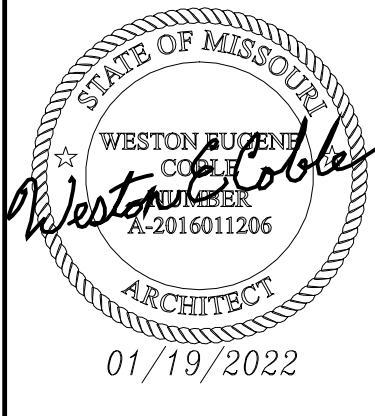


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Contractor shall check and verify all dimensions.

**SUMMIT VIEW FARMS**  
**POOL HOUSE**  
-----  
**LEE'S SUMMIT, MISSOURI**

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**Weston E. Coble**  
Architect  
KSR 6705  
MOR A-2016011206

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project no.	20091
date	01/28/2021
revised	01/19/2022
design by	W.C.
drawn by	A.H.
struct. by	APEX

cover

sheet no.  
**C1**

## CODE CLASSIFICATION AND ANALYSIS

### BUILDING AUTHORITY:

CITY OF LEE'S SUMMIT, MISSOURI

### APPLICABLE CODES:

2018 INTERNATIONAL BUILDING CODE	- 2018 IBC
2018 INTERNATIONAL FIRE CODE	- 2018 IFC
2018 INTERNATIONAL PLUMBING CODE	- 2018 IPC
2018 INTERNATIONAL MECHANICAL CODE	- 2018 IMC
2018 INTERNATIONAL FUEL GAS CODE	- 2018 IFGC
2018 INTERNATIONAL ENERGY CONSERVATION CODE	- 2018 IECC
2017 NATIONAL ELECTRIC CODE	- 2017 NEC
AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES	- ADAAG

### PROJECT DESCRIPTION:

THIS PROJECT IS ONE NEW POOL OUT BUILDING FOR SUMMIT VIEW FARMS. THE BUILDING WILL BE ONE STOREY ABOVE GRADE WITH A RESTROOM FOR EITHER MEN OR WOMEN, STORAGE, AND MECHANICAL AREAS.

### BUILDING CLASSIFICATION:

OCCUPANCY GROUP A-4; SWIMMING POOL

NON-SEPARATED USE	(PER IBC 508.3)
CONSTRUCTION TYPE	II-B (TABLE 601)
ALLOWABLE AREA	6,000 SQ. FT. (TYPE A-4)(TABLE 506.2)
ACTUAL AREA (OUTDOOR GATED POOL)	6,923 SQ. FT.
ACTUAL AREA (BATHROOM/STORAGE BLDGS.)	848 SQ. FT.
ALLOWABLE STORIES	1 (TABLE 504.4)

### OCCUPANCY LOAD:

BATHS	TRELLIS AREA & POOL DECK (BY OTHERS)
303 SQ. FT. / 100 = 3	4,614 SQ. FT. / 15 = 307
CHANGING ROOMS	POOL (BY OTHERS)
140 SQ. FT. / 50 = 2	2,751 SQ. FT. / 50 = 55
POOL EQUIP. / MECHANICAL	POOL DECK, POOL &
142 SQ. FT. / 300 = 1	TRELLIS OCCUPANCY = 362
STORAGE	
263 SQ. FT. / 300 = 1	
BATHHOUSE OCCUPANCY = 7	

TOTAL OCCUPANCY = 369

### FIRE SAFETY:

SPRINKLER NOT REQUIRED

PER IBC 903.2.1.4 - AUTOMATIC SPRINKLER NOT REQUIRED WHEN FIRE AREA IS UNDER 12,000 SQ. FT., OCCUPANT LOAD IS LESS THAN 500 (NO BUILDINGS ONLY BATHHOUSE) AND THE FIRE AREA IS ON THE LEVEL OF DISCHARGE.

### FIRE RATINGS

EXTERIOR WALLS	NOT RATED (IBC TABLE 602, SEPARATION >30")
LOAD BEARING WALL	NOT RATED (IBC TABLE 601, TYPE II-B)
ROOF / CEILINGS	NOT RATED (IBC TABLE 601, TYPE II-B)
STRUCTURE	NOT RATED (IBC TABLE 601, TYPE II-B)

### EGRESS

THE BUILDING HAS 7 ACCESSIBLE EXITS THAT DO NOT UTILIZE OTHER AREAS FOR EGRESS PURPOSES.

ADDRESS NUMBERS  
PROVIDE BUILDING NUMBERS PER 2018 IFC 505.1

FIRE EXTINGUISHERS  
PROVIDE (1) 2A10BC FIRE EXTINGUISHER PER 2018 IFC 906.5

### PLUMBING FIXTURES:

(BATHHOUSE, POOL & POOL DECK)	REQUIRED	PROVIDED
WATER CLOSET - MEN (1/125)	2	2
WATER CLOSET - WOMEN (1/65)	3	3
LAVATORIES - MEN (1/200)	1	1
LAVATORIES - WOMEN (1/200)	1	1
DRINKING FOUNTAIN (1/1000)	1	2 (HIGH & LOW FOR ADA)
MOP SINK	1	1

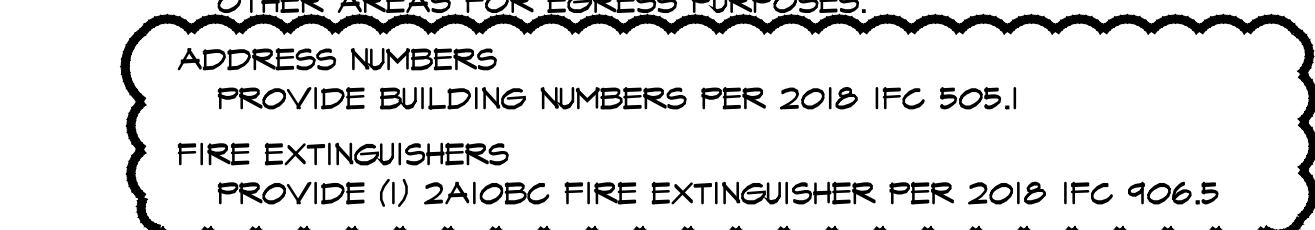
### ENERGY CODE:

CLIMATE ZONE	LEES SUMMIT, MO - 4A
INSULATION SHALL BE INSTALLED PER TABLE C402.2 & C402.3 OF THE 2017 IECC. AS AMENDED BY THE CITY OF LEE'S SUMMIT, MISSOURI	
INSULATION REQUIREMENTS	
CEILINGS AND CATHEDRAL CEILINGS	R-38
WOOD FRAMED WALLS	R-13
UNHEATED SLABS	R-10 FOR 24" BELOW
OPAQUE SWINGING DOORS	U-0.61

### FENESTRATION

FIXED WINDOW	U-0.38
OPERABLE WINDOW	U-0.45
ENTRANCE DOOR	U-0.77
DOOR - SHGC	0.40

01/19/2022



### DEVELOPER:

BILL KENNEY  
P.O. BOX 241  
LEE'S SUMMIT, MO 64063  
(816) 838-0552

### SURVEYER/ CIVIL:

LAMP RYNEARSON  
9001 STATE LINE RD, STE 200  
KANSAS CITY, MO 64114  
(816) 361-0440

### ARCHITECT:

ELSWOOD SMITH CARLSON ARCHITECTS, P.A.  
7133 W. 95TH ST., SUITE 200  
OVERLAND PARK, KS 66212  
(913) 644-7557

### STRUCTURAL ENGINEER:

APEX ENGINEERS, INC.  
1600 BALTIMORE, SUITE 102  
KANSAS CITY, MO 64108  
(816) 421-3222

### MEP ENGINEER:

LATIMER, SOMMERS & ASSOCIATES  
3634 SW SUMMERFIELD DR. #A  
TOPEKA, KA 66614  
(785) 233-3232

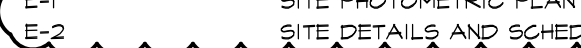
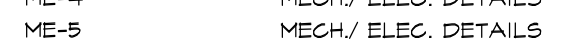
### POOL DESIGNER:

LORAX DESIGN GROUP  
8021 SANTA FE DR. #200  
OVERLAND PARK, KS 66204  
(913) 412-1244

## DRAWINGS SHEET INDEX

SHEET NO.	SHEET TITLE
C-1	BUILDING CODE DATA, CLASSIFICATIONS & LIST OF DRAWINGS
A-1	ELEVATIONS
A-2	FIRST FLOOR PLAN
A-3	INTERIOR ELEVATIONS
S-1.00	GENERAL NOTES AND SPECIFICATIONS
S-1.10	SPECIAL INSPECTIONS
S-1.20	SCHEDULES
S-1.30	LOADING DIAGRAMS
S-2.00	PLANS
S-3.00	TYPICAL WOOD SHEAR WALL DETAILS
S-3.00	TYPICAL FOUNDATION DETAILS
S-3.10	TYPICAL WOOD DETAILS
S-3.11	TYPICAL WOOD DETAILS
S-3.20	TYPICAL WOOD DETAILS
ME-0	MECH./ELEC. SPECIFICATIONS
ME-1	SITE PLAN - MECH./ELEC.
ME-1a	SITE PLAN - DETAILS
ME-2	FIRST FLOOR PLAN - MECH./ELEC.
ME-3	FIRST FLOOR PLAN - MECH./ELEC.
ME-4	MECH./ELEC. DETAILS
ME-5	MECH./ELEC. DETAILS
ME-6	MECH./ELEC. SCHEDULES
E-1	SITE PHOTOMETRIC PLAN
E-2	SITE DETAILS AND SCHEDULES
ATTACHMENT	STRUCTURAL CALCULATIONS

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LEE'S SUMMIT, MISSOURI

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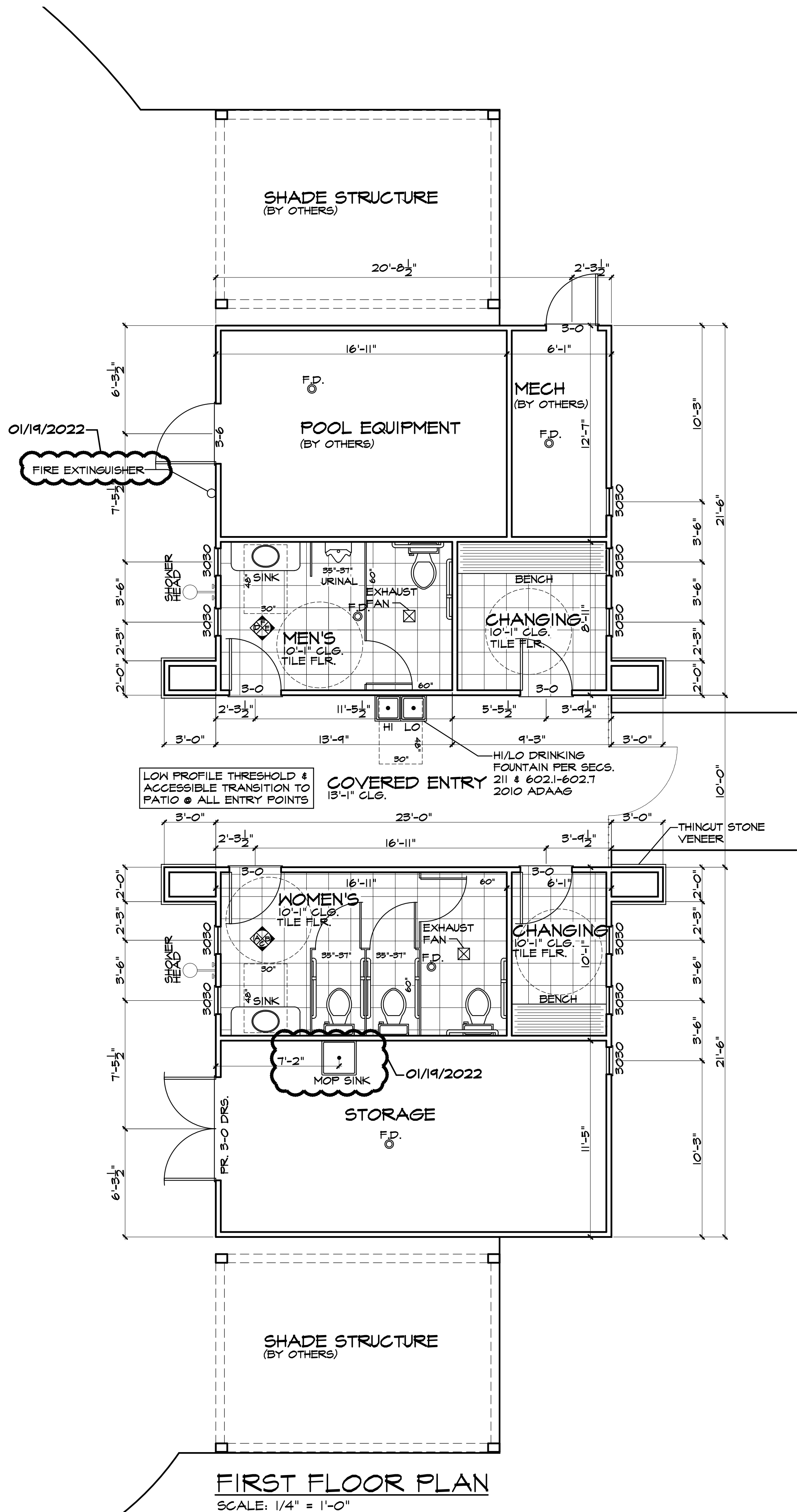
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date 01/28/2021  
revised 01/19/2022  
design by W.C.  
drawn by A.H.  
struct. by APEX

first floor plan

sheet no.  
A-2



CONSTRUCTION SHALL COMPLY WITH THE 2018 INTERNATIONAL BUILDING CODE AS ADOPTED BY THE CITY OF LEE'S SUMMIT, MISSOURI

1. CONSTRUCTION AND PLANS SHALL COMPLY WITH THE 2018 INTERNATIONAL BUILDING CODE WITH AMENDMENTS AS ADOPTED BY THE GOVERNING JURISDICTION. IF ANY CHANGES OR DEVIATIONS FORM THE PLANS ARE MADE DURING CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE APPROPRIATE AUTHORITY AND THE ARCHITECT/ENGINEER ON RECORD, EITHER OR BOTH OF WHOM MAY REQUIRE REVISED DRAWINGS OR CALCULATIONS AT ITS DISCRETION.

2. WHERE DISCREPANCIES EXIST BETWEEN THE STANDARD COMMENTS, NOTES FROM THE DESIGN PROFESSIONAL OR THE CODE, THE MOST RESTRICTIVE SHALL APPLY.

3. SQUARE FOOTAGE: FINISHED SPACE. CALCULATIONS INCLUDE ALL CONDITIONED SPACE MEASURED AT THE FLOOR LEVEL TO THE OUTSIDE FRAMING DIMENSION. AREAS EXCLUDES UNCONDITIONED PORCHES.

4. WINDOW REFERENCE NUMBERS ARE "FRAME SIZE". CLAD CASEMENT WINDOWS UNLESS OTHERWISE NOTED.

5. PROVIDE SAFETY GLAZING IN ACCORDANCE W/ 2018 IBC SEC. 2406.4 (HAZARDOUS LOCATIONS)

6. DOORS AND OPENINGS THIS FLOOR ARE 8'-0" IN HEIGHT, UNLESS OTHERWISE NOTED.

7. EXTERIOR DOORS TO BE EQUIPPED WITH PANIC HARDWARE PER 2018 IBC SEC. 1008.1.4 WITH A 1/2" MAXIMUM THRESHOLD. INTERIOR DOORS TO COMPLY WITH 2010 ADAAG SEC. 404 & 504.4 WITH NO THRESHOLD.

8. DOORS SHALL BE EQUIPPED WITH LEVER ACTION DOOR HARDWARE PER 2018 IBC SEC. 1008.1.4/1008.1.1 AND AIT.1 404.2.6.

9. WALL FRAMING EXTERIOR WALLS ARE 2x4's "STUD GRADE" @ 16" O.C., UNLESS OTHERWISE NOTED. INTERIOR WALLS ARE 2x4's "STUD GRADE" @ 16" O.C., UNLESS OTHERWISE NOTED. ALL SILLS & SLEEPERS SUPPORTED ON CONCRETE AND FURRING ATTACHED TO CONCRETE SHALL BE OF DECAY RESISTANT MATERIAL.

10. THE BUILDING SHALL BE IN COMPLIANCE FOR WATER-RESISTIVE EXTERIOR WALL COVERINGS PER 2018 IBC SEC. 1404.2

11. BATHROOM FLOOR FINISH MATERIALS SHALL HAVE A SMOOTH, HARD, NONABSORBENT SURFACE. THE INTERSECTION OF SUCH FLOORS WITH THE WALLS SHALL HAVE A SMOOTH, HARD, NONABSORBENT BASE THAT EXTENDS UPWARD ONTO THE WALLS NOT LESS THAN 4 INCHES PER 2018 IBC SEC. 1210.2.1

12. BATHROOM WALLS & PARTITIONS WITH IN 2 FEET OF SERVICE SINKS & WATER CLOSETS SHALL HAVE A SMOOTH, HARD, NONABSORBENT SURFACE, TO A HEIGHT OF NOT LESS THAN 4 FEET ABOVE THE FLOOR PER 2018 IBC SEC. 1210.2.2

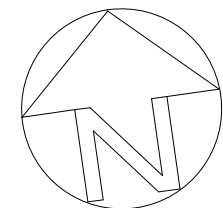
13. SOUND TREAT INTERIOR WALLS (BUILDER AND CLIENT TO DETERMINE METHOD)

SQUARE FOOTAGE

RESTROOMS	= 303 SQ. FT.
CHANGING AREAS	= 140 SQ. FT.
POOL EQUIPT. / MECHANICAL	= 142 SQ. FT.
STORAGE	= 263 SQ. FT.
TOTAL LIVING AREA	= 848 SQ. FT.

FLOOR PLAN

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



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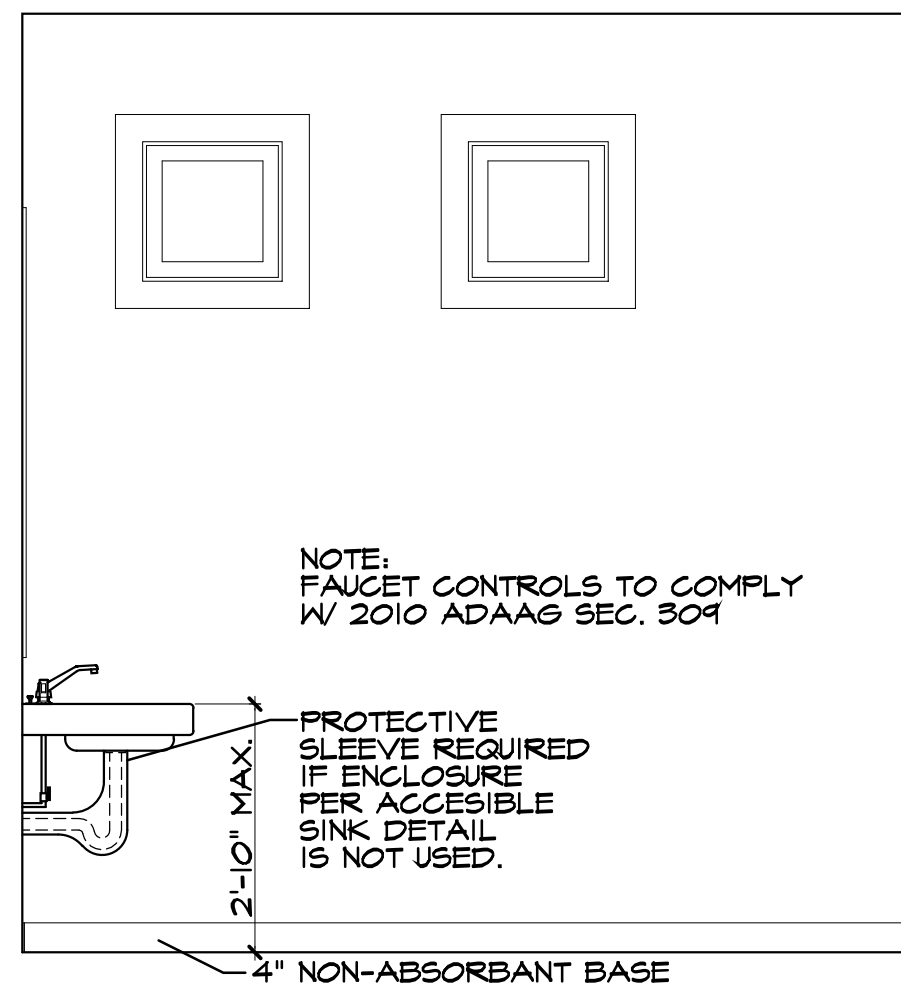


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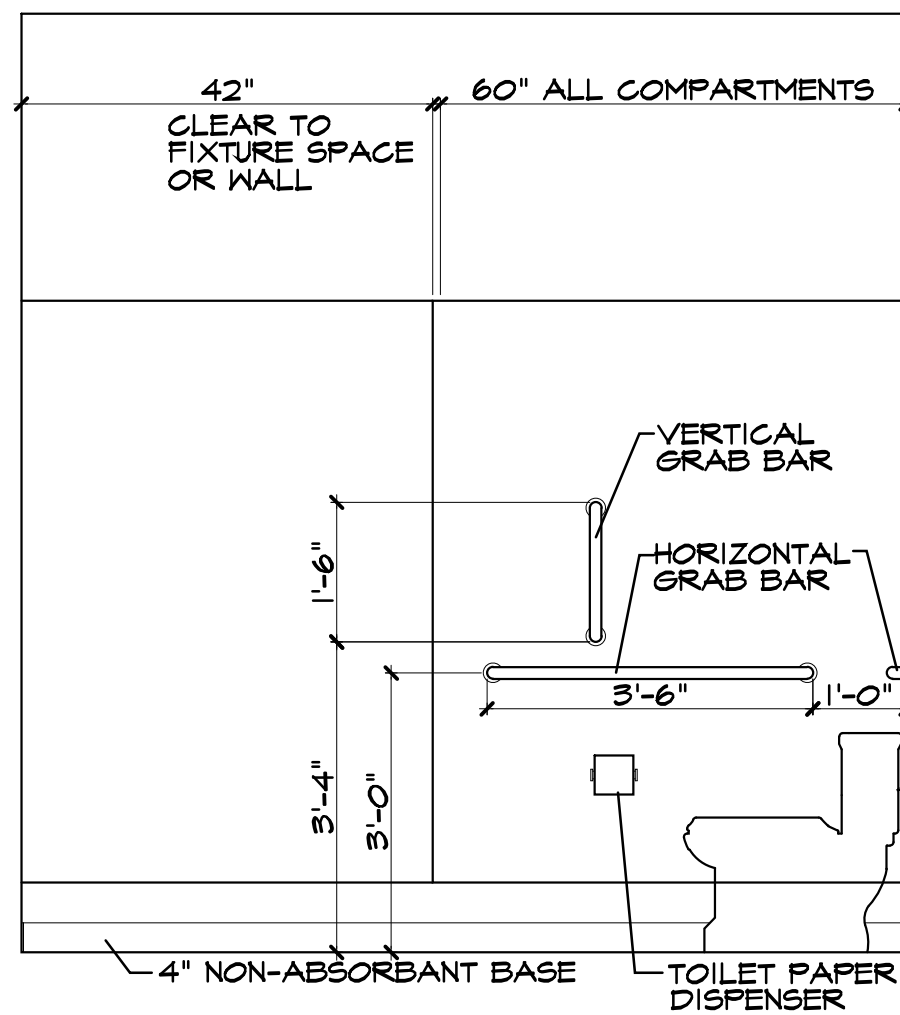
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revised	01/19/2022
design by	W.C.
drawn by	A.H.
struct. by	APEX

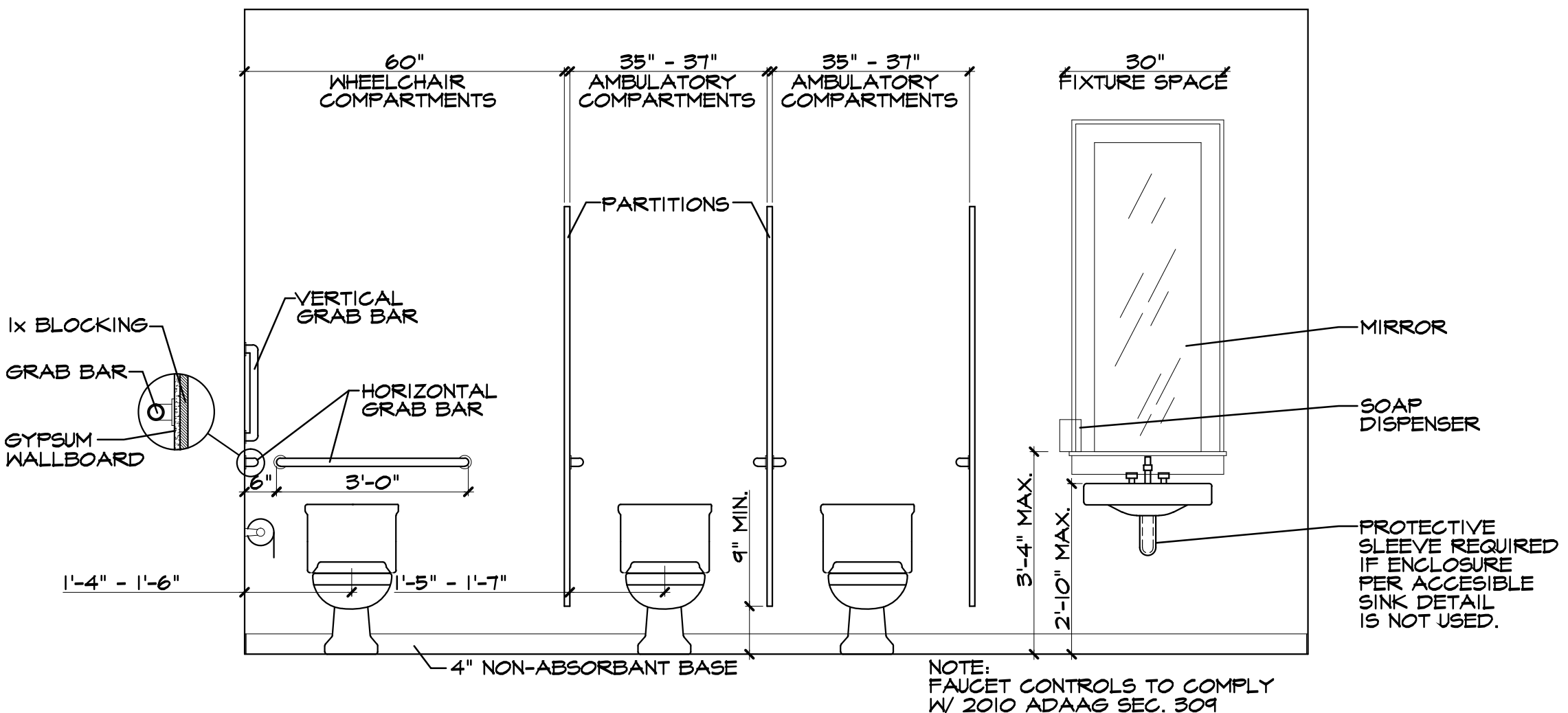
interior  
bathroom  
elevations  
sheet no.  
**A-3**



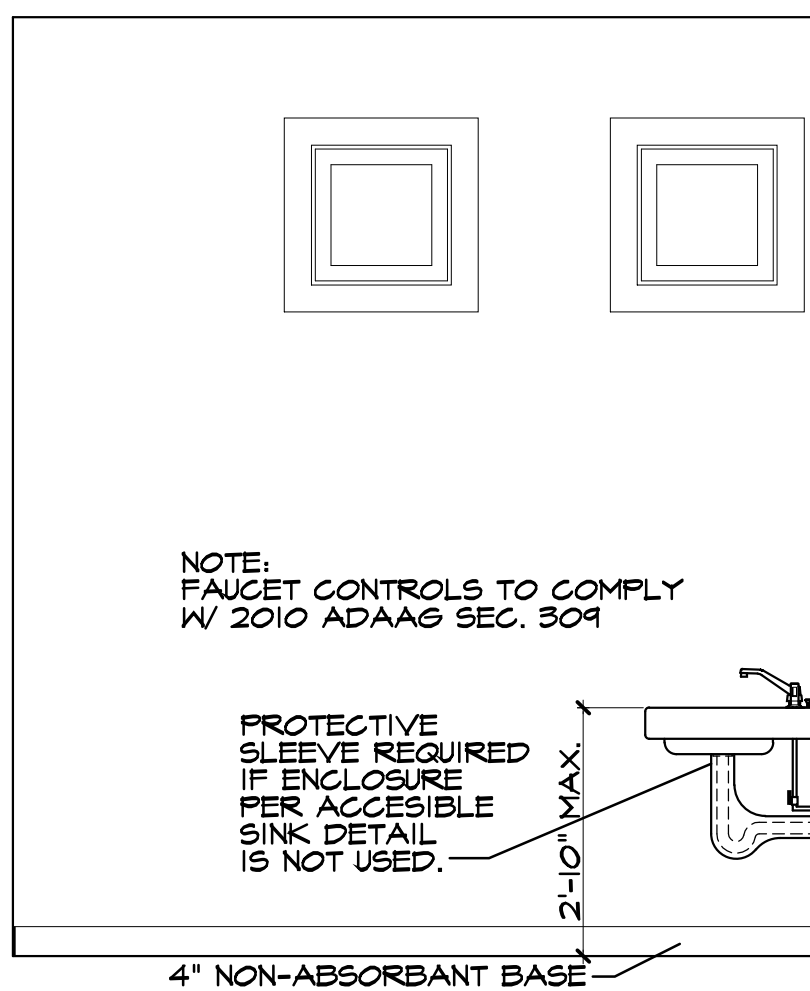
**ELEVATION A**  
SCALE: 1/2" = 1'-0"



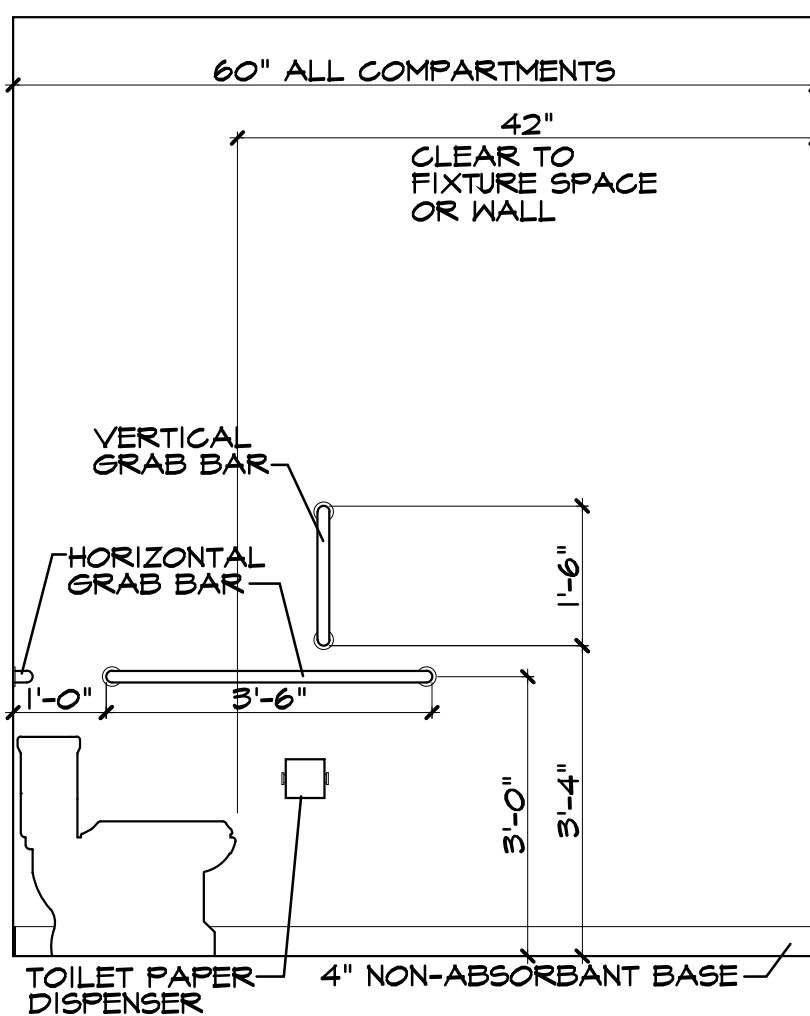
**ELEVATION B**  
SCALE: 1/2" = 1'-0"



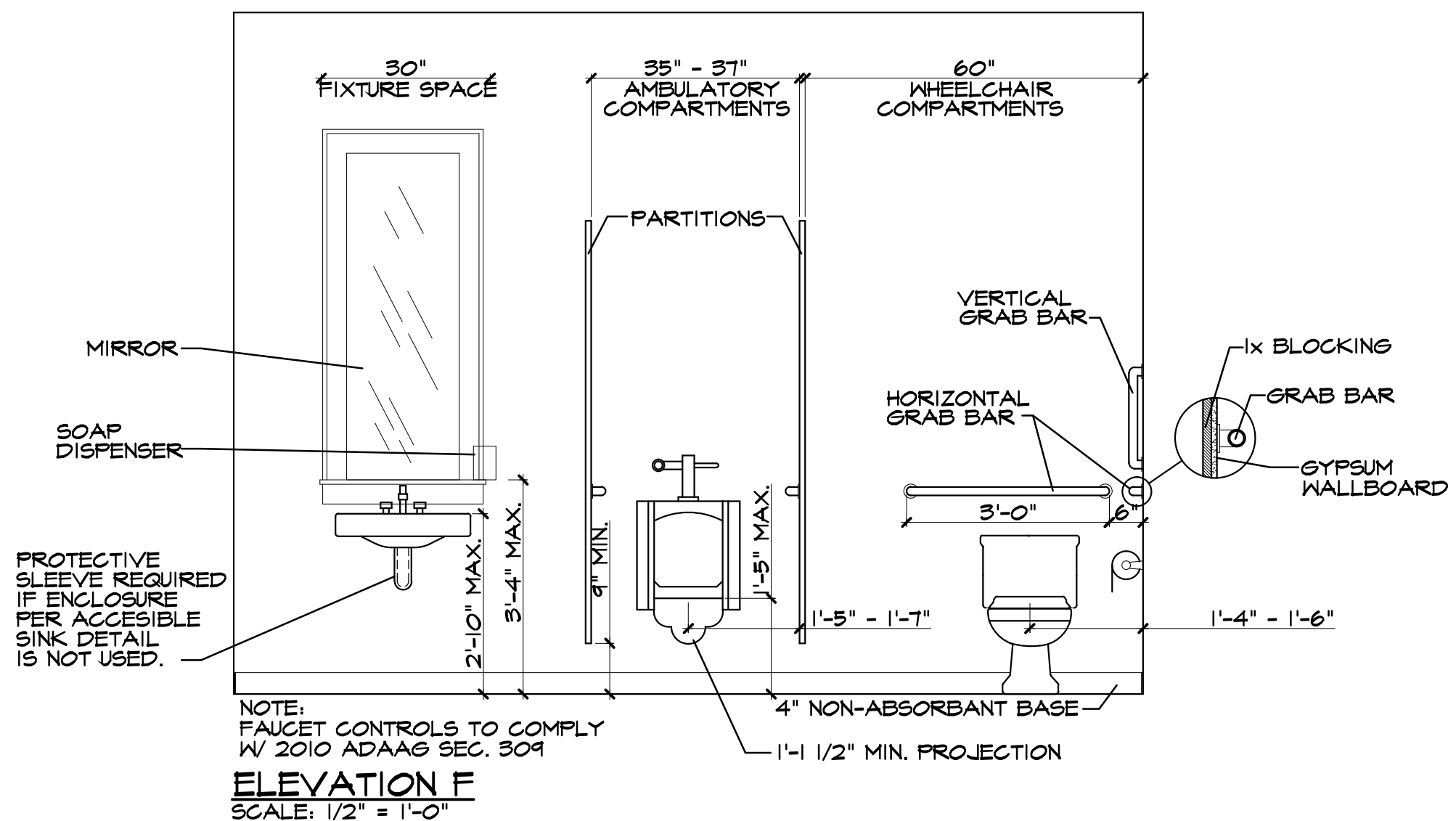
**ELEVATION C**  
SCALE: 1/2" = 1'-0"



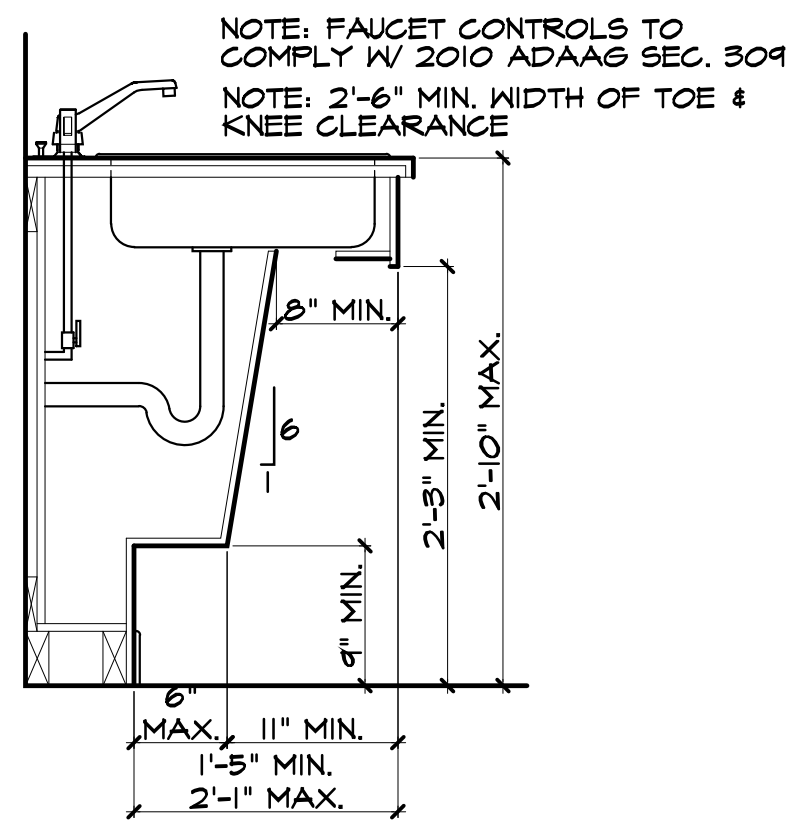
**ELEVATION D**  
SCALE: 1/2" = 1'-0"



**ELEVATION E**  
SCALE: 1/2" = 1'-0"



**ELEVATION F**  
SCALE: 1/2" = 1'-0"



**ACCESSIBLE SINK DETAIL**  
PER 2010 ADAAG SECS. 212 & 606







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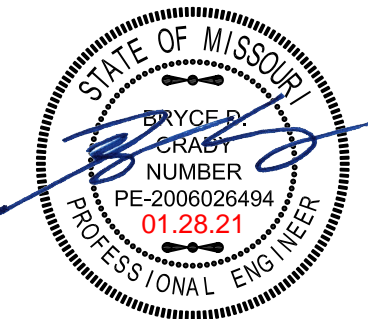


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Bryce D. Crady  
Structural Engineer  
KSR 16799  
MOR 20030304673

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date 1/28/2021  
revised  
design by APEX  
drawn by GLS  
struct. by GP

SPECIAL  
INSPECTIONS

sheet no.  
S1.10

STATEMENT OF SPECIAL INSPECTION

IBC CODE REFERENCE	CONSTRUCTION TYPE	FREQUENCY	
		CONT.	PER.
1705.3	REINFORCED CONCRETE		
1. INSPECTION OF REINFORCING STEEL, INCLUDING PRESTRESSING TENDONS, AND PLACEMENT.			
2. INSPECTION OF REINFORCING STEEL WELDING:			
A. VERIFICATION OF WELDABILITY OF REINFORCING STEEL OTHER THAN ASTM A 706.			X
B. INSPECT SINGLE-PASS FILLET WELDS, MAXIMUM 5/16"			X
C. INSPECT ALL OTHER WELDS		X	
3. INSPECTION OF ANCHORS CAST IN CONCRETE:			X
4. INSPECTION OF ANCHORS POST-INSTALLED IN HARDENED CONCRETE MEMBERS.			
A. ADHESIVE ANCHORS INSTALLED IN HOIZONTALLY OR UPWARDLY INCLINED ORIENTATIONS TO RESIST SUSTAINED TENSION LOADS.		X	
B. MECHANICAL ANCHORS AND ADHESIVE ANCHORS NOT DEFINED IN 4.A.			X
5. VERIFYING USE OF REQUIRED MIX DESIGN			X
6. PRIOR TO CONCRETE PLACEMENT, FABRICATE SPECIMENS FOR STRENGTH TESTS, PERFOR SLUMP AND AIR CONTENT TESTS, AND DETERMINE THE TEMPERATURE OF THE CONCRETE.		X	
7. INSPECTION OF CONCRETE AND SHOTCRETE PLACEMENT FOR PROPER APPLICATION TECHNIQUES.		X	
8. VERIFY MAINTENANCE OF SPECIFIED CURING TEMPERATURE AND TECHNIQUES.			X
9. INSPECTION OF PRESTRESSED CONCRETE:			
A. APPLICATION OF PRESTRESSING FORCES.		X	
B. GROUTING OF BONDED PRESTRESSING TENDONS IN THE SEISMIC-FORCE-RESISTING SYSTEM.		X	
10. ERECTION OF PRECAST CONCRETE MEMBERS.			X
11. VERIFICATION OF IN-SITU CONCRETE STRENGTH, PRIOR TO STRESSING OF TENDONS IN POST-TENSIONED CONCRETE AND PRIOR TO REMOVAL OF SHORING.			X
12. INSPECT FORMWORK FOR SHAPE, LOCATION AND DIMENSIONS OF THE CONCRETE MEMBER BEING FORMED.			X
SPECIAL INSPECTION AGENCY TO PERFORM TESTS AT SEVEN (7) DAYS AND AT TWENTY EIGHT (28) DAYS. A STRENGTH TEST SHALL BE THE AVERAGE OF THE STRENGTHS OF AT LEAST TWO (2) 8"x12" CYLINDERS OR AT LEAST THREE (3) 4"x8" CYLINDERS MADE FROM THE SAME SAMPLE OF CONCRETE. HOLD ONE ADDITIONAL CYLINDER IN RESERVE UNTIL PROJECT IS COMPLETED. TESTING LABORATORY IS TO FURNISH ARCHITECT/ENGINEER WITH TEST RESULTS PROMPTLY.			
FREQUENCY OF TESTING IS TO BE IN ACCORDANCE WITH ACI 318:			
A. ONCE EACH DAY A GIVEN CLASS IS PLACED, NOR LESS THAN:			
B. ONCE FOR EACH 150 CUBIC YDS OF EACH CLASS PLACED EACH DAY. NOR LESS THAN.			
C. ONCE FOR EACH 5000 SQFT OR SLAB WALL OR SURFACE AREA PLACED EACH DAY.			
1705.5	WOOD CONSTRUCTION		
1. HIGH-LOAD DIAPHRAGMS:			
A. THE WOOD STRUCTURAL PANEL SHEATHING TO ASCERTAIN WHETHER IT IS OF THE GRADE AND THICKNESS SHOWN ON THE APPROVED BUILDING PLANS.			X
B. NOMINAL SIZE OF FRAMING MEMBERS AT ADJOINING PANEL EDGES.			X
C. NAIL OR STAPLE DIAMETER AND LENGTH, THE NUMBER OF FASTENER LINES AND THAT THE SPACING BETWEEN FASTENERS IN EACH LINE AND AT EDGE MARGINS AGREES WITH THE APPROVED BUILDING PLANS.			X
2. SHEAR WALLS AND BEARING WALLS			
A. GRADE AND THICKNESS OF WOOD STRUCTURAL PANELS.			X
B. NOMINAL SIZE OF FRAMIGN MEMBERS AT ADJOINING PANEL EDGES.			X
C. NAIL OR STAPLE DIAMETER AND LENGTH, THE NUMBER OF FASTENER LINES AND THAT THE SPACING BETWEEN FASTENERS IN EACH LINE AND AT EDGE CONDITIONS.			X
D. VERIFY THE TYPE, CONNECTION, AND ANCHORAGE OF HOLDDOWNS.			X
E. PROPRIETARY COMPONENTS INSTALLED PER MANUFACTURER SPECIFICATIONS.			X
F. VERIFY BLOCKING INSTALLATION AT PANEL EDGES.			X
G. GRADE AND NOMINAL SIZE OF CHORD STUDS.			X
3. DIAPHRAGMS AND FLOOR FRAMING			
A. VERIFY THE SIZE AND SPACING BETWEEN BOLTS, LAG SCREWS, AND FRAMING ANCHORS.			X
B. VERIFY CONNECTION OF DIAPHRAGMS TO SHEAR WALLS.			X
C. DIAPHRAGM BLOCKING PLACEMENT AND INSTALLATION.			X
D. DRAG TRUSS AND DRAG STRUT PLACEMENT AND CONNECTIONS.			X
E. SPLICE CONNECTIONS, SHEAR TRANSFER CLIPS, AND TRANSITION CONNECTIONS BETWEEN FLOOR.			X
F. PROPRIETRY COMPONENTS INSTALLED PER MANUFACTURER SPECIFICATIONS.			X
4. GENERAL WOOD FRAMING			
A. VERIFY THE SIZE AND SPACING BETWEEN BOLTS, LAG SCREWS, AND FRAMING ANCHORS.			X
B. NAIL OR SCREW DIAMETER AND LENGTH, THE NUMBER OF FASTENER LINES AND SPACING FOR BUILT UP WOOD MEMBERS.			X
C. JAMB AND SILL FRAMING.			X
D. ATTACHMENT AT BEAM BEARING LOCATIONS.			X
E. PROPRIETARY COMPONENTS INSTALLED PER MANUFACTURER SPECIFICATIONS.			X
F. CUTTING, NOTCHING, AND HOLES COMPLY WITH PLAN SPECIFICATIONS. VERIFY SIZE, LOCATION, AND SHAPE DO NOT EXCEED LIMITS IN FRAMING DETAILS AND WOOD SHRINKAGE DIAGRAM RECOMMENDATIONS.			X
1705.6	SOILS		
1. VERIFY MATERIALS BELOW SHALLOW FOUNDATIONS ARE ADEQUATE TO ACHIEVE THE DESIGN BEARING CAPACITY.			X
2. VERIFY EXCAVATIONS ARE EXTENDED TO PROPER DEPTH AND HAVE REACHED PROPER MATERIAL.			X
3. PERFORM CLASSIFICATION AND TESTING OF COMPACTED FILL MATERIALS.			X
4. VERIFY USE OF PROPER MATERIALS, DENSITIES AND LIFT THICKNESSES DURING PLACEMENT AND COMPACTION OF COMPACTED FILL.		X	
5. PRIOR TO PLACEMENT OF COMPACTED FILL, OBSERVE SUBGRADE AND VERIFY THAT SITE HAS BEEN PREPARED PROPERLY.			X











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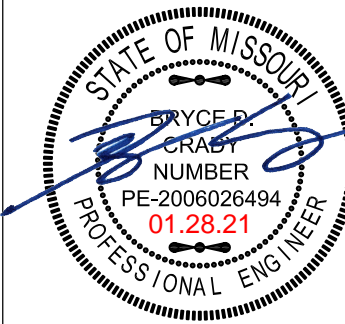
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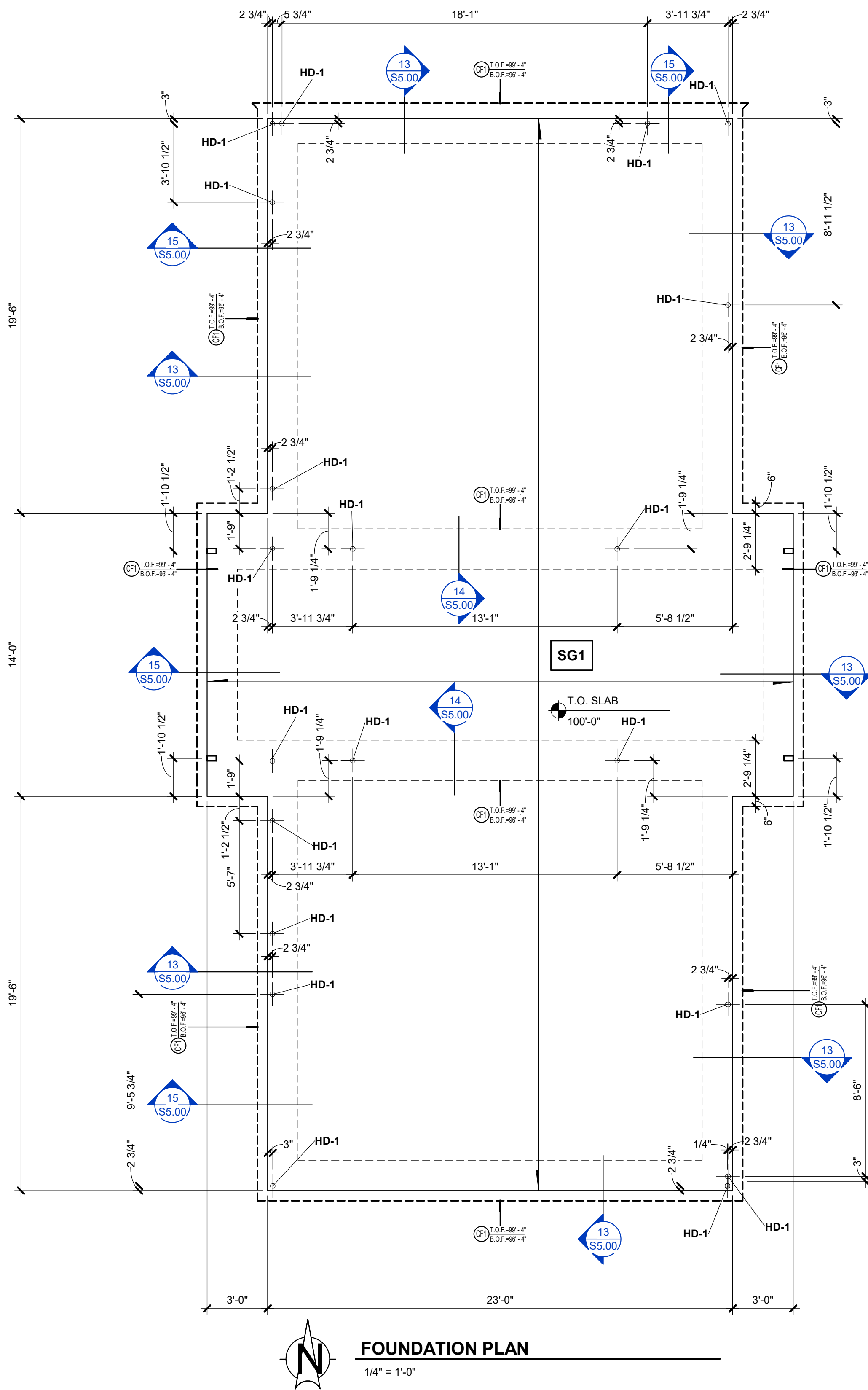
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date 1/28/2021  
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drawn by GLS  
struct. by GP

PLANS

sheet no.  
**S2.00**



PLAN NOTES - FOUNDATIONS

1. PROVIDE CONTROL JOINTS (1/4 SLAB DEPTH) AT 10'-0" OC BOTH WAYS. NOT SHOWN FOR CLARITY.
2. CONTRACTOR TO VERIFY ALL FOUNDATION ELEVATIONS AND STEPS PER SITE CONDITIONS.
3. TOP OF SLAB ELEVATION SHOWN IN PLAN IS FOR REFERENCE ONLY.
4. REFERENCE ARCHITECTURAL DRAWINGS FOR WALL OPENING DIMENSIONS, EXTERIOR FINISHES AND ADDITIONAL NOTES.
5. REFERENCE GENERAL NOTES SHEET FOR ADDITIONAL FOUNDATION SPECIFICATIONS.
6. CONTRACTOR TO CONTACT APEX ENGINEERS, INC AT LEAST 48 HRS IN ADVANCE OF ANY CONCRETE POUR.

SCHEDULE - CONTINUOUS FOOTING

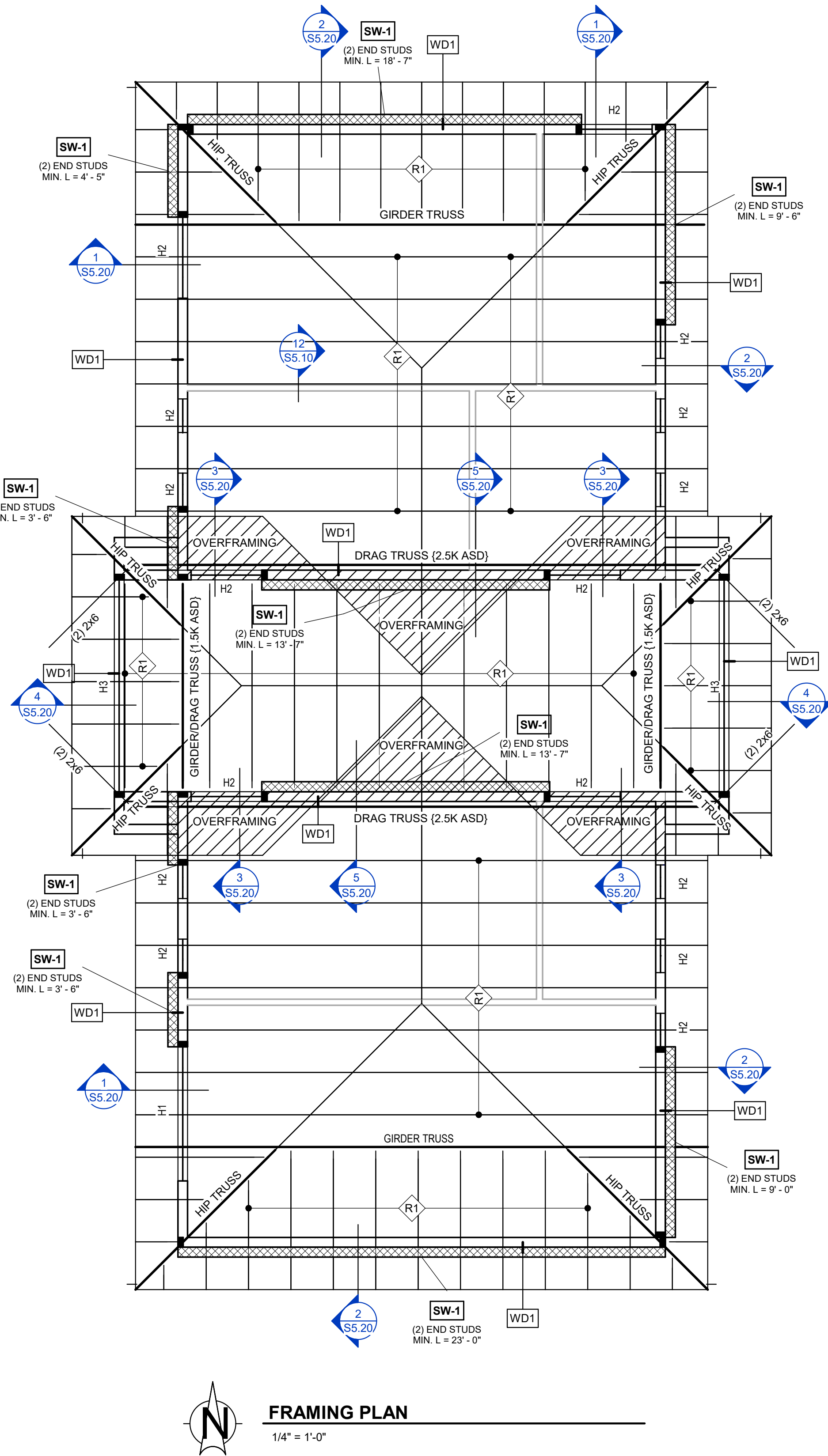
MARK	WIDTH	DEPTH	LONG BARS	TRANS BARS
CF1	2' - 0"	36"	(6) #6 CONT [(3) AT T&B]	#3 TIES AT 24" OC

SCHEDULE - SLAB ON GRADE

MARK	SLAB PROPERTIES	SLAB REINFORCING	ADDITIONAL REQUIREMENTS
SG1	4" (TOTAL DEPTH) NW CONCRETE	#4 AT 18" OC EA WAY OR 6X6 W2.1XW2.1 WWF	10 MIL. VAPOR BARRIER ON 4" OF 3/4" CLEAN, GRADED ROCK.

SHEAR WALL HOLDOWN COORDINATION NOTE:

GENERAL CONTRACTOR IS REQUIRED TO COORDINATE LOCATION OF ALL HOLDOWNS PER THE SHEAR WALL SCHEDULE & PLANS PRIOR TO FOUNDATION WALL POUR. REFERENCE SHEAR WALL DETAILS FOR DIFFERENT STRAP AND HOLDOWN CONDITIONS. APEX RECOMMENDS PROVIDING SHOP DRAWINGS FOR SHEAR WALL HOLDOWN/EMBED LOCATIONS. POST INSTALLED HOLDOWN ANCHORS ARE NOT ACCEPTABLE.



PLAN NOTES - WOOD ROOF NOTES

1. ROOF SHEATHING: 5/8" NOMINAL APA RATED WSP, 40/20 SPAN RATING. PANEL FASTENED WITH 10d NAILS AT 6" OC EDGE AND 12" OC FIELD.
2. ROOF CONSTRUCTION: REFERENCE ARCHITECTURAL DRAWINGS FOR ROOF MATERIAL, WATERPROOFING MEMBRANE, AND INSULATION.
3. WALL CONSTRUCTION: STUD GRADE 2x6 SPF STUDS AT 16 OC MAX. UNO.
4. WALL SHEATHING: 7/16" APA RATED WSP, 24/16 SPAN RATING. PANEL EDGES FASTENED WITH 8d NAILS AT 6" OC EDGE AND 12" OC FIELD.
5. ALL UNMARKED HEADERS SHALL BE MIN (2) 2x10, UNO.
6. REFERENCE GENERAL NOTES FOR ADDITIONAL SPECIFICATIONS.
7. REFERENCE ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS, FINISHES, AND ADDITIONAL NOTES.
8. REFERENCE MECHANICAL DRAWINGS FOR ADDITIONAL RTU INFORMATION.

SCHEDULE - HEADERS

MARK	HEADER SIZE	COMMENTS
H1	(2) 2x12	
H2	(2) 2x10	
H3	6x6	

SCHEDULE - TRUSSES

MARK	TRUSSES	COMMENTS
R1	WOOD ROOF TRUSSES AT 24" OC	BY OTHERS

SCHEDULE - WOOD WALL

MARK	WALL STUDS	BLOCKING
WD1	2x6 AT 16" OC	AT SHEATHING PANEL EDGES (4'-0" OC MAX)

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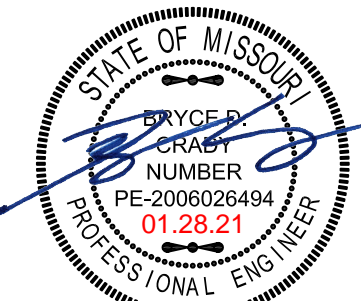
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performance. Construction is important and every  
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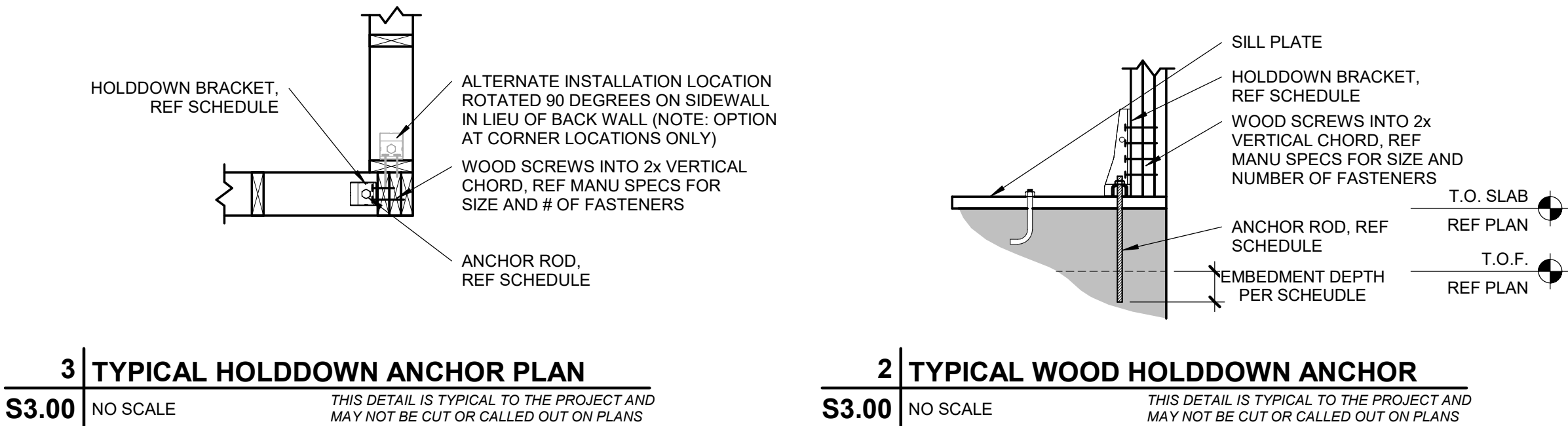
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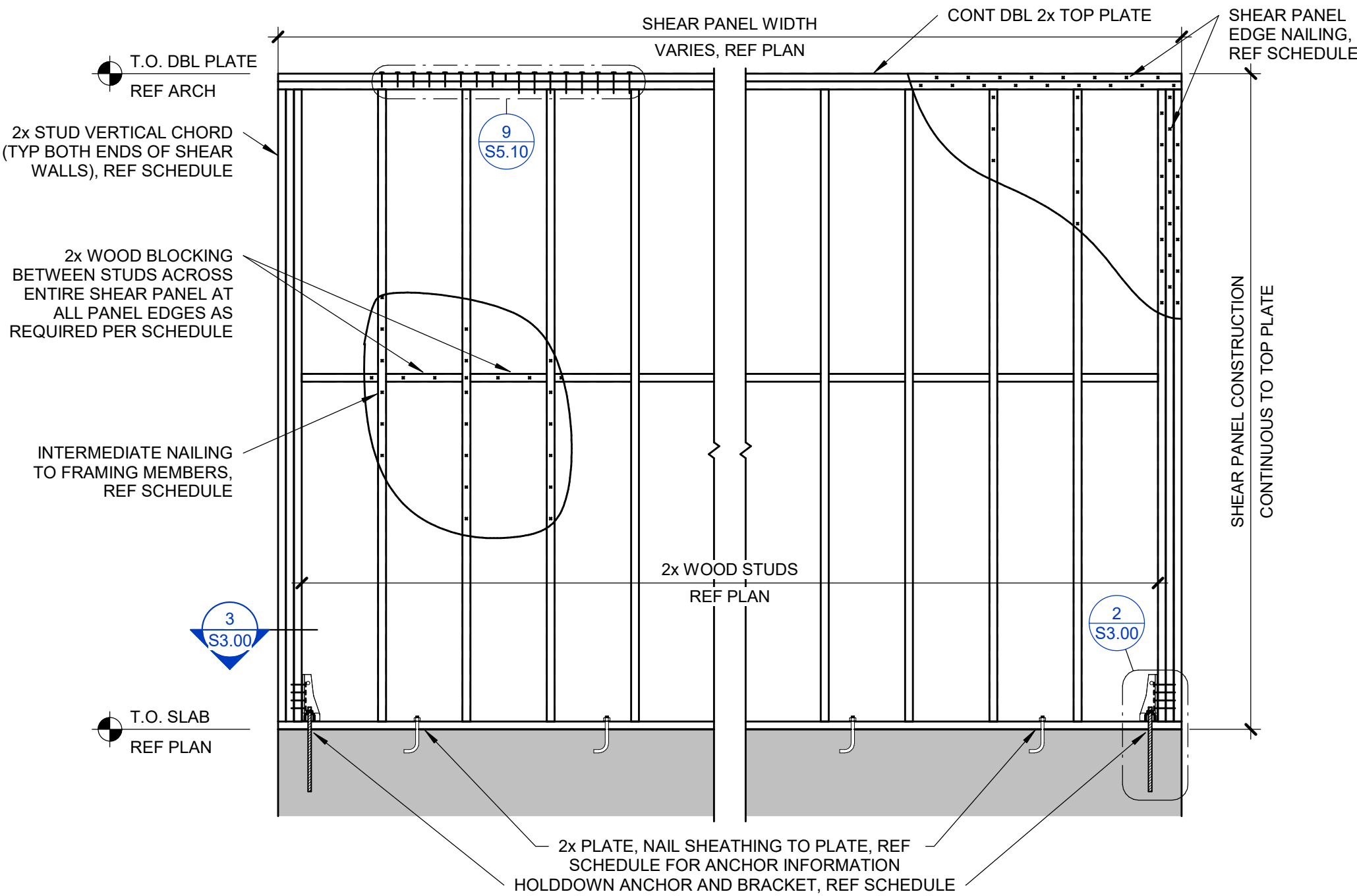
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drawn by GLS  
struct. by GP

TYPICAL WOOD  
SHEAR WALL  
DETAILS

sheet no.  
S3.00



SCHEDULE - SHEAR WALLS									
MARK	BLOCKED	SHEATHING			EDGE NAILS		LTP4 / A35 SPACING	SILL PLATE ATTACHMENT	
		TYPE	THICKNESS	PLACEMENT	SIZE	SPACING		NAILING	1/2" DIA A.B. SPACING
SW-1	Yes	WSP-SHEATHING	7/16"	ONE-SIDE	8d	6"	16"	16d AT 6" OC	32"
<p>1. WSP = WOOD STRUCTURAL PANEL PLYWOOD OR OSB.</p> <p>2. NAIL SIZES GIVEN ARE FOR COMMON NAILS OR GALVANIZED (HOT-DIPPED OR TUMBLED) BOX NAILS. SINKER NAILS, COOLER NAILS, ETC. SHALL NOT BE USED FOR WSP SHEAR WALLS.</p> <p>3. SHEAR WALL NAILS SHALL HAVE FULL HEADS, CLIPPED NAILS ARE NOT ALLOWED.</p> <p>4. ALL NAILS SHALL BE DRIVEN SUCH THAT THE HEAD IS FLUSH WITH FACE OF SHEATHING. DO NO OVERDRIVE NAILS.</p> <p>5. PROVIDE INTERMEDIATE NAILING (FIELD) AT 12" OC, TYP.</p> <p>6. PROVIDE (2) TOTAL RIMBOARDS OR A LAYER OF BLOCKING IN ADDITION TO THE RIMBOARD WHERE SOLE PLATE NAILING REQUIRES 2 ROWS OF FASTENERS PER SCHEDULE.</p> <p>7. SILL ANCHORS MAY BE CAST-IN-PLACE J-BOLTS WITH 8" EMBED OR SIMPSON TITEN HD SCREW ANCHORS WITH 6" EMBED. REF SCHEDULE FOR BOLT DIAMETER. BOTH BOLT TYPES REQUIRE 0.229"x3"x3" PLATE WASHER WITH EDGE OF PLATE LOCATED WITHIN 1/2" OF SHEAR WALL SHEATHING.</p> <p>8. AT WALLS DESIGNATED AS FORCE TRANSFER SHEAR WALLS, PROVIDE SIMPSON STRAP ABOVE AND BELOW ALL OPENINGS PER SHEAR WALL DETAIL.</p> <p>9. END STUDS MUST CONTINUE DOWN TO FOUNDATION WALL UNLESS INTERRUPTED BY TRANSFER BEAM.</p> <p>10. TRIM/JAMB STUDS OF OPENINGS DO NOT COUNT TOWARDS THE REQUIRED NUMBER OF END STUDS IN A SHEAR WALL.</p> <p>11. PROVIDE DOUBLE STUDS AND BLOCKING NAILED TOGETHER WITH (2) 16d NAILS AT 6" OC OR 3" NOMINAL STUDS AND BLOCKING AT THE FOLLOWING CONDITIONS:</p> <p>i. 2" OC EDGE NAIL SPACING</p> <p>ii. 10d NAILS AT 3" OC OR SMALLER EDGE NAIL SPACING</p> <p>iii. DOUBLE SIDED SHEAR WALL WHERE PANEL JOINTS ALIGN TO THE SAME STUD.</p> <p>12. HOLDDOWNS AND STRAPS OCCUR AT THE BOTTOM OF WALLS. HOLDDOWNS AND STRAPS BETWEEN FLOORS ARE CONTROLLED BY THE WALL ABOVE.</p>									



1 | TYPICAL SINGLE STORY BRACED WOOD  
WALL  
S3.00 | NO SCALE  
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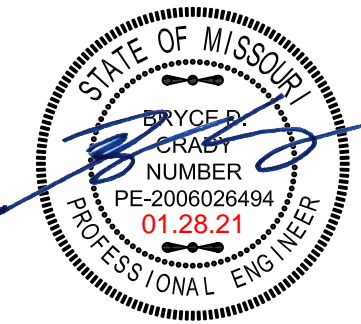
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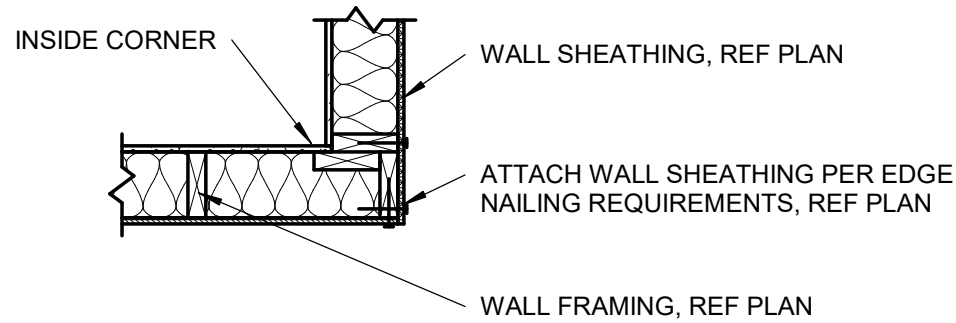
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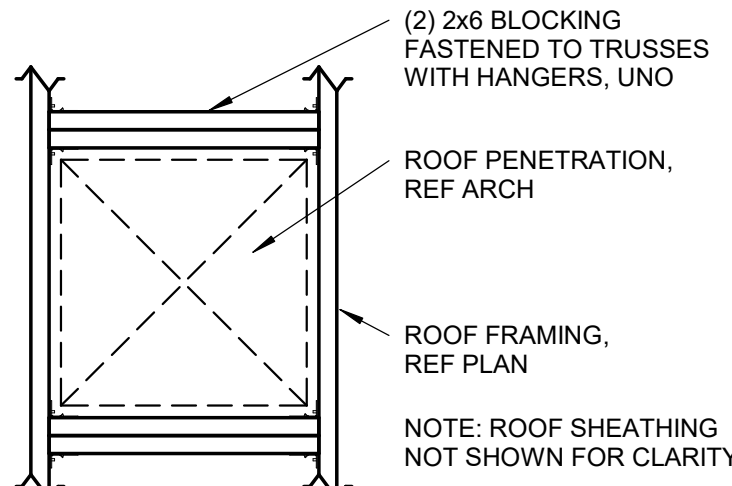
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drawn by	GLS
struct. by	GP

TYPICAL WOOD  
DETAILS

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S5.11

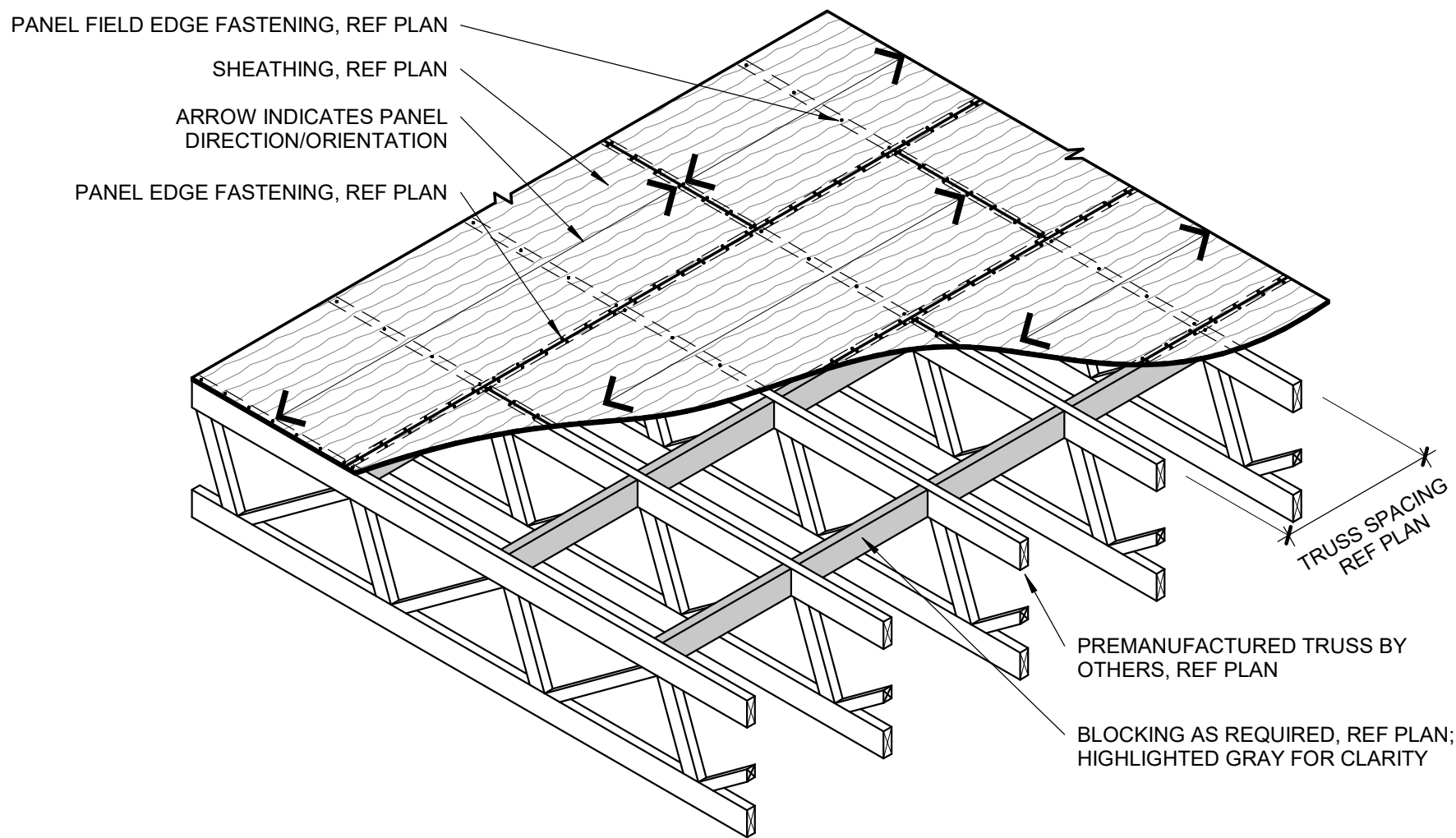


4 | TYPICAL THREE STUD CORNER  
S5.11 | NO SCALE THIS DETAIL IS TYPICAL TO THE PROJECT AND MAY NOT BE CUT OR CALLED OUT ON PLANS



NOTE: THIS DETAIL APPLIES TO PENETRATIONS BETWEEN ROOF RAFTERS. CUTTING OF RAFTERS IS NOT PERMITTED.

3 | TYPICAL ROOF PENETRATION DETAIL  
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- NOTES:
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  2. NAILS SHALL HAVE FULL HEADS. CLIPPED NAILS ARE NOT ALLOWED.
  3. PANELS SHALL NOT BE LESS THAN 4'-0"x8'-0" EXCEPT AT BOUNDARIES AND CHANGES IN FRAMING, WHERE MINIMUM PANEL DIMENSIONS SHALL BE 24" UNLESS SUPPORTED BY AND FASTENED TO FRAMING MEMBERS.
  4. ALL NAILS SHALL BE DRIVEN SUCH THAT THE HEAD IS FLUSH WITH FACE OF SHEATHING. **DO NOT OVERDRIVE NAILS.**
  5. NAILS SHALL BE LOCATED AT LEAST 3/8" FROM EDGE OF PANELS.
  6. THE WIDTH OF THE NAILED FACE OF FRAMING MEMBERS AND BLOCKING SHALL BE 2" NOMINAL OR GREATER AT ADJOINING PANEL EDGES EXCEPT THAT A 3" NOMINAL OR GREATER WIDTH AT ADJOINING PANEL EDGES AND STAGGERED NAILING AT ALL PANEL EDGES WHERE EDGE NAIL SPACING OF 2-1/2" OC OR LESS IS SPECIFIED, OR 10d COMMON NAILS HAVING PENETRATION INTO FRAMING MEMBERS AND BLOCKING OF MORE THAN 1-1/2" IS SPECIFIED AT 3" OC OR LESS EDGE NAILING.

1 | TYPICAL WOOD TRUSS WOOD  
DIAPHRAGM

S5.11 | 3/8" = 1'-0"



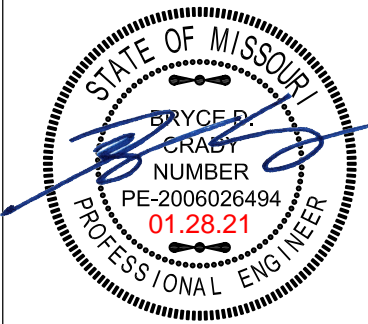
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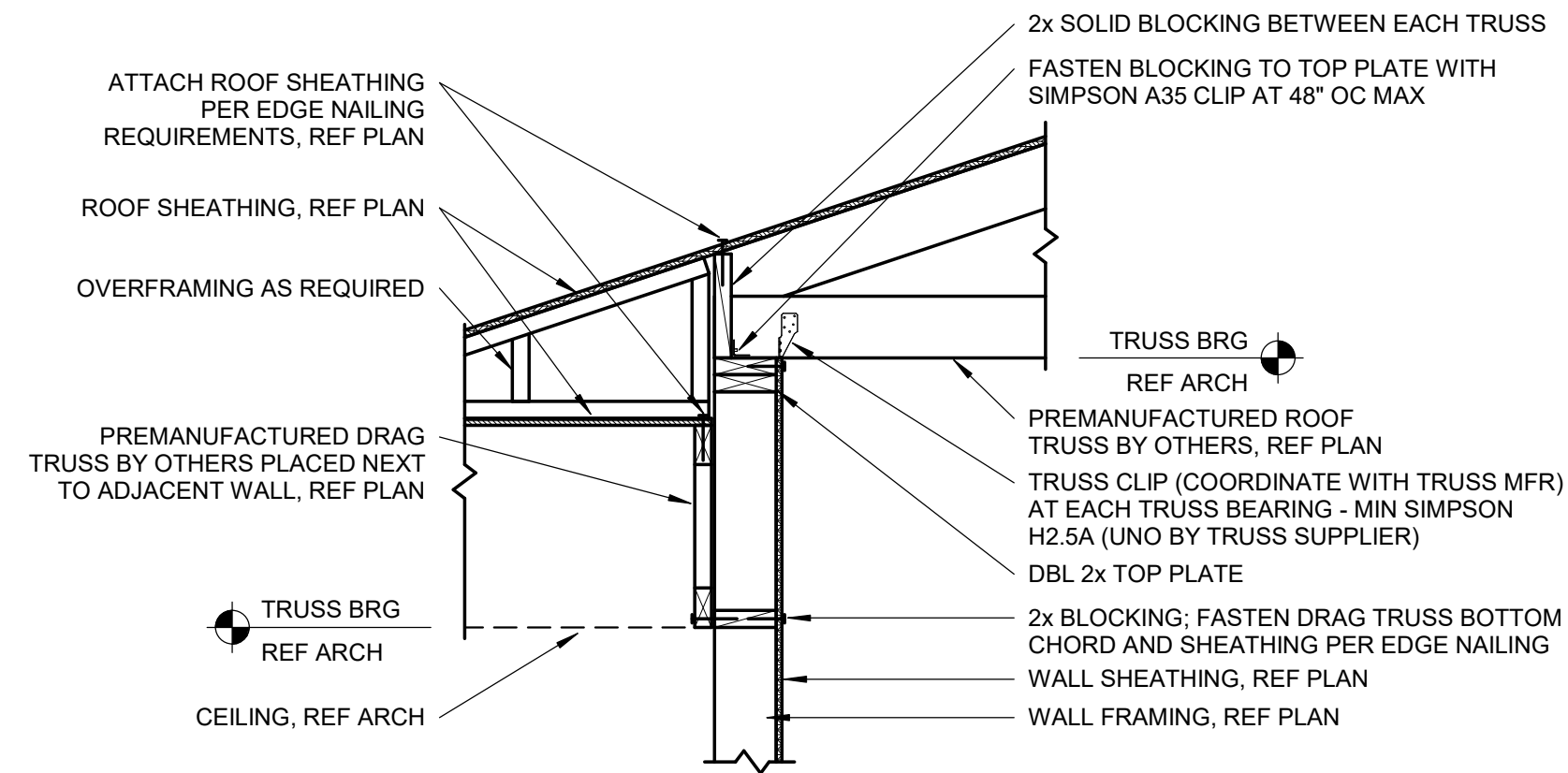
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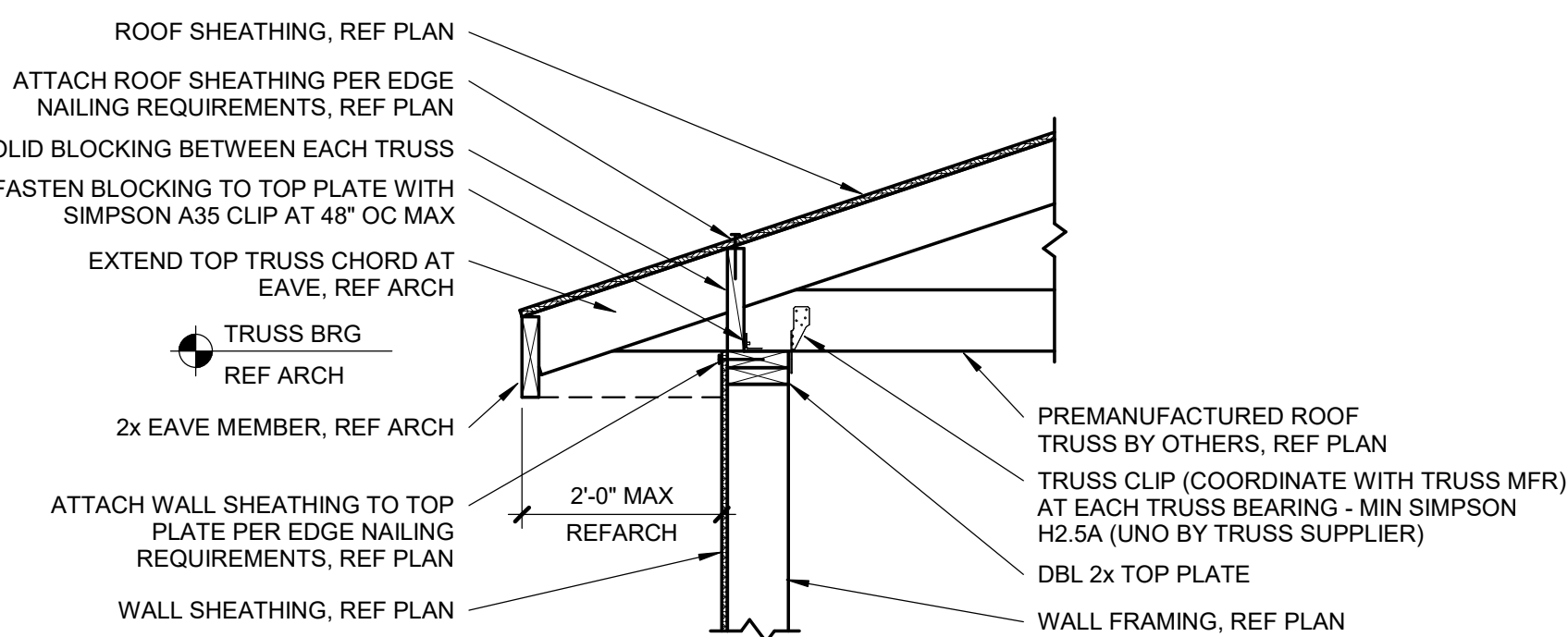
**TYPICAL WOOD  
DETAILS**

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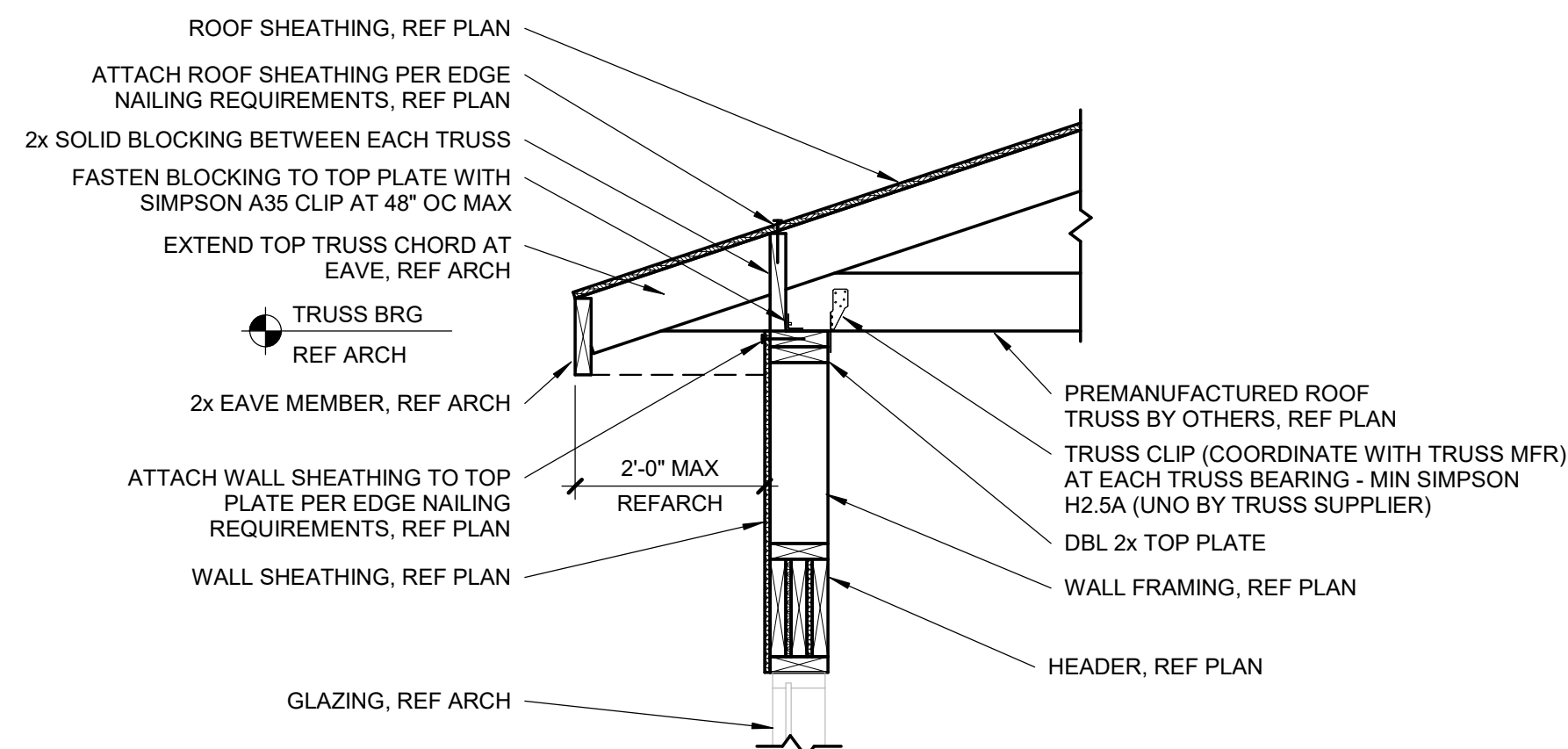
### 3 DRAG TRUSS DETAIL

S5.20 3/4" = 1'-0"



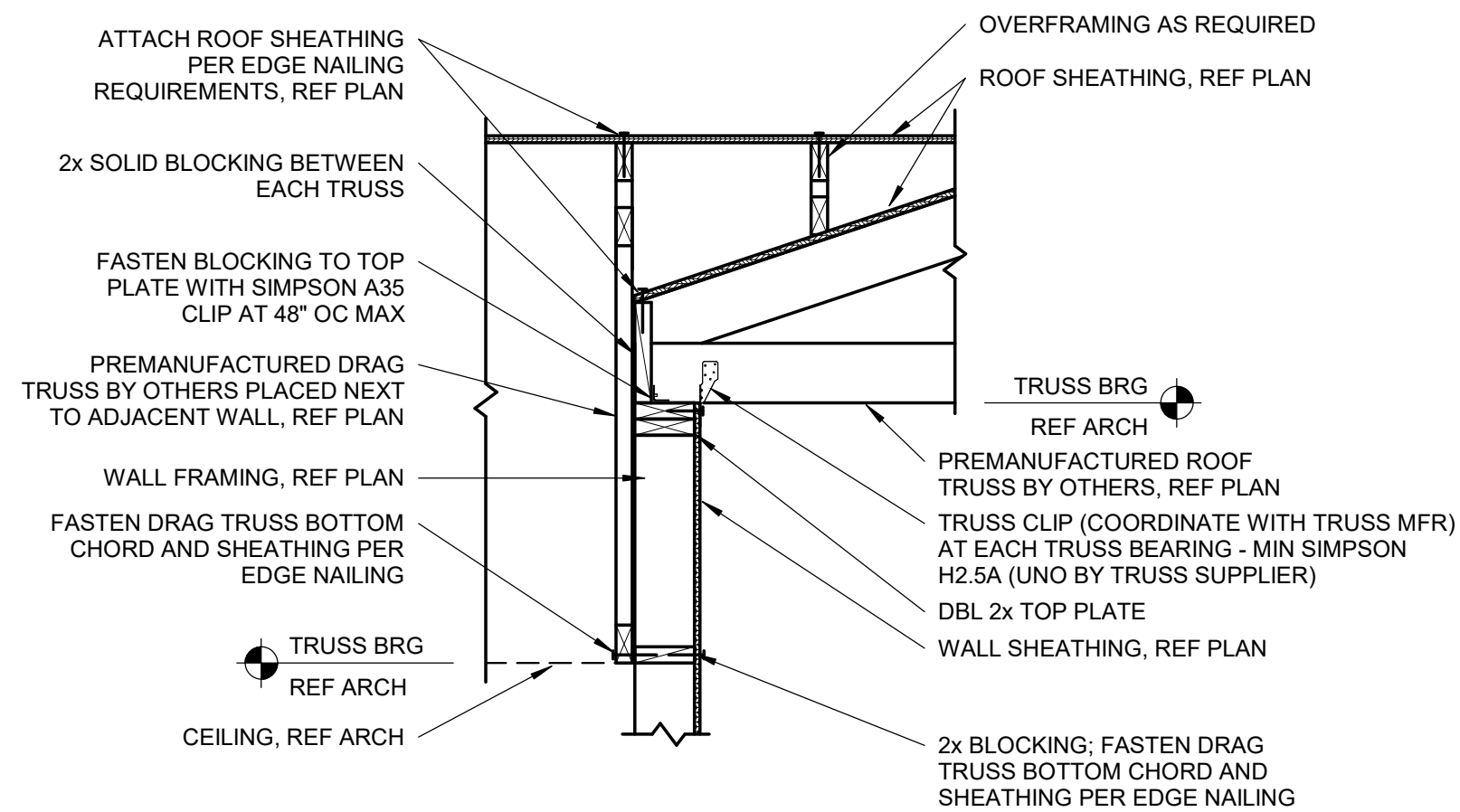
### 2 SLOPED ROOF TRUSS BEARING

S5.20 3/4" = 1'-0"



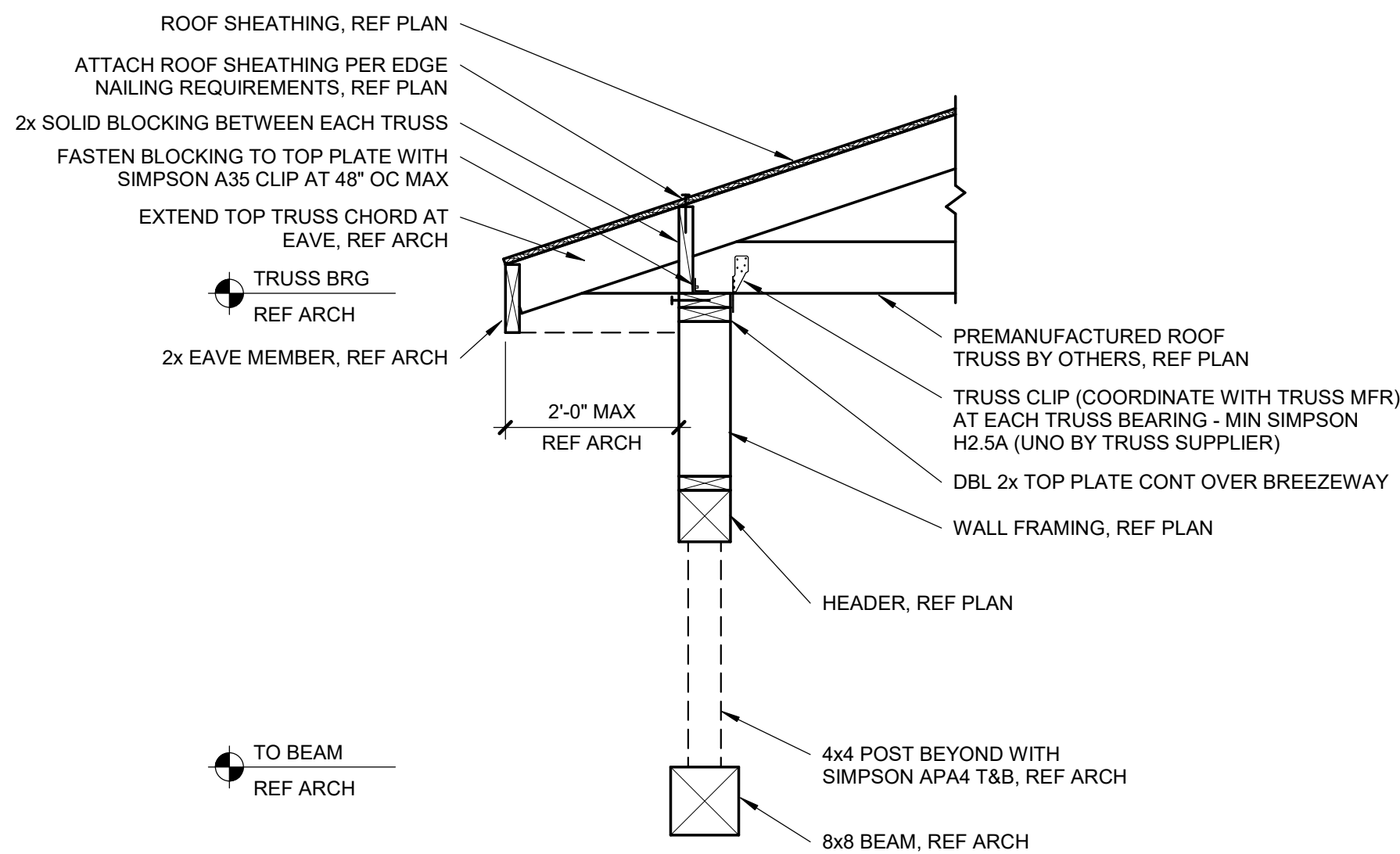
### SLOPED ROOF TRUSS BEARING AT 1 HEADER

S5.20 3/4" = 1'-0"



### 5 TRUSS CHANGE DIRECTION

S5.20 3/4" = 1'-0"



### 4 TRUSS BEARING AT BREEZEWAY BEAM

S5.20 3/4" = 1'-0"



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by a simple notation to the designer shall release the designer  
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drawn by CAD  
struct. by APEX

Mech/Elec  
Specifications

sheet no.

ME-0

MECHANICAL SPECIFICATIONS			
GENERAL PROVISIONS	PIPE HANGERS SHALL BE CAPABLE OF SUPPORTING PIPING IN ALL CONDITIONS OF OPERATION. THEY SHALL ALLOW FREE EXPANSION AND CONTRACTION OF PIPING, AND PREVENT EXCESSIVE STRESS RESULTING FROM TRANSFERRED WEIGHT BEING INDUCED INTO PIPE OR CONNECTED EQUIPMENT. SUPPORT HORIZONTAL OR VERTICAL PIPES AT LOCATIONS OF LEAST VERTICAL MOVEMENT.		
CONTRACT DOCUMENTS	A. ALL CONTRACT DOCUMENTS INCLUDING DRAWINGS, ALTERNATES, ADDENDA AND MODIFICATIONS PRECEDING THIS SPECIFICATION DIVISION ARE APPLICABLE TO MECHANICAL CONTRACTOR AND HIS SUB-CONTRACTORS, AND MATERIAL SUPPLIERS.		
SPECIFICATION FORM AND DEFINITIONS	A. THESE SPECIFICATIONS ARE ABBREVIATED FORM AND CONTAIN INCOMPLETE SENTENCES. OMISSIONS OF WORDS OR PHRASES SUCH AS "THE CONTRACTOR SHALL", "SHALL BE", "AS NOTED ON THE DRAWINGS", "ACCORDING TO THE DRAWINGS", "A", "AN", "THE" AND "ALL" ARE INTENTIONAL. OMITTED WORDS AND PHRASES SHALL BE SUPPLIED BY INFERENCE.		
	B. ENGINEER WHEREVER USED IN THESE SPECIFICATIONS, SHALL MEAN LATIMER, SOMMERS & ASSOCIATES, P.A., 3639 SW SUMMERFIELD DRIVE, SUITE A, TOPEKA, KANSAS 66614, PHONE 785-233-3232.		
	C. CONTRACTOR, WHEREVER USED IN THESE SPECIFICATIONS, SHALL MEAN ANY TRADE CONTRACTOR THAT ENTERS INTO CONTRACT WITH THE OWNER TO PERFORM THIS SECTION OF WORK.		
	D. WHEN A WORD, SUCH AS "PROPER", "SATISFACTORY", "EQUIVALENT", AND "AS DIRECTED", IS USED, IT REQUIRES ENGINEER'S REVIEW. "PROVIDE" MEANS FURNISH AND INSTALL.		
QUALIFICATIONS	A. THE CONTRACTOR(S) RESPONSIBLE FOR WORK UNDER THIS SECTION SHALL HAVE COMPLETED A JOB OF SIMILAR SCOPE AND MAGNITUDE WITHIN THE LAST 3 YEARS AND BE ABLE TO DOCUMENT SUCH WORK UPON REQUEST. THE CONTRACTOR(S) SHALL EMPLOY AN EXPERIENCED, COMPETENT AND ADEQUATE WORK FORCE LICENSED IN THEIR SPECIFIC TRADE AND PROPERLY SUPERVISED AT ALL TIMES. MECHANICAL CONTRACTING SHALL BE THE COMPANY'S PRIMARY NATURE OF BUSINESS. UNLICENSED WORKERS AND GENERAL LABORERS SHALL BE ADEQUATELY SUPERVISED TO INSURE COMPETENT AND QUALITY WORK AND WORKMANSHIP REQUIRED BY THIS CONTRACT AND ALL OTHER REGULATIONS, CODES AND PRACTICES. AT ALL TIMES THE CONTRACTOR(S) SHALL COMPLY WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL GUIDELINES, PRACTICES AND REGULATIONS. CONTRACTOR MAY BE REQUIRED TO SUBMIT A STATEMENT OF QUALIFICATIONS, PERTAINING TO THE TYPE OF WORK TO BE PERFORMED, UPON REQUEST BEFORE ANY FINAL APPROVAL AND SELECTION. FAILURE TO BE ABLE TO COMPLY WITH THESE REQUIREMENTS IS SUITABLE REASON FOR REJECTION OF A BID WHETHER ACTING AS A PRIME OR SUBCONTRACTOR.		
LOCAL CONDITIONS	A. VISIT SITE AND DETERMINE EXISTING LOCAL CONDITIONS AFFECTING WORK IN CONTRACT. FAILURE TO DETERMINE SITE CONDITIONS OR NATURE OF EXISTING OR NEW CONSTRUCTION WILL NOT BE CONSIDERED A BASIS FOR GRANTING ADDITIONAL COMPENSATION.		
CONTRACT CHANGES	A. CHANGES OR DEVIATIONS FROM CONTRACT, INCLUDING THOSE FOR EXTRA OR ADDITIONAL WORK MUST BE SUBMITTED IN WRITING FOR REVIEW OF ARCHITECT-ENGINEER. NO VERBAL ORDERS WILL BE RECOGNIZED.		
LOCATIONS AND INTERFERENCES	A. LOCATIONS OF EQUIPMENT, PIPING AND OTHER MECHANICAL WORK IS INDICATED DIAGRAMMATICALLY BY MECHANICAL DRAWINGS. DETERMINE EXACT LOCATIONS ON JOB, SUBJECT TO STRUCTURAL CONDITIONS, WORK OF OTHER CONTRACTORS, ACCESS REQUIREMENTS FOR INSTALLATION AND MAINTENANCE TO APPROVAL OF ARCHITECT-ENGINEER.		
EXTENT OF CONTRACT WORK AND CODES - MECHANICAL	A. PROVIDE MECHANICAL SYSTEMS INDICATED ON DRAWINGS, SPECIFIED OR REASONABLY IMPLIED. PROVIDE EVERY DEVICE AND ACCESSORY NECESSARY FOR PROPER OPERATION AND COMPLETION OF MECHANICAL SYSTEMS. IN NO CASE WILL CLAIMS FOR "EXTRA WORK" BE ALLOWED FOR WORK ABOUT WHICH CONTRACTOR COULD HAVE BEEN INFORMED BEFORE BIDS WERE TAKEN.		
	B. DRAWINGS AND SPECIFICATIONS INDICATE MINIMUM CONSTRUCTION STANDARD. SHOULD ANY WORK INDICATED BE SUB-STANDARD TO ANY ORDINANCES, LAWS, CODES, RULES OR REGULATIONS BEARING ON WORK, CONTRACTOR SHALL PROMPTLY NOTIFY ARCHITECT-ENGINEER IN WRITING BEFORE PROCEEDING WITH WORK SO THAT NECESSARY CHANGES CAN BE MADE. HOWEVER, IF 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.		
PIPE HANGERS AND SUPPORTS	PROVIDE AND BE RESPONSIBLE FOR LOCATIONS OF PIPING HANGERS, SUPPORTS AND INSERTS, REQUIRED FOR INSTALLATION OF PIPING DESIGN OF HANGERS AND SUPPORTS SHALL CONFORM TO CURRENT ISSUE OF MANUFACTURERS STANDARDIZATION SOCIETY SPECIFICATION (MSS) SP-58.		
	METHODS FOR DUCTWORK SYSTEMS SHALL BE AS FOLLOWS:		
	INSULATION		
	DUCTWORK SYSTEM		
	THICKNESS		
	ROUND/RECTANGULAR SUPPLY		
	1-1/2"		
	EXHAUST -		
	NONE		
	DUCTWORK		
	A. CONSTRUCT DUCTWORK AS DETAILED ON DRAWINGS AND AS DETAILED IN THE LATEST EDITION OF THE SHEET METAL AND AIR CONDITIONING CONTRACTOR'S ASSOCIATION (SMACNA) DUCT MANUAL.		
	B. CONSTRUCT AND INSTALL DUCTWORK TO BE COMPLETELY FREE FROM VIBRATION UNDER ALL CONDITIONS OF OPERATION. SUPPORT AND SECURELY ANCHOR DUCTWORK AND EQUIPMENT FROM STRUCTURAL FRAMING OF BUILDING. PROVIDE SUITABLE INTERMEDIATE METAL FRAMING WHERE REQUIRED BETWEEN BUILDING STRUCTURAL FRAMING.		
	C. SEALING OF DUCTWORK SHALL BE WITH CLASS 'C' CAULK.		
	GRILLES, REGISTERS AND DIFFUSERS		
	A. PROVIDE GRILLES, REGISTERS AND DIFFUSERS AS SHOWN ON THE DRAWINGS AND HEREINAFTER SPECIFIED. SET ALL UNITS WITH RUBBER GASKETS FOR AIR TIGHT CONNECTION WITH MOUNTING SURFACE. SEE DRAWINGS FOR TYPES, SIZES, AIR FLOW AND QUANTITY.		
	B. INSTALL ALL REGISTERS WITH CURVE OF LOUVER AWAY FROM LINE OF SIGHT. UNLESS NOTED OTHERWISE, PROVIDE DUCT MOUNTED DIFFUSERS AND REGISTERS WITH STANDARD MARGINS. FINISH SHALL BE OFF WHITE WHEN MOUNTED IN CEILING, PRIME COAT WHEN MOUNTED ON WALL FINISH.		
	SPLIT SYSTEMS - AIR HANDLERS		
	A. AIR HANDLING UNITS SHALL BE COMPLETELY FACTORY ASSEMBLED INCLUDING COIL, CONDENSATE DRAIN PAN, FAN MOTOR(S), FILTERS AND CONTROLS IN AN INSULATED CASING THAT CAN BE APPLIED IN EITHER VERTICAL OR HORIZONTAL CONFIGURATION. UNITS SHALL BE RATED AND TESTED IN ACCORDANCE WITH ARI STANDARD 210/240, 340/360. UNITS SHALL BE UL LISTED AND LABELED IN ACCORDANCE WITH UL 465/1995 FOR INDOOR BLOWER COIL UNITS.		
	B. UNIT CASING SHALL BE CONSTRUCTED OF ZINC COATED, HEAVY GAUGE, GALVANIZED STEEL. CASING SHALL BE COMPLETELY INSULATED WITH CLEANABLE, FOIL-FACED, FIRE-RETARDANT, PERMANENT, ODORLESS GLASS FIBER MATERIAL. ALL INSULATION EDGES SHALL BE EITHER CAPTURED OR SEALED. KNOCKOUTS SHALL BE PROVIDED FOR UNIT ELECTRICAL POWER AND REFRIGERANT PIPING CONNECTIONS. CAPTIVE SCREWS SHALL BE STANDARD ON ALL ACCESS PANELS.		
	C. EVAPORATOR COIL TO HAVE CONFIGURED ALUMINUM FIN SURFACE, MECHANICALLY BONDED TO 3/8" INTERNALLY ENHANCED COPPER TUBING AND FACTORY PRESSURE AND LEAK TESTED AT 365 PSIG. COIL IS ARRANGED FOR DRAIN-THROUGH AIRFLOW AND SHALL PROVIDE A DOUBLE SLOPED CONDENSATE DRAIN PAN CONSTRUCTED OF PVC PLASTIC.		
	D. EVAPORATOR FAN SHALL BE DOUBLE INLET, DOUBLE WIDTH, FORWARD CURVED, DIRECT DRIVE CENTRIFUGAL-TYPE FAN(S). THERMAL OVERLOAD PROTECTION SHALL BE STANDARD ON MOTOR. FAN AND MOTOR BEARINGS SHALL BE PERMANENTLY LUBRICATED.		
	E. MAGNETIC EVAPORATOR FAN CONTACTOR, LOW VOLTAGE TERMINAL STRIP, CHECK VALVE(S), AND SINGLE POINT POWER ENTRY AND DISCONNECT SHALL BE INCLUDED. ALL CONTROLS SHALL BE FACTORY-INSTALLED AND WIRED. EVAPORATOR DEFROST CONTROL SHALL BE INCLUDED TO PREVENT COMPRESSOR SLUGGING BY TEMPORARILY INTERRUPTING COMPRESSOR OPERATION WHEN LOW EVAPORATOR COIL TEMPERATURES ARE ENCOUNTERED.		
	F. FILTERS SHALL BE ONE INCH MERV-8 THROWAWAY. FILTERS SHALL BE ACCESSIBLE FROM THE FRONT OF THE UNIT.		
	G. PROVIDE MANUAL CHANGEOVER 7-DAY (NOT 5/2) PROGRAMMABLE HEATING/COOLING THERMOSTAT.		
	SPLIT SYSTEMS - OUTDOOR UNITS		
	A. CASING SHALL BE GALVANIZED STEEL WITH WEATHER RESISTANT POWDER PAINT.		
	B. REFRIGERANT CONTROLS TO INCLUDE CONDENSER FAN AND COMPRESSOR CONTACTOR AND CONTROL SYSTEM. COMPRESSOR OVERLOAD PROTECTION, AND SERVICE VALVES ARE TO BE PROVIDED.		
	C. HERMETIC COMPRESSOR TO HAVE OVER TEMPERATURE/PRESSURE PROTECTION, EPOXY-DIPPED WINDINGS. A 5 YEAR LIMITED COMPRESSOR WARRANTY TO BE INCLUDED.		
	D. CONDENSER COIL TO BE COPPER TUBES, ALUMINUM FINS WITH BRAZED JOINTS PROTECTED BY LOUVERED PANELS.		
	E. PROVIDE ALL ACCESSORIES FOR PROPER SYSTEM OPERATION TAKING INTO CONSIDERATION REFRIGERANT PIPE LENGTH, EXPOSURE AND POSITION FROM AHU TO ACCOUNT FOR EACH SPECIFIC UNIT INSTALLATION. REVIEW DRAWINGS WITH SUPPLIER.		
	F. AIR HANDLERS TO BE PIPED TO APPROPRIATE DRAIN, MOUNTED WITH ACCESS FOR SERVICE, WITH FLEXIBLE DUCT CONNECTIONS. OUTDOOR UNITS SHALL BE MOUNTED ON MONOLITHIC CONCRETE PADS. STRAP DOWN CONDUITS AND SECURE DX PIPING TO WALL OR SLAB WHERE OVER 3 FEET IN LENGTH. INSTALL WITH CLEARANCES PER MANUFACTURER'S RECOMMENDATIONS.		
	SCHEDULE		
	1)REFRIGERANT - K" ARMAFLEX		
	DUCTWORK INSULATION		
	A. PROVIDE NECESSARY MATERIALS AND ACCESSORIES FOR INSTALLATION OF INTERIOR AND EXTERIOR DUCTWORK.		
	INSULATION AS SPECIFIED AND/OR DETAILED ON DRAWINGS. PROVIDE INSULATION MATERIALS MANUFACTURED BY SCHULLER, KNAUF FIBERGLASS, CERTAINTEED, OR OWENS-CORNING FIBERGLASS.		
	C. PROVIDE ROUND SHEET METAL DUCTWORK WITH EXTERIOR THERMAL INSULATION OF TYPE AND THICKNESS LISTED IN INSULATION SCHEDULE. APPLY INSULATION WITH JOINTS TIGHTLY BUTTED TOGETHER WITH LONGITUDINAL AND END JOINT STRIPS SEALED WITH VAPOR BARRIER ADHESIVE. INSULATE FITTINGS WITH INSULATION THICKNESS EQUAL TO ADJOINING INSULATION WITH COVER OVERLAPPING 2" ONTO ADJACENT COVERING.		
	D. DUCT INSULATION MATERIALS BY TYPE SHALL BE AS FOLLOWS:		
	1. TYPE 2-DEW: EXTERNAL THERMAL INSULATION SHALL BE 1.0 LB. DENSITY STANDARD DUCT INSULATION TYPE IV WITH FOIL-SCRM-CRAFT FACING AND .27 BTU/H THERMAL CONDUCTIVITY AT 75 DEGREES MEAN TEMPERATURE.		
	E. SPECIFIC INSULATION MATERIALS AND INSTALLATION		

ELECTRICAL SPECIFICATIONS		
ELECTRICAL	C. PROVIDE LOW VOLTAGE DISTRIBUTION SYSTEM WITH A SEPARATE GREEN INSULATED EQUIPMENT GROUNDING CONDUCTOR FOR EACH SINGLE-PHASE FEEDER. SINGLE PHASE 120 VOLT BRANCH CIRCUITS FOR LIGHTING AND POWER SHALL CONSIST OF PHASE AND NEUTRAL CONDUCTORS AND A GREEN GROUND CONDUCTOR INSTALLED IN COMMON METALLIC CONDUIT WHICH SHALL SERVE AS GROUNDING CONDUCTOR. PROVIDE FLEXIBLE METALLIC CONDUIT UTILIZED IN CONJUNCTION WITH ABOVE SINGLE PHASE BRANCH CIRCUITS WITH SUITABLE GREEN INSULATED GROUNDING CONDUCTORS CONNECTED TO APPROVED GROUNDING TERMINALS AT EACH END OF FLEXIBLE CONDUIT. SINGLE PHASE BRANCH CIRCUIT INSTALLED IN NONMETALLIC CONDUITS SHALL BE PROVIDED WITH SEPARATE GROUNDING CONDUCTOR. INSTALL GROUNDING CONDUCTOR IN COMMON CONDUIT WITH RELATED PHASE AND/OR NEUTRAL CONDUCTORS. WHERE PARALLEL FEEDERS ARE INSTALLED IN MORE THAN ONE RACEWAY, EACH RACEWAY SHALL HAVE A GREEN INSULATED EQUIPMENT GROUNDING CONDUCTOR.	
EXTENT OF CONTRACT WORK AND CODES	D. GROUNDING CONDUCTORS SHALL BE AS SHOWN ON PLANS OR IF NOT SPECIFICALLY SHOWN SHALL BE NO SMALLER THAN THAT REQUIRED BY THE NEC.	
BASIC MATERIALS AND METHODS	CONDUITS	
	CONDUIT	
IDENTIFICATION OF WIRING	A. CONDUIT OR GALVANIZED RIGID STEEL TUBING (EMT) CONDUIT SHALL BE GALVANIZED STEEL ELECTRICAL METALLIC TUBING AND BEAR AND UNDERWRITERS' LABORATORY LABEL. CONDUIT SHALL CONFORM TO FEDERAL SPECIFICATION WWC-563 AND ANSI SPECIFICATION C80.3.	
	B. MC CABLE AND FLEXIBLE METAL CONDUIT: WHERE WITH CONDUCTORS AND GROUND MAY BE USED ONLY IN THE FORM OF B' WHIPS (OR LESS) FOR BRANCH CIRCUIT DROPS FROM JOBS TO INDIVIDUAL LIGHTING FIXTURES, WY BOXES, SMALL EXHAUST FANS, AND OTHER FRACTIONAL HP EQUIPMENT. IN ALL CASES, THE FLEXIBLE CONDUIT AND/OR MC CABLE SHALL CONTAIN A DEDICATED EQUIPMENT GROUNDING CONDUCTOR.	
	C. RIGID SCH. 40 PVC MAY BE USED BELOW SLAB/GRADE.	
	CONDUIT FITTINGS	
	A. EMT CONDUIT: COUPLINGS AND BOX CONNECTORS SHALL BE DIE CAST SET SCREW TYPE. UNLETS SHALL BE MALLEABLE IRON WITH BLANK COVER.	
	B. FLEXIBLE CONDUIT: CONNECTORS SHALL BE THREADED TYPE IRON WITH INSULATED THROAT.	
	C. PROVIDE GROUNDING BUSHINGS WHERE FEEDER CONDUIT ATTACHES TO PANELBOARD BACKBOX. BOND GROUNDING BUSHING TO GROUND BUS.	
	CONDUIT INSTALLATION	
	A. ALIGN CONDUIT TERMINATIONS AT PANELBOARDS, SWITCHBOARDS, MOTOR CONTROL EQUIPMENT, JUNCTION BOXES, ETC. AND INSTALL TRUE AND PLUMB. PROVIDE SUPPORTS OR TEMPLATES TO HOLD CONDUIT ALIGNMENT DURING ROUGH-IN STAGE OF WORK.	
	B. INSTALL CONDUIT CONTINUOUS BETWEEN OUTLET BOXES, CABINETS AND EQUIPMENT. MAKE BENDS SMOOTH AND EVEN WITHOUT FLATTENING OR FLAKING CONDUIT. RADIUS OF BENDS SHALL NOT BE SHORTER THAN RADIUS LISTED IN THE NEC. LONG RADIUS ELBOWS MAY BE USED WHERE NECESSARY.	
	C. INSTALL NO CONDUITS OR OTHER RACEWAYS SIZED SMALLER THAN PERMITTED IN APPLICABLE NEC TABLES. WHERE CONDUIT SIZES SHOWN ON DRAWINGS ARE SMALLER THAN PERMITTED BY CODE, CONTRACTOR SHALL INCLUDE COST FOR PROPER SIZE CONDUIT IN HIS BASE BID. IN NO CASE REDUCE CONDUIT SIZES INDICATED ON DRAWINGS OR SPECIFIED WITHOUT WRITTEN APPROVAL OF ENGINEER.	
	OUTLET BOXES	
	A. PROVIDE ELECTRICAL SERVICE OUTLETS, INCLUDING PLUG RECEPTACLES, LAMP RECEPTACLES, LIGHTING FIXTURES AND SWITCHES WITH STEEL CITY, RACO, OR EQUIVALENT FOUR INCH CODE GAUGE STEEL KNOCKOUT BOXES GALVANIZED OR SHERADIZED OF REQUIRED DEPTH FOR SERVICE OR DEVICE.	
	B. PVC BOXES MAY BE USED WHERE NOT EXPOSED.	
	SWITCHES, RECEPTACLES AND COVER PLATES	
	A. PROVIDE WHERE SHOWN ON PLANS WIRING DEVICES. PART NUMBERS SHALL BE AS LISTED FOR EACH DEVICE SPECIFIED. EQUIVALENT DEVICES BY HUBBELL, PASS & SEYMOUR.	
	INDUSTRY REFERENCES	
	A. UNDERWRITER'S LABORATORIES (UL)	
	SWITCHES (UL 20)	
	RECEPTACLES, PLUGS & CONNECTORS (UL 498)	
	PIN & SLEEVE CONNECTORS (UL 1286)	
	DEVICE PLATES (UL 514)	
	GFCI'S (UL 943)	
	B. REQUIRED EQUIPMENT GROUNDING CONDUCTORS AND 250-95. EQUIPMENT GROUNDING CONDUCTORS SHALL BE PROVIDED WITH GREEN TYPE TW 600 VOLT INSULATION. RELATED FEEDER AND BRANCH CIRCUIT GROUNDING CONDUCTORS SHALL BE CONNECTED TO GROUND BUS WITH APPROVED PRESSURE CONNECTORS.	











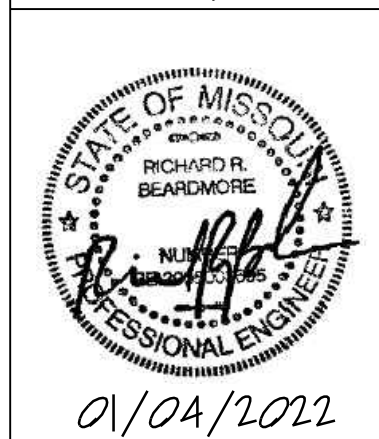


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Design and construction are complete through the  
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architectural, and shall release the designer of responsibility  
for all consequences arising out of such changes.  
Contractor shall check and verify all dimensions.



**SUMMIT VIEW FARMS  
POOL HOUSE**

**LEE'S SUMMIT, MISSOURI**

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CITY COMMENTS 01-04-22

**Weston E. Coble**  
Architect  
KS# 87106  
MO# A-2016011206

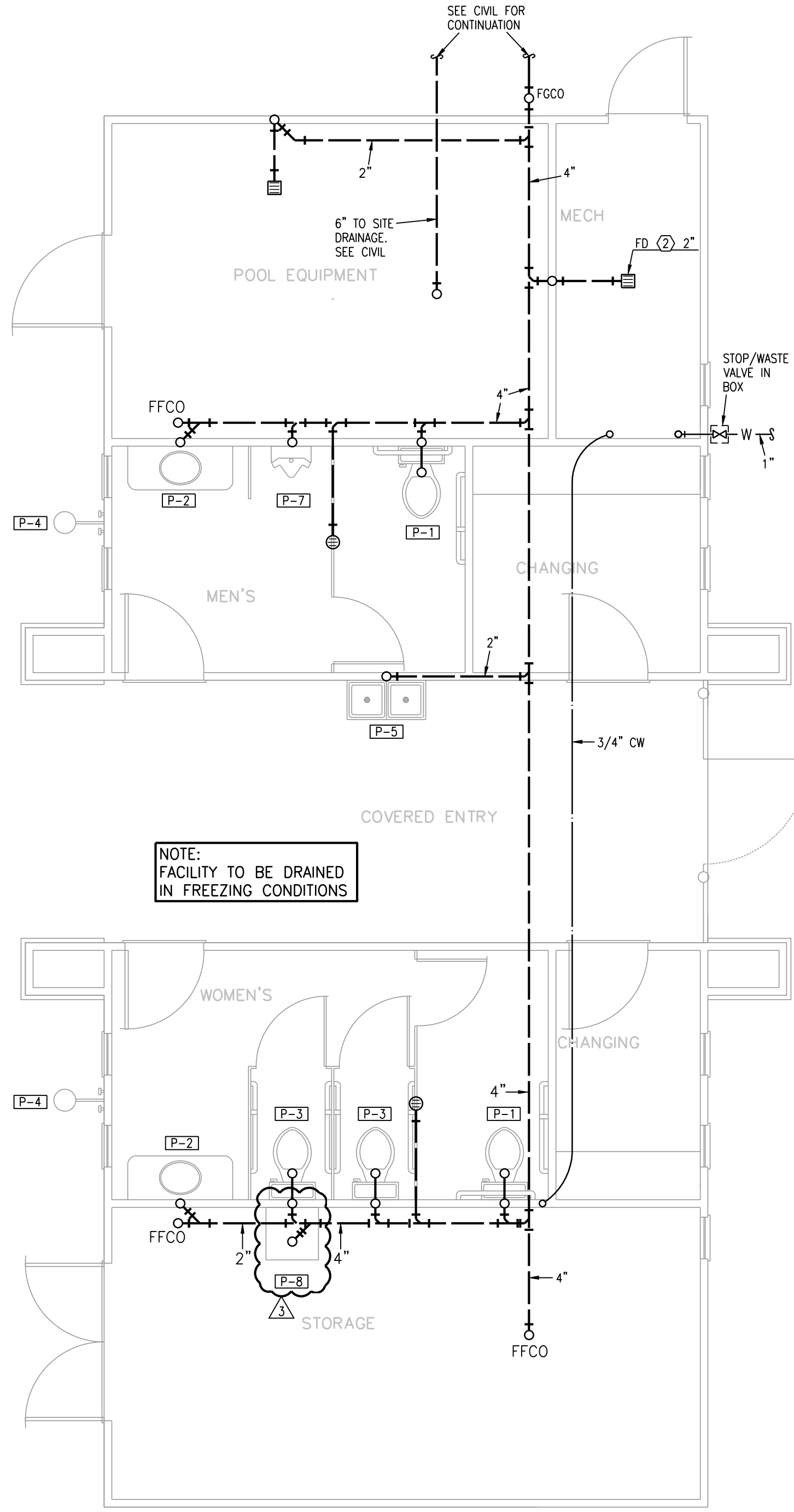
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project no.	20091
date	01/14/2021
revised	
design by	RRB
drawn by	CAD
struct. by	APEX

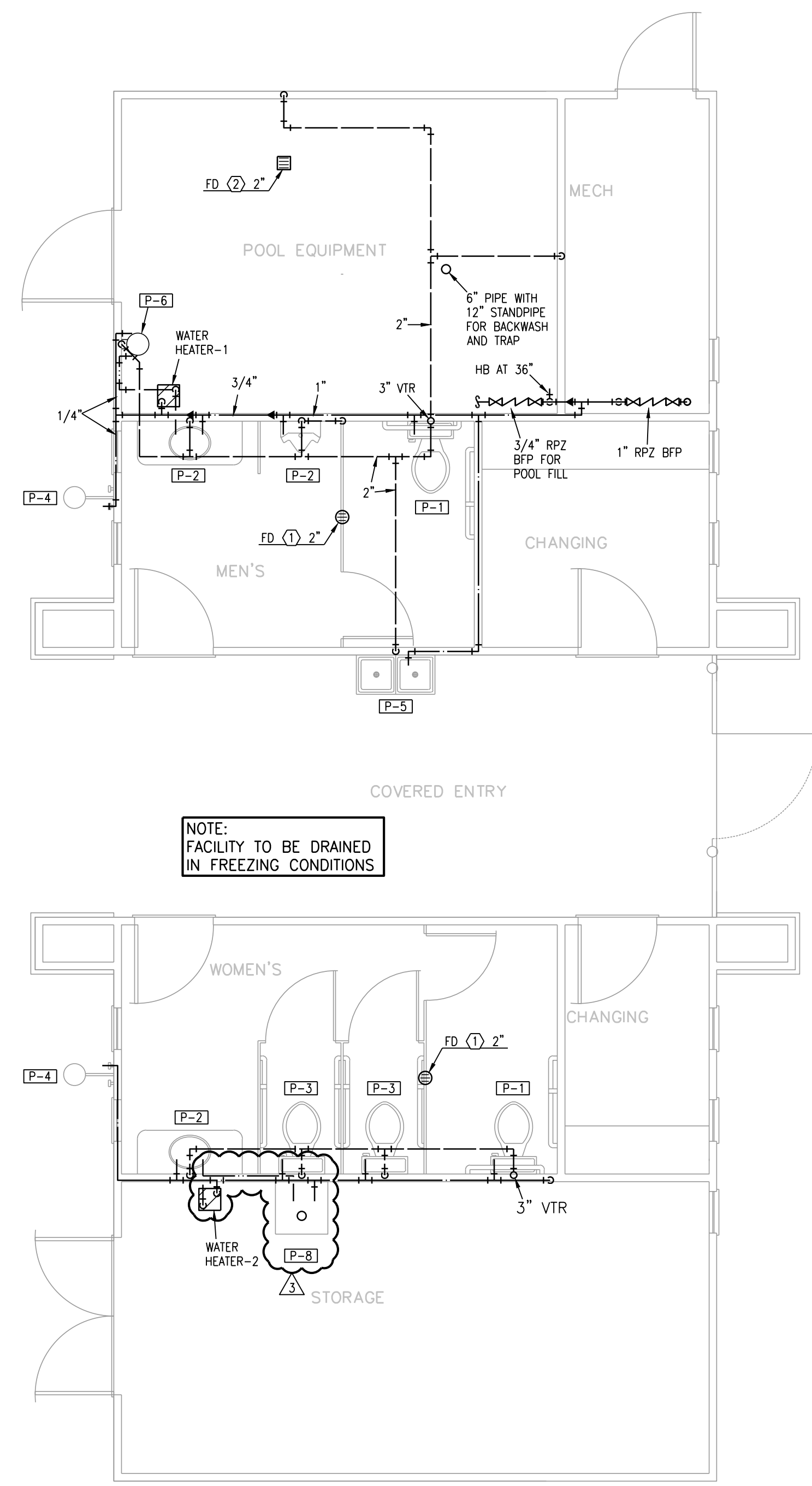
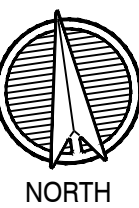
**First Floor Plan  
- Mech/Elec**

sheet no.  
**ME-2**

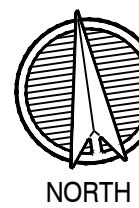
- NOTES: PLUMBING
- COORDINATE WITH OTHER SUB-CONTRACTORS FOR PLACEMENT OF WORK PRIOR TO INSTALLATION BEGINNING.
  - ALL DRAIN, WASTE AND VENT PIPING IS 2" UNLESS NOTED OTHERWISE. ALL 2" AND 3" WASTE SLOPE AT 1/4" PER FT. PIPING 4" AND GREATER MAY BE AT 1/8" PER FT UNLESS NOTED OTHERWISE.
  - ANY BELOW SLAB SUPPLY PIPING SHALL BE PEX WITH NO JOINTS.
  - ALL SUPPLY PIPING IS 1/2" UNLESS NOTED OTHERWISE OR REQUIRED BY THE PLUMBING CODE.
  - CONNECT ALL APPLIANCES OR EQUIPMENT PER MANUFACTURER'S INSTRUCTIONS.
  - ALL PLUMBING VENTS SHALL BE 10 FEET FROM OPENINGS OR INTAKES.
  - ALL FIXTURES SHALL HAVE AIR CHAMBERS OR BLADDER TYPE SHOCK SUPPRESSORS FOR EACH CHASE.
  - SEE THE ARCHITECTURAL DRAWINGS FOR ALL MOUNTING HEIGHTS.
  - REFER TO THE ARCHITECTURAL DRAWINGS FOR FLOOR DRAIN LOCATIONS AND FLOOR SLOPES IF PRESENT. ALL FLOOR DRAINS ARE 2" TYPE 1 UNLESS NOTED OTHERWISE.
  - ROUTE DRAIN PIPING FROM WATER HEATERS, AIR HANDLERS OR EQUIPMENT TO FLOOR DRAINS. PROVIDE PROPER TRAPS.
  - ROUTE NO PIPING OVER ELECTRICAL EQUIPMENT.



**1 FIRST FLOOR PLAN**  
1/4"=1'-0" BELOW- GRADE PLUMBING



**2 FIRST FLOOR PLAN**  
1/4"=1'-0" PLUMBING



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LSA PROJECT NO. 2004036



ME-3

HVAC



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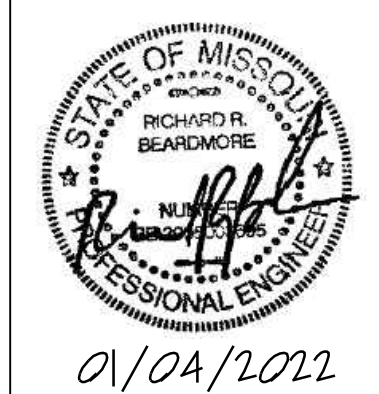


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SUMMIT VIEW FARMS  
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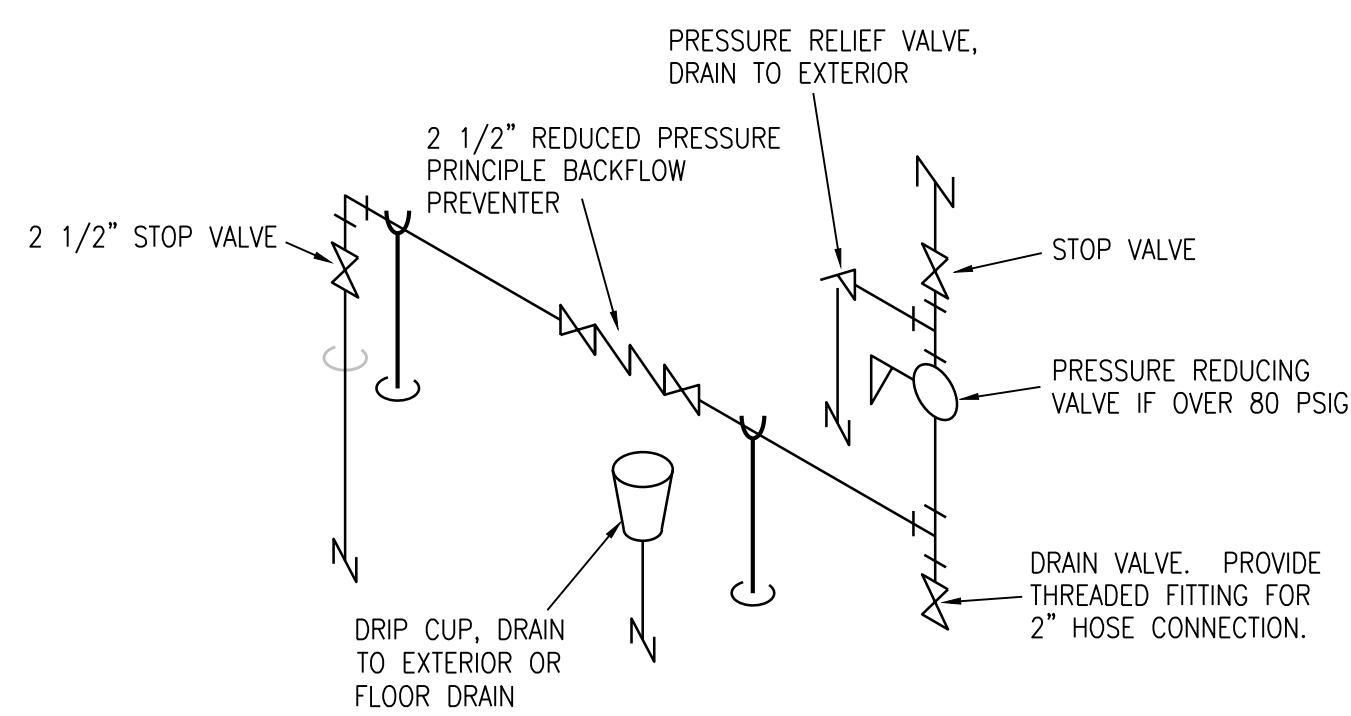
Weston E. Coble  
Architect  
KSA 8786  
MOR A-2516011206

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MECH./ELEC.  
DETAILS

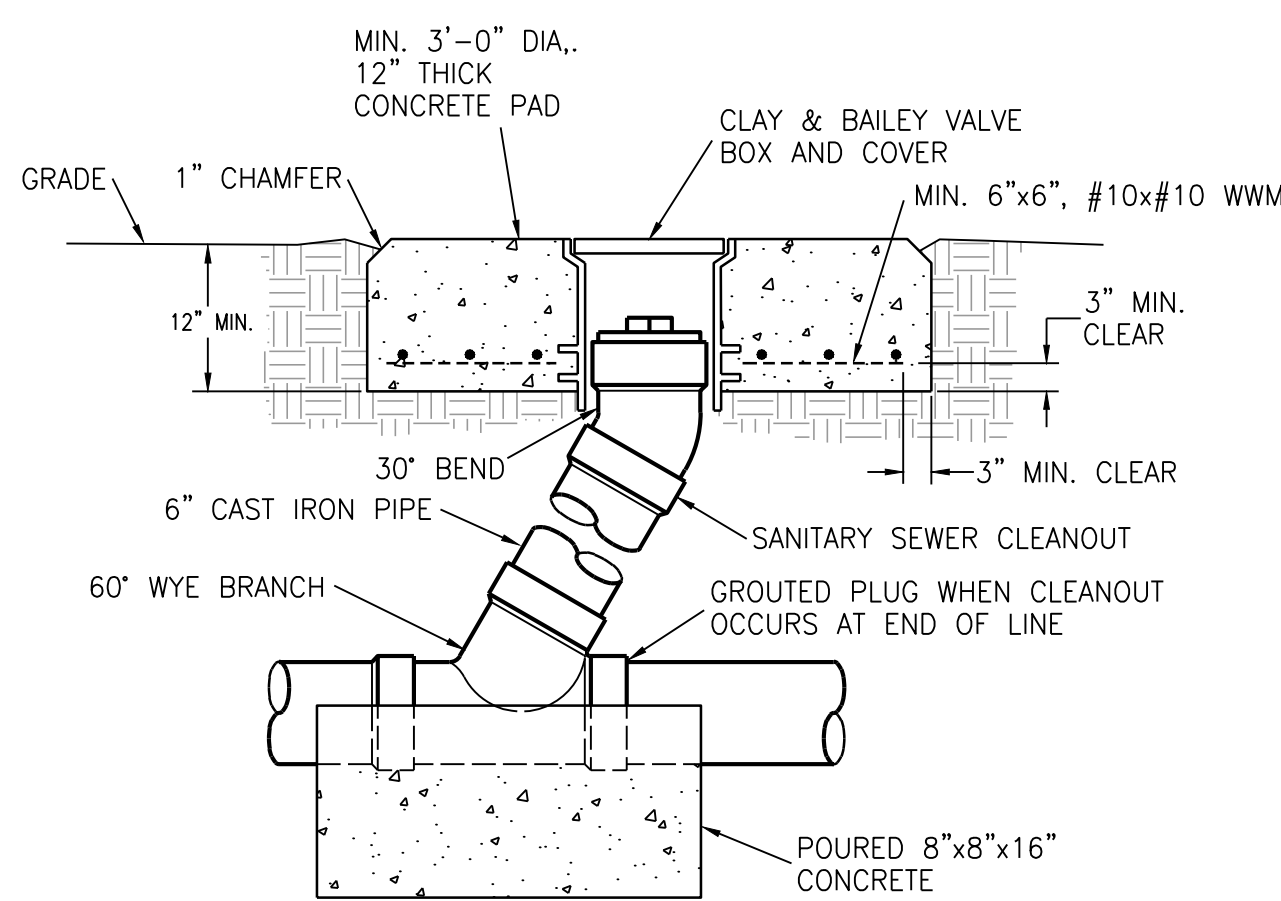
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ME-4



### 1 DOMESTIC WATER ENTRANCE RISER

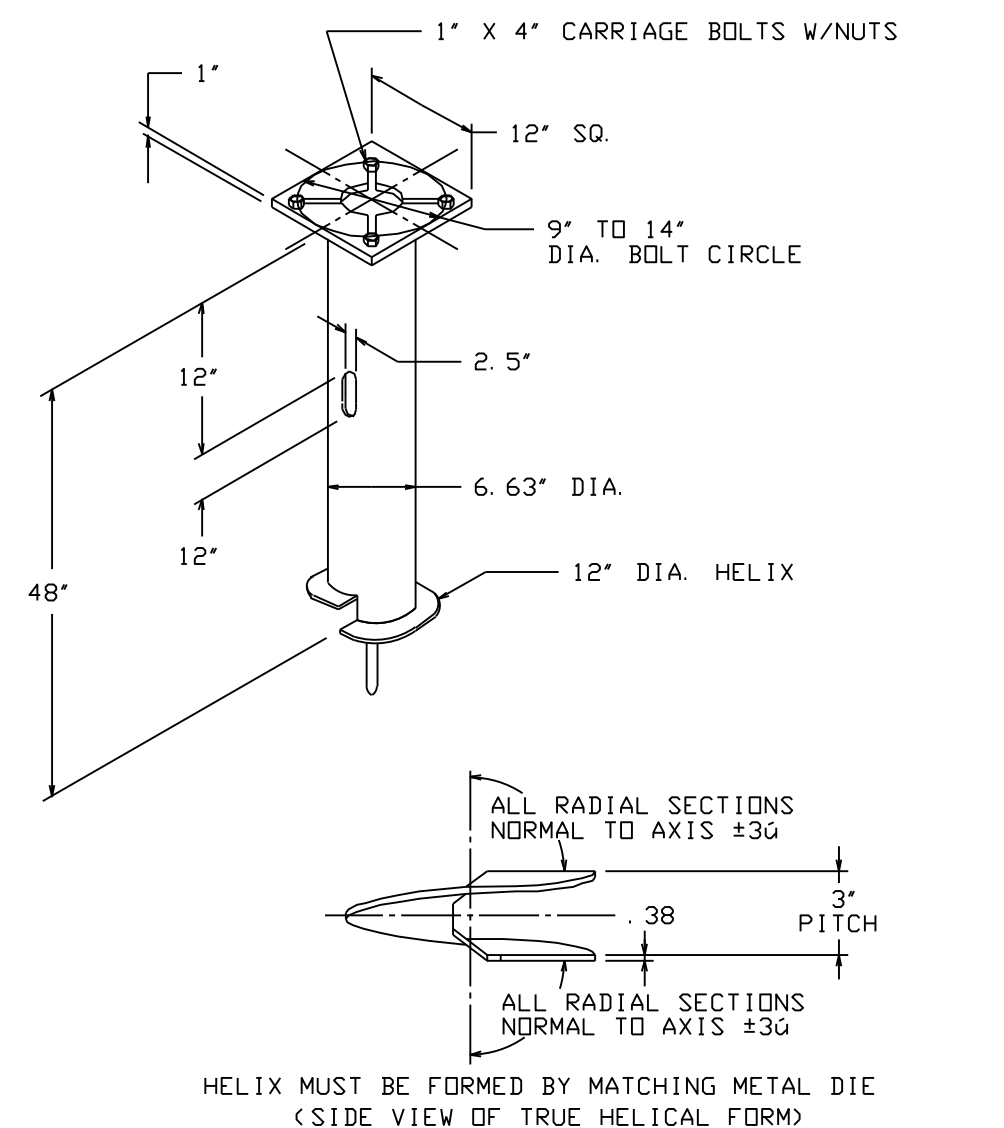
NO SCALE

- NOTES:
1. ALL WATER SERVICE INSTALLATIONS INCLUDING BACKFLOW DEVICES ARE SUBJECT TO FIELD VERIFICATION AND APPROVAL BY THE WATER DEPARTMENT INSPECTOR.



### 3 FLUSH GRADE CLEANOUT DETAIL

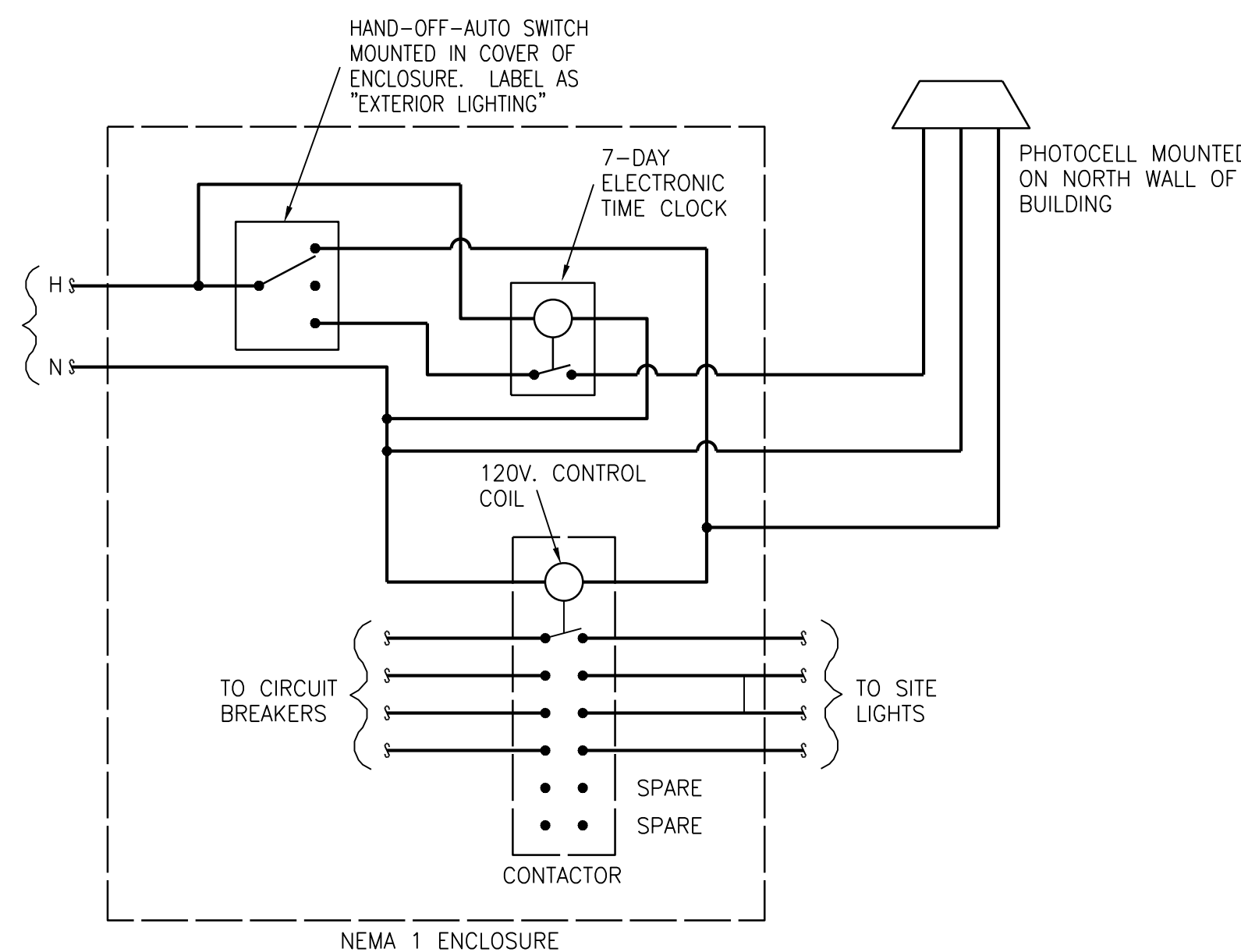
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### 5 LIGHT POLE FOUNDATION

NO SCALE

CAT. NO. C11242NG4VP



### 6 EXTERIOR LIGHTING CONTROL PANEL SCHEMATIC

NO SCALE

ELECTRICAL SYMBOLS LEGEND			
	CONDUIT CONCEALED IN CEILING OR WALL		SWITCH - SINGLE POLE
	CONDUIT CONCEALED IN FLOOR SLAB		3-WAY, 4-WAY
	EXPOSED CONDUIT		LIGHT FIXTURE AND TYPE
	HOMERUN - ARROW INDICATES CKT., LINES INDICATE WIRES		EXIT LIGHT (CEILING OR WALL MOUNTED)
	GROUND WIRE		FLUSH PANELBOARD
	GROUNDING ROD		SURFACE PANELBOARD
	SINGLE RECEPTACLE		DISTRIBUTION PANEL OR SWITCHBOARD
	DUPLEX RECEPTACLE (20 AMP UNLESS NOTED)		DEVICE LOCATED ABOVE COUNTER
	FOURPLEX RECEPTACLE		ABOVE FINISHED FLOOR
	208 OR 240 VOLT RECEPTACLE (20 AMP UNLESS NOTED)		DIMMER
	PUSHBUTTON		ELECTRIC DRINKING FOUNTAIN
	MOTOR		GROUND FAULT INTERRUPTER
	FUSIBLE SWITCH (BUSSMAN SSU)		NIGHTLIGHT FIXTURE, WIRED HOT
	DISCONNECT SWITCH (D.S.)		WEATHERPROOF
	COMBINATION MOTOR STARTER (CMS)		LOCKABLE GUARD
	RELAY		CEILING MOTION SENSOR
	JUNCTION BOX		WALL MOTION SENSOR
	THERMOSTAT		

NOTES: ALL SYMBOLS SHOWN ABOVE REFER TO MECHANICAL SYMBOLS LEGEND FOR MECHANICAL SYMBOLS THAT MAY BE SHOWN ON ELECTRICAL PLANS.

MECHANICAL SYMBOLS LEGEND			
	WATER CLOSET & TYPE (TYP. FOR ALL PLUMBING FIXTURES)		MANUAL DAMPER
	WASTE LINE ABOVE EARTH (W.)		BACKDRAFT DAMPER
	WASTE LINE IN EARTH (W.)		AUTOMATIC DAMPER
	CLEAN OUT		GRILLE, REGISTER OR DIFFUSER, SIZE, TYPE & CFM
	FFCO - FLUSH FLOOR CLEAN OUT		VOLUME EXTRACTOR AND TURNING VANES
	FGCO - FLUSH GRADE CLEAN OUT		RETURN, EXHAUST OR FRESH AIR DUCT SECTION UP & DOWN
	FLOOR DRAIN AND TYPE		SUPPLY AIR DUCT SECTION UP AND DOWN
	VENT LINE (V.)		ROUND OR RECTANGULAR RIGID DUCT
	DOMESTIC COLD WATER SUPPLY (DCW)		FLEXIBLE DUCT
	DOMESTIC HOT WATER SUPPLY (DHW)		THERMOSTAT
	HOSE BIBB AND MOUNTING HEIGHT		REFRIGERANT LIQUID
	WALL HYDRANT		REFRIGERANT SUCTION
	DRAIN LINE		ACCESS DOOR
	NATURAL GAS LINE		ABOVE FINISHED FLOOR
	RISE & DROP IN PIPE WITH CUT-OFF VALVE		EXHAUST AIR
	REDUCER		OUTSIDE AIR
	CHECK VALVE		RETURN AIR
	STOP VALVE		SUPPLY AIR
	PLUG VALVE		VENT BELOW SLAB
	PRESSURE REDUCING VALVE		VENT THRU ROOF
	STRAINER		LOCKABLE GUARD
	UNION		
	FLEXIBLE PIPE CONNECTION		

NOTES: ALL SYMBOLS SHOWN ABOVE REFER TO ELECTRICAL SYMBOLS LEGEND FOR ELECTRICAL SYMBOLS THAT MAY BE SHOWN ON MECHANICAL PLANS.

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LSA PROJECT NO. 2004036









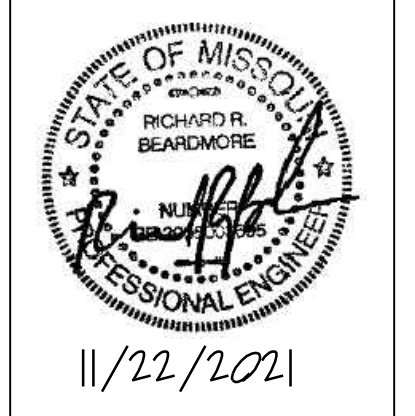


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**NOTICE DUTY OF COOPERATION**  
Master of these plans contemplates full cooperation  
among the owner, his contractor, and the designer.  
Design and construction are complete. Although the  
designer and his consultants have performed their services  
with due care and diligence, they cannot guarantee  
performance. Construction is imperfect and every  
contingency cannot be anticipated. Any ambiguity or  
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hereafter without the consent of the designer and  
architect shall be at the contractor's expense. The  
contractor shall check and verify all dimensions.



**SUMMIT VIEW FARMS**  
**POOL HOUSE**  
-----  
**LEE'S SUMMIT, MISSOURI**

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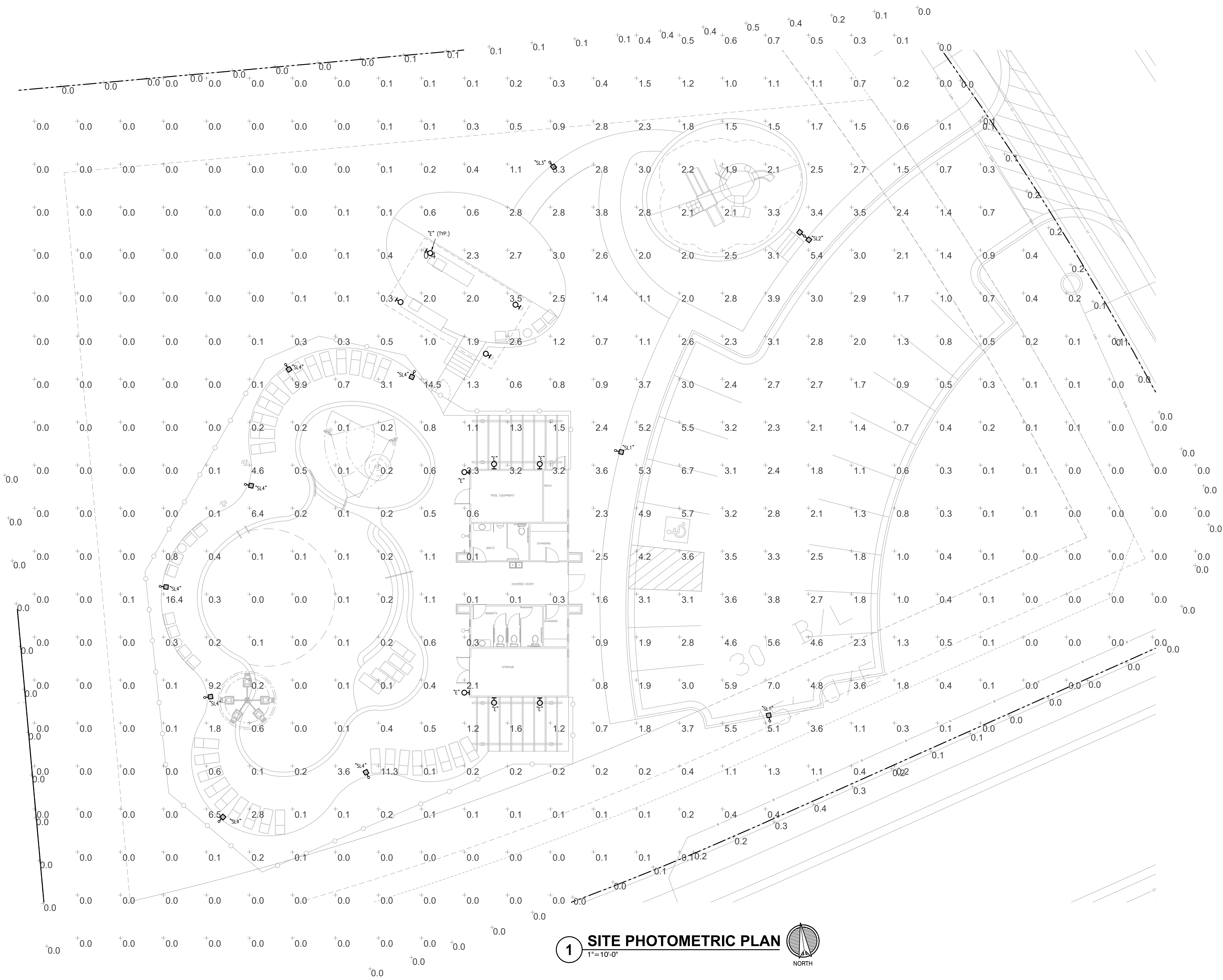
**Weston E. Coble**  
Architect  
KSA 8708  
MO# A-2516011206

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project no.	20091
date	01/14/2021
revised	
design by	RRB
drawn by	CAD
struct. by	APEX

**Site Photometric  
Plan**

sheet no.  
**E-1**



**1 SITE PHOTOMETRIC PLAN**  
1"=10'-0"  
NORTH



DATE: \_\_\_\_\_ TYPE: \_\_\_\_\_  
NAME: \_\_\_\_\_  
PROJECT: \_\_\_\_\_

Halogen/incandescent

## P5674-31 Cylinder

5" wall cylinder. The P5674 Series are ideal for a wide variety of interior and exterior applications including residential and commercial. This modular approach results in an encapsulated luminaire that unites performance, cost and safety benefits.

- Black finish.
- Powder coat finish.
- Ideal for a wide variety of interior and exterior applications.
- Die-cast aluminum wall brackets and heavy duty aluminum framing.

Category: Outdoor

Finish: Black (powder coat paint)

Construction: Aluminum Construction

Glass/Shade: Metal shade



Width: 5"  
Height: 7-1/4"  
Depth: 8"  
H/CTR: 2-1/2"

MOUNTING	ELECTRICAL	LAMPING	ADDITIONAL INFORMATION
Wall mounted  Mounting plate for outlet box included  Back plate covers a standard 4" octagonal recessed outlet box  4.5" W.	Pre-wired  6" of wire supplied  120 V	Quantity:  One 75w max. PAR-30 or BR-30  E26 base porcelain socket	UL-CUL Wet location listed  1 year warranty

701 Millennium Blvd. Greenville, South Carolina 29607

www.progresslighting.com

Rev. 05/19

DATE: \_\_\_\_\_ TYPE: "E"  
NAME: \_\_\_\_\_  
PROJECT: \_\_\_\_\_

Halogen/incandescent

## P5641-20 Cylinder

6" downlight wall cylinders are ideal for a wide variety of interior and exterior applications including residential and commercial. The aluminum Cylinders offers a contemporary design with its sleek cylindrical form and elegant Antique Bronze finish, perfect for today's inspired exteriors. Modern details feature a die-cast aluminum wall bracket and heavy-duty aluminum framing - resulting in an impeccable modern accent that adds panache and sophistication to your outdoor spaces.

- Antique Bronze finish.
- Interior finish matches exterior finish.
- Ideal for a wide variety of interior and exterior applications.
- One 250w PAR-38 or 150w BR-40.

Category: Outdoor

Finish: Antique Bronze (powder coat paint)

Construction: Cast aluminum Construction



Width: 6"  
Height: 12"  
Depth: 8-7/8"  
H/CTR: 4-1/2"

MOUNTING	ELECTRICAL	LAMPING	ADDITIONAL INFORMATION
Wall mounted  Mounting strap for outlet box included  Back plate covers a standard 4" octagonal recessed outlet box  4.5" W., 4.5" ht., 2.93" depth	Pre-wired  6" of wire supplied  120 V	Quantity:  One 250w max. PAR-38  E26 base porcelain socket	UL-CUL Wet location listed  1 year warranty

701 Millennium Blvd. Greenville, South Carolina 29607

www.progresslighting.com

Rev. 05/19

Luminaire Schedule - Units and Buildings							
MARK	DESCRIPTION	MFGR	MODEL	MOUNTING	FINISH	LAMPS	NOTES
D	Exterior Sconce	Progress	P5674-31-30K	wall	black	1600 lumen 15W 3000K LED	
E	Trellis	Progress	P5641-20/30K	ceiling	bronze	1355 Lumen 29W 3000K LED	
SL1	Exterior Pole	McGraw Edison	GLEON-AF-02-LED-E1-T4FT	pole	bronze	113W 12252 Lumen 4000K led	provide with 15 ft pole
SL2	Exterior Pole	McGraw Edison	GLEON-AF-01-LED-E1-SL4	pole	bronze	(2) 59W 5922 Lumen 4000K led	provide with 15 ft pole
SL3	Exterior Pole	McGraw Edison	GLEON-AF-01-LED-E1-T3	pole	bronze	59W 6235 Lumen 4000K led	provide with 15 ft pole
SL4	Bollard	McGraw Edison	BRT6-A2-740-U-T3	bollard	bronze	11W 1075 Lumen 4000K led	3 FT w/ WP-GFI receptacle

STATISTICS						
Description	Avg	Max	Min	Max/Min	Avg/Min	
PARKING LOT	2.6 FC	7.0 FC	0.3 FC	23.3:1	9.0:1	
PROPERTY LINE	0.1 FC	0.5 FC	0.0 FC	N/A	N/A	
POOL AREA	1.5 FC	16.4 FC	0.0 FC	N/A	N/A	
SITE	1.1 FC	16.4 FC	0.0 FC	N/A	N/A	

Project	Catalog #	Type	"SL1", "SL2", "SL3", "SL4"
Prepared by	Notes	Date	



## McGraw-Edison GLEON Galleon

Area / Site Luminaire

Product Features



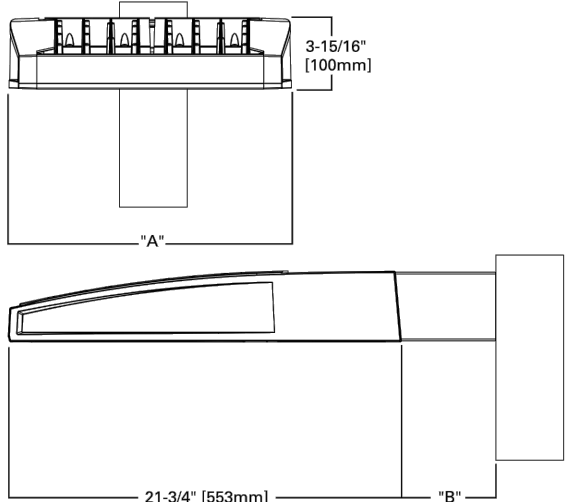
### Interactive Menu

- Ordering Information page 2
- Mounting Details page 3
- Optical Distributions page 4
- Product Specifications page 4
- Energy and Performance Data page 4
- Control Options page 9

### Quick Facts

- Lumen packages range from 4,200 - 80,800 (34W - 640W)
- Efficacy up to 156 lumens per watt

### Dimensional Details



NOTES:  
1. Visit [www.designlighting.com/bsaech](http://www.designlighting.com/bsaech) to confirm qualification. Not all product variations are DLC qualified.  
2. DLC Certified for 3500K CCT and warmer only.

Project	Catalog #	Type	
Prepared by	Notes	Date	



## McGraw-Edison BRT6 Bollard

Round LED Pedestrian Luminaire

Product Certifications



### Interactive Menu

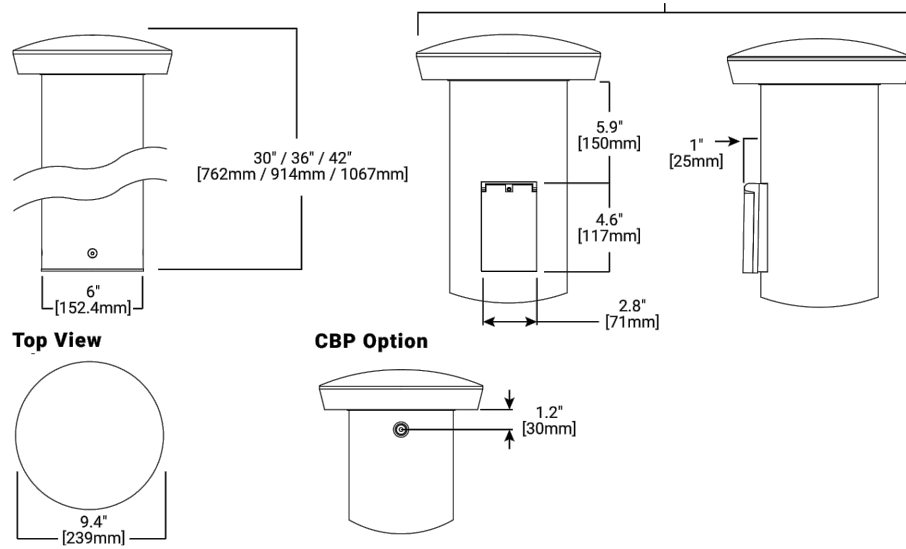
- Ordering Information page 2
- Product Specifications page 2
- Optical Distributions page 2
- Energy and Performance Data page 3

### Quick Facts

- 4 Optical Distributions
- Available in 30", 36", and 42"
- Lumen packages range from 560 - 4400 (5W - 49W)
- Efficacy up to 122 lumens per watt
- Zero uplight on all configurations

### Dimensional Details

Side View



Height	Weight
30"	7.2lb (3.3kg)
36"	8.7lb (4.0kg)
42"	10.3lb (4.7kg)

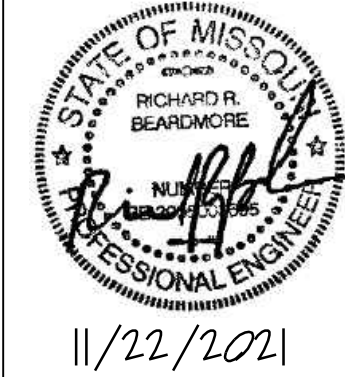
\*Base model without options or controls

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Contractor shall check and verify all dimensions.



## SUMMIT VIEW FARMS POOL HOUSE LEE'S SUMMIT, MISSOURI

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CITY REVIEW 11-22-21

Weston E. Coble  
Architect  
KSA 8786  
MO# A-2516011206

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project no. 20091  
date 01/14/2021

revised  
design by RRB  
drawn by CAD  
struct. by APEX

## Site Details and Schedules

sheet no.  
NEW  
SHEET  
E-2