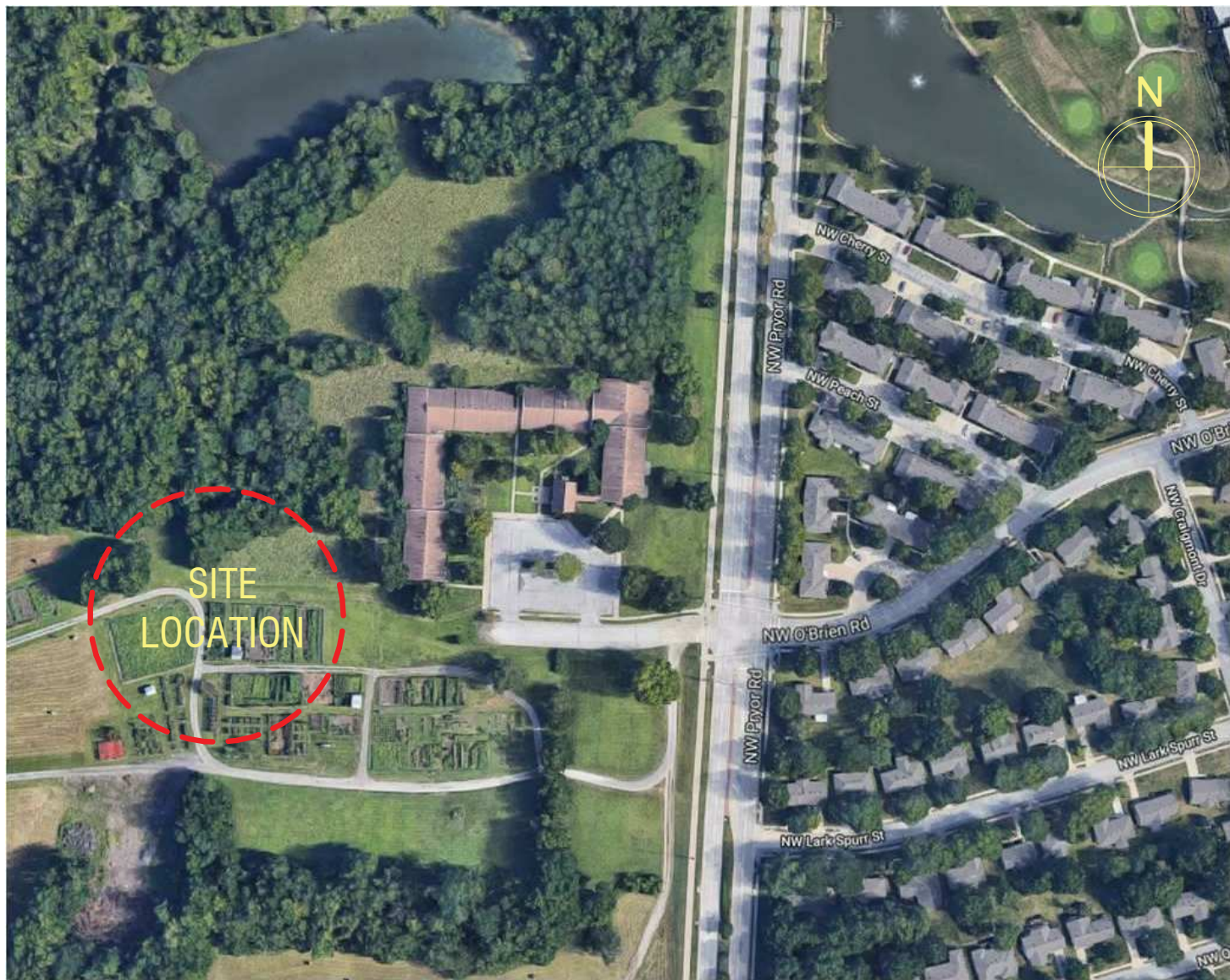




WOODSIDE RIDGE CLUBHOUSE

2030 NW OBRIEN ROAD
LEE'S SUMMIT, MISSOURI

PERMIT SET: MARCH 17, 2020



AERIAL VIEW



SITE MAP



ARCHITECT
B+A ARCHITECTURE
100 W 31ST STREET, SUITE 100
KANSAS CITY, MO 64108
PH: 816-753-6100

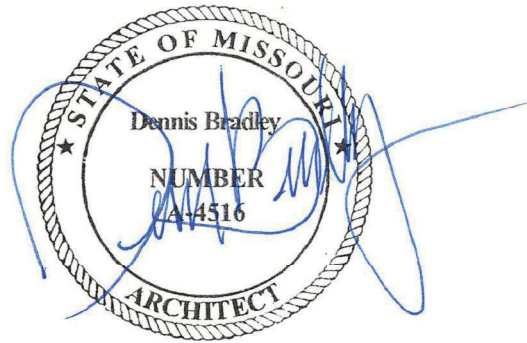
CIVIL ENGINEER
OLSSON
1301 BURLINGTON STREET, SUITE 100
NORTH KANSAS CITY, MO 64116
PH: 816-361-1177

STRUCTURAL ENGINEER
PACKARD ENGINEERING
10417 INDIANA AVE.
KANSAS CITY, MO 64137
PH: 816-767-7222

MEP ENGINEER
PKMR ENGINEERS
13300 W. 98TH STREET
LENEXA, KS 66215
PH: 913-312-0151

DEVELOPER
SUMMIT HOMES
120 SE 30TH STREET
LEE'S SUMMIT, MO 64082
PH: 816-246-6700

SEAL:



03.17.2020

INDEX

SHEET NUMBER	SHEET NAME	CURRENT REVISION
COVER		
II. ARCHITECTURE		
A001	PROJECT INFORMATION	
A002	WALL TYPES	
A003	SPECIFICATIONS	
A100	FLOOR PLAN	
A101	ROOF PLAN	
A200	ELEVATIONS	
A201	ELEVATIONS	
A202	ELEVATIONS	
A300	BUILDING SECTIONS	
A301	BUILDING SECTIONS	
A302	WALL SECTIONS	
A400	ENLARGED PLANS & INT. ELEV.	
A500	SECTION DETAILS	
A501	DETAILS	
A600	DOOR/WINDOW SCHEDULES	
A800	FINISH PLAN & SCHEDULE	
III. STRUCTURAL		
S001	GENERAL STRUCTURAL NOTES AND SLAB DETAILS	
S100	FOUNDATION AND WALL FRAMING PLAN AND NOTES	
S101	FOUNDATION SECTIONS	
S200	ROOF FRAMING PLAN AND NOTES	
S201	ROOF FRAMING SECTIONS	

SHEET NUMBER	SHEET NAME	CURRENT REVISION
IV. MEP		
MEP001	MEP COVER SHEET	
MEP101	SITE PLAN	
MEP201	MECHANICAL SPECIFICATIONS	
MEP202	ELECTRICAL SPECIFICATIONS	
M101	HVAC PLAN	
M201	MECHANICAL SCHEDULES AND DETAILS	
P101	PLUMBING PLAN	
P201	PLUMBING SCHEDULES AND DETAILS	
E101	LIGHTING PLAN	
E201	POWER PLAN	
E301	ELECTRICAL RISER DIAGRAM	
V. SWIMMING POOL		
PL100	POOL GENERAL NOTES	
PL101	DIMENSIONED POOL PLAN	
PL102	DETAILED POOL PLAN	
PL103	POOL SECTIONS	
PL104	POOL DETAILS	
PL105	POOL BONDING DIAGRAM	

CODE INFORMATION

OCCUPANCY USE GROUP: A-2
TYPE OF CONSTRUCTION: V-B

	REQUIRED/ALLOWED	PROVIDED
SQUARE FOOTAGE		
PER STORY	6,000 SQ.FT.	1,712 SQ.FT.
TOTAL BUILDING AREA	6,000 SQ.FT.	1,712 SQ.FT.
NUMBER OF STORY	1	1
BUILDING HEIGHT	40'	27'-5 1/4"
BUILDING ELEMENT FIRE RESISTANCE RATING		
PRIMARY STRUCTURAL FRAME	0 HR	0 HR
BEARING WALL - EXTERIOR	0 HR	0 HR
BEARING WALL - INTERIOR	0 HR	0 HR
NONBEARING WALL AND PARTITIONS - EXTERIOR	0 FOR X >= 30	0 HR
NONBEARING WALL AND PARTITIONS - INTERIOR	0 HR	0 HR
FLOOR CONSTRUCTION	0 HR	0 HR
ROOF CONSTRUCTION	0 HR	0 HR
FIRE PROTECTION AND RESISTANCE REQUIREMENTS		
FIRE BARRIERS - STAIR ENCLOSURES	N/A	N/A
FIRE PARTITIONS - DEMISING WALL	0 HR (IBC 708.3)	0HR
FIRE PARTITIONS - HOR. ASSEMBLIES	N/A	N/A
FIRE PARTITIONS - CORRIDOR WALLS	0 HR (IBC 1018.1 EX. 4)	0HR
FIRE PARTITIONS - AREA SEPARATIONS	N/A (IBC TABLE 508.4)	N/A
FIRE PROTECTION SYSTEM	AUTOMATIC SPRINKLER SYSTEM	N/A (IBC 903.2.1.2)
FIRE ALARM AND DETECTION	A MANUAL FIRE ALARM	N/A (IBC 907.2.1)
EGRESS		
OCCUPANT LOAD	TYPE	SF/LOAD FACTOR OCCUPANCY LOAD
	(1) ASSEMBLY	810/15 54
	(2) STORAGE	237/300 1
	(3) EXERCISE	212/50 5
	TOTAL	60 (A)
ADDITIONAL OCCUPANT LOADS	TYPE	SF/LOAD FACTOR OCCUPANCY LOAD
	(1) POOL	3,236/50 65
	(2) POOL DECK	4,405/50 88
	(3) PATIO / OUTDOOR	555 /15 37
	TOTAL	190 (B)
TOTAL		250 (A+B)
EGRESS WIDTH - STAIRS (IBC 1005.3)	N/A	N/A
EGRESS WIDTH - CLUBHOUSE (PER IBC 1005.3)	60 x 0.2" = 12.0" MIN.	72" (EXIT DOORS)
NUMBER OF EXITS - CLUBHOUSE	2 (PER IBC 1006.2.1)	2
EGRESS WIDTH - POOL DECK (PER IBC 1005.3)	190 x 0.2" = 38.0" MIN.	72" (EXIT DOORS)
NUMBER OF EXITS - POOL DECK	2 (PER IBC 1006.2.1)	2
MAX. TRAVEL DISTANCE TO EXIT	200' MAX. (PER IBC 1017.2)	40'-3"
ROOF COVER CLASSIFICATION	B	B
ACCESSIBILITY		
ACCESSIBILITY WHEELCHAIR SPACES	N/A (PER 1108.2.2.1)	N/A
PLUMBING FIXTURES	TYPE - REQUIRED	MALE FEMALE
	WATER CLOSET	(250/2)/75=1.67 (-2) (250/2)/75=1.67 (-2)
	LAVATORIES	250/200=1.25 (-2)
	SERVICE SINK	1
	WATER FOUNTAIN	1 PER 500
TOTAL	TYPE	REQUIRED PROVIDED
	WATER CLOSET	4 4
	LAVATORIES	2 5
	URINAL	N/A 1
	SERVICE SINK	1 1
	WATER FOUNTAIN	1 1

APPLICABLE BUILDING CODES

- 2018 INTERNATIONAL BUILDING CODE
- 2018 INTERNATIONAL MECHANICAL CODE
- 2018 INTERNATIONAL PLUMBING CODE
- 2018 INTERNATIONAL FUEL GAS CODE
- 2018 INTERNATIONAL FIRE GAS CODE
- 2017 NATIONAL ELECTRIC CODE
- ICC/ANSI A117.1-2017

DESIGN LOADS

- ROOF LIVE LOAD: 20PSF MIN.
- ROOF SNOW LOAD: 20PSF (GROUND SNOW LOAD)
- WIND: 55MPH, EXP. B

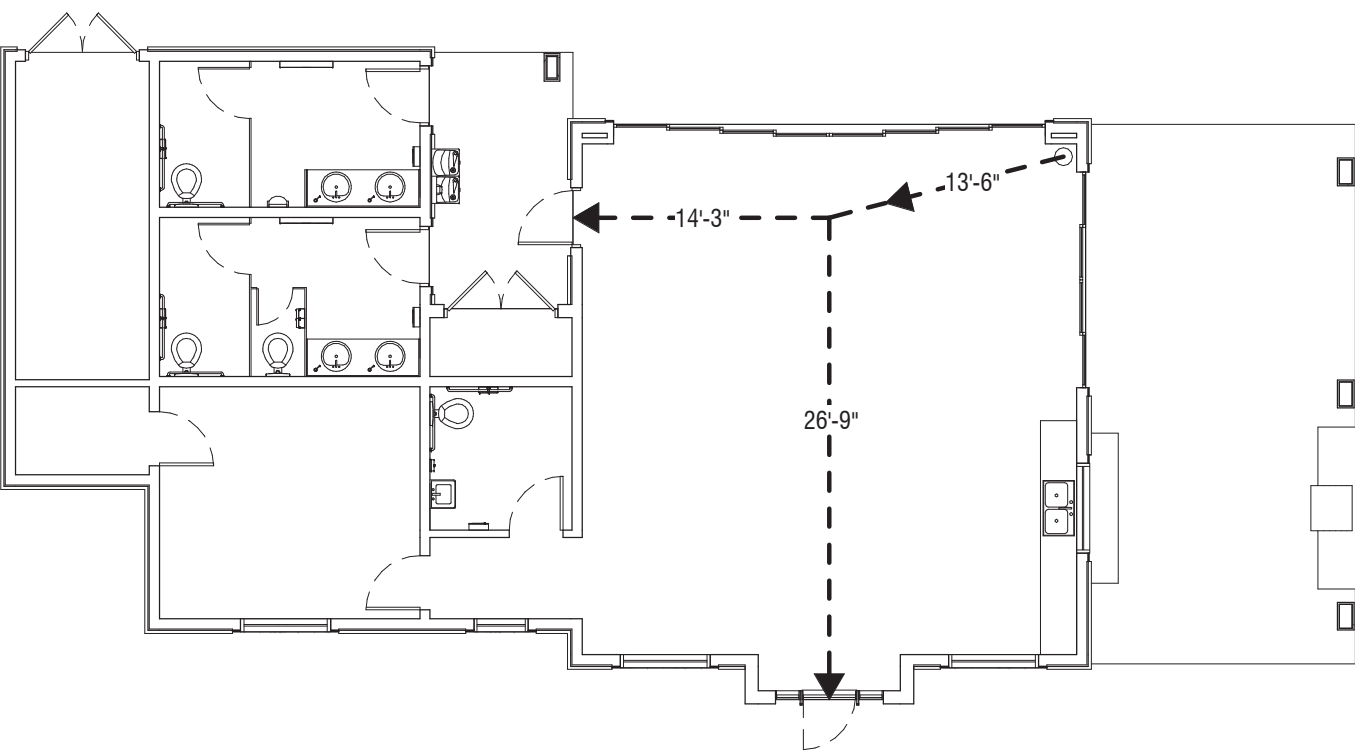
SAFETY NOTES:

1. 2018 IFC 1004.3- POSTING OF OCCUPANT LOAD. EVERY ROOM OR SPACE THAT IS AN ASSEMBLY OCCUPANCY SHALL HAVE THE OCCUPANT LOAD OF THE ROOM OR SPACE POSTED IN A CONSPICUOUS PLACE, NEAR THE MAIN EXIT OR EXIT ACCESS DOORWAY FROM THE ROOM OR SPACE. POSTED SIGNS SHALL BE OF AN APPROVED LEGIBLE PERMANENT DESIGN AND SHALL BE MAINTAINED BY THE OWNER OR AUTHORIZED AGENT.
 - POST OCCUPANT LOAD SIGNS IN CLUBHOUSE AND OUTSIDE IN THE POOL AREA.

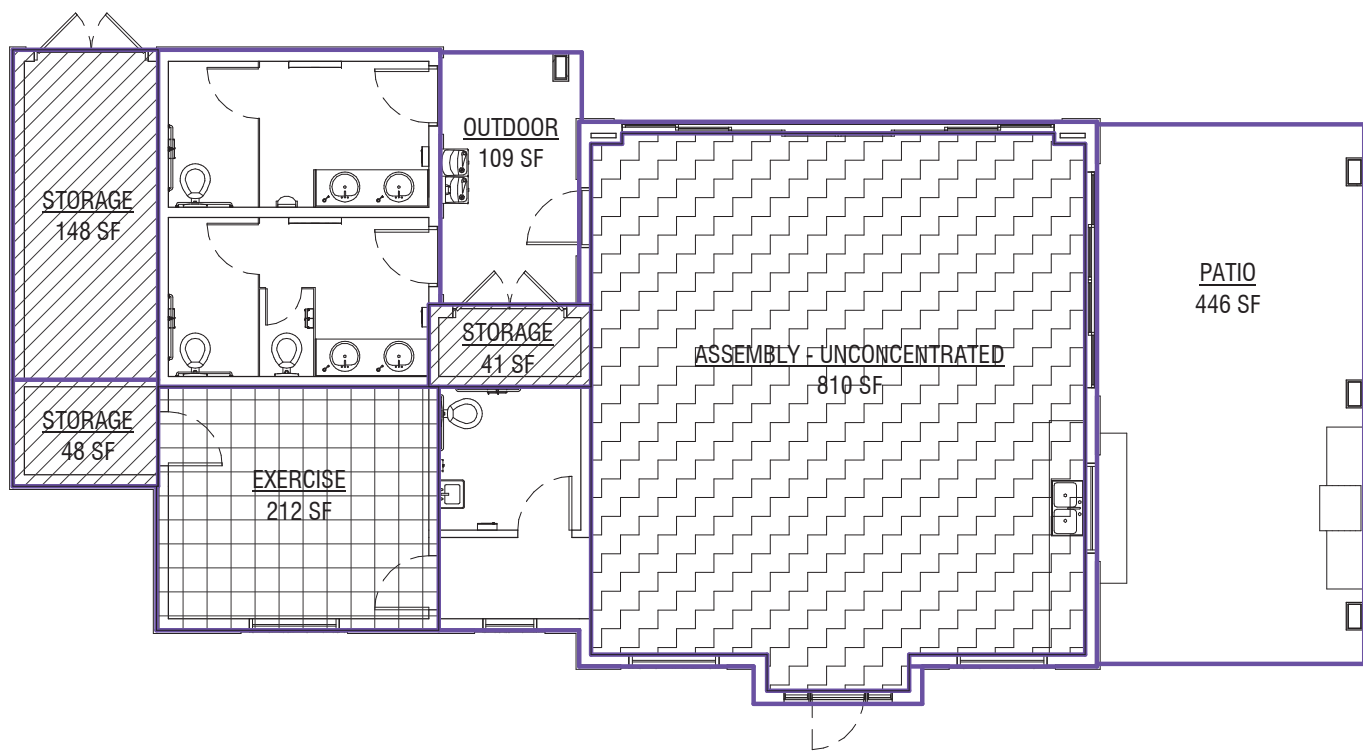
2. 2018 IFC 407.2- MATERIAL SAFETY DATA SHEETS. MATERIAL SAFETY DATA SHEETS (MSDS) FOR ALL HAZARDOUS MATERIALS SHALL BE READILY AVAILABLE ON THE PREMISES AS A PAPER COPY, OR WHERE APPROVED, SHALL BE PERMITTED TO BE READILY RETRIEVABLE BY ELECTRONIC ACCESS.

LEGEND

- ASSEMBLY: 810 SQ.FT.
OR 54 OCC. LOAD
- EXERCISE: 212 SQ.FT.
OR 5 OCC. LOAD
- STORAGE: 237 SQ.FT.
OR 1 OCC. LOAD



1 FIRE EXIT PLAN
3/32" = 1'-0"

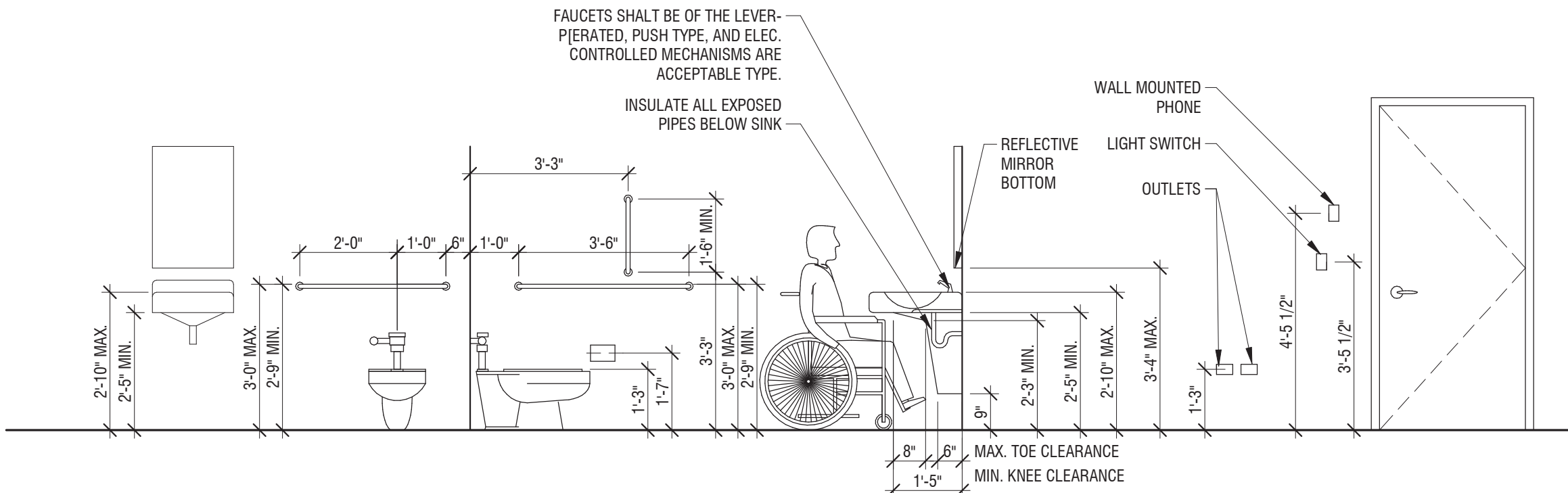


2 AREA & OCCUPANT LOAD DIAGRAM
3/32" = 1'-0"



4 SITE PLAN
3/64" = 1'-0"

3 ADA GUIDELINES
3/8" = 1'-0"



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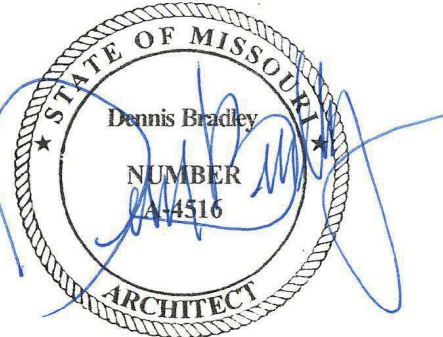
STRUCTURAL ENGINEER
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BELTON, MO 64012
PH: 816-767-7222

MEP ENGINEER
PKMR ENGINEERS
13300 W 98TH STREET
LENEXA, KS 66215
PH: 913-312-0151

LANDSCAPE ARCHITECT
JASON MEIER
15245 METCALF AVE
OVERLAND PARK, KS 66223
PH: 913-787-2817

WOODSIDE RIDGE CLUBHOUSE
2030 NW OBRIEN ROAD
LEE'S SUMMIT, MO 64081

SEAL



03.17.2020

NO.	REVISION	DATE

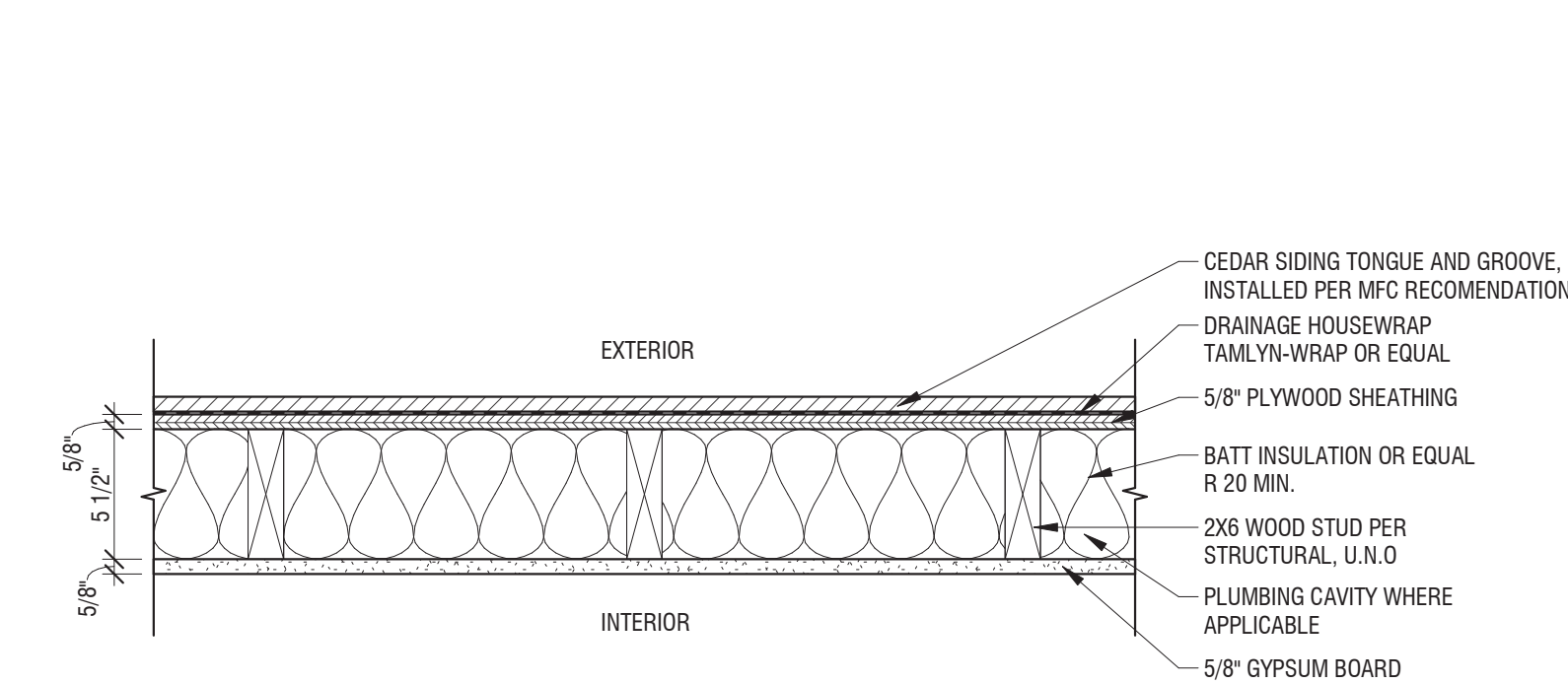
DESIGNED BY: FCR
DRAWN BY: FCR
CHECKED BY: TT/DMB

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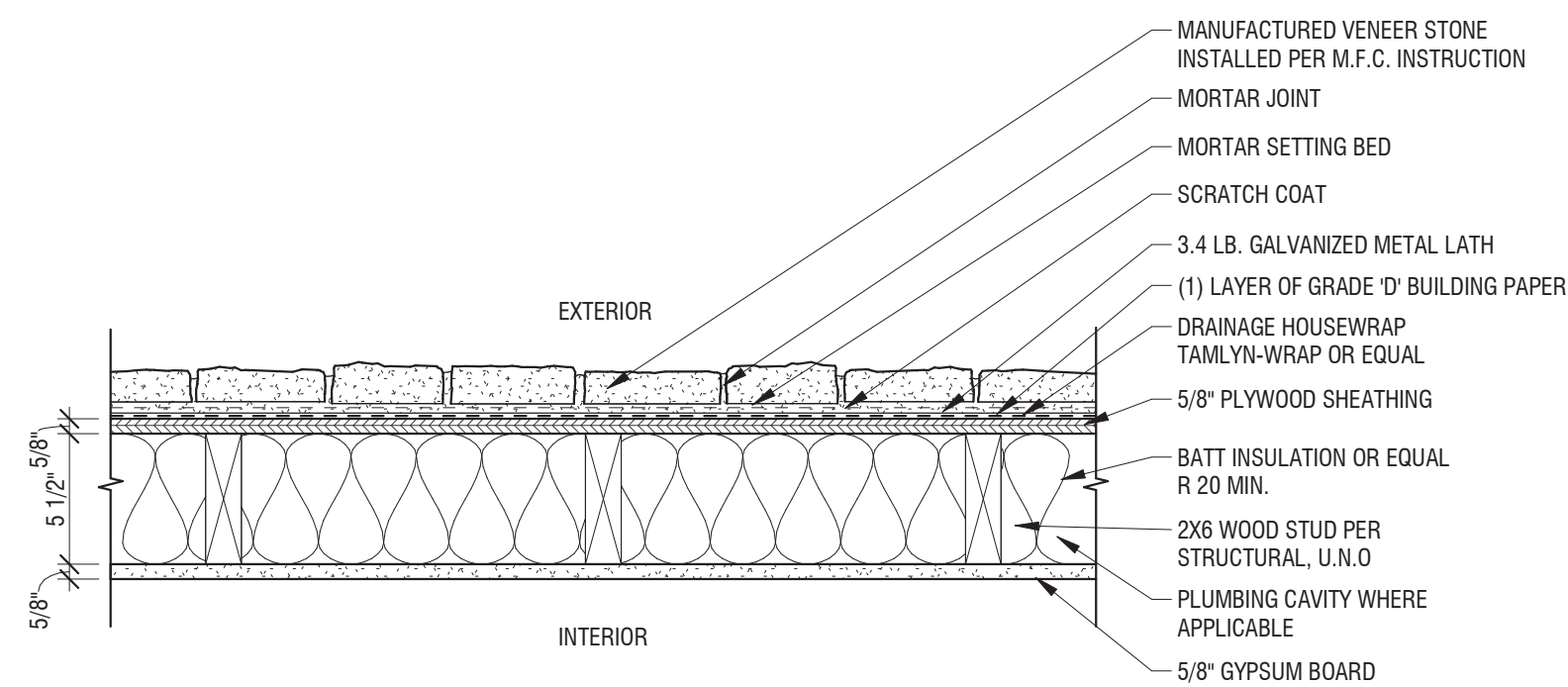
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PROJECT INFORMATION

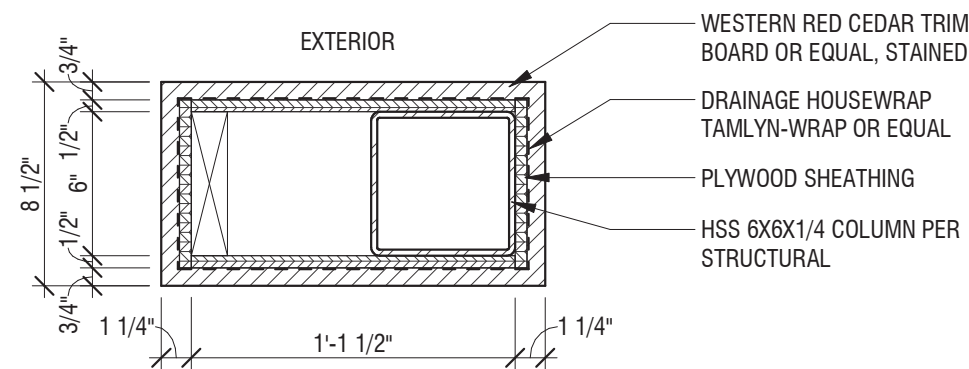
A001



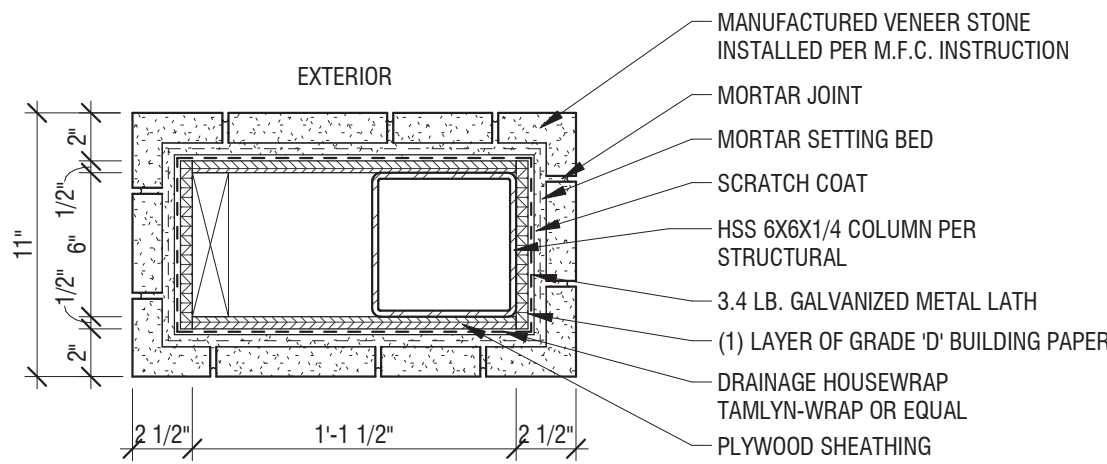
1 WALL TYPE 'E1' - EXTERIOR WALL - CEDAR SIDING
1 1/2" = 1'-0"



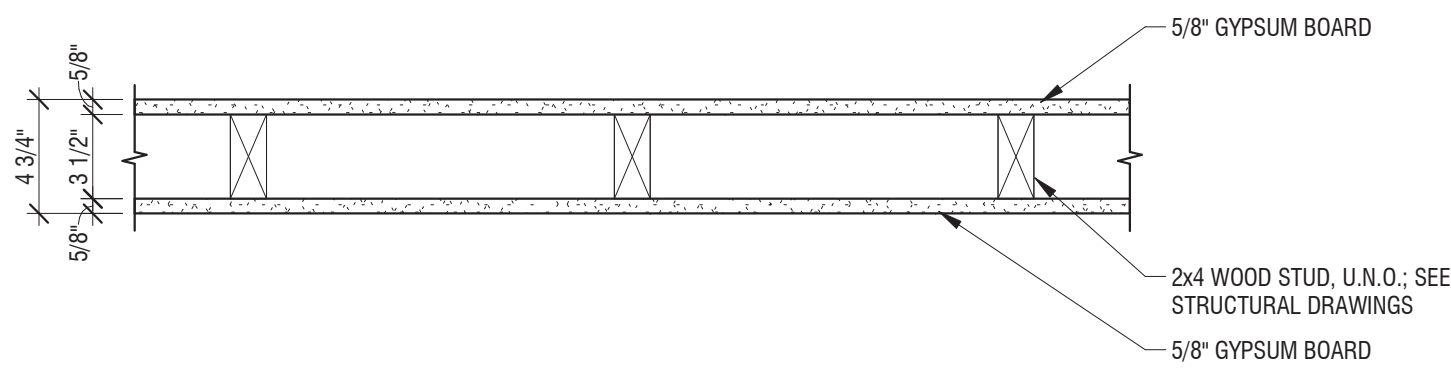
2 WALL TYPE 'E2' - EXTERIOR WALL - STONE VENEER
1 1/2" = 1'-0"



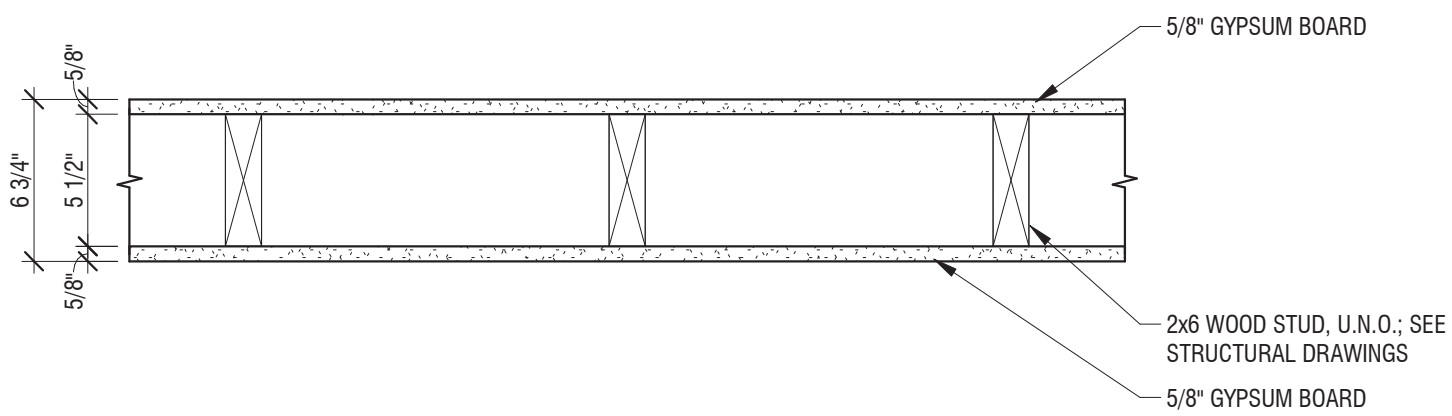
3 WALL TYPE 'E3' - PATIO COLUMN WRAP
1 1/2" = 1'-0"



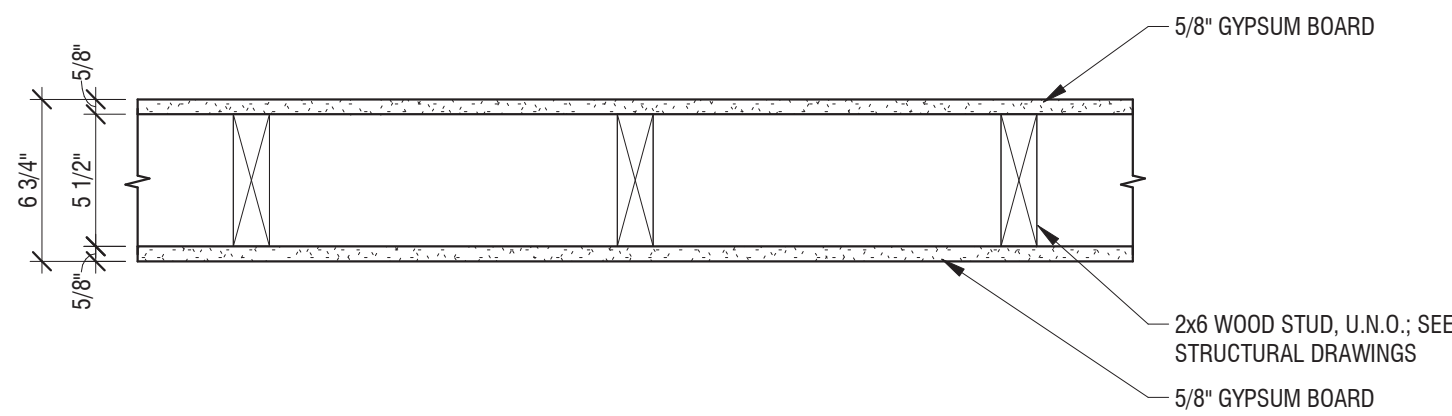
4 WALL TYPE 'E3' - PATIO COLUMN BASE
1 1/2" = 1'-0"



5 WALL TYPE 'P1' - INTERIOR WALL 2X4 STUD - TYPICAL
1 1/2" = 1'-0"

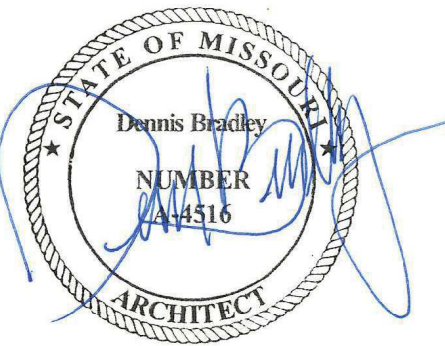


6 WALL TYPE 'P2' - INTERIOR WALL 2X6 STUD - TYPICAL
1 1/2" = 1'-0"



7 WALL TYPE 'P3' - INTERIOR WALL 2X6 STUD - PLUMBING
1 1/2" = 1'-0"

SEAL



03.17.2020

DATE ISSUED: MARCH 17, 2020		
NO.	REVISION	DATE

DESIGNED BY: FCR
DRAWN BY: FCR
CHECKED BY: TT/DMB

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WALL TYPES
A002

SPECIFICATIONS:

- A. GENERAL NOTES
- The Contractor shall not make any changes from these plans without the Owner's written approval prior to the start of the work.
 - The Contractor shall submit any price changes to the Owner for review and approval prior to making any changes in the work that would require a change in cost.
 - The Contractor shall be responsible for picking up permits required by City of Overland Park, Kansas.
 - The Contractor shall field verify all conditions and report any discrepancies or concerns to the Owner prior to starting construction.
 - All demolition materials and construction debris shall be the responsibility of each subcontractor and shall be disposed of in an dumpster provided by the General Contractor.
 - The Sub-Contractor shall be responsible for all concrete testing required in the specifications.
 - The Contractor shall field verify site conditions before starting construction. Re: Civil drawings
 - The Contractor shall verify the location of all site utilities shown with local utility companies. Utility lines damaged will be replaced at no cost to the owner.
 - All sidewalks, driveway aprons and parking paving on the street right-of-way shall conform to the public works requirements of City of Overland Park, Kansas
 - If any unforeseen hazardous materials not identified within these construction documents are encountered in the construction process, immediately notify the Owner and stop work at the area of concern and wait for further instruction.
 - The Contractor shall check all plans before pouring foundation or concrete slabs to verify that all utility lines, beam pockets, anchor bolts and/or any other embedded or cast in place items are properly located and in place.
- B. SITE CLEARING
- Project Conditions:
 - Remove trees, shrubs, grass, and other vegetation, improvements, or obstructions, as required to permit installation of new construction.
 - Completely remove stumps, roots, and other debris protruding through ground surface.
 - Disposal of Waste Materials:
 - Remove waste materials from Owner's property.
 - Burning is not permitted on Owner's property.
 - Transport removed materials to a City approved "dump site".
- C. EARTHWORK
- Rough Grading: Grade and rough contour site.
 - Excavation:
 - Bearing capacity 1,500 psi minimum
 - Excavate for building foundations.
 - Provide shoring where required.
 - Trenching.
 - Excavate trenches for utilities
 - Compacted bed and compacted fill over utilities.
 - Backfilling: Provide all backfilling and such grading around the new construction as is necessary to prevent water from standing or draining against the building.
 - Site Filling & Compacting:
 - Prepare sub-grade ready for sod, sidewalks and paving.
 - Provide compacted aggregate base course for paved area.
 - Finish Grading: Place and level topsoil materials prior to landscaping work.
 - Classification of Excavated Materials: Excavation materials for this project shall be considered firm soil. Removal of concealed foundation, rock excavation, landfill areas, are not included in this contract. If these items are discovered, the Owner will provide testing and engineering to resolve this issue.
 - Protections:
 - Protect all trees, shrubs, and/or other features remaining as a part of the final landscaping.
 - Protect above and below grade utilities which are to remain.
 - Grade excavation top perimeter to prevent surface water runoff into excavation.
 - Surplus Materials: Dispose of unsatisfactory excavated material and surplus satisfactory excavated materials away from the site.
 - Borrow: Obtain material required for fill or embankment in excess of that produced within the grading limits of the Work from borrow areas selected and paid for by the Contractor and approved by the Owner's representative.
 - Excavating for Structures: In excavating for footings and foundations, take care not to disturb bottom of excavation.
 - Excavate by hand tools to final grade just before concrete is placed;
 - Trim bottoms to required lines and grades to leave solid base to receive concrete.
 - Filling & Backfilling: Backfill excavations as promptly as progress of the Work permits, but not until completion of the following:
 - Acceptance of construction below finish grade including, where applicable, dampproofing and waterproofing.
 - Inspecting, testing, approving, and recording locations of underground utilities.
 - Removal of concrete formwork.
 - Removal of shoring and bracing, and backfilling of voids with satisfactory materials.
 - Removal of trash and debris.
 - Placement of horizontal bracing on horizontally supported walls or setting of first floor joists and decking.
 - Placement of foundation drainage system.
 - Expansion Joints: Provide pre-molded joint filler for expansion joints abutting concrete curbs, structures, walks and other fixed objects.
 - Concrete Finishing: After completion of floating and when excess moisture or surface sheen has disappeared, complete troweling and finish surface as follows:
 - Broom finish by drawing a fine-hair broom across concrete surface perpendicular to line of traffic. Repeat operation if required to provide a fine line texture acceptable to the Owner's representative.
 - On inclined slab surfaces, provide a coarse, non-slip finish by scoring surface with a stiff-bristled broom, perpendicular to line of traffic.
- D. SODDING
- Sod: Sod shall contain a good cover of living and growing grasses, must contain 80% good quality native blue grass and 90% free from all noxious weeds and annual grasses and strongly netted. Sod delivered to the job site must not be lifted more than 24 hours in advance of being laid.
- E. CONCRETE WORK (RE: STRUCTURAL NOTES)
- F. STRUCTURAL STEEL (RE: STRUCTURAL NOTES)

- G. ROUGH CARPENTRY
- Sizing, and Dimension: All dimension lumber and plywood shown on the Drawings or required to accomplish the work shall be of nominal dimensions unless shown otherwise on the Drawings.
 - Moisture Content: All dimension lumber and plywood shall be kiln dried having a moisture content of not more than 15% unless otherwise noted or hereinafter specified.
 - Framing Lumber:
 - Plates, blocking, bracing, nailers and general utility purposes: SPF, standard or better.
 - General framing, joists: SPF#2 or better.
 - Rim Joist - Rimbboard or approved equal
 - Plywood:
 - Floor Sheathing: 4'-0" x 8'-0" x 3/4" thick tongue & groove plywood, APA performance rated panels, interior grade C-D with exterior glue, or OSB - Contractor's option.
 - Exterior Soffits: Hardie board or approved equal
 - Pressure Treated Wood: For all plates in contact with the foundation.
 - Provide pressure treated wood (ground contact) for all wood in contact with concrete.
 - Rough Hardware:
 - Joist Hangers: As required and as manufactured by Kant-Sag, Simpson, Teco or approved equal.
 - Wood to Steel Beam Connectors: Power actuated fasteners; 5/32" diameter standard velocity fastening system.
 - Post Bases: Simpson or approved equal.
 - General Framing:
 - Install wood blocking and backing required for the work of other trades. Contractor to coordinate
 - Fabricate headers full thickness of framing using pieces of stud material set on edge with spacers, or solid lumber of equivalent size.
 - Provide double top plates. Lap members minimum 2 feet.
 - Bridging: Install wood cross bridging per truss manufacturer's instructions, and as required by current adopted IRC.
- H. INTERIOR ARCHITECTURAL WOODWORK
- Shelving: Provide wood pole and shelf at all closets unless noted otherwise, or aproved equal.
 - Trim: Case molding, base trim and stair trim in standard shapes, finish grade wood. Type: Colonial or Princeton as selected by owner.
 - Quality Standard:
 - Install woodwork to comply with AWI Section 1700.
 - Install all work plumb, level, true, and straight with no distortions. Shim as required with concealed shims. Install to a tolerance of 1/4" in 8'-0" for plumb and level and with no variations in flushness of adjoining surface.
 - Scribe and cut woodwork to fit adjoining work and refinish cut surfaces or repair damaged finish at cuts.
 - Anchor all work to blocking built in or directly attached to substrates. Secure to grounds, stripping and blocking with countersunk, concealed fasteners and blind nailing as required for a complete installation.
- I. THERMAL INSULATION
- Batt Insulation: in thickness as indicated on drawings. Comply with FH HH-1521F, Type II, densities of not less than 0.5 lb per cubic ft. in manufacturer's standard lengths and width as required to coordinate with spaces to be insulated. Provide units with fire rating of 25 per ASTM E84 as manufactured by Certain-Teed Products Corp., Owens Corning Fiberglass Corp., or approved equal.
 - Installation:
 - Extend insulation full thickness as shown over entire area to be insulated. Cut and fit tightly around obstructions, and fill voids with insulation. Remove projections which interfere with placement.
 - Apply a single layer of insulation or required thickness, unless otherwise shown or required to make up total thickness.
 - Ceiling/ Roof Insulation: Fiberglass Batt Insulation: R-38 or better
 - Wall Insulation: R-20 or better
 - Comply with current adopted IECC
- J. STANDING SEAM METAL ROOF
- Standing Seam System:
 - Conform to UL 790 "Class A Rating" and ASTM's tests to minimize Air and Moisture penetration.
 - Berridge Tee-Panel, Berridge Manufacturing Co., or approved equal
 - Color to be selected
 - Edge Trims & Flashing: approved/recommended by MFG.
 - Installation:
 - Apply single layer of # 30 (or equal) felt underlayment over solid sheathing. Apply additional layers when recommended by installation requirements from MFG.
 - Install roofing prior to installation of guttering.
- K. JOINT SEALERS
- Applications:
 - Where exterior paving abuts vertical structures.
 - Exterior building wall joints including at windows, louvers, and exterior doors.
 - Flashing joints.
 - All joints between dissimilar materials.
 - General:
 - Prime or seal the joint surfaces wherever shown or recommended by the sealant manufacturer.
 - Install sealant to depths as recommended by the sealant manufacturer.
 - Set all flashings, thresholds, sills and similar items in full bed of sealant.
 - Exterior & Interior Horizontal Joints: Where joints of surfaces are subject to traffic, use two-part polyurethane based, elastomeric sealant as follows:
 - Self leveling, complying with ASTM C9820-79, grade P, class 25, "Vulkem 45", one-part.
 - Interior Joints: Manufacturer's standard, one-part, no sag, mildew resistant, acrylic emulsion sealant complying with ASTM C 834.
 - Joint Fillers: provide resilient and non-extruding type pre-molded bituminous impregnated fiberboard where interior and exterior concrete slabs meet walls and similar isolation joints.
 - Bond Breaker Tape: Polyethylene tape or other plastic tape as recommended by the sealant manufacturer.
- L. WOOD DOORS & FRAMES
- Interior doors shall be manufactured in accordance with NWWDA 1.S.1. 1-87, sec. 3.7.3 (B) and shall be faced with Craftsman Ceermont door facings as manufactured by Masonite in accordance with Basic Hardboard Product Standard ANSI/AHA 135.4-1982 (reaffirmed, 1988).

- Fitting:
 - Pre-fit door to provide maximum clearance of 1/8" at sides and top and 3/4" at bottom unless otherwise specified.
 - Within four days of fitting each door, seal affected area with at least two coats of water white lacquer.
- M. WINDOWS AND SLIDING PANELS
- Aluminum-Clad Wood Windows, Architectural Collection E-Series by Andersen or approved equal.
- * Alternative Product: Aluminum-Clad Wood Windows, Architect Series Contemporary by Pella
- Additional Information: Window, headers, sills & jambs sheetrock returns.
- N. STORE-FRONT SYSTEM
- General requirements
 - Scope: This section includes all labor, material and equipment necessary to complete all work specified herein and as indicated within the construction documents. The work of this section includes, but is not limited to; the furnishing and installation of all aluminum fixed systems.
 - Materials
 - Aluminum Fixed System: MANKO 2450FS storefront and 150 series front set glazed, fixed system with a poured-in-place thermal break with color to be determined by architect.
 - Glazing: PPG solarban 60. All glazing stops to be snap-in type.
 - Installation:
 - Use only skilled tradesman for the installation of the aluminum fixed system and components specified within this section.
 - Bring any discrepancies between the project plans and field conditions to the attention of the General Contractor prior to the commencement of any work in the area in question.
 - Erect the aluminum fixed system and components square and true in strict accordance with the manufacturer's published installation instructions. The installer is to furnish adequate anchoring to maintain position and integrity of the fixed system when subjected to normal building movement and the specified wind load.
 - Furnish and apply sealants in accordance with the manufacturer's published installation instructions
- O. GYPSUM DRYWALL
- Exposed Gypsum Drywall:
 - Thickness of 1/2" where stud or rafter spacing is 16", 5/8" where stud or rater spacing exceeds 16".
 - Sheet size to be maximum length available which will minimize end joints.
 - Stapling: Stapling of trim accessories will not be permitted.
 - Plastic Edge Trim: Plastic edge trim will not be permitted.
 - Installation:
 - Stagger the boards so that corners of any four boards will not meet at a common point except in vertical corners.
 - Install the gypsum wallboard to studs at right angles, making end joints, where required, over framing or furring members.
 - Install ceiling drywall boards in the direction and manner which will minimize the number of end butt joints, and which will avoid end joints in the central area of each ceiling. Stagger end joints at least 1'-0".
 - Ceilings: Spray texture ceiling surfaces with medium texture popcorn finish. Paint or as approved by owner.
- P. PAINTING
- Preparation: Wood Surfaces: Clean wood surfaces to be painted of all dirt, oil, or other foreign substances with scrapers, mineral spirits, and sandpaper, as required. Sand smooth those finished surfaces exposed to view, and dust off.
 - Application:
 - Provide the best quality grade of the various types of coating as regularly manufactured by acceptable paint manufacturers, i.e., Sherwin-Williams Paint Company or approved equal.
 - Sand and dust between coats to remove defects visible to the unaided eye from a distance of five feet.
 - Allow sufficient drying time between coats.
 - Where spray application is used, apply each coat to provide the hiding equivalent of brush oats.
 - Do not double back with spray equipment to build up film thickness of two coats in one pass.
 - Gypsum Drywall Systems (Walls): two (2) coats interior latex.
- P. CARPET TILE
- Carpet Tile flooring in Flexible Room and Storage Closet.
 - Manufacturer: Patcraft or approved equal.
 - Style: Clean Lines Modular (New Ground Collection)
 - Size: 24" x 24"
 - Color: Ellation 00522
 - Product Total Thickness: 0.221 in.
 - Primary Backing: Non-Woven Synthetic / Secondary Backing: EcoWorx Tile
 - Refer to Installation Guidelines by Manufacturer.
- Q. CERAMIC/PORCELAIN TILE
- General requirements
 - Scope: This section includes all labor, material and equipment necessary to complete all work specified herein and as indicated within the construction documents. The work of this section includes, but is not limited to, the following areas: floors, walls, shower walls and floors, countertops, decks and balconies, patios and walkways.
 - Quality Assurance: All workmanship and material shall be in conformance with applicable portions of ANSI Specifications and Standards and Handbook for Ceramic Tile Installation by the Tile Council of America, current edition.
 - Materials
 - Tile: Refer to the construction documents, see plans, finish schedule and interior elevations for areas receiving tile.
 - Tile Backer Board: GEORGIA PACIFIC BUILDING PRODUCTS DensShield Tile Backer.
 - Membranes: Cleavage Membrane: 15# roofing felt or approved equal; Moisture Barrier: 15# roofing felt; Waterproof Membrane: hot mopped felt, or approved equal.

- Mortar Bed: CUSTOM BUILDING PRODUCTS Custom-Float Bedding Mortar mixed with water and Acrylic Mortar Admix. Metal lath - 2.5 lbs/yard self furred expanded metal.
 - Tile Adhesives: CUSTOM BUILDING PRODUCTS Master-Blend mixed with Custom-Flex latex.
 - Grout: CUSTOM BUILDING PRODUCTS Polyblend Sanded Colored Tile Grout - for joints 1/8" - 1/2". All grout colors shall be selected by the Owner.
 - Elastomeric Joint Caulk: All joints between floors and walls and at all joints between tile and dissimilar materials. CUSTOM BUILDING PRODUCTS Polyblend Ceramic Tile Caulk. Texture and color shall match adjacent grout.
 - Tile Sealer: as recommended by CUSTOM BUILDING PRODUCTS and approved by Owner. Apply sealer per manufacturer's specifications.
 - Preformed Shower Recesses: NOBLE Niches & Curbs #301 Square Niche, install per locations shown within the construction drawings.
 - Installation
 - Examine surfaces which are to receive tile or stone. Verify that surfaces to receive tile are stable, flat, firm, dry, clean and free of oil, waxes and curing compounds. Do not proceed with work until defects or conditions which would adversely affect quality, execution and permanence of finish work are corrected. All concrete substrates shall be at least 28 days old, completely cured and free of hydrostatic conditions and/or moisture problems. Protect adjacent surfaces prior to beginning tile work.
 - Installation Methods:
 - Over Wood Subfloor: Thin-set over glass mesh mortar units. Attach glass mesh mortar units to subfloor per manufacturer's recommendations.
 - Walls (Dry Locations): Thin-set over glass mesh mortar units.
 - Lay tile in grid pattern unless otherwise indicated on plans or directed by Architect. Terminate tile neatly at obstructions, edges and corners without disruption of pattern or joint alignment. Where tile cuts are necessary cuts shall be neat and scribed. Provide expansion joints, control joints, etc. as shown on plans and elsewhere as required.
 - Install grout in accordance with manufacturer's directions.
 - Clean and seal tile and grout in accordance with product manufacturer's recommendations.
- R. EXTERIOR SIDING
- Stone Veneer
 - ThinCut Natural Stone Veneer by Semco Outdoor or approved equal
 - Product selected: Weathered Fieldstone Webwall
 - Size: Stone size can vary from 6" to 10.5" in diameter.
 - Thickness: 3/4" - 1.5"
 - Use Manufactured Sill: 3" deep x 2" thick. Color: Light Cream.
 - Surface Preparation Summary
 - For Framed Exterior Wall Including Plywood paneling, Wall Sheathing, or Flush Metal Siding - Cover surface with a weather resistant barrier such as tar paper, be sure to lap joints 4" in a single fashion. In accordance with local building codes, install metal lath on top of the weather resistant barrier using galvanized nails or screws 6" on center vertically and 16" on center horizontally, penetrating the studs a minimum of 1". Stop the metal lath 1" from the finished edges. Be sure to wrap all corners overlapping the metal lath at least 4".
 - All natural stone should be applied according to local building codes. Water infiltration can result in damage caused from incorrect installation or the absence of such things as caulking, flashing, water proofing, guttering and down spouts. Stone should be installed at least 3" above grade level to prevent water from continually saturating behind the back of the stone and causing structural damage.
 - Refer to ThinCut Natural Stone Veneer Installation Guides by manufacturer.
- Cedar Siding
 - Acceptable manufacturer: Western Red Cedar or approved equal
 - Material: Western Red Cedar Tongue and Groove
 - Grade: Clear Heart or A Clear
 - Width: 6 inches (nominal)/ 5 inches exposed face: Thickness: 1 inch (nominal)
 - Installation per MFG recommendations
 - Refer to Exterior Finishing Schedule on sheets A200, A201 and A202 for finish.
- S. TOILET ACCESSORIES
- Scope: This section includes all labor, material and equipment necessary to complete all work specified herein and as indicated within the construction documents. This section of work includes, but is not limited to; tissue dispenser, coat hooks, grab bars, etc. See Toilet Accessory schedule sheet A400
 - Installation: Install per manufacturer's instructions
 - PLUMBING (See sheet P101)
- U. CABINETS
- Kitchen Cabinets & Restroom Vanities:
 - Plywood interior. 11 inch adjustable shelves in uppers. Shelves in bases.
 - Manufacturer: Profile Cabinet or equal
 - See interior finish schedule and legend
 - FINISH HARDWARE: Bright brass. See Door Hardware Schedule for details
- W. ELECTRICAL (See sheet E 201)
- X. EXTERIOR ACCESSORIES:
- Scope: This section includes all labor, material and equipment necessary to complete all work specified herein and as indicated within the construction documents. This section of work includes, but is not limited to; eaves, wall vents, out door restroom signs, grill, bench, etc.
 - Installation: Install per manufacturer's instructions



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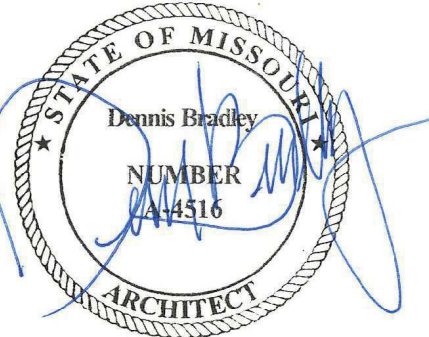
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SPECIFICATIONS

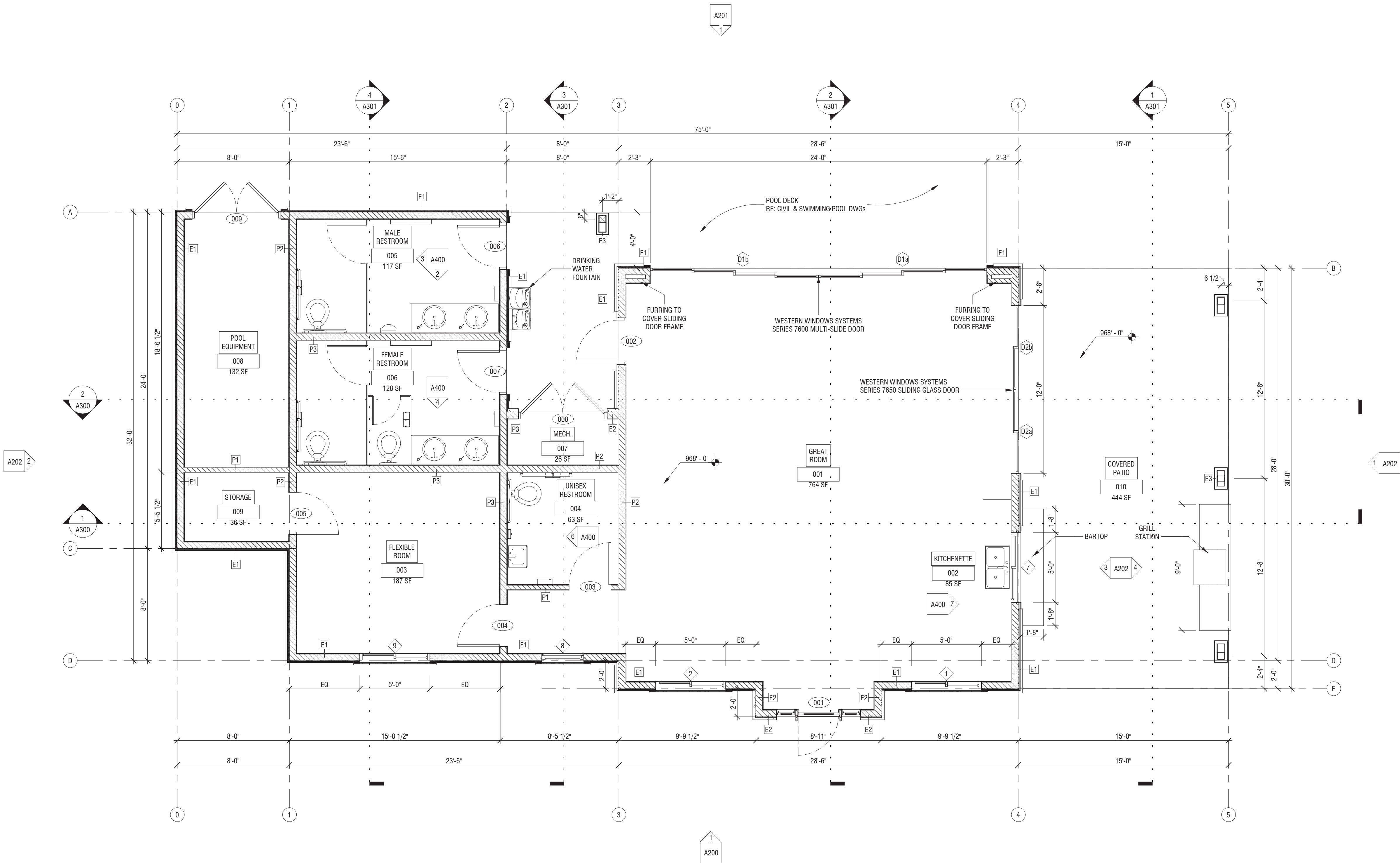
A003

GENERAL NOTES

1. ALL PLAN DIMENSIONS GIVEN ARE TO FACE OF STUD OR MASONRY, U.N.O.
2. REFER TO STRUCTURAL DRAWINGS FOR FRAMING INFORMATION
3. ALL DOOR OPENINGS TO BE LOCATED 4" FROM NEAREST WALL CORNER, U.N.O.
4. SEE FINISH SCHEDULE ON SHEET A800 FOR MATERIAL INFORMATION
5. SEE DOOR/WINDOW SCHEDULE ON SHEET A800
6. SEE SHEET A400 FOR ENLARGED FLOOR PLANS

WALL TYPES

- E1 EXTERIOR WALL, 2X6 WOOD STUD, CEDAR SIDING FINISHING, INSULATED RE: DETAIL 1 / A002
- E2 EXTERIOR WALL, 2X6 WOOD STUD, STONE VENEER FINISHING, INSULATED RE: DETAIL 2 / A002
- E3 EXTERIOR COLUMN WRAP, HSS COLUMN, CEDAR FINISHING / STONE VENEER BASE RE: DETAILS 3 & 4 / A002
- P1 TYPICAL INTERIOR WALL, 2X4 WOOD STUD, GYP. BOARD FINISHING RE: DETAIL 5 / A002
- P2 TYPICAL INTERIOR WALL, 2X6 WOOD STUD, GYP. BOARD FINISHING RE: DETAIL 6 / A002
- P3 TYPICAL INTERIOR WALL, 2X6 WOOD STUD, GYP. BOARD FINISHING - PLUMBING RE: DETAIL 7 / A002



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

- SECTION:
1 SECTION IDENTIFICATION
A101 SHEET DESIGNATION
- DETAIL:
1 DETAIL IDENTIFICATION
A101 SHEET DESIGNATION
- ELEVATION:
1 ELEVATION IDENTIFICATION
A101 SHEET DESIGNATION
- 101 DOOR DESIGNATION
111 WALL TYPE DESIGNATION
111 WINDOW/STOREFRONT DESIGNATION
SPOT ELEVATION
ELEVATION



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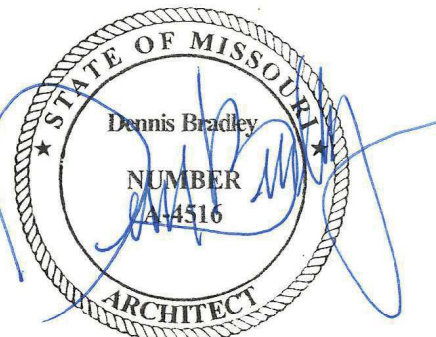
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FLOOR PLAN
A100

1. REFER TO STRUCTURAL DRAWINGS FOR FRAMING INFORMATION
2. INSTALL ALL ROOF PENETRATIONS AND EQUIPMENT (IE, VENT PIPES, ROOF VENTILATORS) ON THE REAR SIDE OF THE ROOF, TO THE GREATEST EXTENT POSSIBLE
3. REFER TO PLUMBING DRAWINGS FOR ROOF DRAINS AND OVERFLOW DRAINS



WOODSIDE RIDGE CLUBHOUSE
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A circular professional seal for the State of Missouri. The outer ring contains the text "STATE OF MISSOURI" at the top and "MECHANICAL ENGINEER" at the bottom, separated by two stars. Inside the ring, the name "Dennis Bradley" is printed at the top, "NUMBER" is in the center, and "44316" is printed below it. A blue ink signature is written across the seal, overlapping the text and the ring.

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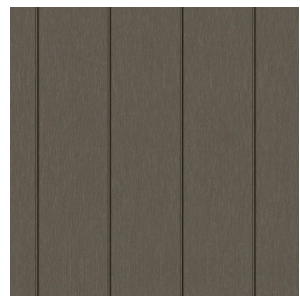
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ROOF PLAN

A101

GENERAL NOTES

1. EXTERIOR COLORS ARE INDICATED BY MATERIAL MANUFACTURERS
2. ALL EXTERIOR MATERIAL TRANSITION, SILLS AND HEADERS WHICH ARE NOT CALLED OUT, MATCH TO WALL TRIM COLOR.
3. SPLIT SYSTEM W/ GROUND MOUNTED CONDENSORS TO BE SCREENED FROM VIEWS BY LANDSCAPING
4. INSTALL ALL ROOF PENETRATIONS AND EQUIPMENT (IE: VENT PIPES; ROOF VENTILATORS) ON THE REAR SIDE OF THE ROOF, TO THE GREATEST EXTENT POSSIBLE



STANDING SEAM
METAL ROOF



PT-1: SW7048



STONE VENEER



CEDAR SIDING

EXTERIOR FINISHING SCHEDULE

NO.	MATERIAL/ITEMS	DESCRIPTION	COLOR/FINISH
1	STANDING SEAM METAL ROOF	BERRIDGE TEE-PANEL OR EQUAL	COLOR: AGED BRONZE
2	STONE VENEER	SEMCO OUTDOOR OR EQUAL	WEATHERED FIELDSTONE WEBWALL
3	CEDAR SIDING	TONGUE AND GROOVE, WESTERN RED CEDAR	TRANSPARENT STAIN NATURAL TONE
4	WALL/WINDOW TRIM	TRIM BOARD, WESTERN RED CEDAR	TRANSPARENT STAIN NATURAL TONE
5	FASCIA	JAMES HARDIE-HARDIETRIM BOARD	PT-1: URBANE BRONZE SW7048
6	SOFFIT	JAMES HARDIE-HARDIESOFFIT BOARD	VENTED SMOOTH - MATCH TO FASCIA COLOR
7	GUTTER	24 GA. STEEL	MATCH TO WINDOW FRAME COLOR
8	WINDOWS	ANDERSEN OR EQUAL/ ALUM. CLAD WOOD	METAL - MATTE, DARK BRONZE COLOR
9	EXTERIOR DOORS	METAL PANEL, PAINTED	MATCH TO WINDOW FRAME COLOR



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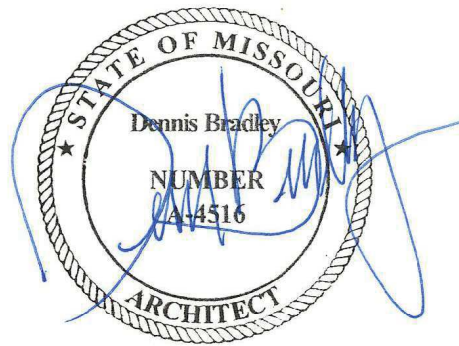
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ELEVATIONS
A200

1. EXTERIOR COLORS ARE INDICATED BY MATERIAL MANUFACTURERS
2. ALL EXTERIOR MATERIAL TRANSITION, SILLS AND HEADERS WHICH ARE NOT CALLED OUT, MATCH TO WALL TRIM COLOR.
3. SPLIT SYSTEM W/ GROUND MOUNTED CONDENSORS TO BE SCREENED FROM VIEWS BY LANDSCAPING
4. INSTALL ALL ROOF PENETRATIONS AND EQUIPMENT (IE; VENT PIPES; ROOF VENTILATORS) ON THE REAR SIDE OF THE ROOF, TO THE GREATEST EXTENT POSSIBLE



NO.	MATERIAL/ITEMS	DESCRIPTION	COLOR/FINISH
1	STANDING SEAM METAL ROOF	BERRIDGE TEE-PANEL OR EQUAL	COLOR: AGED BRONZE
2	STONE VENEER	SEMCO OUTDOOR OR EQUAL	WEATHERED FIELDSTONE WEBWALL
3	CEDAR SIDING	TONGUE AND GROOVE, WESTERN RED CEDAR	TRANSPARENT STAIN NATURAL TONE
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7	GUTTER	24 GA. STEEL	MATCH TO WINDOW FRAME COLOR
8	WINDOWS	ANDERSEN OR EQUAL/ ALUM. CLAD WOOD	METAL - MATTE, DARK BRONZE COLOR
9	EXTERIOR DOORS	METAL PANEL, PAINTED	MATCH TO WINDOW FRAME COLOR



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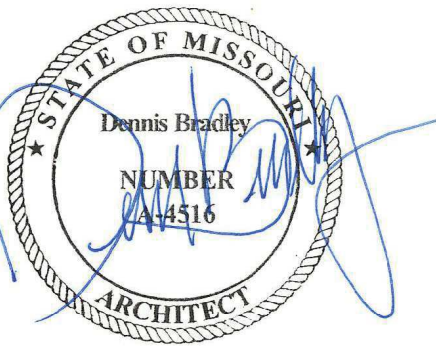
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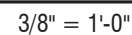
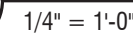
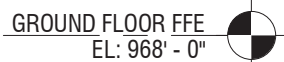
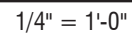
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ELEVATIONS A201

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$$1\frac{1}{2}'' = 1'-0''$$


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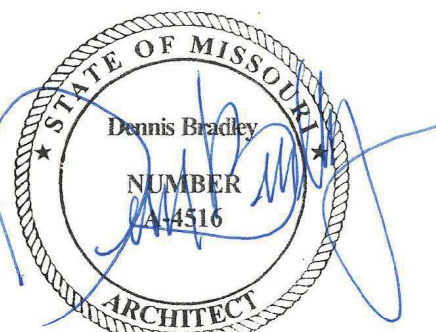
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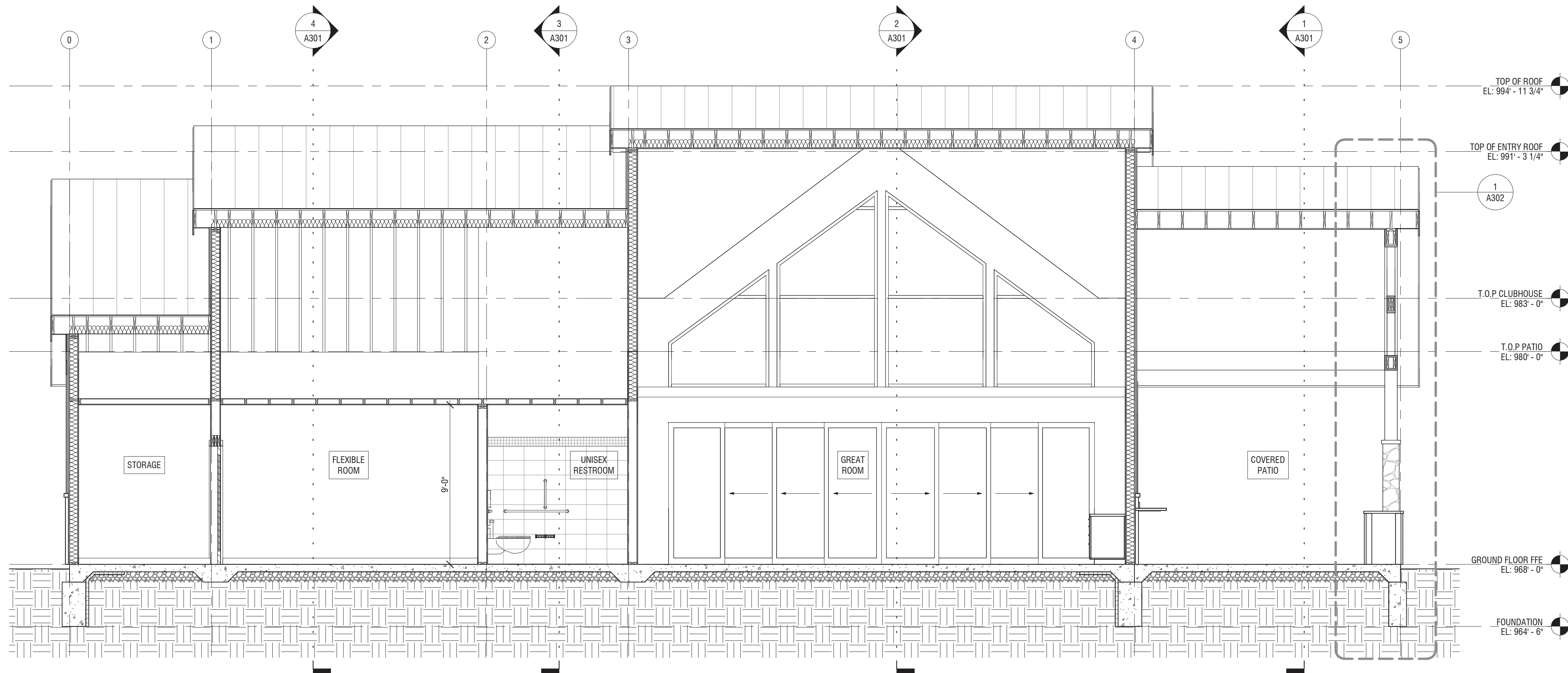
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FLUENTATIONS

A202

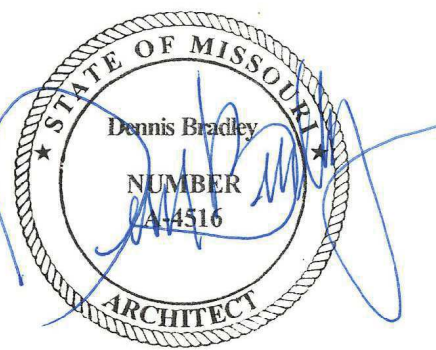


1 BUILDING SECTION 1
1/4" = 1'-0"



2 BUILDING SECTION 2
1/4" = 1'-0"

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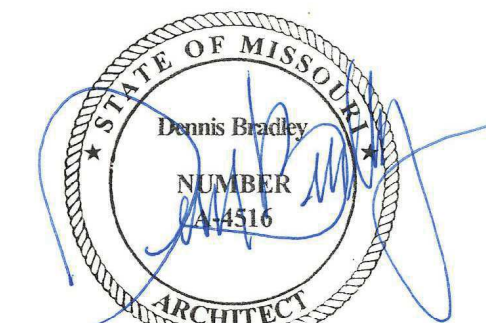
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BUILDING SECTIONS

A300

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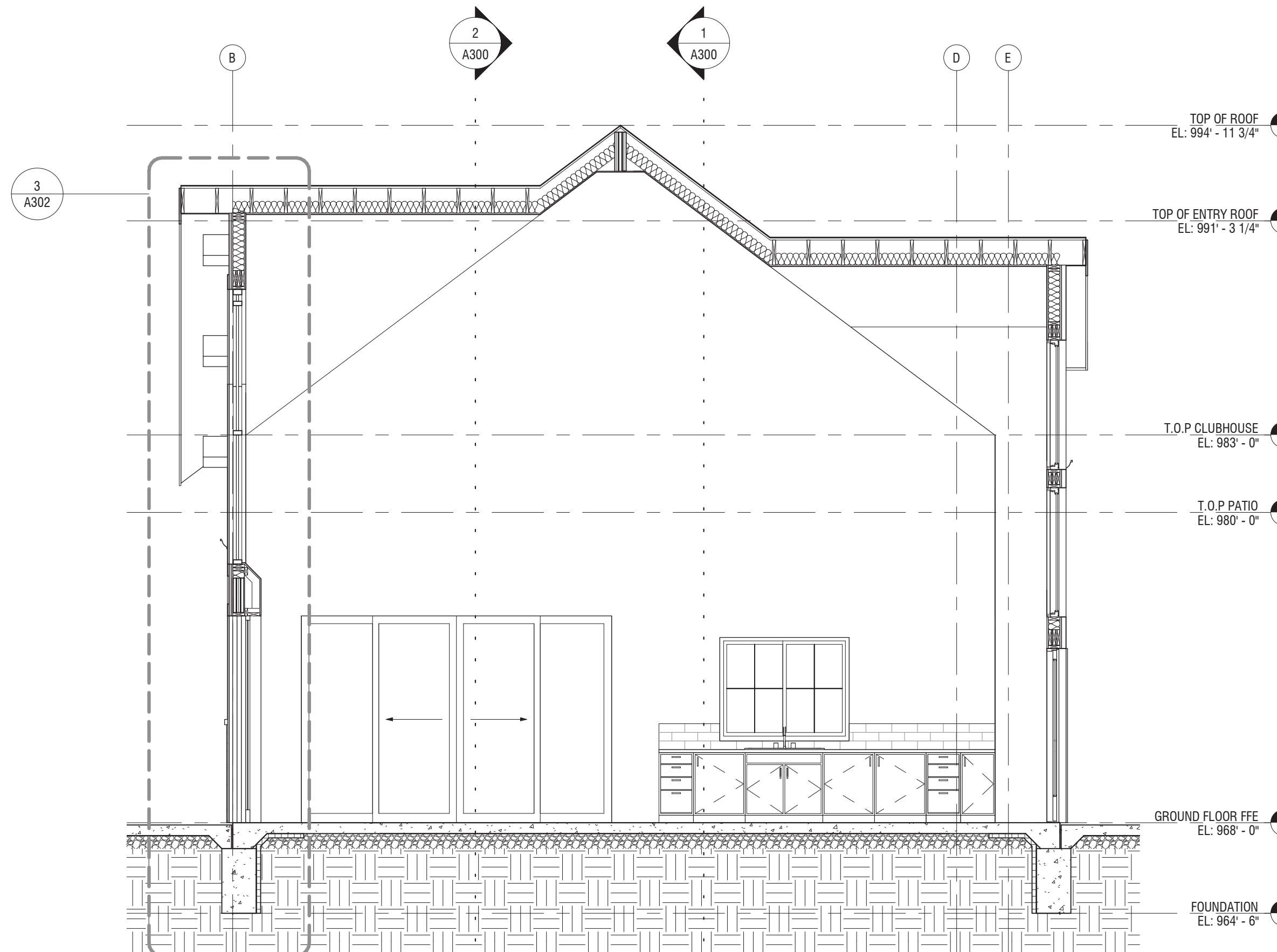
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BUILDING SECTIONS

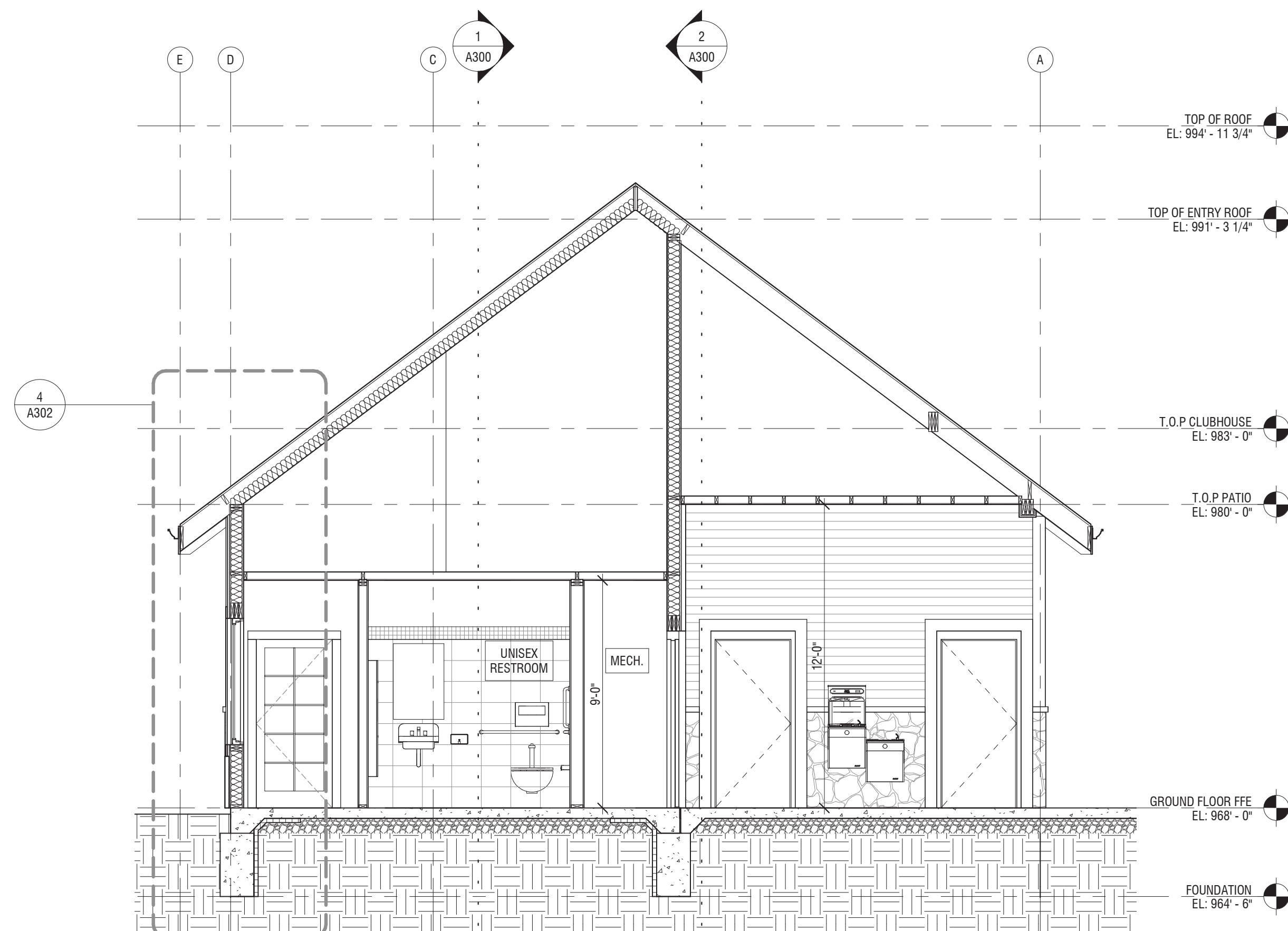
A301



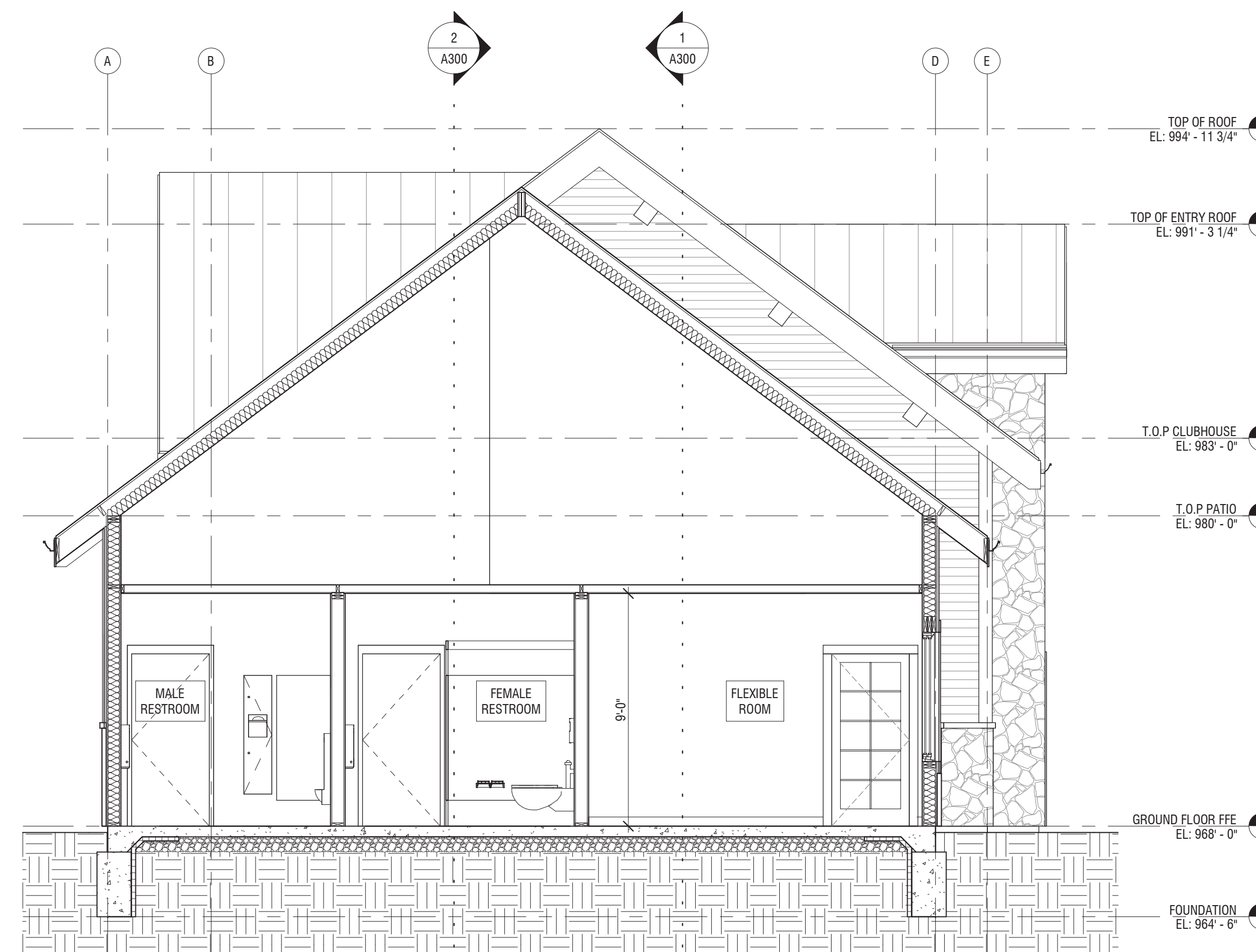
1 SECTION @ COVERED PATIO
1/4" = 1'-0"



2 SECTION @ GREAT ROOM
1/4" = 1'-0"



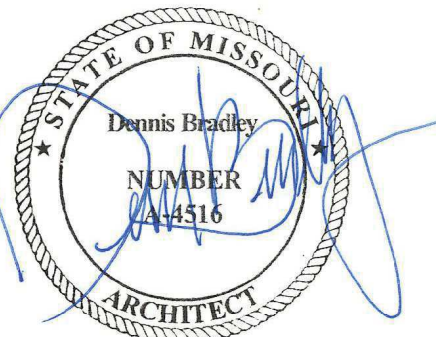
3 SECTION @ UNISEX RESTROOM
1/4" = 1'-0"



4 SECTION @ FLEXIBLE ROOM
1/4" = 1'-0"

WOODSIDE RIDGE CLUBHOUSE
2030 NW OBRIEN ROAD
LEE'S SUMMIT, MO 64081

SEAL



03.17.2020

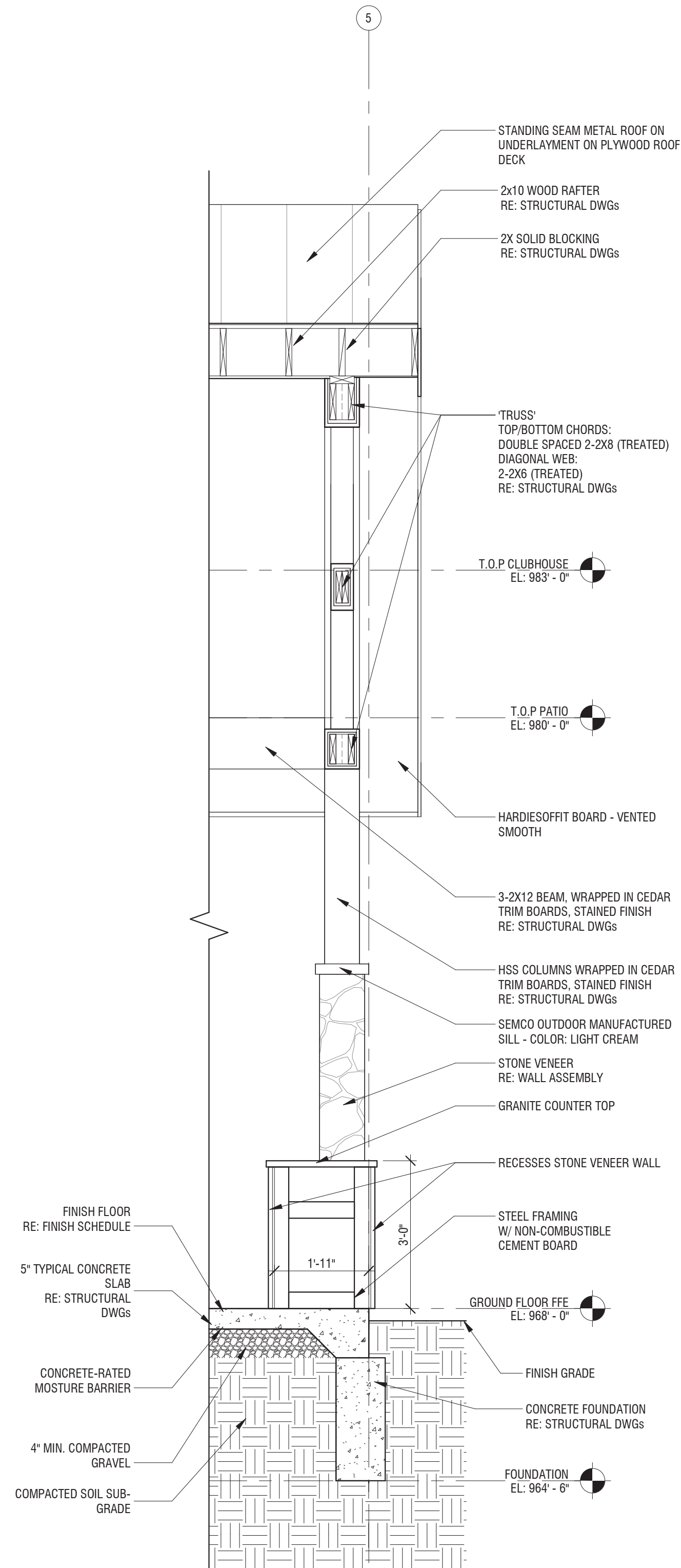
DATE ISSUED: MARCH 17, 2020		
NO.	REVISION	DATE

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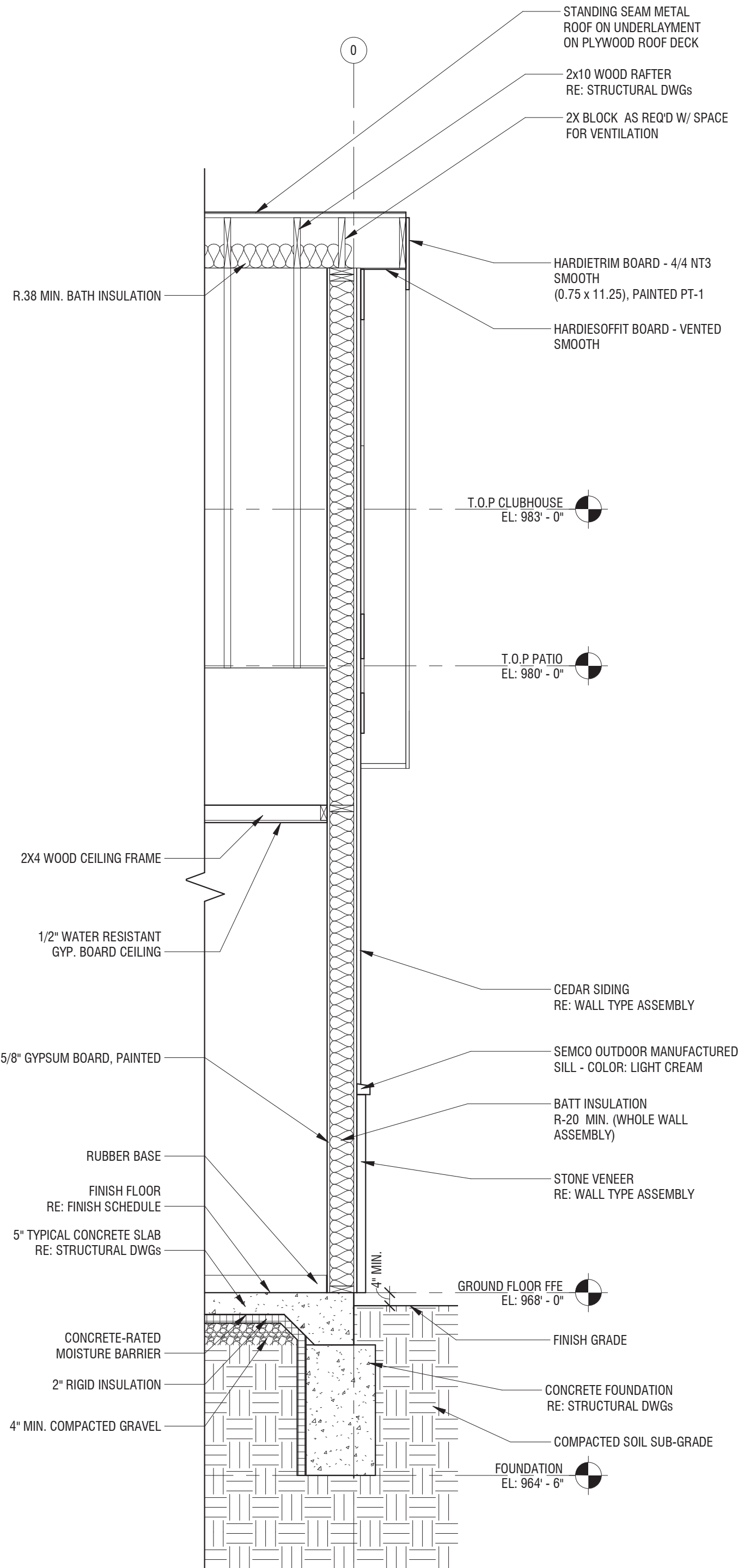
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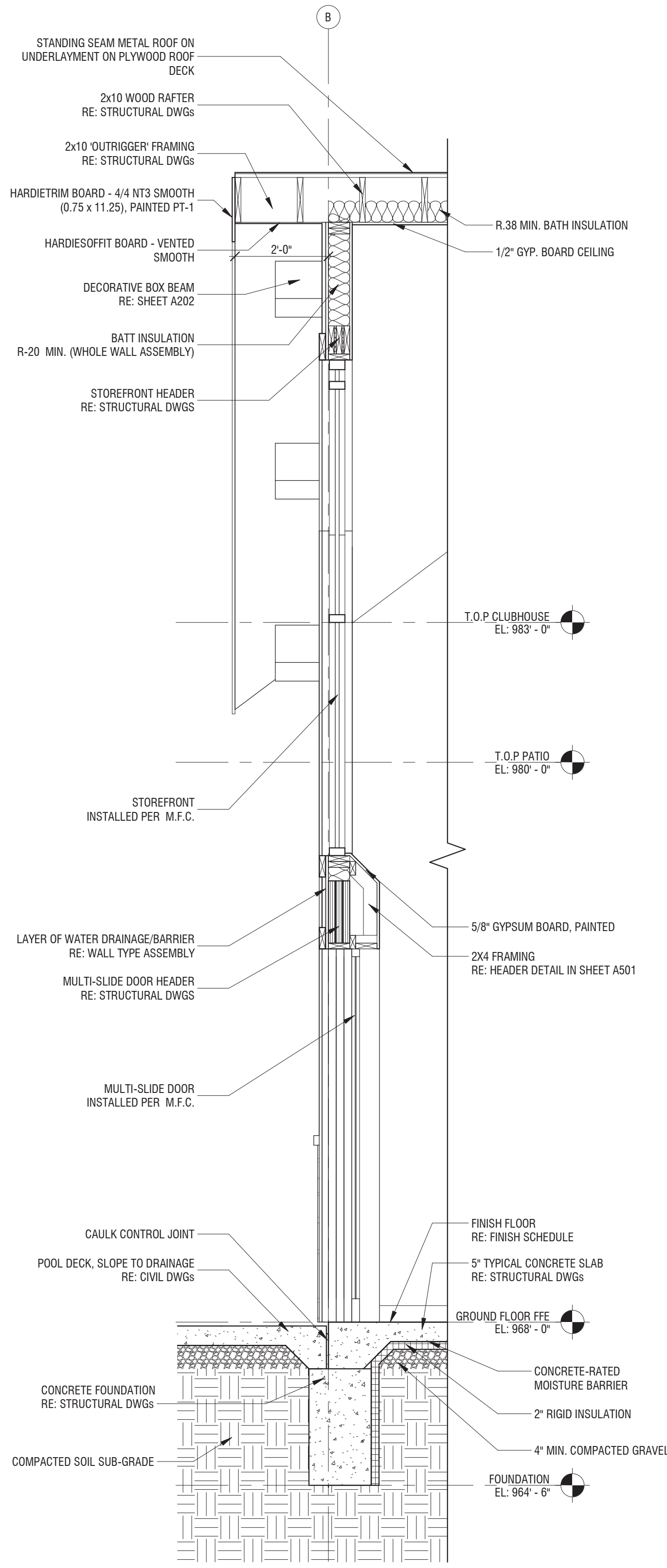
WALL SECTIONS
A302



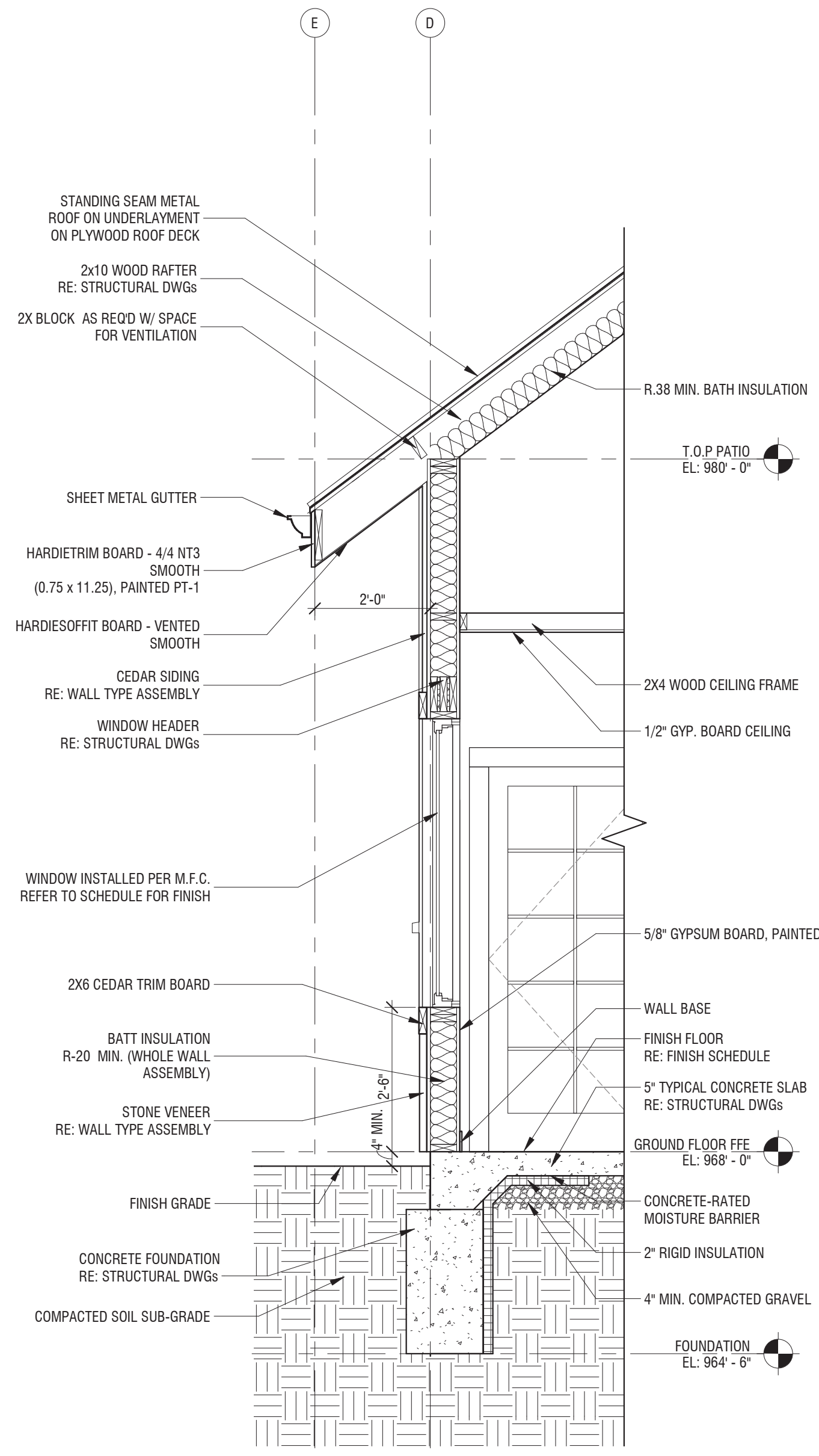
1 WALL SECTION 1
1/2" = 1'-0"



2 WALL SECTION 2
1/2" = 1'-0"



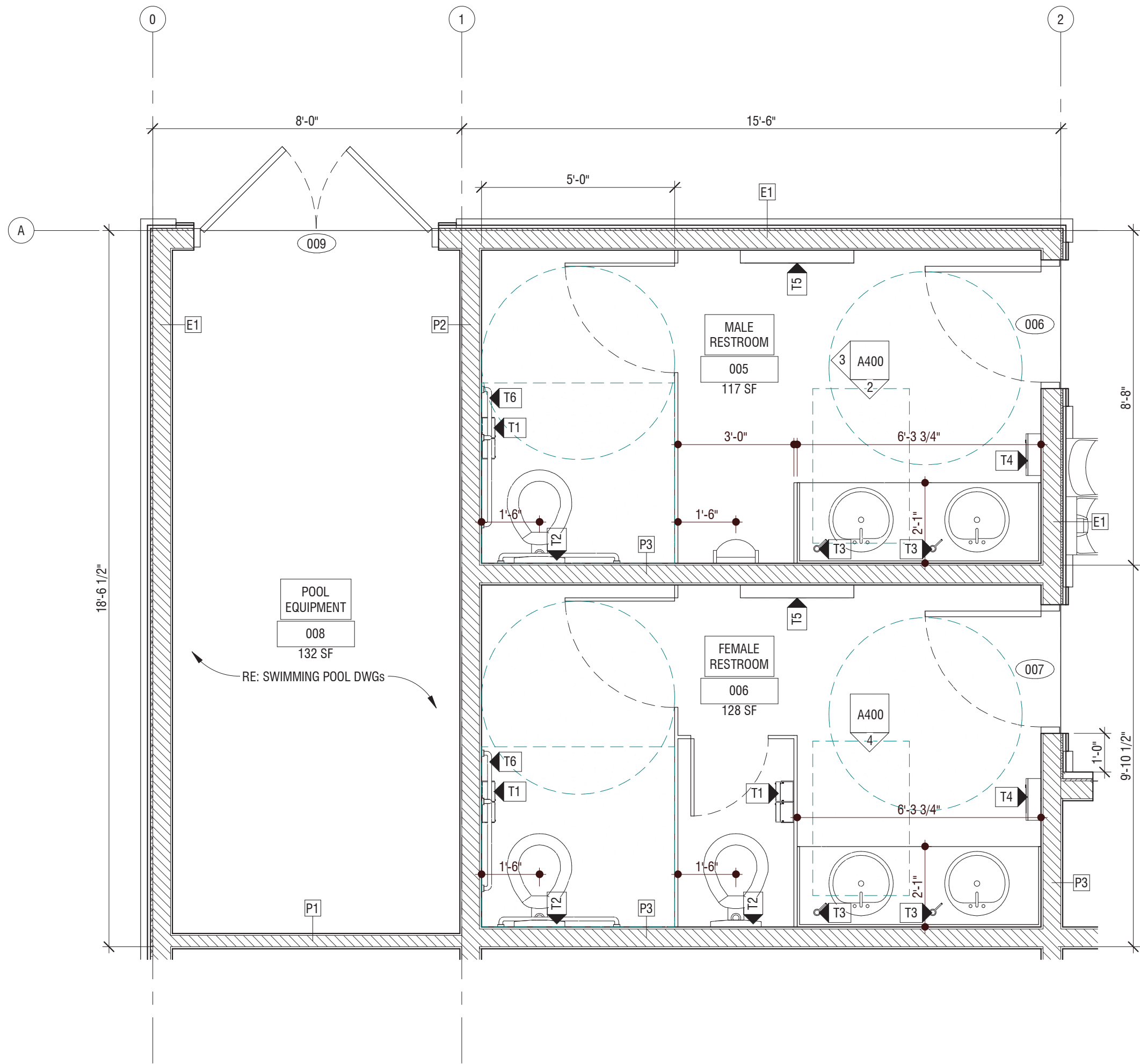
3 WALL SECTION 3
1/2" = 1'-0"



4 WALL SECTION 4
1/2" = 1'-0"

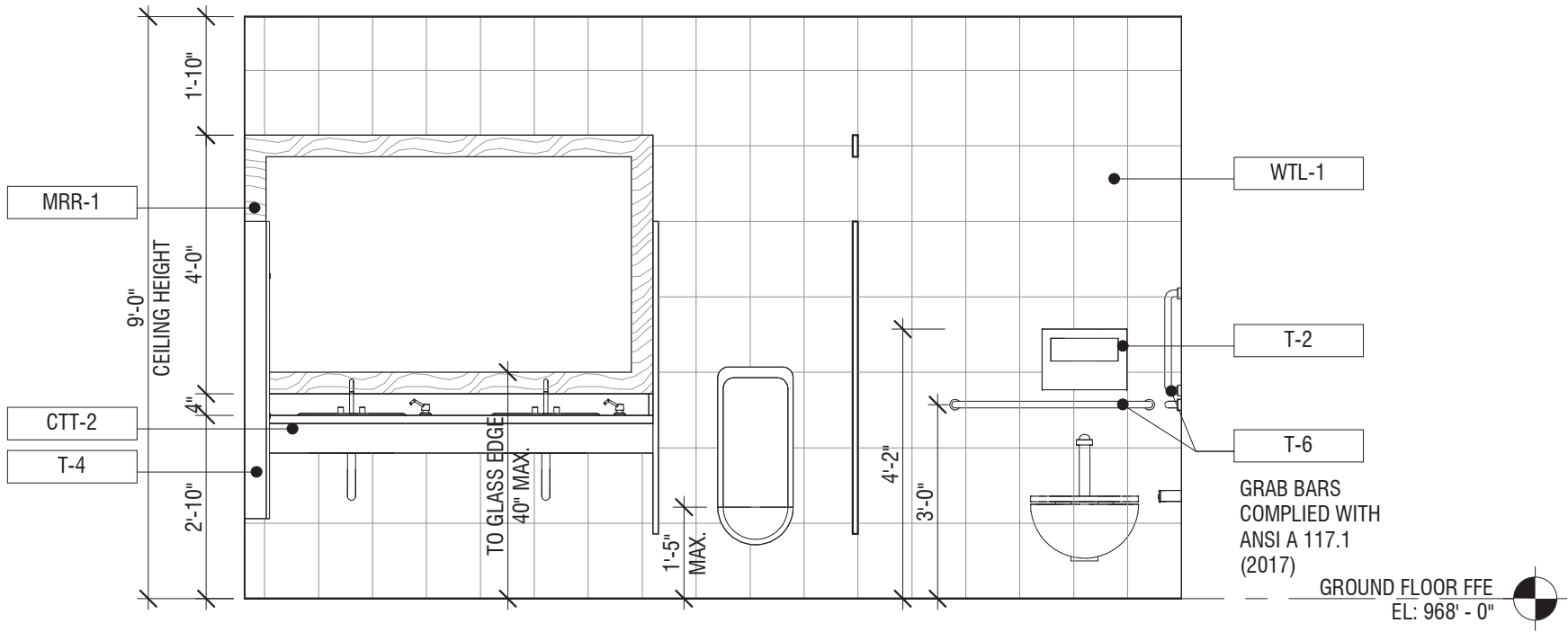
GENERAL NOTES:

- IN ADDITION TO BEING INSTALLED IN ACCORDANCE WITH THE PLUMBING SPECIFICATIONS AND FIXTURE MANUFACTURE'S INSTALLATION GUIDELINES
- REFER TO FINISH SCHEDULE, FINISH LEGEND AND SPECIFICATIONS FOR UN-SHOWED MATERIALS
- RECOMMENDATIONS, ALL UNDERMOUNT SINKS AND VANITIES ARE TO BE SUPPORTED BY HERCULES UNIVERSAL SINK HARNESS
- WALLS AND PARTITIONS WITH 2 FEET OF SERVICE SINKS, URINALS AND WATER CLOSETS SHALL HAVE A SMOOTH, HARD, NONABSORBENT SURFACE, TO A HEIGHT OF NOT LESS THAN 4 FEET ABOVE THE FLOOR, AND EXCEPT FOR STRUCTURAL ELEMENTS, THE MATERIALS USED IN SUCH WALLS SHALL BE OF A TYPE THAT IS NOT ADVERSELY AFFECTED BY MOISTURE.

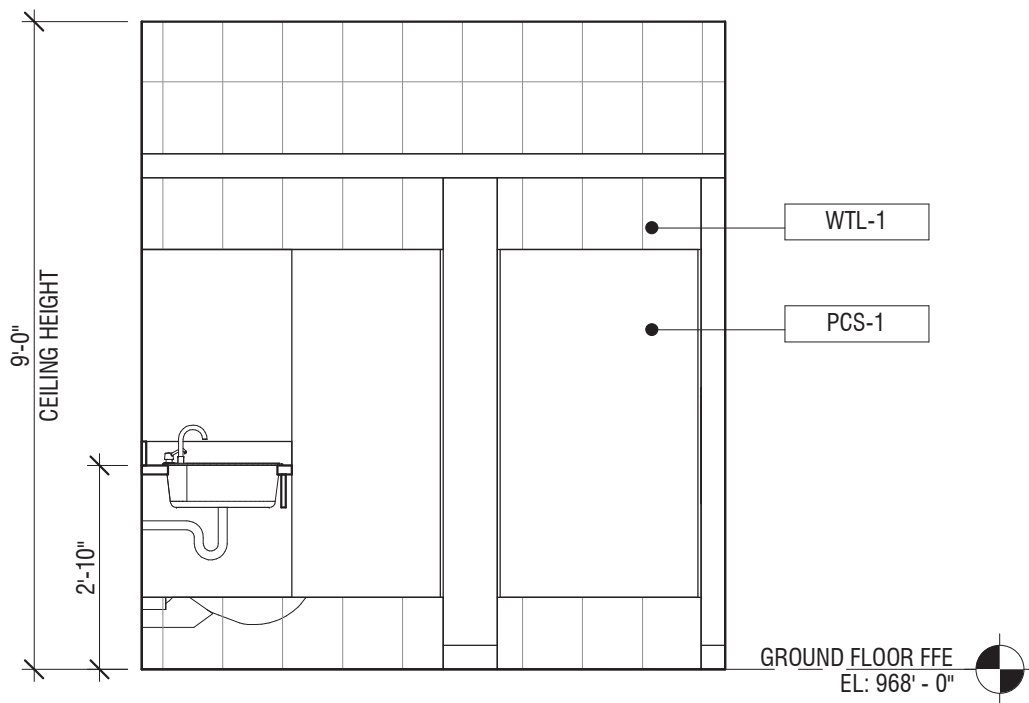


1 RESTROOMS AREA - ENLARGED FLOOR PLAN
3/8" = 1'-0"

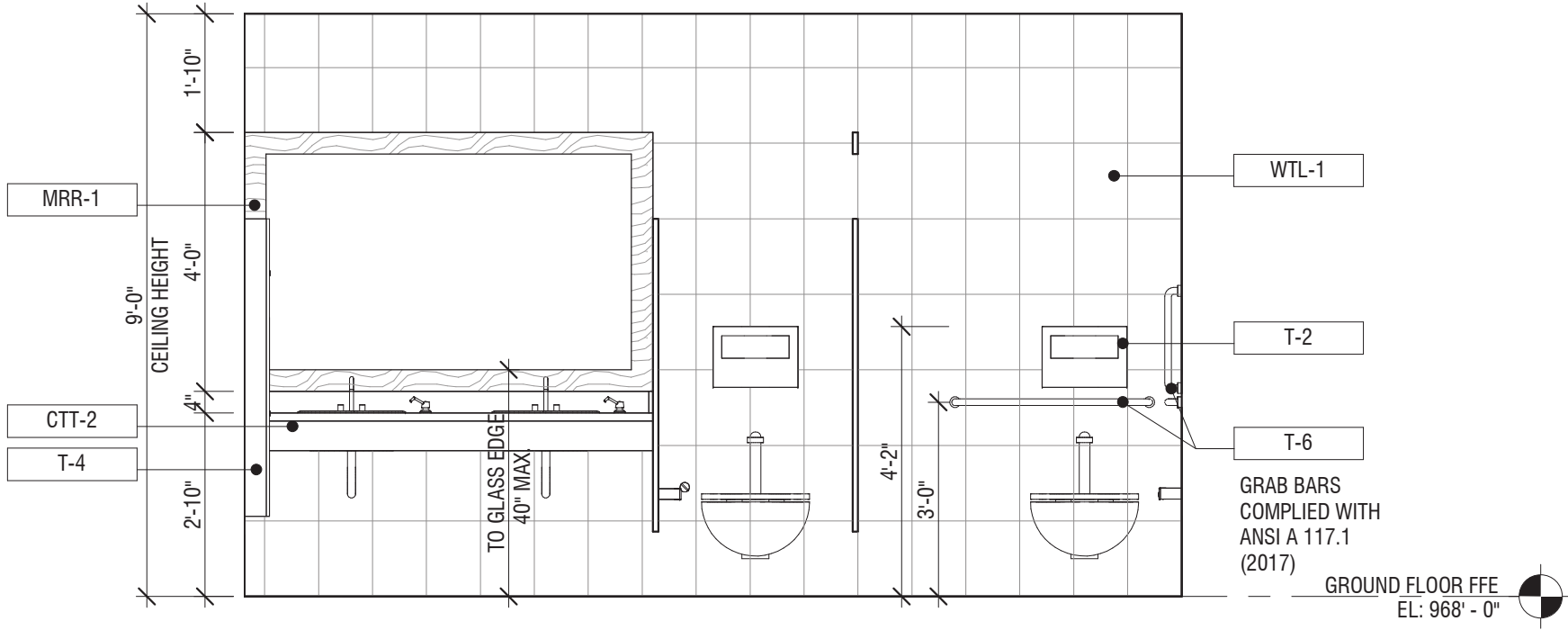
TOILET ACCESSORY SCHEDULE			
CODE	TYPE	MANUFACTURER & STYLE	NOTES
T1	TOILET TISSUE DISPENSER	BOBRICK B-699	
T2	TOILET SEAT COVER DISPENSER	BOBRICK B-4221	
T3	COUNTER MOUNTED SOAP DISPENSER	BOBRICK B-823	
T4	PAPER TOWEL DISPENSER/WASTE RECEPTACLE UNIT	BOBRICK B-43699	
T5	MOUNTED BABY CHANGING STATION	KOALA KARE KB200-00	ADA COMPLIANT
T6	GRAB BARS (SET OF 3 BARS 18", 36", 48")	BOBRICK B-5806 SERRIES	
T7	SURFACE-MOUNTED SOAP DISPENSER	BOBRICK B-2111	



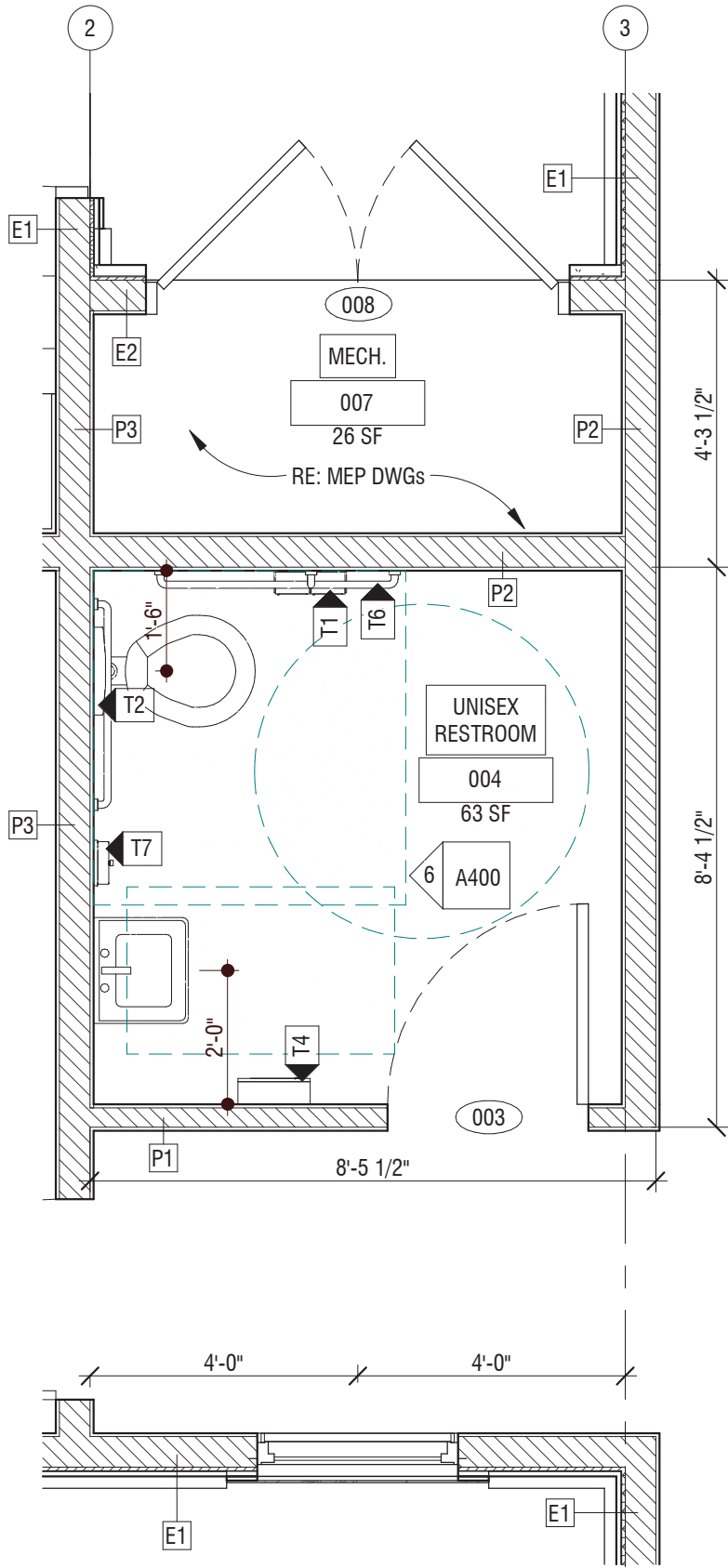
2 MALE RESTROOM - INTERIOR ELEVATION A
3/8" = 1'-0"



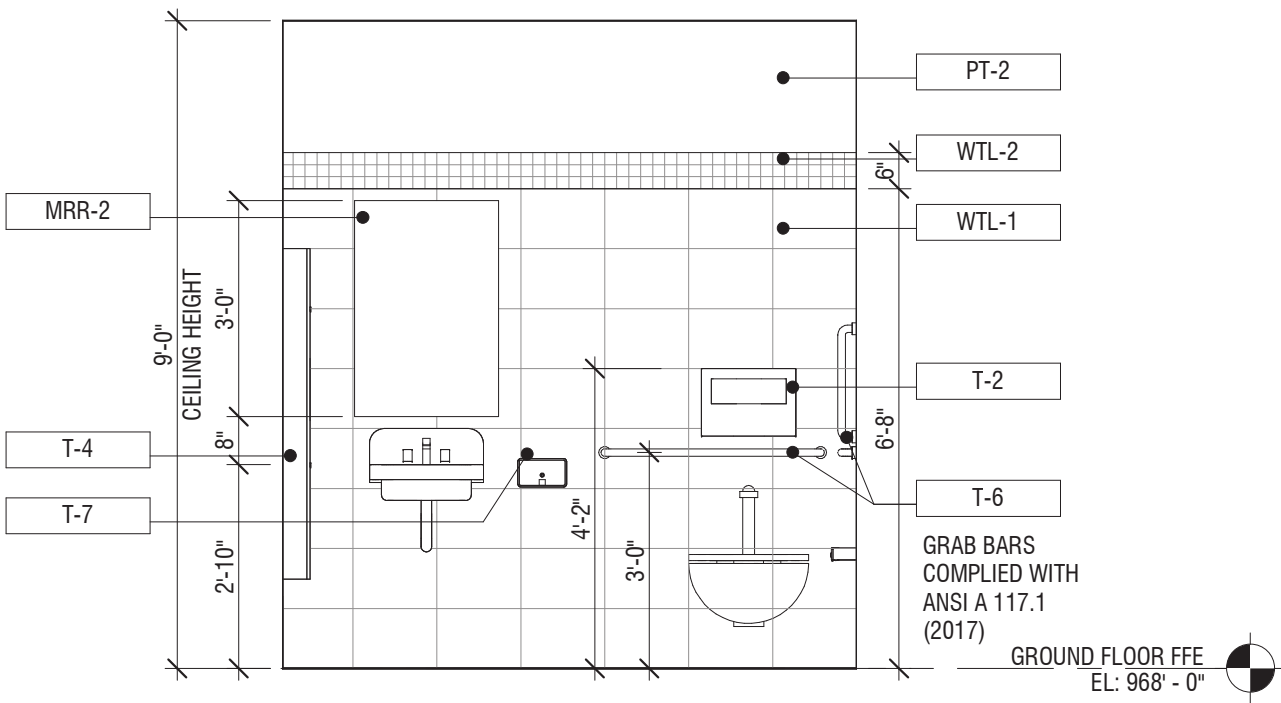
3 MALE RESTROOM - INTERIOR ELEVATION B
3/8" = 1'-0"



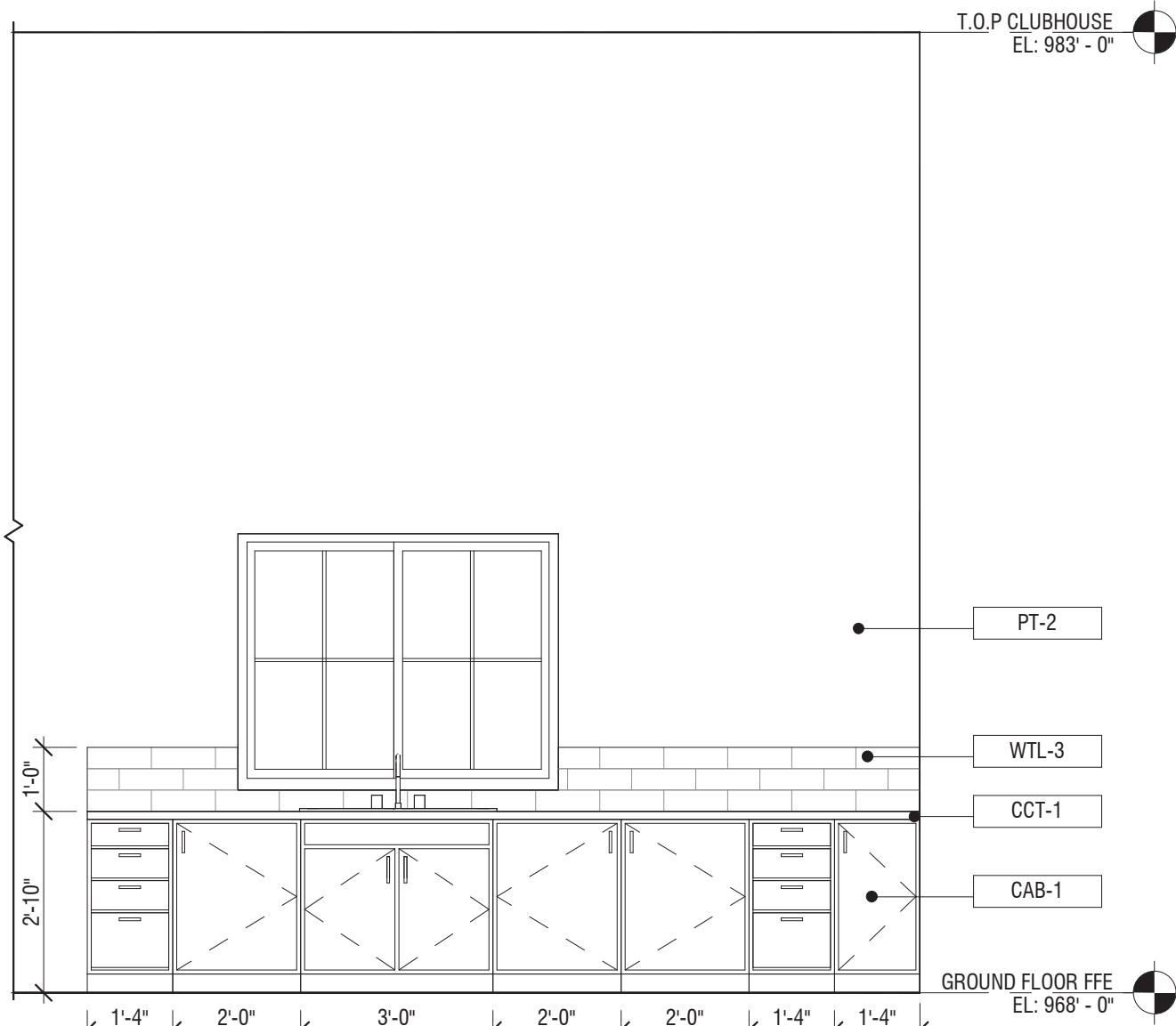
4 FEMALE RESTROOM - INTERIOR ELEVATION
3/8" = 1'-0"



5 UNISEX RESTROOM/MECH. ROOM - ENLARGED FLOOR PLAN
3/8" = 1'-0"



6 UNISEX RESTROOM - INTERIOR ELEVATION
3/8" = 1'-0"



7 KITCHENETTE - INTERIOR ELEVATION
3/8" = 1'-0"



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WOODSIDE RIDGE CLUBHOUSE
2030 NW OBRIEN ROAD
LEE'S SUMMIT, MO 64081

SEAL



03.17.2020

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ENLARGED PLANS & INT. ELEV.

A400

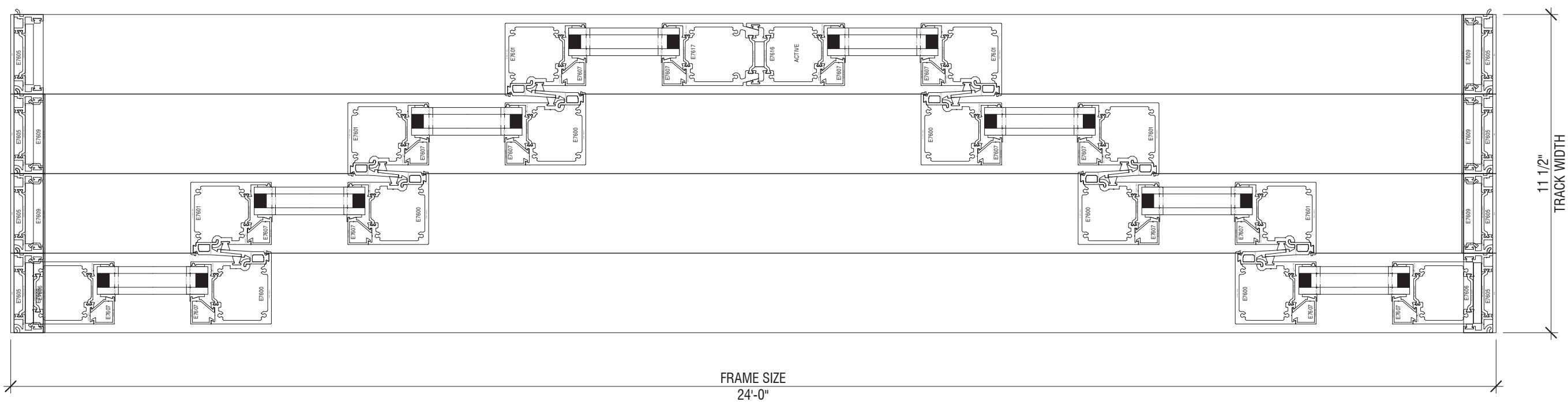
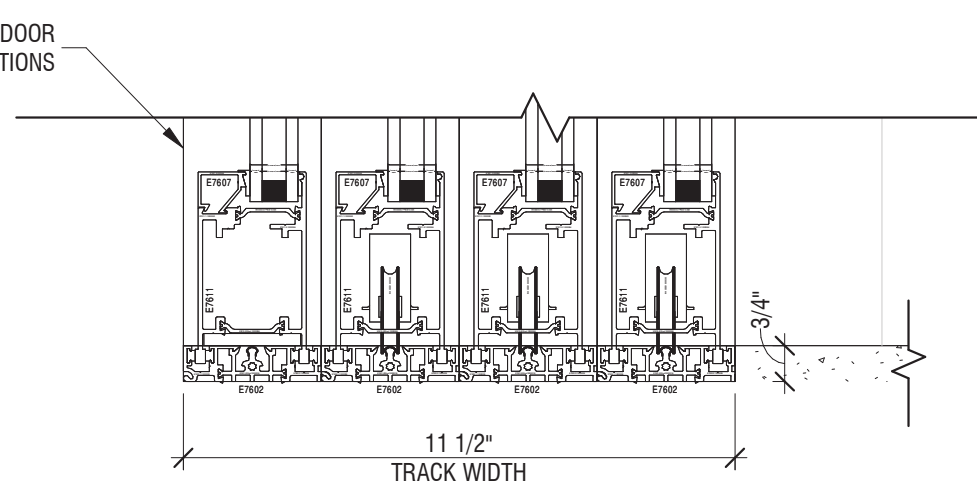
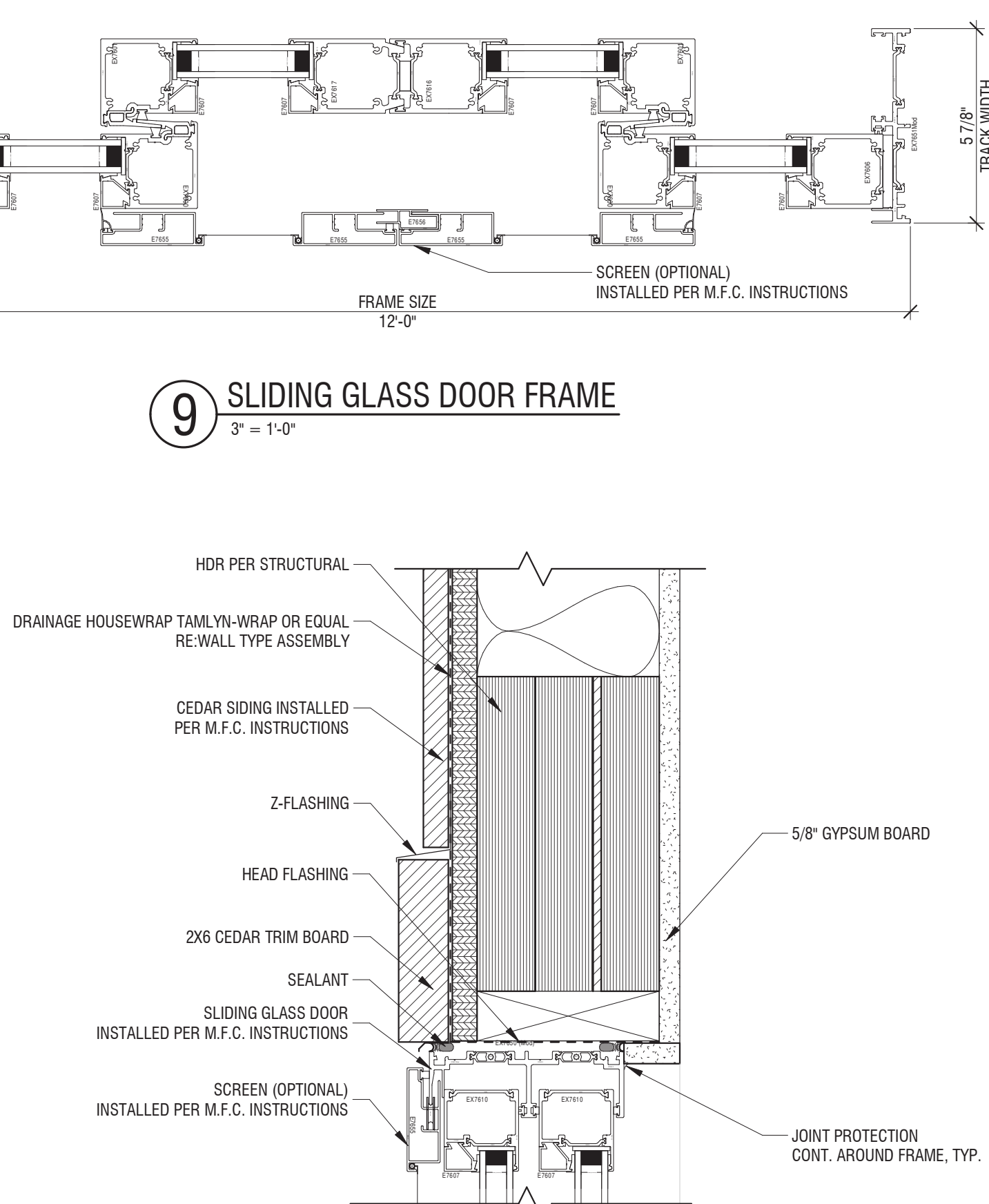
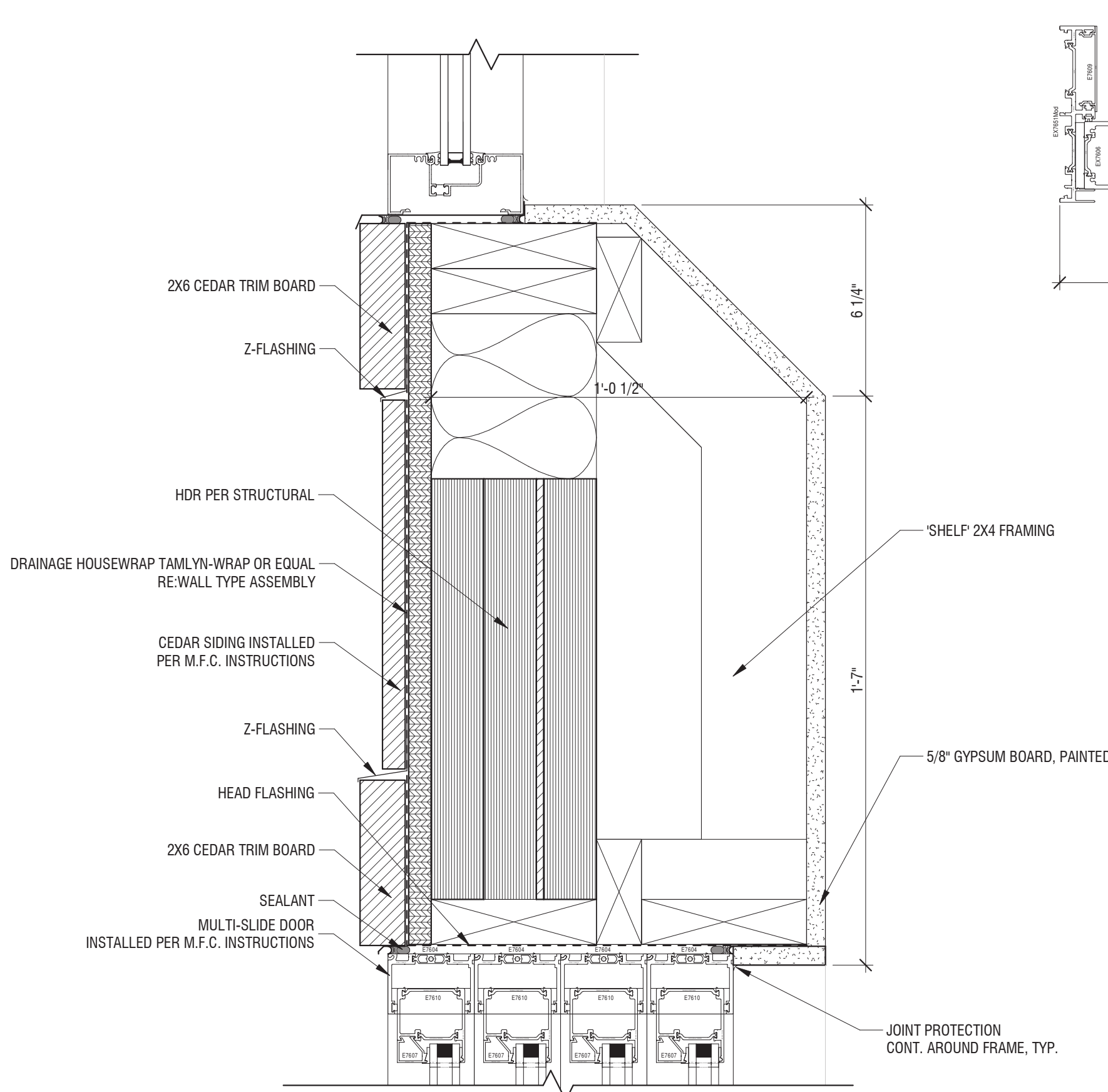
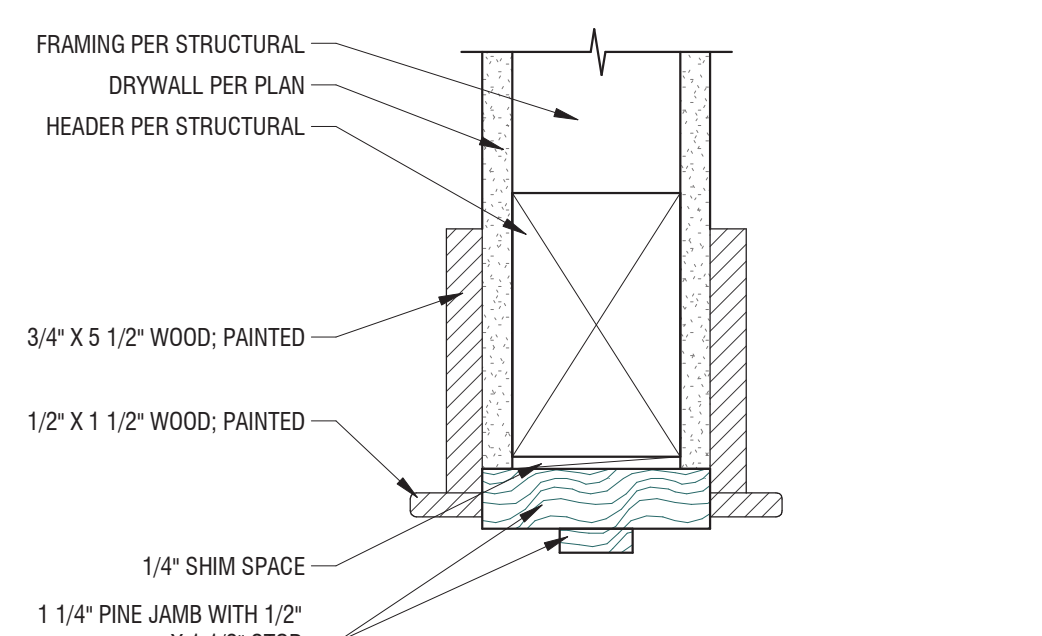
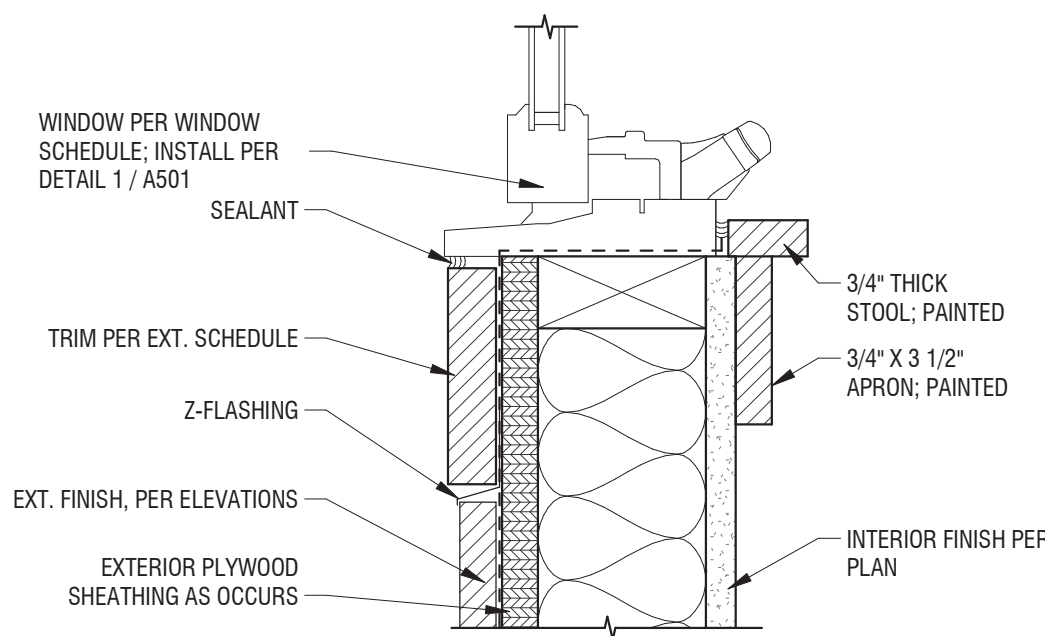
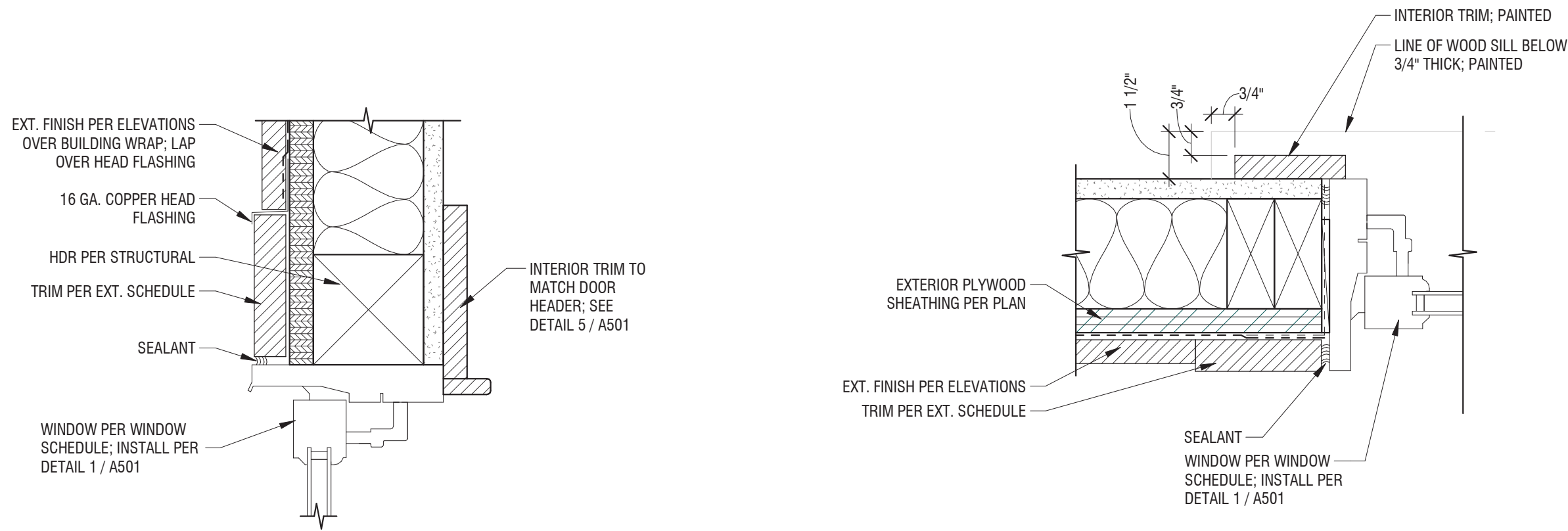


2030 NW OBRIEN ROAD
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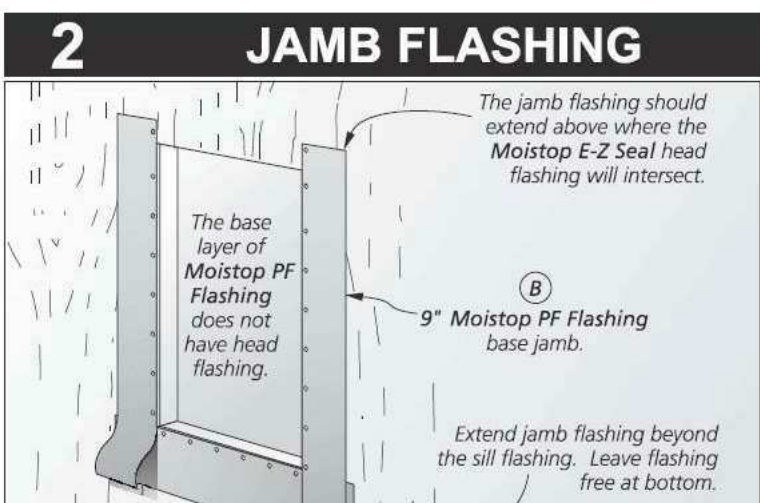
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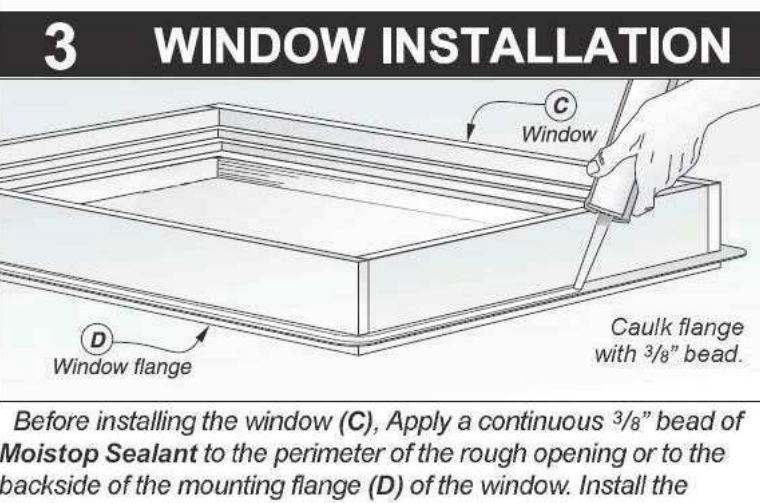
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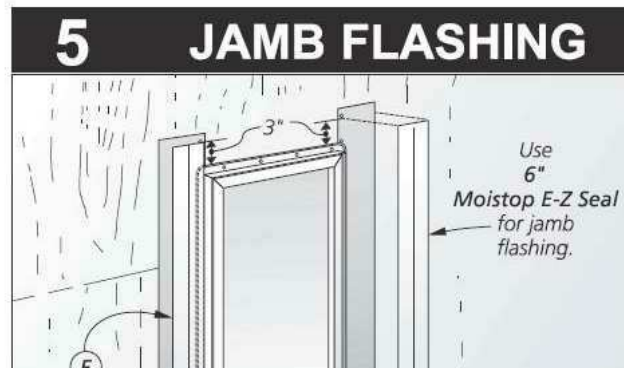
Once the rough opening is prepared, proceed by attaching Moistop PF Flashing (A) flush along the bottom of the rough opening. Be sure not to fasten the lower edge of the flashing so that Jumbo Tex®, Fortify® or WeatherSmart™ may be slipped up underneath the flashing in a weather-board fashion, extend the flashing beyond the jamb flashing to be applied later.



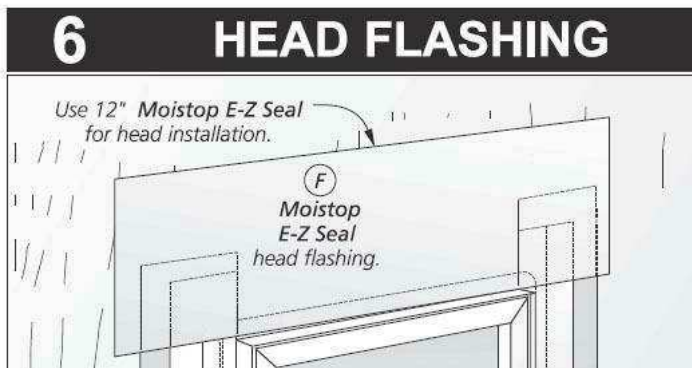
Cut a strip of Moistop PF Flashing long enough to extend beyond sill flashing already in place, and above where the Moistop E-Z Seal head flashing will intersect. Next attach the jamb flashing (B) flush to the edge of the rough opening leaving the bottom free. Repeat above steps for the remaining jamb.



Before installing the window (C), Apply a continuous 3/8" bead of Moistop Sealant to the perimeter of the rough opening or to the backside of the mounting flange (D) of the window. Install the window according to the window manufacturer's instructions.

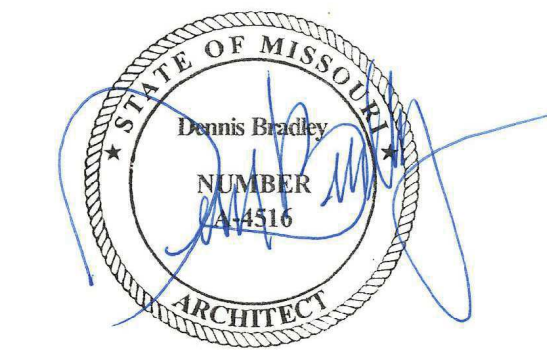


Cut a strip of Moistop E-Z Seal for the jamb (E) of the window, extending beyond the flange (3" minimum top and bottom). Place the Moistop E-Z Seal on top of the flange (D) of the window and seal by applying pressure along the strip. Repeat for other jamb.



Cut a strip of Moistop E-Z Seal for the Head (F) of the window, extending beyond the jamb flashing in place. Place the Moistop E-Z Seal on top of the flange (D) of the window and seal by applying pressure along the strip.

1 TYPICAL WINDOW INSTALLATION
N.T.S.



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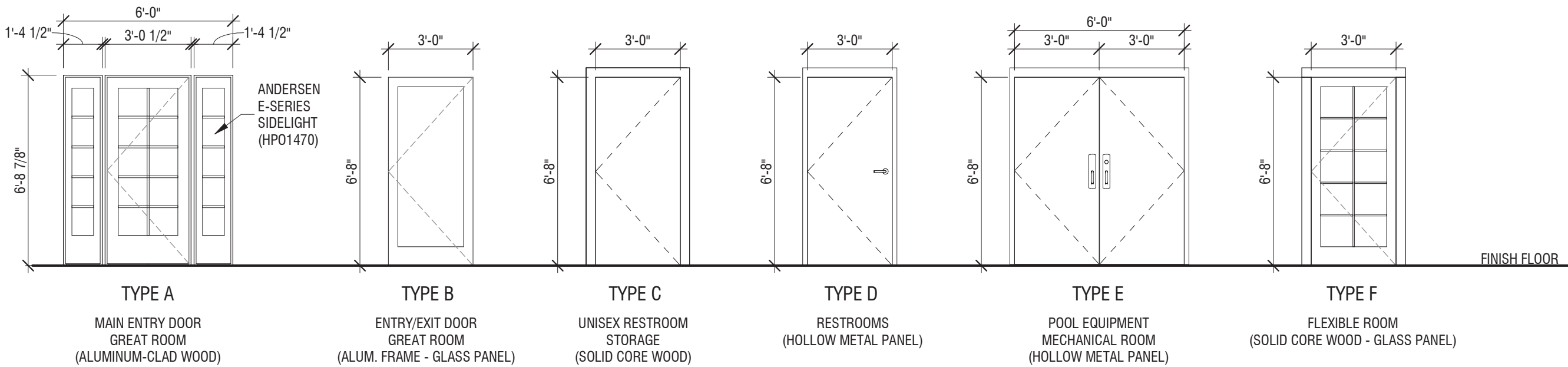
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DOOR ELEVATIONS



DOOR SCHEDULE

NO.	TYPE	SIZE		OPERATION	MATERIAL	DOOR			FRAME		HARDWARE SET	REMARKS
		WIDTH	HEIGHT			FINISH	FIRE RATING	GLASS	MATERIAL	FINISH		
001	A	3' - 0 1/2"	6' - 9 5/16"		ALUM. CLAD WOOD	COLOR TO MATCH WINDOW FRAMES		LOW E-4 GLASS	ALUM.	COLOR TO MATCH WINDOW FRAMES	BY DOOR MANUFACTURER	ANDERSEN DOORS, ARCHITECTURAL COLLECTION E-SERIES, SINGLE HINGED OUTSWING PATIO DOOR (ADA SILL), COLONIAL GRILLE PATTERN HPO3070
002	B	3' - 0"	6' - 8"	SW	ALUM/GLASS	*SEE REMARKS	-	TEMP.	ALUM.	*SEE REMARKS	2	RE: EXTERIOR MATERIAL SCHEDULE FOR COLOR
003	C	3' - 0"	6' - 8"	SW	S.C. WOOD	*SEE REMARKS	-		WOOD	*SEE REMARKS	8	COLOR MATCH TO PT-3
004	F	3' - 0"	6' - 8"	SW	S.C. WOOD/GLASS	*SEE REMARKS	-	TEMP.	WOOD	*SEE REMARKS	8	COLOR MATCH TO PT-3
005	C	3' - 0"	6' - 8"	SW	S.C. WOOD	*SEE REMARKS	-		WOOD	*SEE REMARKS	8	COLOR MATCH TO PT-3
006	D	3' - 0"	6' - 8"	SW	H.M.	*SEE REMARKS	-		H.M.	*SEE REMARKS	4	RE: EXTERIOR MATERIAL SCHEDULE FOR COLOR
007	D	3' - 0"	6' - 8"	SW	H.M.	*SEE REMARKS	-		H.M.	*SEE REMARKS	4	RE: EXTERIOR MATERIAL SCHEDULE FOR COLOR
008	E	6' - 0"	6' - 8"	SW	H.M.	*SEE REMARKS	-		H.M.	*SEE REMARKS	3	RE: EXTERIOR MATERIAL SCHEDULE FOR COLOR
009	E	6' - 0"	6' - 8"	SW	H.M.	*SEE REMARKS	-		H.M.	*SEE REMARKS	3	RE: EXTERIOR MATERIAL SCHEDULE FOR COLOR

ABBREVIATION LEGEND

SW	SWING	H.M.	HOLLOW METAL	S.C. WOOD	SOLID CORE WOOD
OH	OVERHEAD	K.D.	KNOCK DOWN	ALUM.	ALUMINUM

DOOR NOTES

- SEE EXTERIOR MATERIAL SCHEDULE FOR EXTERIOR DOOR FINISH COLOR
- INTERIOR DOOR COLOR MATCH INTERIOR WALL COLOR, SEE FINISH LEGEND ON SHEET A800
- INTERIOR DOOR TRIM COLOR MATCH TO INTERIOR WALL COLOR

DOOR HARDWARE SCHEDULE

SET: 1.0 (NOT USED)

SET: 2.0
DOORS: 002

1	CONTINUOUS HINGE	CFMHD1		PE
1	EXIT DEVICE	7200 X PULL (SEE BELOW)	630	YA
1	CYLINDER RIM/MORTISE	AS REQUIRED (MATCH EXISTING KEY SYSTEM)		
1	SMART PAC BRIDGE RECTIFIER	2005M3		HS
1	ELECTRIC STRIKE	9600	630	HS
1	DOOR PULL, OFFSET	RM0311--12 MTG-TYPE 12HD	US32D	RO
1	SURFACE CLOSER	CP67500	689	NO
1	DROP PLATE	7788	689	NO
1	BLADE STOP	6891		NO
1	THRESHOLD	171A		PE
1	SET WEATHERSHIP	BY DOOR MANUFACTURER		
1	SWEEP	BY DOOR MANUFACTURER		
1	ELECTROLYNX HARNESS	QC-C1500P		MK
1	POSITION SWITCH	DPS		SU
1	MOTION SENSOR	XMS		SU
1	POWER SUPPLY	BPS-24-1		SU
1	CARD READER	WALL READER TO BE PROVIDED BY SYSTEMS INTEGRATOR		

NOTE: ACCESS BY AUTHORIZED CARD CREDENTIAL OR MANUAL KEY. ALWAYS FREE EGRESS.

SET: 3.0

DOORS: 008, 009

6	HINGE (HEAVY WEIGHT)	T4A3386 NRP 4-1/2" X 4-1/2"	US32D	MK
1	STOREROOM LOCK	PBR 8805FL LC	630	YA
2	FLUSHBOLT	555		RO
1	CYLINDER RIM/MORTISE	AS REQUIRED (MATCH EXISTING KEY SYSTEM)		
1	SURFACE CLOSER, HO	CLP7500R	600 X 689	NO
1	THRESHOLD	154SS		PE
1	GASKETING	305SSE		PE
1	RAINGUARD	346C		PE
1	SWEEP	315SSN		PE
1	DUST PROOF STRIKE	570		RO
1	Z ASTRAGAL	BY DOOR MANUFACTURER		

SET: 4.0

DOORS: 006, 007

3	HINGE (HEAVY WEIGHT)	T4A3386 4-1/2" X 4-1/2"	US32D	MK
1	BATHROOM LOCK	PBR 8862FL IND	630	YA
1	SURFACE CLOSER	7500	689	NO
1	DOOR STOP	441	US26D	RO
1	THRESHOLD	171A		PE
1	GASKETING	S88D		PE

DOOR HARDWARE TYPES

NOTE: SEE HARDWARE SPECIFICATIONS FOR MORE INFO;
SEE HARDWARE SCHEDULE BELOW FOR MORE INFO

SET: 5.0 (NOT USED)

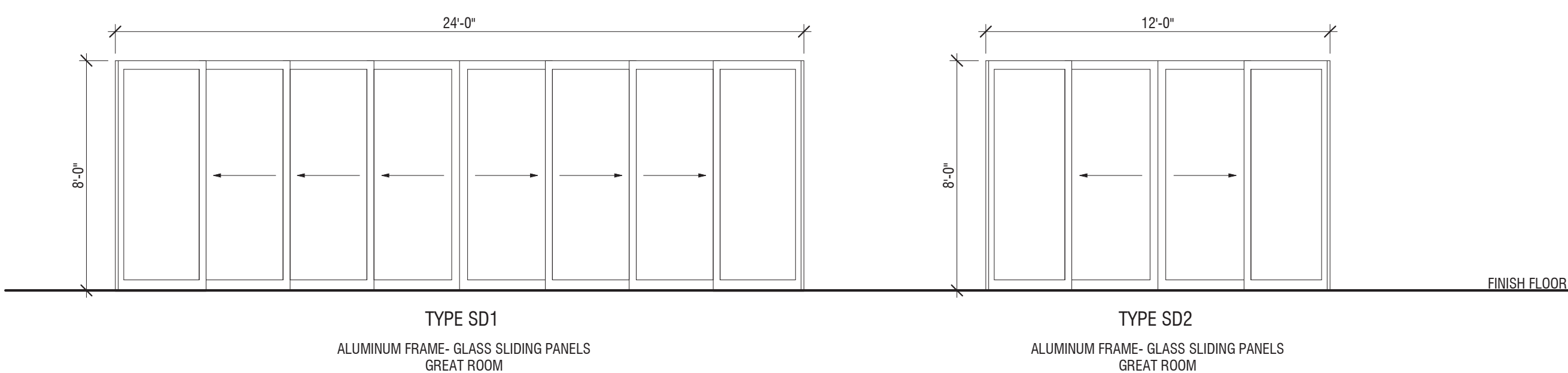
SET: 6.0 (NOT USED)

SET: 7.0 (NOT USED)

SET: 8.0
DOORS: 003, 004, 005

3	HINGE (HEAVY WEIGHT)	T4A3786 NRP 4-1/2" X 4-1/2"	US26D	MK
1	CYLINDRICAL LOCK (CLASSROOM)	PB 5408LN LESS CORE	626	YA
1	CYLINDER KEY IN LEVER	AS REQUIRED (MATCH EXISTING KEY SYSTEM)		
1	SURFACE CLOSER	PR8501	689	NO
1	KICK PLATE	K1050 10" X 2" LDW 4BE CSK	US32D	RO
1	WALL STOP	409	US32D	RO
1	GASKETING	S88D		PE

STOREFRONT/ WINDOW ELEVATIONS



GENERAL NOTES

- U-VALUES SHALL COMPLY WITH TABLE 502.3 OF IECC
- REFER TO STORE FRONT/ WINDOW SPECIFICATIONS
- GLAZING TO BE PPG SOLARBAN 60:
 - SOLAR HEAT GAIN COEFFICIENT 0.40
 - VISIBLE LIGHT TRANSMITTANCE 72%
 - U-VALUE 0.25
 - ULTRAVIOLET ENERGY 20%

SLIDING DOOR SCHEDULE

NO.	TYPE	WIDTH	HEIGHT	FRAME	REMARKS
D1a	SD1	12' - 0"	8' - 0"	ALUM. PAINTED, MATCH WINDOW FRAME	WESTERN WINDOW SYSTEMS, SERIES 7600 MULTI-SLIDE DOOR, FLUSH SILL/STANDARD LOW E-GLASS (06X0)
D1b	SD1	12' - 0"	8' - 0"	ALUM. PAINTED, MATCH WINDOW FRAME	WESTERN WINDOW SYSTEMS, SERIES 7600 MULTI-SLIDE DOOR, FLUSH SILL/STANDARD LOW E-GLASS (06X0)
D2a	SD2	6' - 0"	8' - 0"	ALUM. PAINTED, MATCH WINDOW FRAME	WESTERN WINDOW SYSTEMS, SERIES 7650 SLIDING GLASS DOOR, FLUSH SILL/STANDARD LOW E-GLASS (0X0X)
D2b	SD2	6' - 0"	8' - 0"	ALUM. PAINTED, MATCH WINDOW FRAME	WESTERN WINDOW SYSTEMS, SERIES 7650 SLIDING GLASS DOOR, FLUSH SILL/STANDARD LOW E-GLASS (0X0X)

STOREFRONT SCHEDULE

NO.	WIDTH	HEIGHT	SILL HEIGHT	GLASS	FRAME FINISH	REMARK
F1	5' - 7 7/8"	6' - 7 1/2"	10' - 0"	DOUBLE PANE	ALUM./PAINTED	COLOR MATCH TO WINDOW FRAME
F2	5' - 7 7/8"	11' - 1"	10' - 0"	DOUBLE PANE	ALUM./PAINTED	COLOR MATCH TO WINDOW FRAME
F3	5' - 7 7/8"	11' - 1"	10' - 0"	DOUBLE PANE	ALUM./PAINTED	COLOR MATCH TO WINDOW FRAME
F4	5' - 7 7/8"	6' - 7 1/2"	10' - 0"	DOUBLE PANE	ALUM./PAINTED	COLOR MATCH TO WINDOW FRAME

WINDOW SCHEDULE

NO.	WIDTH	HEIGHT	TYPE	GLASS	FINISH	REMARKS
1	5' - 0"	5' - 0"	ALUM.-CLAD WOOD GLIDING WINDOW	LOW E-4 GLASS	INTERIOR/EXTERIOR: DARK BRONZE COLOR	ANDERSEN, ARCHITECTURAL COLLECTION E-SERIES, COLONIAL GRILLE PATTERN - SLD5050
2	5' - 0"	5' - 0"	ALUM.-CLAD WOOD GLIDING WINDOW	LOW E-4 GLASS	INTERIOR/EXTERIOR: DARK BRONZE COLOR	ANDERSEN, ARCHITECTURAL COLLECTION E-SERIES, COLONIAL GRILLE PATTERN - SLD5050
3	5' - 0"	5' - 0"	ALUM.-CLAD WOOD FIXED CASEMENT WINDOW	LOW E-4 GLASS	INTERIOR/EXTERIOR: DARK BRONZE COLOR	ANDERSEN, ARCHITECTURAL COLLECTION E-SERIES, COLONIAL GRILLE PATTERN - CMP5050
4	5' - 0"	5' - 0"	ALUM.-CLAD WOOD FIXED CASEMENT WINDOW	LOW E-4 GLASS	INTERIOR/EXTERIOR: DARK BRONZE COLOR	ANDERSEN, ARCHITECTURAL COLLECTION E-SERIES, COLONIAL GRILLE PATTERN - CMP5050
5	6' - 0"	5' - 0"	ALUM.-CLAD WOOD FIXED CASEMENT WINDOW	LOW E-4 GLASS	INTERIOR/EXTERIOR: DARK BRONZE COLOR	ANDERSEN, ARCHITECTURAL COLLECTION E-SERIES, COLONIAL GRILLE PATTERN - CMP6050
6	6' - 0"	5' - 0"	ALUM.-CLAD WOOD FIXED CASEMENT WINDOW	LOW E-4 GLASS	INTERIOR/EXTERIOR: DARK BRONZE COLOR	ANDERSEN, ARCHITECTURAL COLLECTION E-SERIES, COLONIAL GRILLE PATTERN - CMP6050
7	5' - 0"	4' - 0"	ALUM.-CLAD WOOD GLIDING WINDOW	LOW E-4 GLASS	INTERIOR/EXTERIOR: DARK BRONZE COLOR	ANDERSEN, ARCHITECTURAL COLLECTION E-SERIES, COLONIAL GRILLE PATTERN - SLD5040
8	3' - 0"	5' - 0"	ALUM.-CLAD WOOD FIXED CASEMENT WINDOW	LOW E-4 GLASS	INTERIOR/EXTERIOR: DARK BRONZE COLOR	ANDERSEN, ARCHITECTURAL COLLECTION E-SERIES, COLONIAL GRILLE PATTERN - CMP3050
9	5' - 0"	5' - 0"	ALUM.-CLAD WOOD GLIDING WINDOW	LOW E-4 GLASS	INTERIOR/EXTERIOR: DARK BRONZE COLOR	ANDERSEN, ARCHITECTURAL COLLECTION E-SERIES, COLONIAL GRILLE PATTERN - SLD5050



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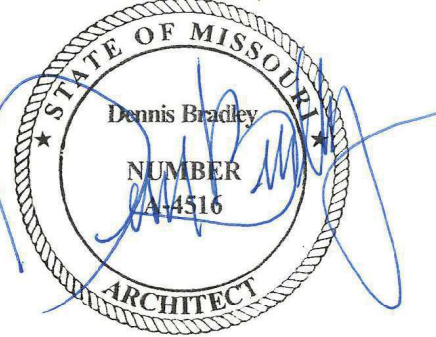
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SEAL



03.17.2020

DATE ISSUED: MARCH 17, 2020

NO.	REVISION	DATE

DESIGNED BY: FCR
DRAWN BY: FCR
CHECKED BY: TT/DMB

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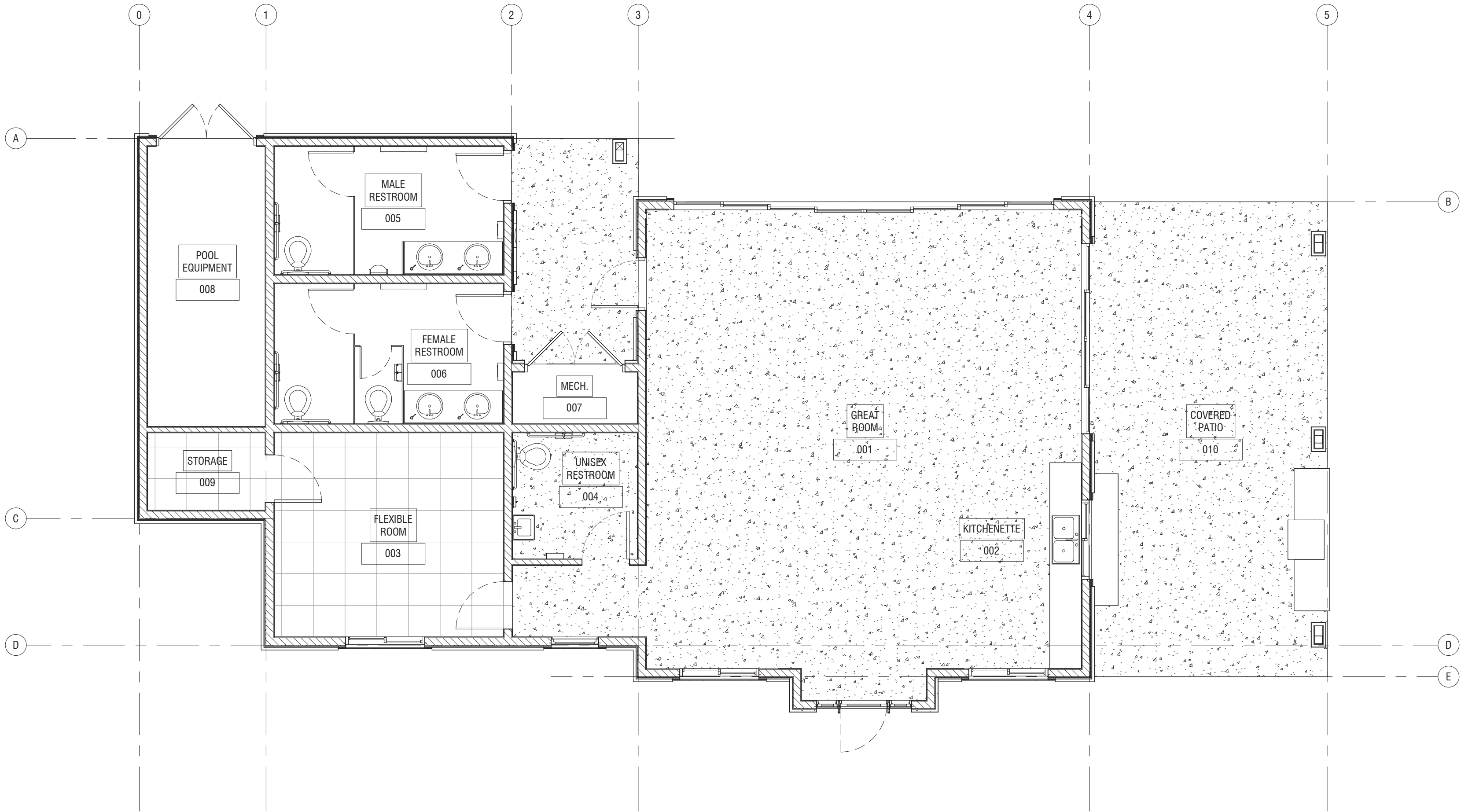
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DOOR/WINDOW SCHEDULES

A600

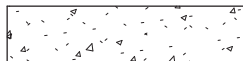
FINISH NOTES

1.
- FINISH ITEMS TO BE INSTALLED PER MANUFACTURER'S APPROVED PROCEDURES, METHODS AND APPLICABLE STANDARDS
2.
- SEE SPECIFICATIONS FOR ADDITIONAL INFORMATION



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

MATERIAL LEGEND

-  STAINED CONCRETE FLOOR
-  CARPET TILES: 24X24
-  EPOXY FLOOR FINISH

FINISH SCHEDULE

ROOM NUMBER	NAME	FLOORING	WALL BASE	TRIM	NE-WALL	NW-WALL	SE-WALL	SW-WALL	CEILING FINISH	REMARKS
001	GREAT ROOM	STC	WDB/PT-2	-	PT-3	PT-3	PT-3	PT-3	GB/PT-2	
002	KITCHENETTE	STC	WDB/PT-2	-	-	-	PT-3	PT-3	GB/PT-2	
003	FLEXIBLE ROOM	CCT	WDB/PT-3	-	PT-2	PT-2	PT-2	PT-2	GB/PT-2	ROOM HAS 9FT TALL CEILING
004	UNISEX RESTROOM	STC	TLB-1	-	WTL-1/WTL-2	WTL-1/WTL-2	PT-2	PT-2	WGB/PT-2	ROOM HAS 9FT TALL CEILING
005	MALE RESTROOM	EPX	-	-	WTL-1	PT-2	PT-2	WTL-1	WGB/PT-2	ROOM HAS 9FT TALL CEILING
006	FEMALE RESTROOM	EPX	-	-	WTL-1	PT-2	PT-2	WTL-1	WGB/PT-2	ROOM HAS 9FT TALL CEILING
007	MECH.	EPX	RB	-	PT-2	PT-2	PT-2	PT-2	GB/PT-2	ROOM HAS 9FT TALL CEILING
008	POOL EQUIPMENT	EPX	RB	-	PT-2	PT-2	PT-2	PT-2	WGB/PT-2	ROOM HAS 9FT TALL CEILING
009	STORAGE	CCT	WDB/PT-3	-	PT-2	PT-2	PT-2	PT-2	GB/PT-2	ROOM HAS 9FT TALL CEILING
010	COVERED PATIO	STC	-	-	-	CEDAR SIDING, STAINED	-	-	CDR	RE: EXTERIOR MATERIALS FOR CEDAR SIDING & STAIN

INTERIOR FINISH LEGEND

CODE	MATERIAL	MANUFACTURER	PRODUCT	COLOR/TEXTURE	FINISH	SIZE	NOTES
FLOORING							
STC	STAINED CONCRETE						
EPX	EPOXY						
CCT	COMMERCIAL CARPET TILE	PATCRAFT (CLEAN LINES MODULAR)	CARPET TILE	ELLATION 00522		24" X 24"	
WALL-TILE							
TLB-1	TRIM - FLOOR BULLNOSE	DALTILE	LINDEN POINT	LP21 GRIGIO	MATTE	3" X 12"	1/16" GROUT GR-1
WTL-1	PORCELAIN TILE	DALTILE	LINDEN POINT	LP21 GRIGIO-WALL TILE	MATTE	10" X 14"	1/16" GROUT GR-1
WTL-2	PORCELAIN TILE	DALTILE	LINDEN POINT	LP21 GRIGIO-MOSAIC	MATTE	2" X 2"	1/8" GROUT GR-1
WTL-3	CERAMIC TILE	DALTILE	COLOR WHEEL COLLECTION	MATTE SUEDE GRAY 0782	MATTE	4" X 12"	1/16" GROUT GR-1
WALL-OTHERS							
PCS-1	TOILET PARTITIONS	ASI ACCURATE PARTITIONS	POWDER COATED STEEL	LIGHT GRAY 990			OVERHEAD BRACED
RB	RUBBER BASE	JOHNSONITE / TARKETT	THERMOSET RUBBER	23 VAPOR GREY		4"	TOELESS, TYPE TS
WDB	WOOD BASE	PACIFIC MUTUAL DOOR & WINDOW	BASE: PR430	PT-3		4 1/4"	
PAINT							
PT-2	PAINT (INTERIOR WALL/CEILING)	SHERWIN WILLIAMS	-	ALABASTER - SW 7008	FLAT	-	PROVIDE MOCK UP FOR OWNER/ ARCHITECT APPROVAL
PT-3	PAINT (BASE/TRIMS/DOOR)	SHERWIN WILLIAMS	-	REPOSE GRAY - SW 7015	SEMI-GLOSS	-	
CEILING							
GB	GYPSUM BOARD	-	-	PT-2	FLAT	-	
WGB	WATER RESISTANT GYP. BOARD	-	-	PT-2	FLAT	-	
CDR	CEDAR PLANKS	WESTERN RED CEDAR	-	SELECT KNOTTY	STAINED	3/4"	TONGUE AND GROOVE SYSTEM
GROUT							
GR-1	GROUT	MAPEI	-	27-SILVER	-	-	PROVIDE MOCK UP FOR OWNER/ ARCHITECT APPROVAL
MILL WORK							
CAB-1	CABINETRY	PROFILE OR EQUAL	-	SHERWIN WILLIAMS STAIN COLOR NEW EBONY (SW 3135)	-	-	PROVIDE SHOP-DRAWINGS FOR OWNER/ ARCHITECT APPROVAL
CTT-1	COUNTER TOP	DALTILE	QUARTZ	LINCOLN WHITE N059	MATTE	3/4"	
CTT-2	COUNTER TOP	DALTILE	QUARTZ	CABRINI GREY N051	MATTE	3/4"	
MIRR-1	BATHROOM MIRROR	SIX PRODUCTS	S-COLLECTION-SPM-C004	0048	-	-	
MIRR-2	BATHROOM MIRROR	BOBRICK	B-293 2436	-	-	24" X 36"	



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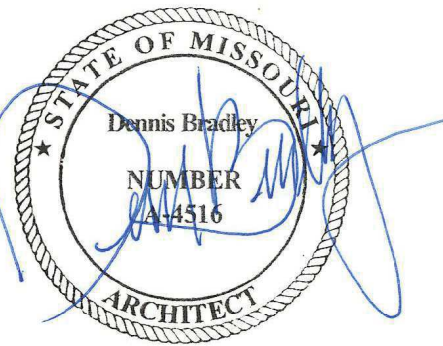
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FINISH PLAN & SCHEDULE

A800

GENERAL STRUCTURAL NOTES:

DESIGN LIVE LOADS: (Per 2012 International Building Code, Unfactored ASD values shown)

- a. Roof----- 20psf (min.); Ground Snow =20psf; Ce=1.0; Is=1.0; Ct=1.0; Cs=0.99
- b. Floor----- 100 psf
- c. Storage & Mechanical----- 125 psf
- d. Exits & Patio----- 100 PSF
- e. Wind Load----- ASD Wind Speed=93mph; Risk Cat=II; Iw=I.0; Exp. C; Clubhouse GCpi=0.18; Clubhouse:Comp & Clad = 23 psf (Wall Zone 5) and 48 psf (Roof Zone 2 & 3) Patio:GCpi = 0.55 & Comp & Clad = 56 psf (Roof Zone 2 & 3)
- f. Earthquake Load----- R.C.=II; Ie=1.00; Ss = 0.114g; S1 = 0.067g; Site Class D; Sds=0.121; Sd1=0.107; S.D.C. = B; Wood Shear Walls R=6.5

FIELD VERIFICATION:

- a. Contractor shall thoroughly inspect and survey the existing site and related infrastructure to verify conditions, dimensions, elevations, framing, etc. which affect the work shown on the drawings.
- b. Report any variations or discrepancies to the Architect and Engineer before proceeding.

FOUNDATION DESIGN:

(spread footings)

- a. Design of foundations is based upon an assumed allowable vertical bearing pressure of 1500 psf for continuous, and individual spread footings (net, for full dead plus live loads), on suitable existing soil or shallow compacted structural fill 16" below existing interior slab or 36" below exterior grade (min).
- b. Field verify all bearing soils meet assumption (per a KS registered Geotech'l Engineer) prior to placing rebar.
- c. Overexcavate 12" (min) and provide a "cushion" of structural fill for 20' along new wall footings in the natural soils beyond all transitions of bearing wall footings from natural soil bearing to structural fill bearing.
- d. Bearing surfaces should be protected from either inundation or excessive drying during the excavation process. Provide good surface drainage during construction.
- e. All loose soils or soils softened due to moisture concentration in the excavation should be removed prior to pouring concrete for foundations. Replace such unsuitable soils with structural fill as needed.
- f. If soils with moderate to high shrink/swell potential are exposed in excavations for slab or foundation bearing, undercut and replace such unsuitable soil with at least 2 feet of structural fill.
- g. All structural fill shall be appropriate for use on this project site and exhibit less than moderate shrink/swell potential. The structural fill shall not contain rocks larger than 5" and shall be placed in loose lifts that are 8" thick (or less) compacted to 95% (min) of the maximum density as determined by Standard Proctor Procedures (ASTM D 698). Moisture content shall be controlled to within a range of -3 to +2 percent around the optimum.

REINFORCED CONCRETE:

- a. All concrete design is based on current edition of the "Building Code Requirements for Reinforced Concrete" (ACI 318).
- b. All structural concrete shall have minimum 28-day compressive strength of 4000 psi (except footings, which may be 3,000 psi).
- c. Concrete shall be proportioned utilizing Type I or I/II cement (except, concrete exposed directly to soil with high sulfate content shall use Type II cement). Concrete susceptible to freezing shall be formulated for maximum frost resistance in accordance with the ACI Manual of Concrete Practice.
- d. Contractor shall notify Architect of cold joint locations prior to or during concrete forming if they differ from those shown on the plans.
- e. Cold or hot weather concreting procedures shall be provided as recommended in the ACI Manual of Concrete Practice.
- f. All exposed edges and corners shall be chamfered 0.75".
- g. All anchor bolts for beam and column bearing plates shall be placed with setting templates into forms before concrete is poured.

REINFORCING STEEL:

- a. All detailing, fabrication, and placement of reinforcing steel shall be in accordance with the ACI Manual of Concrete Practice.
- b. Reinforcing bars shall conform to the current ASTM Specification A615 and shall be grade 60, except ties, field bent bars where permitted by note on plan, or bars to be welded which shall be grade 40 or weldable grade 60.
- c. Unless noted otherwise: At splices in concrete, lap bars 36 diameters. At splices in masonry, lap bars 42 diameters. At corners, make horizontal bars continuos or provide corner bars. Around openings in walls and slabs, provide 2-#4's, extending 2'-0 beyond each edge of opening, each way.
- d. Except as noted on the drawings, minimum concrete protection for reinforcement shall be in accordance with ACI 318.
- e. Welded wire fabric shall conform to ASTM Specification A-185.

GROUT:

- a. All grout used beneath bearings shall be non-shrink, non-metallic w/ 28 day f'c = 5,000 psi.

POST-INSTALLED ANCHORS:

- a. Resin Adhesive Anchors (called for or to replace cast-in anhcor bolts called for) shall be "HILTI HIT-ICE or HIT HY-200", "Ramset/Red Head - Epcon", or approved equivalent, with these embeds for general bolts in concrete: 9" for 3/4" dia bolts, 7 1/2" for 5/8"dia and 6" for 1/2"dia. Embeds for Holdown or HSS base bolts in concrete: 17 1/2" for 7/8" dia bolts, 15" for 3/4" dia and 12 1/2" for 5/8"dia.

STRUCTURAL STEEL:

- a. Structural steel shall be detailed, fabricated, and erected in accordance with Current AISC "Specifications", and "Code of Standard Practice".
- b. Structural steel rolled W shapes shall be ASTM A992. C and MC shapes may be ASTM A36. HSS/Tube shapes shall be ASTM A500 grade B. Angles & loose plates may be ASTM A36. Pipe shapes shall be ASTM A53, Type E or S, grade B.
- c. All bolts, excluding anchor bolts (F1554, Gr 55 or better), shall conform to ASTM A325. Bolt size shall be 0.75", unless noted otherwise on the drawings.
- d. Unless shown otherwise on the drawings, framed beam connections shall consist of 3/8" tab plate or a pair of 1/4" angles using the maximum number of bolts called for in the appropriate AISC Table.
- e. All welding shall be done by a certified welder in accordance with AISC and AWS specifications and recommendations.
- f. All bolted connections are to be snug tight for bearing connections, unless noted otherwise.
- g. Unless shown otherwise on the drawings, length for cast-in anchor bolts are to be: 18" for 7/8" dia bolts, 15" for 3/4" dia, 12" for 5/8" dia, and 10" for 1/2" dia bolts. Tie bolts in with rebar or set with templates - do not 'hand stab' anchor bolts into poured/cast concrete.

SHOP DRAWINGS (DEFERRED SUBMITTALS):

- a. Furnish pdf copy by email of each set of shop and erection drawings for: structural steel and reinforcing bars to Architect and Structural Engineer for review and acceptance prior to fabrication.

STRUCTURAL ERECTION AND BRACING REQUIREMENTS:

- a. The structural drawings illustrate the completed structure with all elements in their final positions, properly supported and braced.
- b. The Contractor, in the proper sequence, shall provide shoring and bracing as may be required during construction to achieve the final completed structure.

SPECIAL INSPECTIONS (Structural Only):

- a. Special Inspections per the IBC (2012 Chapter 1705) that may be required for this project by the governing agency's Building Official include, but may not be limited to, the following (that are not 'lined-out'):
1. Periodic inspections of any excavated foundation bearing soil/rock depth and material
 - ~~2. Periodic inspections/tests of any structural fill material and base preparation~~
 - ~~3. Continuous inspections of any structural fill density, placement, and compaction~~
 4. Periodic inspections of any reinforcing steel (rebar) material and placement
 - ~~5. Continuous inspections of concrete sampling and placement~~
 6. Periodic inspections of concrete mix design, form work, and curing
 7. Periodic inspections of anchor bolt material and placement
 8. Periodic inspections of any post-installed anchors and placement in concrete
 9. Quality Assurance (QA) for structural steel system erection per AISC 360-10, Chapter N
 - ~~10. Periodic inspections of cold-formed steel decking material, placement and fastening~~
 - ~~11. Periodic inspections of prefabricated wood truss material, placement, bridging and fastening*~~
- b. Special Inspector for the work noted above shall be 'third party' agent provided by Owner and approved by the governing agency's Building Official (B.O.).
- c. Quality Assurance (QA) for structural steel fabrication shall be provided per AISC 360-10, Chapter N by the fabricator's agent/inspector (if req'd by the B.O. - ref Section N7).
- d. Quality Control (QC) for structural steel fabrication and erection shall be provided per AISC 360-10, Chapter N by the respective agent/inspector for the fabricator and/or erector.

ABBREVIATIONS

ABC = Aggregate Base Course
GSN = General Structural Notes
UNO = Unless Noted Otherwise
WWF = Welded Wire Fabric
E.W. = Each Way
O.C. = On Center
PSF = Pounds Per Square Foot
O.F. = Outside Face
I.F. = Inside Face

T.O.S. = Top of Steel
T.O.W. = Top of Wall
F.V. = Field Verify
T&B = Top & Bottom
O.H. = Opposite Hand
SIM = Similar
NTS = Not to Scale
E.F. = Each Face

LEGEND

INDICATES TRENCHED CONCRETE FOOTING

INDICATES THICKENED SLAB CONCRETE FOOTING

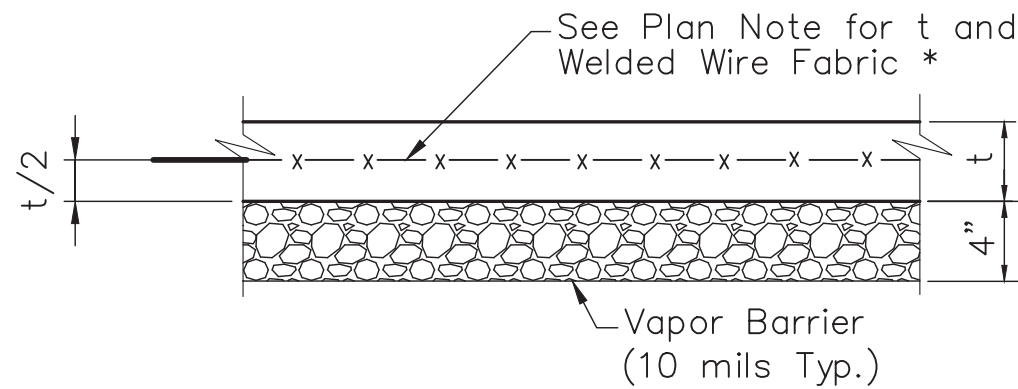
INDICATES COLUMN (WOOD OR STEEL)

INDICATES OPNG IN FLR OR ROOF. VERIFY SIZE & LOCATION w/ ARCH'L & MECH'L DWGS. MOST OPNGS & OPNG FRMG ARE NOT SHOWN ON PLAN

INDICATES WOOD RAFTER/JOIST

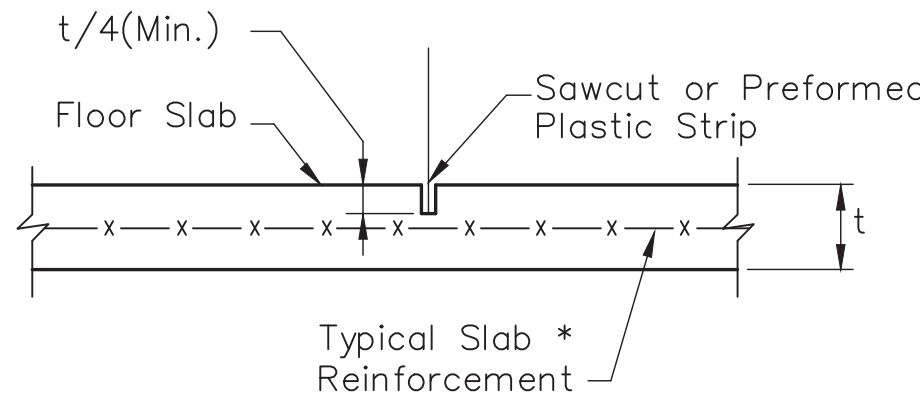
INDICATES WOOD HEADER

INDICATES WOOD BEAM

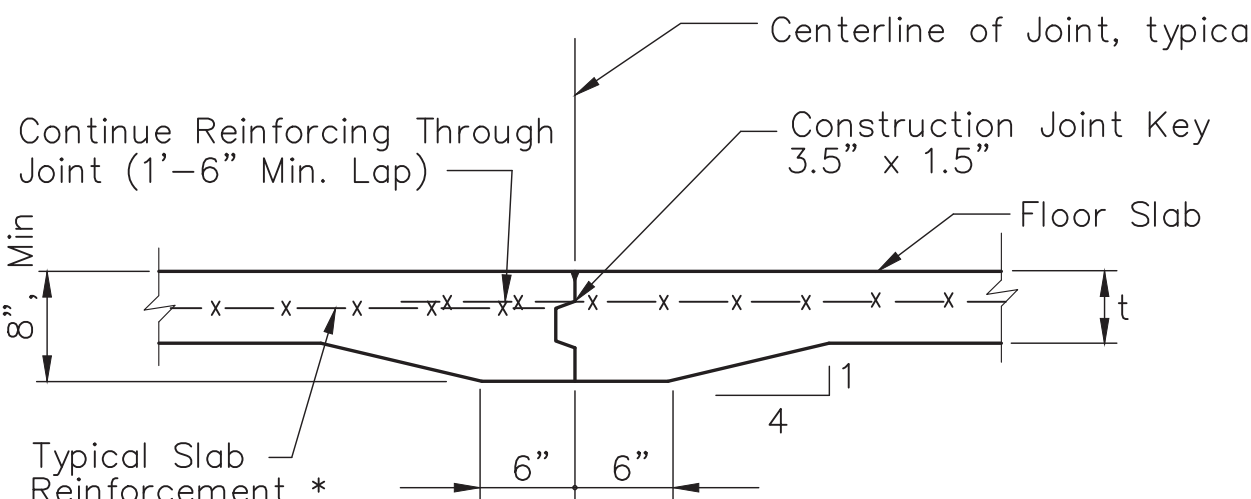


TYPICAL SLAB-ON-GRADE SECTION

Reinforced Concrete Slab on 4" Aggregate Base Course
* - WWF MUST BE PLACED AT SLAB MID-DEPTH



CONTRACTION JOINT



CONSTRUCTION JOINT

SLAB-ON-GRADE & CONTROL JOINTS

Provide a control joint where indicated per plan, typical.



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WOODSIDE RIDGE CLUB HOUSE

NW Pryor Road and NW O'Brien Road
LEES SUMMIT, MISSOURI

General Structural Notes and Slab Details

SEAL (DANIEL J. PACKARD, P.E., d.b.a. PACKARD ENGINEERING)



ISSUED: DECEMBER 27, 2018		
NO.	REVISION	DATE

DESIGNED BY DJP
DRAWN BY DJP
CHECKED BY DJP

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S001

- 1 TRENCHED FOOTING 16" WIDE X 30" DEEP, TYPICAL AT BUILDING SLAB EDGES. TOP OF FOOTING IS 12", MINIMUM, BELOW SLAB SURFACE. REINF W/ 2 - #5 CONT, TOP & BOTTOM.
- 2 WIDEN TRENCHED FOOTING AT THIS EXTERIOR WALL AS SHOWN. CONTINUE ALL TRENCHED FOOTING HORIZONTAL REINFORCING THROUGH WIDTH CHANGE.
- 3 2'-6" SQUARE X 16" DEEP, MINIMUM, THICKENED SLAB FOOTING CENTERED UNDER THIS BUILT-UP COLUMN. REINF W/ 4 - #4 X 2'-2" @ 8" O.C., E.W. AT 3" CLEAR FROM BOTTOM OF FOOTING.
- 4 2'-0" SQUARE X 16" DEEP, MINIMUM, THICKENED SLAB FOOTING CENTERED UNDER THIS BUILT-UP COLUMN. REINF W/ 3 - #4 X 1'-8" @ 9" O.C., E.W. AT 3" CLEAR FROM BOTTOM OF FOOTING.
- 5 PROVIDE EXTERIOR PIER/FOOTING AT THIS 'BREEZEWAY COLUMN' ELEMENT = 1'-10" X 2'-6" X 30" DEEP. TOP OF PIER/FOOTING IS AT FFE - 12". REINFORCE PER DETAIL/SECTION.
- 6 PROVIDE EXTERIOR PIER/FOOTING AT THIS 'PATIO COLUMN' ELEMENT = 3'-0" X 3'-8" X 30" DEEP. TOP OF PIER/FOOTING IS AT FFE - 12". REINFORCE PER DETAIL/SECTION.
- 7 HSS 6X6X1/4 COLUMN W/ BASE PLATE ON 1" SHIM AND GROUT AT TRENCHED FOOTING PER DETAIL. COAT/GALVANIZE ALL STEEL AND BOLTS FROM CONCRETE FOOTING UP TO 3" ABOVE FFE.
- 8 PROVIDE 12" DEPTH PEDESTAL AT ALL FRAMED WALL/COLUMN ELEMENTS AT EDGES OF PATIO AND BREEZEWAY SLABS. REINFORCE PER DETAIL. ADD FIBER REINFORCING TO ALL PEDESTAL POURS @ THE RATE OF 1.5 LB PER C.Y.
- 9 APPROXIMATE LOCATIONS OF SLAB-ON-GRADE CRACK CONTROL JOINTS ARE SHOWN THUS
- 10 DON'T CONNECT SLAB-ON-GRADE AT PATIO AND POOL ENTRY TO STEM WALLS AND ENCLOSED BUILDING SLAB EDGES, TYPICAL.
- 11 PROVIDE A DIAGONAL #4 BAR X 32" AT MID-DEPTH OF SLAB AND CENTERED NEAR EACH INSIDE CORNER OF STEM WALL-TO-SLAB JOINT, TYPICAL.
- 12 DASHED LINE WHERE SHOWN THIS INDICATES SHEAR WALL SHEATHING AT WALL FACE ABOVE PER APPLICABLE GENERAL FRAMING NOTE. SHEATH WALL ABOVE AND BELOW WINDOWS INCLUDED WITHIN THE WALL LENGTH INDICATED.
- 13 NAIL 19/32" (MIN.) APA RATED (40/20) SHEATHING INSIDE AND OUTSIDE AT THIS SHEAR WALL ABOVE W/ 10d @ 3" O.C. AT PANEL EDGES ON SUPPORTS AND @ 6" O.C. ON INTERMEDIATE SUPPORTS. SEE 4/S201
- 14 PROVIDE SIMPSON ABU66RZ POST BASE W/ 5/8" DIA ANCHOR.

Architectural floor plan showing a building layout with dimensions and room numbers. The plan includes a large central hall and several smaller rooms. Dimensions are provided for overall building size and individual room areas. Door types are indicated by numbers and symbols like 'S101' and 'SIM.'

Overall dimensions: 23'-6" (width) x 28'-6" (length). Individual room dimensions include 8'-0", 8'-3 1/2", 8'-0", 4'-0", 4'-2 3/4", 9'-9 1/2", 8'-11", 9'-9 1/2", 15'-0", 10'-2", 2'-2", 1'-7", 1'-3", 3", 1'-5", 2'-4", 1'-5", 10'-2", 2'-2", 1'-7", 1'-3", 3".

Room numbers and door types are indicated by circles and numbers. Examples include: 1 S101, 2 S101, 3 S101, 4 S101, 5 S101, 6 S101, 7 S101, 8 S101, 9 S101, 10 S101, 11 S101, 12 S101, 13 S101, 14 S101, 15 S101, 16 S101, 17 S101, 18 S101, 19 S101, 20 S101, 21 S101, 22 S101, 23 S101, 24 S101, 25 S101, 26 S101, 27 S101, 28 S101, 29 S101, 30 S101, 31 S101, 32 S101, 33 S101, 34 S101, 35 S101, 36 S101, 37 S101, 38 S101, 39 S101, 40 S101, 41 S101, 42 S101, 43 S101, 44 S101, 45 S101, 46 S101, 47 S101, 48 S101, 49 S101, 50 S101, 51 S101, 52 S101, 53 S101, 54 S101, 55 S101, 56 S101, 57 S101, 58 S101, 59 S101, 60 S101, 61 S101, 62 S101, 63 S101, 64 S101, 65 S101, 66 S101, 67 S101, 68 S101, 69 S101, 70 S101, 71 S101, 72 S101, 73 S101, 74 S101, 75 S101, 76 S101, 77 S101, 78 S101, 79 S101, 80 S101, 81 S101, 82 S101, 83 S101, 84 S101, 85 S101, 86 S101, 87 S101, 88 S101, 89 S101, 90 S101, 91 S101, 92 S101, 93 S101, 94 S101, 95 S101, 96 S101, 97 S101, 98 S101, 99 S101, 100 S101, 101 S101, 102 S101, 103 S101, 104 S101, 105 S101, 106 S101, 107 S101, 108 S101, 109 S101, 110 S101, 111 S101, 112 S101, 113 S101, 114 S101, 115 S101, 116 S101, 117 S101, 118 S101, 119 S101, 120 S101, 121 S101, 122 S101, 123 S101, 124 S101, 125 S101, 126 S101, 127 S101, 128 S101, 129 S101, 130 S101, 131 S101, 132 S101, 133 S101, 134 S101, 135 S101, 136 S101, 137 S101, 138 S101, 139 S101, 140 S101, 141 S101, 142 S101, 143 S101, 144 S101, 145 S101, 146 S101, 147 S101, 148 S101, 149 S101, 150 S101, 151 S101, 152 S101, 153 S101, 154 S101, 155 S101, 156 S101, 157 S101, 158 S101, 159 S101, 160 S101, 161 S101, 162 S101, 163 S101, 164 S101, 165 S101, 166 S101, 167 S101, 168 S101, 169 S101, 170 S101, 171 S101, 172 S101, 173 S101, 174 S101, 175 S101, 176 S101, 177 S101, 178 S101, 179 S101, 180 S101, 181 S101, 182 S101, 183 S101, 184 S101, 185 S101, 186 S101, 187 S101, 188 S101, 189 S101, 190 S101, 191 S101, 192 S101, 193 S101, 194 S101, 195 S101, 196 S101, 197 S101, 198 S101, 199 S101, 200 S101, 201 S101, 202 S101, 203 S101, 204 S101, 205 S101, 206 S101, 207 S101, 208 S101, 209 S101, 210 S101, 211 S101, 212 S101, 213 S101, 214 S101, 215 S101, 216 S101, 217 S101, 218 S101, 219 S101, 220 S101, 221 S101, 222 S101, 223 S101, 224 S101, 225 S101, 226 S101, 227 S101, 228 S101, 229 S101, 230 S101, 231 S101, 232 S101, 233 S101, 234 S101, 235 S101, 236 S101, 237 S101, 238 S101, 239 S101, 240 S101, 241 S101, 242 S101, 243 S101, 244 S101, 245 S101, 246 S101, 247 S101, 248 S101, 249 S101, 250 S101, 251 S101, 252 S101, 253 S101, 254 S101, 255 S101, 256 S101, 257 S101, 258 S101, 259 S101, 260 S101, 261 S101, 262 S101, 263 S101, 264 S101, 265 S101, 266 S101, 267 S101, 268 S101, 269 S101, 270 S101, 271 S101, 272 S101, 273 S101, 274 S101, 275 S101, 276 S101, 277 S101, 278 S101, 279 S101, 280 S101, 281 S101, 282 S101, 283 S101, 284 S101, 285 S101, 286 S101, 287 S101, 288 S101, 289 S101, 290 S101, 291 S101, 292 S101, 293 S101, 294 S101, 295 S101, 296 S101, 297 S101, 298 S101, 299 S101, 300 S101, 301 S101, 302 S101, 303 S101, 304 S101, 305 S101, 306 S101, 307 S101, 308 S101, 309 S101, 310 S101, 311 S101, 312 S101, 313 S101, 314 S101, 315 S101, 316 S101, 317 S101, 318 S101, 319 S101, 320 S101, 321 S101, 322 S101, 323 S101, 324 S101, 325 S101, 326 S101, 327 S101, 328 S101, 329 S101, 330 S101, 331 S101, 332 S101, 333 S101, 334 S101, 335 S101, 336 S101, 337 S101, 338 S101, 339 S101, 340 S101, 341 S101, 342 S101, 343 S101, 344 S101, 345 S101, 346 S101, 347 S101, 348 S101, 349 S101, 350 S101, 351 S101, 352 S101, 353 S101, 354 S101, 355 S101, 356 S101, 357 S101, 358 S101, 359 S101, 360 S101, 361 S101, 362 S101, 363 S101, 364 S101, 365 S101, 366 S101, 367 S101, 368 S101, 369 S101, 370 S101, 371 S101, 372 S101, 373 S101, 374 S101, 375 S101, 376 S101, 377 S101, 378 S101, 379 S101, 380 S101, 381 S101, 382 S101, 383 S101, 384 S101, 385 S101, 386 S101, 387 S101, 388 S101, 389 S101, 390 S101, 391 S101, 392 S101, 393 S101, 394 S101, 395 S101, 396 S101, 397 S101, 398 S101, 399 S101, 400 S101, 401 S101, 402 S101, 403 S101, 404 S101, 405 S101, 406 S101, 407 S101, 408 S101, 409 S101, 410 S101, 411 S101, 412 S101, 413 S101, 414 S101, 415 S101, 416 S101, 417 S101, 418 S101, 419 S101, 420 S101, 421 S101, 422 S101, 423 S101, 424 S101, 425 S101, 426 S101, 427 S101, 428 S101, 429 S101, 430 S101, 431 S101, 432 S1

1. ALL FRAMING TO BE LEFT EXPOSED OR IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED SOUTHERN PINE #1, OR BETTER.
2. ALL INTERIOR WOOD FRAMING MEMBERS SHALL BE #2 (FOR HORIZ) OR STUD (FOR VERT) GRADE KILN DRIED SOUTHERN PINE, OR BETTER, UNO. FRAMING SHALL BE CLOSELY FITTED, ACCURATELY SET TO REQUIRED LINES AND HEIGHTS AND SECURELY FASTENED IN PLACE. PROVIDE SOLID BLOCKING AT HORIZONTAL JOINTS OF PANEL EDGES IN SHEAR WALLS. ALL CONNECTIONS IN FRAMING TO BE FASTENED IN ACCORDANCE WITH THE "RECOMMENDED FASTENING SCHEDULE" IN TABLE 2304.9.1 OF THE INTERNATIONAL BUILDING CODE. SEE ARCH'L DRAWINGS FOR BLOCKING REQUIRED AT WALLS FOR ATTACHMENT OF MISCELLANEOUS ITEMS LIKE HANDRAILS, GRAB BARS, FURNACE SHELVES, ETC.
3. BEAMS & COLUMNS THAT ARE BUILT-UP w/ MULTIPLE MEMBERS MUST BE ATTACHED BY GLUE & 2 ROWS OF 16d NAILS AT 12" O.C. FOR EACH PIECE
4. CONTRACTOR SHOULD PLACE EARLY ORDERS FOR SIMPSON OR APPROVED EQUIVALENT PRODUCTS. COSTS FOR REMEDIAL DESIGNS DUE TO UN-APPROVED ALTERNATE MATERIALS/CONNECTORS WILL BE BORNE BY CONTRACTOR.
5. SHEATH ALL INDICATED WALL STUD FACES AT SHEAR WALLS WITH 15/32", MIN, APA RATED (32/16) EXT OR EXP1 PANELS. NAIL w/ 8d @ 6" O.C. AT PANEL EDGES ON SUPPORTS AND 12 O.C. ON OTHER/INTERMEDIATE SUPPORTS, EXCEPT WHERE DETAILED OR NOTED OTHERWISE.
6. SEE SHEET S200 FOR BUILT UP COLUMNS TO BE PROVIDED IN WALL FRAMING UNDER BEAMS AND HEADERS ABOVE, TYPICAL UNLESS NOTED OTHERWISE.
7. EXTERIOR AND BEARING WALL STUDS ARE 2X6 @ 16" O.C. UP TO 11' TALL. PROVIDE DOUBLED 2X6 STUDS @ 16" O.C. FOR TALLER WALLS.

1. CONCRETE SLAB-ON-GRADE TO BE 4", MIN, THICK REINFORCED w/ WWF 6X6- W2.1XW2.1 AT MID-DEPTH. ALL INTERIOR FLOOR SLABS TO BE UNDERLAIN BY 10 MIL, MIN, VAPOR BARRIER AND 4", MIN CRUSHED STONE BASE COURSE OVER COMPACTED NATIVE SOIL OR STRUCTURAL FILL ADEQUATE FOR ALLOWABLE NET BEARING STRENGTH OF 1500 PSF.
2. SEE ARCHITECTURAL DRAWINGS FOR BUILDING DIMENSIONS AND TO VERIFY DIMENSIONS SHOWN (WHICH ARE TO OUTSIDE FACE OF STUD OR 'STOREFRONT' WALL OR COLUMN CENTERLINE).
3. SEE DETAILS ON SHEET S001 FOR CRACK CONTROL JOINTS TO BE SAWN OR FORMED (AT CONTRACTOR'S OPTION) INTO SLAB-ON-GRADE WHERE SHOWN.

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



NW Pryor Road and NW O'Brien Road
LEE'S SUMMIT, MISSOURI

Foundation and Wall Framing Plan and Notes

DECEMBER 27, 2014

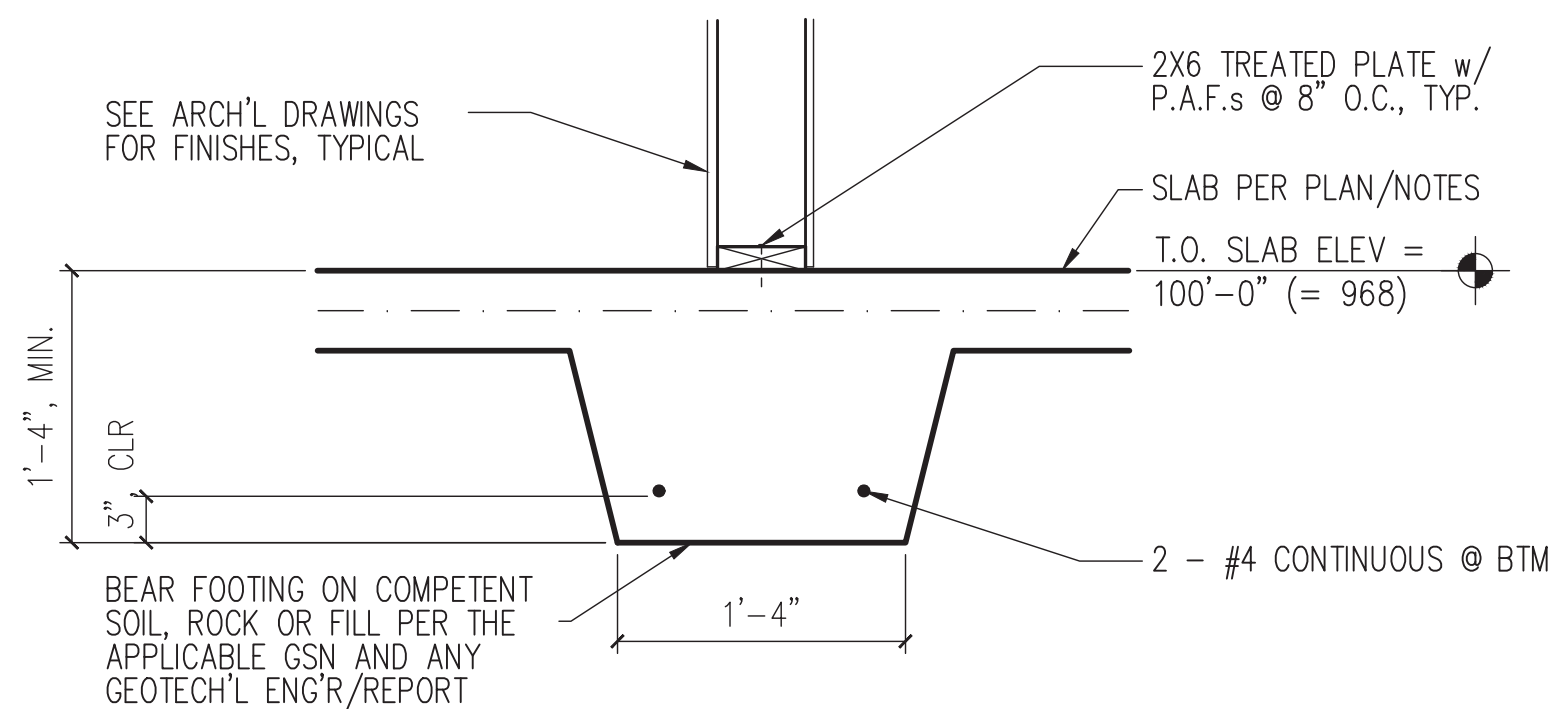
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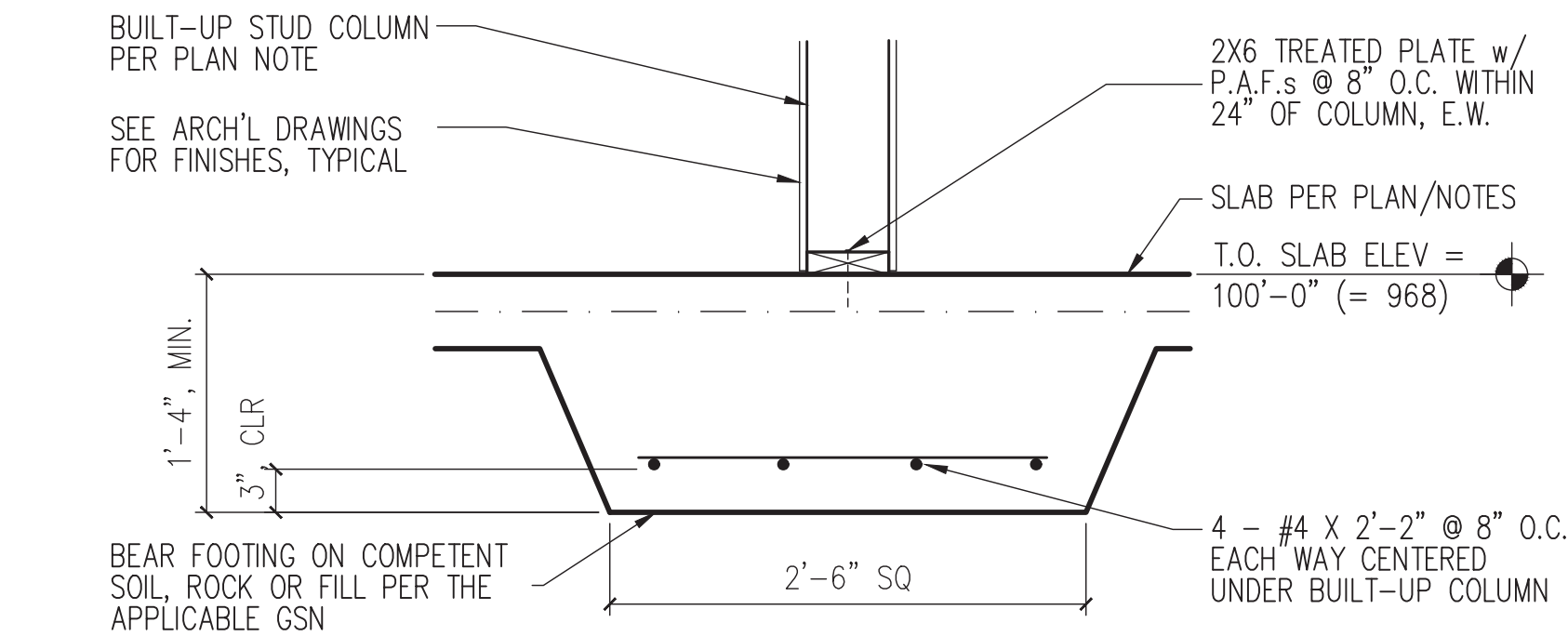
S100



7
S101

INT'R THICKENED SLAB FOUNDATION SECTION

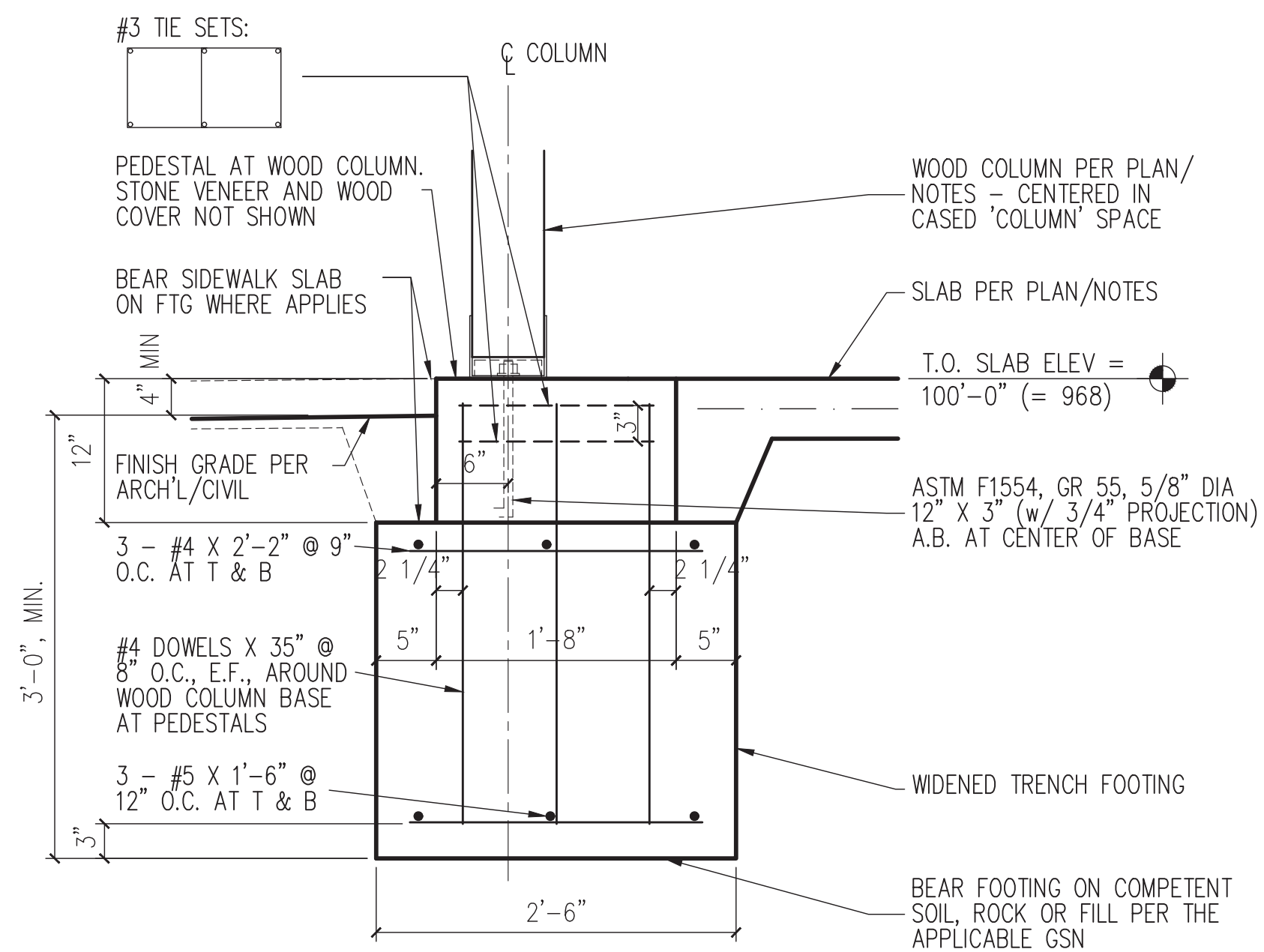
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6
S101

INT'R THICKENED SLAB FOOTING SECTION

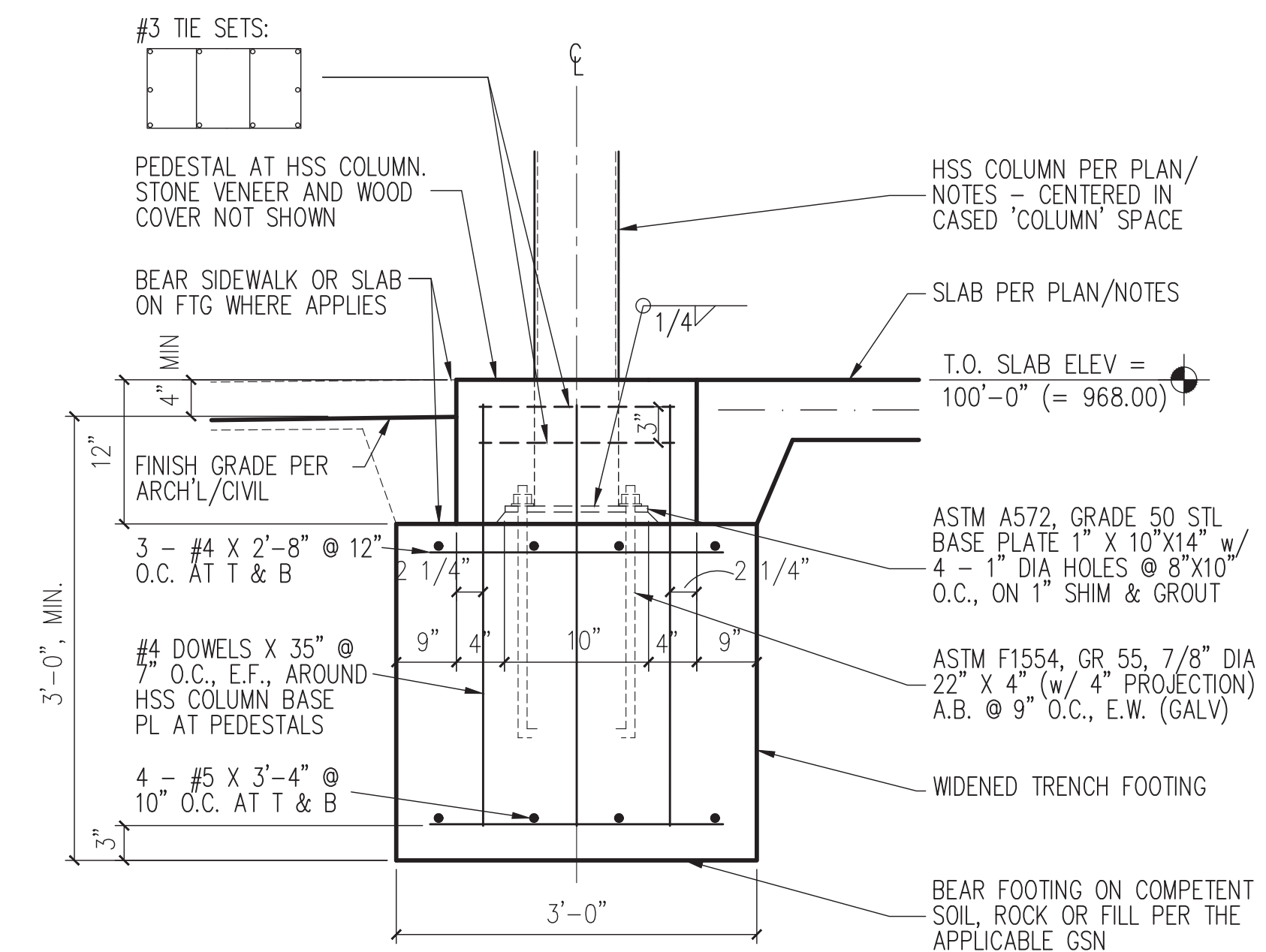
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5
S101

PATIO WOOD COLUMN FOUNDATION SECTION

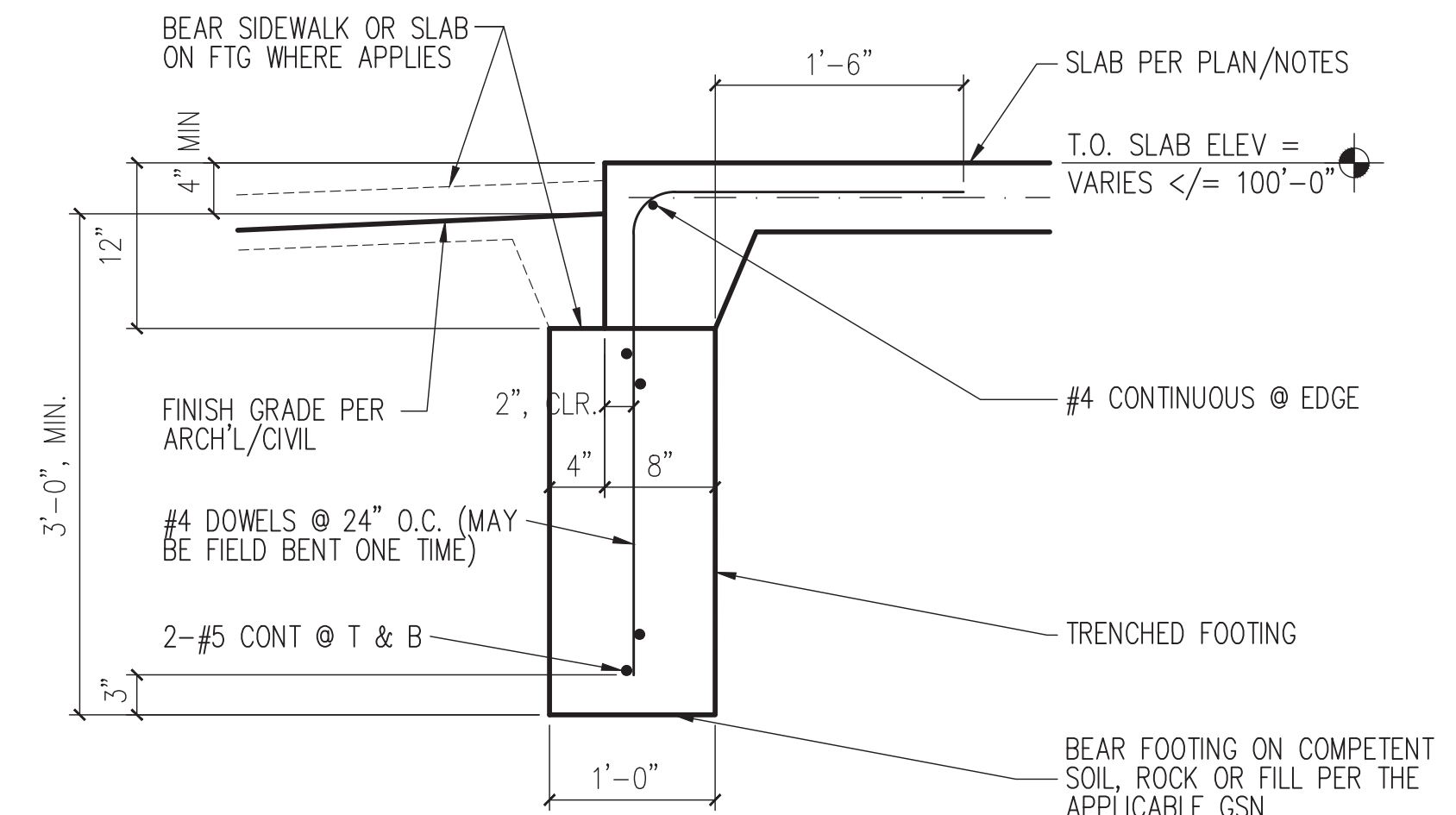
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4
S101

PATIO HSS COLUMN FOUNDATION SECTION

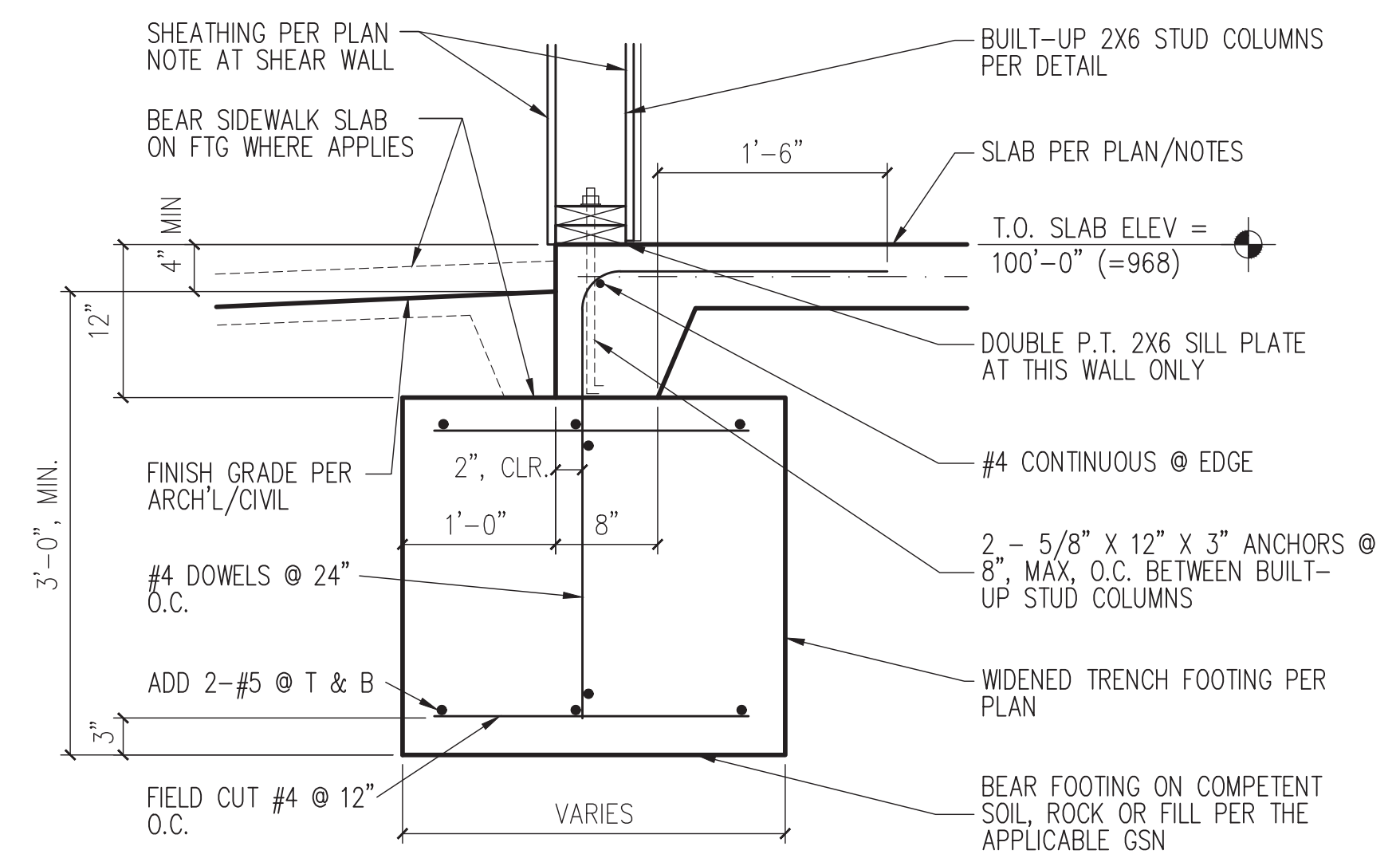
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3
S101

PATIO SLAB EDGE FOUNDATION SECTION

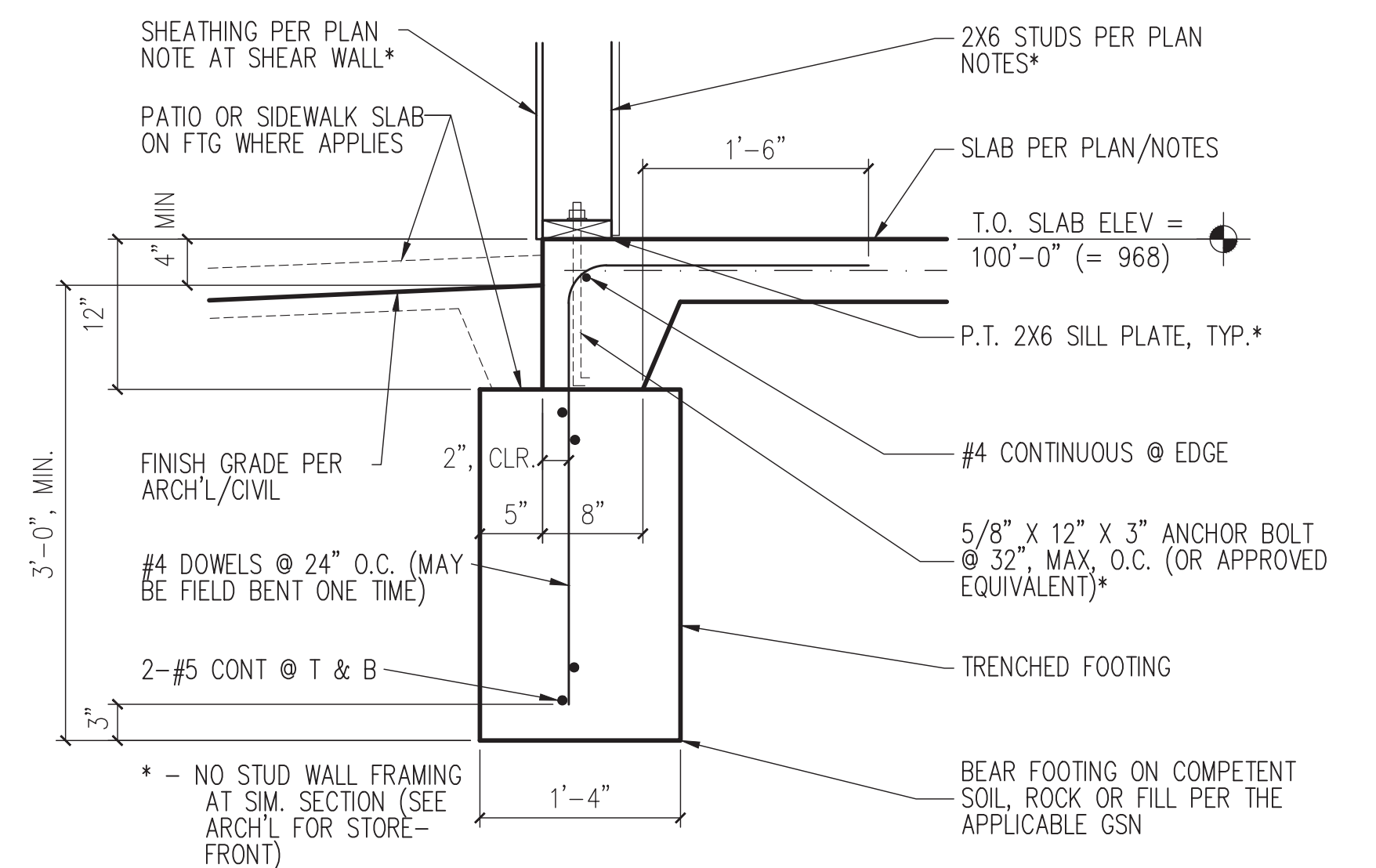
SCALE = NONE



2
S101

EXT'R SHEAR PIER/WALL FOUNDATION SECTION

SCALE = NONE



1
S101

EXTERIOR WALL FOUNDATION SECTION

SCALE = NONE

NO.	REVISION	DATE

PLAN KEY NOTES:

- 1

TYPICAL ROOF DECKING = 15/32", MIN, APA RATED (32/16) EXT, OR EXP 1, SHEATHING. CLIP OR BLOCK ALL UNSUPPORTED PANEL EDGES. NAIL w/ 8d @ 6" O.C. AT PANEL EDGES ON SUPPORTS AND @ 12" O.C. ON OTHERS.
- 2

2X10 RAFTERS @ 16" (+/-) O.C., TYPICAL WHERE SHOWN THUS (UNLESS NOTED OTHERWISE). ALIGN TO BEAR DIRECTLY OVER STUD(S) AT EXTERIOR FRAMED WALLS, TYPICAL. DOUBLE WHERE SHOWN.
- 3

2X10 'OUTRIGGER' FRAMING @ 24" (MAX) O.C. TO BE USED IN ROOF GABLE END OVERHANG FRAMING, TYPICAL.
- 4

2X10 LEDGER w/ LEDGERLOKS INTO STUDS @ 16" O.C. AT LOWER ROOF CONNECTION TO UPPER EXTERIOR WALL.
- 5

HEADER = 3 - 2X6 (MIN), TYPICAL UNLESS NOTED OTHERWISE. BEAR EACH END IN WALL ON 1 - 2X6 JACK STUD (WITH 1 - 2X6 KING STUD). KING STUDS TO BE FULL HEIGHT OF WALL.
- 6

HEADER = 3 - 2X8. BEAR EACH END IN WALL ON 1 - 2X6 JACK STUD (WITH 1 - 2X6 KING STUD). KING STUDS TO BE FULL HEIGHT OF WALL.
- 7

ADD 3 - 2X6 PAST KING STUD HERE TO FORM BUILT-UP COLUMN AT THIS END OF HEADER UNDER BEAM END ABOVE.
- 8

HEADER = 3 - 1 3/4"x16" LVL AT MAIN ROOM. BUILD EACH END INTO 2'-0" SHEAR WALL/PIER PER DETAIL.
- 9

HEADER = 3 - 2X10. BEAR EACH END IN WALL ON 2 - 2X6 JACK STUDS (WITH 1 - 2X6 KING STUD). KING STUDS TO BE FULL HEIGHT OF WALL.
- 10

ADD 2 - 2X6 PAST KING STUD HERE TO FORM BUILT-UP COLUMN AT THIS END OF HEADER UNDER BEAM END ABOVE.
- 11

ROOF BEAM = 3 - TREATED 2X8 w/ 2 - 1/2" PLYS. BEAR INTERIOR END IN WALL ON 2 - 2X6 (MIN.) BUILT-UP STUD COLUMN. BEAR EXTERIOR END ON TREATED 6X6 BUILT-UP COUNM WITH SIMPSON BC6 CAP.
- 12

3 - TREATED 2X10 FLUSH SHEAR DRAG/TRANSFER BEAM. FACE HANG RAFTERS FROM BEAM EACH SIDE WITH SIMPSON LUS210 EACH. BEAR EACH END OF BEAM ON BUILT-UP 3 (MIN) - 2X6 STUD COLUMN IN EXTERIOR WALLS.
- 13

3 - 2X10 BEAM UNDER DORMER SIDE WALLS. BEAR UPPER END OF BEAM IN SIMPSON HUS210-3 FACE HANGER AT RIDGE BEAM.
- 14

2 - 2X10 HEADER AT DORMER. BEAR EACH END IN SIMPSON LUS210-2 HANGER AT DORMER SIDE BEAM.
- 15

2X12 VALLEY AT DORMER.
- 16

2X12 RIDGE AT DORMER.
- 17

2 - 1 3/4" X 14" LVL VALLEY GIRDER. BEAR RIDGE END IN SIMPSON LSSR410Z SLOPE/SKEW HANGER.
- 18

1 3/4" X 14" LVL VALLEY. BEAR UPPER END IN SIMPSON IUS1.81/14 HANGER.
- 19

3 - 2X6 BUILT-UP COLUMN SUPPORTING DORMER RIDGE OVER HEADER.
- 20

3 - 2X6 BUILT-UP HEADER OVER EACH WALL OPENING AT ENTRY. PROVIDE TWO KING STUDS AT EACH END OF HEADER.
- 21

3 - TREATED 2X12 BEAM. BEAR INTERIOR END ON 3 - 2X6 BUILT-UP COLUMN IN EXTERIOR WALL. BEAR EXT'R END IN SIMPSON SIMPSON ECCOQ4.62-SDS2.5 COLUMN CAP WELDED TO TOP OF HSS6X6X1/4 STEEL COLUMN.
- 22

2 - 1 3/4" X 11 1/4" LVL RIDGE BEAM. BEAR INTERIOR END ON 3 - 2X6 BUILT-UP COLUMN IN EXTERIOR WALL. BEAR EXTERIOR END IN SIMPSON SIMPSON ECCOQ4.62-SDS2.5 COLUMN CAP WELDED TO TOP OF HSS6X6X1/4 STEEL COLUMN. BEAM IS TO BE FLUSH FRAMED WITH RAFTERS.
- 23

2 - TREATED 2X8 TOP & BOTTOM CHORDS AT BUILT-UP 'TRUSS'. GLUE AND SCREW EACH 2X8 TO OUTSIDE FACE OF 2 - TREATED 2X6 BUILT-UP DIAGONAL 'TRUSS' WEB. FASTEN TO OTHER CHORD AND HSS6X6 CENTER/VERT w/ SIMPSON LTP5, SCREWED, AT EACH FACE.
- 24

3 - 1 3/4" X 18" LVL RIDGE BEAM OVER MAIN ROOM (FLUSH FRAMED w/ RAFTERS). BEAR EACH END ON BUILT-UP 6 - 2X6 COLUMN IN FRAMED WALL.
- 25

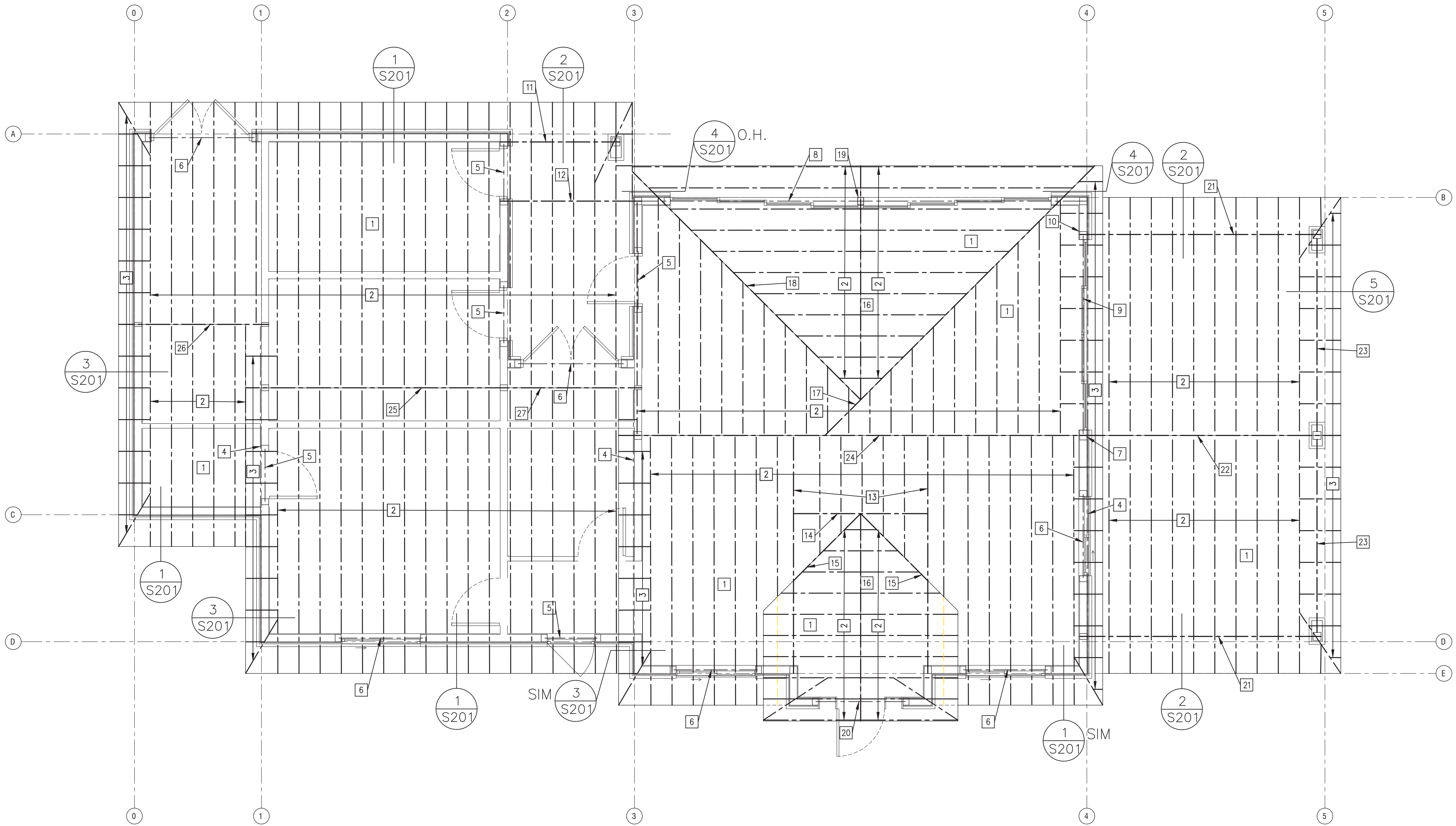
2 - 1 3/4" X 11 1/4" LVL RIDGE BEAM OVER REST ROOM (FLUSH FRAMED w/ RAFTERS). BEAR EACH END OF BEAM ON 5 - 2X6 BUILT-UP COLUMN.
- 26

2 - 2X12 RIDGE BEAM OVER EQUIPMENT ROOM (FLUSH FRAMED w/ RAFTERS). BEAR EXTERIOR END OF BEAM IN GABLE WALL ON 3 - 2X6 BUILT-UP COLUMN. BEAR INTERIOR END ON 4 - 2X6 BUILT-UP COLUMN.
- 27

EXTEND 1 - 1 3/4" X 11 1/4" LVL FROM RESTROOM RIDGE BEAM OVER MECH'L ROOM. BEAR ON 2 - 2X6 BUILT-UP COLUMN IN MAIN ROOM WALL.

GENERAL ROOF FRAMING NOTES:

1. WOOD 2X FRAMING AT PATIO AND BREEZEWAY ROOF, AND ANY TO BE LEFT EXPOSED OTHERWISE, SHALL BE PRESSURE TREATED SOUTHERN PINE #1, OR BETTER. BOX-IN EXTERIOR WOOD AND STEEL FRAMING PER ARCHITECT, TYPICAL.
2. INTERIOR WOOD FRAMING MEMBERS SHALL BE #2 KILN DRIED SOUTHERN PINE OR BETTER, UNO. FRAMING SHALL BE CLOSELY FITTED, ACCURATELY SET TO REQUIRED LINES AND HEIGHTS AND SECURELY FASTENED IN PLACE. PROVIDE SOLID BLOCKING AT ALL JOINTS IN WALL SHEATHING MATERIALS. UNSUPPORTED ROOF DECKING JOINTS MUST BE CLIPPED IF NOT BLOCKED. ALL CONNECTIONS IN FRAMING TO BE FASTENED IN ACCORDANCE WITH THE "RECOMMENDED FASTENING SCHEDULE" IN TABLE 2304.9.1 OF THE INTERNATIONAL BUILDING CODE.
3. "LVL" = MICROLLAM (1.9E LAMINATED VENEER LUMBER); "LSL" = TIMBERSTRAND (1.55E LAMINATED STRAND LUMBER) AND "PSL" = PARALLAM (2.0E PARALLEL STRAND LUMBER). ALL ARE BY iLEVEL/WEYERHAUSER. APPROVED EQUIVALENTS MAY BE USED.
4. BEAMS & COLUMNS THAT ARE BUILT-UP w/ MULTIPLE MEMBERS MUST BE ATTACHED BY GLUE & 2 ROWS OF 16d NAILS AT 12" O.C. FOR EACH PIECE
5. CONTRACTOR SHOULD PLACE EARLY ORDERS FOR LVL, LSL, PSL, SIMPSON OR APPROVED EQUIVALENT PRODUCTS. COSTS FOR REMEDIAL DESIGNS DUE TO UN-APPROVED ALTERNATE MATERIALS/CONNECTORS WILL BE BORNE BY CONTRACTOR.
6. SEE ARCHITECTURAL DRAWINGS FOR BUILDING DIMENSIONS AND TO VERIFY DIMENSIONS SHOWN (WHICH ARE TO OUTSIDE FACE OF STUD OR COMMON WALL CENTERLINE).
7. PROVIDE 2X6 @ 16" O.C CEILING JOISTS SPANNING UP TO 11' AND 2X8 @ 16" O.C. FOR SPANS BEYOND THAT TO 14'. NO SEPARATE CEILING JOISTS AT MAIN ROOM OR PATIO/BREEZEWAY.
8. PROVIDE A SIMPSON L90 TO FASTEN THE TOP END OF EACH RAFTER TO THE RIDGE BEAM, TYPICAL.
9. THE SIMPSON H2A TIE CALLED FOR ON THE DRAWINGS TO FASTEN ROOF FRAMING DIRECTLY TO THE BEARING WALL STUD(S) SHOULD STILL BE USED WHERE THE FRAMING AND STUDS ALIGN.
10. WHEREVER ROOF FRAMING DOES NOT LINE UP DIRECTLY OVER BEARING WALL STUDS, THE ROOF FRAMING MEMBER IS TO BE FASTENED TO THE BEARING WALL DOUBLE TOP PLATE WITH A SIMPSON H2.5A AND THE DOUBLE TOP PLATE IS TO BE FASTENED TO EACH UNALIGNED BEARING WALL STUD (SINGLE OR DOUBLE) WITH A SIMPSON TSP (PLACED AT THE SAME FACE OF WALL THAT H2A IS SHOWN ON.



1

S200

ROOF FRAMING PLAN

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

NORTH



ARCHITECT
B+A ARCHITECTURE
100 W 31ST STREET, SUITE 100
KANSAS CITY, MO 64108
PH: 816-753-6100

CIVIL ENGINEER
OLSSON
1301 BURLINGTON ST, SUITE 100
NORTH KANSAS CITY, MO 64116
PH: 913-393-1155

STRUCTURAL ENGINEER
PACKARD ENGINEERING
21021 OAK DRIVE
BELTON, MO 64012
PH: 816-767-7222

WOODSIDE RIDGE CLUB HOUSE

NW Pryor Road and NW O'Brien Road
LEE'S SUMMIT, MISSOURI

Roof Framing Plan and Notes

SEAL (DANIEL J. PACKARD, P.E., d.b.a. PACKARD ENGINEERING)



ISSUED: DECEMBER 27, 2018

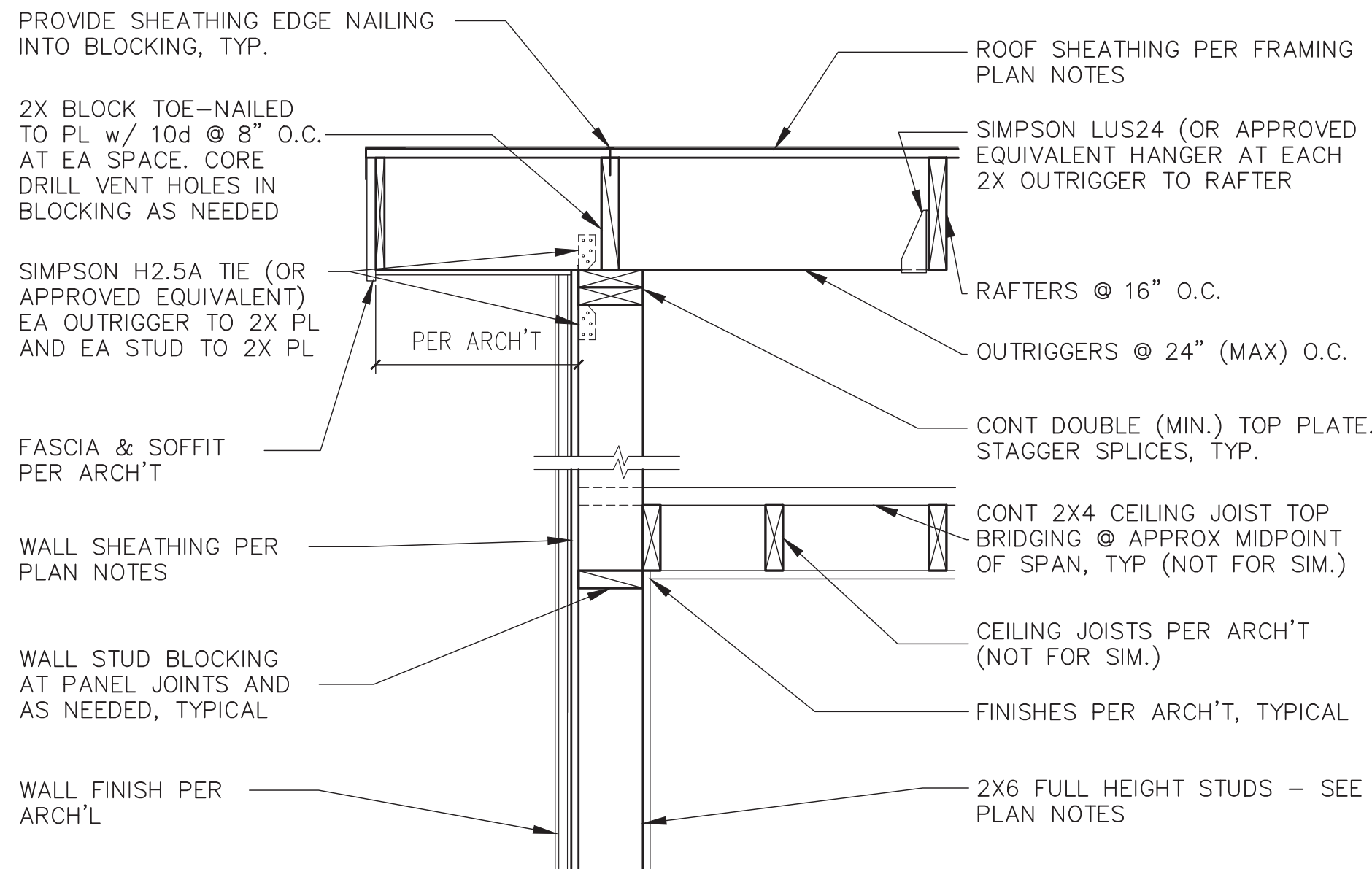
NO. REVISION DATE

NO.	REVISION	DATE

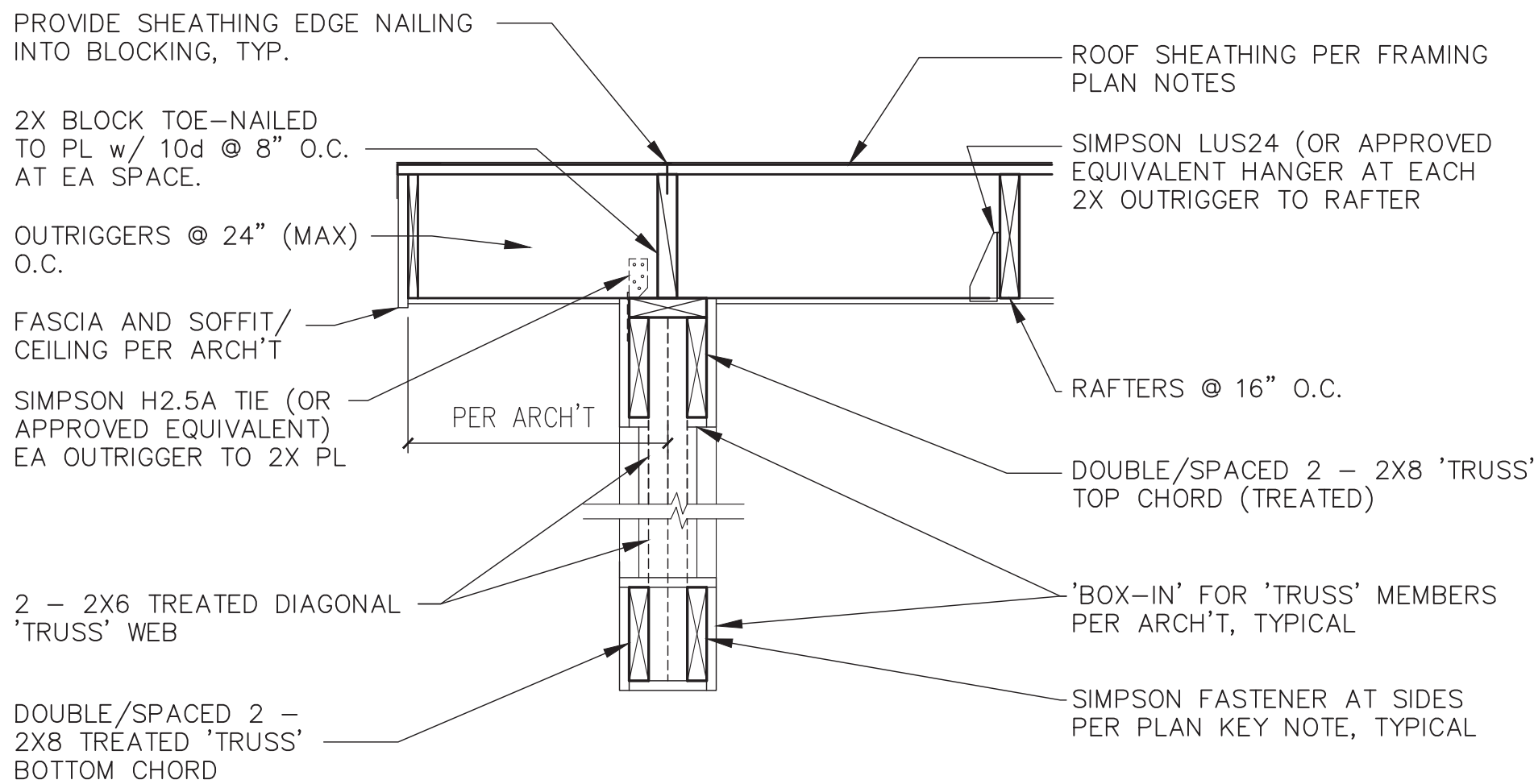
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DRAWN BY DJP
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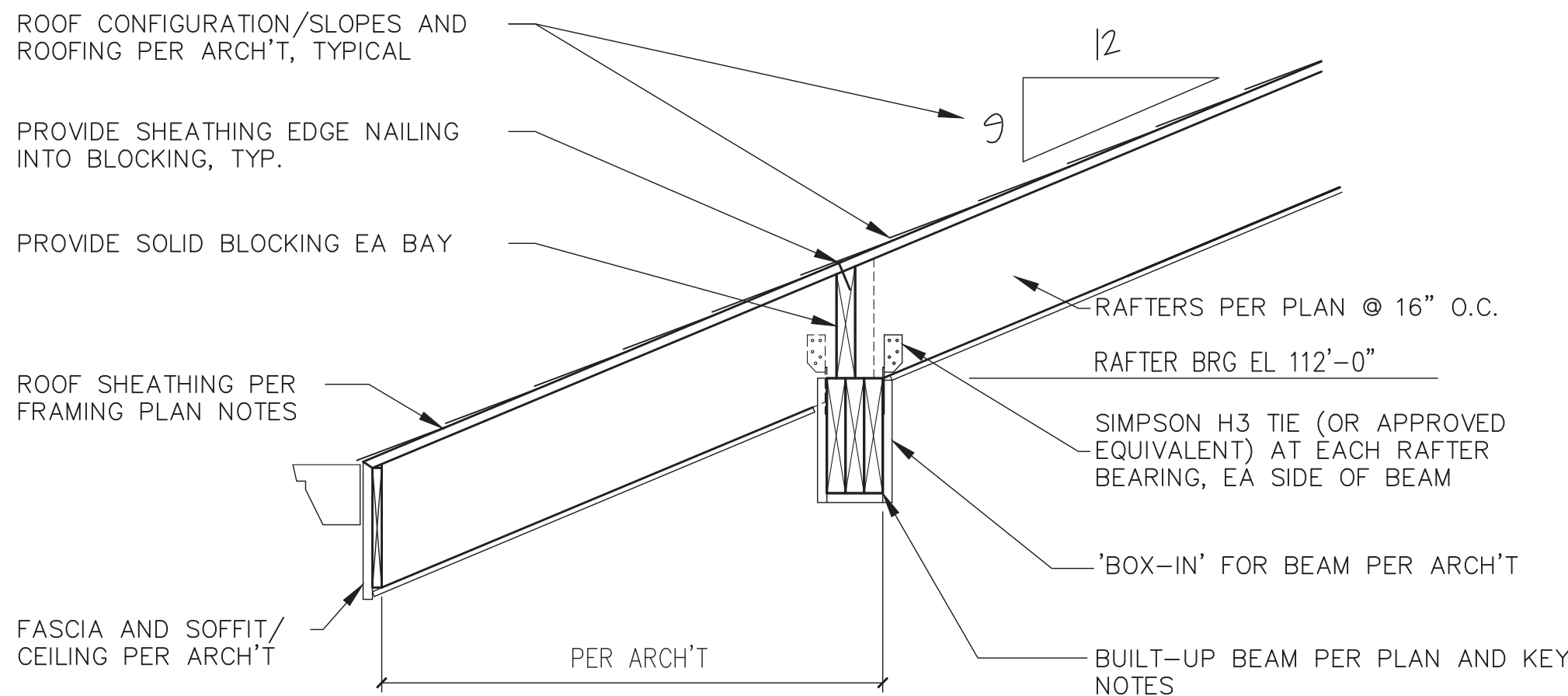
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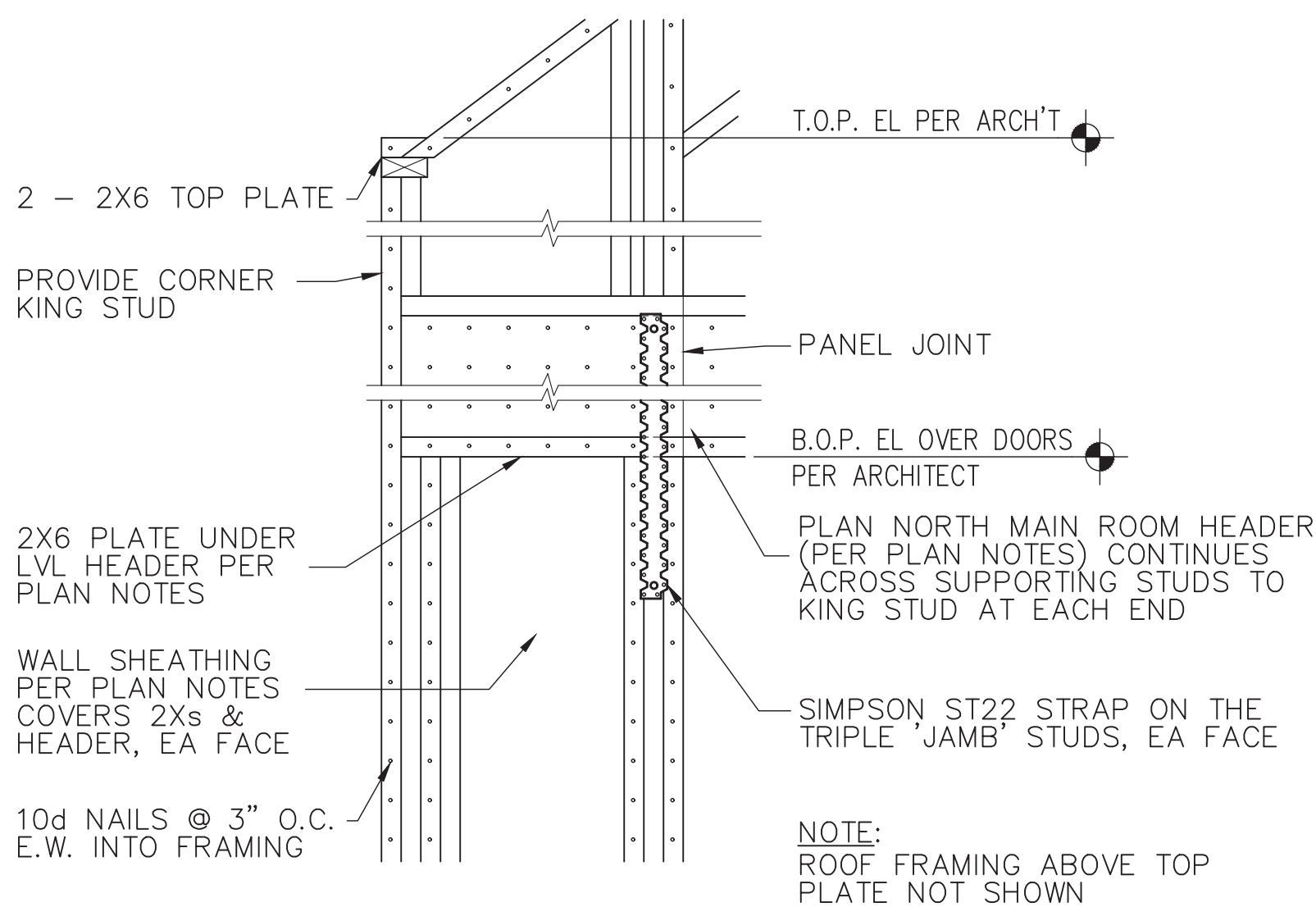
3
S201
RAFTER BEARING ON GABLE WALL SECTION
SCALE = NONE



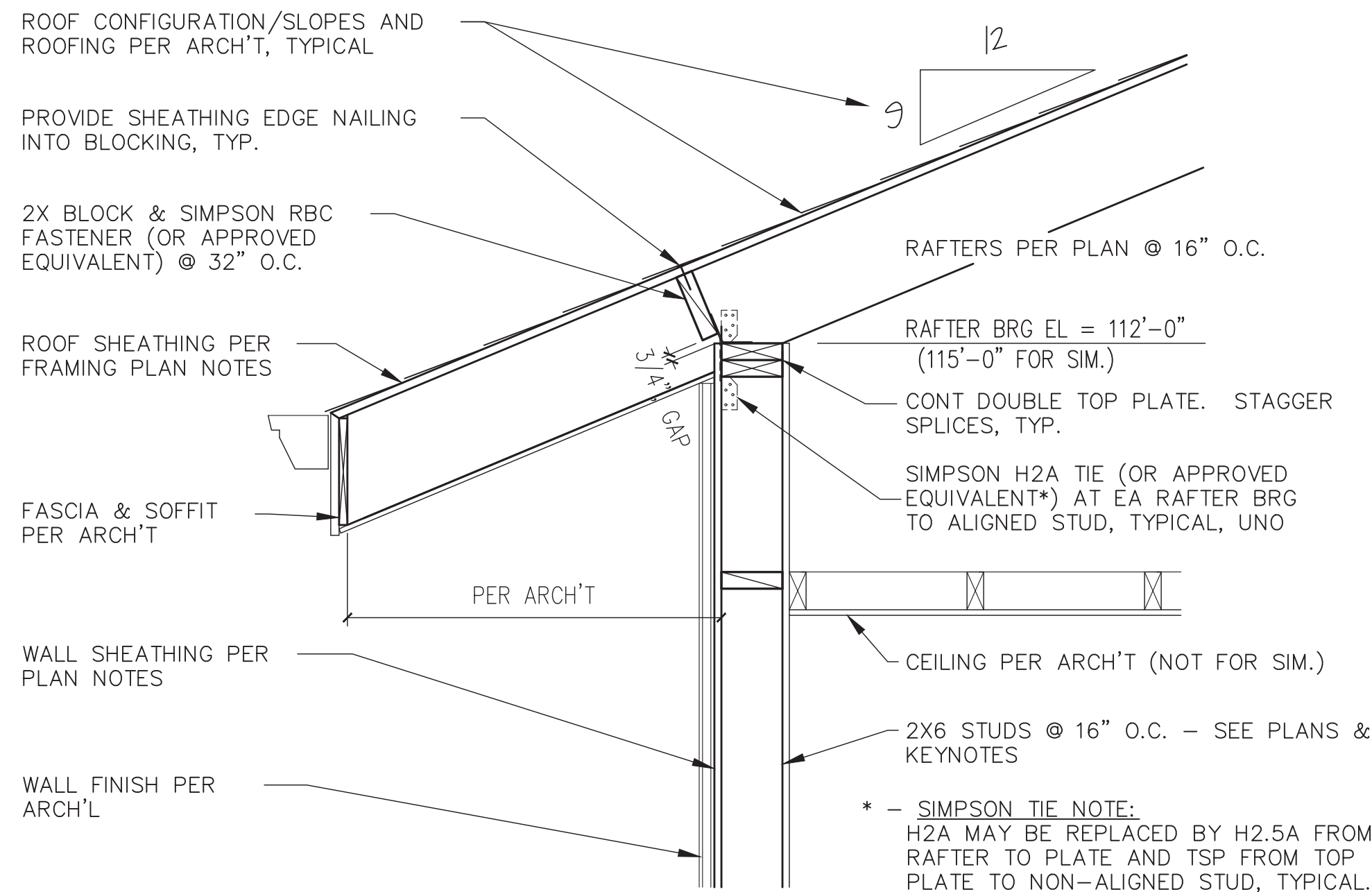
5
S201
RAFTER BEARING ON EXTERIOR 'TRUSS' SECTION
SCALE = NONE



2
S201
RAFTER BEARING ON BEAM SECTION
SCALE = NONE



4
S201
HEADER BEARING AT SHEAR PIER SECTION
SCALE = NONE



1
S201
RAFTER BEARING ON STUD WALL SECTION
SCALE = NONE

WOODSIDE RIDGE CLUB HOUSE

NW Pryor Road and NW O'Brien Road
LEES SUMMIT, MISSOURI

Roof Framing Sections

SEAL (DANIEL J. PACKARD, P.E., d.b.a. PACKARD ENGINEERING)



DECEMBER 27, 2018

ISSUED: DECEMBER 27, 2018

NO.	REVISION	DATE

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PEARSON KENT MCKINLEY RAAF ENGINEERS LL
13300 W 98TH STREET LENEXA, KS 6621
913.492.2400 WWW.PKMRENG.COM
MO State Certificate of Authority #E-2002020886



 **MECHANICAL/ELECTRICAL - SITE PLAN**
1" = 16'-0"

GENERAL SITE PLAN NOTES

1. REFER TO GENERAL NOTES ON MEP COVER SHEET FOR ADDITIONAL REQUIREMENTS OF WORK.
2. REFER TO CIVIL PLANS FOR CONTINUATION OF SERVICES BEYOND 5'-0" FROM BUILDING UNLESS OTHERWISE SHOWN.
3. REFER TO RESPECTIVE FLOOR PLANS FOR CONTINUATION OF SERVICES INSIDE BUILDING AND/OR EXACT LOCATIONS OF EQUIPMENT.
4. CONTACT UTILITY LOCATING SERVICE TO LOCATE EXACT LOCATION OF ALL EXISTING UTILITIES BELOW GRADE.

SITE PLAN KEYED NOTES

- 1 REFER TO CIVIL DRAWINGS FOR CONTINUATION.
- 2 REFER TO FLOOR PLAN(S) FOR EXACT EQUIPMENT LOCATIONS.
- 3 PROVIDE CONDUIT AND CONDUCTORS TO ROUGH-IN LOCATIONS OF POOL LIGHT & DECK FIXTURES. COORDINATE EXACT REQUIREMENTS AND ROUGH-IN LOCATIONS WITH POOL DRAWINGS. (TYPICAL)
- 4 ROUTE THROUGH TIMER CONTROL. REFERENCE NOTE #8 ON SHEET E201.
- 5 REFER TO FLOOR PLAN(S) FOR CONTINUATION.
- 6 TO IRRIGATION SYSTEM. COORDINATE SIZE, LOCATION, AND CONTINUATION WITH IRRIGATION CONTRACTOR OR ARCHITECT.
- 7 CARD READER. COORDINATE EXACT LOCATION AND ALL CONNECTION REQUIREMENTS WITH OWNER SPECIFIED SYSTEM. PROVIDE ROUGH-IN AND 1" CONDUIT BACK TO STORAGE ROOM.



ARCHITECT
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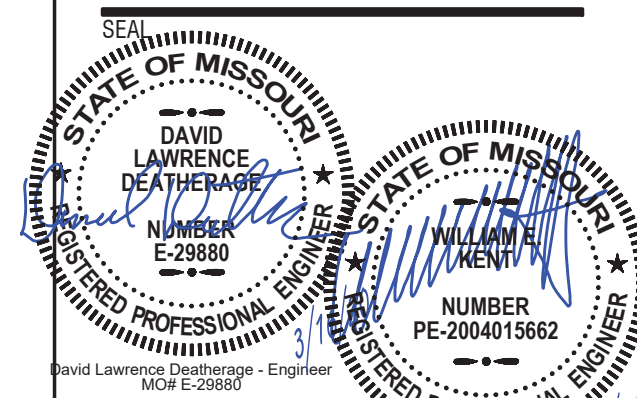
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DATE ISSUED: March 16, 2020		
NO.	REVISION	DATE

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COVER SHEET
MEP101

GENERAL MECHANICAL/ELECTRICAL SPECIFICATIONS/ DIVISION 220000 - PLUMBING/ DIVISION 230000 - MECHANICAL

GENERAL MECHANICAL ELECTRICAL AND PLUMBING REQUIREMENTS

1. **APPLICABILITY**
- A. These general requirements apply to all divisions (21, 22, 23, 26, 27, 28). Refer to individual divisions as included for specific information regarding each trade or scope of work.
2. **GENERAL REQUIREMENTS**
- A. Furnish & install all labor & materials required for complete, functioning, mechanical & plumbing systems w/ all associated equipment & apparatus as shown on plans.
- B. Obtain & get for all permits required for execution of this work & shall make arrangements for modifications to water, gas & sewer connections to building as required.
- C. All materials shall be new & shall bear UL label where applicable.
- D. Visit site & observe conditions under which work will be done. Any discrepancies shall be called to architect's attention. No subsequent allowance will be made in contract for any error or negligence on contractor's part.
- E. Final acceptance of work shall be subject to condition that all systems, equipment, apparatus & appliances operate satisfactorily as designed & intended. Work shall include required adjustment of systems & control equipment installed under these specifications.
- F. Warranty to owner quality of materials, equipment, workmanship & operation of equipment provided under these specifications for one year from & after completion of building & acceptance of mechanical systems by owner.
- G. All materials installed in plenums shall be noncombustible or have flame/smoke index of no more than 25/50 in accordance w/ ASTM # 84.
- H. Requirements under Division one & general & supplementary conditions of these specifications shall be part of this contract. Contractor shall become thoroughly acquainted w/ its contents as to requirements that affect this Division of work required under this section includes material, Equipment, appliances, Transportation, Services, & labor required to complete entire system as required by drawings & specifications.
- I. The specifications & drawings for project are complementary, & portions of work described in one, shall be scheduled as if described in both. In event of discrepancies, notify engineer & request clarification prior to proceeding w/ work involved.
3. **EXTENT OF CONTRACT WORK**
- A. Provide MEP systems indicated on drawings, specified or reasonably implied. In addition to specific equipment called out in plans and specifications, provide every device, component, programming, interlocking and accessory necessary for proper operation and completion of totally functional MEP systems.
- B. In no case will claims for "Extra Work" be allowed for work about which Contractor could have been informed before bids were taken.
- C. Contractor shall become familiar with equipment provided by other contractors that require plumbing connections and controls.
- D. Electrical work required to install and control plumbing equipment, which is not shown on plans or specified under Division 26, shall be included in Contractor's base bid proposal.
- E. All automatic temperature control devices shall be mounted as indicated in automatic temperature control section of specifications.
- F. The cost of larger wiring, conduit, control and protective devices resulting from installation of equipment which was not used for basis of design as outlined in specifications shall be paid for by the supplying Contractor at no cost to Owner or Architect Engineer.
- G. Contractor shall be responsible for providing supervision to other trade Contractors to insure that required connections, interlocking and interconnection of MEP equipment is made to attain intended control sequences and system operation.
- H. Contractor shall obtain complete MEP data on shop drawings and shall list this data on an approved form that shall be presented on request, to other trade Contractors. Data shall be complete with wiring diagrams received to date and shall contain necessary data on electrical components of plumbing equipment such as HP, voltage, amperes, watts, locked rotor current to allow other trade Contractors to order support or other equipment coordinated as required in this contract.
4. **DEFINITIONS**
- A. Whenever used in these specifications or drawings, following terms shall have indicated meanings.
- B. Furnish: term "Furnish" is used to mean "supply & deliver to project site. Ready for unloading, unpacking, assembly. Installation & similar operations.
- C. Install: term "Install" is used to describe operations at project site including actual "unloading, unpacking, Assembly, Erection, Placing, Anchoring, Applying, working to dimension, Finishing, curing, protecting, cleaning, & similar operations."
- D. Provide: term "Provide" means "to Furnish & Install. Complete & ready for intended use," furnished by owner or furnished by others; item will be furnished by owner or others. It is to be installed & connected under requirements of this Division, complete & ready for operation, including items incidental to work, including services necessary for proper installation & operation. Installation shall be included under guarantee required by this Division.
- E. Engineer: where referenced in this Division, "Engineer" is engineer of record & design professional for work under this Division, & is consultant to, & an authorized representative of, architect. As defined in general &/or supplementary conditions. When used in this Division, it means increased involvement by &/ obligations to engineer, in addition to involvement by, & obligations to, "Architect".
- F. AHJ: local code &/or inspection agency (authority) having jurisdiction over work.
- G. The terms "Approved equal", "Equivalent", Or "Equal" are used synonymously & shall mean "accepted by or acceptable to engineer as equivalent to item or manufacturer specified"
- H. The term "approved" shall mean labeled, listed, Or both. By nationally recognized testing laboratory (e.g. UL, ETL, CSA), & acceptable to AHJ over this project.
5. **PREBID SITE VISIT**
- A. Prior to submitting bid, Visit site of proposed work & become fully informed as to conditions under which work is to be done. Failure to do so will not be considered sufficient justification to request or obtain extra compensation over & above contract price.
6. **MATERIAL & WORKMANSHIP**
- A. Provide new material, equipment, & apparatus under this contract unless otherwise stated herein. Of best quality normally used for purpose in good commercial practice & free from defects. Model numbers listed in specifications or shown on drawings are not necessarily intended to designate required trim, written descriptions of trim govern model numbers.
- B. Pipe, fittings, specialties & valves shall be manufactured in USA. Work performed under this contract shall provide neat & "workmanlike" appearance when completed to satisfaction of architect & engineer. Workmanship shall be first possible by experienced mechanics. Installations shall comply w/ applicable codes & laws. Complete installation shall function as designed & intended w/ respect to efficiency, capacity, noise level, etc. Abnormal noise caused by rattling equipment, piping, ducts, air devices & squeaks in rotating components will not be acceptable. In general materials & equipment shall be of commercial specification grade in quality. Light duty & residential equipment is not acceptable.
- C. Remove from premises waste material present from work, including cartons, crating, paper, stickers, &/or excavation material not used.
- D. Clean equipment installed under this contract to present neat & clean installation at completion.
- E. Repair or replace public & private property damaged as result of work performed under this contract to satisfaction of authorities & regulations having jurisdiction.
7. **COORDINATION**
- A. Coordinate work w/ other trades so various components of systems will be installed at proper time will fit available space & will allow proper service access for maintenance. Components which are installed without regard to above shall be relocated at no additional cost to owner.
- B. Unless otherwise indicated, general contractor will provide chases & openings in building construction required for installation of systems specified herein. Contractor shall furnish general contractor w/ information where chases & openings are required.
- C. Keep informed as to work of other trades engaged in construction of project & execute work in manner as to not interfere w/ or delay work of other trades. Figured dimensions shall be taken in preference to scale dimensions.
- D. Contractor shall take his own measurements at building, as variations may occur. Contractor will be held responsible for errors that could have been avoided by proper checking & inspection.
- E. Provide materials w/ trim that will properly fit types of ceiling, wall, Or floor finishes actually installed. Model numbers listed in specifications or shown on drawings are not intended to designate required trim, written descriptions of trim govern model numbers.
- F. Obtain equipment submittal information for all pieces of equipment to be connected to from other trades that clearly indicates all connection requirements, locations, sizes, and similar requirements. Obtain this information in ample time to coordinate other trade submittals and equipment coordination. Where requirements differ from that on plans or differs from provisions made in the work, immediately notify the architect/engineer. Do not proceed with work that is incompatible with equipment provided.
- G. Coordinate construction operations included in different sections of the specifications to ensure efficient and orderly installation of each part of the work. Coordinate construction operations, included in different sections, that depend on each other for proper installation, connection, and operation.
- H. Each contractor shall coordinate its construction operations with those of other contractors and entities to ensure efficient and orderly installation of each part of the work. Each contractor shall coordinate its operations with operations, included in different sections, that depend on each other for proper installation, connection, and operation.
- I. Schedule construction operations in sequence required to obtain the best results where installation of one part of the work depends on installation of other components, before or after its own installation.
- J. Coordinate installation of different components with other contractors to ensure maximum

- accessibility for required maintenance, service, and repair.
- K. Make adequate provisions to accommodate items scheduled for later installation.
- L. Where availability of space is limited, coordinate installation of different components to ensure maximum performance and accessibility for required maintenance, service, and repair of all components, including mechanical and electrical.
- M. Prepare coordination drawings if limited space availability necessitates maximum utilization of space for efficient installation of different components or if coordination is required for installation of products and materials fabricated by separate entities. Content: project-specific information, drawn accurate to scale. Do not base coordination drawings on reproductions of the contract documents or standard printed data. Include the following information, as applicable:
- 1) Indicate functional and spatial relationships of components of architectural, structural, civil, mechanical, and electrical systems.
- 2) Indicate required installation sequences.
- 3) Indicate dimensions shown on the contract drawings and make specific note of dimensions that appear to be in conflict with submitted equipment and minimum clearance requirements. Provide alternate sketches to architect for resolution of such conflicts. Minor dimension changes and difficult installations will not be considered changes to the contract.
- N. Meetings: conduct project coordination meetings at regular intervals. Project coordination meetings are in addition to specified meetings held for other purposes, such as progress meetings and pretest meetings.
- 1) Attendees: each contractor, subcontractor, supplier, and other entity concerned with current progress or involved in planning, coordination, or performance of future activities shall be represented at these meetings. All participants at the conference shall be familiar with project and authorized to conclude matters relating to the work. Notify architect of meeting.
- 2) Agenda: review and correct or approve minutes of the previous coordination meeting. Review other items of significance that could affect progress.
- 3) Combined contractor's construction schedule: review progress since the last coordination meeting. Determine whether each contractor is on time, ahead or behind schedule, in relation to construction schedule. Discuss whether schedule revisions are required to ensure that current and subsequent activities will be completed within the contract time. Discuss impact of various contractor schedules upon other contractors and how to remedy impacts.
- 4) Review present and future needs of each contractor present
- O. After shop drawings have been reviewed and approved by all parties, transmit a set of submittals (eg Plumbing, Mechanical, Electrical, Controls, etc.) that will interface with installation. Each other contractor shall review the submittal for coordination and return a stamped submittal indicating they have reviewed the submittal for coordination purposes.
8. **ARCHITECTURAL VERIFICATION AND RELATED DOCUMENTS**
- A. Contractor shall consult all Architectural Drawings and specifications in their entirety incorporating and certifying all millwork, furniture, and equipment rough-including utility characteristics such as voltage, phase, amperage, pipe size, duct sizes, including height, location and orientation. Shop drawings incorporating these requirements should be submitted to the Architect for approval prior to installation or rough in.
9. **ORDINANCES & CODES**
- A. Work performed under this contract shall, at minimum, be in conformance w/ applicable national, state & local codes having jurisdiction.
- B. Installation work performed under this contract shall be in strict compliance w/ current applicable codes adopted by local AHJ including any amendments & standards as set forth by the National Fire Protection Association (NFPA), Underwriters Laboratories (UL), Occupational Safety & Health Administration (OSHA), American Society of Mechanical Engineers (ASME), American Society of Heating, Refrigeration, & Air Conditioning Engineers (ASHRAE), American national standards institute (ANSI), American Society of Testing Materials (ASTM) & other national standards & codes which are applicable.
- C. Where contract documents exceed requirements of referenced codes, Standards, etc., contract documents shall take precedence.
- D. Procure & pay for permits & licenses required for accomplishment of work herein described. Where required, obtain, pay for & furnish certificates of inspection to owner. Contractor will be held responsible for violations of law.
10. **STANDARDS**
- A. Drawings and specifications indicate minimum construction standard. Should any work indicated be sub standard to any ordinances, laws, codes, rules or regulations bearing on work, Contractor shall promptly notify Architect Engineer in writing before proceeding with work so that necessary changes can be made. However, if the Contractor proceeds with work knowing it to be contrary to any ordinances, laws, rules, and regulations, Contractor shall thereby have assumed full responsibility for and shall bear all costs required to correct non-complying work.
11. **PROTECTION OF EQUIPMENT & MATERIALS**
- A. Store & protect from damage equipment & materials delivered to job site. Cover as required to protect from dirt & damage. Plug or cap open ends of ductwork & piping systems while stored & installed during construction when not in use to prevent entrance of debris into systems. Equipment & material that has been damaged by contractor activities will be rejected, & Contractor is obligated to furnish new equipment & material of like kind. Keep premises broom clean from foreign material created during work performed under this contract. Piping, equipment, etc. Shall have neat & clean appearance at completion.
12. **SUBSTITUTIONS**
- A. The base bid shall include only products from manufacturers specifically named in drawings & specifications. No substitution will be considered prior to receipt of bids unless written request for approval to bid has been received by engineer at least ten calendar days prior to date of receipt of bids. Request shall include name of material or equipment for substitution & complete description of proposed substitution including drawings, cuts, performance & test data & other information for evaluation. Statement setting forth changes in other materials, equipment or other work that incorporation of substitution would require shall be included.
- B. The intent of these specifications is to allow ample opportunity for Contractor to use his ingenuity and ability to perform the work to his and the Owner's best advantage, and to permit maximum competition in bidding on standards of materials and equipment required.
- C. Material and equipment installed under this contract shall be first class quality, new, unused and without damage.
- D. In general, these specifications identify required materials and equipment by naming one or more manufacturer's brand, model, catalog number and/or other identification. The first named manufacturer or product is used as the basis for design; other manufacturers named must furnish products consistent with specifications of first named product as determined by Engineer. Base bid proposal shall be based only on materials and equipment by manufacturer named, except as hereinafter provided.
- E. Where materials or equipment are described but not named, provide required items of first quality, adequate in every respect for intended use. Such items shall be submitted to Architect Engineer for review prior to procurement.
- F. Materials and equipment proposed for substitutions shall be equal to or superior to that specified in consents, efficiency, utility, aesthetic design, and color as determined by Architect Engineer whose decision shall be final and without further recourse. Physical size of substitute brand shall be no larger than space provided including allowances for access for installation and maintenance. Requests must be accompanied by complete descriptive and technical data for manufacturer's name, model and catalog number, number, photographs or cuts, physical dimensions, operating characteristics and any other information needed for comparison.
- G. The burden of proof of merit of proposed substitute is upon proposer. Engineer's decision of approval or disapproval of bid of proposed substitution shall be final. "Terms approved", "approved equal", & "equal" refer to approval by engineer as an approved alternate bid. No substitutions will be considered that are not bid as an alternate.
- H. No material substitutions shall be considered for approval after to award of contract. Coordinate & verify w/ other trades whether or not substituted equipment can be installed as shown on construction drawings without modification to associated systems or architectural or engineering design. Include additional costs for architectural & engineering design fees in bid if drawing modifications are required because of substituted equipment.
13. **SHOP DRAWINGS**
- A. Equipment to be furnished under this contract, items requiring coordination between Contractor & sheet metal shop or other fabricator shall be submitted. Labeling shop drawings verify equipment submitted is mutually compatible & suitable for intended use & will fit available space & allow ample room for maintenance. Engineer's checking & subsequent approval of such shop drawings will not relieve contractor from responsibility for errors in dimensions, details, size of dimensions, quantities, omissions of components or fittings; coordinating of electrical requirements; or for coordinating items w/ actual building conditions. Proceed w/ procurement & installation of equipment only after receiving approved shop drawings relating to each item.
- B. Submittal data shall be neatly organized, identified & indexed. Each item or model number shall be clearly marked & accessories indicated. Label catalog data w/ equipment identification acronym or number as used on drawings & include performance curves, capacities, sizes, materials, finishes, wiring diagrams & deviations from specified equipment or materials. Mark out inapplicable items. Shop drawings will be returned without review if above information is not included.
- C. Requirements shall be met electronically & submitted as pdf in files less than 10mb.
- D. Contractor's stamp, which shall certify that stamped drawings have been checked by contractor, comply w/ drawings & specifications, & have been coordinated w/ other trades.
- E. Transmit submittals as early as required to support project schedule. Allow for two weeks at review time, plus duplication of this time for resubmittals, if required. Transmit submittals as soon as possible after notice to proceed & before construction starts. Engineer's submittal reviews will not relieve contractor from responsibility for errors in dimensions, details, size of members, or quantities; or for omitting components or fittings; or for not coordinating items w/ actual building conditions.
- F. Final copies shall be furnished to owner as part of O&M documents in hard & electronic formats.

14. **OPERATION & MAINTENANCE INSTRUCTIONS**
- A. Collect & compile complete brochure of equipment furnished & installed on this project. Include operation & maintenance instructions, manufacturer's catalog sheets, wiring diagrams, parts lists, approved shop drawings, test & balance reports, & descriptive literature as furnished by equipment manufacturer. Include an inside cover sheet that lists project name, date, owner, architect, consulting engineer, general contractor, sub-contractor, & an index of contents. Submit three copies of literature bound in 3-ring binders w/ index & tabs separating equipment sections as directed at termination of work.
- B. Final approval of final operating instructions will be withheld until manual is received & deemed complete by architect & engineer. Provide "as-built" drawings (see Division 1 & general conditions).
- C. These requirements may shall also be provided to the owner in a well organized pdf electronic submittal & delivered on a DVD or USB thumbdrive.
15. **TRAINING**
- A. Provide factory trained & authorized representative to train owner's designated personnel on operation & maintenance of equipment provided for this project. Provide training to include but not be limited to an overview of system &/or equipment as it relates to facility as whole; operation & maintenance procedures & schedules related to startup & shutdown, troubleshooting, servicing, preventive maintenance & appropriate operator intervention; & review of data included in operation & maintenance manuals. Submit certification letter to architect stating that owner's designated representative has been trained as specified herein. Letter shall include date, time, attendees & subject of training. Contractor & owner's representative shall sign certification letter indicating agreement that training has been provided. Schedule owner training w/ at least 7 days' advance notice.
16. **SPARE PARTS**
- A. Furnish to owner, w/ receipt one set of spare filters of each type required for each unit. In addition to spare set of filters, install new filters prior to testing, adjusting, & balancing work & before turning system over to owner.
- B. Furnish one complete set of parts for each fan.
17. **EQUIPMENT LABELS:**
- A. Material and thickness: multilayer, multicolor, plastic labels for mechanical engineering, 1/16 inch thick, and having predrilled holes for attachment hardware. Black letters on white background.
- B. Minimum label size: length and width vary for required label content, but not less than 2-1/2 by 3/4 inch.
- C. Minimum letter size: 1/4" for name of units if viewing distance is less than 24 inches, 1/2" for viewing distances up to 72" & proportionately larger lettering for greater viewing distances. Include secondary lettering two-thirds to three-fourths the size of principal lettering.
18. **WARRANTIES**
- A. Warrant each system & each element thereof against all defects due to faulty workmanship, design, material, workmanship, or equipment rough-in for a period of substantial completion unless specific items are noted to carry longer warranty in construction documents or manufacturer's standard warranty exceeds 12 months. Remedy all defects, occurring within warranty period(s) stated in general conditions & Division 1. Warranties shall include labor & material. Make repairs or replacements without any additional costs to owner. Perform remedial work promptly, upon written notice from engineer or owner.
- B. At time of substantial completion, deliver to owner all warranties in writing & properly executed including term limits for warranties extending beyond one year period. Each warranty instrument being addressed to owner & stating commencement date & term.
19. **CUTTING & PATCHING**
- A. Perform cutting of walls, floors, ceilings, etc. As required to install work under this section. Obtain permission from architect prior to cutting. Do not cut or disturb structural members without prior approval from architect. Cut holes as small as possible. General contractor shall patch walls, floors, etc. As required by work under this section. Patching shall match original material & construction. Repair & refinish areas disturbed by work to condition of adjoining surfaces in manner satisfactory to architect.
20. **EXCAVATION AND BACKFILL**
- A. Perform necessary excavation to receive work. Provide necessary sheathing, shoring, cribbing, tarpaulins, etc. For this operation, and remove it at completion of work. Perform excavation in accordance with appropriate section of these specifications, and in compliance with city safety standards.
- B. Excavate trenches of sufficient width to allow ample working space, and no deeper than necessary for installation work.
- C. Conduct excavations so no walls or footings are disturbed or injured. Backfill excavations made under or adjacent to footing with selected earth or sand and tamp to compaction required by architect/engineer. Mechanically tamp backfill under concrete and pavings in six inch layers to 95% standard density, reference Division 2.
- D. Backfill trenches and excavations to required heights with allowance made for settlement. Tamp fill material thoroughly and moistened as required for specified compaction density. Dispose of excess earth, rubble and debris as directed by architect.
- E. When available, refer to test hole information on architectural or civil drawings or specifications for types of soil to be encountered in excavations.
21. **ROUGH-IN**
- A. Conceal rough-in w/ general construction & other trades. Conceal piping & conduit rough-in except in unfinished areas & where otherwise shown.
22. **ACCESS DOORS**
- V. Provide access doors in ceilings, walls, etc. Where indicated or required for access or maintenance to concealed valves & equipment installed under this section. Provide concealed hinges, screwdriver-type lock, anchor straps; manufactured by Milcor, Zumt, Thus, or equal. Obtain architect's approval of type, size, Location & color before ordering.
23. **PENETRATIONS**
- A. Seal mechanical floor, exterior wall & roof penetrations watertight & weathertight. Seal around mechanical penetrations w/ 3M CP-25 fire barrier caulk (thickness as required & recommended by manufacturer) to maintain resistance rating of fire-rated assemblies. Provide prefabricated roof curbs manufactured by Custom Curb, Pace, Thybort or approved equal. Provide steel curb w/ factory installed wood nailer; welded, 18 gauge galvanized steel shell, base plate & flashing; 1-1/2" thick, 3 pound rigid insulation; fully mitered 3-inch raised cant; cover of weather-resistant, weather-proof material & pipe collar of weather-resistant material w/ stainless steel pipe clamps. Make roof penetrations by authorized roofing contractor when required.
25. **MOTORS & STARTERS**
- A. Provide motors & starting equipment where not furnished w/ equipment package. Motors shall have copper windings, class B insulation, & standard squirrel cage w/ starting torque characteristics suitable for equipment served. Motors for air handling equipment shall be selected for quiet operation. Each motor shall be checked for proper rotation after electrical connection has been completed. Provide dripproof enclosure for locations protected from weather & hot in air stream of fan, & totally enclosed fan cooled enclosure for motors exposed to weather. Motors shall be manufactured by Century, GE, Westinghouse, or approved equal. Provide every motor, except fractional horsepower single phase motors w/ an approved type of "bulb" thermal overload protection, w/ motor starter. Each starter shall be provided w/ overload heaters due to motor rating, & every three phase motor starter shall have overload heaters in each phase. Ambient temperature rated heaters shall be installed. Overvoltage necessary. Unless noted otherwise, motor starters shall be furnished by Division 22/23 contractor for installation & connection by Division 26 contractor. Starters shall be Allen-Bradley, Clark, Farnas, Square D, or approved equal.
26. **ELECTRICAL WIRING**
- A. Line voltage wiring shall be provided by Division 26. Line voltage control & interlock wiring for mechanical systems shall also be provided by Division 26 contractor. Low voltage control wiring shall be provided by Division 22/23 contractor. Furnish wiring diagrams to Division 26 contractor as required for proper equipment hook-up. Coordinate w/ Division 26 contractor actual wire sizing amps for submitted mechanical equipment to ensure proper installation.
27. **DISCONNECT SWITCHES**
- A. Provide heavy-duty horsepower rated safety switches rated in accordance with NEMA enclosed switch standard KS 1, 1969 and 198 standard.
- B. Each piece of electrical equipment shall be provided with a disconnecting means.
- C. Equivalents by: GE, Eaton, Siemens, Square D.
28. **REFRIGERANT & OIL**
- A. Provide full refrigerant & oil charge in refrigeration systems. Maintain for full term of warranty.
29. **FINAL TESTING & ADJUSTMENTS**
- A. Final system testing, Balancing & adjustments shall be performed by contractor certified by NEBB, ASBC or other approved agency. Perform test readings on fans, units, coils, etc. & adjust equipment to deliver specified amounts of air or water. Prepare testing & balancing report log showing air supply quantities, air entering & leaving temperatures & pressures, fan & unit test readings, motor voltage & amp draws, etc. & submit PDF of final compilation of data to architect for evaluation & approval before final inspection of project. Balance air systems to within plus or minus 10 percent for terminal devices & branch lines & plus or minus 5 percent for main ducts & air handling equipment of amount of air shown on drawings. Further adjustments shall be made to obtain uniform temperature in spaces & adjust equipment to operate as intended by specification. Align bearings & replace bearings that have dirt or foreign material in them w/ new bearings without additional cost to owner. Balance contractor shall include in report any improperly installed or missing balancing devices that would negatively impact system operation. Adjust thermostats & control devices to operate as intended. Adjust burner, pumps, fans, etc. For proper & efficient operation. Certify to architect that adjustments have been made & that system is operating satisfactorily. Further adjustments shall be made to obtain uniform temperature in spaces. Calibrate, set, & adjust automatic temperature controls. Check proper sequencing of interlock systems, & operation of safety controls.
30. **EQUIPMENT FURNISHED BY OTHERS**
- A. Provide necessary equipment & accessories that are not provided by equipment supplier or owner to complete installation of cooking equipment, washing equipment, etc., furnished by others, in locations as indicated on drawings &/or described in general notes

- to this contractor. Equipment & accessories not provided by equipment supplier may include fuses, vents, intakes, associated roof jacks & caps to outdoors, dampers, in-line fans, roof fans, control interlocks, etc. As required for proper operation of complete system, in accordance w/ manufacturer's instructions. Contractor shall be responsible for correct rough-in dimensions, & shall verify same w/ architect &/or equipment supplier prior to service installations.
31. **SETTING, ADJUSTMENT AND EQUIPMENT SUPPORTS**
- A. Work shall include mounting, alignment and adjustment of systems and equipment. Set equipment level on adequate foundation and provide proper anchor bolts and isolation as shown on drawings or manufacturer's instructions. Contractor shall be responsible for proper leveling of plumbing systems will be withheld until manual is received & deemed complete by architect & engineer. Provide "as-built" drawings (see Division 1 & general conditions) & adjust drive shafts and belts according to manufacturer's instructions.
- B. Equipment failures resulting from improper installation or field alignment shall be repaired or replaced by Contractor at no cost to Owner.
- C. Floor or pad mounted equipment shall not be held in place solely by its own dead weight. Include anchor fastening in all cases.
- D. Provide floor or slab mounted equipment with 3, 1/2" high concrete bases unless specified otherwise. Individual concrete pad shall be no less than 4" wider & 4" longer than equipment, and shall extend no less than 2" from each side of equipment.
- E. Provide each piece of equipment or apparatus suspended from ceiling or mounted above floor level with suitable structural support, platform or carrier in accordance with best-recognized practice. Verify that structural members of buildings are adequate to support equipment and unless otherwise indicated on plans or specified, arrange for their inclusion and attachment to building structure. Provide hangers with vibration isolators.
- F. Submit details of hangers, platforms and supports together with total weights of mounted equipment to Architect Engineer for review before proceeding with fabrication or installation.
34. **FIRE BARRIERS**
- AF. General: for penetrations through fire-resistance-rated constructions, including both empty openings and openings containing penetrating items, provide through-penetration firestop systems that are produced and installed to the full spread of fire according to requirements indicated, resist passage of smoke and other gases, and maintain original fire-resistance rating of construction penetrated.
- END OF GENERAL MEP REQUIREMENTS
- DIVISION 220000 - PLUMBING**
1. **PLUMBING GENERAL REQUIREMENTS**
- A. Refer to GENERAL MECHANICAL, ELECTRICAL AND PLUMBING requirements
2. **PIPING & INSULATION**
- A. Water service piping shall be copper type K tubing, ductile iron with mechanical joints or PVC AWWA C900 piping properly bedded and supported.
- B. Water piping - all water piping shall be 95.5 tin-antimony joined type L copper. Insulate w/ fiberglass w/ ASJ & PVC covers. Thickness in accordance w/ ASHRAE 90.1.
- C. Waste & vent piping - C-I bell & spigot below grade or hubless C-I w/ neoprene gasket fittings w/ stainless steel bands above grade. Sched 40 PVC w/ solvent welds may be used where allowed by local code. PVC not allowed in plenums.
- D. Gas piping - Provide Sched 40 cond. Weld carbon steel w/ corresponding fittings. Provide threaded fittings. Provide iron body-brass plug gas stops. Provide 2 coats paint on exterior gas piping.
3. **PIPING IDENTIFICATION**
- A. Provide pipe markers and flow direction arrows at 10', 0" maximum spacing to identify piping in mechanical rooms and 20', 0" maximum spacing in all other areas.
- B. Pipe marker nomenclature/colors shall meet applicable ANSI standard and OSHA requirements from Seaton or equal. Submit for approval list of colors and wording prior to purchase of pipe markers.
4. **VALVES**
- A. Equivalent valves listed on current comparison charts of specified valve manufacturers by Milwaukee, Stockham, Powell, Red-White, Crane, Apollo, Mueller, Muessco, Watts, Hays, Rockwell-Kordstrom.
- B. Ball valves - 2" & under - bronze full port w/ teflon seats, bronze ball & insulated handle.
- C. Check valves - 2" & smaller screwed or solder bronze check valve 200 psi-wog/125 psi-wsp, teflon or bronze disc & seat ring, 2-1/2" & larger flanged, ASTM 120 iron body, bronze trimmed, 200psi-wog/125 psi-wsp.
- D. Plug valves - 1" & smaller iron body gas cock, 175 PSI_WOG bronze plug
- E. Installation
- 1) Install necessary valves within piping systems to provide required flow control, to allow isolation for inspection, maintenance and repair of each piece of equipment or fixture, and on each main and branch service loop.
- 2) Each valve shall be installed so that it is easily accessible for operation, vision, inspection, and maintenance and where possible, gate, check and ball valves shall be installed on a horizontal run with the handle upright and within 15 degrees of the vertical. Butterfly valves shall be installed with the stem in the horizontal position and handle at 90 degrees from vertical.
- 3) Valves installed in piping systems shall be compatible with system maximum test pressure, pipe materials, pipe joining method, and fluid or gas conveyed in system.
5. **FIXTURES**
- A. See schedules for further requirements and specific fixtures.
- B. Fixtures: American Standard, Kohler, Crane, Zum, Toto.
- C. Stainless steel fixtures: Elkay, Just, Moen Commercial
- D. Fixtures to specify: Josam, Smith, Wade, Zum, Or Jonespec.
- E. Seats: Church, Olsonite, Bemis Or Beneka.
- F. Drinking fountains: Halsey Taylor, Elkay, Oasis, Or Haws.
- G. Trim by Moen, Delta, Eljer, Kohler, American S&Ard, Crane, Sloan.
- H. Flushvalves: Sloan, Zum, Toto.
- I. Drains by Wade, Zum, Woodford, Smith, Josam.
- J. Wall hydrants Josam series 71000 w/ connections for 3/2" pipe & hose. Non-freezing w/ key, vacuum breaker, locking cover. Equivalent by J.R. Smith, Wade, Woodford or Zum.
- K. Downspout nozzles - Wade series 3940 cast bronze downspout nozzles w/ threaded outlet & flange to secure nozzle to wall.
6. **PLUMBING EQUIPMENT**
- A. See schedules for further requirements and specific equipment.
- B. Tankless water heaters as scheduled by State, Rheem, Rinnai, Noritz, Z.A.O. Smith, Bosch. Refer to schedule for capacities and characteristics. Standard: ANSI Z21.10.3/CSA 4.3 for gas-fired, instantaneous, domestic-water heaters for indoor application. Construction: Copper piping or tubing complying with NSF 61 barrier materials for potable water, without storage capacity.
- C. Provide gas pressure regulators with internal relief and low pressure cut-off, as manufactured by Fisher Controls or Equimeter. Units shall be of size, capacity of capacities and pressures as shown on plans or as required for proper service. Verify capacities and pressures with each piece of equipment served.
7. **PLUMBING EXECUTION**
- A. Provide unions or flanged joints in each pipe line preceding connections to equipment to allow removal for repair or replacement. Provide all screwed & control valves w/ unions adjacent to each joint connection. Provide screwed end valves w/ union adjacent to valve unless valve can be otherwise easily removed from line.
- B. All piping shall be properly supported with hangers and supports specifically intended for that purpose. Provide clevis hangers, unistrut brackets & pipe clamps & similar systems. Protect integrity of insulation and provide rigid insulation inserts or pipe saddles as necessary.
- C. All exterior control wiring shall be in conduit.
- D. Provide ground-mounted units on 4", reinforced concrete base, 6" larger than unit on each side.
- E. Provide factory-authorized service staff to run on equipment. Train owner's maintenance personnel on startup, shutdown, troubleshooting, servicing, preventive maintenance.
12. **STARTUP SERVICE**
- A. Engage a factory-authorized service representative to perform startup service for all equipment & systems.
- B. Complete installation & startup checks according to manufacturer's written instructions & do the following:
- 1) Inspect for visible damage to unit casing.
- 2) Inspect for visible damage to furnace combustion chamber.
- 3) Inspect for visible damage to compressor, air-cooled outside coil, & fans.
- 4) Inspect internal insulation.
- 5) Verify that labels are clearly visible.
- 6) Verify that clearances have been provided for servicing.
- 7) Verify that controls are connected & operable.

- F. Verify floor materials used from architectural plans & provide proper cleanout tops, where they occur in carpet, quarry tile, vinyl tile or ceramic tile.
- G. Provide water hammer arrestors for all plumbing basins w/ fixtures utilizing flush valves in any capacity. Locate arrester between last two fixtures served on branch line.
- END OF DIVISION 22000
- DIVISION 230000 - MECHANICAL**
1. **MECHANICAL GENERAL REQUIREMENTS**
- A. Refer to GENERAL MECHANICAL, ELECTRICAL & PLUMBING requirements
2. **SHEET METAL WORK**
- A. HVAC ductwork shall be galv sheet metal of gauges & joint types specified in SMACNA manual. Provide turning vanes in elbows.
- B. Coordinate routing of ductwork w/ other contractors such that piping, electrical conduit, & associated supports are not routed through ductwork. Construct supply ducts to meet SMACNA positive pressure of 37 WG. Construct return, outdoor & exhaust ductwork upstream of fans to meet SMACNA negative pressure of 1" WG. Construct exhaust ductwork downstream of fans to meet SMACNA positive pressure of 1" WG.
- C. Exposed ductwork shall be field painted shall have galvanized metal primer applied in shop after fabrication & prior to shipping.
- D. Seal ductwork w/ heavy liquid sealant, Hardcoat Inlogrip 601, Design Polymer DP 1010, United McGill duct sealer or approved equal, applied according to sealant manufacturer's instructions.
- E. Exposed spiral duct shall be Lindab or approved equal gasketed style.
- F. Ducts shall be connected to fans, fan casings & fan plenums by means of flexible connectors. Flexible connectors shall be neoprene coated steel ducts w/ clamp connections, Duro-Dyne, Elgen, Venafabric or equal. Flexible connectors shall have flame spread of 25 or less & smoke developed rating not higher than 50. Make airtight joints & install w/ minimum 1-1/2" slack.
- G. All ductwork must be supported properly from structure.
3. **DUCTWORK SPECIALTIES**
- A. Flexible ducts - Thermaflex or equal sound rated type G-KM insulated. (duct w/o published acoustic attenuation ratings not acceptable). Take off fitting shall be hi-eff style w/ locking damper. Maximum length of flexible ductwork shall be 5'-0".
- B. Diffusers & grilles - see schedule. Equivalent by Price, Tuttle & Bailey, Tins, Metal-Aire, Knueger. Coordinate color, mounting w/ duct, ceilings, architect. Select air devices to limit room noise level to no higher than NC-30 unless otherwise shown. Provide devices w/ soft plastic gasket to make an airtight seal against mounting surface. Coordinate final location, frame, & mounting type of air devices w/ architect reflected ceiling plans. Submit complete shop drawings including information on noise level, pressure drop, throw, cfm for each device, styles, borders, etc. Clearly marked w/ specified equipment number. Provide ceiling supply air diffusers & return air grilles of lay-in or surface mounted type as specified. Provide ceiling diffusers & grilles w/ white enamel finish unless noted otherwise. Provide slot plenums by diffuser manufacturer. Plenums shall be internally insulated by manufacturer.
- C. Louvers - Greenheck type FSK-400 fabricated galvanized steel louver w/ trim flange. Equivalent by Ruskin, Louvers & Dampers, Greenheck, American Warming & Ventilating, Industrial Louvers, Acme. Coordinate finish w/ architect.
- D. Provide balancing dampers, manufactured by Ruskin, Greenheck, Nailor Industries, Cosco, Louvers & Dampers, Potluff or approved equal, where "show" drawings & wherever necessary for complete control of air flow. Splitter dampers shall be controlled by locking quadrants; provide young regulator or ventlok end bearings for damper rod. Rectangular volume dampers shall be opposed blade interlocking type. Round volume dampers shall be butterfly type consisting of circular blade mounted to shaft.
- E. Damper leakage for outside air dampers shall not exceed .65 cfm/sqare foot in full closed position at 4" wg pressure differential across damper. Reference manufacturer & model number for outside air dampers is Ruskin model CD-50.
4. **DUCT INSULATION WORK**
- A. Duct insulation & wraps shall meet flame/smoke rating of 25/50 per ASTM E 84.
- B. Line all low pressure supply & return air ductwork w/ 1/2" liner. Line all medium pressure supply w/ 1" liner.
- C. Line all transfer boots w/ 1/2" liner.
- D. Do no wrap exposed spiral ducts. Provide pre-manufactured 1/2" or 1" round liner for all exposed round ducts. Contractor has the option to use double wall perforated lined round spiral ducts for exposed ducts. Wrap all concealed round supply HVAC ductwork w/ Certainteed 1" thick insulation w/ vapor barrier in concealed locations or in unfinished shell spaces.
- E. Wrap all outside air HVAC ductwork w/ Certainteed 1-1/2" thick insulation w/ vapor barrier in concealed locations. Exposed installations shall use 1-1/2" thick rigid board insulation or lined with 1" liner.
5. **PIPING**
- A. Refrigerant piping - copper tube type acr, hard temper nitrogenized refrigerant tube, ASHRAE type K, brazed joints. Insulate w/ Armaflex in thickness per ASHRAE 90.1. Provide UV stabilized exterior rated or coated Armaflex outdoors.
8. **FURNACES, EVAPORATORS, & CONDENSING UNITS**
- A. Furnace - Min 90% eff natural gas, AGA cert. Aluminumized steel HX, multi-speed direct drive blower motor, 2" or 2 1/2" plastic C-I & flue piping complete w/ condensation termination kits. 2" MERV 7 filters. Mount filter in slide rack w/ hinged door & latch in R/A duct work. Coil - blow thru DX module, fully insulated metal casing w/ drain pan & duct flanges, copper tubes w/ aluminum fins, w/ TXV.
- B. Condensing unit - heavy gauge base, scroll compressor(s). Rated seer not less than 10.3, (1) yr parts & labor system warranty & additional 4 yr compressor only warranty. Anti-shock cycle prevention controls. Provide liquid line anti-migration valve for all systems with lines longer than 100 feet. Provide unit with suction line accumulators where condensing units are located below evaporator coils. Louvered coil hail guards. 30 deg low ambient.
- C. Equivalent by Trane, Lennox, York, Carrier.
9. **PROGRAMMABLE THERMOSTATS**
- A. Stages of cooling & heating as required by stages on specified equipment. 7-day programming capability with 24 hour setback period. Auto heat/cool change over. Locking supports to prevent tampering. Provide w/ all interfaces to other equipment as required.
- B. Thermostats by Honeywell, Johnson Controls, White-Rogers, Trane, Carrier or approved equal
10. **WALL & CEILING HEATERS**
- A. Nickel-chromium heating wire, free from expansion noise & hum, mounted in ceramic inserts in a galvanized-steel housing; w/ fuses in terminal box for overcurrent protection & limit controls for high-temperature protection. Terminate elements in stainless-steel machine-staked terminals secured with stainless-steel hardware. Manufacturers: Berko, Chromalox, Indeco, Markel, Marley, OMark.
- B. Piping shall be properly supported with hangers & supports specifically intended for that purpose. Provide clevis hangers, unistrut brackets & pipe clamps & similar systems. Protect integrity of insulation & provide rigid insulation inserts or pipe saddles as necessary.
- C. All exterior control wiring shall be in conduit.
- D. Provide ground-mounted units on 4", reinforced concrete base, 6" larger than unit on each side.
- E. Provide factory-authorized service staff to run on equipment. Train owner's maintenance personnel on startup, shutdown, troubleshooting, servicing, preventive maintenance.
12. **STARTUP SERVICE**
- A. Engage a factory-authorized service representative to perform startup service for all equipment & systems.
- B. Complete installation & startup checks according to manufacturer's written instructions & do the following:
- 1) Inspect for visible damage to unit casing.
- 2) Inspect for visible damage to furnace combustion chamber.
- 3) Inspect for visible damage to compressor, air-cooled outside coil, & fans.
- 4) Inspect internal insulation.
- 5) Verify that labels are clearly visible.
- 6) Verify that clearances have been provided for servicing.
- 7) Verify that controls are connected & operable.

END OF DIVISION 23000



WOODSIDE RIDGE CLUBHOUSE

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Lee's Summit, MO

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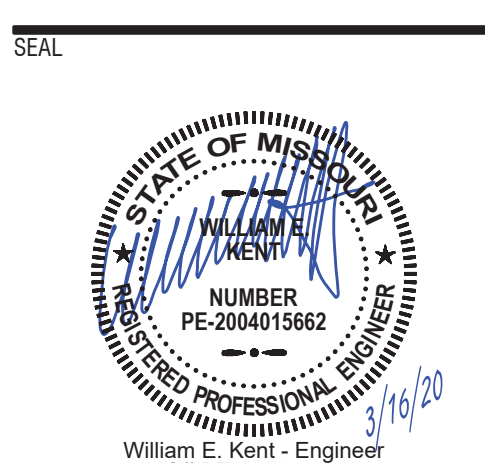
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William E. Kent - Engineer
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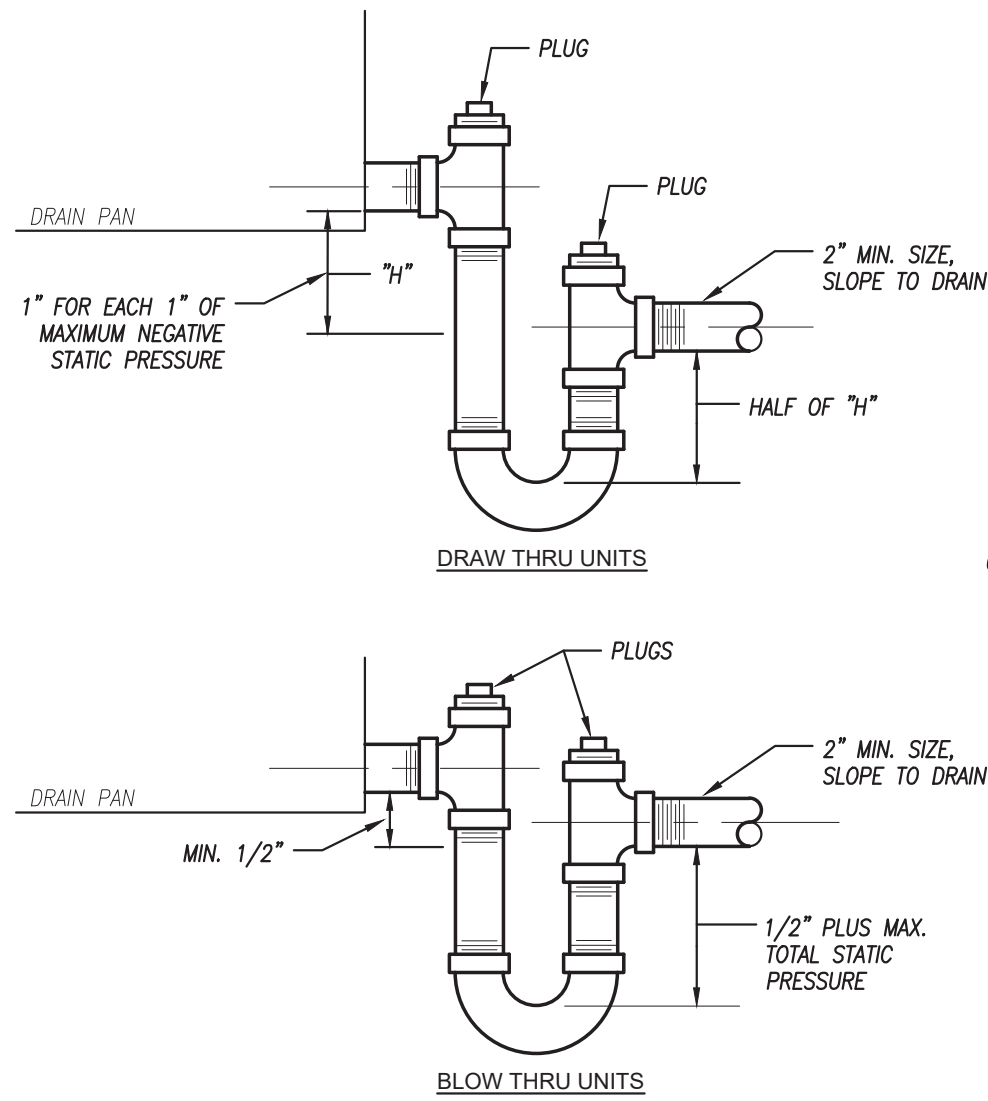
DATE ISSUED: March 16, 2020

NO.	REVISION	DATE

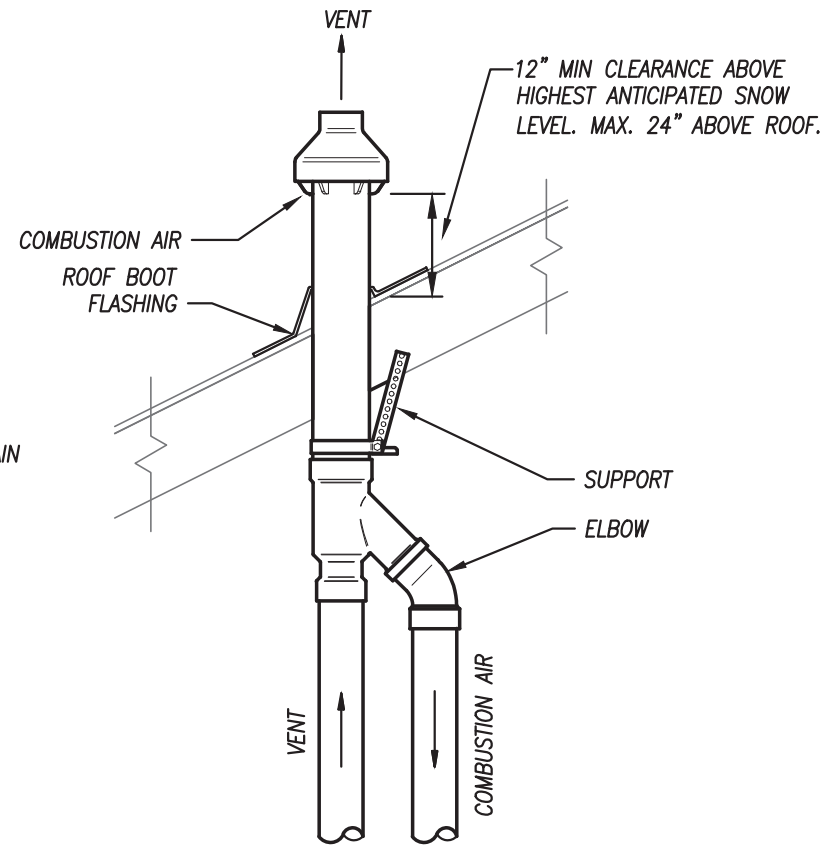


2030 NW O'BRIEN ROAD,
LEE'S SUMMIT MO

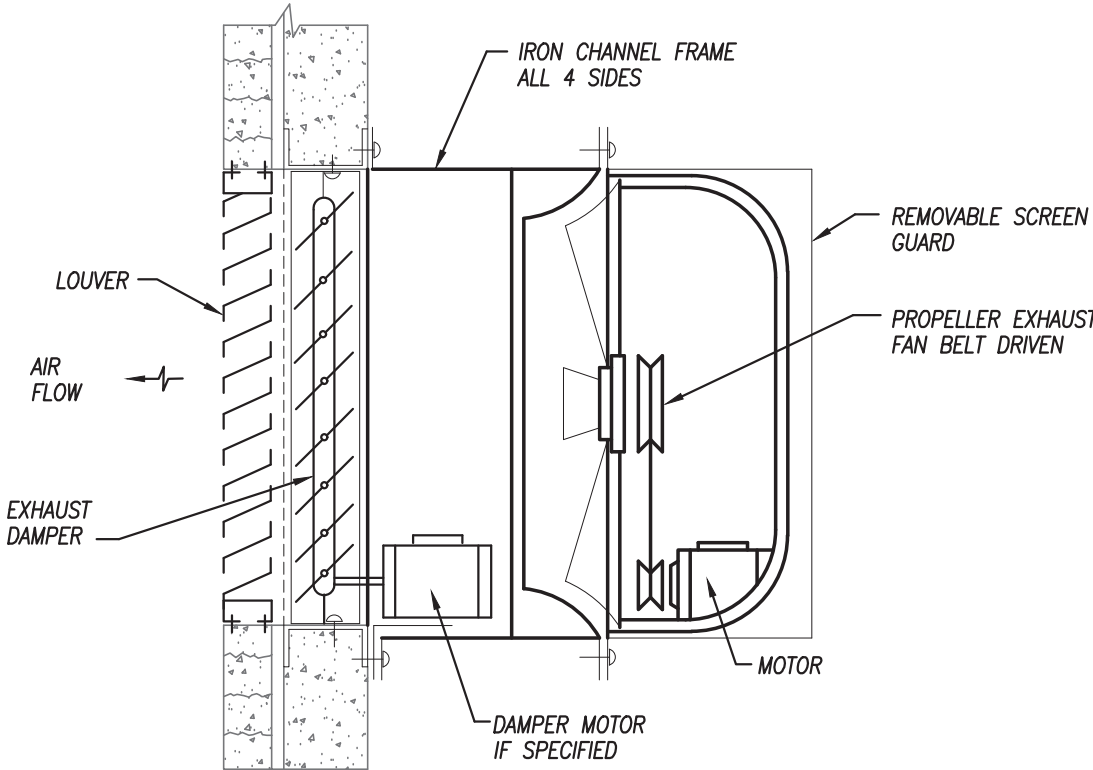
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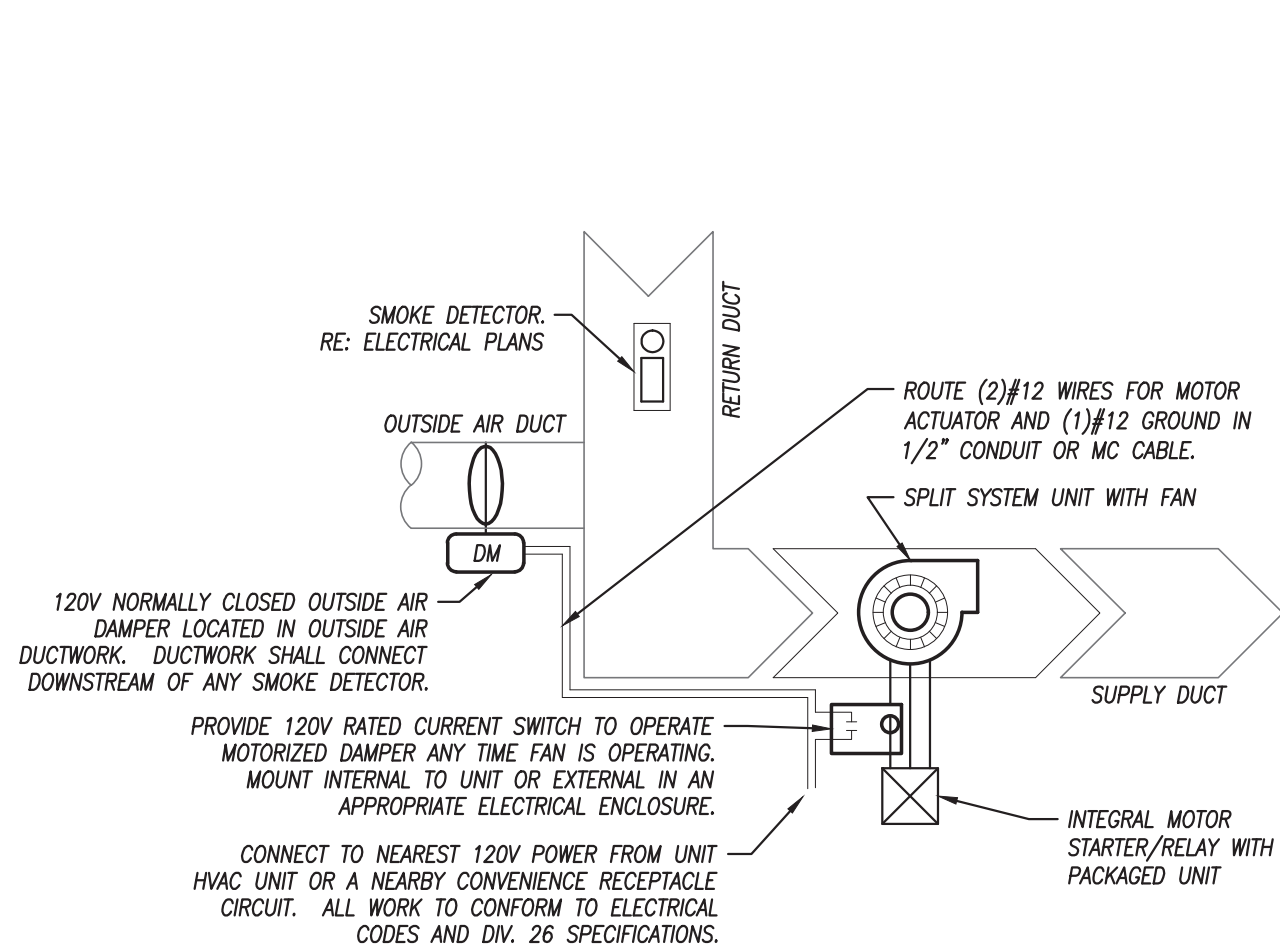
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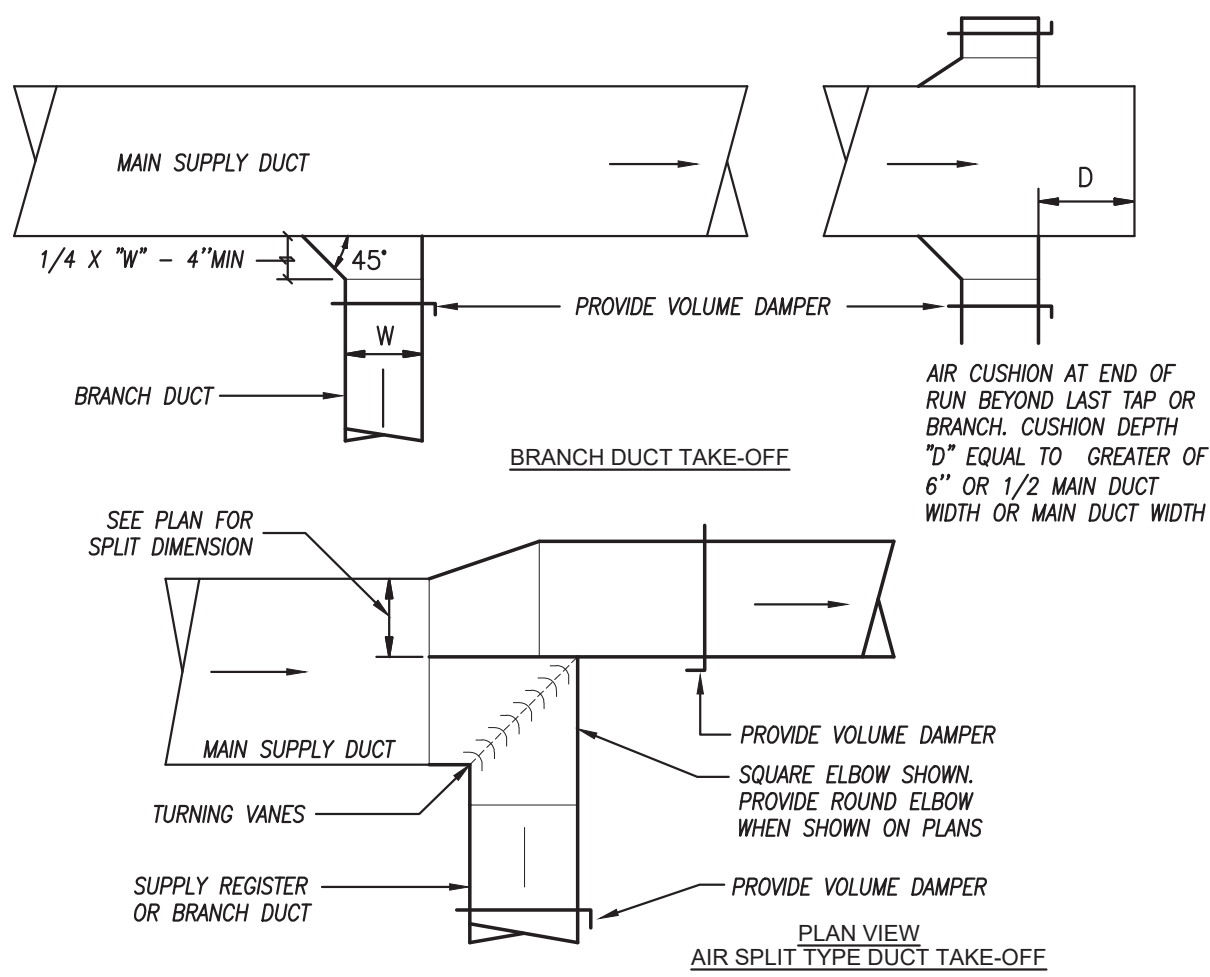
CONCENTRIC ROOF VENT
NOT TO SCALE



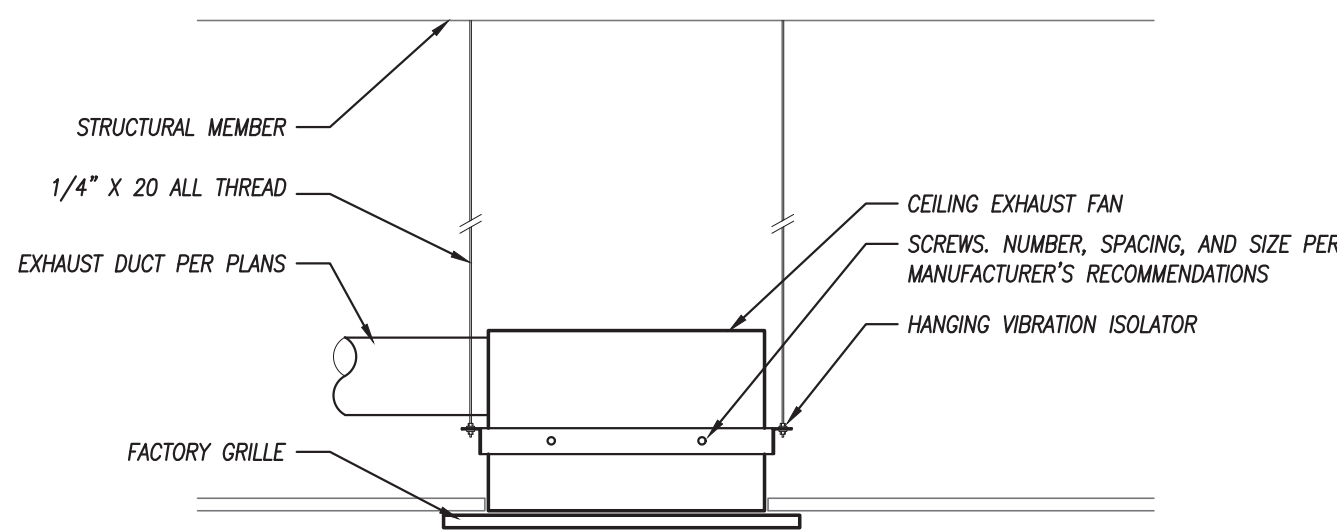
PROPELLER EXHAUST FAN DETAIL
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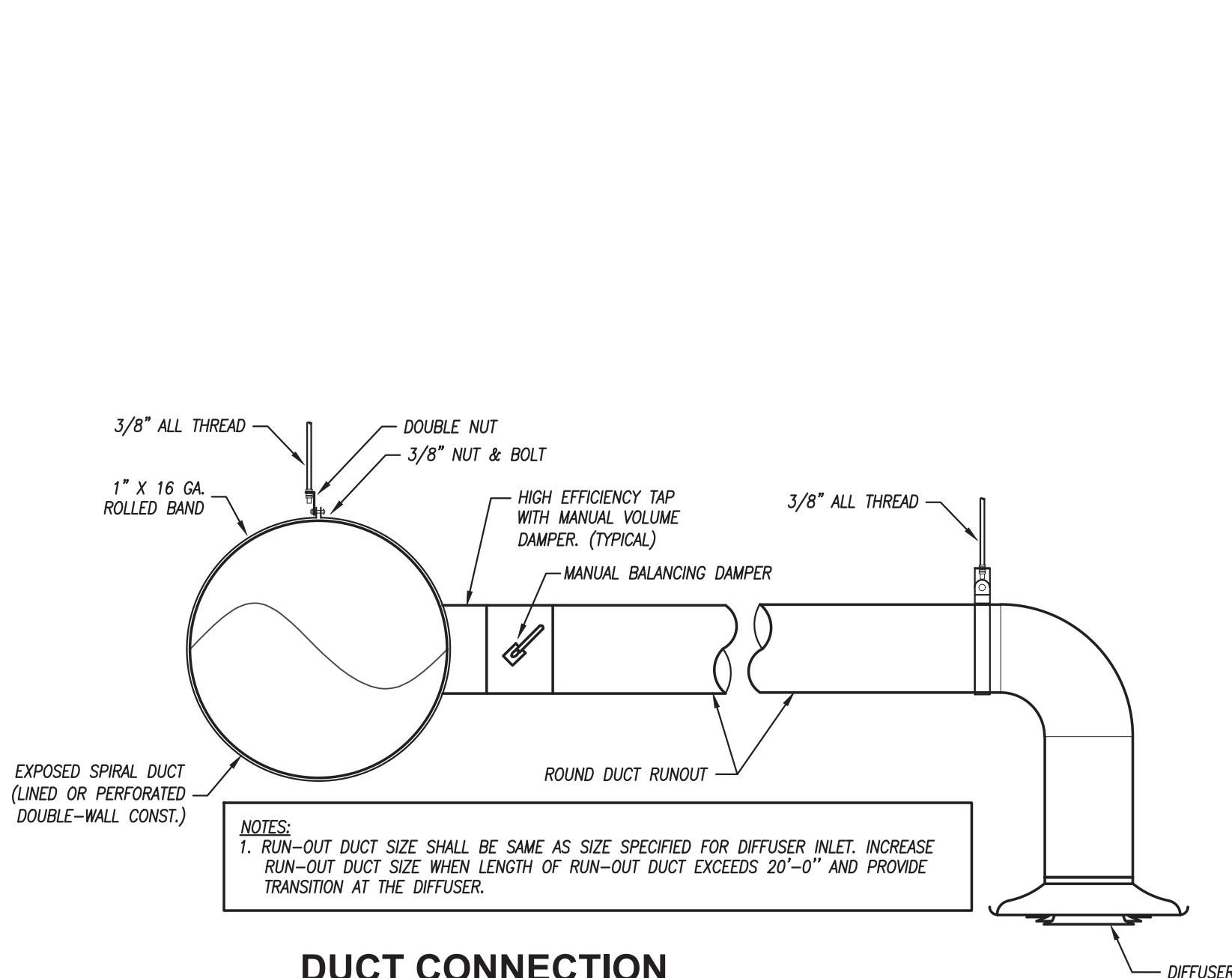
OUTSIDE AIR DAMPER WIRING SCHEMATIC
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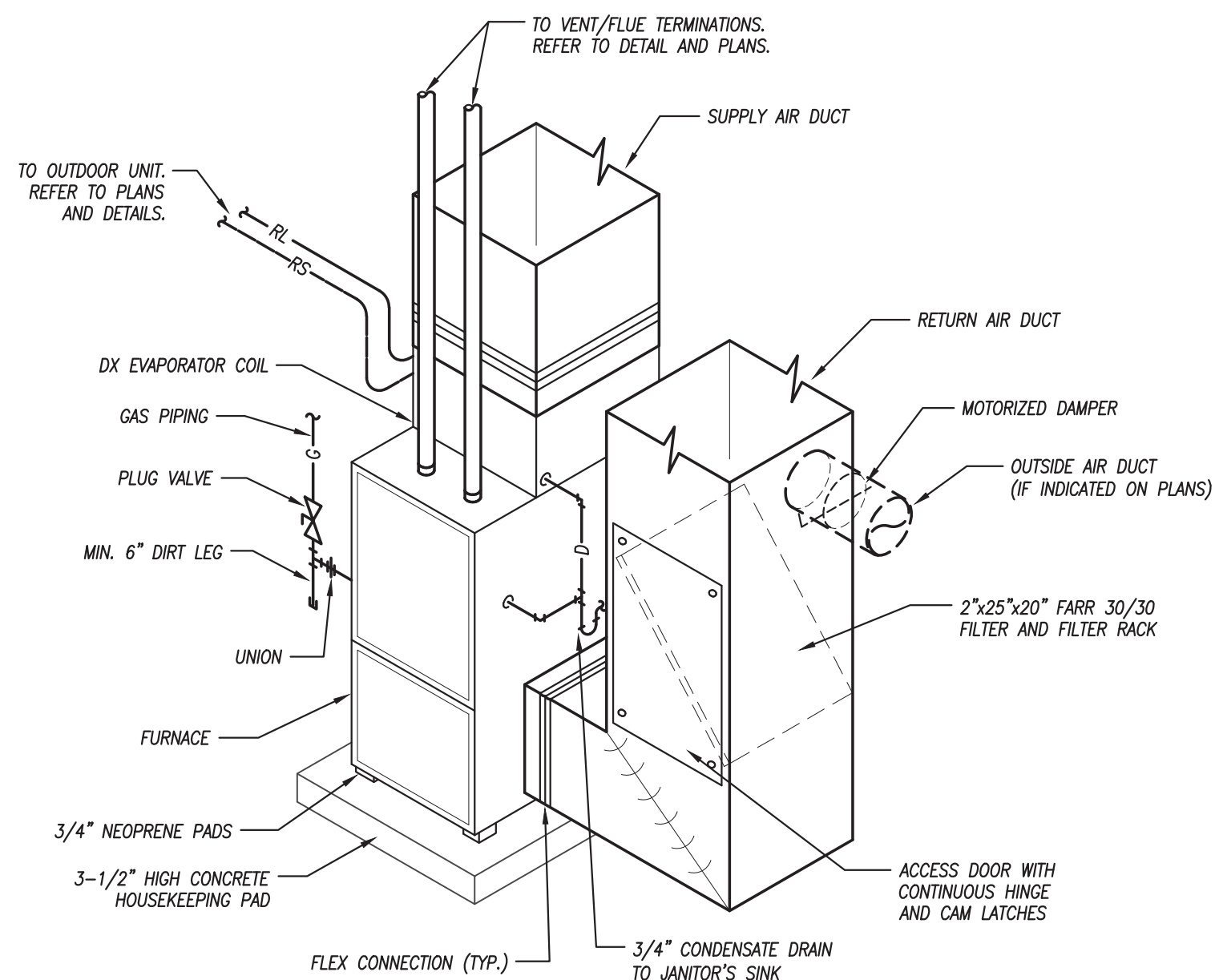
DUCTWORK TAKEOFFS
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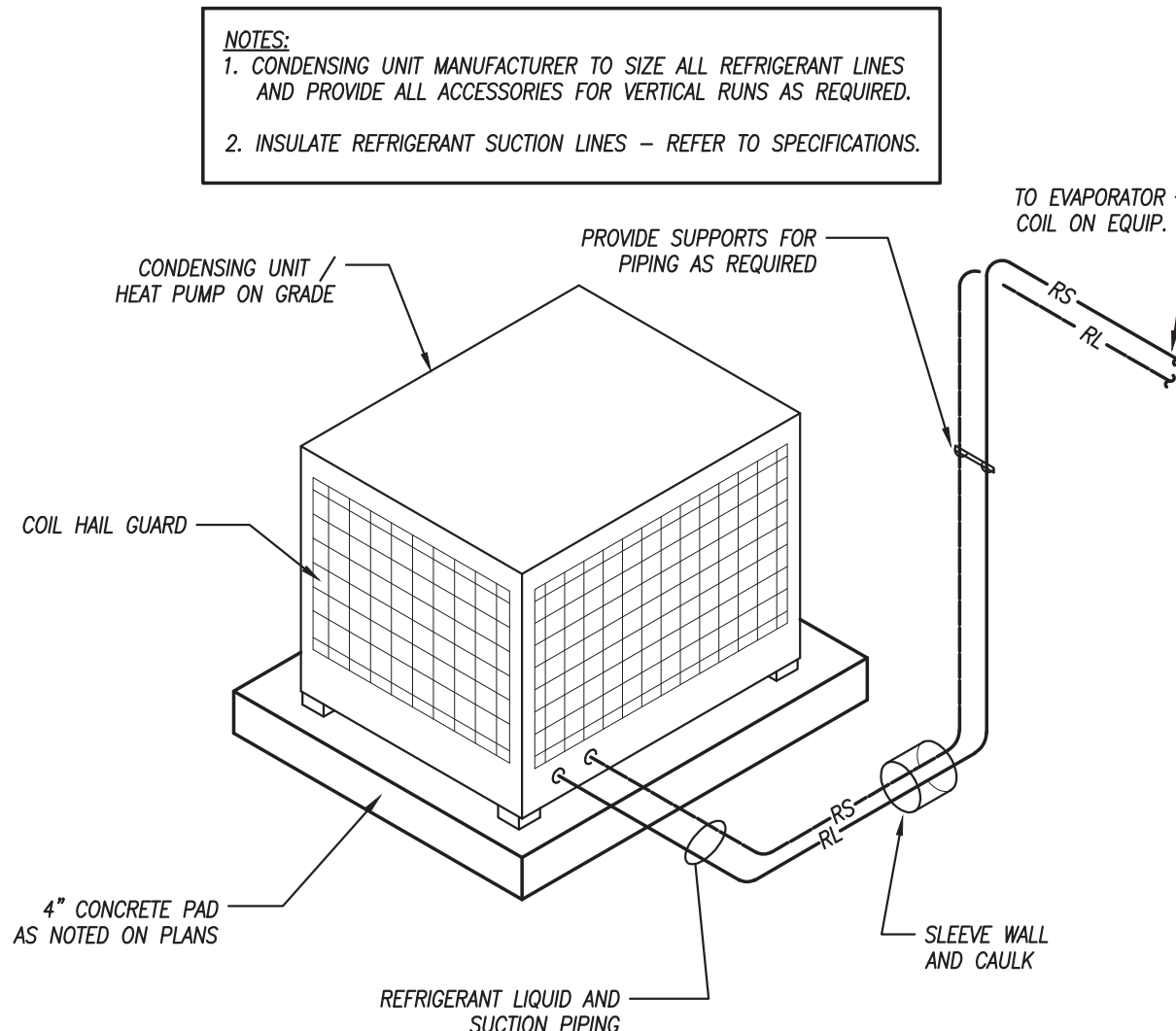
CABINET EXHAUST FAN MOUNTING DETAIL
NOT TO SCALE



DUCT CONNECTION TO SPIRAL DUCT MOUNTED DIFFUSER DETAIL
NOT TO SCALE



HIGH-EFFICIENCY FURNACE DETAIL
NOT TO SCALE



CONDENSING UNIT / HEAT PUMP DETAIL
NOT TO SCALE

GRILLE, REGISTER & DIFFUSER SCHEDULE

PLAN MARK	MANUFACTURER	MODEL NUMBER	MATERIAL	DESCRIPTION	MOUNT TYPE	FACE SIZE (IN)	NECK SIZE (IN)	VOLUME DAMPER	FINISH COLOR	REMARKS
SUPPLY										
S1	TITUS	300RL	STEEL	GRILLE WITH 3/4" SPACING AND 35° DEFLECTION	SURFACE/WALL	NECK SIZE + 2-1/2"	AS INDICATED	NO	WHITE	1
S2	TITUS	300RL	STEEL	GRILLE WITH 3/4" SPACING AND 35° DEFLECTION	DUCT	NECK SIZE + 2-1/2"	AS INDICATED	NO	WHITE	1
RETURN										
R1	TITUS	350RL	STEEL	35 DEG SINGLE DEFLECTION AEROBLADE 3/4" SPACING	WALL	AS INDICATED	AS INDICATED	NO	WHITE	
R2	TITUS	350RS	STEEL	35 DEG SINGLE DEFLECTION AEROBLADE 3/4" SPACING	WALL	AS INDICATED	AS INDICATED	NO	WHITE	
R3	TITUS	T-700	STEEL	INVERTED V-BLADE SIGHT PROOF	WALL	AS INDICATED	AS INDICATED	NO	WHITE	3
GENERAL REMARKS:										
1. PROVIDE WITH ALL NECESSARY MOUNTING HARDWARE.										
2. COORDINATE FINISH WITH ARCHITECT. PROVIDE GALVANIZED OR MILL FINISH WHERE DUCTWORK IS NOT TO BE PAINTED. PROVIDE PRIMED PAINTABLE FINISH WHEN DUCTWORK IS TO BE PAINTED.										
3. PROVIDE WITH AUXILIARY FRAME WHEN INSTALLED IN DOOR FOR INSIDE FINISH.										

FURNACE SCHEDULE

PLAN MARK	MANUFACTURER	MODEL NUMBER	CFM	O.A. CFM	FAN DATA E.S.P. (IN) HP	COIL MODEL	COOLING CAPACITY (MBH)	HEATING INPUT (MBH)	HEATING OUTPUT (MBH)	EFF.	ELECTRICAL	REMARKS
F-1	DAIKIN	DM92SS0805	1,990	300	0.5" 1/2	CAFF4860	60.0	80.0	73.6	92.0%	120V / 1PH	1
REMARKS:												
1. HIGH EFFICIENCY FURNACE.												

HVAC PIPING MATERIAL SCHEDULE

PIPING SYSTEM	SIZE	TYPE/SCHED	MATERIAL	ACCEPTABLE FITTINGS	FIELD TEST PRESSURE/TIME	ALLOWABLE IN PLENUMS	INSULATION	
							TYPE	THICKNESS
CONDENSATE DRAIN INTERIOR	1/2" - 2"	L	COPPER	SOLDER, PRO-PRESS	10 FT - 1/2HR	YES	FIBERGLASS W/ ASJ	1/2" (PLENUM ONLY)
REFRIGERANT LINES	1/2" - 2"	ACR	COPPER	BRAZED		YES	ELASTOMERIC	3/4"
NOTES:								
1. ALL PIPING AND MATERIALS IN PLENUMS MUST MEET ASTM E84 FLAME/SMOKE RATINGS OF 25/50.								
2. ALL INSULATION THICKNESSES SHALL MEET ASHRAE 90.1 - 2007 REQUIREMENTS AT A MINIMUM.								
3. REFER TO SPECIFICATIONS FOR MORE DETAILED INFORMATION.								

EXHAUST FAN SCHEDULE

PLAN MARK	MANUFACTURER	MODEL NUMBER	TYPE	SERVICE	CFM	E.S.P. (IN)	HP	DRIVE	RPM	ELECTRICAL	CONTROL	REMARKS
EF-1	COOK	GC-148	CEILING CABINET	BATHROOM	132	0.250	46W	DIRECT	1,075	120V / 1PH	THERMOSTAT	2
EF-2	COOK	10XP240133	WALL FAN	POOL EQUIP.	400	0.125	1/2	DIRECT	1,300	120V / 1PH	THERMOSTAT	2
EF-3	COOK	GC-128	CEILING CABINET	BATHROOM	63	0.250	30W	DIRECT	750	120V / 1PH	THERMOSTAT	1
REMARKS:												
1. UNIT OPERATION SHALL BE INTEGRATED WITH LIGHT SWITCH.												
2. PROVIDE WITH LINE VOLTAGE THERMOSTAT.												

DUCTWORK INSULATION SCHEDULE

PURPOSE	DUTY	LOCATION	STYLE	INSULATION			NOTES
				MATERIAL	APPLICATION	THICKNESS	
SUPPLY	LOW PRESSURE/VELOCITY	CONCEALED	RECTANGULAR	FIBERGLASS	LINED	1/2"	---
		CONCEALED	ROUND	MINERAL FIBER	WRAPPED	1-1/2"	---
		EXPOSED	ROUND	FIBERGLASS	LINED	1"	3
RETURN	LOW PRESSURE/VELOCITY	UNCONDITIONED ATTICS	ALL	MINERAL FIBER	WRAPPED	1-1/2"	4
		CONCEALED	RECTANGULAR	FIBERGLASS	LINED	1/2"	---
		CONCEALED	ROUND	MINERAL FIBER	WRAPPED	1-1/2"	---
EXHAUST	LOW PRESSURE/VELOCITY	UNCONDITIONED ATTICS	ALL	MINERAL FIBER	WRAPPED	1-1/2"	4
		CONCEALED	RECTANGULAR	FIBERGLASS	LINED	1/2"	---
		CONCEALED	ROUND	FIBERGLASS	LINED	1/2"	1
OUTSIDE AIR	ALL	CONCEALED OR MECH. SPACE	ROUND	MINERAL FIBER	WRAPPED	1-1/2"	---
NOTES:							
1. PROVIDE LINER ONLY WITHIN 10' OF FAN FOR ACOUSTICS.							
2. THICKNESS SHALL ENCAPSULATE DUCT CONSTRUCTION.							
3. CONTRACTOR OPTION TO USE ROUND DUCT LINER OR PROVIDE PERFORATED LINER DOUBLE WALL DUCT (SOLID LINER FOR OUTSIDE AIR DUCTS).							
4. IN ADDITION TO OTHER SCHEDULED INSULATION.							
GENERAL REMARKS (APPLICABLE TO ALL TYPES):							
1) ALL DUCTWORK, INSULATION AND MATERIALS IN PLENUMS MUST MEET ASTM E84 FLAME/SMOKE RATING OF 25/50.							
2) ALL INSULATION THICKNESSES SHALL MEET ASHRAE 90.1 - 2010 REQUIREMENTS AT A MINIMUM.							
3) REFER TO SPECIFICATIONS FOR MORE DETAILED INFORMATION FOR INSULATION PRODUCTS AND SYSTEMS.							

CONDENSING UNIT SCHEDULE

PLAN MARK	MANUFACTURER	MODEL NUMBER	CAPACITY (MBH)	MINIMUM SEER	AMBIENT TEMP. (°F)	ELECTRICAL			REMARKS
						VOLTS / PH	M.C.A.	M.O.C.P.	
CU-1	DAIKIN	DX14SN060	60.0	14.0	105°	230V / 1PH	32.8	50	1,2
REMARKS:									
1. COOLING CAPACITY BASED ON A SUCTION TEMPERATURE OF 49°F.									
2. PROVIDE WITH 4" CONCRETE PAD.									

ELECTRIC HEATER SCHEDULE

PLAN MARK	MANUFACTURER	MODEL NUMBER	TYPE	CFM	KW	VOLTAGE	REMARKS
EH-1	QMARK	CDF-SE	CEILING HEATER	300	2.0	240	1,2,3
REMARKS:							
1. PROVIDE WITH INTEGRAL THERMOSTAT AND DISCONNECT.							
2. PROVIDE WITH ALL NECESSARY SUPPORTS, HANDERS, ETC.							
3. INSTALL WITH CLEARANCES PER MANUFACTURER'S RECOMMENDATIONS.							



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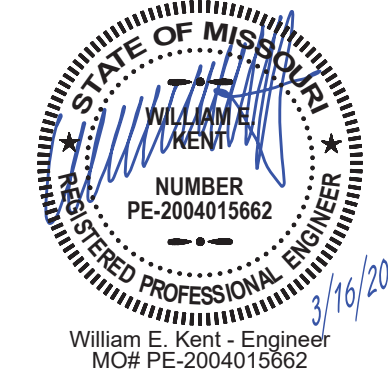
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PKMR ENGINEERS
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DEVELOPER
SUMMIT HOMES
120 SE 30TH STREET
LEE'S SUMMIT, MO 64082
PH: 816-326-2909

WOODSIDE RIDGE CLUBHOUSE
2030 NW O'BRIEN ROAD,
LEE'S SUMMIT MO

SEAL



DATE ISSUED: March 16, 2020		
NO.	REVISION	DATE

Designer
Author
Checker

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MECHANICAL SCHEDULES
AND DETAILS

M201



PEARSON KENT MCKINLEY RAAF ENGINEERS LLC
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913.492.2400
LENEXA, KS 66215
WWW.PKMR.ENG.COM
MO State Certificate of Authority #E-2002020886



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DEVELOPER
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PH: 816-326-2909

1. REFER TO GENERAL NOTES ON MEP COVER SHEET FOR ADDITIONAL REQUIREMENTS OF WORK.
2. REFER TO PLUMBING FIXTURE / DRAIN SCHEDULES FOR PIPING SIZES FOR INDIVIDUAL CONNECTIONS TO FIXTURES AND RISERS NOT SHOWN ON PLANS.
3. NO SANITARY OR VENT PIPING BELOW GRADE SHALL BE LESS THAN 2".
4. NO DOMESTIC WATER PIPING SHALL BE SMALLER THAN 3/4" UNLESS NOTED OTHERWISE.
5. ALL VENT PIPING SHALL BE DIAGRAMMATIC. USE APPROPRIATE FITTINGS FOR VENT PIPING BELOW FLOOR RIM OF FIXTURE.
6. NOT ALL INTERIOR CLEANOUTS ARE SHOWN FOR DRAWING CLARITY CONTRACTOR SHALL INSTALL ALL CODE-REQUIRED CLEANOUTS (REF: GENERAL NOTES ON COVER SHEET). COORDINATE EXACT LOCATIONS OF CLEANOUTS WITH ARCHITECT.
7. PROVIDE 1/2" TRAP PRIMER PIPING FOR ALL FLOOR DRAINS TO NEAREST VENT. VENT PIPING SHALL BE TYPE "K" SOFT COPPER SEAMLESS WITH NO JOINTS FROM PIPE TO DRAIN.

- (1) REFER TO CIVIL PLANS FOR CONTINUATION, COORDINATE EXACT LOCATION WITH PLANS
- (2) 3/4" POOL WATER MAKE-UP LINE. REFER TO POOL PLANS FOR CONNECTION
- (3) INSTALL TANKLESS WATER HEATER UNDER COUNTER. ROUTE HOT WATER TO SINK BELOW COUNTER.
- (4) ROUTE COLD SUPPLY TO ENC-1 UNDER COUNTER TO AND LOCATED SHUT-OFF VALVE IN AN ACCESSIBLE LOCATION UNDER COUNTER TOP FOR EXTERIOR DRINKING FOUNTAIN WINTERIZATION.
- (5) EXTEND 1" NG PIPING DOWN TO FURNACE. REFER TO MECHANICAL PLANS FOR EXACT LOCATION OF FURNACE.
- (6) 1" GAS LINE UP THROUGH SLAB WITH SHUT OFF VALVE CONCEALED IN DRILL STATION.
- (7) INSTALL WATER HEATER ON SHELF ABOVE JANITOR'S SINK. SHOWN HERE FOR CLARITY.
- (8) DOW STUB UP THRU FLOOR TO SERVE S-1 AND TWH-1.
- (9) TO IRRIGATION SYSTEM, COORDINATE SIZE, LOCATION, AND CONTINUATION WITH IRRIGATION CONTRACTOR OR ARCHITECT.
- (10) PROVIDE COMPRESSED AIR QUICK CONNECT FOR WINTERIZATION.



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PLUMBING PLAN

P101



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FLOOR / ROOF DRAIN SCHEDULE

REMARKS:
1. PROVIDE WITH NICKEL BRONZE TOP.

TANKLESS WATER HEATER SCHEDULE - ELECTRIC

REMARKS:

1. INSTANTANEOUS-TYPE WATER HEATER. MOUNT BELOW CABINETRY AND INSTALL 0.5 GPM AERATOR PROVIDED WITH HEATER ON SINK FAUCET.

PLUMBING FIXTURE SCHEDULE											
MARK	FIXTURE MODEL	FIXTURE DESCRIPTION	FITTINGS MODEL		FITTINGS AND TRIM		REMARKS	PLUMBING FIXTURE PIPE SIZES			
								WASTE	VENT	DCW	DHW
EW-1	HALSEY-TAYLOR HACFB5BL0	ADA-COMPLIANT, DUAL-HEIGHT, BARRIER-FREE, ELECTRIC WATER COOLER. PROVIDES 8.0 GPM OF 50°F WATER AT 90°F AMBIENT. ADA-COMPLIANT FRONT AND SIDE PUSHBARS. LEAD FREE. MOUNT WITH MIN. 27" KNEE CLEARANCE AND SPOUT AT NO MORE THAN 36" A.F.F.	---	---			4	2"	2"	1/2"	---
WH-1	ZURN Z1310	EXPOSED, AUTOMATIC DRAINING, NON-FREEZE, ANTI-SIPHON WALL HYDRANT COMPLETE WITH INTEGRAL BACKFLOW PREVENTER. BRASS CASING, ALL-BRONZE INTERIOR PARTS. NON-TURNING OPERATING ROD WITH FREE-FLOATING COMPRESSION CLOSURE VALVE. REPLACEABLE BRONZE SEAT AND SEAT WASHER. COMBINATION 3/4" FEMALE AND 1" MALE IP INLET CONNECTION STANDARD. INCLUDES OPERATING KEY.	---	---			---	---	---	3/4"	---
JS-1	FIAT MSB-2424	JANITORS SINK: 24"x24"x10", WHITE, ONE-PIECE MOLDED STONE MOP BASIN. UNIT SHALL BE ONE HOMOGENEOUS PIECE. STAINLESS STEEL INTEGRAL DRAIN BODY WITH CAULKED CONNECTION FOR 3" PIPE. PROVIDE STAINLESS STEEL BUMPER AND WALL GUARDS, MOP BRACKETS, HOSE RACK.	CHICAGO FAUCET 897-GP		C.P. SERVICE SINK FITTING WITH VACUUM BREAKER, 3/4" HOSE THREAD ON SPOUT, ADJUSTABLE WALL BRACE, PAIL HOOK, AND 1/2" FLANGED FEMALE ADJUSTABLE ARMS WITH INTEGRAL STOPS. CAULK BETWEEN WALL AND FLANGE WITH GE SILICONE SEALANT. 3" C.I. "P" TRAP.	---	3"	2"	1/2"	1/2"	
L-1	AMERICAN STANDARD 0475.028 "AQUALITY"	ADA-COMPLIANT, COUNTER TOP-MOUNTED LAVATORY. 16" OVAL, WHITE VITREOUS CHINA, SELF-RIMMING BASIN WITH FAUCET HOLES ON 4 CENTERS. REFER TO ARCHITECTURAL DRAWINGS FOR MOUNTING HEIGHT.	CHICAGO 2200-4-2300-4KABCP		FAUCET: SINGLE HANDLE CHROME PLATED CAST BRASS MIXING FAUCET, 4" CENTERS, 4-3/4" SPOUT, 2.2GPM VANDAL PROOF AERATOR, 4-5/8" METAL LEVER HANDLE, CERAMIC VOLUME CONTROL & HOT WATER LIMIT STOP CARTRIDGE. NO POP UP.	1,2,7	2"	2"	1/2"	1/2"	
L-2	AMERICAN STANDARD 0355.012	ADA-COMPLIANT WALL-HUNG LAVATORY. 20"x18" WHITE VITREOUS CHINA BOWL WITH 4" BACK FOR USE WITH CONCEALED ARM HANGER. FAUCET HOLES COORDINATED WITH FAUCET AND TRIM. PROVIDE CONCEALED ARM CARRIER. MOUNT TOP OF RIM AT 34" A.F.F.	CHICAGO 2200-4-2300-4KABCP		FAUCET: SINGLE HANDLE CHROME PLATED CAST BRASS MIXING FAUCET, 4" CENTERS, 4-3/4" SPOUT, 2.2GPM VANDAL PROOF AERATOR, 4-5/8" METAL LEVER HANDLE, CERAMIC VOLUME CONTROL & HOT WATER LIMIT STOP CARTRIDGE. NO POP UP.	1,2,3,4,5	2"	1-1/2"	1/2"	1/2"	
S-1	ELKAY LR-3322	33" X 22" DOUBLE COMPARTMENT STAINLESS STEEL SINK. EACH BOWL DIMENSIONS ARE 13-1/2" X 16" X 8-1/8" SELF-RIMMING WITH 1-3/4" IN. RADIUS COVERED CORNERS. SEAMLESS #18 GAUGE, TYPE 302 NICKEL-BEARING STAINLESS STEEL. LK-BK-H SATIN FINISH. FULLY UNDERCOATED. FAUCET HOLES COORDINATED WITH FAUCET AND TRIM. MINIMUM 36" CABINET SIZE REQUIRED	CHICAGO 200-ALBACBP		DECK-MOUNTED FAUCET WITH 9-1/2" SWING L-TYPE SPOUT. 2-3/4" METAL LEVER HANDLES WITH QUATURN CARTRIDGE. POLISHED CHROME FINISH. PROVIDE WITH SIDE SPRAY, 2.2GPM. PROVIDE BASKET STRAINER	2,3,5,8	2"	2"	1/2"	1/2"	
	IN-SINK-ERATOR BADGER 5	GARBAGE DISPOSAL. 1/2 HP MOTOR, STAINLESS STEEL GALVANIZED STEEL CONSTRUCTION AND GRINDING ELEMENTS, PERMANENTLY LUBRICATED BEARINGS. PROVIDE WITH STAINLESS STEEL SINK FLANGE AND STOPPER.									
UR-1	AMERICAN STANDARD 6561.017	WALL-HUNG URINAL, WHITE VITREOUS CHINA. 3/4" TOP SPUD, 1.0 GALLON SIPHON JET FLUSHING ACTION. MOUNT FIXTURE RIM AT 24" A.F.F. PROVIDE FLOOR-MOUNTED, HEAVY-DUTY TUBULAR STEEL UPRIGHTS, ADJUSTABLE CARRIER, PLATED HANGER, AND ALL OTHER REQUIRED MOUNTING HARDWARE.	SLOAN G2 8186-1		EXPOSED URINAL FLUSH VALVE. BATTERY POWERED CHROME-PLATED, 3/4" I.P.S. SCREWDRIVER BACK-CHECK ANGLE STOP WITH PROTECTIVE CAP. ADJUSTABLE TAILPIECE. 1.0 GALLON, VACUUM BREAKER FLUSH CONNECTION AND SPUD COUPLING FOR 3/4" TOP SPUD. PROVIDE WALL AND SPUD FLANGES. MAXIMUM HANDLE HEIGHT PER ADA STANDARDS.	6	2"	2"	1"	---	
WC-1	AMERICAN STANDARD MADERA 2234.001	1.6 GALLON, FLOOR-MOUNTED FLUSH VALVE CLOSET. TOP SPUD AND FLAT TAIL COVERS. WHITE VITREOUS CHINA ELONGATED BOWL. 15" HIGH.	SLOAN G2 8111		EXPOSED WATER CLOSET FLUSH VALVE. BATTERY POWERED CHROME-PLATED. HANDS FREE OPERATION. 1" I.P.S. SCREWDRIVER BACK-CHECK ANGLE STOP WITH PROTECTIVE CAP. ADJUSTABLE TAILPIECE. 1.6 GPF, VACUUM BREAKER FLUSH CONNECTION AND SPUD COUPLING FOR 1-1/2" TOP SPUD. PROVIDE WALL AND SPUD FLANGES. MOUNTING HEIGHT PER MANUFACTURER'S RECOMMENDATIONS AND IN ACCORDANCE WITH ADA GUIDELINES.	6	4"	2"	1-1/4"	---	
	CHURCH 9500C	WHITE, SOLID PLASTIC, OPEN-FRONT SEAT FOR ELONGATED BOWL. INTEGRAL BUMPERS. EXTERNALCHECK HINGES WITH STAINLESS STEEL POSTS.									
WC-2	AMERICAN STANDARD MADERA 3043.001	ADA-COMPLIANT, 1.6 GALLON, FLOOR-MOUNTED FLUSH VALVE WATER CLOSET. TOP SPUD AND FLAT BOLT COVERS. WHITE VITREOUS CHINA ELONGATED BOWL. 16-1/2" HIGH.	SLOAN G2 8111		EXPOSED WATER CLOSET FLUSH VALVE. BATTERY POWERED CHROME-PLATED. HANDS FREE OPERATION. 1" I.P.S. SCREWDRIVER BACK-CHECK ANGLE STOP WITH PROTECTIVE CAP. ADJUSTABLE TAILPIECE. 1.6 GPF, VACUUM BREAKER FLUSH CONNECTION AND SPUD COUPLING FOR 1-1/2" TOP SPUD. PROVIDE WALL AND SPUD FLANGES. MOUNTING HEIGHT PER MANUFACTURER'S RECOMMENDATIONS AND IN ACCORDANCE WITH ADA GUIDELINES.	6	4"	2"	1-1/4"	---	
	CHURCH 9500C	WHITE, SOLID PLASTIC, OPEN-FRONT SEAT FOR ELONGATED BOWL. INTEGRAL BUMPERS. EXTERNALCHECK HINGES WITH STAINLESS STEEL POSTS.									

REMARKS:

1. PROVIDE CHROME-PLATED BRASS TAILPIPE AND GRID DRAIN.
2. PROVIDE CHROME-PLATED BRASS P-TRAP.
3. PROVIDE LOOSE KEY STOPS AND FLEXIBLE RISERS.
4. PROVIDE CONCEALED ARM TYPE CARRIER WITH SQUARE, TUBULAR STEEL UP-RIGHTS AND BLOCK TYPE BASES.
5. INSULATE EXPOSED TAILPIPE, P-TRAP, AND WATER RISERS. REFER TO SPECIFICATIONS FOR INSULATION METHODS.
6. PROVIDE FLUSH VARY HANDLE ON WIDE SIDE OF SILL.
7. PROVIDE HANDLE STOPS AND FLEXIBLE RISERS.
8. PROVIDE CHROME-PLATED BRASS TAILPIPE AND BASKET STRAINER.

GENERAL NOTES (APPLICABLE TO ALL FIXTURES):

1) ALL PUBLIC LAVATORIES AND SINKS SHALL BE PROVIDED WITH ANTI-SCALD ASSE 1070 LISTED VALVE ON HOT WATER SUPPLY.

PIPING MATERIAL & INSULATION SCHEDULE								
PIPING							INSULATION	
SYSTEM	SIZE	TYPE/SCHED	MATERIAL	ACCEPTABLE FITTINGS	FIELD TEST PRESSURE/TIME	ALLOWABLE IN PLENUMS	TYPE	THICKNESS
DOMESTIC COLD WATER	1/2"-2-1/2"	L	COPPER	SOLDER, PRO-PRESS	130 PSI - 1/2HR	YES	FIBERGLASS W/ ASJ	1/2"
DOMESTIC HOT WATER & HW RETURN	1/2"-2-1/2"	L	COPPER	SOLDER, PRO-PRESS	130 PSI - 1/2HR	YES	FIBERGLASS W/ ASJ	1"
DOM. HOT & COLD BELOW GRADE	1/2"-1-1/4"	K	COPPER	CONTINUOUS TUBING, BRAZED	130 PSI - 1/2HR	YES	ELASTOMERIC	3/4" (HOT ONLY)
NATURAL GAS - ABOVE GRADE	1/2"-2"	SCH. 40	STEEL- SEAMLESS	THREADED IRON	75 PSI - 1HR	YES	-----	-----
NATURAL GAS BELOW GRADE	ALL	SDR-11	POLYETHYLENE	FUSION JOINTS	100 PSI - 1HR	NO	-----	-----
SOL. & WASTE BELOW GRADE	2"-8"	SCH. 40	PVC	SOLVENT JOINED	10 FT - 1/2HR	NO	-----	-----
DRINKING FOUNT. DRAIN	ALL	-----	-----	-----	-----	YES	ELASTOMERIC	1/2"
RPZ AND SIMILAR EXPOSED DRAIN LINES	ALL	L	COPPER	SOLDER, PRO-PRESS	10 FT - 1/2HR	YES	-----	-----
CONDENSATE DRAIN INTERIOR	1/2"-2"	L	COPPER	SOLDER, PRO-PRESS	10 FT - 1/2HR	YES	FIBERGLASS W/ ASJ	1/2" (PLENUM ONLY)
DOM. WATER SERVICE BELOW GRADE	1"-3"	K	COPPER	CONTINUOUS TUBING, BRAZED	130 PSI - 1/2HR	YES	-----	-----
NOTES								
1. ALL PIPING AND MATERIALS IN PLENUMS MUST MEET ASTM E84 FLAME/SMOKE RATING OF 25/50.								
2. ALL INSULATION THICKNESSES SHALL MEET ASHRAE 90.1 - 2007 REQUIREMENTS AT A MINIMUM.								
3. REFER TO SPECIFICATIONS FOR MORE DETAILED INFORMATION.								

WATER HEATER SCHEDULE - ELECTRIC											
PLAN NUMBER	MANUFACTURER	MODEL NUMBER	GALLONS	USE	STYLE	HT (IN)	# HTG. ELEMENTS	WATTS	RECOVERY @ 90° F	VOLTAGE/ PH	REMARKS
EWH-1	STATE	ENG	28	RESIDENTIAL	LOW BOY	30	2	4,500	21	240V / 1PH	1.2

REMARKS:

1. "LOWBOY"—TYPE WATER HEATER.

2. MOUNT ON SHELF. REFER TO DETAIL .

TANKLESS WATER HEATER SCHEDULE - ELECTRIC

PLAN MARK	MANUFACTURER	MODEL NUMBER	USE	STYLE	# HTG. ELEMENTS	WATTS	RECOVERY @ 90°F RISE	VOLTAGE/ PHASE	REMARKS
TWH-1	EEMAX	MT010240	LIGHT COMM.	TANKLESS	1	9500	0.73 GPM	240V / 1PH	1



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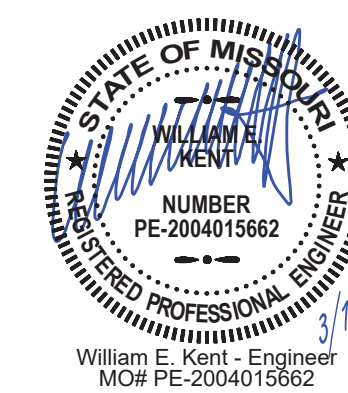
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WOODSIDE RIDGE CLUBHOUSE

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LEE'S SUMMIT MO

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PLUMBING SCHEDULES AND

DETAILS

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1. REFER TO GENERAL NOTES ON MEP COVER SHEET FOR ADDITIONAL REQUIREMENTS OF WORK.
2. LIGHT FIXTURES INDICATED AS EMERGENCY FIXTURES ARE TO FUNCTION AS NIGHT LIGHTS UNLESS SPECIFICALLY SHOWN SWITCHED.
3. ALL CIRCUITING SHOWN ON THIS PLAN IS DIAGRAMATIC.
 1. ALL FIXTURES SHALL BE FED FROM JUNCTION BOXES WITH LIGHT FIXTURE WIRING. POLE BUS DAY-CAMPING FIXTURES ARE NOT ALLOWED.
 2. SWITCH BOX LOCATIONS SHALL BE WIRED SO THAT A NEUTRAL WIRE IS AVAILABLE AT THE SWITCH BOX LOCATION, EITHER IN THE BOX OR AVAILABLE TO BE ADDED VIA RACEWAY OR AN ACCESSIBLE WALL CAVITY.
3. WALL SWITCHES FOR SEPARATE LOAD TYPES (EM/NORMAL, 120/277V, ETC.) SHALL NOT BE A SINGLE SWITCH.
4. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.

- ① ROUTE HOMERUN TO PANEL VIA PHOTOCELL.
- ② TO EXHAUST FAN.
- ③ 3-BLADE CEILING FAN, WITH VARIABLE SPEED CONTROLLER. MOUNT BELOW DUCTWORK. MAINTAIN MINIMUM 6" CLEARANCE.
- ④ PROVIDE SPEED CONTROLLER FOR FANS.
- ⑤ PHOTOCELL(TORK 2001 SERIES) ORIENT TO NORTH.
- ⑥ LOCATE TRANSFORMERS FOR LOW VOLTAGE POOL LIGHTING IN STORAGE ROOM.

W WALL SWITCH VACUANCY SENSOR. (PASSIVE INFRARED, 120/277V, WALL SWITCH DECORA STYLE SENSOR. (WATTSSTOPPER PW-101, OR EQUAL)

M2 WALL SWITCH MOTION SENSOR (DUAL TECHNOLOGY). PASSIVE INFRARED AND ULTRASONIC, 120/277V, DECORA STYLE SENSOR. (WATTSSTOPPER DSW-100, OR EQUAL)

M3 WALL SWITCH MOTION SENSOR (MULTI-WAY DUAL TECHNOLOGY). PASSIVE INFRARED AND ULTRASONIC, 120/277V, MULTI-WAY DECORA STYLE SENSOR. (WATTSSTOPPER DW-103, OR EQUAL)

MR WALL SWITCH MOTION SENSOR (DUAL REPLY). PASSIVE INFRARED, DUAL REPLY, 120V, DECORA STYLE SENSOR. (WATTSSTOPPER PW-201, OR EQUAL)

L1 ROOM CONTROLLER LOW VOLTAGE SWITCHES: PUSHBUTTON SWITCHES WITH LED PILOT LIGHT, SINGLE GANG IN DECORA STYLE FACELATE WITH UP TO EIGHT (8) CONTROLS. # REFERS TO QUANTITY OF SWITCHES ON FACE. (WATTSSTOPPER LSW-100, OR EQUAL)

LD ROOM CONTROLLER LOW VOLTAGE DIMMING SWITCHES: PUSHBUTTON SWITCHES WITH LED INDICATING LIGHTS, SINGLE GANG IN DECORA STYLE FACELATE. (WATTSSTOPPER LDM-101)

RC0 ROOM CONTROLLER: DIGITAL ON/OFF ROOM CONTROLLER, 120/277V INPUT. # INDICATES NUMBER OF RELAYS (STD 1-2, UNITS SHALL BE GANGED FOR MORE THAN 2 RELAYS/ZONES) (WATTSSTOPPER LMR-100 SERIES, OR EQUAL)

RC0D ROOM CONTROLLER: DIGITAL ON/OFF 0-10V DIMMING ROOM CONTROLLER, 120/277V INPUT. # INDICATES NUMBER OF RELAYS (STD 1-3, UNITS SHALL BE GANGED FOR MORE THAN 3 RELAYS/ZONES) (WATTSSTOPPER LMR-200 SERIES OR EQUAL)

D DIGITAL CEILING-MOUNTED MOTION SENSOR, DUAL TECHNOLOGY (PASSIVE INFRARED AND ULTRASONIC), DIGITAL, CEILING SENSOR. (WATTSSTOPPER LMC-100, OR EQUAL)

DC1 DIGITAL MOTION SENSOR FOR CORNER MOUNT; DUAL TECHNOLOGY (PASSIVE INFRARED AND ULTRASONIC), DIGITAL, CORNER MOUNT SENSOR WITH WALL BRACKET. (WATTSSTOPPER LMC-100)

AT ASTRONOMICAL TIME CLOCK: DIGITAL ON/OFF CONTROLLER, PROGRAMMABLE FOR ASTRONOMICAL AND SCHEDULED CONTROL. 120V INPUT. (WATTSSTOPPER RT-200 OR EQUAL)

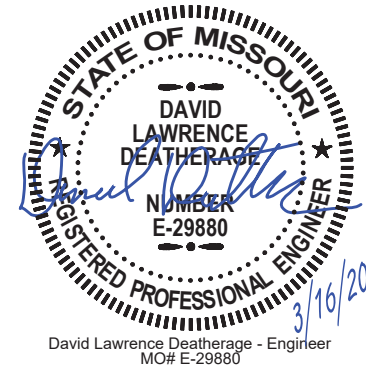
S9 LIGHTING CONTROL PANEL LOW VOLTAGE SWITCHES: PUSHBUTTON SWITCHES WITH LED PILOT LIGHT, SINGLE GANG IN DECORA STYLE FACELATE WITH UP TO EIGHT (8) CONTROLS. # REFERS TO SWITCHING CONTROL. SWITCH SCHEDULE FOR ADDITIONAL INFORMATION. # REFERS TO SWITCH IDENTITY ON SCHEDULE. (WATTSSTOPPER LSW-100 SERIES, OR EQUAL)

LC-P-X LIGHTING CONTROL PANEL: PROVIDE LIGHTING CONTROL PANEL FOR MAIN AREA LOADS. PANEL SHALL CONSIST OF RELAY/CONTACTOR PANELS. (WATTSSTOPPER SWITCHES SHALL BE 120V, 15A, 1-POLY-CONTROLING DEVICES. WATTSSTOPPER "P24-PEANUT PLUGS" OR APPROVED EQUAL. PANEL SHALL BE CAPABLE OF SCHEDULING ON/OFF CONTROL WITH AFTER HOUR OVERRIDE CAPABILITY AND SHUTOFF. REFER TO CONTROL PANEL SCHEDULE FOR ADDITIONAL INFORMATION. COORDINATE SCHEDULING OF EACH CONTROL ZONE WITH OWNER.

SENSOR ADJUSTMENTS AND SETTINGS: SYSTEMS SHALL BE SET/PROGRAMMED TO OPERATE TYPICALLY IN MANUAL ON/AUTO OFF MODE. SET WALL MOUNTED MOTION SENSOR TO MANUAL ON MODE. SET POWER PACKS CONTROLLED BY CEILING MOTION SENSORS TO MANUAL ON AND CONTROL WITH MOMENTARY WALL SWITCH. PROVIDE AND INSTALL PER MANUFACTURER'S RECOMMENDATIONS AND INSTALLATION INSTRUCTIONS. LOW VOLTAGE WIRING NOT SHOWN ON PLANS FOR CLARITY. PROVIDE FINAL SETTINGS/ADJUSTMENTS PER OWNER'S DIRECTION.



SEAL



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LIGHTING PLAN

E101





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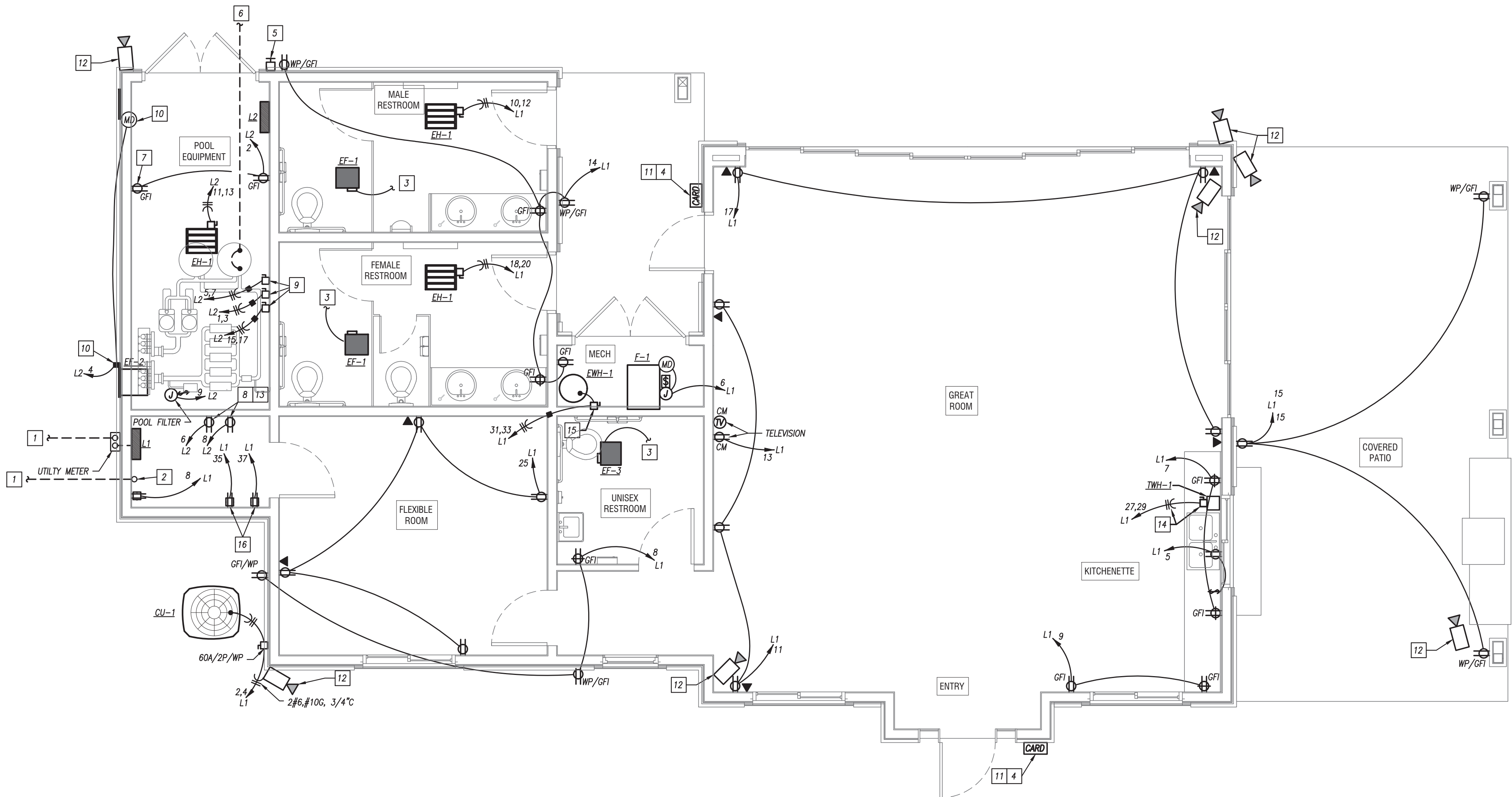
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POWER PLAN

E201

1. REFER TO GENERAL NOTES ON MEP COVER SHEET FOR ADDITIONAL REQUIREMENTS OF WORK.
2. COORDINATE EXACT NEMA CONFIGURATIONS OF RECEPTACLES SERVING EQUIPMENT WITH EXACT EQUIPMENT BEING FURNISHED.
3. REFER TO THE SPECIFICATIONS FOR ADDITIONAL LOCATIONS/REQUIREMENTS FOR RECEPTACLES, INCLUDING GFCI, WEATHER-RESISTANT, HOSPITAL-GRADE, AND TAMPER-RESISTANT RECEPTACLES.
4. EXACT MECHANICAL EQUIPMENT LOCATIONS MAY NOT BE SHOWN FOR CLARITY. COORDINATE EXACT LOCATIONS OF ALL MECHANICAL EQUIPMENT, DUCT DETECTORS, ETC WITH MECHANICAL DRAWINGS AND CONTRACTOR.
5. COORDINATE EXACT LOCATIONS OF SMOKE DETECTORS WITH CEILING FANS, HVAC DIFFUSERS, SPRINKLER HEADS, ETC. PER NFPA REQUIREMENTS.

- 1 REFER TO SITE PLAN FOR CONTINUATION.
- 2 2" CONDUIT FOR COMMUNICATIONS SERVICE(S).
- 3 CONNECT TO SWITCHED LIGHTING CIRCUIT IN ROOM.
- 4 PROVIDE JUNCTION BOX CONCEALED ABOVE ACCESSIBLE CEILING FOR FLUSH MOUNTING IN HARD CEILING WITH 3/4" CONDUIT TO A 4X4 RECESSED WALL MOUNTED JUNCTION BOX WITH SINGLE GANG TRIM RING FOR CARD READER AND 3/4" CONDUIT STUBBED INTO DOOR FRAME FOR ACCESS CONTROL WIRING. COORDINATE EACE ROUGH-IN AND POWER REQUIREMENTS WITH SECURITY CONTRACTOR.
- 5 PROVIDE RED MUSHROOM STYLE PUSH BUTTON IN WATERPROOF ENCLOSURE WITH THE FOLLOWING INSCRIPTION, "POOL EQUIPMENT SHUT DOWN." PROVIDE CONTROL WIRING TO MAIN BREAKER IN PANEL 12.
- 6 EXTEND POOL BONDING GRID TO CIRCULATION PUMP ENCLOSURE, PER NEC. REFER TO POOL BONDING DRAWING FOR ADDITIONAL INFORMATION.
- 7 PROVIDE RECEPTACLE FOR CHEMICAL CONTROLLER. VERIFY EACE LOCATION WITH POOL EQUIPMENT PROVIDER.
- 8 PROVIDE 120V CIRCUIT TO POOL DECK LIGHTING. ROUTE TO HOMERUN PANEL VIA TIMECLOCK CONTROLLER. TIMER SHALL BE TWO CHANNEL, 7-DAY DIGITAL HOLIDAY TYPE, WITH 20A RATED CONTACTS, 120V CONTROL POWER.
- 9 PROVIDE ELECTRICAL CONNECTION TO POOL PUMPS. STARTERS BY POOL EQUIPMENT PROVIDER. BASE BID SHALL BE BASED ON 2 HP PUMPS. COORDINATE EACE HORSEPOWER REQUIREMENTS WITH SUBMITTED EQUIPMENT.
- 10 PROVIDE ELECTRICAL CONNECTION TO FAN AND INTERLOCK WITH MOTORIZED DAMPER.
- 11 CARD READER. COORDINATE EACE LOCATION AND ALL CONNECTION REQUIREMENTS WITH OWNER SPECIFIED SYSTEM. PROVIDE ROUGH-IN AND 1" CONDUIT BACK TO STORAGE ROOM.
- 12 CAMERA, COORDINATE EACE LOCATION AND ALL CONNECTION REQUIREMENTS WITH OWNER SPECIFIED SYSTEM. PROVIDE ROUGH-IN AND 1" CONDUIT BACK TO STORAGE ROOM.
- 13 LOCATE TRANSFORMERS FOR LOW VOLTAGE POOL LIGHTING IN STORAGE ROOM.
- 14 TWH-1. PROVIDE A 60A 2P DISC. SWITCH, FUSE PER MANUFACTURER REQUIREMENTS. 2 P6, #10G, 3/4" C.
- 15 EWH-1. PROVIDE A 30A/2P DISC. SWITCH.
- 16 PROVIDE 120 VOLT POWER TO SECURITY SYSTEM EQUIPMENT. COORDINATE EACE LOCATION WITH OWNER.



1/4" = 1'-0"



REMARKS:
SQUARE D NO TYPE PANELBOARD OR EQUAL.
2. 'G' = GFCI TYPE BREAKER.

REMARKS:

1. SQUARE D NQ PANELBOARD OR EQUAL
2. PROVIDE SHUNT TRIP MAIN BREAKER WITH ACTUATION BY MUSHROOM PUSHBUTTON ON OUTSIDE WALL.
3. 'G' = GFCI TYPE BREAKER.

NOTES:

1. RATING BASED ON A FAULT AT UTILITY CO. TRANSFORMER OF 25,000 AIC, PER KCPL.
2. CALCULATIONS PERFORMED USING BUSSMANN POINT-TO-POINT METHOD.



REMARKS:

1. FURNISH WITH AND INSTALL ALL NECESSARY HARDWARE AND MOUNTING BRACKETS.

2030 NW O'BRIEN ROAD,
LEE'S SUMMIT MO

E301



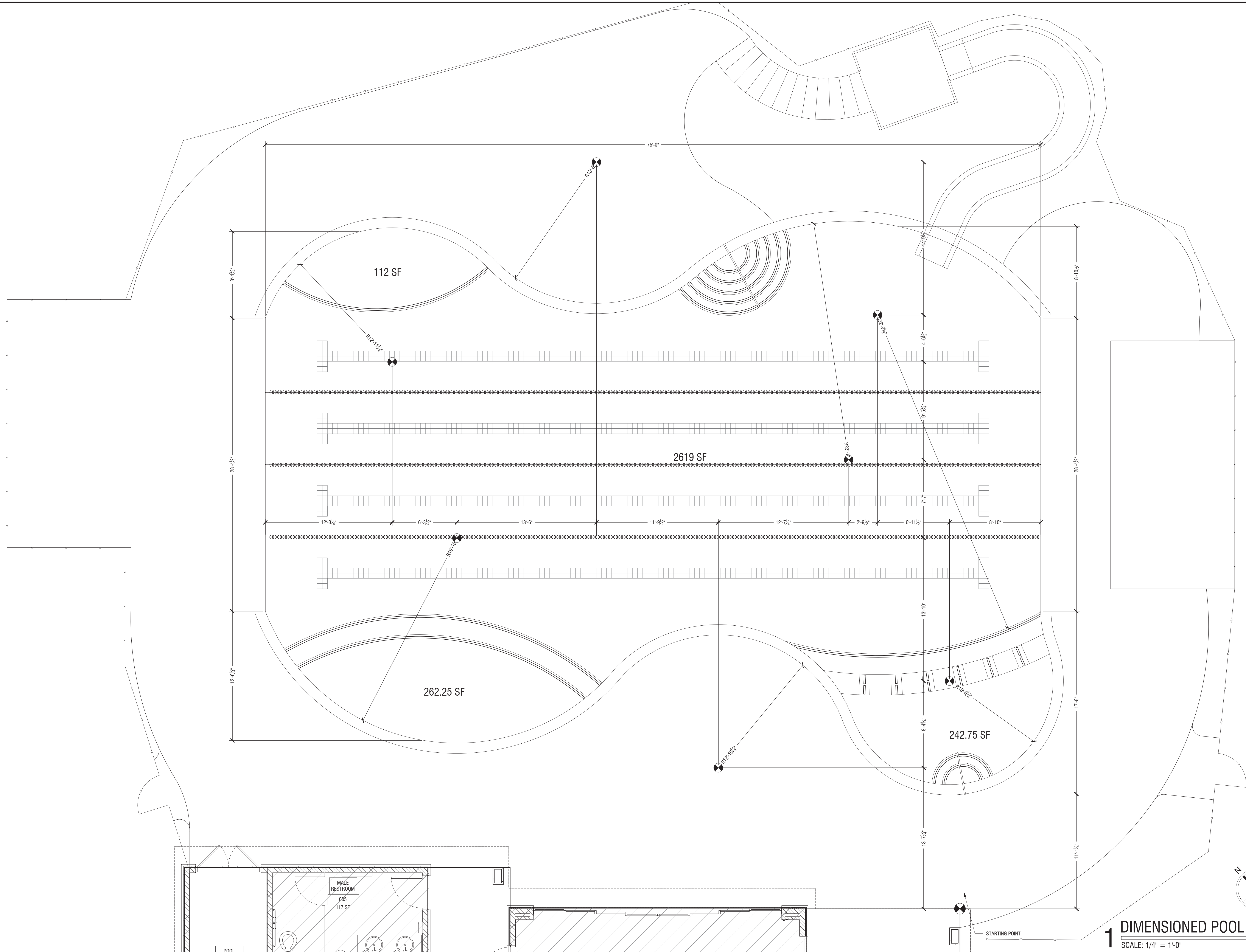
**WOODSIDE RIDGE
SWIMMING POOL
2030 NW OBRIEN ROAD
LEE'S SUMMIT, MISSOURI**

STATE OF MISSOURI
Dennis Bradley
NUMBER
4516
MECHANICAL ENGINEERING
ARCHITECT

[illegible]

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DIMENSIONED POOL PLAN
PL101



GENERAL NOTES

1. THE WORK SHALL CONFORM TO THE APPLICABLE BUILDING CODE, AND OTHER ORDINANCES, CODES AND REGULATIONS LISTED IN THE SPECIFICATIONS OR ON THE DRAWINGS, AND REQUIRED BY LOCAL BUILDING AUTHORITIES. THE GOVERNING CODES, RULES AND REGULATIONS ARE COLLECTIVELY REFERRED TO AS 'THE CODE'. THE CONTRACTOR SHALL REPORT ANY INCONSISTENCIES, CONFLICTS OR OMISSIONS THEY MAY DISCOVER TO THE ARCHITECT FOR INTERPRETATION PRIOR TO PERFORMING THE WORK.
2. THE CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR SHALL PROVIDE PUBLIC PROTECTION AS NECESSARY AND REQUIRED BY GOVERNING CITY AGENCIES.
3. THE GENERAL CONTRACTOR IS RESPONSIBLE TO COORDINATE WORK OF ALL SUB-CONTRACTORS AND SHALL PERFORM SUCH MISCELLANEOUS WORK AS MAY BE NECESSARY FOR THEM TO COMPLETE THEIR WORK.
4. THE GENERAL CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS ON THE JOB SITE AND REPORT ANY AND ALL DISCREPANCIES AND/OR UNUSUAL CONDITIONS TO THE ARCHITECT PRIOR TO FINALIZING BIDS OR COMMENCEMENT OF ANY CONSTRUCTION.
5. ALL REQUIRED PERMITS MUST BE OBTAINED FROM THE PUBLIC WORKS, BUILDING, AND HEALTH DEPARTMENTS PRIOR TO START OF CONSTRUCTION.
6. THE GENERAL CONTRACTOR SHALL OBTAIN ALL PERMITS FOR ALL SITE DEVELOPMENT WORK, PAY ALL FEES FOR PERMITS, AND CHECK ALL OVRNING AUTHORITIES' SPECIFICATIONS FOR GUTTERS, SIDEWALKS, POLES, AND OTHER STRUCTURES, INCLUDING REMOVAL OR RELOCATION OF EXISTING UTILITIES OR OTHER PHYSICAL OBJECTS SHOWN ON PLANS OR OTHERWISE NOTED OR REQUIRED.
7. DO NOT SCALE THESE DRAWINGS. SHOULD ANY DIMENSIONAL DISCREPANCIES BE ENCOUNTERED, CLARIFICATIONS SHALL BE OBTAINED FROM THE ARCHITECT.
8. UNLESS OTHERWISE NOTED ON THESE DRAWINGS OR IN THE SPECIFICATIONS AS BEING N.I.C. OR EXISTING, ALL ITEMS, MATERIALS, ETC., AND THE INSTALLATION OF SAME ARE A PART OF THE CONTRACT DEFINED BY THESE DRAWINGS AND SPECIFICATIONS.
9. THE SITE AND BUILDINGS SHALL BE ACCESSIBLE TO AND FUNCTIONAL FOR THE PHYSICALLY HANDICAPPED.
10. ALL RAMPS SHALL HAVE A NON-SLIP FINISH.
11. DETAILS ARE INTENDED TO SHOW THE INTENT OF THE DESIGN. MINOR MODIFICATIONS MAY BE REQUIRED TO SUIT THE FIELD DIMENSIONS OF CONDITIONS AND SUCH MODIFICATIONS SHALL BE INCLUDED AS PART OF THE WORK OF THE CONTRACT.
12. THE CLIENT, ARCHITECT, CONSULTANTS AND ALL INSPECTIONS FROM PERTINENT AGENCIES SHALL BE PERMITTED ACCESS TO THE JOB SITE AT ALL TIMES DURING NORMAL WORKING HOURS.
13. THE CONTRACTOR SHALL VERIFY INSERTS AND EMBEDDED ITEMS WITH ALL APPLICABLE DRAWINGS BEFORE POURING CONCRETE.
14. REFER MECHANICAL,ELECTRICAL, PLUMBING AND CIVIL DRAWINGS FOR UTILITY SERVICES AND SITE DEVELOPMENT WORK.

THE SCOUT™ POOL LIFT

24V INTEGRATED BATTERY & CONTROL BOX
24V ACTUATOR

SPECIFICATIONS:
THE AQUA CREEK PRODUCTS' SCOUT POOL LIFT SHALL BE A 24VDC ACTUATED IN-GROUND POOL OR SPA LIFT. ALL METAL COMPONENTS SHALL BE MADE FROM TYPE 304 STAINLESS STEEL FOR ADDED CORROSION PROTECTION. ALL METAL PARTS SHALL BE EPOXY-POWDER-COATED. THE LIFT SHALL HAVE A DYNAMIC LIFTING CAPACITY OF 350 LBS* (159 kg). THE SCOUT POOL LIFT SHALL HAVE A RANGE OF 40" (101cm). THE SCOUT POOL LIFT SHALL FIT INTO A STANDARD 21.9" X 6" DEEP ANCHOR. IT SHALL HAVE A SELF-LOCKING BASE TO PREVENT ROTATION. IT SHALL COME STANDARD WITH AN 18" (45.7 cm) WIDE SEAT, AND SHALL BE CAPABLE OF BEING FULLY SELF-OPERABLE. IT SHALL ALSO COME WITH A SAFETY BELT, ADJUSTABLE FOOTREST AND DUAL FLIP-UP ARMRESTS. A LIMITED LIFETIME WARRANTY IS STANDARD.

*THE SCOUT LIFT IS AVAILABLE WITH AN ANCHOR [F-800SC] OR WITHOUT [F-802SCNA].
*THE LIFTING CAPACITY IS 300 LBS (136 kg) IF USED WITH PLASTIC-SLEEVE 1.9" ANCHOR.

9889 GARRYMORE LANE
MISSOULA, MT 59808
(406) 549-0709
FAX (406) 549-2602

MODEL NUMBER AND SERIAL NUMBER NOTED HERE

Aqua Creek Products
The Total Solution for Pool and Spa Access

PROJECT: F-800SC	
PAGE: F-800SC-1	
SCALE: 1:24	DATE: 7/27/11
DRAWN BY: DS	REVIEW: C

GENERAL NOTES

1. DEPTH MARKERS W/ NO DIVING TILE ON COPING (HORIZ SURFACE) AND POOL WALL FACE (VERT. SURFACE)
2. FLOOR RETURNS
3. POOL STEPS
4. SKIMMERS
5. FIBERGLASS POOL SLIDE W/ LADDER, BY OTHERS
6. 12" LED 120V
7. PENTAIR LED GLO-BRITES
8. HANDI-CAP LIFT
9. LANE LINE W/ CUP ANCHORS AT EACH END
10. LANE MARKING PORCELAIN TILE, 6 X 6, COLOR SELECTED BY

11. 2" CONTRASTING TILE ON FACE AND TOP EDGE AT STEPS AND WHERE ELEVATION CHANGE OCCURS IN POOL TILE COLOR SELECTED BY OWNER FROM STANDARD NON-SLIP COLORS
12. STAINLESS STEEL HANDRAIL WITH PVC SLEEVES
13. ANTI-VORTEX DUAL FLOOR DRAINS
14. #4 REBAR AT 12" O.C.E.W.
15. 12" OF ¾" CLEAN GRAVEL
16. 6X6 WATER LINE TILE
17. BOND BEAM 12" X 20", MIN. UNLESS NOTED OTHERWISE
18. BULLNOSE CANTILEVERED PRECAST CONCRETE COPING
19. DECK BY OTHERS, SLOPE AWAY FROM POOL
20. 6" CONCRETE BLOCK
21. POOL PLASTER
22. WATER TARGET AT EACH END OF SWIMMING LANES
23. HYDROSTATIC RELIEF VALVE
24. STAINLESS STEEL POOL LADDER
25. J-BOX FOR POOL LIGHTING
26. ¾" WATER SOURCE FOR SLIDE

NOTE: THE POOL LIFT WILL BE REQUIRED TO BE INSTALLED BY TEMPORARY CERTIFICATE OF OCCUPANCY (TCO) RELEASE.

1 DETAILED POOL PLAN

SCALE: 3/16" = 1'-0"

NOTES

IBC 2012 SECTION 3109: SWIMMING POOL ENCLOSURES AND SAFETY DEVICES
3109.5 ENTRAPMENT AVOIDANCE
SUCTION OUTLETS SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH ANSI/APSP-7.

NOTES

THE POOL CONTRACTOR SHALL BE RESPONSIBLE FOR REVIEWING, VERIFYING, SUPPLYING AND INSTALLING THE EQUIPMENT, INCLUDING PUMPS, FILTERS, PIPING, INLETS, SKIMMERS, DRAINS, APPROPRIATELY SIZED FOR THE SIZE OF POOL DESIGNED. THE EQUIPMENT SHALL BE SIZED TO OPTIMIZE THE LIFE OF THE EQUIPMENT AND EFFICIENCY OF THE SYSTEM AND STILL MEET THE REQUIREMENTS OF A SAFE AND CLEAN POOL.
THE POOL CONTRACTOR SHALL BE RESPONSIBLE FOR MEETING THE REQUIREMENTS OF THE CITY OF LEE'S SUMMIT, MISSOURI: JACKSON COUNTY HEALTH DEPARTMENT, AND THE STATE OF MISSOURI ORDINANCES AND CODES REGARDING THE CONSTRUCTION OF PUBLIC SWIMMING POOLS

NOTES

WINTERIZATION OF POOL OR DRAINING OF POOL FOR MAINTENANCE: POOL SHALL BE DE-CHLORINATED PRIOR TO DRAINING FOR WINTER MONTHS. STOP ADDING CHLORINE TO THE POOL FOR A PERIOD OF 4-5 DAYS. MONITOR THE CHLORINE LEVEL WITH A SWIMMING POOL CHLORINE TEST KIT. WHEN THERE IS NO LONGER ANY DETECTABLE CHLORINE IN THE SWIMMING POOL IT IS SAFE TO DISCHARGE THE WATER. USING A SUBMERSIBLE PUMP, DRAIN POOL TO LANDSCAPED AREAS. THE DISCHARGE AREA SHALL BE IDENTIFIED ON THE CIVIL SITE DRAWINGS.

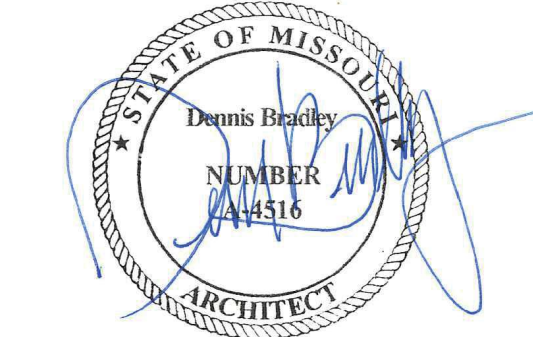


POOL DESIGNER:
B&A ARCHITECTURE
100 W 31ST STREET, SUITE 100
KANSAS CITY, MO 64108
PH: 816-753-6100

CLIENT:
SUMMIT HOMES

WOODSIDE RIDGE
SWIMMING POOL
2030 NW OBRIEN ROAD
LEE'S SUMMIT, MISSOURI

SEAL



ISSUED: MARCH 17, 2020

NO.	REVISION	DATE

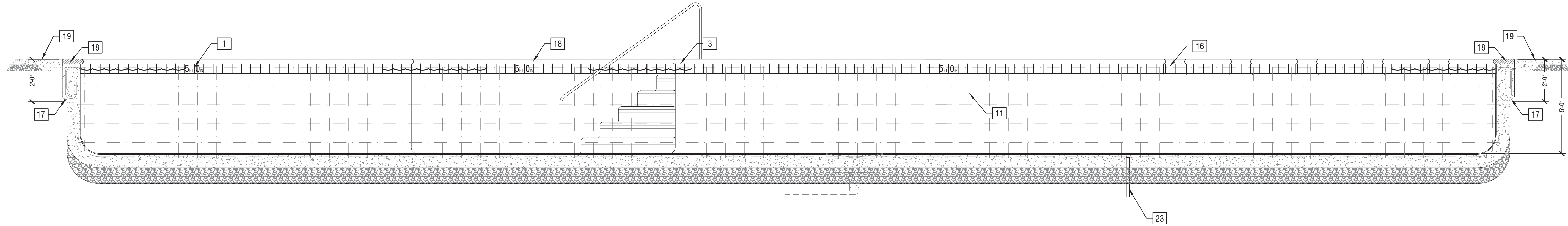
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DRAWN BY DMB
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DETAILED POOL PLAN

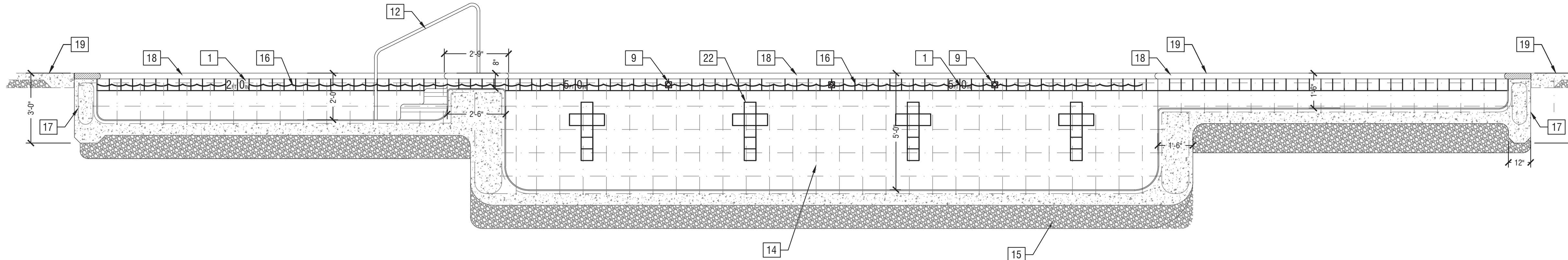
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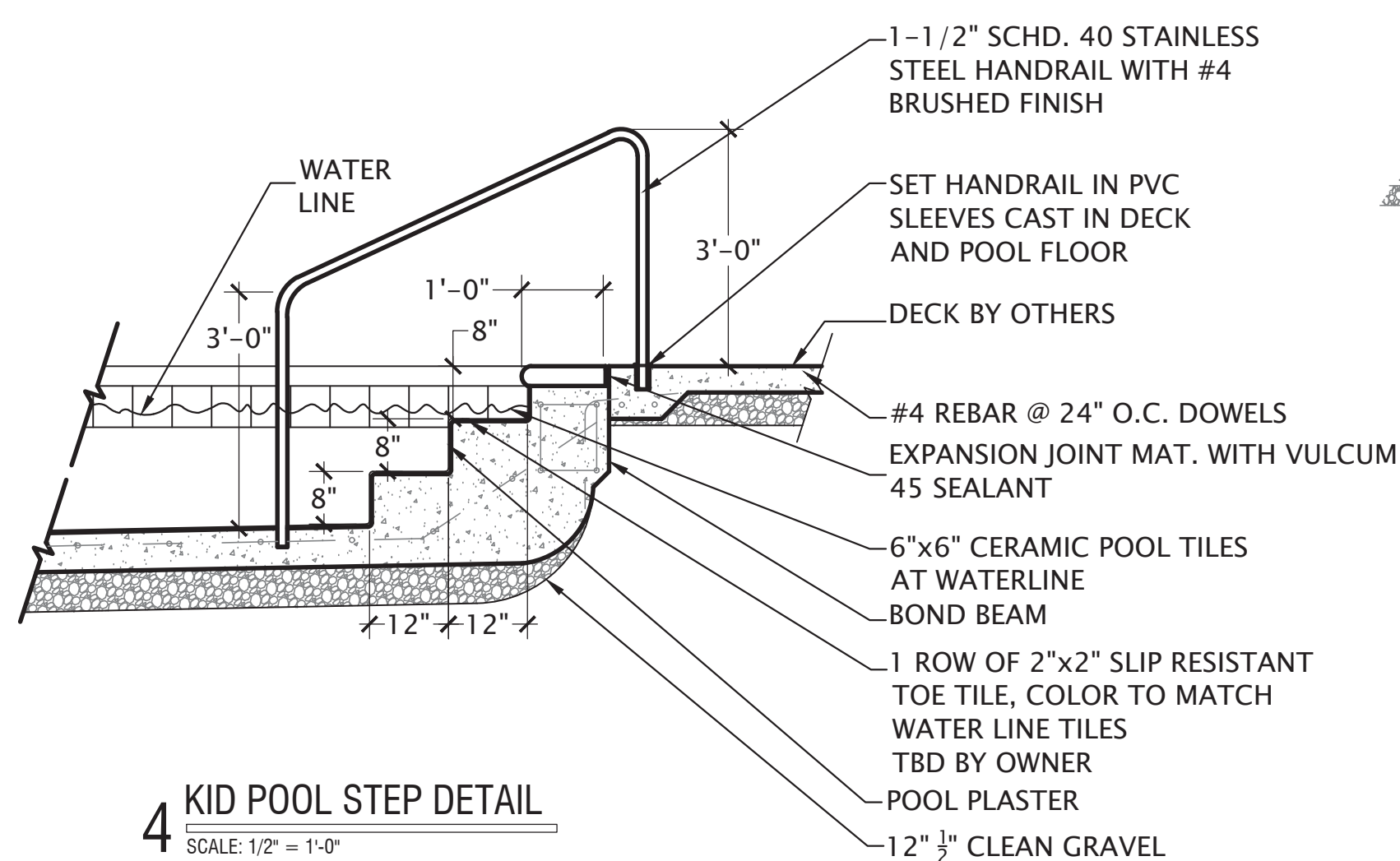
1 POOL SECTION
SCALE: 3/8" = 1'-0"

GENERAL NOTES

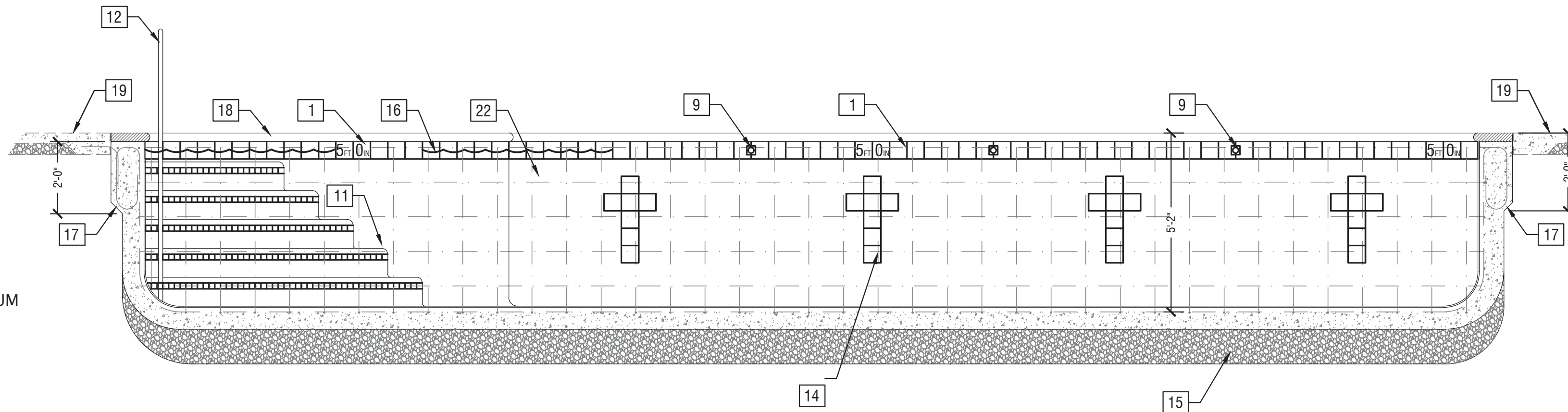
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24. STAINLESS STEEL POOL LADDER
25. J-BOX FOR POOL LIGHTING
26. 3/4" WATER SOURCE FOR SLIDE
27. 3/4" WATER SOURCE TO ROCK OUTCROPPING WATER FALL



2 POOL SECTION
SCALE: 3/8" = 1'-0"



4 KID POOL STEP DETAIL
SCALE: 1/2" = 1'-0"



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

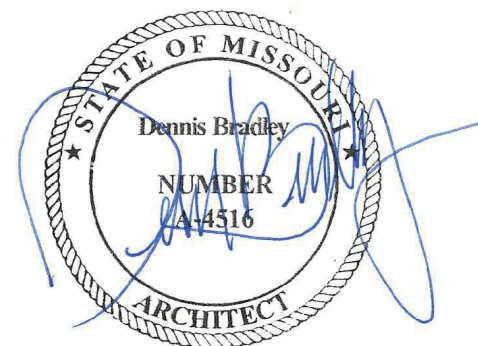


POOL DESIGNER:
B&A ARCHITECTURE
100 W 31ST STREET, SUITE 100
KANSAS CITY, MO 64108
PH: 816-753-6100

CLIENT:
SUMMIT HOMES

WOODSIDE RIDGE
SWIMMING POOL
2030 NW OBRIEN ROAD
LEE'S SUMMIT, MISSOURI

SEAL



ISSUED: MARCH 17, 2020
NO. REVISION DATE

NO.	REVISION	DATE

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POOL SECTIONS
PL103



CLIENT:
SUMMIT HOMES

**WOODSIDE RIDGE
SWIMMING POOL
2030 NW OBRIEN ROAD
LEE'S SUMMIT, MISSOURI**

REAL



ISSUED: MARCH 17, 2020

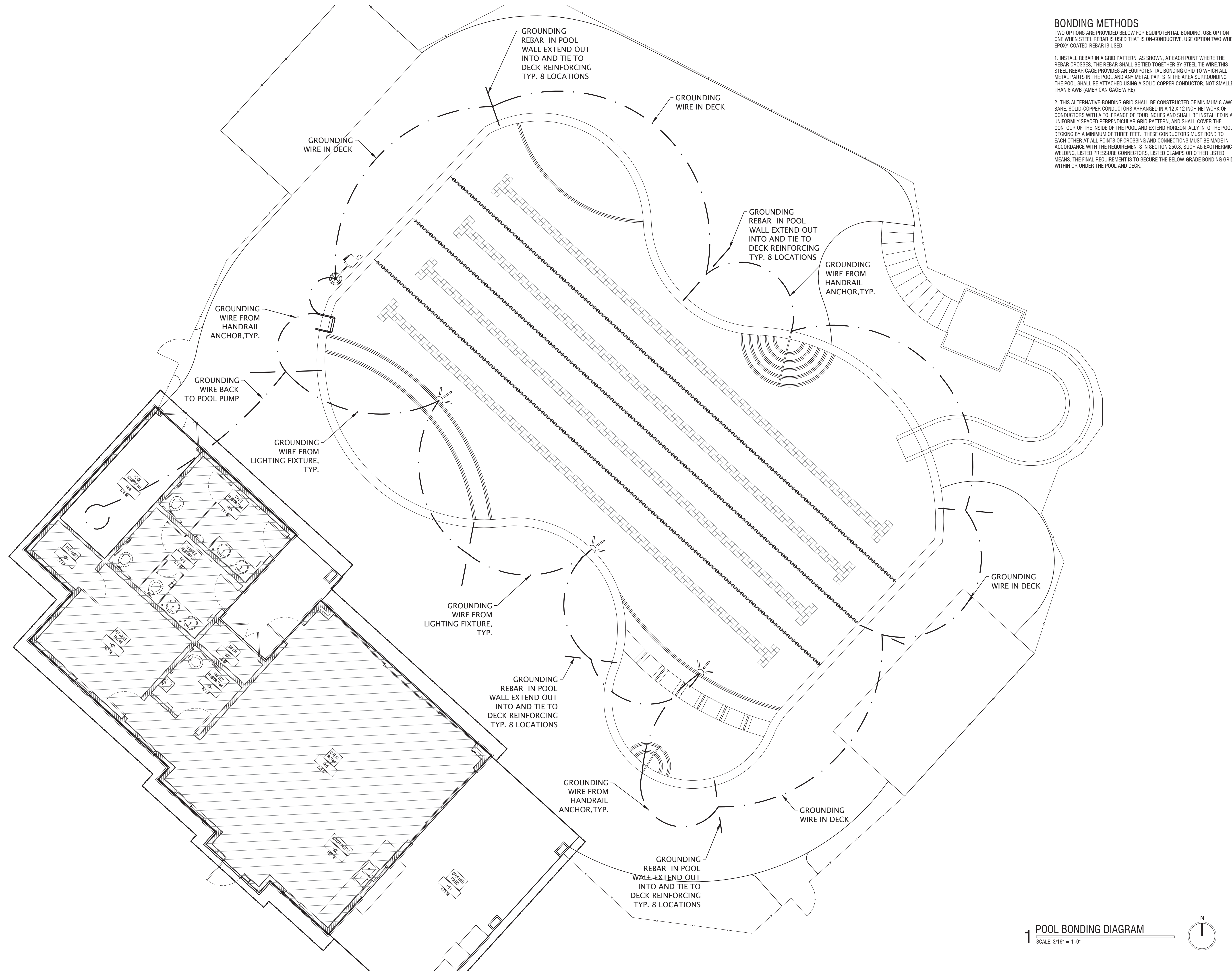
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POOL BONDING DIAGRAM
PL105



1 POOL BONDING DIAGRAM

