

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
C06	GRADING PLAN
C07	SPOT ELEVATIONS
C08	SPOT ELEVATIONS
C09	EROSION CONTROL PLAN
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C09C	SANITARY SEWER
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C10	EROSION CONTROL PLAN
C11	EROSION CONTROL PLAN - FINAL PLACEMENT
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C13	DETAIL SHEET
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E02	SITE LIGHTING POWER PLAN
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E04	SITE LIGHTING SPECIFICATIONS
L1-L3	LANDSCAPE PLANS

STRUCTURAL

SHEET NUMBER	SHEET NAME
S101	PLANS
S102	SECTIONS
S103	ELEVATIONS

ARCHITECTURAL

SHEET NO.	SHEET NAME
A101	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

POSTED POOL AND POOL DECK OCCUPANCY
POOL DECK: 332 OCCUPANTS
POOL: 37 OCCUPANTS

CODE INFORMATION

BUILDING/PROJECT USE: CONSTRUCTION TYPE OCCUPANCY CLASSIFICATION BUILDING FRAME	POOL HOUSE - NON CONDITIONED SPACE TYPE VB (NON-SPRINKLERED) GROUP "U" UTILITY WOOD FRAME	IBC SECTION 312 IBC TABLE 601 IBC SECTION 312
BASE ALLOWABLE AREA "U" ACTUAL AREA (GROSS)	5,800 SQ. FT. 534 SQ. FT.	IBC TABLE 506.2
ALLOWABLE STORIES ACTUAL NUMBER OF STORIES	1 STORY 1 STORY	IBC TABLE 504.4
ALLOWABLE HEIGHT ACTUAL HEIGHT IN FEET	40'-0" 15'-6"	IBC TABLE 504.3

FIRE RESISTIVE REQUIREMENTS

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)

1. 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.
2. OCCUPIED SPACES, HABITABLE SPACES AND CORRIDORS SHALL HAVE A CEILING HEIGHT OF NOT LESS THAN 7'-6" A.F.F.
3. 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

COLLINS | WEBB ARCHITECTURE
307B SW MARKET STREET
LEE'S SUMMIT, MISSOURI 64063
P: 816.249.2270
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STRUCTURAL ENGINEER

LEIGH + O'KANE
250 NE MULBERRY, SUITE 201
LEE'S SUMMIT, MO 64086
P: 816.444.3144

MEP ENGINEER

PKMR
13300 W. 98TH ST.
LENEXA, KS 66215
P: 913.492.2400



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 = 44" 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 36" MAX. SHOWERS = 33" MIN. TO 36" MAX. FROM B.O. SHOWER/ BATH TUBS: TOP BAR = 33" MIN. TO 36" 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 ROO (FROM FLOOR TO C.L.): STANDARD = 78" MAX. TO 80" MAX. SHOWERS = 33" MIN. TO 36" MAX. FROM B.O. SHOWER/ BATH TUBS: TOILETS = 12" TO 20" TO BOT. & 10" 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 = 15" 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.
- COAT HOOKS: STANDARD = 68". ADA = 48" MAX.
- CHALKBOARDS, TACKBOARDS & MARKERBOARDS: STANDARD = 32" TO 36" (TO B.O. BOARD OR CHALKTRAY). STANDARD = 60" (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 LAMB. 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 HEIGHT.
- HORN/ SPEAKER VISUAL SIGNALS: STANDARD = 80" AFF. OR 6' BELOW CEILING - WHICHEVER IS LOWER.
- ROOM SENSING (TO C.L.): STANDARD = 60" HIGH AFF. & WITHIN 18" OF FLAT SIDE OF DOOR.



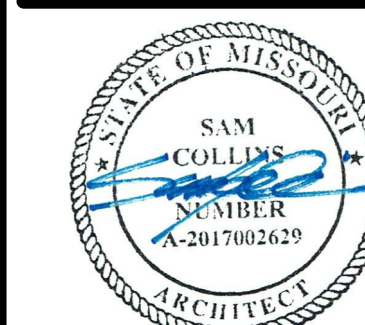
PERMIT SET

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LEE'S SUMMIT, MO

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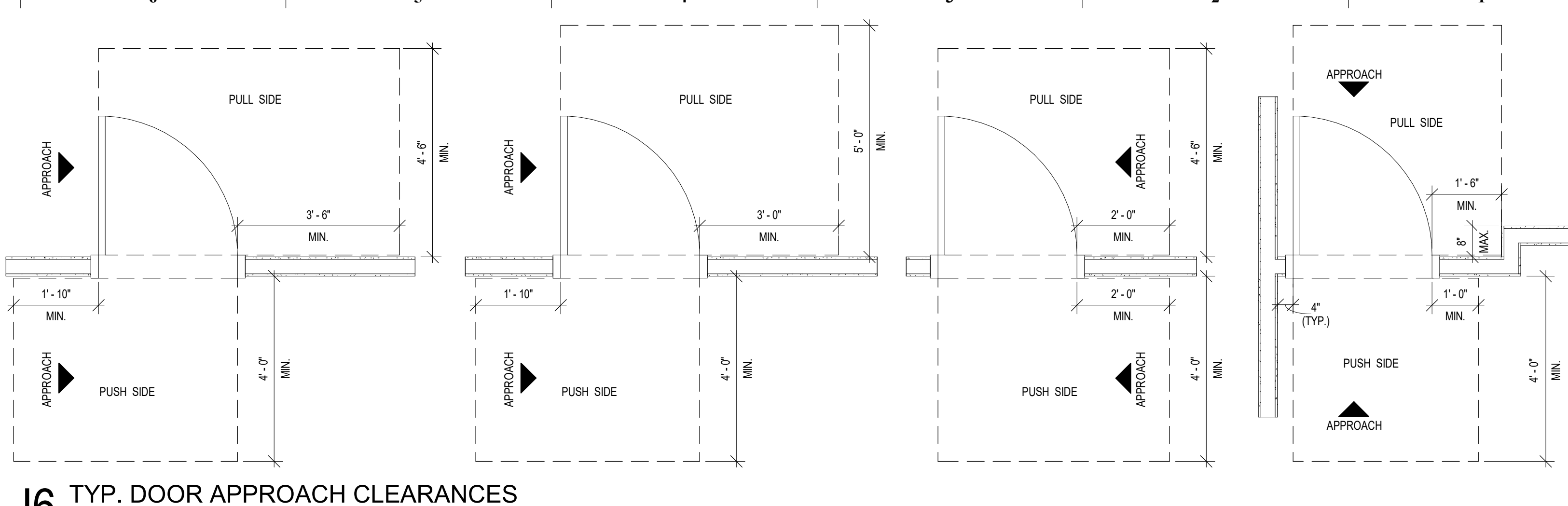

 10/19/2021
PROFESSIONAL SEAL

G002

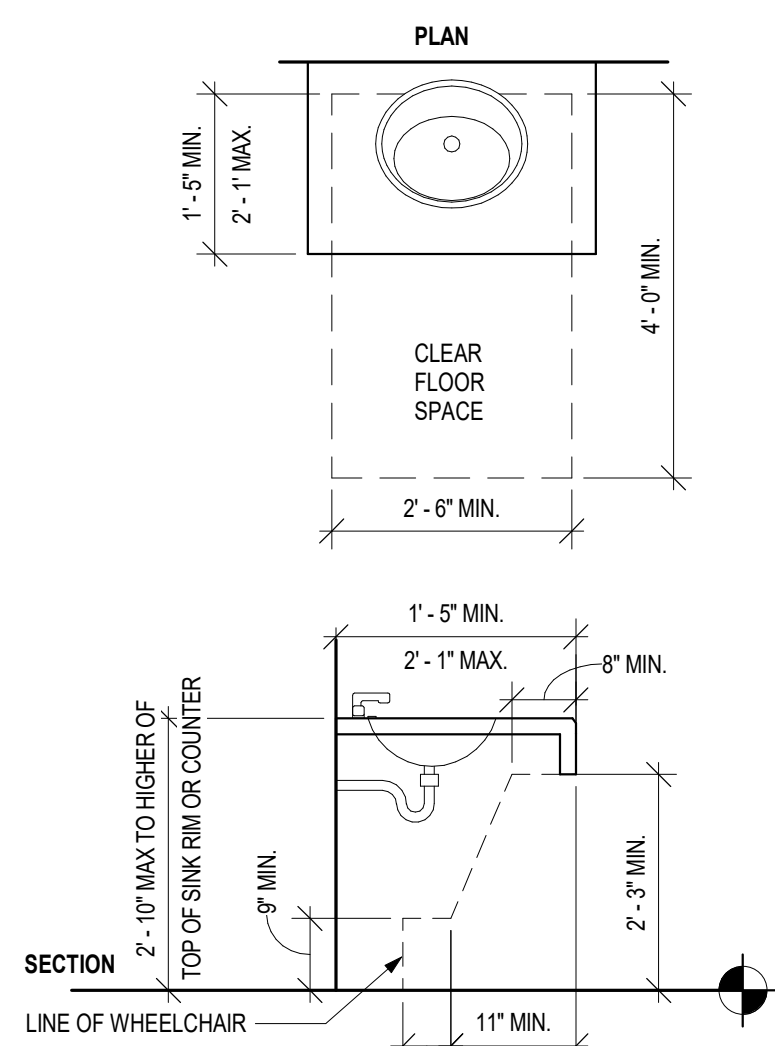
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ACCESSIBILITY GUIDELINES

J6 TYP. DOOR APPROACH CLEARANCES 1/2" = 1'-0"

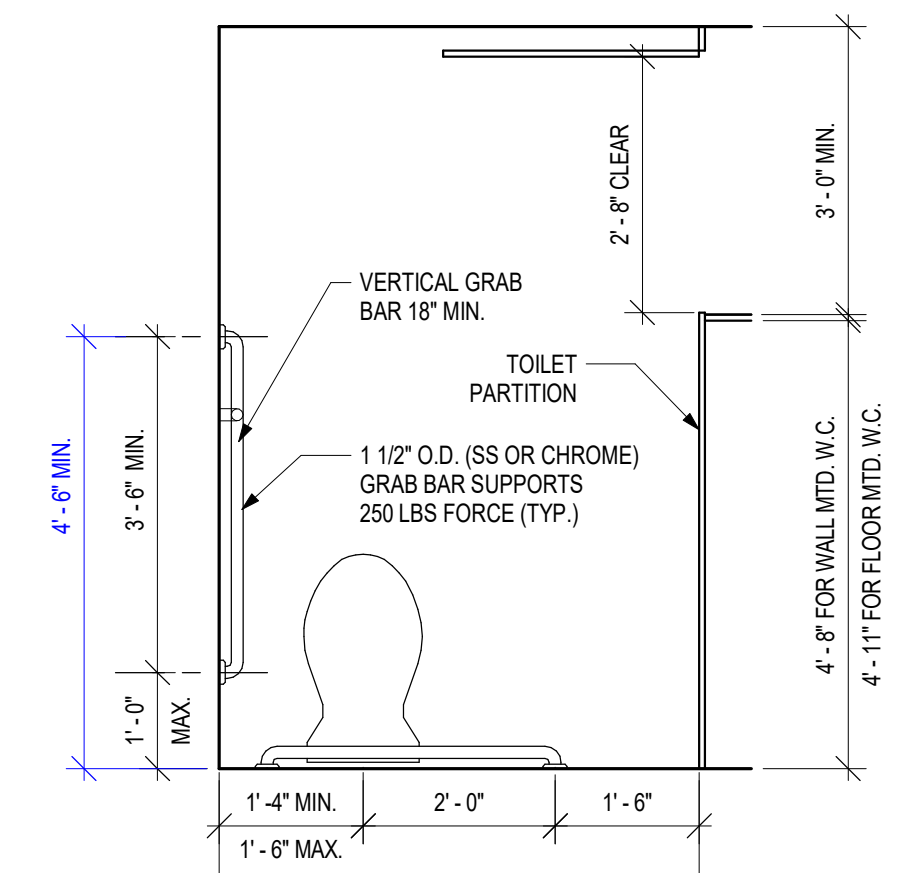


G10 FIRE EXTINGUISHER 1/2" = 1'-0"

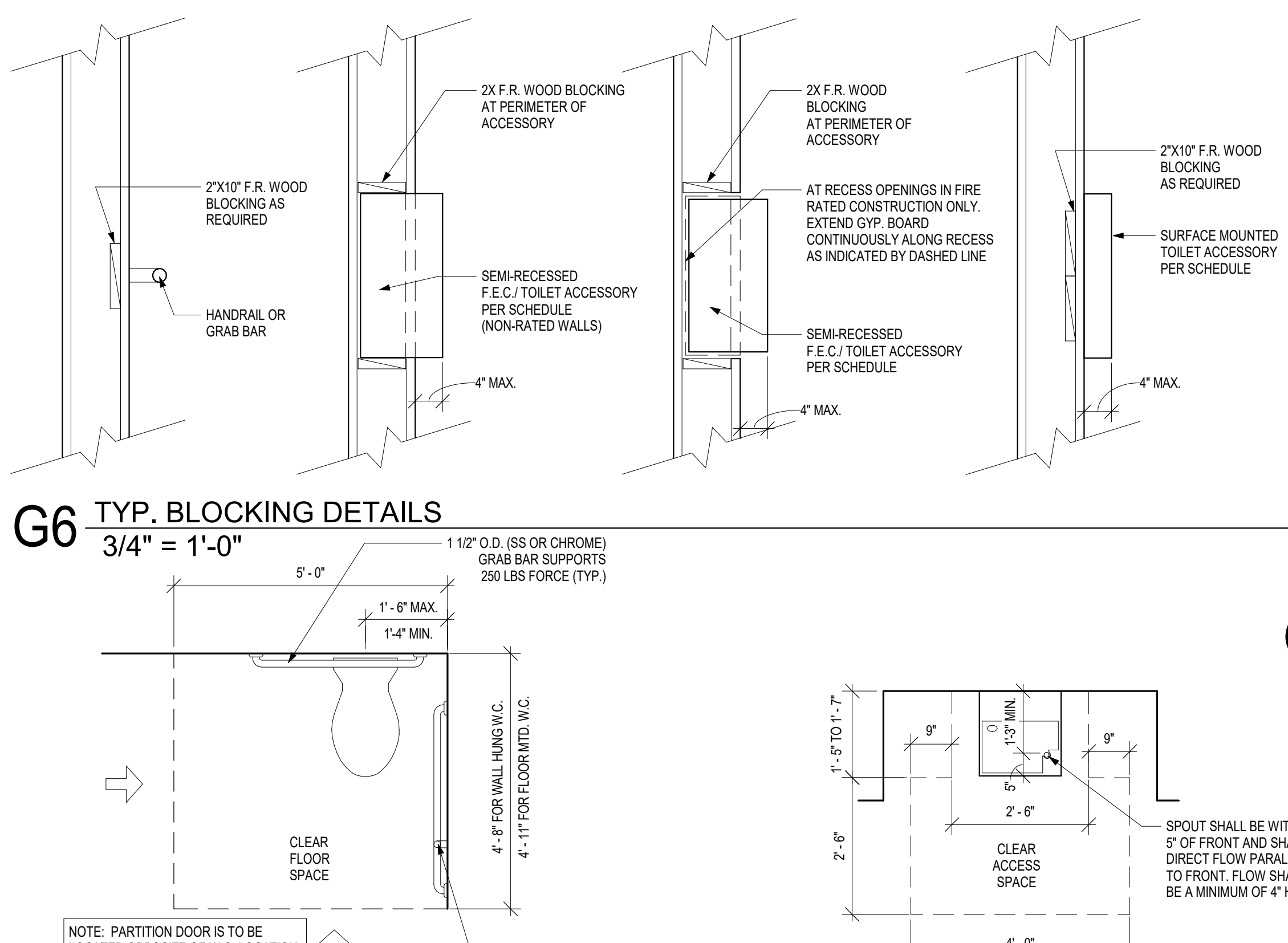


E12 SINK IN COUNTER CLEARANCES 1/2" = 1'-0"

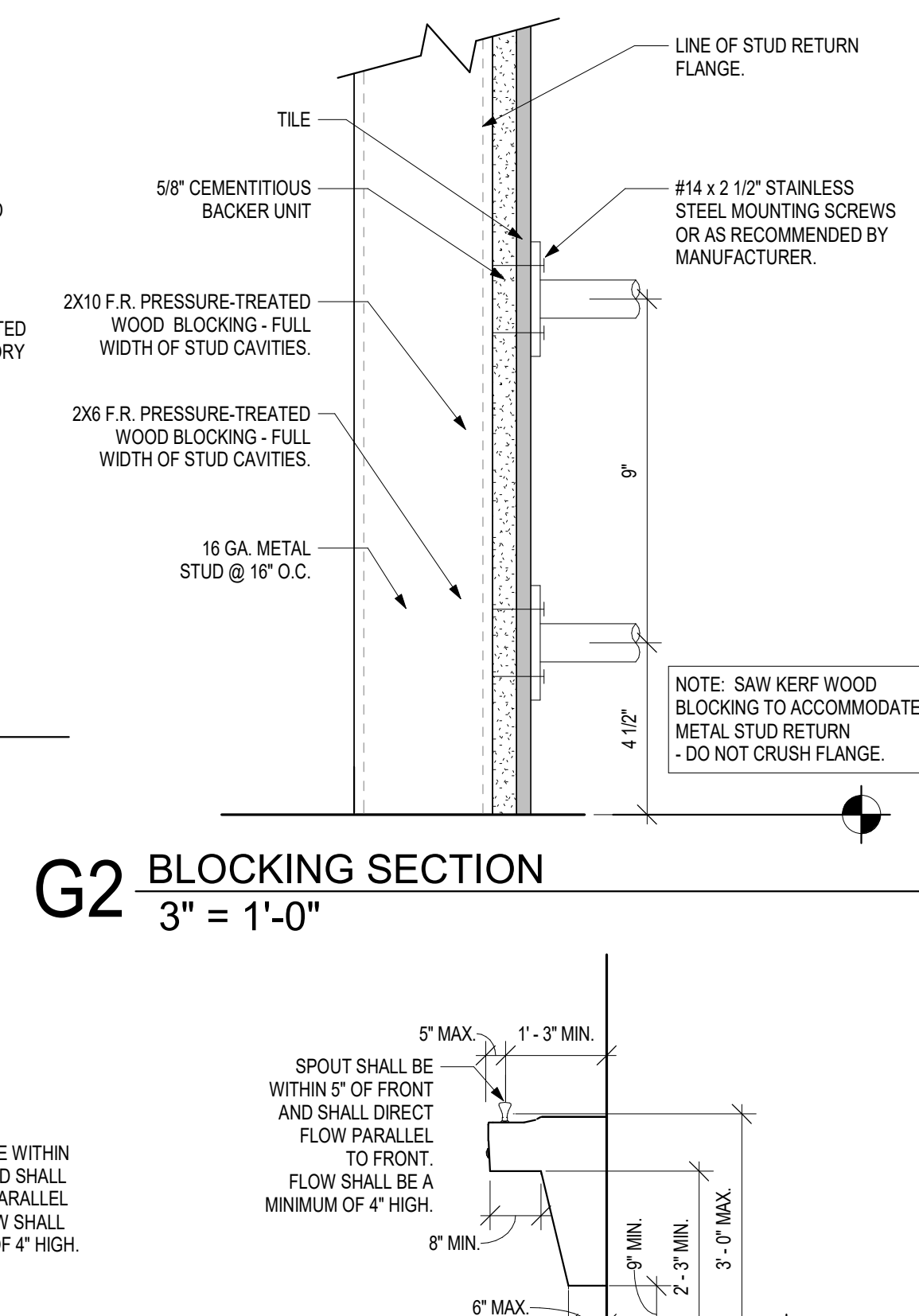
E10 ACCESSIBLE TOILET STALL 1/2" = 1'-0"



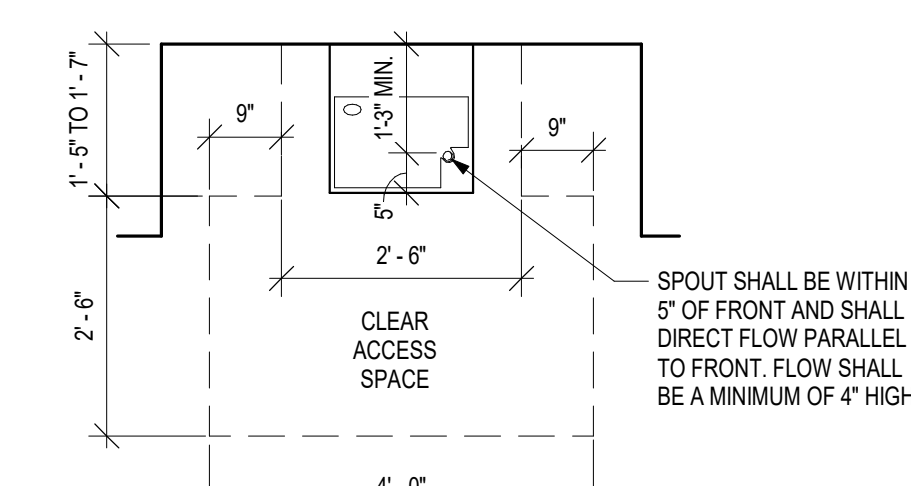
G6 TYP. BLOCKING DETAILS 3/4" = 1'-0"



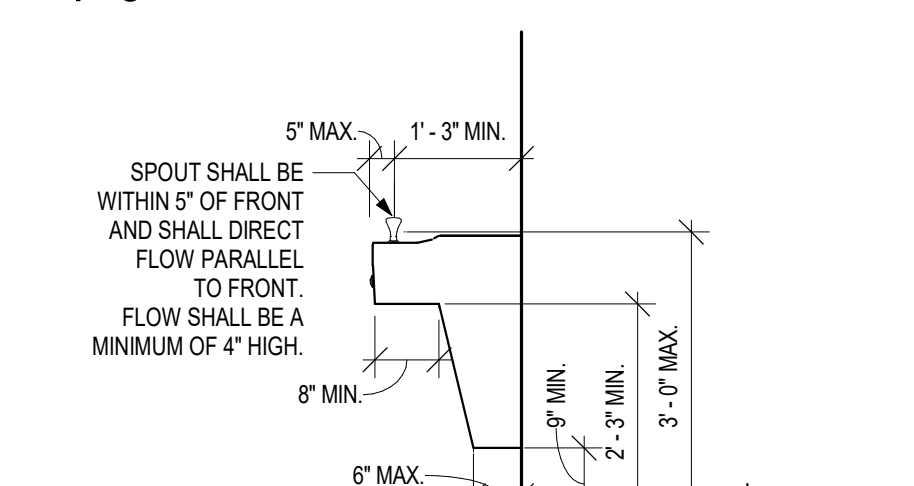
G2 BLOCKING SECTION 3" = 1'-0"



E4 E.W.C. - CLEAR SPACE 1/2" = 1'-0"



E2 E.W.C. - SECTION 1/2" = 1'-0"



MISCELLANEOUS ACCESSORY TYPICAL MOUNTING HEIGHTS

FINISH FLOOR	ACCESSORY TYPE	COMMENTS
5'-0" TO TOP OF CABINET INTERIOR	FIRE EXTINGUISHER CABINET	SEMI RECESSED
4'-0" MAX. TO PULL	MANUAL FIRE PULL	SURFACE MOUNTED
7'-0" MOUNT ON STRIKE SIDE ALIGNED WITH TOP OF DOOR FRAME WHEN DIM ABOVE DOOR HEAD < 12"	FIRE STROBELIGHT/AUDIBLE ALARM	SURFACE MOUNTED
SEE PLAN OR ELEV. TO TOP	WALL MOUNTED EXIT SIGN	WALL MOUNTED
SEE PLAN OR ELEV. TO TOP	WALL MOUNTED HANDRAIL	SURFACE MOUNTED
UNO.	WALL CLOCK	SURFACE MOUNTED
SEE PLAN OR ELEV. TO TOP	FABRIC COVERED TACK BOARD	SURFACE MOUNTED
UNO.	MARKER BOARD	SURFACE MOUNTED
6'-0" UNO.	MOP & BROOM HOLDER	SURFACE MOUNTED
48" ACCESSIBLE	ROBE HOOK	SURFACE MOUNTED
4'-0" MAX. TO SPOUT	ELAPSED TIME CLOCK	SURFACE MOUNTED
SEE PLAN OR ELEV. TO SPOUT	SOAP DISPENSER	SURFACE MOUNTED
4'-0" MAX. TO SPOUT	PAPER TOWEL DISPENSER	SURFACE MOUNTED
4'-0" MAX. TO SPOUT	ALCOHOL DISPENSER	SURFACE MOUNTED

TOILET ACCESSORY TYPICAL MOUNTING HEIGHTS

FINISH FLOOR	ACCESSORY TYPE	COMMENTS
4'-0" MAX. TO DISP. SLOT	PAPER TOWEL DISPENSER	SURFACE MOUNTED
4'-0" MAX. TO BOTTOM	POWER HAND DRYER	SURFACE MOUNTED
3'-6" CAN BE NO CLOSER THAN 1/2" TO BAR ABOVE	PAPER TOWEL DISPENSER & TRASH RECEPTACLE	SEMI RECESSED
4'-0" MAX. TO SPOUT	TOILET TISSUE DISPENSER	SURFACE MOUNTED
3'-4" UNO.	SANITARY NAPKIN DISPOSAL	SURFACE MOUNTED
4'-0" MAX. TO SPOUT	SANITARY NAPKIN DISPENSER	RECESSED & SURFACE
4'-0" MAX. TO SPOUT	FRAMED VANITY MIRROR	SURFACE MOUNTED
4'-0" MAX. TO SPOUT	DIAPER CHANGING STATION	SURFACE MOUNTED
4'-0" MAX. TO SPOUT	SOAP DISPENSER	COUNTERTOP MOUNTED
4'-0" MAX. TO SPOUT	FOLDING SHOWER SEAT	SURFACE MOUNTED
4'-0" MAX. TO SPOUT	TOILET PARTITION	WALL MOUNTED
4'-0" MAX. TO SPOUT	URINAL SCREEN	WALL MOUNTED

MISCELLANEOUS ACCESSORY TYPICAL MOUNTING HEIGHTS

FINISH FLOOR	ACCESSORY TYPE	COMMENTS
5'-0" MAX. TO TOP OF CLOSET HANGAR ROD & SHELF	CLOSET HANGAR ROD & SHELF	WALL MOUNTED
4'-0" MAX. TO TOP OF WALL PHONE	WALL PHONE	SURFACE MOUNTED
4'-0" MAX. TO TOP OF TELEPHONE HOUSING	TELEPHONE HOUSING	SURFACE MOUNTED
4'-0" MAX. TO TOP OF CUP DISPENSER	CUP DISPENSER	SURFACE MOUNTED
4'-0" MAX. TO TOP OF WALL SWITCH	WALL SWITCH	SURFACE MOUNTED
4'-0" MAX. TO TOP OF TELEPHONE OUTLET	TELEPHONE OUTLET	SURFACE MOUNTED
4'-0" MAX. TO TOP OF RECEPTACLE/TELEPHONE/ DATA	RECEPTACLE/TELEPHONE/ DATA	SURFACE MOUNTED
4'-0" MAX. TO TOP OF RECEPTACLE/TELEPHONE/ DATA	RECEPTACLE/TELEPHONE/ DATA	SURFACE MOUNTED
4'-0" MAX. TO TOP OF SPECIALTY EQUIP (IE. THERMOSTAT, CARD READER, INTERCOM)	SPECIALTY EQUIP (IE. THERMOSTAT, CARD READER, INTERCOM)	SURFACE MOUNTED
35'-48"	ELEVATOR CALL BUTTON	SURFACE MOUNTED
5'-0"	ELEVATOR VISIBLE SIGNAL INDICATOR	SURFACE MOUNTED
5'-0"	TACTILE CHARACTER INDICATOR	SURFACE MOUNTED
3'-4"	PANIC BAR	SURFACE MOUNTED
3'-4" UNO.	DOOR PULL	SURFACE MOUNTED
3'-4"	DOOR LATCH	SURFACE MOUNTED
3'-4"	ADA DOOR OPERATOR	VARIES

PLUMBING FIXTURE TYPICAL MOUNTING HEIGHTS

FINISH FLOOR	ACCESSORY TYPE	COMMENTS
3'-4" UNO.	SHOWER MIXING VALVE	WALL MOUNTED
6'-6" UNO.	SHOWER HEAD	WALL MOUNTED
6'-6" UNO.	HAND HELD SHOWER	WALL MOUNTED
2'-10"	LAVATORY	WALL MOUNTED
2'-10"	LAVATORY	COUNTER MOUNTED
2'-5" MAX. TO SPOUT	CHILDREN'S DRINKING FOUNTAIN	WALL MOUNTED
3'-0" TO SPOUT	SINGLE DRINKING FOUNTAIN	WALL MOUNTED
38" MAX. TO SPOUT	DOUBLE DRINKING FOUNTAIN	WALL MOUNTED
3'-2" MAX. TO SPOUT	TOILET	WALL/FLOOR MOUNTED
17" MAX. AT ACCESSIBLE	URINAL	WALL MOUNTED

HEALTHCARE ACCESSORY TYPICAL MOUNTING HEIGHTS

FINISH FLOOR	ACCESSORY TYPE	COMMENTS
2'-2" UNO.	CLINIC SINK	WALL MOUNTED
5'-4" UNO.	SHARPS CONTAINER	SURFACE MOUNTED
5'-4" UNO.	FILM ILLUMINATOR	SURFACE MOUNTED
5'-4" UNO.	SPECIMEN PASS-THRU	THRU-WALL MOUNTED
4'-0" UNO.	OTOSCOPE	SURFACE MOUNTED
4'-0" UNO.	SPHYGMOMANOMETER	SURFACE MOUNTED
4'-0" UNO.	GLOVE BOX	SURFACE MOUNTED
4'-0" UNO.	MED-GAS SHUT OFF	SURFACE MOUNTED
2'-0" UNO.	WALL HUNG COMPUTER	SURFACE MOUNTED

GRAB BAR TYPICAL MOUNTING HEIGHTS & TOILET ACCESSORY PLANS

FINISH FLOOR	ACCESSORY TYPE	COMMENTS
3'-4"	ADA TOILET GRAB BAR	SURFACE MOUNTED
3'-4"	SHOWER STALL GRAB BAR	SURFACE MOUNTED
3'-4"	ROLL-IN SHOWER STALL GRAB BAR	SURFACE MOUNTED
3'-4"	TYPICAL ACCESSORIES AT ACCESSIBLE TOILET	NOTE: SANITARY NAPKIN DISPOSAL AT WOMEN'S & UNISEX ONLY
3'-4"	TYPICAL ADA SINK ENCLOSURE PANEL CLEARANCE	

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

ACCESSIBILITY GUIDELINES

SPECIFICATIONS - PRODUCT & INSTALLATION GENERAL REQUIREMENTS

08 3100 - ACCESS DOORS AND PANELS

- A. SUBMITTALS: PRODUCT DATA.
- B. BASIS OF DESIGN: JLI INDUSTRIES, TM MULTI-PURPOSE FLUSH STEEL ACCESS PANEL.
- C. PRODUCTS: PRIME-PAINTED FLUSH, UNINSULATED ACCESS DOORS FOR WALLS WITH TRIMLESS FRAME AND KEY OPERATED LOCK FLUSH WITH FINISHED 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: PROVIDE COMPONENT DIMENSIONS, DESCRIBE COMPONENTS WITHIN ASSEMBLY, ANCHORAGE AND FASTENERS, GLASS AND INFLU, DOOR HARDWARE, INTERNAL DRAINAGE DETAILS.
1. SHOP DRAWINGS: INDICATE SYSTEM DIMENSIONS, FRAMED OPENING REQUIREMENTS AND TOLERANCES, AFFECTED RELATED WORK, EXPANSION AND CONTRACTION, JOINT LOCATION AND DETAILS, AND FIELD WELDING REQUIRED.
- B. WARRANTY: WARRANTY: SUBMIT MANUFACTURER WARRANTY AND ENSURE FORMS HAVE BEEN COMPLETED IN OWNERS 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, INCLUDE 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 INFLU, AND RELATED FLASHINGS, ANCHORAGE AND ATTACHMENT DEVICES.
2. ALUMINUM FRAMING MEMBERS: TUBULAR ALUMINUM SECTIONS, DRAINAGE HOLES AND INTERNAL WEEP DRAINAGE SYSTEM.
3. EXTRUDED ALUMINUM:
5. FASTENERS: STAINLESS STEEL.
6. CONCEALED FLASHINGS: STAINLESS STEEL, 26 GAGE, 0.0187 INCH MINIMUM THICKNESS.
7. SEALANT AS RECOMMEND BY MANUFACTURER.
8. 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 DISRUPT BUILDING INSULATION.
7. INSTALL SILL FLASHINGS, TURN UP ENDS AND EDGES, SEAL TO ADJACENT WORK TO FORM WATER TIGHT DAM.
8. WHERE FASTENERS PENETRATE SILL FLASHINGS, MAKE WATERTIGHT BY SEATING AND SEALING FASTENER HEADS TO SILL FLASHING.
9. PACK FERROUS INSULATION IN SHM SPACES AT PERIMETER OF ASSEMBLY TO MAINTAIN CONTINUITY OF THERMAL BARRIER.
10. SET THRESHOLDS IN BED OF SEALANT AND SECURE.
11. INSTALL HARDWARE USING TEMPLATES PROVIDED, ADJUST OPERATING HARDWARE AND SASH FOR SMOOTH OPERATION.
12. 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.
13. PROTECT INSTALLED PRODUCTS FROM DAMAGE UNTIL DATE OF 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 C645 WITH MANUFACTURER'S STANDARD CORROSION-RESISTANT ZINC COATING.
2. THE WIRE: ASTM A 641/A 641M, CLASS 1 ZINC COATING, SOFT TEMPER, .0625" 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 38, TYPE 'X' WITH TAPERED EDGES, SAC-RESISTANT TYPE FOR CEILING SURFACES.
2. WATER-RESISTANT GYPSUM BACKING BOARD: ASTM C 630, 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.
- a. OUTSIDE CORNERS: PROVIDE CORNER BEAD UNLESS NOTED OTHERWISE.
- b. EXPOSED PANEL EDGES: PROVIDE LC-BEAD (J-BEAD) UNLESS NOTED OTHERWISE; USE TEAR-AWAY BEAD WHERE GYP. BD. MEETS WINDOW FRAMES OR CEILING GRID.
- c. CONTROL JOINTS: PROVIDE WHERE INDICATED OR APPROXIMATELY 30'-0" MAX. CONTACT ARCHITECT FOR LOCATIONS IF NOT INDICATED.
2. SOUND-ATTENUATION BLANKETS: ASTM C 685, TYPE 1 (UNFACED).
3. 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 ABUTTING STRUCTURAL AND MASONRY WORK AND FINISH AS FOLLOWS:
- A. LEVEL 1 (EMBED TAPE AT JOINTS): AT CONCEALED AREAS UNLESS A HIGHER FOLLOW 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 SAND SMOOTH AFTER EACH COAT) AT ALL WALLS RECEIVING FLAT, EGGSHELL, OR SATIN SHEEN PAINT OR WALLCOVERINGS.
- D. LEVEL 5 (EMBED TAPE, 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 CEILINGS.

09 9000 - PAINTING AND COATING

- A. SUBMITTALS: PRODUCT DATA AND THREE (3) DRAW-DOWN SAMPLES OF EACH COLOR AND SHEEN SPECIFIED.
- B. ATTC STOCK: FURNISH ONE (1) GALLON OF EACH PAINT COLOR AND SHEEN, IN CONTAINERS, PROPERLY LABELED AND SEALED.
- C. PRODUCTS: PROVIDE MANUFACTURER'S BEST QUALITY PAINTS 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, KVAL, 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 CEILINGS.
2. PIGMENTED (OPAQUE) 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, ROPIKNES, 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 FLASHINGS, CONNECTORS, ETC. ONE COAT COMMERCIAL METAL ETC. 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, CONDUTIS, POSTS, PIPING, ETC. TWO COATS SEMI-GLOSS METAL PAINT. (PRIME COAT SURFACES 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 UNSEED OIL. APPLY WITH SMALL ROLLER. APPLY FIRST COAT 6 WEEKS AFTER INSTALL AND 5 DAYS AFTER RAIN EVENT. MINIMUM 7 DAYS BETWEEN COATS.

7. PRIMED METAL ENTRY DOORS, FRENCH

- 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 SPECIFIED FOR WALLCOVERING. 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 CEILINGS.

- TWO COATS OF LATEX FLAT PAINT. TWO COATS OF CLASS II VAPOR RETARDER PAINT AT CEILINGS ADJACENT TO ATTICS.

5. DOOR CASINGS, BASE, WOOD, MILL- WORK, 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

1. PROVIDE & INSTALL (1) OF EACH ITEM BELOW FOR EACH RESTROOM, UNLESS NOTED OTHERWISE.
- A. BRADLEY GRAB BAR, CONCEALED MOUNTING - MODEL NO. 8129-001180
- B. BRADLEY GRAB BAR, CONCEALED MOUNTING - MODEL NO. 8129-001360
- C. BRADLEY GRAB BAR, CONCEALED MOUNTING - MODEL NO. 8129-001420
- D. BRADLEY MIRROR, CHANNEL FRAME, 18X36 - MODEL NO. 781-018380
- E. BRADLEY SEMI-RECESSED WASTE RECEPTACLE 12 GALLON - MODEL NO. 346-10
- F. BRADLEY PAPER TOWEL DISP. SURFACE MOUNTED - MODEL NO. 250-15000
- G. BRADLEY SURFACE MOUNTED FOAM SOAP DISP, 40 OZ. - MODEL NO. 6562-730000
- H. BRADLEY HAT & COAT HOOKS, POLISHED STAINLESS STEEL - MODEL NO. 9135-000000
- I. PROVIDE (6) HOOKS PER RESTROOM
- J. BRADLEY RECTANGULAR BABY CHANGING STATION, LIGHT GRAY - MODEL NO. 8631-000000
- K. BRADLEY SURFACE MOUNTED DUAL ROLL TOILET PAPER DISPENSER - MODEL NO. 5126-000000

D. INSTALLATION:

1. INSTALLER MUST EXAMINE SUBSTRATES, PREVIOUSLY INSTALLED INSERTS AND ANCHORAGES NECESSARY FOR MOUNTING OF TOILET ACCESSORIES, AND OTHER CONDITIONS UNDER WHICH INSTALLATION IS TO OCCUR, AND MUST NOTIFY CONTRACTOR IN WRITING OF CONDITIONS DETRIMENTAL TO PROPER AND TIMELY COMPLETION OF WORK. DO NOT PROCEED WITH WORK UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED IN A MANNER ACCEPTABLE TO INSTALLER.
2. INSTALL ACCESSORIES ACCORDING TO RESPECTIVE MANUFACTURERS' WRITTEN INSTRUCTIONS, USING FASTENERS APPROPRIATE TO SUBSTRATE INDICATED AND RECOMMENDED BY UNIT MANUFACTURER. INSTALL UNITS LEVEL, PLUMB, AND FIRMLY ANCHORED IN LOCATIONS AND AT HEIGHTS INDICATED.
- ADHESIVE INSTALLATIONS ARE NOT PERMITTED.
3. MOUNTING HEIGHTS SHALL BE AS RECOMMENDED BY THE ACCESSORY MANUFACTURER AND AT HEIGHTS RECOMMENDED BY USE FOR PHYSICALLY HANDICAPPED TO COMPLY WITH THE AMERICANS WITH DISABILITIES ACT.
4. GRAB BARS: INSTALL TO WITHSTAND A DOWNWARD LOAD OF AT LEAST 250 LBF, WHEN TESTED ACCORDING TO ASTM F 446.
5. ADJUST ACCESSORIES FOR PROPER OPERATION AND VERIFY THAT MECHANISMS FUNCTION SMOOTHLY.
6. CLEAN AND POLISH ALL EXPOSED SURFACES AFTER REMOVING PROTECTIVE COATINGS.

10 3000 SOLID PLASTIC TOILET COMPARTMENTS

- A. REFERENCE CONSTRUCTION DRAWINGS & SCHEDULES FOR TYPE, QUANTITY, AND LOCATIONS OF TOILET AND BATH ACCESSORIES.
- B. PRODUCTS:
1. BASIS OF DESIGN: ASI - ACCURATE TOILET PARTITIONS
1. STYLE: FLOOR MOUNTED OVERHEAD-BRACED TOILET COMPARTMENTS.
2. DOORS AND PANELS: HIGH DENSITY POLYETHYLENE (HDE), FABRICATED FROM SEO CHAPTER 1. EXTRUDED POLYMER RESINS, FORMING SINGLE THICKNESS PANEL.
- A. WATERPROOF AND NONABSORBENT, WITH SELF-LUBRICATING SURFACE, RESISTANT TO MARKS BY PENS, PENCILS, MARKERS, AND OTHER WRITING INSTRUMENTS.
- B. THICKNESS: 1 INCH (25.4MM).
- C. EDGES: SHIPLAP.
3. PANEL COLOR: CHARCOAL 9237.
4. DOORS AND PANELS: HIGH PRIVACY; HEIGHT: 62 INCHES (1575 MM) HIGH AND MOUNTED AT 8 TO 14 INCHES (203 TO 355 MM) ABOVE THE FINISHED FLOOR.

C. 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.
5. SHOP DRAWINGS: PROVIDE LAYOUT DRAWINGS AND INSTALLATION DETAILS WITH LOCATION AND TYPE OF HARDWARE REQUIRED.
6. SELECTION SAMPLES: FOR EACH FINISH PRODUCT SPECIFIED, TWO COMPLETE SETS OF COLOR CHIPS REPRESENTING MANUFACTURER'S FULL RANGE OF AVAILABLE COLORS AND PATTERNS.

D. POSTS, RAILS AND HARDWARE:

1. METAL POSTS: 32.75 INCHES (2102 MM) HIGH, HEAVY DUTY EXTRUDED ALUMINUM, CLEAR ANODIZED FINISH, FASTENED TO FOOT WITH STAINLESS STEEL TAMPER RESISTANT SCREW.
2. HIDDEN SHOE (FOOT): ONE-PIECE MOLDED POLYETHYLENE INVISIBLE SHOE INSERTED INTO METAL POST AND SECURED TO METAL POST WITH STAINLESS STEEL TAMPER RESISTANT SCREW.
3. HEADRAIL CAP AND CORNER CAP: ONE-PIECE MOLDED POLYETHYLENE SECURED TO METAL POST WITH STAINLESS STEEL TAMPER RESISTANT SCREW; ADJUSTABLE TO LEVEL HEADRAIL TO FINISHED FLOOR.
4. WALL BRACKETS: CONTINUOUS HEAVY DUTY EXTRUDED ALUMINUM, CLEAR ANODIZED FINISH; INSERTED INTO SLOTTED PANEL AND FASTENED TO PANELS WITH STAINLESS STEEL TAMPER RESISTANT SCREWS.
5. HEADRAIL: HEAVY DUTY EXTRUDED ALUMINUM, CLEAR ANODIZED FINISH, SECURED TO WALL WITH STAINLESS STEEL TAMPER SCREWS.
6. DOOR HARDWARE:
- A. HINGES: EDGE-MOUNTED HELIX STYLE STAINLESS STEEL CONTINUOUS HINGE, CLOSING DEGREE: 5 DEGREES. COMES TO A FULL CLOSE ON ITS OWN WEIGHT.
- B. OCCUPANCY INDICATOR LATCH AND HOUSING: MATERIAL: SATIN STAINLESS STEEL, OCCUPANCY INDICATORS: GREEN FOR OCCUPIED AND RED NOT OCCUPIED, SLIDE BOLT AND BUTTON.
- C. COAT HOOK AND DOOR BUMPER COMBINATION: MATERIAL: CHROME PLATED ZAMAK, HANDICAP DOOR EQUIP WITH SECOND DOOR PULL AND DOOR STOP.
- D. DOOR PULLS: CHROME PLATED ZAMAK.

E. INSTALLATION:

1. CLEAN SURFACES THOROUGHLY PRIOR TO INSTALLATION.
2. INSTALL IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS AND APPROVED SHOP DRAWINGS.
3. INSTALL PARTITIONS RIGID, STRAIGHT, PLUMB, AND LEVEL.
4. LOCATE BOTTOM EDGE OF DOORS AND PANELS _____ INCHES ABOVE FINISHED FLOOR.
5. CLEARANCE AT VERTICAL EDGES OF DOORS SHALL BE UNIFORM TOP TO BOTTOM AND SHALL NOT EXCEED 3/8 INCH (9.5 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 4000 - 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 - TERMITES CONTROL

- A. SOIL TREATMENT WITH TERMITICIDE FOR THE BUILDING
- B. SUBMITTALS:
- PRODUCT DATA: FOR EACH TYPE OF TERMITICIDE CONTROL PRODUCT.
1. INCLUDE THE EPA-REGISTERED LABEL FOR TERMITICIDE PRODUCTS.
2. QUALIFICATION DATA: FOR QUALIFIED INSTALLER.
- B. PRODUCT CERTIFICATES: FOR TERMITICIDE CONTROL PRODUCTS, FROM MANUFACTURER.
- C. SOIL TREATMENT APPLICATION REPORT: AFTER APPLICATION OF TERMITICIDE IS COMPLETED, SUBMIT REPORT FOR OWNERS RECORDS AND INCLUDE THE FOLLOWING:
1. DATE AND TIME OF APPLICATION.
2. MOISTURE CONTENT OF SOIL BEFORE APPLICATION.
3. TERMITICIDE BRAND NAME AND MANUFACTURER.
4. QUANTITY OF UNDILUTED TERMITICIDE USED.
5. DILUTIONS, METHODS, VOLUMES USED, AND RATES OF APPLICATION.
6. AREAS OF APPLICATION.
7. WATER SOURCE FOR APPLICATION.
- C. WARRANTY: SOIL TREATMENT SPECIAL WARRANTY: MANUFACTURER'S STANDARD FORM, SIGNED BY APPLICATOR AND CONTRACTOR, CERTIFYING THAT TERMITIC CONTROL WORK, CONSISTING OF APPLIED SOIL TERMITICIDE TREATMENT, WILL PREVENT INFESTATION OF SUBTERRANEAN TERMITES, IF SUBTERRANEAN TERMITIC ACTIVITY OR DAMAGE IS DISCOVERED DURING WARRANTY PERIOD, RE-TREAT SOIL AND REPAIR OR REPLACE DAMAGE CAUSED BY TERMITIC 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 TERMITIC 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, TERMITOR.
- B. BAYER ENVIRONMENTAL SCIENCE, PREMISE 75.
- C. FMC CORPORATION, AGRICULTURAL PRODUCTS GROUP, DRAGNET FT, TALSTAR, OR PREVAL.
- D. PREL, OR PRELON (ICI).
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 TERMITIC CONTROL 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 SOIL WITHIN AND AROUND FOUNDATIONS.
- B. SOIL TREATMENT PREPARATION: REMOVE FOREIGN MATTER AND IMPERMEABLE SOIL MATERIALS THAT COULD DECREASE TREATMENT EFFECTIVENESS ON AREAS TO BE TREATED. LOOSEN, RAKE, 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 PIPES AND ELECTRIC 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 WASHOUT AND FOOTING DAMAGE.
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 INCLUDED: PROVIDE PRODUCT DATA IN THE FORM OF MANUFACTURER'S TECHNICAL DATA, DIMENSIONS, AND INSTALLATIONS 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 2' LENGTHS OF 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 13434B.
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 PRIVACY.
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. STOREROOM LOCK, LEVER & PANIC HARDWARE TO MEET ADA REQUIREMENTS.

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.
- A. INSTALL FENCING AS INDICATED ON THE DRAWINGS PROVIDED.
- B. 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 72 HOURS TO LET CONCRETE SET-UP BEFORE OPENING GATES.
- E. CLEANING: REMOVE ALL TRACES OF DIRT AND SOILED AREAS.



10/19/2021
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G501

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GENERAL PROJECT
SPECIFICATIONS

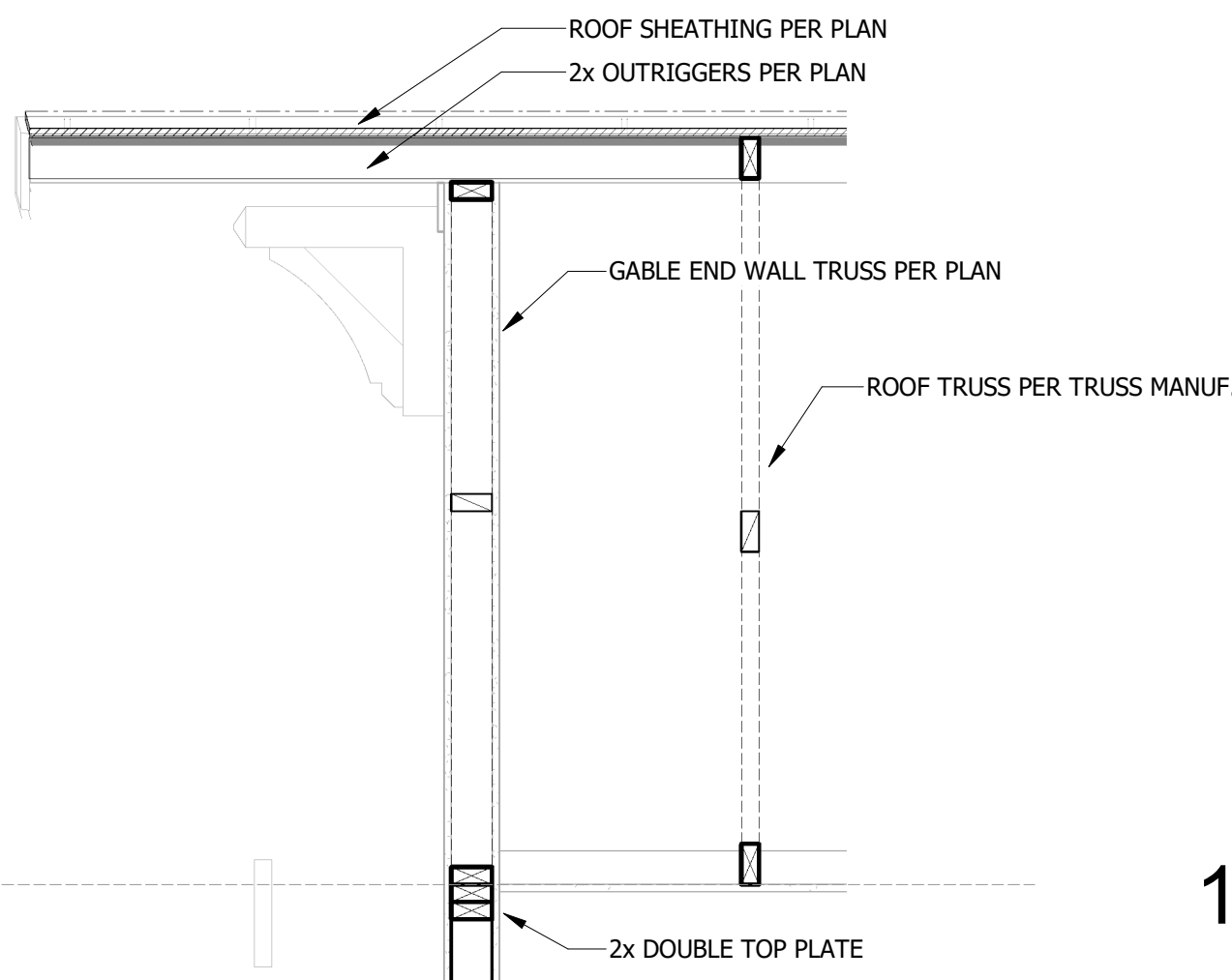
PERMIT SET

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

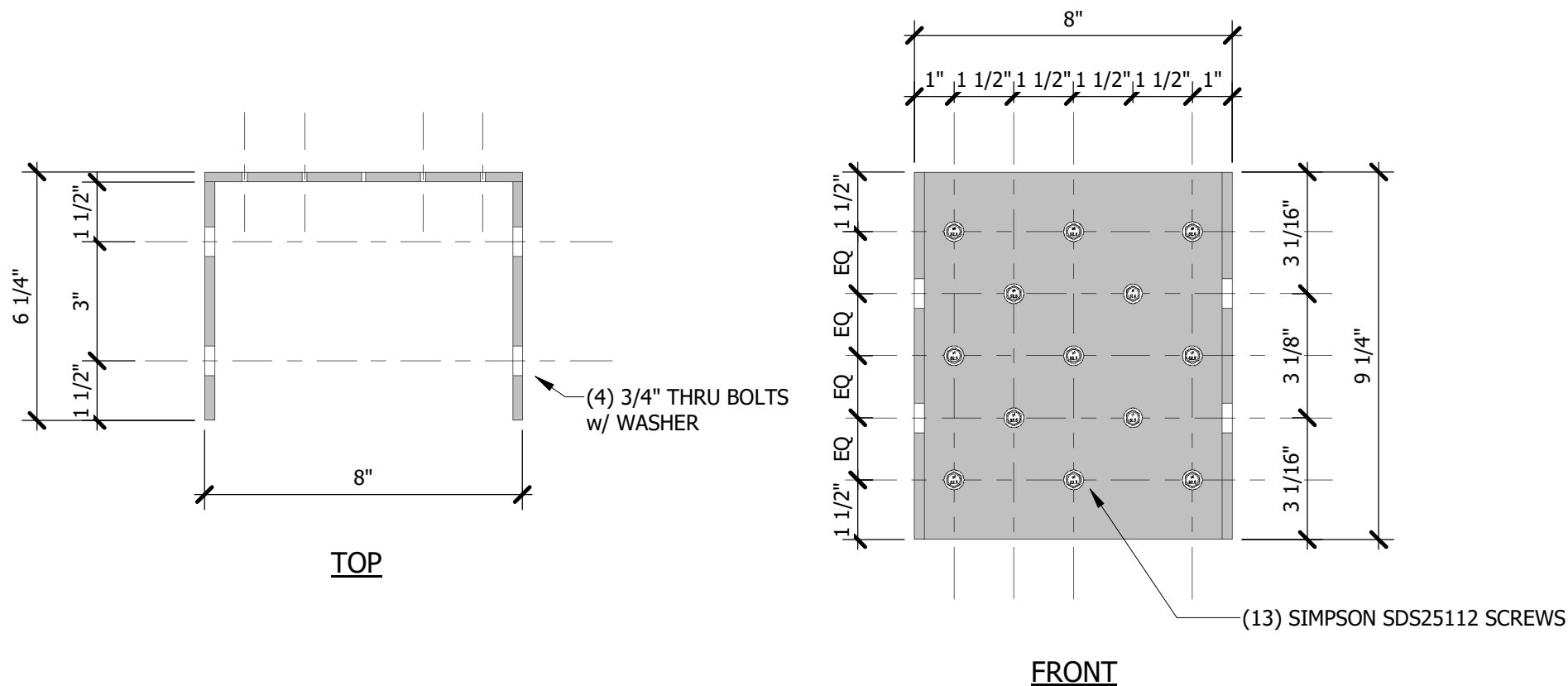
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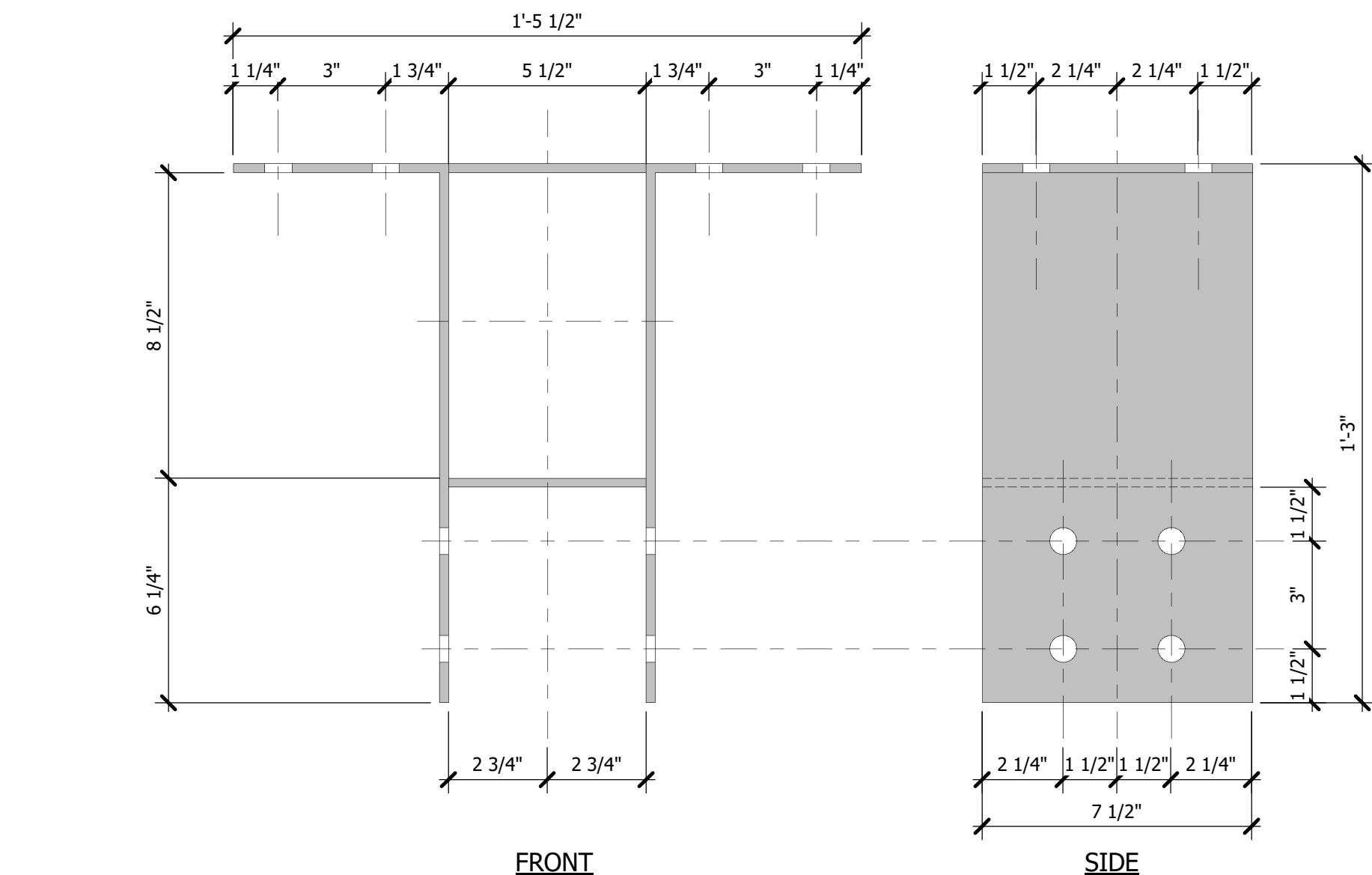


18 ROOF GABLE END SECTION
3/4" = 1'-0"

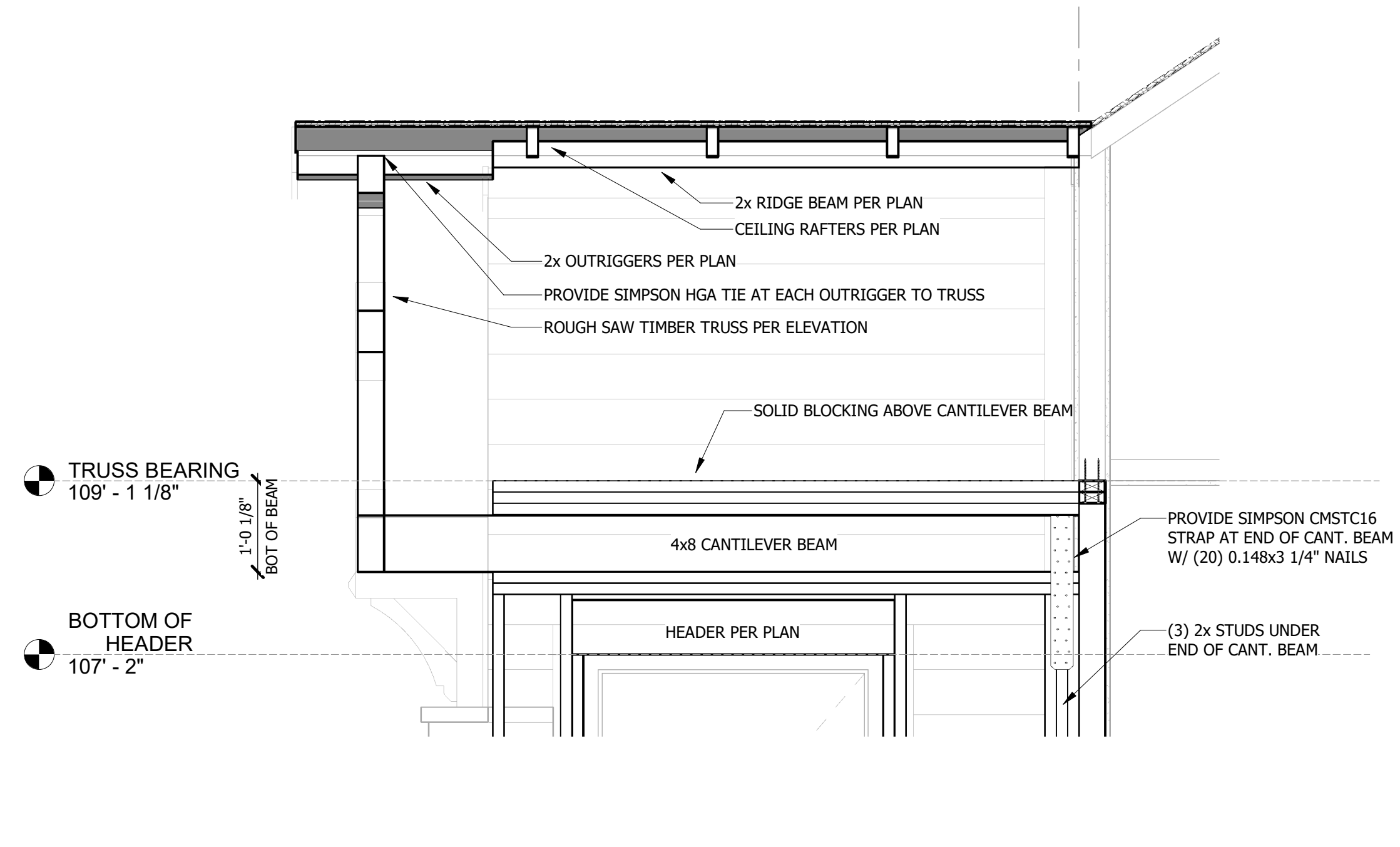


20 PERGOLA "U" BRACKET
3" = 1'-0"

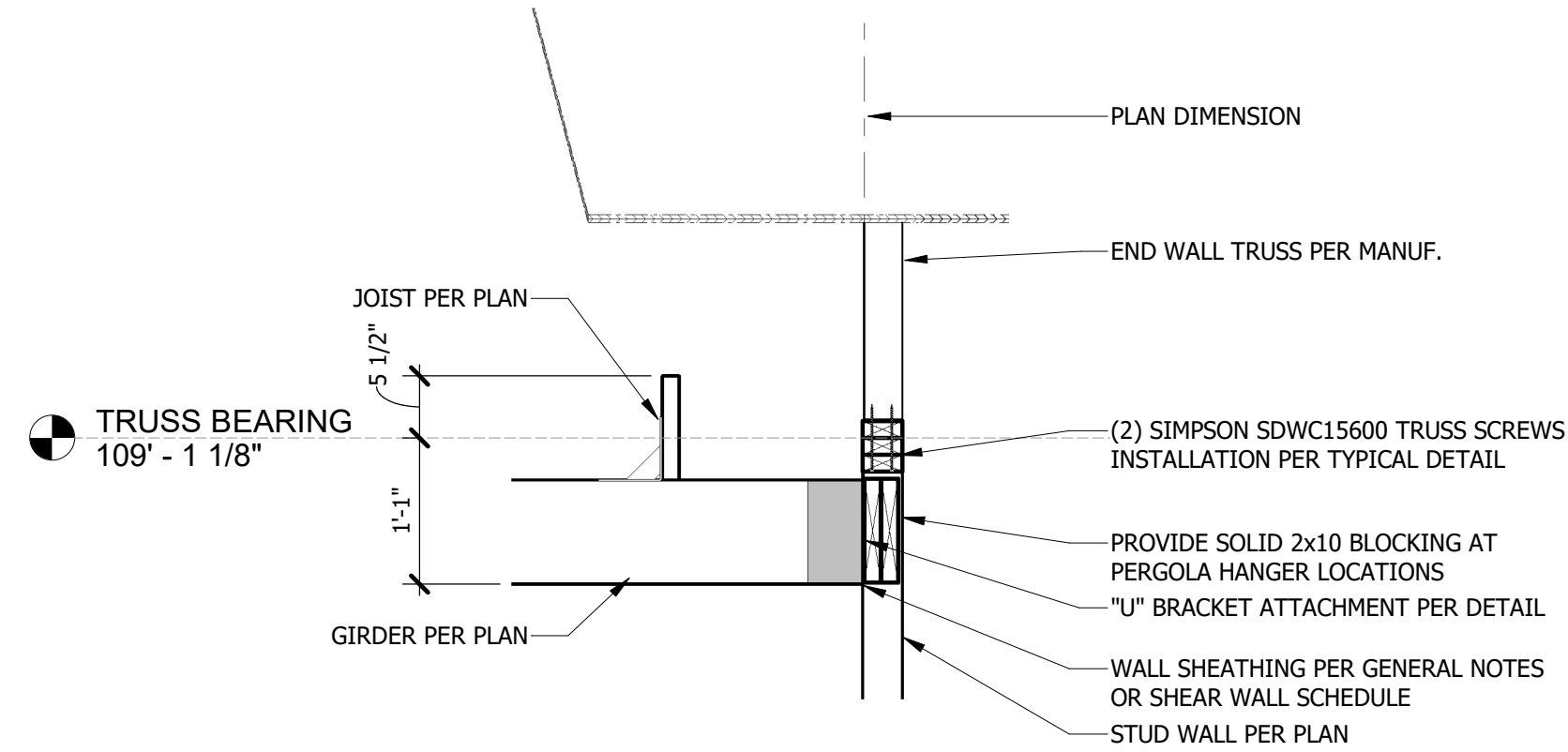
17 PERGOLA COLUMN TO GIRDER ATTACHMENT
3/4" = 1'-0"



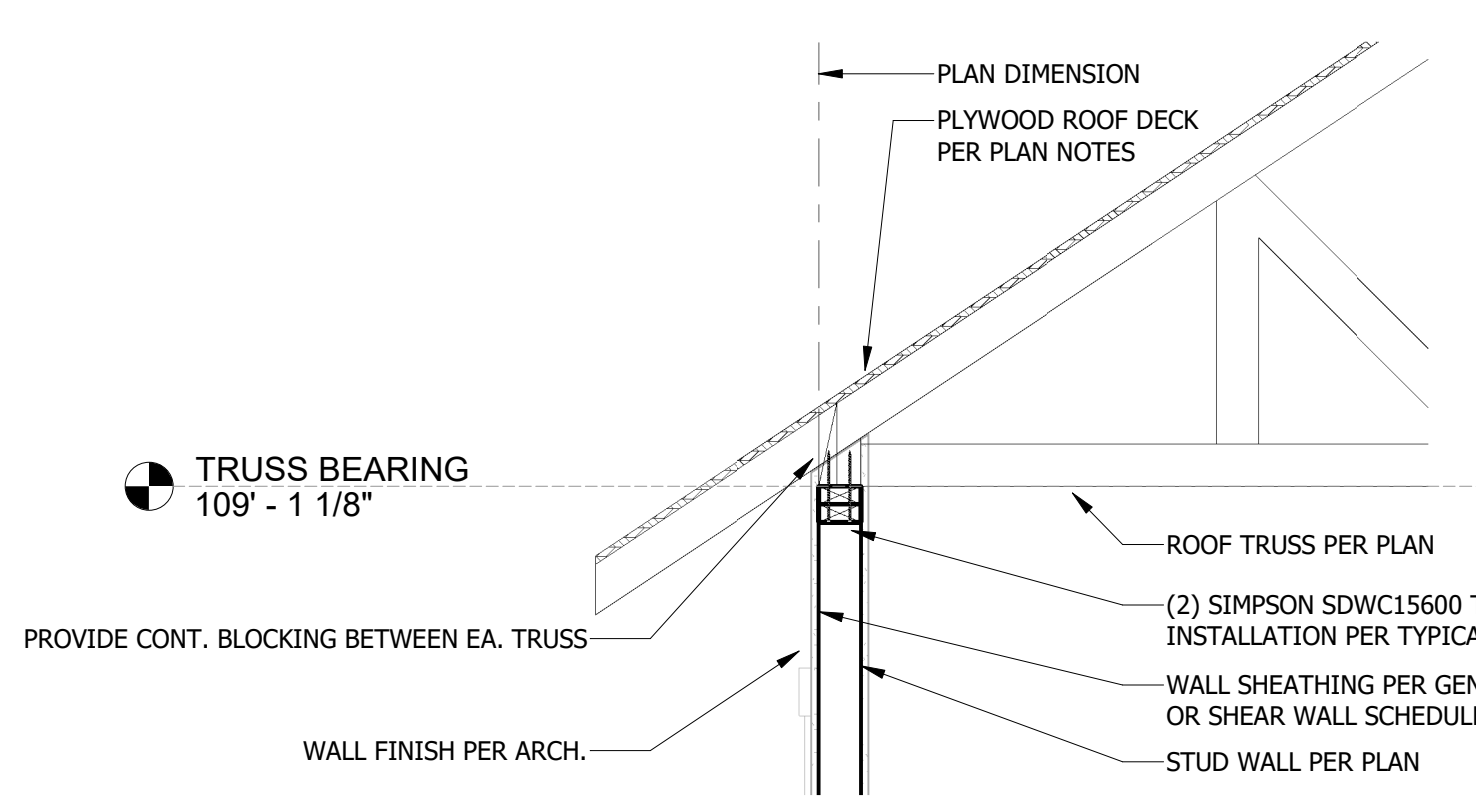
19 COLUMN CAP PLATE
3" = 1'-0"



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



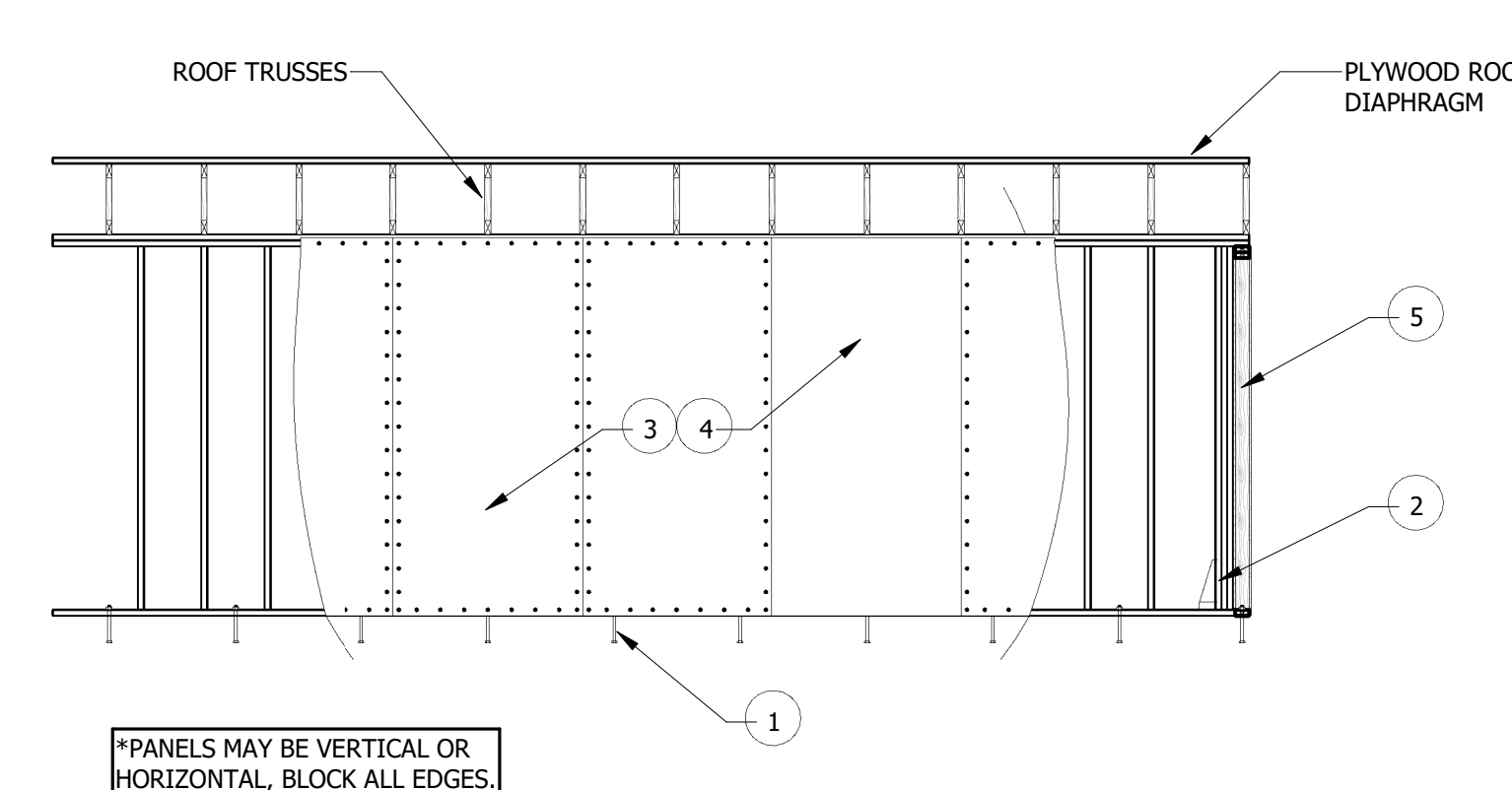
16 PERGOLA TO BLDG. ATTACHMENT
3/4" = 1'-0"



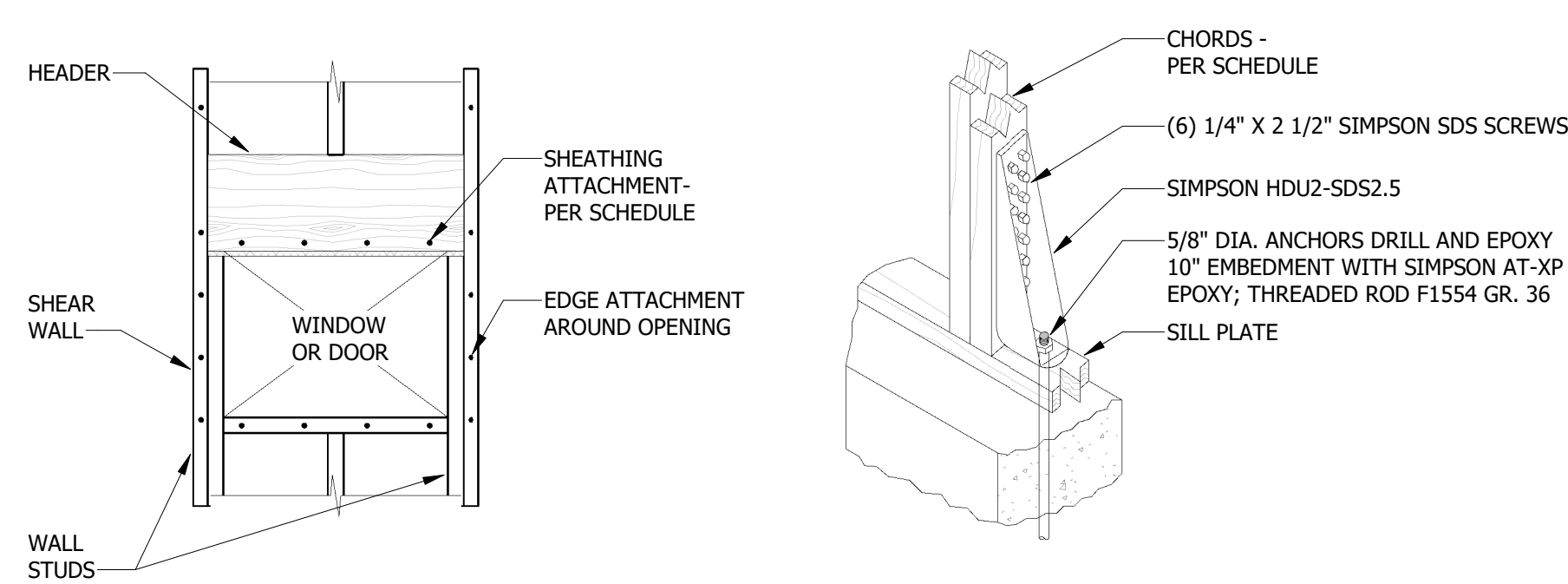
14 TYP ROOF TRUSS SECTION
3/4" = 1'-0"

SHEAR WALL (NOTED WALL CONDITION)		SHEAR WALL (EXT. STRUCTURAL WALLS)	
LOCATION	ITEM	ITEM DISCRPTION	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
	3 EXT.	SHEATHING TYPE	15/32" BLOCKED OSB
	3 INT.	SHEATHING TYPE	5/8" BLOCKED DRYWALL
	2	HOLDOWN	EA. CHORD HDU2-SDS2.5 - DETAIL 9/S102
	1	SILL ANCHOR	1/2" DIA. 36" O.C. 4" LONG SIMPSON TITEN HD

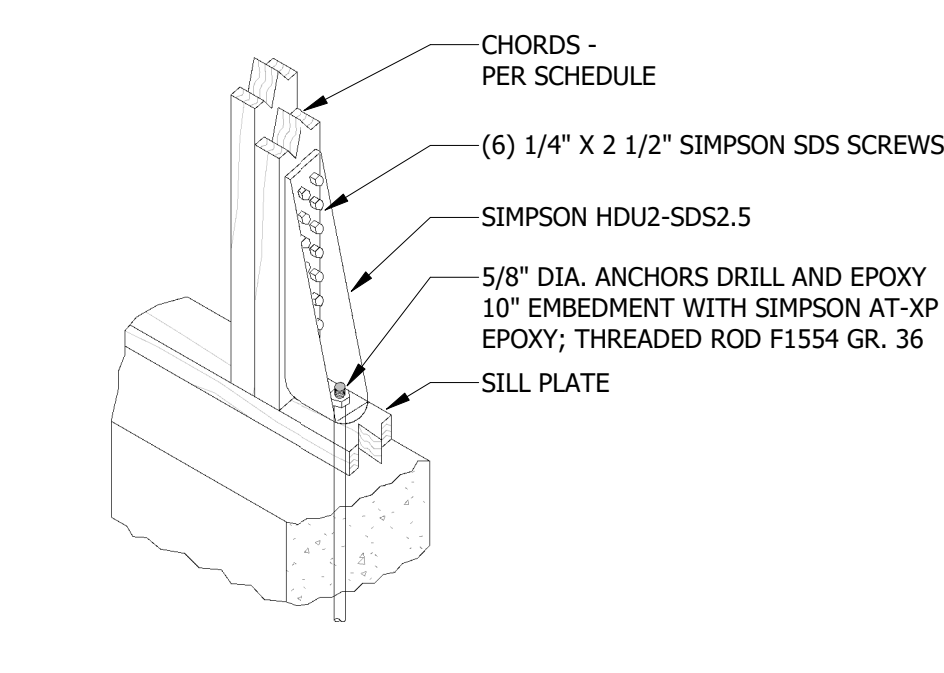
13 SHEAR WALL SCHEDULE
3/4" = 1'-0"



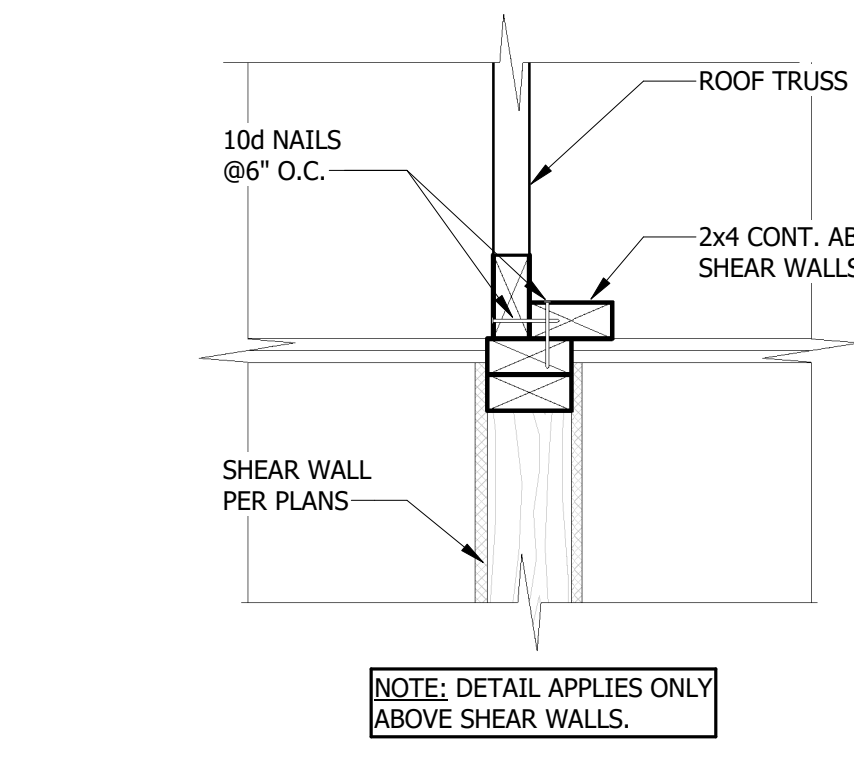
12 SW1 SHEATHING PATTERN
1/4" = 1'-0"



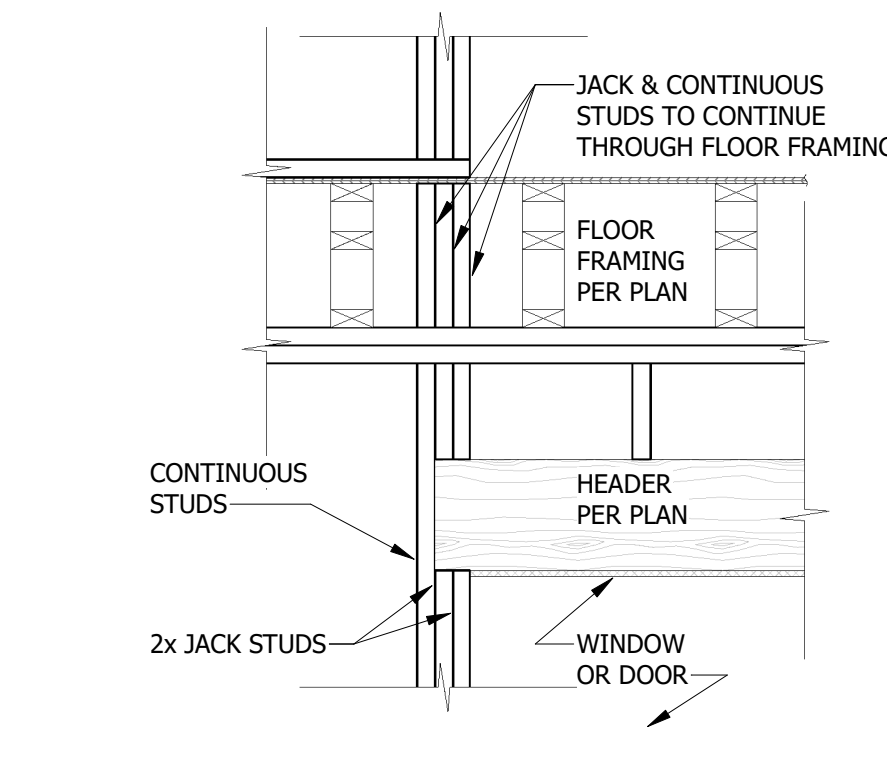
11 SHEAR WALL OPENING DETAIL
3/4" = 1'-0"



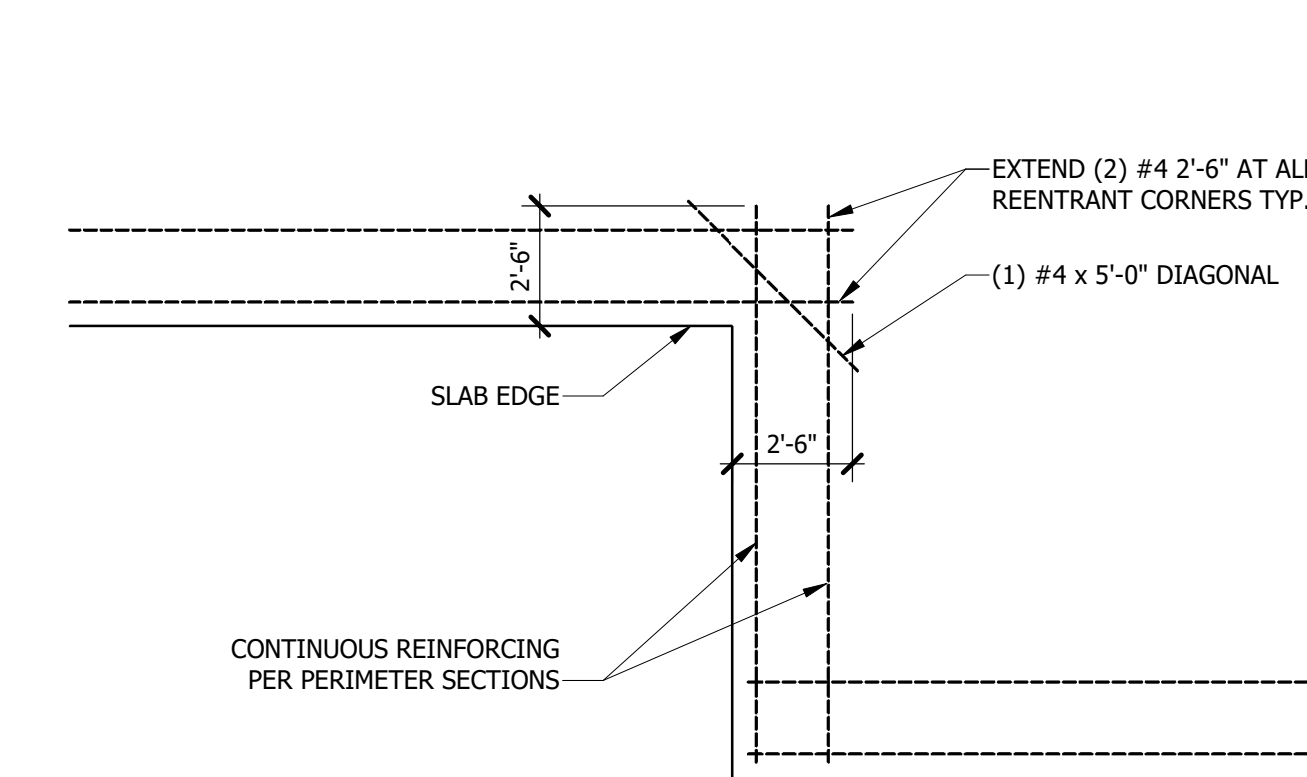
10 SHEAR WALL HOLDOWN DETAIL
1 1/2" = 1'-0"



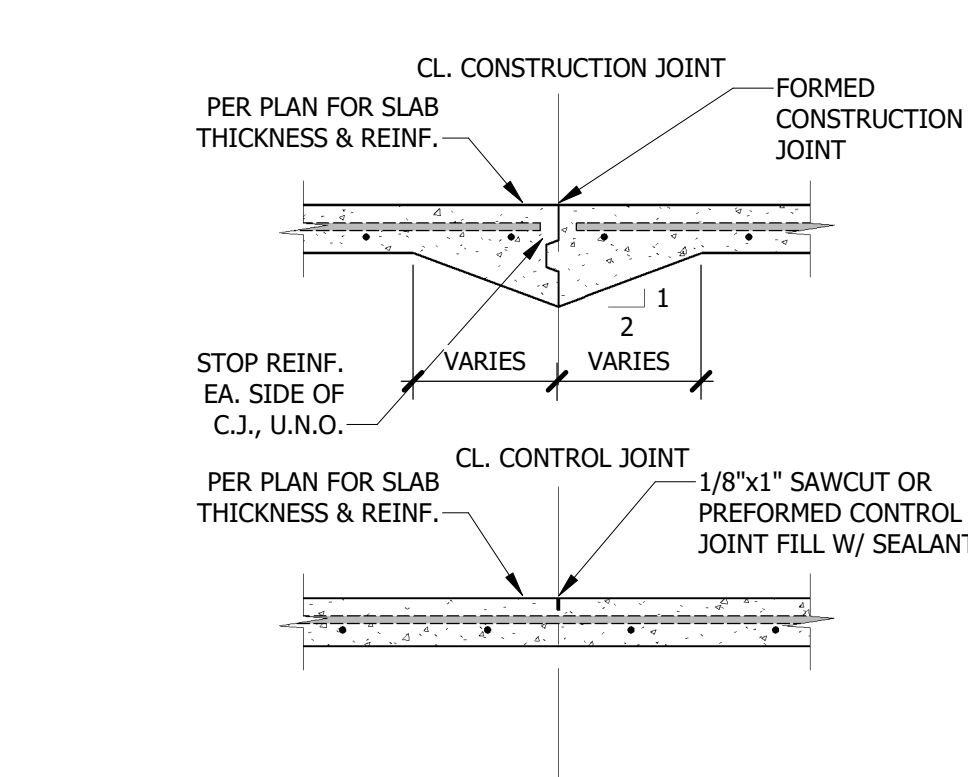
9 SHEAR TRANSFER DETAIL
1 1/2" = 1'-0"



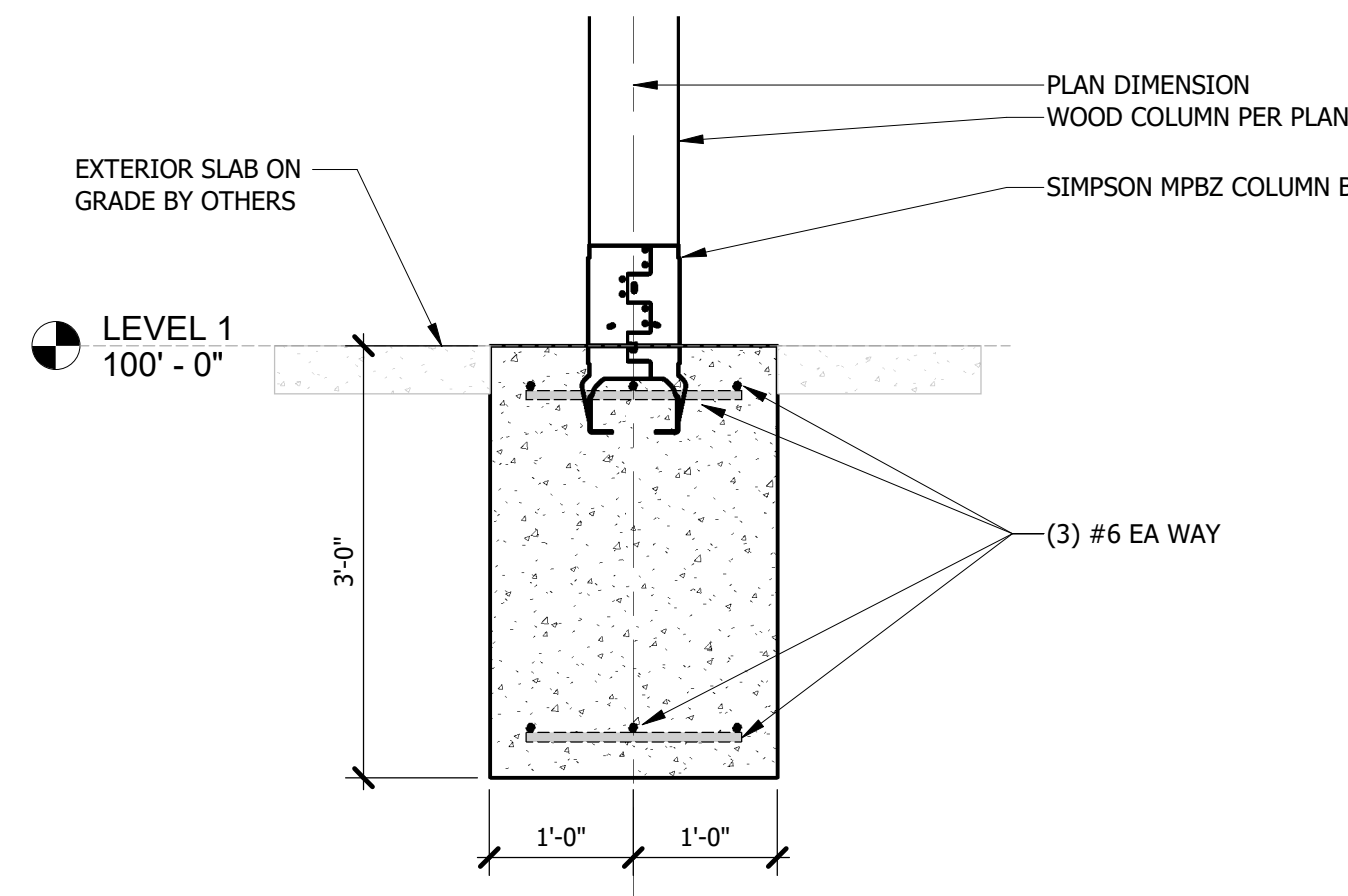
8 JACK STUD DETAIL
3/4" = 1'-0"



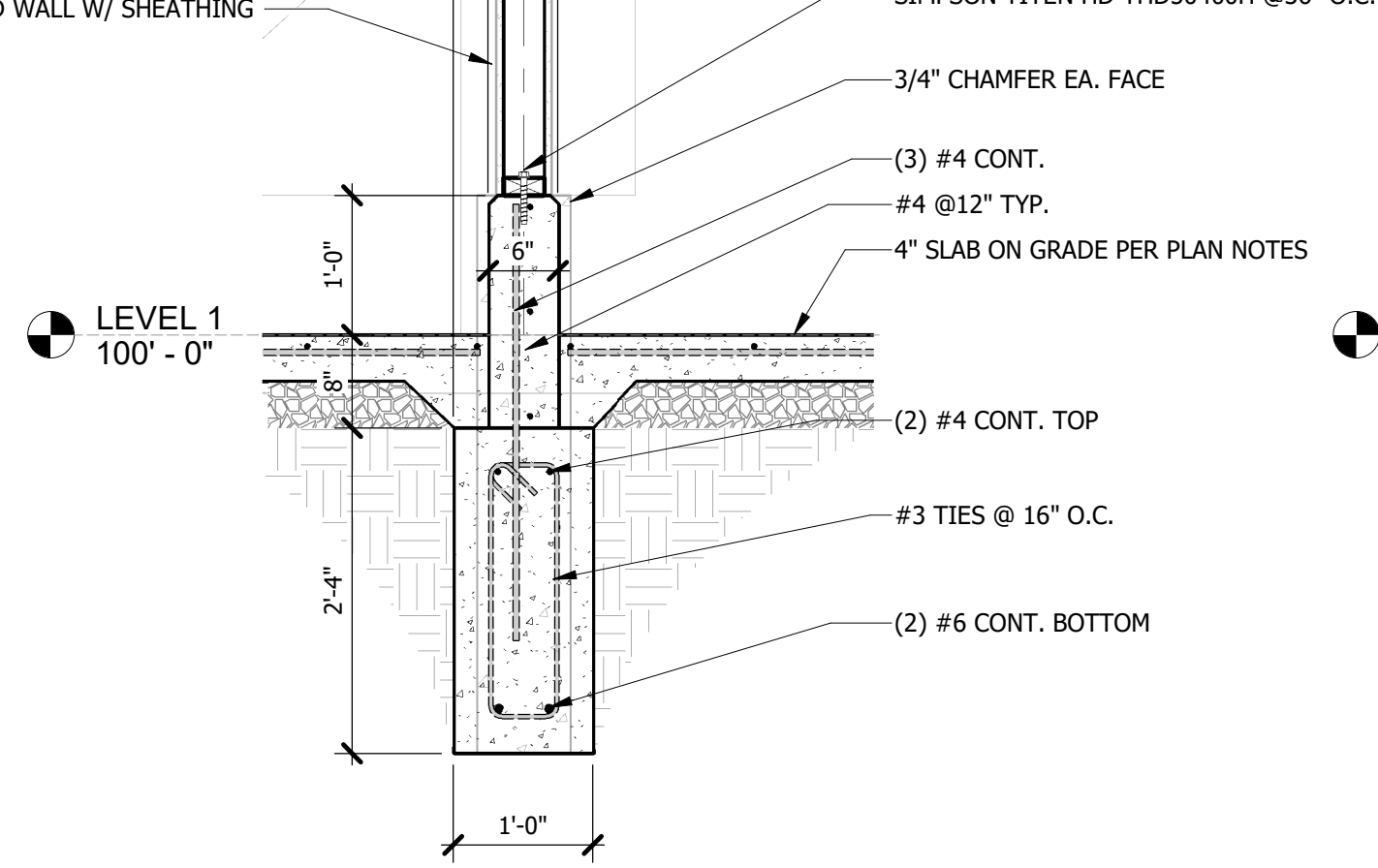
7 TYPICAL REENTRANT CORNER REINF. DETAIL
1/4" = 1'-0"



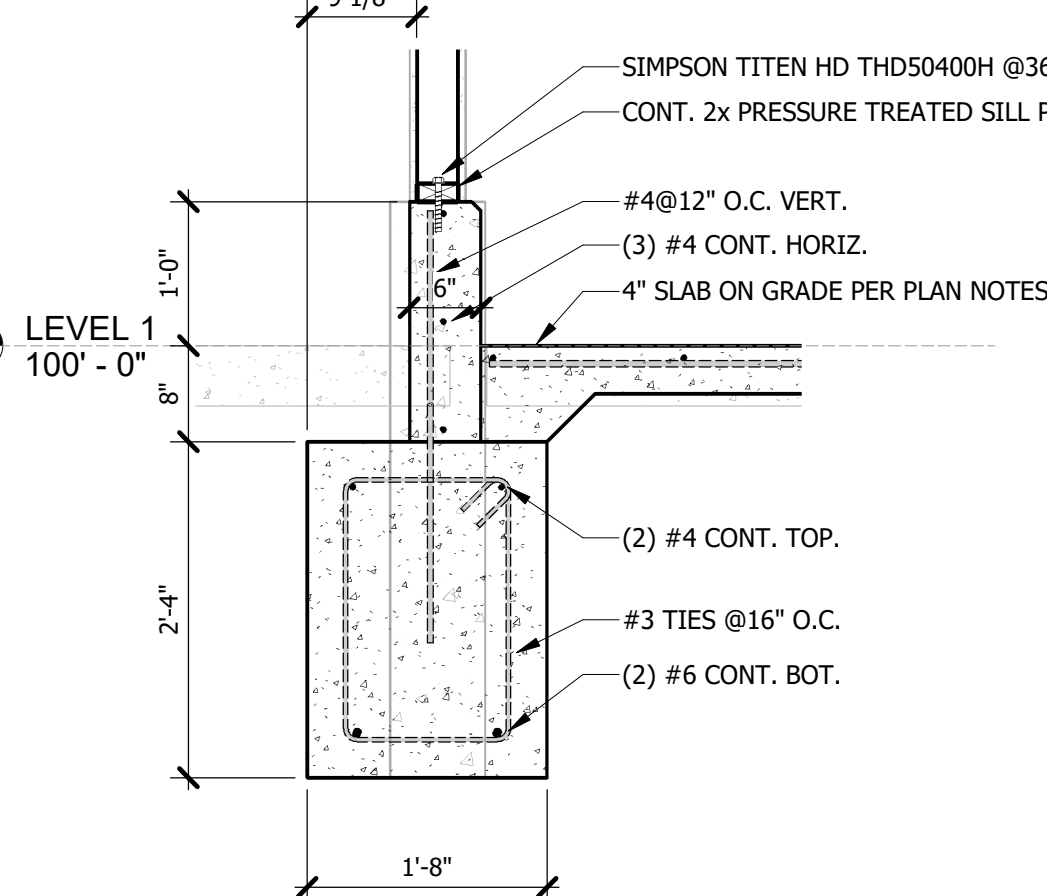
6 SLAB JOINT DETAILS
3/4" = 1'-0"



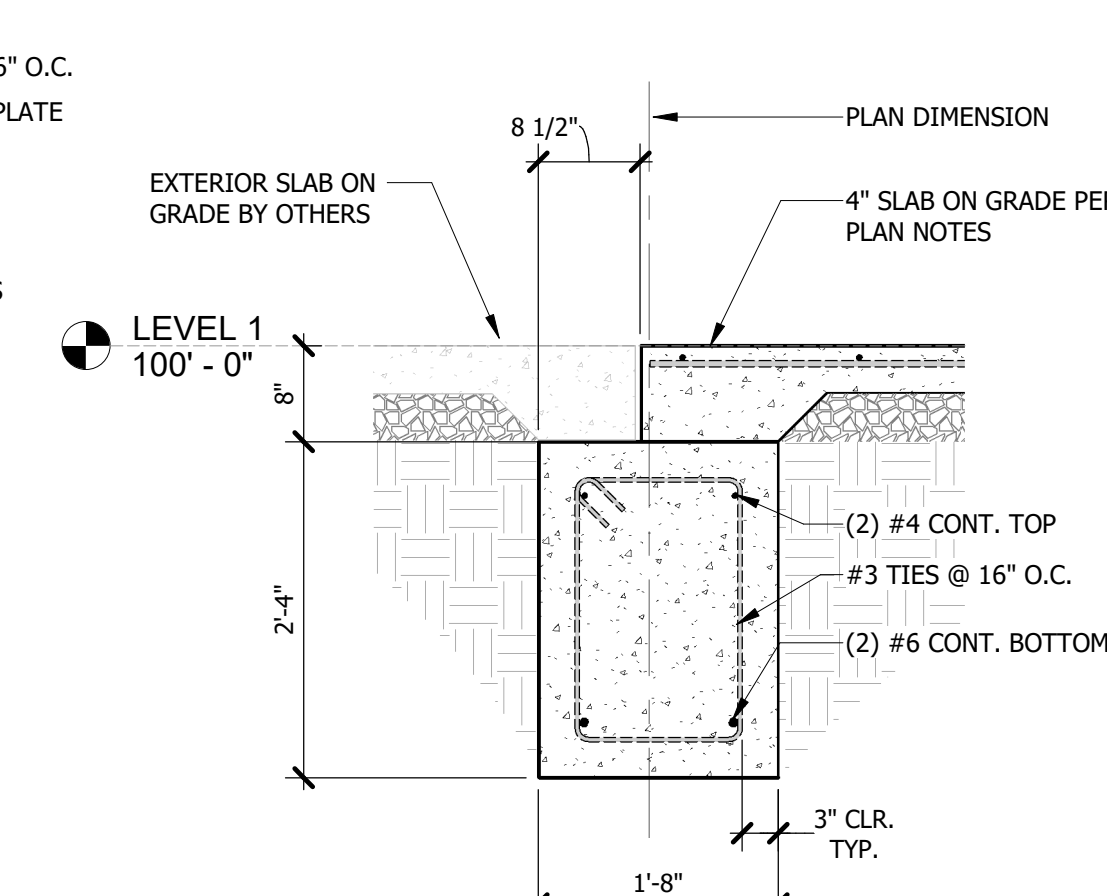
5 TYP. PERGOLA COLUMN FOUNDATION
3/4" = 1'-0"



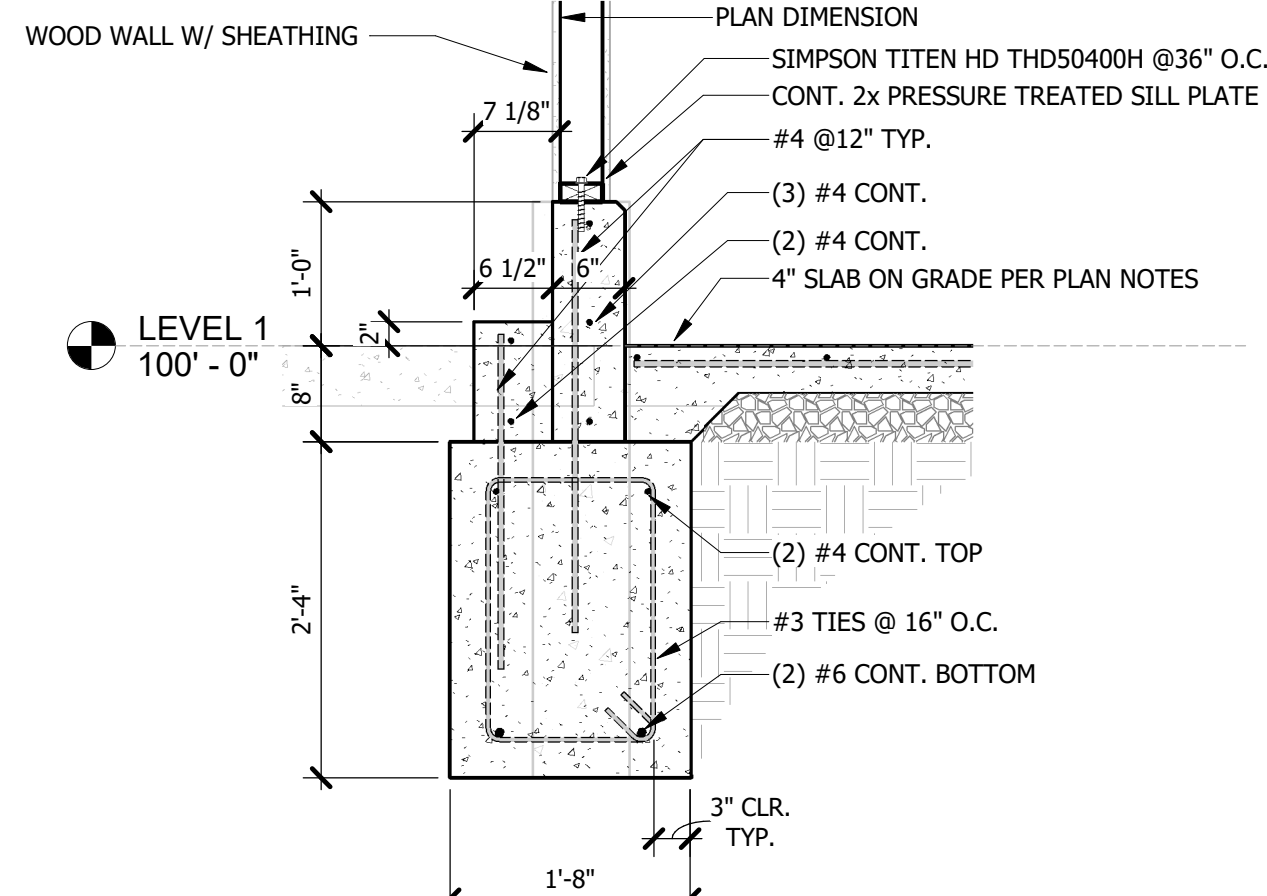
4 TYP. INTERIOR WALL FOUNDATION
3/4" = 1'-0"



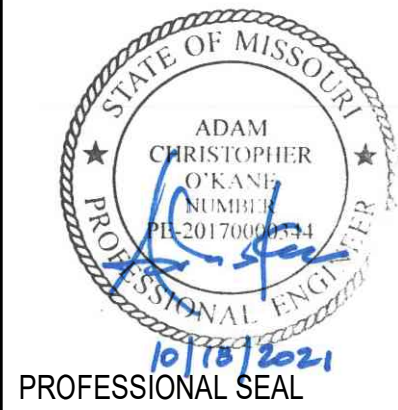
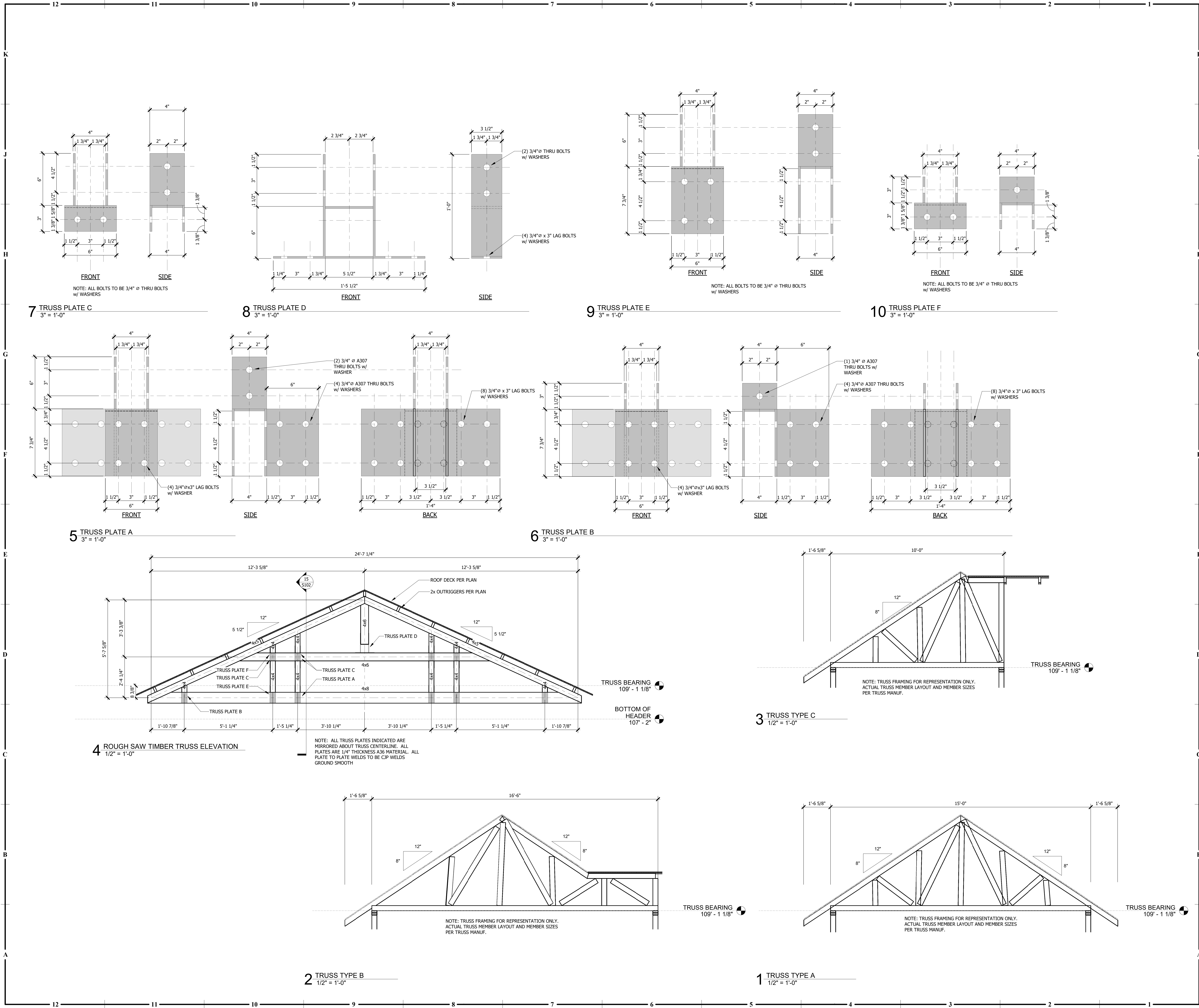
3 TYP EXTERIOR WALL FOUNDATION 2
3/4" = 1'-0"



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



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



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ELEVATIONS

HOOK FARMS

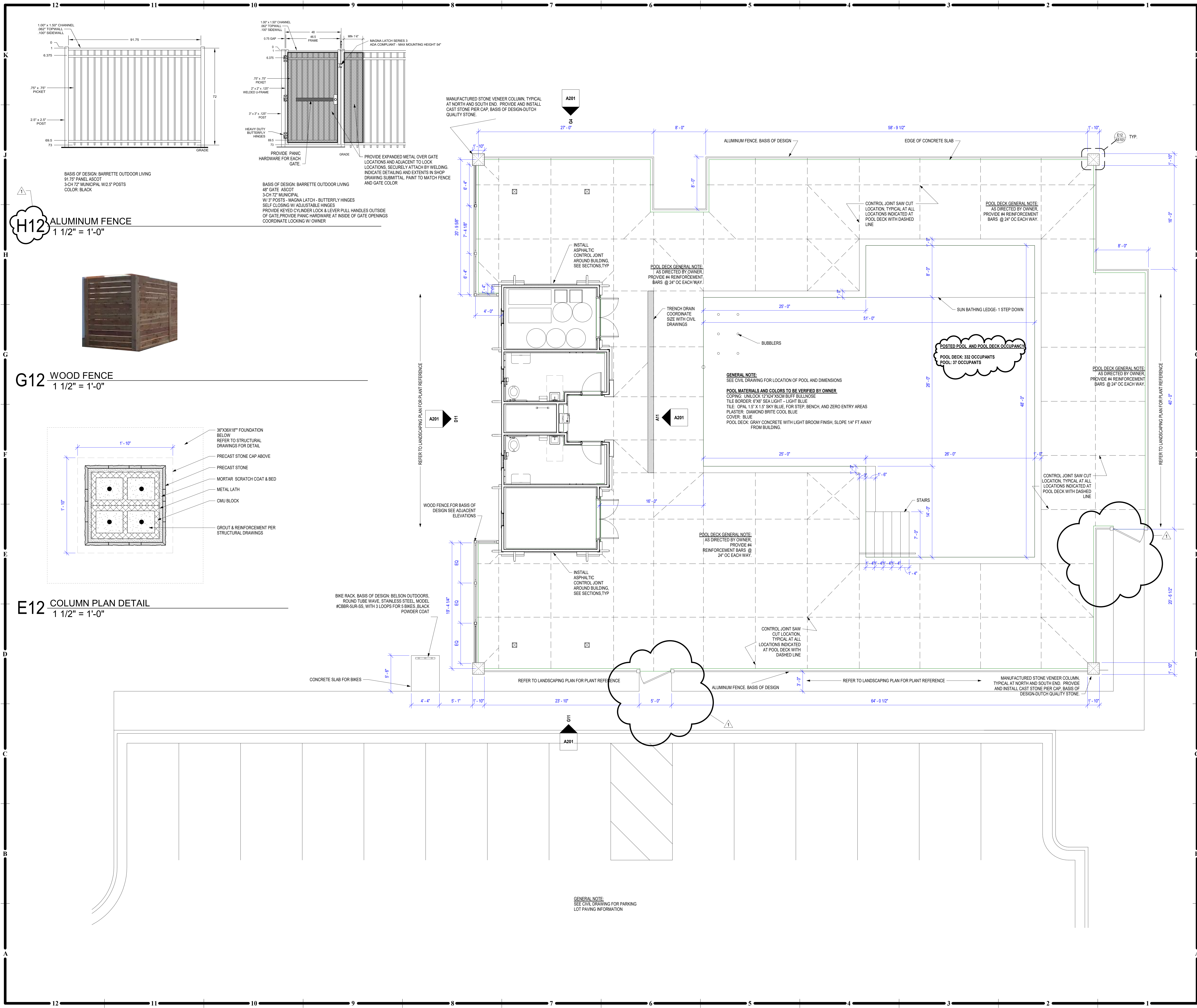
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FE-1 INDICATES FIRE EXTINGUISHER CABINET (FE) LOCATION WITH 75'-0" RADIUS COVERAGE AREA.



THE

HOOK FARMS

SW 26TH TERRACE & SW PRYOR RD
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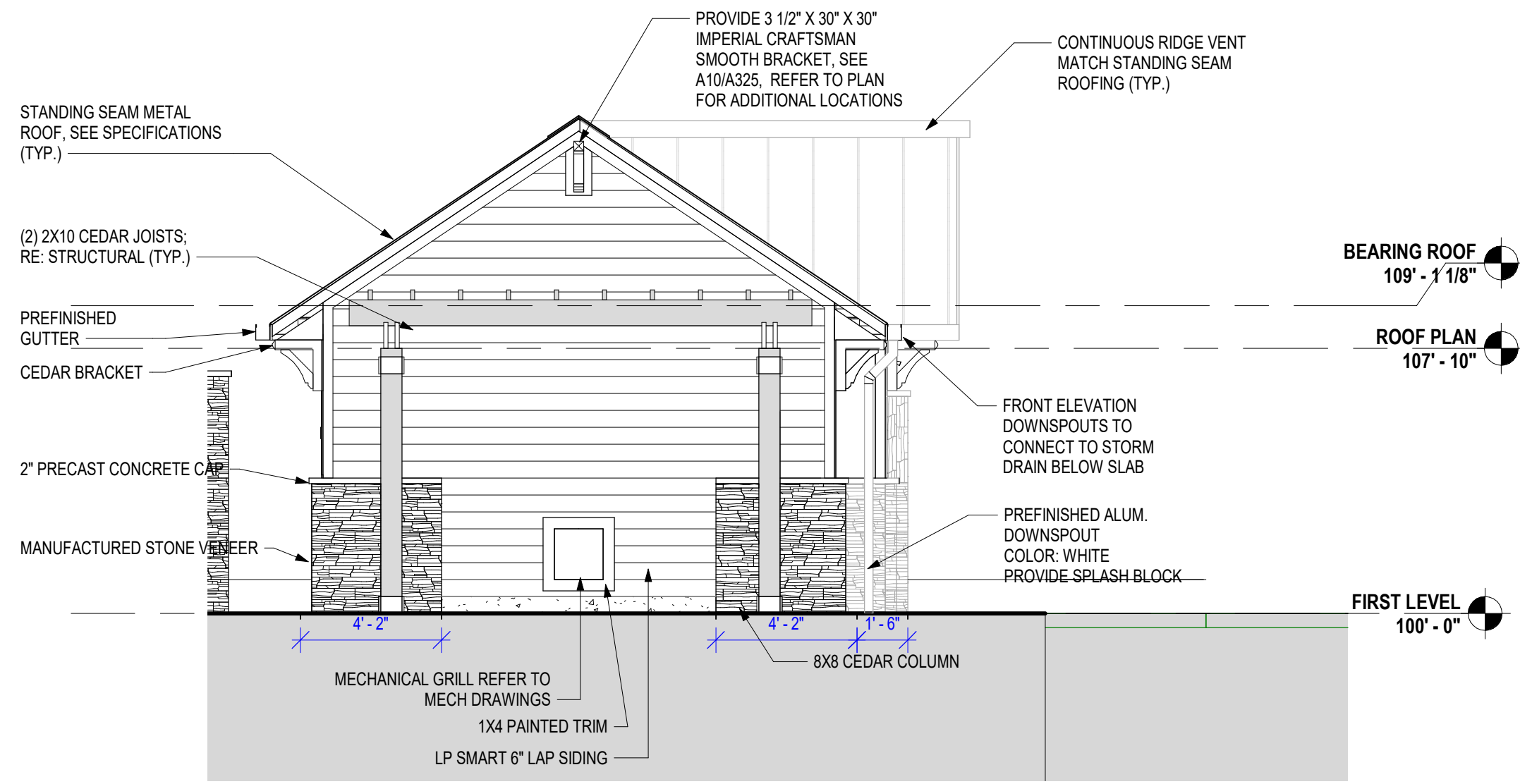
1ST FLOOR PLANS

[illegible]

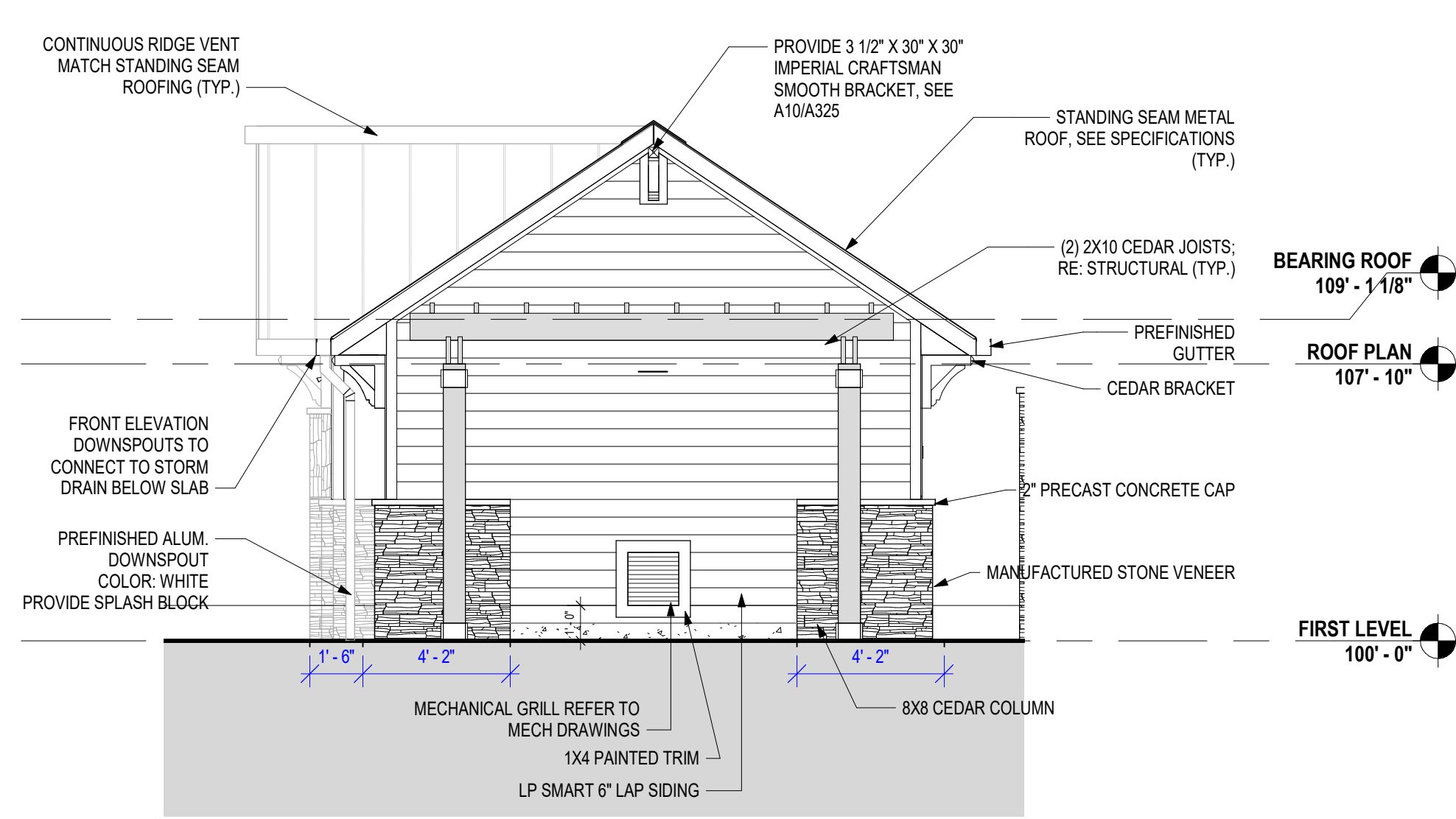
A4 1ST FLOOR PLAN
1/4" = 1'-0"

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

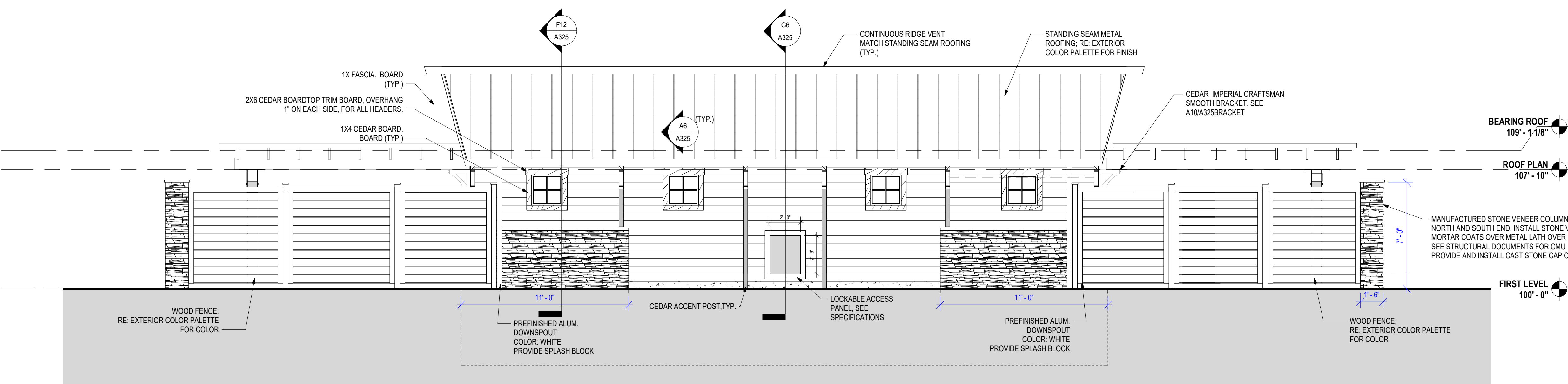
A12 ROOF PLAN
1/4" = 1'-0"



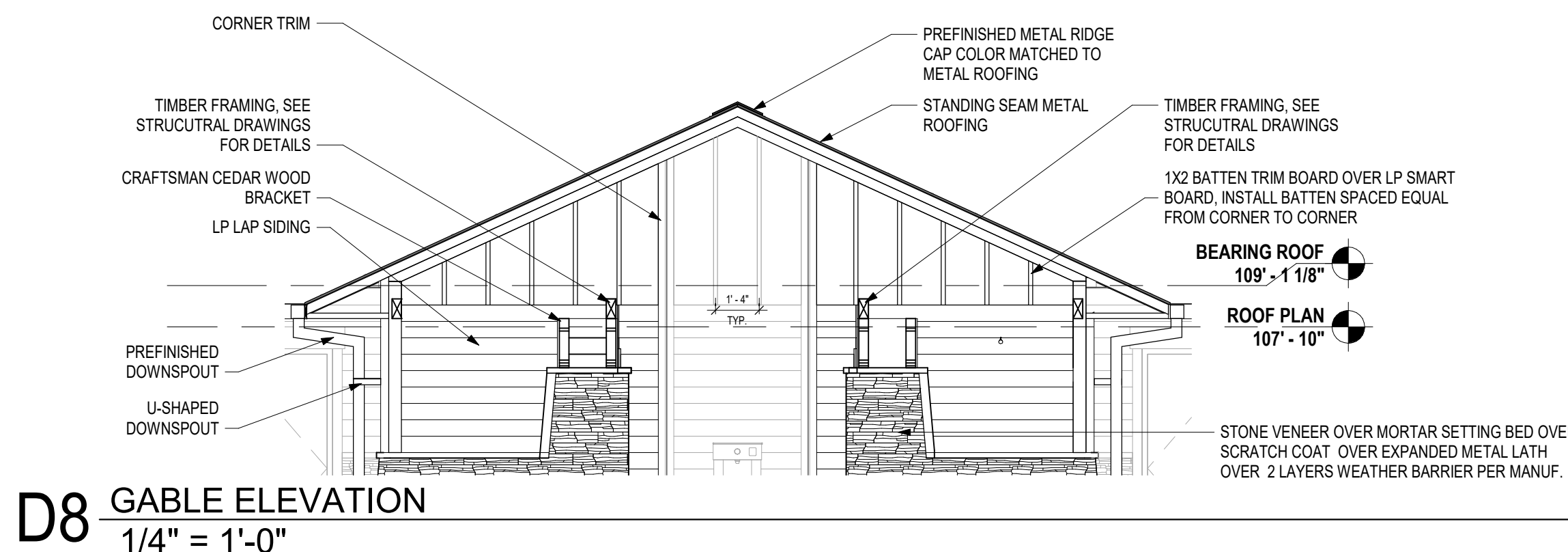
G11 SOUTH ELEVATION
1/4" = 1'-0"



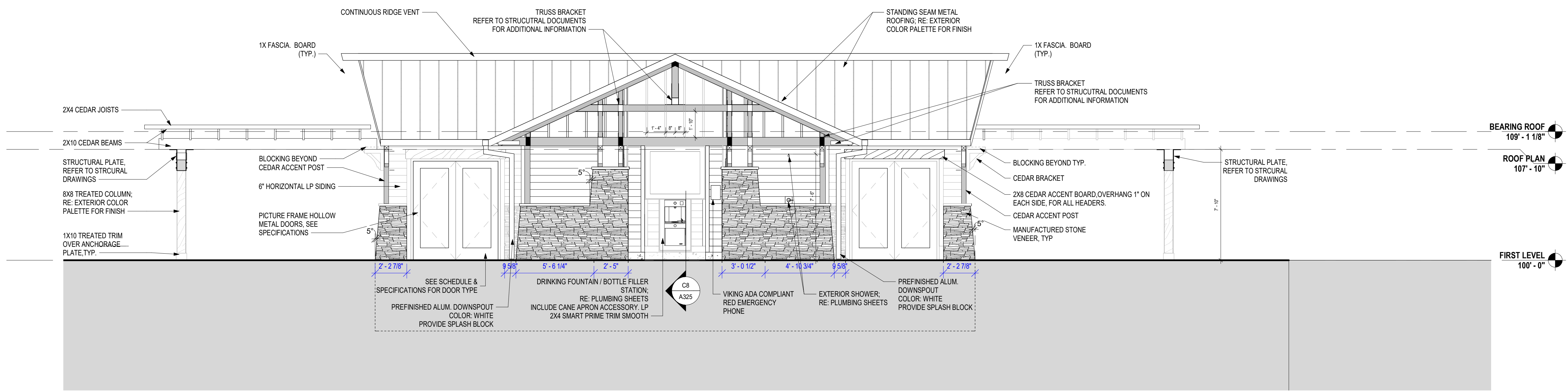
G4 NORTH ELEVATION
1/4" = 1'-0"



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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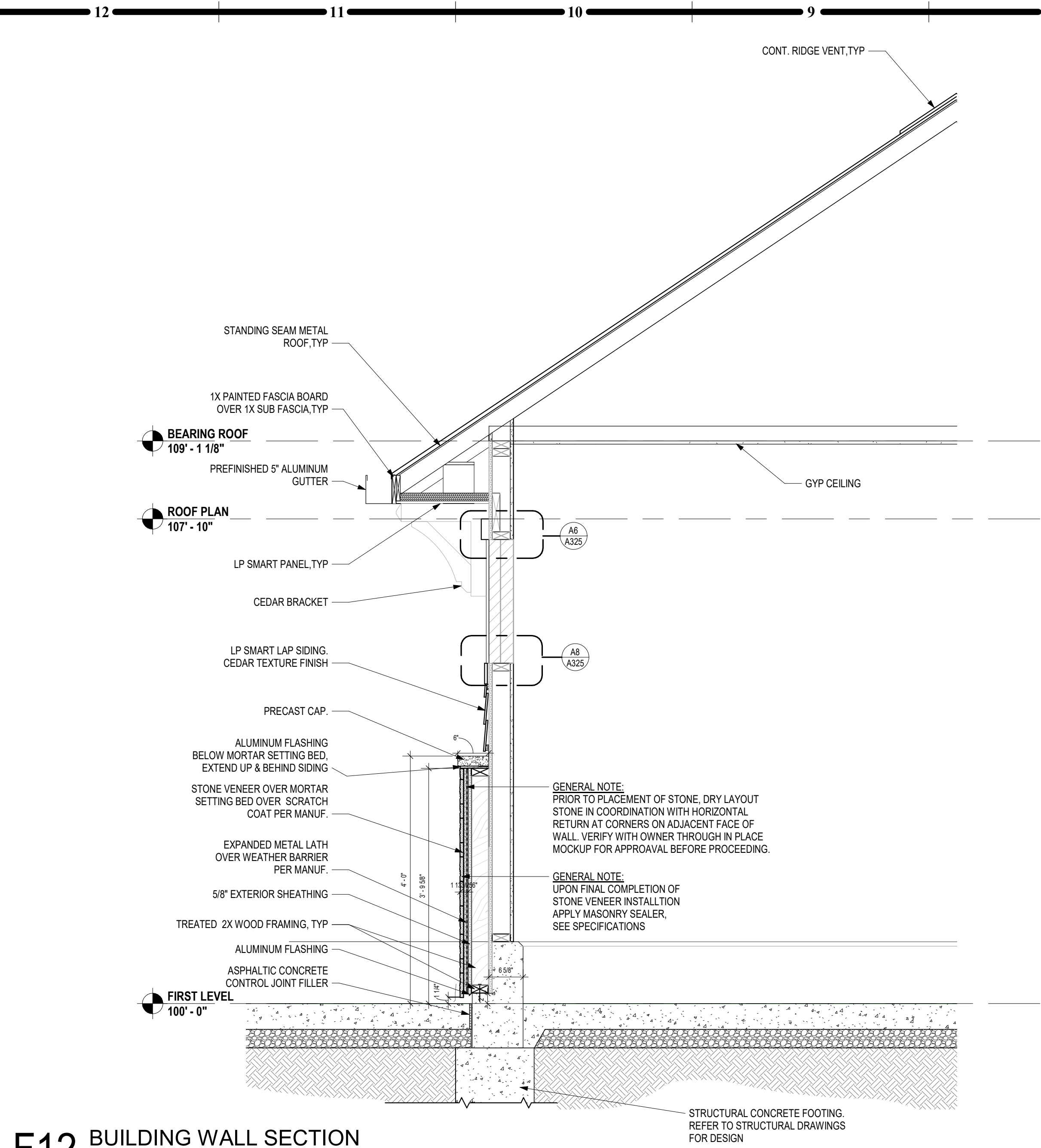
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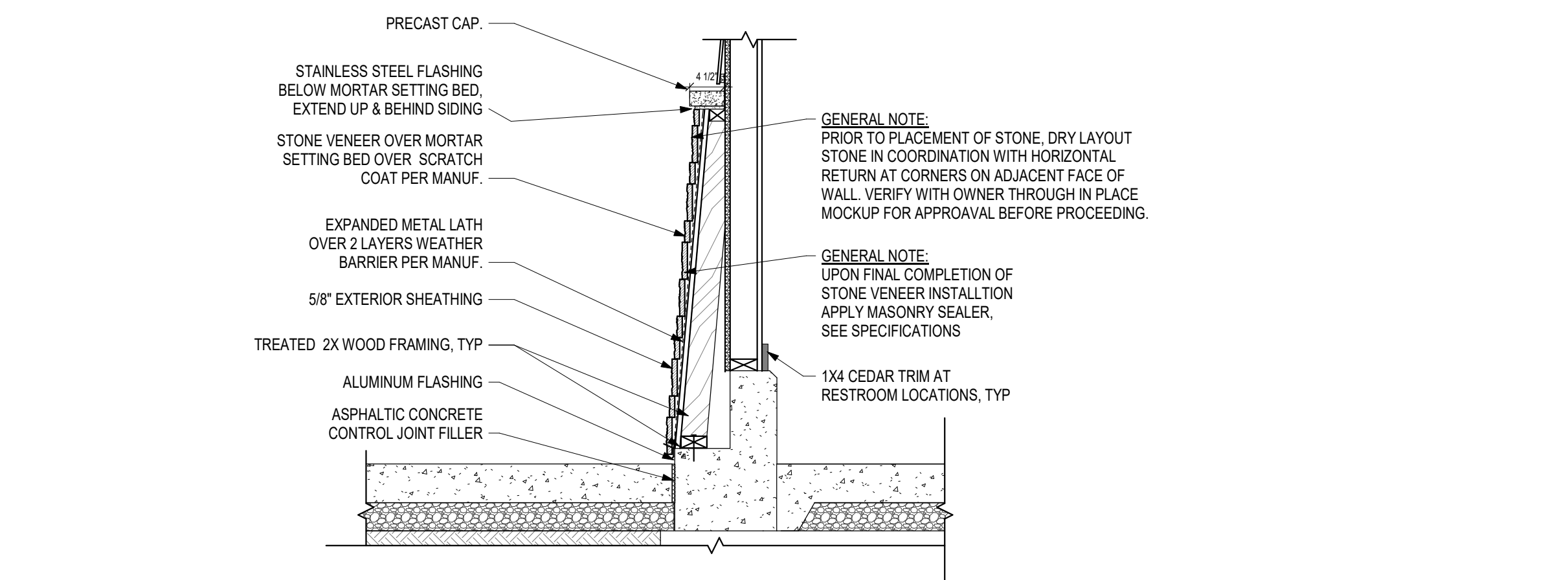


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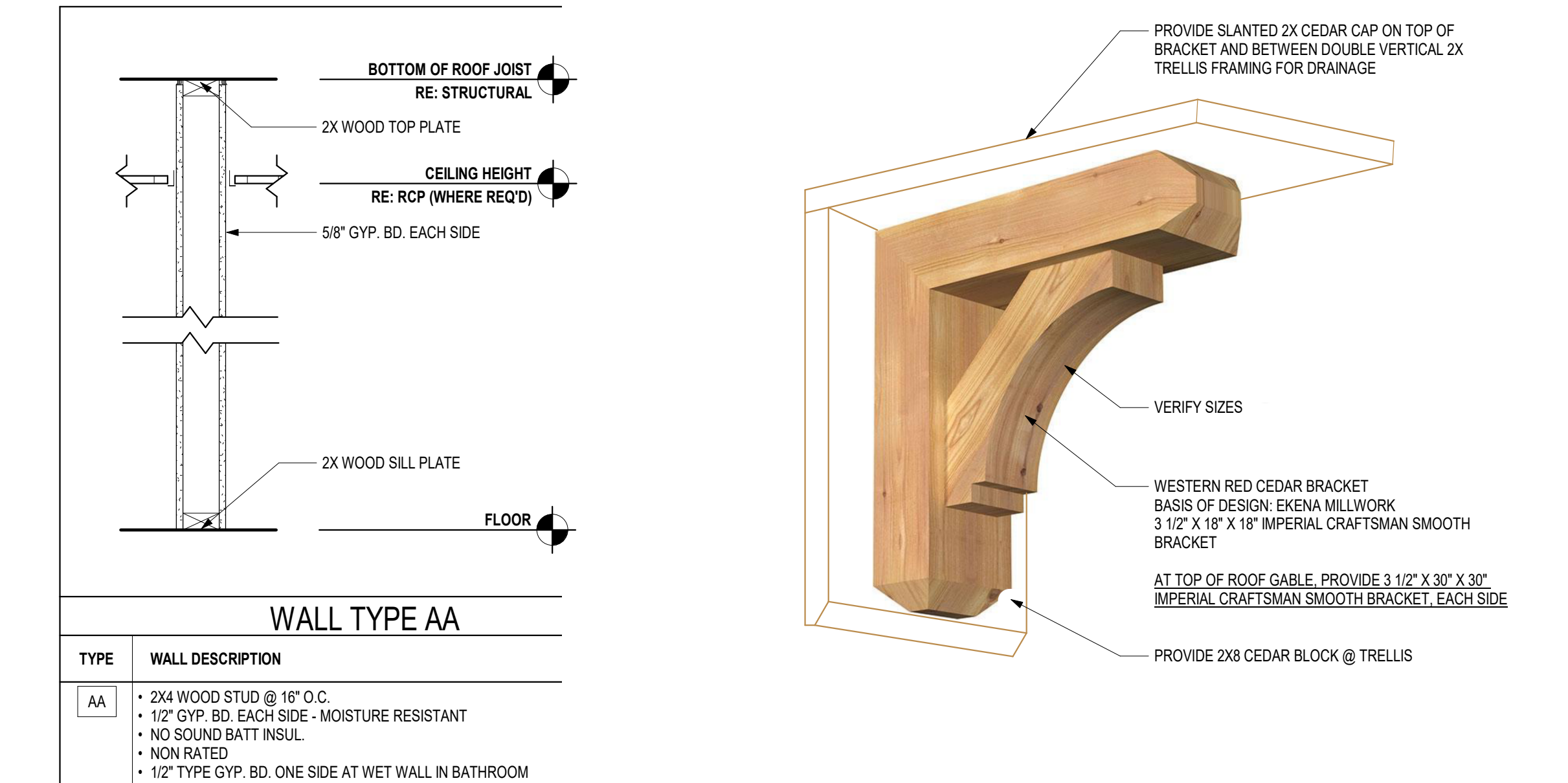
EXTERIOR ELEVATIONS



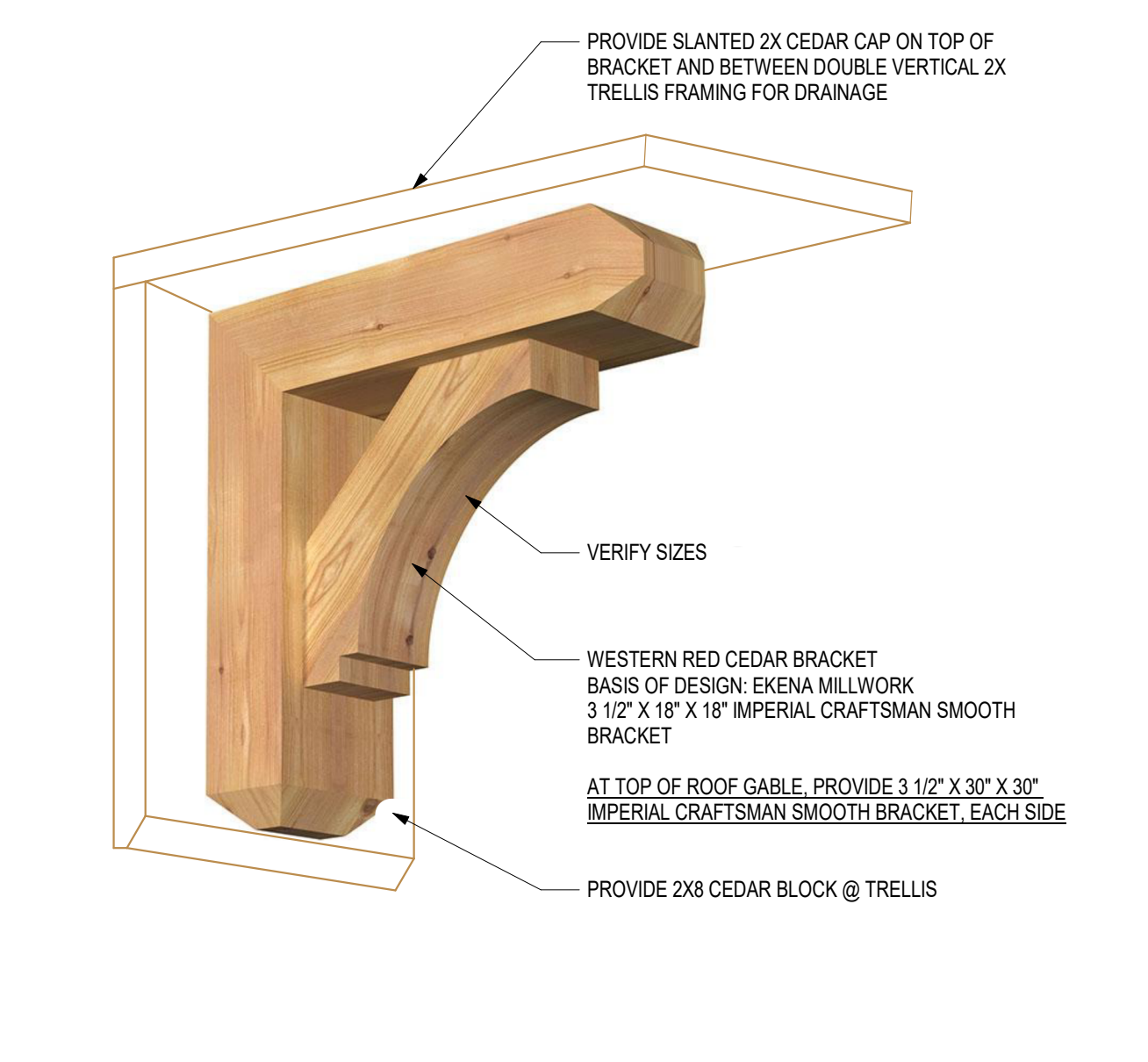
F12 BUILDING WALL SECTION
3/4" = 1'-0"



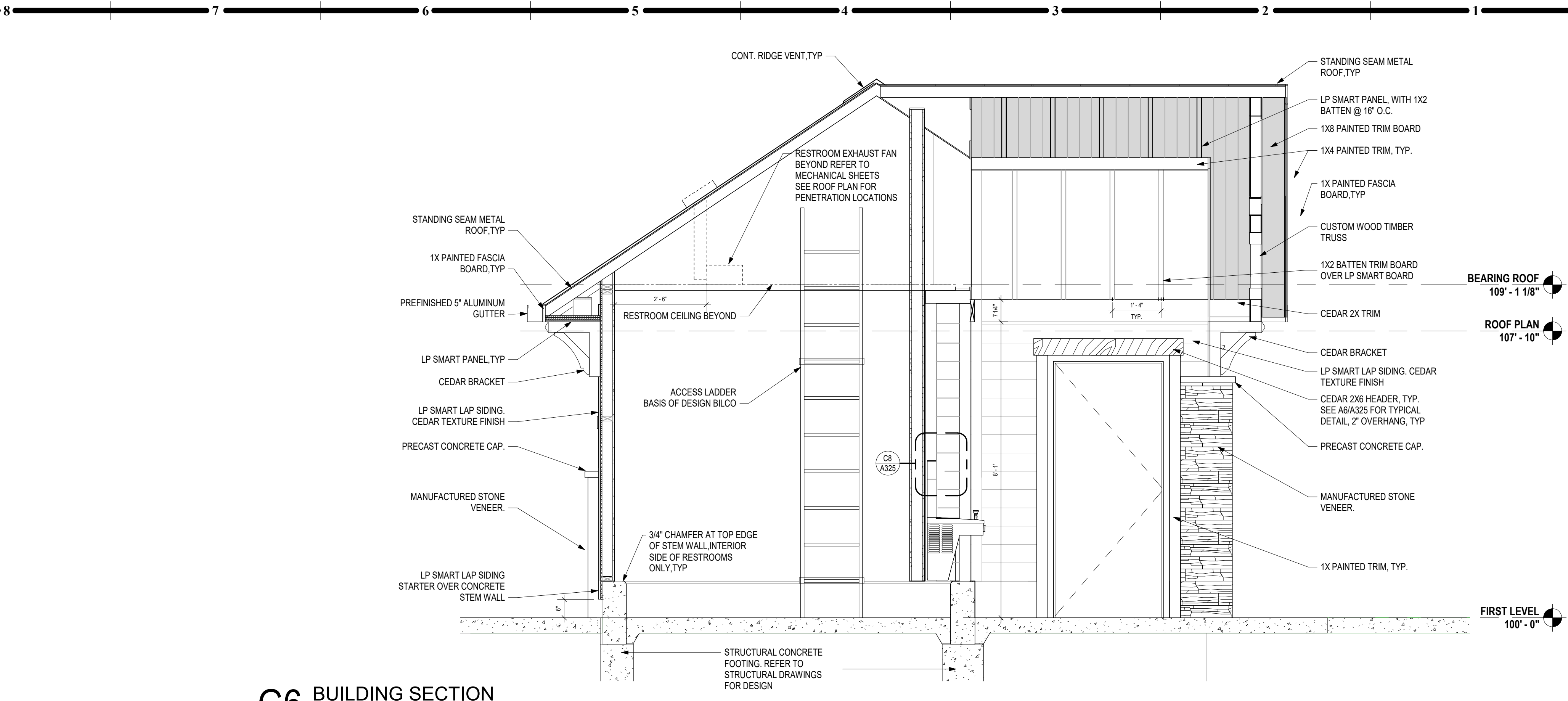
D12 BUILDING SLOPED WALL CONDITION
3/4" = 1'-0"



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



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



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

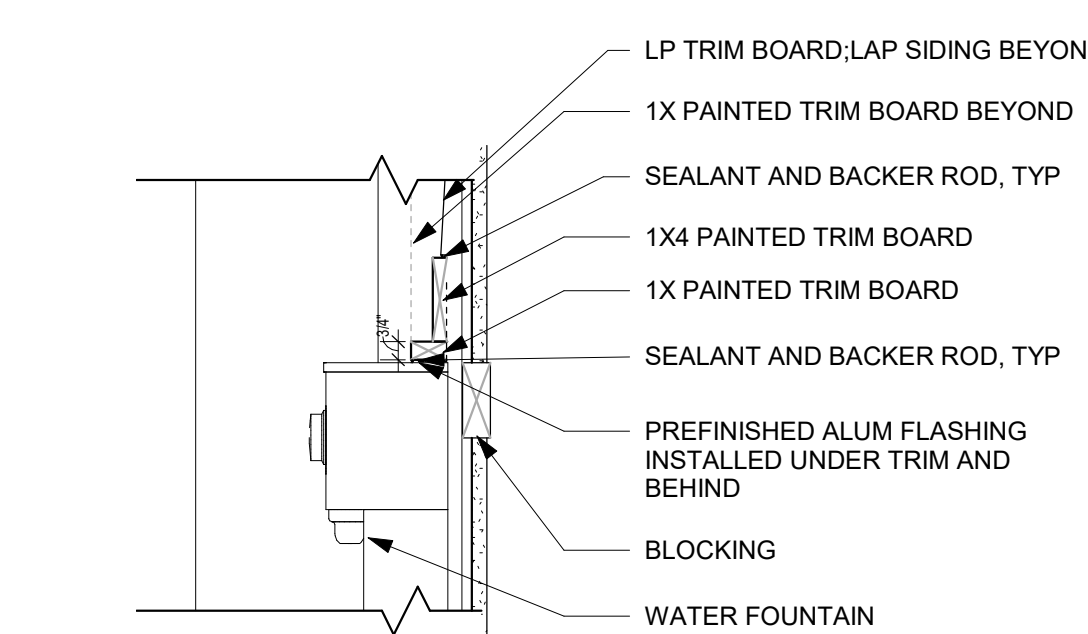
FINISH LEGEND					
SYMBOL	MATERIAL	MANUFACTURER	TYPE	COLOR	TYP. AREA / REMARKS
TOILET PARTITIONS	SOLID PLASTIC	ACCURATE	HDPE	TBD	TOILET PARTITION, CEILING MOUNTED
FLOOR FINISH	WC1	SPECIALTY PRODUCTS GROUP	VAPOR LOCK 2021	GRAY / NATURAL FINISH	POOL HOUSE
WALL FINISH	P1	SHERWIN WILLIAMS	EPOXY	SW 7029 AGREEABLE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

ROOM FINISH SCHEDULE						
RM. NO.	ROOM NAME	FLOORS	NORTH WALL	EAST WALL	SOUTH WALL	CEILING FINISH
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

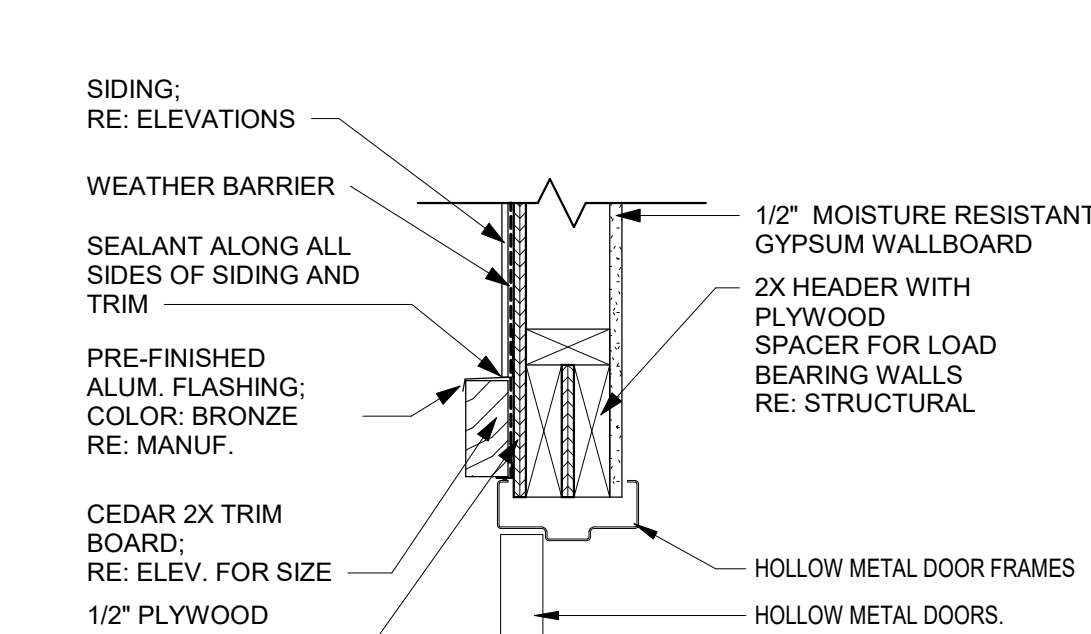
DOOR SCHEDULE									
DOOR NO.	ROOM NAME	WIDTH	HEIGHT	DOOR TYPE	DOOR MAT.	DOOR FINISH	FRAME TYPE	FRAME MATERIAL	REMARKS
101	STORAGE	6'-0"	7'-0"	D2	HM	PAINT	F1	HM	1,2,3,4
102	WOMEN	3'-0"	7'-0"	D1	HM	PAINT	F1	HM	1,2,3,4
103	MEN	3'-0"	7'-0"	D1	HM	PAINT	F1	HM	1,2,3,4
104	POOL EQUIPMENT	6'-0"	7'-0"	D2	HM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

DOOR SCHEDULE REMARKS:

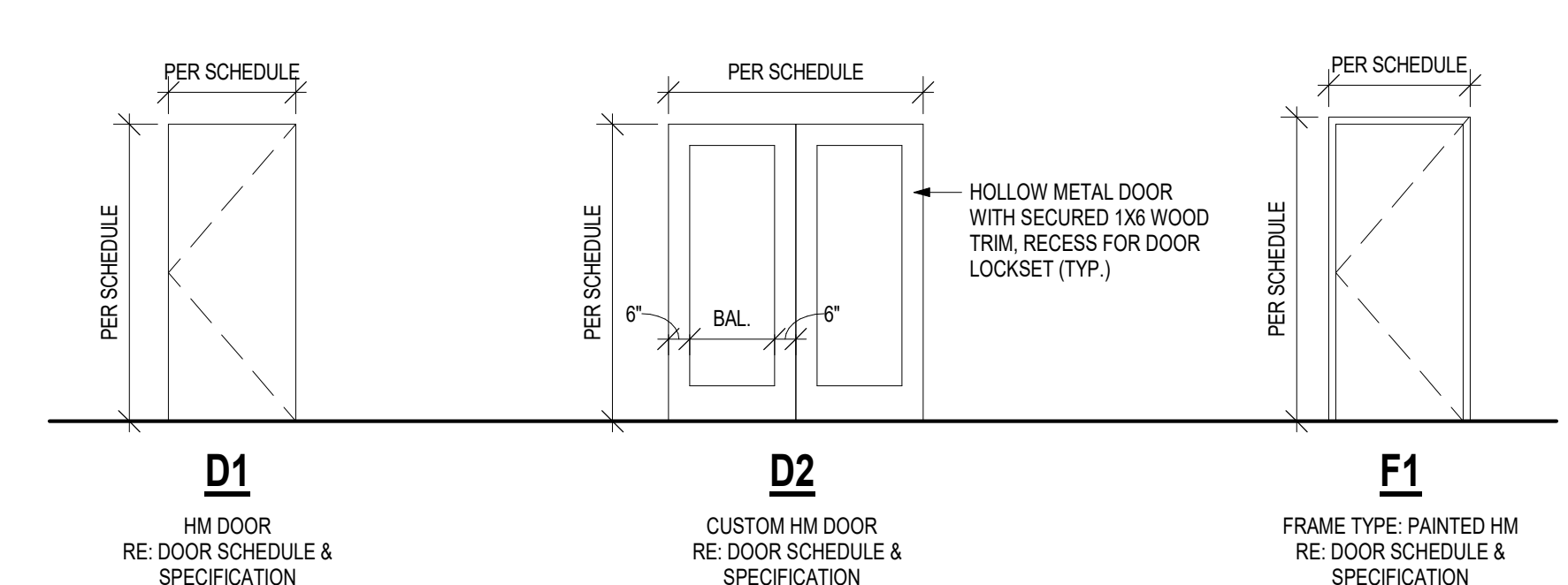
- PROTECT DOOR AND FRAME FROM DAMAGE THROUGHOUT CONSTRUCTION. ANY DAMAGE TO BE REPAIRED/REPLACED PER OWNER DISCRETION.
- PROVIDE DOOR STOPS AND HOLD OPEN HARDWARE.
- DOOR AND FRAME TO BE PAINTED. REFER TO FINISH SCHEDULE FOR COLOR.
- SEE SPECIFICATION SHEETS FOR DOOR HARDWARE REQUIREMENTS.



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



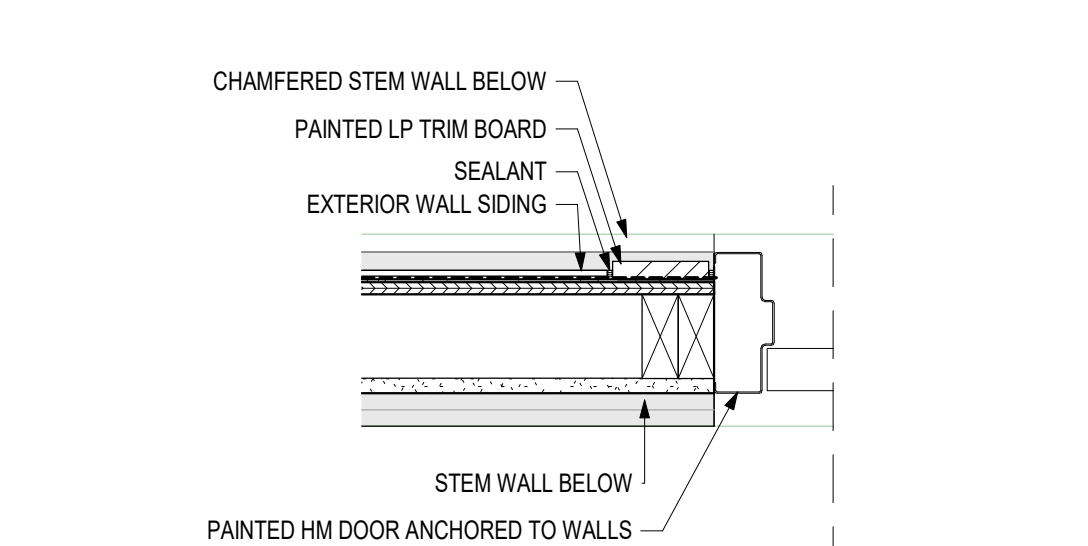
D6 DETAIL - WD HEAD (TYP.)
1 1/2" = 1'-0"



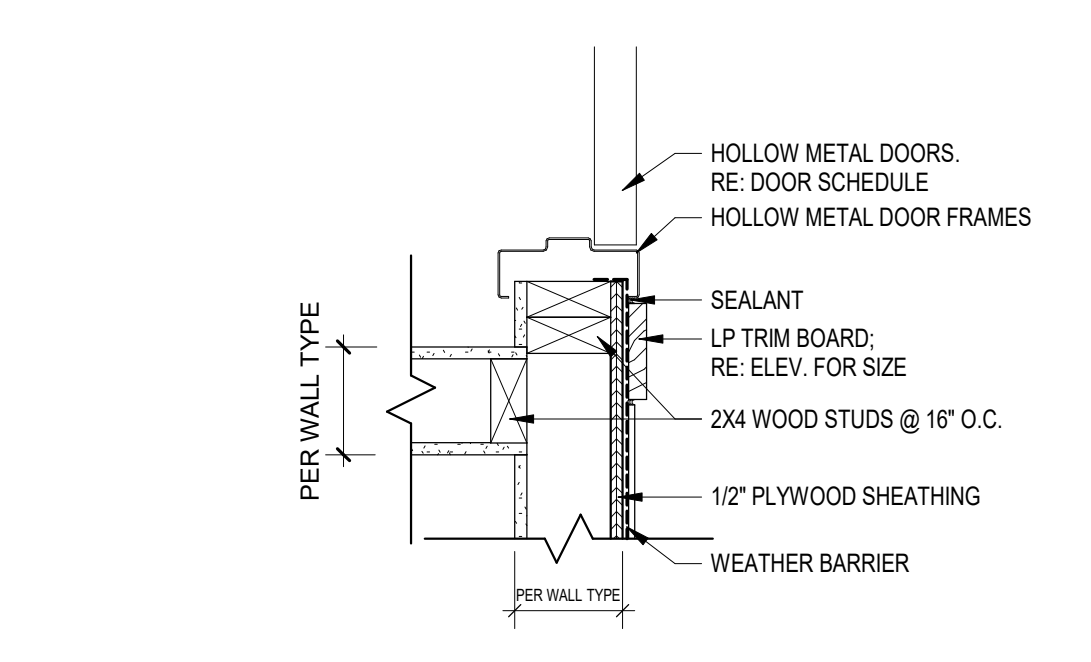
NOTE:

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

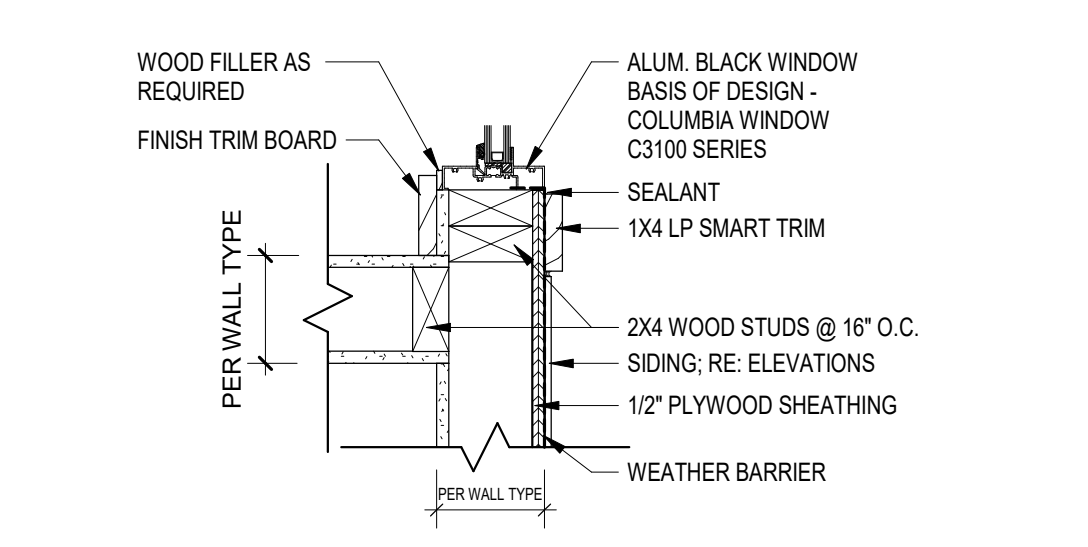
ALTERNATE DOOR TYPE: FIBERGLASS WITH WOOD GRAIN FINISH. STAIN WITH GEL TYPE. COLOR TO BE VERIFIED WITH ARCHITECT.



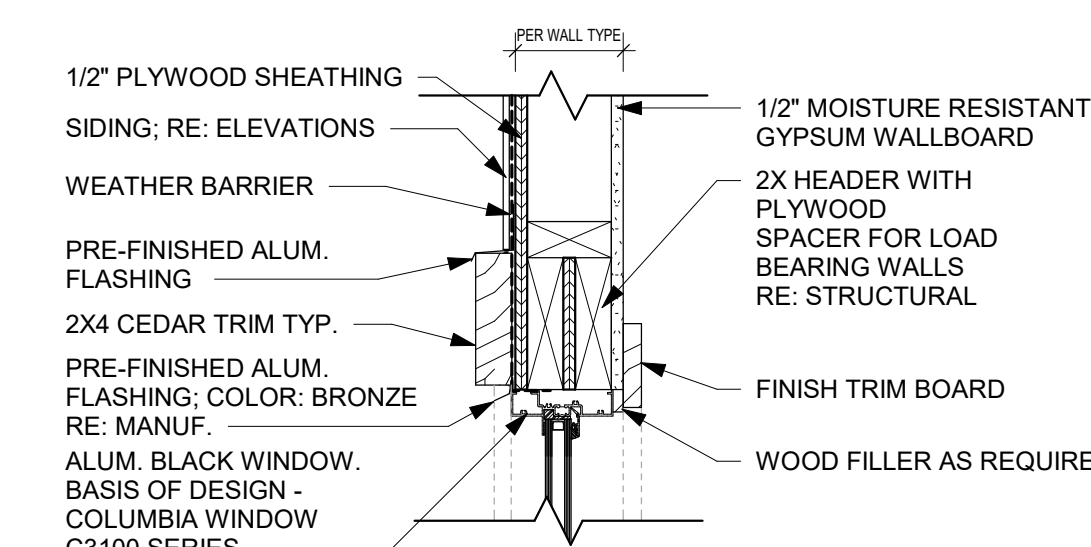
B8 DOOR FRAME @ STEM WALL
1 1/2" = 1'-0"



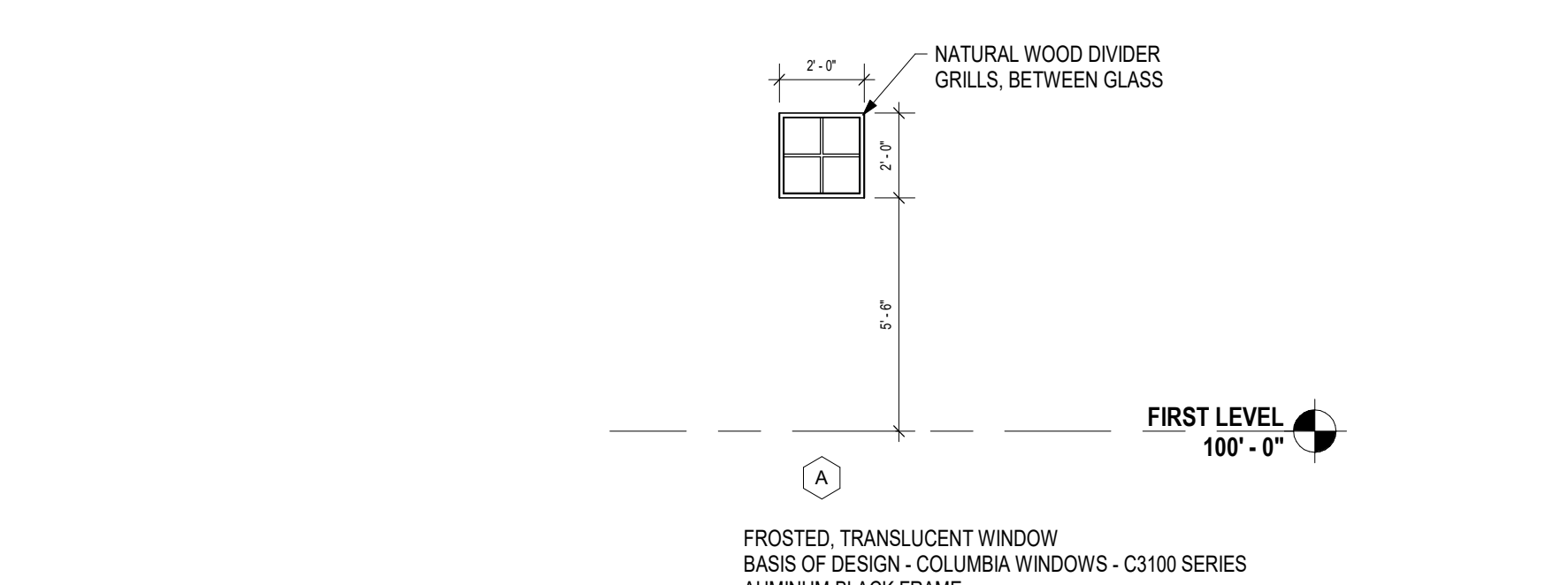
B6 DETAIL - WD JAMB (TYP.)
1 1/2" = 1'-0"



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"

GENERAL NOTES:
EXTERIOR WALL SECTIONS/
DETAILS

- RE: SHEET 0001 FOR ADDITIONAL GENERAL NOTES THAT ARE APPLICABLE.
- RE: FLOOR PLANS, ROOF PLAN AND ELEVATIONS FOR SECTION CUT LOCATIONS.
- ALL WINDOW AND DOOR OPENING DIMENSIONS ARE ROUGH OPENING DIMENSIONS, UNLESS NOTED OTHERWISE.
- 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

- HM REFERS TO HOLLOW METAL
- AL REFERS TO ALUMINUM
- WD REFERS TO WOOD
- SOVID REFERS TO SOLID CORE WOOD
- FOR FINISH COLOR DESIGNATION FOR INTERIOR DOOR AND FRAMES, REFER TO FINISH LEGEND.
- PROTECT ALL DOORS & FRAMES FROM DAMAGE THROUGHOUT CONSTRUCTION PHASES.

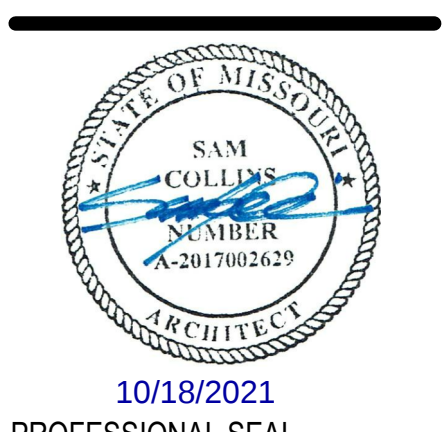


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SECTIONS, DETAILS &
SCHEDULES

K

J

H

G

F

E

D

C

B

A

ELECTRICAL SYMBOL LEGEND

SOME SYMBOLS AND ABBREVIATIONS ON THIS LEGEND MAY NOT BE USED

CIRCUITING
 HOME RUN (2#12 1#12G UNO)
 INDICATES 2 PHASE, 1 N, & 1 GRD CONDUCTOR
 HOME RUN: INDICATES SHARED CIRCUIT
 HOME RUN: INDICATES #10 CONDUCTORS ENTIRELY

UTILITIES
--- UGE --- UNDERGROUND ELECTRICAL
--- OHE --- OVERHEAD ELECTRICAL
--- TELE --- TELECOMMUNICATIONS CONDUIT
--- UST --- 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
 TIMECLOCK - 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 (GFI, 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

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 BELLMOUTH 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
 THERMOSTAT
 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
 RECIRCULATING DOMESTIC HOT WATER
 SAN WASTE ABOVE GRADE OR FLOOR
 SAN WASTE BELOW GRADE OR FLOOR
 PLUMBING VENT
 WATER SERVICE
 GAS (NATURAL)

PIPING SPECIALTIES
 SHUTOFF VALVE
 SHUTOFF VALVE IN RISER
 BALANCING VALVE
 PLUG VALVE
 AUTO FLOW CONTROL VALVE
 PIPING ELBOW UP
 PIPING ELBOW DOWN
 PIPING TEE
 PIPING TEE UP
 PIPING TEE DOWN
 INCREASE / REDUCER
 UNION
 CAP
 PIPE FLEX
 STRAINER
 CHECK VALVE
 INLINE STRAINER
 TEST PLUG
 GUIDE
 ANCHOR
 TRIPLE DUTY VALVE
 AUTOMATIC 2-WAY CONTROL VALVE
 AUTOMATIC 3-WAY CONTROL VALVE
 SOLENOID VALVE

PLUMBING FIXTURES/EQUIPMENT
 HOSE BIBB
 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

GEN. MECHANICAL NOTES

1. COMPLETE INSTALLATION SHALL BE IN ACCORDANCE WITH THE LATEST ADOPTED VERSION OF THE INTERNATIONAL MECHANICAL CODE, LOCAL AND STATE CODES, AND REQUIREMENTS OF THE AIA.
2. 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.
3. ALL EQUIPMENT SHALL BE ADEQUATELY AND PROPERLY SUPPORTED AND FASTENED FROM STRUCTURE.
4. 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.
5. EACH AIR HANDLING UNIT OVER 2000CFM SHALL BE PROVIDED WITH A SMOKE DETECTOR TO SHUT DOWN THE UNIT PER IMC 606 AS REQUIRED BY AIA. COORDINATE WITH OTHER TRADES.
6. START UP AND ADJUST ALL EQUIPMENT AND VERIFY ALL MECHANICAL SYSTEMS IN OPERATION IN ACCORDANCE WITH THEIR INTENDED PURPOSES. SUBMIT BALANCE AND START UP REPORTS TO THE A/E. REFER TO SPECIFICATIONS FOR ANY ADDITIONAL REQUIREMENTS.

GENERAL PLUMBING NOTES

1. COMPLETE INSTALLATION SHALL BE IN ACCORDANCE WITH THE LATEST ADOPTED VERSION OF THE INTERNATIONAL PLUMBING CODE, LOCAL AND STATE CODES, AND REQUIREMENTS OF THE AIA.
2. 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.
3. PROVIDE CLEANSOUTS IN THE FOLLOWING LOCATIONS:
 - 3.1. IN ALL HORIZONTAL DRAINS (WITHIN THE BUILDING) NOT MORE THAN 100 FEET APART.
 - 3.2. IN BUILDING SEWERS LOCATED NO MORE THAN 100 FEET APART MEASURED FROM THE UPSTREAM ENTRANCE OF THE CLEANSOUT.
 - 3.3. 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.
 - 3.4. AT THE BASE OF EACH WASTE OR SOIL STACK.
 - 3.5. NEAR THE JUNCTION OF THE BUILDING DRAIN AND BUILDING SEWER.

GENERAL ELECTRICAL NOTES

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

21443



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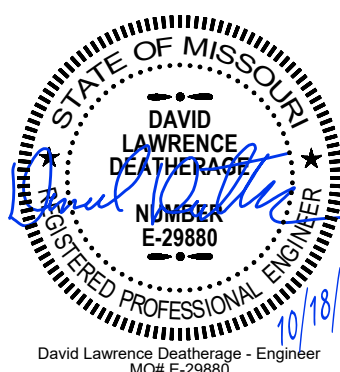
307B SW Market St., Lee's Summit, Missouri 64063 P: 816.249.2270 www.collinsandwebb.com

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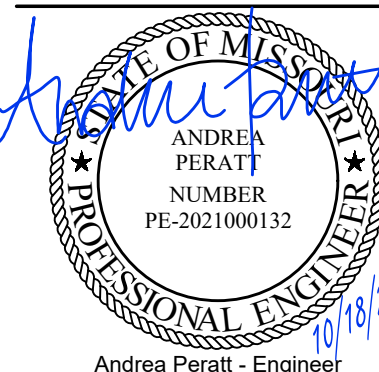
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SW 26TH TERRACE & SW PRYOR RD
LEE'S SUMMIT, MO

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ARCHITECTURE, LLC

REVISION DATES:



David Lawrence
MOR 0-25689



Andrew Peratt - Engineer
MOR PE-20211500132
PROFESSIONAL SEAL

ME001

ISSUE DATE: 18 OCT 2021
COLLINS WEBB #: 20032

COVER SHEET

GENERAL MECHANICAL/ELECTRICAL SPECIFICATIONS/ DIVISION 220000 - PLUMBING/ DIVISION 230000 - MECHANICAL/ DIVISION 26000 - ELECTRICAL

GENERAL MECHANICAL, ELECTRICAL AND PLUMBING REQUIREMENTS

1. APPLICABILITY

A. These general requirements apply to all divisions (21, 22, 23, 26, 27, 28). Refer to individual divisions as included for specific information regarding their scope and scope of work.

2. GENERAL REQUIREMENTS

A. Furnish & install all labor & materials required for complete, functioning, mechanical & plumbing systems w/ all associated connections & appurtenances as shown on plans.

B. Obtain & pay for all permits required for execution of this work & shall make arrangements for modifications to water, gas & sewer connections to building as required for construction purposes.

C. All materials shall be new & shall have UL label where applicable.

D. Visit site & observe conditions under which work will be done. Any discrepancies shall be called to architect's attention. No subsequent allowance will be made in contract for any error or negligence on contractor's part.

E. Final acceptance of work shall be subject to condition that all systems, equipment, apparatus & appliances operate satisfactorily as designed & intended. Work shall include routine adjustment of systems & control equipment installed under these specifications.

F. Warranty to owner quality of materials, equipment, workmanship & operation of equipment provided under these specifications for one year from & after completion of building & acceptance of mechanical systems by owner.

G. All materials installed in plenums shall be noncombustible or have flame/smoke index of no more than 2550 in accordance w/ ASTM E-84.

H. Requirements under Division one & general & supplementary conditions of these specifications shall be part of this section. Contractor shall become thoroughly acquainted w/ its contents with respect to all work to be done under all applicable sections under this section includes material, Equipment, Appliances, Transportation, Services & Labor required to complete entire system as required by drawings & specifications.

I. The specifications & drawings for project are complementary, & portions of work described in one shall be provided as described in both. In event of discrepancies, notify engineer & request clarification prior to proceeding w/ work involved.

3. EXTENT OF CONTRACT WORK

A. Provide MEP systems indicated on drawings, specify or reasonably imply, in addition to component equipment called out in plans and specifications, provide every device, component, programming, interlocking and accessories necessary for proper operation and completion of fully functional MEP systems.

B. In no case will claims for "Extra Work" be allowed for work which Contractor could have been informed before bids were taken.

C. Contractor shall become familiar with equipment provided by other contractors that it requires plumbing connections and controls.

D. Electrical work required to install and control plumbing equipment, which is not shown on plans or specified under Division 26, shall be included in Contractor's base bid and proposed.

E. All automatic temperature control devices shall be mounted as indicated in automatic temperature control section of specifications.

F. The cost of larger wiring, conduit, control and protective devices resulting from installation of equipment which was not used for base of design as outlined in specifications shall be paid for by the supplying Contractor at not at Owner or Architect Engineer.

G. Contractor shall be responsible for providing supervision to other trade Contractors to insure that required connections, interlocking and interconnection of MEP equipment is made to attain intended control sequences and system operation.

H. Contractor shall obtain complete MEP data on shop drawings and shall list this data on an approved form that shall be presented on request, to other trade Contractors. Data shall be complete with wiring diagrams, performance specifications, and information on electrical components of plumbing equipment such as HP, voltage, amperes, watts, locked rotor current to allow other trade Contractors to order support or other equipment coordinated as required in his contract.

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4. DEFINITIONS

A. Whenever used in these specifications or drawings, following terms shall have indicated meanings:

B. Furnish: term "Furnish" is used to mean "supply & deliver to project site. Ready for unloading, unpacking, assembly, installation & similar operations."

C. Install: term "install" is used to describe operations at project site including actual unloading, unpacking, Assembly, Placement, Anchoring, Applying, setting, leveling, erecting, finishing, curing, protecting, cleaning, & similar operations."

D. Provide: term "provide" means "Furnish & Install. Complete & ready for intended use." Furnished by owner or furnished by other trades shall be furnished by owner & it is to be installed & connected under requirements of this Division, completely & ready for operation, including items incidental to work, including services necessary for proper installation & operation. Installation shall be included under guarantee required by this Division.

E. Engineer: where referenced in this Division, "Engineer" is engineer of record & design professional for work under this Division, & is consultant to & an authorized representative of architect. As defined in general &/or supplementary conditions. When used in this Division, it means the design professional as designated by architect, in addition to involvement by & obligations to "Architect."

F. AHJ: local code &/or inspection agency (authority) having jurisdiction over work.

G. The terms "Approved equal," "Equivalent," or "Equal" are used synonymously & shall mean "acceptable by or acceptable to engineer as equivalent to item or manufacturer specified."

H. The term "approved" shall mean labeled, listed, or both. By nationally recognized testing laboratory (e.g. UL, ETL, CSA), & acceptable to AHJ over this project.

5. PREBID SITE VISIT

A. Prior to submitting bid, visit site of proposed work & become fully informed as to conditions under which work is to be done. Failure to do so will not be considered sufficient justification to request or obtain extra compensation over & above contract price.

6. MATERIAL WORKMANSHIP

A. Provide new material, equipment, & apparatus under this contract unless otherwise stated herein. Of best quality normally used for purposes in good commercial practice & free from defects. Model numbers listed in specifications or shown on drawings are not necessarily intended to designate required firm, written descriptions of firm given model numbers.

B. Pipe, fittings, specialties & valves shall be manufactured in USA. Work performed under this contract shall provide neat & "workmanlike" appearance when completed to satisfaction of architect & engineer. Workmanship shall be finest possible by experienced mechanics. Installations shall comply w/ applicable codes & laws. Complete installation shall function as designed & intended w/ efficiency, capacity, noise level, etc.

C. Abnormal noise caused by rattling equipment, piping, ducts, air devices & squeaks in casing components will be acceptable if material materials & equipment are of commercial specification grade in light. Quality & residential equipment is not acceptable.

D. Remove from premises waste material present from work, including cartons, crating, paper, stickers, &/or excavation material not used.

E. Clean equipment installed under this contract to present neat & clean installation.

F. Repair or replace public & private property damaged as result of work performed under this contract to satisfaction of authorities & regulations having jurisdiction.

7. COORDINATION

A. Coordinate work w/ other trades so various components of systems will be installed at proper time w/ full available space & will allow proper service access for maintenance. Components which are installed without approval shall be relocated at no additional cost to owner.

B. Unless otherwise indicated, general contractor will provide chases & openings in building construction required for installation of systems specified herein. Contractor shall furnish general contractor w/ information where chases & openings are required.

C. Keep information as to work of other trades engaged in construction of project & execute work in manner as to not interfere w/ or delay work of other trades. Figure dimensions shall be taken in preference to scale dimensions.

D. Contractor shall take his own measurements at building, as variations may occur. Contractor will be held responsible for errors that could have been avoided by proper checking & inspection.

E. Provide materials w/ trim that will properly fit types of ceiling, wall, or floor finishes actually installed. Model numbers listed in specifications or shown on drawings are not intended to designate required firm.

F. Obtain equipment submittal information for all pieces of equipment to be connected to from other trades that clearly indicates all connection requirements, locations, sizes, and similar requirements. Obtain this information in ample time to coordinate other trade submittals and equipment coordination. Where requirements differ from that on plans or differs from provisions made in the work, immediately notify the architect/engineer. Do not proceed with work that is incompatible with equipment provided.

G. Coordinate construction operations included in different sections of the specifications to ensure efficient and orderly installation of each part of the work. Coordinate construction operations, included in different sections, that depend on each other for proper installation, connection, and operation.

H. Each contractor shall coordinate its construction operations with those of other contractors and entities to ensure efficient and orderly installation of each part of the work. Each contractor shall coordinate its operations with operations, included in different sections, that depend on each other for proper installation, connection, and operation.

I. Schedule construction operations in sequence required to obtain the best results where installation of one part of the work depends on installation of other components, before or after its own installation.

J. Coordinate installation of different components with other contractors to ensure maximum accessibility for required maintenance, and repair.

K. Make adequate provisions to accommodate items scheduled for later installation.

L. Where availability of space is limited, coordinate installation of different components to ensure maximum performance and accessibility for required maintenance, service, and repair of all components, including mechanical and electrical.

M. Prepare coordination drawings if limited space availability necessitates maximum utilization of space for efficient installation of different components or if coordination is required for installation of products and materials fabricated by separate entities. Content: project-specific information drawn accurately to scale. Do not base coordination drawings on reproductions of the contract documents or standard printed data. Include the following information, as applicable:

1) Indicate functional and spatial relationships of components of architectural, structural, civil, mechanical, and electrical systems.

2) Indicate required installation sequences.

3) Indicate dimensions shown on the contract drawings and make specific note of dimensions that appear to be in conflict with submitted equipment and minimum clearance requirements. Provide alternate sketches to architect for resolution of such conflicts. Minor omissions & omissions & omissions & omissions will not be considered changes to the contract.

N. Meetings: conduct project coordination meetings at regular intervals. Project coordination meetings are in addition to specific meetings held for other purposes, such as progress meetings and preinstallation conferences.

1) Attendees: each contractor, subcontractor, supplier, and other entity concerned with current progress or involved in planning, coordination, or performance of future activities shall be represented at these meetings. All participants at the conference shall be familiar with project and authorized to conclude matters relating to the work. Notify architect of meeting.

2) Agenda: review and correct or approve minutes of the previous coordination meeting. Review other items of significance that could affect progress.

3) COORDINATION

A. Coordinate construction schedule: review progress since last time, ahead or behind schedule, in relation to construction schedule. Discuss whether schedule revisions are required to ensure that current and subsequent activities will be completed within the contract time. Discuss impact of various contractor schedules upon other contractors and how to coordinate impacts.

4) Review present and future needs of each contractor present

O. After shop drawings have been reviewed and approved by all parties, transmit a set of submittals to each other trades for review. Each trade shall review the submittal that will interface with installation. Each other contractor shall review the submittal for coordination and return a stamped submittal indicating they have reviewed the submittal and approved it.

8. ARCHITECTURAL VERIFICATION AND RELATED DOCUMENTS

A. Contractor shall consult all Architectural Drawings and specifications in their entirety incorporating and certifying all work, materials, and equipment required for utility and performance characteristics such as pipe sizes, pipe joints, duct sizes, including height, location and orientation, phase, drawings incorporating these requirements shall be submitted to the architect for approval prior to approval or in rough in.

9. ORDINANCES & CODES

A. Work performed under this contract shall, at a minimum, be in conformance w/ applicable national, state & local codes having jurisdiction.

B. Installation work performed under this contract shall be in strict compliance w/ current applicable codes adopted by local AHJ including any amendments & standards as set forth by National Fire Protection Association (NFPA), Underwriters Laboratories (UL), Occupational Safety & Health Administration (OSHA), American Society of Mechanical Engineers (ASME), American Society of Heating, Refrigeration, & Air Conditioning Engineers (ASHRAE), American Institute of Plumbering Engineers (AIP), American Institute of Testing Materials (ASTM) & other national standards & codes where applicable.

C. Where contract documents exceed requirements of referenced codes, Standards, etc., Contractor shall comply with the more restrictive code or standard.

D. Procure & pay for permits & licenses required for accomplishment of work herein described. Where required, obtain. Pay for & furnish certificates of inspection to owner. Contractor will be held responsible for violations of law.

10. STANDARDS

A. Drawings and specifications indicate minimum construction standard. Should any work indicated be sub standard to any ordinances, laws, codes, rules or regulations bearing with work, Contractor shall promptly notify Engineer in writing of such conditions with work so that necessary changes can be made. However, if the Contractor proceeds with work knowing it to be contrary to any ordinances, laws, rules, and regulations, Contractor shall thereby have assumed full responsibility for and shall bear all costs required to correct non-complying work.

11. PROTECTION OF EQUIPMENT & MATERIALS

A. Stove & protect from damage equipment & materials delivered to job site. Cover as required to protect from dirt & damage. Plug or cap open ends of ductwork & piping systems well sealed & installed during construction when not in use to prevent entrance of dirt into systems. Establish and maintain protection for equipment by construction activities will restore, & contractor is obligated to furnish new equipment & material of like kind. Keep premises clean and free from foreign materials during work performed under this contract. Piping, equipment, etc. shall have neat & clean appearance at completion.

12. SUBSTITUTIONS

A. The base bid shall include only products from manufacturers specifically named in drawings & specifications. No substitution will be considered prior to receipt of bids unless written request for approval to bid has been received by engineer at least ten calendar days prior to date for receipt of bids. Request shall include name of material or equipment for substitution & complete description of proposed substitute including but not limited to, performance characteristics, and information on electrical components of plumbing equipment such as HP, voltage, amperes, watts, locked rotor current to allow other trade Contractors to order support or other equipment coordinated as required in his contract.

B. Material and equipment installed under this contract shall be first class quality, new, unused and without damage.

C. In general, these specifications identify required materials, equipment by naming one or more manufacturer's brand, model, catalog number and/or other identification. The first named manufacturer or product is used as the basis for design; other manufacturers' materials, equipment or products may be substituted for the first named manufacturer's materials, equipment or products only if the substitution is approved in writing by the Engineer before final installation of the materials, equipment or products.

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20. EXCAVATION AND BACKFILL

A. Perform necessary excavation to receive work. Provide necessary shoring, cribbing, bracing, etc. For this operation, and remove it at completion of work. Perform excavation in accordance with applicable codes and specifications, and in compliance with OSHA safety standards.

B. Excavate trenches of sufficient width to allow ample working space, and no deeper than necessary for installation work.

C. Conduct excavations so no walls or footings are disturbed or injured. Backfill excavations made under or adjacent to footing with selected earth or sand and tamped to compaction required by architect's engineer. Mechanically tamped backfill under concrete and paving in six inch layers to 95% standard density, reference Division 22.

D. Backfill trenches and excavations to required heights with allowance made for settlement. Tamp fill material in layers as required by architect's engineer. Dispose of excess earth, rubble and debris as directed by architect.

E. When available, refer to test hole information on architectural or civil drawings or specifications for types of soil to be encountered in excavations.

21. ROUGH-IN

A. Coordinate rough-in w/ general construction & other trades. Conceal piping & conduit rough-in except in unfinished areas & where otherwise shown.

23. ACCESS DOORS

A. Provide access doors in ceilings, walls, etc. Where indicated or required for access or maintenance to concealed valves & equipment installed under this section. Provide access doors in ceilings, walls, etc. Where indicated or required for access or maintenance to concealed valves & equipment installed under this section. Provide access doors in ceilings, walls, etc. Where indicated or required for access or maintenance to concealed valves & equipment installed under this section.

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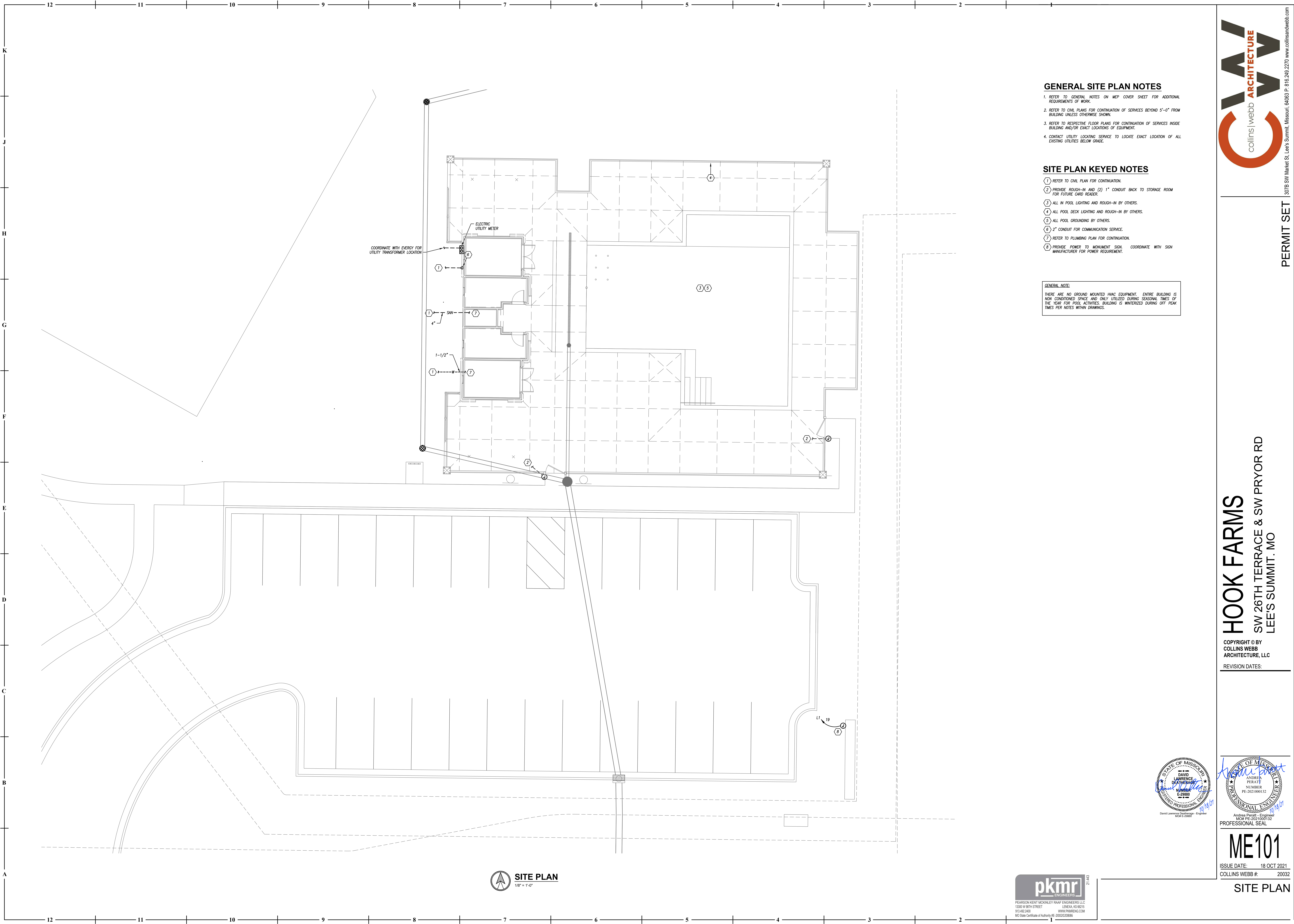
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GENERAL SITE PLAN NOTES

- 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 CARD 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"



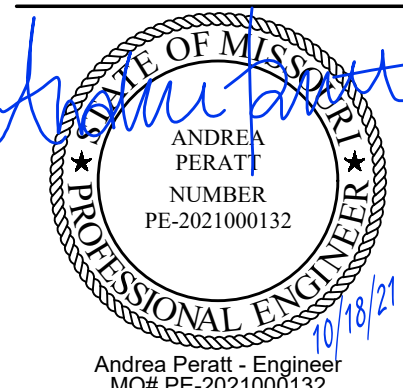
307B SW Market St, Lee's Summit, Missouri 64063 P: 816.249.2270 www.collinswebb.com

PERMIT SET

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

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REVISION DATES:



PROFESSIONAL SEAL

ME101

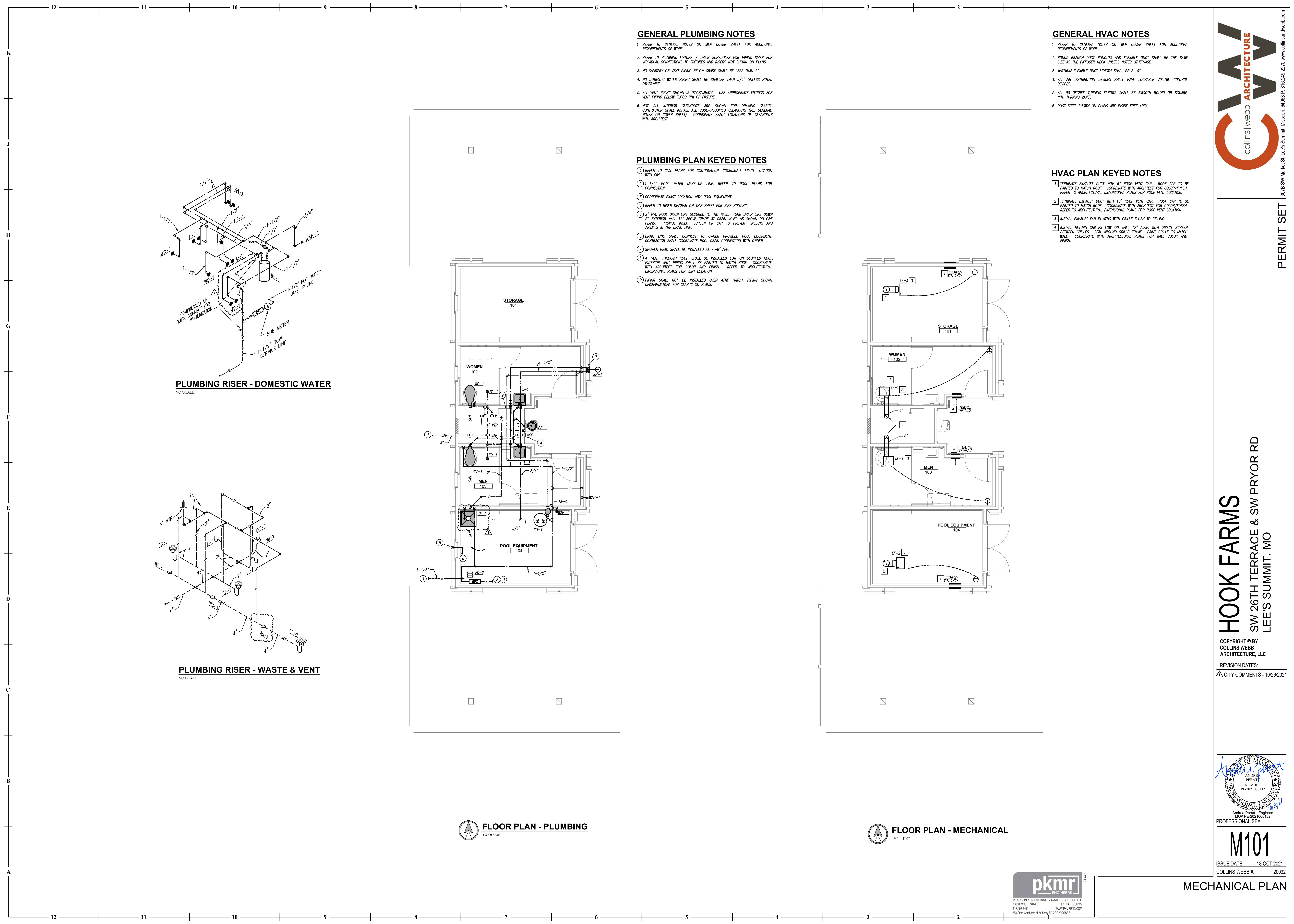
ISSUE DATE: 18 OCT 2021
COLLINS WEBB #: 20032

SITE PLAN



PEARLSON KENT MCKINLEY RAAP ENGINEERS LLC
13300 W 96TH STREET
LENNEX, KS 66215
913.482.2400 WWW.PKMRKS.COM
MO State Certificate of Authority PE-0000020886

21.443



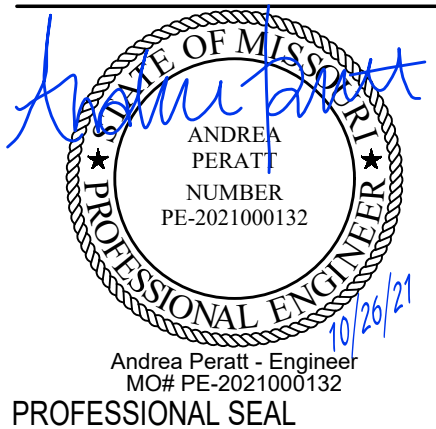
307B SW Market St., Lee's Summit, Missouri 64063 P: 816.249.2270 www.collinswebb.com

PERMIT SET

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

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REVISION DATES:
CITY COMMENTS - 10/26/2021

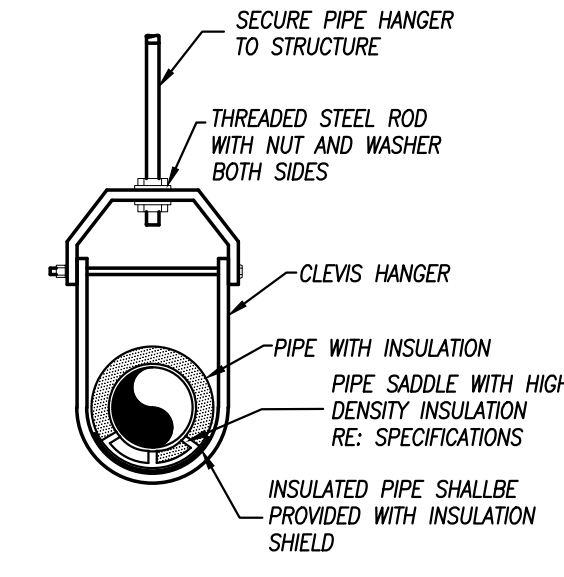


M101
ISSUE DATE: 18 OCT 2021
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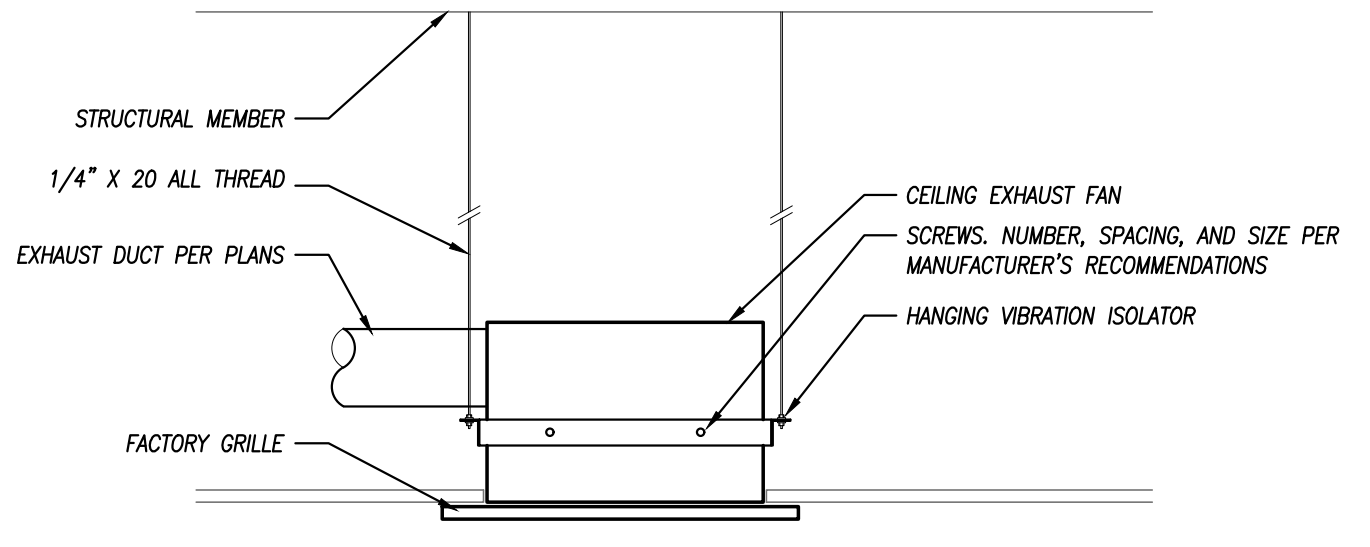
MECHANICAL PLAN



21.443



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		REMARKS	PLUMBING FIXTURE PIPE SIZES			
			MOEN		FAUCET: CHROM 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.	WS84503				1,2,3,4,5	2"	1-1/2"	1/2"	1/2"
WC-1	AMERICAN STANDARD MADERA 3043.001	ADA-COMPLIANT, 1.6 GALLON, FLOOR-MOUNTED FLUSH VALVE WATER CLOSET. TOP SPUD AND FLAT BOLT COVERS. WHITE VITREOUS CHINA ELONGATED BOWL. 16-1/2" HIGH.	SLOAN ROYAL 111		EXPOSED WATER CLOSET FLUSH VALVE. CHROME-PLATED, METAL OSCILLATING NON-HOLD-OPEN HANDLE. 1" I.P.S. SCREWDRIVER BACK-CHECK ANGLE STOP WITH PROTECTIVE CAP. ADJUSTABLE TAILPIECE. 1.6 GPM, VACUUM BREAKER FLUSH CONNECTION AND SPUD COUPLING FOR 1-1/2" TOP SPUD. PROVIDE WALL AND SPUD FLANGES. HANDLE HEIGHT PER MANUFACTURER'S RECOMMENDATIONS AND IN ACCORDANCE WITH ADA GUIDELINES.		6	4"	2"	1-1/4"	----
	CHURCH 9500C	WHITE, SOLID PLASTIC, OPEN-FRONT SEAT FOR ELONGATED BOWL. INTEGRAL BUMPERS. EXTERNAL CHECK HINGES WITH STAINLESS STEEL POSTS.	---				---	---	---	---	---
WH-1	WATTS HT-440	EXPOSED, ANTI-SIPHON WALL HYDRANT. BRASS CASING, ALL-BRONZE INTERIOR PARTS. REPLACEABLE BRONZE SEAT AND SEAT WASHER. COMBINATION 3/4" FEMALE AND 1" MALE IP INLET CONNECTION STANDARD. INCLUDES OPERATING KEY.	---				---	---	---	3/4"	---
JS-1	FIAT MSB-2424	JANITORS SINK: 24"x24"x10". WHITE, ONE-PIECE MOLDED STONE MOP BASIN. UNIT SHALL BE ONE HOMOGENEOUS PIECE. STAINLESS STEEL INTEGRAL DRAIN BODY WITH CAULKED CONNECTION FOR 3" PIPE. PROVIDE STAINLESS STEEL BUMPER AND WALL GUARDS, MOP BRACKETS, HOSE RACK.	CHICAGO FAUCET 887-CP		C.P. SERVICE SINK FITTING WITH VACUUM BREAKER, 3/4" HOSE THREAD ON SPOUT, ADJUSTABLE WALL BRACE, PAL HOOK, AND 1/2" FLANGED FEMALE ADJUSTABLE ARMS WITH INTEGRAL STOPS. CAULK BETWEEN WALL AND FLANGE WITH GE SILICONE SEALANT. 3" C.L. 7" TRAP.		---	3"	2"	1/2"	1/2"
SH-1	EDDY VACUWISK	WALL MOUNTED, ADA-COMPLIANT, BRASS/PLASTIC BODY, DENT ELECTRIC WATER COOLER WITH BOTTLE FILLING STATION. POWDER COATED IN COLOR SELECTED BY ARCHITECT. 18GA STAINLESS BOWL. PROVIDE WITH CARRIER FOR WALL MOUNTING. MOUNT TRAP INSIDE OF BUILDING.	---				4	2"	2"	1/2"	---
SH-1	---	---	SYMMONS S-6601		SHOWER VALVE WITH PRESSURE BALANCING MIXING VALVE AND INTEGRAL VOLUME CONTROL. ONE-MODE SHOWER HEAD WITH BALL JOINT. PROVIDE POLISHED CHROME FINISH.		---	---	---	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.											
GENERAL NOTES (APPLICABLE TO ALL FIXTURES): 1) ALL PUBLIC LAVATORIES AND SINKS SHALL BE PROVIDED WITH ANTI-SCALD ASSE 1070 LISTED VALVE ON HOT WATER SUPPLY.											

PIPING MATERIAL & INSULATION SCHEDULE									
SYSTEM	SIZE	TYPE/SCHED	MATERIAL	ACCEPTABLE FITTINGS	FIELD TEST PRESSURE/TIME	ALLOWABLE IN PLENUMS	INSULATION		REMARKS
							TYPE	THICKNESS	
DOMESTIC COLD WATER	1/2"-2-1/2"	L	COPPER	SOLDER, PRO-PRESS	130 PSI - 1/2HR	YES	FIBERGLASS W/ ASJ	1/2"	
DOMESTIC HOT WATER & HW RETURN	1/2"-1-1/4"	L	COPPER	SOLDER, PRO-PRESS	130 PSI - 1/2HR	YES	FIBERGLASS W/ ASJ	1"	
SOIL & WASTE ABOVE GRADE	1-1/2"-8"	NO HUB / SERVICE WT.	CAST IRON		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	HDFE	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 ADOPTED IECC 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
R1	TITUS	JDR1	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 GRD WITH ALL NECESSARY MOUNTING HARDWARE. 2. PROVIDE GRD WITHOUT SCREWHOLE WHEN INSTALLED IN LAY-IN CEILINGS								NOTES: 1. PRIME AND PAINT TO MATCH WALL COLORS.					

EXHAUST FAN SCHEDULE											
PLAN MARK	MANUFACTURER	MODEL NUMBER	TYPE	SERVICE	FAN DATA				ELECTRICAL	CONTROL	REMARKS
					CFM	I.E.S.P. (IN)	HP	DRIVE	SONES	RPM	
EF-1	COOK	GC-148	CEILING CABINET	BATHROOM	125	0.250	48W	DIRECT	2.5	1,075	120V / 1PH THERMOSTAT
EF-2	COOK	GC-342	CEILING CABINET	POOL EQUIP.	325	0.375	131W	DIRECT	5.5	1,600	120V / 1PH THERMOSTAT
EF-3	COOK	GC-422	CEILING CABINET	STORAGE	250	0.375	107W	DIRECT	4.5	1,500	120V / 1PH THERMOSTAT
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°F 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	NBP-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, AQUASTAT AND TIMER FOR OPERATION OF PUMP 3. MOUNT PUMP AND ACCESSORIES NEAR WATER HEATER AND NO HIGHER THAN 6' AFF.									

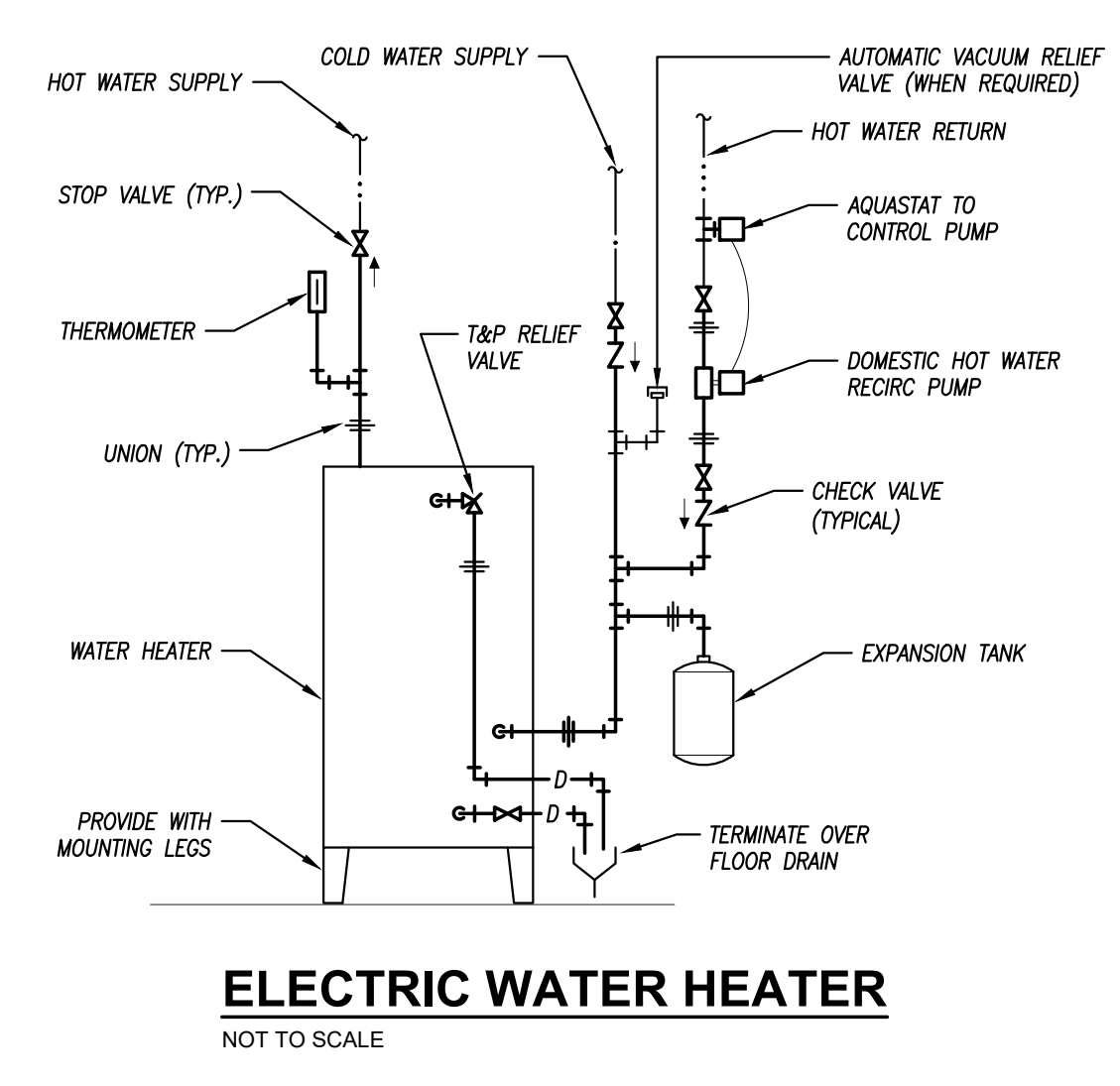
FLOOR / ROOF DRAIN SCHEDULE						
PLAN MARK	MANUFACTURER	MODEL NUMBER	SERVICE	TOP/GRADE SIZE	WASTE SIZE	REMARKS
FD-1	WATTS	FD-100L-6-2	FLOOR DRAIN	6"	2"	1
FD-2	WATTS	FD-100L-8-4	FLOOR DRAIN	8"	4"	1
REMARKS: 1. PROVIDE WITH NICKEL BRONZE TOP AND TRAP SEAL.						

FIXTURE UNITS (FU)		UNIT SIZE
1-11	A	
12-32	B	
33-60	C	
61-113	D	
114-154	E	
155-330	F	

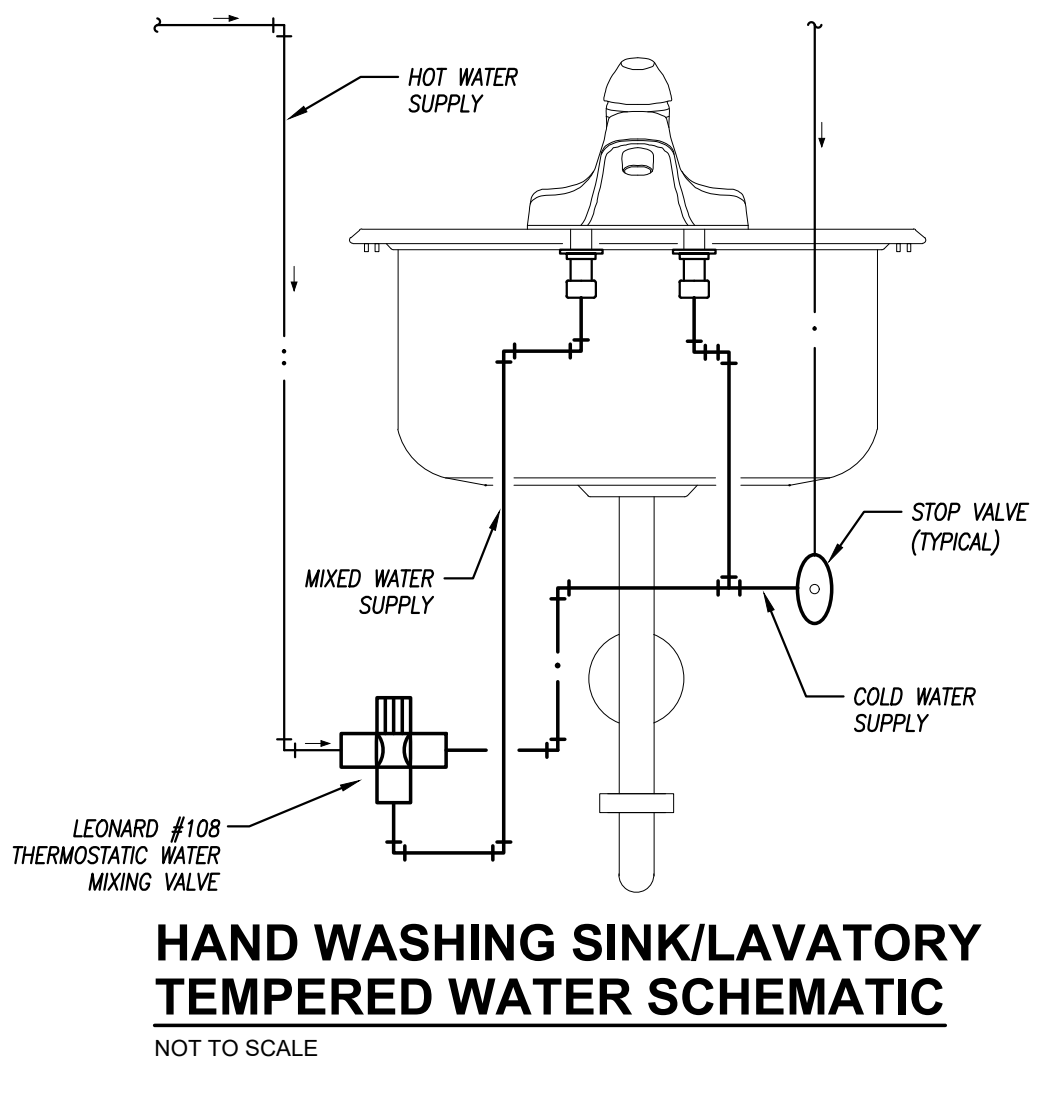
ASSE 1010 OR PDI-WH 201, PISTON TYPE WITH PRESSURIZED METAL-TUBE CUSHIONING CHAMBER. SIZES INDICATED ARE BASED ON ASSE 1010, SIZES AA AND A THROUGH F OR PDI-WH 201, SIZES A THROUGH F. MANUFACTURERS: AMTROL, JOSAM, SODUR CHEF, WATTS, ZURN.

WATER CLOSET=10FU, URINALS=5FU, LAVATORIES=1.5FU.

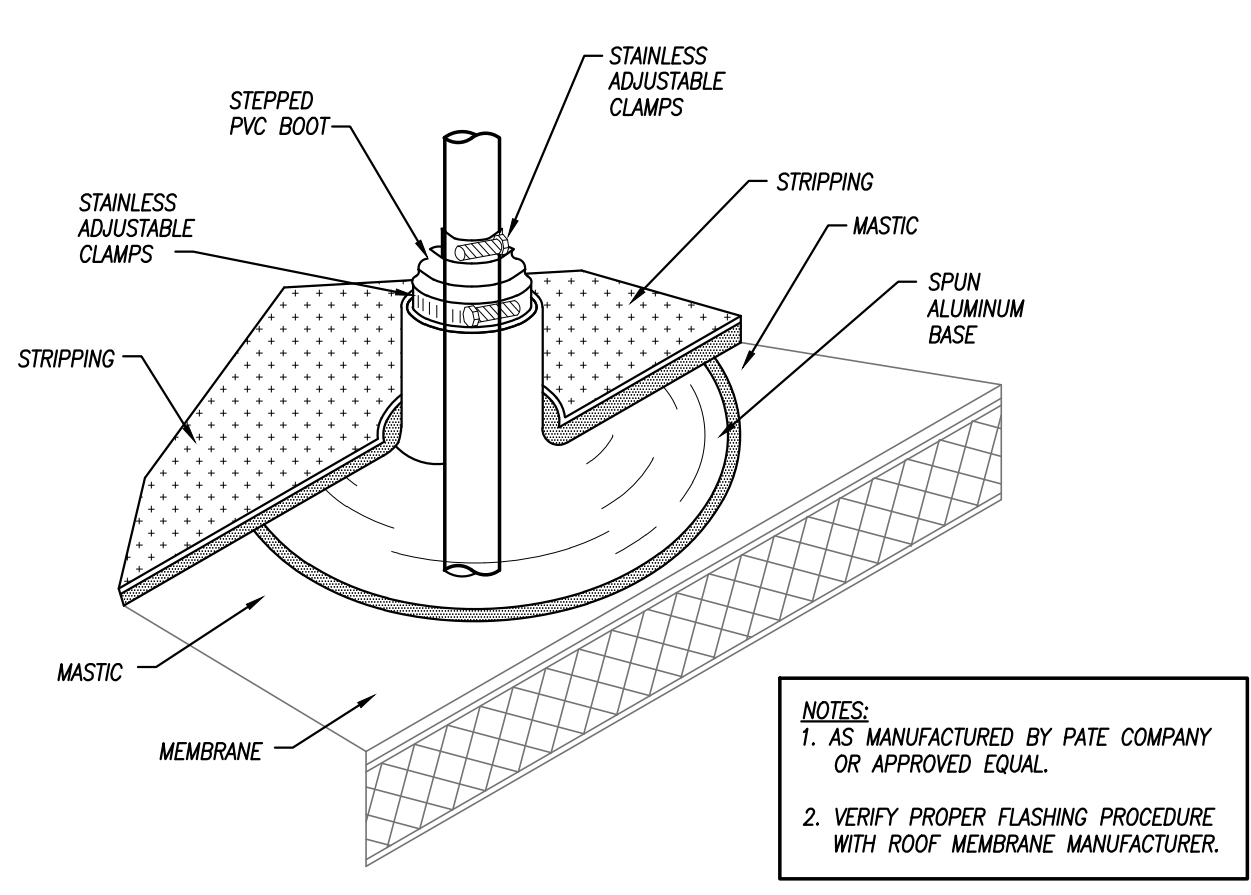
WHEN NO FLUSH VALVES ARE INSTALLED ON A BRANCH OF PIPING PROVIDE 3/4"x12" AIR CHAMBERS AT EACH HOT AND COLD WATER SUPPLY CONNECTION TO A PLUMBING FIXTURE. CONTRACTOR MAY PROVIDE WATER HAMMER ARRESTERS ABOVE THE CEILING BEFORE DROPPING INTO MASONRY CONSTRUCTION IN LIEU OF AIR CHAMBERS. CONNECTIONS TO OTHER ITEMS SUCH AS WASHERS, ICE MAKERS, OR OTHER EQUIPMENT SHALL BE PROVIDED WITH AN APPROPRIATELY SIZED WATER HAMMER ARRESTER FOR EACH WATER CONNECTION.



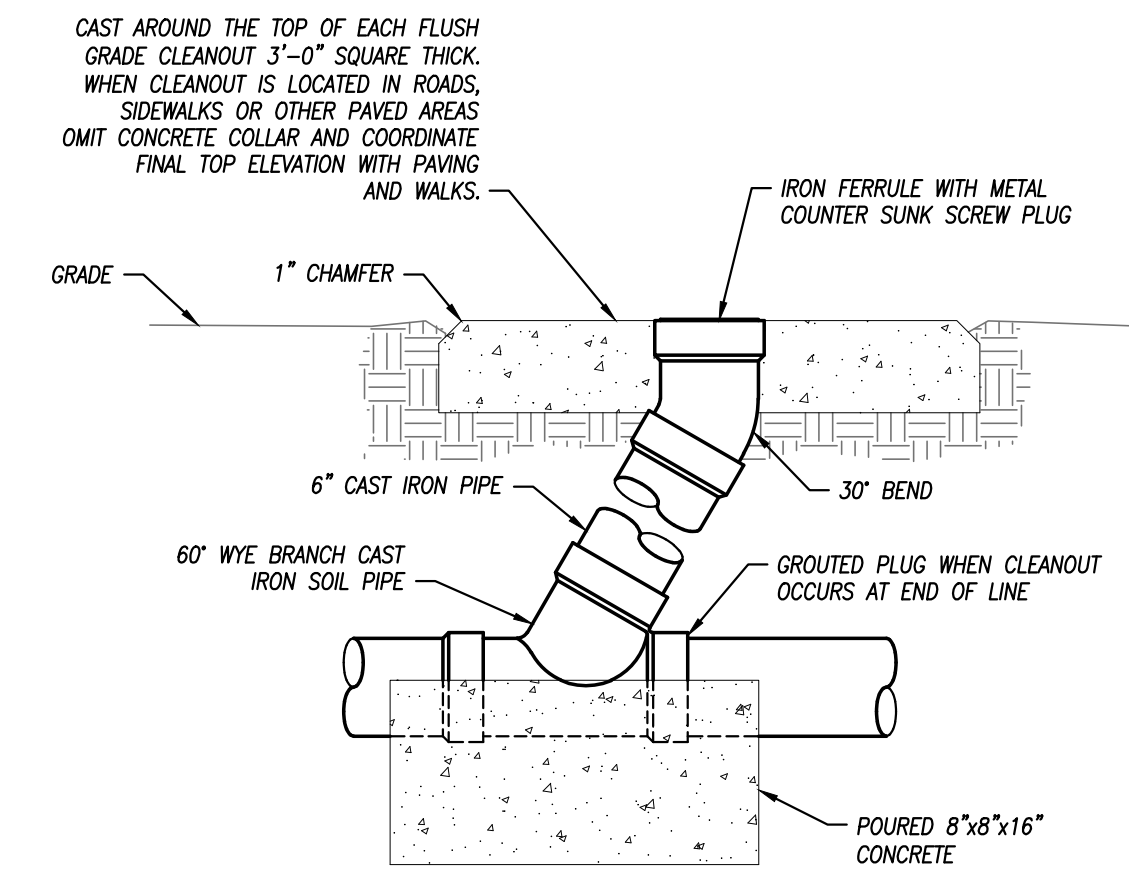
ELECTRIC WATER HEATER
NOT TO SCALE



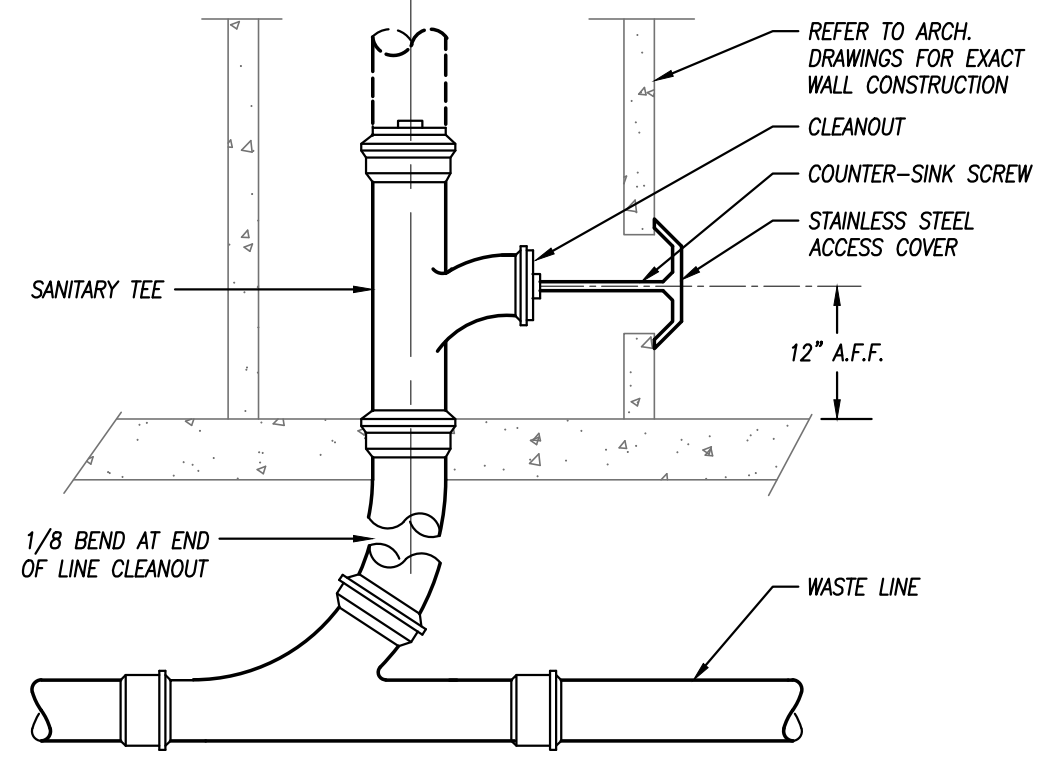
HAND WASHING SINK/LAVATORY TEMPERED WATER SCHEMATIC
NOT TO SCALE



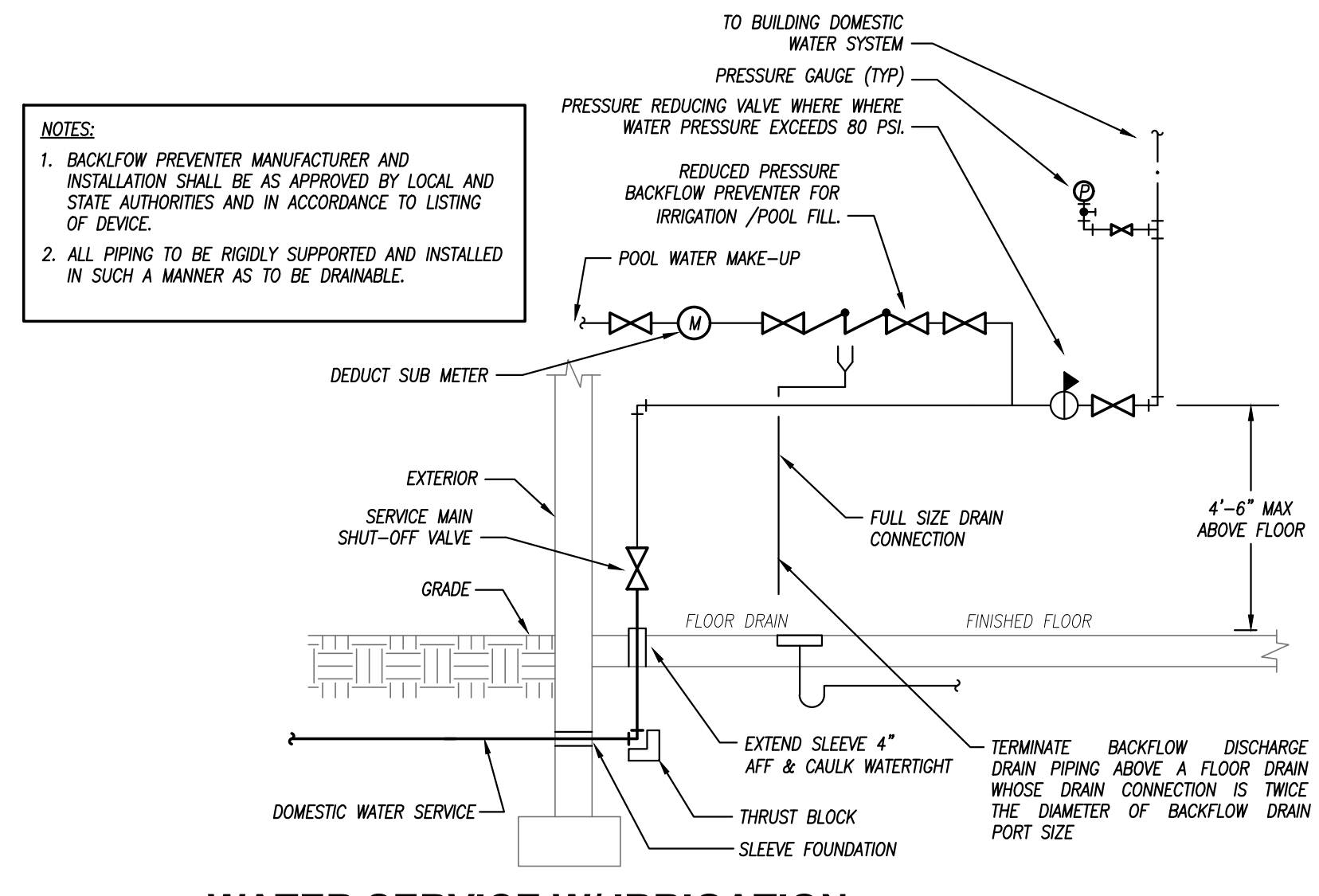
ROOF PLUMBING VENT
NOT TO SCALE



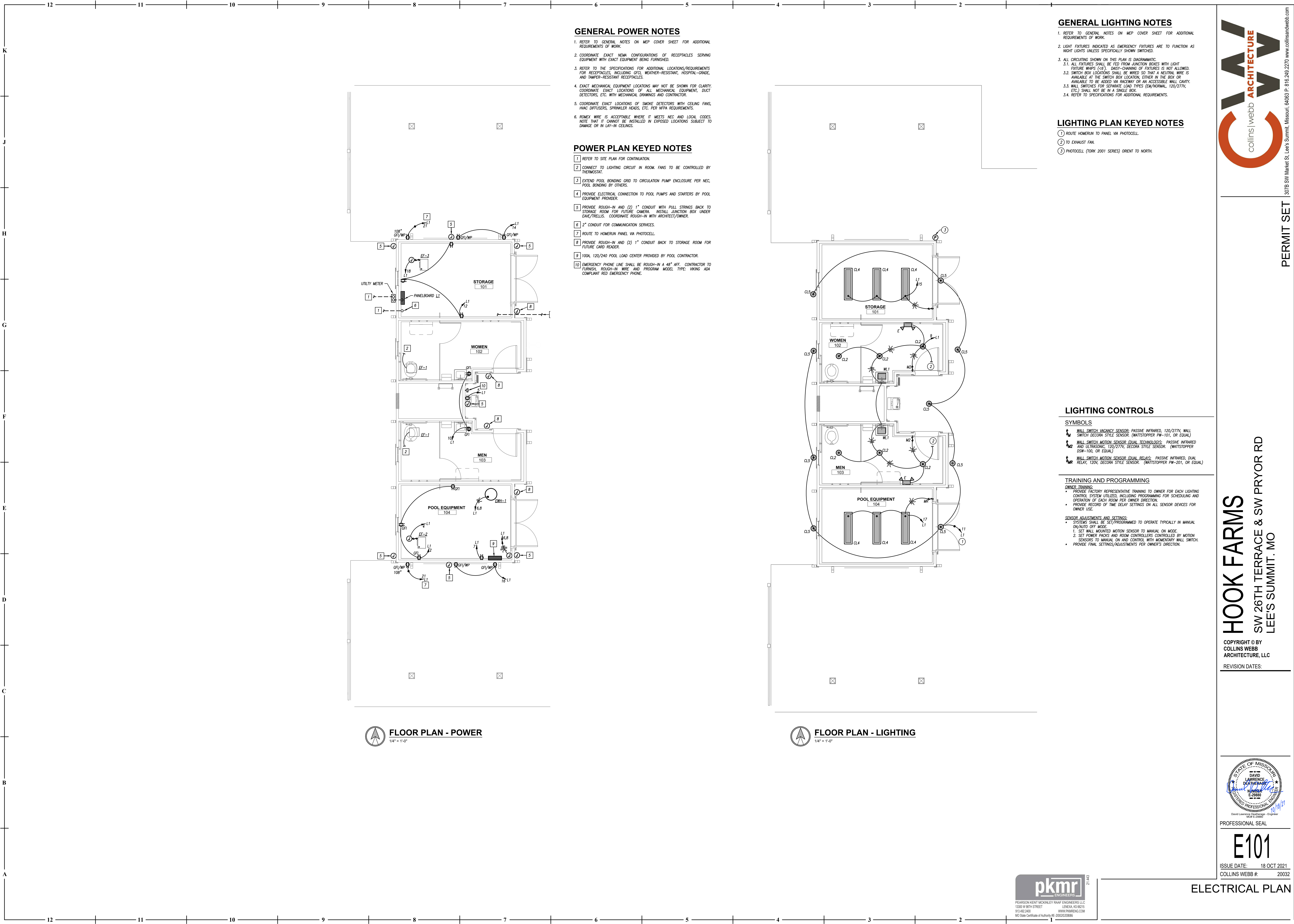
FLUSH GRADE CLEANOUT DETAIL
NOT TO SCALE



WALL CLEANOUT DETAIL
NOT TO SCALE



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



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, HVAC DIFFUSERS, SPRINKLER HEADS, ETC. PER NFPA REQUIREMENTS.
6. ROMEX 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 SHUTTER/STRELLIS. 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 TIED FROM JUNCTION BOXES WITH LIGHT FIXTURE WHIPS (<6'). Daisy-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 (DM/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 (TORK 2001 SERIES) ORIENT TO NORTH.

LIGHTING CONTROLS

SYMBOLS

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

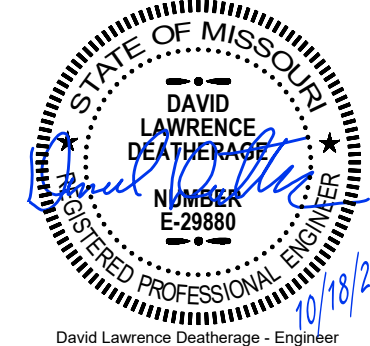
TRAINING AND PROGRAMMING

- 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 MONITARY WALL SWITCH.
 - PROVIDE FINAL SETTINGS/ADJUSTMENTS PER OWNER'S DIRECTION.

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PROFESSIONAL SEAL

E101

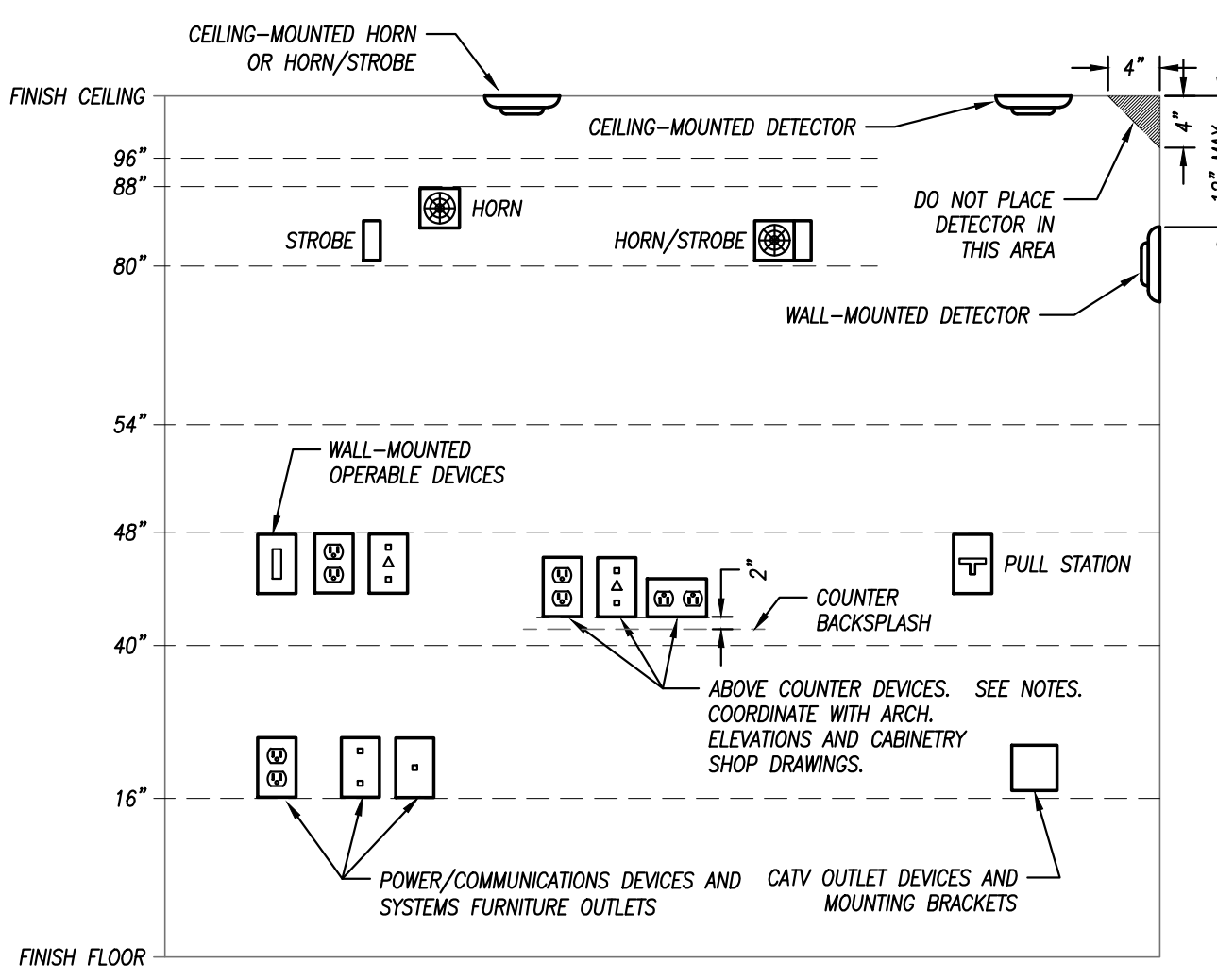
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ELECTRICAL PLAN

PERMIT SET





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 (STROBES)
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 90" A.F.F. AND NOT LESS THAN 6" BELOW CEILING (NFPA).

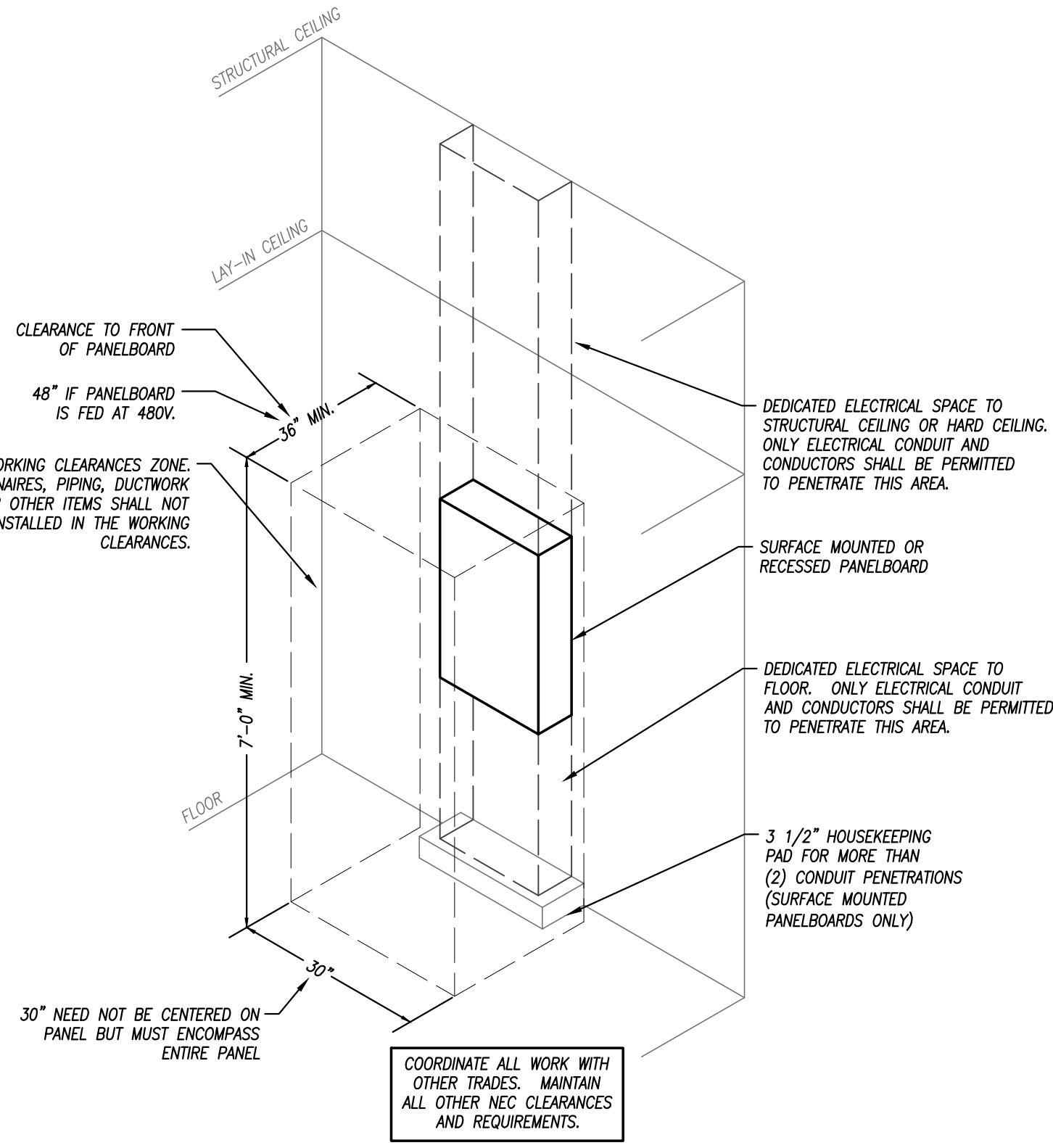
FIRE ALARM ACTIVATION DEVICES (PULL STATION)
LOCATE FRONT-APPROACH DEVICES SO THAT THE HIGHEST OPERABLE PORTION OF THE DEVICE IS NOT MORE THAN 48" A.F.F. (ADA 2010) AND NOT LESS THAN 42" A.F.F. (NFPA).

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 BACKSPASH 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.
PUSH 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

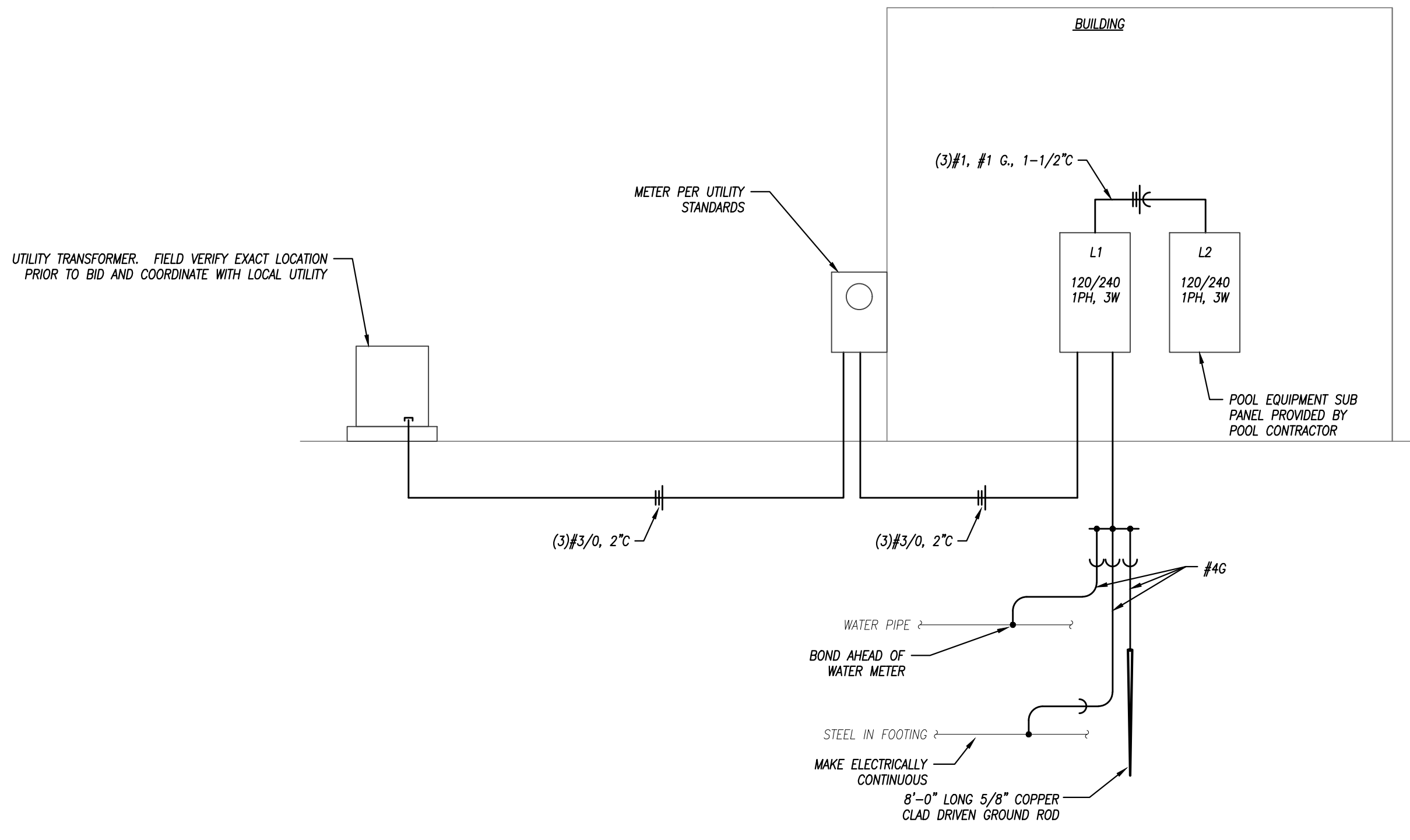
LIGHT FIXTURE SCHEDULE					
FIXTURE TYPE	MANUFACTURER	CATALOG NUMBER	DESCRIPTION	LAMP NUMBER / DESCRIPTION	VOLTAGE
CL2	LIGHTFOULER	SSR	5" SURFACE MOUNTED LED DOWNLIGHT WITH WHITE TRIM RING.	ONE (1) 9.5 WATT, 1500 LUMEN, LED MODULE. 3000K CCT.	120
CL4	WILLIAMS	SERIES 75R	4"-0" LONG STRIP FIXTURE, SURFACE MOUNT. FINISH WITH ROUNDED ACRYLIC LENS. ALL PARTS PAINTED WHITE AFTER FABRICATION. ELECTRONIC DRIVER PRE-WIRED FOR NON-DIMMING APPLICATIONS.	ONE (1) 23 WATT, 3200 LUMEN, LED MODULE. 3000K CCT.	120
CL5	LIGHTFOULER	SSR	SAME AS FIXTURE TYPE "CL2" EXCEPT INSTALL PER WET LOCATION.	ONE (1) 9.5 WATT, 1500 LUMEN, LED MODULE. 3000K CCT.	120
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. FURNISH WITH REMOTE CAPACITY WHERE INDICATED. WITH REMOTE HEAD.	TWO (2) 1 WATT LED	120
WL1	DESIGNER'S FOUNTAIN	33121-WP	EXTERIOR WALL-MOUNTED INCANDESCENT LAMP. RATED FOR WET LOCATION, FINISH BY ARCHITECT.	100 WATT, 3000K	120
REMARKS: 1. FURNISH WITH AND INSTALL ALL NECESSARY HARDWARE AND MOUNTING BRACKETS.					

SINGLE-SECTION PANELBOARD SCHEDULE											
PANEL DESIGNATION: L1						MAIN LUG AMPS: 225 MAIN BREAKER: 200 VOLTAGE: 240/120 PHASE/WIRE: 1Ø, 3W					
MOUNTING: SURFACE LOCATION: STORAGE ROOM			CIRCUIT #			C/B			PHASE		
DESCRIPTION			PHASE			TRIP			DESCRIPTION		
			A	B	TRIP	POLE	POLE	TRIP	A	B	
CL2	POOL SUB PANEL	9600	100	2	1	2	1	20	540	135	REC POOL EQUIP ROOM
							3	4	15		ET-2
							5	6			
G	DRINKING FOUNTAIN	1200	30	1	7	8	2	30	2250		WH-1
	IRRIGATION CONTROLLER	1200	30	1	7	8	2	30	2250		
	LTD BATHROOM	360	20	1	9	10	1	20	360		REC RESTROOM
	LTD 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
	LTD STORAGE ROOM		70	20	1	15	16	1	20	540	REC COVERED AREA
	LTD EQUIPMENT ROOM	70	20	1	17	18	1	20	107		EF-1
	MONUMENT SIGNAGE		1920	20	1	19	20	1	20		
	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	28	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			
LOAD DESCRIPTION	CONNECTED	DEMAND	CODE MIN (VA)
LIGHTS	2,510	1.25	3,138
RECEPTACLES	2,520	10kVA + 50% REST	2,520
MOTORS	3,842	1.25 LARGEST + SUM OF REST	4,142
AIR CONDITIONING	0	1.00	0
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

CONNECTED PHASE LOADS		
PHASE	VA	AMPS
A	16,227	135.2
B	16,345	136.2
TOTALS	32,572	135.7

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

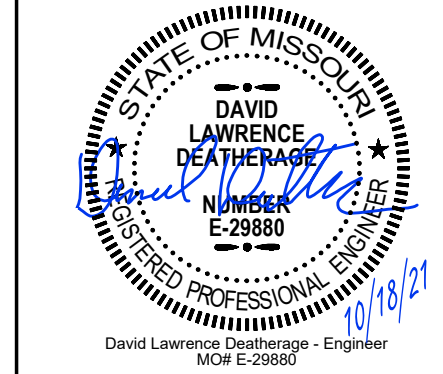


ELECTRICAL RISER DIAGRAM

NOT TO SCALE



ELECTRICAL SCHEDULES & DETAILS



E201

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