





BLEND-PAK ADDITIONS

10039 HIGHGROVE RD.
BLOOMFIELD, KY

ISSUE DATE:		2023-03-13
REVISIONS:		 NOTE SYMBOL
	05-17-2023	LOADING DOCKS MOVED PER CONTRACTOR REQUEST
	05-19-2023	FOUNDATIONS MODIFIED TO REFLECT CIVIL PLAN
	05-20-2023	DOOR RELOCATED PER CONTRACTOR
	05-23-2023	FLOOR PLAN MODIFIED TO REFLECT CIVIL PLAN

ARCHITECT:

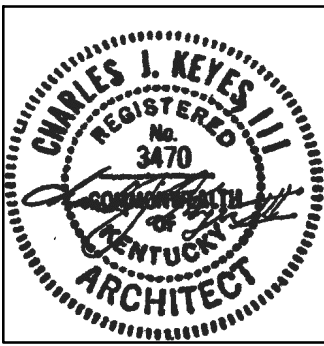
KEYES ARCHITECTS AND ASSOCIATES
4717 PRESTON HIGHWAY
LOUISVILLE, KENTUCKY 40213
PH: (502) 636-5113
CONTACT:ANDREW SKINNER
EMAIL:ASKINNER@KEYESARCHITECTS.COM
ARCHITECT: CHARLES J. KEYES III

OWNER:

BLEND-PAK, INC.
10039 HIGHGROVE RD.
BLOOMFIELD, KY 40008
(502)252-8000

CONTRACTOR:

BCD INC.
1962 FILIATREAU LN
BARDSTOWN, KY 40004
(502)348-2305
JASON HARROD
JHARROD@BARDSTOWN.COM



PROJECT INFORMATION

APPLICABLE BUILDING CODES
BUILDING CODE KENTUCKY BUILDING CODE (KBC 2018)
ACCESSIBILITY CODE ADAAG 2010/ ANSI A117.1 2009
ENERGY CODE IECC 2012

USE AND OCCUPANCY: S-2 UNHEATED WAREHOUSE STORAGE

CONSTRUCTION TYPE: II-B

BUILDING INFORMATION

EXISTING BUILDING: 28,846 s.f.
BUILDING ADDITION: 5,949 s.f.
NEW BUILDING: 9,900 s.f.
TOTAL FACILITY SIZE: 44,695 s.f.

FIRE SUPPRESSION:
NOT SPRINKLERED

OCCUPANCY ALLOWANCE

FUNCTION OF SPACE	ALLOWANCE	AREA	OCCUPANCY
EXISTING BLDG. 3	500 GROSS	6,109	13
BLDG 3 ADDITION	500 GROSS	5790	12
NEW BUILDING	500 GROSS	11,250	23
TOTAL OCCUPANCY ALLOWANCE:			48

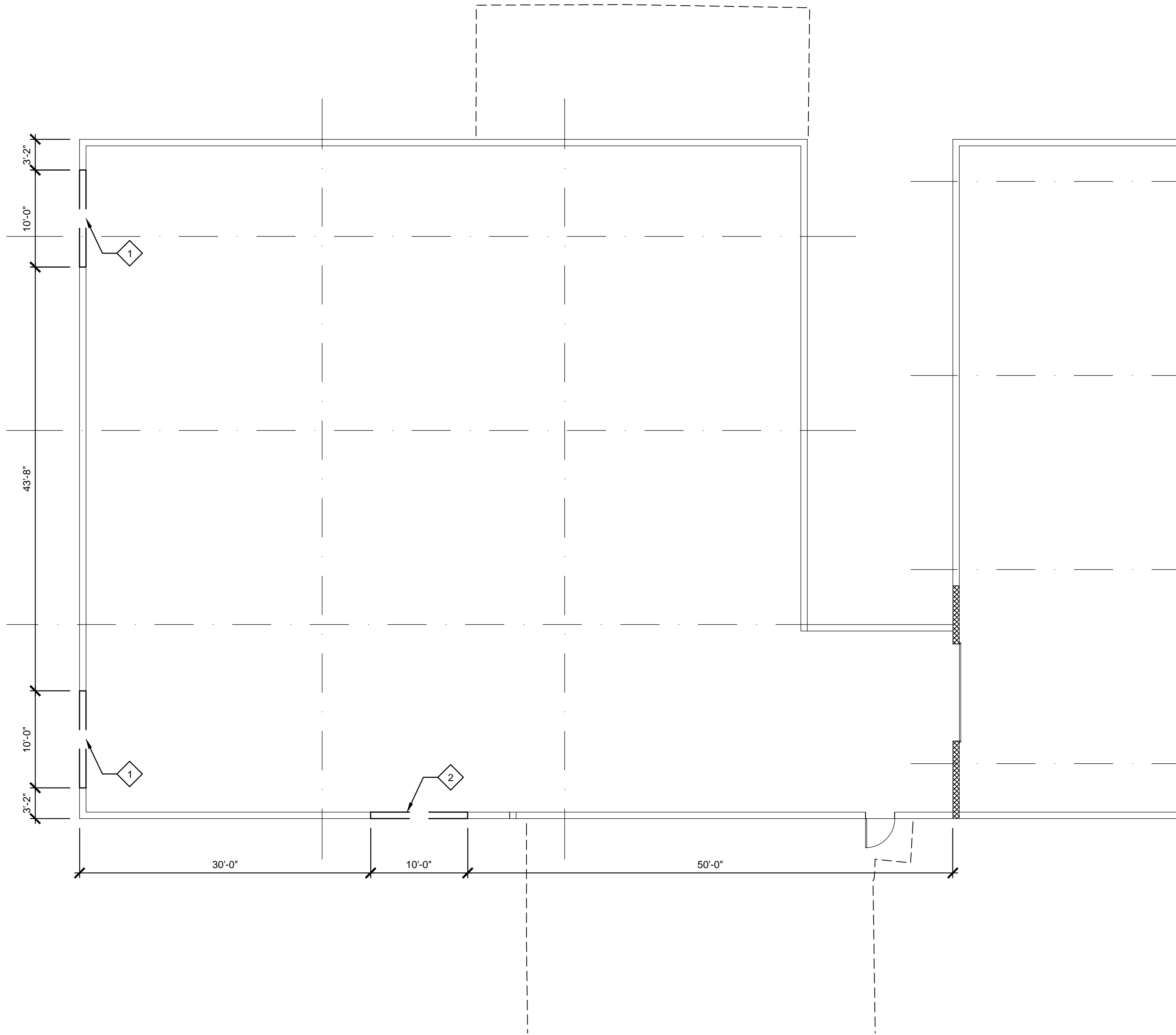
NOTE: BUILDINGS DESIGNED
AS UNHEATED WAREHOUSE
SPACE. ENVELOPE ENERGY
COMPLIANCE NOT REQUIRED.

Sheet List Table

Sheet Number	Sheet Title
T1.01	Title Sheet
Demolition Plans & Details	
D1.01	Demolition Plan
Foundation Plans & Details	
F1.01	Foundation Plan
F2.01	Foundation Details
Life Safety Plans	
LS1.01	Life Safety Plan
Floor Plans	
A1.01	Floor Plan
Exterior Elevations	
A2.01	Exterior Elevations
Details & Sections	
A5.01	Wall Sections and Details
A5.02	Wall Sections
A6.01	Door Details
Specifications	
SP1.01	Specifications

PROJECT: BLEND-PAK ADDITIONS - FILE: D1.01 Demolition Plan.dwg - DATE: May 23, 2023 2:10PM - BY: ANDREW SKINNER

PROJECT NO:
22-4403
DRAWN BY:
AJS/
DATE:
2023-03-13



01 DEMOLITION PLAN

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



PATCH AND REPAIR NOTES

PROMPTLY PATCH AND REPAIR HOLES AND DAMAGED SURFACES CAUSED TO ADJACENT CONSTRUCTION BY SELECTIVE DEMOLITION OPERATIONS.

WHERE REPAIRS TO EXISTING SURFACES ARE REQUIRED, PATCH TO PRODUCE SURFACES SUITABLE FOR NEW MATERIALS.

RESTORE EXPOSED FINISHES OF PATCHED AREAS AND EXTEND FINISH RESTORATION INTO ADJOINING CONSTRUCTION TO REMAIN IN A MANNER THAT ELIMINATES EVIDENCE OF PATCHING AND REFINISHING.

PATCH AND REPAIR FLOOR AND WALL SURFACES IN THE NEW SPACE WHERE DEMOLISHED WALLS OR PARTITIONS EXTEND ONE FINISHED AREA INTO ANOTHER. PROVIDE A FLUSH AND EVEN SURFACE OF UNIFORM COLOR AND APPEARANCES.

SELECTIVE DEMOLITION NOTES

REMOVE AND LEGALLY DISPOSE OF ITEMS EXCEPT THOSE INDICATED TO BE REINSTALLED SALVAGED, OR TO REMAIN THE OWNER'S PROPERTY.

REMOVE ITEMS INDICATED, CLEAN SURFACE, AND OTHERWISE REPAIR THEM FOR REUSE; STORE AND PROTECT AGAINST DAMAGE. REINSTALL ITEMS IN LOCATIONS INDICATED.

PROTECT CONSTRUCTION INDICATED TO REMAIN AGAINST DAMAGE AND SOILING DURING SELECTIVE DEMOLITION. WHEN PERMITTED BY THE ARCHITECT, ITEMS MAY BE REMOVED TO A SUITABLE, PROTECTED STORAGE LOCATION DURING SELECTED DEMOLITION AND THEN CLEANED AND REINSTALLED IN THEIR ORIGINAL LOCATIONS.

IDENTIFY AND ACCURATELY LOCATE CAPPED UTILITIES AND OTHER SUBSURFACE STRUCTURAL ELECTRICAL OR MECHANICAL CONDITIONS. DOCUMENT THESE UTILITIES ON RECORD DRAWINGS PROVIDED TO ARCHITECT UPON COMPLETION OF PROJECT.

PROTECT WALLS, CEILINGS, FLOORS, AND OTHER EXISTING FINISH WORK THAT ARE TO REMAIN AND ARE EXPOSED DURING SELECTIVE DEMOLITION OPERATIONS. REMOVE AND TRANSPORT DEBRIS IN A MANNER THAT WILL PREVENT SPILLAGE ON ADJACENT SURFACE AND AREAS.

COVER AND PROTECT FURNITURE, FURNISHINGS, AND EQUIPMENT THAT HAVE NOT BEEN REMOVED.

BY SELECTIVE DEMOLITION OPERATIONS. RETURN AREAS TO CONDITION EXISTING BEFORE START OF NEW WORK.

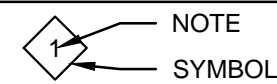
DEMOLISH AND REMOVE EXISTING CONSTRUCTION ONLY TO THE EXTENT REQUIRED BY NEW CONSTRUCTION AND AS INDICATED. DISPOSAL: PROMPTLY DISPOSE OF DEMOLISHED MATERIALS. DO NOT ALLOW DEMOLISHED MATERIALS TO ACCUMULATE ON SITE. TRANSPORT DEMOLISHED MATERIALS OFF OWNER'S PROPERTY AND LEGALLY DISPOSE OF THEM. SWEEP THE AREA OF WORK BROOM CLEAN ON COMPLETION OF SELECTIVE DEMOLITION OPERATION.

PROTECTION OF PEDESTRIANS SHALL BE PROVIDED DURING CONSTRUCTION, REMODELINS, AND DEMOLITION ACTIVITIES AS REQUIRED BY STATE BUILDING CODE. SIGNS SHALL BE PROVIDED TO DIRECT PEDESTRIAN TRAFFIC DURING DEMOLITION. CONSTRUCTION AND REMODELING.

BUSINESS WILL REMAIN OPERATIONAL DURING DEMOLITION AND CONSTRUCTION. COORDINATE ACTIVITIES WITH OWNER TO MINIMIZE OR ELIMINATE DISRUPTION TO THE OPERATION OF THE BUSINESS.

SHEET NOTES:

- 1 DEMO SIDING, GIRTS, AND TRIM TO DIMENSIONS OF NEW DOOR.
- 2 DEMO EXISTING OVERHEAD DOOR



NOTE: ALL DIMENSIONS ARE TO FACE OF STUD

NOTE: GENERAL CONTRACTOR RESPONSIBLE FOR COORDINATION OF ALL SUB TRADES AND REQUIREMENTS BY OWNER

NOTE: ELECTRICAL, HVAC AND PLUMBING TO BE RELOCATED PER FEDERAL, STATE AND LOCAL CODES. GENERAL CONTRACTOR TO COORDINATE.

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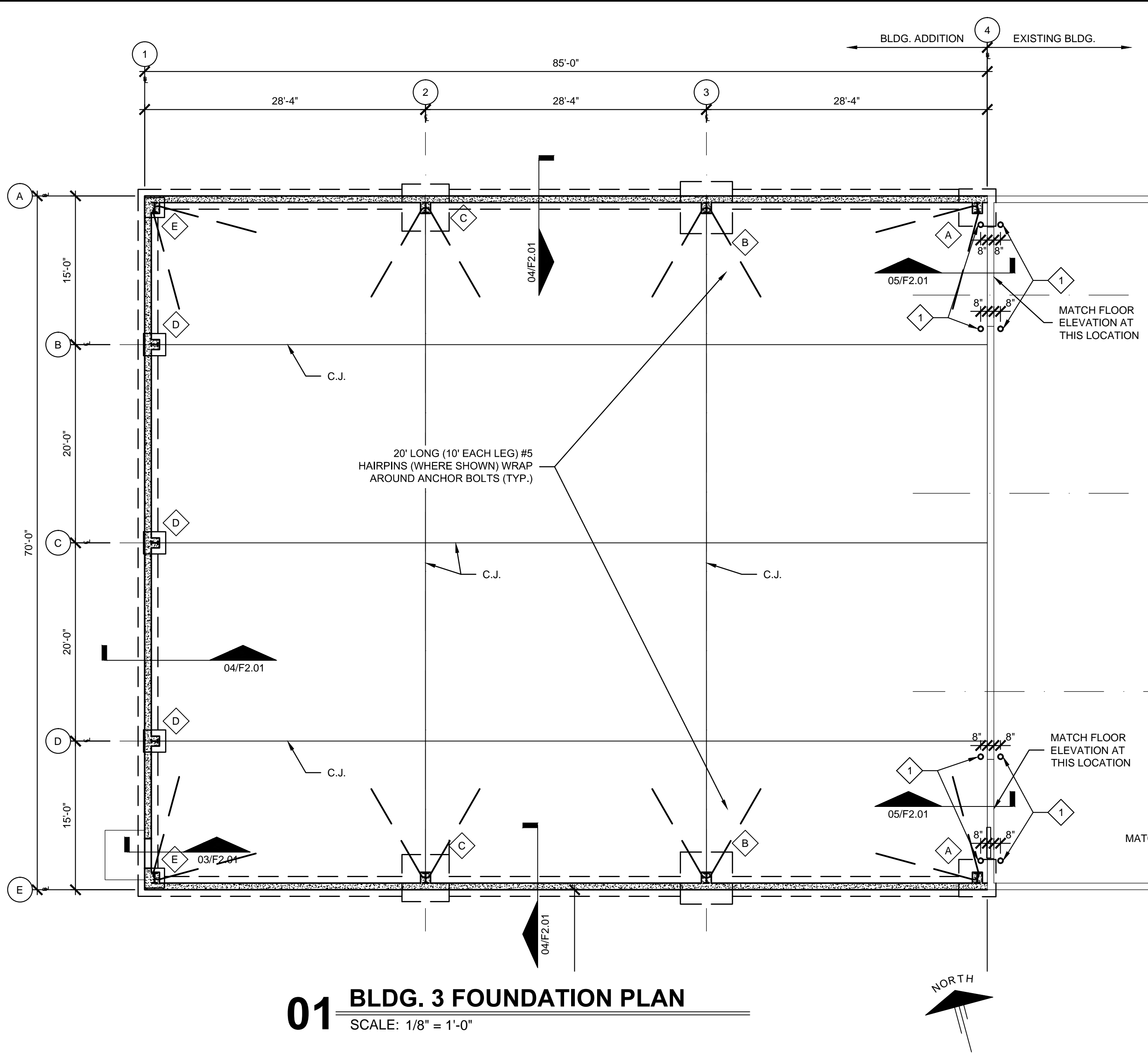
BLEND-PAK ADDITIONS

10039 HIGHGROVE RD.
BLOOMFIELD, KY

DEMOLITION PLAN

D1.01

PROJECT: BLEND-PAK ADDITIONS - FILE: F1.01 Foundation Plan.dwg - DATE: May 23, 2023 2:10PM - BY: ANDREW SKINNER



FOOTING SCHEDULE					
TYPE	SIZE	REINFORCING	MIN. PIER	DETAILS	REMARKS
A	3'-9" x 3'-9" x 1'-3"	(5) #5 BARS E.W. BTM.	12" x 24"	01/F2.01	1
B	5'-3" x 5'-3" x 1'-3"	(7) #5 BARS E.W. BTM.	12" x 24"	04/F2.02	
C	4'-9" x 4'-9" x 1'-3"	(6) #5 BARS E.W. BTM.	12" x 24"	04/F2.02	
D	3'-0" x 3'-0" x 1'-3"	(3) #5 BARS E.W. BTM.	12" x 24"	07/F2.01	
E	2'-3" x 2'-3" x 1'-3"	(3) #5 BARS E.W. BTM.	20" x 24"	07/F2.01	
F	3'-0" x 3'-0" x 1'-3"	(4) #5 BARS E.W. BTM.	12" x 24"	04/F2.02	
G	2'-3" x 2'-3" x 1'-3"	(3) #5 BARS E.W. BTM.	12" x 24"	01/F2.01	1
H	4'-9" x 4'-9" x 1'-3"	(6) #5 BARS E.W. BTM.	12" x 24"	01/F2.01	
I	4'-9" x 4'-9" x 1'-3"	(6) #5 BARS E.W. BTM.	12" x 24"	07/F2.01	
J	2'-3" x 2'-3" x 1'-3"	(3) #5 BARS E.W. BTM.	20" x 24"	04/F2.02	1
K	3'-0" x 3'-0" x 1'-3"	(4) #5 BARS E.W. BTM.	12" x 24"	01/F2.01	1

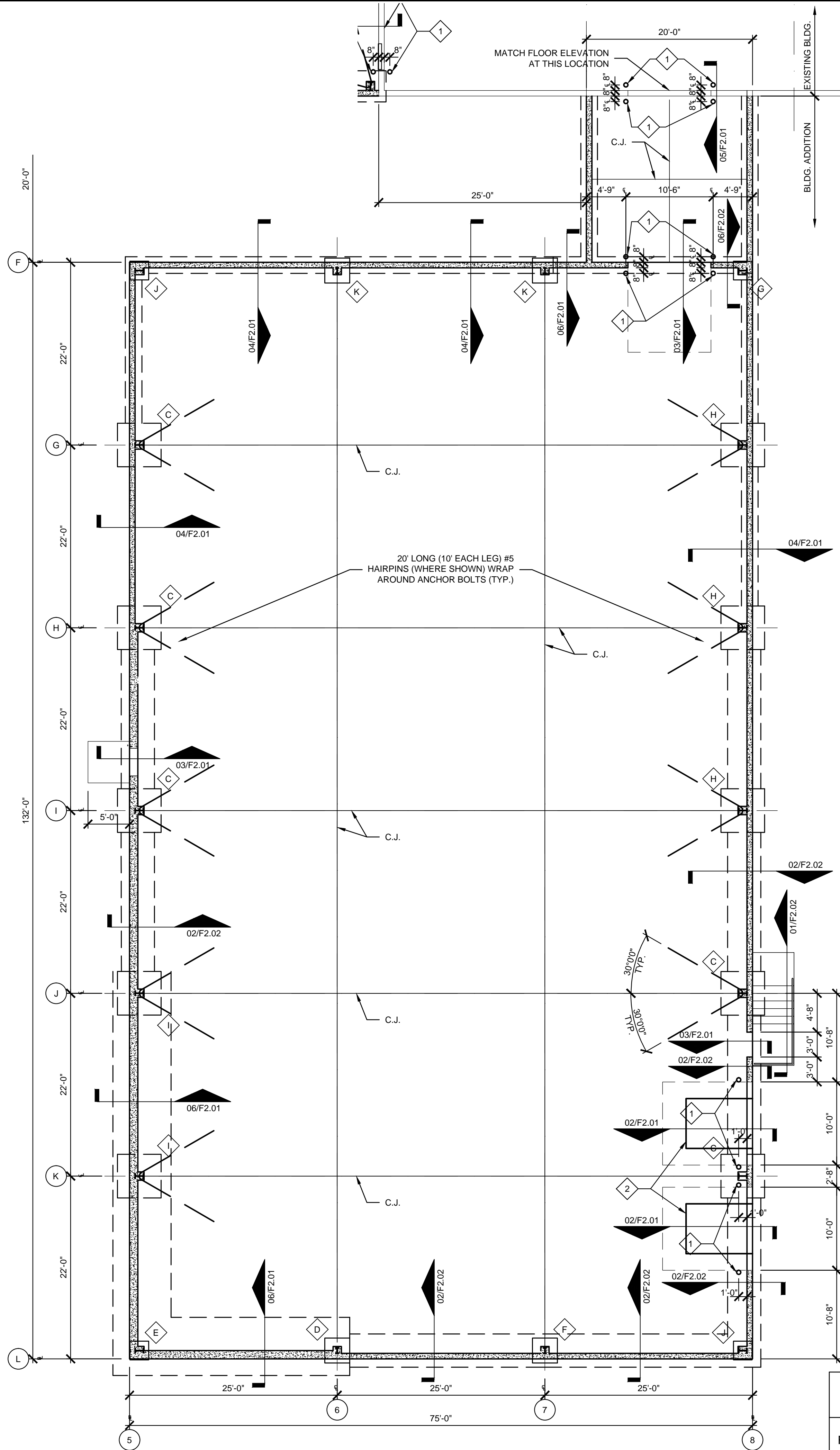
REMARKS

1. VERIFY EXISTING FOOTING AND DEPTH.

SHEET NOTES:

- 1 NEW PIPE BOLLARDS- SEE DETAIL 05/F2.02
- 2 6'x8' DOCK LEVELER- SEE DETAIL 02/F2.01

NOTE
SYMBOL



02 BLDG. 4 FOUNDATION PLAN

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

FOUNDATION NOTES

- CONCRETE CONTRACTOR MUST VERIFY LOCATION, SIZES AND PLACEMENT OF ANCHOR BOLTS USING BUILDING MANUFACTURER'S DATA. CONTRACTOR MUST VERIFY IN FIELD.
- ALL CONCRETE TO BE 4,000 P.S.I.
- CONTRACTOR TO PROVIDE REINFORCED CONCRETE WORK REQUIRED FOR BRACED BAYS. VERIFY REQUIREMENTS WITH BUILDING MANUFACTURER.
- CONTRACTOR TO SUPPLY ARCHITECT WITH BUILDING MANUFACTURER'S STAMPED ENGINEERING DRAWINGS AND BASE REACTIONS BEFORE BEGINNING CONSTRUCTION SO THAT ARCHITECT MAY VERIFY FOUNDATION DESIGN.
- ALL FOOTINGS AND PIERS ARE TO BE CENTERED ON THE BUILDING COLUMNS UNLESS OTHERWISE NOTED.
- COLUMN PIERS ARE TO BE PLACED INTEGRAL WITH THE GRADE BEAM OR FOUNDATION WALLS WITH REINFORCING TO BE CONTINUOUS THROUGH PIERS.
- COLUMN PIERS MUST BE MIN. 12" ANY DIRECTION PLUS 1" PAST MANUF. BASE PLATES. GROUT SOLID BETWEEN PIER AND BASE PLATE. CONTRACTOR MUST COORDINATE WITH BUILDING MANUFACTURER AND VERIFY IN FIELD.
- BUILDING FOUNDATIONS ARE DESIGNED FOR 1,500 P.S.F. SOIL BEARING CAPACITY. VERIFY BEFORE CONSTRUCTION.
- ALL ANCHOR BOLTS TO BE SET BY TEMPLATE MATCHING BUILDING MANUFACTURER'S LAYOUTS.
- NO FIELD ALTERING OF BASE PLATES IS ALLOWED.
- JUNCTURE OF FLOOR SLAB WITH ALL PIERS AND GRADE TO BE 1/2" WIDE EXPANSION JOINT MATERIAL.
- CONTRACTOR TO SET OVERHEAD DOOR JAMB ANCHORS INTO FLOOR SLAB AS REQUIRED BY BUILDING MANUFACTURER.
- FLOOR SLAB TO BE POURED THRU AT ALL DOORWAYS. SLOPE 2% TO OUTSIDE
- BUILDING ANCHOR BOLTS TO BE DIAMETER DESIGNED BY BUILDING MANUFACTURER. LENGTHS TO BE 3' PROJECTION, 15" IMBEDDED W/ 3" HOOK UNLESS OTHERWISE DESIGNED BY MANUFACTURER OR HERE IN.
- FOOTING TO REST ON UNDISTURBED SOIL.
- VERIFY FOUNDATION SIZE AND DEPTH OF EXISTING BUILDING BEFORE CONSTRUCTION. NOTIFY ARCHITECT IF THEY ARE NOT AS SHOWN.

NOTE: GENERAL CONTRACTOR RESPONSIBLE FOR COORDINATION OF ALL SUB TRADES AND REQUIREMENTS BY OWNER

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PROJECT NO:
22-4403

DRAWN BY:
AJS/

DATE:
2023-03-13

05-17-2023: LOADING DOCKS MOVED PER CONTRACTOR REQUEST
05-22-2023: DOCKS MOVED TO REFLECT CIVIL PLAN
05-20-2023: DOOR RELOCATED PER CONTRACTOR



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4717 PRESTON HIGHWAY
LOUISVILLE, KENTUCKY 40213 (502) 636-5113

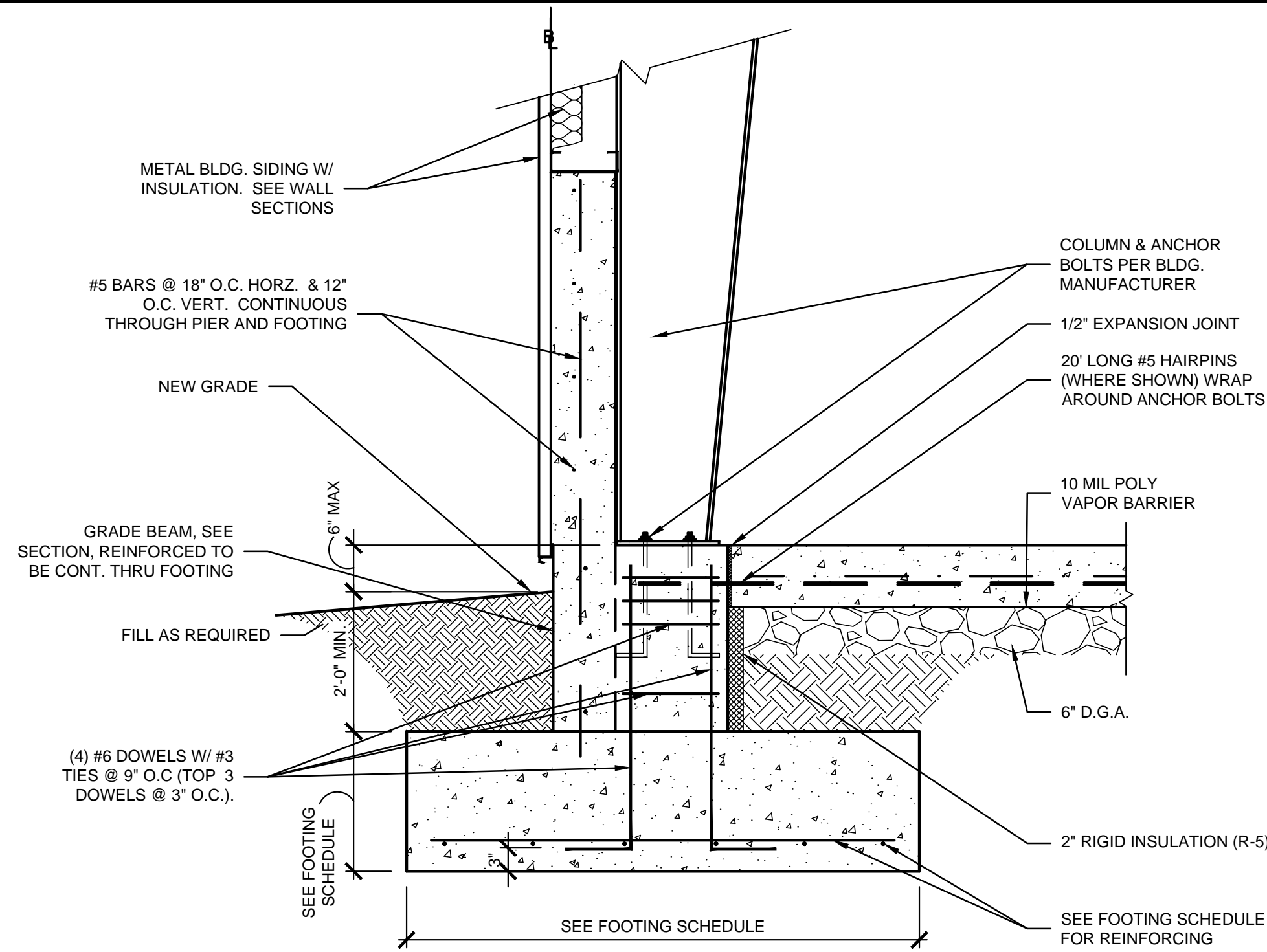
BLEND-PAK ADDITIONS

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BLOOMFIELD, KY

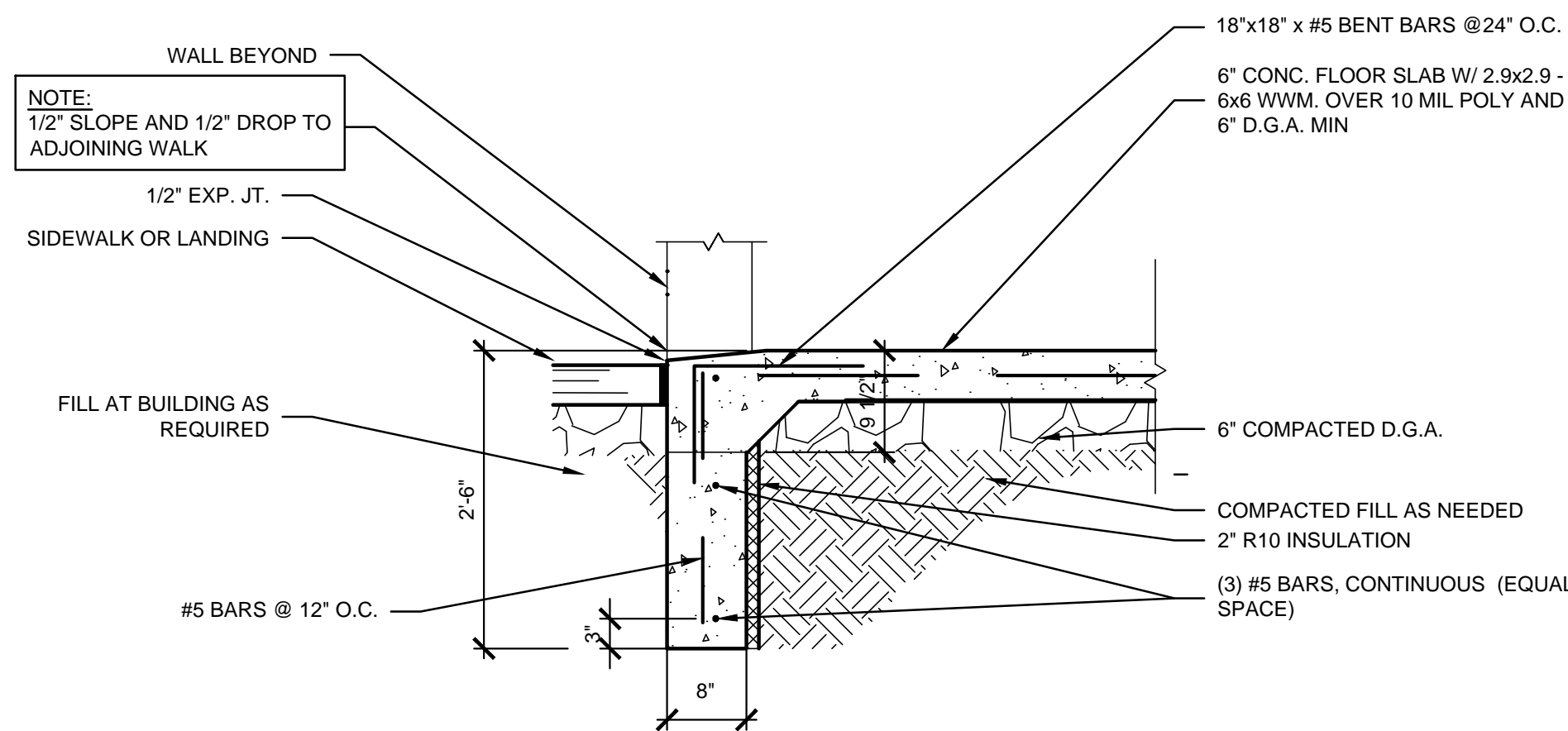
FOUNDATION PLAN

F1.01

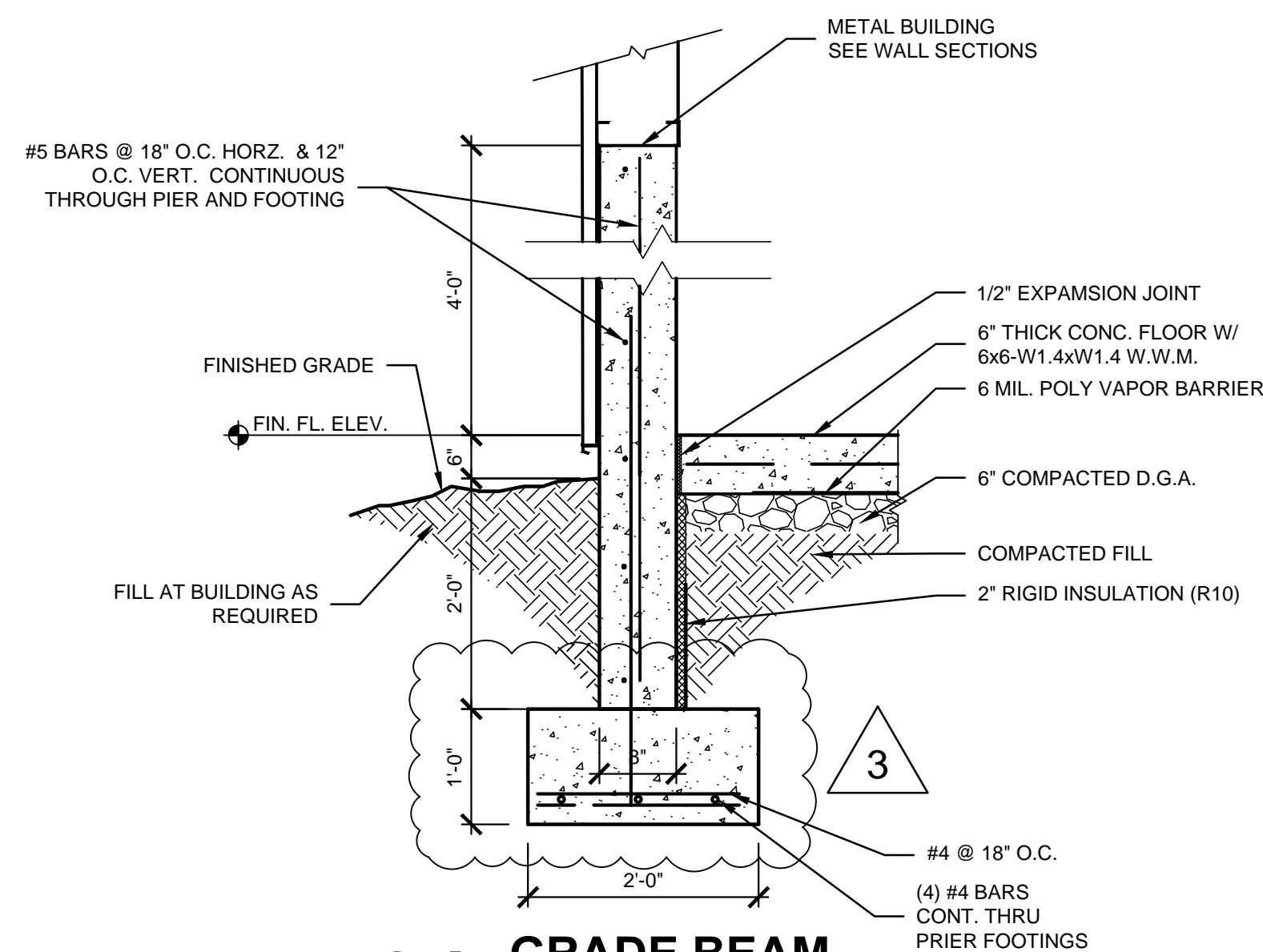
PROJECT: BLEND-PAK ADDITIONS - FILE: F2.01 Foundation Details.dwg - DATE: May 23, 2023 2:11PM - BY: ANDREW SKINNER



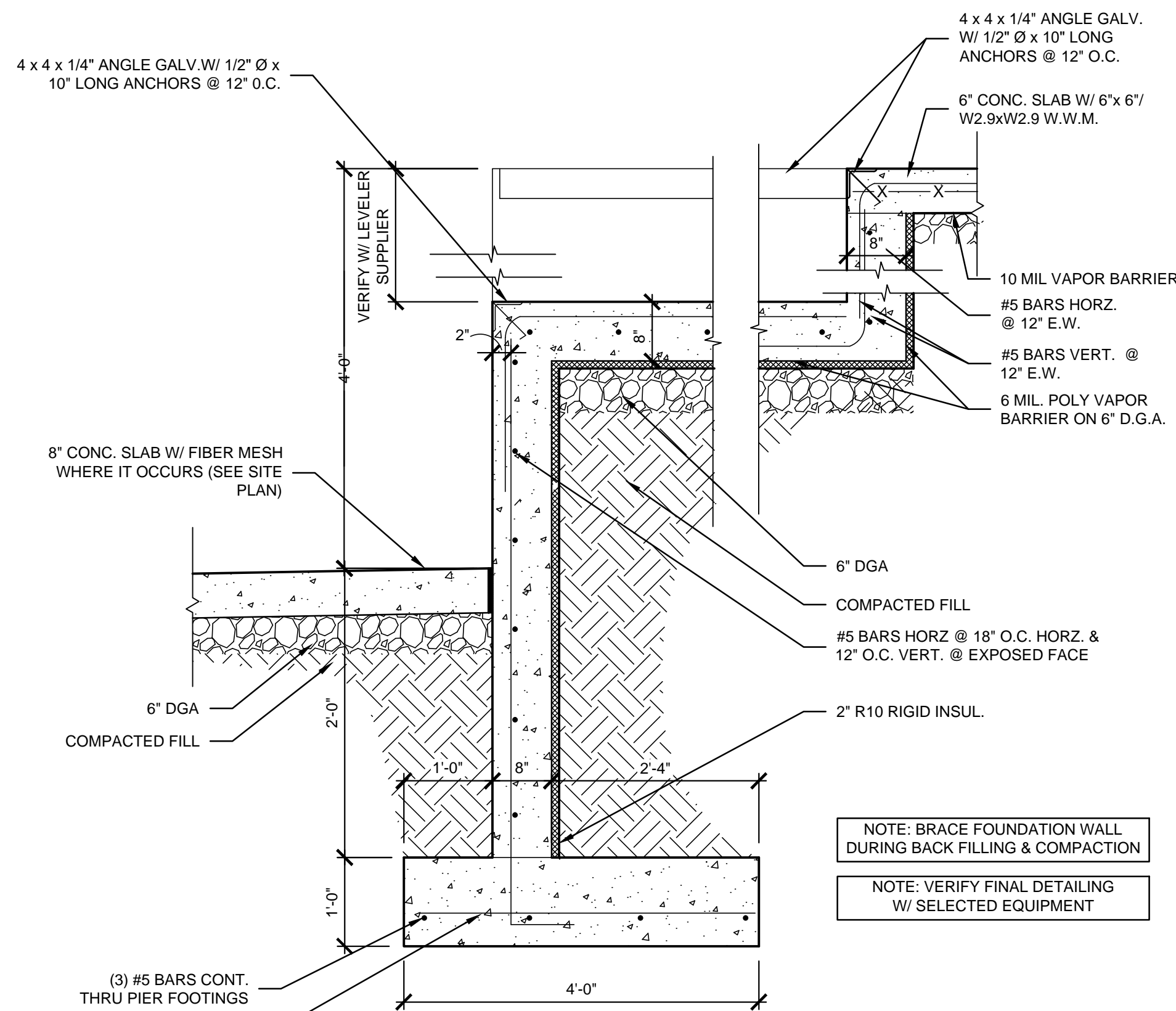
01 COLUMN FOOTING DETAIL
SCALE: 3/4" = 1'-0"



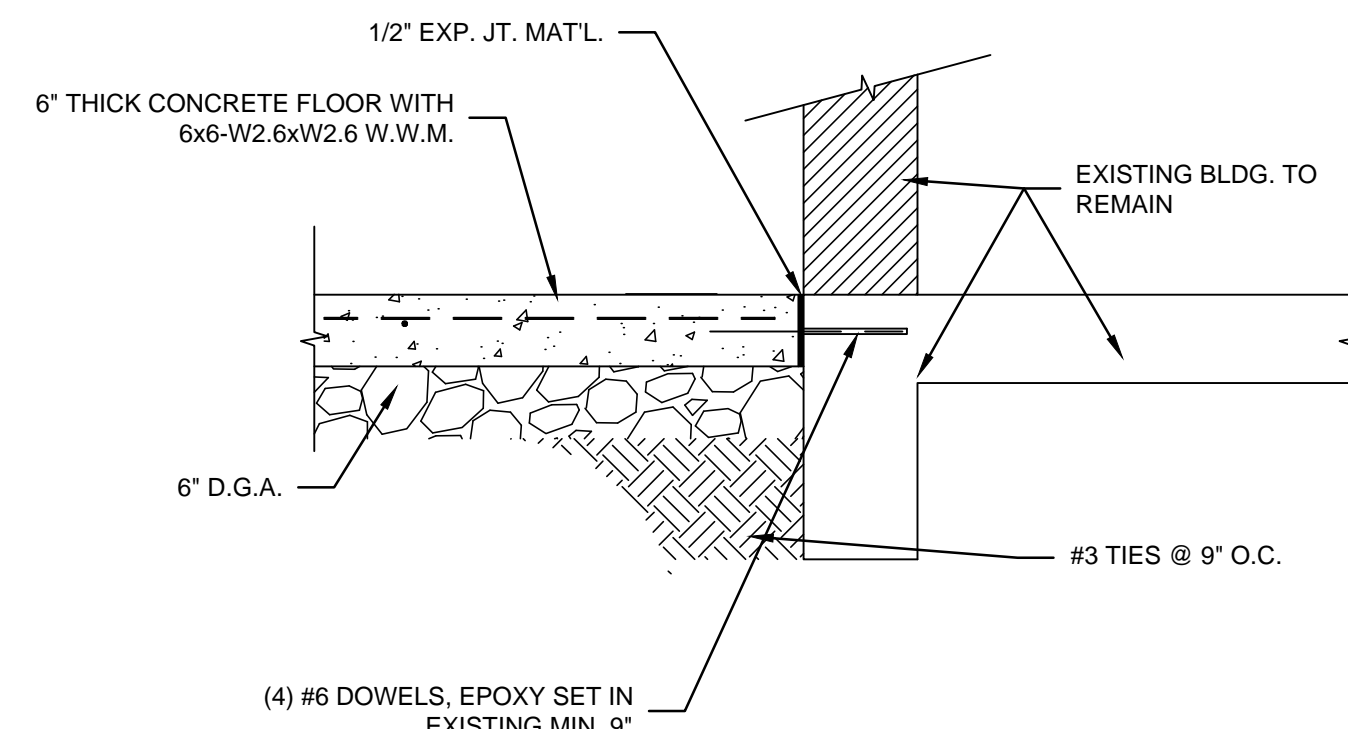
03 FOUNDATION THRU DOOR
SCALE: 3/4" = 1'-0"



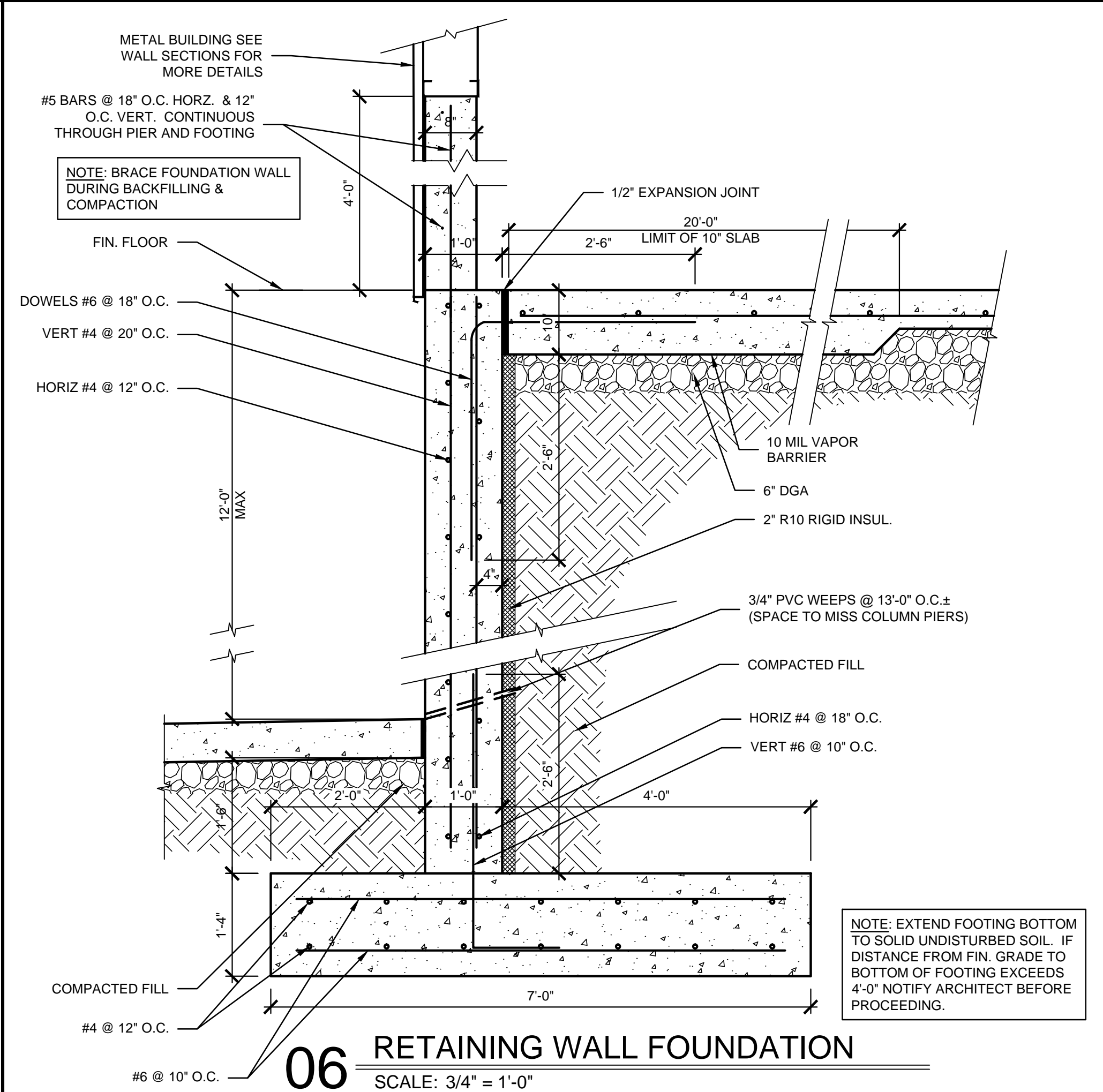
04 GRADE BEAM
SCALE: 3/4" = 1'-0"



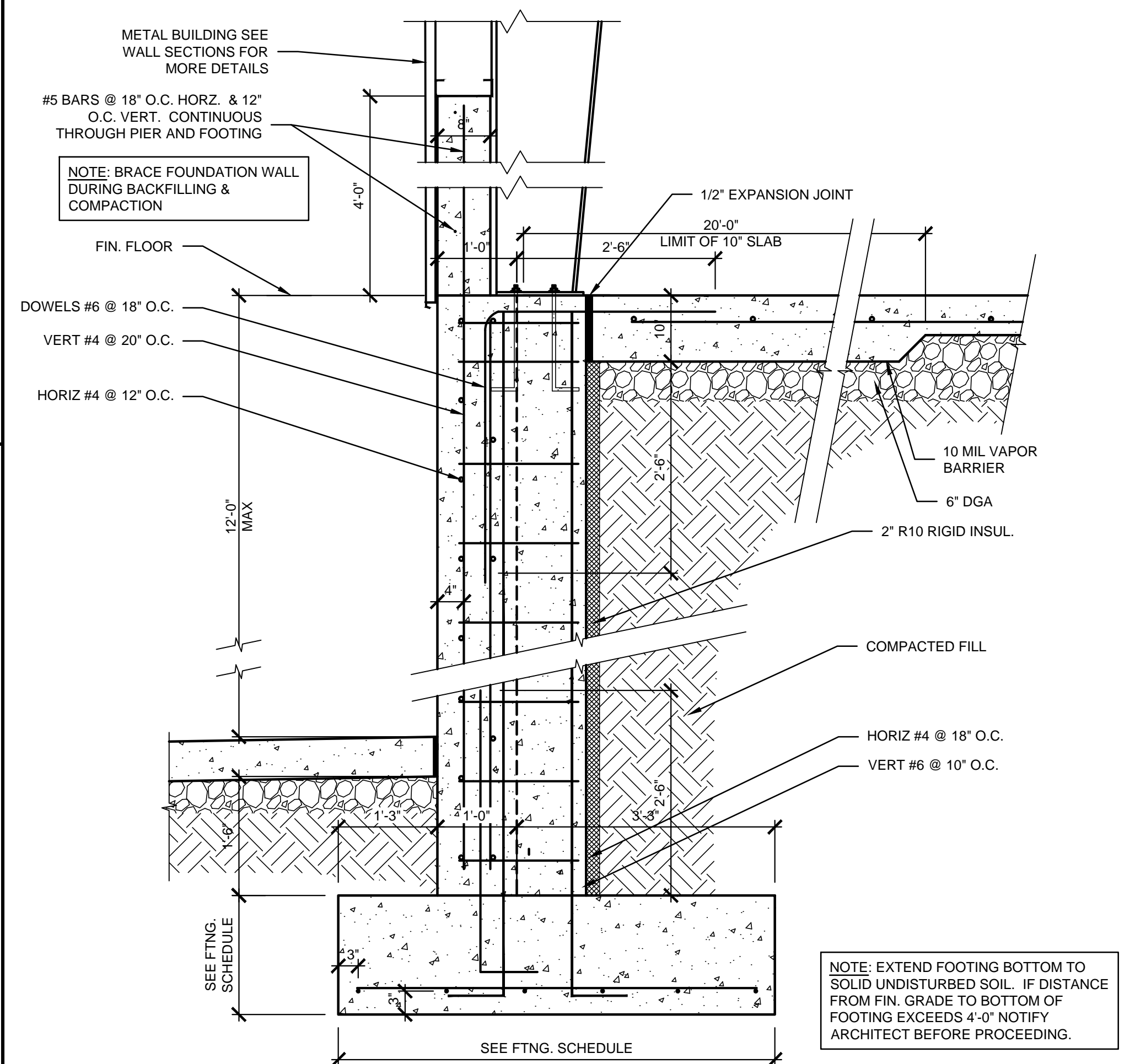
02 WALL AT DOCK LEVELER
SCALE: 3/4" = 1'-0"



05 NEW SLAB AT EXISTING
SCALE: 3/4" = 1'-0"



06 RETAINING WALL FOUNDATION
SCALE: 3/4" = 1'-0"



07 RETAINING WALL COLUMN FOUNDATION DETAIL
SCALE: 3/4" = 1'-0"

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PROJECT NO:
22-4403
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DATE:
2023-03-13

05-20-2023: FOOTINGS ADDED TO GRADE BEAMS W/ PUSH WALL



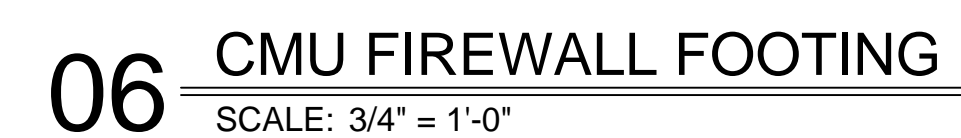
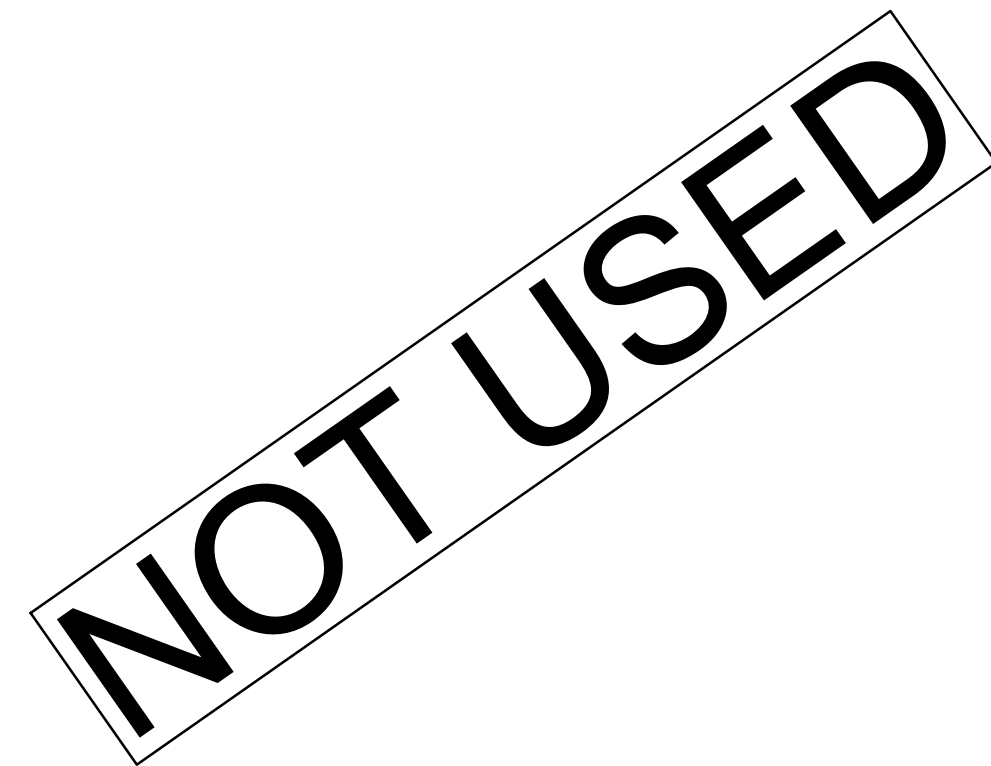
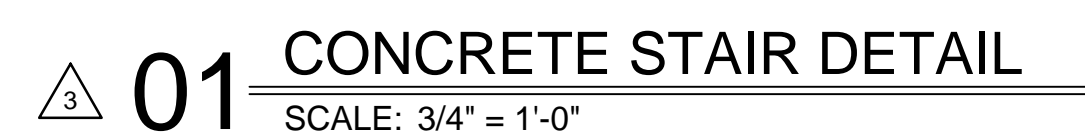
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BLEND-PAK ADDITIONS

10039 HIGHGROVE RD.
BLOOMFIELD, KY

FOUNDATION DETAILS

F2.01



NOT USED

PROJECT NO:
22-4403
DRAWN BY:
AJS/
DATE:
2023-03-13
05-19-2023: FOUNDATIONS MODIFIED
TO REFLECT CIVIL PLAN
05-20-2023: DOOR RELOCATED PER
CONTRACTOR



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BLEND-PAK ADDITIONS

10039 HIGHGROVE RD.
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FOUNDATION DETAILS

F2.02

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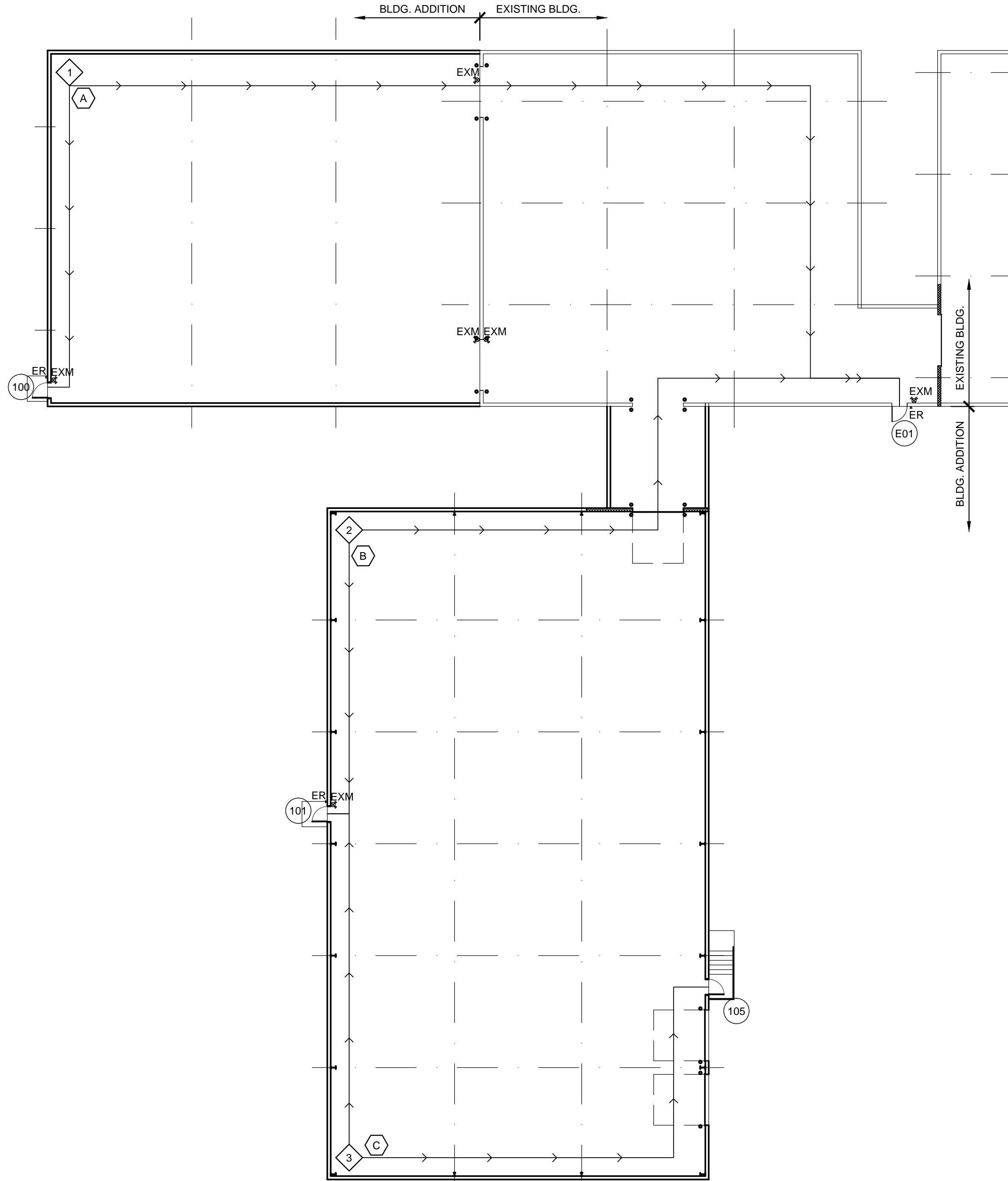
PROJECT: BLEND-PAK ADDITIONS - FILE: LS1.01 Life Safety Plan.dwg - DATE: May 23, 2023 2:11PM - BY:ANDREW SKINNER

EMERGENCY LIGHT FIXTURE SCHEDULE			
TYPE	DESCRIPTION	MODEL#	BULBS
ER ▽	EMERGENCY REMOTE HEAD	LITHONIA #ELA-NX-H0606	INCLUDED
EM □	EMERGENCY LIGHT W/ BATTERY PACK REMOTE HEAD WHERE SHOWN	LITHONIA #6ELM2P	INCLUDED
EXM ⊗	COMBINATION EXIT/EMERGENCY FIXTURE W/ BATTERY PACK	LITHONIA #LHQM-S-W-1-R-120/277-HO	INCLUDED

NOTE: EXIT EMERGENCY LIGHTING IS ON AN "NL" CIRCUIT

LIFE SAFETY PATHWAYS						
			TOTAL TRAVEL DISTANCE			
			DOOR NUMBER			
LOCATION	COMMON PATH		EXIT 100	EXIT 101	EXIT E01	EXIT 105
1	A	0'-0"	63'-7"	-	226'-3"	-
2	B	0'-0"	-	57'-5"	-	141'-0"
3	D	0'-0"	-	69'-3"	-	101'-7"
PATHWAY KEY PLAN:						
→		: TRAVEL PATH W/ DIRECTION OF FLOW				
⬡		: TRAVEL PATH STARTING LOCATION, WHERE "#" = LOCATION COLUMN IN THIS TABLE.				
⬢		: COMMON PATH LOCATION, WHERE "#" = LOCATION COLUMN IN THIS TABLE.				
⦿		: EXIT DOOR LOCATION, WHERE "#" = DOOR IN THIS TABLE AND IN DOOR FINISH SCHEDULE.				

CODE ANALYSIS			
CATEGORY	CODE REFERENCE	REQUIREMENT/DESIGNATION	PROVIDED
CONSTRUCTION TYPE	TABLE 506.2		II-B
OCCUPANCY GROUPS	TABLE 304.1		S-2 UNHEATED WAREHOUSE STORAGE
OCCUPANCY LOAD	TABLE 1004.1.2	500 GROSS TOTAL OCCUPANTS: 32	12 OCCUPANTS 20 OCCUPANTS
ALLOWABLE AREA	TABLE 506.2		26,000 S.F.
EXIT CALCULATIONS	SECTION 1006.3.2	COMMON PATH OF EGRESS TRAVEL GROUP	75 FT
	SECTION 1017 TABLE 1017.2	EXIT ACCESS TRAVEL DISTANCE	300 FT
NON-SEPERATED OCCUPANCIES	TABLE 508.4	NO SEPARATION BETWEEN GROUP AND GROUP	



01 LIFE SAFETY PLAN
SCALE: 3/32" = 1'-0"



PROJECT NO:
22-4403
DRAWN BY:
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DATE:
2023-03-13

05/23/2023: DOOR RELOCATED PER
CONTRACTOR FIELD CHANGE PAGE
FLOORPLAN MODIFIED TO REFLECT
CIVIL PLAN



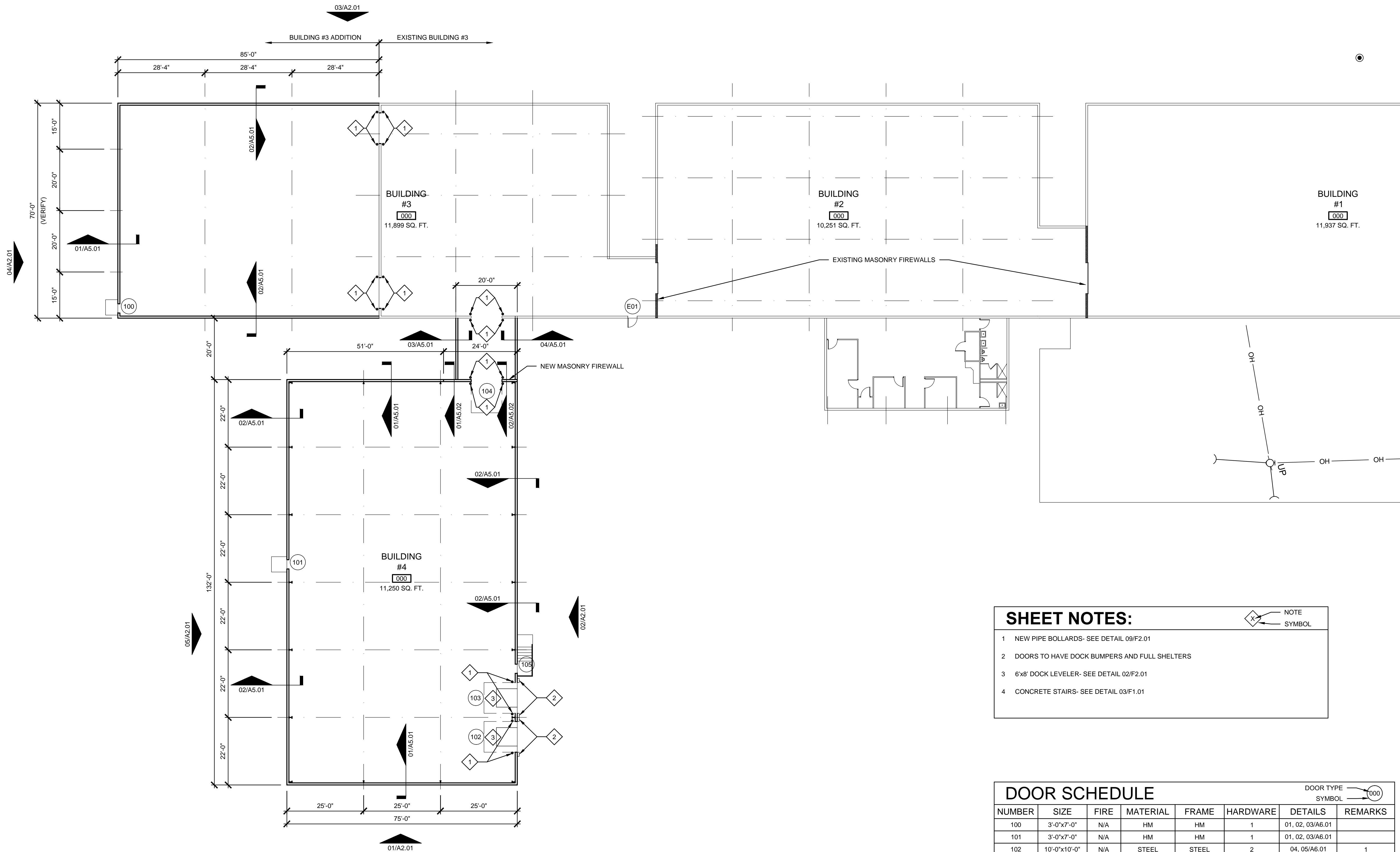
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LIFE SAFETY PLAN

LS1.01



01 PROPOSED BLDG #3 ADDITION, NEW BLDG. #4
SCALE: 1/16" = 1'-0"

SQUARE FOOTAGE:	
BLDG. 1	11, 937 SQ. FT. (EXISTING)
BLDG. 2	10,251 SQ. FT. (EXISTING)
BLDG. 3	11, 899 SQ. FT. (INCLUDING ADDITION AND CONNECTOR BUILDINGS)
BLDG. 4	11,250 SQ. FT.

SHEET NOTES:		NOTE SYMBOL
1	NEW PIPE BOLLARDS- SEE DETAIL 09/F2.01	
2	DOORS TO HAVE DOCK BUMPERS AND FULL SHELTERS	
3	6'x8' DOCK LEVELER- SEE DETAIL 02/F2.01	
4	CONCRETE STAIRS- SEE DETAIL 03/F1.01	

DOOR SCHEDULE							DOOR TYPE SYMBOL	REMARKS
NUMBER	SIZE	FIRE	MATERIAL	FRAME	HARDWARE	DETAILS		
100	3'-0"x7'-0"	N/A	HM	HM	1	01, 02, 03/A6.01		
101	3'-0"x7'-0"	N/A	HM	HM	1	01, 02, 03/A6.01		
102	10'-0"x10'-0"	N/A	STEEL	STEEL	2	04, 05/A6.01		1
103	10'-0"x10'-0"	N/A	STEEL	STEEL	2	04, 05/A6.01		1
104	10'-0"x10'-0"	90 MIN.	STEEL	STEEL	3	07, 08/A6.01		3
105	3'-0"x7'-0"	N/A	HM	HM	1	01, 02, 03/A6.01		
E01	EXISTING	N/A	HM	HM	1	01, 02, 03/A6.01		

DOOR HARDWARE SCHEDULE
*NRP = NON-REMOVABLE PIN

- 1-1/2 PR. HINGES (NRP)
1 INTERCONNECTED LOCKSET
1 CLOSER
1 WEATHERSTRIP SET
1 THRESHOLD
- HARDWARE BY MANUFACTURER
- FIRE-RATED ASSEMBLY W/ FUSIBLE LINK INSIDE

DOOR SCHEDULE REMARKS

- SECTIONAL OVERHEAD DOOR
- FIRE-RATED COILING OVERHEAD DOOR

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FLOOR PLAN

A1.01



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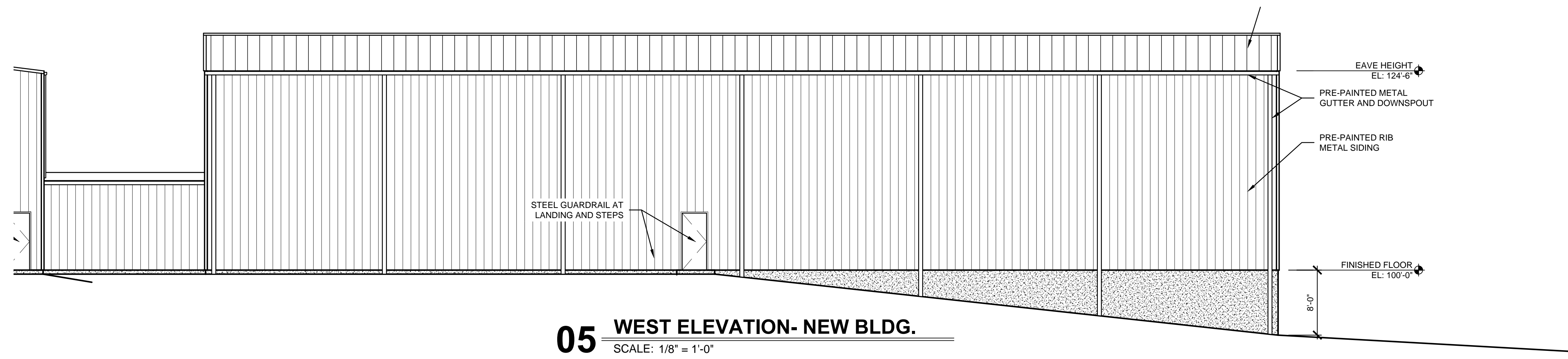
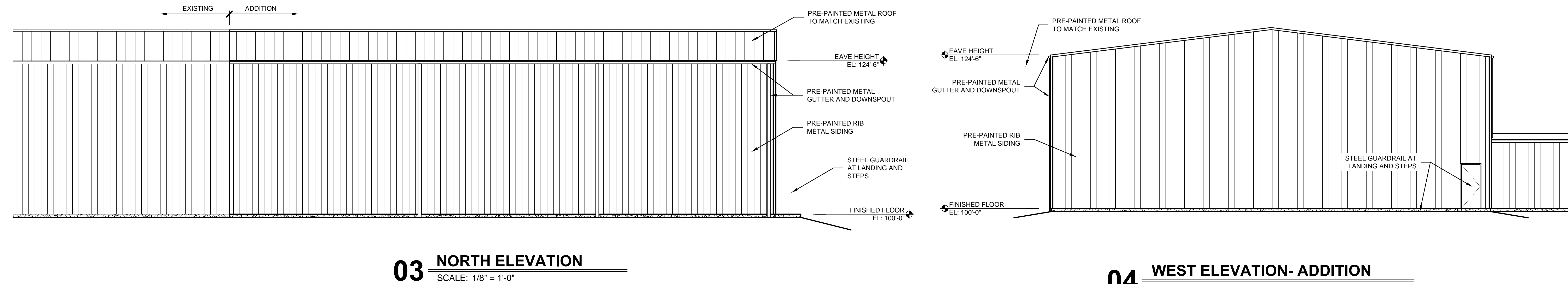
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05-17-2023: WHOLE PAGE- LOADING DOCKS REMOVED PER CONTRACTOR REQUEST
05-19-2023: WHOLE PAGE- FOUNDATIONS MODIFIED TO REFLECT CIVIL PLAN
05-25-2023: WHOLE PAGE- FOUNDATION MODIFIED TO REFLECT CIVIL PLAN



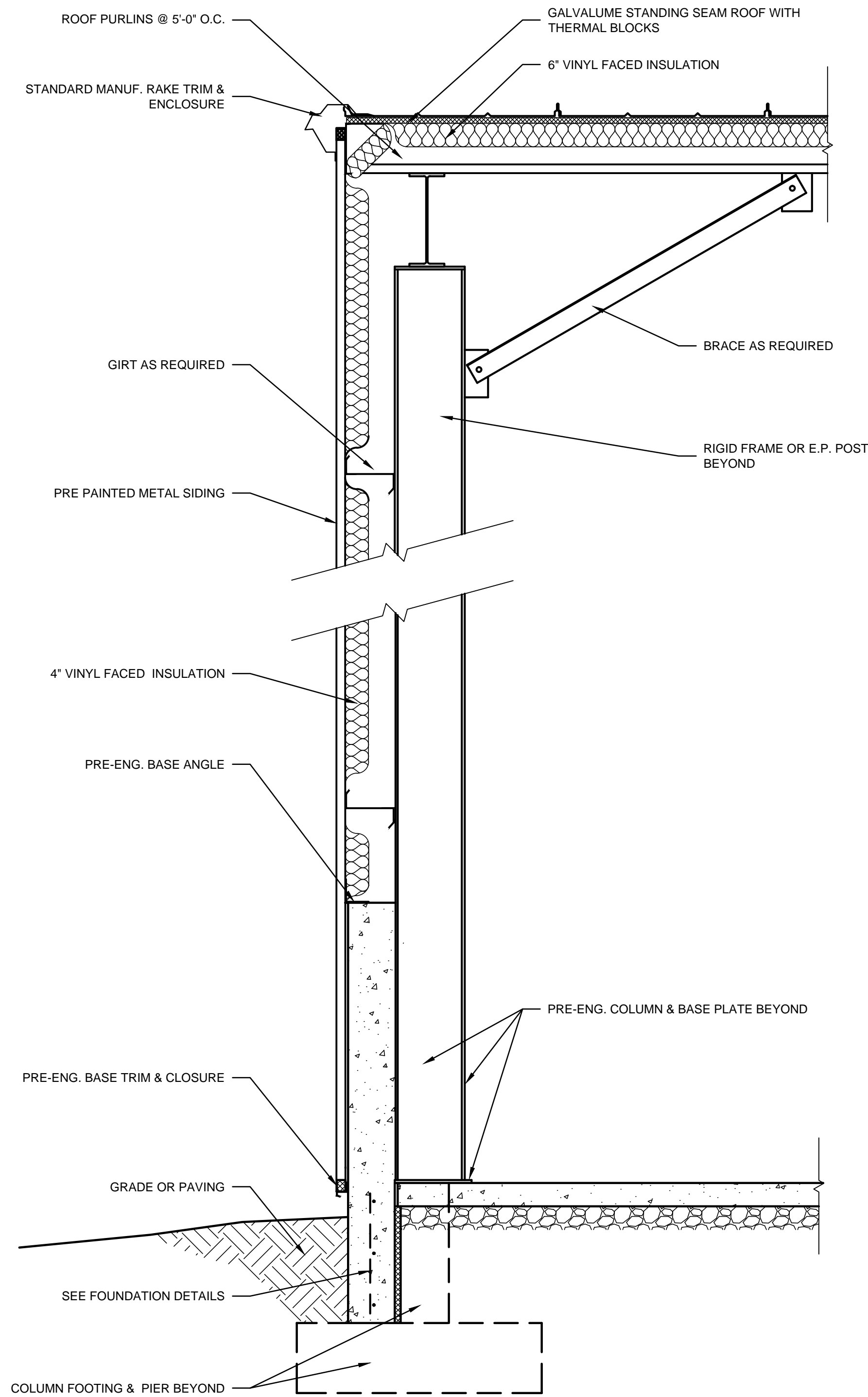
BLEND-PAK ADDITIONS

EXTERIOR ELEVATIONS



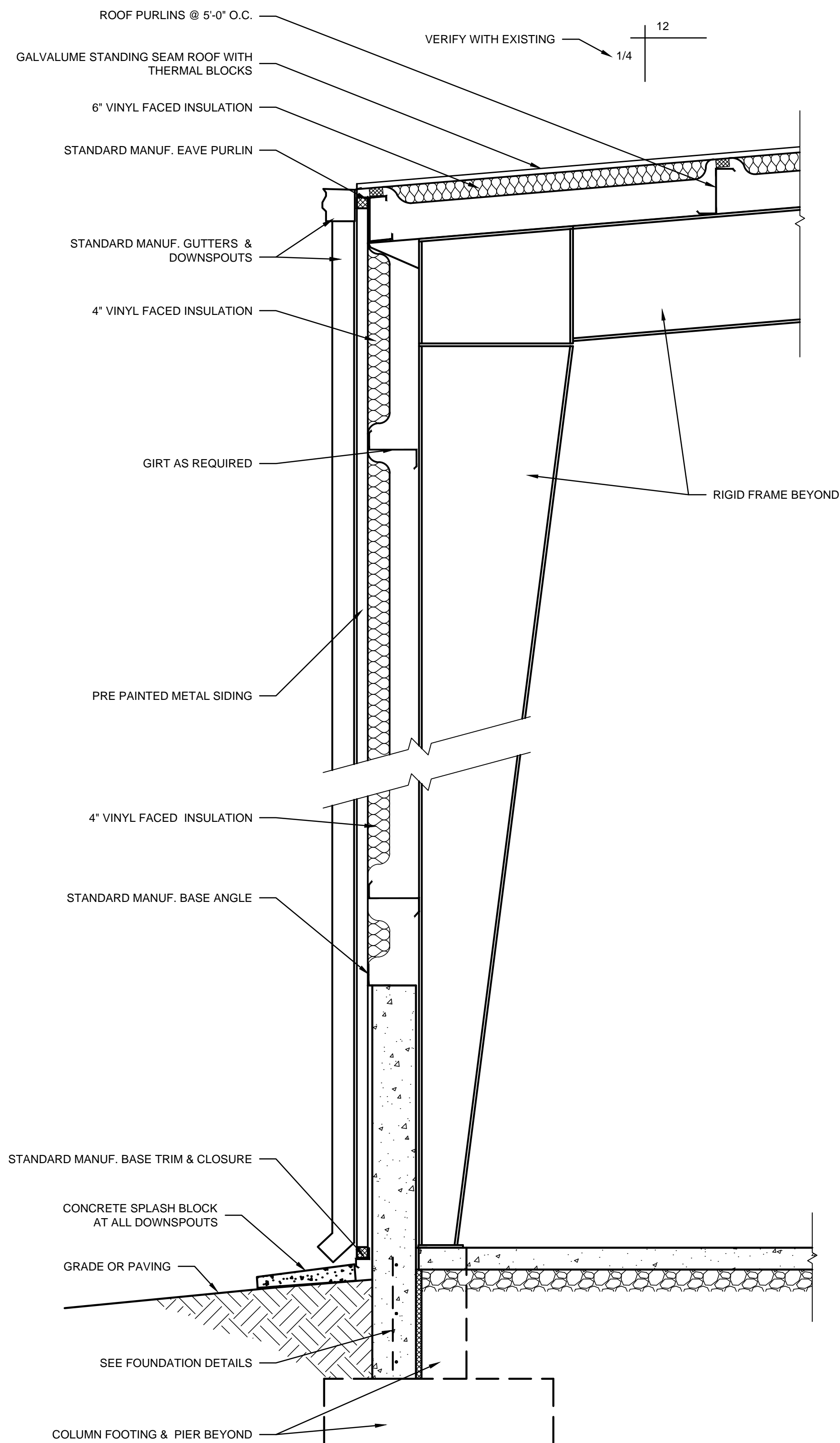
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PROJECT: BLEND-PAK ADDITIONS - FILE: A5.01 Wall Sections and Details.dwg - DATE: May 23, 2023 2:11PM - BY: ANDREW SKINNER



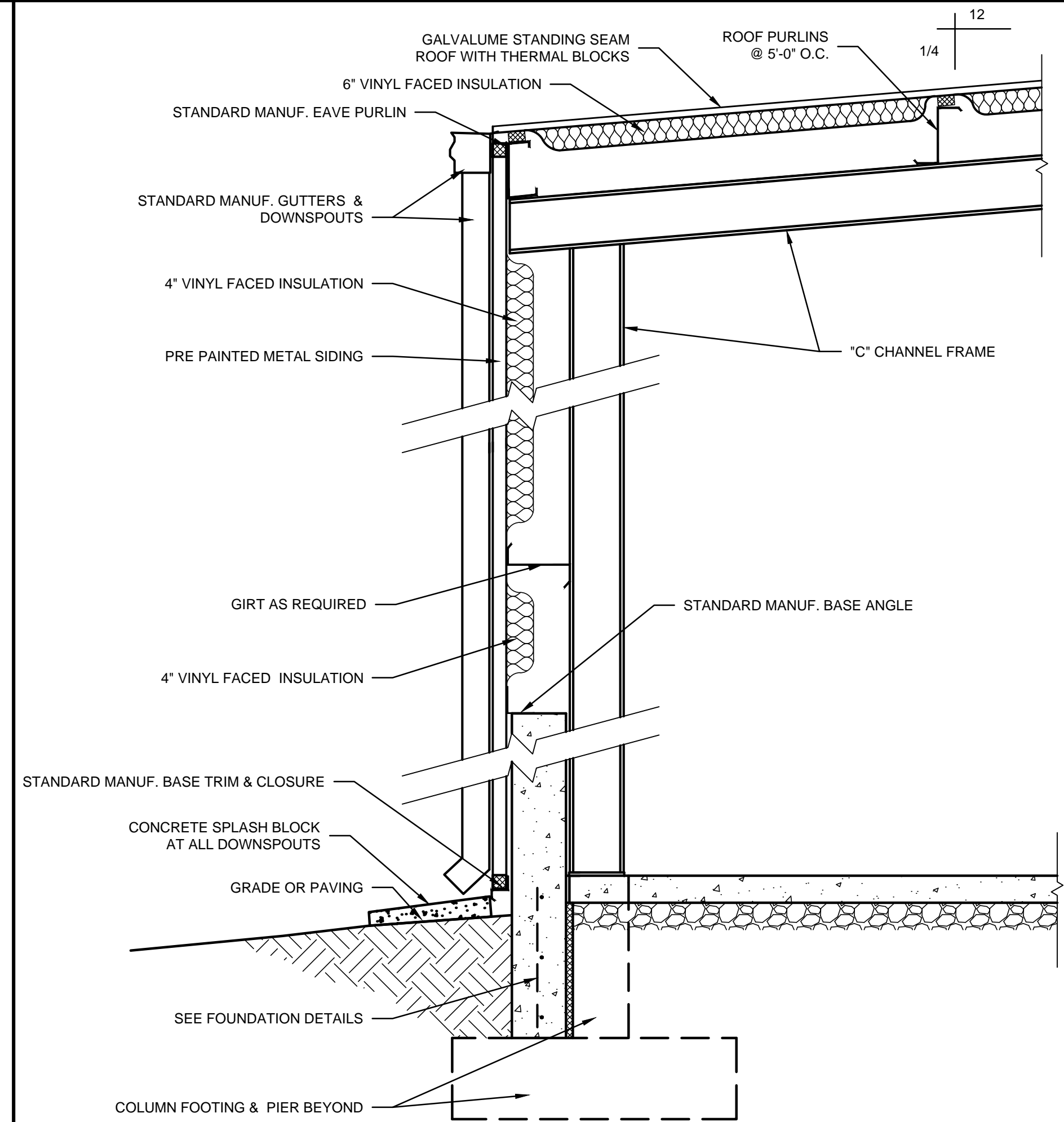
01 **ENDWALL SECTION**

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



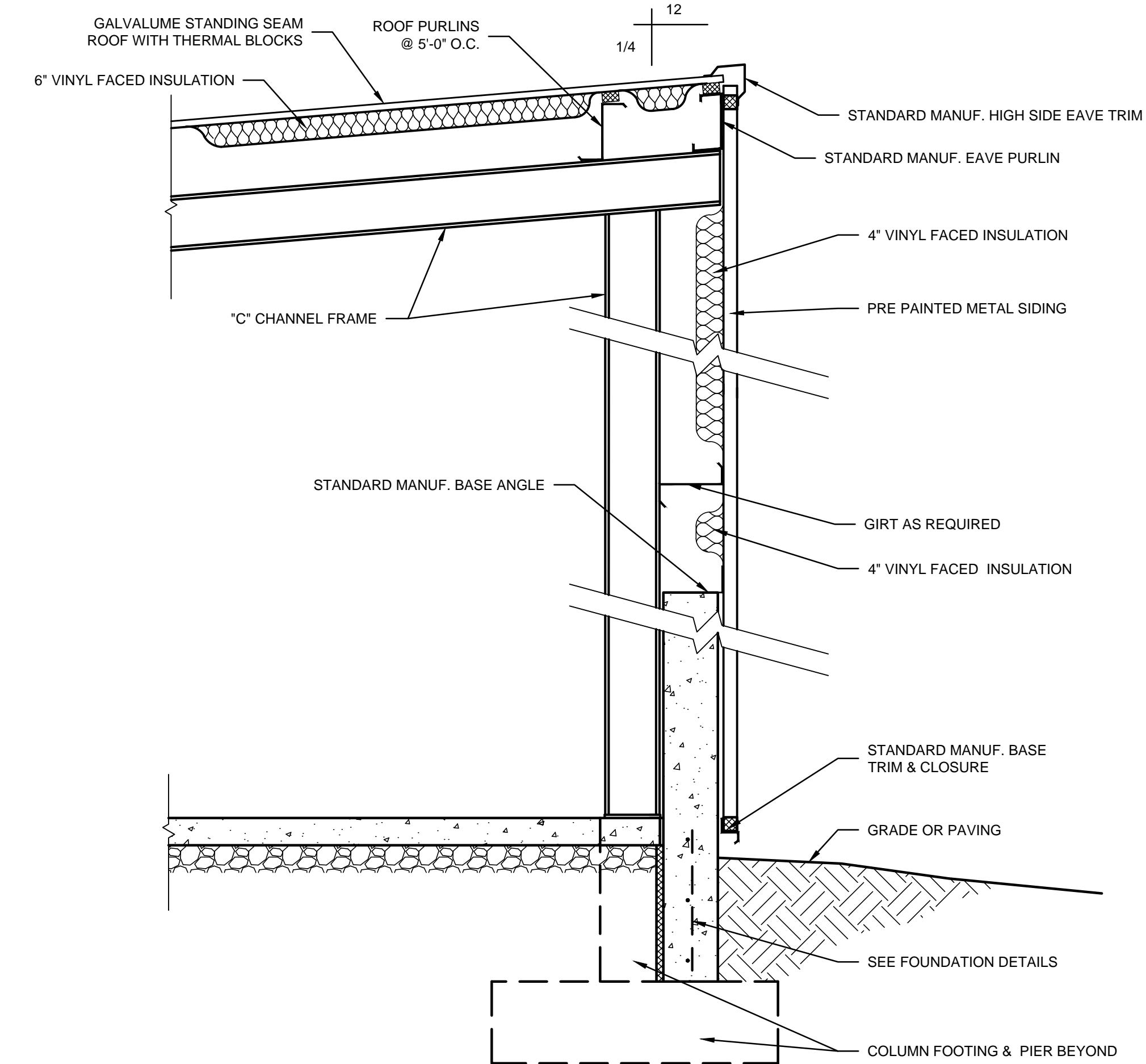
02 **LOW SIDEWALL SECTION**

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



03 **CONN. BLDG. LOW SIDEWALL SECTION**

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



04 **CONN. BLDG. HIGH SIDEWALL SECTION**

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

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WALL SECTIONS AND DETAILS

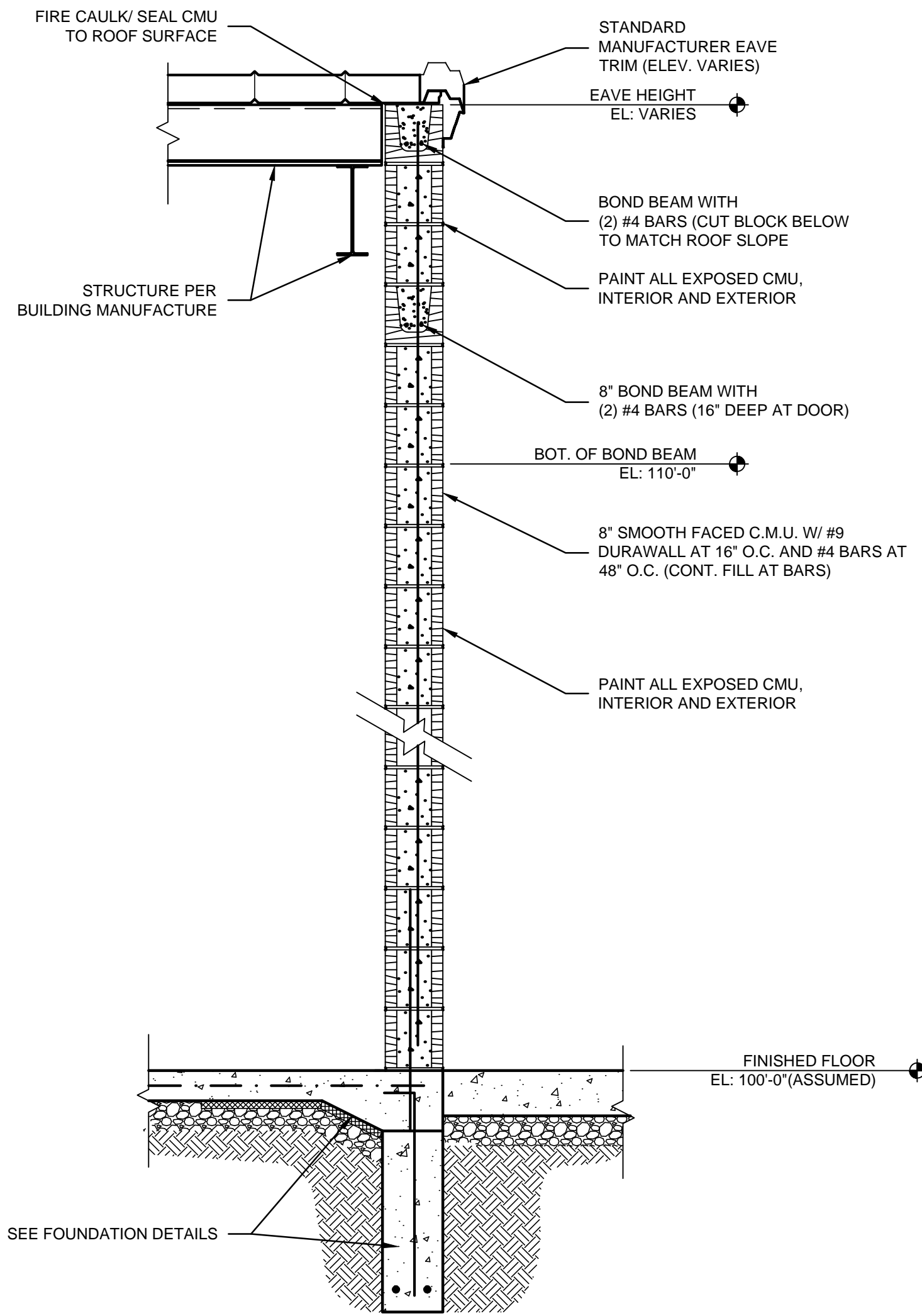
A5.01



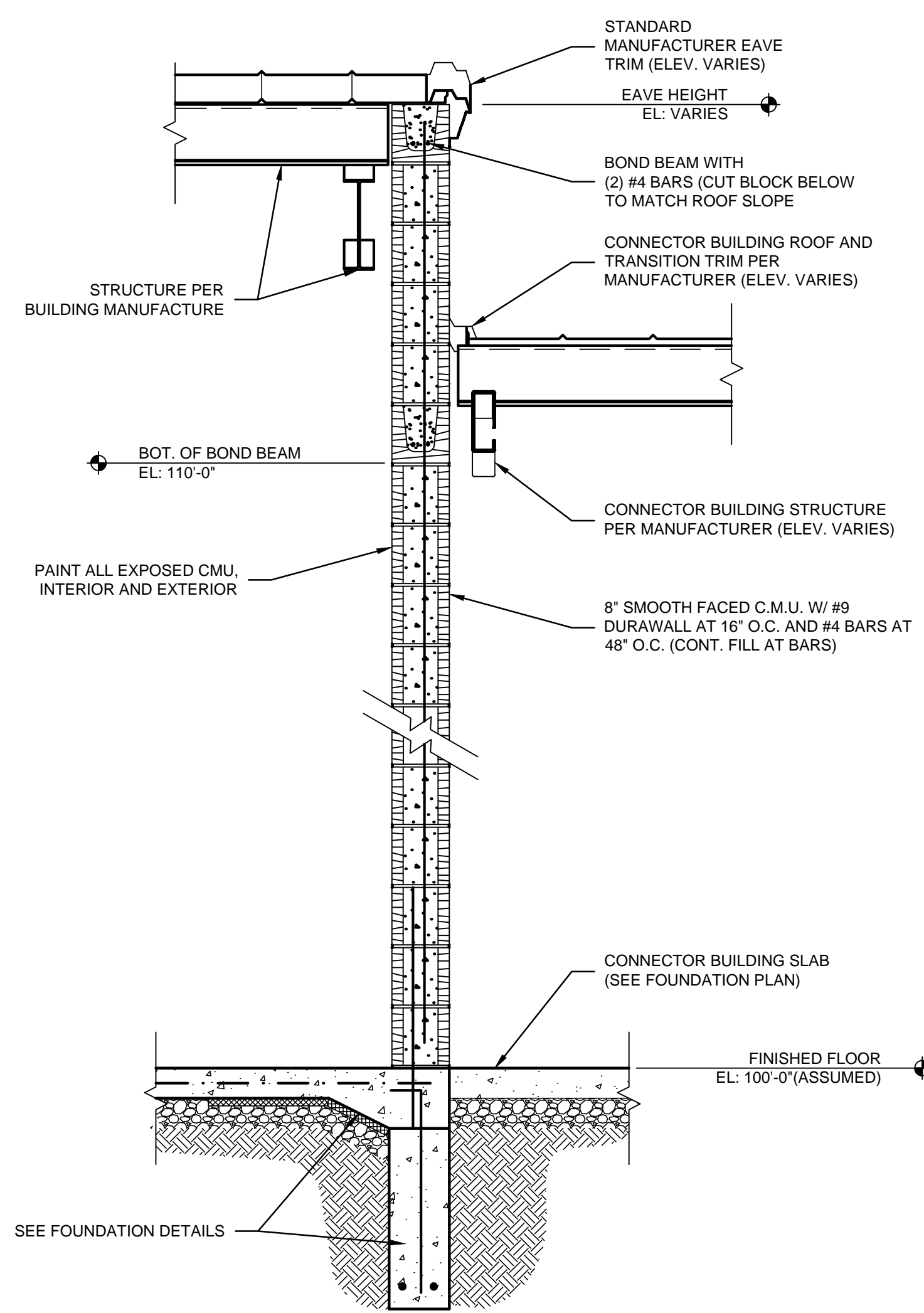
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LOUISVILLE, KENTUCKY 40213 (502) 636-5113

BLEND-PAK ADDITIONS
10039 HIGHGROVE RD.
BLOOMFIELD, KY

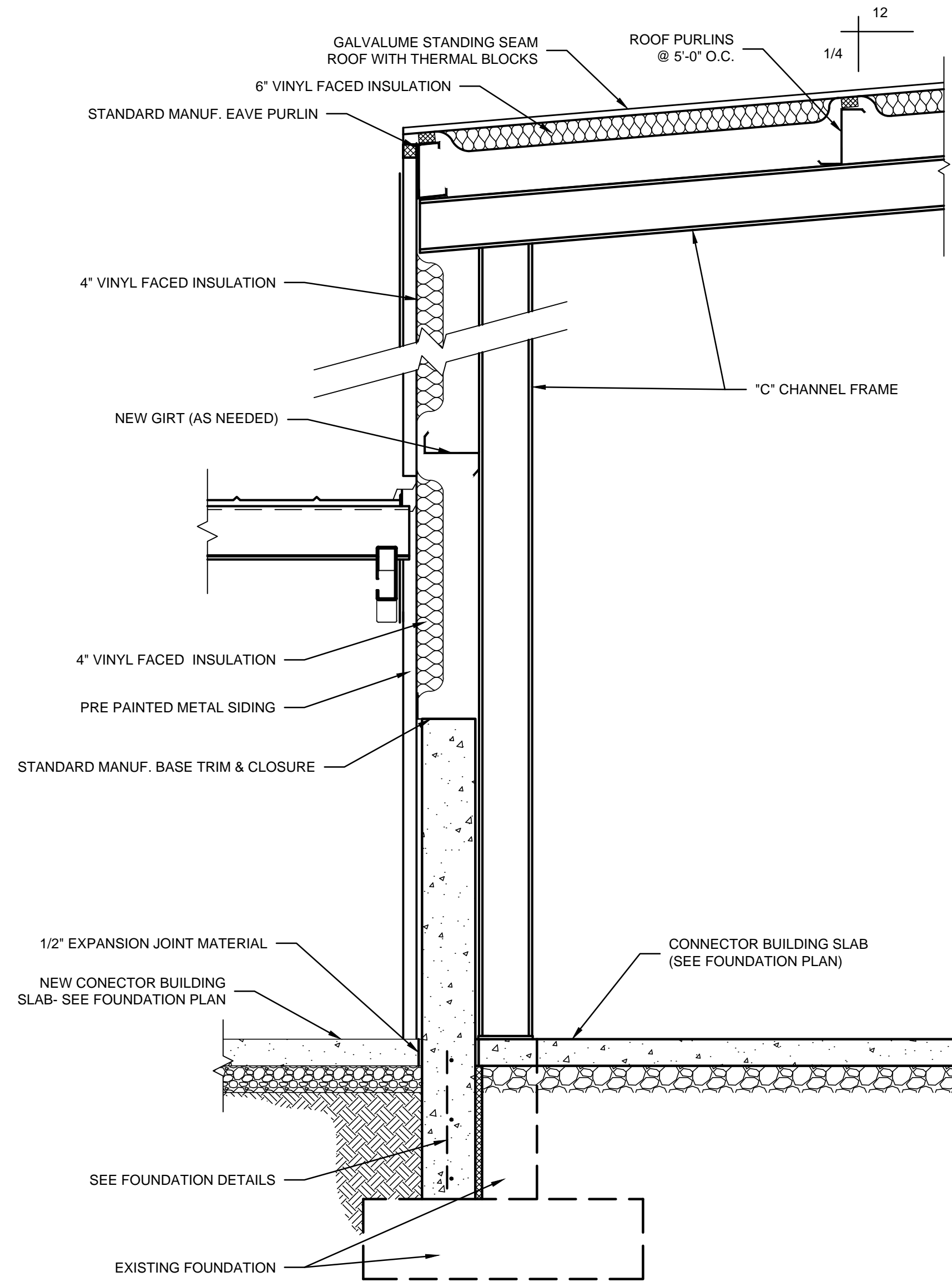
PROJECT: BLEND-PAK ADDITIONS - FILE: A5.02 Wall Sections.dwg - DATE: May 23, 2023 2:11PM - BY: ANDREW SKINNER



01 2 HR U.L. RATED SECTION
SCALE: 3/4" = 1'-0"



02 2 HR. U.L. RATED SECTION
SCALE: 3/4" = 1'-0"



03 CONN. BLDG. TO EXISTING BUILDING
SCALE: 3/4" = 1'-0"

PROJECT NO:
22-4403
DRAWN BY:
AJS/
DATE:
2023-03-13



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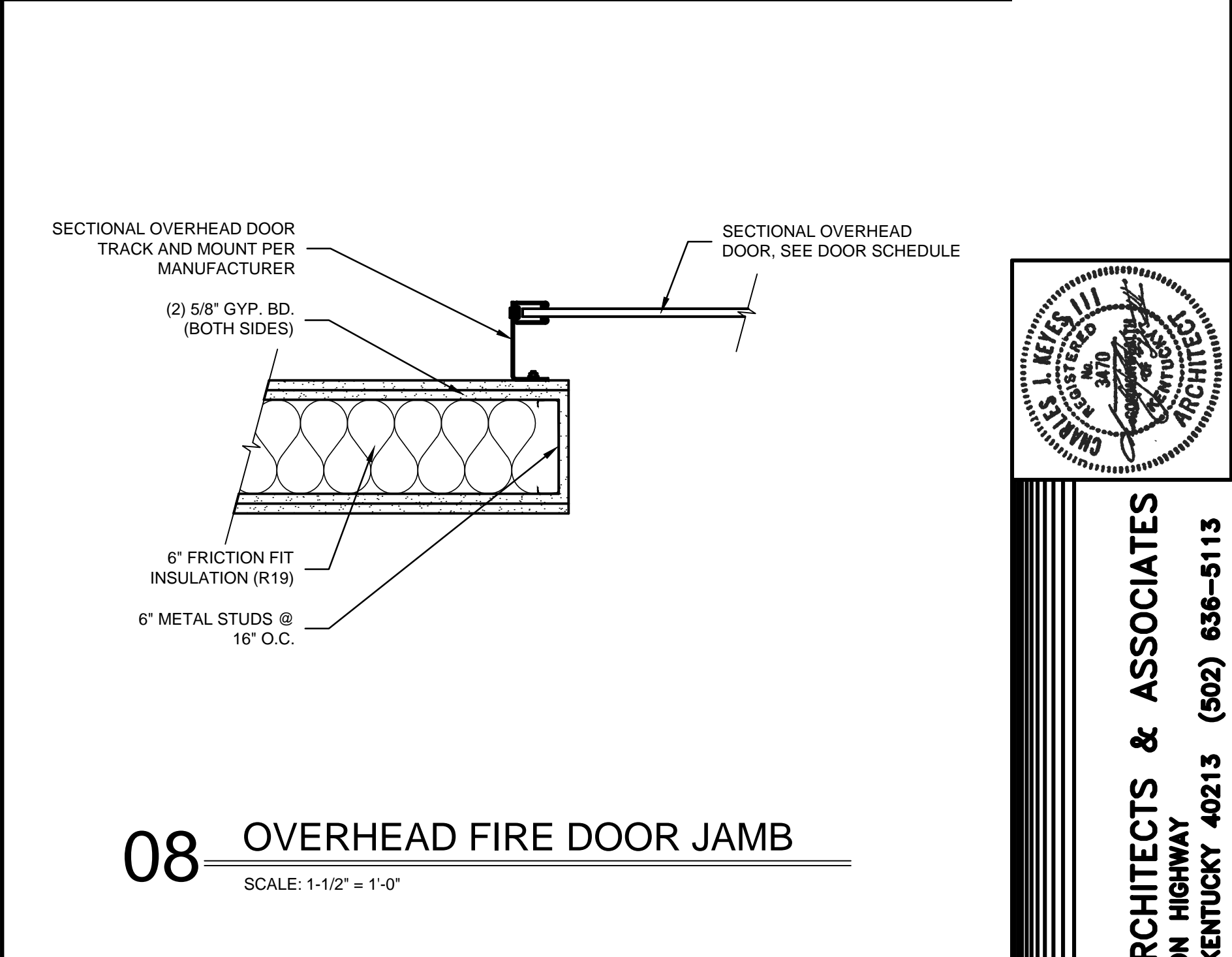
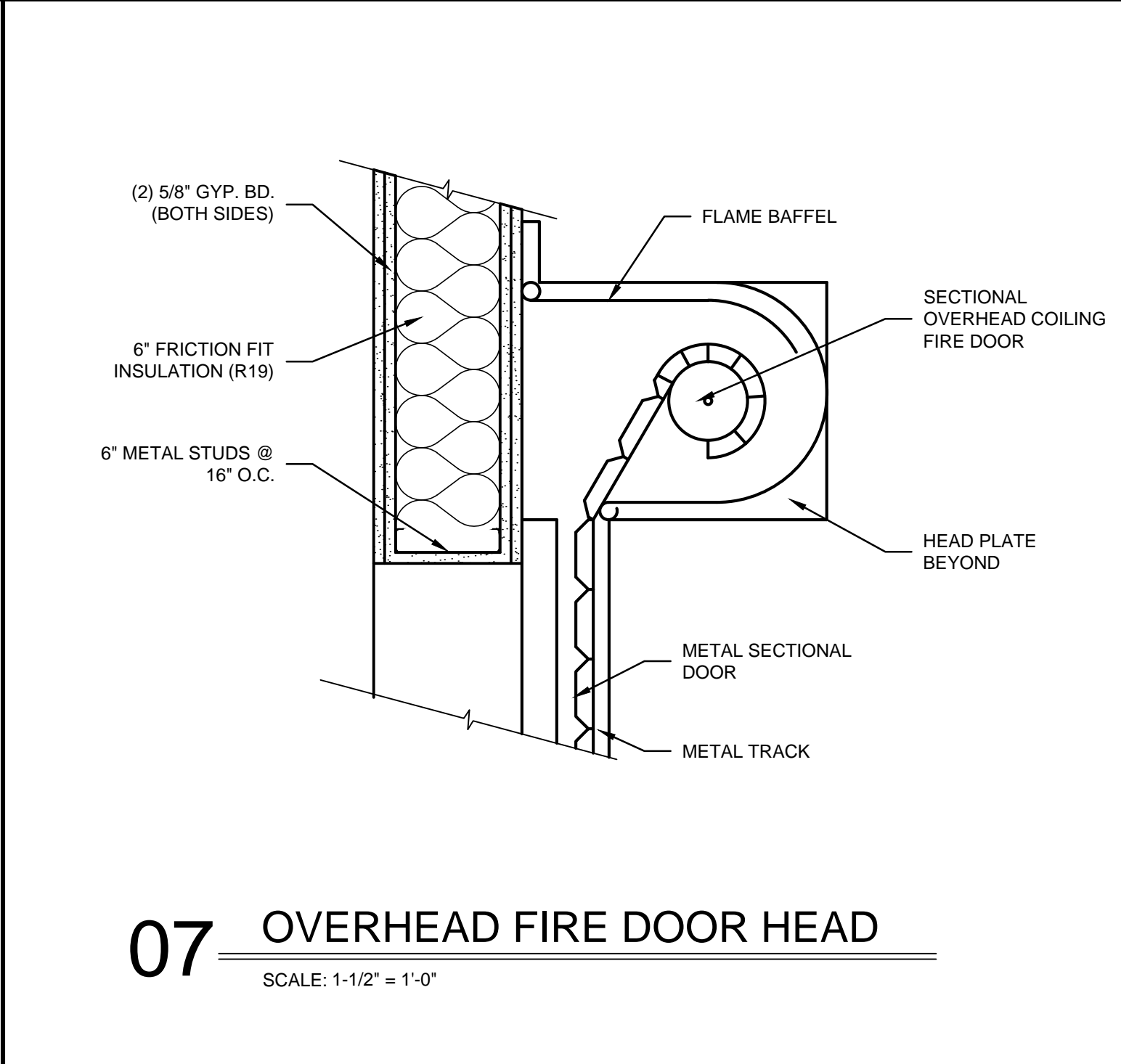
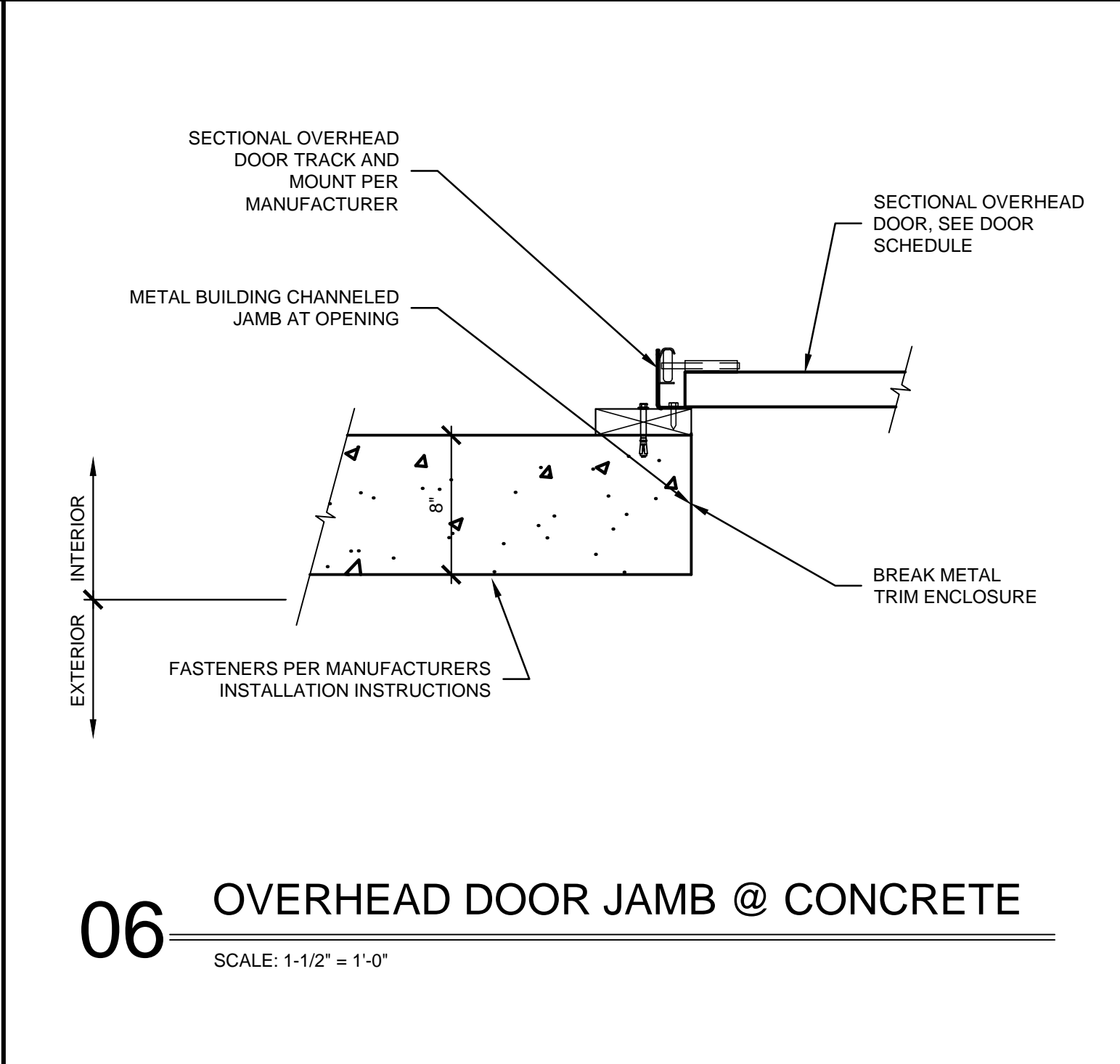
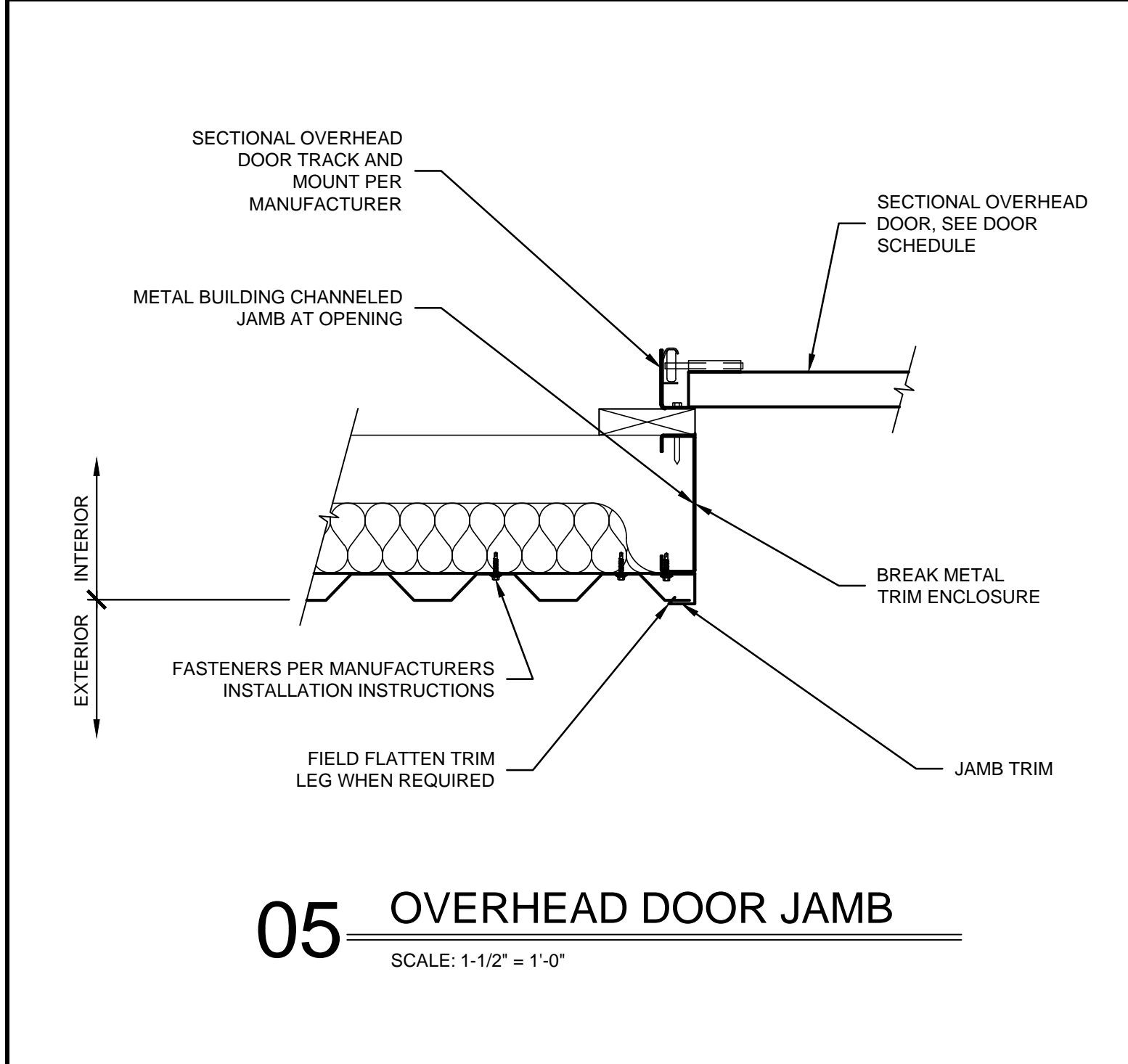
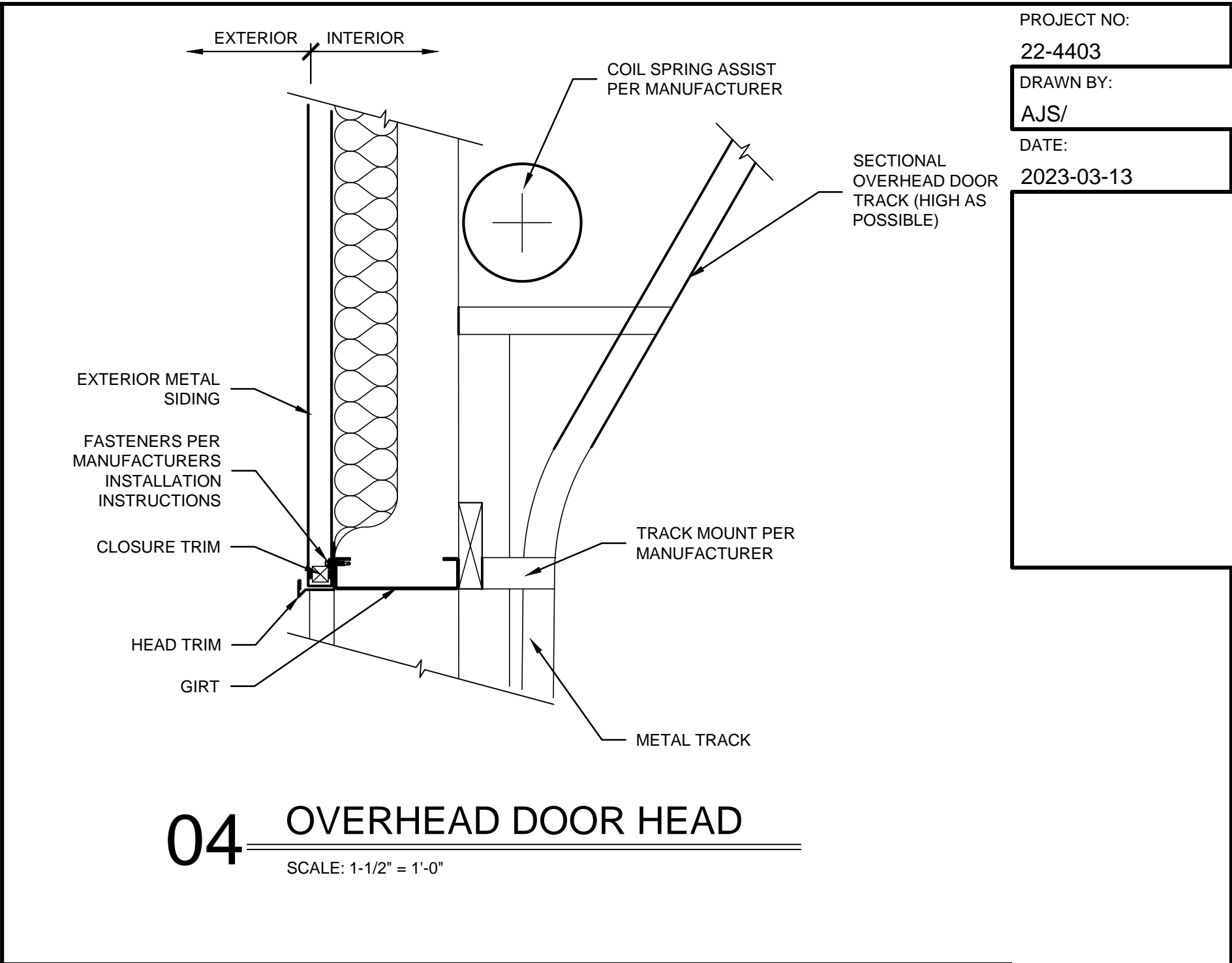
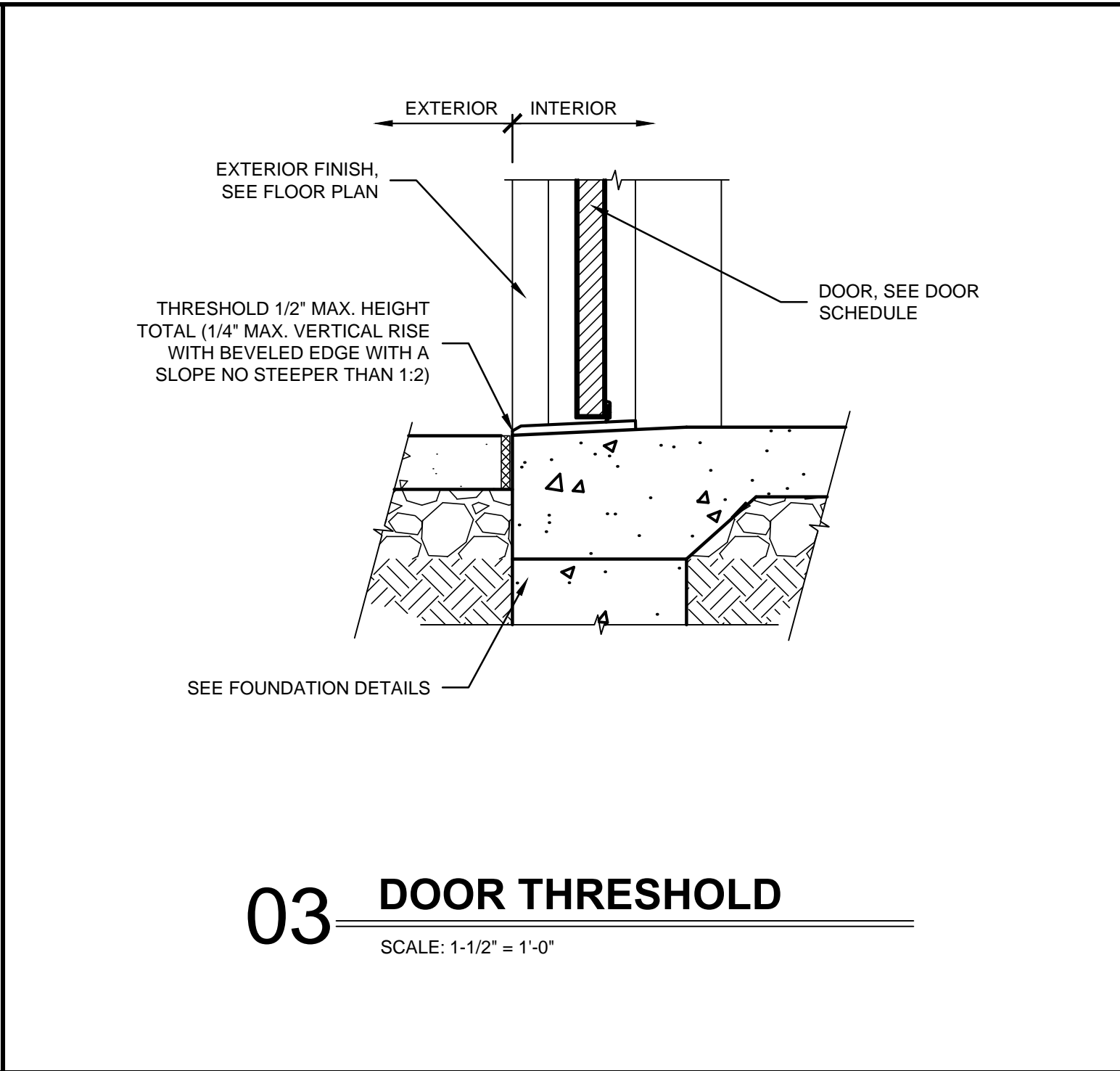
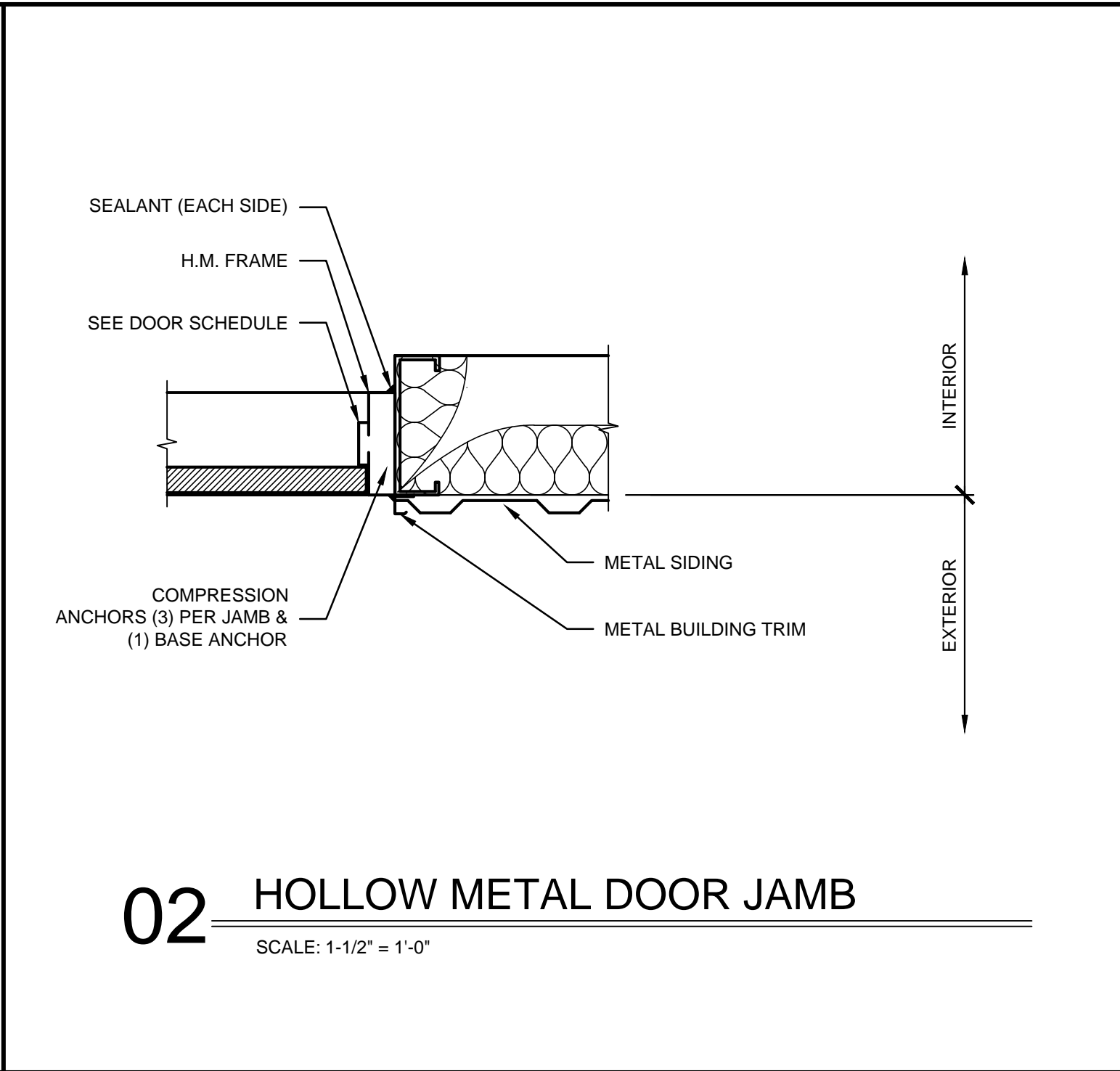
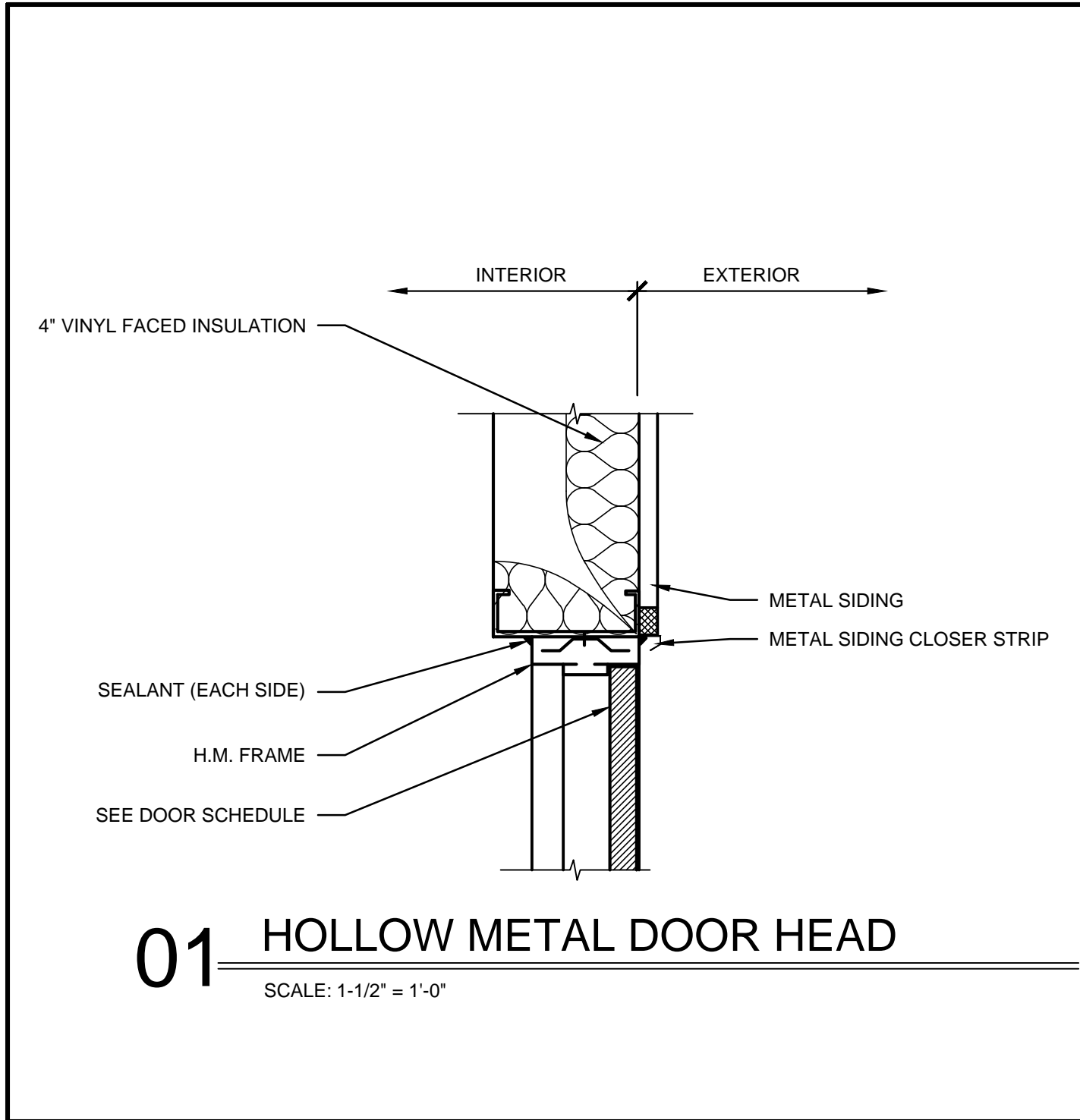
BLEND-PAK ADDITIONS

10039 HIGHGROVE RD.
BLOOMFIELD, KY

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WALL SECTIONS

A5.02



PROJECT: BLEND-PAK ADDITIONS - FILE: A6.01 Door Details.dwg - DATE: May 23, 2023 2:11PM - BY: ANDREW SKINNER

PROJECT NO:
22-4403
DRAWN BY:
AJS/
DATE:
2023-03-13



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DOOR DETAILS


A6.01

PROJECT: BLEND-PAK ADDITIONS - FILE: SP1.03 Specifications.dwg - DATE: May 23, 2023 2:12PM - BY: ANDREW SKINNER

<div>Project #: 22-4403</div> <div>GENERAL NOTES AND SPECIFICATIONS</div> <div><div>01000 GENERAL</div><div><p>A. These drawings and specifications are for general guidance, with the understanding that the Owner will negotiate directly with a contractor for proper execution of work to assure completeness and code compliance.</p><p>B. All contractors are to guarantee their work for a minimum of one year from date of acceptance and turnover of a completed project. Longer guarantees are required where specified elsewhere in these documents .</p><p>C. Contractor to verify the information contained in these plans in field (V.I.F.) and immediately notify the Architect of any discrepancies.</p><p>D. The Contractor shall carefully study and compare these contract documents and shall at once report and discovered items to the Owner and Architect any errors, inconsistency , or omissions that cannot be resolved by standard industry practices. Do not proceed with work until clarifications have been made by the Architect and notification has been given to proceed .</p><p>E. Keyes Architects & Associates has a set number of drawing sets that we have guaranteed the owner / client by contract. These documents are the owner's / client's to use as they see fit but it was intended for their use to create additional documents and for permitting purposes. In addition, Keyes will supply at no additional charge a PDF set of the supplied paper set of drawings to the owner / client. Any additional sets beyond the sets supplied will be considered extras and will be billed accordingly by Keyes Architects & Associates current rates table. It is the responsibility of the General Contractor to acquire this PDF set from the owner for the purposes of making additional sets and to pay for all needed construction sets.</p><p>F. Before bidding, General Contractor and all Subcontractors are responsible for obtaining all bid documents including but not limited to construction documents and specifications. Contractor is responsible for reviewing other trades work that directly affects their trade, to ensure that no conflict is present. Should a conflict arise as a result of design difference with other trades, subcontractor should use industry standard practices to bid and create a product to accomplish the design intent of the construction documents and include it as part of their bid. Then the General Contractor shall be notified of the intended changes in order that these changes can be discussed with the architect and coordinated with other trades that are affected.</p><p>G. Where drawings do not specifically show how work is to be executed, the subcontractor responsible for the work will be responsible for figuring out and bidding an acceptable industry standard method of completing the work.</p><p>H. Where plans and specifications conflict, specifications shall supersede plans. Where plans and details conflict, the more detailed (larger scaled) item will take precedence. If it is unclear as to the intent of the work due to the conflict, notify the Architect immediately before proceeding.</p><p>I. Contractors are not to scale the plans for missing or unclear information. Where plans are unclear, verify with architect before proceeding .</p><p>J. Contractor's bids are to be complete and to include all material, labor , and facilities required to complete the work shown on drawings and specified herein.</p><p>K. All Subcontractor questions concerning bidding, the drawings, or site visits shall be directed to the General Contractor.</p><p>L. All Subcontractors shall obtain any specific permits and code review for their trade. General Contractor will obtain overall construction permit.</p><p>M. The Owners may have other contractors, workers and suppliers engaged on this project. Verify exact limits of responsibility during bidding and coordinate with all work being conducted under other contracts.</p><p>N. Payment of Monthly Draws for work completed to date is based upon receipt of lien releases and site inspections. Items listed as complete on the draw but not completed to the owner's and architect's satisfaction, must be completed, or removed from the draw before payment will be made. All outstanding invoices for this project from all subcontractors and suppliers will be paid and a lien release issued from the general contractor in charge before payment will be made.</p><p>O. Final Payment of all portions of this project is based upon receipt of lien releases, warranties, and maintenance/operations manuals for all items.</p><p>P. For all sections in these documents where multiple colors, finishes, and/or material choices occur and where the owner can only make these choices after the contract has been awarded , this contract is to include the most restrictive and/or expensive of the choices given so the owner can make a choice later without change orders. Should the owner make a choice that is less expensive than what were bid, then the owner is to be credited back the difference between what was specified and what was selected .</p><p>Q. Value engineered items and/or approved equals are to be submitted as part of the bid package for approval by the owner and architect. Due to limited bidding time, owner and architect cannot/will not review products during bidding for equality or equivalency to these documents. Owner and architect will approve these items as part of the bid review and may ask for proof of product equality, product specification and clarification, resubmittal of original items, or other requirements as a condition of acceptance of any and all bids. Items not listed on bid forms and submitted as part of bid package are assumed to be as specified in these documents and any item not meeting these documents can be asked to be replaced or a change order applied to the project in the amount of the difference of the original item specified at the owner's and architect's discretion.</p></div></div> <div><div>01200 IMPORTANT FACILITY/SITE SAFETY NOTES</div><div><p>A. This facility will remain open during construction. It will be the responsibility of the General Contractor and their Subs to secure the site and protect the public from harm. This includes, but not limited to, site fencing, construction of temporary barrier walls, and warning signage. See section 02000 Site-Work/Foundations for additional information.</p><p>B. The owner agrees that any section of their site/building that is sectioned off in this fashion will be under the control of the General Contractor and their Subs. Thus, all persons not under the direct contract of the General Contractor or Keyes Architects & Associates are not allowed within the construction site without direct approval of the General Contractor and can be asked to leave the contained area.</p><p>C. Contractor to include site control fencing around the proposed scope of work, including but not limited to areas to be excavated, demoed, or contain construction equipment. Fencing is to always be maintained with signage at regular intervals warning of site construction. Fencing to be locked and always secured at times that the General Contractor or their Subs are not present on site.</p></div></div> <div><div>01500 DEMOLITIONS</div><div><p>D. General contractor shall be responsible for all demolition work unless otherwise noted. Sub-contractors shall be responsible for all demolition that pertains to their trade and not covered by the General Contractor. All demolition shall conform to O.S.H.A., state and local permit and safety codes.</p><p>E. Verify structural integrity before & during construction. Provide temporary support as required.</p><p>F. Contractors shall provide for dust/debris control, cleanup and protection of other personnel and visitors as needed. Dust control to include but is not limited to creating a temporary structure between any spaces to remain occupied and workspace, covering doors/vents/windows as needed to prevent the passage of dust, and cleaning up any accumulation of dust.</p><p>G. The site is to be left "broom" clean and secure from intruders at the end of each day.</p><p>H. Contractor to properly remove and properly dispose of all debris and demolished items except items</p></div></div>

<div>specifically listed to be delivered to owner.</div> <div><div>I. All items or utilities "capped" after demolition shall be in a neat manner, paint to match adjoining or conceal behind finished area. All "capped" items to meet applicable codes and industry standard practices .</div><div><div>J. Remove and properly dispose of all unused (or no longer used) brackets, supports, misc. items, and equipment from the project areas. This includes all electrical, HVAC and plumbing items. As directed herein, turn over specific items to owner and dispose of all others.</div></div></div> <div><div>02000 SITE-WORK/FOUNDATIONS</div><div><p>A. Perform all excavations, backfilling, and grading, as well as paving, required to complete work shown. Contractors shall take this data and submit in their bid any changes necessary for completion of the project. Provide positive drainage throughout the site from the parking areas and away from the building.</p><p>B. Protect against damage to any lawns, shrubs, trees, roads, walks, signs, underground tanks , etc., and other work that is to remain in place.</p><p>C. Materials to be excavated are assumed to be earth or other materials that can be removed by power shovel or other normal excavating equipment, but not requiring the use of explosives or drills. If other conditions are encountered within the limits of the excavation, notify Architect immediately.</p><p>D. All building and column footings shall bear directly on undisturbed soil, unless specifically designed otherwise herein to bear on other subsurface.</p><p>E. Assumed bearing capacity as indicated by Owner is 1 ,500 lbs. s.f., unless otherwise noted on the plans or by Geotechnical reporting. If this bearing capacity is not encountered at the depth shown on drawings, the site contractor shall notify the general contractor. The general contractor, architect, engineer, and other parties will then establish an additional volume of excavation.</p><p>F. Building slab areas, drives, walks and parking areas that require undercutting or fill are to be backfilled with lean clay or granular fill, uniformly compacted to at least 95% standard proctor (ASTM D698). Periodic field density testing to be performed during construction if required and paid for by the Owner.</p><p>G. General Contractor to include additional cost breakout in their initial bid for either the trench excavation or mass excavation of rock if it is determined to be necessary. Bids are to include all markup, overhead, disposal , and grading at lower areas of this site.</p><p>H. Furnish and install all site items as shown on the drawings or list herein .</p><p>I. Seed and straw all disturbed earth areas.</p><p>J. Contractor to include all erosion control measures necessary. Erosion control measures are to follow those policies, standards and practices as set forth by the civil plan and/or all federal, state, and local requirements. The contractor will be responsible for maintaining all erosion control measures and maintaining all documentation as required. Any penalties occurred because of failure to maintain these controls shall be the responsibility of the contractor and the owner shall bare no responsibility for these penalties unless there is documented proof that these penalties were because of neglect from the owner or his representatives.</p><p>K. Landscaping by owner.</p><p>L. All existing excavated material that cannot be used as fill will be wasted on site in areas as directed by owner. The material will be spread, compacted, smoothed, and disced. The excavated material will then be seed and straw as indicated above.</p><p>M. Foundation excavation</p><div><div>1. Follow OSHA and local requirements for determining the angle of repose. No angle of repose can be assumed when soil is under adverse moisture conditions. Use forms where concrete surfaces are shown vertical or steeper than the angle of repose.</div><div><div>2. Cut earth neatly for grade beams and footings, excavate by hand, if necessary, to remove all loose material and disturbed earth.</div><div><div>3. Replace disturbed earth and over-excavated locations with fill concrete.</div><div><div>4. Keep excavations constantly shored and dewatered.</div><div><div>5. Pour footings only after excavations have been individually inspected and approved.</div><div><div>6. After inspection and approval, place concrete promptly before any change in excavation conditions occur.</div></div></div></div><p>N. Trenching and backfilling for drainpipes</p><div><div>1. Commence from low point so excavation and pipe can be kept drained at all times.</div><div><div>2. Width to be sufficient to make joints and compact backfill under pipe.</div><div><div>3. Final excavation to be done by hand so pipe rests continuously on solid earth except where backfilled with cement stabilized sand.</div><div><div>4. After placing pipe, immediately place some backfill to hold the pipe; compact sufficient backfill under the pipe to hold it securely against any possible movement: do not cover until inspected.</div></div></div></div></div><div><div>02741 ASPHALT PAVING</div></div><div><div>03000 CONCRETE</div><div><p>A. Concrete to be dimensions shown on drawings and reinforced as detailed.</p><p>B. Concrete shall develop a minimum compressive strength of 4000 psi at 28 days.</p><p>C. Contractor to make (3) concrete cylinder samples for every 150 cubic yards (or fraction thereof) of concrete placed per day. Concrete cylinders are to follow the practices set forth in ASTM C31 for Standard Practice for Making and Curing Concrete Test Specimens in the Field and ASTM C172 for Standard Practices for Sampling Freshly Mixed Concrete. Samples are to be taken from the middle of a truck load and not the beginning or ending portions. All cylinders are to be labeled, dated, and stored on site in the same environment as the concrete placed. Owner, architect, or construction manager may call for testing of these samples at any time. Owner will pay for testing as needed.</p><p>D. Interior floor slabs are to receive smooth trowel finish.</p><p>E. Exterior concrete drives, walks and stoops are to be light broom finished in the direction of water flow, unless noted otherwise.</p><p>F. Concrete Curing and Sealing Compounds are to be surface applied solvent which cures, seals, hardens, and dustproofs.</p><div><div>1. All concrete slabs to receive "Cure 'N Seal" by Sakrete, "Seal Cure-25" by W. R. Meadows or approved equal. Verify existing conditions before starting work. Apply product per manufacturer's requirements and recommendations. Before starting work, verify that selected cure and seal product is compatible with the anticipated finished floor and sub finishes.</div><div><div>G. All concrete floors are to have a vapor retarder installed before the concrete is placed. Vapor retarder is to be as specified in the latest ASTM E 1745 and have the following properties: a minimum of 0.03 permeability, 5lb puncture resistance, and 45.0 lb./in tensile strength. Retarder to be installed per manufacturer's recommendations and specifications.</div></div><p>H. Materials and construction methods shall conform to the latest requirements of ACI 318-83.</p><p>I. All exposed 90-degree edges of vertical and horizontal corners of concrete shall have tooled edges,</p></div></div></div></div></div></div></div></div>

<div>unless indicated otherwise.</div> <div><div>J. Reinforcing steel shall be A615-83 Grade 60. Contractor may use Fibermesh equivalent reinforcing in 4" slabs on grade, but elevated slabs must have wire reinforcing as shown.</div><div><div>K. Welding of or to reinforcing bars without prior approval of engineer is prohibited except where specified on the drawings.</div><div><div>L. All reinforcing bars are to be supported in the form and spaced with wire bars supports meeting the requirements of the ACI "Manual of Standard Practice for Detailing Reinforced Concrete Structures" (ACI 315-latest edition).</div><div><div>M. All detailing, fabrication, and erection of reinforcing bars, unless otherwise noted, must follow the ACI "Manual of Standard Practice for Detailing Reinforced Concrete Structures" (ACI 315-latest edition).</div><div><div>N. Concrete walls shall have molded expansion joint material as shown. Final joint layout to be approved by Owner.</div><div><div>O. Control joints (C.J.) shall be saw-cut a minimum of 1/4 of slab thickness and with a maximum spacing as shown on the drawings.</div><div><div>P. Isolation joints (I.J.) if required shall receive 1/2" thick expansion joint filler extending from bottom of slab to 1/2" below top of slab and the top 1/2" filled with Polyurethane joint sealant, unless otherwise noted.</div><div><div>Q. Construction joints (Const. J.), if required, shall be formed using "Key-Loc Joint System" manufactured by Form-A-Key.</div><div><div>R. All dimensions and grades shall be verified in the field (V.I.F.) by the contractor and any discrepancies or interferences shall be reported to the Architect before proceeding with affected work.</div><div><div>S. Where shown, all junctions of walls, piers, and floors to have 1/2" wide expansion joints, filled with elastic expansion joint material.</div><div><div>T. Exposed piers and foundation walls to have rubbed finish. Any honeycombing that occurs that is less than 4" in diameter is to be filled and finished with a non-expanding grout. Contact the architect immediately for any honeycombing that is 4" or greater in diameter, for review of the concrete and resolution of the issue.</div><div><div>U. Concrete Contractor to place all exterior equipment pads unless otherwise directed during bidding. Coordinate final size, details, and locations with the applicable sub-trades.</div></div></div></div><div><div>05000 METALS- Not Used</div></div><div><div>07000 MOISTURE PROTECTION</div><div><p>A. Insulation:</p><div><div>1. Roll glass fiber insulation to be thickness and type shown on drawings for specific uses, to be "Fiberglass" or "Celotex".</div><div><div>2. Rigid below grade insulation at foundation and to be extruded, expanded polystyrene 2" thick (R-value: 5), unless otherwise noted on the plans.</div><div><div>3. Exterior concrete masonry units to receive "Core-fill 500" foamed in place system or approved equal.</div></div><p>B. Caulking:</p><div><div>1. Use Sherwin Williams 950A siliconized acrylic latex caulk, GE Silicone II or approved equal. Color to match surrounding area being caulked. Caulk all exterior joints and both sides of all door and window frames.</div><div><div>2. All Equipment, Mechanical, Plumbing and Electrical Contractors shall supply all flashings and curbs for roof or wall penetrations to the building erector. Building erector shall install and flash all building penetrations as part of their bid project.</div><div><div>3. Where called out on the drawings, fire caulk to meet all ASTM requirements for fire and smoke barrier. Product to be 3M Fire Barrier Sealant CP 25WB+ or approved equal .</div></div><p>C. All exterior masonry to receive sealer and paint as per finishes in section 9,000.</p></div></div><div><div>08000 DOORS</div><div><p>A. Doors, frames, and glazing to be as shown on drawings. Finish hardware to comply with building code.</p><p>B. All door glazing to conform to State Glazing Law.</p><p>C. Egress doors shall be able to be opened from inside without a key or special knowledge.</p><p>D. All exterior outward swinging hinged doors are to have Non-Removable Pin (NRP) hinges, unless otherwise specified on the drawings.</p><p>E. Hollow metal frames shall be standard profile, 16ga. shop primed. Three (3) anchors each side, one (1) at head. Use wrap around frames at Gypsum board partitions.</p><p>F. Hollow metal doors shall be flush, 18 GA., 1 3/4" thick, exterior doors to be insulated with rigid bd. insulation. Head of doors to be solid and flush. Doors to be shop primed.</p><p>G. Finish hardware shall be medium grade commercial products by Stanley, Schlage, Von Duprin, Yale or an approved equal. Finish to be selected by owner. U.L. rated and Handicapped accessible hardware as required. See door schedule.</p></div></div><div><div>08380 SECTIONAL OVERHEAD DOOR SYSTEM</div><div><p>A. Sectional overhead doors (upward acting) to be by Crawford, Overhead Door, or approved equal . Install door per manufacturer's instructions and recommendations.</p><p>B. Door to have an electronic operated with chain hoist backup.</p><p>C. Operator to be medium duty, commercial grade, 3/4hp motor, unless otherwise noted on the plans. See door schedule for final sizes.</p><p>D. Provide (1) wired 3-button (open, close and stop) controller station to be located by owner.</p><p>E. Panels to be insulated section, 2" compressed fiberglass blanket, 24 GA galvanized front and back panels. Use standard stiles and rails.</p><p>F. Tracks to be 2" galvanized steel with standard hardware.</p><p>G. Track to be designed to raise the door as high as possible, following the roof line where possible, unless otherwise noted elsewhere in these plans.</p><p>H. Verify lift clearance with all other trades before ordering, to ensure that door, track, and other hardware miss proposed clearances of other product such as but not limited to sprinkler piping, gas piping, heating units, and owner equipment.</p><p>I. Provide neoprene or vinyl weather stripping on entire perimeter.</p><p>J. Door to have electrically controlled photo eye that stops and reverses if senses an obstruction.</p><p>K. All doors and accessories not galvanized shall be factory primed. Interior and exterior door paint shall be selected later.</p><p>L. Glazing to be as specified on construction documents, where listed and to conform to section 08800 Glazing.</p></div></div></div></div></div></div></div></div></div></div></div></div></div></div></div>
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<div>09000 FINISHES</div> <div><p>A. All finishes shall be as called for and specified on drawings.</p><p>B. Inspection of finished surfaces for blemishes and defect at the end of the project shall follow the generally accepted standard - PDCA (P1-09) Industry Standards for reviewing finished surfaces. "Viewing and inspection of finished surfaces shall be at thirty-nine (39) inches from the surface under finished lighting or natural lighting without the use of any optic magnifications or enhanced lighting. Any blemishes or defects detected at this range shall be removed or repaired and patched to match the surrounding."</p><p>C. Coating Schedule:</p><div><div>1. Surfaces not to be painted are floor coverings , items with factory applied final finish , concealed ducts , pipes and conduit , acoustical ceiling tiles, items with pre-finished surfaces, aluminum windows and door frames , and all items called not to be painted on plans.</div><div><div>2. Surfaces to be painted:</div><div><div>Note: consult with Owner for final colors and finishes.</div><div><div>a) Interior Metal:</div><div><div>1st coat: Metal Primer</div><div><div>2nd coat: Semi-Gloss Alkyd Enamel</div><div><div>3rd coat: Semi-Gloss Alkyd Enamel</div></div></div><div><div>b) Exterior Metal:</div><div><div>1st coat: Metal Primer</div><div><div>2nd coat: Semi-Gloss Alkyd Enamel</div><div><div>3rd coat: Semi-Gloss Alkyd Enamel</div></div></div><div><div>c) Painted Masonry:</div><div><div>1st Coat: Masonry Block Sealer</div><div><div>2nd Coat: Semi-Gloss Alkyd Enamel</div><div><div>3rd Coat: Semi-Gloss Alkyd Enamel</div></div></div></div></div></div></div><div><div>13000 SPECIAL CONSTRUCTION: PRE-ENGINEERED BUILDING PACKAGE</div><div><p>A. Owner to furnish any special construction not required or listed herein.</p><p>B. Building package to be generally as shown on drawings to include primary and secondary steel framing</p><p>C. Walls to be painted ribbed siding unless otherwise note on plans.</p><p>D. Main roofs to be galvanized standing seam roof with thermal blocks (unless otherwise noted on plans) over 6" (min.) of vinyl faced insulation, with related flashing, gutters, downspouts, soffits, and overhangs.</p><p>E. Full design responsibility of package to be by manufacturer. Roof loads to be 20#/s.f. plus 5#/s.f. for equipment loads, plus dead load and additional collateral loads as designed by manufacturer. Manufacturer to provide additional reinforcing required for any snow build-up, framing at connector and for all roof top units (verify weight with mechanical contractors). Wind load of 15#/s.f. on walls and UL 90 uplift on roof. Building manufacturer to comply with all requirements of the State Building Codes. This includes all bracing and connections required to transfer loads to foundations as shown or required. (Note: Live Load Reductions are not allowed in steel weights).</p><p>F. All roof curbs to be min. 6" high, seamless welded up curb units. Profile of curbs to match the panel profiles and colors of the roof it occurs on, have a water diverter on the top side and be stitched into the roof system. Units to be manufacturer by "Custom Curb" or approved equal.</p><p>G. Weather tightness of pre-engineered building component systems to be responsibility of building manufacturer.</p></div></div><div><div>14000 CONVEYING EQUIPMENT - Not Used</div></div><div><div>SPECIAL NOTE:</div><div><p>A. Final detailed layout of Steel Structures, Plumbing, Mechanical, Fire Suppression and Electrical systems are by separate Engineers or installers, it is the responsibility of the owner and General Contractor to coordinate all work with affected other trades to assure completeness and code compliance.</p><p>B. It is the responsibility of the General Contractor and the Mechanical, Electrical, and Plumbing Contractors to ensure that all parts of their work is to be accessible as per Federal ADAAG Guidelines and all State / Local Guidelines. This includes but is not limited to Electrical Controls such as Thermostats or Lighting Controls, Light Switches, Outlet Plugs, Hand Dryers, and Faucet Controls. If there are concerns about how to determine reach ranges, equipment clearance or other accessibility items, contact the architect immediately before work begins for guidance.</p></div></div><div><div>END OF SPECIFICATIONS</div></div><div><div>ABBREVIATIONS</div><div><p>These are abbreviations used on the plans and in these specifications. Not all items may be use and are for reference only.</p><div><div>ACT - Acoustical Ceiling Tile</div><div><div>AFF - Above Finished Floor</div><div><div>CJ - Control Joint</div><div><div>E.I.F.S. - Exterior Insulation and Finish System</div><div><div>FRP - Fiberglass Reinforced Panels</div><div><div>Gyp. Bd. - Gypsum Board</div><div><div>I.B.C. - International Building Code</div><div><div>MAX - Maximum</div><div><div>MIN - Minimum</div><div><div>NRP - Non-Removable Pin</div><div><div>O.C. - On Center</div><div><div>VCT - Vinyl Composite Tile</div><div><div>VET - Vinyl Enhanced Tile</div><div><div>V.I.F. - Verify In Field</div></div></div></div></div></div></div></div></div></div><div data-bbox="2441 1915 2841 1999" data-label="Text"><p>Keyes Architects and Associates expressly reserve its common law copyright and other property rights in these documents. These documents are considered proprietary information and shall not be upgraded, changed or copied in any form or matter whatsoever nor are they to be assigned to any third party without first obtaining the express written permission and consent of Keyes Architects and Associates, 4717 Preston Highway, Louisville, Kentucky 40213</p></div><div data-bbox="2862 44 3012 1999" data-label="Complex-Block"><div><div>PROJECT NO: 22-4403</div><div>DRAWN BY: AJS/</div><div>DATE: 2023-03-13</div></div><div><div>KEYES ARCHITECTS & ASSOCIATES 4717 PRESTON HIGHWAY LOUISVILLE, KENTUCKY 40213 (502) 636-5113</div></div><div><div>BLEND-PAK ADDITIONS</div><div>10039 HIGHGROVE RD. BLOOMFIELD, KY</div></div><div><div>SPECIFICATIONS</div><div>SP1.01</div></div></div></div></div></div></div></div></div></div></div></div></div></div></div></div>
