COTTAGES AT GENERATION VILLAGE

WILLARD, GREENE COUNTY, MISSOURI

PROJECT INFORMATION

SITE DATA	
SITE ZONING:	(SEE CIVIL)
SITE SIZE:	(SEE CIVIL)
SITE DENSITY:	(SEE CIVIL)
NO. OF PARKING SPACES:	(SEE CIVIL)
CODES AND REGULATIONS	
BLDG. & RELATED CODES:	2012 IRC, 2012 IBC, 2012 IFC, 2012 IMC, 2012 IECC
ELECT. CODE:	2011 NEC
FIRE CODE:	2012 IFC
ACCESSIBILITY:	FAIR HOUSING AT TOWNHOME UNITS AND AT COMMON AREAS; UFAS & UNIVERSAL DESIGN AT UNITS AND PUBLIC USE AREAS; AMERICANS WITH DISABILITIES ACT - 2010; COMMON AREAS
AGENCY:	MHDC STATE POLICIES AND GUIDELINES
MISC.:	ALL APPLICABLE FEDERAL, STATE & LOCAL CODES, LAWS & ORDINANCES
BUILDING CODE DATA	
USE GROUP:	(SEE SPECIFIC BUILIDING COVER SHEETS)
CONSTRUCTION TYPE:	(SEE SPECIFIC BUILIDING COVER SHEETS)
EXT. WALL CONSTRUCTION:	(SEE SPECIFIC BUILIDING COVER SHEETS)
OTHER WALL CONSTRUCTION:	(SEE SPECIFIC BUILIDING COVER SHEETS)
TOTAL ALLOW. AREA:	(SEE SPECIFIC BUILIDING COVER SHEETS)
TOTAL ACTUAL AREA:	(SEE SPECIFIC BUILIDING COVER SHEETS)
ALLOW. HEIGHT & FLOORS:	(SEE SPECIFIC BUILIDING COVER SHEETS)
ACTUAL HEIGHT & FLOORS:	(SEE SPECIFIC BUILIDING COVER SHEETS)
HEIGHT/AREA ADJUSTMENTS:	(SEE SPECIFIC BUILIDING COVER SHEETS)
OCCUPANT LOAD	(SEE SPECIFIC BUILIDING COVER SHEETS)
SPRINKLER SYSTEM:	(SEE SPECIFIC BUILIDING COVER SHEETS)

INDEX TO DRAWINGS

△2 NOTE: INDEX TO DRAWINGS HAS BEEN UPDATED TO REFLECT THE SHEETS REVISD BY ADDENDUM #2.

ARCHITECT'S JOB NO. 4236

MHDC PROJECT NO. 21-076-MT

PROJECT LOCATION MAP

SIGNATURE AREAS

NOTE: PROJECT CONSTRUCTION MUST BE IN COMPLIANCE WITH ALL APPLICABLE CODES, ORDINANCES, LAWS, AND REGULATIONS AS ENUMERATED ELSEWHERE IN THE PLANS AND SPECIFICATIONS.

ARCHITECT: WALLACE ARCHITECTS, LLC
302 CAMPUSVIEW DRIVE SUITE 208, COLUMBIA, MO 65201
BY: _____ DATE: _____

OWNER: COTTAGES AT GENERATION VILLAGE, LP
3556 S. CULPEPPER CIRCLE, SUITE 4, SPRINGFIELD, MO 65804
BY: _____ DATE: _____

CONTRACTOR: HAMILTON BUILDERS CONTRACTING, LLC
3556 S. CULPEPPER CIRCLE, SUITE 4, SPRINGFIELD, MO 65804
BY: _____ DATE: _____

MHDC REPRESENTATIVE:
920 MAIN STREET, SUITE 1400, KANSAS CITY, MO 64105
BY: _____ DATE: _____

PM: RS
PC: RS

MASTER COVER SHEET

PLAN SET NO. _____

ADDENDUM #2

STATE OF MISSOURI
M. RANDALL PORTER
2012006244
ARCHITECT

22 SEP 2023
M. RANDALL PORTER
ARCHITECT LICENSE#
A-2012006244

COTTAGES AT GENERATION VILLAGE
WILLARD, GREENE COUNTY, MISSOURI

Wallace ARCHITECTS LLC
Columbia, MO
P 573-256-7200

WALLACE ARCHITECTS, LLC
MISSOURI STATE CERTIFICATE OF AUTHORITY: 2003019614

1ST ISSUE
12 AUG 2022

ISSUE/REVISIONS

△1	12 AUG 2022	ISSUE SET
△2	03 NOV 2022	ADDENDUM #1
△3	22 SEP 2023	ADDENDUM #2
△4		
△5		
△6		

SHEET NO. 0.0M

JOB NO. 4236

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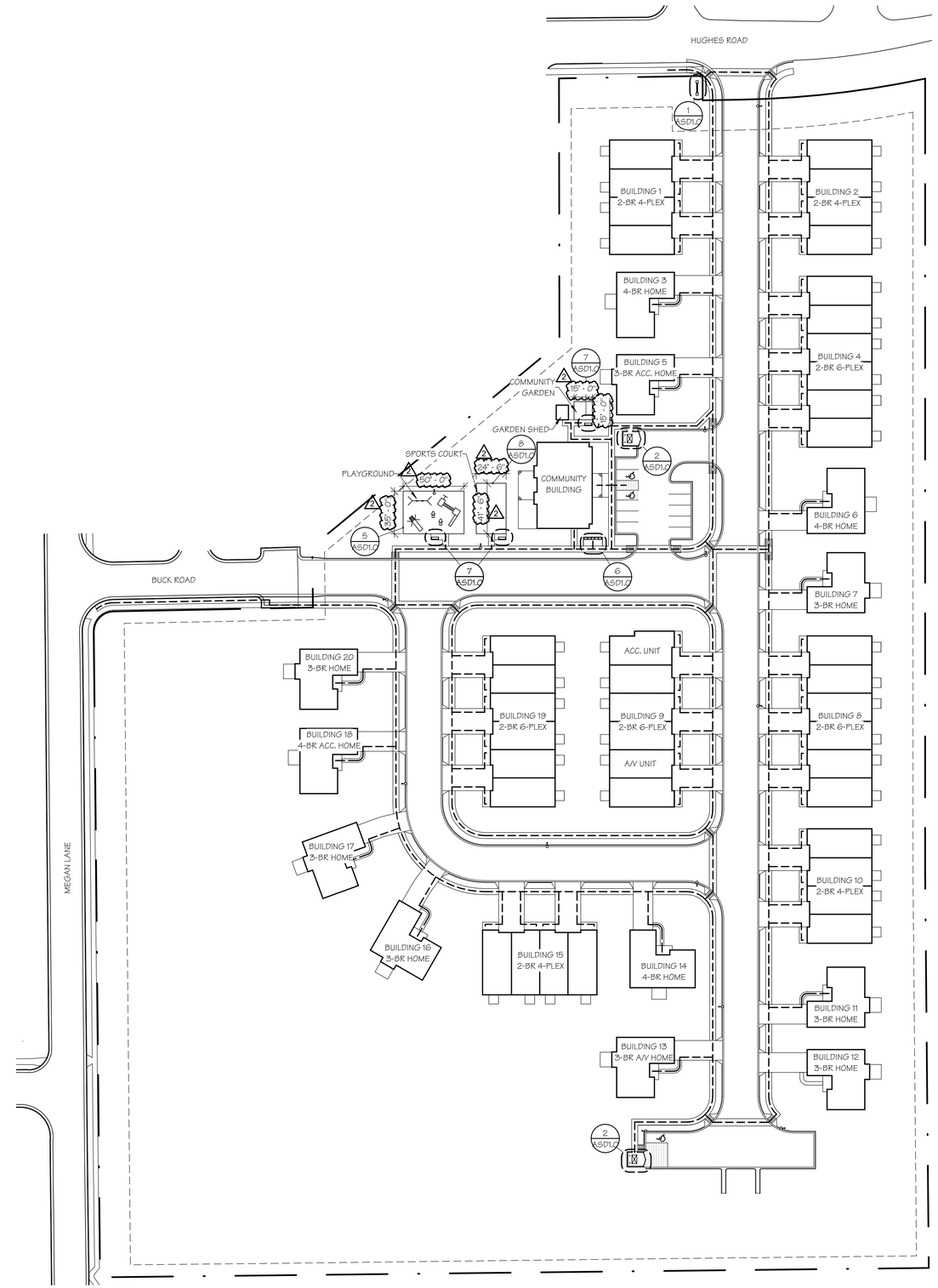
LEGEND

ACCESSIBLE ROUTE (36" MIN. WIDTH, 2% CROSS SLOPE MAX, 5% RUNNING SLOPE MAX, REPLACE AS REQUIRED.)

UFAS ACCESSIBLE

NOTE: INSTALL HANDRAILS @ ACCESSIBLE ROUTES AND WHERE OTHERWISE NOTED EXCEEDING 5% BUT LESS THAN 8.33%. 5'-0" LANDING REQUIRED AT TOP AND BOTTOM OF RAMP.

NOTE: APARTMENT NUMBERS ARE TO BE FIELD VERIFIED BY GENERAL CONTRACTOR. ARCHITECT TO BE NOTIFIED OF ANY DISCREPANCY PRIOR TO FINAL PRODUCTION/INSTALLATION.



1 AS1.0 ARCHITECTURAL SITE PLAN

SCALE: 1" = 50'-0"

ARCHITECTURAL SITE PLAN

ADDENDUM #2

STATE OF MISSOURI
M. RANDALL PORTER
A-2012006244
ARCHITECT

22 SEP 2023

M. RANDALL PORTER
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COTTAGES AT GENERATION VILLAGE
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AS1.0

JOB NO.
4236

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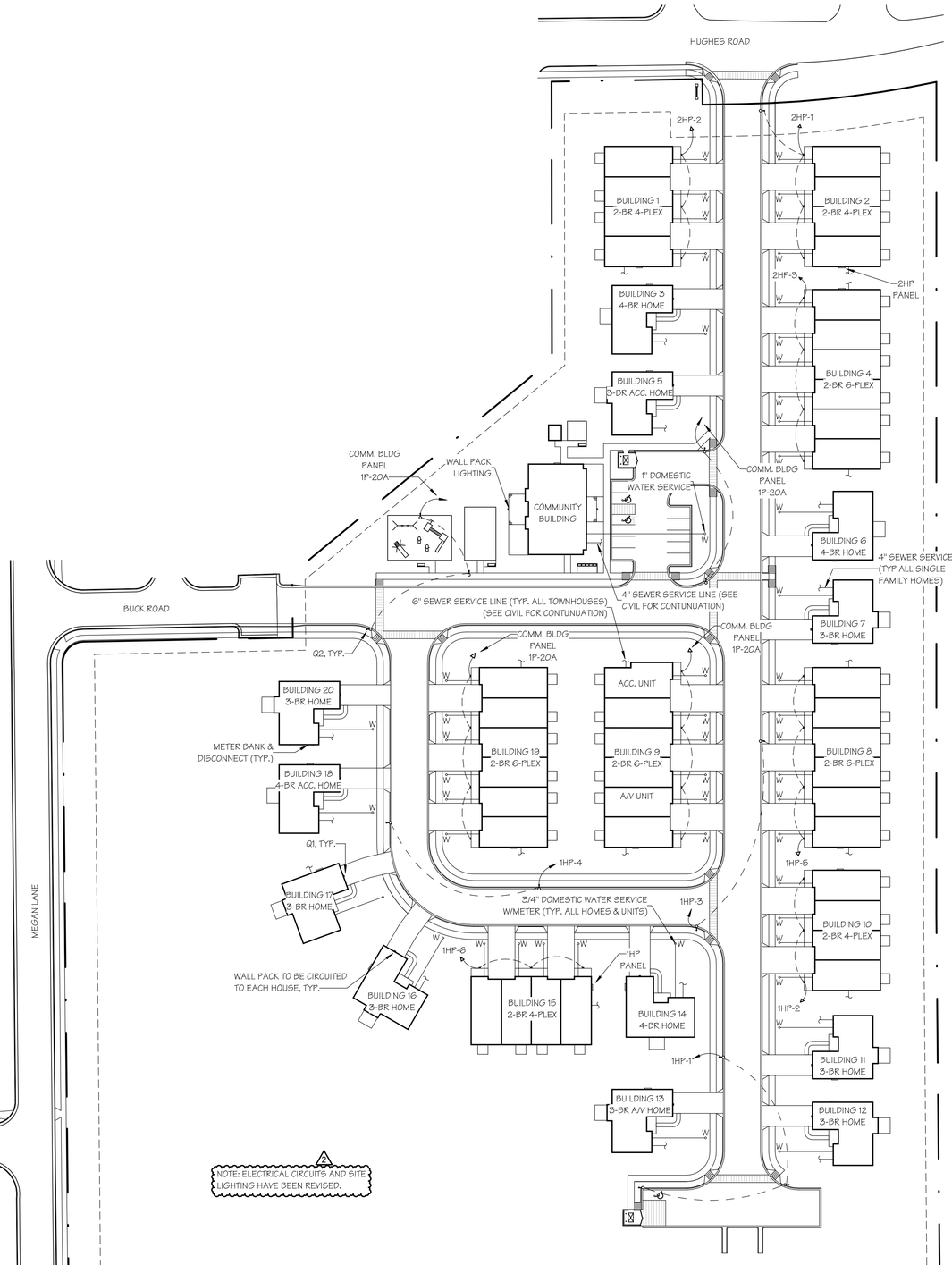
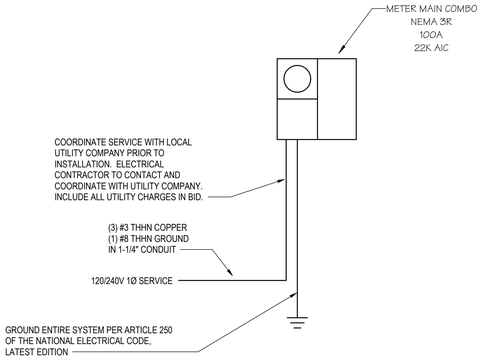


1 AS1.1 SCALE: 1" = 50'-0"

MEP SITE PLAN

LIGHTING FIXTURE SCHEDULE

MARK	MFG	CATALOG #	WATTS	MOUNT	REMARKS
Q1	LITHONIA	ARC2 LED P5 30K MVOLT PE	51W	10'	PHOTOCELL SWITCH
Q2	LITHONIA	RAD1 LED P3 27K SYM MVOLT RPA PE	54W	10' POLE	PHOTOCELL SWITCH

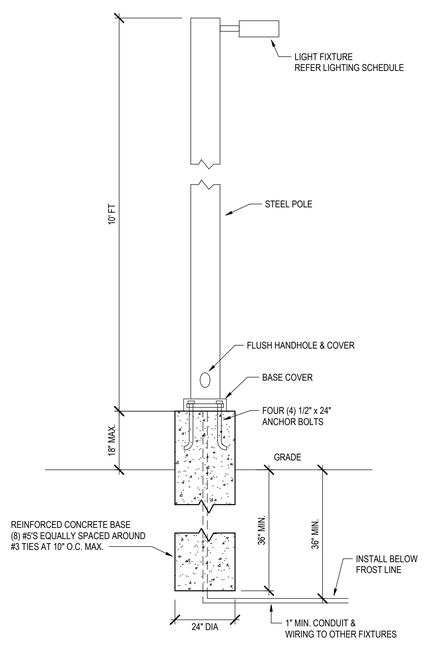


THE SIZING SHOWN ON THESE RISER DIAGRAMS IS A GUIDELINE. REFER TO THE NATIONAL ELECTRIC CODE, SPECIFICALLY TABLES 310.16 AND C.1 OF ANNEX C. CALCULATE VOLTAGE DROP FOR ALL CONDUCTORS IN EXCESS OF 75 FEET IN LENGTH AND UPSIZE AS REQUIRED.

VERIFY ELECTRICAL SERVICE AND ALL ELECTRICAL LOADS PRIOR TO BID. ALL PANEL BOARDS, SWITCH BOARDS, SWITCHES AND BREAKERS SHALL BE SIZED TO HANDLE THE FAULT CURRENT AVAILABLE. PRIOR TO ORDERING ANY EQUIPMENT THE CONTRACTOR SHALL SECURE FAULT INFORMATION FROM THE LOCAL POWER PROVIDER.

2 AS1.1 SCALE: NOT TO SCALE

ELECTRICAL RISER DIAGRAM (1HP & 2HP)



3 AS1.1 SCALE: NOT TO SCALE

POLE MOUNTING DETAIL

STATE OF MISSOURI
M. RANDALL PORTER
2012006244
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22 SEP 2023
M. RANDALL PORTER
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COTTAGES AT GENERATION VILLAGE
WILLARD, GREENE COUNTY, MISSOURI

Wallace ARCHITECTS LLC
Columbia, MO
p 573-256-7200
WALLACE ARCHITECTS, LLC
MISSOURI STATE CERTIFICATE OF AUTHORITY: 2003019614

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SHEET NO: AS1.1

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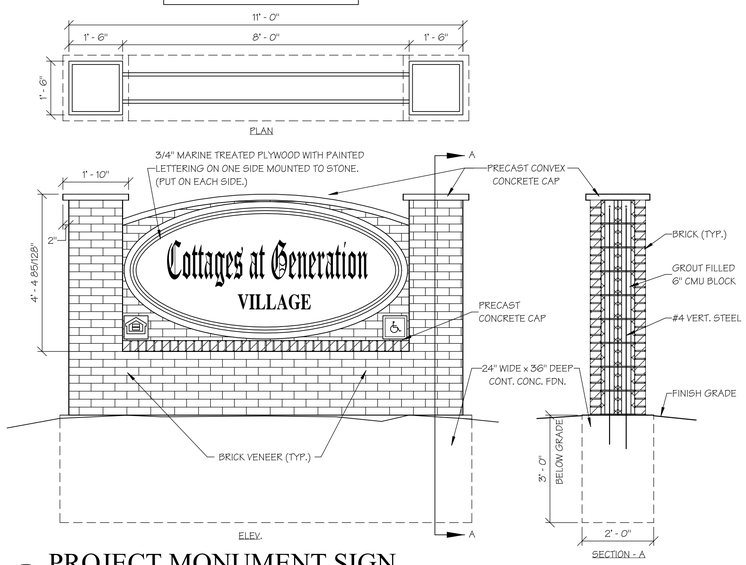
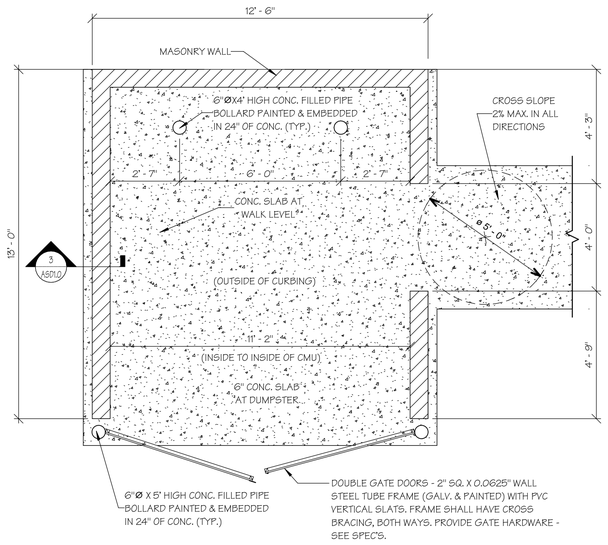
NOTE: SIGN TO BE DOUBLE SIDED WITH SAME INFORMATION ON EACH SIDE.



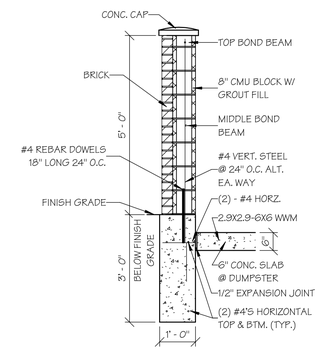
1 A501.0 PROJECT MONUMENT SIGN

SCALE: 1/2" = 1'-0"



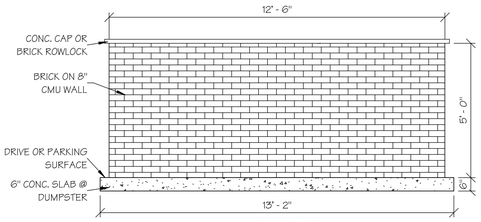
2 A501.0 SINGLE DUMPSTER ENCLOSURE

SCALE: 3/8" = 1'-0"

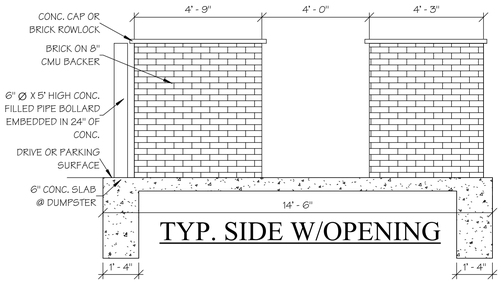


3 A501.0 DUMPSTER ENCLOSURE SECTION

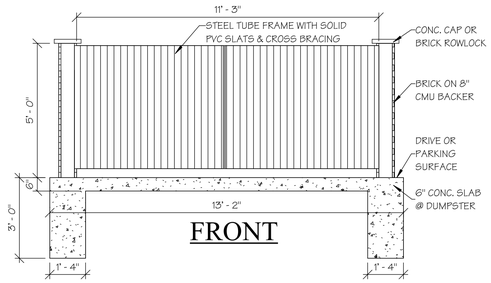
SCALE: 1/2" = 1'-0"



REAR



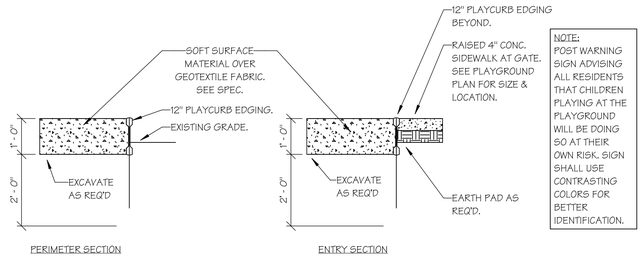
TYP. SIDE W/OPENING



FRONT

4 A501.0 SINGLE DUMPSTER ELEVATIONS

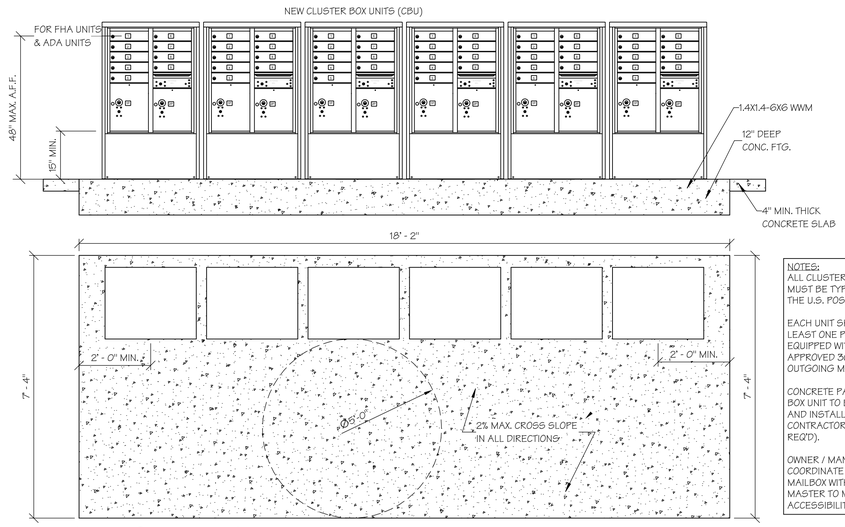
SCALE: 3/8" = 1'-0"



NOTE:
POST WARNING SIGN ADVISING ALL RESIDENTS THAT CHILDREN PLAYING AT THE PLAYGROUND WILL BE DOING SO AT THEIR OWN RISK. SIGN SHALL USE CONTRASTING COLORS FOR BETTER IDENTIFICATION.

5 A501.0 PLAYGROUND ENTRY & EDGING DETAILS

SCALE: 1/2" = 1'-0"



NOTES:
ALL CLUSTER BOX UNITS MUST BE TYPE APPROVED BY THE U.S. POSTAL SERVICE.

EACH UNIT SHALL HAVE AT LEAST ONE PARCEL LOCKER EQUIPPED WITH ADA APPROVED 306P LOCK AND OUTGOING MAIL SLOT.

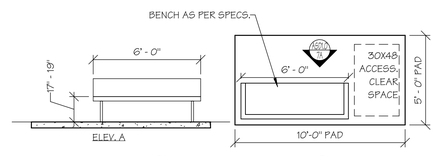
CONCRETE PAD FOR CLUSTER BOX UNIT TO BE FURNISHED AND INSTALLED BY CONTRACTOR (SIZED AS REQ'D).

OWNER / MANAGEMENT TO COORDINATE ADA UNIT MAILBOX WITH LOCAL POST MASTER TO MAINTAIN ACCESSIBILITY.

6 A501.0 MAILBOX DETAIL

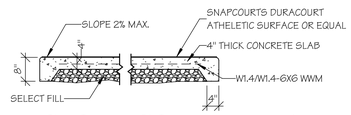
SCALE: 1/2" = 1'-0"

NOTE:
SEE AS1.0 FOR LOCATION OF PAD AS REQUIRED.



7 A501.0 PARK BENCH AND BENCH PAD

SCALE: 1/4" = 1'-0"



8 A501.0 SPORT COURT DETAIL

SCALE: 1/2" = 1'-0"

ARCHITECTURAL SITE DETAILS

STATE OF MISSOURI
M. RANDALL PORTER
2012006244
ARCHITECT
12 AUG 2022
M. RANDALL PORTER
ARCHITECT LICENSE#
A-2012006244

COTTAGES AT GENERATION VILLAGE
WILLARD, GREENE COUNTY, MISSOURI

Wallace ARCHITECTS LLC
Columbia, MO
P 573-256-7200
WALLACE ARCHITECTS, LLC
MISSOURI STATE CERTIFICATE OF AUTHORITY: 2003019614

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JOB NO.
4236

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COTTAGES AT GENERATION VILLAGE

4 & 6 PLEX BUILDINGS

WILLARD, GREENE COUNTY, MISSOURI

03 NOV 2022
M. RANDALL PORTER
ARCHITECT LICENSE#
A-2012006244

COTTAGES AT GENERATION VILLAGE
WILLARD, GREENE COUNTY, MISSOURI

PROJECT INFORMATION

SITE DATA					
SITE ZONING:	(SEE CIVIL)				
SITE SIZE:	(SEE CIVIL)				
SITE DENSITY:	(SEE CIVIL)				
NO. OF PARKING SPACES:	(SEE CIVIL)				
BUILDING DATA					
DWELLING UNITS	LABEL	COMPLIANCE WITH	SQ FT	QTY	SUBTOTAL
2-BR UNIT	FHA/UD	FHA/UD	1192	36	45,296 SF
2-BR UNIT	UFAS/UD	FHA/UFAS/UD	1310	1	1,310 SF
2-BR UNIT	FHA/UD	FHA/UD/A/V	1192	1	1,192 SF
DWELLING UNIT AREA:				40	47,798 SF
TOTAL RENTAL UNITS:	(4) 4-PLEX BUILDINGS- (16) 2-BR FHA/UD UNITS; (3) 6-PLEX BUILDINGS - (18) 2-BR FHA/UD UNITS; (1) ACC. 6-PLEX BUILDING - (4) 2-BR FHA/UD UNITS, (1) 2-BR UFAS/UD UNIT & (1) 2-BRFHA/UD/AV = (40) TOTAL 2-BR UNITS				
CODES AND REGULATIONS					
BLDG. & RELATED CODES:	2012 IRC, 2012 IECC				
ELECT. CODE:	2011 NEC				
FIRE CODE:	2012 IFC				
ACCESSIBILITY:	FAIR HOUSING; UFAS & UNIVERSAL DESIGN				
AGENCY:	MHDC STATE POLICIES AND GUIDELINES				
MISC.:	ALL APPLICABLE FEDERAL, STATE, LOCAL CODES, LAWS AND ORDINANCES				
BUILDING CODE DATA					
USE GROUP:	TOWNHOMES				
CONSTRUCTION TYPE:	VB				
EXT. WALL CONSTRUCTION:	NON-RATED				
OTHER CONSTRUCTION:	2-HR RATED UNIT SEPARATION WALLS, UNRATED INTERIOR WALLS & ROOF/CEILING				
ALLOW. AREA:	UNLIMITED SF/FLOOR				
AREA ADJUSTMENTS:	NONE REQUIRED, NONE TAKEN				
ACTUAL AREA PER FLOOR:	4-PLEX BUILDING - 4,759 SF; 6-PLEX BUILDING = 7,133 SF; ACC. 6-PLEX BUILDING = 7,251 SF				
ALLOW. HEIGHT & FLOORS:	3 STORIES				
HEIGHT ADJUSTMENTS:	NONE REQUIRED, NONE TAKEN				
ACTUAL HEIGHT & FLOORS:	18'-2 1/8" & 1 STORY				
SPRINKLER SYSTEM:	NONE REQUIRED, NONE PROVIDED				

NGBS DESIGN LEVEL - BRONZE
NOTE: SEE PROJECT MANUAL SPECIFICATIONS FOR SUSTAINABLE CONSTRUCTION REQUIREMENTS AND APPLICABLE NGBS DESIGNER'S REPORT THAT ARE SPECIFIC TO THIS PROJECT. IT IS THE RESPONSIBILITY OF ALL CONTRACTORS AND SUBCONTRACTORS TO REVIEW AND INCORPORATE ALL MANDATORY AND POINTED ITEMS IN THE CONSTRUCTION OF THIS PROJECT AS NOTED IN THE CHECKLIST.

INDEX TO DRAWINGS

1 NOTE: INDEX TO DRAWINGS HAS BEEN UPDATED TO REFLECT THE SHEETS REVISD BY ADDENDUM #1.

ARCHITECT'S JOB NO. 4236
MHDC PROJECT NO. 21-076-MT

PROJECT LOCATION MAP

SIGNATURE AREAS

NOTE: PROJECT CONSTRUCTION MUST BE IN COMPLIANCE WITH ALL APPLICABLE CODES, ORDINANCES, LAWS, AND REGULATIONS AS ENUMERATED ELSEWHERE IN THE PLANS AND SPECIFICATIONS.

ARCHITECT: WALLACE ARCHITECTS, L.L.C.
302 CAMPUSVIEW DRIVE SUITE 208, COLUMBIA, MO 65201
BY: DATE:

OWNER: COTTAGES AT GENERATION VILLAGE, LP
3556 S. CULPEPPER CIRCLE, SUITE 4, SPRINGFIELD, MO 65804
BY: DATE:

CONTRACTOR: HAMILTON BUILDERS CONTRACTING, LLC
3556 S. CULPEPPER CIRCLE, SUITE 4, SPRINGFIELD, MO 65804
BY: DATE:

MHDC REPRESENTATIVE:
920 MAIN STREET, SUITE 1400, KANSAS CITY, MO 64105
BY: DATE:

PM: RS
PC: RS

PLAN SET NO. _____

ADDENDUM #1

Wallace ARCHITECTS L.L.C.
Columbia, MO
P 573-256-7200

WALLACE ARCHITECTS, LLC
MISSOURI STATE CERTIFICATE OF AUTHORITY: 2003019614

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4236

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EXHIBIT "D"

MHDC UNIVERSAL DESIGN

1. EQUITABLE USE		
A.	MINIMUM 36" DOOR WITH A "NO-STEP" ENTRY, AT ACCESSIBLE ENTRIES.	A1.2 DOOR SCHEDULE
B.	PROVIDE 60" ROTATION MANEUVERING SPACE ON EXTERIOR AND INTERIOR LATCH SIDE OF ACCESSIBLE ENTRIES, WITH 18" MINIMUM FRONT APPROACH CLEARANCE AT LATCH SIDE.	A1.3
C.	FLAT LANDING SURFACES LEADING TO DOORWAYS AND AT BOTH SIDES OF ALL ACCESSIBLE ENTRY DOORWAYS.	S1.0 AND S1.1
D.	NO THRESHOLDS AND/OR CHANGE OF WALKING SURFACE GREATER THAN ½" RISE. SLIDING GLASS DOORS MAY REQUIRE A THRESHOLD RISE EACH SIDE TO ACCOMMODATE THE THRESHOLD HEIGHT LIMIT.	A1.2 DOOR NOTES & A6.0 UD FINISH NOTES
E.	CONTINUOUS ACCESSIBLE PATH, MINIMUM 42" WIDTH (EXCEPTING FHA'S STEEP SITE RULE), FROM PARKING AND THE PUBLIC ACCESS TO THE UNIT, MAXIMUM 1:20 SLOPE; 1:12 SLOPE MAY BE CONSIDERED WHERE SPACE OR CONDITIONS MITIGATE. ON MULTIPLE STORY BUILDINGS WITH NO ELEVATOR, UPPER FLOORS MAY WAIVE THIS ITEM AND UNIVERSAL DESIGN MEASURES THAT CAN BE EASILY RETROFITTED AT A LATER DATE, INCLUDING ITEMS 2 (A), 6 (A), AND 7 (G).	AS1.0 AND CIVIL DRAWINGS
F.	PATIO OR DECK LANDING AT SAME LEVEL AS INTERIOR FLOOR AT ACCESSIBLE ENTRY DOORS.	S1.0 AND S1.1
G.	MAILBOXES TO BE AT AN ACCESSIBLE LOCATION ON THE ACCESSIBLE ROUTE.	AS1.0
H.	LEVER ACTION DOOR HARDWARE.	A1.2 DOOR NOTES
2. FLEXIBILITY IN USE		
A.	24" BLOCKING OR PLYWOOD SUBSTRATE IN BATHROOMS FOR FUTURE GRAB BARS WHERE NEEDED, HORIZONTAL AND VERTICAL AT ALL TOILETS, SHOWERS, AND TUBS. AROUND TOILETS, SUBSTRATE UP TO 42" ABOVE FINISH FLOOR (AFF) (OR BLOCKING CENTERED AT 30" AFF). IN SHOWER AND TUB AREAS, SUBSTRATE UP TO 60" AFF (OR BLOCKING CENTERED AT 42"); TUBS MAY HAVE SHOWER FIXTURE WITH INTEGRAL GRAB BARS.	A7.0 AND A7.1
B.	ALL ELECTRICAL DEVICES AND ENVIRONMENTAL CONTROLS TO BE MOUNTED BETWEEN 15" AND 48" AFF.	E1.0
C.	ON TOWNHOUSE DEVELOPMENTS PROVIDE A BEDROOM AND A FULLY ACCESSIBLE BATHROOM ON THE MAIN LEVEL OF THE UNIT AS WELL AS LAUNDRY IF INCLUDED. THIS REQUIREMENT ITEM IS ONLY REQUIRED AT ACCESSIBLE UNITS. STAIRWAYS ON ALL TOWNHOUSE UNITS, REGARDLESS OF ACCESSIBILITY, ARE REQUIRED TO BE A MINIMUM OF 42" IN WIDTH.	N/A
3. SIMPLE AND INTUITIVE		
A.	LEVER ACTION OR GRIP FRIENDLY PLUMBING FIXTURES, TRIM, CONTROLS, DOOR, AND CABINET HARDWARE.	A1.2 DOOR NOTES P1.0
B.	BUTTONS ON CONTROL PANELS THAT CAN BE DISTINGUISHED BY TOUCH.	A6.0 UD FINISH NOTES
C.	FRONT MOUNTED CONTROLS ON APPLIANCES, 15"-48" AFF.	A6.0 UD FINISH NOTES
D.	THERMOSTAT CONTROLS THAT ARE USER FRIENDLY TO ADJUST BY FEEL AND READ EASILY.	M1.0
4. PERCEPTABLE INFORMATION		
A.	SIGNAGE WITH COLOR CONTRASTING PRINT IN ADDITION TO GENERALLY RECOGNIZED ICONS.	A6.0 UD FINISH NOTES
B.	CREATE COLOR OR TEXTURE CONTRAST BETWEEN LIGHT SWITCHES/WALL OUTLETS AND SURROUNDING SURFACES AS WELL AS CONTRASTING COLORS BETWEEN COUNTERTOPS AND FLOORING AND WALLS.	A6.0 UD FINISH NOTES
C.	COLOR CONTRAST OR TEXTURE CHANGE BETWEEN WET ROOMS (BATH, LAUNDRY, KITCHEN) AND ADJOINING SPACES.	A6.0 UD FINISH NOTES
D.	CONTRASTING LIT DOORBELL OR INTERNAL LIGHT WHEN A DOORBELL IS INSTALLED.	E1.0
E.	MINIMUM 4" HIGH HOUSE NUMBERS POSTED IN CONTRASTING COLORS.	A6.0 UD FINISH NOTES
F.	CONTRASTING COLORS BETWEEN WIRING DEVICES [RECEPTACLES AND LIGHT SWITCHES] AND SURROUNDING SURFACES	A6.0 UD FINISH NOTES
G.	CONTRASTING COLORS BETWEEN STEPS AND LANDING OR LIVING SPACE.	A6.0 UD FINISH NOTES
H.	CONTRASTING COLORS BETWEEN DIFFERENT FLOOR COVERINGS.	A6.0 UD FINISH NOTES
I.	CONTRASTING COLORS BETWEEN PLUMBING FIXTURES AND FLOORING/COUNTERTOPS.	A6.0 UD FINISH NOTES
5. TOLERANCE FOR ERROR		
A.	SLIP-RESISTANT SURFACES, ESPECIALLY IN BATHROOMS, KITCHENS AND ENTRY AREAS. HIGH GLOSS SURFACES 'SMOOTH' CERAMIC FLOOR TILE, OR SIMILAR FLOORING IS NOT ACCEPTABLE.	A6.0 UD FINISH NOTES
B.	PROVIDE FOR EASE OF MAINTENANCE OF ALL FLOORING. DEEP PILE CARPETS, HIGHLY TEXTURED MASONRY, OR SIMILAR FLOOR FINISHES ARE NOT ACCEPTABLE.	A6.0 UD FINISH NOTES
C.	VENTILATION TO MEET CURRENT ASHRAE 62.2 STANDARD WHERE APPLICABLE. OPERABLE VENTILATION FOR BATHROOMS AND KITCHENS HIGHLY RECOMMENDED.	M1.0
D.	LIGHT SWITCHES WITH LARGE FLAT PADS.	E1.0
6. LOW PHYSICAL EFFORT		
A.	PROVIDE MINIMUM OF ONE LOW THRESHOLD SHOWER ON PRIMARY LEVEL; TUBS ARE ACCEPTABLE WITH BACKING INSTALLED FOR WALL MOUNT OR OVERHEAD LIFT. ON TOWNHOUSE DEVELOPMENTS THIS ITEM IS ONLY REQUIRED AT ACCESSIBLE UNITS.	A1.2 & A7.0 - A7.1
B.	ONE OPERABLE WINDOW IN EACH BEDROOM AND LIVING ROOM, WITH 36" MAXIMUM SILL HEIGHTS; 44" IN GARDEN LEVEL (PARTIAL BELOW GRADE) IS ACCEPTABLE.	A3.0 WINDOW NOTES
C.	SELF-CLOSING FIRE RATED DOORS MUST BE ON LOWEST SETTING WHILE COMPLYING WITH THE ENFORCED BUILDING CODE.	A1.2 DOOR SCHEDULE
D.	NO INTERIOR RAMPS.	A1.2
7. SIZE AND SPACE FOR APPROACH AND USE		
A.	36 INCH MINIMUM WIDTH DOORS.	A1.2 DOOR SCHEDULE
B.	60 INCH CLEAR TURNING SPACE PROVIDED IN AT LEAST ONE BATHROOM AND IN THE KITCHEN; 60" T-TURNS ACCEPTABLE WHERE CONDITIONS WARRANT.	A1.3
C.	42 INCH WIDE RESIDENTIAL UNIT AND COMMON HALLWAYS	A1.2
D.	PROVIDE FOR PARALLEL OR FRONT APPROACH TO ALL SINKS AND APPLIANCES.	A1.3
E.	20% OF STORAGE SPACE WITHIN 15-48" REACH AFF.	A6-0 UD FINISH NOTES
F.	BOTTOM OF BATHROOM MIRROR WITHIN 40" AFF.	A7.0 - A7.1
G.	ALLOW KNEE CLEARANCE BELOW ONE LAVATORY AND BELOW A 30-32" HEIGHT KITCHEN WORKSTATION WHICH MAY BE A PULL-OUT ACCESSORY.	A7.0 - A7.1
H.	TOILET SET AT A MINIMUM OF 18" OFF ONE SIDEWALL FROM TOILET CENTER IN A SPACE THAT IS AT LEAST 48" WIDE ON ACCESSIBLE UNITS ONLY.	A7.0 - A7.1
I.	SHOWER CONTROLS ON NEAREST WALL TO OPENING AT 15"-48" AFF, CONTROLS SETBACK NOT TO EXCEED 15".	A7.0 - A7.1

UNIT TYPE LEGEND

FHA = FAIR HOUSING ACT
UD = UNIVERSAL DESIGN (MHDC)
UFAS = UNIFORM FEDERAL ACCESSIBILITY STANDARD
A/V = AUDIO/VISUAL IMPAIRED

MHDC UNIVERSAL DESIGN REQUIREMENTS

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STATE OF MISSOURI
M. RANDALL PORTER
2012006244
ARCHITECT
12 AUG 2022
M. RANDALL PORTER
ARCHITECT LICENSE#
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COTTAGES AT GENERATION VILLAGE
WILLARD, GREENE COUNTY, MISSOURI

Wallace ARCHITECTS LLC
Columbia, MO
P 573-256-7200

WALLACE ARCHITECTS, LLC
MISSOURI STATE CERTIFICATE OF AUTHORITY: 2003019614

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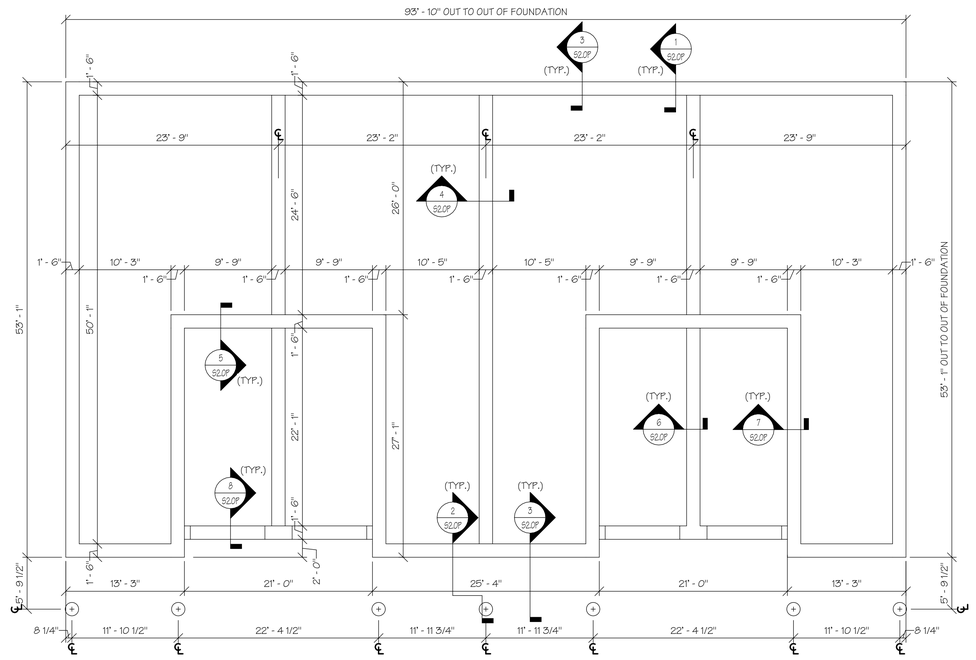
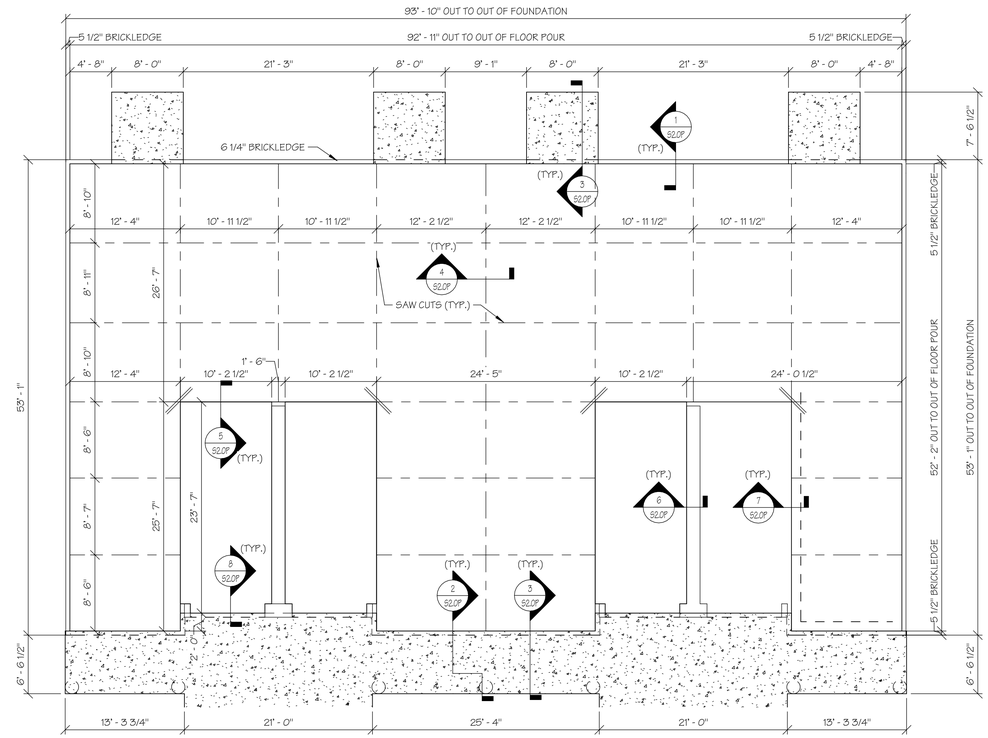
FOUNDATION NOTES

1) GEOTECHINCAL REPORT NOTE: CONTRACTOR SHALL REFER TO THE GEOTECHINICAL REPORT IN PROJECT SPECIFICATIONS FOR THEIR USE IN DETERMINING SPECIFICS OF FOUNDATION/FOOTING DESIGN SHOWN. INFORMATION AND/OR RECOMMENDATIONS IN GEOTECHINICAL REPORT THAT DIFFER FROM INFORMATION ON DRAWINGS OR IN SPECIFICATIONS SHALL TAKE PRECEDENCE.
2) NO CONTROL JOINTS ARE TO BE PLACED UNDER VINYL FLOOR AREAS. VERIFY W/ FLOOR PLANS PRIOR TO PLACEMENT
3) ALL FOUNDATIONS AND SLABS TO BEAR ON ENGINEERED SOILS. NO FOUNDATIONS AND SLABS TO BEAR ON NATURAL SOILS.
4) CONTRACTOR SHALL OBTAIN AN PAY FOR AN "AS-BUILT" SURVEY AFTER INSTALLATION OF FOUNDATIONS (AND PRIOR TO FLOOR POUR OR OTHER CONSTRUCTION OPERATIONS) VERIFYING THAT FOUNDATIONS IN PLACE PROVIDE BUILDING PLACEMENT WITHIN SITE SET-BACK LINES IN COMPLIANCE WITH APPLICABLE ZONING REGULATIONS.
5) ALL PENETRATIONS OF CONCRETE SLAB SHALL BE EFFECTIVELY SEALED TO PREVENT PASSAGE OF AIR FROM UNDER SLAB INTO CONDITIONED SPACE.
6) DUE TO FOUNDATION DEPTH/WIDTH HORIZONTAL BARS @ TOP AND BOTTOM MAY BE "FLOATED" IN PLACE DURING CONCRETE POUR.
7) ALIGN FACE OF STUD WITH FACE OF FLOOR POUR.



1 S1.0F — 4-PLEX FOUNDATION PLAN
SCALE: 1/8" = 1'-0"



2 S1.0F — 4-PLEX FLOOR POUR PLAN
SCALE: 1/8" = 1'-0"

4-PLEX FOUNDATION AND FLOOR POUR PLANS

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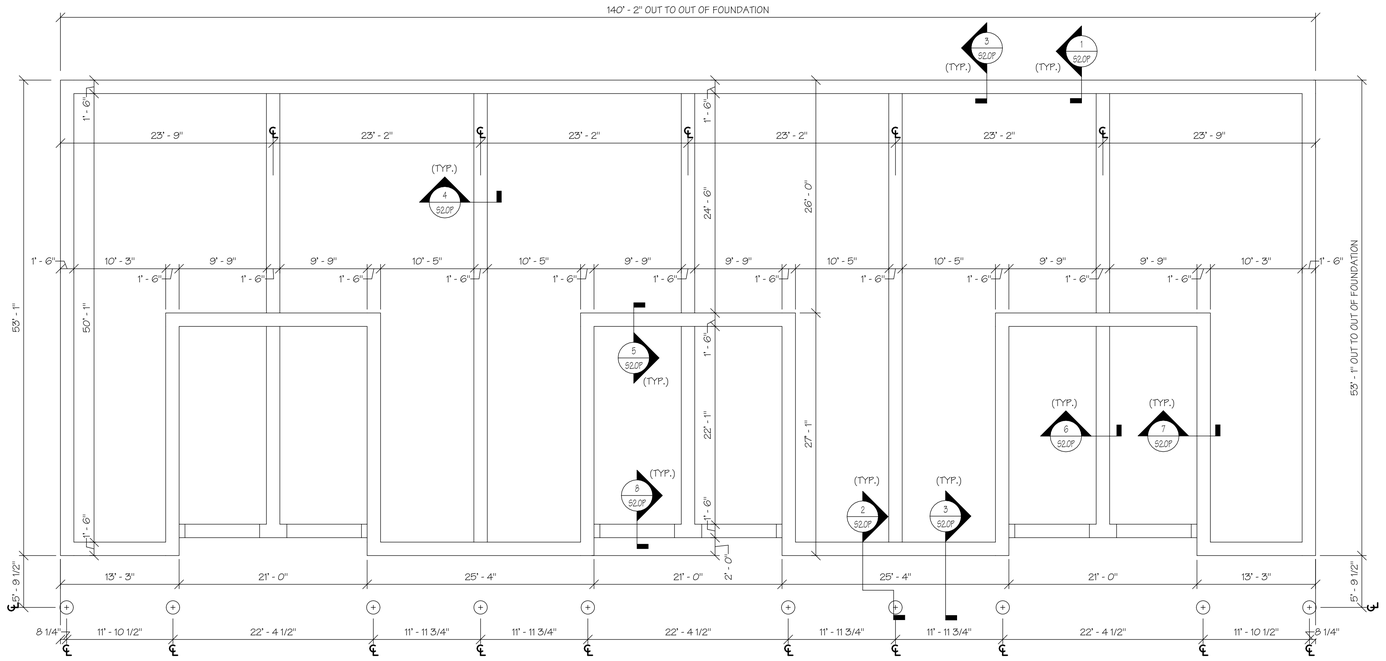
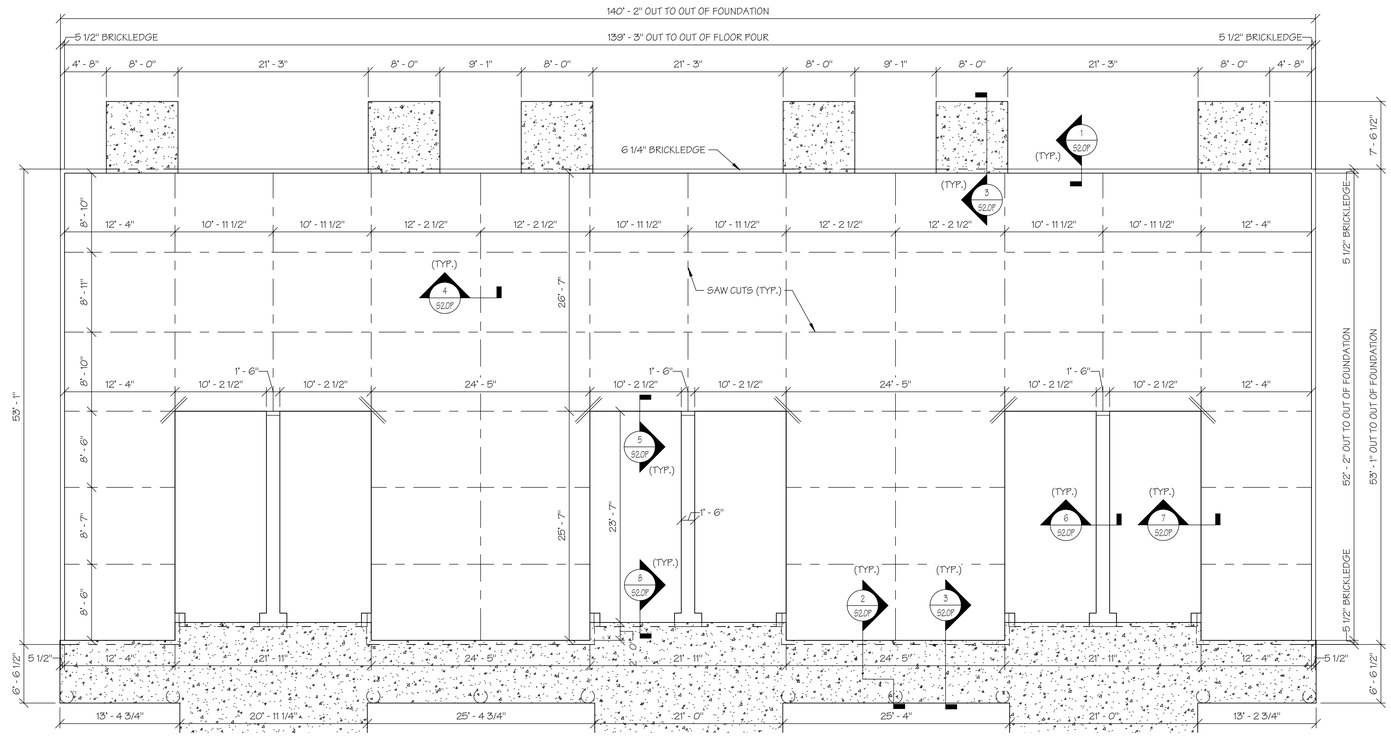


1 S1.1P — 6-PLEX FOUNDATION PLAN

SCALE: 1/8" = 1'-0"

BLDG. 4 BLDG. 8 BLDG. 19

NOTE: SEE SHEET S1.0P FOR FOUNDATION NOTES.



2 S1.1P — 6-PLEX FLOOR POUR PLAN

SCALE: 1/8" = 1'-0"

BLDG. 4 BLDG. 8 BLDG. 19

6-PLEX FOUNDATION AND FLOOR POUR PLANS

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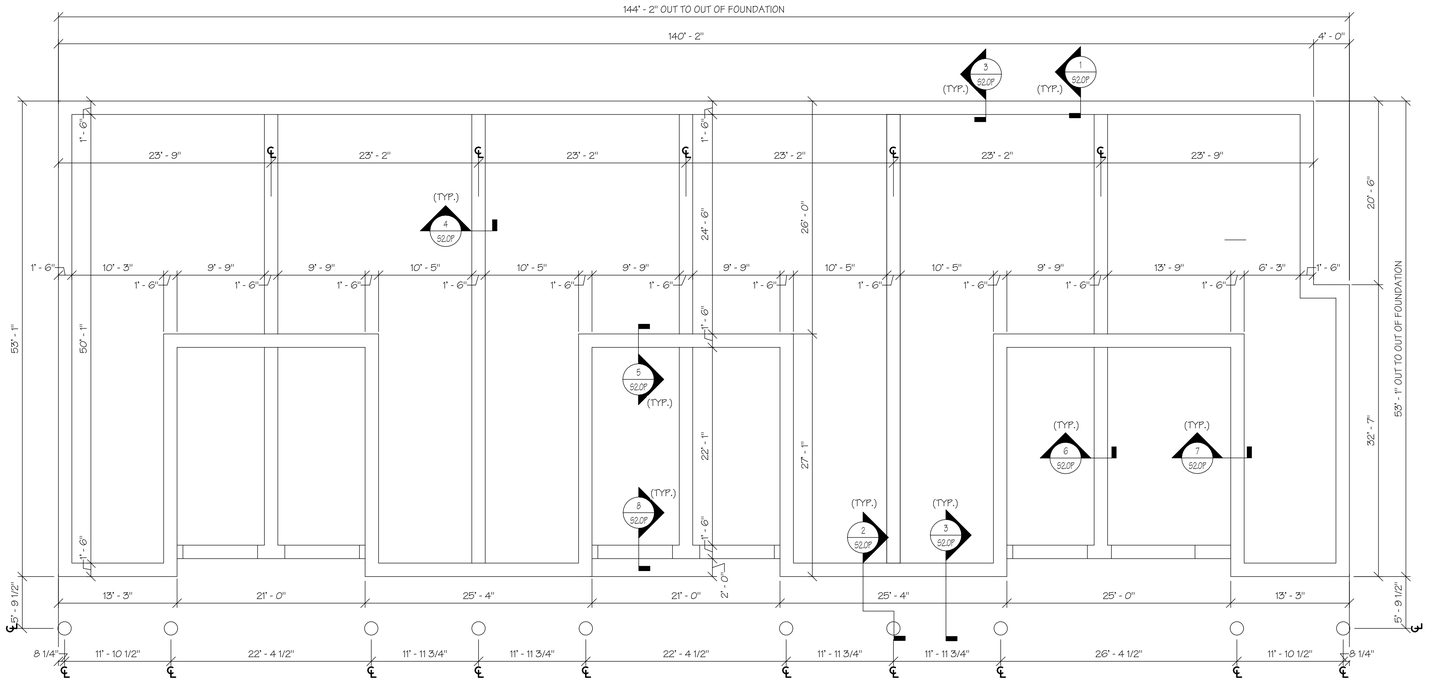
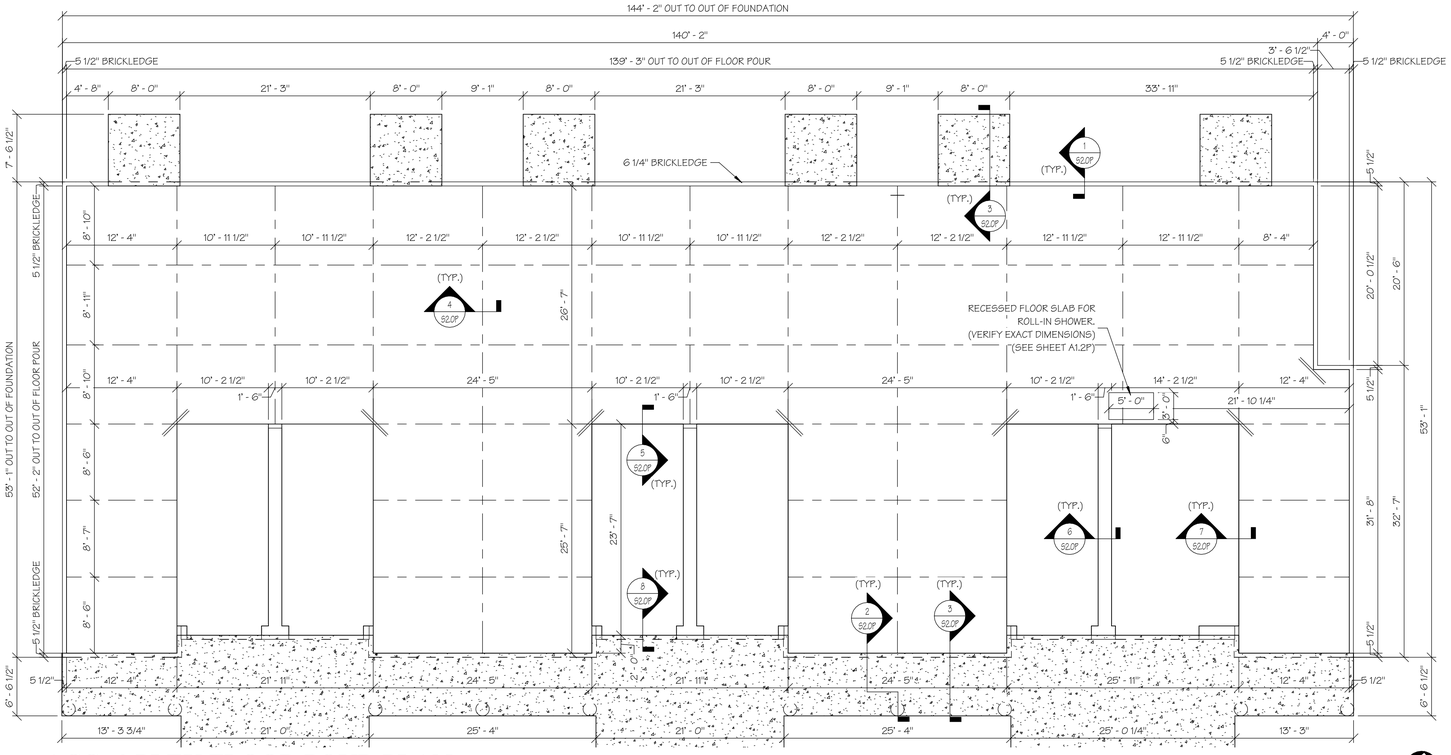


1 S1.2F SCALE: 1/8" = 1'-0"

ACC. 6-PLEX FOUNDATION PLAN

BLDG. 9

NOTE: SEE SHEET S1.0F FOR FOUNDATION NOTES.



2 S1.2F SCALE: 1/8" = 1'-0"

ACC. 6-PLEX FLOOR POUR PLAN

BLDG. 9

ACC. 6-PLEX FOUNDATION AND FLOOR POUR PLANS

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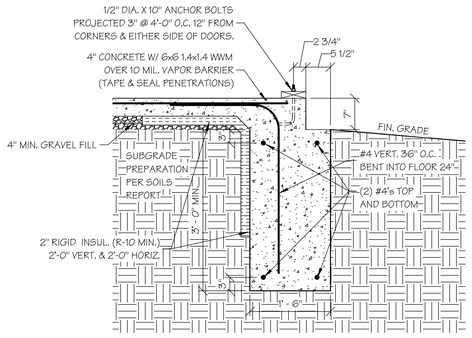
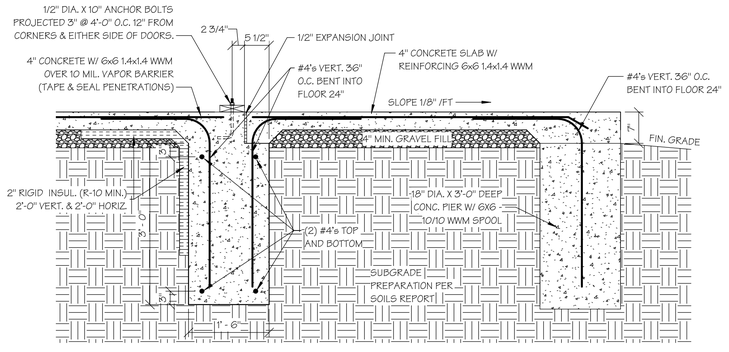


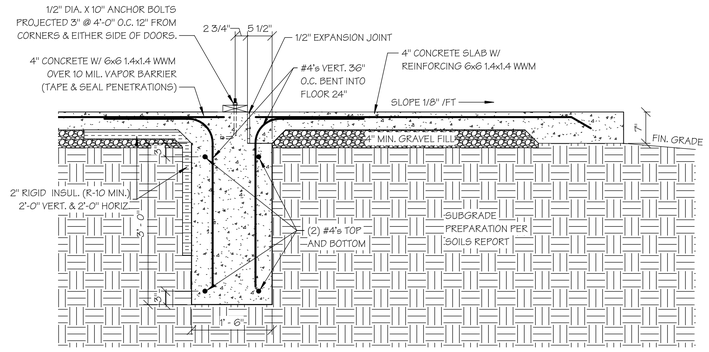
1 FOUNDATION W/ BRICKLEDGE

S2.0P SCALE: 3/4" = 1'-0"



2 PORCH/PIER SECTION

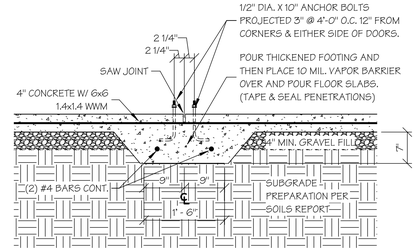
S2.0P SCALE: 3/4" = 1'-0"



3 PORCH/SLAB SECTION

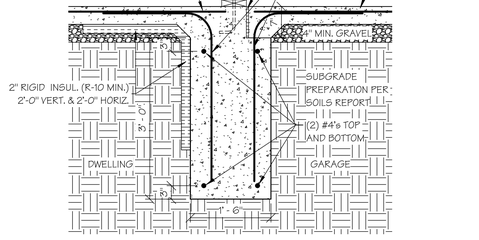
S2.0P SCALE: 3/4" = 1'-0"

(@ UD UNIT REAR PATIO SLAB 4" DOWN FROM FFE)



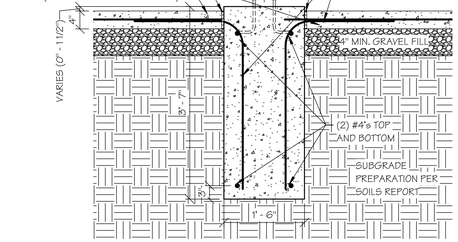
4 THICKENED SLAB SECTION

S2.0P SCALE: 3/4" = 1'-0"



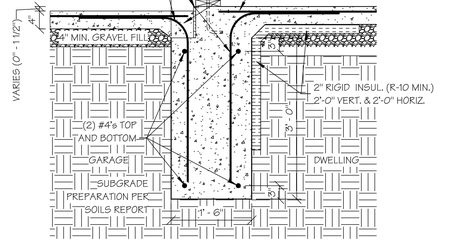
5 GARAGE FOUNDATION SECTION @ INTERIOR REAR WALL

S2.0P SCALE: 3/4" = 1'-0"



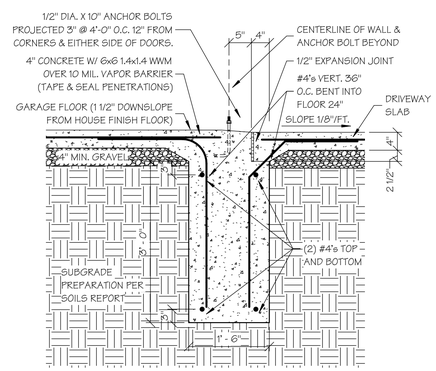
6 GARAGE FOUNDATION SECTION @ SEPARATION WALL

S2.0P SCALE: 3/4" = 1'-0"



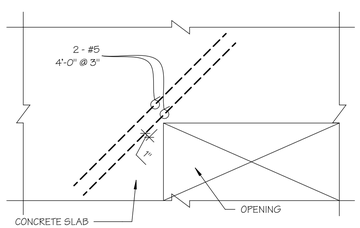
7 GARAGE FOUNDATION SECTION @ INTERIOR SIDE WALL

S2.0P SCALE: 3/4" = 1'-0"



8 GARAGE FOUNDATION SECTION @ GARAGE DOOR

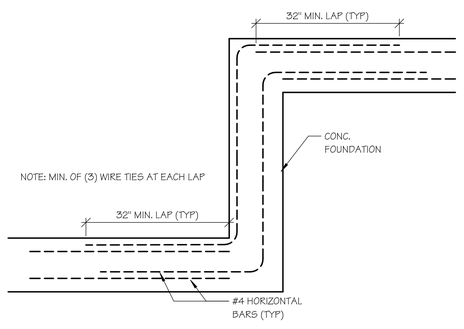
S2.0P SCALE: 3/4" = 1'-0"



NOTE:
TYP. AT ALL REENTRANT CORNERS FOR SLAB-ON-GRADE @ STRUCTURAL SLAB, REINFORCING TO BE CENTERED IN SLAB THICKNESS.

9 CRACK CONTROL REINFORCING

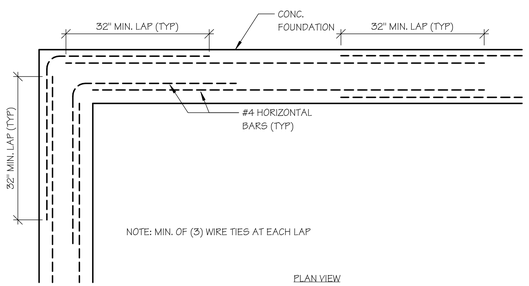
S2.0P SCALE: 3/4" = 1'-0"



PLAN VIEW

10 REINFORCEMENT LAP DETAIL A

S2.0P SCALE: 3/4" = 1'-0"



PLAN VIEW

11 REINFORCEMENT LAP DETAIL B

S2.0P SCALE: 3/4" = 1'-0"

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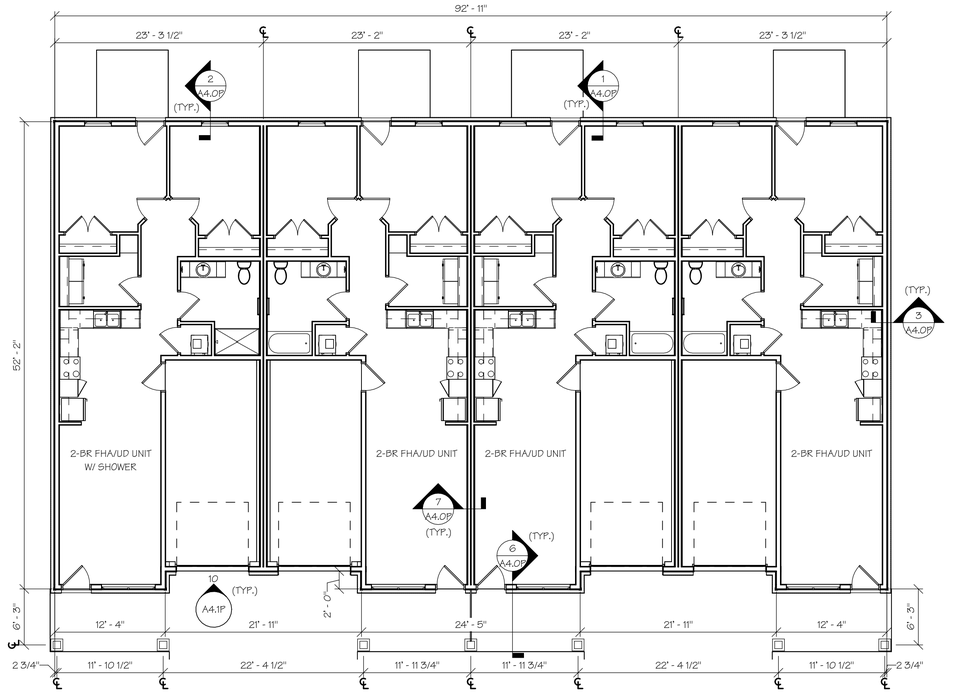
FOUNDATION NOTES & DETAILS

ISSUE SET

UNIT TYPE LEGEND

FHA	=	FAIR HOUSING ACT
UD	=	UNIVERSAL DESIGN (MHDC)
UFAS	=	UNIFORM FEDERAL ACCESSIBILITY STANDARD
A/V	=	AUDIO/VISUAL IMPAIRED

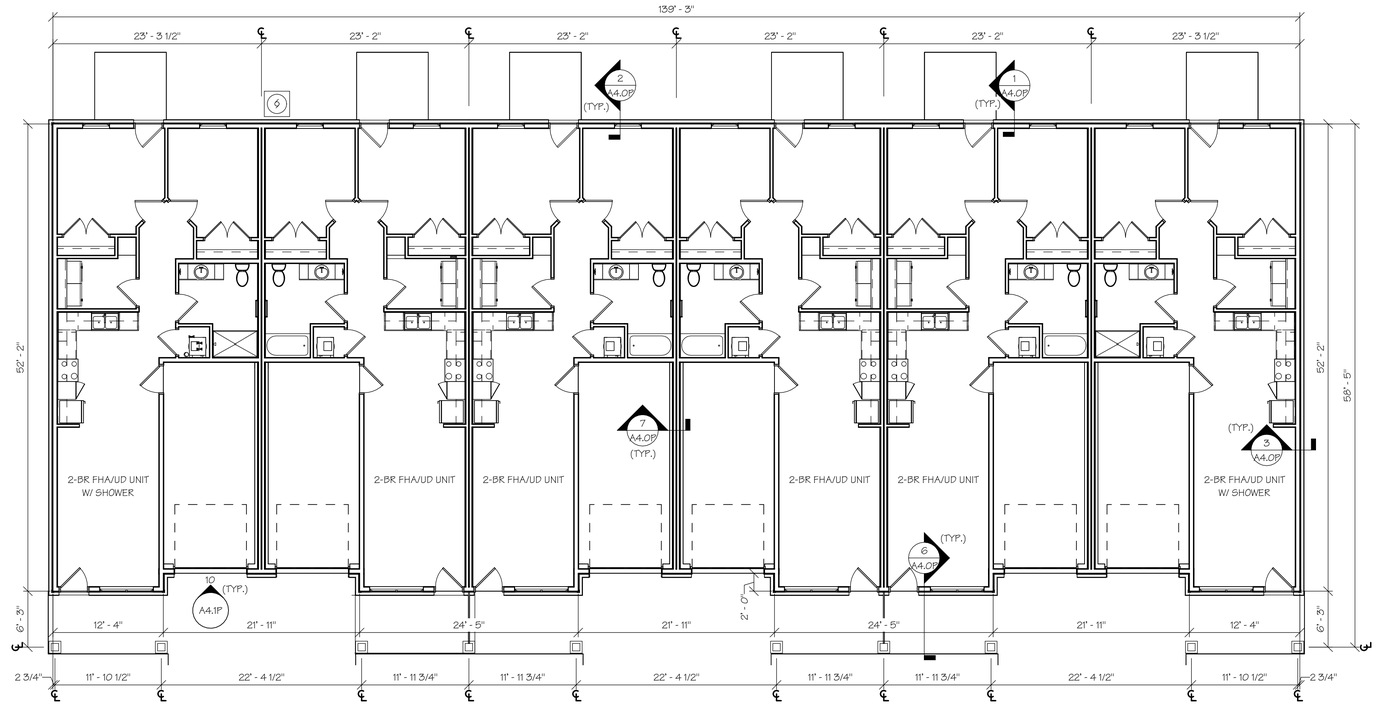
1 NOTE: DRAWINGS UPDATED TO MATCH REVISIONS TO DIMENSION PLANS ON SHEET A1.2P.



1 A1.0P SCALE: 1/8" = 1'-0"

4-PLEX DIMENSION PLAN (BUILDINGS 1, 2, 10 & 15)

BLDG. 1 BLDG. 2 BLDG. 10 BLDG. 15



2 A1.0P SCALE: 1/8" = 1'-0"

6-PLEX DIMENSION PLAN (BUILDINGS 4, 8 & 19)

BLDG. 4 BLDG. 8 BLDG. 19

4 & 6-PLEX BUILDING PLANS

ADDENDUM #1

STATE OF MISSOURI
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NOTE: DRAWINGS UPDATED TO MATCH REVISIONS TO DIMENSION PLANS ON SHEET A1.2P.

1 A1.1P ACC. 6-PLEX DIMENSION PLAN (BUILDING 9)

SCALE: 1/8" = 1'-0"

BLDG. 9

UNIT TYPE LEGEND

FHA	=	FAIR HOUSING ACT
UD	=	UNIVERSAL DESIGN (MHDC)
UFAS	=	UNIFORM FEDERAL ACCESSIBILITY STANDARD
A/V	=	AUDIO/VISUAL IMPAIRED

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6-PLEX ACC. BUILDING PLANS

ADDENDUM #1

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DOOR SCHEDULE

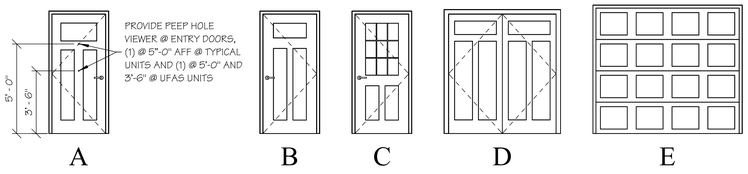
MARK	SIZE	ELEV.	PANEL MATL.	HARDWARE SET (SEE SPECS)	COMMENTS
1	3'-0" X 6'-8" X 1 3/4"	A	INSUL. FIBERGLASS	1	3 PANEL W/ PEEPHOLE, WEATHER STRIPPING & ACCESSIBLE THRESHOLD
2	3'-0" X 6'-8" X 1 3/4"	B	INSUL. FIBERGLASS	3	3 PANEL 20 MIN. FIRE RATED, WEATHER STRIPPING, ACCESSIBLE THRESHOLD & SPRING HINGES
3	3'-0" x 6'-8" x 1 3/4"	C	INSUL. FIBERGLASS	2	2 PANEL, 9 LITE, WEATHER STRIPPING & ACCESSIBLE THRESHOLD
4	3'-0" x 6'-8" x 1 3/8"	B	WD HC	4	3 PANEL MASONITE
5	2'-10" x 6'-8" x 1 3/8"	B	WD HC	11	3 PANEL MASONITE
6	PR. 2'-6" x 6'-8" x 1 3/8"	D	WD HC	5	3 PANEL MASONITE
7	8'-0" x 7'-0" x 2"	E	INSUL. FIBERGLASS	STANDARD	MULTI-PANEL, GARAGE DOOR W/ TRACK, OPENER & WEATHER STRIPPING
8	9'-0" x 9'-0" x 2"	E	INSUL. FIBERGLASS	STANDARD	MULTI-PANEL, GARAGE DOOR W/ TRACK, OPENER & WEATHER STRIPPING

WALL NOTES

1) DIMENSIONS ARE STUD FACE TO STUD FACE UNLESS NOTED OTHERWISE.
2) PROVIDE SOLID BLOCKING BEHIND GRAB BARS, CURTAIN RODS, SHOWER RODS, SHOWER HEADS, TOWEL BARS AND ALL CABINETS.
3) ALL EXTERIOR WALLS FRAMED W/ 2X6'S 16" O.C. AND COVERED W/ (1) LAYER 5/8" GYP. BD. AT INTERIOR.
4) ALL INTERIOR WALLS FRAMED WITH 2X4'S OR 2X6'S 16" O.C. AND COVERED WITH (1) LAYER 1/2" GYP. BD.
5) ALL UNIT SEPARATION WALLS FRAMED WITH 2X4'S 16" O.C. AND COVERED WITH (2) LAYERS 5/8" TYPE "X" GYP. BD. (EACH SIDE) PER WALL SECTION.

DOOR NOTES

1) ALL DOORS TO HAVE LEVER HANDLES.
2) ENTRY DOORS SHALL COMPLY WITH ANSI A117.1 ACCESSIBILITY REQUIREMENTS.
3) PROVIDE THRESHOLD AT ALL ENTRY DOORS WHICH ARE 1/2" HIGH MAX., 1:2 SLOPE.
4) CONTRACTOR TO PROVIDE & INSTALL DOOR STOPS (ROUND WALL MOUNTED) @ ALL DOORS.
5) SEE SPECS FOR DOOR HARDWARE.
6) CAULK/SEAL ALL EXTERIOR THRESHOLDS.
7) PROVIDE FLAT LANDING SURFACES AT BOTH SIDES OF ALL ACCESSIBLE UNIT ENTRY DOORWAYS.



AIR SEALING NOTES:

BEFORE SHEETROCK

- SEAL ALL RIM/BAND JOIST AND INCLUDE AN AIR BARRIER. THE USE OF SPRAY FOAM IS RECOMMENDED.
- SEAL ALL PENETRATIONS IN BOTTOM AND TOP PLATES.
- SEAL SHEETROCK WITH A CONTINUOUS BEAD OF ACOUSTIC SEALANT OR DRYWALL ADHESIVE AT BOTH BOTTOM AND TOP PLATES OF ALL INTERIOR AND EXTERIOR WALLS. THIS SHOULD GO IN-BETWEEN THE PLATE AND DRYWALL TO CREATE A GASKET.
- SPACE BEHIND ALL WALL ELECTRICAL BOXES SHOULD BE INSULATED AND AIR SEALED BEING SURE TO SEAL ELECTRICAL KNOCKOUTS. SPRAY FOAM IS RECOMMENDED FOR THIS APPLICATION.
- SEAL ALL PENETRATION IN HVAC CLOSET.
- SEAL ALL PLENUM TO AHU CONNECTIONS.
- SEAL ALL SEAMS IN DUCTWORK WITH MASTIC.
- SPRAY FOAM WINDOWS TO FILL GAPS BETWEEN WINDOW/DOOR AND ROUGH OPENING.
- IF ELECTRIC PANEL IS INSTALLED ON EXTERIOR WALL, AN AIR BARRIER SHALL EXTEND BEHIND BOX OR AIR-SEALED BOX SHALL BE INSTALLED.
- INSTALL INSULATION AND SEALED AIR BARRIER BEHIND TUB/SHOWERS ON EXTERIOR WALLS.
- INSTALL WIND WASH BAFFLE AND DAM FOR AIR-PERMEABLE INSULATION.

AFTER SHEETROCK

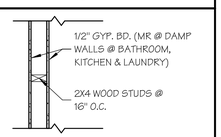
- GAPS AROUND ALL HVAC BOOTS WHERE THEY PENETRATE THE CEILING/SOFFIT DRYWALL SHOULD BE SEALED.
- PLUMBING PENETRATIONS BELOW SINKS, BEHIND SHOWERHEADS, MECHANICAL CLOSET AND BEHIND TOILET WATER LINES SHALL BE SEALED.
- WATER LINES BEHIND REFRIGERATOR SHALL BE SEALED.
- HOLE BEHIND KITCHEN RANGE SHALL BE SEALED.
- GAP AT DRYWALL AROUND WASHER/DRYER BOX SHALL BE SEALED.
- ALL INTERIOR AND EXTERIOR PLUG IN AND SWITCH BOXES SHALL BE SEALED WHERE THE BOX PENETRATES THE SHEETROCK.
- GAPS AROUND CEILING LIGHT BOXES SHALL BE SEALED.
- ATTIC ACCESSES SHALL BE SEALED.
- GAPS UNDER BASEBOARDS SHALL BE CAULKED IF SHEETROCK IS NOT SEALED TO PLATES AS STATED ABOVE.
- GAPS AROUND EXHAUST FANS WHERE THE HOUSING PENETRATES THE SHEET ROCK IS SEALED.
- TUB TO FLOOR CONNECTION SHALL BE SEALED.
- GAPS AROUND ALL KITCHEN VENTS SHALL BE SEALED.
- ALL OTHER HOLES IN THE SHEETROCK SHALL BE SEALED.

GENERAL UNIT NOTES

1) CONTRACTOR SHALL FURNISH & INSTALL 4" BUILDING NUMBERS FOR EACH UNIT AS REQUIRED BY CITY OR LOCAL POSTMASTER.
2) CONTRACTOR SHALL FURNISH ONE MAILBOX PER UNIT, PER OWNER SELECTION (SEE SPECS).
3) CERTIFICATION OF R-49 CEILING INSULATION MUST BE POSTED IN ATTIC.
4) COAT AND BEDROOM CLOSETS SHALL HAVE EPOXY-COATED WIRE SHELVING.
5) PRIME & PAINT WALLS BEHIND MILLWORK.
6) STAIN & SEAL MILLWORK AS SPECIFIED.
7) APPLY SILICONE CAULK BETWEEN CONCRETE AND BOTTOM OF THE DRYWALL.
8) SEAL CONCRETE FLOOR TO REDUCE MOISTURE PENETRATION.
9) APPROPRIATELY SIZED BLINDS SHALL BE PROVIDED AND INSTALLED FOR EACH GLAZED OPENING, INCLUDING PAIRED WINDOWS (PROVIDED WITH TWO SETS) AND DOOR GLAZING WHERE HALF LITE OR LARGER.

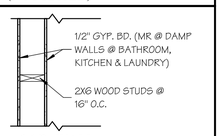
WALL TYPES

W1



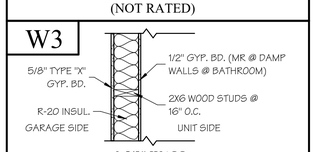
4-1/2" WALL
(NOT RATED)

W2

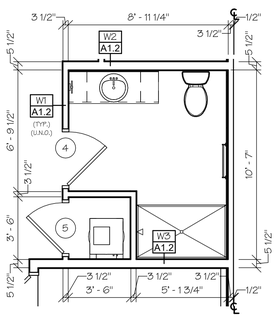


6-1/2" WALL
(NOT RATED)

W3

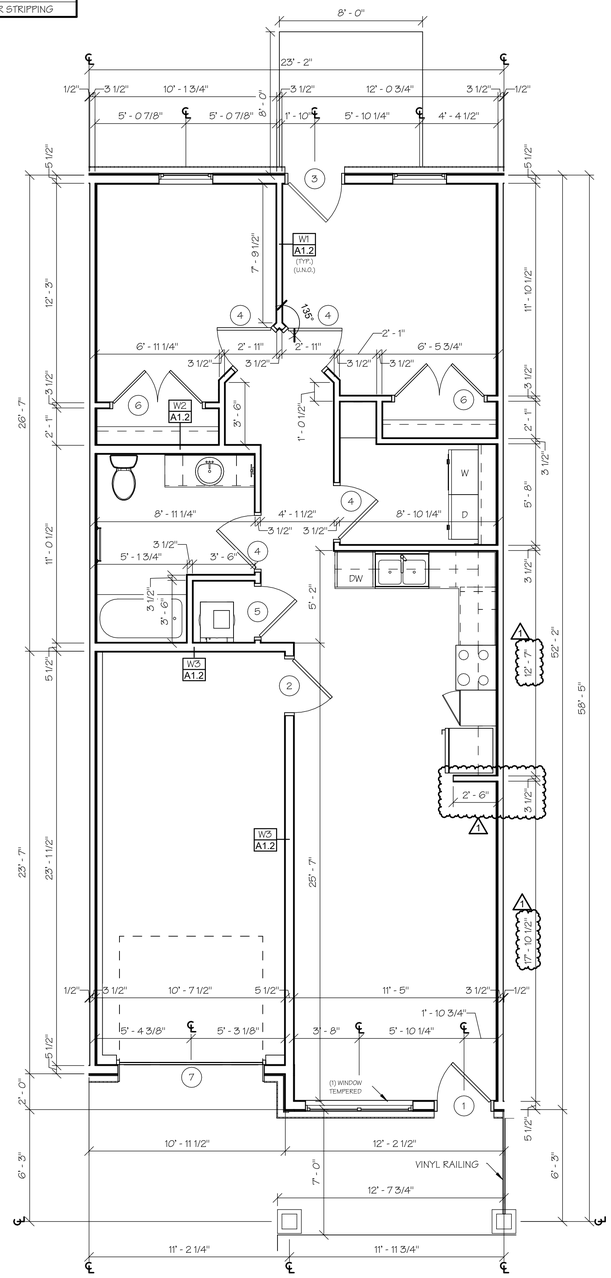


6-5/8" WALL
(NOT RATED)



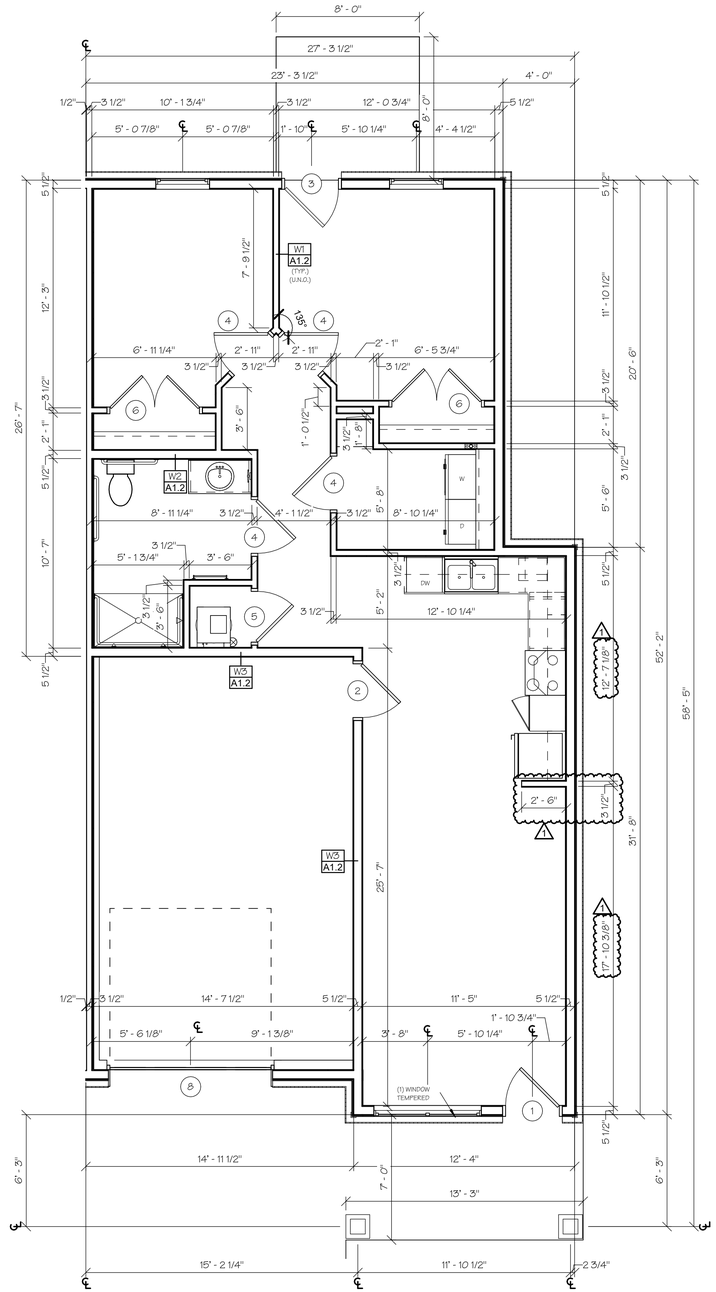
1 A1.2P 2-BR FHA/UD UNIT DIMENSION PLAN W/SHOWER

SCALE: 1/4" = 1'-0" (SEE BUILDING PLAN FOR LOCATIONS)



2 A1.2P 2-BR FHA/UD UNIT DIMENSION PLAN

SCALE: 1/4" = 1'-0"



3 A1.2P 2-BR UFAS/UD UNIT DIMENSION PLAN

SCALE: 1/4" = 1'-0"

2-BR UNIT DIMENSION PLANS, DOOR SCHEDULE & NOTES

ADDENDUM #1

STATE OF MISSOURI
M. RANDALL PORTER
2012006244
ARCHITECT
03 NOV 2022
M. RANDALL PORTER
ARCHITECT LICENSE#
A-2012006244

COTTAGES AT GENERATION VILLAGE
WILLARD, GREENE COUNTY, MISSOURI

Wallace ARCHITECTS L.L.C.
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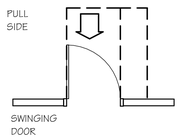
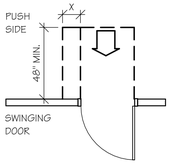
MANEUVERING CLEARANCES AT DOORS

PER UFAS

NOTE: WHERE ANY OBSTRUCTION WITHIN 18 INCHES OF THE LATCH SIDE OF A DOORWAY PROJECTS MORE THAN 8 INCHES BEYOND THE FACE OF THE DOOR, MEASURED PERPENDICULAR TO THE FACE OF THE DOOR, MANEUVERING CLEARANCES FOR A FORWARD APPROACH SHALL BE PROVIDED.

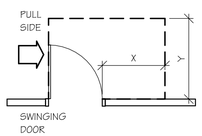


4.13.6 FIG. 25(a)
FRONT APPROACH - PULL SIDE



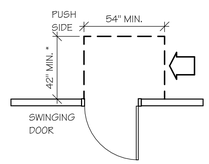
4.13.6 FIG. 25(a)
FRONT APPROACH - PUSH SIDE

NOTE: X = 12" MIN IF DOOR HAS BOTH A CLOSER AND LATCH



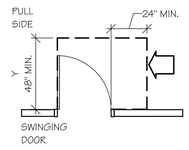
4.13.6 FIG. 25(b)
HINGE APPROACH - PULL SIDE
X = 36" MIN AND Y = 60" MIN

4.13.6 FIG. 25(b)
HINGE APPROACH - PULL SIDE
X = 42" MIN AND Y = 54" MIN



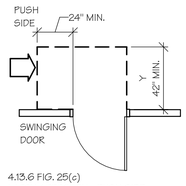
4.13.6 FIG. 25(b)
HINGE APPROACH - PUSH SIDE

* 48" MIN IF BOTH CLOSER AND LATCH PROVIDED.



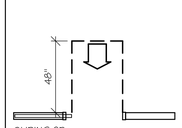
4.13.6 FIG. 25(c)
LATCH APPROACH - PULL SIDE

NOTE: Y = 54" MIN IF DOOR HAS A CLOSER

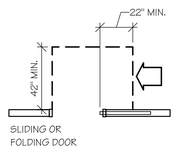


4.13.6 FIG. 25(c)
LATCH APPROACH - PUSH SIDE

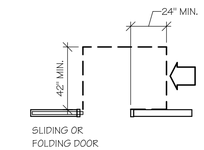
NOTE: Y = 48" MIN IF DOOR HAS A CLOSER



4.13.6 FIG 25(d)
FRONT APPROACH

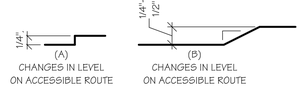


4.13.6 FIG 25(e)
POCKET OR HINGE ("SLIDE SIDE") APPROACH



4.13.6 FIG 25(f)
STOP OR LATCH APPROACH

CHANGES IN LEVEL ON AN ACCESSIBLE ROUTE



(A) CHANGES IN LEVEL ON ACCESSIBLE ROUTE

(B) CHANGES IN LEVEL ON ACCESSIBLE ROUTE

NOTE: STAIRS SHALL NOT BE PART OF AN ACCESSIBLE ROUTE.

UFAS/UD UNIT KITCHEN NOTES

1)	COUNTER HEIGHT SHALL BE 34" A.F.F. TO TOP OF SINK.
2)	EXTEND FLOORING BENEATH SINK SPACE AND THE 30" WORKSPACE BESIDE THE RANGE.
3)	TOE KICK SPACE @ BOTTOM OF BASE CABINETS SHALL REMAIN 4" MIN. (STANDARD)
4)	ADD SEPARATE WALL SWITCH FOR CONTROL OF RANGE HOOD FAN/LIGHT (SEE ELECTRICAL PLANS)
5)	ADD SWITCHES FOR CONTROL OF LIGHT OVER SINK & GARBAGE DISPOSAL.
7)	SWITCHES & OUTLETS IN KITCHEN ABOVE BASE CABINETS SHALL BE 40" A.F.F. TO BOTTOM OF SWITCH PLATE, SO AS NOT INTERFERE WITH WALL CABINET.
8)	INSULATED EXPOSED PIPING BELOW KITCHEN SINK W/ "PIPE WRAP" BY BROCAR PRODUCTS, INC. OR...
9)	DISHWASHER HOOKUPS ARE UNDER SINK, ACCESS OPENING IS TO BE MADE THROUGH END PANEL OF SINK.

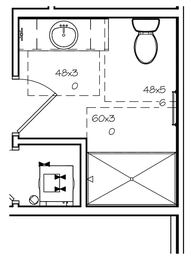
UFAS/UD UNIT BATH NOTES

1)	VALVE & SHOWER HEAD SHALL BE ON 2X6 WALL OR 2X4 WALL @ LAV,. (SEE BATH ELEVATIONS SHEET A7.0)
2)	PROVIDE HAND-HELD SHOWER W/VACUUM BREAKER (IN LIEU OF FIXED SHOWER HEAD), FLEXIBLE HOSE, & 24" SLIDE BAR.
3)	OFF-SET SHOWER VALVE CONTROL SO IT IS CENTERED 6" TO 15" FROM OUTER EDGE OF TUB. (LEVER TYPE CONTROL).
4)	PROVIDE & INSTALL 36" GRAB BAR BEHIND @ 42" GRAB BAR BESIDE WATER CLOSET ON WALL @ 34" A.F.F. (SEE BATH ELEVATIONS SHEET A7.0)
5)	BOTTOM OF MIRROR TO REST ON COUNTERTOP BACKSPLASH.
6)	INSULATE EXPOSED PIPING BELOW LAVATORY WITH "PIPE WRAP" BY BROCAR PRODUCTS, INC. OR...
7)	EXTEND FLOORING BENEATH VANITY CABINET.

UFAS/UD UNIT NOTES

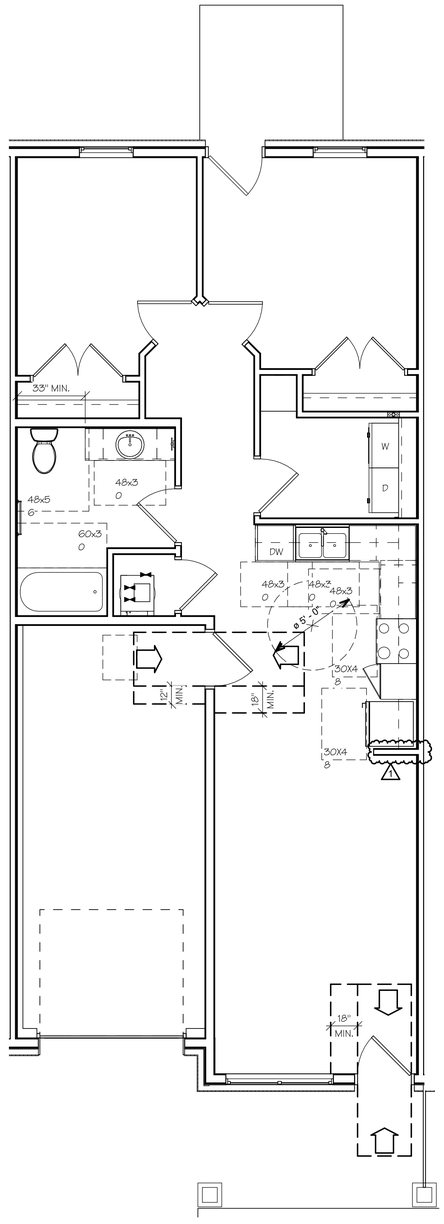
1)	PROVIDE 2 SETS SHELF/ROD BRACKETS FOR COAT AND BEDROOM CLOSETS (1 AT STANDARD HEIGHT AND 1 AT 48" A.F.F.)
2)	REFER TO FHA/UD UNIT PLANS FOR OTHER NOTES.
NOTE:	UFAS/UD UNIT WALL TYPES ARE THE SAME AS FHA UNITS UNLESS OTHERWISE NOTED.

NOTE: SEE SHEET A1.2P FOR GENERAL UNIT NOTES AND DOOR SCHEDULE APPLICABLE TO INFORMATION SHOWN ON THE SHEET.



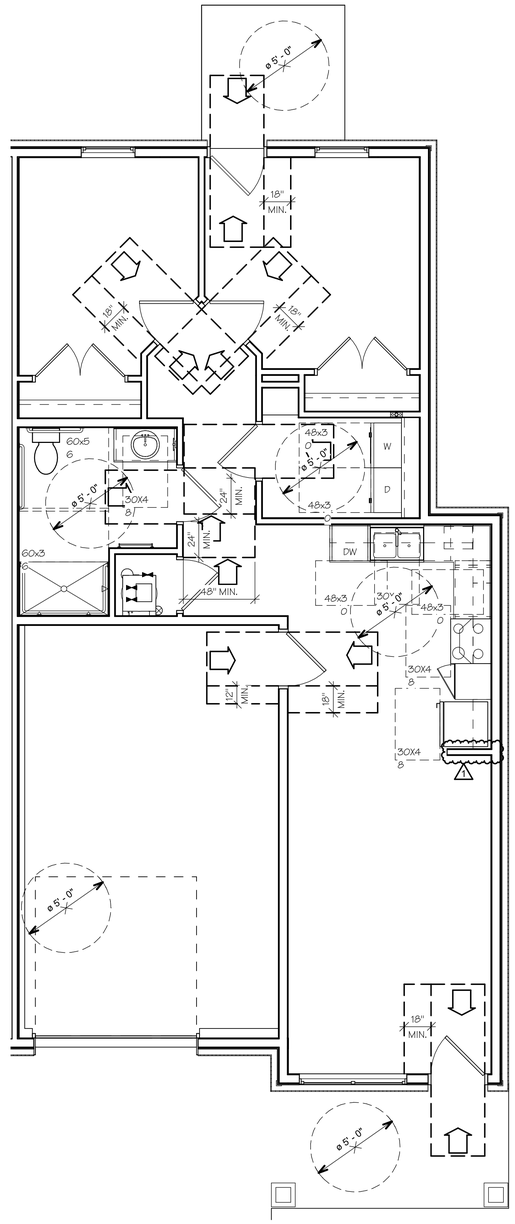
2-BR FHA/UD UNIT CLEAR FLOOR SPACE PLAN W/ TUB/SHOWER

1 A1.3P SCALE: 1/4" = 1'-0"



2-BR FHA/UD UNIT CLEAR FLOOR SPACE PLAN

2 A1.3P SCALE: 1/4" = 1'-0"



2-BR UFAS/UD UNIT CLEAR FLOOR SPACE PLAN

3 A1.3P SCALE: 1/4" = 1'-0"

2-BR UNIT CLEAR FLOOR SPACE & DOOR APPROACH PLANS

ADDENDUM #1

M. RANDALL PORTER
2012006244
ARCHITECT
STATE OF MISSOURI
03 NOV 2022
M. RANDALL PORTER
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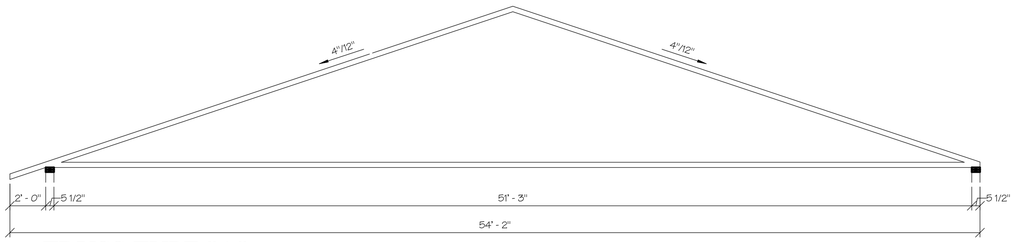
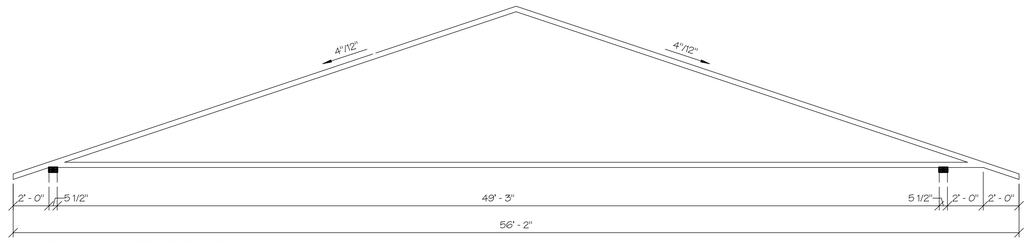


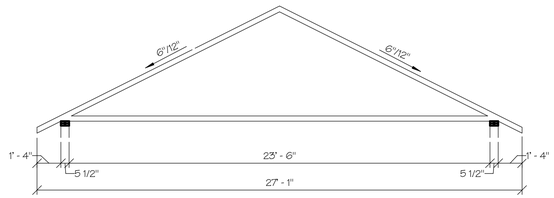
TRUSS TYPE "A"

1 A2.0P SCALE: 1/4" = 1'-0"



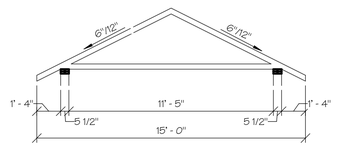
TRUSS TYPE "B"

2 A2.0P SCALE: 1/4" = 1'-0"



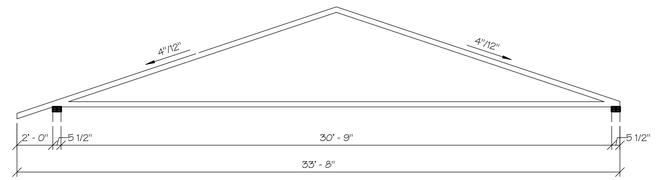
TRUSS TYPE "C"

3 A2.0P SCALE: 1/4" = 1'-0"



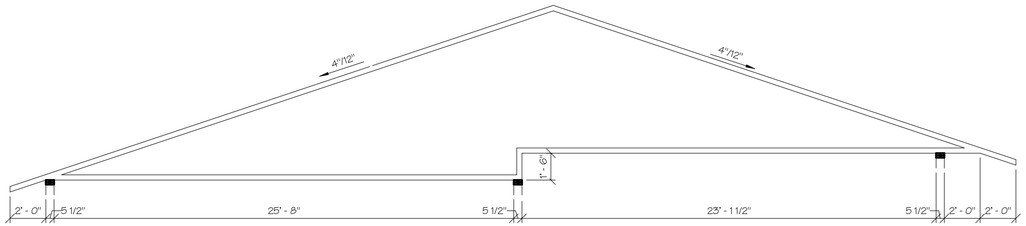
TRUSS TYPE "D"

4 A2.0P SCALE: 1/4" = 1'-0"



TRUSS TYPE "E"

5 A2.0P SCALE: 1/4" = 1'-0"



TRUSS TYPE "F"

6 A2.0P SCALE: 1/4" = 1'-0"

NOTE: SEE SHEET A2.1P FOR ATTIC VENTILATION CALCULATIONS AND NOTES.

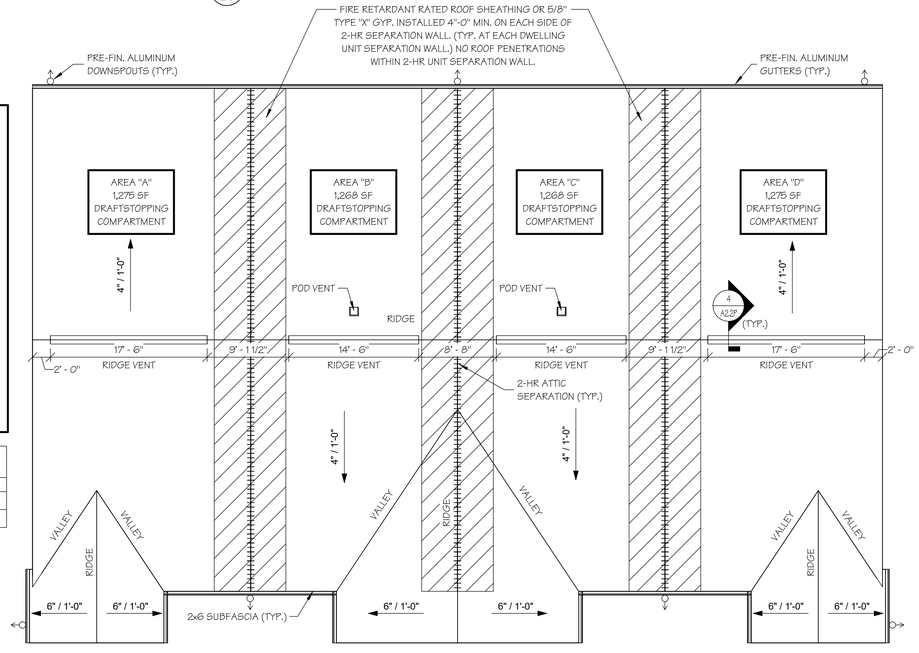
NOTE: SEE SHEET A2.2P FOR ATTIC ACCESS & CROSS BLOCKING DETAILS.

FRAMING LEGEND

- TRUSS
- DROPPED CHORD GABLE TRUSS
- BEAM
- 2-HR UNIT SEPARATION WALL
- FIELD FRAMED 2X8 @ 24" O.C.
- FIRE-RETARDANT TREATED ROOF SHEATHING EXTENDING A MIN. OF 4'-0" EA. SIDE OF 2-HR UNIT SEPARATION WALLS (TYP.)

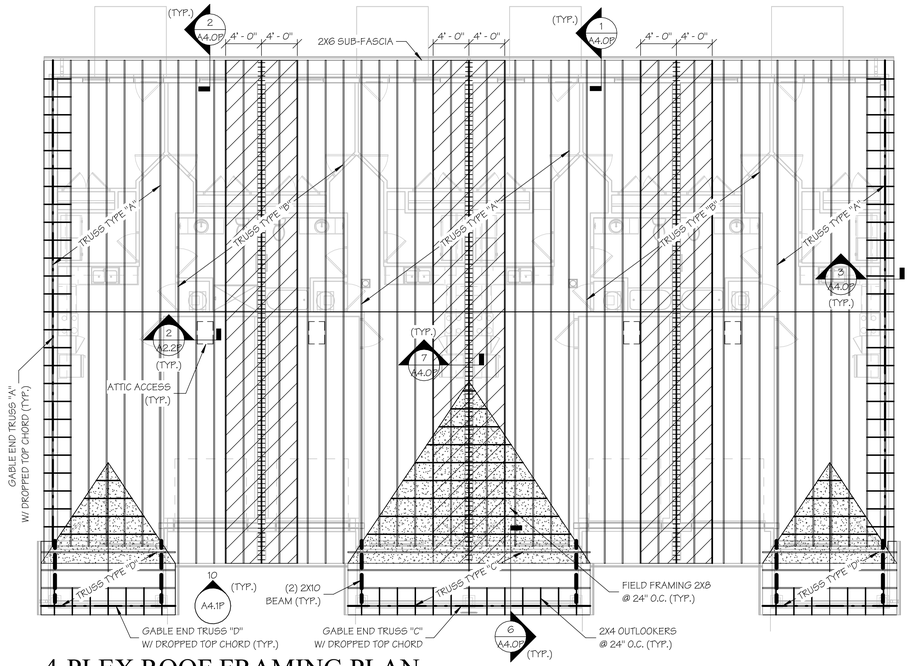
HEADER SCHEDULE

LOCATION	HEADER
EXTERIOR DOOR & WINDOW	(2) 2x10 SPF NO.2
OVERHEAD GARAGE DOOR	(2) 2x12 DF-L SEL. STR.



4-PLEX ROOF PLAN

7 A2.0P SCALE: 1/8" = 1'-0"



4-PLEX ROOF FRAMING PLAN

8 A2.0P SCALE: 1/8" = 1'-0"

4-PLEX ROOF PLAN, ROOR FRAMING PLAN AND DETAILS

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M. RANDALL PORTER
2012006244
ARCHITECT

12 AUG 2022

M. RANDALL PORTER
ARCHITECT LICENSE#
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ATTIC COMPARTMENT VENTILATION

NAME	AREA	TOTAL REQ'D VENT. (SQ. IN.)	SOFFIT VENT (SQ. IN.)	ROOF VENT (SQ. IN.)
AREA "A"	1275 SF	612	306	306
AREA "B"	1268 SF	609	304	304
AREA "C"	1268 SF	609	304	304
AREA "D"	1275 SF	612	306	306
AREA "E"	1275 SF	612	306	306
AREA "F"	1268 SF	609	304	304
AREA "G"	1268 SF	609	304	304
AREA "H"	1268 SF	609	304	304
AREA "I"	1268 SF	609	304	304
AREA "J"	1275 SF	612	306	306
AREA "K"	1275 SF	612	306	306
AREA "L"	1268 SF	609	304	304
AREA "M"	1268 SF	609	304	304
AREA "N"	1268 SF	609	304	304
AREA "O"	1268 SF	609	304	304
AREA "P"	1394 SF	669	335	335

GENERAL ATTIC VENTILATION NOTES

1) TOTAL FREE AREA SHALL EQUAL 1/300 OF ATTIC AREAS W/50% OF VENT AREA WITHIN 3' OF ROOF PEAK AND 50% AT SOFFITS.
2) SPECIFIED RIDGE VENT LENGTHS BASED ON 18 SQ. IN. FREE AREA PER LINEAL FOOT. ADJUST VENT LENGTH AS REQUIRED BASED ON FREE AREA OF SPECIFIC VENTILATOR USED.
3) SPECIFID VENTILATION POD QUANTITY BASED ON 50 SQ. IN FREE AREA PER POD. ADJUST QUANTITY AS REQUIRED BASEED ON FREE AREA OF SPECIFIC VENTILATION POD USED.
4) AT GABLE LAYOVER ROOF PROVIDE 20"X30" MIN. OPENING AT EACH UNIT DECK BELOW LAYOVER.
5) SOFFIT VENTILATION FOR EACH UNIT SHALL MATCH RESPECTIVE ROOF OR RIDGE VENTILATION AREA.

GENERAL NOTES TRUSS FRAMING

1)	ALL TRUSSES SHALL BE FREE-SPAN (FROM WALL TO WALL OR WALL TO WALL TO BEAM).
2)	ROOF TRUSS LAYOUT @ BLDGS. MUST FACILITATE SPECIFIED ATTIC ACCESS LOCATIONS.
3)	ALL GABLE TRUSSES TO HAVE INSTALLED VERTICAL STUDDING @ 16" O.C. (W/DROPPED TOP CHORD).
4)	ALL ROOF TRUSSES SHALL BE SPACED @ 24" O.C. MAXIMUM
5)	CROSS BRACING AND HORIZONTAL BRIDGING SHALL BE INSTALLED AS PER TRUSS FABRICATORS ASSOCIATION SPECIFICATIONS AND SEALED SHOP DRAWINGS.
6)	EACH ROOF TRUSS SHALL BE ANCHORED TO TOP PLATE WITH METAL TRUSS ANCHORS @ BEARING WALLS.
7)	TRUSSES SHOWN ARE FOR CONFIGURATION ONLY. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS WITH STATE ISSUED PROFESSIONAL ENGINEER'S SEAL SHOWING ACTUAL MEMBER STRESSES AND JOINT PLATE SIZES CONFORMING TO LOADING FIGURES.

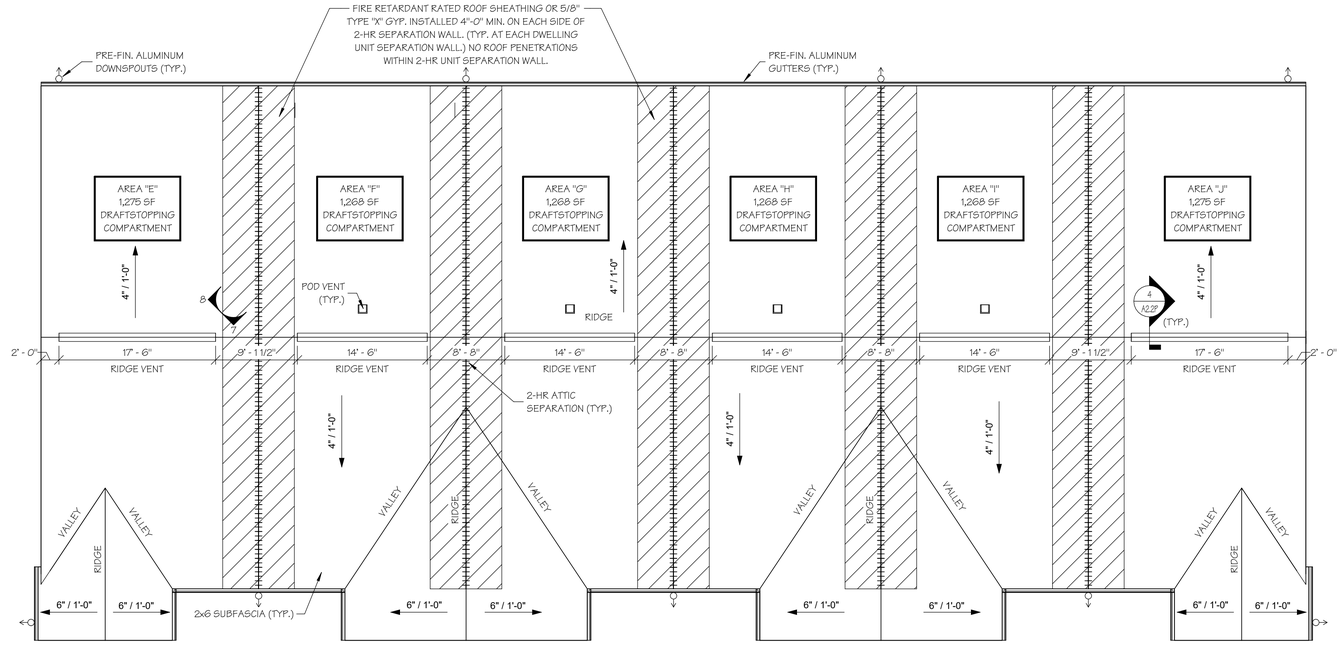
FRAMING LEGEND

- TRUSS
- DROPPED CHORD GABLE TRUSS
- BEAM
- 2-HR UNIT SEPARATION WALL
- FIELD FRAMED 2X8 @ 24" O.C.
- FIRE-RETARDANT TREATED ROOF SHEATHING EXTENDING A MIN. OF 4'-0" EA. SIDE OF 2-HR UNIT SEPARATION WALLS (TYP.)

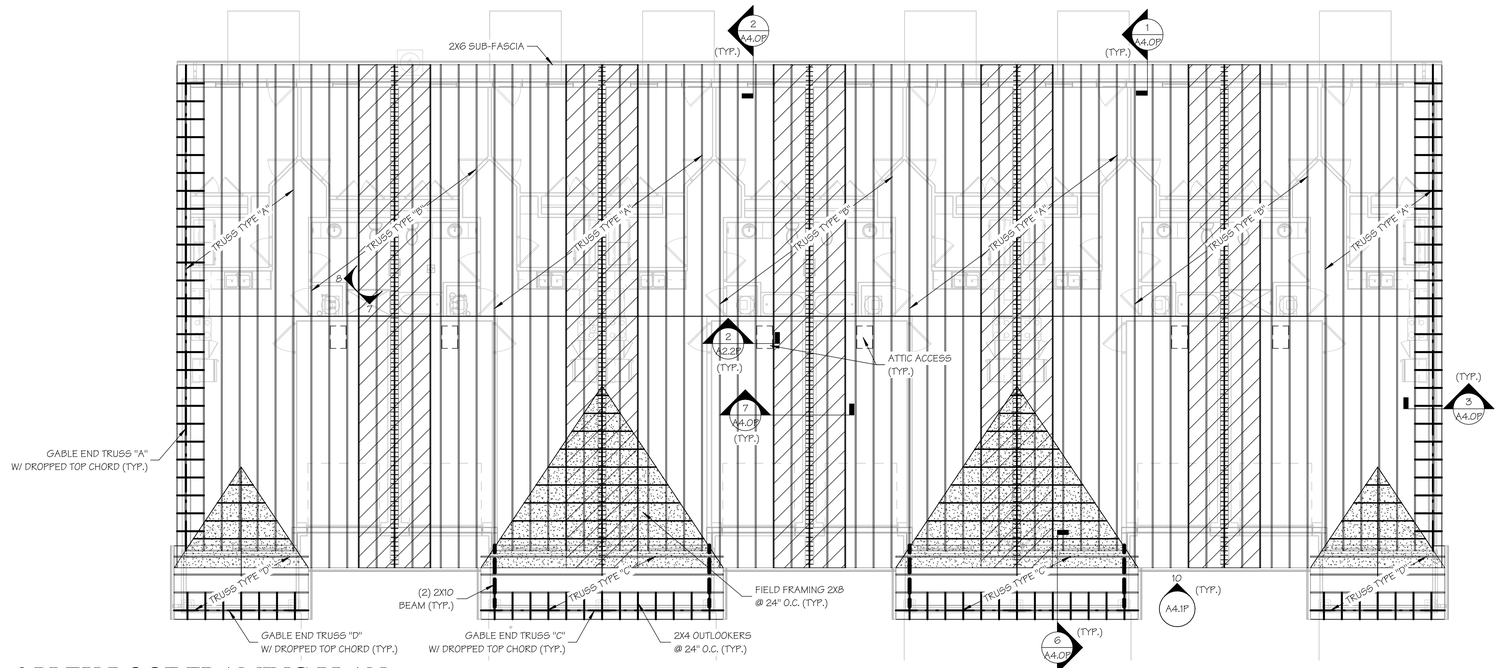
HEADER SCHEDULE

LOCATION	HEADER
EXTERIOR DOOR & WINDOW	(2) 2x10 SPF NO.2
OVERHEAD GARAGE DOOR	(2) 2x12 DF-L SEL. STR.

NOTE: SEE SHEET A2.2P FOR ATTIC ACCESS & CROSS BLOCKING DETAILS.



1 A2.1P 6-PLEX ROOF PLAN
SCALE: 1/8" = 1'-0"



2 A2.1P 6-PLEX ROOF FRAMING PLAN
SCALE: 1/8" = 1'-0"

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6-PLEX ROOF PLAN, ROOF FRAMING PLAN AND NOTES

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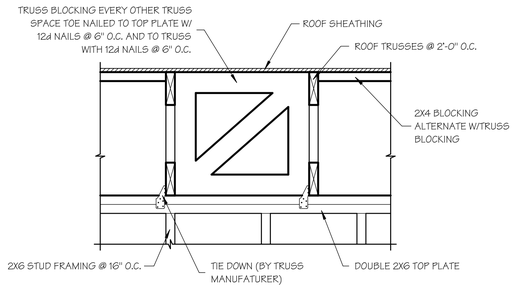
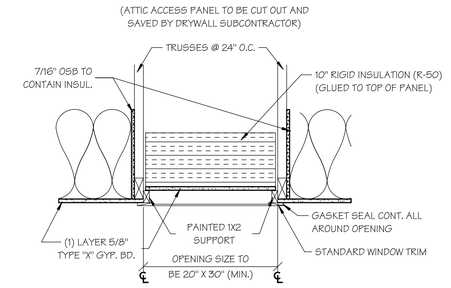


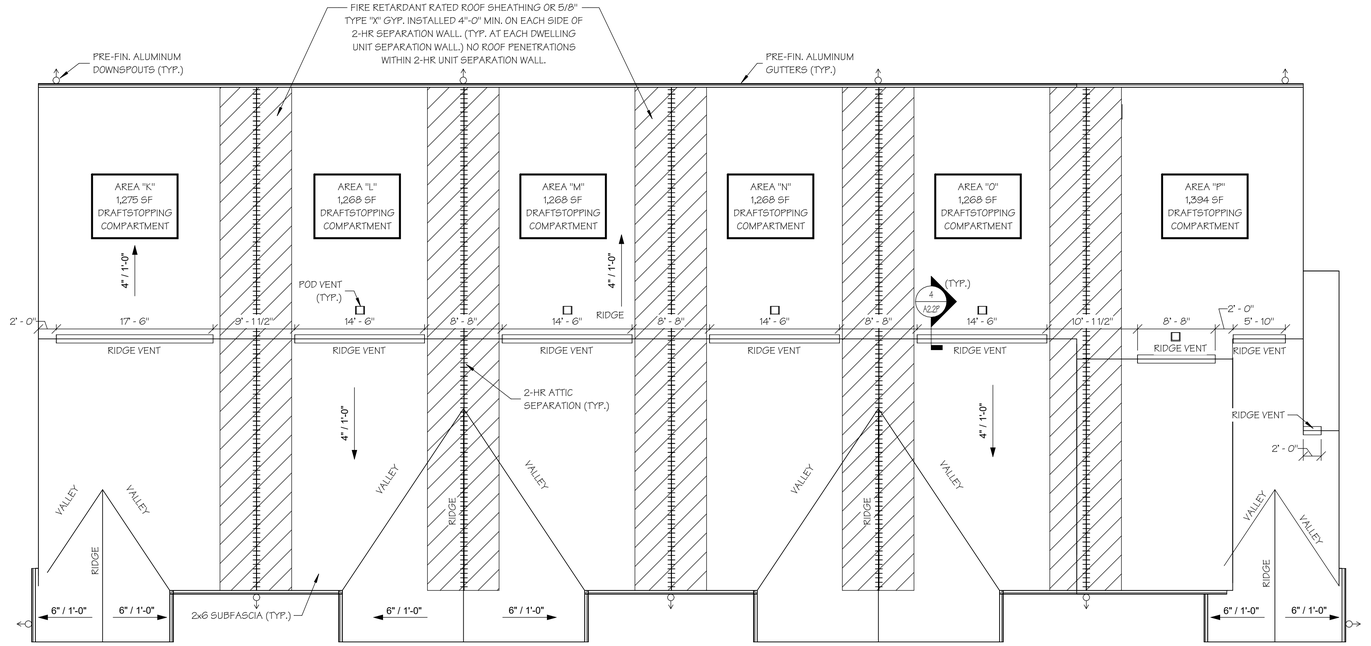
CROSS BLOCKING DETAIL

1 / A2.2P SCALE: 1" = 1'-0"



ATTIC ACCESS

2 / A2.2P SCALE: 1" = 1'-0"



ACC. 6-PLEX ROOF PLAN

3 / A2.2P SCALE: 1/8" = 1'-0"

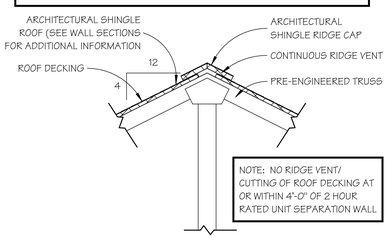
FRAMING LEGEND

- TRUSS
- DROPPED CHORD GABLE TRUSS
- BEAM
- 2-HR UNIT SEPARATION WALL
- FIELD FRAMED 2X8 @ 24" O.C.
- FIRE-RETARDANT TREATED ROOF SHEATHING EXTENDING A MIN. OF 4'-0" EA. SIDE OF 2-HR UNIT SEPARATION WALLS (TYP.)

HEADER SCHEDULE

LOCATION	HEADER
EXTERIOR DOOR & WINDOW	(2) 2x10 SYP NO.2
OVERHEAD GARAGE DOOR	(2) 2x12 DF-L SEL. STR.

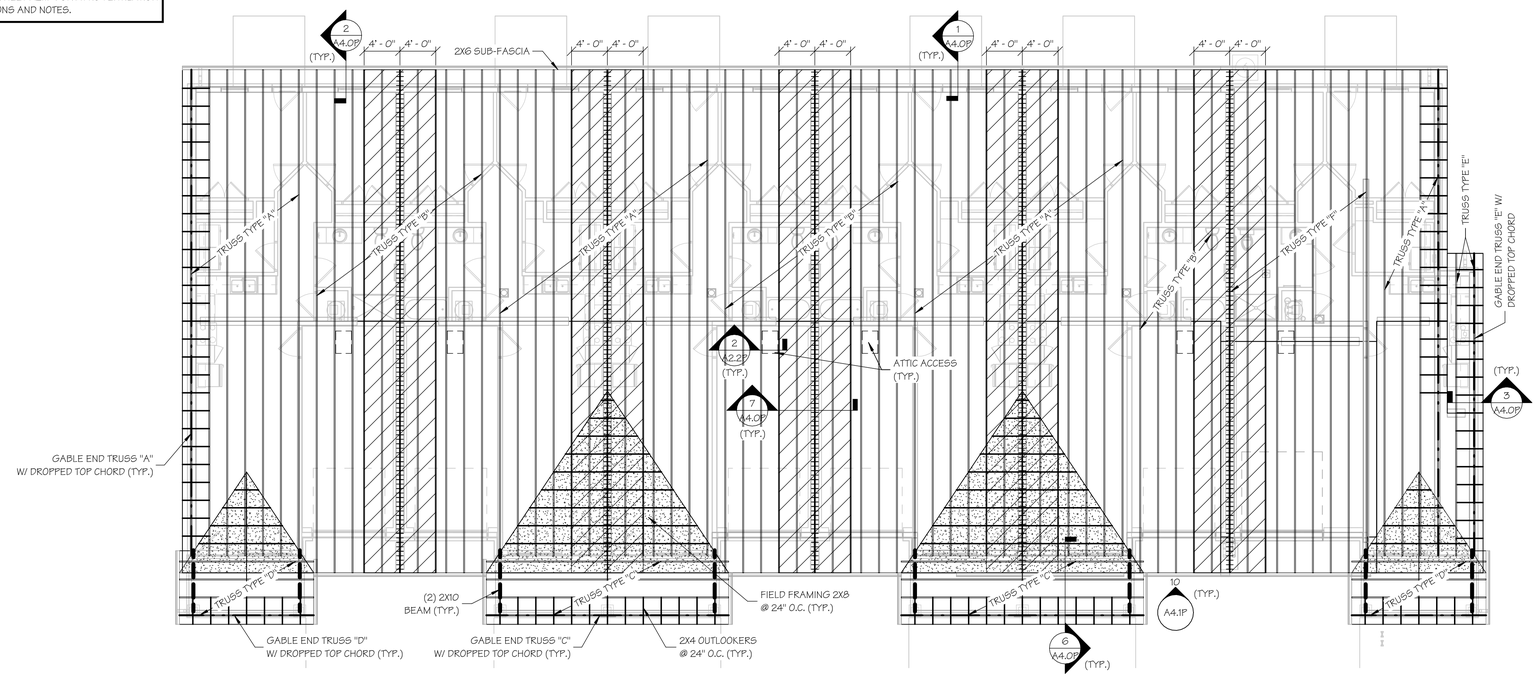
NOTE: REFER TO EXTERIOR ELEVATION SHEET FOR ROOF VENTING REQUIREMENT AND PROPOSED LOCATION(S) OF RIDGE VENT MATERIAL



ROOF VENT DETAIL

4 / A2.2P SCALE: 3/4" = 1'-0"

NOTE: SEE SHEET A2.1P FOR ATTIC VENTILATION CALCULATIONS AND NOTES.



ACC. 6-PLEX ROOF FRAMING PLAN

5 / A2.2P SCALE: 1/8" = 1'-0"

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Wallace ARCHITECTS, L.L.C.
Columbia, MO
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ACC 6-PLEX ROOF PLAN & ROOF FRAMING PLAN

ISSUE SET

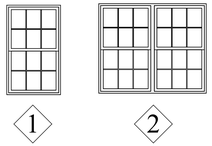
WINDOW SCHEDULE TYPE MARK

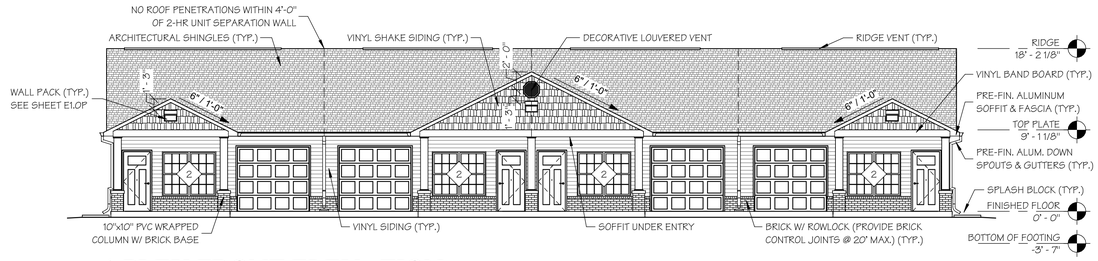
MARK	SIZE	HARDWARE	GLAZING	COMMENTS
1	3'-0" x 5'-0"	STANDARD	INSUL. LOW "E"	SINGLE-HUNG WITH SCREENS, U-FACTOR = 0.30 MAX., SHGC = 0.40 MAX., ENERGY STAR
2	PR. 3'-0" x 5'-0"	STANDARD	INSUL. LOW "E"	SINGLE-HUNG WITH SCREENS, U-FACTOR = 0.30 MAX., SHGC = 0.40 MAX., ENERGY STAR

WINDOW NOTES

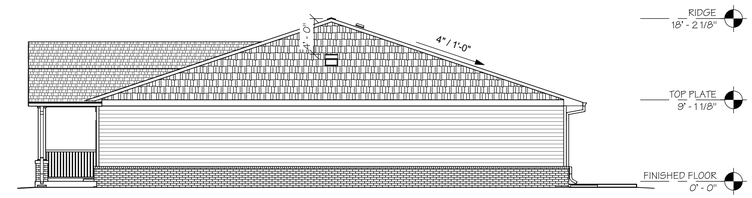
1)	CONTRACTOR SHALL CERTIFY THAT BEDROOM WINDOWS INSTALLED PROVIDE EGRESS OPENING OF 5.0 SQ. FT. (MIN.), CLEAR HEIGHT OF 24" (MIN.) AND CLEAR WIDTH OF 20" (MIN.).
2)	GLAZING WITHIN 24" OF DOORS SHALL BE TEMPERED GLASS.
3)	MAX. SILL HGT. @ 36" A.F.F.
4)	REFER TO WALL SECTIONS FOR SPECIFIC BRICK OR SIDING DETAILS AROUND WINDOW OPENINGS.
5)	INSTALL BLINDS AT ALL WINDOWS (FULL WIDTH X FULL HEIGHT)

NOTE: PROVIDE BRICK CONTROL JOINTS EVERY 20' MAX.

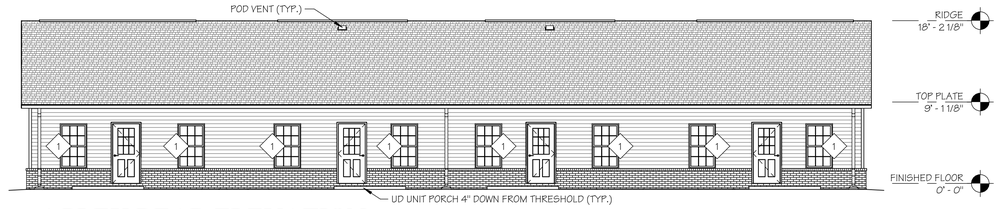




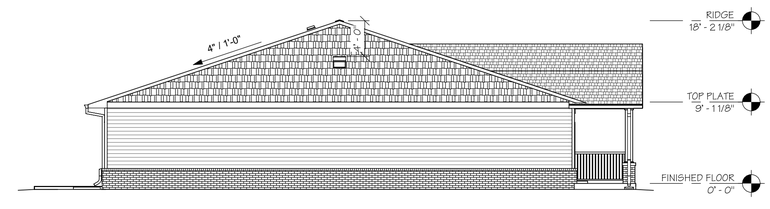
1 A3.0P — 4-PLEX FRONT ELEVATION
SCALE: 1/8" = 1'-0"



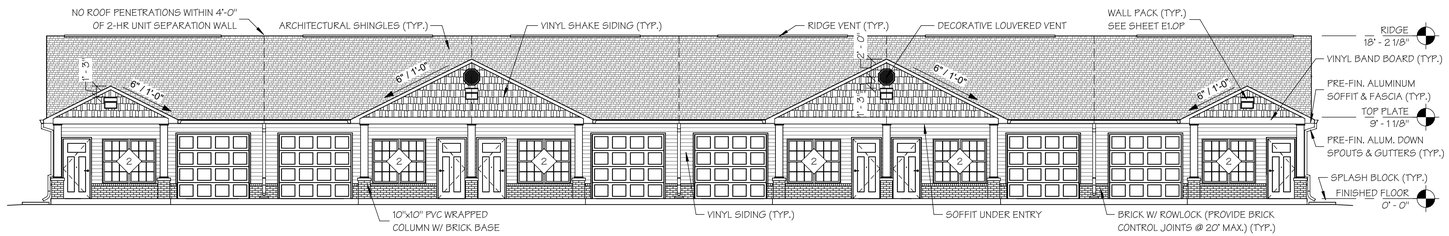
2 A3.0P — 4-PLEX RIGHT SIDE ELEVATION
SCALE: 1/8" = 1'-0"



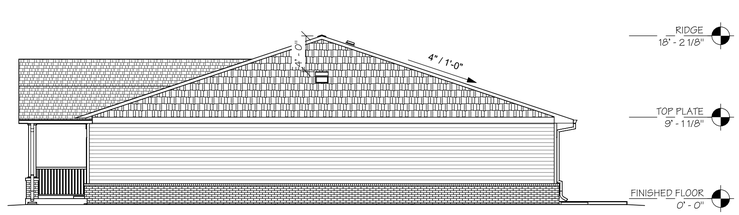
3 A3.0P — 4-PLEX REAR ELEVATION
SCALE: 1/8" = 1'-0"



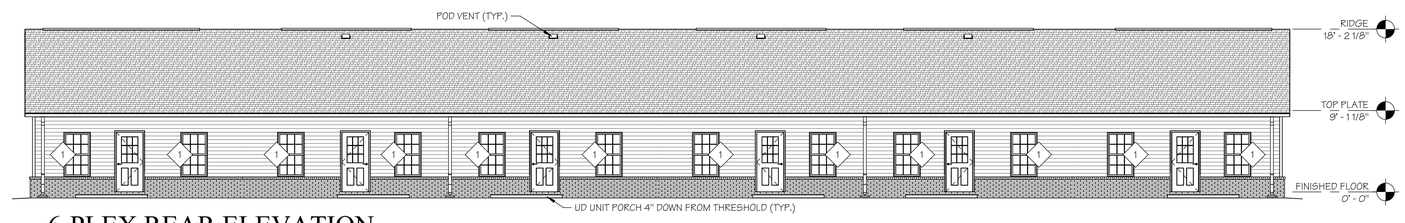
4 A3.0P — 4-PLEX LEFT SIDE ELEVATION
SCALE: 1/8" = 1'-0"



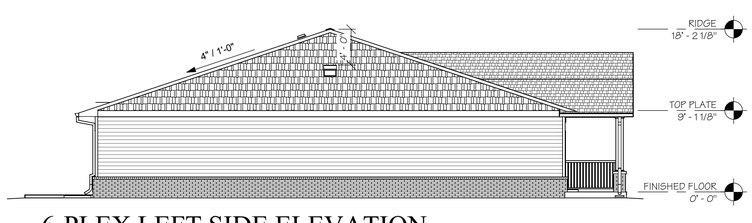
5 A3.0P — 6-PLEX FRONT ELEVATION
SCALE: 1/8" = 1'-0"



6 A3.0P — 6-PLEX RIGHT SIDE ELEVATION
SCALE: 1/8" = 1'-0"



7 A3.0P — 6-PLEX REAR ELEVATION
SCALE: 1/8" = 1'-0"



8 A3.0P — 6-PLEX LEFT SIDE ELEVATION
SCALE: 1/8" = 1'-0"

4 & 6 PLEX EXTERIOR ELEVATIONS, WINDOW SCHEDULE & NOTES

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COTTAGES AT GENERATION VILLAGE
WILLARD, GREENE COUNTY, MISSOURI

STATE OF MISSOURI
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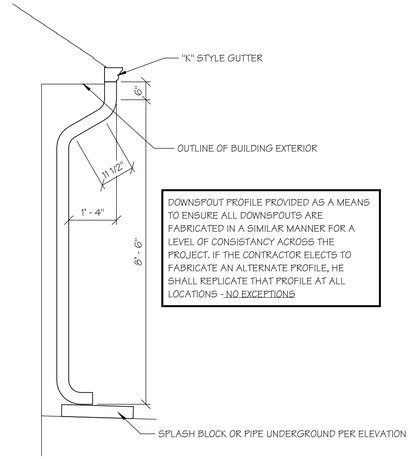
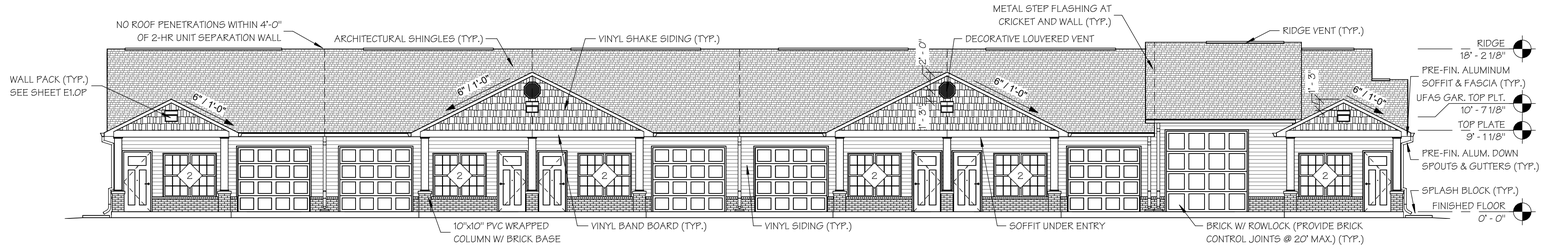


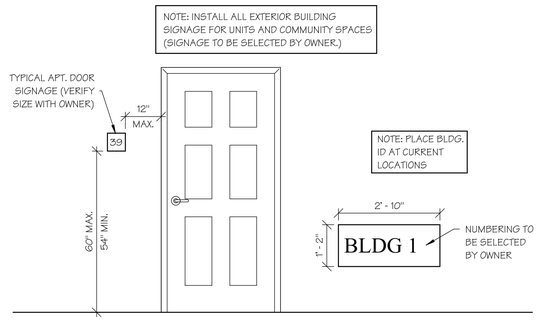
1 A3.1P — DOWNSPOUT PROFILE

SCALE: 1/2" = 1'-0"



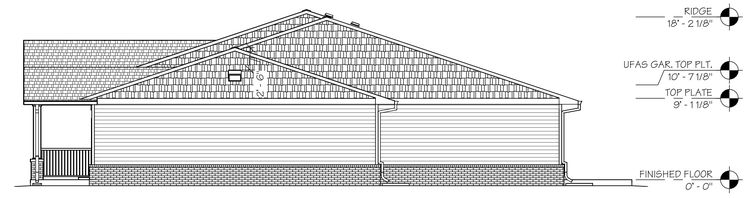
2 A3.1P — ACC. 6-PLEX FRONT ELEVATION

SCALE: 1/8" = 1'-0"



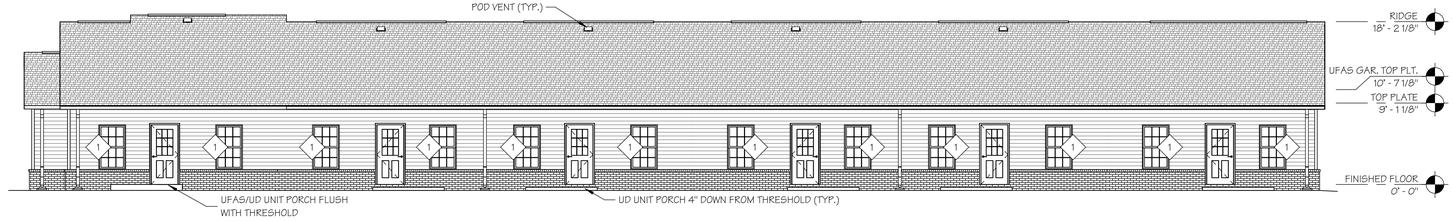
3 A3.1P — EXTERIOR SIGNAGE DETAIL

SCALE: 1/2" = 1'-0"



4 A3.1P — ACC. 6-PLEX RIGHT SIDE ELEVATION

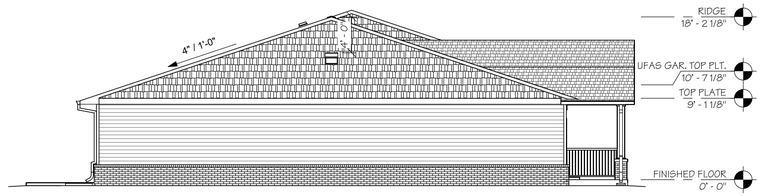
SCALE: 1/8" = 1'-0"



5 A3.1P — ACC. 6-PLEX REAR ELEVATION

SCALE: 1/8" = 1'-0"

NOTE: SEE SHEET A3.0 FOR WINDOW SCHEDULE AND NOTES.



6 A3.1P — ACC. 6-PLEX LEFT SIDE ELEVATION

SCALE: 1/8" = 1'-0"

ACC 6 PLEX EXTERIOR ELEVATIONS

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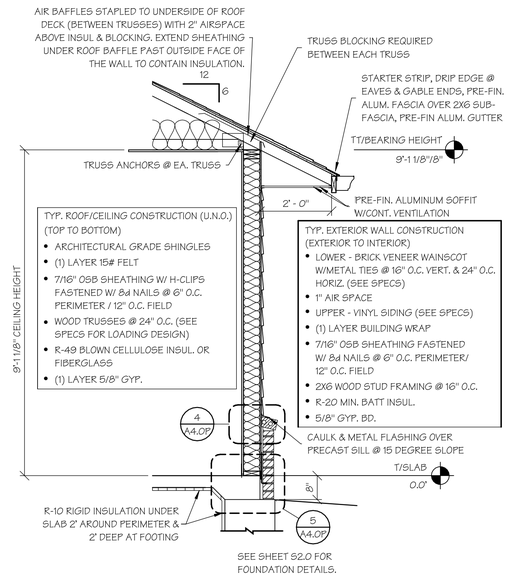
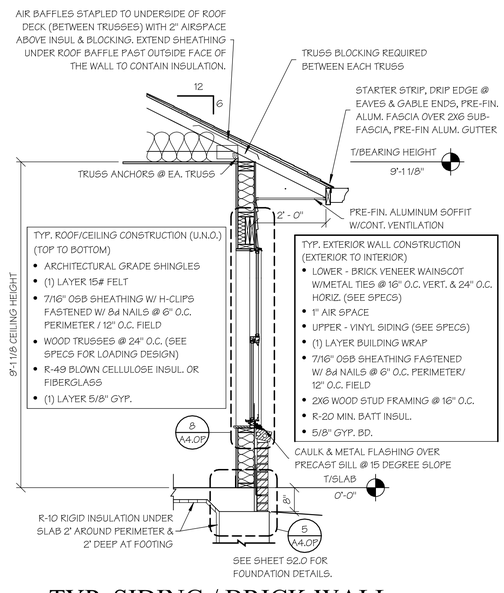


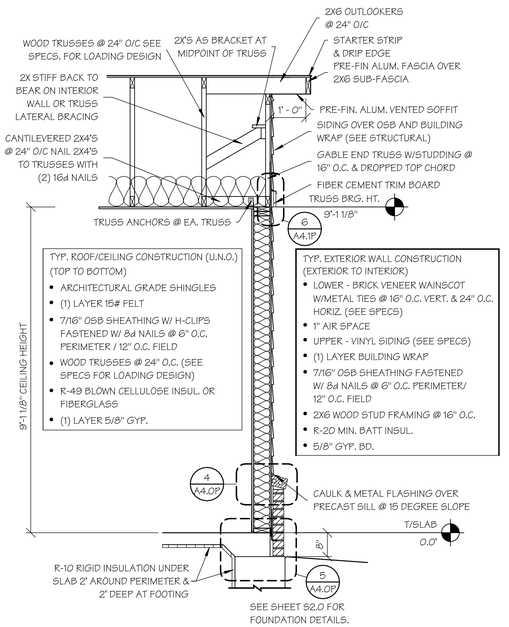
1 A4.0P TYP. SIDING/ BRICK WALL SECTION

SCALE: 1/2" = 1'-0"



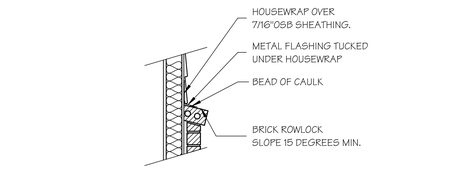
2 A4.0P TYP. SIDING / BRICK WALL SECTION @ WINDOW

SCALE: 1/2" = 1'-0"



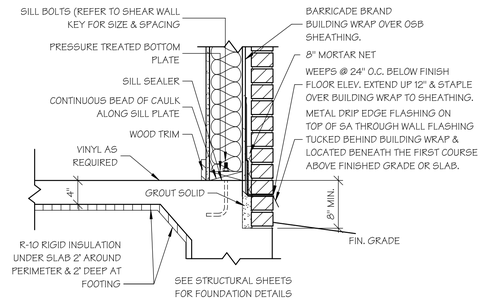
3 A4.0P TYP. SIDING / BRICK WALL SECTION @ GABLE

SCALE: 1/2" = 1'-0"



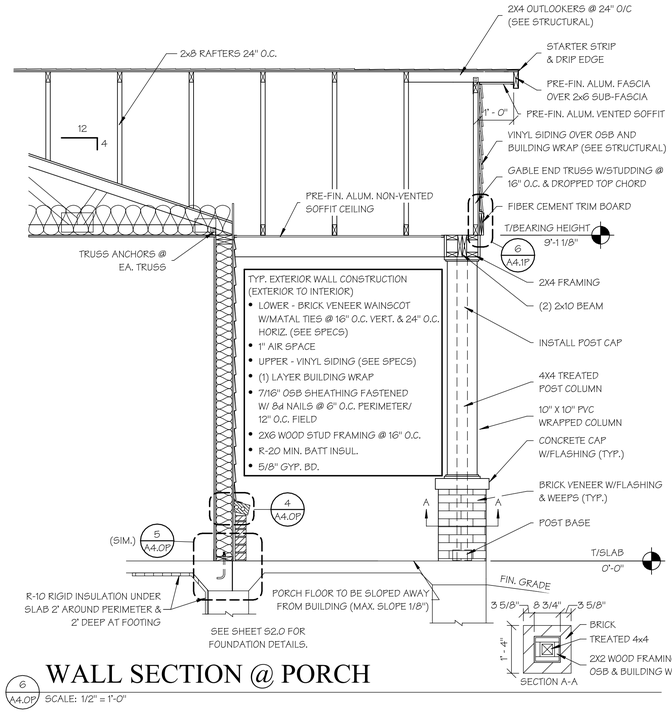
4 A4.0P WALL FLASHING DETAIL

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



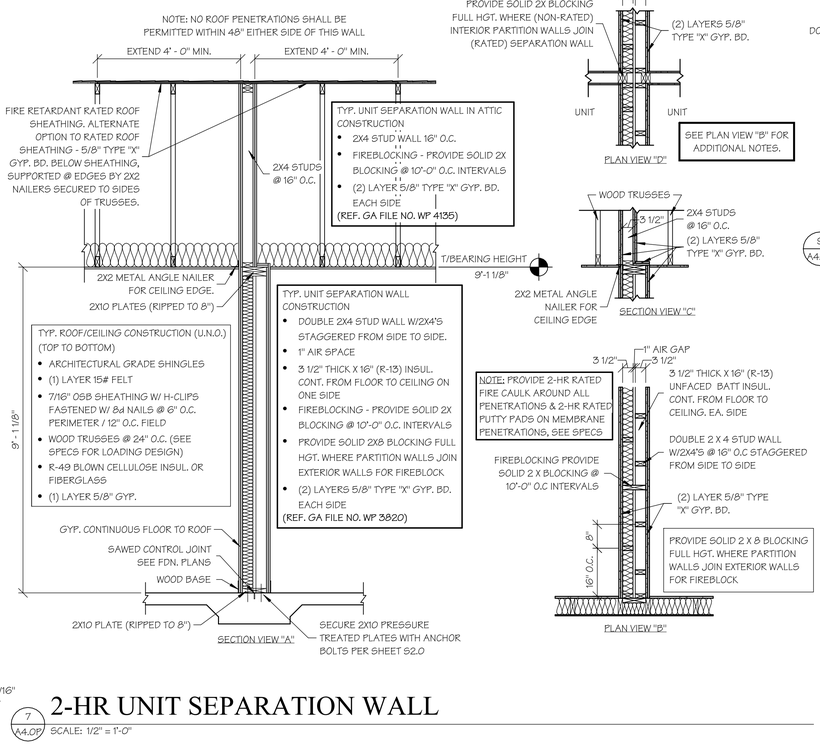
5 A4.0P FOUNDATION FLASHING DETAIL

SCALE: 1" = 1'-0"



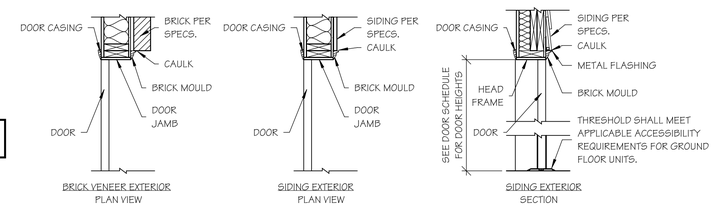
6 A4.0P WALL SECTION @ PORCH

SCALE: 1/2" = 1'-0"



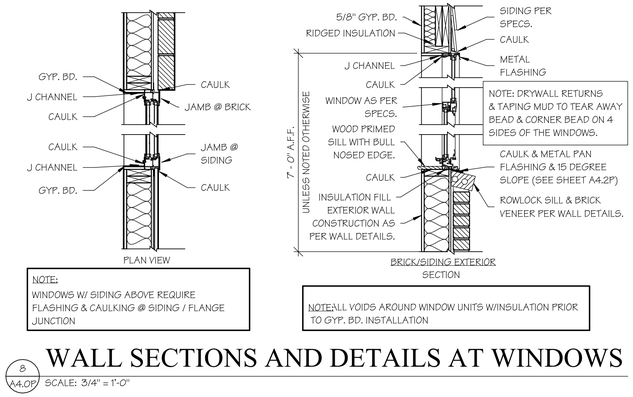
7 A4.0P 2-HR UNIT SEPARATION WALL

SCALE: 1/2" = 1'-0"



9 A4.0P WALL SECTIONS AND DETAILS AT DOORS

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



8 A4.0P WALL SECTIONS AND DETAILS AT WINDOWS

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

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WALL SECTIONS

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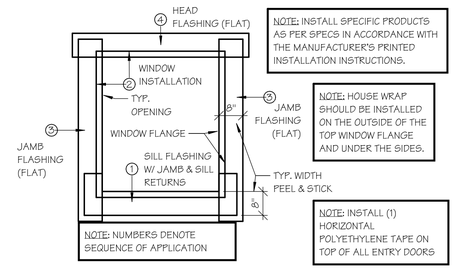
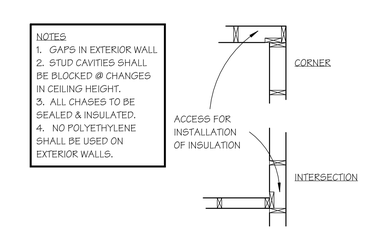


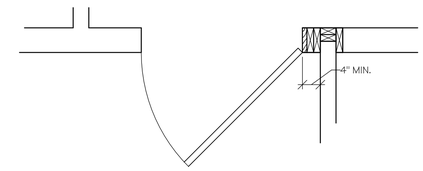
WINDOW FLASHING

1 A4.1P SCALE: 1/2" = 1'-0"



EXT. WALL / ADVANCED FRAMING DETAIL

2 A4.1P SCALE: 1/2" = 1'-0"



TYP. DOOR FRAMING DETAIL

3 A4.1P SCALE: 3/4" = 1'-0"

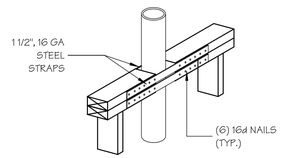
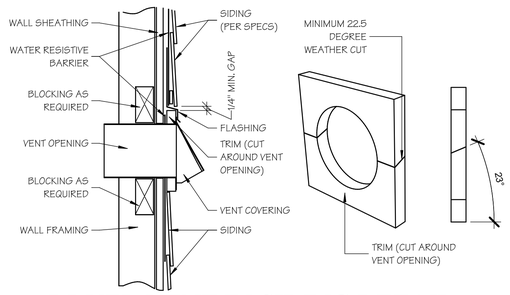


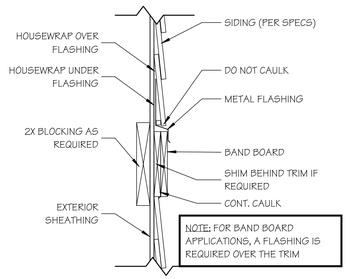
PLATE CUT DETAIL

4 A4.1P SCALE: 1" = 1'-0"



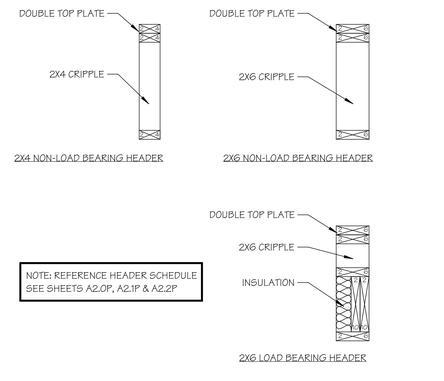
DRYER VENT IN SIDING DETAIL

5 A4.1P SCALE: 1/2" = 1'-0"



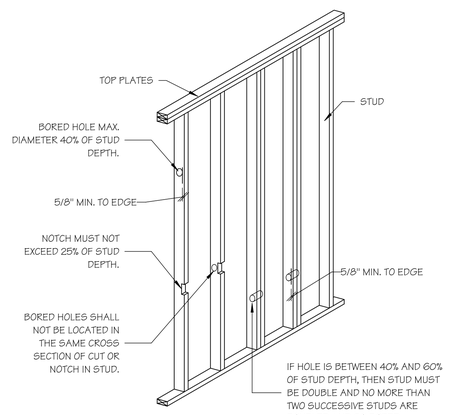
BAND BOARD DETAIL

6 A4.1P SCALE: 1 1/2" = 1'-0"



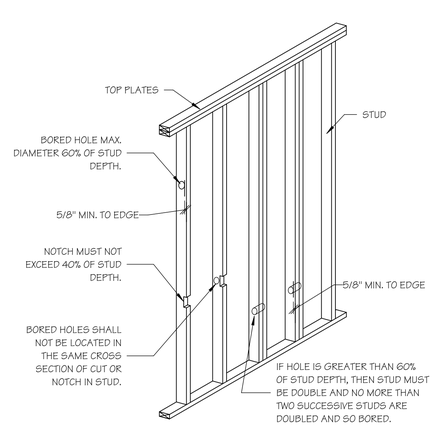
HEADER DETAIL 2X4 & 2X6

7 A4.1P SCALE: 1" = 1'-0"



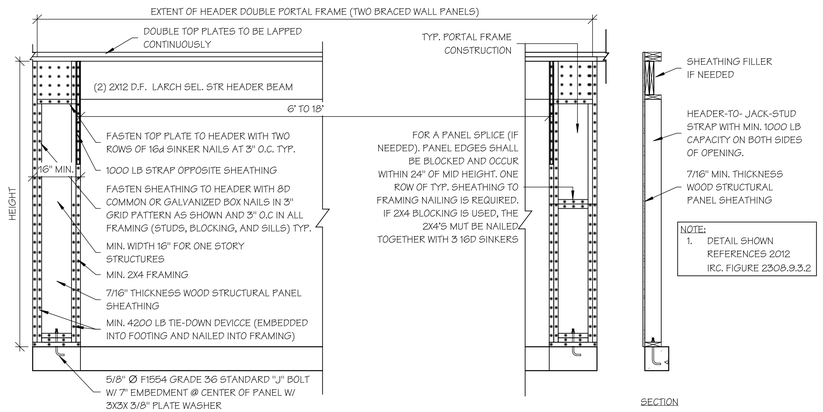
LOAD BEARING WALL NOTCHING & BORING HOLE DETAILS

8 A4.1P SCALE: 1/2" = 1'-0"



NON-LOAD BEARING WALL NOTCHING & BORING HOLE DETAILS

9 A4.1P SCALE: 1/2" = 1'-0"



WALL BRACING @ 4-PLEX & 6-PLEX GARAGE OPENING

10 A4.1P SCALE: 1/2" = 1'-0"

FRAMING DETAILS

ISSUE SET

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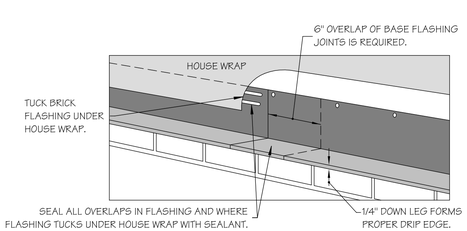
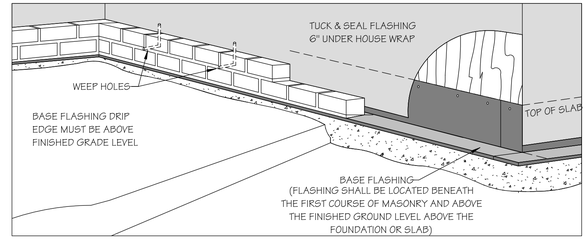


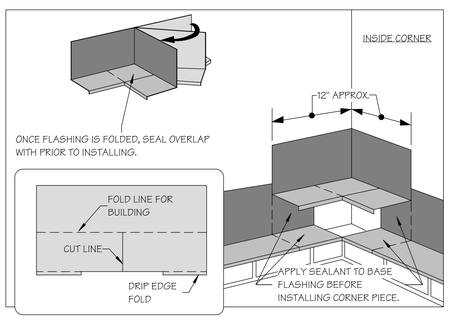
1 A4.2P JOINT FLASHING DETAIL @ BRICK

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



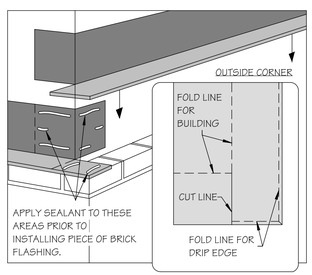
2 A4.2P BASE FLASHING @ BRICK

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



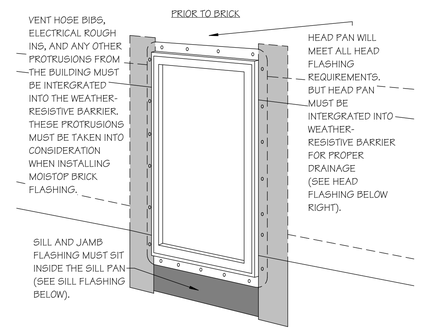
3 A4.2P INSIDE CORNER FLASHING DETAIL @ BRICK

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



4 A4.2P OUTSIDE CORNER FLASHING DETAIL @ BRICK

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



5 A4.2P WINDOW FLASHING DETAIL @ BRICK

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

FLASHING DETAILS

ISSUE SET

M. RANDALL PORTER
2012006244
STATE OF MISSOURI
ARCHITECT

12 AUG 2022

M. RANDALL PORTER
ARCHITECT LICENSE#
A-2012006244

COTTAGES AT GENERATION VILLAGE
WILLARD, GREENE COUNTY, MISSOURI

Wallace ARCHITECTS L.L.C.
Columbia, MO
P 573-256-7200

WALLACE ARCHITECTS, LLC
MISSOURI STATE CERTIFICATE OF AUTHORITY: 2003019614

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SHEET NO.
A4.2P

JOB NO.
4236

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WALLS AND INTERIOR PARTITIONS, WOOD-FRAMED

GA FILE NO. WP 3820	GENERIC	2 HOUR FIRE	55 to 59 STC SOUND

GYPSUM WALLBOARD, WOOD STUDS

Base layer 5/8" type X gypsum wallboard or gypsum veneer base applied at right angles to each side of double row of 2 x 4 wood studs 16" o.c. on separate plates 1" apart with 6d coated nails, 1 7/8" long, 0.085" shank, 1/4" heads, 24" o.c. **Face** layer 5/8" type X gypsum wallboard or gypsum veneer base applied at right angles to each side with 8d coated nails, 2 3/8" long, 0.100" shank, 1/4" heads, 8" o.c.

Joints staggered 16" each layer and side. Sound tested with 3 1/2" glass fiber insulation stapled to studs in stud spaces on one side and with nails for base layer spaced 6" o.c. Horizontal bracing required at mid-height. **(LOAD-BEARING)**

Thickness:	10 3/4"
Approx. Weight:	13 psf
Fire Test:	See WP 4135 (FM WP 360, 9-27-74)
Sound Test:	NGC 3056, 4-7-70

WALLS AND INTERIOR PARTITIONS, WOOD-FRAMED

GA FILE NO. WP 4135	GENERIC	2 HOUR FIRE	40 to 44 STC SOUND

GYPSUM WALLBOARD, WOOD STUDS

Base layer 5/8" type X gypsum wallboard or gypsum veneer base applied at right angles to each side of 2 x 4 wood studs 24" o.c. with 6d coated nails, 1 7/8" long, 0.085" shank, 1/4" heads, 24" o.c. **Face** layer 5/8" type X gypsum wallboard or gypsum veneer base applied at right angles to each side with 8d coated nails, 2 3/8" long, 0.100" shank, 1/4" heads, 8" o.c.

Joints staggered 24" each layer and side. Sound tested with studs 16" o.c. and with nails for **base** layer spaced 6" o.c. **(LOAD-BEARING)**

Thickness:	6 1/8"
Approx. Weight:	12 psf
Fire Test:	FM WP 360, 9-27-74
Sound Test:	NGC 2363, 4-1-70

FIRE RATING ASSEMBLIES

ISSUE SET

M. RANDALL PORTER
2012006244
STATE OF MISSOURI
ARCHITECT
12 AUG 2022
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COTTAGES AT GENERATION VILLAGE
WILLARD, GREENE COUNTY, MISSOURI

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4236

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FINISH SCHEDULE

NAME	FLOOR FINISH	BASE FINISH	WALL FINISH	CEILING FINISH
2-BR FHA/UD UNIT				
BATH	LVT - VINYL PLANK	5 1/4" PRIMED & PAINTED WHITE PINE BASE	PAINTED KNOCKDOWN FINISH ON GYP. BD.	PAINTED KNOCKDOWN FINISH ON GYP. BD.
BEDROOM 1	LVT - VINYL PLANK	5 1/4" PRIMED & PAINTED WHITE PINE BASE	PAINTED KNOCKDOWN FINISH ON GYP. BD.	PAINTED KNOCKDOWN FINISH ON GYP. BD.
BEDROOM 2	LVT - VINYL PLANK	5 1/4" PRIMED & PAINTED WHITE PINE BASE	PAINTED KNOCKDOWN FINISH ON GYP. BD.	PAINTED KNOCKDOWN FINISH ON GYP. BD.
CLOSET 1	LVT - VINYL PLANK	5 1/4" PRIMED & PAINTED WHITE PINE BASE	PAINTED KNOCKDOWN FINISH ON GYP. BD.	PAINTED KNOCKDOWN FINISH ON GYP. BD.
CLOSET 2	LVT - VINYL PLANK	5 1/4" PRIMED & PAINTED WHITE PINE BASE	PAINTED KNOCKDOWN FINISH ON GYP. BD.	PAINTED KNOCKDOWN FINISH ON GYP. BD.
GARAGE	SEALED CONCRETE	5 1/4" PRIMED & PAINTED WHITE PINE BASE	PAINTED KNOCKDOWN FINISH ON GYP. BD.	PAINTED KNOCKDOWN FINISH ON GYP. BD.
HALL	LVT - VINYL PLANK	5 1/4" PRIMED & PAINTED WHITE PINE BASE	PAINTED KNOCKDOWN FINISH ON GYP. BD.	PAINTED KNOCKDOWN FINISH ON GYP. BD.
KITCHEN	LVT - VINYL PLANK	5 1/4" PRIMED & PAINTED WHITE PINE BASE	PAINTED KNOCKDOWN FINISH ON GYP. BD.	PAINTED KNOCKDOWN FINISH ON GYP. BD.
LAUNDRY	LVT - VINYL PLANK	5 1/4" PRIMED & PAINTED WHITE PINE BASE	PAINTED KNOCKDOWN FINISH ON GYP. BD.	PAINTED KNOCKDOWN FINISH ON GYP. BD.
LINEN	LVT - VINYL PLANK	5 1/4" PRIMED & PAINTED WHITE PINE BASE	PAINTED KNOCKDOWN FINISH ON GYP. BD.	PAINTED KNOCKDOWN FINISH ON GYP. BD.
LIVING / DINING	LVT - VINYL PLANK	5 1/4" PRIMED & PAINTED WHITE PINE BASE	PAINTED KNOCKDOWN FINISH ON GYP. BD.	PAINTED KNOCKDOWN FINISH ON GYP. BD.
MECH.	SEALED CONCRETE	5 1/4" PRIMED & PAINTED WHITE PINE BASE	PAINTED KNOCKDOWN FINISH ON GYP. BD.	PAINTED KNOCKDOWN FINISH ON GYP. BD.
PATIO	SEALED CONCRETE	NO ADDITIONAL FINISH	NO ADDITIONAL FINISH	NO ADDITIONAL FINISH
PORCH	SEALED CONCRETE	NO ADDITIONAL FINISH	NO ADDITIONAL FINISH	NO ADDITIONAL FINISH
2-BR UFAS/UD UNIT				
BATH	LVT - VINYL PLANK	5 1/4" PRIMED & PAINTED WHITE PINE BASE	PAINTED KNOCKDOWN FINISH ON GYP. BD.	PAINTED KNOCKDOWN FINISH ON GYP. BD.
BEDROOM 1	LVT - VINYL PLANK	5 1/4" PRIMED & PAINTED WHITE PINE BASE	PAINTED KNOCKDOWN FINISH ON GYP. BD.	PAINTED KNOCKDOWN FINISH ON GYP. BD.
BEDROOM 2	LVT - VINYL PLANK	5 1/4" PRIMED & PAINTED WHITE PINE BASE	PAINTED KNOCKDOWN FINISH ON GYP. BD.	PAINTED KNOCKDOWN FINISH ON GYP. BD.
CLOSET 1	LVT - VINYL PLANK	5 1/4" PRIMED & PAINTED WHITE PINE BASE	PAINTED KNOCKDOWN FINISH ON GYP. BD.	PAINTED KNOCKDOWN FINISH ON GYP. BD.
CLOSET 2	LVT - VINYL PLANK	5 1/4" PRIMED & PAINTED WHITE PINE BASE	PAINTED KNOCKDOWN FINISH ON GYP. BD.	PAINTED KNOCKDOWN FINISH ON GYP. BD.
GARAGE	SEALED CONCRETE	5 1/4" PRIMED & PAINTED WHITE PINE BASE	PAINTED KNOCKDOWN FINISH ON GYP. BD.	PAINTED KNOCKDOWN FINISH ON GYP. BD.
HALL	LVT - VINYL PLANK	5 1/4" PRIMED & PAINTED WHITE PINE BASE	PAINTED KNOCKDOWN FINISH ON GYP. BD.	PAINTED KNOCKDOWN FINISH ON GYP. BD.
KITCHEN	LVT - VINYL PLANK	5 1/4" PRIMED & PAINTED WHITE PINE BASE	PAINTED KNOCKDOWN FINISH ON GYP. BD.	PAINTED KNOCKDOWN FINISH ON GYP. BD.
LAUNDRY	LVT - VINYL PLANK	5 1/4" PRIMED & PAINTED WHITE PINE BASE	PAINTED KNOCKDOWN FINISH ON GYP. BD.	PAINTED KNOCKDOWN FINISH ON GYP. BD.
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LIVING / DINING	LVT - VINYL PLANK	5 1/4" PRIMED & PAINTED WHITE PINE BASE	PAINTED KNOCKDOWN FINISH ON GYP. BD.	PAINTED KNOCKDOWN FINISH ON GYP. BD.
MECH.	SEALED CONCRETE	5 1/4" PRIMED & PAINTED WHITE PINE BASE	PAINTED KNOCKDOWN FINISH ON GYP. BD.	PAINTED KNOCKDOWN FINISH ON GYP. BD.
PATIO	SEALED CONCRETE	NO ADDITIONAL FINISH	NO ADDITIONAL FINISH	NO ADDITIONAL FINISH
PORCH	SEALED CONCRETE	NO ADDITIONAL FINISH	NO ADDITIONAL FINISH	NO ADDITIONAL FINISH

UFAS/UD UNIT KITCHEN NOTES

1) COUNTER HEIGHT SHALL BE 34" A.F.F. TO TOP OF SINK.
2) EXTEND FLOORING BENEATH SINK SPACE AND THE 30" WORKSPACE BESIDE THE RANGE.
3) TOE KICK SPACE @ BOTTOM OF BASE CABINETS SHALL REMAIN 4" MIN. (STANDARD)
4) ADD SEPARATE WALL SWITCH FOR CONTROL OF RANGE HOOD FAN/LIGHT (SEE ELECTRICAL PLANS)
5) ADD SWITCHES FOR CONTROL OF LIGHT OVER SINK & GARBAGE DISPOSAL.
7) SWITCHES & OUTLETS IN KITCHEN ABOVE BASE CABINETS SHALL BE 40" A.F.F. TO BOTTOM OF SWITCH PLATE, SO AS NOT INTERFERE WITH WALL CABINET.
8) INSULATED EXPOSED PIPING BELOW KITCHEN SINK W/ "PIPE WRAP" BY BROCAR PRODUCTS, INC. OR...
9) DISHWASHER HOOKUPS ARE UNDER SINK, ACCESS OPENING IS TO BE MADE THROUGH END PANEL OF SINK.

UFAS/UD UNIT BATH NOTES

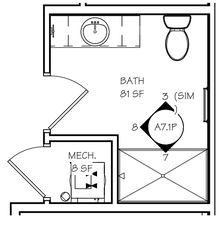
1) VALVE & SHOWER HEAD SHALL BE ON 2X6 WALL OR 2X4 WALL @ LAV., (SEE BATH ELEVATIONS SHEET A7.0)
2) PROVIDE HAND-HELD SHOWER W/VACUUM BREAKER (IN LIEU OF FIXED SHOWER HEAD), FLEXIBLE HOSE, & 24" SLIDE BAR.
3) OFF-SET SHOWER VALVE CONTROL SO IT IS CENTERED 6" TO 15" FROM OUTER EDGE OF TUB. (LEVER TYPE CONTROL).
4) PROVIDE & INSTALL 36" GRAB BAR BEHIND @ 42" GRAB BAR BESIDE WATER CLOSET ON WALL @ 34" A.F.F. (SEE BATH ELEVATIONS SHEET A7.0)
5) BOTTOM OF MIRROR TO REST ON COUNTERTOP BACKSPLASH.
6) INSULATE EXPOSED PIPING BELOW LAVATORY WITH "PIPE WRAP" BY BROCAR PRODUCTS, INC. OR...
7) EXTEND FLOORING BENEATH VANITY CABINET.

GENERAL UNIT NOTES

1) CONTRACTOR SHALL FURNISH & INSTALL 4" BUILDING NUMBERS FOR EACH UNIT AS REQUIRED BY CITY OR LOCAL POSTMASTER.
2) CONTRACTOR SHALL FURNISH ONE MAILBOX PER UNIT, PER OWNER SELECTION (SEE SPECS).
3) CERTIFICATION OF R-49 CEILING INSULATION MUST BE POSTED IN ATTIC.
4) COAT AND BEDROOM CLOSETS SHALL HAVE EPOXY-COATED WIRE SHELVING.
5) PRIME & PAINT WALLS BEHIND MILLWORK.
6) STAIN & SEAL MILLWORK AS SPECIFIED.
7) APPLY SILICONE CAULK BETWEEN CONCRETE AND BOTTOM OF THE DRYWALL.
8) SEAL CONCRETE FLOOR TO REDUCE MOISTURE PENETRATION.
9) APPROPRIATELY SIZED BLINDS SHALL BE PROVIDED AND INSTALLED FOR EACH GLAZED OPENING, INCLUDING PAIRED WINDOWS (PROVIDED WITH TWO SETS) AND DOOR GLAZING WHERE HALF LITE OR LARGER.

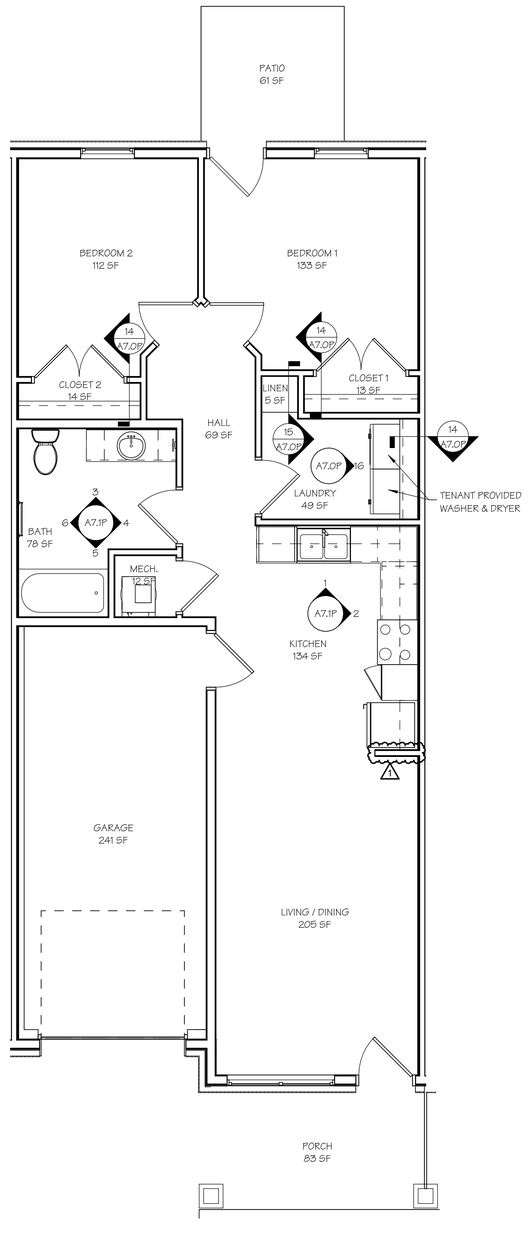
UD FINISH NOTES

1) CONTRACTOR SHALL FURNISH & INSTALL 4" APARTMENT NUMBERS IN CONTRASTING COLORS FOR EACH UNIT. SIGNAGE SHALL HAVE COLOR CONTRASTING PRINT IN ADDITION TO GENERALLY RECOGNIZED ICONS.
2) PROVIDE COLOR CONTRAST BETWEEN SWITCH/RECEPTACLE COVER PLATES & WALL SURFACES.
3) PROVIDE COLOR CONTRAST BETWEEN DIFFERENT FLOOR AND/OR WALL/FLOOR FINISH MATERIALS PER UD REQUIREMENTS
4) PROVIDE COLOR CONTRAST OR TEXTURE CHANGE BETWEEN WET ROOMS (BATH, LAUNDRY, KITCHEN) AND ADJOINING SPACES.
5) PROVIDE CONTRASTING COLORS BETWEEN STEPS AND LANDINGS, PROVIDE CONTRASTING COLORS BETWEEN DIFFERENT FLOOR COVERINGS.
6) PROVIDE COLOR CONTRAST BETWEEN COUNTERTOPS, FLOOR AND WALL FINISHES.
7) HIGH GLOSS SURFACES, SMOOTH CERAMIC FLOOR TILE, DEEP PILE CARPETS, HIGHLY TEXTURED MASONRY, OR SIM. FLOOR FINISHES ARE NOT ACCEPTABLE.
8) NO CHANGE IN WALKING SURFACE GREATER THAN 1/2" RISE.
9) 20% OF STORAGE SPACE WITHIN 15"-48" REACH A.F.F.
10) PROVIDE FRONT MOUNTED CONTROLS ON APPLIANCES 15"-48" A.F.F.
11) PROVIDE BUTTONS ON CONTROL PANELS THAT CAN BE DISTINGUISHED BY TOUCH.
12) PROVIDE LEVER ACTION OR GRIP FRIENDLY PLUMBING FIXTURES, TRIM, CONTROLS, DOOR & CABINET HARDWARE.



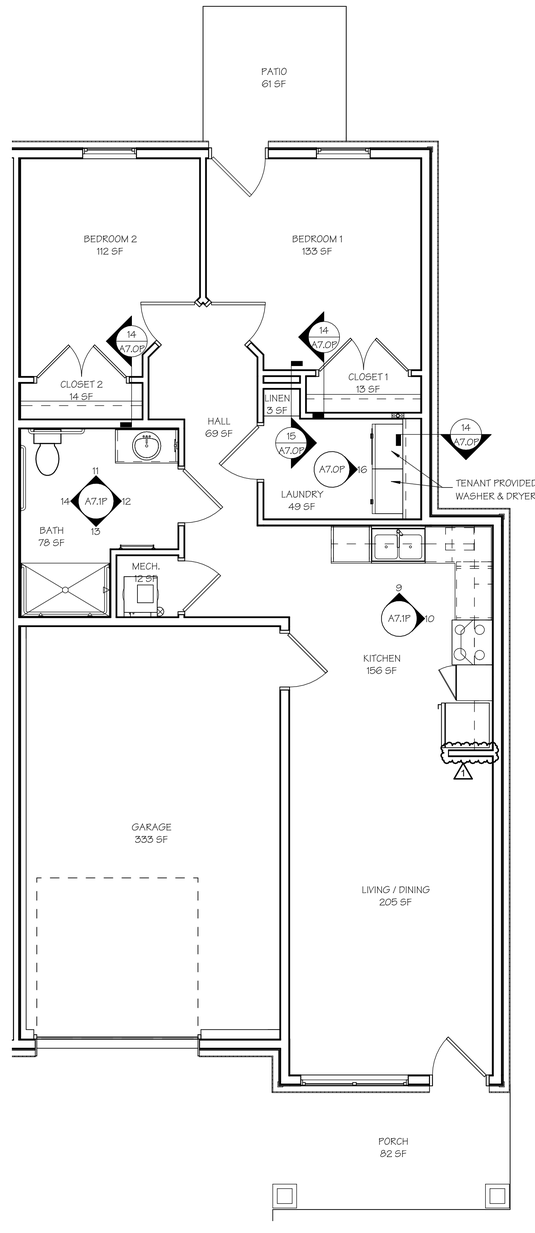
2-BR FHA/UD UNIT FINISH PLAN W/ TUB/SHOWER

1 A6.0P SCALE: 1/4" = 1'-0"



2-BR FHA/UD UNIT FINISH PLAN

2 A6.0P SCALE: 1/4" = 1'-0"



2-BR UFAS/UD UNIT FINISH PLAN

3 A6.0P SCALE: 1/4" = 1'-0"

2-BR UNIT FINISH PLANS, FINISH SCHEDULE & NOTES

ADDENDUM #1

M. RANDALL PORTER
2012006244
ARCHITECT
03 NOV 2022
M. RANDALL PORTER
ARCHITECT LICENSE#
A-2012006244

COTTAGES AT GENERATION VILLAGE
WILLARD, GREENE COUNTY, MISSOURI

Wallace ARCHITECTS L.L.C.
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MISSOURI STATE CERTIFICATE OF AUTHORITY: 2003019614

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JOB NO. 4236

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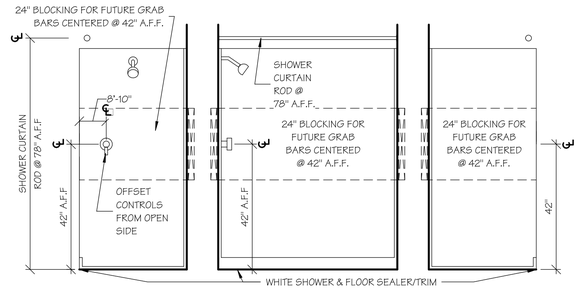
MHDC UNIVERSAL DESIGN NOTES

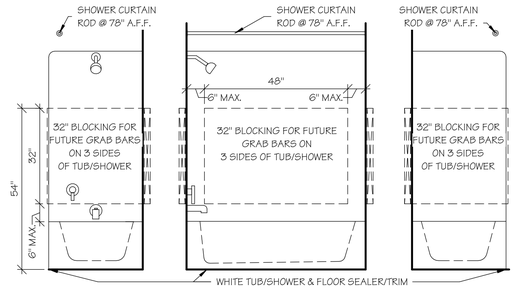
1)	PROVIDE BUTTONS ON CONTROL PANELS THAT CAN BE DISTINGUISHED BY TOUCH.
2)	PROVIDE FRONT-MOUNTED CONTROLS ON APPLIANCES, 15"-48" A.F.F.
3)	PROVIDE 20% STORAGE SPACE WITHIN 15"-48" REACH A.F.F.

NOTE:
CONTRACTOR OPTION TO ORDER TUBS, SHOWERS WITH FACTOR INSTALLED GRAB BAR BLOCKING. IF SELECTED, BLOCKING MUST STILL COVER AT LEAST THE AREAS SHOWN.

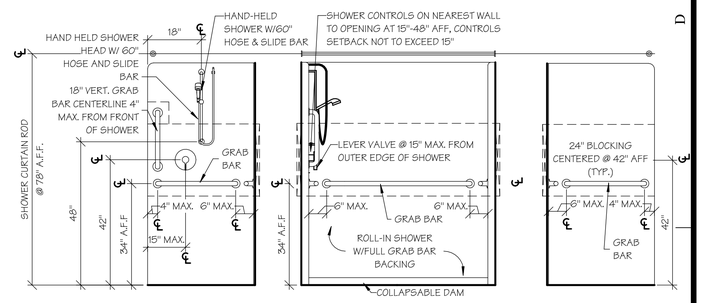
GRAB BAR BLOCKING NOTE:
MANUFACTURER INSTALLED INTEGRAL BACKING OR 2X8 BLOCKING FOR GRAB BARS



1 FHA/UD SHOWER NOTES & DETAILS
A7.0P SCALE: 1/2" = 1'-0"

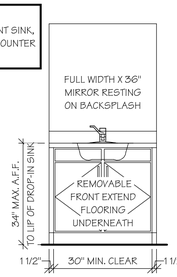


2 FHA/UD TUB/SHOWER NOTES & DETAILS
A7.0P SCALE: 1/2" = 1'-0"

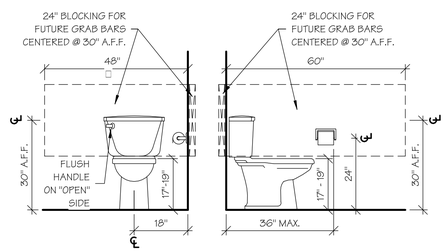


3 UFAS/UD ROLL IN SHOWER NOTES & DETAILS
A7.0P SCALE: 1/2" = 1'-0"

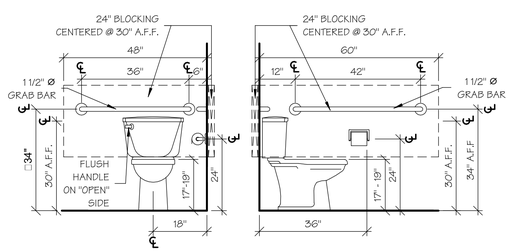
NOTE:
IF UNDER MOUNT SINK, MEASURE TO COUNTER TOP



4 UFAS/UD VANITY
A7.0P SCALE: 1/2" = 1'-0"

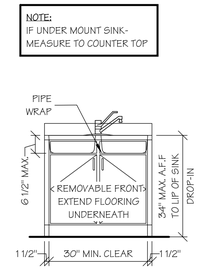


FHA/UD WATER CLOSET NOTES & DETAILS
5 A7.0P SCALE: 1/2" = 1'-0"

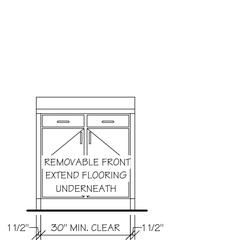


UFAS/UD WATER CLOSET NOTES & DETAILS
6 A7.0P SCALE: 1/2" = 1'-0"

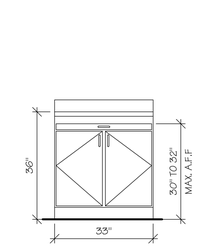
NOTE:
IF UNDER MOUNT SINK- MEASURE TO COUNTER TOP



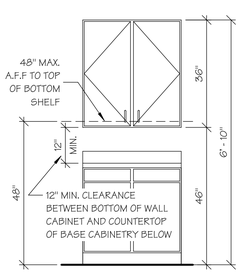
UFAS SINK REMOV. FRONT
7 A7.0P SCALE: 1/2" = 1'-0"



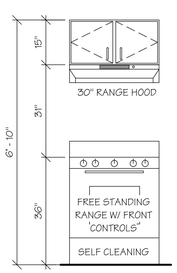
REMOVABLE FRONT WORK STATION
8 A7.0P SCALE: 1/2" = 1'-0"



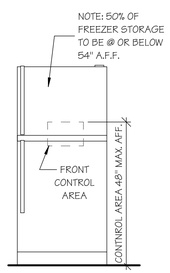
UD PULL-OUT WORK STATION
9 A7.0P SCALE: 1/2" = 1'-0"



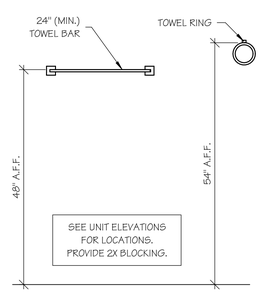
UFAS WALL CABINET
10 A7.0P SCALE: 1/2" = 1'-0"



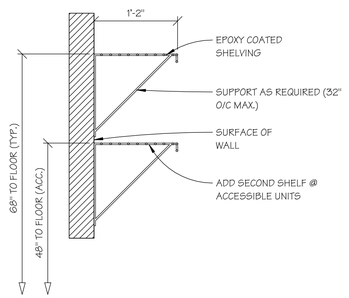
UFAS RANGE
11 A7.0P SCALE: 1/2" = 1'-0"



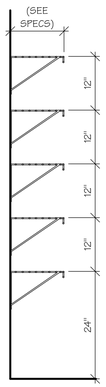
ACCESSIBLE REFRIGERATOR
12 A7.0P SCALE: 1/2" = 1'-0"



BATH ACCESSORIES
13 A7.0P SCALE: 3/4" = 1'-0"

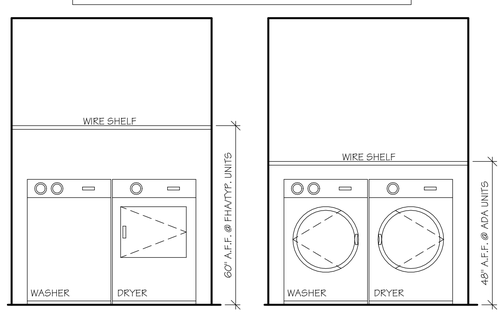


CLOSET SHELF
14 A7.0P SCALE: 1" = 1'-0"



SHELVING
15 A7.0P SCALE: 3/4" = 1'-0"

NOTE: LAUNDRY HOOKUPS SHALL BE PLACED SO THAT DRYER IS ALWAYS ON THE RIGHT, WASHER IS ALWAYS ON THE LEFT AND FLOOR DRAIN IS ALWAYS IN FRONT OF WASHER - REGARDLESS OF UNIT ORIENTATION.



FHA/TYP. LONE-STANDING TENANT PROVIDED W&D

ACC. LONE-STANDING TENANT PROVIDED W&D

LAUNDRY DETAILS
16 A7.0P SCALE: 1/2" = 1'-0"

INTERIOR ELEVATIONS NOTES AND DETAILS

ISSUE SET

M. RANDALL PORTER
2012006244
ARCHITECT
12 AUG 2022
M. RANDALL PORTER
ARCHITECT LICENSE#
A-2012006244

COTTAGES AT GENERATION VILLAGE
WILLARD, GREENE COUNTY, MISSOURI

Wallace ARCHITECTS L.L.C.
Columbia, MO
P 573-256-7200
WALLACE ARCHITECTS, LLC
MISSOURI STATE CERTIFICATE OF AUTHORITY: 2003019614

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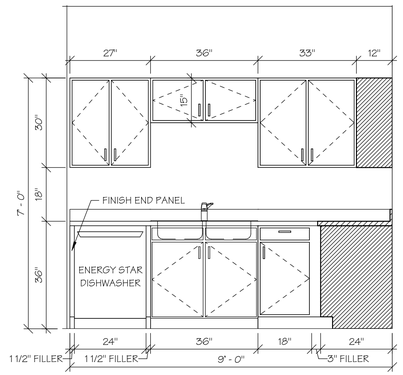
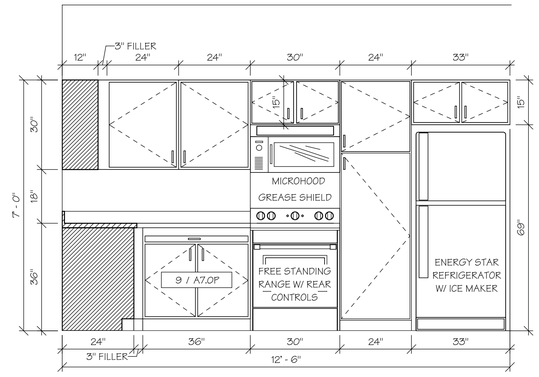


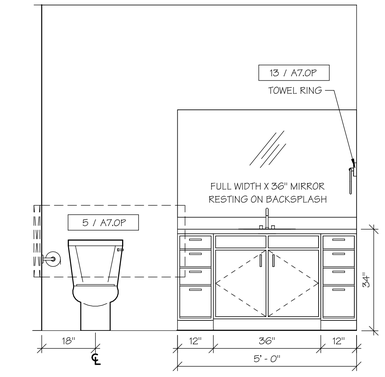
1 A7.1P — 2-BR FHA/UD KITCHEN ELEV. 1

SCALE: 1/2" = 1'-0"



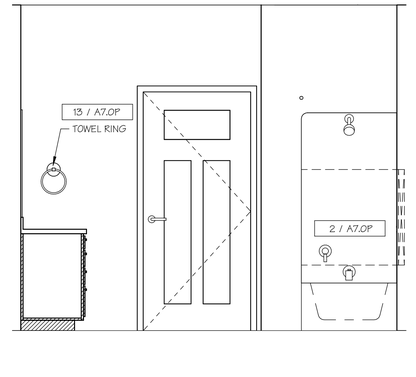
2 A7.1P — 2-BR FHA/UD KITCHEN ELEV. 2

SCALE: 1/2" = 1'-0"



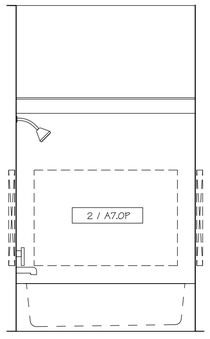
3 A7.1P — 2-BR FHA/UD BATH ELEV. 1

SCALE: 1/2" = 1'-0"



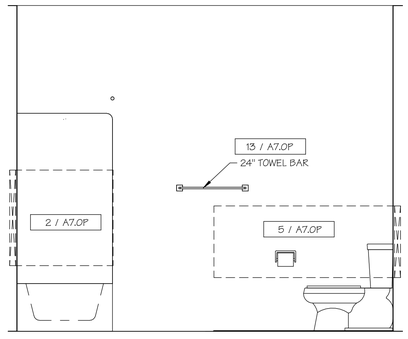
4 A7.1P — 2-BR FHA/UD BATH ELEV. 2

SCALE: 1/2" = 1'-0"



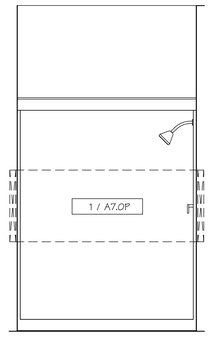
5 A7.1P — 2-BR FHA/UD BATH ELEV. 3

SCALE: 1/2" = 1'-0"



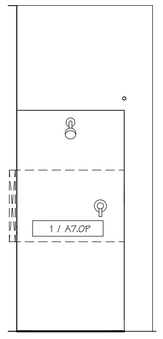
6 A7.1P — 2-BR FHA/UD BATH ELEV. 4

SCALE: 1/2" = 1'-0"



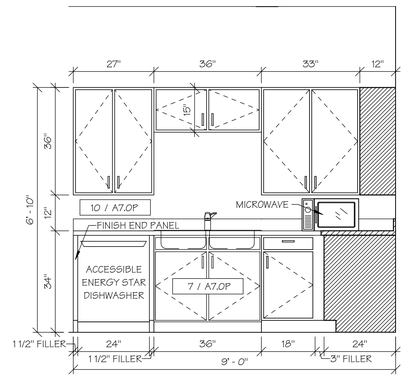
7 A7.1P — 2-BR FHA/UD BATH ELEV. 5

SCALE: 1/2" = 1'-0"



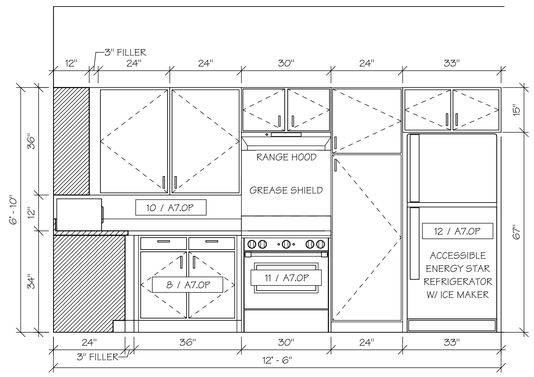
8 A7.1P — 2-BR FHA/UD BATH ELEV. 6

SCALE: 1/2" = 1'-0"



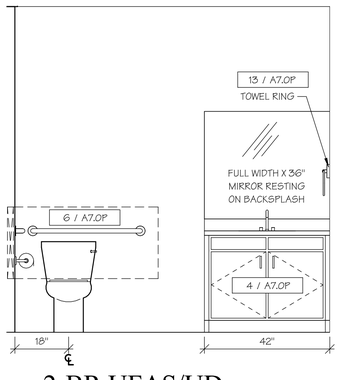
9 A7.1P — 2-BR UFAS/UD KITCHEN ELEV. 1

SCALE: 1/2" = 1'-0"



10 A7.1P — 2-BR UFAS/UD KITCHEN ELEV. 2

SCALE: 1/2" = 1'-0"



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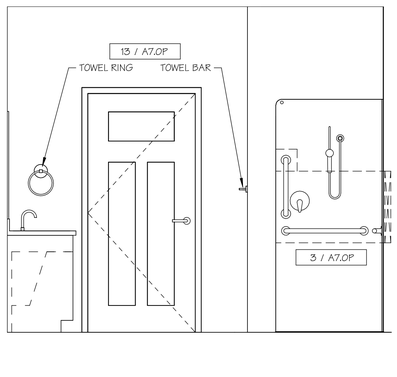
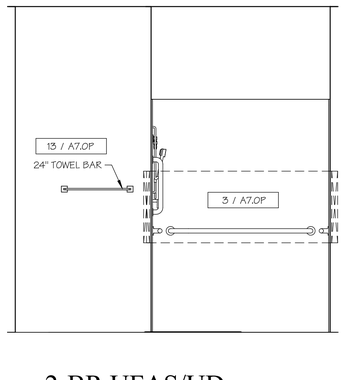
SCALE: 1/2" = 1'-0"



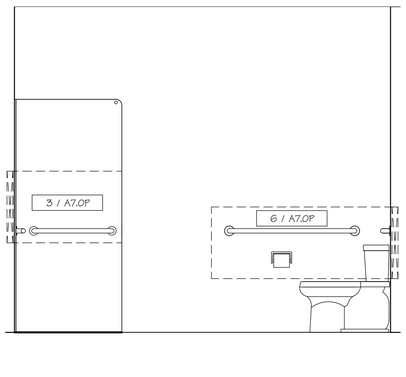
12 A7.1P — 2-BR UFAS/UD BATH ELEV. 2

SCALE: 1/2" = 1'-0"



13 A7.1P — 2-BR UFAS/UD BATH ELEV. 3

SCALE: 1/2" = 1'-0"



14 A7.1P — 2-BR UFAS/UD BATH ELEV. 4

SCALE: 1/2" = 1'-0"

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HVAC EQUIPMENT SCHEDULE

MARK	HTG. KW	HTG. BTUH	HTG. EFFICIENCY	HTG. UNIT TYPE	CFM @ .5" ESP	ELEC. REQ.	COOLING BTUH	COOLING TONS	COOLING EFFICIENCY	COOLING UNIT TYPE	THERMOSTAT	REMARKS
F-1	7.7	-	-	UPFLOW ELECTRIC	800	240V, 1 PH, 45A	-	-	-	-	DIGITAL PROGRAMABLE	-
HP-1	-	-	8.2 HSPF	HEAT PUMP	-	240V, 1 PH, 25A	24,000	2.0	15.0 SEER MIN.	HEAT PUMP	-	ENERGY STAR RATED R-410A REFRIGERANT

HVAC EQUIPMENT

EXHAUST FAN EF-1	EXHAUST FAN W/LIGHT - BROAN #QTXE080, 80 CFM, 0.3 SONES, SWITCHED BATH FAN SHALL BE FURNISHED, INSTALLED & WIRED W/ AIR CYCLE SMART EXHAUST BATH FAN/LIGHT ROCKER STYLE TIMER SWITCH BY ELECTRICAL CONTRACTOR. HVAC CONTRACTOR TO INSTALL 4" ROUND R-8 SMOOTH METAL DUCT PER PLAN. (ENERGY STAR)
RANGE HOOD RH-1	FOR MAKE AND MODEL SEE SPECIFICATIONS, VENTLESS 150 CFM MIN. SHALL BE FURNISHED BY GENERAL CONTRACTOR, INSTALLED BY APPLIANCE INSTALLER AND WIRED BY ELECTRICAL...
MICRO WAVE RANGE HOOD MH-1	FOR MAKE AND MODEL SEE SPECIFICATIONS, VENTLESS 150 CFM MIN. SHALL BE FURNISHED BY GENERAL CONTRACTOR, INSTALLED BY APPLIANCE INSTALLER AND WIRED BY ELECTRICAL...
REGISTERS AND GRILLES	
A	CEILING/WALL SUPPLY - TITUS 250-AA 14"X6", WHITE FINISH, STEEL, MULTI-LOUVER DIFFUSER WIT...
B	CEILING/WALL RETURN - TITUS 350 ZRL 24"X24", WHITE FINISH STEEL GRILLE WITH FIXED LOUVERS.
OTHER EQUIPMENT	
C	DRYER BOX - MODEL #359. 22GA ALUMINUM BOX RECESSED IN WALL VERT DRYERS TO EXTERIOR PER CODE WITH BACKDRAFT DAMPER AND NO BIRDSCREEN.
D	ULTRALITE PREFAB PAD SIMILAR TO DIVERSITECH #UC3636-3

HVAC NOTES

1)	SUPPLY DUCTS (EXCEPT INSULATED ROUND FLEX DUCT) SHALL BE GALVANIZED AND SHALL HAVE TURNING VANES AND DAMPERS AS REQUIRED. DUCT SIZES SHOWN ARE CLEAR INSIDE DIMENSIONS REQUIRED (INSULATION EXTRA). IF ROUND RIGID GALVANIZED SUPPLY DUCTS ARE USED, INSULATION SHALL BE ON EXTERIOR.
2)	FURNISH AND INSTALL ALL REQUIRED PIPING FROM FURNACES, LINE SETS FROM COILS TO CONDENSING UNITS AND CONDENSATE LINES AS REQUIRED BY MANUFACTURER'S RECOMENDATIONS, CODES AND/OR INDICATED ON PLANS.
3)	INTERIOR OF DUCTWORK VISIBLE @ GRILLE/REGISTER OPENING SHALL BE PAINTED FLAT BLACK PRIOR TO PROJECT COMPLETION.
4)	UNDERCUT BEDROOM DOORS 1" FOR RETURN AIR.
5)	ALL DUCTWORK SHALL BE RUN IN ATTIC. AND HAVE R-8 INSULATION
6)	OFFSET DUCTWORK FROM ATTIC ACCESS LOCATION.
7)	FLEX DUCT SHALL BE USED TO SUPPLY REGISTERS.
8)	MECHANICAL SYSTEM PIPING CAPABLE OF CARRYING FLUIDS ABOVE 105 DEGREES F OR BELOW 55 DEGREES F SHALL BE INSULATED TO A MINIMUM OF R-3. PIPING AND FITTINGS FOR REFRIGERANT VAPOR (SUCTION) LINES SHALL BE INSULATED TO A MINIMUM OF R-4 - INSULATION SHALL HAVE EXTERNAL SURFACE PERMEANCE NOT EXCEEDING 0.05 PERMS (ASTM E 96).
9)	OUTDOOR AIR INTAKES AND EXHAUSTS SHALL HAVE AUTOMATIC OR GRAVITY DAMPERS THAT CLOSE WHEN THE VENTILATION SYSTEM IS NOT OPERATING.
10)	EXHAUST OPENINGS SHALL NOT BE DIRECTED ONTO WALKWAYS.
11)	ALL MECHANICAL WORK TO BE IN ACCORDANCE/COMPLIANCE WITH THE 2018 INTERNATIONAL RESIDENTIAL CODE
12)	MECHANICAL CONTRACTOR SHALL PROVIDE DOCUMENTATION THAT INDICATES HEATING AND COOLING SYSTEM WAS DESIGNED AND INSTALLED IN ACCORDANCE WITH MANUAL J, D & S
13)	ALL CONNECTIONS AND JOINTS IN DUCTS SHALL BE SEALED WITH UL 181 DUCT TAPE/MASTIC/GASKET
14)	AIR HANDLERS MUST BE COMPATIBLE WITH CONDENSING UNITS IN ORDER TO MAINTAIN SPECIFIED OPERATING EFFICIENCIES. ACCEPTABLE MANUFACTURERS ARE CARRIER, LENNOX, RUUD, TRANE OR YORK.
15)	HVAC CONTRACTOR SHALL VERIFY ELECTRICAL REQUIREMENTS FOR SPECIFIC EQUIPMENT USED AND COORDINATE THOSE REQUIREMENTS WITH THE ELECTRICAL CONTRACTOR.
16)	NO HVAC TO BE PLACED WITHIN UNIT SEPARATION WALLS.
17)	VENTILATION TO MEET CURRENT ASHRAE 62.2 STANDARD WHERE APPLICABLE. OPERABLE VENTILATION FOR BATHROOMS AND KITCHENS HIGHLY RECOMMENDED.
18)	ALL ELECTRICAL DEVICES AND ENVIRONMENTAL CONTROLS TO BE MOUNTED BETWEEN 15" AND 48" A.F.F.
19)	PROVIDE & INSTALL FILTER RACK FOR 1 INCH FILTER IN RETURN INLET OF FURNANCE AT SUBSTANTIAL COMPLETION.
20)	PROVIDE & INSTALL GRADE MOUNTED EQUIPMENT PAD.
21)	PROVIDE & INSTALL THERMOSTAT W/CONTROLS THAT ARE USER FRIENDLY TO ADJUST & READ EASY.
22)	HVAC REGISTERS MUST BE COVERED DURING CONSTRUCTION.
23)	TOTAL DUCT LEAKAGE TESTING PER NGBS REPORT PROVIDED.
24)	FLEX DUCT TO HAVE A MAX LENGTH OF 4'-0".

LEGEND

- SUPPLY AIR GRILLE
- EXHAUST FAN
- FLEX DUCT
- SOLID DUCT
- RIGID DUCT
- SMOOTH METAL INSUL. DUCT
- LOUVERED VENT W/ BIRDSCREEN
- THERMOSTAT
- CEILING RETURN AIR GRILL
- RETURN AIR GRILL

UD HVAC NOTES

1)	ALL ELECTRICAL DEVICES & ENVIROMENTAL CONTROLS TO BE MOUNTED BETWEEN 15"-48" A.F.F.
2)	PROVIDE THERMOSTAT CONTROLS THAT ARE USER FRIENDLY TO ADJUST BY FEEL & EASY TO READ
3)	VENTILATION TO MEET CURENT ASHAE 62.2 STANDARD WHERE APPLICABLE. OPERABLE VENTILATION FOR BATHROOMS & KITCHENS HIGHLY RECOMMENDED.

CONCRETE PENETRATION NOTE:

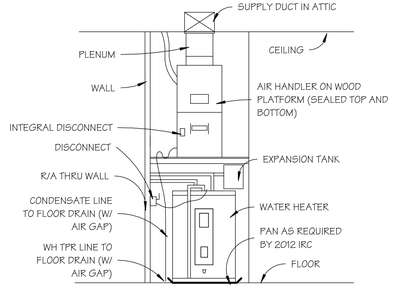
ALL PENETRATIONS OF CONCRETE SLAB SHALL BE EFFECTIVELY SEALED TO PREVENT PASSAGE OF AIR FROM UNDER SLAB INTO RESIDENTIAL UNITS. ALL PENETRATIONS IN OR THRU A RATED ASSEMBLY SHALL COMPLY WITH SECTION R302 OF THE IRC.

PENETRATION NOTE

ALL PENETRATIONS OF FLOORS, WALLS AND CEILINGS BY HVAC COMPONENTS (DUCTS, PIPING, GRILLES), PLUMBING COMPONENTS (PIPING, CLEAN-OUTS, VALVES), ELECTRICAL COMPONENTS (BOXES, WIRING, CONDUIT), ETC. SHALL BE PROPERLY AND EFFECTIVELY SEALED DURING CONSTRUCTION WITH PROPER MATERIALS AND NEATLY FINISHED. GYPSUM BOARD COMPOUND SHALL BE USED @ GYP. BD. OPENINGS, EXCEPT THAT EXPANDABLE FOAM MAY BE USED IN AREAS SUCH AS MECHANICAL ROOMS. MORTAR SHALL BE USED @ BRICK PENETRATIONS. CHROME ESCUTCHEONS SHALL BE USED @ PLUMBING PIPING PENETRATION OF WALLS. THE USE OF CAULKING AND PAINT @ THE TIME OF PUNCHLIST INSPECTIONS WILL NOT BE DEEMED ACCEPTABLE IN LIEU OF THE ABOVE. ALL PENETRATIONS IN OR THRU A FIRE RATED ASSEMBLY SHALL COMPLY WITH SECTION R302 OF THE IRC.

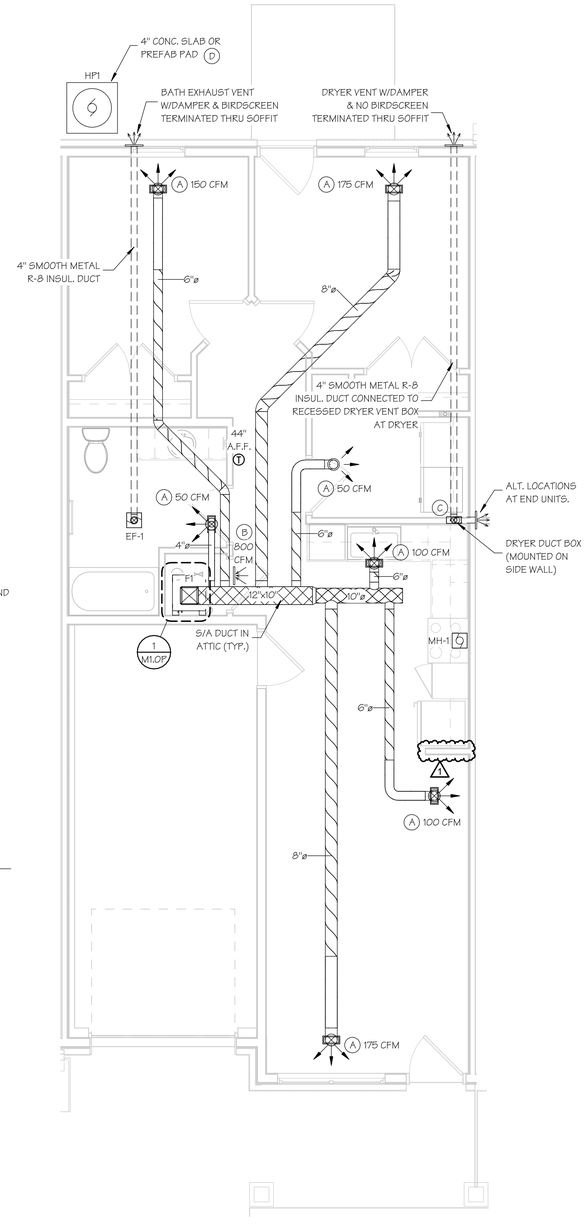
FIRESTOP CAULKING NOTE

PROVIDE FIRESTOP CAULKING / SEALING OF ALL MECHANICAL PENETRATIONS @ FIRE RATED WALLS AND CEILING PER A SPECIFIC FIRESTOP SYSTEM / PRODUCT.



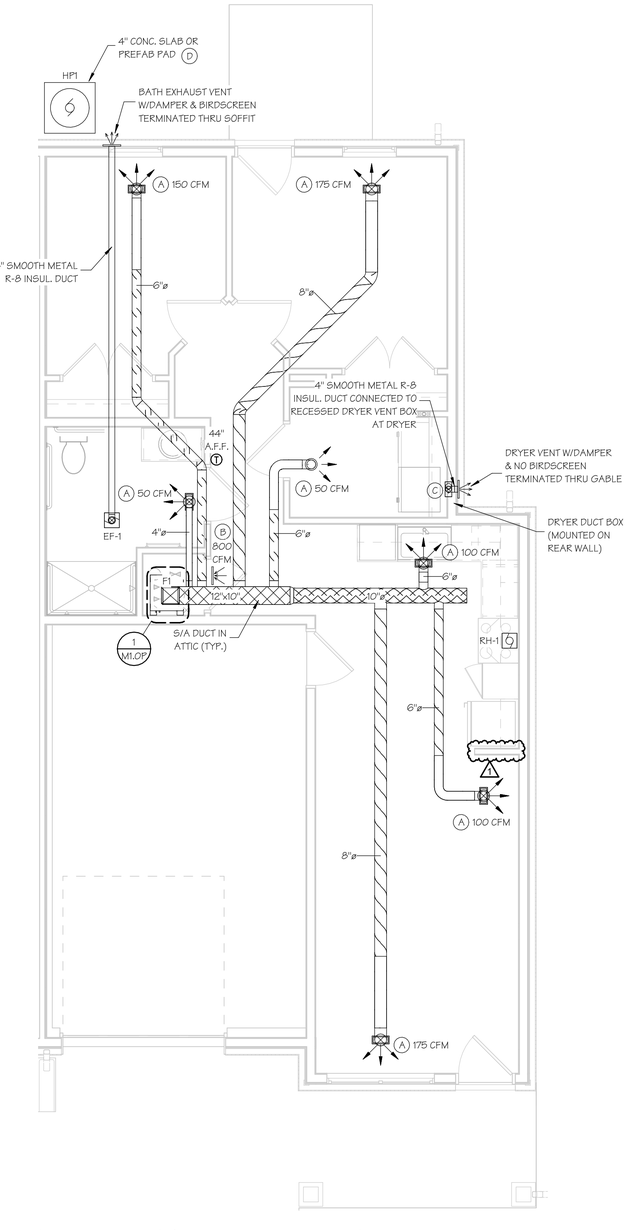
UNIT FURNACE/WATER HEATER SCHEMATIC

1 / M1.0P SCALE: 1/4" = 1'-0"



2-BR FHA/UD UNIT HVAC PLAN

2 / M1.0P SCALE: 1/4" = 1'-0"



3-BR UFAS/UD UNIT HVAC PLAN

3 / M1.0P SCALE: 1/4" = 1'-0"

AIR SEALING NOTES:

BEFORE SHEETROCK

- SEAL ALL RIM/BAND JOIST AND INCLUDE AN AIR BARRIER. THE USE OF SPRAY FOAM IS RECOMMENDED.
- SEAL ALL PENETRATIONS IN BOTTOM AND TOP PLATES.
- SEAL SHEETROCK WITH A CONTINUOUS BEAD OF ACOUSTIC SEALANT OR DRYWALL ADHESIVE AT BOTH BOTTOM AND TOP PLATES OF ALL INTERIOR AND EXTERIOR WALLS. THIS SHOULD GO IN-BETWEEN THE PLATE AND DRYWALL TO CREATE A GASKET.
- SPACE BEHIND ALL WALL ELECTRICAL BOXES SHOULD BE INSULATED AND AIR SEALED BEING SURE TO SEAL ELECTRICAL KNOCKOUTS. SPRAY FOAM IS RECOMMENDED FOR THIS APPLICATION.
- SEAL ALL PENETRATION IN HVAC CLOSET.
- SEAL ALL PLENUM TO AHU CONNECTIONS.
- SEAL ALL SEAMS IN DUCTWORK WITH MASTIC.
- SPRAY FOAM WINDOWS TO FILL GAPS BETWEEN WINDOW/DOOR AND ROUGH OPENING.
- IF ELECTRIC PANEL IS INSTALLED ON EXTERIOR WALL, AN AIR BARRIER SHALL EXTEND BEHIND BOX OR AIR-SEALED BOX SHALL BE INSTALLED.
- INSTALL INSULATION AND SEALED AIR BARRIER BEHIND TUB/SHOWERS ON EXTERIOR WALLS.
- INSTALL WIND WASH BAFFLE AND DAM FOR AIR-PERMEABLE INSULATION.

AFTER SHEETROCK

- GAPS AROUND ALL HVAC BOOTS WHERE THEY PENETRATE THE CEILING/SOFFIT DRYWALL SHOULD BE SEALED.
- PLUMBING PENETRATIONS BELOW SINKS, BEHIND SHOWERHEADS, MECHANICAL CLOSET AND BEHIND TOILET WATER LINES SHALL BE SEALED.
- WATER LINES BEHIND REFRIGERATOR SHALL BE SEALED.
- HOLE BEHIND KITCHEN RANGE SHALL BE SEALED.
- GAP AT DRYWALL AROUND WASHER/DRYER BOX SHALL BE SEALED.
- ALL INTERIOR AND EXTERIOR PLUG IN AND SWITCH BOXES SHALL BE SEALED WHERE THE BOX PENETRATES THE SHEETROCK.
- GAPS AROUND CEILING LIGHT BOXES SHALL BE SEALED.
- ATTIC ACCESSES SHALL BE SEALED.
- GAPS UNDER BASEBOARDS SHALL BE CAULKED IF SHEETROCK IS NOT SEALED TO PLATES AS STATED ABOVE.
- GAPS AROUND EXHAUST FANS WHERE THE HOUSING PENETRATES THE SHEET ROCK IS SEALED.
- TUB TO FLOOR CONNECTION SHALL BE SEALED.
- GAPS AROUND ALL KITCHEN VENTS SHALL BE SEALED.
- ALL OTHER HOLES IN THE SHEETROCK SHALL BE SEALED.

STATE OF MISSOURI
M. RANDALL PORTER
2012006244
ARCHITECT

03 NOV 2022

M. RANDALL PORTER
ARCHITECT LICENSE#
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HVAC PLANS, NOTES & SCHEDULE

ADDENDUM #1

PLUMBING FIXTURE SCHEDULE

MARK	ITEM	MFG	CAT. NO.	SUPPLY	FEED	WASTE	VENT	REMARKS
1	WATER CLOSET	MANSFIELD	130-160	WHEEL HANDLE STOPS & ESCUTCHEON	1/2"	4"	2"	ROUND FRONT, VITREOUS CHINA, TWO PIECE TOILET WITH HIGH IMPACT, HEAVY DUTY CLOSED FRONT SEAT AND LID. 1.28 GPF MAX. (WATERSENSE COMPLIANT)
2	ACC. WATER CLOSET	PROFLO	PF2201 BOWL (ADA) PF3212 TANK	WHEEL HANDLE STOPS & ESCUTCHEON	1/2"	4"	2"	ADA STYLE W/ ELONGATED BOWL, VITREOUS CHINA, TWO PIECE TOILET WITH HIGH IMPACT DUTY CLOSED FRONT SEAT AND LID. (WATERSENSE COMPLIANT) 1.28 GPF MAX.
3	SHOWER	AQUATIC	16033P	SCREWDRIVER STOPS	1/2"	2"	1 1/2"	(FH) SHOWER STALL 60"x34"x74.375" ONE PIECE SHOWER WITH FACTORY INSTALLED REINFORCEMENT FOR GRAB BAR LOCATIONS (SEE INTERIOR ELEVATIONS). DELTA 1323 SERIES SHOWER CONTROLS WITH SCALD GUARD VALVE. WHITE FINISH & MAX. FLOW RATE = 2.0 GPM. WATERSENSE COMPLIANT
4	ADA SHOWER	AQUATIC	F1604P	SCREWDRIVER STOPS	1/2"	2"	1 1/2'	(ADA-R1) SHOWER STALL 60"x34 THREE PIECE SHOWER WITH FACTORY INSTALLED REINFORCEMENT FOR GRAB BAR LOCATIONS (SEE INTERIOR ELEVATIONS). PEERLESS PTT188730 SINGLE LEVER CONTROLS, SHOWER HEAD & SHOWER FAUCET WITH PEERLESS PTR188700-FX BALANCED PRESSURE MIXING VALVE (OR THERMOSTATIC MIXING VALVE) EQUIPPED W/TEMP HIGH-STOPS ADJUSTED MAX. HOT WATER SETTING OF 110 DEGREES F. 24" SLIDE BAR LEVER ADJUSTMENT WITH 60" HOSE & HANDHELD SHOWERHEAD WITH NON-POSITIVE SHUT-OFF, L-SHAPED FOLD UP CUSHIONED SEAT (ADA COMPLIANT). WATERSENSE COMPLIANT. 2.0 GPM.
5	TUB / SHOWER	AQUATIC	2603SGM	SCREWDRIVER STOPS	1/2"	2"	1 1/2"	60" x 29" x 74" ONE-PIECE FIBERGLASS TUB / SHOWER WITH FACTORY INSTALLED REINFORCEMENT FOR GRAB BARS, SLIP RESISTANT BOTTOM AND POP-UP DRAIN, PEERLESS PTT188750 FAUCET, PTR188700 VALVE, K-7160 DRAIN, 2.0 GPM MAX.
6	LAVATORY	GLACIER BAY	N3122GB-W	WHEEL HANDLE STOPS & ESCUTCHEON	1/2"	1 1/2"	1 1/2"	48" X 22" CULTURED MARBLE VANITY TOP WITH INTEGRAL BOWL (WHITE), INSTALL WITH PRICE PFISTER #G142-7000 FAUCET, POLISHED CHROME VALVE TO BE LEVER HANDLE. WATERSENSE COMPLIANT 1.5 GPM
7	ACC. LAVATORY	GLACIER BAY	N3122GB-W	WHEEL HANDLE STOPS & ESCUTCHEON	1/2"	1 1/2"	1 1/2"	36" X 22" CULTURED MARBLE VANITY TOP WITH INTEGRAL BOWL (WHITE), INSTALL WITH PRICE PFISTER #G142-7000 FAUCET, POLISHED CHROME VALVE TO BE LEVER HANDLE. WATERSENSE COMPLIANT 1.5 GPM
8	KITCHEN SINK	DAYTON	GE23321	WHEEL HANDLE STOPS & ESCUTCHEON	1/2"	2"	1 1/2"	SOFT BRONZE SPEEDY SUPPLY & STOP, BENT TUBE P TRAP, PFISTER G134-4445 LEVER HANDLE W/SWIVEL-SPRAY AERATOR, SPRAY, STRAINER, 4-HOLE STAINLESS STEEL DOUBLE BOWL SINK 33" X 22" 20 GUAGE TYPE 302 W/ GARBAGE DISPOSAL 6.5" DEPTH TRAP WRAP & REAR DRAIN @ ADA UNITS (GE23322)
9	WATER HEATER (40 GAL.)	RHEEM	LOW BOY ELECTRIC	WHEEL HANDLE STOPS & ESCUTCHEON	3/4"	-	-	MODEL #XE30S06ST45U1, 30 GAL. ELEC. WATER HEATER, 37-1/2" H, 20-1/4" DIA. 0.92 EF. 4500 WATT UPPER AND LOWER HEATING ELEMENTS. PROVIDE WITH DRAIN PAN TO FLOOR DRAIN.
10	WASHER BOX	GUY GRAY	B200	LEVER HANDLE VALVES	1/2"	2"	1 1/2"	RECESSED INTO WALL. INSTALL HAMMER ARRESTORS.
11	FLOOR DRAIN	CREESLING	-	-	-	2"	1 1/2"	SCHEDULE 40 PVC WITH ROUND PVC GRATE, PROVIDE 4" DEEP SEAL TRAP
12	CLEAN OUT	ZURN OR EQUAL	-	-	-	-	-	MATCH PIPE SIZE
13	HOSE BIB	WOODFORD	MODEL 17	-	1/2"	-	-	POLISH CHROME WALL FAUCET WITH TEE KEY, VACUUM BREAKER, FROST PROOF
14	ICE MAKER BOX	GUY GRAY	BIM877QTP	-	1/2"	-	-	ICE MAKER CONNECTION BOX

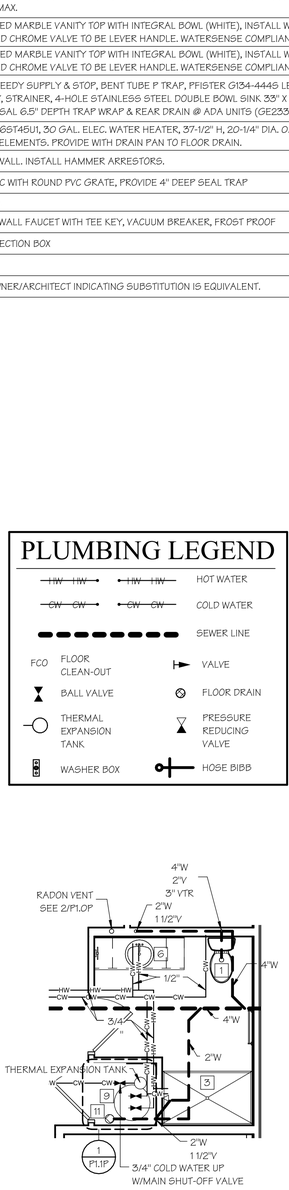
NOTE: CONTRACTOR SHALL INSTALL 1/2" MR. GYP. BD. ABOVE & BESIDE SHOWER OVER LIP, INSTALL IN LIEU OF 1/2" GYP. BD.

NOTE: CONTRACTOR MAY ELECT TO PROVIDE "OR EQUAL" FIXTURES TO THOSE SPECIFIED/LISTED, UPON DETERMINATION AND APPROVAL BY OWNER/ARCHITECT INDICATING SUBSTITUTION IS EQUIVALENT.

NOTE: SEE SHEET P1.1P FOR PLUMBING NOTES.

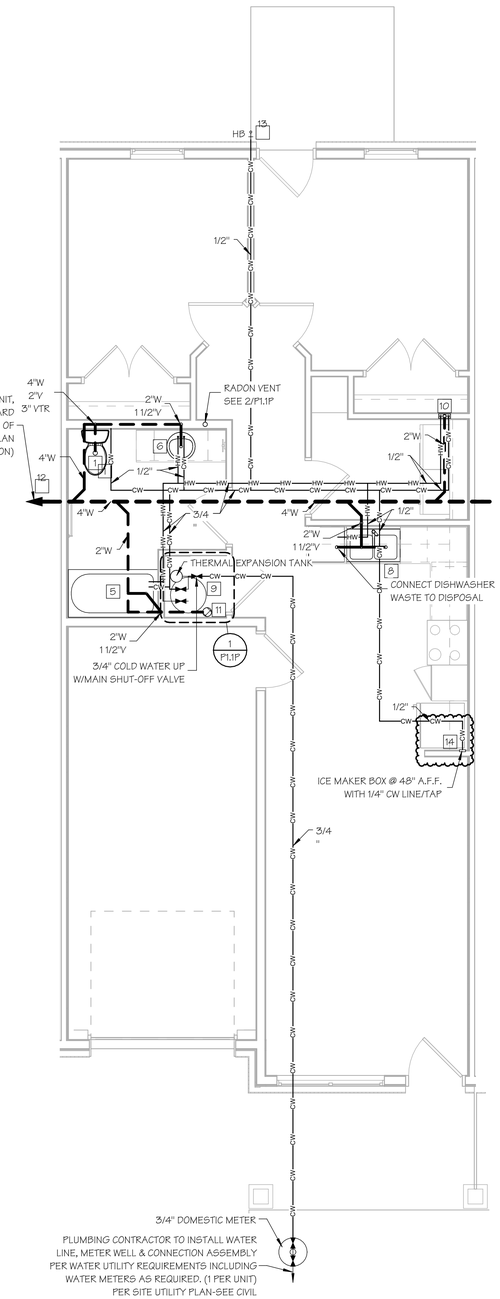
PLUMBING LEGEND

- HW HW / HW HW — HOT WATER
- CW CW / CW CW — COLD WATER
- SEWER LINE
- FCO — FLOOR CLEAN-OUT
- VALVE
- BALL VALVE
- FLOOR DRAIN
- THERMAL EXPANSION TANK
- PRESSURE REDUCING VALVE
- WASHER BOX
- HOSE BIBB



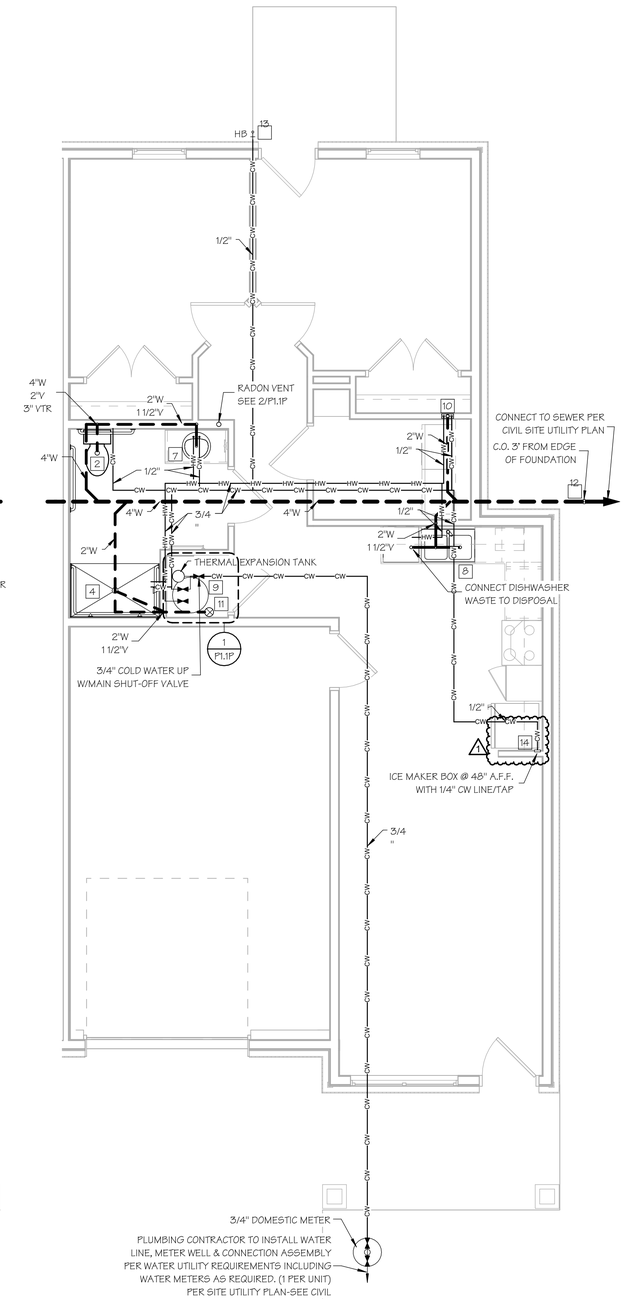
2-BR FHA/UD UNIT PLUMBING PLAN W/ SHOWER

1 P1.0P SCALE: 1/4" = 1'-0" (SEE BUILDING PLAN FOR LOCATIONS)



2-BR FHA/UD UNIT PLUMBING PLAN

2 P1.0P SCALE: 1/4" = 1'-0"



2-BR UFAS/UD UNIT PLUMBING PLAN

3 P1.0P SCALE: 1/4" = 1'-0"

PLUMBING PLANS & SCHEDULE

ADDENDUM #1

M. RANDALL PORTER
2012006244
ARCHITECT
STATE OF MISSOURI
03 NOV 2022
M. RANDALL PORTER
ARCHITECT LICENSE#
A-2012006244

COTTAGES AT GENERATION VILLAGE
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Wallace ARCHITECTS L.L.C.
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PLUMBING NOTES

1)	CONTRACTOR SHALL VERIFY THE LOCATION OF WATER & SEWER LINES FOR ENTRANCE INTO EACH BUILDING.
2)	THE SEWER LINE SHALL RUN OFF-CENTER IF ADJACENT TO THICKENED SLABS. SEE FOUNDATION PLAN.
3)	PLUMBING VENTS THRU ROOF SHALL BE OFFSET 5'-0" TO BACKSIDE OF ROOF.
4)	PLUMBING CONTRACTOR SHALL PROVIDE & INSTALL STOPS FOR FIXTURES.
5)	ALL WORK DONE SHALL BE ACCORDING TO THE 2012 IRC & ALL APPLICABLE LOCAL CODES.
6)	VENT ALL FIXTURES AS PER CODE AND/OR AS SHOWN.
7)	HOT AND COLD PEX WATER LINES SHALL RUN IN INTERIOR WALLS OR BELOW SLAB.
8)	SHOWER CONTROL VALVE & SHOWER HEAD SHALL BE SECURED TO SOLID BLOCKING (TYP.)
9)	FLOOR DRAIN SHALL BE TIED TO SEWER SYSTEM.
10)	BRING 1 PIECE TYPE "L" SOFT COPPER OR PEX UP THRU SLAB INTO WALL @ WATER HEATER, & INSTALL INTERIOR SHUT-OFF VALVE.
11)	INSULATE EXPOSED PIPING BELOW KITCHEN SINKS AND LAVATORYS W/REMOVABLE FRONTS.
12)	PLUMBING CONTRACTOR TO LOCATE PUBLIC WATER AND SEWER SERVICES AND COORDINATE ALL CONNECTIONS. PROVIDE & INSTALL CLEAN OUT AT END OF SEWER LINES. PROVIDE & INSTALL VENTS AS REQUIRED BY CODE. PROVIDE & INSTALL METER PIT AND APPURTENANCES PER CITY REQUIREMENTS.
13)	ALL PENETRATIONS WITHIN RATED WALLS & FLOORS MUST BE UL LISTED. CAULK SHALL BE HILTI PRODUCT #5611A OR EQUAL.
14)	TUB FILLER SPOUT, CONTROL VALVE, & SHOWER HEAD SHALL BE SECURED TO SOLID BLOCKING (TYP.)
15)	PRESSURE-MIXING OR THERMOSTATIC-MIXING VALVES EQUIPPED WITH HIGH-LIMIT STOPS ADJUSTED TO A MAXIMUM HOT WATER SETTING OF 120 DEGREES FAHRENHEIT SHALL BE PROVIDED FOR SHOWERS.
16)	PROVIDE & INSTALL AIR CHAMBERS ON HOT & COLD WATER LINES AT ALL FIXTURES.
17)	OFF-SET UFAS/UD APT. SHOWER VALVE CONTROL SO IT IS CENTERED 15" FROM OUTER EDGE OF SHOWER FOR EASIER ACCESS, AND 42" A.F.F. (VALVE TO BE LEVER TYPE CONTROL @ ACCESSIBLE UNITS.).
18)	PROVIDE & INSTALL HAND-HELD SHOWER (IN LIEU OF FIXED SHOWER HEAD) EQUAL TO AISONS #465 SHOWER HEAD, FLEXIBLE HOSE, #1,000 L SPOUT, 24" SLIDE BAR & VACUUM BREAKER @ ACCESSIBLE UNITS.
19)	1/4" MAX. DEPTH FROM TOP OF FLOOR FINISH TO TOP OF FLOOR DRAIN.
20)	WATER PIPING INSIDE BLDGS. SHALL BE PEX PER SPECS.
21)	INSTALL SHOWER DRAIN WITH NO VOIDS BETWEEN THE SANITARY SEWER AND SHOWER ENCLOSURE.
22)	ADDITIONAL NOTES CONCERNING ACCESSIBILITY ARE LOCATED ON SHEETS A1.3P, A6.0P, A7.0P & A7.1P
23)	VENTS ARE TO BE TIED TOGETHER IN ATTIC AND SIZED ACCORDINGLY, W/ ONE LINE PER UNIT GOING THROUGH ROOF, INCREASE VENT FROM 3" TO 4" BEFORE PENNETRATION.

AIR SEALING NOTES:

BEFORE SHEETROCK

- SEAL ALL RIM/BAND JOIST AND INCLUDE AN AIR BARRIER. THE USE OF SPRAY FOAM IS RECOMMENDED.
- SEAL ALL PENETRATIONS IN BOTTOM AND TOP PLATES.
- SEAL SHEETROCK WITH A CONTINUOUS BEAD OF ACOUSTIC SEALANT OR DRYWALL ADHESIVE AT BOTH BOTTOM AND TOP PLATES OF ALL INTERIOR AND EXTERIOR WALLS. THIS SHOULD GO IN-BETWEEN THE PLATE AND DRYWALL TO CREATE A GASKET.
- SPACE BEHIND ALL WALL ELECTRICAL BOXES SHOULD BE INSULATED AND AIR SEALED BEING SURE TO SEAL ELECTRICAL KNOCKOUTS. SPRAY FOAM IS RECOMMENDED FOR THIS APPLICATION.
- SEAL ALL PENETRATION IN HVAC CLOSET.
- SEAL ALL PLENUM TO AHU CONNECTIONS.
- SEAL ALL SEAMS IN DUCTWORK WITH MASTIC.
- SPRAY FOAM WINDOWS TO FILL GAPS BETWEEN WINDOW/DOOR AND ROUGH OPENING.
- IF ELECTRIC PANEL IS INSTALLED ON EXTERIOR WALL, AN AIR BARRIER SHALL EXTEND BEHIND BOX OR AIR-SEALED BOX SHALL BE INSTALLED.
- INSTALL INSULATION AND SEALED AIR BARRIER BEHIND TUB/SHOWERS ON EXTERIOR WALLS.
- INSTALL WIND WASH BAFFLE AND DAM FOR AIR-PERMEABLE INSULATION.

AFTER SHEETROCK

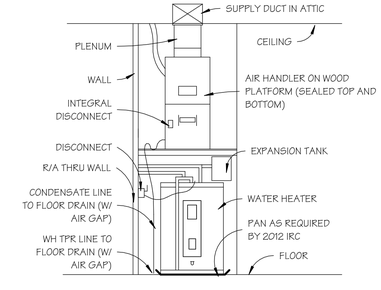
- GAPS AROUND ALL HVAC BOOTS WHERE THEY PENETRATE THE CEILING/SOFFIT DRYWALL SHOULD BE SEALED.
- PLUMBING PENETRATIONS BELOW SINKS, BEHIND SHOWERHEADS, MECHANICAL CLOSET AND BEHIND TOILET WATER LINES SHALL BE SEALED.
- WATER LINES BEHIND REFRIGERATOR SHALL BE SEALED.
- HOLE BEHIND KITCHEN RANGE SHALL BE SEALED.
- GAP AT DRYWALL AROUND WASHER/DRYER BOX SHALL BE SEALED.
- ALL INTERIOR AND EXTERIOR PLUG IN AND SWITCH BOXES SHALL BE SEALED WHERE THE BOX PENETRATES THE SHEETROCK.
- GAPS AROUND CEILING LIGHT BOXES SHALL BE SEALED.
- ATTIC ACCESSES SHALL BE SEALED.
- GAPS UNDER BASEBOARDS SHALL BE CAULKED IF SHEETROCK IS NOT SEALED TO PLATES AS STATED ABOVE.
- GAPS AROUND EXHAUST FANS WHERE THE HOUSING PENETRATES THE SHEET ROCK IS SEALED.
- TUB TO FLOOR CONNECTION SHALL BE SEALED.
- GAPS AROUND ALL KITCHEN VENTS SHALL BE SEALED.
- ALL OTHER HOLES IN THE SHEETROCK SHALL BE SEALED.

PENETRATION NOTE

ALL PENETRATIONS OF FLOORS, WALLS AND CEILINGS BY HVAC COMPONENTS (DUCTS, PIPING, GRILLES), PLUMBING COMPONENTS (PIPING, CLEAN-OUTS, VALVES), ELECTRICAL COMPONENTS (BOXES, WIRING, CONDUIT), ETC. SHALL BE PROPERLY AND EFFECTIVELY SEALED DURING CONSTRUCTION WITH PROPER MATERIALS AND NEATLY FINISHED. GYPSUM BOARD COMPOUND SHALL BE USED @ GYP. BD. OPENINGS, EXCEPT THAT EXPANDABLE FOAM MAY BE USED IN AREAS SUCH AS MECHANICAL ROOMS. MORTAR SHALL BE USED @ BRICK PENETRATIONS. CHROME ESCUTCHEONS SHALL BE USED @ PLUMBING PIPING PENETRATION OF WALLS. THE USE OF CAULKING AND PAINT @ THE TIME OF PUNCHLIST INSPECTIONS WILL NOT BE DEEMED ACCEPTABLE IN LIEU OF THE ABOVE. ALL PENETRATIONS IN OR THRU A FIRE RATED ASSEMBLY SHALL COMPLY WITH SECTION R302 OF THE IRC.

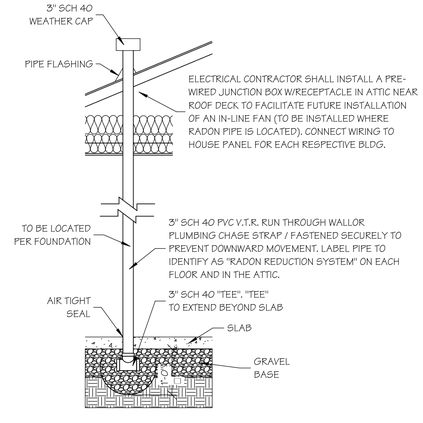
CONCRETE PENETRATION NOTE

ALL PENETRATIONS OF CONRETE SLAB SHALL BE EFFECTIVELY SEALED TO PREVENT PASSAGE OF AIR FROM UNDER SLAB INTO RESIDENTIAL UNITS.



1 P1.1P — UNIT WATER HEATER/ FURNACE SCHEMATIC

SCALE: 1/4" = 1'-0"



2 P1.1P — PASSIVE RADON REDUCTION SYSTEM

SCALE: 1/2" = 1'-0"

PLUMBING DETAILS & NOTES

ISSUE SET

M. RANDALL PORTER
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ARCHITECT
STATE OF MISSOURI

12 AUG 2022

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LIGHTING FIXTURE SCHEDULE

MARK	MFG	CATALOG #	LAMPS	MOUNT	REMARKS
A	ASD	-	50W LED EQUIVALENT	FLUSH MOUNT	DIMMABLE 6" LED OIL RUBBED BRONZE DISKLIGHT
B	HAMPTON BAY	AM581-EB	(2) 9.5W LED	CEILING	LED, DC MOTOR, BRONZE, ENERGY STAR
C	HAMPTON BAY	IKE2001L	(1) 14W LED (75W EQUIVALENT	CEILING-FLUSH	(1) LIGHT, OIL RUBBED BRONZE FINISH
D	HAMPTON BAY	EGM1393A-4/ORB	(3) 60W EQUIVALENT A19 LED SOFT-WHITE	WALL	(3) LIGHT, ALABASTER GLASS, OIL RUBBED BRONZE FINISH
E	PORT OXFORD	22211	(1) 60W EQUIVALENT A19 LED	WALL	(1) LIGHT, ALABASTER GLASS, OIL RUBBED BRONZE FINISH
F	LEVITON	9875	(1) 10W EQUIVALENT LED	CEILING	(1) LIGHT, PORCELAIN FINISH
Q2	LSI	XWM-FT-LED-12L-50	102W LED	15' HIGH WALL	WALL PACK W/ PHOTOCELL & TIMER
ALL FIXTURES TO HAVE LED BULBS					

ELECTRICAL NOTES:

1) ALL INTERIOR FIELD WIRING DONE IS TO BE WITH COPPER WIRE. ALUMINUM WIRE IS NOT TO BE USED.
2) ELECTRICAL CONTRACTOR SHALL PROVIDE & INSTALL ELECT. PANELS W/125 AMP MAIN LUG ONLY @ DWELLING UNITS &, SPACES FOR ALL REQUIRED CIRCUITS AND 2 FUTURE CIRCUITS OR AS REQUIRED BY THE 2011 NEC. SPARE OR UNUSED BREAKERS INSTALLED IN ELECTRIC PANELS SHALL BE SO LABELED.
3) KITCHEN COUNTERTOP RECEPTACLES ARE TO BE ON TWO SEPARATE 20 AMP CIRCUITS.
4) ELECTRICAL CONTRACTOR SHALL CONTACT TELEPHONE CO. & VERIFY PREWIRING RESPONSIBILITIES. ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR OUTLETS SHOWN PREWIRED W/ELECT. BOX COVER PLATE & JUNCTION BOX AT BLDG. EXTERIOR. ELECTRICAL CONTRACTOR SHALL PROVIDE AND INSTALL ONE JACK PER TELEPHONE OUTLET SHOWN.
5) PROVIDE & INSTALL GROUND-FAULT CIRCUIT-INTERRUPTER PROTECTION OF DISHWASHER BRANCH CIRCUIT, ALL 120-VOLT, 15 AND 20 AMP RECEPTACLES IN THE FOLLOWING AREAS: BATHROOMS, OUTDOOR LOCATIONS AND KITCHEN COUNTERTOPS IN ACCORDANCE WITH THE 2011 NEC.
6) PROVIDE & INSTALL ARC-FAULT CIRCUIT-INTERRUPTER PROTECTION ON ALL 120V, SINGLE PHASE, 15 AND 20 AMP BRANCH CIRCUITS SUPPLYING OUTLETS OR DEVICES INSTALLED IN DWELLING UNIT DINING ROOMS, LIVING ROOMS, BEDROOMS, CLOSETS, HALLWAYS OR SIMILAR ROOMS OR AREAS IN ACCORDANCE WITH THE 2011 NEC.
7) ELECTRICAL CONTRACTOR SHALL COORDINATE WITH LOCAL ELECTRIC UTILITY COMPANY FOR ELECTRIC SERVICE ENTRANCE INFORMATION.
8) ELECT. CONTR. SHALL LABEL ALL CIRCUITS IN PANEL W/SPECIFIC ROOMS AND APPLIANCES.
9) SWITCHES TO BE 15 AMP, SILENT SWITCH EQUAL TO HUBBELL 112W (WHITE)
10) SEE SCHEDULE ON SHEET M1.0 AND SPECIFICATIONS FOR EXHAUST FANS. COORDINATE AS NECESSARY TO PROVIDE POWER/SWITCHING REQUIREMENTS.
11) SMOKE DETECTORS SHALL BE INTERCONNECTED TO EACH OTHER WITHIN THE UNIT TO FUNCTION IN UNISON.
12) RANGE WIRING TO BE 8/3 W/G, OR AS PERMITTED BY THE 2011 NEC. MOUNTED 2" MAX. FROM FLOOR. DRYER WIRING TO BE 10/3 W/G, OR AS PERMITTED BY THE 2011 NEC.
13) ELECTRICAL CONTRACTOR SHALL FURNISH & INSTALL POWER CORDS FOR ALL RANGES, DISHWASHERS, AND GARBAGE DISPOSALS.
14) THE REQUIRED BATH OUTLET SHALL BE WITHIN 36" FROM THE LAVATORY ON A WALL OR ON THE SIDE OR FACE OF THE VANITY CABINET, NO MORE THAN 12" BELOW THE LAVATORY.
15) PROVIDE & INSTALL ELECTRICAL OUTLET IN ATTIC FOR FUTURE INSTALLATION OF VENT FAN FOR RADON REDUCTION SYSTEM (SEE DETAIL ON SHEET P1.0)
16) SUSPENDED CEILING FANS ARE TO BE SUPPORTED BY A 50# RATED BOX SYSTEM OR BY INDEPENDENT ATTACHMENT TO FRAMING.
17) ELECTRIC PANELS CANNOT BE LOCATED IN CLOTHES CLOSETS, STORAGE AREAS OR BATHROOMS.
18) ALL ELECTRICAL WORK TO BE IN COMPLIANCE WITH THE 2011 NEC.
19) ELECTRICAL CONTRACTOR SHALL VERIFY ELECTRICAL REQUIREMENTS OF EQUIPMENT PROVIDED BY OTHERS (I.E. HVAC AND PLUMBING EQUIPMENT, APPLIANCES, ETC.) TO ENSURE COMPATIBILITY WITH ELECTRICAL SERVICE, CIRCUIT PANEL AND PROPOSED CIRCUITS.
20) PROVIDE CONTRASTING DOORBELL PUSHBUTTON WITH INTERNAL LIGHT AT EACH UNIT.
21) PROVIDE LIGHT SWITCHES WITH LARGE FLAT PADS.
22) PROVIDE TYPE TR RECEPTACLES FOR 120V 15 AND 20 AMP CIRCUITS.
23) ELECTRICAL CONTRACTOR SHALL WIRE KITCHEN RANGE HOOD & MICRO-HOOD TO BE NON-VENTED SEE SPECIFICATIONS. APPLIANCES PROVIDED & INSTALLED BY OTHERS.
24) EXHAUST FAN SHALL BE FURNISHED, INSTALLED AND WIRED BY ELECTRICAL CONTRACTOR. DUCT CONNECTION BY HVAC CONTRACTOR.
25) ADD SEPARATE WALL SWITCHES 40" A.F.F. ADJACENT TO RANGE FOR CONTROL OF RANGE HOOD FAN & RANGE HOOD LIGHT @ UFAS/UD UNIT.
26) MEMBRANE PENETRATIONS BY ELECTRICAL BOXES ON OPPOSITE SIDES OF A FIRE-RESISTANT-RATED WALL ASSEMBLY SHALL HAVE A MINIMUM HORIZONTAL SEPARATION DISTANCE OF 24" BETWEEN BOXES PER R302.4.2.
27) ALL WIRING IN WALLS SHALL BE NEATLY INSTALLED, ALL WIRING SHALL BE SECURLY FASTENED TO SIDE OF STUDS IF RUN VERTICALLY.
28) OPENINGS AROUND ELECTRICAL PENETRATIONS THROUGH FIRE-RESISTANT-RATED WALLS SHALL BE FIRE STOPPED USING APPROVED METHODS TO MAINTAIN THE FIRE-RESISTANCE-RATING PER R302.4.1.
29) SMOKE DETECTOR-BRK #9120B, EQIPPED WITH DUAL CHAMBER IONIZATION, 85 DECIBEL ALARM, TEST SWITCH, AND LED INDICATION LAMP, CONNECTED TO 120 VOLT A.C. CIRCUIT W/9 VOLT BACK-UP @ CLG. J-BOX, SMOKE DETECTORS, WITHIN EACH UNIT SHALL BE CONNECTED SO ALL ARE ACTIVATED IN UNISON, SMOKE DETECTORS SHOULD NOT BE INTERCONNECTED WITH OTHER UNITS.
30) TOILET EXHAUST FAN - BROAN #QTXE080, 80 CRM, 0.3 SONES MAX. W/4 ROUND DUCT WRAPPED W/R-11 INSUL. FROM CLG. REFER TO PLAN OR SPECS. TO VERIFY VENTING PROCEDURE - (NOT INTO ATTIC). VENT TO EXTERIOR AS PER PLANS.

ELECTRICAL LEGEND

$	ONE WAY SWITCH
$3	THREE WAY SWITCH
$4	FOUR WAY SWITCH
	110 V. RECEPTACLE
	220 V. RECEPTACLE
	TELEPHONE JACK
	DATA JACK
	TELEPHONE/DATA JACK
TV	TELEVISION JACK
K	KEYPAD
	ELECTRICAL PANEL
	CIRCUIT TO PANEL
J	J-BOX
	DISCONNECT
	EXHAUST FAN MOTOR
	MOTOR CONNECTION
	PUSHBUTTON
	DOOR CHIME
T	THERMOSTAT
ID	LIGHT, WALL MOUNT
ID	LIGHT, CEILING MOUNT INCANDESCENT
ID	LIGHT, SURFACE MOUNT FLUORESCNET
ID	LIGHT, SUSPENDED CEILING MOUNT FLUORESCENT
ID	CEILING FAN
X-1	EXIT LIGHT W/BATTERY BACKUP, SINGLE FACED
X-2	EXIT LIGHT W/BATTERY BACKUP, DOUBLE FACED
	EMERGENCY LIGHT W/BATTERY BACKUP
S	SMOKE & CARBON MONOXIDE DETECTOR
S	SMOKE & CARBON MONOXIDE DETECTOR W/STROBE
HS	FIRE ALARM HORN STROBE
AFCI	ARC FAULT CIRCUIT INTERRUPTER
GFI/GFCI	GROUND FAULT CIRCUIT INTERRUPTER
WP	WEATHERPROOF

NOTE: SWITCH & OUTLET HEIGHTS NOTED ON PLANS SHALL BE TO THE BOTTOM OF THE BOX.

PENETRATION NOTE

ALL PENETRATIONS OF FLOORS, WALLS AND CEILINGS BY HVAC COMPONENTS (DUCTS, PIPING, GRILLES), PLUMBING COMPONENTS (PIPING, CLEAN-OUTS, VALVES), ELECTRICAL COMPONENTS (BOXES, WIRING, CONDUIT), ETC. SHALL BE PROPERLY AND EFFECTIVELY SEALED DURING CONSTRUCTION WITH PROPER MATERIALS AND NEATLY FINISHED. GYPSUM BOARD COMPOUND SHALL BE USED @ GYP. BD. OPENINGS, EXCEPT THAT EXPANDABLE FOAM MAY BE USED IN AREAS SUCH AS MECHANICAL ROOMS. MORTAR SHALL BE USED @ BRICK PENETRATIONS. CHROME ESCUTCHEONS SHALL BE USED @ PLUMBING PIPING PENETRATION OF WALLS. THE USE OF CAULKING AND PAINT @ THE TIME OF PUNCHLIST INSPECTIONS WILL NOT BE DEEMED ACCEPTABLE IN LIEU OF THE ABOVE. ALL PENETRATIONS IN OR THRU A FIRE RATED ASSEMBLY SHALL COMPLY WITH SECTION R302 OF THE IRC.

UD ELECTRICAL NOTES

1) ALL ELECTRICAL DEVICES & ENVIRONMENTAL CONTROLS TO BE MOUNTED BETWEEN 15"-48" A.F.F.
2) PROVIDE CONTRASTING LIT DOORBELL OR INTERNAL LIGHT WHEN DOORBELL IS INSTALLED.
3) INSTALL LIGHT SWITCHES WITH LARGE FLAT PADS.
4) PROVIDE COLOR CONTRAST BETWEEN SWITCH/RECEPTACLE COVER PLATES & WALL SURFACES.

A/V NOTES

AT EACH SENSORY IMPAIRED UNIT THE ELEC. CONTR. SHALL FURNISH & INSTALL A SMOKE DETECTOR/STROBE LIGHT COMFINATION UNIT IN HALL, EACH BEDROOM & BATHROOM CONNECT DETECTOR IN BEDROOMS TO DETECTOR IN HALL, SO THAT ALL DETECTORS ARE ON SAME 120V POWER CIRCUIT. ALSO A DOOR CHIME UNIT TO BE FURNISHED W/LIGHT SO THAT UPON BEING OPERATED LIGHT IS ACTIVATED. ALL WORK IN THIS UNIT SHALL COMPLY W/FEDERAL GUIDE LINES FOR "SENSORY IMPAIRED" INDIVIDUALS. REFER TO BUILDING PLANS FOR LOCATION FOR UNIT(S).

TV SYSTEM NOTES

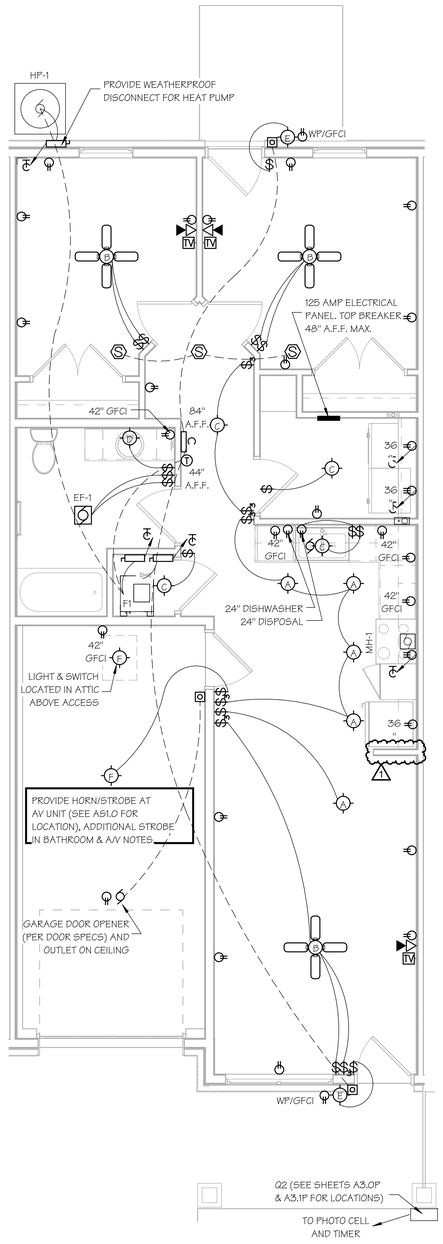
1) ELECTRICAL CONTRACTOR SHALL SUPPLY AND INSTALL MATREIAL REQUIRED FOR A COMPLETE WORKING SYSTEM WITH UNDISTURBED RECEPTION TO EACH OUTLET.
2) SYSTEM IS TO BE PROPERLY GROUNDED FOR ADEQUATE LIGHTNING...
3) INSTALLATION SHALL CONFORM TO ARTICLES 800 AND 810 OF NATIONAL ELECTRICAL CODE.
4) ALL TV WIRING IS TO BE CONCEALED. PROVIDE 6'-0" OF CABLE AND CONNECTION (CAC-6 CF) AT EACH OUTLET.

TAMPER RESISTANT NOTE

AT 120 VOLT, 15 OR 20 AMP CIRCUITS IN DWELLING UNITS. PROVIDE TAMPER RESISTANT PROTECTION PER 2011 NEC.

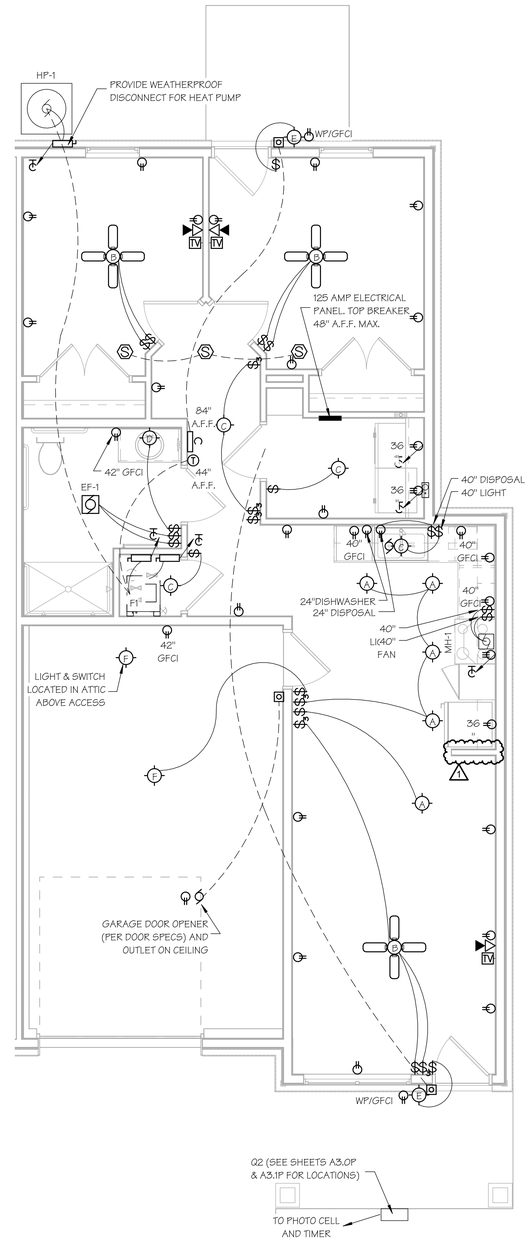
GFCI NOTE

INSTALL NEW GFCI DEVICES AND COVERS AT 120 VOLT 15 OR 20 AMP CIRCUITS PER 2011 NEC.



1 E1.0P — 2-BR FHA/UD UNIT ELECTRICAL PLAN

SCALE: 1/4" = 1'-0"



2 E1.0P — 2-BR UFAS/UD UNIT ELECTRICAL PLAN

SCALE: 1/4" = 1'-0"

ELECTRICAL PLANS, NOTES & LIGHTING FIXTURE SCHEDULE

ADDENDUM #1

STATE OF MISSOURI
M. RANDALL PORTER
2012006244
ARCHITECT

03 NOV 2022

M. RANDALL PORTER
ARCHITECT LICENSE#
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1ST ISSUE
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ISSUE/REVISIONS

1	12 AUG 2022	ISSUE SET
2	03 NOV 2022	ADDENDUM #1

SHEET NO.
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4236

11/3/2022 2:45:57 PM

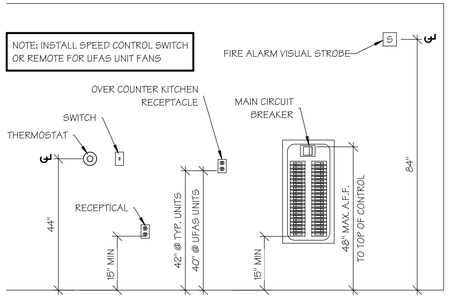
AIR SEALING NOTES:

BEFORE SHEETROCK

- SEAL ALL RIM/BAND JOIST AND INCLUDE AN AIR BARRIER. THE USE OF SPRAY FOAM IS RECOMMENDED.
- SEAL ALL PENETRATIONS IN BOTTOM AND TOP PLATES.
- SEAL SHEETROCK WITH A CONTINUOUS BEAD OF ACOUSTIC SEALANT OR DRYWALL ADHESIVE AT BOTH BOTTOM AND TOP PLATES OF ALL INTERIOR AND EXTERIOR WALLS. THIS SHOULD GO IN-BETWEEN THE PLATE AND DRYWALL TO CREATE A GASKET.
- SPACE BEHIND ALL WALL ELECTRICAL BOXES SHOULD BE INSULATED AND AIR SEALED BEING SURE TO SEAL ELECTRICAL KNOCKOUTS. SPRAY FOAM IS RECOMMENDED FOR THIS APPLICATION.
- SEAL ALL PENETRATION IN HVAC CLOSET.
- SEAL ALL PLENUM TO AHU CONNECTIONS.
- SEAL ALL SEAMS IN DUCTWORK WITH MASTIC.
- SPRAY FOAM WINDOWS TO FILL GAPS BETWEEN WINDOW/DOOR AND ROUGH OPENING.
- IF ELECTRIC PANEL IS INSTALLED ON EXTERIOR WALL, AN AIR BARRIER SHALL EXTEND BEHIND BOX OR AIR-SEALED BOX SHALL BE INSTALLED.
- INSTALL INSULATION AND SEALED AIR BARRIER BEHIND TUB/SHOWERS ON EXTERIOR WALLS.
- INSTALL WIND WASH BAFFLE AND DAM FOR AIR-PERMEABLE INSULATION.

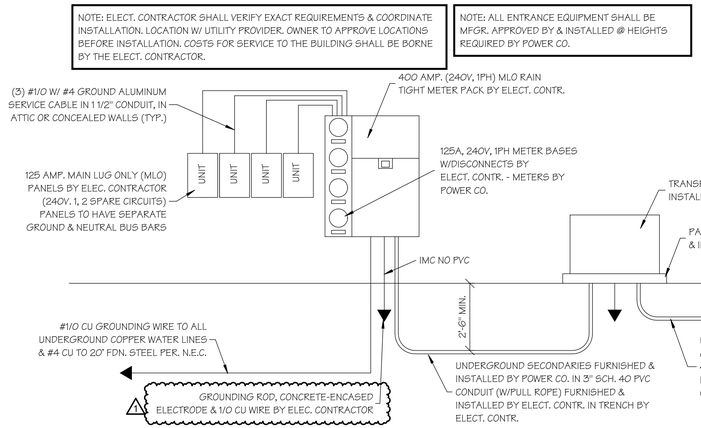
AFTER SHEETROCK

- GAPS AROUND ALL HVAC BOOTS WHERE THEY PENETRATE THE CEILING/SOFFIT DRYWALL SHOULD BE SEALED.
- PLUMBING PENETRATIONS BELOW SINKS, BEHIND SHOWERHEADS, MECHANICAL CLOSET AND BEHIND TOILET WATER LINES SHALL BE SEALED.
- WATER LINES BEHIND REFRIGERATOR SHALL BE SEALED.
- HOLE BEHIND KITCHEN RANGE SHALL BE SEALED.
- GAP AT DRYWALL AROUND WASHER/DRYER BOX SHALL BE SEALED.
- ALL INTERIOR AND EXTERIOR PLUG IN AND SWITCH BOXES SHALL BE SEALED WHERE THE BOX PENETRATES THE SHEETROCK.
- GAPS AROUND CEILING LIGHT BOXES SHALL BE SEALED.
- ATTIC ACCESSES SHALL BE SEALED.
- GAPS UNDER BASEBOARDS SHALL BE CAULKED IF SHEETROCK IS NOT SEALED TO PLATES AS STATED ABOVE.
- GAPS AROUND EXHAUST FANS WHERE THE HOUSING PENETRATES THE SHEET ROCK IS SEALED.
- TUB TO FLOOR CONNECTION SHALL BE SEALED.
- GAPS AROUND ALL KITCHEN VENTS SHALL BE SEALED.
- ALL OTHER HOLES IN THE SHEETROCK SHALL BE SEALED.



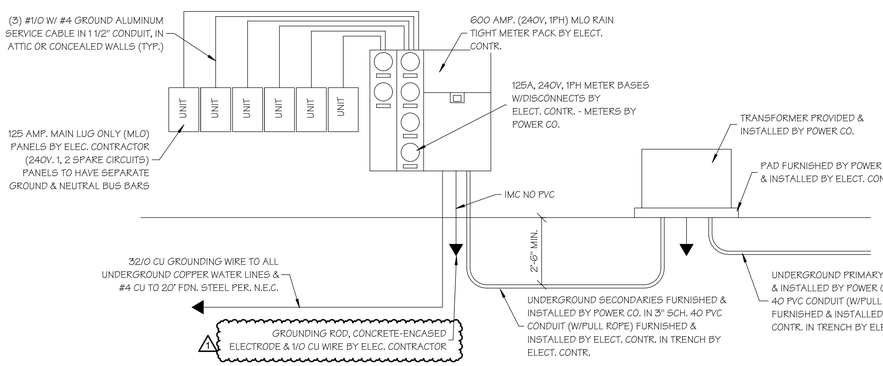
1 E1.1P ELECTRICAL MOUNTING HEIGHTS

SCALE: 1/2" = 1'-0"



2 E1.1P 4-PLEX ELECTRICAL RISER DIAGRAM

SCALE: 3/8" = 1'-0"



3 E1.1P 6-PLEX ELECTRICAL RISER DIAGRAM

SCALE: 3/8" = 1'-0"

NOTE:
ALL ELECTRICAL SYSTEMS GROUNDING SHALL BE IN COMPLIANCE WITH NEC 250.50

NEC 250.50 - GROUNDING ELECTRODE SYSTEM
ALL GROUNDING ELECTRODES AS DESCRIBED IN 250.52 [A] [1] THROUGH [A] [7] THAT ARE PRESENT AT EACH BUILDING OR STRUCTURE SERVED SHALL BE BONDED TOGETHER TO FORM THE GROUNDING ELECTRODE SYSTEM. WHERE NONE OF THESE GROUNDING ELECTRODES EXIST, ONE OR MORE OF THE GROUNDING ELECTRODES SPECIFIED IN THE 250.52 [A] [4] THROUGH [A] [8] SHALL BE INSTALLED & USED.

NEC 250.52 - GROUNDING ELECTRODES
[A] ELECTRODES PERMITTED FOR GROUNDING

1. METAL UNDERGROUND WATER PIPE
A METAL UNDERGROUND WATER PIPE IN DIRECT CONTACT WITH THE EARTH FOR 10ft [3.0M] OR MORE [INCLUDING ANY METAL WELL CASING BONDED TO THE PIPE] & ELECTRICALLY CONTINUOUS [OR MADE ELECTRICALLY CONTINUOUS BY BONDING AROUND THE INSULATED JOINTS OR INSULATED PIPE] TO THE POINTS OF CONNECTION OF THE GROUNDING ELECTRODE CONDUCTOR & THE BONDING CONDUCTOR[S] OR JUMPER[S], IF INSTALLED.

2. METAL IN-GROUND SUPPORT STRUCTURE[S]
ONE OR MORE METAL IN-GROUND SUPPORT STRUCTURE[S] IN DIRECT CONTACT WITH THE EARTH VERTICALLY FOR 10ft [3.0m] OR MORE, WITH OR WITHOUT CONCRETE ENCASEMENT. IF MULTIPLE METAL IN-GROUND SUPPORT STRUCTURES ARE PRESENT AT A BUILDING OR A STRUCTURE, IT SHALL BE PERMISSIBLE TO BOND ONLY ONE INTO THE GROUNDING ELECTRODE SYSTEM.

3. CONCRETE-ENCASED ELECTRODE
A CONCRETE-ENCASED ELECTRODE SHALL CONSIST OF AT LEAST 20ft [6.0m] OF EITHER [1] OR [2]:

[1] ONE OR MORE BARE OR ZINC GALVANIZED OR OTHER ELECTRICALLY CONDUCTIVE COATED STEEL REINFORCING BARS OR RODS OF NOT LESS THAN 1/2in [13mm] IN DIAMETER, INSTALLED IN ONE CONTINUOUS 20ft [6.0m] LENGTH, OR IF IN MULTIPLE PIECES CONNECTED TOGETHER BY THE USUAL STEEL WIRES, EXOTHERMIC WELDING, WELDING, OR OTHER EFFECTIVE MEANS TO CREATE A 20ft [6.0m] OR GREATER LENGTH; OR

[2] BARE COPPER CONDUCTOR NOT SMALLER THAN 4 AWG
METALLIC COMPONENTS SHALL BE ENCASED BY AT LEAST 2in [50mm] OF CONCRETE AND SHALL BE LOCATED HORIZONTALLY WITHIN THAT PORTION OF A CONCRETE FOUNDATION OR FOOTING THAT IS IN DIRECT CONTACT WITH THE EARTH OR WITHIN VERTICAL FOUNDATIONS OR STRUCTURAL COMPONENTS OR MEMBERS THAT ARE IN DIRECT CONTACT WITH THE EARTH. IF MULTIPLE CONCRETE-ENCASED ELECTRODES ARE PRESENT AT THE BUILDING OR STRUCTURE, IT SHALL BE PERMISSIBLE TO BOND ONLY ONE INTO THE GROUNDING ELECTRODE SYSTEM.

4. GROUND RING
A GROUND RING ENCIRCLING THE BUILDING OR STRUCTURE, IN DIRECT CONTACT WITH THE EARTH,CONSISTING OF AT LEAST 20'0" [6.0m] OF BARE COPPER CONDUCTOR NOT SMALLER THAN 2 AWG.

5. RODE AND PIPE ELECTRODES
ROD AND PIPE ELECTRODES SHALL NOT BE LESS THAN 8ft [2.44m] IN LENGTH AND SHALL CONSIST OF THE FOLLOWING MATERIALS:
[A] GROUNDING ELECTRODES OF PIPE OR CONDUIT SHALL NOT BE SMALLER THAN TRADE SIZE 3/4in [METRIC DESIGNATOR 21] AND, WHERE OF STEEL, SHALL HAVE THE OUTER SURFACE GALVANIZED OR OTHERWISE METAL-COATED FOR CORROSION PROTECTION.
[B] ROD-TYPE GROUNDING ELECTRODES OF STAINLESS STEEL AND COPPER OR ZINC COATED STEEL SHALL BE AT LEAST 5/8in [15.87mm] IN DIAMETER, UNLESS LISTED.

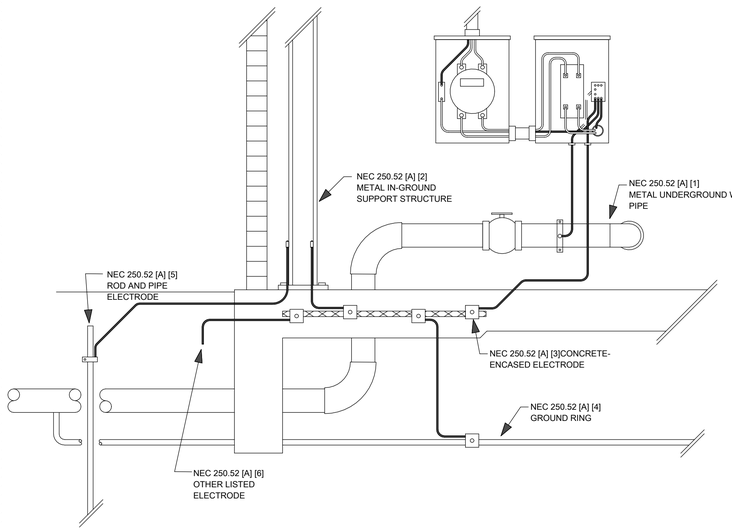
6. OTHER LISTED ELECTRODES
OTHER LISTED GROUNDING ELECTRODES SHALL BE PERMITTED.

7. [7] PLATE ELECTRODES
EACH PLATE ELECTRODE SHALL EXPOSE NOT LESS THAN 2ft [0.186m²] OF SURFACE TO EXTERIOR SOIL. ELECTRODES OF BARE OR ELECTRICALLY CONDUCTIVE COATED IRON OR STEEL PLATES SHALL BE AT LEAST 1/4in [6.4mm] IN THICKNESS. SOLID, UNCOATED ELECTRODES OF NONFERROUS METAL SHALL BE AT LEAST 0.06in [1.5mm] IN THICKNESS.

8. OTHER LOCAL METAL UNDERGROUND SYSTEMS OR STRUCTURES
OTHER LOCAL METAL UNDERGROUND SYSTEMS OR STRUCTURES SUCH AS PIPING SYSTEMS, UNDERGROUND TANKS, AND UNDERGROUND METAL WELL CASINGS THAT ARE NOT BONDED TO A METAL WATER PIPE.

[B] NOT PERMITTED FOR USE AS GROUNDING ELECTRODES

THE FOLLOWING SYSTEMS AND MATERIALS SHALL NOT BE USED AS GROUNDING ELECTRODES:
1. METAL UNDERGROUND GAS PIPING SYSTEMS
2. ALUMINIUM
3. THE STRUCTURES AND STRUCTURAL REINFORCING STEEL DESCRIBED IN 680.26 [B] [1] AND [B] [2]



4 E1.1P ELECTRICAL GROUNDING DETAIL

SCALE: 1/8" = 1'-0"

M. RANDALL PORTER
2012006244
ARCHITECT
STATE OF MISSOURI

03 NOV 2022

M. RANDALL PORTER
ARCHITECT LICENSE#
A-2012006244

COTTAGES AT GENERATION VILLAGE
WILLARD, GREENE COUNTY, MISSOURI

Wallace ARCHITECTS L.L.C.
Columbia, MO
P 573-256-7200

WALLACE ARCHITECTS, LLC
MISSOURI STATE CERTIFICATE OF AUTHORITY: 2003019614

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4236

ELECTRICAL DETAILS & NOTES

ADDENDUM #1

11/3/2022 5:00:16 PM

COTTAGES AT GENERATION VILLAGE

SINGLE FAMILY DWELLING HOMES

WILLARD, GREENE COUNTY, MISSOURI

PROJECT INFORMATION

SITE DATA	
SITE ZONING:	(SEE CIVIL)
SITE SIZE:	(SEE CIVIL)
SITE DENSITY:	(SEE CIVIL)
NO. OF PARKING SPACES:	(SEE CIVIL)

BUILDING DATA						
DWELLING UNITS	LABEL	COMPLIANCE WITH	SQ FT	QTY	SUBTOTAL	
3-BR "A"	UD	UD	1780	6	10,680	SF
3-BR "B"	UFAS/UD	UFAS/UD	1780	1	1,780	SF
3-BR "B"	A/V/UD	A/V/UD	1780	1	1,780	SF
4-BR "A"	UD	UD	1859	3	5,577	SF
4-BR "B"	UFAS/UD	UFAS/UD	1859	1	1,859	SF
DWELLING UNIT AREA:	INCLUDES GARAGES			12	21,676	SF
TOTAL RENTAL UNITS:	(12) TOTAL UNITS: (8) - 3-BR UNITS, (4) - 4-BR UNITS					

CODES AND REGULATIONS	
BLDG. & RELATED CODES:	2012 IRC, 2012 IECC
ELECT. CODE:	2011 NEC
FIRE CODE:	2012 IFC
ACCESSIBILITY:	UFAS/UNIVERSAL DESIGN
AGENCY:	MHDC STATE POLICIES AND GUIDELINES
MISC.:	ALL APPLICABLE FEDERAL, STATE, LOCAL CODES, LAWS AND ORDINANCES

BUILDING CODE DATA	
USE GROUP:	SINGLE FAMILY
EXT. WALL CONSTRUCTION:	UNRATED
OTHER CONSTRUCTION:	UNRATED UNIT INTERIOR WALLS
ALLOW. AREA:	UNLIMITED
AREA ADJUSTMENTS:	NONE REQUIRED, NONE TAKEN
ACTUAL AREA PER FLOOR:	3-BR - 1,780 SF; 4-BR - 1,859 SF
ALLOW. HEIGHT & FLOORS:	3 STORIES
HEIGHT ADJUSTMENTS:	NONE REQUIRED, NONE TAKEN
ACTUAL HEIGHT & FLOORS:	18'-10 3/4" & 1 STORY
SPRINKLER SYSTEM:	NONE REQUIRED, NONE PROVIDED

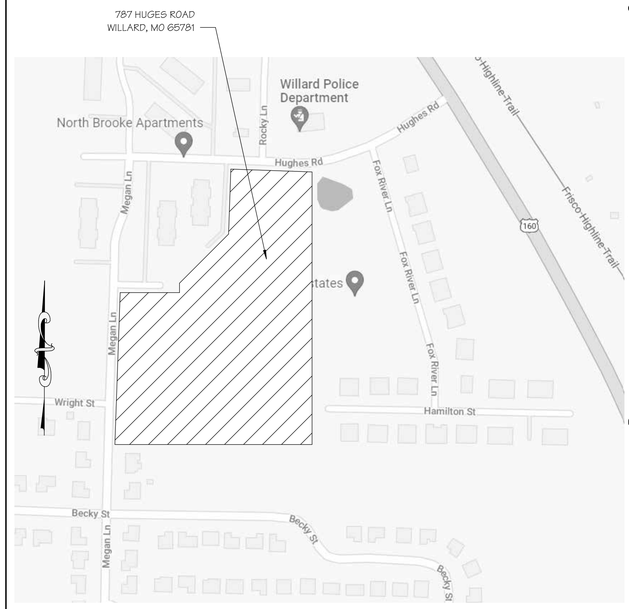
NGBS DESIGN LEVEL - BRONZE
NOTE: SEE PROJECT MANUAL SPECIFICATIONS FOR SUSTAINABLE CONSTRUCTION REQUIREMENTS AND APPLICABLE NGBS DESIGNER'S REPORT THAT ARE SPECIFIC TO THIS PROJECT. IT IS THE RESPONSIBILITY OF ALL CONTRACTORS AND SUBCONTRACTORS TO REVIEW AND INCORPORATE ALL MANDATORY AND POINTED ITEMS IN THE CONSTRUCTION OF THIS PROJECT AS NOTED IN THE CHECKLIST.

INDEX TO DRAWINGS

NOTE: INDEX TO DRAWINGS HAS BEEN UPDATED TO REFLECT THE SHEETS REVISD BY ADDENDUM #2. (2)

ARCHITECT'S JOB NO. 4236
MHDC PROJECT NO. 21-076-MT

PROJECT LOCATION MAP



SIGNATURE AREAS

NOTE: PROJECT CONSTRUCTION MUST BE IN COMPLIANCE WITH ALL APPLICABLE CODES, ORDINANCES, LAWS, AND REGULATIONS AS ENUMERATED ELSEWHERE IN THE PLANS AND SPECIFICATIONS.

ARCHITECT: WALLACE ARCHITECTS, LLC
302 CAMPUSVIEW DRIVE SUITE 208, COLUMBIA, MO 65201
BY: DATE:

OWNER: COTTAGES AT GENERATION VILLAGE, LP
3556 S. CULPEPPER CIRCLE, SUITE 4, SPRINGFIELD, MO 65804
BY: DATE:

CONTRACTOR: HAMILTON BUILDERS CONTRACTING, LLC
3556 S. CULPEPPER CIRCLE, SUITE 4, SPRINGFIELD, MO 65804
BY: DATE:

MHDC REPRESENTATIVE:
920 MAIN STREET, SUITE 1400, KANSAS CITY, MO 64105
BY: DATE:

PM: RS
PC: RS

PLAN SET NO. _____

COVER SHEET

ADDENDUM #2

M. RANDALL PORTER
2012006244
ARCHITECT
STATE OF MISSOURI
22 SEP 2023
M. RANDALL PORTER
ARCHITECT LICENSE#
A-2012006244

COTTAGES AT GENERATION VILLAGE
WILLARD, GREENE COUNTY, MISSOURI

Wallace ARCHITECTS LLC
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P 573-256-7200
WALLACE ARCHITECTS, LLC
MISSOURI STATE CERTIFICATE OF AUTHORITY: 2003019614

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SHEET NO. 0.0

JOB NO. 4236

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EXHIBIT "D"

MHDC UNIVERSAL DESIGN

1. EQUITABLE USE		
A.	MINIMUM 36" DOOR WITH A "NO-STEP" ENTRY, AT ACCESSIBLE ENTRIES.	A1.0 DOOR SCHEDULE
B.	PROVIDE 60" ROTATION MANEUVERING SPACE ON EXTERIOR AND INTERIOR LATCH SIDE OF ACCESSIBLE ENTRIES, WITH 18" MINIMUM FRONT APPROACH CLEARANCE AT LATCH SIDE.	A1.2 AND A1.3
C.	FLAT LANDING SURFACES LEADING TO DOORWAYS AND AT BOTH SIDES OF ALL ACCESSIBLE ENTRY DOORWAYS.	S2.0
D.	NO THRESHOLDS AND/OR CHANGE OF WALKING SURFACE GREATER THAN ½" RISE. SLIDING GLASS DOORS MAY REQUIRE A THRESHOLD RISE EACH SIDE TO ACCOMMODATE THE THRESHOLD HEIGHT LIMIT.	A1.0 DOOR NOTES & A6.0 UD FINISH NOTES
E.	CONTINUOUS ACCESSIBLE PATH, MINIMUM 42" WIDTH (EXCEPTING FHA'S STEEP SITE RULE), FROM PARKING AND THE PUBLIC ACCESS TO THE UNIT, MAXIMUM 1:20 SLOPE; 1:12 SLOPE MAY BE CONSIDERED WHERE SPACE OR CONDITIONS MITIGATE. ON MULTIPLE STORY BUILDINGS WITH NO ELEVATOR, UPPER FLOORS MAY WAIVE THIS ITEM AND UNIVERSAL DESIGN MEASURES THAT CAN BE EASILY RETROFITTED AT A LATER DATE, INCLUDING ITEMS 2 (A), 6 (A), AND 7 (G).	AS1.0 AND CIVIL DRAWINGS
F.	PATIO OR DECK LANDING AT SAME LEVEL AS INTERIOR FLOOR AT ACCESSIBLE ENTRY DOORS.	S2.0
G.	MAILBOXES TO BE AT AN ACCESSIBLE LOCATION ON THE ACCESSIBLE ROUTE.	AS1.0
H.	LEVER ACTION DOOR HARDWARE.	A1.0 DOOR NOTES
2. FLEXIBILITY IN USE		
A.	24" BLOCKING OR PLYWOOD SUBSTRATE IN BATHROOMS FOR FUTURE GRAB BARS WHERE NEEDED, HORIZONTAL AND VERTICAL AT ALL TOILETS, SHOWERS, AND TUBS. AROUND TOILETS, SUBSTRATE UP TO 42" ABOVE FINISH FLOOR (AFF) (OR BLOCKING CENTERED AT 30" AFF). IN SHOWER AND TUB AREAS, SUBSTRATE UP TO 60" AFF (OR BLOCKING CENTERED AT 42"); TUBS MAY HAVE SHOWER FIXTURE WITH INTEGRAL GRAB BARS.	A7.0 - A7.2
B.	ALL ELECTRICAL DEVICES AND ENVIRONMENTAL CONTROLS TO BE MOUNTED BETWEEN 15" AND 48" AFF.	E1.0
C.	ON TOWNHOUSE DEVELOPMENTS PROVIDE A BEDROOM AND A FULLY ACCESSIBLE BATHROOM ON THE MAIN LEVEL OF THE UNIT AS WELL AS LAUNDRY IF INCLUDED. THIS REQUIREMENT ITEM IS ONLY REQUIRED AT ACCESSIBLE UNITS. STAIRWAYS ON ALL TOWNHOUSE UNITS, REGARDLESS OF ACCESSIBILITY, ARE REQUIRED TO BE A MINIMUM OF 42" IN WIDTH.	N/A
3. SIMPLE AND INTUITIVE		
A.	LEVER ACTION OR GRIP FRIENDLY PLUMBING FIXTURES, TRIM, CONTROLS, DOOR, AND CABINET HARDWARE.	A1.0 DOOR NOTES P1.0
B.	BUTTONS ON CONTROL PANELS THAT CAN BE DISTINGUISHED BY TOUCH.	A6.0 UD FINISH NOTES
C.	FRONT MOUNTED CONTROLS ON APPLIANCES, 15"-48" AFF.	A6.0 UD FINISH NOTES
D.	THERMOSTAT CONTROLS THAT ARE USER FRIENDLY TO ADJUST BY FEEL AND READ EASILY.	M1.0
4. PERCEPTABLE INFORMATION		
A.	SIGNAGE WITH COLOR CONTRASTING PRINT IN ADDITION TO GENERALLY RECOGNIZED ICONS.	A6.0 UD FINISH NOTES
B.	CREATE COLOR OR TEXTURE CONTRAST BETWEEN LIGHT SWITCHES/WALL OUTLETS AND SURROUNDING SURFACES AS WELL AS CONTRASTING COLORS BETWEEN COUNTERTOPS AND FLOORING AND WALLS.	A6.0 UD FINISH NOTES
C.	COLOR CONTRAST OR TEXTURE CHANGE BETWEEN WET ROOMS (BATH, LAUNDRY, KITCHEN) AND ADJOINING SPACES.	A6.0 UD FINISH NOTES
D.	CONTRASTING LIT DOORBELL OR INTERNAL LIGHT WHEN A DOORBELL IS INSTALLED.	E1.0
E.	MINIMUM 4" HIGH HOUSE NUMBERS POSTED IN CONTRASTING COLORS.	A6.0 UD FINISH NOTES
F.	CONTRASTING COLORS BETWEEN WIRING DEVICES [RECEPTACLES AND LIGHT SWITCHES] AND SURROUNDING SURFACES	A6.0 UD FINISH NOTES
G.	CONTRASTING COLORS BETWEEN STEPS AND LANDING OR LIVING SPACE.	A6.0 UD FINISH NOTES
H.	CONTRASTING COLORS BETWEEN DIFFERENT FLOOR COVERINGS.	A6.0 UD FINISH NOTES
I.	CONTRASTING COLORS BETWEEN PLUMBING FIXTURES AND FLOORING/COUNTERTOPS.	A6.0 UD FINISH NOTES
5. TOLERANCE FOR ERROR		
A.	SLIP-RESISTANT SURFACES, ESPECIALLY IN BATHROOMS, KITCHENS AND ENTRY AREAS. HIGH GLOSS SURFACES 'SMOOTH' CERAMIC FLOOR TILE, OR SIMILAR FLOORING IS NOT ACCEPTABLE.	A6.0 UD FINISH NOTES
B.	PROVIDE FOR EASE OF MAINTENANCE OF ALL FLOORING. DEEP PILE CARPETS, HIGHLY TEXTURED MASONRY, OR SIMILAR FLOOR FINISHES ARE NOT ACCEPTABLE.	A6.0 UD FINISH NOTES
C.	VENTILATION TO MEET CURRENT ASHRAE 62.2 STANDARD WHERE APPLICABLE. OPERABLE VENTILATION FOR BATHROOMS AND KITCHENS HIGHLY RECOMMENDED.	M1.0
D.	LIGHT SWITCHES WITH LARGE FLAT PADS.	E1.0
6. LOW PHYSICAL EFFORT		
A.	PROVIDE MINIMUM OF ONE LOW THRESHOLD SHOWER ON PRIMARY LEVEL; TUBS ARE ACCEPTABLE WITH BACKING INSTALLED FOR WALL MOUNT OR OVERHEAD LIFT. ON TOWNHOUSE DEVELOPMENTS THIS ITEM IS ONLY REQUIRED AT ACCESSIBLE UNITS.	A1.0, A1.1 & A7.0 - A7.2
B.	ONE OPERABLE WINDOW IN EACH BEDROOM AND LIVING ROOM, WITH 36" MAXIMUM SILL HEIGHTS; 44" IN GARDEN LEVEL (PARTIAL BELOW GRADE) IS ACCEPTABLE.	A3.0 WINDOW NOTES
C.	SELF-CLOSING FIRE RATED DOORS MUST BE ON LOWEST SETTING WHILE COMPLYING WITH THE ENFORCED BUILDING CODE.	A1.0 DOOR SCHEDULE
D.	NO INTERIOR RAMPS.	A1.0 AND A1.1
7. SIZE AND SPACE FOR APPROACH AND USE		
A.	36 INCH MINIMUM WIDTH DOORS.	A1.0 DOOR SCHEDULE
B.	60 INCH CLEAR TURNING SPACE PROVIDED IN AT LEAST ONE BATHROOM AND IN THE KITCHEN; 60" T-TURNS ACCEPTABLE WHERE CONDITIONS WARRANT.	A1.2 AND A1.3
C.	42 INCH WIDE RESIDENTIAL UNIT AND COMMON HALLWAYS	A1.0 AND A1.1
D.	PROVIDE FOR PARALLEL OR FRONT APPROACH TO ALL SINKS AND APPLIANCES.	A1.2 AND A1.3
E.	20% OF STORAGE SPACE WITHIN 15-48" REACH AFF.	A6-0 UD FINISH NOTES
F.	BOTTOM OF BATHROOM MIRROR WITHIN 40" AFF.	A7.0 - A7.2
G.	ALLOW KNEE CLEARANCE BELOW ONE LAVATORY AND BELOW A 30-32" HEIGHT KITCHEN WORKSTATION WHICH MAY BE A PULL-OUT ACCESSORY.	A7.0 - A7.2
H.	TOILET SET AT A MINIMUM OF 18" OFF ONE SIDEWALL FROM TOILET CENTER IN A SPACE THAT IS AT LEAST 48" WIDE ON ACCESSIBLE UNITS ONLY.	A7.0 - A7.2
I.	SHOWER CONTROLS ON NEAREST WALL TO OPENING AT 15"-48" AFF, CONTROLS SETBACK NOT TO EXCEED 15".	A7.0 - A7.2

UNIT TYPE LEGEND
UFAS = UNIFORM FEDERAL ACCESSIBILITY STANDARD UNIT
UD = UNIVERSAL DESIGN (MHDC)
A/V = AUDIO / VISUAL IMPAIRED UNIT

MHDC UNIVERSAL DESIGN REQUIREMENTS

ISSUE SET

STATE OF MISSOURI
M. RANDALL PORTER
2012006244
ARCHITECT

12 AUG 2022

M. RANDALL PORTER
ARCHITECT LICENSE#
A-2012006244

COTTAGES AT GENERATION VILLAGE
WILLARD, GREENE COUNTY, MISSOURI

Wallace ARCHITECTS LLC
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P 573-256-7200

WALLACE ARCHITECTS, LLC
MISSOURI STATE CERTIFICATE OF AUTHORITY: 2003019614

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SHEET NO.
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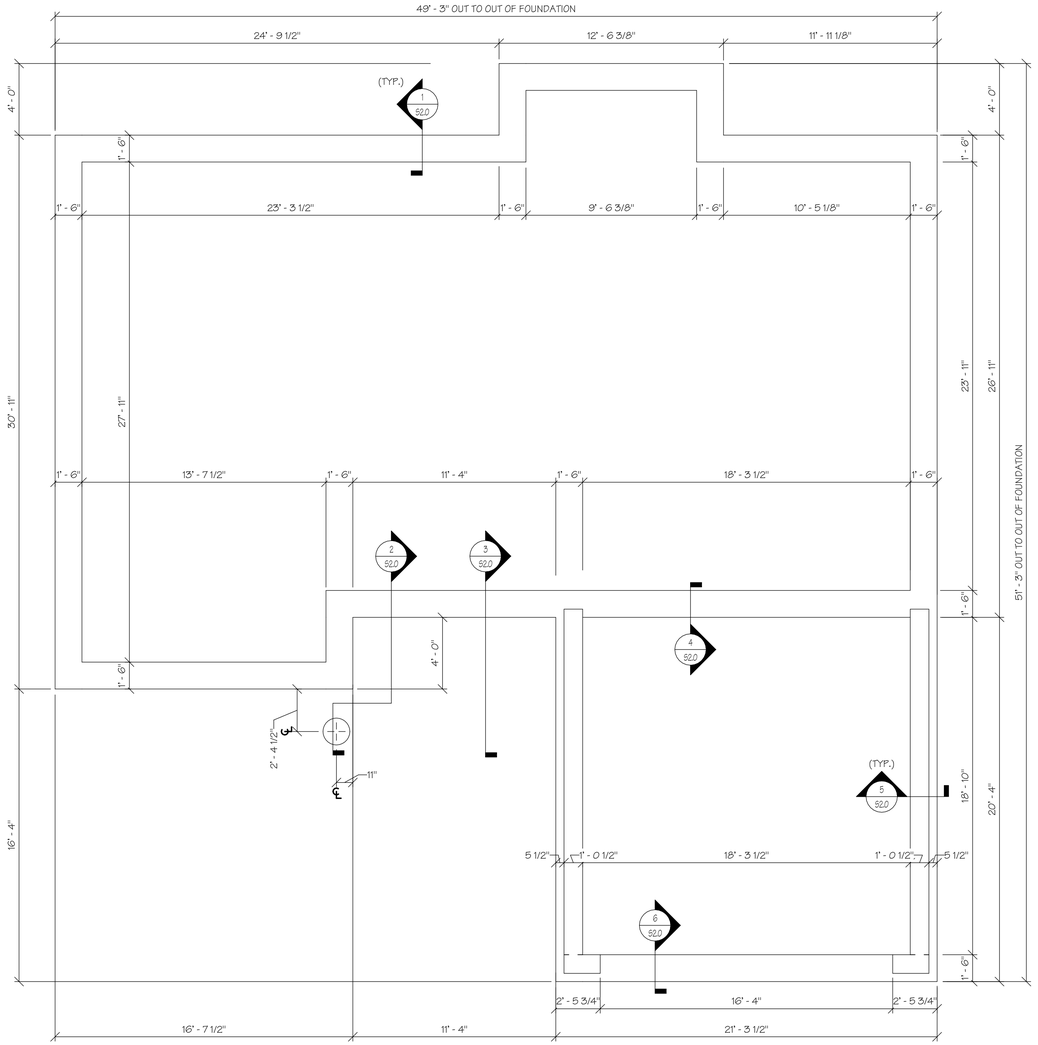
JOB NO.
4236

8/15/2022 3:12:09 PM

FOUNDATION NOTES

1) GEOTECHINCAL REPORT NOTE: CONTRACTOR SHALL REFER TO THE GEOTECHINICAL REPORT IN PROJECT SPECIFICATIONS FOR THEIR USE IN DETERMINING SPECIFICS OF FOUNDATION/FOOTING DESIGN SHOWN. INFORMATION AND/OR RECOMMENDATIONS IN GEOTECHINICAL REPORT THAT DIFFER FROM INFORMATION ON DRAWINGS OR IN SPECIFICATIONS SHALL TAKE PRECEDENCE.
2) NO CONTROL JOINTS ARE TO BE PLACED UNDER VINYL FLOOR AREAS. VERIFY W/ FLOOR PLANS PRIOR TO PLACEMENT
3) ALL FOUNDATIONS AND SLABS TO BEAR ON ENGINEERED SOILS. NO FOUNDATIONS AND SLABS TO BEAR ON NATURAL SOILS.
4) CONTRACTOR SHALL OBTAIN AN PAY FOR AN "AS-BUILT" SURVEY AFTER INSTALLATION OF FOUNDATIONS (AND PRIOR TO FLOOR POUR OR OTHER CONSTRUCTION OPERATIONS) VERIFYING THAT FOUNDATIONS IN PLACE PROVIDE BUILDING PLACEMENT WITHIN SITE SET-BACK LINES IN COMPLIANCE WITH APPLICABLE ZONING REGULATIONS.
5) ALL PENETRATIONS OF CONCRETE SLAB SHALL BE EFFECTIVELY SEALED TO PREVENT PASSAGE OF AIR FROM UNDER SLAB INTO CONDITIONED SPACE.
6) DUE TO FOUNDATION DEPTH/WIDTH HORIZONTAL BARS @ TOP AND BOTTOM MAY BE "FLOATED" IN PLACE DURING CONCRETE POUR.
7) ALIGN FACE OF STUD WITH FACE OF FLOOR POUR.

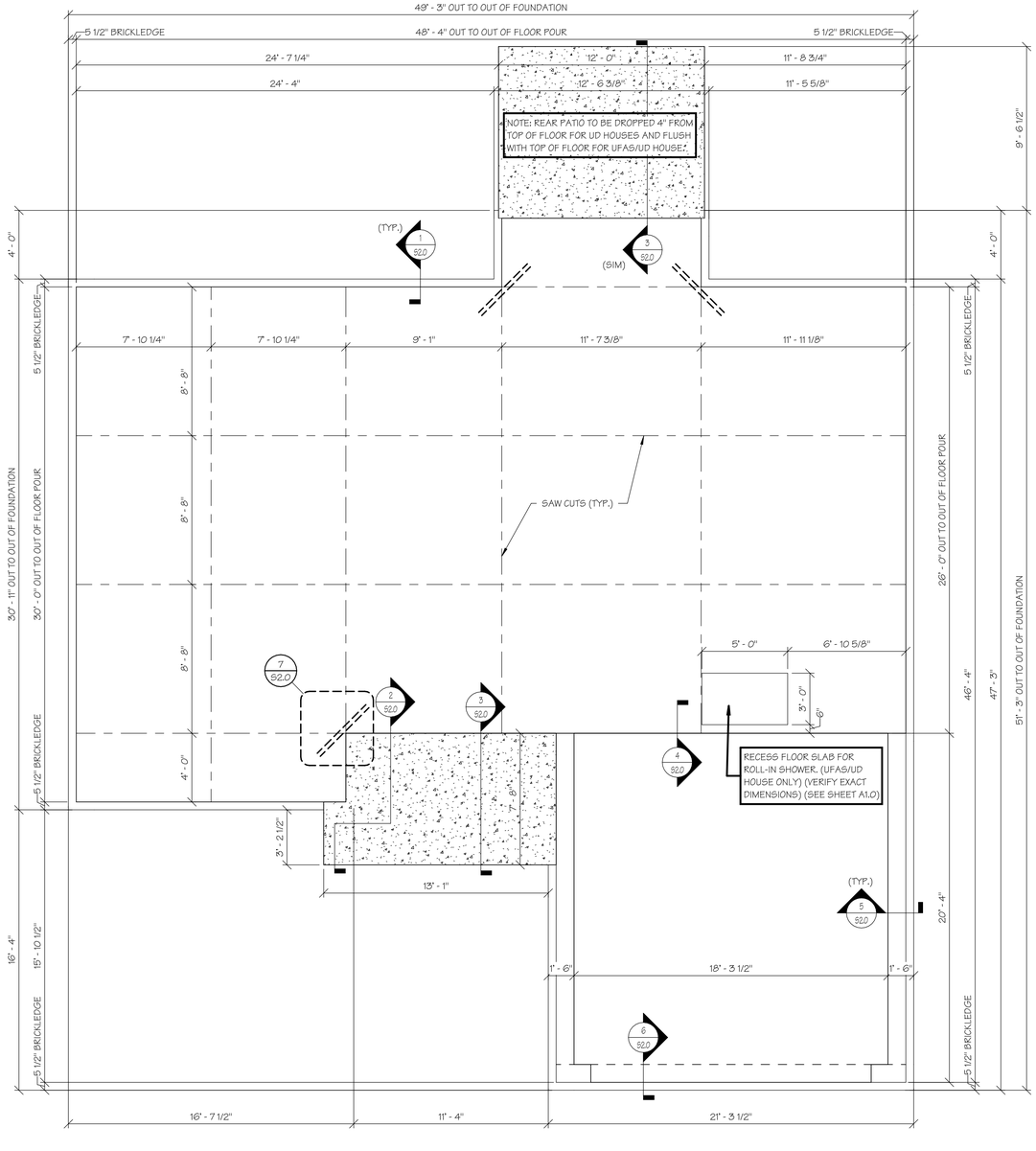


3-BR UD & UFAS/UD HOUSE FOUNDATION PLAN

1 / S1.0 SCALE: 1/4" = 1'-0"

(BUILDINGS 5, 11, 13 & 17 SHOWN) (BUILDINGS 7, 12, 16 & 20 MIRRORED)

BLDG. 5 BLDG. 7 BLDG. 11 BLDG. 12 BLDG. 13 BLDG. 16 BLDG. 17 BLDG. 20



3-BR UD & UFAS/UD HOUSE FLOOR POUR PLAN

2 / S1.0 SCALE: 1/4" = 1'-0"

(BUILDINGS 5, 11, 13 & 17 SHOWN) (BUILDINGS 7, 12, 16 & 20 MIRRORED)

BLDG. 5 BLDG. 7 BLDG. 11 BLDG. 12 BLDG. 13 BLDG. 16 BLDG. 17 BLDG. 20

3-BR HOUSE FOUNDATION AND FLOOR POUR PLANS & NOTES

ISSUE SET

M. RANDALL PORTER
2012006244
ARCHITECT
STATE OF MISSOURI
12 AUG 2022
M. RANDALL PORTER
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COTTAGES AT GENERATION VILLAGE
WILLARD, GREENE COUNTY, MISSOURI

Wallace ARCHITECTS LLC
Columbia, MO
P 573-256-7200
WALLACE ARCHITECTS, LLC
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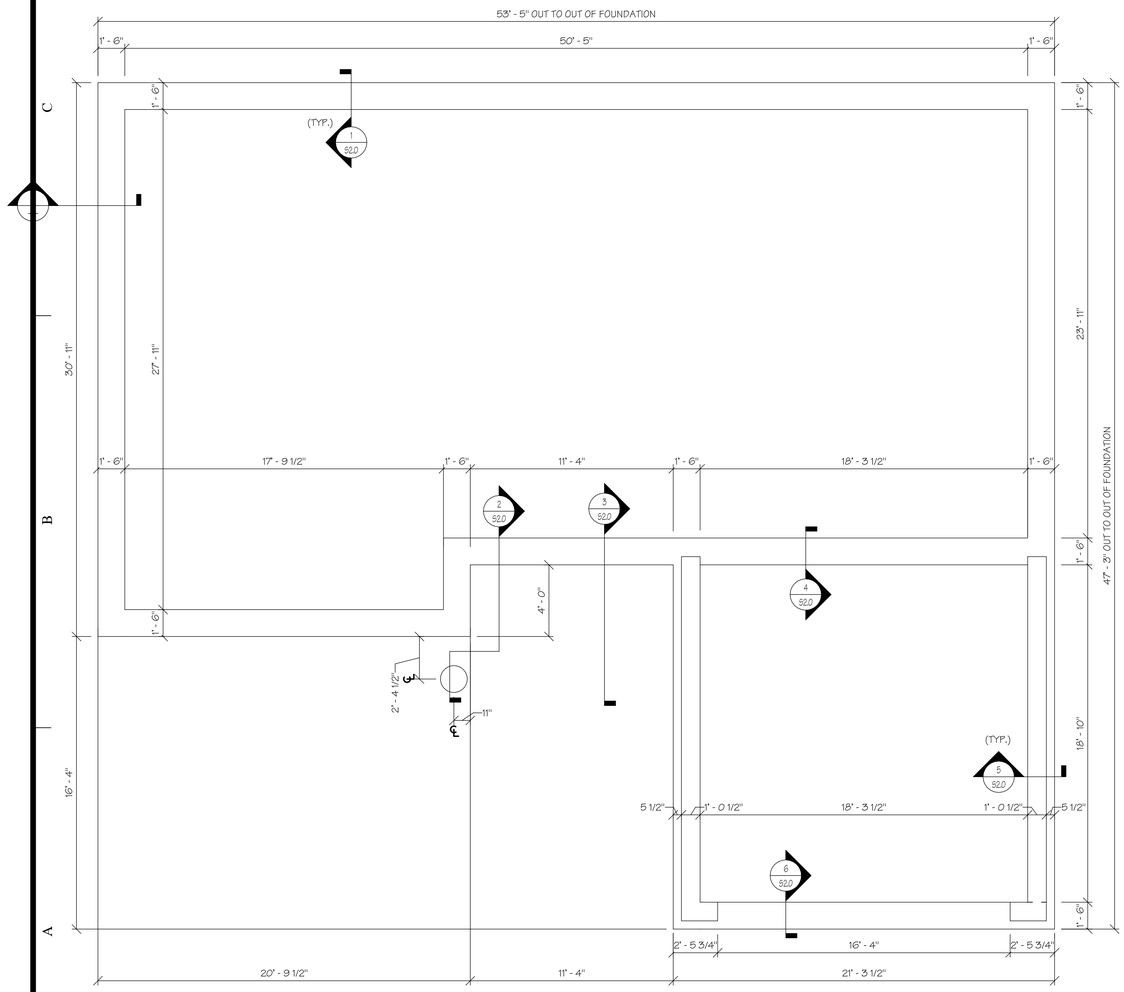
SHEET NO. S1.0

JOB NO. 4236

8/16/2022 6:55:33 AM

NOTE: SEE SHEET S1.0 FOR FOUNDATION NOTES.

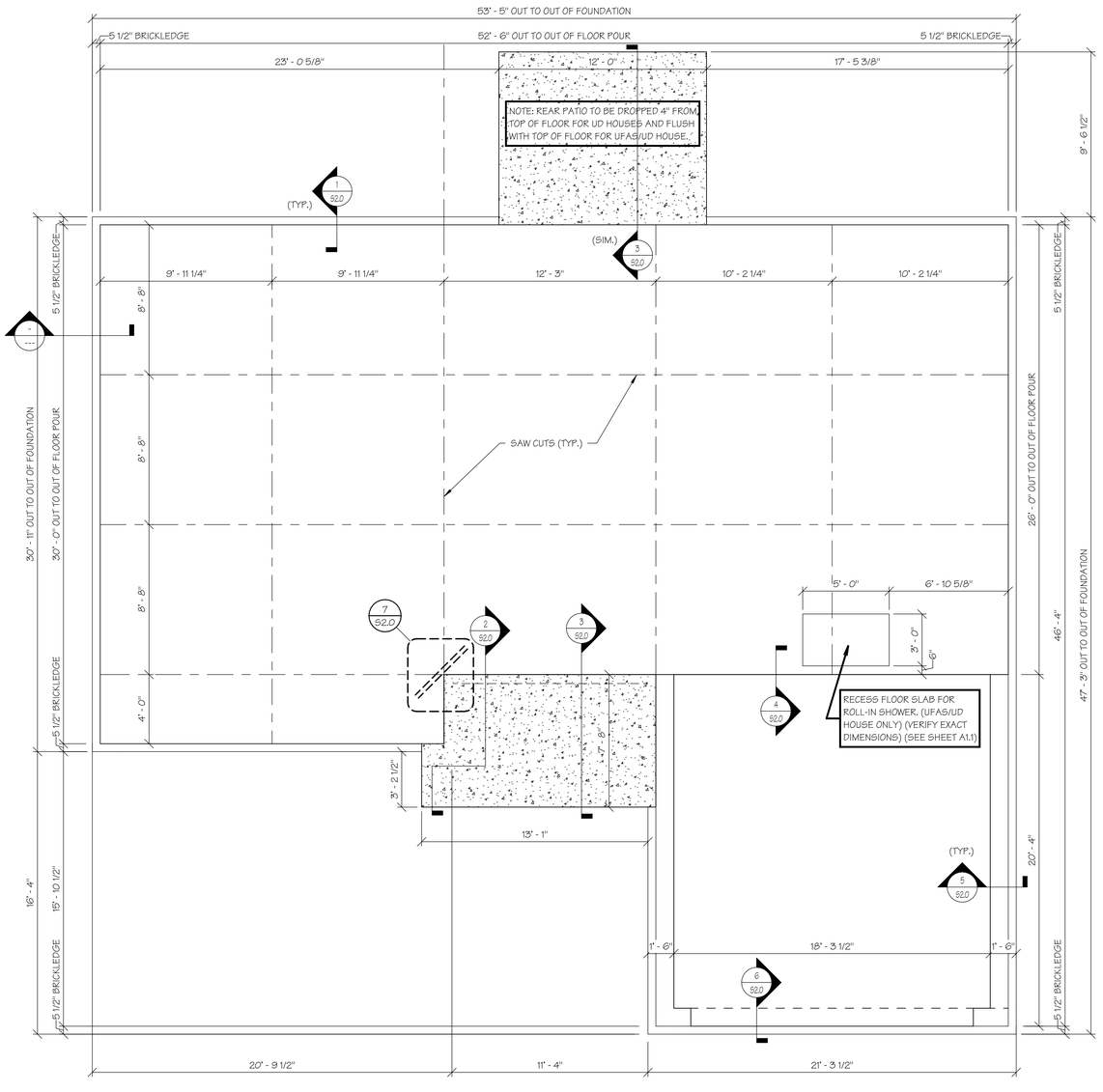


4-BR UD & UFAS/UD HOUSE FOUNDATION PLAN

1 / S1.1 SCALE: 1/4" = 1'-0"

(BUILDINGS 6, 14 & 18 SHOWN) (BUILDING 3 MIRRORED)

BLDG. 3 BLDG. 6 BLDG. 14 BLDG. 18



4-BR UD & UFAS/UD HOUSE FLOOR POUR PLAN

2 / S1.1 SCALE: 1/4" = 1'-0"

(BUILDINGS 6, 14 & 18 SHOWN) (BUILDING 3 MIRRORED)

BLDG. 3 BLDG. 6 BLDG. 14 BLDG. 18

4-BR HOUSE FOUNDATION AND FLOOR POUR PLANS

ISSUE SET

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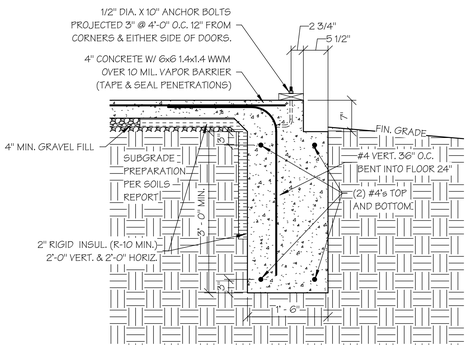
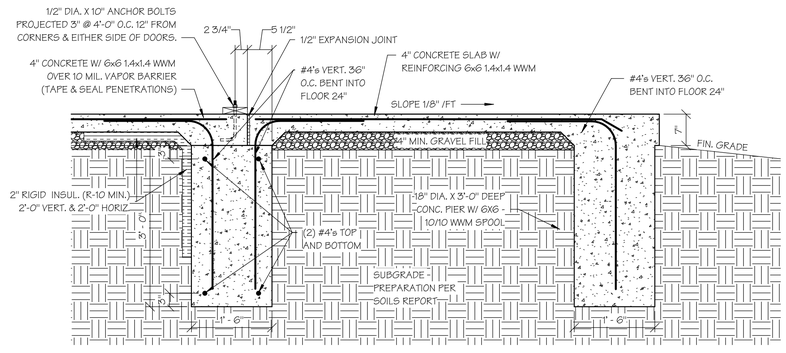


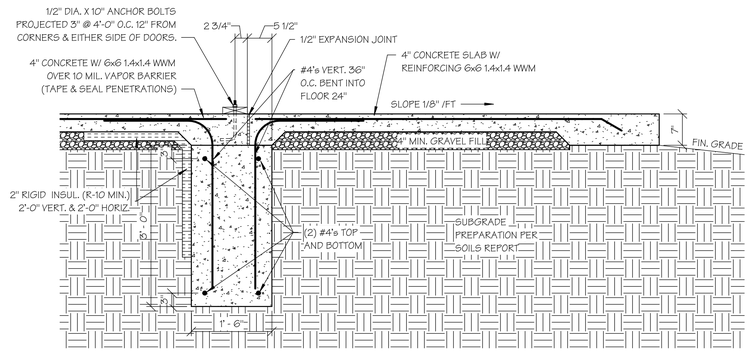
1 FOUNDATION W/ BRICKLEDGE

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



2 PORCH/PIER SECTION

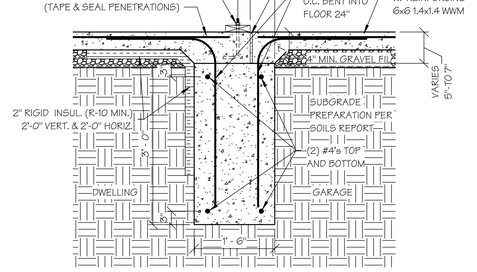
2/S2.0 SCALE: 3/4" = 1'-0"



3 PROCH/SLAB SECTION

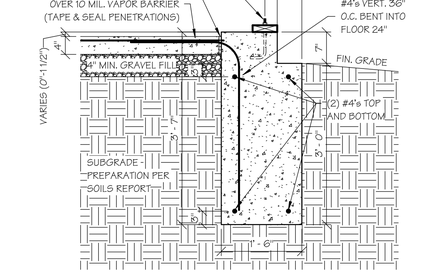
3/S2.0 SCALE: 3/4" = 1'-0"

(@ UD UNIT REAR PATIO SLAB 4" DOWN FROM FFE)



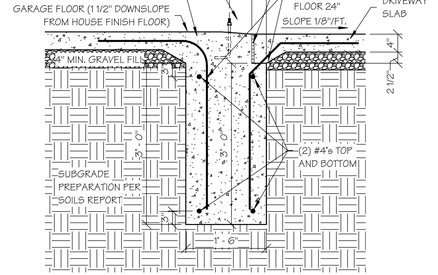
4 GARAGE FOUNDATION SECTION @ REAR WALL

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



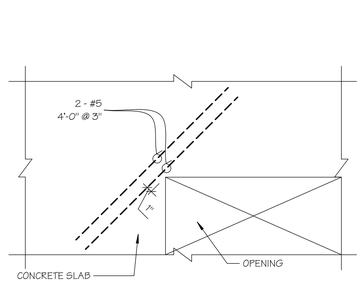
5 GARAGE FOUNDATION SECTION @ SIDE WALL

5/S2.0 SCALE: 3/4" = 1'-0"



6 GARAGE FOUNDATION SECTION @ GARAGE DOOR

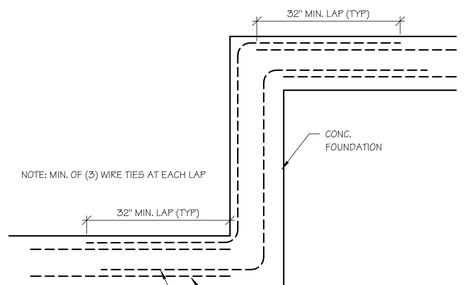
6/S2.0 SCALE: 3/4" = 1'-0"



NOTE:
TYP. AT ALL REENTRANT CORNERS FOR SLAB-ON-GRADE @ STRUCTURAL SLAB. REINFORCING TO BE CENTERED IN SLAB THICKNESS.

7 CRACK CONTROL REINFORCING

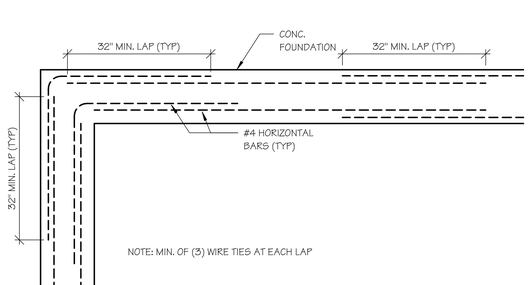
7/S2.0 SCALE: 3/4" = 1'-0"



PLAN VIEW

8 REINFORCEMENT LAP DETAIL A

8/S2.0 SCALE: 3/4" = 1'-0"



PLAN VIEW

9 REINFORCEMENT LAP DETAIL B

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

FOUNDATION NOTES & DETAILS

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M. RANDALL PORTER
2012006244
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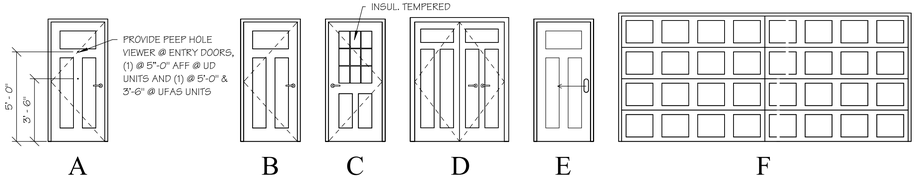
DOOR SCHEDULE

MARK	SIZE	ELEV.	PANEL MATL.	HARDWARE SET (SEE SPECS)	COMMENTS
1	3'-0" X 6'-8" X 1 3/4"	A	INSUL. FIBERGLASS	1	3 PANEL W/ 18" SIDELITE, PEEPHOLE, WEATHERSTRIPPING & ACCESSIBLE THRESHOLD
2	3'-0" X 6'-8" X 1 3/4"	B	INSUL. FIBERGLASS	3	3 PANEL 20 MIN. FIRE RATED, WEATHERSTRIPPING, ACCESSIBLE THRESHOLD & SPRING HINGES
3	3'-0" x 6'-8" x 1 3/4"	C	INSUL. FIBERGLASS	2	2 PANEL 9 LITE, WEATHER STRIPPING & ACCESSIBLE THRESHOLD
4	3'-0" x 6'-8" x 1 3/8"	B	WD HC	4	3 PANEL MASONITE
5	2'-6" x 6'-8" x 1 3/8"	B	WD HC	11	3 PANEL MASONITE
6	PR. 2'-0" x 6'-8" x 1 3/8"	D	WD HC	5	3 PANEL MASONITE
7	PR. 2'-6" x 6'-8" x 1 3/8"	D	WD HC	5	3 PANEL MASONITE
8	16'-0" x 7'-0" x 2"	F	INSUL. FIBERGLASS	STANDARD	MULTI-PANEL, GARAGE DOOR W/ TRACK, OPENER & WEATHER STRIPPING
9	3'-0" x 6'-8" x 1 3/8"	E	WD HC	STANDARD	3 PANEL MASONITE, TRIMCO 1069 SERIES OR EQUAL ADA POCKET DOOR LOCK & PULL
10	1'-6" x 6'-8" x 1 3/8"	B	WD HC	11	3 PANEL MASONITE
11	2'-0" x 6'-8" x 1 3/8"	B	WD HC	11	3 PANEL MASONITE
12	16'-0" x 9'-0" x 2"	F	INSUL. FIBERGLASS	STANDARD	MULTI-PANEL, GARAGE DOOR W/ TRACK, OPENER & WEATHER STRIPPING



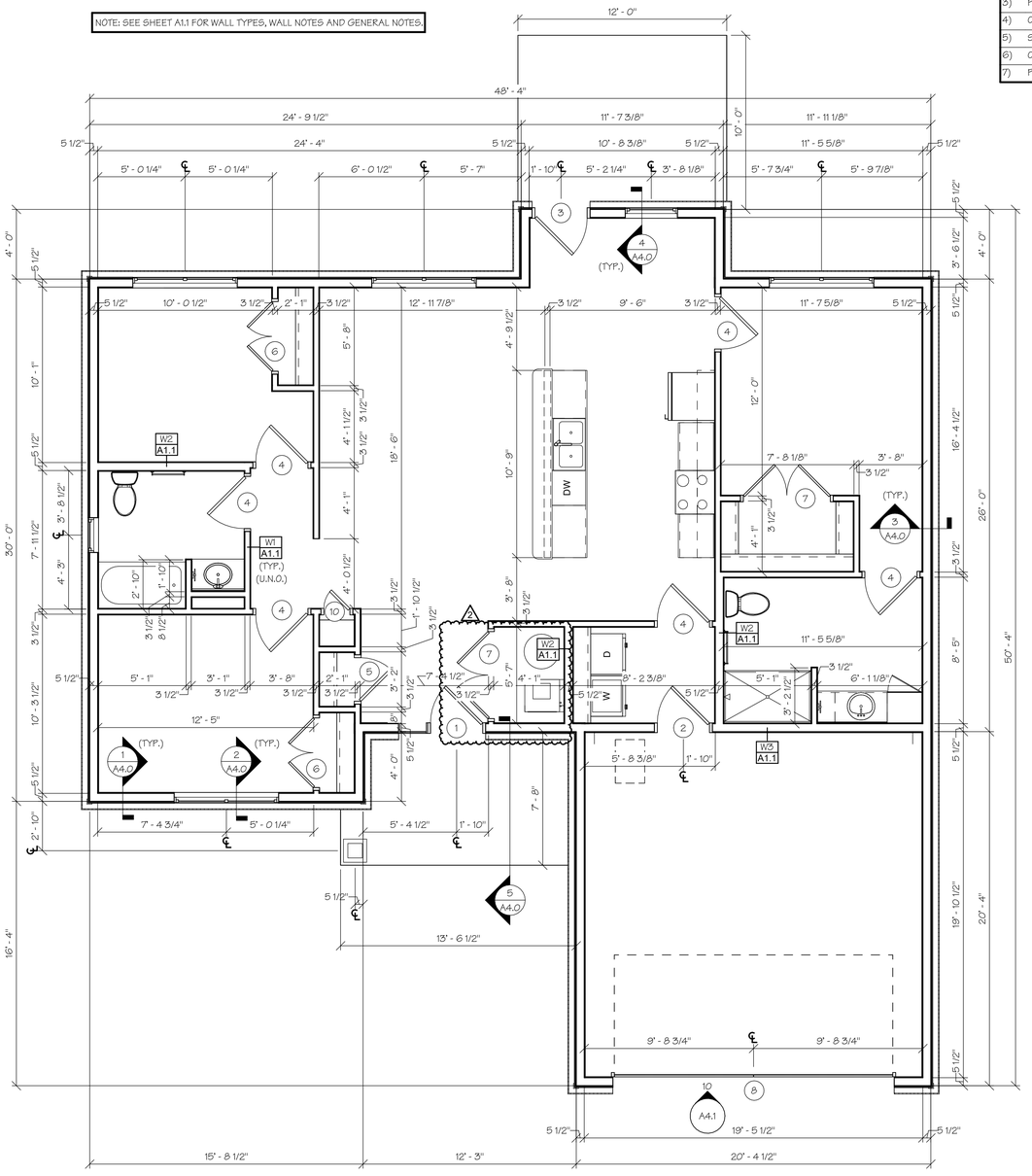
DOOR NOTES

1) ALL DOORS TO HAVE LEVER HANDLES.
2) ENTRY DOORS SHALL COMPLY WITH ANSI A117.1 ACCESSIBILITY REQUIREMENTS.
3) PROVIDE THRESHOLD AT ALL ENTRY DOORS WHICH ARE 1/2" HIGH MAX., 1:2 SLOPE.
4) CONTRACTOR TO PROVIDE & INSTALL DOOR STOPS (ROUND WALL MOUNTED) @ ALL DOORS.
5) SEE SPECS FOR DOOR HARDWARE.
6) CAULK/SEAL ALL EXTERIOR THRESHOLDS.
7) PROVIDE FLAT LANDING SURFACES AT BOTH SIDES OF ALL UFAS ENTRY DOORWAYS.

GENERAL UNIT NOTES

1) CONTRACTOR SHALL FURNISH & INSTALL 4" BUILDING NUMBERS FOR EACH UNIT AS REQUIRED BY CITY OR LOCAL POSTMASTER.
2) CONTRACTOR SHALL FURNISH ONE MAILBOX PER UNIT, PER OWNER SELECTION (SEE SPECS).
3) CERTIFICATION OF R-49 CEILING INSULATION MUST BE POSTED IN ATTIC.
4) COAT AND BEDROOM CLOSETS SHALL HAVE EPOXY-COATED WIRE SHELVING.
5) PRIME & PAINT WALLS BEHIND MILLWORK.
6) STAIN & SEAL MILLWORK AS SPECIFIED.
7) APPLY SILICONE CAULK BETWEEN CONCRETE AND BOTTOM OF THE DRYWALL.
8) SEAL CONCRETE FLOOR TO REDUCE MOISTURE PENETRATION.
9) APPROPRIATELY SIZED BLINDS SHALL BE PROVIDED AND INSTALLED FOR EACH GLAZED OPENING, INCLUDING PAIRED WINDOWS (PROVIDED WITH TWO SETS) AND DOOR GLAZING WHERE HALF LITE OR LARGER.

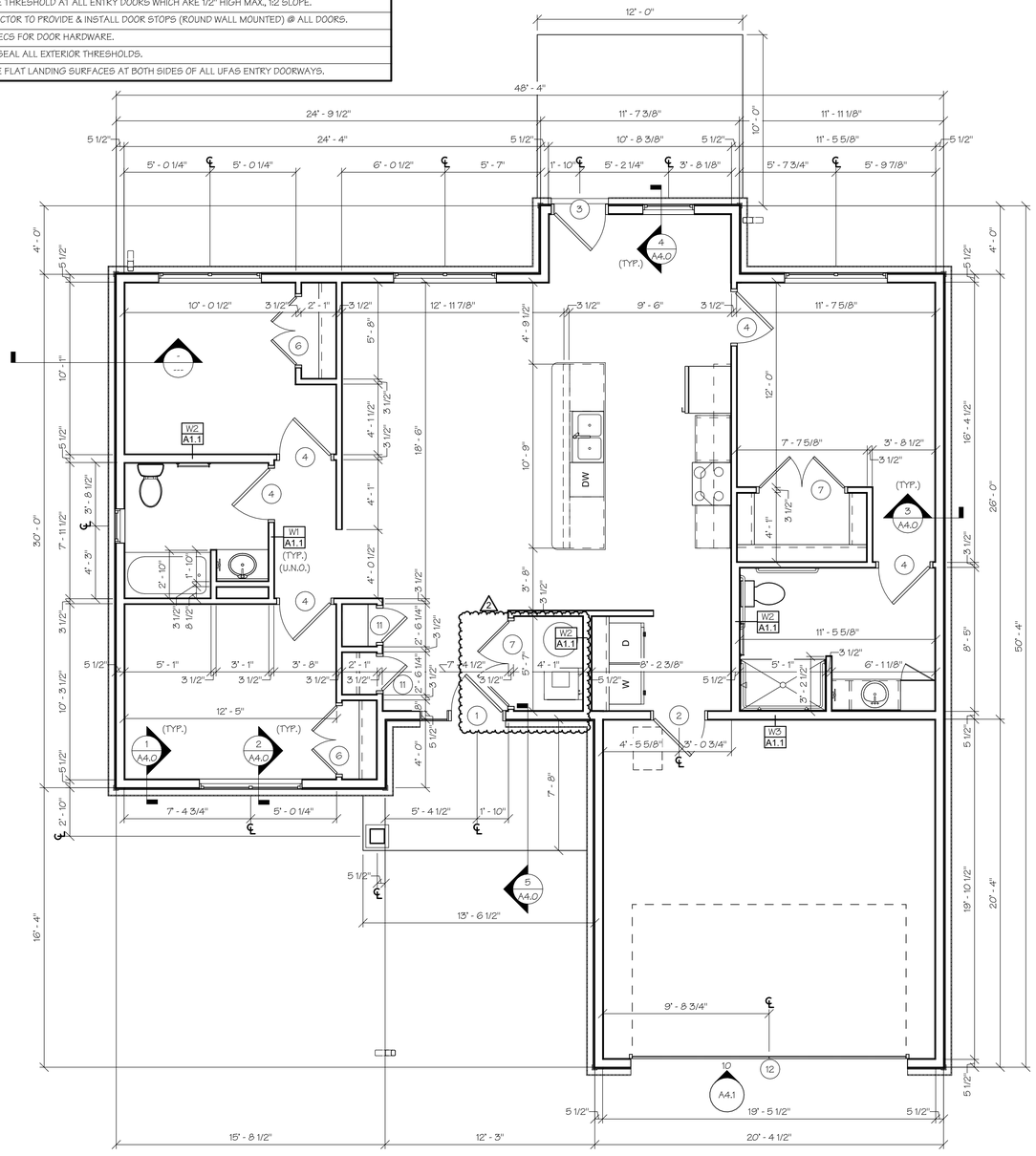
NOTE: SEE SHEET A1.1 FOR WALL TYPES, WALL NOTES AND GENERAL NOTES.



1 / A1.0 3-BR UD HOUSE DIMENSION PLAN (BUILDINGS 7, 11, 13,16, 17 & 20 SHOWN) (BUILDING 12 MIRRORED)

SCALE: 1/4" = 1'-0"

BLDG. 7 BLDG. 11 BLDG. 12 BLDG. 13 BLDG. 16 BLDG. 17 BLDG. 20



2 / A1.0 3-BR UFAS/UD HOUSE DIMENSION PLAN (BUILDING 5)

SCALE: 1/4" = 1'-0"

BLDG. 5

3-BR HOUSE DIMENSION PLANS, DOOR SCHEDULE & NOTES

ADDENDUM #2

STATE OF MISSOURI
M. RANDALL PORTER
2012006244
ARCHITECT

22 SEP 2023

M. RANDALL PORTER
ARCHITECT LICENSE#
A-2012006244

COTTAGES AT GENERATION VILLAGE
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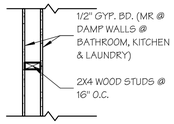
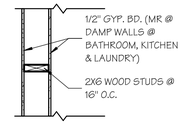
WALL TYPES

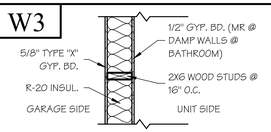
W1 — 4-1/2" WALL (NOT RATED)



W2 — 6-1/2" WALL (NOT RATED)



W3 — 6-5/8" WALL



AIR SEALING NOTES:

BEFORE SHEETROCK

- SEAL ALL RIM/BAND JOIST AND INCLUDE AN AIR BARRIER. THE USE OF SPRAY FOAM IS RECOMMENDED.
- SEAL ALL PENETRATIONS IN BOTTOM AND TOP PLATES.
- SEAL SHEETROCK WITH A CONTINUOUS BEAD OF ACOUSTIC SEALANT OR DRYWALL ADHESIVE AT BOTH BOTTOM AND TOP PLATES OF ALL INTERIOR AND EXTERIOR WALLS. THIS SHOULD GO IN-BETWEEN THE PLATE AND DRYWALL TO CREATE A GASKET.
- SPACE BEHIND ALL WALL ELECTRICAL BOXES SHOULD BE INSULATED AND AIR SEALED BEING SURE TO SEAL ELECTRICAL KNOCKOUTS. SPRAY FOAM IS RECOMMENDED FOR THIS APPLICATION.
- SEAL ALL PENETRATION IN HVAC CLOSET.
- SEAL ALL PLENUM TO AHU CONNECTIONS.
- SEAL ALL SEAMS IN DUCTWORK WITH MASTIC.
- SPRAY FOAM WINDOWS TO FILL GAPS BETWEEN WINDOW/DOOR AND ROUGH OPENING.
- IF ELECTRIC PANEL IS INSTALLED ON EXTERIOR WALL, AN AIR BARRIER SHALL EXTEND BEHIND BOX OR AIR-SEALED BOX SHALL BE INSTALLED.
- INSTALL INSULATION AND SEALED AIR BARRIER BEHIND TUB/SHOWERS ON EXTERIOR WALLS.
- INSTALL WIND WASH BAFFLE AND DAM FOR AIR-PERMEABLE INSULATION.

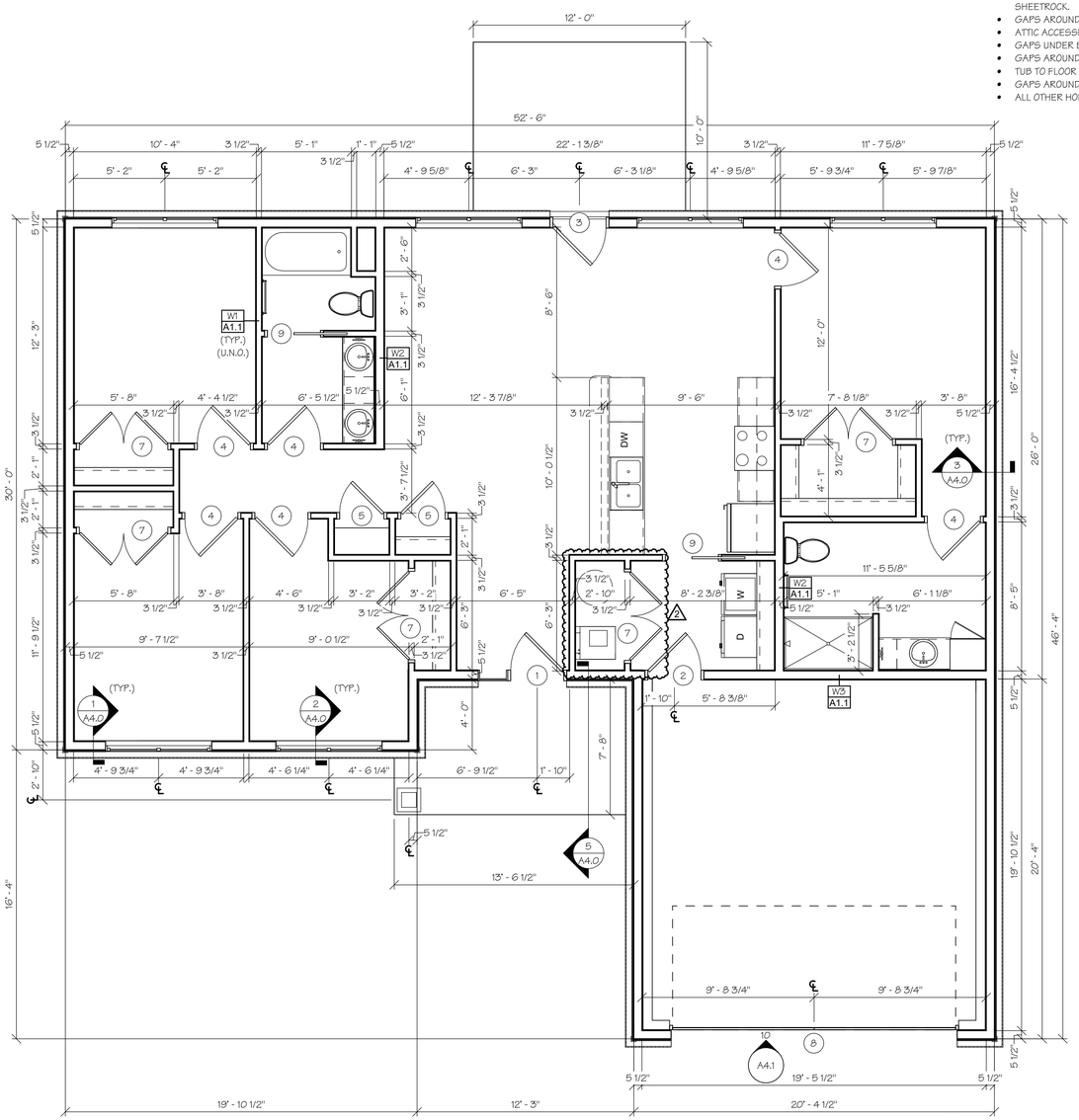
AFTER SHEETROCK

- GAPS AROUND ALL HVAC BOOTS WHERE THEY PENETRATE THE CEILING/SOFFIT DRYWALL SHOULD BE SEALED.
- PLUMBING PENETRATIONS BELOW SINKS, BEHIND SHOWERHEADS, MECHANICAL CLOSET AND BEHIND TOILET WATER LINES SHALL BE SEALED.
- WATER LINES BEHIND REFRIGERATOR SHALL BE SEALED.
- HOLE BEHIND KITCHEN RANGE SHALL BE SEALED.
- GAP AT DRYWALL AROUND WASHER/DRYER BOX SHALL BE SEALED.
- ALL INTERIOR AND EXTERIOR PLUG IN AND SWITCH BOXES SHALL BE SEALED WHERE THE BOX PENETRATES THE SHEETROCK.
- GAPS AROUND CEILING LIGHT BOXES SHALL BE SEALED.
- ATTIC ACCESSES SHALL BE SEALED.
- GAPS UNDER BASEBOARDS SHALL BE CAULKED IF SHEETROCK IS NOT SEALED TO PLATES AS STATED ABOVE.
- GAPS AROUND EXHAUST FANS WHERE THE HOUSING PENETRATES THE SHEET ROCK IS SEALED.
- TUB TO FLOOR CONNECTION SHALL BE SEALED.
- GAPS AROUND ALL KITCHEN VENTS SHALL BE SEALED.
- ALL OTHER HOLES IN THE SHEETROCK SHALL BE SEALED.

WALL NOTES

1)	DIMENSIONS ARE STUD FACE TO STUD FACE UNLESS NOTED OTHERWISE.
2)	PROVIDE SOLID BLOCKING BEHIND GRAB BARS, CURTAIN RODS, SHOWER RODS, SHOWER HEADS, TOWEL BARS AND ALL CABINETS.
3)	ALL EXTERIOR WALLS FRAMED W/ 2X6'S 16" O.C. AND COVERED W/ (1) LAYER 5/8" GYP. BD. AT INTERIOR.
4)	ALL INTERIOR WALLS FRAMED WITH 2X4'S OR 2X6'S (ALL PLUMBING WALLS) 16" O.C. AND COVERED WITH (1) LAYER 1/2" GYP. BD.

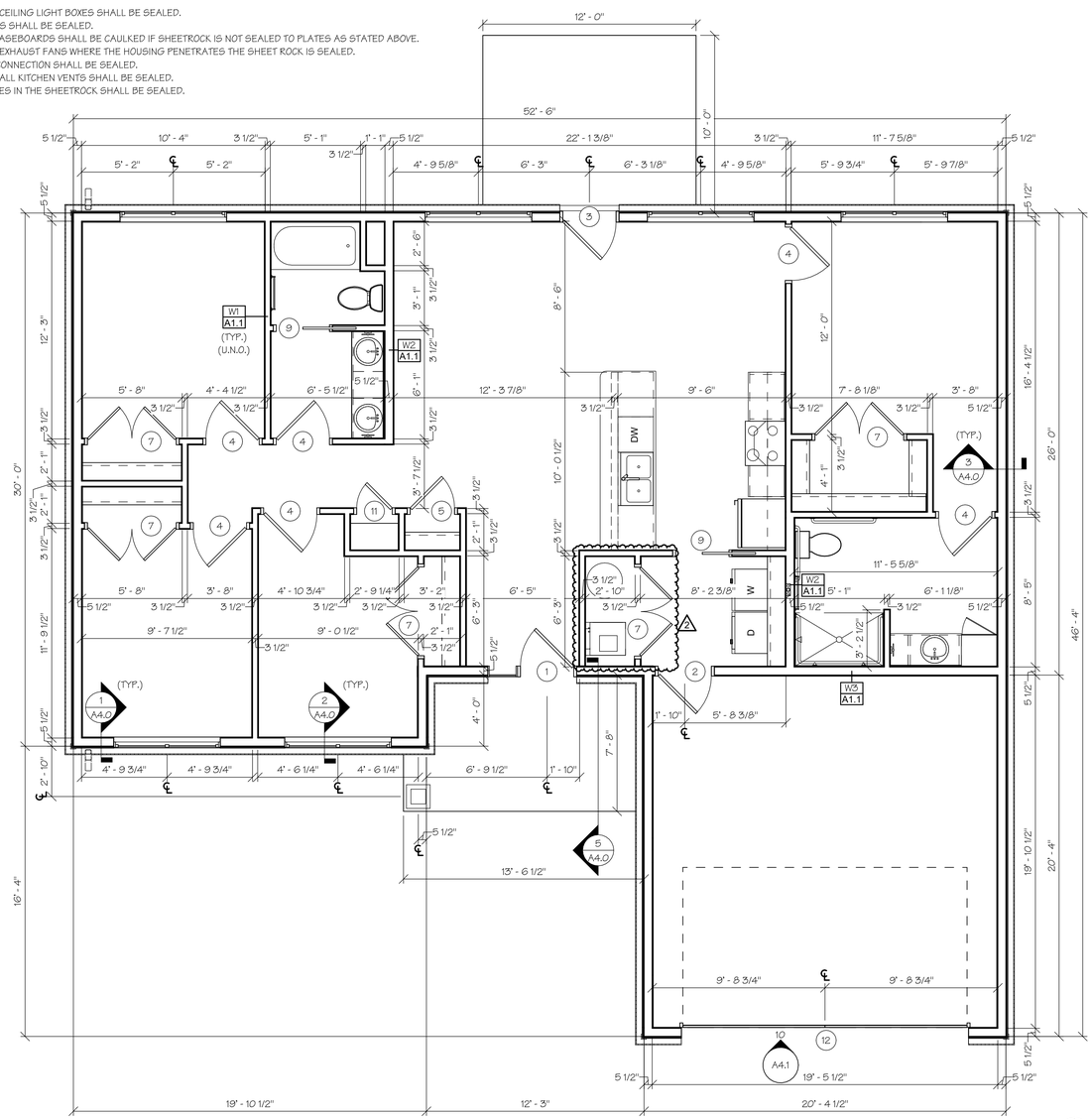
NOTE: SEE SHEET A1.0 FOR DOOR SCHEDULE



1 A1.1 4-BR UD HOUSE DIMENSION PLAN (BUILDINGS 3, 6 & 14 SHOWN)

SCALE: 1/4" = 1'-0"

BLDG. 3 BLDG. 6 BLDG. 14



2 A1.1 4-BR UFAS/UD HOUSE DIMENSION PLAN (BUILDING 18)

SCALE: 1/4" = 1'-0"

BLDG. 18

4-BR HOUSE DIMENSION PLANS, WALL TYPES & NOTES

ADDENDUM #2

STATE OF MISSOURI
M. RANDALL PORTER
2012006244
ARCHITECT

22 SEP 2023

M. RANDALL PORTER
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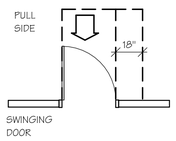
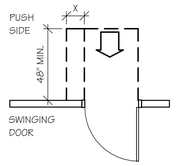
MANEUVERING CLEARANCES AT DOORS

PER UFAS

NOTE: WHERE ANY OBSTRUCTION WITHIN 18 INCHES OF THE LATCH SIDE OF A DOORWAY PROJECTS MORE THAN 8 INCHES BEYOND THE FACE OF THE DOOR, MEASURED PERPENDICULAR TO THE FACE OF THE DOOR, MANEUVERING CLEARANCES FOR A FORWARD APPROACH SHALL BE PROVIDED.

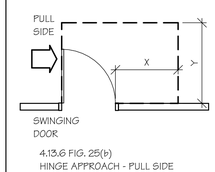


4.13.6 FIG. 25(a)
FRONT APPROACH - PULL SIDE



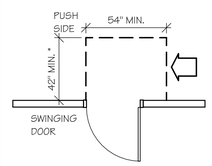
4.13.6 FIG. 25(a)
FRONT APPROACH - PUSH SIDE

NOTE: X = 12" MIN IF DOOR HAS BOTH A CLOSER AND LATCH



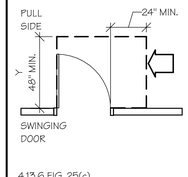
4.13.6 FIG. 25(b)
HINGE APPROACH - PULL SIDE
X = 36" MIN AND Y = 60" MIN

4.13.6 FIG. 25(b)
HINGE APPROACH - PULL SIDE
X = 42" MIN AND Y = 54" MIN



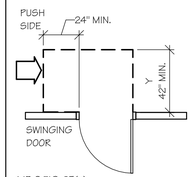
4.13.6 FIG. 25(b)
HINGE APPROACH - PUSH SIDE

* 48" MIN IF BOTH CLOSER AND LATCH PROVIDED.



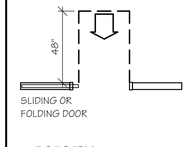
4.13.6 FIG. 25(c)
LATCH APPROACH - PULL SIDE

NOTE: Y = 54" MIN IF DOOR HAS A CLOSER

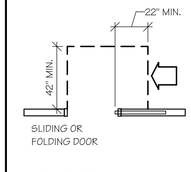


4.13.6 FIG. 25(c)
LATCH APPROACH - PUSH SIDE

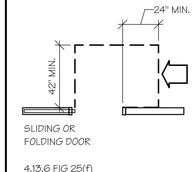
NOTE: Y = 48" MIN IF DOOR HAS A CLOSER



4.13.6 FIG 25(d)
FRONT APPROACH

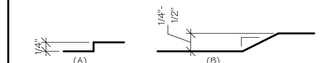


4.13.6 FIG 25(e)
POCKET OR HINGE ("SLIDE SIDE") APPROACH



4.13.6 FIG 25(f)
STOP OR LATCH APPROACH

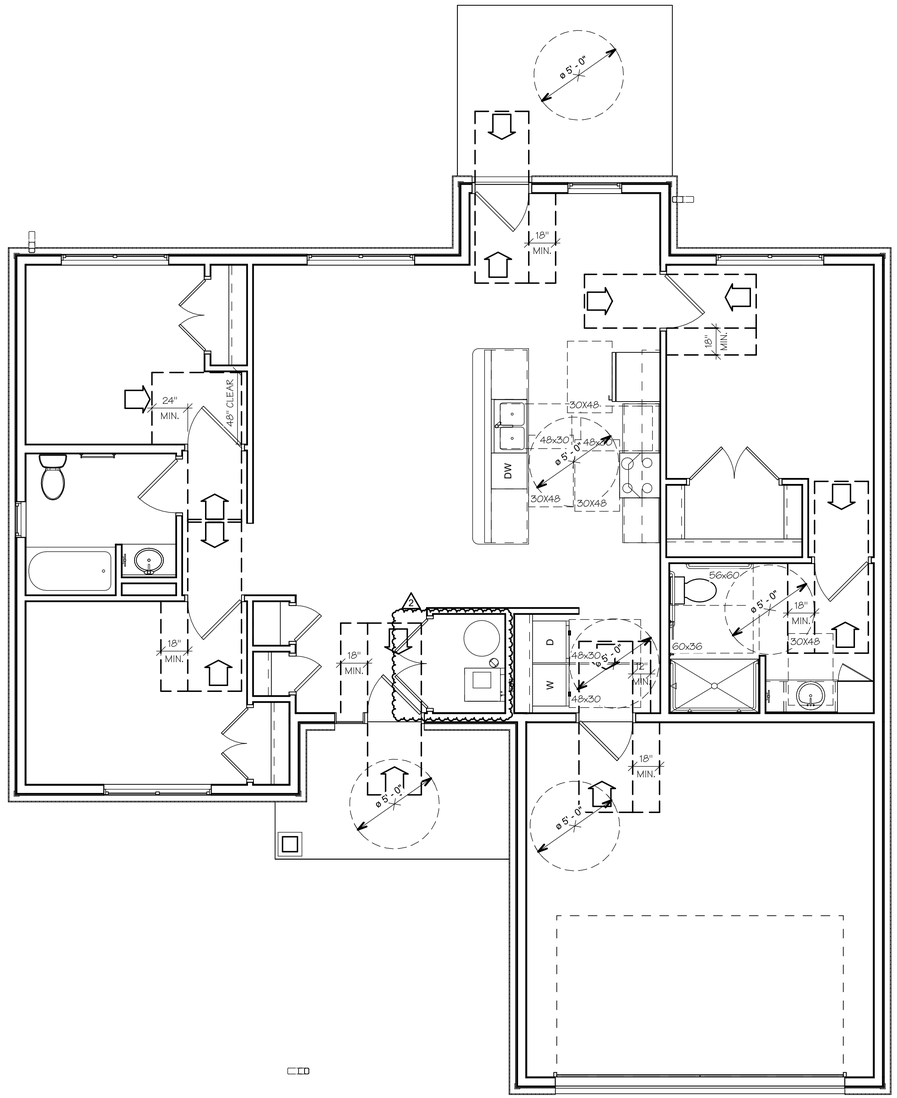
CHANGES IN LEVEL ON AN ACCESSIBLE ROUTE



NOTE: STAIRS SHALL NOT BE PART OF AN ACCESSIBLE ROUTE.

2 / A1.2 3-BR UD HOUSE CLEAR FLOOR SPACE PLAN

SCALE: 1/4" = 1'-0"



3 / A1.2 3-BR UFAS/UD HOUSE CLEAR FLOOR SPACE PLAN

SCALE: 1/4" = 1'-0"

3-BR HOUSE CLEAR FLOOR SPACE & DOOR APPROACH PLANS & NOTES

ADDENDUM #2

M. RANDALL PORTER
2012006244
ARCHITECT
STATE OF MISSOURI

22 SEP 2023

M. RANDALL PORTER
ARCHITECT LICENSE#
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COTTAGES AT GENERATION VILLAGE
WILLARD, GREENE COUNTY, MISSOURI

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UFAS/UD UNIT KITCHEN NOTES

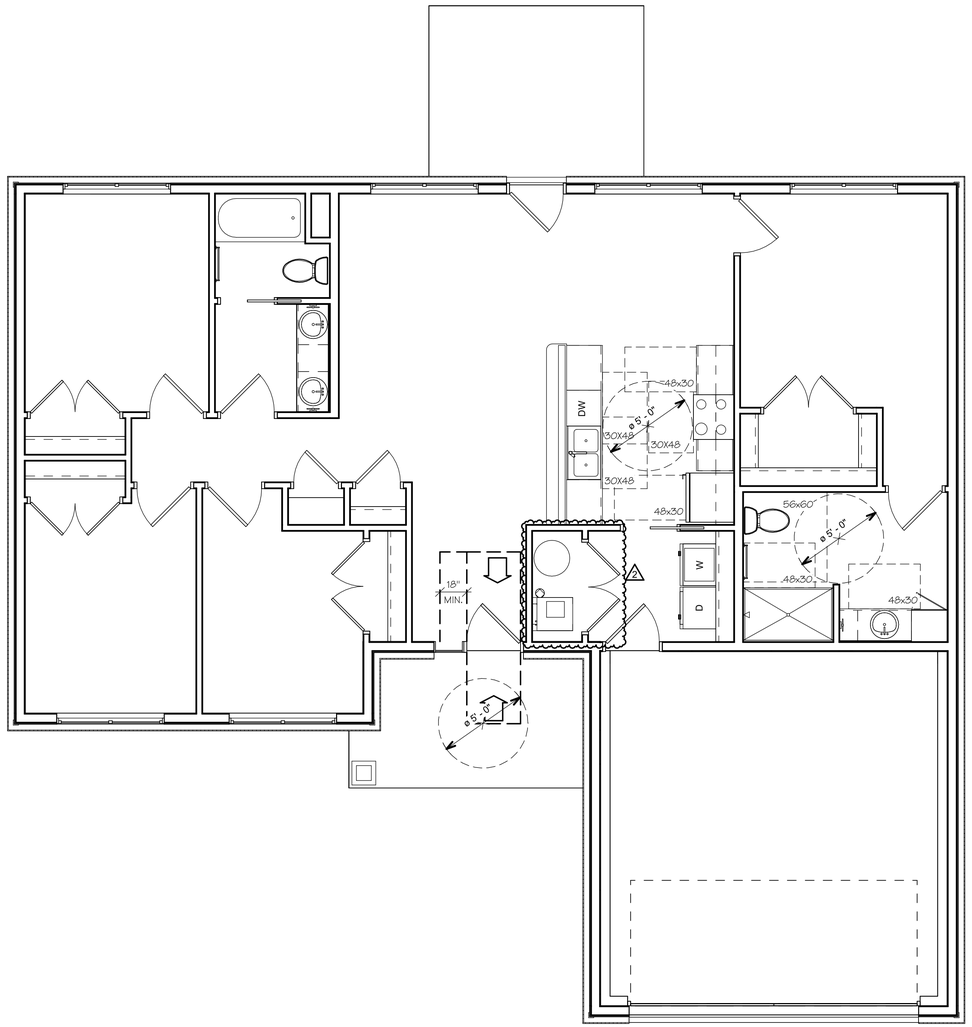
1)	COUNTER HEIGHT SHALL BE 34" A.F.F. TO TOP OF SINK.
2)	EXTEND FLOORING BENEATH SINK SPACE AND THE 30" WORKSPACE BESIDE THE RANGE.
3)	TOE KICK SPACE @ BOTTOM OF BASE CABINETS SHALL REMAIN 4" MIN. (STANDARD)
4)	ADD SEPARATE WALL SWITCH FOR CONTROL OF RANGE HOOD FAN/LIGHT (SEE ELECTRICAL PLANS)
5)	ADD SWITCHES FOR CONTROL OF LIGHT OVER SINK & GARBAGE DISPOSAL.
7)	SWITCHES & OUTLETS IN KITCHEN ABOVE BASE CABINETS SHALL BE 40" A.F.F. TO BOTTOM OF SWITCH PLATE, SO AS NOT INTERFERE WITH WALL CABINET.
8)	INSULATED EXPOSED PIPING BELOW KITCHEN SINK W/ "PIPE WRAP" BY BROCAR PRODUCTS, INC. OR...
9)	DISHWASHER HOOKUPS ARE UNDER SINK, ACCESS OPENING IS TO BE MADE THROUGH END PANEL OF SINK.

UFAS/UD UNIT BATH NOTES

1)	VALVE & SHOWER HEAD SHALL BE ON 2X6 WALL OR 2X4 WALL @ LAV., (SEE BATH ELEVATIONS SHEET A7.0)
2)	PROVIDE HAND-HELD SHOWER W/VACUUM BREAKER (IN LIEU OF FIXED SHOWER HEAD), FLEXIBLE HOSE, & 24" SLIDE BAR.
3)	OFF-SET SHOWER VALVE CONTROL SO IT IS CENTERED 6" TO 15" FROM OUTER EDGE OF TUB. (LEVER TYPE CONTROL).
4)	PROVIDE & INSTALL 36" GRAB BAR BEHIND @ 42" GRAB BAR BESIDE WATER CLOSET ON WALL @ 34" A.F.F. (SEE BATH ELEVATIONS SHEET A7.0)
5)	BOTTOM OF MIRROR TO REST ON COUNTERTOP BACKSPLASH.
6)	INSULATE EXPOSED PIPING BELOW LAVATORY WITH "PIPE WRAP" BY BROCAR PRODUCTS, INC. OR...
7)	EXTEND FLOORING BENEATH VANITY CABINET.

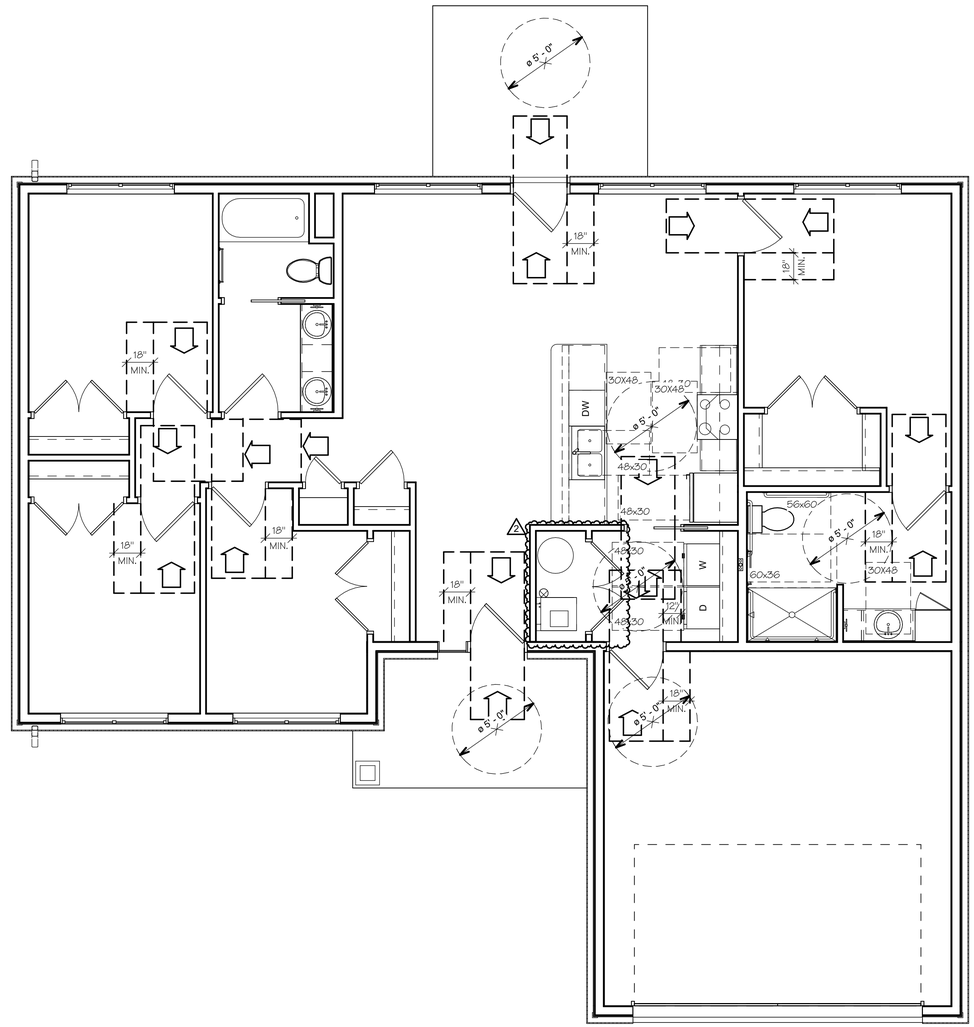
NOTE: SEE SHEET A1.0 & A1.1 FOR GENERAL UNIT NOTES AND DOOR SCHEDULE APPLICABLE TO INFORMATION SHOWN ON THE SHEET.

NOTE: SEE SHEET A1.2 FOR MANEUVERING CLEARANCES AT DOOR CHART.



1 A1.3 4-BR UD HOUSE CLEAR FLOOR SPACE PLAN

SCALE: 1/4" = 1'-0"



2 A1.3 4-BR UFAS/UD HOUSE CLEAR FLOOR SPACE PLAN

SCALE: 1/4" = 1'-0"

4-BR HOUSE CLEAR FLOOR SPACE & DOOR APPROACH PLANS & NOTES

ADDENDUM #2

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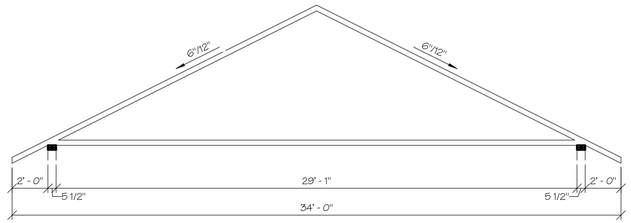
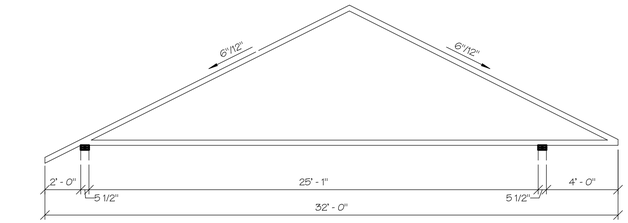


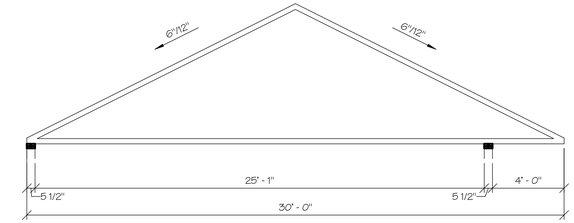
1 A2.0 SCALE: 1/4" = 1'-0"

TRUSS TYPE "A"



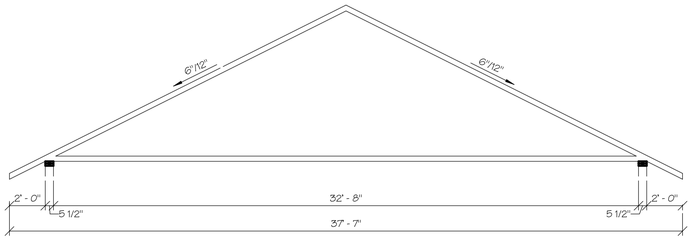
2 A2.0 SCALE: 1/4" = 1'-0"

TRUSS TYPE "B"



3 A2.0 SCALE: 1/4" = 1'-0"

TRUSS TYPE "C"

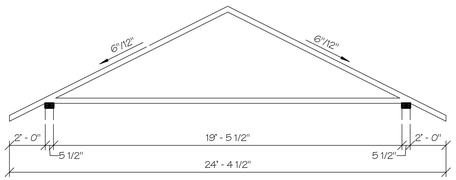


4 A2.0 SCALE: 1/4" = 1'-0"

TRUSS TYPE "D"

NOTE: SEE SHEET A2.2 FOR ATTIC VENTILATION CALCULATIONS AND NOTES.

NOTE: SEE SHEET A2.2 FOR CROSS BLOCKING DETAILS.



5 A2.0 SCALE: 1/4" = 1'-0"

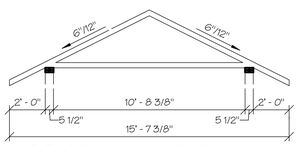
TRUSS TYPE "E"

FRAMING LEGEND

- TRUSS
- GIRDER TRUSS
- DROPPED CHORD GABLE TRUSS
- BEAM
- FIELD FRAMED 2X8 @ 24" O.C.

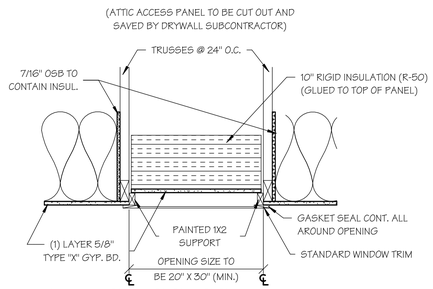
HEADER SCHEDULE

LOCATION	HEADER
EXTERIOR DOOR & WINDOW	(2) 2x10 SPF NO.2
OVERHEAD GARAGE DOOR	(2) 2X16 LVL 2



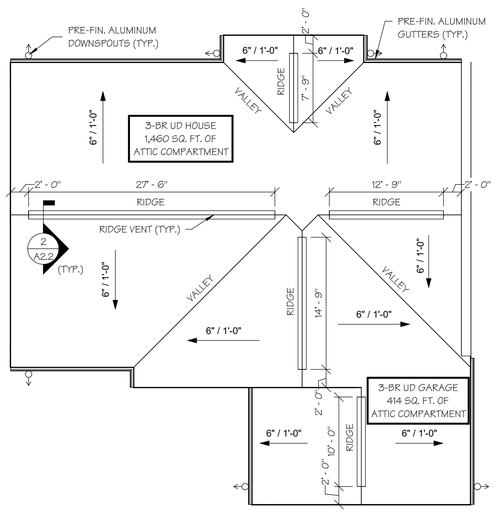
6 A2.0 SCALE: 1/4" = 1'-0"

TRUSS TYPE "F"



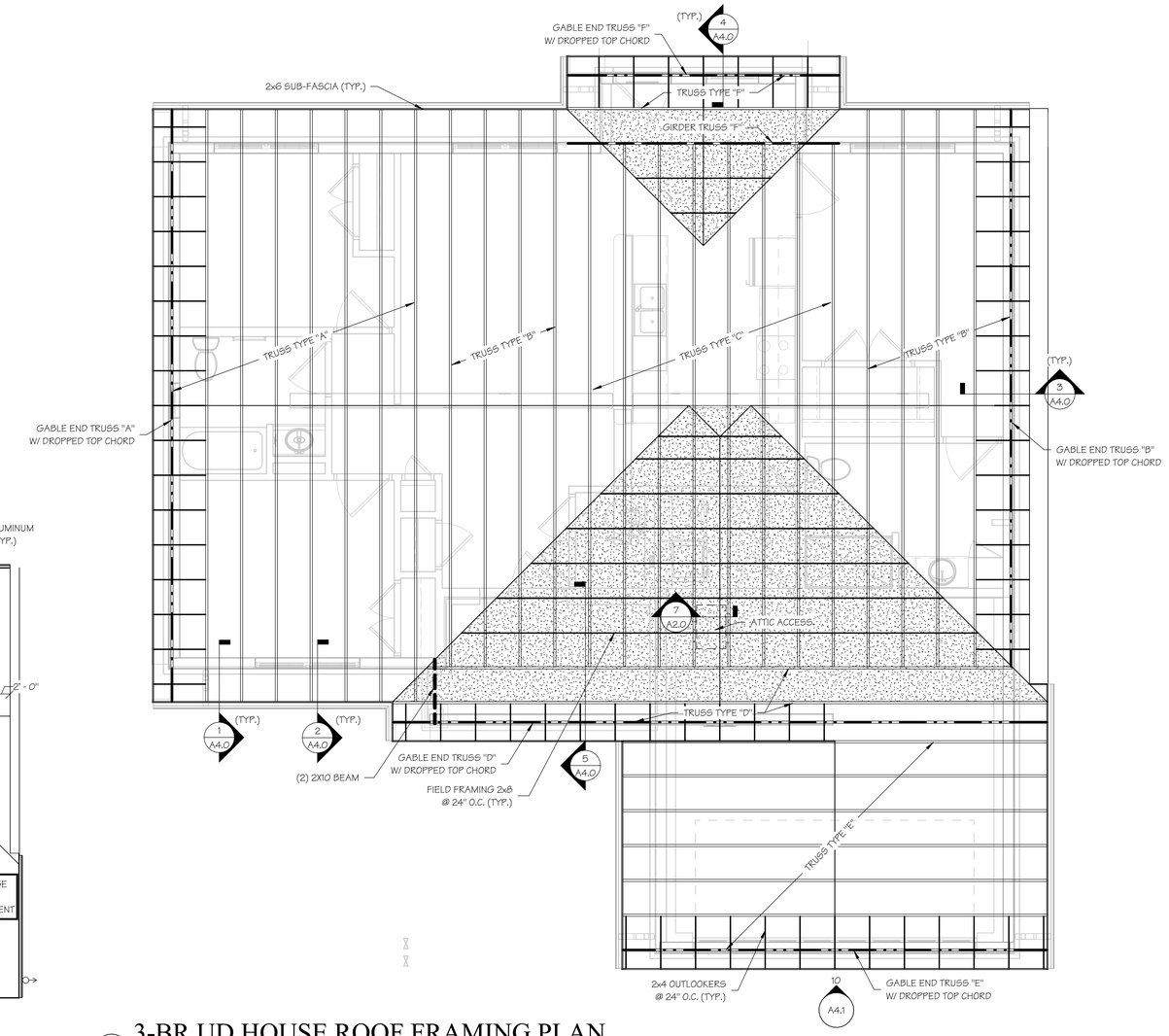
7 A2.0 SCALE: 1" = 1'-0"

ATTIC ACCESS



8 A2.0 SCALE: 1/8" = 1'-0"

3-BR UD HOUSE ROOF PLAN



9 A2.0 SCALE: 1/4" = 1'-0"

3-BR UD HOUSE ROOF FRAMING PLAN

3-BR UD HOUSE ROOF PLAN, ROOF FRAMING PLAN & DETAILS

ADDENDUM #2

STATE OF MISSOURI
M. RANDALL PORTER
2012006244
ARCHITECT

22 SEP 2023

M. RANDALL PORTER
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COTTAGES AT GENERATION VILLAGE
WILLARD, GREENE COUNTY, MISSOURI

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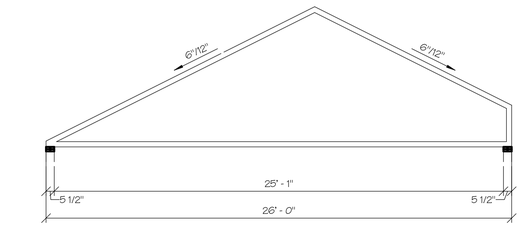
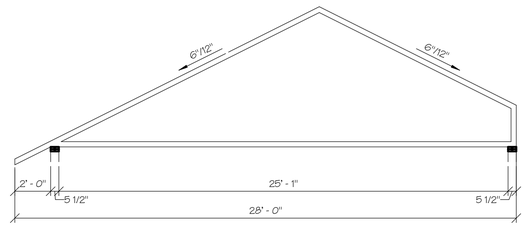
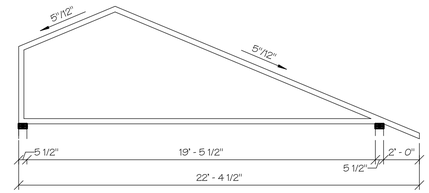


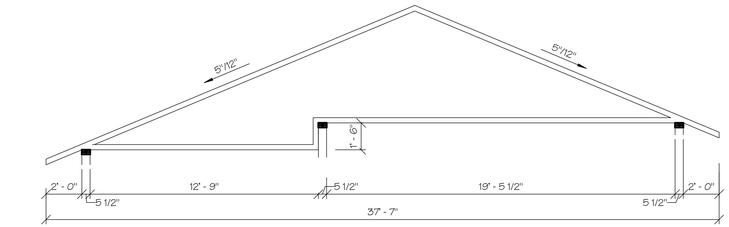
1 A2.1 TRUSS TYPE "G"
SCALE: 1/4" = 1'-0"



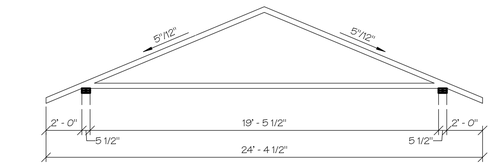
2 A2.1 TRUSS TYPE "H"
SCALE: 1/4" = 1'-0"



3 A2.1 TRUSS TYPE "I"
SCALE: 1/4" = 1'-0"



4 A2.1 TRUSS TYPE "J"
SCALE: 1/4" = 1'-0"



5 A2.1 TRUSS TYPE "K"
SCALE: 1/4" = 1'-0"

FRAMING LEGEND

- TRUSS
- GIRDER TRUSS
- DROPPED CHORD GABLE TRUSS
- BEAM
- FIELD FRAMED 2X8 @ 24" O.C.

HEADER SCHEDULE

LOCATION	HEADER
EXTERIOR DOOR & WINDOW	(2) 2x10 SPF NO.2
OVERHEAD GARAGE DOOR	(2) 2X16 LVL

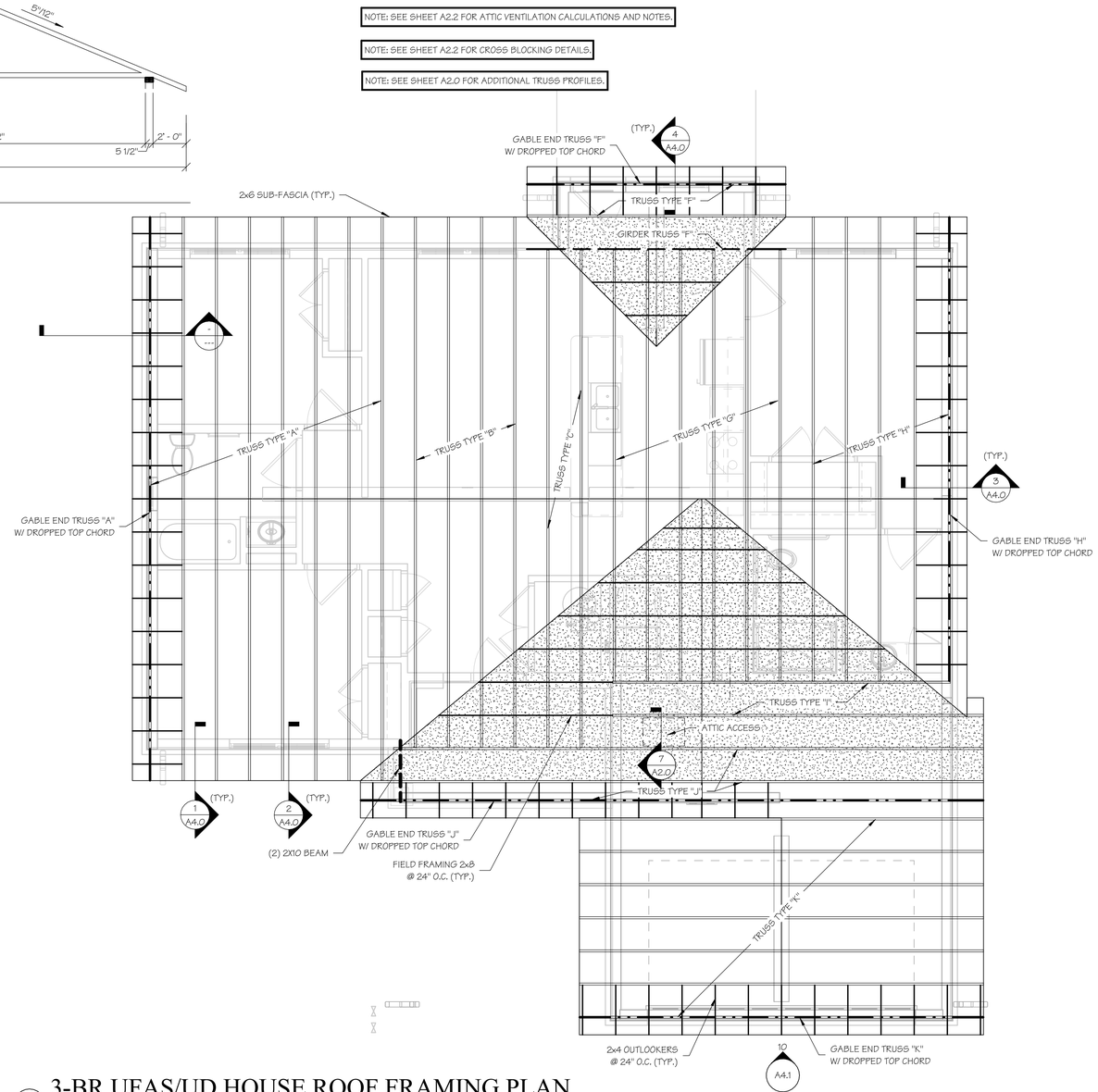
A

NOTE: SEE SHEET A2.2 FOR ATTIC VENTILATION CALCULATIONS AND NOTES.

NOTE: SEE SHEET A2.2 FOR CROSS BLOCKING DETAILS.

NOTE: SEE SHEET A2.0 FOR ADDITIONAL TRUSS PROFILES.

6 A2.1 3-BR UFAS/UD HOUSE ROOF PLAN
SCALE: 1/8" = 1'-0"



7 A2.1 3-BR UFAS/UD HOUSE ROOF FRAMING PLAN
SCALE: 1/4" = 1'-0"

B

C

D

1 2 3 4 5

STATE OF MISSOURI
M. RANDALL PORTER
2012006244
ARCHITECT

22 SEP 2023

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3-BR UFAS/UD HOUSE ROOF PLAN, ROOF FRAMING PLAN & DETAILS

ADDENDUM #2

GENERAL NOTES TRUSS FRAMING

1)	ALL TRUSSES SHALL BE FREE-SPAN (FROM WALL TO WALL OR WALL TO WALL TO BEAM).
2)	ROOF TRUSS LAYOUT @ BLDGS. MUST FACILITATE SPECIFIED ATTIC ACCESS LOCATIONS.
3)	ALL GABLE TRUSSES TO HAVE INSTALLED VERTICAL STUDDING @ 16" O.C. (W/DROPPED TOP CHORD).
4)	ALL ROOF TRUSSES SHALL BE SPACED @ 24" O.C. MAXIMUM
5)	CROSS BRACING AND HORIZONTAL BRIDGING SHALL BE INSTALLED AS PER TRUSS FABRICATORS ASSOCIATION SPECIFICATIONS AND SEALED SHOP DRAWINGS.
6)	EACH ROOF TRUSS SHALL BE ANCHORED TO TOP PLATE WITH METAL TRUSS ANCHORS @ BEARING WALLS
7)	TRUSSES SHOWN ARE FOR CONFIGURATION ONLY. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS WITH STATE ISSUED PROFESSIONAL ENGINEER'S SEAL SHOWING ACTUAL MEMBER STRESSES AND JOINT PLATE SIZES CONFORMING TO LOADING FIGURES.

GENERAL ATTIC VENTILATION NOTES

1) TOTAL FREE AREA SHALL EQUAL 1/300 OF ATTIC AREAS W/50% OF VENT AREA WITHIN 3' OF ROOF PEAK AND 50% AT SOFFITS.
2) SPECIFIED RIDGE VENT LENGTHS BASED ON 18 SQ. IN. FREE AREA PER LINEAL FOOT. AADJUST VENT LENGTH AS REQUIRED BASED ON FREE AREA OF SPECIFIC VENTILATOR USED.
3) SOFFIT VENTILATION FOR EACH UNIT SHALL MATCH RESPECTIVE ROOF OR RIDGE VENTILATION AREA.

ATTIC COMPARTMENT VENTILATION

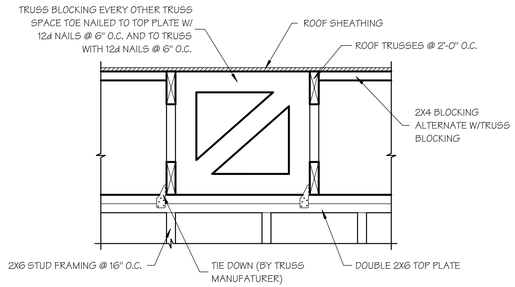
NAME	TYPE	AREA	TOTAL REQ'D VENT. (SQ. IN.)	SOFFIT VENT (SQ. IN.)	ROOF VENT (SQ. IN.)
3-BR UD GARAGE	ATTIC SPACE	414 SF	199	99	99
3-BR UD HOUSE	ATTIC SPACE	1460 SF	701	350	350
3-BR UFAS/UD GARAGE	ATTIC SPACE	414 SF	199	99	99
3-BR UFAS/UD HOUSE	ATTIC SPACE	1460 SF	701	350	350
4-BR UD GARAGE	ATTIC SPACE	414 SF	199	99	99
4-BR UD HOUSE	ATTIC SPACE	1539 SF	739	369	369
4-BR UFAS/UD GARAGE	ATTIC SPACE	414 SF	199	99	99
4-BR UFAS/UD HOUSE	ATTIC SPACE	1539 SF	739	369	369

FRAMING LEGEND

- TRUSS
- GIRDER TRUSS
- DROPPED CHORD GABLE TRUSS
- BEAM
- FIELD FRAMED 2X8 @ 24" O.C.

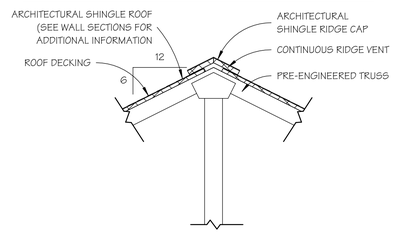
HEADER SCHEDULE

LOCATION	HEADER
EXTERIOR DOOR & WINDOW	(2) 2x10 SPF NO.2
OVERHEAD GARAGE DOOR	(2) 2X16 LVL 2

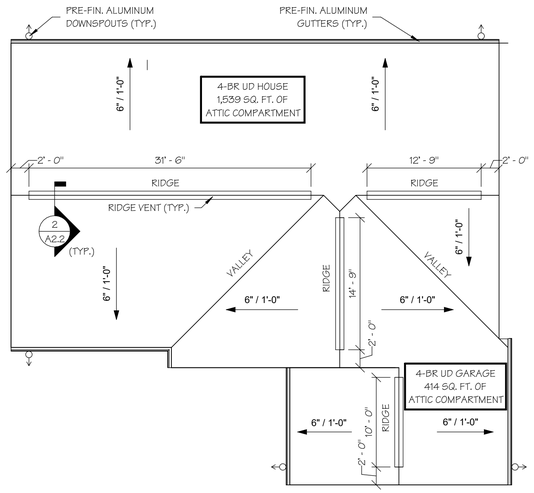


1 A2.2 CROSS BLOCKING DETAIL
SCALE: 1" = 1'-0"

NOTE: REFER TO EXTERIOR ELEVATION SHEET FOR ROOF VENTING REQUIREMENT AND PROPOSED LOCATION(S) OF RIDGE VENT MATERIAL

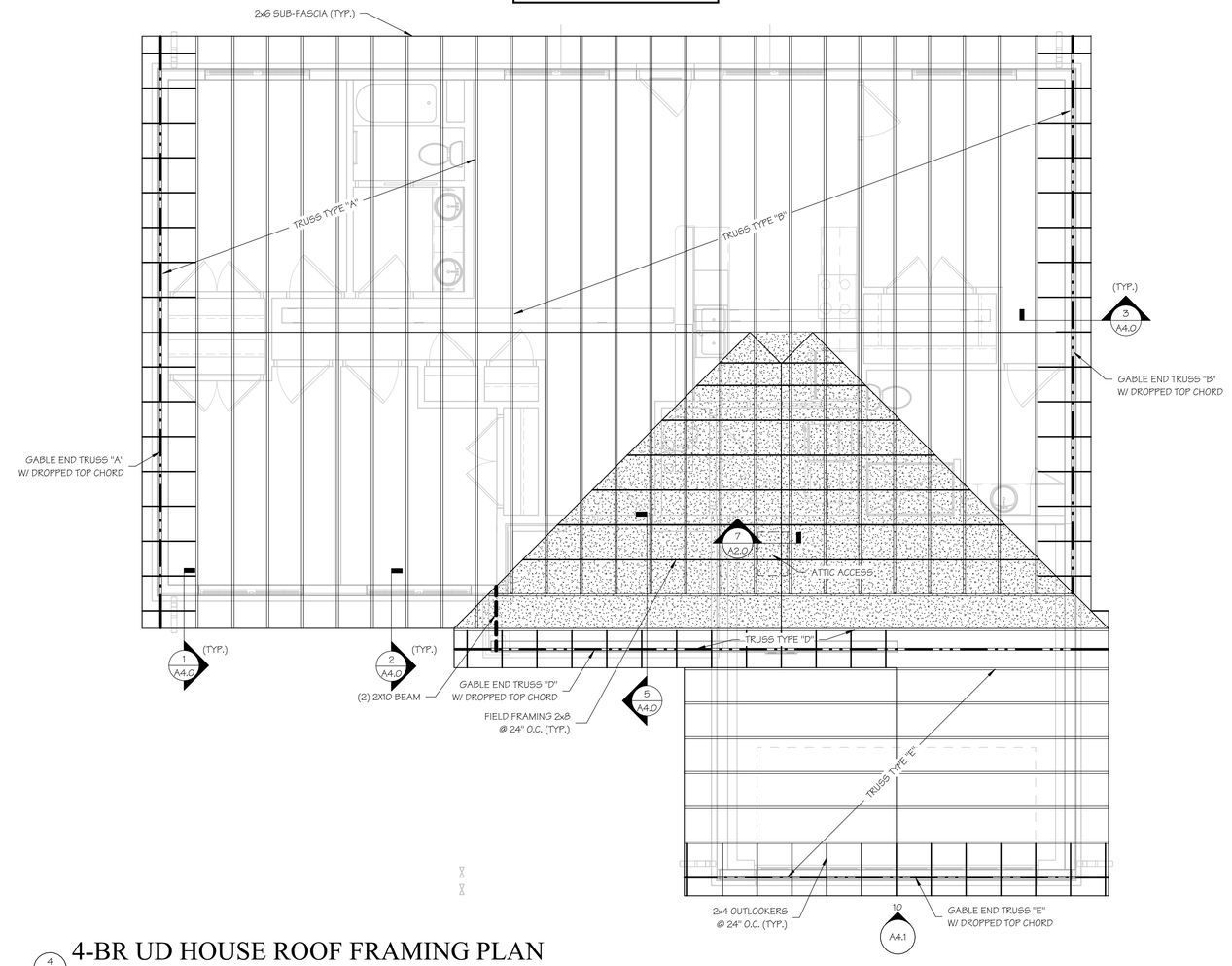


2 A2.2 ROOF VENT DETAIL
SCALE: 3/4" = 1'-0"



3 A2.2 4-BR UD HOUSE ROOF PLAN
SCALE: 1/8" = 1'-0"

NOTE: SEE SHEET A2.0 FOR TRUSS PROFILES.



4 A2.2 4-BR UD HOUSE ROOF FRAMING PLAN
SCALE: 1/4" = 1'-0"

4-BR UD HOUSE ROOF PLAN, ROOF FRAMING PLAN & NOTES

ADDENDUM #2

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FRAMING LEGEND

- TRUSS
- GIRDER TRUSS
- DROPPED CHORD GABLE TRUSS
- BEAM
- FIELD FRAMED 2X8 @ 24" O.C.

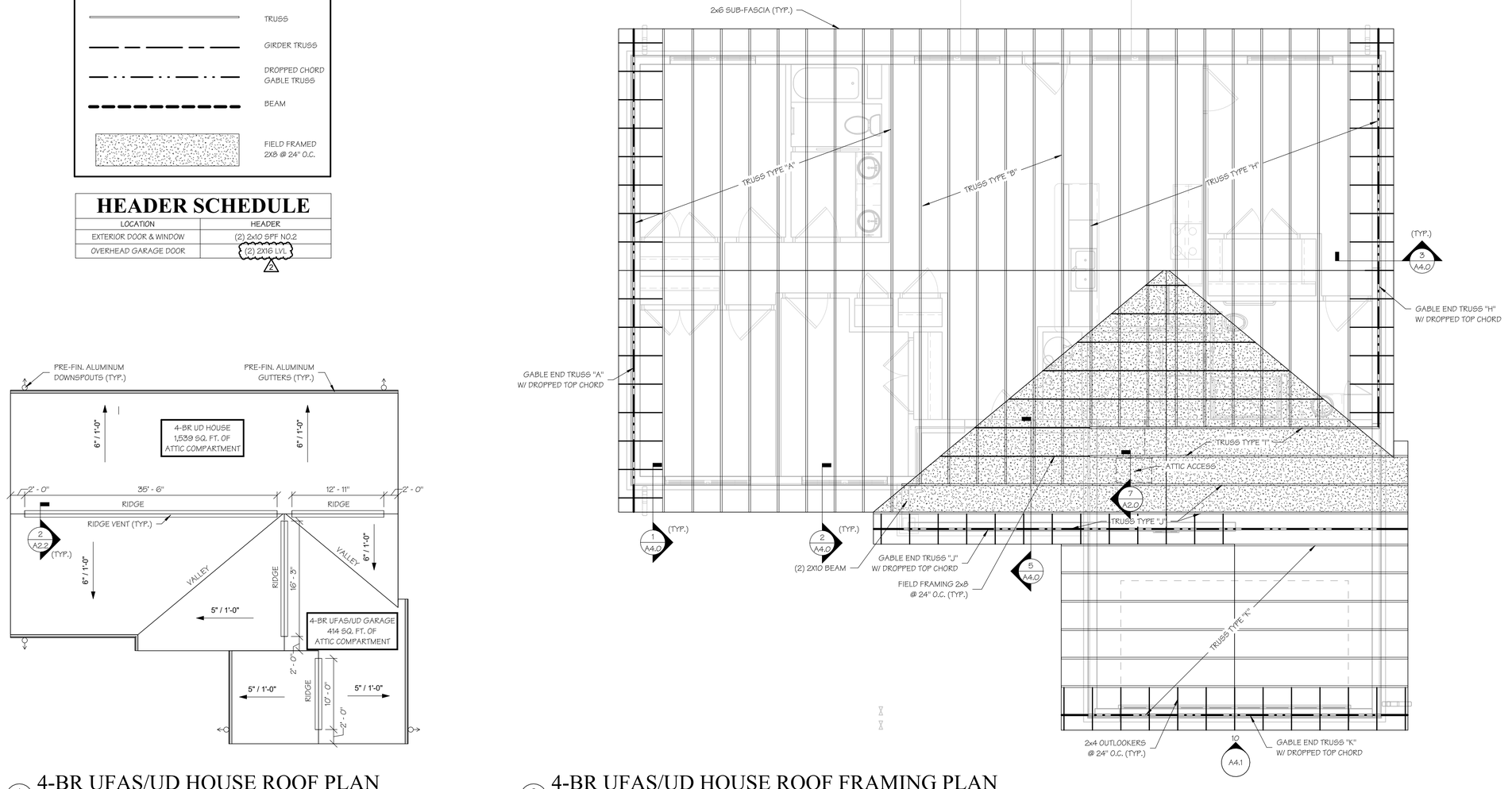
HEADER SCHEDULE

LOCATION	HEADER
EXTERIOR DOOR & WINDOW	(2) 2x10 SPF NO.2
OVERHEAD GARAGE DOOR	(2) 2X16 LVL (2)

NOTE: SEE SHEET A2.2 FOR ATTIC VENTILATION CALCULATIONS AND NOTES.

NOTE: SEE SHEET A2.2 FOR CROSS BLOCKING DETAILS.

NOTE: SEE SHEET A2.0 & A2.1 FOR TRUSS PROFILES.



1 A2.3 4-BR UFAS/UD HOUSE ROOF PLAN

SCALE: 1/8" = 1'-0"

2 A2.3 4-BR UFAS/UD HOUSE ROOF FRAMING PLAN

SCALE: 1/4" = 1'-0"

4-BR UFAS/UD HOUSE ROOF PLAN & ROOF FRAMING PLAN

ADDENDUM #2

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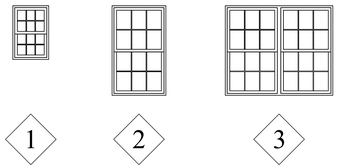
WINDOW SCHEDULE

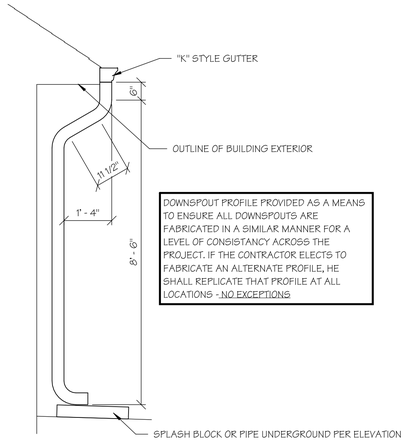
MARK	SIZE	HARDWARE	GLAZING	COMMENTS
1	2'-0" x 3'-0"	STANDARD	INSUL. LOW "E"	SINGLE-HUNG WITH SCREENS, U-FACTOR = 0.30 MAX., SHGC = 0.40 MAX., ENERGY STAR
2	3'-0" x 5'-0"	STANDARD	INSUL. LOW "E"	SINGLE-HUNG WITH SCREENS, U-FACTOR = 0.30 MAX., SHGC = 0.40 MAX., ENERGY STAR
3	PR. 3'-0" x 5'-0"	STANDARD	INSUL. LOW "E"	SINGLE-HUNG WITH SCREENS, U-FACTOR = 0.30 MAX., SHGC = 0.40 MAX., ENERGY STAR



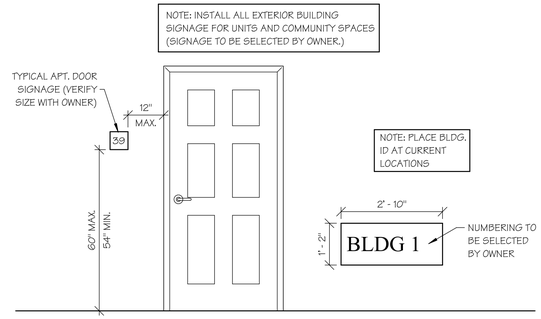
WINDOW NOTES

1)	CONTRACTOR SHALL CERTIFY THAT BEDROOM WINDOWS INSTALLED PROVIDE EGRESS OPENING OF 5.0 SQ. FT. (MIN.), CLEAR HEIGHT OF 24" (MIN.) AND CLEAR WIDTH OF 20" (MIN.).
2)	GLAZING WITHIN 24" OF DOORS SHALL BE TEMPERED GLASS.
3)	MAX. SILL HGT. @ 36" A.F.F.
4)	REFER TO WALL SECTIONS FOR SPECIFIC BRICK OR SIDING DETAILS AROUND WINDOW OPENINGS.
5)	INSTALL BLINDS AT ALL WINDOWS (FULL WIDTH X FULL HEIGHT)

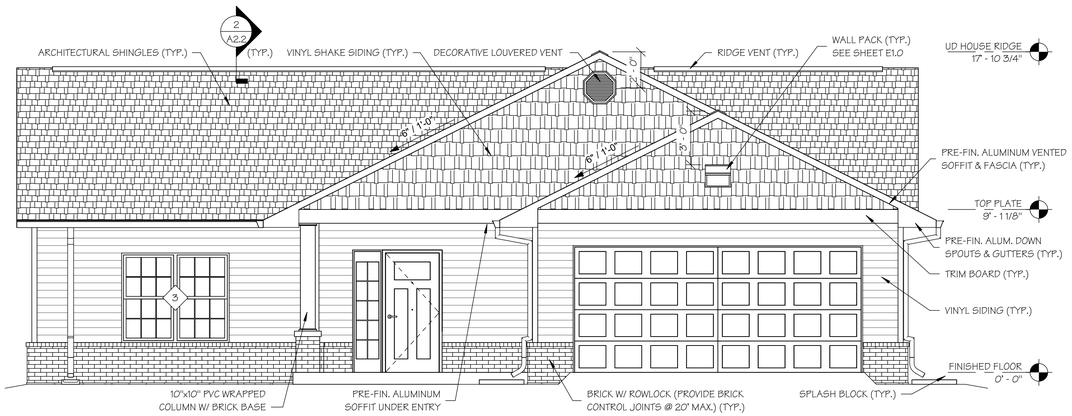
NOTE: PROVIDE BRICK CONTROL JOINTS EVERY 20' MAX.



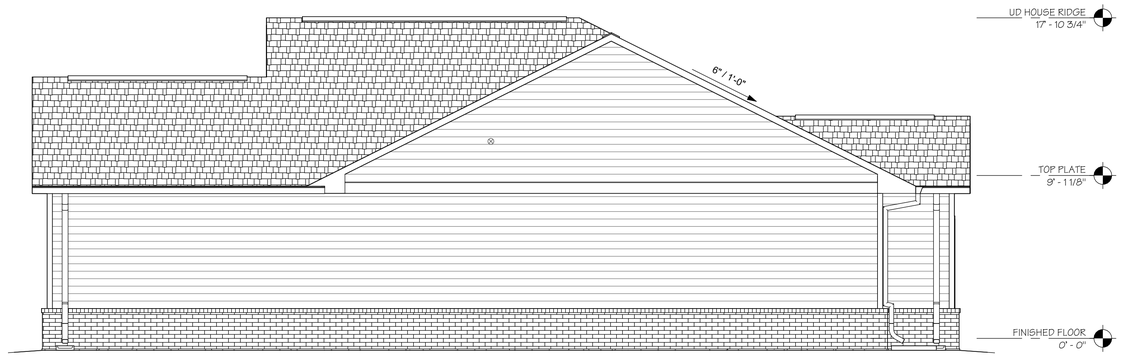
1 A3.0 DOWNSPOUT PROFILE
SCALE: 1/2" = 1'-0"



2 A3.0 EXTERIOR SIGNAGE DETAIL
SCALE: 1/2" = 1'-0"



3 A3.0 3-BR UD HOUSE FRONT ELEVATION
SCALE: 1/4" = 1'-0"



4 A3.0 3-BR UD HOUSE RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

5 A3.0 3-BR UD HOUSE REAR ELEVATION
SCALE: 1/4" = 1'-0"

6 A3.0 3-BR UD HOUSE LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

3-BR UD HOUSE EXTERIOR ELEVATIONS, WINDOW SCHEDULE & NOTES

ISSUE SET

STATE OF MISSOURI
M. RANDALL PORTER
2012006244
ARCHITECT

12 AUG 2022

M. RANDALL PORTER
ARCHITECT LICENSE#
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COTTAGES AT GENERATION VILLAGE
WILLARD, GREENE COUNTY, MISSOURI

Wallace ARCHITECTS LLC
Columbia, MO
P 573-256-7200

WALLACE ARCHITECTS, LLC
MISSOURI STATE CERTIFICATE OF AUTHORITY: 2003019614

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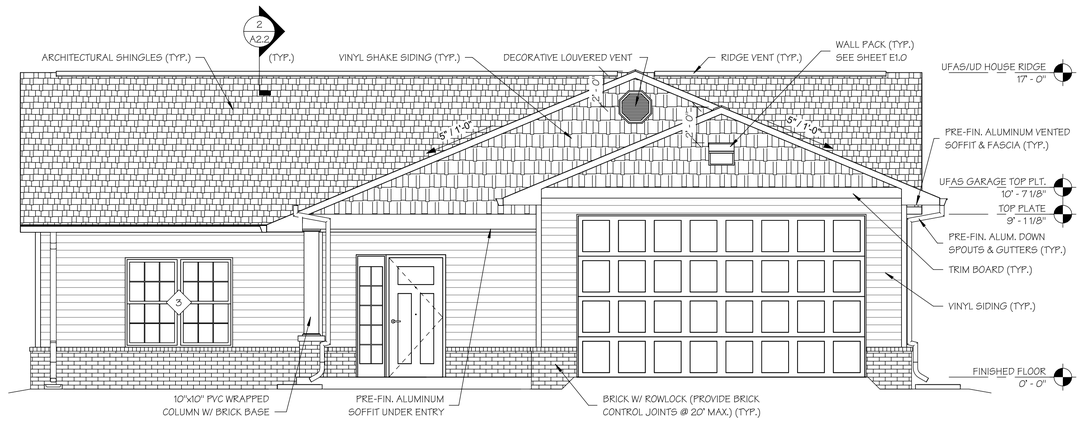
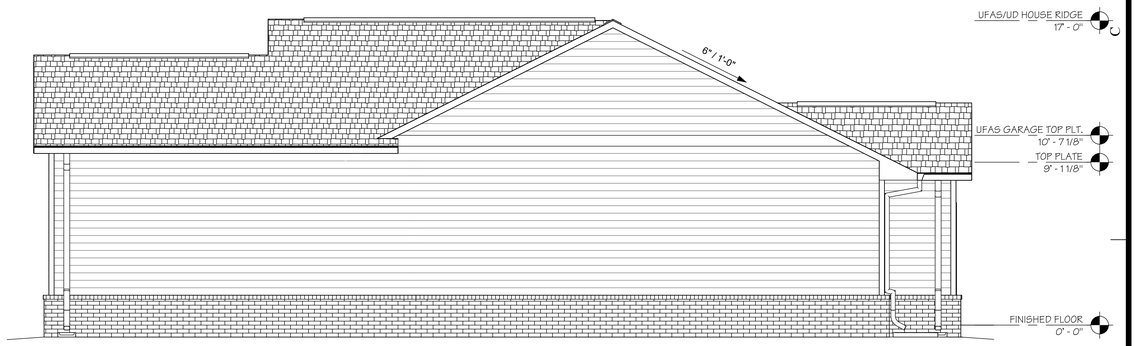


1 A3.1 3-BR UFAS/UD HOUSE FRONT ELEVATION

SCALE: 1/4" = 1'-0"



2 A3.1 3-BR UFAS/UD HOUSE RIGHT SIDE ELEVATION

SCALE: 1/4" = 1'-0"

3 A3.1 3-BR UFAS/UD HOUSE REAR ELEVATION

SCALE: 1/4" = 1'-0"

4 A3.1 3-BR UFAS/UD HOUSE LEFT SIDE ELEVATION

SCALE: 1/4" = 1'-0"

3-BR UFAS/UD HOUSE EXTERIOR ELEVATIONS

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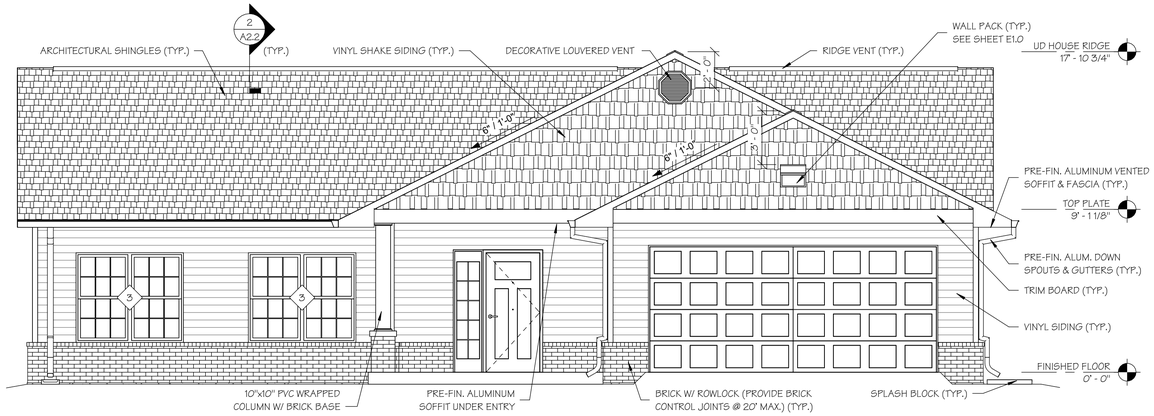
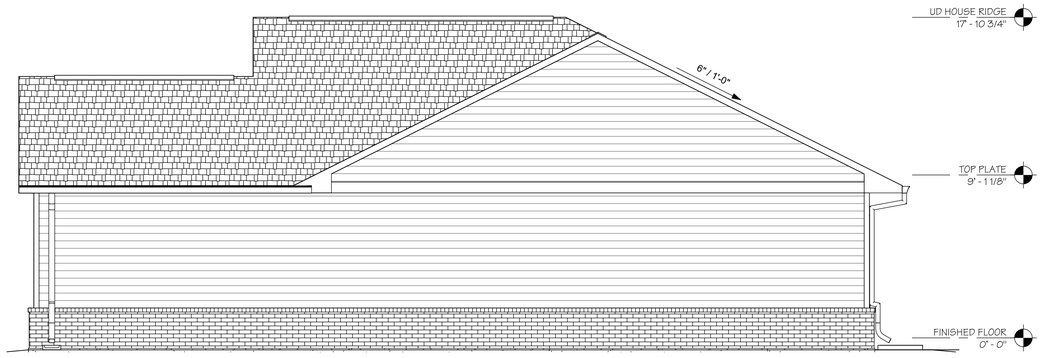
NOTE: SEE SHEET A3.0 FOR WINDOW SCHEDULE AND WINDOW NOTES.



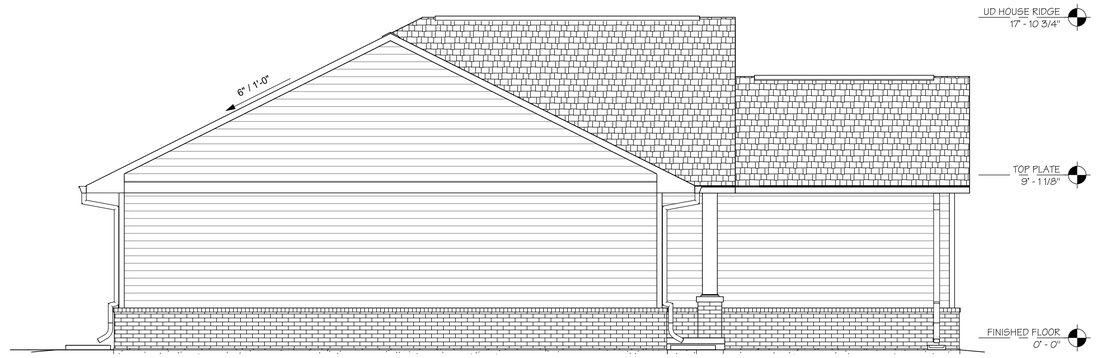
1 A3.2 4-BR UD HOUSE FRONT ELEVATION

SCALE: 1/4" = 1'-0"



2 A3.2 4-BR UD HOUSE RIGHT SIDE ELEVATION

SCALE: 1/4" = 1'-0"



3 A3.2 4-BR UD HOUSE LEFT SIDE ELEVATION

SCALE: 1/4" = 1'-0"

4 A3.2 4-BR UD HOUSE REAR ELEVATION

SCALE: 1/4" = 1'-0"

4-BR UD HOUSE EXTERIOR ELEVATIONS

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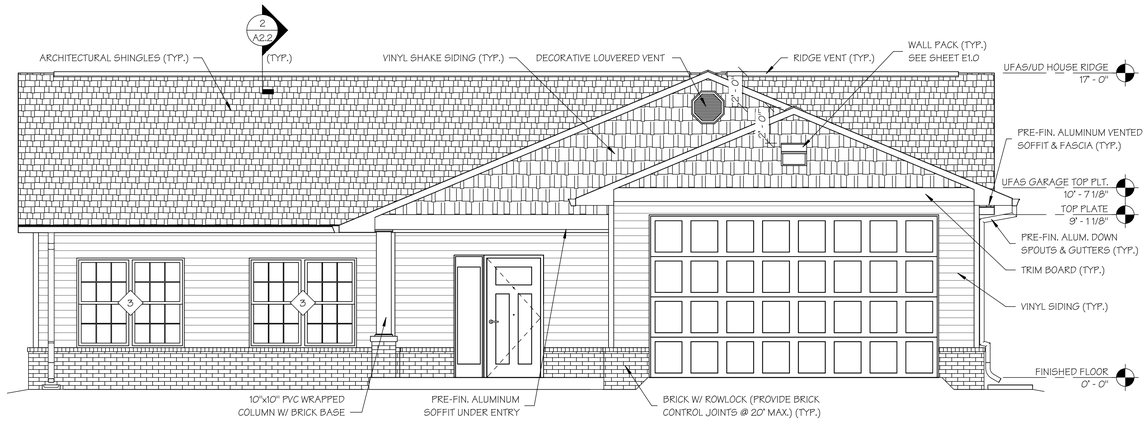
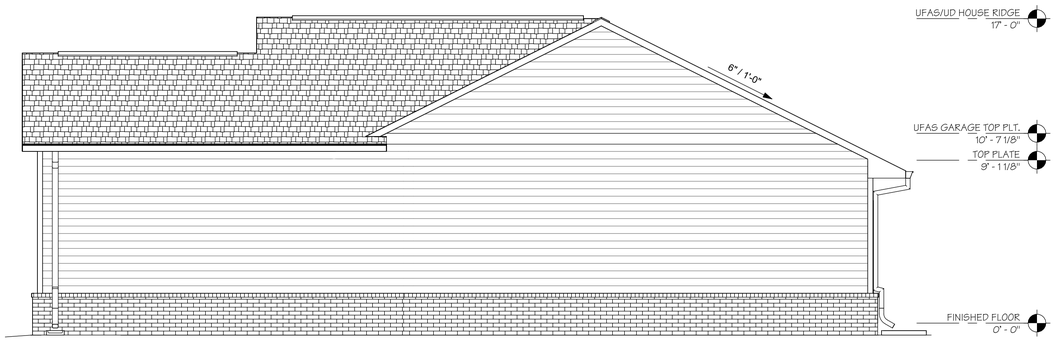


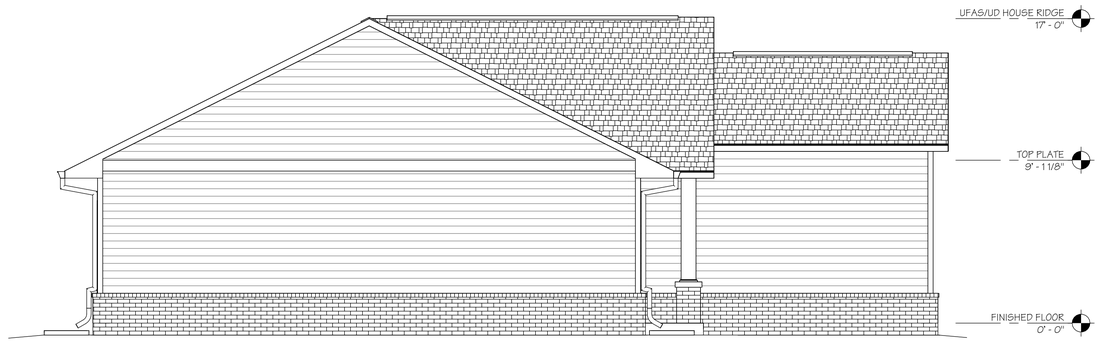
4-BR UFAS/UD HOUSE FRONT ELEVATION

1 A3.3 SCALE: 1/4" = 1'-0"



4-BR UFAS/UD HOUSE RIGHT SIDE ELEVATION

2 A3.3 SCALE: 1/4" = 1'-0"



4-BR UFAS/UD HOUSE LEFT SIDE ELEVATION

3 A3.3 SCALE: 1/4" = 1'-0"

4-BR UFAS/UD HOUSE REAR ELEVATION

4 A3.3 SCALE: 1/4" = 1'-0"

4-BR UFAS/UD HOUSE EXTERIOR ELEVATIONS

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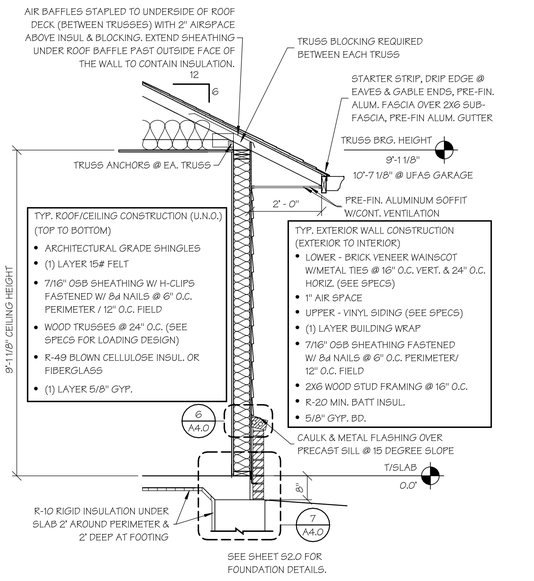
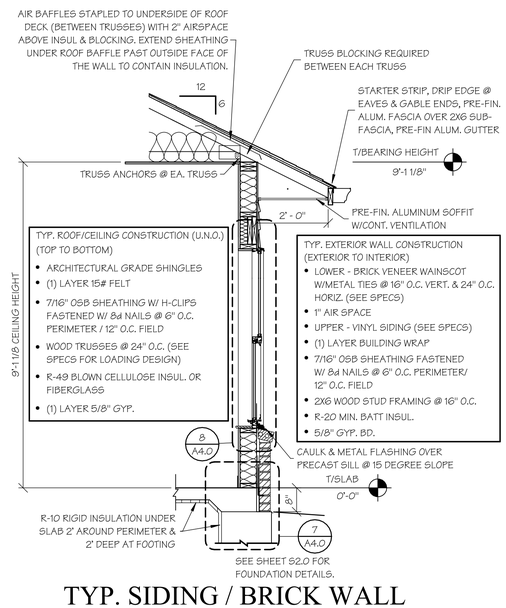


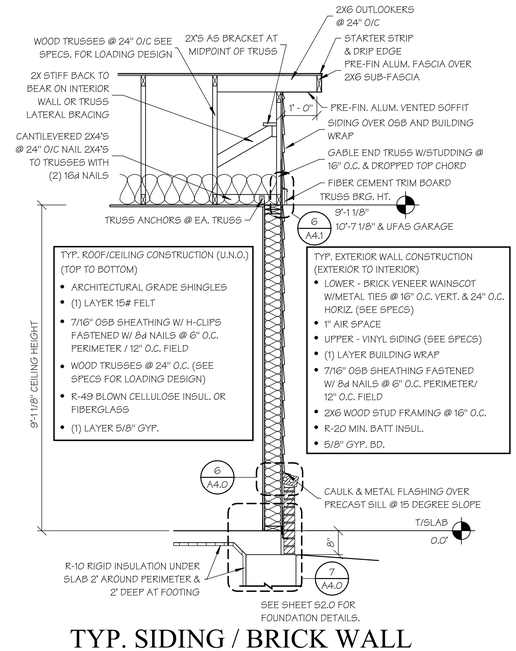
TYP. SIDING/ BRICK WALL SECTION

1 A4.0 SCALE: 1/2" = 1'-0"



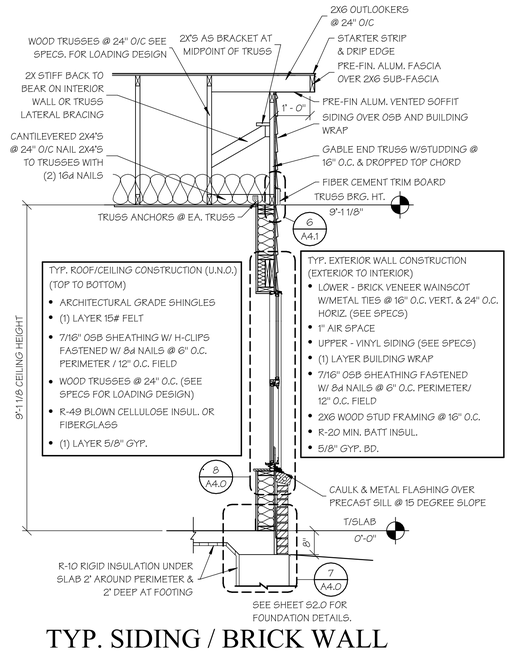
TYP. SIDING / BRICK WALL SECTION @ WINDOW

2 A4.0 SCALE: 1/2" = 1'-0"



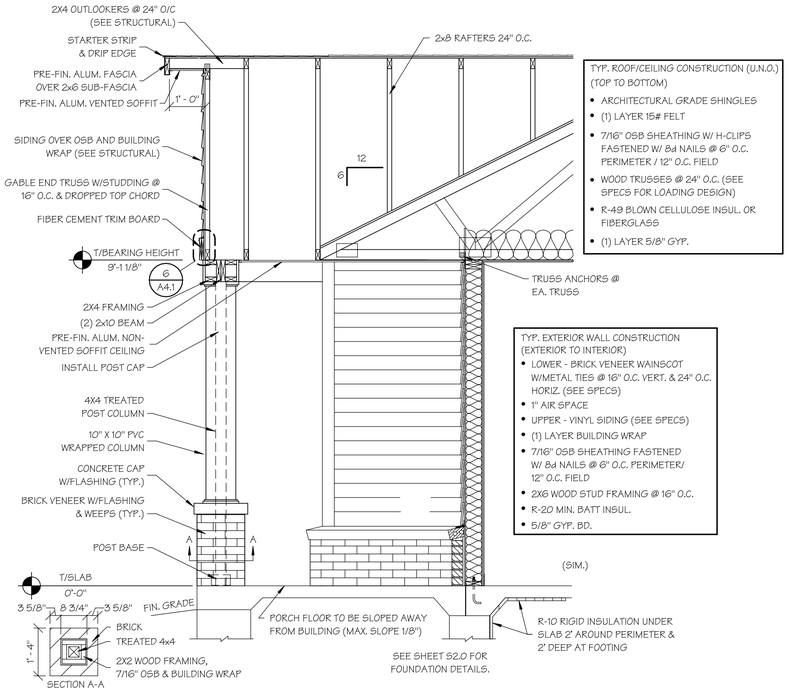
TYP. SIDING / BRICK WALL SECTION @ GABLE

3 A4.0 SCALE: 1/2" = 1'-0"



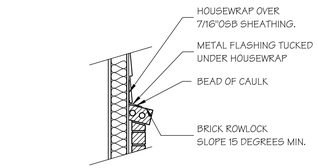
TYP. SIDING / BRICK WALL SECTION @ GABLE W/ WINDOW

4 A4.0 SCALE: 1/2" = 1'-0"



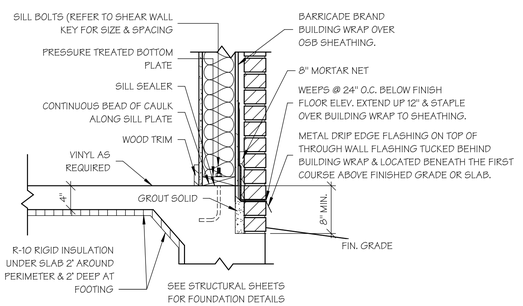
WALL SECTION @ PORCH

5 A4.0 SCALE: 1/2" = 1'-0"



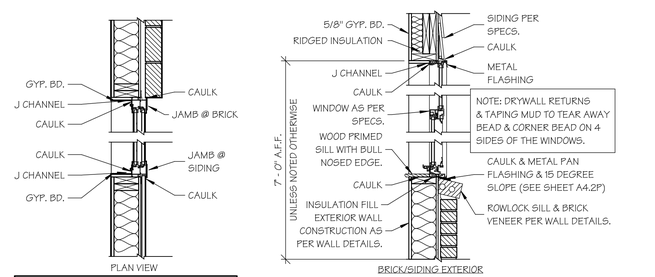
WALL FLASHING DETAIL

6 A4.0 SCALE: 3/4" = 1'-0"



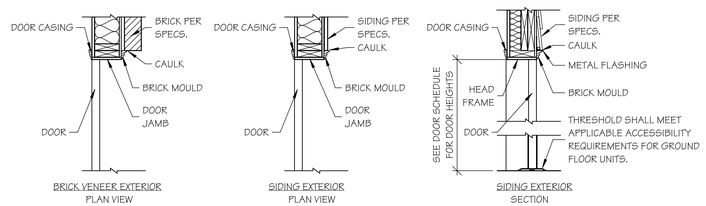
FOUNDATION FLASHING DETAIL

7 A4.0 SCALE: 1" = 1'-0"



WALL SECTIONS AND DETAILS AT WINDOWS

8 A4.0 SCALE: 3/4" = 1'-0"



WALL SECTIONS AND DETAILS AT DOORS

9 A4.0 SCALE: 3/4" = 1'-0"

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WALL SECTIONS AND DETAILS

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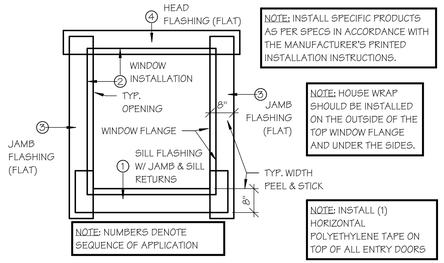
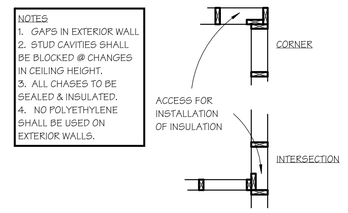


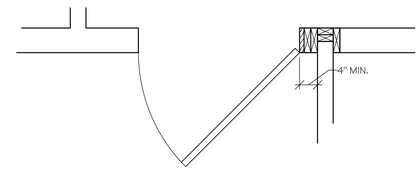
1 A4.1 WINDOW FLASHING

SCALE: 1/2" = 1'-0"



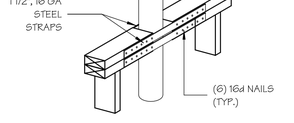
2 A4.1 EXT. WALL / ADVANCED FRAMING DETAIL

SCALE: 1/2" = 1'-0"



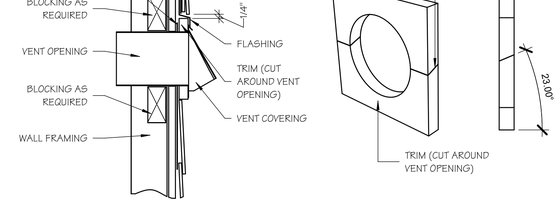
3 A4.1 TYP. DOOR FRAMING DETAIL

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



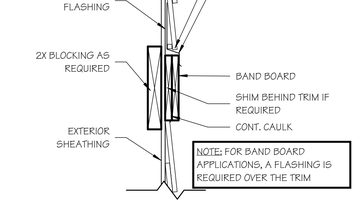
4 A4.1 PLATE CUT DETAIL

SCALE: 1" = 1'-0"



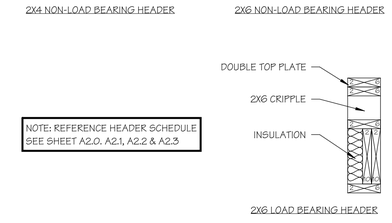
5 A4.1 DRYER VENT IN SIDING DETAIL

SCALE: 1/2" = 1'-0"



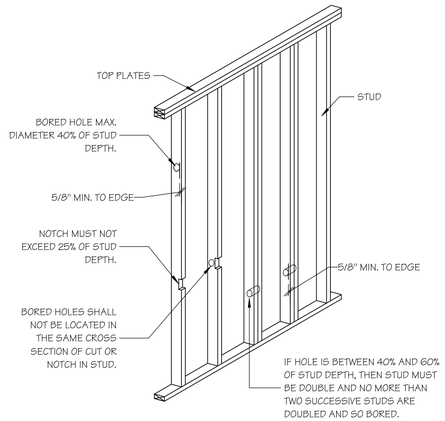
6 A4.1 BAND BOARD DETAIL

SCALE: 1 1/2" = 1'-0"



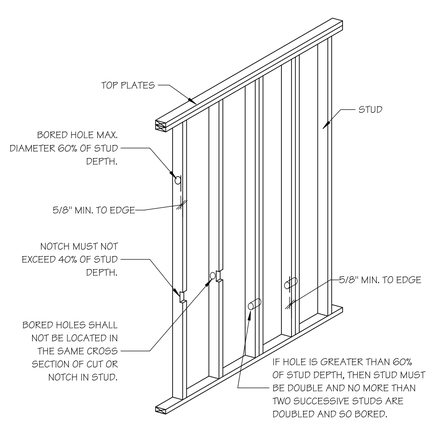
7 A4.1 HEADER DETAIL 2X4 & 2X6

SCALE: 1" = 1'-0"



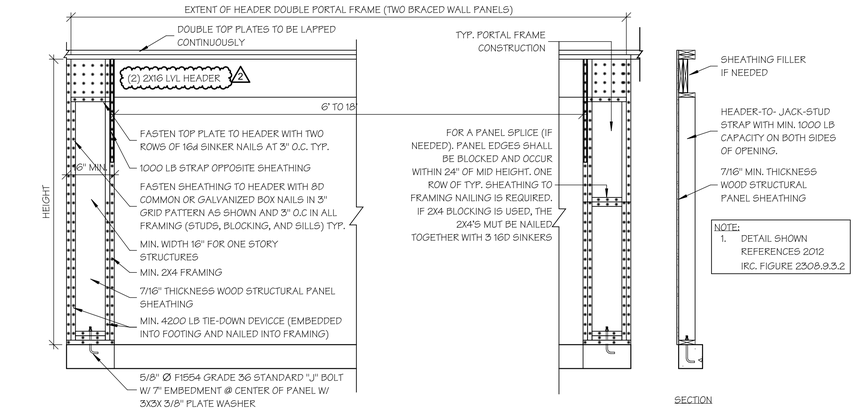
LOAD BEARING WALL NOTCHING & BORING HOLE DETAILS

8 A4.1 SCALE: 1/2" = 1'-0"



NON-LOAD BEARING WALL NOTCHING & BORING HOLE DETAILS

9 A4.1 SCALE: 1/2" = 1'-0"



WALL BRACING @ HOUSE GARAGE OPENING

10 A4.1 SCALE: 1/2" = 1'-0"

FRAMING DETAILS

ADDENDUM #2

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ARCHITECT
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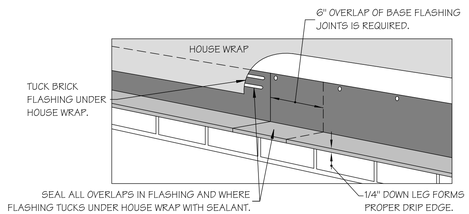
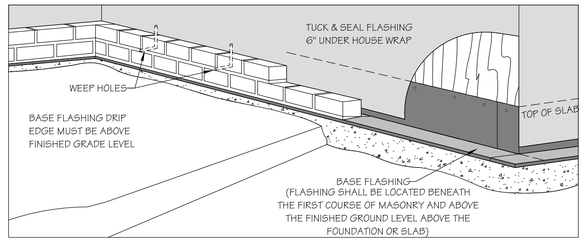


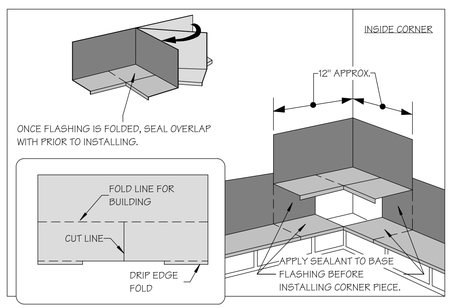
1 A4.2 JOINT FLASHING DETAIL @ BRICK

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



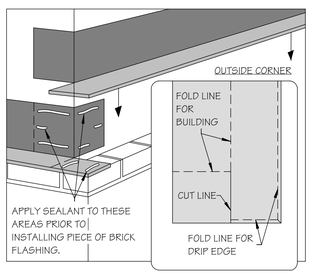
2 A4.2 BASE FLASHING @ BRICK

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



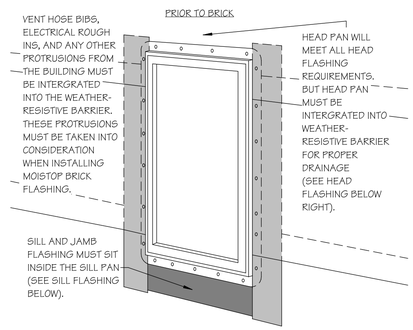
INSIDE CORNER FLASHING DETAIL @ BRICK

3 A4.2 SCALE: 3/4" = 1'-0"



OUTSIDE CORNER FLASHING DETAIL @ BRICK

4 A4.2 SCALE: 3/4" = 1'-0"



WINDOW FLASHING DETAIL @ BRICK

5 A4.2 SCALE: 3/4" = 1'-0"

FLASHING DETAILS

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3-BR FINISH SCHEDULE

NAME	FLOOR FINISH	BASE FINISH	WALL FINISH	CEILING FINISH
3-BR UD HOUSE				
BATH 1	LVT - VINYL PLANK	5 1/4" PRIMED & PAINTED WHITE PINE BASE	PAINTED KNOCKDOWN FINISH ON GYP. BD.	PAINTED KNOCKDOWN FINISH ON GYP. BD.
BEDROOM 1	LVT - VINYL PLANK	5 1/4" PRIMED & PAINTED WHITE PINE BASE	PAINTED KNOCKDOWN FINISH ON GYP. BD.	PAINTED KNOCKDOWN FINISH ON GYP. BD.
BEDROOM 2	LVT - VINYL PLANK	5 1/4" PRIMED & PAINTED WHITE PINE BASE	PAINTED KNOCKDOWN FINISH ON GYP. BD.	PAINTED KNOCKDOWN FINISH ON GYP. BD.
CLOSET 1	LVT - VINYL PLANK	5 1/4" PRIMED & PAINTED WHITE PINE BASE	PAINTED KNOCKDOWN FINISH ON GYP. BD.	PAINTED KNOCKDOWN FINISH ON GYP. BD.
CLOSET 2	LVT - VINYL PLANK	5 1/4" PRIMED & PAINTED WHITE PINE BASE	PAINTED KNOCKDOWN FINISH ON GYP. BD.	PAINTED KNOCKDOWN FINISH ON GYP. BD.
COATS	LVT - VINYL PLANK	5 1/4" PRIMED & PAINTED WHITE PINE BASE	PAINTED KNOCKDOWN FINISH ON GYP. BD.	PAINTED KNOCKDOWN FINISH ON GYP. BD.
DINING	LVT - VINYL PLANK	5 1/4" PRIMED & PAINTED WHITE PINE BASE	PAINTED KNOCKDOWN FINISH ON GYP. BD.	PAINTED KNOCKDOWN FINISH ON GYP. BD.
ENTRY	LVT - VINYL PLANK	5 1/4" PRIMED & PAINTED WHITE PINE BASE	PAINTED KNOCKDOWN FINISH ON GYP. BD.	PAINTED KNOCKDOWN FINISH ON GYP. BD.
GARAGE	SEALED CONCRETE	5 1/4" PRIMED & PAINTED WHITE PINE BASE	PAINTED KNOCKDOWN FINISH ON GYP. BD.	PAINTED KNOCKDOWN FINISH ON GYP. BD.
HALL	LVT - VINYL PLANK	5 1/4" PRIMED & PAINTED WHITE PINE BASE	PAINTED KNOCKDOWN FINISH ON GYP. BD.	PAINTED KNOCKDOWN FINISH ON GYP. BD.
KITCHEN	LVT - VINYL PLANK	5 1/4" PRIMED & PAINTED WHITE PINE BASE	PAINTED KNOCKDOWN FINISH ON GYP. BD.	PAINTED KNOCKDOWN FINISH ON GYP. BD.
LAUNDRY	LVT - VINYL PLANK	5 1/4" PRIMED & PAINTED WHITE PINE BASE	PAINTED KNOCKDOWN FINISH ON GYP. BD.	PAINTED KNOCKDOWN FINISH ON GYP. BD.
LINEN	LVT - VINYL PLANK	5 1/4" PRIMED & PAINTED WHITE PINE BASE	PAINTED KNOCKDOWN FINISH ON GYP. BD.	PAINTED KNOCKDOWN FINISH ON GYP. BD.
LIVING ROOM	LVT - VINYL PLANK	5 1/4" PRIMED & PAINTED WHITE PINE BASE	PAINTED KNOCKDOWN FINISH ON GYP. BD.	PAINTED KNOCKDOWN FINISH ON GYP. BD.
MASTER BATH	LVT - VINYL PLANK	5 1/4" PRIMED & PAINTED WHITE PINE BASE	PAINTED KNOCKDOWN FINISH ON GYP. BD.	PAINTED KNOCKDOWN FINISH ON GYP. BD.
MASTER BEDROOM	LVT - VINYL PLANK	5 1/4" PRIMED & PAINTED WHITE PINE BASE	PAINTED KNOCKDOWN FINISH ON GYP. BD.	PAINTED KNOCKDOWN FINISH ON GYP. BD.
MECH	LVT - VINYL PLANK	5 1/4" PRIMED & PAINTED WHITE PINE BASE	PAINTED KNOCKDOWN FINISH ON GYP. BD.	PAINTED KNOCKDOWN FINISH ON GYP. BD.
PATIO	SEALED CONCRETE	NO ADDITIONAL FINISH	NO ADDITIONAL FINISH	NO ADDITIONAL FINISH.
PORCH	SEALED CONCRETE	NO ADDITIONAL FINISH	NO ADDITIONAL FINISH	NO ADDITIONAL FINISH.
W.I.C. CLOSET	LVT - VINYL PLANK	5 1/4" PRIMED & PAINTED WHITE PINE BASE	PAINTED KNOCKDOWN FINISH ON GYP. BD.	PAINTED KNOCKDOWN FINISH ON GYP. BD.

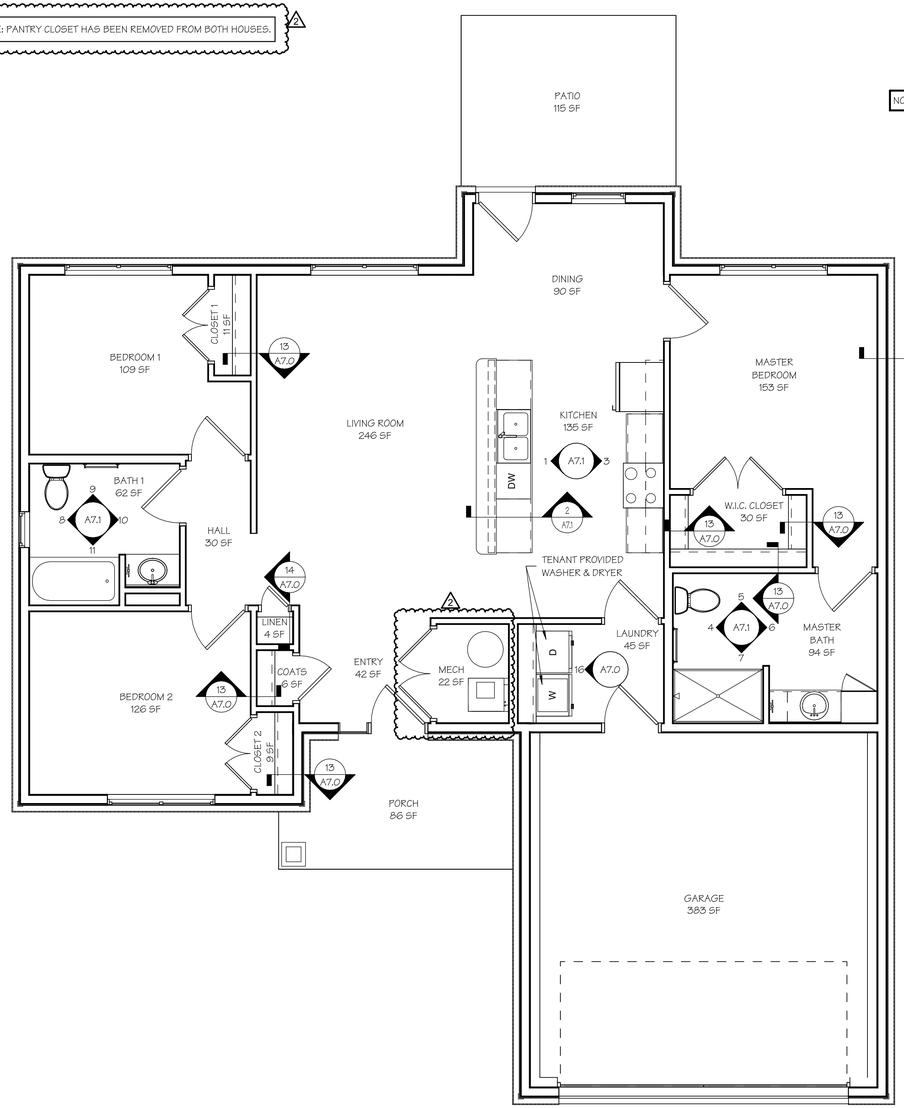
3-BR FINISH SCHEDULE

NAME	FLOOR FINISH	BASE FINISH	WALL FINISH	CEILING FINISH
3-BR UFAS/UD HOUSE				
BATH 1	LVT - VINYL PLANK	5 1/4" PRIMED & PAINTED WHITE PINE BASE	PAINTED KNOCKDOWN FINISH ON GYP. BD.	PAINTED KNOCKDOWN FINISH ON GYP. BD.
BEDROOM 1	LVT - VINYL PLANK	5 1/4" PRIMED & PAINTED WHITE PINE BASE	PAINTED KNOCKDOWN FINISH ON GYP. BD.	PAINTED KNOCKDOWN FINISH ON GYP. BD.
BEDROOM 2	LVT - VINYL PLANK	5 1/4" PRIMED & PAINTED WHITE PINE BASE	PAINTED KNOCKDOWN FINISH ON GYP. BD.	PAINTED KNOCKDOWN FINISH ON GYP. BD.
CLOSET 1	LVT - VINYL PLANK	5 1/4" PRIMED & PAINTED WHITE PINE BASE	PAINTED KNOCKDOWN FINISH ON GYP. BD.	PAINTED KNOCKDOWN FINISH ON GYP. BD.
CLOSET 2	LVT - VINYL PLANK	5 1/4" PRIMED & PAINTED WHITE PINE BASE	PAINTED KNOCKDOWN FINISH ON GYP. BD.	PAINTED KNOCKDOWN FINISH ON GYP. BD.
COATS	LVT - VINYL PLANK	5 1/4" PRIMED & PAINTED WHITE PINE BASE	PAINTED KNOCKDOWN FINISH ON GYP. BD.	PAINTED KNOCKDOWN FINISH ON GYP. BD.
DINING	LVT - VINYL PLANK	5 1/4" PRIMED & PAINTED WHITE PINE BASE	PAINTED KNOCKDOWN FINISH ON GYP. BD.	PAINTED KNOCKDOWN FINISH ON GYP. BD.
ENTRY	LVT - VINYL PLANK	5 1/4" PRIMED & PAINTED WHITE PINE BASE	PAINTED KNOCKDOWN FINISH ON GYP. BD.	PAINTED KNOCKDOWN FINISH ON GYP. BD.
GARAGE	SEALED CONCRETE	5 1/4" PRIMED & PAINTED WHITE PINE BASE	PAINTED KNOCKDOWN FINISH ON GYP. BD.	PAINTED KNOCKDOWN FINISH ON GYP. BD.
HALL	LVT - VINYL PLANK	5 1/4" PRIMED & PAINTED WHITE PINE BASE	PAINTED KNOCKDOWN FINISH ON GYP. BD.	PAINTED KNOCKDOWN FINISH ON GYP. BD.
KITCHEN	LVT - VINYL PLANK	5 1/4" PRIMED & PAINTED WHITE PINE BASE	PAINTED KNOCKDOWN FINISH ON GYP. BD.	PAINTED KNOCKDOWN FINISH ON GYP. BD.
LAUNDRY	LVT - VINYL PLANK	5 1/4" PRIMED & PAINTED WHITE PINE BASE	PAINTED KNOCKDOWN FINISH ON GYP. BD.	PAINTED KNOCKDOWN FINISH ON GYP. BD.
LINEN	LVT - VINYL PLANK	5 1/4" PRIMED & PAINTED WHITE PINE BASE	PAINTED KNOCKDOWN FINISH ON GYP. BD.	PAINTED KNOCKDOWN FINISH ON GYP. BD.
LIVING ROOM	LVT - VINYL PLANK	5 1/4" PRIMED & PAINTED WHITE PINE BASE	PAINTED KNOCKDOWN FINISH ON GYP. BD.	PAINTED KNOCKDOWN FINISH ON GYP. BD.
MASTER BATH	LVT - VINYL PLANK	5 1/4" PRIMED & PAINTED WHITE PINE BASE	PAINTED KNOCKDOWN FINISH ON GYP. BD.	PAINTED KNOCKDOWN FINISH ON GYP. BD.
MASTER BEDROOM	LVT - VINYL PLANK	5 1/4" PRIMED & PAINTED WHITE PINE BASE	PAINTED KNOCKDOWN FINISH ON GYP. BD.	PAINTED KNOCKDOWN FINISH ON GYP. BD.
MECH	LVT - VINYL PLANK	5 1/4" PRIMED & PAINTED WHITE PINE BASE	PAINTED KNOCKDOWN FINISH ON GYP. BD.	PAINTED KNOCKDOWN FINISH ON GYP. BD.
PATIO	SEALED CONCRETE	NO ADDITIONAL FINISH	NO ADDITIONAL FINISH	NO ADDITIONAL FINISH.
PORCH	SEALED CONCRETE	NO ADDITIONAL FINISH	NO ADDITIONAL FINISH	NO ADDITIONAL FINISH.
W.I.C. CLOSET	LVT - VINYL PLANK	5 1/4" PRIMED & PAINTED WHITE PINE BASE	PAINTED KNOCKDOWN FINISH ON GYP. BD.	PAINTED KNOCKDOWN FINISH ON GYP. BD.

UD FINISH NOTES

1)	CONTRACTOR SHALL FURNISH & INSTALL 4" APARTMENT NUMBERS IN CONTRASTING COLORS FOR EACH UNIT. SIGNAGE SHALL HAVE COLOR CONTRASTING PRINT IN ADDITION TO GENERALLY RECOGNIZED ICONS.
2)	PROVIDE COLOR CONTRAST BETWEEN SWITCH/RECEPTACLE COVER PLATES & WALL SURFACES.
3)	PROVIDE COLOR CONTRAST BETWEEN DIFFERENT FLOOR AND/OR WALL/FLOOR FINISH MATERIALS PER UD REQUIREMENTS
4)	PROVIDE COLOR CONTRAST OR TEXTURE CHANGE BETWEEN WET ROOMS (BATH, LAUNDRY, KITCHEN) AND ADJOINING SPACES.
5)	PROVIDE CONTRASTING COLORS BETWEEN STEPS AND LANDINGS, PROVIDE CONTRASTING COLORS BETWEEN DIFFERENT FLOOR COVERINGS.
6)	PROVIDE COLOR CONTRAST BETWEEN COUNTERTOPS, FLOOR AND WALL FINISHES.
7)	HIGH GLOSS SURFACES, SMOOTH CERAMIC FLOOR TILE, DEEP PILE CARPETS, HIGHLY TEXTURED MASONRY, OR SIM. FLOOR FINISHES ARE NOT ACCEPTABLE.
8)	NO CHANGE IN WALKING SURFACE GREATER THAN 1/2" RISE.
9)	20% OF STORAGE SPACE WITHIN 15"-48" REACH A.F.F.
10)	PROVIDE FRONT MOUNTED CONTROLS ON APPLIANCES 15"-48" A.F.F.
11)	PROVIDE BUTTONS ON CONTROL PANELS THAT CAN BE DISTINGUISHED BY TOUCH.
12)	PROVIDE LEVER ACTION OR GRIP FRIENDLY PLUMBING FIXTURES, TRIM, CONTROLS, DOOR & CABINET HARDWARE.

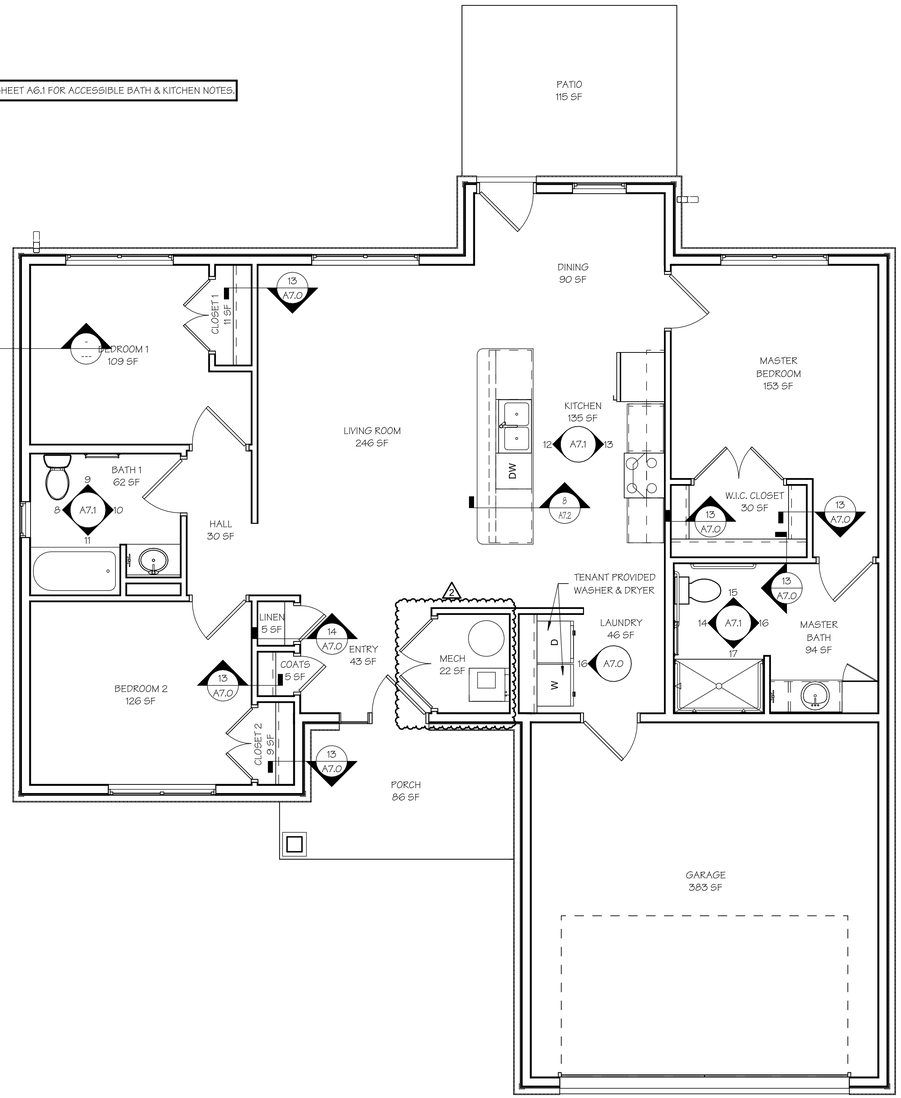
NOTE: PANTRY CLOSET HAS BEEN REMOVED FROM BOTH HOUSES. (2)



1 A6.0 3-BR UD HOUSE FINISH PLAN

SCALE: 1/4" = 1'-0"

NOTE: SEE SHEET A6.1 FOR ACCESSIBLE BATH & KITCHEN NOTES.



2 A6.0 3-BR UFAS/UD HOUSE FINISH PLAN

SCALE: 1/4" = 1'-0"

3-BR HOUSE FINISH PLANS, FINISH SCHEDULE & NOTES

ADDENDUM #2

STATE OF MISSOURI
M. RANDALL PORTER
2012006244
ARCHITECT
22 SEP 2023

M. RANDALL PORTER
ARCHITECT LICENSE#
A-2012006244

COTTAGES AT GENERATION VILLAGE
WILLARD, GREENE COUNTY, MISSOURI

Wallace ARCHITECTS LLC
Columbia, MO
p 573-256-7200

1ST ISSUE
12 AUG 2022

ISSUE/REVISIONS

1	12 AUG 2022	ISSUE SET
2	22 SEP 2023	ADDENDUM #2

SHEET NO. A6.0

JOB NO. 4236

9/22/2023 9:08:34 AM

4-BR FINISH SCHEDULE

NAME	FLOOR FINISH	BASE FINISH	WALL FINISH	CEILING FINISH
4-BR UD HOUSE				
BATH 1	LVT - VINYL PLANK	5 1/4" PRIMED & PAINTED WHITE PINE BASE	PAINTED KNOCKDOWN FINISH ON GYP. BD.	PAINTED KNOCKDOWN FINISH ON GYP. BD.
BEDROOM 1	LVT - VINYL PLANK	5 1/4" PRIMED & PAINTED WHITE PINE BASE	PAINTED KNOCKDOWN FINISH ON GYP. BD.	PAINTED KNOCKDOWN FINISH ON GYP. BD.
BEDROOM 2	LVT - VINYL PLANK	5 1/4" PRIMED & PAINTED WHITE PINE BASE	PAINTED KNOCKDOWN FINISH ON GYP. BD.	PAINTED KNOCKDOWN FINISH ON GYP. BD.
BEDROOM 3	LVT - VINYL PLANK	5 1/4" PRIMED & PAINTED WHITE PINE BASE	PAINTED KNOCKDOWN FINISH ON GYP. BD.	PAINTED KNOCKDOWN FINISH ON GYP. BD.
CLOSET 1	LVT - VINYL PLANK	5 1/4" PRIMED & PAINTED WHITE PINE BASE	PAINTED KNOCKDOWN FINISH ON GYP. BD.	PAINTED KNOCKDOWN FINISH ON GYP. BD.
CLOSET 2	LVT - VINYL PLANK	5 1/4" PRIMED & PAINTED WHITE PINE BASE	PAINTED KNOCKDOWN FINISH ON GYP. BD.	PAINTED KNOCKDOWN FINISH ON GYP. BD.
CLOSET 3	LVT - VINYL PLANK	5 1/4" PRIMED & PAINTED WHITE PINE BASE	PAINTED KNOCKDOWN FINISH ON GYP. BD.	PAINTED KNOCKDOWN FINISH ON GYP. BD.
COATS	LVT - VINYL PLANK	5 1/4" PRIMED & PAINTED WHITE PINE BASE	PAINTED KNOCKDOWN FINISH ON GYP. BD.	PAINTED KNOCKDOWN FINISH ON GYP. BD.
DINING	LVT - VINYL PLANK	5 1/4" PRIMED & PAINTED WHITE PINE BASE	PAINTED KNOCKDOWN FINISH ON GYP. BD.	PAINTED KNOCKDOWN FINISH ON GYP. BD.
ENTRY	LVT - VINYL PLANK	5 1/4" PRIMED & PAINTED WHITE PINE BASE	PAINTED KNOCKDOWN FINISH ON GYP. BD.	PAINTED KNOCKDOWN FINISH ON GYP. BD.
GARAGE	SEALED CONCRETE	5 1/4" PRIMED & PAINTED WHITE PINE BASE	PAINTED KNOCKDOWN FINISH ON GYP. BD.	PAINTED KNOCKDOWN FINISH ON GYP. BD.
HALL	LVT - VINYL PLANK	5 1/4" PRIMED & PAINTED WHITE PINE BASE	PAINTED KNOCKDOWN FINISH ON GYP. BD.	PAINTED KNOCKDOWN FINISH ON GYP. BD.
KITCHEN	LVT - VINYL PLANK	5 1/4" PRIMED & PAINTED WHITE PINE BASE	PAINTED KNOCKDOWN FINISH ON GYP. BD.	PAINTED KNOCKDOWN FINISH ON GYP. BD.
LAUNDRY	LVT - VINYL PLANK	5 1/4" PRIMED & PAINTED WHITE PINE BASE	PAINTED KNOCKDOWN FINISH ON GYP. BD.	PAINTED KNOCKDOWN FINISH ON GYP. BD.
LINEN	LVT - VINYL PLANK	5 1/4" PRIMED & PAINTED WHITE PINE BASE	PAINTED KNOCKDOWN FINISH ON GYP. BD.	PAINTED KNOCKDOWN FINISH ON GYP. BD.
LIVING ROOM	LVT - VINYL PLANK	5 1/4" PRIMED & PAINTED WHITE PINE BASE	PAINTED KNOCKDOWN FINISH ON GYP. BD.	PAINTED KNOCKDOWN FINISH ON GYP. BD.
MASTER BATH	LVT - VINYL PLANK	5 1/4" PRIMED & PAINTED WHITE PINE BASE	PAINTED KNOCKDOWN FINISH ON GYP. BD.	PAINTED KNOCKDOWN FINISH ON GYP. BD.
MASTER BEDROOM	LVT - VINYL PLANK	5 1/4" PRIMED & PAINTED WHITE PINE BASE	PAINTED KNOCKDOWN FINISH ON GYP. BD.	PAINTED KNOCKDOWN FINISH ON GYP. BD.
MECH.	LVT - VINYL PLANK	5 1/4" PRIMED & PAINTED WHITE PINE BASE	PAINTED KNOCKDOWN FINISH ON GYP. BD.	PAINTED KNOCKDOWN FINISH ON GYP. BD.
PATIO	SEALED CONCRETE	NO ADDITIONAL FINISH	NO ADDITIONAL FINISH	NO ADDITIONAL FINISH.
PORCH	SEALED CONCRETE	NO ADDITIONAL FINISH	NO ADDITIONAL FINISH	NO ADDITIONAL FINISH.
W.I.C. CLOSET	LVT - VINYL PLANK	5 1/4" PRIMED & PAINTED WHITE PINE BASE	PAINTED KNOCKDOWN FINISH ON GYP. BD.	PAINTED KNOCKDOWN FINISH ON GYP. BD.

4-BR FINISH SCHEDULE

NAME	FLOOR FINISH	BASE FINISH	WALL FINISH	CEILING FINISH
4-BR UFAS/UD HOUSE				
BATH 1	LVT - VINYL PLANK	5 1/4" PRIMED & PAINTED WHITE PINE BASE	PAINTED KNOCKDOWN FINISH ON GYP. BD.	PAINTED KNOCKDOWN FINISH ON GYP. BD.
BEDROOM 1	LVT - VINYL PLANK	5 1/4" PRIMED & PAINTED WHITE PINE BASE	PAINTED KNOCKDOWN FINISH ON GYP. BD.	PAINTED KNOCKDOWN FINISH ON GYP. BD.
BEDROOM 2	LVT - VINYL PLANK	5 1/4" PRIMED & PAINTED WHITE PINE BASE	PAINTED KNOCKDOWN FINISH ON GYP. BD.	PAINTED KNOCKDOWN FINISH ON GYP. BD.
BEDROOM 3	LVT - VINYL PLANK	5 1/4" PRIMED & PAINTED WHITE PINE BASE	PAINTED KNOCKDOWN FINISH ON GYP. BD.	PAINTED KNOCKDOWN FINISH ON GYP. BD.
CLOSET 1	LVT - VINYL PLANK	5 1/4" PRIMED & PAINTED WHITE PINE BASE	PAINTED KNOCKDOWN FINISH ON GYP. BD.	PAINTED KNOCKDOWN FINISH ON GYP. BD.
CLOSET 2	LVT - VINYL PLANK	5 1/4" PRIMED & PAINTED WHITE PINE BASE	PAINTED KNOCKDOWN FINISH ON GYP. BD.	PAINTED KNOCKDOWN FINISH ON GYP. BD.
CLOSET 3	LVT - VINYL PLANK	5 1/4" PRIMED & PAINTED WHITE PINE BASE	PAINTED KNOCKDOWN FINISH ON GYP. BD.	PAINTED KNOCKDOWN FINISH ON GYP. BD.
COATS	LVT - VINYL PLANK	5 1/4" PRIMED & PAINTED WHITE PINE BASE	PAINTED KNOCKDOWN FINISH ON GYP. BD.	PAINTED KNOCKDOWN FINISH ON GYP. BD.
DINING	LVT - VINYL PLANK	5 1/4" PRIMED & PAINTED WHITE PINE BASE	PAINTED KNOCKDOWN FINISH ON GYP. BD.	PAINTED KNOCKDOWN FINISH ON GYP. BD.
ENTRY	LVT - VINYL PLANK	5 1/4" PRIMED & PAINTED WHITE PINE BASE	PAINTED KNOCKDOWN FINISH ON GYP. BD.	PAINTED KNOCKDOWN FINISH ON GYP. BD.
GARAGE	SEALED CONCRETE	5 1/4" PRIMED & PAINTED WHITE PINE BASE	PAINTED KNOCKDOWN FINISH ON GYP. BD.	PAINTED KNOCKDOWN FINISH ON GYP. BD.
HALL	LVT - VINYL PLANK	5 1/4" PRIMED & PAINTED WHITE PINE BASE	PAINTED KNOCKDOWN FINISH ON GYP. BD.	PAINTED KNOCKDOWN FINISH ON GYP. BD.
KITCHEN	LVT - VINYL PLANK	5 1/4" PRIMED & PAINTED WHITE PINE BASE	PAINTED KNOCKDOWN FINISH ON GYP. BD.	PAINTED KNOCKDOWN FINISH ON GYP. BD.
LAUNDRY	LVT - VINYL PLANK	5 1/4" PRIMED & PAINTED WHITE PINE BASE	PAINTED KNOCKDOWN FINISH ON GYP. BD.	PAINTED KNOCKDOWN FINISH ON GYP. BD.
LINEN	LVT - VINYL PLANK	5 1/4" PRIMED & PAINTED WHITE PINE BASE	PAINTED KNOCKDOWN FINISH ON GYP. BD.	PAINTED KNOCKDOWN FINISH ON GYP. BD.
LIVING ROOM	LVT - VINYL PLANK	5 1/4" PRIMED & PAINTED WHITE PINE BASE	PAINTED KNOCKDOWN FINISH ON GYP. BD.	PAINTED KNOCKDOWN FINISH ON GYP. BD.
MASTER BATH	LVT - VINYL PLANK	5 1/4" PRIMED & PAINTED WHITE PINE BASE	PAINTED KNOCKDOWN FINISH ON GYP. BD.	PAINTED KNOCKDOWN FINISH ON GYP. BD.
MASTER BEDROOM	LVT - VINYL PLANK	5 1/4" PRIMED & PAINTED WHITE PINE BASE	PAINTED KNOCKDOWN FINISH ON GYP. BD.	PAINTED KNOCKDOWN FINISH ON GYP. BD.
MECH.	LVT - VINYL PLANK	5 1/4" PRIMED & PAINTED WHITE PINE BASE	PAINTED KNOCKDOWN FINISH ON GYP. BD.	PAINTED KNOCKDOWN FINISH ON GYP. BD.
PATIO	SEALED CONCRETE	NO ADDITIONAL FINISH	NO ADDITIONAL FINISH	NO ADDITIONAL FINISH.
PORCH	SEALED CONCRETE	NO ADDITIONAL FINISH	NO ADDITIONAL FINISH	NO ADDITIONAL FINISH.
W.I.C. CLOSET	LVT - VINYL PLANK	5 1/4" PRIMED & PAINTED WHITE PINE BASE	PAINTED KNOCKDOWN FINISH ON GYP. BD.	PAINTED KNOCKDOWN FINISH ON GYP. BD.

UFAS/UD UNIT BATH NOTES

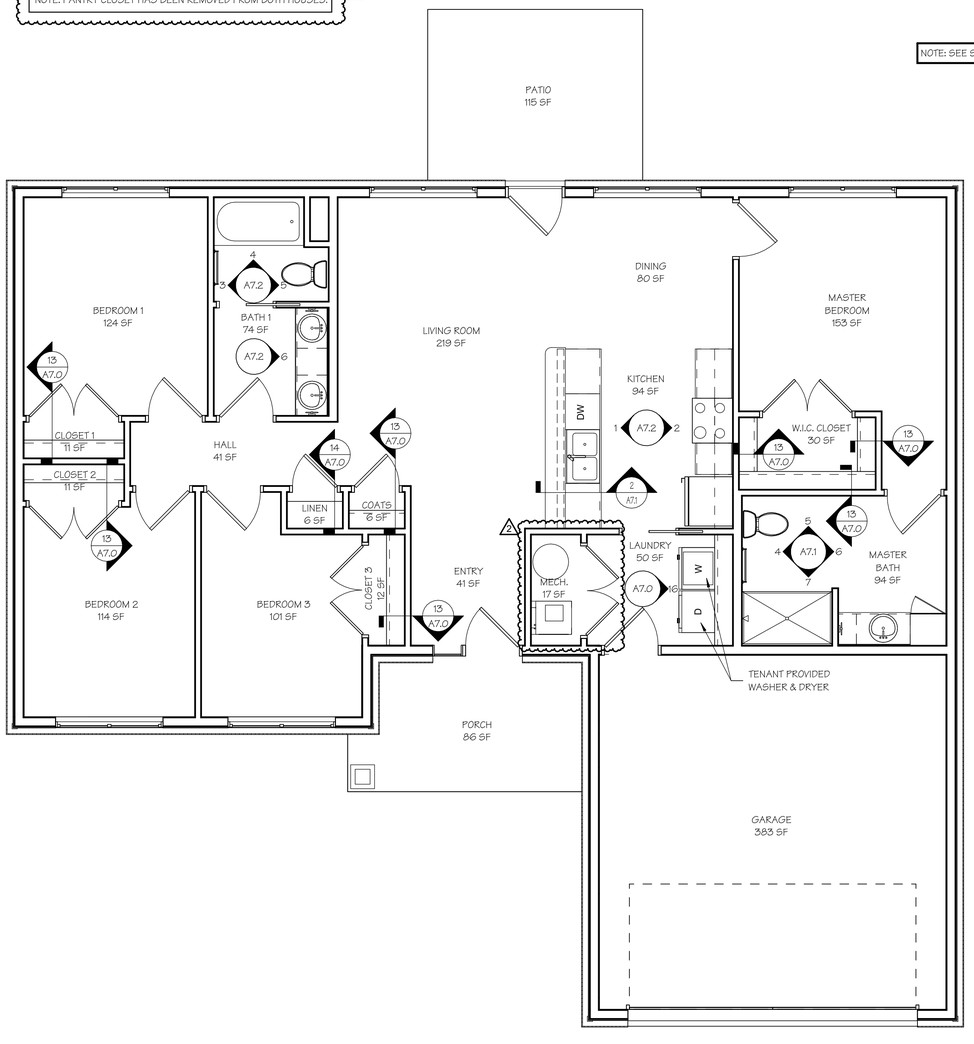
1)	VALVE & SHOWER HEAD SHALL BE ON 2X6 WALL OR 2X4 WALL @ LAV,. (SEE BATH ELEVATIONS SHEET A7.0)
2)	PROVIDE HAND-HELD SHOWER W/VACUUM BREAKER (IN LIEU OF FIXED SHOWER HEAD), FLEXIBLE HOSE, & 24" SLIDE BAR.
3)	OFF-SET SHOWER VALVE CONTROL SO IT IS CENTERED 6" TO 15" FROM OUTER EDGE OF TUB. (LEVER TYPE CONTROL).
4)	PROVIDE & INSTALL 36" GRAB BAR BEHIND @ 42" GRAB BAR BESIDE WATER CLOSET ON WALL @ 34" A.F.F. (SEE BATH ELEVATIONS SHEET A7.0)
5)	BOTTOM OF MIRROR TO REST ON COUNTERTOP BACKSPLASH.
6)	INSULATE EXPOSED PIPING BELOW LAVATORY WITH "PIPE WRAP" BY BROCAR PRODUCTS, INC. OR...
7)	EXTEND FLOORING BENEATH VANITY CABINET.

UFAS/UD UNIT KITCHEN NOTES

1)	COUNTER HEIGHT SHALL BE 34" A.F.F. TO TOP OF SINK.
2)	EXTEND FLOORING BENEATH SINK SPACE AND THE 30" WORKSPACE BESIDE THE RANGE.
3)	TOE KICK SPACE @ BOTTOM OF BASE CABINETS SHALL REMAIN 4" MIN. (STANDARD)
4)	ADD SEPARATE WALL SWITCH FOR CONTROL OF RANGE HOOD FAN/LIGHT (SEE ELECTRICAL PLANS)
5)	ADD SWITCHES FOR CONTROL OF LIGHT OVER SINK & GARBAGE DISPOSAL.
7)	SWITCHES & OUTLETS IN KITCHEN ABOVE BASE CABINETS SHALL BE 40" A.F.F. TO BOTTOM OF SWITCH PLATE, SO AS NOT INTERFERE WITH WALL CABINET.
8)	INSULATED EXPOSED PIPING BELOW KITCHEN SINK W/ "PIPE WRAP" BY BROCAR PRODUCTS, INC. OR...
9)	DISHWASHER HOOKUPS ARE UNDER SINK, ACCESS OPENING IS TO BE MADE THROUGH END PANEL OF SINK.

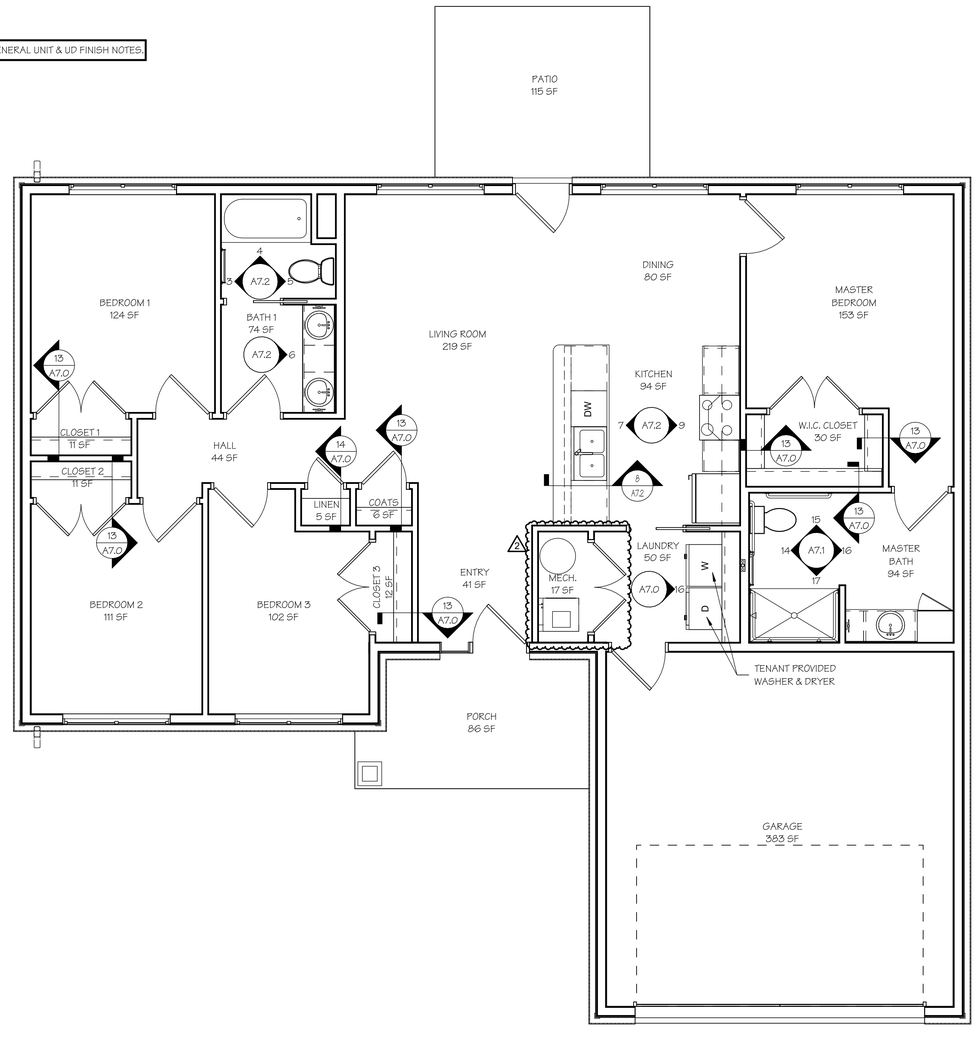
NOTE: PANTRY CLOSET HAS BEEN REMOVED FROM BOTH HOUSES. (2)

NOTE: SEE SHEET A6.0 FOR GENERAL UNIT & UD FINISH NOTES.



1 A6.1 4-BR UD HOUSE FINISH PLAN

SCALE: 1/4" = 1'-0"



2 A6.1 4-BR UFAS/UD HOUSE FINISH PLAN

SCALE: 1/4" = 1'-0"

4-BR HOUSE FINISH PLANS, FINISH SCHEDULE & NOTES

ADDENDUM #2

STATE OF MISSOURI
M. RANDALL PORTER
2012006244
ARCHITECT

22 SEP 2023

M. RANDALL PORTER
ARCHITECT LICENSE#
A-2012006244

COTTAGES AT GENERATION VILLAGE
WILLARD, GREENE COUNTY, MISSOURI

Wallace ARCHITECTS LLC
Columbia, MO
P 573-256-7200

WALLACE ARCHITECTS, LLC
MISSOURI STATE CERTIFICATE OF AUTHORITY: 2003019614

1ST ISSUE
12 AUG 2022

ISSUE/REVISIONS

1	12 AUG 2022	ISSUE SET
2	22 SEP 2023	ADDENDUM #2

SHEET NO. A6.1

JOB NO. 4236

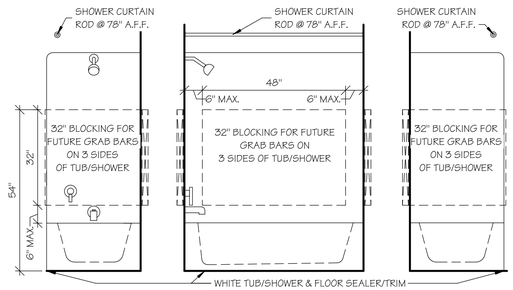
9/22/2023 9:08:30 AM

MHDC UNIVERSAL DESIGN NOTES

1)	PROVIDE BUTTONS ON CONTROL PANELS THAT CAN BE DISTINGUISHED BY TOUCH.
2)	PROVIDE FRONT-MOUNTED CONTROLS ON APPLIANCES, 15"-48" A.F.F.
3)	PROVIDE 20% STORAGE SPACE WITHIN 15"-48" REACH A.F.F.

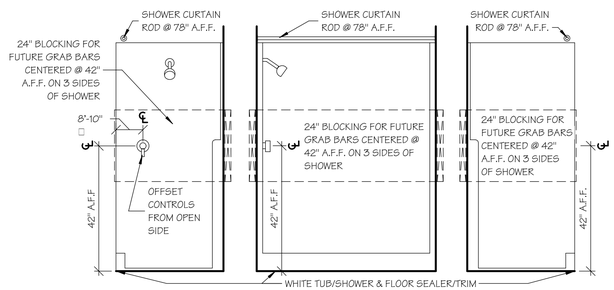
NOTE:
CONTRACTOR OPTION TO ORDER TUBS, SHOWERS WITH FACTOR INSTALLED GRAB BAR BLOCKING. IF SELECTED, BLOCKING MUST STILL COVER AT LEAST THE AREAS SHOWN.

GRAB BAR BLOCKING NOTE:
MANUFACTURER INSTALLED INTEGRAL BACKING OR 24" BLOCKING FOR GRAB BARS



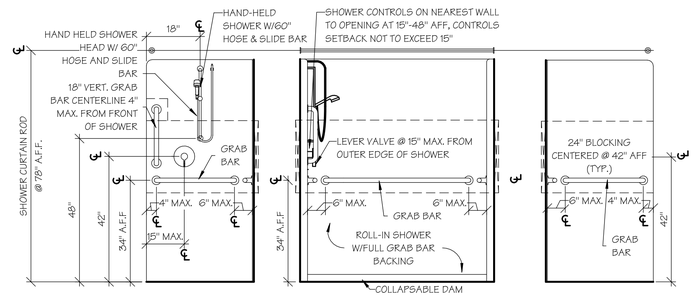
1 A7.0 UD TUB/SHOWER NOTES & DETAILS

SCALE: 1/2" = 1'-0"



2 A7.0 UD SHOWER NOTES & DETAILS

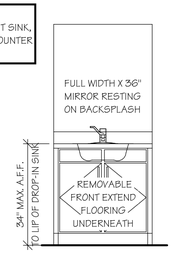
SCALE: 1/2" = 1'-0"



3 A7.0 UFAS/UD ROLL IN SHOWER NOTES & DETAILS

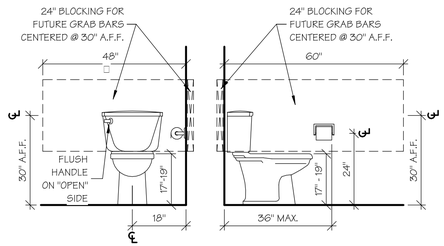
SCALE: 1/2" = 1'-0"

NOTE:
IF UNDER MOUNT SINK, MEASURE TO COUNTER TOP



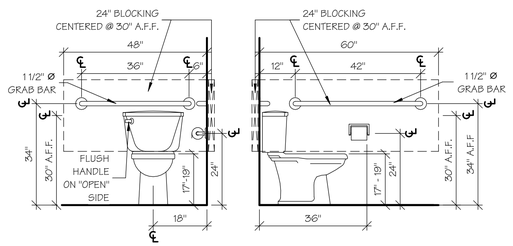
4 A7.0 UFAS/UD VANITY

SCALE: 1/2" = 1'-0"



5 A7.0 UD WATER CLOSET NOTES & DETAILS

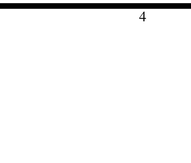
SCALE: 1/2" = 1'-0"



6 A7.0 UFAS/UD WATER CLOSET NOTES & DETAILS

SCALE: 1/2" = 1'-0"

NOTE:
IF UNDER MOUNT SINK-MEASURE TO COUNTER TOP



7 A7.0 UFAS SINK REMOV. FRONT

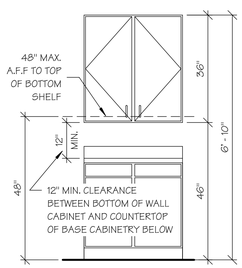
SCALE: 1/2" = 1'-0"

8 A7.0 REMOVABLE FRONT WORK STATION

SCALE: 1/2" = 1'-0"

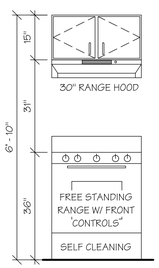
9 A7.0 UD PULL-OUT WORK STATION

SCALE: 1/2" = 1'-0"



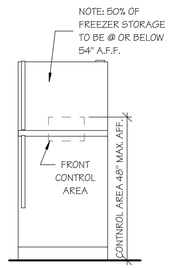
10 A7.0 UFAS WALL CABINET

SCALE: 1/2" = 1'-0"



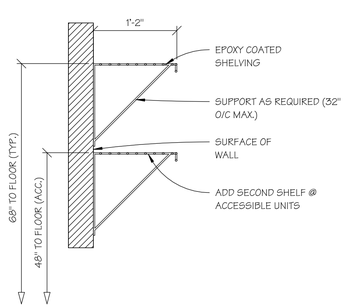
11 A7.0 UFAS RANGE

SCALE: 1/2" = 1'-0"



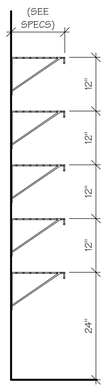
12 A7.0 UFAS REFRIGERATOR

SCALE: 1/2" = 1'-0"



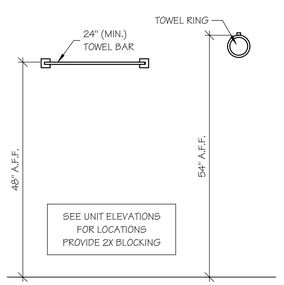
13 A7.0 CLOSET SHELF

SCALE: 1" = 1'-0"



14 A7.0 SHELVING

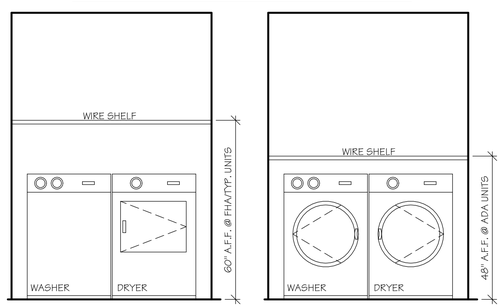
SCALE: 3/4" = 1'-0"



15 A7.0 BATH ACCESSORIES

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

NOTE: LAUNDRY HOOKUPS SHALL BE PLACED SO THAT DRYER IS ALWAYS ON THE RIGHT, WASHER IS ALWAYS ON THE LEFT AND FLOOR DRAIN IS ALWAYS IN FRONT OF WASHER - REGARDLESS OF UNIT ORIENTATION.



FHA/TYP. LONE-STANDING TENANT PROVIDED W&D

ACC. LONE-STANDING TENANT PROVIDED W&D

16 A7.0 LAUNDRY DETAILS

SCALE: 1/2" = 1'-0"

INTERIOR ELEVATIONS NOTES AND DETAILS

ISSUE SET

M. RANDALL PORTER
2012006244
ARCHITECT
STATE OF MISSOURI
12 AUG 2022
M. RANDALL PORTER
ARCHITECT LICENSE#
A-2012006244

COTTAGES AT GENERATION VILLAGE
WILLARD, GREENE COUNTY, MISSOURI

Wallace ARCHITECTS LLC
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P 573-256-7200
WALLACE ARCHITECTS, LLC
MISSOURI STATE CERTIFICATE OF AUTHORITY: 2003019614

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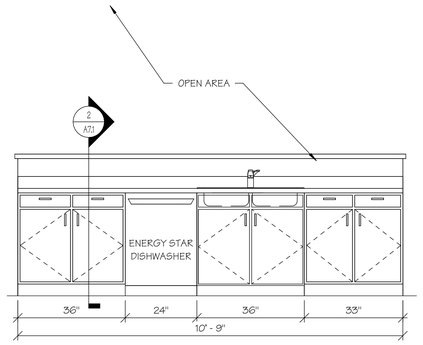
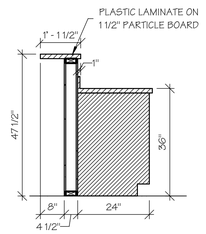


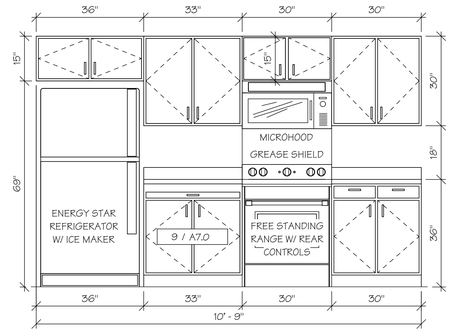
1 A7.1 — 3-BR UD KITCHEN ELEV. 1

SCALE: 1/2" = 1'-0"



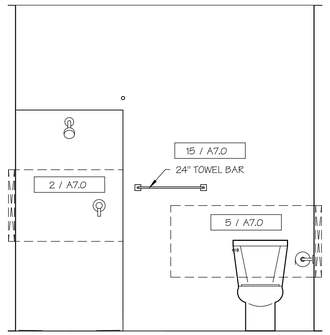
2 A7.1 — KITCHEN BAR SECTION

SCALE: 1/2" = 1'-0"



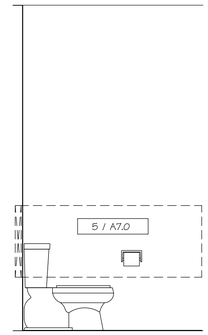
3 A7.1 — 3-BR UD KITCHEN ELEV. 2

SCALE: 1/2" = 1'-0"



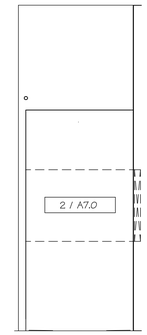
4 A7.1 — 3 & 4-BR UD MASTER BATH ELEV. 1

SCALE: 1/2" = 1'-0"



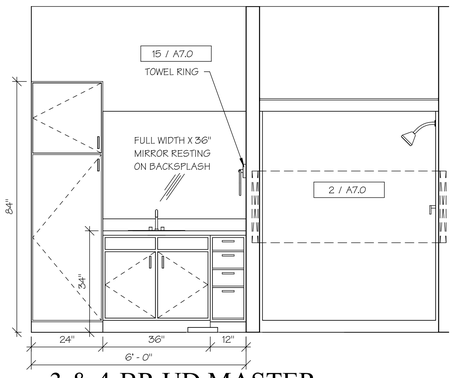
5 A7.1 — 3 & 4-BR UD MASTER BATH ELEV. 2

SCALE: 1/2" = 1'-0"



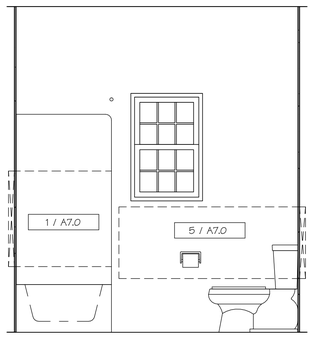
6 A7.1 — 3 & 4-BR UD MASTER BATH ELEV. 3

SCALE: 1/2" = 1'-0"



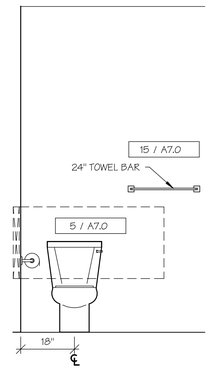
7 A7.1 — 3 & 4-BR UD MASTER BATH ELEV. 4

SCALE: 1/2" = 1'-0"



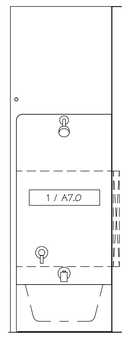
8 A7.1 — 3-BR BATH 1 ELEV. 1

SCALE: 1/2" = 1'-0"



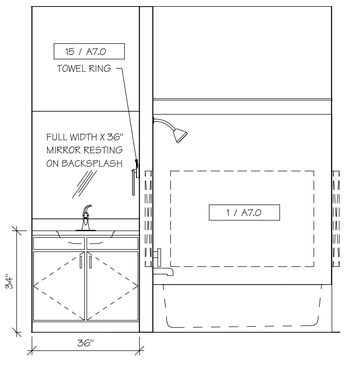
9 A7.1 — 3-BR BATH 1 ELEV. 2

SCALE: 1/2" = 1'-0"



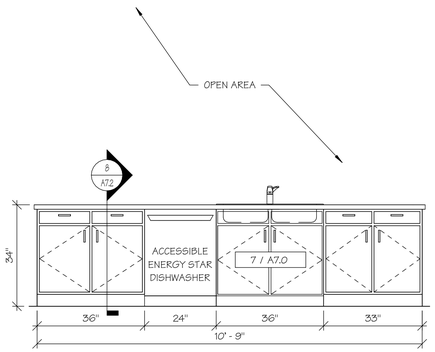
10 A7.1 — 3-BR BATH 1 ELEV. 3

SCALE: 1/2" = 1'-0"



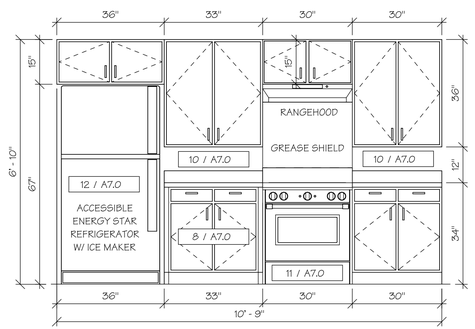
11 A7.1 — 3-BR BATH 1 ELEV. 4

SCALE: 1/2" = 1'-0"



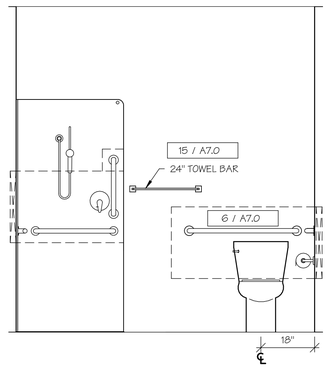
12 A7.1 — 3-BR UFAS/UD KITCHEN ELEV. 1

SCALE: 1/2" = 1'-0"



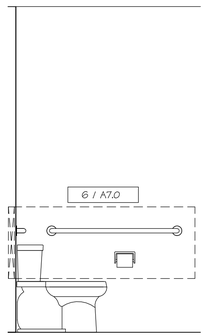
13 A7.1 — 3-BR UFAS/UD KITCHEN ELEV. 2

SCALE: 1/2" = 1'-0"



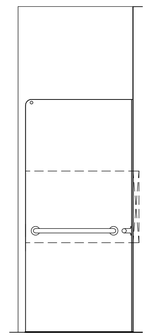
14 A7.1 — 3 & 4-BR UFAS/UD MASTER BATH ELEV. 1

SCALE: 1/2" = 1'-0"



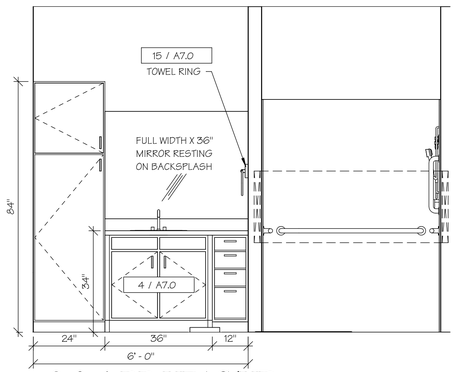
15 A7.1 — 3 & 4-BR UFAS/UD MASTER BATH ELEV. 2

SCALE: 1/2" = 1'-0"



16 A7.1 — 3 & 4-BR UFAS/UD MASTER BATH ELEV. 3

SCALE: 1/2" = 1'-0"



17 A7.1 — 3 & 4-BR UFAS/UD MASTER BATH ELEV. 4

SCALE: 1/2" = 1'-0"

INTERIOR ELEVATIONS

ISSUE SET

STATE OF MISSOURI
M. RANDALL PORTER
2012006244
ARCHITECT

12 AUG 2022

M. RANDALL PORTER
ARCHITECT LICENSE#
A-2012006244

COTTAGES AT GENERATION VILLAGE
WILLARD, GREENE COUNTY, MISSOURI

Wallace ARCHITECTS LLC
Columbia, MO
P 573-256-7200

WALLACE ARCHITECTS, LLC
MISSOURI STATE CERTIFICATE
OF AUTHORITY: 2003019614

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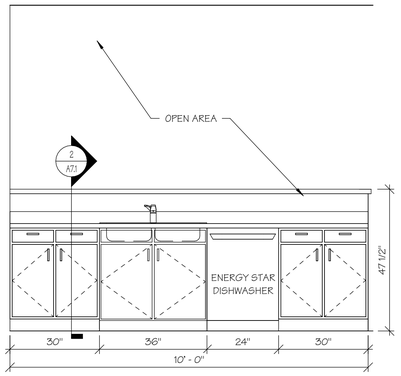
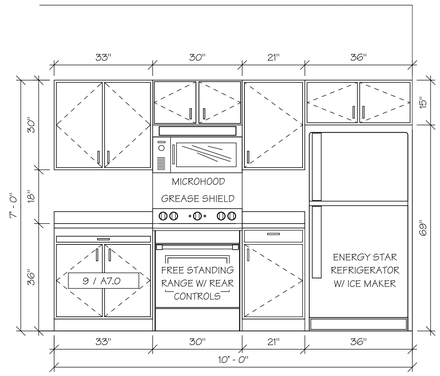
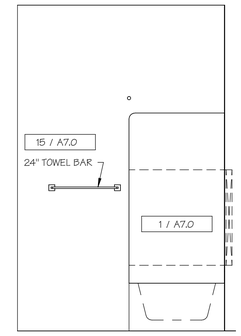


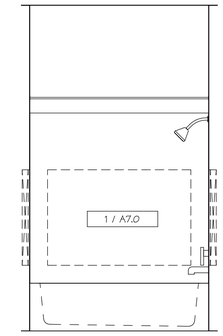
1 A7.2 4-BR UD KITCHEN ELEV. 1
SCALE: 1/2" = 1'-0"



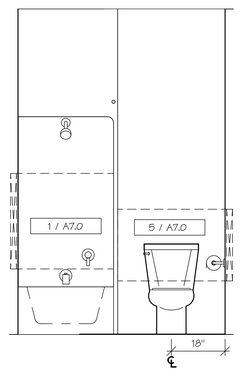
2 A7.2 4-BR UD KITCHEN ELEV. 2
SCALE: 1/2" = 1'-0"



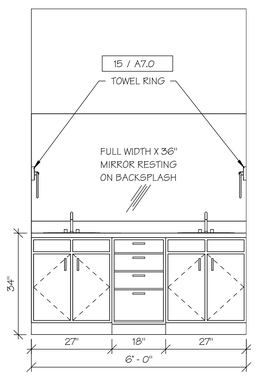
3 A7.2 4-BR BATH 1 ELEV. 1
SCALE: 1/2" = 1'-0"



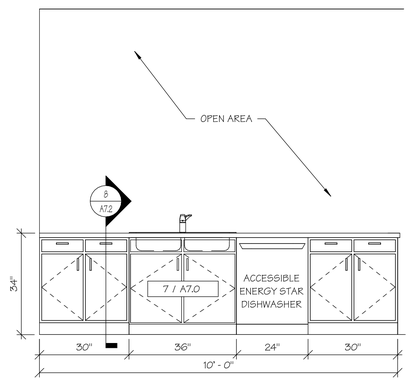
4 A7.2 4-BR BATH 1 ELEV. 2
SCALE: 1/2" = 1'-0"



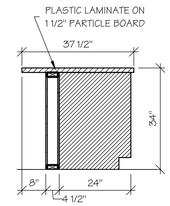
5 A7.2 4-BR BATH 1 ELEV. 3
SCALE: 1/2" = 1'-0"



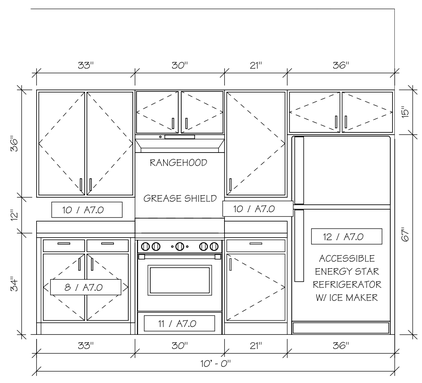
6 A7.2 4-BR BATH 1 ELEV. 4
SCALE: 1/2" = 1'-0"



7 A7.2 4-BR UFAS/UD KITCHEN ELEV. 1
SCALE: 1/2" = 1'-0"



8 A7.2 UFAS KITCHEN BAR SECTION
SCALE: 1/2" = 1'-0"



9 A7.2 4-BR UFAS/UD KITCHEN ELEV. 2
SCALE: 1/2" = 1'-0"

INTERIOR ELEVATIONS

ISSUE SET

M. RANDALL PORTER
2012006244
ARCHITECT
12 AUG 2022

M. RANDALL PORTER
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HVAC EQUIPMENT SCHEDULE

MARK	HTG. KW	HTG. BTUH	HTG. EFFICIENCY	HTG. UNIT TYPE	CFM @ .5" ESP	ELEC. REQ.	COOLING BTUH	COOLING TONS	COOLING EFFICIENCY	COOLING UNIT TYPE	THERMOSTAT	REMARKS
F-1	9	-	-	UPFLOW ELECTRIC	1,200	240V, 1PH, 60A	-	-	-	-	DIGITAL PROGRAMABLE	-
HP-1	-	-	8.2 HSPF	HEAT PUMP	-	240V, 1PH, 30A	36,000	3.0	15.0 SEER MIN.	HEAT PUMP	-	ENERGY STAR RATED R-410A REFRIGERANT
NOTE: HVAC CONTRACTOR SHALL VERIFY ELECTRICAL REQUIREMENTS FOR SPECIFIC EQUIPMENT USED AND COORDINATE SAME WITH THE ELECTRICAL CONTRACTOR.												
NOTE: HVAC CONTRACTOR SHALL PROVIDE MANUAL J CALCULATION FOR EQUIPMENT SIZING VERIFICATION.												

HVAC EQUIPMENT

EXHAUST FAN	
EF-1	EXHAUST FAN/LIGHT - BROAN #QTXE080FLT OR ENERGY STAR EQUAL, 80 CFM, 0.3 SONES, 42 WATT FLUORESCENT LAMP WITH SEPARATE 4 WATT NIGHT LIGHT, SWITCHED BATH FAN/LIGHT SHALL BE FURNISHED & INSTALLED BY ELECTRICAL CONTRACTOR. 4" INSULATED DUCT THROUGH SOFFIT WITH BACKDRAFT DAMPER & BIRD SCREEN SHALL BE FURNISHED & INSTALLED BY HVAC CONTRACTOR.
RANGE HOOD	
MH-1	MICRO HOOD - FOR MAKE AND MODEL SEE SPECIFICATIONS, 150 CFM MIN. SHALL BE FURNISHED & INSTALLED BY ELECTRICAL CONTRACTOR
RH-1	RANGE HOOD - FOR MAKE AND MODEL SEE SPECIFICATIONS, 150 CFM MIN. SHALL BE FURNISHED & INSTALLED BY ELECTRICAL CONTRACTOR
REGISTERS AND GRILLS	
A	CEILING/WALL SUPPLY - TITUS 250-AA 14"X6", WHITE FINISH, STEEL, MULTI-LOUVER DIFFUSER (R) WITH DAMPER.
B	CEILING/ WALL RETURN - TITUS 350 ZRL 24"X24", WHITE FINISH STEEL GRILLE WITH FIXED LOUVERS.
OTHER EQUIPMENT	
C	DRYER BOX - MODEL# 359, 22 GA ALUMINUM BOX RECESSED IN WALL VERT DRYERS TO EXTERIOR PER CODE WITH BACKDRAFT DAMPER AND NO BIRDSCREEN.
D	ULTRALITE PREFAB PAD SIMILAR TO DIVERSITECH #UC3636-3 (D)

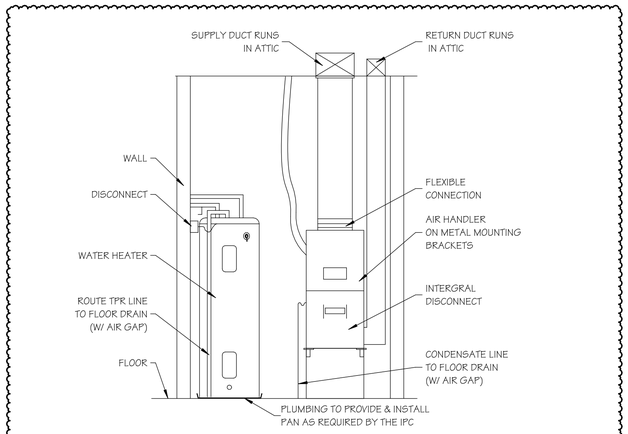
AIR SEALING NOTES:

BEFORE SHEETROCK

- SEAL ALL RIM/BAND JOIST AND INCLUDE AN AIR BARRIER. THE USE OF SPRAY FOAM IS RECOMMENDED.
- SEAL ALL PENETRATIONS IN BOTTOM AND TOP PLATES.
- SEAL SHEETROCK WITH A CONTINUOUS BEAD OF ACOUSTIC SEALANT OR DRYWALL ADHESIVE AT BOTH BOTTOM AND TOP PLATES OF ALL INTERIOR AND EXTERIOR WALLS. THIS SHOULD GO IN-BETWEEN THE PLATE AND DRYWALL TO CREATE A GASKET.
- SPACE BEHIND ALL WALL ELECTRICAL BOXES SHOULD BE INSULATED AND AIR SEALED BEING SURE TO SEAL ELECTRICAL KNOCKOUTS. SPRAY FOAM IS RECOMMENDED FOR THIS APPLICATION.
- SEAL ALL PENETRATION IN HVAC CLOSET.
- SEAL ALL PLENUM TO AHU CONNECTIONS.
- SEAL ALL SEAMS IN DUCTWORK WITH MASTIC.
- SPRAY FOAM WINDOWS TO FILL GAPS BETWEEN WINDOW/DOOR AND ROUGH OPENING.
- IF ELECTRIC PANEL IS INSTALLED ON EXTERIOR WALL, AN AIR BARRIER SHALL EXTEND BEHIND BOX OR AIR-SEALED BOX SHALL BE INSTALLED.
- INSTALL INSULATION AND SEALED AIR BARRIER BEHIND TUB/SHOWERS ON EXTERIOR WALLS.
- INSTALL WIND WASH BAFFLE AND DAM FOR AIR-PERMEABLE INSULATION.

AFTER SHEETROCK

- GAPS AROUND ALL HVAC BOOTS WHERE THEY PENETRATE THE CEILING/SOFFIT DRYWALL SHOULD BE SEALED.
- PLUMBING PENETRATIONS BELOW SINKS, BEHIND SHOWERHEADS, MECHANICAL CLOSET AND BEHIND TOILET WATER LINES SHALL BE SEALED.
- WATER LINES BEHIND REFRIGERATOR SHALL BE SEALED.
- HOLE BEHIND KITCHEN RANGE SHALL BE SEALED.
- GAP AT DRYWALL AROUND WASHER/DRYER BOX SHALL BE SEALED.
- ALL INTERIOR AND EXTERIOR PLUG IN AND SWITCH BOXES SHALL BE SEALED WHERE THE BOX PENETRATES THE SHEETROCK.
- GAPS AROUND CEILING LIGHT BOXES SHALL BE SEALED.
- ATTIC ACCESSES SHALL BE SEALED.
- GAPS UNDER BASEBOARDS SHALL BE CAULKED IF SHEETROCK IS NOT SEALED TO PLATES AS STATED ABOVE.
- GAPS AROUND EXHAUST FANS WHERE THE HOUSING PENETRATES THE SHEET ROCK IS SEALED.
- TUB TO FLOOR CONNECTION SHALL BE SEALED.
- GAPS AROUND ALL KITCHEN VENTS SHALL BE SEALED.
- ALL OTHER HOLES IN THE SHEETROCK SHALL BE SEALED.



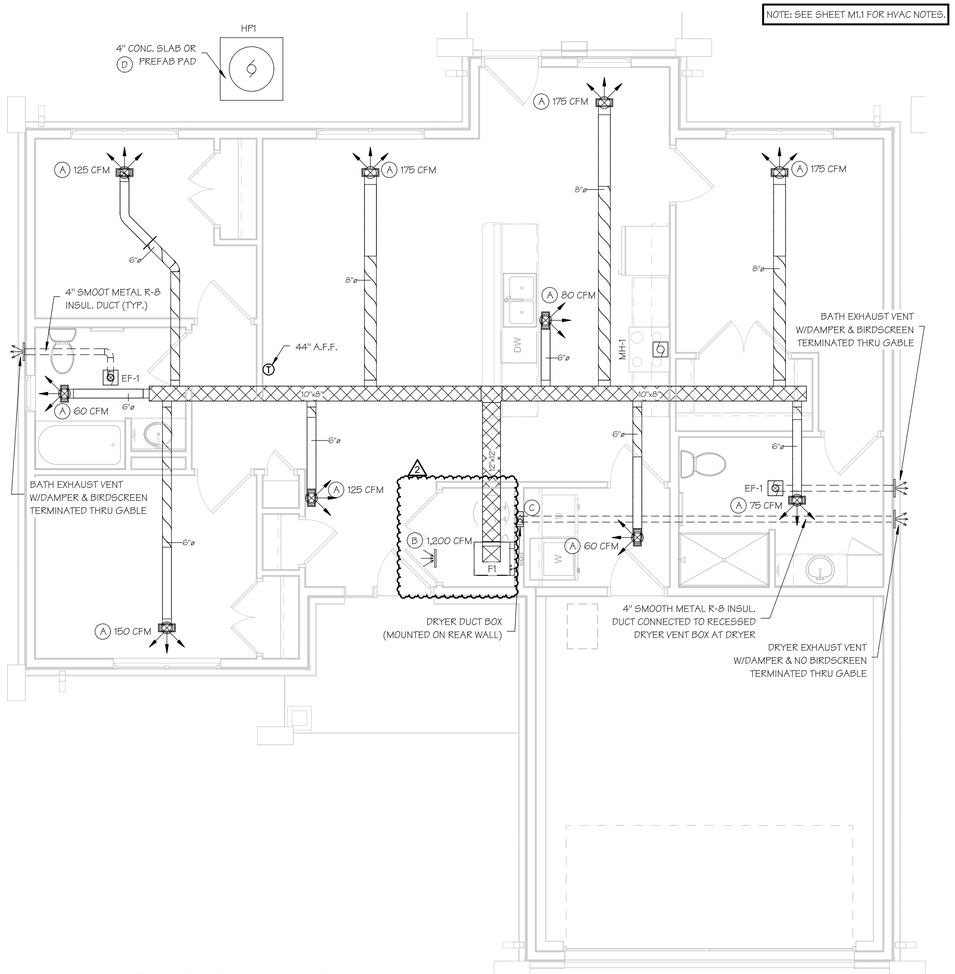
1 M1.0 FURNACE & WATER HEATER SCHEMATIC

SCALE: 1/2" = 1'-0"

LEGEND

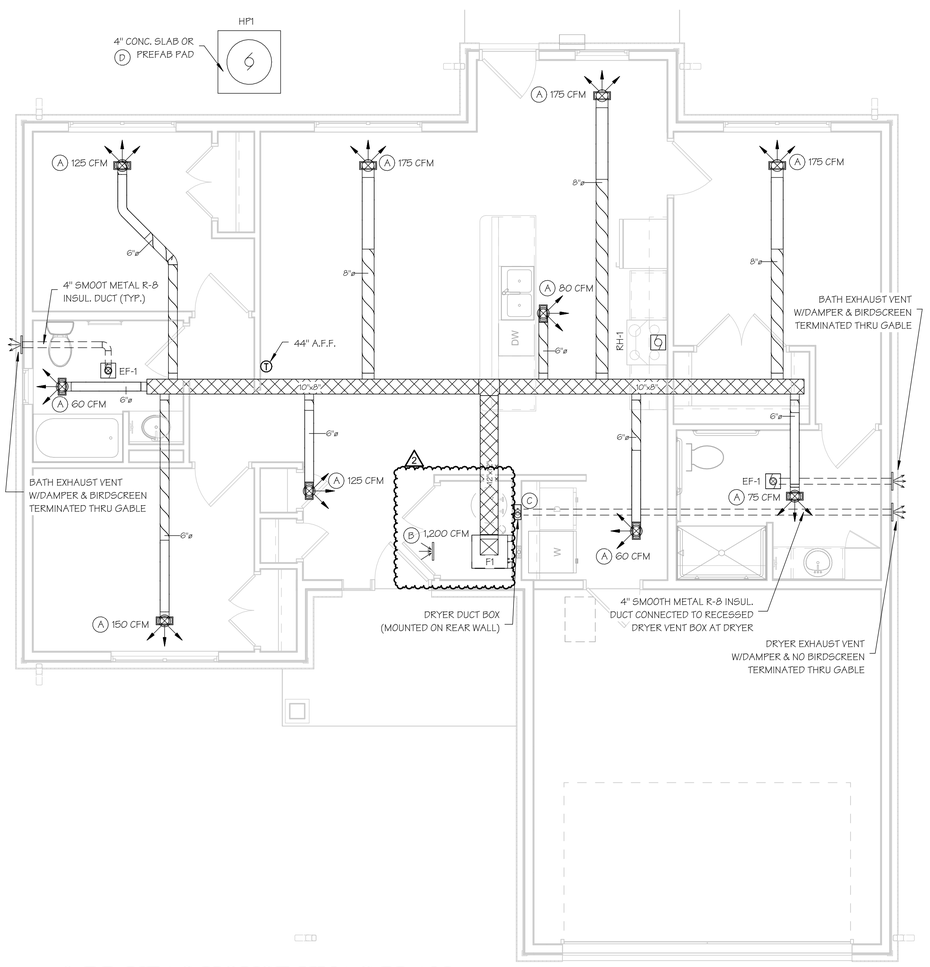
- SUPPLY AIR GRILLE
- EXHAUST FAN
- FLEX DUCT
- SOLID DUCT
- RIGID DUCT
- SMOOTH METAL INSUL. DUCT
- LOUVERED VENT W/ BIRDSCREEN
- THERMOSTAT
- RETURN AIR GRILL

NOTE: SEE SHEET M1.1 FOR HVAC NOTES.



2 M1.0 3-BR UD HOUSE HVAC PLAN

SCALE: 1/4" = 1'-0"



3 M1.0 3-BR UFAS HOUSE HVAC PLAN

SCALE: 1/4" = 1'-0"

3-BR HOUSE HVAC PLANS, HVAC EQUIPMENT SCHEDULE & DETAIL

ADDENDUM #2

M. RANDALL PORTER
2012006244
ARCHITECT

22 SEP 2023

M. RANDALL PORTER
ARCHITECT LICENSE#
A-2012006244

COTTAGES AT GENERATION VILLAGE
WILLARD, GREENE COUNTY, MISSOURI

Wallace ARCHITECTS LLC
Columbia, MO
P 573-256-7200

WALLACE ARCHITECTS, LLC
MISSOURI STATE CERTIFICATE OF AUTHORITY: 2003019614

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LEGEND

- SUPPLY AIR GRILLE
- EXHAUST FAN
- FLEX DUCT
- SOLID DUCT
- RIGID DUCT
- SMOOTH METAL INSUL. DUCT
- LOUVERED VENT W/ BIRDSCREEN
- THERMOSTAT
- RETURN AIR GRILL

HVAC NOTES

1)	SUPPLY DUCTS (EXCEPT INSULATED ROUND FLEX DUCT) SHALL BE GALVANIZED AND SHALL HAVE TURNING VANES AND DAMPERS AS REQUIRED. DUCT SIZES SHOWN ARE CLEAR INSIDE DIMENSIONS REQUIRED (INSULATION EXTRA). IF ROUND RIGID GALVANIZED SUPPLY DUCTS ARE USED, INSULATION SHALL BE ON EXTERIOR.
2)	FURNISH AND INSTALL ALL REQUIRED PIPING FROM FURNACES, LINE SETS FROM COILS TO CONDENSING UNITS AND CONDENSATE LINES AS REQUIRED BY MANUFACTURER'S RECOMENDATIONS, CODES AND/OR INDICATED ON PLANS.
3)	INTERIOR OF DUCTWORK VISIBLE @ GRILLE/REGISTER OPENING SHALL BE PAINTED FLAT BLACK PRIOR TO PROJECT COMPLETION.
4)	UNDERCUT BEDROOM DOORS 1" FOR RETURN AIR.
5)	ALL DUCTWORK SHALL BE RUN IN ATTIC. AND HAVE R-8 INSULATION
6)	OFFSET DUCTWORK FROM ATTIC ACCESS LOCATION.
7)	FLEX DUCT SHALL BE USED TO SUPPLY REGISTERS.
8)	MECHANICAL SYSTEM PIPING CAPABLE OF CARRYING FLUIDS ABOVE 105 DEGREES F OR BELOW 55 DEGREES F SHALL BE INSULATED TO A MINIMUM OF R-3. PIPING AND FITTINGS FOR REFRIGERANT VAPOR (SUCTION) LINES SHALL BE INSULATED TO A MINIMUM OF R-4 - INSULATION SHALL HAVE EXTERNAL SURFACE PERMEANCE NOT EXCEEDING 0.05 PERMS (ASTM E 96).
9)	OUTDOOR AIR INTAKES AND EXHAUSTS SHALL HAVE AUTOMATIC OR GRAVITY DAMPERS THAT CLOSE WHEN THE VENTILATION SYSTEM IS NOT OPERATING.
10)	EXHAUST OPENINGS SHALL NOT BE DIRECTED ONTO WALKWAYS.
11)	ALL MECHANICAL WORK TO BE IN ACCORDANCE/COMPLIANCE WITH THE 2012 INTERNATIONAL RESIDENTIAL CODE

11)	ALL MECHANICAL WORK TO BE IN ACCORDANCE/COMPLIANCE WITH THE 2018 INTERNATIONAL RESIDENTIAL CODE
12)	MECHANICAL CONTRACTOR SHALL PROVIDE DOCUMENTATION THAT INDICATES HEATING AND COOLING SYSTEM WAS DESIGNED AND INSTALLED IN ACCORDANCE WITH MANUAL J, D & S
13)	ALL CONNECTIONS AND JOINTS IN DUCTS SHALL BE SEALED WITH UL 181 DUCT TAPE/MASTIC/GASKET
14)	AIR HANDLERS MUST BE COMPATIBLE WITH CONDENSING UNITS IN ORDER TO MAINTAIN SPECIFIED OPERATING EFFICIENCIES. ACCEPTABLE MANUFACTURERS ARE CARRIER, LENNOX, RUUD, TRANE OR YORK.
15)	HVAC CONTRACTOR SHALL VERIFY ELECTRICAL REQUIREMENTS FOR SPECIFIC EQUIPMENT USED AND COORDINATE THOSE REQUIREMENTS WITH THE ELECTRICAL CONTRACTOR
16)	NO HVAC TO BE PLACED WITHIN UNIT SEPARATION WALLS.
17)	VENTILATION TO MEET CURRENT ASHRAE 62.2 STANDARD WHERE APPLICABLE. OPERABLE VENTILATION FOR BATHROOMS AND KITCHENS HIGHLY RECOMMENDED.
18)	ALL ELECTRICAL DEVICES AND ENVIRONMENTAL CONTROLS TO BE MOUNTED BETWEEN 15" AND 48" A.F.F.
19)	PROVIDE & INSTALL FILTER RACK FOR 1 INCH FILTER IN RETURN INLET OF FURNANCE AT SUBSTANTIAL COMPLETION.
20)	PROVIDE & INSTALL GRADE MOUNTED EQUIPMENT PAD.
21)	PROVIDE & INSTALL THERMOSTAT W/CONTROLS THAT ARE USER FRIENDLY TO ADJUST & READ EASY.
22)	HVAC REGISTERS MUST BE COVERED DURING CONSTRUCTION.
23)	TOTAL DUCT LEAKAGE TESTING PER NGBS REPORT PROVIDED.
24)	FLEX DUCT TO HAVE MAX. LENGTH OF 4'.

FIRESTOP CAULKING NOTE

PROVIDE FIRESTOP CAULKING / SEALING OF ALL MECHANICAL PENETRATIONS @ FIRE RATED WALLS AND CEILING PER A SPECIFIC FIRESTOP SYSTEM / PRODUCT.

PENETRATION NOTE

ALL PENETRATIONS OF FLOORS, WALLS AND CEILINGS BY HVAC COMPONENTS (DUCTS, PIPING, GRILLES), PLUMBING COMPONENTS (PIPING, CLEAN-OUTS, VALVES), ELECTRICAL COMPONENTS (BOXES, WIRING, CONDUIT), ETC. SHALL BE PROPERLY AND EFFECTIVELY SEALED DURING CONSTRUCTION WITH PROPER MATERIALS AND NEATLY FINISHED. GYPSUM BOARD COMPOUND SHALL BE USED @ GYP. BD. OPENINGS, EXCEPT THAT EXPANDABLE FOAM MAY BE USED IN AREAS SUCH AS MECHANICAL ROOMS. MORTAR SHALL BE USED @ BRICK PENETRATIONS. CHROME ESCUTCHEONS SHALL BE USED @ PLUMBING PIPING PENETRATION OF WALLS. THE USE OF CAULKING AND PAINT @ THE TIME OF PUNCHLIST INSPECTIONS WILL NOT BE DEEMED ACCEPTABLE IN LIEU OF THE ABOVE.

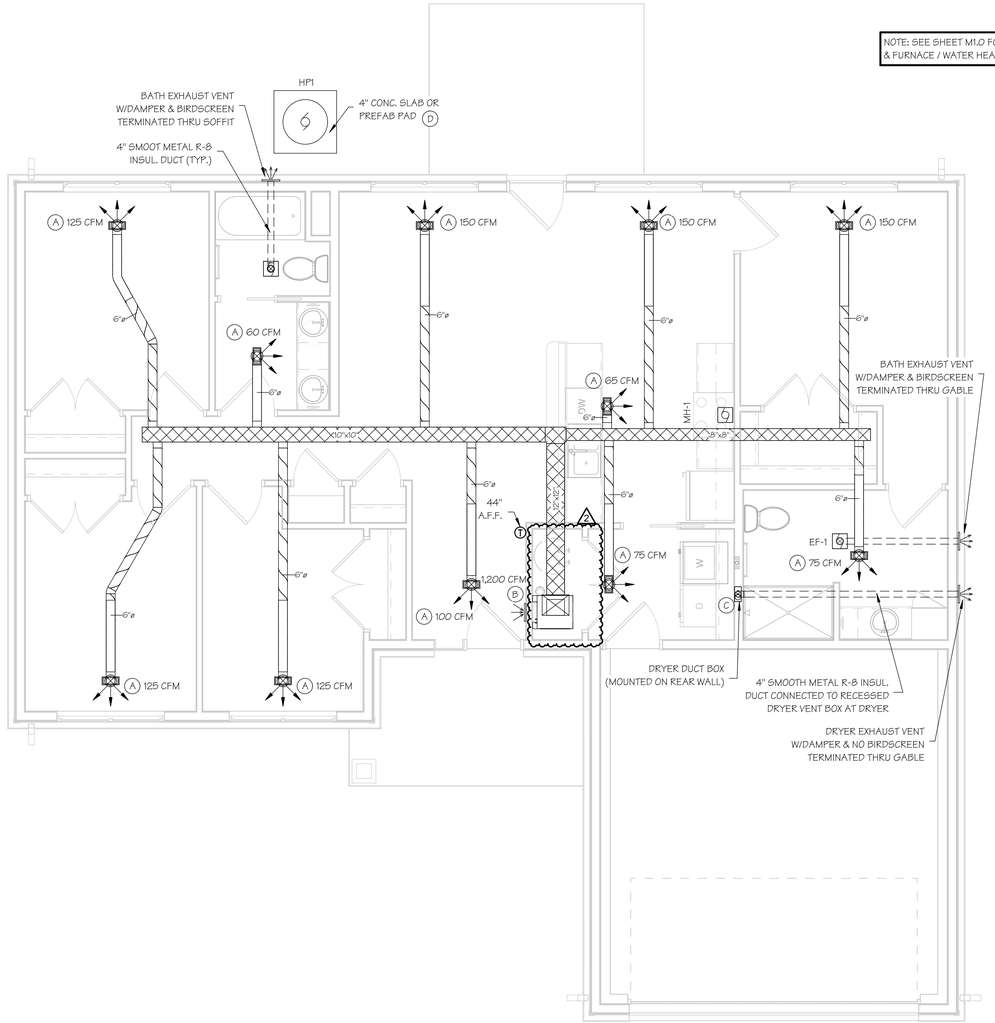
CONCRETE PENETRATION NOTE

ALL PENETRATIONS OF CONRETE SLAB SHALL BE EFFECTIVELY SEALED TO PREVENT PASSAGE OF AIR FROM UNDER SLAB INTO RESIDENTIAL UNITS. ALL PENETRATIONS IN OR THRU A FIRE RATED ASSEMBLY SHALL COMPLY WITH SECTION R302 OF THE IRC.

UD HVAC NOTES

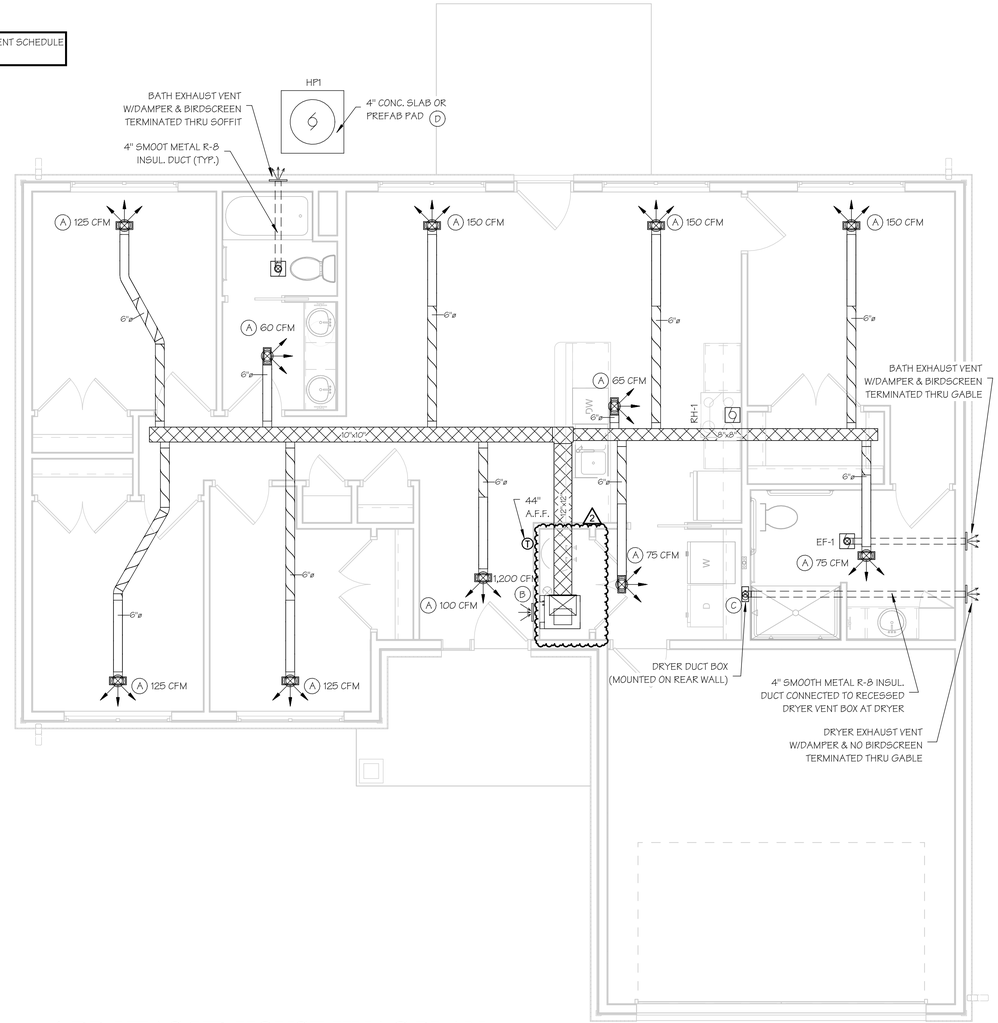
1) ALL ELECTRICAL DEVICES & ENVIRONMENTAL CONTROLS TO BE MOUNTED BETWEEN 15"-48" A.F.F.
2) PROVIDE THERMOSTAT CONTROLS THAT ARE USER FRIENDLY TO ADJUST BY FEEL & EASY TO READ.
3) VENTILATION TO MEET CURRENT ASHAE 62.2 STANDARD WHERE APPLICABLE. OPERABLE VENTILATION FOR BATHROOMS & KITCHENS HIGHLY RECOMMENDED.

NOTE: SEE SHEET M1.0 FOR HVAC EQUIPMENT SCHEDULE & FURNACE / WATER HEATER SCHEMATIC.



1 M1.1 4-BR UD HOUSE HVAC PLAN

SCALE: 1/4" = 1'-0"



2 M1.1 4-BR UFAS/UD HOUSE HVAC PLAN

SCALE: 1/4" = 1'-0"

4-BR HOUSE HVAC PLANS & NOTES

ADDENDUM #2

STATE OF MISSOURI
M. RANDALL PORTER
2012006244
ARCHITECT
22 SEP 2023
M. RANDALL PORTER
ARCHITECT LICENSE#
A-2012006244

COTTAGES AT GENERATION VILLAGE
WILLARD, GREENE COUNTY, MISSOURI

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PLUMBING FIXTURE SCHEDULE

MARK	ITEM	MFG	CAT. NO.	SUPPLY	FEED	WASTE	VENT	REMARKS
1	WATER CLOSET	MANSFIELD	130-160	WHEEL HANDLE STOPS & ESCUTCHEON	1/2"	4"	2"	ROUND FRONT, VITREOUS CHINA, TWO PIECE TOILET WITH HIGH IMPACT, HEAVY DUTY CLOSED FRONT SEAT AND LID. 1.28 GPF MAX. (WATERSENSE COMPLIANT)
2	ACC. WATER CLOSET	PROFLO	PF2201 BOWL (ADA) PF3212 TANK	WHEEL HANDLE STOPS & ESCUTCHEON	1/2"	4"	2"	ADA STYLE W/ ELONGATED BOWL, VITREOUS CHINA, TWO PIECE TOILET WITH HIGH IMPACT DUTY CLOSED FRONT SEAT AND LID. (WATERSENSE COMPLIANT) 1.28 GPF MAX.
3	SHOWER	AQUATIC	16033P	SCREWDRIVER STOPS	1/2"	2"	1 1/2"	(FH) SHOWER STALL 60"x34"x74.375" ONE PIECE SHOWER WITH FACTORY INSTALLED REINFORCEMENT FOR GRAB BAR LOCATIONS (SEE INTERIOR ELEVATIONS). DELTA 1323 SERIES SHOWER CONTROLS WITH SCALD GUARD VALVE. WHITE FINISH & MAX. FLOW RATE = 2.0 GPM. WATERSENSE COMPLIANT
4	ADA SHOWER	AQUATIC	F1604P	SCREWDRIVER STOPS	1/2"	2"	1 1/2"	(ADA-R1) SHOWER STALL 60"x34 THREE PIECE SHOWER WITH FACTORY INSTALLED REINFORCEMENT FOR GRAB BAR LOCATIONS (SEE INTERIOR ELEVATIONS). PEERLESS PT118730 SINGLE LEVER CONTROLS, SHOWER HEAD & SHOWER FAUCET WITH PEERLESS PTR188700-PX BALANCED PRESSURE MIXING VALVE (OR THERMOSTATIC MIXING VALVE) EQUIPPED W/TEMP HIGH-STOPS ADJUSTED MAX. HOT WATER SETTING OF 110 DEGREES F. 24" SLIDE BAR LEVER ADJUSTMENT WITH 60" HOSE & HANDHELD SHOWERHEAD WITH NON-POSITIVE SHUT-OFF, L-SHAPED FOLD UP CUSHIONED SEAT (ADA COMPLIANT). WATERSENSE COMPLIANT. 2.0 GPM.
5	TUB / SHOWER	AQUATIC	26035GM	SCREWDRIVER STOPS	1/2"	2"	1 1/2"	60" x 23" x 74" ONE-PIECE FIBERGLASS TUB / SHOWER WITH FACTORY INSTALLED REINFORCEMENT FOR GRAB BARS, SLIP RESISTANT BOTTOM AND POP-UP DRAIN, PEERLESS PT188750 FAUCET, PTR188700 VALVE, K-7160 DRAIN, 2.0 GPM MAX.
6	LAVATORY	GLACIER BAY	N3122GB-W	WHEEL HANDLE STOPS & ESCUTCHEON	1/2"	1 1/2"	1 1/2"	48" X 22" CULTURED MARBLE VANITY TOP WITH INTEGRAL BOWL (WHITE), INSTALL WITH PRICE PFISTER #G142-7000 FAUCET, POLISHED CHROME VALVE TO BE LEVER HANDLE. WATERSENSE COMPLIANT 1.5 GPM
7	ACC. LAVATORY	GLACIER BAY	N3122GB-W	WHEEL HANDLE STOPS & ESCUTCHEON	1/2"	1 1/2"	1 1/2"	36" X 22" CULTURED MARBLE VANITY TOP WITH INTEGRAL BOWL (WHITE), INSTALL WITH PRICE PFISTER #G142-7000 FAUCET, POLISHED CHROME VALVE TO BE LEVER HANDLE. WATERSENSE COMPLIANT 1.5 GPM
8	KITCHEN SINK	DAYTON	GE23321	WHEEL HANDLE STOPS & ESCUTCHEON	1/2"	2"	1 1/2"	SOFT BRONZE SPEEDY SUPPLY & STOP, BENT TUBE P TRAP, PFISTER G134-4445 LEVER HANDLE W/SWIVEL-SPRAY AERATOR, SPRAY, STRAINER, 4-HOLE STAINLESS STEEL DOUBLE BOWL SINK 33" X 22" 20 GUAGE TYPE 302 W/ GARBAGE DISPOSAL 6.5" DEPTH TRAP WRAP & REAR DRAIN @ ADA UNITS (GE23322)
9	WATER HEATER (50 GAL.)	RHEEM	LOW BOY ELECTRIC	WHEEL HANDLE STOPS & ESCUTCHEON	3/4"	-	-	MODEL #XE50S06ST45U1, 50 GAL. ELEC. WATER HEATER, 37-1/2" H, 20-1/4" DIA. 0.92 EF. 4500 WATT UPPER AND LOWER HEATING ELEMENTS. PROVIDE WITH DRAIN PAN TO FLOOR DRAIN.
10	WASHER BOX	GUY GRAY	B200	LEVER HANDLE VALVES	1/2"	2"	1 1/2"	RECESSED INTO WALL. INSTALL HAMMER ARRESTORS.
11	FLOOR DRAIN	CRESLING	-	-	-	2"	1 1/2"	SCHEDULE 40 PVC WITH ROUND PVC GRATE, PROVIDE 4" DEEP SEAL TRAP
12	CLEAN OUT	ZURN OR EQUAL	-	-	-	-	-	MATCH PIPE SIZE
13	HOSE BIB	WOODFORD	MODEL 17	-	1/2"	-	-	POLISH CHROME WALL FAUCET WITH TEE KEY, VACUUM BREAKER, FROST PROOF
14	ICE MAKER BOX	GUY GRAY	BIM877QTP	-	1/2"	-	-	ICE MAKER CONNECTION BOX

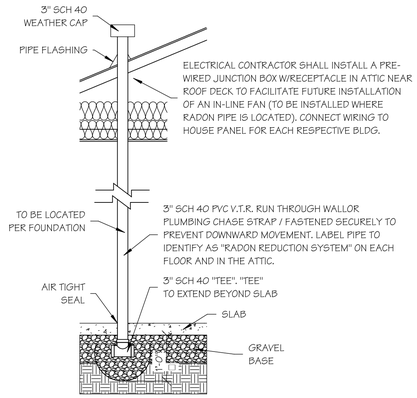
NOTE: CONTRACTOR SHALL INSTALL 1/2" MR. GYP. BD. ABOVE & BESIDE SHOWER OVER LIP, INSTALL IN LIEU OF 1/2" GYP. BD.

NOTE: CONTRACTOR MAY ELECT TO PROVIDE "OR EQUAL" FIXTURES TO THOSE SPECIFIED/LISTED, UPON DETERMINATION AND APPROVAL BY OWNER/ARCHITECT INDICATING SUBSTITUTION IS EQUIVALENT.

PLUMBING LEGEND

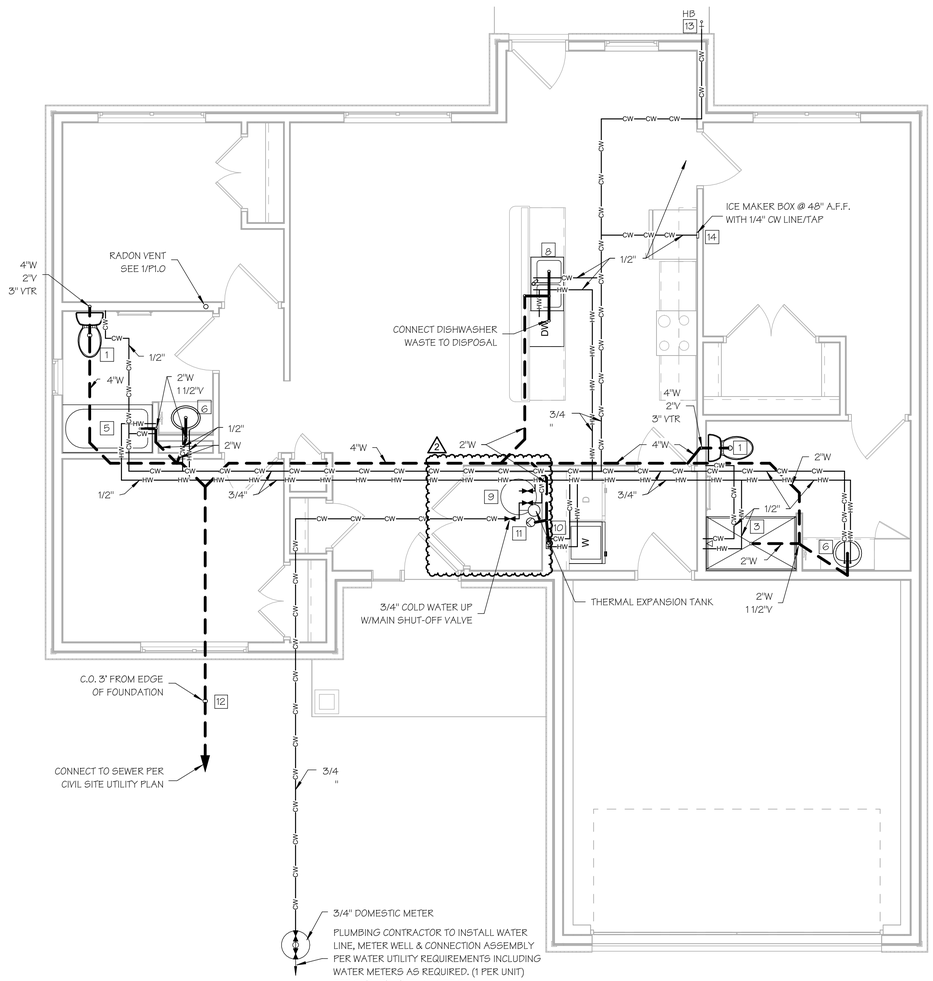
- HW HW — HOT WATER
- CW CW — COLD WATER
- SEWER LINE
- FCO FLOOR CLEAN-OUT
- VALVE
- BALL VALVE
- FLOOR DRAIN
- THERMAL EXPANSION TANK
- PRESSURE REDUCING VALVE
- WASHER BOX
- HOSE BIBB

NOTE: SEE SHEET P1.1 FOR PLUMBING NOTES.



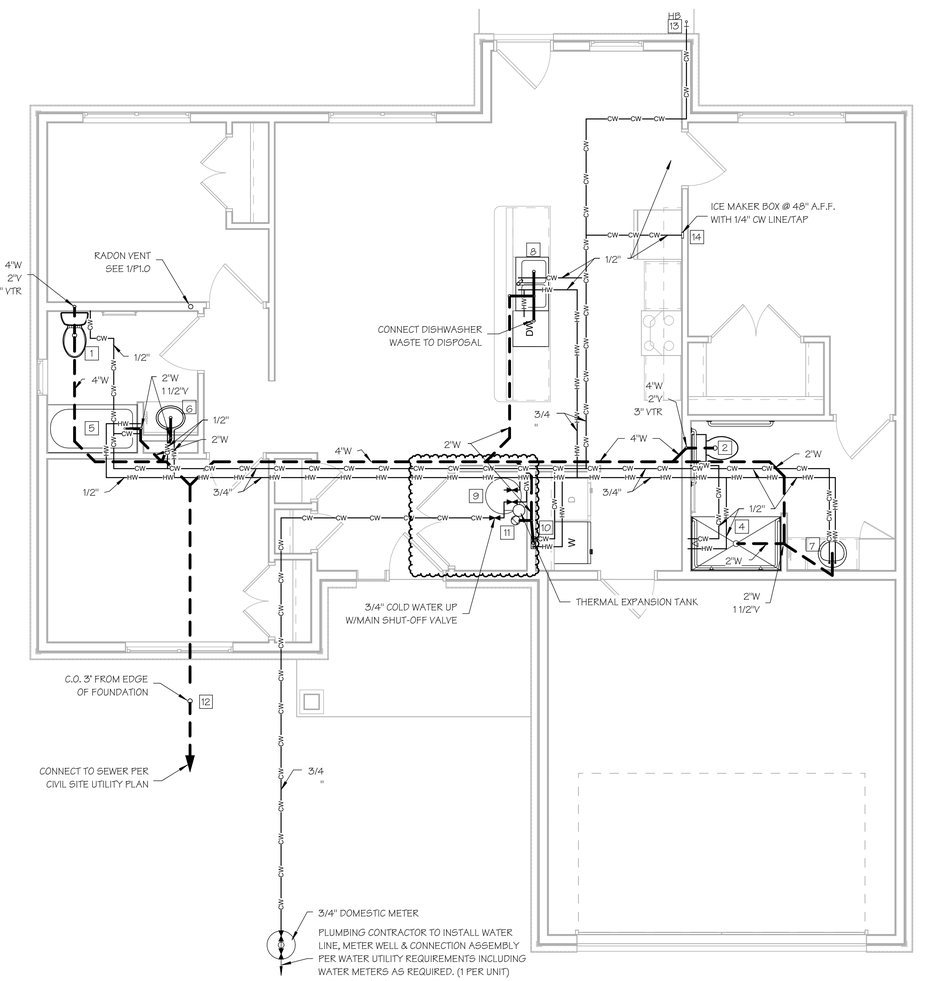
PASSIVE RADON REDUCTION SYSTEM

1 / P1.0 SCALE: 1/2" = 1'-0"



3-BR UD HOUSE PLUMBING PLAN

2 / P1.0 SCALE: 1/4" = 1'-0"



3-BR UFAS/UD HOUSE PLUMBING PLAN

3 / P1.0 SCALE: 1/4" = 1'-0"

3-BR HOUSE PLUMBING PLANS, NOTES & SCHEDULE

ADDENDUM #2

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2012006244
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AIR SEALING NOTES:
BEFORE SHEETROCK

- SEAL ALL RIM/BAND JOIST AND INCLUDE AN AIR BARRIER. THE USE OF SPRAY FOAM IS RECOMMENDED.
- SEAL ALL PENETRATIONS IN BOTTOM AND TOP PLATES.
- SEAL SHEETROCK WITH A CONTINUOUS BEAD OF ACOUSTIC SEALANT OR DRYWALL ADHESIVE AT BOTH BOTTOM AND TOP PLATES OF ALL INTERIOR AND EXTERIOR WALLS. THIS SHOULD GO IN-BETWEEN THE PLATE AND DRYWALL TO CREATE A GASKET.
- SPACE BEHIND ALL WALL ELECTRICAL BOXES SHOULD BE INSULATED AND AIR SEALED BEING SURE TO SEAL ELECTRICAL KNOCKOUTS. SPRAY FOAM IS RECOMMENDED FOR THIS APPLICATION.
- SEAL ALL PENETRATION IN HVAC CLOSET.
- SEAL ALL PLENUM TO AHU CONNECTIONS.
- SEAL ALL SEAMS IN DUCTWORK WITH MASTIC.
- SPRAY FOAM WINDOWS TO FILL GAPS BETWEEN WINDOW/DOOR AND ROUGH OPENING.
- IF ELECTRIC PANEL IS INSTALLED ON EXTERIOR WALL, AN AIR BARRIER SHALL EXTEND BEHIND BOX OR AIR-SEALED BOX SHALL BE INSTALLED.
- INSTALL INSULATION AND SEALED AIR BARRIER BEHIND TUB/SHOWERS ON EXTERIOR WALLS.
- INSTALL WIND WASH BAFFLE AND DAM FOR AIR-PERMEABLE INSULATION.

AFTER SHEETROCK

- GAPS AROUND ALL HVAC BOOTS WHERE THEY PENETRATE THE CEILING/SOFFIT DRYWALL SHOULD BE SEALED.
- PLUMBING PENETRATIONS BELOW SINKS, BEHIND SHOWERHEADS, MECHANICAL CLOSET AND BEHIND TOILET WATER LINES SHALL BE SEALED.
- WATER LINES BEHIND REFRIGERATOR SHALL BE SEALED.
- HOLE BEHIND KITCHEN RANGE SHALL BE SEALED.
- GAP AT DRYWALL AROUND WASHER/DRYER BOX SHALL BE SEALED.
- ALL INTERIOR AND EXTERIOR PLUG IN AND SWITCH BOXES SHALL BE SEALED WHERE THE BOX PENETRATES THE SHEETROCK.
- GAPS AROUND CEILING LIGHT BOXES SHALL BE SEALED.
- ATTIC ACCESSES SHALL BE SEALED.
- GAPS UNDER BASEBOARDS SHALL BE CAULKED IF SHEETROCK IS NOT SEALED TO PLATES AS STATED ABOVE.
- GAPS AROUND EXHAUST FANS WHERE THE HOUSING PENETRATES THE SHEET ROCK IS SEALED.
- TUB TO FLOOR CONNECTION SHALL BE SEALED.
- GAPS AROUND ALL KITCHEN VENTS SHALL BE SEALED.
- ALL OTHER HOLES IN THE SHEETROCK SHALL BE SEALED.

PLUMBING NOTES

1)	CONTRACTOR SHALL VERIFY THE LOCATION OF WATER & SEWER LINES FOR ENTRANCE INTO EACH BUILDING.
2)	THE SEWER LINE SHALL RUN OFF-CENTER IF ADJACENT TO THICKENED SLABS. SEE FOUNDATION PLAN.
3)	PLUMBING VENTS THRU ROOF SHALL BE OFFSET 5'-0" TO BACKSIDE OF ROOF.
4)	PLUMBING CONTRACTOR SHALL PROVIDE & INSTALL STOPS FOR FIXTURES.
5)	ALL WORK DONE SHALL BE ACCORDING TO THE 2012 IRC & ALL APPLICABLE LOCAL CODES.
6)	VENT ALL FIXTURES AS PER CODE AND/OR AS SHOWN.
7)	HOT AND COLD PEX WATER LINES SHALL RUN IN INTERIOR WALLS OR BELOW SLAB.
8)	SHOWER CONTROL VALVE & SHOWER HEAD SHALL BE SECURED TO SOLID BLOCKING (TYP.)
9)	FLOOR DRAIN SHALL BE TIED TO SEWER SYSTEM.
10)	BRING 1 PIECE TYPE "L" SOFT COPPER OR PEX UP THRU SLAB INTO WALL @ WATER HEATER, & INSTALL INTERIOR SHUT-OFF VALVE.
11)	INSULATE EXPOSED PIPING BELOW KITCHEN SINKS AND LAVATORYS W/REMOVABLE FRONTS.
12)	PLUMBING CONTRACTOR TO LOCATE PUBLIC WATER AND SEWER SERVICES AND COORDINATE ALL CONNECTIONS. PROVIDE & INSTALL CLEAN OUT AT END OF SEWER LINES. PROVIDE & INSTALL VENTS AS REQUIRED BY CODE. PROVIDE & INSTALL METER PIT AND APPURTENANCES PER CITY REQUIREMENTS.
13)	ALL PENETRATIONS WITHIN RATED WALLS & FLOORS MUST BE UL LISTED. CAULK SHALL BE HILTI PRODUCT #5611A OR EQUAL.
14)	TUB FILLER SPOUT, CONTROL VALVE, & SHOWER HEAD SHALL BE SECURED TO SOLID BLOCKING (TYP.)
15)	PRESSURE-MIXING OR THERMOSTATIC-MIXING VALVES EQUIPPED WITH HIGH-LIMIT STOPS ADJUSTED TO A MAXIMUM HOT WATER SETTING OF 120 DEGREES FAHRENHEIT SHALL BE PROVIDED FOR SHOWERS.
16)	PROVIDE & INSTALL AIR CHAMBERS ON HOT & COLD WATER LINES AT ALL FIXTURES.
17)	OFF-SET UFAS/UD APT. SHOWER VALVE CONTROL SO IT IS CENTERED 15" FROM OUTER EDGE OF SHOWER FOR EASIER ACCESS, AND 42" A.F.F. (VALVE TO BE LEVER TYPE CONTROL @ ACCESSIBLE UNITS.).
18)	PROVIDE & INSTALL HAND-HELD SHOWER (IN LIEU OF FIXED SHOWER HEAD) EQUAL TO AISONS #4465 SHOWER HEAD, FLEXIBLE HOSE, #1,000 L SPOUT, 24" SLIDE BAR & VACUUM BREAKER @ ACCESSIBLE UNITS.
19)	1/4" MAX. DEPTH FROM TOP OF FLOOR FINISH TO TOP OF FLOOR DRAIN.
20)	WATER PIPING INSIDE BLDGS. SHALL BE PEX PER SPECS.
21)	INSTALL SHOWER DRAIN WITH NO VOIDS BETWEEN THE SANITARY SEWER AND SHOWER ENCLOSURE.
22)	ADDITIONAL NOTES CONCERNING ACCESSIBILITY ARE LOCATED ON SHEETS A1.3P, A6.0P, A7.0P & A7.1P
23)	VENTS ARE TO BE TIED TOGETHER IN ATTIC AND SIZED ACCORDINGLY, W/ ONE LINE PER UNIT GOING THROUGH ROOF, INCREASE VENT FROM 3" TO 4" BEFORE PENNETRATION.

PENETRATION NOTE

ALL PENETRATIONS OF FLOORS, WALLS AND CEILINGS BY HVAC COMPONENTS (DUCTS, PIPING, GRILLES), PLUMBING COMPONENTS (PIPING, CLEAN-OUTS, VALVES), ELECTRICAL COMPONENTS (BOXES, WIRING, CONDUIT), ETC. SHALL BE PROPERLY AND EFFECTIVELY SEALED DURING CONSTRUCTION WITH PROPER MATERIALS AND NEATLY FINISHED. GYPSUM BOARD COMPOUND SHALL BE USED @ GYP. BD. OPENINGS, EXCEPT THAT EXPANDABLE FOAM MAY BE USED IN AREAS SUCH AS MECHANICAL ROOMS. MORTAR SHALL BE USED @ BRICK PENETRATIONS. CHROME ESCUTCHEONS SHALL BE USED @ PLUMBING PIPING PENETRATION OF WALLS. THE USE OF CAULKING AND PAINT @ THE TIME OF PUNCHLIST INSPECTIONS WILL NOT BE DEEMED ACCEPTABLE IN LIEU OF THE ABOVE.

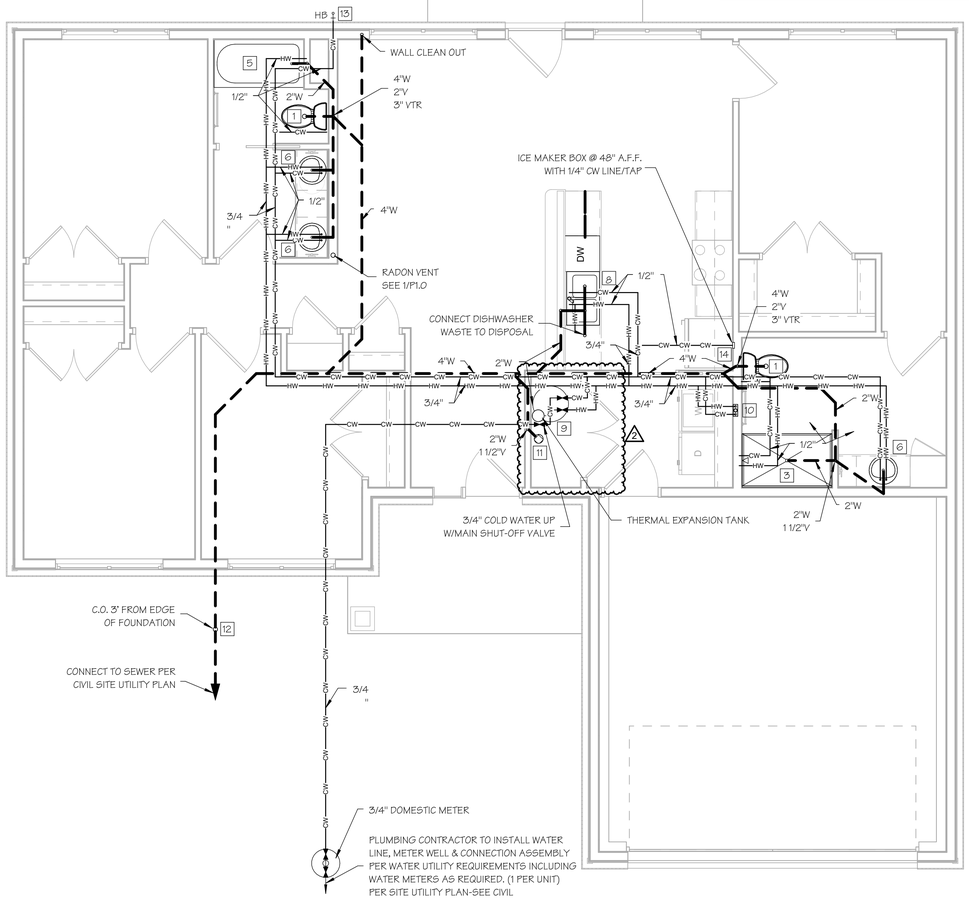
CONCRETE PENETRATION NOTE

ALL PENETRATIONS OF CONRETE SLAB SHALL BE EFFECTIVELY SEALED TO PREVENT PASSAGE OF AIR FROM UNDER SLAB INTO RESIDENTIAL UNITS. ALL PENETRATIONS IN OR THRU A FIRE RATED ASSEMBLY SHALL COMPLY WITH SECTION R302 OF THE IRC.

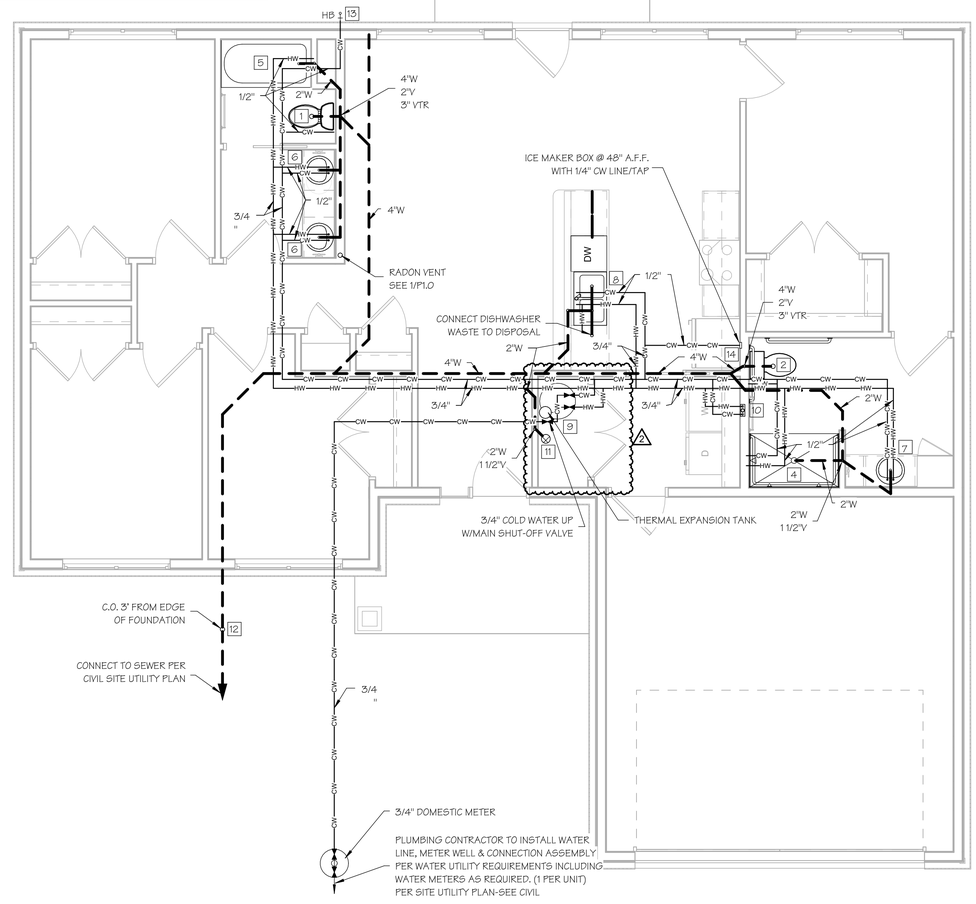
NOTE: SEE SHEET P1.0 FOR PLUMBING FIXUTRE SCHEDULE.

PLUMBING LEGEND

HW HW / CW CW	HOT WATER / COLD WATER
	SEWER LINE
FCO FLOOR CLEAN-OUT	VALVE
BALL VALVE	FLOOR DRAIN
THERMAL EXPANSION TANK	PRESSURE REDUCING VALVE
WASHER BOX	HOSE BIBB



1 P1.1 4-BR UD HOUSE PLUMBING PLAN
SCALE: 1/4" = 1'-0"



2 P1.1 4-BR UFAS/UD HOUSE PLUMBING PLAN
SCALE: 1/4" = 1'-0"

4-BR HOUSE PLUMBING PLANS & NOTES

ADDENDUM #2

STATE OF MISSOURI
M. RANDALL PORTER
2012006244
ARCHITECT
22 SEP 2023

M. RANDALL PORTER
ARCHITECT LICENSE#
A-2012006244

COTTAGES AT GENERATION VILLAGE
WILLARD, GREENE COUNTY, MISSOURI

Wallace ARCHITECTS LLC
Columbia, MO
P 573-256-7200

WALLACE ARCHITECTS, LLC
MISSOURI STATE CERTIFICATE
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AIR SEALING NOTES:

BEFORE SHEETROCK

- SEAL ALL RIM/BAND JOIST AND INCLUDE AN AIR BARRIER. THE USE OF SPRAY FOAM IS RECOMMENDED.
- SEAL ALL PENETRATIONS IN BOTTOM AND TOP PLATES.
- SEAL SHEETROCK WITH A CONTINUOUS BEAD OF ACOUSTIC SEALANT OR DRYWALL ADHESIVE AT BOTH BOTTOM AND TOP PLATES OF ALL INTERIOR AND EXTERIOR WALLS. THIS SHOULD GO IN-BETWEEN THE PLATE AND DRYWALL TO CREATE A GASKET.
- SPACE BEHIND ALL WALL ELECTRICAL BOXES SHOULD BE INSULATED AND AIR SEALED BEING SURE TO SEAL ELECTRICAL KNOCKOUTS. SPRAY FOAM IS RECOMMENDED FOR THIS APPLICATION.
- SEAL ALL PENETRATION IN HVAC CLOSET.
- SEAL ALL PLENUM TO AHU CONNECTIONS.
- SEAL ALL SEAMS IN DUCTWORK WITH MASTIC.
- SPRAY FOAM WINDOWS TO FILL GAPS BETWEEN WINDOW/DOOR AND ROUGH OPENING.
- IF ELECTRIC PANEL IS INSTALLED ON EXTERIOR WALL, AN AIR BARRIER SHALL EXTEND BEHIND BOX OR AIR-SEALED BOX SHALL BE INSTALLED.
- INSTALL INSULATION AND SEALED AIR BARRIER BEHIND TUB/SHOWERS ON EXTERIOR WALLS.
- INSTALL WIND WASH BAFFLE AND DAM FOR AIR-PERMEABLE INSULATION.

AFTER SHEETROCK

- GAPS AROUND ALL HVAC BOOTS WHERE THEY PENETRATE THE CEILING/SOFFIT DRYWALL SHOULD BE SEALED.
- PLUMBING PENETRATIONS BELOW SINKS, BEHIND SHOWERHEADS, MECHANICAL CLOSET AND BEHIND TOILET WATER LINES SHALL BE SEALED.
- WATER LINES BEHIND REFRIGERATOR SHALL BE SEALED.
- HOLE BEHIND KITCHEN RANGE SHALL BE SEALED.
- GAP AT DRYWALL AROUND WASHER/DRYER BOX SHALL BE SEALED.
- ALL INTERIOR AND EXTERIOR PLUG IN AND SWITCH BOXES SHALL BE SEALED WHERE THE BOX PENETRATES THE SHEETROCK.
- GAPS AROUND CEILING LIGHT BOXES SHALL BE SEALED.
- ATTIC ACCESSES SHALL BE SEALED.
- GAPS UNDER BASEBOARDS SHALL BE CAULKED IF SHEETROCK IS NOT SEALED TO PLATES AS STATED ABOVE.
- GAPS AROUND EXHAUST FANS WHERE THE HOUSING PENETRATES THE SHEET ROCK IS SEALED.
- TUB TO FLOOR CONNECTION SHALL BE SEALED.
- GAPS AROUND ALL KITCHEN VENTS SHALL BE SEALED.
- ALL OTHER HOLES IN THE SHEETROCK SHALL BE SEALED.

ELECTRICAL NOTES:	
1)	ALL INTERIOR FIELD WIRING DONE IS TO BE WITH COPPER WIRE. ALUMINUM WIRE IS NOT TO BE USED.
2)	ELECTRICAL CONTRACTOR SHALL PROVIDE & INSTALL ELECT. PANELS W/125 AMP MAIN LUG ONLY @ DWELLING UNITS &, SPACES FOR ALL REQUIRED CIRCUITS AND 2 FUTURE CIRCUITS OR AS REQUIRED BY THE 2011 NEC. SPARE OR UNUSED BREAKERS INSTALLED IN ELECTRIC PANELS SHALL BE SO LABELED.
3)	KITCHEN COUNTERTOP RECEPTACLES ARE TO BE ON TWO SEPARATE 20 AMP CIRCUITS.
4)	ELECTRICAL CONTRACTOR SHALL CONTACT TELEPHONE CO. & VERIFY PREWIRING RESPONSIBILITIES. ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR OUTLETS SHOWN PREWIRED W/ELECT. BOX COVER PLATE & JUNCTION BOX AT BLDG. EXTERIOR. ELECTRICAL CONTRACTOR SHALL PROVIDE AND INSTALL ONE JACK PER TELEPHONE OUTLET SHOWN.
5)	PROVIDE & INSTALL GROUND-FAULT CIRCUIT-INTERRUPTER PROTECTION OF DISHWASHER BRANCH CIRCUIT, ALL 120-VOLT, 15 AND 20 AMP RECEPTACLES IN THE FOLLOWING AREAS: BATHROOMS, OUTDOOR LOCATIONS AND KITCHEN COUNTERTOPS IN ACCORDANCE WITH THE 2011 NEC.
6)	PROVIDE & INSTALL ARC-FAULT CIRCUIT-INTERRUPTER PROTECTION ON ALL 120V, SINGLE PHASE, 15 AND 20 AMP BRANCH CIRCUITS SUPPLYING OUTLETS OR DEVICES INSTALLED IN DWELLING UNIT DINING ROOMS, LIVING ROOMS, BEDROOMS, CLOSETS, HALLWAYS OR SIMILAR ROOMS OR AREAS IN ACCORDANCE WITH THE 2011 NEC.
7)	ELECTRICAL CONTRACTOR SHALL COORDINATE WITH LOCAL ELECTRIC UTILITY COMPANY FOR ELECTRIC SERVICE ENTRANCE INFORMATION.
8)	ELECT. CONTR. SHALL LABEL ALL CIRCUITS IN PANEL W/SPECIFIC ROOMS AND APPLIANCES.
9)	SWITCHES TO BE 15 AMP, SILENT SWITCH EQUAL TO HUBBELL 112W (WHITE)
10)	SEE SCHEDULE ON SHEET M1.0 AND SPECIFICATIONS FOR EXHAUST FANS. COORDINATE AS NECESSARY TO PROVIDE POWER/SWITCHING REQUIREMENTS.
11)	SMOKE DETECTORS SHALL BE INTERCONNECTED TO EACH OTHER WITHIN THE UNIT TO FUNCTION IN UNISON.
12)	RANGE WIRING TO BE 8/3 W/G, OR AS PERMITTED BY THE 2011 NEC. MOUNTED 2" MAX. FROM FLOOR. DRYER WIRING TO BE 10/3 W/G, OR AS PERMITTED BY THE 2011 NEC.
13)	ELECTRICAL CONTRACTOR SHALL FURNISH & INSTALL POWER CORDS FOR ALL RANGES, DISHWASHERS, AND GARBAGE DISPOSALS.
14)	THE REQUIRED BATH OUTLET SHALL BE WITHIN 36" FROM THE LAVATORY ON A WALL OR ON THE SIDE OR FACE OF THE VANITY CABINET, NO MORE THAN 12" BELOW THE LAVATORY.
15)	PROVIDE & INSTALL ELECTRICAL OUTLET IN ATTIC FOR FUTURE INSTALLATION OF VENT FAN FOR RADON REDUCTION SYSTEM (SEE DETAIL ON SHEET P1.0)
16)	SUSPENDED CEILING FANS ARE TO BE SUPPORTED BY A 50# RATED BOX SYSTEM OR BY INDEPENDENT ATTACHMENT TO FRAMING.
17)	ELECTRIC PANELS CANNOT BE LOCATED IN CLOTHES CLOSETS, STORAGE AREAS OR BATHROOMS.
18)	ALL ELECTRICAL WORK TO BE IN COMPLIANCE WITH THE 2011 NEC.
19)	ELECTRICAL CONTRACTOR SHALL VERIFY ELECTRICAL REQUIREMENTS OF EQUIPMENT PROVIDED BY OTHERS (I.E. HVAC AND PLUMBING EQUIPMENT, APPLIANCES, ETC.) TO ENSURE COMPATIBILITY WITH ELECTRICAL SERVICE, CIRCUIT PANEL AND PROPOSED CIRCUITS.
20)	PROVIDE CONTRASTING DOORBELL PUSHBUTTON WITH INTERNAL LIGHT AT EACH UNIT.
21)	PROVIDE LIGHT SWITCHES WITH LARGE FLAT PADS.
22)	PROVIDE TYPE TR RECEPTACLES FOR 120V 15 AND 20 AMP CIRCUITS.
23)	ELECTRICAL CONTRACTOR SHALL WIRE KITCHEN RANGE HOOD & MICRO-HOOD TO BE NON-VENTED SEE SPECIFICATIONS. APPLIANCES PROVIDED & INSTALLED BY OTHERS.
24)	EXHAUST FAN SHALL BE FURNISHED, INSTALLED AND WIRED BY ELECTRICAL CONTRACTOR. DUCT CONNECTION BY HVAC CONTRACTOR.
25)	ADD SEPARATE WALL SWITCHES 40" A.F.F. ADJACENT TO RANGE FOR CONTROL OF RANGE HOOD FAN & RANGE HOOD LIGHT @ UFAS/UD UNIT.
26)	MEMBRANE PENETRATIONS BY ELECTRICAL BOXES ON OPPOSITE SIDES OF A FIRE-RESISTANT-RATED WALL ASSEMBLY SHALL HAVE A MINIMUM HORIZONTAL SEPARATION DISTANCE OF 24" BETWEEN BOXES PER R302.4.2.
27)	ALL WIRING IN WALLS SHALL BE NEATLY INSTALLED, ALL WIRING SHALL BE SECURLY FASTENED TO SIDE OF STUDS IF RUN VERTICALLY.
28)	OPENINGS AROUND ELECTRICAL PENETRATIONS THROUGH FIRE-RESISTANT-RATED WALLS SHALL BE FIRE STOPPED USING APPROVED METHODS TO MAINTAIN THE FIRE-RESISTANCE-RATING PER R302.4.1.
29)	SMOKE DETECTOR-BRK #9120B, EQIPPED WITH DUAL CHAMBER IONIZATION, 85 DECIBEL ALARM, TEST SWITCH, AND LED INDICATION LAMP, CONNECTED TO 120 VOLT A.C. CIRCUIT W/9 VOLT BACK-UP @ CLG. J-BOX, SMOKE DETECTORS, WITHIN EACH UNIT SHALL BE CONNECTED SO ALL ARE ACTIVATED IN UNISON, SMOKE DETECTORS SHOULD NOT BE INTERCONNECTED WITH OTHER UNITS.
30)	TOILET EXHAUST FAN - BROAN #QTXE080, 80 CRM, 0.3 SONES MAX. W/4 ROUND DUCT WRAPPED W/R-11 INSUL. FROM CLG. REFER TO PLAN OR SPECS. TO VERIFY VENTING PROCEDURE - (NOT INTO ATTIC). VENT TO EXTERIOR AS PER PLANS.

LIGHTING FIXTURE SCHEDULE

MARK	MFG	CATALOG #	LAMPS	MOUNT	REMARKS
A	ASD	-	50W LED EQUIVALENT	FLUSH MOUNT	DIMMABLE 6" LED OIL RUBBED BRONZE DISKLIGHT
B	HAMPTOM BAY	AM581-EB	(2) 9.5W LED	CEILING	LED, DC MOTOTR, BRONZE, ENERGY STAR
C	HAMPTON BAY	IKE20011L	(1) 14W LED (75W EQUIVALENT	CEILING-FLUSH	(1) LIGHT, OIL RUBBED BRONZE FINISH
D	HAMPTON BAY	EGM1393A-4/ORB	(3) 60W EQUIVALENT A19 LED SOFT-WHITE	WALL	(3) LIGHT, ALABASTER GLASS, OIL RUBBED BRONZE FINISH
E	PORT OXFORD	22211	(1) 60W EQUIVALENT A19 LED	WALL	(1) LIGHT, ALABASTER GLASS, OIL RUBBED BRONZE FINISH
F	LEVITON	9875	(1) 10W EQUIVALENT LED	CEILING	(1) LIGHT, PORCELAIN FINISH
Q2	LSI	XWM-FT-LED-12L-50	102W LED	15' HIGH WALL	WALL PACK W/ PHOTOCELL & TIMER
ALL FIXTURES TO HAVE LED BULBS					

ELECTRICAL LEGEND

$	ONE WAY SWITCH
$3	THREE WAY SWITCH
$4	FOUR WAY SWITCH
	110 V. RECEPTACLE
	220 V. RECEPTACLE
	TELEPHONE JACK
	DATA JACK
	TELEPHONE/DATA JACK
TV	TELEVISION JACK
K	KEYPAD
	ELECTRICAL PANEL
	CIRCUIT TO PANEL
J	J-BOX
	DISCONNECT
	EXHAUST FAN MOTOR
	MOTOR CONNECTION
	PUSHBUTTON
C	DOOR CHIME
T	THERMOSTAT
ID	LIGHT, WALL MOUNT
ID	LIGHT, CEILING MOUNT INCANDESCENT
ID	LIGHT, SURFACE MOUNT FLUORESCNET
ID	LIGHT, SUSPENDED CEILING MOUNT FLUORESCENT
ID	CEILING FAN
X-1	EXIT LIGHT W/BATTERY BACKUP, SINGLE FACED
X-2	EXIT LIGHT W/BATTERY BACKUP, DOUBLE FACED
	EMERGENCY LIGHT W/BATTERY BACKUP
S	SMOKE & CARBON MONOXIDE DETECTOR
S	SMOKE & CARBON MONOXIDE DETECTOR W/STROBE
HS	FIRE ALARM HORN STROBE
AFCI	ARC FAULT CIRCUIT INTERRUPTER
GFI/GFCI	GROUND FAULT CIRCUIT INTERRUPTER
WP	WEATHERPROOF

NOTE: SWITCH & OUTLET HEIGHTS NOTED ON PLANS SHALL BE TO THE BOTTOM OF THE BOX.

GFCI NOTE

INSTALL NEW GFCI DEVICES AND COVERS AT 120 VOLT 15 OR 20 AMP CIRCUITS PER 2014 NEC.

TV SYSTEM NOTES

1) ELECTRICAL CONTRACTOR SHALL SUPPLY AND INSTALL MATREIAL REQUIRED FOR A COMPLETE WORKING SYSTEM WITH UNDISTURBED RECEPTION TO EACH OUTLET.
2) SYSTEM IS TO BE PROPERLY GROUNDED FOR ADEQUATE LIGHTNING...
3) INSTALLATION SHALL CONFORM TO ARTICLES 800 AND 810 OF NATIONAL ELECTRICAL CODE.
4) ALL TV WIRING IS TO BE CONCEALED. PROVIDE 6'-0" OF CABLE AND CONNECTION (CAC-6 CF) AT EACH OUTLET.

PENETRATION NOTE

ALL PENETRATIONS OF FLOORS, WALLS AND CEILINGS BY HVAC COMPONENTS (DUCTS, PIPING, GRILLES), PLUMBING COMPONENTS (PIPING, CLEAN-OUTS, VALVES), ELECTRICAL COMPONENTS (BOXES, WIRING, CONDUIT), ETC. SHALL BE PROPERLY AND EFFECTIVELY SEALED DURING CONSTRUCTION WITH PROPER MATERIALS AND NEATLY FINISHED. GYPSUM BOARD COMPOUND SHALL BE USED @ GYP. BD. OPENINGS, EXCEPT THAT EXPANDABLE FOAM MAY BE USED IN AREAS SUCH AS MECHANICAL ROOMS. MORTAR SHALL BE USED @ BRICK PENETRATIONS. CHROME ESCUTCHEONS SHALL BE USED @ PLUMBING PIPING PENETRATION OF WALLS. THE USE OF CAULKING AND PAINT @ THE TIME OF PUNCHLIST INSPECTIONS WILL NOT BE DEEMED ACCEPTABLE IN LIEU OF THE ABOVE.

TAMPER RESISTANT NOTE

AT 120 VOLT, 15 OR 20 AMP CIRCUITS IN DWELLING UNITS. PROVIDE TAMPER RESISTANT PROTECTION PER 2011 NEC.

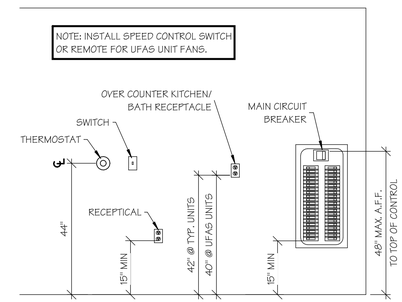
A/V NOTES

AT EACH SENSORY IMPAIRED UNIT THE ELEC. CONTR. SHALL FURNISH & INSTALL A SMOKE DETECTOR/STROBE LIGHT COMBINATION UNIT IN HALL, EACH BEDROOM & BATHROOM CONNECT DETECTOR IN BEDROOMS TO DETECTOR IN HALL, SO THAT ALL DETECTORS ARE ON SAME 120V POWER CIRCUIT. ALSO A DOOR CHIME UNIT TO BE FURNISHED W/LIGHT SO THAT UPON BEING OPERATED LIGHT IS ACTIVATED. ALL WORK IN THIS UNIT SHALL COMPLY W/FEDERAL GUIDE LINES FOR "SENSORY IMPAIRED" INDIVIDUALS. REFER TO BUILDING PLANS FOR LOCATION FOR UNIT(S).

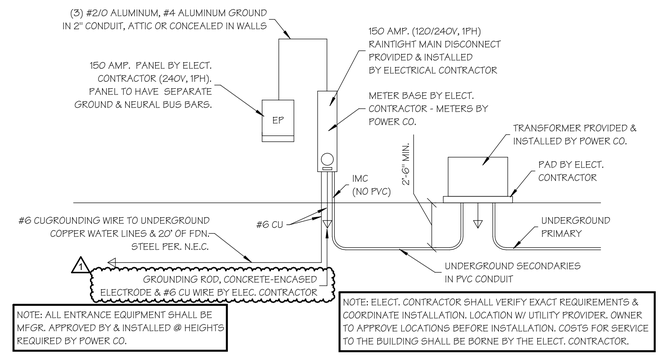
UD ELECTRICAL NOTES

1) ALL ELECTRICAL DEVICES & ENVIRONMENTAL CONTROLS TO BE MOUNTED BETWEEN 15"-48" A.F.F.
2) PROVIDE CONTRASTING LIT DOORBELL OR INTERNAL LIGHT WHEN DOORBELL IS INSTALLED.
3) INSTALL LIGHT SWITCHES WITH LARGE FLAT PADS.
4) PROVIDE COLOR CONTRAST BETWEEN SWITCH/RECEPTACLE COVER PLATES & WALL SURFACES.

NOTE: INSTALL SPEED CONTROL SWITCH OR REMOTE FOR UFAS UNIT FANS.



1 E1.0 ELECTRICAL MOUNTING HEIGHTS
SCALE: 1/2" = 1'-0"



NOTE: ALL ENTRANCE EQUIPMENT SHALL BE MFGR. APPROVED BY & INSTALLED @ HEIGHTS REQUIRED BY POWER CO.

NOTE: ELECT. CONTRACTOR SHALL VERIFY EXACT REQUIREMENTS & COORDINATE INSTALLATION. LOCATION W/ UTILITY PROVIDER. OWNER TO APPROVE LOCATIONS BEFORE INSTALLATION. COSTS FOR SERVICE TO THE BUILDING SHALL BE BORNE BY THE ELECT. CONTRACTOR.

2 E1.0 ELECTRICAL RISER DIAGRAM
SCALE: 1/4" = 1'-0"

LIGHTING FIXTURE SCHEDULE, DETAILS & NOTES

ADDENDUM #1

STATE OF MISSOURI
M. RANDALL PORTER
2012006244
ARCHITECT
03 NOV 2022
M. RANDALL PORTER
ARCHITECT LICENSE#
A-2012006244

COTTAGES AT GENERATION VILLAGE
WILLARD, GREENE COUNTY, MISSOURI

Wallace ARCHITECTS LLC
Columbia, MO
P 573-256-7200
WALLACE ARCHITECTS, LLC
MISSOURI STATE CERTIFICATE OF AUTHORITY: 2003019614

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JOB NO. 4236

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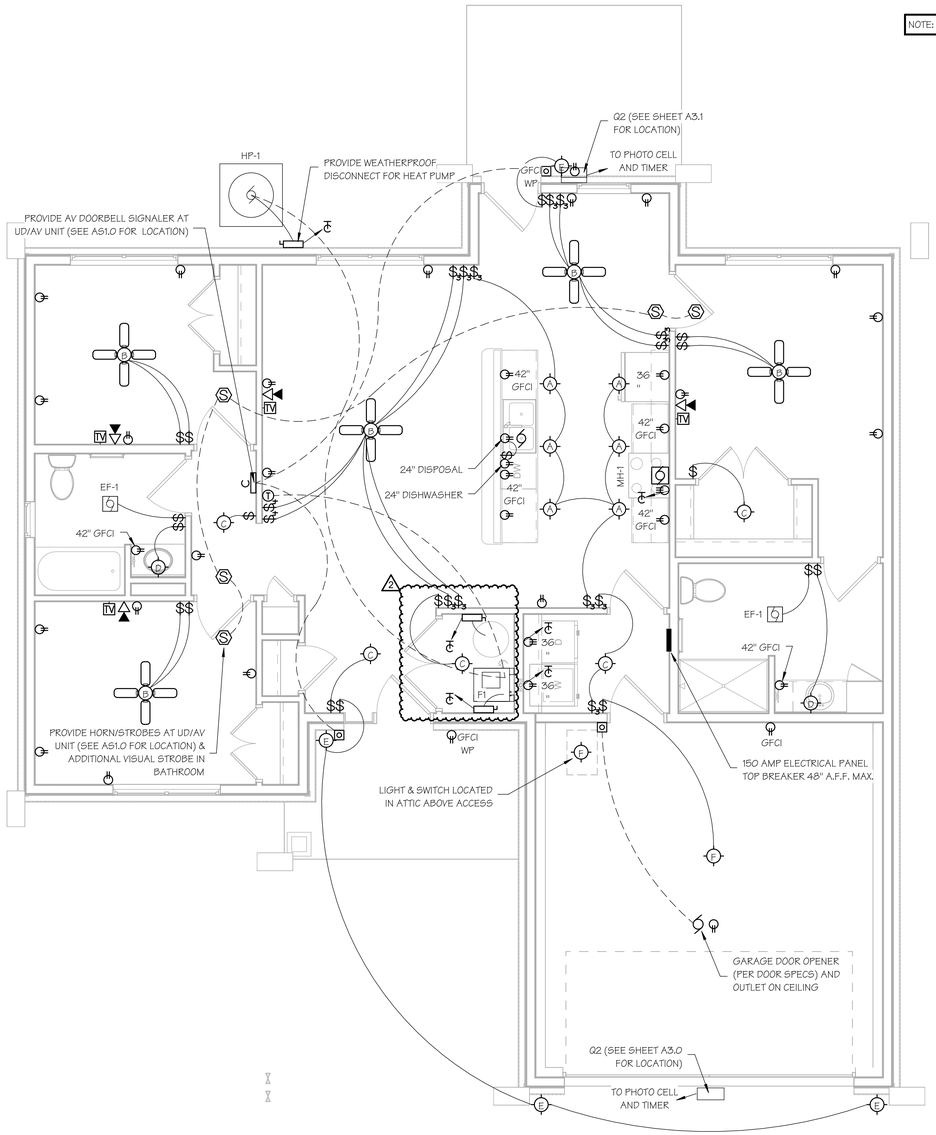
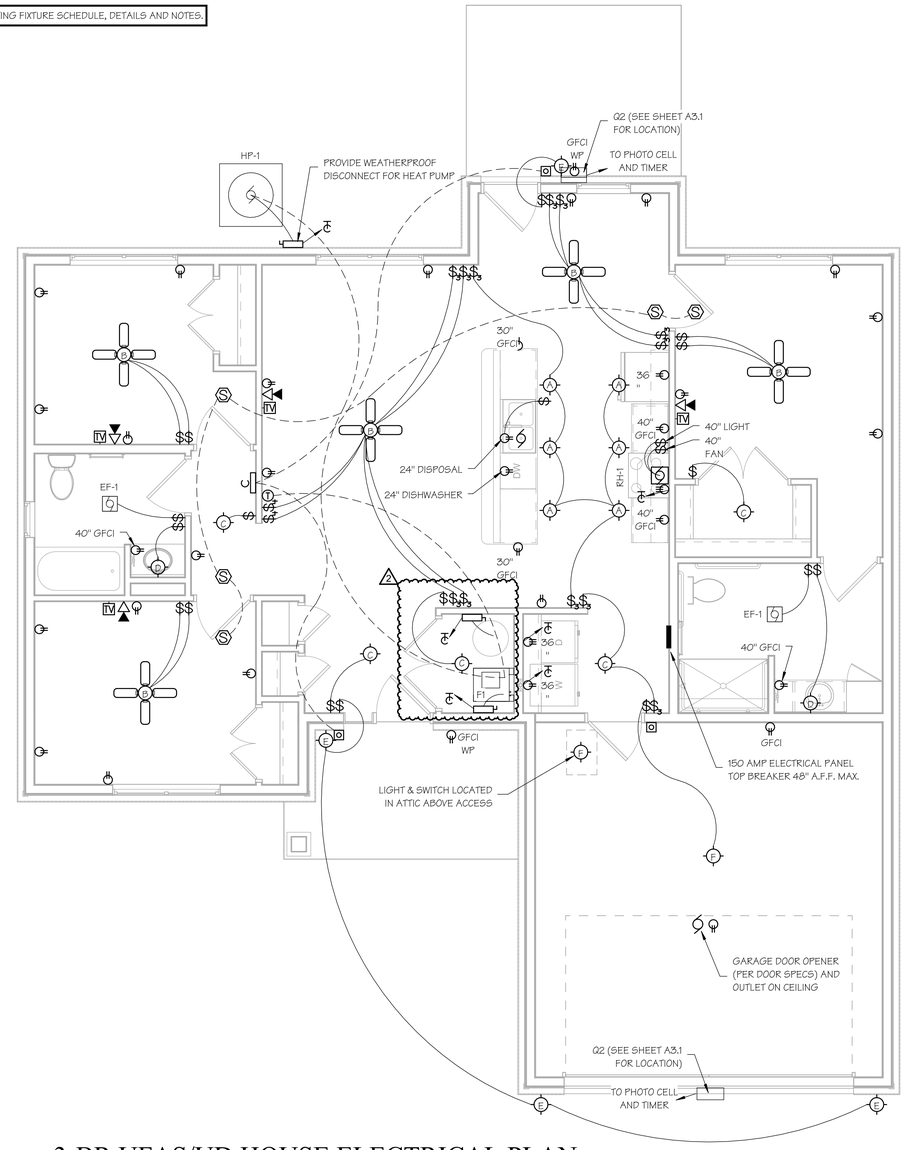
NOTE: SEE SHEET E1.0 FOR LIGHTING FIXTURE SCHEDULE, DETAILS AND NOTES.



1 E1.1 3-BR UD HOUSE ELECTRICAL PLAN

SCALE: 1/4" = 1'-0"



2 E1.1 3-BR UFAS/UD HOUSE ELECTRICAL PLAN

SCALE: 1/4" = 1'-0"

3-BR HOUSE ELECTRICAL PLANS

ADDENDUM #2

STATE OF MISSOURI
M. RANDALL PORTER
2012006244
ARCHITECT

22 SEP 2023

M. RANDALL PORTER
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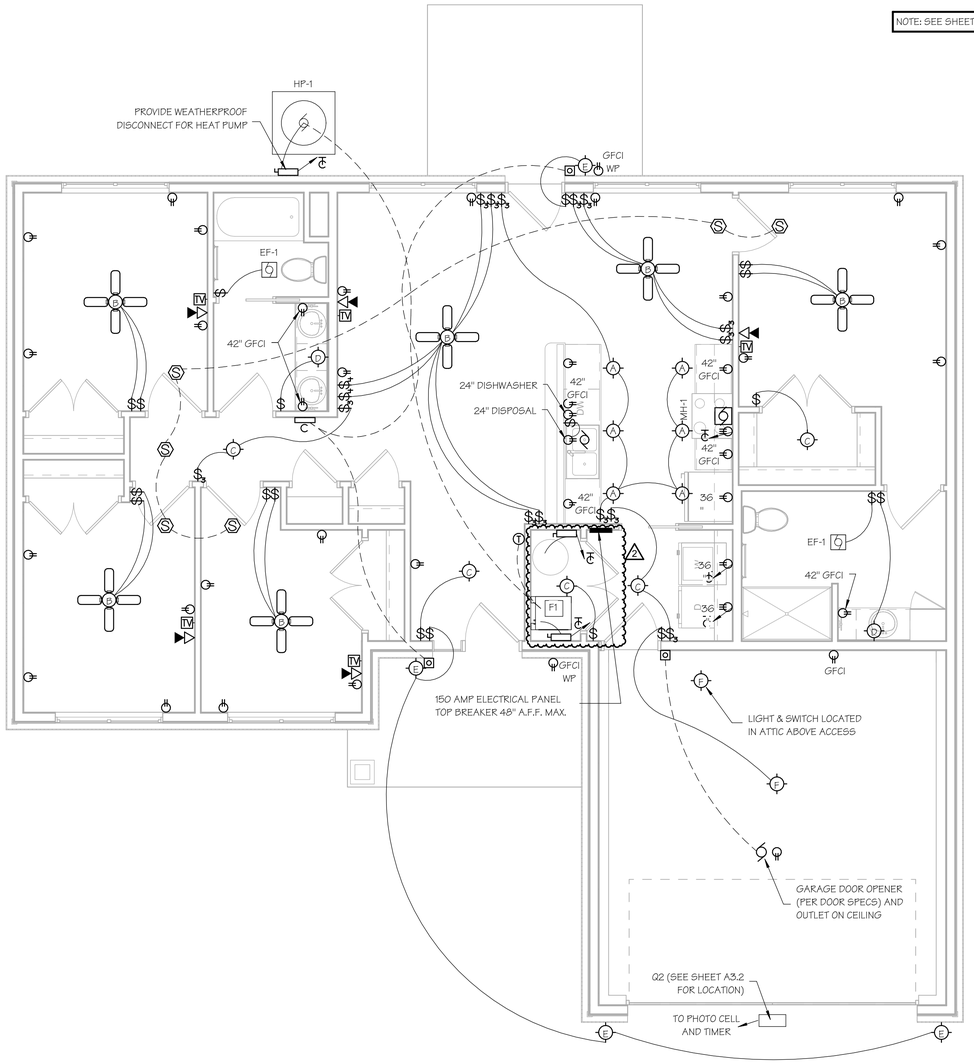
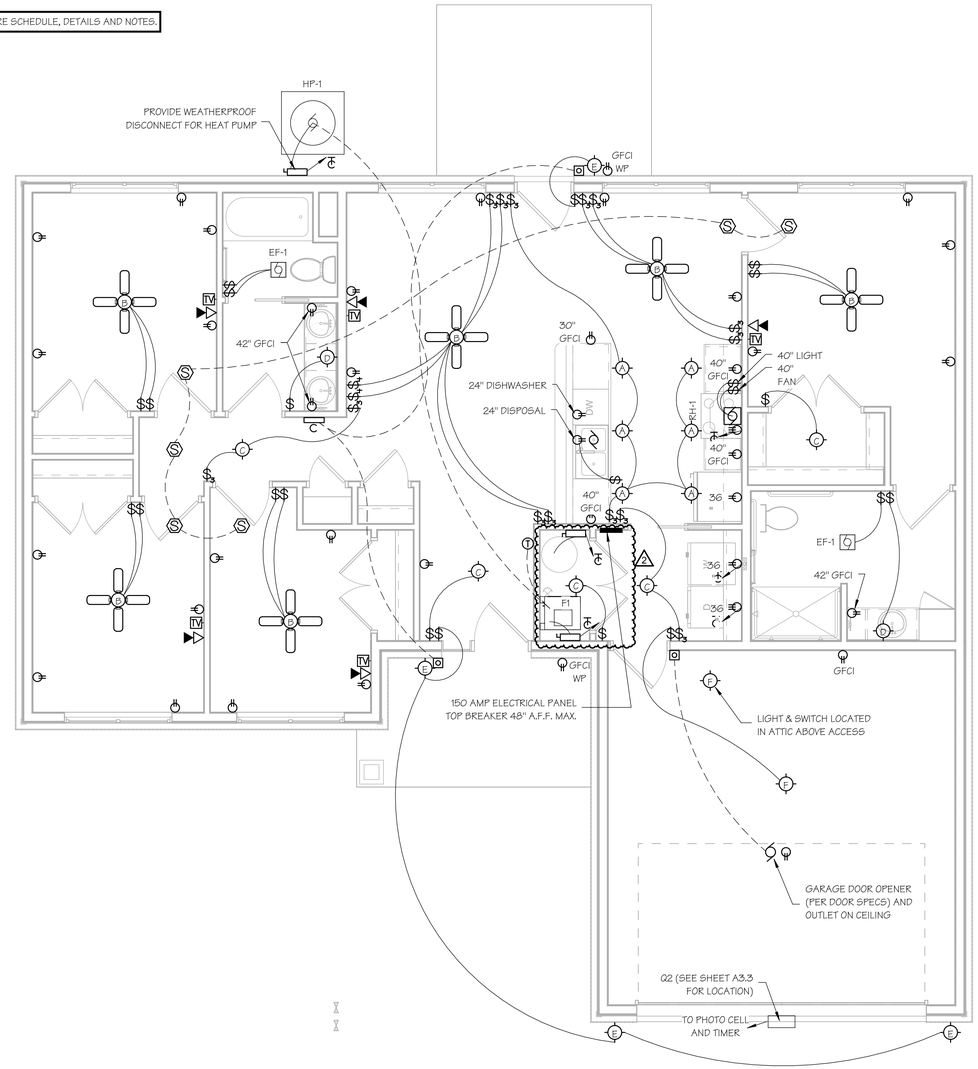
NOTE: SEE SHEET E1.0 FOR LIGHTING FIXTURE SCHEDULE, DETAILS AND NOTES.



1 E1.2 4-BR UD HOUSE ELECTRICAL PLAN

SCALE: 1/4" = 1'-0"



2 E1.2 4-BR UFAS/UD HOUSE ELECTRICAL PLAN

SCALE: 1/4" = 1'-0"

4-BR HOUSE ELECTRICAL PLANS

ADDENDUM #2

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M. RANDALL PORTER
2012006244
ARCHITECT

22 SEP 2023

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NOTE:
ALL ELECTRICAL SYSTEMS GROUNDING SHALL BE IN COMPLIANCE WITH NEC 250.50

NEC 250.50 - GROUNDING ELECTRODE SYSTEM
ALL GROUNDING ELECTRODES AS DESCRIBED IN 250.52 [A] [1] THROUGH [A] [7] THAT ARE PRESENT AT EACH BUILDING OR STRUCTURE SERVED SHALL BE BONDED TOGETHER TO FORM THE GROUNDING ELECTRODE SYSTEM. WHERE NONE OF THESE GROUNDING ELECTRODES EXIST, ONE OR MORE OF THE GROUNDING ELECTRODES SPECIFIED IN THE 250.52 [A] [4] THROUGH [A] [8] SHALL BE INSTALLED & USED.

NEC 250.52 - GROUNDING ELECTRODES
[A] ELECTRODES PERMITTED FOR GROUNDING

1. METAL UNDERGROUND WATER PIPE
A METAL UNDERGROUND WATER PIPE IN DIRECT CONTACT WITH THE EARTH FOR 10ft [3.0M] OR MORE [INCLUDING ANY METAL WELL CASING BONDED TO THE PIPE] & ELECTRICALLY CONTINUOUS [OR MADE ELECTRICALLY CONTINUOUS BY BONDING AROUND THE INSULATED JOINTS OR INSULATED PIPE] TO THE POINTS OF CONNECTION OF THE GROUNDING ELECTRODE CONDUCTOR & THE BONDING CONDUCTOR[S] OR JUMPER[S], IF INSTALLED.

2. METAL IN-GROUND SUPPORT STRUCTURE[S]
ONE OR MORE METAL IN-GROUND SUPPORT STRUCTURE[S] IN DIRECT CONTACT WITH THE EARTH VERTICALLY FOR 10ft [3.0m] OR MORE, WITH OR WITHOUT CONCRETE ENCASEMENT. IF MULTIPLE METAL IN-GROUND SUPPORT STRUCTURES ARE PRESENT AT A BUILDING OR A STRUCTURE, IT SHALL BE PERMISSIBLE TO BOND ONLY ONE INTO THE GROUNDING ELECTRODE SYSTEM.

3. CONCRETE-ENCASED ELECTRODE
A CONCRETE-ENCASED ELECTRODE SHALL CONSIST OF AT LEAST 20ft [6.0m] OF EITHER [1] OR [2]:

[1] ONE OR MORE BARE OR ZINC GALVANIZED OR OTHER ELECTRICALLY CONDUCTIVE COATED STEEL REINFORCING BARS OR RODS OF NOT LESS THAN 1/2in [13mm] IN DIAMETER, INSTALLED IN ONE CONTINUOUS 20ft [6.0m] LENGTH, OR IF IN MULTIPLE PIECES CONNECTED TOGETHER BY THE USUAL STEEL WIRES, EXOTHERMIC WELDING, WELDING, OR OTHER EFFECTIVE MEANS TO CREATE A 20ft [6.0m] OR GREATER LENGTH; OR

[2] BARE COPPER CONDUCTOR NOT SMALLER THAN 4 AWG
METALLIC COMPONENTS SHALL BE ENCASED BY AT LEAST 2in [50mm] OF CONCRETE AND SHALL BE LOCATED HORIZONTALLY WITHIN THAT PORTION OF A CONCRETE FOUNDATION OR FOOTING THAT IS IN DIRECT CONTACT WITH THE EARTH OR WITHIN VERTICAL FOUNDATIONS OR STRUCTURAL COMPONENTS OR MEMBERS THAT ARE IN DIRECT CONTACT WITH THE EARTH. IF MULTIPLE CONCRETE-ENCASED ELECTRODES ARE PRESENT AT THE BUILDING OR STRUCTURE, IT SHALL BE PERMISSIBLE TO BOND ONLY ONE INTO THE GROUNDING ELECTRODE SYSTEM.

4. GROUND RING
A GROUND RING ENCIRCLING THE BUILDING OR STRUCTURE, IN DIRECT CONTACT WITH THE EARTH,CONSISTING OF AT LEAST 20'0" [6.0m] OF BARE COPPER CONDUCTOR NOT SMALLER THAN 2 AWG.

5. RODE AND PIPE ELECTRODES
ROD AND PIPE ELECTRODES SHALL NOT BE LESS THAN 8ft [2.44m] IN LENGTH AND SHALL CONSIST OF THE FOLLOWING MATERIALS:
[A] GROUNDING ELECTRODES OF PIPE OR CONDUIT SHALL NOT BE SMALLER THAN TRADE SIZE 3/4in [METRIC DESIGNATOR 21] AND, WHERE OF STEEL, SHALL HAVE THE OUTER SURFACE GALVANIZED OR OTHERWISE METAL-COATED FOR CORROSION PROTECTION.
[B] ROD-TYPE GROUNDING ELECTRODES OF STAINLESS STEEL AND COPPER OR ZINC COATED STEEL SHALL BE AT LEAST 5/8in [15.87mm] IN DIAMETER, UNLESS LISTED.

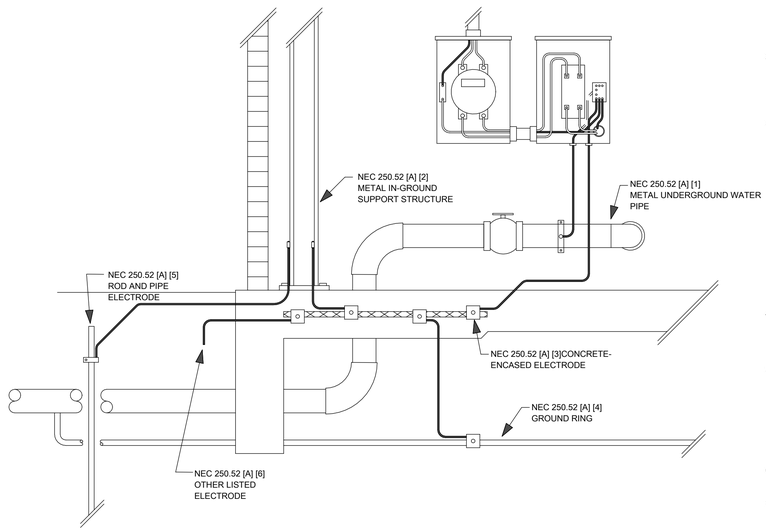
6. OTHER LISTED ELECTRODES
OTHER LISTED GROUNDING ELECTRODES SHALL BE PERMITTED.

7. [7] PLATE ELECTRODES
EACH PLATE ELECTRODE SHALL EXPOSE NOT LESS THAN 2ft [0.186m²] OF SURFACE TO EXTERIOR SOIL. ELECTRODES OF BARE OR ELECTRICALLY CONDUCTIVE COATED IRON OR STEEL PLATES SHALL BE AT LEAST 1/4in [6.4mm] IN THICKNESS. SOLID, UNCOATED ELECTRODES OF NONFERROUS METAL SHALL BE AT LEAST 0.06in [1.5mm] IN THICKNESS.

8. OTHER LOCAL METAL UNDERGROUND SYSTEMS OR STRUCTURES
OTHER LOCAL METAL UNDERGROUND SYSTEMS OR STRUCTURES SUCH AS PIPING SYSTEMS, UNDERGROUND TANKS, AND UNDERGROUND METAL WELL CASINGS THAT ARE NOT BONDED TO A METAL WATER PIPE.

[B] NOT PERMITTED FOR USE AS GROUNDING ELECTRODES

THE FOLLOWING SYSTEMS AND MATERIALS SHALL NOT BE USED AS GROUNDING ELECTRODES:
1. METAL UNDERGROUND GAS PIPING SYSTEMS
2. ALUMINIUM
3. THE STRUCTURES AND STRUCTURAL REINFORCING STEEL DESCRIBED IN 680.26 [B] [1] AND [B] [2]



ELECTRICAL GROUNDING DETAIL

1 / E1.3 SCALE: 1/8" = 1'-0"

NOTE: SHEET HAS BEEN ADDED IN ITS ENTIRETY. 1

M. RANDALL PORTER
2012006244
ARCHITECT
STATE OF MISSOURI

03 NOV 2022

M. RANDALL PORTER
ARCHITECT LICENSE#
A-2012006244

COTTAGES AT GENERATION VILLAGE
WILLARD, GREENE COUNTY, MISSOURI

WallACE ARCHITECTS LLC
Columbia, MO
P 573-256-7200

WALLACE ARCHITECTS, LLC
MISSOURI STATE CERTIFICATE OF AUTHORITY: 2003019614

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SHEET NO. E1.3

JOB NO. 4236

DETAILS & NOTES

ADDENDUM #1

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COTTAGES AT GENERATION VILLAGE

COMMUNITY BUILDING

WILLARD, GREENE COUNTY, MISSOURI

PROJECT INFORMATION

SITE DATA	
SITE ZONING:	(SEE CIVIL)
SITE SIZE:	(SEE CIVIL)
SITE DENSITY:	(SEE CIVIL)
NO. OF PARKING SPACES:	(SEE CIVIL)

BUILDING DATA

DWELLING UNITS	COMPLIANCE WITH	SQUARE FEET OF AREA	SQUARE FEET PER PERSON	CALC.	OCCUPANT LOAD
LEASING OFFICE	ADA 2010	71	100	0.71	1
SERVICE COORDINATOR	ADA 2010	116	100	1.16	2
SERVICE PROVIDER 1	ADA 2010	83	100	0.83	1
SERVICE PROVIDER 2	ADA 2010	84	100	0.84	1
EXCUTIVE DIRECTOR	ADA 2010	144	100	1.44	2
LIBRARY/COMPUTER AREA	ADA 2010	153	100	1.53	2
COMMUNITY ROOM	ADA 2010	751	15	50.07	51
KITCHEN	ADA 2010	196	200	0.98	1
LAUNDRY	ADA 2010	153	100	1.53	2
FITNESS ROOM	ADA 2010	305	50	6.10	7
THEATRE ROOM	ADA 2010	133	15	8.90	9
MULTI-PURPOSE ACTIVITY	ADA 2010	227	15	15.13	16
CLOSET		9			
MECHANICAL ROOM		12			
MEN'S RESTROOM	ADA 2010	46			
WOMEN'S RESTROOM	ADA 2010	46			
TOTAL BUILDING OCCUPANT LOAD:				95 PERSONS	

CODES AND REGULATIONS

BLDG. & RELATED CODES:	2012 IBC, 2012 IPC, 2012 IMC, 2012 IECC
ELECT. CODE:	2011 NEC
FIRE CODE:	2012 IFC
ACCESSIBILITY:	ADA 2010; UFAS
AGENCY:	MHDC STATE POLICIES AND GUIDELINES
MISC.:	ALL APPLICABLE FEDERAL, STATE, LOCAL CODES, LAWS AND ORDINANCES

BUILDING CODE DATA

USE GROUP:	A-3 (ASSEMBLY)
CONSTRUCTION TYPE:	V-B
EXT. WALL CONSTRUCTION:	NON-RATED
OTHER CONSTRUCTION:	1-HR RATED INTERIOR WALLS AND CEILING AT LAUNDRY ROOM; ALL OTHER INTERIOR WALLS AND CEILINGS UNRATED
ALLOW. AREA:	A-3 = 6,000 SF/FLOOR
AREA ADJUSTMENTS:	NONE REQUIRED, NONE TAKEN
ACTUAL AREA PER FLOOR:	3,201 SF
ALLOW. HEIGHT & FLOORS:	A-3=40'-0", 1 STORY
HEIGHT ADJUSTMENTS:	NONE REQUIRED, NONE TAKEN
ACTUAL HEIGHT & FLOORS:	21'-9 1/4", 1 STORY
SPRINKLER SYSTEM:	NONE REQUIRED, NONE PROVIDED

NGBS DESIGN LEVEL - BRONZE
NOTE: SEE PROJECT MANUAL SPECIFICATIONS FOR SUSTAINABLE CONSTRUCTION REQUIREMENTS AND APPLICABLE NGBS DESIGNER'S REPORT THAT ARE SPECIFIC TO THIS PROJECT. IT IS THE RESPONSIBILITY OF ALL CONTRACTORS AND SUBCONTRACTORS TO REVIEW AND INCORPORATE ALL MANDATORY AND POINTED ITEMS IN THE CONSTRUCTION OF THIS PROJECT AS NOTED IN THE CHECKLIST.

INDEX TO DRAWINGS

1 NOTE: INDEX TO DRAWINGS HAS BEEN UPDATED TO REFLECT THE SHEETS REVISD BY ADDENDUM #1.

ARCHITECT'S JOB NO. 4236
MHDC PROJECT NO. 21-076-MT

PROJECT LOCATION MAP

SIGNATURE AREAS

NOTE: PROJECT CONSTRUCTION MUST BE IN COMPLIANCE WITH ALL APPLICABLE CODES, ORDINANCES, LAWS, AND REGULATIONS AS ENUMERATED ELSEWHERE IN THE PLANS AND SPECIFICATIONS.

ARCHITECT: WALLACE ARCHITECTS, LLC
302 CAMPUSVIEW DRIVE SUITE 208, COLUMBIA, MO 65201
BY: DATE:

OWNER: COTTAGES AT GENERATION VILLAGE, LP
3556 S. CULPEPPER CIRCLE, SUITE 4, SPRINGFIELD, MO 64804
BY: DATE:

CONTRACTOR: HAMILTON BUILDERS CONTRACTING, LLC
3556 S. CULPEPPER CIRCLE, SUITE 4, SPRINGFIELD, MO 64804
BY: DATE:

MHDC REPRESENTATIVE:
920 MAIN STREET, SUITE 1400, KANSAS CITY, MO 64105
BY: DATE:

PM: RS
PC: RS

PLAN SET NO. _____

COVER SHEET

ADDENDUM #1

STATE OF MISSOURI
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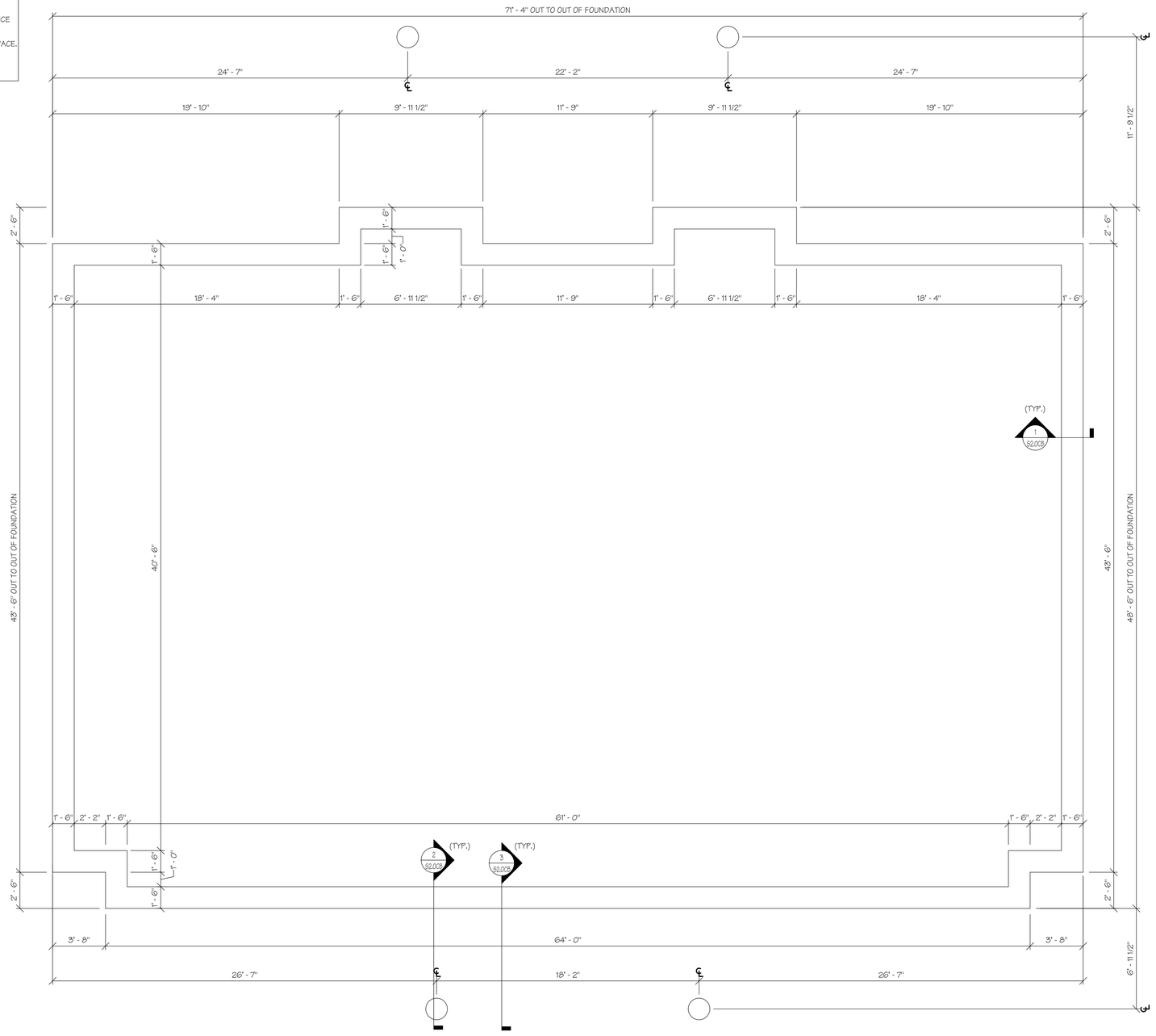
FOUNDATION NOTES

1) GEOTECHINCAL REPORT NOTE: CONTRACTOR SHALL REFER TO THE GEOTECHINICAL REPORT IN PROJECT SPECIFICATIONS FOR THEIR USE IN DETERMINING SPECIFICS OF FOUNDATION/FOOTING DESIGN SHOWN. INFORMATION AND/OR RECOMMENDATIONS IN GEOTECHNICAL REPORT THAT DIFFER FROM INFORMATION ON DRAWINGS OR IN SPECIFICATIONS SHALL TAKE PRECEDENCE.
2) NO CONTROL JOINTS ARE TO BE PLACED UNDER VINYL FLOOR AREAS. VERIFY W/ FLOOR PLANS PRIOR TO PLACEMENT
3) ALL FOUNDATIONS AND SLABS TO BEAR ON ENGINEERED SOILS. NO FOUNDATIONS AND SLABS TO BEAR ON NATURAL SOILS.
4) CONTRACTOR SHALL OBTAIN AN PAY FOR AN "AS-BUILT" SURVEY AFTER INSTALLATION OF FOUNDATIONS (AND PRIOR TO FLOOR POUR OR OTHER CONSTRUCTION OPERATIONS) VERIFYING THAT FOUNDATIONS IN PLACE PROVIDE BUILDING PLACEMENT WITHIN SITE SET-BACK LINES IN COMPLIANCE WITH APPLICABLE ZONING REGULATIONS.
5) ALL PENETRATIONS OF CONCRETE SLAB SHALL BE EFFECTIVELY SEALED TO PREVENT PASSAGE OF AIR FROM UNDER SLAB INTO CONDITIONED SPACE.
6) DUE TO FOUNDATION DEPTH/WIDTH HORIZONTAL BARS @ TOP AND BOTTOM MAY BE "FLOATED" IN PLACE DURING CONCRETE POUR.
7) ALIGN FACE OF STUD WITH FACE OF FLOOR POUR.



1 S1.0CB SCALE: 1/4" = 1'-0"

COMMUNITY BUILDING FOUNDATION PLAN

STATE OF MISSOURI
M. RANDALL PORTER
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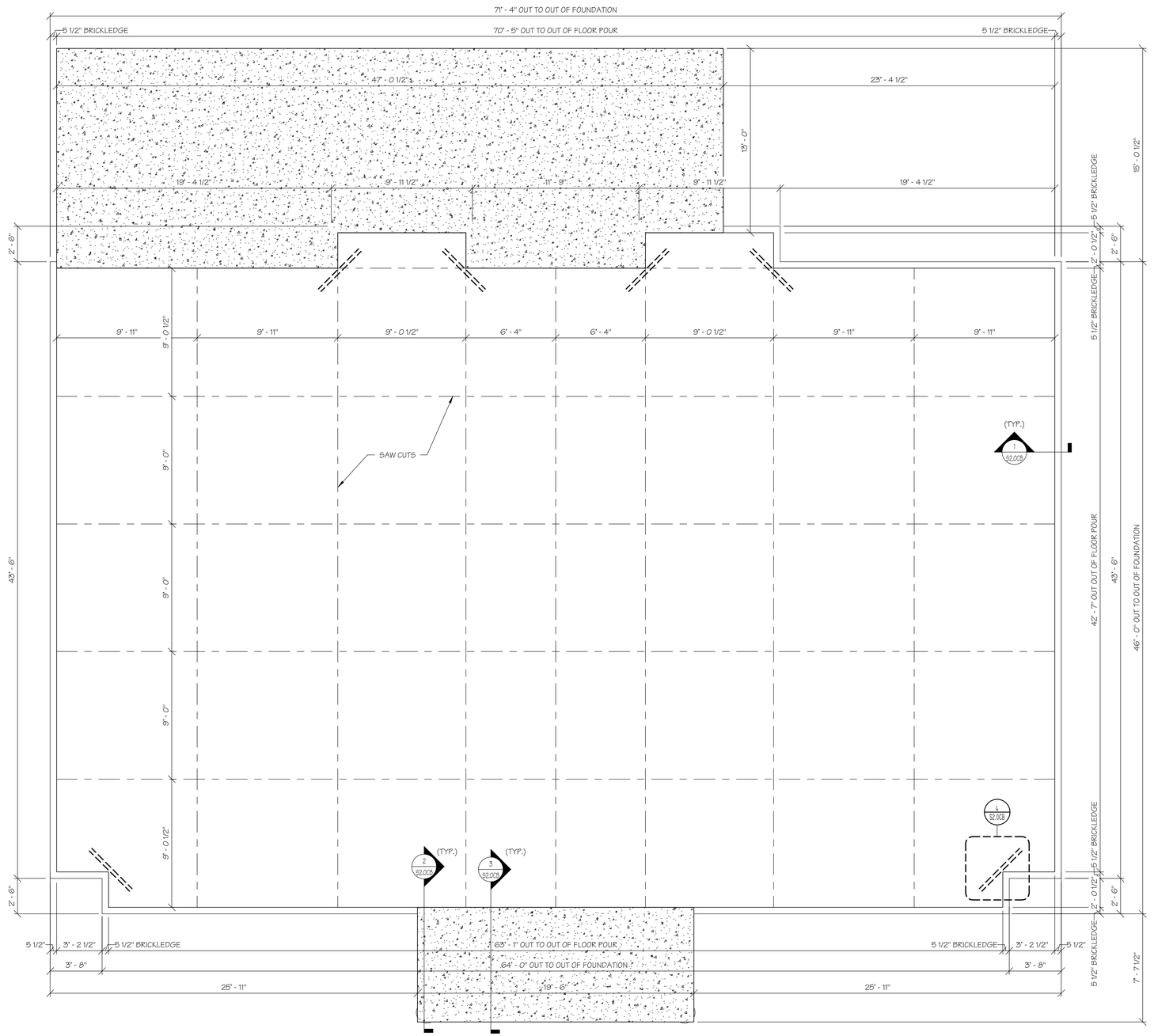
COMMUNITY BUILDING FOUNDATION PLAN & NOTES



NOTE: SEE SHEET S1.0CB FOR FOUNDATION NOTES.

1 S1.1CB
COMMUNITY BUILDING FLOOR POUR PLAN
SCALE: 1/4" = 1'-0"

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COMMUNITY BUILDING FLOOR POUR PLAN

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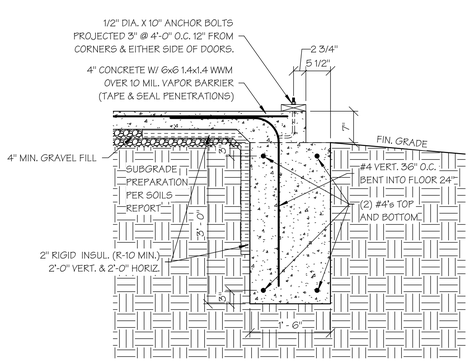
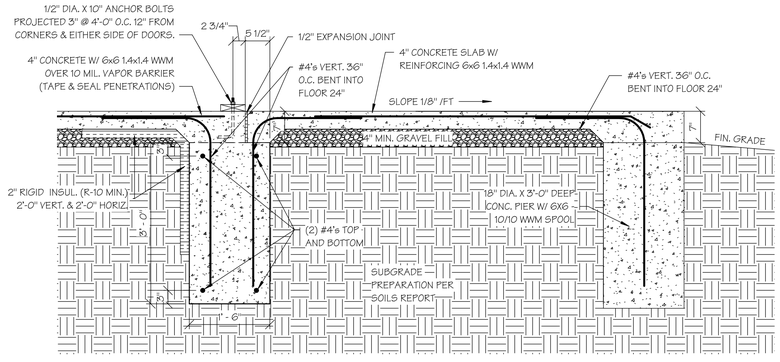


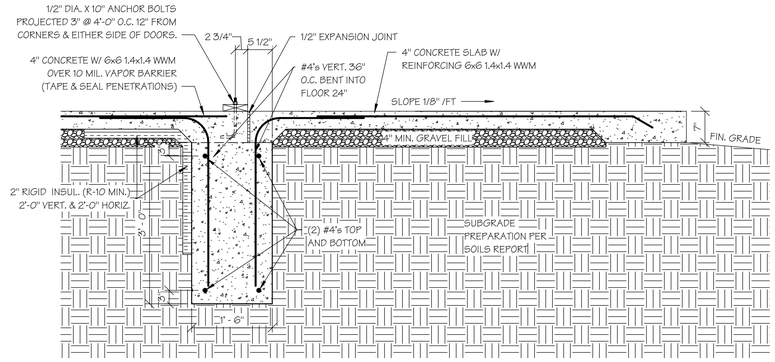
1 S2.0CB SCALE: 3/4" = 1'-0"

FOUNDATION W/ BRICKLEDGE



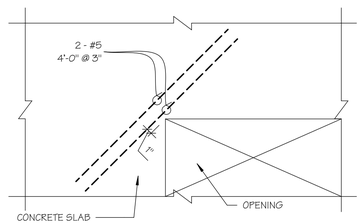
2 S2.0CB SCALE: 3/4" = 1'-0"

PORCH /PIER SECTION



3 S2.0CB SCALE: 3/4" = 1'-0"

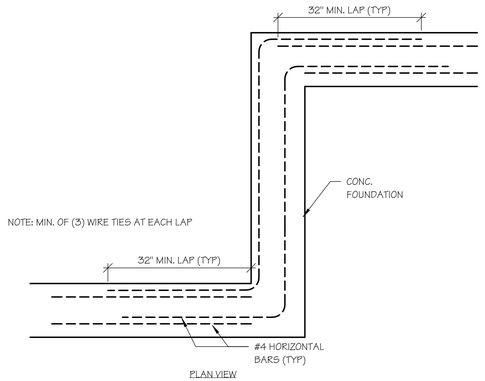
PORCH /SLAB SECTION



NOTE:
TYP. AT ALL REENTRANT CORNERS FOR SLAB-ON-GRADE @ STRUCTURAL SLAB, REINFORCING TO BE CENTERED IN SLAB THICKNESS.

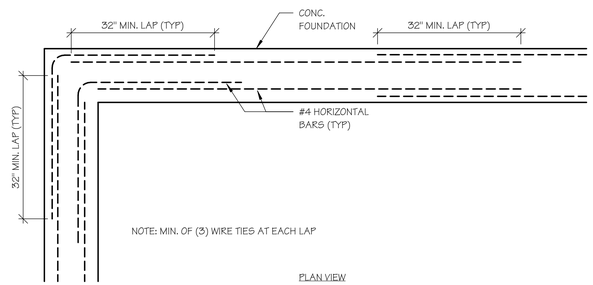
4 S2.0CB SCALE: 3/4" = 1'-0"

CRACK CONTROL REINFORCING



5 S2.0CB SCALE: 3/4" = 1'-0"

REINFORCEMENT LAP DETAIL A



6 S2.0CB SCALE: 3/4" = 1'-0"

REINFORCEMENT LAP DETAIL B

FOUNDATION NOTES & DETAILS

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DOOR SCHEDULE

MARK	SIZE	ELEV.	PANEL MATL.	HARDWARE SET (SEE SPECS)	COMMENTS
1	3'-0" x 6'-8" x 1 3/4"	A	INSUL. HOLLOW METAL W/ METAL FRAME	6	FULL LITE W/ 10" SIDELITES, ROUND TOP TRANSOM (AT FRONT ENTRANAGE ONLY), ACCESSIBLE THRESHOLD, WEATHER STRIPPING, CLOSER AND PANIC BAR
2	3'-0" x 6'-8" x 1 3/4"	B	INSUL. FIBERGLASS	7, 8 @ LAUNDRY	2-PANEL 9 LITE, ACCESSIBLE THRESHOLD, WEATHER STRIPPING AND CLOSER W/PUSH BUTTON KEYPAD @ LAUNDRY
3	3'-0" x 6'-8" x 1 3/4"	C	WD SC	PASSAGE LOCK-SET	TEMPERED, FULL LITE
4	3'-0" x 6'-8" x 1 3/8"	D	WD HC	11, 9 @ TOILET	3 PANEL MASONITE
5	PR. 3'-0" x 6'-8" x 1 3/8"	F	WD HC	STANDARD	3 PANEL MASONITE ACCORDION DOOR
6	9'-6" x 8'-0"	F	WD HC	STANDARD	ACCORDION DOOR
7					Alumitold security doors and enclosures.

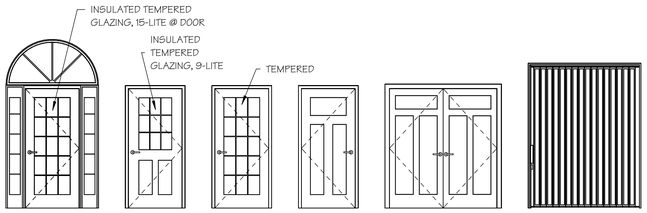
DOOR NOTES

1) ALL DOORS TO HAVE LEVER HANDLES.
2) ENTRY DOORS SHALL COMPLY WITH ANSI A117.1 ACCESSIBILITY REQUIREMENTS.
3) PROVIDE THRESHOLD AT ALL ENTRY DOORS WHICH ARE 1/2" HIGH MAX., 1:2 SLOPE.
4) CONTRACTOR TO PROVIDE & INSTALL DOOR STOPS (ROUND WALL MOUNTED) @ ALL DOORS.
5) SEE SPECS FOR DOOR HARDWARE.
6) CAULK/SEAL ALL EXTERIOR THRESHOLDS.
7) PROVIDE FLAT LANDING SURFACES AT BOTH SIDES OF ALL UFAS ENTRY DOORWAYS.

WALL NOTES

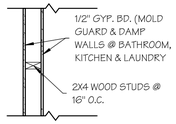
1) DIMENSIONS ARE STUD FACE TO STUD FACE UNLESS NOTED OTHERWISE.
2) PROVIDE SOLID BLOCKING BEHIND GRAB BARS, CURTAIN RODS, TOWEL BARS AND ALL CABINETS.
3) ALL EXTERIOR WALLS FRAMED W/ 2X6'S 16" O.C. AND COVERED W/ (1) LAYER 5/8" GYP. BD. AT INTERIOR.
4) ALL INTERIOR WALLS FRAMED WITH 2X4'S OR 2X6'S (ALL PLUMBING WALLS) 16" O.C. AND COVERED WITH (1) LAYER 1/2" GYP. BD.

DOOR ELEVATIONS

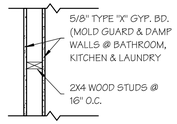


WALL TYPES

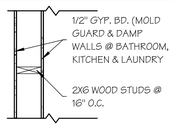
W1 — 4-1/2" WALL (NOT RATED)



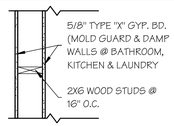
W2 — 4-3/4" WALL (1 HOUR U.L. NO. U305)



W3 — 6-1/2" WALL (NOT RATED)



W4 — 6-3/4" WALL (1 HOUR U.L. NO. U305)



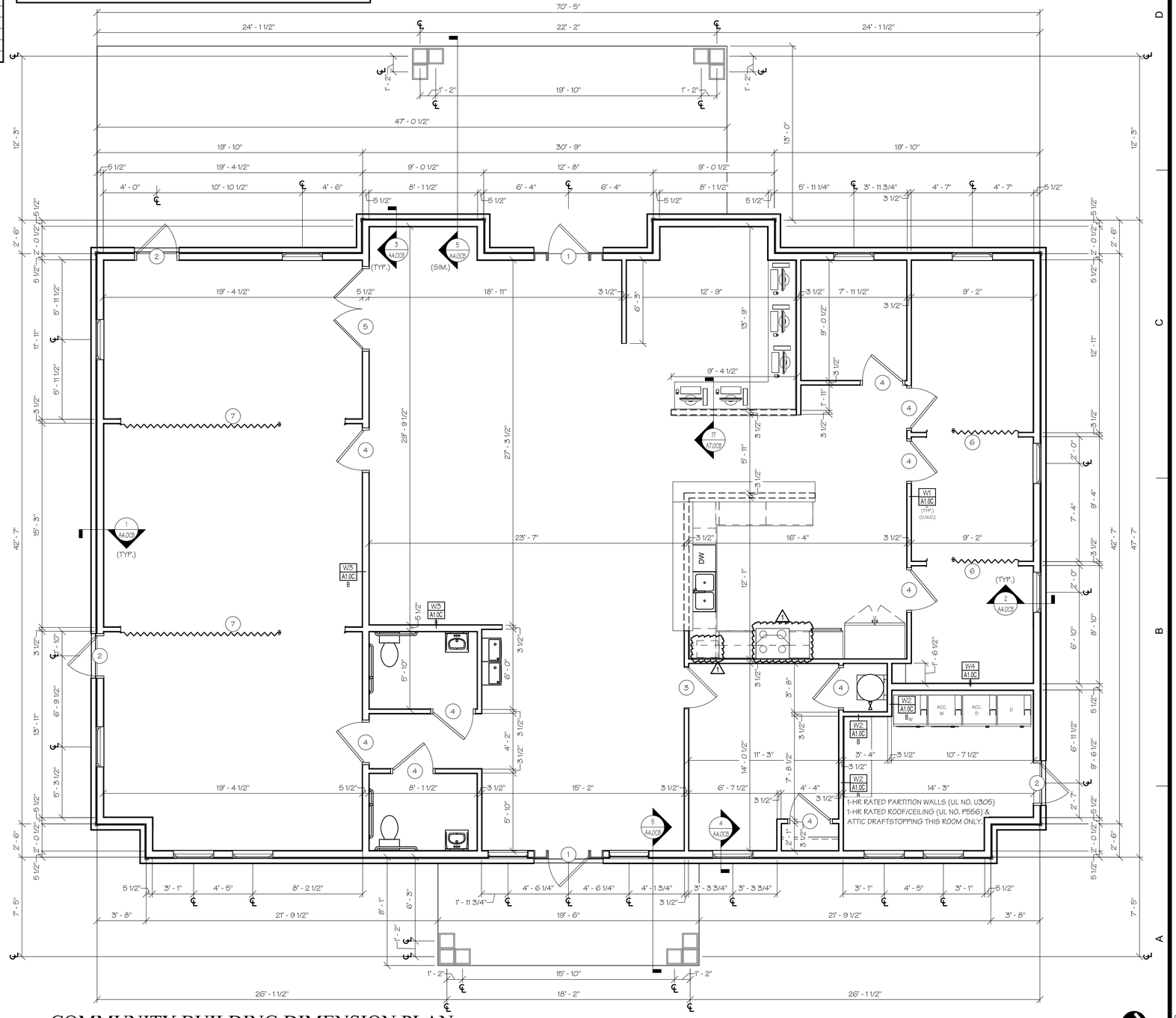
AIR SEALING NOTES:

BEFORE SHEETROCK

- SEAL ALL RIM/BAND JOIST AND INCLUDE AN AIR BARRIER. THE USE OF SPRAY FOAM IS RECOMMENDED.
- SEAL ALL PENETRATIONS IN BOTTOM AND TOP PLATES.
- SEAL SHEETROCK WITH A CONTINUOUS BEAD OF ACOUSTIC SEALANT OR DRYWALL ADHESIVE AT BOTH BOTTOM AND TOP PLATES OF ALL INTERIOR AND EXTERIOR WALLS. THIS SHOULD GO IN-BETWEEN THE PLATE AND DRYWALL TO CREATE A GASKET.
- SPACE BEHIND ALL WALL ELECTRICAL BOXES SHOULD BE INSULATED AND AIR SEALED BEING SURE TO SEAL ELECTRICAL KNOCKOUTS. SPRAY FOAM IS RECOMMENDED FOR THIS APPLICATION.
- SEAL ALL PENETRATION IN HVAC CLOSET.
- SEAL ALL PLENUM TO AHU CONNECTIONS.
- SEAL ALL SEAMS IN DUCTWORK WITH MASTIC.
- SPRAY FOAM WINDOWS TO FILL GAPS BETWEEN WINDOW/DOOR AND ROUGH OPENING.
- IF ELECTRIC PANEL IS INSTALLED ON EXTERIOR WALL, AN AIR BARRIER SHALL EXTEND BEHIND BOX OR AIR-SEALED BOX SHALL BE INSTALLED.
- INSTALL INSULATION AND SEALED AIR BARRIER BEHIND TUB/SHOWERS ON EXTERIOR WALLS.
- INSTALL WIND WASH BAFFLE AND DAM FOR AIR-PERMEABLE INSULATION.

AFTER SHEETROCK

- GAPS AROUND ALL HVAC BOOTS WHERE THEY PENETRATE THE CEILING/SOFFIT DRYWALL SHOULD BE SEALED.
- PLUMBING PENETRATIONS BELOW SINKS, BEHIND SHOWERHEADS, MECHANICAL CLOSET AND BEHIND TOILET WATER LINES SHALL BE SEALED.
- WATER LINES BEHIND REFRIGERATOR SHALL BE SEALED.
- HOLE BEHIND KITCHEN RANGE SHALL BE SEALED.
- GAP AT DRYWALL AROUND WASHER/DRYER BOX SHALL BE SEALED.
- ALL INTERIOR AND EXTERIOR PLUG IN AND SWITCH BOXES SHALL BE SEALED WHERE THE BOX PENETRATES THE SHEETROCK.
- GAPS AROUND CEILING LIGHT BOXES SHALL BE SEALED.
- ATTIC ACCESSES SHALL BE SEALED.
- GAPS UNDER BASEBOARDS SHALL BE CAULKED IF SHEETROCK IS NOT SEALED TO PLATES AS STATED ABOVE.
- GAPS AROUND EXHAUST FANS WHERE THE HOUSING PENETRATES THE SHEET ROCK IS SEALED.
- TUB TO FLOOR CONNECTION SHALL BE SEALED.
- GAPS AROUND ALL KITCHEN VENTS SHALL BE SEALED.
- ALL OTHER HOLES IN THE SHEETROCK SHALL BE SEALED.



1 A1.0CB SCALE: 1/4" = 1'-0"

COMMUNITY BUILDING DIMENSION PLAN

DIMENSION PLAN, DOOR SCHEDULE & NOTES

ADDENDUM #1

STATE OF MISSOURI
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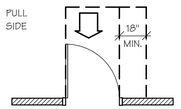
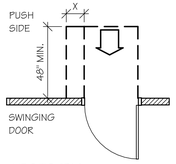
MANEUVERING CLEARANCES AT DOORS

PER UFAS

NOTE: WHERE ANY OBSTRUCTION WITHIN 18 INCHES OF THE LATCH SIDE OF A DOORWAY PROJECTS MORE THAN 8 INCHES BEYOND THE FACE OF THE DOOR, MEASURED PERPENDICULAR TO THE FACE OF THE DOOR, MANEUVERING CLEARANCES FOR A FORWARD APPROACH SHALL BE PROVIDED.

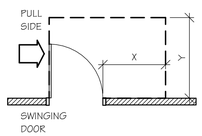


4.13.6 FIG. 25(a)
FRONT APPROACH - PULL SIDE



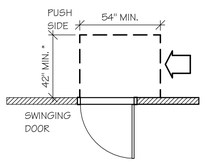
4.13.6 FIG. 25(a)
FRONT APPROACH - PUSH SIDE

NOTE: X = 12" MIN IF DOOR HAS BOTH A CLOSER AND LATCH



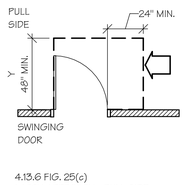
4.13.6 FIG. 25(b)
HINGE APPROACH - PULL SIDE
X = 36" MIN AND Y = 60" MIN

4.13.6 FIG. 25(b)
HINGE APPROACH - PULL SIDE
X = 42" MIN AND Y = 54" MIN



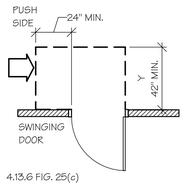
4.13.6 FIG. 25(b)
HINGE APPROACH - PUSH SIDE

* 48" MIN IF BOTH CLOSER AND LATCH PROVIDED.



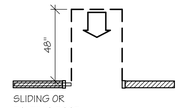
4.13.6 FIG. 25(c)
LATCH APPROACH - PULL SIDE

NOTE: Y = 54" MIN IF DOOR HAS A CLOSER

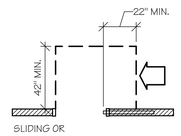


4.13.6 FIG. 25(c)
LATCH APPROACH - PUSH SIDE

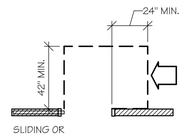
NOTE: Y = 48" MIN IF DOOR HAS A CLOSER



4.13.6 FIG 25(d)
FRONT APPROACH

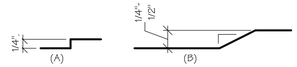


4.13.6 FIG 25(e)
POCKET OR HINGE ("SLIDE SIDE") APPROACH



4.13.6 FIG 25(f)
STOP OR LATCH APPROACH

CHANGES IN LEVEL ON AN ACCESSIBLE ROUTE



NOTE: STAIRS SHALL NOT BE PART OF AN ACCESSIBLE ROUTE.

COMM. BLDG. BATH NOTES

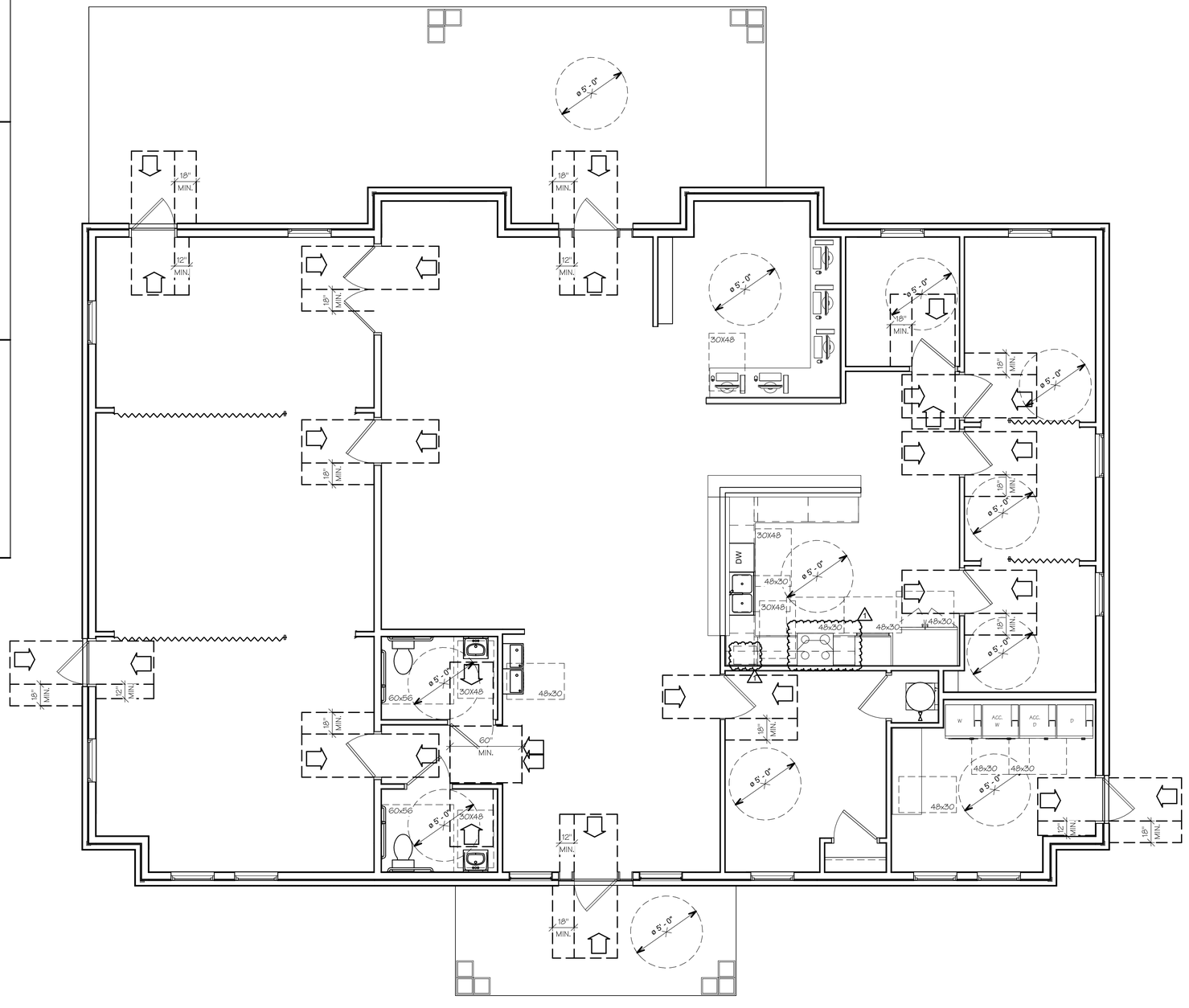
1)	INSTALL GRAB BARS WITH ROUND HEAD SCREWS
2)	PROVIDE & INSTALL 36" GRAB BAR BEHIND & 42" GRAB BAR BESIDE WATER CLOSET ON WALL @ 34" A.F.F. (SEE BATH ELEVATIONS SHEET A7.0)
3)	BOTTOM OF MIRROR TO REST ON COUNTERTOP BACKSPLASH.
4)	INSULATE EXPOSED PIPING BELOW LAVATORY WITH "PIPE WRAP" BY BROCAR PRODUCTS, INC. OR...
5)	EXTEND FLOORING BENEATH VANITY CABINET.

COMM. BLDG. KITCHEN NOTES

1)	COUNTER HEIGHT SHALL BE 34" A.F.F. TO TOP OF SINK.
2)	EXTEND FLOORING BENEATH SINK SPACE AND THE 30" WORKSPACE BESIDE THE RANGE.
3)	TOE KICK SPACE @ BOTTOM OF BASE CABINETS SHALL REMAIN 4" MIN. (STANDARD)
4)	ADD SEPARATE WALL SWITCH FOR CONTROL OF RANGE HOOD FAN/LIGHT (SEE ELECTRICAL PLANS)
5)	ADD SWITCHES FOR CONTROL OF LIGHT OVER SINK & GARBAGE DISPOSAL.
7)	SWITCHES & OUTLETS IN KITCHEN ABOVE BASE CABINETS SHALL BE 40" A.F.F. TO BOTTOM OF SWITCH PLATE, SO AS NOT INTERFERE WITH WALL CABINET.
8)	INSULATED EXPOSED PIPING BELOW KITCHEN SINK W/ "PIPE WRAP" BY BROCAR PRODUCTS, INC. OR...
9)	DISHWASHER HOOKUPS ARE UNDER SINK, ACCESS OPENING IS TO BE MADE THROUGH END PANEL OF SINK.

GENERAL NOTES

1)	CONTRACTOR SHALL FURNISH & INSTALL 4" BUILDING NUMBERS FOR EACH UNIT AS REQUIRED BY CITY OR LOCAL POSTMASTER.
2)	CONTRACTOR SHALL FURNISH ONE MAILBOX PER UNIT, PER OWNER SELECTION (SEE SPECS).
3)	CERTIFICATION OF R-49 CEILING INSULATION MUST BE POSTED IN ATTIC.
4)	COAT AND BEDROOM CLOSETS SHALL HAVE EPOXY-COATED WIRE SHELVING.
5)	PRIME & PAINT WALLS BEHIND MILLWORK.
6)	STAIN & SEAL MILLWORK AS SPECIFIED.
7)	APPLY SILICONE CAULK BETWEEN CONCRETE AND BOTTOM OF THE DRYWALL.
8)	SEAL CONCRETE FLOOR TO REDUCE MOISTURE PENETRATION.
9)	APPROPRIATELY SIZED BLINDS SHALL BE PROVIDED AND INSTALLED FOR EACH GLAZED OPENING, INCLUDING PAIRED WINDOWS (PROVIDED WITH TWO SETS) AND DOOR GLAZING WHERE HALF LITE OR LARGER.



1 A1.1CB COMMUNITY BUILDING CLEAR FLOOR SPACE PLAN

SCALE: 1/4" = 1'-0"

CLEAR FLOOR SPACE & DOOR APPROACH PLAN

ADDENDUM #1

STATE OF MISSOURI
M. RANDALL PORTER
A-2012006244
ARCHITECT
03 NOV 2022

M. RANDALL PORTER
ARCHITECT LICENSE#
A-2012006244

COTTAGES AT GENERATION VILLAGE
WILLARD, GREENE COUNTY, MISSOURI

Wallace ARCHITECTS LLC
Columbia, MO
p 573-256-7200

WALLACE ARCHITECTS, LLC
MISSOURI STATE CERTIFICATE OF AUTHORITY: 2003019614

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1	12 AUG 2022	ISSUE SET
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SHEET NO: A1.1CB

JOB NO. 4236

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ATTIC COMPARTMENT VENTILATION

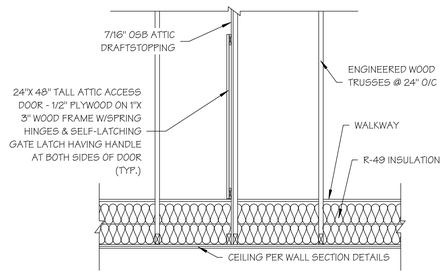
NAME	AREA	TOTAL REQ'D VENT. (SQ. IN.)	SOFFIT VENT (SQ. IN.)	ROOF VENT (SQ. IN.)
AREA "A"	964 SF	463	231	231
AREA "B"	2953 SF	1418	709	709
AREA "C"	237 SF	114	57	57

ATTIC VENTILATION NOTES

1) TOTAL FREE AREA SHALL EQUAL 1/300 OF ATTIC AREAS W50% OF VENT AREA WITHIN 3'-0" VERTICAL OF RIDGE OR DRAFTSTOP COMPARTMENT HIGH POINT AND 50% @ SOFFITS
2) SPECIFIED RIDGE VENT LENGTHS BASED ON 18 SQ. IN. FREE AREA/LINEAR FOOT, ADJUST LENGTH AS REQ'D ON FREE AREA OF SPECIFIC VENTILATOR USED.
3) SPECIFIED VENTILATION POD QUANTITY BASED ON 50 SQ. IN. FREE AREA PER POD. ADJUST QUANTITY AS REQUIRED BASED ON FREE AREA OF SPECIFIC VENTILATION POD USED.
4) SOFFIT VENTILATION FOR EACH UNIT SHALL MATCH RESPECTIVE ROOF OR RIDGE VENTILATION AREA.

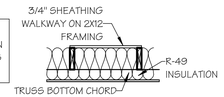
ATTIC DRAFTSTOPPING NOTES

1) DRAFTSTOPPING MATERIALS SHALL NOT BE LESS THAN 1/2" GYPSUM BOARD, 3/8" WOOD STRUCTURAL PANEL, 3/8" PARTICLEBOARD, 1" NOMINAL LUMBER, CEMENT FIBERBOARD, BATTS OR BLANKETS OF MINERAL WOOL OR GLASS FIBER, OR OTHER APPROVED MATERIALS ADEQUATELY SUPPORTED.
2) DRAFTSTOPPING SHALL BE PROVIDED IN ATTICS, MANSARDS, OVERHANGS, OR OTHER CONCEALED ROOF SPACES.
3) DRAFTSTOPPING SHALL BE INSTALLED ABOVE, AND IN LINE WITH, LAUNDRY WALLS AND AS INDICATED ON PLANS THAT DO NOT EXTEND TO THE UNDERSIDE OF THE ROOF DECKING ABOVE.
4) THE ATTIC SPACE SHALL BE SUBDIVIDED BY DRAFTSTOPS INTO AREAS NOT EXCEEDING 3,000 SF.

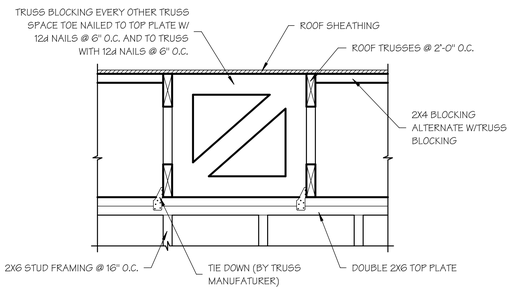


2 A2.0CB ATTIC DRAFTSTOP DOOR
SCALE: 1/2" = 1'-0"

NOTE: FRAMING SHALL MAINTAIN FULL THICKNESS OF INSULATION

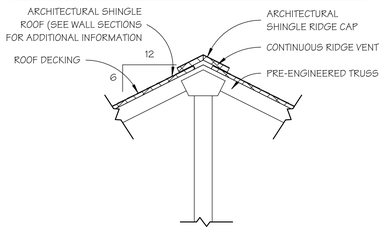


3 A2.0CB ATTIC WALKWAY DETAIL
SCALE: 1/2" = 1'-0"

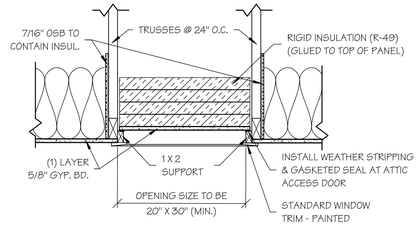


4 A2.0CB CROSS BLOCKING DETAIL
SCALE: 1" = 1'-0"

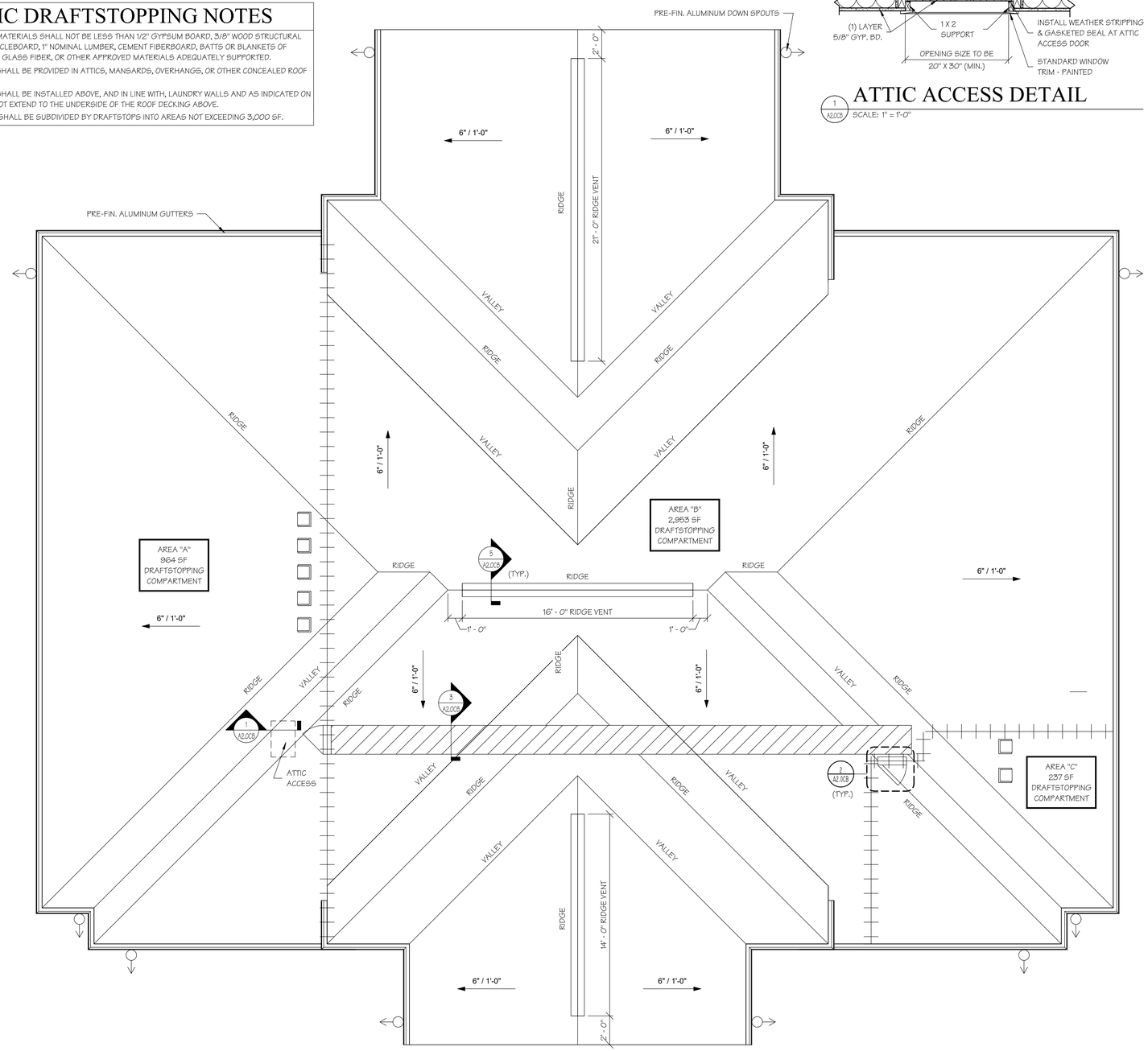
NOTE: REFER TO EXTERIOR ELEVATION SHEET FOR ROOF VENTING REQUIREMENT AND PROPOSED LOCATION(S) OF RIDGE VENT MATERIAL



5 A2.0CB ROOF VENT DETAIL
SCALE: 3/4" = 1'-0"



1 A2.0CB ATTIC ACCESS DETAIL
SCALE: 1" = 1'-0"



6 A2.0CB COMMUNITY BUILDING ROOF PLAN
SCALE: 1/4" = 1'-0"

ROOF PLAN, DETAILS AND NOTES

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M. RANDALL PORTER
2012006244
ARCHITECT
STATE OF MISSOURI
12 AUG 2022
M. RANDALL PORTER
ARCHITECT LICENSE#
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WILLARD, GREENE COUNTY, MISSOURI

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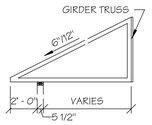
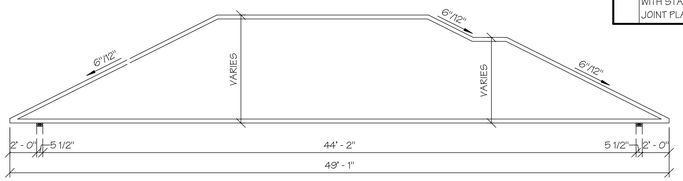
GENERAL TRUSS FRAMING NOTES

1)	ALL TRUSSES SHALL BE FREE-SPAN (FROM WALL TO WALL OR WALL TO WALL TO BEAM).
2)	ROOF TRUSS LAYOUT @ BLDGS. MUST FACILITATE SPECIFIED ATTIC ACCESS LOCATIONS.
3)	ALL GABLE TRUSSES TO HAVE INSTALLED VERTICAL STUDDING @ 16" O.C. (W/DROPPED TOP CHORD). PROVIDE STRUCTURAL WELDING OR OTHER REINFORCING BASED ON BEAMING & CANTILEVER CONDITIONS SHOWN ON PLANS & DETAILS.
4)	VERIFY FLOOR TRUSS LAYOUT WITH MECHANICAL & PLUMBING PLANS.
5)	TRUSSES SHOWN FOR GENERAL DESIGN INFORMAITON ONLY. TRUSS MANUFACTURER SHALL VERIFY AND ENGINEER DESIGN ALL DIMENSIONS PRIOR TO FABRICATION.
6)	INSTALL TRUSS HANGER, SIZED BY TRUSS MANUFACTURER, AT TRUSSES SUPPORTED BY GIRDER TRUSSES OR BEAMS.
7)	DURING CONSTRUCTION, PROVIDE TEMPORARY SHEAR BRACING PRIOR TO DRYWALL INSTALLATION.
8)	ALL ROOF TRUSSES SHALL BE SPACED @ 24" O.C. MAXIMUM
9)	WOOD TRUSSES SHALL HAVE METAL GUSSET OR GANG-NAILED JOINTS. ALL JOINTS SHALL BE TIGHT AND TRUE.
10)	CROSS BRACING AND HORIZONTAL BRIDGING SHALL BE INSTALLED AS PER TRUSS FABRICATORS ASSOCIATION SPECIFICATIONS AND SEALED SHOP DRAWINGS.
11)	EACH ROOF TRUSS SHALL BE ANCHORED TO TOP PLATE WITH METAL TRUSS ANCHORS @ BEARING WALLS.
12)	TRUSSES SHOWN ARE FOR CONFIGURATION ONLY. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS WITH STATE ISSUED PROFESSIONAL ENGINEER'S SEAL SHOWING ACTUAL MEMBER STRESSES AND JOINT PLATE SIZES CONFORMING TO LOADING FIGURES.



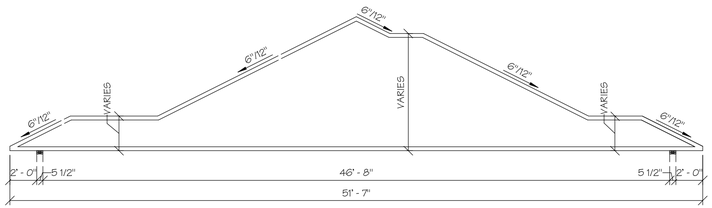
TRUSS TYPE "A"

1 / A2.1CB SCALE: 3/16" = 1'-0"



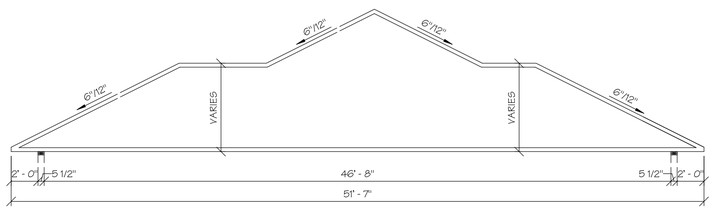
TRUSS TYPE "B"

2 / A2.1CB SCALE: 3/16" = 1'-0"



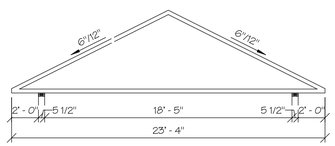
TRUSS TYPE "C"

3 / A2.1CB SCALE: 3/16" = 1'-0"



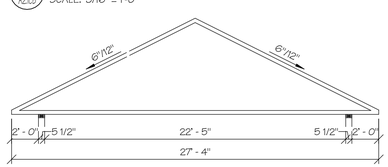
TRUSS TYPE "D"

4 / A2.1CB SCALE: 3/16" = 1'-0"



TRUSS TYPE "E"

5 / A2.1CB SCALE: 3/16" = 1'-0"

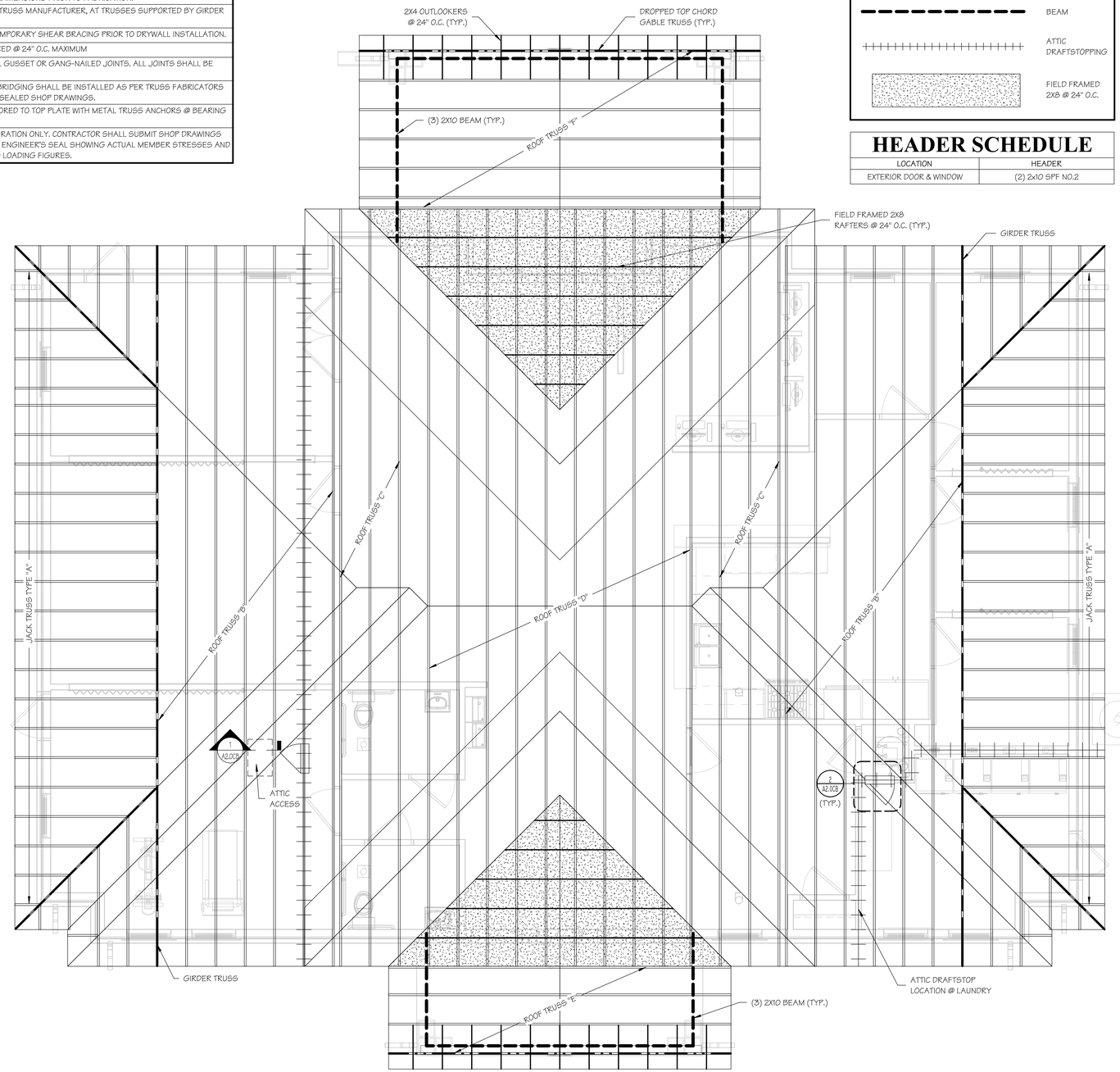


TRUSS TYPE "F"

7 / A2.1CB SCALE: 3/16" = 1'-0"

NOTE: SEE SHEET A2.0 FOR ATTIC VENTILATION CALCULATIONS AND NOTES.

NOTE: SEE SHEET A2.0 FOR CROSS BLOCKING DETAILS.



COMMUNITY BUILDING ROOF FRAMING PLAN

6 / A2.1CB SCALE: 1/4" = 1'-0"

FRAMING LEGEND

- TRUSS
- GIRDER TRUSS
- DROPPED CHORD GABLE TRUSS
- BEAM
- ATTIC DRAFTSTOPPING
- FIELD FRAMED 2X8 @ 24" O.C.

HEADER SCHEDULE

LOCATION	HEADER
EXTERIOR DOOR & WINDOW	(2) 2x10 SPF NO.2

STATE OF MISSOURI
M. RANDALL PORTER
2012006244
ARCHITECT

12 AUG 2022

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ROOF FRAMING PLAN, DETAILS AND NOTES

ISSUE SET

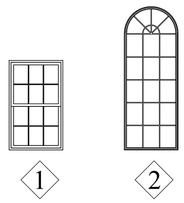
WINDOW SCHEDULE TYPE MARK

TYPE MARK	SIZE	HARDWARE	GLAZING	COMMENTS
1	3'-0" x 5'-0"	STANDARD	INSUL. LOW "E"	SINGLE-HUNG W/ SCREENS, U-FACTOR = 0.30 MAX., SHGC = 0.40 MAX., ENERGY STAR
2	3'-0" X 7'-2"	STANDARD	INSUL. LOW "E"	FIXED, U-FACTOR = 0.30 MAX., SHGC = 0.40 MAX., ENERGY STAR

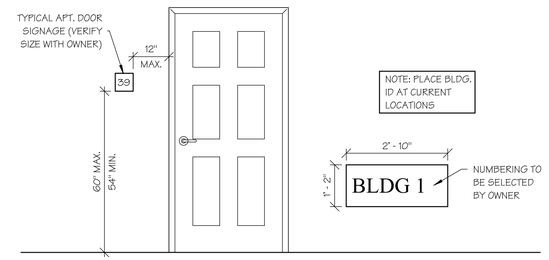
WINDOW NOTES

1) GLAZING WITHIN 24" OF DOORS SHALL BE TEMPERED GLASS.
2) MAX. SILL HGT. @ 36" A.F.F.
3) REFER TO WALL SECTIONS FOR SPECIFIC BRICK OR SIDING DETAILS AROUND WINDOW OPENINGS.
4) INSTALL BLINDS AT ALL WINDOWS (FULL WIDTH X FULL HEIGHT)

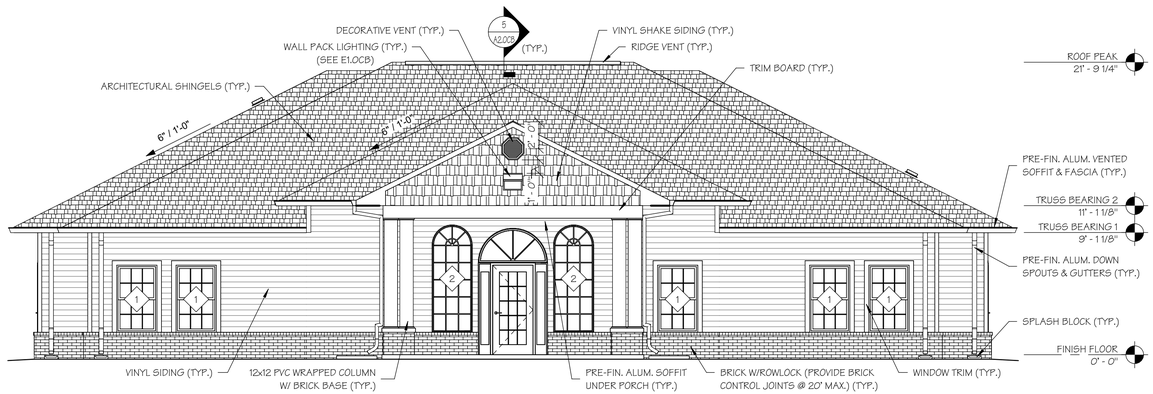
NOTE: PROVIDE BRICK CONTROL JOINTS EVERY 20' MAX.



NOTE: INSTALL ALL EXTERIOR BUILDING SIGNAGE FOR UNITS AND COMMUNITY SPACES (SIGNAGE TO BE SELECTED BY OWNER.)



1 / A3.0CB — EXTERIOR SIGNAGE DETAIL
SCALE: 1/2" = 1'-0"



2 / A3.0CB — COMMUNITY BUILDING FRONT ELEVATION
SCALE: 3/16" = 1'-0"

3 / A3.0CB — COMMUNITY BUILDING RIGHT SIDE ELEVATION
SCALE: 3/16" = 1'-0"

4 / A3.0CB — COMMUNITY BUILDING REAR ELEVATION
SCALE: 3/16" = 1'-0"

5 / A3.0CB — COMMUNITY BUILDING LEFT SIDE ELEVATION
SCALE: 3/16" = 1'-0"

EXTERIOR ELEVATIONS

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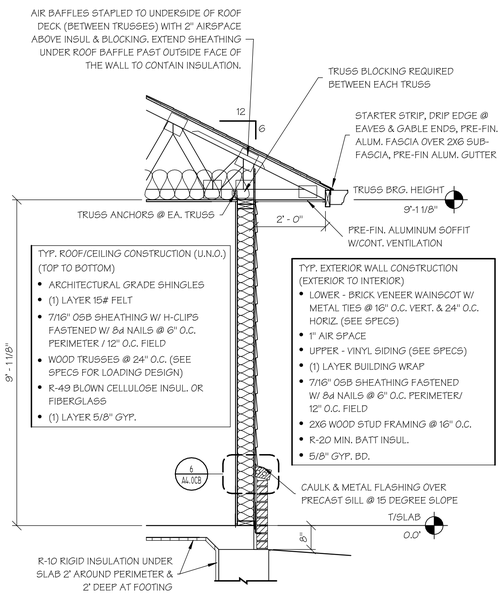
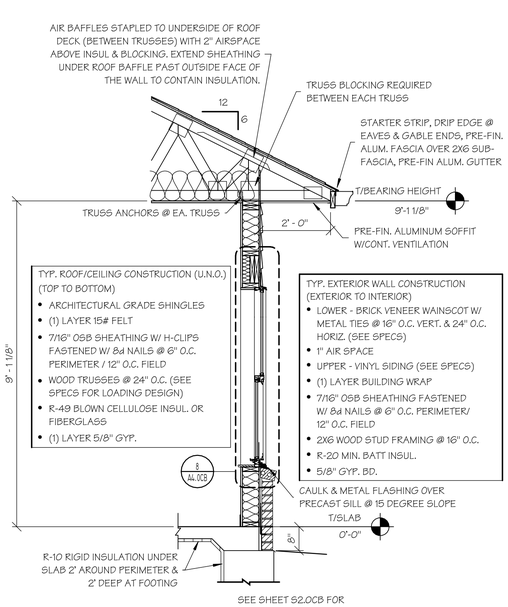


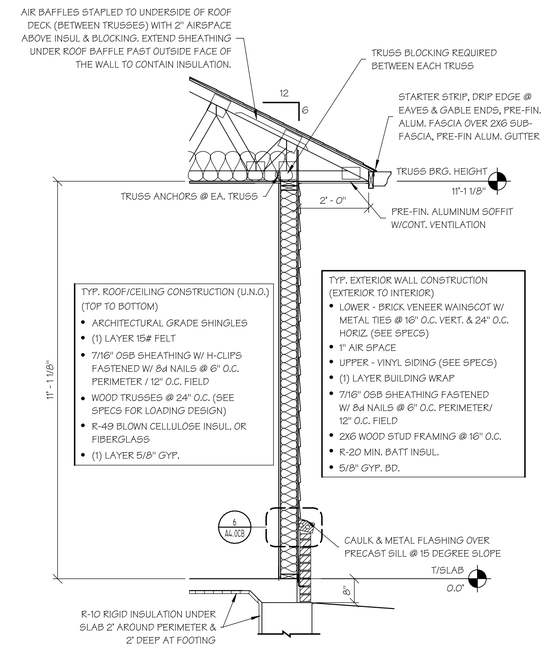
1 A4.003 SCALE: 1/2" = 1'-0"

9 FOOT SIDING/ BRICK WALL SECTION



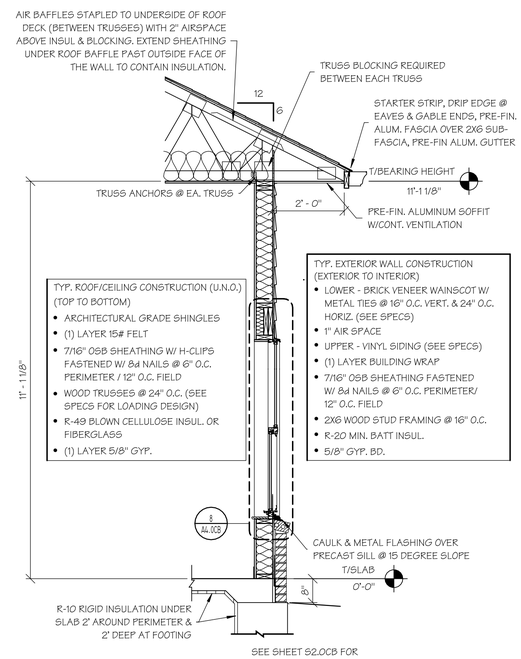
2 A4.003 SCALE: 1/2" = 1'-0"

9 FOOT SIDING / BRICK WALL SECTION @ WINDOW



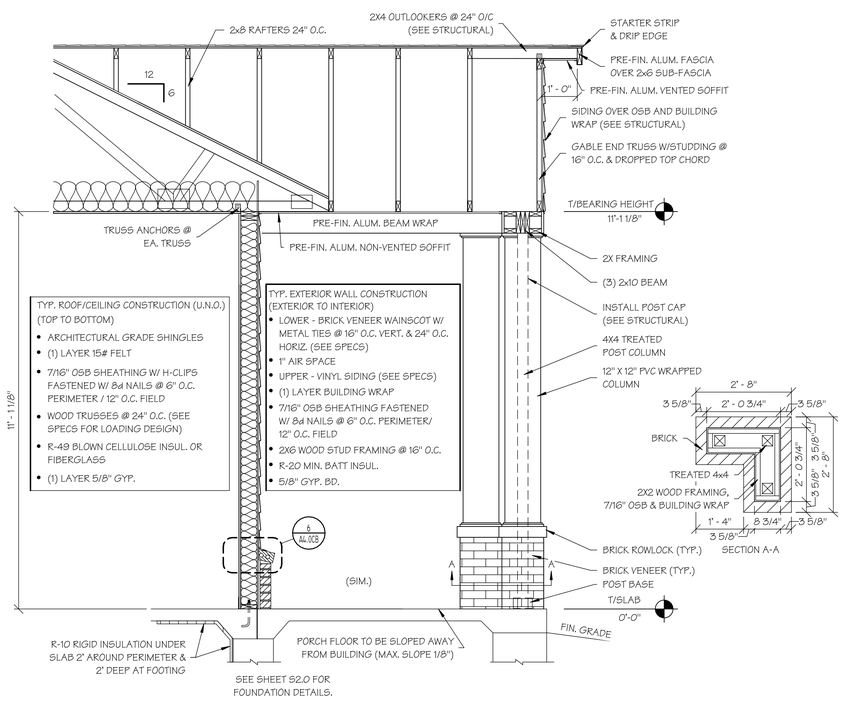
3 A4.003 SCALE: 1/2" = 1'-0"

11 FOOT SIDING/ BRICK WALL SECTION



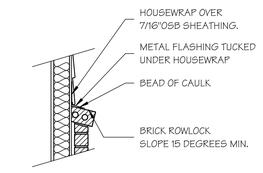
4 A4.003 SCALE: 1/2" = 1'-0"

11 FOOT SIDING / BRICK WALL SECTION @ WINDOW



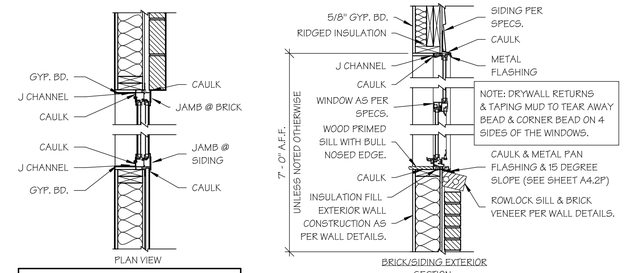
5 A4.003 SCALE: 1/2" = 1'-0"

WALL SECTION @ PORCH



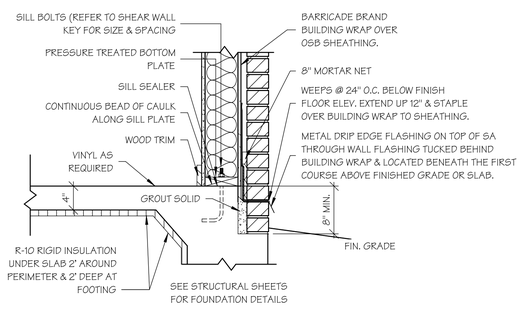
6 A4.003 SCALE: 3/4" = 1'-0"

WALL FLASHING DETAIL



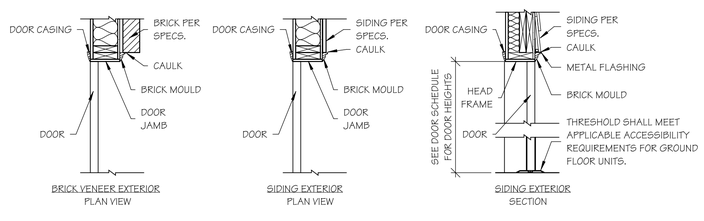
8 A4.003 SCALE: 3/4" = 1'-0"

WALL SECTIONS AND DETAILS AT WINDOWS



7 A4.003 SCALE: 1" = 1'-0"

FOUNDATION FLASHING DETAIL



9 A4.003 SCALE: 3/4" = 1'-0"

WALL SECTIONS AND DETAILS AT DOORS

M. RANDALL PORTER
2012006244
ARCHITECT
STATE OF MISSOURI
12 AUG 2022
M. RANDALL PORTER ARCHITECT LICENSE# A-2012006244

COTTAGES AT GENERATION VILLAGE
WILLARD, GREENE COUNTY, MISSOURI

Wallace ARCHITECTS LLC
Columbia, MO
P 573-256-7200
WALLACE ARCHITECTS, LLC
MISSOURI STATE CERTIFICATE OF AUTHORITY: 2003019614

1ST ISSUE
12 AUG 2022

ISSUE/REVISIONS

1	12 AUG 2022	ISSUE SET

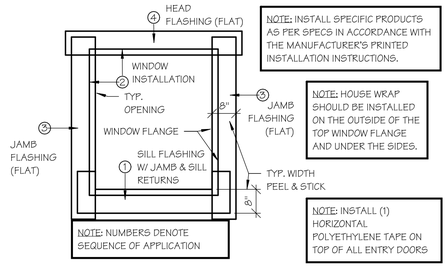
SHEET NO. A4.0CB

WALL SECTIONS

ISSUE SET

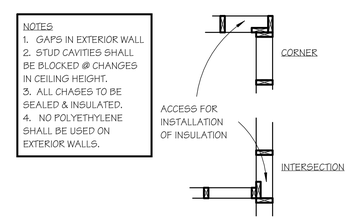
JOB NO. 4236

8/16/2022 2:43:01 AM



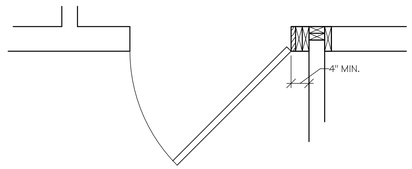
1 M4.1CB SCALE: 1/2" = 1'-0"

WINDOW FLASHING



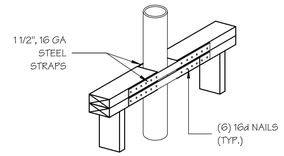
2 M4.1CB SCALE: 1/2" = 1'-0"

EXT. WALL / ADVANCED FRAMING DETAIL



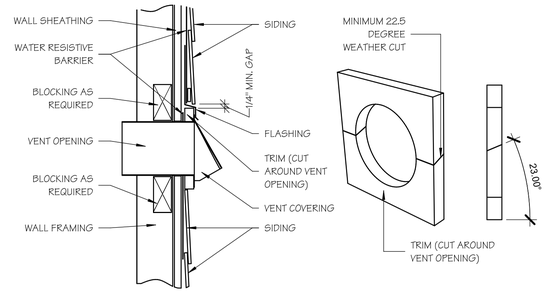
3 M4.1CB SCALE: 3/4" = 1'-0"

TYP. DOOR FRAMING DETAIL



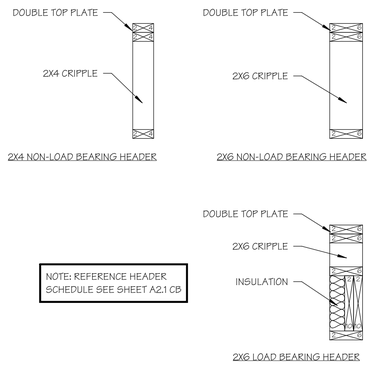
4 M4.1CB SCALE: 1" = 1'-0"

PLATE CUT DETAIL



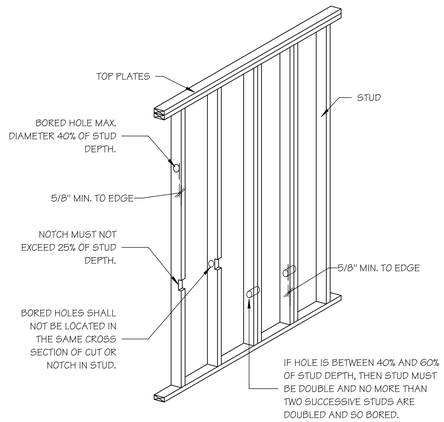
5 M4.1CB SCALE: 1/2" = 1'-0"

DRYER VENT IN SIDING DETAIL



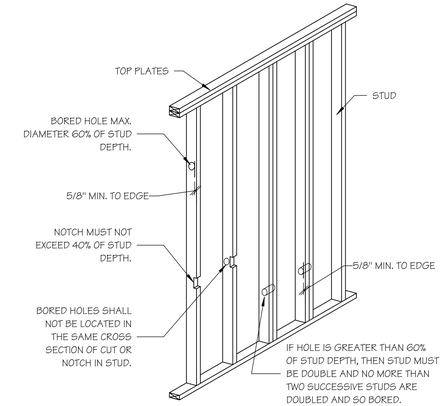
6 M4.1CB SCALE: 1" = 1'-0"

HEADER DETAIL 2X4 & 2X6



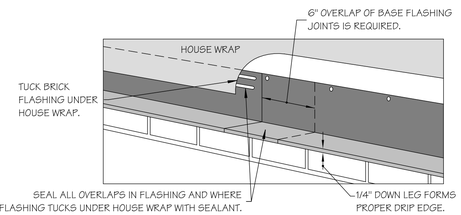
7 M4.1CB SCALE: 1/2" = 1'-0"

LOAD BEARING WALL NOTCHING & BORING HOLE DETAILS



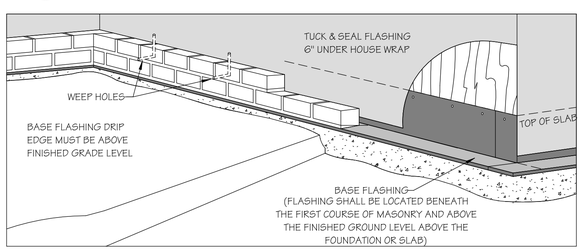
8 M4.1CB SCALE: 1/2" = 1'-0"

NON-LOAD BEARING WALL NOTCHING & BORING HOLE DETAILS



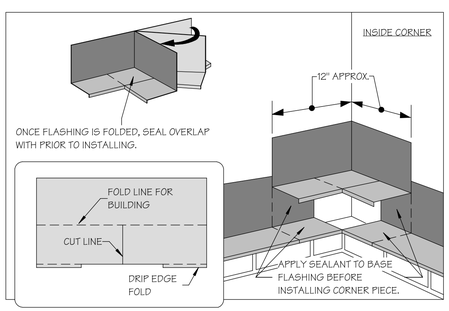
9 M4.1CB SCALE: 3/4" = 1'-0"

JOINT FLASHING DETAIL @ BRICK



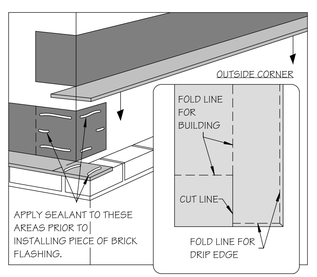
10 A4.1CB SCALE: 3/4" = 1'-0"

BASE FLASHING @ BRICK



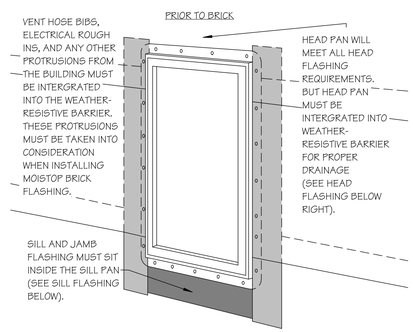
11 M4.1CB SCALE: 3/4" = 1'-0"

INSIDE CORNER FLASHING DETAIL @ BRICK



12 M4.1CB SCALE: 3/4" = 1'-0"

OUTSIDE CORNER FLASHING DETAIL @ BRICK



13 M4.1CB SCALE: 3/4" = 1'-0"

WINDOW FLASHING DETAIL @ BRICK

FRAMING DETAILS

ISSUE SET

STATE OF MISSOURI
M. RANDALL PORTER
2012006244
ARCHITECT
12 AUG 2022
M. RANDALL PORTER
ARCHITECT LICENSE#
A-2012006244

COTTAGES AT GENERATION VILLAGE
WILLARD, GREENE COUNTY, MISSOURI

Wallace ARCHITECTS LLC
Columbia, MO
P 573-256-7200
WALLACE ARCHITECTS, LLC
MISSOURI STATE CERTIFICATE OF AUTHORITY: 2003019614

1ST ISSUE
12 AUG 2022

ISSUE/REVISIONS

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SHEET NO. A4.1CB

JOB NO. 4236

8/16/2022 7:43:02 AM

Design No. P556

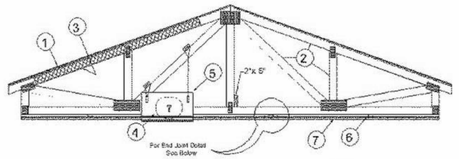
November 18, 2020

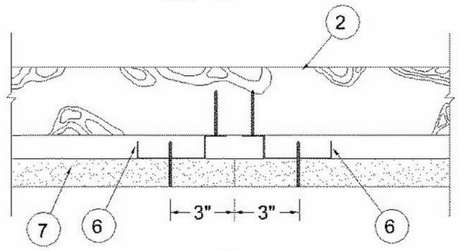
Unrestrained Assembly Rating — 1 Hr.

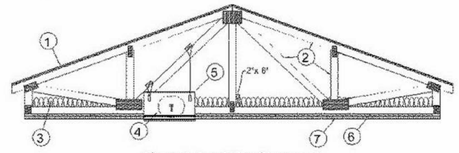
Finish Rating — 24 or 25 Min (See Items 3, 3A and 3B)

This design was evaluated using a load design method other than the Limit States Design Method (e.g., Working Stress Design Method). For jurisdictions employing the Limit States Design Method, such as Canada, a load restriction factor shall be used — See Guide BXUV or BXUV7

*** Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.**







Alternate Insulation Placement

1. **Roofing System* —** Any UL Class A, B or C Roofing System **(TGFU)** or Prepared Roof Covering **(TFWZ)** acceptable for use over nom 15/32 in. thick wood structural panels, min. grade "C-D" or "Sheathing". Nom 15/32 in. thick wood structural panels secured to trusses with No. 6d ringed shank nails. Nails spaced 12 in. OC along each truss. Staples having equal or greater withdrawal and lateral resistance strength may be substituted for the 6d nails. Construction adhesive is optional and may be used with either nails or staples.

2. **Trusses —** Pitch or Parallel chord trusses, spaced a max of 24 in. OC, fabricated from nom 2 by 4 lumber, with lumber oriented vertically or horizontally. Truss members secured together min.0.0356 in. thick galv steel plates. Plates have 5/16 in. long teeth projecting perpendicular to the plane of the plate. The teeth are in pairs facing each other (made by the same punch), forming a split tooth type plate. Each tooth has a chisel point on its outside edge. These points are diagonally opposite each other for each pair. The top half of each tooth has a twist for stiffness. The pairs are repeated on approximately 7/8 in. centers with four rows of teeth per inch of plate width. Where the truss intersects with the interior face of the exterior walls, the min truss depth shall be 5-1/4 in. with a min roof slope of 3/12 and a min. area in the plane of the truss of 21 sq/ft. Where the truss intersects with the interior face of the exterior walls, the min truss depth may be reduced to 3 in. if the batts and blankets (Item 3) are used as shown in the above illustration (Alternate Insulation Placement) and are firmly packed against the intersection of the bottom chords and the plywood sheathing.

3. **Batts and Blankets* —** (Optional) -Glass fiber insulation, secured to the wood structural panesl with staples spaced 12 in. OC or to the trusses with 0.090 in. diam galv steel wires spaced 12 in. OC. Any glass fiber insulation bearing the UL Classification Marking as to Surface Burning Characteristics and/or Fire Resistance, having a min density of 0.5 pcf. As an option, the insulation may be fitted in the concealed space, draped over the resilient channel/gypsum board ceiling membrane when resilient channels and gypsum board attachment is modified as specified in Items 6 and 7. The Finish Rating is 24 min. when the insulation is draped over the resilient channels and gypsum board ceiling membrane and 25 min. when it is installed on underside of the plywood deck or when it is omitted.

3A. **Loose Fill Material* —** As an alternate to Item 3 — Any thickness of loose fill material bearing the UL Classification Marking for Surface Burning Characteristics, having a min density of 0.5 pcf, fitted in the concealed space, draped over the resilient channel/gypsum board ceiling membrane when resilient channels and gypsum board attachment is modified as specified in Items 6 and 7. The finished rating when loose fill material is used has not been determined.

3B. **Fiber, Sprayed* —** As an alternate to Items 3 and 3A (not evaluated for use with Items 6B, 6C, 6D and 6E) — Any thickness of spray-applied cellulose insulation material, having a min density of 0.5 lb/ft3, applied with water, over the resilient channel/gypsum board ceiling membrane when resilient channels and gypsum board attachment is modified as specified in Items 6 and 7. Fiber, Sprayed is applied with moisture in accordance with the application instructions supplied with the product. The finish rating when Fiber Sprayed is used has not been determined. Alternate application method: The fiber is applied without water or adhesive in accordance with the application instructions supplied with a minimum density of 0.5 lb/ft3 over the resilient channel/gypsum board ceiling membrane when resilient channels and gypsum board attachment is modified as specified in Items 6 and 7. Alternate application method: The fiber is applied without water or adhesive to a nominal density of 3.5 lb/ft3 behind netting (Item 9) stapled to the rafters. The netting is stapled at both lower edges of the rafters creating a cavity to accept the cellulose fiber.
U S GREENFIBER L L C — INS735, INS745, INS750LD, and SANCTUARY for use with wet or dry application. INS510LD, INS515LD, INS541LD, INS735, INS765LD, and INS773LD are to be used for dry application only.

3C. **Foamed Plastic* —** (As an alternate to Item 3 - Not Shown) — Spray foam insulation applied directly to the underside of the underside of the roofing system (Item 1). Spray foam insulation installed to a maximum thickness of 10 in. at a nominal 0.5 lb/ft^3 density, while maintaining a minimum 8-1/2 in. clearance between the spray foam insulation and the gypsum board (Item 7). When spray foam insulation is used, resilient channels (Item 6) shall be installed maximum 12 in. OC, with channels adjacent to butt joints of gypsum board (Item 7) installed at 6 in. OC to allow for maximum 3 in. spacing off ends of the gypsum board joints. Gypsum board (Item 7) to be installed using 1-1/4 in. long Type S screws, spaced maximum 8 in. OC, and butted end joints shall be staggered min. 2 ft within the assembly, and occur midway between the continuous furring channels. If used with a ceiling radiation damper in the concealed space, minimum 1 in. clearance to be maintained between damper housing and spray foam insulation. . Limited to resilient channels, Item 6 only, no Item 6 alternates. The finished rating when this insulation is used has not been determined.
SES FOAM INC — Sucraseal

3D. **Foamed Plastic* —** (As alternate to Item 3 - Not Shown) — Spray foam insulation applied directly to the underside of the roofing system (Item 1). Spray foam insulation installed to a maximum thickness of 10 in. at a nominal 0.5 lb/ft^3 or 2.0 lb/ft^3 density, depending on the product installed. When spray foam insulation is installed, resilient channels (Item 6) shall be installed maximum 12 in. OC, with channels adjacent to butt joints of gypsum board (Item 7) spaced maximum 3 in. away from gypsum butt joints. Gypsum board (Item 7) to be installed using minimum 1-1/4 in. long Type S screws, spaced maximum 8 in. OC, and butted end joints shall be staggered min. 2 ft within the assembly, and occur midway between the continuous furring channels. If used with a ceiling radiation damper in the concealed space, minimum 1 in. clearance to be maintained between damper housing and spray foam insulation. Limited to resilient channels, Item 6 only, no Item 6 alternates. The finished rating when this insulation is used has not been determined.
BASF CORP — Enertite® NM, Enertite® G, FE178®, Spraytite® 178, Spraytite® 81206, Walltite® 200, Walltite® US, Walltite® US-N, and Walltite® HP+

3E. **Foamed Plastic* —** (As an alternate to Item 3 - Not Shown) — Spray foam insulation applied directly to the underside of the underside of the roofing system (Item 1). Spray foam insulation installed to a maximum thickness of 17 in. at a nominal 0.5 lb/ft^3 density, while maintaining a minimum 1-1/2 in. clearance between the spray foam insulation and the gypsum board (Item 7). When spray foam insulation is used, resilient channels (Item 6) shall be installed maximum 12 in. OC, with channels adjacent to butt joints of gypsum board (Item 7) installed at 6 in. OC to allow for maximum 3 in. spacing off ends of the gypsum board joints. Gypsum board (Item 7) to be installed using 1-1/4 in. long Type S screws, spaced maximum 8 in. OC, and butted end joints shall be staggered min. 2 ft within the assembly, and occur midway between the continuous furring channels. If used with a fire damper (Items 5 through 5B) in the concealed space, no clearance is necessary between damper housing and spray foam insulation. . Limited to resilient channels, Item 6 only, no Item 6 alternates. The finished rating when this insulation is used has not been determined.
SES FOAM INC — EasySeal.5

4. **Air Duct* —** Any UL Class 0 or Class 1 flexible air duct installed in accordance with the instructions provided by the damper manufacturer.

5. **Ceiling Damper* —** (For use with Air Duct Item 4) — Max 14 in. long by 14 in. wide by 18 in. high ceiling damper with boot or box assembly, fabricated from galv steel. The aggregate area of the register opening(s) through the ceiling membrane shall not exceed 98 sq in. per 100 sq ft of ceiling area. Damper assembly installed in accordance with the manufacturers installation instructions.
AIRE TECHNOLOGIES INC — Model 50 w/Boot, 50EA w/Boot, 51 w/Boot, 50 w/Box, 50EA w/Box or 51 w/Box.

AIRVAC INDUSTRIES — Series AVI-50 w/Boot, AVI-50EA w/Boot, AVI-51 w/Boot, AVI-50 w/Box, AVI-50EA w/Box, AVI-51 w/Box.

5A. **Ceiling Damper* —** (For use with Air Duct Item 4) — Max 12 in. diameter damper and insulated register box assembly. The maximum size of the register box assembly is nom. 20 in. long by 20 in. wide and 4 in. high fabricated from galv. Steel. Aggregate area of the register opening(s) through the ceiling membrane shall not exceed 128 sq in. per 100 sq ft of ceiling area. Damper assembly installed in accordance with the manufacturers installation instructions.
AIRE TECHNOLOGIES INC — Series 57

AIRVAC INDUSTRIES — Model AVI-57IB

5B. **Ceiling Damper* —** (For use with Air Duct Item 4) — Max 20 in. long by 16 in. wide by 4 in. high rectangular damper with duct board plenum box assembly. The maximum outer dimensions of the plenum box assembly is 23-1/2 in. long by 19-1/2 in. wide and 17 in. high fabricated from 6pcf, 1-1/2 to 2 in. thick Knauf Air Duct Board M*. Aggregate area of the register opening(s) through the ceiling membrane shall not exceed 160 sq in. per 100 sq ft ceiling area. Damper assembly installed in accordance with the manufacturers installation instructions.
AIRE TECHNOLOGIES INC — Series 58

AIRVAC INDUSTRIES — Series AVI-58

6. **Furring Channels —** Resilient channels formed of 25 MSG galv steel, spaced 16 in. OC, installed perpendicular to trusses. When batt and blanket material, Item 3, is draped over the resilient channel/qypsum board ceiling membrane, the spacing shall be 12 in. OC. Channels secured to each truss with 1-1/4 in. long Type S steel screws. Channels overlapped 4 in. at splices. Channels oriented opposite at board butt joints (spaced 6 in. OC) as shown in the above illustration.

6A. **Steel Framing Members* - (Not Shown) —** As an alternate to Item 6, furring channels and Steel Framing Members* as described below:

a. **Furring Channels —** Formed of No. 25 MSG galv steel, 2-9/16 in. or 2-23/32 in. wide by 7/8 in. deep, spaced 16 in. OC perpendicular to trusses. When batt insulation (Item 3) is draped over the resilient channel/gypsum board ceiling membrane, the resilient channel spacing shall be reduced to 12 in. OC. Channels secured to trusses as described in Item b. Ends of adjoining channels overlapped 6 in. and tied together with double strand of No. 18 SWG galv steel wire near each end of overlap.

b. **Steel Framing Members* —** Used to attach furring channels (Item a) to trusses (Item 2). Clips spaced 48 in. OC. RSIC-1 and RSIC-1 (2.75) clips secured to alternating trusses with No. 8 x 2-1/2 in. coarse drywall screw through the center grommet. RSIC-V and RSIC-V (2.75) clips secured to alternating trusses with No. 8 x 1-1/2 in. coarse drywall screw through the center hole. Furring channels are friction fitted into clips. RSIC-1 and RSIC-V clips for use with 2-9/16 in. wide furring channels. RSIC-1 (2.75) and RSIC-V (2.75) clips for use with 2-23/32 in. wide furring channels. Adjoining channels are overlapped as described in Item a. As an alternate, ends of adjoining channels may be overlapped 6 in. and secured together with two self-tapping No. 6 framing screws, min 7/16 in. long at the midpoint of the overlap, with one screw on each flange of the channel. Additional clips required to hold furring channel that supports the gypsum board butt joints, as described in Item 7.
PAC INTERNATIONAL L L C — Types RSIC-1, RSIC-V, RSIC-1 (2.75), RSIC-V (2.75).

6B. **Steel Framing Members* —** (Not Shown) - As an alternate to Items 6 and 6A.

a. **Furring Channels —** Hat-shaped furring channels, 7/8 in. deep by 2-5/8 in. wide at the base and 1-1/4 in. wide at the face, formed from No. 25 ga. galv steel, spaced max 16 in. OC perpendicular to trusses and Cold Rolled Channels (Item 6Bb). Furring channels secured to Cold Rolled Channels at every intersection with a 1/2 in. pan head self-drilling screw through each furring channel leg. Ends of adjoining channels overlapped 4 in. and tied together with two double strand No. 18 SWG galv steel wire ties, one at each end of overlap. Supplemental furring channels at base layer and outer layer gypsum board butt joints are not required. Batts and Blankets draped over furring channels as described in Item 3. Two layers of gypsum board attached to furring channels as described in Item 7.

b. **Cold Rolled Channels —** 1-1/2 in. by 1/2 in., formed from No. 16 ga. galv steel, positioned vertically and parallel to trusses, friction-fitted into the channel caddy on the Steel Framing Members (Item 6Bd). Adjoining lengths of cold rolled channels lapped min. 6 in. and wire-tied together with two double strand 18 SWG galv steel wire ties, one at each end of overlap.

c. **Blocking —** Where truss design does not permit direct, full contact of the hanger bracket, a piece of nominal 2 by 4 in. lumber (blocking), min. 6 in. long to permit full contact of the hanger bracket, to be secured vertically to the side of the truss (Item 2) at the top and bottom of the blocking at each Steel Framing Member (Item 6Bd) location.

d. **Steel Framing Members* —** Hangers spaced 48 in. OC. max along truss, and secured to the Blocking (Item 6Bc) on alternating trusses with a single 5/16 in. by 2 in. hex head lag bolt or four #6 1-1/4 in. drywall screws through mounting hole(s) on the hanger bracket. The two 1/4 in. long steel teeth on the hanger are embedded in the side of the blocking. Hanger positioned on blocking and leveling bolt height adjusted such that furring channels are flush with bottom of trusses before gypsum board installation. Spring gauge of hanger chosen per manufacturer's instructions.
KINETICS NOISE CONTROL INC — Type ICW.

6C. **Steel Framing Members* —** (Not Shown) - As an alternate to Items 6, 6A and 6B.

a. **Furring Channels —** Formed of No. 25 MSG galv steel, 2-3/8 in. wide by 7/8 in. deep installed perpendicular to wood structural members. Channels spaced a max of 16 in. OC when no insulation (Item 3, 3A or 3B) is fitted in the concealed space or a max of 12 in. OC when insulation (Item 3, 3A or 3B) is fitted in the concealed space. Channels secured to trusses as described in Item 6Cb. Ends of adjoining channels overlapped 6 in. and tied together with double strand of No. 18 AWG galvanized steel wire near each end of overlap.

b. **Steel Framing Members* —** Used to attach furring channels (Item 6Ca) to trusses (Item 2). Clips secured to the bottom chord of each truss (24 in. OC) with one No. 8 by 2-1/2 in. long coarse drywall screw through center grommet. Furring channels are friction fitted into clips. Adjoining channels are overlapped as described in Item 6Ca. As an alternate, ends of adjoining channels may be overlapped 6 in. and secured together with two self-tapping No. 6 framing screws, min 7/16 in. long at the midpoint of the overlap, with one screw on each flange of the channel. Additional clips required to hold furring channel that supports the gypsum board butt joints, as described in Item 7.
PLITEQ INC — Type Genie Clip

6D. **Steel Framing Members* —** (Not Shown) - As an alternate to Items 6, 6A, 6B and 6C.

a. **Main runners —** Installed perpendicular to trusses — Nom 10 or 12 ft long, 15/16 in. or 1-1/2 in. wide face, spaced 4 ft OC. Main runners hung a min of 2 in. from bottom chord of trusses with 12 SWG galv steel wire. Wires located a max of 48 in. OC.

b. **Cross tees or channels —** Nom 4 ft long, 15/16 in. or 1-1/2 in. wide face or cross channels, nom 4 ft long, 1-1/2 wide face, installed perpendicular to the main runners, spaced 16 in. OC. Additional cross tees or channels used at 8 in. from each side of butted gypsum board end joints. The cross tees or channels may be riveted or screw-attached to the wall angle or channel to facilitate the ceiling installation.

c. **Wall angles or channels —** Used to support steel framing member ends and for screw-attachment of the gypsum board — Min 0.016 in. thick painted or galvanized steel angle with 1 in. legs or min. 0.016 in. thick painted or galvanized steel channel with a 1 by 1-1/2 by 1 in. profile, attached to walls at perimeter of ceiling with fasteners 16 in. OC.
CGC INC — Type DGL or RX.

USG INTERIORS LLC — Type DGL or RX.

6E. **Alternate Steel Framing Members* —** (Not Shown) - As an alternate to items 6, 6A, 6B, 6C and 6D, furring channels and Steel Framing Members as described below.

a. **Furring Channels —** Formed of No. 25 MSG galv steel, 2-5/8 in. wide by 7/8 in deep, spaced 16 in OC, perpendicular to trusses. When batt insulation (Item 3, 3A or 3B) is draped over the resilient channel/gypsum board ceiling membrane, the resilient channel spacing shall be reduced to 12 in. OC. Channels secured to trusses as described in Item b.

b. **Steel Framing Members* —** Used to attach furring channels (Item a) to the wood trusses (Item 2). Clips spaced at 48" OC and secured to the bottom of the trusses with one 2 in. Coarse Drywall Screw with 1 in. diam washer through the center hole. Furring channels are then friction fitted into clips. Ends of channels are overlapped 6" and tied together with double strand of No. 18 AWG galvanized steel wire.Additional clips are required to hold the Gypsum Butt joints as described in Item 7.
STUDCO BUILDING SYSTEMS — RESILMOUNT Sound Isolation Clips - Type A237 or A237R

6F. **Steel Framing Members* —** (Not Shown) - As an alternate to Items 6 through 6E- Not for use with Items 3, 3A, or 3B. Main runners nom 12 ft long, spaced 72 in. OC. Main runners suspended by min 12 SWG galv steel hanger wires spaced 48 in. OC. Cross tees, nom 6 ft long, installed perpendicular to main runners and spaced 24 in. OC. Additional 6 ft long cross tees required at each gypsum board end joint with butted gypsum board end joints centered between cross tees spaced 8 in. OC. The main runners and cross tees may be riveted or screw attached to the wall angle or channel to facilitate the ceiling installation.
USG INTERIORS LLC — Type DGL or RX

6G. **Alternate Steel Framing Members* —** (Not Shown) - As an alternate to items 6 through 6F furring channels and Steel Framing Members as described below.

a. **Furring Channels —** Formed of No. 25 MSG galv steel, 2-1/2 in. wide by 7/8 in deep, spaced 16 in OC, perpendicular to trusses. When batt insulation (Item 3, 3A or 3B) is draped over the resilient channel/gypsum board ceiling membrane, the resilient channel spacing shall be reduced to 12 in. OC. Channels secured to trusses as described in Item b.

b. **Steel Framing Members* —** Used to attach furring channels (Item a) to the wood trusses (Item 2). Clips spaced at 48" OC and secured to the bottom of the trusses with one 2-1/2 in. Coarse Drywall Screw with 1 in. diam washer through the center hole. Furring channels are then friction fitted into clips. Ends of channels are overlapped 6" and tied together with double strand of No. 18 AWG galvanized steel wire. Additional clips are required to hold the Gypsum Butt joints as described in Item 7.
REGUPOL AMERICA — Type SonusClip

6H. **Furring Channels — For use with American Gypsum Co. Type AG-C gypsum board only.** Resilient channels formed of 25 MSG galv steel, spaced 16 in. OC, installed perpendicular to trusses. When insulation material, Item 3, 3A or 3B, is applied over the resilient channel/gypsum board ceiling membrane, the spacing may remain at 16 in. OC. Channels secured to each truss with 1-1/4 in. long Type S steel screws. Channels overlapped 4 in. at splices. Channels oriented opposite at gypsum board butt joints (spaced 6 in. OC) as shown in the above illustration.

7. **Gypsum Board* —** One layer of nom 5/8 in. thick, 48 in. wide, installed with long dimension perpendicular to resilient channels with 1 in. long Type S screws spaced 12 in. OC and located a min of 1/2 in. from side joints and 3 in. from the end joints. At end joints, two resilient channels are used, extending a min of 6 in. beyond both ends of the joint. When insulation (Item 3, 3A, 3B) is draped over the resilient channel/gypsum board ceiling membrane, screws shall be installed at 8 in. OC. When **Steel Framing Members*** (Item 6A or 6C) are used, sheets installed with long dimension perpendicular to furring channels and side joints of sheet located beneath trusses. Gypsum board screws are driven through channel spaced 12 in. OC in the field when no insulation (Item 3, 3A, 3B) is fitted in the concealed space, or 8 in. OC in the field when insulation (Item 3, 3A, 3B) is fitted in the concealed space, draped over the furring channel/gypsum board ceiling membrane. Gypsum board butt joints shall be staggered min. 2 ft within the assembly, and occur between the main furring channels. At the gypsum board butt joints, each end of the gypsum board shall be supported by a single length of furring channel equal to the width of the gypsum board plus 6 in. on each end. The furring channels shall be spaced approximately 3-1/2 in. OC, and be attached to the trusses with one clip at each end of the channel. Screw spacing along the butt joint to attach the gypsum board to the furring channels shall be 8 in. OC. Second (outer) layer of gypsum board required when furring channels (Item 6A, a) are spaced 24 in. OC and insulation is fitted in the concealed space, draped over the furring channel/gypsum board ceiling membrane. Outer layer of gypsum board attached to the furring channels using 1-5/8 in. long Type S bugle-head screws spaced 8 in. OC at butted joints and 12 in. OC in the field. Butted end joints of outer layer to be offset a minimum of 8 in. from base layer end joints. Butted side joints of outer layer to be offset minimum 18 in. from butted side joints of base layer.

When **Steel Framing Members** (Item 6B) are used, two layers of nom 5/8 in. thick, 4 ft wide gypsum board are installed with long dimensions perpendicular to furring channels (Item 6Ba). Base layer attached to the furring channels using 1 in. long Type S bugle head steel screws spaced 8 in. OC along butted end joints and 12 in. OC in the field of the board. Butted end joints centered on the continuous furring channels. Butted base layer end joints to be offset a min of 16 in. in adjacent courses. Outer layer attached to the furring channels using 1-5/8 in. long Type S bugle head steel screws spaced 8 in. OC at butted end joints and 12 in. OC in the field. Butted end joints centered on the continuous furring channels and offset a min of 16 in. from butted end joints of base layer. Butted side joints of outer layer to be offset min 16 in. from butted side joints of base layer.

When **Steel Framing Members** (Item 6E) are used, one layer of nom 5/8 in. thick, 4 ft wide gypsum board is installed with long dimensions perpendicular to furring channels. Gypsum board secured to furring channels with nom 1 in. long Type S bugle-head steel screws spaced 8 in. OC in the field of the board. Gypsum board butted end joints shall be staggered minimum 48 in. and centered over main furring channels. At the gypsum board butt joints, each end of each gypsum board shall be supported by a single length of furring channel equal to the width of the gypsum board plus 3 in. on each end. The two support furring channels shall be spaced approximately 3 in. in from end joint. Screw spacing along the gypsum board butt joint and along both additional channels shall be 8 in. OC. Butt joing furring channels shall be attached with one RESILMOUNT Sound Isolation Clip at each end of the channel.

When **Steel Framing Members*** (Item 6F) are used, one layer of nom 5/8 in. thick, 4 ft wide gypsum board sheets installed with long dimension (side joints) perpendicular to the 6 ft long cross tees with the end joints staggered min 4 ft and centered between cross tees which are spaced 8 in. OC. Gypsum board side joints may occur beneath or between main runners. Prior to installation of the gypsum board sheets, backer strips consisting of nom 7-3/4 in. wide pieces of gypsum board are to be laid atop the cross tee flanges and centered over each butted end joint location. The backer strips are to be secured to the flanges of the cross tees at opposite corners of the backer strip with hold down clips to prevent the backer strips from being uplifted during screw-attachment of the gypsum board sheets. Gypsum board fastened to cross tees with 1 in. drywall screws spaced 1 in. and 4 in. from the side joints and max 8 in. OC in the field of the board. The butted end joints are to be secured to the backer strip with No. 10 by 1-1/2 in. long Type G laminating screws located 1 in. from each side of the butted end joint and spaced 1 in. and 4 in. from the side joints and max 8 in. OC in the field of the board.

When **Steel Framing Members** (Item 6G) are used, one layer of nom 5/8 in. thick, 4 ft wide gypsum board is installed with long dimensions perpendicular to furring channels. Gypsum board secured to furring channels with nom 1 in. long Type S bugle-head steel screws spaced 8 in. OC in the field of the board. Gypsum board butted end joints shall be staggered minimum 48 in. and centered over main furring channels. At the gypsum board butt joints, an additional single length of furring channel shall be installed and be spaced approximately 3 in. from the butt joint (6 in. from the continuous furring channels) to support the floating end of the gypsum board. Each of these shorter sections of furring channel shall extend one truss beyond the width of the gypsum panel and be attached to the adjacent trusses with one SonusClip at every truss involved with the butt joint.

AMERICAN GYPSUM CO — Types AG-C

CGC INC — Types C, IP-X2, IPC-AR.

CERTAINTEED GYPSUM INC — Type C

CERTAINTEED GYPSUM INC — Type LGFC-C/A

GEORGIA-PACIFIC GYPSUM L L C — Type TG-C

NATIONAL GYPSUM CO — Types eXP-C, FSW-G, FSW-C, FSK-G, FSK-C.

THAI GYPSUM PRODUCTS PCL — Type C

UNITED STATES GYPSUM CO — Types C, IP-X2, IPC-AR.

USG BORAL DRYWALL SFZ LLC — Type C

USG MEXICO S A DE C V — Types C, IP-X2, IPC-AR.

7A. **Gypsum Board* —** For use with **Steel Framing Members** (Item 6D) when **Batts and Blankets*** (Item 3) are not used - One layer of nom 5/8 in. thick by 48 in. wide boards, installed with long dimension parallel to the main runners. Gypsum board fastened to each cross tee or channel with five gypsum board screws, with one screw located at the midspan of the cross tee or channel, one screw located 12 in. from and on each side of the cross tee or channel mid span and one screw located 1-1/2 in. from each gypsum board side joint. Except at gypsum board end joints, gypsum board screws shall be located on alternating sides of cross tee flange. At gypsum board end joints, gypsum board screws shall be located 1/2 in. from the joint. Gypsum board fastened to main runners with gypsum board screws 1/2 in. from side joints, midway between intersections with cross tees or channels (16 in. OC). End joints of adjacent gypsum board sheets shall be staggered not less than 32 in. Gypsum board sheets screw attached to leg of wall angle with gypsum board screws spaced 12 in. OC. Joints treated as described in Item 7. For use with **Steel Framing Members*** (Item 6D) when **Batts and Blankets*** (Item 3) are used - 5/8 in. thick, 4 ft wide, installed with long dimension perpendicular to cross tees with side joints centered along main runners and end joints centered along cross tees. Fastened to cross tees with 1 in. long steel gypsum board screws spaced 8 in. OC in the field and 8 in. OC along end joints. Fastened to main runners with 1 in. long gypsum board screws spaced midway between cross tees. Screws along sides and ends of boards spaced 3/8 to 1/2 in. from board edge. End joints of the sheets shall be staggered with spacing between joints on adjacent boards not less than 4 ft OC.
CGC INC — Type C or IP-X2.

UNITED STATES GYPSUM CO — Type C or IP-X2.

USG BORAL DRYWALL SFZ LLC — Type C

USG MEXICO S A DE C V — Type C or IP-X2.

7B. **Gypsum Board* (As an alternative to Items 7 and 7A) —** Nom 5/8 in. thick, 48 in. wide gypsum board, installed and secured as described in Items 7 and 7A with max screw spacing 8 in. OC.
CGC INC — Type ULIX

UNITED STATES GYPSUM CO — ULIX

8. **Finishing System —** (Not Shown)— Vinyl, dry or premixed joint compound, applied in two coats to joints and screw-heads; paper tape, 2 in. wide, embedded in first layer of compound over all joints. As an alternate, nom 3/32 in. thick veneer plaster may be applied to the entire surface of gypsum board.

9. **Netting —** (Not Shown) - For use when Sprayed Fiber* (Item 3B) is used - Woven netting material fastened to underside of each truss with staples, with side joints overlapped.

*** Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.**

Last Updated on 2020-11-18

M. RANDALL PORTER
ARCHITECT LICENSE#
A-2012006244

12 AUG 2022

M. RANDALL PORTER
ARCHITECT LICENSE#
A-2012006244

COTTAGES AT GENERATION VILLAGE
WILLARD, GREENE COUNTY, MISSOURI

Wallace ARCHITECTS LLC
Columbia, MO
P 573-256-7200

WALLACE ARCHITECTS, LLC
MISSOURI STATE CERTIFICATE OF AUTHORITY: 2003019614

1ST ISSUE
12 AUG 2022

ISSUE/REVISIONS
1 12 AUG 2022 ISSUE SET

SHEET NO.
A5.0CB

FIRE RATING ASSEMBLIES

ISSUE SET

JOB NO.
4236

8/16/2022 7:43:04 AM

Design No. U305

February 04, 2022

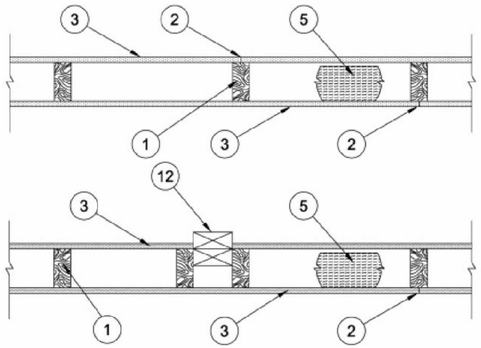
Bearing Wall Rating — 1 Hr

Finish Rating — See Items 3, 3A, 3D, 3E, 3F, 3G, 3H, 3J and 3L.

STC Rating - 56 (See Item 9)

This design was evaluated using a load design method other than the Limit States Design Method (e.g., Working Stress Design Method). For jurisdictions employing the Limit States Design Method, such as Canada, a load restriction factor shall be used — See Guide BXUV or BXUV7

*** Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.**



1. **Wood Studs —** Nom 2 by 4 in. spaced 16 in. OC max, effectively firestopped.

2. **Joints and Nail-Heads —** Joints covered with joint compound and paper tape. Joint compound and paper tape may be omitted when square edge boards are used. As an alternate, nom 3/32 in. thick gypsum veneer plaster may be applied to the entire surface of Classified veneer baseboard with the joints reinforced with paper tape. Nailheads exposed or covered with joint compound.

3. **Gypsum Board* —** 5/8 in. thick paper or vinyl surfaced, with beveled, square, or tapered edges, applied either horizontally or vertically. Gypsum panels nailed 7 in. OC with 6d cement coated nails 1-7/8 in. long, 0.0915 in. shank diam and 15/64 in. diam heads. When used in widths other than 48 in., gypsum panels are to be installed horizontally. For an alternate method of attachment of gypsum panels, refer to Items 6 through 6F, **Steel Framing Members***.

When Items 6, 6B, 6C, 6D, 6E, or 6F, **Steel Framing Members***, are used, gypsum panels attached to furring channels with 1 in. long Type S bugle-head steel screws spaced 12 in. OC.

When Item 6A, **Steel Framing Members***, is used, two layers of gypsum panels attached to furring channels. Base layer attached to furring channels with 1 in. long Type S bugle-head steel screws spaced 12 in. OC. Face layer attached to furring channels with 1-5/8 in. long Type S bugle-head steel screws spaced 12 in. OC. All joints in face layers staggered with joints in base layers. One layer of gypsum board attached to opposite side of wood stud without furring channels as described in Item 3.

When Item 7, resilient channels are used, 5/8 in. thick, 4 ft wide gypsum panels applied vertically. Screw attached furring channels with 1 in. long, self-drilling, self-tapping Type S or S-12 steel screws spaced 8 in. OC, vertical joints located midway between studs.

AMERICAN GYPSUM CO — Types AGX-1(finish rating 23 min.), M-Glass (finish rating 23 min.), Type AGX-11 (finish rating 26 min), Type AGX-12 (finish rating 22 min), Type LightRoc (finish rating 23 min.) or Type AG-C

BEIJING NEW BUILDING MATERIALS PUBLIC LTD CO — Type D8X-1 (finish rating 24 min)

CABOT MANUFACTURING ULC — Type X (finish rating 22 min), 5/8 Type X, Moisture Resistant Type X, Gypsum Sheathing Type X, Mold & Mildew Resistant Type X and Mold & Mildew Resistant AR Type X, Type Blueglass Exterior Sheathing

CERTAINTEED GYPSUM INC — Type C, Type X or Type X-1 (finish rating 26 min); Type EGRG or GlasRoc (finish rating 23 min), GlasRoc-2, Type Habito (finish rating 26 min).

CGC INC — Type AR (finish rating 24 min), Type C (finish rating 24 min), Type IP-AR (finish rating 24 min), Type IPC-AR (finish rating 24 min), Type IP-X1 (finish rating 24 min), Type IP-X2 (finish rating 24 min), Type SCX (finish rating 24 min), Type SHX (finish rating 24 min), Type ULX (finish rating 22 min), Type WRC (finish rating 24 min), Type WRX (finish rating 24 min), Type ULIX (finish rating 20 min)

CONTINENTAL BUILDING PRODUCTS OPERATING CO, L L C — Type LGFC6A (finish rating 34 min), Type LGFC2A, Type LGFC-C/A, Type LGFC-WD, Type LGLLX (finish rating 21 min), Type CLLX (finish rating 24 min)

GEORGIA-PACIFIC GYPSUM L L C — Type 5 (finish rating 26 min), Type 6 (finish rating 23 min), Type 9 (finish rating 26 min), Type C (finish rating 26 min), Type DGG (finish rating 20 min), Type GPFS1 (finish rating 20 min), Type GPFS2 (finish rating 20 min), Type GPFS6 (finish rating 26 min), Type DS, Type DAP, Type DD (finish rating 20 min), Type DA, Type DAPC, Type LS (finish rating 23 min), Type X, Veneer Plaster Base - Type X, Water Rated - Type X, Sheathing - Type X, Soffit - Type X, Type LWX (finish rating 22 min), Veneer Plaster Base-Type LWX (finish rating 22 min), Water Rated-Type LWX (finish rating 22 min), Sheathing Type-LWX (finish rating 22 min), Soffit-Type LWX (finish rating 22 min), Type DGLW (finish rating 22 min), Water Rated-Type DGLW (finish rating 22 min), Sheathing Type- DGLW (finish rating 22 min), Soffit-Type DGLW (finish rating 22 min), Type LWX (finish rating 22 min), Type LW2X (finish rating 22 min), Veneer Plaster Base - Type LW2X (finish rating 22 min), Water Rated - Type LW2X (finish rating 22 min), Sheathing - Type LW2X (finish rating 22 min), Soffit - Type LW2X (finish rating 22 min), Type DGL2W (finish rating 22 min), Water Rated - Type DGL2W (finish rating 22 min), Sheathing - Type DGL2W (finish rating 22 min)

NATIONAL GYPSUM CO — Type FSK (finish rating 20 min), Type FSK-G (finish rating 20 min), Type FSW (finish rating 20 min), Type FSW-2 (finish rating 24 min), Type FSW-3 (finish rating 20 min), Type FSW-5 (finish rating 22 min), Type FSW-G (finish rating 20 min), Type FSK-C (finish rating 20 min), Type FSW-C (finish rating 20 min), Type FSMR-C, Type FSW-6 (finish rating 20 min), Type FSL (finish rating 24 min), Type FSW-8, Type FSLX (finish rating 21 min).

NATIONAL GYPSUM CO — Riyadh, Saudi Arabia — Type FR, or WR.

PABCO BUILDING PRODUCTS L L C, DBA PABCO GYPSUM — Types C, PG-2 (finish rating 20 min), PG-3 (finish rating 20 min), Types PG-3W, PG-5W (finish rating 20 min), Type PG-4 (finish rating 20 min), Type PG-6 (finish rating 23 min), Types PG-3WS, PG-5WS, PGS-WR5 (finish rating 20 min), Types PG-5, PG-9 (finish rating 26 min), PG-11 PG-13 (Nails increased to 2 in.), or Type PG-C

PANEL REY S A — Type GREX, GRIX, PRX, PRC, PRC2; Types RHX, Guard Rey, MDX, ETX (finish rating 22 min)

SIAM GYPSUM INDUSTRY (SARABURI) CO LTD — Type EX-1 (finish rating 26 min)

THAI GYPSUM PRODUCTS PCL — Type C, Type X (finish rating 26 min)

UNITED STATES GYPSUM CO — Type AR (finish rating 24 min), Type C (finish rating 24 min), Type FRX-G (finish rating 29 min), Type IP-AR (finish rating 24 min), Type IPC-AR (finish rating 24 min), Type IP-X1 (finish rating 24 min), Type IP-X2 (finish rating 24 min), Type SHX (finish rating 24 min), Type SCX (finish rating 24 min), Type SGX (finish rating 24 min), Type ULX (finish rating 22 min), Type WRX (finish rating 24 min), Type WRC (finish rating 24 min), Type ULIX (finish rating 20 min)

USG BORAL DRYWALL SFZ LLC — Type SGX (finish rating 24 min).

USG MEXICO S A DE C V — Type AR (finish rating 24 min), Type C (finish rating 24 min), Type WRX (finish rating 24 min), Type WRC (finish rating 24 min), Type IP-X1 (finish rating 24 min), Type IP-X2 (finish rating 24 min), Type SHX (finish rating 24 min), SCX (finish rating 24 min), Type IP-AR (finish rating 24 min), Type IPC-AR (finish rating 24 min), Type ULX (finish rating 22 min)

3A. **Gypsum Board* —** (As an alternate to Item 3) — 5/8 in. thick gypsum panels, with beveled, square, or tapered edges, applied either horizontally or vertically. Gypsum panels fastened to framing with 1-1/4 in. long Type W coarse thread gypsum panel steel screws spaced a max 8 in. OC, with last screw 1 in. from edge of board. When used in widths of other than 48 in., gypsum boards are to be installed horizontally.
AMERICAN GYPSUM CO — Types AGX-1 (finish rating 25 min.), M-Glass (finish rating 25 min.), AG-C (finish rating 25 min.), LighttRoc (finish rating 25 min.)

CERTAINTEED GYPSUM INC — Type C, Type X or Type X-1 (finish rating 26 min)

CGC INC — Type AR (finish rating 24 min), Type C (finish rating 24 min), Type IP-AR (finish rating 24 min), Type IPC-AR (finish rating 24 min), Type IP-X1 (finish rating 24 min), Type IP-X2 (finish rating 24 min), Type SCX (finish rating 24 min), Type SHX (finish rating 24 min), Type WRC (finish rating 24 min), Type WRX (finish rating 24 min)

NATIONAL GYPSUM CO — Type FSW (finish rating 24 min)

UNITED STATES GYPSUM CO — Type AR (finish rating 24 min), Type SCX (finish rating 24 min), Type SGX (finish rating 24 min), Type C (finish rating 24 min), Type WRX (finish rating 24 min), Type WRC (finish rating 24 min), Type IP-X1 (finish rating 24 min), Type IP-X2 (finish rating 24 min), Type FRX-G (finish rating 24 min), Type IP-AR (finish rating 24 min), Type IPC-AR (finish rating 24 min)

USG BORAL DRYWALL SFZ LLC — Types C, SCX, SGX (finish rating 24 min).

USG MEXICO S A DE C V — Type AR (finish rating 24 min), Type C (finish rating 24 min), Type WRX (finish rating 24 min), Type WRC (finish rating 24 min), Type IP-X1 (finish rating 24 min), Type IP-X2 (finish rating 24 min), Type SHX (finish rating 24 min), Type SCX, Type IP-AR (finish rating 24 min), Type IPC-AR (finish rating 24 min)

3B. **Gypsum Board* —** (As an alternate to Item 3) — Nom 3/4 in. thick, installed with 1-7/8 in. long cement coated nails as described in Item 3 or 1-3/8 in. long Type W coarse thread gypsum panel steel screws as described in Item 3A.
CGC INC — Types AR, IP-AR

UNITED STATES GYPSUM CO — Types AR, IP-AR

USG MEXICO S A DE C V — Types AR, IP-AR

3C. **Gypsum Board* —** (As an alternate to Items 3, 3A and 3B) — 5/8 in. thick, 2 ft wide, tongue and groove edge, applied horizontally to one side of the assembly. Installed with 1-7/8 in. long cement coated nails as described in Item 3 or 1-1/4 in. long Type W coarse thread gypsum panel steel screws as described in Item 3A. Joint covering (Item 2) not required.
CGC INC — Type SHX

UNITED STATES GYPSUM CO — Type SHX

USG MEXICO S A DE C V — Type SHX

3D. **Gypsum Board* —** (As an alternate to Items 3, 3A, 3B, or 3C — Not Shown) — For Direct Application to Studs Only- Nom 5/8 in. thick lead backed gypsum panels with beveled, square or tapered edges, applied vertically. Vertical joints centered over studs and staggered min 1 stud cavity on opposite sides of studs. Wallboard secured to studs with 1-5/8 in. long Type W coarse thread gypsum panel steel screws spaced 8 in. OC at perimeter and in the field. Lead batten strips required behind vertical joints of lead backed gypsum wallboard and optional at remaining stud locations. Lead batten strips, min 1-1/2 in. wide, max 10 ft long with a max thickness of 0.125 in. placed on the face of studs and attached to the stud with two 1 in. long Type S-12 pan head steel screws, one at the top of the strip and one at the bottom of the strip. Lead discs or tabs may be used in lieu of or in addition to the lead batten strips or optional at other locations. Max 3/4 in. diam by max 0.125 in. thick lead discs compression fitted or adhered over steel screw heads or max 1/2 in. by 1-1/4 in. by max 0.125 in. thick lead tabs placed on gypsum boards underneath screw locations prior to the installation of the screws. Lead batten strips to have a purity of 99.9% meeting the Federal specification QQ-L-201f, Grade "C".
RAY-BAR ENGINEERING CORP — Type RB-LBG (finish rating 24 min)

3E. **Gypsum Board* —** (As an alternate to Items 3, 3A, 3B, 3C, and 3D) — 5/8 in. thick gypsum panels, with square edges, applied either horizontally or vertically. Gypsum panels fastened to framing with 1-1/4 in. long Type W coarse thread gypsum panel steel screws spaced a max 8 in. OC, with last 2 screws 1 and 4 in. from edge of board or nailed 7 in. OC with 6d cement coated nails 1-7/8 in. long, 0.0915 in. shank diam and 15/64 in. diam heads. When used in widths of other than 48 in., gypsum boards are to be installed horizontally.
GEORGIA-PACIFIC GYPSUM L L C — Type DGG (finish rating 20 min), GreenGlass Type X (finish rating 23 min)

3F. **Gypsum Board* —** (As an alternate to Items 3, 3A, 3B, 3C, 3D, and 3E) — 5/8 in. glass-mat faced with square edges, applied either horizontally or vertically. Gypsum panels nailed 7 in. OC around the perimeter and in the field with 6d cement coated nails 1-7/8 in. long, 0.0915 in. shank diam and 15/64 in. diam heads. Nails shall be placed 1 inch and 3 inch from horizontal joints and 7 inch OC thereafter.
CGC INC — Type USGX (finish rating 22 min)

UNITED STATES GYPSUM CO — Type USGX (finish rating 22 min.)

USG BORAL DRYWALL SFZ LLC — , Type USGX (finish rating 22 min.)

USG MEXICO S A DE C V — Type USGX (finish rating 22 min.)

3G. **Gypsum Board* —** (As an alternate to Items 3 through 3F) — 5/8 in. thick paper surfaced applied vertically. Gypsum panels nailed 7 in. OC with 6d cement coated nails 1-7/8 in. long, 0.0915 in. shank diam and 15/64 in. diam heads.
GEORGIA-PACIFIC GYPSUM L L C — Type X ComfortGuard Sound Deadening Gypsum Board (finish rating 27 min)

3H. **Gypsum Board* —** (As an alternate to Items 3) — Not to be used with items 6 or 7. 5/8 in. thick paper surfaced applied vertically only. Gypsum panels nailed 7 in. OC with 6d cement coated nails 1-7/8 in. long, 0.0915 in. shank diam and 15/64 in. diam heads.
NATIONAL GYPSUM CO — Type SBWB

3I. **Gypsum Board* —** (As an alternate to Items 3 through 3H, Not Shown) — Nominal 5/8 in. thick, 4 ft wide panels, applied vertically. Panels nailed 7 in. OC with 6d cement coated nails 1-7/8 in. long, 0.0915 in. shank diam and 15/64 in. diam heads. Panel joints covered with paper tape and two layers of joint compound. Nailheads covered with two layers of joint compound.
PABCO BUILDING PRODUCTS L L C, DBA PABCO GYPSUM — Type QuietRock ES (finish rating 20 min)

3J. **Gypsum Board* —** (As an alternate to Item 3) — Not to be used with items 6 or 7. 5/8 in. thick paper surfaced applied vertically or horizontally. Gypsum panels secured per item 3 or 3A.
CERTAINTEED GYPSUM INC — Type SilentFX

3K. **Gypsum Board* —** (As an alternate to Item 3) — 5/8 in. thick gypsum panels, with beveled, square, or tapered edges, applied either horizontally or vertically. Gypsum panels fastened to framing with 1-1/4 in. long Type W coarse thread gypsum panel steel screws spaced a maximum 8 in. OC with the last screw 1 in. from the edge of the board. When used in widths other than 48 in., gypsum panels are to be installed horizontally.
NATIONAL GYPSUM CO — Type FSK (finish rating 20 min), Type FSK-G (finish rating 20 min), Type FSW (finish rating 20 min), Type FSW-2 (finish rating 24 min), Type FSW-3 (finish rating 20 min), Type FSW-5 (finish rating 22 min), Type FSW-G (finish rating 20 min), Type FSK-C (finish rating 20 min), Type FSW-C (finish rating 20 min), Type FSMR-C, Type FSW-6 (finish rating 20 min), Type FSL (finish rating 24 min).

3L. **Gypsum Board* —** (As an alternate to Item 3) — For Direct Application to Studs Only — Nom 5/8 in. thick lead backed gypsum panels with beveled, square or tapered edges, applied vertically. Vertical joints centered over studs and staggered min 1 stud cavity on opposite sides of studs. Wallboard secured to studs with 1-5/8 in. long Type W coarse thread gypsum panel steel screws spaced 8 in. OC at perimeter and in the field. Lead batten strips required behind vertical joints of lead backed gypsum wallboard and optional at remaining stud locations. Lead batten strips, min 2 in. wide, max 10 ft long with a max thickness of 0.140 in. placed on the face of studs and attached to the stud with two 1 in. long Type S-8 pan head steel screws, one at the top of the strip and one at the bottom of the strip. Lead discs, max 5/16 in. diam by max 0.140 in. thick. compression fitted or adhered over the screw heads. Lead batten strips to have a purity of 99.5% meeting the Federal specification QQ-L-201f, Grades "B, C or D".
MAYCO INDUSTRIES INC — "X-Ray Shielded Gypsum"

3M. **Gypsum Board* —** (As an alternate to Item 3) — For Direct Application to Studs Only — For use as the base layer or as the face layer. Nom 5/8 in. thick lead backed gypsum panels with beveled, square or tapered edges, applied vertically. Vertical joints centered over studs and staggered min 1 stud cavity on opposite sides of studs. Wallboard secured to studs with 1-5/8 in. long Type W coarse thread gypsum panel steel screws spaced 8 in. OC at perimeter and in the field when applied as the base layer. When applied as the face layer screw length to be increased to 2-1/2 in. Lead batten strips required behind vertical joints of lead backed gypsum wallboard and optional at remaining stud locations. Lead batten strips, min 2 in. wide, max 8 ft long with a max thickness of 0.14 in. placed on the face of studs and attached to the stud with construction adhesive and two 1 in. long Type S-12 pan head steel screws, one at the top of the strip and one at the bottom of the strip. Lead discs, nominal 3/8 in. diam by max 0.085 in. thick. Compression fitted or adhered over the screw heads. Lead batten strips and discs to have a purity of 99.9% meeting the Federal specification QQ-L-201f, Grade "C". Fasteners for face layer gypsum panels (Items 4, 4A or 4B) when installed over lead backed board to be min 2-1/2 in. Type S-12 bugle head steel screws spaced as described in Item 4.
RADIATION PROTECTION PRODUCTS INC — Type RPP - Lead Lined Drywall

3N. **Gypsum Board* —** (As an alternate to Item 3) — 5/8 in. thick, 4 ft. wide, applied horizontally or vertically with vertical joints centered over studs and staggered one stud cavity on opposite sides of studs. Secured as described in Item 3 or 3A.
CERTAINTEED GYPSUM INC — Easi-Lite Type X (finish rating 24 min), Easi-Lite Type X-2 (finish rating 24 min)

3O. **Wall and Partition Facings and Accessories* —** (As an alternate to Item 3, Not Shown) — Nominal 5/8 in. thick, 4 ft wide panels, applied vertically. Panels nailed 7 in. OC with 6d cement coated nails 1-7/8 in. long, 0.0915 in. shank diam and 15/64 in. diam heads. Panel joints covered with paper tape and two layers of joint compound. Nailheads covered with two layers of joint compound.
PABCO BUILDING PRODUCTS L L C, DBA PABCO GYPSUM — Type QuietRock 527 (finish rating 24 min).

3P. **Gypsum Board* —** (As an alternate to Item 3, Not Shown) — Two layers nom. 5/16 in. thick gypsum panels applied vertically or horizontally. Horizontal edge joints and horizontal butt joints on opposite sides of studs need not be staggered or backed by wood studs. Horizontal joints on the same side between face and base layers need not be staggered. Base layer gypsum panels fastened to studs with 1-1/4 in. long drywall nails spaced 8 in. OC. Face layer gypsum panels fastened to studs with 1-7/8 in. long drywall nails spaced 8 in. OC starting with a 4" stagger.
NATIONAL GYPSUM CO — Type FSW (finish rating 25 min)

3Q. **Gypsum Board* —** (As an alternate to Item 3) — 5/8 in. thick gypsum panels, with beveled, square, or tapered edges, applied either horizontally or vertically. Gypsum panels fastened to framing with 1-1/4 in. long Type W coarse thread gypsum panel steel screws spaced a maximum 10 in. OC with the last two screws 4 and 1 in. from the edges of the board. When used in widths other than 48 in., gypsum panels are to be installed horizontally.
CONTINENTAL BUILDING PRODUCTS OPERATING CO, L L C — Type LGFC6A (finish rating 21 min), Type LGFC2A, Type LGFC-C/A, Type LGFC-WD, Type LGLLX

3R. **Gypsum Board* —** (As an alternate to Item 3. For use with Item 5H) — Any 5/8 in. thick, 4 ft. wide, Gypsum Board listed in Item 3 above. Applied either horizontally or vertically, and screwed to panels with 1-5/8 in. long Type W coarse thread steel screws at 8 in. OC at perimeter and in the field with the last two screws 4 and 3/4 in. from the edges of the board when applied as the base layer. When used in widths other than 48 in., gypsum panels are to be installed horizontally.

3S. **Gypsum Board* —** 3/4 in. thick paper or vinyl surfaced, with beveled, square, or tapered edges, applied either horizontally or vertically. Gypsum panels secured as described in Item 3 with nail length increased to 2 in.
PABCO BUILDING PRODUCTS L L C, DBA PABCO GYPSUM — Type PG-13

3T. **Wall and Partition Facings and Accessories* —** (As an alternate to 5/8 in. thick board as outlined in Item 3) — Nominal 1-3/8 in. thick, 4 ft wide panels, applied vertically or horizontally. Fastened with #6 x 2 in. long drywall screws spaced 8 in. OC along the perimeter and 12 in. OC in the field.
PABCO BUILDING PRODUCTS L L C, DBA PABCO GYPSUM — Type QuietRock 545

3U. **Gypsum Board* —** (As an alternate to Item 3 - For use with Item 5J) — 5/8 in. thick, 4 ft. wide, applied vertically with vertical joints centered over studs and staggered one stud cavity on opposite sides of studs. Gypsum panels nailed 7 in. OC with 6d cement coated nails 1-7/8 in. long, 0.0915 in. shank diam and 15/64 in. diam heads.
UNITED STATES GYPSUM CO — Type SCX

4. **Steel Corner Fasteners —** (Optional) — For use at wall corners. Channel shaped, 2 in. long by 1 in. high on the back side with two 1/8 in. wide cleats protruding into the 5/8 in. wide channel, fabricated from 24 gauge galv steel. Fasteners applied only to the end or cut edge (not along tapered edges) of the gypsum board, no greater than 2 in. from corner of gypsum board, max spacing 16 in. OC. Nailed to adjacent stud through tab using one No. 6d cement coated nail per fastener. Corners of wall board shall be nailed to top and bottom plate using No. 6d cement coated nails.

5. **Batts and Blankets* —** (Optional — Required when Item 6A is used (RC-1)) — Glass fiber or mineral wool insulation. Placed to completely or partially fill the stud cavities. When Item 6A is used, glass fiber or mineral wool insulation shall be friction-fitted to completely fill the stud cavities.
CERTAINTEED CORP

JOHNS MANVILLE

KNAUF INSULATION LLC

MANSON INSULATION INC

ROCKWOOL — Types Acoustical Fire Batts and Type AFB, min. density 1.69 pcf / 27.0 kg/m³

ROCKWOOL MALAYSIA SDN BHD — Type Acoustical Fire Batts

ROCK WOOL MANUFACTURING CO — Delta Board

THERMAFIBER INC — Type SAFB, SAFB FF

5A. **Fiber, Sprayed* —** (Not Shown — Not for use with Item 6) — As an alternate to Batts and Blankets (Item 5) — Spray applied cellulose material. The fiber is applied with water to completely fill the enclosed cavity in accordance with the application instructions supplied with the product with a nominal dry density of 2.7 lb/ft³. Alternate Application Method: The fiber is applied without water or adhesive at a nominal dry density of 3.5 lb/ft³, in accordance with the application instructions supplied with the product. When Item 6B is used, Fiber, Sprayed shall be INS735, INS745, INS750LD, INS765LD or INS773LD.
U S GREENFIBER L L C — INS735, INS745 and INS750LD for use with wet or dry application. INS515LD, INS541LD, INS735, INS765LD, and INS773LD are to be used for dry application only

5B. **Fiber, Sprayed* —** (Not Shown - Not for use with Item 6) — As an alternate to Batts and Blankets (Item 5) - Spray applied cellulose insulation material. The fiber is applied with water to interior surfaces in accordance with the application instructions supplied with the product. Applied to completely fill the enclosed cavity. Minimum dry density of 4.3 pounds per cubic ft.
NU-WOOL CO INC — Cellulose Insulation

5C. **Batts and Blankets* —** Required for use with resilient channels, Item 7, 3 in. thick mineral wool batts, friction-fitted to fill interior of wall.
THERMAFIBER INC — Type SAFB, SAFB FF

5D. **Glass Fiber Insulation —** (As an alternate to Item 5C) — 3 in. thick glass fiber batts bearing the UL Classification Marking as to Surface Burning and/or Fire Resistance, friction-fitted to fill the interior of the wall. See **Batts and Blankets** (BKNV or BZJZ) Categories for names of Classified companies.

5E. **Batts and Blankets* —** (Required for use with Wall and Partition Facings and Accessories, Item 3D) — Glass fiber insulation, nom 3-1/2 in. thick, min. density of 0.80 pcf, with a flame spread of 25 or less and a smoke developed of 50 or less, friction-fitted to completely fill the stud cavities. See Batts and Blankets Category (BKNV) for names of manufacturers.

5F. **Fiber, Sprayed* —** (Optional, Not Shown — Not for use with Items 6, 6A, 6B, 6C, or 6D) — As an alternate to Batts and Blankets (Item 5) and Item 5A - Spray applied granulated mineral fiber material. The fiber is applied with adhesive, at a minimum density of 4.0 pcf, to completely fill the enclosed cavity in accordance with the application instructions supplied with the product. See **Fiber, Sprayed** (CCAZ).
AMERICAN ROCKWOOL MANUFACTURING, LLC — Type Rockwool Premium Plus

5G. **Fiber, Sprayed* —** (Optional, Not Shown — Not for use with Items 6, 6A, 6B, 6C, or 6D). — As an alternate to Batts and Blankets (Item 5) and Item 5A - Brown Colored Spray applied cellulose fiber. The fiber is applied with water to completely fill the enclosed stud cavity in accordance with the application instructions supplied with the product. The minimum dry density shall be 4.30 lbs/ft³.
INTERNATIONAL CELLULOSE CORP — Celbar-RL

5H. **Foamed Plastic* —** (Optional -For use with Item 3R) — Spray applied, foamed plastic insulation, at any thickness from partial fill to completely filling stud cavity.

M. RANDALL PORTER
E-2012006244
ARCHITECT
STATE OF MISSOURI
12 AUG 2022
M. RANDALL PORTER
ARCHITECT LICENSE#
A-2012006244

COTTAGES AT GENERATION VILLAGE
WILLARD, GREENE COUNTY, MISSOURI

Wallace ARCHITECTS LLC
Columbia, MO
P-573-256-7200
WALLACE ARCHITECTS, LLC
MISSOURI STATE CERTIFICATE OF AUTHORITY: 2003019614

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SES FOAM INC — Nexseal™ 2.0 or Nexseal™ 2.0 LE Spray Foam and Sucraseal Spray Foam.

5I. **Fiber, Sprayed* —** (Not Shown — Not for use with Item 6) — As an alternate to Batts and Blankets (Item 5) - Spray-applied cellulose material. The fiber is applied with water to completely fill the enclosed cavity in accordance with the application instructions supplied with the product. To facilitate the installation of the material, any thin, woven or non-woven netting may be attached by any means possible to the outer face the studs. The material shall reach equilibrium moisture content before the installation of materials on either face of the studs. The minimum dry density shall be 5.79 lbs/ft³.
APPLEGATE HOLDINGS L L C — Applegate Advanced Stabilized Cellulose Insulation

5J. **Foamed Plastic* —** (Optional, Not Shown - For use with Item 3U) — Spray applied, foamed plastic insulation, to completely filling stud cavity.
GACO WESTERN L L C — Types GacoEZSpray F4500, GacoProFill FR6500R, Gaco 052N, GacoOnePass F1850, GacoOnePass Low GWP F1880, and Gaco WallFoam 183M

6. **Steel Framing Members* —** (Optional, Not Shown) — Furring channels and Steel Framing Members as described below:

a. **Furring Channels —** Formed of No. 25 MSG galv steel. 2-9/16 in. or 2-23/32 in. wide by 7/8 in. deep, spaced 24 in. OC perpendicular to studs. Channels secured to studs as described in Item b. Ends of adjoining channels are overlapped 6 in. and tied together with double strand of No. 18 SWG galv steel wire near each end of overlap. As an alternate, ends of adjoining channels may be overlapped 6 in. and secured together with two self-tapping #6 framing screws, min. 7/16 in. long at the midpoint of the overlap, with one screw on each flange of the channel. Gypsum board attached to furring channels as described in Item 3.

b. **Steel Framing Members* —** Used to attach furring channels (Item 6a) to studs. Clips spaced 48 in. OC. RSIC-1 and RSIC-1 (2.75) clips secured to studs with No. 8 x 2-1/2 in. coarse drywall screw through the center grommet. RSIC-V and RSIC-V (2.75) clips secured to studs with No. 8 x 1-1/2 in. coarse drywall screw through the center hole. Furring channels are friction fitted into clips. RSIC-1 and RSIC-V clips for use with 2-9/16 in. wide furring channels. RSIC-1 (2.75) and RSIC-V (2.75) clips for use with 2-23/32 in. wide furring channels.
PAC INTERNATIONAL L L C — Types RSIC-1, RSIC-V, RSIC-1 (2.75), RSIC-V (2.75)

6A. **Steel Framing Members* —** (Optional, Not Shown) — Furring channels and Steel Framing Members on one side of studs as described below:

a. **Furring Channels —** Formed of No. 25 MSG galv steel, spaced 24 in. OC perpendicular to studs. Channels secured to studs as described in Item b. Ends of adjoining channels are overlapped 6 in. and tied together with double strand of No. 18 SWG galv steel wire near each end of overlap. Batts and Blankets placed in stud cavity as described in Item 5. Two layers of gypsum board attached to furring channels as described in Item 3.

b. **Steel Framing Members* —** Used to attach furring channels (Item 6Aa) to one side of studs only. Clips spaced 48 in. OC., and secured to studs with two No. 8 x 2-1/2 in. coarse drywall screws, one through the hole at each end of the clip. Furring channels are friction fitted into clips.
KINETICS NOISE CONTROL INC — Type Isomax

6B. **Steel Framing Members* —** (Optional, Not Shown) — Furring channels and Steel Framing Members as described below:

a. **Furring Channels —** Formed of No. 25 MSG galv steel. 2-3/8 in. wide by 7/8 in. deep, spaced 24 in. OC perpendicular to studs. Channels secured to studs as described in Item b. Ends of adjoining channels are overlapped 6 in. and tied together with double strand of No. 18 SWG galv steel wire near each end of overlap. As an alternate, ends of adjoining channels may be overlapped 6 in. and secured together with two self-tapping #6 framing screws, min. 7/16 in. long at the midpoint of the overlap, with one screw on each flange of the channel. Gypsum board attached to furring channels as described in Item 3.

b. **Steel Framing Members* —** Used to attach furring channels (Item 6Ba) to studs. Clips spaced 48 in. OC. Genie clips secured to studs with No. 8 x 1-1/2 in. coarse drywall screw through the center hole. Furring channels are friction fitted into clips.
PLITEQ INC — Type Genie Clip

6C. **Steel Framing Members* —** (Optional, Not Shown) — Furring channels and Steel Framing Members as described below:

a. **Furring Channels —** Formed of No. 25 MSG galv steel. Spaced 24 in. OC perpendicular to studs. Channels secured to studs as described in Item b. Ends of adjoining channels overlapped 6 in. and tied together with double strand of No. 18 AWG galvanized steel wire. Gypsum board attached to furring channels as described in Item 3.

b. **Steel Framing Members* —** Used to attach furring channels (Item 6Ca) to studs. Clips spaced 48 in. OC., and secured to studs with No. 2 in. coarse drywall screw with 1 in. diam washer through the center hole. Furring channels are friction fitted into clips.
STUDCO BUILDING SYSTEMS — RESILMOUNT Sound Isolation Clips - Type A237 or A237R

6D. **Steel Framing Members* —** (Optional, Not Shown) — Furring channels and Steel Framing Members as described below:

a. **Furring Channels —** Formed of No. 25 MSG galv steel, spaced 24 in. OC, and perpendicular to studs. Channels secured to studs as described in Item b. Ends of adjoining channels overlapped 6 in. and secured in place with a double strand of No. 18 AWG twisted steel wire. Gypsum board attached to furring channels as described in Item 3.

b. **Steel Framing Members* —** Used to attach furring channels (Item 6Da) to studs. Clips spaced 48 in. OC., and secured to studs with No. 8 x 2-1/2 in. coarse drywall screw through the center hole. Furring channels are friction fitted into clips.
REGUPOL AMERICA — Type SonusClip

6E. **Steel Framing Members* —** (Optional, Not Shown) — Resilient channels and Steel Framing Members as described below:

a. **Resilient Channels —** Formed of No. 25 MSG galv steel, spaced 24 in. OC, and perpendicular to studs. Channels secured to studs as described in Item b. Ends of adjoining channels overlapped 6 in. and secured in place with two No. 8 15 x 1/2 in. Philips Modified Truss screws spaced 2-1/2 in. from the center of the overlap. Gypsum board attached to resilient channels as described in Item 3.

b. **Steel Framing Members* —** Used to attach resilient channels (Item 6Ea) to studs. Clips spaced 48 in. OC., and secured to studs with No. 8 x 2-1/2 in. coarse drywall screw through the center hole. Resilient channels are secured to clips with one No. 10 x 1/2 in. pan-head self-drilling screw.
KEENE BUILDING PRODUCTS CO INC - Type RC+ Assurance Clip

6F. **Steel Framing Members* —** (Optional, Not Shown) — Furring channels and Steel Framing Members as described below:

a. **Furring Channels —** Formed of No. 25 MSG galv steel. 2-23/32 in. wide by 7/8 in. or 1-1/2 in. deep, spaced 24 in. OC perpendicular to studs. Channels secured to studs as described in Item b. Ends of adjoining channels are overlapped 6 in. and tied together with double strand of No. 18 SWG galv steel wire near each end of overlap. As an alternate, ends of adjoining channels may be overlapped 6 in. and secured together with two self-tapping #6 framing screws, min. 7/16 in. long at the midpoint of the overlap, with one screw on each flange of the channel. Gypsum board attached to furring channels as described in Item 3.

b. **Steel Framing Members* —** Used to attach furring channels (Item 6Fa) to studs. Clips spaced 48 in. OC. Clips secured to studs with No. 8 x 2-1/2 in. coarse drywall screw through the center grommet. Furring channels are friction fitted into clips.
CLARKDIETRICH BUILDING SYSTEMS — Type ClarkDietrich Sound Clip

7. **Furring Channel —** Optional — Not Shown — For use on one side of the wall - Resilient channels, 25 MSG galv steel, spaced vertically 24 in. OC, flange portion screw attached to one side of studs with 1-1/4 in. long diamond shaped point, double lead Phillips head steel screws. When resilient channels are used, insulation, Items 5C or 5D is required.

8. **Caulking and Sealants —** (Not Shown, Optional) — A bead of acoustical sealant applied around the partition perimeter for sound control.

9. **STC Rating —** The STC Rating of the wall assembly is 56 when it is constructed as described by Items 1 through 6, except:

A. Item 2, above — Nailheads Shall be covered with joint compound.

B. Item 2, above — Joints As described, shall be covered with fiber tape and joint compound.

C. Item 5, above — Batts and Blankets* The cavities formed by the studs shall be friction fit with R-19 unfaced fiberglass insulation batts measuring 6-1/4 in. thick and 15-1/4 in. wide.

D. Item 6, above — Steel Framing Members* Type RSIC-1 clips shall be used to attach gypsum board to studs on either side of the wall assembly.

E. Item 8, above — Caulking and Sealants (Not Shown) A bead of acoustical sealant shall be applied around the partition perimeter for sound control.

F. Steel Corner Fasteners (Item 4), Fiber, Sprayed (Items 5A and 5B) and Steel Framing Members (Item 6A), not evaluated as alternatives for obtaining STC rating.

10. **Wall and Partition Facings and Accessories* —** (Optional, Not Shown) — Nominal 1/2 in. thick, 4 ft wide panels, for optional use as an additional layer on one or both sides of the assembly. Panels attached in accordance with manufacturer's recommendations. When the QR-500 or QR-510 panel is installed between the wood framing and the UL Classified gypsum board, the required UL Classified gypsum board layer(s) is/are to be installed as indicated as to fastener type and spacing, except that the required fastener length shall be increased by a minimum of 1/2 in. Not evaluated or intended as a substitute for the required layer(s) of UL Classified Gypsum Board.
PABCO BUILDING PRODUCTS L L C, DBA PABCO GYPSUM — Type QuietRock QR-500 and QR-510

11. **Cementitious Backer Units* —** (Optional Item Not Shown — For Use On Face Of 1 Hr Systems With All Standard Items Required) - 7/16 in., 1/2 in., 5/8 in., 3/4 in. or 1 in. thick, min. 32 in. wide. Applied vertically or horizontally with vertical joints centered over studs. Fastened to studs and runners with cement board screws of adequate length to penetrate stud by a minimum of 3/8 in. for steel framing members, and a minimum of 3/4 in. for wood framing members spaced a max of 8 in. OC. When 4 ft. wide boards are used, horizontal joints need not be backed by framing.
NATIONAL GYPSUM CO — Type DuraBacker, PermaBase, DuraBacker Plus, or PermaBase Plus

12. **Non-Bearing Wall Partition Intersection —** (Optional) —Two nominal 2 by 4 in. studs or nominal 2 by 6 in. studs nailed together with two 3 in. long 10d nails spaced a max. 16 in. OC. vertically and fastened to one side of the minimum 2 by 4 in. stud with 3 in. long 10d nails spaced a max. 16 in. OC. vertically. Intersection between partition wood studs to be flush with the 2 by 4 in. studs. The wall partition wood studs are to be framed by with a second 2 by 4 in. wood stud fastened with 3 in. long 10d nails spaced a max. 16 in. OC. vertically. Maximum one non-bearing wall partition intersection per stud cavity. Non-bearing wall partition stud depth shall be at a minimum equal to the depth of the bearing wall.

13. **Mesh Netting —** (Not Shown) — Any thin, woven or non-woven fibrous netting material attached with staples to the outer face of one row of studs to facilitate the installation of the sprayed fiber from the opposite row.

14. **Mineral and Fiber Board* —** (Optional, Not Shown) — For optional use as an additional layer on one side of wall. Nom 1/2 in. thick, 4 ft wide with long dimension parallel and centered over studs. Attached to framing with 2 in. long Type W steel screws, spaced 12 in. OC. The required UL Classified gypsum board layer(s) is/are to be installed as indicated as to fastener type and spacing, except that the required fastener length shall be increased by a minimum of 1/2 in. Not evaluated or intended as a substitute for the required layer(s) of UL Classified Gypsum Board.
HOMASOTE CO — Homasote Type 440-32

14A. **Mineral and Fiber Board* —** (Optional, Not Shown) — For use with Items 14B-14E) — For optional use as an additional layer on one side of wall. Nom 1/2 in. thick, 4 ft wide with long dimension parallel and centered over studs. Attached to framing with minimum 1-3/8 in. long ring shanked nails or 1-1/4 in. long Type W steel screws, spaced 12 in. OC along board edges and 24 in. OC in field of board along intermediate framing. Not evaluated or intended as a substitute for the required layer(s) of UL Classified Gypsum Board.
HOMASOTE CO — Homasote Type 440-32

14B. **Glass Fiber Insulation —** (For use with Item 14A) — 3-1/2 in. thick glass fiber batts bearing the UL Classification Marking as to Surface Burning and/or Fire Resistance, placed to fill the interior of the wall. See Batts and Blankets (BKNV or BZJZ) categories for names of Classified companies.

14C. **Batts and Blankets* —** (As an alternate to Item 14B, For use with Item 14A), 3 in. thick mineral wool batts, placed to fill interior of wall, attached to the 3-1/2 in. face of the studs with staples placed 24 in. OC.
THERMAFIBER INC — Type SAFB, SAFB FF

14D. **Adhesive —** (For use with Item 14A) — Construction grade adhesive applied in vertical, serpentine, nominal 3/8 in. wide beads down the length of both vertical edges of Mineral and Fiber Board (Item 14A).

14E. **Gypsum Board* —** (For use with Item 14A) — 5/8 in. thick, 4 ft wide, applied vertically over Mineral and Fiber Board (Item 14A) with vertical joints located anywhere over stud cavities. Secured to mineral and fiber boards with 1-1/2 in. Type G Screws spaced 8 in. OC along edges of each vertical joint and 12 in. OC in intermediate field of the Mineral and Fiber Board (Item 14A). Secured to outermost studs and bearing plates with 2 in. long Type S screws spaced 8 in. OC. Gypsum Board joints covered with paper tape and joint compound. Screw heads covered with joint compound. Finish Rating 30 Min.
AMERICAN GYPSUM CO — Type AG-C

CERTAINTEED GYPSUM INC — Type C

CGC INC — Types C, IP-X2, IPC-AR

CONTINENTAL BUILDING PRODUCTS OPERATING CO, L L C — Type LGFC-C/A

GEORGIA-PACIFIC GYPSUM L L C — Types 5, DAPC, TG-C

NATIONAL GYPSUM CO — Types FSK-C, FSW-C

PABCO BUILDING PRODUCTS L L C, DBA PABCO GYPSUM — Type PG-C

PANEL REY S A — Type PRC

THAI GYPSUM PRODUCTS PCL — Type C

UNITED STATES GYPSUM CO — Types C, IP-X2, IPC-AR

USG BORAL DRYWALL SFZ LLC — Type C

USG MEXICO S A DE C V — Types C, IP-X2, IPC-AR

14F. **Mineral and Fiber Board —** (Optional, Not Shown) — For optional use as an additional layer on one side of wall - Nom 1/2 in. thick, 4 ft wide, square edge fiber boards applied vertically to studs on one side of the wall in between the wood studs and the UL Classified Gypsum Board (Item 3). Fiber boards installed with 1-1/4 in. long, Type W, bugle head, coarse thread gypsum board screws spaced 12 in. OC max, with the last screws spaced 2 in. and 6 in. from edge of board. Gypsum board (Item 3) installed as indicated as to fastener type and spacing, except that the required fastener length shall be increased by a minimum of 1/2 in. Not evaluated or intended as a substitute for the required layer(s) of UL Classified Gypsum Board.
BLUE RIDGE FIBERBOARD INC — SoundStop

*** Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.**

STATE OF MISSOURI
M. RANDALL PORTER
2012006244
ARCHITECT
12 AUG 2022
M. RANDALL PORTER
ARCHITECT LICENSE#
A-2012006244

COTTAGES AT GENERATION VILLAGE
WILLARD, GREENE COUNTY, MISSOURI

Wallace ARCHITECTS LLC
Columbia, MO
P 573-256-7200
WALLACE ARCHITECTS, LLC
MISSOURI STATE CERTIFICATE OF AUTHORITY: 2003019614

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SHEET NO. A5.2CB

JOB NO. 4236

FIRE RATING ASSEMBLIES

ISSUE SET

8/16/2022 3:43:06 AM

FINISH SCHEDULE

NAME	FLOOR FINISH	BASE FINISH	WALL FINISH	CEILING FINISH
COMMUNITY BUILDING				
CLOSET	VINYL PLANK	5 1/4" PRIMED & PAINTED WHITE PINE	PAINTED KNOCKDOWN FINISH ON GYP. BD.	PAINTED KNOCKDOWN FINISH ON GYP. BD.
COMMUNITY AREA	VINYL PLANK	5 1/4" PRIMED & PAINTED WHITE PINE	PAINTED KNOCKDOWN FINISH ON GYP. BD.	PAINTED KNOCKDOWN FINISH ON GYP. BD.
COVERED ENTRY	SEALED CONCRETE	NO ADDITIONAL FINISH	NO ADDITIONAL FINISH	NO ADDITIONAL FINISH
COVERED PATIO	SEALED CONCRETE	NO ADDITIONAL FINISH	NO ADDITIONAL FINISH	NO ADDITIONAL FINISH
ENTRANCE	VINYL PLANK	5 1/4" PRIMED & PAINTED WHITE PINE	PAINTED KNOCKDOWN FINISH ON GYP. BD.	PAINTED KNOCKDOWN FINISH ON GYP. BD.
EXECUTIVE DIRECTOR	VINYL PLANK	5 1/4" PRIMED & PAINTED WHITE PINE	PAINTED KNOCKDOWN FINISH ON GYP. BD.	PAINTED KNOCKDOWN FINISH ON GYP. BD.
FITNESS / YOGA ROOM	ATHLETIC VINYL PLANK	5 1/4" PRIMED & PAINTED WHITE PINE	PAINTED KNOCKDOWN FINISH ON GYP. BD.	PAINTED KNOCKDOWN FINISH ON GYP. BD.
KITCHEN	VINYL PLANK	5 1/4" PRIMED & PAINTED WHITE PINE	PAINTED KNOCKDOWN FINISH ON GYP. BD.	PAINTED KNOCKDOWN FINISH ON GYP. BD.
LAUNDRY	VINYL PLANK	5 1/4" PRIMED & PAINTED WHITE PINE	PAINTED KNOCKDOWN FINISH ON GYP. BD.	PAINTED KNOCKDOWN FINISH ON GYP. BD.
LEASING OFFICE	VINYL PLANK	5 1/4" PRIMED & PAINTED WHITE PINE	PAINTED KNOCKDOWN FINISH ON GYP. BD.	PAINTED KNOCKDOWN FINISH ON GYP. BD.
LIBRARY / COMPUTERS	VINYL PLANK	5 1/4" PRIMED & PAINTED WHITE PINE	PAINTED KNOCKDOWN FINISH ON GYP. BD.	PAINTED KNOCKDOWN FINISH ON GYP. BD.
MECH.	SEALED CONCRETE	5 1/4" PRIMED & PAINTED WHITE PINE	PAINTED GYP. BD.	PAINTED GYP. BD.
MENS	VINYL PLANK	5 1/4" PRIMED & PAINTED WHITE PINE	PAINTED KNOCKDOWN FINISH ON GYP. BD.	PAINTED KNOCKDOWN FINISH ON GYP. BD.
MULTI-PURPOSE ACTIVITY	VINYL PLANK	5 1/4" PRIMED & PAINTED WHITE PINE	PAINTED KNOCKDOWN FINISH ON GYP. BD.	PAINTED KNOCKDOWN FINISH ON GYP. BD.
PATIO	SEALED CONCRETE	NO ADDITIONAL FINISH	NO ADDITIONAL FINISH	NO ADDITIONAL FINISH
SERVICE COORDINATOR	VINYL PLANK	5 1/4" PRIMED & PAINTED WHITE PINE	PAINTED KNOCKDOWN FINISH ON GYP. BD.	PAINTED KNOCKDOWN FINISH ON GYP. BD.
SERVICE PROVIDER 1	VINYL PLANK	5 1/4" PRIMED & PAINTED WHITE PINE	PAINTED KNOCKDOWN FINISH ON GYP. BD.	PAINTED KNOCKDOWN FINISH ON GYP. BD.
SERVICE PROVIDER 2	VINYL PLANK	5 1/4" PRIMED & PAINTED WHITE PINE	PAINTED KNOCKDOWN FINISH ON GYP. BD.	PAINTED KNOCKDOWN FINISH ON GYP. BD.
THEATRE ROOM	VINYL PLANK	5 1/4" PRIMED & PAINTED WHITE PINE	PAINTED KNOCKDOWN FINISH ON GYP. BD.	PAINTED KNOCKDOWN FINISH ON GYP. BD.
WOMENS	VINYL PLANK	5 1/4" PRIMED & PAINTED WHITE PINE	PAINTED KNOCKDOWN FINISH ON GYP. BD.	PAINTED KNOCKDOWN FINISH ON GYP. BD.

COMM. BLDG. BATH NOTES

1)	INSTALL GRAB BARS WITH ROUND HEAD SCREWS
2)	PROVIDE & INSTALL 36" GRAB BAR BEHIND & 42" GRAB BAR BESIDE WATER CLOSET ON WALL @ 34" A.F.F. (SEE BATH ELEVATIONS SHEET A7.0)
3)	BOTTOM OF MIRROR TO REST ON COUNTERTOP BACKSPLASH.
4)	INSULATE EXPOSED PIPING BELOW LAVATORY WITH "PIPE WRAP" BY BROCAR PRODUCTS, INC. OR...
5)	EXTEND FLOORING BENEATH VANITY CABINET.

COMM. BLDG. KITCHEN NOTES

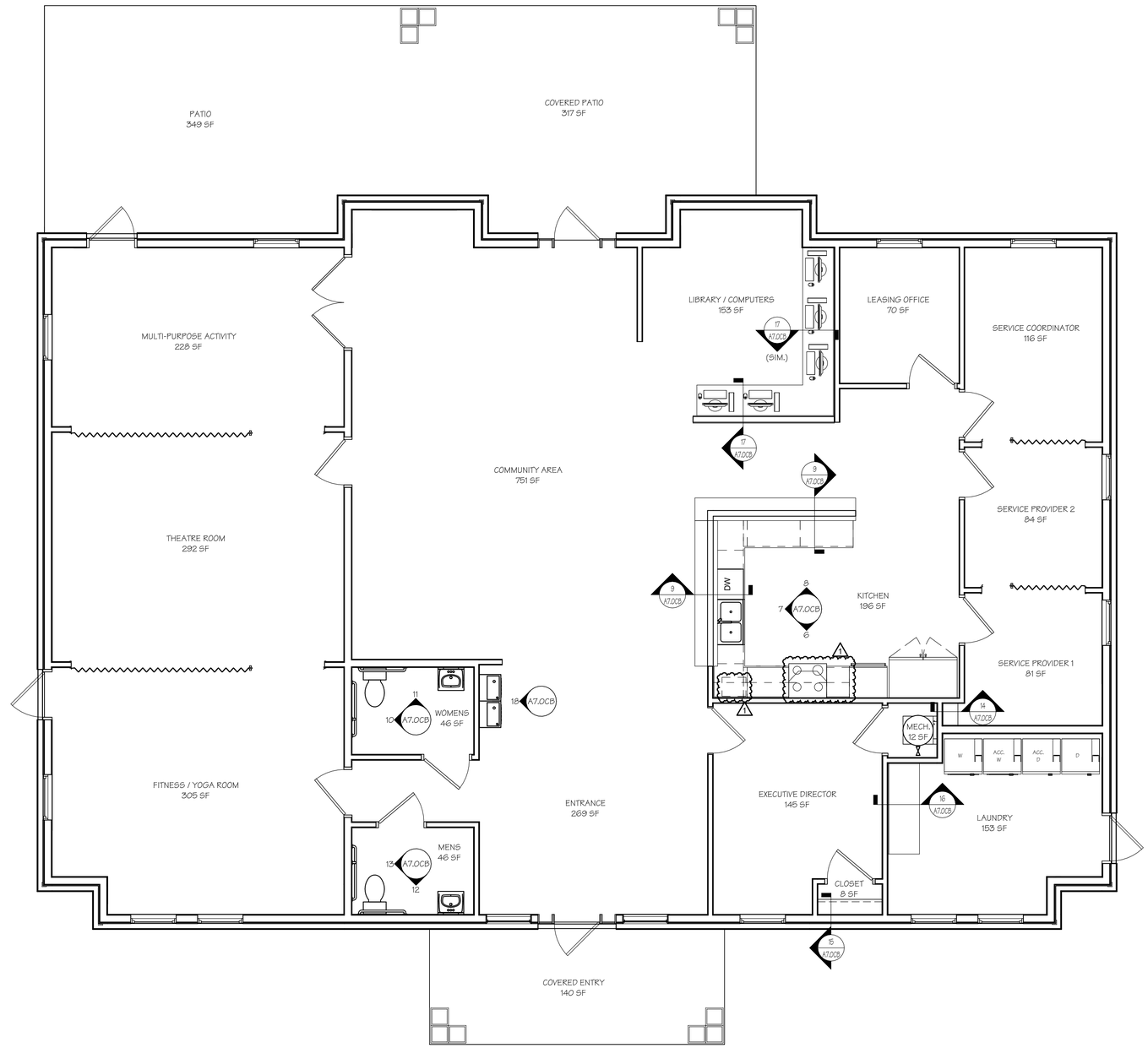
1)	COUNTER HEIGHT SHALL BE 34" A.F.F. TO TOP OF SINK.
2)	EXTEND FLOORING BENEATH SINK SPACE AND THE 30" WORKSPACE BESIDE THE RANGE.
3)	TOE KICK SPACE @ BOTTOM OF BASE CABINETS SHALL REMAIN 4" MIN. (STANDARD)
4)	ADD SEPARATE WALL SWITCH FOR CONTROL OF RANGE HOOD FAN/LIGHT (SEE ELECTRICAL PLANS)
5)	ADD SWITCHES FOR CONTROL OF LIGHT OVER SINK & GARBAGE DISPOSAL.
7)	SWITCHES & OUTLETS IN KITCHEN ABOVE BASE CABINETS SHALL BE 40" A.F.F. TO BOTTOM OF SWITCH PLATE, SO AS NOT INTERFERE WITH WALL CABINET.
8)	INSULATED EXPOSED PIPING BELOW KITCHEN SINK W/ "PIPE WRAP" BY BROCAR PRODUCTS, INC. OR...
9)	DISHWASHER HOOKUPS ARE UNDER SINK, ACCESS OPENING IS TO BE MADE THROUGH END PANEL OF SINK.

GENERAL NOTES

1)	CONTRACTOR SHALL FURNISH & INSTALL 4" BUILDING NUMBERS FOR EACH UNIT AS REQUIRED BY CITY OR LOCAL POSTMASTER.
2)	CONTRACTOR SHALL FURNISH ONE MAILBOX PER UNIT, PER OWNER SELECTION (SEE SPECS).
3)	CERTIFICATION OF R-49 CEILING INSULATION MUST BE POSTED IN ATTIC.
4)	COAT AND BEDROOM CLOSETS SHALL HAVE EPOXY-COATED WIRE SHELVING.
5)	PRIME & PAINT WALLS BEHIND MILLWORK.
6)	STAIN & SEAL MILLWORK AS SPECIFIED.
7)	APPLY SILICONE CAULK BETWEEN CONCRETE AND BOTTOM OF THE DRYWALL.
8)	SEAL CONCRETE FLOOR TO REDUCE MOISTURE PENETRATION.
9)	APPROPRIATELY SIZED BLINDS SHALL BE PROVIDED AND INSTALLED FOR EACH GLAZED OPENING, INCLUDING PAIRED WINDOWS (PROVIDED WITH TWO SETS) AND DOOR GLAZING WHERE HALF LITE OR LARGER.

UD FINISH NOTES

1)	CONTRACTOR SHALL FURNISH & INSTALL 4" APARTMENT NUMBERS IN CONTRASTING COLORS FOR EACH UNIT. SIGNAGE SHALL HAVE COLOR CONTRASTING PRINT IN ADDITION TO GENERALLY RECOGNIZED ICONS.
2)	PROVIDE COLOR CONTRAST BETWEEN SWITCH/RECEPTACLE COVER PLATES & WALL SURFACES.
3)	PROVIDE COLOR CONTRAST BETWEEN DIFFERENT FLOOR AND/OR WALL/FLOOR FINISH MATERIALS PER UD REQUIREMENTS
4)	PROVIDE COLOR CONTRAST OR TEXTURE CHANGE BETWEEN WET ROOMS (BATH, LAUNDRY, KITCHEN) AND ADJOINING SPACES.
5)	PROVIDE CONTRASTING COLORS BETWEEN STEPS AND LANDINGS, PROVIDE CONTRASTING COLORS BETWEEN DIFFERENT FLOOR COVERINGS.
6)	PROVIDE COLOR CONTRAST BETWEEN COUNTERTOPS, FLOOR AND WALL FINISHES.
7)	HIGH GLOSS SURFACES, SMOOTH CERAMIC FLOOR TILE, DEEP PILE CARPETS, HIGHLY TEXTURED MASONRY, OR SIM. FLOOR FINISHES ARE NOT ACCEPTABLE.
8)	NO CHANGE IN WALKING SURFACE GREATER THAN 1/2" RISE.
9)	20% OF STORAGE SPACE WITHIN 15"-48" REACH A.F.F.
10)	PROVIDE FRONT MOUNTED CONTROLS ON APPLIANCES 15"-48" A.F.F.
11)	PROVIDE BUTTONS ON CONTROL PANELS THAT CAN BE DISTINGUISHED BY TOUCH.
12)	PROVIDE LEVER ACTION OR GRIP FRIENDLY PLUMBING FIXTURES, TRIM, CONTROLS, DOOR & CABINET HARDWARE.



1 A6.0CB COMMUNITY BUILDING FINISH PLAN

SCALE: 1/4" = 1'-0"

COMMUNITY BUILDING FINISH PLAN,FINISH SCHEDULE & NOTES

ADDENDUM #1

STATE OF MISSOURI
M. RANDALL PORTER
2012006244
ARCHITECT
03 NOV 2022
M. RANDALL PORTER
ARCHITECT LICENSE#
A-2012006244

COTTAGES AT GENERATION VILLAGE
WILLARD, GREENE COUNTY, MISSOURI

WallAce ARCHITECTS LLC
Columbia, MO
P 573-256-7200
WALLACE ARCHITECTS, LLC
MISSOURI STATE CERTIFICATE OF AUTHORITY: 2003019614

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1 12 AUG 2022	ISSUE SET
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SHEET NO. A6.0CB

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11/4/2022 4:30:49 PM

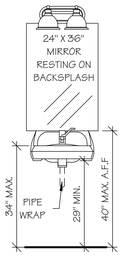
NOTE:
CONTRACTOR OPTION TO ORDER TUBS, SHOWERS WITH FACTOR INSTALLED GRAB BAR BLOCKING. IF SELECTED, BLOCKING MUST STILL COVER AT LEAST THE AREAS SHOWN.

GRAB BAR BLOCKING NOTE:
MANUFACTURER INSTALLED INTEGRAL BACKING OR 2X8 BLOCKING FOR GRAB BARS

MHDC UNIVERSAL DESIGN NOTES

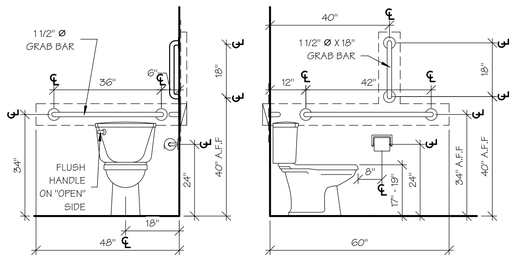
1)	PROVIDE BUTTONS ON CONTROL PANELS THAT CAN BE DISTINGUISHED BY TOUCH.
2)	PROVIDE FRONT-MOUNTED CONTROLS ON APPLIANCES, 15"-48" A.F.F.
3)	PROVIDE 20% STORAGE SPACE WITHIN 15"-48" REACH A.F.F.

NOTE:
IF UNDER MOUNT SINK- MEASURE TO COUNTER TOP



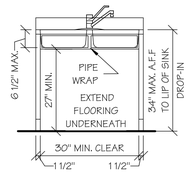
WALL HUNG LAV.

1 / A7.0CB SCALE: 1/2" = 1'-0"



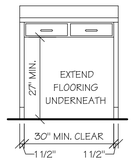
ADA PUBLIC WATER CLOSET NOTES & DETAILS

2 / A7.0CB SCALE: 1/2" = 1'-0"



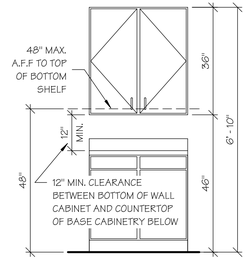
UFAS SINK OPEN FRONT

3 / A7.0CB SCALE: 1/2" = 1'-0"



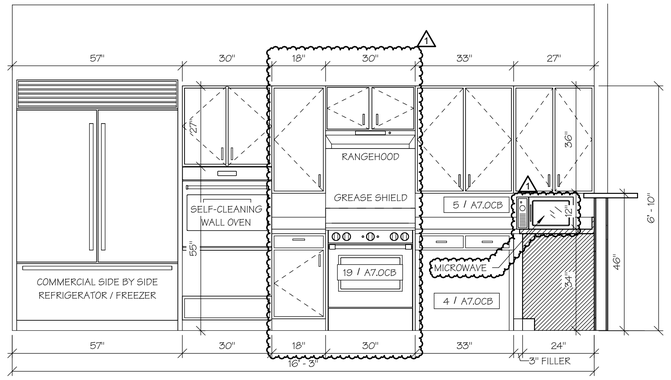
OPEN FRONT WORK STATION

4 / A7.0CB SCALE: 1/2" = 1'-0"



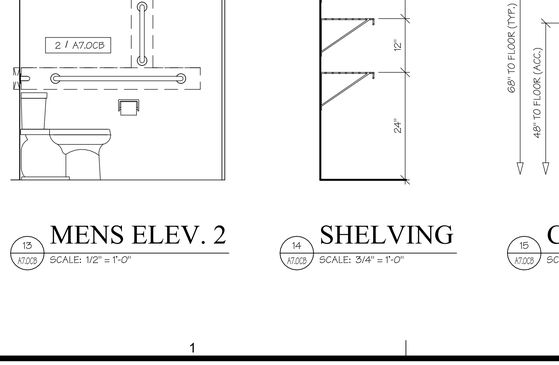
UFAS WALL CABINET

5 / A7.0CB SCALE: 1/2" = 1'-0"



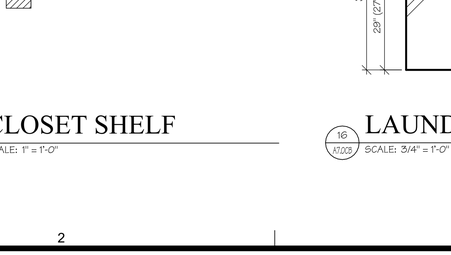
KITCHEN ELEVATION 1

6 / A7.0CB SCALE: 1/2" = 1'-0"



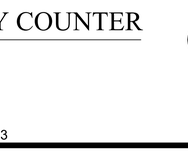
KITCHEN ELEVATION 2

7 / A7.0CB SCALE: 1/2" = 1'-0"



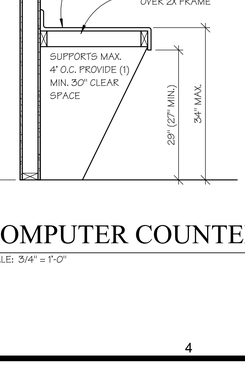
KITCHEN ELEVATION 3

8 / A7.0CB SCALE: 1/2" = 1'-0"



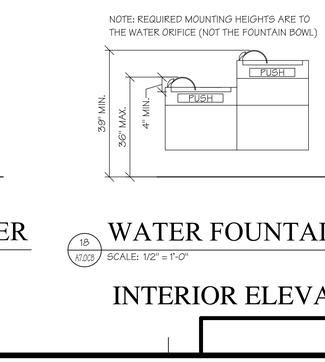
KITCHEN BAR SECTION

9 / A7.0CB SCALE: 1/2" = 1'-0"



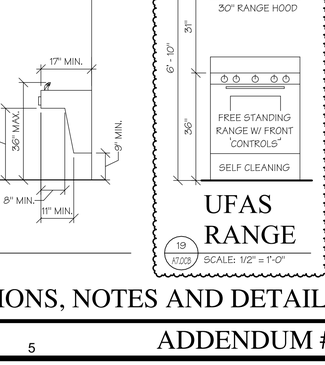
WOMENS ELEV. 1

10 / A7.0CB SCALE: 1/2" = 1'-0"



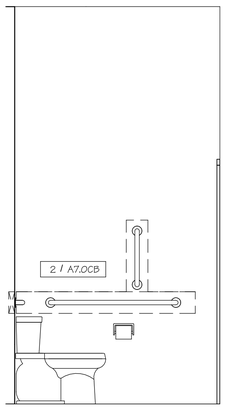
WOMENS ELEV. 2

11 / A7.0CB SCALE: 1/2" = 1'-0"



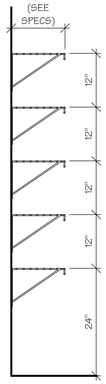
MENS ELEV. 1

12 / A7.0CB SCALE: 1/2" = 1'-0"



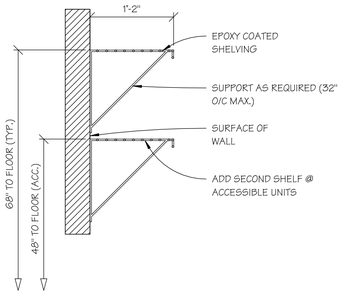
MENS ELEV. 2

13 / A7.0CB SCALE: 1/2" = 1'-0"



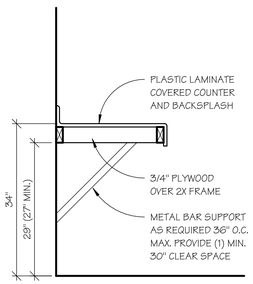
SHELVING

14 / A7.0CB SCALE: 3/4" = 1'-0"



CLOSET SHELF

15 / A7.0CB SCALE: 1" = 1'-0"

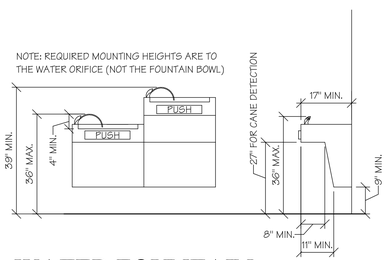


LAUNDRY COUNTER

16 / A7.0CB SCALE: 3/4" = 1'-0"

COMPUTER COUNTER

17 / A7.0CB SCALE: 3/4" = 1'-0"



WATER FOUNTAIN

18 / A7.0CB SCALE: 1/2" = 1'-0"

UFAS RANGE

19 / A7.0CB SCALE: 1/2" = 1'-0"

INTERIOR ELEVATIONS, NOTES AND DETAILS

ADDENDUM #1

STATE OF MISSOURI
M. RANDALL PORTER
2012006244
ARCHITECT
03 NOV 2022
M. RANDALL PORTER
ARCHITECT LICENSE#
A-2012006244

COTTAGES AT GENERATION VILLAGE
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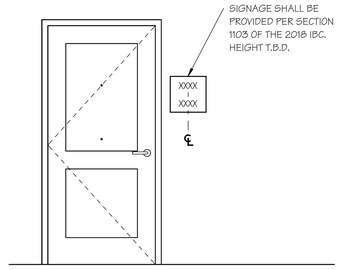

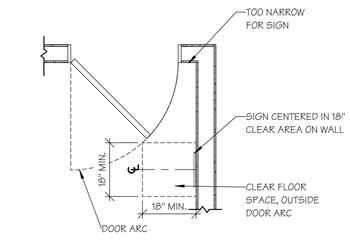

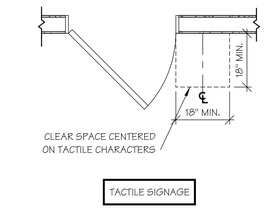

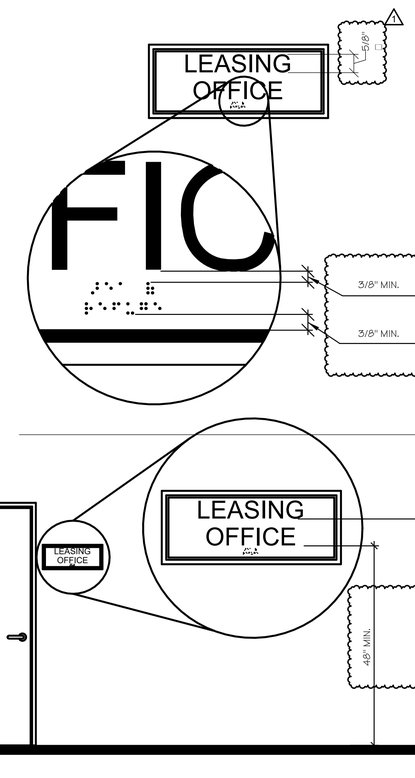

1 A7.1CB SCALE: 1/2" = 1'-0"

INTERIOR SIGNAGE DETAILS

SIGNAGE INTERIOR ELEVATIONS

ADDENDUM #1

M. RANDALL PORTER
2012006244
ARCHITECT
STATE OF MISSOURI

03 NOV 2022

M. RANDALL PORTER
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HVAC EQUIPMENT SCHEDULE

MARK	HTG. KW	HTG. BTUH	HTG. EFFICIENCY	HTG. UNIT TYPE	CFM @ .5" ESP	ELEC. REQ.	COOLING BTUH	COOLING TONS	COOLING EFFICIENCY	COOLING UNIT TYPE	THERMOSTAT	REMARKS
F-1	19	-	-	UPFLOW ELECTRIC	1,995	240V, 1PH, 100A	-	-	-	-	DIGITAL PROGRAMABLE	-
HP-1	-	-	8.2 HSPF	HEAT PUMP	-	240V, 1PH, 50A	55,000	5	15.0 SEER MIN.	HEAT PUMP	-	ENERGY STAR RATED R-410A REFRIGERANT
NOTE: HVAC CONTRACTOR SHALL VERIFY ELECTRICAL REQUIREMENTS FOR SPECIFIC EQUIPMENT USED AND COORDINATE SAME WITH THE ELECTRICAL CONTRACTOR.												
NOTE: HVAC CONTRACTOR SHALL PROVIDE MANUAL J CALCULATION FOR EQUIPMENT SIZING VERIFICATION.												

HVAC EQUIPMENT

EXHAUST FAN EF-1	EXHAUST FAN W/LIGHT - BROAN #QTXE080, 80 CFM, 0.3 SONES, SWITCHED BATH FAN SHALL BE FURNISHED, INSTALLED & WIRED W/ AIR CYCLE SMART EXHAUST BATH FAN/LIGHT ROCKER STYLE TIMER SWITCH BY ELECTRICAL CONTRACTOR. HVAC CONTRACTOR TO INSTALL 4" ROUND R-8 SMOOTH METAL DUCT PER PLAN. (ENERGY STAR)
RANGE HOOD RH-1	FOR MAKE AND MODEL SEE SPECIFICATIONS, SHALL BE FURNISHED BY GENERAL CONTRACTOR, INSTALLED BY APPLIANCE INSTALLER AND WIRED BY ELECTRICAL CONTRACTOR
REGISTERS AND GRILLES	
(A)	CEILING/WALL SUPPLY - TITUS 250-AA 14"X6", WHITE FINISH, STEEL, MULTI-LOUVER DIFFUSER WITH DAMPER.
(B)	CEILING/WALL RETURN - TITUS 350 ZRL 24"X24", WHITE FINISH STEEL GRILLE WITH FIXED LOUVERS.
OTHER EQUIPMENT	
(C)	DRYER BOX - MODEL #359. 22GA ALUMINUM BOX RECESSED IN WALL VERT DRYERS TO EXTERIOR PER CODE WITH BACKDRAFT DAMPER AND NO BIRDSCREEN.
(D)	ULTRALITE PREFAB PAD SIMILAR TO DIVERSITECH #UC3636-3

HVAC NOTES

1)	SUPPLY DUCTS (EXCEPT INSULATED ROUND FLEX DUCT) SHALL BE GALVANIZED AND SHALL HAVE TURNING VANES AND DAMPERS AS REQUIRED. DUCT SIZES SHOWN ARE CLEAR INSIDE DIMENSIONS REQUIRED (INSULATION EXTRA). IF ROUND RIGID GALVANIZED SUPPLY DUCTS ARE USED, INSULATION SHALL BE ON EXTERIOR.
2)	FURNISH AND INSTALL ALL REQUIRED PIPING FROM FURNACES, LINE SETS FROM COILS TO CONDENSING UNITS AND CONDENSATE LINES AS REQUIRED BY MANUFACTURER'S RECOMENDATIONS, CODES AND/OR INDICATED ON PLANS.
3)	INTERIOR OF DUCTWORK VISIBLE @ GRILLE/REGISTER OPENING SHALL BE PAINTED FLAT BLACK PRIOR TO PROJECT COMPLETION.
4)	UNDERCUT DOORS 1" FOR RETURN AIR.
5)	ALL DUCTWORK SHALL BE RUN IN ATTIC. AND HAVE R-8 INSULATION
6)	OFFSET DUCTWORK FROM ATTIC ACCESS LOCATION.
7)	FLEX DUCT SHALL BE USED TO SUPPLY REGISTERS.
8)	MECHANICAL SYSTEM PIPING CAPABLE OF CARRYING FLUIDS ABOVE 105 DEGREES F OR BELOW 55 DEGREES F SHALL BE INSULATED TO A MINIMUM OF R-3. PIPING AND FITTINGS FOR REFRIGERANT VAPOR (SUCTION) LINES SHALL BE INSULATED TO A MINIMUM OF R-4 - INSULATION SHALL HAVE EXTERNAL SURFACE PERMEANCE NOT EXCEEDING 0.05 PERMS (ASTM E 96).
9)	OUTDOOR AIR INTAKES AND EXHAUSTS SHALL HAVE AUTOMATIC OR GRAVITY DAMPERS THAT CLOSE WHEN THE VENTILATION SYSTEM IS NOT OPERATING.
10)	EXHAUST OPENINGS SHALL NOT BE DIRECTED ONTO WALKWAYS.
11)	ALL MECHANICAL WORK TO BE IN ACCORDANCE/COMPLIANCE WITH THE 2018 INTERNATIONAL RESIDENTIAL CODE
12)	MECHANICAL CONTRACTOR SHALL PROVIDE DOCUMENTATION THAT INDICATES HEATING AND COOLING SYSTEM WAS DESIGNED AND INSTALLED IN ACCORDANCE WITH MANUAL J, D & S
13)	ALL CONNECTIONS AND JOINTS IN DUCTS SHALL BE SEALED WITH UL 181 DUCT TAPE/MASTIC/GASKET
14)	AIR HANDLERS MUST BE COMPATIBLE WITH CONDENSING UNITS IN ORDER TO MAINTAIN SPECIFIED OPERATING EFFICIENCIES. ACCEPTABLE MANUFACTURERS ARE CARRIER, LENNOX, RUUD, TRANE OR YORK.
15)	HVAC CONTRACTOR SHALL VERIFY ELECTRICAL REQUIREMENTS FOR SPECIFIC EQUIPMENT USED AND COORDINATE THOSE REQUIREMENTS WITH THE ELECTRICAL CONTRACTOR
16)	NO HVAC TO BE PLACED WITHIN UNIT SEPARATION WALLS.
17)	VENTILATION TO MEET CURRENT ASHRAE 62.2 STANDARD WHERE APPLICABLE. OPERABLE VENTILATION FOR BATHROOMS AND KITCHENS HIGHLY RECOMMENDED.
18)	ALL ELECTRICAL DEVICES AND ENVIRONMENTAL CONTROLS TO BE MOUNTED BETWEEN 15" AND 48" A.F.F.
19)	PROVIDE & INSTALL FILTER RACK FOR 1 INCH FILTER IN RETURN INLET OF FURNANCE AT SUBSTANTIAL COMPLETION.
20)	PROVIDE & INSTALL GRADE MOUNTED EQUIPMENT PAD.
21)	PROVIDE & INSTALL THERMOSTAT W/CONTROLS THAT ARE USER FRIENDLY TO ADJUST & READ EASY.
22)	HVAC REGISTERS MUST BE COVERED DURING CONSTRUCTION.
23)	TOTAL DUCT LEAKAGE TESTING PER NGBS REPORT PROVIDED.
24)	FLEX DUCT TO HAVE A MAX. LENGTH OF 4'-0".

AIR SEALING NOTES:

BEFORE SHEETROCK

- SEAL ALL RIM/BAND JOIST AND INCLUDE AN AIR BARRIER. THE USE OF SPRAY FOAM IS RECOMMENDED.
- SEAL ALL PENETRATIONS IN BOTTOM AND TOP PLATES.
- SEAL SHEETROCK WITH A CONTINUOUS BEAD OF ACOUSTIC SEALANT OR DRYWALL ADHESIVE AT BOTH BOTTOM AND TOP PLATES OF ALL INTERIOR AND EXTERIOR WALLS. THIS SHOULD GO IN-BETWEEN THE PLATE AND DRYWALL TO CREATE A GASKET.
- SPACE BEHIND ALL WALL ELECTRICAL BOXES SHOULD BE INSULATED AND AIR SEALED BEING SURE TO SEAL ELECTRICAL KNOCKOUTS. SPRAY FOAM IS RECOMMENDED FOR THIS APPLICATION.
- SEAL ALL PENETRATION IN HVAC CLOSET.
- SEAL ALL PLENUM TO AHU CONNECTIONS.
- SEAL ALL SEAMS IN DUCTWORK WITH MASTIC.
- SPRAY FOAM WINDOWS TO FILL GAPS BETWEEN WINDOW/DOOR AND ROUGH OPENING.
- IF ELECTRIC PANEL IS INSTALLED ON EXTERIOR WALL, AN AIR BARRIER SHALL EXTEND BEHIND BOX OR AIR-SEALED BOX SHALL BE INSTALLED.
- INSTALL INSULATION AND SEALED AIR BARRIER BEHIND TUB/SHOWERS ON EXTERIOR WALLS.
- INSTALL WIND WASH BAFFLE AND DAM FOR AIR-PERMEABLE INSULATION.

AFTER SHEETROCK

- GAPS AROUND ALL HVAC BOOTS WHERE THEY PENETRATE THE CEILING/SOFFIT DRYWALL SHOULD BE SEALED.
- PLUMBING PENETRATIONS BELOW SINKS, BEHIND SHOWERHEADS, MECHANICAL CLOSET AND BEHIND TOILET WATER LINES SHALL BE SEALED.
- WATER LINES BEHIND REFRIGERATOR SHALL BE SEALED.
- HOLE BEHIND KITCHEN RANGE SHALL BE SEALED.
- GAP AT DRYWALL AROUND WASHER/DRYER BOX SHALL BE SEALED.
- ALL INTERIOR AND EXTERIOR PLUG IN AND SWITCH BOXES SHALL BE SEALED WHERE THE BOX PENETRATES THE SHEETROCK.
- GAPS AROUND CEILING LIGHT BOXES SHALL BE SEALED.
- ATTIC ACCESSES SHALL BE SEALED.
- GAPS UNDER BASEBOARDS SHALL BE CAULKED IF SHEETROCK IS NOT SEALED TO PLATES AS STATED ABOVE.
- GAPS AROUND EXHAUST FANS WHERE THE HOUSING PENETRATES THE SHEET ROCK IS SEALED.
- TUB TO FLOOR CONNECTION SHALL BE SEALED.
- GAPS AROUND ALL KITCHEN VENTS SHALL BE SEALED.
- ALL OTHER HOLES IN THE SHEETROCK SHALL BE SEALED.

CONCRETE PENETRATION NOTE

ALL PENETRATIONS OF CONRETE SLAB SHALL BE EFFECTIVIELY SEALED TO PREVENT PASSAGE OF AIR FROM UNDER SLAB INTO RESIDENTIAL UNITS.

FIRESTOP CAULKING NOTE

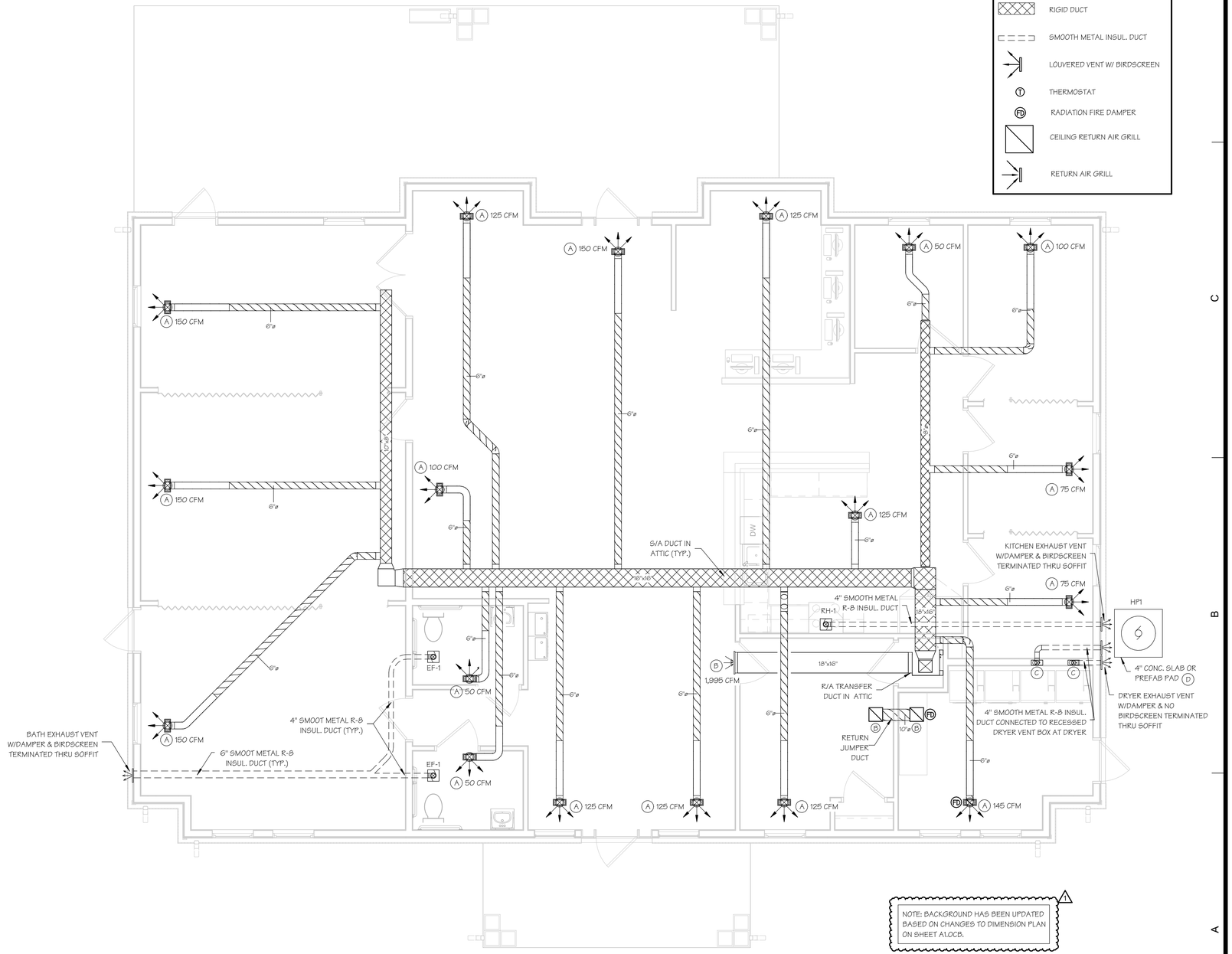
PROVIDE FIRESTOP CAULKING / SEALING OF ALL MECHANICAL PENETRATIONS @ FIRE RATED WALLS AND CEILING PER A SPECIFIC FIRESTOP SYSTEM / PRODUCT.

PENETRATION NOTE

ALL PENETRATIONS OF FLOORS, WALLS AND CEILINGS BY HVAC COMPONENTS (DUCTS, PIPING, GRILLES), PLUMBING COMPONENTS (PIPING, CLEAN-OUTS, VALVES), ELECTRICAL COMPONENTS (BOXES, WIRING, CONDUIT), ETC. SHALL BE PROPERLY AND EFFECTIVELY SEALED DURING CONSTRUCTION WITH PROPER MATERIALS AND NEATLY FINISHED. GYPSUM BOARD COMPOUND SHALL BE USED @ GYP. BD. OPENINGS, EXCEPT THAT EXPANDABLE FOAM MAY BE USED IN AREAS SUCH AS MECHANICAL ROOMS. MORTAR SHALL BE USED @ BRICK PENETRATIONS. CHROME ESCUTCHEONS SHALL BE USED @ PLUMBING PIPING PENETRATION OF WALLS. THE USE OF CAULKING AND PAINT @ THE TIME OF PUNCHLIST INSPECTIONS WILL NOT BE DEEMED ACCEPTABLE IN LIEU OF THE ABOVE.

LEGEND

- SUPPLY AIR GRILLE
- EXHAUST FAN
- FLEX DUCT
- SOLID DUCT
- RIGID DUCT
- SMOOTH METAL INSUL. DUCT
- LOUVERED VENT W/ BIRDSCREEN
- (T) THERMOSTAT
- (FD) RADIATION FIRE DAMPER
- CEILING RETURN AIR GRILL
- RETURN AIR GRILL



NOTE: BACKGROUND HAS BEEN UPDATED BASED ON CHANGES TO DIMENSION PLAN ON SHEET A1.0CB.

1

1 M1.0CB COMMUNITY BUILDING HVAC PLAN

SCALE: 1/4" = 1'-0"

HVAC PLANS, NOTES & SCHEDULE

ADDENDUM #1

STATE OF MISSOURI
M. RANDALL PORTER
2012006244
ARCHITECT
03 NOV 2022

M. RANDALL PORTER
ARCHITECT LICENSE#
A-2012006244

COTTAGES AT GENERATION VILLAGE
WILLARD, GREENE COUNTY, MISSOURI

WALLACE ARCHITECTS LLC
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WALLACE ARCHITECTS, LLC
MISSOURI STATE CERTIFICATE OF AUTHORITY: 2003019614

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PLUMBING FIXTURE SCHEDULE

MARK	ITEM	MFG	CAT. NO.	SUPPLY	FEED	WASTE	VENT	REMARKS
1	LAVATORY	TOTO	LT307.4	WHEEL HANDLE STOPS & ESCUTHEON	1/2"	1 1/2"	1 1/2"	WALL MOUNTED, WHITE VITREOUS CHINA LAV, W/PIPE WRAP INSULATION @ EXPOSED PIPING OFF-SET TRAP, SOFT BRONZE SPEEDY SUPPLY & STOP, BENT TUBE P TRAP, LEVER HANDLE FAUCET, FAUCET TO BE 1.5 GPM MAX. FLOW RATE.
2	KITCHEN SINK	DAYTON	GE23322	WHEEL HANDLE STOPS & ESCUTHEON	1/2"	2"	2"	SOFT BRONZE SPEEDY SUPPLY & STOP, BENT TUBE P TRAP, PFISTER G134-4445 LEVER HANDLE W/SWIVEL-SPRAY AERATOR, SPRAY, STRAINER, 4-HOLE STAINLESS STEEL DOUBLE BOWL SINK 33" X 22" 20 GAUGE TYPE 302 W/ 6.5" DEPTH, GARBAGE DISPOSAL, PIPE WRAP & REAR DRAIN.
3	WATER HEATER	A.O. SMITH	ENJB-40	WHEEL HANDLE STOPS & ESCUTCHEON	3/4"	-	-	ELECTRIC 40-GALLON, DUEL 4,500W ELEMENTS, WITH PRESSURE RELIEF VALVE & DRAIN PAN WITH PIPING TO FLOOR DRAIN. 0.94 ENERGY FACTOR, PROVIDED BY G.C., INSTALLED BY PLUMBER
4	FLOOR DRAIN	JOSAM	30003-6A	-	-	2"	1 1/2"	NICKALOY TOP W/ P-TRAP, SCHEDULE 40 PVC WITH ROUND PVC GRATE, SEEP SEAL TRAP WITH PRIMER, BACKWATER VALVE, CONCEALED CLEANOUT. VERIFY LOCATION RELATIVE TO HOT WATER HEATER DRAIN LINE.
5	WATER CLOSET	PROFLE	PF1503WH	WHEEL HANDLE STOPS & ESCUTHEON	1/2"	4"	2"	ADA STYLE W/ ELONGATED BOWL, VITREOUS CHINA, TWO PIECE TOILET WITH HIGH IMPACT DUTY CLOSED FRONT SEAT AND LID. (WATERSENSE LABLED) 1.28 GPF MAX.
6	WASHER BOX	GUY GRAY	FR-12	-	-	2"	1 1/2"	WMOB W/ QUARTER TURN VALVES, RECESSED INTO WALL WITH INTEGRAL HAMMER ARRESTERS.
7	HOSE BIBB	WOODFORD	MODEL 67 SERIES	-	1/2"	-	-	FROST PROOF HOSE BIBB, POLISHED CHROME WALL FAUCET WITH TEE KEY, VACUUM BREAKER
8	ICE MAKER	GUY GRAY	BIM875	-	1/2"	-	-	ICE MAKER CONNECTION BOX
9	DCA BACKFLOW PREVENTER	WATTS	350 SERIES		1"			DOUBLE CHECK DETECTOR ASSEMBLY
10	EXPANSION TANK	AMTROL	ST-5					
11	CLEAN OUT	ZURN	-		-	-	-	MATCH PIPE SIZE

NOTE: A WATER-HAMMER ARRESTOR SHALL BE INSTALLED WHERE QUICK-CLOSING VALVES ARE UTILIZED (ICE MAKERS, DISHWASHERS AND WASHING MACHINES)

NOTE: CONTRACTOR MAY ELECT TO PROVIDE "OR EQUAL" FIXTURES TO THOSE SPECIFIED/LISTED UPON DETERMINATION AND APPROVAL BY OWNER/ARCHITECT INDICATION SUBSTITUTION IS EQUIVALENT.

PLUMBING LEGEND

- HW — HOT WATER
- CW — COLD WATER
- SEWER LINE
- FCO — FLOOR CLEAN-OUT
- VALVE
- BALL VALVE
- FLOOR DRAIN
- THERMAL EXPANSION TANK
- PRESSURE REDUCING VALVE
- WASHER BOX
- HOSE BIBB

PLUMBING NOTES

1)	CONTRACTOR SHALL VERIFY THE LOCATION OF WATER & SEWER LINES FOR ENTRANCE INTO EACH BUILDING.
2)	THE SEWER LINE SHALL RUN OFF-CENTER IF ADJACENT TO THICKENED SLABS. SEE FOUNDATION PLAN.
3)	PLUMBING VENTS THRU ROOF SHALL BE OFFSET 5'-0" TO BACKSIDE OF ROOF.
4)	PLUMBING CONTRACTOR SHALL PROVIDE & INSTALL STOPS FOR FIXTURES.
5)	ALL WORK DONE SHALL BE ACCORDING TO THE 2012 IPC & ALL APPLICABLE LOCAL CODES.
6)	VENT ALL FIXTURES AS PER CODE AND/OR AS SHOWN.
7)	HOT AND COLD PEX WATER LINES SHALL RUN IN INTERIOR WALLS OR BELOW SLAB.
8)	FLOOR DRAIN SHALL BE TIED TO SEWER SYSTEM.
9)	BRING 1 PIECE TYPE "L" SOFT COPPER OR PEX UP THRU SLAB INTO WALL @ WATER HEATER, & INSTALL INTERIOR SHUT-OFF VALVE.
10)	INSULATE EXPOSED PIPING BELOW KITCHEN SINKS AND LAVATORYS W/REMOVABLE FRONTS.
11)	PLUMBING CONTRACTOR TO LOCATE PUBLIC WATER AND SEWER SERVICES AND COORDINATE ALL CONNECTIONS. PROVIDE & INSTALL CLEAN OUT AT END OF SEWER LINES. PROVIDE & INSTALL VENTS AS REQUIRED BY CODE. PROVIDE & INSTALL METER PIT AND APPURTENANCES PER CITY REQUIREMENTS.
12)	ALL PENETRATIONS WITHIN RATED WALLS & FLOORS MUST BE UL LISTED. CAULK SHALL BE HILTI PRODUCT #5611A OR EQUAL.
13)	PROVIDE & INSTALL AIR CHAMBERS ON HOT & COLD WATER LINES AT ALL FIXTURES.
14)	1/4" MAX. DEPTH FROM TOP OF FLOOR FINISH TO TOP OF FLOOR DRAIN.
15)	WATER PIPING INSIDE BLDGS. SHALL BE PEX PER SPECS.
16)	ADDITIONAL NOTES CONCERNING ACCESSIBILITY ARE LOCATED ON SHEETS A1.1CB, A6.0CB & A7.0CB
17)	VENTS ARE TO BE TIED TOGETHER IN ATTIC AND SIZED ACCORDINGLY, W/ ONE LINE PER UNIT GOING THROUGH ROOF, INCREASE VENT FROM 3" TO 4" BEFORE PENNETRATION.

PENETRATION NOTE

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CONCRETE PENETRATION NOTE

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AIR SEALING NOTES:

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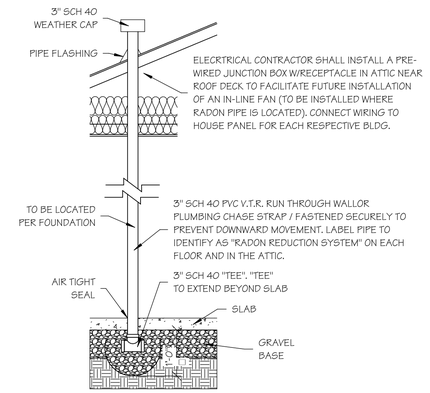
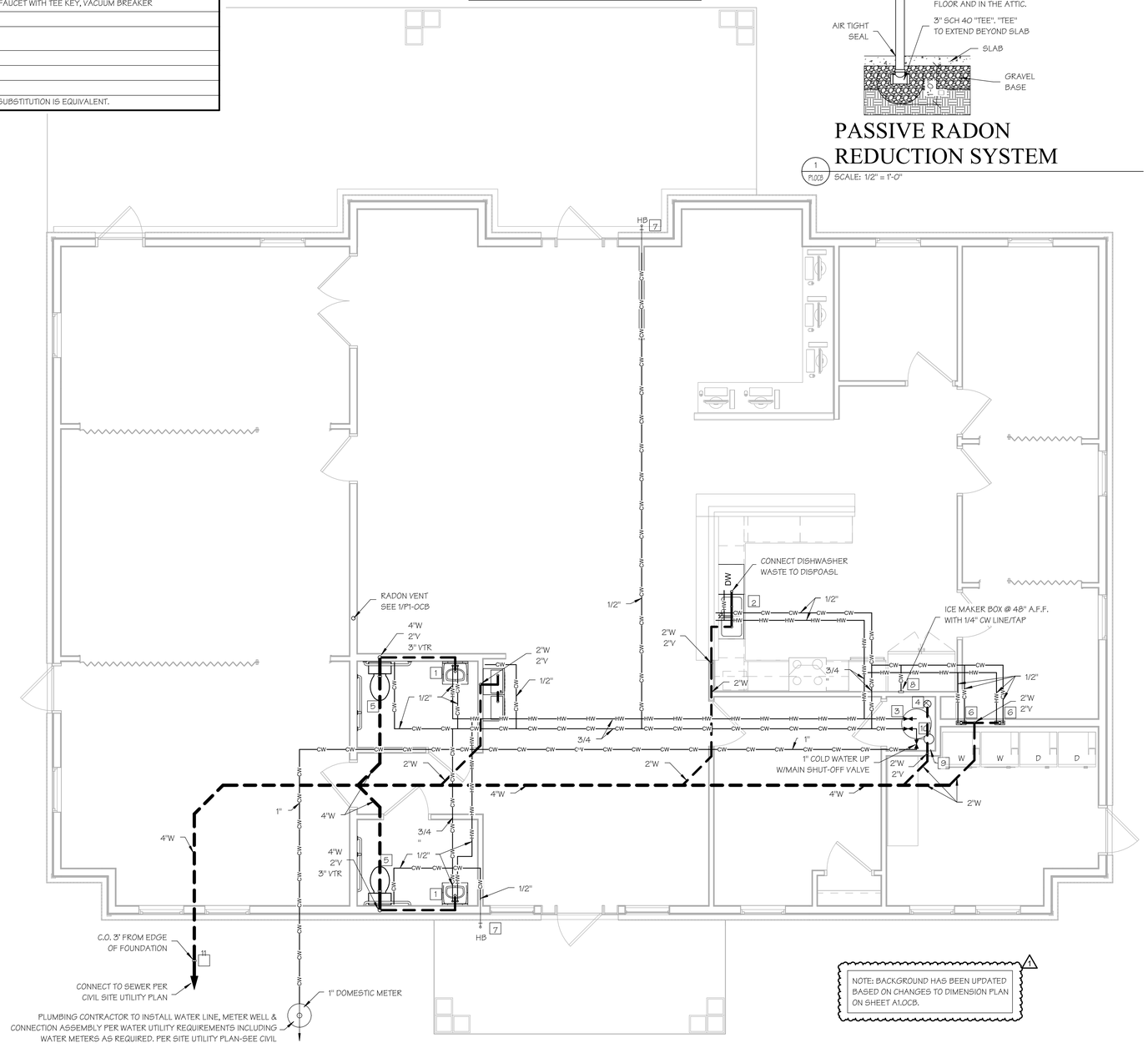


PASSIVE RADON REDUCTION SYSTEM

1 / P1.0CB — SCALE: 1/2" = 1'-0"



NOTE: BACKGROUND HAS BEEN UPDATED BASED ON CHANGES TO DIMENSION PLAN ON SHEET A1.0CB.

COMMUNITY BUILDING PLUMBING PLAN

2 / P1.0CB — SCALE: 1/4" = 1'-0"

PLUMBING PLANS, NOTES & SCHEDULE

ADDENDUM #1

STATE OF MISSOURI — M. RANDALL PORTER — 2012006244 — ARCHITECT

03 NOV 2022

M. RANDALL PORTER
ARCHITECT LICENSE#
A-2012006244

COTTAGES AT GENERATION VILLAGE
WILLARD, GREENE COUNTY, MISSOURI

Wallace ARCHITECTS LLC
Columbia, MO
P 573-256-7200

WALLACE ARCHITECTS, LLC
MISSOURI STATE CERTIFICATE OF AUTHORITY: 2003019614

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P1.0CB

JOB NO.
4236

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ELECTRICAL FIXTURE SCHEDULE

MARK	MFG	CATALOG #	WATTS	MOUNT	REMARKS
A	HALO	SLD612951EMWR	(1) 15W LED	SURFACE	CAN
B	PROGRESS	P3333-15	(3) 4W LED	WALL	BATH VANITY
C	SATCO	76-703	(1) 26W LED	WALL	SCONCE
D	LIGHTALARMS	LCA-2LEDR	(2) 6W LED	SURFACE	LED ENERGENCY
E	DUAL LITE	LTURW3-03L	(2) 6W LED	SURFACE	LED EMERGENCY/EXIT
F	DUAL LITE	OCRSWO603L	(1) 5W LED	WALL	LED EGRESS EYE
G	WATTSTOPPER	WS-250-W	-	SURFACE	WALL SENSOR
H	WATTSTOPPER	CI-355	-	SURFACE	CEILING SENSOR
Q1	LSI	XWM-FT-LED-DBL-50	62W LED	10' HIGH WALL	WALL PACK W/ PHOTOCELL AND TIMER

GENERAL NOTES:

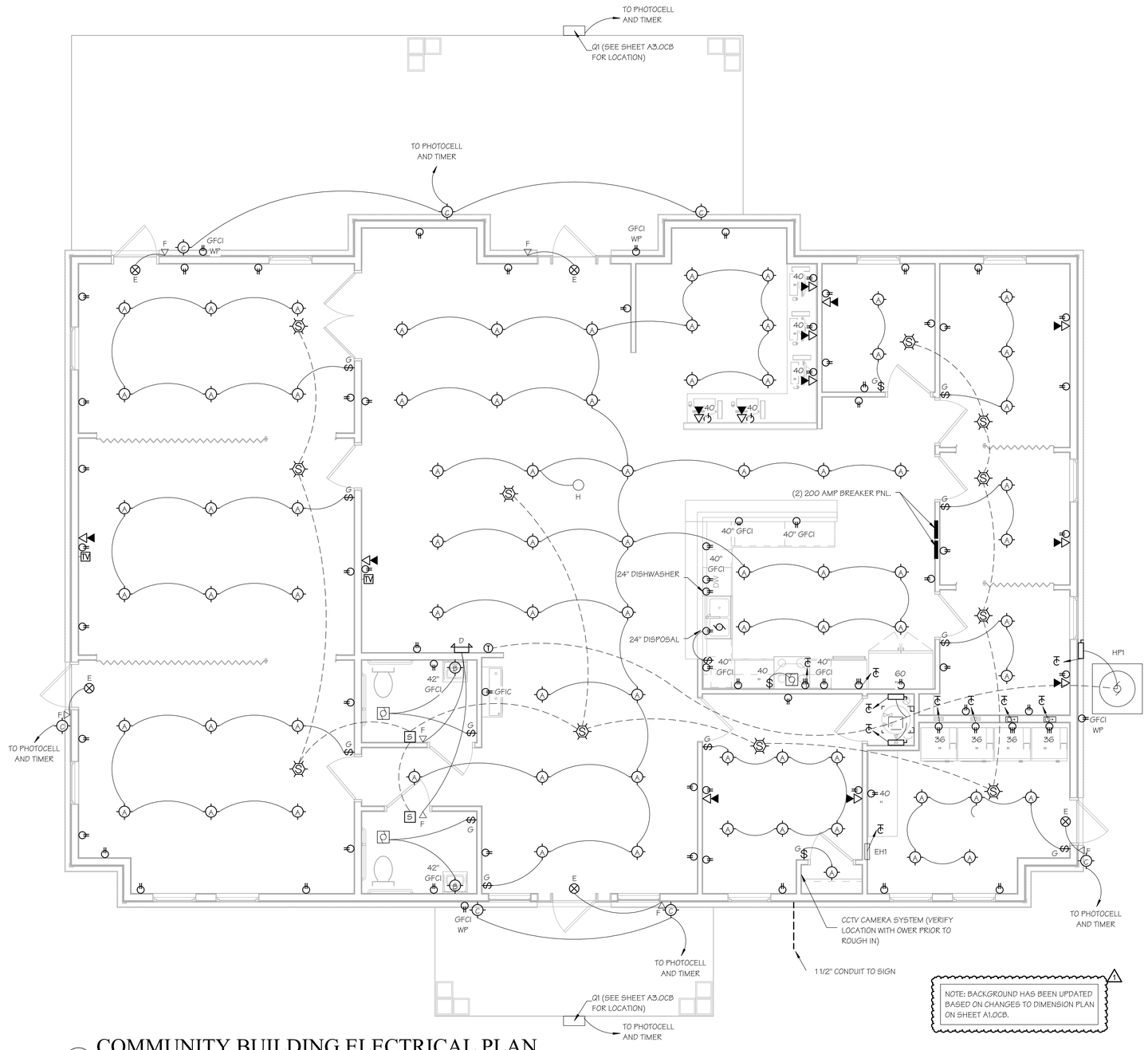
1. THE ABOVE FIXTURE SCHEDULE IS FOR OWNERS USE IN THE SELECTION OF LIGHT FIXTURES - OWNER MAY CHOOSE TO SELECT ALTERNATE LIGHT FIXTURES OF EQUAL TYPE.
2. ALL INTERIOR LIGHT FIXTURES AND CEILING FANS SHALL BE ENERGY STAR RATED WITH LED BULBS.

ELECTRICAL LEGEND

$	ONE WAY SWITCH
$3	THREE WAY SWITCH
	120 V. RECEPTACLE
	240 V. RECEPTACLE
	TELEPHONE JACK
	DATA JACK
	TELEPHONE/DATA JACK
TV	TELEVISION JACK
	ELECTRICAL PANEL
	CIRCUIT TO PANEL
J	J-BOX
	DISCONNECT
	EXHAUST FAN MOTOR
	MOTOR CONNECTION
T	THERMOSTAT
D	LIGHT, WALL MOUNT
D	LIGHT, CEILING MOUNT INCANDESCENT
	EXIT LIGHT/EMERGENCY LIGHT
	EMERGENCY LIGHT W/BATTERY BACKUP
S	SMOKE DETECTOR
S	SMOKE DETECTOR W/STROBE
HS	FIRE ALARM HORN STROBE
S	FIRE ALARM VISUAL STROBE
GFI/GFCI	GROUND FAULT CIRCUIT INTERRUPTER
WP	WEATHERPROOF

NOTE: SWITCH & OUTLET HEIGHTS NOTED ON PLANS SHALL BE TO THE BOTTOM OF THE BOX.

NOTE: SEE SHEET E1.1CB FOR ELECTRICAL NOTES & DETAILS.



NOTE: BACKGROUND HAS BEEN UPDATED BASED ON CHANGES TO DIMENSION PLAN ON SHEET A1.0CB.

1 FLOOR — COMMUNITY BUILDING ELECTRICAL PLAN

SCALE: 1/4" = 1'-0"

ELECTRICAL PLAN, NOTES & SCHEDULE

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M. RANDALL PORTER
2012006244
ARCHITECT

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ELECTRICAL NOTES:	
1)	ALL INTERIOR FIELD WIRING DONE IS TO BE WITH COPPER WIRE. ALUMINUM WIRE IS NOT TO BE USED.
2)	ELECTRICAL CONTRACTOR SHALL PROVIDE & INSTALL ELECT. PANELS W/(2) 200 AMP MAIN LUG AND ALL REQUIRED CIRCUITS AND 2 FUTURE CIRCUITS OR AS REQUIRED BY THE 2011 NEC. SPARE OR UNUSED BREAKERS INSTALLED IN ELECTRIC PANELS SHALL BE SO LABELED.
3)	KITCHEN COUNTERTOP RECEPTACLES ARE TO BE ON TWO SEPARATE 20 AMP CIRCUITS MIN.
4)	ELECTRICAL CONTRACTOR SHALL CONTACT TELEPHONE CO. & VERIFY PREWIRING RESPONSIBILITIES. ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR OUTLETS SHOWN PREWIRED W/ELECT. BOX COVER PLATE & JUNCTION BOX AT BLDG. EXTERIOR. ELECTRICAL CONTRACTOR SHALL PROVIDE AND INSTALL ONE JACK PER TELEPHONE OUTLET SHOWN.
5)	PROVIDE & INSTALL GROUND-FAULT CIRCUIT-INTERRUPTER PROTECTION OF DISHWASHER BRANCH CIRCUIT, ALL 120-VOLT, 15 AND 20 AMP RECEPTACLES IN THE FOLLOWING AREAS: BATHROOMS, OUTDOOR LOCATIONS & KITCHEN COUNTERTOPS IN ACCORDANCE WITH THE 2011 NEC.
6)	ELECTRICAL CONTRACTOR SHALL COORDINATE WITH LOCAL ELECTRIC UTILITY COMPANY FOR ELECTRIC SERVICE ENTRANCE INFORMATION.
7)	ELECT. CONTR. SHALL LABEL ALL CIRCUITS IN PANEL W/SPECIFIC ROOMS AND APPLIANCES.
8)	SWITCHES TO BE 15 AMP, SILENT SWITCH EQUAL TO HUBBELL 112W (WHITE)
9)	SEE SCHEDULE ON SHEET M1.0 AND SPECIFICATIONS FOR EXHAUST FANS. COORDINATE AS NECESSARY TO PROVIDE POWER/SWITCHING REQUIREMENTS.
10)	SMOKE DETECTORS SHALL BE INTERCONNECTED TO EACH OTHER WITHIN THE UNIT TO FUNCTION IN UNISON.
11)	VERIFY RANGE WIRING REQUIREMENTS WITH MANUFACTURER'S INSTRUCTIONS. MOUNTED 2" MAX FROM FLOOR. DRYER WIRING TO BE 8/3 W/GROUND.
12)	ELECTRICAL CONTRACTOR SHALL FURNISH & INSTALL POWER CORDS FOR ALL RANGES, DISHWASHERS, AND GARBAGE DISPOSALS.
13)	THE REQUIRED BATH OUTLET SHALL BE WITHIN 36" FROM THE LAVATORY ON A WALL OR ON THE SIDE OR FACE OF THE VANITY CABINET, NO MORE THAN 12" BELOW THE LAVATORY.
14)	PROVIDE & INSTALL ELECTRICAL OUTLET IN ATTIC FOR FUTURE INSTALLATION OF VENT FAN FOR RADON REDUCTION SYSTEM (SEE DETAIL ON SHEET P1.0)
15)	ALL ELECTRICAL WORK TO BE IN COMPLIANCE WITH THE 2011 NEC.
16)	ELECTRICAL CONTRACTOR SHALL VERIFY ELECTRICAL REQUIREMENTS OF EQUIPMENT PROVIDED BY OTHERS (I.E. HVAC AND PLUMBING EQUIPMENT, APPLIANCES, ETC.) TO ENSURE COMPATIBILITY WITH ELECTRICAL SERVICE, CIRCUIT PANEL AND PROPOSED CIRCUITS.
17)	PROVIDE LIGHT SWITCHES WITH LARGE FLAT PADS.
18)	EXHAUST FAN SHALL BE FURNISHED, INSTALLED AND WIRED BY ELECTRICAL CONTRACTOR. DUCT CONNECTION BY HVAC CONTRACTOR.
19)	ADD SEPARATE WALL SWITCHES 40" A.F.F. ADJACENT TO RANGE FOR CONTROL OF RANGE HOOD FAN & RANGE HOOD LIGHT.
20)	MEMBRANE PENETRATIONS BY ELECTRICAL BOXES ON OPPOSITE SIDES OF A FIRE-RESISTANT-RATED WALL ASSEMBLY SHALL HAVE A MINIMUM HORIZONTAL SEPARATION DISTANCE OF 24" BETWEEN BOXES PER R302.4.2.
21)	ALL WIRING IN WALLS SHALL BE NEATLY INSTALLED, ALL WIRING SHALL BE SECURELY FASTENED TO SIDE OF STUDS IF RUN VERTICALLY.
22)	OPENINGS AROUND ELECTRICAL PENETRATIONS THROUGH FIRE-RESISTANT-RATED WALLS SHALL BE FIRE STOPPED USING APPROVED METHODS TO MAINTAIN THE FIRE-RESISTANCE-RATING PER R302.4.1.
23)	SMOKE DETECTOR-BRK #9120B, EQIPPED WITH DUAL CHAMBER IONIZATION, 85 DECIBEL ALARM, TEST SWITCH, AND LED INDICATION LAMP, CONNECTED TO 120 VOLT A.C. CIRCUIT W/9 VOLT BACK-UP @ CLG. J-BOX, SMOKE DETECTORS, WITHIN EACH UNIT SHALL BE CONNECTED SO ALL ARE ACTIVATED IN UNISON, SMOKE DETECTORS SHOULD NOT BE INTERCONNECTED WITH OTHER UNITS.
24)	TOILET EXHAUST FAN - BROAN #QTXE080, 80 CRM, 0.3 SONES MAX. W/4 ROUND DUCT WRAPPED W/R-11 INSUL. FROM CLG. REFER TO PLAN OR SPECS. TO VERIFY VENTING PROCEDURE - (NOT INTO ATTIC). VENT TO EXTERIOR AS PER PLANS.

PENETRATION NOTE

ALL PENETRATIONS OF FLOORS, WALLS AND CEILINGS BY HVAC COMPONENTS (DUCTS, PIPING, GRILLES), PLUMBING COMPONENTS (PIPING, CLEAN-OUTS, VALVES), ELECTRICAL COMPONENTS (BOXES, WIRING, CONDUIT), ETC. SHALL BE PROPERLY AND EFFECTIVELY SEALED DURING CONSTRUCTION WITH PROPER MATERIALS AND NEATLY FINISHED. GYPSUM BOARD COMPOUND SHALL BE USED @ GYP. BD. OPENINGS, EXCEPT THAT EXPANDABLE FOAM MAY BE USED IN AREAS SUCH AS MECHANICAL ROOMS. MORTAR SHALL BE USED @ BRICK PENETRATIONS. CHROME ESCUTCHEONS SHALL BE USED @ PLUMBING PIPING PENETRATION OF WALLS. THE USE OF CAULKING AND PAINT @ THE TIME OF PUNCHLIST INSPECTIONS WILL NOT BE DEEMED ACCEPTABLE IN LIEU OF THE ABOVE.

CONCRETE PENETRATION NOTE

ALL PENETRATIONS OF CONRETE SLAB SHALL BE EFFECTIVELY SEALED TO PREVENT PASSAGE OF AIR FROM UNDER SLAB INTO RESIDENTIAL UNITS.

TV SYSTEM NOTES

1) ELECTRICAL CONTRACTOR SHALL SUPPLY AND INSTALL MATREIAL REQUIRED FOR A COMPLETE WORKING SYSTEM WITH UNDISTURBED RECEPTION TO EACH OUTLET.
2) SYSTEM IS TO BE PROPERLY GROUNDED FOR ADEQUATE LIGHTNING...
3) INSTALLATION SHALL CONFORM TO ARTICLES 800 AND 810 OF NATIONAL ELECTRICAL CODE.
4) ALL TV WIRING IS TO BE CONCEALED. PROVIDE 6'-0" OF CABLE AND CONNECTION (CAC-6 CF) AT EACH OUTLET.

GFCI NOTE

INSTALL NEW GFCI DEVICES AND COVERS AT 120 VOLT 15 OR 20 AMP CIRCUITS PER 2011 NEC.

AIR SEALING NOTES:

BEFORE SHEETROCK

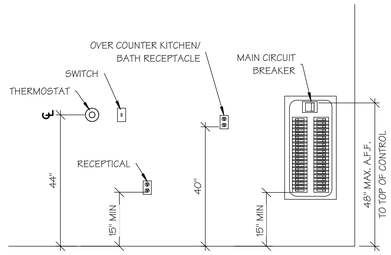
- SEAL ALL RIM/BAND JOIST AND INCLUDE AN AIR BARRIER. THE USE OF SPRAY FOAM IS RECOMMENDED.
- SEAL ALL PENETRATIONS IN BOTTOM AND TOP PLATES.
- SEAL SHEETROCK WITH A CONTINUOUS BEAD OF ACOUSTIC SEALANT OR DRYWALL ADHESIVE AT BOTH BOTTOM AND TOP PLATES OF ALL INTERIOR AND EXTERIOR WALLS. THIS SHOULD GO IN-BETWEEN THE PLATE AND DRYWALL TO CREATE A GASKET.
- SPACE BEHIND ALL WALL ELECTRICAL BOXES SHOULD BE INSULATED AND AIR SEALED BEING SURE TO SEAL ELECTRICAL KNOCKOUTS. SPRAY FOAM IS RECOMMENDED FOR THIS APPLICATION.
- SEAL ALL PENETRATION IN HVAC CLOSET.
- SEAL ALL PLENUM TO AHU CONNECTIONS.
- SEAL ALL SEAMS IN DUCTWORK WITH MASTIC.
- SPRAY FOAM WINDOWS TO FILL GAPS BETWEEN WINDOW/DOOR AND ROUGH OPENING.
- IF ELECTRIC PANEL IS INSTALLED ON EXTERIOR WALL, AN AIR BARRIER SHALL EXTEND BEHIND BOX OR AIR-SEALED BOX SHALL BE INSTALLED.
- INSTALL INSULATION AND SEALED AIR BARRIER BEHIND TUB/SHOWERS ON EXTERIOR WALLS.
- INSTALL WIND WASH BAFFLE AND DAM FOR AIR-PERMEABLE INSULATION.

AFTER SHEETROCK

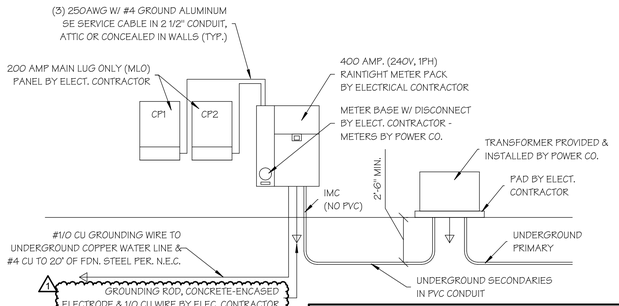
- GAPS AROUND ALL HVAC BOOTS WHERE THEY PENETRATE THE CEILING/SOFFIT DRYWALL SHOULD BE SEALED.
- PLUMBING PENETRATIONS BELOW SINKS, BEHIND SHOWERHEADS, MECHANICAL CLOSET AND BEHIND TOILET WATER LINES SHALL BE SEALED.
- WATER LINES BEHIND REFRIGERATOR SHALL BE SEALED.
- HOLE BEHIND KITCHEN RANGE SHALL BE SEALED.
- GAP AT DRYWALL AROUND WASHER/DRYER BOX SHALL BE SEALED.
- ALL INTERIOR AND EXTERIOR PLUG IN AND SWITCH BOXES SHALL BE SEALED WHERE THE BOX PENETRATES THE SHEETROCK.
- GAPS AROUND CEILING LIGHT BOXES SHALL BE SEALED.
- ATTIC ACCESSES SHALL BE SEALED.
- GAPS UNDER BASEBOARDS SHALL BE CAULKED IF SHEETROCK IS NOT SEALED TO PLATES AS STATED ABOVE.
- GAPS AROUND EXHAUST FANS WHERE THE HOUSING PENETRATES THE SHEET ROCK IS SEALED.
- TUB TO FLOOR CONNECTION SHALL BE SEALED.
- GAPS AROUND ALL KITCHEN VENTS SHALL BE SEALED.
- ALL OTHER HOLES IN THE SHEETROCK SHALL BE SEALED.

UD ELECTRICAL NOTES

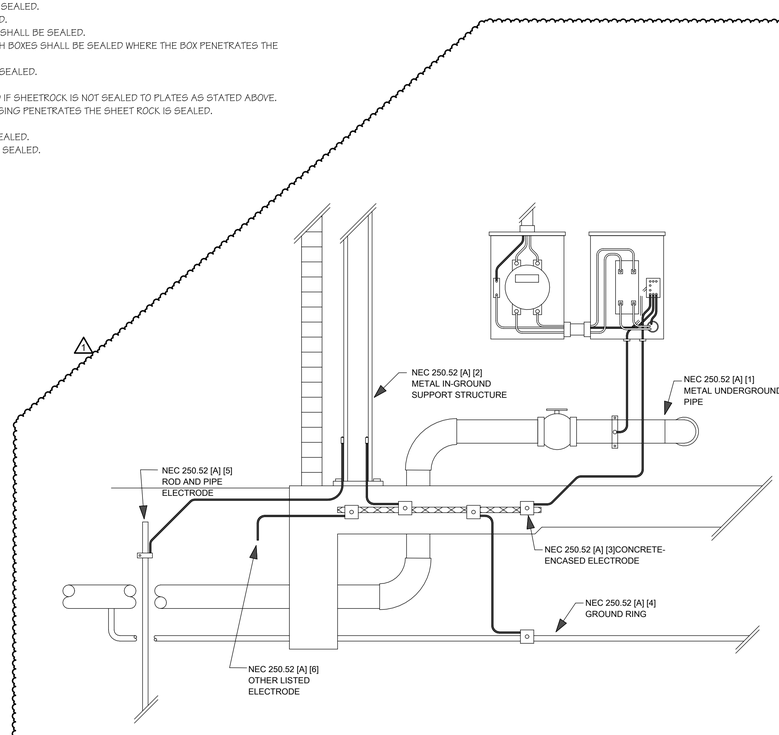
1) ALL ELECTRICAL DEVICES & ENVIRONMENTAL CONTROLS TO BE MOUNTED BETWEEN 15"-48" A.F.F.
2) PROVIDE CONTRASTING LIT DOORBELL OR INTERNAL LIGHT WHEN DOORBELL IS INSTALLED.
3) INSTALL LIGHT SWITCHES WITH LARGE FLAT PADS.
4) PROVIDE COLOR CONTRAST BETWEEN SWITCH/RECEPTACLE COVER PLATES & WALL SURFACES.



2 E1.1CB — ELECT. MOUNTING HEIGHTS
SCALE: 1/2" = 1'-0"



3 E1.1CB — COMMUNITY BUILDING ELECTRICAL RISER DIAGRAM
SCALE: 1/4" = 1'-0"



NOTE:
ALL ELECTRICAL SYSTEMS GROUNDING SHALL BE IN COMPLIANCE WITH NEC 250.50

NEC 250.50 - GROUNDING ELECTRODE SYSTEM
ALL GROUNDING ELECTRODES AS DESCRIBED IN 250.52 [A] [1] THROUGH [A] [7] THAT ARE PRESENT AT EACH BUILDING OR STRUCTURE SERVED SHALL BE BONDED TOGETHER TO FORM THE GROUNDING ELECTRODE SYSTEM. WHERE NONE OF THESE GROUNDING ELECTRODES EXIST, ONE OR MORE OF THE GROUNDING ELECTRODES SPECIFIED IN THE 250.52 [A] [4] THROUGH [A] [8] SHALL BE INSTALLED & USED.

NEC 250.52 - GROUNDING ELECTRODES
[A] ELECTRODES PERMITTED FOR GROUNDING

1. METAL UNDERGROUND WATER PIPE
A METAL UNDERGROUND WATER PIPE IN DIRECT CONTACT WITH THE EARTH FOR 10ft [3.0M] OR MORE [INCLUDING ANY METAL WELL CASING BONDED TO THE PIPE] & ELECTRICALLY CONTINUOUS [OR MADE ELECTRICALLY CONTINUOUS BY BONDING AROUND THE INSULATED JOINTS OR INSULATED PIPE] TO THE POINTS OF CONNECTION OF THE GROUNDING ELECTRODE CONDUCTOR & THE BONDING CONDUCTOR[S] OR JUMPER[S], IF INSTALLED.

2. METAL IN-GROUND SUPPORT STRUCTURE[S]
ONE OR MORE METAL IN-GROUND SUPPORT STRUCTURE[S] IN DIRECT CONTACT WITH THE EARTH VERTICALLY FOR 10ft [3.0m] OR MORE, WITH OR WITHOUT CONCRETE ENCASEMENT. IF MULTIPLE METAL IN-GROUND SUPPORT STRUCTURES ARE PRESENT AT A BUILDING OR A STRUCTURE, IT SHALL BE PERMISSIBLE TO BOND ONLY ONE INTO THE GROUNDING ELECTRODE SYSTEM.

3. CONCRETE-ENCASED ELECTRODE
A CONCRETE-ENCASED ELECTRODE SHALL CONSIST OF AT LEAST 20ft [6.0m] OF EITHER [1] OR [2]:

[1] ONE OR MORE BARE OR ZINC GALVANIZED OR OTHER ELECTRICALLY CONDUCTIVE COATED STEEL REINFORCING BARS OR RODS OF NOT LESS THAN 1/2in [13mm] IN DIAMETER, INSTALLED IN ONE CONTINUOUS 20ft [6.0m] LENGTH, OR IF IN MULTIPLE PIECES CONNECTED TOGETHER BY THE USUAL STEEL WIRES, EXOTHERMIC WELDING, WELDING, OR OTHER EFFECTIVE MEANS TO CREATE A 20ft [6.0m] OR GREATER LENGTH; OR

[2] BARE COPPER CONDUCTOR NOT SMALLER THAN 4 AWG
METALLIC COMPONENTS SHALL BE ENCASED BY AT LEAST 2in [50mm] OF CONCRETE AND SHALL BE LOCATED HORIZONTALLY WITHIN THAT PORTION OF A CONCRETE FOUNDATION OR FOOTING THAT IS IN DIRECT CONTACT WITH THE EARTH OR WITHIN VERTICAL FOUNDATIONS OR STRUCTURAL COMPONENTS OR MEMBERS THAT ARE IN DIRECT CONTACT WITH THE EARTH. IF MULTIPLE CONCRETE-ENCASED ELECTRODES ARE PRESENT AT THE BUILDING OR STRUCTURE, IT SHALL BE PERMISSIBLE TO BOND ONLY ONE INTO THE GROUNDING ELECTRODE SYSTEM.

4. GROUND RING
A GROUND RING ENCIRCLING THE BUILDING OR STRUCTURE, IN DIRECT CONTACT WITH THE EARTH,CONSISTING OF AT LEAST 20'0" [6.0m] OF BARE COPPER CONDUCTOR NOT SMALLER THAN 2 AWG.

5. RODE AND PIPE ELECTRODES
ROD AND PIPE ELECTRODES SHALL NOT BE LESS THAN 8ft [2.44m] IN LENGTH AND SHALL CONSIST OF THE FOLLOWING MATERIALS:
[A] GROUNDING ELECTRODES OF PIPE OR CONDUIT SHALL NOT BE SMALLER THAN TRADE SIZE 3/4in [METRIC DESIGNATOR 21] AND, WHERE OF STEEL, SHALL HAVE THE OUTER SURFACE GALVANIZED OR OTHERWISE METAL-COATED FOR CORROSION PROTECTION.
[B] ROD-TYPE GROUNDING ELECTRODES OF STAINLESS STEEL AND COPPER OR ZINC COATED STEEL SHALL BE AT LEAST 5/8in [15.87mm] IN DIAMETER, UNLESS LISTED.

6. OTHER LISTED ELECTRODES
OTHER LISTED GROUNDING ELECTRODES SHALL BE PERMITTED.

7. [7] PLATE ELECTRODES
EACH PLATE ELECTRODE SHALL EXPOSE NOT LESS THAN 2ft [0.186m²] OF SURFACE TO EXTERIOR SOIL. ELECTRODES OF BARE OR ELECTRICALLY CONDUCTIVE COATED IRON OR STEEL PLATES SHALL BE AT LEAST 1/4in [6.4mm] IN THICKNESS. SOLID, UNCOATED ELECTRODES OF NONFERROUS METAL SHALL BE AT LEAST 0.06in [1.5mm] IN THICKNESS.

8. OTHER LOCAL METAL UNDERGROUND SYSTEMS OR STRUCTURES
OTHER LOCAL METAL UNDERGROUND SYSTEMS OR STRUCTURES SUCH AS PIPING SYSTEMS, UNDERGROUND TANKS, AND UNDERGROUND METAL WELL CASINGS THAT ARE NOT BONDED TO A METAL WATER PIPE.

[B] NOT PERMITTED FOR USE AS GROUNDING ELECTRODES

THE FOLLOWING SYSTEMS AND MATERIALS SHALL NOT BE USED AS GROUNDING ELECTRODES:
1. METAL UNDERGROUND GAS PIPING SYSTEMS
2. ALUMINIUM
3. THE STRUCTURES AND STRUCTURAL REINFORCING STEEL DESCRIBED IN 680.26 [B] [1] AND [B] [2]

1 E1.1CB — ELECTRICAL GROUNDING DETAIL
SCALE: 1/8" = 1'-0"

ELECTRICAL NOTES & DETAILS

ADDENDUM #1

STATE OF MISSOURI
M. RANDALL PORTER
2012006244
ARCHITECT
03 NOV 2022
M. RANDALL PORTER
ARCHITECT LICENSE#
A-2012006244

COTTAGES AT GENERATION VILLAGE
WILLARD, GREENE COUNTY, MISSOURI

Wallace ARCHITECTS LLC
Columbia, MO
P 573-256-7200
WALLACE ARCHITECTS, LLC
MISSOURI STATE CERTIFICATE OF AUTHORITY: 2003019614

1ST ISSUE
12 AUG 2022

ISSUE/REVISIONS

1 12 AUG 2022	ISSUE SET
2 03 NOV 2022	ADDENDUM #1
3	
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JOB NO. 4236

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