



FLOOR PLAN
 3/16" = 1'-0"

WALL TYPES

- W1 1/2" WESTERN RED CEDAR SING OVER MOISTURE BARRIER OVER 1/2" OSB SHEATHING OVER 2X METAL STUDS PER STRUCTURAL - CAVITIES FILLED W/ R-9 BATT. INSL - OVER 1/2" TYPE X GYP. PRD - TAPE, MD. SAND, PRIME & PAINT WHERE EXPOSED.
- W2 FIBER CEMENT LP SINGS PER SPECS OVER 1/2" OSB SHEATHING OVER 2X METAL STUDS PER STRUCTURAL OVER 1/2" TYPE X GYP. PRD - BATT. INSL OVER 1/2" TYPE X GYP. PRD - TAPE, MD. SAND, PRIME & PAINT WHERE EXPOSED.
- W3 FIBER CEMENT LP SINGS PER SPECS OVER 1/2" OSB SHEATHING OVER 2X METAL STUDS PER STRUCTURAL - CAVITIES FILLED W/ R-9 BATT. INSL - OVER 1/2" TYPE X GYP. PRD - TAPE, MD. SAND, PRIME & PAINT WHERE EXPOSED.

PARTITION TYPES

- P1 1/2" TYPE X GYP. PRD - TAPE, MD. SAND, PRIME & PAINT WHERE EXPOSED OVER 2X-1/2" METAL STUDS PER STRUCTURAL TO STRUCTURE ABOVE OVER 1/2" TYPE X GYP. PRD - TAPE, MD. SAND, PRIME & PAINT WHERE EXPOSED.
- P2 1/2" TYPE X GYP. PRD - TAPE, MD. SAND, PRIME & PAINT WHERE EXPOSED - OVER 2X-1/2" METAL STUDS PER STRUCTURAL TO STRUCTURE ABOVE OVER 1/2" TYPE X GYP. PRD - TAPE, MD. SAND, PRIME & PAINT WHERE EXPOSED.
- P3 1/2" TYPE X GYP. PRD - TAPE, MD. SAND, PRIME & PAINT WHERE EXPOSED - OVER 2X-1/2" METAL STUDS PER STRUCTURAL TO STRUCTURE ABOVE OVER 1/2" TYPE X GYP. PRD - TAPE, MD. SAND, PRIME & PAINT WHERE EXPOSED.
- P4 1/2" TYPE X GYP. PRD - TAPE, MD. SAND, PRIME & PAINT WHERE EXPOSED OVER 2X-1/2" METAL STUDS PER STRUCTURAL TO STRUCTURE ABOVE OVER 1/2" TYPE X GYP. PRD - TAPE, MD. SAND, PRIME & PAINT WHERE EXPOSED.
- P5 1/2" TYPE X GYP. PRD - TAPE, MD. SAND, PRIME & PAINT WHERE EXPOSED.

REFERENCE KEYNOTES

- MU BRADFORD -
- A.001 - SPLIT/PLUMBING ABOVE. SEE SECTIONS/ELEVATIONS
- A.002 - INSET LOBBY FLOOR 1/2" THIS SIDE TO ACCEPT CARPET SQUARES.
- A.003 - CONCRETE W/ 6x6x10/10 W/M REINF. OVER 4" BASEROCK W/ BROOM FINISH. SLOPE 1/8" PER FT. AWAY FROM BUILDING - 1%.
- A.004 - STEEL TUBE MEMBER - SEE STRUCTURAL.
- A.007 - INSTALL CORNER GUARDS. SEE SPECIFICATIONS.

GENERAL NOTES

1. THE CONTRACTOR SHALL CONDUCT A COMPLETE ON-SITE INSPECTION TO FAMILIARIZE THEMSELVES WITH ALL EXISTING CONDITIONS PRIOR TO THE START OF CONSTRUCTION. ANY DISCREPANCIES WHERE CONFLICT MAY OCCUR IN THE PLANS/SPECIFICATIONS THE CONTRACTOR SHALL PROMPTLY NOTIFY THE ARCHITECT IN WRITING OF THE APPARENT CONFLICT PRIOR TO CONSTRUCTION OF ITEMS WHICH MAY BE CONTRARY TO THE INTENT OF THE PLANS AND/OR SPECIFICATIONS. THE CONTRACTOR SHALL VERIFY ALL MEASUREMENTS INCLUDING, BUT NOT LIMITED TO, CLEARANCES, HEADROOMS AND ALL OTHER CONFLICTS BETWEEN EXISTING CONDITIONS, TRADES, OR NEW OR EXISTING CONSTRUCTION. ANY CHANGES OR CORRECTIONS WILL BE ALLOWED AS A RESULT OF FAILURE TO VERIFY DIMENSIONS OR TO NOTIFY ARCHITECT OF APPARENT CONFLICTS IN THE PLANS OR SPECIFICATIONS PRIOR TO ORDERING MATERIALS AND/OR FABRICATING/CONSTRUCTING ITEMS.
2. ALL WORK IN THIS CONTRACT SHALL BE PERFORMED IN ACCORDANCE WITH INDUSTRY STANDARDS, PRACTICES, CODES AND LOCAL ORDINANCES WHICH APPLY.
3. THE CONTRACTOR SHALL PAY ALL FEES AND CHARGES REQUIRED TO COMPLETE THIS PROJECT, INCLUDING SUBCONTRACTORS' NEGOTIATIONS, UTILITY TOLERANCES, PERMITS, ETC.
4. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR OBTAINING PERMITS, FEES, TAXES & STRUCTION WITHOUT WRITTEN APPROVAL FROM THE ARCHITECT.
5. THE CONTRACTOR SHALL PROVIDE PERSONAL AND EQUIPMENT PROTECTION FOR ALL UTILITIES ON SITE PRIOR TO & DURING CONSTRUCTION.
6. STOP WORKS SHALL BE REQUIRED FOR ALL EQUIPMENT, MECHANICAL, ELECTRICAL, PLUMBING, WORKS, GUES, MILLWORK, ETC. CONTRACTOR SHALL ALLOW THREE (3) WEEK LEAD TIME WHEN ALLOWING STOP DRAWINGS FOR ARCHITECT'S APPROVAL.
7. THE CONTRACTOR SHALL CONFORM WITH THE 2009 IBC, 2009 IRC, 2009 MFC, 2009 FFC, & 2009 NEC IN ITS ENTIRETY.

SITE/GRADING NOTES

1. GENERAL CONTRACTORS AND SUBCONTRACTORS SHALL CONDUCT A COMPLETE ON-SITE INSPECTION TO FAMILIARIZE THEMSELVES WITH ALL EXISTING CONDITIONS PRIOR TO BUILDING THIS PROJECT. CONTRACTOR SHALL NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO SUBMITTING BIDS.
2. GENERAL CONTRACTOR SHALL VERIFY ALL FINISH & EXISTING GRADES WITH OWNER.
3. GRADES SHALL BE MAX. 6" BELOW FINISH FLOOR AROUND BUILDING PERIMETER.
4. ALL AREAS GRADED/DISTURBED BY CONSTRUCTION & NOT PAVED SHALL BE COVERED W/ 6" OF SOIL & SEEDED W/ BUCKLE. SEED SHALL BE 80% RED FESCUE & 20% RYE UNLESS NOTED OTHERWISE ON PLANS.
5. ALL FILL SHALL BE COMPACTED TO 99% STANDARD PROCTOR DENSITY (ASTM D-698) AT OPTIMUM MOISTURE CONTENT.
6. ALL FILL SHALL BE PLACED IN 6" (MAX) LIFTS AND MECHANICALLY COMPACTED AT OPTIMUM MOISTURE CONTENT.
7. ALL TRENCHES SHALL BE BACKFILLED WITH BASEROCK.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ANY AND ALL UTILITIES ON SITE PRIOR TO ANY CONSTRUCTION.
9. HAND LETTERED NOTES ON PLANS SHALL SUPERSEDE TYPED NOTES ON PLANS SHOULD A CONFLICT BETWEEN NOTES OCCUR.
10. CONSULT W/ OWNER REGARDING ALLOWANCE FOR LANDSCAPING DESIGN, SHRUBS & TREES. LANDSCAPING SHOWN FOR DEMONSTRATION PURPOSES ONLY. VERIFY W/ OWNER PRIOR TO ANY CONSTRUCTION.
11. EXISTING ASPHALT PAVING WILL REQUIRE PATCHING AT AREAS OF DEMOLITION AND UTILITY RIGS. DEMOLITION SHALL BE CLEAN, STRAIGHT LINE AND PATCH FRESH W/ COURSE PER STATE OF MISSOURI HIGHWAY STANDARDS.

PLAN NOTES

- 1) INSULATE ENTIRE BUILDING ENVELOPE W/ R-9 FIBERGLASS BATT INSULATION EQ TO "OVENS-CORNER" IN EXT. WALL, CAVITIES & R-30 FIBERGLASS BATT INSULATION EQ TO "OVENS CORNER" ABOVE FINISHED CEILING.
- 2) ALL EXTERIOR WALL SURFACES SHALL RECEIVE MOISTURE BARRIER EQ TO TYVEK. RECOMMENDATIONS.
- 3) ALL WALL DIMENSIONS SHOWN IN PLAN ARE TO FRAMING MEMBERS UNLESS DIMENSIONS TO FINISH SURFACE. THICKNESSES ARE NOT GIVEN AS MINUS UNLESS OTHERWISE NOTED. DIMENSIONS TO OTHER ITEM WHOSE PLACEMENT IS DEPENDENT UPON FINISHED WALL DIMENSIONS SHALL BE TAKEN INTO ACCOUNT BY CONTRACTOR BEFORE FABRICATION OR OTHERWISE.
- 4) ALL WALL DIMENSIONS REFERENCING DOOR OPENINGS ARE CLOSE APPROXIMATIONS. CONTRACTOR SHALL REFER TO DOOR SCHEDULE & SPECS BEFORE FRAMING.

A1.1

DRN
 RELEASE DATE
 X-X-X
 JOB NO.
 XXXX
 SHEET

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