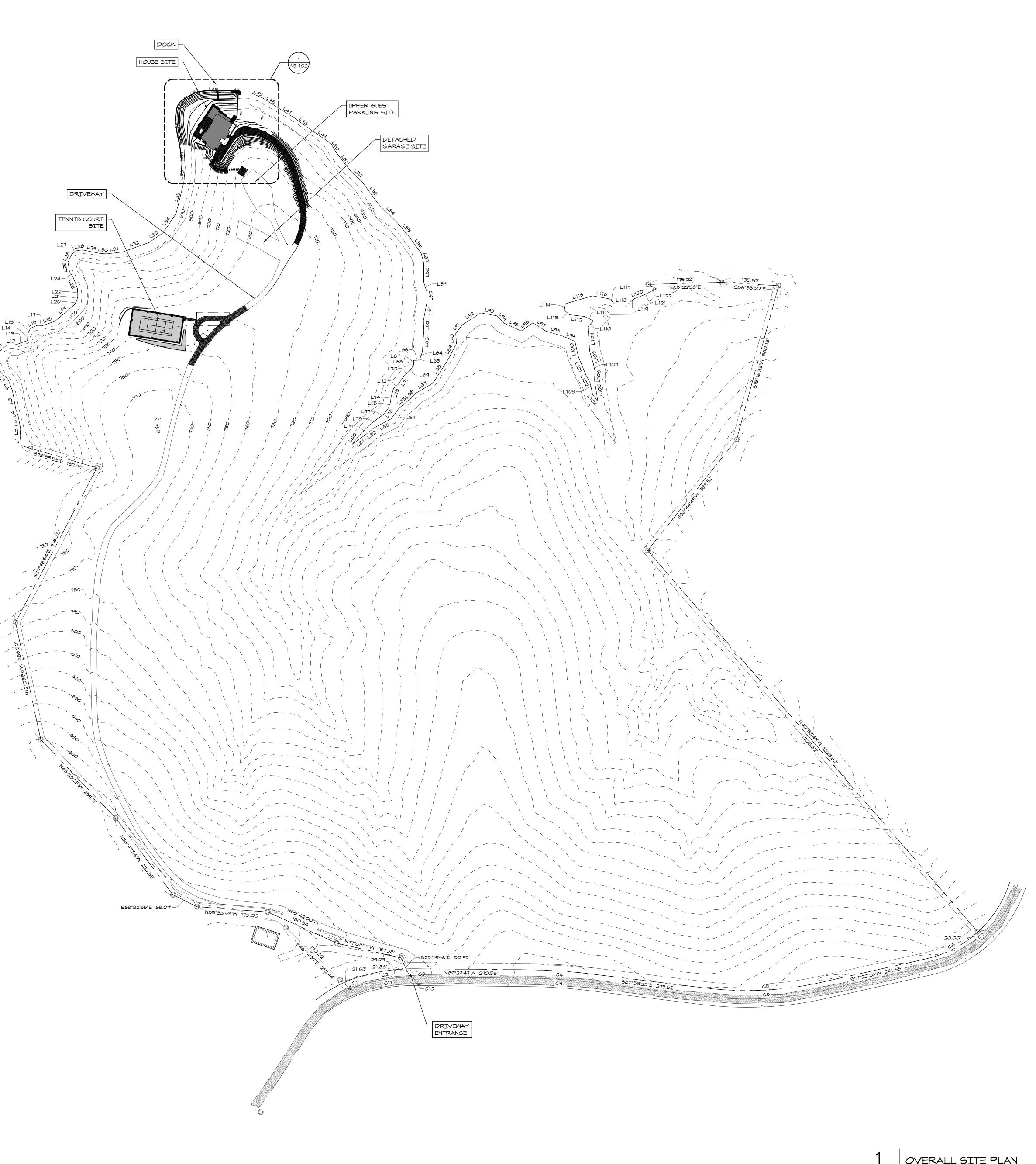
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n		ing Takes	—		ing Tak	
Pa	rcei L	ine Table	Par	rcei Li	ine Tak	ble
_ine #	Length	Direction	Line #	Length	Directio	'n
L1	23.74	56° 39' 29"E	L70	16.01	N45° 3 [.]	1' 19"E
L2	17.25	53° 07' 11"M	∟71	24.75	N35° 31	' 54"E
L3	29.78	510° 43' 10"E	L72	14.15	N48° 38	3' 29"E
L4	17.40	519° 27' 39"E	L73	19.33	N17° 12	' 27"E
L5	43.61	510° 06' 35"E	L74	16.42	N8° 46	' 57"E
L6	30.40	520° 25' 06"E	L75	12.86	N20° 04	7 48'E
L7	21.16	546° 47' 25"E	L76	18.44	N34° 44	7'51"E
L8	20.71	535° 16' 33"E	L77	16.05	N55° 53	3' 41"E
L9	13.26	524° 45' 23"E	L78	28.37	N51° 06	' 54"E
L10	16.29	516° 04' 47"W	L79	34.87	N44° 59	7 57"E
L11	32.99	547° 41' 20"W	L80	25.04	N37° 54	4' <i>0</i> 1"E
L12	22.64	586° 13' 34"W	L81	34.66	554° 27	" 09"W
L13	29.03	570° 37' 16"W	L82	31.21	55 1° 44	' 50"M
L14	16.86	54° 12' 05''M	L83	44.80	562° 21	' 16"M
L15	13.78	524° 53' 46''M	L84	31.99	536° 23	5' 25"M
L16	17.63	566° 18' 48''W	L85	31.07	551° 07	' 20"W
L17	13.11	N88° 19' 29''W	L86	21.41	544° 03	3' 11"M
L18	30.55	571° 04' 57"W	L87	49.20	559° 26)' 47"W
L19	62.02	549° 52' 04"W	L88	66.36	532° 2 ⁻	19"M
L20	11.05	528° 39' 30"W	L89	42.97	527° 44	
L21	9.36	513° 57' 31"W	L90	24.85	54° 06	
L22	19.10	52° 11' 24"E	L91	26.28	538° 54	
L23	29.43	520° 23' 11"E	L92	51.51	557° 15	' 32"M
L24	16.28	533° 08' 42"E	L93	38.58	N79° 30	' 40"M
L25	22.72	58° 46' 31"E	L94	24.29	N45° 00)' 18"M
L26	21.13	525° 57' 38''W	L95	45.26	N65° 12	' 30"M
L27	14.48	555° 28' 42"W	L96	34.48	555° 24	1' 51"M
L28	13.83	582° 49' 14"W	L97	35.69	N57° 01	' 16"M
L29	41.25	N78° 32' 44"W	L98	44.37	N72° 57	' <i>0</i> 5"W
L30	16.48	N85° 44' 12''W	L99	30.30	N66° 44	' 53"M
L31	37.98	583° 40' 46"W	L100	35.30	N12° 02	2' 31"M
L32	67.83	570° 19' 46''W	L101	48.67	N22° 07	" 30"M
L33	40.68	555° 29' 29''W	L102	20.99	N28° 08	
L34	54.73	534° 06' 58"W	L103	29.24	N12° 45	' 46"W
L35	77.57	514° 05' 36"M	L104	20.94	N36° 24	' 28"M
L36	33.12	55° 15' 36"M	L105	52.90	58° 55	' 52"E
L37	56.26	52° 56' 16"E	L106	19.03	54° 42'	04"W
L38	30.38	517° 20' 07"E	L107	18.72	511° 47	' 28"E
L39	30.82	56° 13' 43"E	L108	31.52	516° 31'	<i>00</i> "E
L40	32.76	57° 47' 28''W	L109	58.32	54° 08	' 15"E
L41	33.58	548° 24' 17"W	L110	19.26	540° 31	1' 15"M
L42	26.40	560° 47' 08"W	∟111	22.38	562° 58) 05"E
L43	54.08	N87° 19' 22"W	L112	36.59	583° 02	
L44	65.86	N89° 24' 45"W	L113	16.37	550° 10	
L45	30.67	N66° 24' 55"W	L114	15.83	59° 08	
L46	42.20	N57° 31' 50"W	L115	67.62	573° 44	
L47	46.79	N58° 03' 59"W	L116	41.33	N79° 39	
L47 L48	43.15	N53° 56' 49"W	L117	17.08	N44° 37	
L49	63.22	N56° 04' 10"W	L118	32.19	589° 30	
L50	21.41	N29° 23' 39"W	L119	20.31	550° 34	
L50	53.15	N37° 03' 31"W	L120	20.31	569° 05	
L51	46.87	N45° 34' 49"W	L120	36.47	564° 12	
L52	63.44	N36° 13' 44"W	L121	21.96	561° 12	
L95 L54	64.09	N45° 17' 37"W		- 1. IU		- T L
	45.76	N40° 02' 20"W				
	45.16	N35° 46' 52"W				
L55		10 52 M				
L56		NIAº AN DEMAL				
L56 L57	24.01	N14° 41' 35"W				
L56 L57 L58	24.01 43.99	NO° 37' 41"E				
L56 L57 L58 L59	24.01 43.99 24.94	NO° 37' 41"E N17° 33' 51"M				Curve
L56 L57 L58 L59 L60	24.01 43.99 24.94 21.00	NO° 37' 41"E N17° 33' 51"W N3° 44' 37"W	Curve #	Length		Curve Delta
L56 L57 L58 L59 L60 L61	24.01 43.99 24.94 21.00 47.46	NO° 37' 41"E N17° 33' 51"W N3° 44' 37"W N11° 00' 01"E	C1	48.66	Radius 320.91	Delta 8°41'15"
L56 L57 L58 L59 L60 L61 L62	24.01 43.99 24.94 21.00 47.46 27.96	NO° 37' 41"E N17° 33' 51"W N3° 44' 37"W N11° <i>OO</i> ' <i>O</i> 1"E N1° 11' 40"W	C1 C2	48.66	Radius 320.91 435.10	Delta 8°41'15" 13°51'32"
L56 L57 L58 L59 L60 L61 L62 L63	24.01 43.99 24.94 21.00 47.46 27.96 48.84	NO° 37' 41"E N17° 33' 51"W N3° 44' 37"W N11° 00' 01"E N1° 11' 40"W N4° 00' 09"E	C1	48.66	Radius 320.91	Delta 8°41'15"
L56 L57 L58 L59 L60 L61 L62	24.01 43.99 24.94 21.00 47.46 27.96	NO° 37' 41"E N17° 33' 51"W N3° 44' 37"W N11° 00' 01"E N1° 11' 40"W N4° 00' 09"E N19° 18' 36"E	C1 C2 C3	48.66 105.24 19.67	Radius 320.91 435.10 435.10 1336.07	Delta 8°41'15" 13°51'32" 2°35'26"
L56 L57 L58 L59 L60 L61 L62 L63	24.01 43.99 24.94 21.00 47.46 27.96 48.84	NO° 37' 41"E N17° 33' 51"W N3° 44' 37"W N11° 00' 01"E N1° 11' 40"W N4° 00' 09"E	C1 C2 C3 C4 C5 C6	48.66 105.24 19.67 152.11 289.69 144.02	Radius 320.91 435.10 435.10 1336.07 812.89 271.38	Delta 8°41'15" 13°51'32" 2°35'26" 6°31'24" 20°25'07" 30°24'23"
L56 L57 L58 L59 L60 L61 L62 L63 L64 L65	24.01 43.99 24.94 21.00 47.46 27.96 48.84 15.32 6.40 11.57	NO° 37' 41"E N17° 33' 51"W N3° 44' 37"W N11° OO' O1"E N1° 11' 40"W N4° OO' O9"E N19° 18' 36"E N41° 57' 14"E N85° 54' 07"E	C1 C2 C3 C4 C5 C6 C7	48.66 105.24 19.67 152.11 289.69 144.02 307.78	Radius 320.91 435.10 435.10 1336.07 812.89 271.38 291.38	Delta 8°41'15" 13°51'32" 2°35'26" 6°31'24" 20°25'07" 30°24'23" 60°31'19"
L56 L57 L58 L59 L60 L61 L62 L63 L64 L65 L66	24.01 43.99 24.94 21.00 47.46 27.96 48.84 15.32 6.40 11.57 10.90	NO° 37' 41"E N17° 33' 51"W N3° 44' 37"W N11° OO' 01"E N1° 11' 40"W N4° OO' 09"E N19° 18' 36"E N41° 57' 14"E N85° 54' 07"E N0° 02' 59"W	C1 C2 C3 C4 C5 C6	48.66 105.24 19.67 152.11 289.69 144.02	Radius 320.91 435.10 435.10 1336.07 812.89 271.38	Delta 8°41'15" 13°51'32" 2°35'26" 6°31'24" 20°25'07" 30°24'23"
L56 L57 L58 L59 L60 L61 L62 L63 L64	24.01 43.99 24.94 21.00 47.46 27.96 48.84 15.32 6.40 11.57	NO° 37' 41"E N17° 33' 51"W N3° 44' 37"W N11° OO' O1"E N1° 11' 40"W N4° OO' O9"E N19° 18' 36"E N41° 57' 14"E N85° 54' 07"E	C1 C2 C3 C4 C5 C6 C7 C8	48.66 105.24 19.67 152.11 289.69 144.02 307.78 296.82	Radius 320.91 435.10 435.10 1336.07 812.89 271.38 291.38 832.89	Delta 8°41'15" 13°51'32" 2°35'26" 6°31'24" 20°25'07" 30°24'23" 60°31'19" 20°25'07"

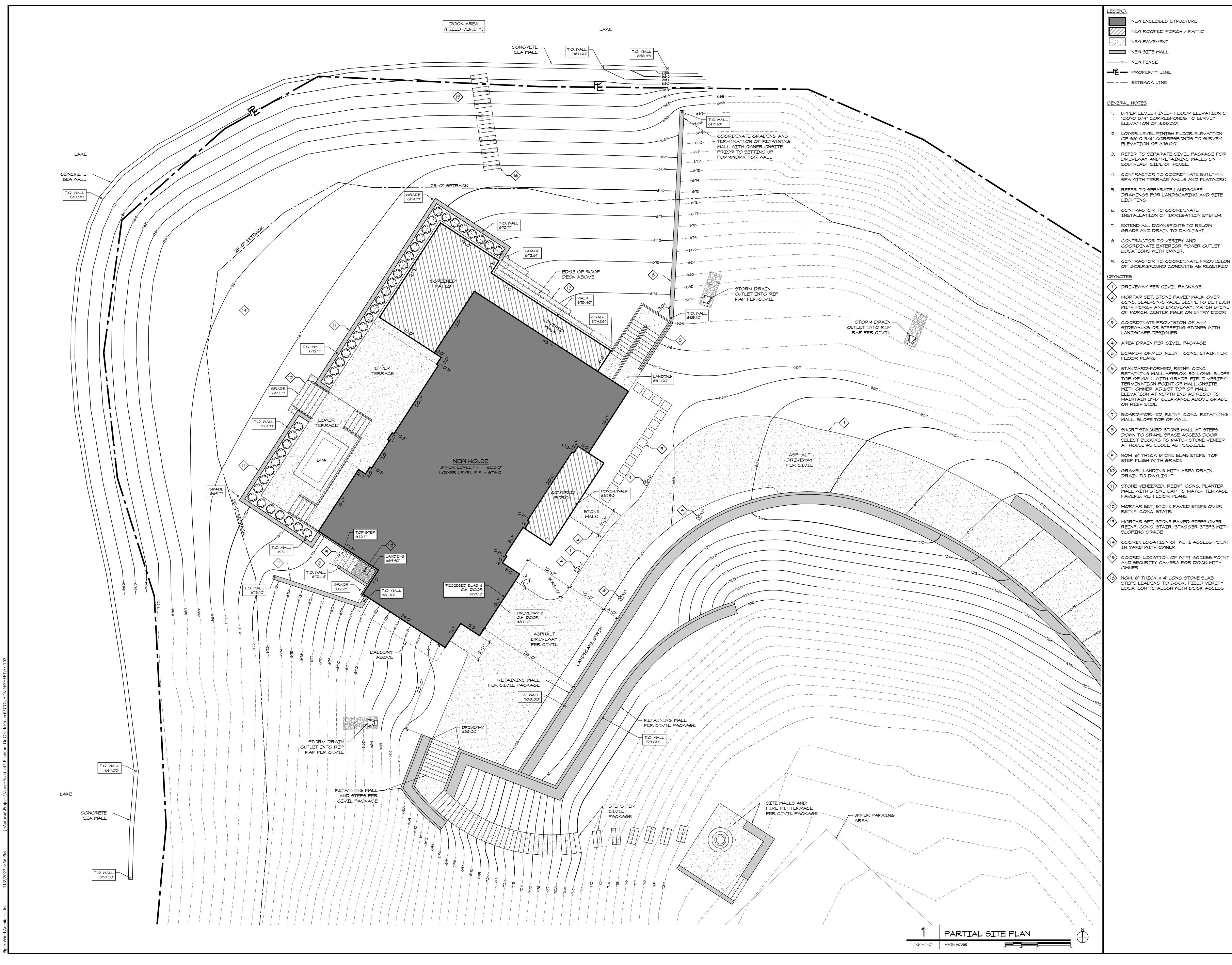
	Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length	
C1	48.66	320.91	8°41'15"	569° 42' 37''W	48.61	
62	105.24	435.10	13°51'32"	580° 59' 01''W	104.99	
СЗ	19.67	435.10	2°35'26"	589° 12' 30''W	19.67	
C4	152.11	1336.07	6°31'24"	N86° 14' 05"W	152.03	
C5	289.69	812.89	20°25'07"	N86° 49' 04"E	288.16	
C6	144.02	271.38	30°24'23"	N62° 58' 18"E	142.33	
CT	307.78	291.38	60°31'19"	N47° 54' 50"E	293.67	
C8	296.82	832.89	20°25'07"	N86° 49' 04"E	295.25	
Cq	149.84	1316.07	6°31'24"	N86° 14' 05"M	149.76	
C10	10.14	415.10	1°23'59"	589° 48' 14"W	10.14	
C11	109.03	415.10	15°02'59"	581° 34' 45''W	108.72	

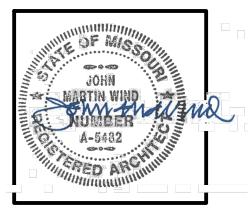


1" = 100'-0"











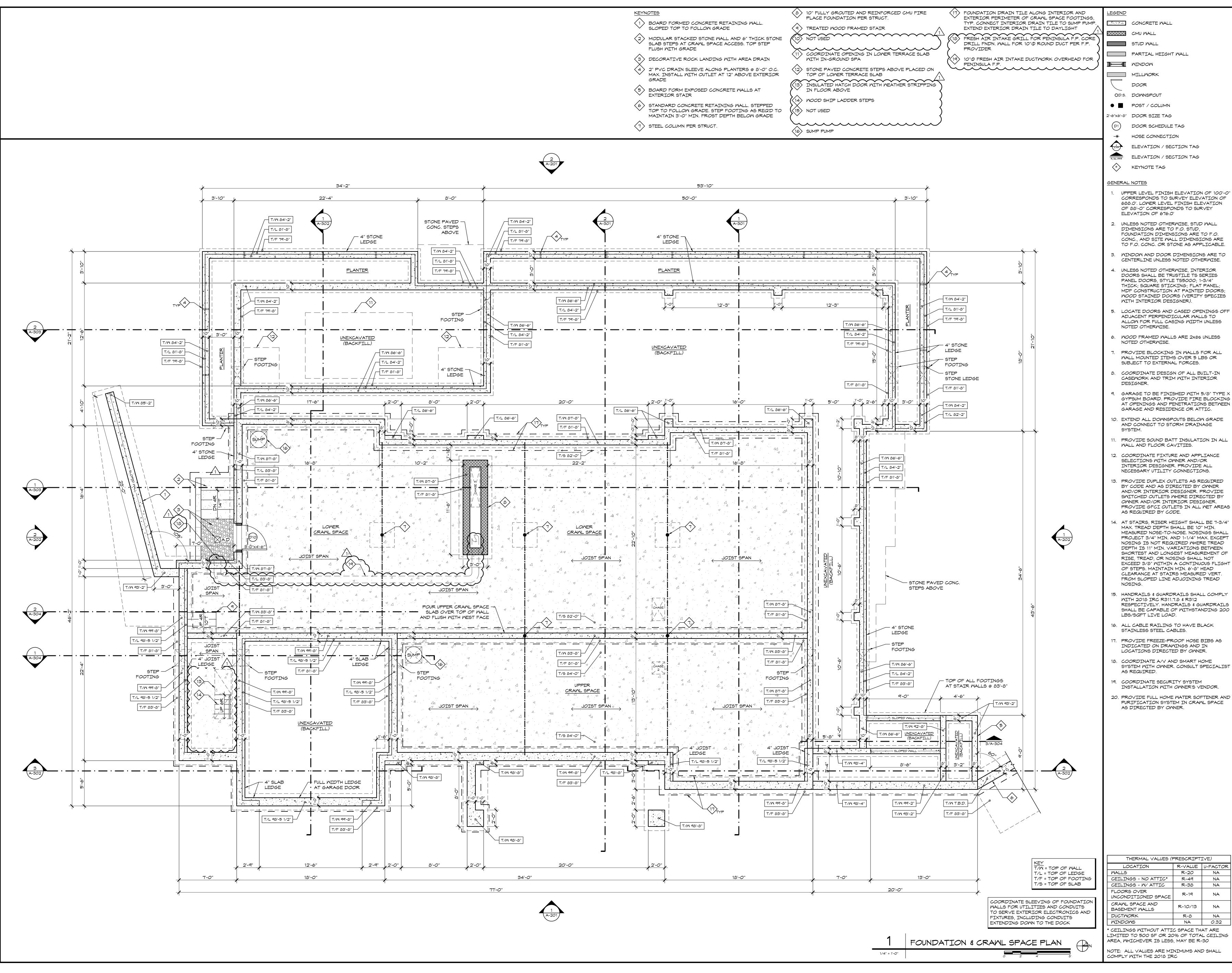
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ISSL	JED FOR
CONS	TRUCTION
PROJECT NO. DATE DRAWN BY CHECKED BY CHECKED BY REVISED DATE	1921 11 / 10 / 2022 MDB JMW DESCRIPTION
SHEET T	TITLE & NUMBER
• /	ARTIAL FE PLAN
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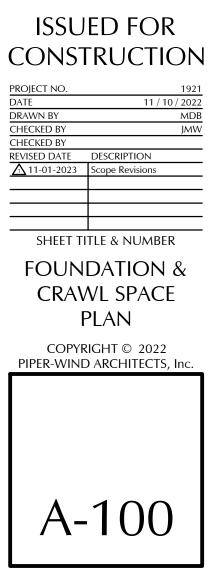


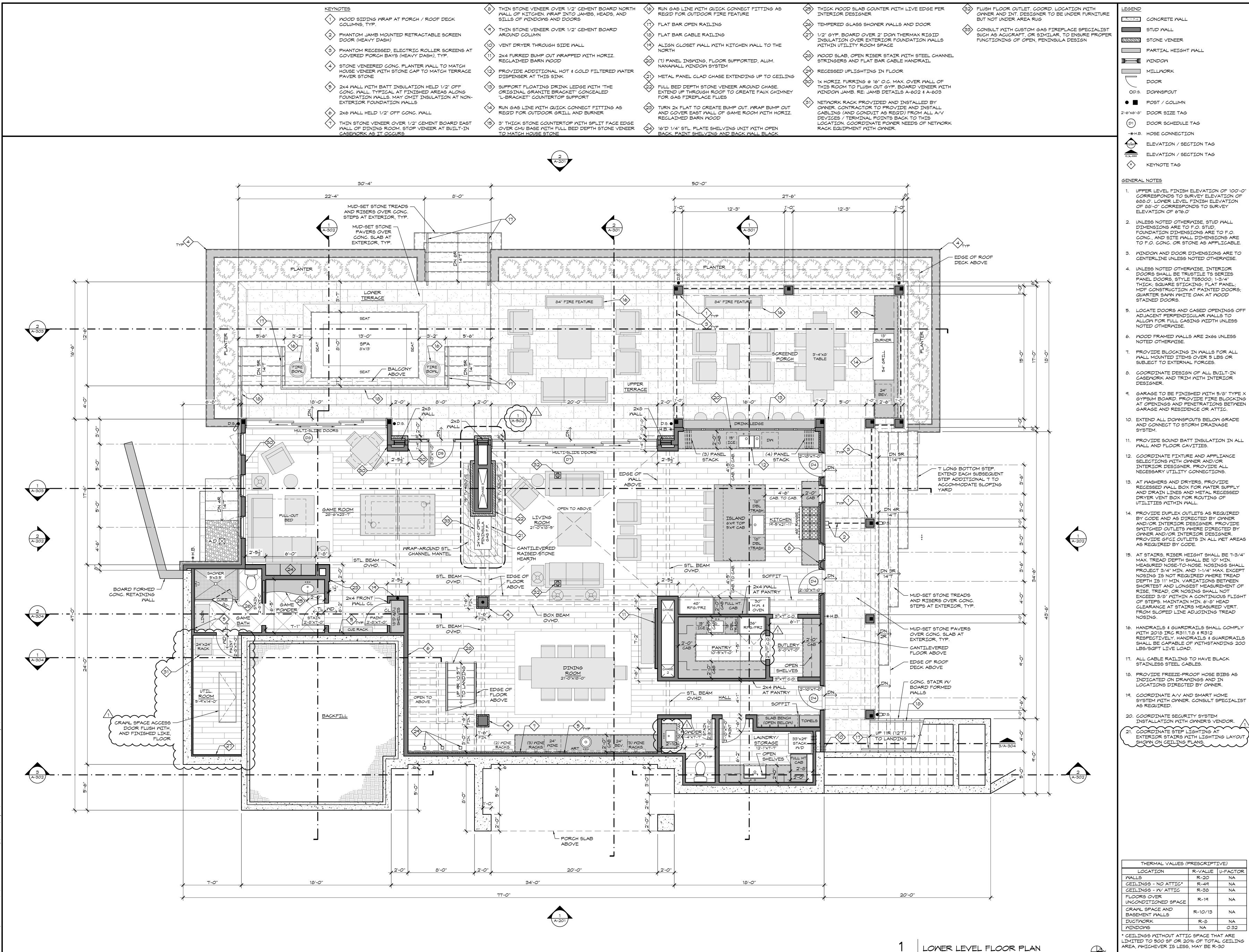


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1/4" = 1'-0"

COMPLY WITH THE 2018 IRC





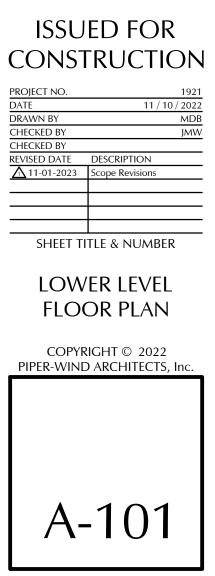


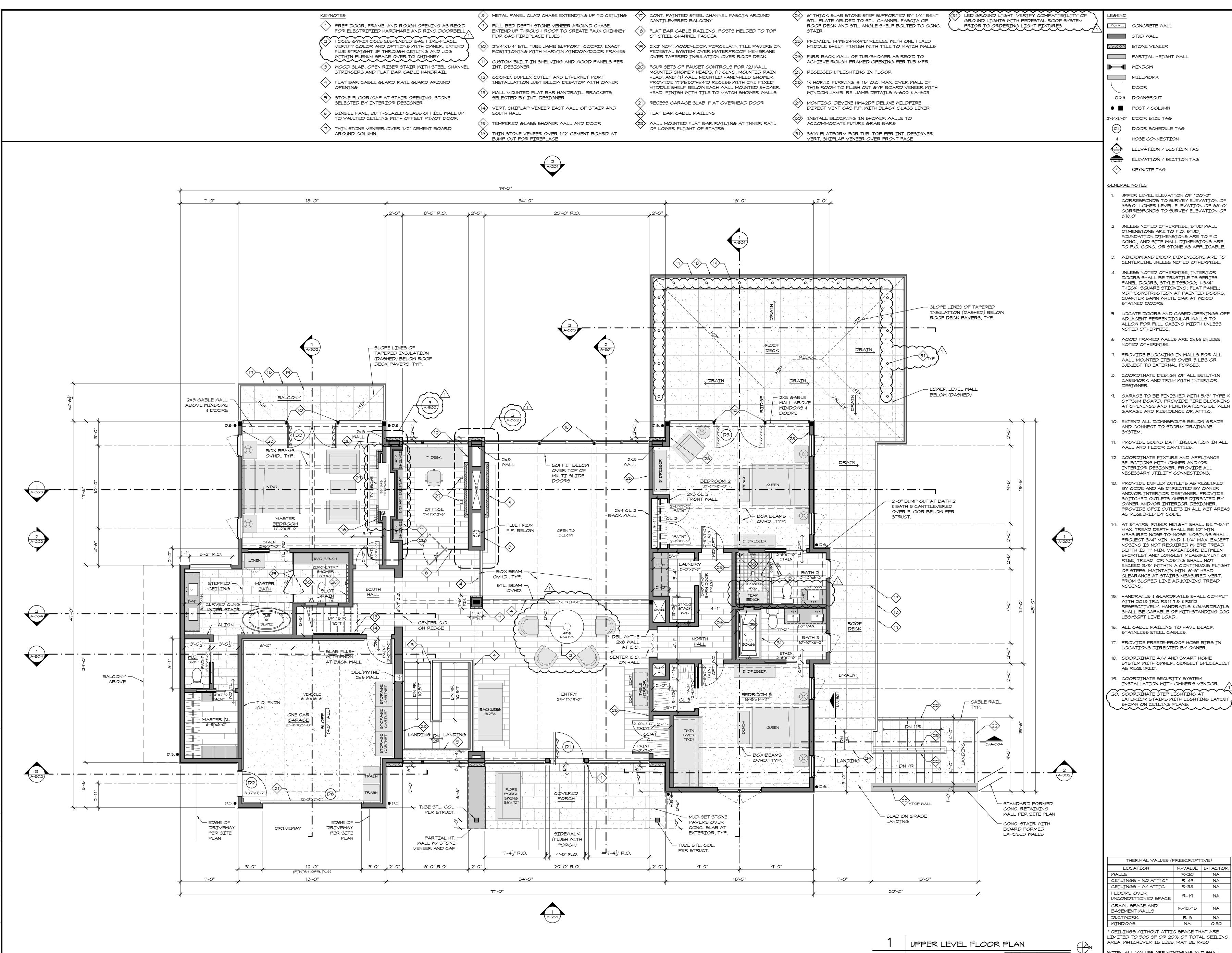
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NOTE: ALL VALUES ARE MINIMUMS AND SHALL

COMPLY WITH THE 2018 IRC

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



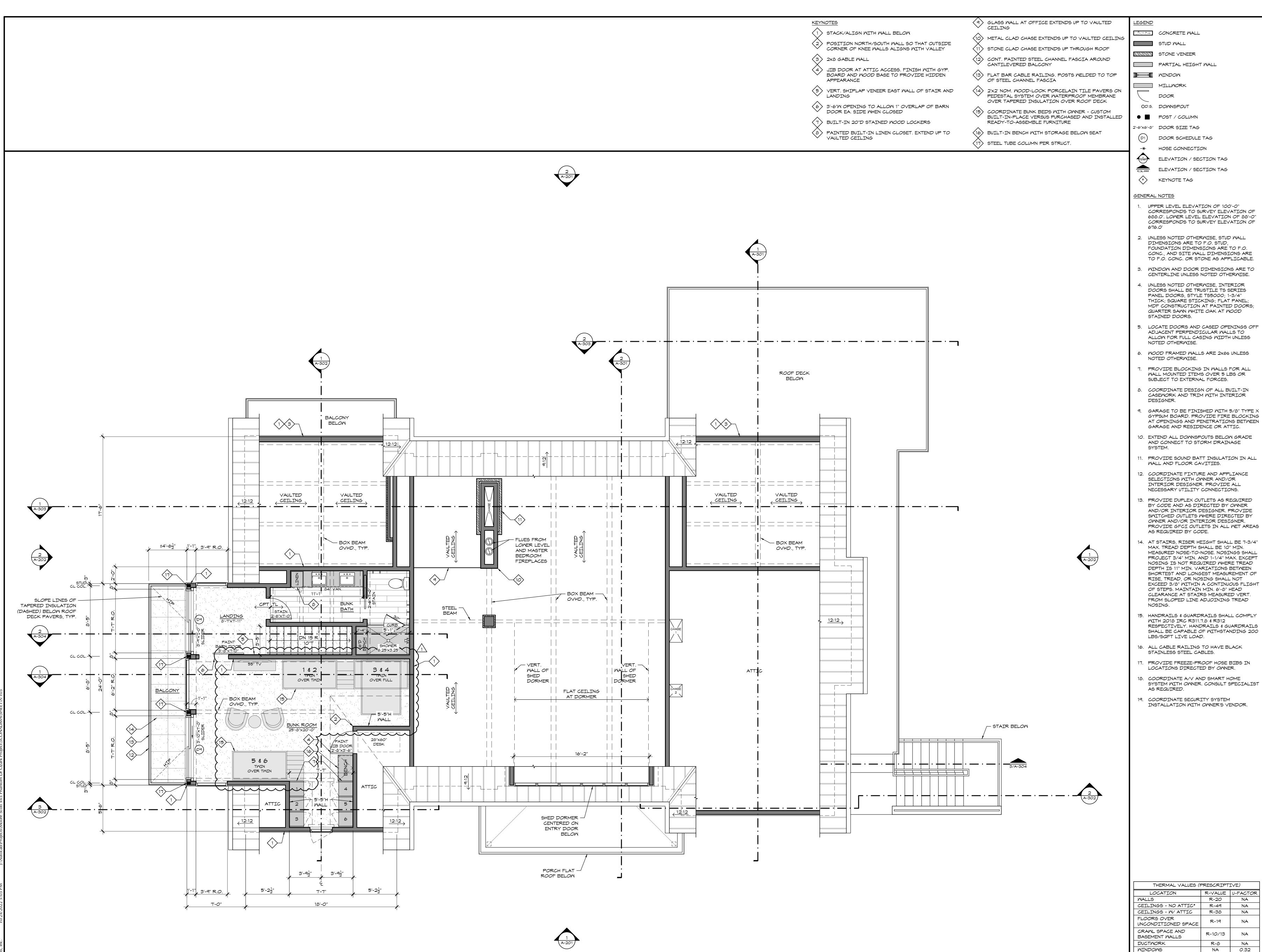


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1/4" = 1'-*0*"

BUNK LEVEL FLOOR PLAN

COMPLY WITH THE 2018 IRC





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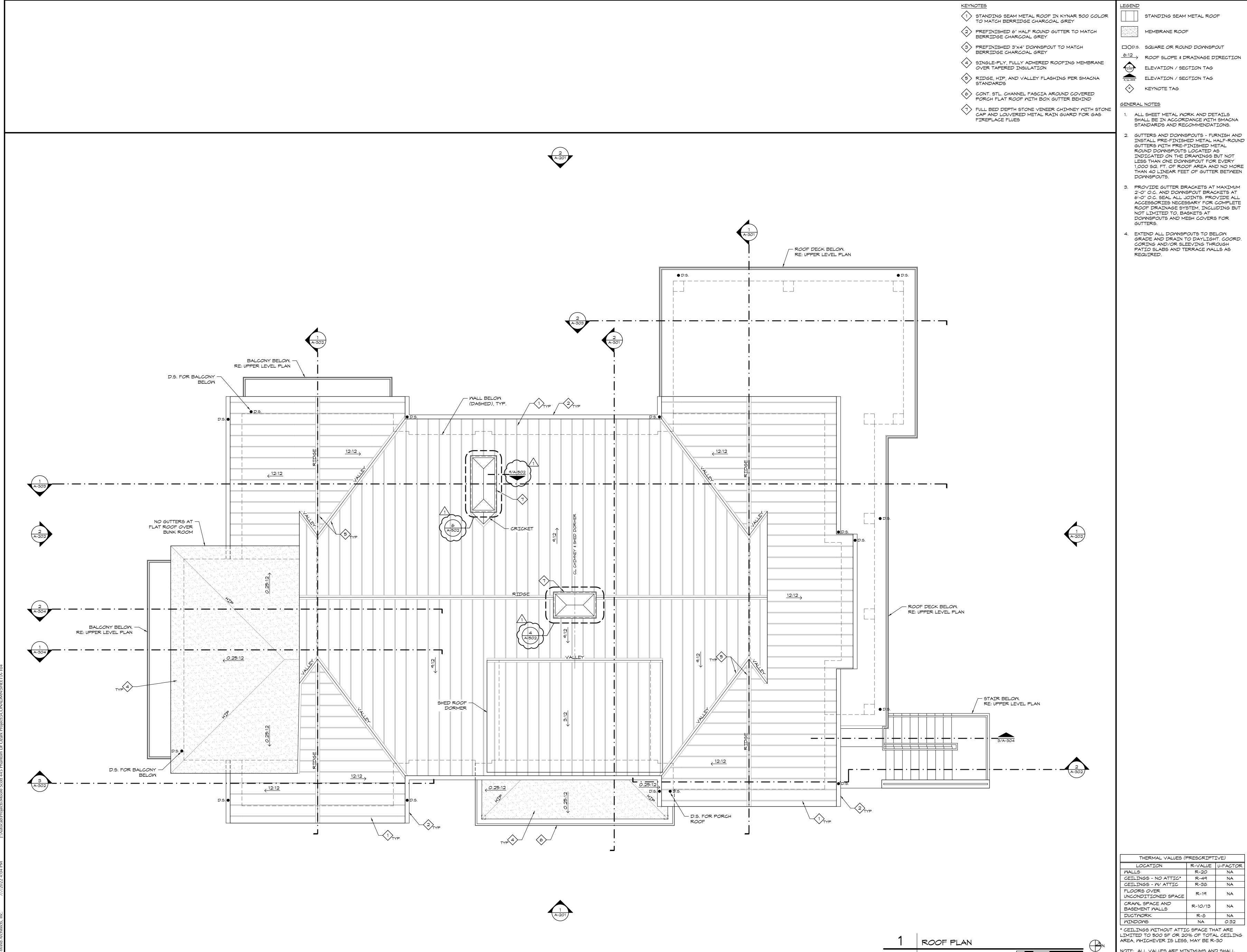
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R-VALUE U-FACTOR R-20 NA R-49 NA R-38 NA R-19 NA R-10/13 NA R-8 NA NA 0.32 * CEILINGS WITHOUT ATTIC SPACE THAT ARE LIMITED TO 500 SF OR 20% OF TOTAL CEILING AREA, WHICHEVER IS LESS, MAY BE R-30 NOTE: ALL VALUES ARE MINIMUMS AND SHALL



NOTE: ALL VALUES ARE MINIMUM COMPLY WITH THE 2018 IRC

0 2' 4'

1/4" = 1'-0"



PIPER-WIND ARCHITECTS

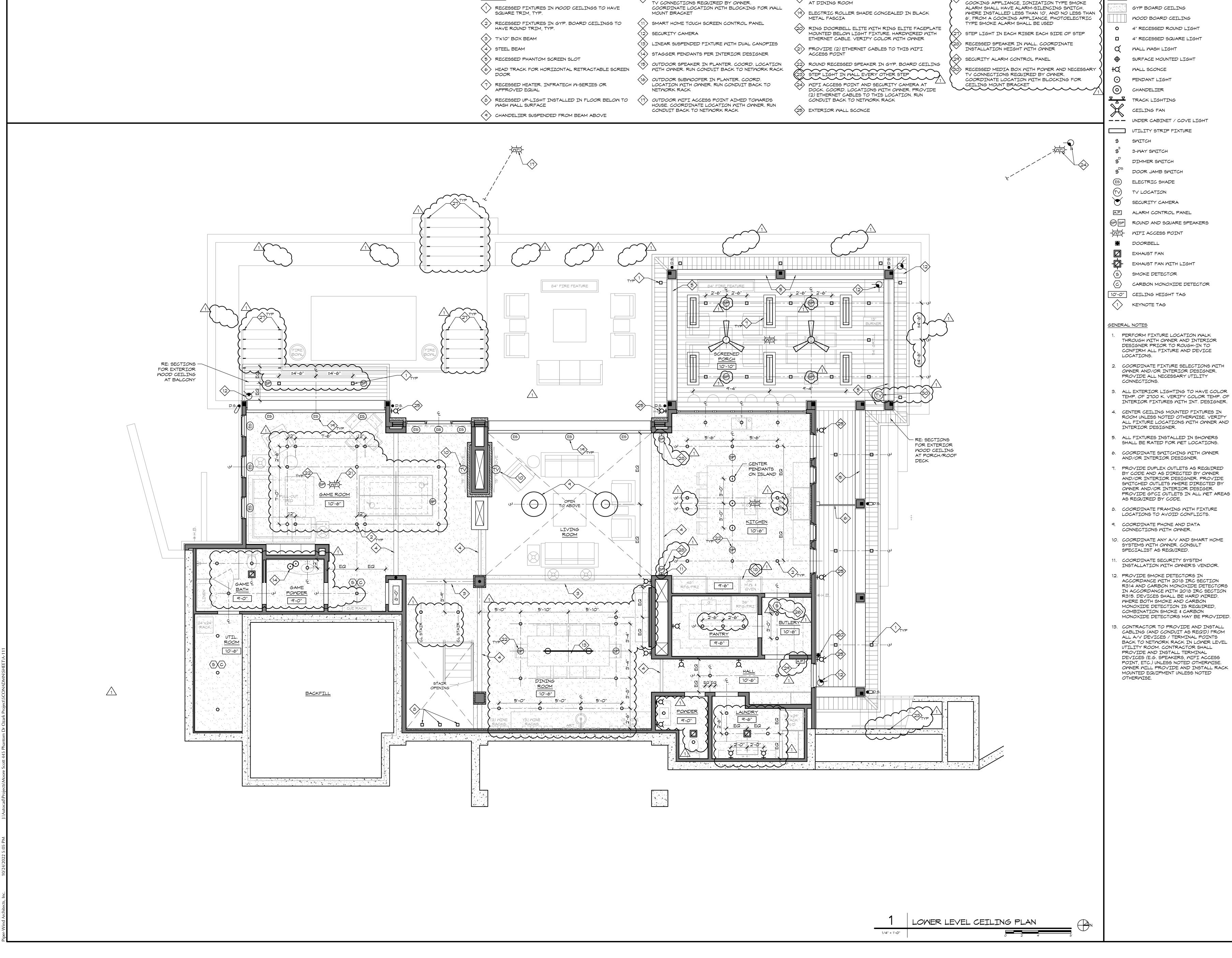
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KEYNOTES

(10) RECESSED MEDIA BOX WITH POWER AND NECESSARY

LEGEND

WHERE INSTALLED BETWEEN 10' AND 20' FROM A

(18) GYP. BOARD SOFFIT. ALIGN VERT. FACE WITH BEAM



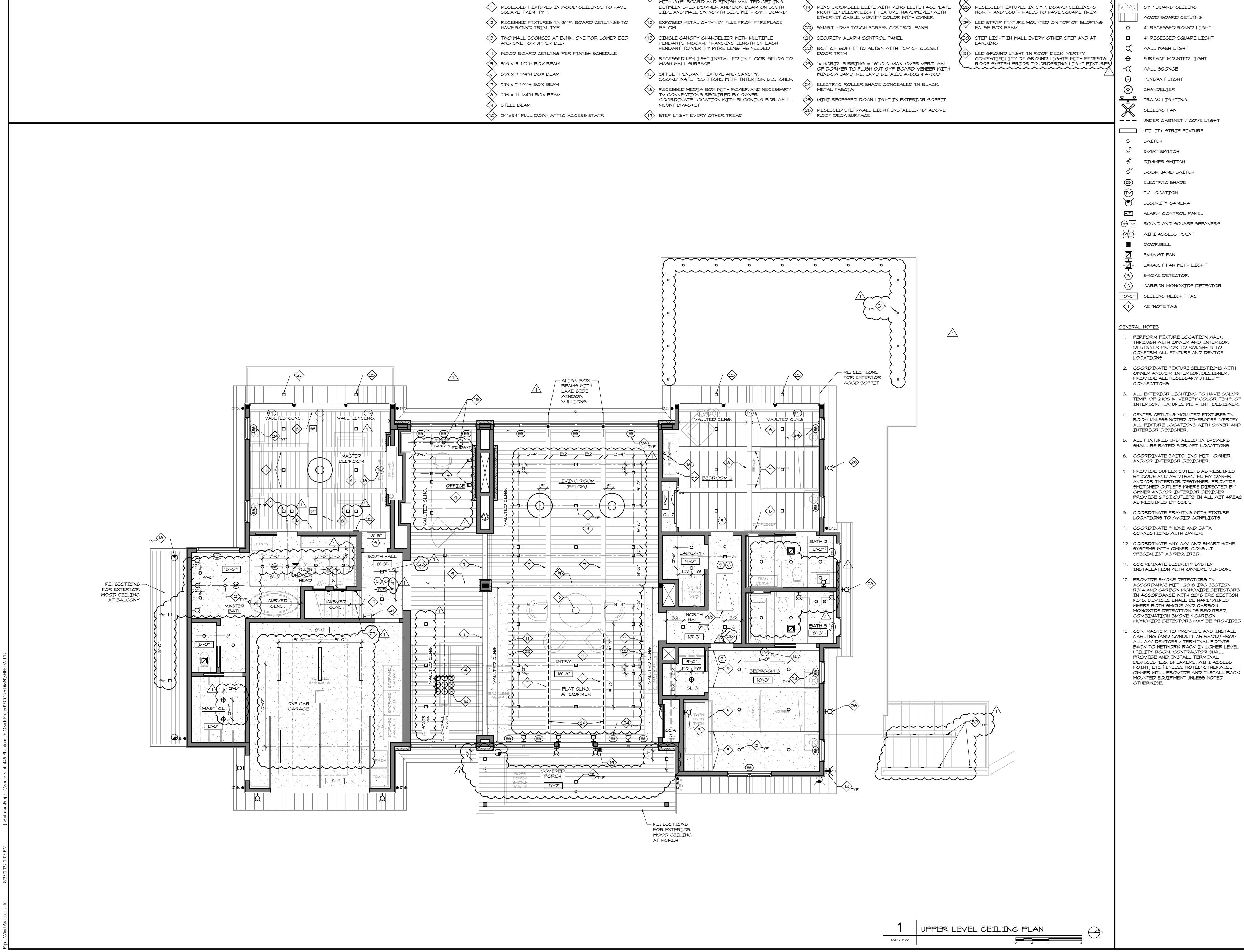


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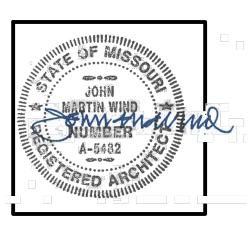
- KEYNOTES

(11) FINISH VERTICAL FACE OF WALL AT SHED DORMER WITH GYP. BOARD AND FINISH VAULTED CEILING

(18) SECURITY CAMERA, TYP.

LEGEND

27) SLOPED CEILING UNDER BUNK SHOWER SEAT ABOVE



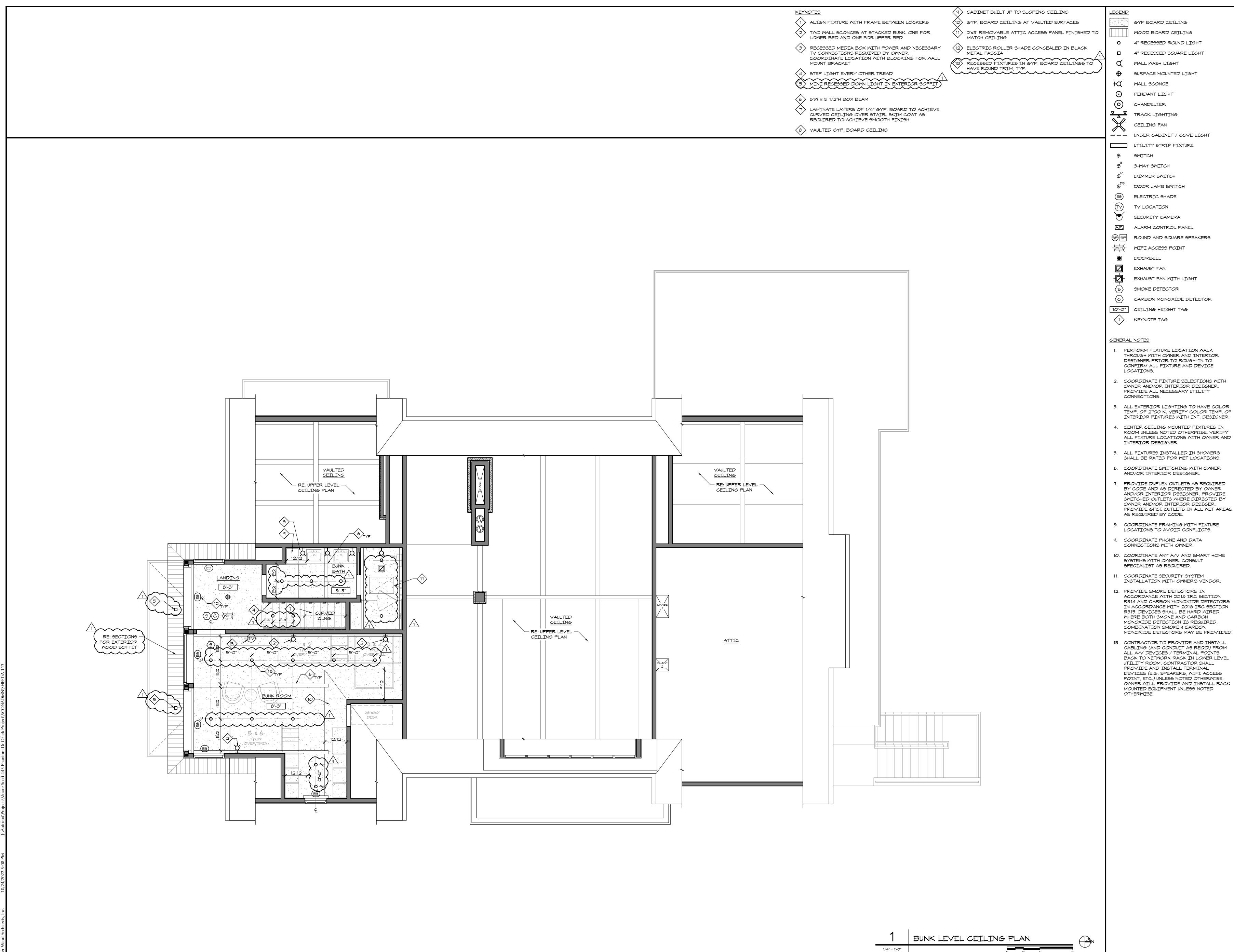


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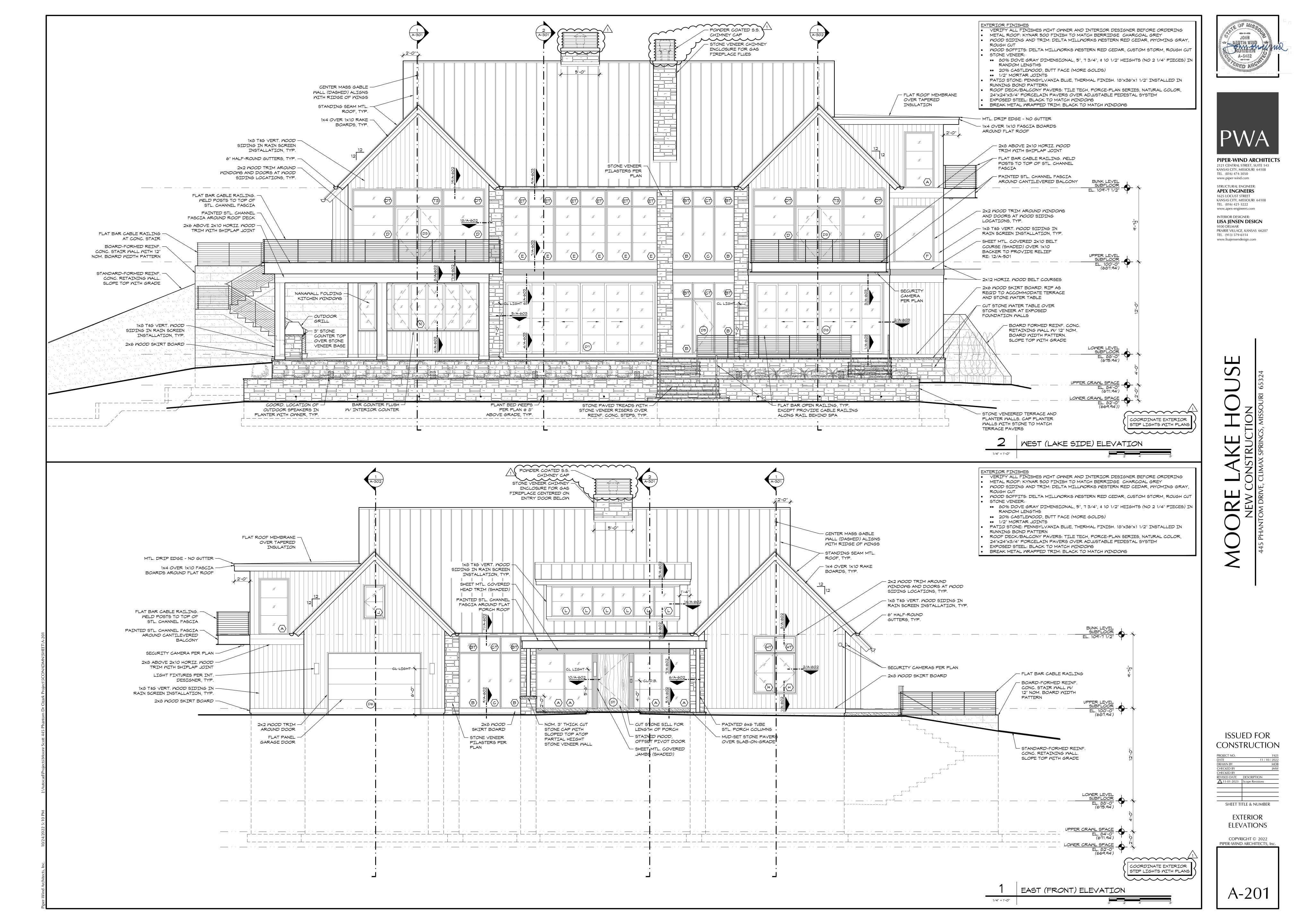


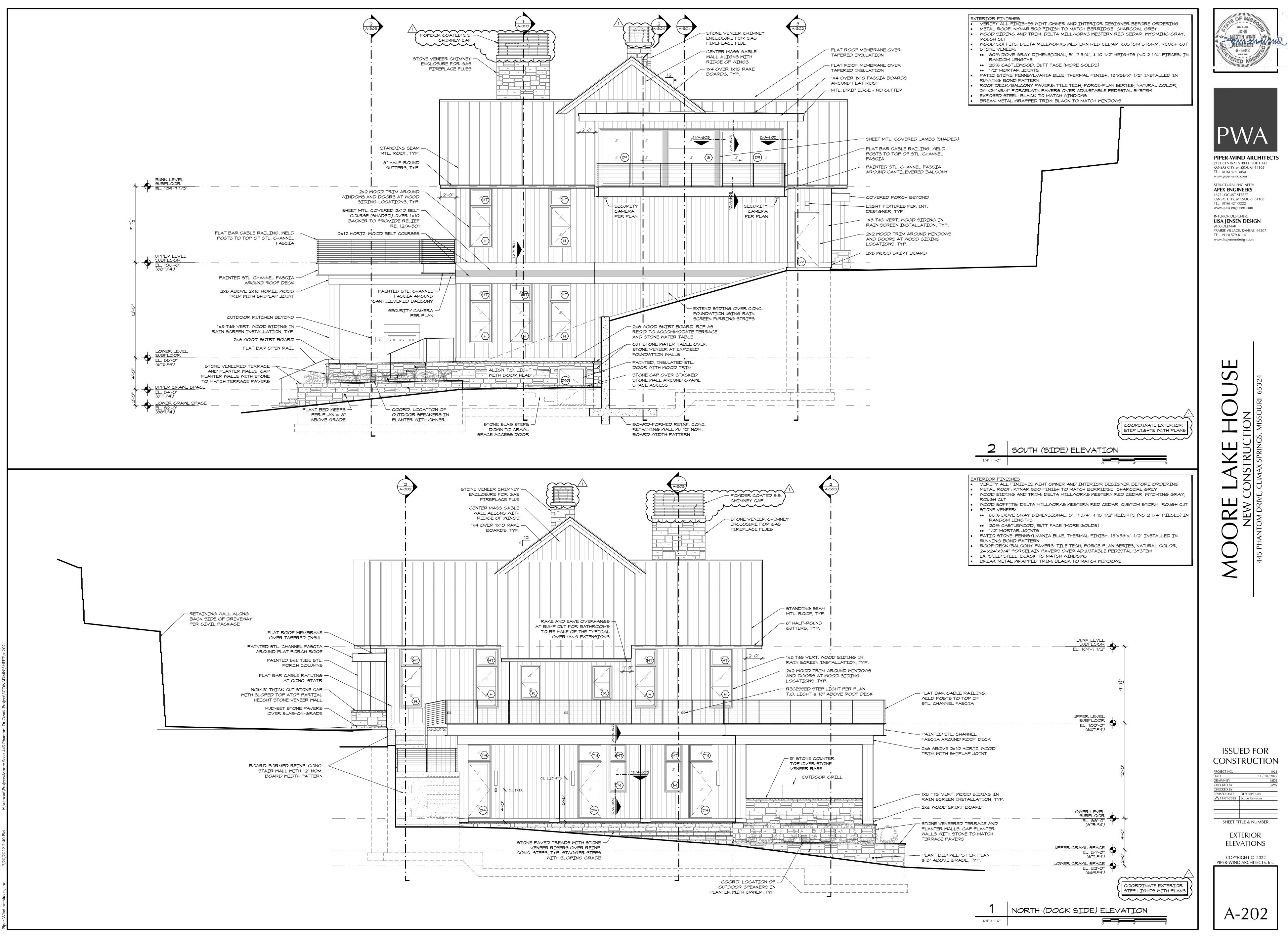
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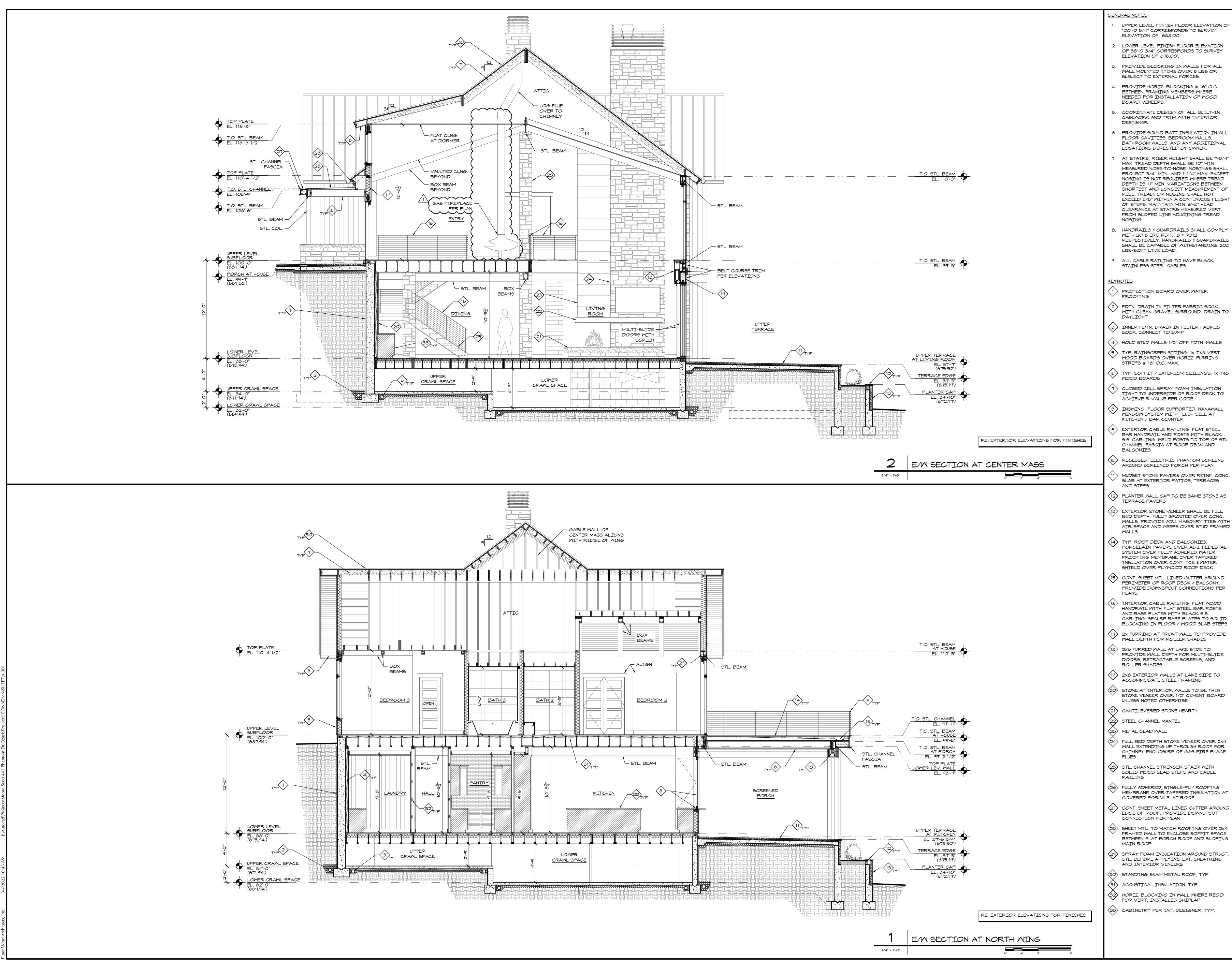
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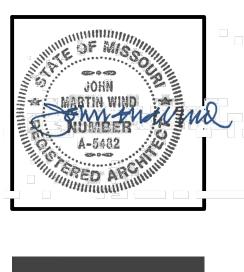
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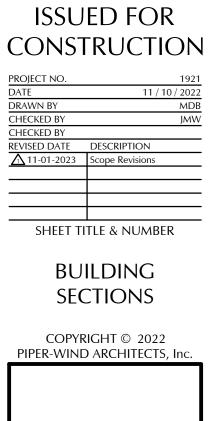


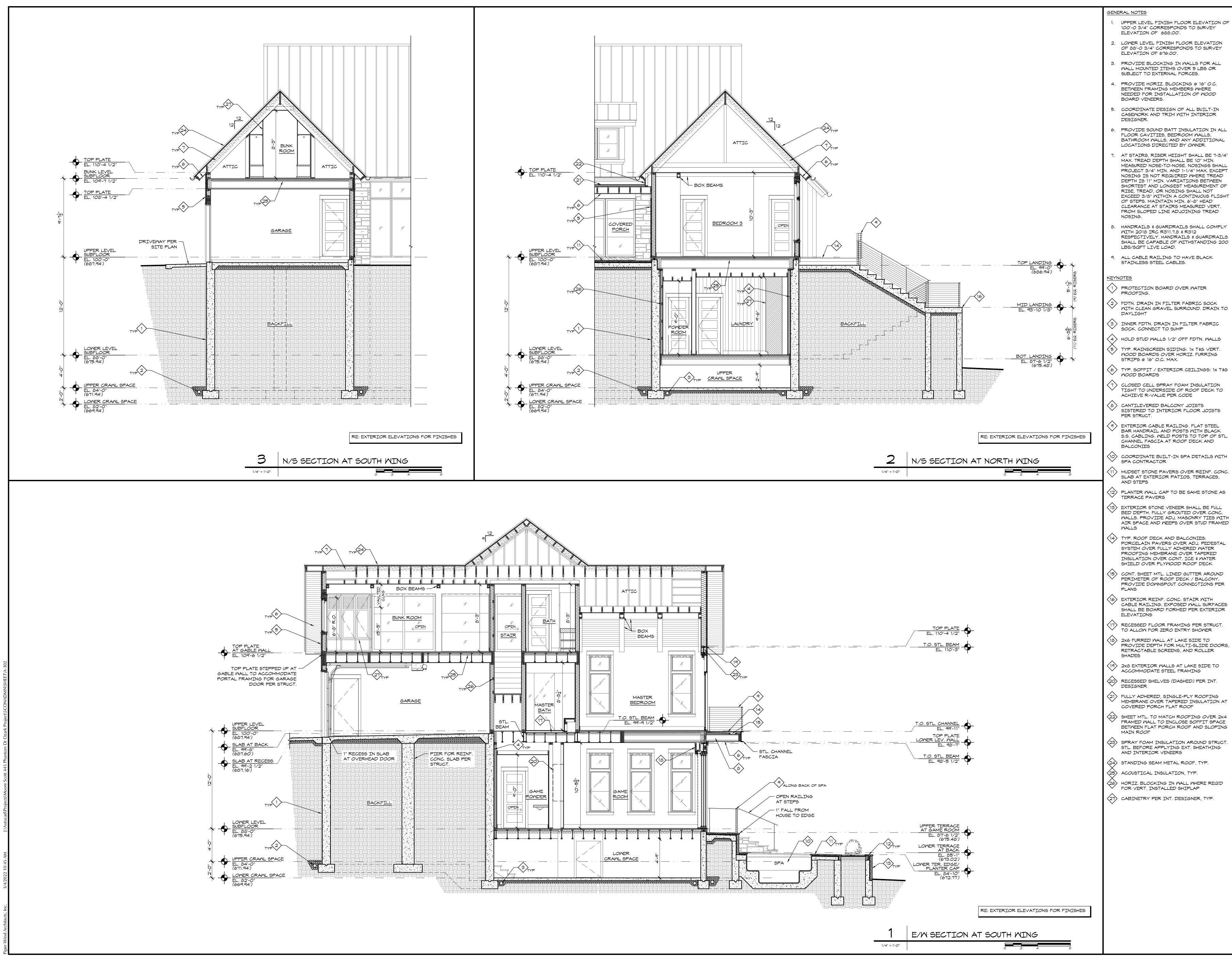


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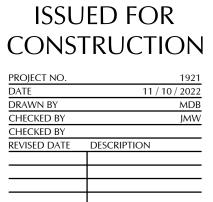




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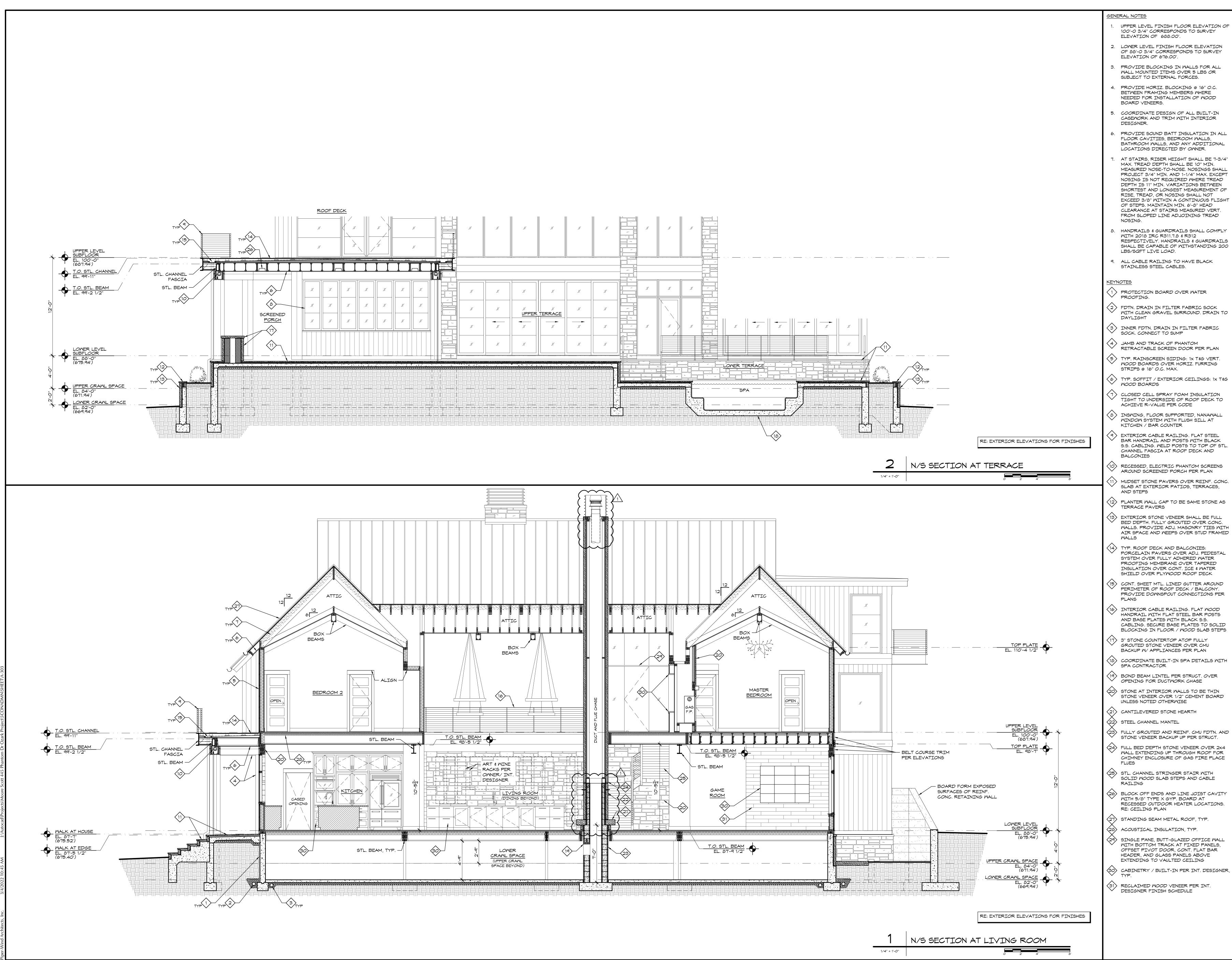
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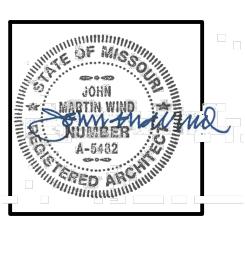


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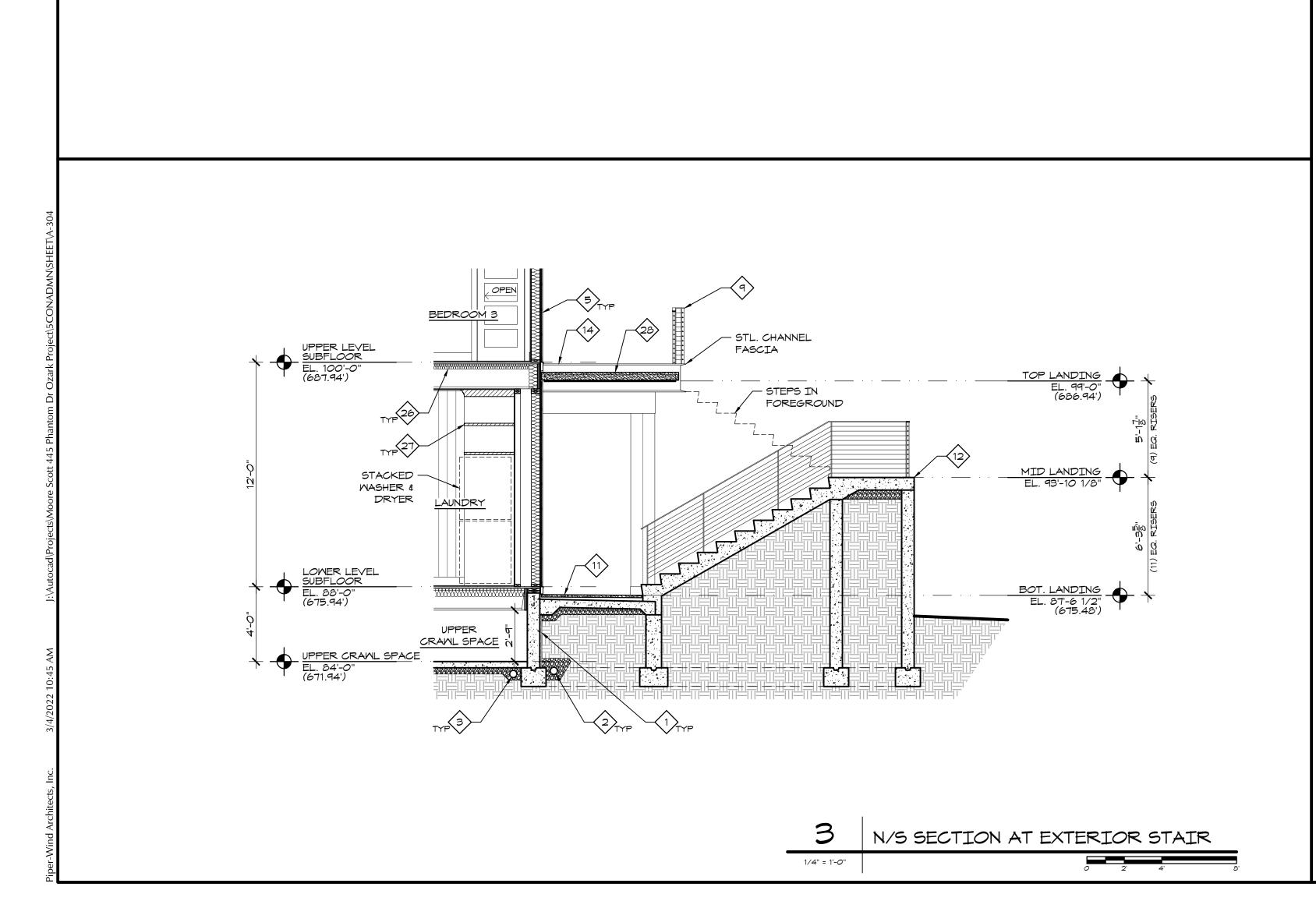


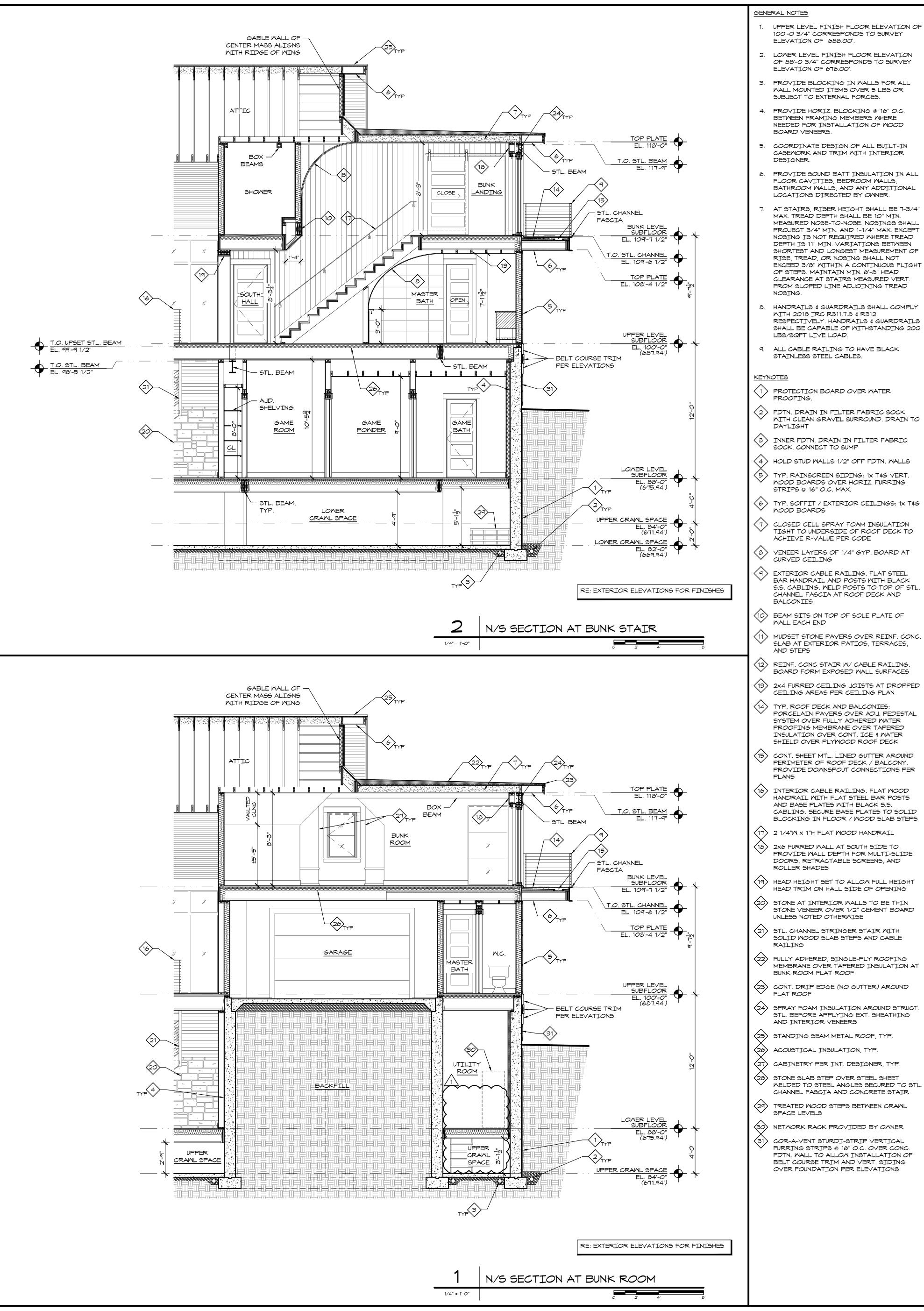
STRUCTURAL ENGINEER: APEX ENGINEERS 1625 LOCUST STREET KANSAS CITY, MISSOURI 64108 TEL. (816) 421-3222 www.apex-engineers.com INTERIOR DESIGNER:

LISA JENSEN DESIGN 9100 DELMAR PRAIRIE VILLAGE, KANSAS 66207 TEL. (913) 579-6114 www.lisajensendesign.com

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DRAWN BY	MDB			
CHECKED BY	JMW			
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11-01-2023	Scope Revisions			
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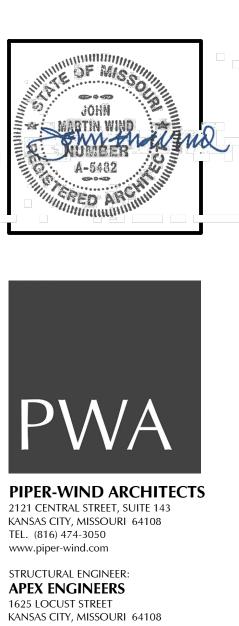
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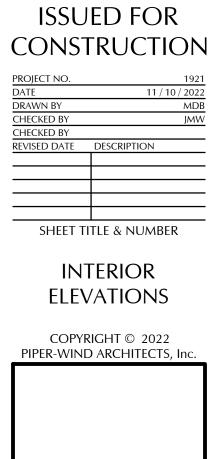


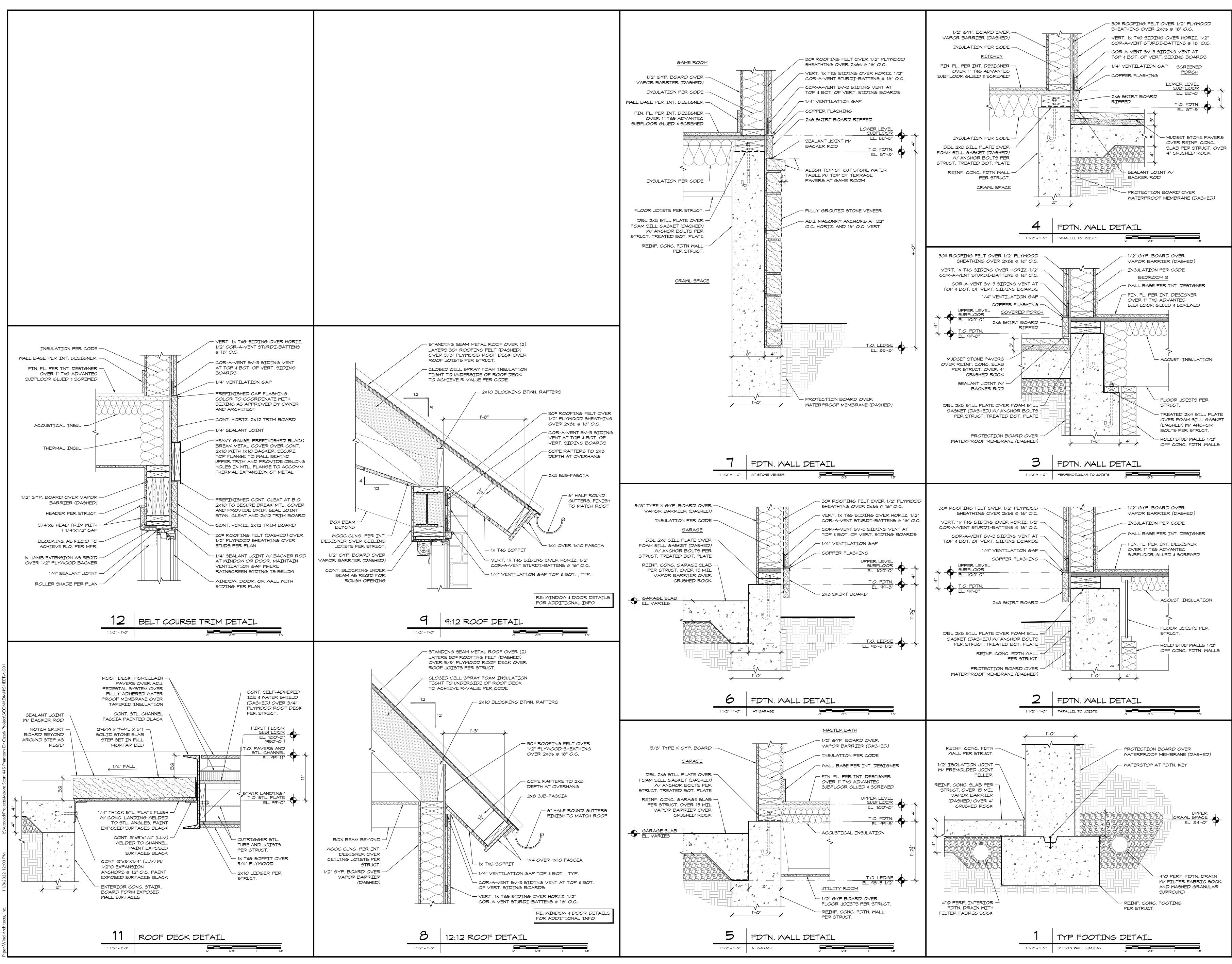


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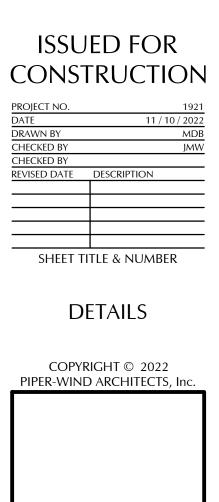


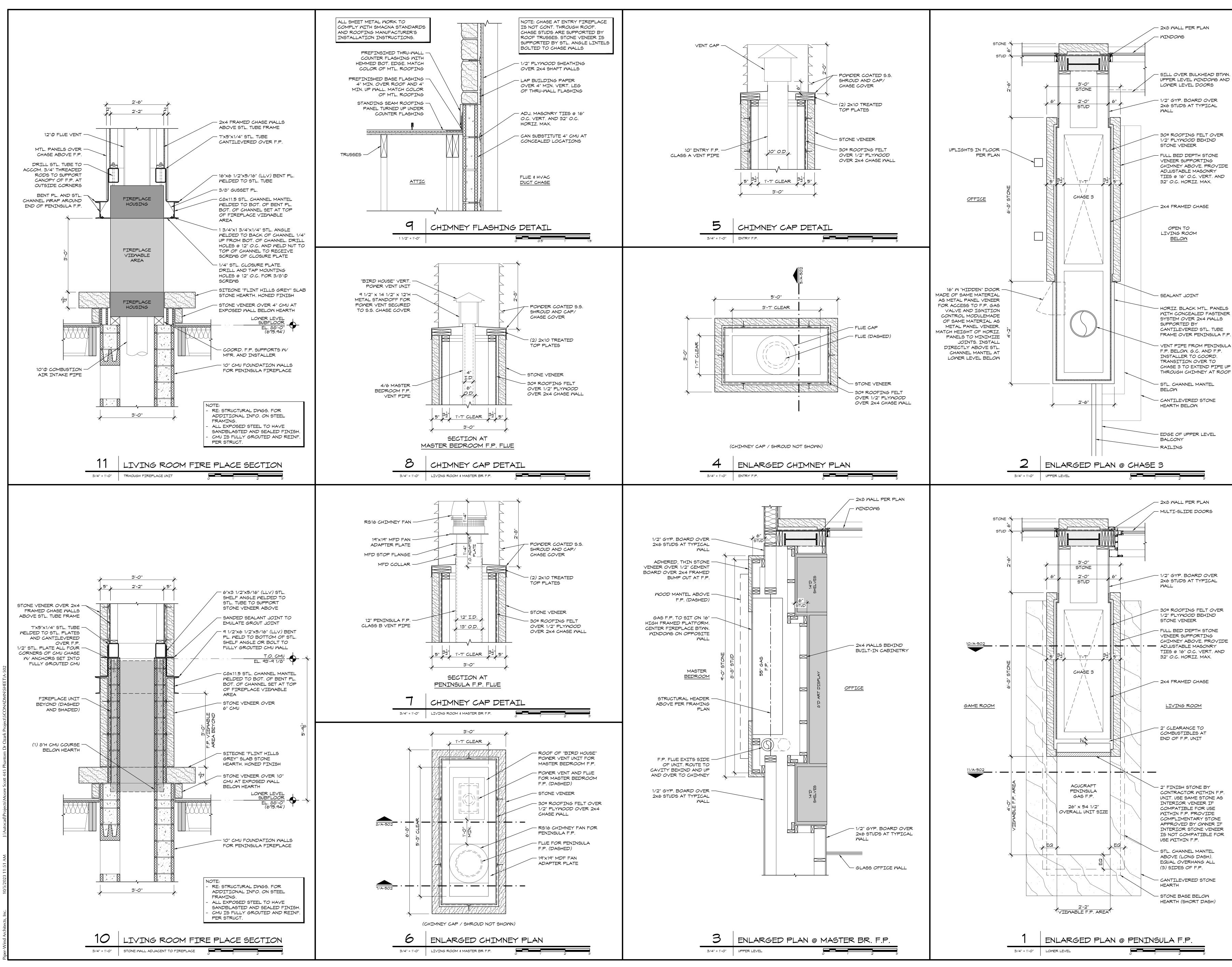




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- SILL OVER BULKHEAD BTWN. UPPER LEVEL WINDOWS AND

- 30# ROOFING FELT OVER

CHIMNEY ABOVE. PROVIDE TIES @ 16" O.C. VERT. AND

- HORIZ. BLACK MTL. PANELS WITH CONCEALED FASTENER SYSTEM OVER 2x4 WALLS CANTILEVERED STL. TUBE

VENT PIPE FROM PENINSULA F.P. BELOW. G.C. AND F.P.

THROUGH CHIMNEY AT ROOF

- 30# ROOFING FELT OVER

CHIMNEY ABOVE. PROVIDE TIES @ 16" O.C. VERT. AND

CONTRACTOR WITHIN F.P. UNIT. USE SAME STONE AS COMPLIMENTARY STONE APPROVED BY OWNER IF INTERIOR STONE VENEER IS NOT COMPATIBLE FOR





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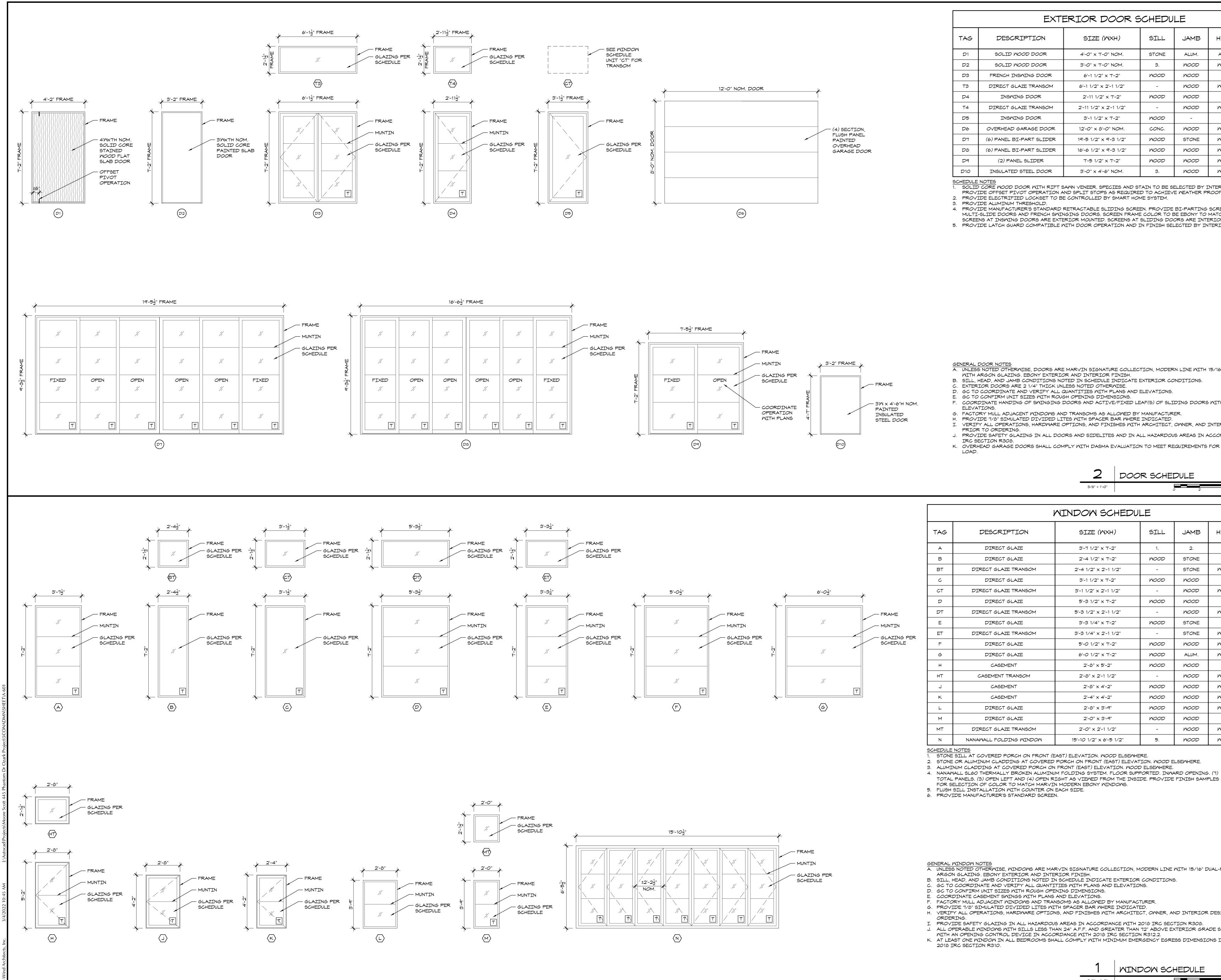
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SHEET TITLE & NUMBER

DETAILS

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	1	WINDOW SCHEDULE		
-	3/8" = 1'-0"	0 2'	4'	6'

<u>GENERAL WINDOW NOTES</u> A. UNLESS NOTED OTHERWISE, WINDOWS ARE MARVIN SIGNATURE COLLECTION, MODERN LINE WITH 15/16" DUAL-PANE LOW E WITH ARGON GLAZING. EBONY EXTERIOR AND INTERIOR FINISH. B. SILL, HEAD, AND JAMB CONDITIONS NOTED IN SCHEDULE INDICATE EXTERIOR CONDITIONS.

TOTAL PANELS. (3) OPEN LEFT AND (4) OPEN RIGHT AS VIEWED FROM THE INSIDE. PROVIDE FINISH SAMPLES

C. GC TO COORDINATE AND VERIFY ALL QUANTITIES WITH PLANS AND ELEVATIONS.

FOR SELECTION OF COLOR TO MATCH MARVIN MODERN EBONY WINDOWS.

D. GC TO CONFIRM UNIT SIZES WITH ROUGH OPENING DIMENSIONS.

E. COORDINATE CASEMENT SWINGS WITH PLANS AND ELEVATIONS.

F. FACTORY MULL ADJACENT WINDOWS AND TRANSOMS AS ALLOWED BY MANUFACTURER.

G. PROVIDE 7/8" SIMULATED DIVIDED LITES WITH SPACER BAR WHERE INDICATED. H. VERIFY ALL OPERATIONS, HARDWARE OPTIONS, AND FINISHES WITH ARCHITECT, OWNER, AND INTERIOR DESIGNER PRIOR TO

ORDERING.

I. PROVIDE SAFETY GLAZING IN ALL HAZARDOUS AREAS IN ACCORDANCE WITH 2018 IRC SECTION R308. J. ALL OPERABLE WINDOWS WITH SILLS LESS THAN 24" A.F.F. AND GREATER THAN 72" ABOVE EXTERIOR GRADE SHALL BE PROVIDED WITH AN OPENING CONTROL DEVICE IN ACCORDANCE WITH 2018 IRC SECTION R312.2. K. AT LEAST ONE WINDOW IN ALL BEDROOMS SHALL COMPLY WITH MINIMUM EMERGENCY EGRESS DIMENSIONS IN ACCORDANCE WITH 2018 IRC SECTION R310.

A	DIRECT GLAZE	3'-7 1/2" x 7'-2"	1.	2.	З.
в	DIRECT GLAZE	2'-4 1/2" × 7'-2"	WOOD	STONE	-
BT	DIRECT GLAZE TRANSOM	2'-4 1/2" x 2'-1 1/2"	-	STONE	WOOD
С	DIRECT GLAZE	3'-1 1/2" x 7'-2"	NOOD	WOOD	-
СТ	DIRECT GLAZE TRANSOM	3'-1 1/2" x 2'-1 1/2"	-	NOOD	WOOD
D	DIRECT GLAZE	5'-3 1/2" x 7'-2"	NOOD	WOOD	-
DT	DIRECT GLAZE TRANSOM	5'-3 1/2" x 2'-1 1/2"	-	WOOD	WOOD
E	DIRECT GLAZE	3'-3 1/4" x 7'-2"	WOOD	STONE	-
ET	DIRECT GLAZE TRANSOM	3'-3 1/4" x 2'-1 1/2"	-	STONE	WOOD
F	DIRECT GLAZE	5'-0 1/2" x 7'-2"	NOOD	NOOD	WOOD
G	DIRECT GLAZE	6'-0 1/2" x 7'-2"	NOOD	ALUM.	WOOD
н	CASEMENT	2'-8" x 5'-2"	NOOD	WOOD	-
ΗT	CASEMENT TRANSOM	2'-8" x 2'-1 1/2"	-	NOOD	WOOD
L	CASEMENT	2'-8" x 4'-2"	NOOD	NOOD	WOOD
к	CASEMENT	2'-4" × 4'-2"	NOOD	WOOD	WOOD
L	DIRECT GLAZE	2'-8" x 3'-9"	NOOD	WOOD	WOOD
М	DIRECT GLAZE	2'-0" x 3'-9"	NOOD	WOOD	-
мт	DIRECT GLAZE TRANSOM	2'-0" x 2'-1 1/2"	-	WOOD	WOOD
N	NANAWALL FOLDING WINDOW	15'-10 1/2" x 6'-5 1/2"	5.	WOOD	WOOD

	2	DOOR SCHEDULE		
·	3/8" = 1'- <i>0</i> "		2' 4	, '

2	DOOR SCHEDULE
3/8" = 1'-0"	

SILL

JAMB

NSULATED	G. FACTORY MULL ADJACENT WINDOWS AND TRANSOMS AS ALLOWED BY MANUFACTURER.
TEEL DOOR	H. PROVIDE 7/8" SIMULATED DIVIDED LITES WITH SPACER BAR WHERE INDICATED.
	I. VERIFY ALL OPERATIONS, HARDWARE OPTIONS, AND FINISHES WITH ARCHITECT, OWN PRIOR TO ORDERING.
	J. PROVIDE SAFETY GLAZING IN ALL DOORS AND SIDELITES AND IN ALL HAZARDOUS AR IRC SECTION R308.
	K. OVERHEAD GARAGE DOORS SHALL COMPLY WITH DASMA EVALUATION TO MEET REQUIN LOAD.

TAG

DESCRIPTION

<i>-</i> .	
С.	EXTERIOR DOORS ARE 2 1/4" THICK UNLESS NOTED OTHERWISE.
D .	GC TO COORDINATE AND VERIFY ALL QUANTITIES WITH PLANS AND ELEVATIONS.
Ξ.	GC TO CONFIRM UNIT SIZES WITH ROUGH OPENING DIMENSIONS.
=.	COORDINATE HANDING OF SWINGING DOORS AND ACTIVE/FIXED LEAF(S) OF SLIDING DOORS WITH PLAN
	ELEVATIONS.

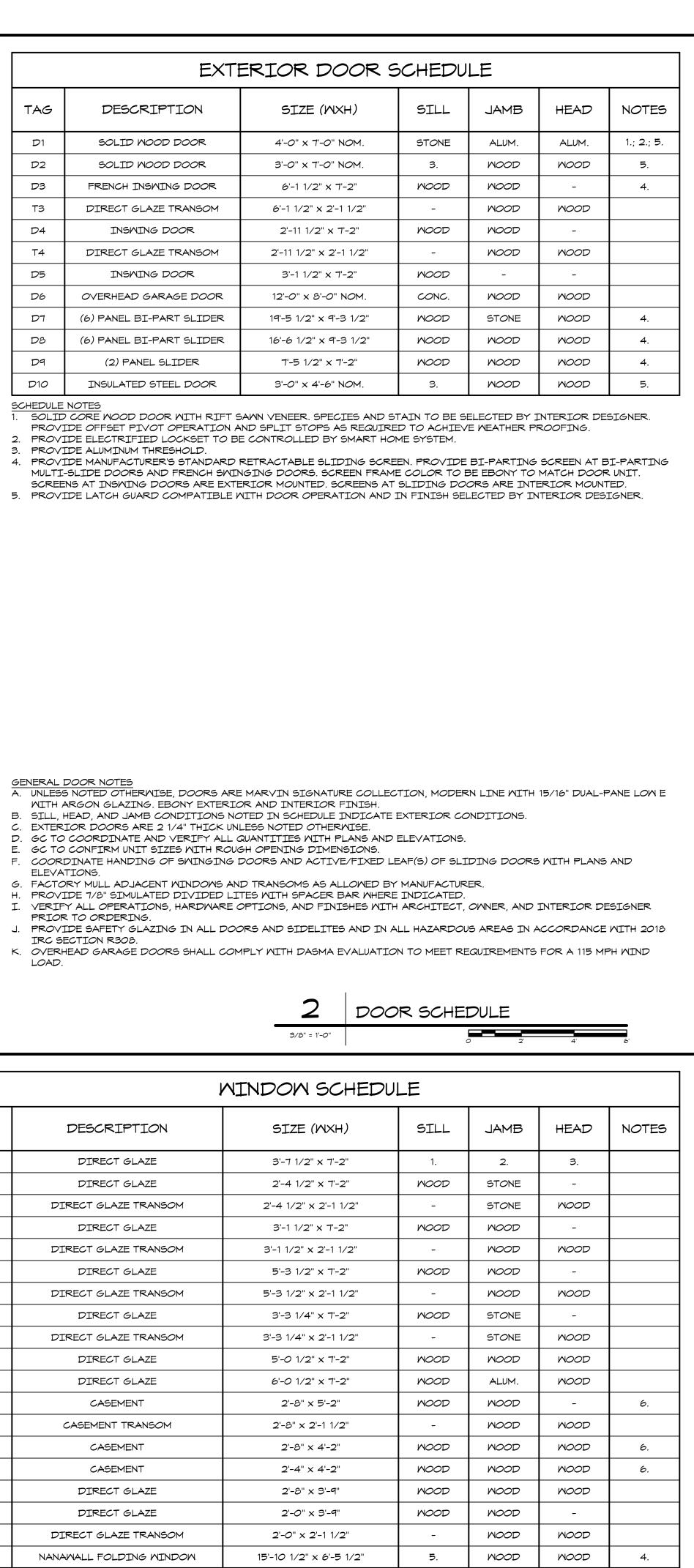
MINDOM SCHEDULE

SIZE (MXH)

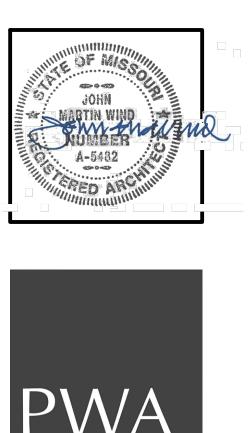
B. STLL HEAD AND JAMB CONDITIONS NOTED IN SCHEDULE INDICATE EXTERIOR CONDITIONS.

<u>GENERAL DOOR NOTES</u> A. UNLESS NOTED OTHERWISE, DOORS ARE MARVIN SIGNATURE COLLECTION, MODERN LINE WITH 15/16" DUAL-PANE LOW E WITH ARGON GLAZING. EBONY EXTERIOR AND INTERIOR FINISH.

		EXTERIOR DOOR SCHEDULE							
	TAG	DESCRIPTION	SIZE (MXH)	SILL	JAMB	HEAD	NOTES		
	D1	SOLID WOOD DOOR	4'-0" x 7'-0" NOM.	STONE	ALUM.	ALUM.	1.; 2.; 5.		
	D2	SOLID WOOD DOOR	3'-0" x 7'-0" NOM.	З.	WOOD	WOOD	5.		
	D3	FRENCH INSWING DOOR	6'-1 1/2" x 7'-2"	WOOD	NOOD	-	4.		
6	ТЗ	DIRECT GLAZE TRANSOM	6'-1 1/2" x 2'-1 1/2"	-	WOOD	WOOD			
	D4	INSWING DOOR	2'-11 1/2" x 7'-2"	WOOD	NOOD	-			
	Τ4	DIRECT GLAZE TRANSOM	2'-11 1/2" x 2'-1 1/2"	-	NOOD	WOOD			
	D5	INSWING DOOR	3'-1 1/2" x 7'-2"	WOOD	-	-			
(4) SECTION,	D6	OVERHEAD GARAGE DOOR	12'-0" x 8'-0" NOM.	CONC.	NOOD	WOOD			
FLUSH PANEL PAINTED	דס	(6) PANEL BI-PART SLIDER	19'-5 1/2" x 9'-3 1/2"	WOOD	STONE	WOOD	4.		
OVERHEAD GARAGE DOOR	D8	(6) PANEL BI-PART SLIDER	16'-6 1/2" x 9'-3 1/2"	WOOD	NOOD	WOOD	4.		
	D9	(2) PANEL SLIDER	7'-5 1/2" x 7'-2"	WOOD	NOOD	WOOD	4.		
	D10	INSULATED STEEL DOOR	3'-0" x 4'-6" NOM.	З.	NOOD	WOOD	5.		
	PROVI 2. PROVI 3. PROVI	NOTES CORE WOOD DOOR WITH RIFT S DE OFFSET PIVOT OPERATION A DE ELECTRIFIED LOCKSET TO BE DE ALUMINUM THRESHOLD. DE MANUFACTURER'S STANDARD F	ND SPLIT STOPS AS REQUIR E CONTROLLED BY SMART HO	ED TO ACHIEV DME SYSTEM.	E WEATHER PI	ROOFING.			







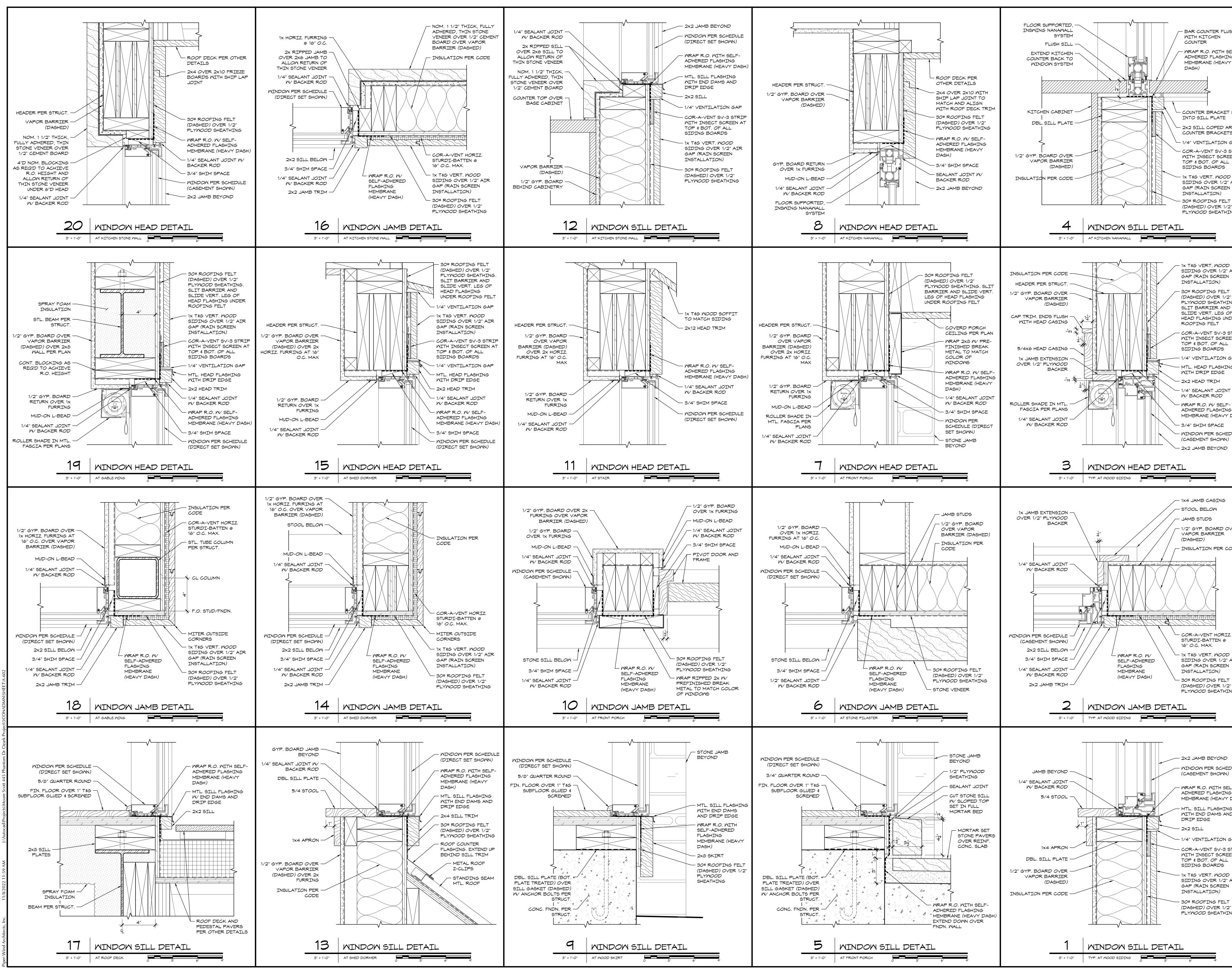
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BAR COUNTER FLUSH WITH KITCHEN WRAP R.O. WITH SELF ADHERED FLASHING MEMBRANE (HEAVY

- COUNTER BRACKET LET INTO SILL PLATE

- 2X2 SILL COPED AROUND COUNTER BRACKETS - 1/4" VENTILATION GAP

- COR-A-VENT SV-3 STRIF WITH INSECT SCREEN AT TOP & BOT. OF ALL SIDING BOARDS - 1X T&G VERT. WOOD

SIDING OVER 1/2" AIR GAP (RAIN SCREEN INSTALLATION) - 30# ROOFING FELT (DASHED) OVER 1/2"

PLYWOOD SHEATHING

1X T&G VERT. WOOD SIDING OVER 1/2" AIR GAP (RAIN SCREEN INSTALLATION)

30# ROOFING FELT (DASHED) OVER 1/2" PLYWOOD SHEATHING. SLIT BARRIER AND SLIDE VERT. LEG OF HEAD FLASHING UNDER ROOFING FELT

COR-A-VENT SV-3 STRIP WITH INSECT SCREEN AT TOP & BOT. OF ALL SIDING BOARDS - 1/4" VENTILATION GAP

MTL. HEAD FLASHING WITH DRIP EDGE - 2X2 HEAD TRIM

1/4" SEALANT JOINT W/ BACKER ROD - WRAP R.O. W/ SELF ADHERED FLASHING MEMBRANE (HEAVY DASH - 3/4" SHIM SPACE

- WINDOW PER SCHEDULE (CASEMENT SHOWN) - 2x2 JAMB BEYOND

- 1x4 JAMB CASING

- 1/2" GYP. BOARD OVER VAPOR BARRIER - INSULATION PER CODE

- COR-A-VENT HORIZ.

- 1x T&G VERT. WOOD SIDING OVER 1/2" AIR GAP (RAIN SCREEN INSTALLATION) - 30# ROOFING FELT

PLYWOOD SHEATHING

- 2x2 JAMB BEYOND WINDOW PER SCHEDULE (CASEMENT SHOWN)

- WRAP R.O. WITH SELF-ADHERED FLASHING MEMBRANE (HEAVY DASH - MTL. SILL FLASHING

WITH END DAMS AND

- 1/4" VENTILATION GAP - COR-A-VENT SV-3 STRIP WITH INSECT SCREEN AT TOP & BOT. OF ALL SIDING BOARDS

- 1x T&G VERT. WOOD SIDING OVER 1/2" AIR GAP (RAIN SCREEN INSTALLATION)

- 30# ROOFING FELT (DASHED) OVER 1/2" PLYWOOD SHEATHING





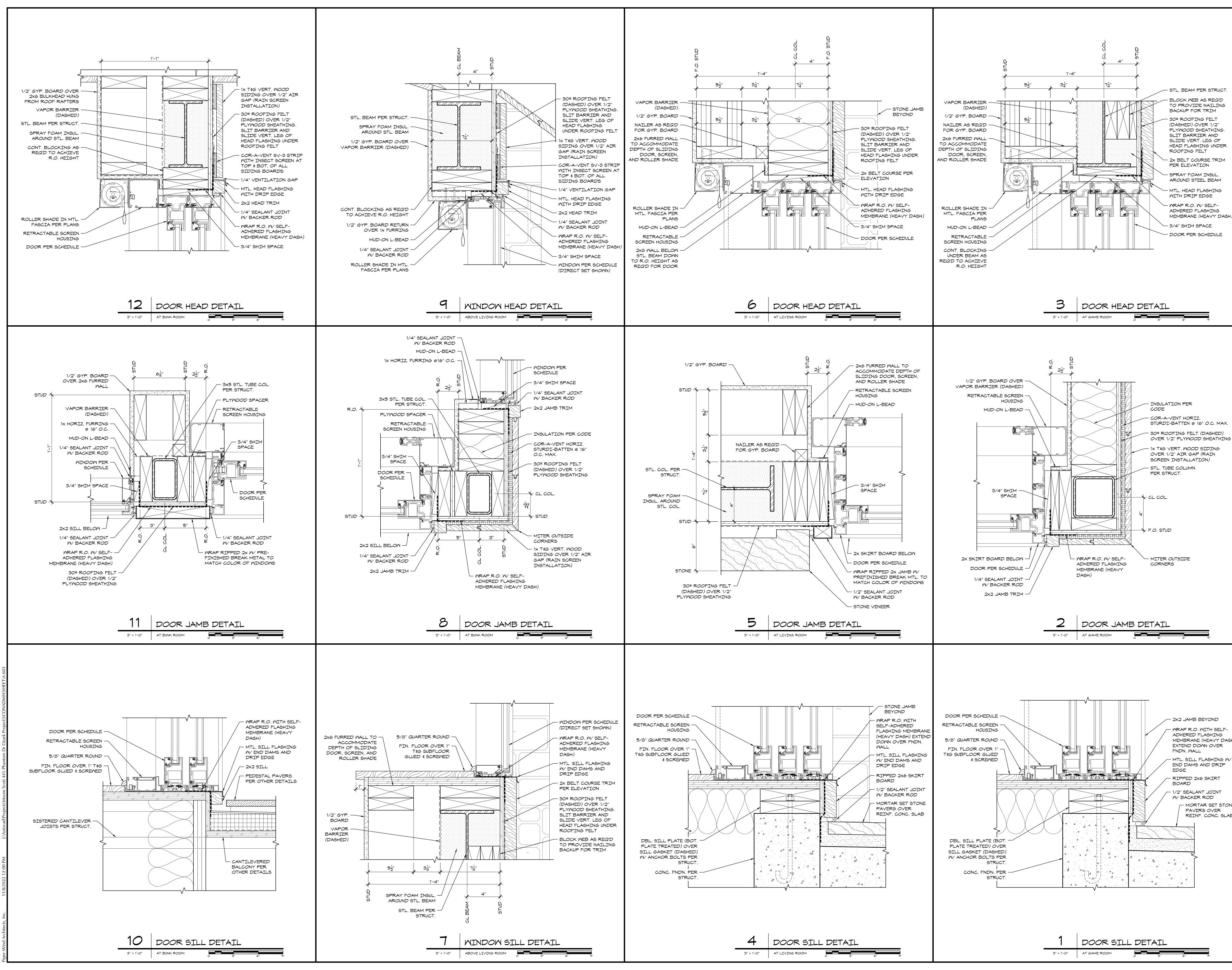
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STL. BEAM PER STRUCT. TO PROVIDE NAILING PLYWOOD SHEATHING. HEAD FLASHING UNDER 2X BELT COURSE TRIM

MEMBRANE (HEAVY DASH)

- WRAP R.O. WITH SELF-ADHERED FLASHING MEMBRANE (HEAVY DASH) EXTEND DOWN OVER

- MTL. SILL FLASHING W/ END DAMS AND DRIP

- MORTAR SET STONE PAVERS OVER REINF. CONC. SLAB





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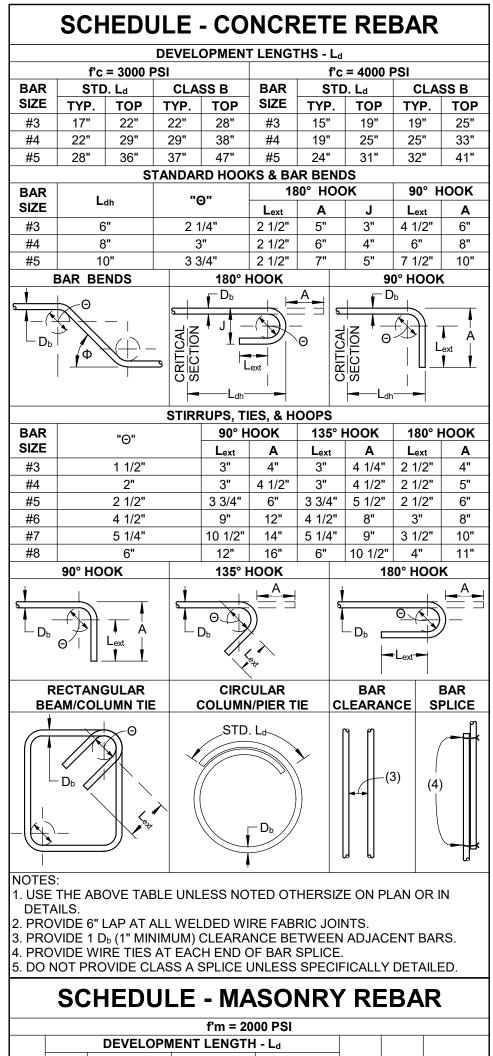
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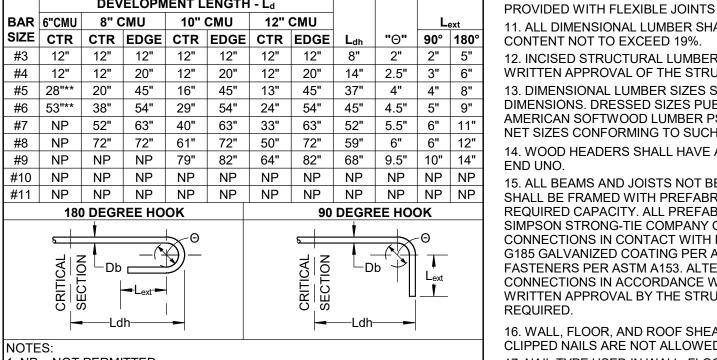
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DESCRIPTION	IRC TABLE 602.3(1)	SPACING AND	DESCRIPTION OF	IRC TABLE R602.3(1) NUMBER AND TYPE OF	SPACING AN
OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER ^{A,B,}	C FASTENERS		ROOF	TOE NAIL
SHEATHING	JCTURAL PANELS, SUBFLOOR, ROOF A TO FRAMING AND PARTICLEBOARD W [SEE TABLE R602.3(3) FOR WOOD STR	ALL SHEATHING TO	1. BLOCKING BETWEEN CEILING JOISTS OR RAFTEF TO TOP PLATE.		
	XTERIOR WALL SHEATHING TO WALL F	RAMING]	2. CEILING JOIST TO TOP PLATE 3. CEILING JOIST NOT	(3) 8d COMMON (2-1/2"x0.131"); OR (3) 10d BOX (3"x0.128") (3) 16d COMMON (3-1/2"x0.162"); OF	TOE NAIL
31. 19/32" - 3/4"	8d COMMON (2 1/2"X0.131) (ROOF) 8d COMMON (2-1/2"x0.131")	6" 12" ^F	ATTACHED TO PARALLEL RAFTER, LAPS OVER	(4) 10d BOX (3"x0.128")	
32. 7/8" - 1-1/4"	10d COMMON (3"x0.148") OTHER WALL SHEATHING ^G	6" 12"	PARTITIONS (NO THRUST) 4. CEILING JOIST ATTACHEE TO PARALLEL RAFTER	D PER TABLE R802.5.1(9)	FACE NAIL
33. 1/2" STRUCTURAL CELLULOSIC	1-1/2" GALVANIZED ROOFING NAIL (7/16" HEAD DIAMETER)	3" 6"	(HEEL JOINT) 5. COLLAR TIE TO RAFTER,	(3) 10d COMMON (3"x0.148"); OR	FACE NAIL
FIBERBOARD SHEATHING		3" 6"	FACE NAIL OR 1 1/4"X20 GA. RIDGE STRAP TO RAFTER. 6. RAFTER OR ROOF TRUSS		EA RAFTER (2) TOE NAI
34. 25/32" STRUCTURAL CELLULOSIC	1-3/4" GALVANIZED ROOFING NAIL (7/16" HEAD DIAMETER)	3 0	TO TOP PLATE	(3) 16d BOX (3-1/2"x0.135"); OR (4) 10d BOX (3"x0.128")	(1) EA SIDE
FIBERBOARD SHEATHING 35. 1/2" GYPSUM	1-1/2" GALVANIZED ROOFING NAIL (7/16" HEA	D 7" 7"	7. ROOF RAFTERS TO RIDG VALLEY OR HIP RAFTERS; OR ROOF RAFTER TO 2"	E (2) 16d COMMON (3-1/2"x0.162"); OF (3) 10d BOX (3"x0.128") (3) 10d COMMON (3"x0.148"); OR	R END NAIL
SHEATHING 36. 5/8" GYPSUM	DIAMETER); OR 1 1/4" SCREWS TYPE W OR S 1-3/4" GALVANIZED ROOFING NAIL (7/16" HEA	5 D 7" 7"	RIDGE BEAM	(4) 10d BOX (3"x0.128") WALL	
SHEATHING WOO	DIAMETER); OR 1 5/8" SCREWS TYPE W OR S D STRUCTURAL PANELS, COMBINATION UNDERLAYMENT TO FRAMING	N SUBFLOOR	8. STUD TO STUD (NOT AT BRACED WALL PANELS)	16d COMMON (3-1/2"x0.162"); OR 10d BOX (3"x0.128")	24" OC, FACE 16" OC, FACE
37. 3/4" AND LESS	8d COMMON (2-1/2"x0.131")	6" 12"	9. STUD TO STUD AND ABUTTING STUDS AT INTERSECTION WALL	16d COMMON (3-1/2"x0.162"); OR	16" OC, FACE
38. 7/8" - 1" 39. 1 1/8" - 1 1/4"	8d COMMON (2-1/2"x0.131") 10d COMMON (3"x0.148")	6" 12" 6" 12"	CORNERS (AT BRACED WALL PANELS)	16d BOX (3-1/2"x0.135"); OR	12" OC, FACE
	MOOTH-COMMON, BOX OR DEFORMED SHANK STATED. NAILS USED FOR FRAMING AND SHE		10. BUILT-UP HEADER (2" TC 2" HEADER WITH 1/2" SPACER)	16d COMMON (3-1/2"x0.162"); OR 16d BOX (3-1/2"x0.135")	16" OC EA EDO FACE NAIL 12" OC EA EDO
SHALL HAVE FOR SHANK I	MINIMUM AVERAGE BENDING YIELD STRENGT DIAMETER OF 0.192 INCH (20D COMMON NAIL),	THS AS SHOWN: 80 KSI 90 KSI FOR SHANK	11. CONTINUOUS HEADER	(4) 8d COMMON (2-1/2"x0.131"); OR	FACE NAIL
100 KSI FOR	LARGER THAN 0.142 INCH BUT NOT LARGER TH SHANK DIAMETERS OF 0.142 INCH OR LESS. E 16 GAGE WIRE AND HAVE A MINIMUM 7/16-IN	,	TO STUD 12. TOP PLATE TO TOP	(4) 10d BOX (3"x0.128") 16d COMMON (3-1/2"x0.128"); OR	16" OC FACE I
CROWN WID C. NAILS SHALL			PLATE 13. DOUBLE TOP PLATE SPLICE FOR SDCs A-D2	10d BOX (3"x0.128") (8) 16d COMMON (3-1/2"x0.162"); OF (12) 10d BOX (3"x0.128")	12" OC FACE I EA SIDE OF EN JOINT, FACE N
D. FOUR-FOOT VERTICALLY.	BY 8-FOOT OR 4-FOOT BY 9-FOOT PANELS SH/		WITH SEISMIC BRACED WALL LINE SPACING <25'		(MIN 24" LAP SP LENGTH EA JO
TABLE R602.3 F. WHERE THE	ULTIMATE DESIGN WIND SPEED IS 130 MPH OF	R LESS, NAILS FOR	14. BOTTOM PLATE TO JOIST, RIM JOIST, BAND JOIST OR BLOCKING (NOT	16d COMMON (3-1/2"x0.135"); OR 16d BOX (3-1/2"x0.135")	16" OC FACE I
ATTACHING \ FRAMING SH	NOOD STRUCTURAL PANEL ROOF SHEATHING ALL BE SPACED 6 INCHES ON CENTER. WHER	G TO GABLE END WALL E THE ULTIMATE	AT BRACED WALL PANELS) 15. BOTTOM PLATE TO	(2) 16d COMMON (3-1/2"x0.162"); OF	
ROOF SHEAT CENTER FOR	D SPEED IS GREATER THAN 130 MPH, NAILS FO THING TO INTERMEDIATE SUPPORTS SHALL BE MINIMUM 48-INCH DISTANCE FROM RIDGES, E	E SPACED 6 INCHES ON EAVES AND GABLE END	JOIST, RIM JOIST, BAND JOIST OR BLOCKING (AT BRACED WALL PANELS)	(3) 16d BOX (3-1/2"x0.135")	
WALLS; AND G. GYPSUM SHE	4 INCHES ON CENTER TO GABLE END WALL FI EATHING SHALL CONFORM TO ASTM C 1396 AN NCE WITH GA 253. FIBERBOARD SHEATHING S	RAMING. ND SHALL BE INSTALLED	/	OM (4) 8d BOX (2 1/2"x0.113"); OR (3) 16d BOX (3 1/2"x0.135"); OR	TOE NAIL
ASTM C 208. H. SPACING OF	FASTENERS ON FLOOR SHEATHING PANEL ED	DGES APPLIES TO		(4) 8d COMMON (2-1/2"x0.131"); OR (4) 10d BOX (3"x0.128"); OR (3) 16d BOX (3 1/2"x0.135"); OR	END NAIL
AND AT FLOO SHEATHING F	S SUPPORTED BY FRAMING MEMBERS AND R DR PERIMETERS ONLY. SPACING OF FASTENE PANEL EDGES APPLIES TO PANEL EDGES SUP	RS ON ROOF PORTED BY FRAMING		(2) 16d COMMON (3-1/2"x0.162"); OF (3) 10d BOX (3"x0.128")	र
PANEL EDGE	ND REQUIRED BLOCKING. BLOCKING OF ROOF S PERPENDICULAR TO THE FRAMING MEMBER XCEPT AS REQUIRED BY OTHER PROVISIONS	RS NEED NOT BE	17. TOP PLATE, LAPS AT CORNERS AND INTERSECTIONS	(2) 16d COMMON (3-1/2"x0.162"); OF (3) 10d BOX (3"x0.128")	R FACE NAIL
PERIMETER S	SHALL BE SUPPORTED BY FRAMING MEMBERS FTER IS FASTENED TO AN ADJACENT PARALL	S OR SOLID BLOCKING. EL CEILING JOIST IN	18. 1" BRACE TO EA STUD AND PLATE	(3) 8d BOX (2 1/2"X0.113"); OR (2) 8d COMMON (2-1/2"x0.131"); OR	FACE NAIL
THE RAFTER	E WITH THIS SCHEDULE, PROVIDE TWO TOE N AND TOE NAILS FROM THE CEILING JOIST TO E WITH THIS SCHEDULE. THE TOE NAIL ON TH	TOP PLATE IN	19. 1"x6" SHEATHING TO EA BEARING	(2) 10d BOX (3"X0.128") (3) 8d BOX (2 1/2"X0.113"); OR (2) 8d COMMON (2-1/2"x0.131"); OR	FACE NAIL
THE RAFTER	SHALL NOT BE REQUIRED.		20. 1"x8" AND WIDER	(2) 8d COMMON (2-1/2 x0.131), OR (2) 10d BOX (3"X0.128") (3) 8d COMMON (2-1/2"x0.131"); OR	
SCH	HEDULE - FOUNDATIO	N WALL	SHEATHING TO EA BEARING	FLOOR	
MARK WID FW1 8"	"#5 BARS AT 24" OC #5 BARS AT 24" C		21. JOIST TO SILL, TOP PLATE, OR GIRDER	(4) 8d BOX (2 1/2"X0.113"); OR (3) 8d COMMON (2-1/2"x0.131"); OR (3) 10d BOX (3"X0.128")	TOE NAIL
FW2 8" FW3 10	" #5 BARS AT 24" OC #5 BARS AT 24" C	DC #5 BARS AT 24" OC	22. RIM JOIST, BAND JOIST, ≪OR BLOCKING TO SILL OR	8d BOX (2-1/2"x0.113") (3) 8d COMMON (2-1/2"x0.131"); OR	4" OC, TOE N 6" OC, TOE N
FW4 12 FW5 12		AT #5 BARS AT 12" OC	CP PLATE (ROOF APPLICATIONS ALSO) 23. 1"x6" SUBFLOOR OR	(3) 10d BOX (3"X0.128") (3) 8d COMMON (2-1/2"x0.131"); OR	FACE NAIL
FW6 12	FACÉ] FACÉ]		LESS TO EA JOIST	(2) 8d COMMON (2-1/2"x0.131"); OR (2) 10d BOX (3"x0.128")	
SCHE	DULE - CONTINUOUS	FOOTING	24. 2" SUBFLOOR TO JOIST OR GIRDER 25. 2" PLANKS (PLANK &	(2) 16d BOX (3-1/2"x0.135"); OR (2) 16d COMMON (3-1/2"x0.162") (2) 16d BOX (3-1/2"x0.135"); OR	BLIND AND FACE NAIL
MARK WID	TH DEPTH LONG BARS	TRANS BARS	BEAM - FLOOR & ROOF) 26. JOIST TO BAND JOIST O	(2) 16d COMMON (3-1/2"x0.162") R (3) 16d COMMON (3-1/2"x0.135"); OF	FACE NAIL
CF1 1' - CF2 1' - CF3 2' -	8" 10" (2) #4 CONT	N/A N/A N/A	PIM JOIST 27. BUILT-UP GIRDERS AND BEAM, 2" LUMBER LAYERS	(4) 10d BOX (3"x0.128") 20d COMMON (4"x0.192")	NAIL EA LAYER FOLLOWS: 32" O
					TOP AND BOTT STAGGEREI
MARK LENG	SCHEDULE - PAD FOO		3	10d BOX (3"x0.128")	24" OC FACE NA TOP AND BOTT STAGGERED (
F1 2' - F2 3' -	0" 3'-0" 1'-0" (4)	#4 EA. WAY #4 EA. WAY	B	AND: (2) 20d COMMON (4"x0.192"); OR	OPPOSITE SID
F3 3' - F5 4' -	6" 4' - 6" 1' - 0" (6)	#4 EA. WAY #4 EA. WAY	28. LEDGER STRIP	(3) 10d BOX (3"x0.128") (3) 16d BOX (3-1/2"x0.135"); OR	AT EA SPLIC FACE NAIL EA JOIST OF
F412 12' -		8" OC EA. WAY	SUPPORTING JOISTS OR BAFTERS 29. BRIDGING TO JOIST	(3) 16d COMMON (3-1/2"x0.162"); OF (4) 10d BOX (3"x0.128") (2) 10d BOX (3"x0.128")	R RAFTER, FACE
SC SLAB	CHEDULE - SLAB ON C	GRADE			
MARK THICKNE SG4 4"	SS CLASS SLAB REINFORCING AI NW #3 AT 18"OC [CENTERED] EA 10 I	DDITIONAL REQUIREMENTS MIL. VAPOR BARRIER ON 4"	NOTES:	DULE - HEADER/S	
SG5 5"		OF 3/4" CLEAN, GRADED ROCK. MIL. VAPOR BARRIER ON 4"	MARK H	TCH TYPICAL WALL STUDS UNO.	SILL
		OF 3/4" CLEAN, GRADED ROCK.	H2 (2) 2x10 3) 2x10	(1) 2x6 (1) 2x6
	SCHEDULE - SHEATH		H4 (2) 1 3	4"x7 1/4" LVL 3/4"x14" LVL 4"x9 1/2" LVL	N/A N/A N/A
TVDF	SUPPORT ATTAC	HMENT (EDGE /	()	V10X17	(2) 2x6
	SHEATHING TYPEFIEL(NOMINAL) T&G EXP. 1 APA10d 6" OC / 12" CED, 48/24 SPAN RATING DECKADHES	, DC & CONSTR. No	SCHE	DULE - WOOD WA	
FLOOR 1 1/8	" (NOMINAL) T&G EXP. 1 APA ED, 48/24 SPAN RATING DECK ADHES	DC & CONSTR. No		ENT, UNO: 1/2" DIA CAST-IN-PLACE ANCHOF	
<u></u>	HEDULE - ROOF SHEA		FASTENING TO WOOD. 2. TYPICAL WALL SHEATHING, L	E OR (2) ROWS OF 16d NAILS AT 16" OC ST/ INO: 7/16" APA RATED WSP, EXP. 1, 24/16 SF	PAN RATING. PANEL
	SUPPORT ATTACH	MENT (EDGE /	EDGES FASTENED WITH 8d NAII 3. REFERENCE SHEAR WALL SC	LS AT 6" OC EDGE AND 12" OC IN THE FIELD THEDULE FOR ADDITIONAL NAILING REQUIF). REMENTS.
	SHEATHING TYPEFIELDMINAL) EXP. 1 APA RATED,10d 6" OC /40/20 SPAN RATING10d 6" OC /	,	MARK WALL STUDS WD4-1 2x4 AT 16" OC WD6-1 2x6 AT 16" OC	C AT SHEATHING PANEL EDG	ES (4'-0" OC MAX)
· · · · ·			WD6-1 2x6 AT 16" OC WD8-1 2x8 AT 16" OC		1 /
MARK	BEAM SIZE	COMMENTS	SCHEDU	JLE - MASONRY W	ALLS
B1 B2	(2) 2x6 (2) 2x8			MESH REINFORCING AT 16" OC (EVERY 2 C	OURSES, MIN 9 GAU
B3 B5	(2) 2x10 1 3/4"x18" LVL		GALVANIZED). WALL MARK SIZE GROUTING	VERTICAL B REINFORCING HORIZONTAL REINFO	FOUNDA ORCING DOWE
B6 B7	(2) 1 3/4"x9 1/2" LVL (2) 1 3/4"x11 7/8" LVL (2) 1 3/4"x14" LVL		MARK SIZE GROUTING MW1 10" PARTIALL GROUTEL	Y #5 AT 40" OC N/A	DORCING DOWE #6 AT 32
00 '	(2) 1 3/4"x14" LVL (2) 1 3/4"x16" LVL (3) 1 3/4"x14" LVL				C
B8 B9 B11	(3) 1 3/4 X14 LVL (2) 14" TJI 210 (2) 16" TJI 210		MARK JOISTS	SPACING C	S omments
	10" BOND BEAM HSS4X4X1/4	(2) #5 BARS	R1 2x8 R2 2x12	16" 16"	
B9 B11 B13			R3 ROOF TRUS	SES 24" B'	YOTHERS
B9 B11 B13 B14 B15 B16 B17 B18	HSS8X4X1/4 HSS10X4X1/4			HEDULE - JOISTS	
B9 B11 B13 B14 B15 B16 B17 B18 B19 B20	HSS8X4X1/4 HSS10X4X1/4 MC18X42.7 C15X33.9			I	
B9 B11 B13 B14 B15 B16 B17 B18 B19	HSS8X4X1/4 HSS10X4X1/4 MC18X42.7	mm	MARK JOISTS J1 2x6	16"	OMMENTS
B9 B11 B13 B14 B15 B16 B17 B18 B19 B20	HSS8X4X1/4 HSS10X4X1/4 MC18X42.7 C15X33.9		MARK JOISTS J1 2x6 J2 2x8 J3 2x10	16" 16" 16"	OMMENTS
B9 B11 B13 B14 B15 B16 B17 B18 B19 B20	HSS8X4X1/4 HSS10X4X1/4 MC18X42.7 C15X33.9	/1	MARK JOISTS J1 2x6 J2 2x8 J3 2x10 J4 9 1/2" TJI 2 J5 11 7/8" TJI 2	16" 16" 16" 30 16" 110 16"	OMMENTS
B9 B11 B13 B14 B15 B16 B17 B18 B19 B20	HSS8X4X1/4 HSS10X4X1/4 MC18X42.7 C15X33.9		MARK JOISTS J1 2x6 J2 2x8 J3 2x10 J4 9 1/2" TJI 2:	16" 16" 16" 30 16" 110 16" 160 16" 160 16" 160 16" 160 16" 160 16"	OMMENTS





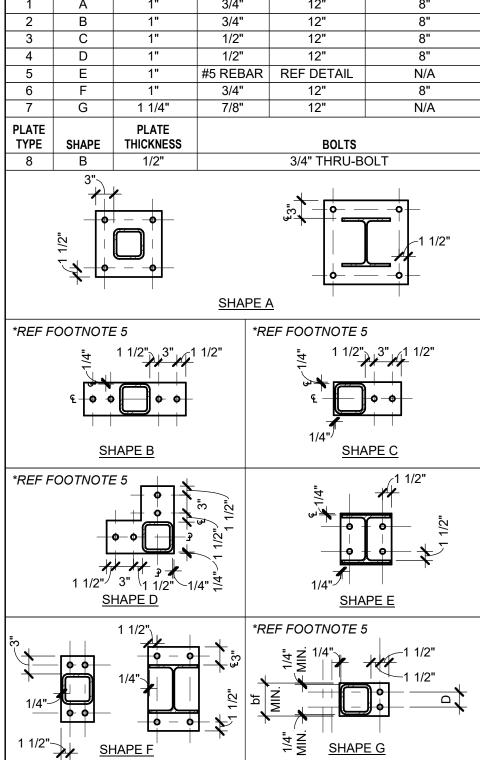
1. NP = NOT PERMITTED ** = BAR SIZE PERMITTED ONLY IF ALL MORTAR FINS ARE REMOVED FROM THE CELLS TO BE GROUTED B. EDGE CONDITION SHALL MEET MINIMUM COVER OF 1 1/2" FOR #3-#5 BARS AND 2" FOR #6 AND LARGER, UNO.

SCHEDULE - BASE PLATE

. PROVIDE 5/16" FILLET WELD AT COLUMN TO BASE PLATE CONNECTION 2. CAST-IN PLACE ANCHORS TO BE HEX-HEAD ASTM F1554 (55 KSI) UNO. . POST INSTALLED EPOXY ANCHORS TO BE THREADED ROD (55 KSI) INSTALLED IN HILTI HIT-HY 200 EPOXY OR SIMPSON SET XP EPOXY UNO. . POST INSTALLED HILTI HUS-EZ ANCHORS TO BE INSTALLED PER MANUFACTURER SPECIFICATIONS

5. BASE PLATE <u>CONDITION REQUIRES COLUMNS BE DESIGNATED AS</u> POSTS AND SHALL BE TEMPORARILY BRACED DURING ERECTION PER SHA PART 1926, BY OTHERS. BRACING MAY BE REMOVED ONCE ATTACHMENTS TO MAIN STRUCTURE ARE COMPLETE. 5. MAXIMUM SIZES OF ANCHOR-ROD HOLES IN BASE PLATES SHALL FOLLOW TABLE 14-2 OF THE AISC MANUAL. AN ADEQUATE WASHER SHOULD BE PROVIDED FOR EACH ANCHOR ROD. 7. PLATE WASHERS **MUST BE WELDED** TO THE BASE PLATE AT SHEAR TRANSFER CONDITIONS (I.E. MOMENT FRAME AND BRACED FRAME COLUMNS). PROVIDE 1/4" FILLET WELD ALL AROUND.

D = VARIES, COORDINATED WITH BEAM FLANGE WIDTH. bf = WIDTH OF BEAM FLANGE. ANCHOR BOLT EMBED PLATE A. BOLT THICKNESS DIAMETER TYPF HEX-HEAD POST INSTALLED SHAPE 1" 3/4"



NOTES - STEEL

I. ALL STRUCTURAL STEEL TO BE FABRICATED AND ERECTED IN ACCORDANCE WITH THE GOVERNING EDITION OF THE AISC "CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES." 2. BOLTED CONNECTIONS: ALL BOLTED CONNECTIONS SHALL BE

SNUG-TIGHT IN ACCORDANCE WITH THE "SPECIFICATION FOR STRUCTURAL JOINTS USING ASTM F3125 GRADE A325 OR A490 BOLTS" PUBLISHED BY THE RESEARCH COUNCIL ON STRUCTURAL CONNECTIONS. 3. WELDED CONNECTIONS: ALL WELDING SHALL BE IN ACCORDANCE WITH THE "STRUCTURAL WELDING SOCIETY CODE" (AWS D1.1) PUBLISHED BY THE AMERICAN WELDING SOCIETY. ELECTRODES FOR WELDING SHALL COMPLY WITH THE REQUIREMENTS OF TABLE 3.1 OF (AWS D1.1). ALL WELDING TO BE DONE BY QUALIFIED WELDERS CONFORMING TO THE AMERICAN WELDING SOCIETY STANDARDS.

4. SPLICING OF STEEL MEMBERS, UNLESS SHOWN ON THE DRAWINGS, IS PROHIBITED WITHOUT THE WRITTEN APPROVAL OF APEX ENGINEERS, INC. 5. CHANGES IN SIZE OR POSITION OF THE STRUCTURAL ELEMENTS. AND HOLES, SLOTS, CUTS, ETC. THROUGH ANY MEMBER, ARE NOT PERMITTED UNLESS THEY ARE DETAILED ON THE APPROVED SHOP DRAWINGS. 6. NO FINAL BOLTING OR WELDING SHALL BE MADE UNTIL AS MUCH OF THE STRUCTURE AS WILL BE STIFFENED THEREBY HAS BEEN PROPERLY ALIGNED.

7. FABRICATE ALL BEAMS WITH THE MILL CAMBER UP UNO.

8. ALL VISIBLE WELDED CONNECTIONS ON ARCHITECTURAL ELEMENTS TO BE GROUND SMOOTH. DO NOT REDUCE THROAT SIZE OF WELD. 9. THE FABRICATOR SHALL BE RESPONSIBLE FOR THE DESIGN AND PERFORMANCE OF ALL CONNECTIONS NOT FULLY DESIGNED OR DETAILED IN THE CONTRACT DOCUMENTS. FABRICATOR TO PROVIDE ENGINEERED STAMPED SHOP DRAWINGS AND CALCULATIONS FOR ALL CONNECTIONS THAT DO NOT COMPLY WITH AISC STEEL CONSTRUCTION MANUAL CHAPTER 10 SIMPLE SHEAR CONNECTIONS.

10. STEEL MEMBERS ON THE EXTERIOR OF THE BUILDING OR EXPOSED TO SOIL MUST BE, AT A MINIMUM, PROPERLY PRIMED WITH RUST INHIBITING PRIMER AND PAINTED STEEL MEMBERS COMPLETELY ENCLOSED IN BUILDING ENVELOPE DO NOT REQUIRE PRIMER OR PAINT, UNO. REFER TO ARCHITECTURAL DOCUMENTS FOR ADDITIONAL REQUIREMENTS OF EXPOSED STEEL

NOTES - ROUGH CARPENTRY

. CONTRACTOR IS RESPONSIBLE TO ADEQUATELY SHORE AND BRACE ALL FLOOR AND ROOF FRAMING AND WALLS DURING CONSTRUCTION. 2. NAILING: SHALL BE PER FASTENING SCHEDULE OF THE INTERNATIONAL BUILDING CODE. FOR PREFABRICATED CONNECTORS USE ALL FASTENERS AS PRESCRIBED BY THE MANUFACTURER.

3. ALL POST AND JAMBS ARE TO BE BLOCKED SOLID WITH THE SAME NUMBER OF PIECES AS THE POST OR JAMB WITHIN THE FLOOR SPACE AND CONTINUOUS TO THE FOUNDATION LEVEL. BLOCKING IS TO ALIGN WITH POST OR JAMBS

4. SPECIES AND GRADES SHOWN IN SCHEDULE ARE THE MINIMUM ACCEPTABLE. BETTER GRADES MAY BE SUBSTITUTED. 5. PRESSURE TREATED WOOD TO BE USED WHEN EXPOSED TO WEATHER OR IN CONTACT WITH CONCRETE OR MASONRY. 3. WOOD STRUCTURAL PANELS TO BE A.P.A. RATED AND EXPOSURE 1.

PANELS TO BE MANUFACTURED PER U.S. DEP. OF COMMERCE PRODUCT STANDARDS PS1 OR PS2 ANY FASTENERS OR CONNECTORS TO AND THROUGH TREATED WOOD SHALL BE FASTENED WITH ASTM A153 CLASS D HOT DIP GALVANIZED OR

STAINLESS STEEL FASTENERS. 3. WOOD FRAMING WILL HAVE SHRINKAGE. THE CONTRACTOR SHALL COORDINATE REQUIREMENTS TO ACCOMMODATE SHRINKAGE WITH OTHER RADES

9. BORED HOLES FOR HORIZONTAL PLUMBING PIPING SHALL BE PROVIDED WITH FLEXIBLE JOINTS TO PERMIT MOVEMENT. 10. RIGID ELECTRICAL CONDUIT INSTALLED VERTICALLY SHALL BE PROVIDED WITH FLEXIBLE JOINTS TO PERMIT MOVEMENT.

11. ALL DIMENSIONAL LUMBER SHALL BE GRADE STAMPED WITH MOISTURE 12. INCISED STRUCTURAL LUMBER NOT PERMITTED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE STRUCTURAL ENGINEER

13. DIMENSIONAL LUMBER SIZES SHOWN ON PLANS ARE NOMINAL DIMENSIONS. DRESSED SIZES PUBLISHED IN THE LATEST EDITION OF AMERICAN SOFTWOOD LUMBER PS20 SHALL BE ACCEPTED AS MINIMUM NET SIZES CONFORMING TO SUCH NOMINAL SIZES. 14. WOOD HEADERS SHALL HAVE A FULL 3" LENGTH OF BEARING AT EACH

END UNO. 15. ALL BEAMS AND JOISTS NOT BEARING ON SUPPORTING MEMBERS SHALL BE FRAMED WITH PREFABRICATED METAL JOIST HANGERS FOR REQUIRED CAPACITY, ALL PREFABRICATED METAL HARDWARE IS BY SIMPSON STRONG-TIE COMPANY OR APPROVED EQUIVALENT. CONNECTIONS IN CONTACT WITH PRESSURE TREATED WOOD SHALL HAVE G185 GALVANIZED COATING PER ASTM A653 AND HOT DIPPED GALVANIZED FASTENERS PER ASTM A153. ALTERNATE CORROSION RESISTANT CONNECTIONS IN ACCORDANCE WITH IBC WILL BE CONSIDERED. PRIOR

WRITTEN APPROVAL BY THE STRUCTURAL ENGINEER OF RECORD IS REQUIRED. 16. WALL, FLOOR, AND ROOF SHEATHING NAILS SHALL HAVE FULL HEADS. CLIPPED NAILS ARE NOT ALLOWED IN THESE APPLICATIONS. 17. NAIL TYPE USED IN WALL, FLOOR, AND ROOF WSP SHEATHING SHALL BE COMMON OR GALVANIZED BOX NAILS. SINKER NAILS, COOLER NAILS, ETC ARE NOT PERMITTED IN THESE APPLICATIONS. 18. ALL SIDE LOADED LVL BEAMS TO BE FASTENED TOGETHER PER

MANUFACTURER REQUIREMENTS. 19. ALL MULTI-PLY BEAMS TO BE SUPPORTED BY STUD PACK WITH ONE ADDITIONAL STUD THAN BEAM PLY'S.

NOTES - MASONRY VENEER

. PROVIDE MINIMUM 1" AIR SPACE BETWEEN BRICK AND SHEATHING. 2. REFERENCE ARCHITECTURAL DRAWINGS FOR ADDITIONAL BRICK NOTES AND/OR REQUIREMENTS. 3. PROVIDE MINIMUM W1.7 (9 GAGE, MW11) ADJUSTABLE WIRE ANCHORS, HOT-DIPPED GALVANIZED, TWO-PIECE PER ASTM A-153, CLASS B-2.

I. ANCHORS ATTACHED TO WALL STUDS THROUGH SHEATHING, NOT SHEATHING ALONE. 5. PROVIDE MINIMUM ONE ANCHOR PER 2.67 FT² OF WALL AREA. MAXIMUM VERTICAL SPACING IS 18" OC MAXIMUM HORIZONTAL SPACING IS 32" OC.

6. PROVIDE ADDITIONAL ANCHORS AROUND OPENINGS LAGER THAN 16" IN EITHER DIMENSION . SPACE ANCHORS AROUND PERIMETER OF OPENINGS AT A MAXIMUM OF 36" OC. PLACE ANCHORS WITHIN 12" OF OPENINGS.

NOTES - REINFORCED MASONRY

. ALL REINFORCED MASONRY SHALL CONFORM TO THE GOVERNING EDITION OF THE TMS 402/602 "SPECIFICATION FOR MASONRY

STRUCTURES."

2. PROVIDE VERTICAL CONTROL JOINTS IN CONCRETE MASONRY WITHIN 10'-0" OF CORNERS AND AT SPACINGS NOT TO EXCEED 25'-0". DO NOT LOCATE WITHIN 24" OF OPENINGS WITH BOND BEAM HEADERS. REFERENCE ARCHITECTURAL AND ENGINEER OF RECORD PLANS FOR LOCATIONS OF REQUIRED CONTROL JOINTS. 3. WHEN AMBIENT AIR TEMPERATURE IS BELOW 40°F OR ABOVE 90°F

FOLLOW SPECIAL CONSIDERATIONS FOR MASONRY CONSTRUCTION PER CODE REQUIREMENTS. I. PRIOR TO CONSTRUCTION PROVIDE SUBMITTALS FOR ALL MASONRY GROUT. AND MORTAR PRODUCTS WITH TEST REPORTS TO ENSURE

CONFORMANCE WITH DESIGN REQUIREMENTS. 5. INSPECTION AGENCY SHALL BE PRESENT FOR EACH GROUT LIFT TO PERFORM REQUIRED INSPECTIONS NOTED IN STATEMENT OF SPECIAL INSPECTIONS. 6. ON-SITE GROUT/MORTAR SPECIMENS AND TESTS ARE NOT REQUIRED

UNLESS SPECIFICALLY REQUESTED BY OWNER. 7. FILL ALL REINFORCED CELLS, BOND COURSES, AND LINTELS WITH CONCRETE GROUT. 3. VERTICAL CELLS TO BE FILLED SHALL HAVE VERTICAL ALIGNMENT

SUFFICIENT TO MAINTAIN A CLEAR, UNOBSTRUCTED AND CONTINUOUS CELL (AT LEAST 3" X 4" FOR SINGLE WYTHE CONCRETE BLOCK WALLS). 9. PROVIDE CLEANOUT OPENINGS AT BOTTOM OF CELLS TO BE GROUTED WHEN GROUT POUR EXCEEDS 4'-0" IN HEIGHT. 10. REMOVE ALL OVERHANGING MORTAR OR OBSTRUCTIONS AND ANY DEBRIS FROM INSIDE OF SUCH CELL WALLS.

1. SUPPORT VERTICAL REINFORCING BARS AT TOP AND BOTTOM OF WALL AND AT INTERVALS NOT EXCEEDING 4'-0" ON-CENTER UNLESS OTHERWISE NOTED. 12. REINFORCING SHALL BE CONTINUOUS WHEREVER POSSIBLE. SPLICES

AND LAPS TO CONFORM TO TMS 402/602, REFER TO MASONRY REBAR SCHEDULE. 13. REFERENCE WALL SECTIONS FOR BOND BEAM LOCATION AND REINFORCING.

14. ALL MASONRY WALLS SHALL BE ADEQUATELY BRACED WITH LIMITED ACCESS ZONES ESTABLISHED PER OSHA 1926.706 UNTIL PERMANENT SUPPORTING ELEMENTS OF THE STRUCTURE ARE IN PLACE 15. STEEL COLUMNS EMBEDDED IN A MASONRY WALL SHALL NOT BE RIGIDLY ATTACHED TOGETHER THROUGH SOLID GROUTING OR METAL TIES.

NOTES - SHALLOW FOUNDATIONS

I. CONTRACTOR SHALL BE FULLY FAMILIAR WITH ALL ASPECTS OF THE SOILS REPORT BEFORE BEGINNING CONSTRUCTION. CONTRACTOR SHALL USE THE SOILS REPORT FOR SPECIFICATIONS AND DETAILS FOR PLACEMENT OF PERIMETER DRAINS, UNDER-SLAB DRAINS, AND ANY OTHER SOILS RELATED ITEMS. 3. CONTRACTOR SHALL REFER TO THE SOILS REPORT FOR ALL SOIL CONDITIONING REQUIREMENTS PRIOR TO PLACING BUILDING FOUNDATIONS.

4. ALL FOOTING EXCAVATIONS TO BE APPROVED BY GEOTECHNICAL ENGINEER PRIOR TO PLACING CONCRETE. 5. ALL EXTERIOR AND PERIMETER FOOTINGS SHALL EXTEND BELOW FROST DEPTH, REFERENCE DESIGN INFORMATION FOR FROST DEPTH.

WORK

2. NO OPENING SHALL BE MADE IN ANY STRUCTURAL MEMBER WITHOUT THE WRITTEN APPROVAL OF THE ENGINEER. MADE WITHOUT THE WRITTEN APPROVAL OF THE ENGINEER. CONSTRUCTION LOADS SHALL NOT EXCEED THE DESIGN CAPACITY OF THE FRAMING AT THE TIME THE LOADS ARE IMPOSED.

TEMPORARY BRACING AND/OR SUPPORT THAT MAY BE REQUIRED AS THE RESULT OF THE CONTRACTOR'S CONSTRUCTION METHODS AND/OR SEQUENCES. 6. UNLESS OTHERWISE NOTED, FIREPROOFING METHODS AND MATERIALS FOR STRUCTURAL MEMBERS ARE NOT SHOWN ON STRUCTURAL DRAWINGS. REFERENCE ARCHITECTURAL DRAWINGS AND SPECIFICATIONS

MATERIALS. 8. THE CONTRACTOR SHALL INFORM THE ARCHITECT/ENGINEER OF ANY

PROCEEDS.

AND SPECIFICATIONS.

ARCHITECT OR STRUCTURAL ENGINEER.

12. REVIEW AND RETURN OF SHOP DRAWINGS SHALL BE BASED ON A

1. THE ARCHITECT OR ENGINEER OF RECORD SHALL LIST THE DEFERRED SUBMITTALS ON THE PLANS FOR REVIEW BY THE BUILDING OFFICIAL. 2. DOCUMENTS FOR DEFERRED SUBMITTAL ITEMS SHALL BE SUBMITTED TO THE ARCHITECT OR ENGINEER OF RECORD WHO SHALL REVIEW THEM AND FORWARD THEM TO THE BUILDING OFFICIAL WITH A NOTATION INDICATING THAT THE DEFERRED SUBMITTAL DOCUMENTS HAVE BEEN REVIEWED AND FOUND TO BE IN THE GENERAL CONFORMANCE TO THE DESIGN OF THE BUII DING

3. THE DEFERRED SUBMITTAL ITEMS SHALL NOT BE INSTALLED UNTIL THE DEFERRED SUBMITTAL DOCUMENTS HAVE BEEN APPROVED BY THE BUILDING OFFICIAL. 4. DEFERRED SUBMITTALS ARE DEFINED AS THOSE PORTIONS OF THE DESIGN THAT ARE NOT SUBMITTED AT THE TIME OF THE APPLICATION AND THAT ARE TO BE SUBMITTED TO THE BUILDING OFFICIAL WITHIN A

SPECIFIED PERIOD. 5. DEFERRAL OF ANY SUBMITTAL ITEMS SHALL HAVE THE PRIOR APPROVAL OF THE BUILDING OFFICIAL.

6. SUBMITTALS SHALL INCLUDE DETAILED DRAWINGS OF EACH MEMBER AND ITS CONNECTIONS ALONG WITH SUPPORTING CALCULATIONS PREPARED UNDER THE SUPERVISION, BEARING THE SEAL AND SIGNATURE OF A LICENSED PROFESSIONAL ENGINEER IN THE PROJECT JURISDICTION. 7. CONTRACTOR SHALL SUBMIT STRUCTURAL DEFERRED SUBMITTAL FOR THE FOLLOWING:

• ENGINEERED LUMBER AND I-JOISTS STEEL GUARDRAILS AND HANDRAILS STEEL FABRICATED STAIRS AND LADDERS

NOTES - CONCRETE

1. ALL CONCRETE CONSTRUCTION TO CONFORM TO ACI "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE". THE GOVERNING EDITION OF THE ACI 318, AND ACI "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS" ACI 301, UNLESS NOTED OTHERWISE. 2. WATER REDUCING ADD MIXTURES ARE ALLOWED IN CONCRETE MIX DESIGNS 3. SYNTHETIC MICRO-FIBERS ARE NOT ALLOWED UNLESS SPECIFICALLY

NOTED IN THESE DRAWINGS 4. UNLESS OTHERWISE SHOWN IN THE ARCHITECTURAL DRAWINGS, PROVIDE 3/4" CHAMFERS AT THE EDGES THAT ARE EXPOSED TO VIEW IN THE FINISHED STRUCTURE

ELEVATIONS AND FOR MISCELLANEOUS EMBEDDED PLATES, BOLTS, ANCHORS, ANGLES, ETC.

WHERE FINISH IS NOT SPECIFIED, CONFORM TO REQUIREMENTS OF ACI 7. REFERENCE MECHANICAL. PLUMBING, AND ELECTRICAL DRAWINGS FOR DRAINS, SLEEVES, OUTLET BOXES, CONDUIT, ANCHORS, ETC. 8. CONTACT APEX ENGINEERS, INC, IF HOUSE KEEPING PADS OR INERTIA

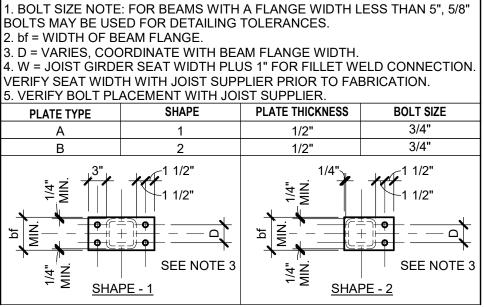
BASES ARE REQUIRED BEYOND WHAT IS SHOWN IN THE STRUCTURAL CONTRACT DOCUMENTS. 9. ALL REINFORCING STEEL TO BE DETAILED IN ACCORDANCE WITH ACI "MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES."

10. REINFORCING SHALL BE CONTINUOUS WHEREVER POSSIBLE. SPLICES SCHEDULE.

11. DOWELS IN FOOTING, WALLS, AND DRILLED PIERS MUST BE IN POSITION BEFORE PLACING CONCRETE WHENEVER POSSIBLE 12. REFERENCE TYPICAL FOUNDATION DETAILS FOR INFORMATION ON REINFORCING REQUIREMENTS AT WALL AND SLAB OPENINGS. 13. REFERENCE TYPICAL FOUNDATION DETAILS FOR INFORMATION ON REINFORCING REQUIREMENTS AT CORNER AND TEE INTERSECTIONS. 14. PROVIDE VERTICAL CONTROL JOINTS ON ALL POURED CONCRETE WALLS AND BASEMENT WALLS, EXCEPT FOUNDATION STEM WALLS LOCATED IN THE GROUND. SPACE JOINTS AT 3 x WALL HEIGHT FOR WALLS LESS THAN 10'-0" AND WALL HEIGHT FOR TALLER WALLS. PROVIDE ADDITIONAL JOINT WITHIN 10'-0" OF CORNERS.

15. OPENINGS IN SLAB OF 1'-4" AND LESS ON A SIDE ARE GENERALLY NOT SHOWN ON THE STRUCTURAL DRAWINGS. REFERENCE ARCHITECTURAL AND MECHANICAL DRAWINGS FOR SUCH OPENINGS.





NOTES - GENERAL

1. THESE DRAWINGS ARE INTENDED TO BE USED WITH ARCHITECTURAL AND MECHANICAL DRAWINGS. CONTRACTOR IS RESPONSIBLE FOR COORDINATING SUCH REQUIREMENTS INTO THEIR SHOP DRAWINGS AND

3. NO CHANGE IN SIZE OR DIMENSION OF STRUCTURAL MEMBERS SHALL BE 4. THE CONTRACTOR IS RESPONSIBLE FOR LIMITING THE AMOUNT OF CONSTRUCTION LOAD IMPOSED UPON STRUCTURAL FRAMING.

5. THE STRUCTURE IS DESIGNED TO FUNCTION AS A UNIT UPON COMPLETION. THE CONTRACTOR IS RESPONSIBLE FOR FURNISHING ALL

FOR FIRE RATING REQUIREMENTS, FIRE PROOFING METHODS AND 7. DO NOT SCALE THESE DRAWINGS. USE DIMENSIONS SHOWN ON PLANS.

DEVIATION FROM THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL NOT BE RELIEVED OF THE RESPONSIBILITY FOR SUCH DEVIATION BY THE ARCHITECT/ENGINEER'S APPROVAL OF SHOP DRAWINGS, PRODUCT DATA, ETC., UNLESS HE HAS SPECIFICALLY INFORMED THE ARCHITECT/ENGINEER OF SUCH DEVIATION AT THE TIME OF SUBMISSION, AND THE ARCHITECT/ ENGINEER HAS GIVEN WRITTEN APPROVAL TO THE SPECIFIC DEVIATION. 9. ALL THINGS WHICH, IN THE OPINION OF THE CONTRACTOR, APPEAR TO BE DEFICIENCIES, OMISSIONS, CONTRADICTIONS, BE BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER. PLANS AND/OR SPECIFICATIONS WILL BE CORRECTED, OR WRITTEN INTERPRETATION OF THE ALLEGED DEFICIENCY, OMISSION, CONTRADICTION OR AMBIGUITY WILL BE MADE BY THE ARCHITECT/ENGINEER BEFORE THE AFFECTED WORK

10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ERRORS OF DETAILING, FABRICATION AND INSTALLATION. THE CONTRACTOR SHALL MAKE ALL MEASUREMENTS IN THE FIELD NECESSARY TO VERIFY OR SUPPLEMENT DIMENSIONS SHOWN ON THE CONTRACT DRAWINGS AND HE SHALL VERIFY THAT ALL DIMENSIONS SHOWN ON THE SHOP DRAWINGS ARE COORDINATED WITH THE DIMENSIONS AND REQUIREMENTS OF THE CONTRACT DRAWINGS. REVIEW OF THE SHOP DRAWINGS DOES NOT RELIEVE THE CONTRACTOR OF RESPONSIBILITY FOR COMPLETING THE WORK SUCCESSFULLY IN ACCORDANCE WITH THE CONTRACT DRAWINGS

11. SUBMIT PRINTS OR ELECTRONIC COPIES OF EACH SHOP DRAWINGS. REPRODUCIBLE COPIES OF CONTRACT DOCUMENTS SHALL NOT BE USED AS SHOP DRAWINGS. SHOP DRAWINGS SHALL BE REVIEWED BY CONTRACTOR PRIOR TO SUBMISSION. CONTRACTOR STAMP SHOP DRAWINGS ACCEPTING RESPONSIBILITY FOR COORDINATION OF DIMENSIONS SHOWN IN THE CONTRACT DOCUMENTS, QUANTITIES AND COORDINATION WITH OTHER TRADES. DRAWINGS NOT BEARING CONTRACTOR'S STAMP MAY BE REJECTED AT THE DISCRETION OF THE

MINIMUM OF TEN (10) WORKING DAYS IN THE STRUCTURAL ENGINEER'S OFFICE FROM RECEIPT OF SUBMISSION TO RETURN TO THE NEXT PARTY FOR THEIR ACTION. SHOP DRAWINGS SHOULD BE SUBMITTED INCREMENTALLY AS APPROPRIATE PACKAGES ARE PREPARED TO EQUALIZE THE WORKLOAD FOR REVIEW OF THE DRAWINGS. SUBMISSION OF A LARGE VOLUME OF SHOP DRAWINGS AT ONE TIME MAY RESULT IN REVIEW TIMES WHICH WILL EXCEED THOSE NOTED ABOVE. DEFINITION OF A "LARGE VOLUME" OF SHOP DRAWINGS IS SUBJECT TO INTERPRETATION.

NOTES - DEFERRED SUBMITTALS

5. REFERENCE ARCHITECTURAL DRAWINGS FOR DOOR AND WINDOW OPENINGS, DRIP SLOTS, REGLETS, MASONRY, ANCHORS, BRICK LEDGE

6. REFERENCE ARCHITECTURAL DRAWINGS FOR CONCRETE FINISHES.

AND LAPS TO CONFORM TO ACI 318. REFER TO CONCRETE REBAR

SCHEDULE - CAP PLATE

SHEET	LIST - STRUCTURAL
SHEET NUMBER	SHEET NAME
S100	GENERAL NOTES AND SPECIFICATIONS
S200	FOUNDATION PLAN
S210	LOWER LEVEL FLOOR FRAMING PLAN
S211	FIRST FLOOR FRAMING PLAN
S212	LOFT FLOOR FRAMING PLAN
S213	LOFT CEILING FRAMING PLAN
S220	ROOF FRAMING PLAN
S300	MOMENT FRAME DETAILS
S310	TYP CODE SHEAR WALL ELEVATIONS
S311	TYP BRACED WALL DETAILS
S500	TYP FOUNDATION DETAILS
S501	FOUNDATION DETAILS
S510	TYPICAL STEEL DETAILS
S520	TYPICAL WOOD DETAILS
S521	FLOOR FRAMING DETAILS

MATEDIAL ODECIEICATIONO

	MATE	RIA	L	SP	E	CIFIC	ATI	ONS	;
	S	TEEL	MAT	ERIAL	SF	PECIFICA	TIONS		
STEEL M	EMBERS						MAT	ERIAL	
	NGE SHAPE							1 A992	
	S (C), ANGL	ES (L)						A A 36	
PLATES		0	- <i></i>			· -		M A36	
			:S (H	155)), GRADI	
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	BOLTS (HEX		JUN	iU)		AST		l (55 ksi)	51
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	ECK, GALVAN RINK GROUT,		R۷۵	SES				53, (33 ks V STRE	/
MATERIA									
	L CING BARS							, GRADE	
WELDED						//01		, <u>01010</u> I A706	
		С						A1064	
PORTLAN	D CEMENT						ASTM	C 150	
FLY ASH						AST	M C 61	8, 15% N	IAX
CONCRET	FE AGGREG	ATES				ASTM C	33, 3/4"	MAX AG	G. SIZE.
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EPOXY - F	REINFORCIN	G BAR	RS		Η	IILTI HIT-HY	200 V3 F	OR SIMP	SON SET 3G
	ONDITION					MINIMU	M CON	CRETE	COVER
	SURFACES		SED	ТО			2	2"	
	OR WEATHE						4	-	
		E IN CO	ONT	ACT			3	3"	
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10 1123		,						.6	
	CON	CRET		IX DES	IGI	N REQUIR	EMENI	S	
				20	,	CEMENT	MAX	SLUMP	
CONCE	ETE USE	WEIG	μт│	28 DA` f'c	r	TYPE	W/C RATIO	SLUMP (+/- 1")	% AIR
FOOTINGS/		NW		3500 p	<u>ci</u>		0.55	5"	% AIR 6% MAX
FOUNDATIO		NW		3500 p		I/II	0.55	- 5 - 4"	6% +/- 1%
INT. SLAB-C		NW		4000 p		1/11	0.30	5"	3% MAX
ELEVATED		NW		5000 p		1/11	0.45	5"	1.5% +/-
EXTERIOR		NW		4000 p		I/II	0.45	4"	6% +/- 1%
						PECIFICA	TIONS		
MEMBER	6							PECIFICA	TION
	FTERS, HEA	DERS,	, BE	AMS				DF/L	
TREATED								o. Pine	
	EARING WAL							SPF	
	TOP PLATES				No. 2 SPF				
HEAVY TI					No. 1 DF/L				
GLULAM E			_		DF/DF				
	E SPAN				24F-V4 24E-\/8				
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SIZE	DIAMETE		LEN	GTH		SIZE			LENGTH
8d	0.131"		21			8d	0.1		2 1/2"
10d	0.148"		3			10d	0.1		3"
16d	0.162"		31	/2"		16d		35"	3 1/2"
	STRUCTU		ASC	NRY M	IA	TERIAL SP	ECIFIC	ATIONS	
MATERIA								CATION	
CONCRET	E MASONRY	UNIT	S					1 C-90	
NET AR	REA COMPRESS	IVE STR	RENG	STH			200) psi	
MORTAR						ASTM		TYPE M	OR S
GROUT								C-476	
	DAY COMPRES		TREN	IGTH) psi	
	GGREGATE SIZE							8"	
SLUMP								D 11"	
		RMAS	ONF	RY MAT	EF	RIAL SPEC			
							-		
	SONRY UNI	IS						1 C-62	00.0
MORTAR						ASTM	C-270,	TYPE N	UK S
	SCHE	DU		E - F	EN	MBED) PL	ATE	
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-			1						
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						OF S		2.0	
TYPE	LENGTH	THIC	CKNE	SS	NU	MBER OF ST	UDS	MIN ED	GE DIST

TYPE LENGTH THICKNESS NUMBER OF STUDS MIN EDGE DIST EP #1 1' - 4" 3/8" 4 EP #2 1' - 4" 3/8" **SCHEDULE - LOOSE LINTEL**

1. BRICK OVER OPENINGS MUST BE GREATER THAN SPAN/2 TO USE "NO JOINTS AT OPENINGS" VALUES. IF BRICK OVER OPENINGS IS LESS THAN SPAN/2 USE THE VALUES IN "JOINTS AT OPENINGS". 2. LOOSE LINTELS MUST BE SUPPORTED DURING PLACEMENT OF BRICK TO ENSURE EVEN LOADING. . (1) ANGLE FOR EACH 4" WITHE OF MASONRY

4. REFERENCE ARCHITECTURAL DRAWINGS FOR OPENING SIZES AND LOCATIONS 5. LOOSE LINTEL MUST BE INSTALLED TIGHT

AGAINST BRICK. 3. LINTEL BEARING:

L5x3 1/2x5/16 LLV

L6x4x3/8 LLV

L7x4x3/8 LLV

LINTEL A. ≤5'-0" = 4" BEARING B. ≤7'-0" = 6" BEARING C. >7'-0" = 8" BEARING MAX OPENING, ft JOINTS AT OPENINGS NO JOINTS AT OPENINGS ≤ 10' BRICK ABOVE > 10' BRICK ABOVE ≤ 20' LINTEL SIZE .3 1/2x3x1/4 LLH 6' - 0" 3' - 8" 7' - 4" _4x3 1/2x1/4 LLV 4' - 8"

8' - 8"

10' - 8"

12' - 0"

6' - 0"

7' - 4"

8' - 8"

BUILDING CODE 2018 INTERNATIONAL BUILDING CODE AS ADOPTED AND/OR AMENDED BY LOCAL BUILDING CODES SOILS INFORMATION: SOILS ENGINEER: ANDERSON ENGINEERING, INC REPORT NO. REPORT DATE FROST DEPTH MAXIMUM ISOLATED PAD BEARING PRESSURE MAXIMUM CONTINUOUS FOOTING PRESSURE MINIMUM PAD FOOTING DIMENSION MINIMUM CONTINUOUS FOOTING WIDTH MINIMUM BEARING PRESSURE LATERAL EARTH PRESSURES: ACTIVE PRESSURE AT-REST PRESSURE PASSIVE PRESSURE LATERAL SLIDING RESISTANCE: COEFFICIENT OF FRICTION GRAVITY LOAD DATA: LOADS CCUPANCY OR USE UNIFORM . Roof Dead Loads Roof Dead 2. Roof Live Loads Roof Live Load 3. Floor Dead Loads Floor Dead Floor Dead Tile Areas 4. Floor Live Loads Balconies Gathering Areas 40

DESIGN INFORMATION

Sleeping Areas Uninhabitalbe attics without storage SYMBOLS / ABBREVIATIONS DESCRIPTION SYMBOL/TAG DETAIL ON SHEET DETAILS, SECTIONS, $\langle SX.X \rangle$ SHEET NUMBER ELEVATION (TOP) O.W. = XXX' - XX" ELEVATION (BOTTO 3.O.W. = XXX' - XX" • T.O.X. • XXX' - XX" **ELEVATION MARK ELEVATIONS. & PLAN** TOP OF STEEL T.O.S. = XXX' - XX" ELEVATION JOIST BEARING JST BRG = XXX' - XX" ELEVATION **REVISION MARK** ABV DEFINITION ABV DEFINITION AB ANCHOR BOL1 SIM SIMILAR CONDITION CONTRACTION JOINT STD | STANDARD CENTERLINE TOC | TOP OF CONCRETE DIA DIAMETER TOD TOP OF DECK TOL TOP OF LEDGE EOD EDGE OF DECK ANGLE TOM | TOP OF MASONRY EOS EDGE OF SLAB EXT EXTERIOR TOS | TOP OF STEEL GA GAUGE TOW | TOP OF WALL HAS HEADED ANCHOR STUDS TYP TYPICAL CONDITION OC ON CENTER UNO UNLESS NOTED OTHERWISE PAF POWDER ACTUATED FASTNR WP WORK POINT WOOD FRAMING PLAN SYMBOLS SYMBOL DESCRIPTION CONCEALED FLANGE HANGER REF SCHEDULE JOIST HANGER REF SCHEDULE JOIST BEARING LOCATION STUD PACK: (X) = REQUIRED NUMBER OF STUDS (STUD PACKS MUST BE AT LEAST MINIMUM WIDTH OF THE MEMBER IT IS SUPPORTING, UNO. POSTS SUPPORTING MULTI-PLY LVL BEAMS TO HAVE ONE ADDITIONAL STUD THAN BEAM PLYS) POST ABOVE. FRAMER MUST ENSURE THAT POST \boxtimes BEARS ON BEAM BELOW OR IS CONTINUOUS DOWN TO THE FOUNDATION LEVEL. BASE PLATE TAG BASE PLATE CALLOUT - BOTTOM OF BASE PLATE PLAN COLUMN ELEVATION - CENTERLINES OF COLUMN PLATE SHOWN FOR-**GRID/DIMENSION LINES** ORIENTATION COLUMN TAG) CAP PLATE CALLOUT COLUMN SIZE — - CONNECTION DETAIL PLAN COLUMN CENTERLINES OF COLUMN **GRID/DIMENSION LINES** FRAMING SYSTEM TAG - FRAMING MEMBERS $+\langle \rangle$ - EXTENTS OF FRAMING - SYSTEM MARK BEAM LEGEND EVENLY SPACED CAMBER SIZE **# OF COMPOSITE STUDS** COMMENTS BEAM SIZE · DETAIL -----XX K W16X36 (16) C=1" [8] {NOTE} T.O.S. = 118'-0" TOP OF STEEL ELEVATION MOMENT CONNECTION -FRAMING LEGEND: BEARING WALL ABOVE _____ FLOOR SYSTEM REF PLAN

BEARING WALL REF PLAN REF PLAN ARCH WALLS HEADER. HALF-TONED FOR REF PLAN CLARITY NOTE . THE FRAMING IN THIS EXAMPLE IS FOR REFERENCE ONLY, ACTUAL FRAMING SITUATION AND CONSTRUCTION TYPE MAY VARY ARCH WALLS ABOVE, NOT SHOWN FOR CLARITY SHEAR WALL LEGEND: ∕WALL SHEAR WALL END REF PLAN STUDS, REF PLAN SHEAR WALL, REF CONTINUE STUD PACK FROM SHEAR PLAN. HATCH WALL ABOVE DENOTES SHEATHING APPLIED THIS FACE SHEAR WALL PLAN FOUNDATION, /HOLDOWN ANCHOR REF PLAN / LOCATION, REF PLAN

FOUNDATION PLAN

LOOSE

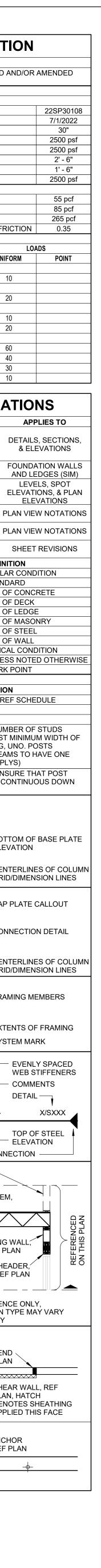
2' - 8"

3' - 4"

4' - 8"

6' - 0"

6' - 8"



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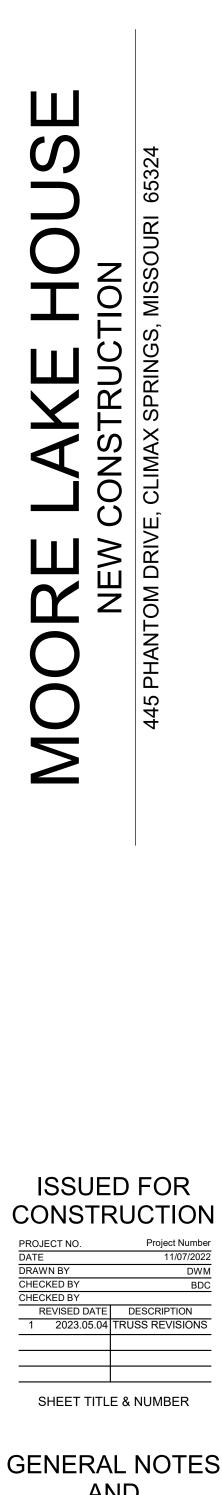


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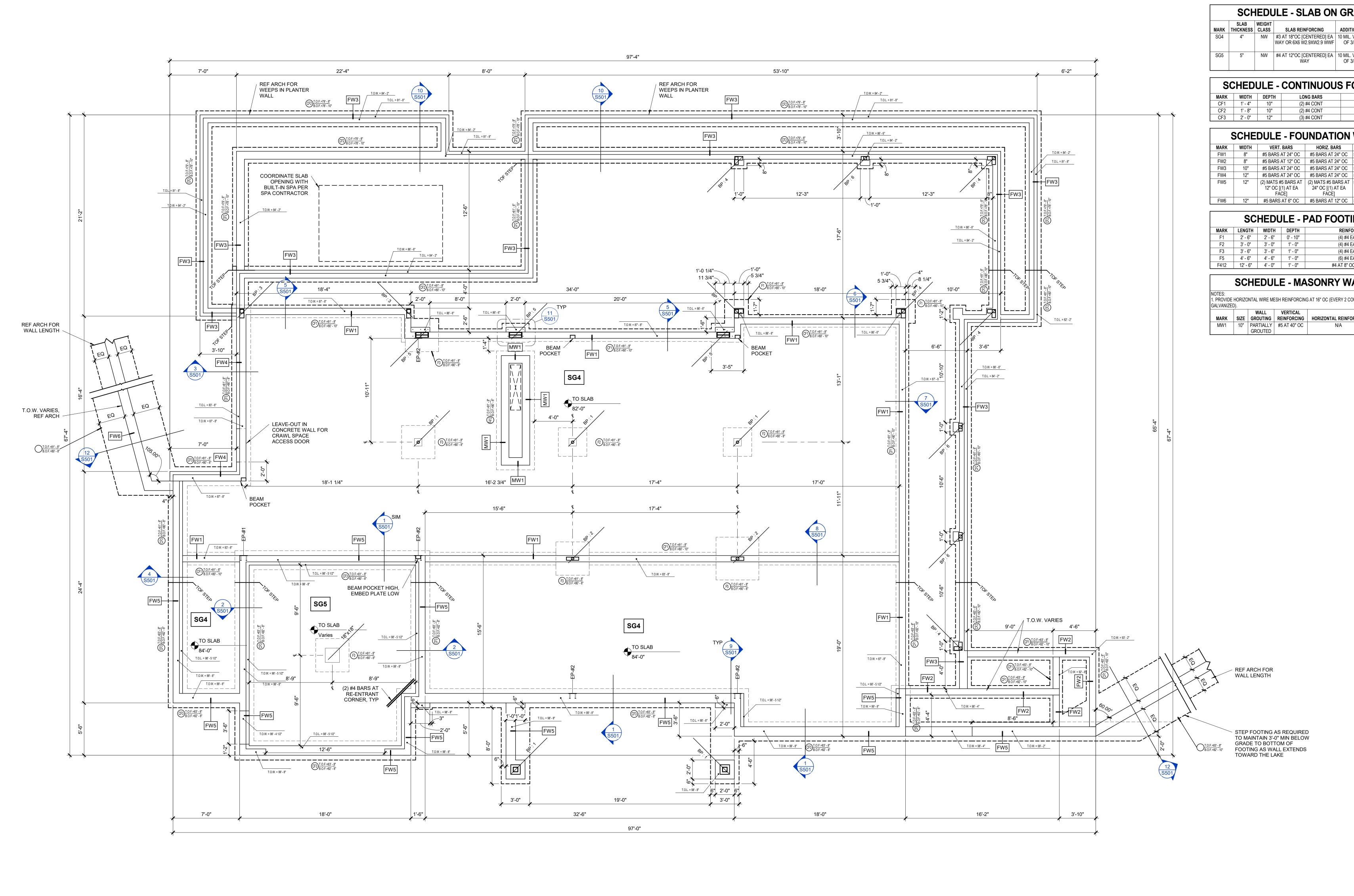
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INTERIOR DESIGNER LISA JENSEN DESIGN 9100 DELMAR PRAIRIE VILLAGE, KANSAS 66207 TEL. (913) 579-6114 www.lisajensendesign.com



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1. PROVIDE CONTROL JOINTS (1/4 SLAB DEPTH) AT 10'-0" O NOT SHOWN FOR CLARITY. DO NOT CUT STRUCTURAL GAR 2. CONTRACTOR TO VERIFY ALL FOUNDATION ELEVATIONS SITE CONDITIONS.

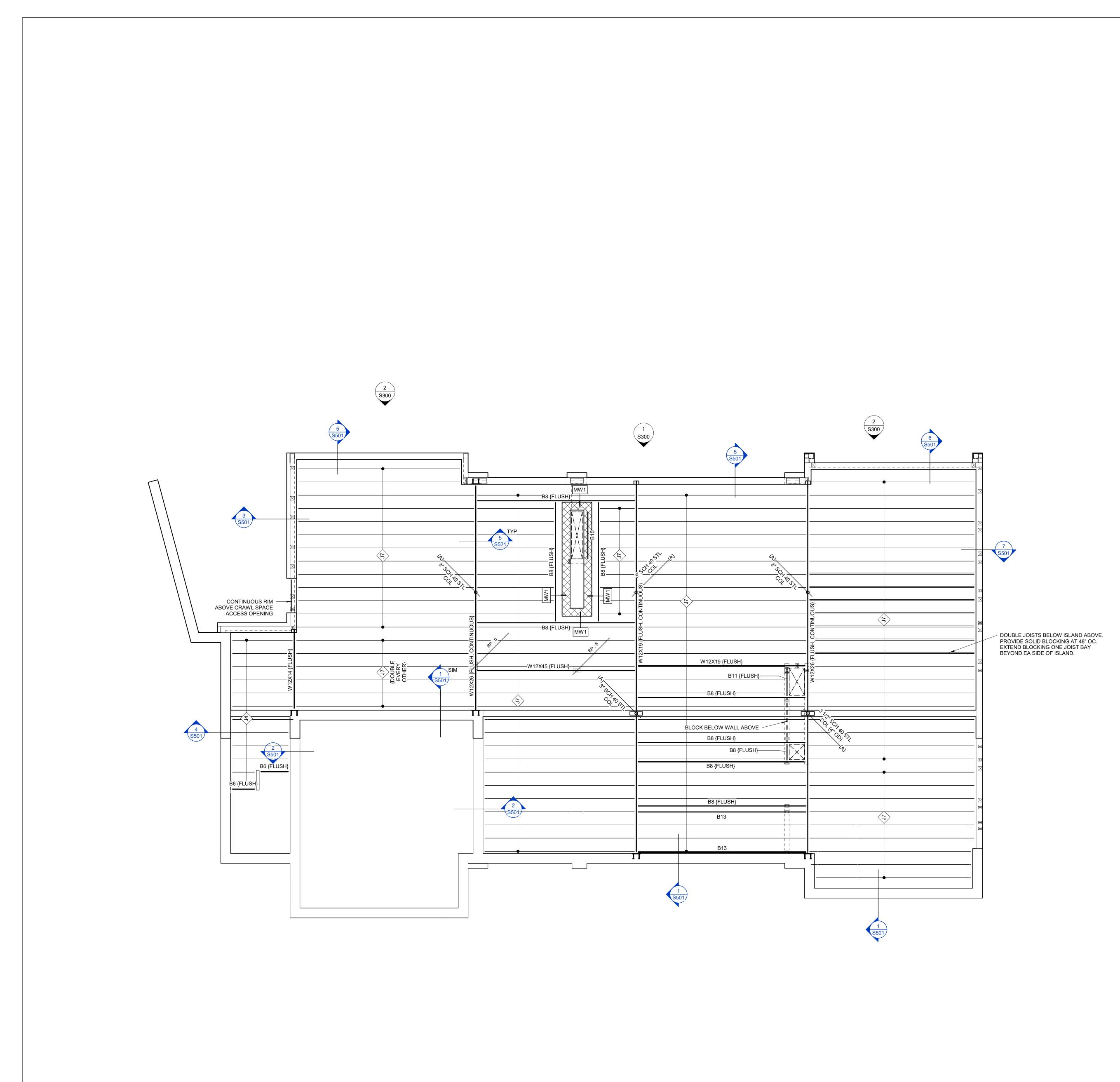
3. TOP OF SLAB ELEVATION SHOWN IN PLAN IS FOR REFER 4. REFERENCE ARCHITECTURAL DRAWINGS FOR WALL OP DIMENSIONS, EXTERIOR FINISHES AND ADDITIONAL NOTES

5. REFERENCE GENERAL NOTES SHEET FOR ADDITIONAL SPECIFICATIONS.

6. CONTRACTOR TO CONTACT APEX ENGINEERS, INC AT LI ADVANCE OF ANY CONCRETE POUR.7. CONTRACTOR TO COORDINATE SLEEVING OF FOUNDAT

CONDUITS.

TIONS ARAGE SLAB. NS AND STEPS PER ERENCE ONLY. DPENING ES. L FOUNDATION TLEAST 48 HRS IN ATIONS FOR UTILITY RADE TIONAL REQUIREMENTS . VAPOR BARRIER ON 4" 3/4" CLEAN, GRADED ROCK. . VAPOR BARRIER ON 4" 3/4" CLEAN, GRADED ROCK. TRANS BARS N/A N/A N/A N/A N/A N/A N/A	<image/> <image/> <text><text><text><text><text><text><text><text></text></text></text></text></text></text></text></text>
#5 BARS AT 6" OC TING EA WAY EA WAY EA WAY EA WAY CA WAY CA WAY OC EA WAY COURSES, MIN 9 GAUGE CORCING FOUNDATION DOWELS COCRING FOUNDATION DOWELS #6 AT 32"OC	MOORE LAKE HOUSE NEW CONSTRUCTION 445 PHANTOM DRIVE, CLIMAX SPRINGS, MISSOURI 65324
	<section-header></section-header>



LOWER LEVEL FLOOR FRAMING PLAN
1/4" = 1'-0"

PLAN NOTES - WOOD FLOOR

1. WOOD COLUMNS AND STUD PACKS TO BE CONTINUOUS I FOUNDATION OR STEEL FRAMING. PROVIDE BLOCKING AS F MAINTAIN CONTINUITY. 2. REFERENCE ARCHITECTURAL DRAWINGS FOR ALL DIME

FINISHES, AND ADDITIONAL NOTES. 3. CONTRACTOR SHALL COORDINATE SIZE AND LOCATION WITH MECHANICAL, ELECTRICAL, AND ARCHITECTURAL DR 4. REFERENCE GENERAL NOTES AND SPECIFICATIONS FOR ABBREVIATIONS, AND ADDITIONAL SPECIFICATIONS.

	SCHEDULE -	SHEATHIN
TYPE	SHEATHING TYPE	SUPPORT ATTACHMEI FIELD)
DECK	3/4" (NOMINAL) T&G EXP. 1 APA RATED, 48/24 SPAN RATING DECK	10d 6" OC / 12" OC & ADHESIVE
FLOOR	1 1/8" (NOMINAL) T&G EXP. 1 APA RATED, 48/24 SPAN RATING DECK	10d 6" OC / 12" OC & ADHESIVE

SCHEDULE - HEADER/SI

NOTEO:			
1. JAMB AND SILL STUDS TO MATCH TYPICAL WALL STUDS UNO.			
MARK	HEADER		
H1	(2) 2x10		
H2	(3) 2x10		
H3	(2) 1 3/4"x7 1/4" LVL		
H4	(2) 1 3/4"x14" LVL		
H5	(2) 1 3/4"x9 1/2" LVL		
H6	W10X17		

SCHEDULE - WOOD WAI

NOTES:			
1. WALL SOL	E PLATE ATTACHMENT, U	NO: 1/2" DIA CAST-IN-PLACE ANCHOR	
OC ATTACHI	MENT TO CONCRETE OR (2) ROWS OF 16d NAILS AT 16" OC STA	
FASTENING	TO WOOD.		
		16" APA RATED WSP, EXP. 1, 24/16 SP.	
EDGES FASTENED WITH 8d NAILS AT 6" OC EDGE AND 12" OC IN THE FIELD.			
3. REFEREN	CE SHEAR WALL SCHEDU	LE FOR ADDITIONAL NAILING REQUIR	
MARK	WALL STUDS	BLOCKING	
WD4-1	2x4 AT 16" OC	AT SHEATHING PANEL EDGE	
WD6-1	2x6 AT 16" OC	AT SHEATHING PANEL EDGE	
WD8-1	2x8 AT 16" OC	AT SHEATHING PANEL EDGE	

SCHEDULE - JOISTS

MARK	JOISTS	SPACING	CC
J1	2x6	16"	
J2	2x8	16"	
J3	2x10	16"	
J4	9 1/2" TJI 230	16"	
J5	11 7/8" TJI 210	16"	
J6	11 7/8" TJI 360	16"	
J7	14" TJI 210	16"	
J8	16" TJI 210	16"	
J9	16" TJI 360	16"	

MARK

B2

B3

B5

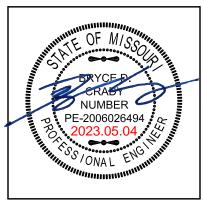
B1

SCHEDULE - BEAMS BEAM SIZE (2) 2x6 (2) 2x8 (2) 2x10 1 3/4"x18" LVL

B6	(2) 1 3/4"x9 1/2" LVL	
B7	(2) 1 3/4"x11 7/8" LVL	
B8	(2) 1 3/4"x14" LVL	
B9	(2) 1 3/4"x16" LVL	
B11	(3) 1 3/4"x14" LVL	
B13	(2) 14" TJI 210	
B14	(2) 16" TJI 210	
B15	10" BOND BEAM	(2)
B16	HSS4X4X1/4	
B17	HSS8X4X1/4	
B18	HSS10X4X1/4	
B19	MC18X42.7	
B20	C15X33.9	
B21	C9X13.4	

SCHEDULE - MASONRY WALLS					
NOTES: 1. PROVIDE HORIZONTAL WIRE MESH REINFORCING AT 16" OC (EVERY 2 COURSES, MIN 9 GAUGE GALVANIZED).					
WALL VERTICAL FOUNDATION MARK SIZE GROUTING REINFORCING HORIZONTAL REINFORCING DOWELS					
MW1	10"	PARTIALLY GROUTED	#5 AT 40" OC	N/A	#6 AT 32"OC

FRAM	ING		
FRAMING IS DOWN TO IS REQUIRED TO			
IS REQUIRE			
ORAWINGS. OR SYMBO			
NG			
ENT (EDGE /	BLOCKED		
& CONSTR. E	No		
& CONSTR. E	No		
ILL			
SILL			
(1) 2x6 (1) 2x6			
N/A N/A			
N/A (2) 2x6			
RS WITH 7" EM AGGERED WHI			
PAN RATING. F	ANEL		
). REMENTS.			
) ies (4'-0" oc i	MAX)		
ES (4'-0" OC MAX) ES (4'-0" OC MAX)			
OMMENTS			
OMMENTS			
), #E DADO			
2) #5 BARS			
ALLJ			





ENGINEERS, INC 1625 LOCUST ST. KANSAS CITY, MISSOURI 816.421.3222 816.421.1050 www.apex-engineers.com STRUCTURAL DESIGN REVIEW MISSOURI ENGINEERING LICENSE: 2003004673

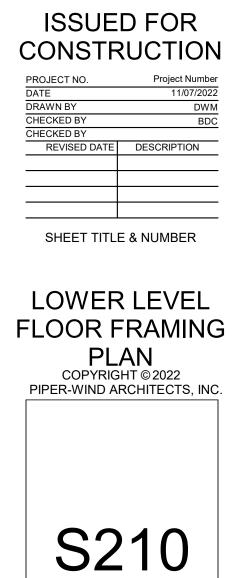
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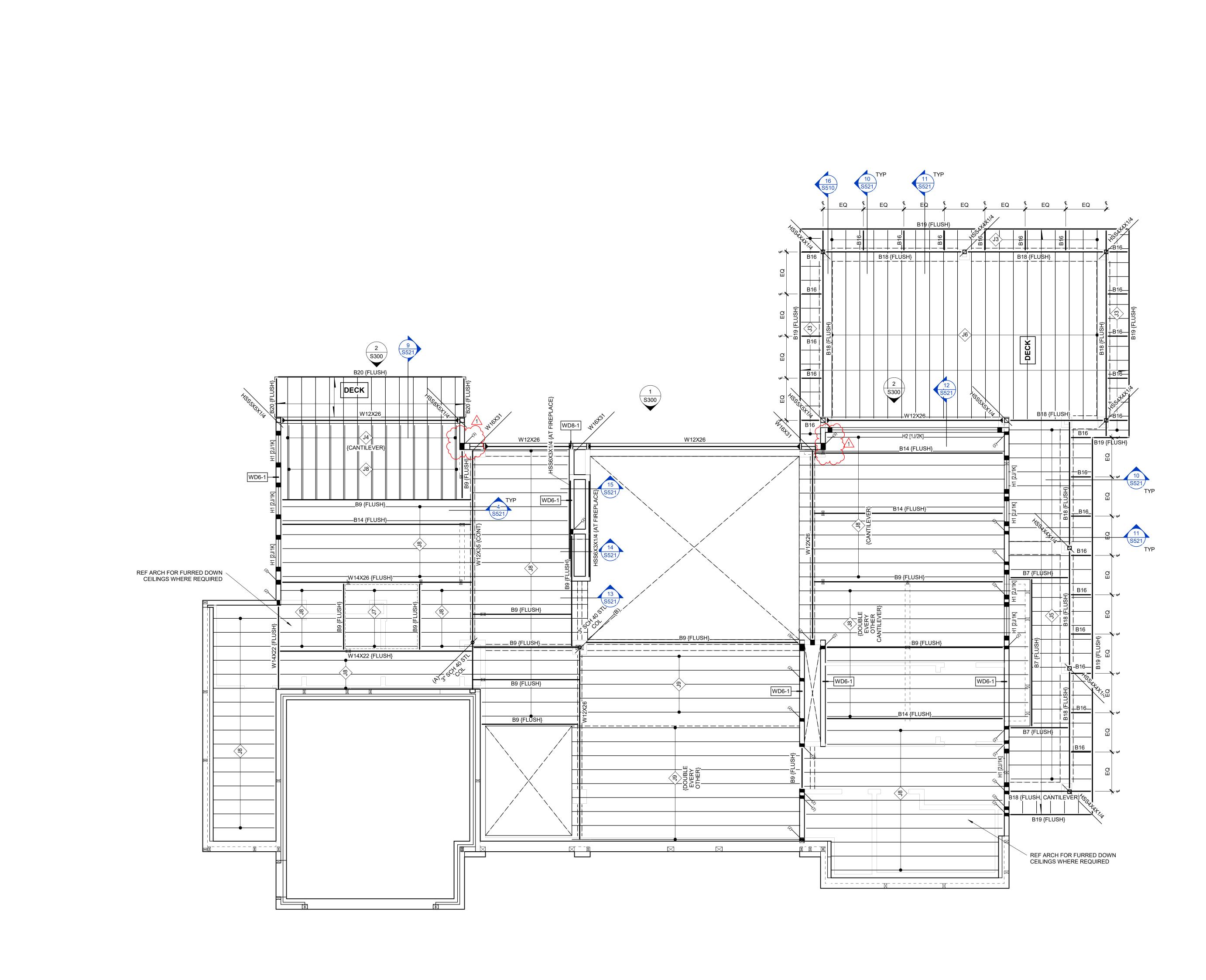
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FIRST FLOOR FRAMING PLAN
1/4" = 1'-0"

PLAN NOTES - WOOD FLOOR

1. WOOD COLUMNS AND STUD PACKS TO BE CONTINUOUS I FOUNDATION OR STEEL FRAMING. PROVIDE BLOCKING AS F MAINTAIN CONTINUITY. 2. REFERENCE ARCHITECTURAL DRAWINGS FOR ALL DIME

FINISHES, AND ADDITIONAL NOTES. 3. CONTRACTOR SHALL COORDINATE SIZE AND LOCATION WITH MECHANICAL, ELECTRICAL, AND ARCHITECTURAL DF 4. REFERENCE GENERAL NOTES AND SPECIFICATIONS FOR ABBREVIATIONS, AND ADDITIONAL SPECIFICATIONS.

	SCHEDULE -	SHEATHIN
TYPE	SHEATHING TYPE	SUPPORT ATTACHMEI FIELD)
DECK	3/4" (NOMINAL) T&G EXP. 1 APA RATED, 48/24 SPAN RATING DECK	10d 6" OC / 12" OC & ADHESIVE
FLOOR	1 1/8" (NOMINAL) T&G EXP. 1 APA RATED, 48/24 SPAN RATING DECK	10d 6" OC / 12" OC & ADHESIVE
	•	

SCHEDULE - HEADER/SI

1. JAMB AND SILL STUDS TO MATCH TYPICAL WALL STUDS UNO.			
MARK	HEADER		
H1	(2) 2x10		
H2	(3) 2x10		
H3	(2) 1 3/4"x7 1/4" LVL		
H4	(2) 1 3/4"x14" LVL		
H5	(2) 1 3/4"x9 1/2" LVL		
H6	W10X17		

SCHEDULE - WOOD WA

NOTES:		
1. WALL SOL	E PLATE ATTACHMENT, U	INO: 1/2" DIA CAST-IN-PLACE ANCHOR
OC ATTACH	MENT TO CONCRETE OR (2) ROWS OF 16d NAILS AT 16" OC STA
FASTENING		
2. TYPICAL V	VALL SHEATHING, UNO: 7/	/16" APA RATED WSP, EXP. 1, 24/16 SP
EDGES FAST	TENED WITH 8d NAILS AT	6" OC EDGE AND 12" OC IN THE FIELD
3. REFEREN	CE SHEAR WALL SCHEDU	LE FOR ADDITIONAL NAILING REQUIR
MARK	WALL STUDS	BLOCKING
WD4-1	2x4 AT 16" OC	AT SHEATHING PANEL EDG
WD6-1	2x6 AT 16" OC	AT SHEATHING PANEL EDG
WD8-1	2x8 AT 16" OC	AT SHEATHING PANEL EDG

SCHEDULE - JOISTS

MARK	JOISTS	SPACING	CC
J1	2x6	16"	
J2	2x8	16"	
J3	2x10	16"	
J4	9 1/2" TJI 230	16"	
J5	11 7/8" TJI 210	16"	
J6	11 7/8" TJI 360	16"	
J7	14" TJI 210	16"	
J8	16" TJI 210	16"	
J9	16" TJI 360	16"	

MARK

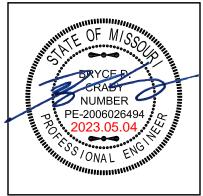
B2

B1

SCHEDULE - BEAMS BEAM SIZE (2) 2x6 (2) 2x8 B3 (2) 2x10 B5 1 3/4"x18" LVL

DO	I J/4 XIO LVL	
B6	(2) 1 3/4"x9 1/2" LVL	
B7	(2) 1 3/4"x11 7/8" LVL	
B8	(2) 1 3/4"x14" LVL	
B9	(2) 1 3/4"x16" LVL	
B11	(3) 1 3/4"x14" LVL	
B13	(2) 14" TJI 210	
B14	(2) 16" TJI 210	
B15	10" BOND BEAM	(2)
B16	HSS4X4X1/4	
B17	HSS8X4X1/4	
B18	HSS10X4X1/4	
B19	MC18X42.7	
B20	C15X33.9	
B21	C9X13.4	

FRAM	ING			
IS DOWN T S REQUIRE	0			
S REQUIRED TO				
IENSIONS,				
DRAWINGS. OR SYMBOLS,				
NG				
ENT (EDGE /	BLOCKED			
& CONSTR.	No			
- & CONSTR.	No			
E				
ILL				
SILL				
(1) 2x6 (1) 2x6				
N/A				
N/A N/A				
(2) 2x6				
RS WITH 7" EM				
AGGERED WHI				
PAN RATING. F	PANEL			
). REMENTS.				
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ES (4'-0" OC I ES (4'-0" OC I				
ES (4'-0" OC I				
1				
OMMENTS				
OMMENTS				
) #5 BARS				





ENGINEERS, INC 1625 LOCUST ST. KANSAS CITY, MISSOURI 816.421.3222 816.421.1050 www.apex-engineers.com STRUCTURAL DESIGN REVIEW MISSOURI ENGINEERING LICENSE: 2003004673

PIPER-WIND ARCHITECTS

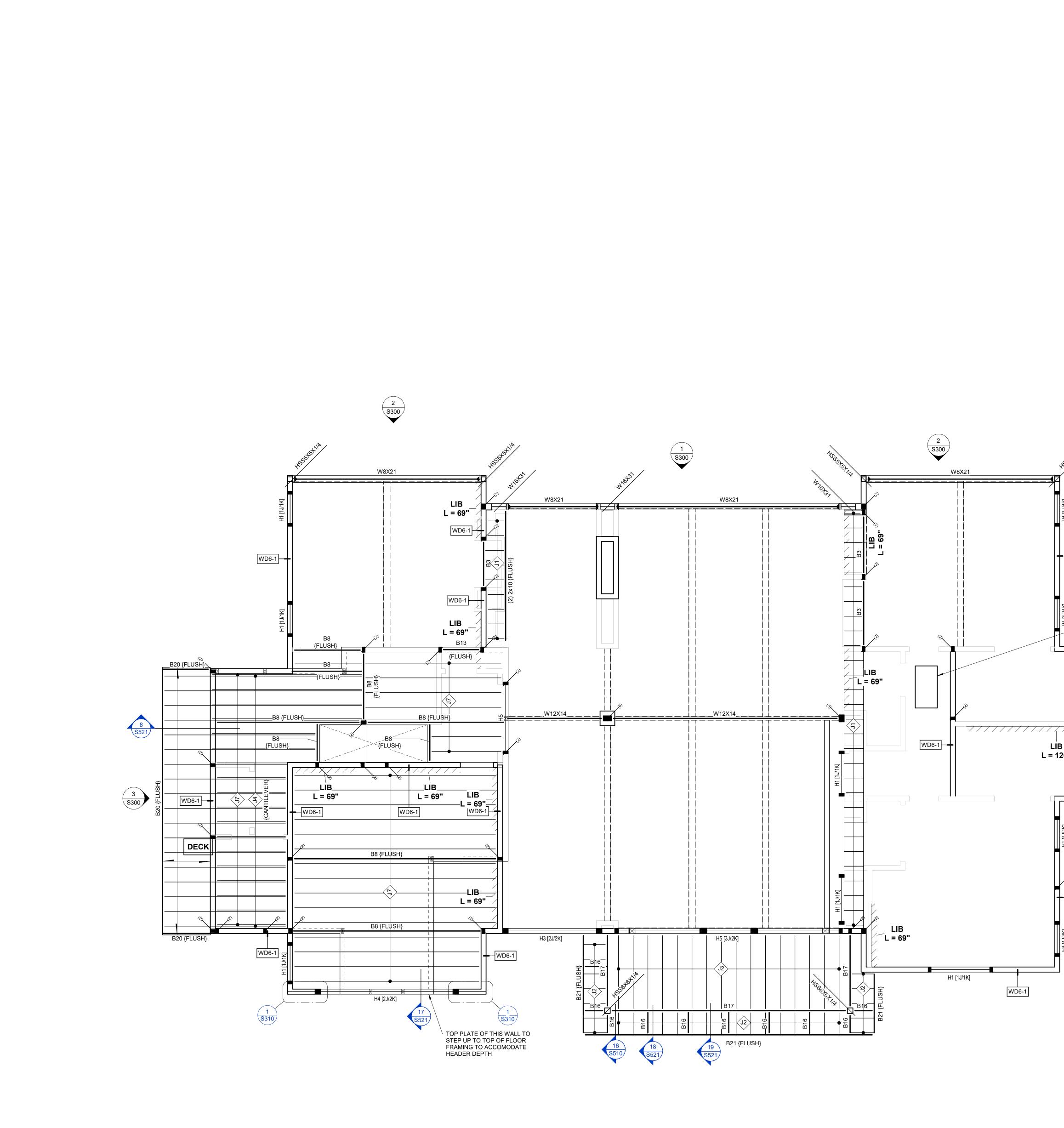
2121 CENTRAL STREET, SUITE 143 KANSAS CITY, MISSOURI 64108 TEL. (816) 474-3050 www.piper-wind.com STRUCTURAL ENGINEER:

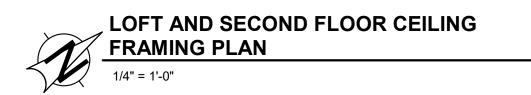
APEX ENGINEERS, INC. 1625 LOCUST STREET KANSAS CITY, MISSOURI 64108 TEL. (816) 421-3222 www.apex-engineers.com

INTERIOR DESIGNER: LISA JENSEN DESIGN 9100 DELMAR PRAIRIE VILLAGE, KANSAS 66207 TEL. (913) 579-6114 www.lisajensendesign.com









PLAN NOTES - WOOD FLOOR

	SCHEDULE -	SHEATHIN
TYPE	SHEATHING TYPE	SUPPORT ATTACHMEN FIELD)
DECK	3/4" (NOMINAL) T&G EXP. 1 APA RATED, 48/24 SPAN RATING DECK	10d 6" OC / 12" OC & ADHESIVE
FLOOR	1 1/8" (NOMINAL) T&G EXP. 1 APA RATED, 48/24 SPAN RATING DECK	10d 6" OC / 12" OC & ADHESIVE
		_

SCHEDULE - HEADER/SI

NUIES.		
1. JAMB AND	SILL STUDS TO MATCH TYPICAL WALL STUD	DS UNO.
MARK	HEADER	
H1	(2) 2x10	
H2	(3) 2x10	
H3	(2) 1 3/4"x7 1/4" LVL	
H4	(2) 1 3/4"x14" LVL	
H5	(2) 1 3/4"x9 1/2" LVL	
H6	W10X17	

SCHEDULE - WOOD WAI

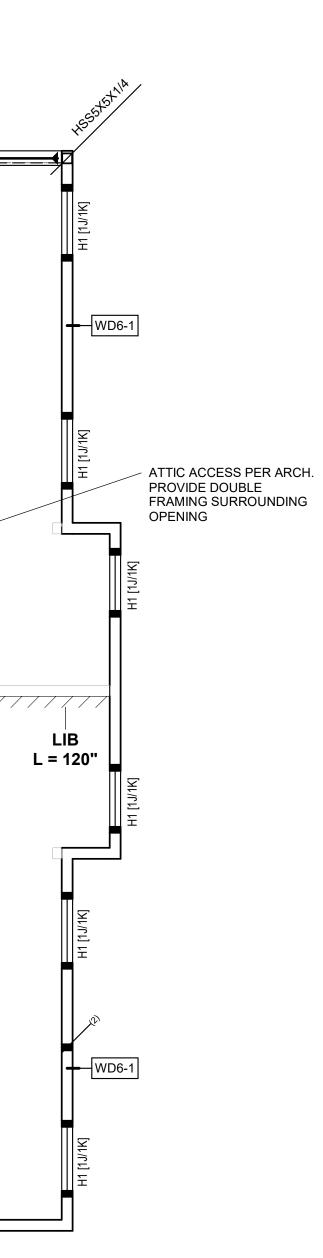
NOTES:		
		NO: 1/2" DIA CAST-IN-PLACE ANCHORS
OC ATTACHI	MENT TO CONCRETE OR (2) ROWS OF 16d NAILS AT 16" OC STAG
FASTENING	TO WOOD.	
		16" APA RATED WSP, EXP. 1, 24/16 SPA
		6" OC EDGE AND 12" OC IN THE FIELD.
3. REFEREN	CE SHEAR WALL SCHEDU	LE FOR ADDITIONAL NAILING REQUIREN
MARK	WALL STUDS	BLOCKING
WD4-1	2x4 AT 16" OC	AT SHEATHING PANEL EDGES
WD6-1	2x6 AT 16" OC	AT SHEATHING PANEL EDGES
WD8-1	2x8 AT 16" OC	AT SHEATHING PANEL EDGES

SCHEDULE - JOISTS

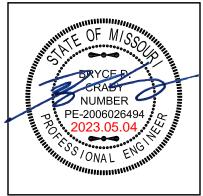
MARK	JOISTS	SPACING	CC
J1	2x6	16"	
J2	2x8	16"	
J3	2x10	16"	
J4	9 1/2" TJI 230	16"	
J5	11 7/8" TJI 210	16"	
J6	11 7/8" TJI 360	16"	
J7	14" TJI 210	16"	
J8	16" TJI 210	16"	
J9	16" TJI 360	16"	

SCHEDULE - BEAMS **BEAM SIZE**

MARK	BEAM SIZE	CO
B1	(2) 2x6	
B2	(2) 2x8	
B3	(2) 2x10	
B5	1 3/4"x18" LVL	
B6	(2) 1 3/4"x9 1/2" LVL	
B7	(2) 1 3/4"x11 7/8" LVL	
B8	(2) 1 3/4"x14" LVL	
B9	(2) 1 3/4"x16" LVL	
B11	(3) 1 3/4"x14" LVL	
B13	(2) 14" TJI 210	
B14	(2) 16" TJI 210	
B15	10" BOND BEAM	(2) ;
B16	HSS4X4X1/4	
B17	HSS8X4X1/4	
B18	HSS10X4X1/4	
B19	MC18X42.7	
B20	C15X33.9	
B21	C9X13.4	



OUNDA	TION OR STEEL FRAMING		BE CONTINUOUS DOWN T DE BLOCKING AS REQUIR	-
	I CONTINUITY. ENCE ARCHITECTURAL I	DRAWING	S FOR ALL DIMENSIONS,	
INISHES	, AND ADDITIONAL NOTE	S.		
			E AND LOCATION OF OPEI CHITECTURAL DRAWINGS	
	ENCE GENERAL NOTES A ATIONS, AND ADDITIONA		CIFICATIONS FOR SYMBO	DLS,
DDKEVI	ATIONS, AND ADDITIONA		ICATIONS.	
	SCHEDUL	E - S	HEATHING	
тург	SHEATHING TYPE	S	UPPORT ATTACHMENT (EDGE /	
TYPE DECK	3/4" (NOMINAL) T&G EXP. 1	APA 1	FIELD) 10d 6" OC / 12" OC & CONSTR.	BLOCKED No
	RATED, 48/24 SPAN RATING		ADHESIVE	
FLOOR	1 1/8" (NOMINAL) T&G EXP. RATED, 48/24 SPAN RATING		Od 6" OC / 12" OC & CONSTR. ADHESIVE	No
		- 10	EADER/SILL	
OTES:	SCHEDUL	<u> </u>		
JAMB AND	SILL STUDS TO MATCH TYPICA	AL WALL STU		
MARK H1	(2) 2x10		SILL (1) 2x6	
H2	(2) 2x10 (3) 2x10		(1) 2x6	
H3	(2) 1 3/4"x7 1/4" LVI	L	N/A	
H4	(2) 1 3/4"x14" LVL		N/A	
H5 H6	(2) 1 3/4"x9 1/2" LVI W10X17	L	N/A (2) 2x6	
ASTENING TYPICAL \ DGES FAS	TO WOOD.	WS OF 16d N PA RATED W EDGE AND '		IEN
ASTENING TYPICAL \ DGES FAS REFEREN MARK WD4-1	TO WOOD. NALL SHEATHING, UNO: 7/16" AF TENED WITH 8d NAILS AT 6" OC CE SHEAR WALL SCHEDULE FO WALL STUDS 2x4 AT 16" OC	WS OF 16d N PA RATED W EDGE AND R ADDITION AT SHEA	VAILS AT 16" OC STAGGERED WH /SP, EXP. 1, 24/16 SPAN RATING. 12" OC IN THE FIELD. IAL NAILING REQUIREMENTS. BLOCKING THING PANEL EDGES (4'-0" OC	IEN PANEL MAX)
ASTENING TYPICAL \ DGES FAS REFEREN MARK	TO WOOD. NALL SHEATHING, UNO: 7/16" AF TENED WITH 8d NAILS AT 6" OC CE SHEAR WALL SCHEDULE FO WALL STUDS	WS OF 16d N PA RATED W EDGE AND 7 R ADDITION AT SHEA AT SHEA	VAILS AT 16" OC STAGGERED WH /SP, EXP. 1, 24/16 SPAN RATING. 12" OC IN THE FIELD. IAL NAILING REQUIREMENTS. BLOCKING	IEN PANEL MAX) MAX)
ASTENING TYPICAL V DGES FAS REFEREN MARK WD4-1 WD6-1	TO WOOD. NALL SHEATHING, UNO: 7/16" AF TENED WITH 8d NAILS AT 6" OC CE SHEAR WALL SCHEDULE FO WALL STUDS 2x4 AT 16" OC 2x6 AT 16" OC 2x8 AT 16" OC	WS OF 16d N PA RATED W EDGE AND ' R ADDITION AT SHEA' AT SHEA' AT SHEA'	VAILS AT 16" OC STAGGERED WH /SP, EXP. 1, 24/16 SPAN RATING. 12" OC IN THE FIELD. IAL NAILING REQUIREMENTS. BLOCKING THING PANEL EDGES (4'-0" OC THING PANEL EDGES (4'-0" OC THING PANEL EDGES (4'-0" OC	IEN PANEL MAX) MAX)
ASTENING TYPICAL \ DGES FAS REFEREN MARK WD4-1 WD6-1 WD8-1	TO WOOD. NALL SHEATHING, UNO: 7/16" AF TENED WITH 8d NAILS AT 6" OC CE SHEAR WALL SCHEDULE FO WALL STUDS 2x4 AT 16" OC 2x6 AT 16" OC 2x8 AT 16" OC SCHED	WS OF 16d N PA RATED W EDGE AND ' R ADDITION AT SHEA' AT SHEA' OLLE ·	VAILS AT 16" OC STAGGERED WH VSP, EXP. 1, 24/16 SPAN RATING. 12" OC IN THE FIELD. IAL NAILING REQUIREMENTS. BLOCKING THING PANEL EDGES (4'-0" OC THING PANEL EDGES (4'-0" OC THING PANEL EDGES (4'-0" OC THING PANEL EDGES (4'-0" OC - JOISTS	IEN PANEL MAX) MAX)
ASTENING TYPICAL V DGES FAS REFEREN MARK WD4-1 WD6-1	TO WOOD. NALL SHEATHING, UNO: 7/16" AF TENED WITH 8d NAILS AT 6" OC CE SHEAR WALL SCHEDULE FO WALL STUDS 2x4 AT 16" OC 2x6 AT 16" OC 2x8 AT 16" OC	WS OF 16d N PA RATED W EDGE AND ' R ADDITION AT SHEA' AT SHEA' AT SHEA'	VAILS AT 16" OC STAGGERED WH /SP, EXP. 1, 24/16 SPAN RATING. 12" OC IN THE FIELD. IAL NAILING REQUIREMENTS. BLOCKING THING PANEL EDGES (4'-0" OC THING PANEL EDGES (4'-0" OC THING PANEL EDGES (4'-0" OC	IEN PANEL MAX) MAX)
ASTENING TYPICAL \ DGES FAS REFEREN WD4-1 WD6-1 WD6-1 WD8-1 MARK J1 J2	TO WOOD. NALL SHEATHING, UNO: 7/16" AF TENED WITH 8d NAILS AT 6" OC CE SHEAR WALL SCHEDULE FO WALL STUDS 2x4 AT 16" OC 2x6 AT 16" OC 2x8 AT 16" OC SCHED JOISTS 2x6 2x8	WS OF 16d N PA RATED W EDGE AND ' R ADDITION AT SHEA' AT SHEA' AT SHEA' ULLE • SPACING 16" 16"	VAILS AT 16" OC STAGGERED WH VSP, EXP. 1, 24/16 SPAN RATING. 12" OC IN THE FIELD. IAL NAILING REQUIREMENTS. BLOCKING THING PANEL EDGES (4'-0" OC THING PANEL EDGES (4'-0" OC THING PANEL EDGES (4'-0" OC THING PANEL EDGES (4'-0" OC - JOISTS	IEN PANEL MAX) MAX)
ASTENING TYPICAL \ DGES FAS REFEREN WD4-1 WD6-1 WD6-1 WD8-1 MARK J1 J2 J3	TO WOOD. NALL SHEATHING, UNO: 7/16" AF TENED WITH 8d NAILS AT 6" OC CE SHEAR WALL SCHEDULE FO WALL STUDS 2x4 AT 16" OC 2x6 AT 16" OC 2x8 AT 16" OC JOISTS 2x6 2x8 2x8 2x8	WS OF 16d N PA RATED W EDGE AND ' R ADDITION AT SHEA' AT SHEA' AT SHEA' ULLE · SPACING 16" 16"	VAILS AT 16" OC STAGGERED WH VSP, EXP. 1, 24/16 SPAN RATING. 12" OC IN THE FIELD. IAL NAILING REQUIREMENTS. BLOCKING THING PANEL EDGES (4'-0" OC THING PANEL EDGES (4'-0" OC THING PANEL EDGES (4'-0" OC THING PANEL EDGES (4'-0" OC - JOISTS	IEN PANEL MAX) MAX)
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ASTENING TYPICAL V DGES FAS REFEREN WD4-1 WD6-1 WD8-1 WD8-1 MARK J1 J2 J3 J3 J4	TO WOOD. NALL SHEATHING, UNO: 7/16" AF TENED WITH 8d NAILS AT 6" OC CE SHEAR WALL SCHEDULE FO WALL STUDS 2x4 AT 16" OC 2x6 AT 16" OC 2x8 AT 16" OC 3x8 AT 16" OC 2x8 AT 16" OC 2x8 AT 16" OC 3x8 AT 16" OC 3x8 AT 16" OC 3x8 AT 16" OC	WS OF 16d N PA RATED W EDGE AND ' R ADDITION AT SHEA' AT SHEA' AT SHEA' ULLE • SPACING 16" 16" 16" 16" 16"	VAILS AT 16" OC STAGGERED WH VSP, EXP. 1, 24/16 SPAN RATING. 12" OC IN THE FIELD. IAL NAILING REQUIREMENTS. BLOCKING THING PANEL EDGES (4'-0" OC THING PANEL EDGES (4'-0" OC THING PANEL EDGES (4'-0" OC THING PANEL EDGES (4'-0" OC - JOISTS	IEN PANEL MAX) MAX)
ASTENING TYPICAL V DGES FAS REFEREN WD4-1 WD6-1 WD6-1 WD8-1 WD8-1 UD6-1U	TO WOOD. NALL SHEATHING, UNO: 7/16" AF TENED WITH 8d NAILS AT 6" OC CE SHEAR WALL SCHEDULE FO WALL STUDS 2x4 AT 16" OC 2x6 AT 16" OC 2x8 AT 16" OC 3x8 AT 16" OC 2x8 AT 16" OC 3x8 AT 10 3x8 AT	WS OF 16d N PA RATED W EDGE AND ' R ADDITION AT SHEA' AT SHEA' AT SHEA' ULLE · SPACING 16" 16" 16" 16" 16" 16"	VAILS AT 16" OC STAGGERED WH VSP, EXP. 1, 24/16 SPAN RATING. 12" OC IN THE FIELD. IAL NAILING REQUIREMENTS. BLOCKING THING PANEL EDGES (4'-0" OC THING PANEL EDGES (4'-0" OC THING PANEL EDGES (4'-0" OC THING PANEL EDGES (4'-0" OC - JOISTS	IEN PANEL MAX) MAX)
ASTENING TYPICAL \ DGES FAS REFEREN WD4-1 WD6-1 WD6-1 WD8-1 WD8-1 UD6-1 UD7-1 UD6-1 UD7-1 UD6-1 UD7-1 UD6-1 UD7-1	TO WOOD. NALL SHEATHING, UNO: 7/16" AF TENED WITH 8d NAILS AT 6" OC CE SHEAR WALL SCHEDULE FO WALL STUDS 2x4 AT 16" OC 2x6 AT 16" OC 2x8 AT 16" OC 2x8 AT 16" OC 301 C 2x8 2x10 9 1/2" TJI 230 11 7/8" TJI 210 14" TJI 210 16" TJI 210	WS OF 16d N PA RATED W EDGE AND ' R ADDITION AT SHEA' AT SHEA' AT SHEA' OLLE - SPACING 16" 16" 16" 16" 16" 16" 16" 16"	VAILS AT 16" OC STAGGERED WH VSP, EXP. 1, 24/16 SPAN RATING. 12" OC IN THE FIELD. IAL NAILING REQUIREMENTS. BLOCKING THING PANEL EDGES (4'-0" OC THING PANEL EDGES (4'-0" OC THING PANEL EDGES (4'-0" OC THING PANEL EDGES (4'-0" OC - JOISTS	IEN PANEL MAX) MAX)
ASTENING TYPICAL \ DGES FAS REFEREN WD4-1 WD6-1 WD6-1 WD8-1 WD8-1 UD6-1U	TO WOOD. NALL SHEATHING, UNO: 7/16" AF TENED WITH 8d NAILS AT 6" OC CE SHEAR WALL SCHEDULE FO WALL STUDS 2x4 AT 16" OC 2x6 AT 16" OC 2x8 AT 16" OC 3x8 AT 16" OC 2x8 AT 16" OC 3x8 AT 10 3x8 AT	WS OF 16d N PA RATED W EDGE AND ' R ADDITION AT SHEA' AT SHEA' AT SHEA' ULLE · SPACING 16" 16" 16" 16" 16" 16"	VAILS AT 16" OC STAGGERED WH VSP, EXP. 1, 24/16 SPAN RATING. 12" OC IN THE FIELD. IAL NAILING REQUIREMENTS. BLOCKING THING PANEL EDGES (4'-0" OC THING PANEL EDGES (4'-0" OC THING PANEL EDGES (4'-0" OC THING PANEL EDGES (4'-0" OC - JOISTS	IEN PANEL MAX) MAX)
ASTENING TYPICAL \ DGES FAS REFEREN WD4-1 WD6-1 WD8-1 WD8-1 WD8-1 UD6-1 UD7-1 UD6-1 UD7-1 UD6-1 UD7-1 UD6-1 UD7-1	TO WOOD. NALL SHEATHING, UNO: 7/16" AF TENED WITH 8d NAILS AT 6" OC CE SHEAR WALL SCHEDULE FO WALL STUDS 2x4 AT 16" OC 2x6 AT 16" OC 2x8 AT 16" OC 2x8 AT 16" OC 3015TS 2x6 2x8 2x10 9 1/2" TJI 230 11 7/8" TJI 210 11 7/8" TJI 210 16" TJI 210 16" TJI 210 16" TJI 360	WS OF 16d N PA RATED W EDGE AND A R ADDITION AT SHEA AT SHEA AT SHEA AT SHEA OLLE • SPACING 16" 16" 16" 16" 16" 16" 16" 16" 16"	VAILS AT 16" OC STAGGERED WH VSP, EXP. 1, 24/16 SPAN RATING. 12" OC IN THE FIELD. IAL NAILING REQUIREMENTS. BLOCKING THING PANEL EDGES (4'-0" OC THING PANEL EDGES (4'-0" OC THING PANEL EDGES (4'-0" OC THING PANEL EDGES (4'-0" OC - JOISTS	IEN PANEL MAX) MAX)
ASTENING TYPICAL \ DGES FAS REFEREN WD4-1 WD6-1 WD6-1 WD8-1 WD8-1 UD6-1 UD7-1 UD6-1 UD7-1 UD6-1 UD7-1 UD6-1 UD7-1	TO WOOD. NALL SHEATHING, UNO: 7/16" AF TENED WITH 8d NAILS AT 6" OC CE SHEAR WALL SCHEDULE FO WALL STUDS 2x4 AT 16" OC 2x6 AT 16" OC 2x8 AT 16" OC 2x8 AT 16" OC 3015TS 2x6 2x8 2x10 9 1/2" TJI 230 11 7/8" TJI 210 11 7/8" TJI 210 16" TJI 210 16" TJI 210 16" TJI 360	WS OF 16d N PA RATED W EDGE AND A R ADDITION AT SHEA AT SHEA AT SHEA AT SHEA OLLE • SPACING 16" 16" 16" 16" 16" 16" 16" 16" 16"	VAILS AT 16" OC STAGGERED WH VSP, EXP. 1, 24/16 SPAN RATING. 12" OC IN THE FIELD. IAL NAILING REQUIREMENTS. BLOCKING THING PANEL EDGES (4'-0" OC THING PANEL EDGES (4'-0" OC THING PANEL EDGES (4'-0" OC - JOISTS COMMENTS	IEN PANEL MAX) MAX)
ASTENING TYPICAL V DGES FAS REFEREN WD4-1 WD6-1 WD8-1 WD8-1 WD8-1 U U U U U U U U U U U U U U U U U U U	TO WOOD. NALL SHEATHING, UNO: 7/16" AF TENED WITH 8d NAILS AT 6" OC CE SHEAR WALL SCHEDULE FO WALL STUDS 2x4 AT 16" OC 2x6 AT 16" OC 2x8 AT 16" OC 2x8 AT 16" OC SCHED 9 1/2" TJI 230 11 7/8" TJI 210 11 7/8" TJI 210 16" TJI 210	WS OF 16d N PA RATED W EDGE AND A R ADDITION AT SHEA AT SHEA AT SHEA AT SHEA OLLE • SPACING 16" 16" 16" 16" 16" 16" 16" 16" 16"	AAILS AT 16" OC STAGGERED WH VSP, EXP. 1, 24/16 SPAN RATING. 12" OC IN THE FIELD. IAL NAILING REQUIREMENTS. BLOCKING THING PANEL EDGES (4'-0" OC THING PANEL EDGES (4'-0" OC THING PANEL EDGES (4'-0" OC - JOISTS COMMENTS BEAMS	IEN PANEL MAX) MAX)
ASTENING TYPICAL \ DGES FAS REFEREN WD4-1 WD6-1 WD6-1 WD8-1 WD8-1 UD6-1 WD8-1 UD6-1U	TO WOOD. NALL SHEATHING, UNO: 7/16" AF TENED WITH 8d NAILS AT 6" OC CE SHEAR WALL SCHEDULE FO WALL STUDS 2x4 AT 16" OC 2x6 AT 16" OC 2x8 AT 16" OC 2x8 AT 16" OC SCHED 9 1/2" TJI 230 11 7/8" TJI 210 11 7/8" TJI 210 14" TJI 210 16" TJI 210 16" TJI 210 16" TJI 360 SCHED BEAM SIZE (2) 2x6 (2) 2x8	WS OF 16d N PA RATED W EDGE AND A R ADDITION AT SHEA AT SHEA AT SHEA AT SHEA OLLE • SPACING 16" 16" 16" 16" 16" 16" 16" 16" 16"	AAILS AT 16" OC STAGGERED WH VSP, EXP. 1, 24/16 SPAN RATING. 12" OC IN THE FIELD. IAL NAILING REQUIREMENTS. BLOCKING THING PANEL EDGES (4'-0" OC THING PANEL EDGES (4'-0" OC THING PANEL EDGES (4'-0" OC - JOISTS COMMENTS BEAMS	IEN PANEL MAX) MAX)
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ASTENING TYPICAL \ DGES FAS REFEREN WD4-1 WD6-1 WD6-1 WD6-1 WD8-1 UD6-1 WD8-1 UD6-1 WD8-1 UD6-1 WD8-1 UD6-1 WD8-1 UD6-1 WD8-1 UD6-1U	TO WOOD. NALL SHEATHING, UNO: 7/16" AF TENED WITH 8d NAILS AT 6" OC CE SHEAR WALL SCHEDULE FO WALL STUDS 2x4 AT 16" OC 2x6 AT 16" OC 2x6 AT 16" OC 2x8 AT 16" OC 2x8 AT 16" OC 2x8 2x8 2x10 9 1/2" TJI 230 11 7/8" TJI 210 11 7/8" TJI 210 11 7/8" TJI 210 16" TJI 210 16" TJI 210 16" TJI 210 16" TJI 360 BEAM SIZE (2) 2x8 (2) 2x8 (2) 2x8 (2) 2x8 (2) 2x10 1 3/4"x18" LVL (2) 1 3/4"x18" LVL (2) 1 3/4"x14" LVL (3) 1 3/4"x14" LVL (4) HSS8X4X1/4 (5) SSX4X1/4	WS OF 16d N PA RATED W EDGE AND ' R ADDITION AT SHEA' AT SHEA' OULE · SPACING 16" 16" 16" 16" 16" 16" 16" 16" 16" 16"	NAILS AT 16" OC STAGGERED WH VSP, EXP. 1, 24/16 SPAN RATING. 12" OC IN THE FIELD. IAL NAILING REQUIREMENTS. BLOCKING THING PANEL EDGES (4'-0" OC THING PANEL EDGES (4'-0" OC - JOISTS COMMENTS BEAMS COMMENTS	IEN PANEL MAX) MAX)
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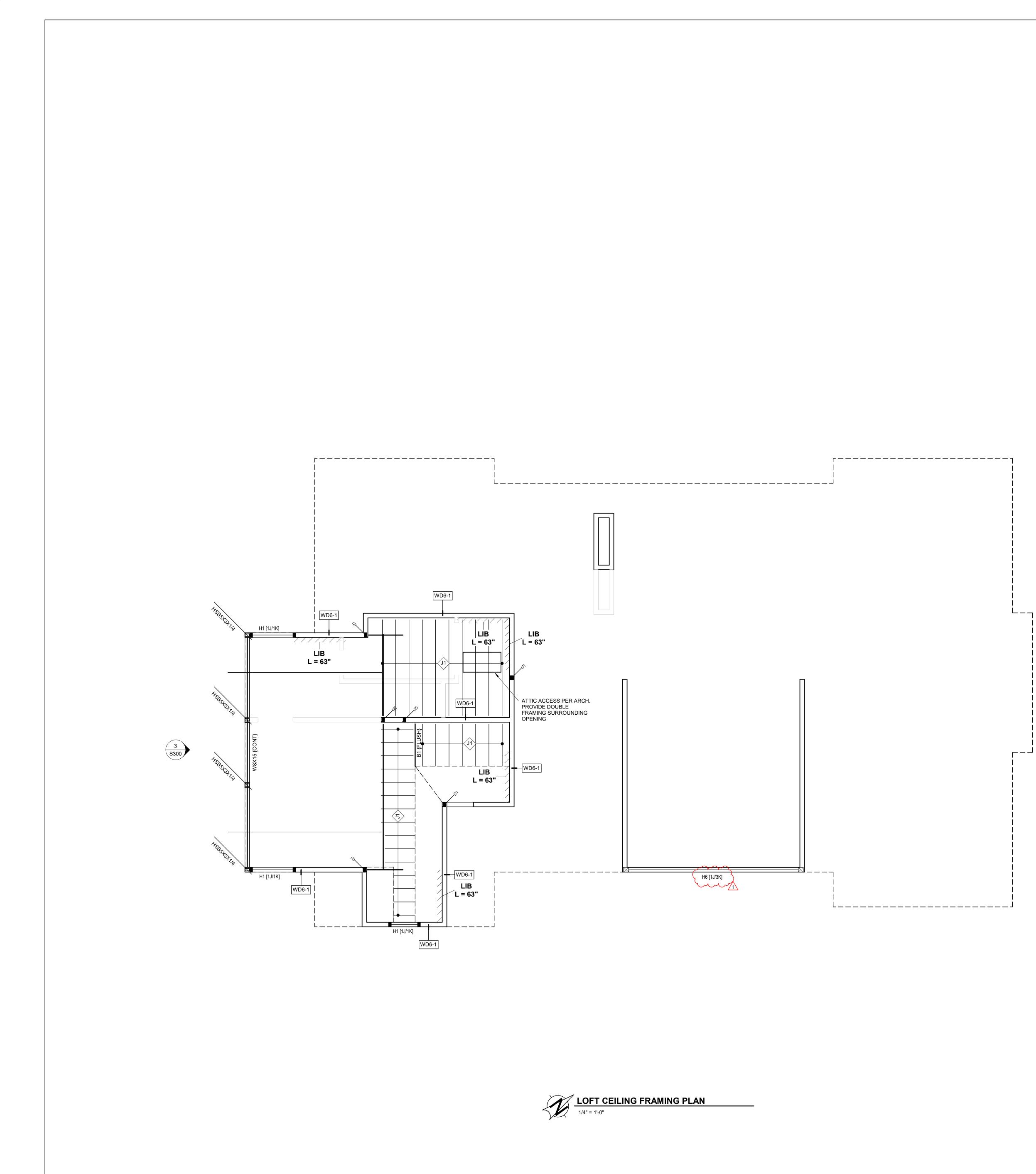
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PLAN NOTES - WOOD FLOOR

1. WOOD COLUMNS AND STUD PACKS TO BE CONTINUOUS I FOUNDATION OR STEEL FRAMING. PROVIDE BLOCKING AS F MAINTAIN CONTINUITY.

 2. REFERENCE ARCHITECTURAL DRAWINGS FOR ALL DIME FINISHES, AND ADDITIONAL NOTES.
 3. CONTRACTOR SHALL COORDINATE SIZE AND LOCATION WITH MECHANICAL, ELECTRICAL, AND ARCHITECTURAL DR
 4. REFERENCE GENERAL NOTES AND SPECIFICATIONS FOR ABBREVIATIONS, AND ADDITIONAL SPECIFICATIONS.

SCHEDULE - HEADER/SI

Notes: 1. Jamb and) SILL STUDS TO MATCH TYPICAL WALL STUE	OS UNO.
MARK	HEADER	
H1	(2) 2x10	
H2	(3) 2x10	
H3	(2) 1 3/4"x7 1/4" LVL	
H4	(2) 1 3/4"x14" LVL	
H5	(2) 1 3/4"x9 1/2" LVL	
H6	W10X17	

SCHEDULE - WOOD WA

NOTES:		
1. WALL SOL	E PLATE ATTACHMENT, U	NO: 1/2" DIA CAST-IN-PLACE ANCHORS
OC ATTACHI	MENT TO CONCRETE OR (2) ROWS OF 16d NAILS AT 16" OC STAG
FASTENING		
		16" APA RATED WSP, EXP. 1, 24/16 SPA
		6" OC EDGE AND 12" OC IN THE FIELD.
3. REFEREN	CE SHEAR WALL SCHEDU	LE FOR ADDITIONAL NAILING REQUIREN
MARK	WALL STUDS	BLOCKING
WD4-1	2x4 AT 16" OC	AT SHEATHING PANEL EDGES
WD6-1	2x6 AT 16" OC	AT SHEATHING PANEL EDGES
WD8-1	2x8 AT 16" OC	AT SHEATHING PANEL EDGES

	SCHE	OULE -	JOISTS
MARK	JOISTS	SPACING	CON
J1	2x6	16"	
J2	2x8	16"	
J3	2x10	16"	
J4	9 1/2" TJI 230	16"	
J5	11 7/8" TJI 210	16"	
J6	11 7/8" TJI 360	16"	
J7	14" TJI 210	16"	
J8	16" TJI 210	16"	
J9	16" TJI 360	16"	

FRAMING
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RAWINGS.
OR SYMBOLS,
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SILL
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(1) 2x6
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N/A N/A
(2) 2x6
(2) 200
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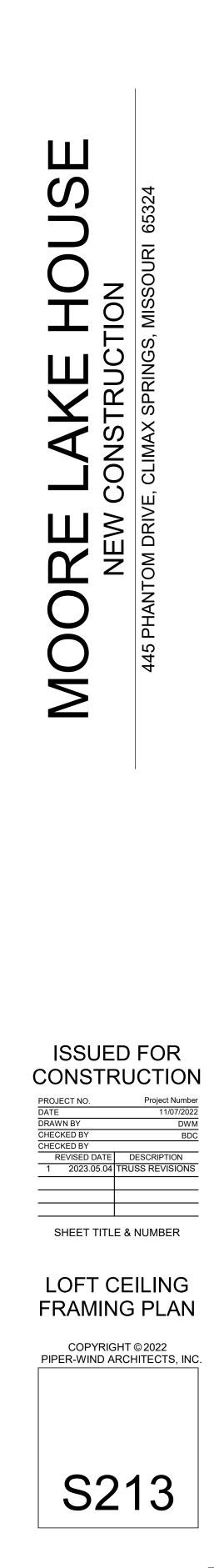
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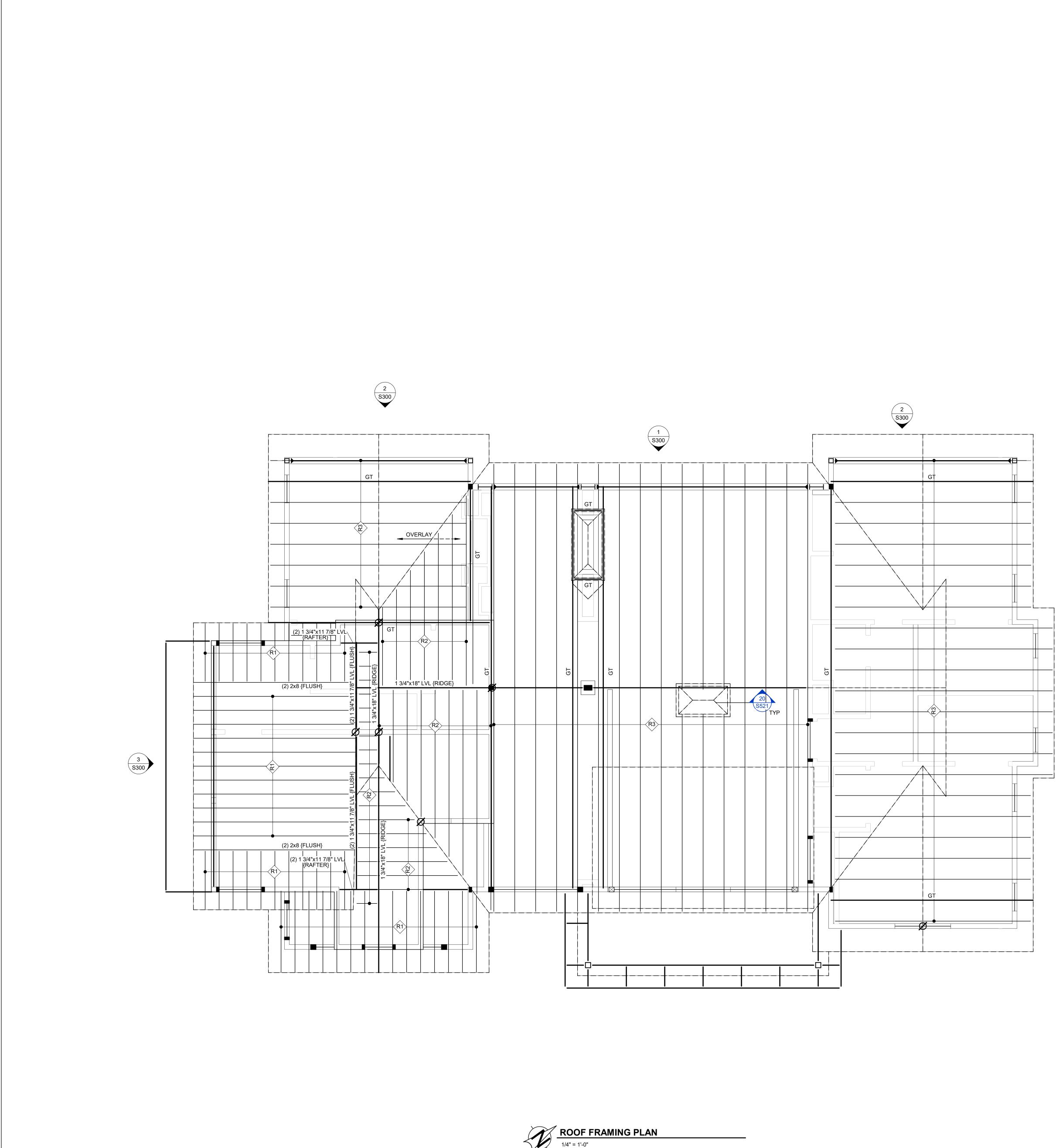
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ROOF FRAMING PLAN
1/4" = 1'-0"

PLAN NOTES - ROOF FRAMING NOTES 1. RIDGE BOARDS ARE 1 3/4" x 18" LVL. UNO.

		E BOARDS ARE 1 3					
2. ALL HIPS AND VALLEYS ARE 1 3/4" x 18" LVL, UNO.							
3. ROOF BRACES ARE AT 4'-0" OC. 4. ROOF BRACES SHALL BE INSTALLED AT NOT LESS							
		WITH THE HORIZO		LLED	AT NOT LESS		
		OOF BRACES SHA					
		BRACES SHALL E					
		R THE FOLLOWING					
		F BRACES	MAX LE				
	2) 2		8'-0				
		x4 AND (1) 2x6	12'-				
		x4 AND (1) 2x8	20'-				
(1) Z 2) 2	x6 AND (1) 2x8	20- 30'-				
		ISULT ARCH ENGE		-			
		END OF ROOF BF		-			
		IAILS.					
		CONSTRUCTION:	REFERE				
		ATERIAL, WATERI					
		RENCE GENERAL					
		ERENCE ARCHITE					
		S, AND ADDITION					
		= ROOF BRACE	(PER CH	IART)			
1	\mathcal{F}	- SLASH IS ⁻	TÒP END	OF É	RACE		
	U	- CIRCLE IS	BOTTOM	1 END	OF BRACE		
,							
	~	= PURLIN BRAC					
		- SLASH IS					
		- ARROW IS	BEARIN	g loc	ATION		
	(SCHEDULI		າດເ			
					JILA		
				SUP	PORT ATTACHME		
TYPE		SHEATHING TYP	E		FIELD)		
ROOF	5/8	" (NOMINAL) EXP. 1 AF			10d 6" OC / 12"		
	0,0	40/20 SPAN RATIN			100 0 00 / 12		
		+0/20 01 / 11 10 (11)	10				
							
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MARK		JOISTS	SPA	CING	C		
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16" 16" 24"

2x8

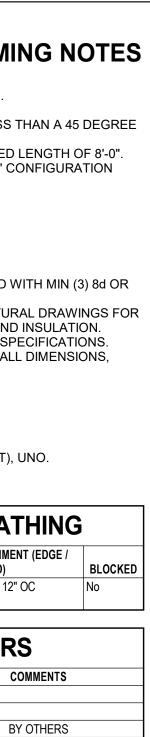
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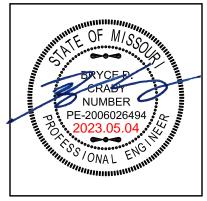
ROOF TRUSSES

R1

R2

R3







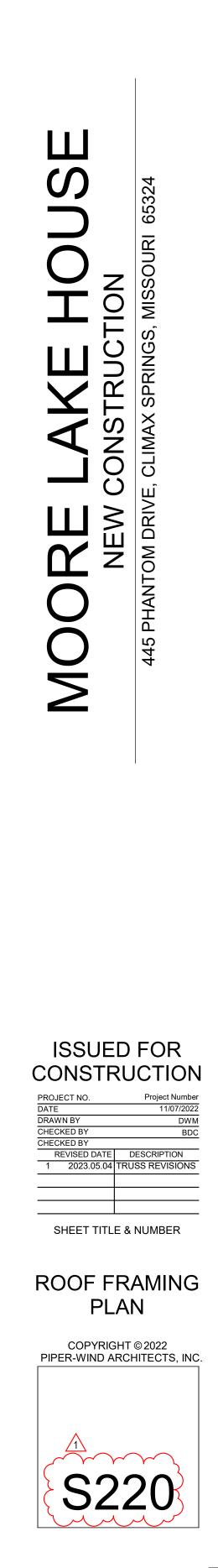
ENGINEERS, INC 1665 LOCUST ST. KANSAS CITY, MISSOURI 816.421.3222 816.421.1050 www.apex-engineers.com STRUCTURAL DESIGN REVIEW MISSOURI ENGINEERING LICENSE: 2003004673

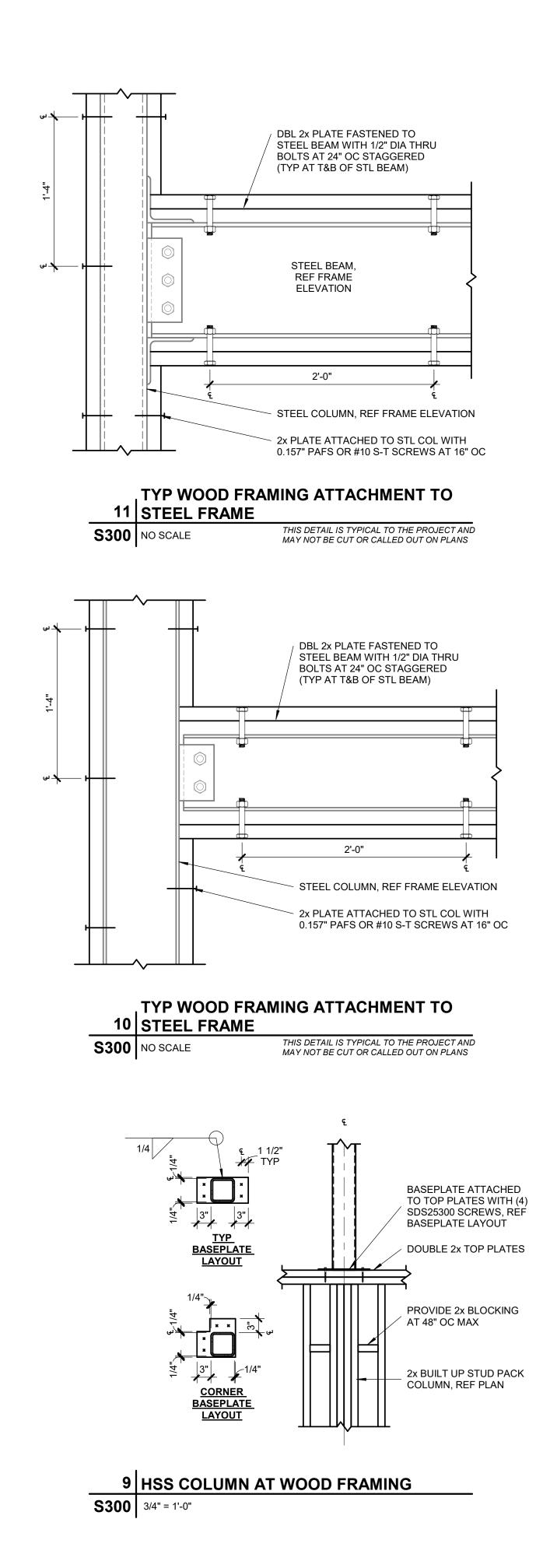
PIPER-WIND ARCHITECTS 2121 CENTRAL STREET, SUITE 143 KANSAS CITY, MISSOURI 64108

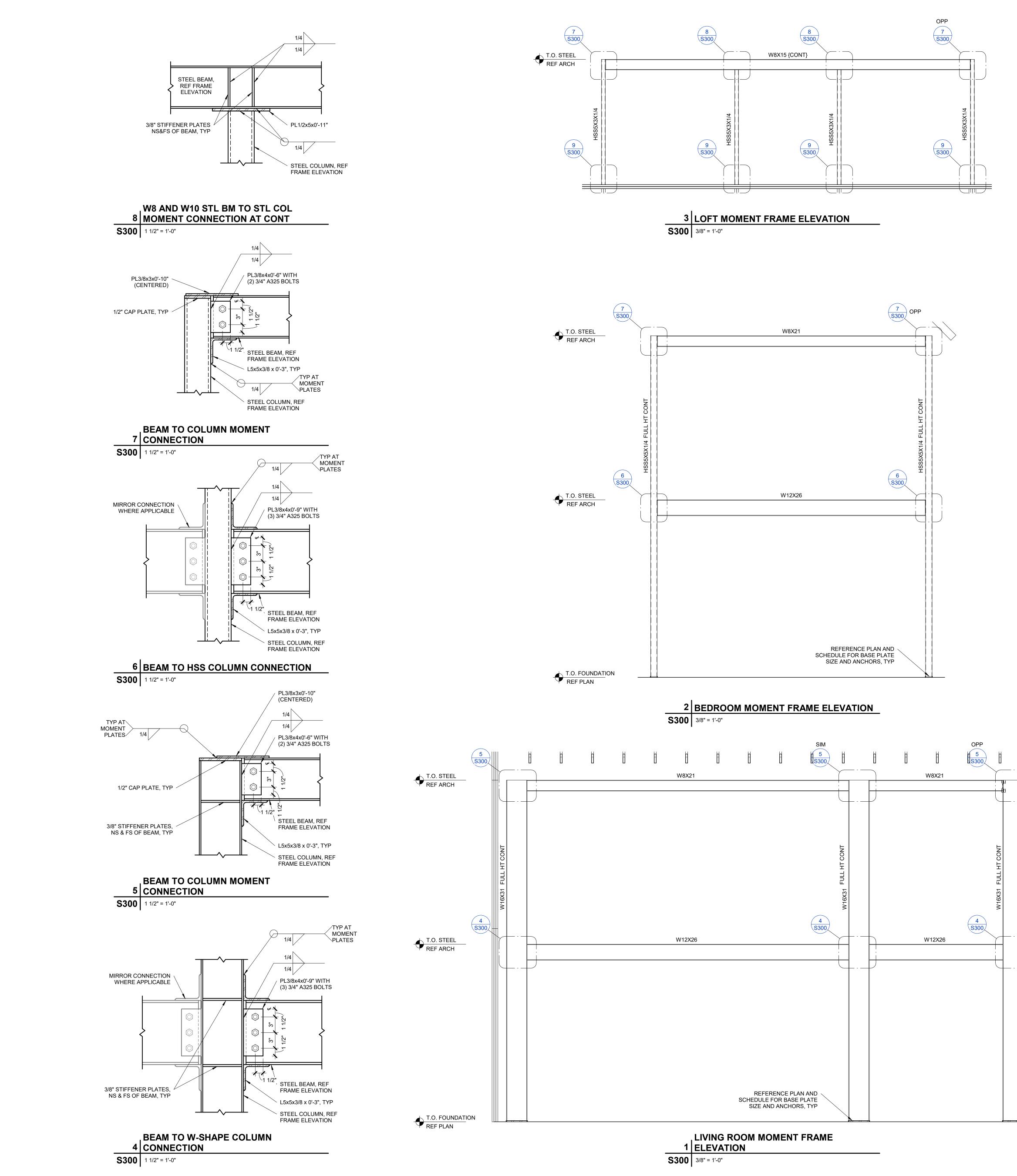
TEL. (816) 474-3050 www.piper-wind.com

STRUCTURAL ENGINEER: APEX ENGINEERS, INC. 1625 LOCUST STREET KANSAS CITY, MISSOURI 64108 TEL. (816) 421-3222 www.apex-engineers.com

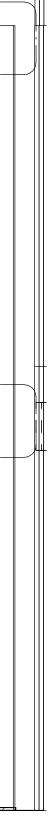
INTERIOR DESIGNER: LISA JENSEN DESIGN 9100 DELMAR PRAIRIE VILLAGE, KANSAS 66207 TEL. (913) 579-6114 www.lisajensendesign.com

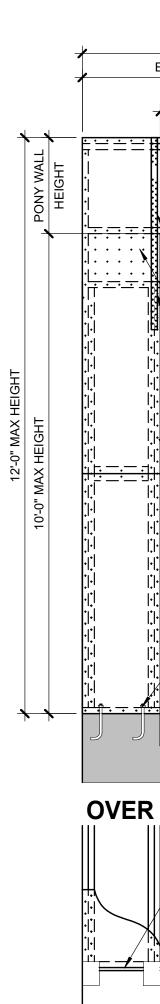








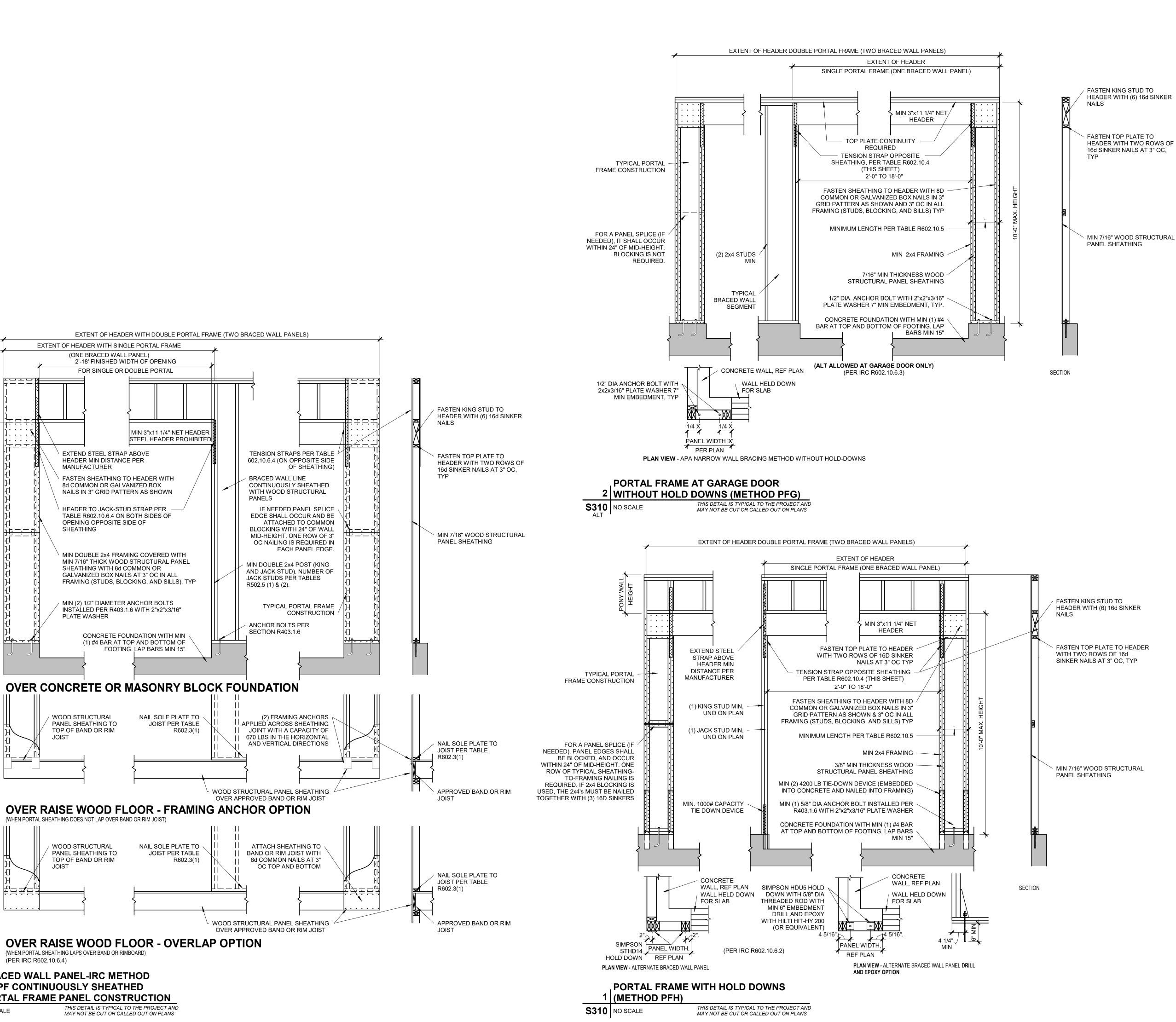






S310 NO SCALE

(WHEN PORTAL SHEATHING LAPS OVER BAND OR RIMBOARD) (PER IRC R602.10.6.4) BRACED WALL PANEL-IRC METHOD CS-PF CONTINUOUSLY SHEATHED **3 PORTAL FRAME PANEL CONSTRUCTION**





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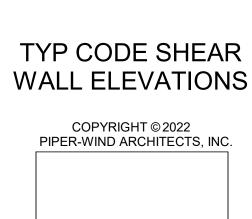
PIPER-WIND ARCHITECTS 2121 CENTRAL STREET, SUITE 143 KANSAS CITY, MISSOURI 64108 TEL. (816) 474-3050 www.piper-wind.com

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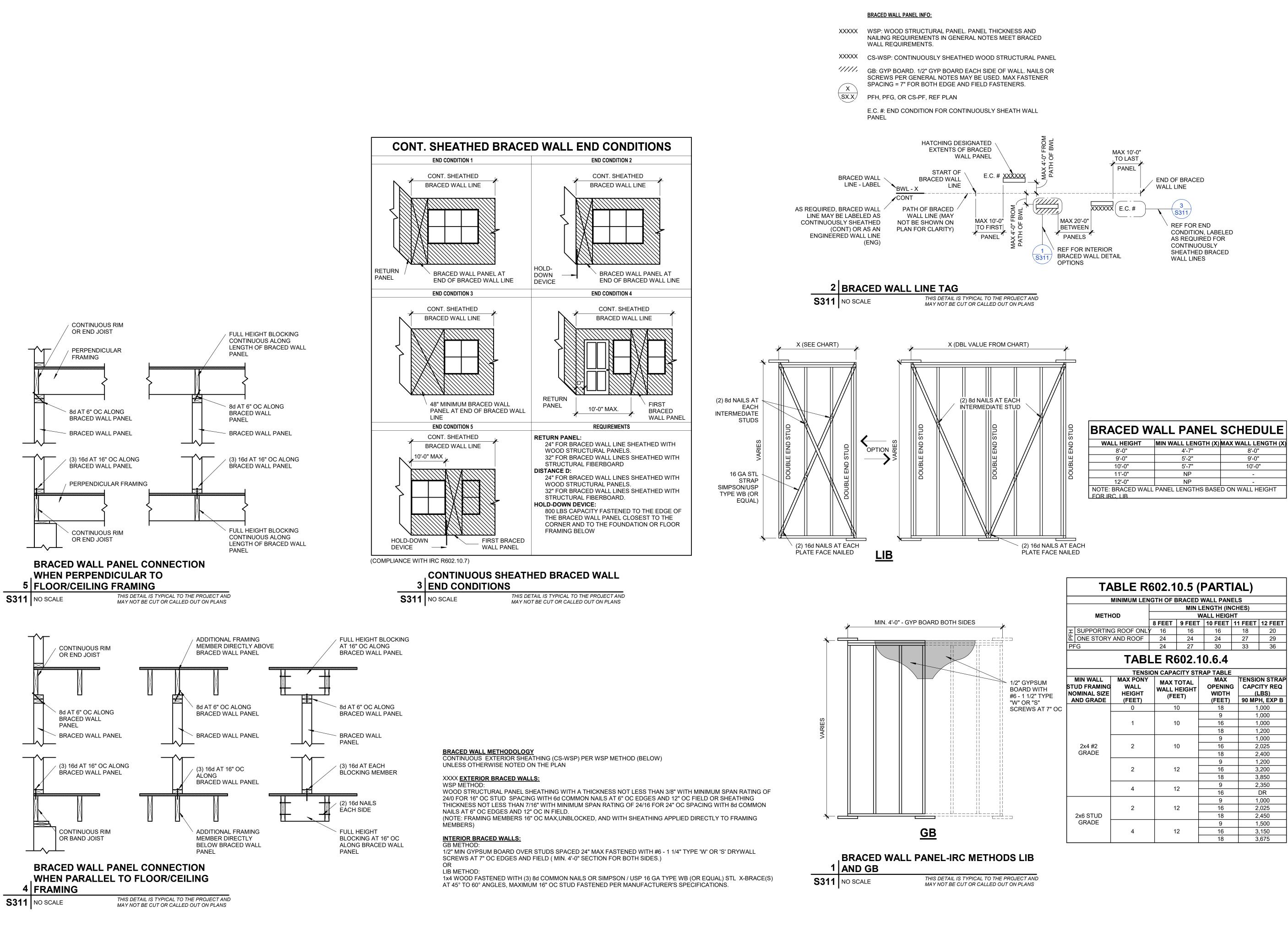


ISSUED FOR CONSTRUCTION PROJECT NC Project Number 11/07/2022 CHECKED BY CHECKED BY REVISED DATE DESCRIPTION



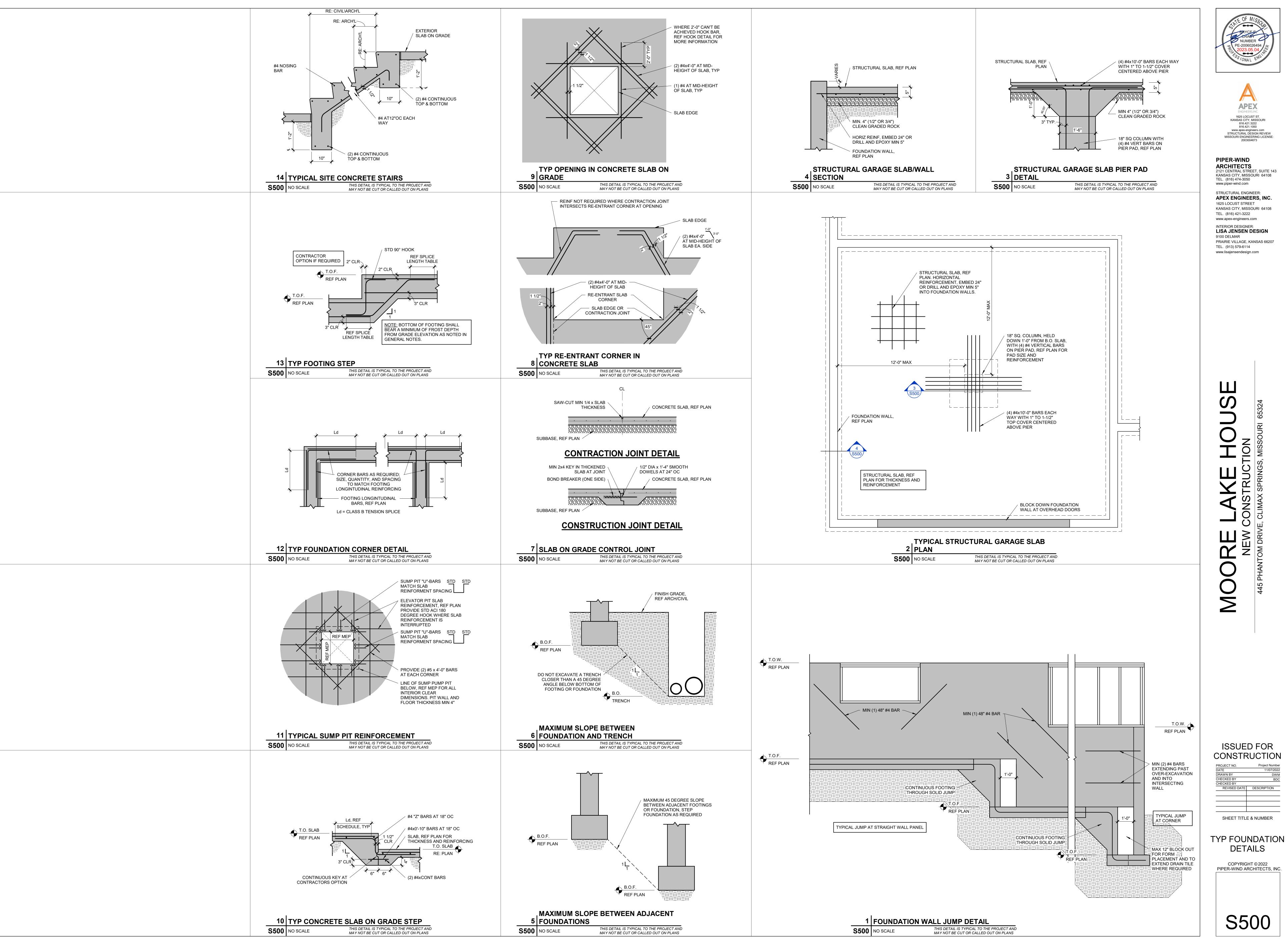
S310

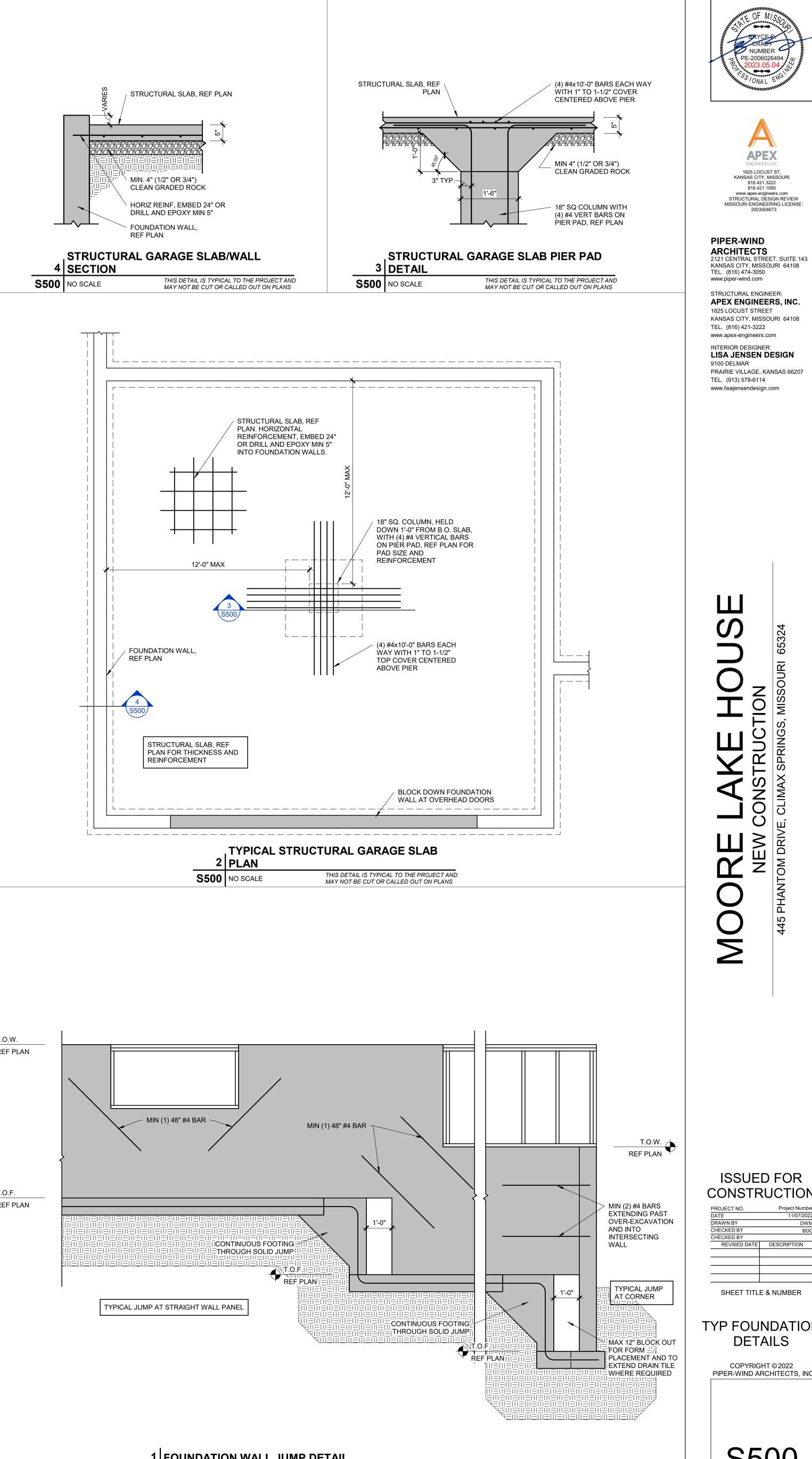
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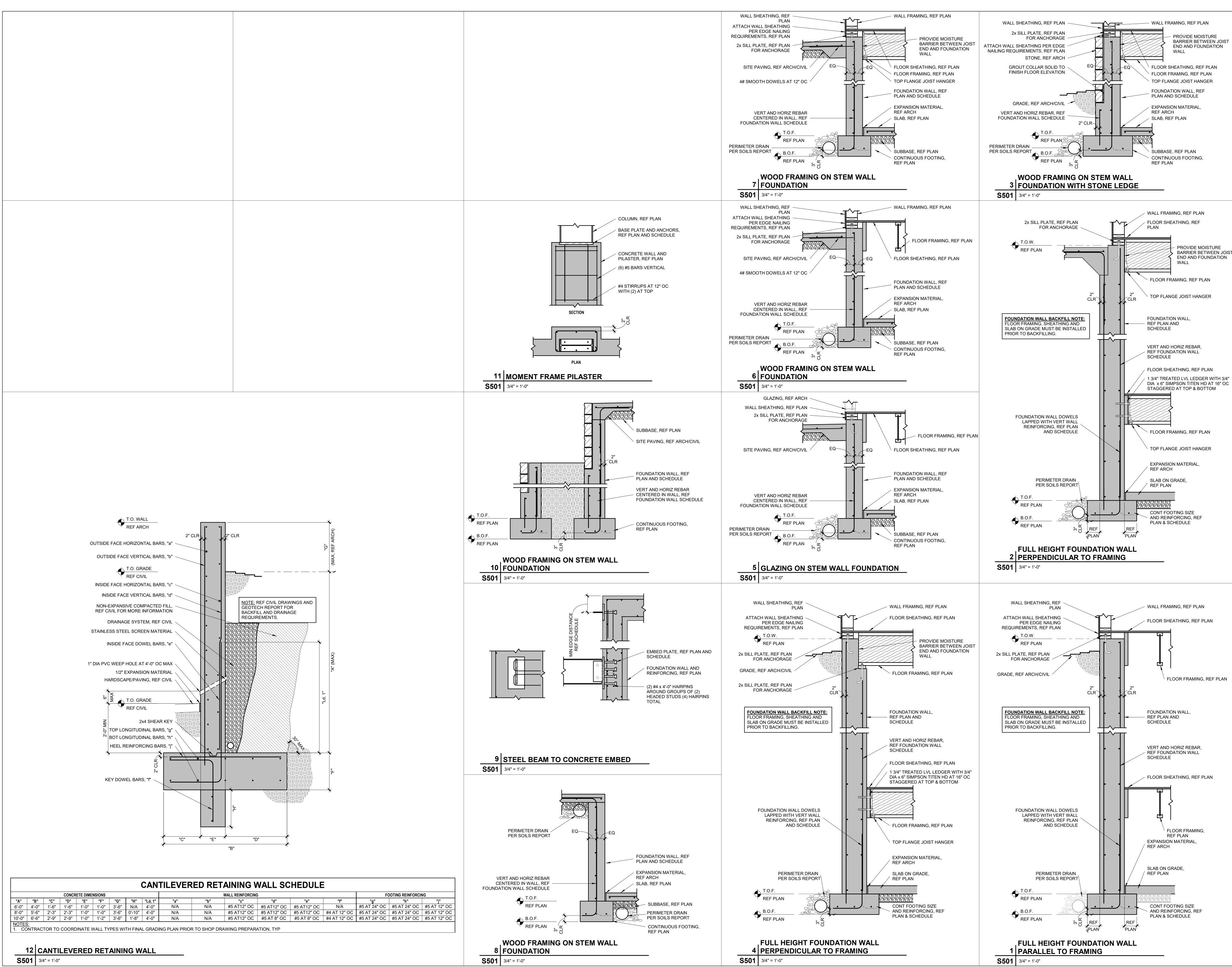




1,000 2,025 2,400 1,200 3,200 3,850 2,350 DR 1.000 2,025 2,450 1,500



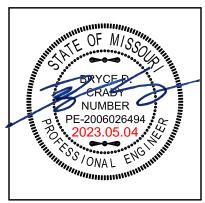




PROVIDE MOISTURE BARRIER BETWEEN JOIST END AND FOUNDATION

PROVIDE MOISTURE BARRIER BETWEEN JOIST END AND FOUNDATION

FLOOR FRAMING, REF PLAN





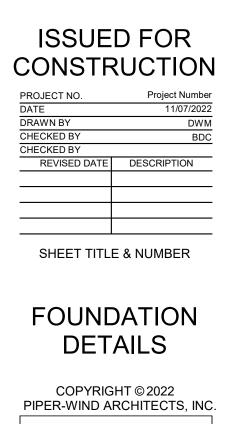
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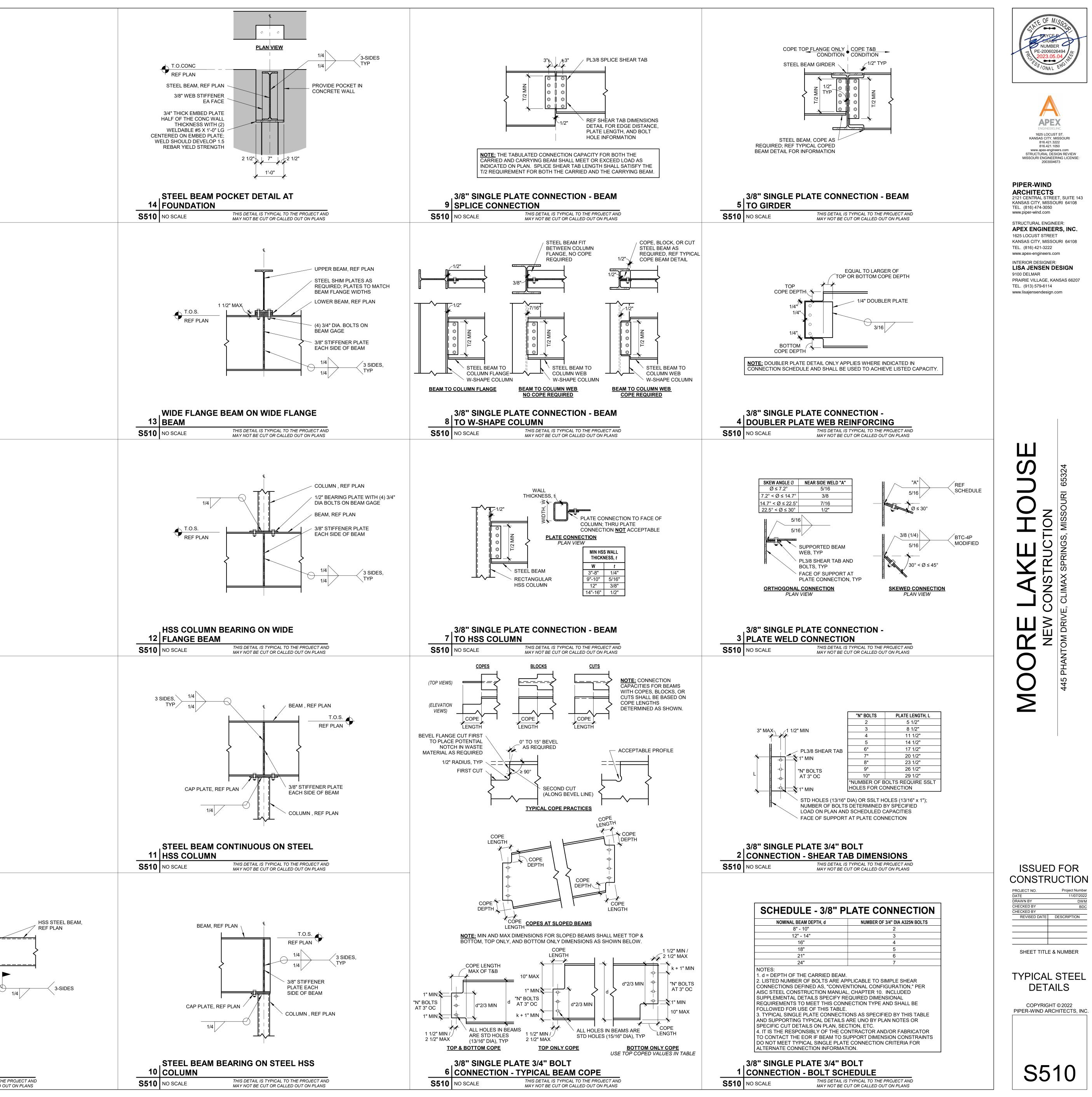
STRUCTURAL ENGINEER: **APEX ENGINEERS, INC.** 1625 LOCUST STREET KANSAS CITY, MISSOURI 64108 TEL. (816) 421-3222 www.apex-engineers.com

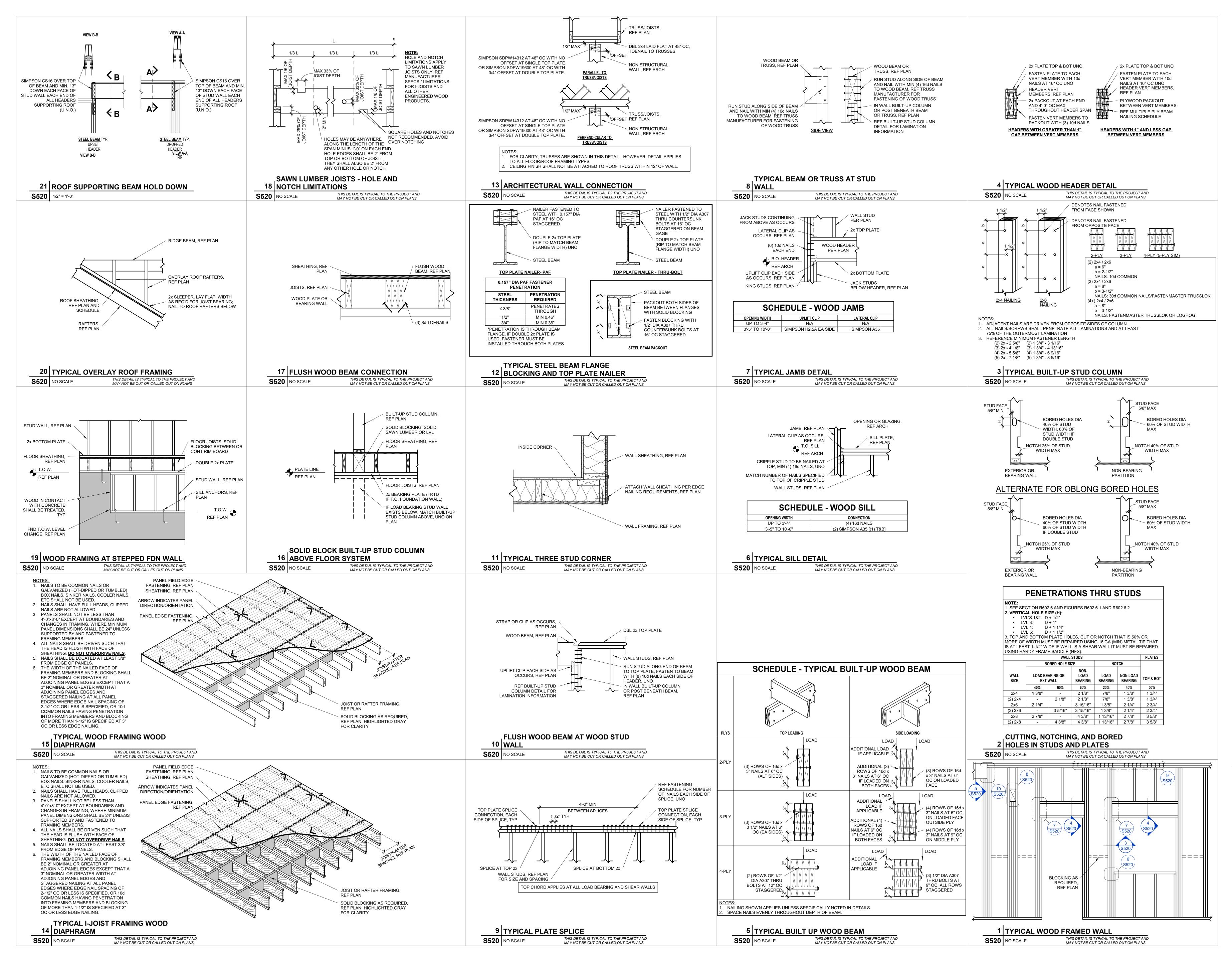
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16 STEEL CANOPY FRAMING	
16 STEEL CANOPY FRAMING	
16 STEEL CANOPY FRAMING	ę.
16 STEEL CANOPY FRAMING	
16 STEEL CANOPY FRAMING	HSS STEEL COLUMN, REF PLAN
	16 STEEL CANOPY FRAMING S510 NO SCALE





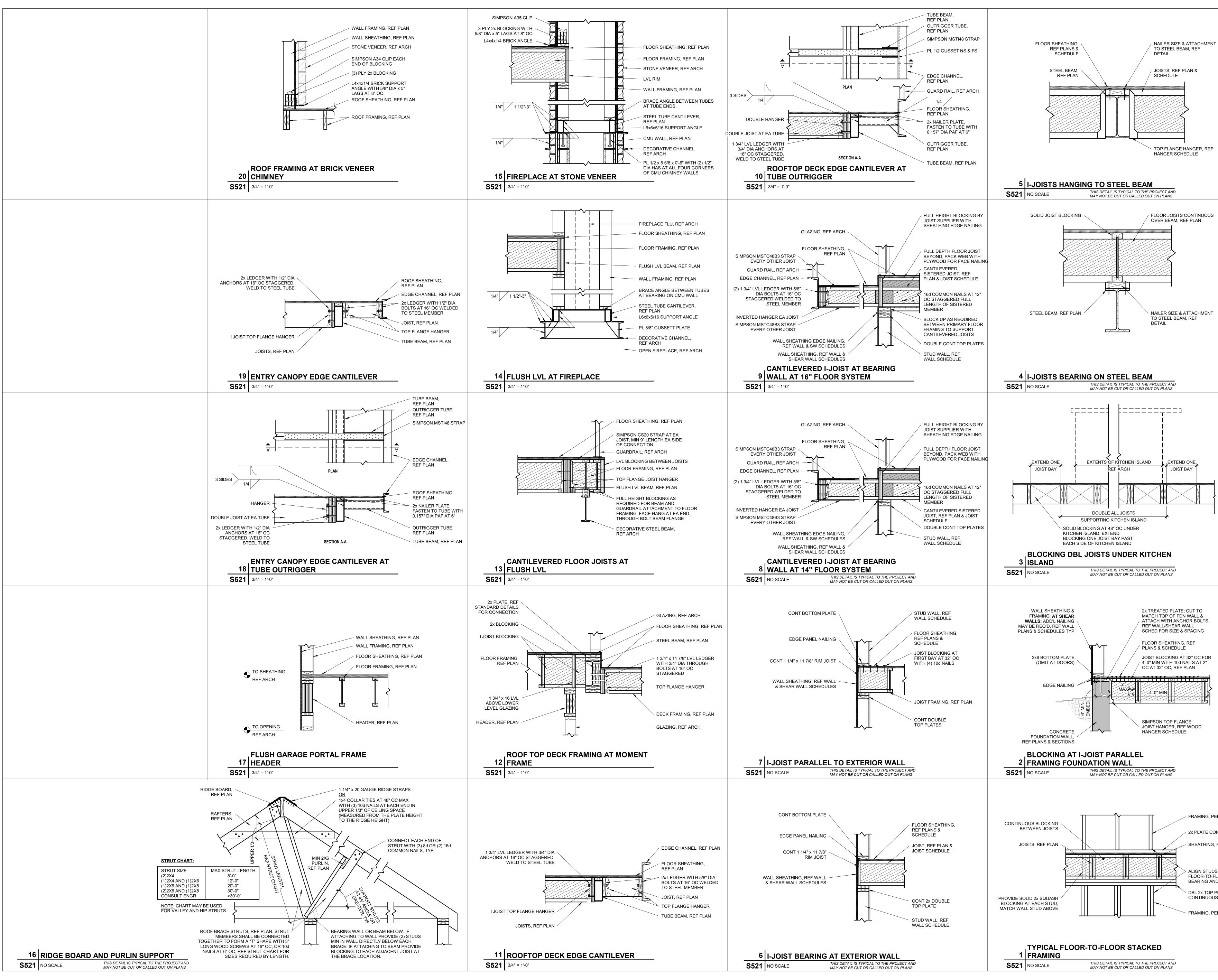


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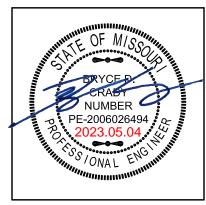




FRAMING, PER PLAN 2x PLATE CONTINUOUS SHEATHING, REF PLAN

ALIGN STUDS VERTICALLY FLOOR-TO-FLOOR AT ALL BEARING AND SHEAR WALL DBL 2x TOP PLATE CONTINUOUS

FRAMING, PER PLAN





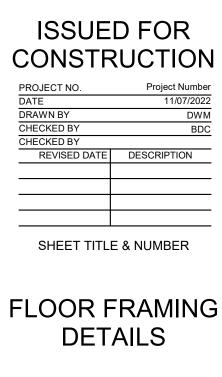
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