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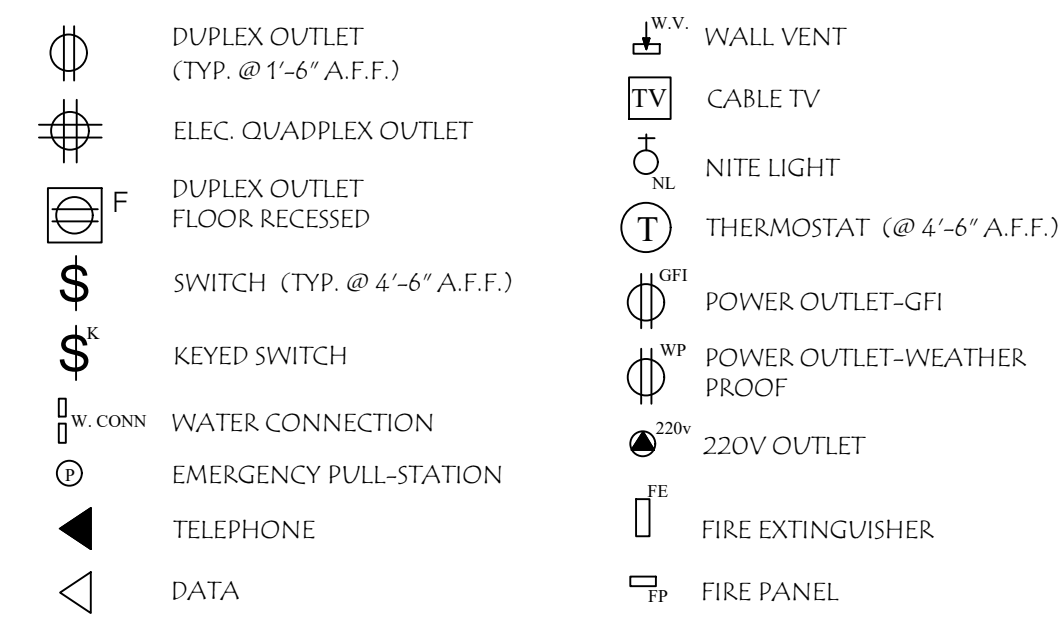
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ELEC. & FIRE EQPT. SYMBOL LEGEND



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

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

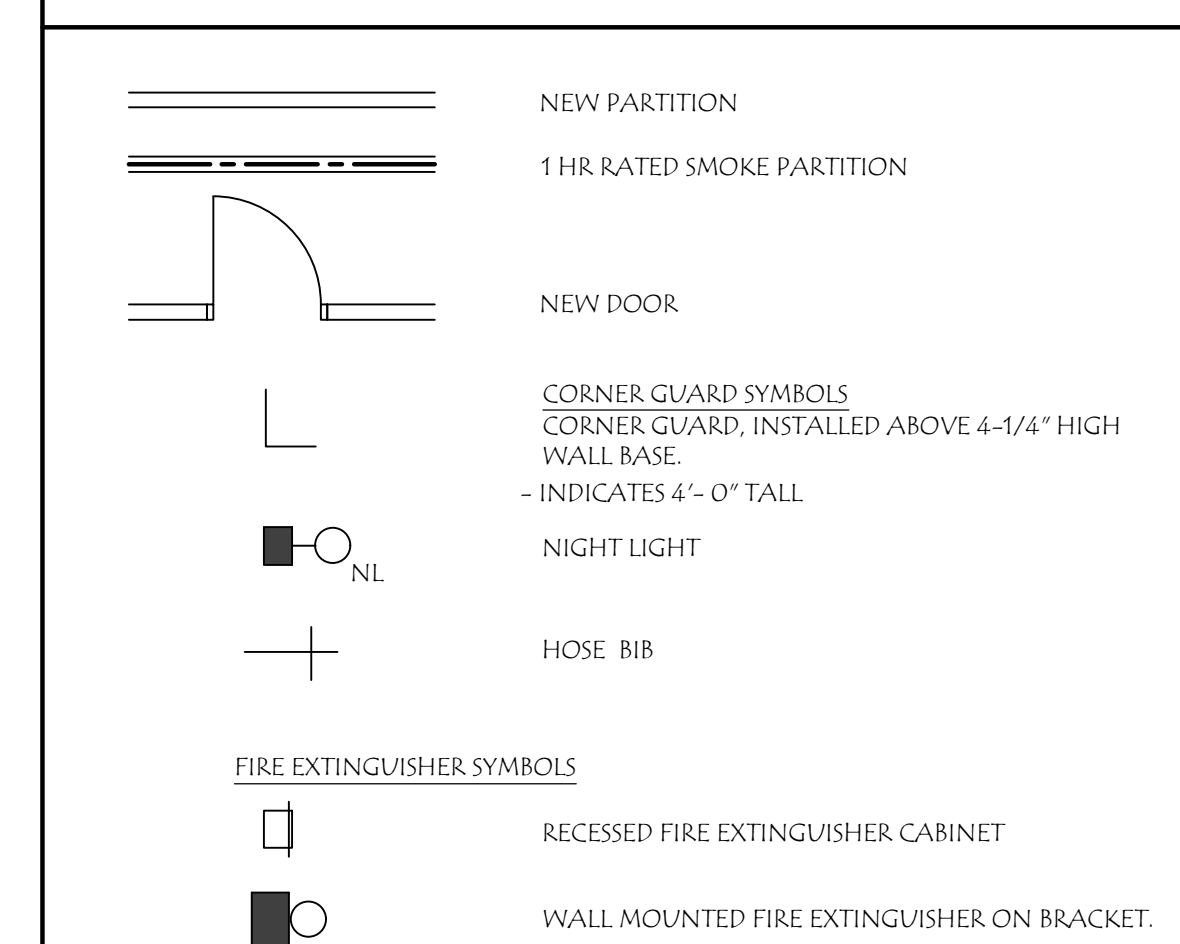
FLOOR PLAN GENERAL NOTES

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

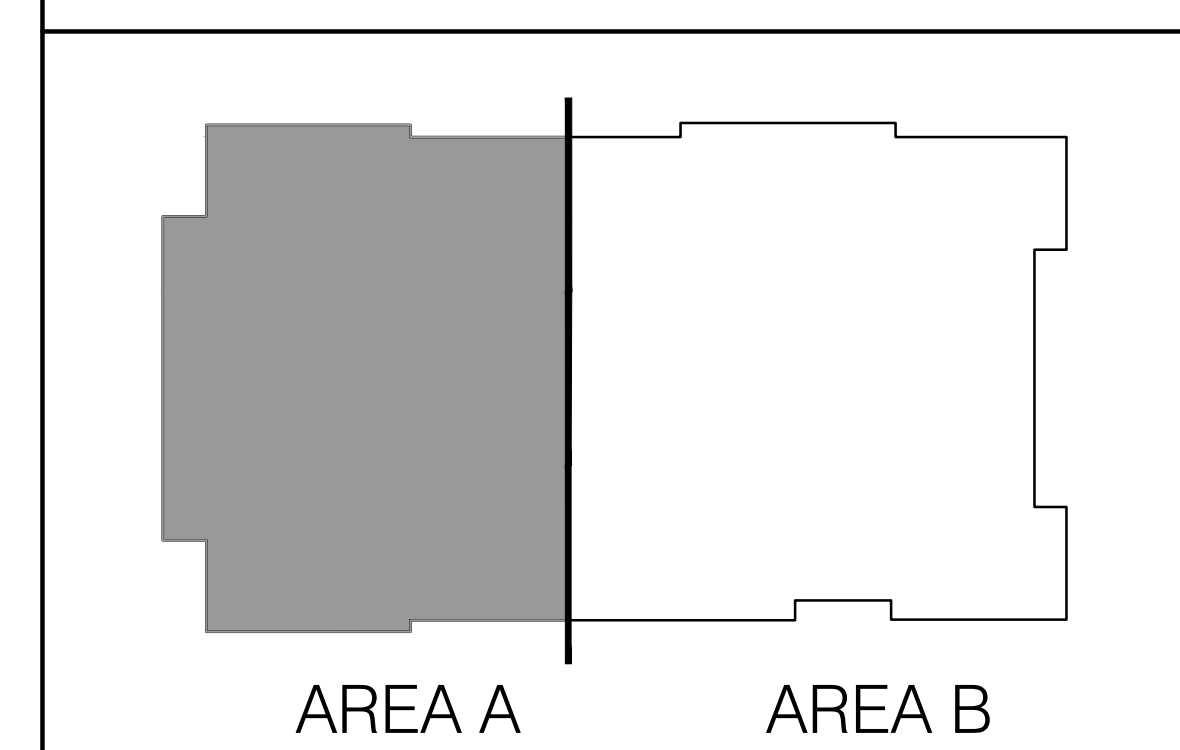
FLOOR PLAN KEYED NOTES

- | | |
|----|--|
| 1 | CORNER GUARD: REFER TO MATERIALS FINISH LEGEND ON A9/05 |
| 2 | 18" DP VINYL-COATED WIRE SHELVING: 5 ROWS VERT. ON KNAPPE & VOGT HEAVY-DUTY STANDARDS |
| 3 | PROVIDE ROD & VINYL-COATED WIRE SHELF AT CLOSET |
| 4 | 12" DP VINYL-COATED WIRE SHELVING: 5 ROWS VERT. ON KNAPPE & VOGT HEAVY-DUTY STANDARDS |
| 5 | DASHED LINE DENOTES CLEARANCE FOR PATIENT LIFT DEVICE |
| 6 | LOCATION OF RESILIENT CHANNEL, SEE PARTITION TYPES |
| 7 | WTL: CLOTHES ROD & 18" D WOOD SHELVING: SEE ELEVATION 25/A5-00 FOR ADDITIONAL INFORMATION |
| 8 | CONT. CHAIR/HANDRAIL TRIM 1" W/ WALL PROTECTION FROM BOTTOM OF CHAIR RAIL TO TOP OF FLOOR RAKE. SEE 1/A9/05. REFER TO MATERIALS FINISH LEGEND FOR WALL PROTECTION. |
| 9 | COORDINATE LOCATION OF FLOOR OUTLETS WITH OWNER'S FURNITURE LAYOUT |
| 10 | LOCATION OF STRUCTURAL SHEAR WALL PANEL. SEE STRUCTURAL DRAWINGS |
| 11 | OUTLINE OF ROOF ABOVE, SEE ROOF PLAN |
| 12 | ATTIC ACCESS POOR, SEE SPEC. |
| 13 | LINE OF BULKHEAD ARCHIT. SEE REF. CEILING PLAN |
| 14 | LINE OF CROWN MOLDING, SEE A9/05 |
| 15 | DRYER VENT. SEE EXTERIOR ELEVATIONS & S9/10 |
| 16 | 36" LONG, 5.5" MPB & BROOM HOLDER |
| 17 | PROVIDE FCP SKIRTING AT JANITOR MOP SINK & LAUNDRY UTILITY SINK. 3'-0" H & 3'-0" W. FROM CORNER ABOVE FLOOR RAKE MATERIAL. |
| 18 | HEAVY BRUSH FINISH ON CONC. WALKWAYS |
| 19 | POWEL THICKENED EDGE OF CONC. WALK IN TO FOUND. AT DOORS 18'-0" C. W/ #4'S |
| 20 | 12" LONG (5 MIN.) CENTERED ON JOINT |
| 21 | FLOORING: VINYL PLANK ROADER. SEE ROOM FIN. SCHED. |
| 22 | 5'-0" HIGH VINYL FENCE. SEE 4/A1/0 |
| 23 | PAIR OF 36" WIDE VINYL GATES W/ LOCK |

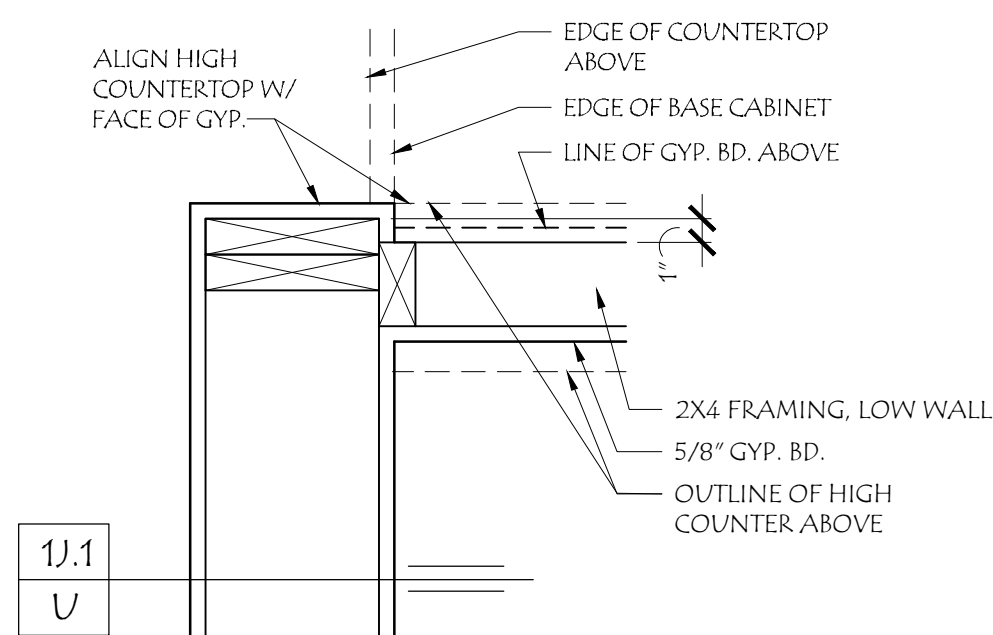
PLAN LEGEND



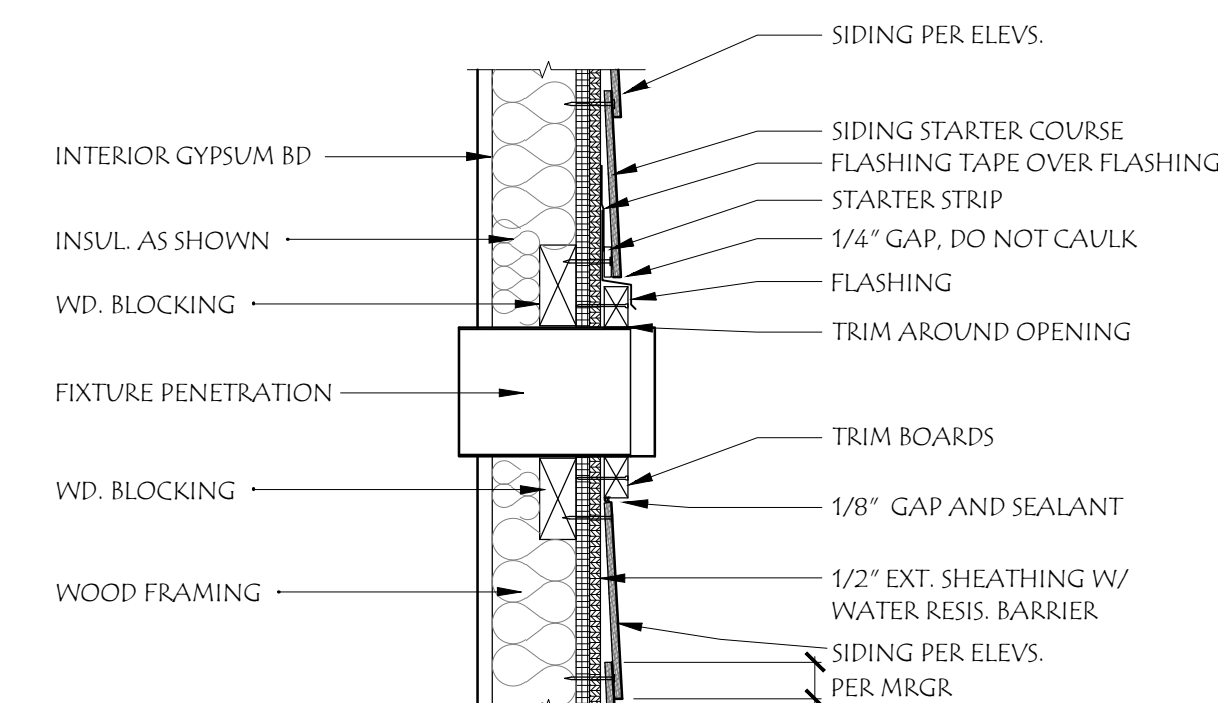
KEY PLAN



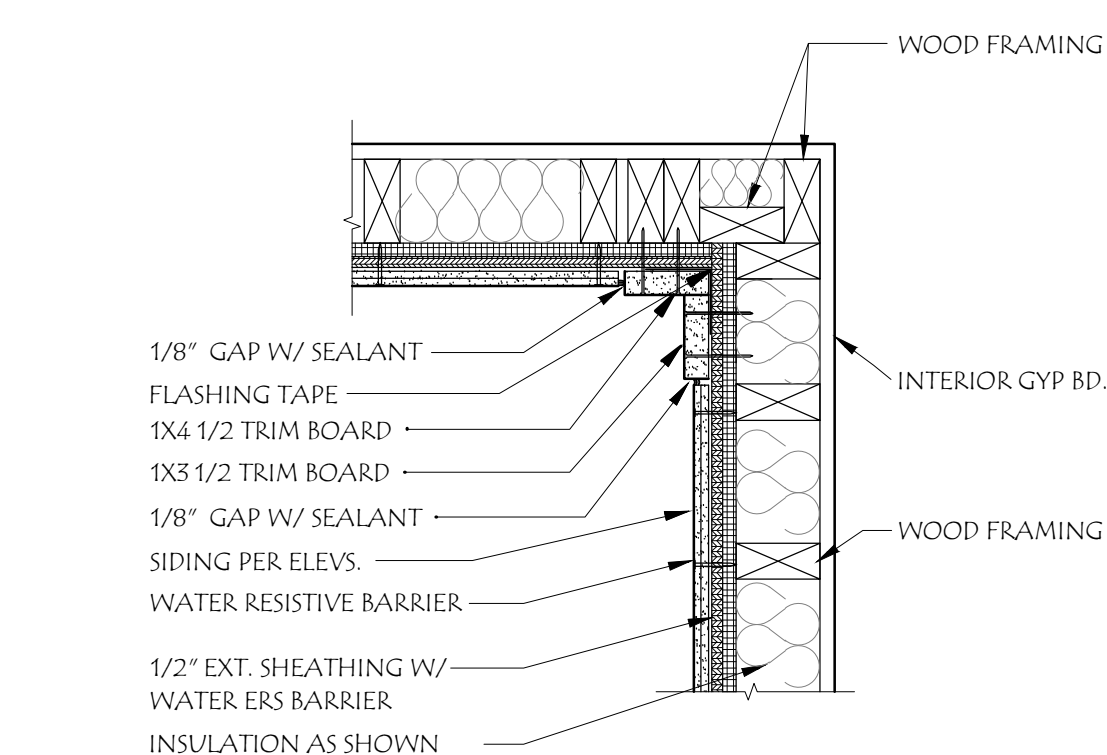
PLAN DETAIL AT KITCHEN

$$11/2'' = 1'-0''$$


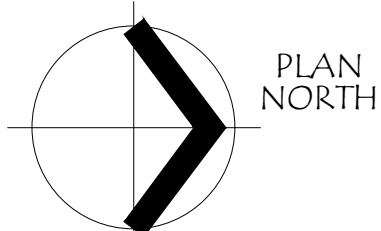
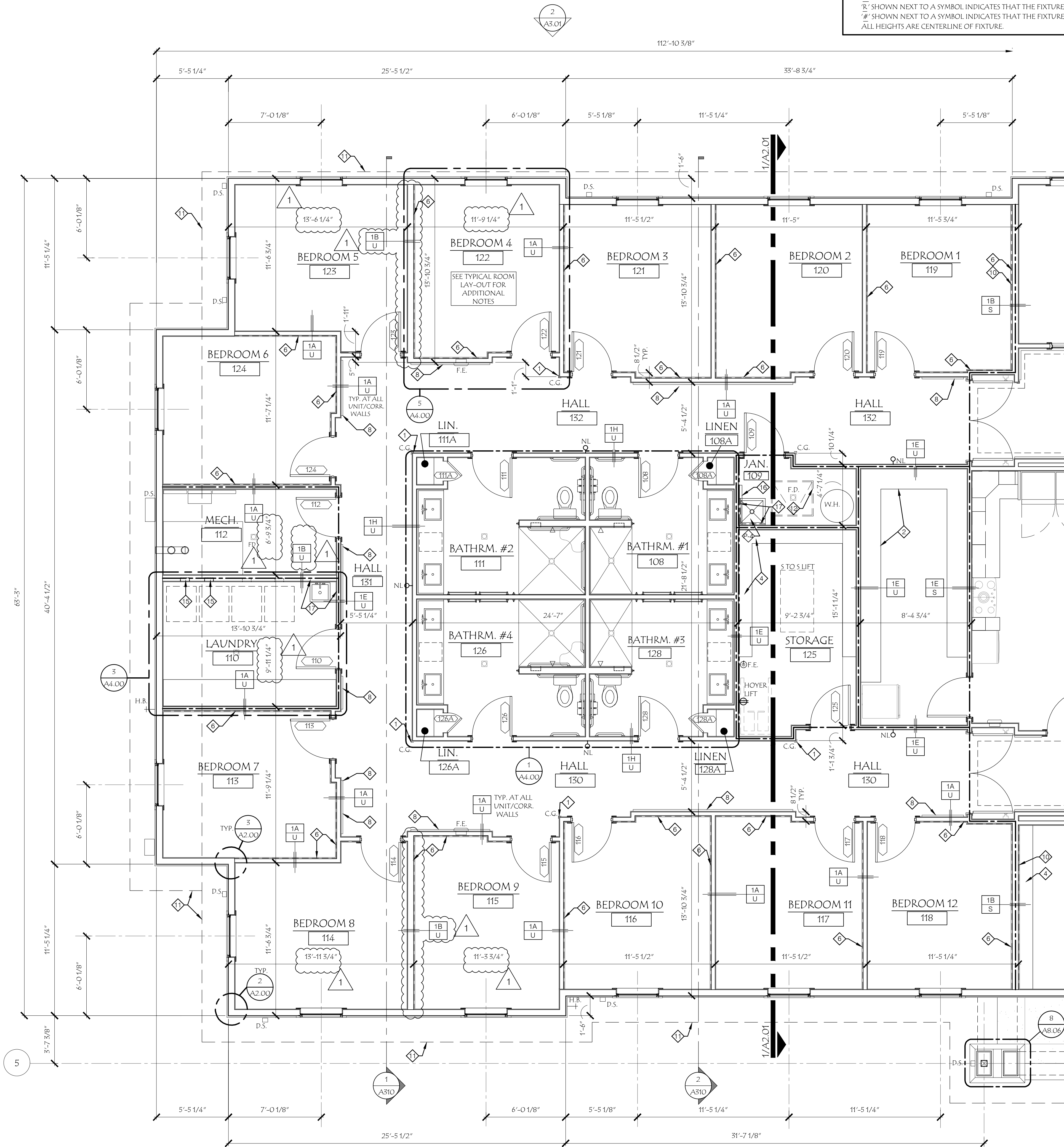
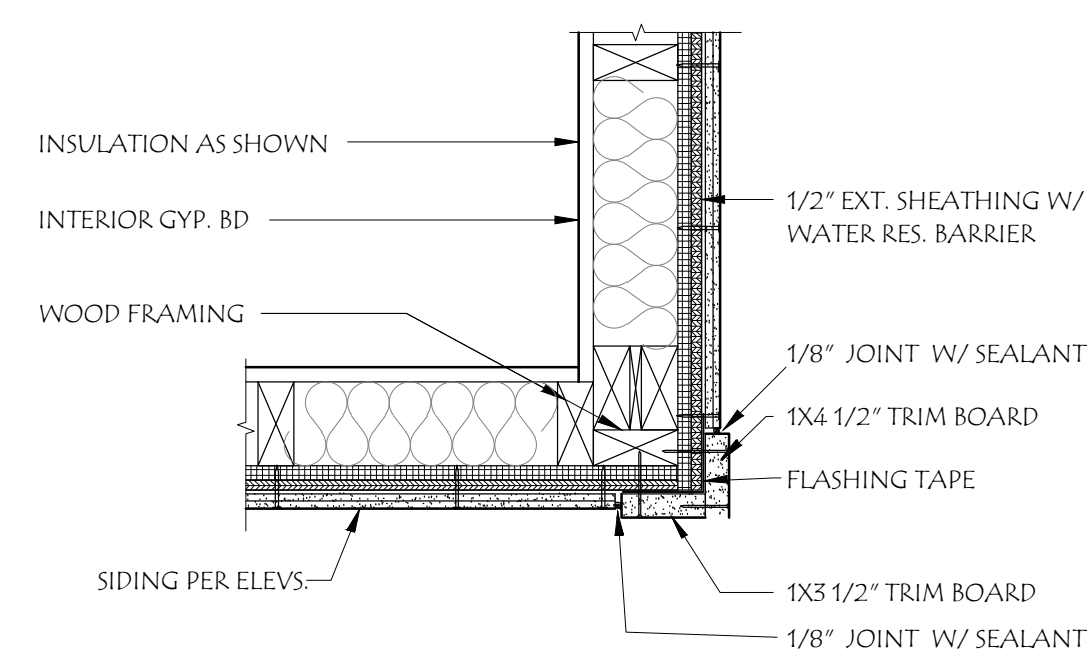
FIXTURE PENETRATION

$$11/2'' = 1'-0''$$


TRIM INSIDE CORNER

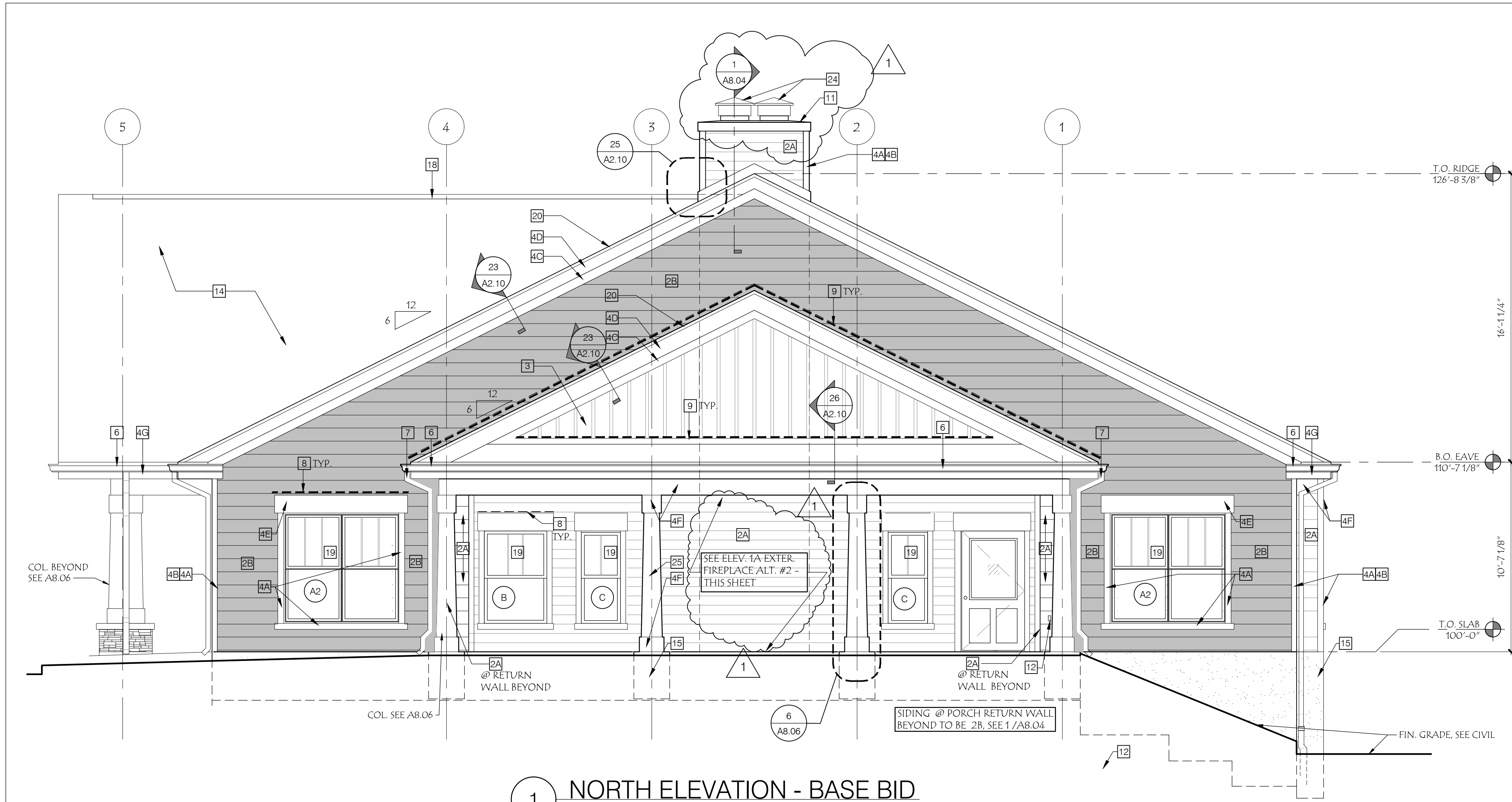
$$11/2'' = 1' - 0''$$


TRIM OUTSIDE CORNER

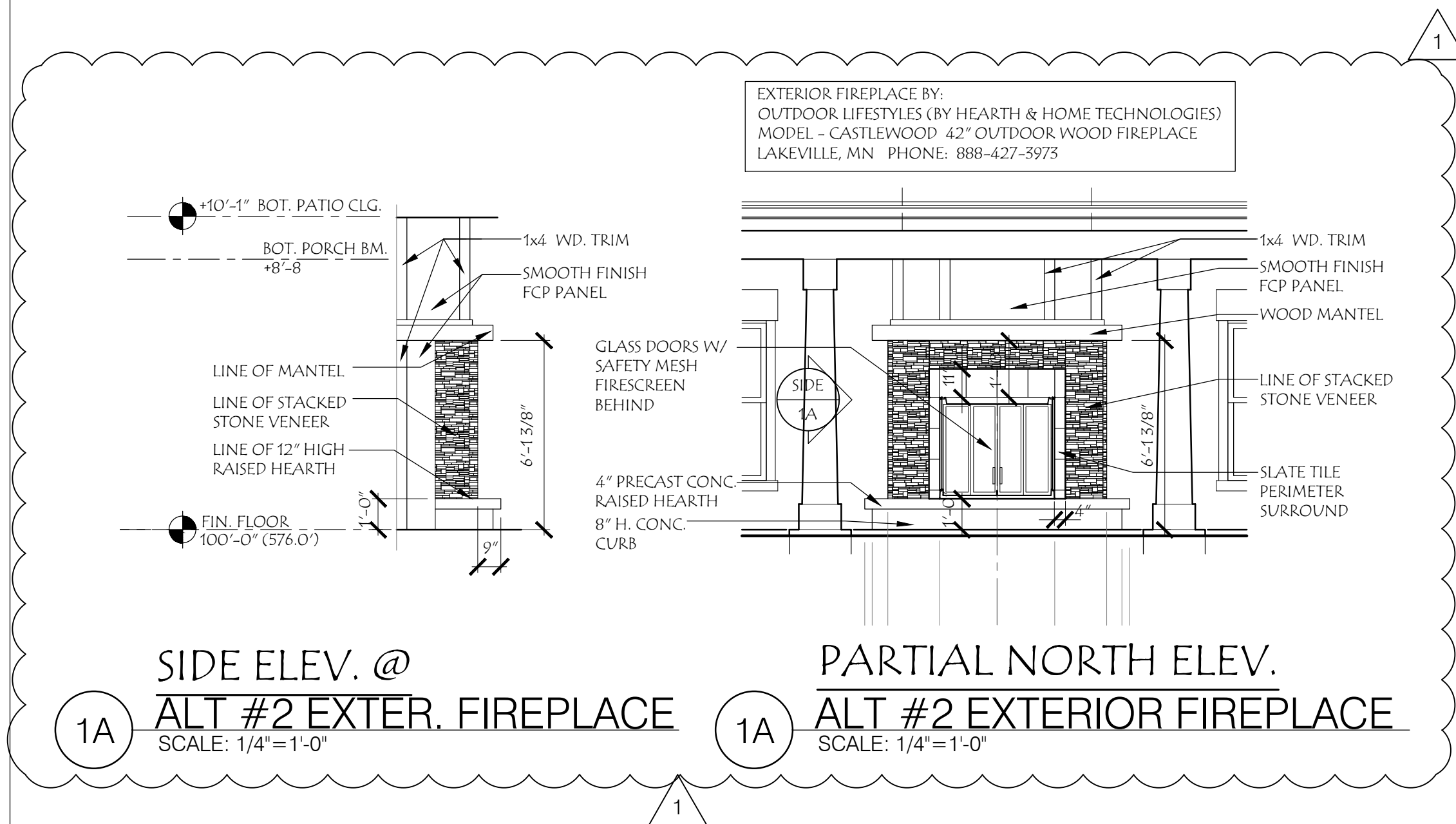
$$11/2'' = 1' - 0''$$


FLOOR PLAN - AREA A

$$1/4'' = 1'-0''$$

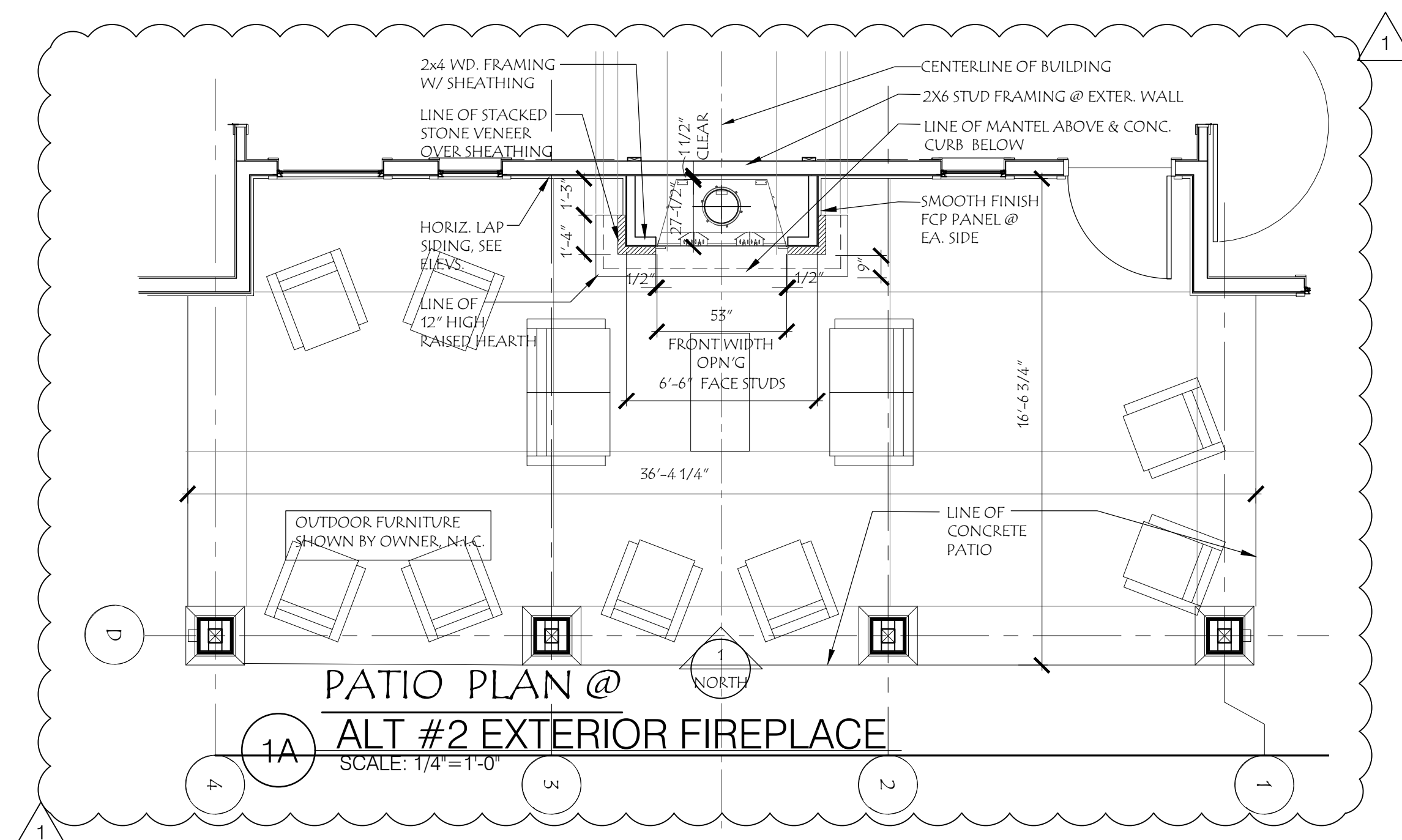


1 NORTH ELEVATION - BASE BID
SCALE: 1/4"=1'-0"

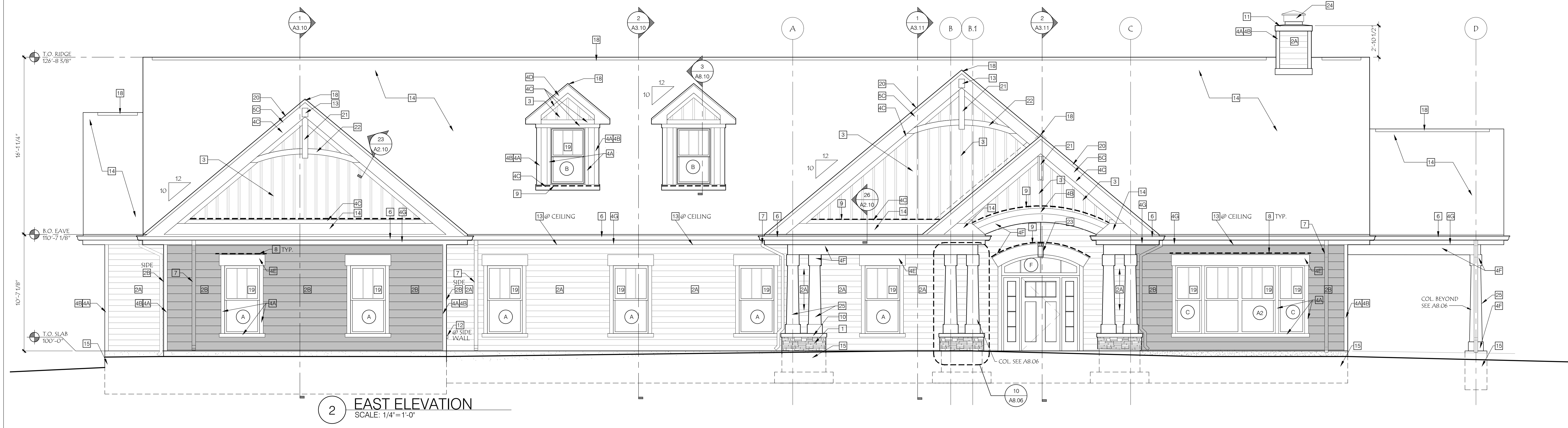


1A SIDE ELEV. @
ALT #2 EXTER. FIREPLACE
SCALE: 1/4"=1'-0"

1A PARTIAL NORTH ELEV.
ALT #2 EXTERIOR FIREPLACE
SCALE: 1/4"=1'-0"



1A PATIO PLAN @
ALT #2 EXTERIOR FIREPLACE
SCALE: 1/4"=1'-0"



2 EAST ELEVATION
SCALE: 1/4"=1'-0"

EXTERIOR ELEVATION GENERAL NOTES

1. ELEVATION TARGET SYMBOLS ARE TO TOP OF SLAB, AND OTHER ELEMENTS AS INDICATED.
2. REFER TO STRUCTURAL DRAWINGS FOR INFORMATION RELATED TO FOUNDATION, BUILDING STRUCTURE AND LAYOUT OF SUCH.
3. REFER TO THE FLOOR PLANS FOR LOUVER, DOOR AND WINDOW SYMBOLS, AND THE REFERENCED MATERIAL INFORMATION.
4. CONTRACTOR SHALL COORDINATE ROUGH OPENING DIMENSIONS WITH WINDOW AND DOOR MANUFACTURER PRIOR TO ORDERING.
5. FOR WINDOW TYPES SEE SHEET A8.10

EXTERIOR MATERIAL LEGEND

TYPE	MATERIAL	MANUFACTURER	MODEL/COMMENT	COLOR
1	ADHERED STONE	CULTURED STONE	COBBLEFIELD, THIN SET STONE	TBD BY ARCHITECT
2A	HORIZONTAL LAP SIDING	JAMES HARDIE	CEDARMILL, 5" EXPOSURE	LIGHT MIST
2B	HORIZONTAL LAP SIDING	JAMES HARDIE	CEDARMILL, 8" EXPOSURE	EVENING BLUE
3	VERTICAL FIBER CEMENT SIDING W/ BATTENS	JAMES HARDIE	SMOOTH HARDIE PANEL SIDING WITH VERTICAL 3/4"X1 1/2" HARDIE BATTEN BOARDS 8" O.C.	LIGHT MIST
4A	5/4" X 3 1/2" COMPOSITE TRIM BOARD (1" ACTUAL)	JAMES HARDIE	SMOOTH	ARTIC WHITE
4B	5/4" X 4 1/2" COMPOSITE TRIM BOARD (1" ACTUAL)	JAMES HARDIE	SMOOTH	ARTIC WHITE
4C	5/4" X 5 1/2" COMPOSITE TRIM BOARD (1" ACTUAL)	JAMES HARDIE	SMOOTH	ARTIC WHITE
4D	5/4" X 9 1/4" COMPOSITE TRIM BOARD (1" ACTUAL)	JAMES HARDIE	SMOOTH PAD OUT 3/4" WHEN STACKED OVER LOWER BOARD TRIM	ARTIC WHITE
4E	5/4" X 11 1/4" COMPOSITE TRIM BOARD (1" ACTUAL)	JAMES HARDIE	SMOOTH	ARTIC WHITE
4F	5/4" COMPOSITE TRIM BOARD (1" ACTUAL)	JAMES HARDIE	SMOOTH	ARTIC WHITE
4G	ALUM. WRAPPED 2" X 12" FASCIA BOARD	-	-	-
5A	4/4" X 3 1/2" COMPOSITE TRIM BOARD (3/4" ACTUAL)	JAMES HARDIE	SMOOTH	ARTIC WHITE
5B	4/4" X 5 1/2" COMPOSITE TRIM BOARD (3/4" ACTUAL)	JAMES HARDIE	SMOOTH	ARTIC WHITE
5C	4/4" X 7 1/4" COMPOSITE TRIM BOARD (3/4" ACTUAL)	JAMES HARDIE	SMOOTH	ARTIC WHITE
5D	4/4" COMPOSITE TRIM BOARD (3/4" ACTUAL)	JAMES HARDIE	SMOOTH	ARTIC WHITE
6	PREFINISHED SHEET MTL. GUTTER	-	6"W X 4 1/2"D (U.N.O.)	WHITE
7	PREFINISHED SHEET MTL. DOWN SPOUT	-	4"W X 3"D (U.N.O.)	WHITE
8	PREFINISHED SHEET MTL. 2" FLASHING	-	-	WHITE
9	PREFINISHED SHEET MTL. FLASHING W/4" VERT. LEG OVER ICE & WATER SHIELD	-	-	-
10	PRECAST WATERTABLE/SILL	-	-	-
11	PREFINISHED SHEET MTL. FLASHING	-	-	-
12	ROSE BIBB	-	-	TBD
13	LIGHT FIXTURE	-	-	-
14	ASPHALT ARCHITECTURAL SHINGLES	-	-	-
15	CONCRETE FOOTING, SEE STRUCT.	-	-	-
16	NOT USED	-	-	-
17	SLIDING VINYL WINDOW	-	SEE SHEET A8.10 FOR WINDOW TYPES	-
18	RIDGE VENT	-	-	-
19	SINGLE HUNG VINYL WINDOW	-	SEE SHEET A8.10 FOR WINDOW TYPES	-
20	PREFINISHED SHEET MTL. DRIP EDGE TRIM	-	-	-
21	ORNAMENTAL PVC BRACKET	-	SUBMIT STYLES	-
22	ORNAMENTAL PVC RADIUS BRACKET	-	SUBMIT STYLES	-
23	DECORATIVE ENTRY LIGHT	-	-	-
24	SHT. MTL. FLUE CAP	-	-	-
25	PVC COLUMN WRAP	-	-	-



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

BID PACKAGE	02/12/20
APPENDIX #1	02/25/20
PROJECT NUMBER:	19049.00

ELEVATIONS

A3.00

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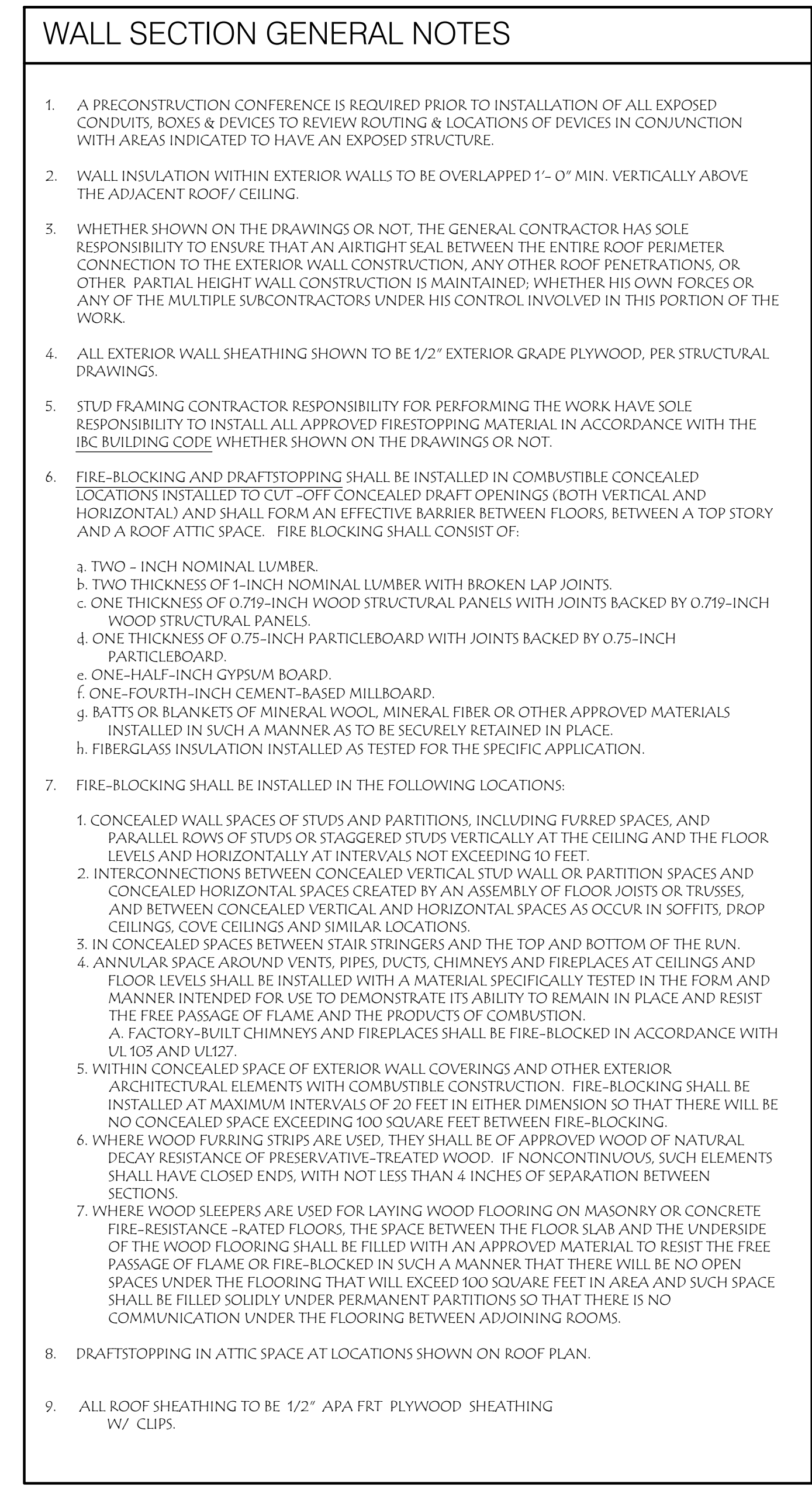
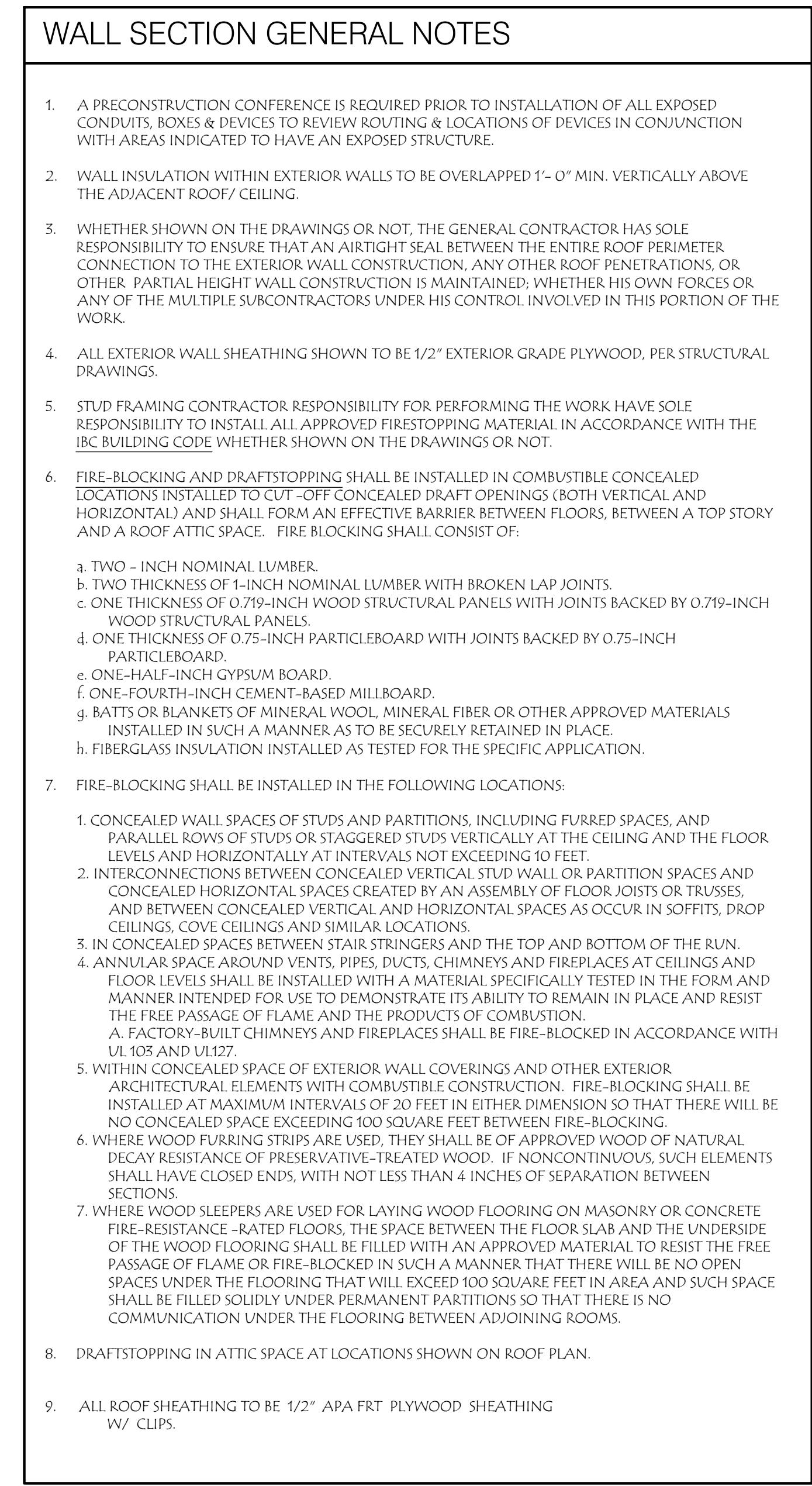
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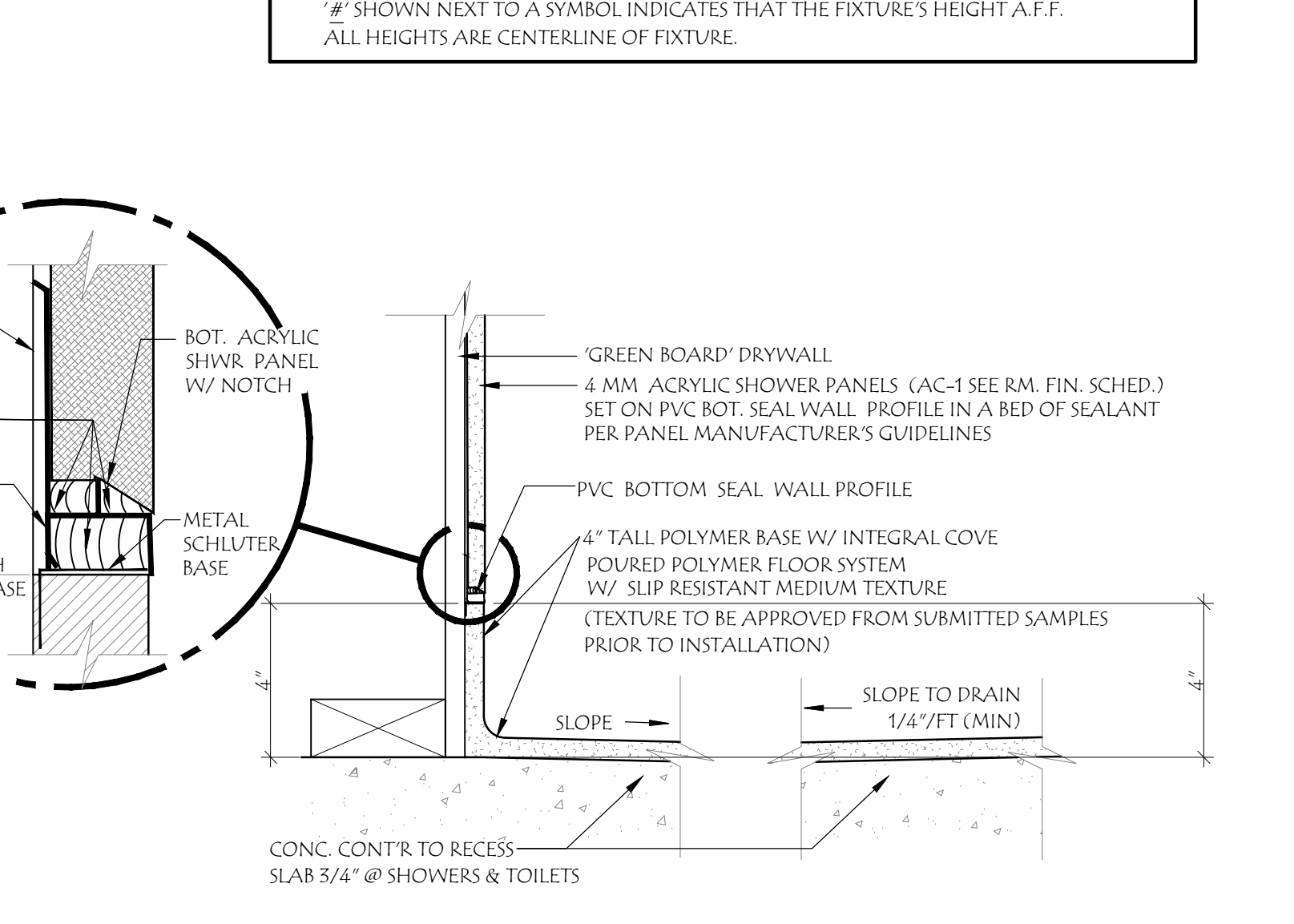
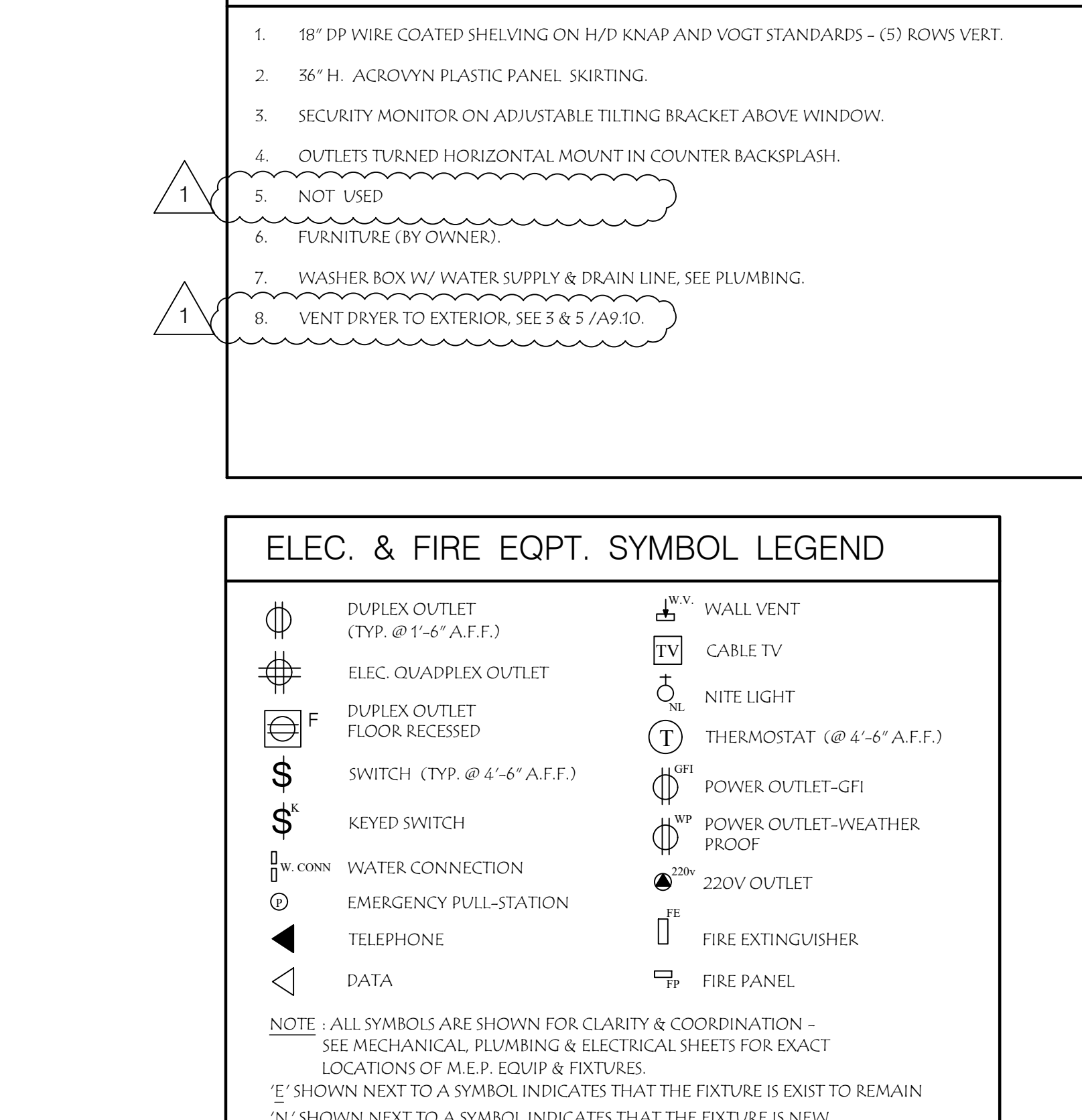
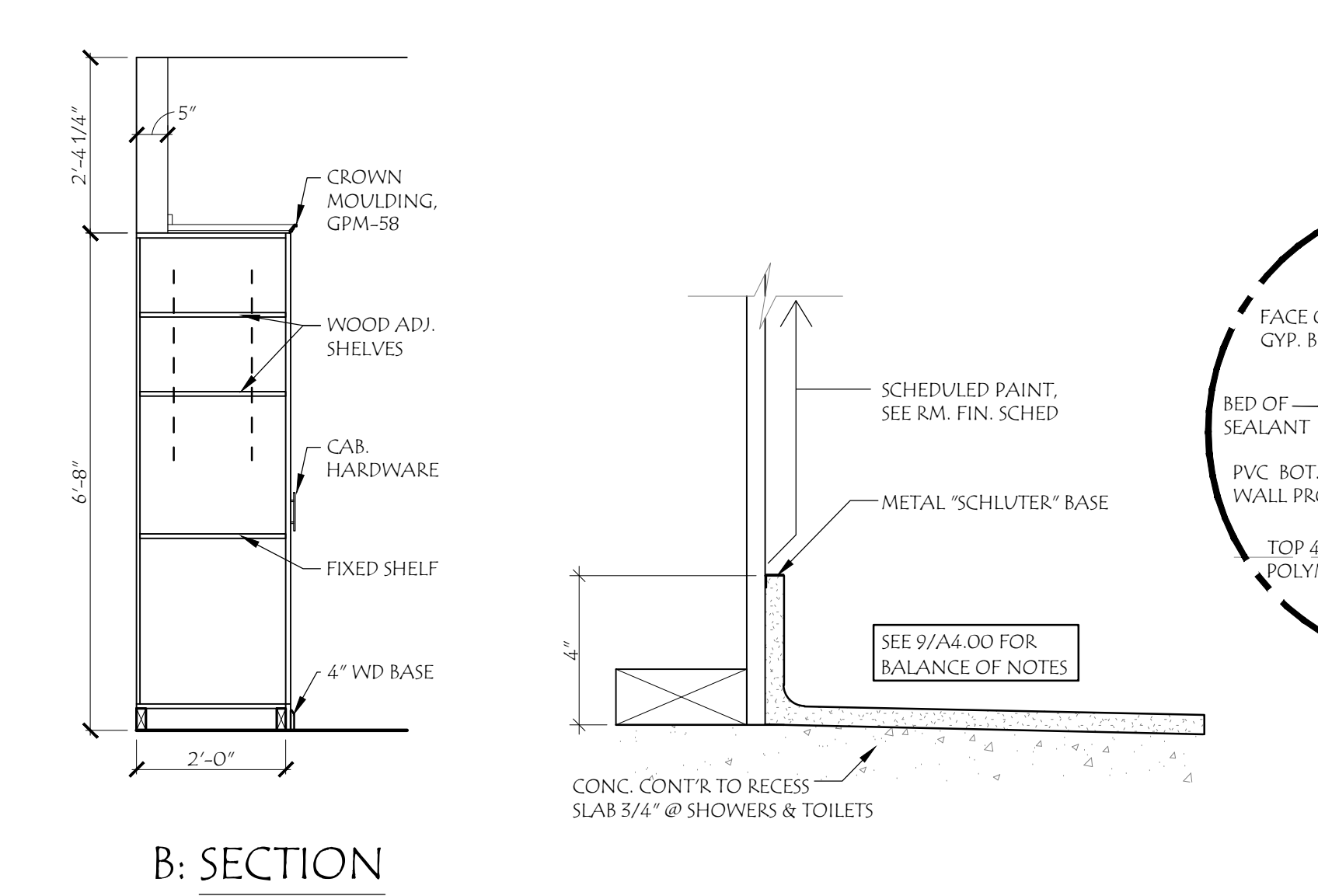
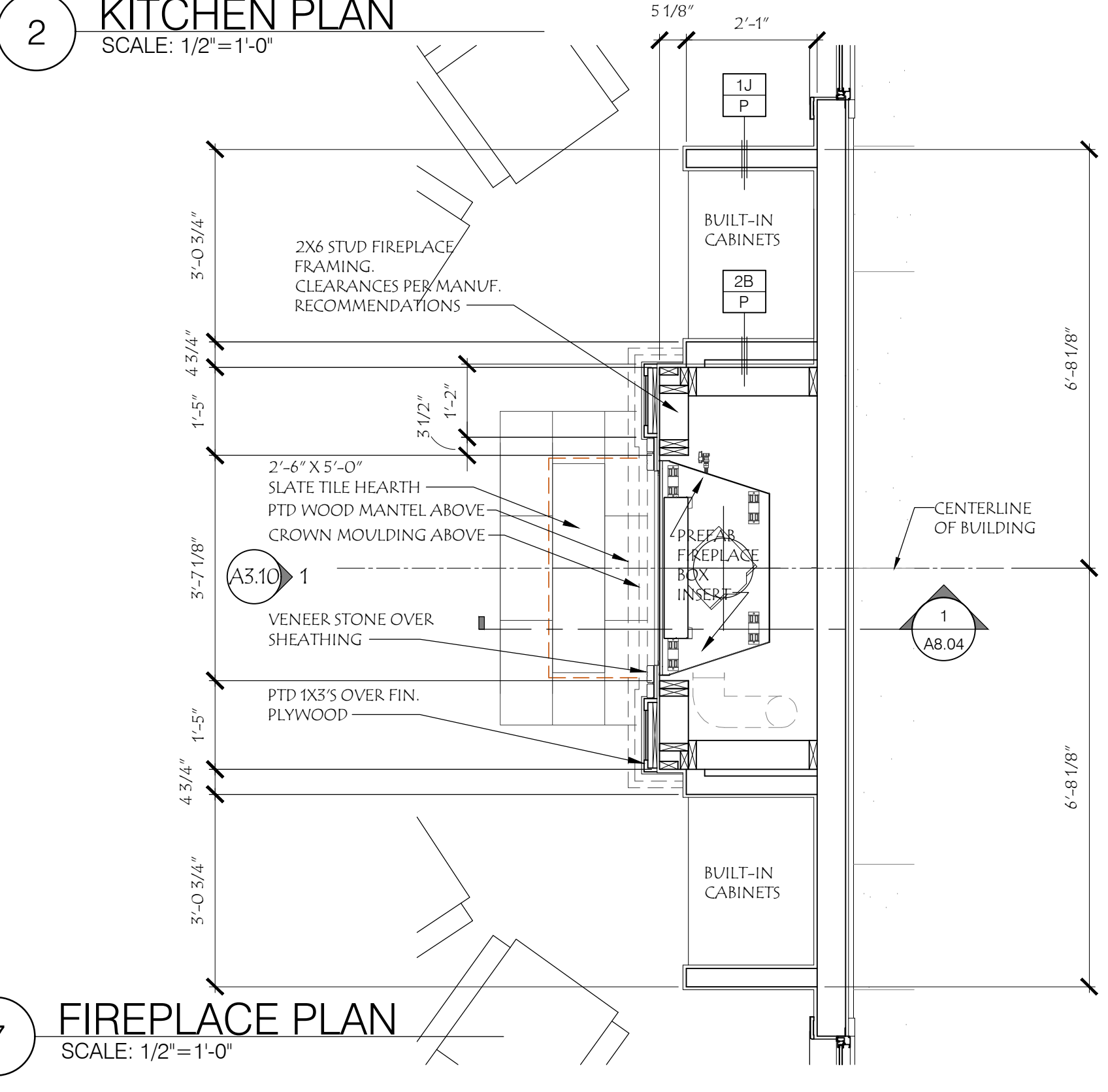
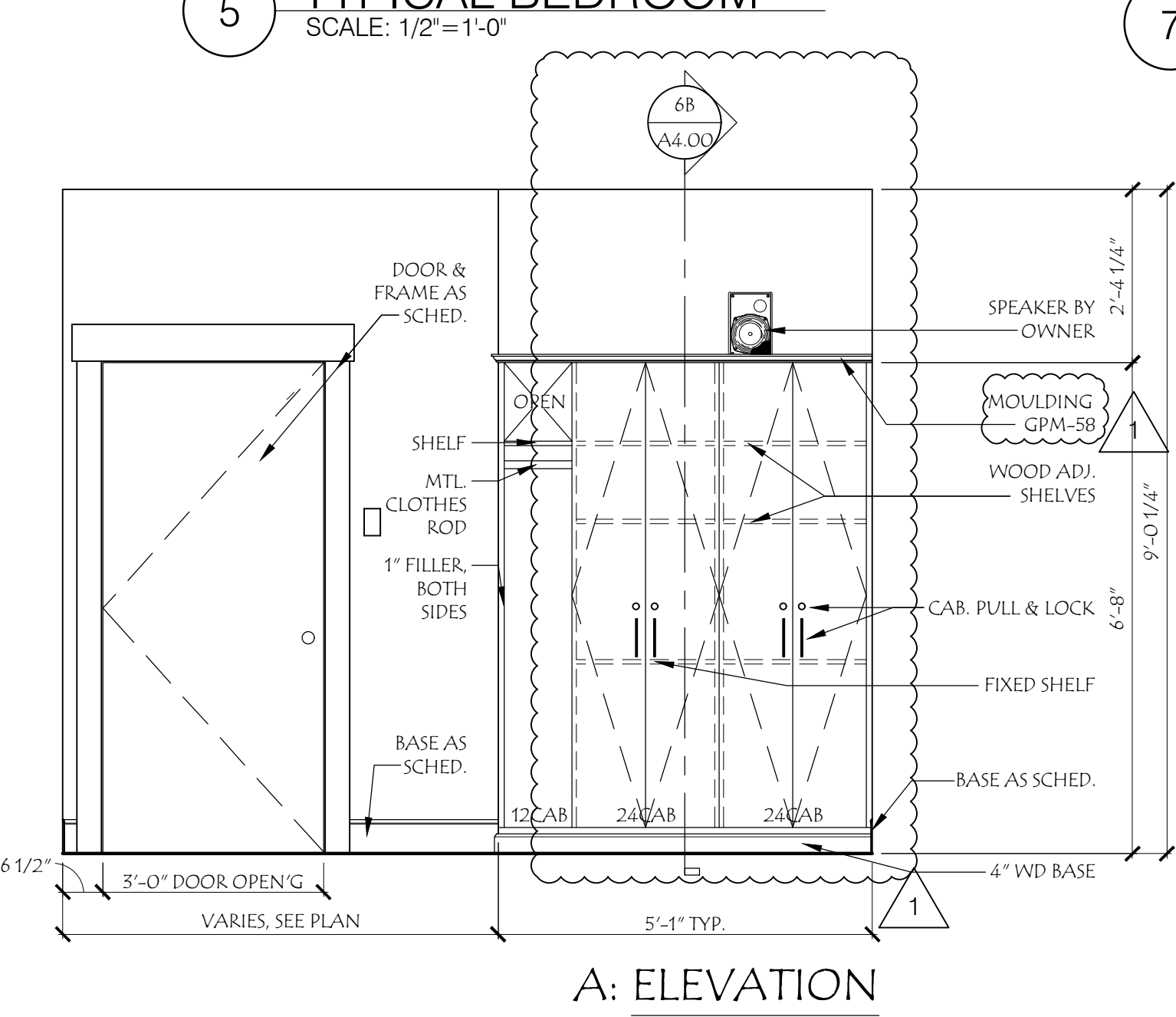
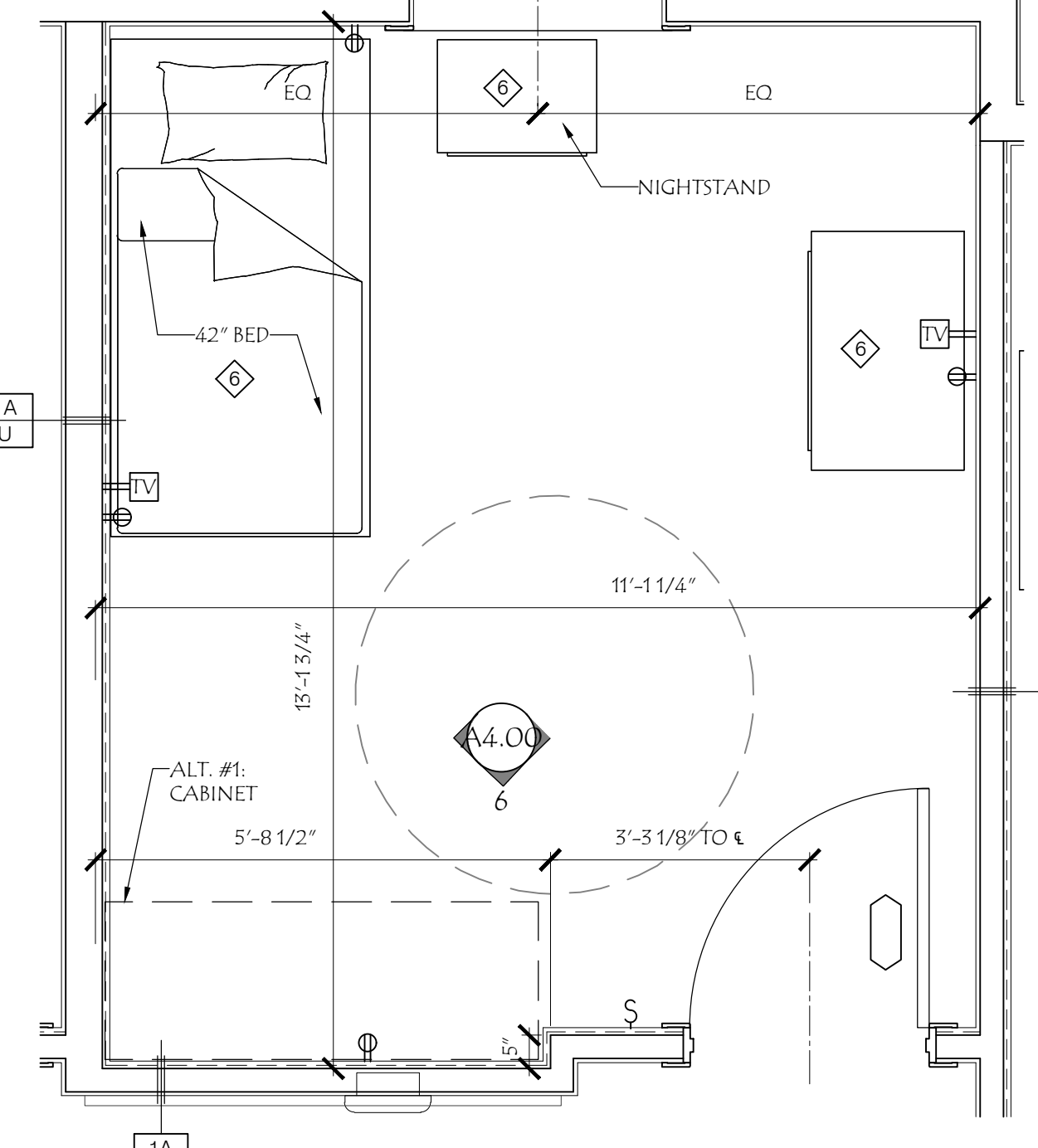
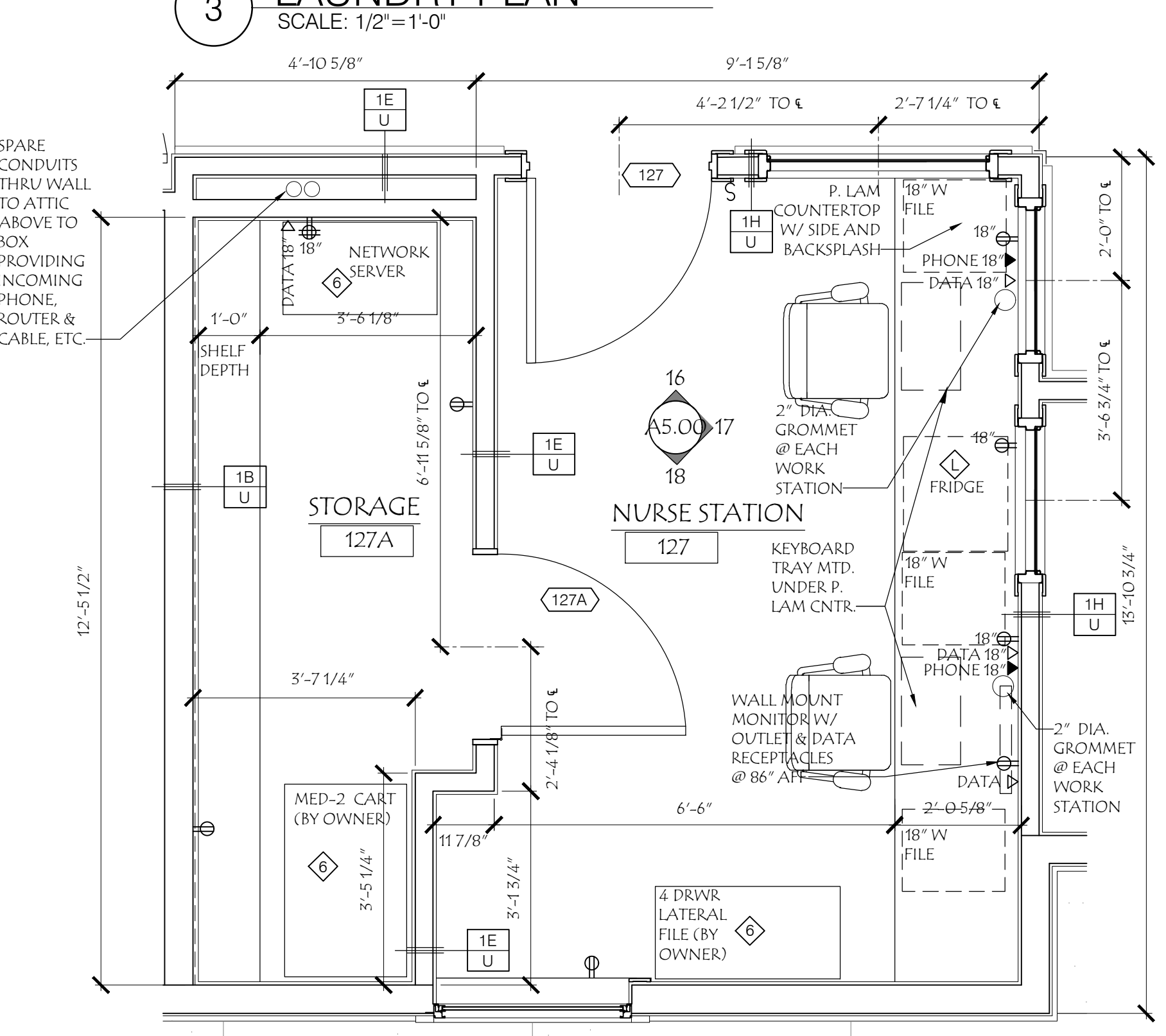
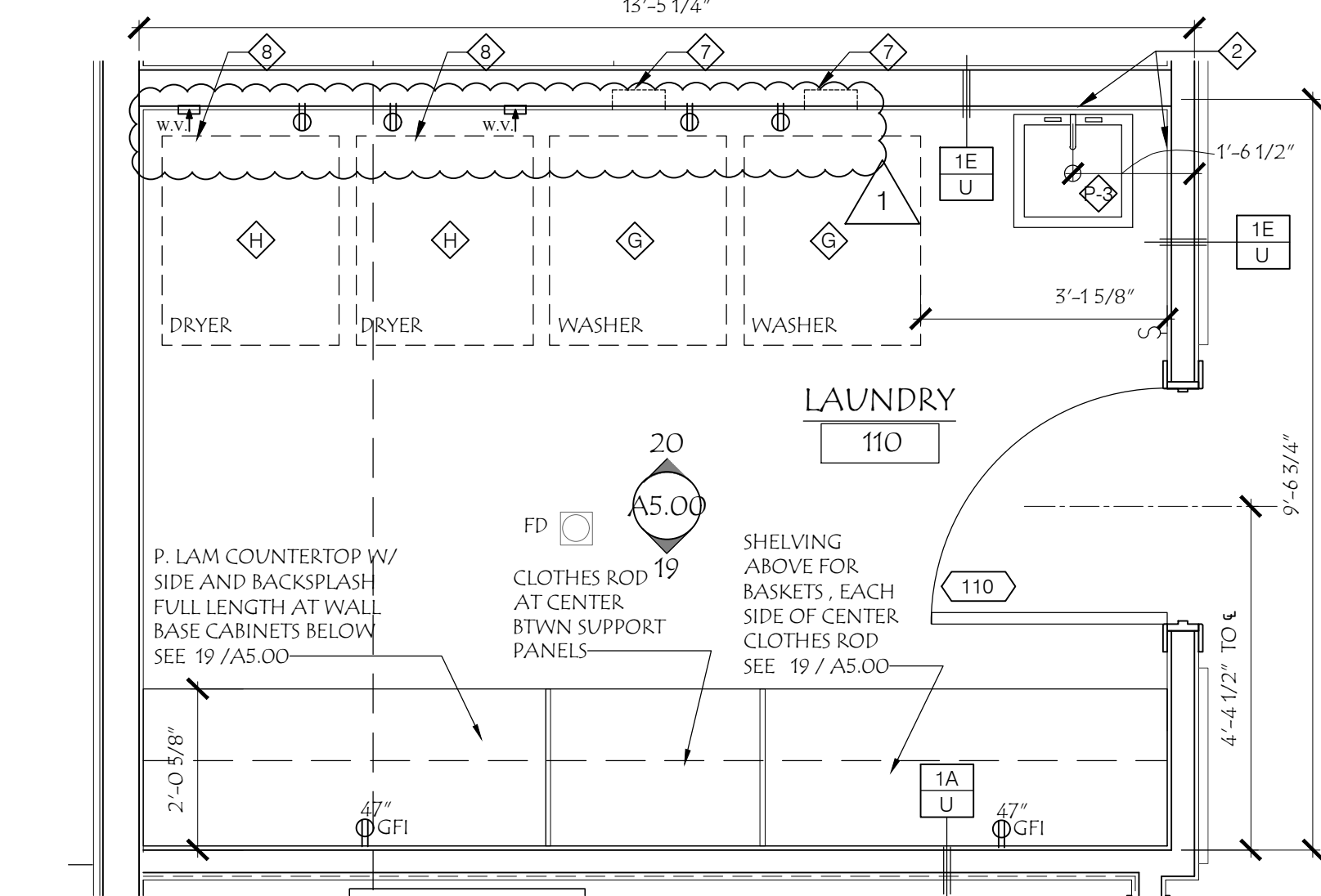
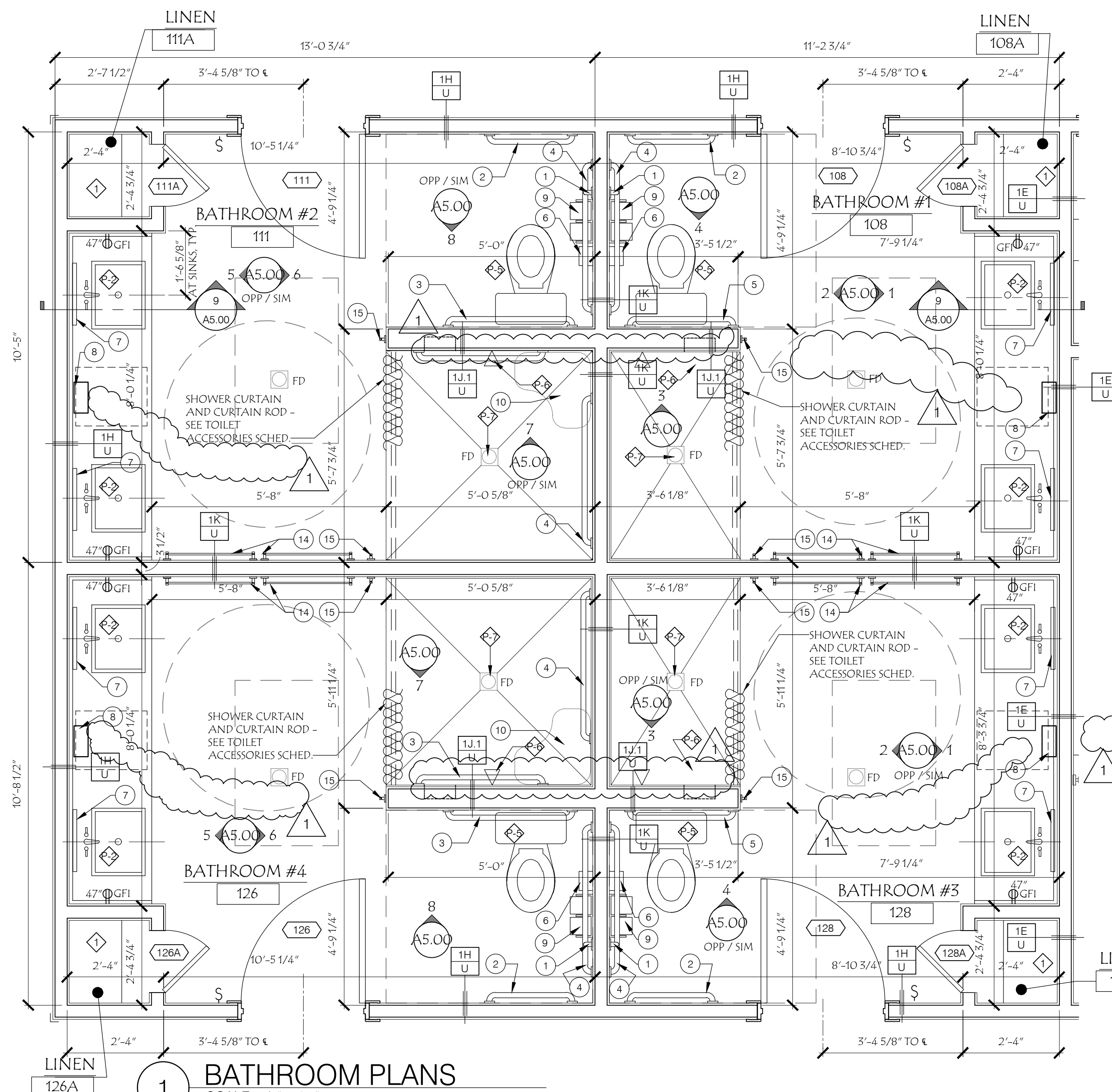
FIRE PROTECTION:
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juchis@wescosti.com
ph: 314-426-9700



1



A3.11



TOILET ACCESSORIES SCHEDULE				
TYPE MARK	DESCRIPTION	MANUFACTURER	MODEL	
1	18" GRAB BAR - VERTICAL	ROBICK	B-5806418	
2	24" GRAB BAR	ROBICK	B-5806424	
3	36" GRAB BAR	ROBICK	B-5806436	
4	42" GRAB BAR	ROBICK	B-5806442	
5	50" GRAB BAR	ROBICK	B-5806450	
6	DISPOSAL, SANITARY NAPKIN, SS. SURFACE MOUNTED	ROBICK	B-270	
7	18" x 30" MIRROR	---	---	
8	DISPENSER, SOAP, COUNTER MOUNTED	ROBICK	B-822	
9	DISPENSER, TOILET TISSUE, SURFACE MTD.	ROBICK	B-288	
10	ADA SHOWER SEAT	ROBICK	B-5181	
11	MOP AND BROOM HOLDER, SURFACE MTD.	ROBICK	B-225 x 24	
12	ADJUSTABLE SHOWER CURTAIN ROD	TBD	TBD	
13	CURTAIN	TBD	TBD	
14	TOWEL RAIL	GROHE	40564001	
15	ROSE HOOK	GROHE	40564001	

APPLIANCE SCHEDULE				
TYPE MARK	DESCRIPTION	MANUFACT.	MODEL	
A1	REFRIGERATOR	WHIRLPOOL	WRS7R18DM	
A2	FREEZER	WHIRLPOOL	WZS218DM	
B	SURFACE COOKTOP	GE	P19P0501R8	
C	30" DOUBLE WALL OVEN	KITCHENAID	KODES0055	
D	DISHWASHER	HOBART	CUT-1	
E	15" U/C ICE MAKER WITH/WITHOUT DRAIN PUMP	KITCHENAID	(WITH) KUXS555 / (WITHOUT) KUXS555	
F	UPRIGHT FREEZER	WHIRLPOOL	WZFS4X18PW	
G	FRONT LOAD WASHER	WHIRLPOOL	WFW6620HW	
H	FRONT LOAD DRYER	WHIRLPOOL	WGD6620HW	
J	30" WARMING DRAWER	KITCHENAID	KWTR0055	
K	RANGE HOOD	BY MECHANICAL		
L	UNDERCOUNTER REFRIGERATOR	GE	GCE06G5158	

PLUMBING FIXTURE SCHEDULE				
TAG	DESCRIPTION	MANUFACTURER	MODEL	
P-1	NOT USED			
P-2	VANITY SINK U/C MOUNT	WICKER PARK, RECTAN UNDERCOUNTER	G0012-791	
P-3	UTILITY SINK	PRO FLO	PFL12522D	
P-4	WASH SINK	GE	W48102404	
P-5	ADA TOILET	AMERICAN STANDARD	6172" H. W/ SLOAN REGAL XL FLUSHOMETER 100L	
P-6	ADA SHOWER HEAD W/OFFSET CONTROL	DELTA	INNOVATIONS MONITOR 17	
P-7	FLOOR DRAIN	KOHLER	K-9156	
P-8	SINGLE SINK U/C MOUNT	KOHLER	K-3821-4	
P-9	SINK	ELKAY	ECTR50179RTC	
P-10	GARBAGE DISPOSAL	INSINKERATOR/EMERSON	EVOLUTION PRO 880LT	

MEDICAL EQUIPMENT SCHEDULE				
TAG	DESCRIPTION	MANUFACTURER	SIZE	REMARKS
MED-1	PATIENT LIFT	TBD	42" x 75"	PROVIDE OUTLET FOR POWER, OWNER TO PROVIDE
MED-2	STORAGE CART	TBD	37" x 46"	OWNER TO PROVIDE

- KEYED NOTES FOR ENLARGED PLANS**
- 18" DP WIRE COATED SHELVING ON H/D KNAP AND VOGT STANDARDS - (S) ROWS VERT.
 - 36" H. ACRYON PLASTIC PANEL SKIRTING.
 - SECURITY MONITOR ON ADJUSTABLE TILTING BRACKET ABOVE WINDOW.
 - OUTLETS TURNED HORIZONTAL MOUNT IN COUNTER BACKSPLASH.
 - NOT USED
 - FURNITURE (BY OWNER).
 - WASHER BOX W/ WATER SUPPLY & DRAIN LINE, SEE PLUMBING.
 - VENT DRYER TO EXTERIOR, SEE S & S / A9.10.

ELEC. & FIRE EQPT. SYMBOL LEGEND	
	DUPLEX OUTLET (TYP. @ 1'-6" A.F.F.)
	ELEC. QUAPLEX OUTLET
	DUPLEX OUTLET FLOOR RECESSED
	SWITCH (TYP. @ 4'-6" A.F.F.)
	KEYED SWITCH
	WATER CONNECTION
	EMERGENCY PULL STATION
	TELEPHONE
	DATA
	WALL VENT
	CABLE TV
	NITE LIGHT
	THERMOSTAT (TYP. @ 4'-6" A.F.F.)
	POWER OUTLET-GFI
	POWER OUTLET-WEATHER PROOF
	220V OUTLET
	FIRE EXTINGUISHER
	FIRE PANEL

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

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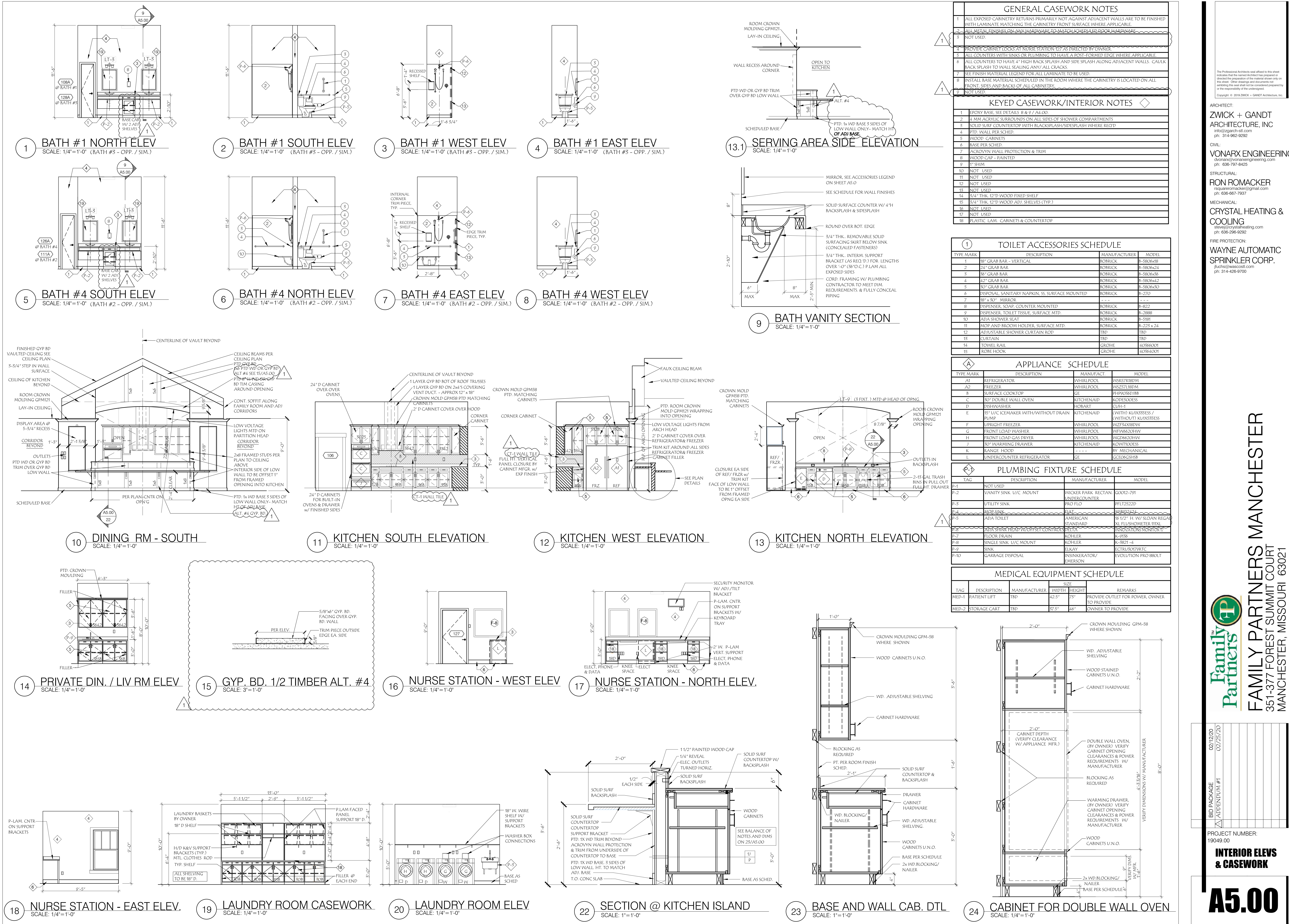
Family Partners
FAMILY PARTNERS MANCHESTER
351-377 FOREST SUMMIT COURT
MANCHESTER, MISSOURI 63021

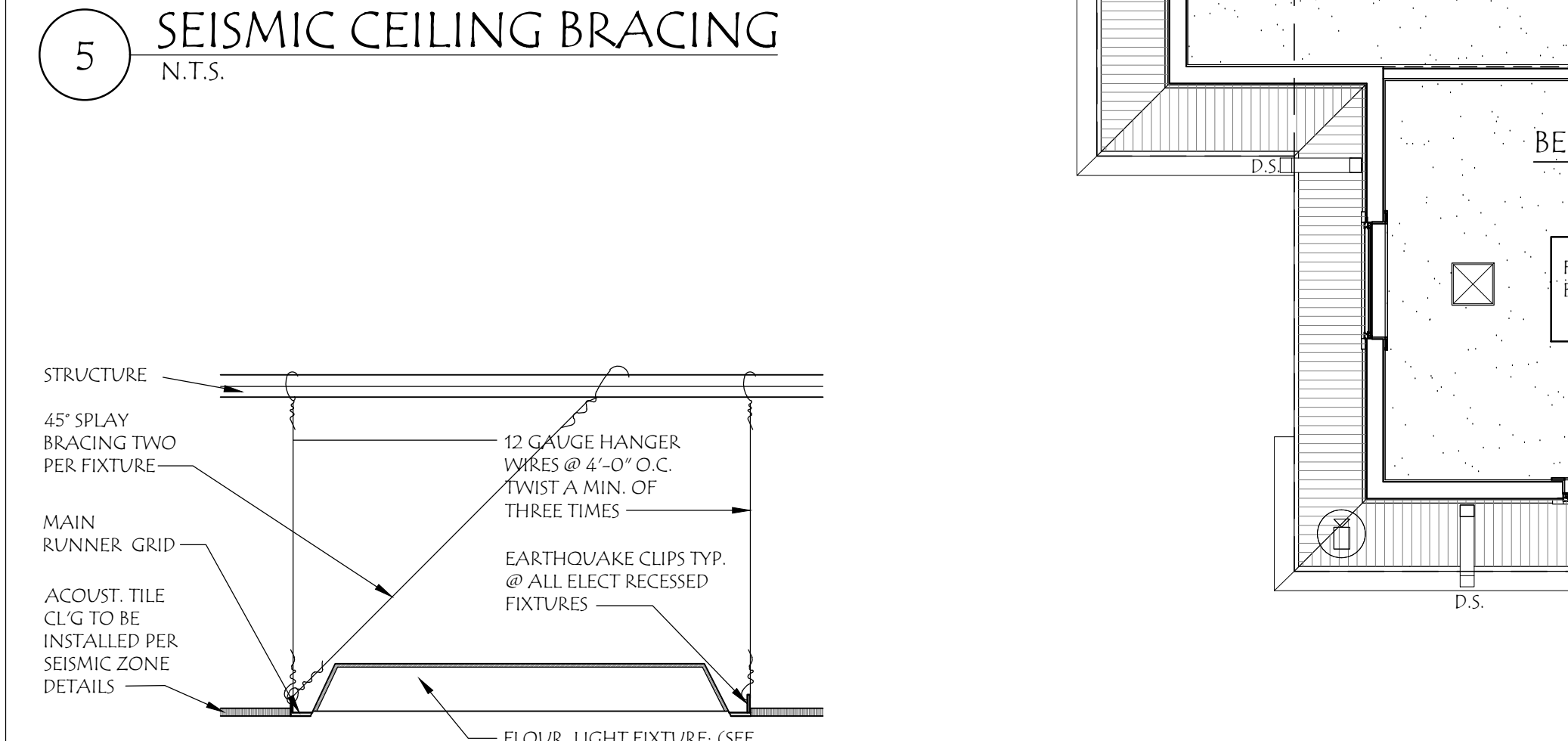
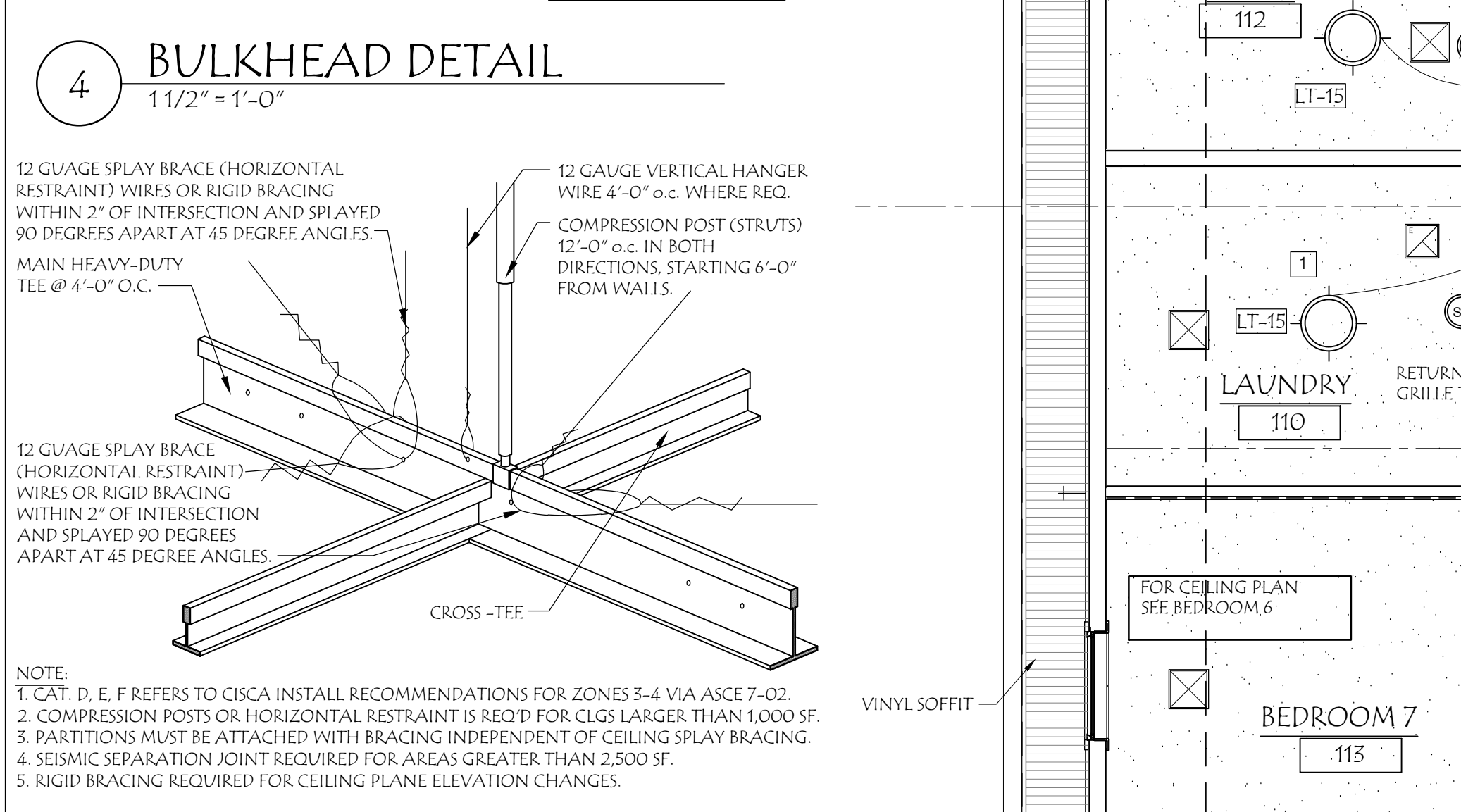
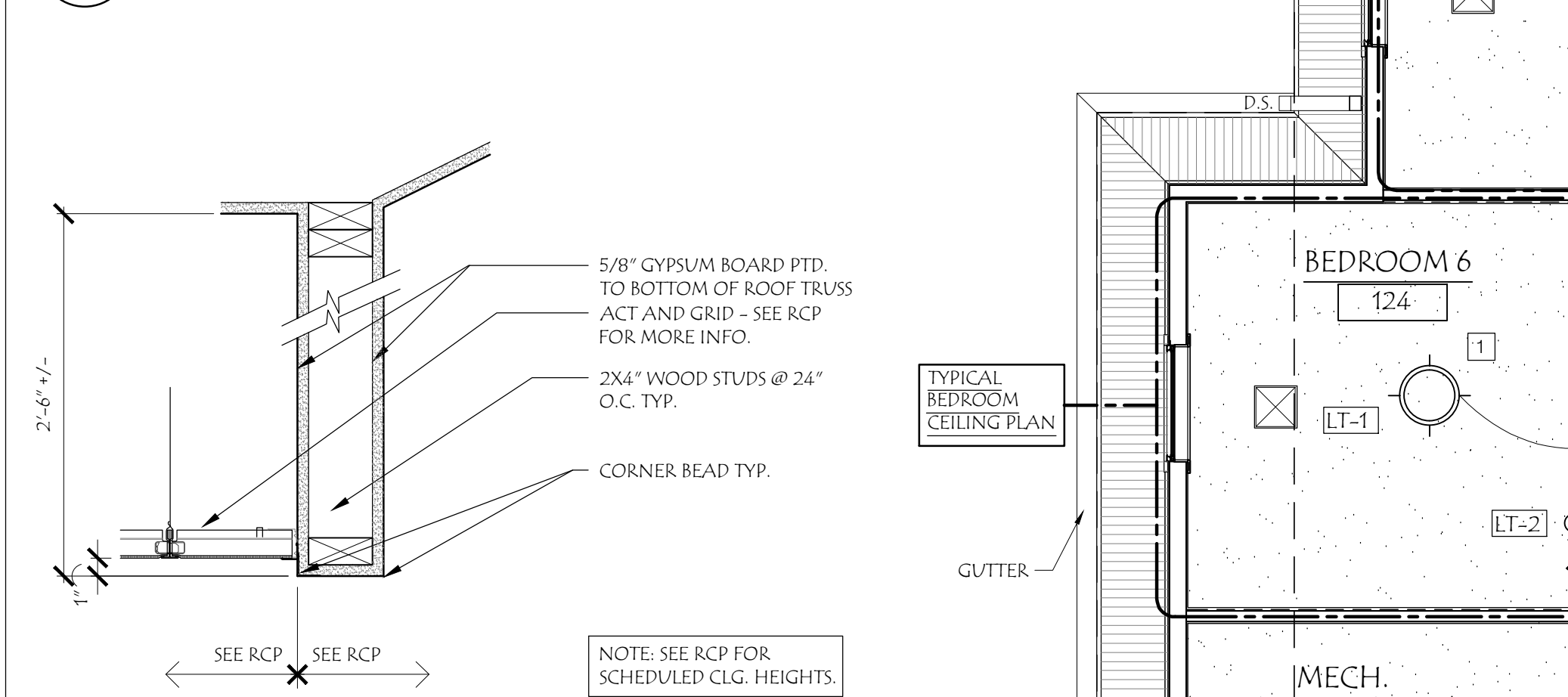
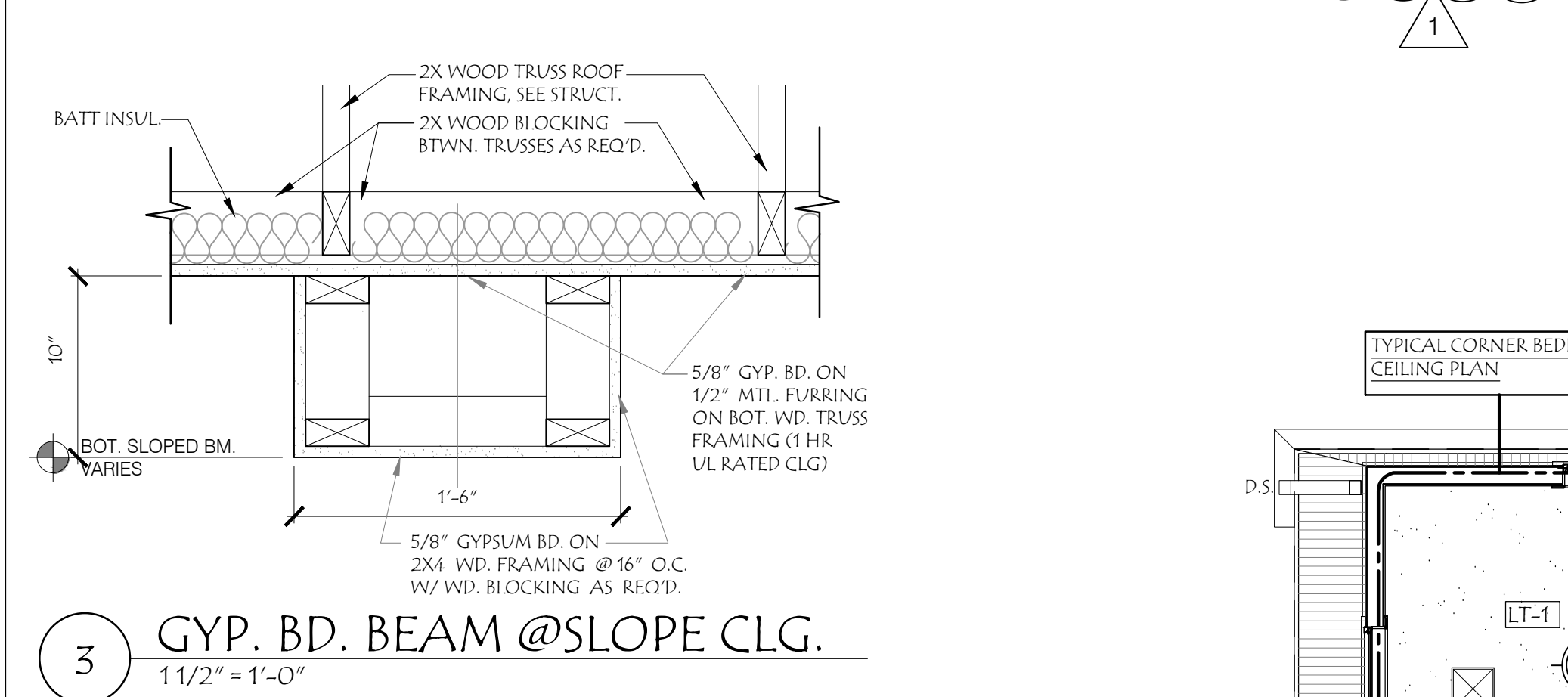
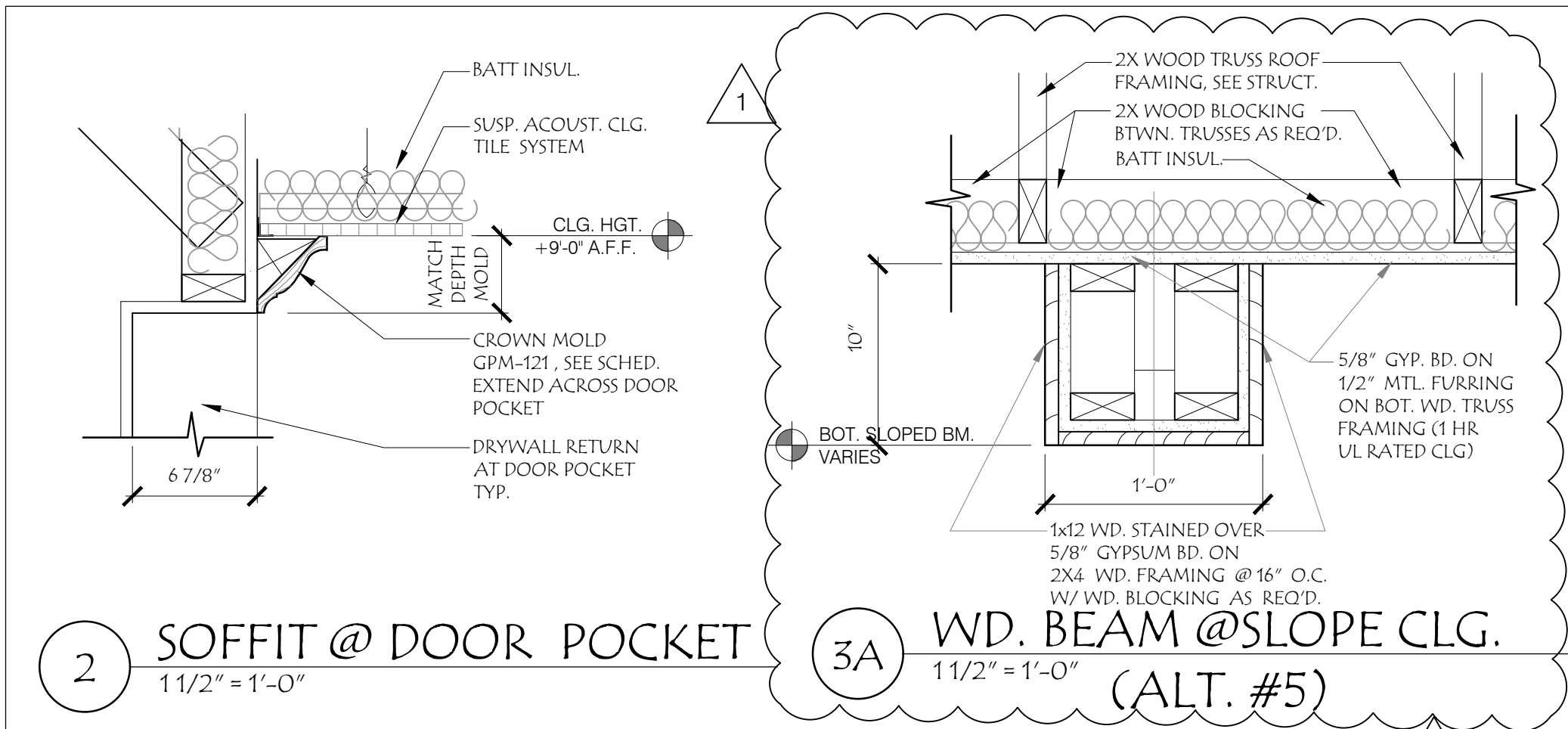
BID PACKAGE: 02/12/20
ADDENDUM #1: 02/25/20

PROJECT NUMBER:
19049.00

ENLARGED FLOOR PLANS

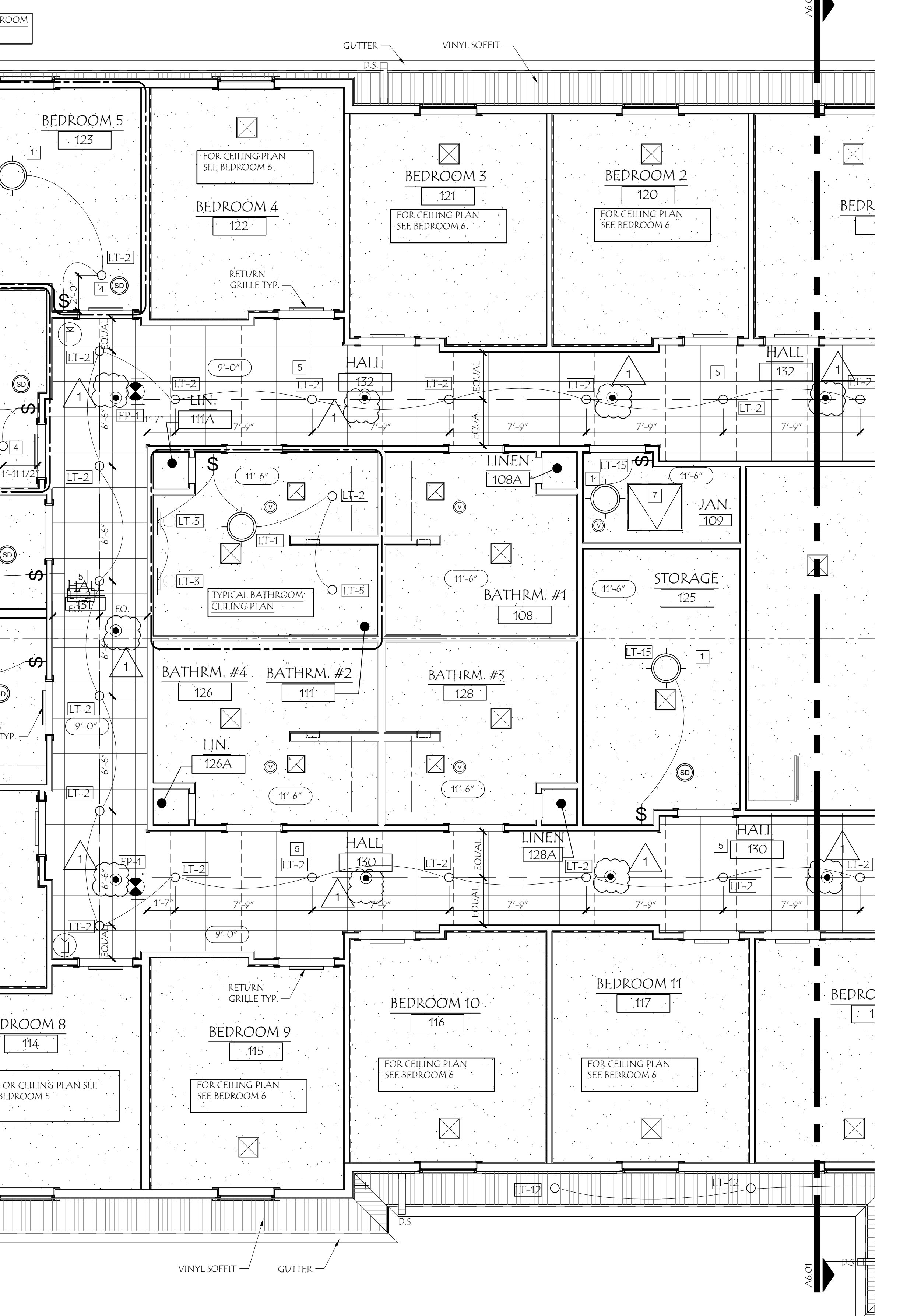
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LIGHT FIXTURE SCHEDULE						
TAG	LOCATION	DESCRIPTION	MANUFACTURER	MODEL	LIGHT SOURCE	COMMENTS
FP-1		CEILING MOUNTED EXIT LIGHT	EVENLITE	SOVEREIGN ARCHITECTURAL EDELITE		
FP-2		EMERGENCY LIGHT				
LT-1	BEDROOM	SURFACE MOUNTED	E LIGHTING	LED 4404	LED	\$85.00
LT-2	CORRIDORS/PUBLIC SPACES	SURFACE MOUNTED	E LIGHTING	LED 4404	LED	\$85.00
LT-3	TOILET COUNTER	WALL SCONCE	E LIGHTING	LED 6560	LED	\$125.00
LT-4	TOILET ROOM	SURFACE MOUNTED	E LIGHTING	LED 4677	LED	OPAL GLASS W/ BRUSHED NICKEL \$85.00
LT-5	SHOWER	SURFACE MOUNTED	E LIGHTING	LED 4677	LED	OPAL GLASS W/ BRUSHED NICKEL \$85.00
LT-6	NOT USED					
LT-7	DINING					
LT-8	EXTERIOR AT GARLES	SURFACE MOUNTED DOWNLIGHT	E LIGHTING	LED 2802	LED	ACCENT LIGHTING \$95.00
LT-9	BREAKFAST BAR	PERCUTATIVE LOW VOLTAGE PENDANT				
LT-10	FRONT ENTRY	OUTDOOR DECORATIVE PENDANT		LED 2655	LED	\$175
LT-11	REAR PATIO	OUTDOOR FAN & LIGHT		52"		\$200
LT-12	EXTERIOR SOFFITS	SURFACE MOUNTED	E LIGHTING	LED 4518 ADJUST SOCKET PER LIGHT LEVEL	LED	WHITE ACRYLIC W/ BRUSHED NICKEL \$125.00
LT-13	NOT USED					
LT-14	NOT USED					
LT-15	STORAGE, MECH, LAUNDRY	SURFACE MOUNTED	E LIGHTING	LED 4518 ADJUST SOCKET PER LIGHT LEVEL	LED	WHITE ACRYLIC W/ BRUSHED NICKEL \$125.00
LT-16	ACCENT LIGHTS ON GARLES & UNDER SOFFITS, ON TIMER & PHOTOCELL	SLIM WALL PACK/FLOOD	E LIGHTING	LED A5940	LED	BLACK \$125.00

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



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

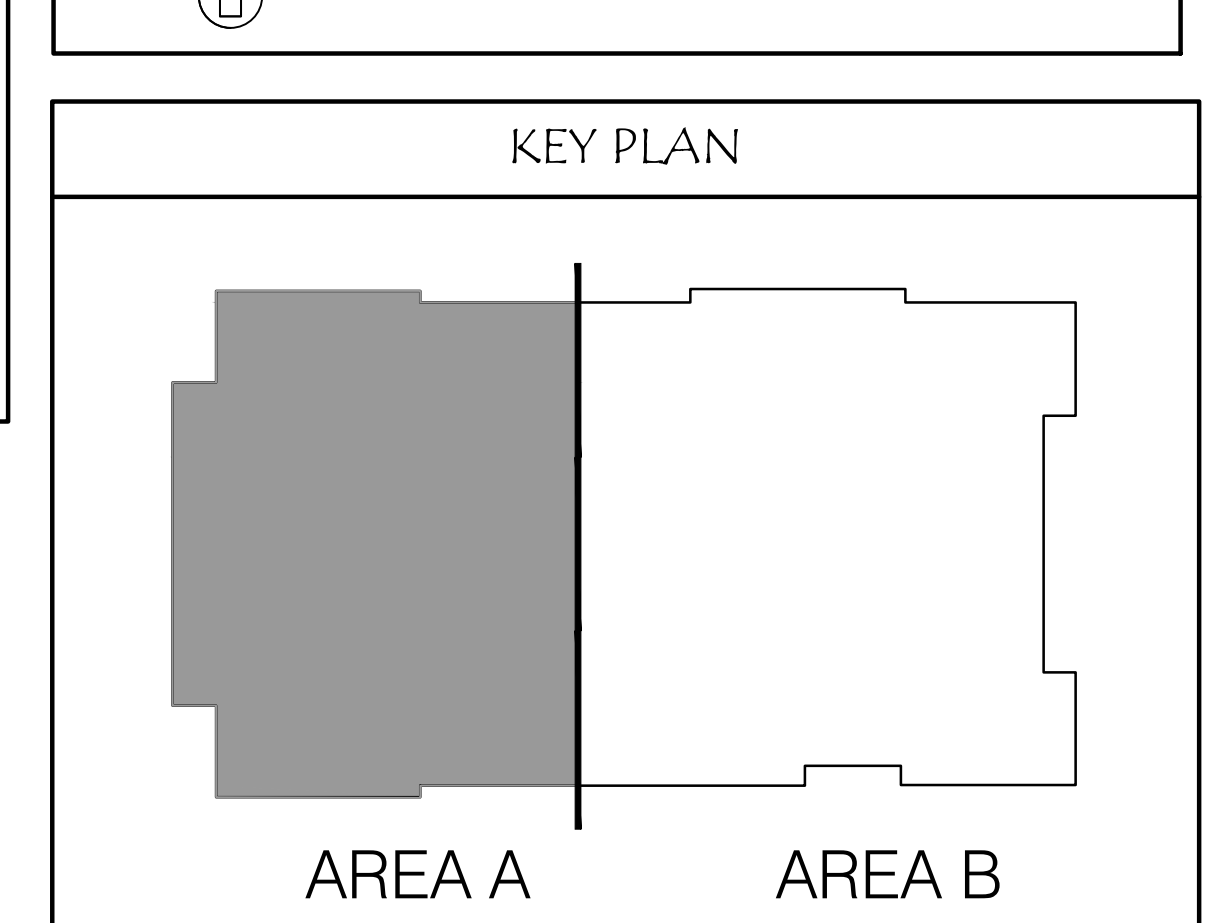
ELEC. & FIRE EQPT. SYMBOL LEGEND	
	DUPLEX OUTLET (TYP. @ 4'-6" A.F.F.)
	ELEC. QUADPLEX OUTLET
	DUPLEX OUTLET FLOOR RECEPT
	SWITCH (TYP. @ 4'-6" A.F.F.)
	KEYED SWITCH
	WATER CONNECTION
	EMERGENCY PULL STATION
	TELEPHONE
	DATA
	WALL VENT
	CABLE TV
	NIGHT LIGHT
	THERMOSTAT (TYP. @ 4'-6" A.F.F.)
	POWER OUTLET-GFI
	POWER OUTLET-WEATHER PROOF
	220V OUTLET
	FIRE EXTINGUISHER
	FIRE PANEL

GENERAL SEISMIC CEILING BRACING NOTES	
(SEISMIC DESIGN CATEGORY 'D')	
THE FOLLOWING ARE ALL THE IRC CATEGORY D.E.F2 CODE REQUIREMENTS FOR LAY-IN ACOUSTICAL PANELS AND DIRECT-HUNG ACOUSTICAL TILES.	
* THE SPECIFICATIONS BELOW ARE FOR STANDARD APPLICATIONS.	
BASIC CONNECTIONS, PERIMETER, AND LATERAL PLAY BRACING	REQUIREMENTS
MINIMUM INTERSECTION STRENGTH LIMITS @ MT / CT	180 LBS
VERTICAL HANGER WIRE 12-GAUGE @ 4" O.C.	REQUIRED
CONNECTION DEVICE FROM VERTICAL WIRE TO THE STRUCTURE ABOVE MUST SUSTAIN MIN 100 LBS	REQUIRED
MAIN TEE CLASSIFICATIONS	HEAVY-DUTY
1 IN 6 MAX PLUMB OF VERTICAL HANGER WIRES	REQUIRED
PERIMETER VERTICAL HANGER WIRES NOT MORE THAN 8" FROM WALL	REQUIRED
GRID END/WALL CLEARANCE	REQUIRED
PERIMETER CLOSURE (MOLDING) WIDTH	MIN. 5/4"
GRID CONNECTION TO PERIMETER ATTACHED ON TWO ADJACENT WALLS	REQUIRED
PERIMETER TEE ENDS TIED TOGETHER	REQUIRED
HORIZONTAL RESTRAINT (PLAY WIRES OR RIGID BRACING) WITHIN 2" OF INTERSECTION AND PLAYED 90° APART AT 45° ANGLES	REQUIRED
COMPRESSION POSTS (STRUTS) 12" O.C. IN BOTH DIRECTIONS, STARTING 6" FROM WALLS	REQUIRED
PLAY BRACING CONNECTION STRENGTH 200 LBS OR THE DESIGN LOAD, WHICHEVER IS GREATER	REQUIRED
PARTITION ATTACHMENT	BRACING INDEPENDENT OF CEILING BRACING
SEISMIC SEPARATION JOINT	REQUIRED FOR AREAS > 2,500 SQ. FT. OR FULL HT. PARTITION
RIGID BRACING FOR CEILING PLANE ELEVATION CHANGES	REQUIRED
LIGHT FIXTURE ATTACHMENT	REQUIREMENTS
LIGHT FIXTURE (ALL TYPES) MECHANICALLY ATTACHED TO GRID (NEC 410.16 - TWO PER FIXTURE UNLESS INDEPENDENTLY SUPPORTED)	REQUIRED
SURFACE-MOUNTED FIXTURES ATTACHED TO GRID	NOT REQUIRED
PENDANT-HUNG FIXTURES DIRECTLY SUPPORTED FROM STRUCTURE WITH 9-GAUGE WIRE (OR APPROVED ALTERNATIVE)	REQUIRED
RIGID LAY-IN OR CAN LIGHT FIXTURES	REQUIRED
< 10 LBS - ONE WIRE TO STRUCTURE (MAY BE SLACK)	REQUIRED
10 TO 56 LBS - TWO WIRES FROM HOUSING TO STRUCTURE (MAY BE SLACK)	REQUIRED
> 56 LBS - SUPPORTED DIRECTLY TO STRUCTURE BY APPROVED	REQUIRED
SERVICE APPLICATIONS	REQUIREMENTS
AIR TERMINALS	
> 20 LBS - POSITIVELY ATTACHED TO GRID	REQUIRED
20 TO 56 LBS - POSITIVELY ATTACHED TO GRID AND TWO WIRES TO STRUCTURE (MAY BE SLACK)	REQUIRED
> 56 LBS - DIRECTLY SUPPORTED TO STRUCTURE	REQUIRED
SPRINKLER HEADS AND OTHER PENETRATION CLEARANCE	MIN. 2" @ OPEN, OR AS SWING JOINT
CABLE TRAYS AND ELECTRICAL CONDUIT INDEPENDENTLY SUPPORTED AND BRACED	REQUIRED
NOTE: (SEISMIC DESIGN CATEGORY 'D')	
1. REFERS TO CISCA INSTALLATION RECOMMENDATIONS FOR ZONES 3-4 VIA ASCE 7.	
2. THE ABOVE INFORMATION IS CORRECT TO THE BEST OF OUR KNOWLEDGE AT THE DATE OF ISSUANCE. BECAUSE CODES CONTINUE TO EVOLVE, CHECK WITH A LOCAL OFFICIAL PRIOR TO DESIGNING AND INSTALLING A CEILING SYSTEM. THIS IS ONLY INTENDED AS A QUICK REFERENCE.	
3. REQUIRED FOR CEILINGS LARGER THAN 1,000 SQUARE FEET.	
4. WHERE SUBSTANTIATING DESIGN CALCULATIONS ARE NOT PROVIDED.	

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

KEYED REF. CEILING PLAN NOTES	
NO.	DESCRIPTION
1	CENTER LIGHT FIXTURE IN ROOM
2	NOT USED
3	CROWN MOLDING GPM-121, PAINT PT-5 FOR ALL INTERIOR WOOD TRIM.
4	CENTER LIGHT FIXTURE ON DOOR
5	GC TO VERIFY HALL LIGHT LEVEL MEETS MIN STANDARDS
6	CLG MOUNT PROJECTOR (BY OWNER), PROVIDE DATA & ELEC. OUTLETS IN CEILING
7	2'-6" x 5'-0" ATTIC ACCESS PANEL
8	SUSPENDED HEATING PANEL BY MECHANICAL
9	ELECT. CLG RECESSED PROTECTION SCREEN BY DA-LITE SCREEN CO. DESCENDER PRO 257RELS (6-9) 52" x 92" PROVIDE POWER JUNCTION BOX IN CLG
10	HATCH DENOTES ARCHED OPENING
11	CENTER LGTS. ON WALL IN FRONT OF COUNTER, SEE ELEV 10/A5.00
12	NOT USED
13	PROVIDE HARDIE SOFFIT BEADED PORCH PANELS
14	LOCATE LIGHT FIXTURE 3" FROM FACE OF OVERHANG
15	SECURITY CAMERA

RCP LEGEND	
	GYPSUM BOARD CEILING 5/8" GYPSUM BOARD FASTENED TO BOT. OF ROOF TRUSS
	BEAD BOARD SOFFIT PANEL & J-MOLD COLOR TO MATCH FASCIA COLOR - SEE SECTIONS.
	VINYL SOFFIT COMBINATION OF SOLID & VENTED, SEE ROOF PLAN
	RECESSED CAN LIGHT
	CEILING MOUNT LIGHT PENDANT FIXTURE
	PENDANT FIXTURE
	CEILING FAN W/ LIGHTS
	2'x4' FLUORESCENT FIXTURE
	6'x4' FLUORESCENT STRIP FIXTURE
	WALL SCONCE
	OUTDOOR SCONCE
	OUTDOOR FLOODLIGHT
	WALL MOUNTED OR CEILING MOUNTED SPRINKLER HEAD
	EXIT SIGN
	EXIT SIGN W/ EMERGENCY LIGHT
	EXIT EMERGENCY LIGHT W/ DIRECTION ARROW
	EMERGENCY LIGHTING
	EMERGENCY FIRE BELL
	HEAT DETECTOR
	VENT
	SPEAKER
	SMOKE DETECTORS
	SURFACE MOUNTED SUPPLY GRILL
	EXHAUST GRILL
	SURFACE MOUNTED RETURN GRILL
	SECURITY CAMERA



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BID PACKAGE
ADDENDUM #1

02/12/20
02/25/20

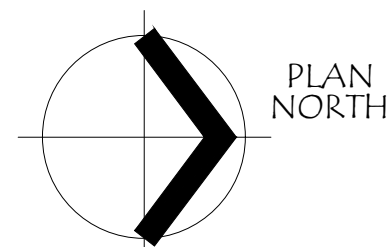
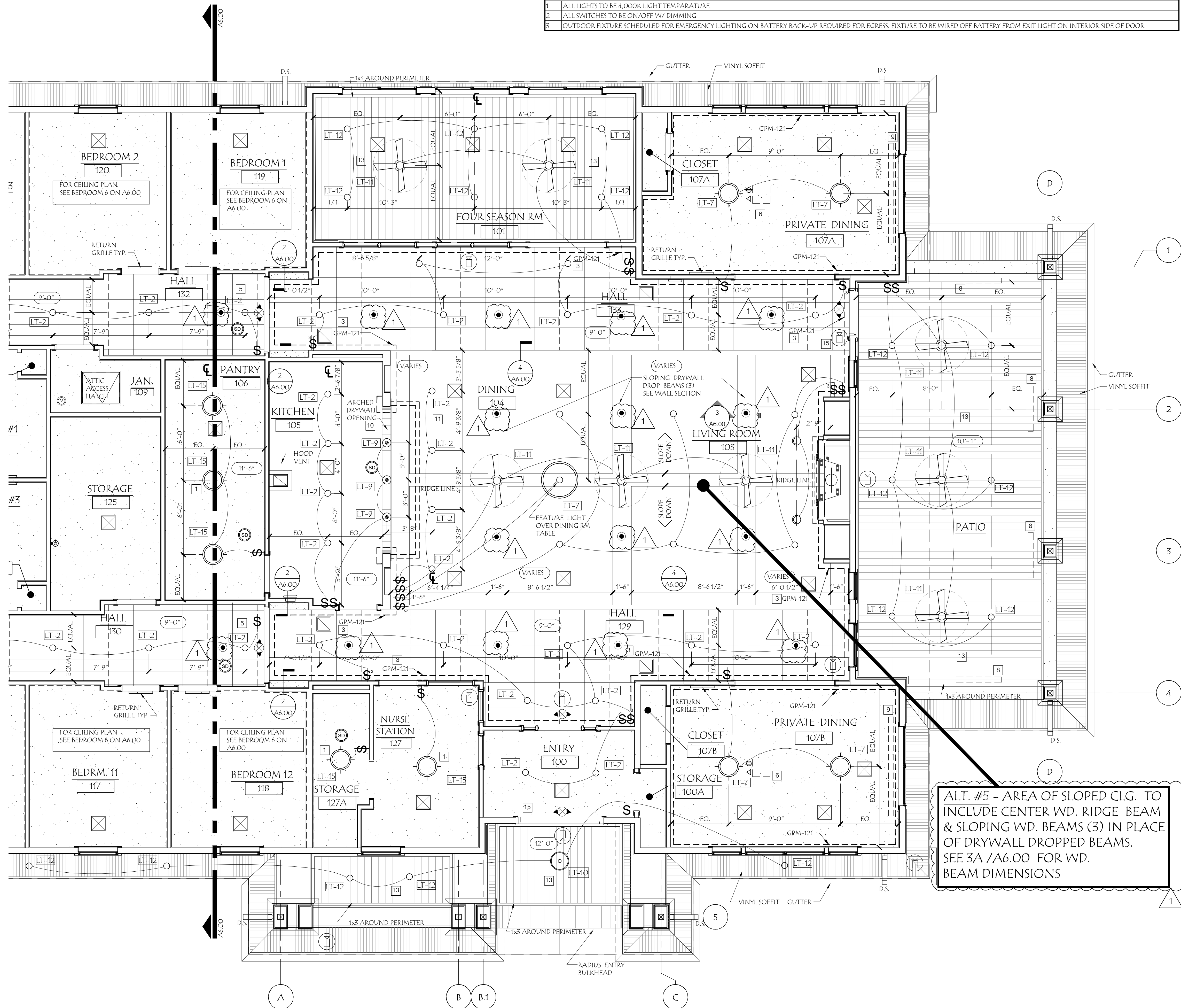
PROJECT NUMBER:
19049.00

REFLECTED CEILING PLAN - AREA A

A6.00

Family Partners

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



1 REFLECTED CEILING PLAN - AREA B
1/4" = 1'-0"

LIGHT FIXTURE SCHEDULE

TAG	LOCATION	DESCRIPTION	MANUFACTURER	MODEL	LIGHT SOURCE	COMMENTS	ALLOWANCE
FP-1		CEILING MOUNTED EXIT LIGHT	EVENLITE	SOVEREIGN ARCHITECTURAL EDEGIT			
FP-2		EMERGENCY LIGHT					
LT-1	BEDROOM	SURFACE MOUNTED	E LIGHTING	LED 4404	LED		\$ 85.00
LT-2	CORRIDORS/PUBLIC SPACES	SQUARE DOWNLIGHT	LIGHTTOLIER	6" SLIM SURFACE LED	LED	WHITE	
LT-3	TOILET COUNTER	WALL SCENCE	E LIGHTING	LED 6560	LED		\$ 125.00
LT-4	TOILET ROOM	SURFACE MOUNTED	E LIGHTING	LED 4677	LED	OPAL GLASS W/ BRUSHED NICKEL	\$ 85.00
LT-5	SHOWER	SURFACE DOWNLIGHT			LED	FOR WET LOCATIONS	
LT-6	NOT USED						
LT-7	DINING						
LT-8	EXTERIOR AT GARLES	SURFACE MOUNTED DOWNLIGHT					
LT-9	BREAKFAST BAR	DECORATIVE LOW VOLTAGE PENDANT	E LIGHTING	LED 2802	LED	ACCENT LIGHTING	\$55.00
LT-10	FRONT ENTRY	OUTDOOR DECORATIVE PENDANT		LED 2655	LED		\$175
LT-11	REAR PATIO	OUTDOOR FAN & LIGHT		52"			\$200
LT-12	EXTERIOR SOFFITS	SURFACE DOWNLIGHT				FOR OUTDOOR USE W/ WHITE TRIM	
LT-13	NOT USED						
LT-14	NOT USED						
LT-15	STORAGE, MECH, LAUNDRY	SURFACE MOUNTED	E LIGHTING	LED 4518 ADJUST SOCKET PER LIGHT	LED	WHITE ACRYLIC W/ BRUSHED NICKEL	
LT-16	ACCENT LIGHTS ON GARLES & UNDER SOFFITS, ON TIMER & PHOTOCELL	SLIM WALL PACK/FLOOD	E LIGHTING	LED A5940	LED	BLACK	

GENERAL LIGHT NOTES

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

GENERAL ELECTRICAL NOTES

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

ELEC. & FIRE EQPT. SYMBOL LEGEND

- | | | | |
|--|--|--|----------------------------|
| | DUPLEX OUTLET
(TYP. @ 1'-6" A.F.F.) | | WALL VENT |
| | ELEC. QUADPLEX OUTLET | | CABLE TV |
| | DUPLEX OUTLET FLOOR RECEPT | | NITE LIGHT |
| | SWITCH (TYP. @ 4'-6" A.F.F.) | | THERMOSTAT @ 4'-6" A.F.F. |
| | KEYED SWITCH | | POWER OUTLET-GFI |
| | WATER CONNECTION | | POWER OUTLET-WEATHER PROOF |
| | EMERGENCY PULL-STATION | | 220V OUTLET |
| | TELEPHONE | | FIRE EXTINGUISHER |
| | DATA | | FIRE PANEL |

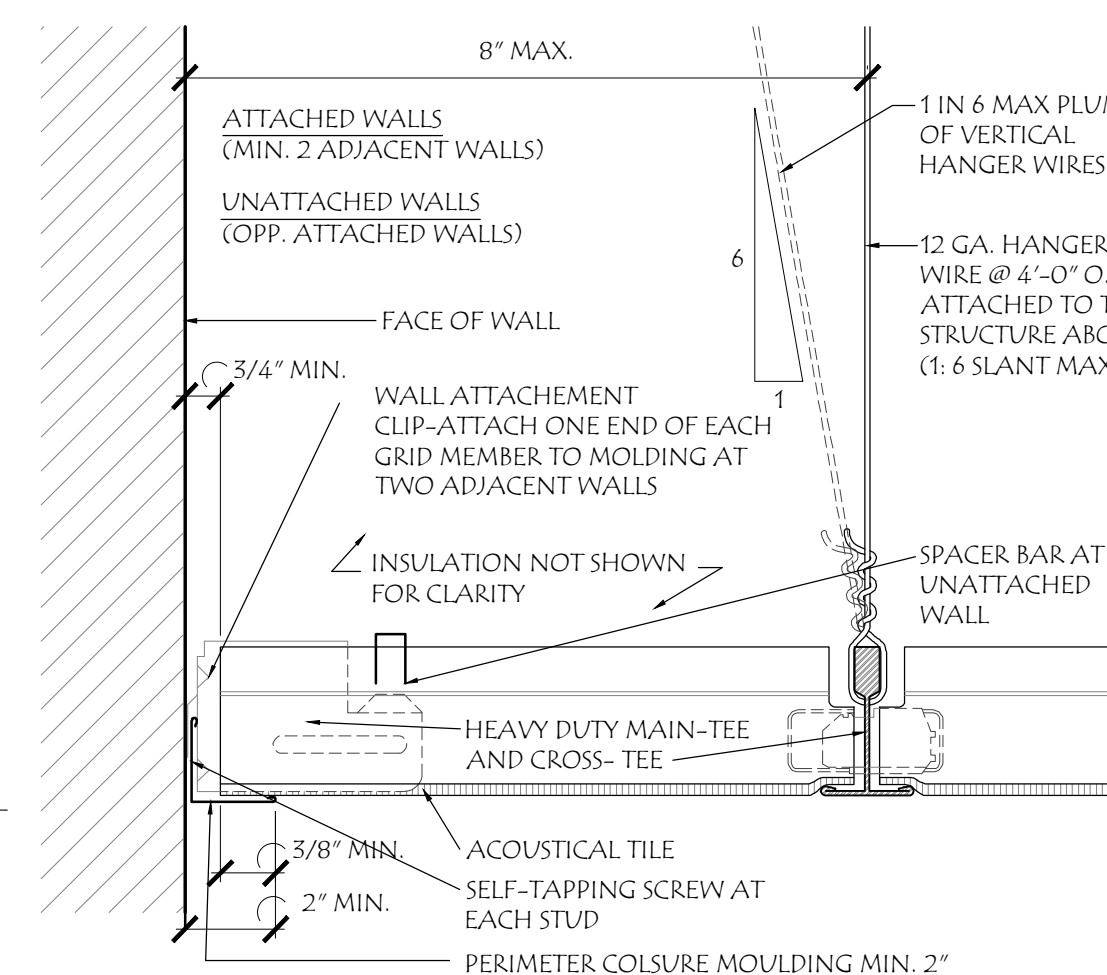
NOTE: ALL SYMBOLS ARE SHOWN FOR CLARITY & COORDINATION - SEE MECHANICAL PLUMBING & ELECTRICAL SHEETS FOR EXACT LOCATIONS OF M.E.P. EQUIP. & FIXTURES.

1' SHOWN NEXT TO A SYMBOL INDICATES THAT THE FIXTURE IS EXIST TO REMAIN

2' SHOWN NEXT TO A SYMBOL INDICATES THAT THE FIXTURE IS NEW

3' SHOWN NEXT TO A SYMBOL INDICATES THAT THE FIXTURE IS RELOCATED

4' SHOWN NEXT TO A SYMBOL INDICATES THAT THE FIXTURE'S HEIGHT A.F.F. ALL HEIGHTS ARE CENTERLINE OF FIXTURE.



- INSTALLATION NOTES PER SEISMIC DESIGN CATEGORY 'D':
- ALL BRACING WIRE TO BE ATTACHED PARALLEL TO THE COMPONENT AND AT MAX. OF 45° TO THE PLANE OF THE CEILING.
 - ALL BRACING WIRE TO BE TAUT AND TIED BOTH ENDS WITH A MINIMUM OF 3 TURNS.
 - SECURE ALL WIRES TO STRUCTURE ABOVE.
 - RING NAILS SHALL BE INSTALLED AT ALL COMPONENT INTERSECTIONS WITH THE HORIZONTAL TRUSS AT UNATTACHED WALLS.
 - THE HORIZONTAL SPACER BAR SHALL RUN CONTINUOUS AT LL PERIMETERS NOT ATTACHED TO THE WALL ANGLE.
 - INSTALLATION MUST CONFORM TO CISCA RECOMMENDATIONS.
 - MIN. HEAVY DUTY GRID SYSTEM.
 - SEE CEILING SYSTEM SPECIFICATION FOR ADDITIONAL REQUIREMENTS.
 - WHERE WIRE MUST BEAR AGAINST PIPES AND DUCTS, APPLY TAPE TO PIPES AND DUCTS.
 - GENERAL CONTRACTOR TO SEISMICALLY BRACE LIGHT FIXTURES, DIFFUSERS, ETC. IN ACCORDANCE WITH CONTRACT SPECIFICATIONS.

NOTE: SEE SHEET A6.00 FOR GENERAL SEISMIC CEILING BRACING NOTES

WALL BRACING

3" = 1'-0"

ALT. #5 - AREA OF SLOPED CLG. TO INCLUDE CENTER WD. RIDGE BEAM & SLOPING WD. BEAMS (3) IN PLACE OF DRYWALL DROPPED BEAMS. SEE 3A /A6.00 FOR WD. BEAM DIMENSIONS

GENERAL REFLECTED CEILING PLAN NOTES

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

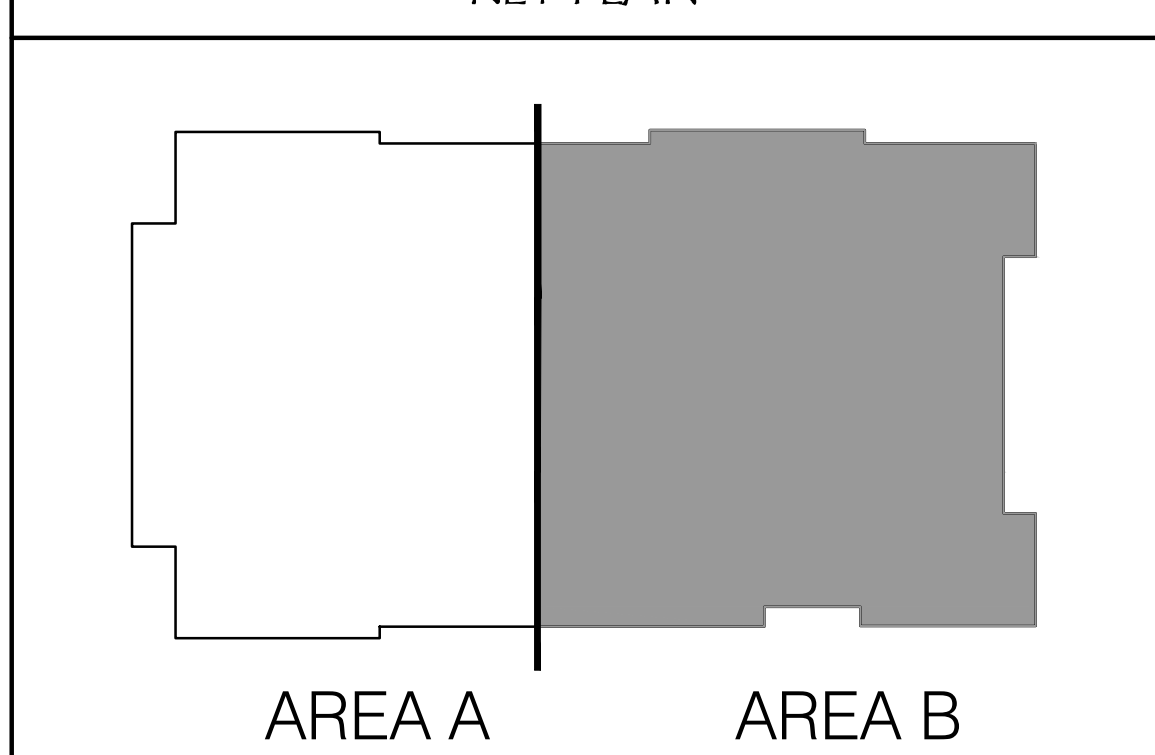
KEYED REF. CEILING PLAN NOTES

- | NO. | DESCRIPTION |
|-----|--|
| 1 | CENTER LIGHT FIXTURE IN ROOM |
| 2 | NOT USED |
| 3 | CROWN MOULDING GPM-12L, PAINT PT-3 FOR ALL INTERIOR WOOD TRIM. |
| 4 | CENTER LIGHT FIXTURE ON DOOR |
| 5 | GC TO VERIFY HALL LIGHT LEVEL MEETS MIN STANDARDS |
| 6 | CLG MOUNT PROJECTOR (BY OWNER), PROVIDE DATA & ELECT. OUTLETS IN CEILING |
| 7 | 2'-4" x 5'-0" ATTIC ACCESS PANEL |
| 8 | SUSPENDED HEATING PANEL BY MECHANICAL |
| 9 | ELECT. CLG RECESSED PROJECTION SCREEN BY DA-LITE SCREEN CO. DESCENDER PRO 25782LS (16-9) 52" x 92". PROVIDE POWER JUNCTION BOX IN CLG. |
| 10 | HATCH DENOTES ARCHED OPENING |
| 11 | CENTER LGTS. ON WALL IN FRONT OF COUNTER. SEE ELEV 10/A6.00. |
| 12 | NOT USED |
| 13 | PROVIDE HARDIE SOFFIT BEADED PORCH PANELS |
| 14 | LOCATE LIGHT FIXTURE 3" FROM FACE OF OVERHANG |
| 15 | SECURITY CAMERA |

RCP LEGEND

- | | |
|--|--|
| | GYPSUM BOARD CEILING
5/8" GYPSUM BOARD FASTENED TO BOT. OF ROOF TRUSS |
| | BEARD BOARD SOFFIT PANEL & J-MOLD
COLOR TO MATCH FASCIA COLOR - SEE SECTIONS. |
| | VINYL SOFFIT
COMBINATION OF SOLID & VENTED, SEE ROOF PLAN |
| | RECESSED CAN LIGHT |
| | CEILING MOUNT LIGHT PENDANT FIXTURE |
| | PENDANT FIXTURE |
| | CEILING FAN W/ LIGHTS |
| | 2'x4' FLUORESCENT FIXTURE |
| | 6'x4' FLUORESCENT STRIP FIXTURE |
| | WALL SCENCE |
| | OUTDOOR SCENCE |
| | OUTDOOR FLOODLIGHT |
| | WALL MOUNTED OR CEILING MOUNTED SPRINKLER HEAD |
| | EXIT SIGN |
| | EXIT SIGN W/ EMERGENCY LIGHT |
| | EXIT EMERGENCY LIGHT W/ DIRECTION ARROW |
| | EMERGENCY LIGHTING |
| | EMERGENCY FIRE BELL |
| | HEAT DETECTOR |
| | VENT |
| | SPEAKER |
| | SMOKE DETECTORS |
| | SURFACE MOUNTED SUPPLY GRILL |
| | SURFACE MOUNTED RETURN GRILL |
| | SECURITY CAMERA |
| | EXHAUST GRILL |

KEY PLAN



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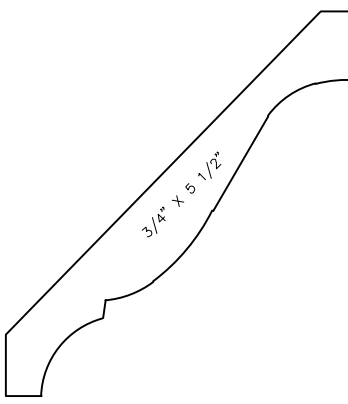
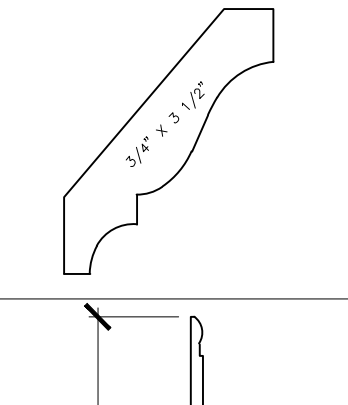
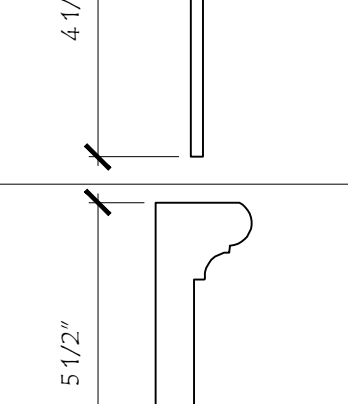
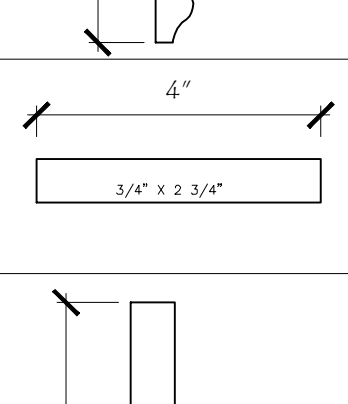
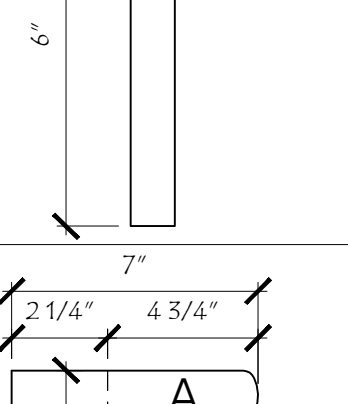
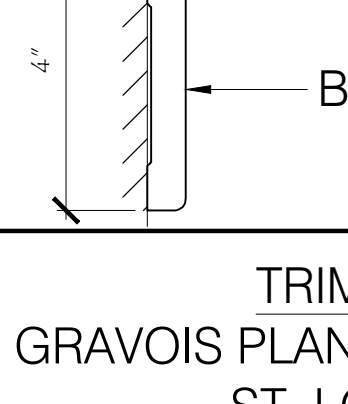
FAMILY PARTNERS MANCHESTER
351-377 FOREST SUMMIT COURT
MANCHESTER, MISSOURI 63021

BID PACKAGE
APPENDIX #1

PROJECT NUMBER:
19049.00

REFLECTED CEILING PLAN - AREA B

A6.01

INTERIOR WOOD & COMPOSITE TRIM SCHEDULE		
WD. PROFILE	GPM #	LOCATION
	GPM-121 PT GRADE WOOD -INT., COMPOSITE- EXT.	CROWN MOLD #1 INTR. PTD. TO MATCH INTERIOR BASE EXTR. PTD TO MATCH WHITE TRIM
	GPM-58 PT GRADE WOOD -INT., COMPOSITE- EXT.	CROWN MOLD #2 INTR. PTD. TO MATCH INTERIOR BASE INTR. PTD TO MATCH WHITE TRIM
	----	TYP. VINYL WALL BASE PV4085 #85 FASHION ROPPE CONTOURS WHITE
	◇ DCAS5	TYP. CHAIR RAIL GARDEN STATE LUMBER, DESIGNER COLLECTION, PRIMED POPLAR
	◇ S4S 3/4" X 4"	WINDOW & DOOR JAMB & SILL CASING W/ PT. GR. WOOD
	◇ S4S 1" x 6"	TYP. HEAD TRIM ALONG DOOR CASINGS & WINDOW HEADS
	◇ A: WM1021, 11/16" x 4 3/4" ◇ B: LWM-410	TYP. WINDOW SILL ALONG WINDOW SILLS WM1021 FLAT STOOL, GARDEN STATE LUMBER, PRIMED PINE
TRIM PROFILES REFERENCED BY: GRAVOIS PLANNING MILL COMPANY, 3026 JUNIATA ST ST. LOUIS, MO. 63118. 314-776-2800 http://www.gravoisplaningmill.com/ "◇" GARDEN STATE LUMBER, 22 MULLER RD OAKLAND, NJ. 07436. 800-526-4708 https://www.gardenstatelumber.com/		

ROOM FINISH GENERAL NOTES

- COORDINATION:
TRANSITION STRIPS ARE LABELED AS "TS-X" WHERE "X" DENOTES THE TRANSITION STRIP BETWEEN TWO CONDITIONS. REFER TO A10.3 FOR FLOOR TRANSITION STRIP DETAILS.
2. PORTIONS OF EXISTING BUILDING ARE CONSTRUCTED WITH NEW FINISHES OVER EXISTING CONCRETE SLAB. DRAINS ARE TO BE REMOVED AND CAPPED. OUTLETS, CONDUITS AND OTHER DEVICES ARE TO BE REMOVED. EXISTING SLOPED FLOORS AND RECESSES ARE ALL TO BE FILLED LEVEL AND SMOOTH ACCEPTABLE FOR THE MANUFACTURER OF THE NEW SCHEDULED FINISH.
3. AT ALL LOCATIONS WHERE CERAMIC TILE ADJOINS ANOTHER FLOORING MATERIAL PROVIDE CONTINUOUS SCHLUTER METAL EDGING TO PROTECT THE TILE EDGE FROM CRACKING. METAL EDGE TO MATCH TILE THICKNESS. FINISH TO BE SELECTED BY ARCHITECT.
4. NO "BLACK" ADHESIVES WILL BE ALLOWED FOR FLOORING MATERIALS.
5. LOCATE CONTROL JOINTS IN PORCELAIN OR CERAMIC TILE AS REQUIRED BY MANUFACTURER.
6. PROVIDE REDUCER OR TRANSITION STRIPS AT FLOORING MATERIALS OF DIFFERENT THICKNESS. PROVIDE SOLID VINYL REDUCER/TRANSITION STRIPS AT ALL CARPET/VCT, CARPET/CONC. & VCT/CONC. TRANSITIONS EQUAL TO **JOHNSONITE CTA-XC-R**.
7. ALL MATERIALS ON THIS PROJECT MUST BE INSTALLED BY LICENSED, EXPERIENCED AND/OR APPROVED INSTALLERS OF THAT PRODUCT/ MATERIAL AND A MINIMUM 3 YEARS EXPERIENCE IN GOOD STANDING BY THE MANUFACTURER OF THAT PRODUCT/ MATERIAL (NO EXCEPTIONS). ALL INSTALLERS MUST BE FULLY AWARE OF:
- 7.1. THE MANUFACTURER'S INTENDED DESIGN LIMITATIONS/ PURPOSE AND USE OF THE MATERIAL BEING INSTALLED AND THE LATEST PUBLISHED INSTALLATION INSTRUCTIONS.
- 7.2. SUBSTRATE REQUIREMENTS OR USE OF THE THIS MATERIAL IN CONJUNCTION WITH OTHER ADJACENT MATERIALS AND SUBSTRATES.
- 7.3. NO PRODUCT IS TO BE ORDERED OR INSTALLED THAT DOES NOT MEET OR EXCEED THE LATEST PUBLISHED CONDITIONS FOR HANDLING & INSTALLATION BY THE MANUFACTURER.
- 7.4. ANY DISCREPANCIES BETWEEN THE DOCUMENTS AND THE EXISTING CONDITIONS, SUBSTRATES, OR FINAL INSTALLATION ARE TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO COMMENCING WORK.
8. CONSTRUCTION PREPARATION:
ALL EXISTING CONCRETE SLABS ARE TO BE SANDED OR GROUND SMOOTH REMOVING ADHESIVES, MASTICS AND/ OR DEFORMITIES AS REQUIRED IN PREPARATION OF NEW SCHEDULED FLOOR FINISHES.
9. DUE TO VCT TILE AND CARPET FLOORS EASILY SHOWING DEVIATIONS, SUB-CONTRACTOR TO INSPECT SUBSTRATE CONDITIONS AND IDENTIFY ANY NEEDED CORRECTIONS PRIOR TO INSTALLATION OF ANY NEW MATERIALS TO ENSURE FLOOR IS SMOOTH AND LEVEL.
10. PROVIDE CRACK BRIDGING MEMBRANE BELOW ALL TILE FLOORS AT ALL CONTROL JOINTS, CONSTRUCTION JOINTS, EXISTING SLAB CRACKS OR OTHERS LOCATIONS REQUIRED BY FLOORING MANUFACTURER TO MAINTAIN WARRANTY OF SCHEDULED MATERIALS.
11. PATCH ALL WALLS TO REMAIN AS REQUIRED WHERE EXISTING DEVICES HAVE BEEN REMOVED. CMU WALLS ARE TO BE PATCHED WITH CMU AND MORTAR MATCHING EXISTING FINISH AND TEXTURE. GYPSUM BOARD WALL ARE TO BE PATCHED WITH STUDS, BOARD AND FINISH MATERIALS AS REQ'D.
12. FLOAT ALL FLOORS AS NECESSARY EACH SIDE OF DIFFERING FLOOR MATERIALS AND/ OR DIFFERENT THICKNESSES TO PROVIDE A SMOOTH UNDETECTABLE TRANSITION AND ALIGNING TOP SURFACES OF EACH DIFFERING MATERIAL. INSTALL EDGING OR TRANSITION STRIPS PER DOCUMENTS.
13. PROVIDE WOOD BLOCKING OR STEEL FRAMING, PLATES, STRAPS, ETC. IN GYPSUM BOARD PARTITIONS FOR SUPPORT OF ALL WALL MOUNTED DEVICES AND EQUIPMENT INCLUDING BUT NOT LIMITED TO WALL CABINETS, MARKER AND TACKBOARDS, HANDRAILS, WOOD TRIM, SHELVING, TOILET ACCESSORIES, MECHANICAL/ ELECTRICAL/ PLUMBING & FIRE PROTECTION EQUIPMENT AND DEVICES AS WELL AS OWNER FURNISHED ITEMS.
14. PORTIONS OF EXISTING SLOPING SLAB OR SLAB RECESSES TO REMAIN ARE TO BE FILLED WITH FLOOR LEVELING MATERIALS COMPATIBLE WITH NEW SCHEDULED FLOORING. ANY FLOOR DRAINS TO BE CAPPED OFF BELOW FLOOR PRIOR TO INSTALLATION OF NEW FLOOR FINISHING.
15. ALL INTERIOR FINISHES AND INSULATION SYSTEMS TO HAVE A FLAME SPREAD INDEX OF NOT MORE THAN 25 AND A SMOKE DEVELOPED INDEX OF NOT MORE THAN 450.
16. SEE SPECIFICATIONS FOR LEED CRITERIA AND CREDITS AS PART OF THIS PROJECT TO OBTAIN CERTIFICATION.

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ROOM FINISH SCHEDULE

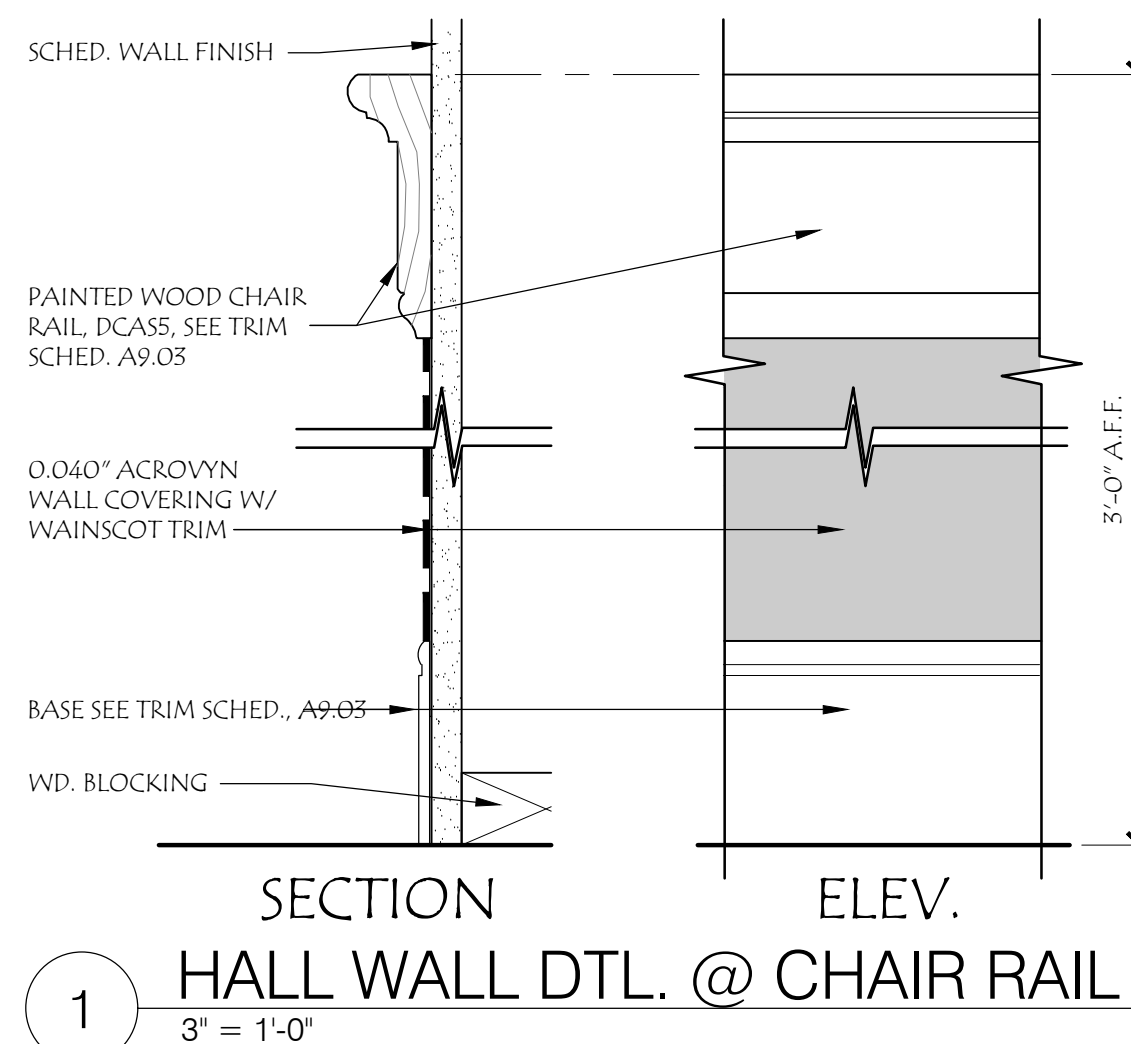
NO.	ROOM NAME	FLOORING	BASE FINISH	WALLS				CEILING		REMARKS
				NORTH WALL	EAST WALL	SOUTH WALL	WEST WALL	FINISH	HEIGHT	
100	ENTRY	CPT-1	B-1	PT-1	PT-1	PT-1	PT-1	PT-2		1.7
100A	STORAGE	SL-1	B-1	PT-1	PT-1	PT-1	PT-1	PT-2		
101	FOUR SEASON ROOM	SL-1	B-1	SL-1	SL-1	SL-1	SL-1	PT-2		7.9
102	NOT USED									
103	LIVING ROOM	CPT-1	B-1	PT-1	PT-1	-	PT-1	PT-2		3.7, 10
104	DINING	LVT-1	B-1	-	PT-1	PT-1	PT-1	PT-2		4.7
105	KITCHEN	LVT-1	B-1	PT-1	PT-1	PT-1	PT-1	PT-2		9.10
106	PANTRY	CONC	B-1	PT-1	PT-1	PT-1	PT-1	PT-2		
107A	PRIVATE DINING ROOM "A"	LVT-1	B-1	PT-1	PT-1	PT-1	PT-1	PT-2		10
107A	CLOSET	LVT-1	B-1	PT-1	PT-1	PT-1	PT-1	PT-2		
107B	PRIVATE DINING ROOM "B"	LVT-1	B-1	PT-1	PT-1	PT-1	PT-1	PT-2		10
107B	CLOSET	LVT-1	B-1	PT-1	PT-1	PT-1	PT-1	PT-2		
108	BATHROOM #1	PLY-1 (PLY-2)	PLY-1	PT-1	PT-1	PT-1	PT-1	PT-2		8.9, 11, 10
108A	LINEN	PLY-1	PLY-1	PT-1	PT-1	PT-1	PT-1	PT-2		12
109	JANITOR	CONC	B-1	PT-1	PT-1	PT-1	PT-1	PT-2		6
110	LAUNDRY	CONC	B-1	PT-1	PT-1	PT-1	PT-1	PT-2		
111	BATHROOM #2	PLY-1 (PLY-2)	PLY-1	PT-1	PT-1	PT-1	PT-1	PT-2		8.9, 11, 10
111A	LINEN	PLY-1	PLY-1	PT-1	PT-1	PT-1	PT-1	PT-2		12
112	MECHANICAL / ELECTRICAL	CONC	B-1	PT-1	PT-1	PT-1	PT-1	PT-2		
113	BEDROOM 7	LVT-1	B-1	PT-1	PT-1	PT-1	PT-1	PT-2		
114	BEDROOM 8	LVT-1	B-1	PT-1	PT-1	PT-1	PT-1	PT-2		
115	BEDROOM 9	LVT-1	B-1	PT-1	PT-1	PT-1	PT-1	PT-2		
116	BEDROOM 10	LVT-1	B-1	PT-1	PT-1	PT-1	PT-1	PT-2		
117	BEDROOM 11	LVT-1	B-1	PT-1	PT-1	PT-1	PT-1	PT-2		
118	BEDROOM 12	LVT-1	B-1	PT-1	PT-1	PT-1	PT-1	PT-2		
119	BEDROOM 1	LVT-1	B-1	PT-1	PT-1	PT-1	PT-1	PT-2		
120	BEDROOM 2	LVT-1	B-1	PT-1	PT-1	PT-1	PT-1	PT-2		
121	BEDROOM 3	LVT-1	B-1	PT-1	PT-1	PT-1	PT-1	PT-2		
122	BEDROOM 4	LVT-1	B-1	PT-1	PT-1	PT-1	PT-1	PT-2		
123	BEDROOM 5	LVT-1	B-1	PT-1	PT-1	PT-1	PT-1	PT-2		
124	BEDROOM 6	LVT-1	B-1	PT-1	PT-1	PT-1	PT-1	PT-2		
125	STORAGE	CONC	B-1	PT-1	PT-1	PT-1	PT-1	PT-2		8.9, 11, 10
126	BATHROOM #4	PLY-1 (PLY-2)	PLY-1	PT-1	PT-1	PT-1	PT-1	PT-2		12
126A	LINEN	PLY-1	PLY-1	PT-1	PT-1	PT-1	PT-1	PT-2		
127	NURSE STATION	LVT-1	B-1	PT-1	PT-1	PT-1	PT-1	PT-2		
127A	STORAGE	CONC	B-1	PT-1	PT-1	PT-1	PT-1	PT-2		
128	BATHROOM #3	PLY-1 (PLY-2)	PLY-1	PT-1	PT-1	PT-1	PT-1	PT-2		8.9, 11, 10
128A	LINEN	PLY-1	PLY-1	PT-1	PT-1	PT-1	PT-1	PT-2		12
129	HALL	LVT-1	B-1	PT-1	PT-1	PT-1	PT-1	CLG-1		2.5, 7
130	HALL	LVT-1	B-1	PT-1	PT-1	PT-1	PT-1	CLG-1		2.5, 7
131	HALL	LVT-1	B-1	PT-1	PT-1	PT-1	PT-1	CLG-1		2.5, 7
132	HALL	LVT-1	B-1	PT-1	PT-1	PT-1	PT-1	CLG-1		2.5, 7
133	HALL	LVT-1	B-1	PT-1	PT-1	PT-1	PT-1	CLG-1		2.5, 7
-	-	-	-	-	-	-	-	-		
-	-	-	-	-	-	-	-	-		
-	-	-	-	-	-	-	-	-		
-	-	-	-	-	-	-	-	-		

MATERIALS FINISH LEGEND

DENOTATION	MANUFACTURER	STYLE	NUMBER/COLOR	SIZE	CONTACT	REMARKS
AC-1	MERMAID SHOWER KIT	4 MM ACRYLIC	SELECTED FROM AVAILABLE COLORS			AT SHOWER WALLS, W/ INTEGRAL CORNERS & END CAPS
B-1	ROPPE	TRADITIONAL COVE BASE #P/6085	WHITE	5 1/2"		SEE AS 00
CG	INPRO CORPORATION	FLEXIBLE CORNER GUARDS	TBD	2" WINGS		4" TALL FINISH TO CLOSELY MATCH WALL COVERING
CLG-1	ARMSTRONG	CIRKUS SECOND LOOK	TBD	2" X 4"		SCORED REGULAR
CONC						SEALED CONCRETE
CPT-1	FORBO FLOORING SYSTEM	FLOTEX - JOURENEYS	SELECTED FROM AVAILABLE COLORS			
CPT-2	NOT USED	----	----			
CT-1	DECO	CEANITE SOLIDS				4" COVE BASE & FLOOR SEE B/A4.00
PLY-2 (ALT. #3)	FORBO FLOORING SYSTEM	EXTERNAL STEP SL AQUA W/ WET SET ADHESIVE				4" COVE BASE & FLOOR
LVT-1	FORBO	EXTERNAL STEP / WOOD	SELECTED FROM AVAILABLE COLORS			
PLAN-1	WILSONART	TO BE SELECTED	TO BE SELECTED			COUNTER & CABS BACK OF HOUSE
PT-1	SHERWIN WILLIAMS	INTERIOR LATEX - EGG SHELL				-
PT-2	SHERWIN WILLIAMS	INTERIOR LATEX - FLAT				-
PT-3	SHERWIN WILLIAMS	INTERIOR LATEX - SEMI-GLOSS				WOOD TRIM PAINT
SL-1	SHIPLAP SIDING					
SS-1	GRADE "B" SOLID SURFACE	ANTI-MICROBIAL	BATHROOM - WHITE, GRAY OR BLUE	----		BATHROOM COUNTERS
SS-2	GRADE "B" SOLID SURFACE	ANTI-MICROBIAL	KITCHEN - WHITE, GRAY OR BLUE	----		KITCHEN, DINING RM. & PRIVATE DINING RM. COUNTERS
SV-1	TEKNOFLO/SHANNON	MOUNTAINSCAPES				
VP-1	INPRO CORPORATION	PALLADIUM RIGID SHEET	TBD	0.040" THICK		FINISH TO RESEMBLE WALL COVERING
CT-1	CERAMIC TILE	WALL TILE AT KITCHEN	----			
SLT-1	FORBO FLOORING SYSTEMS	MODULAR SLATE	T45745	10"x20"		

ROOM FINISH SCHEDULE REMARKS

1	PAINT COLUMNS WALL COLOR.
2	INSTALL ACROVYN WAINSCOT & TRIM UP TO CHAIR RAIL HEIGHT.
3	CPT-1 INSET - SEE FLOOR PLAN
4	PROVIDE ACROVYN WALL PROTECTION & TRIM FROM UNDERSIDE OF COUNTERTOP TO TOP OF BASE.
5	SEE DETAIL 1/A9.03 FOR ALL WALLS.
6	PROVIDE 4 FOOT HIGH WHITE PEBBLE FINISH FRP PANELS ON SOUTH AND WEST WALLS W/ TOP TRIM ABOVE MOP SINK.
7	PROVIDE CG (CORNER GUARDS) WHERE INDICATED
8	POLYMER FLOOR & 4" HIGH INTEGRAL COVE BASE. SEE B/A4.00
9	WITH 1X EDGE TRIM
10	PRE-FINISHED WOOD CABINETS
11	AC-1 AT SHOWER WALLS
12	SEE TYPICAL POLYMER BASE 9' / A4.00
13	WITH CARPET INSET



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

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BID PACKAGE 02/12/20
 ADDENDUM #1 02/25/20

PROJECT NUMBER:
 19049.00

FINISH SCHEDULE

A9.03

