



HOOK FARMS

SW 26TH TERRACE & SW PRYOR RD
LEE'S SUMMIT, MO

PERMIT SET

18 OCTOBER 2021

COLLINS WEBB #: 20032



PROJECT LOCATION

GENERAL

SHEET NUMBER	SHEET NAME
CS	COVER SHEET
G001	GENERAL INFORMATION
G002	ACCESSIBILITY GUIDELINES
G500	GENERAL PROJECT SPECIFICATIONS
G501	GENERAL PROJECT SPECIFICATIONS

CIVIL

SHEET NUMBER	SHEET NAME
C01	TITLE SHEET
C02	GENERAL NOTES
C03	GENERAL NOTES
C04	EXISTING CONDITIONS
C05	SITE PLAN
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C07	SPOT ELEVATIONS
C08	SPOT ELEVATIONS
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C09C	SANITARY SEWER
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C11	EROSION CONTROL PLAN - FINAL PLACEMENT
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L14.3	LANDSCAPE PLANS

STRUCTURAL

SHEET NUMBER	SHEET NAME
S101	PLANS
S102	SECTIONS
S103	ELEVATIONS

ARCHITECTURAL

SHEET NO.	SHEET NAME
AS101	ARCHITECTURAL SITE PLAN
A101	1ST FLOOR PLANS
A201	EXTERIOR ELEVATIONS
A325	SECTIONS, DETAILS & SCHEDULES

MEP

SHEET NUMBER	SHEET NAME
ME001	COVER SHEET
ME002	SPECIFICATIONS
ME101	SITE PLAN
M101	MECHANICAL PLAN
M201	MECHANICAL SCHEDULES & DETAILS
E101	ELECTRICAL PLAN
E201	ELECTRICAL SCHEDULE & DETAILS

GENERAL DESCRIPTION

PROJECT NAME: HOOK FARMS POOL HOUSE
PROJECT LOCATION: SW 26TH TERRACE & SW PRYOR RD, LEE'S SUMMIT, MO

COLLINS WEBB ARCHITECTURE
13A SW 3RD STREET
LEE'S SUMMIT, MISSOURI 64063

APPLICABLE CODES:
2018 INTERNATIONAL BUILDING CODE
2018 INTERNATIONAL FIRE CODE
2018 INTERNATIONAL MECHANICAL CODE
2018 INTERNATIONAL PLUMBING CODE
2017 NATIONAL ELECTRICAL CODE
2012 ENERGY CONSERVATION CODE
ICC/ANSI A117.1-2009, ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES

CODE INFORMATION

	TABLE/SECTION/REFERENCE
BUILDING/PROJECT USE:	POOL HOUSE - NON CONDITIONED SPACE IBC SECTION 312
CONSTRUCTION TYPE:	TYPE IV (NON-SPRINKLERED) IBC TABLE 601
OCCUPANCY CLASSIFICATION:	GROUP "U" UTILITY IBC SECTION 312
BUILDING FRAME:	WOOD FRAME
BASE ALLOWABLE AREA "U":	5,500 SQ. FT. IBC TABLE 506.2
ACTUAL AREA (GROSS):	534 SQ. FT.
ALLOWABLE STORIES:	1 STORY IBC TABLE 504.4
ACTUAL NUMBER OF STORIES:	1 STORY
ALLOWABLE HEIGHT:	40'-0" IBC TABLE 504.3
ACTUAL HEIGHT IN FEET:	15'-6"

FIRE RESISTIVE REQUIREMENTS

	TABLE/SECTION/REFERENCE
PRIMARY FRAME:	0 HRS IBC TABLE 601
NON-BEARING WALLS:	0 HRS IBC TABLE 601
BEARING WALLS INT./EXT.:	0 HRS IBC TABLE 601
FLOOR CONSTRUCTION:	0 HRS IBC TABLE 601
CEILING/ROOF:	0 HRS IBC TABLE 601
CORRIDORS (NOT APPLICABLE):	0 HRS OCC. < 30 OCCUPANTS IBC TABLE 1020.1

CEILING HEIGHT NOTES: (IBC 1207)

- ALL MEANS OF EGRESS TO HAVE A MINIMUM CEILING HEIGHT OF 7'-6" A.F.F., NOR SHALL HAVE ANY PROJECTION FROM THE CEILING BE LESS THAN 7'-0" A.F.F.
- OCCUPIED SPACES, HABITABLE SPACES AND CORRIDORS SHALL HAVE A CEILING HEIGHT OF NOT LESS THAN 7'-6" A.F.F.
- BATHROOMS, TOILET ROOMS, STORAGE ROOMS SHALL HAVE A CEILING HEIGHT OF NOT LESS THAN 7'-0" A.F.F.

INTERIOR FINISHES

GROUP U	MAX. FLAME SPREAD	
EXIT ENCLOSURES	NO RESTRICTIONS	IBC TABLE 803.13
LOBBIES & CORRIDORS	NO RESTRICTIONS	IBC TABLE 803.13
ALL OTHER SPACES	NO RESTRICTIONS	IBC TABLE 803.13
TEXTILES	CLASS A (0-25)	IBC 803.5.2
SMOKE DEVELOPED	0-450	TABLE/SECTION/REFERENCE

OWNER

HUNT MIDWEST
8300 NE UNDERGROUND DR.
KANSAS CITY, MO 64161
P: 816.455.2500

ARCHITECT

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STRUCTURAL ENGINEER

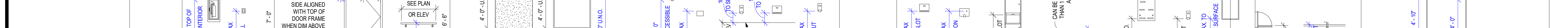
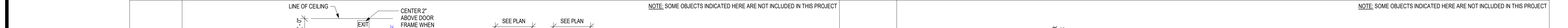
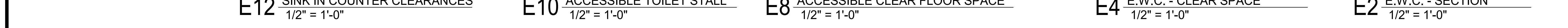
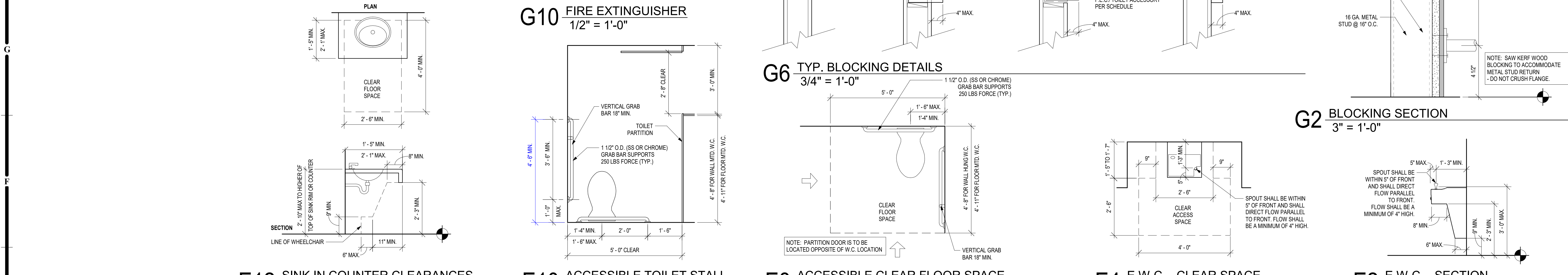
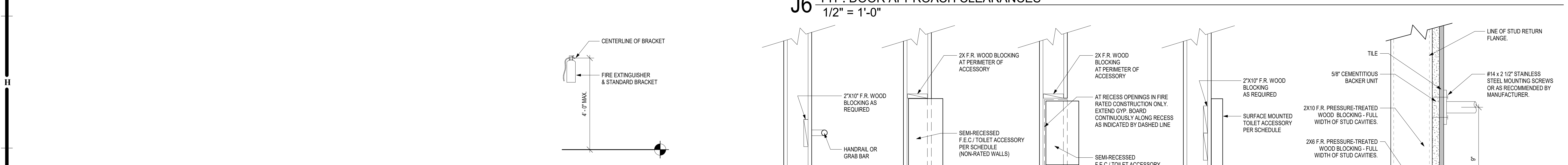
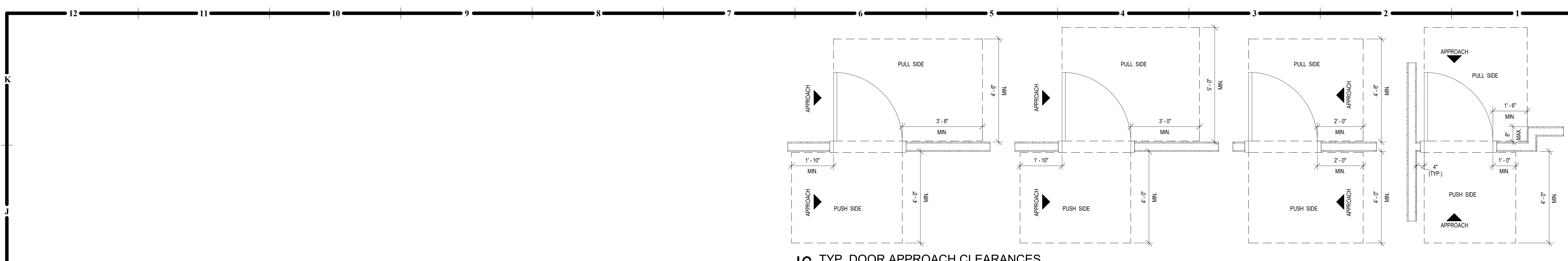
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**GENERAL NOTES:
ACCESSIBILITY GUIDELINES**

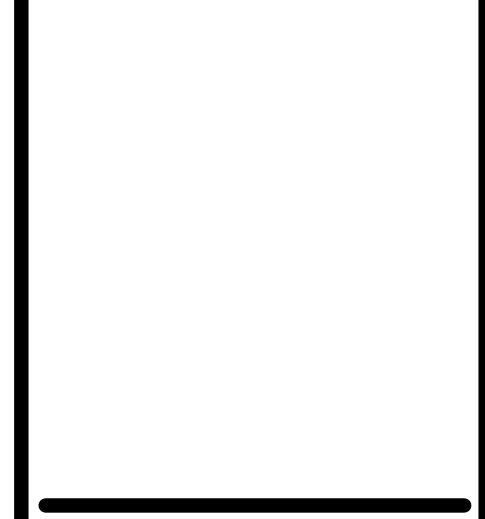
- NOTE: ALL DIMENSIONS ARE MEASURED FROM FLOOR, UNLESS NOTED OR SHOWN OTHERWISE.
- ADA UNOBSTRUCTED REACH RANGES: ADA FORWARD REACH = 48" MAX. & 15" MIN. ADA SIDE REACH = 48" MAX. & 15" MIN.
- DOOR HARDWARE (TO CENTER OF HARDWARE): STANDARD MOUNTING HEIGHTS: PUSH PLATES = 42"; PULL HANDLES = 42"; KNOBS/LEVERS = 40"; PANIC EXIT = 42" CENTERLINE OF BAR. KICKPLATES: WIDTH = DOOR WIDTH MINUS 2"; CENTER HEIGHT = 16" FROM B.O. DOOR. THRESHOLDS: STANDARD = 1/2" MAX. AT EXT. SLIDING DOORS = 3/4" MAX. ADA HARDWARE = 34" MIN. TO 48" MAX.
- DRINKING FOUNTAINS & EVCS (TO SPOUT): STANDARD = 40" TYP. 42" MAX. ADA = 36" MAX. (27" MIN. CLEAR KNEE SPACE).
- COUNTERTOPS (TO SINK RIM COUNTERTOP): ADA = 26" MIN. TO 34" MAX.
- WATER CLOSETS (TO TOP OF SEAT): STANDARD = 14" TO 15"; ADA (TO TOP OF SEAT) = 17" TO 19"; ADA FLUSH CONTROLS = 44" MAX.
- URINALS (TO RIM): STANDARD = 24" MAX. ADA = 17" MAX. ADA FLUSH CONTROLS = 54" MAX.
- LAVATORIES (TO SINK RIM COUNTERTOP): STANDARD = 36" MAX. ADA = 34" MAX. (29" MIN. CLEAR KNEE SPACE).
- MIRRORS (TO B.O. REFLECTIVE SURFACE): STANDARD = VARIES. ADA = 40" MAX.
- GRAB BARS - ADA (TO TOP OF BAR): WATER CLOSETS = 33" MIN. TO 38" MAX. SHOWERS = 33" MIN. TO 38" MAX. FROM B.O. SHOWER. BATH/TUBS: TOP BAR = 33" MIN. TO 38" MAX. BOT. BAR = 9" ABOVE T.O. TUB.
- SHOWER HEADS (FROM FLOOR TO HEAD): STANDARD = 72" TO 84" ADA = SPRAY UNIT W/ HOSE 60" LONG MIN. ADA = FIXED SHOWER HEAD = 48" AFF.
- SHOWER CONTROLS (TO CONTROL AREA): STANDARD = 48" MAX. (TO TOP) ADA = 38" MIN. TO 48" MAX.
- SHOWER ROD (FROM FLOOR TO C.L.): STANDARD = 78" MAX. ADA = 78" MIN. TO 84" MAX. (TO BOT. & 70" TO TOP. URINALS = 18" TO BOT. & 60" TO TOP).
- TOILET PAPER DISPENSERS (TO C.L. OF OUTLET): STANDARD = 24" ADA = 18" MIN. TO 24" MAX.
- WALL MOUNTED SOAP DISPENSERS (TO C.L. OF PUSH BUTTON): STANDARD = 40" ADA = VARIES. RE OBSTRUCTED AND UNOBSTRUCTED REACH RANGES: ADA SIDE REACH = 46" MAX. ABOVE SINK IN COUNTER.
- PAPER TOWEL DISPENSER/WASTE RECEPTACLE (TO TOWEL SLOT): STANDARD = 40" MAX. ADA FORWARD REACH = 48" MAX. & 15" MIN. ADA SIDE REACH = 48" MAX. & 15" MIN.
- WARM AIR HAND DRYER (TO PUSH SWITCH): STANDARD = 44" MAX. ADA FORWARD REACH = 48" MAX. & 15" MIN. ADA SIDE REACH = 48" MAX. & 15" MIN.
- SANITARY NAPKIN DISPENSER (TO C.L. OF COIN SLOT): STANDARD = 40" MAX. ADA FORWARD REACH = 48" MAX. & 15" MIN. ADA SIDE REACH = 48" MAX. & 15" MIN.
- SANITARY NAPKIN DISPOSAL (TO TOP OF UNIT): STANDARD = 28" MAX. ADA = 19" MIN. TO 24" MAX. (TO OPENING).
- TOILET SEAT COVER DISPENSERS (TO OPENING): STANDARD = 40" MAX. ADA FORWARD REACH = 48" MAX. & 15" MIN. ADA SIDE REACH = 48" MAX. & 15" MIN.
- SHelves: ADA = 48" MAX.
- COAT HOOKS: STANDARD = 68" ADA = 48" MAX.
- CHALKBOARDS, BACKBOARDS & MARKERBOARDS: STANDARD = 32" TO 38" (TO B.O. BOARD OR CHALKTRAY). STANDARD = 80" (RECOMMENDED). (TO T.O. BOARD).
- THERMOSTATS & CONTROL DEVICES (TO TOP): ADA FORWARD REACH = 48" MAX. ADA SIDE REACH = 48" MAX.
- LIGHT SWITCHES & CARD READERS (TO C.L.): LOCATE 6" FROM DOOR JAMB. ADA = 48" MAX.
- CONVENIENCE RECEPTACLES - ELECTRICAL/ TELEPHONE/ DATA (TO C.L.): STANDARD = 18" ADA = 15" MIN.
- EXIT LIGHTS: WALL MOUNTED 2" MIN. BELOW CEILING 2" MIN. ABOVE DOOR FRAME. EQUAL SPACE FROM CEILING TO TOP OF FRAME.
- FIRE EXTINGUISHERS (TO TOP U.N.O.): GROSS WT. 40 LBS. OR LESS = 60" MAX. GROSS WT. MORE THAN 40 LBS. = 42" MAX. ADA = 40" MAX. (B.O. CABINET).
- FIRE ALARM PULL STATIONS (TO LEVER): STANDARD = 48" MAX. ADA FORWARD REACH = 48" MAX. ADA SIDE REACH = 48" MAX. HEIGHT.
- SMOKE AND/OR HEAT DETECTORS: STANDARD = CEILING.
- HORN/ SPEAKER VISUAL SIGNALS: STANDARD = 80" AFF. OR 6" BELOW CEILING - WHICHEVER IS LOWER.
- ROOM SIGNAGE (TO C.L.): STANDARD = 60" HIGH AFF. & WITHIN 18" OF LATCH SIDE OF DOOR.



PERMIT SET

HOOK FARMS
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REVISION DATES:



10/18/2021
PROFESSIONAL SEAL
G002
ISSUE DATE: 18 OCTOBER 2021
COLLINS WEBB #: 20032

ACCESSIBILITY GUIDELINES

MISCELLANEOUS ACCESSORY TYPICAL MOUNTING HEIGHTS

FINISH FLOOR	ACCESSORY TYPE	COMMENTS	FINISH FLOOR	ACCESSORY TYPE	COMMENTS
5'-0" TO TOP OF CABINET INTERIOR	FIRE EXTINGUISHER CABINET	SEMI RECESSED	4'-0" TO DISPENSER	PAPER TOWEL DISPENSER	SURFACE MOUNTED
4'-0" MAX TO PULL	MANUAL FIRE PULL	SURFACE MOUNTED	4'-0" TO BOTTOM	POWER HAND DRYER	SURFACE MOUNTED
7'-0" TO SPOUT	FIRE STROBE/LIGHT/AUDIBLE ALARM	SURFACE MOUNTED	3'-6" TO DISPENSER	PAPER TOWEL DISPENSER & TRASH RECEPTACLE	SEMI RECESSED
EQ TO TOP OF DOOR FRAME WHEN DIM ABOVE DOOR HEAD IS >= 12"	WALL MOUNTED EXIT SIGN	WALL MOUNTED	2'-8" TO SPOUT	TOILET TISSUE DISPENSER	SURFACE MOUNTED
SEE PLAN OR ELEV	WALL MOUNTED HANDRAIL	SURFACE MOUNTED	SEE W/ ELEV TO SPOUT	SANITARY NAPKIN DISPOSAL	SURFACE MOUNTED
2'-5" U.N.O.	WALL CLOCK	SURFACE MOUNTED	4'-0" TO SPOUT	SANITARY NAPKIN DISPENSER	RECESSED & SURFACE
SEE PLAN OR ELEV	FABRIC COVERED TACK BOARD	SURFACE MOUNTED	3'-4" U.N.O.	VANITY SOAP DISPENSER	SURFACE MOUNTED
4'-0" U.N.O.	MARKER BOARD	SURFACE MOUNTED	2'-10" TO SPOUT	FRAMED VANITY MIRROR	SURFACE MOUNTED
6'-0" U.N.O.	MOP & BROOM HOLDER	SURFACE MOUNTED	2'-9" MAX	DIAPER CHANGING STATION	SURFACE MOUNTED
5'-0" TO SPOUT	ROBE HOOK	SURFACE MOUNTED	2'-10"	SOAP DISPENSER	COUNTERTOP MOUNTED
48" AFF ACCESSIBLE	ELAPSED TIME CLOCK	SURFACE MOUNTED	2'-10"	FOLDING SHOWER SEAT	SURFACE MOUNTED
SEE W/ ELEV TO SPOUT	SOAP DISPENSER	SURFACE MOUNTED	4'-0"	TOILET PARTITION	WALL MOUNTED
4'-0" TO SPOUT	PAPER TOWEL DISPENSER	SURFACE MOUNTED	3'-0"	URINAL SCREEN	WALL MOUNTED
4'-0" TO SPOUT	ALCOHOL DISPENSER	SURFACE MOUNTED	3'-4" U.N.O.		

MISCELLANEOUS ACCESSORY TYPICAL MOUNTING HEIGHTS

FINISH FLOOR	ACCESSORY TYPE	COMMENTS	FINISH FLOOR	ACCESSORY TYPE	COMMENTS
5'-0" TO TOP OF CLOSET HANGAR ROD & SHELF	CLOSET HANGAR ROD & SHELF	WALL MOUNTED	3'-4" U.N.O.	SHOWER MIXING VALVE	WALL MOUNTED
4'-0" MAX	WALL PHONE	SURFACE MOUNTED	6'-0" U.N.O.	SHOWER HEAD	WALL MOUNTED
4'-0" TO COMM SLOT	TELEPHONE HUSING	SURFACE MOUNTED	2'-10"	HAND HELD SHOWER	WALL MOUNTED
4'-0" MAX	CUP DISPENSER	SURFACE MOUNTED	2'-10"	LAVATORY	WALL MOUNTED
4'-0" MAX	WALL SWITCH	SURFACE MOUNTED	2'-10"	LAVATORY	COUNTER MOUNTED
4'-0" MAX	TELEPHONE OUTLET	SURFACE MOUNTED	3'-0" TO SPOUT	CHILDREN'S DRINKING FOUNTAIN	WALL MOUNTED
MIN	RECEPTACLE/ TELEPHONE/ DATA	SURFACE MOUNTED	3'-0" TO SPOUT	SINGLE DRINKING FOUNTAIN	WALL MOUNTED
ROTATE HORIZONTAL IF 42" H. COUNTER IS ABOVE 36" H. U.N.O.	RECEPTACLE/ DATA	SURFACE MOUNTED	3'-0" TO SPOUT	DOUBLE DRINKING FOUNTAIN	WALL MOUNTED
35"-48"	SPECIALTY EQUIP (IE, THERMOSTAT CARD READER, INTERCOM)	SURFACE MOUNTED	3'-0" TO SPOUT	TOILET	WALL/FLOOR MOUNTED
6'-0"	ELEVATOR CALL BUTTON	SURFACE MOUNTED	17" MAX AT ACCESSIBLE	URNAL	WALL MOUNTED
5'-0"	ELEVATOR VISIBLE SIGNAL INDICATOR	SURFACE MOUNTED	2'-0" TYP		
3'-4"	TACTILE CHARACTER INDICATOR	SURFACE MOUNTED			
3'-4"	PANIC BAR	SURFACE MOUNTED			
3'-4" U.N.O.	DOOR PULL	SURFACE MOUNTED			
3'-4"	DOOR LATCH	SURFACE MOUNTED			
3'-4"	ADA DOOR OPERATOR	VARIES			

HEALTHCARE ACCESSORY TYPICAL MOUNTING HEIGHTS

FINISH FLOOR	ACCESSORY TYPE	COMMENTS	FINISH FLOOR	ACCESSORY TYPE	COMMENTS
2'-0" U.N.O.	CLINIC SINK	WALL MOUNTED	3'-0"	ADA TOILET GRAB BAR	SURFACE MOUNTED
4'-0" U.N.O.	SHARPS CONTAINER	SURFACE MOUNTED	3'-0"	SHOWER STALL GRAB BAR	SURFACE MOUNTED
5'-0" U.N.O.	FILM ILLUMINATOR	SURFACE MOUNTED	3'-0"	ROLL-IN SHOWER GRAB BAR	SURFACE MOUNTED
3'-4" U.N.O.	SPECIMEN PASS-THRU	THRU-WALL MOUNTED	3'-0"	TYPICAL ACCESSORIES AT ACCESSIBLE TOILET	NOTE: SANITARY NAPKIN DISPOSAL AT WOMEN'S & UNISEX ONLY
4'-0" U.N.O.	OTOSCOPE	SURFACE MOUNTED	3'-0"	TYPICAL ADA SINK ENCLOSURE PANEL CLEARANCE	
4'-0" U.N.O.	SPHYGMOMAN-METER	SURFACE MOUNTED			
4'-0" U.N.O. TO OPENING	GLOVE BOX	SURFACE MOUNTED			
4'-0" U.N.O.	MED-GAS SHUT-OFF	SURFACE MOUNTED			
4'-0" U.N.O.	WALL HUNG COMPUTER	SURFACE MOUNTED			

A11 TYP. MOUNTING HEIGHTS 1/4" = 1'-0"

TOILET ACCESSORY TYPICAL MOUNTING HEIGHTS

FINISH FLOOR	ACCESSORY TYPE	COMMENTS	FINISH FLOOR	ACCESSORY TYPE	COMMENTS
4'-0" TO DISPENSER	PAPER TOWEL DISPENSER	SURFACE MOUNTED	3'-0"	ADA TOILET GRAB BAR	SURFACE MOUNTED
4'-0" TO BOTTOM	POWER HAND DRYER	SURFACE MOUNTED	3'-0"	SHOWER STALL GRAB BAR	SURFACE MOUNTED
3'-6" TO DISPENSER	PAPER TOWEL DISPENSER & TRASH RECEPTACLE	SEMI RECESSED	3'-0"	ROLL-IN SHOWER GRAB BAR	SURFACE MOUNTED
2'-8" TO SPOUT	TOILET TISSUE DISPENSER	SURFACE MOUNTED	3'-0"	TYPICAL ACCESSORIES AT ACCESSIBLE TOILET	NOTE: SANITARY NAPKIN DISPOSAL AT WOMEN'S & UNISEX ONLY
SEE W/ ELEV TO SPOUT	SANITARY NAPKIN DISPOSAL	SURFACE MOUNTED	3'-0"	TYPICAL ADA SINK ENCLOSURE PANEL CLEARANCE	
4'-0" TO SPOUT	SANITARY NAPKIN DISPENSER	RECESSED & SURFACE			
3'-4" U.N.O.	VANITY SOAP DISPENSER	SURFACE MOUNTED			
2'-10" TO SPOUT	FRAMED VANITY MIRROR	SURFACE MOUNTED			
2'-9" MAX	DIAPER CHANGING STATION	SURFACE MOUNTED			
2'-10"	SOAP DISPENSER	COUNTERTOP MOUNTED			
4'-0"	FOLDING SHOWER SEAT	SURFACE MOUNTED			
4'-0"	TOILET PARTITION	WALL MOUNTED			
3'-0"	URINAL SCREEN	WALL MOUNTED			

PLUMBING FIXTURE TYPICAL MOUNTING HEIGHTS

FINISH FLOOR	ACCESSORY TYPE	COMMENTS	FINISH FLOOR	ACCESSORY TYPE	COMMENTS
3'-4" U.N.O.	SHOWER MIXING VALVE	WALL MOUNTED	3'-0"	ADA TOILET GRAB BAR	SURFACE MOUNTED
6'-0" U.N.O.	SHOWER HEAD	WALL MOUNTED	3'-0"	SHOWER STALL GRAB BAR	SURFACE MOUNTED
6'-0" U.N.O.	HAND HELD SHOWER	WALL MOUNTED	3'-0"	ROLL-IN SHOWER GRAB BAR	SURFACE MOUNTED
2'-10"	LAVATORY	WALL MOUNTED	3'-0"	TYPICAL ACCESSORIES AT ACCESSIBLE TOILET	NOTE: SANITARY NAPKIN DISPOSAL AT WOMEN'S & UNISEX ONLY
2'-10"	LAVATORY	COUNTER MOUNTED	3'-0"	TYPICAL ADA SINK ENCLOSURE PANEL CLEARANCE	
2'-10"	CHILDREN'S DRINKING FOUNTAIN	WALL MOUNTED			
3'-0" TO SPOUT	SINGLE DRINKING FOUNTAIN	WALL MOUNTED			
3'-0" TO SPOUT	DOUBLE DRINKING FOUNTAIN	WALL MOUNTED			
3'-0" TO SPOUT	TOILET	WALL/FLOOR MOUNTED			
3'-2" MAX AT ACCESSIBLE	URNAL	WALL MOUNTED			

GRAB BAR TYPICAL MOUNTING HEIGHTS & TOILET ACCESSORY PLANS

FINISH FLOOR	ACCESSORY TYPE	COMMENTS	FINISH FLOOR	ACCESSORY TYPE	COMMENTS
3'-0"	ADA TOILET GRAB BAR	SURFACE MOUNTED	3'-0"	ADA TOILET GRAB BAR	SURFACE MOUNTED
3'-0"	SHOWER STALL GRAB BAR	SURFACE MOUNTED	3'-0"	SHOWER STALL GRAB BAR	SURFACE MOUNTED
3'-0"	ROLL-IN SHOWER GRAB BAR	SURFACE MOUNTED	3'-0"	ROLL-IN SHOWER GRAB BAR	SURFACE MOUNTED
3'-0"	TYPICAL ACCESSORIES AT ACCESSIBLE TOILET	NOTE: SANITARY NAPKIN DISPOSAL AT WOMEN'S & UNISEX ONLY	3'-0"	TYPICAL ADA SINK ENCLOSURE PANEL CLEARANCE	
3'-0"	TYPICAL ADA SINK ENCLOSURE PANEL CLEARANCE				

SPECIFICATIONS - PRODUCT & INSTALLATION GENERAL REQUIREMENTS

08 3100 - ACCESS DOORS AND PANELS
A. SUBMITTALS: PRODUCT DATA

B. BASIS OF DESIGN: J.L. INDUSTRIES' TM MULTI-PURPOSE FLUSH STEEL ACCESS PANEL

C. PRODUCTS: PRIME-PAINTED FLUSH, UNINSULATED ACCESS DOORS FOR WALLS WITH TRIMLESS FRAME AND OPERATED LOCK FLUSH WITH FINISH SURFACE

D. INSTALLATION: INSTALL FLUSH TO FINISHED DRYWALL SURFACE WITH FRAME TAPED AND SANDED FLUSH WITH WALL OR CEILING SURFACE AND FINISH TO MATCH ADJACENT SURFACE

08 8113 - ALUMINUM WINDOWS
A. SUBMITTALS: PRODUCT DATA

B. WARRANTY: WARRANTY: SUBMIT MANUFACTURER WARRANTY AND ENSURE FORMS HAVE BEEN COMPLETED IN OWNER'S NAME AND REGISTERED WITH MANUFACTURER
1. CORRECT DEFECTIVE WORK WITHIN A FIVE YEAR PERIOD AFTER DATE OF SUBSTANTIAL COMPLETION
2. PROVIDE FIVE YEAR MANUFACTURER WARRANTY AGAINST FAILURE OF GLASS SEAL, ON INSULATING GLASS UNITS, INCLUDING INTERPANE DUSTING OR MISTING, INCLUDE PROVISION FOR REPLACEMENT OF FAILED UNITS.
3. PROVIDE FIVE YEAR MANUFACTURER WARRANTY AGAINST EXCESSIVE DEGRADATION OF EXTERIOR FINISH, INCLUDING PROVISION FOR REPLACEMENT OF UNITS WITH EXCESSIVE FADING, CHALKING, OR FLAKING.

C. BASIS OF DESIGN: COLUMBIA WINDOWS, 3100 SERIES, ALUMINUM BLACK FRAME, FROSTED GLASS

D. MATERIALS
1. ALUMINUM-FRAMED STOREFRONT: FACTORY FABRICATED, FACTORY FINISHED ALUMINUM FRAMING MEMBERS WITH INFLLL AND RELATED FLASHINGS, ANCHORAGE AND ATTACHMENT DEVICES.
2. ALUMINUM FRAMING MEMBERS: TUBULAR ALUMINUM SECTIONS, DRAINAGE HOLES AND INTERNAL WEEP DRAINAGE SYSTEM
3. EXTRUDED ALUMINUM.
4. FASTENERS: STAINLESS STEEL
5. CONCEALED FLASHINGS: STAINLESS STEEL 26 GAUGE, 0.0187 INCH MINIMUM THICKNESS.
6. SEALANT AS RECOMMEND BY MANUFACTURER
7. GLAZING GASKETS: TYPE TO SUIT APPLICATION TO ACHIEVE WEATHER, MOISTURE, AND AIR INFILTRATION REQUIREMENTS.

E. FINISHES
1. BLACK ALUMINUM
F. HARDWARE
1. STANDARD TYPE TO SUIT APPLICATION.

G. INSTALLATION
1. VERIFY DIMENSIONS, TOLERANCES, AND METHOD OF ATTACHMENT WITH OTHER WORK
2. VERIFY THAT WALL OPENINGS AND ADJOINING AIR AND VAPOR SEAL MATERIALS ARE READY TO RECEIVE WORK OF THIS SECTION
3. INSTALL WALL SYSTEM IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS
4. ATTACH TO STRUCTURE TO PERMIT SUFFICIENT ADJUSTMENT TO ACCOMMODATE CONSTRUCTION TOLERANCES AND OTHER IRREGULARITIES
5. ALIGN ASSEMBLY PLUMB AND LEVEL, FREE OF WARP OR TWIST, MAINTAIN ASSEMBLY DIMENSIONAL TOLERANCES, ALIGNING WITH ADJACENT WORK
6. PROVIDE THERMAL ISOLATION WHERE COMPONENTS PENETRATE OR DRIP/LEAK INSULATION
7. INSTALL SILL FLASHINGS: TURN UP EDGES AND EDGES; SEAL TO ADJACENT WORK TO FORM WATER TIGHT DAM, WHERE FASTENERS PENETRATE SILL FLASHINGS, MAKE WATER TIGHT BY SEATING AND SEALING FASTENER HEADS TO SILL FLASHING
8. PACK FERROUS INSULATION IN SHIM SPACES AT PERIMETER OF ASSEMBLY TO MAINTAIN CONTINUITY OF THERMAL BARRIER
9. SET THRESHOLDS IN BED OF SEALANT AND SECURE
10. INSTALL HARDWARE USING TEMPLATES PROVIDED; ADJUST OPERATING HARDWARE AND SASH FOR SMOOTH OPERATION.
11. WASH-DOWN SURFACES WITH A SOLUTION OF MILD DETERGENT IN WARM WATER, APPLIED WITH SOFT, CLEAN WIPING CLOTHS, AND TAKE CARE TO REMOVE DIRT FROM CORNERS AND TO WIPE SURFACES CLEAN.
12. PROJECT INSTALLED PRODUCTS FROM DAMAGE DUE TO SUBSTANTIAL COMPLETION.

DIVISION 9 - FINISHES

09 2116 - GYPSUM BOARD ASSEMBLIES
A. STEEL FRAMING MEMBERS: COMPLY WITH ASTM C754 IN DEPTHS AND GAGES AS INDICATED IN THE CONSTRUCTION DRAWINGS AND AS FOLLOWS:

1. STEEL SHEET COMPONENTS: COMPLY WITH ASTM C646 WITH MANUFACTURER'S STANDARD CORROSION-RESISTANT ZINC COATING
2. THE WIRE: ASTM A 641/A 641M, CLASS 1 ZINC COATING, SOFT TEMPER, .023" DIAMETER OR DOUBLE STRAND OF .0475" DIAMETER WIRE
3. WIRE HANGERS: ASTM A 641/A 641M, CLASS 1 ZINC COATING, SOFT TEMPER, .0162" DIAMETER.

B. PANEL PRODUCTS: PROVIDE 5/8 THICKNESS AND TYPE INDICATED IN THE CONSTRUCTION DRAWINGS IN MAXIMUM LENGTHS AVAILABLE TO MINIMIZE END-TO-END BUTT JOINTS AND AS FOLLOWS:
1. GYPSUM WALLBOARD: ASTM C 36, TYPE 'X' WITH TAPERED EDGES, SAC-RESISTANT TYPE FOR CEILING SURFACES.
2. WATER-RESISTANT GYPSUM BACKING BOARD: ASTM C 830, TYPE 'X' ON ALL TOILET ROOM AND STORAGE ROOM, EQUIPMENT ROOM WALLS AS WELL AS BEHIND ALL PLUMBING FIXTURES, AND AS INDICATED.

C. ACCESSORIES:
1. TRIM: ASTM 1047, FORMED FROM GALVANIZED OR ALUMINUM COATED STEEL SHEET, ROLLED ZINC, OR PLASTIC
2. EXPOSED PANEL EDGES: PROVIDE LC-BEAD (J-BEAD) UNLESS NOTED OTHERWISE; USE TEAR-AWAY BEAD WHERE GYP. BD. MEETS WINDOW FRAMES OR CEILING GRID
3. CONTROL JOINTS: PROVIDE WHERE INDICATED OR APPROXIMATELY 36" MAX. CONTACT ARCHITECT FOR LOCATIONS IF NOT INDICATED.
4. SOUND-ATTENUATION BLANKETS: ASTM C 885, TYPE I (UNFACED)
5. ACOUSTICAL SEALANT: COMPLY WITH ASTM C 934, NONSAG, PAINTABLE, NONSTAINING LATEX.

D. INSTALLATION
1. FRAMING: COMPLY WITH ASTM C 754 AND ASTM C 840 AND WITH U.S. GYPSUM'S 'GYPSUM CONSTRUCTION HANDBOOK' ISOLATE FRAMING FROM BUILDING STRUCTURE TO PREVENT TRANSFER OF LOADING IMPOSED BY STRUCTURAL MOVEMENT AND PROVIDE BRACING AS NECESSARY FOR PROPER SUPPORT WHETHER INDICATED OR NOT
2. GYPSUM PANELS AND FINISH: COMPLY WITH ASTM C 840 AND GA-216. ISOLATE GYPSUM BOARD ASSEMBLIES FROM ADJUTING STRUCTURAL AND MASONRY WORK AND FINISH AS FOLLOWS:
A. LEVEL 1 (EMBED TAPE AT JOINTS): AT CONCEALED AREAS UNLESS A HIGHER LEVEL IS INDICATED OR REQUIRED FOR FIRE-RESISTANCE-RATED ASSEMBLY.
B. LEVEL 2 (EMBED TAPE AND APPLY SEPARATE FIRST COAT OF JOINT COMPOUND TO TAPE, FASTENERS, AND TRIM FLANGES AND SAND SMOOTH AFTER EACH COAT) AT SUBSTRATES BEHIND TILE.
C. LEVEL 4 (EMBED TAPE AND APPLY SEPARATE FIRST, FILL, AND FINISH COATS OF JOINT COMPOUND TO TAPE, FASTENERS, AND TRIM FLANGES, AND APPLY THIN SKIM COAT OF JOINT COMPOUND OVER ENTIRE SURFACE AND SAND SMOOTH AFTER EACH COAT) AT ALL WALLS RECEIVING SEMI-GLOSS OR GLOSS SHEEN PAINT, AND ALL GYPSUM BOARD CEILING(S)

10 2800 TOILET AND BATH ACCESSORIES
A. REFERENCE CONSTRUCTION DRAWINGS & SCHEDULES FOR TYPE, QUANTITY, AND LOCATIONS OF TOILET AND BATH ACCESSORIES.

B. SUBMITTALS
1. PRODUCT DATA, MANUFACTURER'S DATA SHEETS ON EACH PRODUCT TO BE USED, INCLUDING:
2. PREPARATION INSTRUCTIONS AND RECOMMENDATIONS
3. STORAGE AND HANDLING REQUIREMENTS AND RECOMMENDATIONS.
4. INSTALLATION METHODS.

C. PRODUCTS: PROVIDE MANUFACTURER'S BEST QUALITY PRODUCTS OF COLOR AND SHEEN AS INDICATED IN THE CONSTRUCTION DOCUMENTS THAT ARE FORMULATED AND RECOMMENDED BY MANUFACTURER FOR APPLICATION INDICATED. PROVIDE MATERIALS THAT ARE COMPATIBLE WITH ONE ANOTHER AND WITH SUBSTRATES.

D. PAINT SYSTEMS:
1. ALL PAINT, STAIN, AND VARNISH SHALL BE PRODUCTS OF DEVCO, KWAL, SHERWIN WILLIAMS, PPG INDUSTRIES, PRATT & LAMBERT OR APPROVED EQUAL.
2. ALL MATERIAL SHALL BE OF THE STANDARD RESIDENTIAL GRADE OF THE TYPES DESIGNATED.
3. ALL MATERIAL SHALL BE DELIVERED TO THE JOB SITE IN THE ORIGINAL UNOPENED LABELED CONTAINERS. COLORS NOT SPECIFICALLY CALLED FOR IN THE PAINT SCHEDULE WILL BE SELECTED BY THE ARCHITECT.

E. APPLICATION & INSTALLATION:
1. EQUIPMENT: APPLY COATINGS BY BRUSH, ROLLER, SPRAY, OR OTHER APPLICATORS ACCORDING TO COATING MANUFACTURER'S WRITTEN INSTRUCTIONS. WHEN SPRAYED, EXTERIOR COATINGS SHALL BE BACK-ROLLED FOLLOWING SPRAY APPLICATION. USE ROLLERS FOR FINISH COAT ON INTERIOR WALLS AND CEILING.
2. PRIME(NT) (SPACU) FINISHES: COMPLETELY COVER SURFACES TO PROVIDE A SMOOTH, OPaque SURFACE OF UNIFORM APPEARANCE. PROVIDE A FINISH FREE OF CLOUDINESS, SPOTTING, HOLIDAYS, LAPS, BRUSH MARKS, RUNS, SAGS, ROPEHOSS, OR OTHER SURFACE IMPERFECTIONS.
3. APPLY PRODUCTS PER MANUFACTURER RECOMMENDED GUIDELINES. PRODUCT COVERAGE MINIMUM ONE COAT OF PRIMER AND TWO FINAL COATS ON MATERIALS APPLY PRODUCTS TO MATERIALS APPROVED BY MANUFACTURER PRODUCT DATA SHEETS.

A. EXTERIOR WORK
1. ALL EXTERIOR GALVANIZED METAL, ONE COAT COMMERCIAL METAL ETCH, ONE COAT EXTERIOR METAL PRIMER, TWO COATS EXTERIOR SEMI-GLOSS METAL PAINT.
2. ALL EXPOSED STEEL FRAMES, ANGLES, STEEL BRACKETS ETC. TWO COATS SEMI-GLOSS METAL PAINT. (PRIME COAT CHANNELS, POSTS, RAILINGS, BEAMS, ETC. SURFACES THAT ARE NOT PRIMED).
3. ALL EXPOSED MISC. FERROUS METAL ITEMS INCLUDING RAILS, PLATES, ANGLES, BOLTS, GRATES, CONDUCITS, POSTS, PIPING, ETC. TWO COATS SEMI-GLOSS METAL PAINT. (PRIME COAT CHANNELS THAT ARE NOT PRIMED).
4. ALL UNPRIMED EXTERIOR MILLWORK, TRIM, SMOOTH WOOD MATERIALS, ETC. PRIME AND BACK LATEX PRIMER, TWO COATS OF EXTERIOR LATEX SATIN OR SEMI-GLOSS PAINT.

5. PRIMED MILLWORK AND TRIM TOUCH-UP PRIME, TWO COATS OF EXTERIOR 100% SATIN OR SEMI-GLOSS ACRYLIC LATEX PAINT.
6. CEDAR TRIM, BEAMS, COLUMNS, ETC. TWO COATS LUXE OIL, APPLY WITH SMALL ROLLER, APPLY FIRST COAT 6 WEEKS AFTER INSTALL.

7. PRIMED METAL ENTRY DOORS, FRENCH DOORS AND METAL FRAMES, GARAGE DOORS. PATCH DENTS, TOUCH UP PRIMER, TWO COATS OF OIL BASE SEMI-GLOSS PAINT INSIDE AND OUTSIDE.
8. ANY OTHER PAINTING REQUIRED BY THE DRAWINGS TWO COATS TO MATCH ADJACENT SURFACES.

B. INTERIOR WORK
1. GYPSUM BOARD WALLS EXCEPT IN KITCHENS, BATHROOMS, LAUNDRIES AND COMMON AREA CORRIDORS, UNLESS SCHEDULED FOR WALLCOVERING OR TILE. ONE COAT OF PRIME LATEX PAINT AND ONE FINISH COAT OF LATEX EGGSHELL WALL PAINT. (TWO COATS IF REQUIRED TO ACHIEVE FULL COVERAGE) (ONE WALL IN EACH APARTMENT UNIT LIVING SPACE AND EACH BEDROOM SHALL BE PAINTED ACCENT COLORS).
2. GYPSUM BOARD WALLS IN KITCHENS, BATHROOMS AND LAUNDRIES UNLESS SCHEDULED FOR WALLCOVERING OR TILE. ONE COAT OF EPOXY COMPATIBLE PRIMER PAINT AND ONE FINISH COAT OF EPOXY EGGSHELL WALL PAINT. (TWO COATS IF REQUIRED TO ACHIEVE FULL COVERAGE.)
3. GYPSUM BOARD WALLS IN COMMON AREA CORRIDORS ONE COAT OF PRIME LATEX PAINT AND ONE FINISH COAT OF SCRUBABLE LATEX FLAT WALL PAINT. (TWO COATS IF REQUIRED TO ACHIEVE FULL COVERAGE.)
4. GYPSUM BOARD CEILING. TWO COATS OF LATEX FLAT PAINT, TWO COATS OF CLASS II VAPOR RETARDER PAINT AT CEILING ADJACENT TO ATTICS.

5. DOOR CASINGS, BASE, WOOD, MILLWORK, ETC. (PRE-PRIMED) ONE PRIME COAT OF LATEX PAINT, ONE COAT LATEX PAINT AND ONE FINISH COAT OF LATEX SEMI-GLOSS PAINT.
6. PRIMED HARDWOOD DOORS. ONE COAT OF LATEX PAINT AND ONE FINISH COAT OF LATEX SEMI-GLOSS PAINT.
7. ALL MISCELLANEOUS FERROUS METAL, INCLUDING GRILLES, REGISTERS, ETC. TWO COATS METAL PAINT TO MATCH ADJACENT SURFACES UNLESS FACTORY PREFINISHED WHITE.
8. ANY OTHER PAINTING WORK REQUIRED BY THE DRAWINGS FINISH TO MATCH SIMILAR CONDITIONS.

DIVISION 10 - SPECIALTIES

10 2800 TOILET AND BATH ACCESSORIES
A. REFERENCE CONSTRUCTION DRAWINGS & SCHEDULES FOR TYPE, QUANTITY, AND LOCATIONS OF TOILET AND BATH ACCESSORIES.

B. SUBMITTALS
1. PRODUCT DATA, MANUFACTURER'S DATA SHEETS ON EACH PRODUCT TO BE USED, INCLUDING:
2. PREPARATION INSTRUCTIONS AND RECOMMENDATIONS
3. STORAGE AND HANDLING REQUIREMENTS AND RECOMMENDATIONS.
4. INSTALLATION METHODS.

C. PRODUCTS: PROVIDE MANUFACTURER'S BEST QUALITY PRODUCTS OF COLOR AND SHEEN AS INDICATED IN THE CONSTRUCTION DOCUMENTS THAT ARE FORMULATED AND RECOMMENDED BY MANUFACTURER FOR APPLICATION INDICATED. PROVIDE MATERIALS THAT ARE COMPATIBLE WITH ONE ANOTHER AND WITH SUBSTRATES.

D. PAINT SYSTEMS:
1. ALL PAINT, STAIN, AND VARNISH SHALL BE PRODUCTS OF DEVCO, KWAL, SHERWIN WILLIAMS, PPG INDUSTRIES, PRATT & LAMBERT OR APPROVED EQUAL.
2. ALL MATERIAL SHALL BE OF THE STANDARD RESIDENTIAL GRADE OF THE TYPES DESIGNATED.
3. ALL MATERIAL SHALL BE DELIVERED TO THE JOB SITE IN THE ORIGINAL UNOPENED LABELED CONTAINERS. COLORS NOT SPECIFICALLY CALLED FOR IN THE PAINT SCHEDULE WILL BE SELECTED BY THE ARCHITECT.

E. APPLICATION & INSTALLATION:
1. EQUIPMENT: APPLY COATINGS BY BRUSH, ROLLER, SPRAY, OR OTHER APPLICATORS ACCORDING TO COATING MANUFACTURER'S WRITTEN INSTRUCTIONS. WHEN SPRAYED, EXTERIOR COATINGS SHALL BE BACK-ROLLED FOLLOWING SPRAY APPLICATION. USE ROLLERS FOR FINISH COAT ON INTERIOR WALLS AND CEILING.
2. PRIME(NT) (SPACU) FINISHES: COMPLETELY COVER SURFACES TO PROVIDE A SMOOTH, OPaque SURFACE OF UNIFORM APPEARANCE. PROVIDE A FINISH FREE OF CLOUDINESS, SPOTTING, HOLIDAYS, LAPS, BRUSH MARKS, RUNS, SAGS, ROPEHOSS, OR OTHER SURFACE IMPERFECTIONS.
3. APPLY PRODUCTS PER MANUFACTURER RECOMMENDED GUIDELINES. PRODUCT COVERAGE MINIMUM ONE COAT OF PRIMER AND TWO FINAL COATS ON MATERIALS APPLY PRODUCTS TO MATERIALS APPROVED BY MANUFACTURER PRODUCT DATA SHEETS.

A. EXTERIOR WORK
1. ALL EXTERIOR GALVANIZED METAL, ONE COAT COMMERCIAL METAL ETCH, ONE COAT EXTERIOR METAL PRIMER, TWO COATS EXTERIOR SEMI-GLOSS METAL PAINT.
2. ALL EXPOSED STEEL FRAMES, ANGLES, STEEL BRACKETS ETC. TWO COATS SEMI-GLOSS METAL PAINT. (PRIME COAT CHANNELS, POSTS, RAILINGS, BEAMS, ETC. SURFACES THAT ARE NOT PRIMED).
3. ALL EXPOSED MISC. FERROUS METAL ITEMS INCLUDING RAILS, PLATES, ANGLES, BOLTS, GRATES, CONDUCITS, POSTS, PIPING, ETC. TWO COATS SEMI-GLOSS METAL PAINT. (PRIME COAT CHANNELS THAT ARE NOT PRIMED).
4. ALL UNPRIMED EXTERIOR MILLWORK, TRIM, SMOOTH WOOD MATERIALS, ETC. PRIME AND BACK LATEX PRIMER, TWO COATS OF EXTERIOR LATEX SATIN OR SEMI-GLOSS PAINT.

5. PRIMED MILLWORK AND TRIM TOUCH-UP PRIME, TWO COATS OF EXTERIOR 100% SATIN OR SEMI-GLOSS ACRYLIC LATEX PAINT.
6. CEDAR TRIM, BEAMS, COLUMNS, ETC. TWO COATS LUXE OIL, APPLY WITH SMALL ROLLER, APPLY FIRST COAT 6 WEEKS AFTER INSTALL.

7. PRIMED METAL ENTRY DOORS, FRENCH DOORS AND METAL FRAMES, GARAGE DOORS. PATCH DENTS, TOUCH UP PRIMER, TWO COATS OF OIL BASE SEMI-GLOSS PAINT INSIDE AND OUTSIDE.
8. ANY OTHER PAINTING REQUIRED BY THE DRAWINGS TWO COATS TO MATCH ADJACENT SURFACES.

B. INTERIOR WORK
1. GYPSUM BOARD WALLS EXCEPT IN KITCHENS, BATHROOMS, LAUNDRIES AND COMMON AREA CORRIDORS, UNLESS SCHEDULED FOR WALLCOVERING OR TILE. ONE COAT OF PRIME LATEX PAINT AND ONE FINISH COAT OF LATEX EGGSHELL WALL PAINT. (TWO COATS IF REQUIRED TO ACHIEVE FULL COVERAGE) (ONE WALL IN EACH APARTMENT UNIT LIVING SPACE AND EACH BEDROOM SHALL BE PAINTED ACCENT COLORS).
2. GYPSUM BOARD WALLS IN KITCHENS, BATHROOMS AND LAUNDRIES UNLESS SCHEDULED FOR WALLCOVERING OR TILE. ONE COAT OF EPOXY COMPATIBLE PRIMER PAINT AND ONE FINISH COAT OF EPOXY EGGSHELL WALL PAINT. (TWO COATS IF REQUIRED TO ACHIEVE FULL COVERAGE.)
3. GYPSUM BOARD WALLS IN COMMON AREA CORRIDORS ONE COAT OF PRIME LATEX PAINT AND ONE FINISH COAT OF SCRUBABLE LATEX FLAT WALL PAINT. (TWO COATS IF REQUIRED TO ACHIEVE FULL COVERAGE.)
4. GYPSUM BOARD CEILING. TWO COATS OF LATEX FLAT PAINT, TWO COATS OF CLASS II VAPOR RETARDER PAINT AT CEILING ADJACENT TO ATTICS.

5. DOOR CASINGS, BASE, WOOD, MILLWORK, ETC. (PRE-PRIMED) ONE PRIME COAT OF LATEX PAINT, ONE COAT LATEX PAINT AND ONE FINISH COAT OF LATEX SEMI-GLOSS PAINT.
6. PRIMED HARDWOOD DOORS. ONE COAT OF LATEX PAINT AND ONE FINISH COAT OF LATEX SEMI-GLOSS PAINT.
7. ALL MISCELLANEOUS FERROUS METAL, INCLUDING GRILLES, REGISTERS, ETC. TWO COATS METAL PAINT TO MATCH ADJACENT SURFACES UNLESS FACTORY PREFINISHED WHITE.
8. ANY OTHER PAINTING WORK REQUIRED BY THE DRAWINGS FINISH TO MATCH SIMILAR CONDITIONS.

10 3000 SOLID PLASTIC TOILET COMPARTMENTS
A. REFERENCE CONSTRUCTION DRAWINGS & SCHEDULES FOR TYPE, QUANTITY, AND LOCATIONS OF TOILET AND BATH ACCESSORIES.

B. SUBMITTALS
1. PRODUCT DATA, MANUFACTURER'S DATA SHEETS ON EACH PRODUCT TO BE USED, INCLUDING:
2. PREPARATION INSTRUCTIONS AND RECOMMENDATIONS
3. STORAGE AND HANDLING REQUIREMENTS AND RECOMMENDATIONS.
4. INSTALLATION METHODS.

C. PRODUCTS: PROVIDE LAYOUT DRAWINGS AND INSTALLATION DETAILS WITH LOCATION AND TYPE OF HARDWARE REQUIRED.

D. SELECTION SAMPLES: FOR EACH FINISH PRODUCT SPECIFIED, TWO COMPLETE SETS OF COLOR CHIPS REPRESENTING MANUFACTURER'S FULL RANGE OF AVAILABLE COLORS AND PATTERNS.

E. INSTALLATION:
1. CLEAN SURFACES THOROUGHLY PRIOR TO INSTALLATION.
2. INSTALL IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS AND APPROVED SHOP DRAWINGS.
3. INSTALL PARTITIONS STRIP, STRAIGHT, PLUMB, AND LEVEL.
4. LOCATE BOTTOM EDGE OF DOORS AND PANELS 3/4 INCHES ABOVE FINISHED FLOOR.
5. CLEARANCE AT VERTICAL EDGES OF DOORS SHALL BE UNIFORM TOP TO BOTTOM AND SHALL NOT EXCEED 3/16 INCH (1.6 MM).
6. NO EVIDENCE OF CUTTING, DRILLING, AND/OR PATCHING SHALL BE VISIBLE ON THE FINISHED WORK.
7. FINISHED SURFACES SHALL BE CLEANED AFTER INSTALLATION AND BE LEFT FREE OF IMPERFECTIONS.
8. ADJUST DOORS AND LATCHES TO OPERATE CORRECTLY.
9. PROTECT INSTALLED PRODUCTS UNTIL COMPLETION OF PROJECT.
10. TOUCH-UP, REPAIR OR REPLACE DAMAGED PRODUCTS BEFORE SUBSTANTIAL COMPLETION.

10 4400 - FIRE PROTECTION SPECIALTIES
A. REFERENCE CONSTRUCTION DRAWINGS FOR LOCATIONS OF FIRE EXTINGUISHERS AND CABINETS.
B. TYPE: ABC DRY CHEMICAL - 5 LBS CAPACITY
C. INSTALLATION: HANGING - NO CABINET REQUIRED

DIVISION 31 - EARTHWORK

31 3116 - ERMITE CONTROL
A. SOIL TREATMENT WITH TERMITICIDE FOR THE BUILDING

B. SUBMITTALS: PRODUCT DATA FOR EACH TYPE OF TERMITICIDE CONTROL PRODUCT. INCLUDE THE EPA-REGISTERED LABEL FOR TERMITICIDE PRODUCTS.
2. QUALIFICATION DATA, FOR QUALIFIED INSTALLER

C. WARRANTY: SOIL TREATMENT SPECIAL WARRANTY: MANUFACTURER'S STANDARD FORM, SIGNED BY APPLICATOR AND CONTRACTOR, CERTIFYING THAT TERMITICIDE CONTROL WORK, CONSISTING OF APPLIED SOIL TERMITICIDE TREATMENT, WILL PREVENT INFESTATION OF SUBTERRANEAN TERMITES. IF SUBTERRANEAN TERMITICIDE ACTIVITY OR DAMAGE IS DISCOVERED DURING WARRANTY PERIOD, RE-TREAT SOIL AND REPAIR OR REPLACE DAMAGE CAUSED BY TERMITICIDE INFESTATION.

1. WARRANTY PERIOD: FIVE YEARS FROM DATE OF SUBSTANTIAL COMPLETION.

D. SOIL TREATMENT:
A. TERMITICIDE: PROVIDE AN EPA-REGISTERED TERMITICIDE, COMPLYING WITH REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION, IN AN AQUEOUS SOLUTION FORMULATED TO PREVENT TERMITICIDE INFESTATION. PROVIDE QUANTITY REQUIRED FOR APPLICATION AT THE LABEL VOLUME AND RATE FOR THE MAXIMUM TERMITICIDE CONCENTRATION ALLOWED FOR EACH SPECIFIC USE, ACCORDING TO PRODUCT'S EPA-REGISTERED LABEL.
1. PRODUCTS: SUBJECT TO COMPLIANCE WITH REQUIREMENTS, AVAILABLE PRODUCTS THAT MAY BE INCORPORATED INTO THE WORK INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING:
A. BASF CORPORATION, AGRICULTURAL PRODUCTS, TERMIDOR.
B. BAYER ENVIRONMENTAL SCIENCE, PREMISE 75.
C. FMC CORPORATION, AGRICULTURAL PRODUCTS GROUP; DRAGNET F, TALSTAR, OR PREVAIL.
D. SYNGENTA, DENON OR PRELUDER.
2. SERVICE LIFE OF TREATMENT: SOIL TREATMENT TERMITICIDE THAT IS EFFECTIVE FOR NOT LESS THAN FIVE YEARS AGAINST INFESTATION OF SUBTERRANEAN TERMITES.

E. PREPARATION:
A. GENERAL: COMPLY WITH THE MOST STRINGENT REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION AND WITH MANUFACTURER'S WRITTEN INSTRUCTIONS FOR PREPARATION BEFORE BEGINNING APPLICATION OF TERMITICIDE TREATMENT. REMOVE ALL EXTRANEOUS SOURCES OF WOOD CELLULOSE AND OTHER EDIBLE MATERIALS SUCH AS WOOD DEBRIS, TREE STUMPS AND ROOTS, STAKES, FORMWORK, AND CONSTRUCTION WASTE WOOD FROM JOB WITHIN AND AROUND FOUNDATION.
B. SOIL TREATMENT PREPARATION: REMOVE FOREIGN MATTER AND IMPERMEABLE SOIL MATERIALS THAT COULD DECREASE TREATMENT EFFECTIVENESS ON AREAS TO BE TREATED. LOCATE, MAKE, AND LEVEL SOIL TO BE TREATED EXCEPT PREVIOUSLY COMPACTED AREAS UNDER SLABS AND FOOTINGS. TERMITICIDES MAY BE APPLIED BEFORE PLACING COMPACTED FILL UNDER SLABS IF RECOMMENDED IN WRITING BY TERMITICIDE MANUFACTURER.
1. FIT FILLING HOSE CONNECTED TO WATER SOURCE AT THE SITE WITH A BACKFLOW PREVENTER, COMPLYING WITH REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION.
C. COMPLY WITH ALL MANUFACTURER GUIDELINES.

F. APPLICATION GENERAL:
A. COMPLY WITH THE MOST STRINGENT REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION AND WITH MANUFACTURER'S EPA-REGISTERED LABEL FOR PRODUCTS.
B. GENERAL COMPLY WITH ALL MANUFACTURER GUIDELINES.
C. APPLICATION: MIX SOIL TREATMENT TERMITICIDE SOLUTION TO A UNIFORM CONSISTENCY.
1. SLABS ON-GRADE AND BASEMENT SLABS: UNDER GRADE-SUPPORTED SLAB CONSTRUCTION, INCLUDING FOOTINGS, BUILDING SLABS, AND ATTACHED SLABS AS AN OVERALL TREATMENT, TREAT SOIL MATERIALS BEFORE CONCRETE FOOTINGS AND SLABS ARE PLACED.
2. FOUNDATIONS: ADJACENT SOIL, INCLUDING SOIL ALONG THE ENTIRE INSIDE PERIMETER OF FOUNDATION WALLS, ALONG BOTH SIDES OF INTERIOR PARTITION WALLS, AROUND PLUMBING AND ELECTRICAL CONDUIT PENETRATING THE SLAB, AROUND INTERIOR COLUMN FOOTERS, PIERS, AND CHIMNEY BASES, AND ALONG THE ENTIRE OUTSIDE PERIMETER, FROM GRADE TO BOTTOM OF FOOTING, AVOID SOIL WASHING AND WASHING OF EXTERIOR WALLS.
3. MASONRY: TREAT VOIDS.
4. PENETRATIONS: AT EXPANSION JOINTS, CONTROL JOINTS, AND AREAS WHERE SLABS WILL BE PENETRATED.
D. AVOID DISTURBANCE OF TREATED SOIL AFTER APPLICATION. KEEP OFF TREATED AREAS UNTIL COMPLETELY DRY.
E. PROTECT TERMITICIDE SOLUTION, DISPERSED IN TREATED SOILS AND FILLS, FROM BEING DILUTED UNTIL GROUND-SUPPORTED SLABS ARE INSTALLED. USE WATERPROOF BARRIER ACCORDING TO EPA-REGISTERED LABEL INSTRUCTIONS.
F. POST WARNING SIGNS IN AREAS OF APPLICATION.
G. REAPPLY SOIL TREATMENT SOLUTION TO AREAS DISTURBED BY SUBSEQUENT EXCAVATION, GRADING, LANDSCAPING, OR OTHER CONSTRUCTION ACTIVITIES FOLLOWING APPLICATION.

DIVISION 32 - EXTERIOR IMPROVEMENTS
32 3113 - FENCES, GATES & HARDWARE
A. REFERENCE CONSTRUCTION DRAWINGS FOR QUANTITY, AND LOCATIONS

B. SUBMITTALS: THE CONTRACTOR SHALL PREPARE, AND SUBMIT TO THE ARCHITECT FOR APPROVAL, COMPLETE SHOP DRAWINGS FOR ALL WORK INCLUDING PROVIDE PRODUCT DATA IN THE FORM OF MANUFACTURER'S TECHNICAL DATA, SPECIFICATIONS FOR FENCE, POSTS, GATE UPRIGHTS, POST CAPS, GATES, GATE HARDWARE AND ACCESSORIES VERIFY LAYOUT INFORMATION FOR FENCES AND GATES SHOWN ON THE DRAWINGS IN RELATION TO THE PROPERTY SURVEY AND EXISTING STRUCTURES, VERIFY DIMENSIONS BY FIELD MEASUREMENTS, PROVIDE SAMPLES IN THE FORM OF 3' LENGTHS ACTUAL PRODUCT USED.

C. WARRANTY: LIFETIME NON-PRORATED LIMITED TRANSFERABLE WARRANTY APPLIES TO ORIGINAL HOMEOWNER/CONSUMER, OR 30 YEAR NON-PRORATED LIMITED WARRANTY APPLIES TO COMMERCIAL APPLICATIONS.
D. BASIS OF DESIGN: 6'-0"

E. MATERIALS:
1. POSTS, RAILS, PICKETS, GATE UPRIGHTS, POST CAPS, AND ACCESSORIES SHALL BE OF HIGH IMPACT, ULTRA VIOLET (UV) RESISTANT, RIGID PVC AND SHALL COMPLY WITH ASTM D 1784, CLASS 1343448
2. FENCE POSTS: ONE PIECE EXTRUDED, OF LENGTHS INDICATED AND PRE-ROUTED TO RECEIVE RAILS AT SPACING INDICATED. PROVIDE CROSS SECTION, WALL THICKNESS AND CORNER RADIUS MINIMUM TOLERANCES.
3. RAILS: ONE PIECE EXTRUDED, OF LENGTHS INDICATED PRE-ROUTED TO RECEIVE PICKETS AT SPACING INDICATED.
PROVIDE CROSS SECTION, WALL THICKNESS AND CORNER RADIUS MINIMUM TOLERANCES.
4. PICKETS: ONE PIECE EXTRUDED, OF LENGTHS INDICATED, PROVIDE CROSS SECTION, WALL THICKNESS AND CORNER RADIUS MINIMUM TOLERANCES; PICKET SPACING FULL PRINCY.
5. GATE UPRIGHTS: ONE PIECE EXTRUDED, OF LENGTHS INDICATED WITH ALUMINUM U CHANNEL INSERT, PROVIDE CROSS SECTION, WALL THICKNESS AND CORNER RADIUS MINIMUM TOLERANCES.
6. POST CAPS: MOLDED, ONE PIECE, CROSS SECTION TO MATCH POST OR GATE SECTION; PROVIDE MINIMUM THICKNESS REQUIREMENTS. CONFIGURATION: FLAT OR FOUR-SIDED AS REQUIRED FOR INSTALLATION TO TOP OF POSTS AND GATE. ACCESSORIES: MANUFACTURER'S STANDARD GATE BRACE, SCREW CAPS, RAIL END REINFORCERS, AND OTHER ACCESSORIES AS REQUIRED.
7. STIFFENER CHANNELS, GALVANIZED STEEL STRUCTURAL CHANNEL, CONFIGURE CHANNELS FOR CONCEALED INSTALLATION WITHIN PVC RAILS WITH PRE-DRILLED HOLES FOR DRAINAGE. ALUMINUM EXTRUDED CHANNEL AVAILABLE UPON REQUEST. CROSS SECTION: 1.775 X 1.700 GALVANIZED STEEL CHANNEL THICKNESS: 0.040 GAUGE (MINIMUM).
8. FASTENERS AND ANCHORAGE: STAINLESS STEEL. ALL FASTENERS TO BE CONCEALED OR COLORED HEADS TO MATCH. PROVIDE SIZES AS RECOMMENDED BY FENCE MANUFACTURER.
9. PVC CEMENT: AS RECOMMENDED BY FENCE MANUFACTURER.

F. HARDWARE:
1. GENERAL: PROVIDE HARDWARE AND ACCESSORIES FOR EACH GATE ACCORDING TO THE FOLLOWING REQUIREMENTS:
2. HINGES: COLOR, BLACK, SIZE AND MATERIAL TO SUIT GATE SIZE. NON LIFT OFF TYPE, SELF CLOSING, GLASS FILLED NYLON WITH ADJUSTER PLATE, OFFSET TO PERMIT 120 DEGREE. GATE OPENING. PROVIDE ONE PAIR OF HINGES FOR EACH GATE.
3. LATCH: FINISH TO MATCH HINGE. MANUFACTURER'S STANDARD SELF LATCHING, GLASS FILLED NYLON AND STAINLESS STEEL COMPOSITION SINGLE OR DUAL ACCESS GRAVITY LATCH. PROVIDE ONE LATCH PER GATE.
4. HARDWARE: FINISH TO MATCH HINGE STAINLESS STEEL. PROVIDE SIZES AS RECOMMENDED BY FENCE MANUFACTURER.

G. CONCRETE:
1. CONCRETE: PROVIDE CONCRETE CONSISTING OF PORTLAND CEMENT PER ASTM C 150, AGGREGATES PER ASTM C 33, AND POTABLE WATER. MIX MATERIALS TO OBTAIN CONCRETE WITH A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 2000 PSI. USE AT LEAST FOUR BAGS OF CEMENT PER CUBIC YARD, 1-INCH MAXIMUM SIZE AGGREGATE, 3-INCH MAXIMUM SLUMP. USE 1/2 INCH MAXIMUM SIZE AGGREGATE IN POST WHERE REQUIRED.
2. PACKAGES CONCRETE MIX: MIX DRY-PACKAGED NORMAL-WEIGHT CONCRETE CONFORMING TO ASTM C 387 WITH CLEAN WATER TO OBTAIN A 2 TO 3 INCH SLUMP.

H. INSTALLATION:
1. INSTALL FENCE IN COMPLIANCE WITH MANUFACTURER'S WRITTEN INSTRUCTIONS. DURING INSTALLATION, PVC COMPONENTS SHALL BE CAREFULLY HANDLED AND STORED TO AVOID CONTACT WITH ABRASIVE SURFACES. INSTALL COMPONENTS IN SEQUENCE AS RECOMMENDED BY FENCE MANUFACTURER.
2. INSTALL FENCING AS INDICATED ON THE DRAWINGS PROVIDED.
3. VARIATIONS FROM THE INSTALLATION INDICATED MUST BE APPROVED.
C. VARIATIONS FROM THE FENCE AND GATE INSTALLATION INDICATED AND ALL COSTS FOR REMOVAL AND REPLACEMENT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.
D. ALLOW MINIMUM 24 HOURS TO LET CONCRETE SET UP BEFORE OPENING GATES.
E. CLEANING: REMOVE ALL TRACES OF DIRT AND SOILED AREAS.

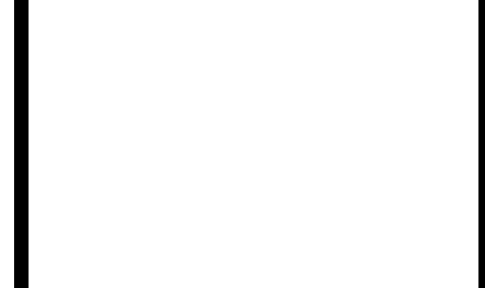


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HOOK FARMS

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REVISION DATES:

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COLLINS WEBB #: 20032

GENERAL PROJECT SPECIFICATIONS

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- ALL WORK SHALL CONFORM TO 2018 INTERNATIONAL BUILDING CODE AS ADOPTED AND AMENDED BY THE CITY OF LEE'S SUMMIT, MISSOURI.
- DESIGN LOADS
 - ROOF LOAD (S PSF NET UPLIFT)
 - DEAD LOAD TOP CHORD 20 PSF
 - DEAD LOAD BOT. CHORD 5 PSF
 - LIVE LOAD TOP CHORD 25 PSF
 - LIVE LOAD BOT. CHORD 0 PSF (U.N.O.)
 - ROOF SNOW LOAD
 - FLAT ROOF SNOW LOAD, P_f 13 PSF
 - SNOW EXPOSURE FACTOR, C_e 1.0
 - SNOW LOAD IMPORTANCE FACTOR, I 1.1
 - THERMAL FACTOR, C_t 1.1
 - DRIFTING PER CODE
 - WIND LOADS
 - BASIC WIND SPEED (3 SECOND GUST) 105 MPH
 - WIND IMPORTANCE FACTOR, I 1.0
 - BUILDING CATEGORY II
 - WIND EXPOSURE B
 - INTERNAL PRESSURE COEFF. 0.15
 - COMPONENTS AND CLADDING DESIGN VALUE (U.N.O.) 25 PSF
 - SEISMIC LOADS
 - CATEGORY II
 - S_{ps} 0.109
 - S_{ms} 0.662
 - SEISMIC IMPORTANCE FACTOR, I 1.0
 - S_{ps} 0.116
 - S_{ms} 0.099
 - SITE CLASS D
 - SEISMIC DESIGN CATEGORY B
 - SEISMIC FORCE-RESISTING SYSTEM LIGHT-FRAME WOOD SHEATHED WITH WOOD STRUCTURAL PANELS RATED FOR SHEAR RESISTANCE DESIGN BASE SHEAR, V 0.4 KIPS
 - C_u 0.0179
 - R_w 6.5
 - ANALYSIS PROCEDURE EQUIVALENT LATERAL FORCE

- CONTRACTOR SHALL FIELD VERIFY ALL EXISTING DIMENSIONS PRIOR TO FABRICATION.
- IF DISCREPANCIES EXIST BETWEEN SPECIFICATIONS, CONTRACT DRAWINGS, AND/OR SHOP DRAWINGS NOTIFY THE ENGINEER OF RECORD.
- THE CONTRACTOR SHALL REVIEW DRAWINGS FROM ALL OTHER DISCIPLINES FOR PERTINENT MISC. ITEMS OR INFORMATION RELATED TO THE STRUCTURAL WORK AND COORDINATE AS REQUIRED.
- THE BUILDING IS NOT STRUCTURALLY STABLE UNTIL ALL CONNECTIONS, FRAMING, SHEAR WALLS, PERMANENT BRACING, AND EXTERIOR LOAD-BEARING WALLS ARE COMPLETE AND HAVE ACHIEVED THEIR RESPECTIVE DESIGN STRENGTHS. CONTRACTOR IS SOLELY RESPONSIBLE FOR MAINTAINING STRUCTURAL STABILITY DURING ERECTION AND CONSTRUCTION. TEMPORARY BRACING SYSTEMS ARE NOT TO BE REMOVED UNTIL STRUCTURAL WORK IS COMPLETE.
- PROVIDE ADEQUATE SHORING DURING CONSTRUCTION TO RESIST FORCES SUCH AS WIND AND UNBALANCED LOADS DUE TO CONSTRUCTION. DO NOT BACKFILL UNTIL CONCRETE HAS CURED 14 DAYS.

- FOUNDATIONS
 - FOUNDATIONS ARE DESIGNED TO BEAR ON 1500 PSF FOR STRIP FOOTINGS ON SOIL AND 1500 PSF FOR SPREAD FOOTINGS ON SOIL.
 - CONTRACTOR SHALL REMOVE EXISTING FOOTINGS AND FOUNDATIONS THAT ARE LOCATED WITHIN THE FOOTPRINT OF THE NEW BUILDING.

- CONCRETE
 - CAST-IN-PLACE CONCRETE CONSTRUCTION SHALL CONFORM TO LATEST APPLICABLE AMERICAN CONCRETE INSTITUTE DOCUMENTS, ACI-301, 305, 306, 315, 318, AND 347 UNLESS NOTED OTHERWISE IN THESE CONTRACT DOCUMENTS.
 - ALL CONCRETE, UNLESS NOTED OTHERWISE, SHALL DEVELOP A 28 DAY COMPRESSIVE STRENGTH AND HAVE MAXIMUM WATER/CEMENT RATIOS AS FOLLOWS:
 - FOOTINGS, GRADE BEAMS, WALLS, COLUMNS: 4000 PSI (w/c MAX 0.45)
 - SLAB ON GRADE: 4000 PSI (w/c MAX 0.42)
 - ELEVATED COMPOSITE SLAB: 4000 PSI (w/c MAX 0.42)
 - PROVIDE 6% AIR ENTRAINMENT IN ALL CONCRETE MIX DESIGNS
 - SLABS-ON-GRADE SHALL DEVELOP A 90 DAY COMPRESSIVE STRENGTH.
 - IT IS THE INTENT OF THESE CONCRETE SPECIFICATIONS THAT THE CONTRACTOR SUPPLY CONCRETE MIXES WITH A MINIMUM AMOUNT OF WATER IN ORDER TO LIMIT PLASTIC SHRINKAGE CRACKING IN FRESHLY PLACED CONCRETE. IT IS EXPECTED THAT PRODUCING WORKABILITY FOR CONCRETE MIXES WILL REQUIRE THE ADDITION OF WATER-REDUCING CHEMICAL ADMIXTURES.
 - CONCRETE MIX DESIGNS SHALL INCLUDE ALL APPLICABLE ADMIXTURES.
 - CONCRETE SLUMP SHALL BE A MAXIMUM OF 4" +/- 1" (ASTM C-143) AS DELIVERED IN THE FIELD. CONTRACTOR MAY USE CONCRETE ADMIXTURES TO ATTAIN MAXIMUM SLUMP OF 8" FOR WORKABILITY IF ADMIXTURE IS TO BE ADDED IN THE FIELD IS SHALL BE ADDED THROUGH THE USE OF AN EXTERNAL MEASURING DEVICE (I.E. 5 GALLON BUCKET).
 - CONCRETE EXPOSED TO WEATHER, PARKED VEHICLES, AND/OR DECIDING CHEMICAL SHALL CONTAIN 6% (+/- 1%) ENTRAINED AIR BY VOLUME.
 - CHAMFER ALL EXPOSED CORNERS OF CONCRETE WALLS, 3/4" UNLESS NOTED OTHERWISE.
 - ALL CONTROL JOINTS IN CONCRETE SLABS-ON-GRADE SHALL BE CUT TO 1/3 OF DEPTH WHEN USING WET-CUTTING PROCESS AND 1/4 OF DEPTH WHEN USING EARLY-ENTRY DRY-CUT PROCESS. CUT JOINTS AS SOON AS APPLICABLE PER PROCESS USED AFTER CONCRETE HAS BEEN PLACED WITHOUT DISLUDGING AGGREGATE, OR USE A KEVED COLD JOINT.
 - CUT SLABS-ON-GRADE INTO AREAS OF APPROXIMATELY 225 SQUARE FEET MAINTAINING AS CLOSE TO SQUARE AREAS AS POSSIBLE. LENGTH TO WIDTH RATIOS OF JOINTED PANELS SHALL NOT EXCEED 1.5:1. COORDINATE LOCATIONS OF CONTROL JOINTS WITH ARCHITECT.
 - CONTROL JOINTS IN WALLS SHALL BE PLACED AT 20'-0" O.C. MAXIMUM UNLESS NOTED OTHERWISE. LOCATE JOINTS BESIDE PIERS INTEGRAL WITH WALLS, NEAR CORNERS, AND IN CONCEALED LOCATIONS WHERE POSSIBLE. CONSTRUCTION JOINTS MAY BE PLACED IN LIEU OF CONTROL JOINTS AT CONTRACTOR'S DISCRETION. COORDINATE LOCATION OF CONTROL JOINTS WITH ARCHITECT.
 - PRIOR TO PLACING CONCRETE IN ANY LOCATION, IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO HAVE THOROUGHLY CHECKED AND COORDINATED ALL DIMENSIONS, ELEVATIONS, OPENINGS, RECESS, AND BLOCKOUTS AS SHOWN ON ANY CONTRACT DRAWINGS. IN THE EVENT OF ERRORS, CONFLICTS, OR OMISSIONS EXIST, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE ARCHITECT OR ENGINEER FOR NECESSARY CORRECTIVE ACTION.
 - EMBEDDED ITEMS ARE TO BE FURNISHED AND INSTALLED BY THE CONTRACTOR PRIOR TO PLACING CONCRETE.
 - ANCHOR RODS AND ANCHOR BOLTS SHALL BE HELD IN PLACE WITH A RIGID TEMPLATE HORIZONTAL JOINTS BEYOND THOSE SHOWN IN THE CONTRACT DOCUMENTS SHALL NOT BE CONSTRUCTED WITHOUT THE APPROVAL OF THE ARCHITECT AND ENGINEER.

- REINFORCING STEEL
 - ALL REINFORCING SHALL BE ASTM A615 GRADE 60, EXCEPT WELDED REINFORCING WHICH SHALL BE ASTM A706 GRADE 60.
 - ALL WELDED WIRE FABRIC SHALL BE ASTM A82 COLD DRAWN WIRE.
 - ALL ACCESSORIES FOR SUPPORTING REINFORCING SHALL BE GALVANIZED OR HAVE PLASTIC-COATED FEET.
 - PROVIDE CORNER BARS AT THE EXTERIOR FACE OF ALL WALL AND FOOTING CORNERS EQUAL TO HORIZONTAL BARS.
 - REINFORCING SHALL BE DETAILED, FABRICATED, PLACED, AND SUPPORTED IN ACCORDANCE WITH ACI 318, LATEST APPLICABLE EDITION.
 - STANDARD COVERAGE OF REINFORCING SHALL BE AS FOLLOWS UNLESS NOTED OTHERWISE:
 - PERMANENTLY EXPOSED TO WEATHER
 - CAST AGAINST EARTH 3"
 - IN CONTACT WITH WATER 3"
 - FORMED 2"
 - NOT EXPOSED TO EARTH OR WEATHER
 - SLABS AND WALLS 3/4"
 - BEAMS AND COLUMNS 1 1/2"
 - SPLICE LENGTH
 - 3000 PSI CONCRETE
 - NON-COATED 55 db (BAR DIAMETER)
 - EPOXY COATED 83 db
 - 4000 PSI CONCRETE
 - NON-COATED 48 db
 - EPOXY COATED 72 db
 - 5000 PSI CONCRETE
 - NON-COATED 43 db
 - EPOXY COATED 64 db
 - REINFORCEMENT PARTIALLY EMBEDDED IN CONCRETE SHALL NOT BE FIELD BENT, EXCEPT AS SHOWN AND NOTED ON THE CONTRACT DRAWINGS OR PERMITTED BY THE ENGINEER OF RECORD.
 - ALL REINFORCEMENT AND EMBEDDED ITEMS INCLUDING PLATES AND ANCHOR RODS SHALL BE ACCURATELY PLACED, ADEQUATELY SUPPORTED, AND SECURED AGAINST DISPLACEMENT BEFORE CONCRETE IS PLACED. NEITHER REINFORCEMENT NOR EMBEDDED ITEMS SHALL BE PLACED INTO FRESHLY PLACED CONCRETE UNLESS APPROVED BY THE ENGINEER OF RECORD.
- PREFABRICATED WOOD TRUSSES
 - TRUSS SPACING TO BE AS SHOWN ON DRAWINGS.
 - LOADS SHOWN IN SECTION 2 "DESIGN LOADS" ARE A MINIMUM. TRUSS DESIGNER IS RESPONSIBLE FOR ESTABLISHING FINAL LOADS USED FOR DESIGN, INCLUDING LIVE, DEAD, SNOW (WITH DRIFTS), WIND, AND SEISMIC LOADS. TRUSS FABRICATOR IS TO SUPPLY SEALED TRUSS SHOP DRAWINGS AND SEALED PLAN PLACEMENT DRAWINGS PREPARED UNDER THE SUPERVISION OF THE SAME LICENSED PROFESSIONAL ENGINEER IN THE STATE OF MISSOURI.
 - TRUSS MANUFACTURER IS RESPONSIBLE FOR DESIGNING, DETAILING, AND PROVIDING ALL TRUSS-TO-TRUSS, TRUSS-TO-WALL, AND TRUSS-TO-BEAM CONNECTIONS, UNLESS NOTED OTHERWISE.
 - ROOF SHOP DRAWINGS SHALL INCLUDE DETAILED ERECTION DRAWINGS, AS WELL AS DESIGN INFORMATION FOR EACH TRUSS. PROVIDE ALL INFORMATION AS REQUIRED IN THE INTERNATIONAL BUILDING CODE SECTION 2303.4 "TRUSSES", INCLUDING CONNECTION DESIGN.
 - TRUSS MEMBERS AND COMPONENTS SHALL NOT BE CUT, NOTCHED, DRILLED, SPLICED, OR OTHERWISE ALTERED IN ANY WAY WITHOUT WRITTEN CONCURRENCE AND APPROVAL OF THE LICENSED PROFESSIONAL ENGINEER RESPONSIBLE FOR THE TRUSS DESIGN AND THE ENGINEER OF RECORD.
 - REFERENCE SECTION 22 "SUBMITTALS" AND SEE SPECIFICATIONS FOR MORE INFORMATION.

- ROUGH CARPENTRY
 - HEADERS, JOISTS, AND RAFTERS SHALL MEET OR EXCEED THE FOLLOWING MINIMUM REQUIREMENTS. (EXAMPLE SPECIES: #2 SPRUCE PINE FIR)
 - F_b 875 PSI
 - F_v 135 PSI
 - F_c 1150 PSI
 - E 1400 KSI
 - INTERIOR WALLS AND EXTERIOR WALLS SHALL MEET OR EXCEED THE FOLLOWING MINIMUM REQUIREMENTS. (EXAMPLE SPECIES: #2 SPRUCE PINE FIR)
 - F_b 875 PSI
 - F_v 135 PSI
 - F_c 1150 PSI
 - E 1400 KSI
 - PERGOLA MEMBERS SHALL MEET OR EXCEED THE FOLLOWING MINIMUM REQUIREMENTS. (EXAMPLE SPECIES: #2 WESTERN CEDAR)
 - F_b 700 PSI
 - F_v 155 PSI
 - B 650 PSI
 - E 1000 KSI
 - ALL WOOD FRAMING MEMBERS INDICATED ARE NOMINAL SIZES. PROVIDE ACTUAL DRESSED SIZES, KILN-DRIED, WITH MAXIMUM IN-PLACE MOISTURE CONTENT OF 19%.
 - ALL BOLTS ARE A36 OR A307, GRADE 1, AND ALL NAILS ARE COMMON WIRE NAILS UNLESS NOTED OTHERWISE.
 - LAY ALL STRUCTURAL PANELS WITH FACE GRAIN PERPENDICULAR TO SUPPORTING MEMBERS AND OFFSET END JOINTS 4'-0". PANELS TO BE APPLIED AND STAMPED FOR THE LOADING SHOWN IN SECTION 2 "DESIGN" AND SHOULD MATCH THE SUPPORT SPACING SHOWN ON THE PLANS.
 - ROOF DECKING SHALL BE 19/32" THICK APA RATED EXTERIOR GRADE SHEATHING FASTENED WITH 10d NAILS AT 6" O.C. ON EDGES AND 12" O.C. IN FIELD UNLESS NOTED OTHERWISE.
 - FASTENER QUALITY, QUANTITY, SIZE, AND SPACING SHALL COMPLY WITH IBC FASTENING SCHEDULE (TABLE 2304.9) UNLESS NOTED OTHERWISE.
 - ALL WOOD IN CONTACT WITH CONCRETE OR EXPOSED TO WEATHER SHALL BE PRESERVATIVE TREATED.

- POST CONSTRUCTION ANCHORS
 - POST INSTALLED ANCHORS ARE NOT TO BE SUBSTITUTED FOR ANCHORS SHOWN ON THE DRAWINGS. IF CAST IN PLACE ANCHORS IS DETERMINED TO BE OUT OF TOLERANCE OR OMITTED, CONTRACTOR MUST GENERATE A REQUEST FOR INFORMATION IN REGARDS TO THE SOLUTION. THIS SECTION IS NOT MEANT AS A DIRECT SUBSTITUTION FOR CAST IN PLACE ANCHORS.
 - EMBEDMENT DEPTH SHALL BE DEFINED AS THE DISTANCE FROM THE SURFACE OF THE LOAD-BEARING BASE MATERIAL TO THE DEEPEST PART OF THE ANCHOR AFTER THE ANCHOR HAS BEEN DRIVEN INTO THE HOLE.
 - OBSERVATION AND VERIFICATION OF EMBEDMENT HOLE CLEANING, DEPTH, AND ANCHOR INSTALLATION IS REQUIRED FOR ALL EPOXY ANCHORS.
 - EQUIVALENT ANCHORS MAY BE SUBMITTED FOR THE ENGINEER'S APPROVAL. SUBMITTALS ARE THE CONTRACTOR'S RESPONSIBILITY AND MUST INCLUDE EVALUATION REPORTS FROM AN INTERNATIONAL CONFERENCE OF BUILDING OFFICIALS, CURRENT WITH THE REQUIREMENTS OF THE PROJECT.

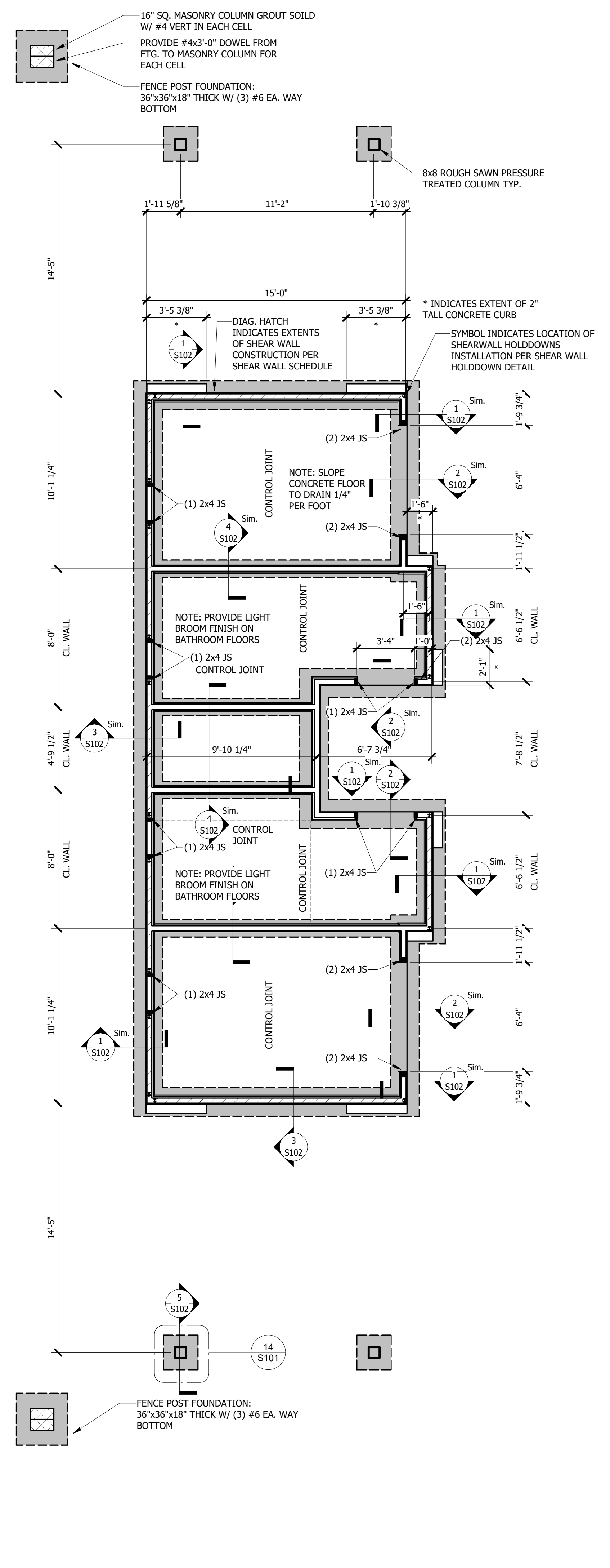
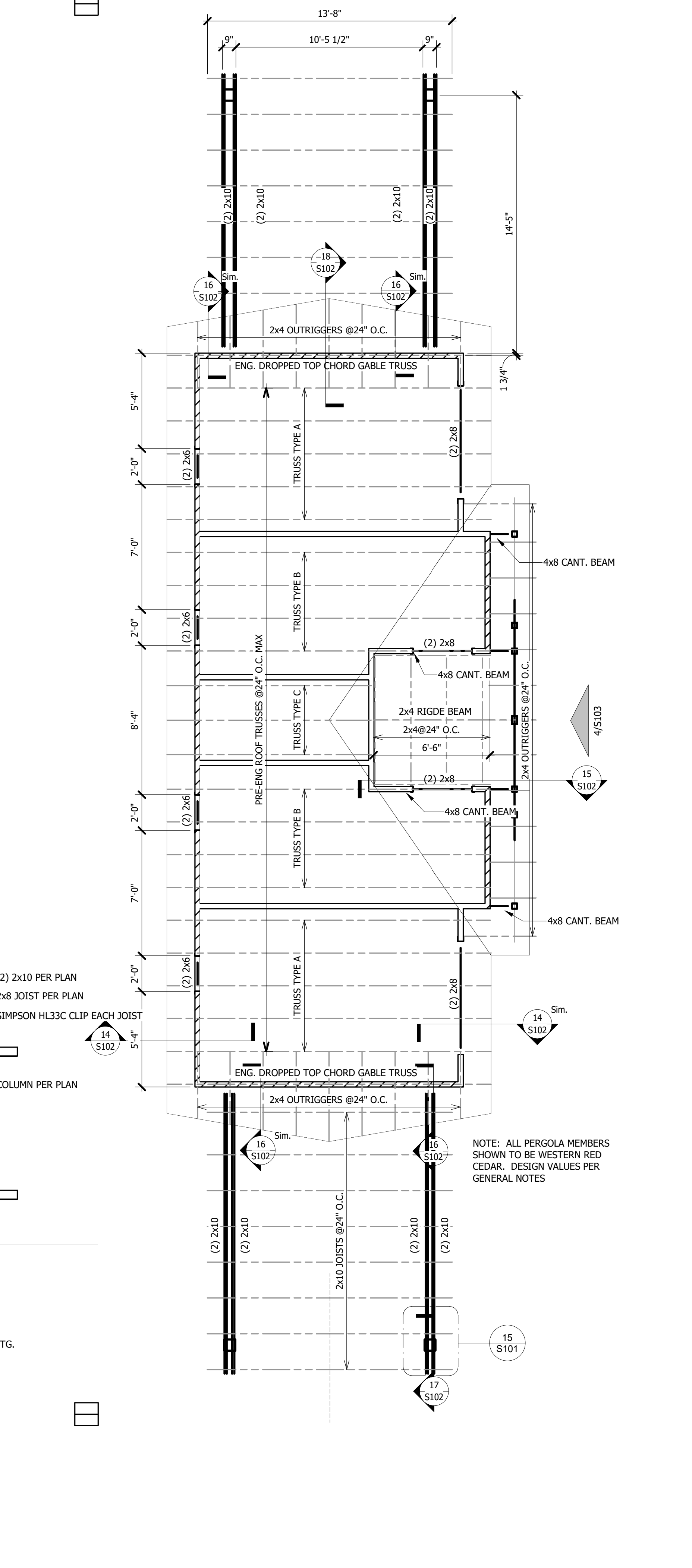
- STRUCTURAL ENGINEER SITE OBSERVATIONS
 - THE CONTRACT STRUCTURAL DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE AND, EXCEPT WHERE SPECIFICALLY SHOWN, DO NOT INDICATE THE METHOD OR MEANS OF CONSTRUCTION. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK AND SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, PROCEDURES, TECHNIQUES, AND SEQUENCES.
 - THE ENGINEER SHALL NOT HAVE CONTROL NOR CHARGE OF, AND SHALL NOT BE RESPONSIBLE FOR, CONSTRUCTION MEANS, METHODS, PROCEDURES, TECHNIQUES, OR SEQUENCES, FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK, FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTOR, OR AN OTHER PERSONS PERFORMING ANY OF THE WORK, OR THE FAILURE OF ANY OF THEM TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
 - PERIODIC SITE OBSERVATION BY FIELD REPRESENTATIVES OF LEIGH & OKANE L.L.C. IS SOLELY FOR THE PURPOSE OF DETERMINING IF THE WORK OF THE CONTRACTOR IS PROCEEDING IN ACCORDANCE WITH THE STRUCTURAL CONTRACT DOCUMENTS. THIS LIMITED SITE OBSERVATION SHOULD NOT BE CONSTRUED AS EXHAUSTIVE OR CONTINUOUS TO CHECK THE QUALITY OR QUANTITY OF WORK, BUT RATHER PERIODIC IN AN EFFORT TO GUARD THE OWNER AGAINST DEFECTS AND DEFICIENCIES IN THE WORK OF THE CONTRACTOR.

- SUBMITTALS
 - ALL SHOP DRAWINGS AND SUBMITTALS MUST BE REVIEWED AND APPROVED BY THE CONTRACTOR PRIOR TO SUBMITTAL. ENGINEER'S REVIEW OF SHOP DRAWINGS IS LIMITED TO CHECKING FOR GENERAL CONFORMANCE WITH DESIGN DRAWINGS AND STRENGTH OF COMPONENTS AND MATERIALS. CONTRACTOR IS RESPONSIBLE FOR ANY CHANGES FROM THE DESIGN DRAWINGS, QUANTITIES, DIMENSIONAL ERRORS, OR OMISSIONS IN THE SHOP DRAWINGS.
 - ALL SHOP DRAWINGS MUST BE ORIGINAL DOCUMENTS AND SHALL NOT BE REPRODUCTIONS OF THESE CONTRACT DOCUMENTS.
 - SUBMIT SHOP DRAWINGS DETAILING FABRICATION OF EACH MEMBER AND ITS CONNECTIONS. DETAIL DRAWINGS ARE TO BE PREPARED UNDER THE SUPERVISION OF A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF MISSOURI FOR THE FOLLOWING ITEMS:
 - PREFABRICATED WOOD TRUSSES
 - CONTRACTOR SHALL SUBMIT STRUCTURAL SHOP DRAWINGS FOR THE FOLLOWING ITEMS:
 - CONCRETE MIX DESIGN AND MATERIALS
 - CONCRETE REINFORCING STEEL
 - PROVIDE A FINAL "FOR CONSTRUCTION" SET OF ALL SHOP DRAWINGS TO THE ENGINEER OF RECORD PRIOR TO FABRICATION OR CONSTRUCTION OF THOSE ITEMS.

- SPECIAL INSPECTIONS
 - THE FOLLOWING MINIMUM ITEMS REQUIRE SPECIAL INSPECTION IN ACCORDANCE WITH THE BUILDING CODE. LOCAL CITY MAY REQUIRE ADDITIONAL SPECIAL INSPECTIONS.
 - CONCRETE PLACING
 - CONCRETE REINFORCING
 - BOLTS EMBEDDED IN CONCRETE / POST-INSTALLED ANCHORS
 - ANCHOR RODS
 - ROOF DIAPHRAGM ATTACHMENT
 - SOIL VERIFICATION
 - THE CONTRACTOR SHALL REQUEST SPECIAL INSPECTION OF THE ITEMS LISTED ABOVE PRIOR TO THOSE ITEMS BECOMING INACCESSIBLE AND UNOBSERVABLE DUE TO PROGRESSION OF THE WORK.

- FOUNDATION PLAN NOTES:
 - TOP OF CONCRETE SLAB ELEVATION = 99'-0".
 - 4" SLAB ON GRADE REINFORCED WITH #4@16" O.C. EA. WAY OVER 4" GRANULAR FILL AND 15 MIL VAPOR BARRIER, UNLESS NOTED OTHERWISE.
 - SLAB CONTROL AND CONSTRUCTION JOINTS PER DETAIL S102. CONSTRUCTION JOINTS MAY BE SUBSTITUTED FOR CONTROL JOINTS AT THE CONTRACTOR'S DISCRETION.
 - DURING INSTALLATION OF ALL POST CONSTRUCTION ANCHORS, CARE MUST BE TAKEN TO AVOID ALL REINFORCING.
 - #4x8'-0" LONG AT ALL RE-ENTRANT CORNERS.
 - CONTRACTOR TO COORDINATE ALL FLOOR AND SLAB PENETRATIONS WITH ALL OTHER DISCIPLINES.
 - ALL JACK STUDS TO BE CARRIED DOWN TO FOUNDATION LEVEL.
 - REFER TO ARCHITECTURAL FOR NON-LOAD BEARING WALL LOCATIONS.
 - REFER TO ARCHITECTURAL FOR ALL DIMENSIONS NOT SHOWN ON THESE DRAWINGS.
 - SHEAR WALL HOLDDOWN PER DETAIL S102.
 - REFER TO SHEET S102 FOR SHEAR WALL INFORMATION.
 - ALL SILL ANCHORS TO BE 1/2" DIA. SIMPSON TITEN HD @36" WITH 3 1/2" EMBEDMENT.
 - ALL WALLS TO BE 2X4 @16" O.C. WITH SINGLE 2X4 BOTTOM PLATE AND DOUBLE 2X4 TOP PLATE. GRADE AND SPECIES PER GENERAL NOTES

- ROOF FRAMING PLAN NOTES:
 - ROOF DECK TO BE 19/32" PLYWOOD.
 - OPENINGS IN THE ROOF DECK AND WALLS TO BE COORDINATED WITH ALL OTHER DISCIPLINES.
 - REFER TO ARCHITECTURAL FOR ALL DIMENSIONS NOT SHOWN ON THESE PLANS.
 - ALL HEADER SIZES PER PLAN. GRADE AND SPECIES PER GENERAL NOTES
 - PROVIDE (2) JACK STUDS UNDER ALL HEADERS UNLESS NOTED OTHERWISE ON PLANS OR SCHEDULES.
 - ALL JACK STUDS TO BE CARRIED DOWN TO FOUNDATION LEVEL.
 - NON-LOAD BEARING STUD WALLS SHALL HAVE 1" GAP BETWEEN TOP OF STUD AND BOTTOM OF ROOF FRAMING
 - REFER TO SHEET S102 FOR SHEAR WALL INFORMATION.
 - ALL PERGOLA FRAMING TO BE WESTERN CEDAR #2 GRADE UNLESS NOTED OTHERWISE

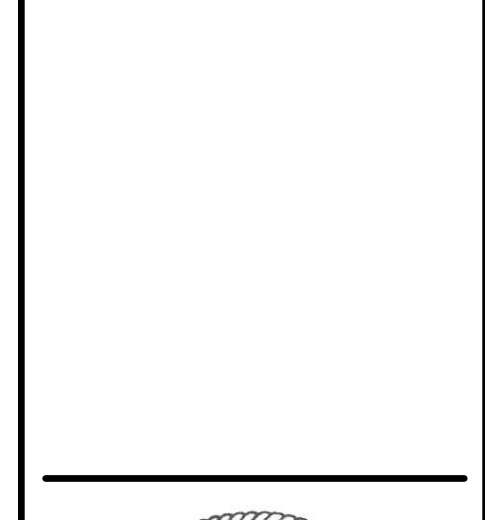


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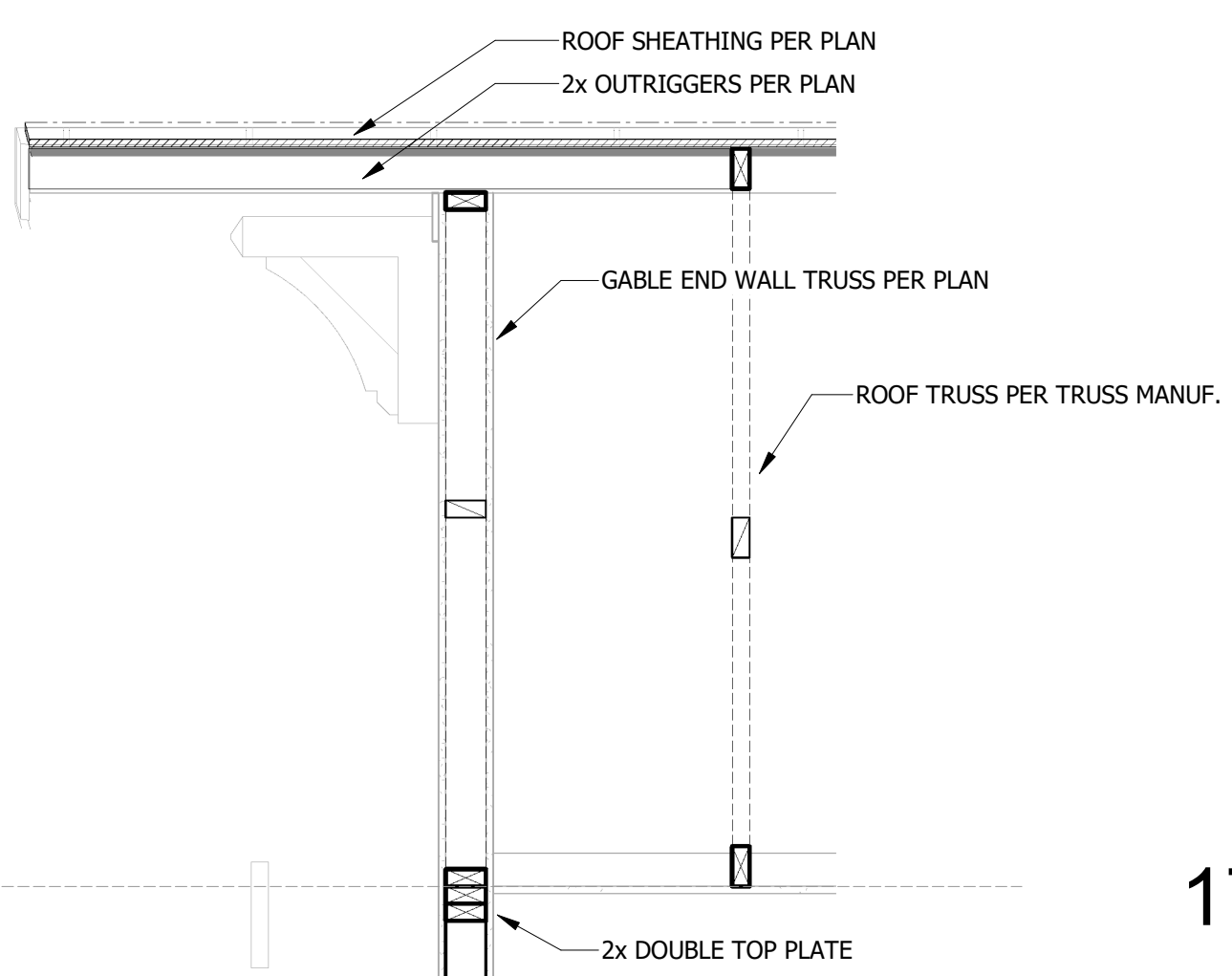
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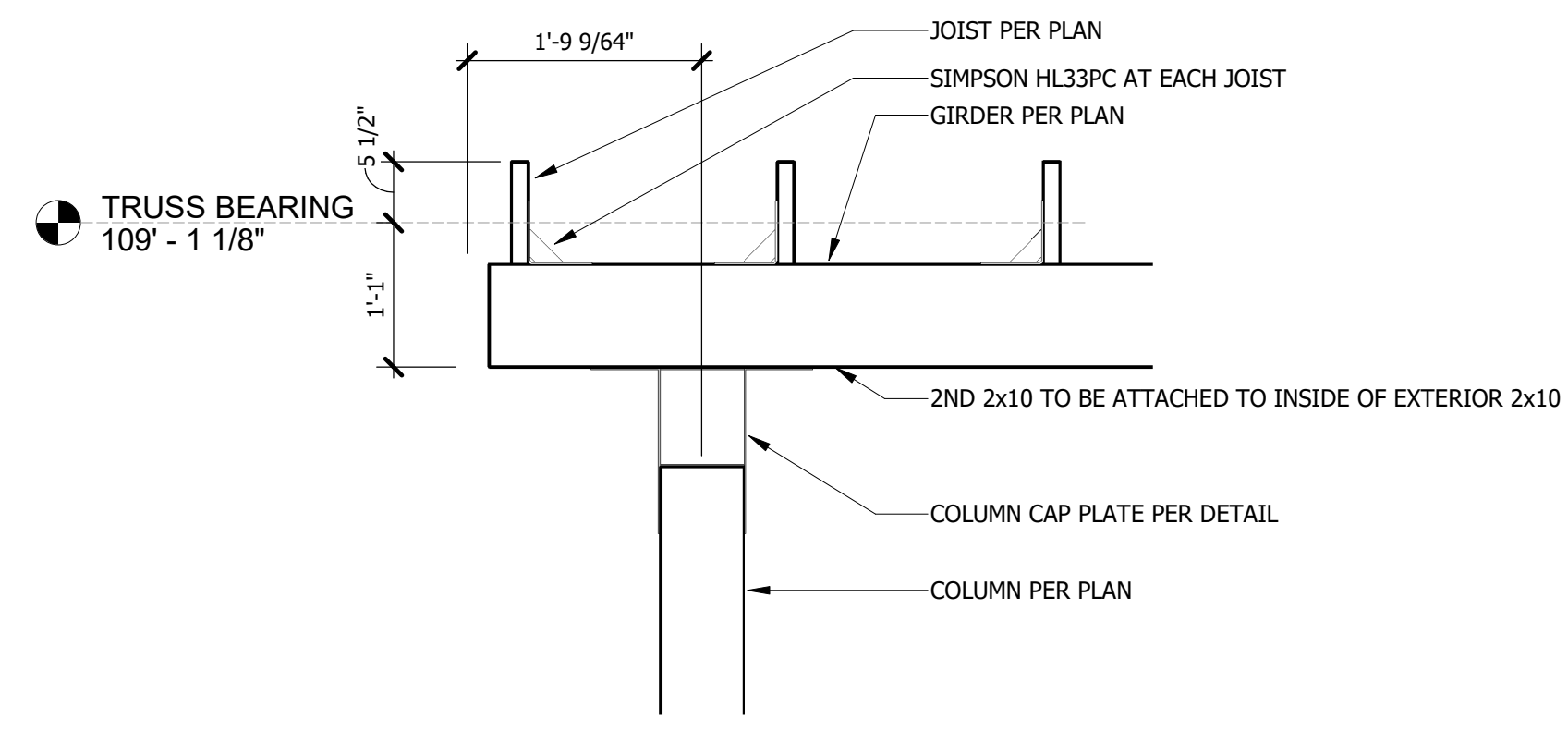
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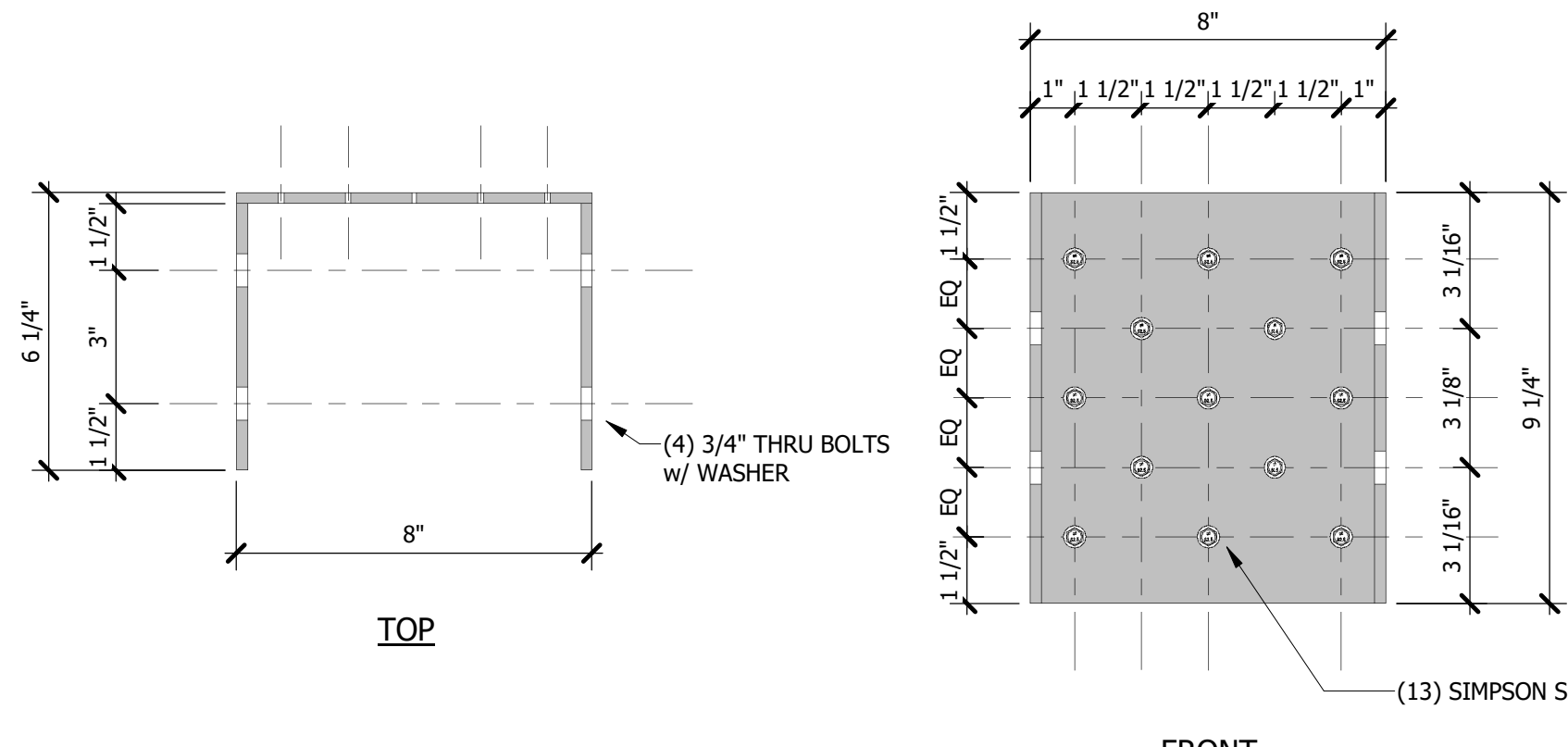
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PLANS



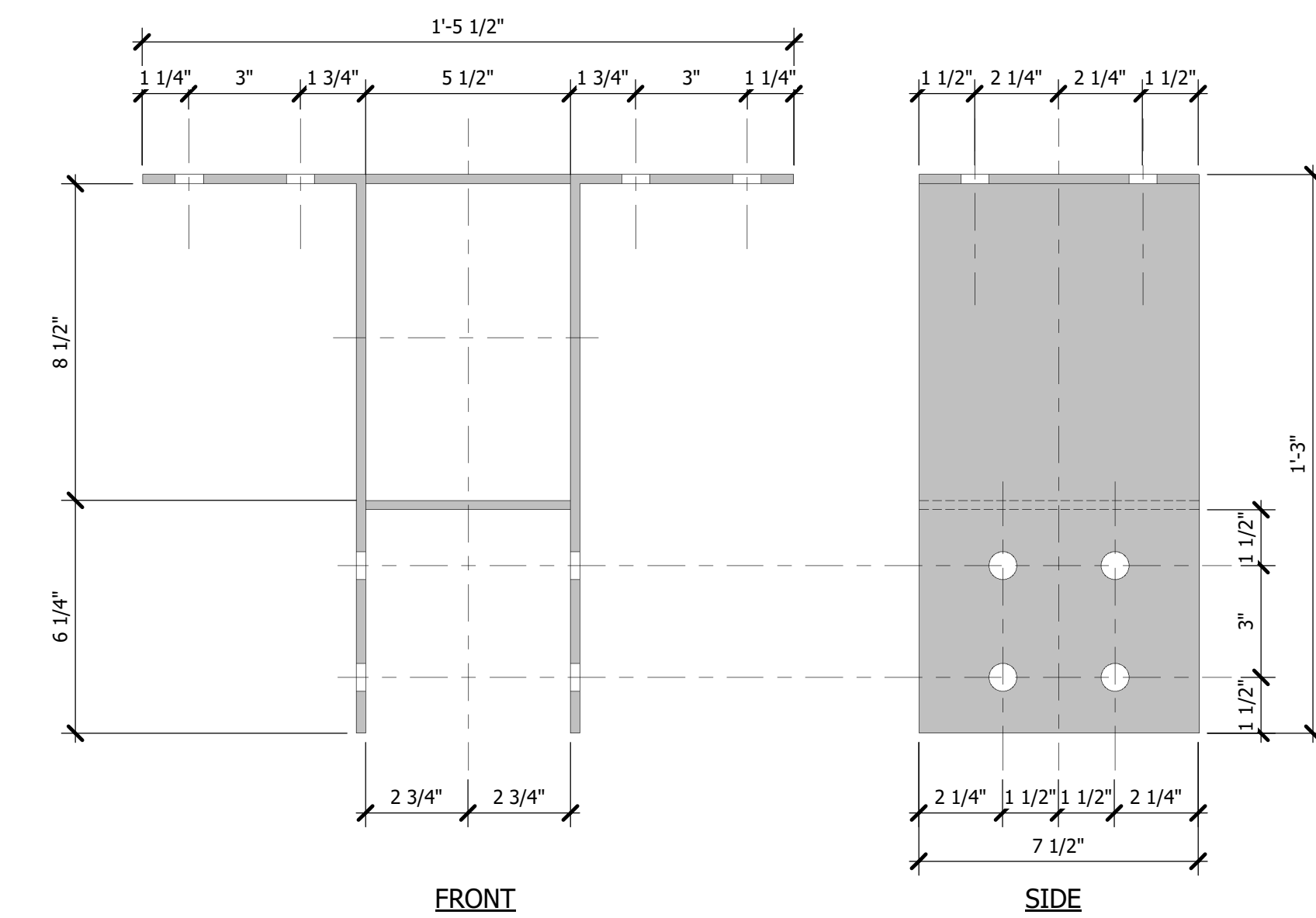
18 ROOF GABLE END SECTION
3/4" = 1'-0"



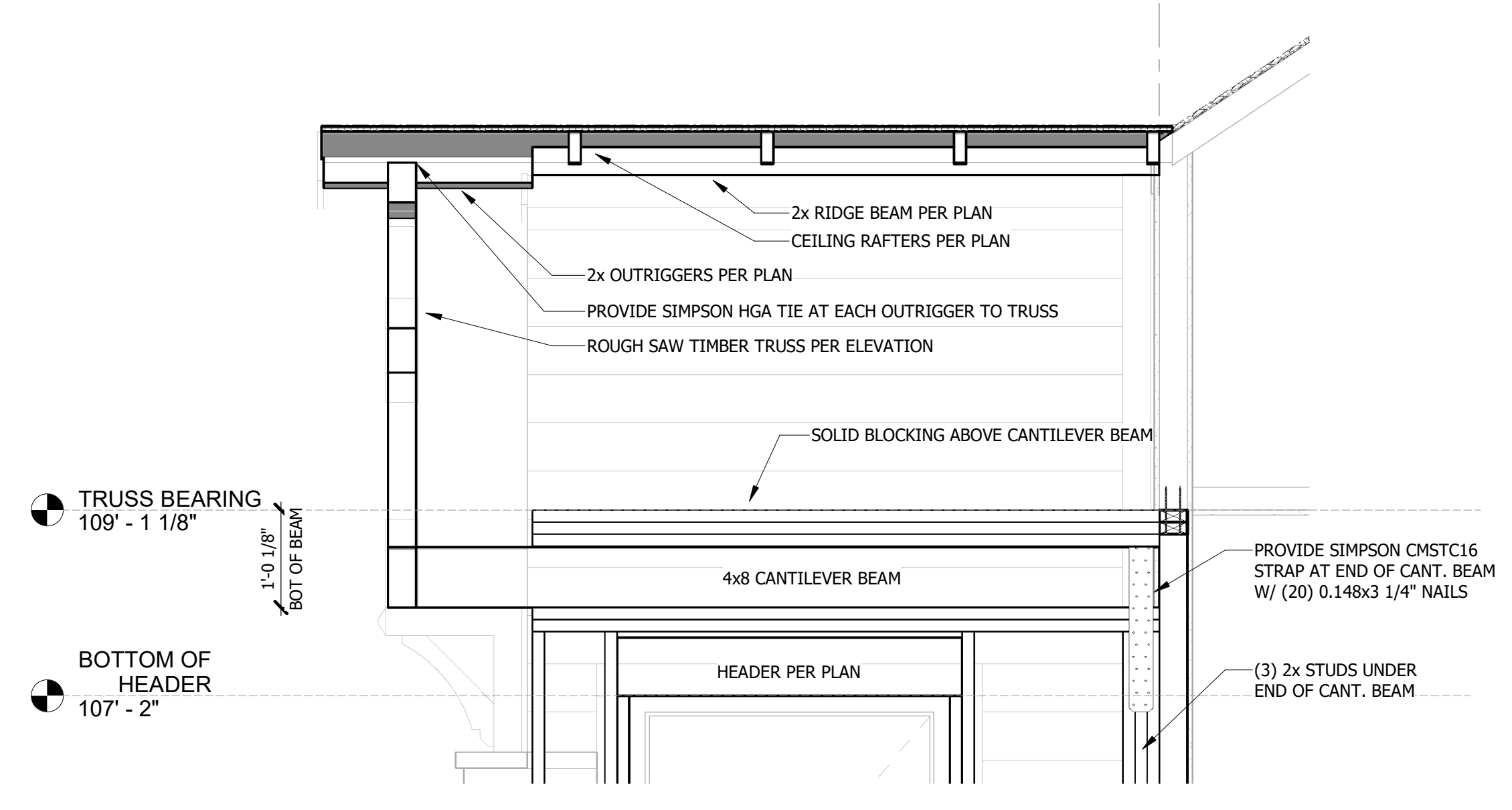
17 PERGOLA COLUMN TO GIRDER ATTACHMENT
3/4" = 1'-0"



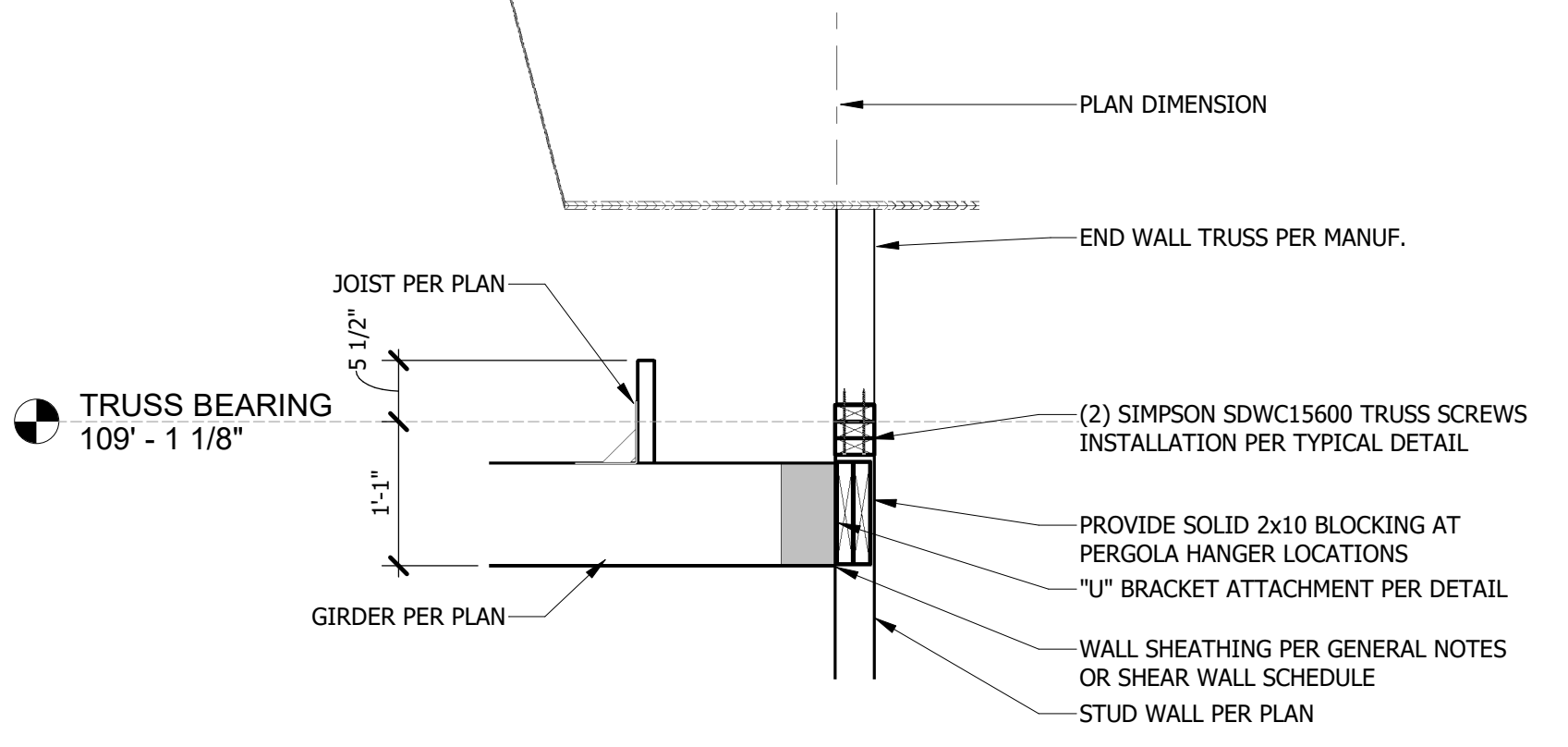
20 PERGOLA "U" BRACKET
3" = 1'-0"



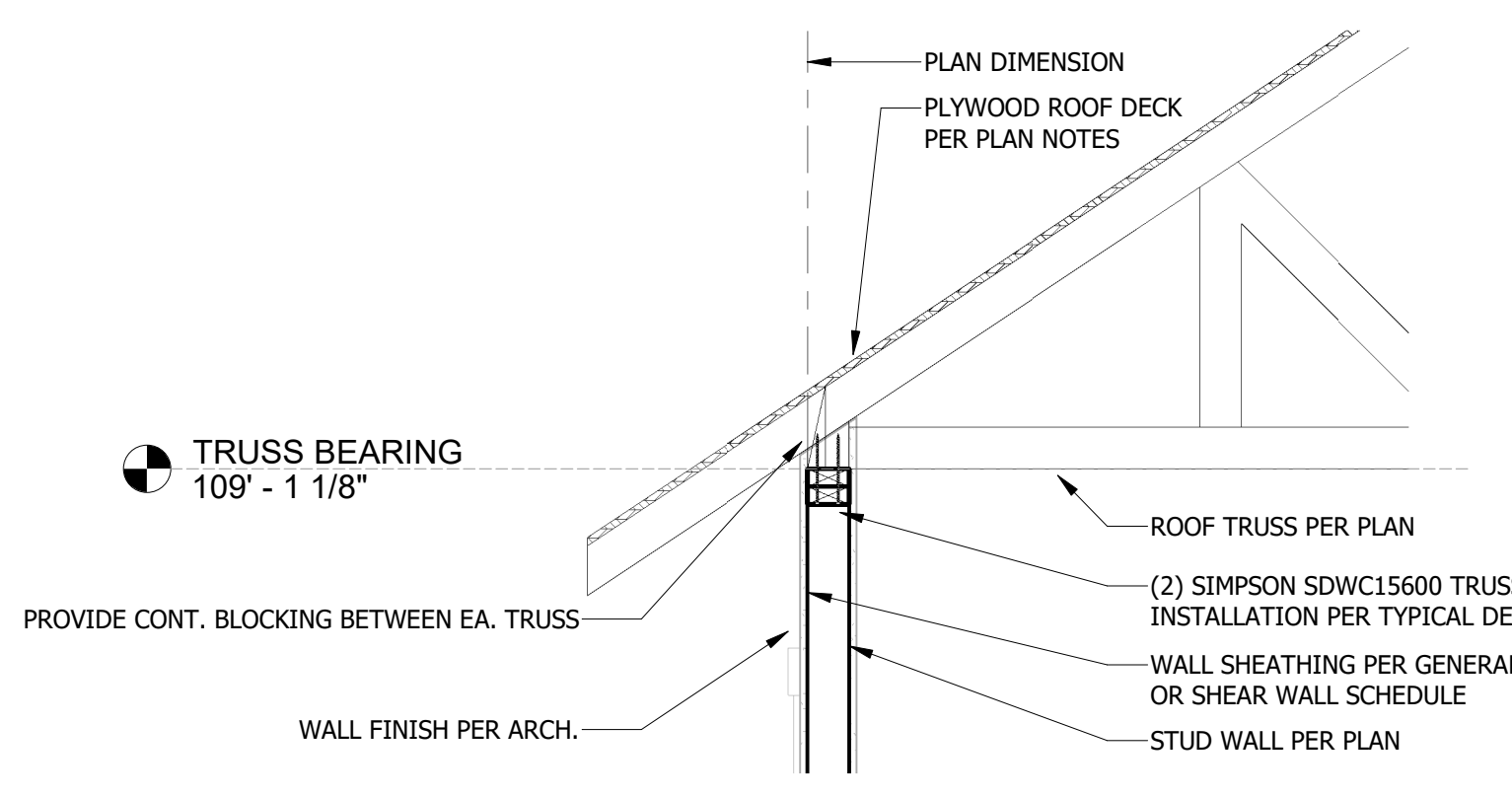
19 COLUMN CAP PLATE
3" = 1'-0"



15 SECTION AT ROOF OVERHANG
3/4" = 1'-0"



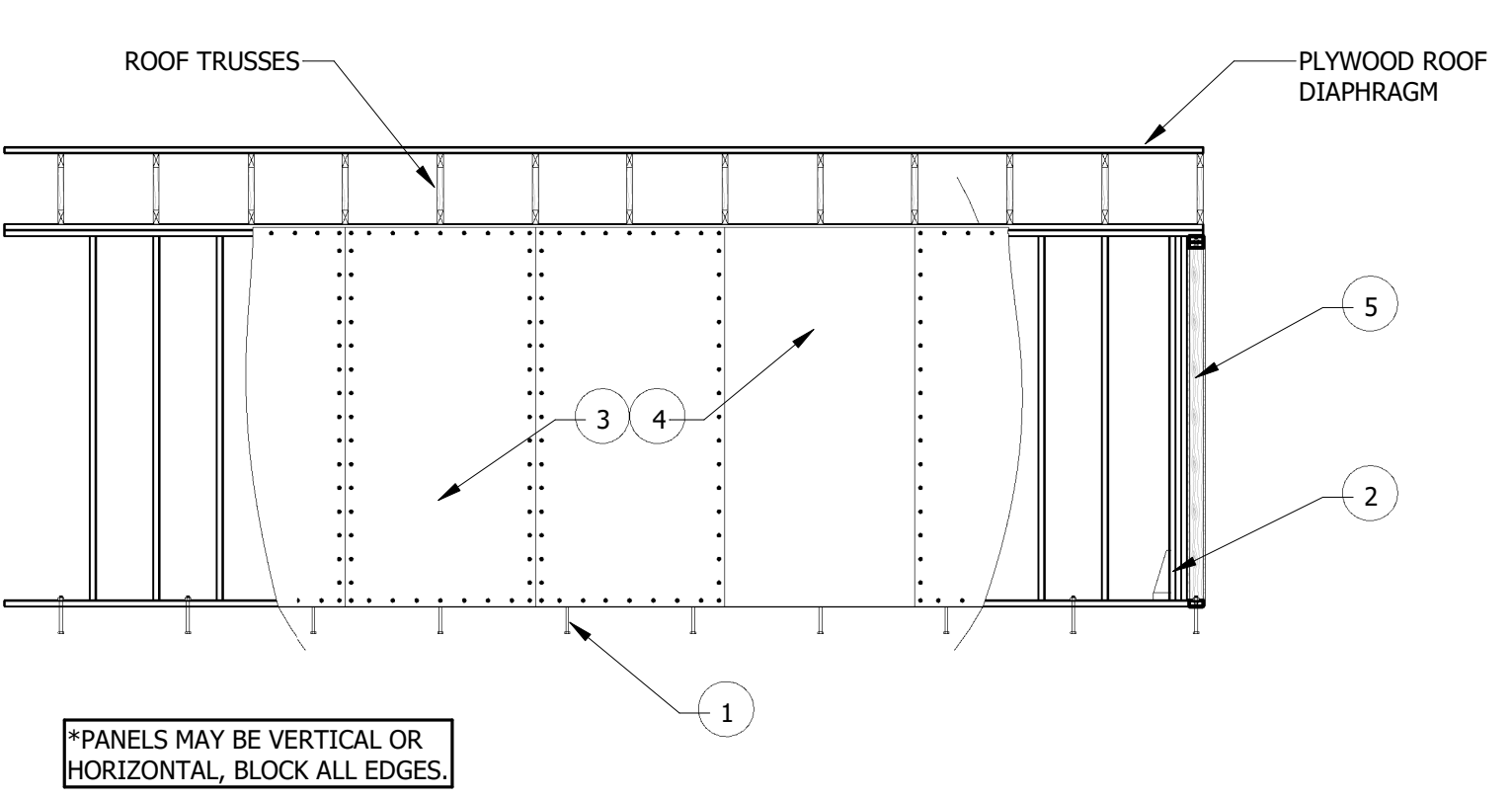
16 PERGOLA TO BLDG. ATTACHMENT
3/4" = 1'-0"



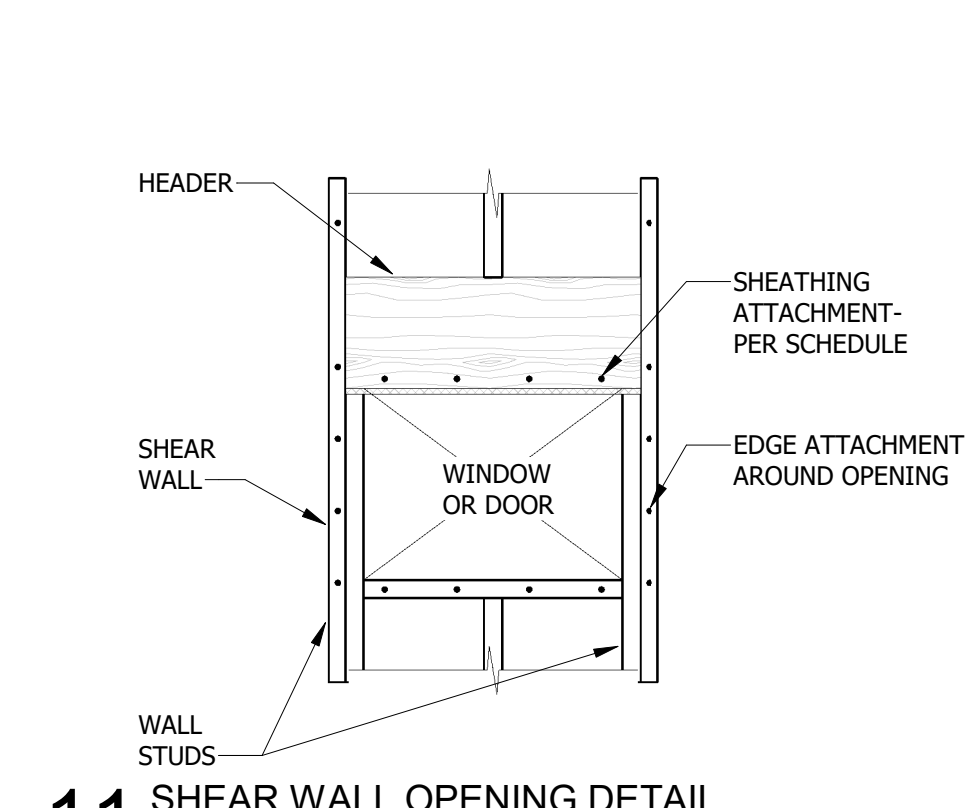
14 TYP ROOF TRUSS SECTION
3/4" = 1'-0"

SHEAR WALL (NOTED WALL CONDITION)		SHEAR WALL (EXT. STRUCTURAL WALLS)	
LOCATION	ITEM	ITEM DESCRIPTION	REMARKS
1ST FLOOR	5	CHORDS	(2) 2x4 EA. CHORD SPF #2 GRADE
	4 EXT.	SHEATHING ATTACHMENT	8d 6" O.C. ALL INTERMEDIATE SUPPORTS ALL PANEL EDGES
	4 INT.	SHEATHING ATTACHMENT	NO. 6 DRYWALL SCREWS 16" O.C. ALL INTERMEDIATE SUPPORTS ALL PANEL EDGES
2	3 EXT.	SHEATHING TYPE	15/32" BLOCKED OSB
	3 INT.	SHEATHING TYPE	5/8" BLOCKED DRYWALL
1	2	HOLDDOWN	EA. CHORD HDU2-SDS2.5 - DETAIL 9/S102
	1	SILL ANCHOR	1/2" DIA. 36" O.C. 4" LONG SIMPSON TITEN HD

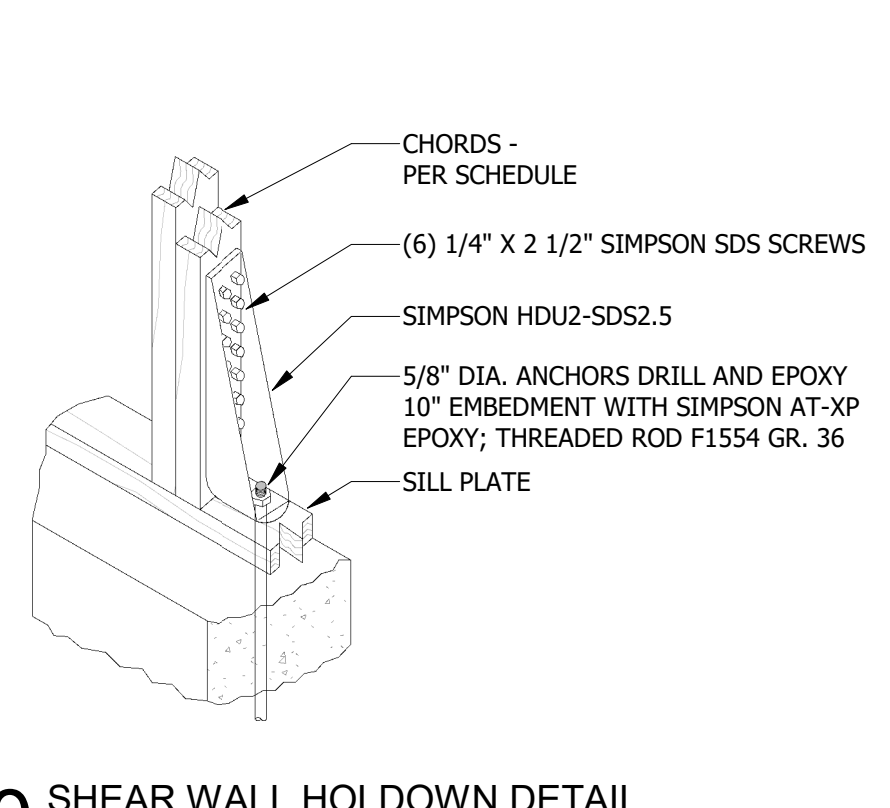
13 SHEAR WALL SCHEDULE
3/4" = 1'-0"



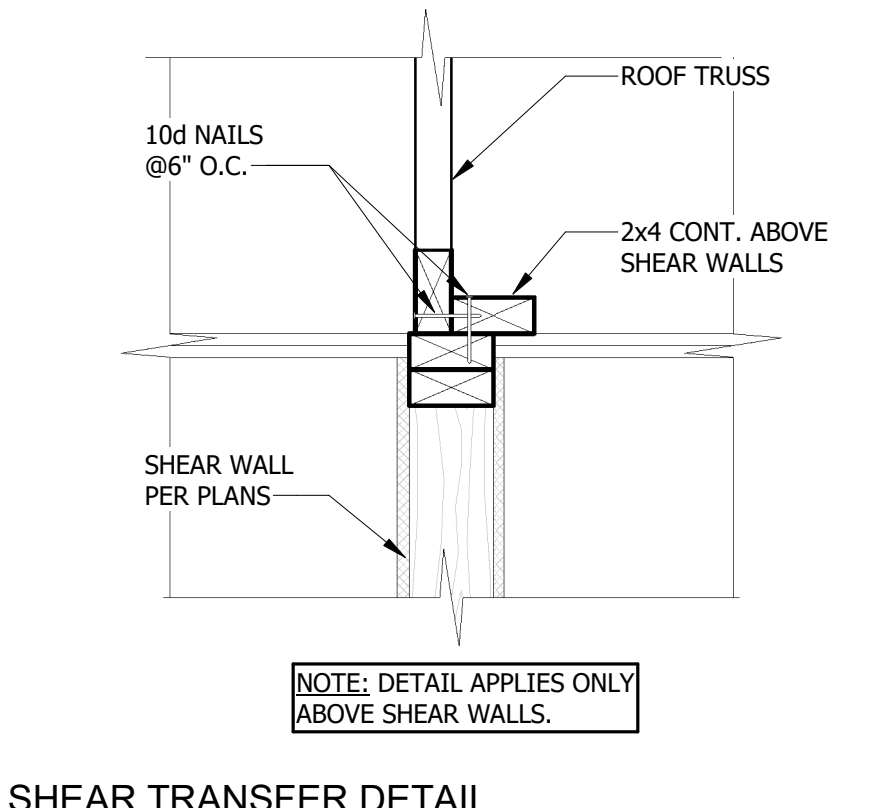
12 SW1 SHEATHING PATTERN
1/4" = 1'-0"



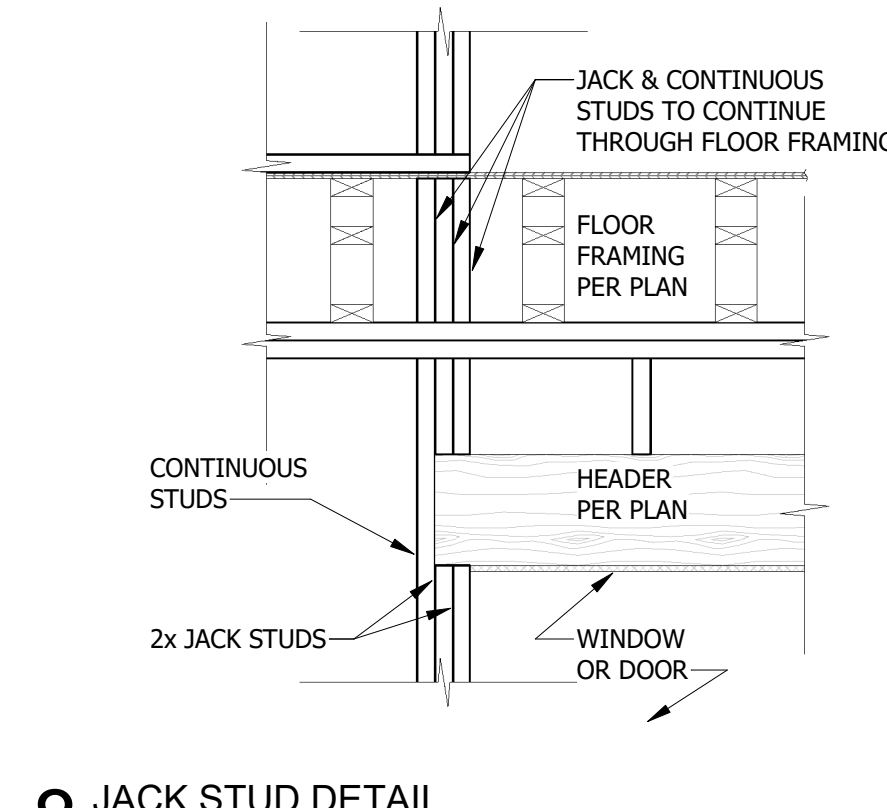
11 SHEAR WALL OPENING DETAIL
3/4" = 1'-0"



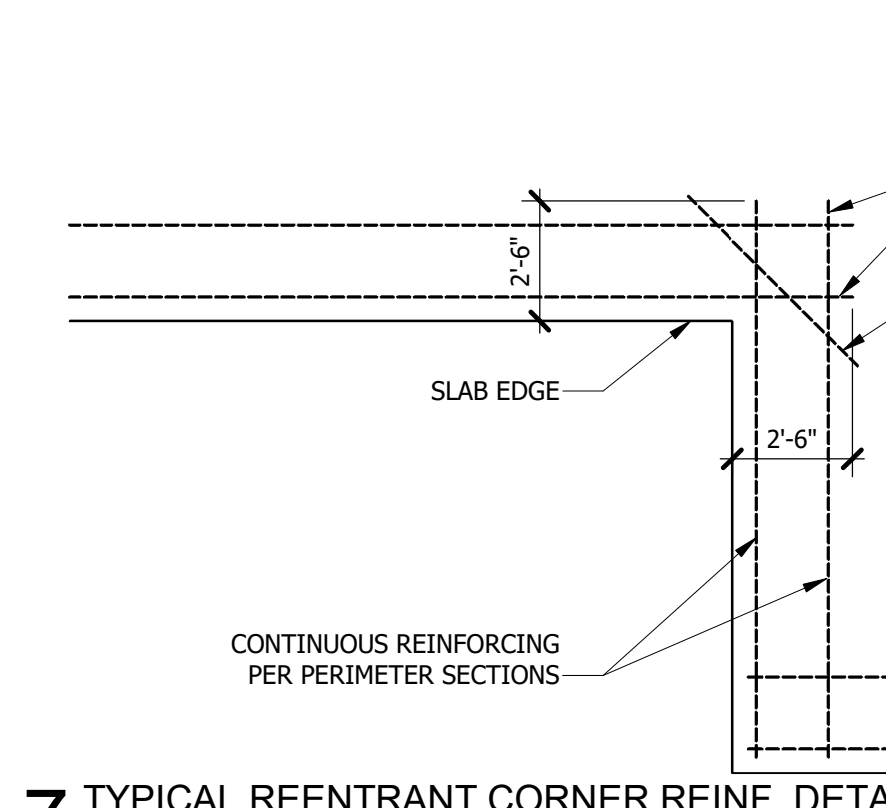
10 SHEAR WALL HOLDOWN DETAIL
1 1/2" = 1'-0"



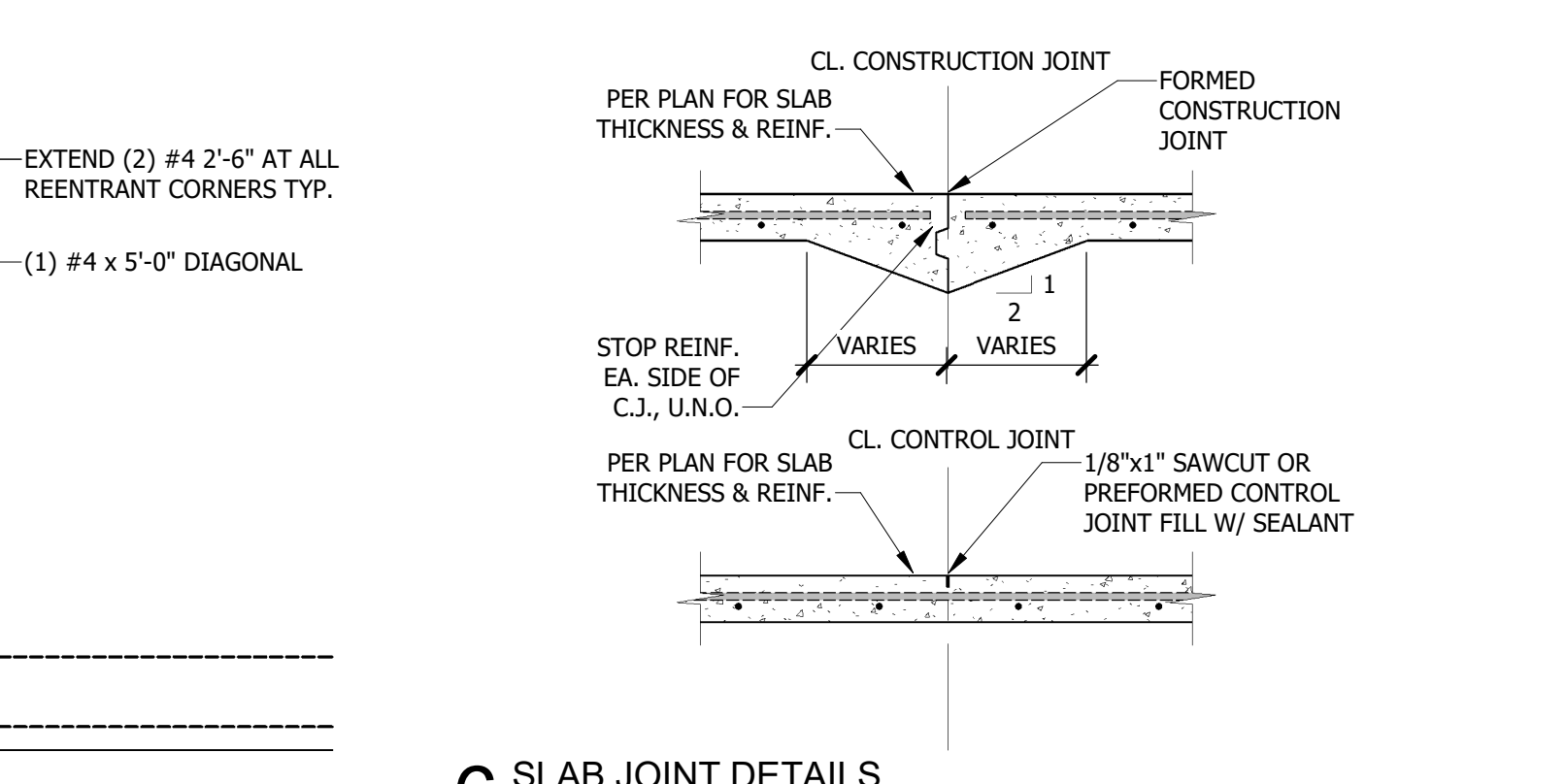
9 SHEAR TRANSFER DETAIL
1 1/2" = 1'-0"



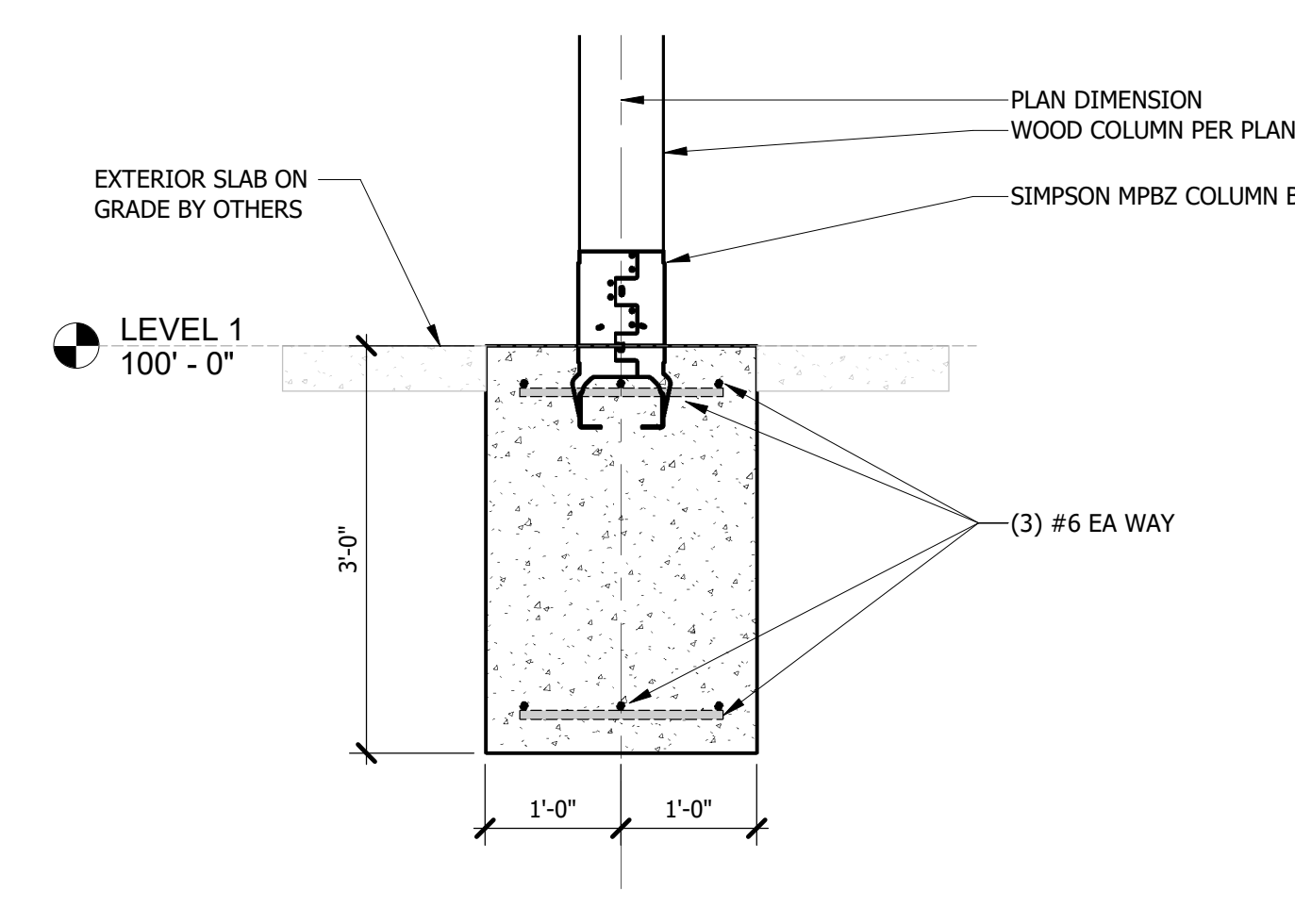
8 JACK STUD DETAIL
3/4" = 1'-0"



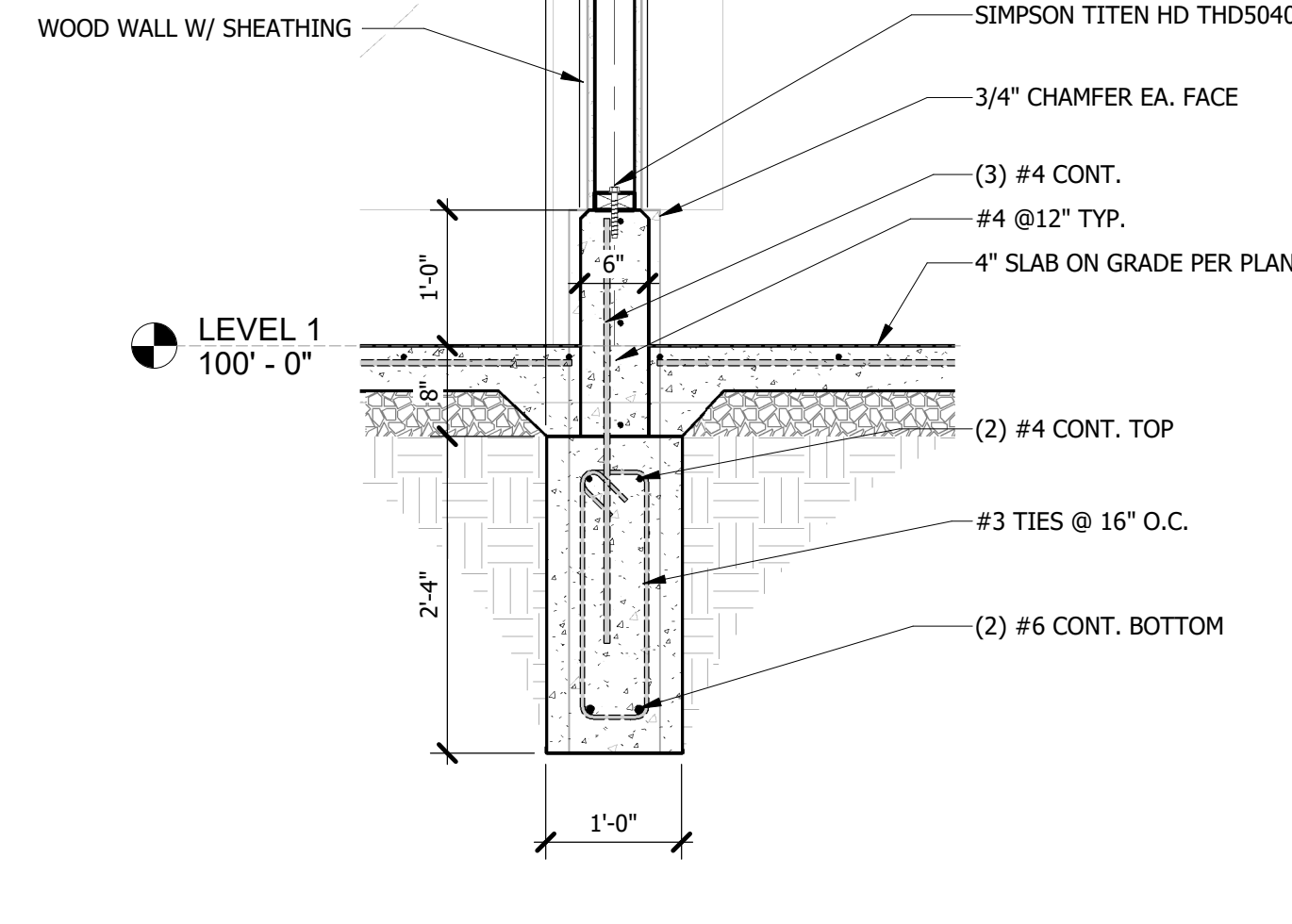
7 TYPICAL REENTRANT CORNER REINF. DETAIL
1/4" = 1'-0"



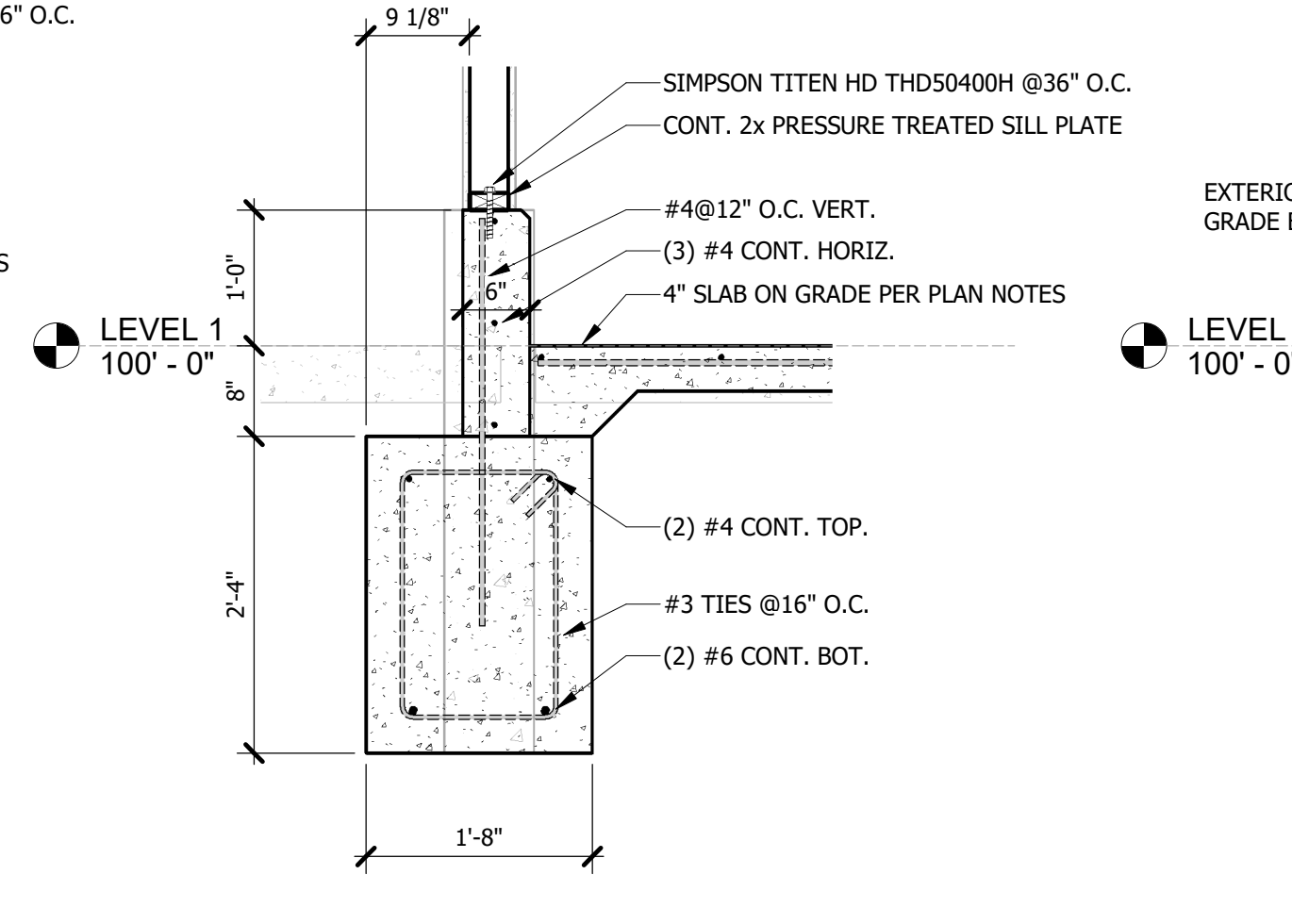
6 SLAB JOINT DETAILS
3/4" = 1'-0"



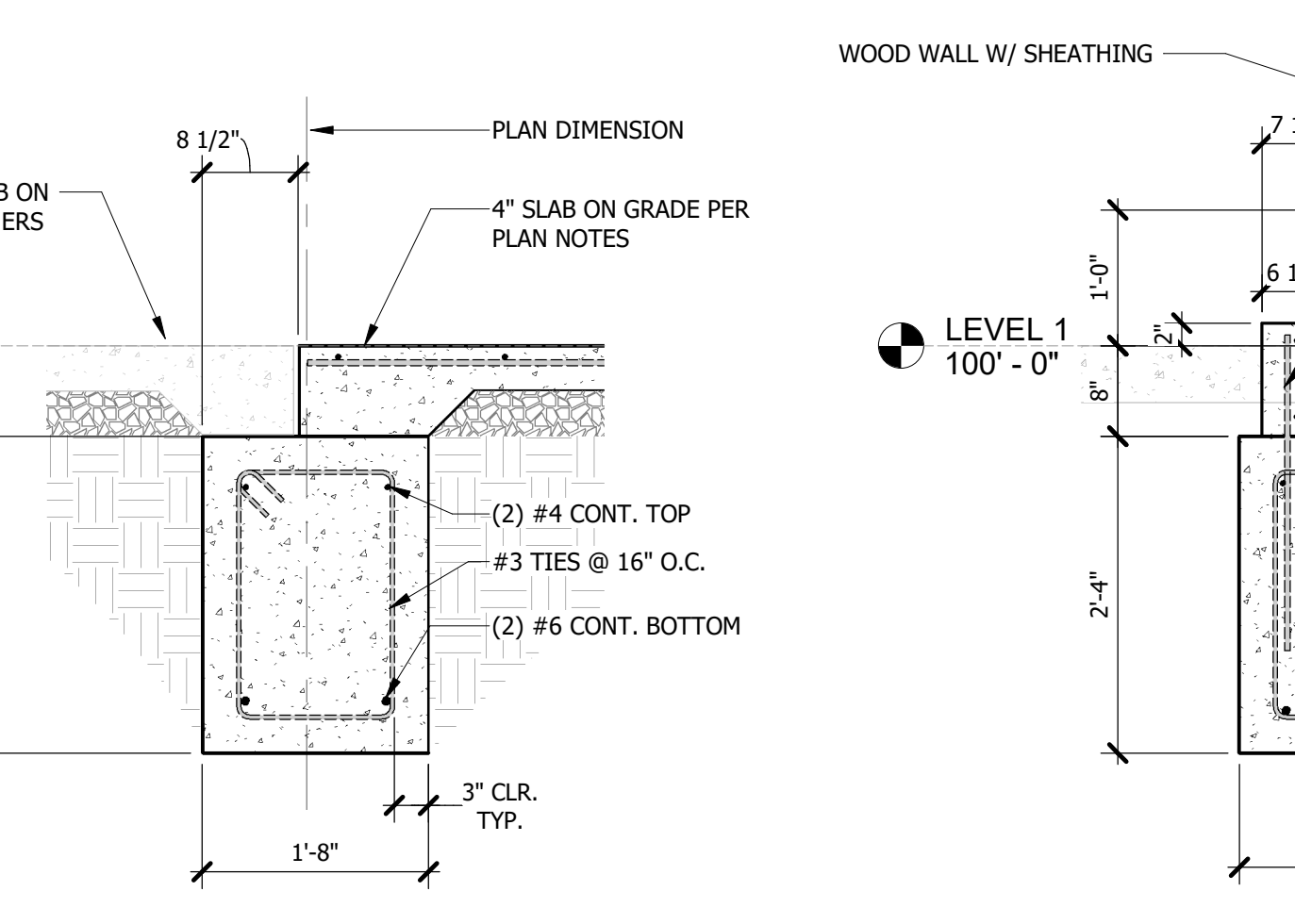
5 TYP. PERGOLA COLUMN FOUNDATION
3/4" = 1'-0"



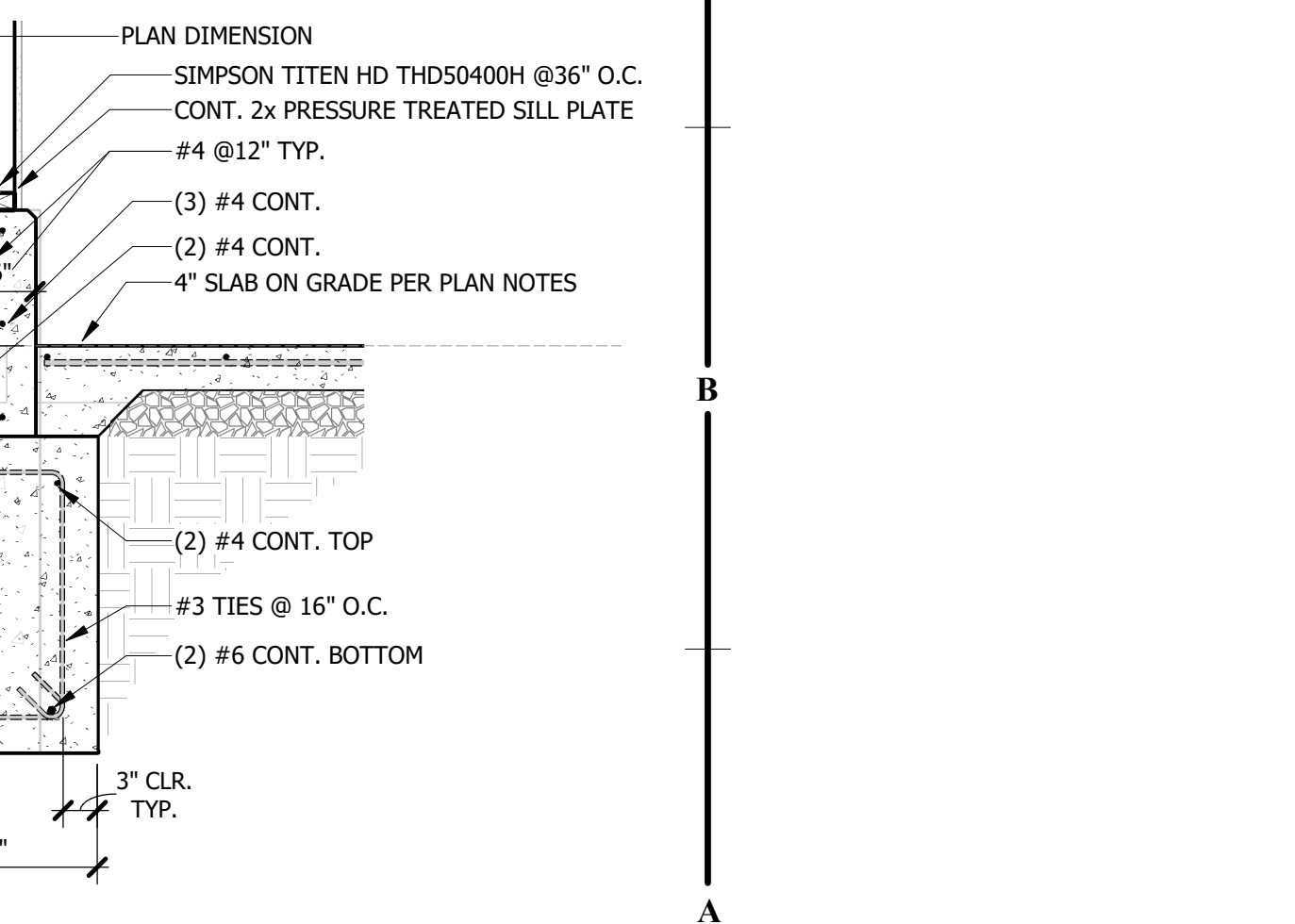
4 TYP. INTERIOR WALL FOUNDATION
3/4" = 1'-0"



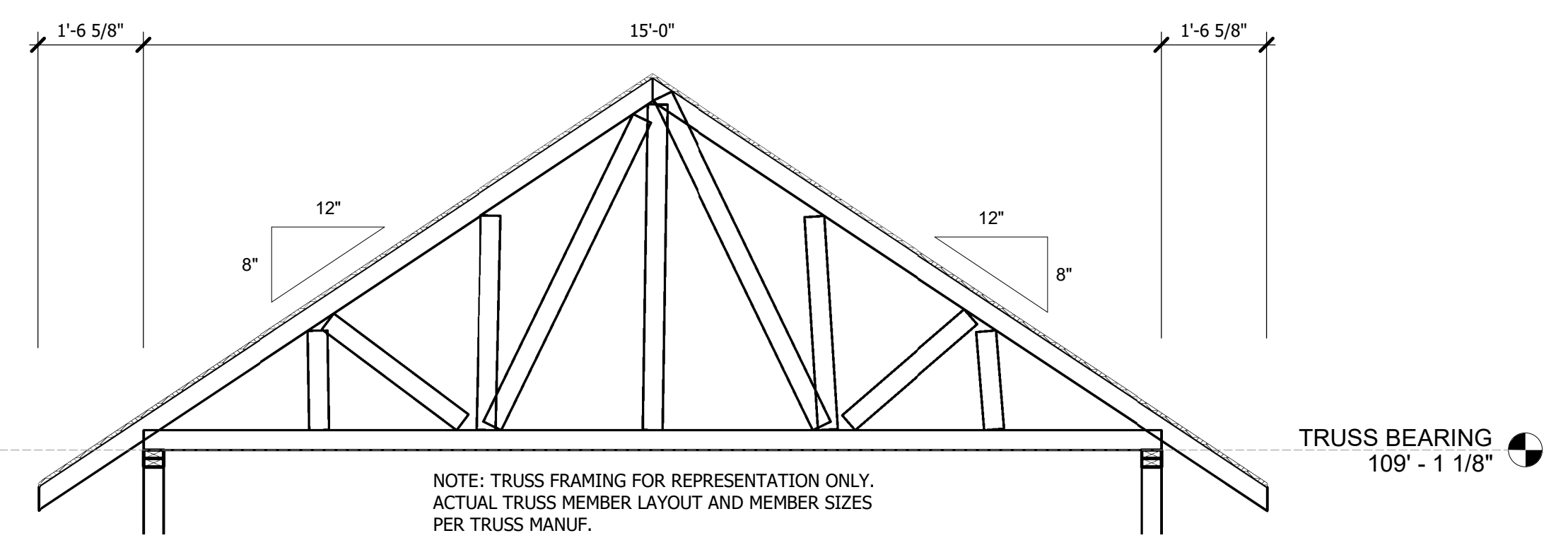
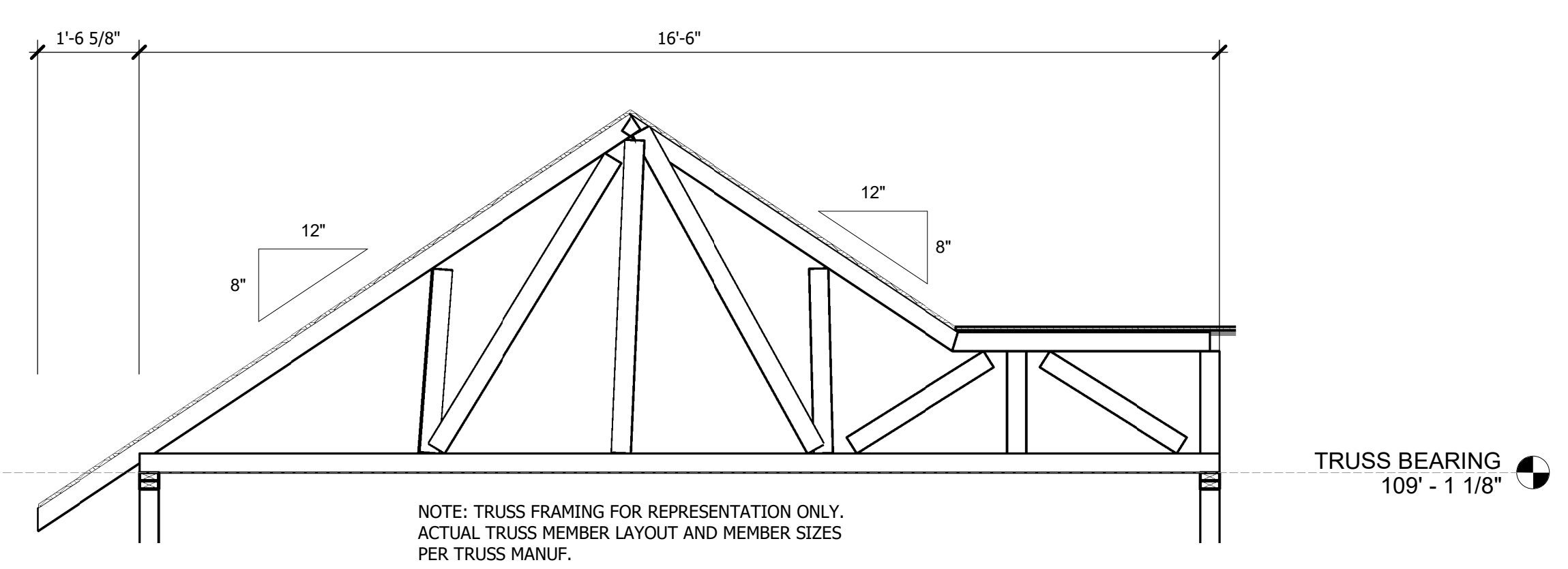
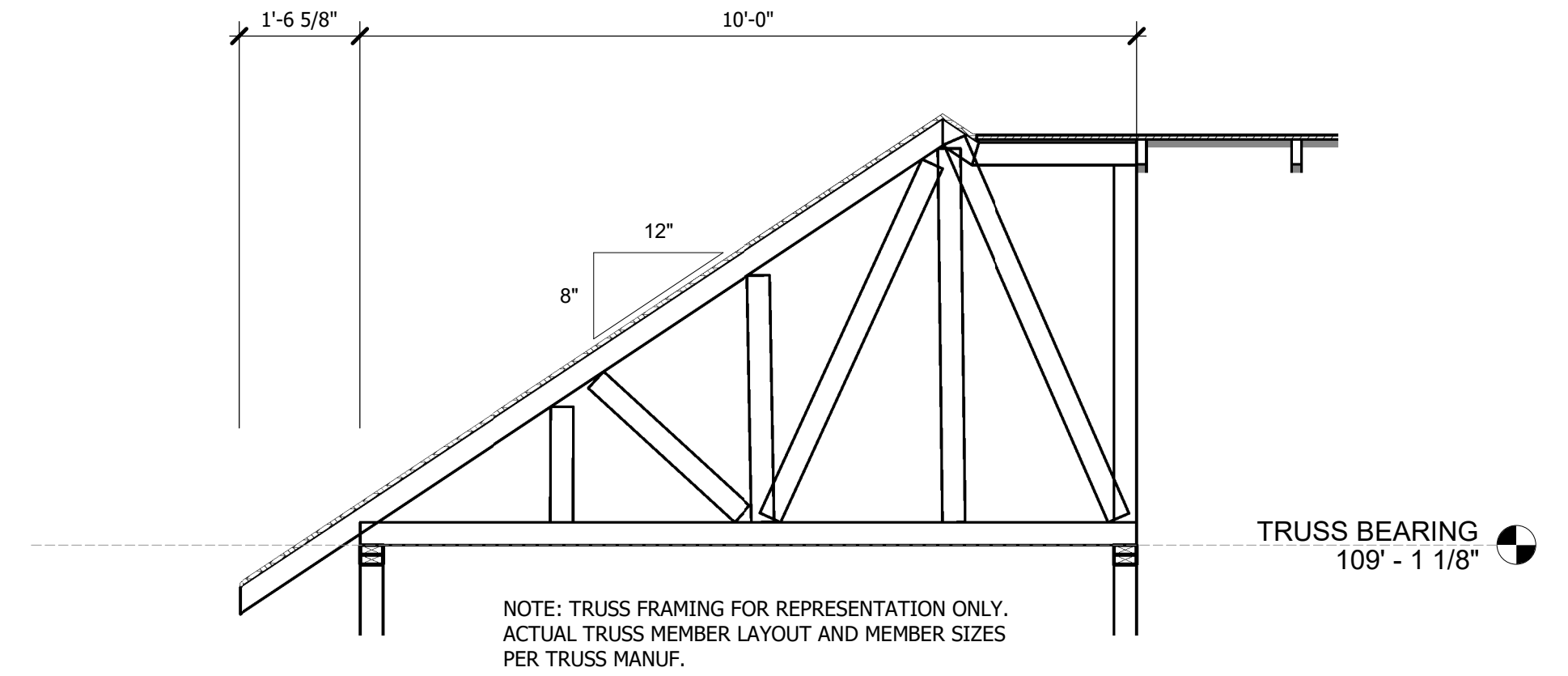
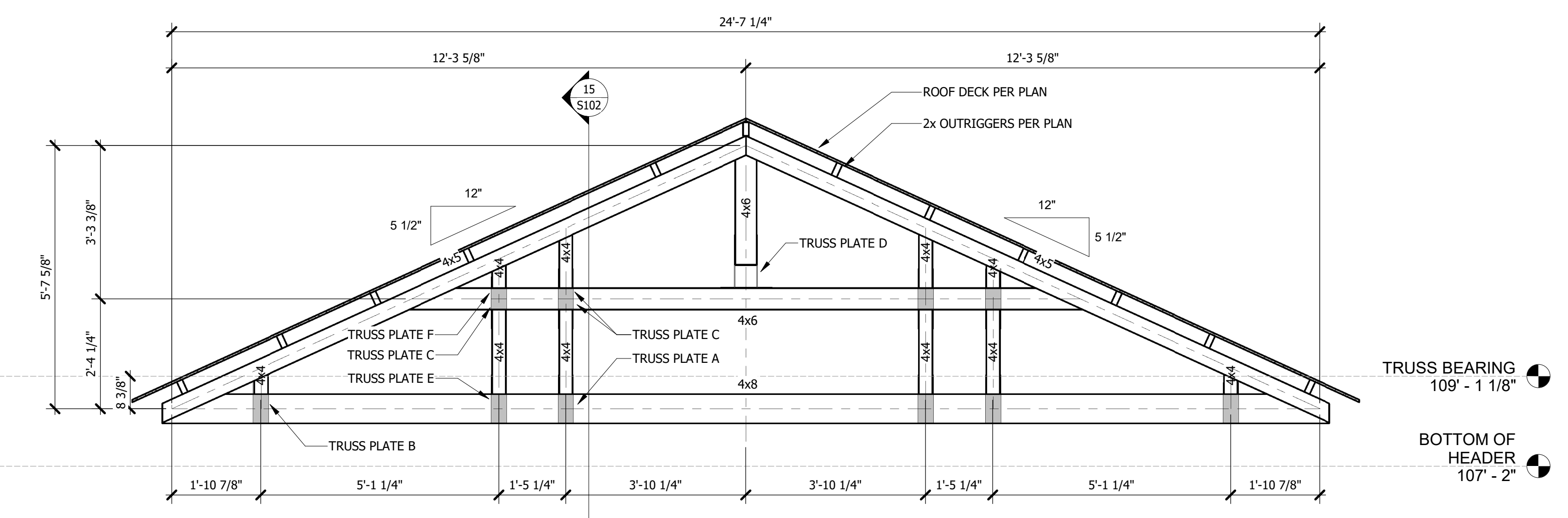
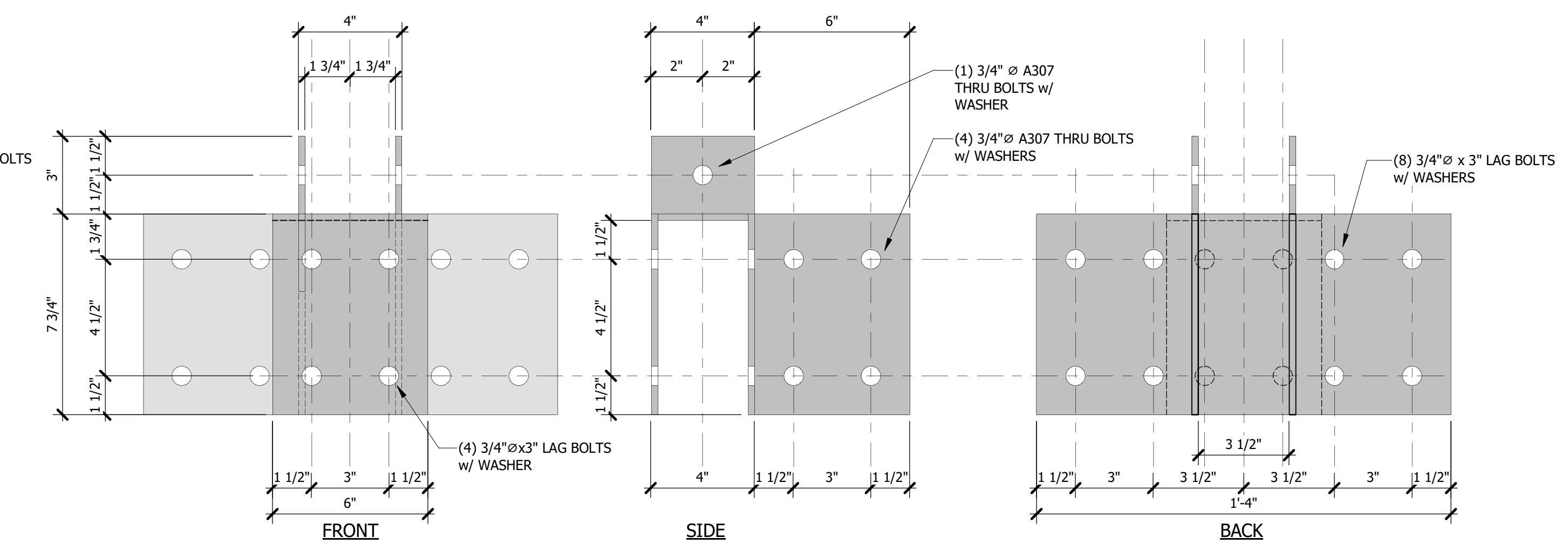
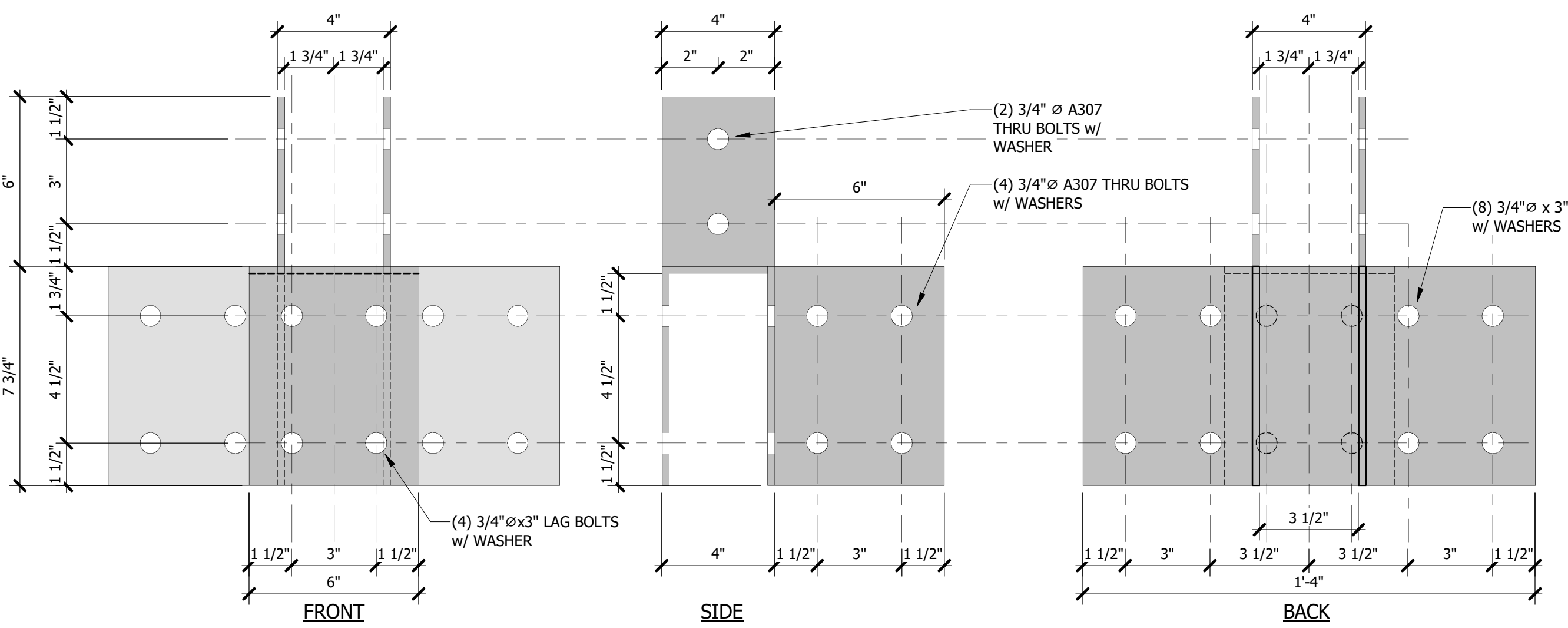
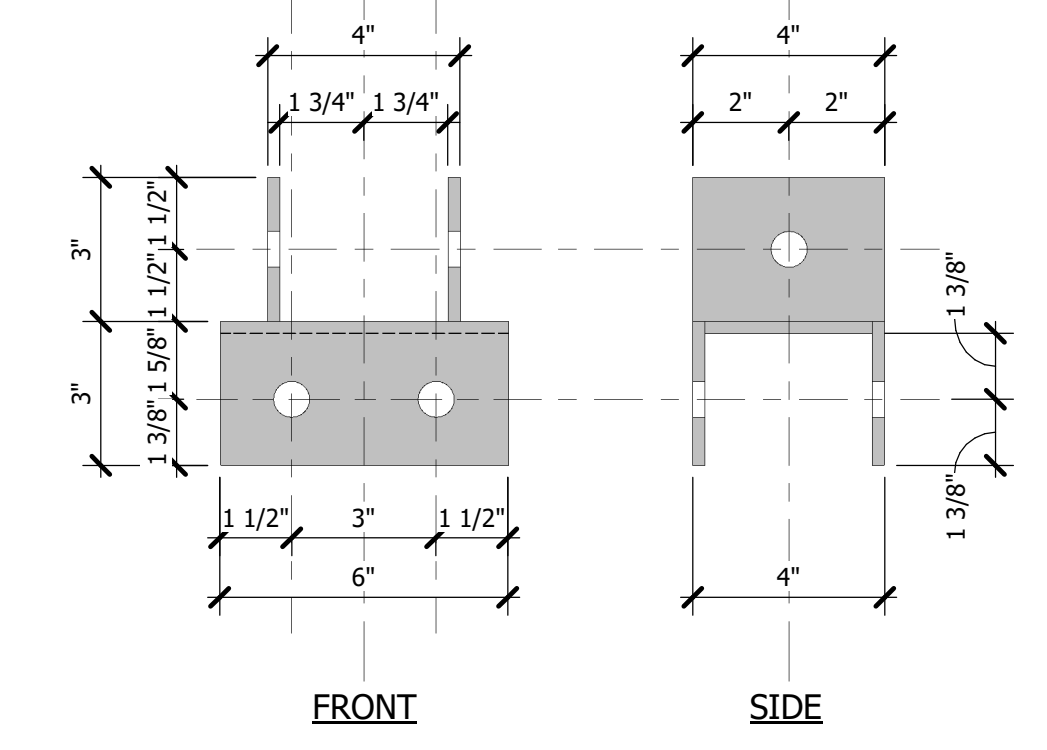
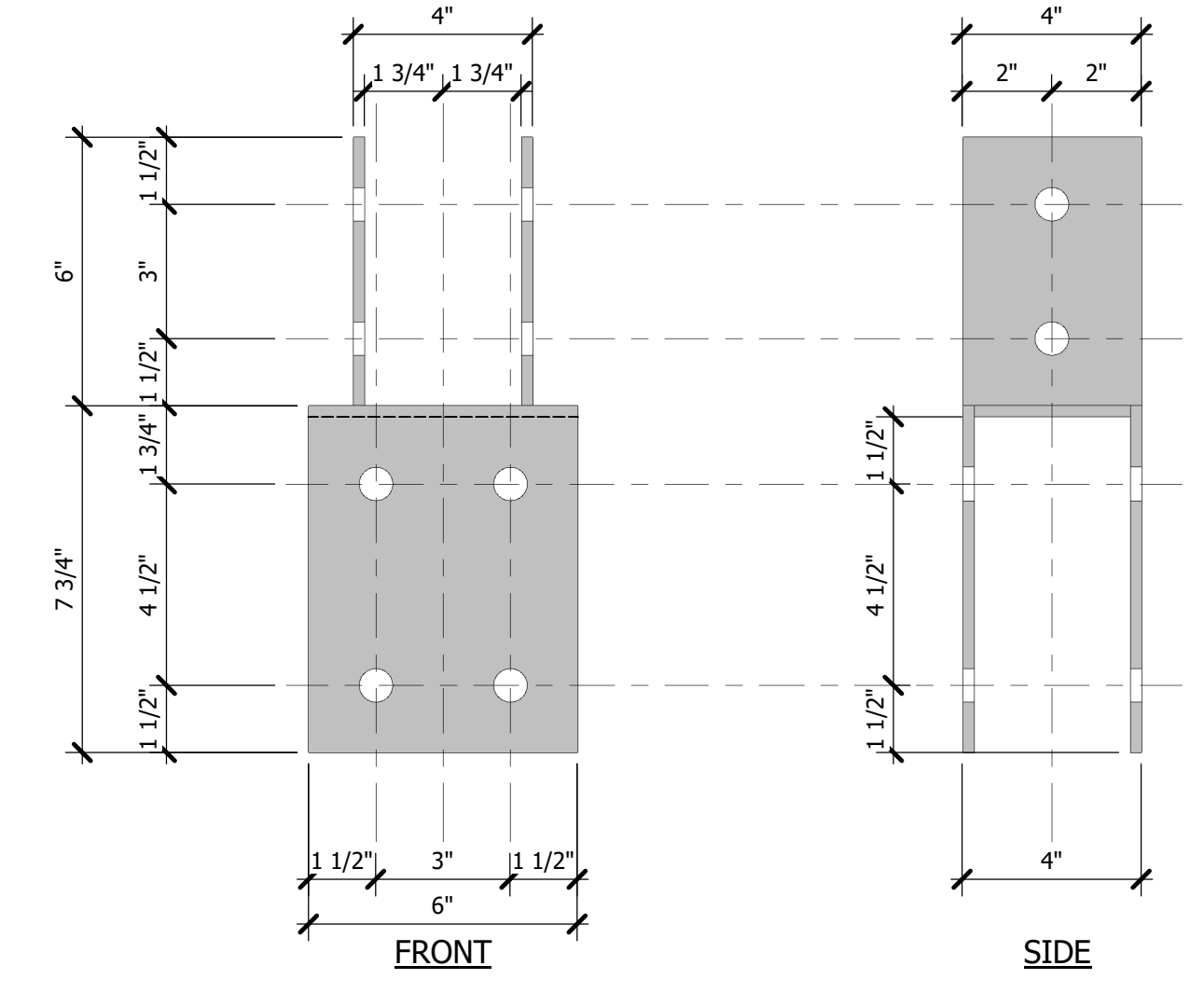
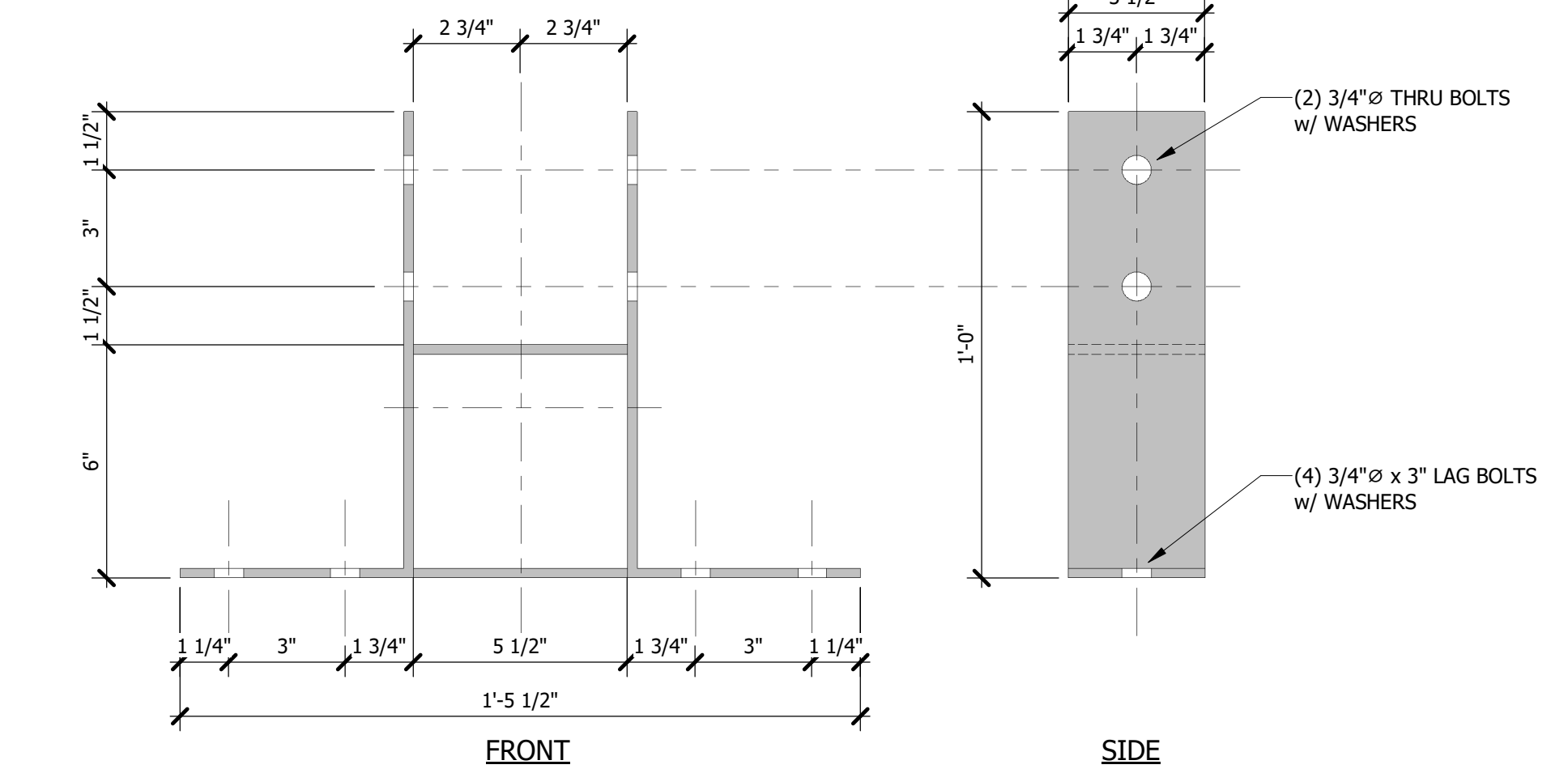
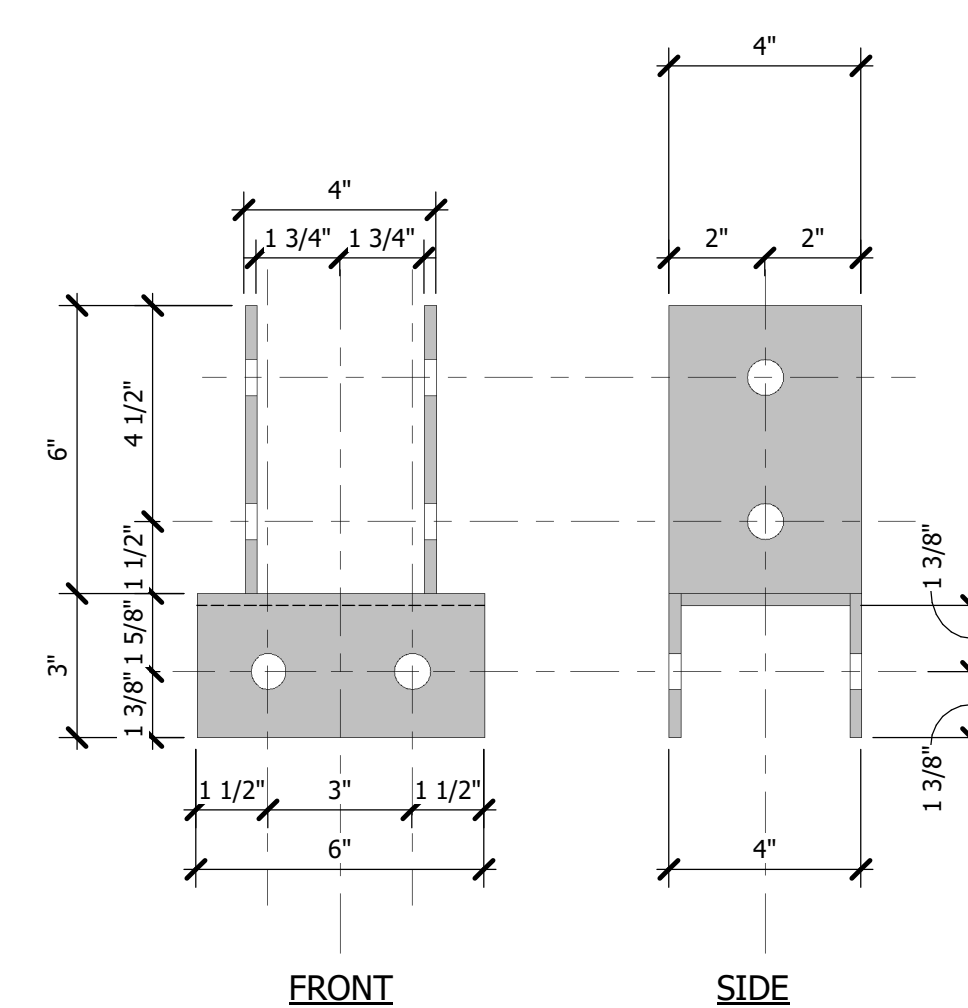
3 TYP EXTERIOR WALL FOUNDATION 2
3/4" = 1'-0"

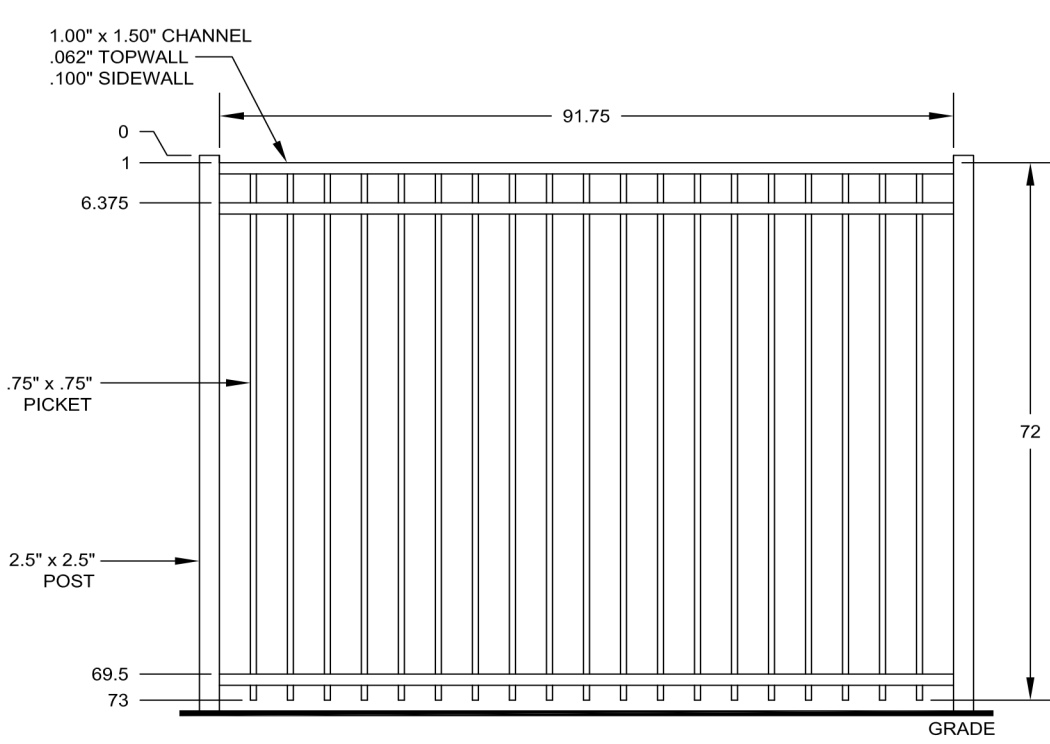


2 TYP. FOUNDATION AT DOOR OPENING
3/4" = 1'-0"



1 TYP. EXTERIOR WALL FOUNDATION
3/4" = 1'-0"

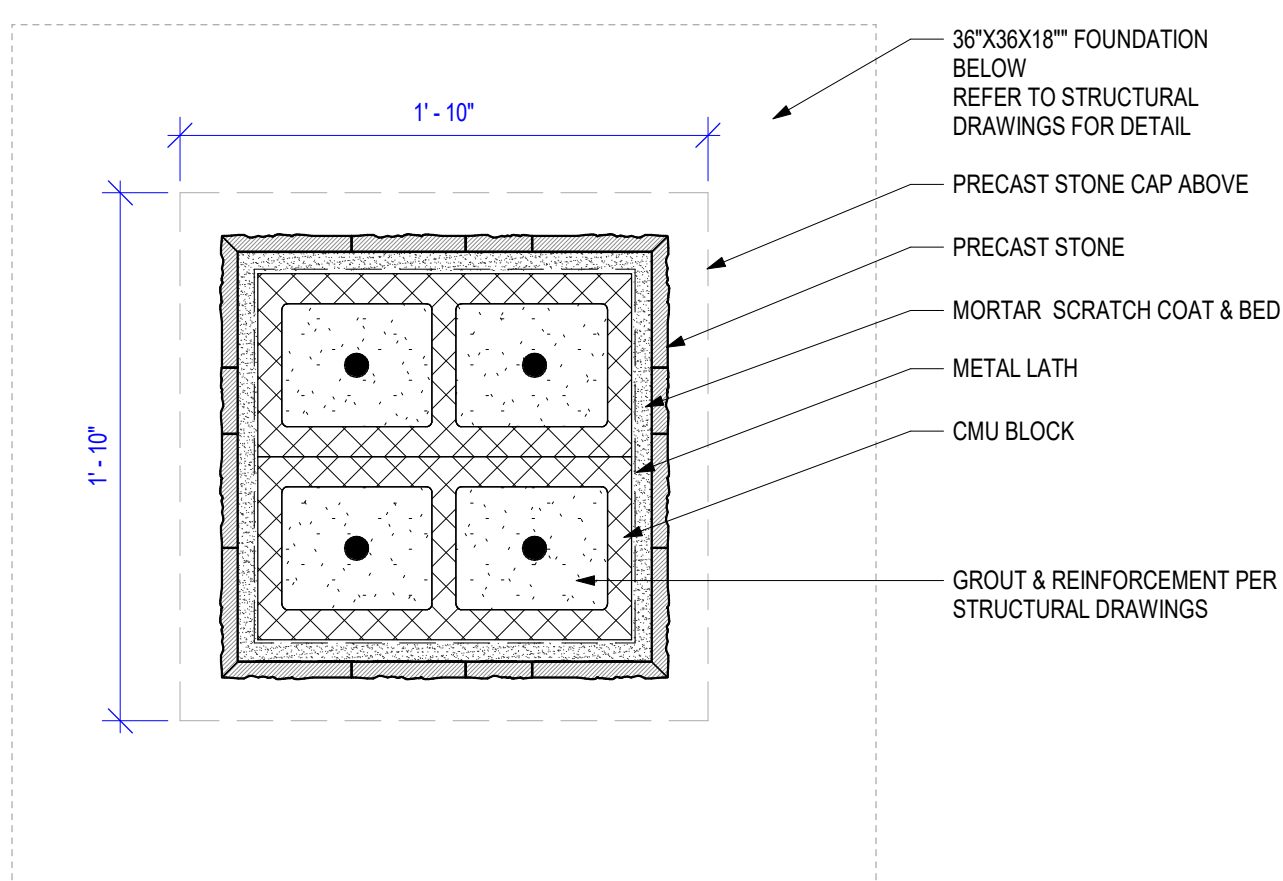




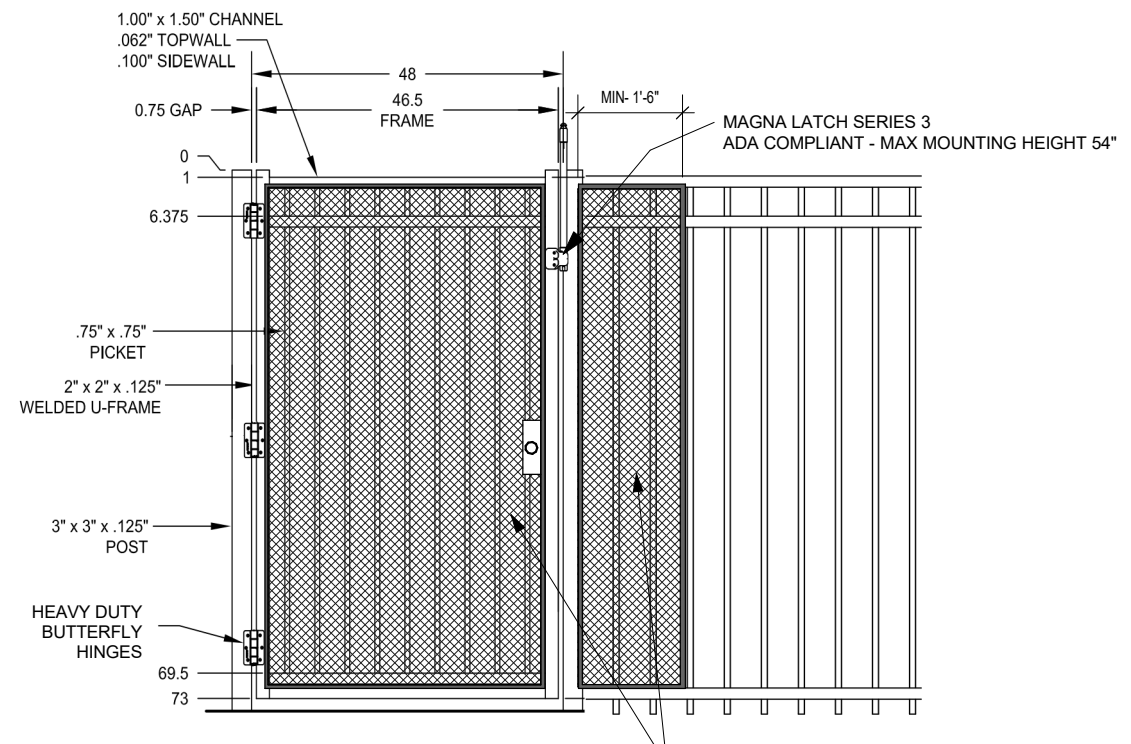
H12 ALUMINUM FENCE
1 1/2" = 1'-0"



G12 WOOD FENCE
1 1/2" = 1'-0"



E12 COLUMN PLAN DETAIL
1 1/2" = 1'-0"



PROVIDE EXPANDED METAL OVER GATE LOCATIONS AND ADJACENT TO LOCK LOCATIONS. SECURELY ATTACH BY WELDING. INDICATE DETAILING AND EXTENTS IN SHOP DRAWING SUBMITTAL. PAINT TO MATCH FENCE AND GATE COLOR.

MANUFACTURED STONE VENEER COLUMN, TYPICAL AT NORTH AND SOUTH END. PROVIDE AND INSTALL CAST STONE PIER CAP, BASIS OF DESIGN-DUTCH QUALITY STONE.

POOL DECK GENERAL NOTE: AS DIRECTED BY OWNER, PROVIDE #4 REINFORCEMENT BARS @ 24\"/>

GENERAL NOTE: SEE CIVIL DRAWING FOR LOCATION OF POOL AND DIMENSIONS.

POOL MATERIALS AND COLORS TO BE VERIFIED BY OWNER.
COPING: UNILOCK 12\"/>

POOL DECK GENERAL NOTE: AS DIRECTED BY OWNER, PROVIDE #4 REINFORCEMENT BARS @ 24\"/>

CONTROL JOINT SAW CUT LOCATION, TYPICAL AT ALL LOCATIONS INDICATED AT POOL DECK WITH DASHED LINE.

POOL DECK GENERAL NOTE: AS DIRECTED BY OWNER, PROVIDE #4 REINFORCEMENT BARS @ 24\"/>

CONTROL JOINT SAW CUT LOCATION, TYPICAL AT ALL LOCATIONS INDICATED AT POOL DECK WITH DASHED LINE.

POOL DECK GENERAL NOTE: AS DIRECTED BY OWNER, PROVIDE #4 REINFORCEMENT BARS @ 24\"/>

CONTROL JOINT SAW CUT LOCATION, TYPICAL AT ALL LOCATIONS INDICATED AT POOL DECK WITH DASHED LINE.

POOL DECK GENERAL NOTE: AS DIRECTED BY OWNER, PROVIDE #4 REINFORCEMENT BARS @ 24\"/>

CONTROL JOINT SAW CUT LOCATION, TYPICAL AT ALL LOCATIONS INDICATED AT POOL DECK WITH DASHED LINE.

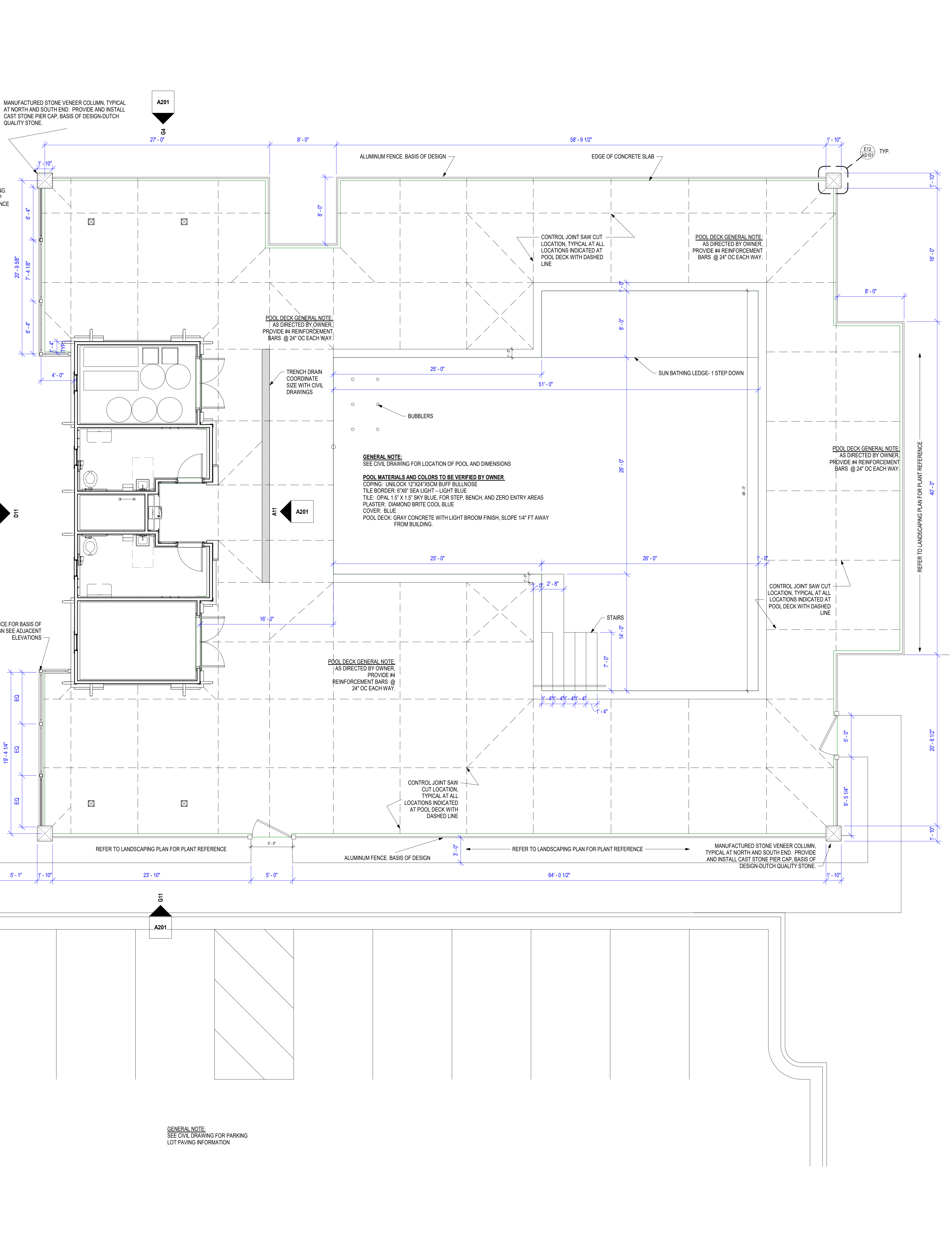
POOL DECK GENERAL NOTE: AS DIRECTED BY OWNER, PROVIDE #4 REINFORCEMENT BARS @ 24\"/>

CONTROL JOINT SAW CUT LOCATION, TYPICAL AT ALL LOCATIONS INDICATED AT POOL DECK WITH DASHED LINE.

POOL DECK GENERAL NOTE: AS DIRECTED BY OWNER, PROVIDE #4 REINFORCEMENT BARS @ 24\"/>

CONTROL JOINT SAW CUT LOCATION, TYPICAL AT ALL LOCATIONS INDICATED AT POOL DECK WITH DASHED LINE.

POOL DECK GENERAL NOTE: AS DIRECTED BY OWNER, PROVIDE #4 REINFORCEMENT BARS @ 24\"/>



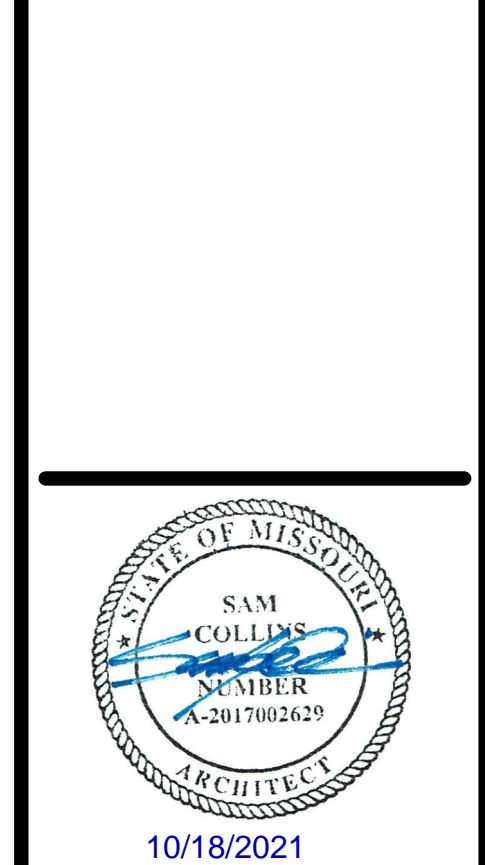
GENERAL NOTE: SEE CIVIL DRAWING FOR PARKING LOT PAVING INFORMATION.



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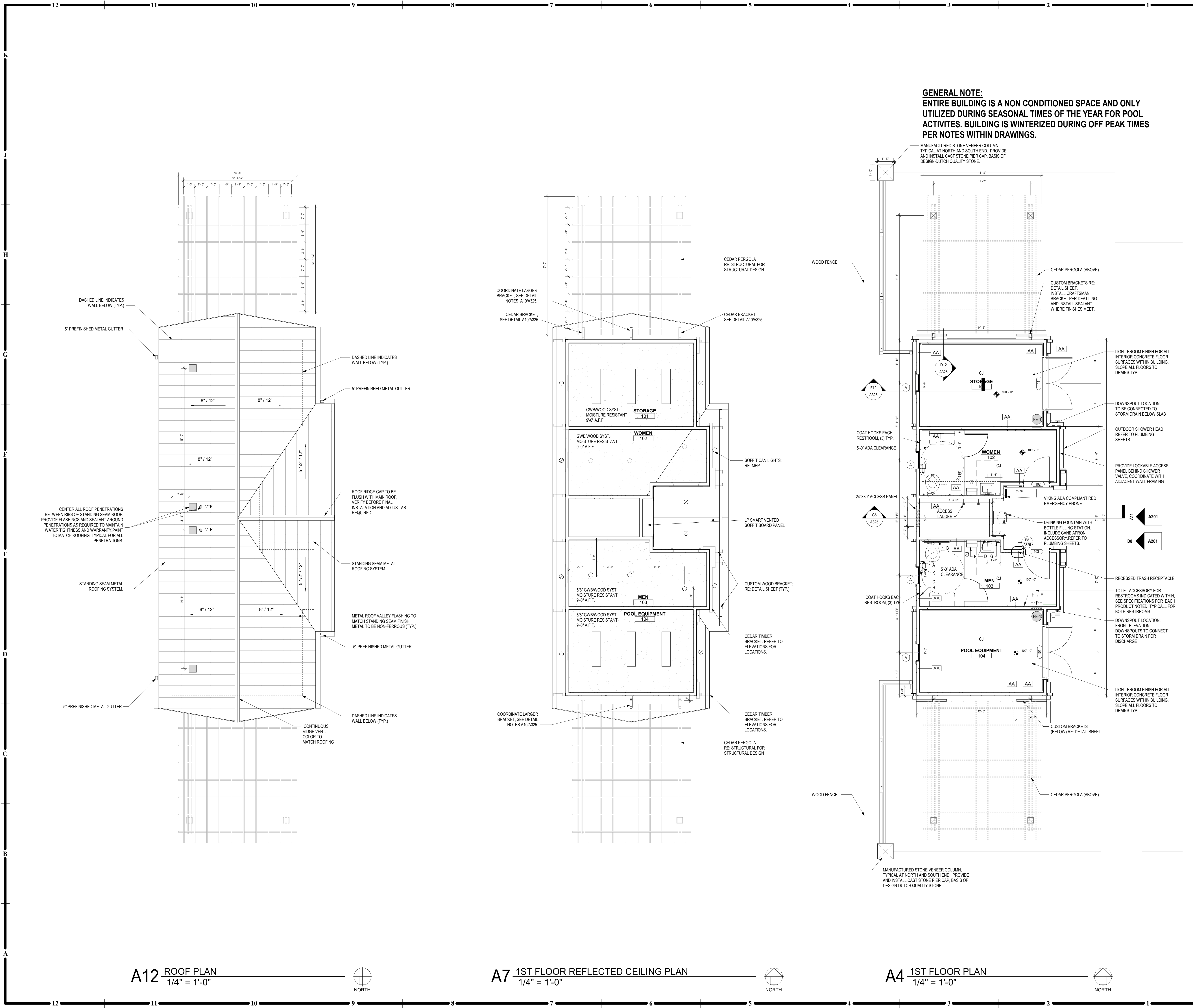


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AS101

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COLLINS WEBB #: 20032

ARCHITECTURAL SITE PLAN

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GENERAL NOTE:
 ENTIRE BUILDING IS A NON CONDITIONED SPACE AND ONLY UTILIZED DURING SEASONAL TIMES OF THE YEAR FOR POOL ACTIVITIES. BUILDING IS WINTERIZED DURING OFF PEAK TIMES PER NOTES WITHIN DRAWINGS.

- GENERAL NOTES:
FLOOR PLANS**
1. SEE GENERAL ARCHITECTURAL SHEETS FOR ADDITIONAL NOTES AND DETAILS THAT ARE APPLICABLE.
 2. ARCHITECTURAL ELEVATION 100'-0"
 3. DIMENSIONS SHOWN ON THE FLOOR PLAN ARE TO THE FACE OF GYP BOARD WALL (FG) AND COLUMN GRID LINES, UNLESS NOTED OR SHOWN OTHERWISE.
 4. NOTE: WALL THICKNESSES ARE ACTUAL DIMENSIONS AND PER WALL TYPES SEE GENERAL SHEETS.
 5. DOOR OPENINGS NOT LOCATED BY DIMENSION SHALL BE CENTERED IN WALL SHOWN OR LOCATED 4 INCHES FROM FINISH WALL TO HINGE SIDE OF THE DOOR, ALWAYS ALLOWING A MINIMUM OF 18" FROM THE PULL SIDE (STRIKE SIDE) OF THE DOOR TO THE INTERSECTING WALL OR OTHER PROTRUDING OBJECTS.
 6. RE: FINISH LEGEND, FINISH SCHEDULE AND SPECIFICATIONS FOR DOOR AND DOOR FRAME FINISHES.
 7. ALL POOL HOUSE SLABS TO SLOPE TO DRAINS AT 1/4" PER 1'-0".
- FE-1 INDICATES FIRE EXTINGUISHER CABINET (FE) LOCATION WITH 75'-0" RADIUS COVERAGE AREA.

A12 ROOF PLAN
1/4" = 1'-0"



A7 1ST FLOOR REFLECTED CEILING PLAN
1/4" = 1'-0"



A4 1ST FLOOR PLAN
1/4" = 1'-0"



1ST FLOOR PLANS

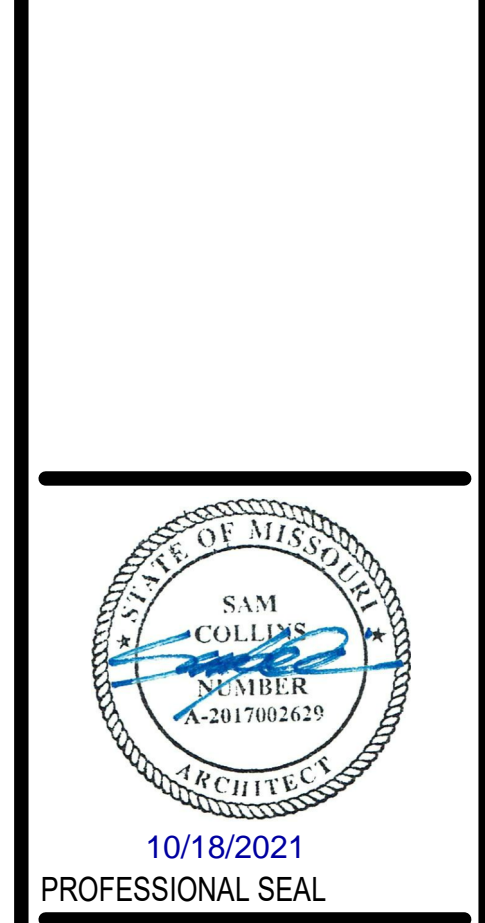


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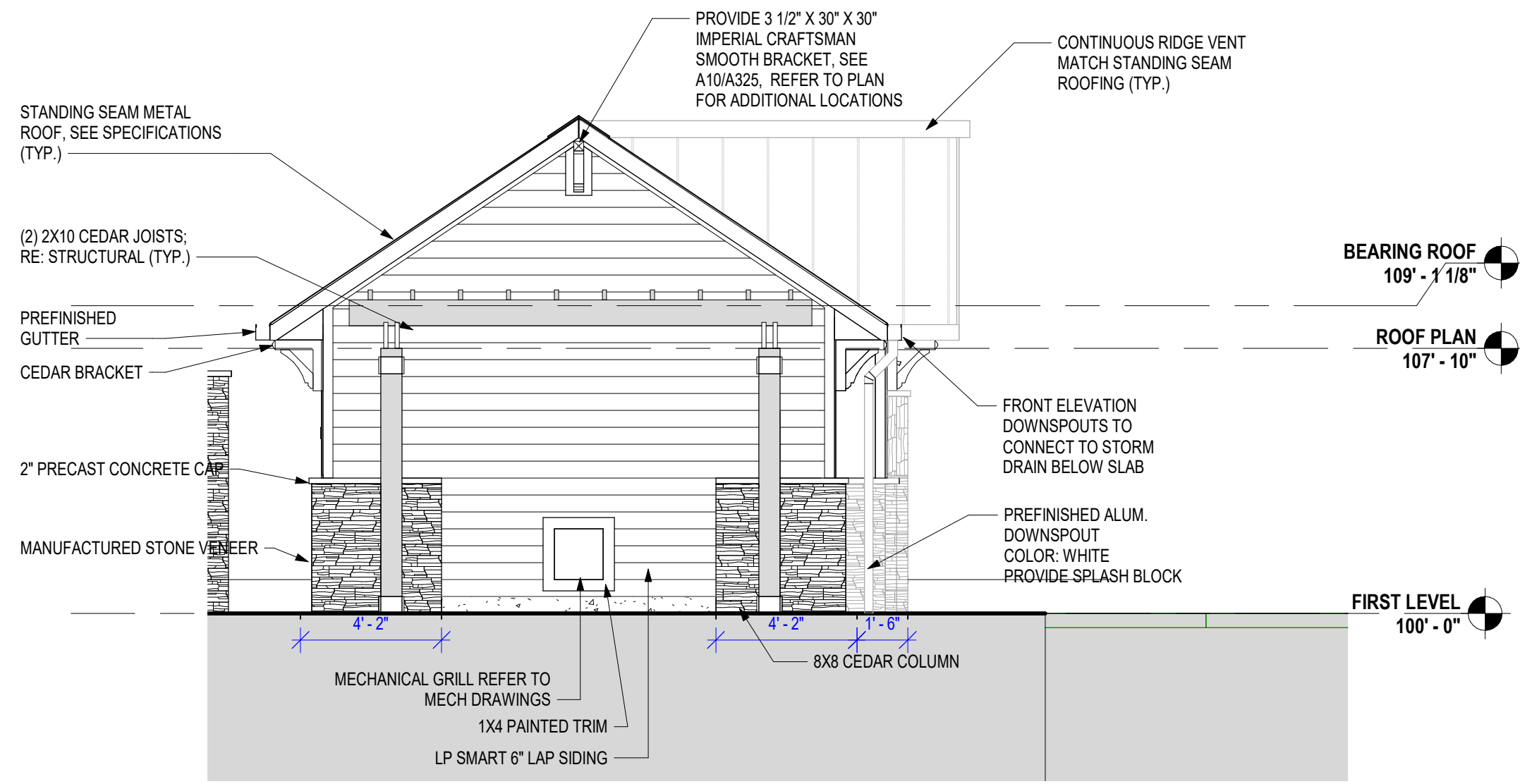
HOOK FARMS
 SW 26TH TERRACE & SW PRYOR RD
 LEE'S SUMMIT, MO

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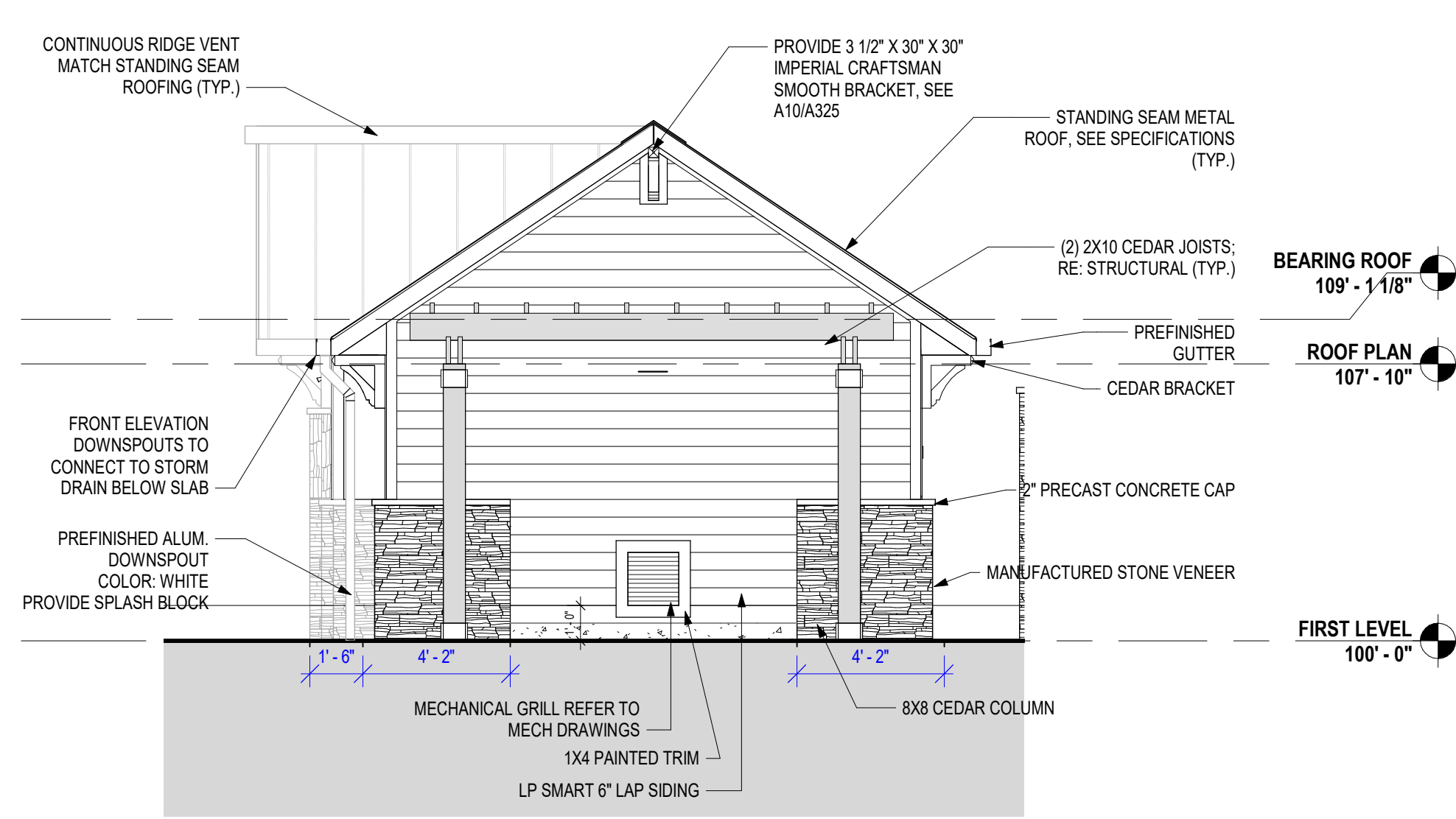
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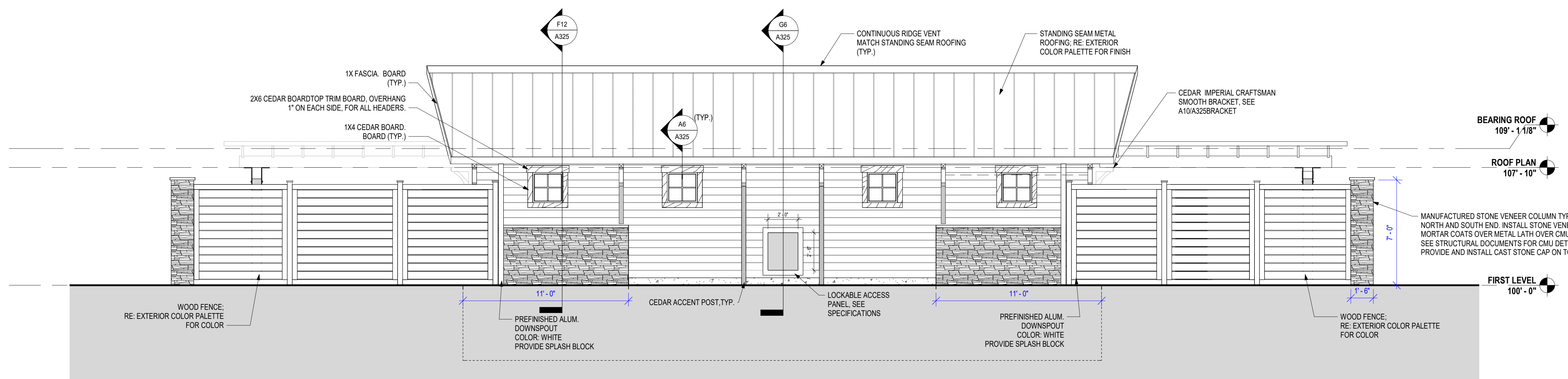
10/18/2021
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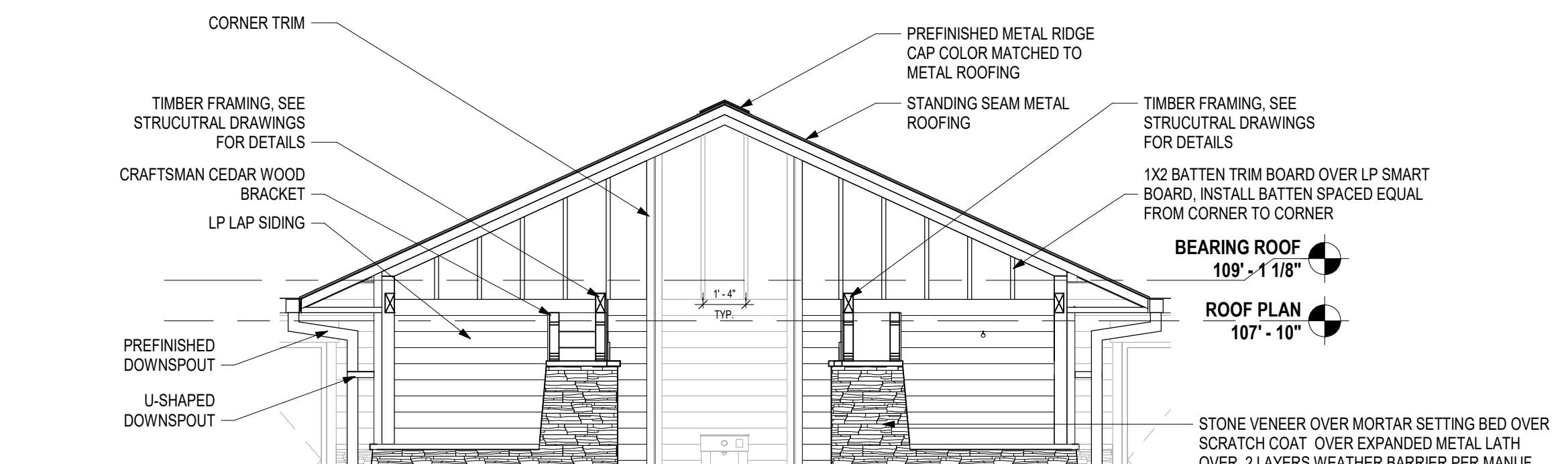
G11 SOUTH ELEVATION
1/4" = 1'-0"



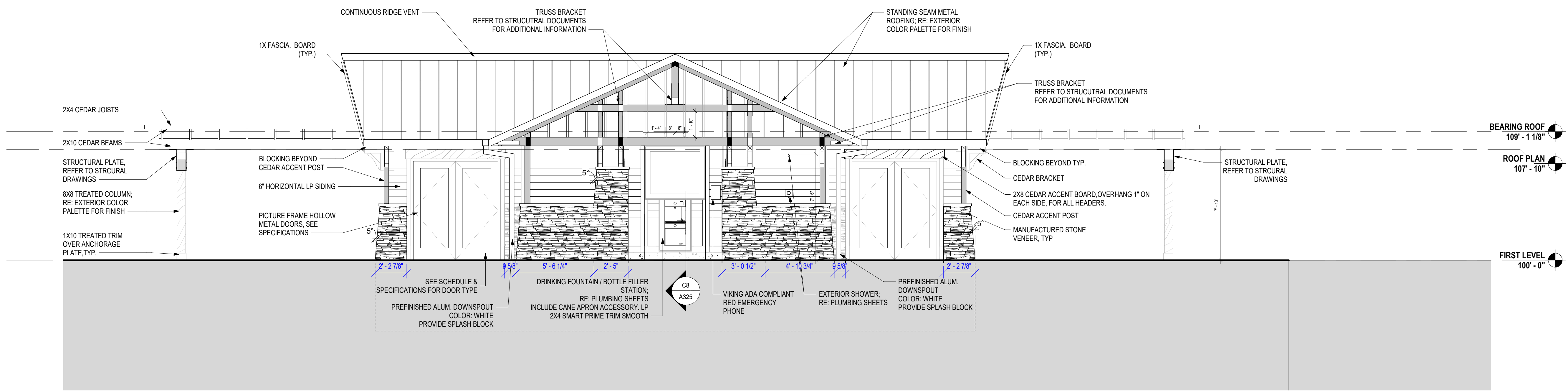
G4 NORTH ELEVATION
1/4" = 1'-0"



D11 WEST ELEVATION
1/4" = 1'-0"



D8 GABLE ELEVATION
1/4" = 1'-0"



A11 EAST ELEVATION
1/4" = 1'-0"

GENERAL NOTES
EXTERIOR ELEVATIONS:

1. RE. SHEET G001 FOR ADDITIONAL GENERAL NOTES THAT ARE APPLICABLE.
2. DIMENSIONS SHOWN ON THE EXTERIOR ELEVATIONS ARE TO THE FACE OF EXTERIOR WALL, FACE OF STUD, AND COLUMN GRID LINES, UNLESS OTHERWISE NOTED OR INDICATED.
3. RE. THE WINDOW TYPES SHEET FOR ALL EXTERIOR WINDOW TYPES AND GLASS TYPES.
4. PROVIDE ALL BLOCKING AND POWER AS REQUIRED FOR EXTERIOR SIGNAGE AND LIGHTING.

- EXTERIOR ELEVATION MATERIALS**
- MANUFACTURED STONE VENEER, BASIS OF DESIGN: DUTCH QUALITY STONE, FALLBROOK DRY STACK
 - LP SIDING LAP FIELD COLOR - SHERWIN WILLIAMS (SW 7005) PURE WHITE
 - LP VERTICAL BOARD SIDING AND BATTEN, FIELD COLOR - SHERWIN WILLIAMS (SW 7005) PURE WHITE
 - LP TRIM BOARDS - SHERWIN WILLIAMS (SW 7005) PURE WHITE
 - BLACK ALUMINUM WINDOWS - COLUMBIA WINDOWS - C3100 SERIES
 - PREFINISHED GUTTERS AND DOWNSPOUTS TO MATCH SHERWIN WILLIAMS (SW 7005) PURE WHITE
 - STEM WALL - NATURAL FINISH
 - PERGOLA JOISTS - WESTERN RED CEDAR, COAT WITH 2 COATS LINSEED OIL, SEE SPECIFICATIONS.
 - PERGOLA WOOD COLUMNS - WESTERN RED CEDAR, COAT WITH 2 COATS LINSEED OIL, SEE SPECIFICATIONS.
 - STANDING SEAM METAL ROOF - DREXEL METALS BLACK - 2020.



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EXTERIOR ELEVATIONS

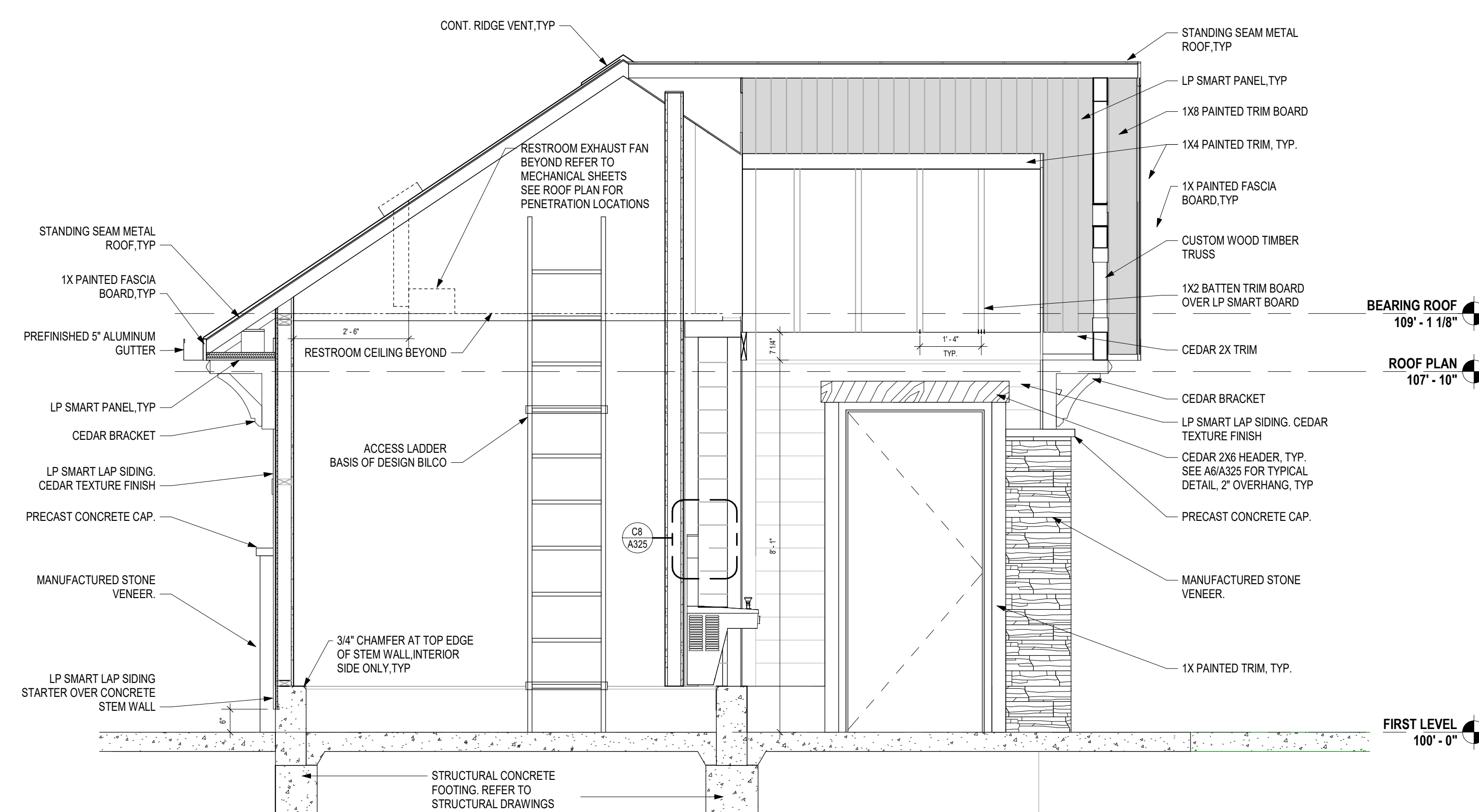
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**GENERAL NOTES:
EXTERIOR WALL SECTIONS/
DETAILS**

1. RE: SHEET G001 FOR ADDITIONAL GENERAL NOTES THAT ARE APPLICABLE.
2. RE: FLOOR PLANS, ROOF PLAN AND ELEVATIONS FOR SECTION CUT LOCATIONS.
3. ALL WINDOW AND DOOR OPENING DIMENSIONS ARE ROUGH OPENING DIMENSIONS, UNLESS NOTED OTHERWISE.
4. DIMENSIONS SHOWN ON THE WALL SECTIONS ARE TO THE FACE OF EXTERIOR WALL, AND COLUMN GRID LINES, UNLESS NOTED OR SHOWN OTHERWISE.

**GENERAL NOTES:
DOOR SCHEDULE**

1. HM REFERS TO HOLLOW METAL
2. AL REFERS TO ALUMINUM
3. WD REFERS TO WOOD
4. SCWD REFERS TO SOLID CORE WOOD
5. FOR FINISH COLOR DESIGNATION FOR INTERIOR DOOR AND FRAMES, REFER TO FINISH LEGEND.
6. PROTECT ALL DOORS & FRAMES FROM DAMAGE THROUGHOUT CONSTRUCTION PHASES.



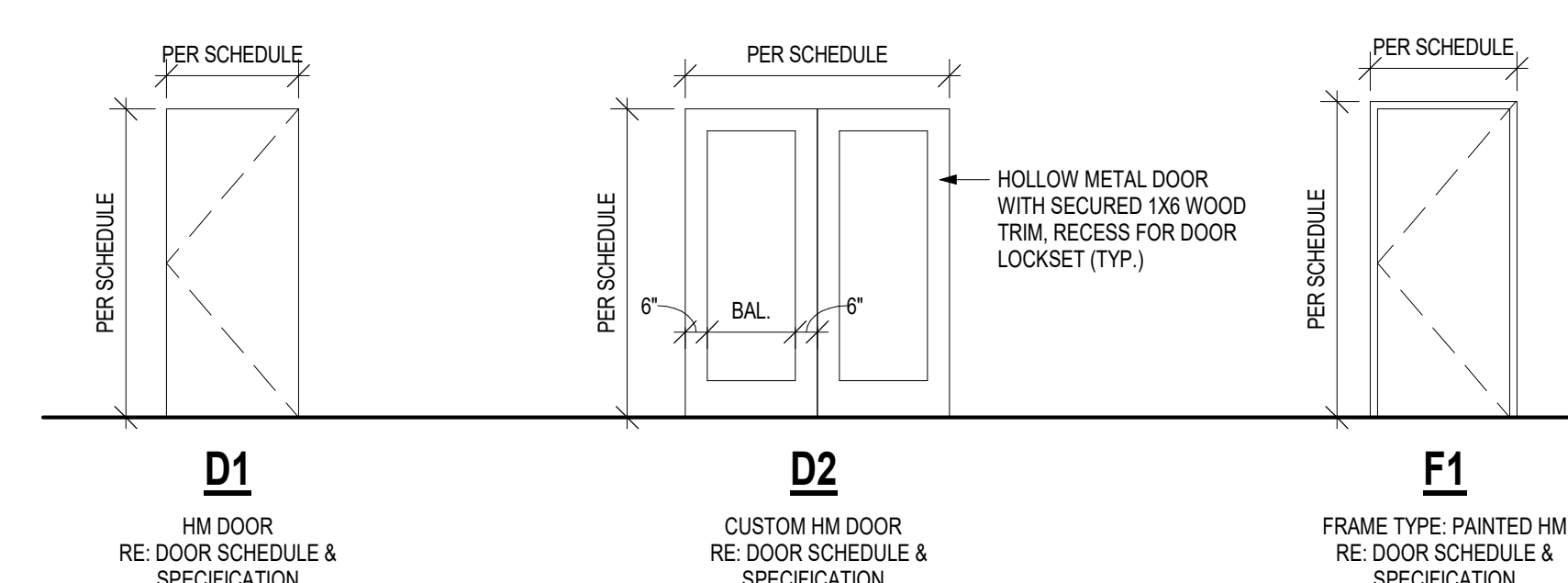
G6 BUILDING SECTION
1/2" = 1'-0"

FINISH LEGEND					
SYMBOL	MATERIAL	MANUFACTURER	TYPE	COLOR	TYP. AREA / REMARKS
TOILET PARTITIONS	SOLID PLASTIC	ACCURATE	HDPE	TBD	TOILET PARTITION, CEILING MOUNTED
FLOOR FINISH	WC1	WATERPROOF CONCRETE	SPECIALTY PRODUCTS GROUP	VAPOR LOCK 2021	GRAY / NATURAL FINISH POOL HOUSE
WALL FINISH	P1	PAINT	SHERWIN WILLIAMS	EPOXY	SW 7029 AGREEABLE GRAY GYP CEILING / SOFFIT

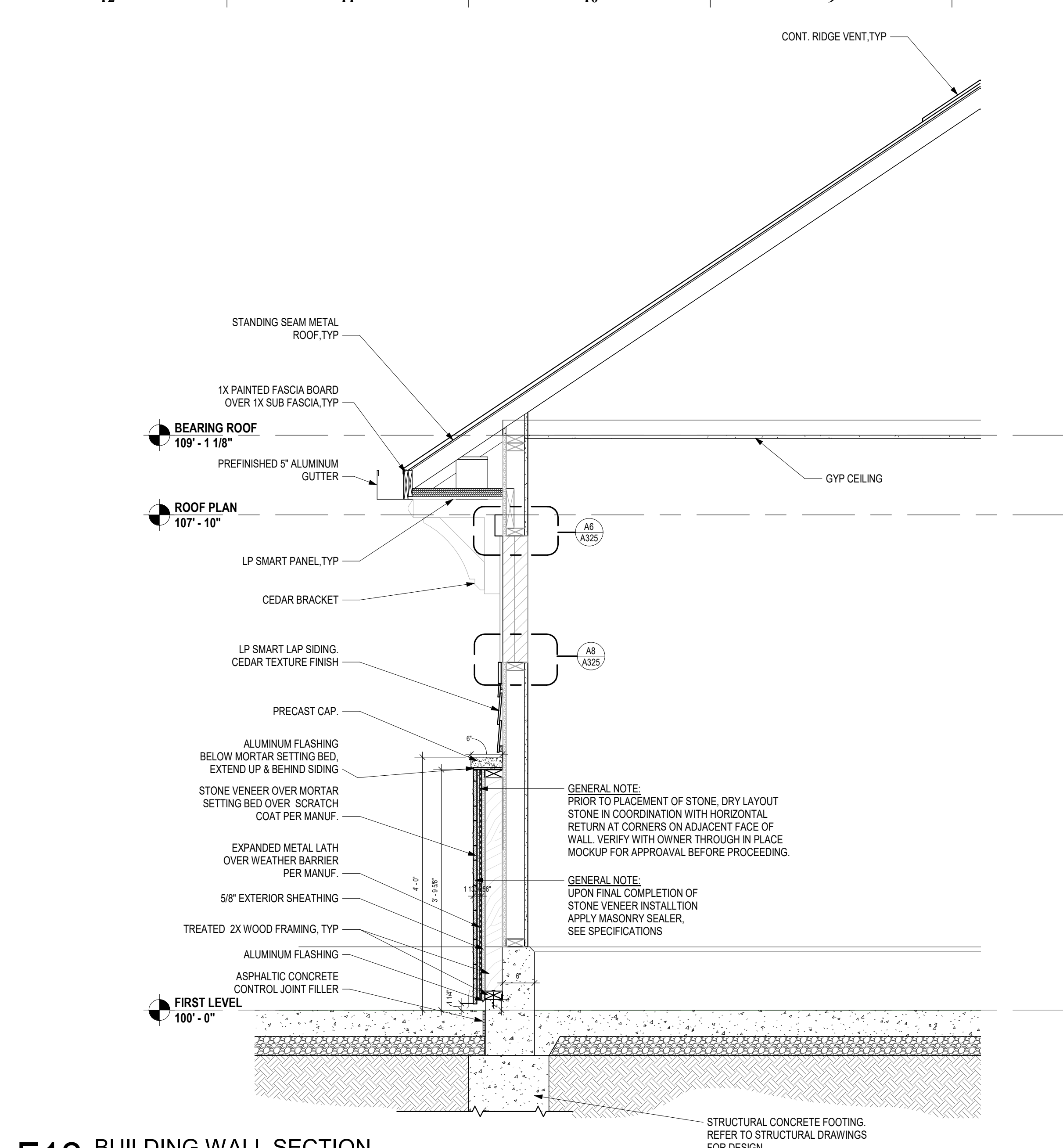
ROOM FINISH SCHEDULE						
RM. NO.	ROOM NAME	FLOORS	WALL FINISH			CEILING FINISH
			NORTH WALL	EAST WALL	SOUTH WALL	
101	STORAGE	WC1	P1	P1	P1	P1
102	WOMEN	WC1	P1	P1	P1	P1
103	MEN	WC1	P1	P1	P1	P1
104	POOL EQUIPMENT	WC1	P1	P1	P1	P1

DOOR SCHEDULE									
DOOR NO.	ROOM NAME	WIDTH	HEIGHT	DOOR TYPE	DOOR IMAT.	DOOR FINISH	FRAME TYPE	FRAME MATERIAL	REMARKS
101	STORAGE	6'-0"	7'-0"	D2	HM	PAINT	F1	HM	1,2,3,4
102	WOMEN	3'-0"	7'-0"	D1	HM	PAINT	F1	HM	1,2,3,4
103	MEN	3'-0"	7'-0"	D1	HM	PAINT	F1	HM	1,2,3,4
104	POOL EQUIPMENT	6'-0"	7'-0"	D2	HM	PAINT	F1	HM	1,2,3,4

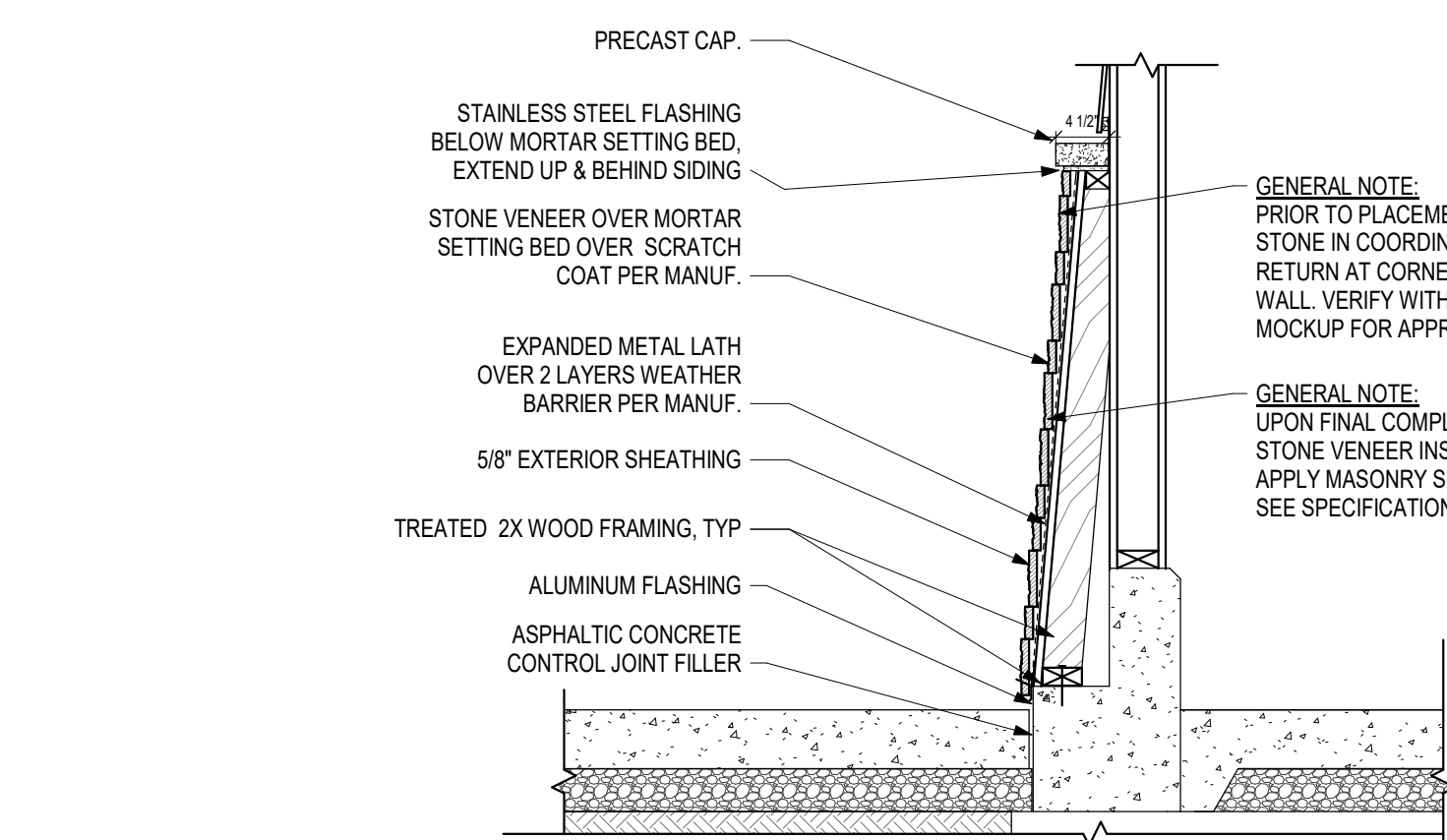
- DOOR SCHEDULE REMARKS:**
1. PROTECT DOOR AND FRAME FROM DAMAGE THROUGHOUT CONSTRUCTION. ANY DAMAGE TO BE REPAIRED/REPLACED PER OWNER DISCRETION.
 2. PROVIDE DOOR STOPS AND HOLD OPEN HARDWARE.
 3. DOOR AND FRAME TO BE PAINTED. REFER TO FINISH SCHEDULE FOR COLOR.
 4. SEE SPECIFICATION SHEETS FOR DOOR HARDWARE REQUIREMENTS.



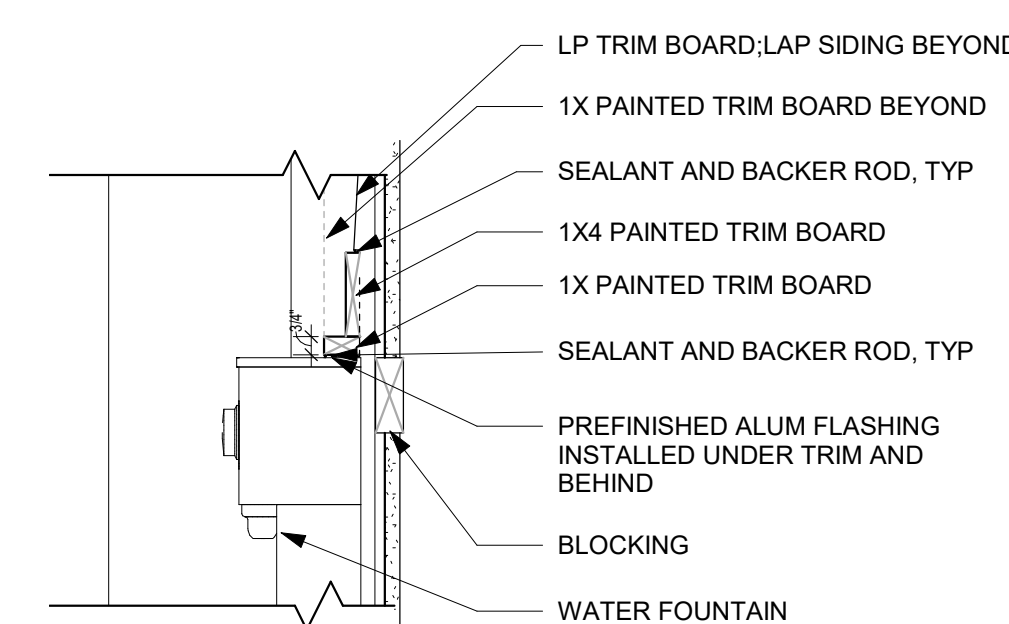
NOTE:
1. DOORS TO BE 1-3/4" THICK, UNLESS NOTED OTHERWISE ON DOOR SCHEDULE.



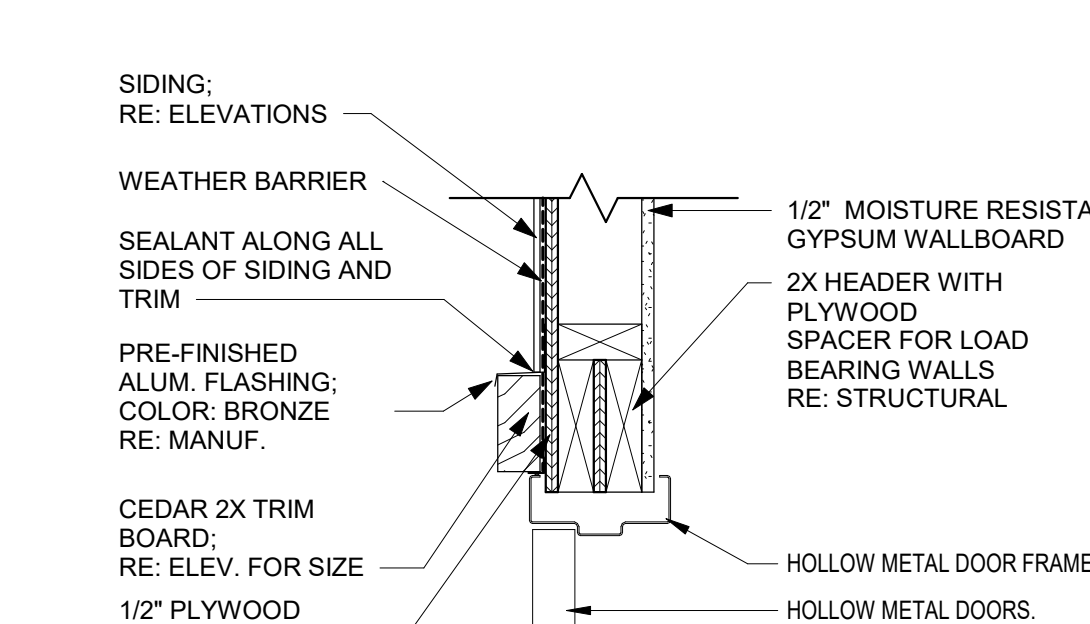
F12 BUILDING WALL SECTION
3/4" = 1'-0"



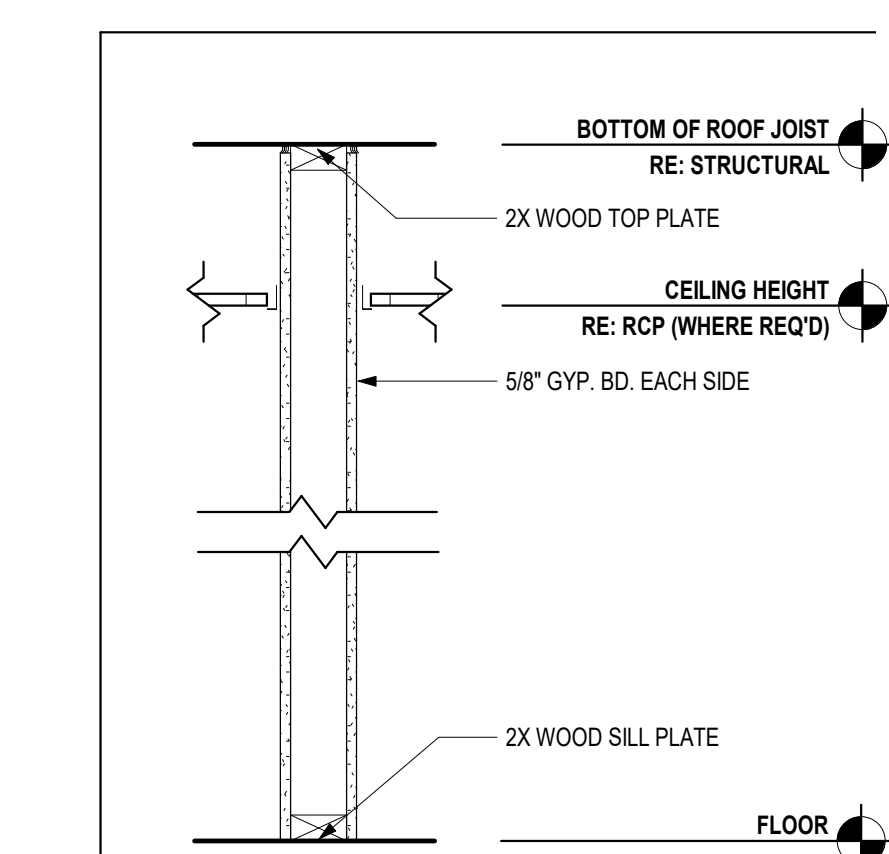
D12 BUILDING SLOPED WALL CONDITION
3/4" = 1'-0"



C8 WATER FOUNTAIN TRIM DETAILS
1 1/2" = 1'-0"

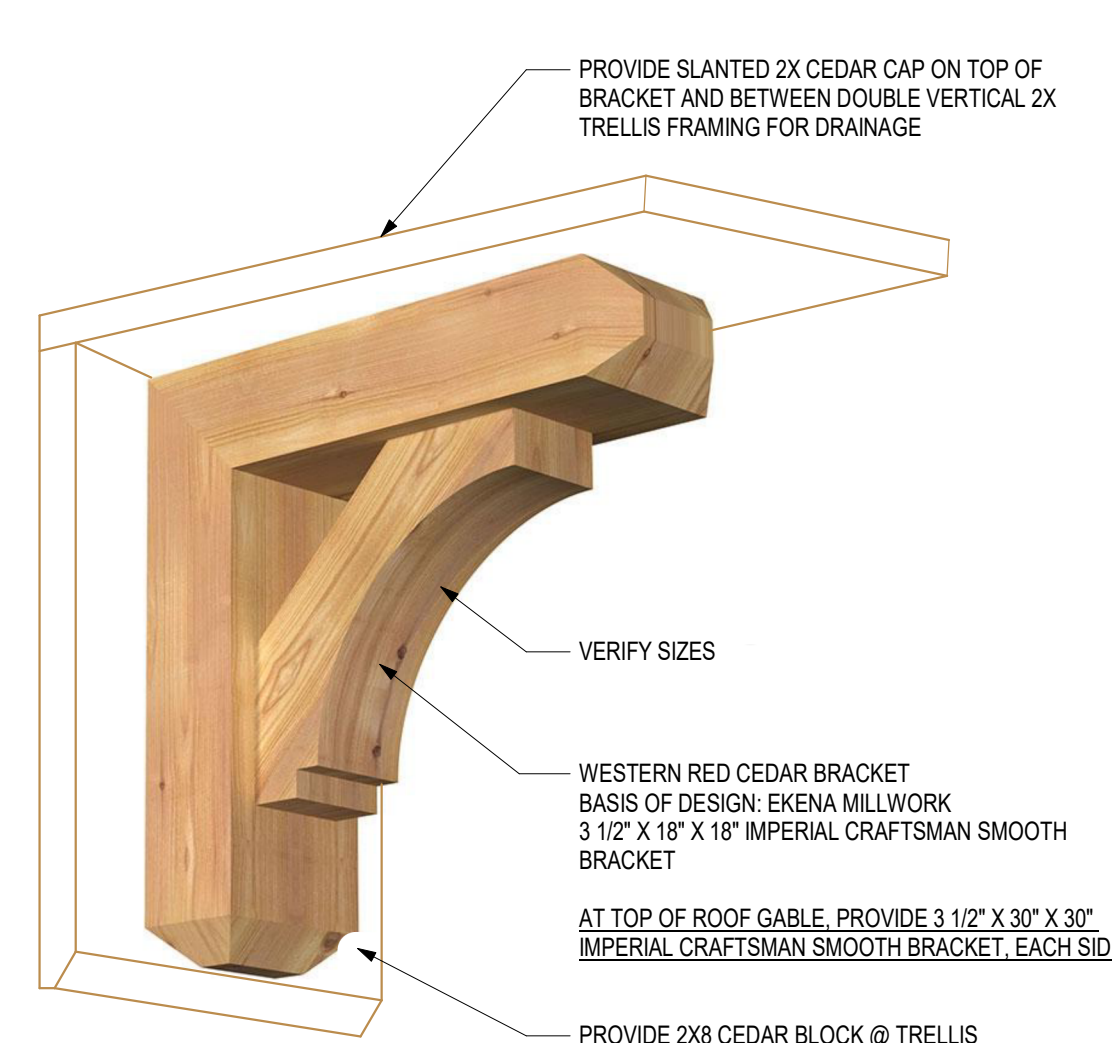


D6 DETAIL - WD HEAD (TYP.)
1 1/2" = 1'-0"

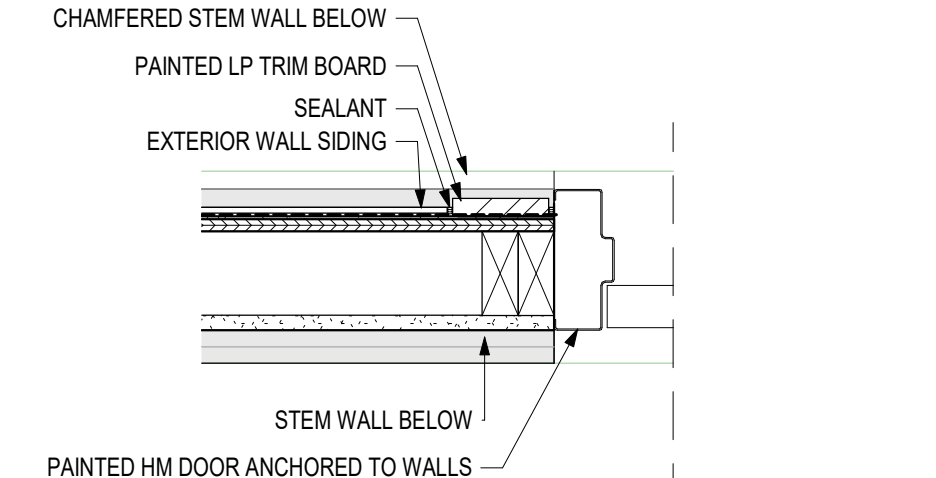


TYPE	WALL DESCRIPTION
AA	2X4 WOOD STUD @ 16" O.C. 1/2" GYP. BD. EACH SIDE - MOISTURE RESISTANT NO SOUND BATT INSUL. NON RATED 1/2" TYPE GYP. BD. ONE SIDE AT WET WALL IN BATHROOM

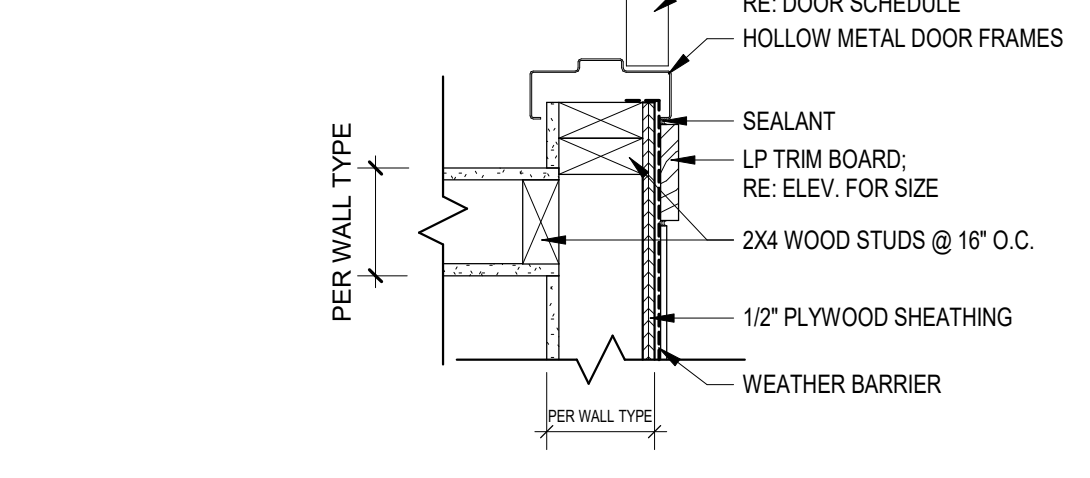
A12 WALL TYPE AA
1" = 1'-0"



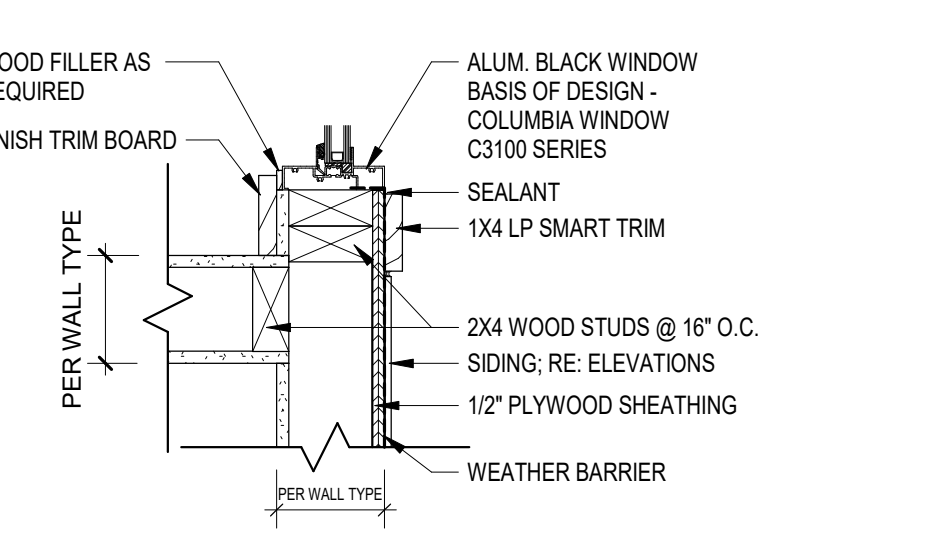
A10 BRACKET DETAIL
1 1/2" = 1'-0"



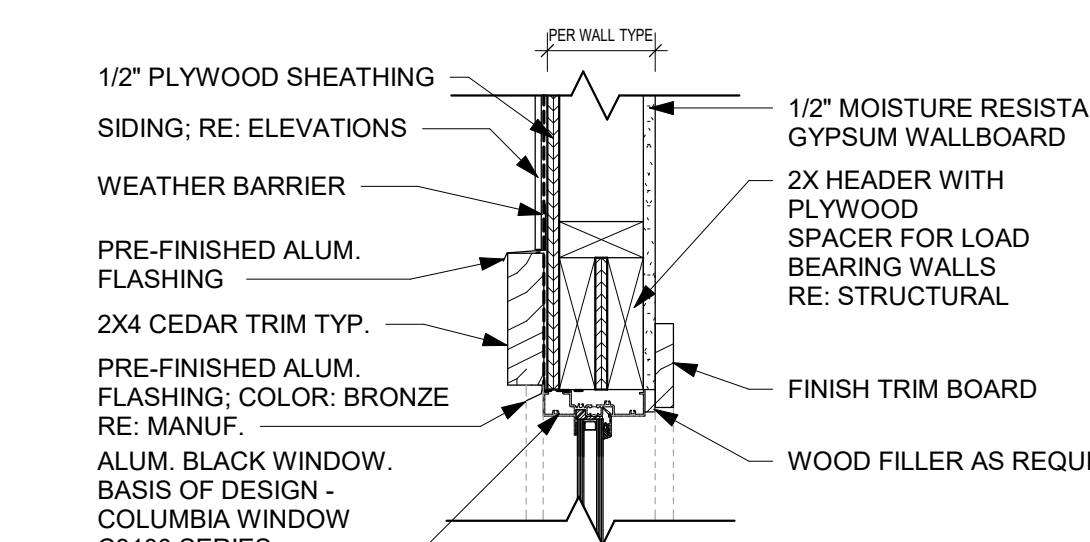
B8 DOOR FRAME @ STEM WALL
1 1/2" = 1'-0"



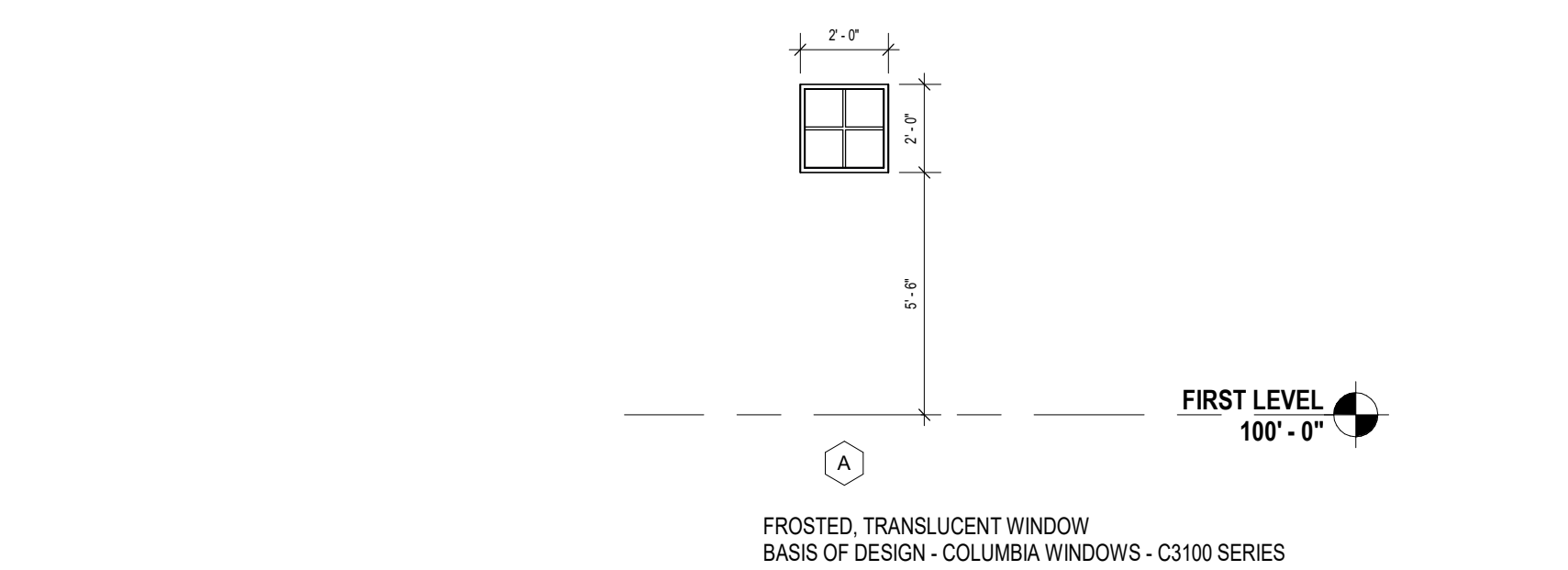
B6 DETAIL - WD JAMB (TYP.)
1 1/2" = 1'-0"



A8 DETAIL - WINDOW JAMB (TYP.)
1 1/2" = 1'-0"



A6 DETAIL - WINDOW HEAD (TYP.)
1 1/2" = 1'-0"



A4 WINDOW - A
1/4" = 1'-0"

ELECTRICAL SYMBOL LEGEND

SOME SYMBOLS AND ABBREVIATIONS ON THIS LEGEND MAY NOT BE USED

CIRCUITING

- HOME RUN (2#12 1#12G UNG)
- INDICATES 2 PHASE, 1 N, & 1 GND CONDUCTOR
- HOME RUN: INDICATES SHARED CIRCUIT
- HOME RUN: INDICATES #10 CONDUCTORS ENTIRELY

UTILITIES

- UNDERGROUND ELECTRICAL
- OVERHEAD ELECTRICAL
- TELECOMMUNICATIONS CONDUIT
- UNDERGROUND TELECOMMUNICATIONS CONDUIT

LIGHTING

- GRID-MOUNTED TROFFER LIGHT FIXTURE
- STRIP LIGHT FIXTURE
- SURFACE/RECESSED LIGHT FIXTURE
- WALL-MOUNTED LIGHT FIXTURE
- POLE-MOUNTED LIGHT FIXTURE
- EXIT LIGHT
- BATTERY-OPERATED EMERGENCY LIGHT (WALL MTD)
- BATTERY-OPERATED EMERGENCY LIGHT (CEILING MTD)
- WALL-MOUNTED COMBINATION EXIT LIGHT / BATTERY-OPERATED EMERGENCY LIGHT
- LIGHT SWITCH - SINGLE POLE
- LIGHT SWITCH - 3-WAY
- LIGHT SWITCH - 4-WAY
- LIGHT SWITCH - KEY
- LIGHT SWITCH - DIMMER
- LIGHT SWITCH - PILOT LIGHT
- LIGHT SWITCH - 2 POLE
- LIGHT SWITCH - 3-WAY DIMMER
- WALL-MOUNTED MOTION SWITCH
- CEILING-MOUNTED MOTION SWITCH
- SWITCHBANK - REFER TO DETAILS
- DIMMER BOARD
- REMOTE CONTROL SWITCH AS SCHEDULED
- TIMELOCK - REFER TO PLANS / DETAILS

EQUIPMENT

- DISCONNECT SWITCH. RE: PLANS FOR INFORMATION
- MAGNETIC MOTOR STARTER
- COMBINATION DISCONNECT SWITCH / MOTOR STARTER
- TOGGLE-TYPE DISCONNECT. FURNISH WITH THERMAL MOTOR PROTECTION WHERE SERVING FANS/PUMPS.
- SURFACE PANELBOARD
- RECESSED PANELBOARD
- DISTRIBUTION PANELBOARD
- SWITCHBOARD, FEEDER/MAIN CIRCUIT BREAKER SECTION AND DISTRIBUTION SECTION

GENERAL SYMBOLS

- INDICATES CONNECT TO EXISTING
- INDICATES ELEVATION
- EQUIPMENT TAG. REFER TO CONNECTIONS SCHEDULE FOR ELECTRICAL CONNECTIONS AND LOAD INFO FOR KITCHEN, SHOP, ETC. EQUIPMENT

POWER DEVICES

- DUPLEX RECEPTACLE
- LINE THRU DEVICE INDICATES ABOVE COUNTER
- SPECIAL DUPLEX RECEPTACLE (GFCI, ISOLATED GROUND, ETC.)
- QUADPLEX RECEPTACLE
- SIMPLEX RECEPTACLE W/NEMA CONFIG AS NOTED
- MULTI-POLE RECEPTACLE W/NEMA CONFIG AS NOTED
- CEILING MOUNTED RECEPTACLE
- RECEPTACLE/DEVICE MOUNTED IN "TOMBSTONE"
- POKE-THRU WITH POWER
- POKE-THRU WITH TELECOMMUNICATIONS
- POKE-THRU W/POWER AND TELECOM
- SINGLE GANG FLOOR BOX (2, 3, 4 GANG SIMILAR)
- CLOCK RECEPTACLE
- PLUG MOLD / WIRE MOLD AS SPECIFIED
- JUNCTION BOX
- PUSH BUTTON
- MOTOR

ABBREVIATIONS

A/E ARCHITECT / ENGINEER	ELEV ELEVATION	MH MANHOLE
AFF ABOVE FINISHED FLOOR	EM EMERGENCY FIXTURE/DEVICE	MLO MAIN LOSS ONLY
AG ABOVE GRADE	ENT ENTERING WATER TEMPERATURE	NEA NET FREE AREA
AHJ AUTHORITY HAVING JURISDICTION	EX EXISTING ITEM	NL NIGHT LIGHT
AHU AIR HANDLING UNIT	FFA FROM FLOOR ABOVE	CA OUTSIDE AIR
ARCH ARCHITECT	FTB FROM FLOOR BELOW	ORD OVERFLOW ROOF DRAIN
BFP BACKFLOW PREVENTER	FFCO FINISHED FLOOR CLEAN OUT	P/C PLUMBING CONTRACTOR
BS BELOW GRADE	FFCD FLUSH GRADE CLEAN OUT	PSI POUNDS PER SQUARE INCH
BLDG BUILDING	FL FLOW LINE	PVC POLYVINYLCHLORIDE
BMS BUILDING MANAGEMENT SYSTEM	FLR FLOOR	RA RETURN AIR
C CONDUIT	FP FIRE PROTECTION	RE/REF REFER / REFERENCE
CD CANDELA	FFM FEET PER MINUTE	RF RELIEF FAN
CD COLD DECK	FWCO FLUSH WALL CLEAN OUT	RL REDUCED ITEM
CLG COOLING	G GROUND / GANG	RPZ REDUCED PRESSURE ZONE
CM COORDINATE MOUNTING HEIGHT	G/C GENERAL CONTRACTOR	R/R RESTROOM
CO CLEAN OUT	GFI GROUND FAULT CIRCUIT INTERRUPTER	SA SUPPLY AIR
CTE CONNECT TO EXISTING	GFP GFI-PROTECTED DEVICE	SPD SURGE PROTECTIVE DEVICE
DCV DOUBLE CHECK VALVE ASSEMBLY	GPM GALLONS PER MINUTE	ST SHUNT TRIP
DCW DOMESTIC COLD WATER	HD HOT DECK	TA TRANSFER AIR
DDC DIRECT DIGITAL CONTROLS	HTG HEATING	TFA TO FLOOR ABOVE
DF DRINKING FOUNTAIN	IG ISOLATED GROUND	TFB TO FLOOR BELOW
DHW DOMESTIC HOT WATER	JB JUNCTION BOX	TP TAMPERPROOF
DHWR DOMESTIC HOT WATER RETURN	LED LIGHT EMITTING DIODE	TYE TYPICAL
DN DIAMETER	LWT LEAVING WATER TEMPERATURE	UNO UNLESS NOTED OTHERWISE
DN DOWN	M/C MECHANICAL CONTRACTOR	VRF VARIABLE REFRIGERANT FLOW
E/C ELECTRICAL CONTRACTOR	MAU MAKE UP AIR UNIT	VTR VENT THROUGH ROOF
EA EXHAUST AIR	MCB MAIN CIRCUIT BREAKER	WCO WALL CLEANOUT
EDF ELECTRIC DRINKING FOUNTAIN	MCH MECHANICAL	WG WIRE GUARD
		WP WEATHERPROOF

MECHANICAL AND PLUMBING SYMBOL LEGEND

SOME SYMBOLS AND ABBREVIATIONS ON THIS LEGEND MAY NOT BE USED

SHEET METAL

- HIGH EFFICIENCY ROUND DUCT TAKEOFF (WITH & WITHOUT MANUAL DAMPER)
- SPIN-IN ROUND DUCT TAKEOFF (WITH & WITHOUT MANUAL DAMPER)
- CONICAL BELLOW MOUTH ROUND TAKEOFF
- ROUND DUCT RUNOUT WITH FLEX DUCT
- DUCTWORK ELBOW (WITH & WITHOUT TURNING VANES)
- FD-FIRE DAMPER
- SD-SMOKE DAMPER
- BD-BACKDRAFT DAMPER (GRAVITY)
- AUTOMATIC MOTORIZED DAMPER
- SUPPLY DIFFUSER AND DIFFUSER CALLOUT (NECK SIZE, TYPE AND CFM)
- LINEAR/SLOT DIFFUSER
- RETURN GRILLE OR EXHAUST REGISTER
- SUPPLY AIR FLOW INDICATOR
- RETURN AND EXHAUST AIR FLOW INDICATOR
- THERMISTAT
- TEMPERATURE SENSOR
- HUMIDISTAT
- CONTROL WIRING

GENERAL SYMBOLS

- INDICATES CONNECT TO EXISTING
- INDICATES ELEVATION
- EQUIPMENT TAG. REFER TO CONNECTIONS SCHEDULE FOR MECHANICAL CONNECTIONS AND LOAD INFO FOR KITCHEN, SHOP, ETC. EQUIPMENT

PLUMBING PIPING

- DOMESTIC COLD WATER
- DOMESTIC HOT WATER
- RECORCULATING DOMESTIC HOT WATER
- WASTE ABOVE GRADE OR FLOOR
- WASTE BELOW GRADE OR FLOOR
- PLUMBING VENT
- WATER SERVICE
- GAS (NATURAL)

PLUMBING FIXTURES/EQUIPMENT

- HOSE BRB
- WALL HYDRANT
- CLEAN OUT
- REDUCED PRESSURE BACKFLOW PREVENTER
- DOUBLE CHECK BACKFLOW PREVENTER
- PLUMBING FIXTURE AND CALLOUT
- FD: FLOOR DRAIN, AD: AREA DRAIN, FS: FLOOR SINK, RD: ROOF DRAIN, ORD: OVERFLOW ROOF DRAIN

PIPING SYMBOLS

- SHUTOFF VALVE
- SHUTOFF VALVE IN RISER
- BALANCING VALVE
- PLUG VALVE
- AUTO FLOW CONTROL VALVE
- PIPING ELBOW UP
- PIPING ELBOW DOWN
- PIPING TEE
- PIPING ELBOW
- PIPING TEE UP
- PIPING TEE DOWN
- INCREASER / REDUCER
- UNION
- COP
- PIPE FLEX
- STRAINER
- CHECK VALVE
- MIXING STRAINER
- TEST PLUG
- GLIDE
- ANCHOR
- TRIPLE DUTY VALVE
- AUTOMATIC 2-WAY CONTROL VALVE
- AUTOMATIC 3-WAY CONTROL VALVE
- SOLENOID VALVE

PIPING SPECIALTIES

- PRESS/TEMP GAUGE WITH COCK
- THERMOMETER
- PRESSURE REDUCING VALVE
- RELIEF VALVE
- WATER HAMMER ARRESTER

GEN. MECHANICAL NOTES

- COMPLETE INSTALLATION SHALL BE IN ACCORDANCE WITH THE LATEST ADOPTED VERSION OF THE INTERNATIONAL MECHANICAL CODE, LOCAL AND STATE CODES, AND REQUIREMENTS OF THE AHJ.
- ANY POWER FOR CONTROL SYSTEMS TO BE PROVIDED BY E/C IS INDICATED ON ELECTRICAL PLANS. ANY ADDITIONAL LINE VOLTAGE OR LOW VOLTAGE POWER REQUIRED BY THE M/C OR SUBCONTRACTORS TO HAVE A FULLY FUNCTIONING SYSTEM SHALL BE PROVIDED BY THE M/C CONTRACTOR OR SUBS.
- ALL EQUIPMENT SHALL BE ADEQUATELY AND PROPERLY SUPPORTED AND FASTENED FROM STRUCTURE.
- ALL EQUIPMENT AND ACCESSORIES INSTALLED IN CONCEALED SPACES REQUIRING ACCESS SHALL BE PROVIDED WITH ACCESS DOORS MEETING ANY FIRE REQUIREMENTS OF THE WALL/CEILING THEY ARE INSTALLED.
- EACH AIR HANDLING UNIT OVER 2000CFM SHALL BE PROVIDED WITH A SMOKE DETECTOR TO SHUT DOWN THE UNIT PER IMC 606 AS REQUIRED BY AHJ. COORDINATE WITH OTHER TRADES.
- START UP AND ADJUST ALL INFORMATION REQUIRED FOR WORK TO BE PROVIDED UNDER THEIR RESPECTIVE SECTIONS IN AMPLIFIED TIME FOR INSTALLATION.
- WHENEVER WORK INTERCONNECTS WITH WORK OF OTHER TRADES, COORDINATE WITH THOSE TRADES TO ENSURE THAT ALL SUBCONTRACTORS HAVE THE INFORMATION NECESSARY SO THAT THEY MAY PROPERLY INSTALL ALL CONNECTIONS AND EQUIPMENT. IDENTIFY ALL ITEMS OF WORK THAT REQUIRE ACCESS SO THAT THE CEILING TRADE WILL KNOW WHERE TO INSTALL ACCESS DOORS AND PANELS.

GENERAL PLUMBING NOTES

- COMPLETE INSTALLATION SHALL BE IN ACCORDANCE WITH THE LATEST ADOPTED VERSION OF THE INTERNATIONAL PLUMBING CODE, LOCAL AND STATE CODES, AND REQUIREMENTS OF THE AHJ.
- NO PIPING SHALL BE INSTALLED WHERE IT WILL SUBJECT TO FREEZING TEMPERATURES. PIPING IN EXTERIOR WALLS SHALL BE INSTALLED ON THE WARM SIDE OF BUILDING INSULATION, INSULATED AND THE CHASE SHALL BE VENTILATED WITH GRILLES ALLOWING INDOOR AMBIENT CONDITIONS TO CIRCULATE THROUGH THE CHASE.
- PROVIDE CLEANSOUTS IN THE FOLLOWING LOCATIONS:
 1. IN ALL HORIZONTAL DRAINS (WITHIN THE BUILDING) NOT MORE THAN 100 FEET APART.
 2. IN BUILDING SEWERS LOCATED NO MORE THAN 100 FEET APART MEASURED FROM THE UPSTREAM ENTRANCE OF THE CLEANSOUT.
 3. EACH CHANGE OF DIRECTION OF THE BUILDING DRAIN OR HORIZONTAL WASTE OR SOIL LINES GREATER THAN 45 DEGREES. WHERE MORE THAN ONE CHANGE OF DIRECTION OCCURS IN A RUN OF PIPING, ONLY ONE CLEANSOUT SHALL BE REQUIRED FOR EACH 40 FEET OF DEVELOPED LENGTH OF THE DRAINAGE PIPING.
 4. AT THE BASE OF EACH WASTE OR SOIL STACK.
 5. NEAR THE JUNCTION OF THE BUILDING DRAIN AND BUILDING SEWER.

GENERAL ELECTRICAL NOTES

- COMPLETE INSTALLATION SHALL BE IN ACCORDANCE WITH THE LATEST ADOPTED VERSION OF THE NATIONAL ELECTRICAL CODE, LOCAL AND STATE CODES, AND REQUIREMENTS OF THE AHJ.
- COORDINATE LOCATIONS OF RECEPTACLES, SWITCHES, ETC. WITH ARCHITECTURAL CASEWORK AND ELEVATIONS.
- REFER TO MOUNTING HEIGHTS DETAIL FOR MOUNTING HEIGHTS OF ALL DEVICES NOT INDICATED OTHERWISE.
- PROVIDE ALL EMPTY CONDUITS WITH PULL STRINGS AND BUSHED ENDS.
- CONTRACTOR SHALL CONCEAL ALL CONDUIT, FITTINGS, AND DEVICES FROM VIEW WHERE REASONABLY POSSIBLE.

COORDINATION NOTES

- COORDINATE REQUIREMENTS FOR INSTALLATION OF SYSTEMS AND EQUIPMENT WITH ALL OTHER TRADES.
- THE CONTRACTOR SHALL COORDINATE THE ROUTING AND PATH OF ALL SYSTEMS, CONDUITS, PIPES, DUCTS, ETC. WITH THE POSITION AND LAYOUT OF THE STRUCTURE. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING NECESSARY OFFSETS, TURNS, RISERS AND DROPS FOR SYSTEMS AND COMPONENTS AS NEEDED TO INSTALL THE MEP SYSTEMS TO CLEAR STRUCTURE, CEILINGS, ETC. AND OTHER SYSTEMS IN POTENTIAL CONFLICT WITH ROUTING.
- COORDINATE WORK WITH OTHER TRADES TO INSTALL SYSTEMS ABOVE CEILING HEIGHTS INDICATED ON ARCHITECTURAL PLANS.
- CHECK SPACE REQUIREMENTS WITH OTHER TRADES AND STRUCTURE/CONSTRUCTION TO ENSURE THAT ALL MATERIALS AND EQUIPMENT CAN BE INSTALLED IN THE SPACE ALLOTTED INCLUDING FINISHED, SUSPENDED CEILINGS AND OTHER SPACES, CHASES, ETC. WITHIN THE BUILDING. MAKE MODIFICATIONS THEREAS AS REQUIRED AND APPROVED.
- TRANSIT TO OTHER TRADES ALL INFORMATION REQUIRED FOR WORK TO BE PROVIDED UNDER THEIR RESPECTIVE SECTIONS IN AMPLIFIED TIME FOR INSTALLATION.
- WHENEVER WORK INTERCONNECTS WITH WORK OF OTHER TRADES, COORDINATE WITH THOSE TRADES TO ENSURE THAT ALL SUBCONTRACTORS HAVE THE INFORMATION NECESSARY SO THAT THEY MAY PROPERLY INSTALL ALL CONNECTIONS AND EQUIPMENT. IDENTIFY ALL ITEMS OF WORK THAT REQUIRE ACCESS SO THAT THE CEILING TRADE WILL KNOW WHERE TO INSTALL ACCESS DOORS AND PANELS.
- COORDINATE, PROJECT AND SCHEDULE WORK WITH OTHER TRADES IN ACCORDANCE WITH THE CONSTRUCTION SEQUENCE.
- DRAWINGS SHOW THE GENERAL RUNS OF CONDUITS, PIPING AND DUCTWORK AND APPROXIMATE LOCATION OF OUTLETS. ANY SIGNIFICANT CHANGES IN LOCATION OF ITEMS NECESSARY IN ORDER TO MEET FIELD CONDITIONS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT/ENGINEER AND RECEIVE HIS APPROVAL BEFORE SUCH ALTERATIONS ARE MADE. ALL SUCH MODIFICATIONS SHALL BE MADE WITHOUT ADDITIONAL COST TO THE OWNER.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION AND REPAIR OF SURFACES, AREAS AND PROPERTY THAT MAY BE DAMAGED AS A RESULT OF CONSTRUCTION ACTIVITIES.
- ADJUST LOCATION OF PIPING, DUCTWORK, ETC. TO PREVENT INTERFERENCES, BOTH ANTICIPATED AND UNENCOUNTERED. DETERMINE THE EXACT ROUTE AND LOCATION OF EACH ITEM PRIOR TO FABRICATION. MAKE OFFSETS, TRANSITIONS AND CHANGES IN DIRECTION IN SYSTEMS AS REQUIRED TO MAINTAIN ADEQUATE CLEARANCES AND HEADROOM.
- WHENEVER THE WORK IS OF SUFFICIENT COMPLEXITY, PREPARE ADDITIONAL COORDINATION DRAWINGS AND ORGANIZE ON-SITE MEETINGS WITH ALL RELATED SUBCONTRACTORS TO COORDINATE THE WORK BETWEEN TRADES. DRAWINGS SHALL CLEARLY SHOW THE WORK AND ITS RELATION TO THE WORK OF OTHER TRADES, AND BE SUBMITTED FOR REVIEW PRIOR TO COMMENCING SHOP FABRICATION OR ERECTION IN THE FIELD.
- COORDINATE WITH LOCAL UTILITY PROVIDERS FOR THEIR REQUIREMENTS FOR SERVICE CONNECTIONS AND PROVIDE ALL NECESSARY PERMITS, MATERIALS, LABOR AND TESTING TO ACCOMPLISH THE WORK.
- COORDINATE THE MOUNTING OF SUSPENDED LIGHT FIXTURES UTILIZING INADEQUATE LIGHT SO THAT CONDUIT, DUCTWORK, STRUCTURAL MEMBERS, ETC. ARE NOT LOCATED DIRECTLY ABOVE THE LIGHT FIXTURE. MAINTAIN A MINIMUM OF 24" CLEARANCE FROM THESE ITEMS WHENEVER POSSIBLE.

SHEET INDEX

ME001	COVER SHEET
ME002	SPECIFICATIONS
ME101	SITE PLAN
M101	MECHANICAL PLAN
M201	MECHANICAL SCHEDULES & DETAILS
E101	ELECTRICAL PLAN
E201	ELECTRICAL SCHEDULES & DETAILS



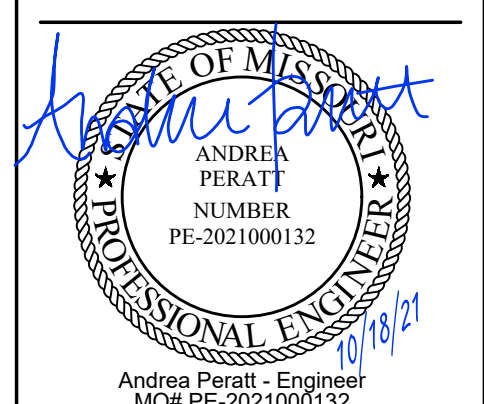
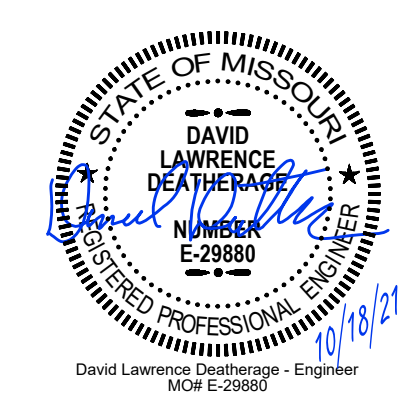
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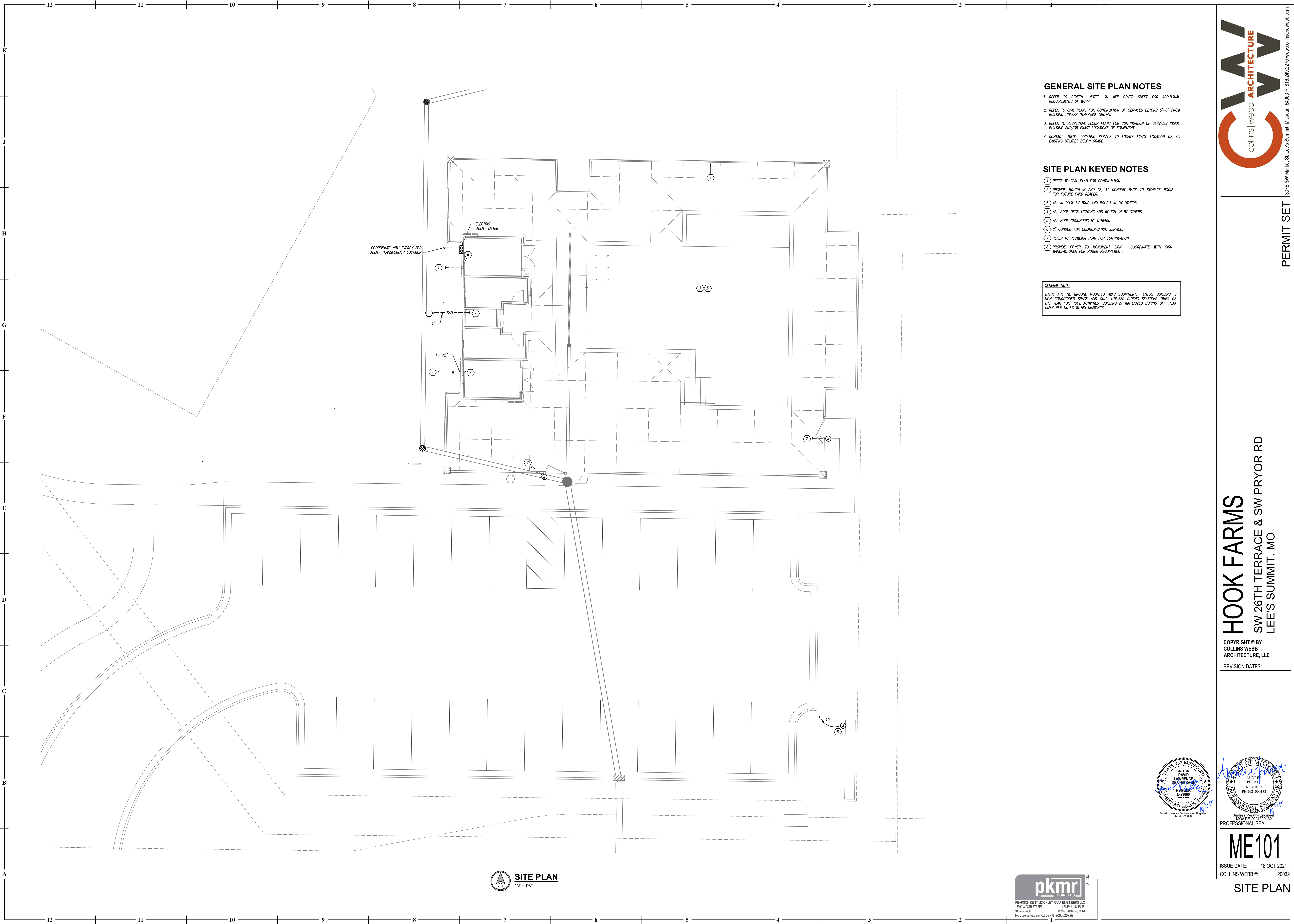
ME001

ISSUE DATE: 18 OCT 2021
COLLINS WEBB #: 20032

COVER SHEET



PEARSON KENT MCKINLEY RAUF ENGINEERS LLC
1300 W 96TH STREET
LEVENA, KS 66215
913.492.2400 www.pkmr.com
MO State Certificate of Authority PE-000002089



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 PLAN FOR CONTINUATION.
- ② PROVIDE ROUGH-IN AND (2) 1" CONDUIT BACK TO STORAGE ROOM FOR FUTURE GARD READERS.
- ③ ALL IN POOL LIGHTING AND ROUGH-IN BY OTHERS.
- ④ ALL POOL DECK LIGHTING AND ROUGH-IN BY OTHERS.
- ⑤ ALL POOL GROUNDING BY OTHERS.
- ⑥ 2" CONDUIT FOR COMMUNICATION SERVICE.
- ⑦ REFER TO PLUMBING PLAN FOR CONTINUATION.
- ⑧ PROVIDE POWER TO MONUMENT SIGN. COORDINATE WITH SIGN MANUFACTURER FOR POWER REQUIREMENT.

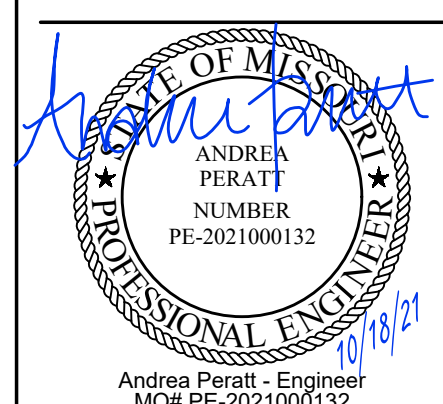
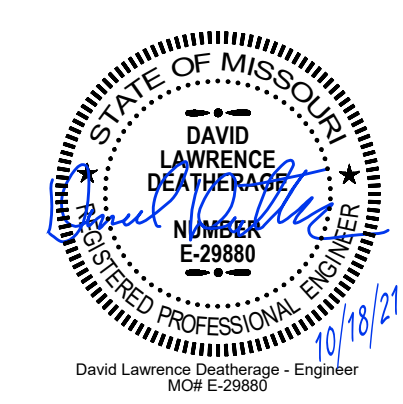
GENERAL NOTE:

THERE ARE NO GROUND MOUNTED HVAC EQUIPMENT. ENTIRE BUILDING IS NON CONDITIONED SPACE AND ONLY UTILIZED DURING SEASONAL TIMES OF THE YEAR FOR POOL ACTIVITIES. BUILDING IS WINTERIZED DURING OFF PEAK TIMES PER NOTES WITHIN DRAWINGS.

SITE PLAN
1/8" = 1'-0"



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Andrew Peratt - Engineer
MICH PE-2021000132
PROFESSIONAL SEAL

ME101

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SITE PLAN

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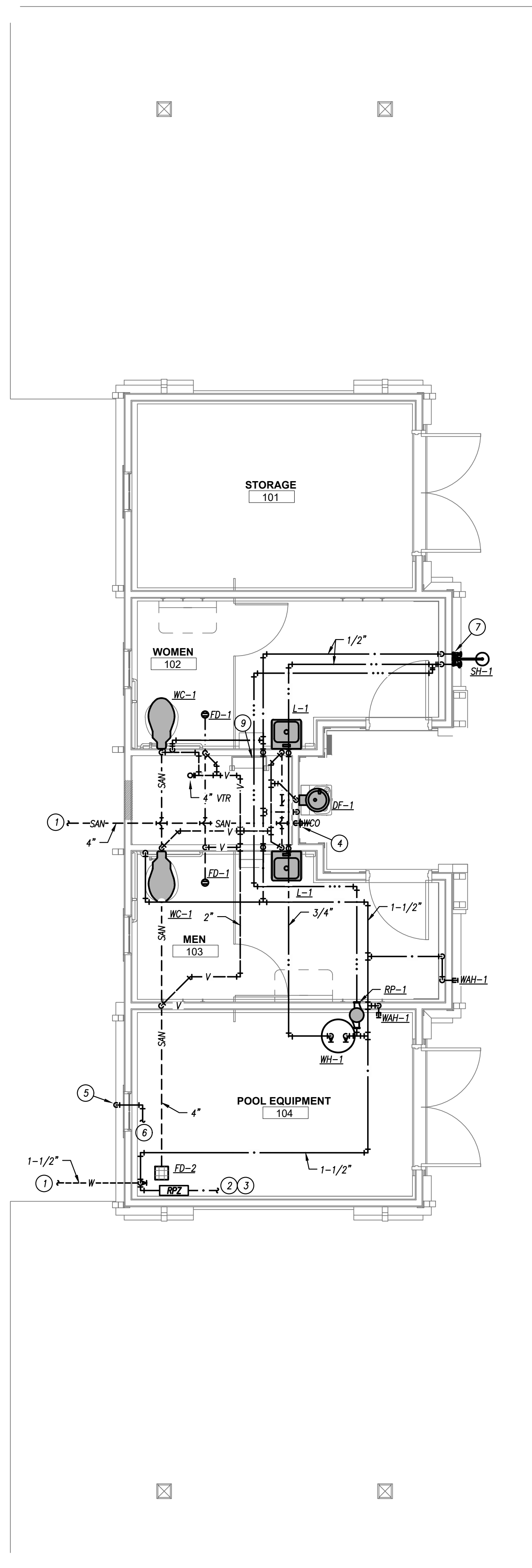
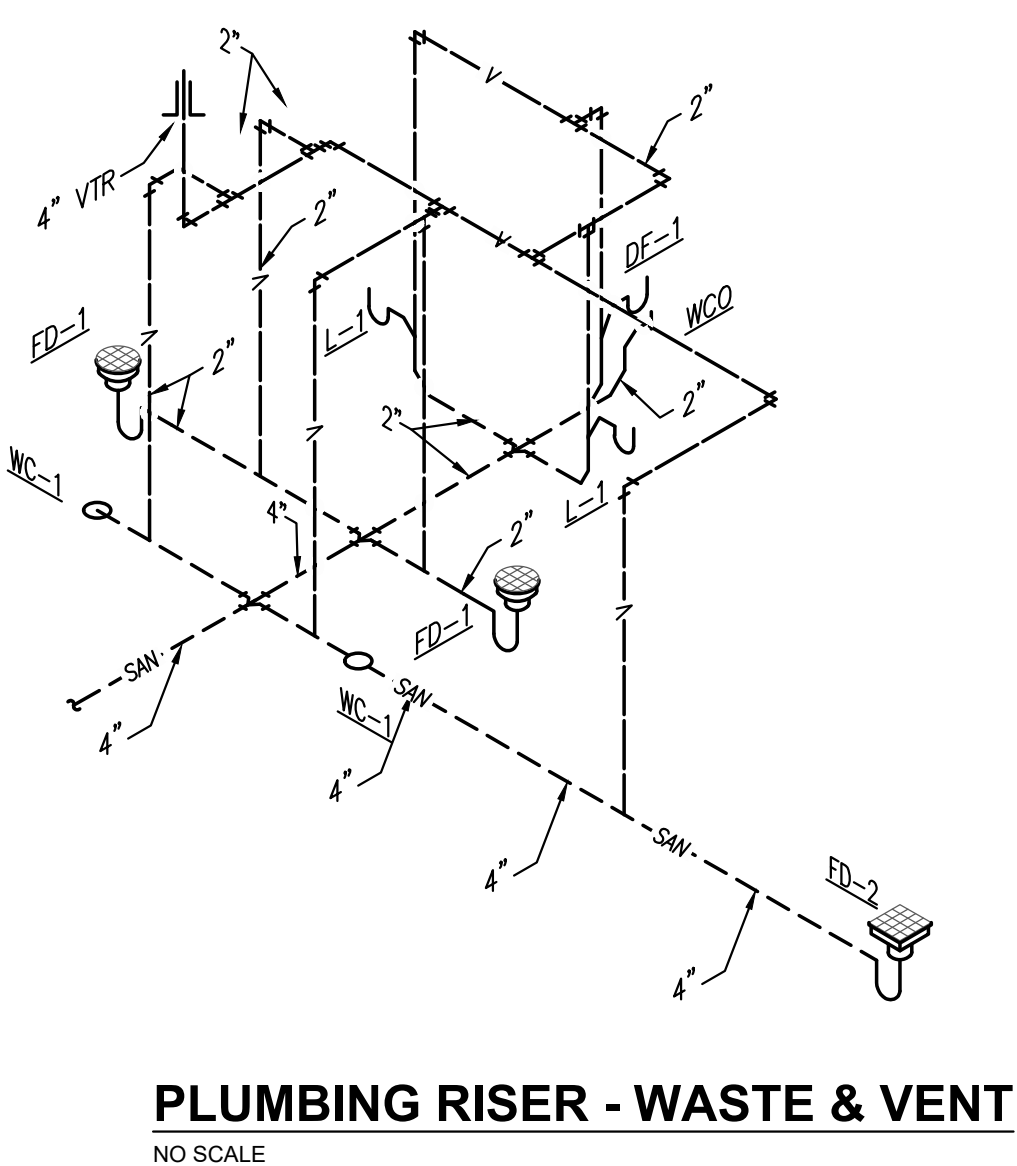
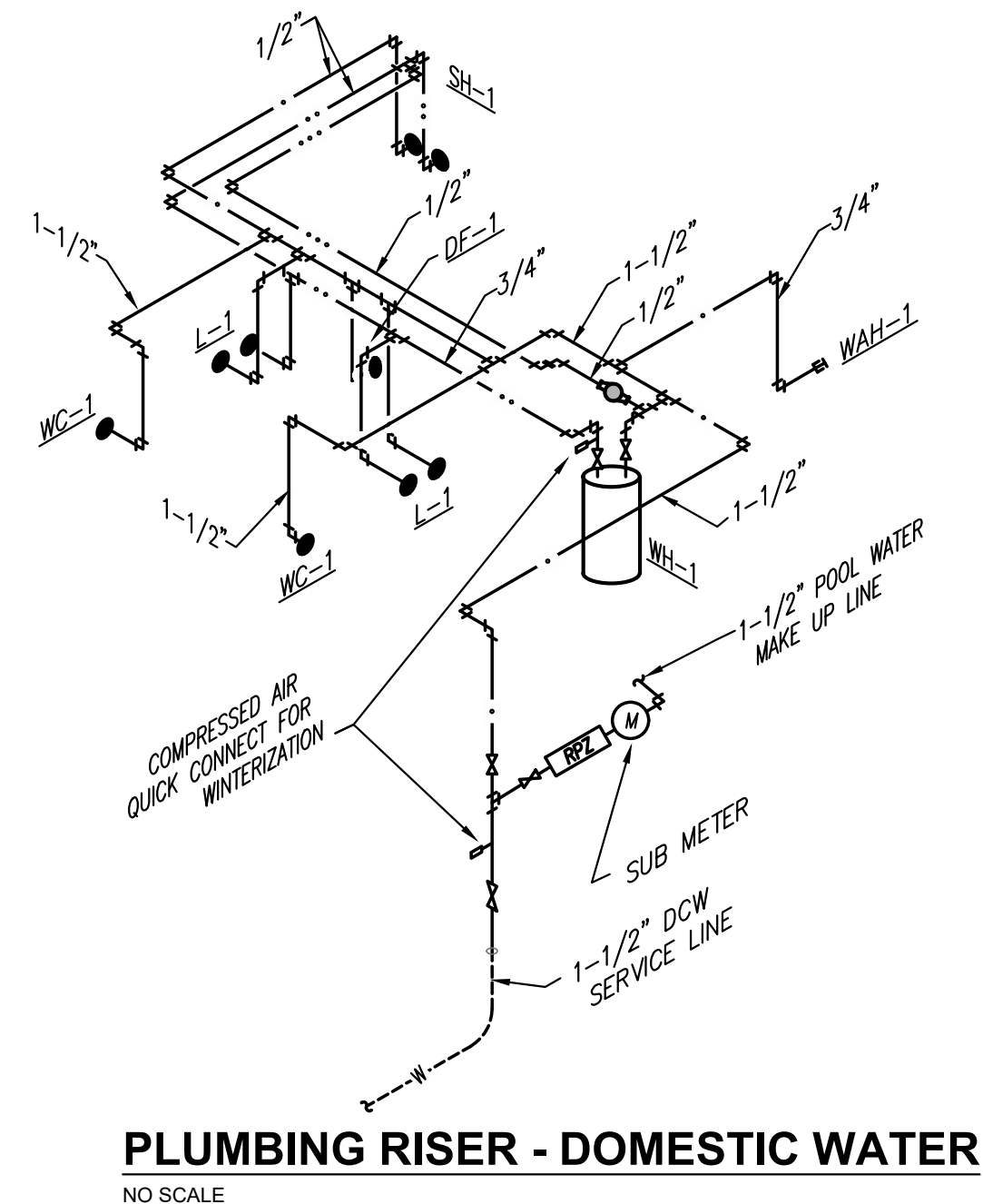
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GENERAL PLUMBING NOTES

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 SHOWN IS DIAGNOMATIC. USE APPROPRIATE FITTINGS FOR VENT PIPING BELOW FLOOD RIM OF FIXTURE.
6. NOT ALL INTERIOR CLEANOUTS ARE SHOWN FOR DRAWING CLARITY. CONTRACTOR SHALL INSTALL ALL CODE-REQUIRED CLEANOUTS (SEE GENERAL NOTES ON COVER SHEET). COORDINATE EXACT LOCATIONS OF CLEANOUTS WITH ARCHITECT.

PLUMBING PLAN KEYED NOTES

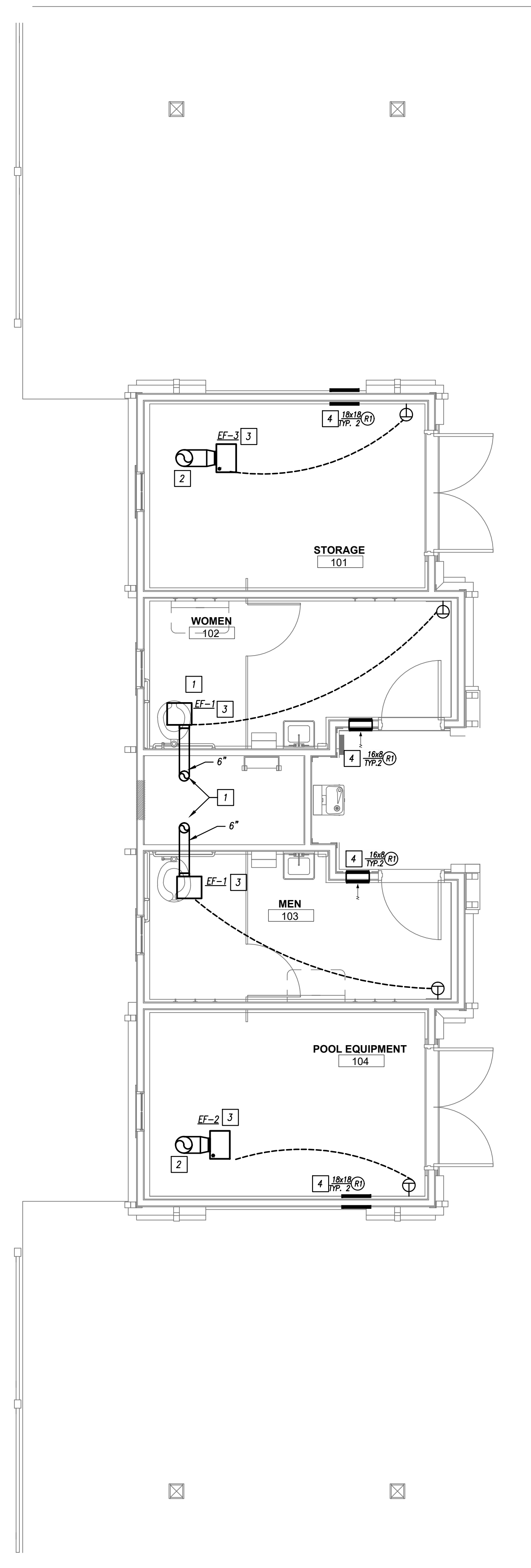
- 1 REFER TO CIVIL PLANS FOR CONTINUATION. COORDINATE EXACT LOCATION WITH CIVIL.
- 2 1-1/2" POOL WATER MAKE-UP LINE. REFER TO POOL PLANS FOR CONNECTION.
- 3 COORDINATE EXACT LOCATION WITH POOL EQUIPMENT.
- 4 REFER TO RISER DIAGRAM ON THIS SHEET FOR PIPE ROUTING.
- 5 2" PVC POOL DRAIN LINE SECURED TO THE WALL. TURN DRAIN LINE DOWN AT EXTERIOR WALL 12" ABOVE GRADE AT DRAIN INLET, AS SHOWN ON CIVIL PLANS. PROVIDE INSECT SCREEN OR CAP TO PREVENT INSECTS AND ANIMALS IN THE DRAIN LINE.
- 6 DRAIN LINE SHALL CONNECT TO OWNER PROVIDED POOL EQUIPMENT. CONTRACTOR SHALL COORDINATE POOL DRAIN CONNECTION WITH OWNER.
- 7 SHOWER HEAD SHALL BE INSTALLED AT 7'-6" AFF.
- 8 4" VENT THROUGH ROOF SHALL BE INSTALLED LOW ON SLOPPED ROOF. EXTERIOR VENT PIPING SHALL BE PAINTED TO MATCH ROOF. COORDINATE WITH ARCHITECT FOR COLOR AND FINISH. REFER TO ARCHITECTURAL DIMENSIONAL PLANS FOR VENT LOCATION.
- 9 PIPING SHALL NOT BE INSTALLED OVER ATTIC HATCH. PIPING SHOWN DIAGNOMATIC FOR CLARITY ON PLANS.

GENERAL HVAC NOTES

1. REFER TO GENERAL NOTES ON MEP COVER SHEET FOR ADDITIONAL REQUIREMENTS OF WORK.
2. ROUND BRANCH DUCT RUNOUTS AND FLEXIBLE DUCT SHALL BE THE SAME SIZE AS THE DIFFUSER NECK UNLESS NOTED OTHERWISE.
3. MAXIMUM FLEXIBLE DUCT LENGTH SHALL BE 5'-0".
4. ALL AIR DISTRIBUTION DEVICES SHALL HAVE LOCKABLE VOLUME CONTROL DEVICES.
5. ALL 90 DEGREE TURNING ELBOWS SHALL BE SMOOTH ROUND OR SQUARE WITH TURNING VANES.
6. DUCT SIZES SHOWN ON PLANS ARE INSIDE FREE AREA.

HVAC PLAN KEYED NOTES

- 1 TERMINATE EXHAUST DUCT WITH 6" ROOF VENT CAP. ROOF CAP TO BE PAINTED TO MATCH ROOF. COORDINATE WITH ARCHITECT FOR COLOR/FINISH. REFER TO ARCHITECTURAL DIMENSIONAL PLANS FOR ROOF VENT LOCATION.
- 2 TERMINATE EXHAUST DUCT WITH 10" ROOF VENT CAP. ROOF CAP TO BE PAINTED TO MATCH ROOF. COORDINATE WITH ARCHITECT FOR COLOR/FINISH. REFER TO ARCHITECTURAL DIMENSIONAL PLANS FOR ROOF VENT LOCATION.
- 3 INSTALL EXHAUST FAN IN ATTIC WITH GRILLE FLUSH TO CEILING.
- 4 INSTALL RETURN GRILLES LOW ON WALL 12" A.F.F. WITH INSECT SCREEN BETWEEN GRILLES. SEAL AROUND GRILLE FRAME. PAINT GRILLE TO MATCH WALL. COORDINATE WITH ARCHITECTURAL PLANS FOR WALL COLOR AND FINISH.



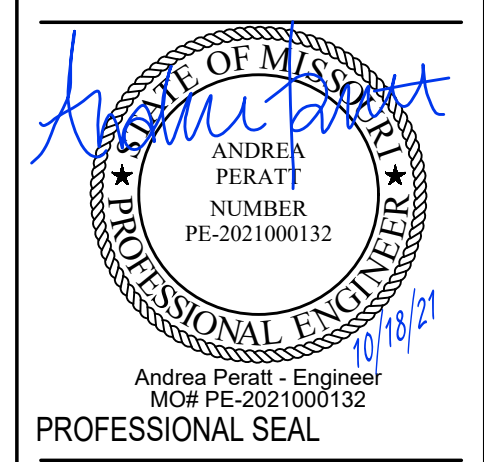
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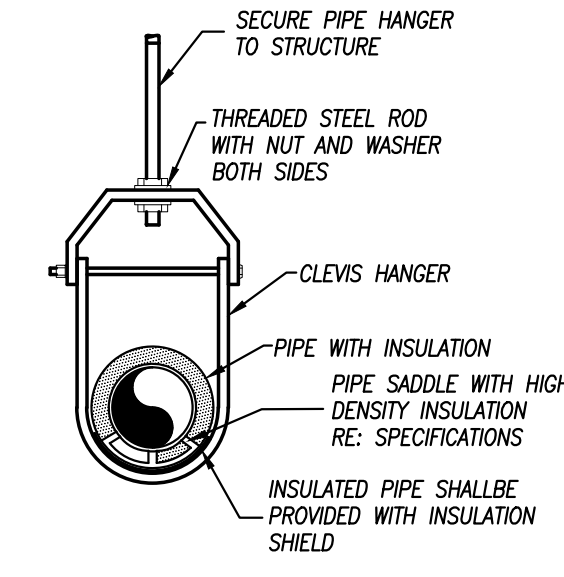


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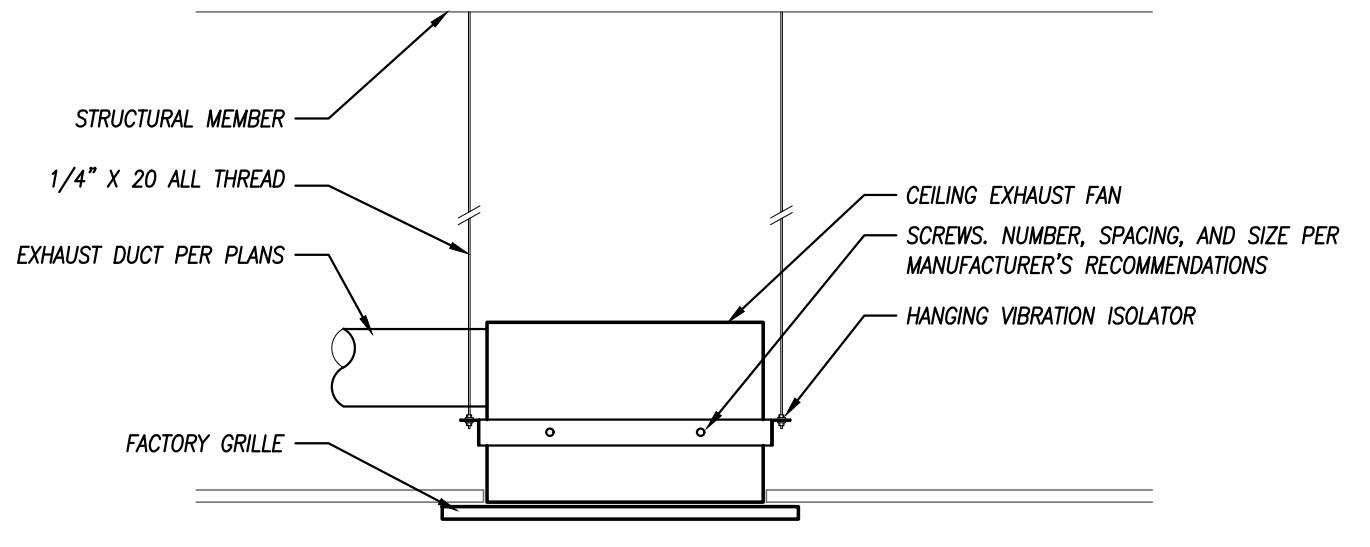


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MECHANICAL PLAN



PIPE HANGER DETAIL
NOT TO SCALE



CABINET EXHAUST FAN MOUNTING DETAIL
NOT TO SCALE

PLUMBING FIXTURE SCHEDULE										
MARK	FIXTURE MODEL	FIXTURE DESCRIPTION	FITTINGS MODEL	FITTINGS AND TRIM		PLUMBING FIXTURE PIPE SIZES				
				MOEN	FAUCET: CHROME PLATED CAST BRASS, 4" CENTERS, 4-1/2" SPOUT, 0.5 GPM, SINGLE HANDLE	WASTE	VENT	DCW	DHW	
L-1	AMERICAN STANDARD 0355.012	ADA-COMPLIANT WALL-HUNG LAVATORY. 20"X18" WHITE VITREOUS CHINA BOWL WITH 4" BACK FOR USE WITH CONCEALED ARM HANGER. FAUCET HOLES COORDINATED WITH FAUCET AND TRIM. PROVIDE CONCEALED ARM CARRIER. MOUNT TOP OF RIM AT 34" A.F.F.	MOEN WS84503	---	---	1.2, 1.4, 5	2"	1-1/2"	1/2"	1/2"
WC-1	AMERICAN STANDARD 3043.001 MADERA CHURCH 9500C	ADA-COMPLIANT, 1.6 GALLON, FLOOR-MOUNTED FLUSH VALVE WATER CLOSET. TOP SPUD AND FLAT BOLT COVERS. WHITE VITREOUS CHINA ELONGATED BOWL. 16-1/2" HIGH. WHITE, SOLID PLASTIC, OPEN-FRONT SEAT FOR ELONGATED BOWL. INTERNAL BUMPS. EXTERNAL CHECK HINGES WITH STAINLESS STEEL PISTS.	SLOAN ROYAL 111	---	---	6	4"	2"	1-1/4"	---
WH-1	WATTS HT-440	EXPOSED, ANTI-SIPHON WALL HYDRANT. BRASS CASING, ALL-BRONZE INTERIOR PARTS. REPLACEMENT BRASS SEAT AND SEAT WASHER. COMBINATION 3/4" FEMALE AND 1" MALE IP INLET CONNECTION STANDARD. INCLUDES OPERATING KEY.	---	---	---	---	---	---	---	3/4"
DF-1	ELKAY VRCBWSK	WALL MOUNTED ADA-COMPLIANT, BARBER-FREE, HEAVY DUTY ELECTRIC WATER COOLER WITH BOTTLE FILLING STATION. POWDER COATED IN COLOR SELECTED BY ARCHITECT. 16GA STAINLESS STEEL PISTS.	---	---	---	4	2"	2"	1/2"	---
SH-1	---	---	SYMONS S-6801	---	---	---	---	---	1/2"	1/2"

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 STALL.
7. PROVIDE HANDLE STOPS AND FLEXIBLE RISERS.
8. PROVIDE CHROME-PLATED BRASS TAILPIECE AND BASKET STRAINER.

PIPING MATERIAL & INSULATION SCHEDULE									
PIPING SYSTEM	SIZE	TYPE/SCHED	MATERIAL	ACCEPTABLE FITTINGS	FIELD TEST PRESSURE/TIME	ALLOWABLE INPLENUMS	INSULATION		
							TYPE	THICKNESS	THICKNESS
DOMESTIC COLD WATER	1/2"-2"-1/2"	L	COPPER	SOLDER, PRO-PRESS	130 PSI - 1/2HR	YES	FIBERGLASS W/ ASI	1/2"	---
DOMESTIC HOT WATER & HW RETURN	1/2"-1-1/4"	L	COPPER	SOLDER, PRO-PRESS	130 PSI - 1/2HR	YES	FIBERGLASS W/ ASI	1"	---
SOIL & WASTE ABOVE GRADE	1-1/2"-6"	NO HUB / SERVICE WT.	CAST IRON	NO HUB	10 FT - 1/2HR	YES	---	---	---
SOIL & WASTE ABOVE GRADE	2"-8"	SCH. 40	PVC	SOLVENT JOINED	10 FT - 1/2HR	NO	---	---	---
SOIL & WASTE BELOW GRADE	2"-8"	SCH. 40	PVC	SOLVENT JOINED	10 FT - 1/2HR	NO	---	---	---
DOM. WATER SERVICE BELOW GRADE	1"-3"	K	COPPER	CONTINUOUS TUBING, BRAZED	130 PSI - 1/2HR	YES	---	---	---
DOM. WATER SERVICE BELOW GRADE	1"-3"	DR 9	HDPE	CONTINUOUS TUBING, FUSED	130 PSI - 1/2HR	NO	---	---	---

NOTES:
1. ALL PIPING AND MATERIALS IN PLENUMS MUST MEET ASTM E84 FLAME/SMOKE RATING OF 25/50.
2. ALL INSULATION THICKNESSES SHALL MEET ADOPED EEC AND ASHRAE 90.1 - 2016 REQUIREMENTS AT A MINIMUM.
3. REFER TO SPECIFICATIONS FOR MORE DETAILED INFORMATION.

GRILLE, REGISTER & DIFFUSER SCHEDULE													
PLAN MARK	MANUFACTURER	MODEL NUMBER	MATERIAL	STYLE	DESCRIPTION	MOUNT TYPE	FACE SIZE (IN)	NECK SIZE (IN)	VOLUME DAMPER	MAX APD (IN WG.)	MAX NC	FINISH COLOR	NOTES
RT	TITUS	33RL	STEEL	SQUARE WALL	HEAVY DUTY GRILLE WITH 3/8" SPACING AND 0° DEFLECTION	WALL	AS INDICATED	AS INDICATED	NO	0.08	25	PAINTABLE	1

GENERAL REMARKS:
1. PROVIDE ALL GRID WITH ALL NECESSARY MOUNTING HARDWARE.
2. PROVIDE GRID WITHOUT SCREWHOLE WHEN INSTALLED IN LAY-IN CEILINGS.

EXHAUST FAN SCHEDULE													
PLAN MARK	MANUFACTURER	MODEL NUMBER	TYPE	SERVICE	FAN DATA				ELECTRICAL	CONTROL	REMARKS		
					CFM	E.S.P. (IN)	HP	DRIVE				SCONES	RPM
EF-1	COOK	GC-148	CEILING CABINET	BATHROOM	125	0.250	46W	DIRECT	2.5	1,075	120V / 1PH	THERMOSTAT	1,2
EF-2	COOK	GC-542	CEILING CABINET	POOL EQUIP.	325	0.375	131W	DIRECT	5.5	1,600	120V / 1PH	THERMOSTAT	1,2
EF-3	COOK	GC-422	CEILING CABINET	STORAGE	250	0.375	107W	DIRECT	4.5	1,500	120V / 1PH	THERMOSTAT	1,2

REMARKS:
1. PROVIDE WITH LINE VOLTAGE THERMOSTAT.
2. PROVIDE WITH SPEED CONTROLLER.

WATER HEATER SCHEDULE - ELECTRIC										
PLAN MARK	MANUFACTURER	MODEL NUMBER	GALLONS	STYLE	HEIGHT (IN)	# HTG. ELEMENTS	WATTS	RECOVERY @ 80° RISE	VOLTAGE/ PHASE	REMARKS
WH-1	STATE	ENG	30	TALL	47	2	4,500	21	240V / 1PH	1,2

REMARKS:
1. GLASS LINED TANK.
2. PROVIDE WITH TAMPER RESISTANT DRAIN VALVE.

DOMESTIC RECIRCULATION PUMP SCHEDULE									
PLAN MARK	MANUFACTURER	MODEL NUMBER	GPM	HEAD (FT. WC)	WATTS	MAX RPM	ELECTRICAL	NOTES	
RP-1	BELL & GOSSETT	NBF-12	3.0	7.0	55	2,800	120V / 1 PH	1,2,3	

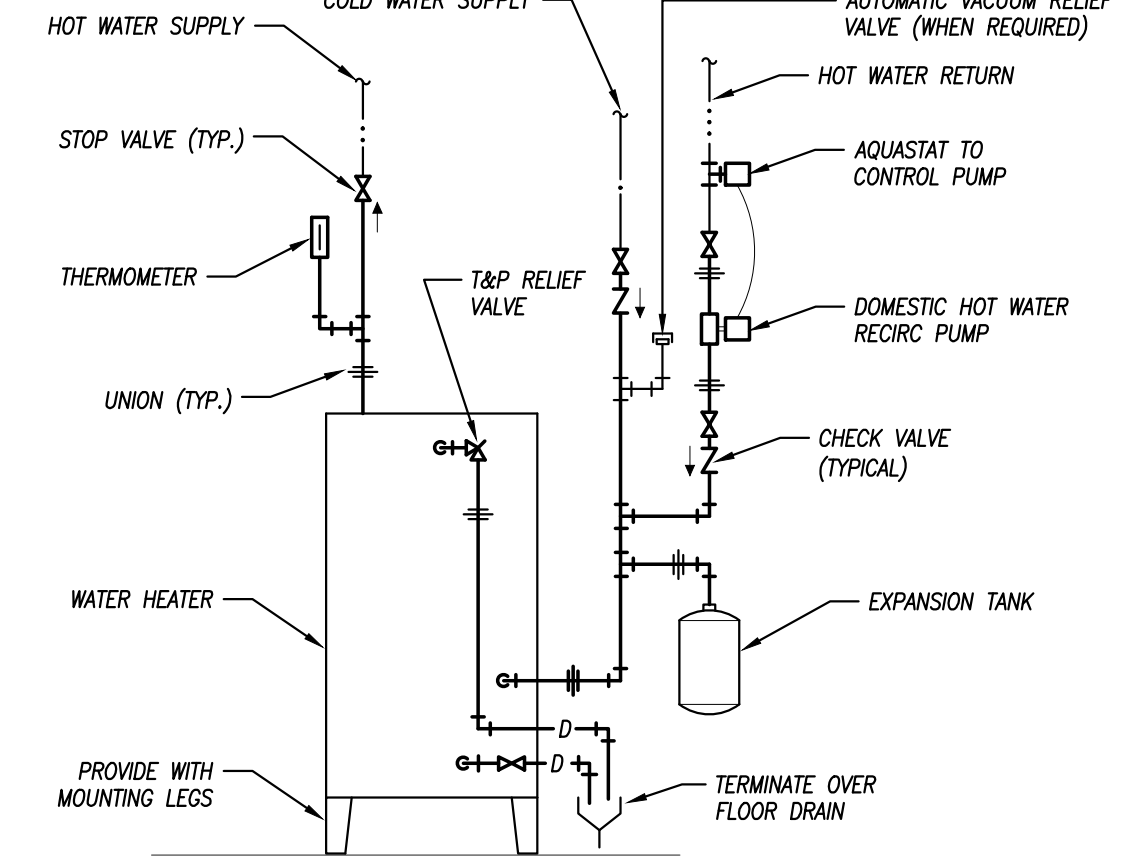
REMARKS:
1. ALL BRONZE CONSTRUCTION.
2. PROVIDE WITH MOTOR RATED DISCONNECT, ADJUSTAT AND TIMER FOR OPERATION OF PUMP
3. MOUNT PUMP AND ACCESSORIES NEAR WATER HEATER AND NO HIGHER THAN 6' AFF.

FLOOR / ROOF DRAIN SCHEDULE						
PLAN MARK	MANUFACTURER	MODEL NUMBER	SERVICE	TORGATE SIZE	WASTE SIZE	REMARKS
FD-1	WATTS	FD-100L-6-2	FLOOR DRAIN	6"Ø	2"	1
FD-2	WATTS	FD-100L-8-4	FLOOR DRAIN	8"Ø	4"	1

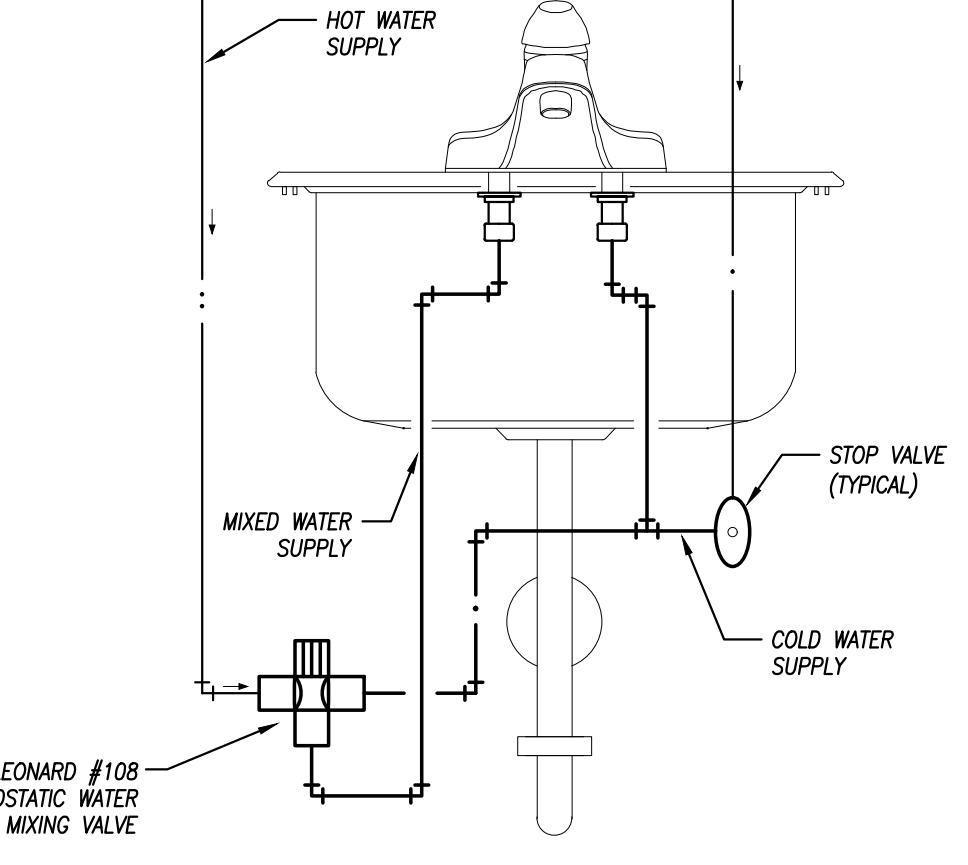
REMARKS:
1. PROVIDE WITH NICKEL BRONZE TOP AND TRAP SEAL.

WATER HAMMER ARRESTERS:		
FIXTURE UNITS (FU)	UNIT SIZE	ASSE 1010 OR PDI-WH 201, PASTON TYPE WITH PRESSURIZED METAL-TUBE CUSHIONING CHAMBER. SIZES INDICATED ARE BASED ON ASSE 1010, SIZES AN AND A THROUGH F OR PDI-WH 201, SIZES A THROUGH F. MANUFACTURERS: AMTROL, JOSAM, SOLEX CHEF, WATTS, ZURN.
1-11	A	WATER CLOSET=10FU, URINALS=5FU, LAVATOIRES=1.5FU.
12-32	B	
33-60	C	
61-113	D	
114-154	E	
155-330	F	

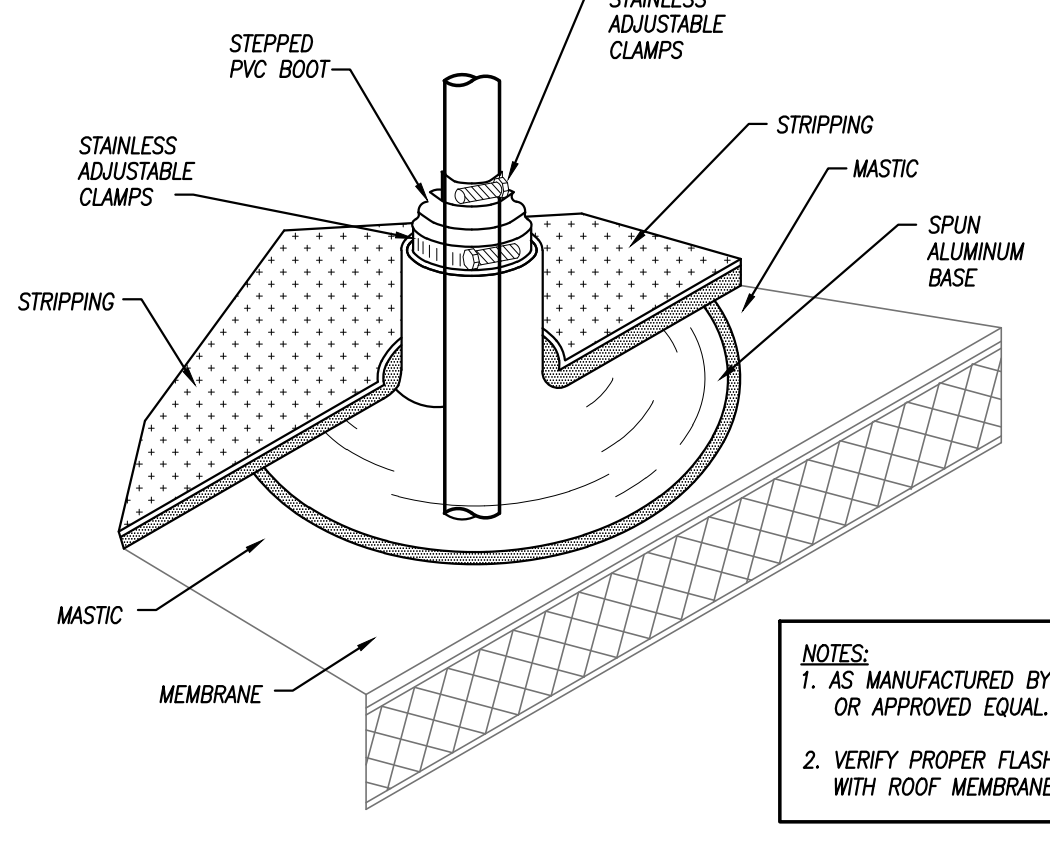
WHEN NO FLUSH VALVES ARE INSTALLED ON A BRANCH OF PIPING PROVIDE 3/4"X1/2" AIR CHAMBERS AT EACH HOT AND COLD WATER SUPPLY CONNECTION TO A PLUMBING FIXTURE. CONTRACTOR MAY PROVIDE WATER HAMMER ARRESTERS ABOVE THE CEILING BEFORE DROPPING INTO MASONRY CONSTRUCTION IN LIEU OF AIR CHAMBERS. CONNECTIONS TO OTHER ITEMS SUCH AS WASHERS, ICE MAKERS, OR OTHER EQUIPMENT SHALL BE PROVIDED WITH AN APPROPRIATELY SIZED WATER HAMMER ARRESTER FOR EACH WATER CONNECTION.



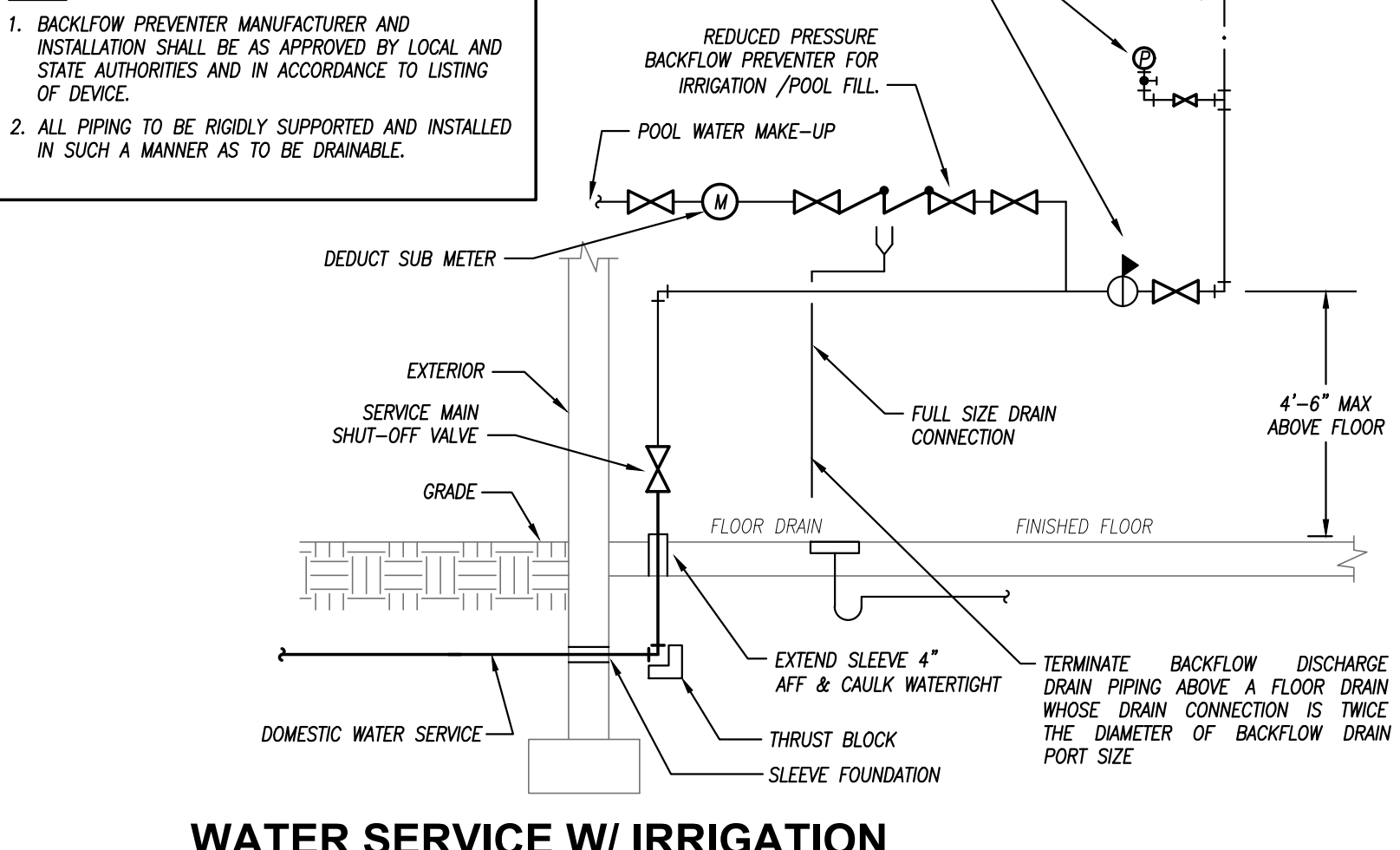
ELECTRIC WATER HEATER
NOT TO SCALE



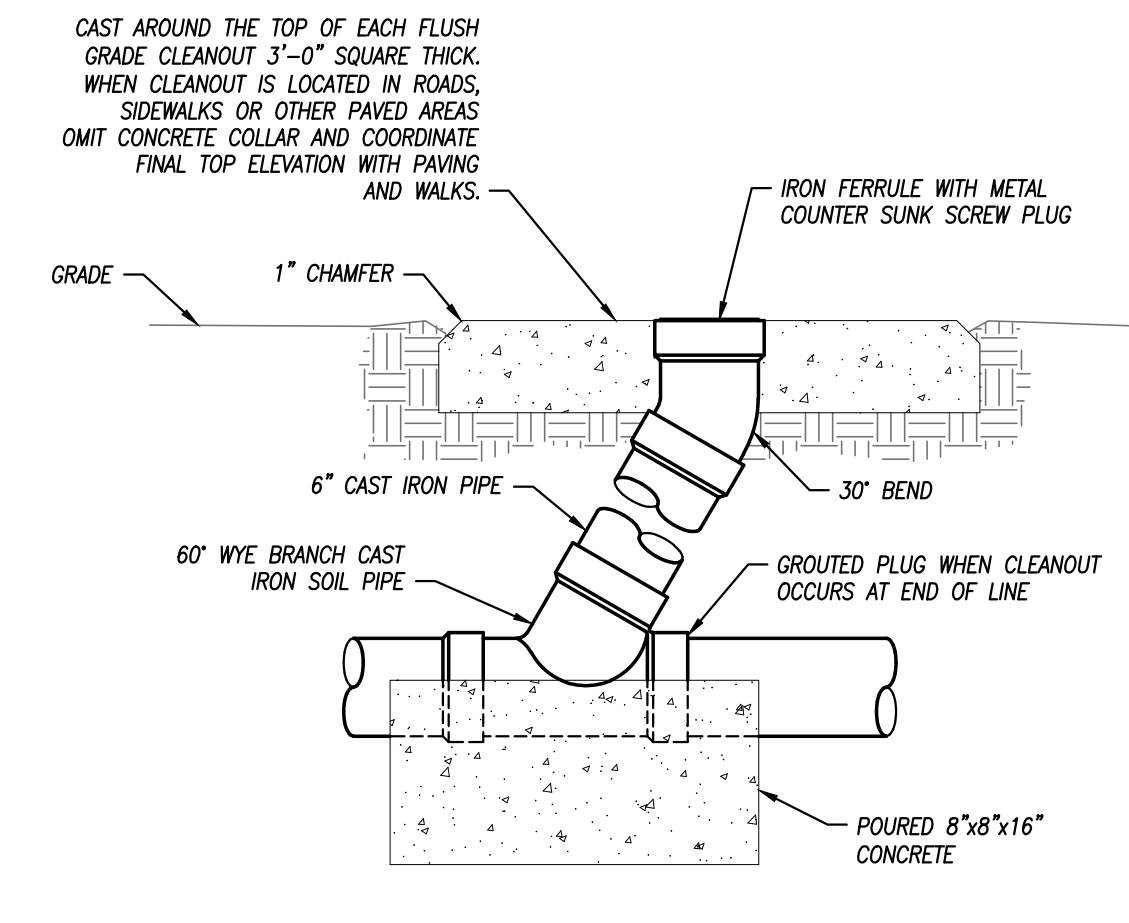
HAND WASHING SINK/LAVATORY TEMPERED WATER SCHEMATIC
NOT TO SCALE



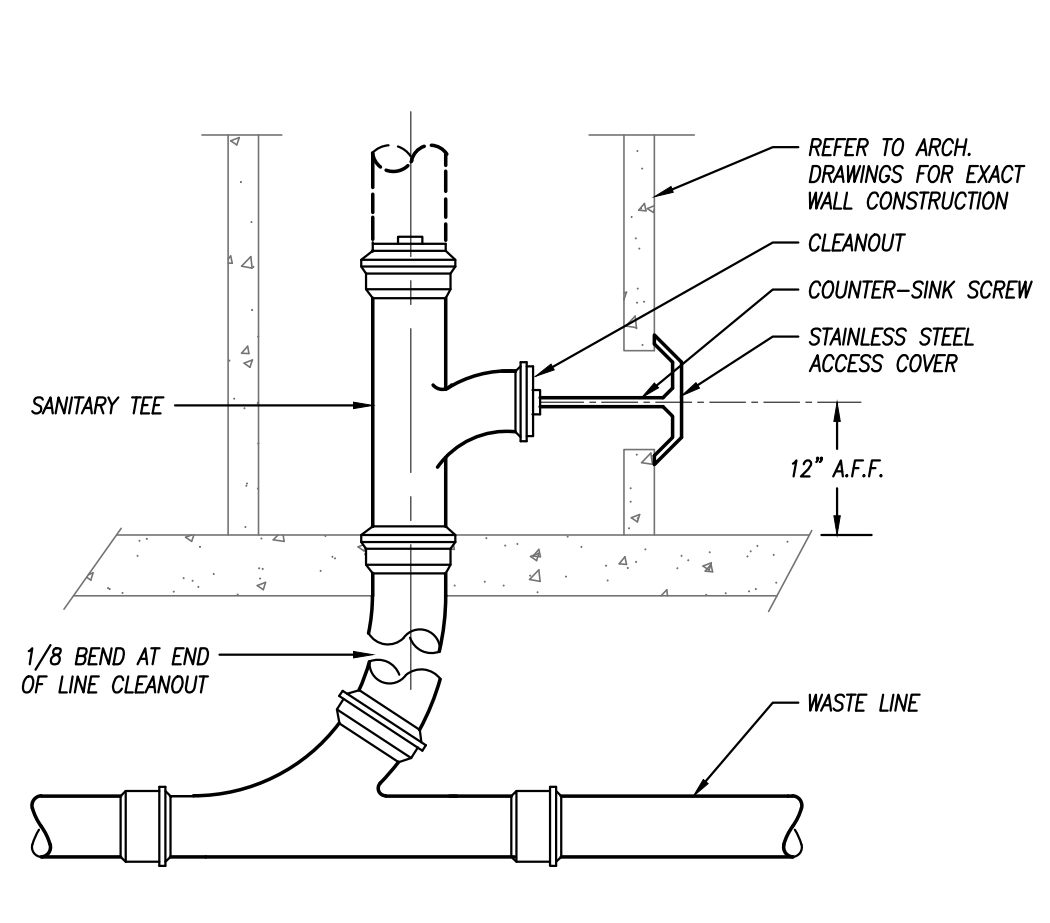
ROOF PLUMBING VENT
NOT TO SCALE



WATER SERVICE W/ IRRIGATION REDUCED PRESSURE BACKFLOW PREVENTER DETAIL
NOT TO SCALE



FLUSH GRADE CLEANOUT DETAIL
NOT TO SCALE



WALL CLEANOUT DETAIL
NOT TO SCALE



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REVISION DATES:

ANDREA PERATT
REGISTERED PROFESSIONAL ENGINEER
NUMBER PE-2021000132
10/18/21

M201
ISSUE DATE: 18 OCT. 2021
COLLINS WEBB #: 20032



MECHANICAL SCHEDULES & DETAILS

GENERAL POWER NOTES

1. REFER TO GENERAL NOTES ON MEP COVER SHEET FOR ADDITIONAL REQUIREMENTS OF WORK.
2. COORDINATE EXACT NEMA CONFIGURATIONS OF RECEPTACLES SERVING EQUIPMENT WITH EXACT EQUIPMENT BEING FURNISHED.
3. REFER TO THE SPECIFICATIONS FOR ADDITIONAL LOCATIONS/REQUIREMENTS FOR RECEPTACLES, INCLUDING GFCI, WEATHER-RESISTANT, HOSPITAL-GRADE, AND TAMPER-RESISTANT RECEPTACLES.
4. EXACT MECHANICAL EQUIPMENT LOCATIONS MAY NOT BE SHOWN FOR CLARITY. COORDINATE EXACT LOCATIONS OF ALL MECHANICAL EQUIPMENT, DUCT DETECTORS, ETC. WITH MECHANICAL DRAWINGS AND CONTRACTOR.
5. COORDINATE EXACT LOCATIONS OF SMOKE DETECTORS WITH CEILING FANS, HAND DIFFUSERS, SPRINKLER HEADS, ETC. PER NFPA REQUIREMENTS.
6. RACEWAY WIRE IS ACCEPTABLE WHERE IT MEETS NEC AND LOCAL CODES. NOTE THAT IT CANNOT BE INSTALLED IN EXPOSED LOCATIONS SUBJECT TO DAMAGE OR IN LAY-IN CEILINGS.

POWER PLAN KEYED NOTES

- 1 REFER TO SITE PLAN FOR CONTINUATION.
- 2 CONNECT TO LIGHTING CIRCUIT IN ROOM. FANS TO BE CONTROLLED BY THERMOSTAT.
- 3 EXTEND POOL BONDING GRID TO CIRCULATION PUMP ENCLOSURE PER NEC, POOL BONDING BY OTHERS.
- 4 PROVIDE ELECTRICAL CONNECTION TO POOL PUMPS AND STARTERS BY POOL EQUIPMENT PROVIDER.
- 5 PROVIDE ROUGH-IN AND (2) 1" CONDUIT WITH PULL STRINGS BACK TO STORAGE ROOM FOR FUTURE CAMERA. INSTALL JUNCTION BOX UNDER SANG/TRELLIS. COORDINATE ROUGH-IN WITH ARCHITECT/OWNER.
- 6 2" CONDUIT FOR COMMUNICATION SERVICES.
- 7 ROUTE TO HOMERUN PANEL VIA PHOTOCELL.
- 8 PROVIDE ROUGH-IN AND (2) 1" CONDUIT BACK TO STORAGE ROOM FOR FUTURE CARD READER.
- 9 100A, 120/240 POOL LOAD CENTER PROVIDED BY POOL CONTRACTOR.
- 10 EMERGENCY PHONE LINE SHALL BE ROUGH-IN A 48" AFF. CONTRACTOR TO FURNISH, ROUGH-IN WIRE AND PROGRAM MODEL TYPE: VIKING ADA COMPLIANT RED EMERGENCY PHONE.

GENERAL LIGHTING NOTES

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.
 - 3.1. ALL FIXTURES SHALL BE FED FROM JUNCTION BOXES WITH LIGHT FIXTURE WHIPS (<8'). DASHY-CHAINING OF FIXTURES IS NOT ALLOWED.
 - 3.2. 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.
 - 3.3. WALL SWITCHES FOR SEPARATE LOAD TYPES (E/W/NORMAL, 120/277V, ETC.) SHALL NOT BE IN A SINGLE BOX.
 - 3.4. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.

LIGHTING PLAN KEYED NOTES

- 1 ROUTE HOMERUN TO PANEL VIA PHOTOCELL.
- 2 TO EXHAUST FAN.
- 3 PHOTOCELL (709K 2001 SERIES) ORIENT TO NORTH.

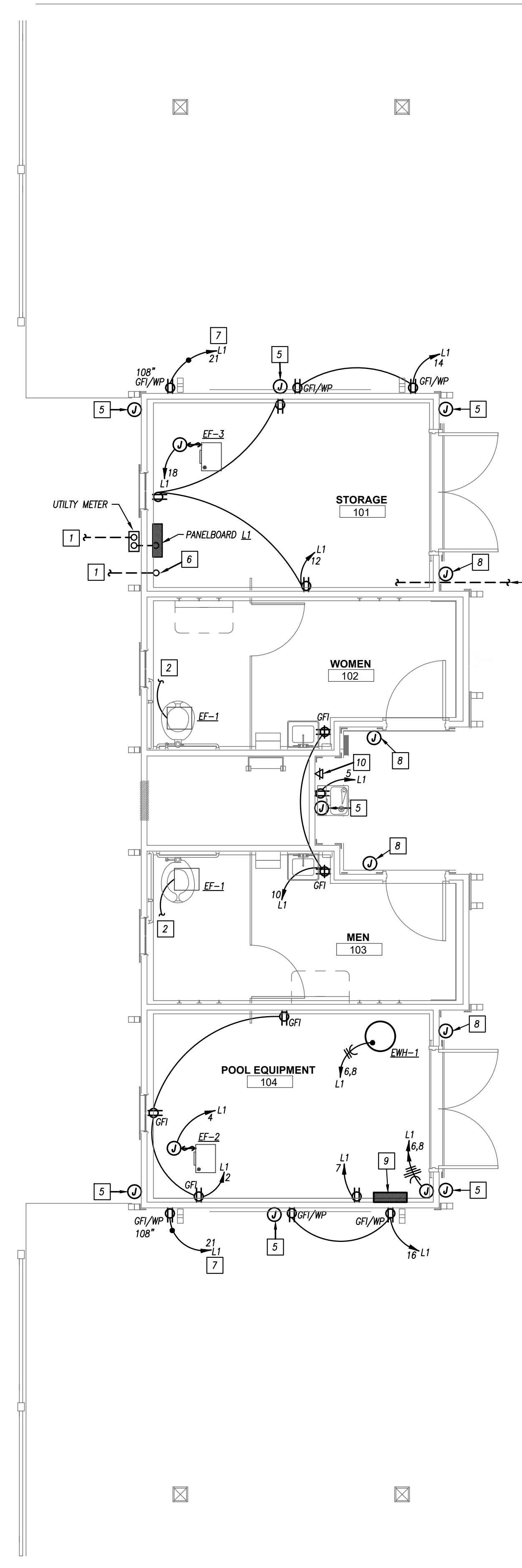
LIGHTING CONTROLS

SYMBOLS

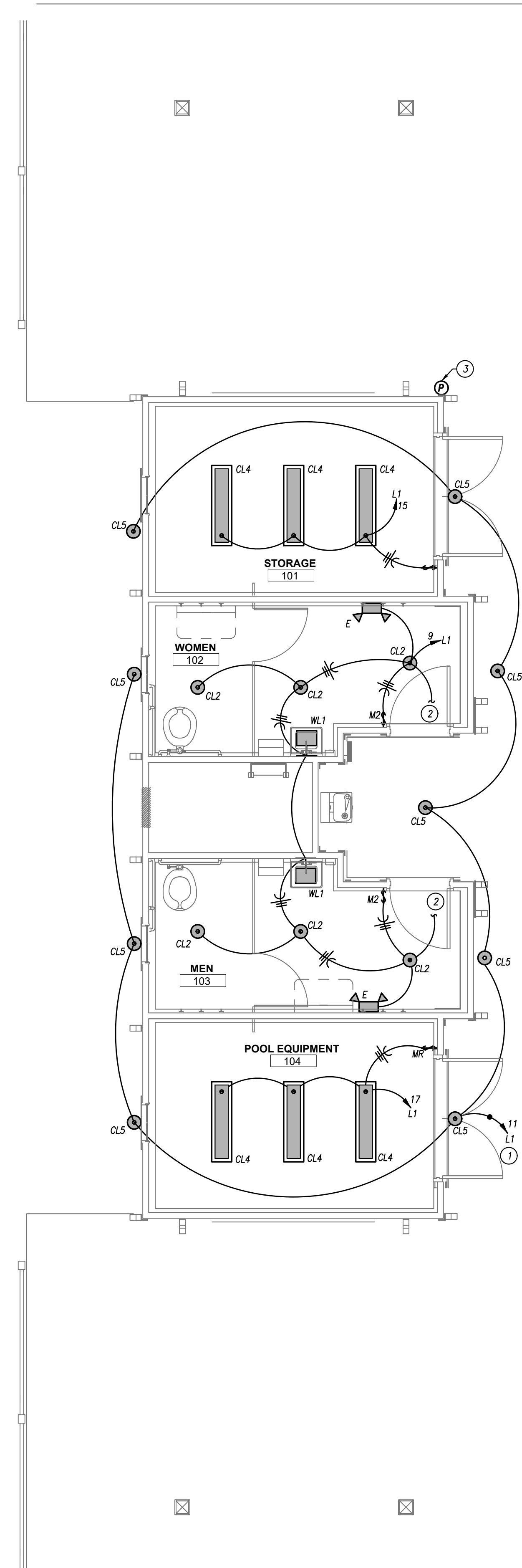
- 1 WALL SWITCH VACANCY SENSOR: PASSIVE INFRARED, 120/277V, WALL SWITCH DECORA STYLE SENSOR. (WAITSTOPPER PW-101, OR EQUAL.)
- 2 WALL SWITCH MOTION SENSOR (DUAL TECHNOLOGY): PASSIVE INFRARED AND ULTRASONIC, 120/277V, DECORA STYLE SENSOR. (WAITSTOPPER DSW-100, OR EQUAL.)
- 3 WALL SWITCH MOTION SENSOR (DUAL RELAY): PASSIVE INFRARED, DUAL RELAY, 120V, DECORA STYLE SENSOR. (WAITSTOPPER PW-201, OR EQUAL.)

TRAINING AND PROGRAMMING

- OWNER TRAINING**
 - PROVIDE FACTORY REPRESENTATIVE TRAINING TO OWNER FOR EACH LIGHTING CONTROL SYSTEM UTILIZED, INCLUDING PROGRAMMING FOR SCHEDULING AND OPERATION OF EACH ROOM PER OWNER DIRECTION.
 - PROVIDE RECORD OF TIME DELAY SETTINGS ON ALL SENSOR DEVICES FOR OWNER USE.
- SENSOR ADJUSTMENTS AND SETTINGS**
 - SYSTEMS SHALL BE SET/PROGRAMMED TO OPERATE TYPICALLY IN MANUAL ON/AUTO OFF MODE.
 1. SET WALL MOUNTED MOTION SENSOR TO MANUAL ON MODE.
 2. SET POWER PACKS AND ROOM CONTROLLERS CONTROLLED BY MOTION SENSORS TO MANUAL ON AND CONTROL WITH MOMENTARY WALL SWITCH.
 - PROVIDE FINAL SETTINGS/ADJUSTMENTS PER OWNER'S DIRECTION.



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



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



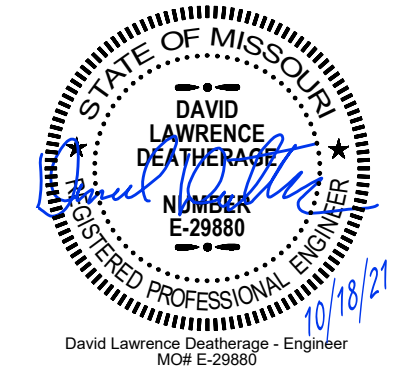
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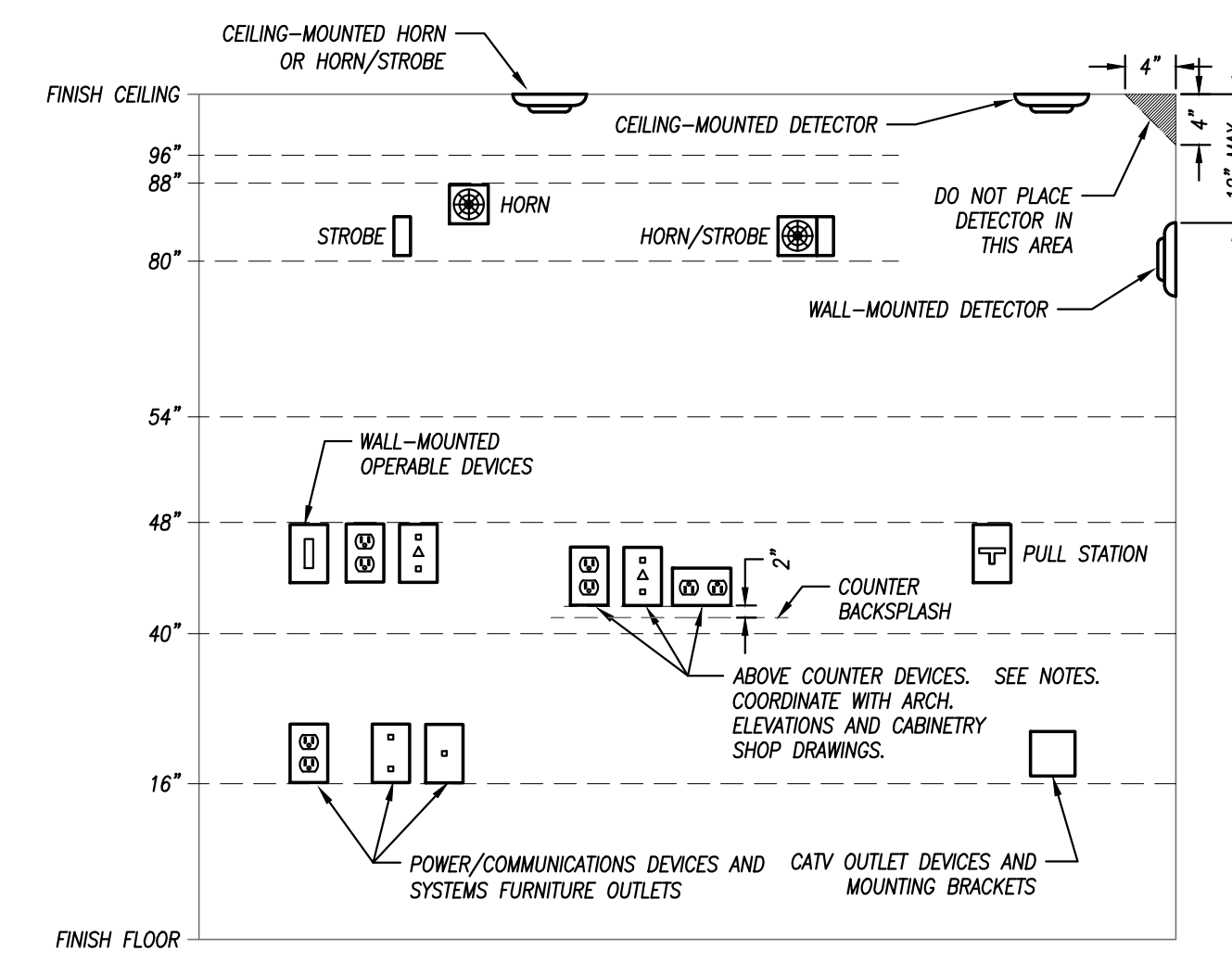
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MO State Certificate of Authority #E-000002089

ELECTRICAL PLAN



GENERAL NOTES:
 1. MOUNTING HEIGHTS SHOWN IN THIS DETAIL ARE TYPICAL UNLESS OTHERWISE NOTED ON THE PLANS.
 2. SEE ARCHITECTURAL ELEVATIONS FOR SPECIAL CONDITIONS. NOTIFY ARCHITECT IMMEDIATELY OF ANY CONFLICTS.
 3. ALL INSTALLATIONS SHALL COMPLY WITH ADA.

VISUAL FIRE ALARM NOTIFICATION DEVICES (STROBE)
 LOCATE DEVICE SO THE BOTTOM OF THE DEVICE IS BETWEEN 80" AND 96" A.F.F. (NFPA) OR 6" BELOW CEILING, WHICHEVER IS LOWER (ADA 2010).

AUDIBLE FIRE ALARM NOTIFICATION DEVICES (HORN)
 LOCATE DEVICE SO THAT THE TOP OF UNIT IS NOT MORE THAN 30" A.F.F. AND NOT LESS THAN 6" BELOW CEILING (NFPA).

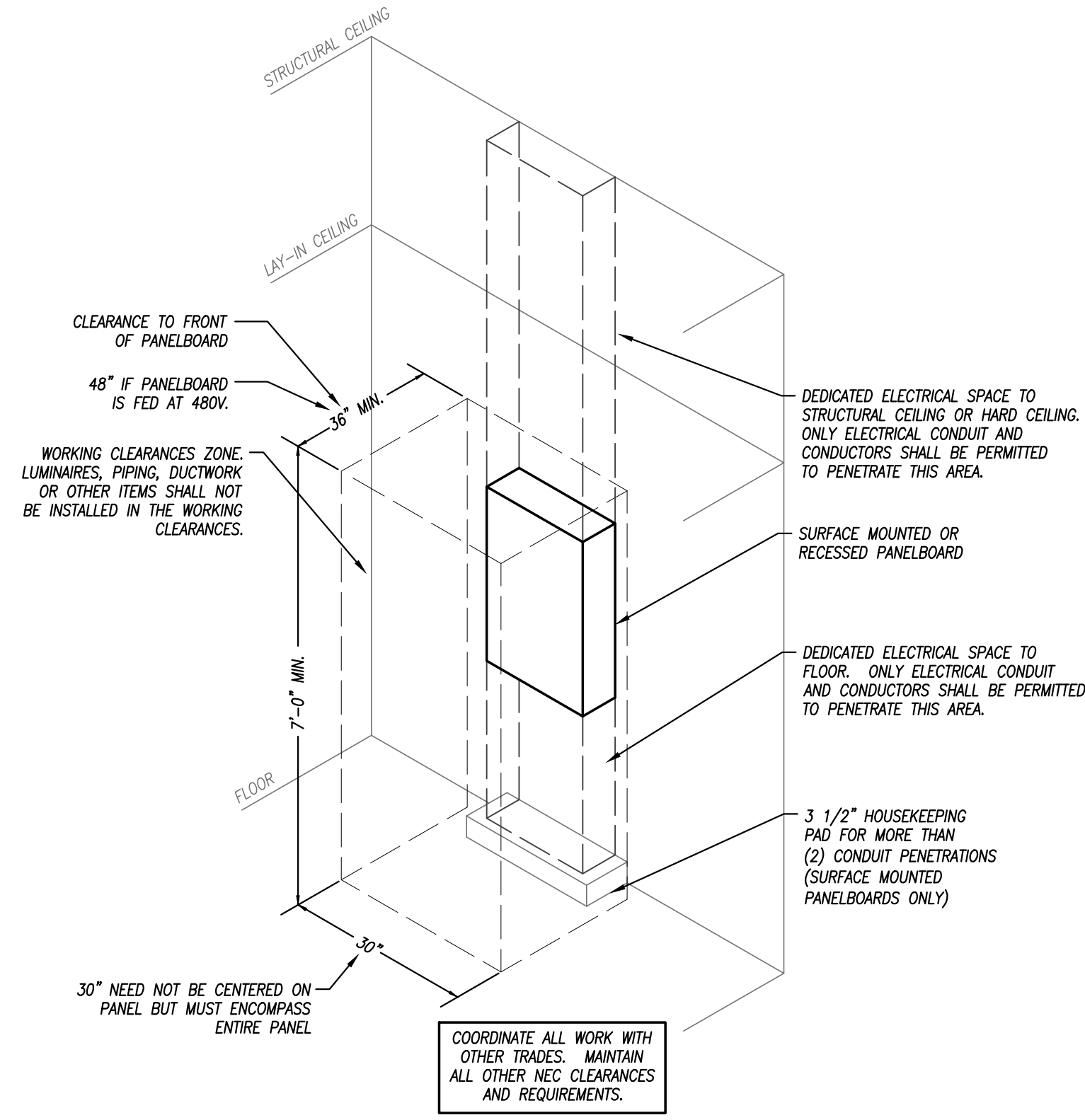
FIRE ALARM ACTIVATION DEVICES (PULL STATION)
 LOCATE FRONT-APPROACH DEVICES SO THAT THE HIGHEST OPERABLE PORTION OF THE DEVICE IS NOT MORE THAN 48" A.F.F. (ADA 2010) AND NOT LESS THAN 42" A.F.F. (NFPA).

POWER/COMMUNICATION DEVICES:
 OUTLETS SHALL BE LOCATED AT 18" A.F.F. TO THE BOTTOM OF THE BOX. ABOVE COUNTER DEVICES SHALL BE LOCATED AT 2" ABOVE THE BACKSLASH OF THE COUNTER TO THE BOTTOM OF THE DEVICES. VERIFY WITH ARCHITECTURAL DETAILS.

WALL-MOUNTED OPERABLE DEVICES:
 OPERABLE DEVICES SHALL BE LOCATED AT 48" A.F.F. TO THE TOP OF THE OPERABLE PORTION OF THE DEVICE. WALL-MOUNTED OPERABLE DEVICES INCLUDE, BUT ARE NOT LIMITED TO THE FOLLOWING:
 LIGHT SWITCHES, DIMMERS, CONTROLS, ETC.
 PULL BUTTONS
 NURSE/PATIENT CALL DEVICES (INCLUDING THOSE FOR STAFF USE)
 OTHER CONTROL OR "CALL" DEVICES

MOUNTING HEIGHTS FOR WALL-MOUNTED DEVICES

NOT TO SCALE



TYPICAL PANELBOARD INSTALLATION DETAIL

NOT TO SCALE

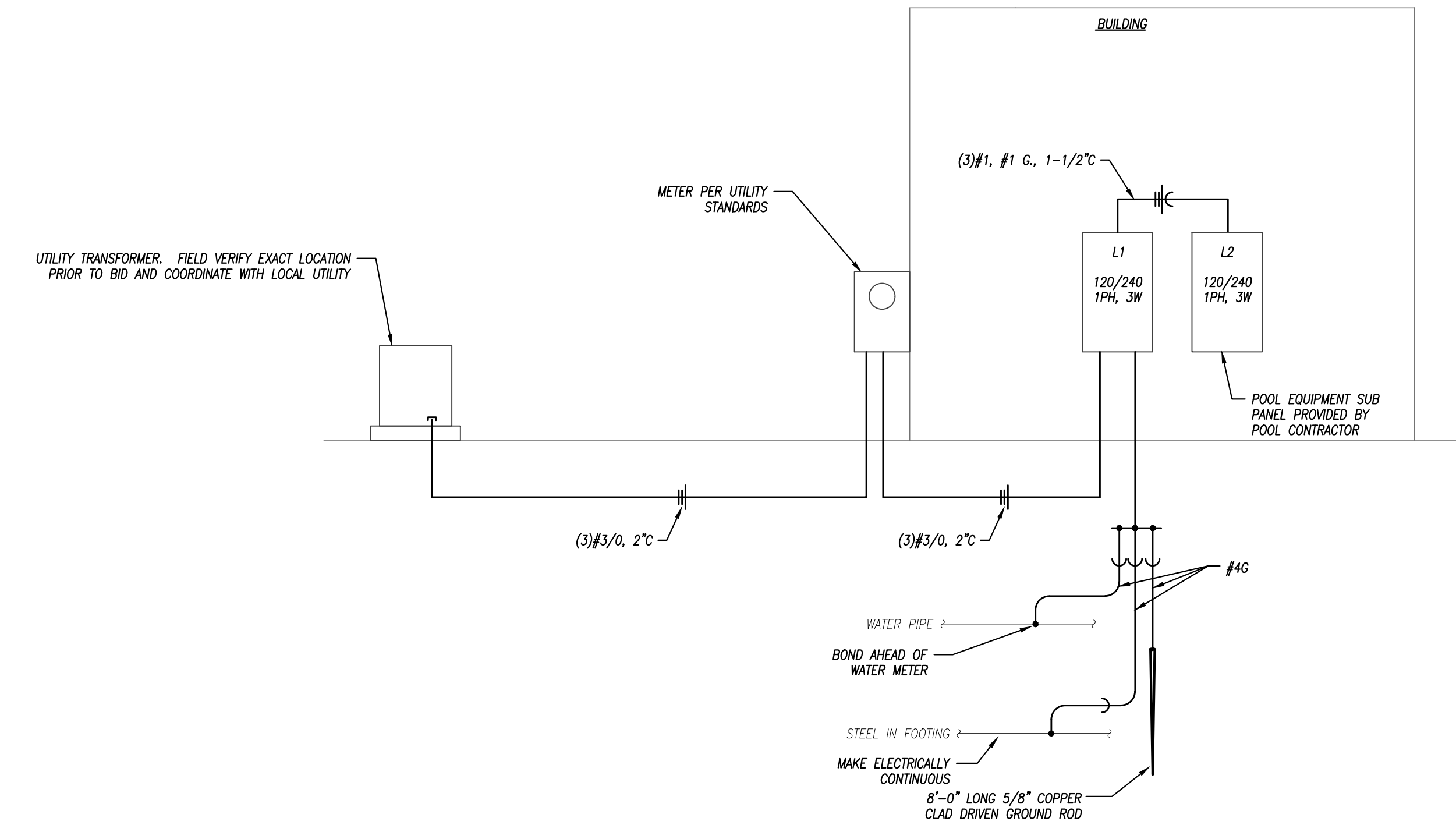
LIGHT FIXTURE SCHEDULE						
FIXTURE TYPE	MANUFACTURER	CATALOG NUMBER	DESCRIPTION	LAMP NUMBER / DESCRIPTION	VOLTAGE	REMARKS
CL2	LIGHTFOILER	SSR	5" SURFACE MOUNTED LED DOWNLIGHT WITH WHITE TRIM RING.	ONE (1) 9.5 WATT, 1500 LUMEN, LED MODULE. 3000K CCT.	120	1
CL4	WILLIAMS	SERIES 75R	4"-3" LONG STRIP FIXTURE, SURFACE MOUNT, FINISH WITH ROUNDED ACRYLIC LENS. ALL PARTS PAINTED WHITE AFTER FABRICATION. ELECTRONIC DRIVER PRE-WIRED FOR NON-DIMMING APPLICATIONS.	ONE (1) 23 WATT, 3000 LUMEN, LED MODULE. 3000K CCT.	120	1
CL5	LIGHTFOILER	SSR	SAME AS FIXTURE TYPE "CL2" EXCEPT INSTALL PER WET LOCATION.	ONE (1) 9.5 WATT, 1500 LUMEN, LED MODULE. 3000K CCT.	120	1
E	DUAL-LITE	LZ SERIES	LOW-PROFILE EMERGENCY LIGHTING UNIT, FLAME-RATED, UV-STABLE THERMOPLASTIC HOUSING. TWO (2) SEMI-RECESSED, ADJUSTABLE "EYEBALL" HEADS WITH GLASS LENS. WHITE FINISH. MAINTENANCE-FREE BATTERY FOR 90 MINUTE OPERATION OF LAMPS. INTEGRAL TEST SWITCH AND AC-ON INDICATOR. FINISH WITH REMOTE CAPACITY WHERE INDICATED. WITH REMOTE HEAD.	TWO (2) 1 WATT LED	120	1
WL1	DESIGNER'S FOUNTAIN	33121-WP	EXTERIOR WALL-MOUNTED INCANDESCENT LAMP. RATED FOR WET LOCATION, FINISH BY ARCHITECT.	100 WATT, 3000K	120	1

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

SINGLE-SECTION PANELBOARD SCHEDULE											
PANEL DESIGNATION: L1		MOUNTING: SURFACE		LOCATION: STORAGE ROOM		CIRCUIT #		MAIN LUG AMPS: 225			
								MAIN BREAKER: 200			
								VOLTAGE: 240/120			
								PHASE/WIRE: 1Ø, 3Ø			
DESCRIPTION	A	B	TRIP	POLE	C/B		PHASE		DESCRIPTION		
					POLE	TRIP	A	B			
POOL SUB PANEL	9600	100	2	1 2	1	2	1	20	540	135	REC. POOL EQUIP. ROOM
DRINKING FOUNTAIN	1200	9600		3	4	1	15				EF-2
IRRIGATION CONTROLLER	1200		30	1	7	8	2	30	2250		WH-1
LITG BATHROOM	360		20	1	9	10	1	20	360	2250	REC. RESTROOM
LITG EXTERIOR		90	20	1	11	12	1	20	540		REC. STORAGE ROOM
POOL EQUIPMENT	1200		20	1	13	14	1	20	540		REC. COVERED AREA
LITG STORAGE ROOM		70	20	1	15	16	1	20	540		REC. COVERED AREA
LITG EQUIPMENT ROOM	70		20	1	17	18	1	20	107		EF-3
MONUMENT SIGNAGE		1920	20	1	19	20	1	20			SPARE
SPARE		20	1	21	22	1	20				SPARE
SPARE		20	1	23	24	1	20				SPARE
SPARE		20	1	25	26	1	20				SPARE
SPARE		20	1	27	28	1	20				SPARE
SPARE		20	1	29	30	1	20				SPARE
SPARE		20	1	31	32	1	20				SPARE
SPARE		20	1	33	34	1					SPARE
SPARE		20	1	35	36	1					SPARE
SPARE		20	1	37	38	1					SPARE
SPARE		20	1	39	40	1					SPARE
SPARE		20	1	41	42	1					SPARE
TOTALS	12430	12880						3787	3465	TOTALS	

PANELBOARD SIZING LOAD				CONNECTED PHASE LOADS	
LOAD DESCRIPTION	CONNECTED	DEMAND	CODE MIN (VA)	PHASE	AMPS
LIGHTS	2,510	1.25	3,138	A	16,227
RECEPTACLES	2,520	10kVA + 50% REST	2,520	B	16,345
MOTORS	3,842	1.25 x LARGEST + SUM OF REST	4,142	TOTALS	32,572
AIR CONDITIONING	0	1.00	0		135.7
SPACE HEATING	0	0.00	0		
CONTINUOUS	1,200	1.25	1,500		
NON-CONTINUOUS	19,200	1.00	19,200		
MISC. LOADS 1	4,500	1.00	4,500		
MISC. LOADS 2	0	1.00	0		
SIZING LOAD:			35,000		
SIZING LOAD (AMPS):			146		

REMARKS:
 1. CUTLER HAMMER POW-R-LINE 1A OR EQUAL.
 2. PROVIDE SHUNT TRIP BREAKER WITH ACTUATION BY MUSHROOM PUSHBUTTON ON OUTSIDE WALL.
 3. 'G' = GFCI TYPE BREAKER



ELECTRICAL RISER DIAGRAM

NOT TO SCALE



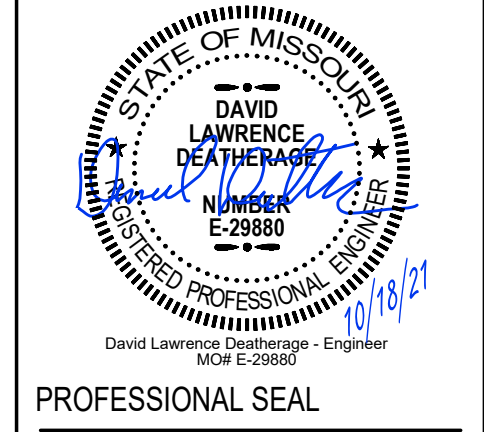
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ELECTRICAL SCHEDULES & DETAILS