

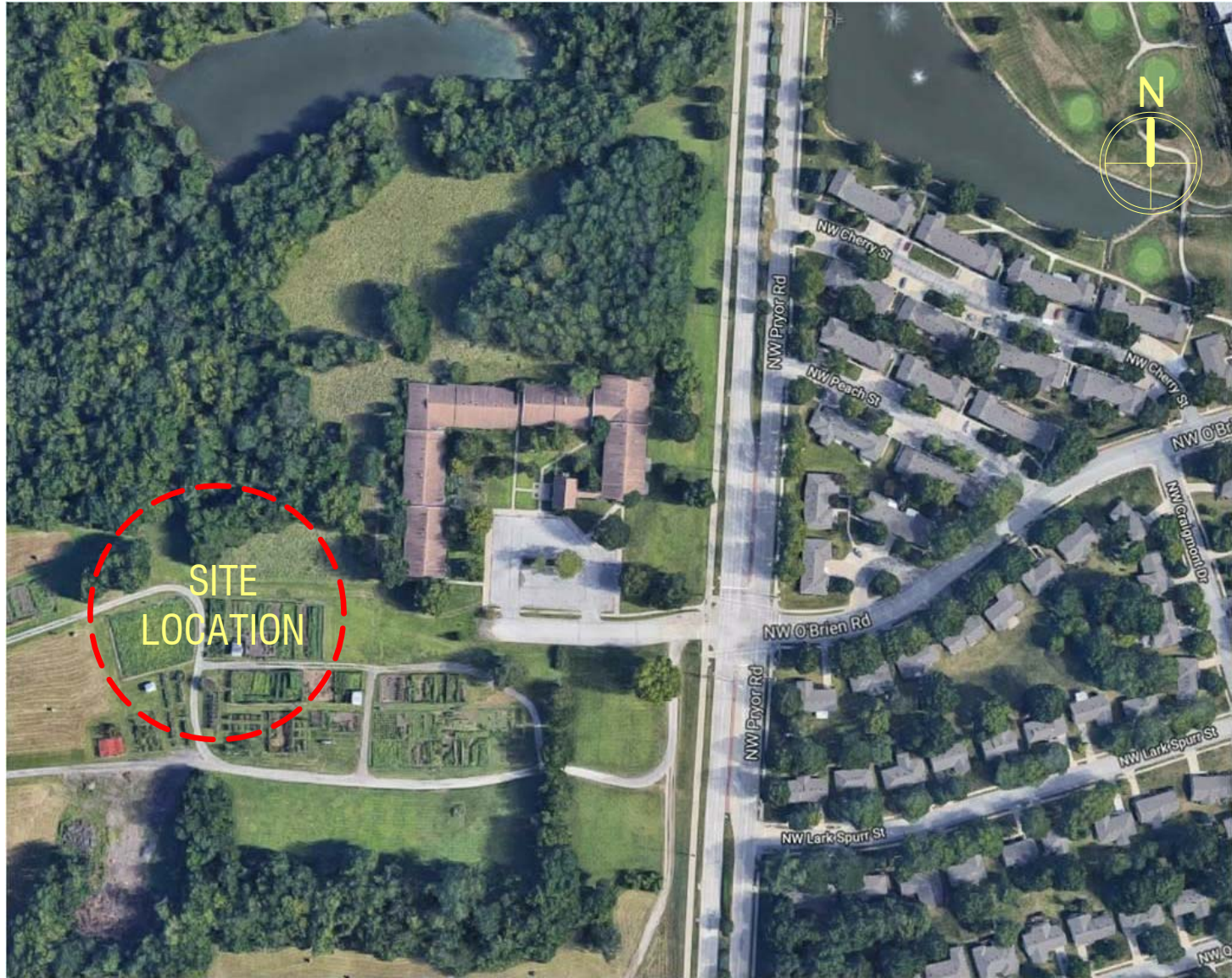


# WOODSIDE RIDGE CLUBHOUSE

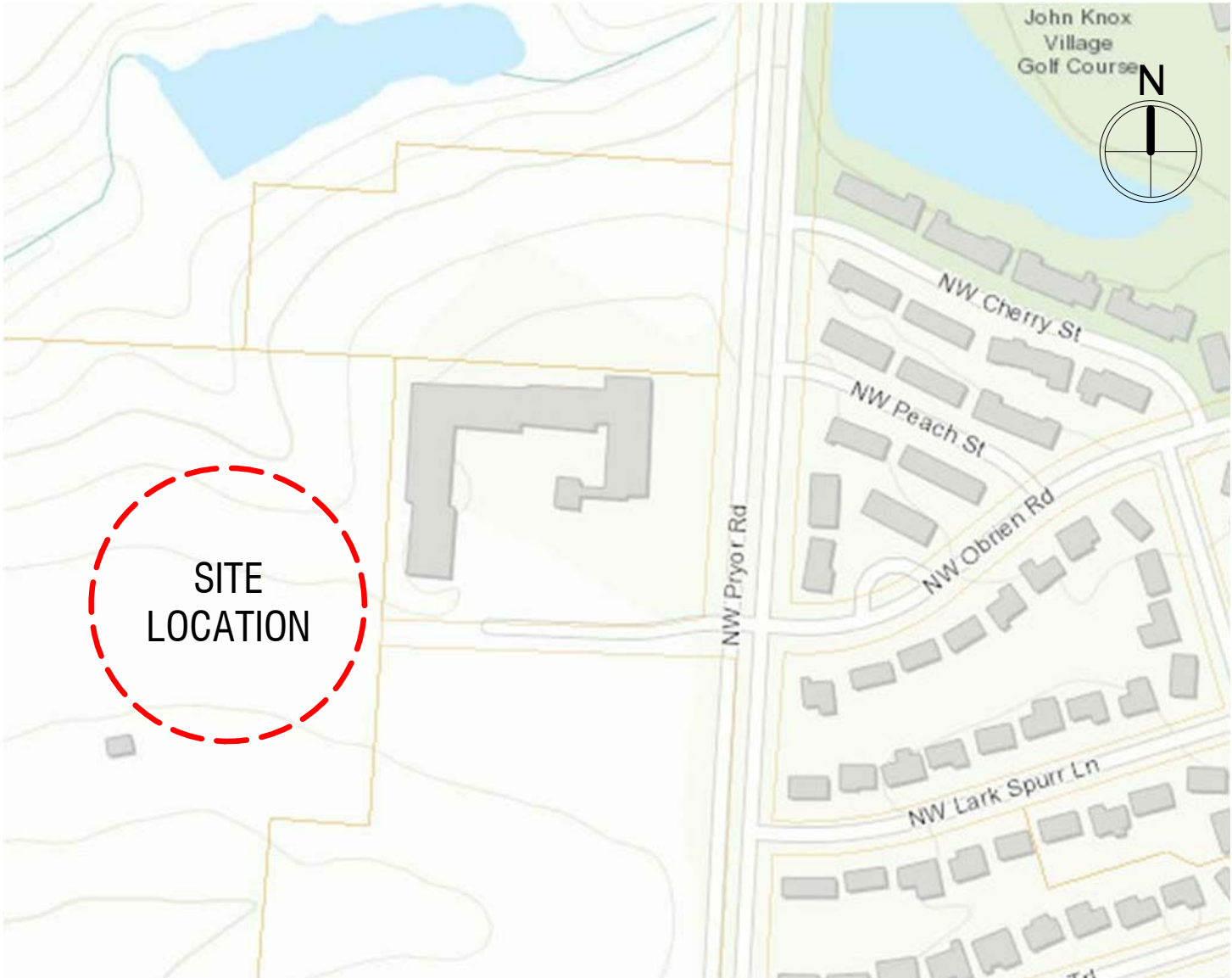


2030 NW OBRIEN ROAD  
LEE'S SUMMIT, MISSOURI

PERMIT SET: MARCH 17, 2020  
REVISION # 1-CITY COMMENTS: MARCH 31, 2020



AERIAL VIEW



SITE MAP



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

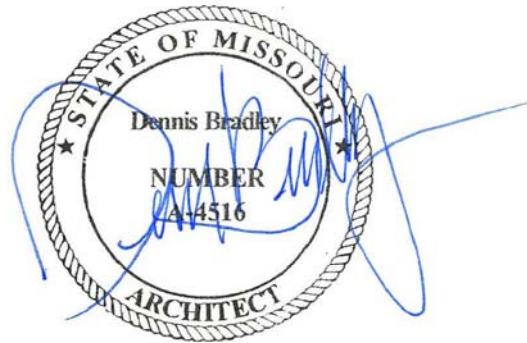
CIVIL ENGINEER  
OLSSON  
1301 BURLINGTON STREET, SUITE 100  
NORTH KANSAS CITY, MO 64116  
PH: 816-361-1177

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:



03.31.2020

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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 CODE
- 2017 NATIONAL ELECTRIC CODE
- ICC/ANSI A117.1-2017


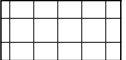

DESIGN LOADS

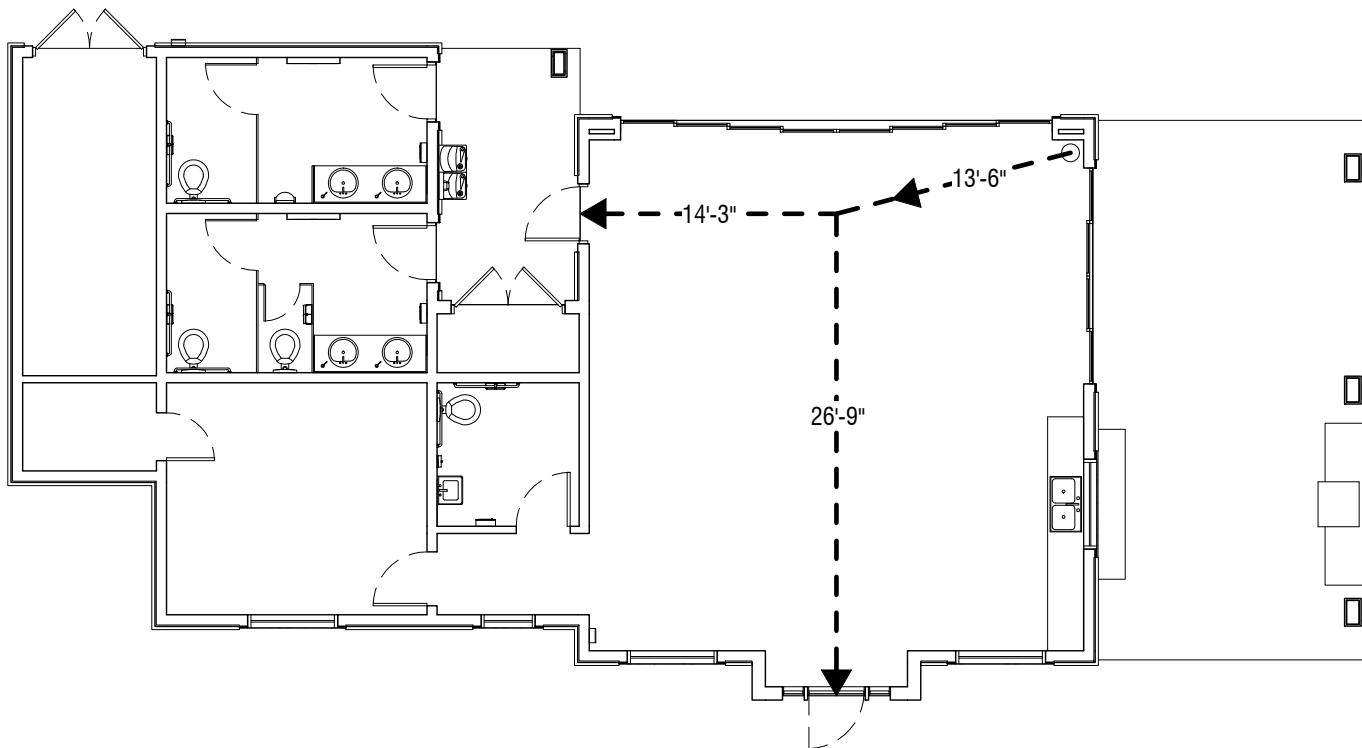
- ROOF LIVE LOAD: 20PSF MIN.
- ROOF SNOW LOAD: 20PSF (GROUND SNOW LOAD)
- WIND: 55MPH, EXP. 5

SAFETY NOTES:

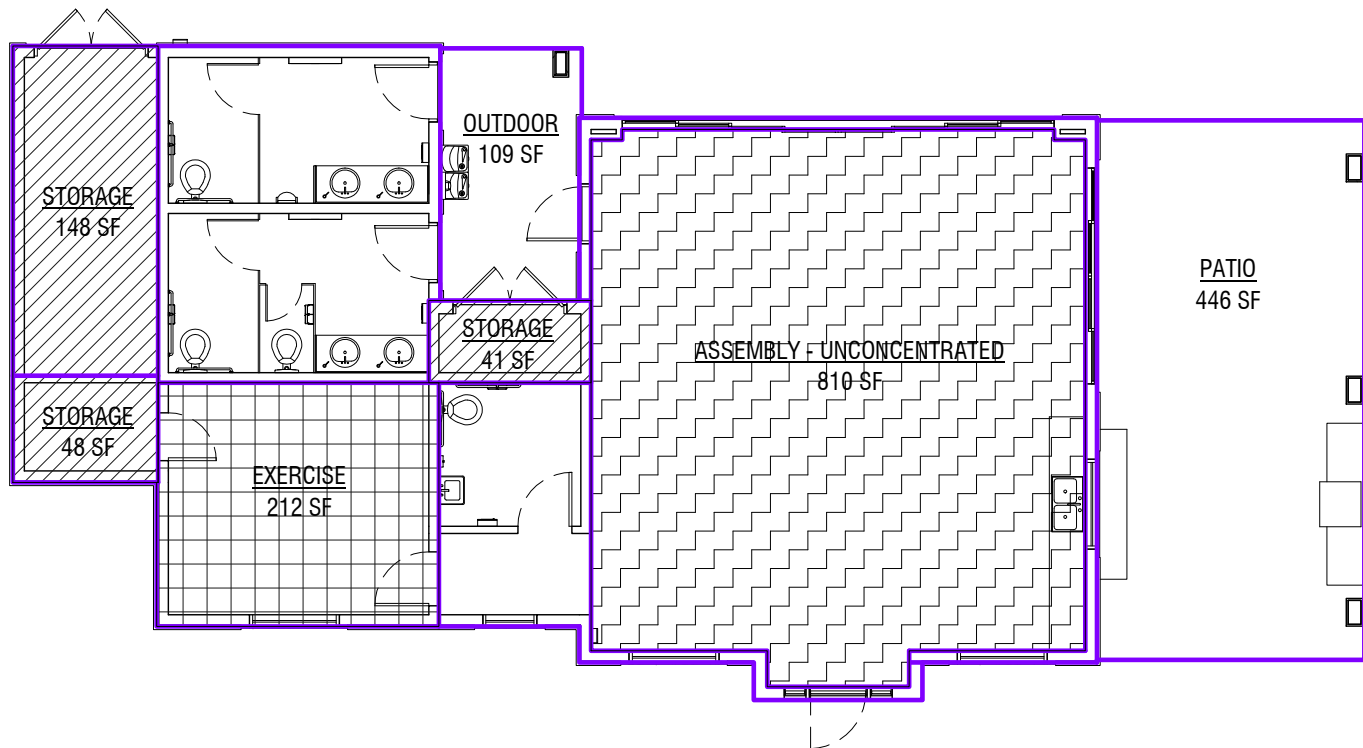
1. 2018 IFC 1004.3- POSTING OF OCCUPANT LOAD. EVERY ROOM OR SPACE THAT IS AN ASSEMBLY OCCUPANCY SHALL HAVE THE OCCUPANT LOAD OF THE ROOM OR SPACE POSTED IN A CONSPICUOUS PLACE, NEAR THE MAIN EXIT OR EXIT ACCESS DOORWAY FROM THE ROOM OR SPACE. POSTED SIGNS SHALL BE OF AN APPROVED LEGIBLE PERMANENT DESIGN AND SHALL BE MAINTAINED BY THE OWNER OR AUTHORIZED AGENT.
  - OCCUPANT LOAD SIGNS:
    - GREAT ROOM: 54
    - EXERCISE ROOM: 5
    - POOL AREA: 190
2. 2018 IFC 407.3- IDENTIFICATION. INDIVIDUAL CONTAINERS OF HAZARDOUS MATERIALS, CARTONS OR PACKAGES SHALL BE MARKED OR LABELED IN ACCORDANCE WITH APPLICABLE FEDERAL REGULATIONS. BUILDINGS, ROOMS AND SPACES CONTAINING HAZARDOUS MATERIALS SHALL BE IDENTIFIED BY HAZARD WARNING SIGNS IN ACCORDANCE WITH SECTION 5003.5.
  - LABEL POOL EQUIPMENT, CHEMICALS ARE STORED ON SITE.

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"

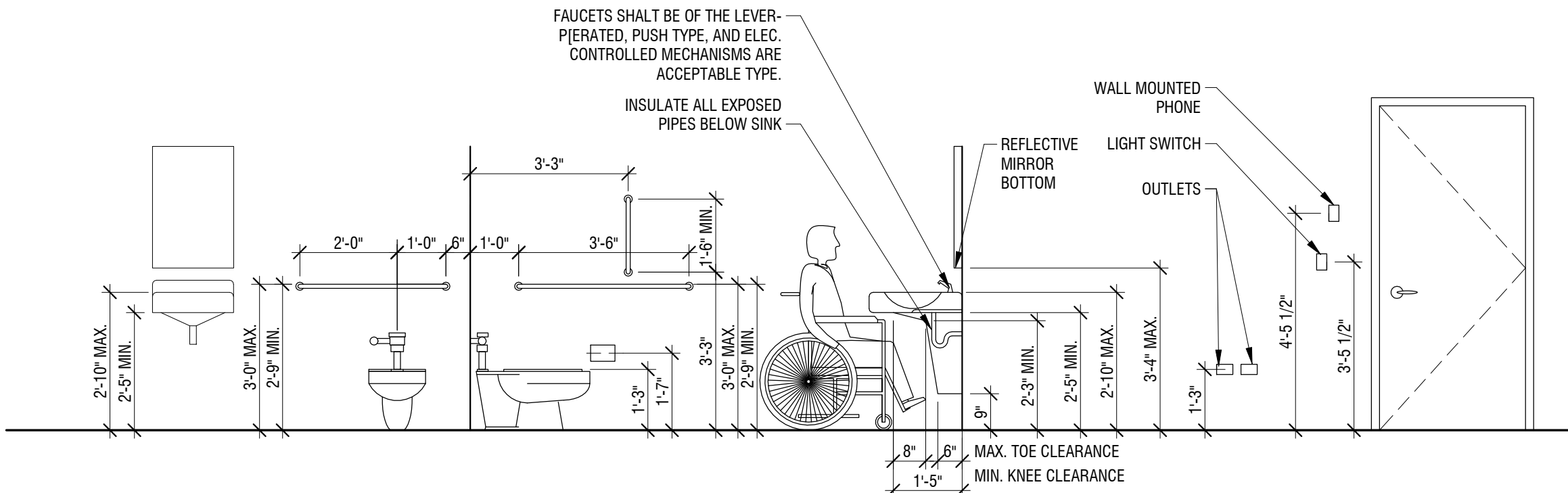


2 AREA & OCCUPANT LOAD DIAGRAM  
3/32" = 1'-0"



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

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



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STRUCTURAL ENGINEER  
PACKARD ENGINEERING  
21021 OAK DRIVE  
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



03.31.2020

DATE ISSUED: MARCH 17, 2020	DATE
NO.      REVISION	DATE
1      City Comments	03/31/2020

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

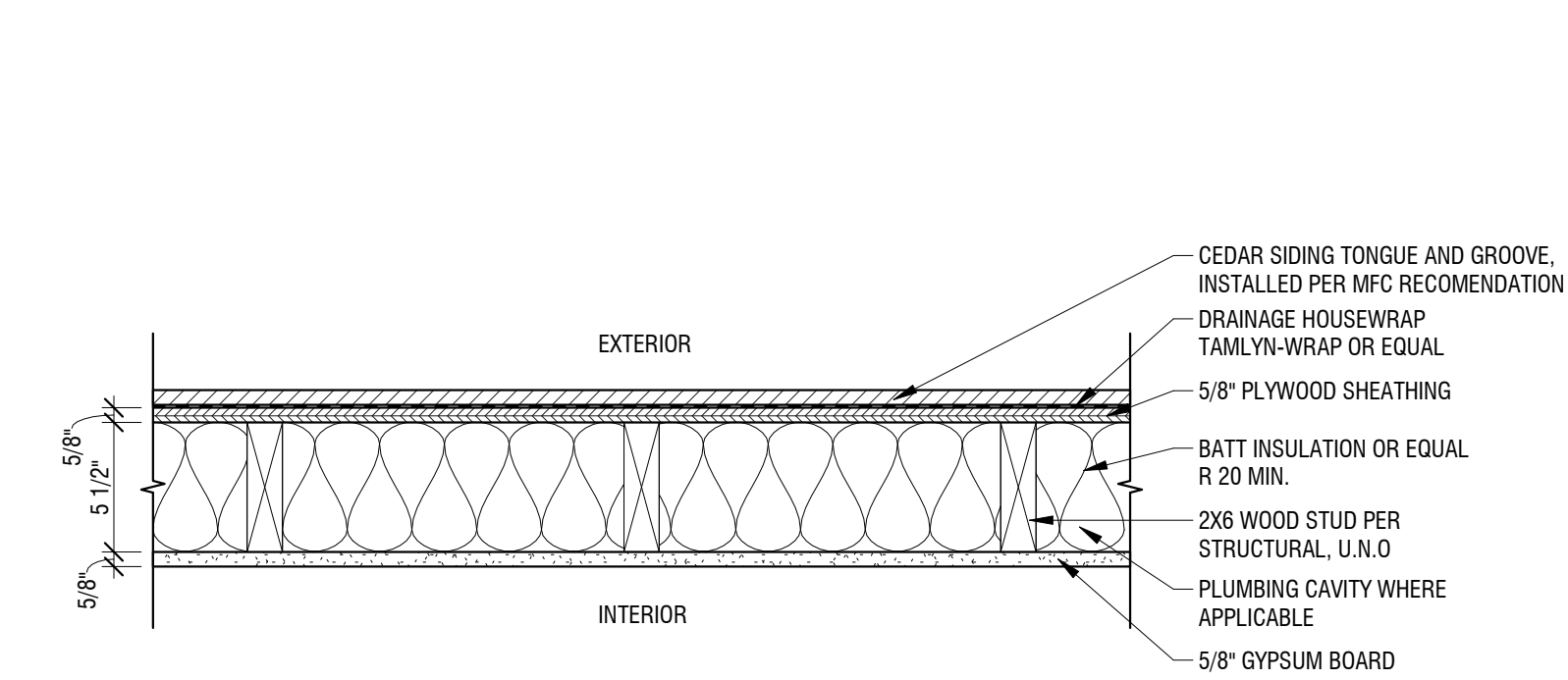
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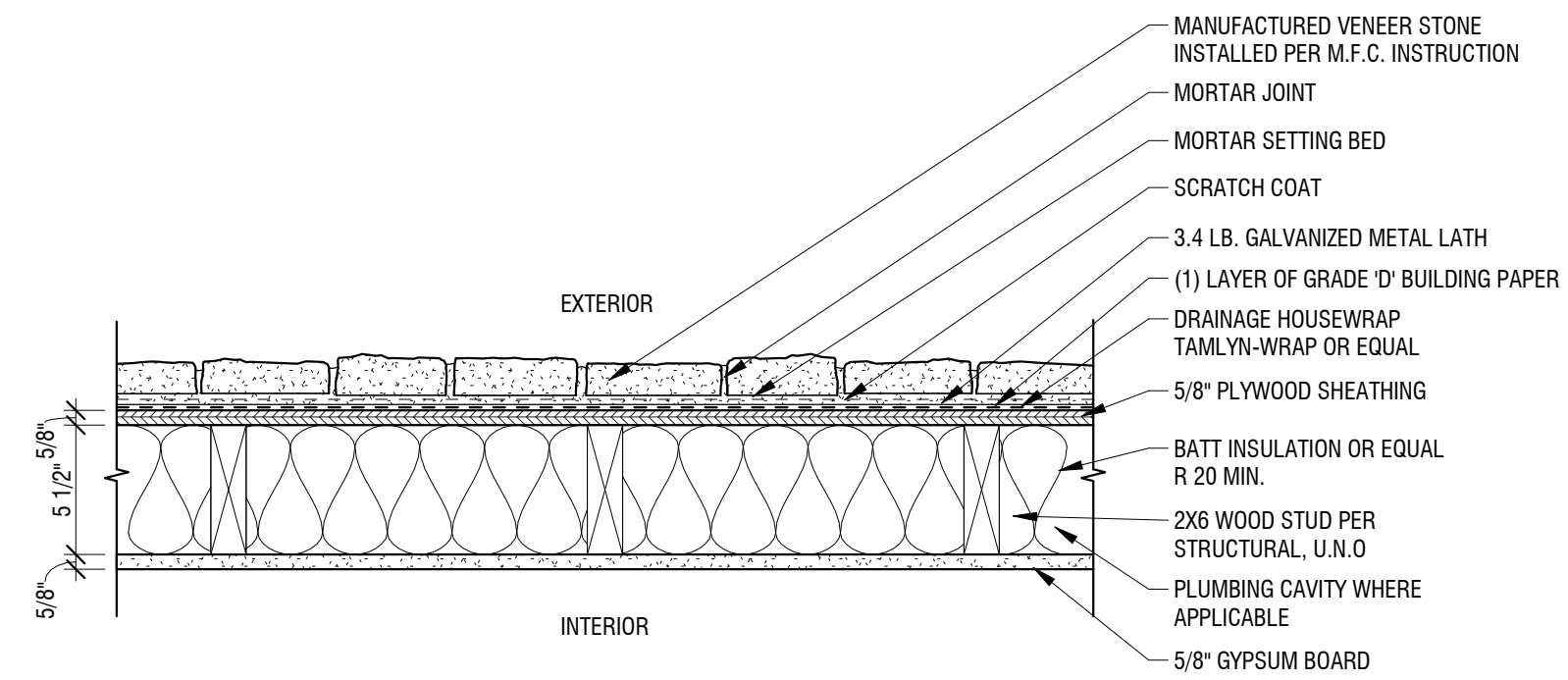
PROJECT INFORMATION

A001

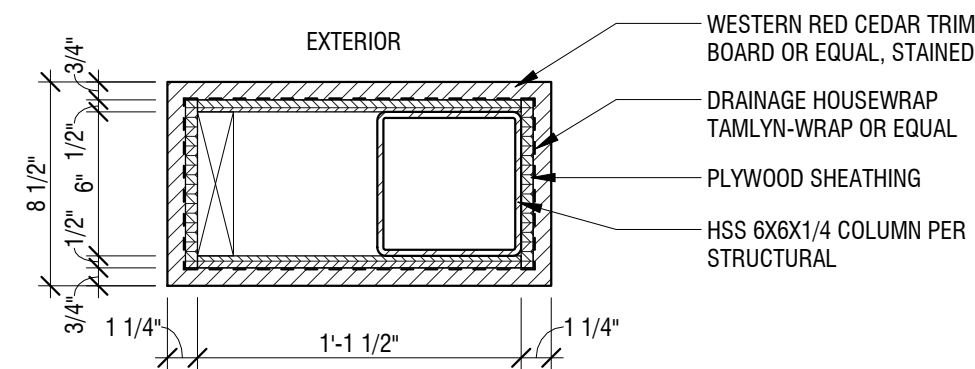




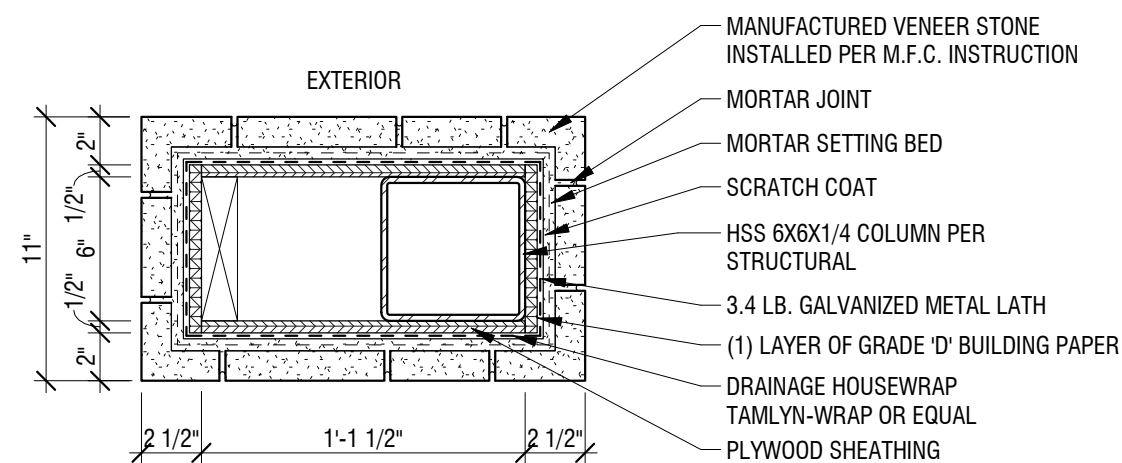
**1** WALL TYPE 'E1' - EXTERIOR WALL - CEDAR SIDING  
1 1/2" = 1'-0"



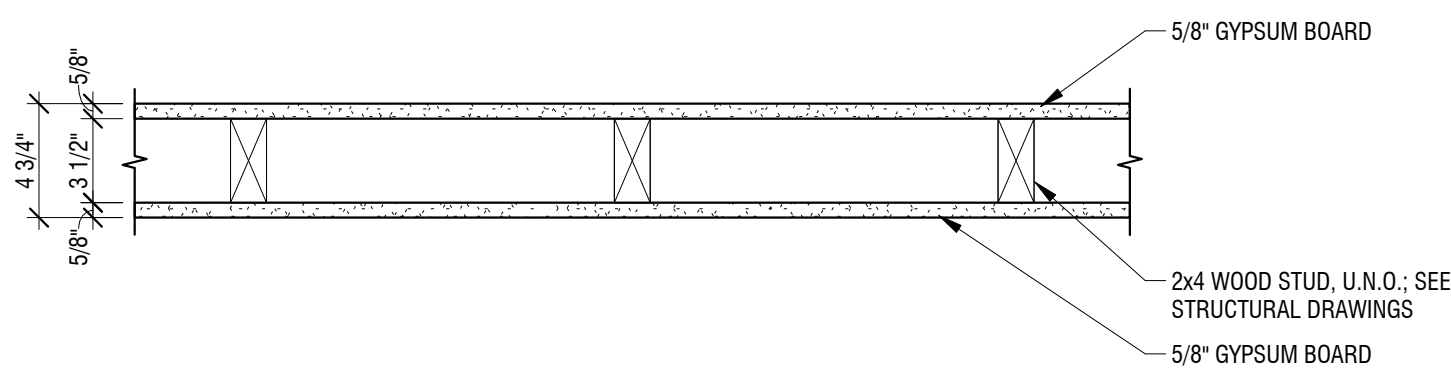
**2** WALL TYPE 'E2' - EXTERIOR WALL - STONE VENEER  
1 1/2" = 1'-0"



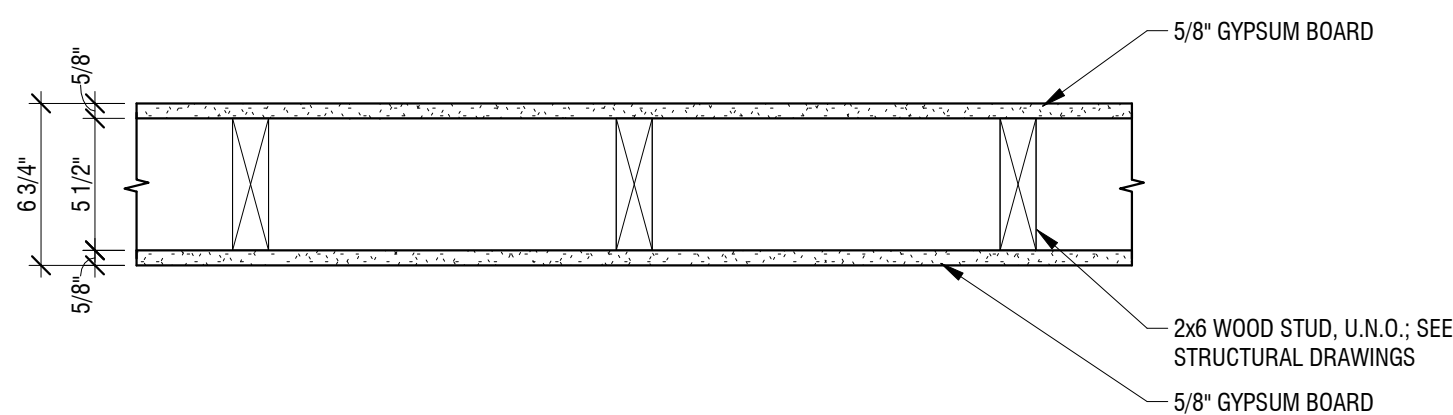
**3** WALL TYPE 'E3' - PATIO COLUMN WRAP  
1 1/2" = 1'-0"



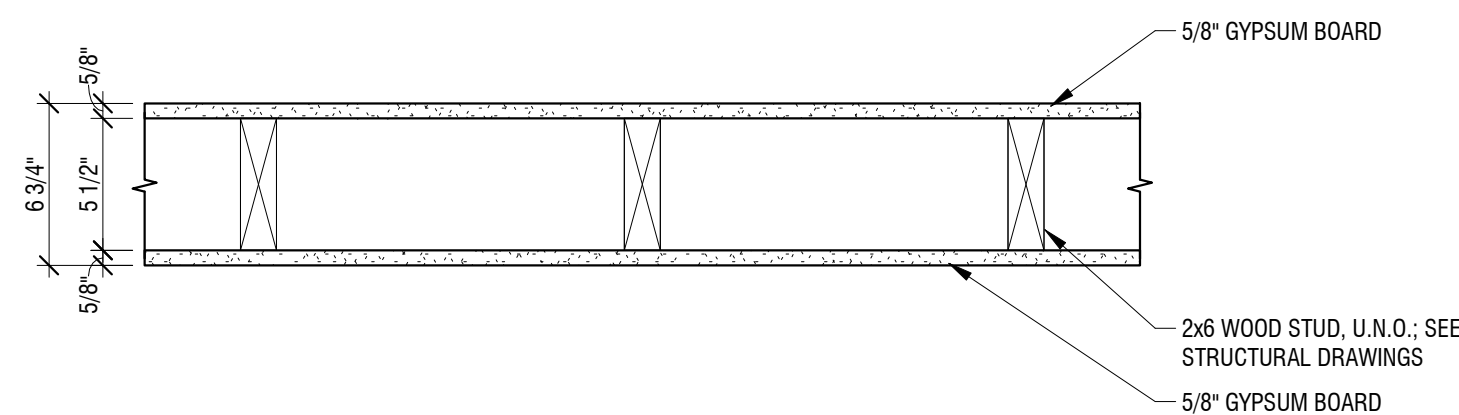
**4** WALL TYPE 'E3' - PATIO COLUMN BASE  
1 1/2" = 1'-0"



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

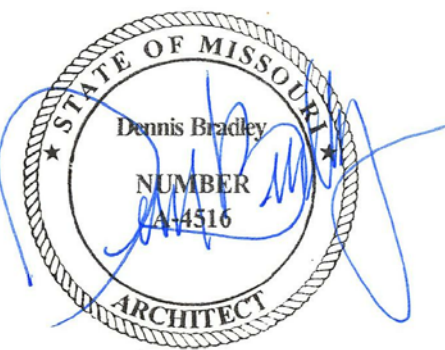


**6** WALL TYPE 'P2' - INTERIOR WALL 2X6 STUD - TYPICAL  
1 1/2" = 1'-0"



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

SEAL



03.31.2020

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-I-521F, 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
  - Title: 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
- T. 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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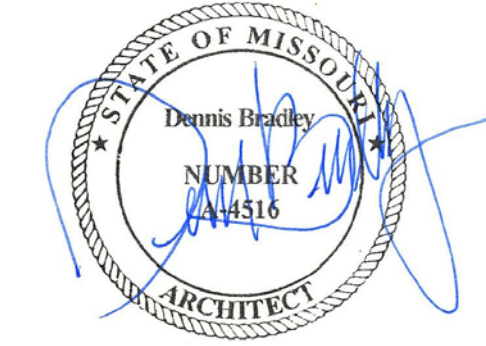
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WOODSIDE RIDGE CLUBHOUSE  
2300 NW OBRIEN ROAD  
LEES SUMMIT, MO 64081

SEAL



03.31.2020

DATE ISSUED: MARCH 17, 2020		
NO.	REVISION	DATE

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SPECIFICATIONS  
A003



## GENERAL NOTES

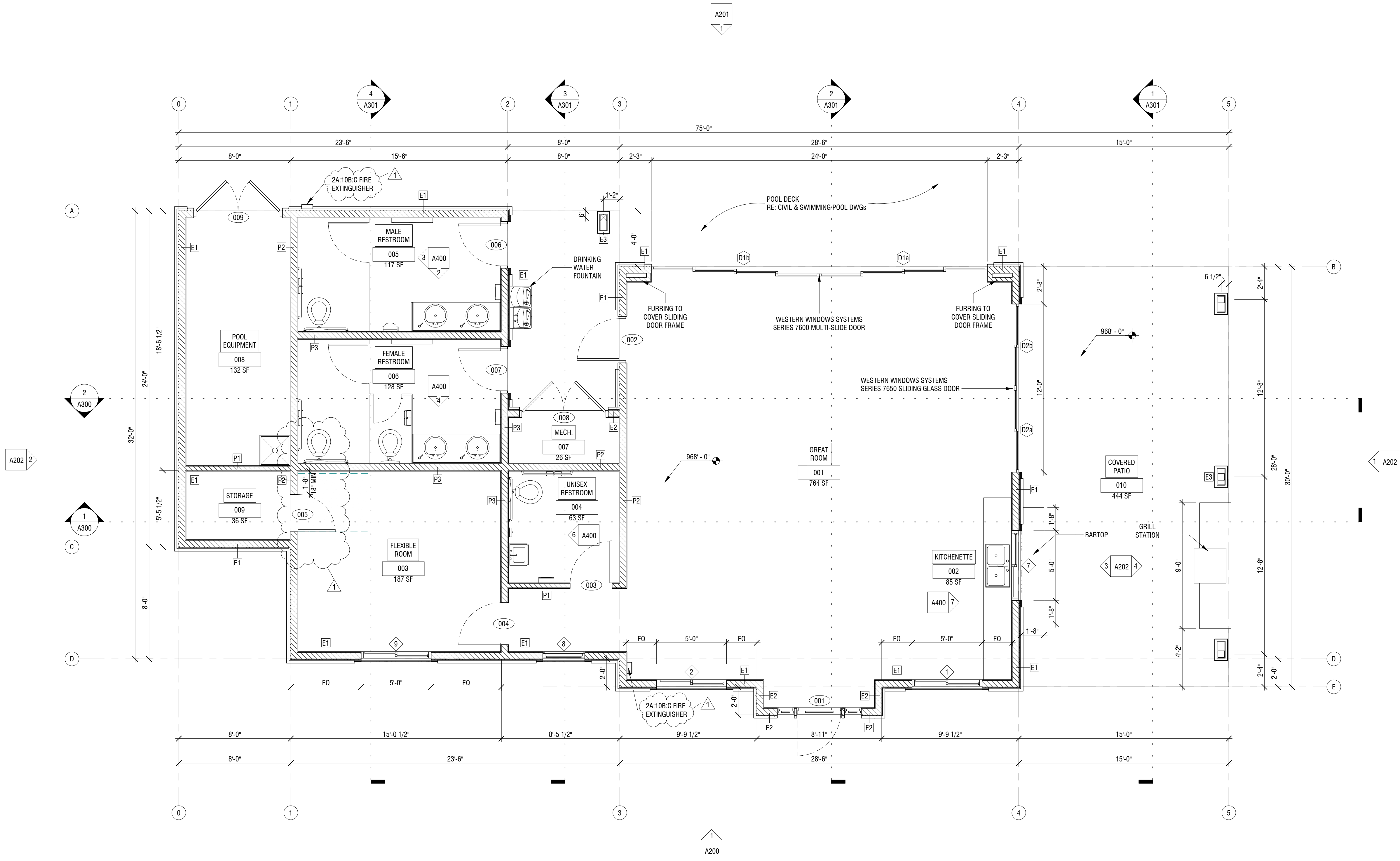
1. ALL PLAN DIMENSIONS GIVEN ARE TO FACE OF STUD OR MASONRY, U.N.O.
2. REFER TO STRUCTURAL DRAWINGS FOR FRAMING INFORMATION
3. ALL DOOR OPENINGS TO BE LOCATED 4" FROM NEAREST WALL CORNER, U.N.O.
4. SEE FINISH SCHEDULE ON SHEET A800 FOR MATERIAL INFORMATION
5. SEE DOOR/WINDOW SCHEDULE ON SHEET A800
6.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

## WALL TYPES

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

### SAFETY NOTES:

1. 2018 IFC 905.5- CONSPICUOUS LOCATION, PORTABLE FIRE EXTINGUISHERS SHALL BE LOCATED IN CONSPICUOUS LOCATIONS WHERE THEY WILL BE READILY ACCESSIBLE AND IMMEDIATELY AVAILABLE FOR USE. THESE LOCATIONS SHALL BE ALONG NORMAL PATHS OF TRAVEL, UNLESS THE FIRE CODE OFFICIAL DETERMINES THAT THE HAZARD POSED INDICATED THE NEED FOR PLACEMENT AWAY FROM NORMAL PATHS OF TRAVEL.
- PROVIDE 1 2A108C FIRE EXTINGUISHER IN THE CLUBHOUSE AND 1 2A108C EXTINGUISHER ON THE EXTERIOR BY THE POOL EQUIPMENT ROOM.



## 1 FLOOR PLAN

1/4" = 1'-0"

- |  |                          |  |                               |
|--|--------------------------|--|-------------------------------|
|  | SECTION:                 |  | DOOR DESIGNATION              |
|  | SECTION IDENTIFICATION   |  | WALL TYPE DESIGNATION         |
|  | SHEET DESIGNATION        |  | WINDOW/STOREFRONT DESIGNATION |
|  | DETAIL:                  |  | SPOT ELEVATION                |
|  | DETAIL IDENTIFICATION    |  | ELEVATION                     |
|  | SHEET DESIGNATION        |  |                               |
|  | ELEVATION:               |  |                               |
|  | ELEVATION IDENTIFICATION |  |                               |
|  | SHEET DESIGNATION        |  |                               |



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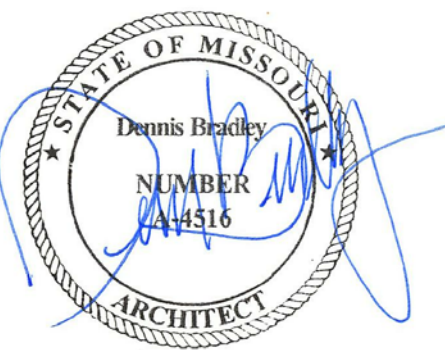
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# WOODSIDE RIDGE CLUBHOUSE

2300 NW OBRIEN ROAD  
LEE'S SUMMIT, MO 64081

SEAL



03.31.2020

DATE ISSUED: MARCH 17, 2020		
NO.	REVISION	DATE
1	City Comments	03/31/2020

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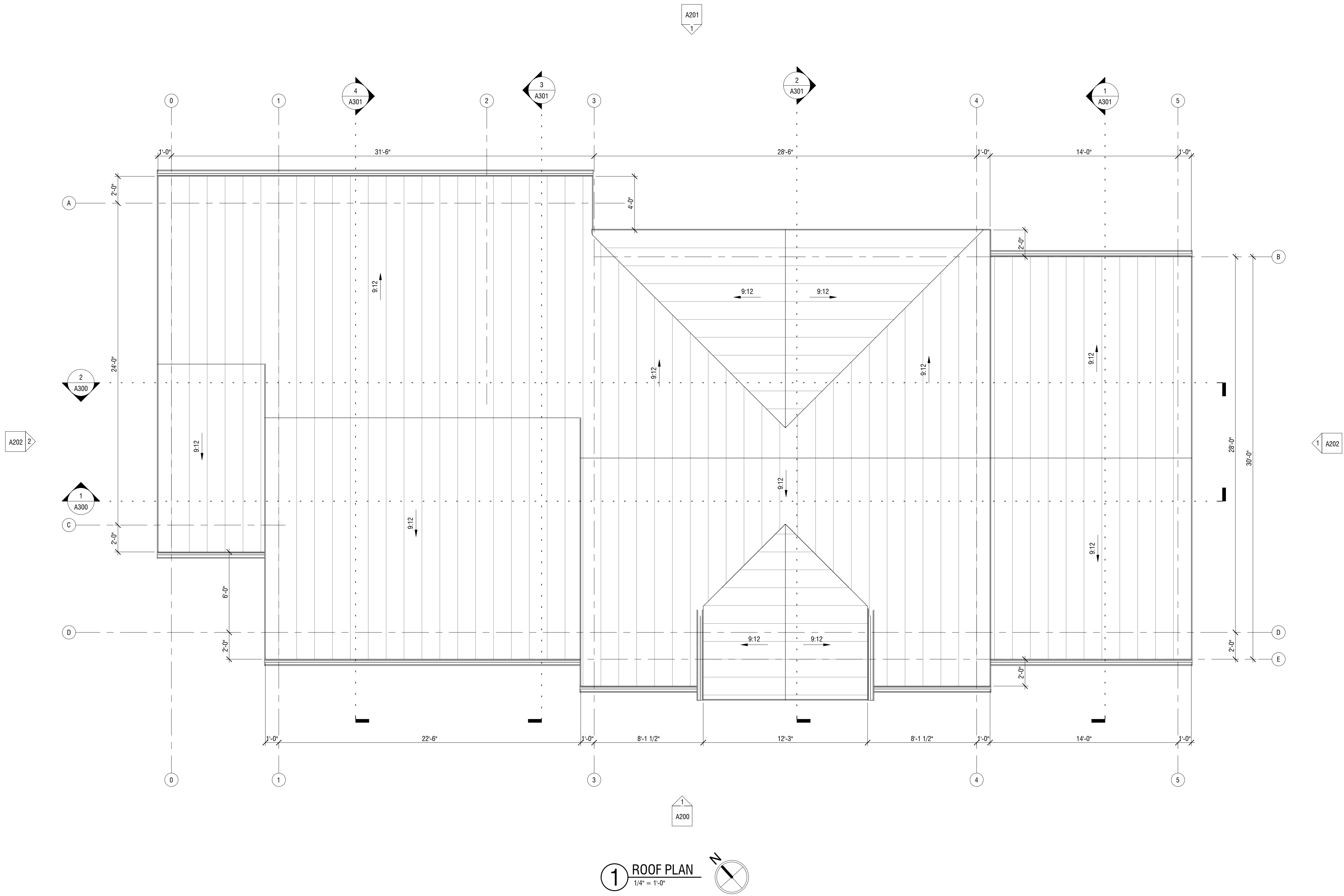
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FLOOR PLAN

# A100



- GENERAL NOTES**
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



**1 ROOF PLAN**  
1/4" = 1'-0"



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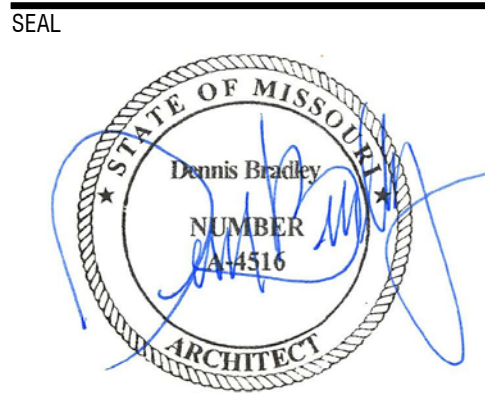
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ROOF PLAN  
**A101**



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



SAFETY NOTES:

1. 2018 IFC 501.1- ADDRESS NUMBERS, NEW AND EXISTING BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. THESE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND. IN MULTI-TENANT COMMERCIAL BUILDING WHERE TENANTS HAVE MULTIPLE ENTRANCES LOCATED ON DIFFERENT SIDES OF THE BUILDING, EACH DOOR SHALL BE ADDRESSED. ADDRESS NUMBERS SHALL BE ARABIC NUMBERS OR ALPHABET LETTERS. NUMBERS SHALL BE A MINIMUM OF 4 INCHES (102 MM) HIGH WITH A MINIMUM STROKE WIDTH OF 0.5 INCH (12.7 MM).



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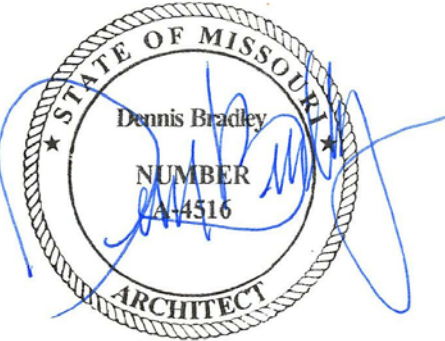
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LEE'S SUMMIT, MO 64081

SEAL



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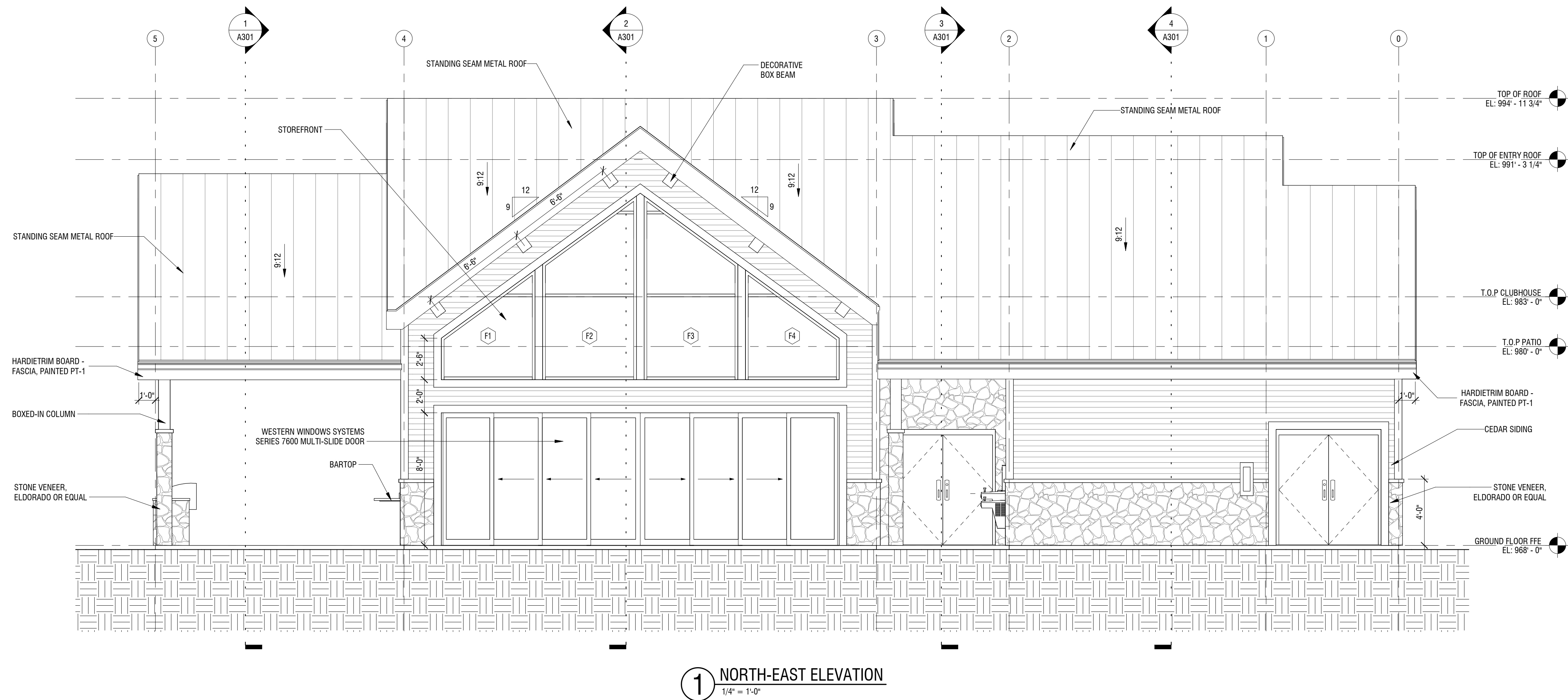
ELEVATIONS  
**A200**



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
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9	EXTERIOR DOORS	METAL PANEL, PAINTED	MATCH TO WINDOW FRAME COLOR



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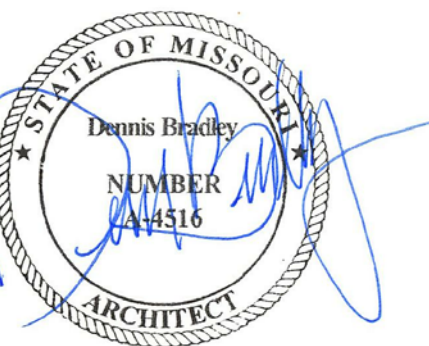
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ACKARD ENGINEERING  
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## REAL



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## LEVATIONS

# A201



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



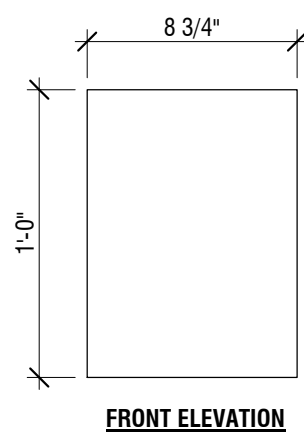
PT-1: SW7048



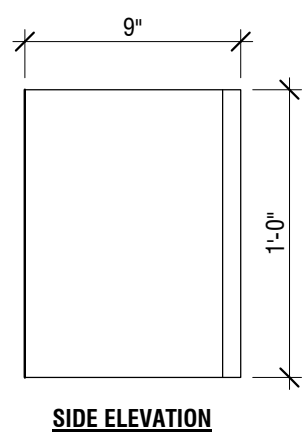
STONE VENEER



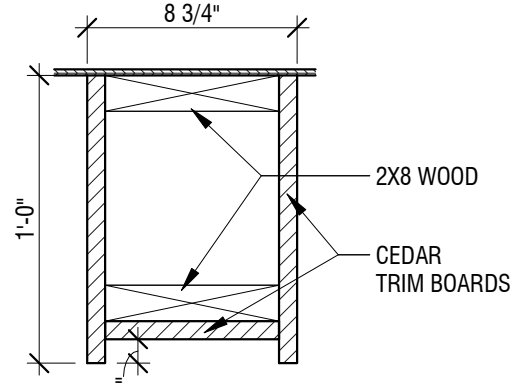
CEDAR SIDING



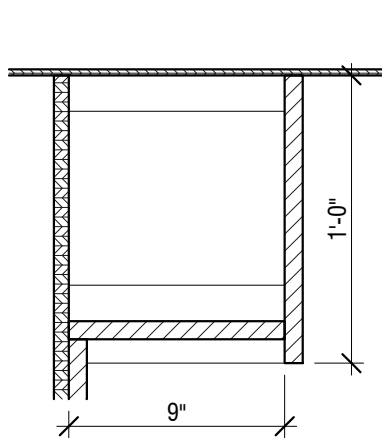
FRONT ELEVATION



SIDE ELEVATION



SECTION 1

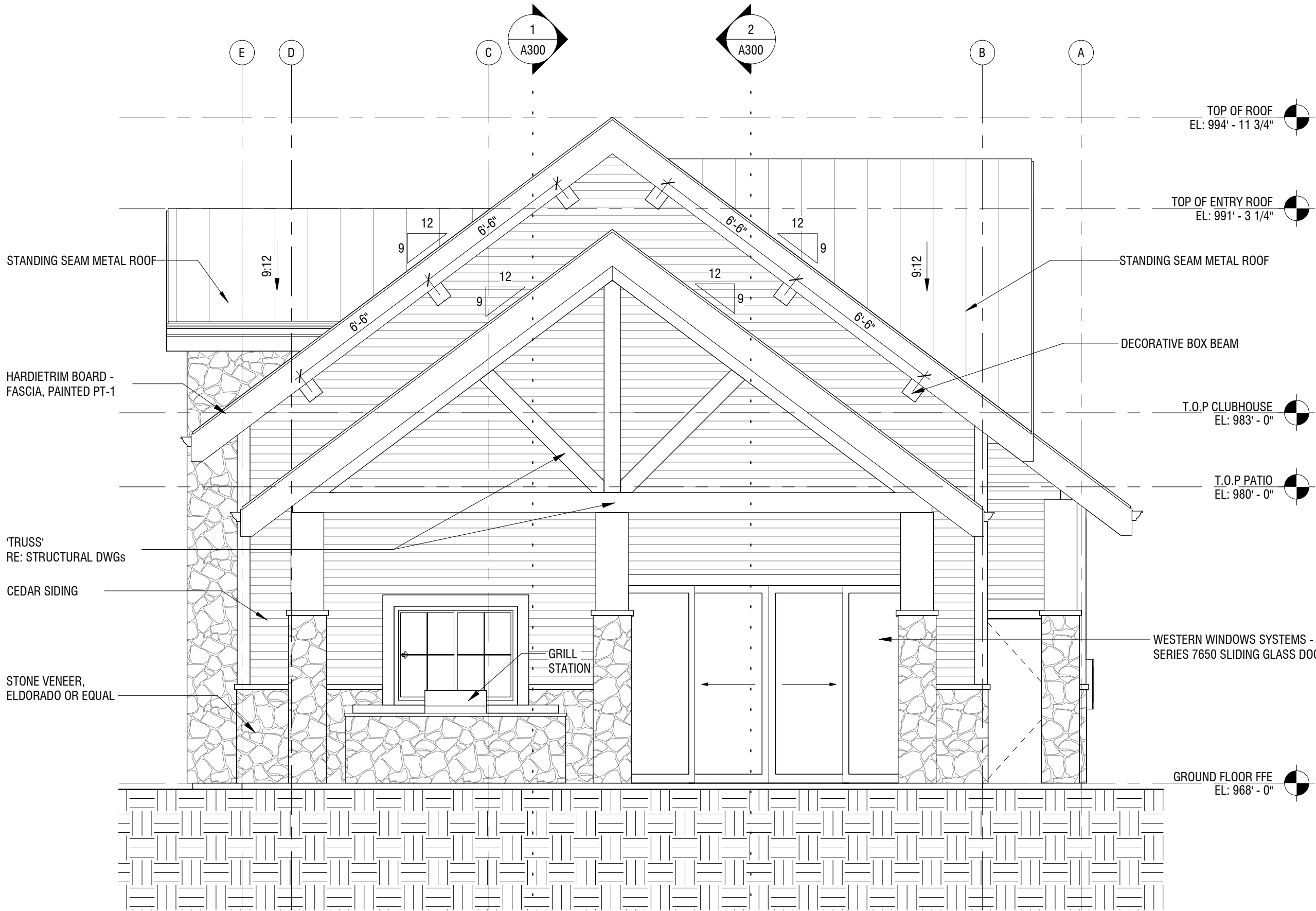


SECTION 2

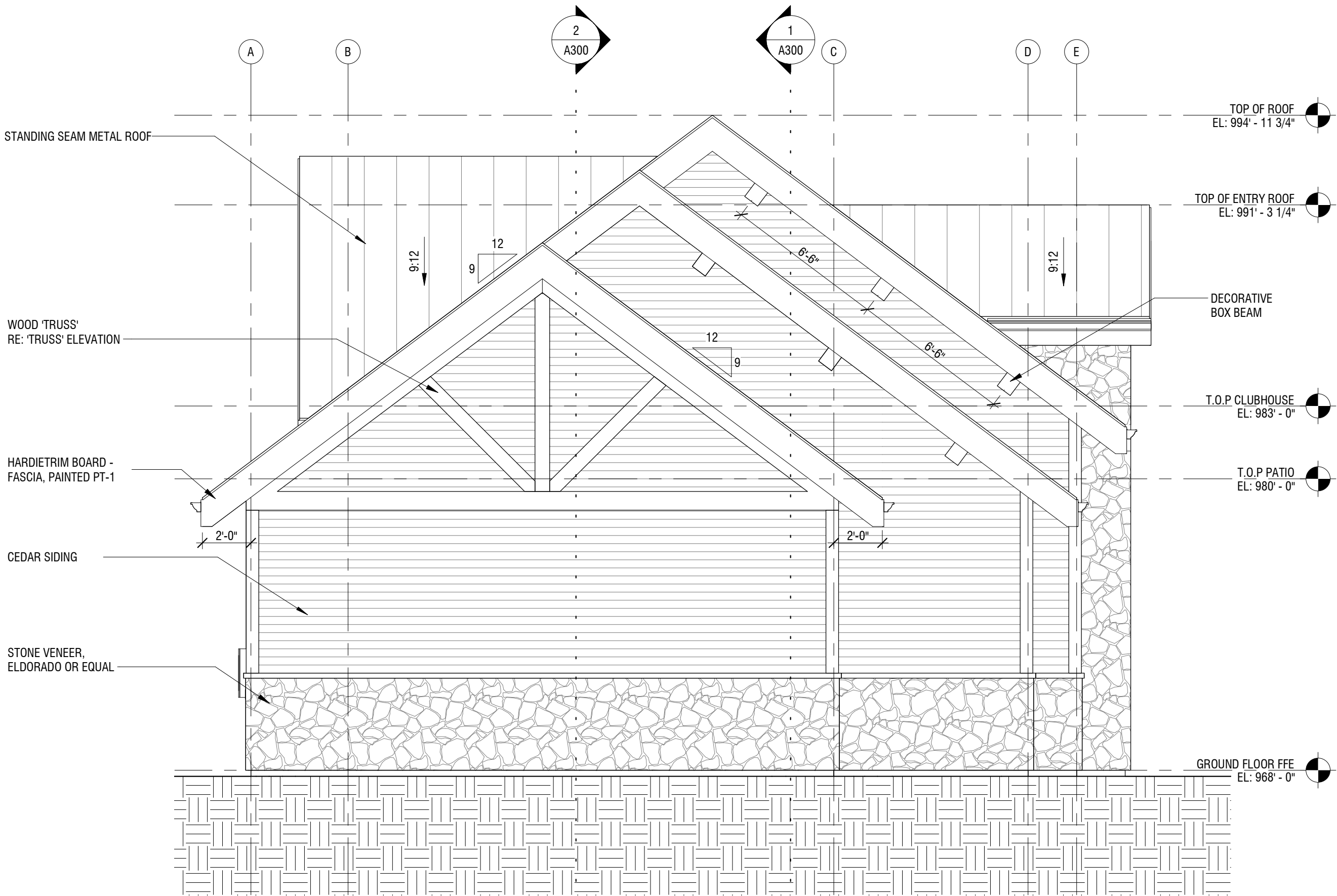
6 DECORATIVE BOX BEAM  
1 1/2" = 1'-0"

EXTERIOR FINISHING SCHEDULE

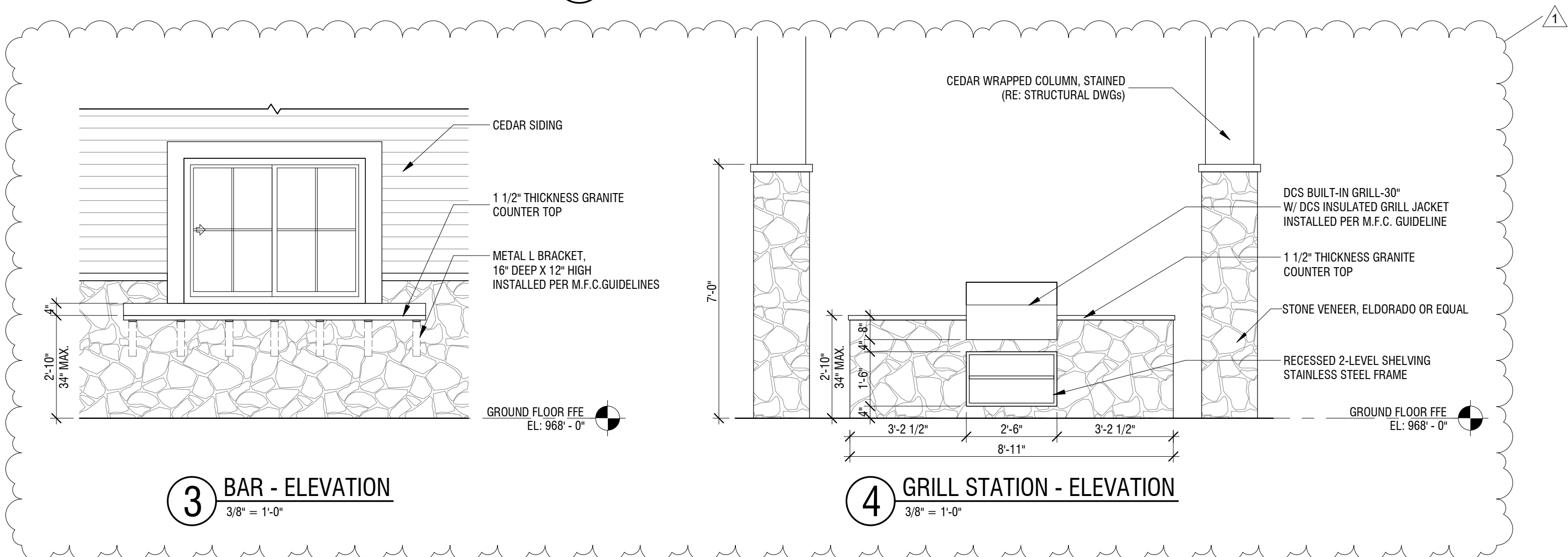
NO.	MATERIAL/ITEMS	DESCRIPTION	COLOR/FINISH
1	STANDING SEAM METAL ROOF	BERRIDGE TEE-PANEL OR EQUAL	COLOR: AGED BRONZE
2	STONE VENEER	SEMCO OUTDOOR OR EQUAL	WEATHERED FIELDSTONE WEBWALL
3	CEDAR SIDING	TONGUE AND GROOVE, WESTERN RED CEDAR	TRANSPARENT STAIN NATURAL TONE
4	WALL/WINDOW TRIM	TRIM BOARD, WESTERN 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



1 SOUTH-EAST ELEVATION  
1/4" = 1'-0"

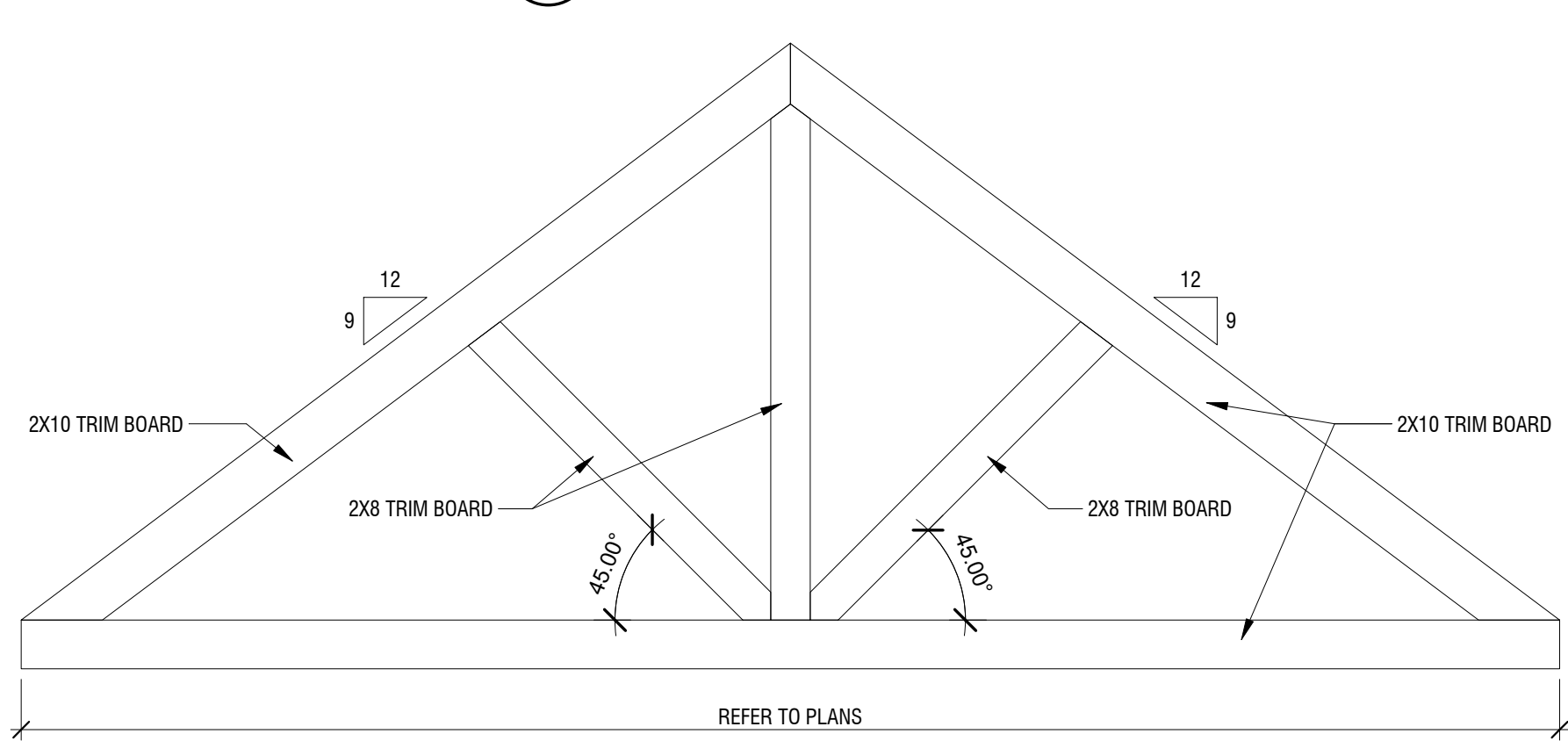


2 NORTH-WEST ELEVATION  
1/4" = 1'-0"



3 BAR - ELEVATION  
3/8" = 1'-0"

4 GRILL STATION - ELEVATION  
3/8" = 1'-0"



5 'TRUSS' - ELEVATION  
3/8" = 1'-0"



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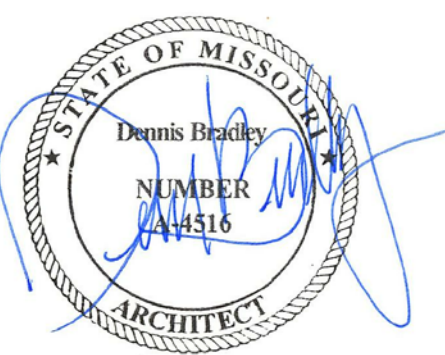
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PKMR ENGINEERS  
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WOODSIDE RIDGE CLUBHOUSE  
2030 NW OBRIEN ROAD  
LEE'S SUMMIT, MO 64081

SEAL



03.31.2020

NO.	REVISION	DATE
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ELEVATIONS  
A202





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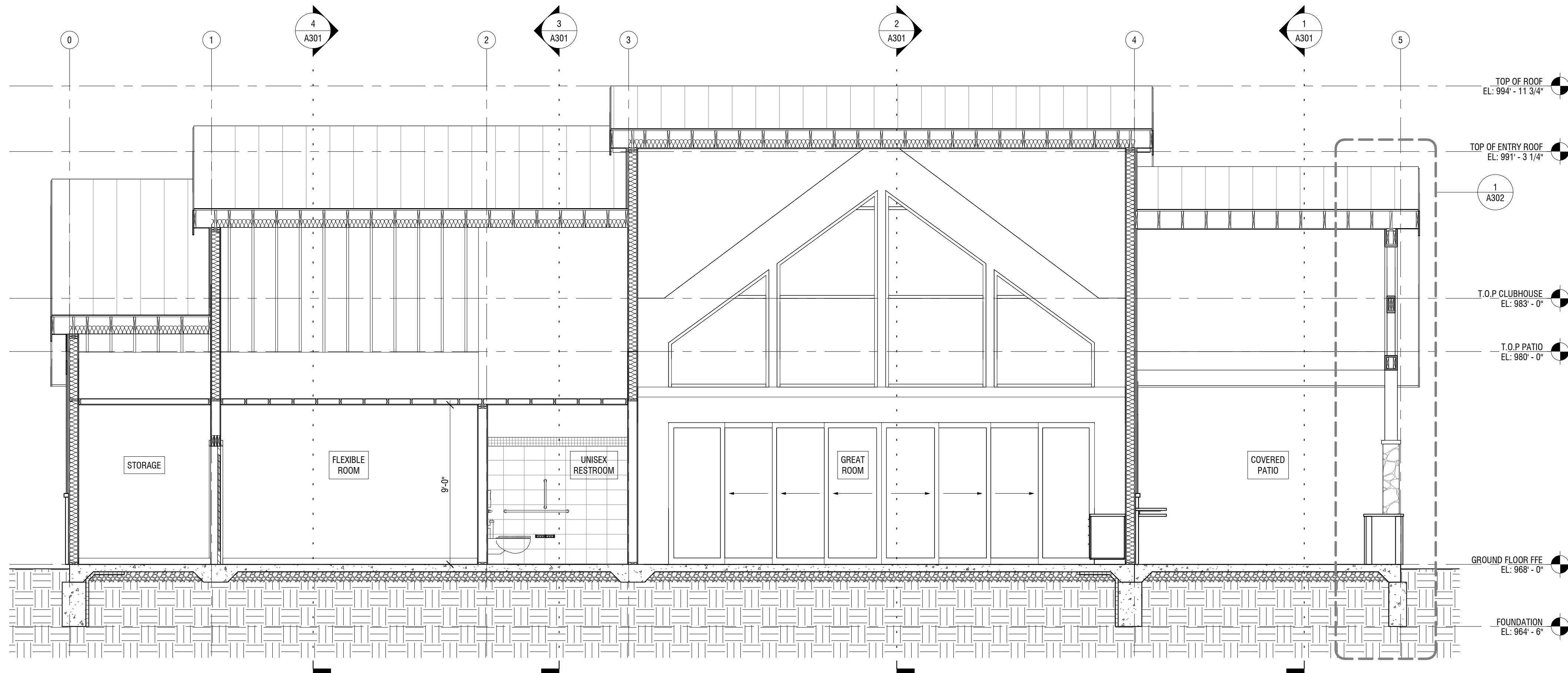
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# WOODSIDE RIDGE CLUBHOUSE

2030 NW OBRIEN ROAD  
LEE'S SUMMIT, MO 64081



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



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

SEAL



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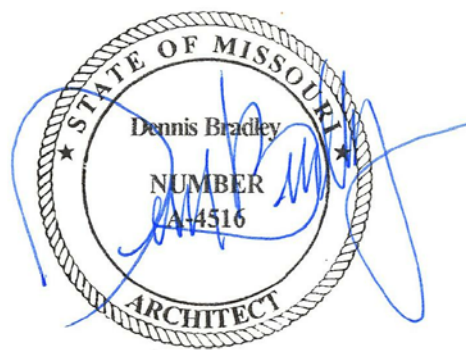
BUILDING SECTIONS

A300



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

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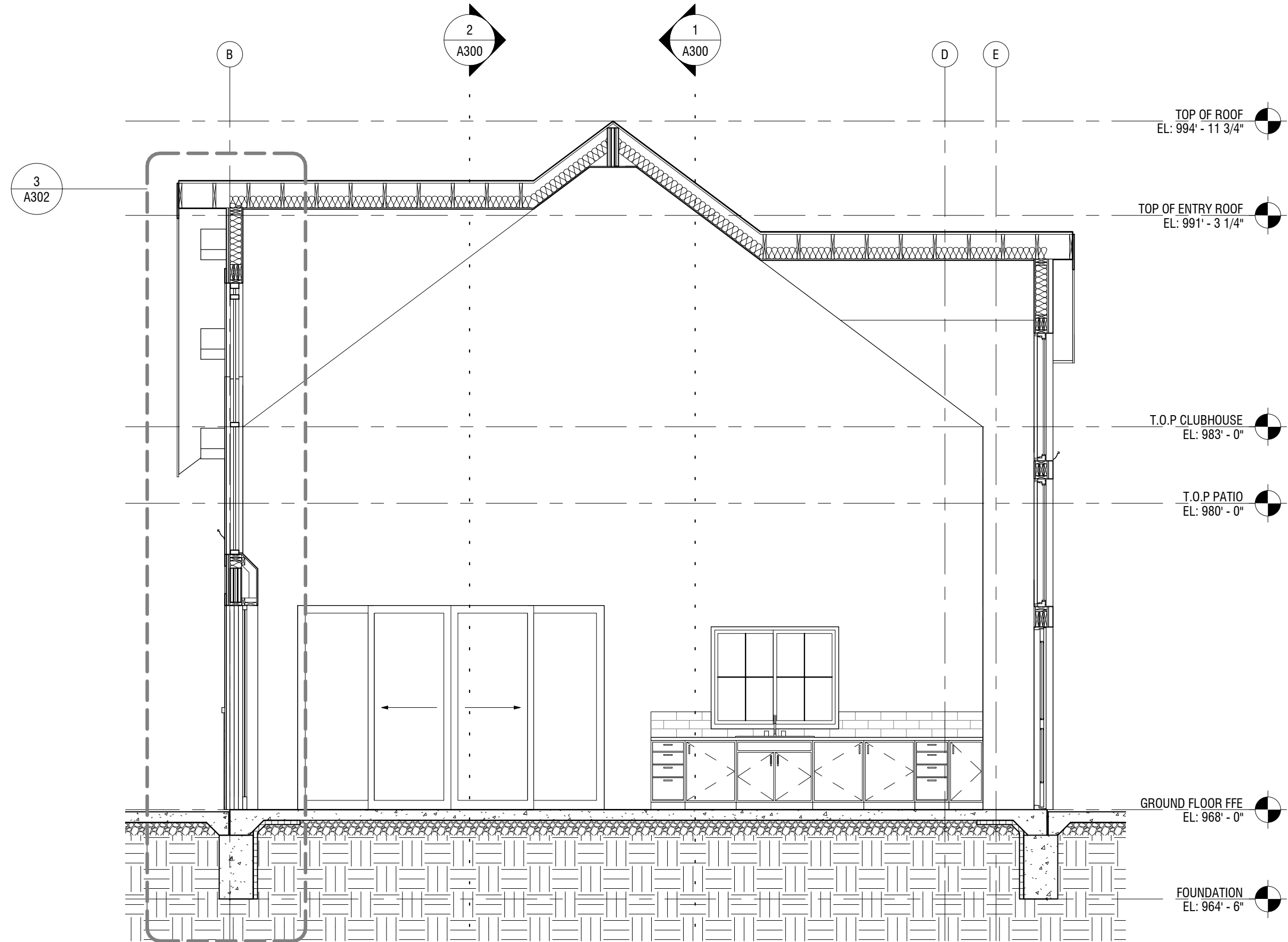
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BUILDING SECTIONS

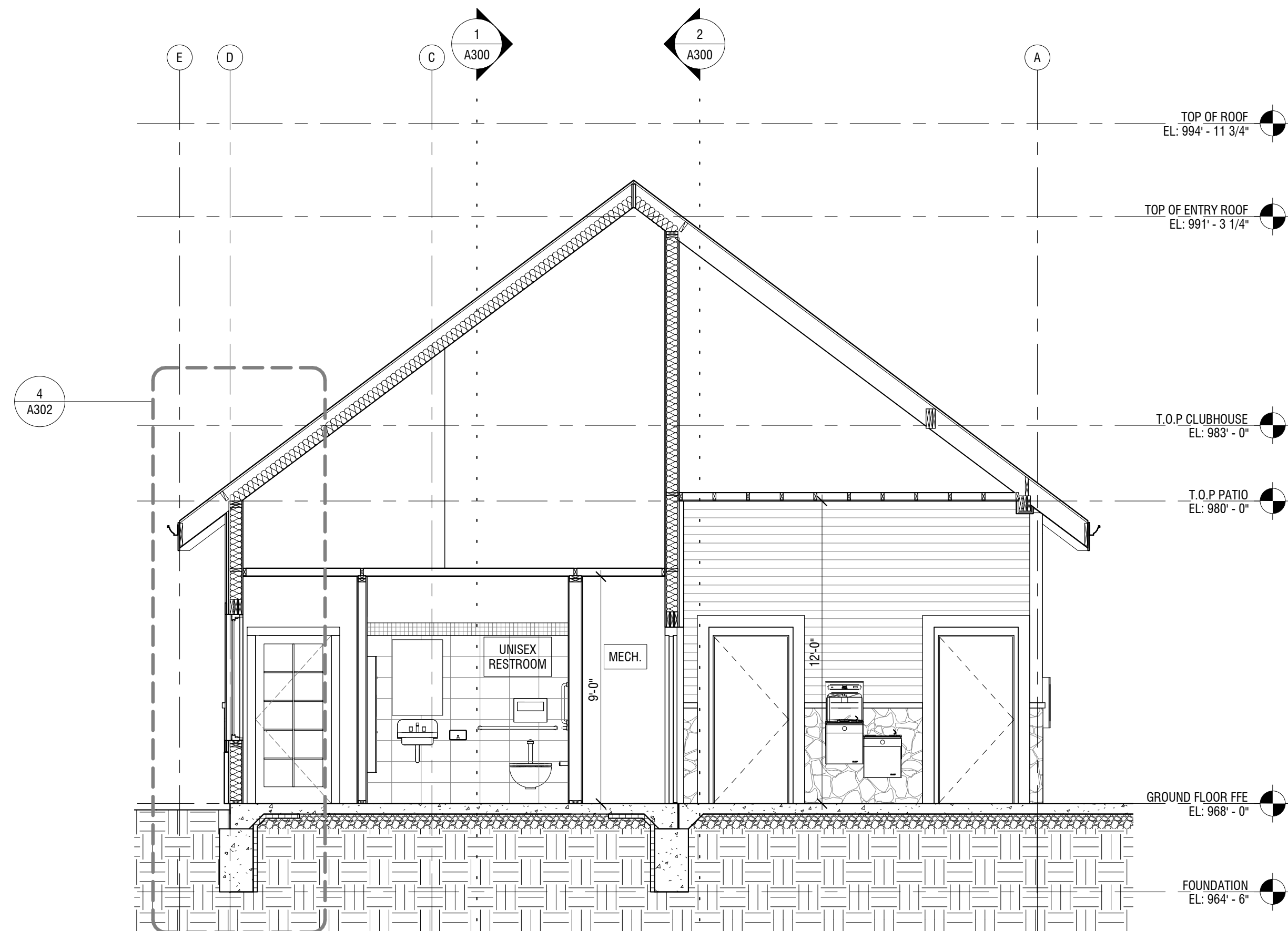
**A301**



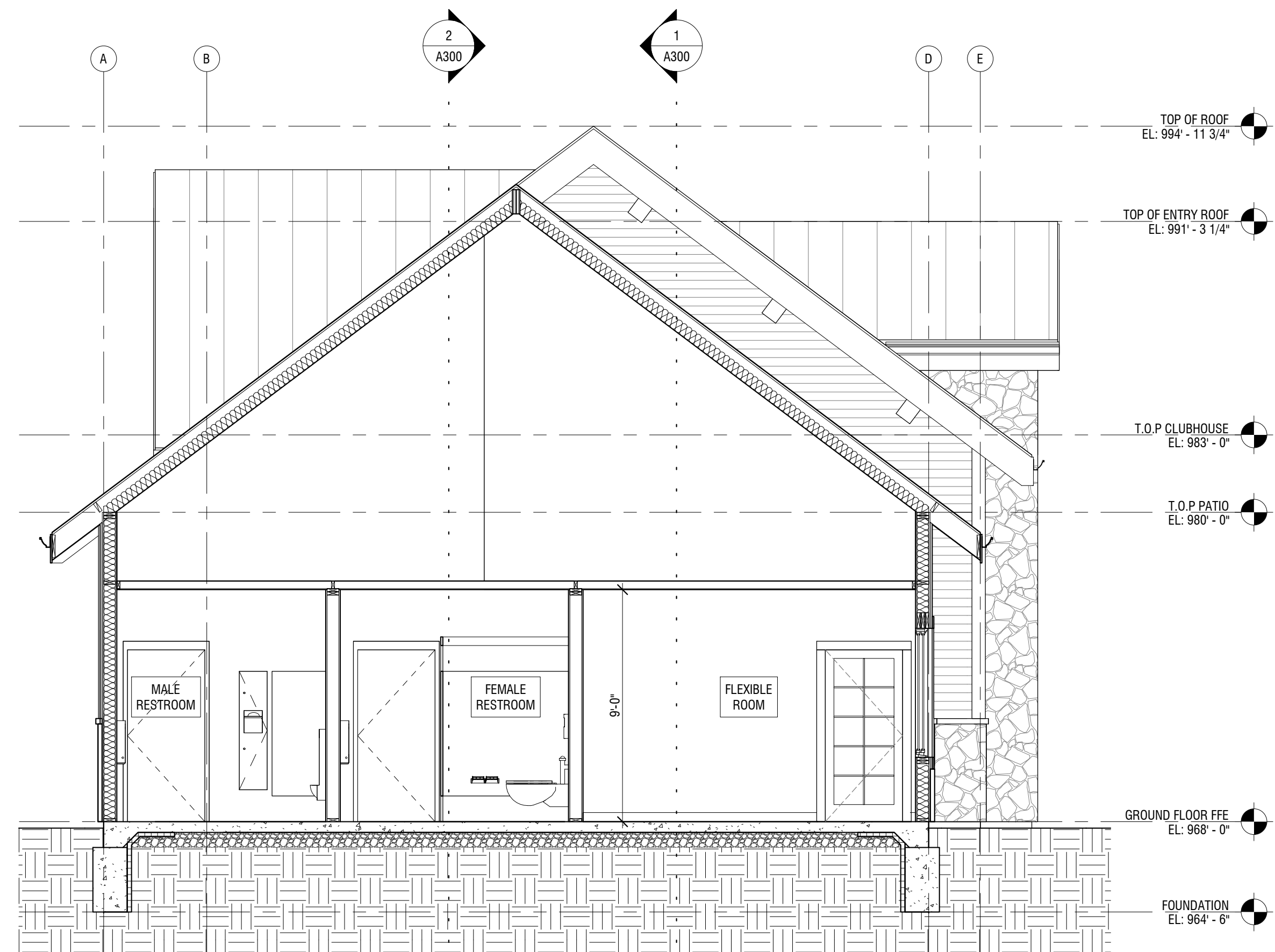
**1 SECTION @ COVERED PATIO**  
1/4" = 1'-0"



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

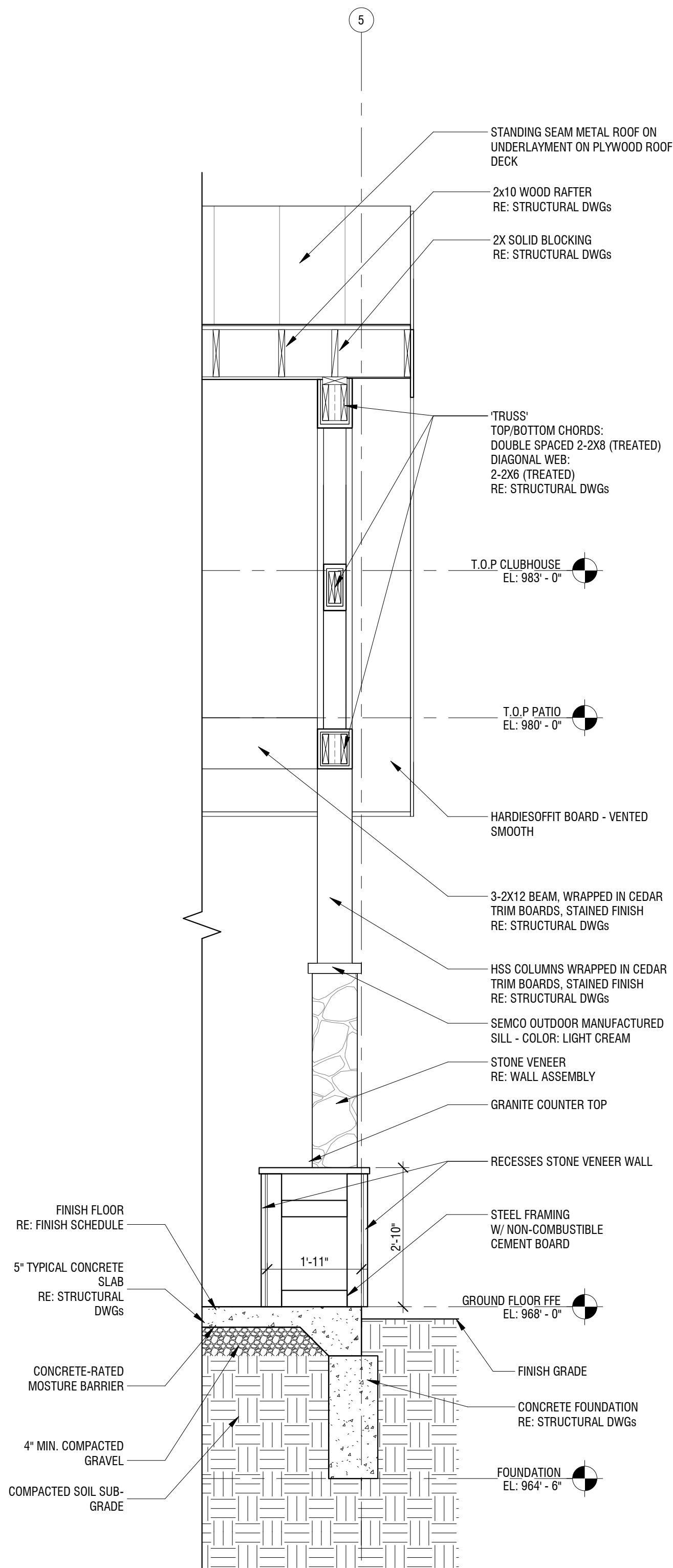


**3 SECTION @ UNISEX RESTROOM**  
1/4" = 1'-0"

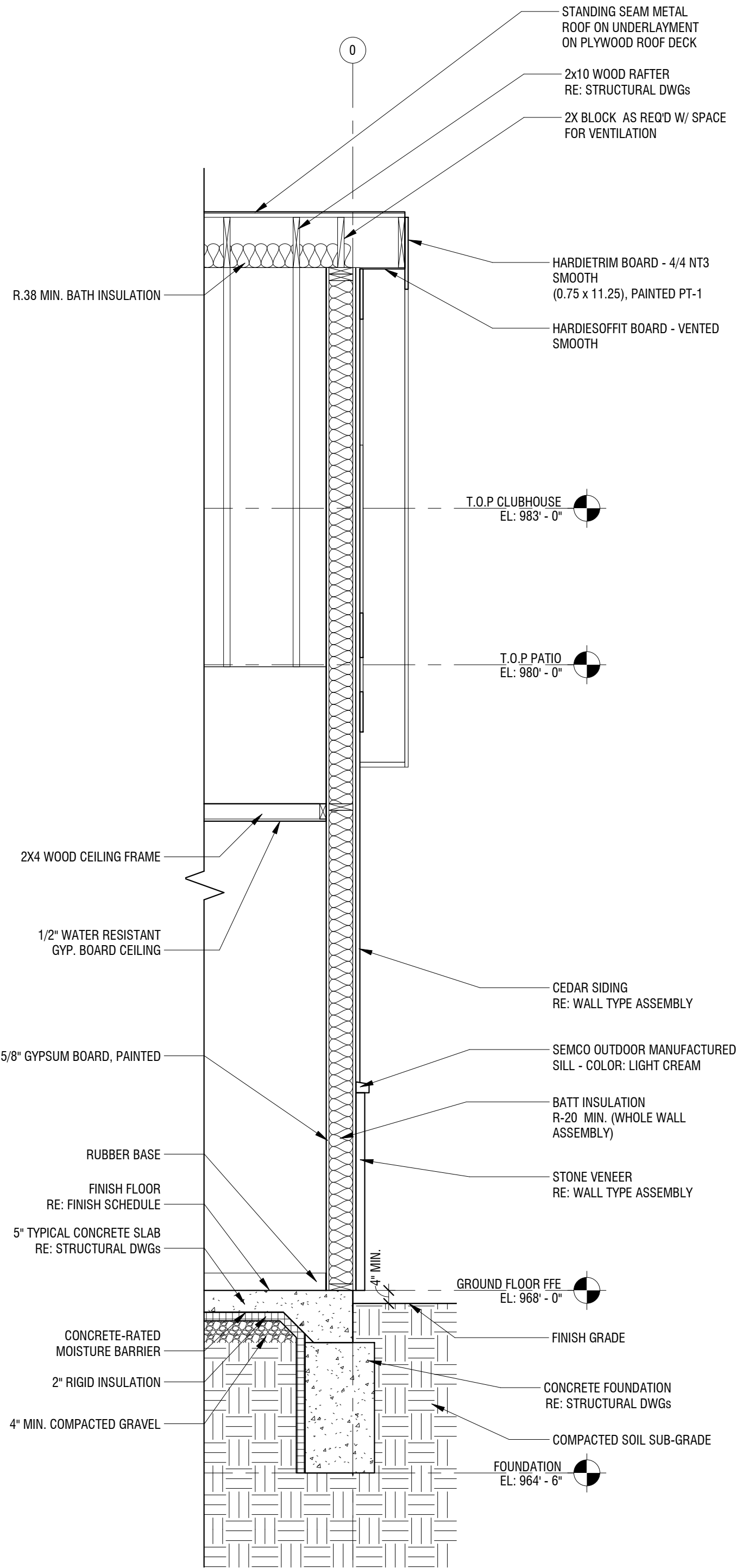


**4 SECTION @ FLEXIBLE ROOM**  
1/4" = 1'-0"

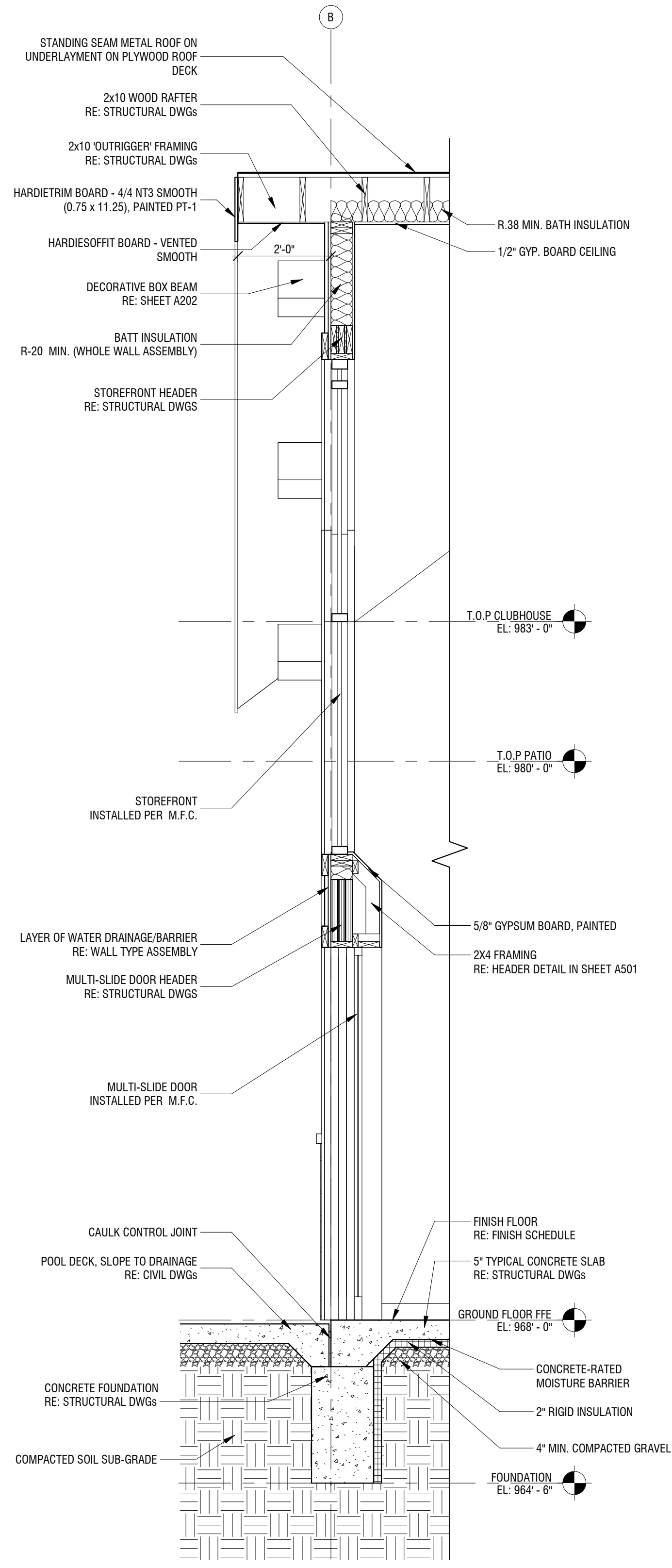




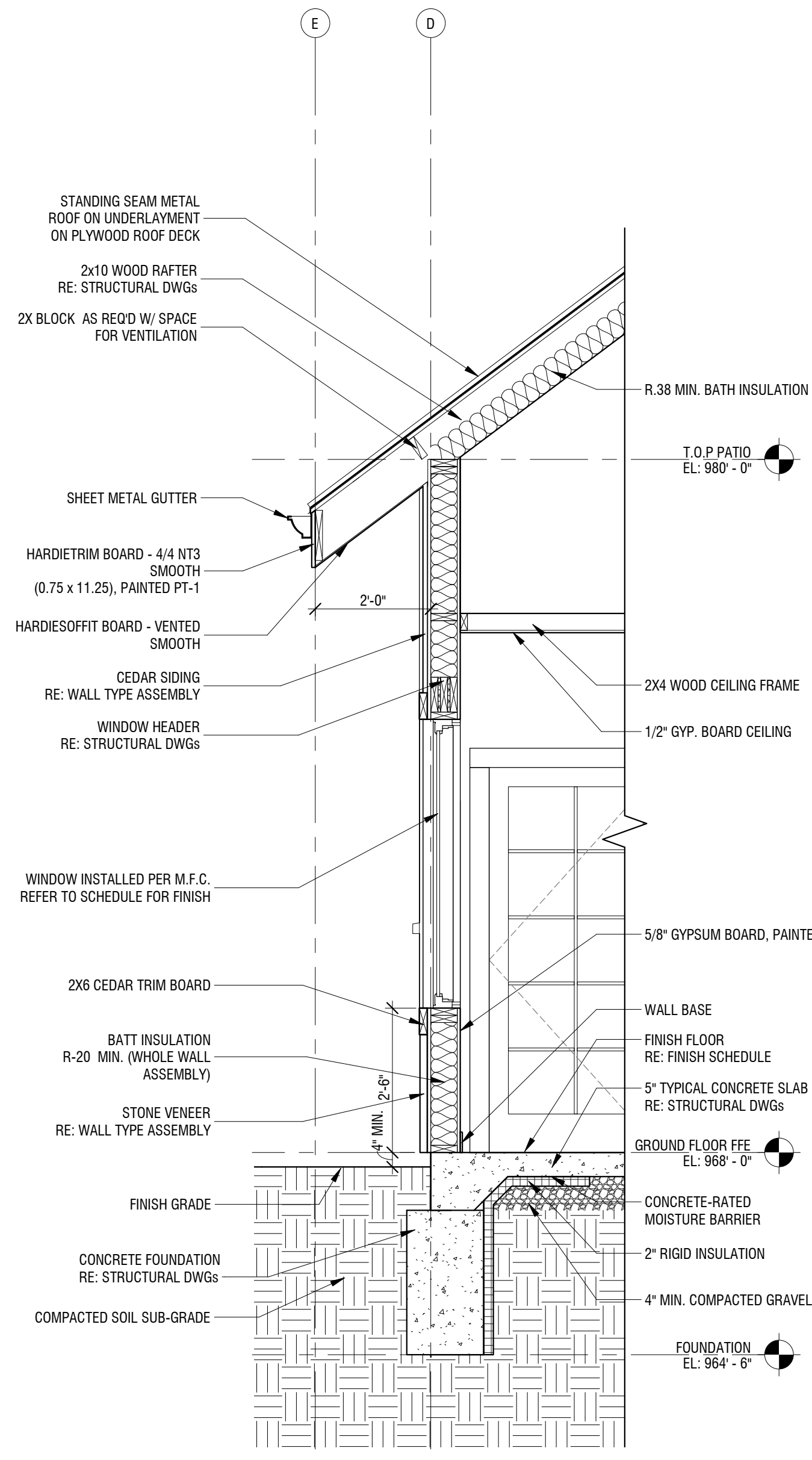
1 WALL SECTION 1  
1/2" = 1'-0"



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



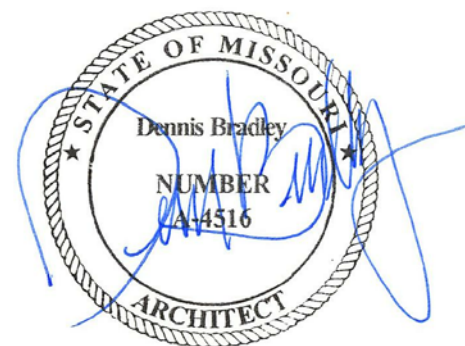
3 WALL SECTION 3  
1/2" = 1'-0"



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

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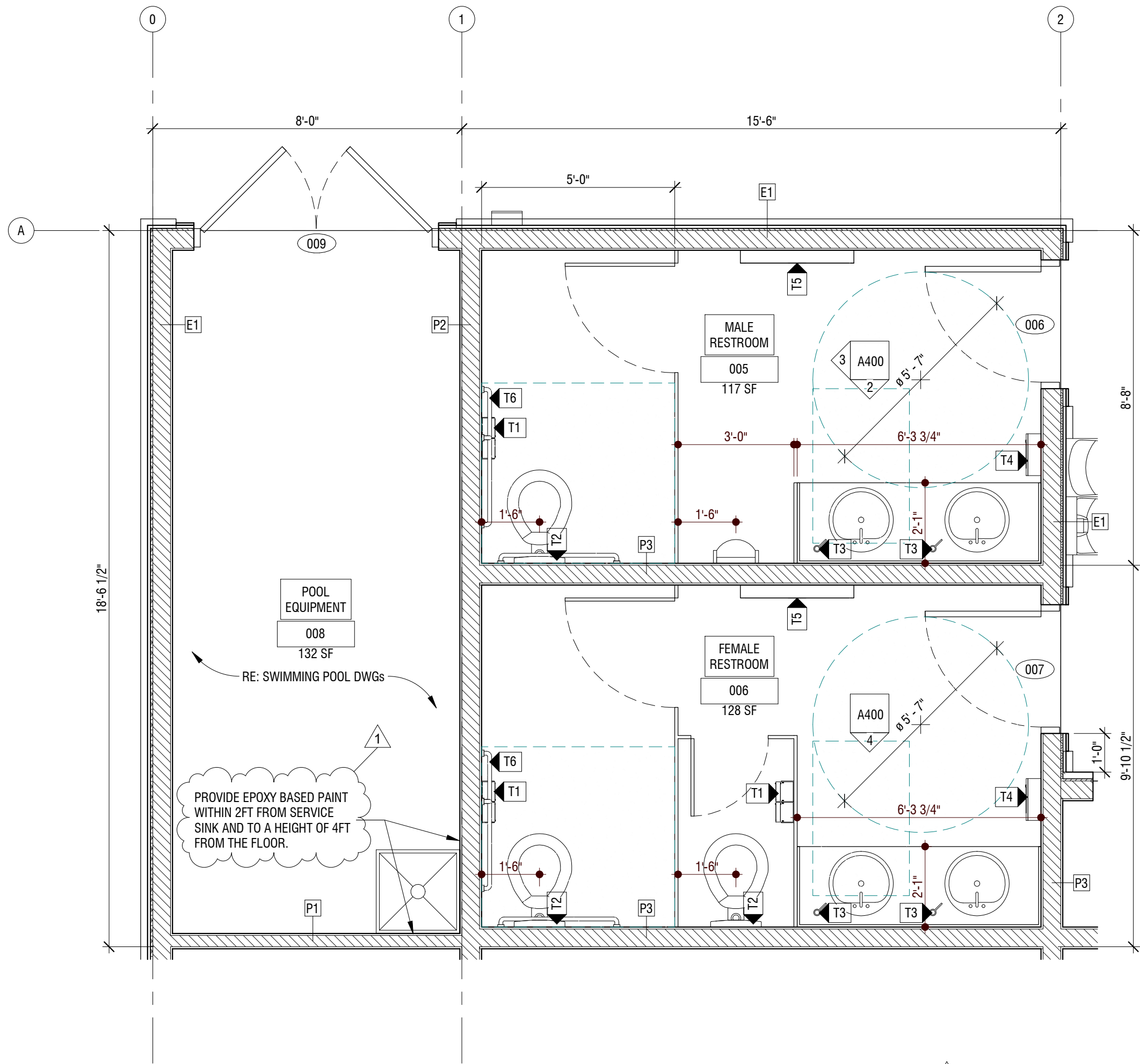
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WALL SECTIONS  
**A302**



GENERAL NOTES:

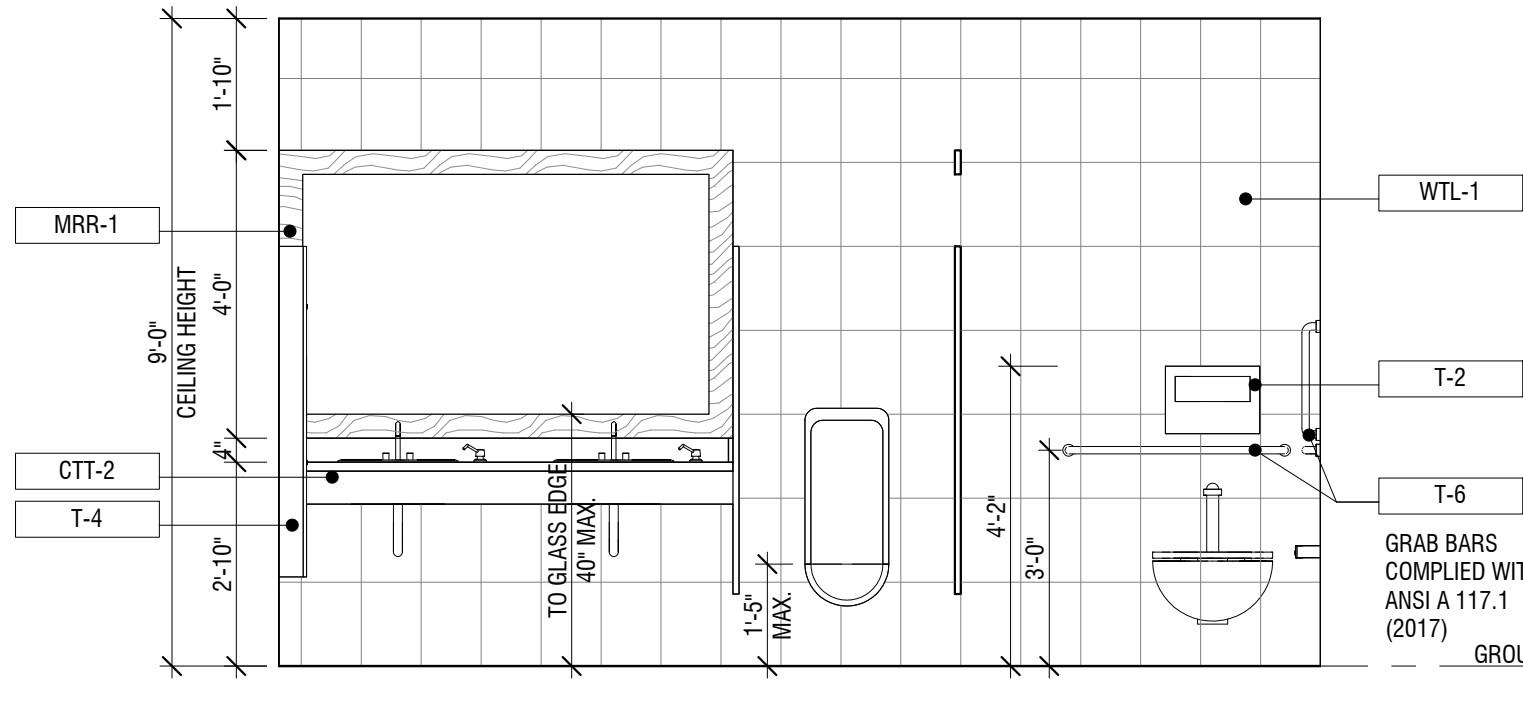
- IN ADDITION TO BEING INSTALLED IN ACCORDANCE WITH THE PLUMBING SPECIFICATIONS AND FIXTURE MANUFACTURER'S INSTALLATION GUIDELINES
- REFER TO FINISH SCHEDULE, FINISH LEGEND AND SPECIFICATIONS FOR UN-SHOWED MATERIALS
- RECOMMENDATIONS, ALL UNDERMOUNT SINKS AND VANITIES ARE TO BE SUPPORTED BY HERCULES 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.



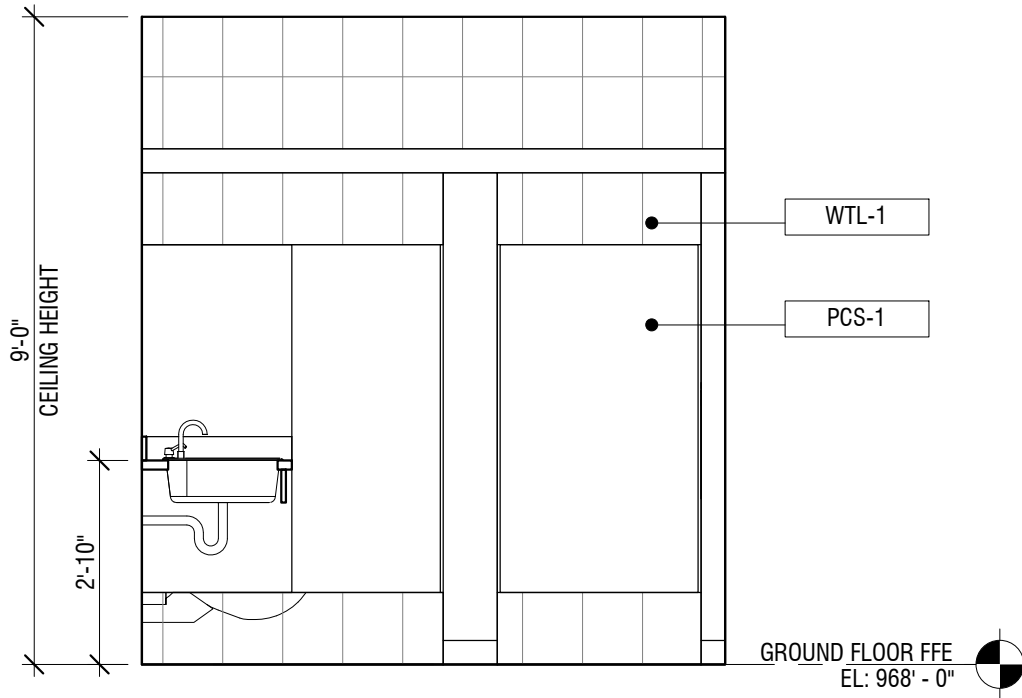
1 RESTROOMS AREA - ENLARGED FLOOR PLAN  
3/8" = 1'-0"

TOILET ACCESSORY SCHEDULE

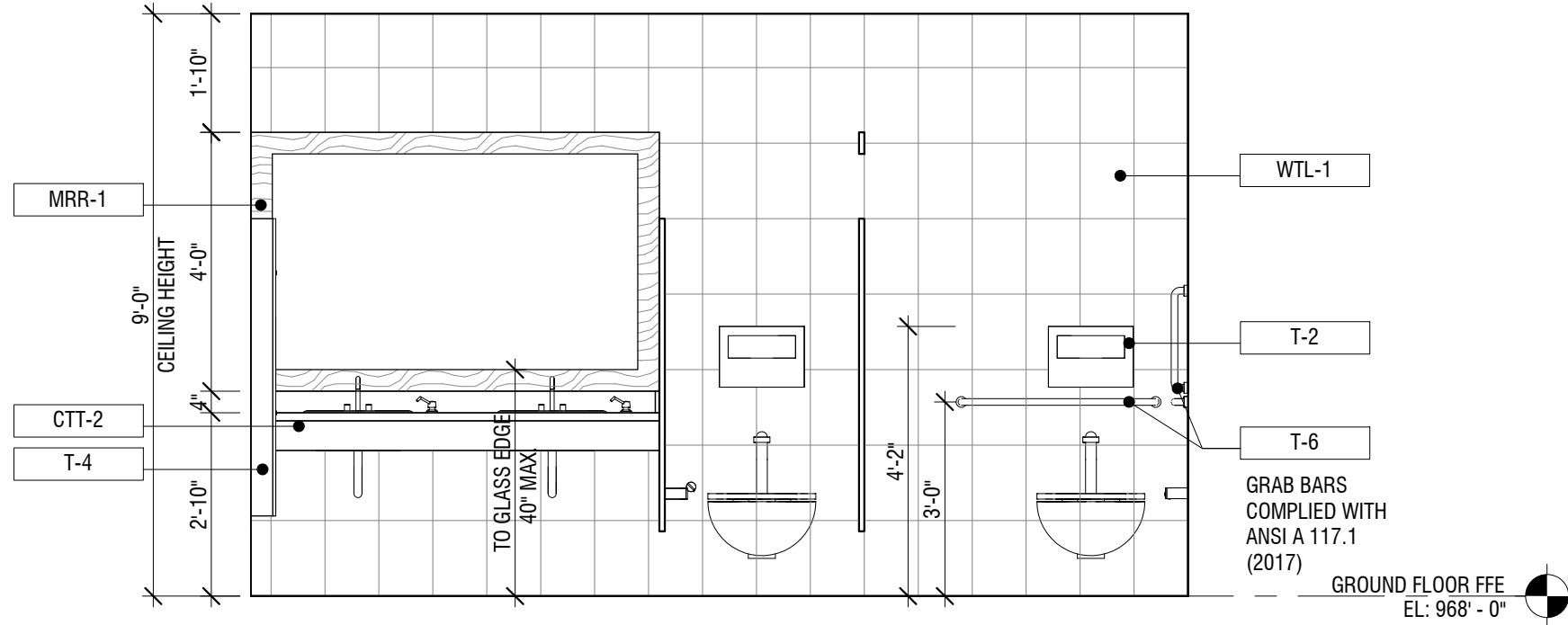
CODE	TYPE	MANUFACTURER & STYLE	NOTES
T1	TOILET TISSUE DISPENSER	BOBRICK B-699	
T2	TOILET SEAT COVER DISPENSER	BOBRICK B-4221	
T3	COUNTER MOUNTED SOAP DISPENSER	BOBRICK B-823	
T4	PAPER TOWEL DISPENSER/WASTE RECEPTACLE UNIT	BOBRICK B-43699	
T5	MOUNTED BABY CHANGING STATION	KOALA KARE KB200-00	ADA COMPLIANT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



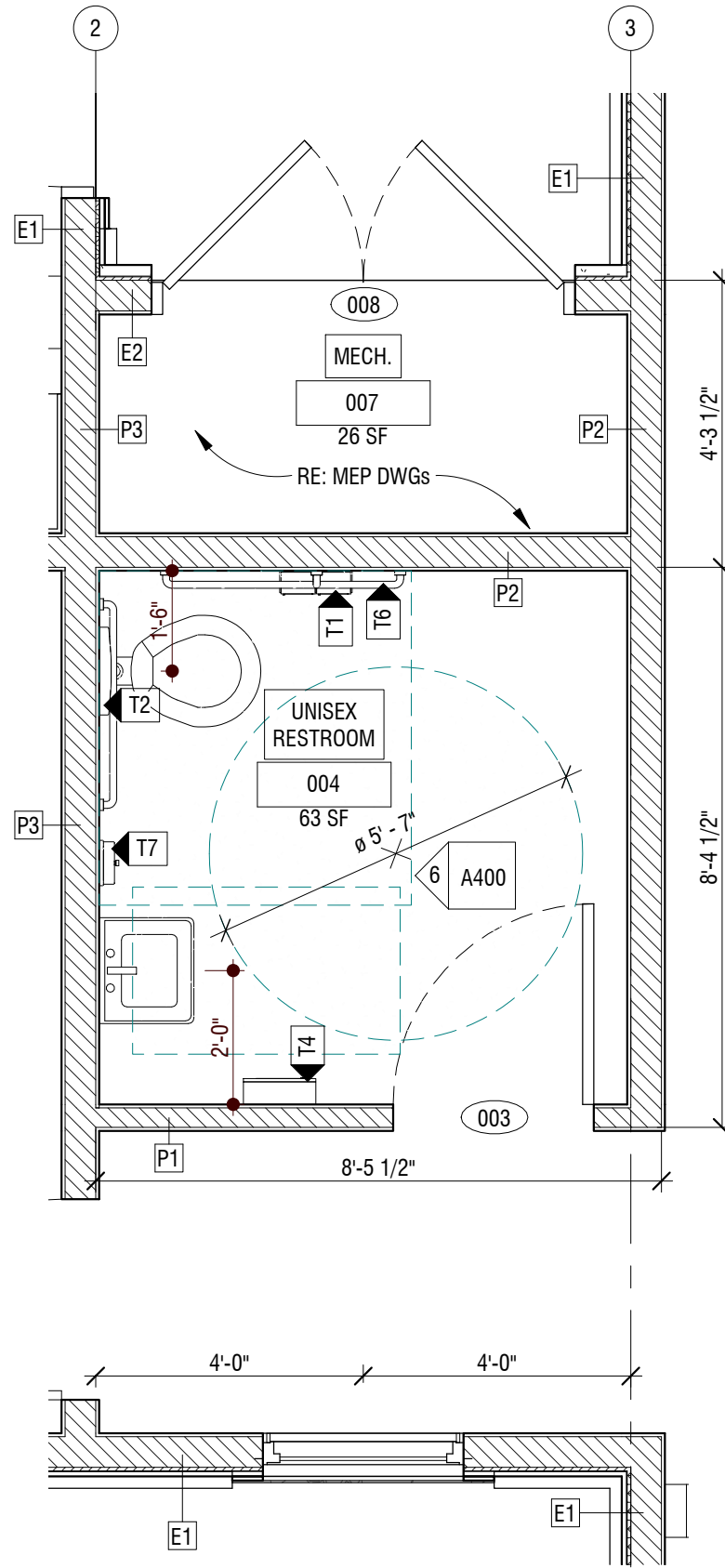
2 MALE RESTROOM - INTERIOR ELEVATION A  
3/8" = 1'-0"



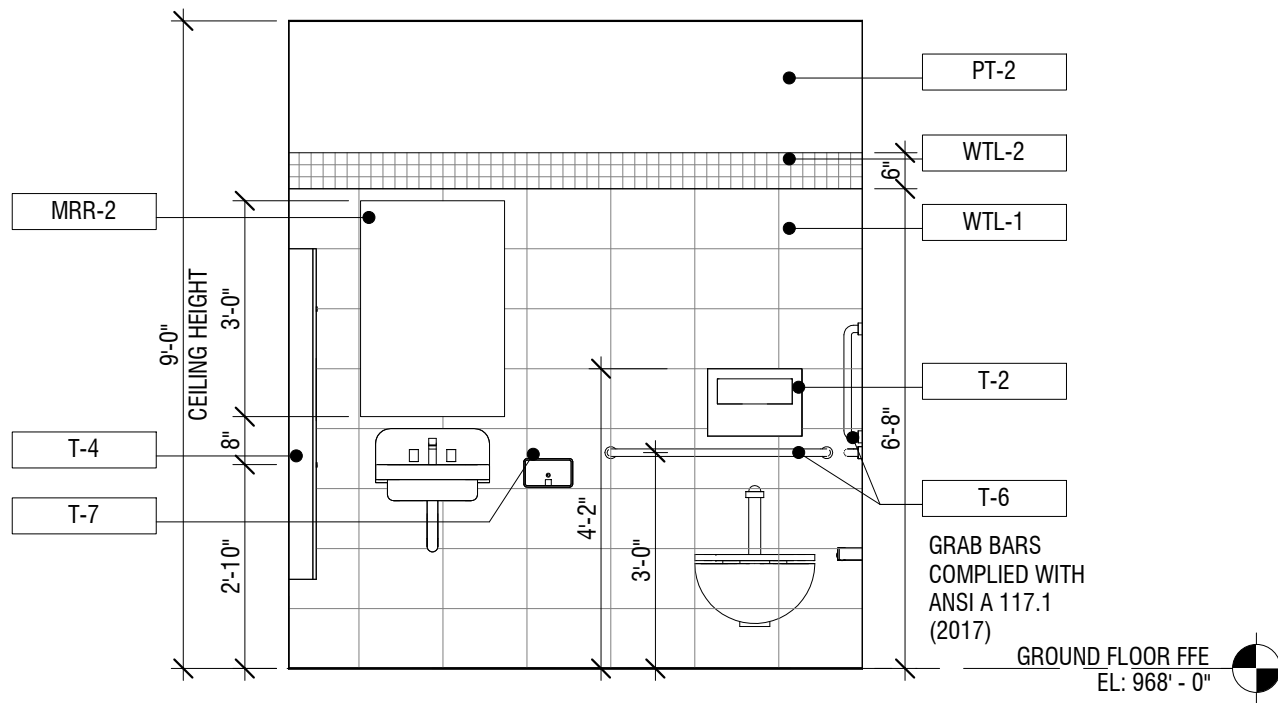
3 MALE RESTROOM - INTERIOR ELEVATION B  
3/8" = 1'-0"



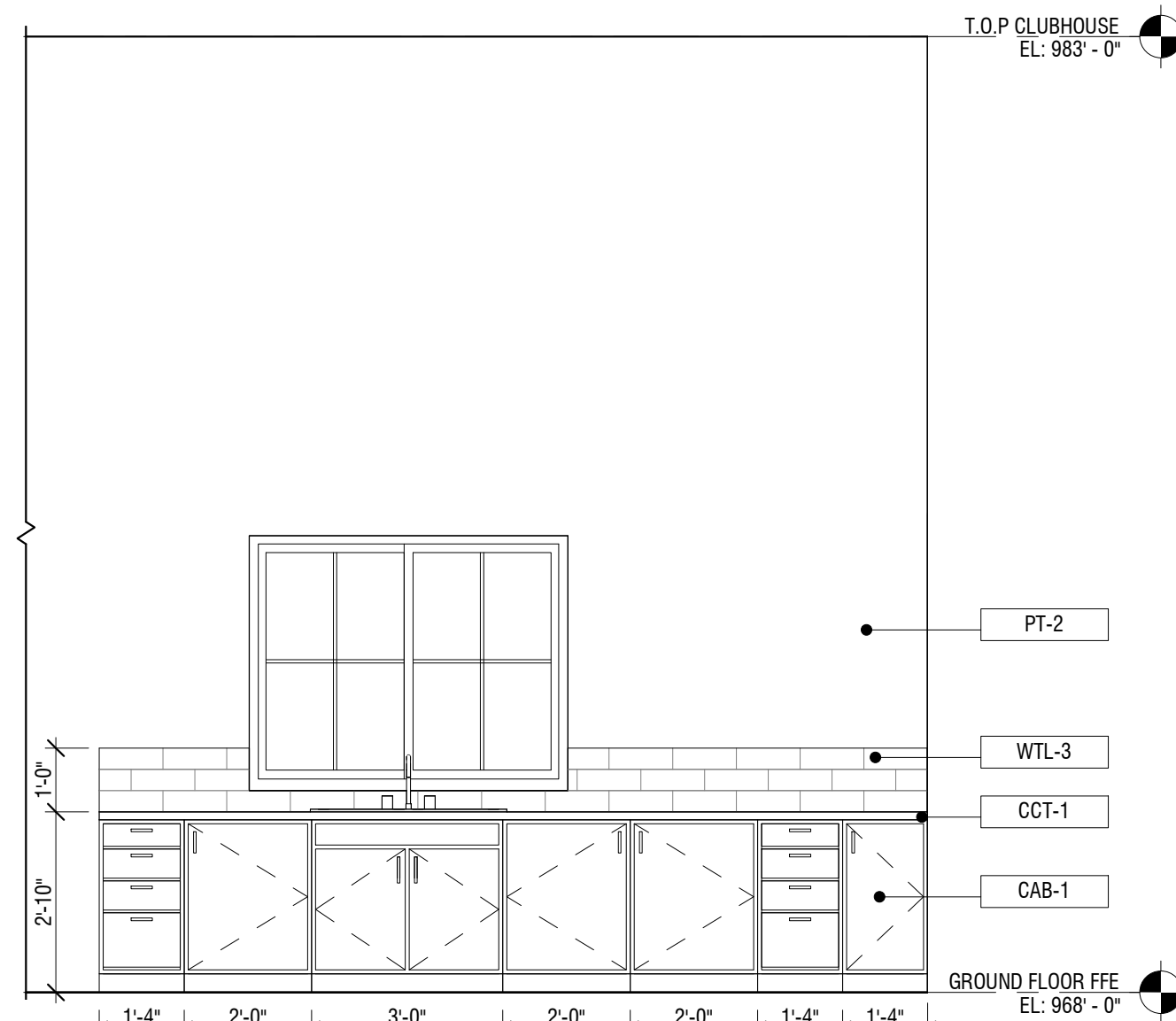
4 FEMALE RESTROOM - INTERIOR ELEVATION  
3/8" = 1'-0"



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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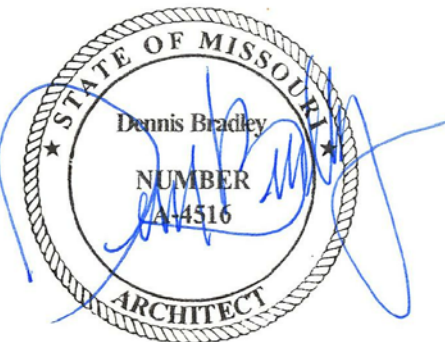
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2030 NW OBRIEN ROAD  
LEE'S SUMMIT, MO 64081

SEAL



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ENLARGED PLANS & INT. ELEV.

A400





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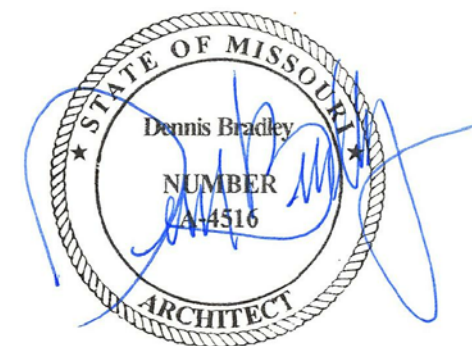
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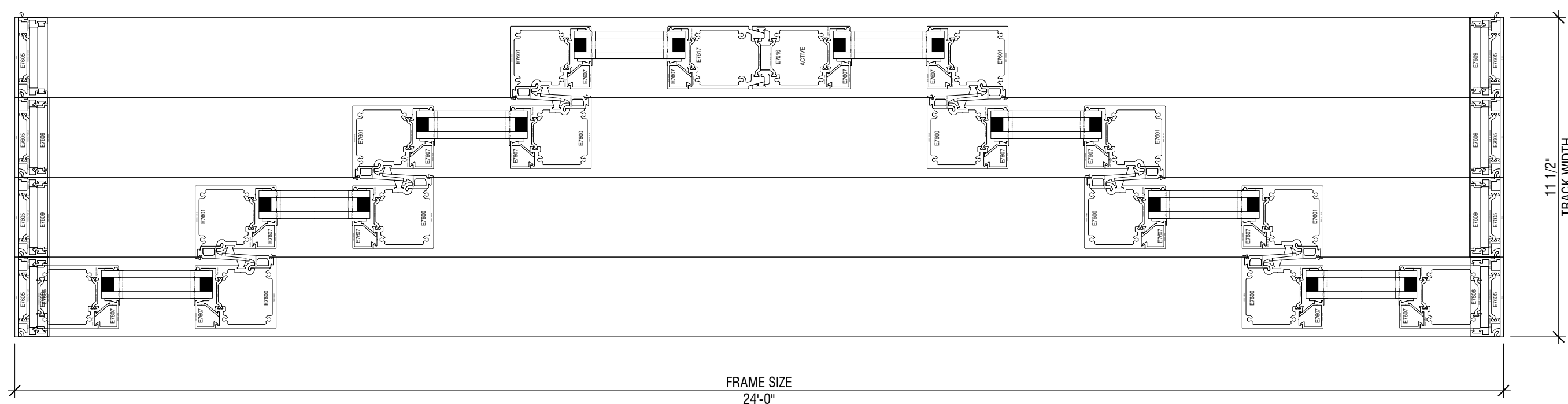
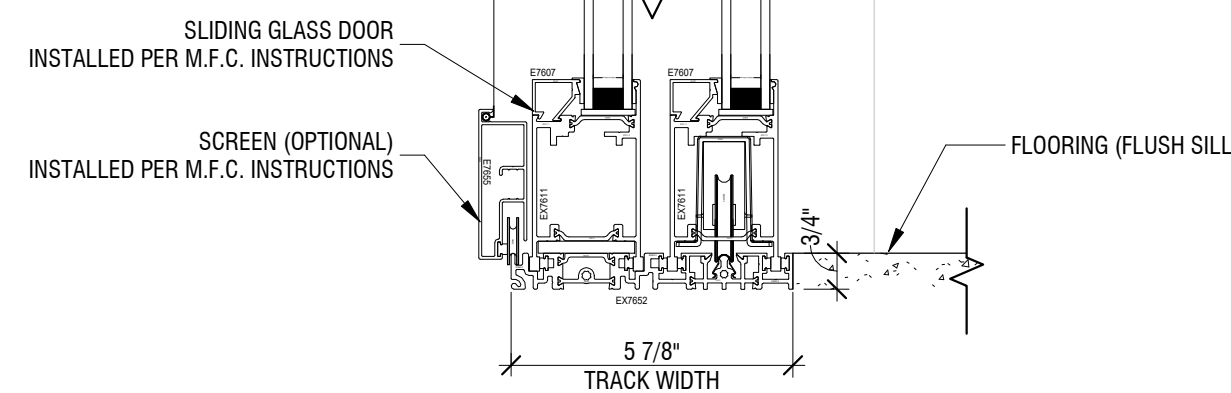
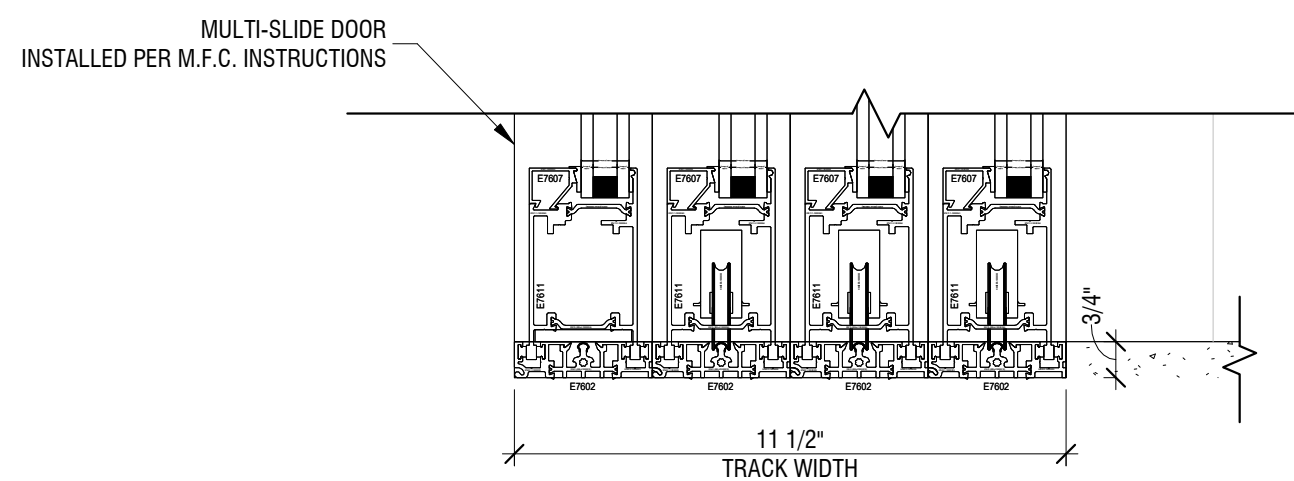
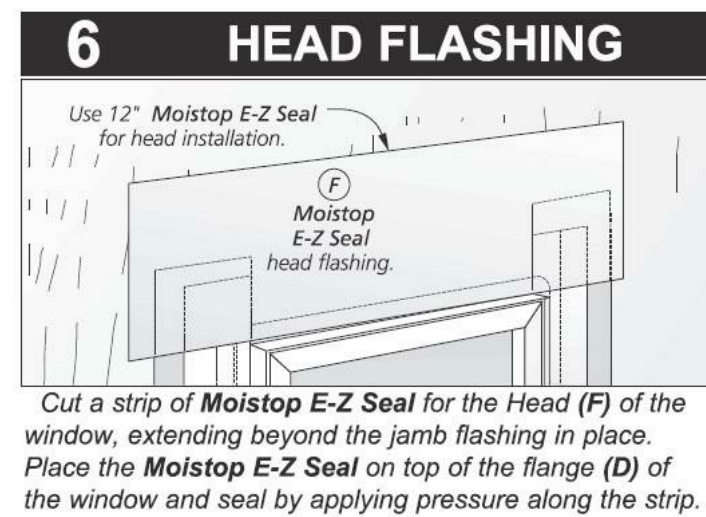
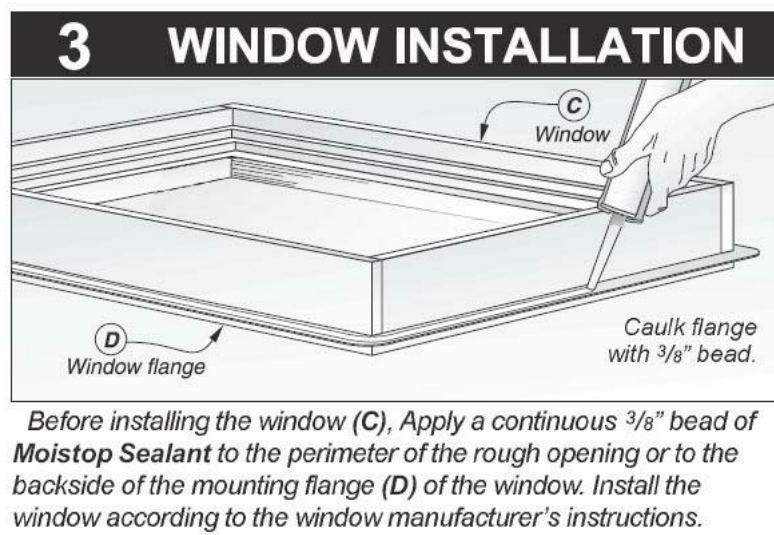
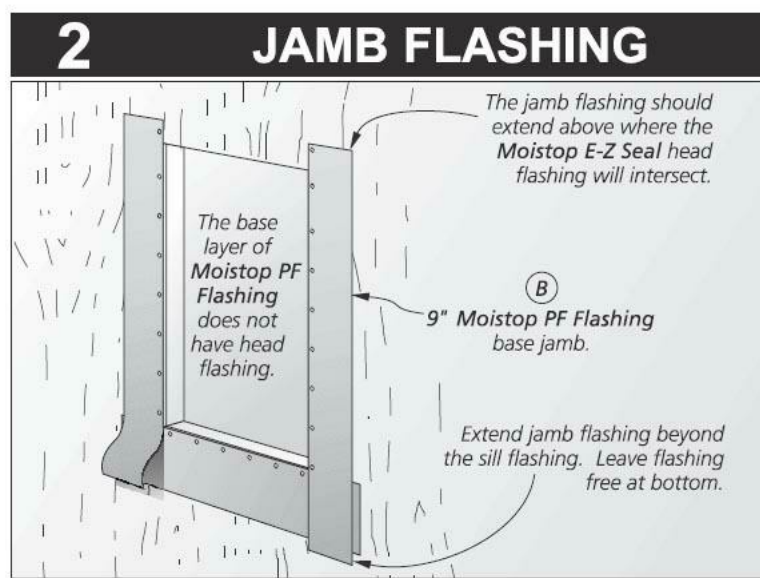
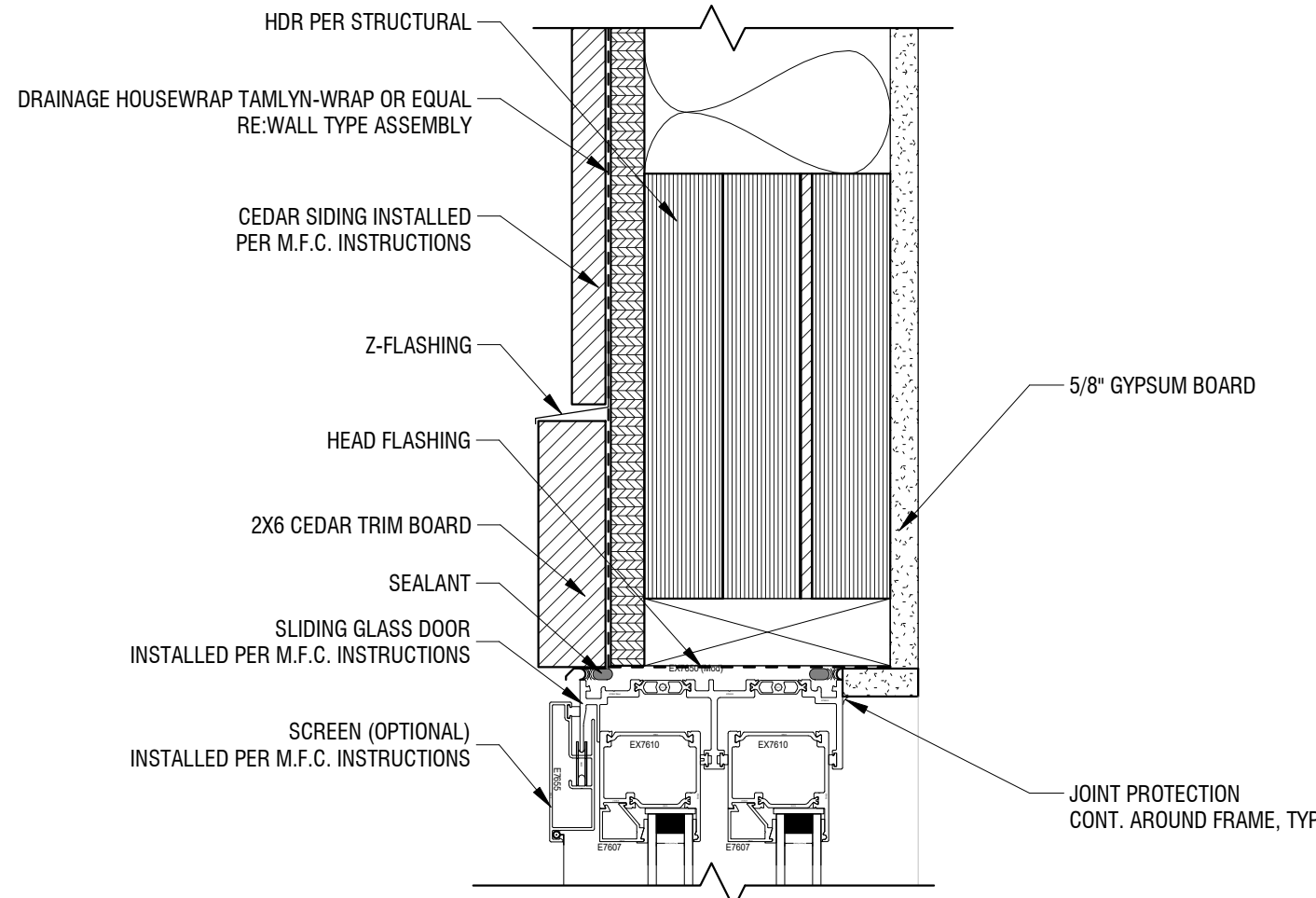
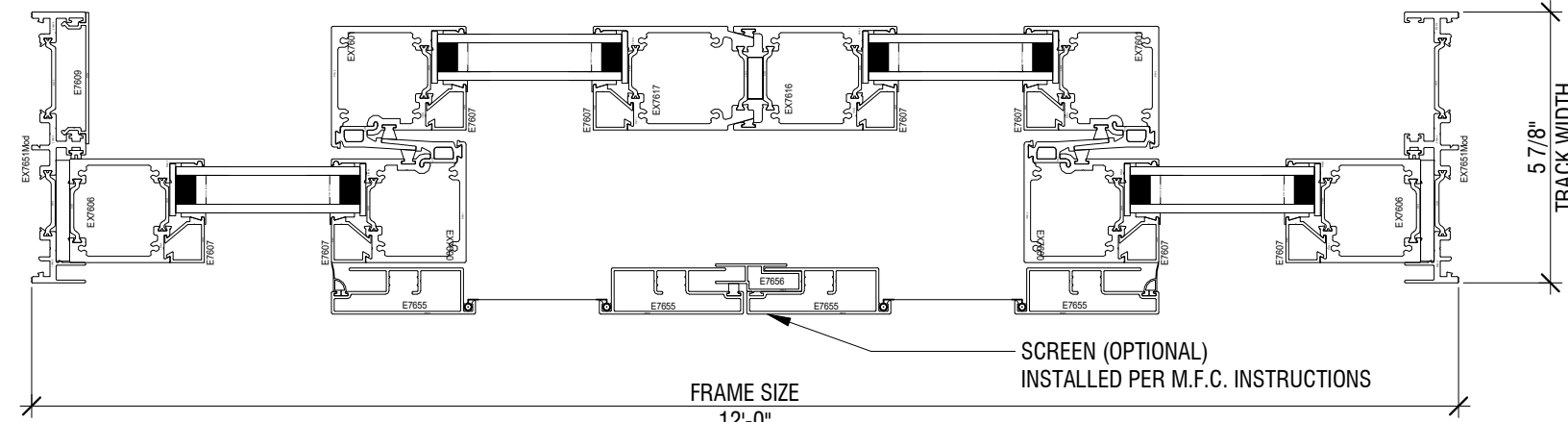
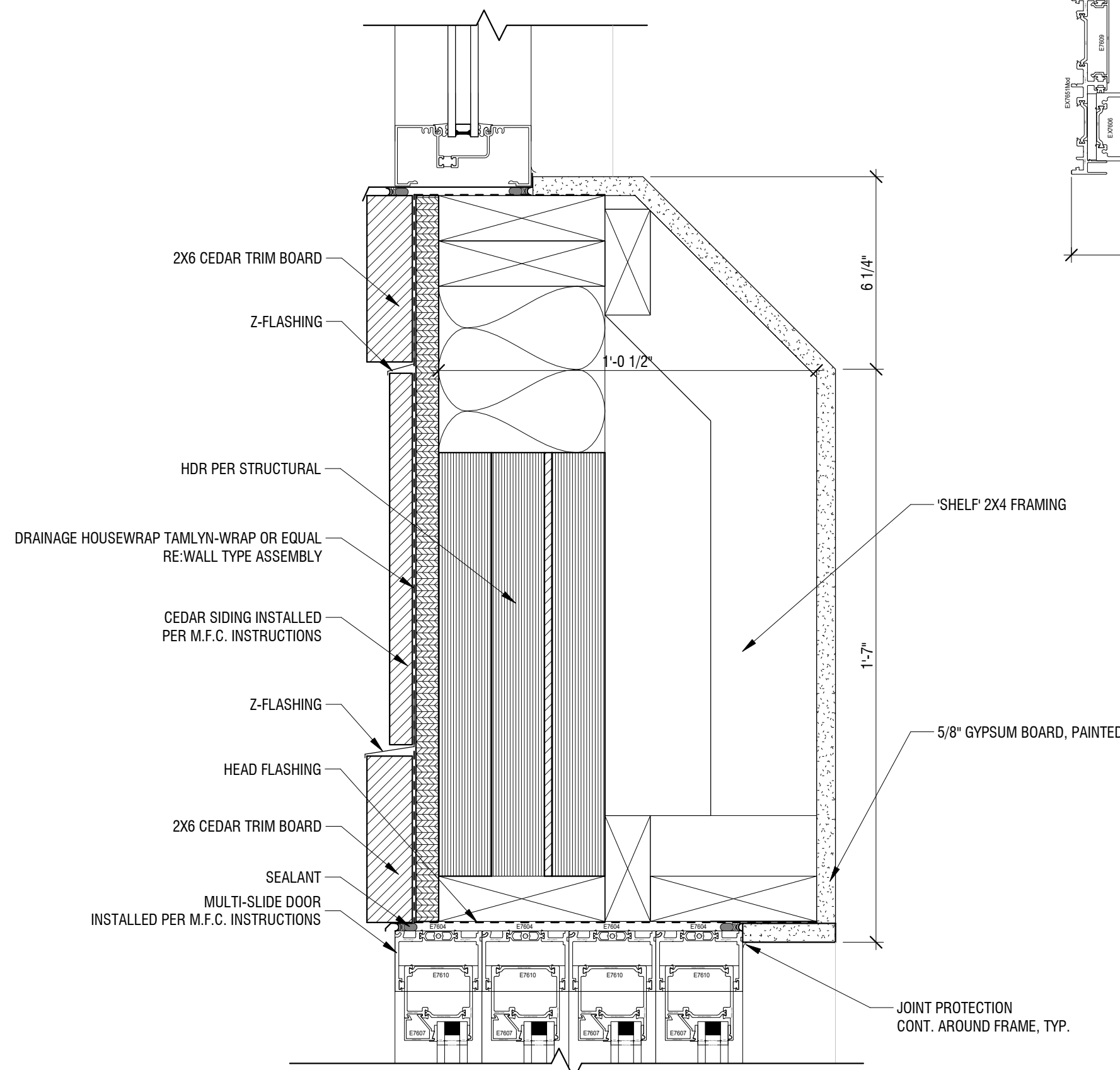
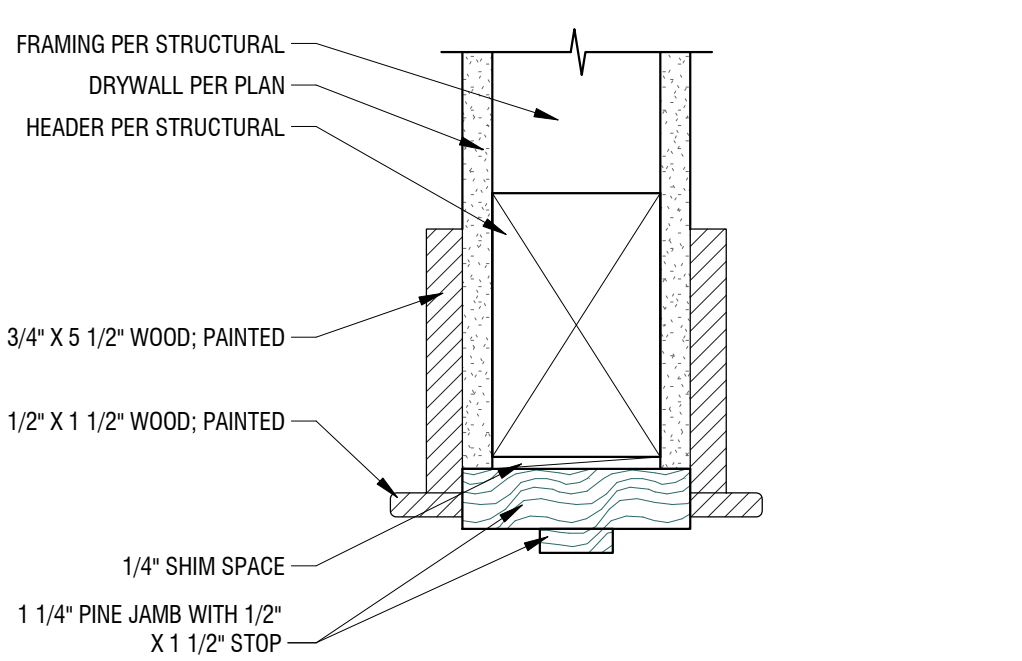
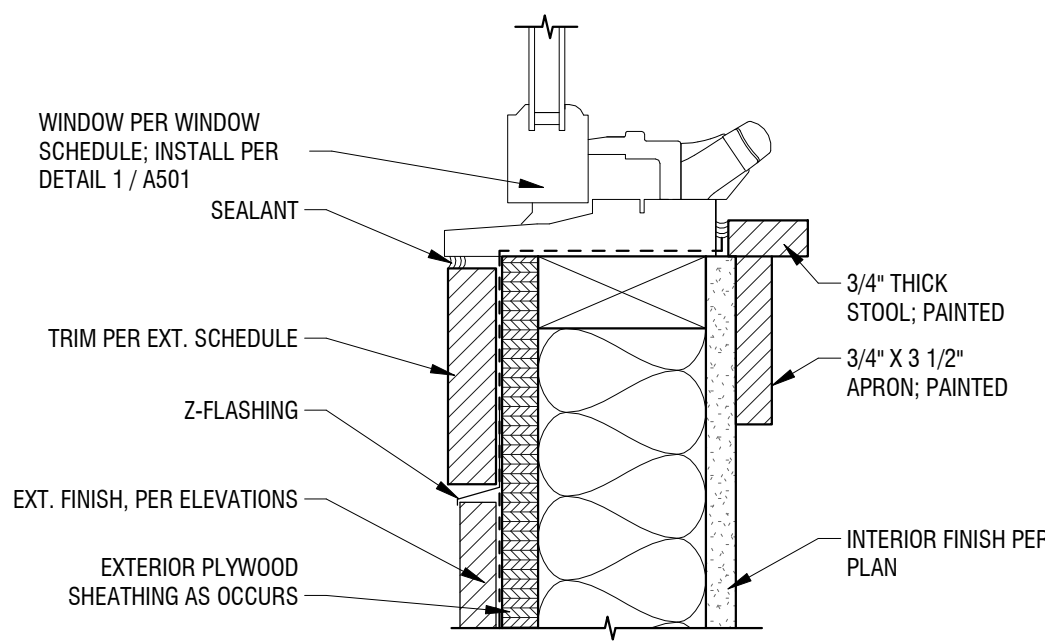
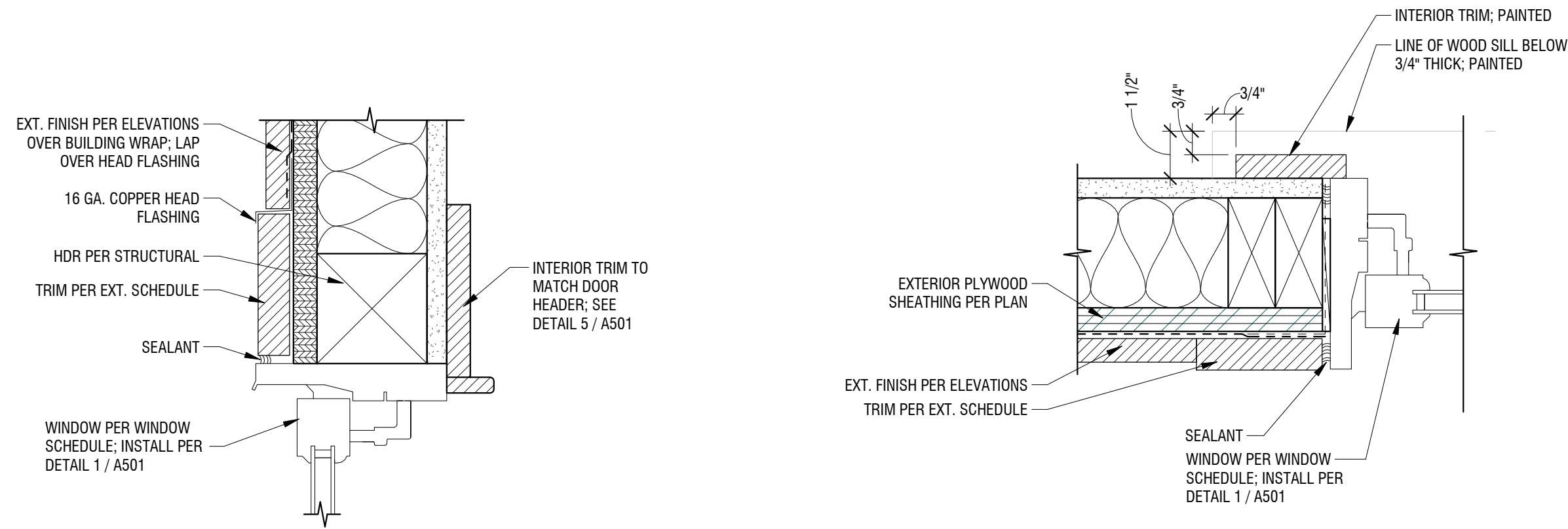
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## SECTION DETAILS

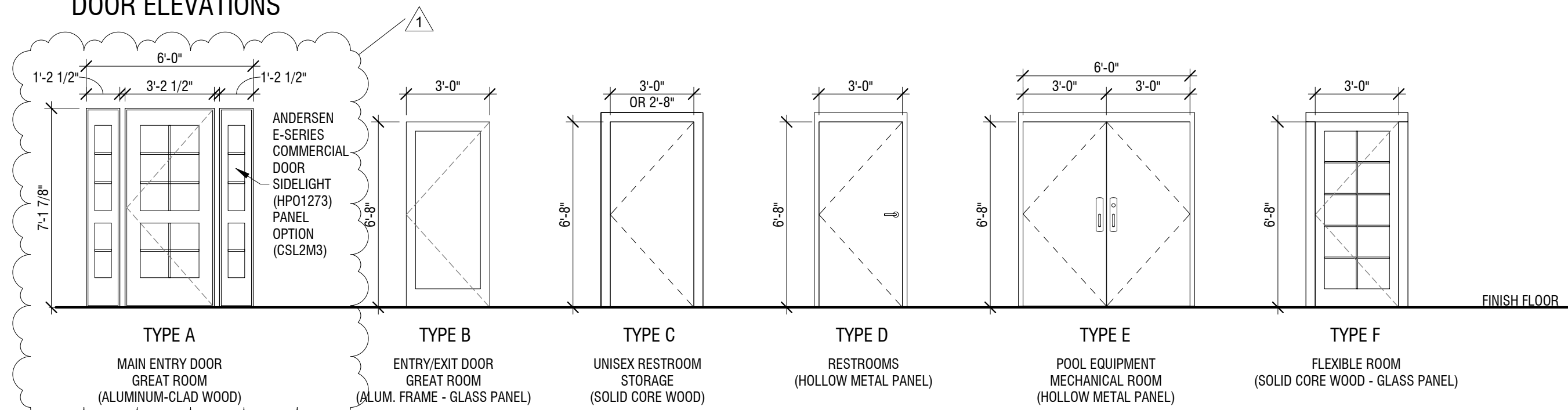
# A500







## DOOR ELEVATIONS



## DOOR SCHEDULE

NO.	TYPE	SIZE		OPERATION	MATERIAL	DOOR		GLASS	MATERIAL	FRAME		HARDWARE SET	REMARKS
		WIDTH	HEIGHT			FINISH	FIRE RATING			FINISH			
001	A	3'-2 1/2"	7'-1 7/8"	SW	ALUM. CLAD WOOD	COLOR TO MATCH WINDOW FRAMES		LOW E-4 GLASS	ALUM.	COLOR TO MATCH WINDOW FRAMES		BY DOOR MANUFACTURER, INCLUDE PANIC HARDWARE	ANDERSEN DOORS, E-SERIES, COMMERCIAL DOOR (ADA SILL), COLONIAL GRILLE PATTERN, CONCEALED PANIC SYSTEM (CPS) CP3273, PANEL OPTION CP2M3
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	2'-8"	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	CP57500	689	NO
1	DROP PLATE	7788	689	NO
1	BLADE STOP	6891	689	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	30SSSE		PE
1	RAINGUARD	346C		PE
1	SWEEP	31SSSN		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	RO	US26D
1	THRESHOLD	171A		PE
1	GASKETING	S88D		PE

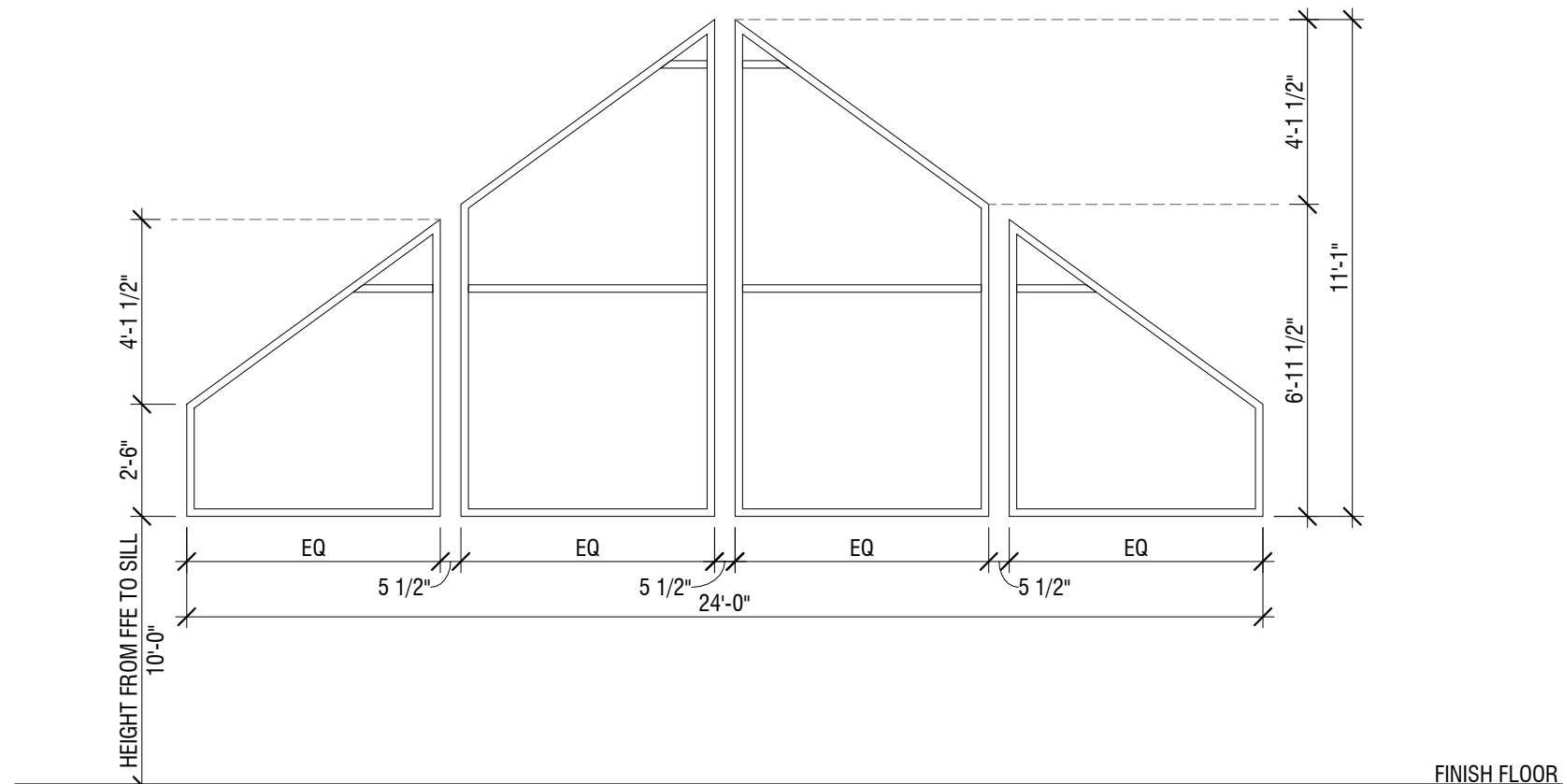
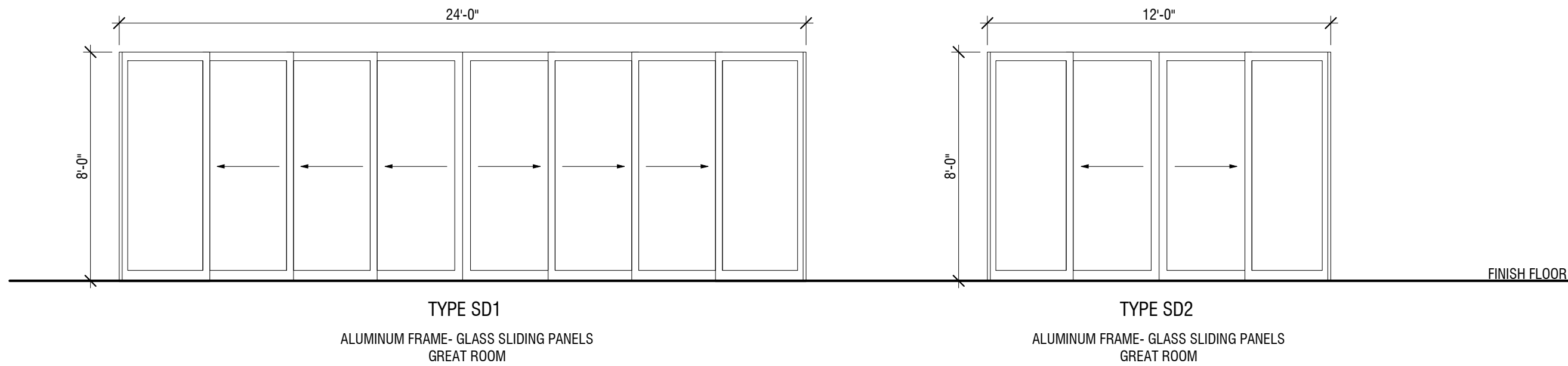
## DOOR HARDWARE TYPES

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

## POOL GATE NOTES

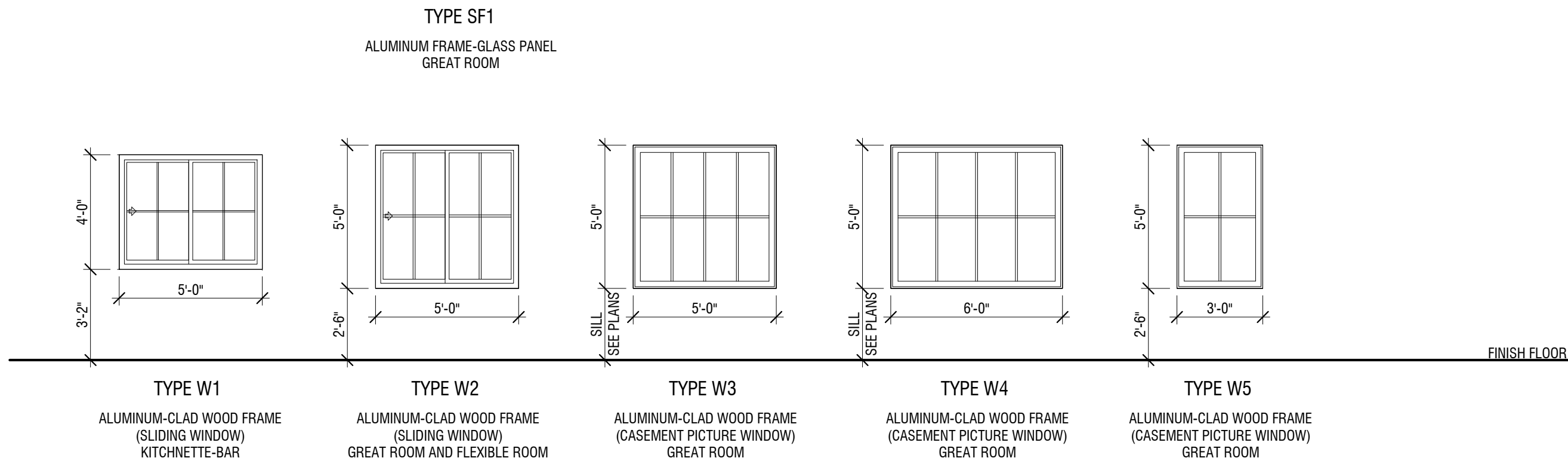
- POOL GATE FINISH COLOR AND STYLE WILL MATCH POOL FENCE.
- POOL GATES WILL HAVE EXTPANIC HARDWARE.
- POOL GATES WILL BE SET UP FOR FREE EGRESS.

## 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

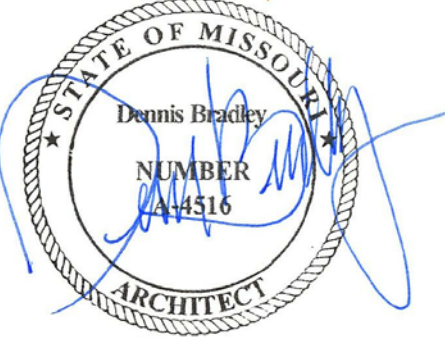
NO.	WIDTH	HEIGHT	SILL HEIGHT	GLASS	FRAME FINISH	REMARK
F1	5'-7 7/8"	6'-7 1/2"	10'-0"	DOUBLE PANE	ALUM./PAINTED	COLOR MATCH TO WINDOW FRAME
F2	5'-7 7/8"	11'-1"	10'-0"	DOUBLE PANE	ALUM./PAINTED	COLOR MATCH TO WINDOW FRAME
F3	5'-7 7/8"	11'-1"	10'-0"	DOUBLE PANE	ALUM./PAINTED	COLOR MATCH TO WINDOW FRAME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

## WINDOW SCHEDULE

NO.	SIZE		TYPE	GLASS	FINISH	REMARKS
	WIDTH	HEIGHT				
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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PKMR ENGINEERS  
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PH: 913-312-0151LANDSCAPE ARCHITECT  
JASON MEIER  
15245 METCALF AVE  
OVERLAND PARK, KS 66223  
PH: 913-787-2817WOODSIDE RIDGE CLUBHOUSE  
2030 NW OBRIEN ROAD  
LEE'S SUMMIT, MO 64081

SEAL



03.31.2020

DATE ISSUED: MARCH 17, 2020

NO.	REVISION	DATE
1	City Comments	03/31/2020

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DRAWN BY: FCR  
CHECKED BY: TT/DMB

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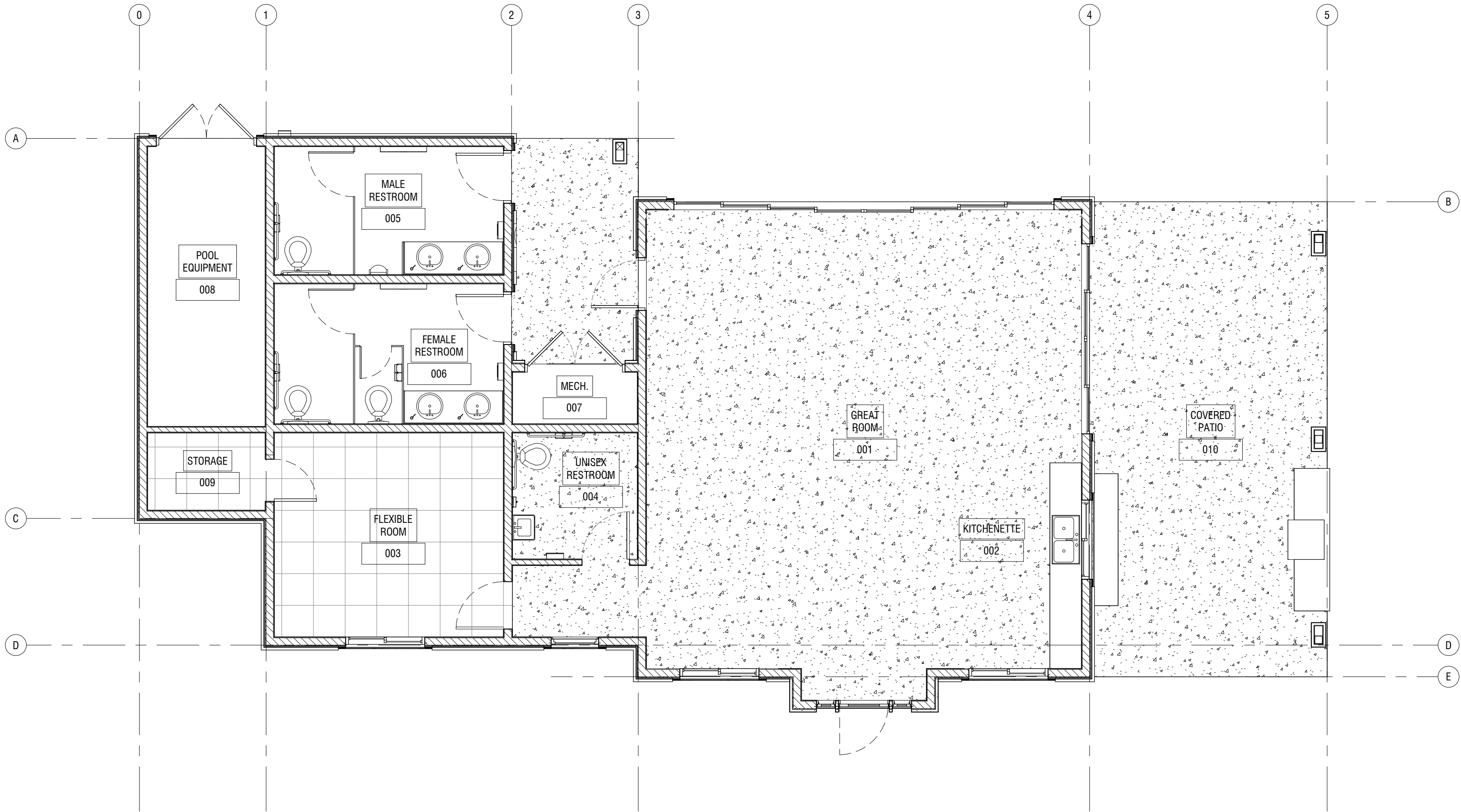
DOOR/WINDOW SCHEDULES

A600

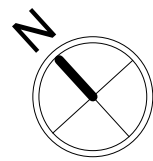


FINISH NOTES

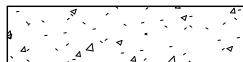
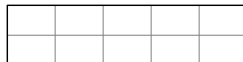

1.
- FINISH ITEMS TO BE INSTALLED PER MANUFACTURERS APPROVED PROCEDURES, METHODS AND APPLICABLE STANDARDS
2.
- SEE SPECIFICATIONS FOR ADDITIONAL INFORMATION



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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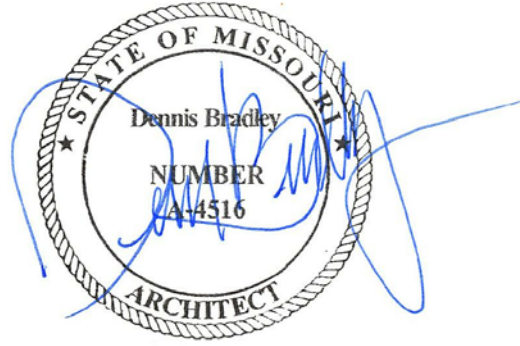
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FINISH PLAN & SCHEDULE

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.

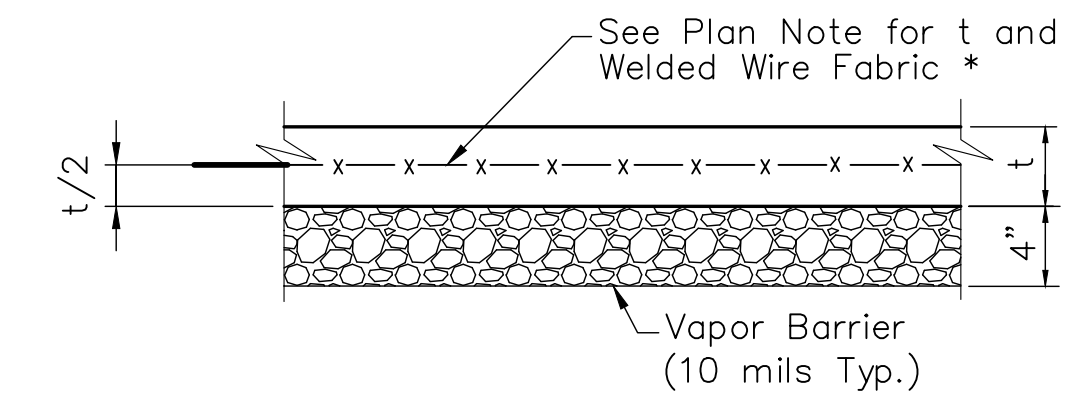
ABBREVIATIONS

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

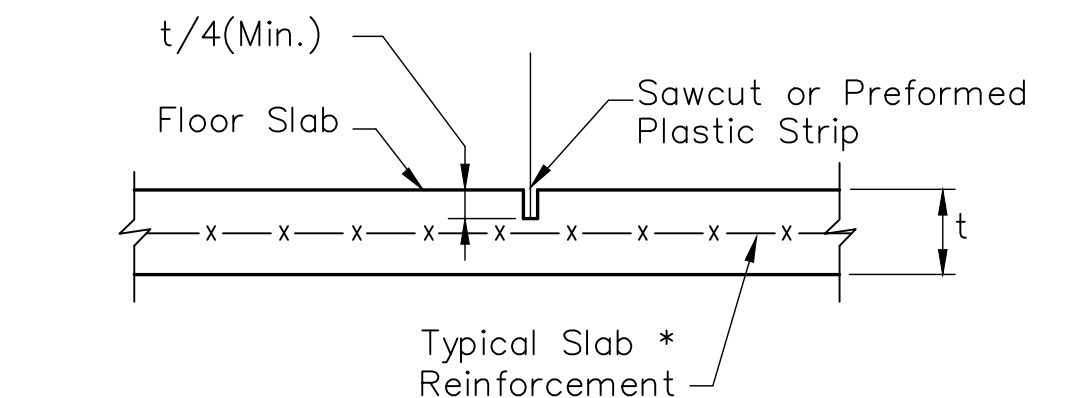
LEGEND

- 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

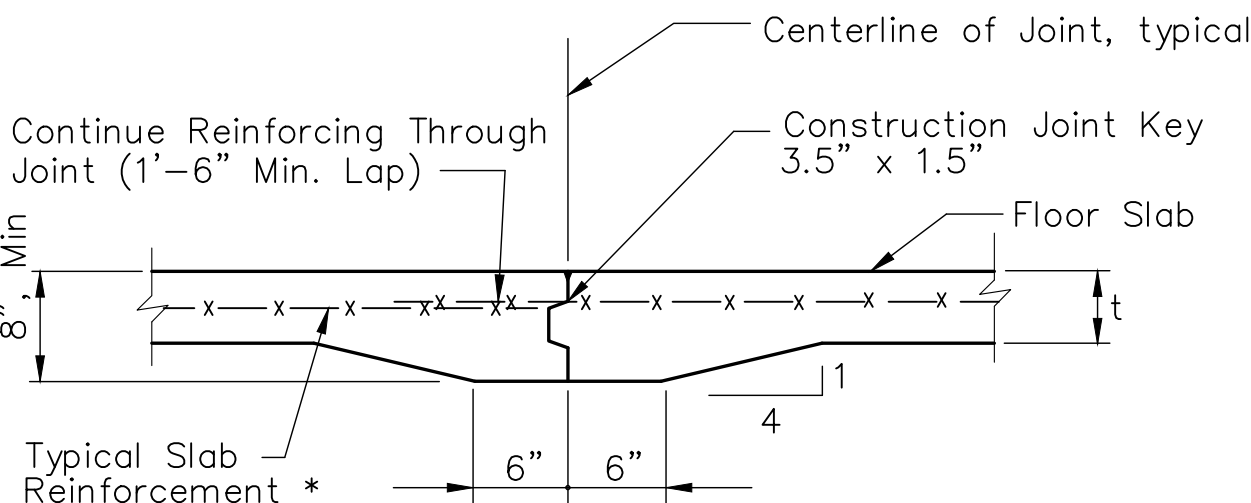


TYPICAL SLAB-ON-GRADE SECTION

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)



DECEMBER 27, 2018

ISSUED: DECEMBER 27, 2018

NO.	REVISION	DATE

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DRAWN BY DJP  
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S001



PLAN KEY NOTES:

- 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 THUS 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.

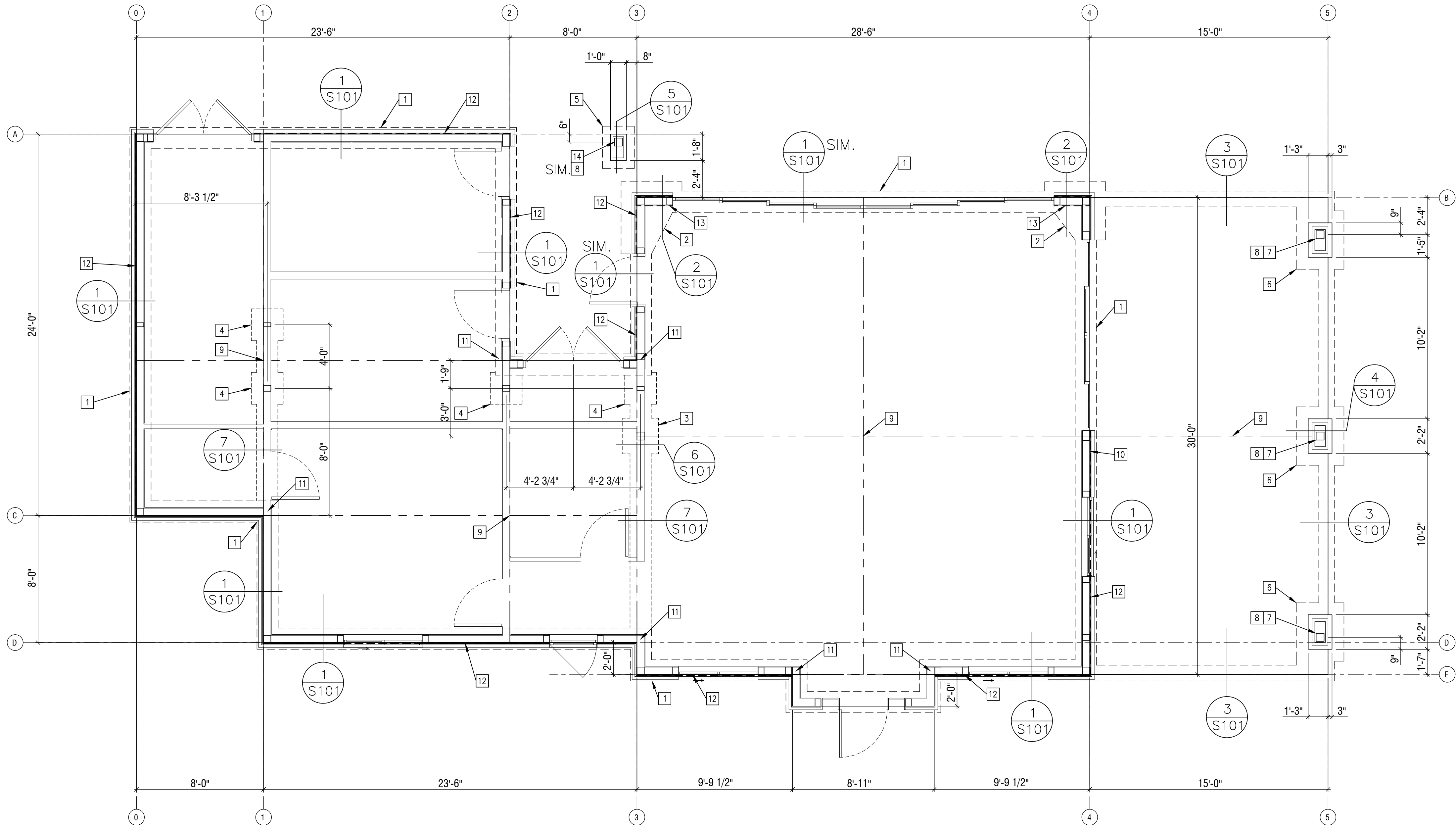
1'-4" WIDE X 16" DEEP, MINIMUM, THICKENED SLAB FOOTING CENTERED UNDER THIS BEARING WALL. REINF w/ 2 - #4 CONT @ 12" O.C., E.W. AT 3" CLEAR FROM BOTTOM OF FOOTING.

GENERAL WALL FRAMING NOTES:

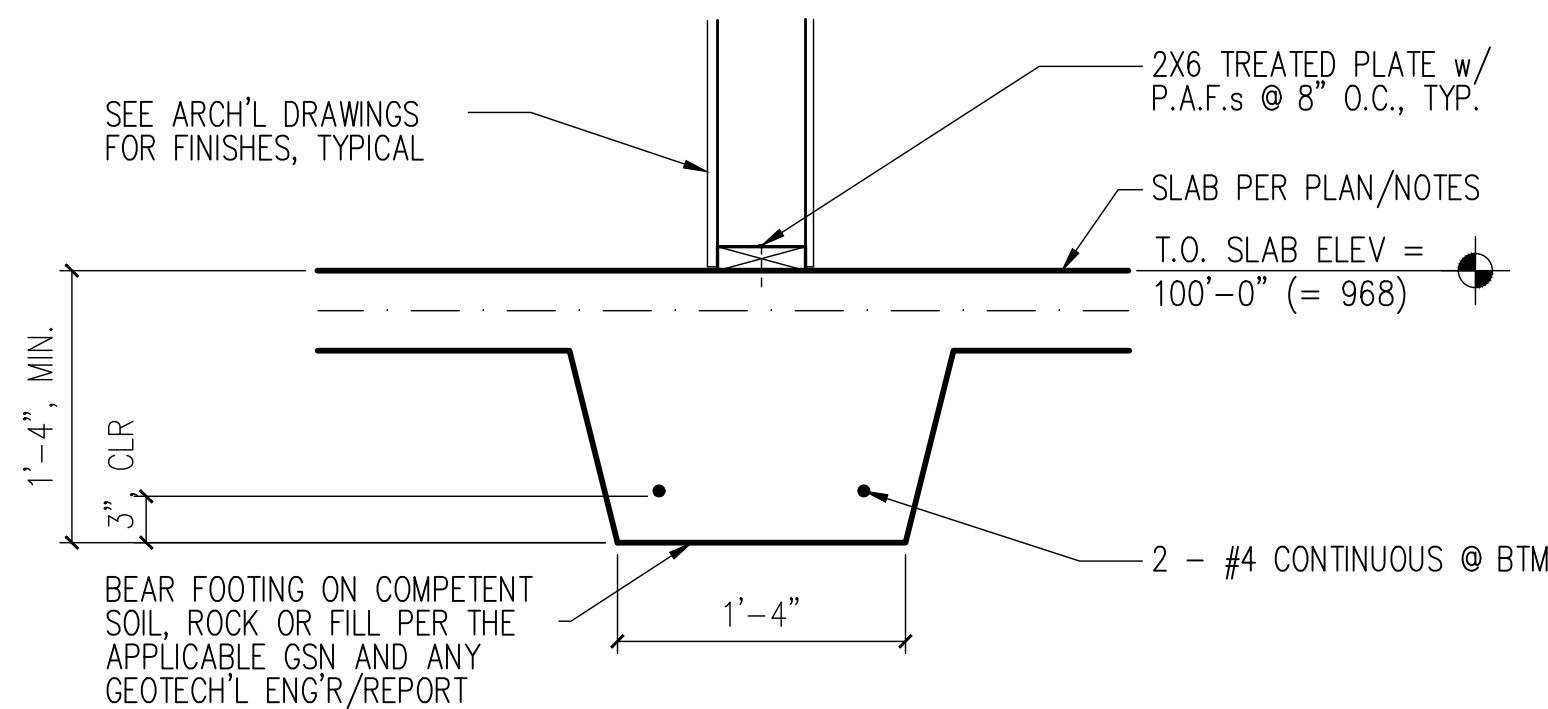
1.
- ALL FRAMING TO BE LEFT EXPOSED OR IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED SOUTHERN PINE #1, OR BETTER.
2.
- ALL INTERIOR WOOD FRAMING MEMBERS SHALL BE #2 (FOR HORIZ) OR STUD (FOR VERT) GRADE KILN DRIED SOUTHERN PINE, OR BETTER, UNO. FRAMING SHALL BE CLOSELY FITTED, ACCURATELY SET TO REQUIRED 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.

GENERAL FOUNDATION NOTES:

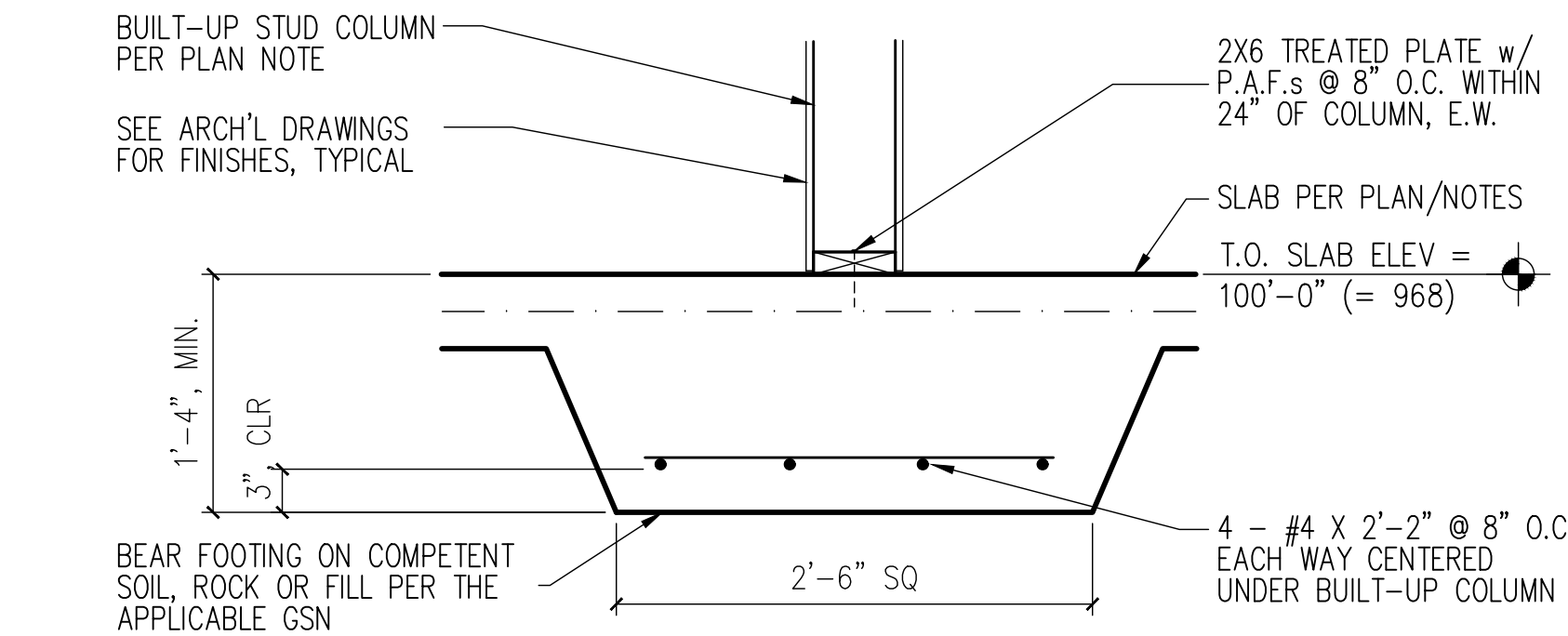
1.
- CONCRETE SLAB-ON-GRADE TO BE 4", MIN, THICK REINFORCED w/ WWF 6X6- W2.1XW2.1 AT MID-DEPTH. ALL INTERIOR FLOOR SLABS TO BE UNDERLAIN BY 10 MIL, MIN, VAPOR BARRIER AND 4", MIN, CRUSHED STONE BASE COURSE OVER COMPACTED NATIVE SOIL OR STRUCTURAL FILL ADEQUATE FOR ALLOWABLE NET BEARING STRENGTH OF 1500 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.



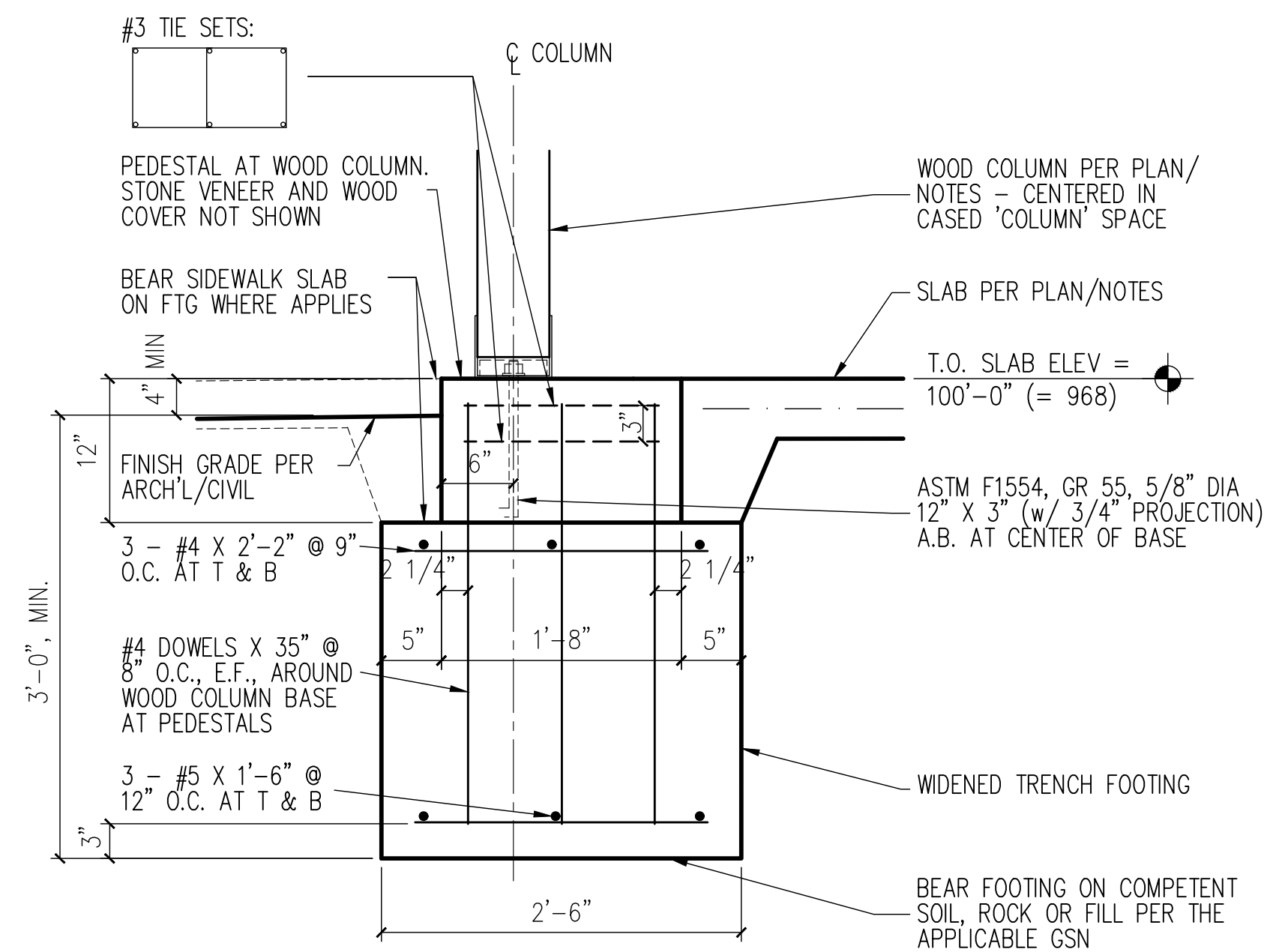




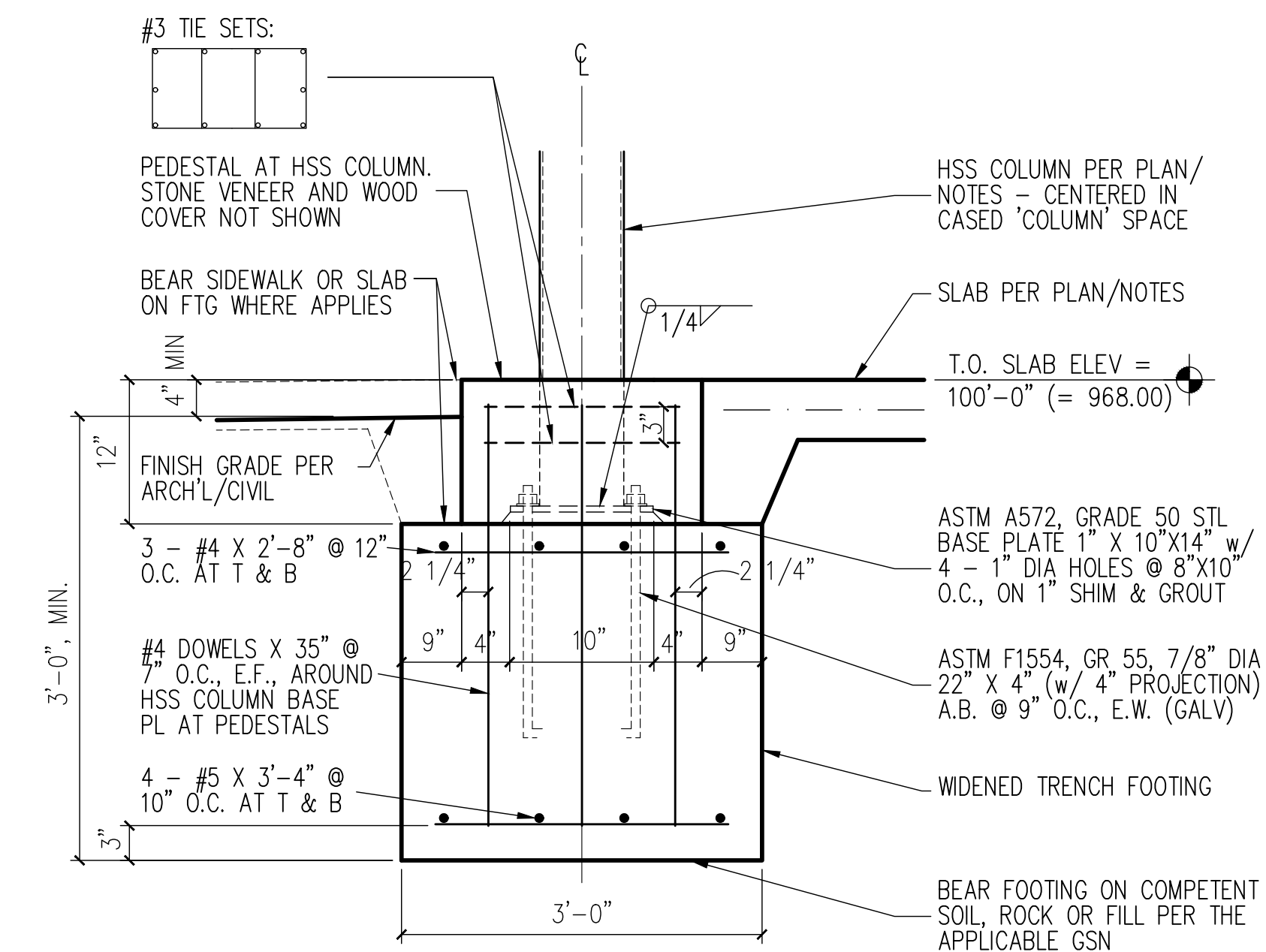
7 INT'R THICKENED SLAB FOUNDATION SECTION  
SCALE = NONE



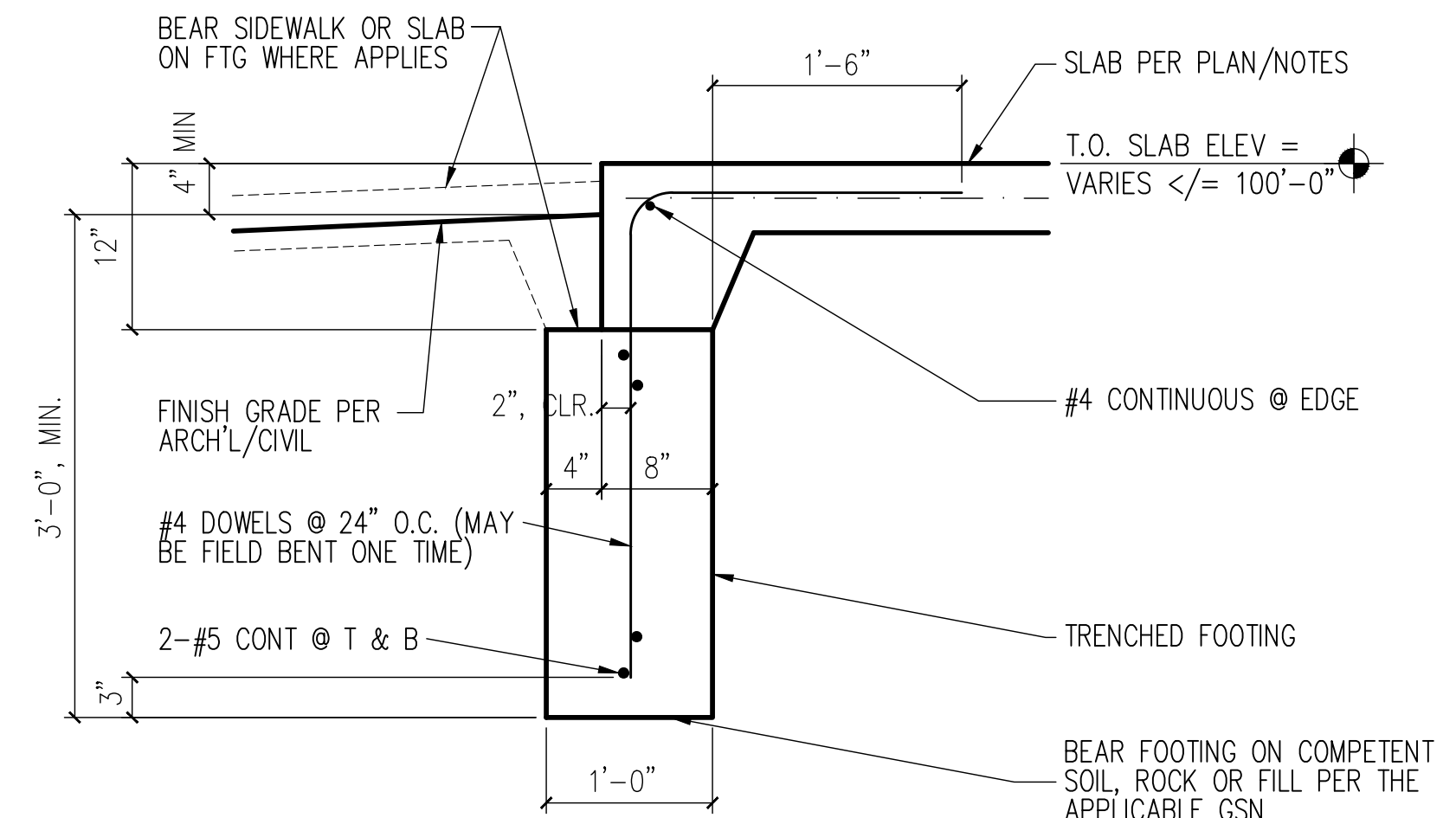
6 INT'R THICKENED SLAB FOOTING SECTION  
SCALE = NONE



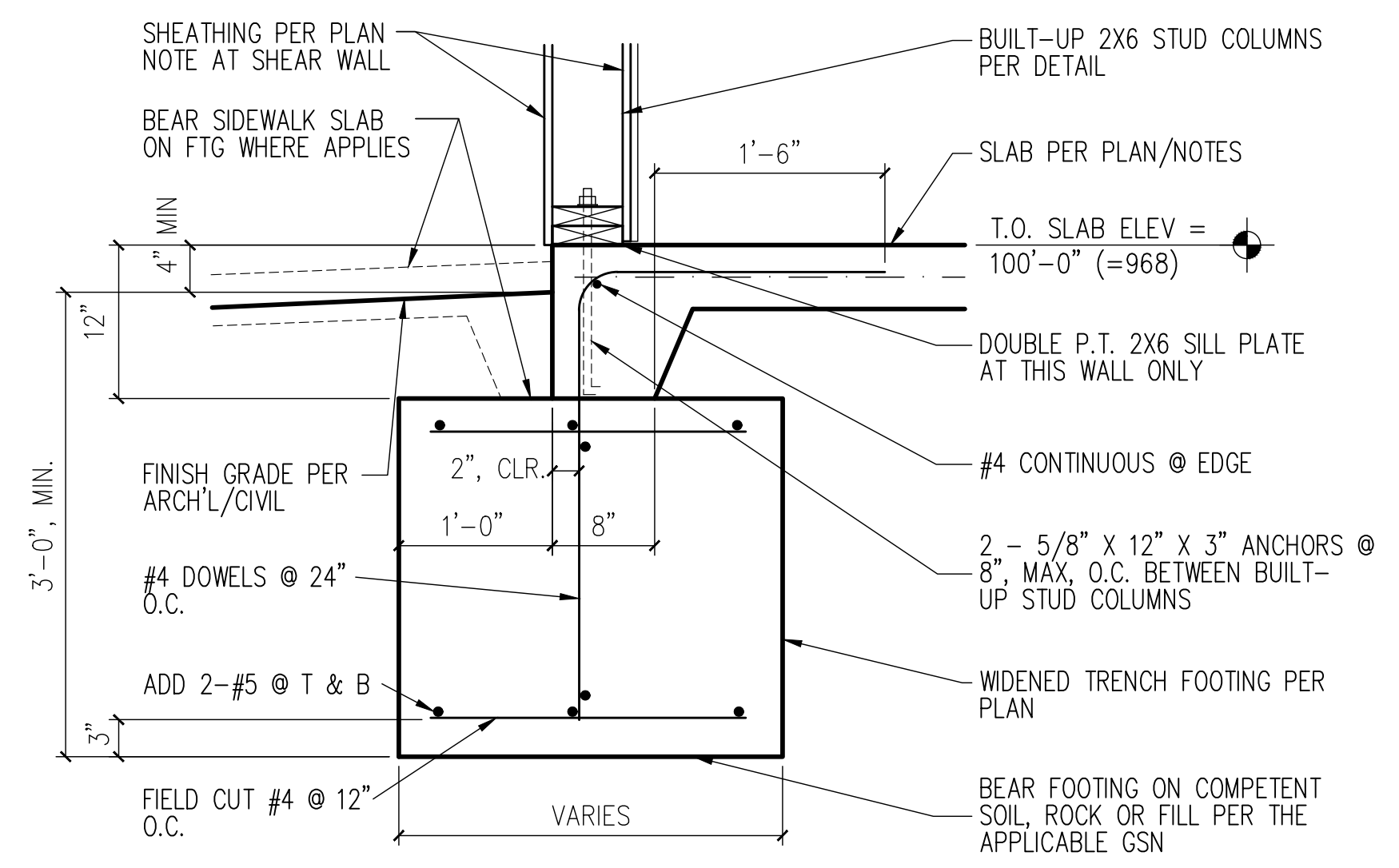
5 PATIO WOOD COLUMN FOUNDATION SECTION  
SCALE = NONE



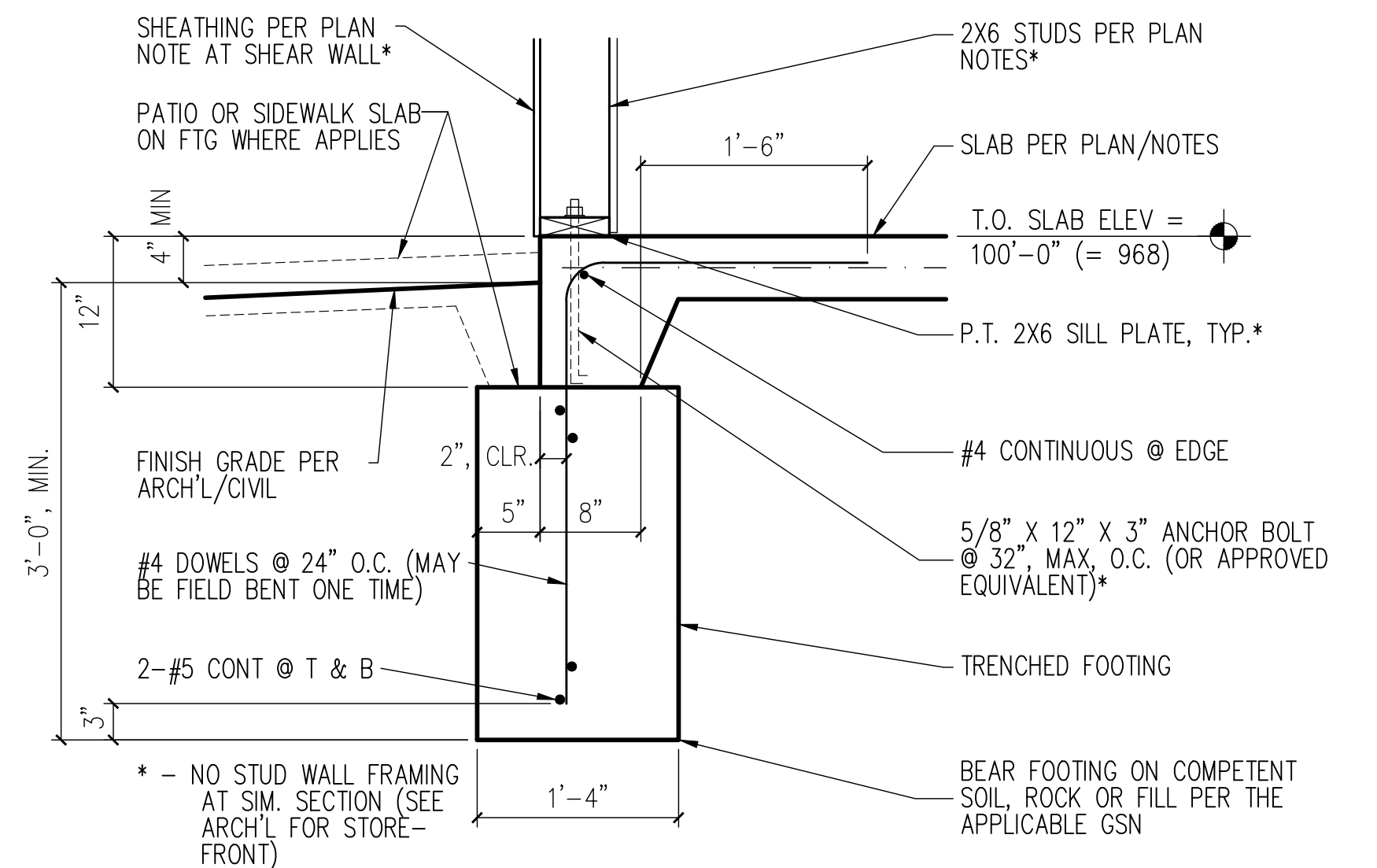
4 PATIO HSS COLUMN FOUNDATION SECTION  
SCALE = NONE



3 PATIO SLAB EDGE FOUNDATION SECTION  
SCALE = NONE



2 EXT'R SHEAR PIER/WALL FOUNDATION SECTION  
SCALE = NONE



1 EXTERIOR WALL FOUNDATION SECTION  
SCALE = NONE

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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

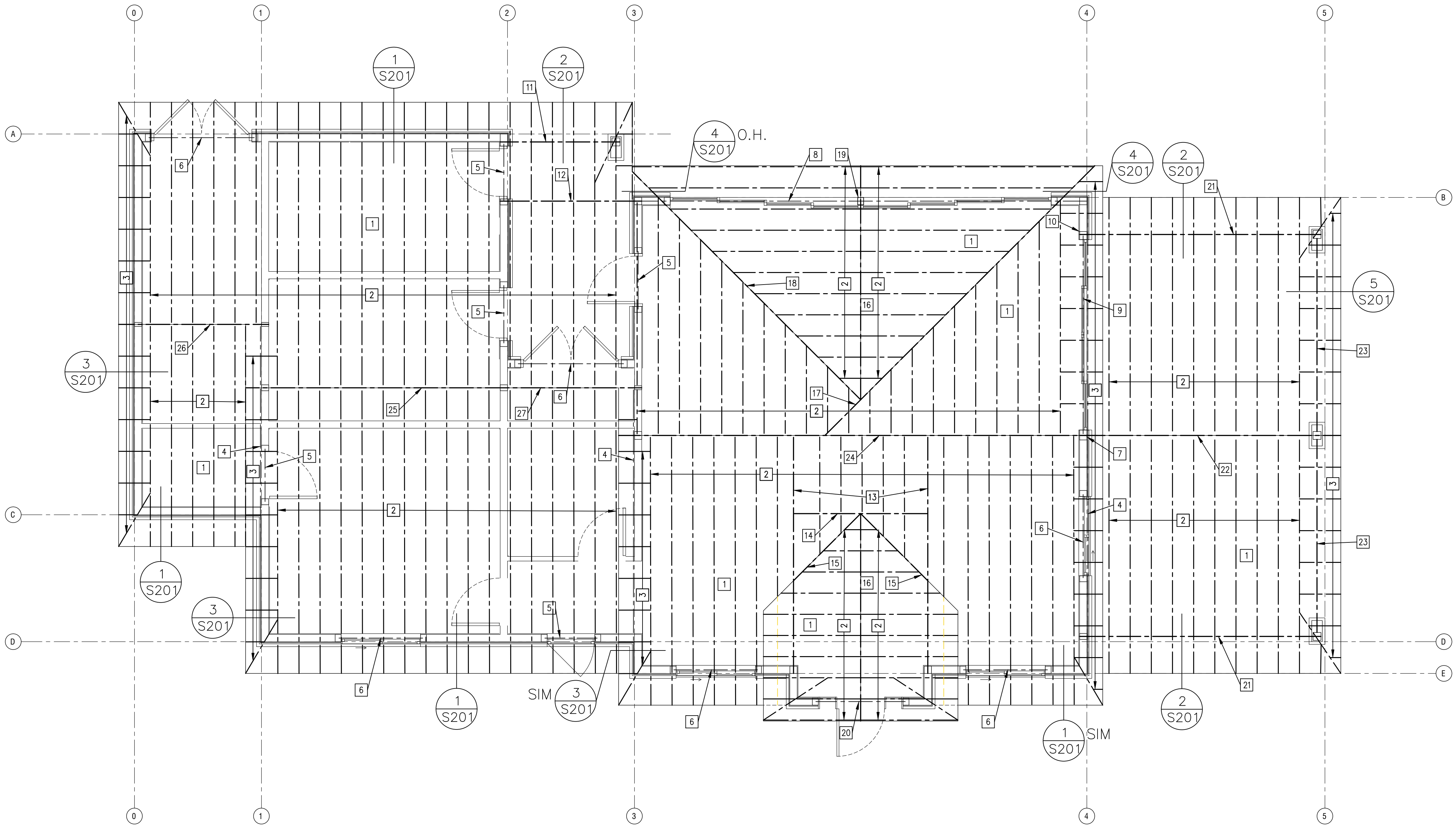
2 - 1 3/4" X 11 1/4" LVL RIDGE BEAM OVER REST ROOM (FLUSH FRAMED w/ RAFTERS). BEAR EACH END OF BEAM ON 5 - 2X6 BUILT-UP COLUMN.
- 26

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



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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)

STATE OF MISSOURI  
DANIEL J. PACKARD  
NUMBER PE-24486  
PROFESSIONAL ENGINEER

DECEMBER 27, 2018  
ISSUED: DECEMBER 27, 2018

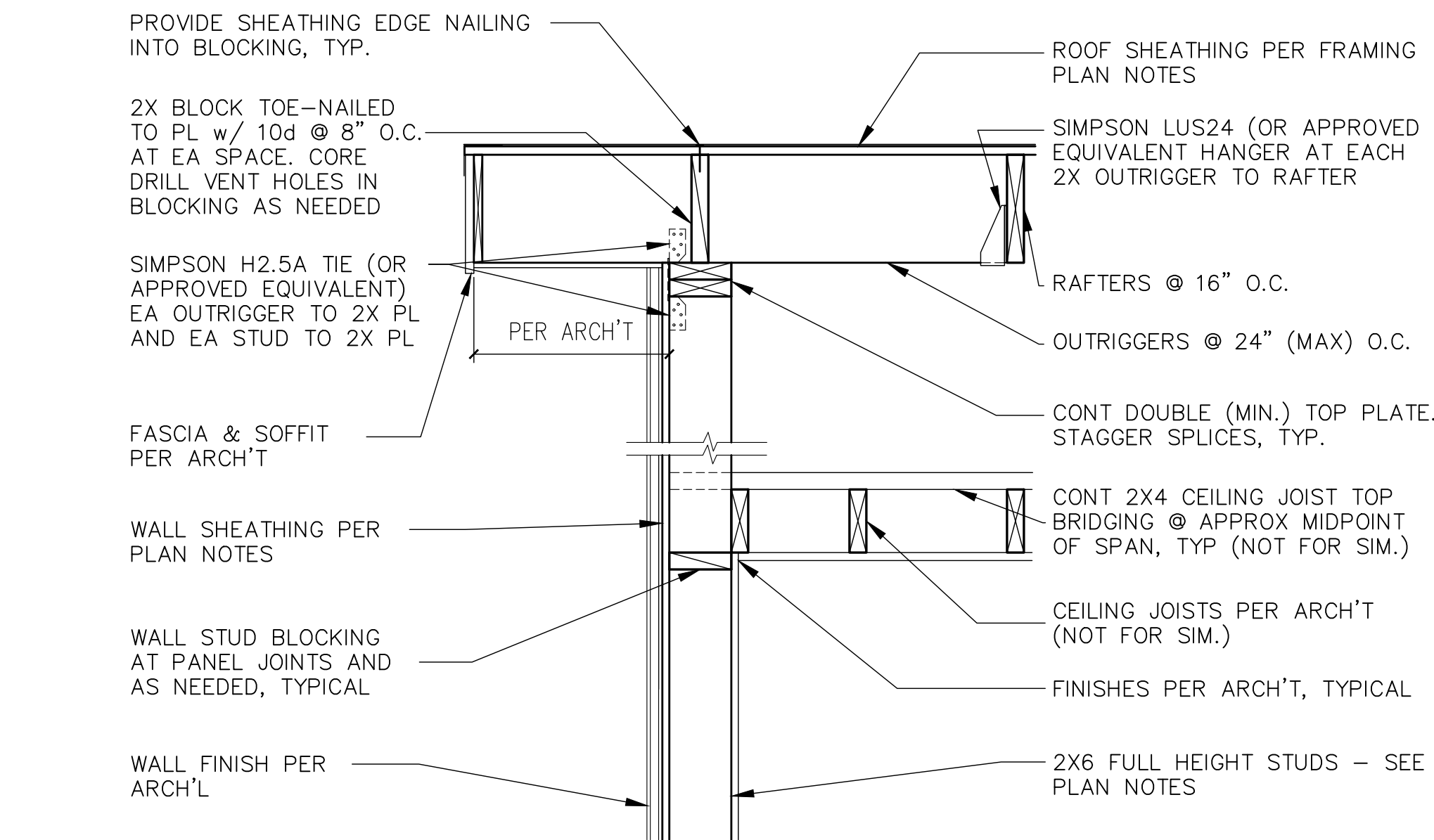
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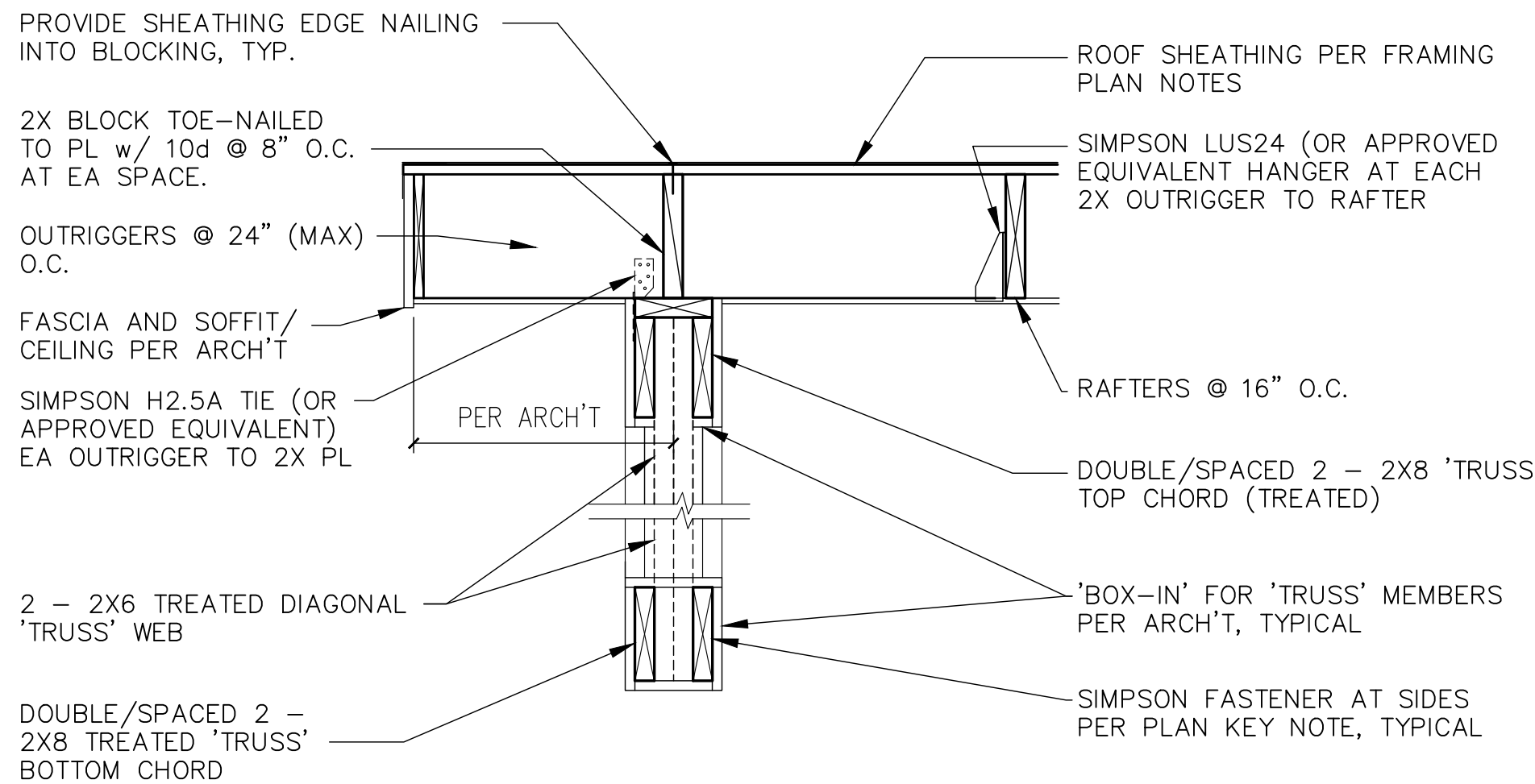
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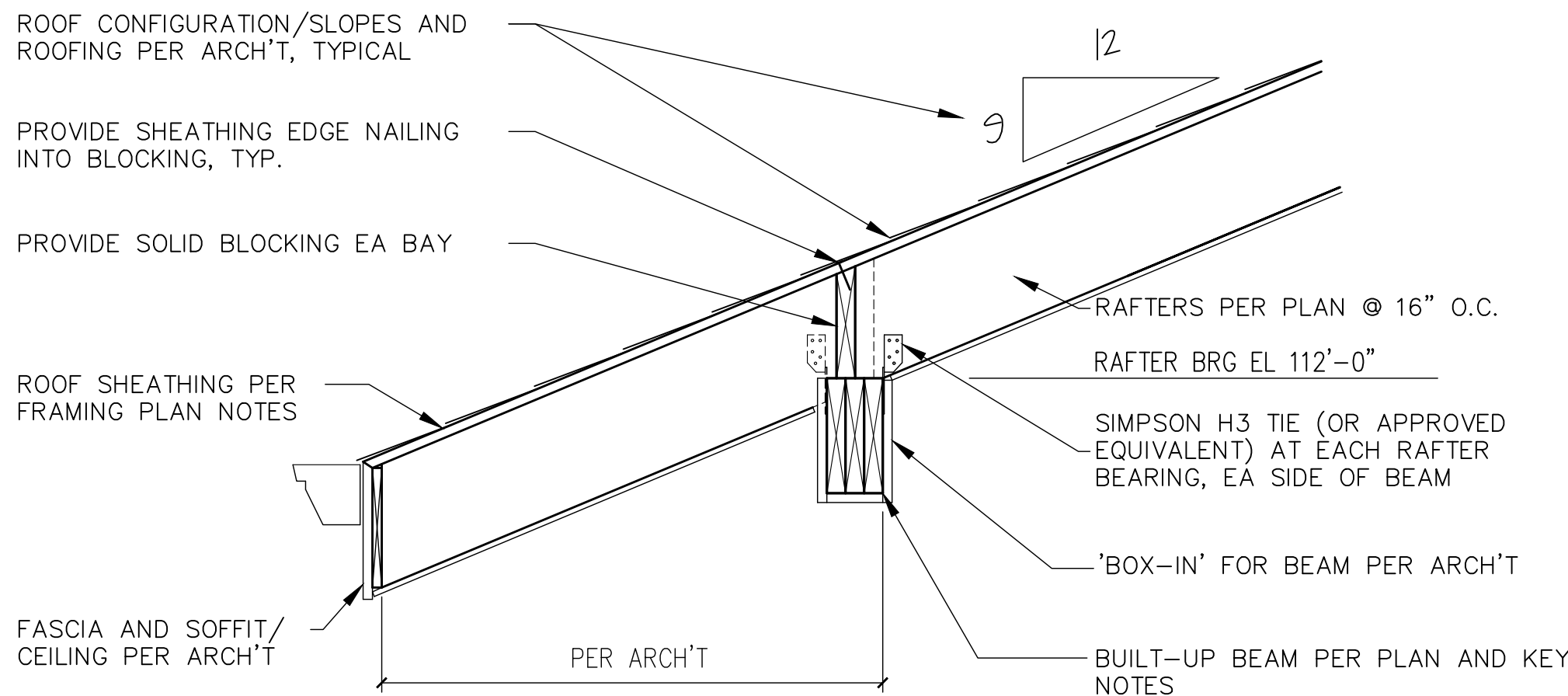




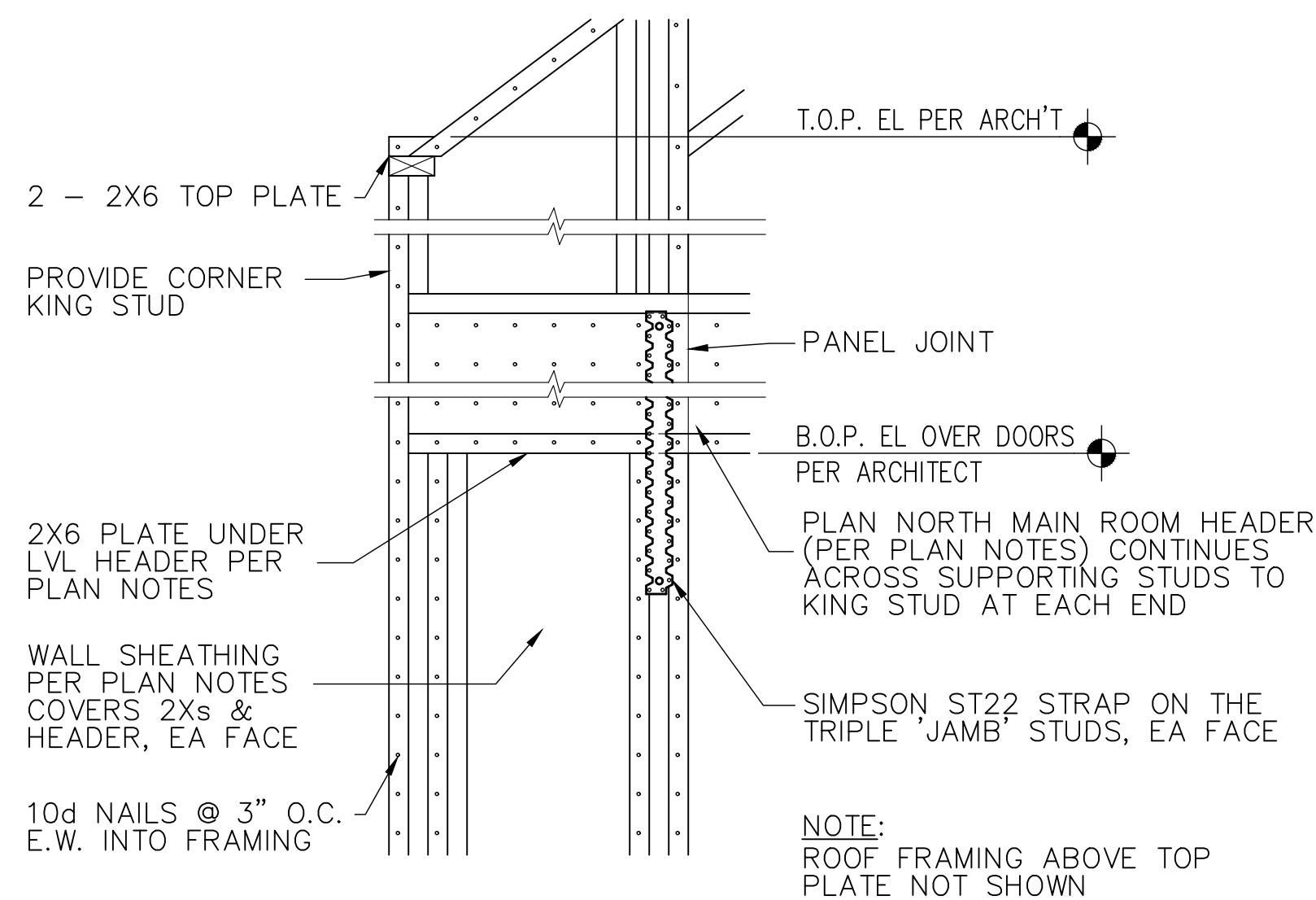
3  
S201  
RAFTER BEARING ON GABLE WALL SECTION  
SCALE = NONE



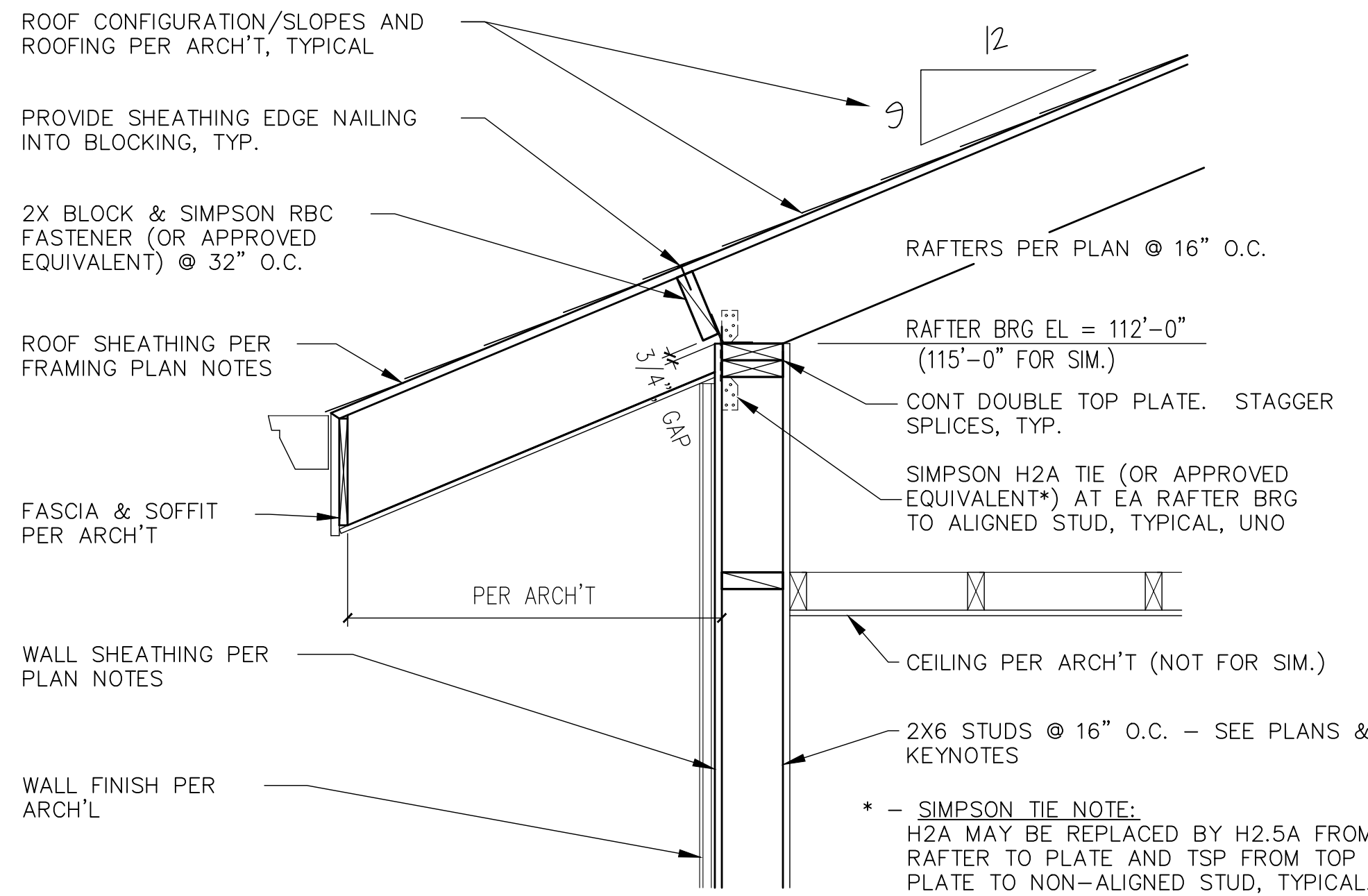
5  
S201  
RAFTER BEARING ON EXTERIOR 'TRUSS' SECTION  
SCALE = NONE



2  
S201  
RAFTER BEARING ON BEAM SECTION  
SCALE = NONE

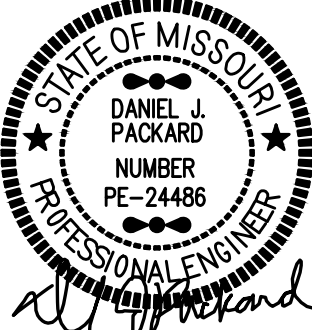


4  
S201  
HEADER BEARING AT SHEAR PIER SECTION  
SCALE = NONE



1  
S201  
RAFTER BEARING ON STUD WALL SECTION  
SCALE = NONE

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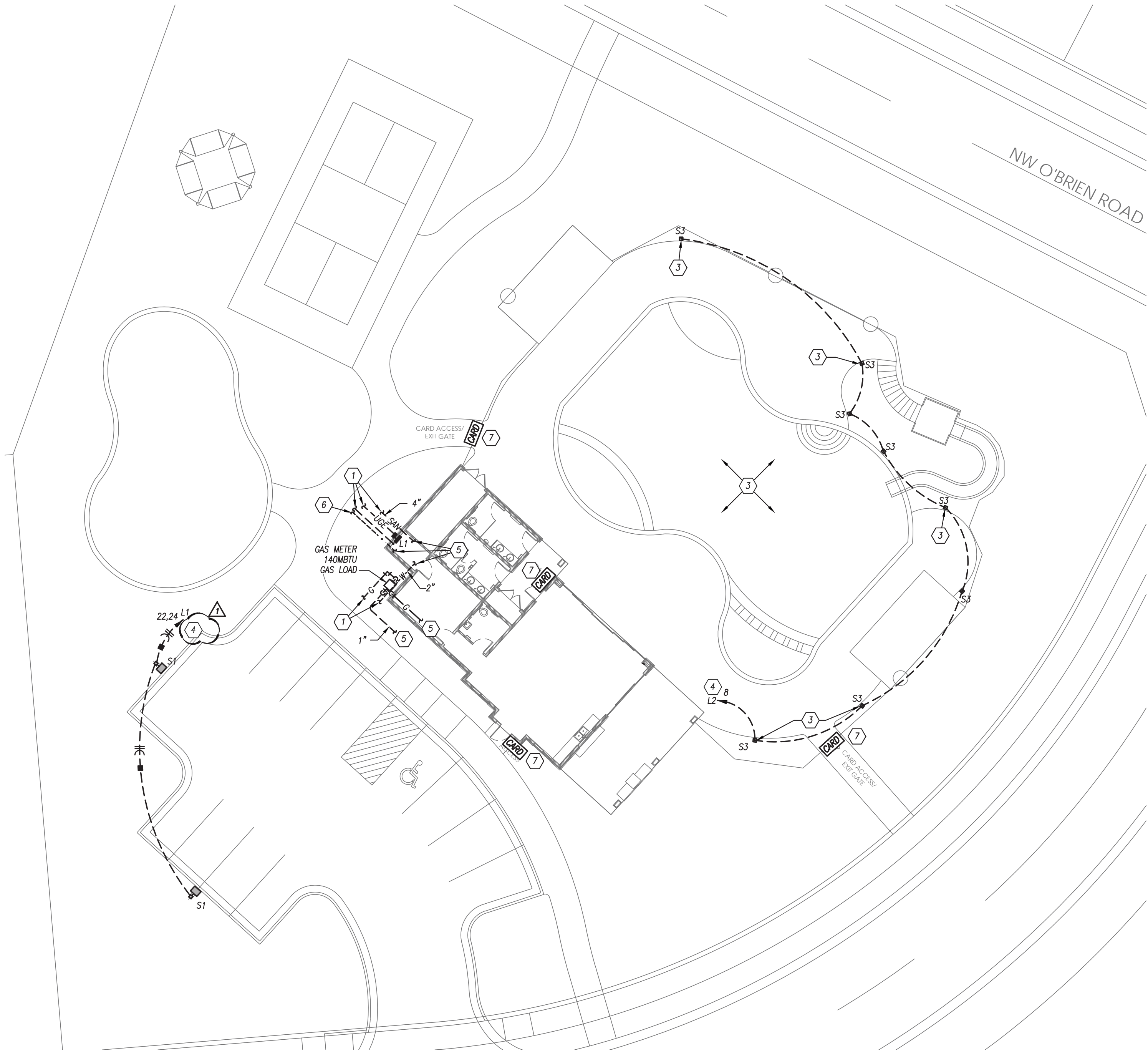
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 **MECHANICAL/ELECTRICAL - SITE PLAN**  
1" = 16'-0"

**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. CONTRACTOR TO PROVIDE ELECTRICAL CONNECTION TO IN-POOL LIGHTING. REFER TO PROVIDER PLANS FOR LOCATIONS OF IN-POOL LIGHTING, ROUGH-IN REQUIREMENTS, JUNCTION BOXES, CONDUIT ROUTING, ETC. COORDINATE EXACT REQUIREMENTS AND ROUGH-IN LOCATIONS WITH POOL DRAWINGS. (TYPICAL). CIRCUITING FOR IN-POOL LIGHTING SHALL ROUTE THROUGH TIME CONTROL AND CONNECT TO GFCI PROTECTED CIRCUIT BREAKERS.
4. ROUTE THROUGH TIMER CONTROL. REFERENCE NOTE #8 ON SHEET EZ01.
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.



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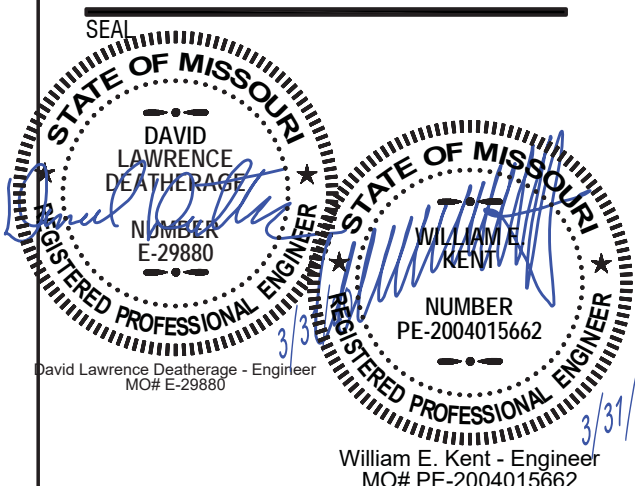
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**WOODSIDE RIDGE CLUBHOUSE**

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



DATE ISSUED: March 16, 2020		
NO.	REVISION	DATE
1	POOL EQ REVISION	3/31/20


Designer  
Author  
Checker

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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 reported 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. Warrant 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 w/ respect to efficiency, capacity, noise level, etc.
- C. 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.
- D. Remove from premises waste material present from work, including cartons, crating, paper, stickers, &/or excavation material not used.
- E. Clean equipment installed under this contract to present neat & clean installation at completion.
- F. 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.
- 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 or representations 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 to architect (eg Plumbing, Mechanical, Electrical, Controls, etc.) and 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-in 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 where 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 for 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 proposed substitution, 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 acceptable 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 and 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 and manufacturer & sheet metal shop work fabrications. Label submittal 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 after review if they are not acceptable. Items that are not needed.
- 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 completed. 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: 1/16" for name of units if viewing distance is less than 24 inches, 1/32" 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 or material for period of 12 months from date 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 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.
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, Zurn, Titec, 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.
24. **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 close to motor rating, & every three phase motor starter shall have overload heaters in each phase. Ambient temperature rated heaters shall be installed. Overpower 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 168 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, AABC or other approved agency. Perform test readings on fans, ducts, 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 test 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 to 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 burners, 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 outdoor, 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 SUPPLIES**
- 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 specified on drawings. Final approval of mounting systems will be withheld until manual is received & deemed complete by architect & engineer. Provide "as-built" drawings (see Division 1 & general conditions).
- 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 meet 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**
- AI. 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 cold. 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 screw-on or solder bronze check valve 220 psi-wog/125 psi-wsp, teflon or bronze disc & seat ring, 2-1/2" & larger flange, 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 vertical. Butterfly valves shall be installed with the stem in the horizontal position and the 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, Zurn, Toto.
- C. Stainless steel fixtures: Elkay, Just, Moen Commercial
- D. Fixtures & supplies: Josam, Smith, Wade, Zurn, Or Jonespec.
- E. Seats: Church, Olsonite, Bemis or Beneka.
- F. Drinking fountains: Halsey Taylor, Elkay, Oasis, Or Crane.
- G. Trim by Moen, Delta, Eljer, Kohler, American S&Ard, Haws, Sloan.
- H. Flushvalves: Sloan, Zurn.
- I. Drains by Wade, Zurn, 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 Zurn.
- 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.
- D. Backflow preventers provide where shown on plans the following types of backflow preventers: Provide isolated backflow preventers. Equivalent backflow preventers by Watts, Febco, Lawler.
- 1) Reduced pressure zone principle (1/4"-1/2"): wats series 009 reduced pressure backflow preventer complete with strainers and valves.
- 2) Reduced pressure zone principle (3/4"-1") wats series 909 reduced pressure backflow preventer complete with strainers and valves. Provide isolation valve ahead of backflow preventers. Provide with air gap fitting and pipe to floor drain.
- 3) Pressure vacuum breakers (1/2"-2"): wats series 800mqt pressure vacuum breaker with integral ball valve shafts.
- 4) Pressure vacuum breakers (3/8"-1/2"): wats series 008qt pressure vacuum breaker for anti-siphon applications, with integral ball valve shafts.
- 5) Atmospheric vacuum breaker (1/4"-3"): wats series 288a atmospheric vacuum breaker in plain brass finish.
- 6) Hose bibb vacuum breakers vacuum breakers for hose end connections shall be Watts series 8-n-removable type.
- E. Provide thermostaters and wells at all water heaters. Provide pressure test plugs and gauges at water-filer services, booster pumps, etc. so that proper testing/ balancing & trouble shooting can be accomplished.
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 and pipe clamps and 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 start up 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 3" 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 with clamp connections, Duro-Dyne, Elgen, Venfabric 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-MX 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, Krueger. 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 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 & return air grilles. 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 Warmair & 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 shown on 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 6.5 cfm/square 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 1-1/2" 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 ac, hard temper nitrogenized refrigerant tube, ASHRAE Type 2, Type K, brazed joint. Insulate w/ Armaflex in thickness per ASHRAE 90.1. Provide UV stabilized exterior rated or coated Armaflex outdoors.
7. **EXHAUST FANS**
- F. Equivalent by Cook, Penn, Acme, Greenheck, Jennmaire.
- G. Provide w/ 14" min. Curb. Provide grease trim & ventilated curb extensions for grease fans.
- H. Bearings shall be designed for 200,000 hours operation. Variable pitch motor sheaves shall be standard.
- I. Fans shall be furnished with acceptable electrical disconnect & birdscren. Provide single phase motor equipped fans with motor rated start relay. Provide multiphase motor equipped fans with magnetic motor starter. Provide local disconnect means for all fans. Coordinate location of starter & disconnect with other trades.
8. **FURNACES, EVAPORATORS, & CONDENSING UNITS**
- A. Furnace - Min 90% eff natural gas, AGA cert. Aluminized steel HX, multi-speed direct drive blower motor. Provide 2" x 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) w/ 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. Provide 7-day programming capability. 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, with 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. Provide ground-mounted units on 4" reinforced concrete base, 6" larger than unit on each side.
- E. Provide factory-authorized service start up 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



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- 1 ROUTE INTAKE AND EXHAUST DUCT UP THROUGH ROOF. TERMINATE WITH CONCENTRIC ROOF CAP. REFER TO DETAIL.
- 2 INSTALL CU-1 ON A 4" CONCRETE HOUSEKEEPING PAD.
- 3 ROUTE CONDENSATE DRAIN TO JANITOR'S SINK. REFER TO PLUMBING PLANS FOR EXACT LOCATION.
- 4 TERMINATE EXHAUST DUCT WITH 6" ROOF CAP AND MAINTAIN 10' CLEARANCE FROM ALL O.A. INLETS.
- 5 INSTALL O.A. LOUVER 12" BELOW CEILING, MAINTAIN 10' CLEARANCE FROM ALL EXHAUST TERMINATIONS, AND INTERLOCK DAMPER ACTUATOR WITH FAN OPERATION.
- 6 10" OUTSIDE AIR DUCT. TERMINATE 12"x18" WALL LOUVER.
- 7 INSTALL RETURN AIR TRANSFER ABOVE DOOR. PROVIDE WITH SOUND ATTENUATION DEVICE BY TAMARACK OR SIMILAR.
- 8 ROUTE REFRIGERANT LINES THRU ATTIC TO F-1.
- 9 INSTALL PACKAGED WALL FAN 12" BELOW CEILING AND MAINTAIN 10' CLEARANCE FROM ALL O.A. INLETS.
- 10 INSTALL RETURN GRILLE LOW ON DOOR 12" A.F.F.



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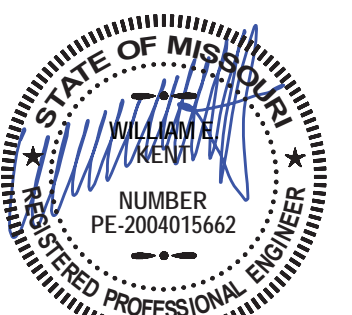
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WOODSIDE RIDGE CLUBHOUSE

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

SEAL



William E. Kent - Engineer  
MO# PE-2004015662

DATE ISSUED: March 16, 2020	
NO.	REVISION

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Author  
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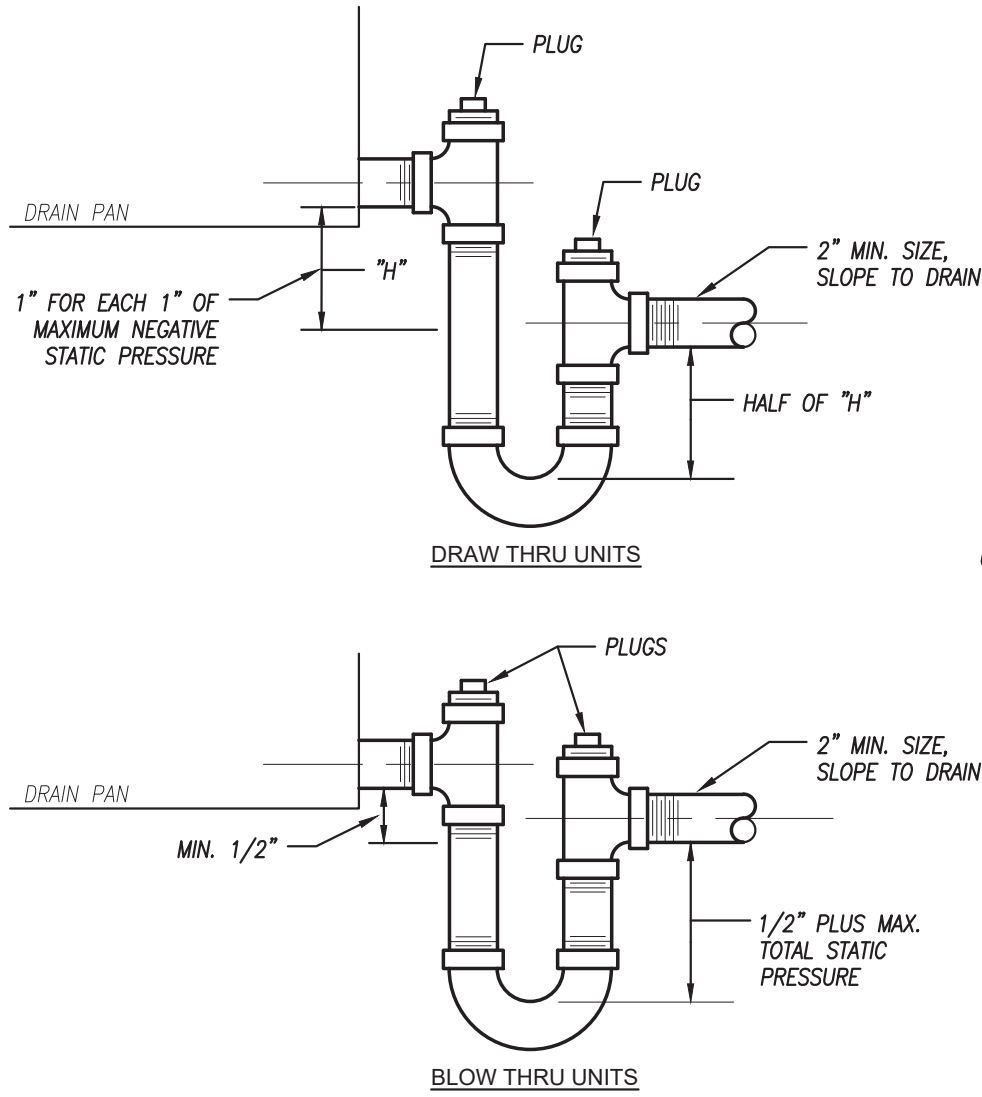
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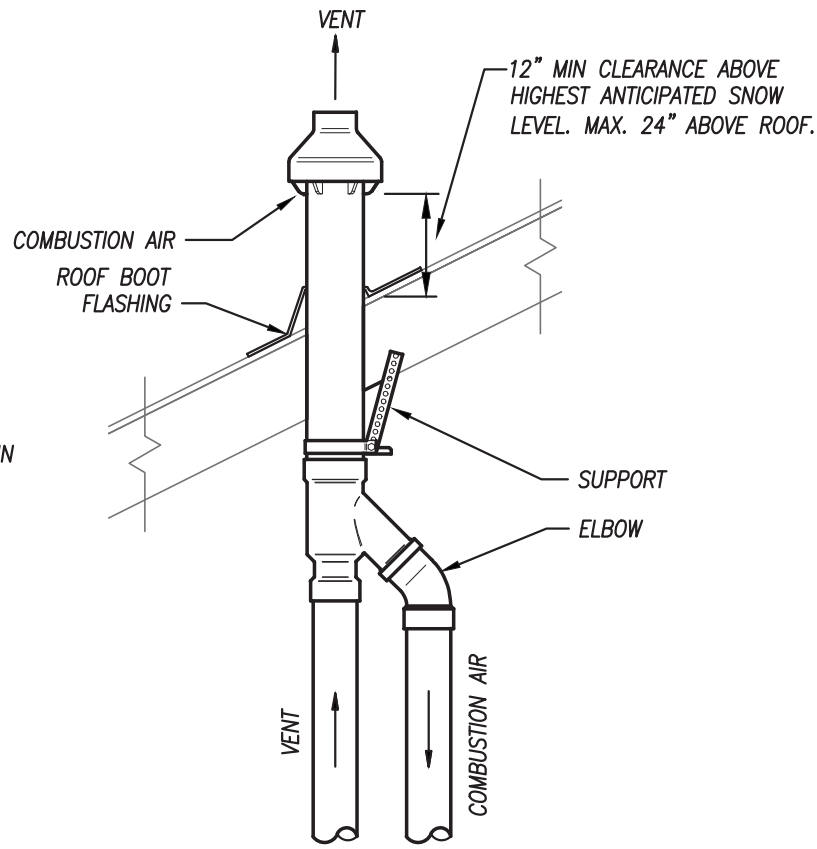
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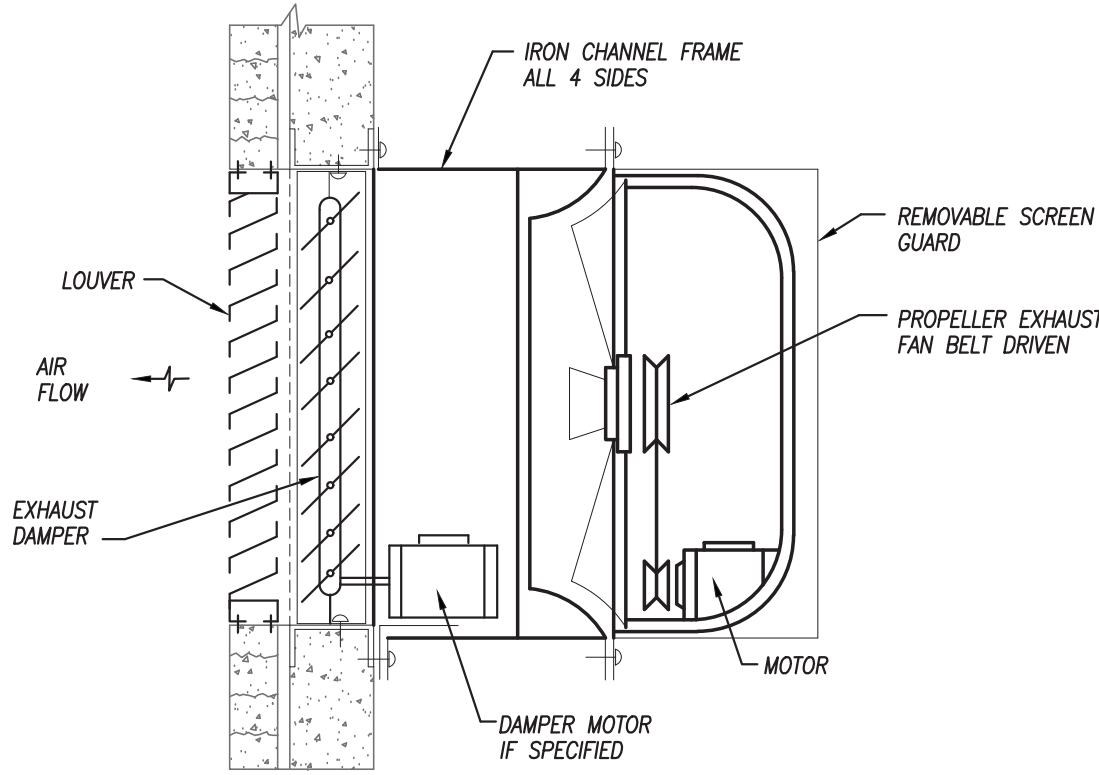




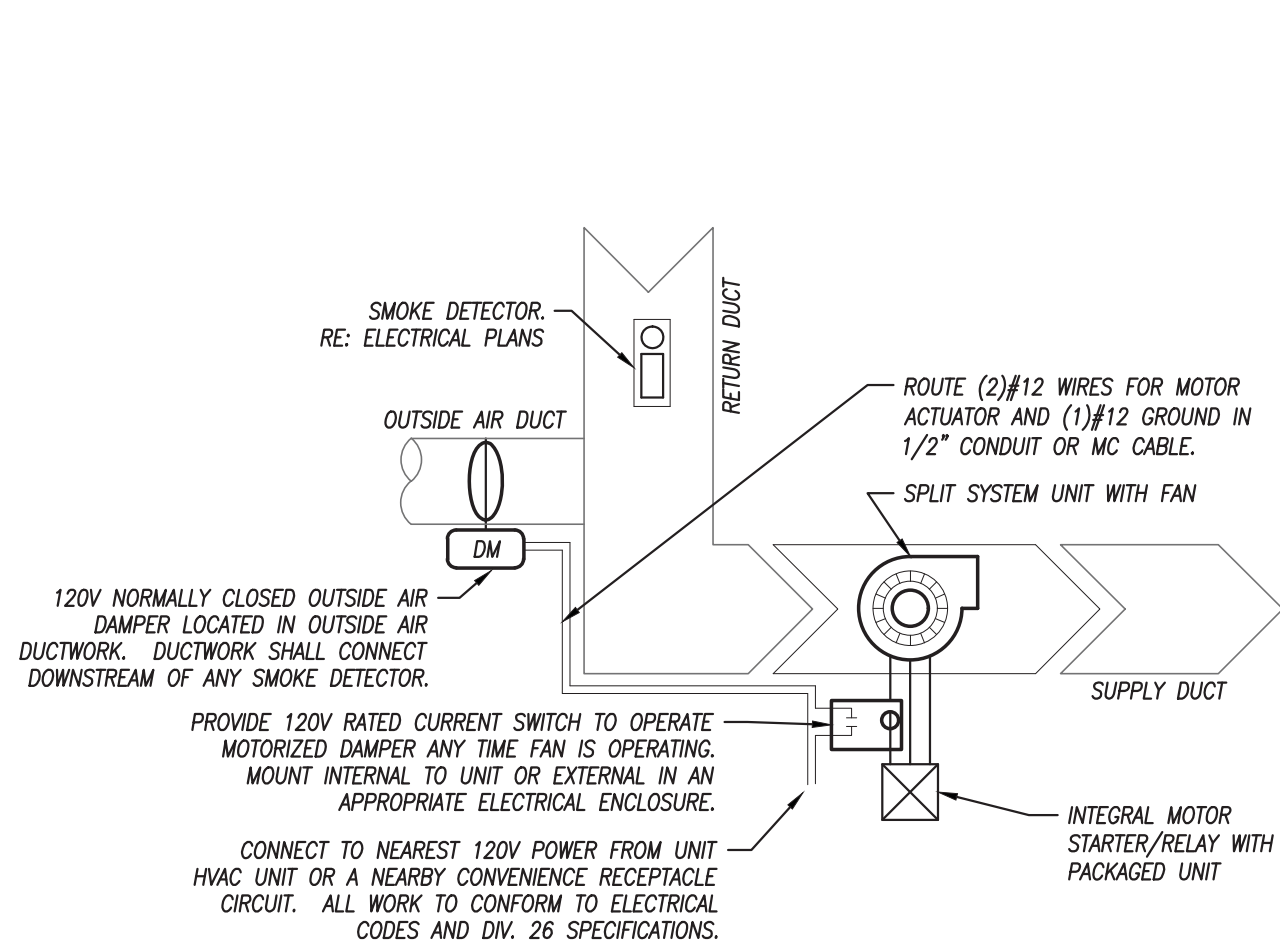
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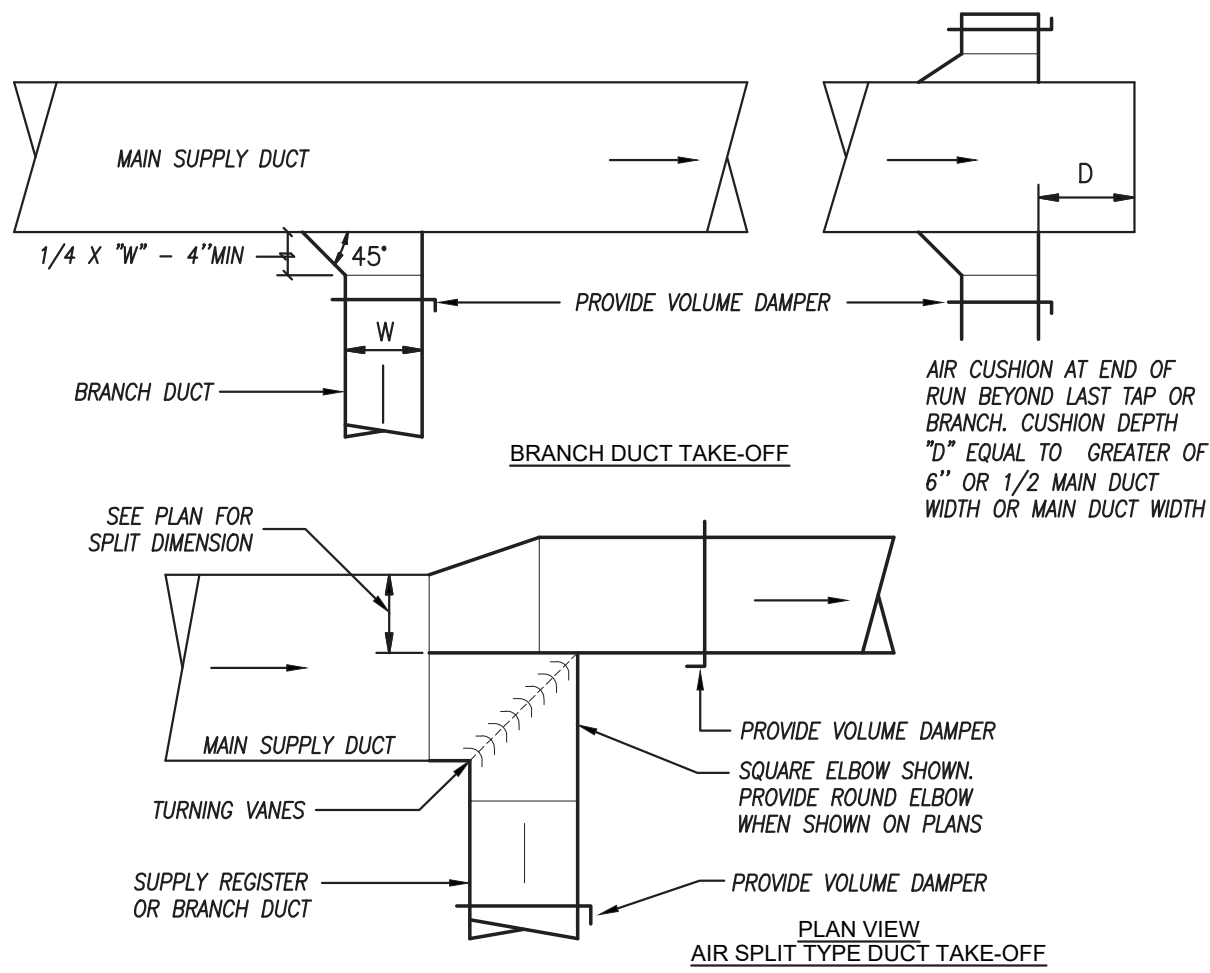
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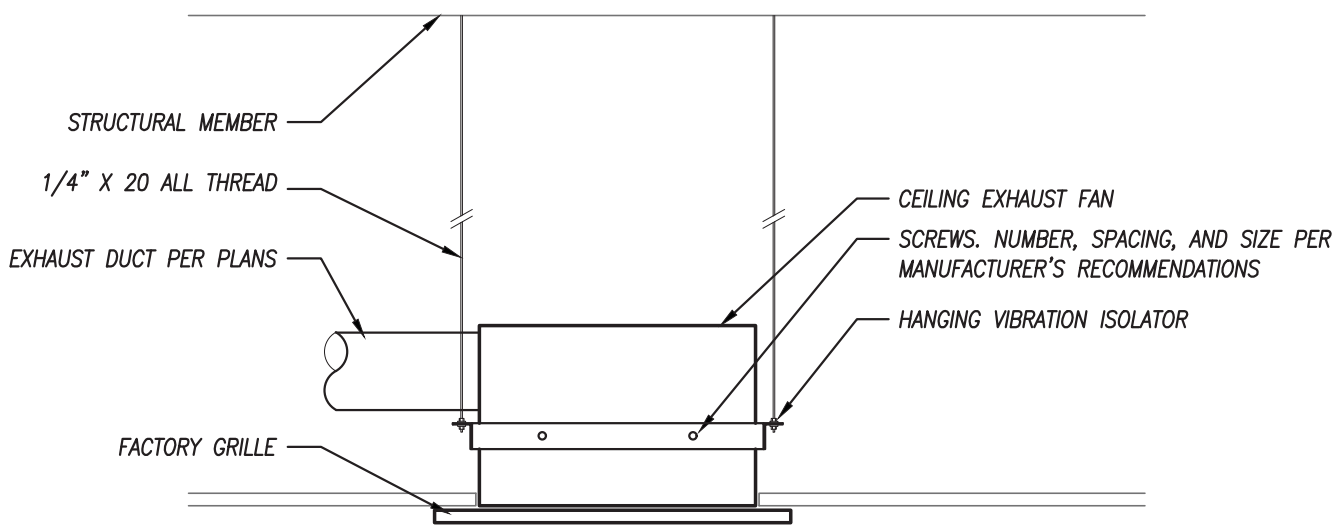
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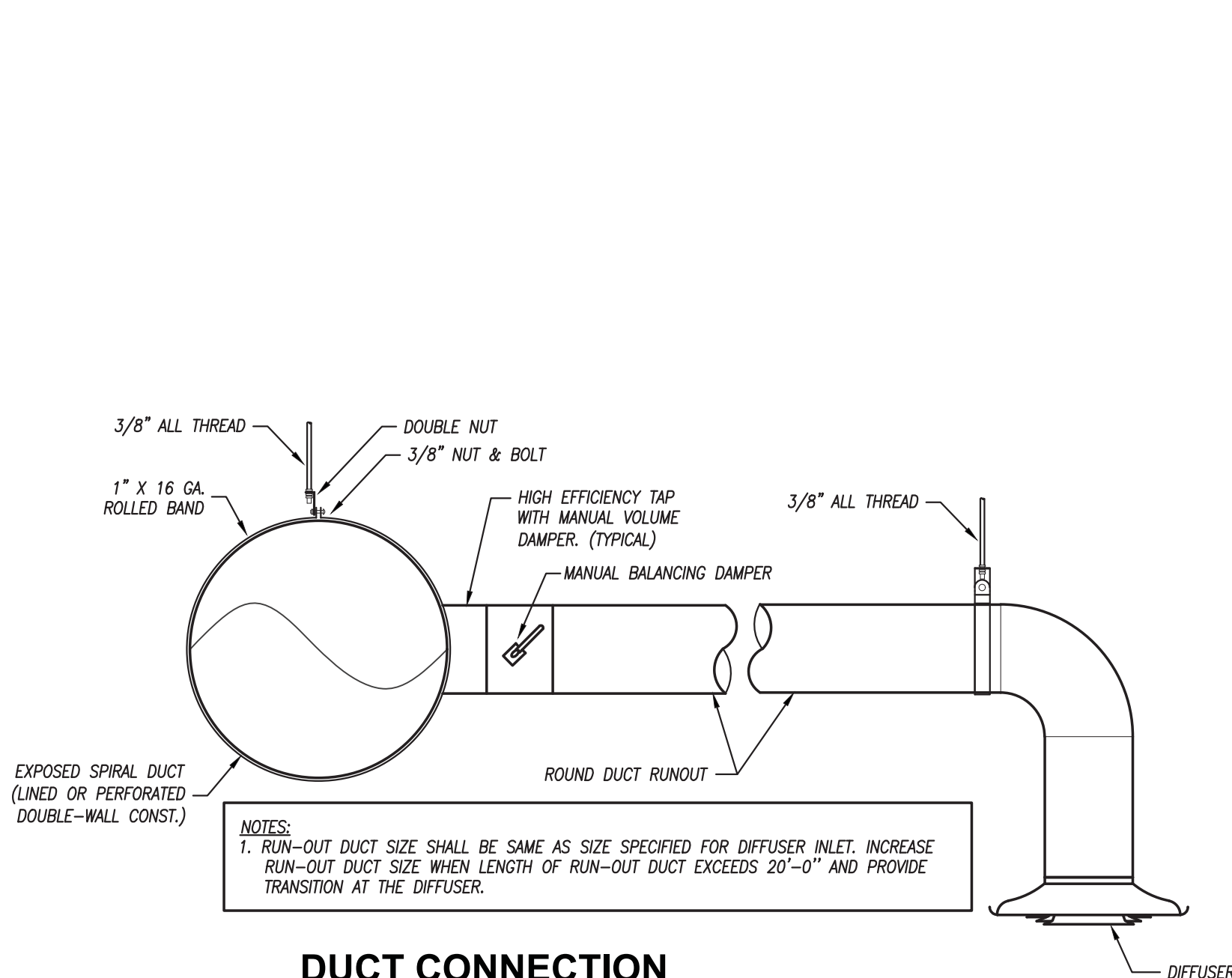
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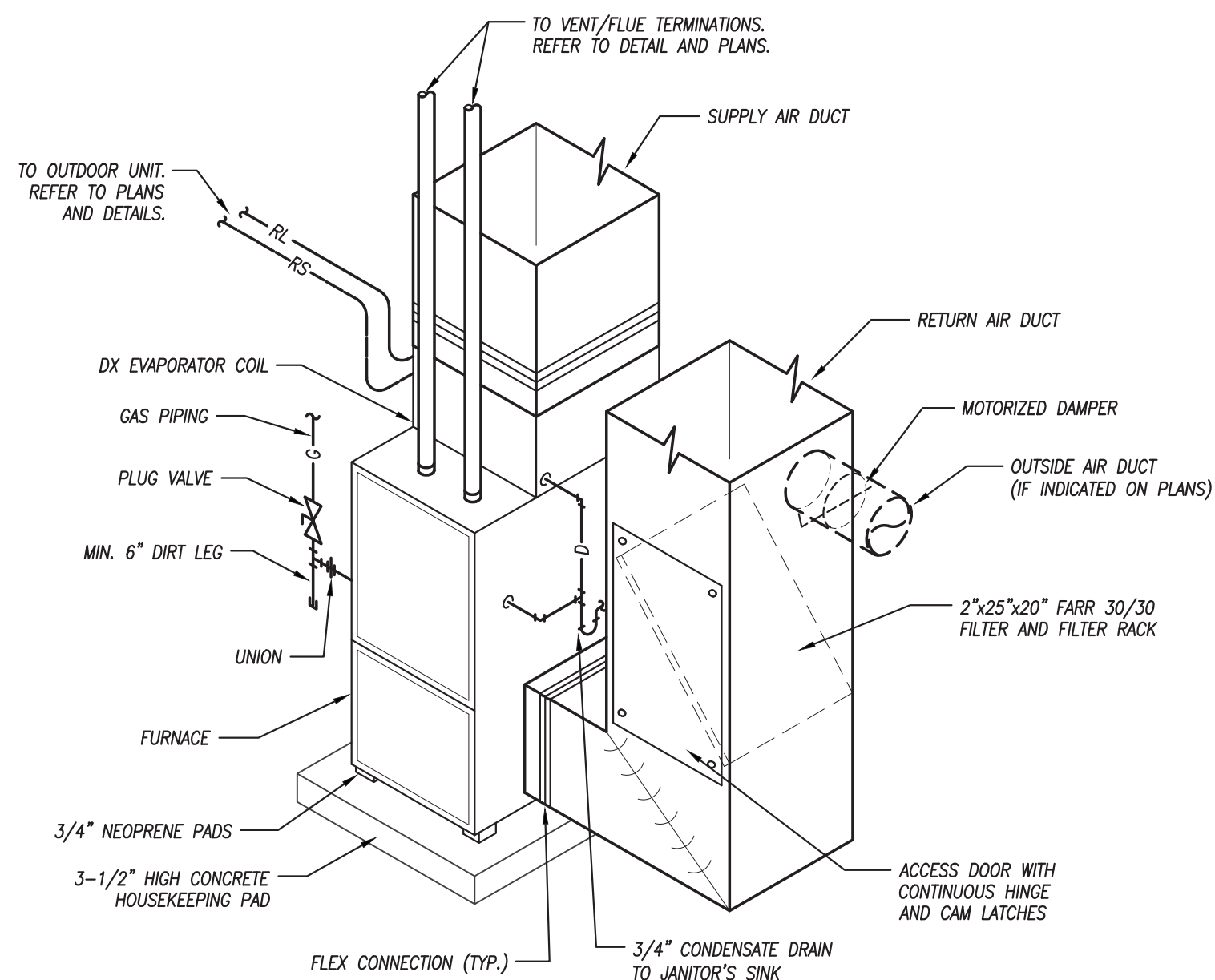
DUCTWORK TAKEOFFS  
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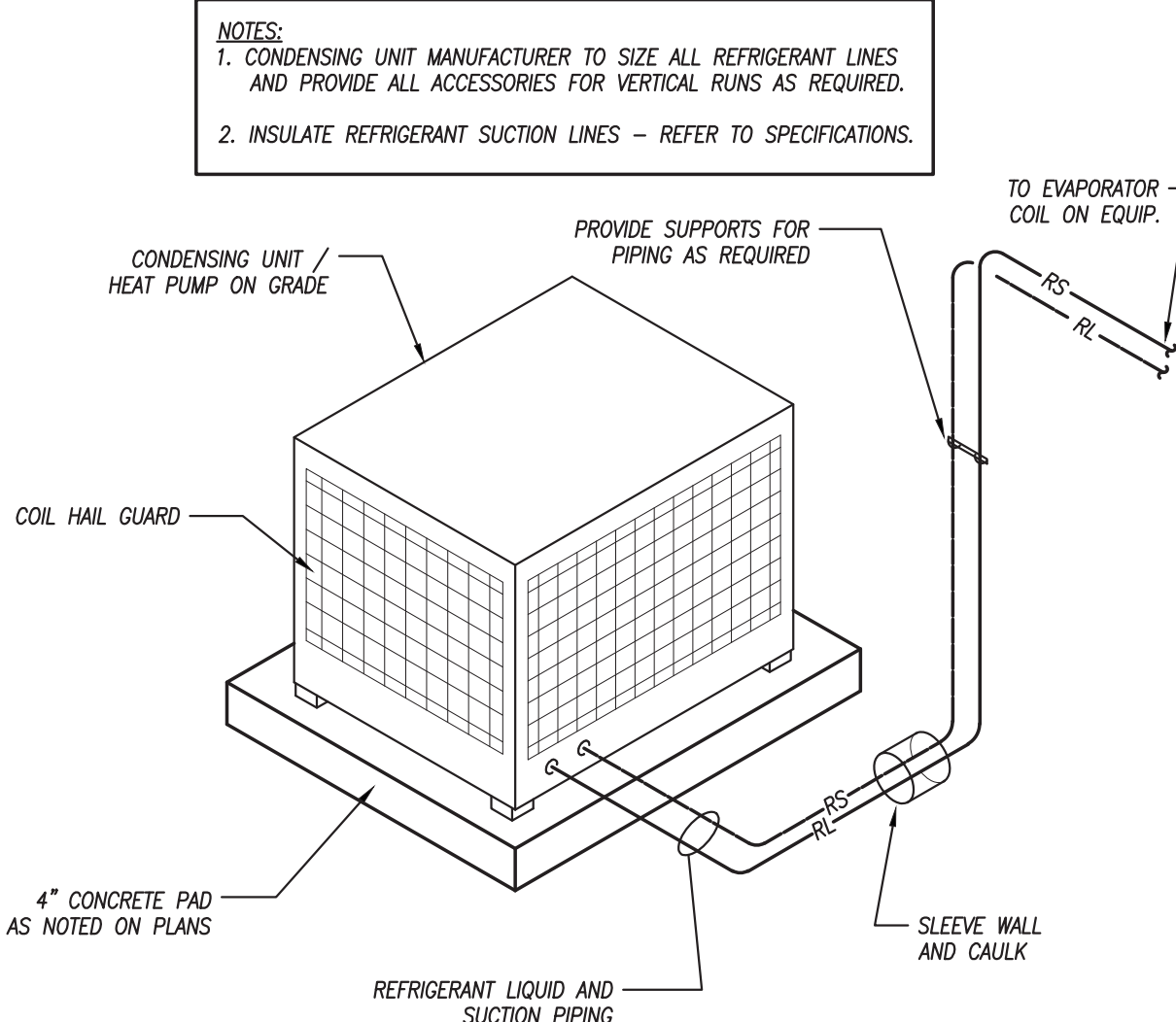
CABINET EXHAUST FAN MOUNTING DETAIL  
NOT TO SCALE



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:

- PROVIDE WITH ALL NECESSARY MOUNTING HARDWARE.
- 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.
- 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:

- 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:

- ALL PIPING AND MATERIALS IN PLENUMS MUST MEET ASTM E84 FLAME/SMOKE RATINGS OF 25/50.
- ALL INSULATION THICKNESSES SHALL MEET ASHRAE 90.1 - 2007 REQUIREMENTS AT A MINIMUM.
- 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:

- UNIT OPERATION SHALL BE INTEGRATED WITH LIGHT SWITCH.
- PROVIDE WITH LINE VOLTAGE THERMOSTAT.

## DUCTWORK INSULATION SCHEDULE

PURPOSE	DUTY	LOCATION	STYLE	MATERIAL	INSULATION APPLICATION	THICKNESS	NOTES
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:

- PROVIDE LINER ONLY WITHIN 10' OF FAN FOR ACOUSTICS.
- THICKNESS SHALL ENCAPSULATE DUCT CONSTRUCTION.
- CONTRACTOR OPTION TO USE ROUND DUCT LINER OR PROVIDE PERFORATED LINER DOUBLE WALL DUCT (SOLID LINER FOR OUTSIDE AIR DUCTS).
- IN ADDITION TO OTHER SCHEDULED INSULATION.

### GENERAL REMARKS (APPLICABLE TO ALL TYPES):

- ALL DUCTWORK, INSULATION AND MATERIALS IN PLENUMS MUST MEET ASTM E84 FLAME/SMOKE RATING OF 25/50.
- ALL INSULATION THICKNESSES SHALL MEET ASHRAE 90.1 - 2010 REQUIREMENTS AT A MINIMUM.
- 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 VOLTS / PH	M.C.A.	M.O.C.P.	REMARKS
CU-1	DAIKIN	DX14SN060	60.0	14.0	105°	230V / 1PH	32.8	50	1,2

### REMARKS:

- COOLING CAPACITY BASED ON A SUCTION TEMPERATURE OF 49°F.
- 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:

- PROVIDE WITH INTEGRAL THERMOSTAT AND DISCONNECT.
- PROVIDE WITH ALL NECESSARY SUPPORTS, HANDERS, ETC.
- INSTALL WITH CLEARANCES PER MANUFACTURER'S RECOMMENDATIONS.



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MEP ENGINEER  
PKMR ENGINEERS  
13300 W. 98TH STREET  
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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

NO.	REVISION	DATE

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MECHANICAL SCHEDULES  
AND DETAILS

M201



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MO State Certificate of Authority #E-2002020886





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MEP ENGINEER  
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13300 W. 98TH STREET  
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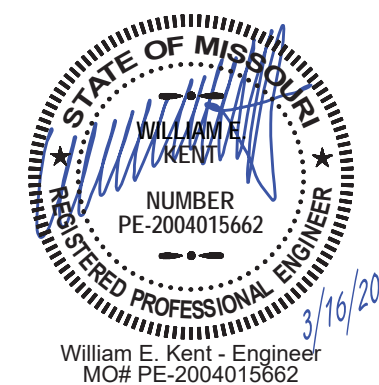
DEVELOPER  
SUMMIT HOMES  
120 SE 30TH STREET  
LEE'S SUMMIT, MO 64082  
PH: 816-326-2909

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 1/2" WATER VALVE. PIPING SHALL BE TYPE "K" SOFT COPPER SEAMLESS, WITH NO JOINTS FROM VALVE 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 DOW SUPPLY TO ENG-1 UNDER COUNTER TO AND LOCATE 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 GRILL 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 CONNECTION FOR WINTERIZATION.



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PLUMBING PLAN

# P101





REMARKS:

1. PROVIDE CHROME-PLATED BRASS TAILPIECE 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 TAILPIECE, P-TRAP, AND WATER RISERS. REFER TO SPECIFICATIONS FOR INSULATION METHODS.
6. PROVIDE FLUSH VALVE HANDLE ON WIDE SIDE OF TALL.
7. PROVIDE HANDLE STOPS AND FLEXIBLE RISERS.
8. PROVIDE CHROME-PLATED BRASS TAILPIECE 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.

## 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.

## REMARKS:

1. "LOWBOY"-TYPE WATER HEATER.
2. MOUNT ON SHELF. REFER TO DETAIL .

REMARKS:

1. PROVIDE WITH NICKEL BRONZE TOP.

REMARKS:

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



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## PLUMBING SCHEDULES AND

## DETAILS

# P201





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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 DIAGRAMMATIC.
  - 1. ALL FIXTURES SHALL BE FED FROM JUNCTION BOXES WITH LIGHT FIXTURE WIRING. DUSTY-CHANG OVER SWITCHES IS 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 (CM/NORMAL, 120/277V, ETC.) SHALL NOT BE IN A SINGLE BOX.
  - 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. (WATTSOPPER PW-101, OR EQUIVALENT)  
**M2** WALL SWITCH MOTION SENSOR (DUAL TECHNOLOGY): PASSIVE INFRARED AND ULTRASONIC, 120/277V, DECORA STYLE SENSOR. (WATTSOPPER DSW-100, OR EQUIVALENT)  
**M3** WALL SWITCH MOTION SENSOR (MULTI-WAY DUAL TECHNOLOGY): PASSIVE INFRARED AND ULTRASONIC, 120/277V, MULTI-WAY DECORA STYLE SENSOR. (WATTSOPPER DW-103, OR EQUIVALENT)  
**MR** WALL SWITCH MOTION SENSOR (DUAL RELAY): PASSIVE INFRARED, DUAL RELAY, 120V, DECORA STYLE SENSOR. (WATTSOPPER PW-201, OR EQUIVALENT)  
**L1** ROOM CONTROLLER LOW VOLTAGE SWITCHES: PUSHBUTTON SWITCHES WITH LED PILOT LIGHT, SINGLE GANGE IN DECORA STYLE FACEPLATE WITH UP TO EIGHT (8) CONTROLS. # REFERS TO QUANTITY OF SWITCHES ON FACE. (WATTSOPPER LSW-100, OR EQUIVALENT)  
**LD** ROOM CONTROLLER LOW VOLTAGE DIMMING SWITCHES: PUSHBUTTON SWITCHES WITH LED INDICATING LIGHTS, SINGLE GANGE IN DECORA STYLE FACEPLATE. (WATTSOPPER 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/SWITCHES) (WATTSOPPER LMR-100 SERIES, OR EQUIVALENT)  
**RCDF** 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/SWITCHES) (WATTSOPPER LMR-200 SERIES OR EQUIVALENT)  
**MD** DIGITAL CELING-MOUNTED MOTION SENSOR: DUAL TECHNOLOGY (PASSIVE INFRARED AND ULTRASONIC), DIGITAL, CEILING SENSOR. (WATTSOPPER LMD-100, OR EQUIVALENT)  
**MD-1** DIGITAL MOTION SENSOR FOR CORNER MOUNT: DUAL TECHNOLOGY (PASSIVE INFRARED AND ULTRASONIC), DIGITAL, CORNER MOUNT SENSOR WITH WALL BRACKET. (WATTSOPPER LMD-100)  
**AT** ASTRONOMICAL TIME CLOCK: DIGITAL ON/OFF CONTROLLER, PROGRAMMABLE FOR ASTRONOMICAL AND SCHEDULED CONTROL. 120V INPUT. (WATTSOPPER RT-200 OR EQUIVALENT)  
**S9** LIGHTING CONTROL PANEL LOW VOLTAGE SWITCHES: PUSHBUTTON SWITCHES WITH LED PILOT LIGHT, SINGLE GANGE IN DECORA STYLE FACEPLATE WITH UP TO EIGHT (8) CONTROLS. REFER TO LIGHTING CONTROL SCHEDULE, SCHEDULE FOR ADDITIONAL INFORMATION. REFERS TO SWITCH IDENTITY ON SCHEDULE. (WATTSOPPER LSW-100 SERIES, OR EQUIVALENT)  
**LC-P-3** LIGHTING CONTROL PANEL: PROVIDE LIGHTING CONTROL PANEL FOR MAIN AREA LOADS. PANEL SHALL CONSIST OF RELAY/CONTACTOR PANELS AND LIGHTING SWITCHES. REFER TO LIGHTING AND OTHER CONTROLLING DEVICES. WATTSOPPER "PEANUT" PANELS OR APPROVED EQUIVALENT. PANEL SHALL BE CAPABLE OF SCHEDULED 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.



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LIGHTING PLAN  
E101







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1. REFER TO GENERAL NOTES ON MEP COVER SHEET FOR ADDITIONAL REQUIREMENTS OF WORK.
2. COORDINATE EXIST NEMA CONFIGURATIONS OF RECEPTACLES SERVING EQUIPMENT WITH EXIST EQUIPMENT BEING FURNISHED.
3. REFER TO THE SPECIFICATIONS FOR ADDITIONAL LOCATIONS, REQUIREMENTS FOR RECEPTACLES, INCLUDING GFCI, WEATHER-RESISTANT, HIGH-GRADE, AND TAMPER-RESISTANT RECEPTACLES.
4. EXIST MECHANICAL EQUIPMENT LOCATIONS MAY NOT BE SHOWN FOR CLARITY. COORDINATE EXIST LOCATIONS OF ALL MECHANICAL EQUIPMENT, DUCT DETECTORS, ETC. WITH MECHANICAL DRAWINGS AND CONTRACTOR.
5. COORDINATE EXIST 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 (OR FLUSH MOUNTED 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 EXACT 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 'L2'.
- 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 EXACT LOCATION WITH EQUIPMENT PROVIDER.
- 8 PROVIDE 120V CIRCUIT TO POOL DECK LIGHTING. ROUTE TO HOMERUN PANEL VIA IMOLECULON 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 3 HP PUMPS; COORDINATE EXACT HORSEPOWER REQUIREMENTS WITH SUBMITTED EQUIPMENT.
- 10 PROVIDE ELECTRICAL CONNECTION TO FAN AND INTERLOCK WITH MOTORIZED DAMPER.
- 11 CARD READER, COORDINATE EXACT LOCATION AND ALL CONNECTION REQUIREMENTS WITH OWNER SPECIFIED SYSTEM. PROVIDE ROUGH-IN AND 1" CONDUIT BACK TO STORAGE ROOM.
- 12 CAMERA, COORDINATE EXACT 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 80A 2P DISC, SWITCH, FUSE PER MANUFACTURER REQUIREMENTS. 2 #6, #10G, 3/4" C.
- 15 EWH-1. PROVIDE A 30A/2P DISC SWITCH.
- 16 PROVIDE 120 VOLT POWER TO SECURITY SYSTEM EQUIPMENT. COORDINATE EXACT LOCATION WITH OWNER.

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# POWER PLAN

## E201







PANELBOARD SIZING LOAD			
LOAD DESCRIPTION	CONNECTED	DEMAND	CODE MIN. (VA)
LIGHTS	3,972	1.25	4,964
RECEPTACLES	8,520	100%VA + 50% REST	8,520
MOTORS	12,100	1.25 x LARGEST + SUM OF REST	12,820
AIR CONDITIONING	6,298	1.00	6,298
SPACE HEATING	6,000	0.00	0
CONTINUOUS	0	1.25	0
NON-CONTINUOUS	0	1.00	0
MISC. LOADS 1	14,000	1.00	14,000
MISC. LOADS 2	0	1.00	0
SIZING LOAD:			46,602
SIZING LOAD (AMPS):			194

REMARKS:  
SQUARE D NQ TYPE PANELBOARD OR EQUAL.  
2. 'G' = GFCI TYPE BREAKER.

PANELBOARD SIZING LOAD			
LOAD DESCRIPTION	CONNECTED	DEMAND	CODE MIN. (VA)
LIGHTS	669	1.25	836
RECEPTACLES	1,200	0.75 + 50% REST	1,200
MOTORS	11,570	1.25 x LARGEST + SUM OF REST	12,590
AIR CONDITIONING	0	0.00	0
SPACE HEATING	2,000	1.00	2,000
CONTINUOUS	0	1.25	0
NON-CONTINUOUS	0	1.00	0
MISC. LOADS 1	0	1.00	0
MISC. LOADS 2	0	1.00	0
SIZING LOAD:			16,626
SIZING LOAD (AMPS):			69

REMARKS:

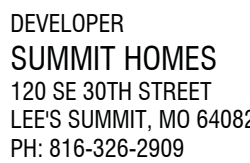
1. SQUARE D NO PANELBOARD OR EQUAL
2. PROVIDE SHUNT TRIP MAIN BREAKER WITH ACTUATION BY MUSHROOM PUSHBUTTON ON OUTSIDE WALL.
3. 'G' = GFCI TYPE BREAKER.

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

WALL-MOUNTED OPERABLE DEVICES INCLUDE, BUT ARE NOT LIMITED TO THE FOLLOWING:

- LIGHT SWITCHES, DIMMERS, CONTROLS, ETC.
- PUSH BUTTONS
- NURSE/PATIENT CALL DEVICES (INCLUDING THOSE FOR STAFF USE)
- OTHER CONTROL OR "CALL" DEVICES

NOT TO SCALE









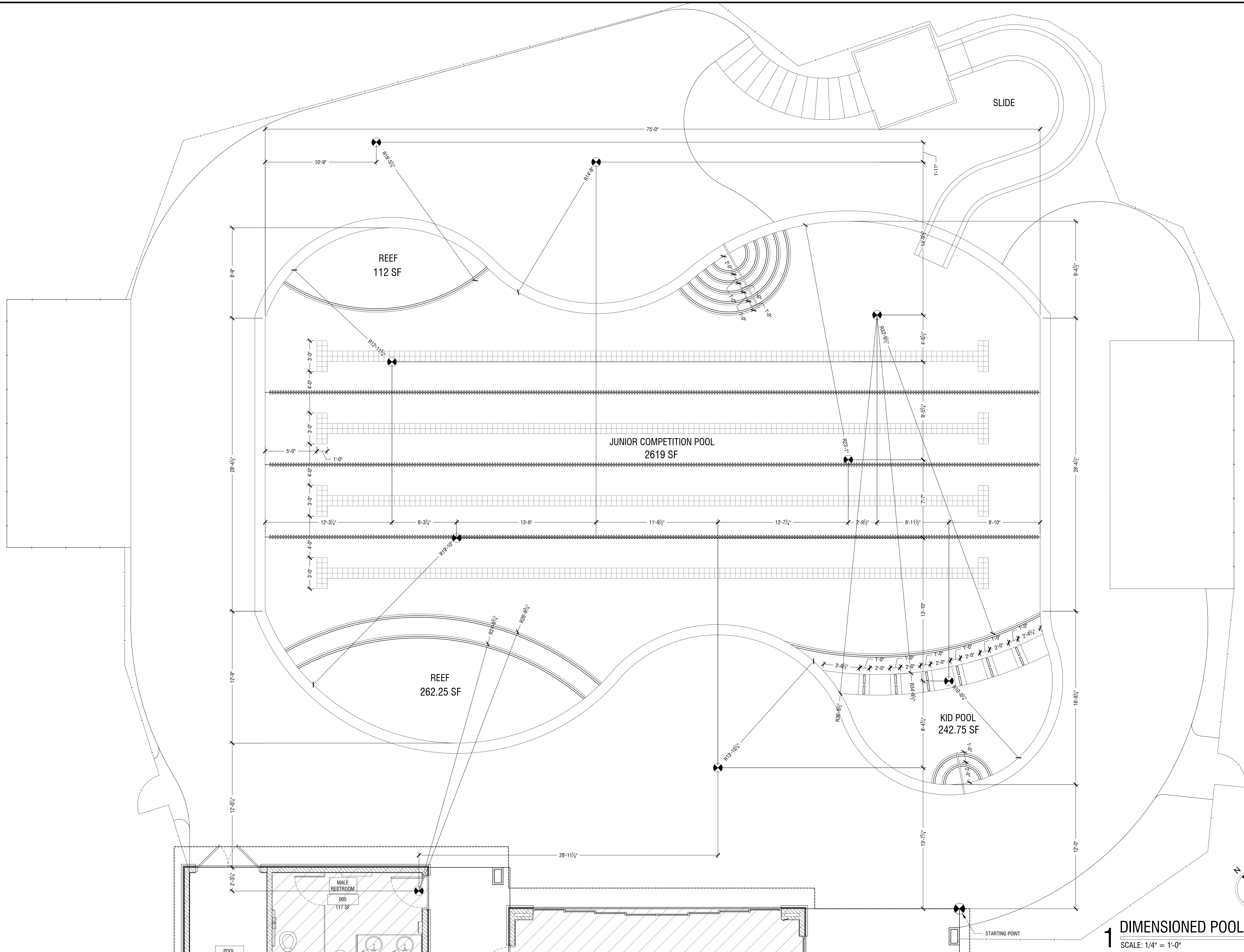
**WOODSIDE RIDGE  
SWIMMING POOL  
2030 NW OBRIEN ROAD  
LEE'S SUMMIT, MISSOURI**

DESIGNED BY DMB  
DRAWN BY DMB  
CHECKED BY DMB

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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**

**SELF-LOCKING BASE FOR 1.9" X 6" ANCHOR POST**

**DUAL FLIP-UP ARMRESTS SAFETY BELT**

**SPECIFICATIONS:**

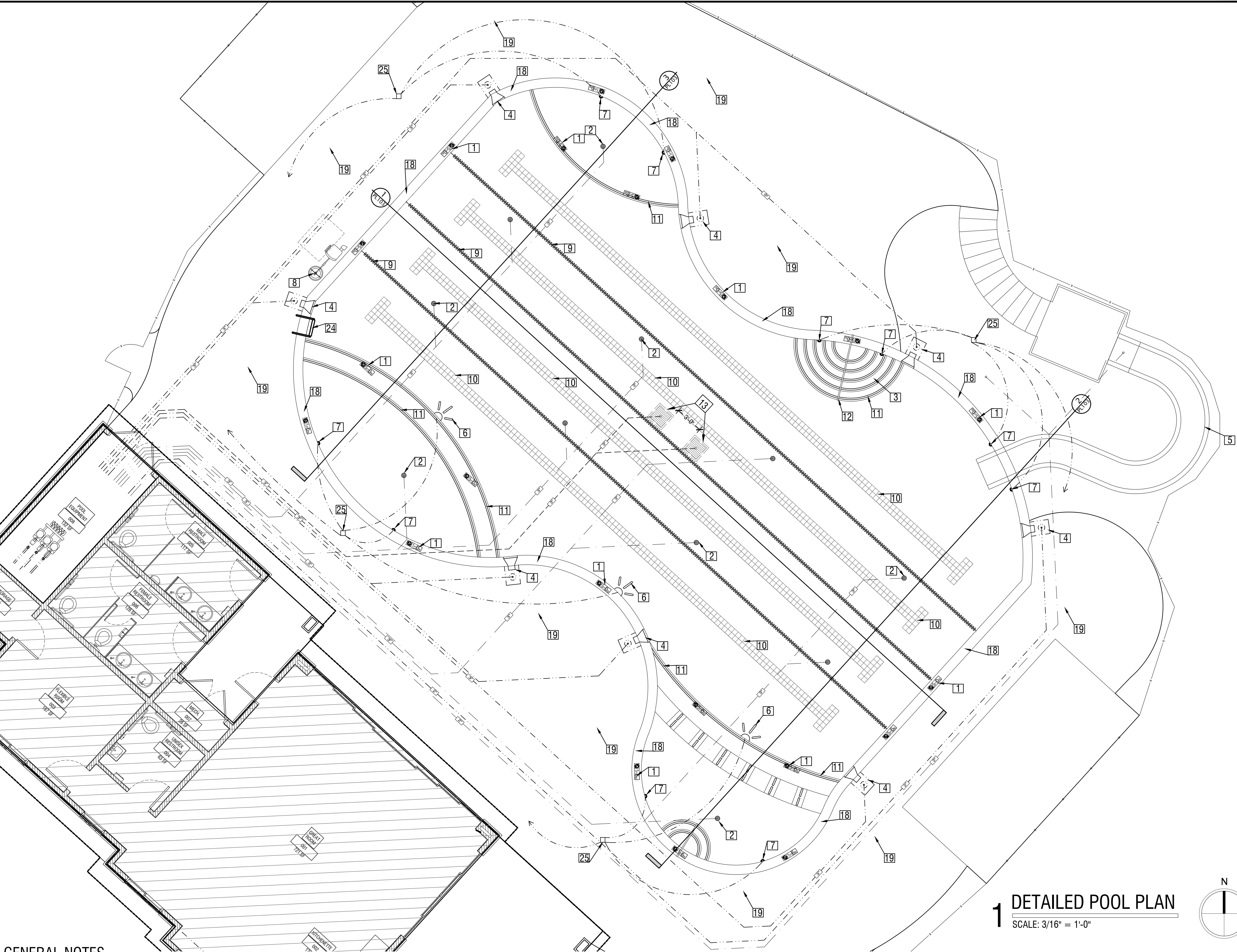
THE AQUA CREEK PRODUCTS' SCOUT POOL LIFT SHALL BE A 24VDC ACTUATED IN-GROUND POOL OR SPA LIFT. ALL METAL COMPONENTS SHALL BE MADE FROM TYPE 304 STAINLESS STEEL FOR ADDED CORROSION PROTECTION. ALL METAL PARTS SHALL BE EPOXY-POWDER-COATED. THE LIFT SHALL HAVE A DYNAMIC LIFTING CAPACITY OF 350 LBS\* (159 kg). THE SCOUT POOL LIFT SHALL HAVE A RANGE OF 40" (107cm). THE SCOUT POOL LIFT SHALL FIT INTO A STANDARD 5.12" 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.

**Aqua Creek Products**  
The Total Solution for Pool and Spa Access

9889 GARRYMORE LANE  
MISSOULA, MT 59808  
(406) 549-9700  
FAX (406) 549-2602

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



1 DETAILED POOL PLAN  
SCALE: 3/16" = 1'-0"

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 OWNER
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 ½" 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

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.

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

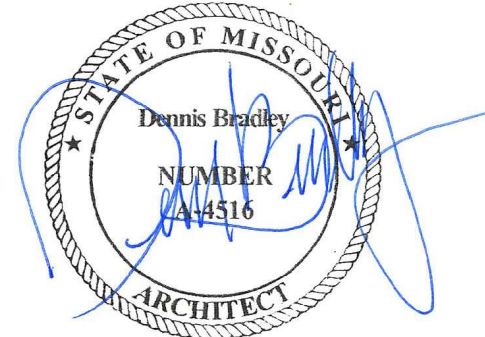


POOL DESIGNER:  
B&A ARCHITECTURE  
100 W 31ST STREET, SUITE 100  
KANSAS CITY, MO 64108  
PH: 816-753-6100

CLIENT:  
SUMMIT HOMES

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

SEAL



ISSUED: MARCH 17, 2020

NO.	REVISION	DATE

DESIGNED BY DMB  
DRAWN BY DMB  
CHECKED BY DMB

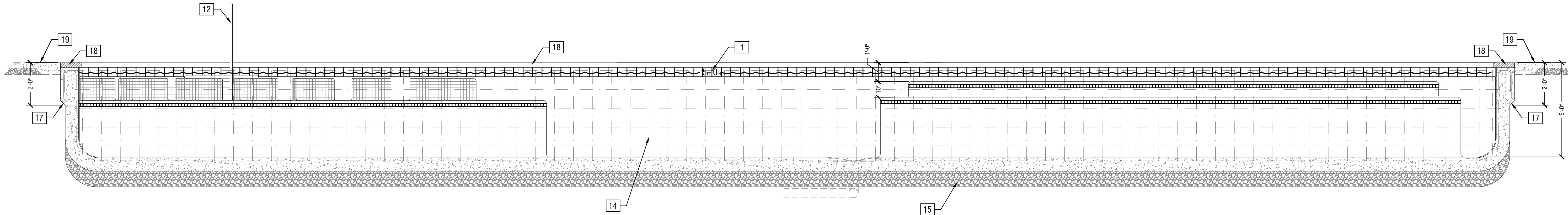
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DETAILED POOL PLAN

PL102



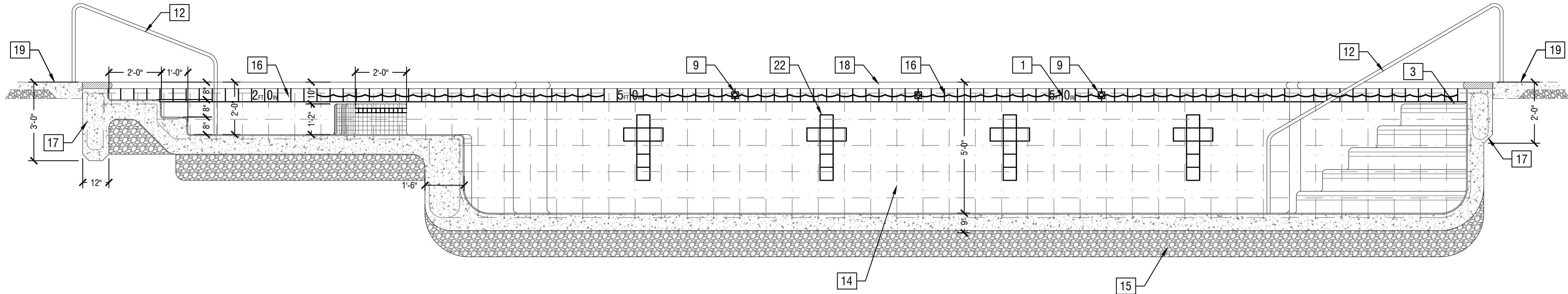


## GENERAL NOTES

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
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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.  $\frac{3}{4}$ " WATER SOURCE FOR SLIDE
27.  $\frac{3}{4}$ " WATER SOURCE TO ROCK OUTCROPPING WATER FALL

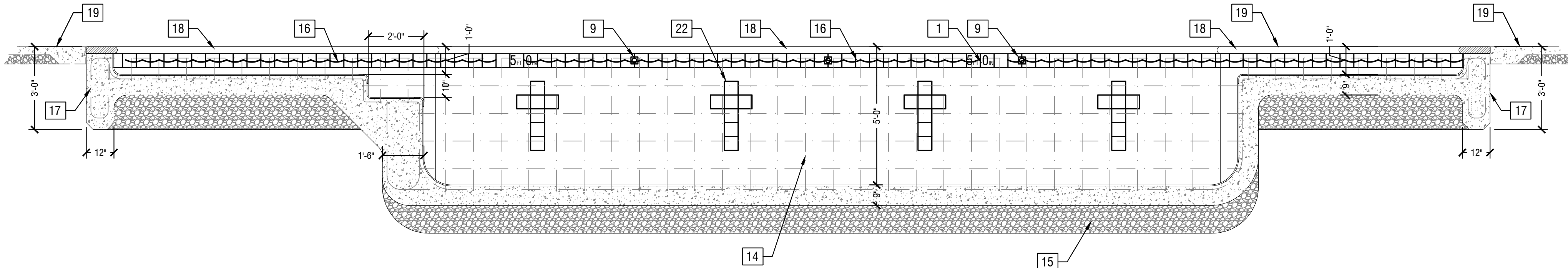
## 1 POOL SECTION

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



## 2 POOL SECTION

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



## 3 POOL SECTION

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

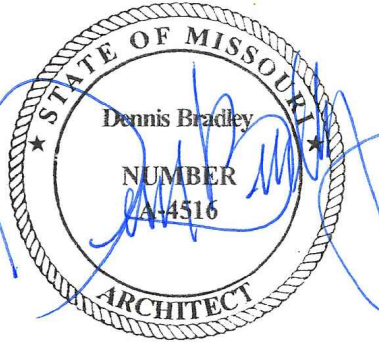


POOL DESIGNER:  
B&A ARCHITECTURE  
100 W 31ST STREET, SUITE 100  
KANSAS CITY, MO 64108  
PH: 816-753-6100

CLIENT:  
SUMMIT HOMES

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

SEAL



ISSUED: MARCH 17, 2020

NO. REVISION DATE


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POOL SECTIONS  
PL103





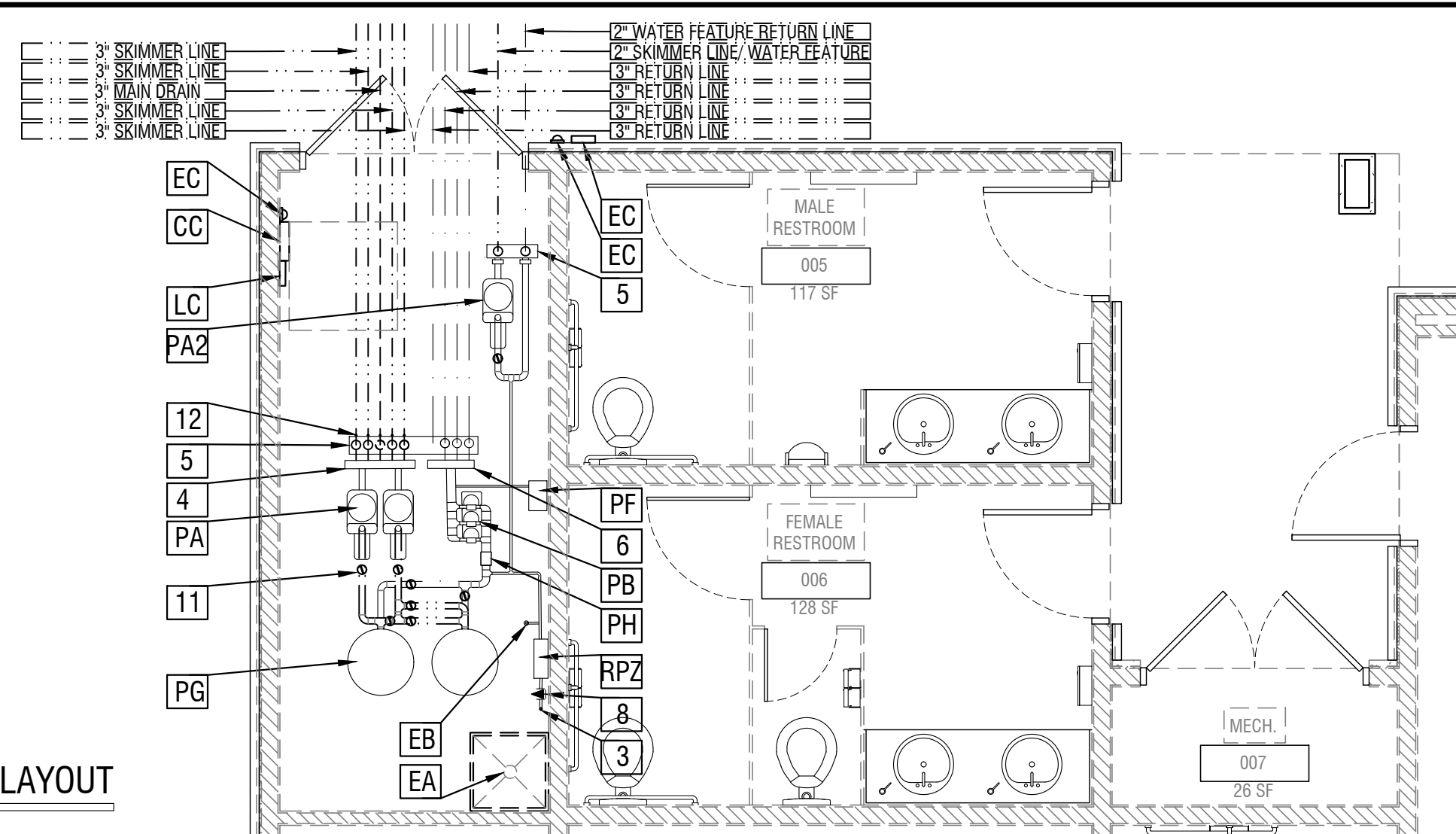
**WOODSIDE RIDGE  
SWIMMING POOL**  
2030 NW OBRIEN ROAD  
LEE'S SUMMIT, MISSOURI

[illegible]

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# POOL DETAILS

## PL104



SCALE: N.T.S.

GENERAL CONTRACTOR SHALL COORDINATE WITH THE  
OF THE BLOCK OUTS IN THE CONCRETE FOOTINGS AND  
THE INSTALLATION OF THE FOOTINGS.

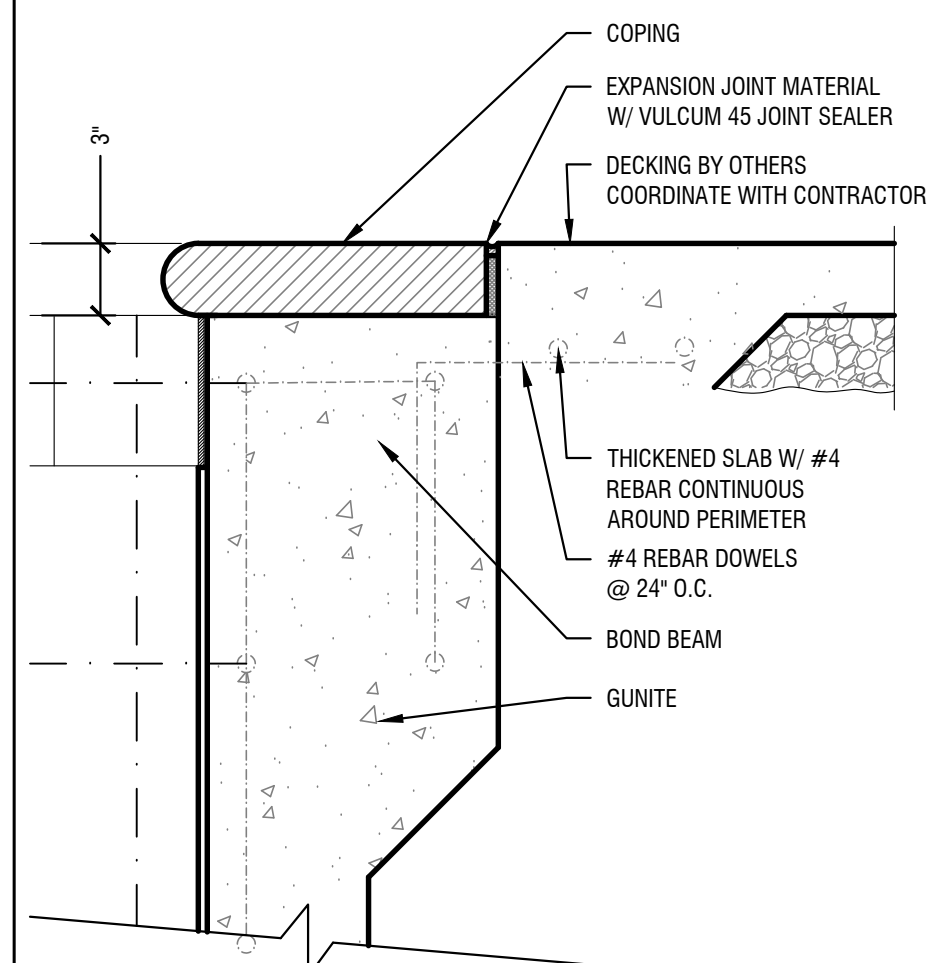
WOODSIDE RIDGE - LEE'S SUMMIT, MISSOURI					
WATER BODY	LOCATION	EQUIPMENT			
		PAG	QTY	FUNCTION	DESCRIPTION
POOL	EQUIPMENT ROOM	TA	2	RECIRCULATING PUMP	PENTAIR WHISPERFLO XFE-12 - 3HP
		PH	2	CHLORINATOR	PENTAIR INTELLICHLOAR, COMSYS-16
		FB	1	FLOW METER	4" FLOW METER #F-3040P 125-50 GPM MAX BY FLOWVIS, NSF-50 LISTED
		PF	1	ACID FEEDER	PENTAIR INTELICHEM
		FG	2	FILTER	PENTAIR COP - 520 FILTER
		PI	1	TEMPERATURE	2" FACE THERMOMETER 32% 0" - 248% 0 D FAHRENHEIT
		LC	1	PANEL	LIGHTING CONTROL PANEL
		CC	1	PANEL	ELECTRICAL SERVICE PANEL
		EA	1	FLOOR SINK	RE: PLUMBING DRAWINGS
		EB	1	HOSE BIBB	1 1/2" POTABLE WATER HOSE BIBB W/ VACUUM BREAKER
		EC	1	ELECTRIC DISCONNECT	ELECTRICAL DISCONNECT FOR PUMPS
		RPZ	1	BACKFLOW PREVENTER	USC APPROVED REDUCED PRESSURE BACKFLOW PREVENTER
WATER FEATURE	EQUIPMENT ROOM	FA2	1	RECIRCULATING PUMP	PENTAIR WHISPERFLO WFD3S-3 1HP

1	NOT USED
2	NOT USED
3	3" WATER SERVICE LINE
4	SUPPLY MANIFOLD
5	BLOCK OUT IN CONCRETE FOR POOL LINES, COORDINATE WITH POOL CONTRACTOR
6	RETURN MANIFOLD
7	NOT USED
8	3" COLD WATER SHUT OFF VALVE
9	JUNCTION BOX IN DECK FOR POOL LIGHTING
10	PROVIDE VENTILATION DUCT TO EXTERIOR AND COMBUSTION AIR
11	RE: MECHANICAL DRAWINGS
12	VALVE, TYP
13	VAC ALERT VA-2000
14	SVRS @ EACH SUCTION LINE
15	NOT USED
16	RE: ELECTRICAL DRAWINGS FOR ELECTRICAL SERVICE PANEL AND POWER FOR THE POOL EQUIPMENT.
17	PLUMBING DRAWINGS FOR DOMESTIC WATER CONNECTIONS AND WASTE LINE TO POOL EQUIPMENT.
18	THE MECHANICAL CONTRACTOR WILL BE RESPONSIBLE FOR THE INSTALLATION OF THE VENT AND COMBUSTION AIR PIPING FOR THE POOL HEATER. THE INSTALLATION OF THE VENT AND COMBUSTION AIR PIPING SHALL BE PER THE REQUIREMENTS OF THE HEATER MANUFACTURER SO AS TO NOT VOID THE WARRANTY OF THE POOL HEATER. THE VENT TERMINATION MUST BE A MINIMUM OF 4' HORIZONTALLY FROM THE DOOR TO A MINIMUM OF 12' ABOVE THE DOOR.
19	PROVIDE A FLOOR DRAIN AT THE BACKFLOW PREVENTER.

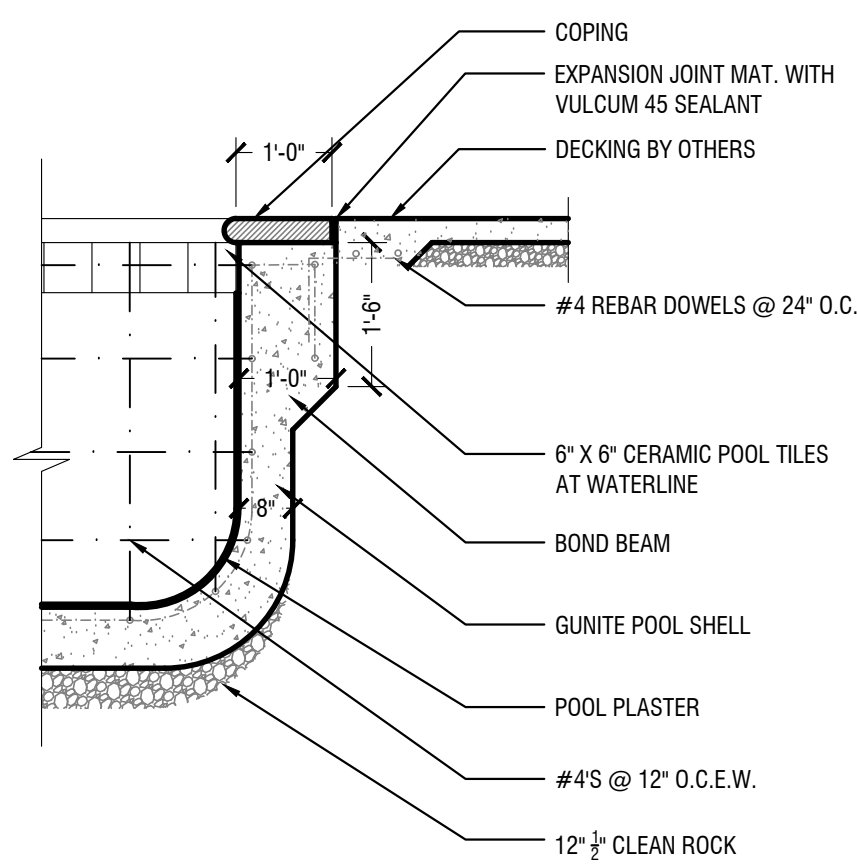
- RECIRCULATION POOL PUMP MUST PROVIDE A TURNOVER RATE OF WATER IN SIX (6) HOURS OR LESS
- THE POOL CONTRACTOR WILL FURNISH A MSDS SHEET UPON FINAL INSPECTION.

- RETURN LINES AND SUPPLY LINES TO THE POOL SHALL BE SCHEDULE 80.
- POOL PUMP EQUIPMENT SHALL BE BONDED PER NEC 2011 680.26(6)

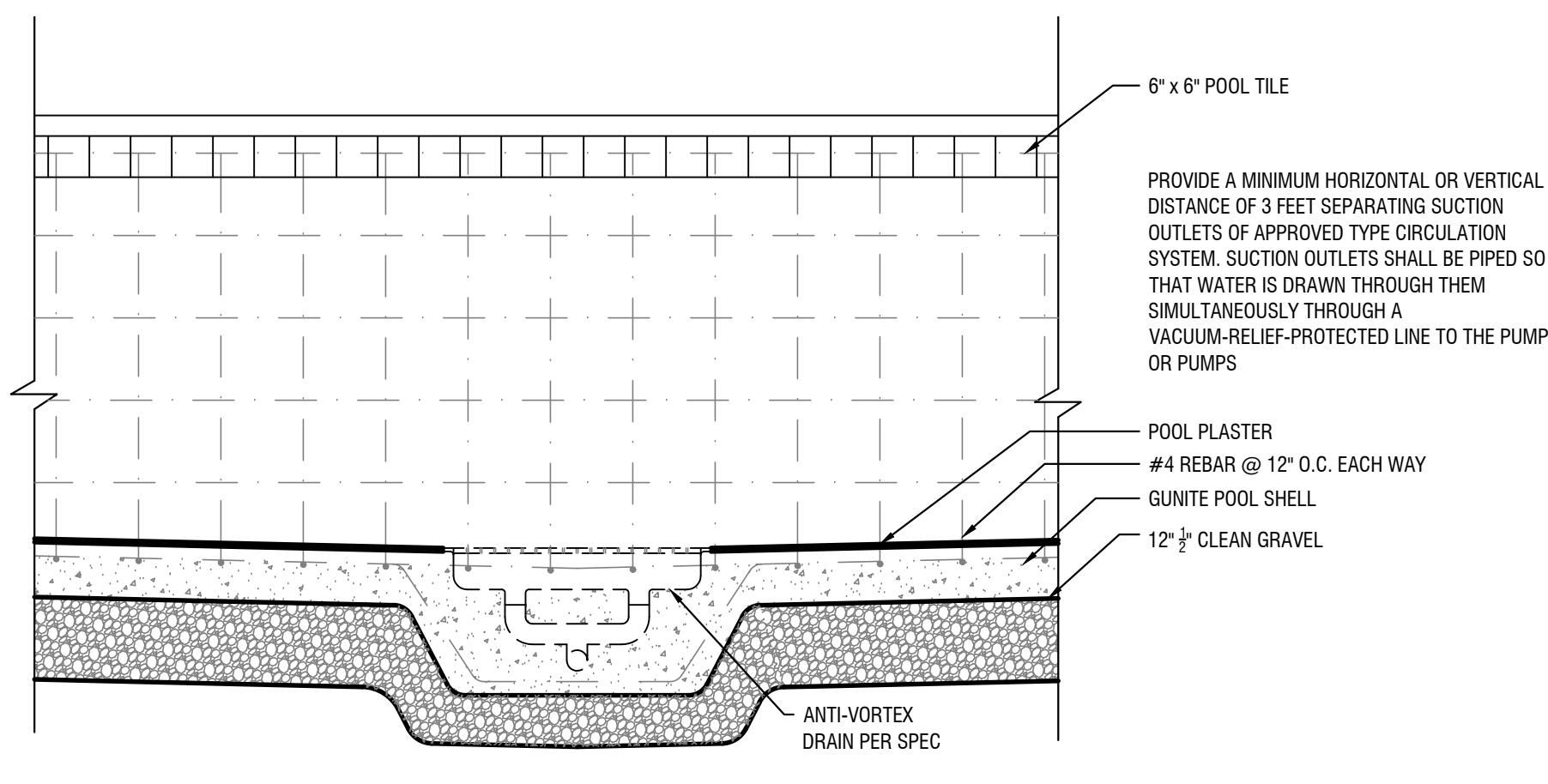
- 2"x2" LINE POSTS WITH  
CAST PYRAMID CAP



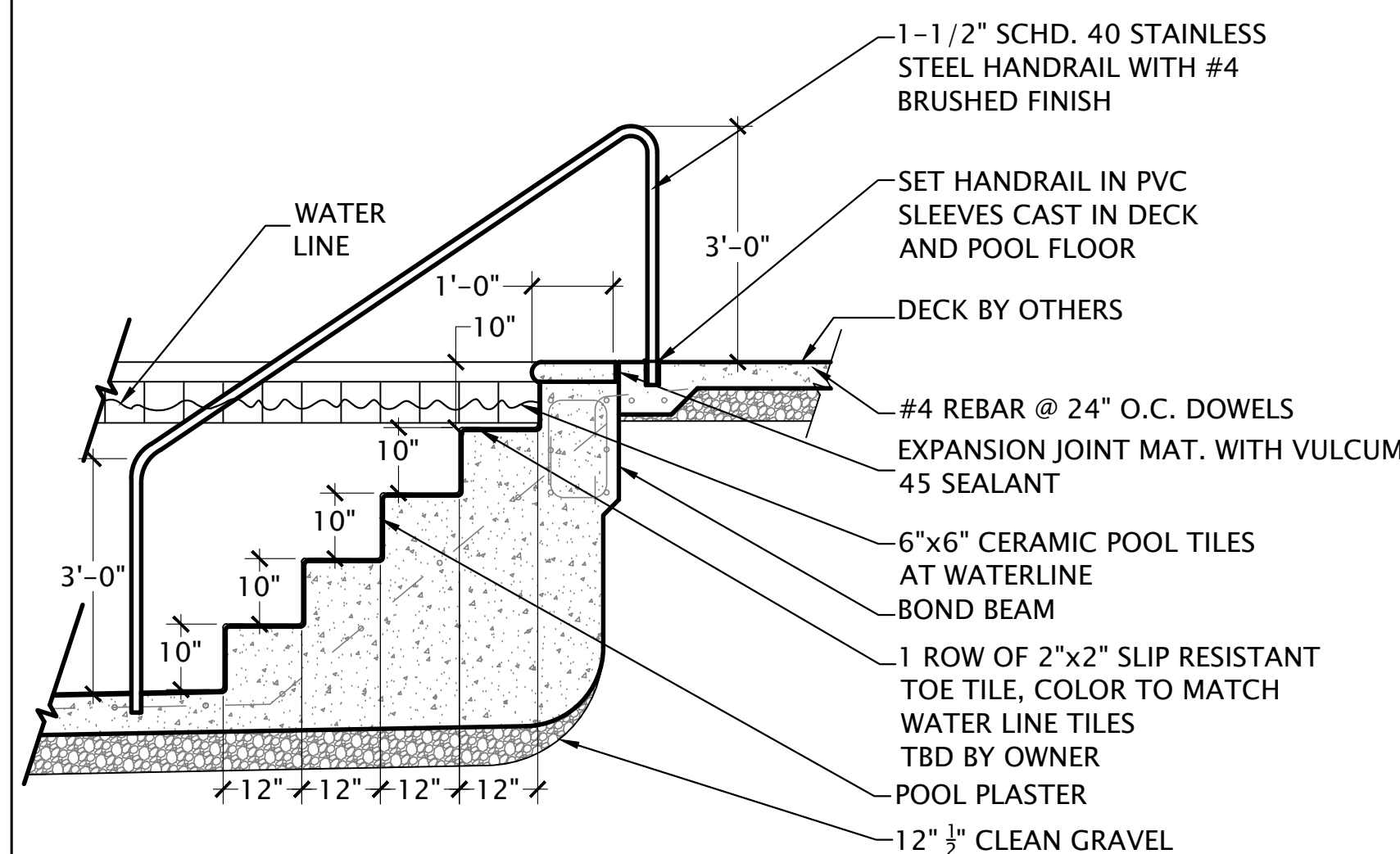
SCALE: 1-1/2" = 1'-0"



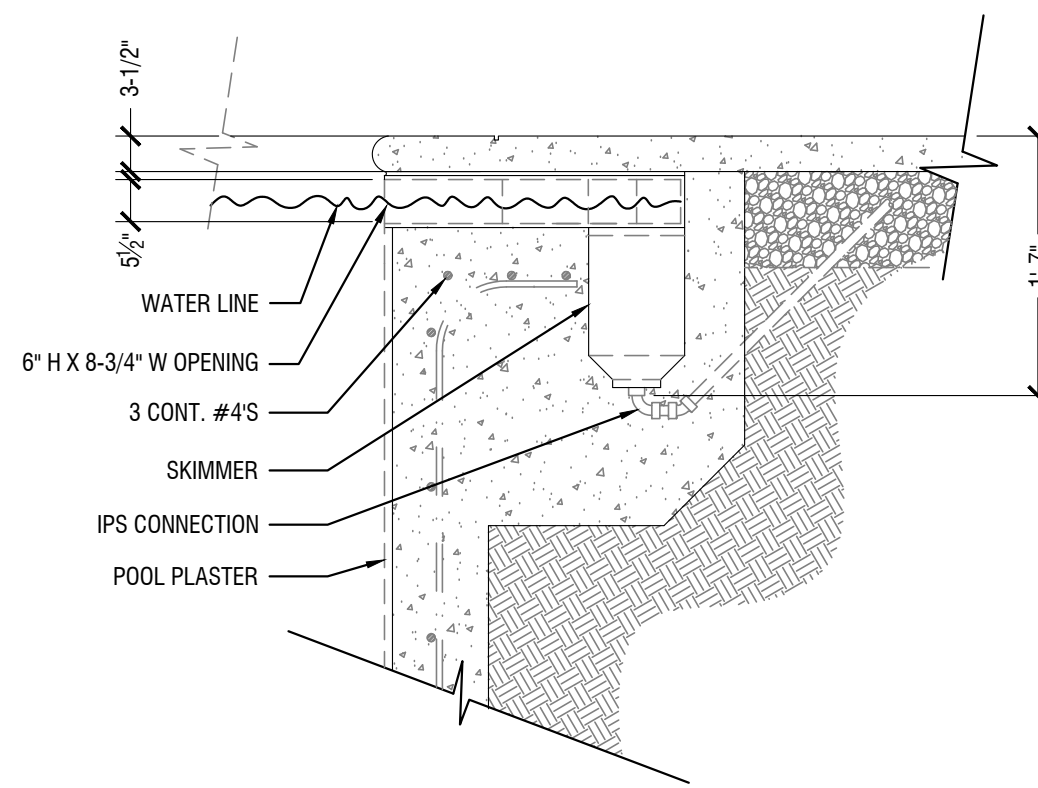
3 SCALE: 1/2" = 1'-0"



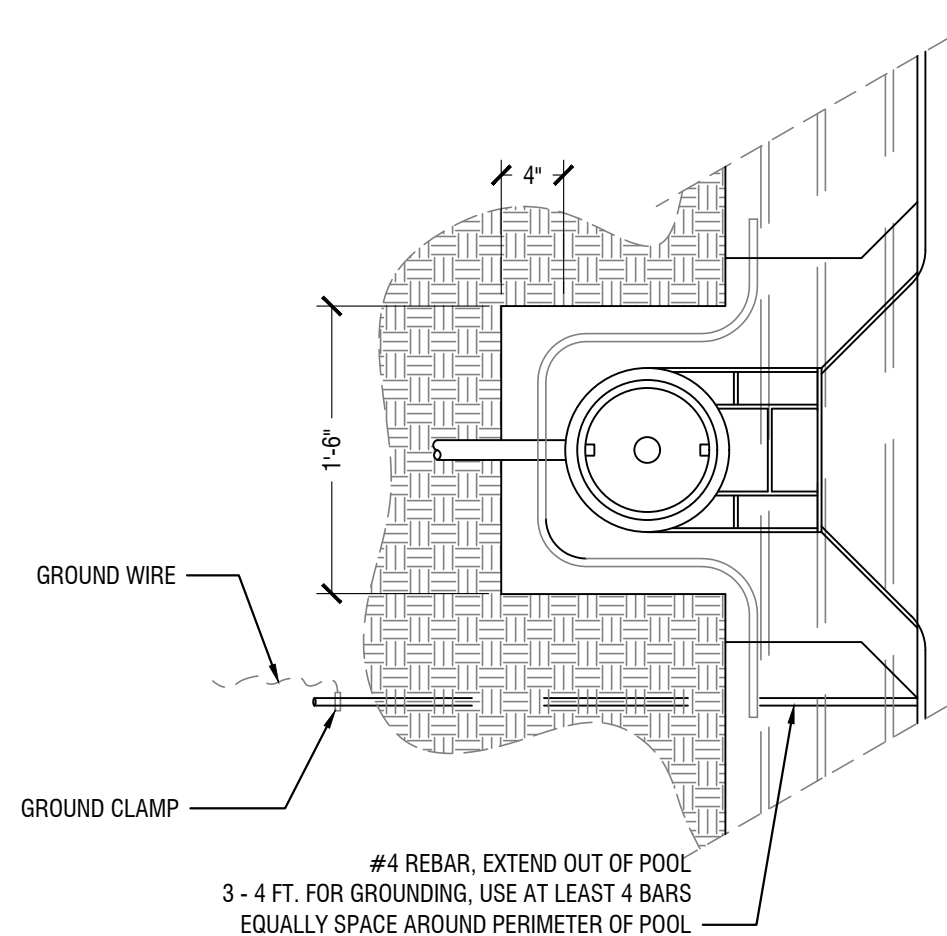
SCALE: 1/2" = 1'-0"



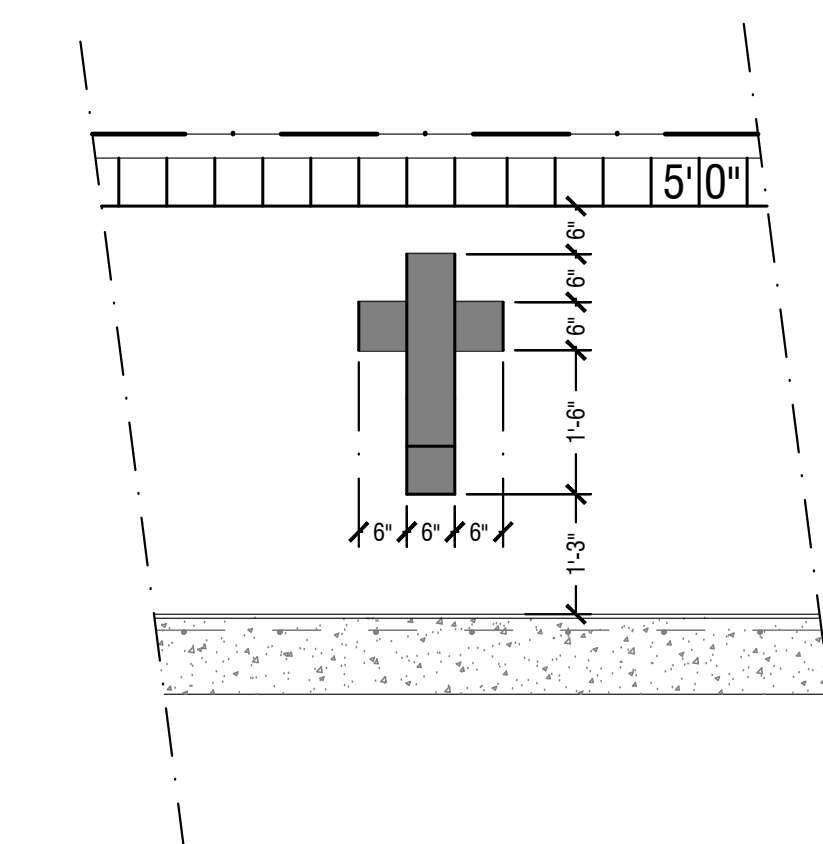
6 SCALE: 1/2" = 1'-0"



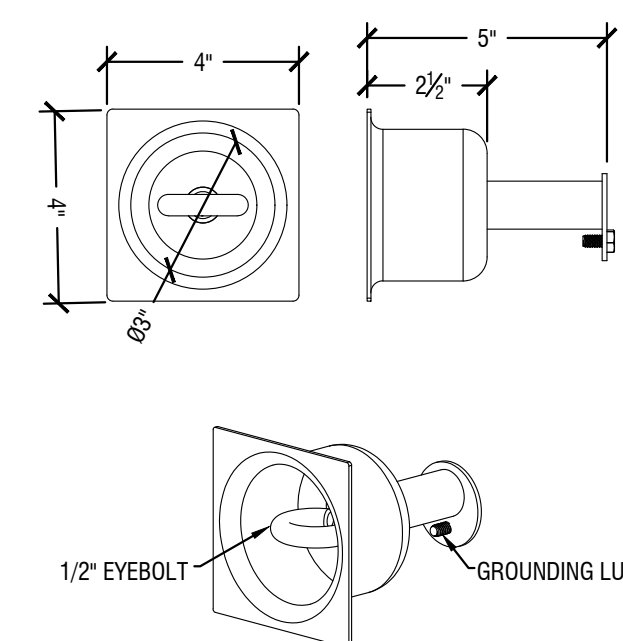
NOT TO SCALE



NOT TO SCALE

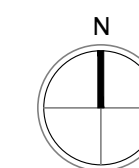
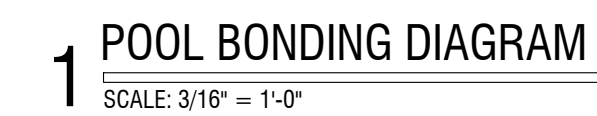


SCALE: 1/2" = 1'-0"



10 SCALE: 3" = 1'-0"





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



MARCH 17, 2020

REVISION	DATE

ED BY DMB  
BY DMB  
D BY DMB

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# POOL BONDING DIAGRAM

## PL105