

RESERVE AT BLACKWELL - BUILDING F2

SE SHENANDOAH DRIVE
LEE'S SUMMIT, MO 64063

PERMIT DOCUMENTS

17 JAN 2024

COLLINS WEBB #: 21075



Type F2 addresses:

- 546 SE 5th Ter.
- 595 Wood Ln.
- 603 Wood Ln.
- 609 Wood Ln.
- 617 Wood Ln.
- 625 Wood Ln.
- 633 Wood Ln.
- 628 Highland Park Dr.
- 620 Highland Park Dr.
- 612 Highland Park Dr.
- 604 Highland Park Dr.
- 598 Highland Park Dr.

OWNER

GRIFFIN RILEY PROPERTY GROUP
21 SE 29TH TERRACE
LEE'S SUMMIT, MO 64082
P: 816.366.7900
www.griffinriley.com

ARCHITECT

COLLINS | WEBB ARCHITECTURE
307B SW MARKET STREET
LEE'S SUMMIT, MISSOURI 64063
P: 816.249.2270
www.collinsandwebb.com

ELECTRICAL ENGINEER

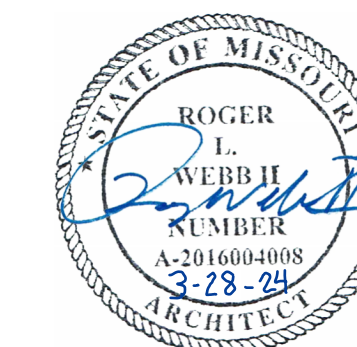
ENGINEERED BUILDING SOLUTIONS, LLC
P: 913.735.5654
www.ebsolutionskc.com

STRUCTURAL ENGINEER

STAND STRUCTURAL ENGINEERING INC.
8234 ROBINSON STREET
OVERLAND PARK, KS 662074
P: 913.214.2169
www.stand-sei.com

CIVIL ENGINEER

SCHLAGEL ASSOCIATES
14920 W. 107TH STREET
LENEXA KS, 66215
P: 913.492.5158
www.Schlagelassociates.com

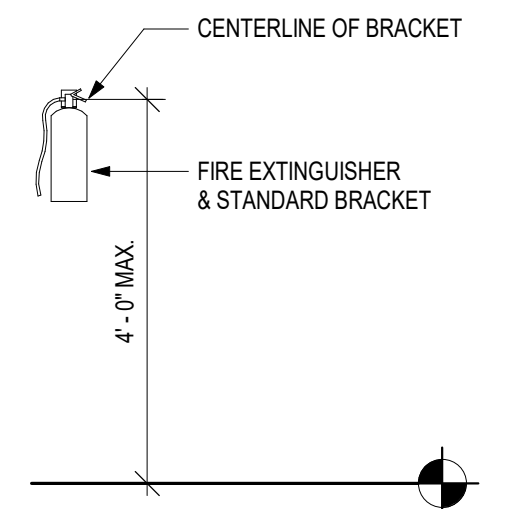


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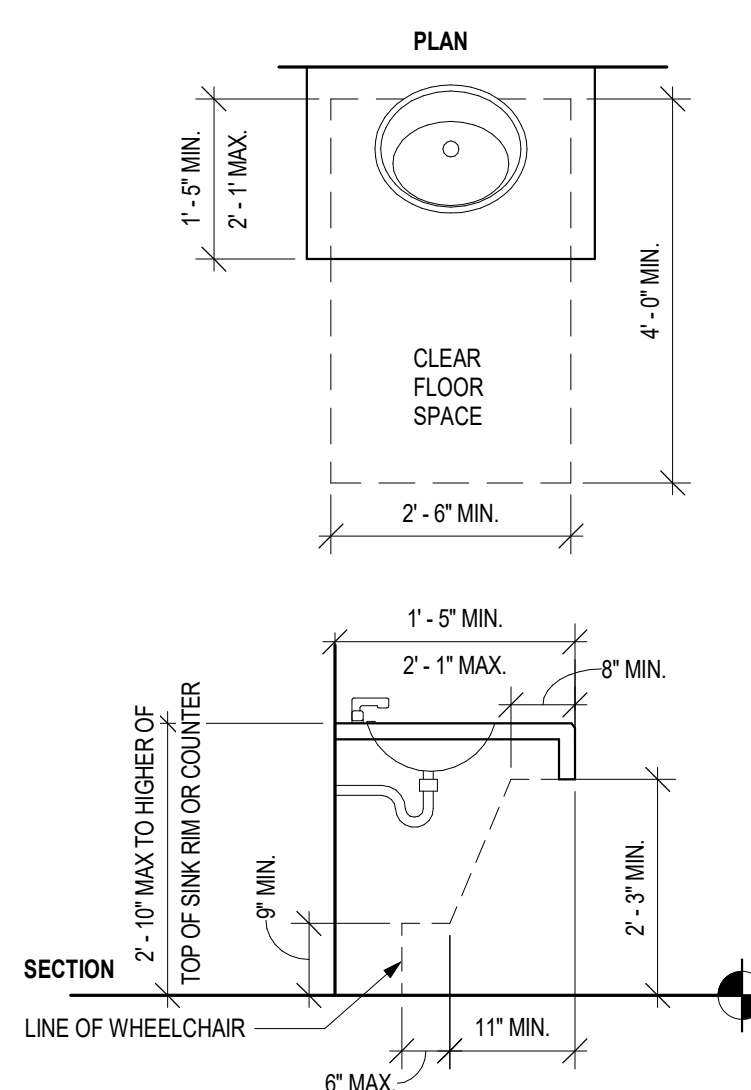
GENERAL NOTES: ACCESSIBILITY GUIDELINES

- NOTE: ALL DIMENSIONS ARE MEASURED FROM FLOOR, UNLESS NOTED OR SHOWN OTHERWISE.
- ADA UNOBSTRUCTED REACH RANGES: ADA FORWARD REACH = 48" MAX. & 15" MIN. ADA SIDE REACH = 48" MAX. & 15" MIN.
- ELEVATORS: STANDARD CALL BUTTONS: 36" TO 48" TO C.L. & PROTRUDE 1" MAX. ADA CALL BUTTONS: 42" TO C.L. (TYP.) & 48" MAX. (3/4" SMALLEST DIM.). ADA VISIBLE SIGNALS: 72" MIN. TO C.L. (2 1/2" SMALLEST DIM.). TACTILE SIGNAL ON HOISTWAY: 60" TO BASE OF CHARACTERS W/ TACTILE STAR & 2" HIGH CHARACTERS.
- 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 & EWCS (TO SPOUT): STANDARD = 40" TYP. 42" MAX. ADA = 36" MAX. (27" MIN. CLEAR KNEE SPACE).
- COUNTERTOPS (TO SINK RIM COUNTERTOP): ADA = 28" 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). BATHTUBS: 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 ROD (FROM FLOOR TO C.L.): STANDARD = 78" MAX. ADA = 72" MAX. (29" MIN. CLEAR KNEE SPACE).
- TOILET ROOM PARTITIONS: TOILETS = 12" TO BOT. & 70" TO TOP. URINALS = 18" TO BOT. & 60" TO TOP.
- TOILET PAPER DISPENSERS (TO C.L. OF OUTLET): STANDARD = 24". ADA = 18" MIN. TO 24" MAX.
- WALL MOUNTED SOAP DISPENSERS (TO C.L. OF PUSH BUTTON): STANDARD = 40". ADA = VARIES. RE. OBSTRUCTED AND UNOBSTRUCTED REACH RANGES: ADA SIDE REACH = 48" 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 = 18" MIN. TO 24" MAX. (TO OPENING).
- TOILET SEAT COVER DISPENSERS (TO OPENING): STANDARD = 40" MAX. ADA FORWARD REACH = 48" MAX. & 15" MIN. ADA SIDE REACH = 48" MAX. & 15" MIN.
- SHELVES: ADA = 48" MAX.
- COAT HOOKS: STANDARD = 68". ADA = 48" MAX.
- CHALKBOARDS, TACKBOARDS & MARKERBOARDS: STANDARD = 32" TO 39" (TO B.O. BOARD OR CHALKTRAY). STANDARD = 80" (RECOMMENDED) (TO T.O. BOARD).
- THERMOSTATS & CONTROL DEVICES (TO TOP): ADA FORWARD REACH = 48" MAX. ADA SIDE REACH = 48" MAX.
- LIGHT SWITCHES & CARD READERS (TO C.L.): LOCATE 6" FROM DOOR JAMB. ADA = 48" MAX.
- CONVENIENCE RECEPTACLES - ELECTRICAL/ TELEPHONE/ DATA (TO C.L.): STANDARD = 18". ADA = 15" MIN.
- EXIT LIGHTS: WALL MOUNTED: 2" MIN. BELOW CEILING. 2" MIN. ABOVE DOOR FRAME. EQUAL SPACE FROM CEILING TO TOP OF FRAME.
- FIRE EXTINGUISHERS (TO TOP, U.N.O.): GROSS WT. 40 LBS. OR LESS = 60" MAX. GROSS WT. MORE THAN 40 LBS. = 42" MAX. ADA = 40" MAX. (B.O. CABINET).
- FIRE ALARM PULL STATIONS (TO LEVER): STANDARD = 48" MAX. ADA FORWARD REACH = 48" MAX. ADA SIDE REACH = 48" MAX. HEIGHT = CEILING.
- 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 LATCH SIDE OF DOOR.

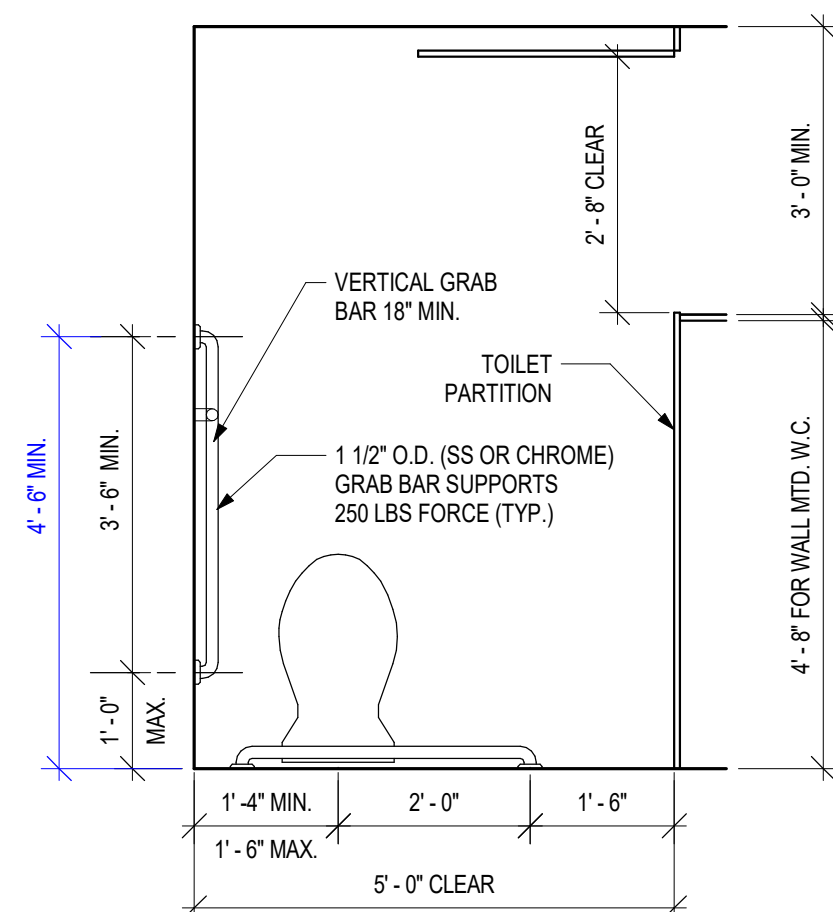
J10 FE CABINET
1/2" = 1'-0"



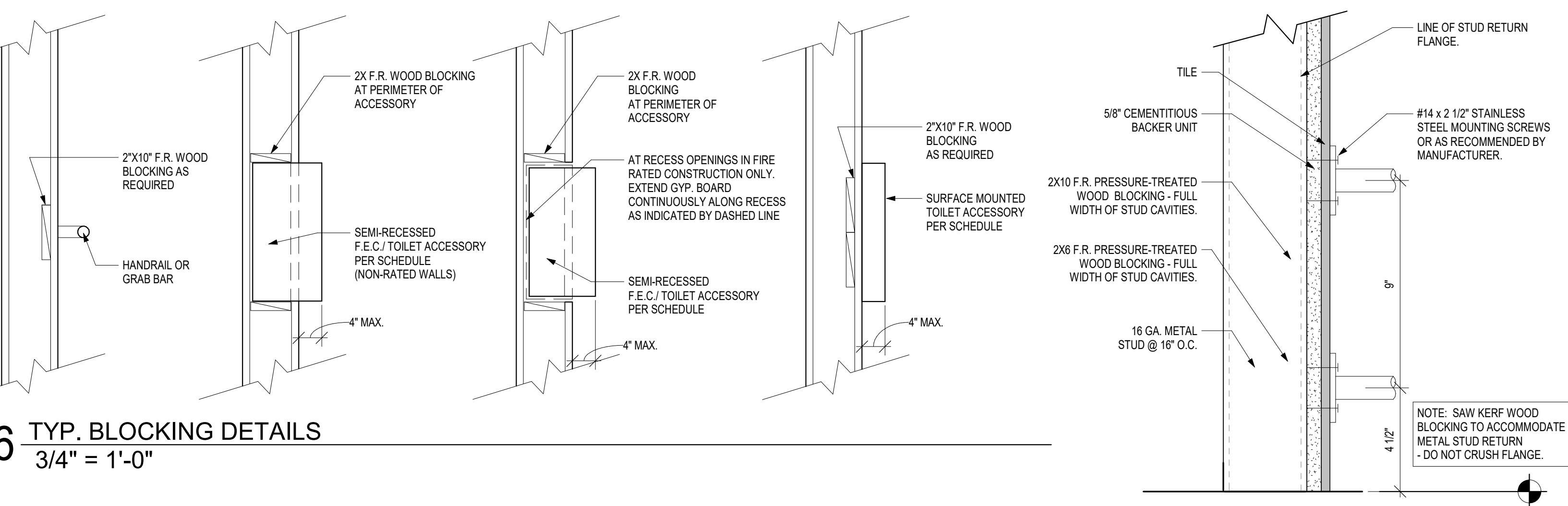
G10 FIRE EXTINGUISHER
1/2" = 1'-0"



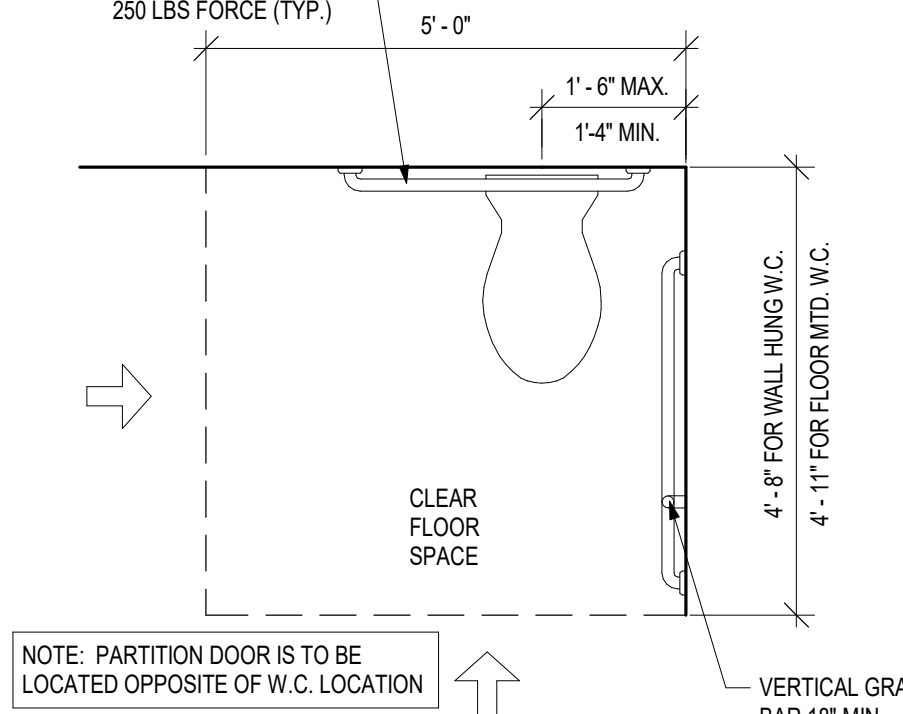
G9 HANDRAIL @ STAIRS AND RAMP
3/4" = 1'-0"



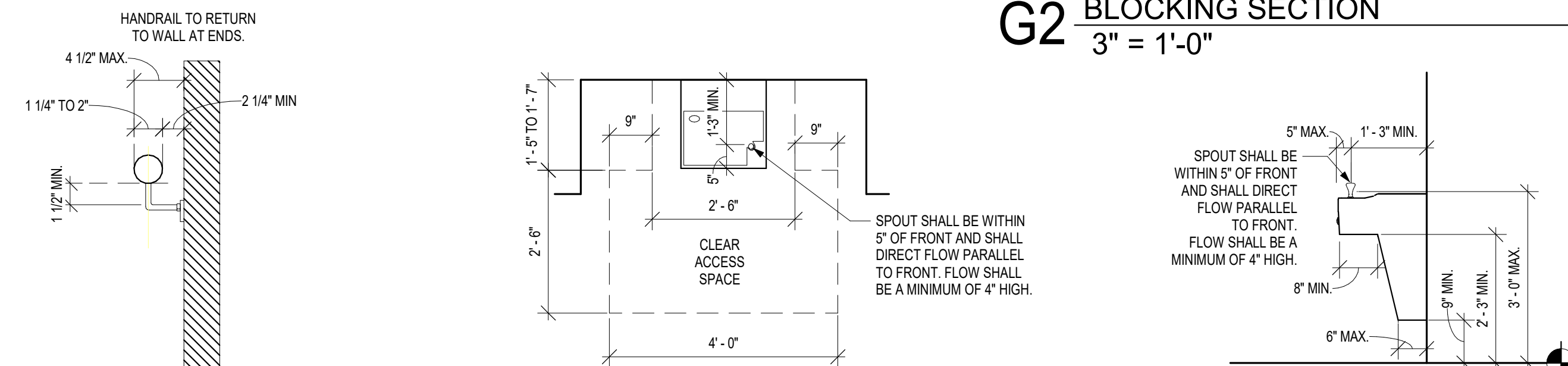
J6 TYP. DOOR APPROACH CLEARANCES
1/2" = 1'-0"



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



G2 BLOCKING SECTION
3" = 1'-0"



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

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

E8 ACCESSIBLE CLEAR FLOOR SPACE
1/2" = 1'-0"

E6 HANDRAIL CLEARANCES
1 1/2" = 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

ACCESSORY TYPE	COMMENTS	HEIGHT
FIRE EXTINGUISHER CABINET	SEMI RECESSED	4'-0" MAX.
MANUAL FIRE PULL	SURFACE MOUNTED	4'-0" MAX.
FIRE STROBE/LIGHT/AUDIBLE ALARM	SURFACE MOUNTED	7'-0"
WALL MOUNTED EXIT SIGN	WALL MOUNTED	6'-6"
WALL MOUNTED HANDRAIL	SURFACE MOUNTED	3'-0" TO TOP
WALL CLOCK	SURFACE MOUNTED	4'-0" U.N.O.
FABRIC COVERED TACK BOARD	SURFACE MOUNTED	4'-0" U.N.O.
MARKER BOARD	SURFACE MOUNTED	4'-0" U.N.O.
MOP & BROOM HOLDER	SURFACE MOUNTED	6'-0" U.N.O.
ROBE HOOK	SURFACE MOUNTED	4'-0" MAX.
ELAPSED TIME CLOCK	SURFACE MOUNTED	4'-0" MAX.
SOAP DISPENSER	SURFACE MOUNTED	4'-0" MAX.
PAPER TOWEL DISPENSER	SURFACE MOUNTED	4'-0" MAX.
ALCOHOL DISPENSER	SURFACE MOUNTED	4'-0" MAX.

TOILET ACCESSORY TYPICAL MOUNTING HEIGHTS

ACCESSORY TYPE	COMMENTS	HEIGHT
PAPER TOWEL DISPENSER	SURFACE MOUNTED	4'-0" MAX.
POWER HAND DRYER	SURFACE MOUNTED	4'-0" MAX.
PAPER TOWEL DISPENSER & TRASH RECEPTACLE	SEMI RECESSED	4'-0" MAX.
TOILET TISSUE DISPENSER	SURFACE MOUNTED	4'-0" MAX.
SANITARY NAPKIN DISPOSAL	SURFACE MOUNTED	4'-0" MAX.
SANITARY NAPKIN DISPENSER	RECESSED & SURFACE	4'-0" MAX.
VANITY SOAP DISPENSER	SURFACE MOUNTED	4'-0" MAX.
FRAMED VANITY MIRROR	SURFACE MOUNTED	4'-0" MAX.
DIAPER CHANGING STATION	SURFACE MOUNTED	4'-0" MAX.
SOAP DISPENSER	COUNTERTOP MOUNTED	4'-0" MAX.
FOLDING SHOWER SEAT	SURFACE MOUNTED	4'-0" MAX.
TOILET PARTITION	WALL MOUNTED	4'-0" MAX.
URINAL SCREEN	WALL MOUNTED	4'-0" MAX.

MISCELLANEOUS ACCESSORY TYPICAL MOUNTING HEIGHTS

ACCESSORY TYPE	COMMENTS	HEIGHT
CLOSET HANGAR ROD & SHELF	WALL MOUNTED	6'-0"
WALL PHONE	SURFACE MOUNTED	4'-0" MAX.
TELEPHONE HOUSING	SURFACE MOUNTED	4'-0" MAX.
CUP DISPENSER	SURFACE MOUNTED	4'-0" MAX.
WALL SWITCH	SURFACE MOUNTED	4'-0" MAX.
TELEPHONE OUTLET	SURFACE MOUNTED	4'-0" MAX.
RECEPTACLE/ TELEPHONE/ DATA	SURFACE MOUNTED	4'-0" MAX.
RECEPTACLE/ TELEPHONE/ DATA	SURFACE MOUNTED	4'-0" MAX.
SPECIALTY EQUIP (IE. THERMOSTAT CARD READER/ INTERCOM)	SURFACE MOUNTED	4'-0" MAX.
ELEVATOR CALL BUTTON	SURFACE MOUNTED	35"-48"
ELEVATOR VISIBLE SIGNAL INDICATOR	SURFACE MOUNTED	6'-0"
TACTILE CHARACTER INDICATOR	SURFACE MOUNTED	5'-0"
PANIC BAR	SURFACE MOUNTED	3'-4"
DOOR PULL	SURFACE MOUNTED	3'-4" U.N.O.
DOOR LATCH	SURFACE MOUNTED	3'-4"
ADA DOOR OPERATOR	VARIES	3'-4"

PLUMBING FIXTURE TYPICAL MOUNTING HEIGHTS

ACCESSORY TYPE	COMMENTS	HEIGHT
SHOWER MIXING VALVE	WALL MOUNTED	6'-6" U.N.O.
SHOWER HEAD	WALL MOUNTED	6'-6" U.N.O.
HAND HELD SHOWER	WALL MOUNTED	6'-6" U.N.O.
LAVATORY	WALL MOUNTED	2'-10"
LAVATORY	COUNTER MOUNTED	2'-10"
CHILDREN'S DRINKING FOUNTAIN	WALL MOUNTED	2'-6" MAX. TO SPOUT
SINGLE DRINKING FOUNTAIN	WALL MOUNTED	3'-0" TO SPOUT
DOUBLE DRINKING FOUNTAIN	WALL MOUNTED	3'-0" TO SPOUT
TOILET	WALL/FLOOR MOUNTED	17" MAX. AT ACCESSIBLE
URINAL	WALL MOUNTED	2'-0" TYP.

GRAB BAR TYPICAL MOUNTING HEIGHTS & TOILET ACCESSORY PLANS

ACCESSORY TYPE	COMMENTS	HEIGHT
ADA TOILET GRAB BAR	SURFACE MOUNTED	34"
SHOWER STALL GRAB BAR	SURFACE MOUNTED	34"
ROLL-IN SHOWER STALL GRAB BAR	SURFACE MOUNTED	34"
TYPICAL ADA SINK ENCLOSURE PANEL CLEARANCE	NOTE: SANITARY NAPKIN DISPOSAL AT WOMEN'S & UNISEX ONLY	11" MIN.

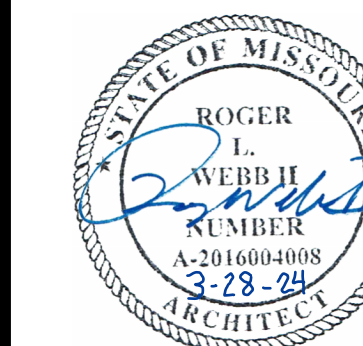
A11 TYP. MOUNTING HEIGHTS Copy 1
1/4" = 1'-0"

RESERVE AT BLACKWELL - BUILDING F2

SE SHENANDOAH DRIVE
LEE'S SUMMIT, MO 64063

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COLLINS WEBB
ARCHITECTURE, LLC

REVISION DATES:



PROFESSIONAL SEAL

G002

ISSUE DATE: 17 JAN 2024
COLLINS WEBB #: 21076

ACCESSIBILITY GUIDELINES



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ARCHITECTURE

PERMIT DOCUMENTS

GENERAL INFORMATION:
NO. OF STORIES = 2
ACTUAL BUILDING HT. = 24' - 8"
BASEMENT = NO
LIVING AREA = 1,562 SF
GARAGE AREA = 398 SF
COVERED PORCH AREA = 79 SF
USE = SINGLE-FAMILY
STANDPIPE/SPRINKLER = NOT REQ'D
SMOKE DETECTORS = REQ'D PER 2018 IRC SECTION R314.1

PERMIT DOCUMENTS

12 11 10 9 8 7 6 5 4 3 2 1

SPECIFICATIONS - PRODUCT & INSTALLATION GENERAL REQUIREMENTS

GENERAL REQUIREMENTS APPLICABLE TO ALL MATERIALS FOR THE PROJECT:

1. NO SUBSTITUTIONS OF MATERIALS WITHOUT COMPLETION OF A SUBSTITUTION REQUEST FORM & APPROVAL OF SUBSTITUTION BY BOTH ARCHITECT & OWNER PROJECT MANAGER. FORM CAN BE REQUESTED FROM ARCHITECT.
2. A CONDENSED SET PROVIDED FOR THE PROJECT, STRICT ADHERENCE TO MANUFACTURER REQUIREMENTS AND INSTALLATION ARE REQUIRED TO BE FOLLOWED WITH SECTIONS PROVIDED WITHIN. IF REQUIRED THE ARCHITECT WILL ISSUE ADDITIONAL SECTIONS TO PROVIDE CLARITY TO PRODUCTS OR INSTALLATION REQUIREMENTS.

DIVISION 1 - GENERAL REQUIREMENTS

- 1.1 SEE ADMINISTRATIVE SPECIFICATION FOR GENERAL REQUIREMENTS RELATED TO ADMINISTRATION OF THIS CONTRACT.

A. CONTRACTOR LICENSES

1. THE CONTRACTOR AND ALL SUBCONTRACTORS INVOLVED IN THE PROJECT SHALL BE REQUIRED TO OBTAIN AND PAY FOR ALL NECESSARY LICENSES AS REQUIRED BY ANY LAW OR AGENCIES HAVING JURISDICTION (AHJ) OVER THE PROJECT.

B. BUILDING PERMITS

1. THE GENERAL CONTRACTOR WILL PAY FOR ALL PERMITS REQUIRED BY ANY AGENCY HAVING JURISDICTION (AHJ) OVER THE PROJECT FOR ALL WORK TO BE PERFORMED BY THE GENERAL CONTRACTOR.

C. UTILITY FEES

1. THE CONTRACTOR SHALL PAY THE NECESSARY FEES TO CONNECT TO EXISTING UTILITIES AT THE PROPERTY LINE OR AT ADJACENT STREETS AND RIGHT OF WAY AS SPECIFIED. NECESSARY AND/OR INCLUDED IN THE CONSTRUCTION DOCUMENTS. THE CONTRACTOR SHALL PAY ALL UTILITY COSTS (BILLS) DURING CONSTRUCTION UNTIL OWNER TAKES POSSESSION OF THE FACILITY OR THE FACILITY IS CERTIFIED AS SUBSTANTIALLY COMPLETE.

D. PROTECTION OF FINISHED WORK

1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROTECT FINISHED SURFACES. PROTECTION FOR FINISHES SUCH AS FLOORS, WALLS AND FLOORS SHOULD BE PROVIDED AS REQUIRED. ANY DAMAGES TO THESE AREAS WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO REPAIR OR REPLACE.

E. GENERAL CONDITIONS

1. ANY DISCREPANCY OR CONFLICT WITHIN OR BETWEEN DRAWINGS AND ANY DISCREPANCY OR CONFLICT BETWEEN ANY DRAWING AND ANY SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.
2. THE GENERAL CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK USING THE CONTRACTOR'S BEST SKILLS AND ATTENTION. THE GENERAL CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR AND HAVE CONTROL OVER CONSTRUCTION MEANS AND METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THE CONTRACT.
3. THE GENERAL CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR AND HAVE CONTROL OVER ALL JOB SITE SAFETY PROCEDURES AND POLICIES. THE GENERAL CONTRACTOR SHALL HAVE A SAFETY COORDINATOR AND BE RESPONSIBLE TO HOLD REGULARLY SCHEDULED SAFETY TRAINING WITH ALL JOB SITE PERSONNEL, INCLUDING ALL SUB CONTRACTOR PERSONNEL.
4. NEITHER THE ARCHITECTS OR THE OWNERS INSPECTION NOR FAILURE TO INSPECT SHALL RELIEVE THE CONTRACTOR OF ANY OBLIGATION HEREUNDER. IF ANY WORK FAILS TO CONFORM TO THE CONSTRUCTION DOCUMENTS, THE CONTRACTOR SHALL PROMPTLY REMEDY AND/OR REPLACE THE SAME AT THE CONTRACTOR'S EXPENSE. NO ACCEPTANCE OR PAYMENT BY THE OWNER OR ARCHITECT SHALL CONSTITUTE A WAIVER OF THE FOREGOING AND NOTHING HEREIN SHALL EXCLUDE OR LIMIT ANY WARRANTIES MADE BY LAW.
5. THE GENERAL CONTRACTOR SHALL SO CONDUCT ITS OPERATIONS AS NOT TO UNREASONABLY INTERFERE WITH TRAFFIC ON PUBLIC THOROUGHFARES ADJACENT OR NEAR TO THE PROJECT SITE.
6. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE PROJECT SITE.
7. DO NOT SCALE DRAWINGS.

F. PROJECT REQUIREMENTS

1. THE GENERAL CONTRACTOR REPRESENTS THAT IT POSSESSES THE SKILLS REQUIRED FOR THE WORK, ASSUMES THE RESPONSIBILITIES OF AN EMPLOYER FOR PERFORMANCE OF THE WORK, AND ACTS AS AN EMPLOYER OF ONE OR MORE EMPLOYEES BY PAYING WAGES, DIRECTING ACTIVITIES, AND PERFORMING OTHER SIMILAR FUNCTIONS. THE GENERAL CONTRACTOR IS AN INDEPENDENT CONTRACTOR, FREE TO DETERMINE THE MANNER IN WHICH THE WORK IS PERFORMED.
2. THE GENERAL CONTRACTOR SHALL PROVIDE, AND MAINTAIN IN GOOD WORKING ORDER, THE FOLLOWING ITEMS FOR USE BY THE PROJECT SUPERINTENDENT DAILY DURING THE ENTIRE DURATION OF THE PROJECT:
- A. LAPTOP WITH INTERNET ACCESS.
 - B. DIGITAL CAMERA WITH DATE/STAMP CAPABILITY AND WITH PROPER CABLES TO ATTACH TO LAPTOP.
 - C. EMAIL ACCESS THROUGH THE LAPTOP.
 - D. A PRINTER/SCANNER/FAX MACHINE WITH PROPER CABLES TO ATTACH TO LAPTOP.
 - E. CELL PHONE.
 - F. PROJECT INTERNET CLOUD BASED SITE FOR MANAGEMENT OF PROJECT INFORMATION. SITE WILL BE USED FOR SUBMITTAL OF SHOP DRAWINGS, RFIs & PHOTOS. SITE SHALL BE PROCURED OR EQUAL FUNCTIONALITY.
3. THE GENERAL CONTRACTOR SHALL HAVE A CONSTRUCTION SUPERINTENDENT ASSIGNED TO THE PROJECT, AND THIS SUPERINTENDENT SHALL BE ON SITE EVERY DAY WHEN THERE IS ANY CONSTRUCTION ON THIS PROJECT. THE SUPERINTENDENT SHALL BE REACHABLE BY PHONE DURING NORMAL BUSINESS HOURS. ONCE ASSIGNED, THE SUPERINTENDENT SHALL MONITOR OR REPLACE WITHOUT NOTICE ANY WORKMAN OR ARCHITECT, WITHOUT SPECIALLY REQUESTED TO BE REPLACED BY OWNER.
4. THE SUPERINTENDENT WILL BE REQUIRED TO PROVIDE PHOTOGRAPHS (VIA EMAIL USING A DIGITAL CAMERA) TO THE OWNER & ARCHITECT EACH WEEK. SHOWING THE PROGRESS OF CONSTRUCTION. THE GENERAL CONTRACTOR IS ENCOURAGED TO TAKE PHOTOS SEVERAL TIMES EACH WEEK TO HELP MAINTAIN PROOF OF CONSTRUCTION PROGRESS, RECORD UNCOVERED CONDITIONS, RECORD CONDITION AND AMOUNTS OF VENDOR GOODS UPON RECEIPT, AND RECORD PROTECTION THAT VARIES FROM THE CDS (AS PART OF THE AS-BUILTS). ALL PHOTOS WILL HAVE A DATE STAMP.

G. INSPECTIONS/OBSERVATIONS

1. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO OVERSEE CONSTRUCTION OF THE PROJECT, CONTINUALLY. THE WORK, MATERIALS, AND WORKMANSHIP PROVIDED BY ALL OF HIS TRADESMEN, SUBCONTRACTORS, AND SUPPLIERS. EXCELLENCE IN QUALITY OF CONSTRUCTION CAN ONLY BE ACHIEVED IF THE CONTRACTOR ENFORCES HIGH STANDARDS OF ACCEPTABILITY. THE GENERAL CONTRACTOR CANNOT DELEGATE HIS RESPONSIBILITY TO THE SUBCONTRACTORS, BUT MUST CONTINUALLY MONITOR THE WORK OF EACH TRADE ON THE PROJECT.
2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ARRANGE AND SCHEDULE ALL AGENCIES HAVING JURISDICTION (AHJ) INSPECTIONS NECESSARY TO OBTAIN THE CERTIFICATE OF OCCUPANCY (CERTIFICATE OF COMPLIANCE). PRIOR TO THE DATE OF THE AGENCY INSPECTION, THE GENERAL CONTRACTOR SHOULD INSPECT THE PROJECT TO INSURE THAT CONSTRUCTION COMPLETES WITH THE AGENCY REQUIREMENTS. SCHEDULING FINAL INSPECTIONS WITH AGENCY REPRESENTATIVES WHEN THE PROJECT IS NOT COMPLETE MUST BE AVOIDED. COPIES OF FINAL INSPECTIONS MUST BE PROVIDED TO OWNER & AVAILABLE.
3. PRIOR TO REQUESTING THE SUBSTANTIAL COMPLETION INSPECTION, IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONDUCT HIS OWN PRE-SUBSTANTIAL COMPLETION INSPECTION OF THE CONSTRUCTION FOR QUALITY OF CONSTRUCTION AND THE AS-BUILTS. THE AS-BUILTS MUST BE MAINTAINED ON-SITE IN THE GENERAL CONTRACTOR'S OFFICE AND WILL NOT BE USED FOR ANY OTHER PURPOSE. SINCE THE OWNER WILL OWN AND OPERATE THE FACILITY, IT IS IMPERATIVE THAT ALL PARTIES MAINTAIN ACCURATE INFORMATION REGARDING THE ACTUAL CONSTRUCTION OF THE PROJECT.
4. ALL DEVIATIONS FROM THE CONTRACT SET OF DRAWINGS MUST BE NOTED ON THE AS-BUILTS IN RED WITH CLOUDS FOR CLEAR IDENTIFICATION. THE OWNER WILL REVIEW THE AS-BUILTS FOR ACCURACY AND COMPLETENESS MONTHLY. DURING THE PAYMENT APPLICATION REVIEW PROCESS, FAILURE TO POST CHANGES TO THE PROJECT ON THE AS-BUILTS AS IDENTIFIED DURING THE ON-SITE MONTHLY REVIEW WILL BE CAUSE TO SUSPEND PAYMENT UNTIL RECTIFIED. IT IS THE GENERAL CONTRACTOR'S RESPONSIBILITY TO ENFORCE THE DAILY POSTING OF AS-BUILT CHANGES WITH THE SUBCONTRACTORS.

5. ITEMS TO BE SUBMITTED TO THE PROJECT SUPERINTENDENT TO THE REQUEST FOR THE CERTIFICATE OF SUBSTANTIAL COMPLETION AND OWNER / ARCHITECT OBSERVATION OF ITEMS TO BE COMPLETED AND CORRECTED.
- A. GENERAL CONTRACTOR'S PUNCH LIST
 - B. HVAC TEST AND BALANCE REPORT
 - C. SPRINKLER SYSTEM ACCEPTANCE INSPECTION REPORT
 - D. COPY OF VOLUME OF COMPLETED SEWER SYSTEM

6. THE REVIEW AND/OR ORGANIZED MANNER THROUGHOUT THE BUILDING INSPECTING EACH SPACE OR ROOM. THE PUNCH LIST GENERATED BY THE SUBSTANTIAL COMPLETION INSPECTION TOUR IS TO BE PREPARED BY THE CONTRACTOR, ALONG WITH THE PUNCH LIST, THE ARCHITECT SHALL PREPARE THE CERTIFICATE OF SUBSTANTIAL COMPLETION.
7. IMMEDIATELY AFTER RECEIPT OF THE PUNCH LIST, THE GENERAL CONTRACTOR AND SUBCONTRACTORS ARE EXPECTED TO BEGIN CORRECTION OF THE OUTSTANDING ITEMS AFTER COMPLETION OF PUNCHLIST. THE CONTRACTOR SHALL NOTIFY OWNER & ARCHITECT IN WRITING THAT FULL LIST OF ITEMS TO BE COMPLETED AND/OR CORRECT IS FINALIZED.

H. RECORD CLOSE-OUT DOCUMENTS

1. THE OWNER REQUIRES THE GENERAL CONTRACTOR AND SUBCONTRACTORS TO MAINTAIN AN ACCURATE, CURRENT SET OF RECORD DOCUMENTS (AS-BUILTS) AS CONSTRUCTION PROGRESSES. ALL PERTINENT INFORMATION RELATING TO THE PROJECT MUST BE TIMELY MAINTAINED ON THE AS-BUILTS. THE AS-BUILTS MUST BE MAINTAINED ON-SITE IN THE GENERAL CONTRACTOR'S OFFICE AND WILL NOT BE USED FOR ANY OTHER PURPOSE. SINCE THE OWNER WILL OWN AND OPERATE THE FACILITY, IT IS IMPERATIVE THAT ALL PARTIES MAINTAIN ACCURATE INFORMATION REGARDING THE ACTUAL CONSTRUCTION OF THE PROJECT.
2. ALL DEVIATIONS FROM THE CONTRACT SET OF DRAWINGS MUST BE NOTED ON THE AS-BUILTS IN RED WITH CLOUDS FOR CLEAR IDENTIFICATION. THE OWNER WILL REVIEW THE AS-BUILTS FOR ACCURACY AND COMPLETENESS MONTHLY. DURING THE PAYMENT APPLICATION REVIEW PROCESS, FAILURE TO POST CHANGES TO THE PROJECT ON THE AS-BUILTS AS IDENTIFIED DURING THE ON-SITE MONTHLY REVIEW WILL BE CAUSE TO SUSPEND PAYMENT UNTIL RECTIFIED. IT IS THE GENERAL CONTRACTOR'S RESPONSIBILITY TO ENFORCE THE DAILY POSTING OF AS-BUILT CHANGES WITH THE SUBCONTRACTORS.

I. FINAL CLOSE-OUT OF THE PROJECT

1. WITHIN THIRTY (30) CALENDAR DAYS AFTER THE FINAL PROJECT SUBSTANTIAL COMPLETION, THE GENERAL CONTRACTOR SHALL COMPLETE ALL CLOSE-OUT DOCUMENTS AND SUBMIT THEM TO THE OWNER FOR REVIEW. IF THE CONTRACTOR FAILS TO COMPLETE ITS REQUIREMENTS WITHIN THIS TIMELINE NOTED ABOVE THE CONTRACTOR MAY BE SUBJECT TO ADDITIONAL ADMINISTATIVE FEES.

J. CLOSE-OUT DOCUMENTS

1. THE CATEGORIES LISTED BELOW SHOULD BE SUBMITTED AT THE SAME TIME.
- A. A DISK WITH ALL PHOTOS TAKEN DURING CONSTRUCTION.
 - B. CHANGE ORDERS AND ALL ADDENDA ATTACHED AND POSTED TO THE AS-BUILT DRAWINGS.
 - C. AS-BUILT DRAWINGS: ONE HARD COPY TO REMAIN ON SITE AND IN PLANT TUBE, ONE ELECTRONIC COPY TO BE SENT WITH CLOSE-OUT PAPERWORK.
 - D. MATERIALS SELECTION DATA - PROVIDE ALL APPROVED SUBMITTALS.
 - E. OPERATION AND MAINTENANCE MANUALS (OMM): PROVIDE OMM MANUALS BOXED AND BOUND. THIS ITEM IS OF SIGNIFICANT IMPORTANCE TO MSF FUTURE MAINTENANCE ACTIVITIES.
 - F. ALL HVAC TEST AND BALANCE REPORTS.
 - G. RELEASE OF LEV (AA FORM 708A), PAYMENT OF DEBT (AA FORM 708).
 - H. WARRANTIES, CERTIFICATES, AFFIDAVITS.
 - I. ALL INFORMATION INCLUDED IN THIS CATEGORY WILL BE FURNISHED IN ONE (1) COPY AND BOUND IN A STUDY THREE-RING BINDER WITH A LABEL ON THE OUTSIDE READING "GENERAL CLOSE-OUT DOCUMENTS" TO INCLUDE AN INDEX OF THE CONTENTS. ALL AA DOCUMENTS WILL BE ORIGINAL (WITH RED LETTERING ON THE BOTTOM OF THE FORM) AND NOTARIZED. IF THE ELECTRONIC VERSION IS USED A COPY WITH ORIGINAL SIGNATURES WILL BE SUBMITTED. THE GENERAL CONTRACTOR AND EACH SUBCONTRACTOR WILL HAVE SEPARATE TABS IDENTIFYING EACH BY NAME. THE GENERAL CONTRACTOR WILL LIST EACH SUBCONTRACTOR ALPHABETICALLY AND WILL CHECK TO INSURE THAT A "RELEASE OF LEV" - AA FORM 708A AND A "PAYMENT OF DEBT" - AA FORM 707B IS INCLUDED FOR HIMSELF AND EACH SUBCONTRACTOR. THE GENERAL CONTRACTOR WILL INCLUDE A "CONSENT OF SURETY" - AA FORM 707T. IN ADDITION, THE GENERAL CONTRACTOR WILL INCLUDE BEHIND HIS TAB THE FOLLOWING INFORMATION: A. LIST OF NAMES, BUSINESS ADDRESSES, PHONE NUMBERS AND EMAIL ADDRESSES FOR THE GENERAL CONTRACTOR AND EACH SUBCONTRACTOR.
 - B. AN ANNOTATED COPY OF THE SUBSTANTIAL COMPLETION PUNCH LIST INDICATING ACTION TAKEN ON EACH ITEM.
 - C. WARRANTIES, CERTIFICATES AND AFFIDAVITS SHALL BE INCLUDED FOR ANY EQUIPMENT, MATERIALS OR SYSTEMS COMBINED WITH ALL OF THE ABOVE INFORMATION AND PLACED BEHIND THE TAB OF THE CONTRACTOR THAT ISSUED IT.

DIVISION 4 - MASONRY

04 0500 - MASONRY VENEERS & SIMULATED STONES

- A. SUBMITTALS: SHOP DRAWINGS AND CALCULATIONS INDICATING PRODUCTS TYPES AND LAYOUT, VERTICAL AND HORIZONTAL DIMENSIONS, EDGE CONDITIONS, AND CONNECTION DETAILS TO SUBSTRATES. PROVIDE GROUT TYPES AND COLOR SAMPLES.
- B. BASIS OF DESIGN: CANYON LEDGE PROFILE AS MANUFACTURED BY CANYON STONE INC. MATCH THE MODULAR CONFIGURATIONS INDICATED IN THE CONSTRUCTION DOCUMENTS.
- C. MATERIALS
1. MORTAR: TYPE "N" TINTED TO A COLOR SELECTED BY THE ARCHITECT.
 2. METAL LATH SHALL BE MINIMUM 2x5 P.B. BAR GRADED GALVANIZED METAL LATH (DIAMOND MESH) ATTACHED WITH TYPE 3x12 GALVANIZED NAILS. GALVANIZED FLASHING MAY ALSO BE USED.
 3. IN WALL AND CAP FLASHING SHALL BE CARULISE "PRE-KLEANED" EPDM OR COMPARABLE PRODUCTS MANUFACTURED BY W.R. GRAACE OR ALCO.
 4. BUILDING FELT TO BE 15# ASPHALT IMPREGNATED BUILDING FELT OVER WEATHER BARRIER OVER WALL SHEATHING.
- C. FABRICATIONS: FABRICATE ITEMS IN LARGEST PRACTICAL SECTIONS FOR DELIVERY TO SITE.
- D. FINISH: INSTALLATION
1. FOLLOW MANUFACTURER RECOMMENDED INSTALLATION INSTRUCTIONS TO MAINTAIN WARRANTY.
 2. APPLY MORTAR 1/2" TO 3/4" THICK TO PREPARED SURFACE USING A PLASTERER OR MASONS TROWEL AND LAY SIMULATED STONE UNITS LEVEL AND TRUE TO LINE IN FULL BEDS OF MORTAR. ALL JOINTS MUST BE COMPLETELY FILLED. APPLY ONLY ENOUGH MORTAR TO ALLOW STONES TO BE SET BEFORE MORTAR BEGINS TO HARDEN.
 3. ALL JOINTS IN SIMULATED STONE WORK SHALL NOT EXCEED AN AVERAGE OF 1/2" IN WIDTH.
 4. RETAIN 1/2" DEEP X 1/4" WIDE SEALANT JOINTS AT PERIMETER OF EXTERIOR DOORS, WINDOW FRAMES AND OTHER WALL OPENINGS.
 5. WEED MORTAR MORTAR DROPPINGS TO HARDEN ON EXPOSED SURFACES.
 6. WALLS SHALL BE COVERED WITH 15 LB BUILDING FELT AND GALVANIZED METAL LATH SHALL BE INSTALLED PRIOR TO APPLICATION OF THE MORTAR BASE. MORTAR BASE MAY BE APPLIED DIRECTLY TO MASONRY BACKUP.

DIVISION 5 - METALS

05 0000 - METAL RAILINGS

- A. SUBMITTALS: PRODUCT DATA AND SHOP DRAWINGS WITH PLANS ELEVATIONS AND SECTIONS INDICATING MEMBER SIZES AND LAYOUT, VERTICAL AND HORIZONTAL DIMENSIONS, EDGE CONDITIONS, AND CONNECTION DETAILS. INCLUDE DETAILS OF ASSEMBLY ASSEMBLIES, INCLUDE DIMENSIONS, WEIGHTS, LOADS, REQUIRED CLEARANCES. METHOD OF FIELD FASTENING, FASTENERS, ANCHORS, LOCATION AND SIZE OF EACH FIELD CONNECTION, SAMPLES FOR FINAL SELECTION. FOR EACH TYPE OF EXPOSED FINISH.
1. DELEGATED-DESIGN SUBMITTAL: FOR HANDRAIL AND GUARDRAIL SYSTEMS, INCLUDING ANALYSIS DATA SIGNED AND SEALED BY THE QUALIFIED PROFESSIONAL ENGINEER RESPONSIBLE FOR THEIR PREPARATION.
- B. DESIGN: METAL RAILINGS SHALL BE DESIGNED BY FABRICATOR TO SUPPORT CODE-REQUIRED LOADING AND TO MATCH THE CONFIGURATIONS INDICATED IN THE CONSTRUCTION DOCUMENTS. SEE DRAWINGS FOR REQUIRED RAILING ELEVATIONS.
- C. WARRANTY: MANUFACTURER'S WARRANTY: MANUFACTURER AGREES TO REPAIR OR REPLACE COMPONENTS OF HANDRAIL AND GUARD RAIL SYSTEM THAT FAIL IN MATERIALS OR WORKSMANSHIP WITHIN SPECIFIED WARRANTY PERIOD. WARRANTY PERIOD OF 30 YEAR.
- D. BASIS OF DESIGN: DIGGER SPECIALTIES, INC., WESTBURY#B ALUMINUM RAILING, TUSCANY SERIES, STYLE C10
- E. ACCESSORIES: 1. GENERAL: PROVIDE MANUFACTURER'S STANDARD ACCESSORIES AS REQUIRED FOR COMPLETE RAILING SYSTEM AS INDICATED ON THE DRAWINGS AND AS REQUIRED TO COMPLY WITH PERFORMANCE REQUIREMENTS.
- F. FASTENERS: 1. GENERAL: TYPE 304 STAINLESS-STEEL FASTENERS. EXPLODE FASTENERS WITH FINISH MATCHING APPEARANCE, INCLUDING COLOR AND TEXTURE, OF RAILINGS.
- G. FABRICATION: 1. GENERAL: FABRICATE RAILINGS TO COMPLY WITH REQUIREMENTS INDICATED FOR DESIGN, DIMENSIONS, MEMBER SIZES AND SPACING, DETAILS, FINISH, AND ANCHORAGE, BUT NOT LESS THAN THAT REQUIRED TO SUPPORT STRUCTURAL LOADS.
2. CUT, DRILL, AND PUNCH ALUMINUM CLEANLY AND ACCURATELY. REMOVE BURRS AND EASE EDGES TO A RADIUS OF APPROX. 1/32 INCH (1 MM) UNLESS OTHERWISE INDICATED. REMOVE SHARP OR ROUGH AREAS ON EXPOSED SURFACES.
3. FABRICATE CONNECTIONS THAT ARE EXPOSED TO WEATHER IN A MANNER THAT EXCLUDES WATER. PROVIDE WEEP HOLES WHERE WATER MAY ACCUMULATE.
- H. FINISH: 1. POWDER-COAT FINISH: AAMA 2605 EXPERT WITH A MINIMUM DRY FILM THICKNESS OF 1.5 MILS (0.04 MM). COMPLY WITH COATING MANUFACTURER'S WRITTEN INSTRUCTIONS FOR CLEANING, CONVERSION COATING, AND APPLYING AND BAKING FINISH.

I. INSTALLATION:

1. SUPPLY COMPONENTS REQUIRED FOR ANCHORAGE FABRICATED FROM SAME MATERIAL AND FINISH AS FABRICATION UNLESS NOTED OTHERWISE. SHIM AND LEVEL FABRICATIONS AS NECESSARY. COAT CONCEALED SURFACES OF ALUMINUM FABRICATIONS IN CONTACT WITH CONCRETE, GROUT, MASONRY, WOOD, OR DISSIMILAR METALS WITH BITUMINOUS PAINT.
2. FIT EXPOSED CONNECTIONS TOGETHER TO FORM TIGHT, HAIRLINE JOINTS.
3. PERFORM CUTTING, DRILLING, AND FITTING REQUIRED FOR INSTALLING RAILINGS. SET RAILINGS ACCURATELY IN LOCATION, ALIGNMENT, AND ELEVATION. MEASURED FROM ESTABLISHED UNITS AND LEVELS AND FREE OF RACK. I DO NOT YIELD, CUT, OR ABRASE SURFACES OF RAILING COMPONENTS THAT ARE COATED OR FINISHED AFTER FABRICATION AND THAT ARE INTENDED FOR FIELD CONNECTION BY MECHANICAL OR OTHER MEANS WITHOUT FURTHER CUTTING OR FITTING.
4. SET POSTS PLUMB WITHIN A TOLERANCE OF 1/16 INCH IN 3 FEET.
5. CONTROL OF CORROSION: PREVENT GALVANIC ACTION AND OTHER FORMS OF CORROSION BY INSULATING METALS AND OTHER MATERIALS FROM DIRECT CONTACT WITH INCOMPATIBLE MATERIALS.
6. ADJUST RAILINGS BEFORE ANCHORING TO ENSURE MATCHING ALIGNMENT AT ABUTTING JOINTS.
7. FASTENING TO IN-PLACE CONSTRUCTION: REMOVE BURRS AND EASE EDGES TO A RADIUS OF APPROXIMATELY 1/32 INCH (1 MM) UNLESS OTHERWISE INDICATED. REMOVE SHARP OR ROUGH AREAS ON EXPOSED SURFACES.
8. FABRICATE CONNECTIONS THAT ARE EXPOSED TO WEATHER IN A MANNER THAT EXCLUDES WATER. PROVIDE WEEP HOLES WHERE WATER MAY ACCUMULATE.
- H. FINISH: 1. POWDER-COAT FINISH: AAMA 2605 EXPERT WITH A MINIMUM DRY FILM THICKNESS OF 1.5 MILS (0.04 MM). COMPLY WITH COATING MANUFACTURER'S WRITTEN INSTRUCTIONS FOR CLEANING, CONVERSION COATING, AND APPLYING AND BAKING FINISH.

2. FILL EXPOSED CONNECTIONS TOGETHER TO FORM TIGHT, HAIRLINE JOINTS.
3. PERFORM CUTTING, DRILLING, AND FITTING REQUIRED FOR INSTALLING RAILINGS. SET RAILINGS ACCURATELY IN LOCATION, ALIGNMENT, AND ELEVATION. MEASURED FROM ESTABLISHED UNITS AND LEVELS AND FREE OF RACK. I DO NOT YIELD, CUT, OR ABRASE SURFACES OF RAILING COMPONENTS THAT ARE COATED OR FINISHED AFTER FABRICATION AND THAT ARE INTENDED FOR FIELD CONNECTION BY MECHANICAL OR OTHER MEANS WITHOUT FURTHER CUTTING OR FITTING.
4. SET POSTS PLUMB WITHIN A TOLERANCE OF 1/16 INCH IN 3 FEET.
5. CONTROL OF CORROSION: PREVENT GALVANIC ACTION AND OTHER FORMS OF CORROSION BY INSULATING METALS AND OTHER MATERIALS FROM DIRECT CONTACT WITH INCOMPATIBLE MATERIALS.
6. ADJUST RAILINGS BEFORE ANCHORING TO ENSURE MATCHING ALIGNMENT AT ABUTTING JOINTS.
7. FASTENING TO IN-PLACE CONSTRUCTION: REMOVE BURRS AND EASE EDGES TO A RADIUS OF APPROXIMATELY 1/32 INCH (1 MM) UNLESS OTHERWISE INDICATED. REMOVE SHARP OR ROUGH AREAS ON EXPOSED SURFACES.
8. FABRICATE CONNECTIONS THAT ARE EXPOSED TO WEATHER IN A MANNER THAT EXCLUDES WATER. PROVIDE WEEP HOLES WHERE WATER MAY ACCUMULATE.
9. PROTECT FINISHES OF RAILINGS FROM DAMAGE DURING CONSTRUCTION PERIOD WITH TEMPORARY PROTECTIVE COVERINGS APPROVED BY RAILING MANUFACTURER. REMOVE PROTECTIVE COVERINGS AT TIME OF SUBSTANTIAL COMPLETION.

DIVISION 5 - METALS

05 0213 - PIPE AND TUBE RAILINGS

- A. SUBMITTALS: PRODUCT DATA AND SHOP DRAWINGS WITH PLANS ELEVATIONS AND SECTIONS INDICATING MEMBER SIZES AND LAYOUT, VERTICAL AND HORIZONTAL DIMENSIONS, EDGE CONDITIONS, AND CONNECTION DETAILS. INCLUDE DETAILS OF ASSEMBLY ASSEMBLIES, INCLUDE DIMENSIONS, WEIGHTS, LOADS, REQUIRED CLEARANCES. METHOD OF FIELD FASTENING, FASTENERS, ANCHORS, LOCATION AND SIZE OF EACH FIELD CONNECTION, SAMPLES FOR FINAL SELECTION. FOR EACH TYPE OF EXPOSED FINISH.
1. DELEGATED-DESIGN SUBMITTAL: FOR HANDRAIL AND GUARDRAIL SYSTEMS, INCLUDING ANALYSIS DATA SIGNED AND SEALED BY THE QUALIFIED PROFESSIONAL ENGINEER RESPONSIBLE FOR THEIR PREPARATION.
- B. DESIGN: METAL TUBE RAILINGS SHALL BE DESIGNED BY FABRICATOR TO SUPPORT CODE-REQUIRED LOADING AND TO MATCH THE CONFIGURATIONS INDICATED IN THE CONSTRUCTION DOCUMENTS. SEE DRAWINGS FOR REQUIRED RAILING ELEVATIONS.
- C. FIELD CONDITIONS: 1. FIELD MEASUREMENTS: VERIFY ACTUAL LOCATIONS OF WALLS AND OTHER CONSTRUCTION CONTIGUOUS WITH METAL FABRICATIONS BY FIELD MEASUREMENTS BEFORE FABRICATION.
- D. PERFORMANCE REQUIREMENTS: 1. A DELEGATED DESIGN: ENGAGE A QUALIFIED PROFESSIONAL ENGINEER TO DESIGN RAILINGS, INCLUDING ATTACHMENT TO BUILDING CONSTRUCTION.
2. STRUCTURAL PERFORMANCE: RAILINGS, INCLUDING ATTACHMENT TO BUILDING CONSTRUCTION, SHALL WITHSTAND THE EFFECT OF GRAVITY LOADS AND THE FOLLOWING LOADS AND STRESSES WITHIN LIMITS AND UNDER CONDITIONS INDICATED.
3. HANDRAILS AND TOP RAILS OF GUARDS:
- A. UNIFORM AND CONCENTRATED LOAD OF 200 LBF (89 KN) APPLIED IN ANY DIRECTION.
 - B. CONCENTRATED LOAD OF 200 LBF (89 KN) APPLIED IN ANY DIRECTION.
 - C. UNIFORM AND CONCENTRATED LOADS NEED NOT BE APPLIED TO ACT CONCURRENTLY.
- E. FASTENERS: 1. FASTENERS FOR ANCHORING RAILINGS TO OTHER CONSTRUCTION: SELECT FASTENERS OF TYPE, GRADE, AND CLASS REQUIRED TO PROVIDE CONNECTIONS TO CONSTRUCTION. PROVIDE FASTENERS AND RAILINGS TO OTHER TYPES OF CONSTRUCTION INDICATED AND CAPABLE OF WITHSTANDING DESIGN LOADS.
- F. MISCELLANEOUS MATERIALS: 1. METAL SURFACES, GENERAL: PROVIDE MATERIALS WITH SMOOTH SURFACES, WITHOUT SEAM MARKS, ROLLER MARKS, ROLLED TRADE NAMES, STAINS, DISCOLORATIONS, OR BLEMISHES.
2. BRACKETS, FLANGES, AND ANCHORS: CAST OR FORMED METAL OF SAME TYPE OF MATERIAL AND FINISH AS SUPPORTED RAILINGS UNLESS OTHERWISE INDICATED.
3. PIPE: ASTM A 53A 3.5M, TYPE F OR TYPE S, GRADE A, STANDARD WEIGHT (SCHEDULE 40), UNLESS ANOTHER GRADE AND WEIGHT ARE REQUIRED BY STRUCTURAL LOADS.
- G. FABRICATION: 1. GENERAL: FABRICATE RAILINGS TO COMPLY WITH REQUIREMENTS INDICATED FOR DESIGN, DIMENSIONS, MEMBER SIZES AND SPACING, DETAILS, FINISH, AND ANCHORAGE, BUT NOT LESS THAN THAT REQUIRED TO SUPPORT STRUCTURAL LOADS.
2. CUT, DRILL, AND PUNCH ALUMINUM CLEANLY AND ACCURATELY. REMOVE BURRS AND EASE EDGES TO A RADIUS OF APPROXIMATELY 1/32 INCH (1 MM) UNLESS OTHERWISE INDICATED. REMOVE SHARP OR ROUGH AREAS ON EXPOSED SURFACES.
3. FABRICATE CONNECTIONS THAT ARE EXPOSED TO WEATHER IN A MANNER THAT EXCLUDES WATER. PROVIDE WEEP HOLES WHERE WATER MAY ACCUMULATE.
4. WELD JOINTS: USE FULLY WELDED JOINTS FOR PERMANENTLY CONNECTING RAILING COMPONENTS.
5. FASTENING TO IN-PLACE CONSTRUCTION: REMOVE BURRS AND EASE EDGES TO A RADIUS OF APPROXIMATELY 1/32 INCH (1 MM) UNLESS OTHERWISE INDICATED. REMOVE SHARP OR ROUGH AREAS ON EXPOSED SURFACES.
- H. FINISH: 1. FOR NONGALVANIZED-STEEL RAILINGS, PROVIDE NONGALVANIZED FERROUS-METAL FINISHES, BRACKETS, FASTENERS, AND SLEEVES. HOWEVER, GALVANIZE ANCHORS TO BE EMBEDDED IN EXTERIOR CONC OR MASONRY.
2. FASTENERS: AS RECOMMENDED BY MEMBRANE MANUFACTURER.
3. POWER TOOL CLEANING.
4. PRIMER APPLICATION: APPLY SHOP PRIMER TO PREPARED SURFACES OF RAILINGS UNLESS OTHERWISE SPECIFIED. COMPLY WITH REQUIREMENTS IN SSPC-PA 1, "SHOP PRIMER AND MAINTENANCE PAINTING OF STEEL," FOR SHOP PAINTING. PRIMER NEED NOT BE APPLIED TO SURFACES TO BE EMBEDDED IN CONC OR MAS.
- I. INSTALLATION: 1. SUPPLY COMPONENTS REQUIRED FOR ANCHORAGE FABRICATED FROM SAME MATERIAL AND FINISH AS FABRICATION UNLESS NOTED OTHERWISE. SHIM AND LEVEL FABRICATIONS AS NECESSARY. COAT CONCEALED SURFACES OF FABRICATIONS IN CONTACT WITH CONCRETE, GROUT, MASONRY, WOOD, OR DISSIMILAR METALS WITH BITUMINOUS PAINT.
2. FIT EXPOSED CONNECTIONS TOGETHER TO FORM TIGHT, HAIRLINE JOINTS.
3. PERFORM CUTTING, DRILLING, AND FITTING REQUIRED FOR INSTALLING RAILINGS. SET RAILINGS ACCURATELY IN LOCATION, ALIGNMENT, AND ELEVATION. MEASURED FROM ESTABLISHED UNITS AND LEVELS AND FREE OF RACK. I DO NOT YIELD, CUT, OR ABRASE SURFACES OF RAILING COMPONENTS THAT ARE COATED OR FINISHED AFTER FABRICATION AND THAT ARE INTENDED FOR FIELD CONNECTION BY MECHANICAL OR OTHER MEANS WITHOUT FURTHER CUTTING OR FITTING.
4. SET POSTS PLUMB WITHIN A TOLERANCE OF 1/16 INCH IN 3 FEET.
5. CONTROL OF CORROSION: PREVENT GALVANIC ACTION AND OTHER FORMS OF CORROSION BY INSULATING METALS AND OTHER MATERIALS FROM DIRECT CONTACT WITH INCOMPATIBLE MATERIALS.
6. ADJUST RAILINGS BEFORE ANCHORING TO ENSURE MATCHING ALIGNMENT AT ABUTTING JOINTS.
7. FASTENING TO IN-PLACE CONSTRUCTION: REMOVE BURRS AND EASE EDGES TO A RADIUS OF APPROXIMATELY 1/32 INCH (1 MM) UNLESS OTHERWISE INDICATED. REMOVE SHARP OR ROUGH AREAS ON EXPOSED SURFACES.
8. FABRICATE CONNECTIONS THAT ARE EXPOSED TO WEATHER IN A MANNER THAT EXCLUDES WATER. PROVIDE WEEP HOLES WHERE WATER MAY ACCUMULATE.
9. PROTECT FINISHES OF RAILINGS FROM DAMAGE DURING CONSTRUCTION PERIOD WITH TEMPORARY PROTECTIVE COVERINGS APPROVED BY RAILING MANUFACTURER. REMOVE PROTECTIVE COVERINGS AT TIME OF SUBSTANTIAL COMPLETION.

DIVISION 6 - WOOD AND PLASTICS

06 0000 - ROUGH CARPENTRY

1. PROVIDE SUFFICIENT FIRE RETARDANT TREATED WOOD BLOCKING AT ALL STUDS FOR SECURING OF WALL & CEILING ITEMS, WHETHER FURNISHED BY OWNER OR CONTRACTOR.
2. CONCEALED WOOD TO BE FIRE RETARDANT TREATED UNLESS NOTED OTHERWISE.
3. PRESERVATIVE TREATED WOOD IS REQUIRED FOR ALL ITEMS TO REMAIN IN CONTACT WITH CONCRETE OR MASONRY TO CONFORM TO AWWA STANDARD 5.
4. RLYWOOD SHALL BE CD GRADE APA OR FOR YELLOW PINE. ALL PLY-WOOD TO BE FIRE RATED WHERE WALLS ARE INDICATED AS RATED CONSTRUCTION.
5. BLOCKING SHALL BE CLOSELY FITTED, ACCURATELY SET TO REQUIRED UNITS & LEVELS, SECURELY CONNECTED & RIGIDLY FITTED IN PLACE. USING NAILS, SCREWS, OR BOLTS AS INDICATED OR REQUIRED BY GOOD PRACTICE AND MANUFACTURER'S RECOMMENDATIONS.
6. 06 2000 - FINISH CARPENTRY
- A. SUBMITTALS: SAMPLES OF FINISH MATERIALS, CATALOG CUTS OF HARDWARE, AND SHOP DRAWINGS INCLUDING DIMENSIONED PLANS, ELEVATIONS, AND SECTIONS.
- B. QUALITY STANDARD: ARCHITECTURAL WOODWORK INSTITUTES "ARCHITECTURAL WOODWORK QUALITY STANDARDS"
- C. MATERIALS: 1. SOFTWOOD LUMBER: MAXIMUM MOISTURE CONTENT OF 6 PERCENT; WITH VERTICAL GRAIN, OF QUALITY SUITABLE FOR SCHEDULED FINISH.
2. HARDWOOD LUMBER: MAXIMUM MOISTURE CONTENT OF 6 PERCENT; WITH VERTICAL GRAIN, OF QUALITY SUITABLE FOR SCHEDULED FINISH.
3. SHEET MATERIALS: SOFTWOOD PLYWOOD, EXPOSED TO VIEW. FACE SPECIES AS INDICATED, PLAN SAWN, MEDIUM DENSITY FIBERBOARD CORE, PS 1 GRADE A-B, GLUE TYPE AS RECOMMENDED FOR APPLICATION.
- D. INTERIOR WOODWORK: 1. COMPLETE FABRICATION BEFORE SHIPPING TO PROJECT SITE TO MAXIMUM EXTENT FEASIBLE. DISASSEMBLE ONLY AS NEEDED FOR SHIPPING AND INSTALLING, WHERE NECESSARY FOR FITTING AT PROJECT SITE, PROVIDE FOR SCRUBING AND TRIMMING.
2. BACKCUT AND GROOVE BACKS OF FLAT MEMBERS, KEIF BACKS OF OTHER WIDE, FLAT MEMBERS, EXCEPT WHERE ENDS WILL BE EXPOSED IN FINISHED WORK.
- F. INSTALLATION: 1. DO NOT DELIVER OR INSTALL WOODWORK UNTIL BUILDING IS ENCLOSED, WET WORK IS COMPLETED, HVAC IS OPERATIONAL, AND WOODWORK IS CONDITIONED TO PREVAILING CONDITIONS OF SPACE WHERE INSTALLED. MAINTAIN TEMPERATURE BETWEEN 55° F. AND 75° F. FOR 72 HOURS BEFORE BEGINNING INSTALLATION AND FOR DURATION OF PROJECT.
2. INSTALL AND PREPARE SURFACES TO RECEIVE WATERPROOFING IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS: VACUUM SUBSTRATE CLEAN.
3. FILL NON-MOVING JOINTS AND CRACKS WITH A FILLER COMPATIBLE WITH WATERPROOFING MATERIALS. SEAL ADJACENT SURFACES AND FLASHINGS TO ADJOINING WORK, USING PROCEDURES RECOMMENDED BY SEALANT AND WATERPROOFING MANUFACTURERS.
4. SET AND SECURE CROWN CABINETS IN PLACE, ASSURING THAT THEY ARE RIGID, PLUMB, AND LEVEL.
5. USE FIXTURE ATTACHMENTS IN CONCEALED LOCATIONS FOR WALL MOUNTED COMPONENTS.
6. SECURE CABINETS TO FLOOR USING APPROPRIATE ANCHORS AND ANCHORAGES.
7. CAREFULLY SCRIBE CASEWORK ABUTTING OTHER COMPONENTS, WITH MAXIMUM GAUGES OF 1/32 INCH. DO NOT USE ADDITIONAL OVERLAY TRIM FOR THIS PURPOSE.
8. SECURE CABINETS TO FLOOR USING APPROPRIATE ANCHORS AND ANCHORAGES.
9. CLEAN CASEWORK, COUNTERS, SHELVES, HANGERS, FITTINGS, AND FIXTURES.

1. PROVIDE SUFFICIENT FIRE RETARDANT TREATED WOOD BLOCKING AT ALL STUDS FOR SECURING OF WALL & CEILING ITEMS, WHETHER FURNISHED BY OWNER OR CONTRACTOR.
2. CONCEALED WOOD TO BE FIRE RETARDANT TREATED UNLESS NOTED OTHERWISE.
3. PRESERVATIVE TREATED WOOD IS REQUIRED FOR ALL ITEMS TO REMAIN IN CONTACT WITH CONCRETE OR MASONRY TO CONFORM TO AWWA STANDARD 5.
4. RLYWOOD SHALL BE CD GRADE APA OR FOR YELLOW PINE. ALL PLY-WOOD TO BE FIRE RATED WHERE WALLS ARE INDICATED AS RATED CONSTRUCTION.
5. BLOCKING SHALL BE CLOSELY FITTED, ACCURATELY SET TO REQUIRED UNITS & LEVELS, SECURELY CONNECTED & RIGIDLY FITTED IN PLACE. USING NAILS, SCREWS, OR BOLTS AS INDICATED OR REQUIRED BY GOOD PRACTICE AND MANUFACTURER'S RECOMMENDATIONS.
6. 06 2000 - FINISH CARPENTRY
- A. SUBMITTALS: SAMPLES OF FINISH MATERIALS, CATALOG CUTS OF HARDWARE, AND SHOP DRAWINGS INCLUDING DIMENSIONED PLANS, ELEVATIONS, AND SECTIONS.
- B. QUALITY STANDARD: ARCHITECTURAL WOODWORK INSTITUTES "ARCHITECTURAL WOODWORK QUALITY STANDARDS"
- C. MATERIALS: 1. SOFTWOOD LUMBER: MAXIMUM MOISTURE CONTENT OF 6 PERCENT; WITH VERTICAL GRAIN, OF QUALITY SUITABLE FOR SCHEDULED FINISH.
2. HARDWOOD LUMBER: MAXIMUM MOISTURE CONTENT OF 6 PERCENT; WITH VERTICAL GRAIN, OF QUALITY SUITABLE FOR SCHEDULED FINISH.
3. SHEET MATERIALS: SOFTWOOD PLYWOOD, EXPOSED TO VIEW. FACE SPECIES AS INDICATED, PLAN SAWN, MEDIUM DENSITY FIBERBOARD CORE, PS 1 GRADE A-B, GLUE TYPE AS RECOMMENDED FOR APPLICATION.
- D. INTERIOR WOODWORK: 1. COMPLETE FABRICATION BEFORE SHIPPING TO PROJECT SITE TO MAXIMUM EXTENT FEASIBLE. DISASSEMBLE ONLY AS NEEDED FOR SHIPPING AND INSTALLING, WHERE NECESSARY FOR FITTING AT PROJECT SITE, PROVIDE FOR SCRUBING AND TRIMMING.
2. BACKCUT AND GROOVE BACKS OF FLAT MEMBERS, KEIF BACKS OF OTHER WIDE, FLAT MEMBERS, EXCEPT WHERE ENDS WILL BE EXPOSED IN FINISHED WORK.
- F. INSTALLATION: 1. DO NOT DELIVER OR INSTALL WOODWORK UNTIL BUILDING IS ENCLOSED, WET WORK IS COMPLETED, HVAC IS OPERATIONAL, AND WOODWORK IS CONDITIONED TO PREVAILING CONDITIONS OF SPACE WHERE INSTALLED. MAINTAIN TEMPERATURE BETWEEN 55° F. AND 75° F. FOR 72 HOURS BEFORE BEGINNING INSTALLATION AND FOR DURATION OF PROJECT.
2. INSTALL AND PREPARE SURFACES TO RECEIVE WATERPROOFING IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS: VACUUM SUBSTRATE CLEAN.
3. FILL NON-MOVING JOINTS AND CRACKS WITH A FILLER COMPATIBLE WITH WATERPROOFING MATERIALS. SEAL ADJACENT SURFACES AND FLASHINGS TO ADJOINING WORK, USING PROCEDURES RECOMMENDED BY SEALANT AND WATERPROOFING MANUFACTURERS.
4. SET AND SECURE CROWN CABINETS IN PLACE, ASSURING THAT THEY ARE RIGID, PLUMB, AND LEVEL.
5. USE FIXTURE ATTACHMENTS IN CONCEALED LOCATIONS FOR WALL MOUNTED COMPONENTS.
6. SECURE CABINETS TO FLOOR USING APPROPRIATE ANCHORS AND ANCHORAGES.
7. CAREFULLY SCRIBE CASEWORK ABUTTING OTHER COMPONENTS, WITH MAXIMUM GAUGES OF 1/32 INCH. DO NOT USE ADDITIONAL OVERLAY TRIM FOR THIS PURPOSE.
8. SECURE CABINETS TO FLOOR USING APPROPRIATE ANCHORS AND ANCHORAGES.
9. CLEAN CASEWORK, COUNTERS, SHELVES, HANGERS, FITTINGS, AND FIXTURES.

1. PROVIDE SUFFICIENT FIRE RETARDANT TREATED WOOD BLOCKING AT ALL STUDS FOR SECURING OF WALL & CEILING ITEMS, WHETHER FURNISHED BY OWNER OR CONTRACTOR.
2. CONCEALED WOOD TO BE FIRE RETARDANT TREATED UNLESS NOTED OTHERWISE.
3. PRESERVATIVE TREATED WOOD IS REQUIRED FOR ALL ITEMS TO REMAIN IN CONTACT WITH CONCRETE OR MASONRY TO CONFORM TO AWWA STANDARD 5.
4. RLYWOOD SHALL BE CD GRADE APA OR FOR YELLOW PINE. ALL PLY-WOOD TO BE FIRE RATED WHERE WALLS ARE INDICATED AS RATED CONSTRUCTION.
5. BLOCKING SHALL BE CLOSELY FITTED, ACCURATELY SET TO REQUIRED UNITS & LEVELS, SECURELY CONNECTED & RIGIDLY FITTED IN PLACE. USING NAILS, SCREWS, OR BOLTS AS INDICATED OR REQUIRED BY GOOD PRACTICE AND MANUFACTURER'S RECOMMENDATIONS.
6. 06 2000 - FINISH CARPENTRY
- A. SUBMITTALS: SAMPLES OF FINISH MATERIALS, CATALOG CUTS OF HARDWARE, AND SHOP DRAWINGS INCLUDING DIMENSIONED PLANS, ELEVATIONS, AND SECTIONS.
- B. QUALITY STANDARD: ARCHITECTURAL WOODWORK INSTITUTES "ARCHITECTURAL WOODWORK QUALITY STANDARDS"
- C. MATERIALS: 1. SOFTWOOD LUMBER: MAXIMUM MOISTURE CONTENT OF 6 PERCENT; WITH VERTICAL GRAIN, OF QUALITY SUITABLE FOR SCHEDULED FINISH.
2. HARDWOOD LUMBER: MAXIMUM MOISTURE CONTENT OF 6 PERCENT; WITH VERTICAL GRAIN, OF QUALITY SUITABLE FOR SCHEDULED FINISH.
3. SHEET MATERIALS: SOFTWOOD PLYWOOD, EXPOSED TO VIEW. FACE SPECIES AS INDICATED, PLAN SAWN, MEDIUM DENSITY FIBERBOARD CORE, PS 1 GRADE A-B, GLUE TYPE AS RECOMMENDED FOR APPLICATION.
- D. INTERIOR WOODWORK: 1. COMPLETE FABRICATION BEFORE SHIPPING TO PROJECT SITE TO MAXIMUM EXTENT FEASIBLE. DISASSEMBLE ONLY AS NEEDED FOR SHIPPING AND INSTALLING, WHERE NECESSARY FOR FITTING AT PROJECT SITE, PROVIDE FOR SCRUBING AND TRIMMING.
2. BACKCUT AND GROOVE BACKS OF FLAT MEMBERS, KEIF BACKS OF OTHER WIDE, FLAT MEMBERS, EXCEPT WHERE ENDS WILL BE EXPOSED IN FINISHED WORK.
- F. INSTALLATION: 1. DO NOT DELIVER OR INSTALL WOODWORK UNTIL BUILDING IS ENCLOSED, WET WORK IS COMPLETED, HVAC IS OPERATIONAL, AND WOODWORK IS CONDITIONED TO PREVAILING CONDITIONS OF SPACE WHERE INSTALLED. MAINTAIN TEMPERATURE BETWEEN 55° F. AND 75° F. FOR 72 HOURS BEFORE BEGINNING INSTALLATION AND FOR DURATION OF PROJECT.
2. INSTALL AND PREPARE SURFACES TO RECEIVE WATERPROOFING IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS: VACUUM SUBSTRATE CLEAN.
3. FILL NON-MOVING JOINTS AND CRACKS WITH A FILLER COMPATIBLE WITH WATERPROOFING MATERIALS. SEAL ADJACENT SURFACES AND FLASHINGS TO ADJOINING WORK, USING PROCEDURES RECOMMENDED BY SEALANT AND WATERPROOFING MANUFACTURERS.
4. SET AND SECURE CROWN CABINETS IN PLACE, ASSURING THAT THEY ARE RIGID, PLUMB, AND LEVEL.
5. USE FIXTURE ATTACHMENTS IN CONCEALED LOCATIONS FOR WALL MOUNTED COMPONENTS.
6. SECURE CABINETS TO FLOOR USING APPROPRIATE ANCHORS AND ANCHORAGES.
7. CAREFULLY SCRIBE CASEWORK ABUTTING OTHER COMPONENTS, WITH MAXIMUM GAUGES OF 1/32 INCH. DO NOT USE ADDITIONAL OVERLAY TRIM FOR THIS PURPOSE.
8. SECURE CABINETS TO FLOOR USING APPROPRIATE ANCHORS AND ANCHORAGES.
9. CLEAN CASEWORK, COUNTERS, SHELVES, HANGERS, FITTINGS, AND FIXTURES.

1. PROVIDE SUFFICIENT FIRE RETARDANT TREATED WOOD BLOCKING AT ALL STUDS FOR SECURING OF WALL & CEILING ITEMS, WHETHER FURNISHED BY OWNER OR CONTRACTOR.
2. CONCEALED WOOD TO BE FIRE RETARDANT TREATED UNLESS NOTED OTHERWISE.
3. PRESERVATIVE TREATED WOOD IS REQUIRED FOR ALL ITEMS TO REMAIN IN CONTACT WITH CONCRETE OR MASONRY TO CONFORM TO AWWA STANDARD 5.
4. RLYWOOD SHALL BE CD GRADE APA OR FOR YELLOW PINE. ALL PLY-WOOD TO BE FIRE RATED WHERE WALLS ARE INDICATED AS RATED CONSTRUCTION.
5. BLOCKING SHALL BE CLOSELY FITTED, ACCURATELY SET TO REQUIRED UNITS & LEVELS, SECURELY CONNECTED & RIGIDLY FITTED IN PLACE. USING NAILS, SCREWS, OR BOLTS AS INDICATED OR REQUIRED BY GOOD PRACTICE AND MANUFACTURER'S RECOMMENDATIONS.
6. 06 2000 - FINISH CARPENTRY
- A. SUBMITTALS: SAMPLES OF FINISH MATERIALS, CATALOG CUTS OF HARDWARE, AND SHOP DRAWINGS INCLUDING DIMENSIONED PLANS, ELEVATIONS, AND SECTIONS.
- B. QUALITY STANDARD: ARCHITECTURAL WOODWORK INSTITUTES "ARCHITECTURAL WOODWORK QUALITY STANDARDS"
- C. MATERIALS: 1. SOFTWOOD LUMBER: MAXIMUM MOISTURE CONTENT OF 6 PERCENT; WITH VERTICAL GRAIN, OF QUALITY SUITABLE FOR SCHEDULED FINISH.
2. HARDWOOD LUMBER: MAXIMUM MOISTURE CONTENT OF 6 PERCENT; WITH VERTICAL GRAIN, OF QUALITY SUIT

SPECIFICATIONS - PRODUCT & INSTALLATION GENERAL REQUIREMENTS

09 5000 - RESILIENT FLOORING AND WALL BASE

A. SUBMITTALS: PRODUCT DATA AND (1) SAMPLES OF EACH TILE AND BASE SPECIFIED FOR VERIFICATION PURPOSES.

B. BASIS OF DESIGN:

1. METROFLOR/KONECTO PLANK, PROJECT 54012 OR APPROVED EQUIVAL.

C. ATTIC STOCK: FURNISH ONE (1) BOX FOR EACH 50 BOXES OR FRACTION THEREOF OF EACH TYPE OF FLOOR TILE AND 20' OF EACH COLOR AND TYPE OF WALL BASE PACKAGED WITH PROTECTIVE COVERING AND LABELED FOR STORAGE.

D. RESILIENT TILE PRODUCTS: PROVIDE FLOOR TILE IN TYPE AND SIZES INDICATED IN THE CONSTRUCTION DOCUMENTS COMPLYING WITH THE FOLLOWING:

E. RESILIENT WALL BASE: ASTM TYPE TS (RUBBER, VULCANIZED THERMOSET) 1/8" THICK, FURNISHED IN COLES IN STYLES AND SIZES INDICATED IN THE CONSTRUCTION DOCUMENTS WITH JOB-FORMED INSIDE AND OUTSIDE CORNERS.

F. INSTALLATION ACCESSORIES:

1. LEVELING AND PATCHING COMPOUNDS: LATEX-MODIFIED, PORTLAND CEMENT, OR BLENDED HYDRAULIC CEMENT-BASED FORMULATION PROVIDED OR APPROVED BY FLOORING MANUFACTURER TO SUIT RESILIENT PRODUCTS AND SUBSTRATE CONDITIONS.

2. ADHESIVES: WATER-RESISTANT TYPE RECOMMENDED BY MANUFACTURER TO SUIT RESILIENT PRODUCTS AND SUBSTRATE CONDITIONS. SPREAD ONLY ENOUGH ADHESIVE TO PERMIT INSTALLATION OF MATERIALS BEFORE INITIAL SET.

3. MOLDINGS, TRANSITION AND EDGE STRIPS: SAME MATERIAL AS FLOORING.

G. INSTALLATION:

1. PREPARE CONCRETE SUBSTRATES PER ASTM F 710. VERIFY THAT SUBSTRATES ARE DRY AND FREE OF CURING COMPOUNDS, SEALERS AND HARDENERS.

2. LAY OUT TILES 50 WIDTHS AT OPPOSITE EDGES OF ROOM ARE EQUAL AND NOT LESS THAN HALF-WIDTH.

3. LAY TILES IN PATTERNS INDICATED WITH GRAIN DIRECTION ALTERNATING IN ADJACENT TILES, UNLESS NOTED OTHERWISE.

4. CLEAN, SEAL, AND WAX RESILIENT FLOORING IN ACCORDANCE WITH MANUFACTURERS' INSTRUCTIONS.

H. WALL BASE AND ACCESSORY INSTALLATION:

1. CONFIRM THAT SOLID BACKING IS PROVIDED BEHIND ALL WALL BASE. AREAS WHERE GYPSUM BOARD IS HELD MORE THAN 1/2" ABOVE SLAB SHALL BE FILLED IN PRIOR TO BASE INSTALLATION.

2. INSTALL WALL BASE WITH MANUFACTURER'S RECOMMENDED ADHESIVE IN MAXIMUM LENGTHS POSSIBLE. APPLY TO WALLS, COLUMNS, PLASTERS, CASEWORK, AND OTHER PERMANENT FIXTURES.

3. INSTALL TRANSITION STRIPS WHERE FLOORING MATERIALS MEET OR WHERE EDGE OF TILE IS EXPOSED AS INDICATED IN THE FINISH SCHEDULE.

09 6913 - TILE CARPETING

A. SUBMITTALS: PRODUCT DATA AND SAMPLES OF EACH CARPET PRODUCT INDICATED. SUBMIT ACTUAL TILE SAMPLES OF EACH CARPET REQUIRED.

B. WARRANTY: PROVIDE SPECIAL PROJECT WARRANTY, SIGNED BY CONTRACTOR, INSTALLER AND MANUFACTURER (CARPET MILL), AGREEING TO REPAIR OR REPLACE DEFECTIVE MATERIALS AND WORKSMANSHIP OF CARPETING WORK DURING 1-YEAR WARRANTY PERIOD FOLLOWING SUBSTANTIAL COMPLETION. ATTACH COPIES OF PRODUCT WARRANTIES.

C. ATTIC STOCK: FURNISH FULL-WIDTH CARPET EQUAL TO 5% OF EACH TYPE AND COLOR CARPET INSTALLED. PACKAGED WITH PROTECTIVE COVERING AND LABELED FOR STORAGE.

D. PRODUCTS: PROVIDE CARPET IN PATTERNS AND COLORS AND WITH BACKINGS AS INDICATED IN THE CONSTRUCTION DOCUMENTS WITH CRITICAL RADIANT FLUX CLASSIFICATION CLASS 1, NOT LESS THAN 45 W/50, CM PER ASTM E 648. ORDER ALL MATERIALS FROM THE SAME FACTORY DYE LOT.

E. INSTALLATION ACCESSORIES:

1. TROWELABLE LEVELING AND PATCHING COMPOUNDS: LATEX-MODIFIED, HYDRAULIC-CEMENT-BASED FORMULATION PROVIDED OR RECOMMENDED BY CARPET MANUFACTURER.

2. ADHESIVES: WATER-RESISTANT, MILDEW-RESISTANT, NONSTAINING TYPE TO SUIT PRODUCTS AND SUBFLOOR CONDITIONS INDICATED, THAT COMPLIES WITH FLAMMABILITY REQUIREMENTS FOR INSTALLED CARPET AND IS RECOMMENDED OR PROVIDED BY CARPET MANUFACTURER.

F. INSTALLATION: FOR CARPET TILE COMPLY WITH CR1 104, SECTION 13 "CARPET MODULES (TILES)".

1. GENERAL: COMPLY WITH CR15 "CR CARPET INSTALLATION STANDARD" AND WITH CARPET MANUFACTURER'S WRITTEN INSTALLATION INSTRUCTIONS FOR PREPARING SUBSTRATES.

2. USE TROWELABLE LEVELING AND PATCHING COMPOUNDS, ACCORDING TO MANUFACTURERS' WRITTEN INSTRUCTIONS, TO FILL CRACKS, HOLES, DEPRESSIONS, AND PROTRUSIONS IN SUBSTRATES. FILL OR LEVEL CRACKS, HOLES AND DEPRESSIONS 1/8 INCH WIDE OR WIDER, AND PROTRUSIONS MORE THAN 1/32 INCH, UNLESS MORE STRINGENT REQUIREMENTS ARE REQUIRED BY MANUFACTURER'S WRITTEN INSTRUCTIONS.

3. BROOM AND VACUUM CLEAN SUBSTRATES TO BE COVERED IMMEDIATELY BEFORE INSTALLING CARPET.

4. LAY CARPET TILE IN PATTERN AS INDICATED ON CONSTRUCTION DOCUMENTS AND 50 WIDTHS AT OPPOSITE EDGES OF ROOM ARE EQUAL AND NOT LESS THAN HALF-WIDTH.

5. TRIM CARPET NEATLY AND TIGHT TO WALLS AND AROUND INTERFERTIONS.

6. INSTALL PATTERN PARALLEL TO WALLS AND BORDERS UNLESS OTHERWISE INDICATED.

7. DO NOT BRIDGE BUILDING EXPANSION JOINTS WITH CARPET.

8. CUT AND FIT CARPET TO BUTT TIGHTLY TO VERTICAL SURFACES, PERMANENT FIXTURES, AND BUILT-IN FURNITURE INCLUDING CABINETS, PIPES, OUTLETS, EDGES, THRESHOLDS, AND NOSINGS. BIND OR SEAL CUT EDGES AS RECOMMENDED BY CARPET MANUFACTURER.

9. EXTEND CARPET INTO TOE SPACES, DOOR REVEALS, CLOSETS, OPEN-BOTTOMED OBSTRUCTIONS, REMOVABLE FLANGES, ALCOVES, AND SIMILAR OPENINGS.

10. MAINTAIN REFERENCE MARKERS, HOLES, AND OPENINGS THAT ARE IN PLACE OR MARKED FOR FUTURE CUTTING BY REPEATING ON CARPET AS MARKED ON SUBFLOOR, USE NONPERMANENT, NONSTAINING MARKING DEVICE.

11. PROTECT CARPET AGAINST DAMAGE FROM CONSTRUCTION OPERATIONS AND PLACEMENT OF EQUIPMENT AND FIXTURES DURING THE REMAINDER OF CONSTRUCTION PERIOD. USE PROTECTION METHODS RECOMMENDED IN WRITING BY CARPET MANUFACTURER.

12. INSTALL TRANSITION STRIPS AT CARPET TERMINATIONS AS SPECIFIED ON THE CONSTRUCTION DOCUMENTS.

09 6916 - SHEET CARPETING

A. SUBMITTALS: PRODUCT DATA AND SAMPLES OF EACH CARPET PRODUCT INDICATED. SUBMIT 18" X 27" SAMPLES OF EACH CARPET REQUIRED, AND 6" LENGTHS OF EXPOSED EDGE STRIPPING.

B. WARRANTY: PROVIDE SPECIAL PROJECT WARRANTY, SIGNED BY CONTRACTOR, INSTALLER AND MANUFACTURER (CARPET MILL), AGREEING TO REPAIR OR REPLACE DEFECTIVE MATERIALS AND WORKSMANSHIP OF CARPETING WORK DURING 1-YEAR WARRANTY PERIOD FOLLOWING SUBSTANTIAL COMPLETION. ATTACH COPIES OF PRODUCT WARRANTIES.

C. ATTIC STOCK: FULL-SIZE UNITS EQUAL TO 5 PERCENT OF AMOUNT INSTALLED FOR EACH TYPE INDICATED, BUT NOT LESS THAN 10 SQ. YD.

D. PRODUCTS: 1. APARTMENT UNIT CARPET SHALL BE SUPPLIED AND INSTALLED UNDER AN ALLOWANCES OF \$8.00/SQUARE YARD FOR THE PURCHASE AND DELIVERY OF THE CARPET MATERIAL ONLY.

1. COSTS FOR THE PAD ACCESSORIES, TAXES, LABOR, ETC. ARE NOT INCLUDED IN THE ALLOWANCES STATED ABOVE BUT SHALL BE INCLUDED IN THE BID PRICE FOR A COMPLETE INSTALLATION.

8. CARPET PAD SHALL BE 1/2" - 3/4" DENSITY REDOND PAD AS REQUIRED FOR A COMPLETE INSTALLATION.

E. INSTALLATION ACCESSORIES:

1. TROWELABLE LEVELING AND PATCHING COMPOUNDS: LATEX-MODIFIED, HYDRAULIC-CEMENT-BASED FORMULATION PROVIDED OR RECOMMENDED BY CARPET MANUFACTURER.

2. ADHESIVES: WATER-RESISTANT, MILDEW-RESISTANT, NONSTAINING TYPE TO SUIT PRODUCTS AND SUBFLOOR CONDITIONS INDICATED, THAT COMPLIES WITH FLAMMABILITY REQUIREMENTS FOR INSTALLED CARPET AND IS RECOMMENDED OR PROVIDED BY CARPET MANUFACTURER.

3. SEAM ADHESIVE: HOT-MELT ADHESIVE TAPE OR SIMILAR PRODUCT RECOMMENDED BY CARPET MANUFACTURER FOR SEALING AND TAPING SEAMS AND BUTTING CUT EDGES AT BACKING TO FORM SECURE SEAMS AND TO PREVENT PILE LOSS AT SEAMS.

4. TACKLESS CARPET STRIPPING: WATER RESISTANT PLVWOOD STRIPS, 3/8" THICK WITH ANGULAR PINS PROTRUDING FROM TOP DESIGNED TO GRIP AND HOLD STRETCHED CARPET AT THE BACKING. PROVIDE STRIPPING WITH 2 ROWS OF PINS.

5. CARPET EDGE GUARD: EXTRUDED ALUMINUM BEND DOWN TYPE EDGE GUARD, WITH CONCEALED GRIPPER TEETH AND MINIMUM 1-1/2" WIDE PUNCHED ANCHORAGE FLANGE AND MINIMUM 5/8" WIDE FACE.

F. INSTALLATION:

1. GENERAL: COMPLY WITH CR15 "CR CARPET INSTALLATION STANDARD" AND WITH CARPET MANUFACTURER'S WRITTEN INSTALLATION INSTRUCTIONS FOR PREPARING SUBSTRATES.

2. USE TROWELABLE LEVELING AND PATCHING COMPOUNDS, ACCORDING TO MANUFACTURERS' WRITTEN INSTRUCTIONS, TO FILL CRACKS, HOLES, DEPRESSIONS, AND PROTRUSIONS IN SUBSTRATES. FILL OR LEVEL CRACKS, HOLES AND DEPRESSIONS 1/8 INCH WIDE OR WIDER, AND PROTRUSIONS MORE THAN 1/32 INCH, UNLESS MORE STRINGENT REQUIREMENTS ARE REQUIRED BY MANUFACTURER'S WRITTEN INSTRUCTIONS.

3. BROOM AND VACUUM CLEAN SUBSTRATES TO BE COVERED IMMEDIATELY BEFORE INSTALLING CARPET.

4. UNIT INSTALLATION: STRETCH-IN INSTALLATION WITH PAD.

5. COMPLY WITH CARPET MANUFACTURER'S WRITTEN INSTRUCTIONS AND SHOP DRAWINGS FOR SEAM LOCATIONS AND DIRECTION OF CARPET; MAINTAIN UNIFORMITY OF CARPET DIRECTION AND LAY OF PILE AT DOORWAYS, CENTER SEAMS UNDER THE DOOR IN CLOSED POSITION.

6. INSTALL PATTERN PARALLEL TO WALLS AND BORDERS UNLESS OTHERWISE INDICATED.

7. DO NOT BRIDGE BUILDING EXPANSION JOINTS WITH CARPET.

8. CUT AND FIT CARPET TO BUTT TIGHTLY TO VERTICAL SURFACES, PERMANENT FIXTURES, AND BUILT-IN FURNITURE INCLUDING CABINETS, PIPES, OUTLETS, EDGES, THRESHOLDS, AND NOSINGS. BIND OR SEAL CUT EDGES AS RECOMMENDED BY CARPET MANUFACTURER.

9. EXTEND CARPET INTO TOE SPACES, DOOR REVEALS, CLOSETS, OPEN-BOTTOMED OBSTRUCTIONS, REMOVABLE FLANGES, ALCOVES, AND SIMILAR OPENINGS.

10. MAINTAIN REFERENCE MARKERS, HOLES, AND OPENINGS THAT ARE IN PLACE OR MARKED FOR FUTURE CUTTING BY REPEATING ON CARPET AS MARKED ON SUBFLOOR, USE NONPERMANENT, NONSTAINING MARKING DEVICE.

11. PROTECT CARPET AGAINST DAMAGE FROM CONSTRUCTION OPERATIONS AND PLACEMENT OF EQUIPMENT AND FIXTURES DURING THE REMAINDER OF CONSTRUCTION PERIOD. USE PROTECTION METHODS RECOMMENDED IN WRITING BY CARPET MANUFACTURER.

09 9000 - PAINTING AND COATING

A. SUBMITTALS: PRODUCT DATA AND THREE (3) DRAW-DOWN SAMPLES OF EACH COLOR AND SHEEN SPECIFIED.

B. ATTIC 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 EQUIV.

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.

09 9000 - PAINTING AND COATING (CONTINUED)

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, ROPEINESS, OR OTHER SURFACE IMPERFECTIONS.

3. APPLY PRODUCTS PER MANUFACTURER RECOMMENDED GUIDELINES. PRODUCT COVERAGE MINIMUM ONE COAT OF PRIMER AND TWO FINAL COATS ON MATERIALS APPLIED PRODUCTS TO MATERIALS APPROVED BY MANUFACTURER PRODUCT DATA SHEETS.

A. Exterior Work:

1. ALL EXTERIOR GALVANIZED METAL FLASHINGS, CONNECTORS, ETC. TWO COAT COMMERCIAL METAL ETCH. ONE COAT EXTERIOR METAL PRIMER. TWO COATS EXTERIOR SEMI-GLOSS METAL PAINT.

2. ALL EXPOSED STEEL FRAMES, ANGLES, 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, CONDUITS, 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 PRIMER. TWO COATS OF EXTERIOR 100% SATIN OR SEMI-GLOSS ACRYLIC LATEX PAINT.

6. ROUGH SAWN TRIM, BEAMS, COLUMNS, ETC. ONE COAT PRIMER. TWO COATS EXTERIOR HEAVY BODIED STAIN.

7. PRIMED METAL ENTRY DOORS, FRENCH DOORS AND METAL FRAMES, GARAGE DOORS. PATCH DENTS, TOUCH UP PRIMER. TWO COATS OF OIL BASE SEMI-GLOSS PAINT. (ONE WALL IN EACH APARTMENT UNIT LIVING SPACE AND EACH BEDROOM SHALL BE PAINTED ACCENT COLORS.

8. ANY OTHER PAINTING REQUIRED BY THE DRAWINGS. TWO COATS TO MATCH ADJACENT SURFACES.

B. INTERIOR WORK:

1. GYPSUM BOARD WALLS EXCEPT IN KITCHENS, BATHROOMS, LAUNDRIES AND COMMON AREA CORRIDORS, UNLESS SCHEDULED FOR WALLCOVERING OR TILE. ONE COAT OF PRIME LATEX PAINT AND ONE FINISH COAT OF LATEX EGG-SHELL WALL PAINT. (TWO COATS IF REQUIRED TO ACHIEVE FULL COVERAGE.)

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 EGG-SHELL 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 I 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.

09 3000 - TILING

A. SUBMITTALS: PRODUCT DATA FOR SETTING AND GROUTING MATERIALS AND THREE (3) SAMPLES OF EACH TILE SPECIFIED FOR VERIFICATION PURPOSES.

B. ATTIC STOCK: FURNISH 2% OF EACH TYPE OF CERAMIC TILE PACKAGED WITH PROTECTIVE COVERING AND LABELED FOR STORAGE.

C. BASIS OF DESIGN: SEE DRAWING SCHEDULES.

D. TILE COMPLY WITH STANDARD GRADE REQUIREMENTS IN ANSI A137.1 "SPECIFICATIONS FOR CERAMIC TILE FOR PRODUCT" AND SIZES INDICATED IN THE CONSTRUCTION DOCUMENTS.

E. INSTALLATION MATERIALS:

1. THINSET MORTAR:

A. TYPICAL INTERIOR INSTALLATIONS: LATEX/POLYMER MODIFIED PORTLAND CEMENT COMPLYING WITH ANSI A108 AND ANSI 118.4.

6. GROUT (UNSAVED FOR JOINTS 1/16" WIDE OR LESS, SANDED FOR JOINTS GREATER THAN 1/16" IN COLOR INDICATED IN SCHEDULE OR TO BE SELECTED BY ARCHITECT AND OWNER.

A. TYPICAL INTERIOR INSTALLATIONS: STANDARD CEMENT GROUT WITH INTEGRAL STAIN INHIBITORS (TEC ACCORDING TO PT. OR EQUAL).

3. SETTING BED ACCESSORIES: ANSI A 108.14.

F. INSTALLATION METHODS: COMPLY WITH TILE INSTALLATION STANDARDS IN ANSIS "SPECIFICATIONS FOR THE INSTALLATIONS OF CERAMIC TILE" AND TCAS "HANDBOOK FOR CERAMIC TILE INSTALLATION" THAT APPLY TO THE MATERIALS AND METHODS INDICATED BELOW.

G. TERMINATIONS:

1. WHERE CUT TILE IS SPECIFIED AS THE TOP COURSE ON WALL, WAINSCOTT OR WALL BASES WITH AN EXPOSED TOP EDGE, THE FACTORY EDGE SHALL BE USED AS THE EXPOSED EDGE.

H. COMPLETS: IF NOT ADDRESSED ON DRAWINGS, WHERE ELECTRICAL DEVICES OR TOILET ACCESSORIES STRADDLE THE TRANSITION FROM THE TOP EDGE OF WAINSCOTT WALL TILE TO GYPSUM BOARD SUBSTRATE, CONTACT ARCHITECT FOR RESOLUTION.

I. GROUT JOINTS:

1. JOINT SIZE: SET TILE WITH THE SMALLEST GROUT JOINT ACHIEVABLE AND AS RECOMMENDED BY THE MFR. BASED ON THE TILE PRODUCT AND SUBSTRATE CONDITIONS, UNLESS NOTED OTHERWISE.

2. TILE PATTERN: LAY TILE IN PATTERNS AS INDICATED IN THE CONSTRUCTION DOCUMENTS. ALIGN JOINTS WHERE DOJOINING TILES ON FLOOR, BASE, WALLS, AND TRIM ARE THE SAME SIZE, UNLESS INDICATED OTHERWISE.

3. INSTALLATION: INSTALL GROUT PER MANUFACTURER'S INSTRUCTIONS, EXERCISING CARE TO AVOID REMOVAL OF GROUT COLOR BY USE OF EXCESS WATER DURING INSTALLATION. FADED OR CHALKY GROUT SHALL BE CAUSE FOR REJECTION.

4. SEALER: AFTER FULLY CURED, GROUT SHALL BE SEALED WITH TWO (2) COATS OF COMMERCIAL QUALITY PENETRATING SILICONE SEALER.

09 5010 - ACOUSTICAL CEILINGS

A. SUBMITTALS: PRODUCT DATA ONLY

B. ATTIC STOCK: FURNISH 2% OF EACH TYPE OF CEILING TILE PACKAGED WITH PROTECTIVE COVERING AND LABELED FOR STORAGE.

C. ACOUSTICAL TILE PRODUCTS: PROVIDE CEILING TILE IN TYPE AND SIZES INDICATED IN THE CONSTRUCTION DOCUMENTS COMPLYING WITH ASTM E 1264, CLASS A MATERIALS, TESTED PER ASTM E 84.

D. SUSPENSION SYSTEM: PROVIDE HEAVY DUTY, DIRECT-HUNG, SUSPENSION SYSTEMS AS INDICATED IN THE CONSTRUCTION DOCUMENTS COMPLYING WITH ASTM C 635, FURNISH ALUMINUM GRID IN SHOWERS, KITCHENS, AND OTHER HIGH-HUMIDITY AREAS.

1. ATTACHMENT DEVICES: SIZE FOR FIVE (5) TIMES THE DESIGN LOAD INDICATED IN ASTM C 635, TABLE 1, DIRECT HUNG UNLESS OTHERWISE INDICATED.

2. WIRE HANGERS, BRACES, AND TIES: ZINC-COATED CARBON-STEEL WIRE, ASTM A 641 (A 641 M), CLASS 1 ZINC COATING, 50K TENSILE WITH A YIELD STRENGTH AT LEAST THREE (3) TIMES THE HANGER DESIGN LOAD INDICATED IN ASTM C 635, TABLE 1, DIRECT HUNG, BUT NOT LESS THAN 1/32" DIAMETER WIRE.

3. SEMI-C STRUTS: MANUFACTURER'S STANDARD PRODUCT DESIGNED TO ACCOMMODATE SEISMIC FORCES.

4. HOLD-DOWN CLIPS: PROVIDE HOLD-DOWN CLIPS ON CEILING TILE IN ENTRANCE VESTIBULES, COMPUTER ROOMS EMPLOYING DRY-FIRE SUPPRESSION SYSTEMS, AND OTHER AREAS AS INDICATED.

F. INSTALLATION: COMPLY WITH ASTM C 636 AND CISCAS "CEILING SYSTEMS HANDBOOK".

1. ENCLOSURE WORK TO ENSURE ACOUSTICAL CEILINGS ARE NOT INSTALLED UNDER BUILDING IS ENCLOSED, SUFFICIENT HEAT IS PROVIDED, DUST GENERATION ACTIVITIES HAVE TERMINATED, AND OVER-HEAD WORK IS COMPLETED, TESTED, AND APPROVED.

2. INSTALL CEILING GRID AS INDICATED, BUT TO BE SYMMETRICAL ABOUT BOTH AXES OF EACH ROOM USING NOT LESS THAN HALF-SIZE TILE UNLESS INDICATED OTHERWISE ON THE REFLECTED CEILING PLAN.

3. SUPPORT SUSPENSION SYSTEM INDEPENDENTLY OF DUCTS, PIPES, AND CONDUITS.

4. SUPPORT TURE LOADS USING SUPPLEMENTARY HANGERS LOCATED WITHIN 6" OF EACH CORNER OR SUPPORT FIXTURES INDEPENDENTLY.

5. PROVIDE MATCHING PERIMETER MOLDING INSTALLED IN BEAD OF ACOUSTICAL SEALANT AT ALL LOCATIONS WHERE CEILING INTERSECTS VERTICAL SURFACES. USE MATCHING PRE-FORMED CLOSURES AT ROUND OR CURVED OBSTRUCTIONS.

6. FIELD-CUT EDGES SHALL MATCH PROFILE OF FACTORY EDGES.

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: 1. PREPARATION INSTRUCTIONS AND RECOMMENDATIONS.

2. STORAGE AND HANDLING REQUIREMENTS AND RECOMMENDATIONS.

4. INSTALLATION METHODS.

C. 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 UNTL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED IN MANNER ACCEPTABLE TO INSTALLER.

2. INSTALL ACCESSORIES ACCORDING TO RESPECTIVE MANUFACTURER'S WRITTEN INSTRUCTIONS, USING FASTENERS APPROPRIATE TO SUBSTRATE INDICATED AND RECOMMENDED BY UNIT MANUFACTURER.

1. 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 COVERINGS.

10 3000 SOLID PLASTIC TOILET COMPARTMENTS

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

B. PRODUCTS:

1. STYLE: FLOOR MOUNTED OVER-HEAD-BRACED TOILET COMPARTMENTS.

2. DOORS AND PANELS: HIGH DENSITY POLYETHYLENE (HDPE), FABRICATED FROM SEQ CHAPTER 1. EXTRUDED POLYMER RESINS, FORMING SINGLE THICKNESS PANEL.

A. WATERPROOF AND NONABSORBENT, WITH SELF-LUBRICATING SURFACE, RESISTANT TO MARKS BY FENIS, PENCILS, MARKERS, AND OTHER WRITING INSTRUMENTS.

B. THICKNESS: 1 INCH (25 MM).

C. EDGES: SHIMLAP.

3. PANEL COLOR: TRADITIONAL SERIES 1: SHALE - ORANGE PEEL.

4. DOORS AND PANELS: HIGH PRIVACY HEIGHT: 82 INCHES (1575 MM) HIGH AND MOUNTED AT 8 TO 14 INCHES (203 TO 356 MM) ABOVE THE FINISHED FLOOR.

C. SUBMITTALS:

1. PRODUCT DATA, MANUFACTURER'S DATA SHEETS ON EACH PRODUCT TO BE USED, INCLUDING: 1. PREPARATION INSTRUCTIONS AND RECOMMENDATIONS.

2. 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: 3/16 INCHES (202 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: CONTAIN HEAVY DUTY EXTRUDED ALUMINUM, CLEAR ANODIZED FINISH, INSERTED INTO SLOTTED PANEL AND FASTENED TO PANEL 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 BUTTION.

C. COAT HOOK AND DOUBLE BENDER 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 GRID, 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 4400 - FIRE PROTECTION SPECIALTIES

A. REFERENCE CONSTRUCTION DRAWINGS FOR TYPE, SIZE AND LOCATIONS OF FIRE EXTINGUISHERS AND CABINETS.

DIVISION 11 - EQUIPMENT

11 3000 - APPLIANCES

A. REFERENCE CONSTRUCTION DRAWINGS FOR QUANTITY, AND LOCATION OF APPLIANCES TO BE FURNISHED BY OWNER.

12 3601 COUNTERTOPS

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

B. SUBMITTALS: INCLUDE PLANS, SECTIONS, DETAILS, AND ATTACHMENTS TO OTHER WORK:

1. PRODUCT DATA FOR EACH STONE, STONE ACCESSORY, AND MANUFACTURED PRODUCT.

2. STORAGE AND HANDLING REQUIREMENTS AND RECOMMENDATIONS.

3. SAMPLES: FOR EACH STONE TYPE INDICATED.

C. FIELD CONDITIONS:

1. FIELD MEASUREMENTS: VERIFY DIMENSIONS OF CONSTRUCTION TO RECEIVE STONE COUNTERTOPS BY FIELD MEASUREMENTS BEFORE FABRICATION.

D. PRODUCTS:

1. SOURCE LIMITATIONS FOR STONE: OBTAIN STONE FROM A SINGLE QUARRY WITH RESOURCES TO PROVIDE MATERIALS OF CONSISTENT QUALITY IN APPEARANCE AND PHYSICAL PROPERTIES.

2. QUARTZ: MATERIAL STANDARD: COMPLY WITH ASTM C 615.

3. ALL COUNTERTOPS SHALL BE GRANITE AS SELECTED BY THE OWNER WITH SQUARE EDGES AND MATCHING SIZE AND BACKSPASHES, TOP AND BOTTOM EXPOSED EDGES SHALL BE SLIGHTLY EASED.

4. FINISH: POLISHED.

5. WATER-CLEANABLE EPOXY ADHESIVE: ANSI A118.3 - WATER-CLEANABLE EPOXY GROUT: ANSI A118.3.

6. CHEMICAL RESISTANT: WATER-CLEANABLE, TILE SETTING AND GROUTING EPOXY.

6. SEALANT FOR COUNTERTOPS: MILDEW-RESISTANT JOINT SEALANT: MILDEW RESISTANT, SINGLE COMPONENT, NONSAG, NEUTRAL CURING, SILICONE, COLOR: AS SELECTED BY ARCHITECT FROM MANUFACTURER'S FULL RANGE.

7. GROUTMETS: 2 INCH ROUND GROUTMETS BY DOUG MCGUKT & COMPANY, INC. OR APPROVED EQUIV.

E. STONE FABRICATION:

1. SELECT MATERIAL FOR INTENDED USE TO PREVENT FABRICATED UNITS FROM CONTAINING CRACKS, SEAMS, AND STARTS THAT COULD IMPAIR STRUCTURAL INTEGRITY OR FUNCTION.

2. FABRICATE STONE COUNTERTOPS IN SIZES AND SHAPES REQUIRED TO COMPLY WITH REQUIREMENTS INDICATED.

3. GENERAL: COMPLY WITH RECOMMENDATIONS IN MAS "DIMENSION STONE DESIGN MANUAL, V.1."

4. NOMINAL THICKNESS: PROVIDE THICKNESS SPECATED, BUT NOT LESS THAN 3 INCH EXCEPT APARTMENT UNIT BATHROOM COUNTERTOPS SHALL BE NOT LESS THAN 2CM.) GAGE BARS TO PROVIDE UNITS OF IDENTICAL THICKNESS.

5. SPLASHES: PROVIDE 3/4" INCH THICK BACKSPASHES AND END SPLASHES UNLESS OTHERWISE INDICATED.

6. JOINTS: FABRICATE COUNTERTOPS WITHOUT JOINTS WHEREVER POSSIBLE.

7. CUTOUTS & HOLES: UNDERCOUNTER FIXTURES: MAKE CUTOUTS FOR UNDERCOUNTER FIXTURES IN SHOP USING TEMPLATE OR PATTERN PROVIDED BY FUTURE MANUFACTURER. FORM CUTOUTS TO SMOOTH, EVEN CURVES.

8. COUNTER MOUNTED FIXTURES: PREPARE COUNTERTOPS IN SHOP FOR FIELD CUTTING OPENINGS FOR COUNTER MOUNTED FIXTURES. MARK TOPS FOR CUTOUTS AND DRILL HOLES AT CORNERS OF CUTOUT LOCATIONS. MAKE CORNER HOLES OF LARGEST RADIUS PRACTICAL.

9. FITTINGS: DRILL CUTOUTS IN SHOP FOR PLUMBING FITTINGS, UNDERCOUNTER SINK DISPENSERS, AND SIMILAR ITEMS.

F. INSTALLATION:

1. GENERAL: INSTALL COUNTERTOPS OVER PLYWOOD SUBTOPS WITH FULL SPREAD OF WATER-CLEANABLE EPOXY ADHESIVE.

2. GENERAL: INSTALL COUNTERTOPS BY ADHERING TO SUPPORTS WITH WATER-CLEANABLE EPOXY ADHESIVE.

3. SET STONE TO COMPLY WITH REQUIREMENTS INDICATED. SHIM AND ADJUST STONE TO LOCATIONS INDICATED, WITH UNIFORM JOINTS OF WIDTHS INDICATED AND WITH EDGES AND FACES ALIGNED ACCORDING TO ESTABLISHED RELATIONSHIPS.

4. SPACE JOINTS WITH 1/16" INCH GAP FOR FILLING WITH SEALANT. USE TEMPORARY SHIMS TO ENSURE UNIFORM SPACING. CLAMP UNITS TO TEMPORARY BRACINGS, SUPPORTS, OR EACH OTHER TO

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03. Abbreviation Schedule	
Abbreviation	Abbreviation Name
+/-	PLUS OR MINUS
ADDL	ADDITIONAL
ADJ	ADJACENT
ASS	ARCHITECTURALLY EXPOSED STRUCTURAL STEEL
AF	ABOVE FINISHED FLOOR
ALT	ALTERNATE
AR	ANCHOR ROD
ARCH	ARCHITECT OR ARCHITECTURAL
B	BOTTOM OF
BW	BETWEEN
BLDG	BUILDING
BLKG	BLOCKING
BM	BEAM
BOT	BOTTOM
BRG	BEARING
BWP	BRACED WALL PANEL
CPS	COLD FORMED STEEL
CHKD	CHECKED
CIP	CAST IN PLACE
CJ	CONTROL JOINT
CJP	COMPLETE JOINT PENETRATION
CL	CENTERLINE
CLR	CLEAR
COL	COLUMN
CONC	CONCRETE
CONN	CONNECTION
CONT	CONTINUOUS
CTR	CENTER
db	DIA OF REINF BAR, DIA OF BOLT
DBA	DEFORMED BAR ANCHOR
DIA or Ø	DIAMETER
DAG	DIAGONAL
DIR	DIRECTION
DWL	DOWEL
EA	EACH
EE	EXTENDED END
EJ	EXPANSION JOINT
ELEV	ELEVATION
ENGR	ENGINEER
EOD	EDGE OF DECK
EOS	EDGE OF SLAB
EQ	EQUAL
EW	EACH WAY
EXIST	EXISTING
EXT	EXTERIOR
FDN	FOUNDATION
FLG	FLANGE
FLR	FLOOR
FS	FAR SIDE
FTG	FOOTING
FV	FIELD VERIFY
GA	GAUGE
GALV	GALVANIZED
GB	GRADE BEAM
GC	GENERAL CONTRACTOR
HORIZ	HORIZONTAL
HSA	HEADED STUD ANCHOR
HSS	HOLLOW STRUCTURAL SECTION
IF	INSIDE FACE
INT	INTERIOR
JST	JOIST
K	KIPS (1000 LBS)
LCE	COMPRESSION EMBEDMENT LENGTH
LCS	COMPRESSION LAP SPICE LENGTH
LLH	LONG LEG HORIZONTAL
LLV	LONG LEG VERTICAL
LTE	TENSION EMBEDMENT LENGTH
LTS	TENSION LAP SLICE LENGTH
LW	LIGHTWEIGHT
MFR	MANUFACTURER
MTL	METAL
N/C	NOT IN CONTRACT
NS	NEAR SIDE
NTS	NOT TO SCALE
OC	ON CENTER
OF	OUTSIDE FACE
OP	OPPOSITE
OVS	OVERSIZED
PC	PRECAST
PAF	POWDER ACTUATED FASTENER
PAR	PARALLEL
PEMB	PRE-ENGINEERED METAL BUILDING
PEN	PENETRATION
PERP	PERPENDICULAR
PL	PLATE
PLF	POUNDS PER LINEAR FOOT
PREFAB	PREFABRICATED
PRELIM	PRELIMINARY
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
RC	REINFORCED CONCRETE
REF	REFER TO
REINF	REINFORCING
REQD	REQUIRED
RF	RIGID FRAME
SC	SLIP CRITICAL
SOS	SELF DRILLING SCREW
SM	SIMILAR
SLV	SHORT LEG VERTICAL
SOG	SLAB ON GRADE
SQ	SQUARE
SS	STAINLESS STEEL
STD	STANDARD
STR	STIRRUPS
STL	STEEL
SW	SHEAR WALL
SYM	SYMMETRIC
T&B	TOP AND BOTTOM
TI	TOP OF
TRANS	TRANSVERSE
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
VERT	VERTICAL
WI	WITH
W/O	WITHOUT
WF	WIDE FLANGE
WP	WORK POINT
WWR	WELDED WIRE REINFORCEMENT

STRUCTURAL GENERAL NOTES

DESIGN CRITERIA:

- LIVE LOADS [UNIFORM (PSF) / POINT LOADS (KIPS)]:
 - ROOF:..... 20 PSF / 1.0 K
 - ELEVATED FLOORS..... 40 PSF / 1.0 K
 - ELEVATED GARAGE FLOORS..... 50 PSF / 2.0 K
- GROUND SNOW LOAD (Pg)..... 20 PSF
- BASIC WIND SPEED (3 SEC GUST)..... 115 MPH
- DECK GUARD RAIL LOAD..... 200# CONCENTRATED LOAD APPLIED IN ANY DIRECTION

- PREFABRICATED WOOD ROOF TRUSS DESIGN CRITERIA:
 - TOP CHORD DEAD LOAD..... 15 PSF
 - TOP CHORD ROOF LIVE LOAD..... 20 PSF
 - BOT CHORD DEAD LOAD..... 10 PSF
 - BOT CHORD LIVE LOAD..... 20 PSF OVER GARAGES
 - BOT CHORD LIVE LOAD..... 10 PSF EVERYWHERE EXCEPT GARAGES
 - LIVE LOAD DEFLECTION CRITERIA..... MIN OF L/240
 - TOTAL LOAD DEFLECTION CRITERIA..... MIN OF L/240

AREA	MIN DEAD LOAD	MIN LIVE LOAD
BALCONIES (EXTERIOR) AND DECKS	10	40
CEILING JOISTS W/O STORAGE (SCUTTLE ACCESS ONLY)	10	10
CEILING JOISTS - ATTICS W/ STORAGE (DOOR OR PULL DOWN LADDER ACCESS)	10	20
ROOMS - NON SLEEPING	15	40
SLEEPING ROOMS	15	30
ROOF - LIGHT ROOF COVERING	15	20
ROOF - HEAVY ROOF COVERING (CONCRETE/TILE/SLATE)	20	20

STRUCTURAL GENERAL NOTES:

- DESIGN AND CONSTRUCTION SHALL CONFORM TO THE "INTERNATIONAL RESIDENTIAL CODE, 2018 EDITION". CONSULT WITH THE LOCAL JURISDICTION FOR INSPECTION REQUIREMENTS
- CONTRACTOR TO VERIFY ALL DIMENSIONS, ELEVATIONS AND EXISTING CONDITIONS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT IMMEDIATELY.
- IF DISCREPANCIES EXIST BETWEEN STRUCTURAL PLANS, ARCHITECTURAL PLANS, OTHER PLANS, OR SPECIFICATIONS, THE CONTRACTOR OR SUBCONTRACTOR SHALL PROVIDE A WRITTEN REQUEST FOR CLARIFICATION FROM THE ARCHITECT AND/OR ENGINEER PRIOR TO PROCEEDING WITH THE WORK.
- THE STRUCTURE IS DESIGNED TO BE SELF-SUPPORTING AND STABLE AFTER THE BUILDING IS FULLY COMPLETED. IT IS SOLELY THE CONTRACTOR'S RESPONSIBILITY TO EXECUTE AND DETERMINE FINAL ERECTION PROCEDURES, SEQUENCING AND TO ENSURE THE SAFETY OF THE BUILDING AND ITS COMPONENT PARTS DURING ERECTION.
- FABRICATORS AND SUPPLIERS SHALL CLEARLY NOTE AND HIGHLIGHT CHANGES MADE IN SHOP DRAWINGS, WHICH DO NOT COMPLY WITH THE CONTRACT DOCUMENTS.
- BEAMS, COLUMNS, WALLS, AND FOOTING CENTERS SHALL BE CENTERED UNDER SUPPORTING MEMBERS (TYPICAL UNLESS NOTED OTHERWISE).

EARTHWORK AND FOUNDATIONS:

- PRESUMPTIVE ALLOWABLE BEARING PRESSURE = 1,500 PSF (PER THE IRC). ALL FOOTINGS AND FOUNDATIONS SHALL BEAR ON NATIVE UNDISTURBED SOIL. NOTIFY ENGINEER IF FILL IS ENCOUNTERED BELOW FOOTING BEARING LOCATIONS.
- ALL PERIMETER AND EXTERIOR FOOTINGS SHALL EXTEND AT LEAST 3'-0" BELOW FINAL ADJACENT GRADE. DEEPEN FOOTINGS AS REQUIRED TO PROVIDE THIS MINIMUM BOTTOM OF FOOTING.
- SURFACE WATER SHALL NOT BE ALLOWED TO STAND ADJACENT TO OR DRAIN TOWARDS THE FOUNDATION UNDER ANY CIRCUMSTANCES. PAVEMENTS OR GRADED SOILS AT THE PERIMETER OF THE BUILDING, EXCEPT AS REQUIRED AT EXITS OR AS NOTED, SHALL BE SLOPED AWAY AT 3% OR 8' MIN FOR THE FIRST TEN FEET.
- FOOTINGS MAY BE POURED TO NEAT LINES OF EXCAVATIONS PROVIDING VERTICAL LINES OF EXCAVATIONS CAN BE MAINTAINED DURING CONCRETE PLACEMENT.
- FOUNDATION CONTRACTOR TO ENSURE PROPER ANCHOR ROD PROJECTION AND THAT ANCHOR RODS ARE HELD SECURELY IN POSITION PRIOR TO CONCRETE PLACEMENT. STRUCTURAL STEEL COLUMN ANCHOR RODS SHALL BE SET WITH A TEMPLATE.
- FOUNDATION WALL BACKFILL SHALL NOT BE UNBALANCED BY MORE THAN TWO FEET ON EITHER SIDE AT ANY TIME. BASEMENT WALL AND RESTRAINED RETAINING WALL BACKFILL SHALL NOT BE PLACED, UNLESS THE WALL IS ADEQUATELY BRACED. RETAINING WALL AND BASEMENT WALL BACKFILL SHALL BE FREE DRAINING GRANULAR BACKFILL.
- SOIL CONDITIONS AT THE TIME OF CONSTRUCTION SHOULD BE EVALUATED BY THE CONTRACTOR. SOIL THAT IS TOO DRY OR TOO WET MAY BE SUBJECT TO EXCESSIVE SHRINKING OR SWELLING. IN ADDITION, SOME ON-SITE SOILS MAY BE UNSUITABLE FOR BACK FILL. CONSULT WITH A GEOTECHNICAL ENGINEER AS NEEDED FOR SITE PREP REQUIREMENTS.

PREFABRICATED WOOD ROOF TRUSS NOTES:

- THE WOOD FLOOR TRUSS MANUFACTURER SHALL SUBMIT SHOP DRAWINGS FOR ENGINEER'S REVIEW. THE SHOP DRAWINGS SHALL INCLUDE PLACING PLANS OF ALL TRUSSES CLEARLY LABELED. DETAILS OF TRUSS CONNECTIONS AND ANCHORAGES, DETAILS OF METAL CONNECTORS USED AT JOINTS, AND ENGINEERING DESIGN DATA. THE ENGINEERING DESIGN FOR EACH TYPE OF TRUSS SHALL INCLUDE: TRUSS LOCATION IDENTIFICATION, ALL LOADINGS AND REACTIONS, WOOD SPECIES AND STRESS GRADES, MEMBER STRESSES, JOINT CONNECTIONS, CONFIGURATION, TRUSS TO TRUSS CONNECTIONS, BRACING FOR LATERAL STABILITY OF THE COMPLETED FRAMING SYSTEM, AND THE PROFESSIONAL ENGINEER'S SEAL OF THE PERSON RESPONSIBLE FOR THE DESIGN OF THE TRUSS/STRUSS SYSTEM.
- THE CONTRACTOR SHALL FURNISH A COPY OF THE PREFAB TRUSS SHOP DRAWINGS TO BUILDING OFFICIAL FOR THEIR RECORDS.
- TRUSS MEMBERS AND COMPONENTS SHALL NOT BE FIELD CUT, NOTCHED, DRILLED, OR ALTERED IN ANY WAY WITHOUT THE WRITTEN APPROVAL OF THE ENGINEER RESPONSIBLE FOR THE TRUSS DESIGN.

CONCRETE AND MASONRY REINFORCING STEEL:

- ALL REINFORCING BARS SHALL MEET ASTM A615 GRADE 40.
- ALL MESH SHALL MEET ASTM A-185: LAP A MINIMUM OF 8" OR ONE FULL MESH, WHICHEVER IS GREATER.
- CONCRETE PROTECTION FOR REINFORCEMENT SHALL BE 3/4" CLEAR FOR SLABS, 2" CLEAR FOR FORMED SURFACES AND 3" CLEAR FOR FOOTINGS (TYPICAL UNLESS NOTED OTHERWISE).
- CONTRACTOR SHALL VERIFY THAT ALL REINFORCEMENT, SLAB DOWELS, INSERTS, SLEEVES AND EMBEDDED ITEMS ARE PROPERLY LOCATED AND RIGIDLY SECURED PRIOR TO CONCRETE PLACEMENT, "WET STICKING" DOWELS WILL NOT BE ALLOWED.

CAST IN PLACE CONCRETE:

- CONCRETE CONSTRUCTION SHALL ADHERE TO THE RECOMMENDATIONS AND REQUIREMENTS OF ACI 302 "REQUIREMENTS FOR RESIDENTIAL CONCRETE CONSTRUCTION" (UNLESS NOTED OTHERWISE)
- REQUIRED MINIMUM CONCRETE COMPRESSIVE STRENGTHS AT 28 DAYS:
 - FOOTING AND GRADEBEAM CONCRETE..... 3,500 PSI
 - FOUNDATION WALL CONCRETE..... 4,000 PSI
 - INTERIOR SOG..... 3,500 PSI
 - EXTERIOR SLAB ON GRADE AND GARAGE FLOOR SLABS..... 4,000 PSI
- EXTERIOR CONCRETE (FLOOR SLABS, WALLS, ETC) INCLUDING GARAGE FLOORS SHALL HAVE 6% (PLUS/MINUS 1%) EXTRANEAED AIR.
- CHAMFER ALL EXPOSED CONCRETE EDGES 3/4" (VERIFY WITH ARCHITECT).
- NO ALUMINUM SHALL BE EMBEDDED IN ANY CONCRETE.
- NO CALCIUM CHLORIDE SHALL BE USED IN CONCRETE.
- THE DESIGN, CONSTRUCTION, AND SAFETY OF ALL FORMWORK IS THE RESPONSIBILITY OF THE CONTRACTOR.
- ALL CONCRETE IS REINFORCED UNLESS SPECIFICALLY NOTED AS UNREINFORCED. REINFORCE ALL CONCRETE NOT OTHERWISE SHOWN WITH THE SAME REINFORCING AS SIMILAR SECTIONS OR AREAS.
- CONSTRUCTION JOINTS IN GRADE BEAMS, CONTINUOUS FOOTINGS, AND WALLS THAT DID NOT CHANGE DIRECTION SHALL BE SPACED NO GREATER THAN 60'-0". INTERMEDIATE CONTROL JOINTS SHALL BE SPACED AT 25'-0" MAX FOR WALLS. CONTROL JOINTS IN WALLS SHALL ALSO BE LOCATED 15'-0" FROM CORNERS AND AT CHANGES IN WALL THICKNESS.
- WHERE FRESH CONCRETE IS DEPOSITED AGAINST HARDENED CONCRETE (GREATER THAN 6 HRS OLD), CLEAN EXISTING SURFACE OF LAITANCE AND FOREIGN MATERIAL, AND DAMPEN THE EXISTING SURFACE. IF REQUIRED, ROUGHEN EXISTING CONCRETE TO 1/4" AMPLITUDE.
- SLABS ON GRADE SHALL BE 4" THICK MIN ON 6" OF GRANULAR FILL. REINF SLAB WITH 6 x 6 W2, W2, 1 WWR, #3 BARS AT 18" OC, OR #4 BARS AT 24" OC (UNLESS NOTED OTHERWISE). ALL REINF SHALL BE PLACED IN UPPER 1/3 OF SLAB THICKNESS. AT INTERIOR SLABS, AN 8 MIL VAPOR BARRIER SHALL BE PLACED BETWEEN THE CONCRETE AND GRANULAR BASE AND CARE SHOULD BE TAKEN DURING CURING TO PREVENT SLAB CURLING. THIS NOTE SHALL BE TYPICAL UNLESS NOTED OTHERWISE.
- SAW CUT JOINTS OR KEVED CONSTRUCTION JOINTS IN SLABS ON GRADE SHALL BE SPACED TO DIVIDE THE SLAB INTO PANELS NOT TO EXCEED 225 SQUARE FEET. THE LONGER DIMENSION OF EACH PANEL SHALL NOT EXCEED THE SHORTER DIMENSIONS BY MORE THAN 40%. JOINTS SHALL BE LOCATED AT COLUMN CENTERLINES WHERE POSSIBLE. SPACING BETWEEN JOINTS SHALL NOT EXCEED 15 FEET. CONTRACTOR SHALL SUBMIT JOINT LAYOUT TO ARCHITECT FOR APPROVAL.
- REINFORCEMENT SHALL BE CONTINUOUS AND LAPPED #3 BAR DIAMETERS (2'-6" MIN) EXCEPT AS NOTED AND PROVIDE CORNER BARS OF SAME SIZE AND SPACING.
- MINIMUM REINFORCING AROUND CONCRETE WALL OPENINGS 2'-0" OR GREATER (TYPICAL UNLESS NOTED OTHERWISE): (2) #5, EXTEND REINF 2'-0" PAST OPENINGS. PROVIDE (2) #5 x 4'-0" DIAGONAL BARS AT CORNERS.
- MINIMUM REINFORCING IN PERIMETER STEM WALL SHALL BE #4 VERTS @ 16" OC WITH STD HOOKS INTO FOOTING AND #4 HORIZ @ 16" OC MAX. IN FOOTING PROVIDE (2) #4 CONTINUOUS W/ #4 TRANSVERSE @ 16" OC MAX.
- MINIMUM REINFORCING IN ROUND PIERS SHALL BE (5) #3 VERTS W/ #3 TIES AT 16" OC MAX.

STRUCTURAL STEEL:

- STRUCTURAL STEEL SHAPES AND PLATE MATERIAL REQUIREMENTS (TYPICAL UNLESS NOTED OTHERWISE):
 - WIDE FLANGE SHAPES - ASTM A992 (FY = 50 KSI MIN.)
 - CHANNELS, ANGLES, AND PLATES - ASTM A36 (FY = 36 KSI MIN)
 - RECTANGULAR HSS - ASTM A501, OR B (FY = 46 KSI)
 - ANCHOR RODS - ASTM F1554 (FY = 36 KSI MIN)
 - ROUND PIPE - ASTM A53, GRB (FY=35 KSI MIN)
- STRUCTURAL STEEL SHALL BE NEW AND MEET THE 15TH EDITION AISC "SPECIFICATIONS FOR STRUCTURAL STEEL BUILDINGS AND BRIDGES", AND THE "CODE OF STANDARD PRACTICES FOR STEEL BUILDINGS AND BRIDGES", EXCLUDING SECTION 4.4.1.B.
- WELDING SHALL CONFORM TO THE CURRENT AND APPLICABLE AWS STANDARDS AND BE COMPLETED BY AN AWS CERTIFIED WELDER.
 - AWS D1.1 - STRUCTURAL WELDING CODE - STEEL
 - AWS D1.3 - STRUCTURAL WELDING CODE - SHEET STEEL
 - AWS D1.6 - STRUCTURAL WELDING CODE - STAINLESS STEEL
- WELD SIZES SHALL BE INCREASED TO MEET THE REQUIRED EFFECTIVE THROAT WIDTH IF GAPS EXIST AT THE FAYING SURFACE.
- NO COLUMN OR BEAM SPICES, UNLESS CLEARLY INDICATED ON THE STRUCTURAL DRAWINGS, WILL BE ALLOWED WITHOUT WRITTEN APPROVAL OF THE STRUCTURAL ENGINEER.
- GROUT WHERE INDICATED ON PLANS AT BASE PLATES SHALL BE NON-METALLIC NON-SHRINK WITH A MINIMUM COMPRESSIVE STRENGTH OF 6,000 PSI AT 28 DAYS CONFORMING TO ASTM C1107.
- ALL POST INSTALLED ANCHORS WHERE NOTED SHALL BE MANUFACTURED BY Hilti, Inc. OR SIMPSON STRONG TIE AND BE INSTALLED PER THE MANUFACTURERS SPECIFICATIONS. SUBSTITUTIONS SHALL BE SUBMITTED FOR REVIEW AND APPROVAL WITH APPROPRIATE ICBO EVALUATION REPORTS.

WOOD:

- FRAMING MATERIAL:
 - NOMINAL STRUCTURAL LUMBER - NO 2 OR BETTER, KD D, FIR, MIN Fb = 900 PSI, MIN E = 1,400 KSI.
 - EXPOSED NOMINAL STRUCT LUMBER - PRESS TREATED NO 2 OR BETTER, MIN Fb = 1,000 PSI, MIN E = 1,300 KSI
 - MICROLAM LVL (LAMINATED VENEER LUMBER) BEAMS SHALL MEET TRUS JOIST SPECIFICATIONS: MINIMUM Fb = 2,600 PSI AND MINIMUM E = 1,900 KSI.
 - TIMBERSTRAND LSL (LAMINATED STRAND LUMBER) BEAMS SHALL MEET TRUS JOIST SPECIFICATIONS: MINIMUM Fb = 2,600 PSI AND MINIMUM E = 1,700 KSI.
 - GLULAM FRAMING: 24F V4 DOUGLAS FIR, ARCHITECTURAL FINISH (COORD W/ ARCH).
- SUBSTITUTIONS OF SPECIFIED WOOD MEMBERS SHALL NOT BE MADE WITHOUT REVIEW OF THE ARCHITECT/ENGINEER.
- WOOD SHEATHING:
 - ROOF SHEATHING SHALL BE 7/16" WITH AN APA SPAN RATING OF 32/16, EXPOSURE 1, MINIMUM 2 SPAN, FASTEN PER THE CHART ON THIS PAGE. IF ROOF RAFTER SPACING IS 24" OR GREATER THEN USE PLYCLIPS AT MIDSPAN.
 - FLOOR SHEATHING SHALL BE TONGUE AND GROOVE, EXPOSURE 1, MINIMUM 2 SPAN, FASTENED WITH APA APPROVED ADHESIVE AND PER THE CHART ON THIS PAGE.
 - WHEN CLEAR DISTANCE BETWEEN FLOOR JOISTS OR FLOOR TRUSSES IS 16" OR LESS USE 3/4" SHEATHING WITH AN APA SPAN RATING OF 48/24.
 - WHEN CLEAR DISTANCE BETWEEN FLOOR JOISTS OR FLOOR TRUSSES IS GREATER THAN 16" USE 7/8" SHEATHING WITH AN APA SPAN RATING OF 60/32.
 - WALL SHEATHING FOR EXTERIOR WALLS SHALL BE 7/16" WITH AN APA SPAN RATING OF 24/16, UNLESS NOTED OTHERWISE. ALL PANEL EDGES SHALL BE BACKED WITH 2 INCH NOMINAL OR WIDER FRAMING, FASTEN WITH 8d COMMON NAILS AT 6" OC MAXIMUM AT ALL TOP PLATES, BLOCKING, BOUNDARIES AND 10" OC MAXIMUM IN THE FIELD.
 - ALL WOOD SHEATHING TO BE STAGGERED 4x8" SHEETS ORIENTED PERPENDICULAR TO SUPPORTING MEMBERS.
 - PROVIDE 1/8" GAP AT ALL SHEATHING PANEL EDGES AND END JOINTS UNLESS OTHERWISE SPECIFIED BY THE MANUFACTURER. DUE TO CONSTRUCTION CONDITIONS, TEMPORARY EXPANSION JOINTS MAY BE REQUIRED IN FLOOR/ROOF SHEATHING.
 - ALL HEADERS IN EXTERIOR OR INTERIOR BEARING WALLS SPANNING MORE THAN 3'-8" SHALL BE SUPPORTED ON DOUBLE STUDS UNLESS NOTED OTHERWISE.
 - LIGHT GAUGE WOOD FRAMING CONNECTORS AS NOTED ON THE PLANS FOR WOOD JOISTS, COLUMNS, BEAMS AND TRUSSES SHALL BE STRONG - TIE CONNECTORS BY THE SIMPSON CO. OR REVIEWED EQUIVALENT. CONNECTORS IN DIRECT CONTACT WITH PRESSURE TREATED LUMBER SHALL HAVE "2MAX" G185 HOT DIP GALVANIZED COATING OR REVIEWED EQUIVALENT.
 - STAINLESS STEEL FASTENERS, ANCHOR BOLTS, LIGHT GAUGE CONNECTORS, ETC, MAY BE SUBSTITUTED FOR HOT DIP GALVANIZED MATERIALS AT THE CONTRACTORS OPTION.
 - ALL RAFTER AND CEILING JOINT CONNECTIONS SHALL COMPLY WITH IRC SECTION 802.3 PROVIDE UPLIFT CONNECTORS AT ROOF TO WALL CONNECTIONS PER IRC SECTION 802.11.
 - STUDS SHALL BE CONTINUOUS FROM FLOOR TO ROOF DIAPHRAGM PER IRC SECTION 602.3 WALL STUDS SHOULD NOT BE INTERRUPTED AT GABLE WALLS UNLESS BRACED BY A CEILING. WALLS EXTENDING HIGHER THAN TYPICAL SINGLE FLOOR PLATFORM FRAMING, WALLS BE CONTINUOUS (NOT INTERRUPTED) TO NEXT FLOOR ELEVATION OR ROOF.
 - SILL ANCHOR RODS SHALL BE 1/2" DIAMETER EMBEDDED 7" MIN INTO CONCRETE, SPACED NO FURTHER THAN 3'-0" OC, AND SHALL OCCUR WITHIN 12" OF THE ENDS OF A SILL PLATE. EACH SILL PLATE SHALL HAVE A MINIMUM OF 2 ANCHOR RODS. PROVIDE 2" SO PLATE WASHERS AND NUTS.
 - PROVIDE FULL DEPTH 2x BLOCKING BETWEEN JOISTS OVER ALL INTERIOR LOAD BEARING WALLS AND AT DOWNSET GIRDERS
 - PROVIDE SOLID BLOCKING IN FLOOR FRAMING BELOW LOAD BEARING WALLS AND POINT LOADS ABOVE. BELOW POINT LOADS BLOCKING AREA SHALL MATCH SIZE OF POST ABOVE.

GARAGE

- THE GARAGE FLOOR SHALL SLOPE TOWARD THE GARAGE DOOR.
- NEW GARAGE DOOR SHALL BE A 20 MINUTE OR 1-38" SOLID WOOD DOOR BETWEEN THE HOUSE AND GARAGE.
- 1/2" GYP BOARD SHALL BE USED ON WALLS BETWEEN GARAGE AND HOUSE. 5/8" TYPE-X GYP BOARD SHALL BE USED ON THE GARAGE CEILING.

GENERAL NOTES:

- THE DRAWING SET IS CONSIDERED TO BE "BUILDERS PLANS" WHEREBY SOME ASPECTS OF THE PROJECT'S REQUIREMENTS ARE LEFT TO THE CONTRACTOR TO UNDERSTAND AND IMPLEMENT. AS SUCH, IT IS A REQUIREMENT THAT THE CONTRACTOR (BUILDER) BE COMPETENT IN RESIDENTIAL CONSTRUCTION AND HAVE A THOROUGH UNDERSTANDING OF THE APPLICABLE INTERNATIONAL RESIDENTIAL CODES (IRC). THE CONTRACTOR IS RESPONSIBLE FOR MEETING THE REQUIREMENTS OF THE BUILDING CODE WHETHER EXPLICITLY STATED OR NOT. IF ADDITIONAL DETAIL OR GUIDANCE IS NEEDED BY THE CONTRACTOR OR HOMEOWNER, A WRITTEN REQUEST FOR SUCH GUIDANCE MAY BE SUBMITTED TO THE ENGINEER.
- REFER TO THE IRC FOR ALL REQUIREMENTS NOT SPECIFICALLY STATED IN THE PLANS. THIS INCLUDES FIRE RATINGS, LIGHTING AND VENTILATION, SANITATION, GLAZING, GARAGES, SMOKE ALARMS AND CARBON MONOXIDE ALARMS, MEANS OF EGRESS, AND PROTECTION AGAINST DECAY AND TERMITES.
- CONTRACTOR SHALL ENSURE THAT ALL MECHANICAL, ELECTRICAL, AND PLUMBING IS DESIGNED AND INSTALLED TO MEET THE REQUIREMENTS OF THE APPLICABLE IRC.
- EGRESS WINDOWS SHALL COMPLY WITH SECTION 310 OF THE IRC.
- WALL COVERINGS SHALL BE WATER-RESISTANT AND COMPLY WITH SECTION 703.2 OF THE IRC.
- WINDOWS SHALL HAVE FALL PROTECTION PER IRC 312.2.
- PROVIDE CARBON MONOXIDE DETECTORS PER IRC SECTION R315.
- ALL NEW CONSTRUCTION SHALL COMPLY WITH THE ENERGY CONSERVATION CODE AS LISTED IN CHAPTER 11 OF THE IRC. THIS INCLUDES:
 - WALLS - INSULATE WITH R-13 MIN
 - ATTICS - INSULATE WITH R-49 MIN (EXCEPTION: R-38 FOR VAULTED CEILINGS); USE 8" OF RIGID INSULATION (R40) IN VAULTED CEILINGS
 - FLOORS OVER UNCONDITIONED SPACE - INSULATE WITH R-19 MIN
 - CRAWL SPACE WALLS - INSULATE WITH R-10 MIN
 - BASEMENT WALLS - R-13 CAVITY OR R-10 CONTINUOUS
 - SLABS SHALL BE R-10 FOR A DEPTH OF 2'-0"
 - DUCTWORK OUTSIDE OF CONDITIONED SPACES - R-8 MIN
 - WINDOWS SHALL HAVE A U" VALUE OF 0.35 OR BETTER
- ALL EXTERIOR DOORS INCLUDING THE DOOR LEADING FROM THE GARAGE TO THE DWELLING UNIT SHALL INCORPORATE THE PHYSICAL SECURITY REQUIREMENTS OF THE LOCAL JURISDICTION AS REQUIRED.
- THE THERMAL ENVELOPE OF THE BUILDING IS REQUIRED TO BE SEALED PER IRC SECTION N102.4.1 AND TABLE N102.4.1.1.
- ALL DUCTS, AIR HANDLERS, FILTER BOXES, AND BUILDING CAVITIES USED AS DUCTS SHALL BE SEALED PER IRC SECTION N103.2.2.

GLAZING

- GLAZING IN HAZARDOUS LOCATIONS SHALL BE APPROVED SAFETY GLAZING MATERIALS PER IRC SECTION R308.

Reserve at Blackwell

SE SHENANDOAH DRIVE
LEE'S SUMMIT, MO 64063

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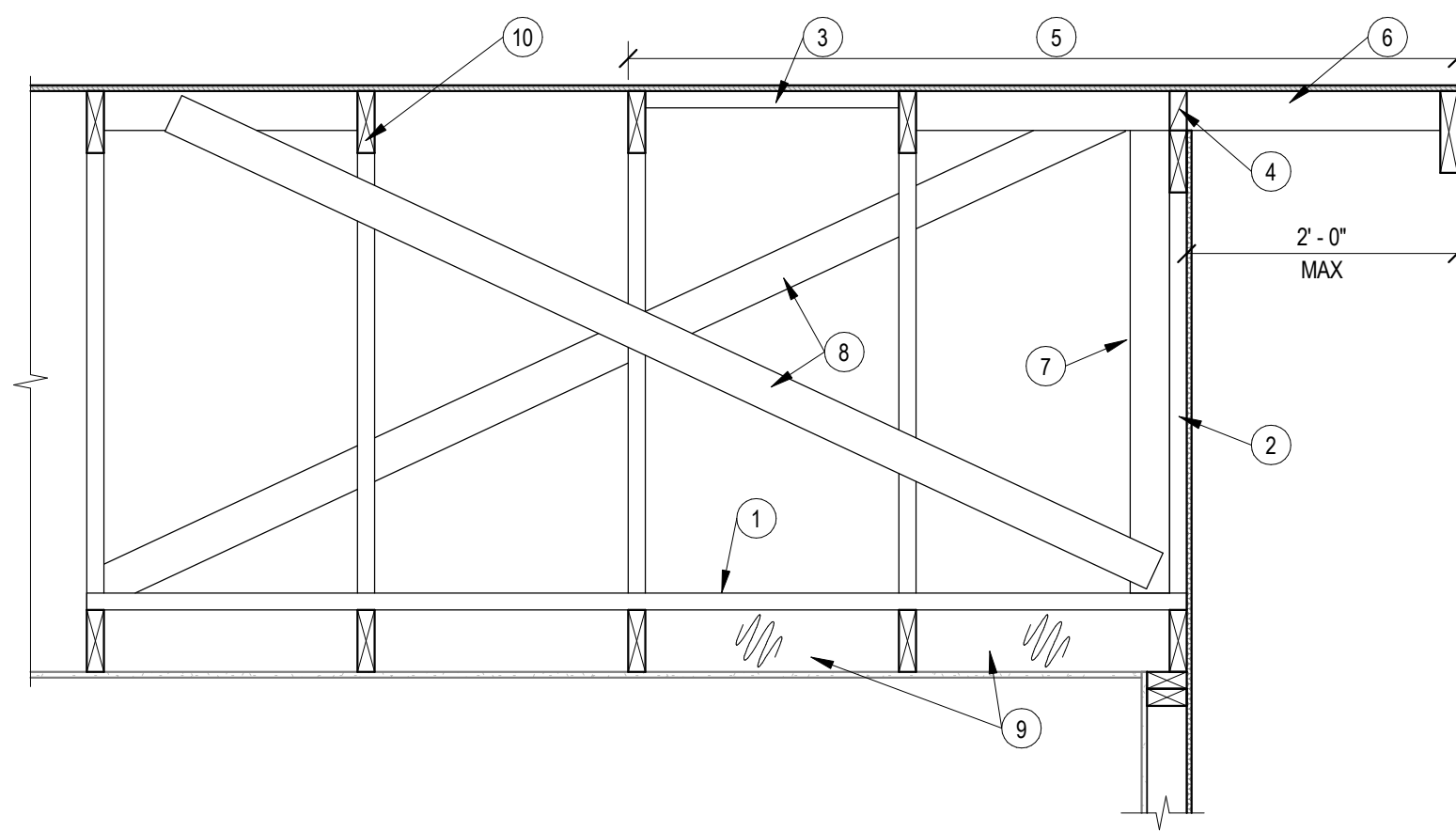
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STRUCTURAL GENERAL NOTES



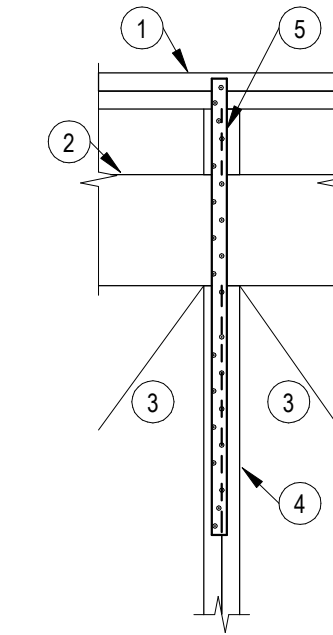
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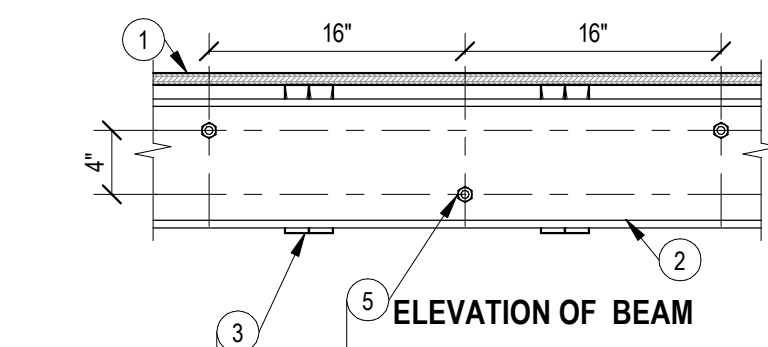
DETAIL NOTES:

- 2x4 @ 4'-0" OC FASTEN TO EA TRUSS BOT CHORD W/ (2) 16d NAILS
- CABLE TRUSS PER TRUSS SUPPLIER
- BLOCK SHEATHING EDGES WITHIN 4'-0" OF GABLE TRUSS
- BLOCKING BETWEEN EA OUTRIGGER, FASTEN TO GABLE TOP CHORD W/ 10d TOE NAILS @ 8'-0" OC
- FASTEN SHEATHING TO FRAMING @ 3" OC ON DECKE AND 8" OC IN FIELD W/ 8d NAILS
- 2x4 OUTRIGGER @ 24" OC
- L-REIN. ON GABLE VERTS AS SPECIFIED BY TRUSS SUPPLIER
- 2x6 BRACE AT EA STRONG BACK
- PROVIDE BLOCKING AT FIRST TWO TRUSS BAYS @ 4'-0" OC
- TRUSSES RE: PLAN



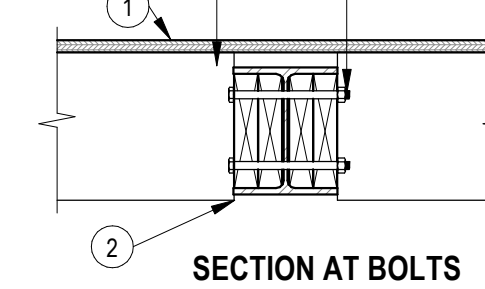
DETAIL NOTES:

- DOUBLE TOP PLATE
- HEADER, RE: PLAN FOR SIZE. RUN CONT OVER TOP OF CENTER STUDS
- WINDOW OR DOOR OPENING
- MIN (2) STUDS BTWN OPENINGS
- LSTA36 STRAP ON BOTH SIDES OF THE WALL

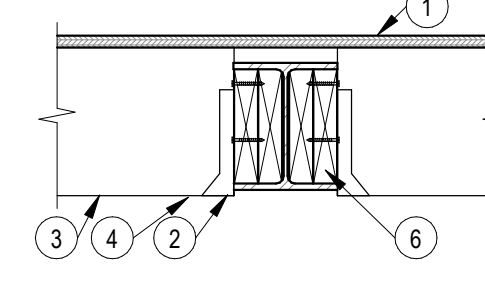


DETAIL NOTES:

- WOOD FLOOR SHEATHING, RE: GENERAL NOTES
- WF STEEL BEAM PER PLAN
- 2x FLOOR JOISTS PER PLAN
- SIMPSON JOIST HANGERS RE: PLAN
- 1/2" x THRU BOLTS @ 16" OC STAGGER AND SPACE AS SHOWN IN ELEVATION. COORDINATE BOLT LOCATIONS TO AVOID INTERFERENCE WITH JOIST HANGERS
- PACK WEB WITH 2xS EA SIDE OF BEAM WEB. PLANE 2xS AS REQD TO FIT INTO BEAM WEB

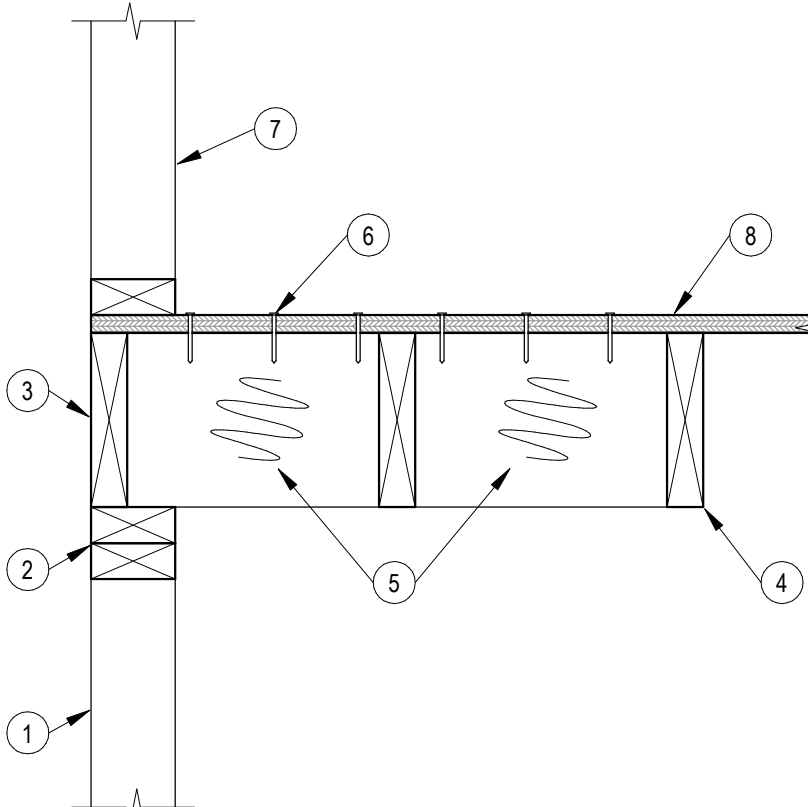


SECTION AT BOLTS



SECTION AT HANGER

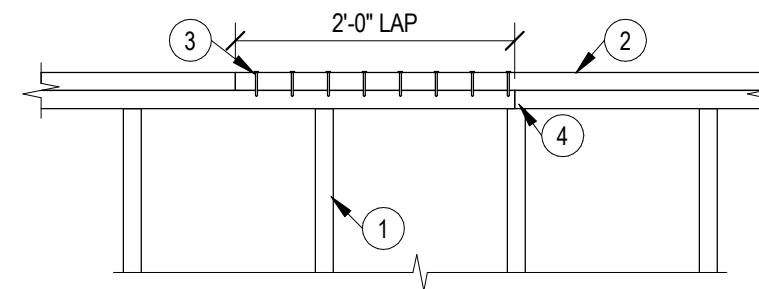
12 RZ305 - UPSET WF STL BM
 1" = 1'-0"



DETAIL NOTES:

- STUD WALLS, RE: PLAN AND GENERAL NOTES
- DOUBLE TOP PLATE
- 2x RIM JOIST
- FLOOR JOISTS PARALLEL TO WALL, RE: PLAN FOR SIZE AND SPACING
- PROVIDE BLOCKING IN THE FIRST TWO JOIST SPACES NEXT TO RIM JOIST. MATCH FLOOR JOISTS SIZE & SPACE @ 4'-0" OC MAX
- NAIL SHEATHING TO BLOCKING
- STUD WALL ABOVE
- WOOD FLOOR SHEATHING, RE: GENERAL NOTES

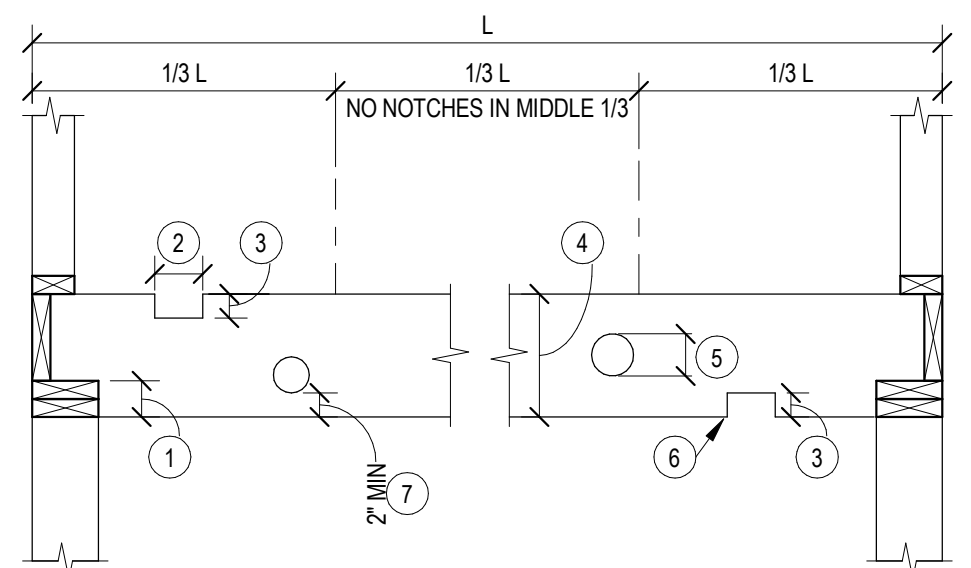
11 EDGE FRAMING DETAIL
 1 1/2" = 1'-0"



DETAIL NOTES:

- WALL STUDS
- DOUBLE TOP PLATE
- 8 ROWS OF (2)16d NAILS AT SPICE
- JOINT IN LOWER PLATE MEMBERS SHALL OCCUR OVER A STUD

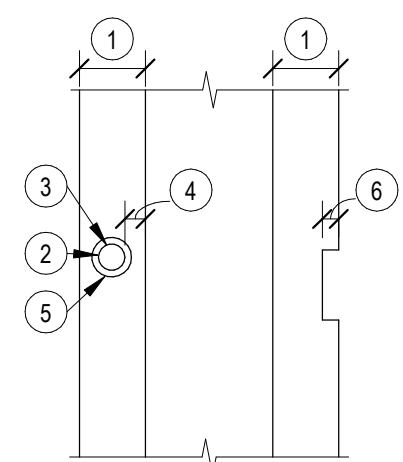
10 TOP PLATE SPLICE
 3/4" = 1'-0"



DETAIL NOTES:

- MAX DIMENSION = JOIST DEPTH / 4
- MAX DIMENSION = JOIST DEPTH / 3
- MAX DIMENSION = JOIST DEPTH / 6
- JOIST DEPTH
- MAX DIMENSION = JOIST DEPTH / 3
- SQUARE HOLES AND NOTCHES NOT RECOMMENDED
- HOLES MAY BE ANYWHERE ALONG THE LENGTH OF THE SPAN MINUS 1'-0" ON EA END. HOLE EDGES SHALL BE 2" FROM TOP OF JOIST OR BOTTOM OF JOIST. THEY SHALL ALSO BE 2" FROM ANY OTHER HOLE OR NOTCH

9 BORED HOLE & NOTCHES - HORIZ FRAMING
 3/4" = 1'-0"

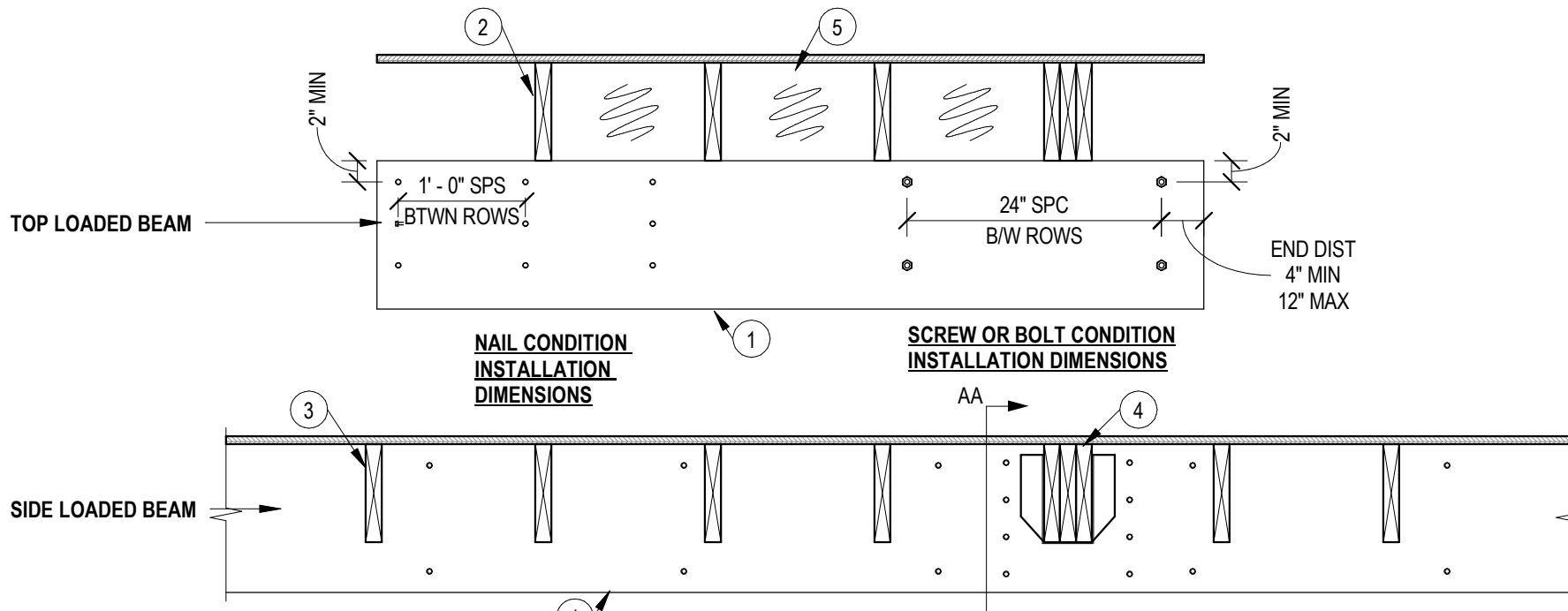


DETAIL NOTES:

- STUD DEPTH
- MAX DIAMETER OF BORED HOLE = STUD DEPTH / 2 1/2
- IF BORED HOLE IS GREATER THAN STUD DEPTH / 2 1/2 & LESS THAN 3" STUD DEPTH / 5, THEN STUD MUST BE DOUBLED & NO MORE THAN TWO SUCCESSIVE STUDS ARE DOUBLED & BORED
- 5/8" MIN TO EDGE
- BORED HOLES SHALL NOT BE LOCATED IN THE SAME CROSS SECTION OF CUT OR NOTCH IN STUD
- MAX NOTCH = STUD DEPTH / 4

8 BORED HOLE & NOTCHES - VERT FRAMING
 3/4" = 1'-0"

7 GABLE END WALL TRUSS
 3/4" = 1'-0"



DETAIL NOTES:

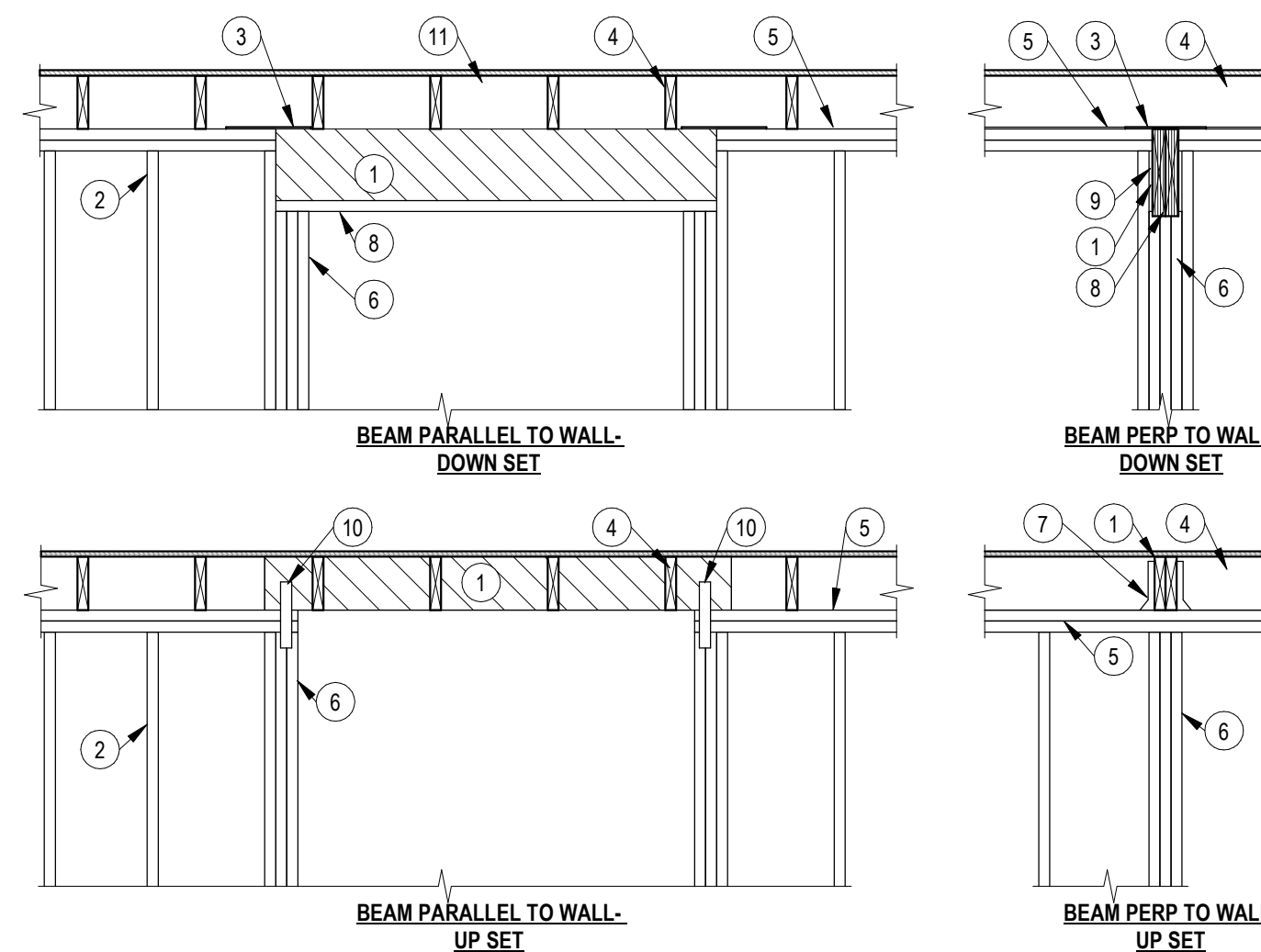
- MULTI-PLY LVL, LSL, OR PSL GIRDER MEMBER, FOR 2-PLY MEMBERS, FASTENERS MAY BE INSTALLED FROM ONE SIDE. FOR 3-PLY MEMBERS, FASTENERS SHOWN SHALL BE INSTALLED ON EA SIDE (2 ROWS @ 24" + 4 TOTAL SCREWS, TWO EA SIDE). REFER TO TABLE FOR FASTENER REQUIREMENTS
- FLOOR JOISTS, RE: PLAN, TOP LOADED CONDITION
- FLOOR JOISTS, RE: PLAN, SIDE LOADED CONDITION. PROVIDE FACE MOUNTED OR TOP FLANGE MOUNTED HANGERS ATTACHED TO GIRDER PER MFCR REQUIREMENTS
- AT HEAVY LOADED BEAM HANGER LOCATIONS, PROVIDE (4) STRUCTURAL SCREWS EA SIDE OF HANGER. SCREWS SHALL PENETRATE ALL PLYS (2 25" MIN FOR 2 PLY, 5" MIN FOR 3 PLY). THIS SHALL BE TYP UNO
- WHEN BEAM IS DOWNSET PROVIDE 2x FULL HEIGHT BLOCKING BTWN FLOOR JOISTS

NOTES:

- ALL GIRDER MEMBERS SHALL BE FULL LENGTH BTWN SUPPORTS UNO
- SCREWS INSTALLED IN OPPOSITE FACE SHALL BE STAGGERED FROM NEAR FACE SCREWS BY 2" (+/- 1")
- EXCESSIVELY WARPED OR CURVED LVL SHOULD NEVER BE FORCED INTO ALIGNMENT BY USE OF CLAMPS, SCREWS OR BOLTS AS SPLITTING MAY OCCUR
- IF COUNTERSINKING SCREWS OR BOLTS IS REQUIRED, USE A SPADE BIT TO CREATE THE COUNTERSINK PRIOR TO INSTALLING THE FASTENER
- BOLTS SHALL MEET OR EXCEED ASTM A307
- STRUCTURAL SCREWS MAY BE ONE OF THE FOLLOWING PRODUCTS: 1/4"x SIMPSON STRONGTIE SDS, WS SCREWS BY USP, OR TRUSSLOK SCREWS BY FASTENMASTER

FASTENER OPTIONS				
FASTENER	BM DEPTH	2-PLY	3-PLY	4-PLY
10d (0.128"x3") NAILS	7.25" TO 14"	3 @ 12" OC	3 @ 12" OC EA SIDE	NOT ALLOWED
10d (0.128"x3") NAILS	14" OR GREATER	4 @ 12" OC	4 @ 12" OC EA SIDE	NOT ALLOWED
1/2" DIA THRU BOLTS	7.25" OR GREATER	2 @ 24" OC	2 @ 24" OC	2 @ 16" OC
STRUCTURAL SCREW	7.25" OR GREATER	2 @ 24" OC	2 @ 24" OC EA SIDE	2 @ 16" OC EA SIDE

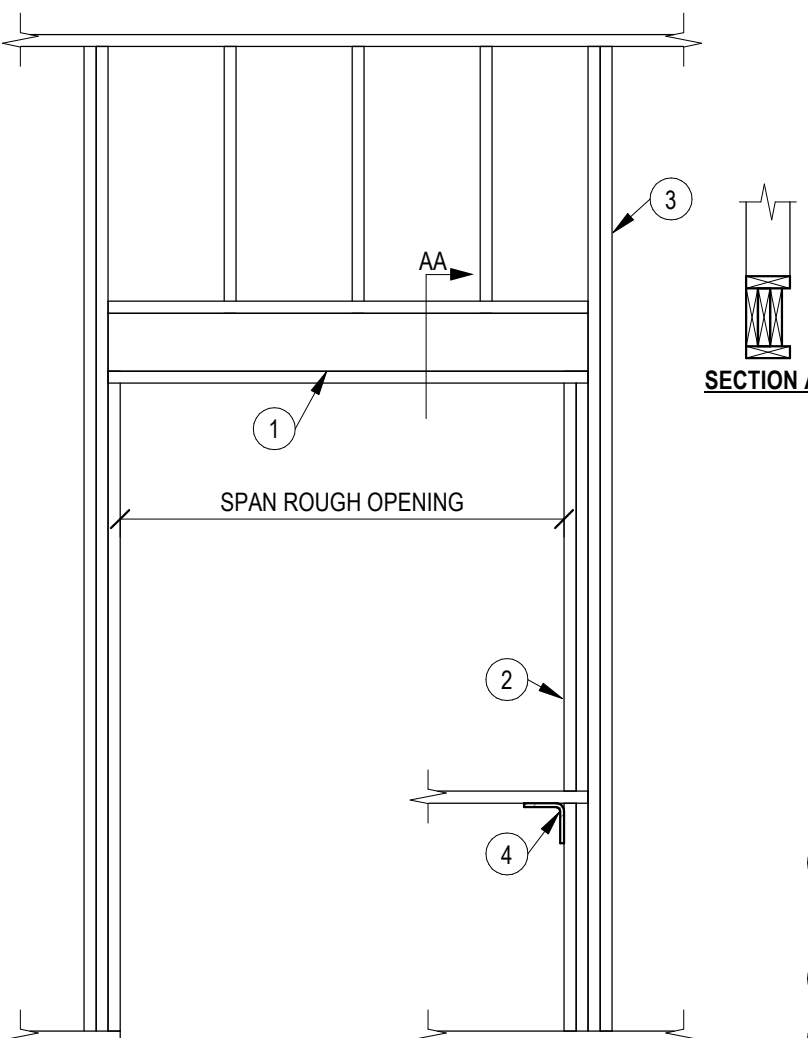
6 BUILT-UP ENGR LUMBER BEAM
 3/4" = 1'-0"



DETAIL NOTES:

- WOOD BEAM, PER PLAN
- WALL STUDS
- IF TOP PLATE IS INTERRUPTED USE SIMPSON LSTA9 STRAP OR EQUIVALENT
- WOOD JOISTS, RE: PLAN
- DOUBLE 2x TOP PLATE
- MIN 3 STUDS TO SUPPORT BEAM UNO ON PLAN
- FACE MOUNT JOIST HANGER
- COORD BOT OF BEAM ELEV W/ ARCH REQUIREMENTS
- 1/2" OSB SPACERS AS REQD
- SIMPSON LSTA9 STRAP EA SIDE
- WHEN BEAM IS DOWNSET PROVIDE 2x FULL HT BLOCKING BTWN FLOOR JOISTS

5 BEAM BEARING CONDITIONS
 1/2" = 1'-0"



EXTERIOR WALL - WOOD HEADER SCHEDULE*				
MARK	MEMBERS	MAX SPAN	JAMB MEMBERS	
H206	(2) 2x6	3'-6"	2x4 1 KING 1 TRIMMER	
H208	(2) 2x6	4'-6"	2x4 1 KING 1 TRIMMER	
H210	(2) 2x10	5'-9"	2x4 2 KING 2 TRIMMER	
H212	(2) 2x12	6'-9"	2x4 2 KING 2 TRIMMER	
HLVL	(2) 1.75"x11.875" LVL	13'-0"	2x4 3 KING 2 TRIMMER	

INTERIOR WALL - WOOD HEADER SCHEDULE			
MARK	MEMBERS	MAX SPAN	JAMB MEMBERS
H206	(2) 2x6 NON LD BRG	4'-0"	2x4 1 KING 1 TRIMMER
H208	(2) 2x6	3'-6"	2x4 1 KING 2 TRIMMER
H210	(2) 2x10	4'-3"	2x4 2 KING 2 TRIMMER
H212	(2) 2x12	5'-0"	2x4 2 KING 2 TRIMMER
HLVL	(2) 1.75"x11.875" LVL	10'-0"	2x4 3 KING 2 TRIMMER

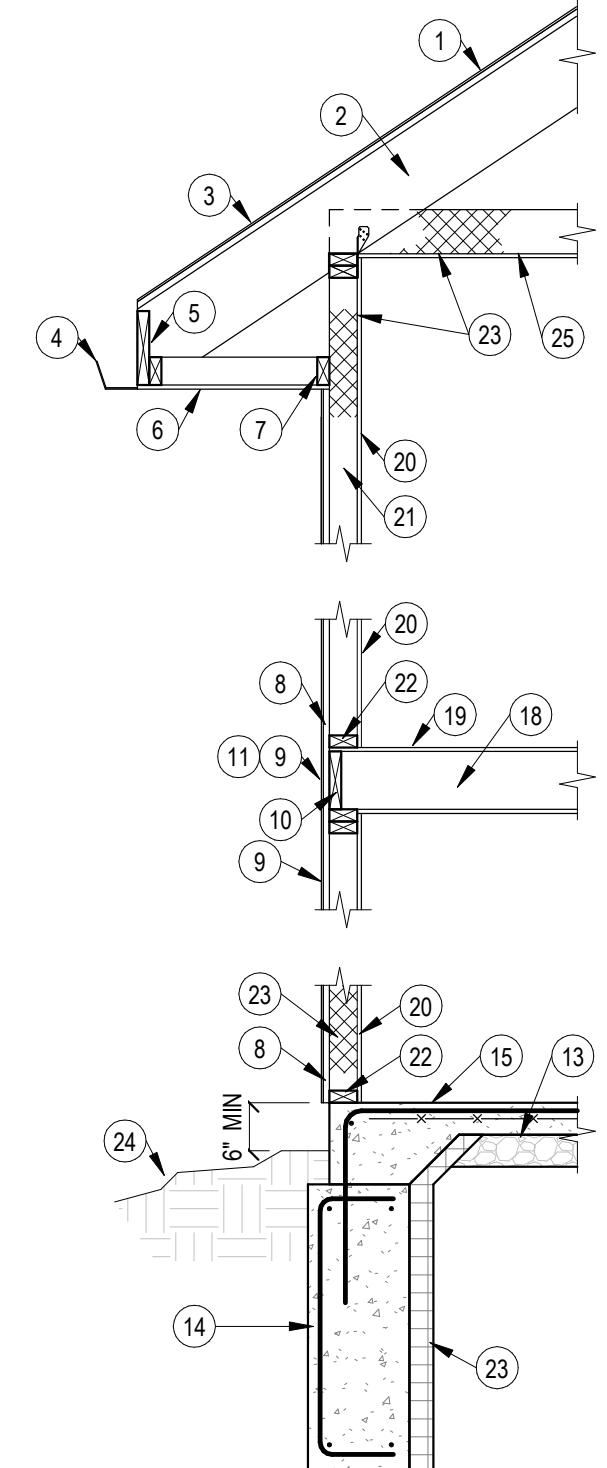
* IF THERE IS A DECK @ THE EXTERIOR WALL USE THE INTERIOR WALL SCHEDULE

DETAIL NOTES:

- WOOD HEADER, RE: SCHEDULE. FOR EXTERIOR WALLS W/ DECK ON THE OUTSIDE USE THE INTERIOR WALL CHART. ALL HEADERS SHALL BE NAILED TOGETHER AT 16" OC MAX. PROVIDE PLYWOOD FILLER AS REQD TO MATCH STUD THICKNESS
- TRIMMER STUDS, RE: SCHEDULE
- KING STUDS, RE: SCHEDULE
- PROVIDE STUD UNDER SILL END OR SIMPSON A35 CLIP ANGLE

4 HEADER SCHEDULE
 1/2" = 1'-0"

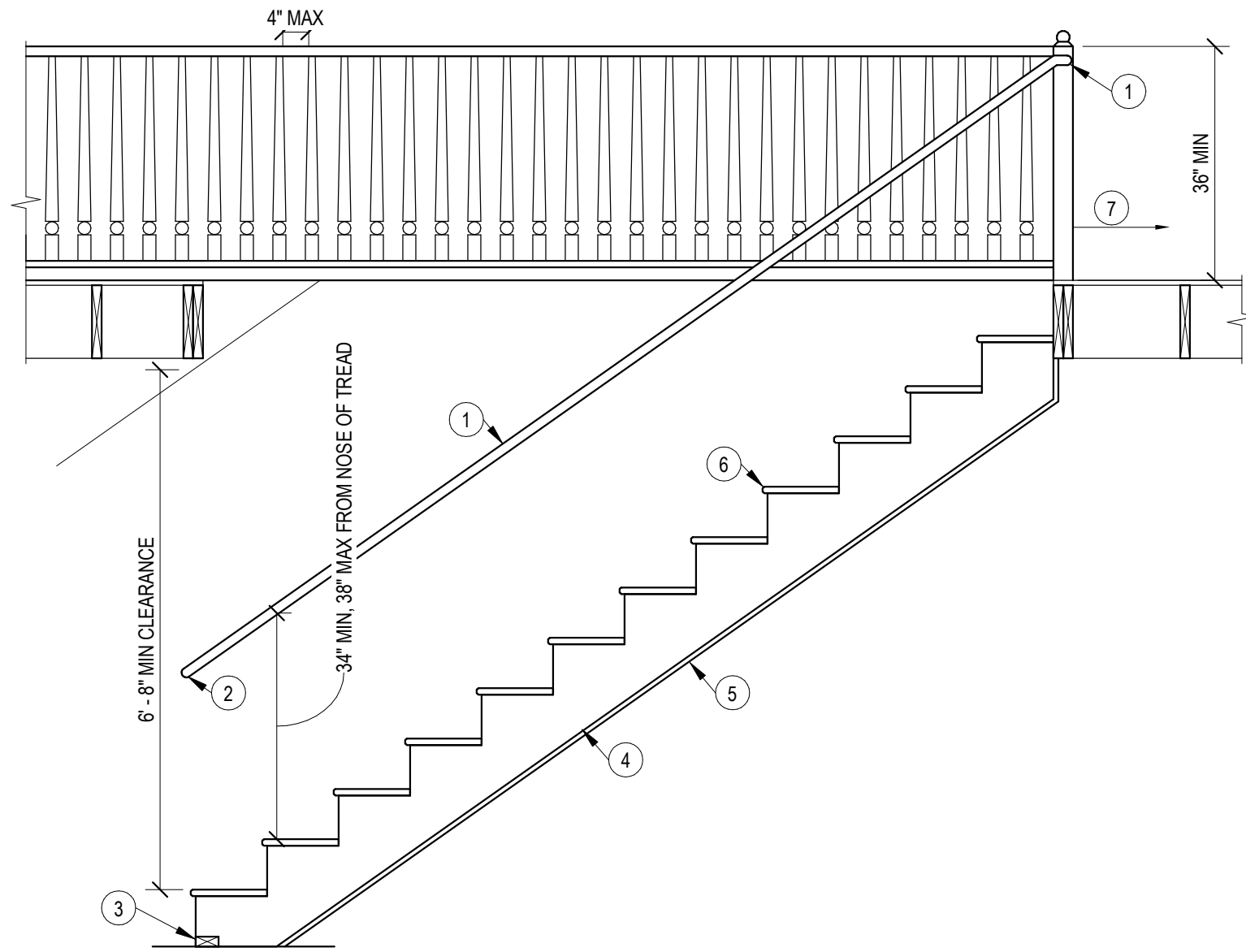
2 HANGER SCHEDULE
 3/4" = 1'-0"



DETAIL NOTES:

- WOOD ROOF SHEATHING, RE: GENERAL NOTES
- ROOF RAFTERS, RE: PLAN
- ROOFING, RE: ARCH
- GUTTER ON FASCIA BOARD
- 2x6 SUB-FASCIA, OR AS REQD
- SOFFIT BOARD
- 2x4 NAILER
- WOOD EXTERIOR WALL SHEATHING, RE: STRUCTURAL GENERAL NOTES. CONTRACTOR TO VERIFY BRACED WALL REQUIREMENTS W/ PLANS
- SIDING, RE: ARCH
- RIM JOIST: USE 2x FRAMING W/ DIMENSIONAL LUMBER JOISTS. USE 1.5" LSL W/ JOISTS
- HOUSEWRAP OVER SHEATHING
- NOT USED
- VAPOR BARRIER BELOW SLAB, RE: GENERAL NOTES
- CONC FOOTING, SIZE & REINFORCEMENT, RE: FOUNDATION PLAN
- CONC FLOOR SLAB, RE: FOUNDATION PLAN & GENERAL NOTES
- NOT USED
- 2x6 TREATED SILL PLATE, ANCHOR, RE: GENERAL NOTES
- WOOD FLOOR JOIST, RE: PLAN. WHERE JOISTS RUN OPPOSITE DIRECTION, PROVIDE BLOCKING PER TYP DTL WD-110
- WOOD FLOOR SHEATHING, RE: GENERAL NOTES
- 1/2" GYPSUM BOARD OR SIMILAR, RE: BRACED WALL PLANS FOR ADDITIONAL FASTENER REQUIREMENT LOCATIONS
- STUDS @ 16" OC
- 2x SOLE PLATE
- INSULATION, RE: ENERGY REQUIREMENT NOTES
- GRADE
- CEILING JOISTS, RE: PLAN (2x6 MIN)

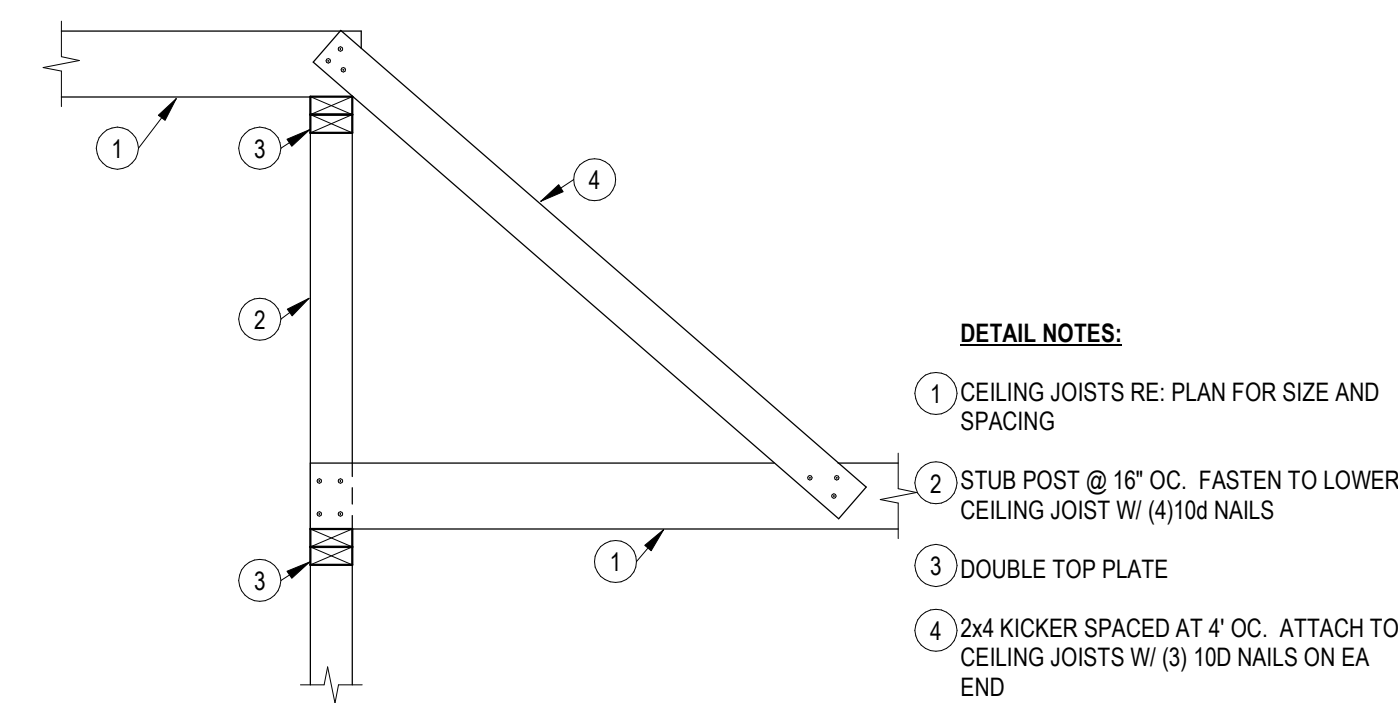
1 WD-102 TYPICAL WALL SECTION
 1/2" = 1'-0"



- DETAIL NOTES:**
- 1 DIAMETER OF HANDRAIL FROM 1 1/4\" TO 2"
 - 2 RETURN HANDRAILS TO POST OR WALL
 - 3 PRESSURE TREATED PLATE
 - 4 2x12 STRINGERS @ 16" OC MAX
 - 5 MIN 1/2" GYP BOARD UNDER STAIRS
 - 6 IF RISERS ARE SOLID, NOSING IS REQUIRED. 3/4" TO 1 1/4"
 - 7 AT LANDING PROVIDE 36" MIN OF CLEARANCE
- NOTES:**
- A. MIN STAIR WIDTH IS 36"
- B. GUARD RAILS ARE REQD ALONG STAIRS WITH 3 OR MORE RISERS AND FLOOR OPENINGS WHERE ELEV DIFFERENCE IS GREATER THAN 30"
- C. ALL STAIR CONSTRUCTION SHALL SATISFY CODE REQUIREMENTS

9 WOOD STAIRS

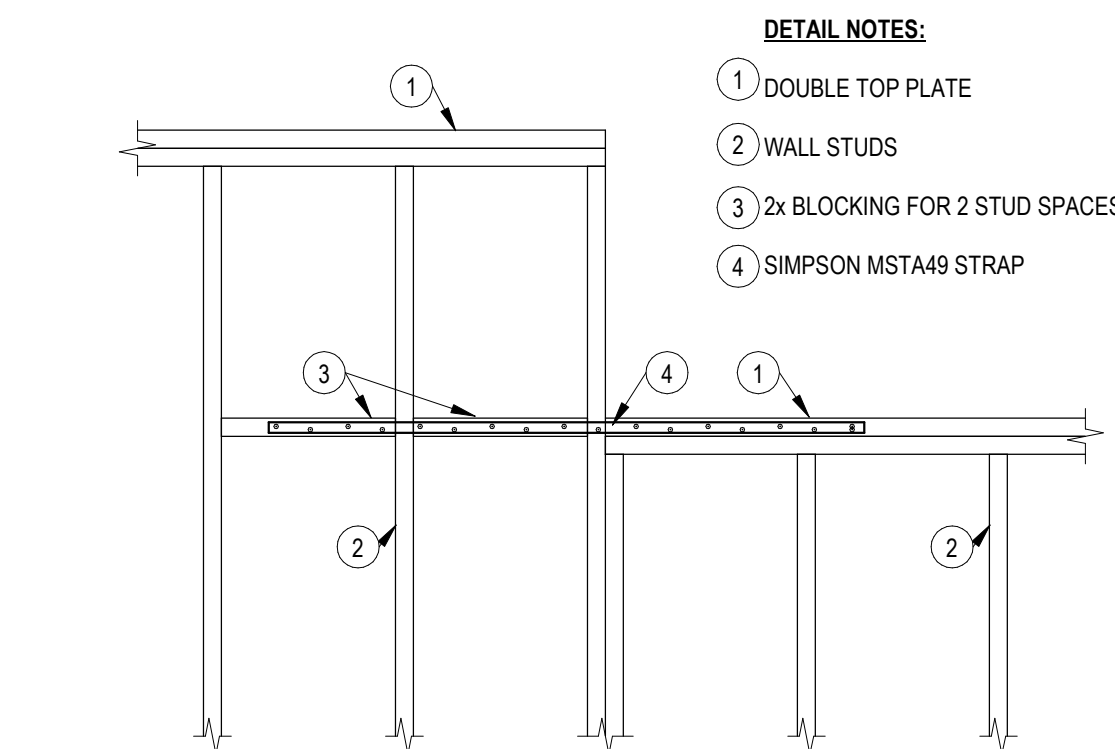
1/2" = 1'-0"



- DETAIL NOTES:**
- 1 CEILING JOISTS RE: PLAN FOR SIZE AND SPACING
 - 2 STUB POST @ 16" OC. FASTEN TO LOWER CEILING JOIST W/ (4) 10d NAILS
 - 3 DOUBLE TOP PLATE
 - 4 2x4 KICKER SPACED AT 4" OC. ATTACH TO CEILING JOISTS W/ (3) 10d NAILS ON EA END

8 RZ210A - CEILING STEP DETAIL

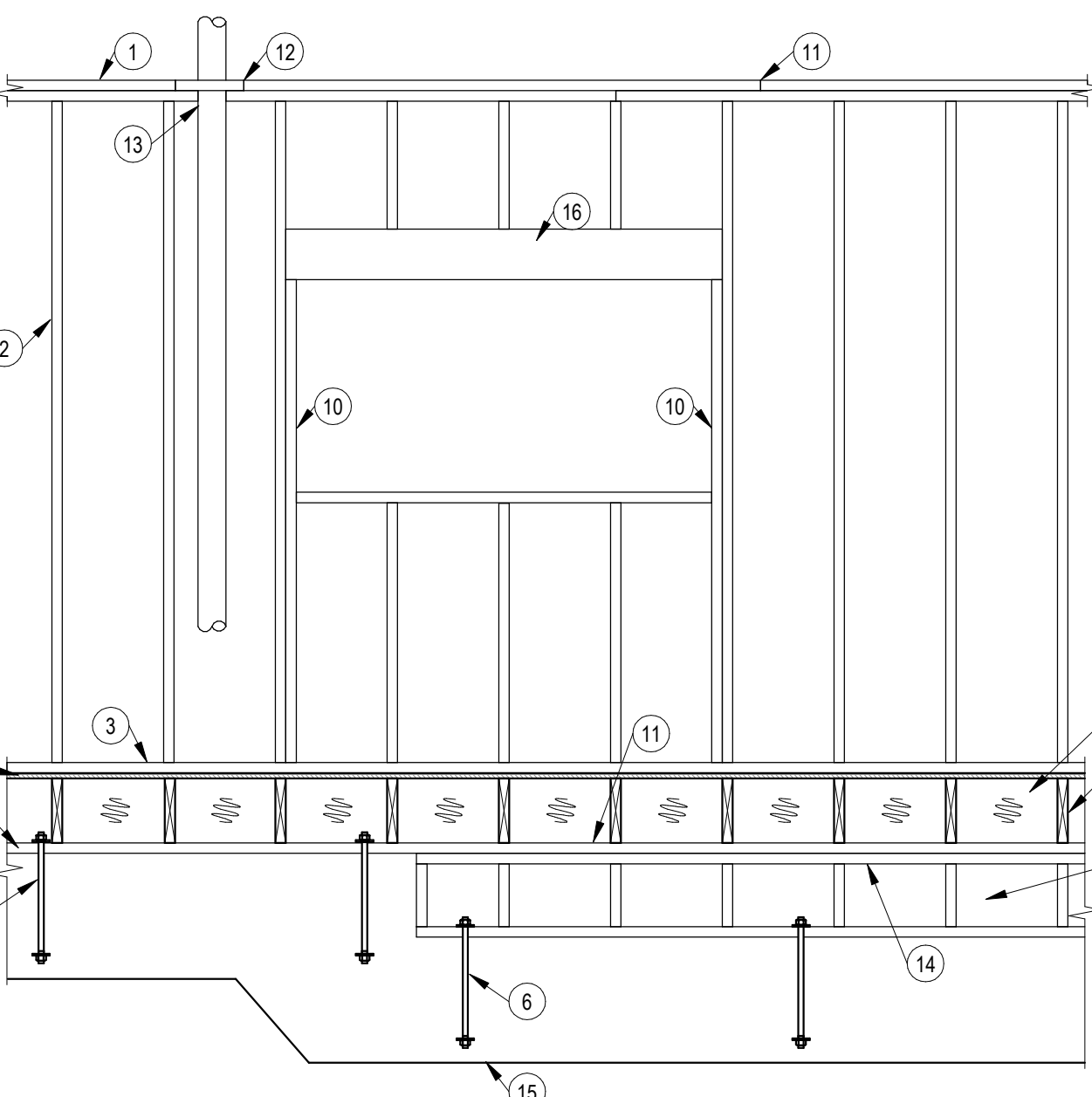
3/4" = 1'-0"



- DETAIL NOTES:**
- 1 DOUBLE TOP PLATE
 - 2 WALL STUDS
 - 3 2x BLOCKING FOR 2 STUD SPACES
 - 4 SIMPSON MST49 STRAP

7 RZ203B - STEPPED TOP PLATE

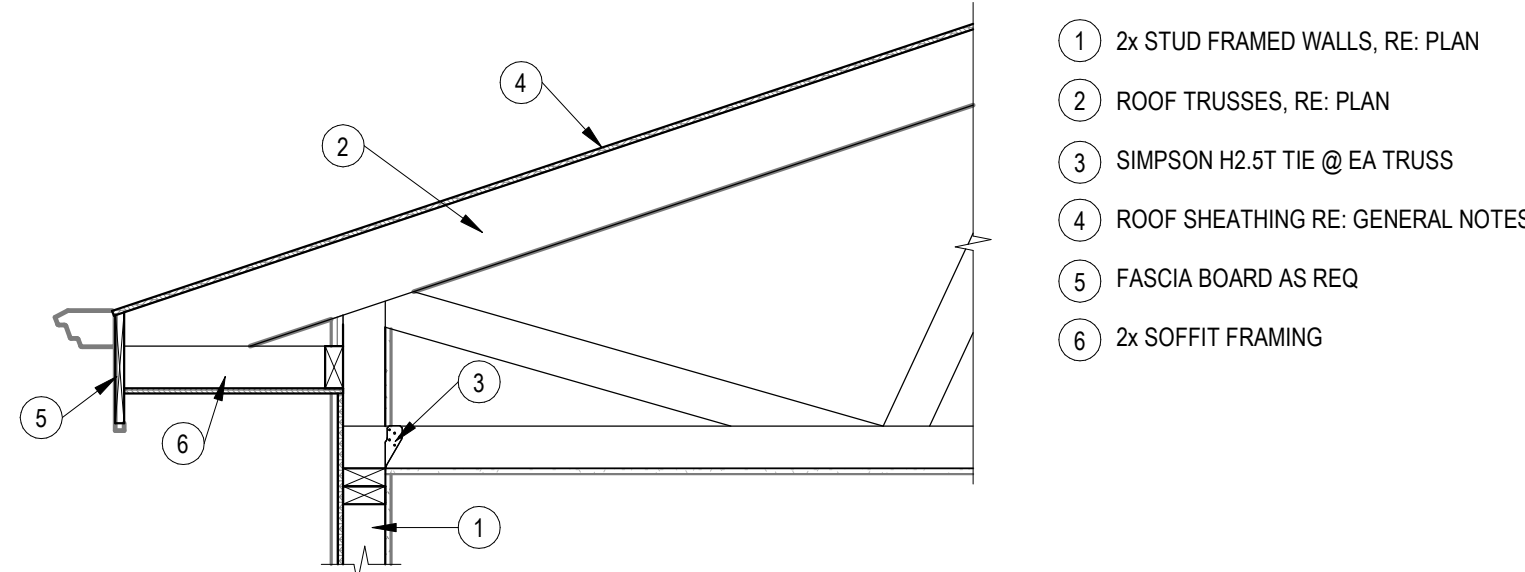
3/4" = 1'-0"



- DETAIL NOTES:**
- 1 SINGLE OR DOUBLE TOP PLATE
 - 2 WALL STUDS
 - 3 BOTTOM PLATE
 - 4 WOOD FLOOR SHEATHING, RE: GENERAL NOTES
 - 5 TREATED SILL PLATE
 - 6 1/2" @ ANCHOR RODS, RE: GENERAL NOTES
 - 7 FOUNDATION WALL CRIPPLE STUDS
 - 8 FLOOR JOISTS
 - 9 SOLID BLOCKING OR CONT RIM JOIST
 - 10 JACK STUDS OR TRIMMERS
 - 11 STAGGER JOINTS 24" OC OR USE SPLICE PLATES
 - 12 CUT PLATE TIED WITH 16 GA STEEL STRAP
 - 13 FIREBLOCK AROUND PIPE
 - 14 (2) 2x PLATE
 - 15 CONCRETE STEPPED WALL
 - 16 HEADER, RE: PLAN OR HEADER SCHEDULE

6 STEPPED WALL FRAMING ELEVATION

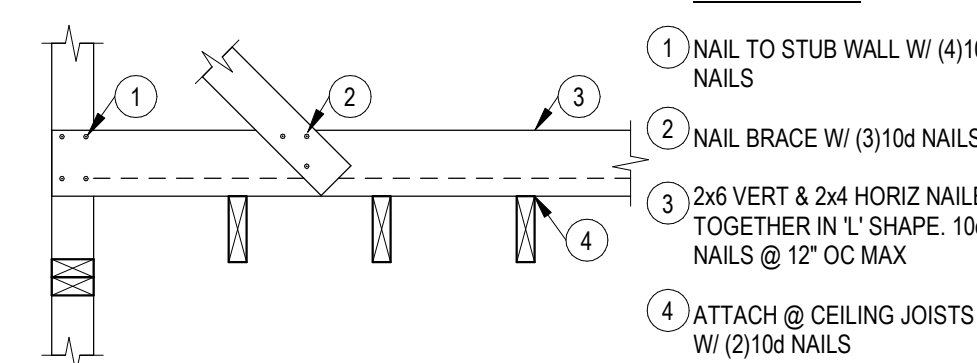
1/2" = 1'-0"



- DETAIL NOTES:**
- 1 2x STUD FRAMED WALLS, RE: PLAN
 - 2 ROOF TRUSSES, RE: PLAN
 - 3 SIMPSON H2 ST TIE @ EA TRUSS
 - 4 ROOF SHEATHING RE: GENERAL NOTES
 - 5 FASCIA BOARD AS REQ
 - 6 2x SOFFIT FRAMING

10 TYPICAL RAISED HEEL TRUSS BRG

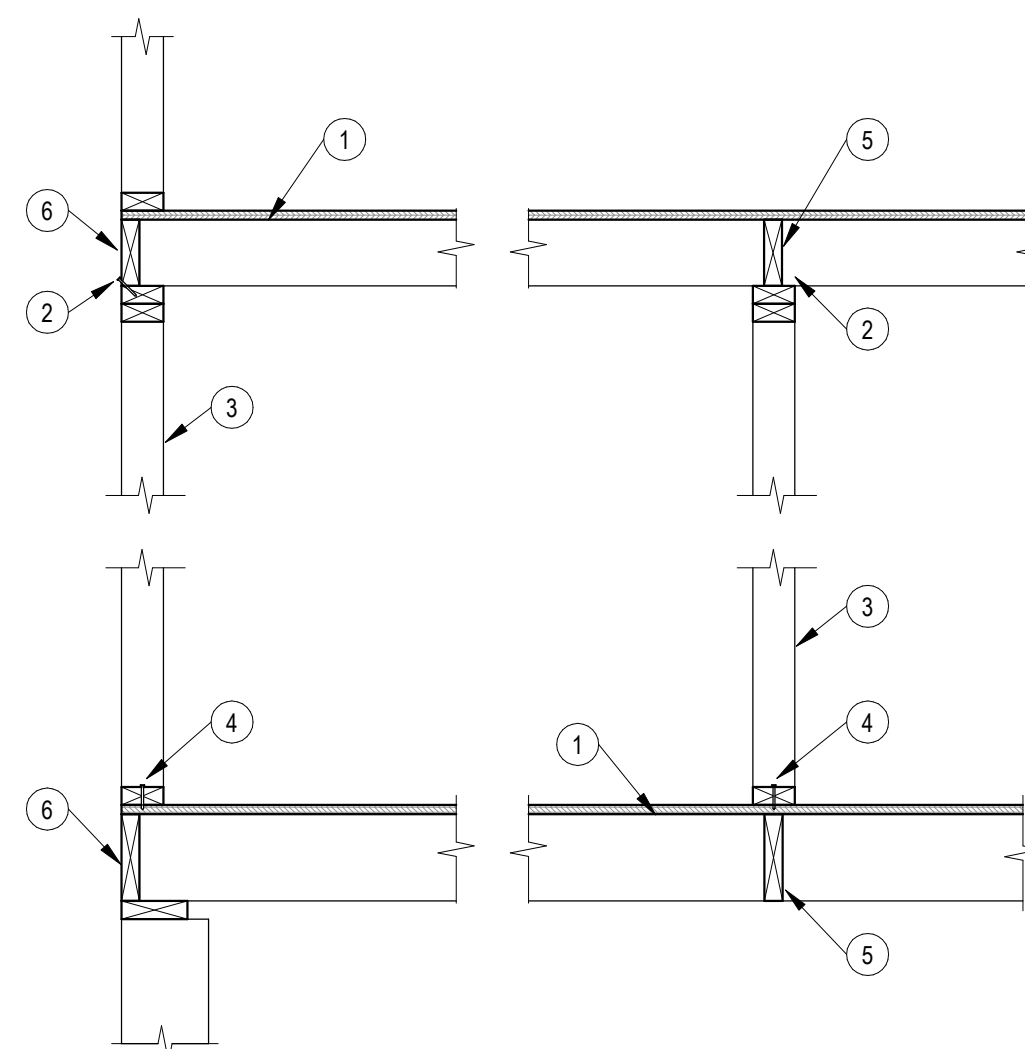
3/4" = 1'-0"



- DETAIL NOTES:**
- 1 NAIL TO STUB WALL W/ (4) 10d NAILS
 - 2 NAIL BRACE W/ (3) 10d NAILS
 - 3 2x6 VERT & 2x4 HORIZ NAILED TOGETHER IN L-SHAPE. 10d NAILS @ 12" OC MAX
 - 4 ATTACH @ CEILING JOISTS W/ (2) 10d NAILS

5 RZ210B - CEILING STEP DETAIL

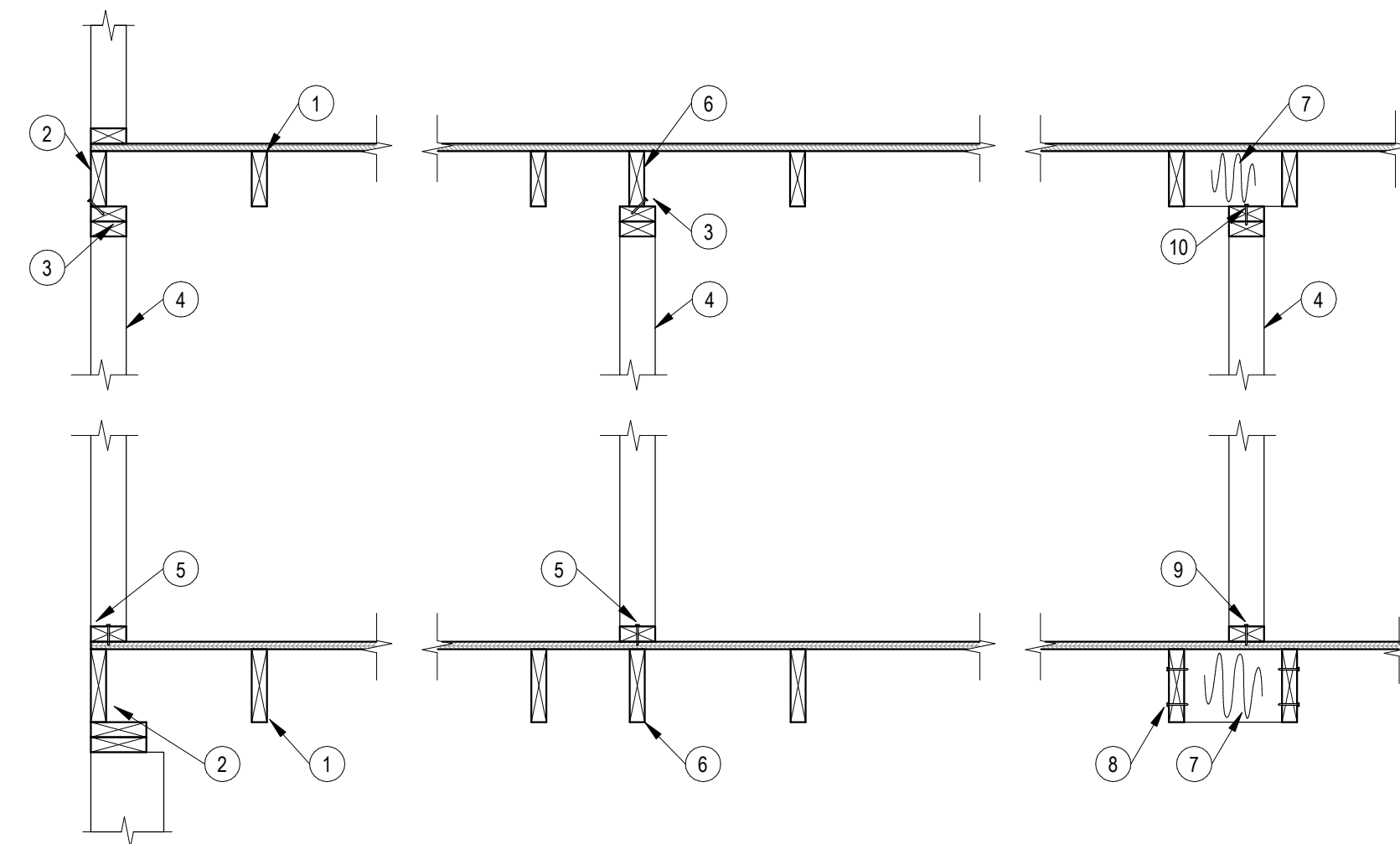
3/4" = 1'-0"



- DETAIL NOTES:**
- 1 PERPENDICULAR FRAMING
 - 2 8d @ 6" OC ALONG BRACED WALL PANEL
 - 3 BRACED WALL PANEL
 - 4 (3) 16d @ 16" OC ALONG BRACED WALL PANEL
 - 5 FULL HT BLOCKING CONT ALONG LENGTH OF BRACED WALL PANEL
 - 6 CONT RIM OR BAND JOIST

4 BWP CONN PERP TO FRAMING

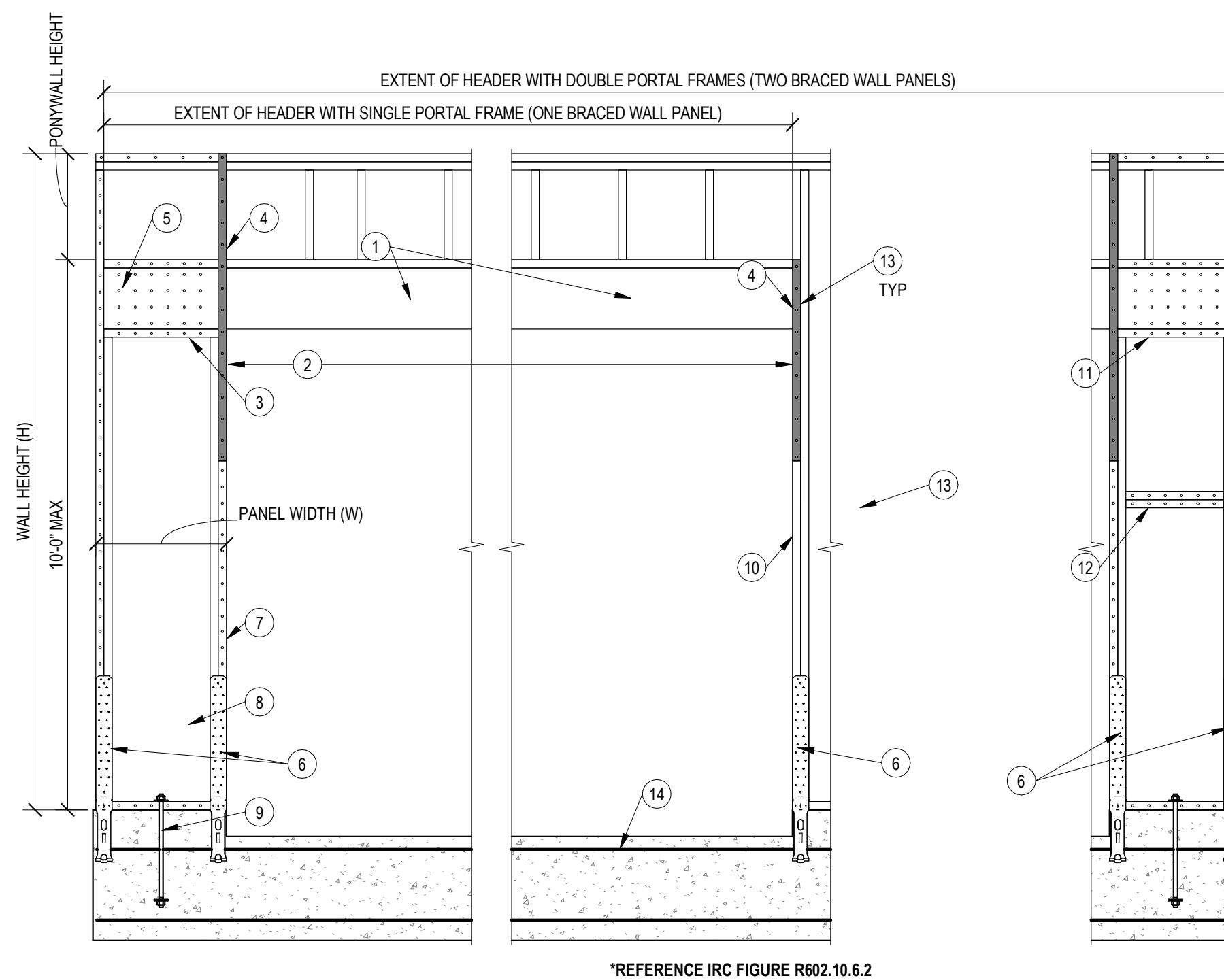
3/4" = 1'-0"



- DETAIL NOTES:**
- 1 FRAMING ORIENTED PARALLEL TO BRACED WALL PANEL
 - 2 CONT RIM OR END JOIST
 - 3 8d @ 6" OC ALONG BRACED WALL PANEL
 - 4 BRACED WALL PANEL
 - 5 (3) 16d @ 16" OC ALONG BRACED WALL PANEL
 - 6 ADDITIONAL FRAMING MEMBER DIRECTLY BELOW BRACED WALL PANEL
 - 7 FULL HEIGHT BLOCKING @ 16" OC ALONG BRACED WALL
 - 8 (2) 16d NAILS @ EA BLOCKING MEMBER
 - 9 (3) 16d NAILS @ EA BLOCKING MEMBER
 - 10 TOE NAIL (3) 8d NAILS @ EA BLOCKING MEMBER

3 BWP CONN PAR TO FRAMING

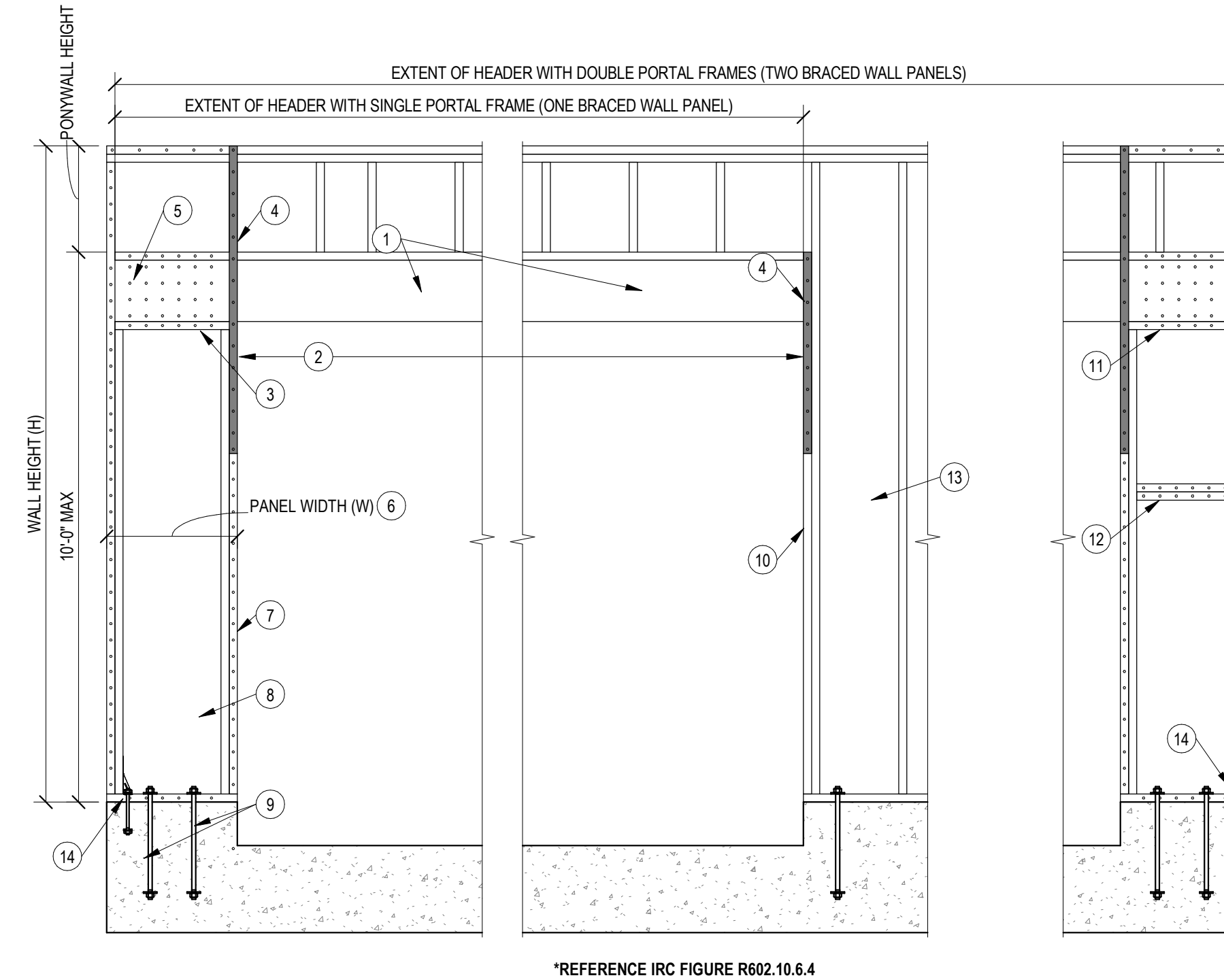
3/4" = 1'-0"



- DETAIL NOTES:**
- 1 MINIMUM 3" x 11 1/4" NET HEADER
 - 2 SPAN = 2'-0" TO 18'-0"
 - 3 FASTEN TOP PLATE TO HEADER WITH TWO ROWS OF 16d SINKER NAILS AT 3" OC TYP
 - 4 2500# STRAP ON OPPOSITE SIDE OF SHEATHING
 - 5 FASTEN SHEATHING TO HEADER WITH 8d COMMON OR GALVANIZED BOX NAILS IN 3" GRID PATTERN AS SHOWN AND 3" OC IN ALL FRAMING (STUDS, BLOCKING, AND SILLS) TYP
 - 6 MIN 3500 LB STRAP-TYPE HOLD-DOWNS (EMBED INTO CONCRETE AND NAILED INTO FRAMING)
 - 7 MIN 2x4 FRAMING
 - 8 MIN 7/16" THICKNESS WOOD STRUCTURAL PANEL SHEATHING ATTACHED USING 8d COMMON OR GALV BOX NAILS @ 3" OC IN ALL FRAMING, TYP
 - 9 MIN (1) 5/8" @ ANCHOR RODS WITH 2" x 2" x 3/16" PLATE WASHER
 - 10 MIN DOUBLE 2x4 DOUBLE POST
 - 11 TYPICAL PORTAL FRAME CONSTRUCTION
 - 12 FOR A PANEL SPLICE (IF NEEDED), PANEL EDGES SHALL BE BLOCKED AND OCCUR WITHIN 24" OF MID-HEIGHT. ONE ROW OF TYP SHEATHING-TO-FRAMING NAILING IS REQUIRED. IF 2x4 BLOCKING IS USED, THE 2x4S MUST BE NAILED TOGETHER WITH (3) 16d SINKERS
 - 13 FASTEN KING STUD TOP HEADER W/ (6) 16d SINKERS
 - 14 MIN REIN. OF FND, ONE #4 BAR TOP & BOT OF FTG. LAP BARS 15" MIN

2 RZ206C - PFH DETAIL

1/2" = 1'-0"



- DETAIL NOTES:**
- 1 MINIMUM 3" x 11 25' NET HEADER
 - 2 SPAN = 6'-0" TO 18'-0"
 - 3 FASTEN TOP PLATE TO HEADER WITH TWO ROWS OF 16d SINKER NAILS AT 3" OC TYP
 - 4 1000# STRAP OPPOSITE SHEATHING
 - 5 FASTEN SHEATHING TO HEADER WITH 8d COMMON OR GALVANIZED BOX NAILS IN 3" GRID PATTERN AS SHOWN AND 3" OC IN ALL FRAMING (STUDS, BLOCKING, AND SILLS) TYP
 - 6 REFER TO PANEL WIDTH SCHEDULE
 - 7 MIN 2x4 FRAMING
 - 8 MIN 7/16" THICKNESS WOOD STRUCTURAL PANEL SHEATHING
 - 9 MIN (2) 1/2" ANCHOR RODS WITH 2" x 2" x 3/16" PLATE WASHER
 - 10 MIN DOUBLE 2x4 DOUBLE POST
 - 11 TYPICAL PORTAL FRAME CONSTRUCTION
 - 12 FOR A PANEL SPLICE (IF NEEDED), PANEL EDGES SHALL BE BLOCKED AND OCCUR WITHIN 24" OF MID-HEIGHT. ONE ROW OF TYP SHEATHING-TO-FRAMING NAILING IS REQUIRED. IF 2x4 BLOCKING IS USED, THE 2x4S MUST BE NAILED TOGETHER WITH (3) 16d SINKERS
 - 13 BRACED WALL LINE CONTINUOUSLY SHEATHED WITH WOOD STRUCTURAL PANELS
 - 14 AT CONDITIONS THAT REQ 800# HOLD DOWN DEVICE USE SIMPSON DTT2-SDS2.5 INSTALLED W/ (8) 1/4" x 2 1/2" SDS FASTENERS, 1/2" @ ANCHOR RODS (5" MIN EMBED), & SIMPSON AT-XP ADHESIVE

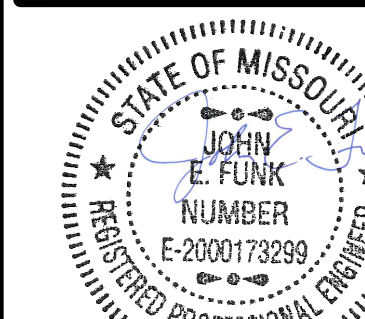
1 RZ206B - CS-PF

1/2" = 1'-0"

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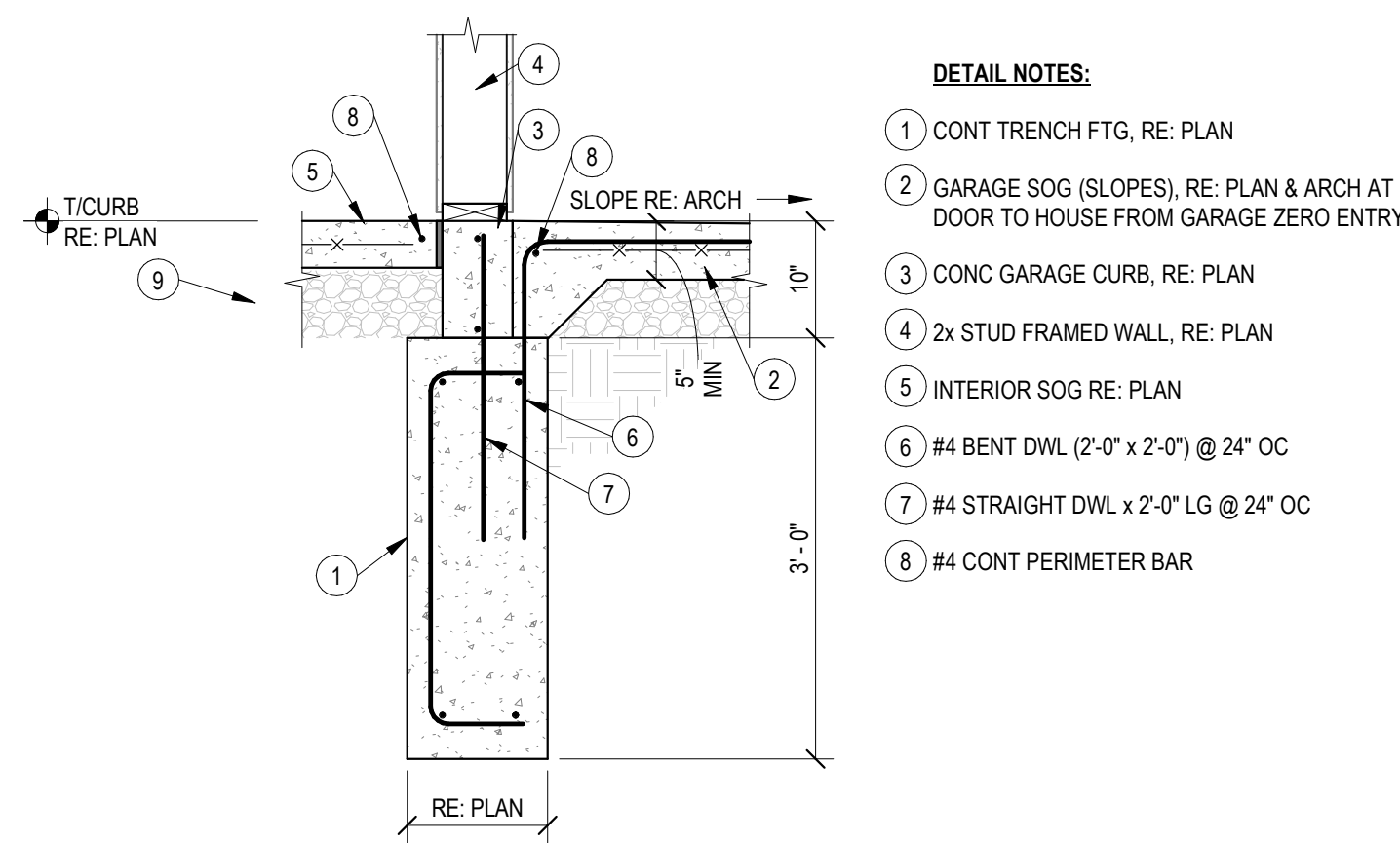
S011
ISSUE DATE: 01/12/2024
COLLINS WEBB #: 23090

STRUCTURAL TYPICAL DETAILS

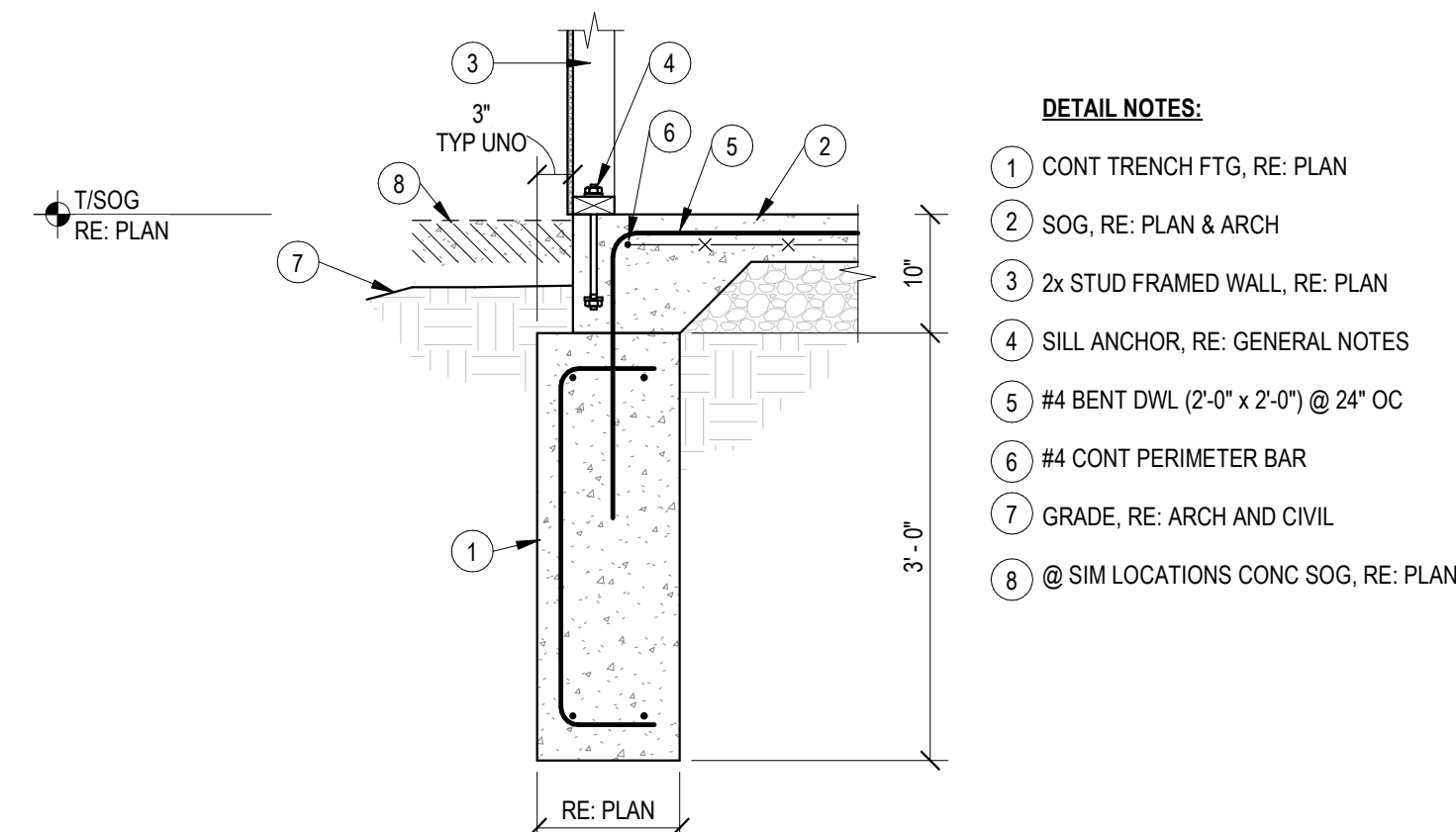


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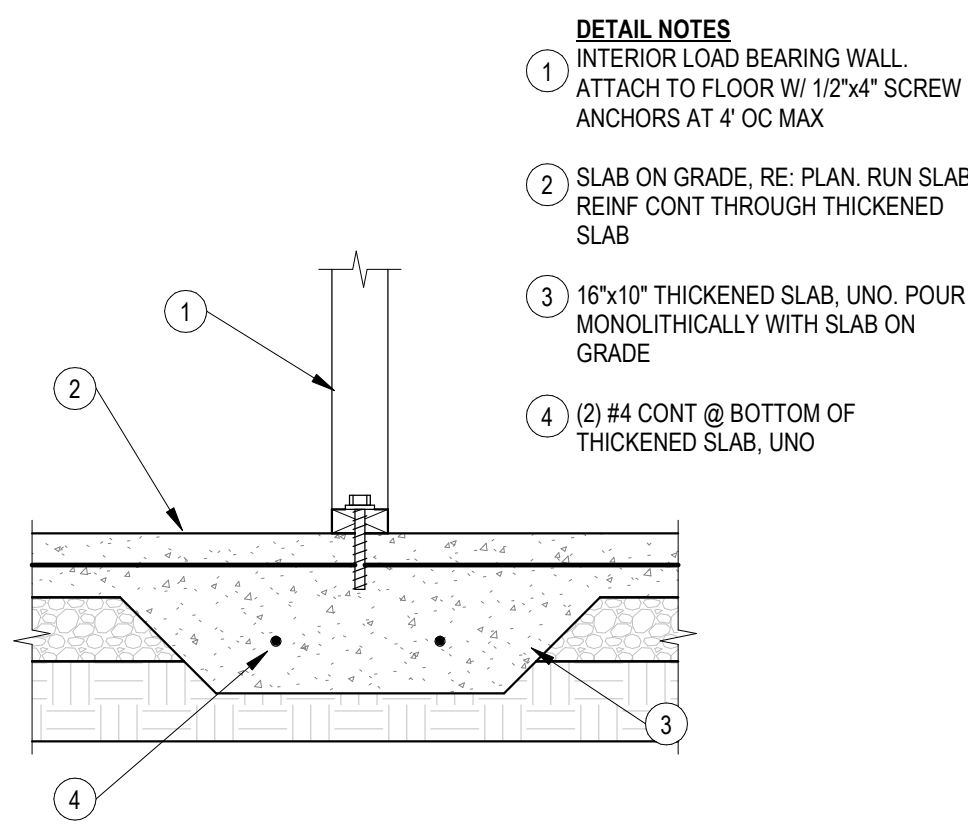
- DETAIL NOTES:**
- 1) CONT TRENCH FTG, RE: PLAN
 - 2) GARAGE SOG (SLOPES), RE: PLAN & ARCH AT DOOR TO HOUSE FROM GARAGE ZERO ENTRY
 - 3) CONC GARAGE CURB, RE: PLAN
 - 4) 2x STUD FRAMED WALL, RE: PLAN
 - 5) INTERIOR SOG RE: PLAN
 - 6) #4 BENT DWL (2'-0" x 2'-0") @ 24" OC
 - 7) #4 STRAIGHT DWL x 2'-0" LG @ 24" OC
 - 8) #4 CONT PERIMETER BAR



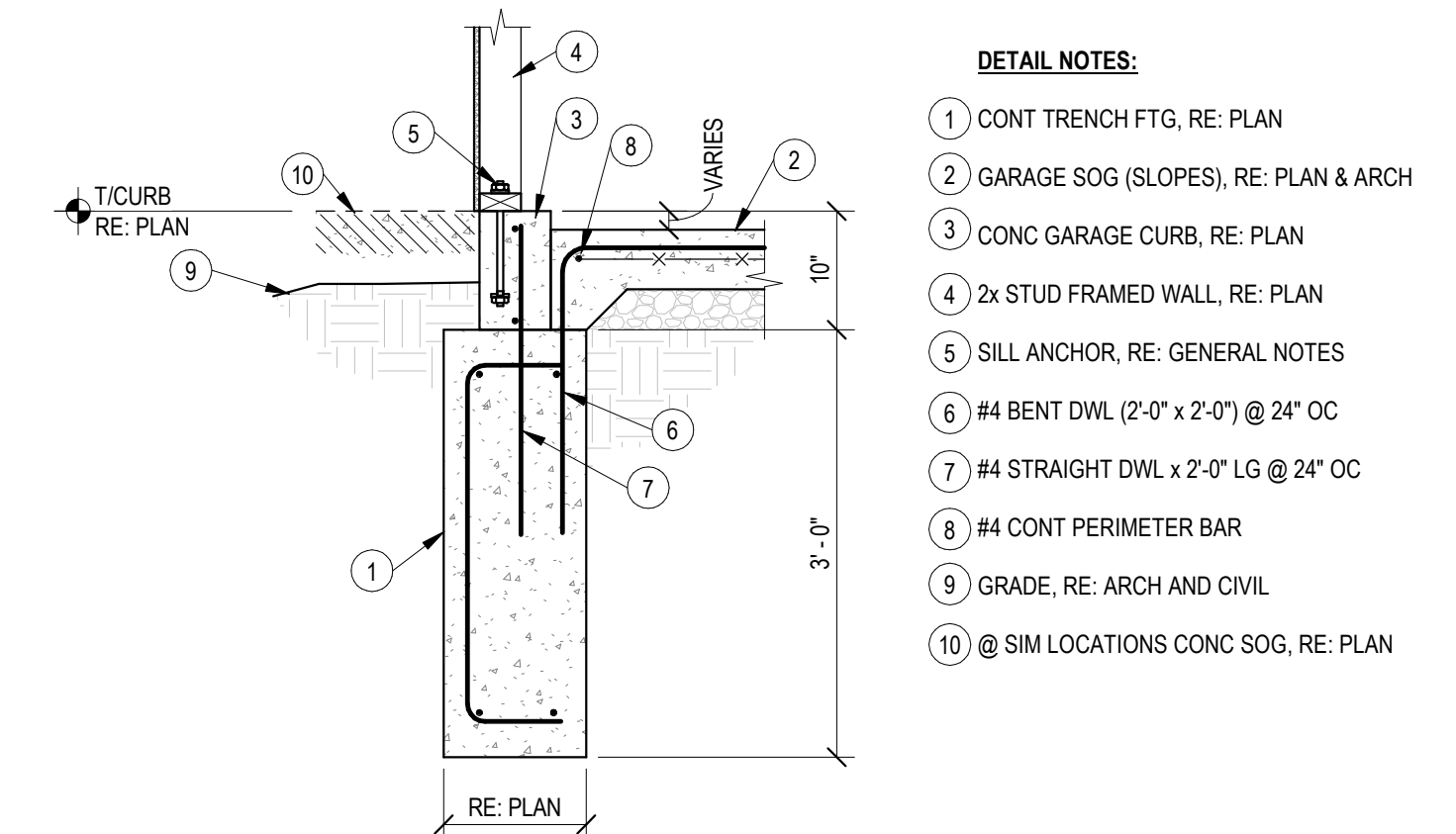
- DETAIL NOTES:**
- 1) CONT TRENCH FTG, RE: PLAN
 - 2) SOG, RE: PLAN & ARCH
 - 3) 2x STUD FRAMED WALL, RE: PLAN
 - 4) SILL ANCHOR, RE: GENERAL NOTES
 - 5) #4 BENT DWL (2'-0" x 2'-0") @ 24" OC
 - 6) #4 CONT PERIMETER BAR
 - 7) GRADE, RE: ARCH AND CIVIL
 - 8) @ SIM LOCATIONS CONC SOG, RE: PLAN

6 TYPICAL GARAGE HOUSE WALL
3/4" = 1'-0"

4 TYPICAL SLAB FTG
3/4" = 1'-0"

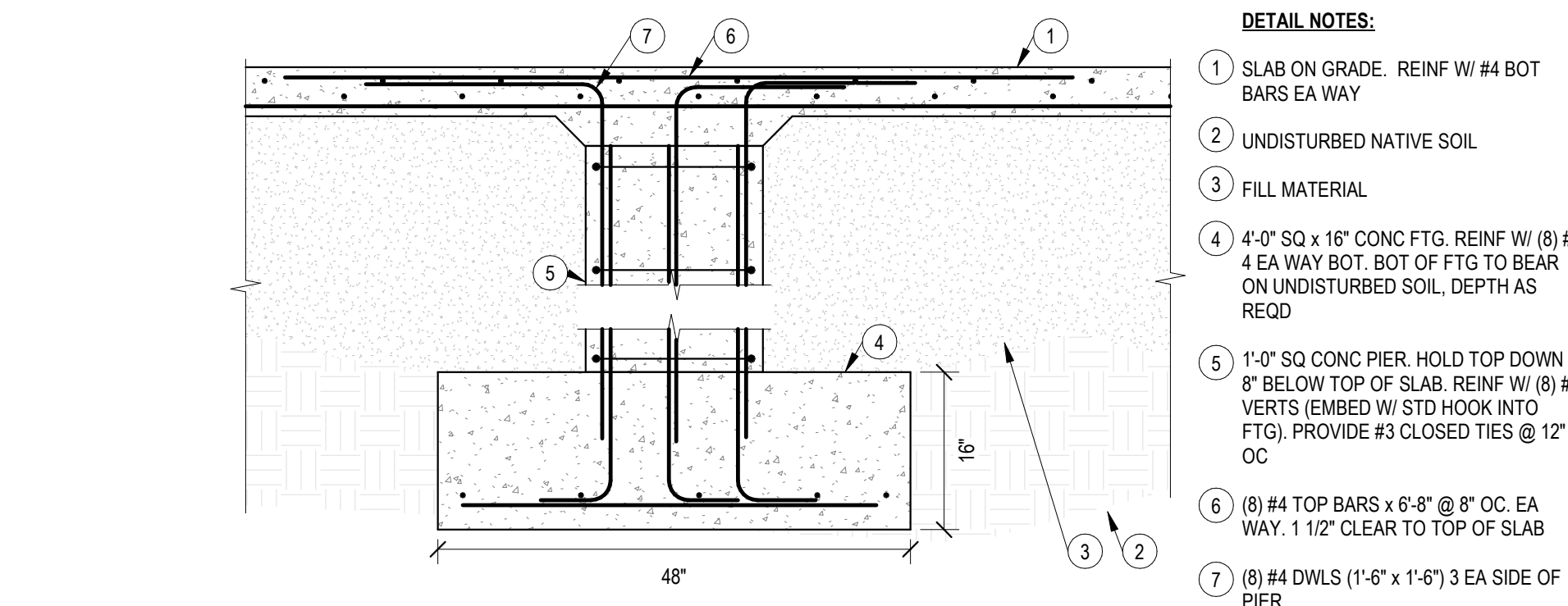


- DETAIL NOTES:**
- 1) INTERIOR LOAD BEARING WALL. ATTACH TO FLOOR W/ 1/2"x4" SCREW ANCHORS AT 4' OC MAX
 - 2) SLAB ON GRADE, RE: PLAN, RUN SLAB REINF CONT THROUGH THICKENED SLAB
 - 3) 16"x10" THICKENED SLAB, UNO. POUR MONOLITHICALLY WITH SLAB ON GRADE
 - 4) (2) #4 CONT @ BOTTOM OF THICKENED SLAB, UNO



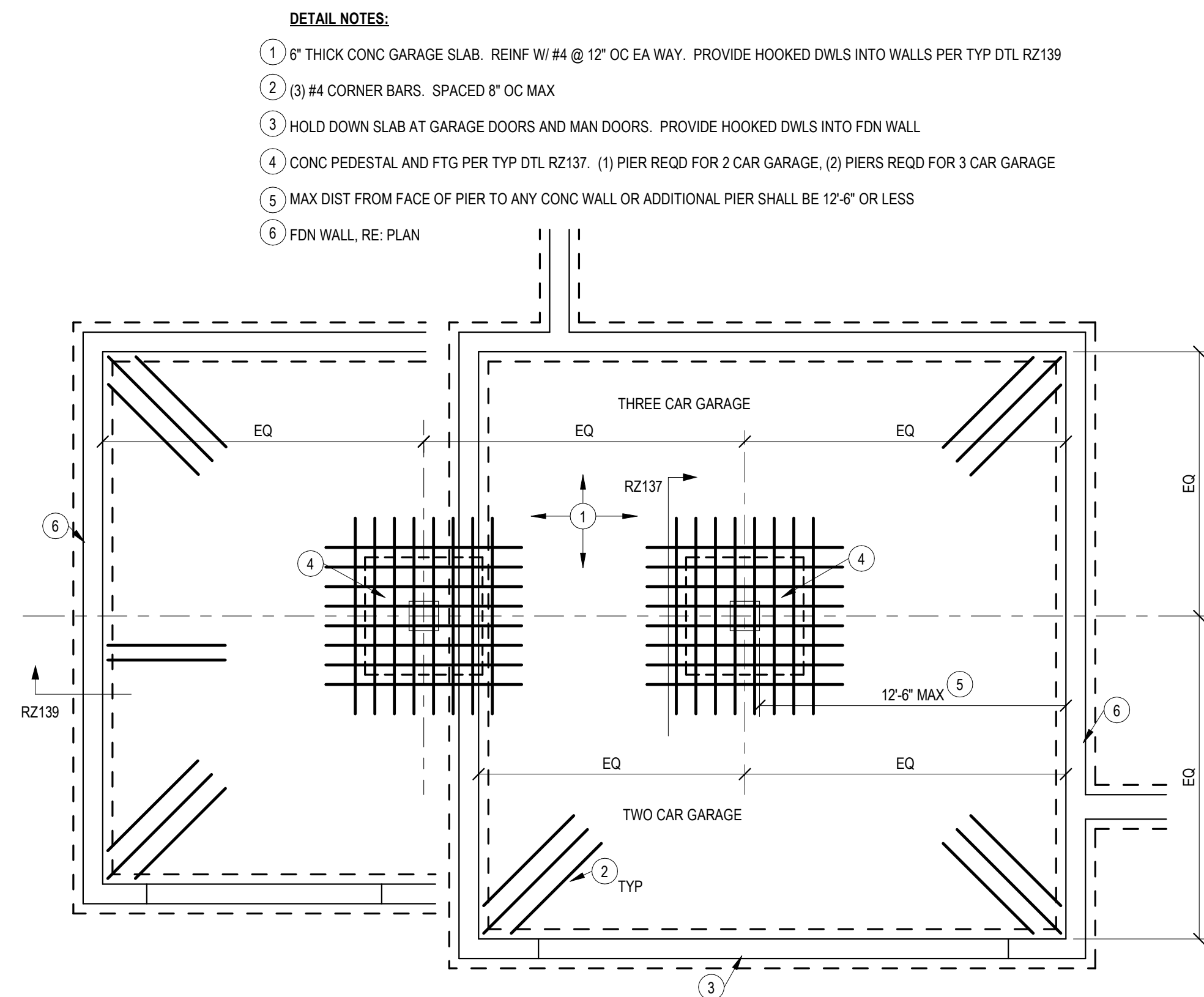
- DETAIL NOTES:**
- 1) CONT TRENCH FTG, RE: PLAN
 - 2) GARAGE SOG (SLOPES), RE: PLAN & ARCH
 - 3) CONC GARAGE CURB, RE: PLAN
 - 4) 2x STUD FRAMED WALL, RE: PLAN
 - 5) SILL ANCHOR, RE: GENERAL NOTES
 - 6) #4 BENT DWL (2'-0" x 2'-0") @ 24" OC
 - 7) #4 STRAIGHT DWL x 2'-0" LG @ 24" OC
 - 8) #4 CONT PERIMETER BAR
 - 9) GRADE, RE: ARCH AND CIVIL
 - 10) @ SIM LOCATIONS CONC SOG, RE: PLAN

3 TYPICAL GARAGE FTG
3/4" = 1'-0"



- DETAIL NOTES:**
- 1) SLAB ON GRADE. REINF W/ #4 BOT BARS EA WAY
 - 2) UNDISTURBED NATIVE SOIL
 - 3) FILL MATERIAL
 - 4) 4'-0" SQ x 16" CONC FTG. REINF W/ (8) #4 EA WAY BOT. BOT OF FTG TO BEAR ON UNDISTURBED SOIL. DEPTH AS REQD
 - 5) 1'-0" SQ CONC PIER. HOLD TOP DOWN 8" BELOW TOP OF SLAB. REINF W/ (8) #4 VERTS (EMBED W/ STD HOOK INTO FTG). PROVIDE #3 CLOSED TIES @ 12" OC
 - 6) (8) #4 TOP BARS x 6'-8" @ 8" OC. EA WAY. 1 1/2" CLEAR TO TOP OF SLAB
 - 7) (8) #4 DWLS (1'-6" x 1'-6") 3 EA SIDE OF PIER

2 RZ137 - GARAGE PIER
3/4" = 1'-0"

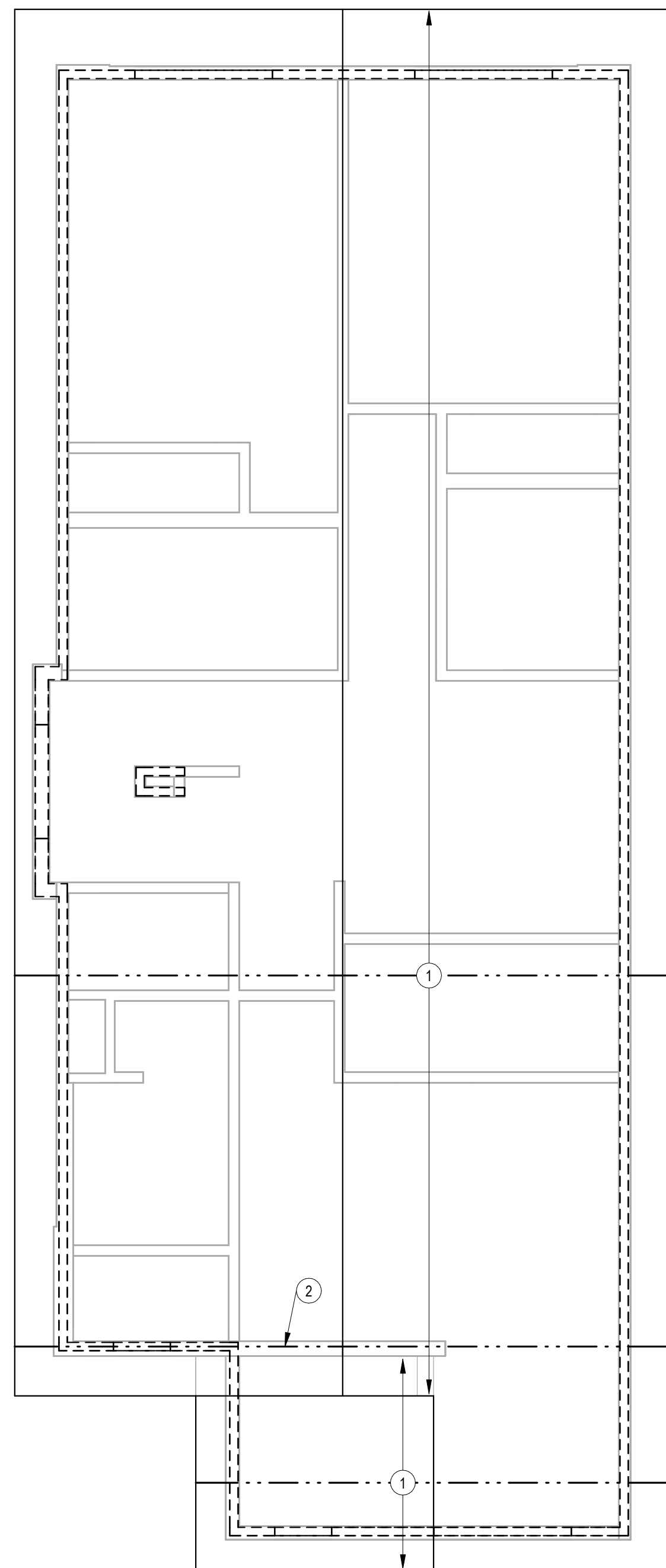


- DETAIL NOTES:**
- 1) 6" THICK CONC GARAGE SLAB. REINF W/ #4 @ 12" OC EA WAY. PROVIDE HOOKED DWLS INTO WALLS PER TYP DTL RZ139
 - 2) (3) #4 CORNER BARS. SPACED 8" OC MAX
 - 3) HOLD DOWN SLAB AT GARAGE DOORS AND MAN DOORS. PROVIDE HOOKED DWLS INTO FDN WALL
 - 4) CONC PEDESTAL AND FTG PER TYP DTL RZ137. (1) PIER REQD FOR 2 CAR GARAGE, (2) PIERS REQD FOR 3 CAR GARAGE
 - 5) MAX DIST FROM FACE OF PIER TO ANY CONC WALL OR ADDITIONAL PIER SHALL BE 12'-6" OR LESS
 - 6) FDN WALL, RE: PLAN

1 RZ136 - GARAGE SLAB ON FILL
1/4" = 1'-0"

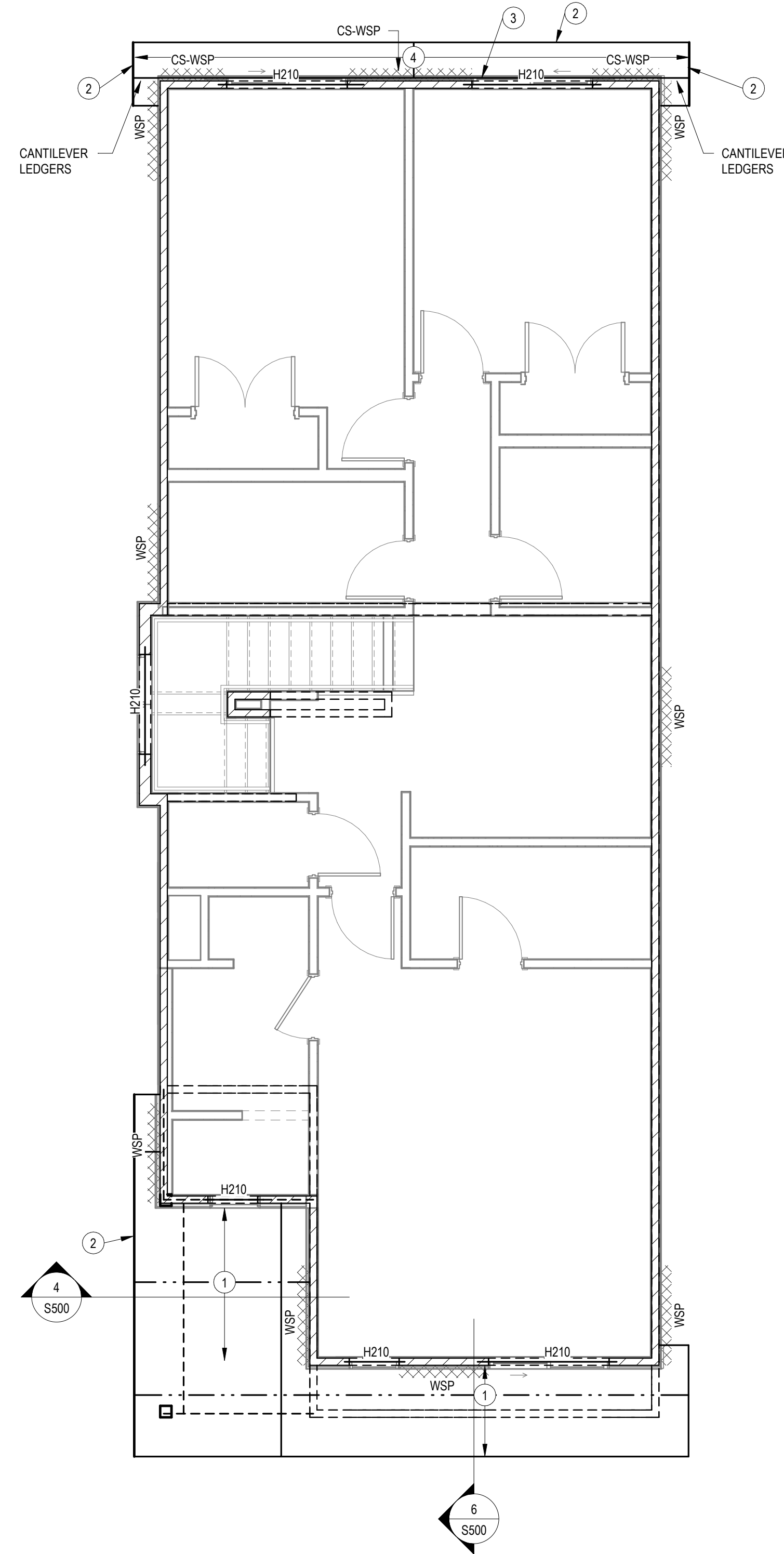
3 ROOF FRAMING PLAN

1/4" = 1'-0"



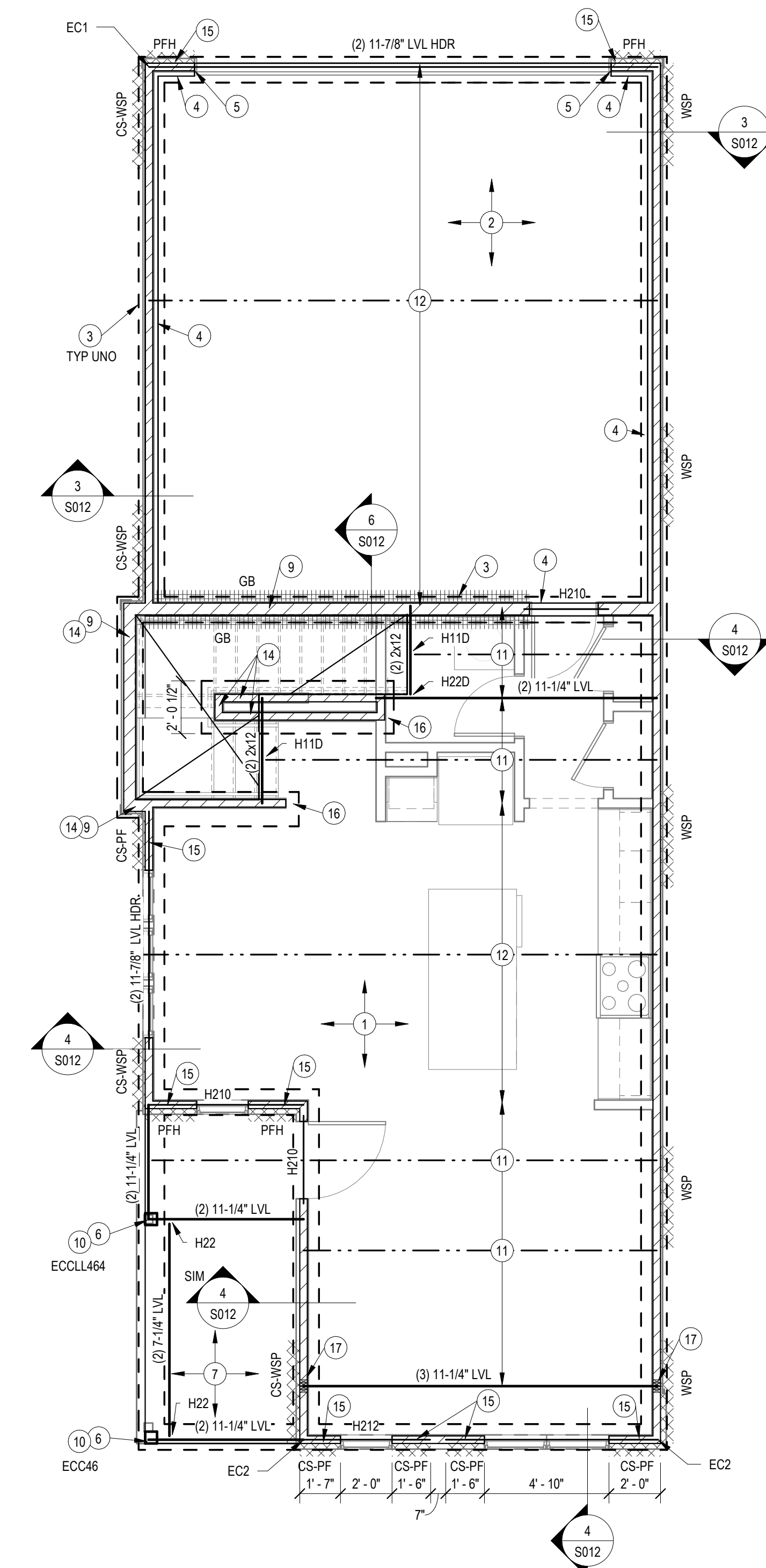
2 2ND FLOOR WALL/LOW ROOF FRAMING PLAN

1/4" = 1'-0"



1 FOUNDATION AND 2ND FLOOR FRAMING PLAN

1/4" = 1'-0"



BRACED WALL PANEL LEGEND:

WSP: WOOD STRUCTURAL PANEL. PANEL THICKNESS AND NAILING REQUIREMENTS IN GENERAL NOTES MEET BRACED WALL REQUIREMENTS.

GB: GYP BOARD. 1/2" GYP BOARD EA SIDE OF WALL. NAILS OR SCREWS PER GENERAL NOTES MAY BE USED. MAX FASTENER SPACING = 4" FOR BOTH EDGE AND FIELD FASTENERS.

PFG: PORTAL FRAME GARAGE. RE: TYP DETAIL RZ-206A FOR REQUIREMENTS.

CS-PF: CONTINUOUSLY SHEATHED PORTAL FRAME. CONSTRUCT SIMILAR TO TYP DETAIL RZ-206A EXCEPT THAT ALL SURFACES SHALL BE CONTINUOUSLY SHEATHED.

CS-WSP: CONTINUOUSLY SHEATHED WOOD STRUCTURAL PANEL.

EC-# : END CONDITION FOR CONTINUOUSLY SHEATH WALL PANEL.

END CONDITIONS (CONTINUOUSLY SHEATHED)

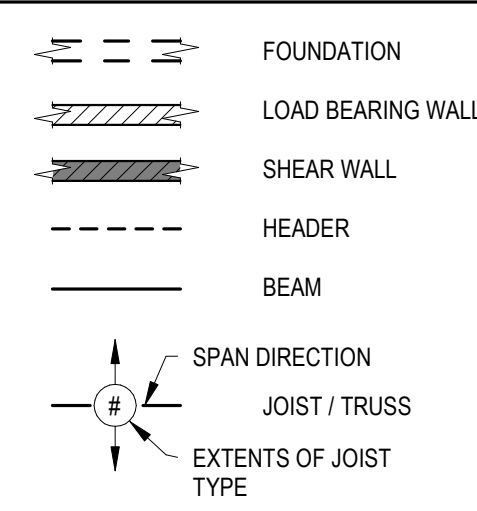
EC1: PROVIDE RETURN PANEL AT THE END OF THE WALL. MIN RETURN PANEL LENGTH = 24".

EC2: PROVIDE SIMPSON DTTZ2 HOLDDOWN AT CORNER. FASTEN TO STUDS W/ (8) SIMPSON SDS SCREWS AND ANCHOR TO CONCRETE W/ 1/2" DIA SIMPSON TITEN HD SCREW ANCHOR x 4" MIN EMBED (6" OVERALL LENGTH). WHERE HOLDDOWN IS REQUIRED BETWEEN FLOORS, PROVIDE DTTZ2 ABOVE AND BELOW FLOOR AND FASTEN TO WALL STUDS. CONNECT TOGETHER WITH 1/2" DIAMETER THREADED ROD.

EC3: 48" WIDE BRACED WALL PANEL AT THE END OF THE WALL. NO RETURN PANEL IS REQUIRED.

EC5: SIMILAR TO EC2, EXCEPT HOLDDOWN DOES NOT OCCUR AT CORNER, BUT MAY BE UP TO 10'-0" AWAY FROM A CORNER.

FRAMING LEGEND



SHEET NOTES

- REFER TO SHEET S001 FOR STRUCTURAL GENERAL NOTES.
- REFER TO S010-S012 FOR TYPICAL STRUCTURAL DETAILS.
- ALL WOOD HEADERS IN PERIMETER WALLS AND INTERIOR LOAD BEARING WALLS NOT SPECIFICALLY CALLED OUT SHALL BE SELECTED FROM THE HEADER SCHEDULE ON TYPICAL DETAIL SHEETS.
- ALL WOOD BEAMS SHALL BEAR ON A MINIMUM OF (3) 2x4 STUDS OR SHALL ATTACH TO INTERSECTING WOOD BEAMS WITH A SIMPSON HUGS410 OR BETTER UNO.
- ALL MULTIPLY ENGINEERING LUMBER BEAMS ARE DESIGNATED BY NUMBER OF PLYS AND DEPTH [EX: (3) 14" LV1]. THE PLYS SHALL BE 1.75" WIDTH UNLESS NOTED OTHERWISE AND STRENGTH SHALL BE PER THE GENERAL NOTES. BEAMS SHALL BE FASTENED TOGETHER PER THE TYPICAL DETAILS.
- REFER TO ARCHITECTURAL SHEETS FOR ALL DIMENSIONS.
- ALL STEEL BEAMS IN 1ST FLOOR FRAMING SHALL BE DOWNSET UNLESS NOTED OTHERWISE. ALL OTHER BEAMS IN 1ST FLOOR FRAMING SHALL BE UPSET, UNLESS NOTED OTHERWISE.
- ALL WALLS SHALL BE 2x4 @ 16" OC UNLESS NOTED OTHERWISE. ALL EXTERIOR WALLS ARE LOAD BEARING.
- REFER TO SHEET S011 FOR BRACED WALL INFORMATION & DETAILS.
- BEAM HANGERS ARE DENOTED ON PLANS AS "HXX". REFER TO SCHEDULE ON S010 FOR REQUIREMENTS WHERE NOT CALLED OUT, CONTACT ENGINEER OR USED HEAVIEST HANGER FOR NUMBER OF PLYS IN BEAM BEING SUPPORTED.
- SPECIFIC BEAMS CALLED OUT ON PLANS SHALL BE LOCATED UNDER THE LOAD BEARING ELEMENTS ABOVE.
- PROVIDE DOUBLE FLOOR JOIST UNDER ALL WALLS PARALLEL W/ JOIST.
- TFTG ELEVATION = 99'-2". T/SOG ELEVATION = 100'-0". TRUSS BRG = RE: ARCH.
- ANCHOR RODS SHALL BE PLACED IN TO THE TOP OF THE FOUNDATION WALLS PER THE GENERAL NOTES.
- PLANS SHOWN ARE FOR PROTOTYPE BUILDING. RE: ARCH AND SITE PLAN FOR LOCATIONS, VARIATIONS, GRADING CONDITIONS, ETC.
- BRACED WALL ARE SHOWN ON PLAN RE: BRACED WALL LEGEND ON THIS SHEET AND BRACED WALL DETAILS ON S011.

FON PLAN NOTES:

- 4" THICK MIN SLAB ON GRADE. RE: GENERAL NOTES FOR REINF. VAPOR BARRIER AND JOINTING RECMNTS. SLAB SHALL BE INSTALLED OVER PROPERLY COMPACTED SUITABLE FILL.
- 5" THICK MIN GARAGE SLAB ON GRADE. RE: GENERAL NOTES FOR REINF. VAPOR BARRIER AND JOINTING RECMNTS. SLAB SHALL BE INSTALLED OVER PROPERLY COMPACTED SUITABLE FILL.
- 12" WIDE TRENCH FTG REINF W/ (2) #5 CONT TOP & BOT BARS & #4 C-SHAPED TIES @ 24" OC.
- 6" WIDE CONC GARAGE CURB REINF W/ A CONT #5 TOP & BOT.
- RECESS GARAGE CURB FOR DOOR OPENING.
- 6x6 WOOD COLUMN, BASE CONNECTION: SIMPSON ABUS2Z OR EQUIV.
- 6" THICK PORCH SLAB REINF W/ #4 @ 12" OC EA WAY & #4 BENT DOWELS (2'-0" x 2'-0") INTO TRENCH FTG.
- 4" THICK PATIO SLAB REINF W/ #4 @ 12" OC EA WAY. PROVIDE 12" THICKEND SLAB EDGE REINF W/ (2) #4 CONT BOT BAR. RE: ARCH FOR PATIO EXTENTS.
- 2x6 STUD FRAMED WALL @ 16" OC.
- PROVIDE EITHER A SIMPSON POST CAP PER PLAN OR NOTCH TOP OF COLUMN FOR BEAM BEARING & INSTALL WITH (4) FASTENMASTER LEDGERLOK SCREWS.
- 2x12 @ 16" OC. PROVIDE FULL DEPTH BLOCKING @ MID SPAN OF SPANS OVER 16'-0".
- 2x12 @ 12" OC. PROVIDE FULL DEPTH BLOCKING @ MID SPAN OF SPANS OVER 16'-0".
- 2x12 @ 16" OC. PROVIDE FULL DEPTH BLOCKING @ MID SPAN OF SPANS OVER 16'-0".
- FULL HEIGHT STUD FRAMED WALL FROM SOG TO TRUSS BEARING. PROVIDE STUD BAY BLOCKING @ 4'-0" OC UP ENTIRE WALL.
- EXTEND HEADER TO END OF BRACED WALL PANEL.
- THICKEND SLAB BELOW WALL RE: TYPICAL DETAILS.
- 4x2x4 BRD STUD PACK BELOW BEAM.

SECOND FLOOR CEILING FRAMING PLAN

- ROOF TRUSSES BY TRUSS SUPPLIER PROVIDE SIMPSON H2 5T @ EA TRUSS BRG. RE: GENERAL NOTES FOR DESIGN CRITERIA & ARCH FOR ADDITIONAL INFO.
- 2x STRUCTURAL FASCIA TO MATCH DEPTH OF OTHER FASCIA BOARDS. 2x6 MIN.
- 2x6 LEDGERS (1) TOP & (1) BOT ATTACHED W/ SD WOOD SCREWS @ 16" OC STAGGERED.
- CANTILEVER ROOF TRUSSES BY TRUSS SUPPLIER. RE: GENERAL NOTES FOR DESIGN CRITERIA & ARCH FOR ADDITIONAL INFO.

ROOF FRAMING PLAN

- ROOF TRUSSES BY TRUSS SUPPLIER PROVIDE SIMPSON H2 5T @ EA TRUSS BRG. RE: GENERAL NOTES FOR DESIGN CRITERIA & ARCH FOR ADDITIONAL INFO.
- TRANSITION GABLE END ROOF TRUSS BY TRUSS SUPPLIER. RE: GENERAL NOTES FOR DESIGN CRITERIA & ARCH FOR ADDITIONAL INFO.

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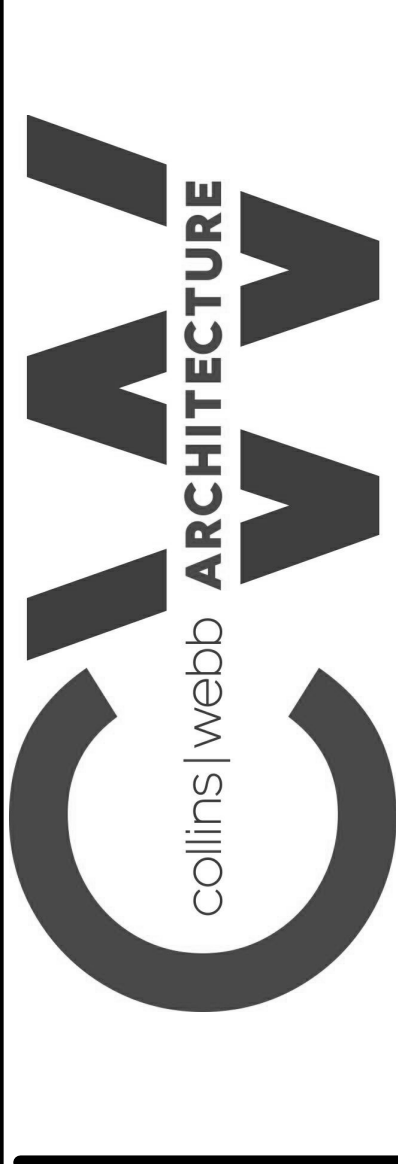


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S103

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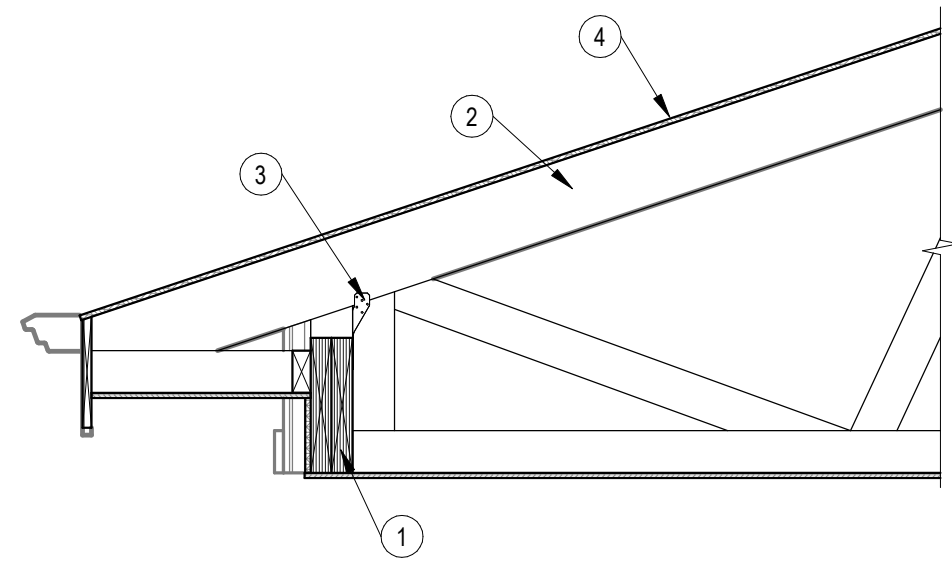
FOUNDATION & FRAMING PLANS - F2



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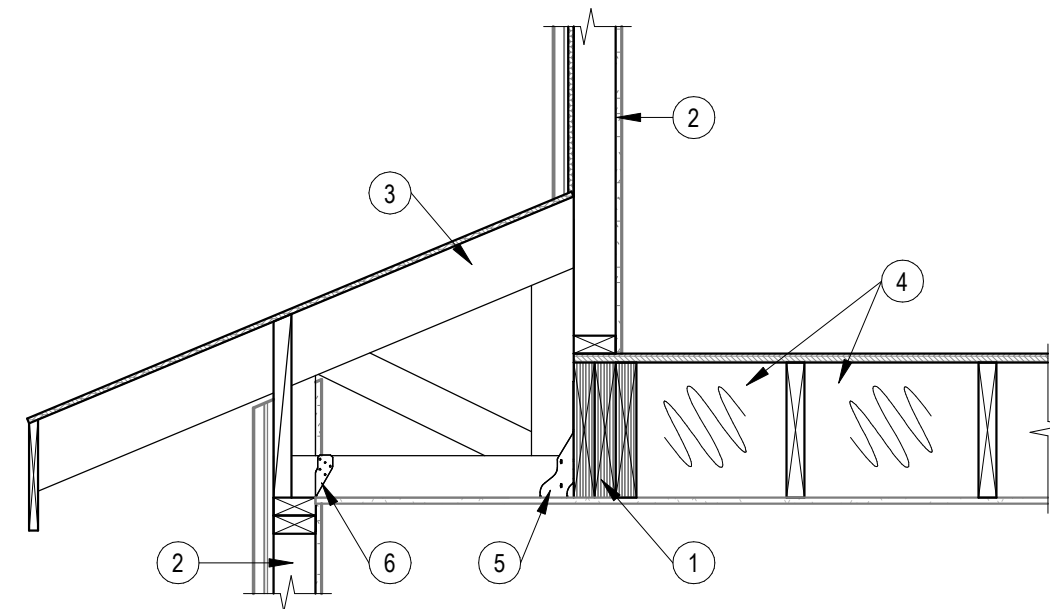
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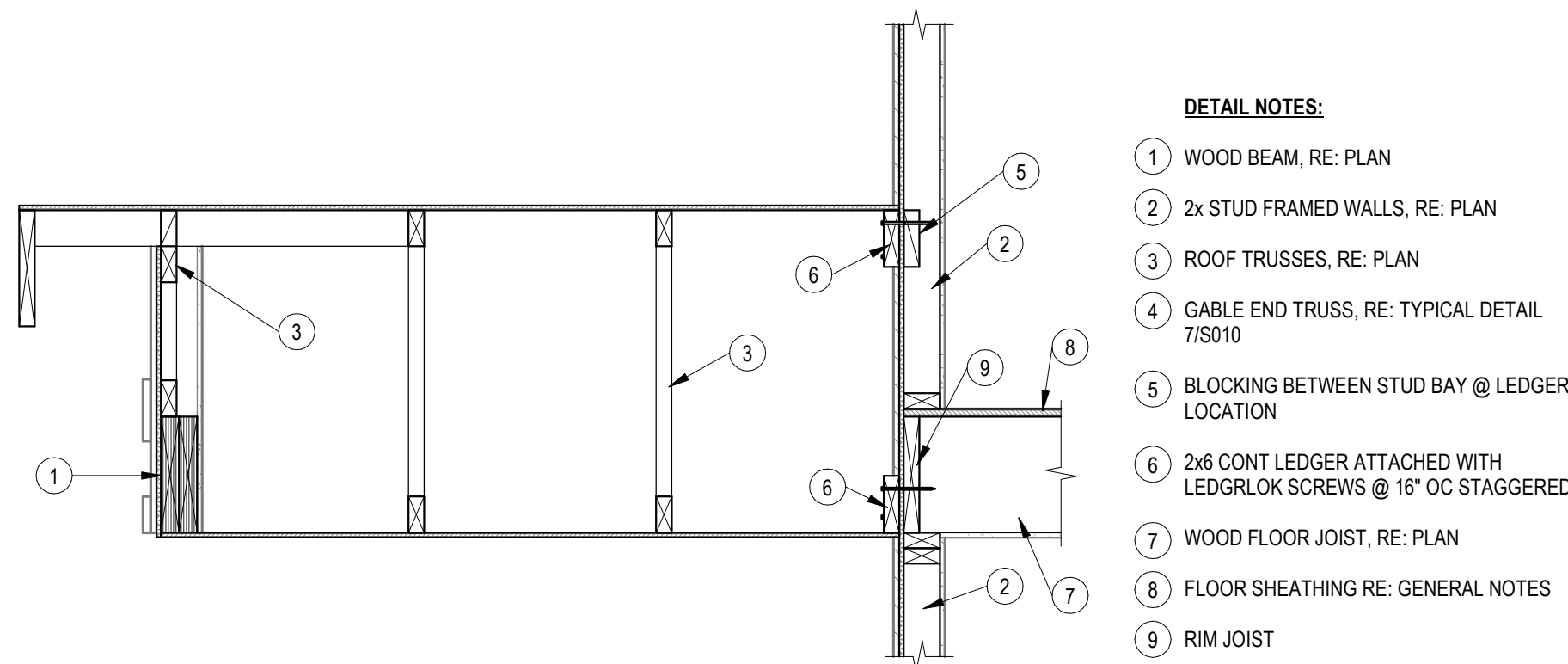
- DETAIL NOTES:
- 1 LVL BEAM, RE: PLAN
 - 2 ROOF TRUSSES, RE: PLAN
 - 3 SIMPSON H2.5T TIE @ EA TRUSS
 - 4 ROOF SHEATHING RE: GENERAL NOTES

9 SECTION @ ENTRY ROOF BLDG G
3/4" = 1'-0"



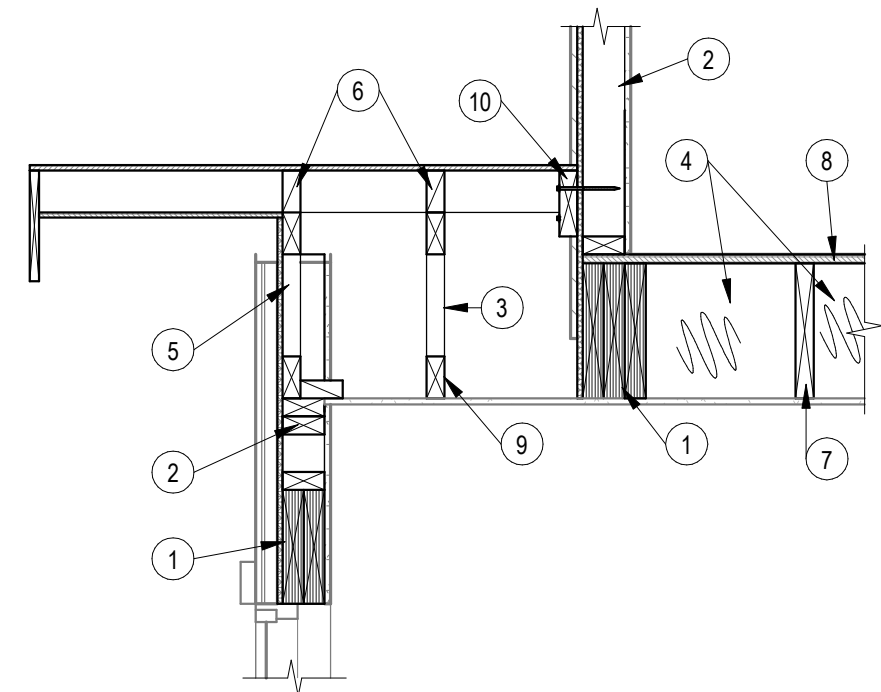
- DETAIL NOTES:
- 1 LVL BEAM, RE: PLAN
 - 2 2x STUD FRAMED WALLS, RE: PLAN
 - 3 ROOF TRUSSES, RE: PLAN
 - 4 PROVIDE FULL DEPTH BLOCKING @ 2'-0" OC FOR FIRST TWO JOIST BAYS
 - 5 SIMPSON THA29 HANGER
 - 6 SIMPSON H2.5T TIE @ EA TRUSS

8 SECTION @ LOW ROOF BLDG E & F
3/4" = 1'-0"



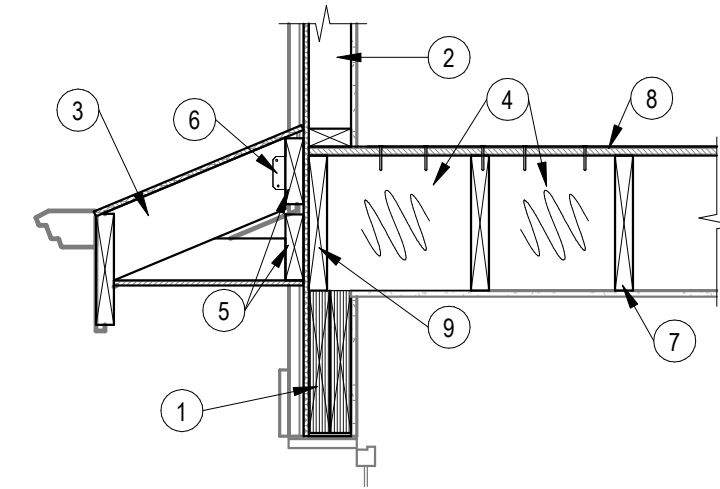
- DETAIL NOTES:
- 1 WOOD BEAM, RE: PLAN
 - 2 2x STUD FRAMED WALLS, RE: PLAN
 - 3 ROOF TRUSSES, RE: PLAN
 - 4 GABLE END TRUSS, RE: TYPICAL DETAIL 7/5010
 - 5 BLOCKING BETWEEN STUD BAY @ LEDGER LOCATION
 - 6 2x6 CONT. LEDGER ATTACHED WITH LEDGRLOK SCREWS @ 16" OC STAGGERED
 - 7 WOOD FLOOR JOIST, RE: PLAN
 - 8 FLOOR SHEATHING RE: GENERAL NOTES
 - 9 RIM JOIST

7 SECTION @ ROOF ENTRY BLDG E1 & F1
3/4" = 1'-0"



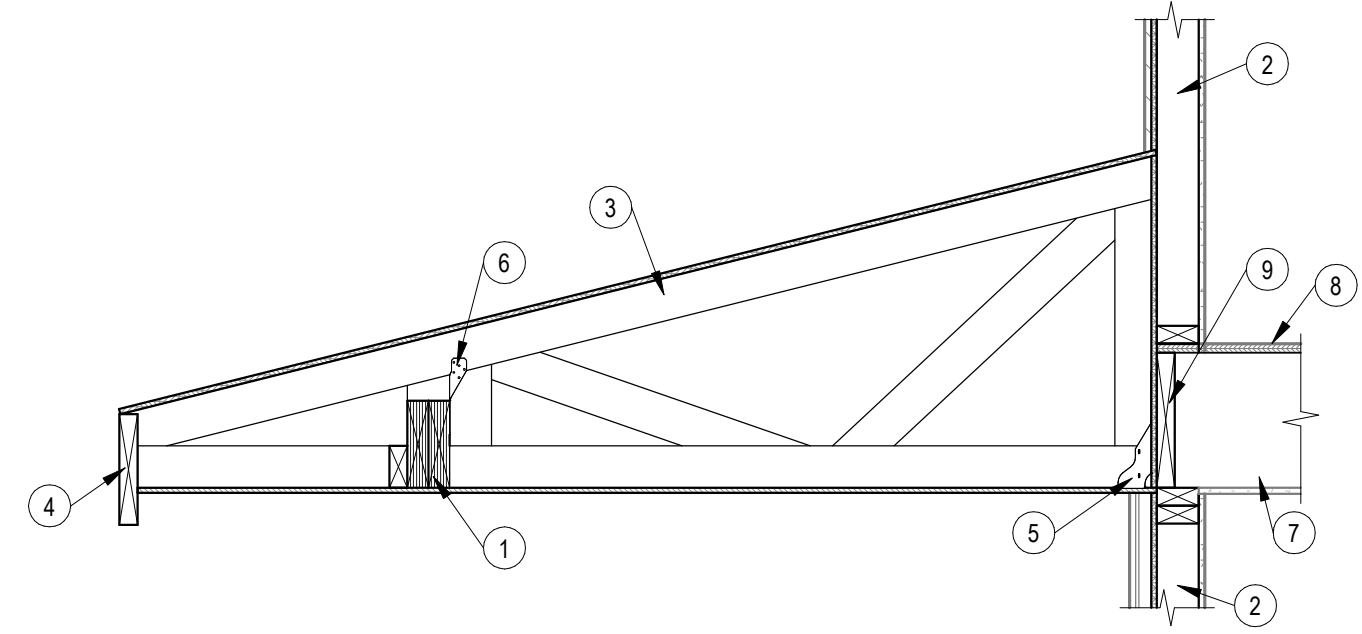
- DETAIL NOTES:
- 1 LVL BEAM, RE: PLAN
 - 2 2x STUD FRAMED WALLS, RE: PLAN
 - 3 ROOF TRUSSES, RE: PLAN
 - 4 PROVIDE FULL DEPTH BLOCKING @ 2'-0" OC FOR FIRST TWO JOIST BAYS
 - 5 GABLE END TRUSS RE: 7/5010
 - 6 BLOCKING BETWEEN OUTRIGGERS
 - 7 WOOD FLOOR JOIST, RE: PLAN
 - 8 FLOOR SHEATHING RE: GENERAL NOTES
 - 9 HOLD DOWN TRUSS FOR OUTRIGGER
 - 10 2x6 LEDGER ATTACHED W/ LEDGERLOK SCREWS @ 16" OC STAGGERED

6 SECTION @ ROOF BLDG E2 & F2
3/4" = 1'-0"



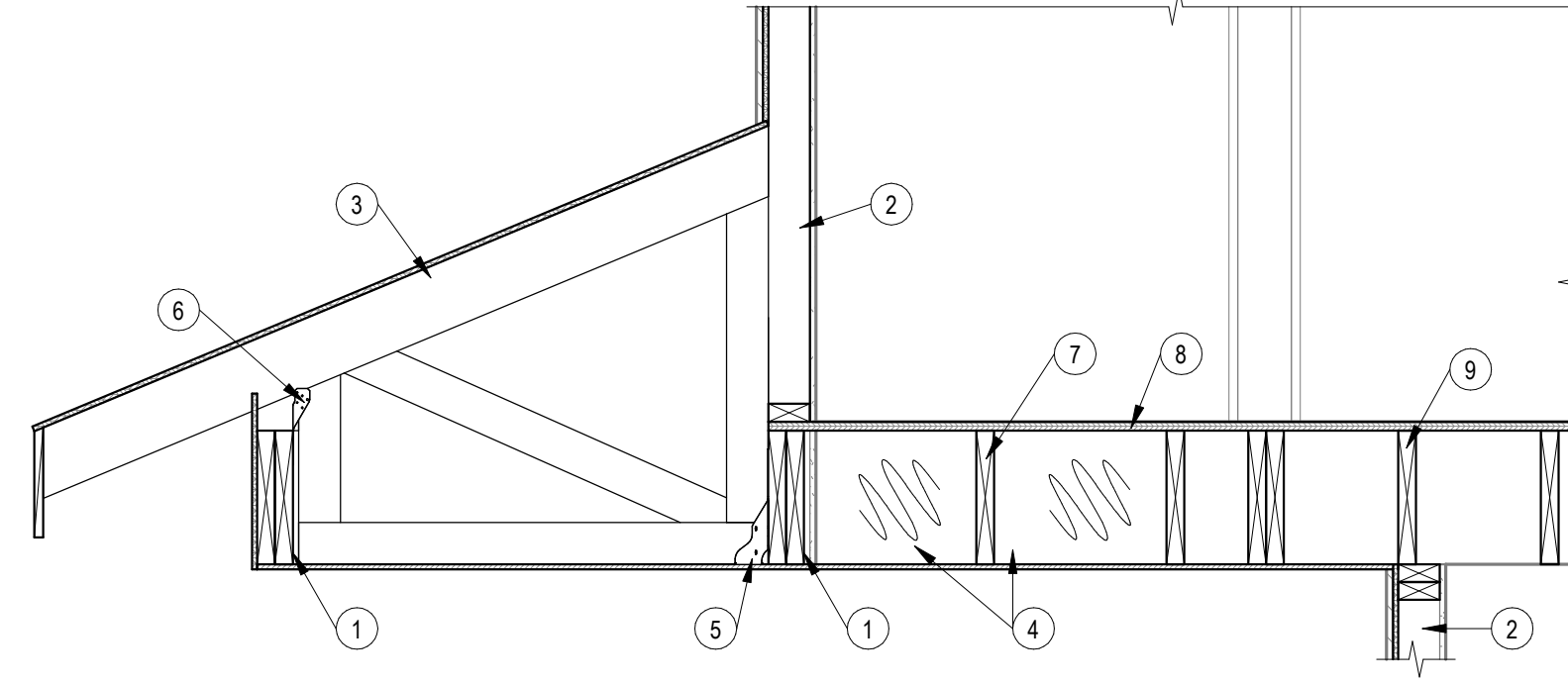
- DETAIL NOTES:
- 1 LVL BEAM, RE: PLAN
 - 2 2x STUD FRAMED WALLS, RE: PLAN
 - 3 ROOF TRUSSES, RE: PLAN
 - 4 PROVIDE FULL DEPTH BLOCKING RE: TYPICAL DETAILS
 - 5 WOOD LEDGER, RE: PLAN
 - 6 SIMPSON G1 ANGLE INSTALLED W/ SD CONNECTOR SCREWS
 - 7 WOOD FLOOR JOIST, RE: PLAN
 - 8 FLOOR SHEATHING RE: GENERAL NOTES
 - 9 RIM JOIST

5 CANT ROOF OVER GARAGE BLDG E & F
3/4" = 1'-0"



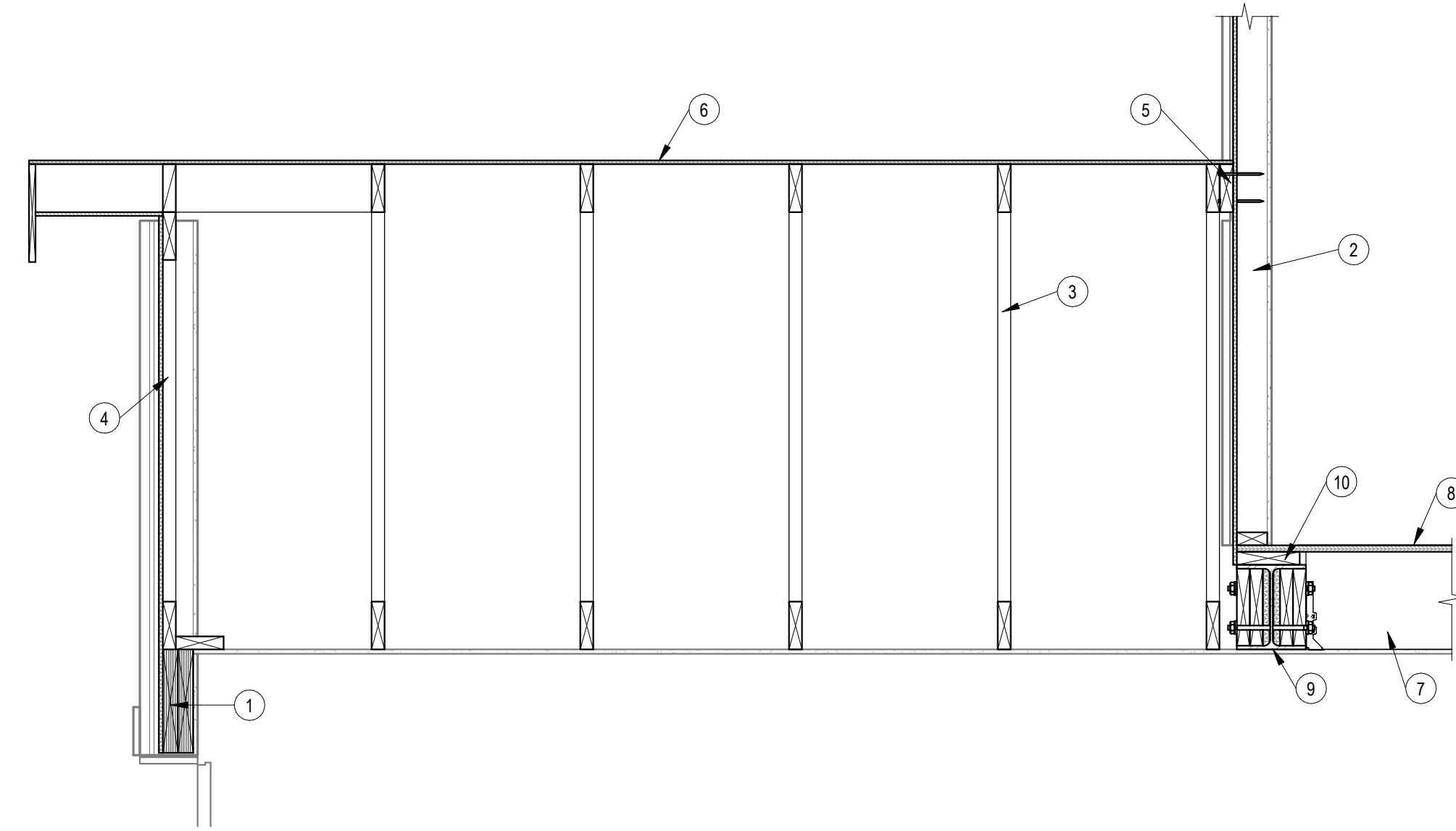
- DETAIL NOTES:
- 1 WOOD BEAM, RE: PLAN
 - 2 2x STUD FRAMED WALLS, RE: PLAN
 - 3 ROOF TRUSSES, RE: PLAN
 - 4 STRUCTURAL FASCIA RE: PLAN
 - 5 SIMPSON THA29 HANGER
 - 6 SIMPSON H2.5T TIE @ EA TRUSS
 - 7 WOOD FLOOR JOIST, RE: PLAN
 - 8 FLOOR SHEATHING RE: GENERAL NOTES
 - 9 RIM JOIST

4 SECTION @ ENTRY ROOF BLDG E2 & F2
3/4" = 1'-0"



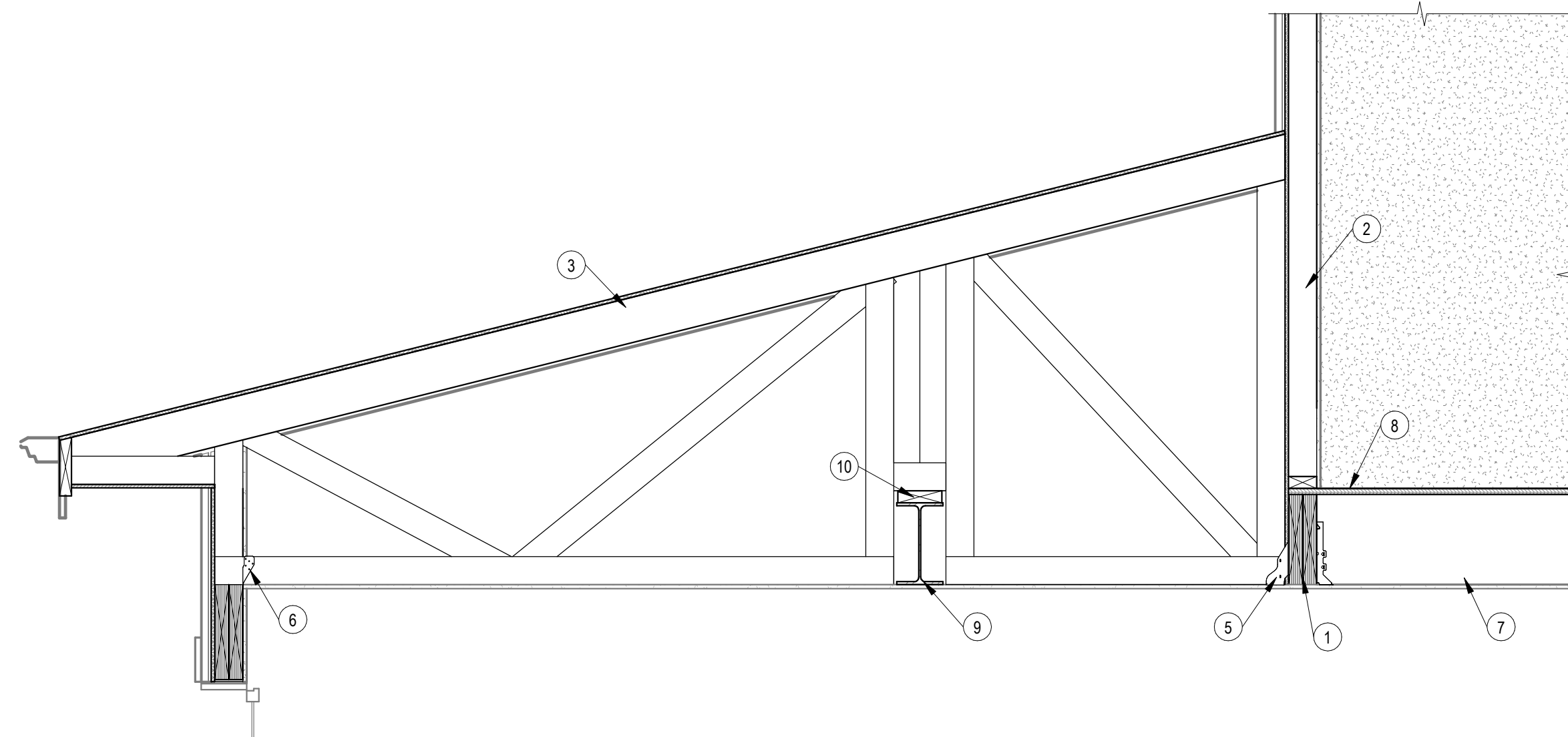
- DETAIL NOTES:
- 1 WOOD BEAM, RE: PLAN
 - 2 2x STUD FRAMED WALLS, RE: PLAN
 - 3 ROOF TRUSSES, RE: PLAN
 - 4 PROVIDE FULL DEPTH BLOCKING @ 2'-0" OC FOR FIRST TWO JOIST BAYS
 - 5 SIMPSON THA29 HANGER
 - 6 SIMPSON H2.5T TIE @ EA TRUSS
 - 7 WOOD FLOOR JOIST, RE: PLAN
 - 8 FLOOR SHEATHING RE: GENERAL NOTES
 - 9 RIM JOIST

3 SECTION @ ROOF ENTRY FRAMING BLDG E1 & F1
3/4" = 1'-0"



- DETAIL NOTES:
- 1 LVL BEAM, RE: PLAN
 - 2 2x STUD FRAMED WALLS, RE: PLAN
 - 3 ROOF TRUSSES, RE: PLAN
 - 4 GABLE END TRUSS, RE: 7/5010
 - 5 2x6 LEDGER ATTACH W/ LEDGERLOK SCREWS @ 16" OC
 - 6 ROOF SHEATHING, RE: GENERAL NOTES
 - 7 WOOD FLOOR JOIST, RE: PLAN
 - 8 FLOOR SHEATHING RE: GENERAL NOTES
 - 9 PACKED OUT WF STEEL BEAM RE: PLAN AND TYPICAL DETAIL 12/S010
 - 10 2x NAILER ATTACH TO STEEL BEAM WITH EITH SELF TAPPING SCREWS OR PAF @ 12" OC

2 SECTION @ LOW ROOF BLDG H
3/4" = 1'-0"



- DETAIL NOTES:
- 1 LVL BEAM, RE: PLAN
 - 2 2x STUD FRAMED WALLS, RE: PLAN
 - 3 ROOF TRUSSES, RE: PLAN
 - 4 PROVIDE FULL DEPTH BLOCKING RE: TYPICAL DETAILS
 - 5 SIMPSON THA29 HANGER
 - 6 SIMPSON H2.5T TIE @ EA TRUSS
 - 7 WOOD FLOOR JOIST, RE: PLAN
 - 8 FLOOR SHEATHING RE: GENERAL NOTES
 - 9 WF STEEL BEAM RE: PLAN
 - 10 2x NAILER ATTACH TO STEEL BEAM WITH EITH SELF TAPPING SCREWS OR PAF @ 12" OC

1 SECTION @ LOW ROOF BLDG J
3/4" = 1'-0"

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FRAMING SECTIONS



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1 ARCHITECTURAL SITE PLAN
1/4" = 1'-0"



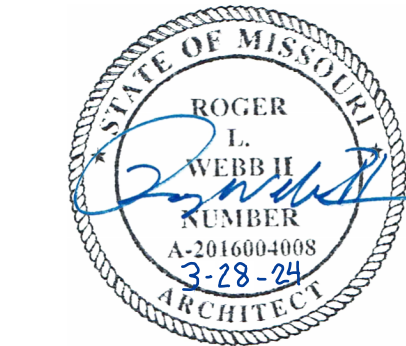
Type F2 addresses:

- 34 - 546 SE 5th Ter.
- 38 - 595 Wood Ln.
- 42 - 603 Wood Ln.
- 45 - 609 Wood Ln.
- 49 - 617 Wood Ln.
- 53 - 625 Wood Ln.
- 57 - 633 Wood Ln.
- 60 - 628 Highland Park Dr.
- 64 - 620 Highland Park Dr.
- 68 - 612 Highland Park Dr.
- 72 - 604 Highland Park Dr.
- 75 - 598 Highland Park Dr.

SITE PLAN KEY
Building Type F2



GENERAL NOTES - FURNITURE & EQUIPMENT PLANS:
1. RE: CIVIL DRAWINGS - FOR ADDITIONAL SITE INFORMATION AND DETAILS.
2. RE: SHEET G002 - FOR TYPICAL MOUNTING HEIGHTS.
3. RE: SHEET AG003 - FOR DETAILED PLANS OF EACH SPECIFIED A-TYPE UNIT.



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A100

ISSUE DATE: 24 AUGUST 2023
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ARCHITECTURAL SITE PLAN

REUNION AT BLACKWELL - BUILDING F2

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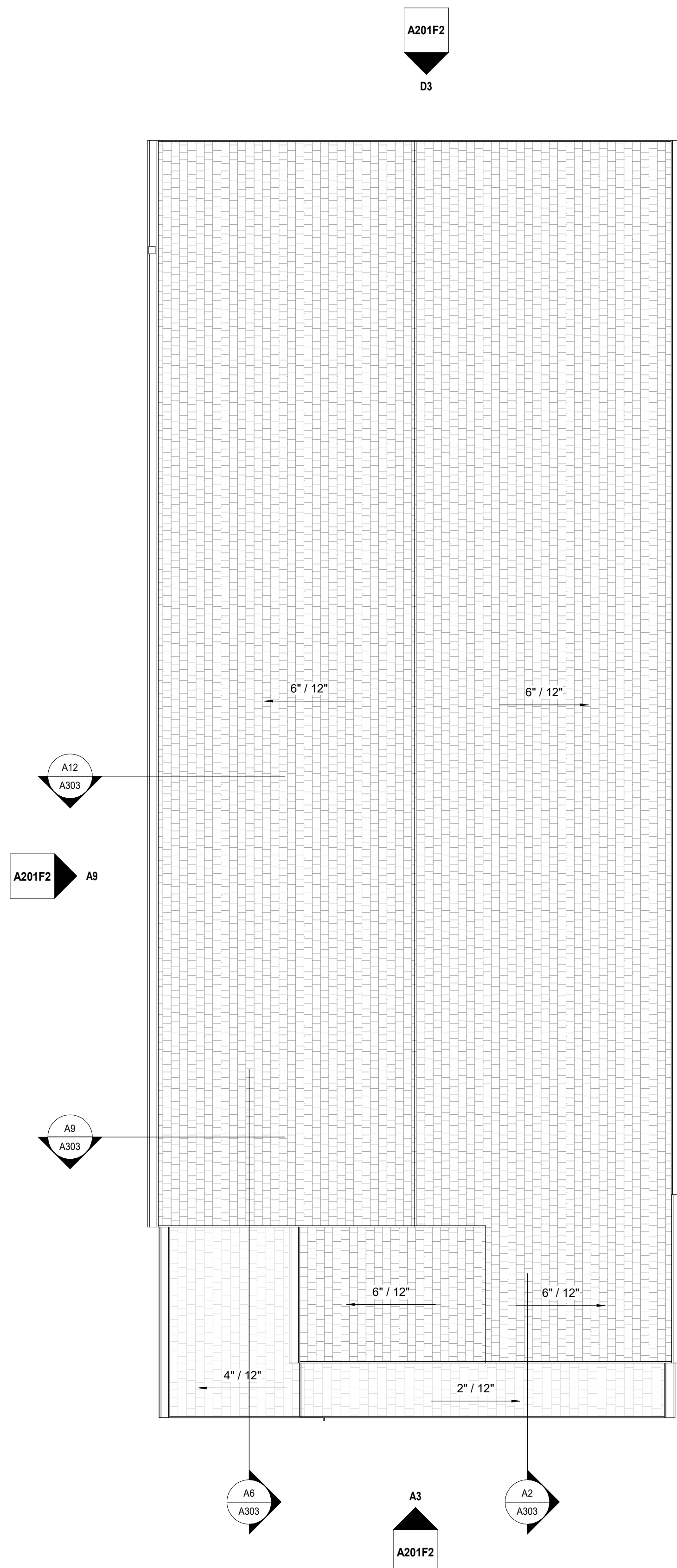
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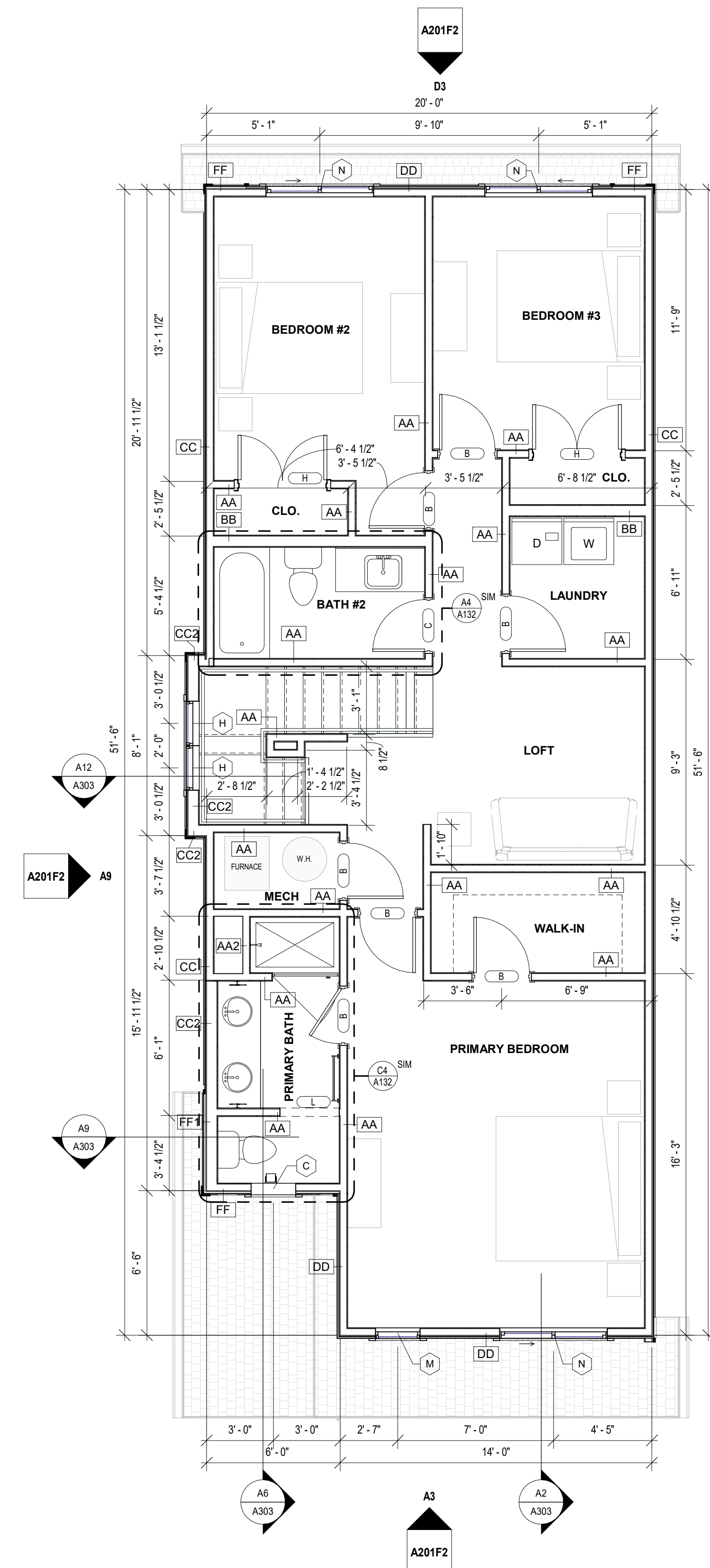
607B SIV Market St., Lee's Summit, Missouri 64063 | 816.249.2270 | www.collinswebb.com

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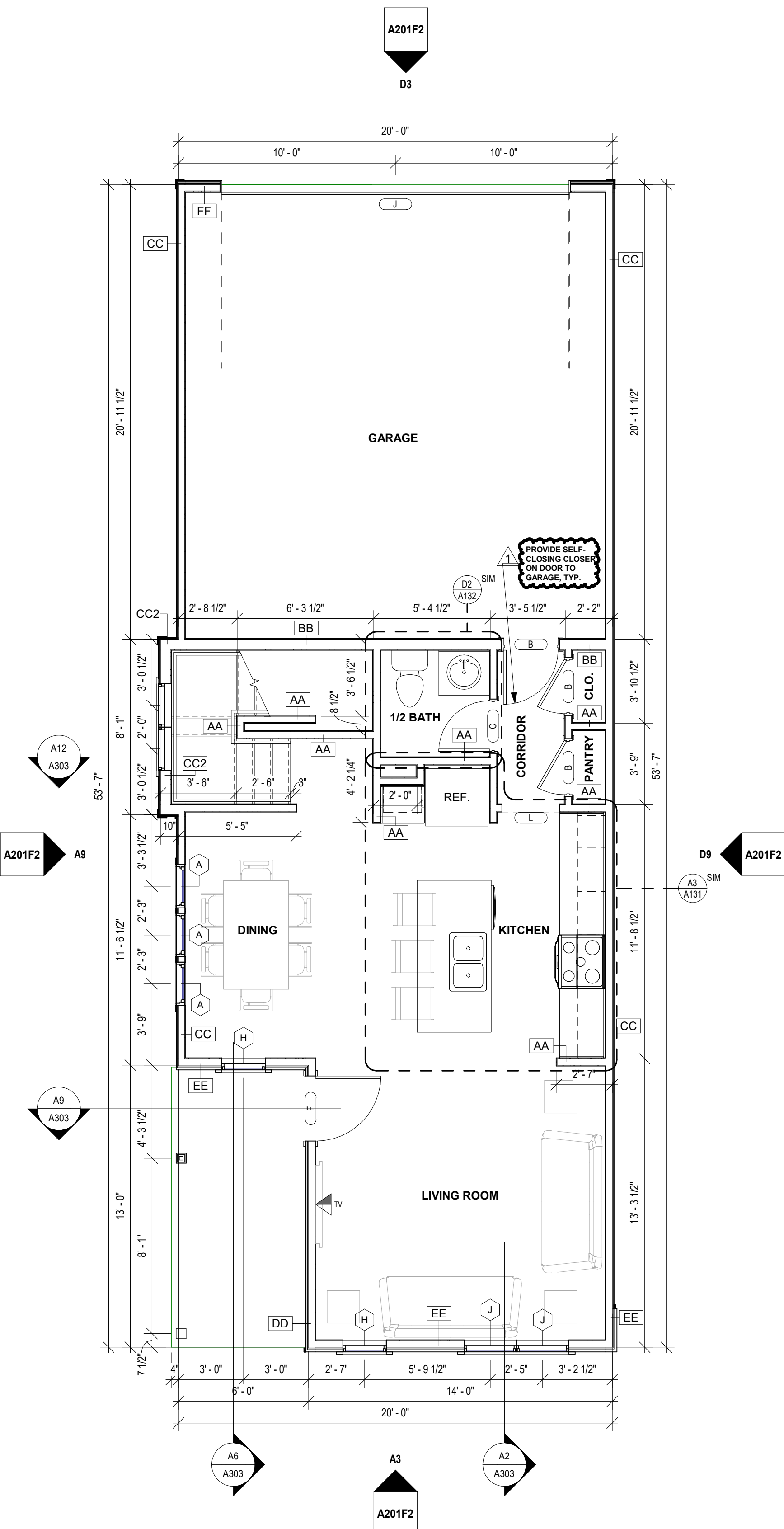
A12 ROOF PLAN - BUILDING F2
1/4" = 1'-0"



A8 2ND FLOOR - BUILDING F2
1/4" = 1'-0"



A4 1ST FLOOR - BUILDING F2
1/4" = 1'-0"



**GENERAL NOTES:
FLOOR PLANS**

1. SEE GENERAL ARCHITECTURAL SHEETS FOR ADDITIONAL NOTES AND DETAILS THAT ARE APPLICABLE.
2. ARCHITECTURAL ELEVATION 100'-0".
3. DIMENSIONS SHOWN ON THE FLOOR PLAN ARE TO THE FACE OF STUDIO (FOS), FACE OF MASONRY (FOM), FACE OF CONCRETE WALLS (FCO), AND COLUMN GRID LINES, UNLESS NOTED OR SHOWN OTHERWISE.
4. NOTE: WALL THICKNESSES ARE ACTUAL, DIMENSIONS AND PER WALL TYPES. SEE GENERAL SHEETS.
5. DOOR OPENINGS NOT LOCATED BY DIMENSION SHALL BE CENTERED IN WALL SHOWN OR LOCATED 4 INCHES FROM FINISH WALL TO HINGE SIDE OF THE DOOR, ALWAYS ALLOWING A MINIMUM OF 18" FROM THE PULL SIDE (STRIKE SIDE) OF THE DOOR TO THE INTERSECTING WALL, OR OTHER PROTRUDING OBJECTS.
6. ALL ALCOVES WITHOUT A SPACE IDENTIFICATION NUMBER SHALL HAVE THE SAME FINISHES AS THE ADJOINING SPACES.
7. RE: FINISH LEGEND, FINISH SCHEDULE AND SPECIFICATIONS FOR DOOR AND DOOR FRAME FINISHES.
8. STAIR ENCLOSURES, SHAFT WALLS, EXIT PASSAGE WAYS AND EXTERIOR WALLS TO BE COORDINATED FOR PHASE OF WORK PER MATRIX AND PROJECT SCOPING.

**GENERAL NOTES:
ROOF PLANS**

1. RE: SHEET G001 FOR ADDITIONAL GENERAL NOTES THAT ARE APPLICABLE.
2. DIMENSIONS SHOWN ON THE ROOF PLAN ARE TO THE FACE OF EXTERIOR WALL, FACE OF MASONRY (FOM), FACE OF CONCRETE WALLS (FCO), AND COLUMN GRID LINES, UNLESS NOTED OR SHOWN OTHERWISE.
3. PROVIDE 1/2" FT. TAPERED INSULATION AT ALL ROOF CURBS AND AT EQUIPMENT WHICH EXCEEDS 18 INCHES IN WIDTH.

ROOF PLAN LEGEND

- ← SLOPE DIRECTION
- AREA WHERE ROOF PENETRATIONS ARE NOT ALLOWED PER IRC 2018, R302.2.4 EXCEPTION
- LEVEL 01 COMMON WALLS TO UNDERSIDE OF SHEATHING PER DETAIL A11G003
- EXTENTS OF RIDGE VENTS ALLOWED BETWEEN COMMON WALLS
- EXTENTS OF CONTINUOUS SOFFIT VENTS ALLOWED BETWEEN COMMON WALLS
- SHINGLE ROOF
- STANDING SEAM METAL ROOF

RESERVE AT BLACKWELL - BUILDING F2

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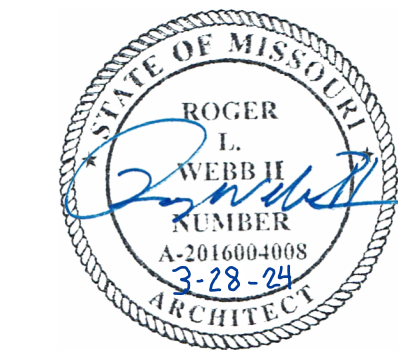
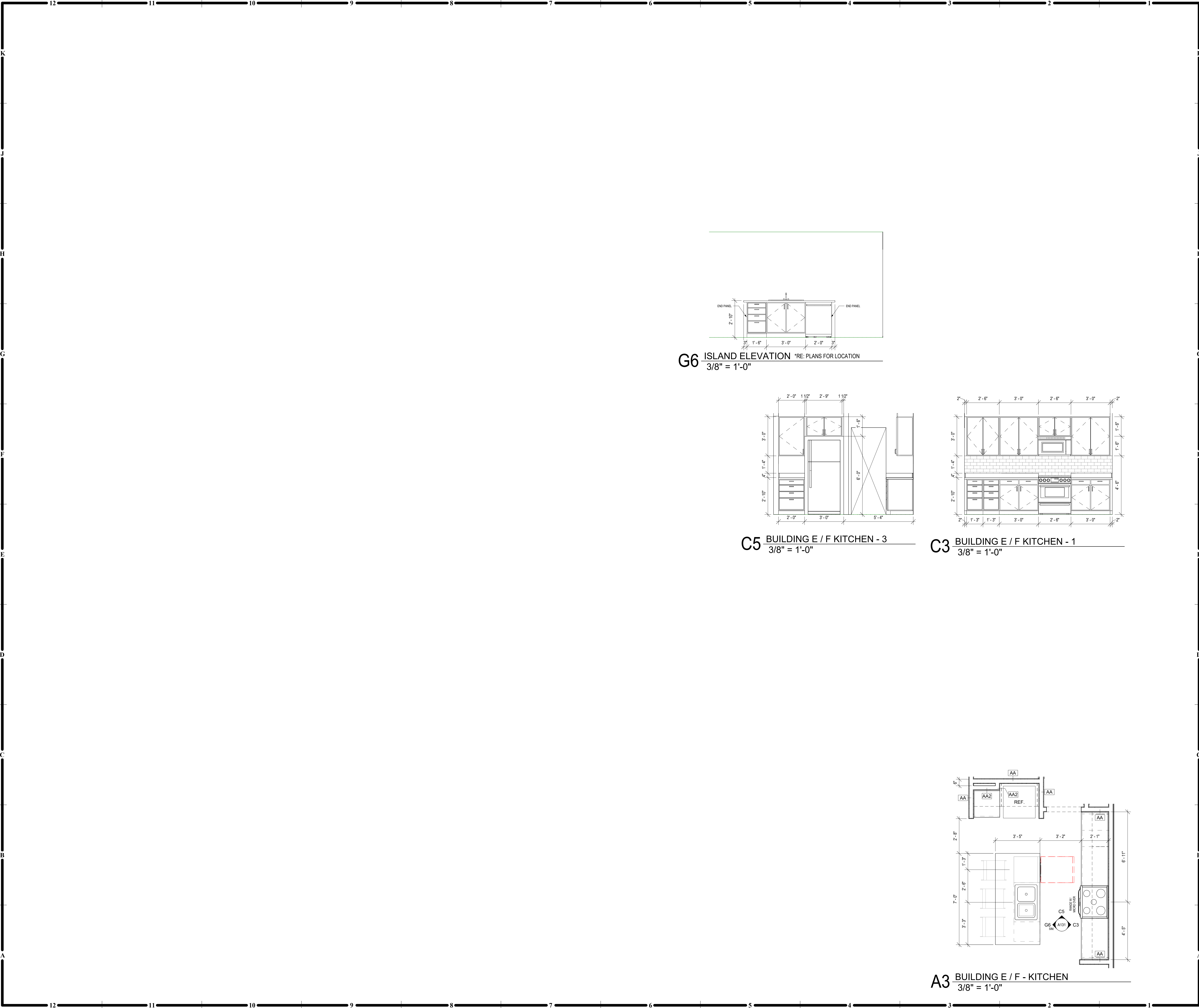
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FLOOR PLANS - BUILDING F2



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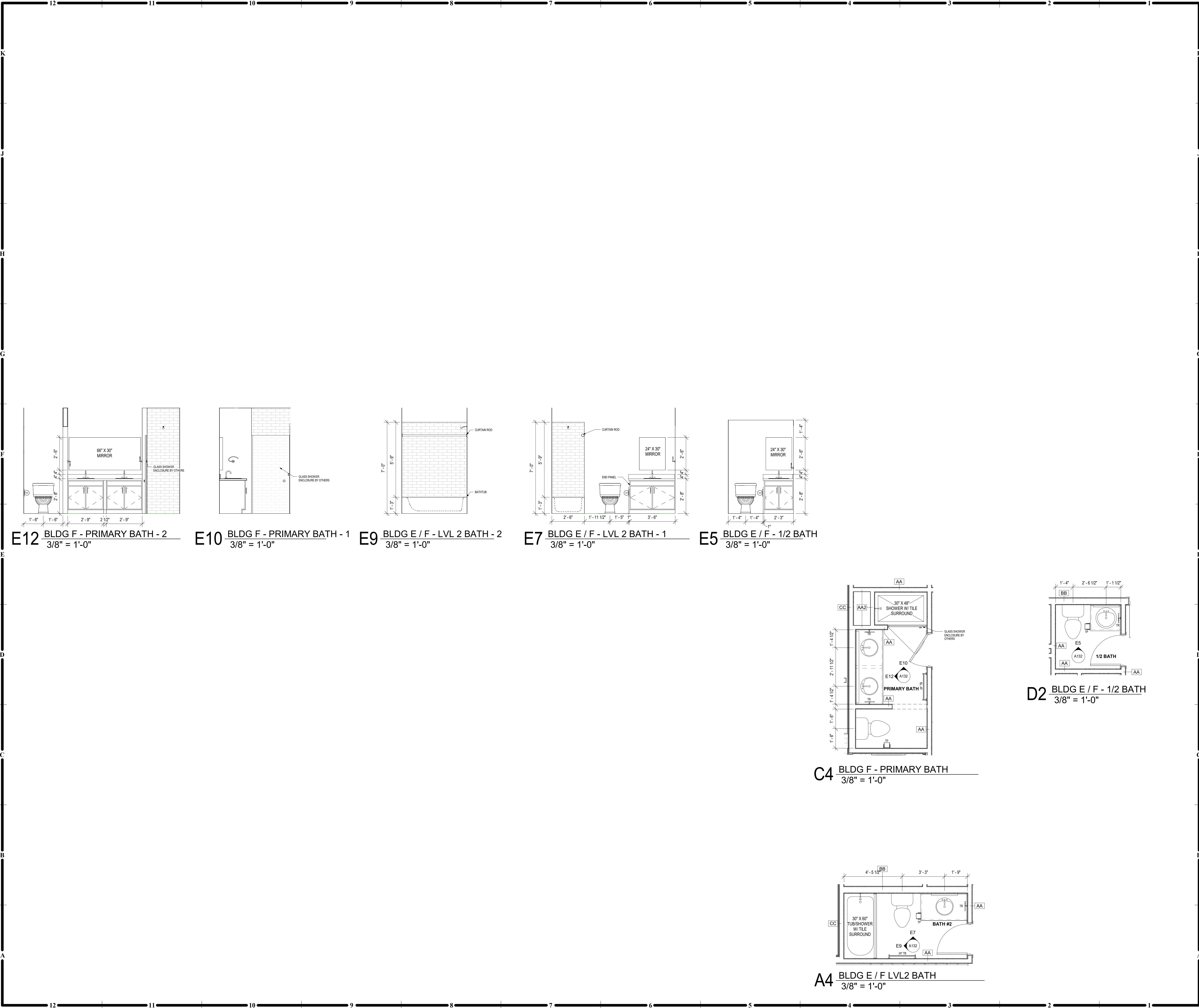
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A131

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COLLINS WEBB #: 21076

KITCHEN ENLARGED PLANS AND
ELEVATIONS

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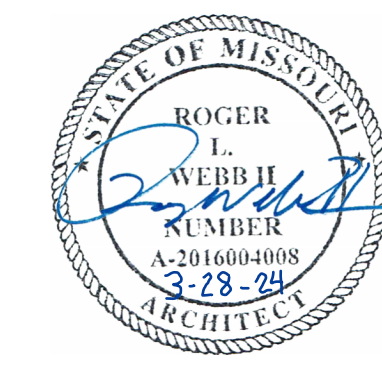


RESERVE: AT BLACKWELL - BUILDING F2

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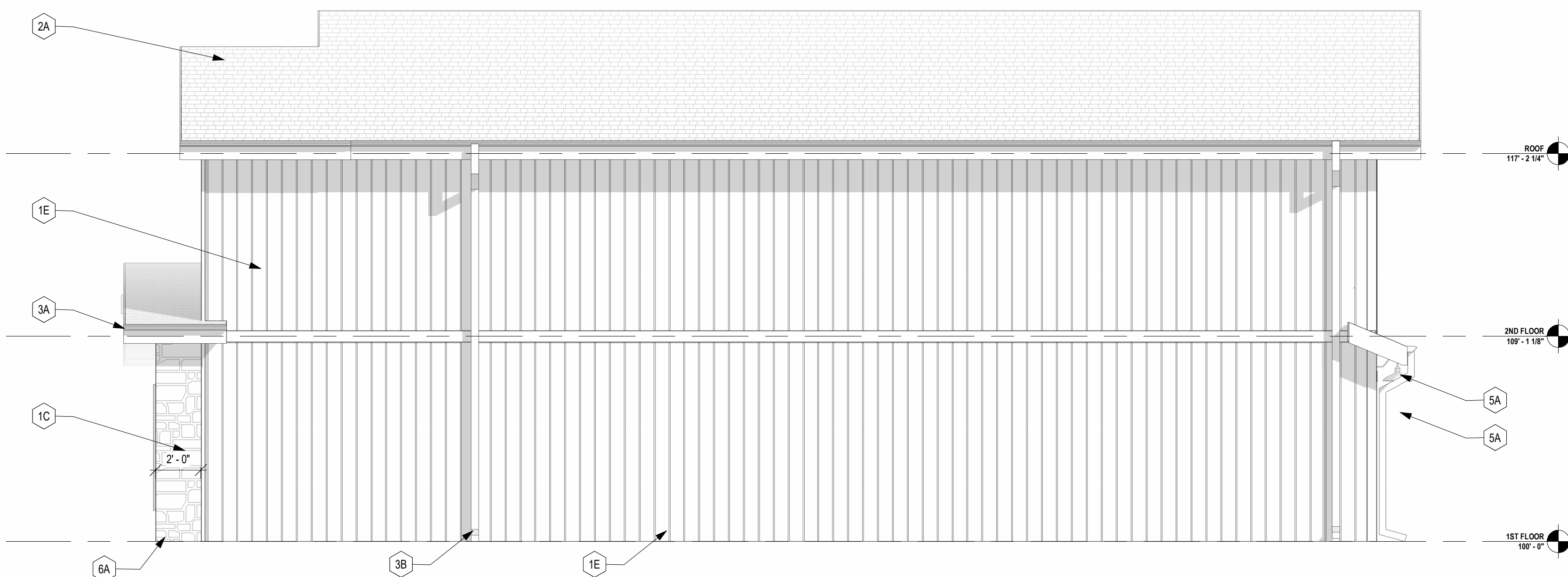
BATHROOM ENLARGED PLANS
AND ELEVATIONS



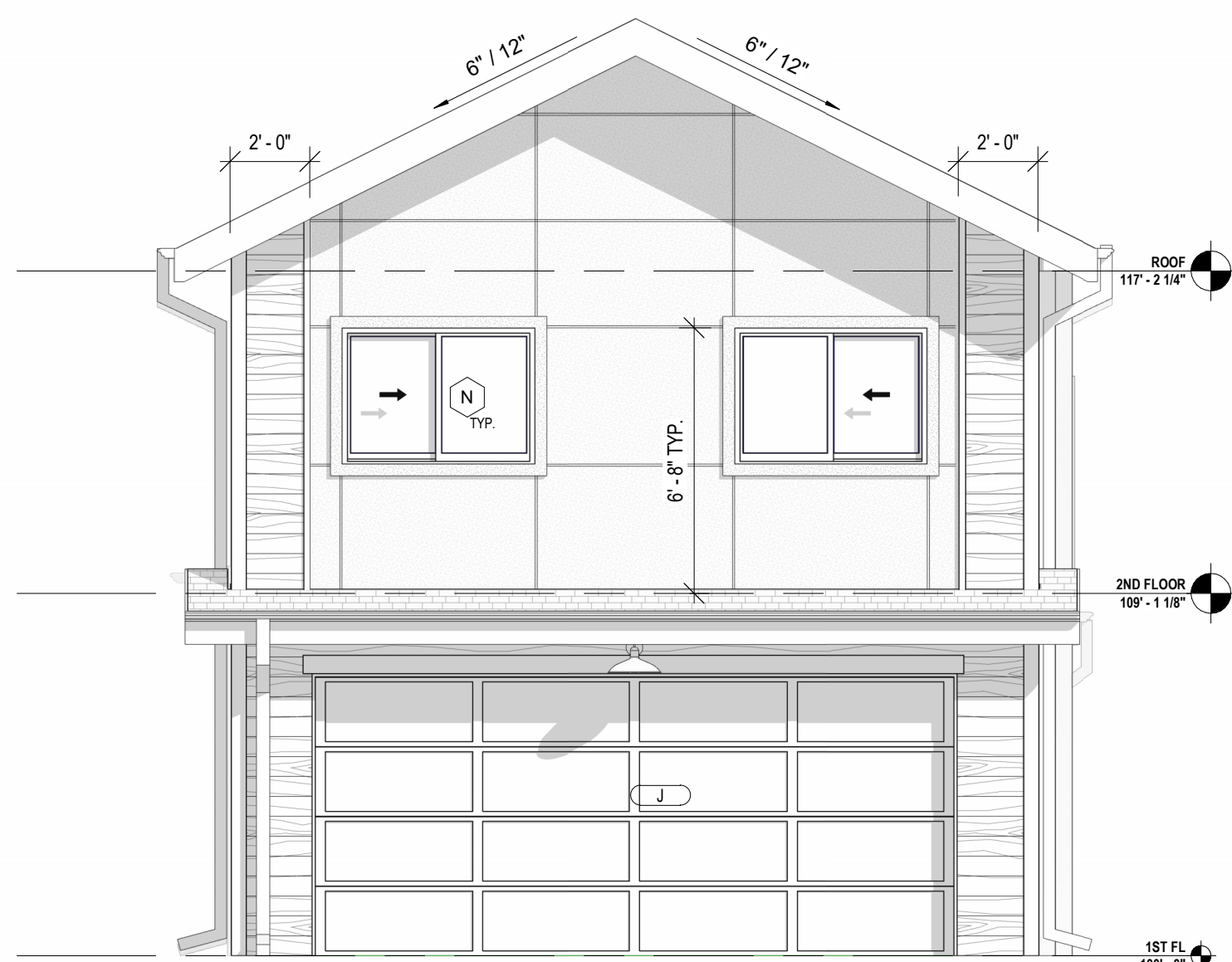
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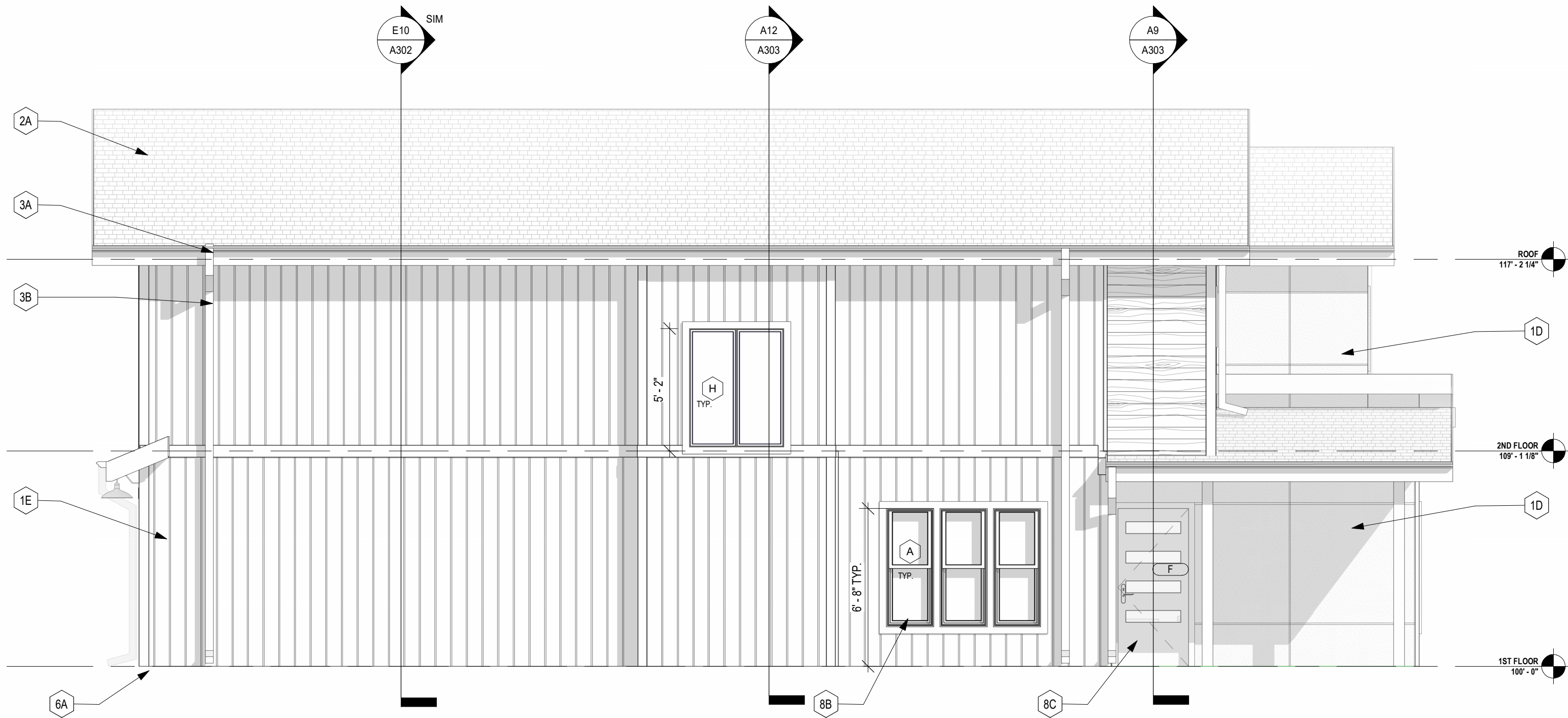
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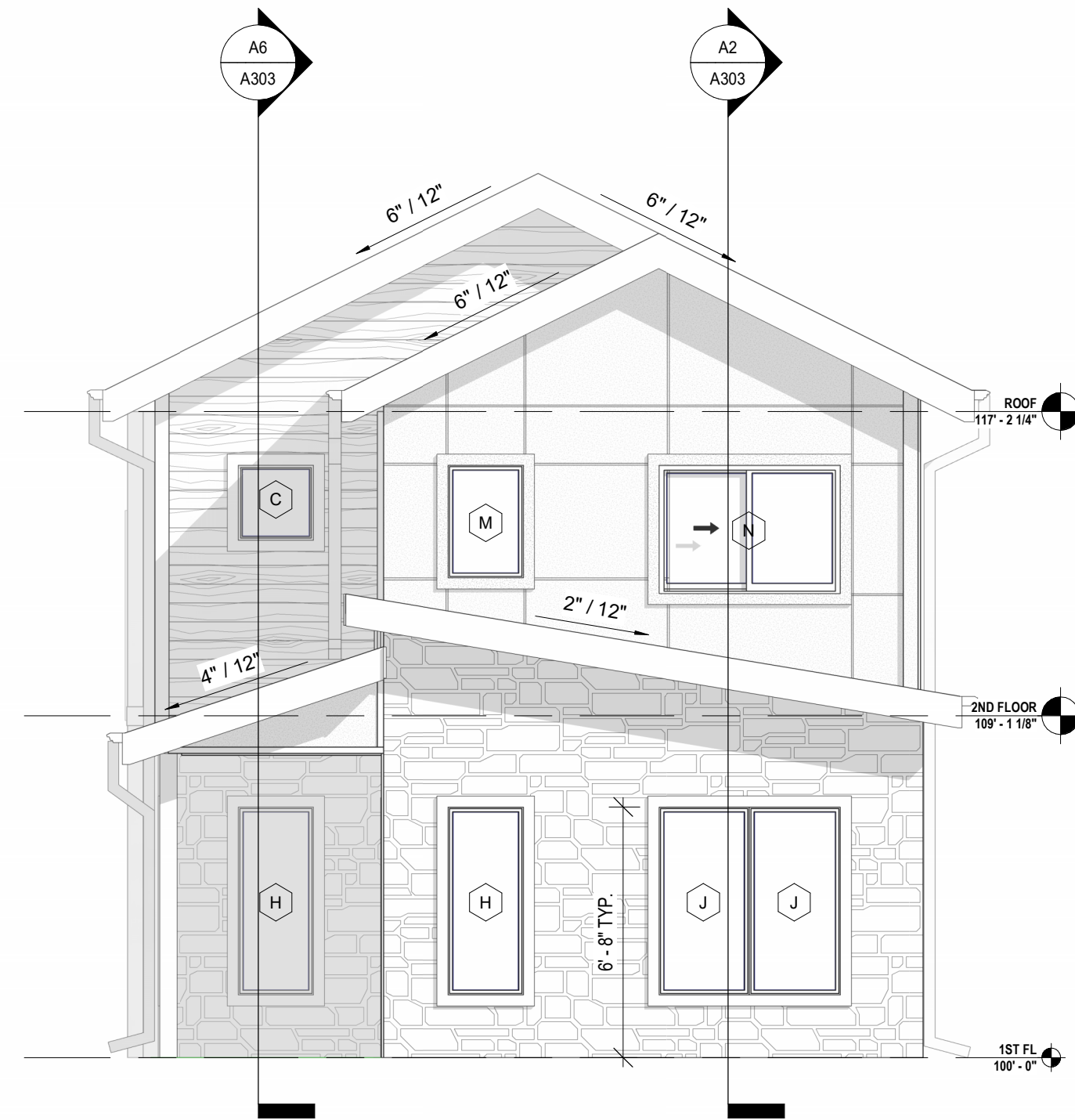
D9 BUILDING F - RIGHT - OPTION 2
1/4" = 1'-0"



D3 BUILDING F - REAR - OPTION 2
1/4" = 1'-0"



A9 BUILDING F - LEFT - OPTION 2
1/4" = 1'-0"



A3 BUILDING F - FRONT - OPTION 2
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 MASONRY (FOM), FACE OF CONCRETE WALLS (FOC), 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.

KEY NOTES EXTERIOR ELEVATIONS:

MARK	DESCRIPTION
1A	6" LAP SIDING - WHITE - SEE EXTERIOR MATERIAL LEGEND BELOW.
1B	6" LAP SIDING - BROWN - SEE EXTERIOR MATERIAL LEGEND BELOW.
1C	CULTURED STONE VENEER - SEE EXTERIOR MATERIAL LEGEND BELOW.
1D	EXTERIOR STUCCO SYSTEM. SEE EXTERIOR MATERIAL LEGEND BELOW.
1E	6" BATT SIDING - WHITE - SEE EXTERIOR MATERIAL LEGEND BELOW.
2A	ARCHITECTURAL ASPHALT SHINGLES.
2B	ARCHITECTURAL STANDING SEAM METAL ROOF.
3A	REFINISHED ALUMINUM GUTTER. RE: EXT. FINISH LEGEND.
3B	REFINISHED ALUMINUM DOWNSPUT WITH SPASH BLOCKS. RE: EXT. FINISH LEGEND.
4A	1X4 TRIM BOARD.
4B	1X6 TRIM BOARD.
5A	LIGHT FIXTURE. RE: ELECTRICAL.
6A	CONCRETE FOUNDATION. PAINT WITH EXTERIOR CONCRETE PAINT. RE: EXT. FINISH LEGEND.
7A	ROOF VENT.
7B	POST FOR ROOF STRUCTURE. RE: STRUCT.
8A	ALUMINUM DOOR. RE: DOOR SCHEDULE.
8B	VINYL WINDOW SYSTEM. BASIS OF DESIGN: MI 3500 SERIES.
8C	VINYL DOOR. RE: DOOR SCHEDULE.
8D	GARAGE OVERHEAD DOOR. RE: DOOR SCHEDULE.

EXTERIOR ELEVATION MATERIALS

	STO CRACK DEFENSE STUCCO SYSTEM - TEXTURE: FINE - GRAY DAWN
	NEW TECH WOOD - ALL WEATHER SIDING - BRAZILIAN IPE (IP)
	LP SMARTSIDE LAP SIDING - SMOOTH FINISH - SNOWSCAPE WHITE
	EL DORADO STONE (SIMULATED)- CUT COARSE STONE VENEER - SEASHELL
	LP SMARTSIDE VERTICAL SIDING- CEDAR TEXTURE PANELED - SNOWSCAPE WHITE

RESERVE AT BLACKWELL - BUILDING F2

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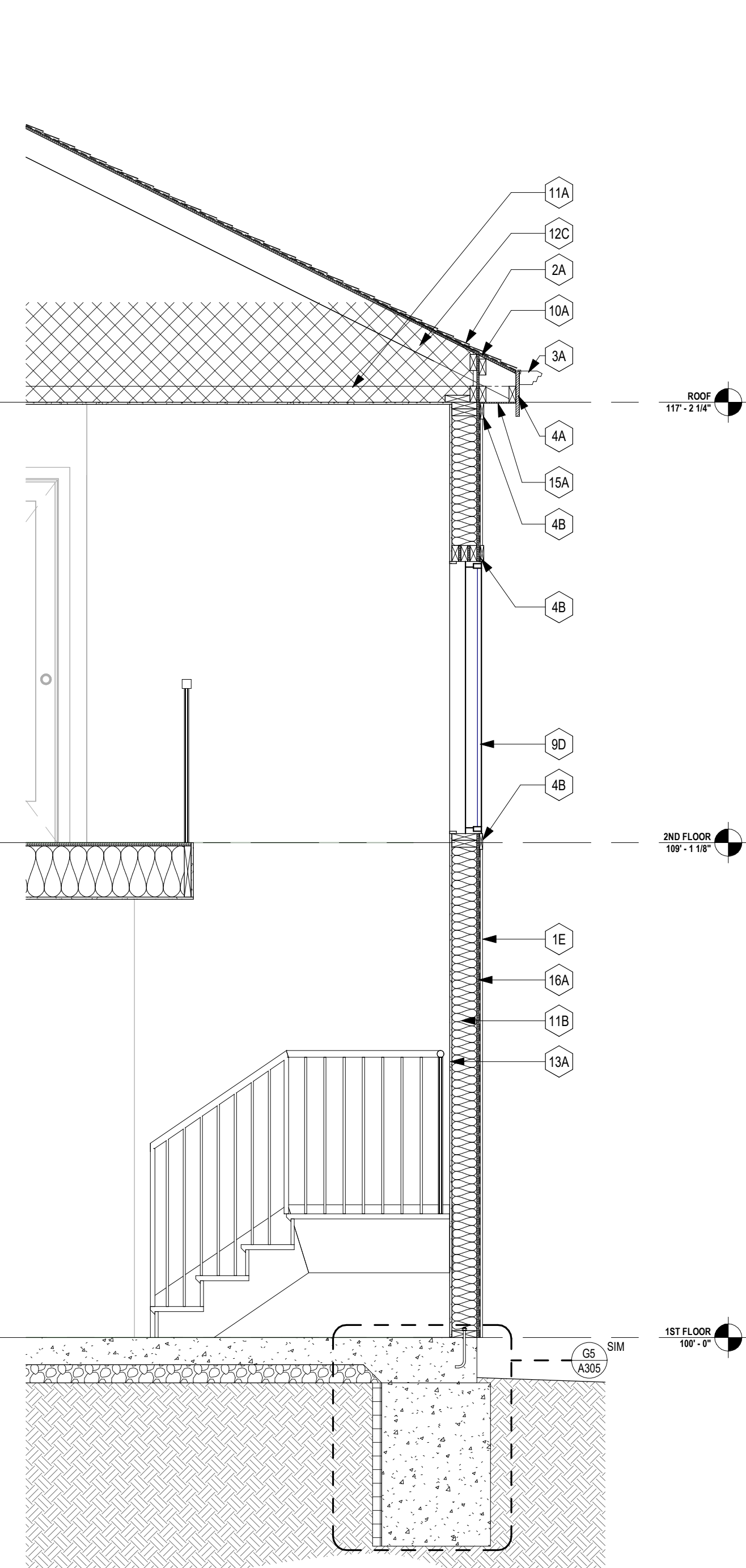
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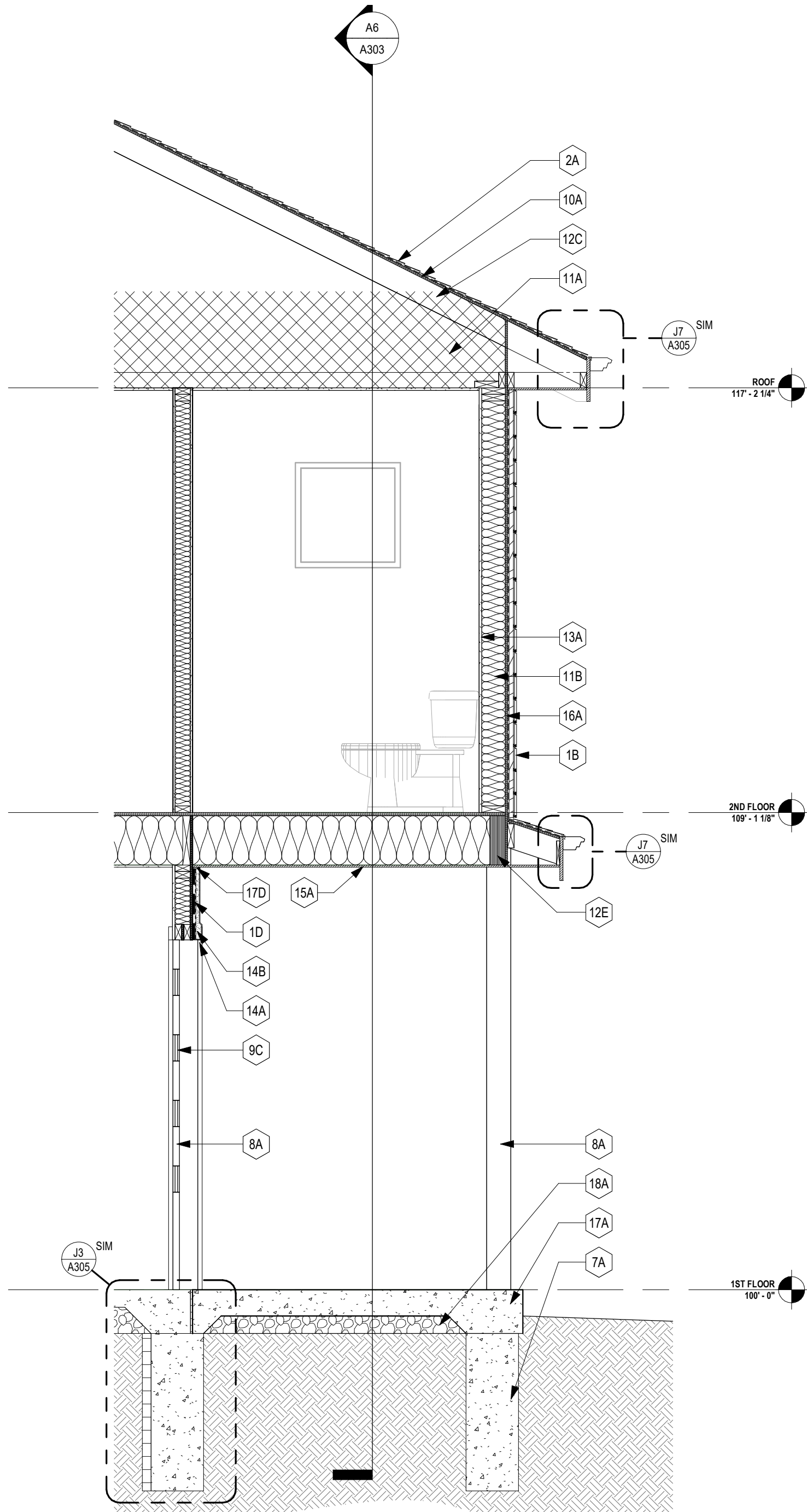
EXTERIOR ELEVATIONS -
BUILDING F2

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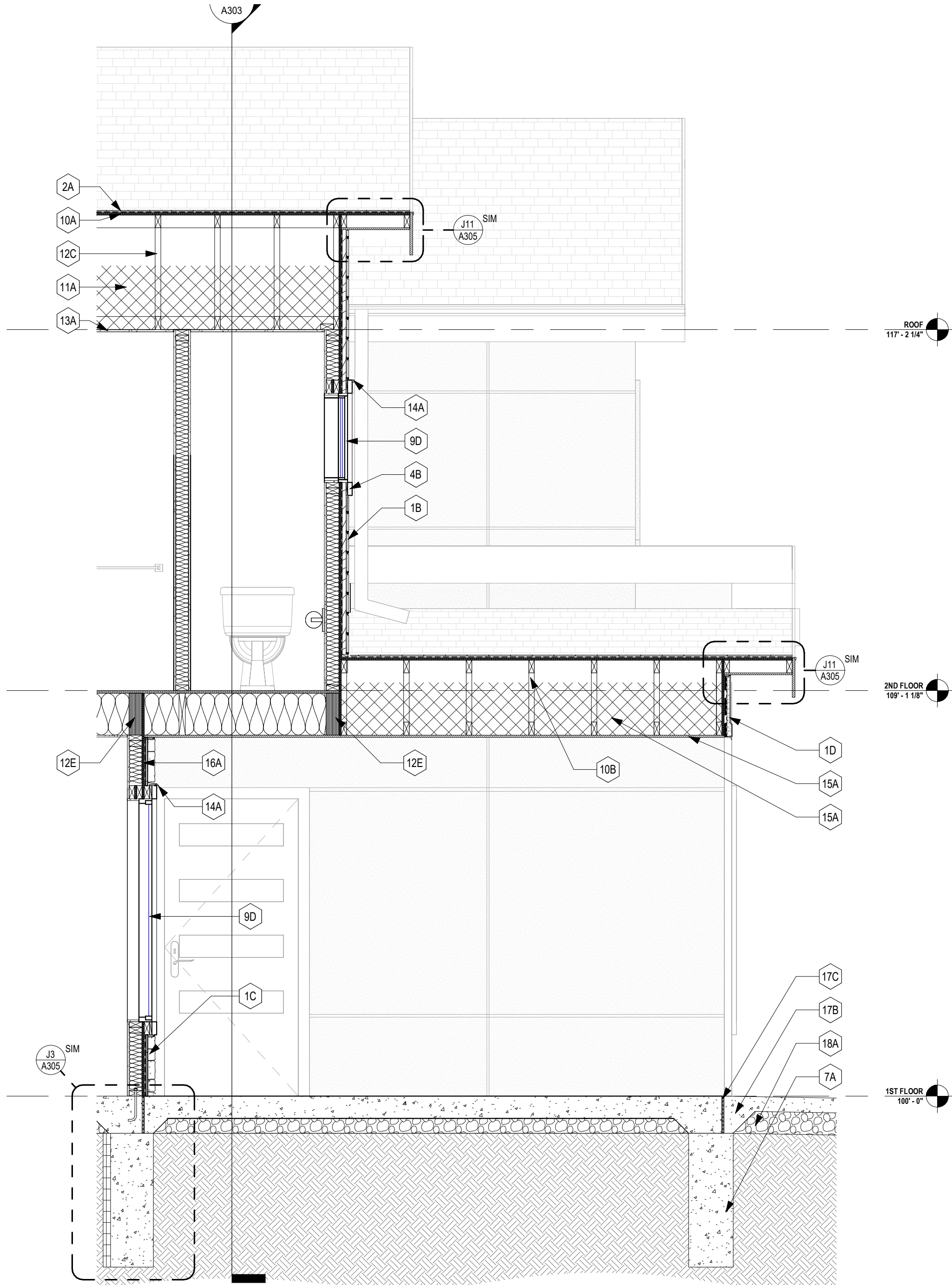
A12 BLDG F2 - WALL SECTION 4
1/2" = 1'-0"



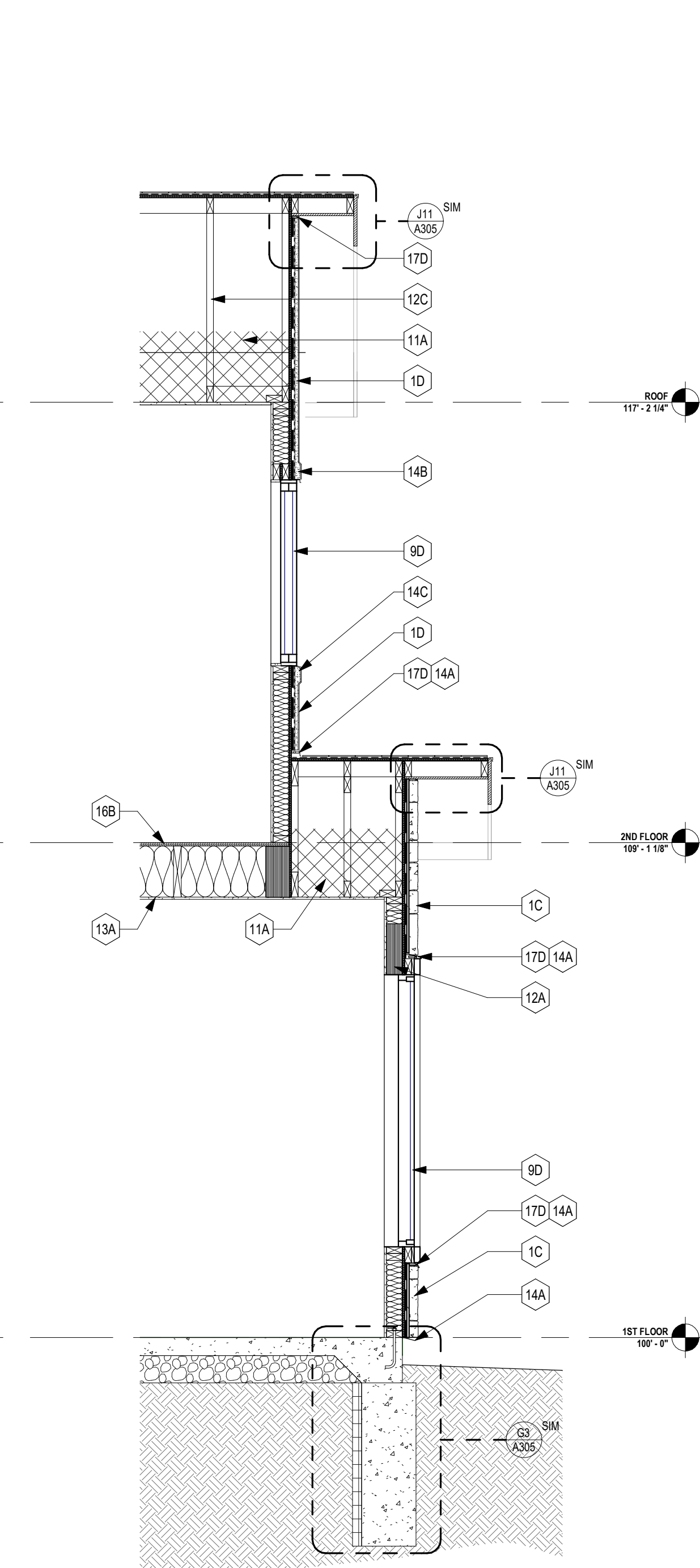
A9 BLDG F2 - WALL SECTION 3
1/2" = 1'-0"



A6 BLDG F2 - WALL SECTION 2
1/2" = 1'-0"



A2 BLDG F2 - WALL SECTION 1
1/2" = 1'-0"



GENERAL NOTES:
EXTERIOR WALL SECTIONS/
DETAILS

1. RE: SHEET G001 FOR ADDITIONAL GENERAL NOTES THAT ARE APPLICABLE.
2. RE: FLOOR PLANS, ROOF PLAN AND ELEVATIONS FOR SECTION CUT LOCATIONS.
3. ALL WINDOW AND DOOR OPENING DIMENSIONS ARE ROUGH OPENING DIMENSIONS, UNLESS NOTED OTHERWISE.
4. DIMENSIONS SHOWN ON THE WALL SECTIONS ARE TO THE FACE OF EXTERIOR WALL, FACE OF MASONRY (FORM), FACE OF CONCRETE WALLS (FORM), AND COLUMN GRID LINES, UNLESS NOTED OR SHOWN OTHERWISE.
5. PAINT ALL EXPOSED STEEL, INCLUDING STEEL LINTELS, ETC. (TYP.)

KEY NOTES
WALL SECTIONS:

MARK	DESCRIPTION
1A	6" LP SMARTSIDE LAP SIDING OVER HOUSE WRAP - WHITE - RE: MFR. FOR INSTALLATION DETAILS
1B	NEW TECH WOOD - ALL WEATHER SIDING - BROWN - RE: MFR. FOR INSTALLATION DETAILS
1C	CULTURED STONE VENEER - RE: MFR. FOR INSTALLATION DETAILS
1D	STUCCO FINISH SYSTEM - RE: MFR. FOR INSTALLATION DETAILS
1E	SMARTSIDE VERTICAL SIDING OVER HOUSE WRAP - WHITE - RE: MFR. FOR INSTALLATION DETAILS
2A	ARCHITECTURAL ASPHALT SHINGLES OVER FELT PAPER AND ICE DAM (AT FASCIA EDGES)
3A	PREFINISHED ALUMINUM GUTTER, RE: EXT. FINISH LEGEND
3B	PREFINISHED ALUMINUM DOWNSPUT WITH SPASH BLOCKS, RE: EXT. FINISH LEGEND
4A	FASCIA BOARD
4B	1X4 TRIM BOARD
4C	1X6 TRIM BOARD
5A	ROOF VENT.
6A	LIGHT FIXTURE, RE: ELECTRICAL
7A	CONCRETE FOUNDATION, RE: STRUCTURAL
7B	CONCRETE CURB (@ GARAGE), RE: STRUCT.
8A	POST FOR ROOF STRUCTURE, RE: STRUCT.
8B	TREATED WOOD JOIST SYSTEM, RE: STRUCT.
8C	TREATED WOOD BEAM SYSTEM, RE: STRUCT.
9A	DECORATIVE INSULATED METAL PANEL OVERHEAD DOOR, RE: DOOR SCHEDULE
9B	FIBERGLASS DOOR, RE: DOOR SCHEDULE
9C	DECORATIVE WOOD ENTRY DOOR, RE: DOOR SCHEDULE
9D	WHITE VINYL WINDOW SYSTEM, BASIS OF DESIGN: MI 3500 SERIES
10A	ROOF SHEATHING, RE: STRUCT.
10B	ROOF STRUCTURE, RE: STRUCT.
11A	MIN. R-38 BATT INSULATION
11B	R-15 BATT INSULATION
11C	WEATHER RESISTANT PVC SOFFIT VENT, COLOR: WHITE
11D	2" RIGID INSULATION
12A	2X WOOD HEADER, RE: STRUCT.
12B	RIM BOARD, RE: STRUCT.
12C	ENGINEERED TRUSS SYSTEM, RE: STRUCT.
12D	STEEL BEAM, RE: STRUCT.
12E	LVL WOOD BEAM, RE: STRUCT.
13A	1/2" GYPSUM BOARD
13B	5/8" TYPE 'X' GYPSUM BOARD (GARAGE CEILINGS)
14A	PREFINISHED ALUMINUM FLASHING
14B	FLANGED WINDOW/DOOR HEAD DETAIL PER MFR'S SPECS
14C	FLANGED WINDOW-SILL DETAIL PER MFR'S SPECS
15A	SOFFIT PANEL TO MATCH SIDING MATERIAL, RE: ROOF PLANS FOR CONDITIONS WHERE RATED PLYWOOD OCCURS
16A	1/2" FIRE RATED PLYWOOD SHEATHING, RE: PLAN FOR CONDITIONS WHERE RATED PLYWOOD OCCURS
16B	3/4" SUBFLOOR SHEATHING
17A	CONCRETE PAD, RE: STRUCT.
17B	4" CONCRETE SIDEWALK, RE: STRUCT.
17C	1/2" EXPANSION JOINT
17D	BACKER ROD AND SEALANT
17E	CONCRETE DRIVEWAY, RE: CIVIL
18A	GRAVEL BASE
18B	EARTH FILL
19A	SILL PLATE ANCHOR, RE: STRUCT.
19B	2X TREATED SILL PLATE

EXTERIOR WALL SECTIONS

RESERVE AT BLACKWELL - BUILDING F2

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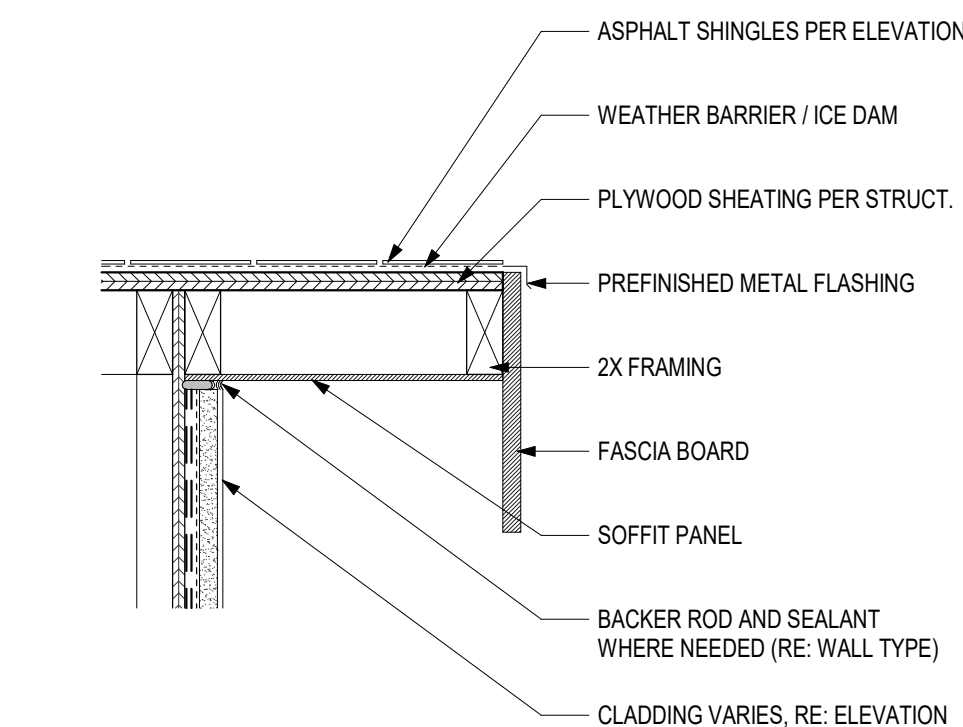
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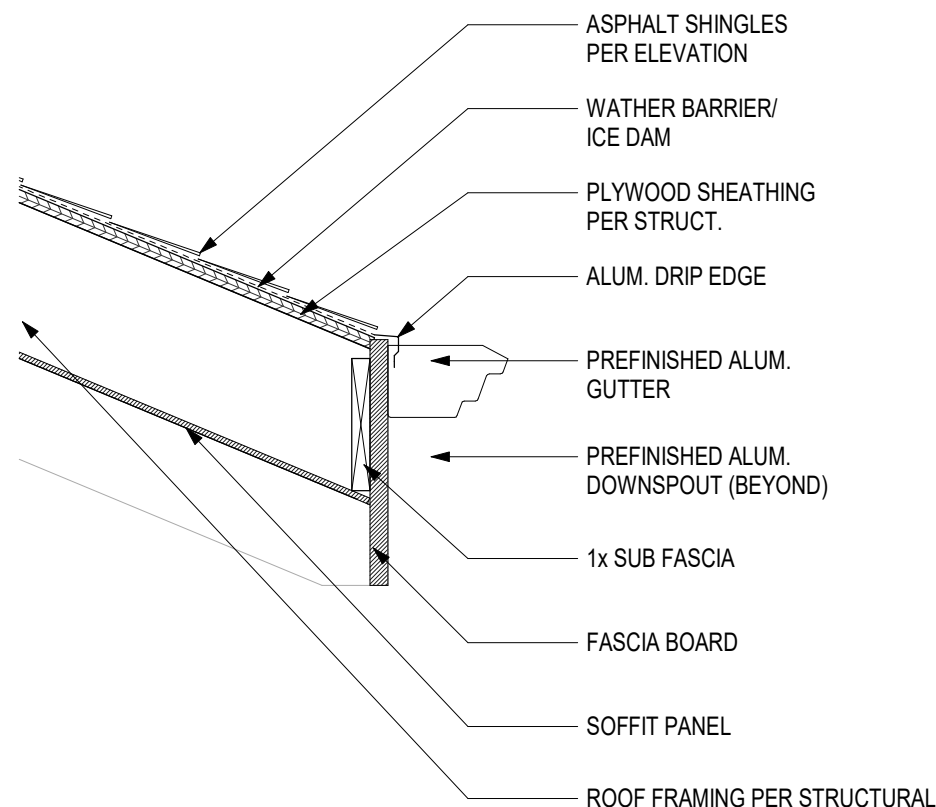
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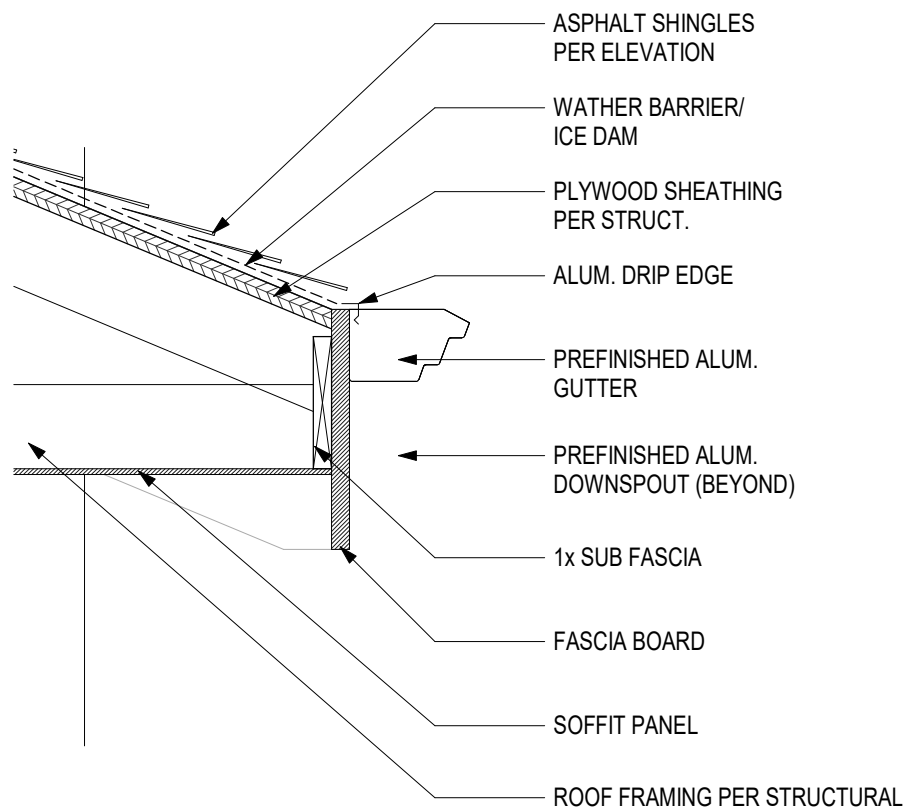
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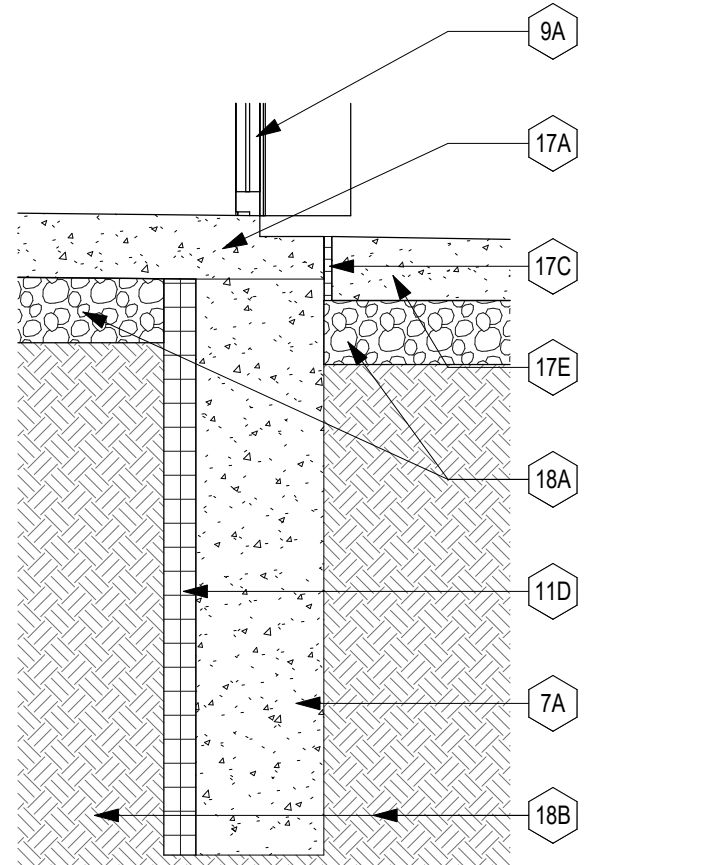
J11 DETAIL - ROOF RAKE
1 1/2" = 1'-0"



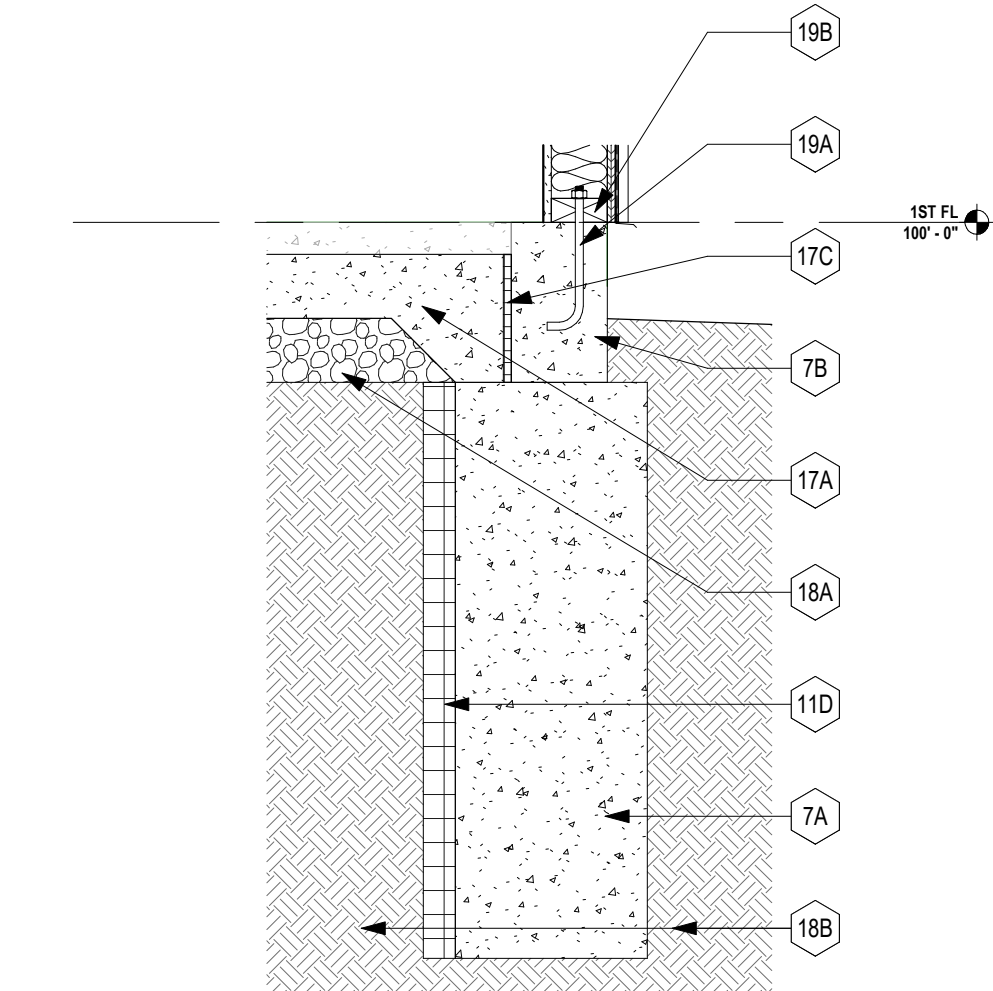
J9 DETAIL - ROOF EAVE 2
1 1/2" = 1'-0"



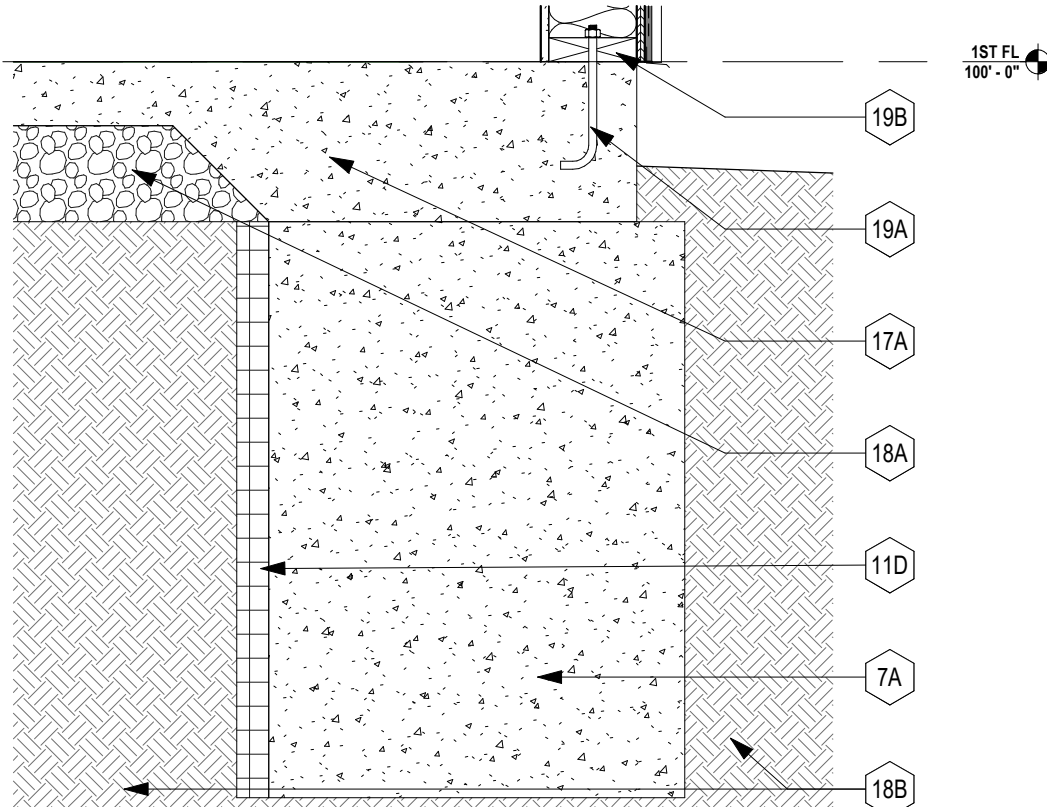
J7 DETAIL - ROOF EAVE 1
1 1/2" = 1'-0"



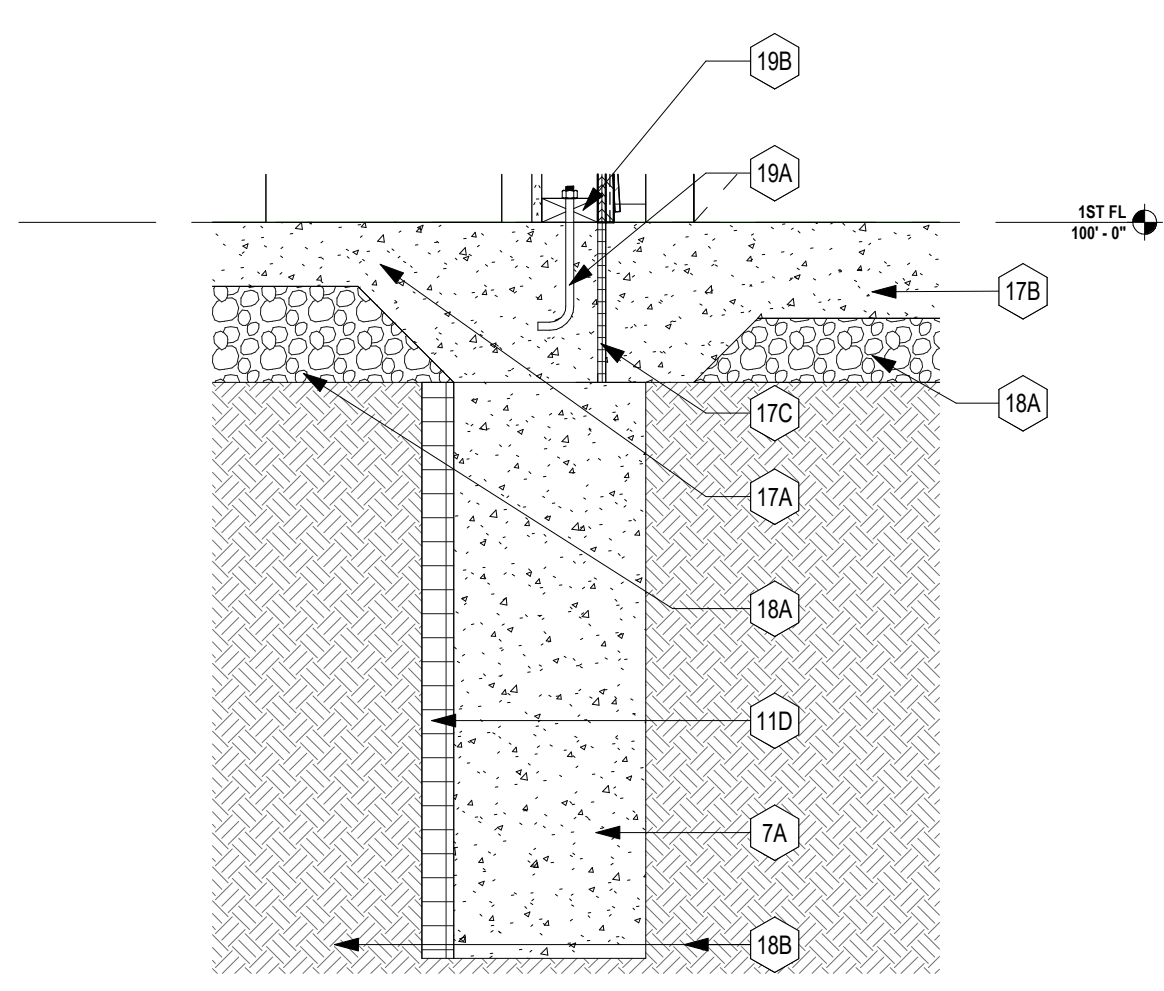
G7 BLDG E1 - SECTION 7 - Callout 1
1" = 1'-0"



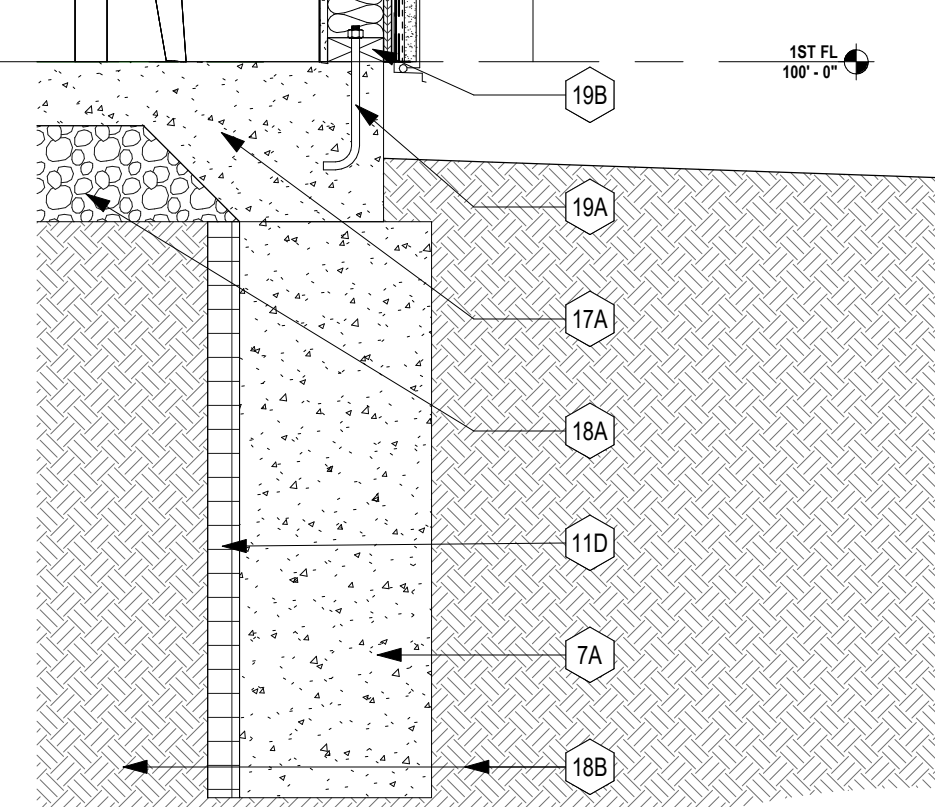
J5 BLDG E1 - SECTION 6 - Callout 1
1" = 1'-0"



G5 BLDG E1 - SECTION 5 - Callout 1
1" = 1'-0"



J3 BLDG E1 - SECTION 3 - Callout 1
1" = 1'-0"



G3 BLDG E1 - SECTION 1 - Callout 1
1" = 1'-0"

GENERAL NOTES:
EXTERIOR WALL SECTIONS/
DETAILS

1. RE: SHEET G001 FOR ADDITIONAL GENERAL NOTES THAT ARE APPLICABLE.
2. RE: FLOOR PLANS, ROOF PLAN AND ELEVATIONS FOR SECTION CUT LOCATIONS.
3. ALL WINDOW AND DOOR OPENING DIMENSIONS ARE ROUGH OPENING DIMENSIONS, UNLESS NOTED OTHERWISE.
4. DIMENSIONS SHOWN ON THE WALL SECTIONS ARE TO THE FACE OF EXTERIOR WALL, FACE OF MASONRY (FROM FACE OF CONCRETE WALLS, FOOT, AND COLUMN GRID LINES, UNLESS NOTED OR SHOWN OTHERWISE).
5. PAINT ALL EXPOSED STEEL, INCLUDING STEEL LINTELS, ETC. (TYP.)

KEY NOTES
WALL SECTIONS:

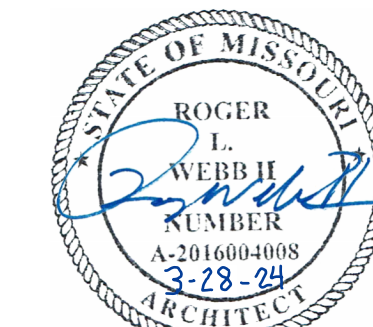
MARK	DESCRIPTION
1A	6" LP SMARTSIDE LAP SIDING OVER HOUSE WRAP - WHITE - RE: MFR. FOR INSTALLATION DETAILS
1B	NEW TECH WOOD - ALL WEATHER SIDING - BROWN - RE: MFR. FOR INSTALLATION DETAILS
1C	CULTURED STONE VENEER - RE: MFR. FOR INSTALLATION DETAILS
1D	STUCCO FINISH SYSTEM - RE: MFR. FOR INSTALLATION DETAILS
1E	SMARTSIDE VERTICAL SIDING OVER HOUSE WRAP - WHITE - RE: MFR. FOR INSTALLATION DETAILS
2A	ARCHITECTURAL ASPHALT SHINGLES OVER FELT PAPER AND ICE DAM (AT FASCIA EDGES)
3A	PREFINISHED ALUMINUM GUTTER, RE: EXT. FINISH LEGEND
3B	PREFINISHED ALUMINUM DOWNSPUT WITH SPASH BLOCKS, RE: EXT. FINISH LEGEND
4A	FASCIA BOARD
4B	1X4 TRIM BOARD
4C	1X6 TRIM BOARD
5A	ROOF VENT.
6A	LIGHT FIXTURE, RE: ELECTRICAL
7A	CONCRETE FOUNDATION, RE: STRUCTURAL
7B	CONCRETE CURB (@ GARAGE), RE: STRUCT.
8A	POST FOR ROOF STRUCTURE, RE: STRUCT.
8B	TREATED WOOD JOIST SYSTEM, RE: STRUCT.
8C	TREATED WOOD BEAM SYSTEM, RE: STRUCT.
9A	DECORATIVE INSULATED METAL PANEL OVERHEAD DOOR, RE: DOOR SCHEDULE
9B	FIBERGLASS DOOR, RE: DOOR SCHEDULE
9C	DECORATIVE WOOD ENTRY DOOR, RE: DOOR SCHEDULE
9D	WHITE VINYL WINDOW SYSTEM, BASIS OF DESIGN: MI 3500 SERIES
10A	ROOF SHEATHING, RE: STRUCT.
10B	ROOF STRUCTURE, RE: STRUCT.
11A	MIN. R-38 BATT INSULATION
11B	R-15 BATT INSULATION
11C	WEATHER RESISTANT PVC SOFFIT VENT, COLOR: WHITE
11D	2" RIGID INSULATION
12A	2X WOOD HEADER, RE: STRUCT.
12B	RIM BOARD, RE: STRUCT.
12C	ENGINEERED TRUSS SYSTEM, RE: STRUCT.
12D	STEEL BEAM, RE: STRUCT.
12E	LVL WOOD BEAM, RE: STRUCT.
13A	1/2" GYPSUM BOARD
13B	5/8" TYPE 'X' GYPSUM BOARD (GARAGE CEILINGS)
14A	PREFINISHED ALUMINUM FLASHING
14B	FLANGED WINDOW/DOOR HEAD DETAIL PER MFR'S SPECS
14C	FLANGED WINDOW-SILL DETAIL PER MFR'S SPECS
15A	SOFFIT PANEL TO MATCH SIDING MATERIAL, RE: ROOF PLANS FOR CONDITIONS WHERE RATED PLYWOOD OCCURS
16A	1/2" FIRE RATED PLYWOOD SHEATHING, RE: PLAN FOR CONDITIONS WHERE RATED PLYWOOD OCCURS
16B	3/4" SUBFLOOR SHEATHING
17A	CONCRETE PAD, RE: STRUCT.
17B	4" CONCRETE SIDEWALK, RE: STRUCT.
17C	1/2" EXPANSION JOINT
17D	BACKER ROD AND SEALANT
17E	CONCRETE DRIVEWAY, RE: CIVIL
18A	GRAVEL BASE
18B	EARTH FILL
19A	SILL PLATE ANCHOR, RE: STRUCT.
19B	2X TREATED SILL PLATE

RESERVE AT BLACKWELL - BUILDING F2

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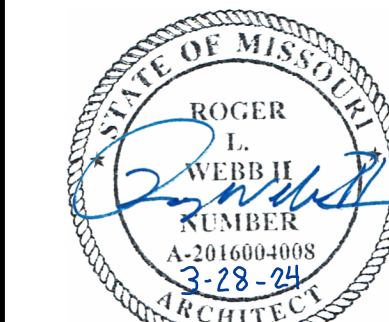
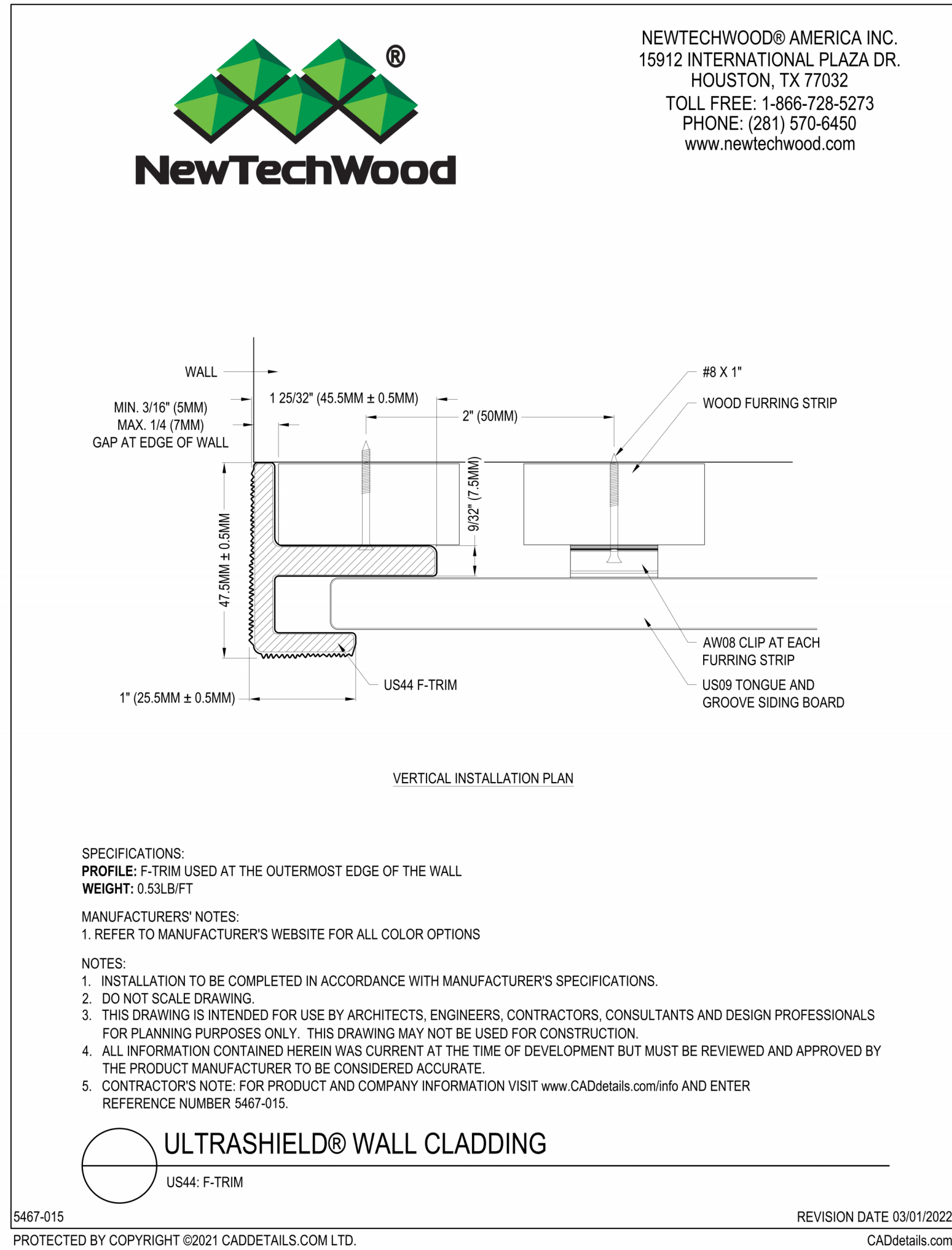
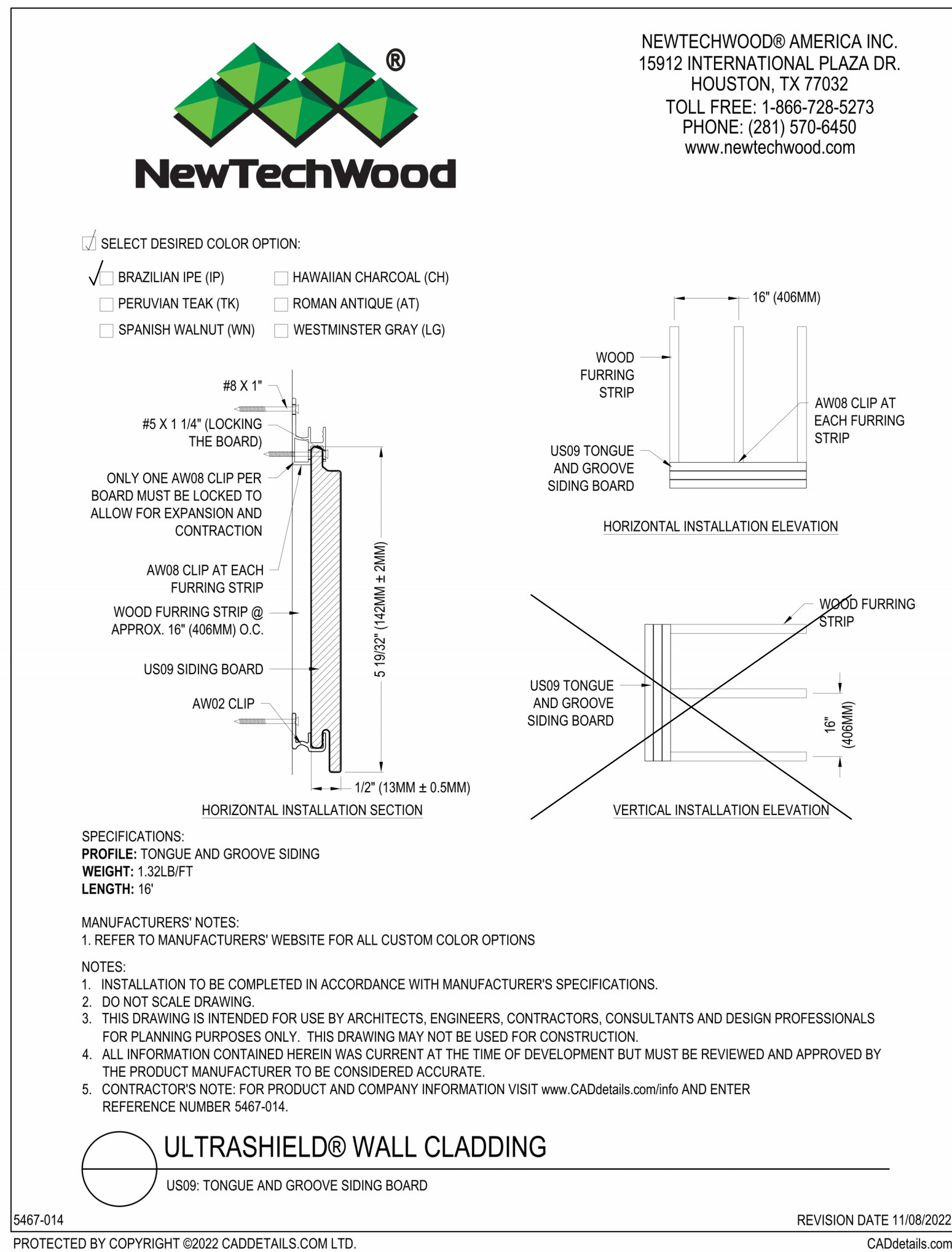
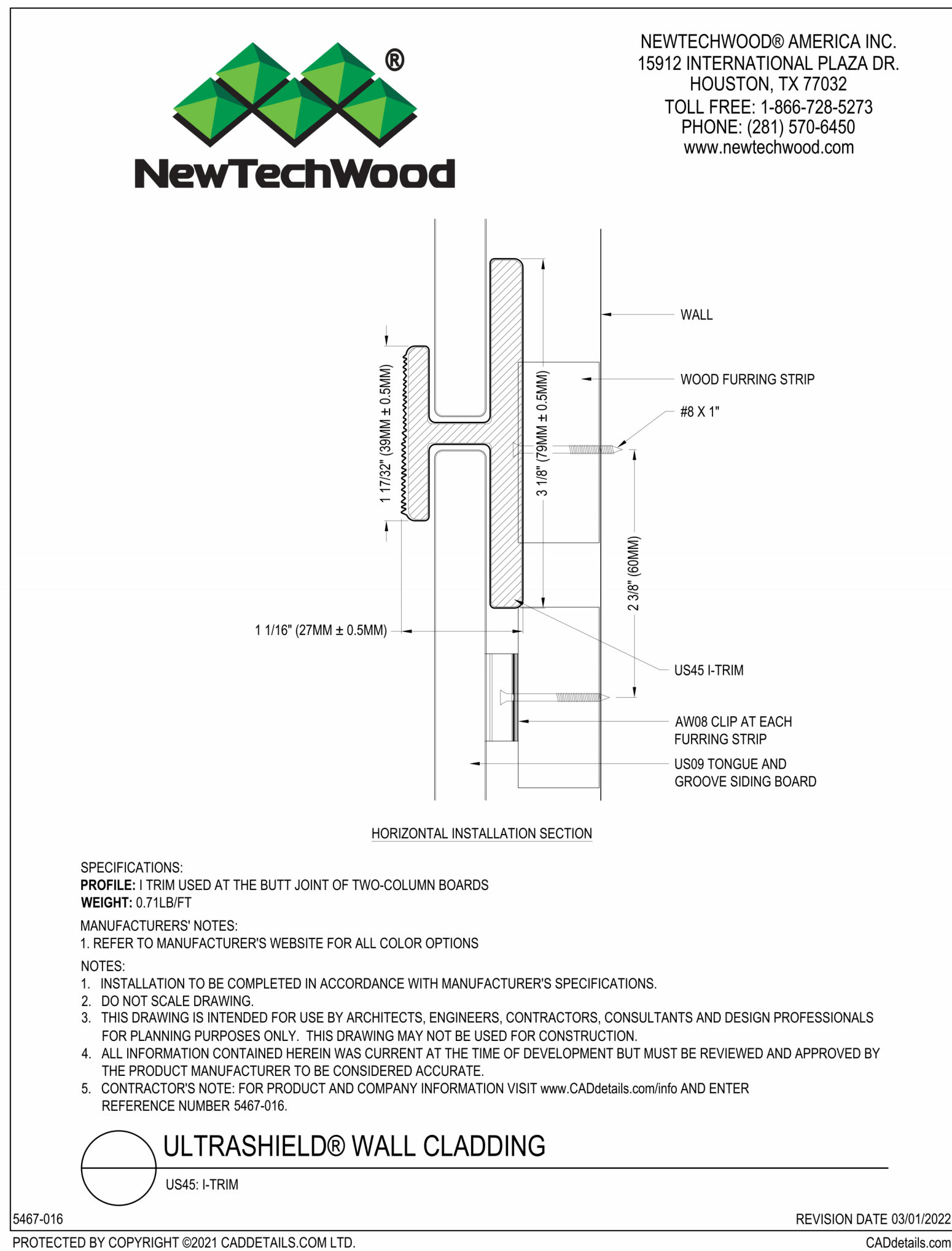
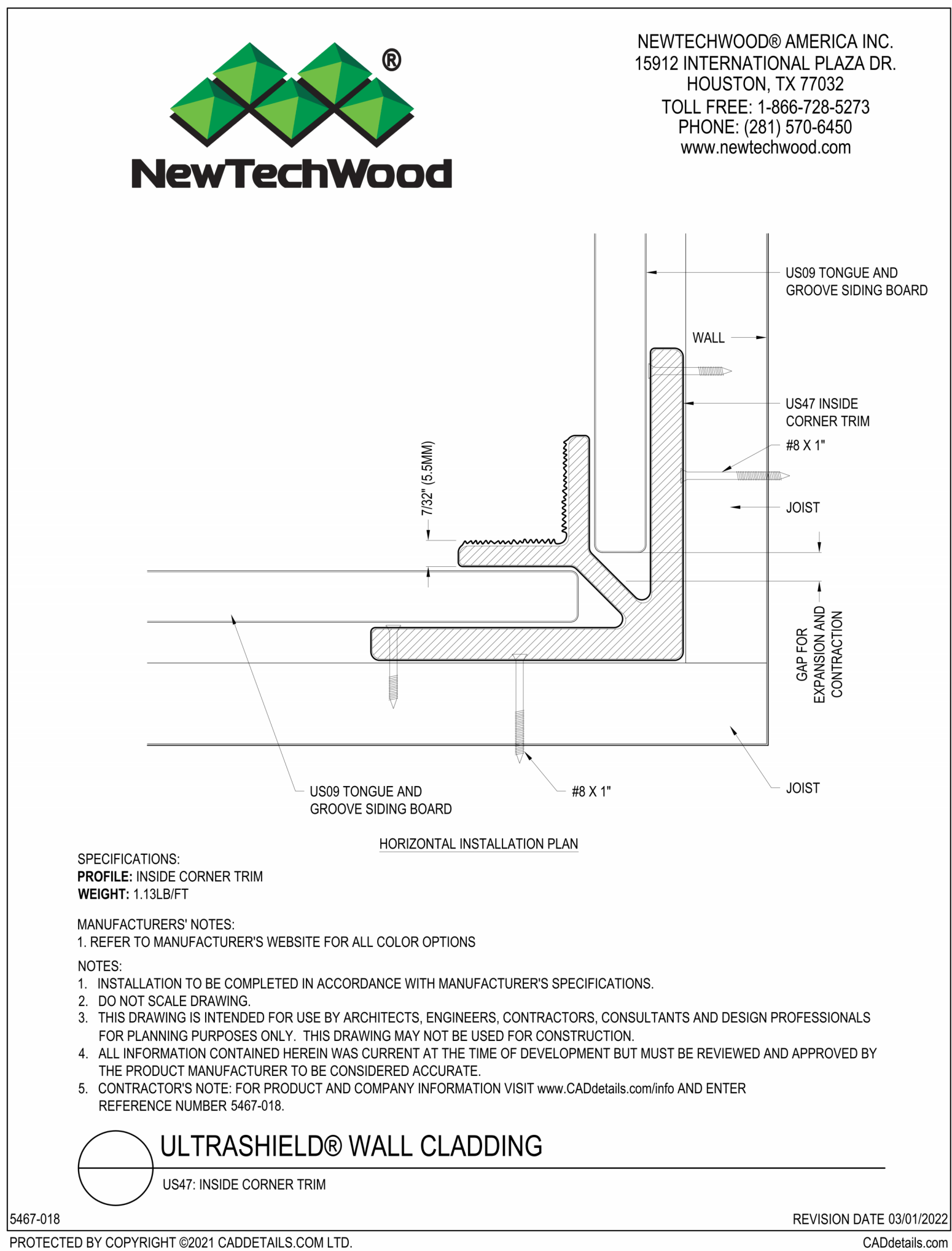
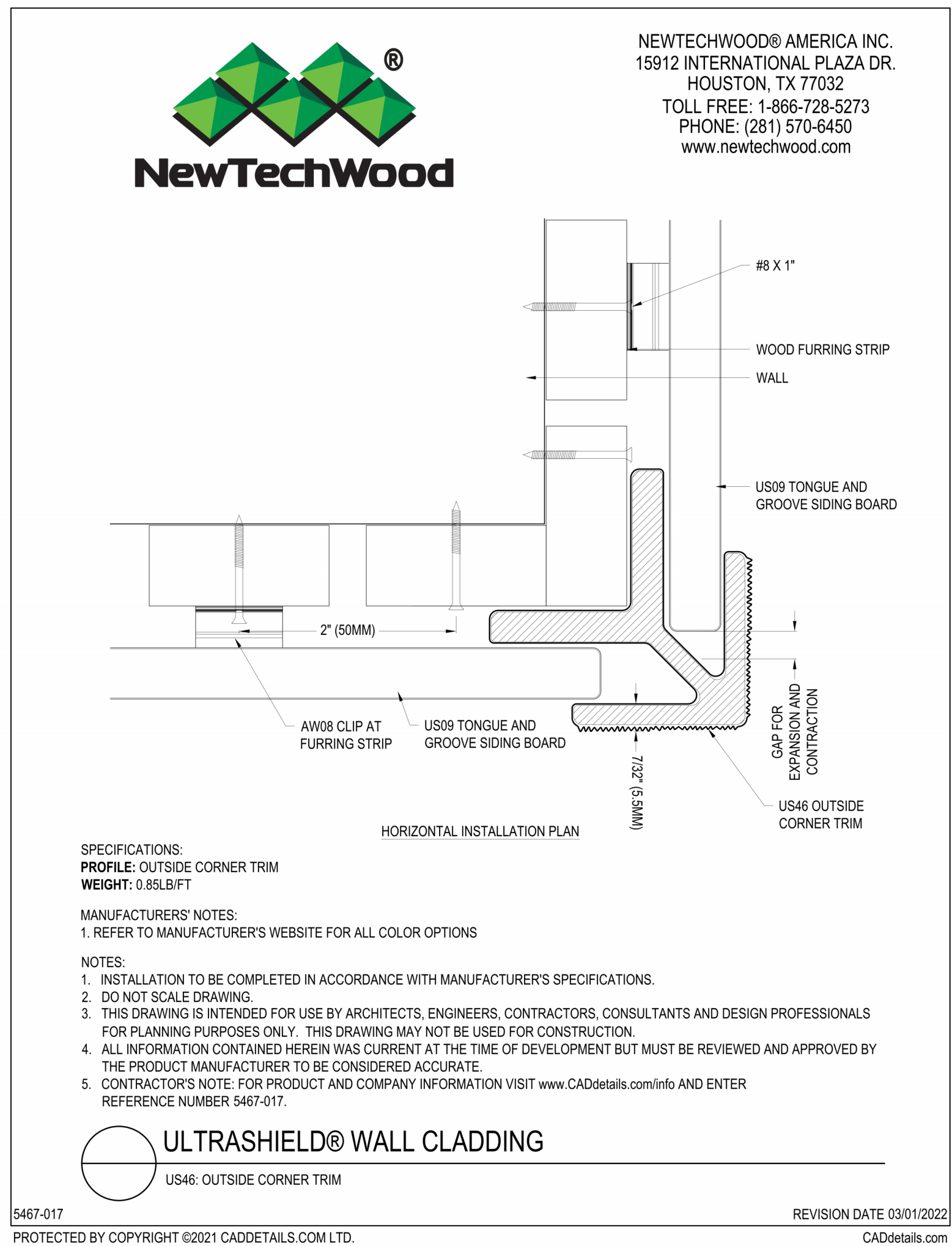
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EXTERIOR WALL SECTIONS +
DETAILS



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**WALL CLADDING DETAILS -
NEWTECHWOOD**

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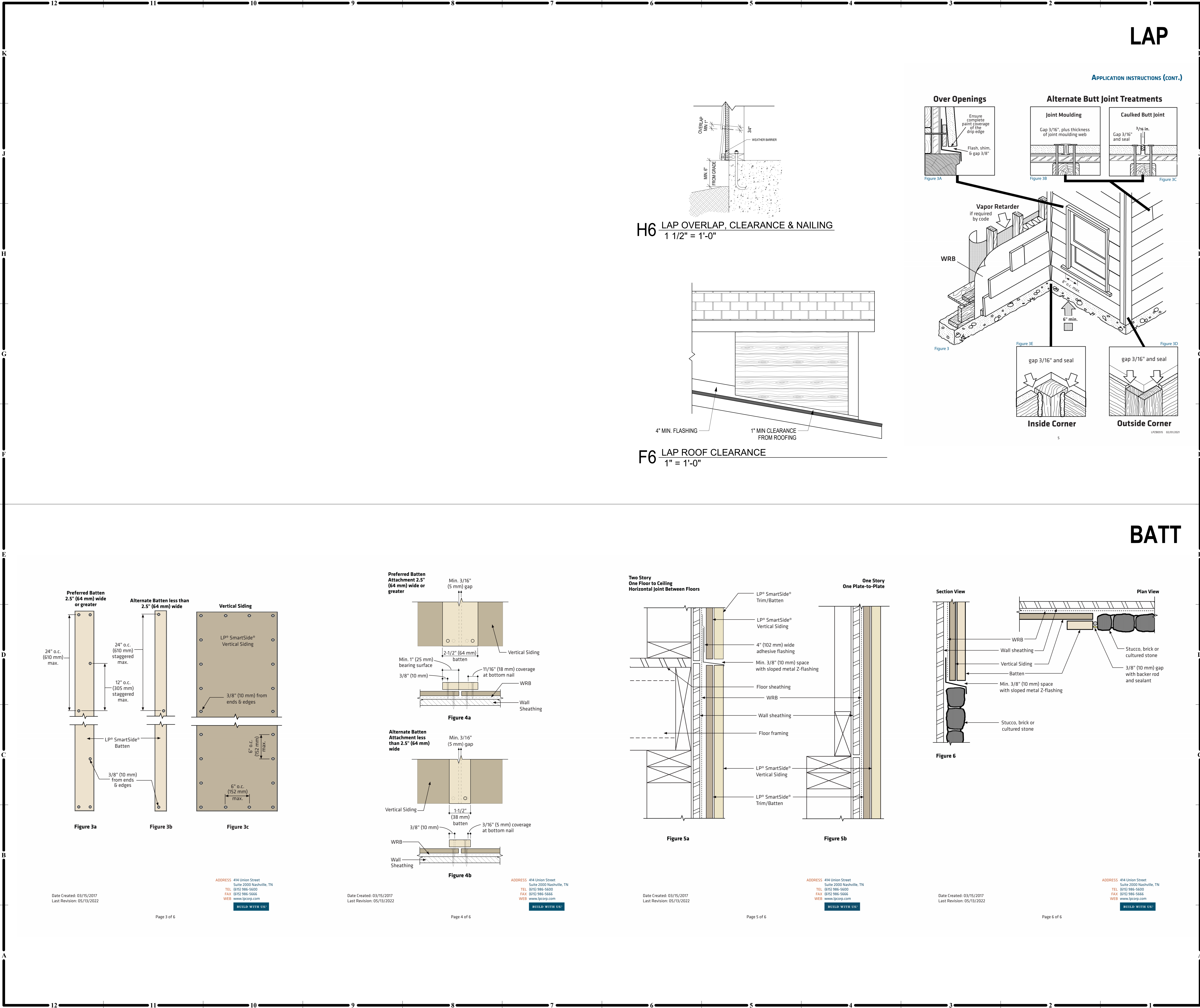
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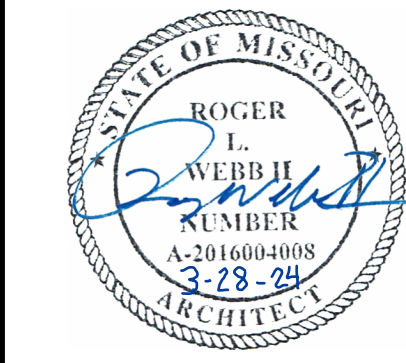


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WALL CLADDING DETAILS - LP
SMARTLAP & BATT

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Figure 3. Wall Assembly Transition

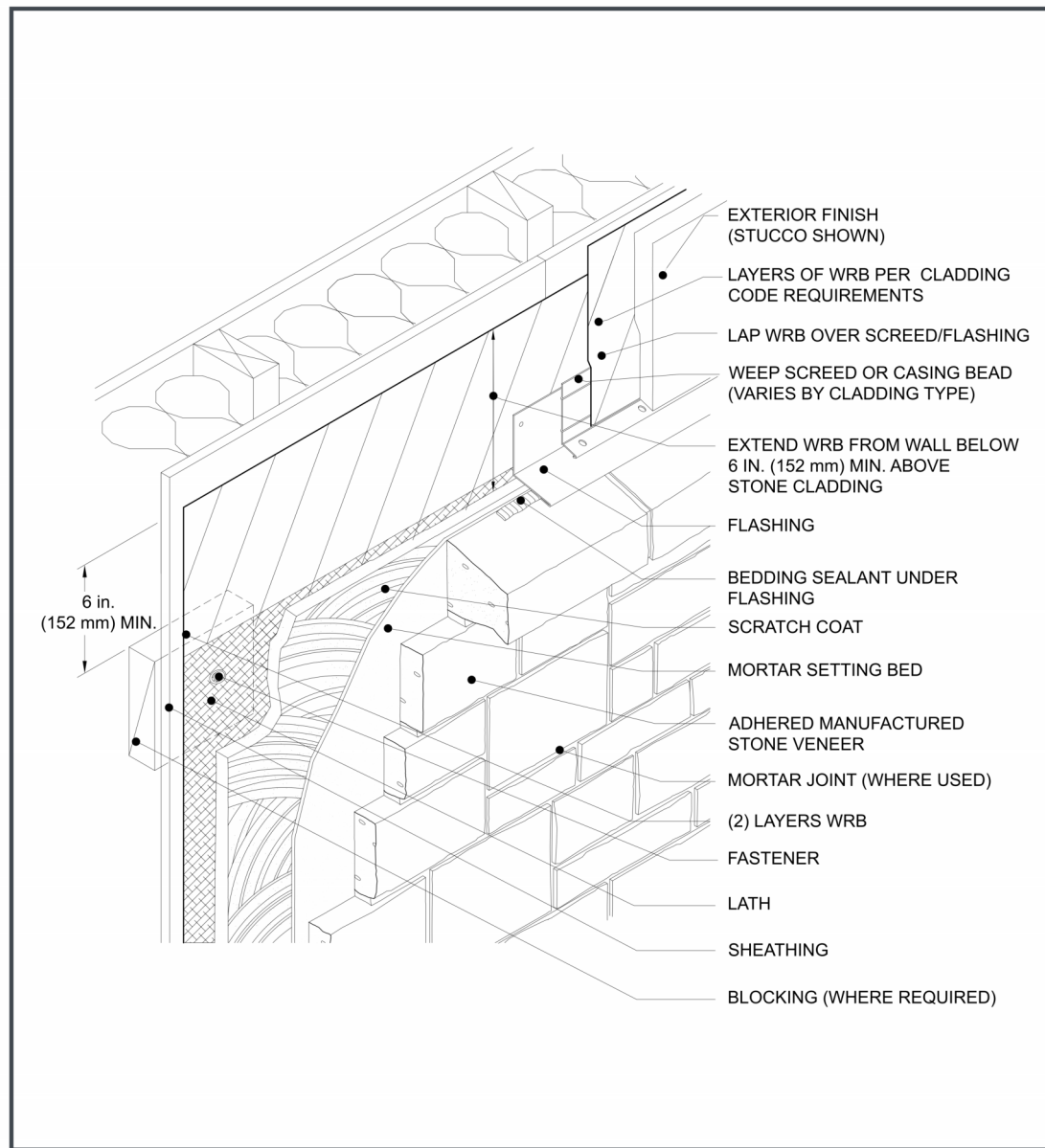


Figure 5a. Foundation Wall Base

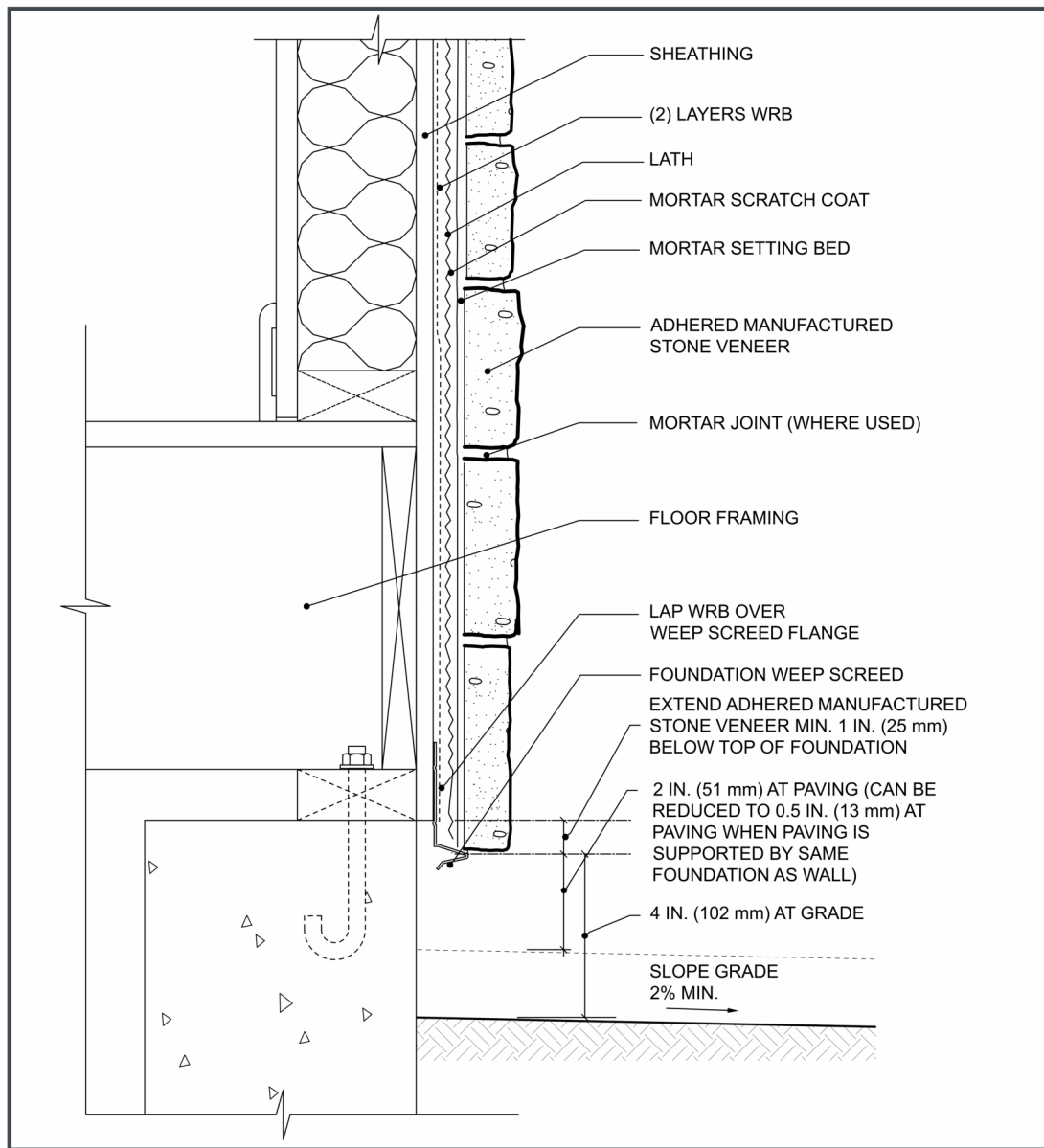


Figure 6a. Cladding Transition

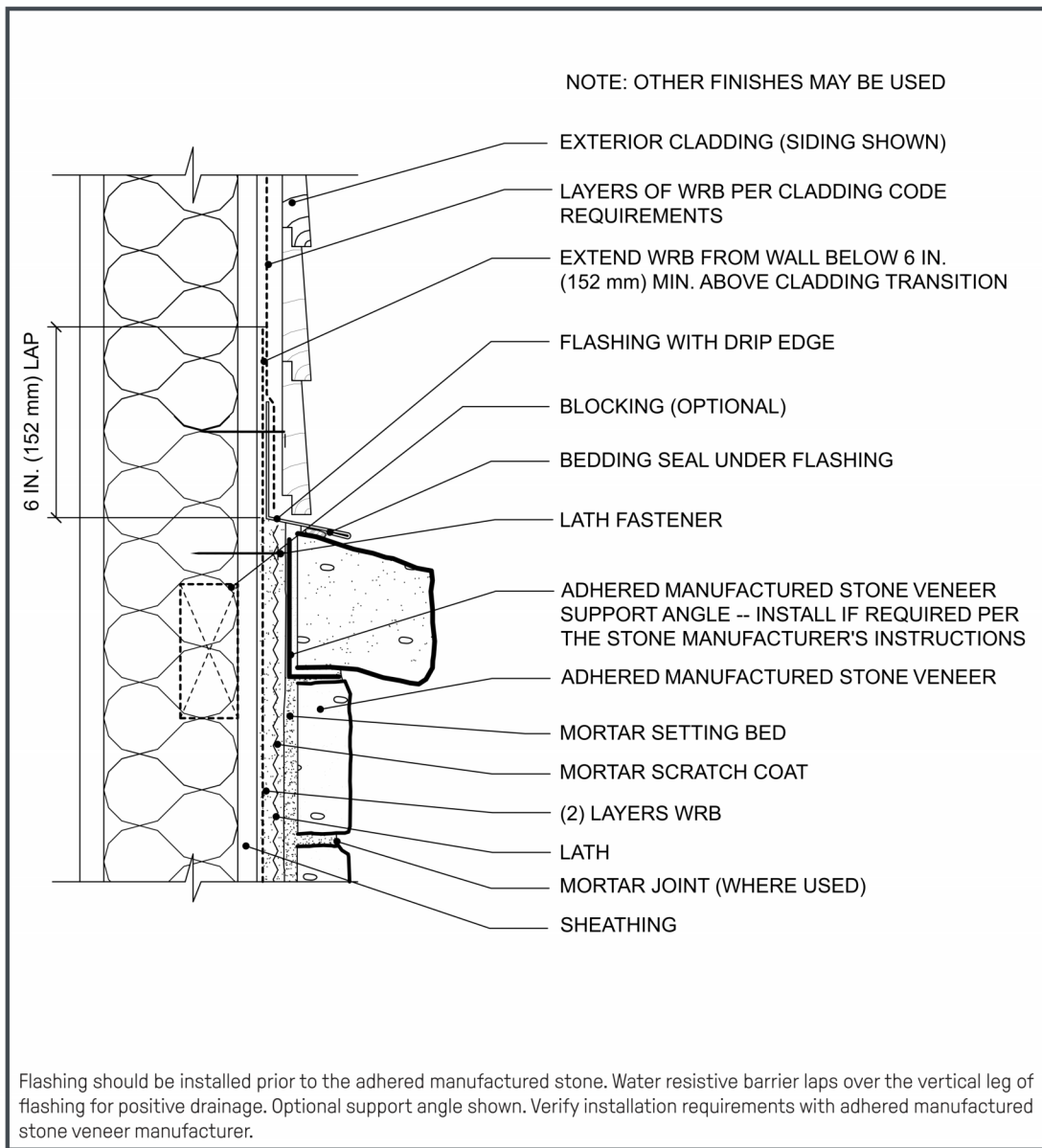


Figure 9a. Outside Corner

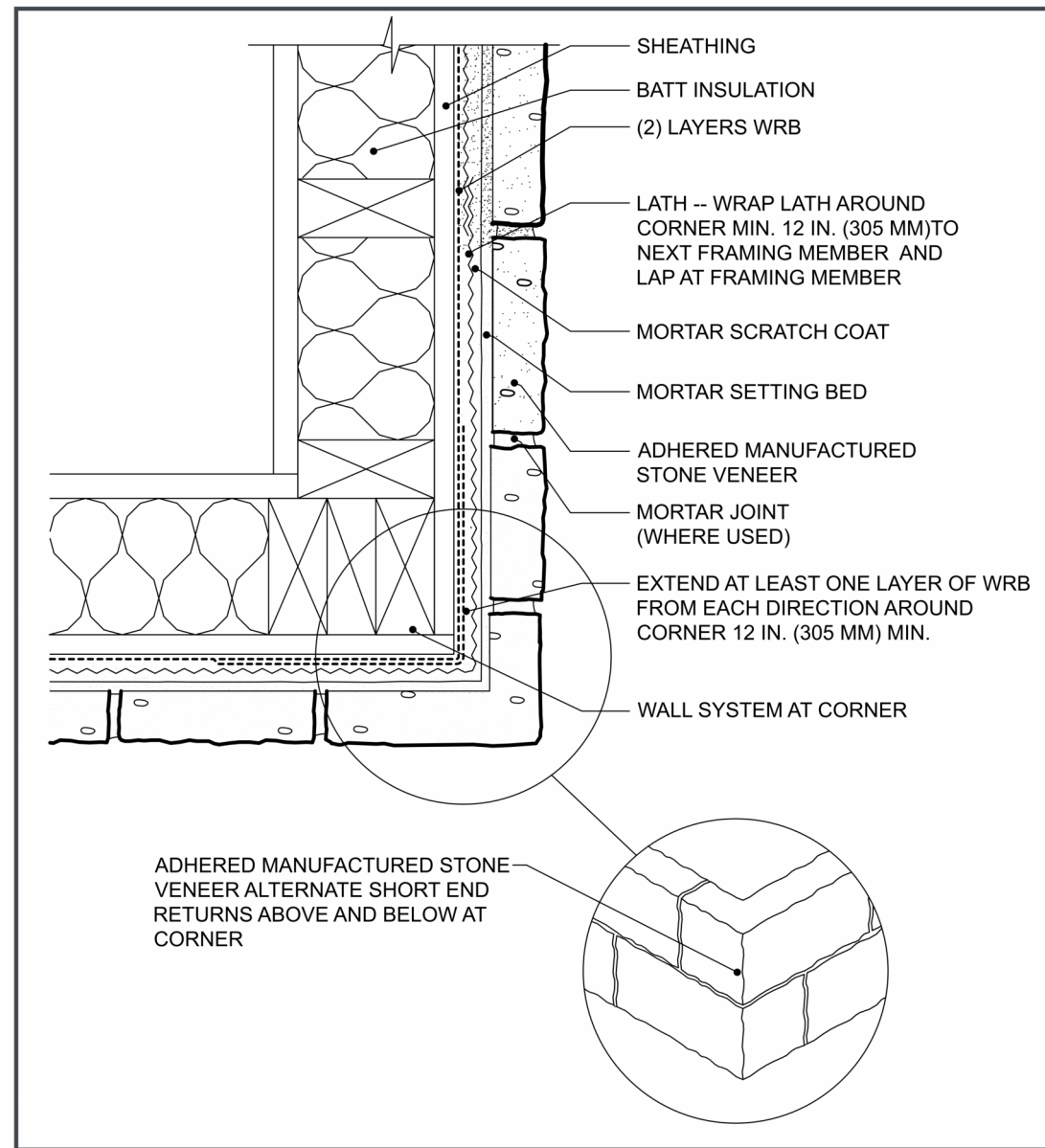


Figure 10a. Inside Corner

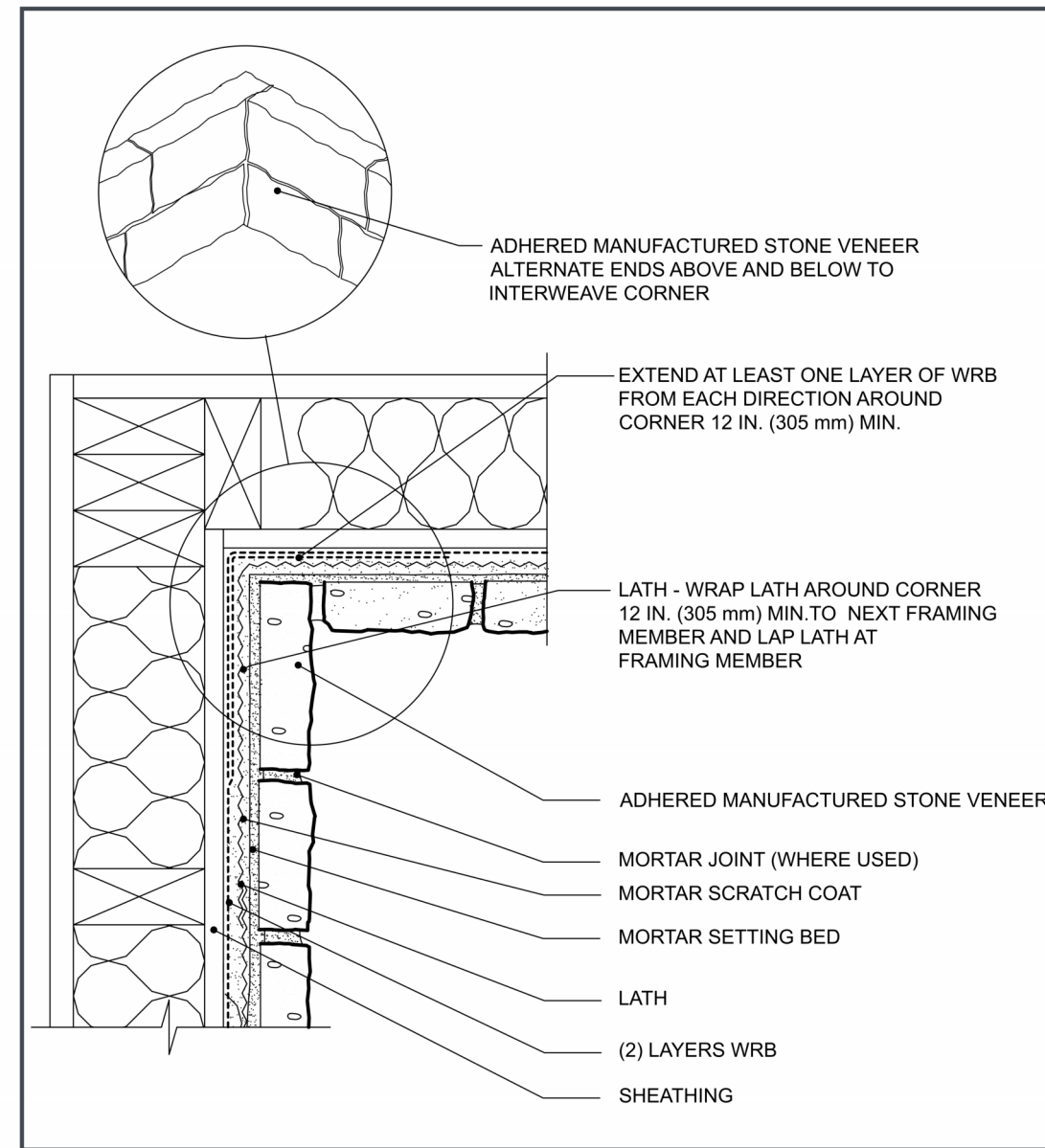


Figure 11a. Horizontal Transition

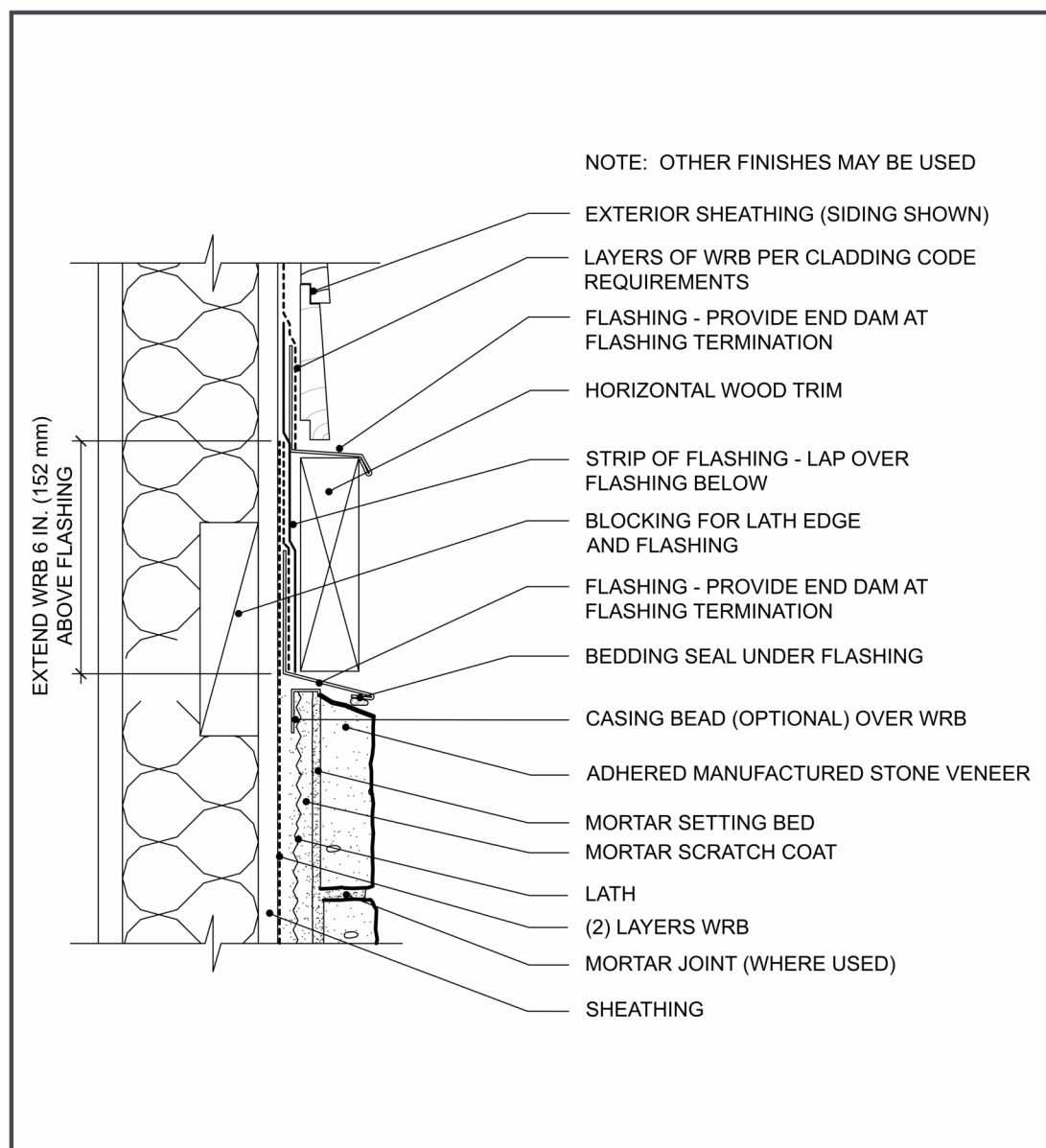


Figure 12a. Vertical Transition

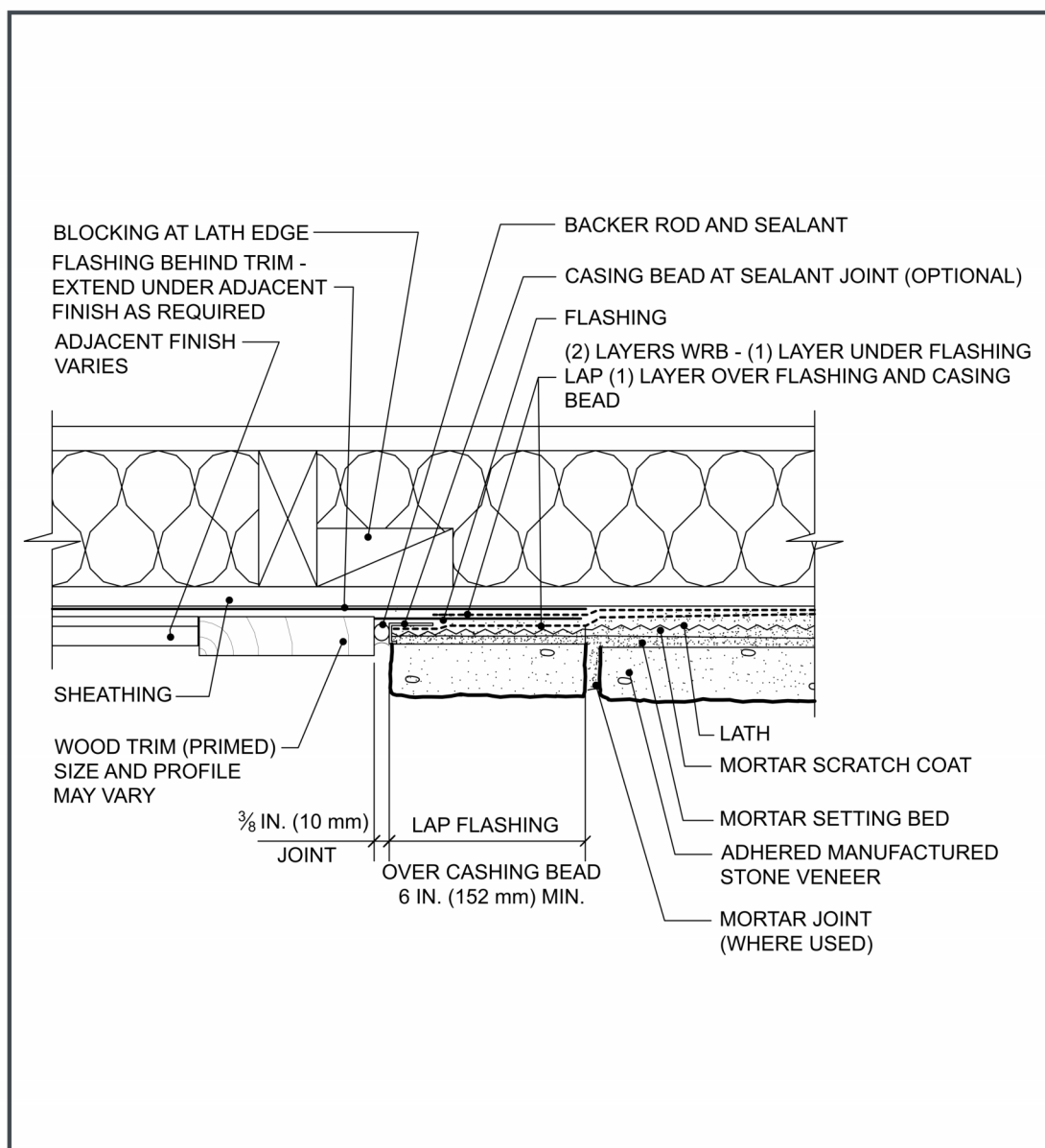


Figure 13a. Open Eave - Overhang

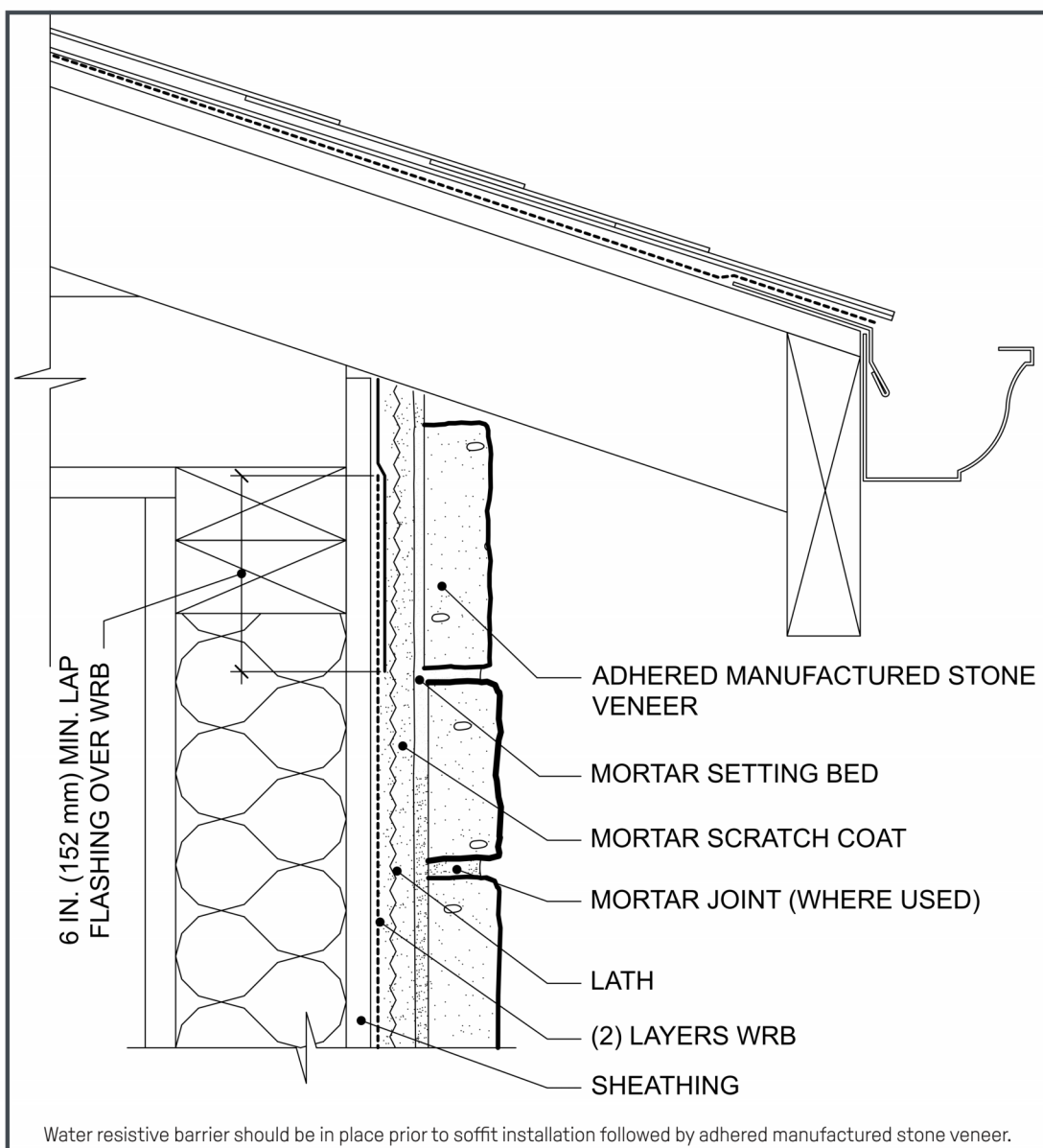


Figure 15. Rake - Overhang

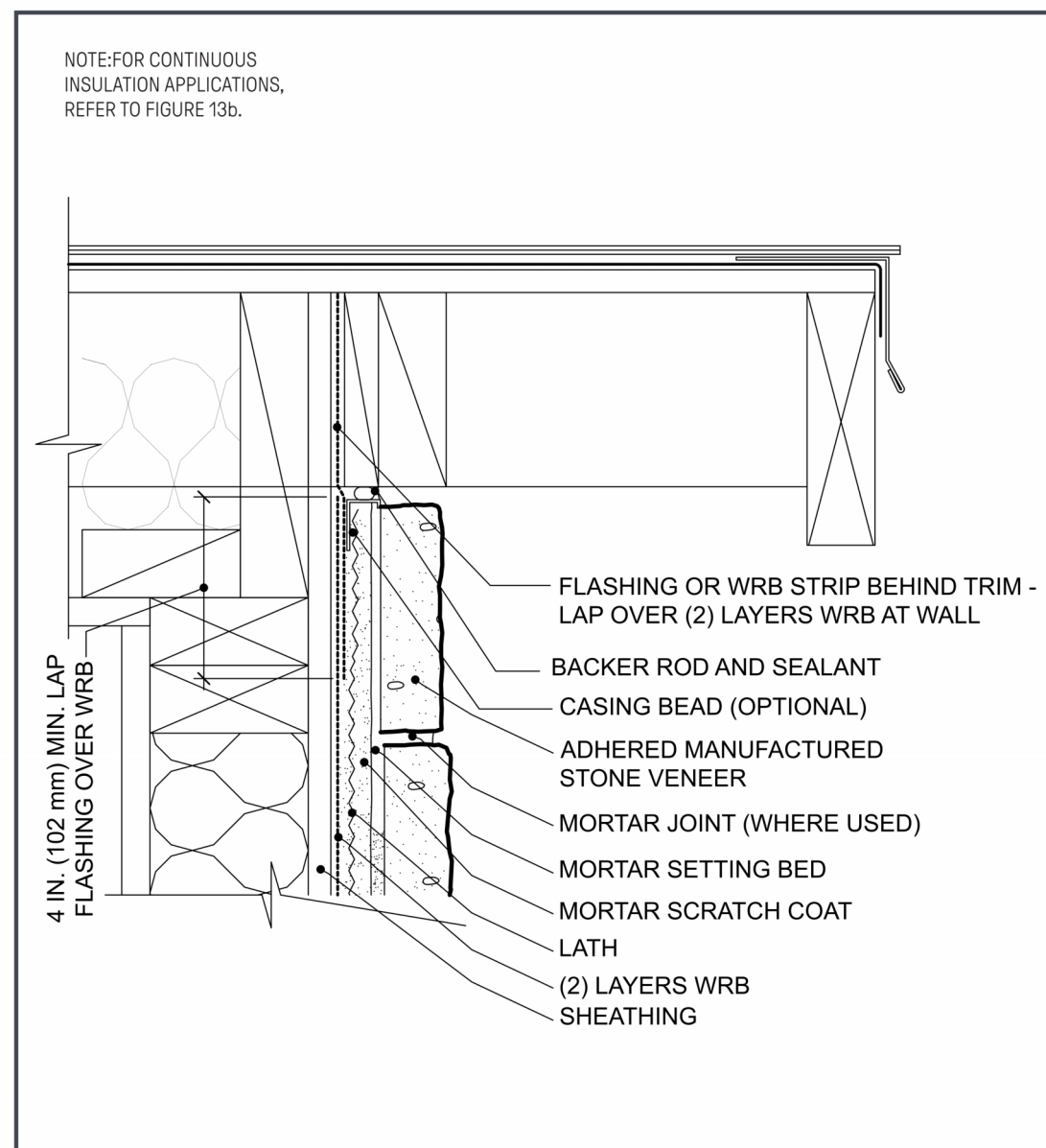


Figure 17a. Side Wall - Composition Shingles

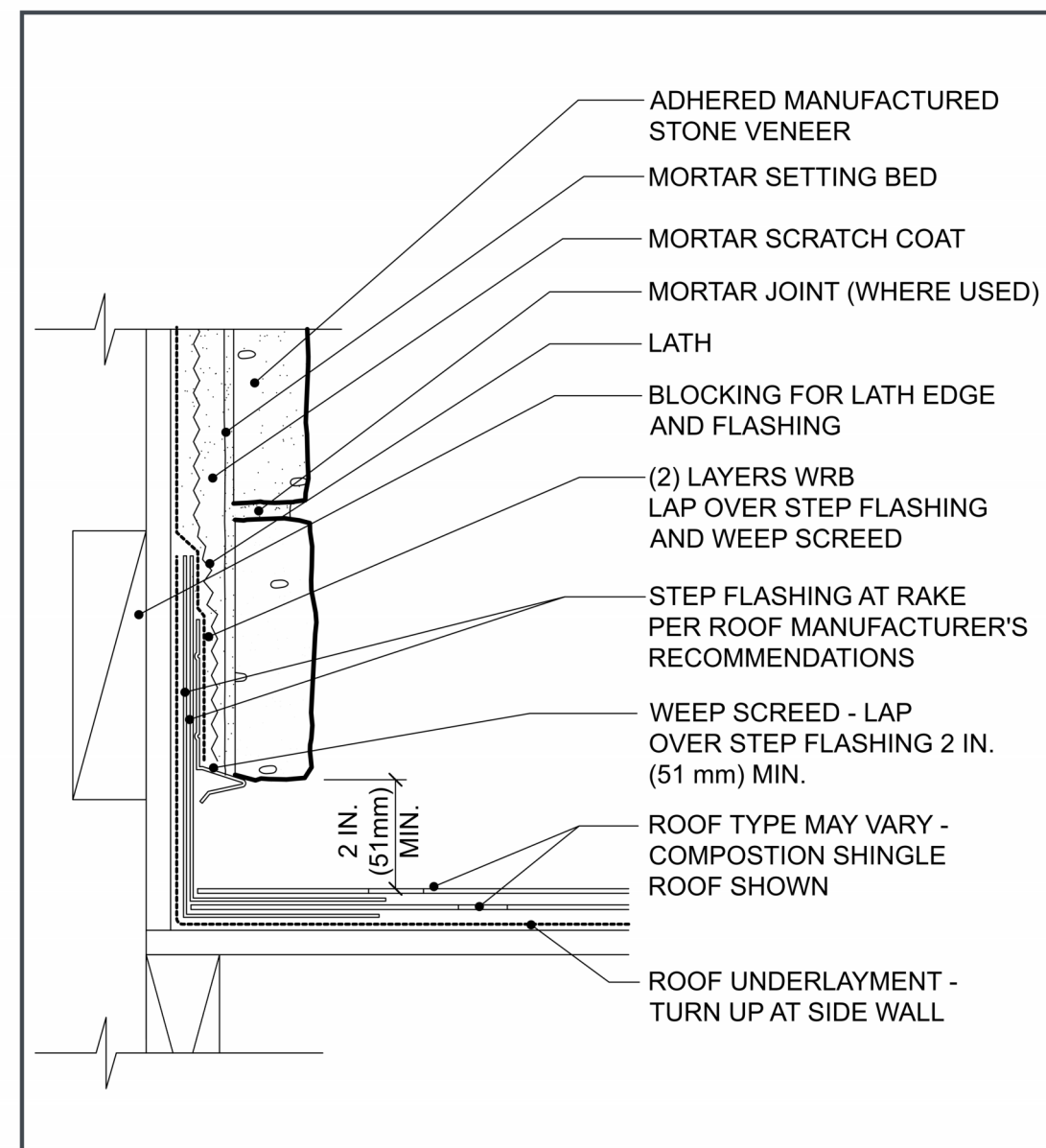


Figure 21a. Window Sill

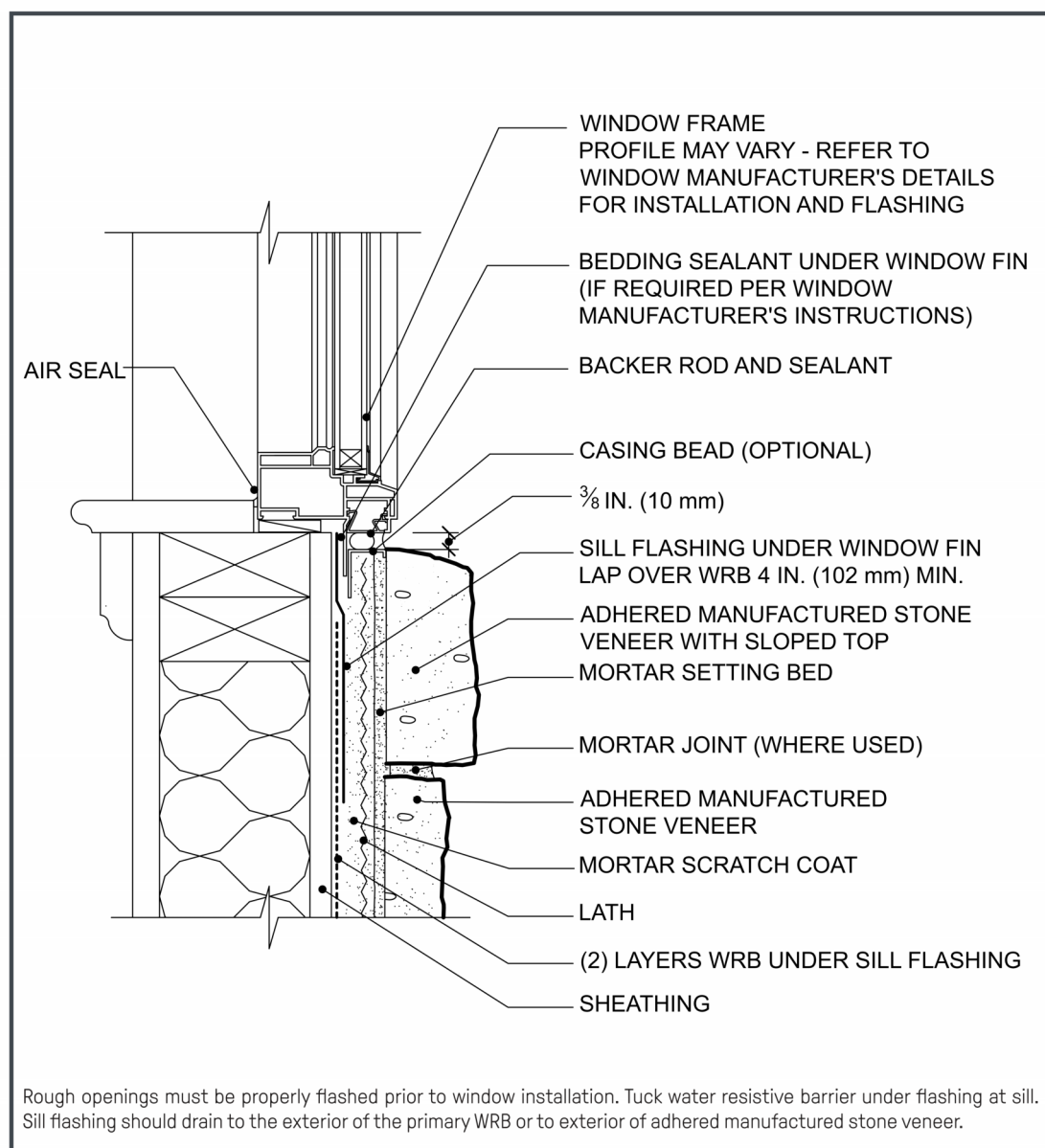


Figure 22. Window Jamb

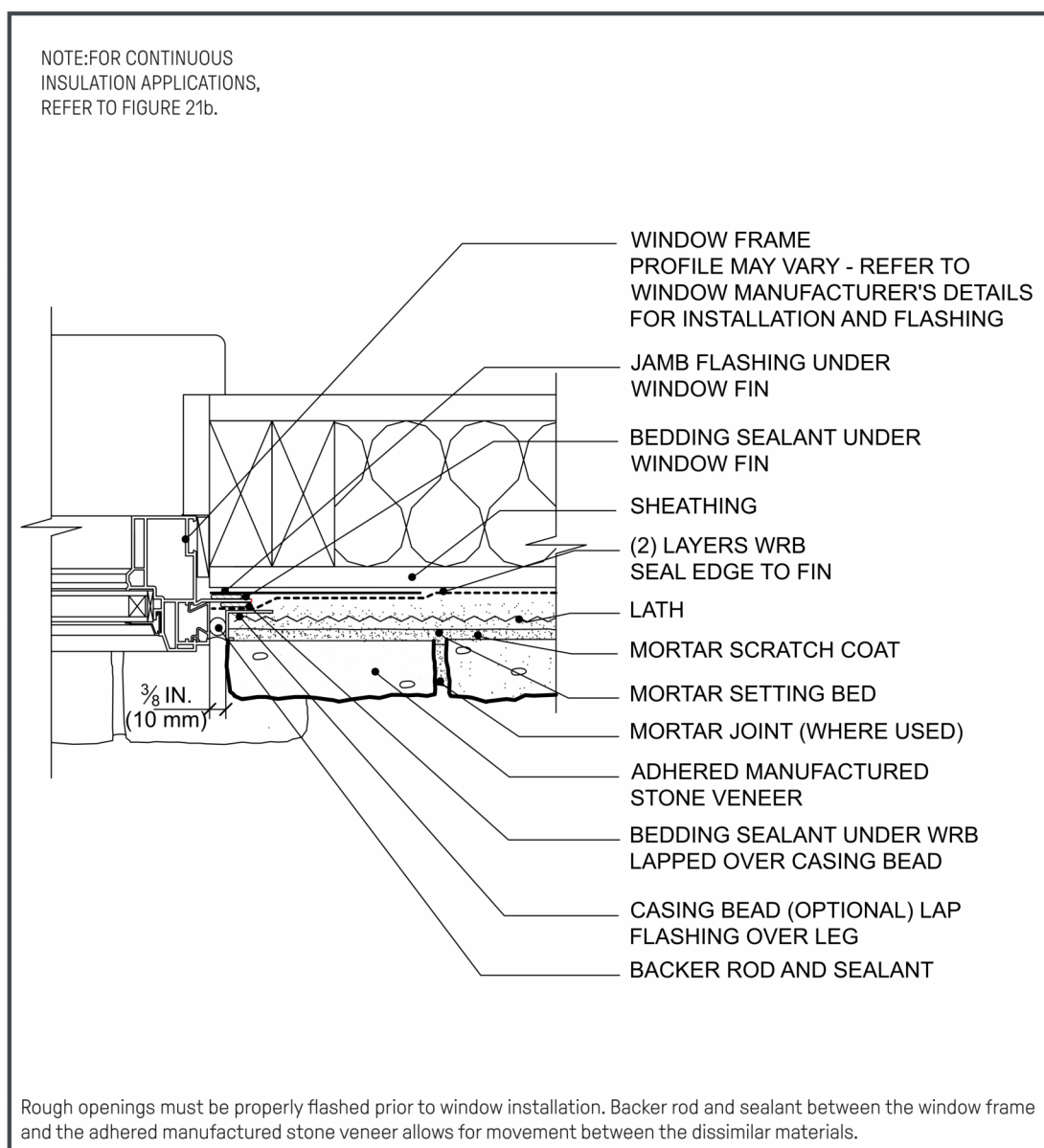


Figure 23. Window Head

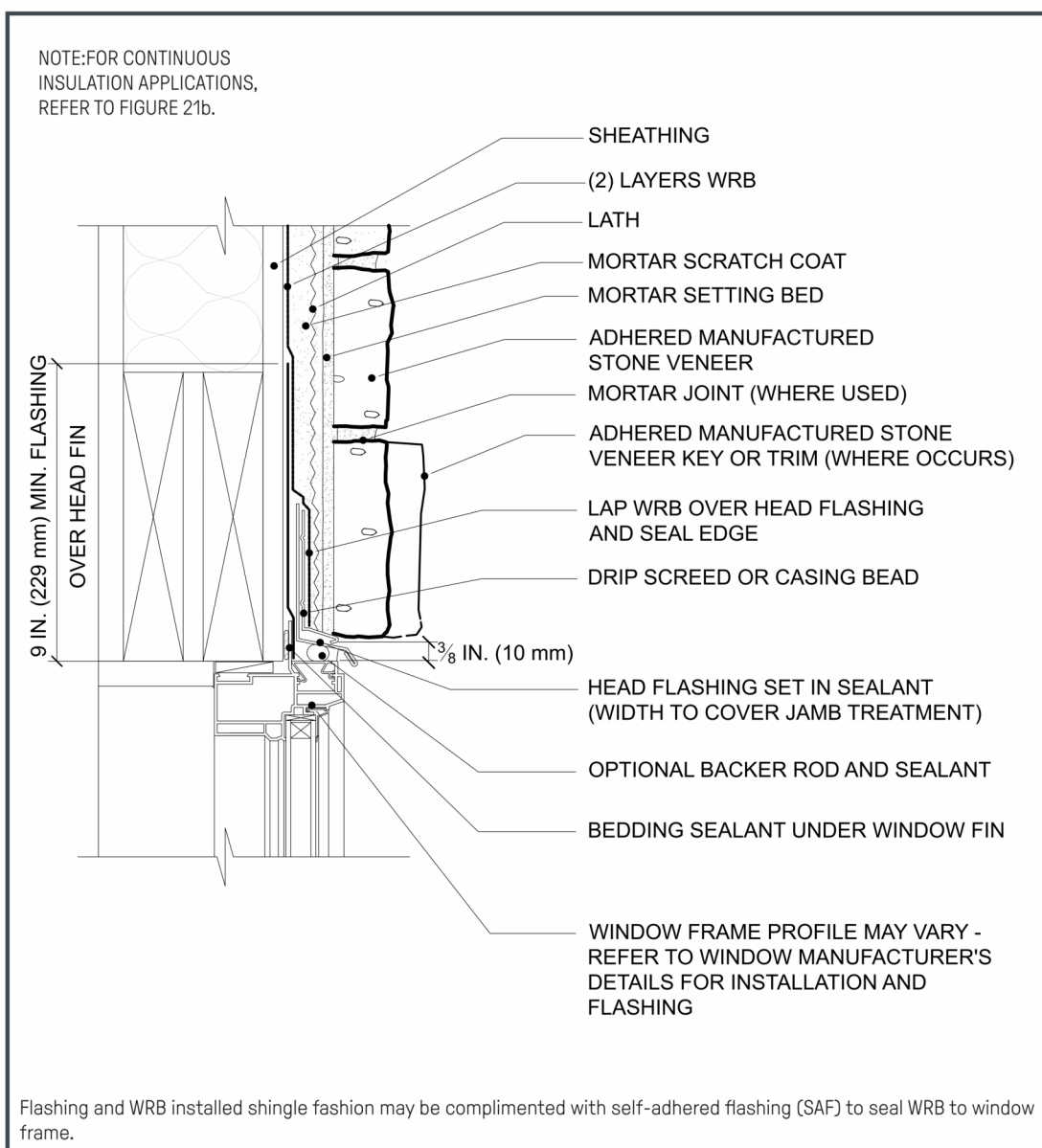


Figure 24. Kick-Out Flashing

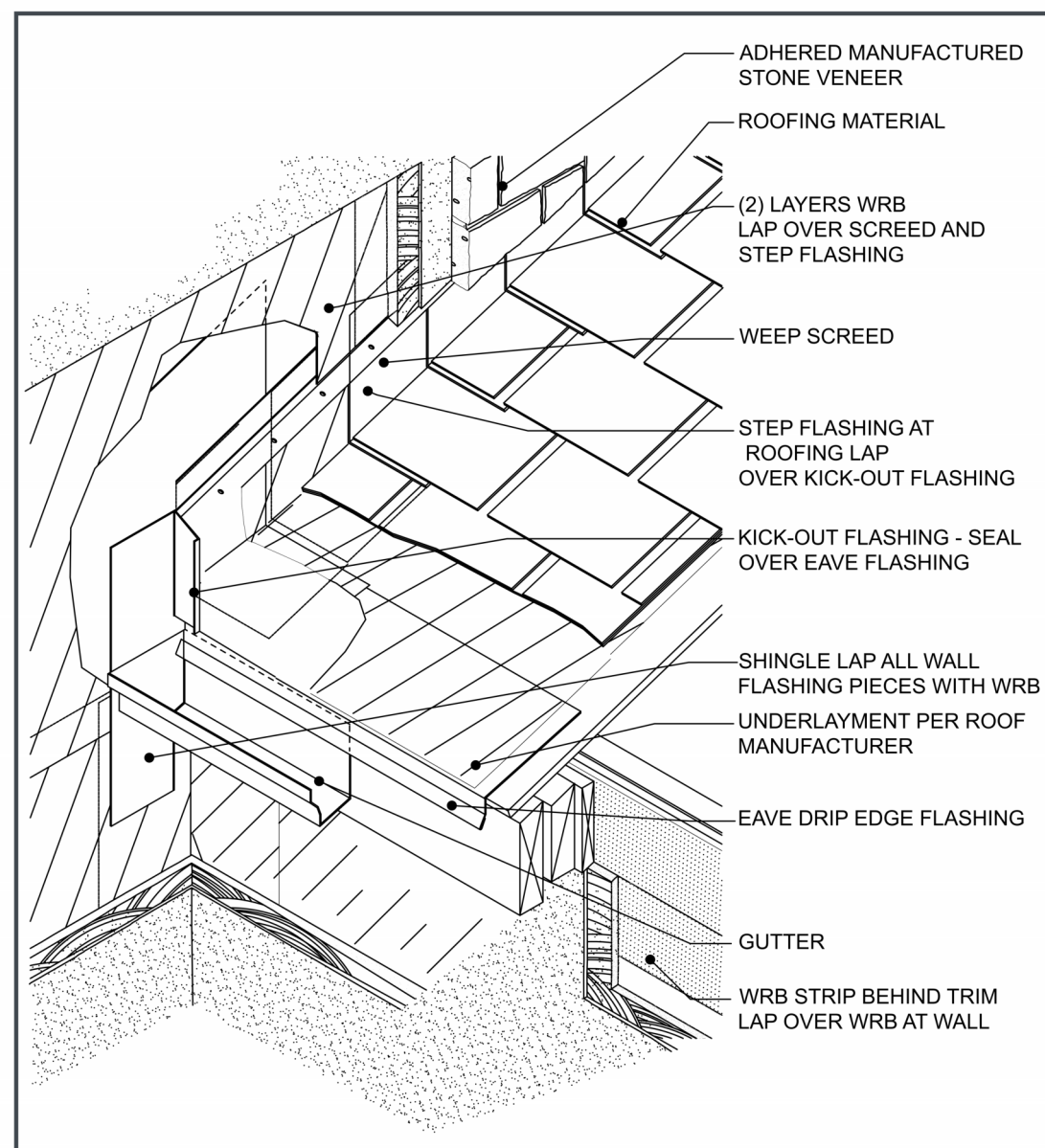


Figure 45. Wall-Section Multi-Floor Joint Detail

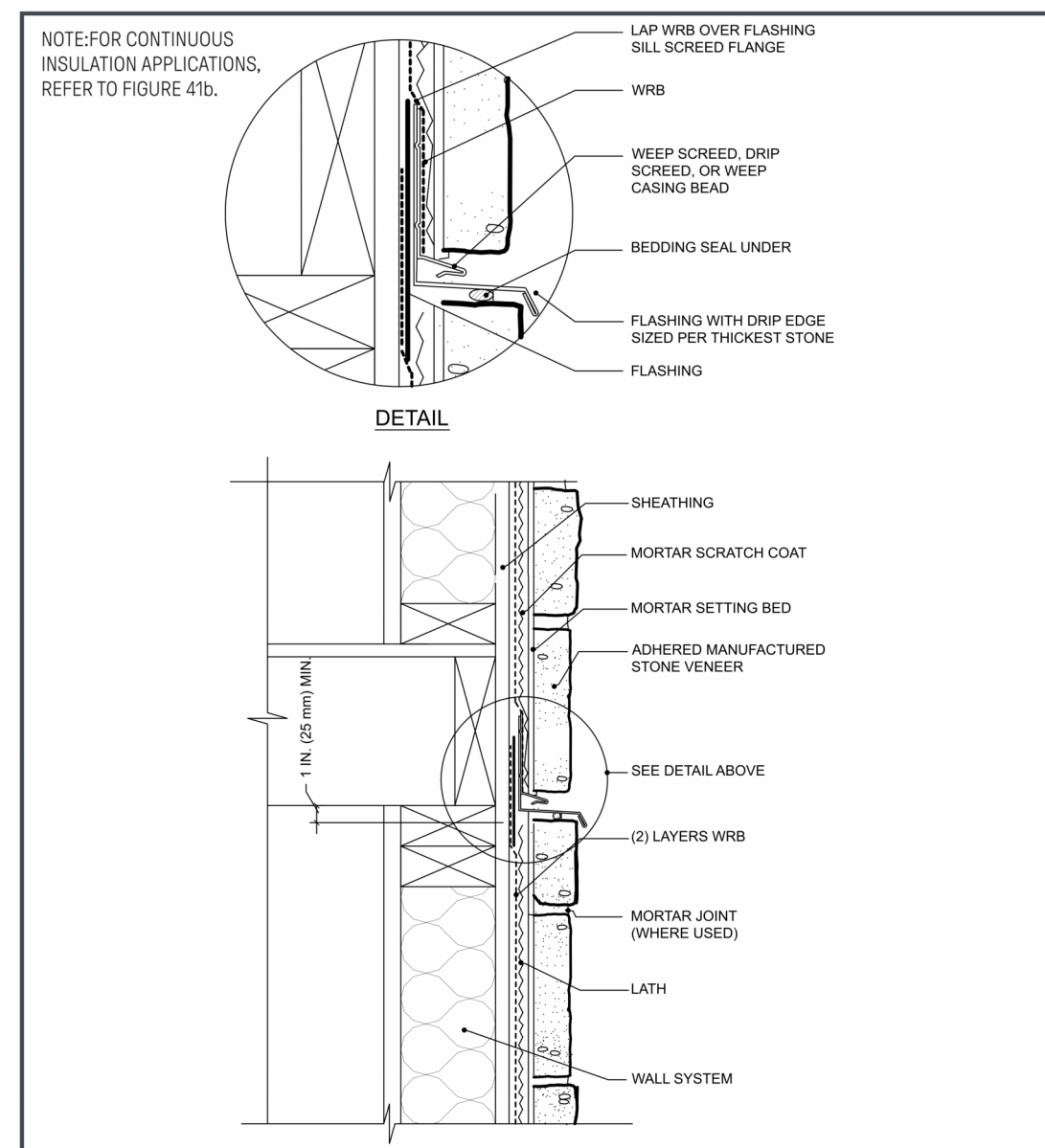


Figure 30. Penetration Non-Flanged, with Housewrap WRB

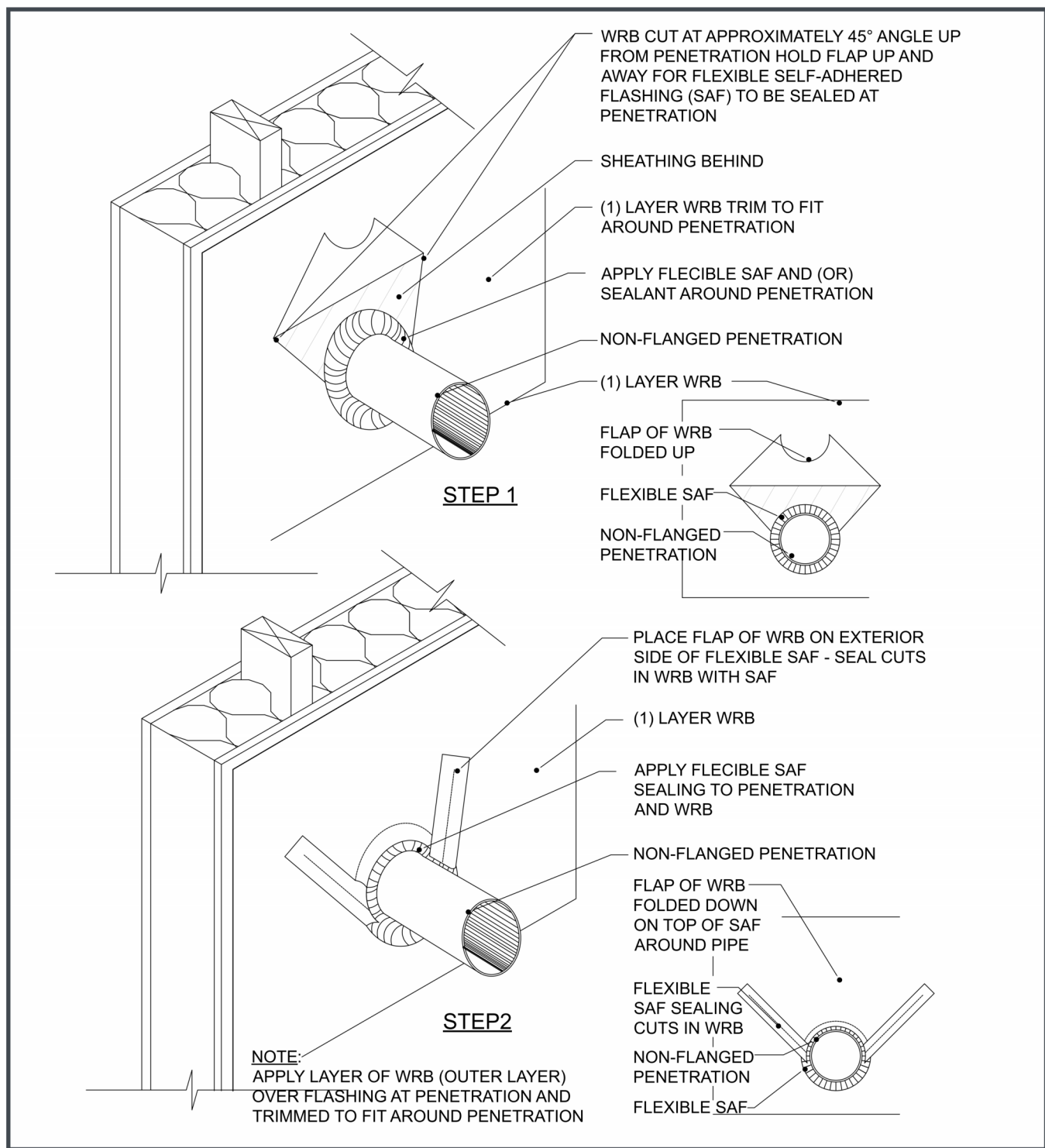


Figure 31. Penetration, Fixture

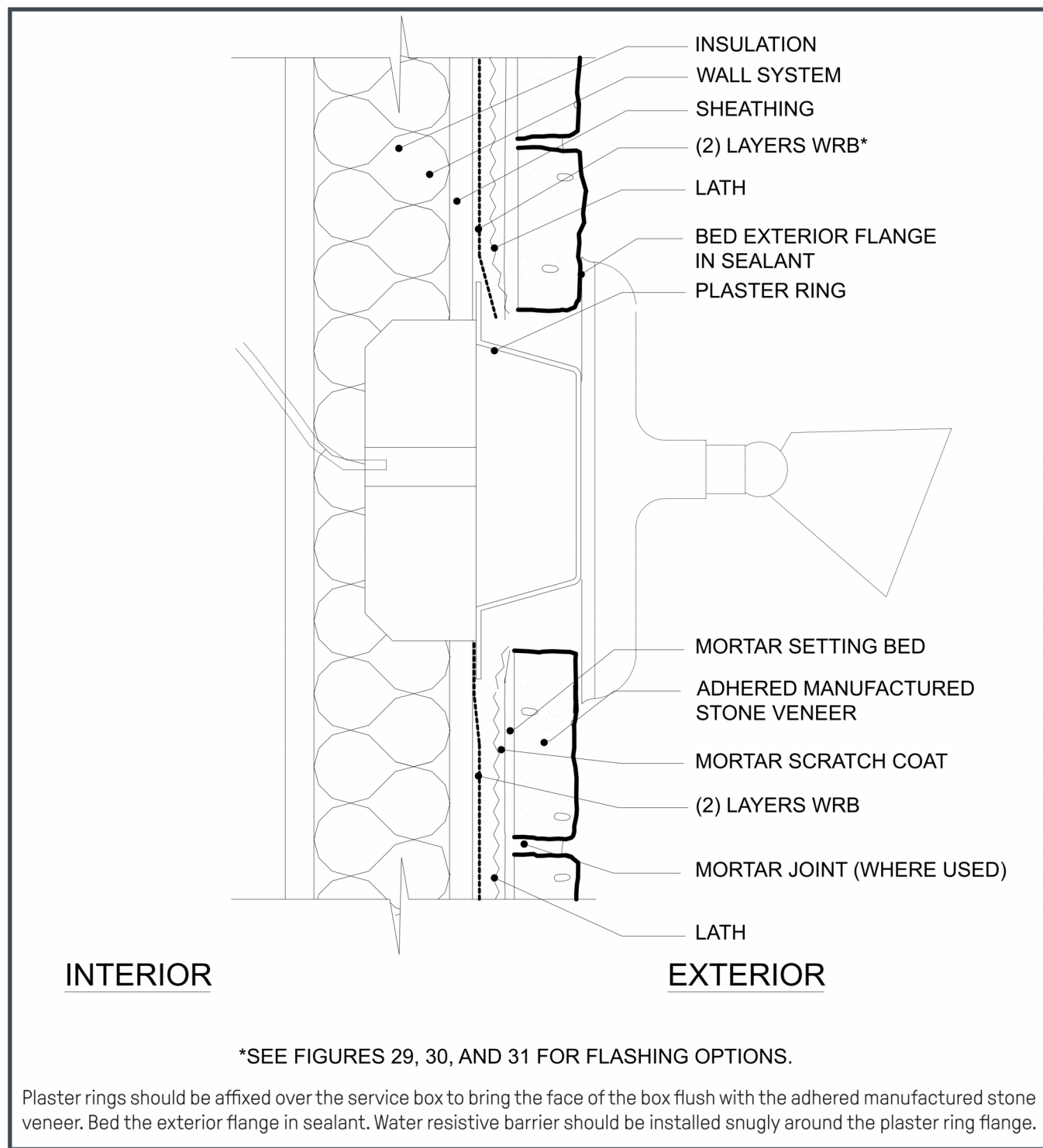
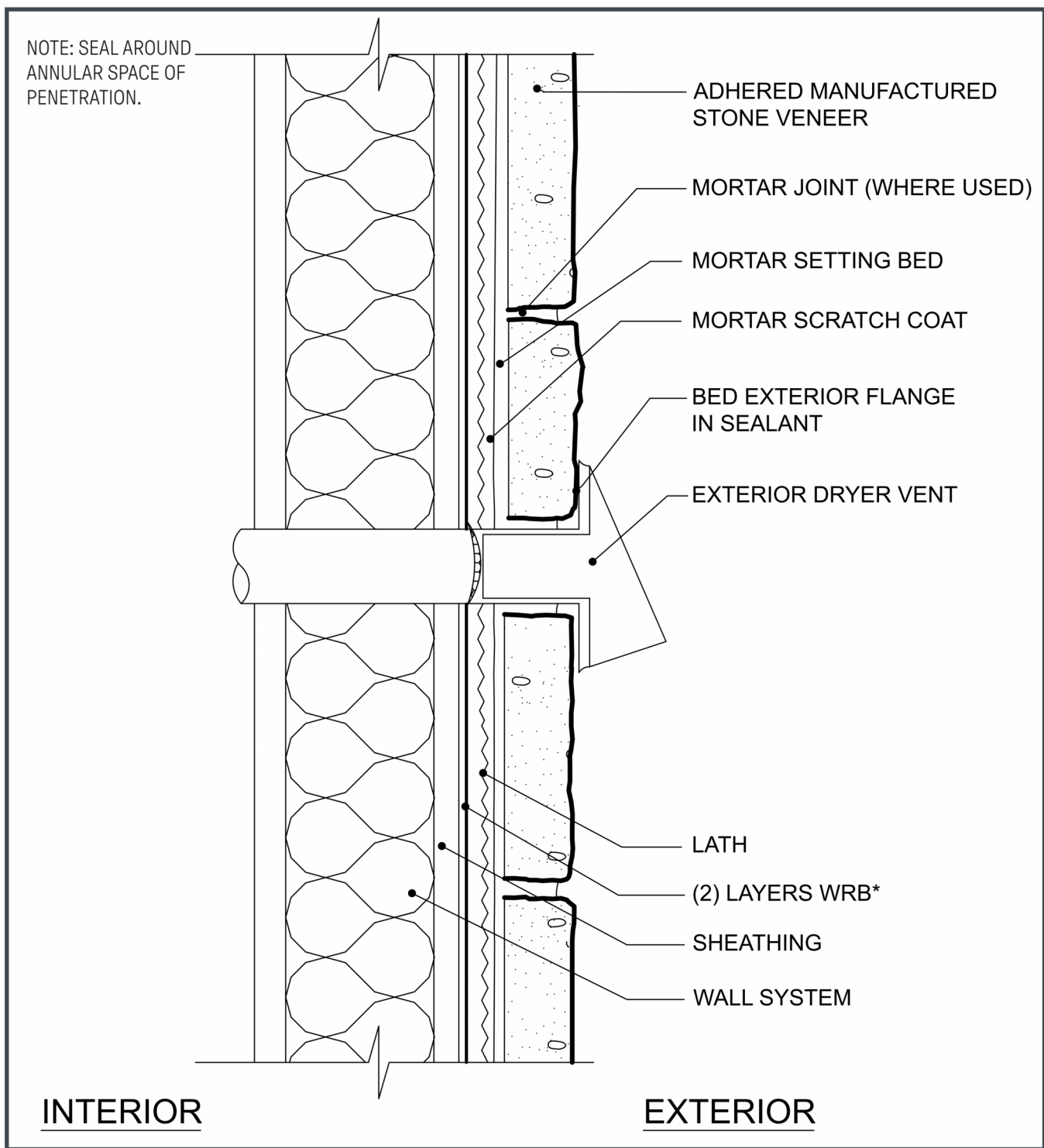


Figure 32. Penetration, Dryer Vent



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Figure 41a. Forward Mounted Commercial Window

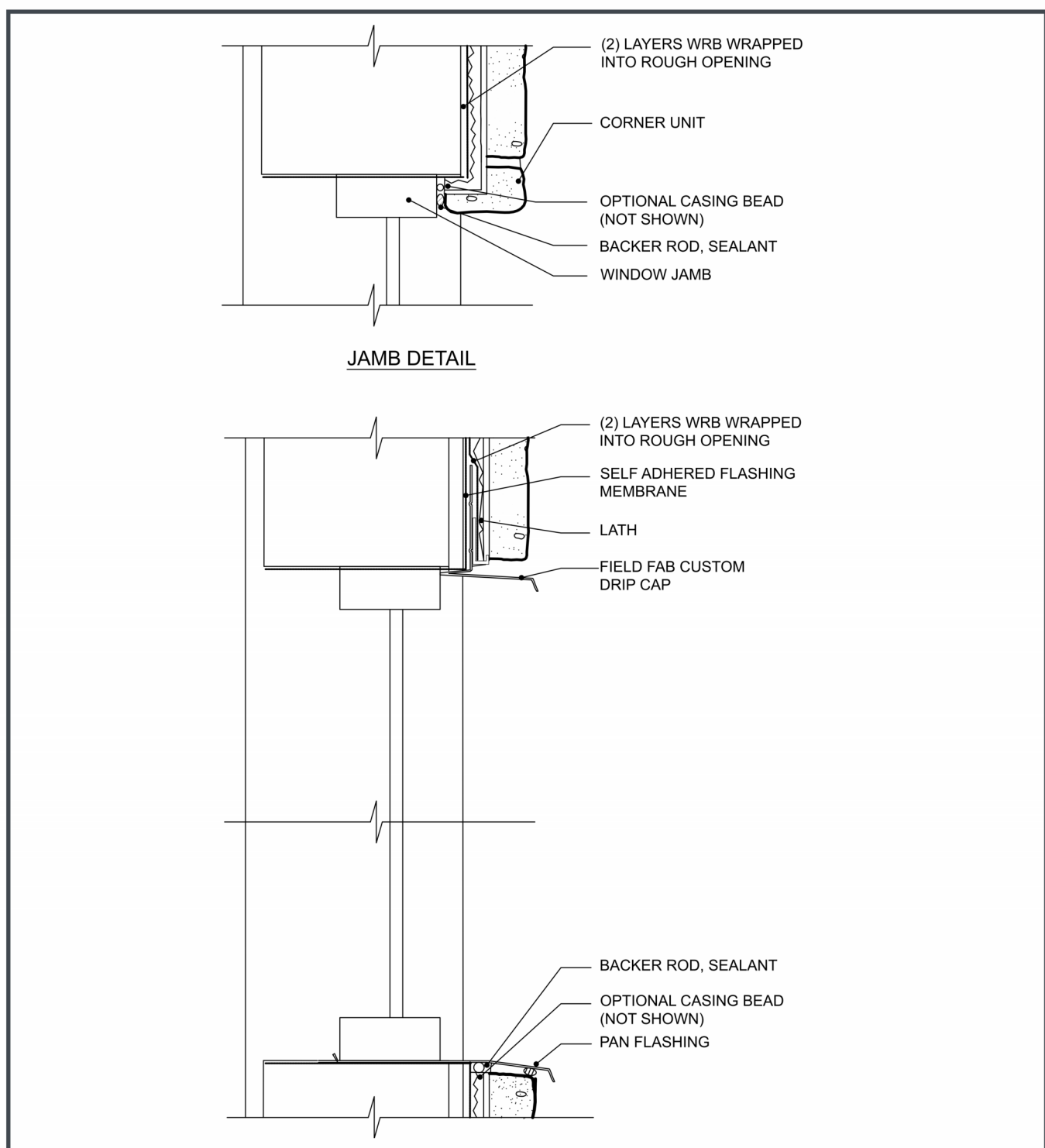


Figure 43. Commercial Storefront Window - Top View

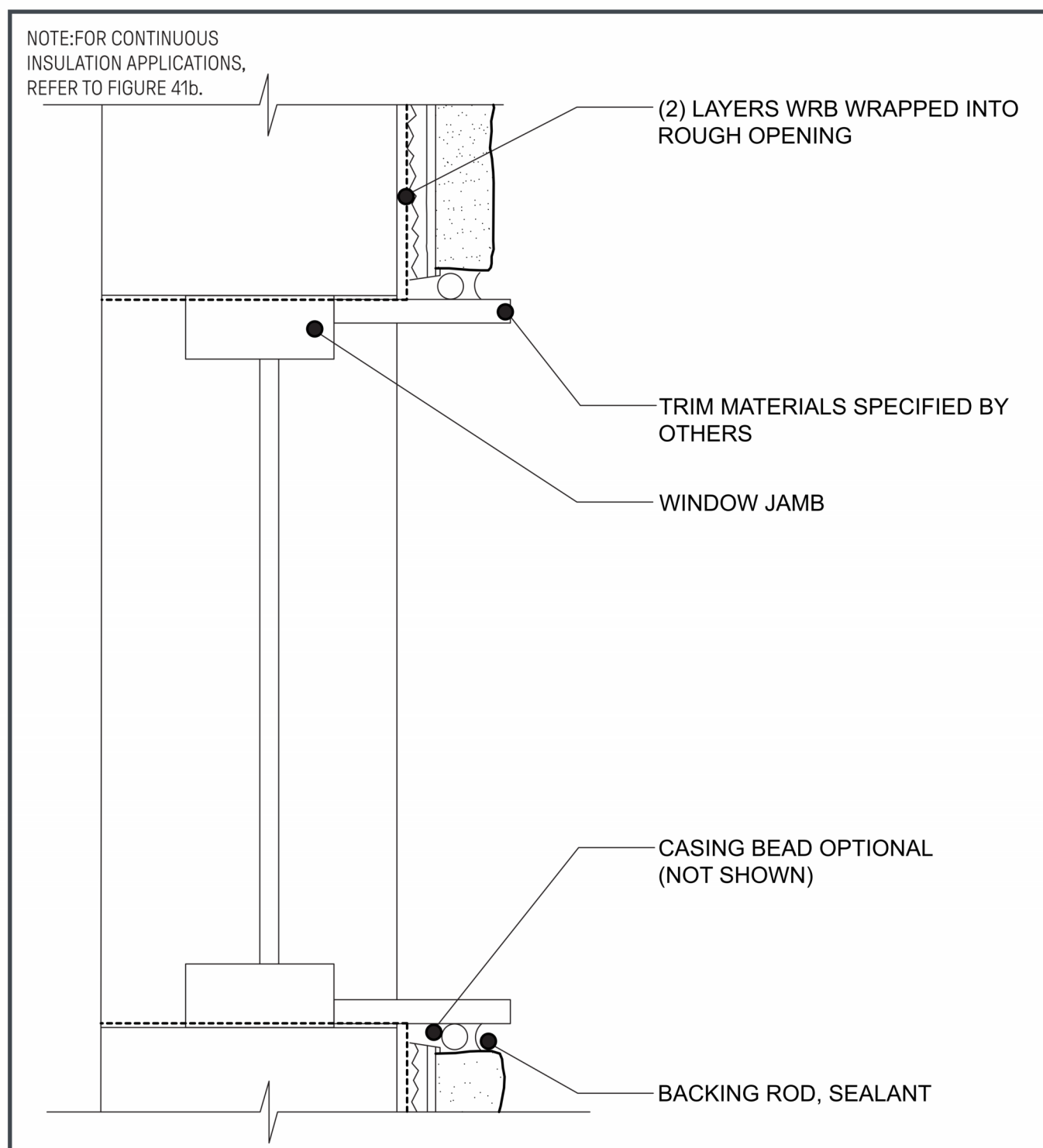
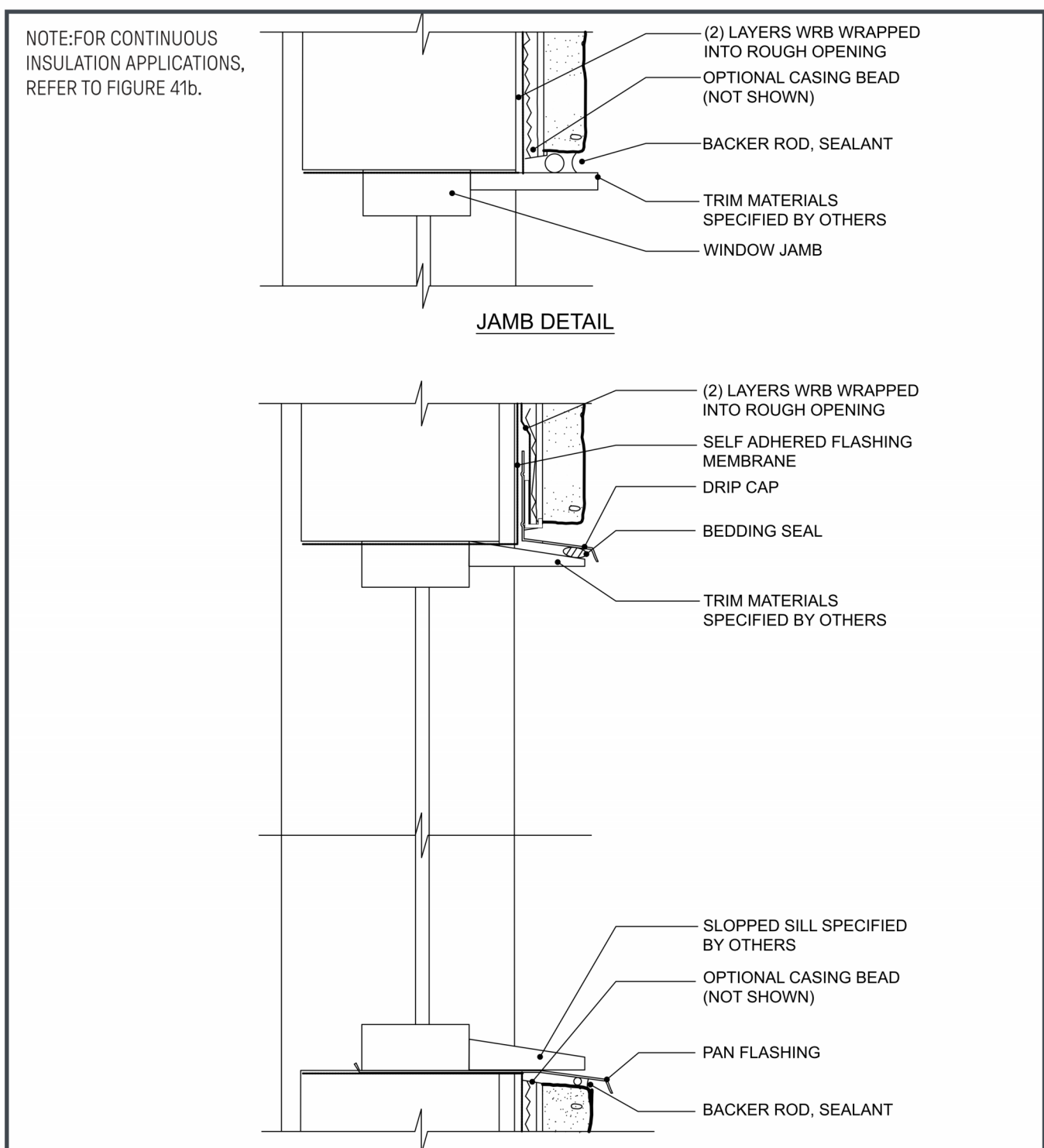


Figure 44. Commercial Storefront Window



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RESERVE AT BLACKWELL - BUILDING F2

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WALL CLADDING DETAILS -
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A12 DETAIL - WINDOW HEAD

6" = 1'-0"

A9 DETAIL - WINDOW JAMB

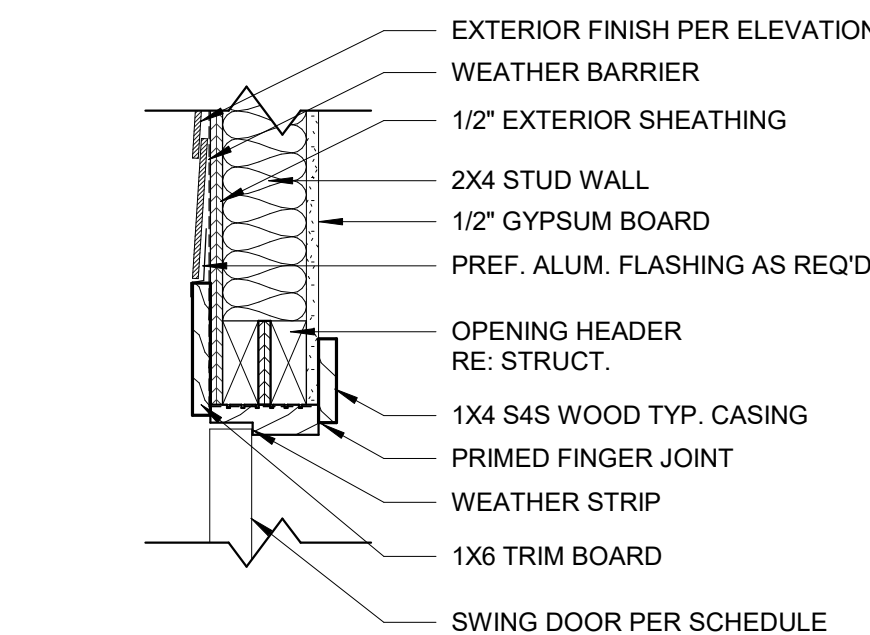
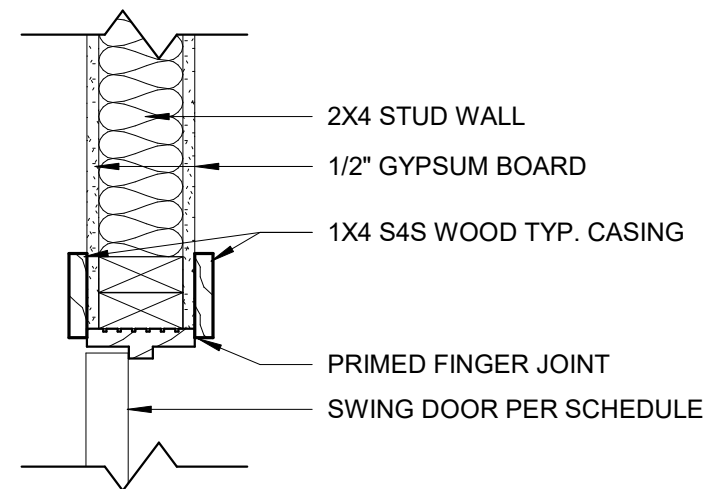
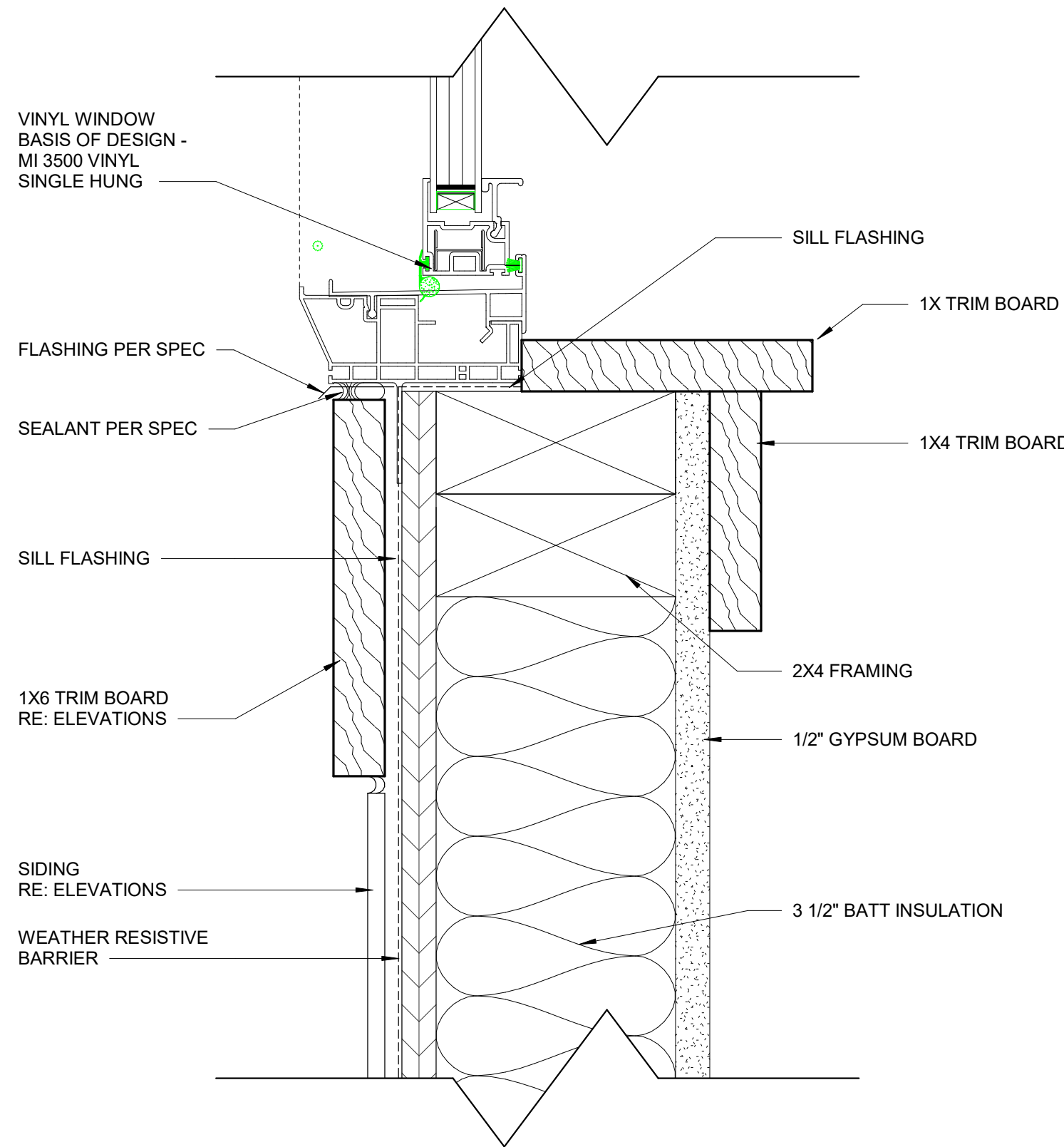
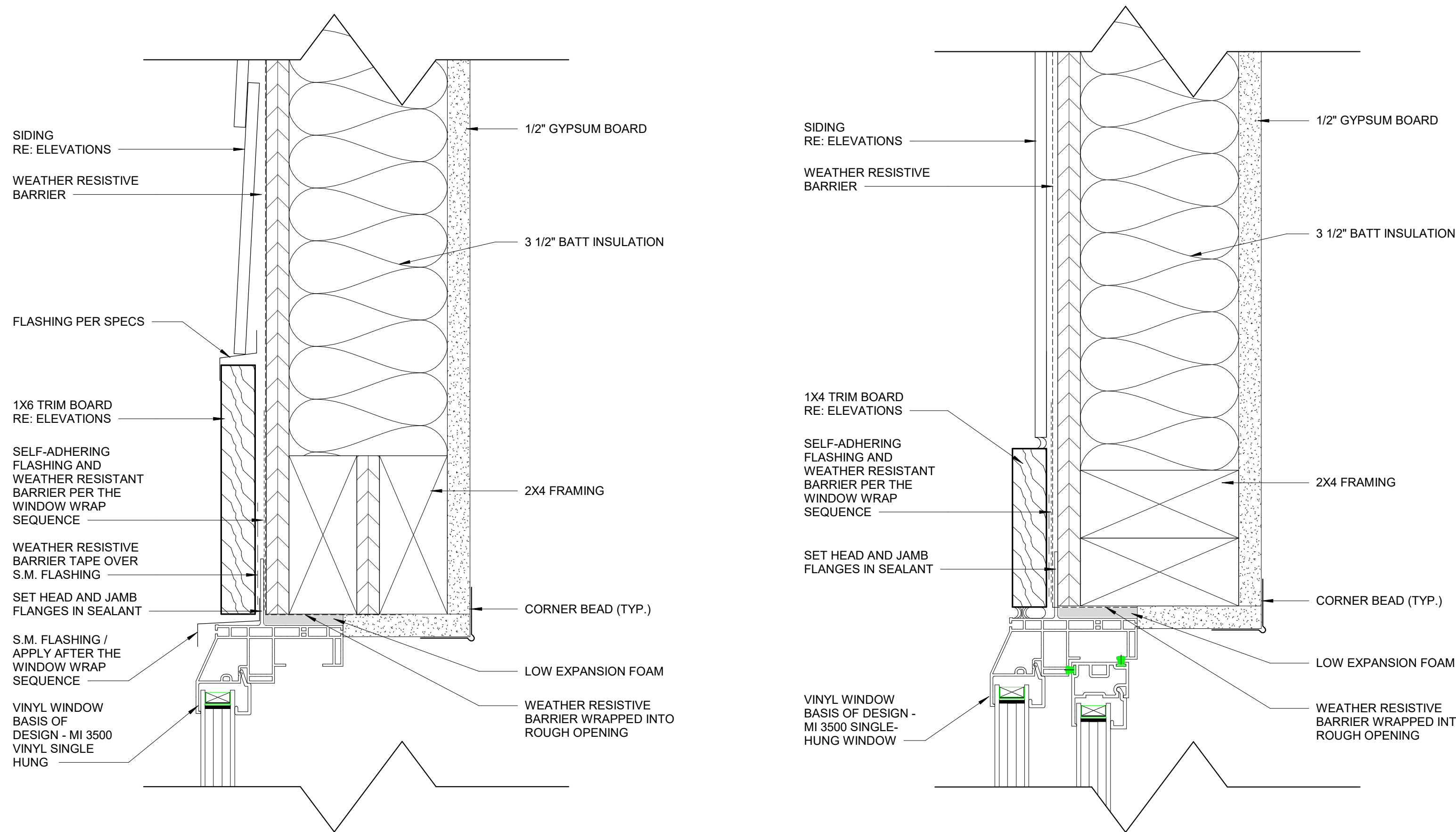
6" = 1'-0"

A6 DETAIL - WINDOW SILL

6" = 1'-0"

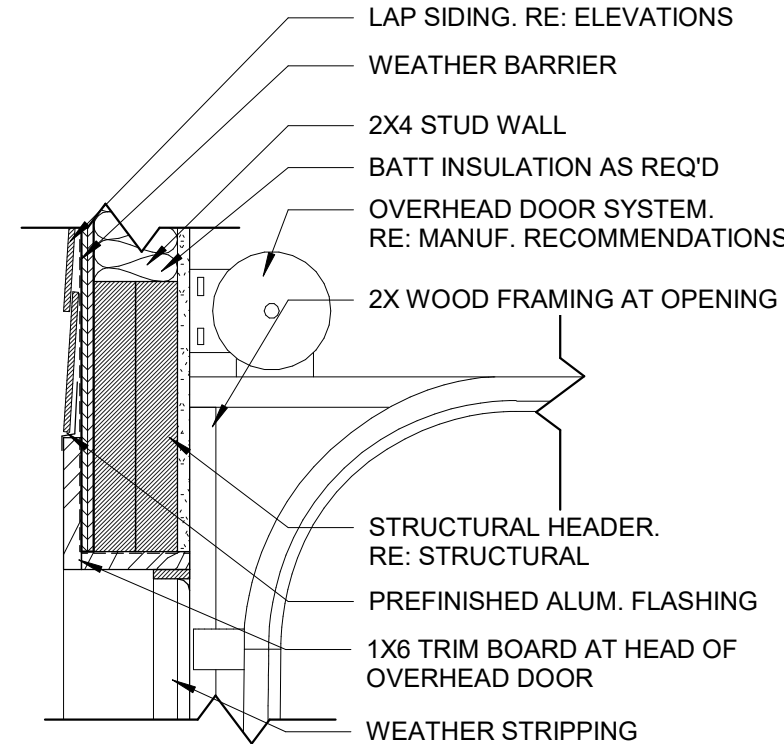
A2 DETAIL - WOOD HEAD

1 1/2" = 1'-0"



D2 DETAIL - WOOD HEAD GARAGE

1 1/2" = 1'-0"



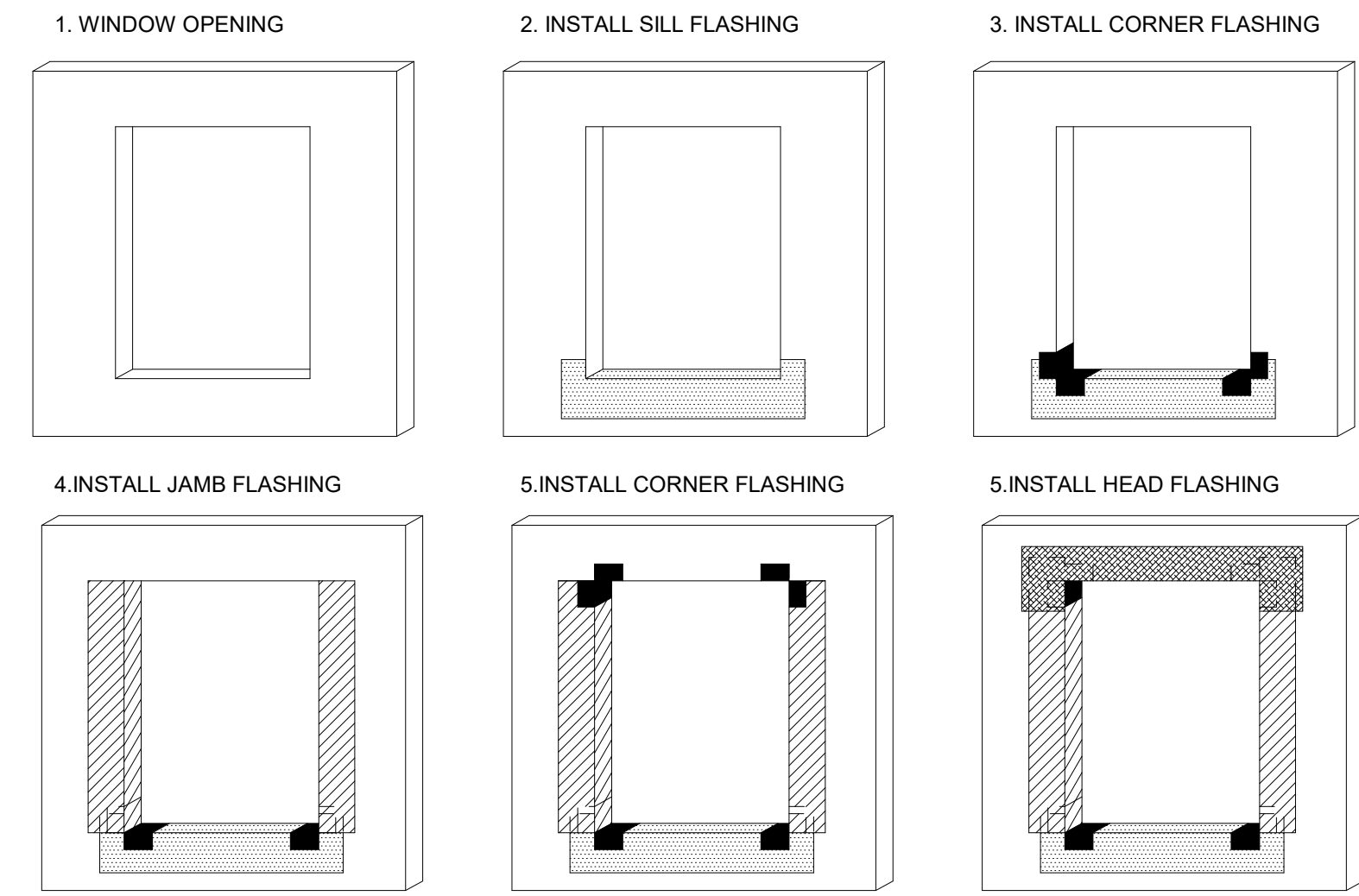
DOOR SCHEDULE									
DOOR NO.	LOCATION	WIDTH	HEIGHT	DOOR TYPE	DOOR MAT.	DOOR FINISH	FRAME TYPE	FRAME MATERIAL	FRAME FINISH
A	Interior	3'-0"	6'-8"	D-1	SCWD	PAINT	C2//A501	WD	PAINT
B	Interior	2'-6"	6'-8"	D-1	SCWD	PAINT	C2//A501	WD	PAINT
C	Interior	2'-4"	6'-8"	<varies>	SCWD	PAINT	C2//A501	WD	PAINT
D	Interior	5'-0"	6'-8"	D-2	SCWD	PAINT	C2//A501	WD	PAINT
F	Exterior	3'-0"	6'-8"	D-4	FIBERGLASS	PAINT	A2//A501	WD	PAINT
G	Exterior	6'-0"	6'-8"	D-5	METAL / GLASS	MANUF.	C2//A501	WD	PAINT
H	Exterior	2'-0"	6'-8"	<varies>	HM	PAINT	C2//A501	WD	PAINT
J	Exterior	16'-0"	7'-0"	D-7	INSUL. METAL	PAINT	D2//A501	WD	PAINT
K	Interior	3'-0"	6'-8"	D-6	N/A	N/A	C2//A501	WD	PAINT
L	Interior	2'-6"	6'-8"	D-8	N/A	N/A	C2//A501	WD	PAINT
M	Interior	2'-8"	6'-8"	D-8	N/A	N/A	C2//A501	WD	PAINT

GLASS TYPE LEGEND	
DESIGNATION NUMBER	DESCRIPTION
①	TEMPERED GLASS COLOR: CLEAR

H3 WINDOW FLASHING SEQUENCE

1/2" = 1'-0"

- NOTES:
1. SURFACES SHALL BE CLEAN AND DRY AND PRIMED WITH CONTACT ADHESIVE.
 2. FLASHING SHALL BE A MIN. OF 3" WIDE. THE FLASHING SHALL WRAP INTO WINDOW OPENING GREATER THAN THE DEPTH OF THE WINDOW AND OUT ONTO THE WALL A MIN. OF 3".
 3. THE SEQUENCE FLASHING INSTALLATION TO PROVIDE SHINGLED OVERLAPS. OVERLAPS SHALL BE A MIN. OF 2".
 4. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
 5. DO NOT SCALE DRAWINGS.



GENERAL NOTES: DOOR SCHEDULE

1. HM REFERS TO HOLLOW METAL.
2. AL REFERS TO ALUMINUM.
3. WD REFERS TO WOOD.
4. SCWD REFERS TO SOLID CORE WOOD.
5. ALL EXTERIOR ALUMINUM DOORS & FRAMES ARE TO BE FINISHED TO MATCH ADJACENT ALUMINUM WINDOW FRAME, UNO.
6. FOR FINISH COLOR DESIGNATION FOR INTERIOR DOOR AND FRAMES, REFER TO FINISH LEGEND.
7. REFER TO SPECIFICATION FOR DOOR HARDWARE SET DESIGNATIONS.
8. 2 HOUR FIRE BARRIED DOORS = 90 MINUTE RATING
9. 1 HOUR FIRE BARRIED DOORS = 45 MINUTE RATING
10. 1 HOUR SMOKE BARRIER = 20 MINUTE RATING
11. PROTECT ALL DOORS & FRAMES FROM DAMAGE THROUGHOUT CONSTRUCTION PHASES.
12. ALL EGRESS DOORS TO BE PROVIDED WITH PANIC HARDWARE.

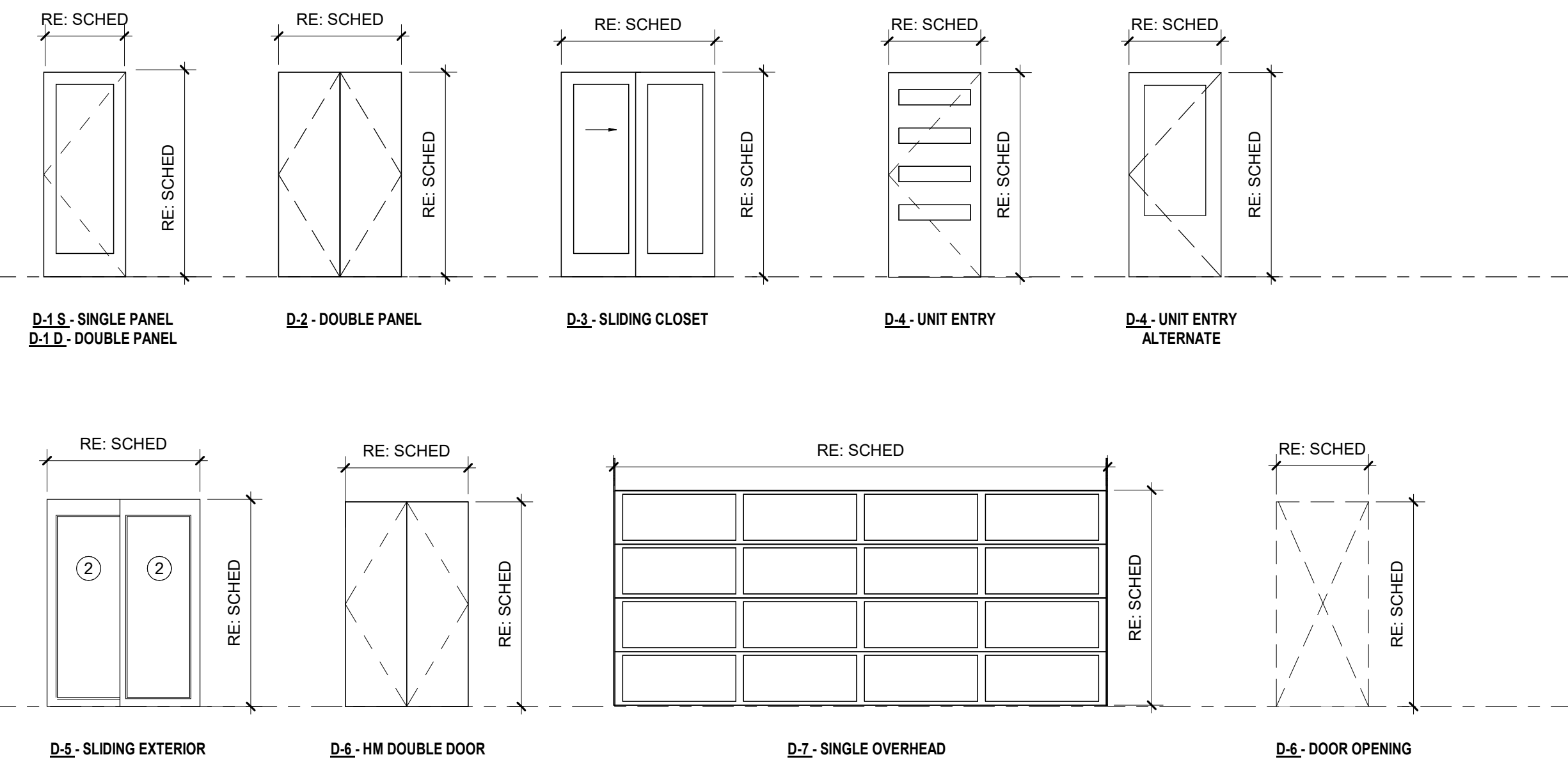
GENERAL NOTES:

WINDOW TYPES / GLASS TYPES

1. RE. SHEET G001 FOR ADDITIONAL GENERAL NOTES THAT ARE APPLICABLE.
2. ALL WINDOW TYPES ARE ALUMINUM STOREFRONT, UNLESS NOTED OTHERWISE.
3. ALL DIMENSIONS ARE TO ROUGH OPENING AND TO TOP OR BOTTOM OF MULLION, UNLESS NOTED OR SHOWN OTHERWISE.
4. ALL OPENINGS ARE TO BE FIELD VERIFIED, AND NOTED AS SUCH ON SHOP DRAWINGS, PRIOR TO ARCHITECT'S REVIEW.
5. GLASS DOORS, ADJACENT PANELS AND ALL GLAZED OPENINGS WITHIN 1'-6" OF THE FLOOR, AND WITHIN A 24-INCH ARC OF EITHER VERTICAL EDGE OF A DOOR, ETC., SHALL BE SAFETY GLAZING AS APPROVED FOR IMPACT BY APPLICABLE BUILDING CODES, AND SHALL BE LABELED AS SUCH.
6. REFER TO SPECIFICATIONS FOR GLAZING & FRAME PRODUCT INFORMATION.

- WINDOW SCHEDULE GENERAL NOTES:
1. GENERAL CONTRACTOR TO VERIFY ALL WINDOW & DOOR SIZES PRIOR TO ORDERING.
 2. FOR MODEL NO. 3050, INCORPORATE A SINGLE BALANCE IN TOP HOLE TO MEET EGRESS REQUIREMENTS OF 5.7 SQUARE FEET.
 3. WINDOWS BASIS OF DESIGN MI 3500 SINGLE HUNG WINDOW.
 4. PROVIDE SAFETY GLAZING AT HAZARDOUS LOCATIONS PER IRC SECTION R308. RE: GLASS TYPE LEGEND AND WINDOW ELEVATIONS.
 5. OPERABLE WINDOWS WITH SILL MORE THAN 72" ABOVE FINISH GRADE & LESS THAN 36" A.F.F. SHALL BE EQUIPPED WITH WINDOW OPENING CONTROL DEVICE AS PER IRC SECTION R312.2.1.
 6. ALL WINDOW HEAD HEIGHTS ARE 6'-8" A.F.F. UNLESS NOTED OTHERWISE.
 7. REFER TO DETAILS A3, A8, AND A11 ON SHEET A501 FOR TYPICAL HEAD, JAMB, AND SILL DETAILS.
 8. REFER TO ELEVATIONS FOR WINDOW GRID LOCATIONS.
 9. SAFETY GLAZING REQ'D IN AN INDIVIDUAL FIXED OR OPERABLE PANEL THAT MEETS ALL THE FOLLOW CONDITIONS:
 - THE EXPOSED AREA OF AN INDIVIDUAL PANEL IS LARGER THAN 9 SQFT
 - THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 18 INCHES ABOVE THE FLOOR.
 - THE TOP EDGE OF THE GLAZING IS MORE THAN 36 INCHES ABOVE THE FLOOR
 - ONE OR MORE WALKING SURFACES ARE WITHIN 36 INCHES, MEASURED HORIZONTALLY AND IN A STRAIGHT LINE, OF THE GLAZING.

- DOOR SCHEDULE REMARKS:
1. PROVIDE EACH ENTRY DOOR WITH PEEP HOLE WITH A 180 DEGREE VIEWER AND A DEADBOLT LOCK
 2. WEATHERSTRIP ALL EXTERIOR DOORS
 3. PROVIDE SAFETY GLAZING AT HAZARDOUS LOCATIONS PER IRC SECTION R308. SEE PLAN FOR LOCATIONS.
 4. SAFETY GLAZING REQUIRED AT DOORS WHEN:
 - GLAZING IS WITHIN 24" OF EITHER SIDE OF THE DOOR IN A CLOSED POSITION.
 - GLAZING IS ON A WALL LESS THAN 180 DEGREES FROM THE PLANE OF THE DOOR IN A CLOSED POSITION AND WITHIN 24" OF THE HINGE SIDE OF AN IN-SWING DOOR.
 5. CONTRACTOR TO CONFIRM PROPER SWING WITH UNIT AND BUILDING LAYOUT PLANS.
 6. REFERENCE SPEC ON G SERIES SHEETS FOR HARDWARE TYPES.
 7. ALL DOORS LEADING TO GARAGE FROM LIVING SPACE MUST BE PROVIDED WITH A SELF-CLOSING CLOSER.



NOTE: SOME SYMBOLS MAY NOT BE USED IN THIS DRAWING OR PROJECT

RESERVE AT BLACKWELL - BUILDING F2

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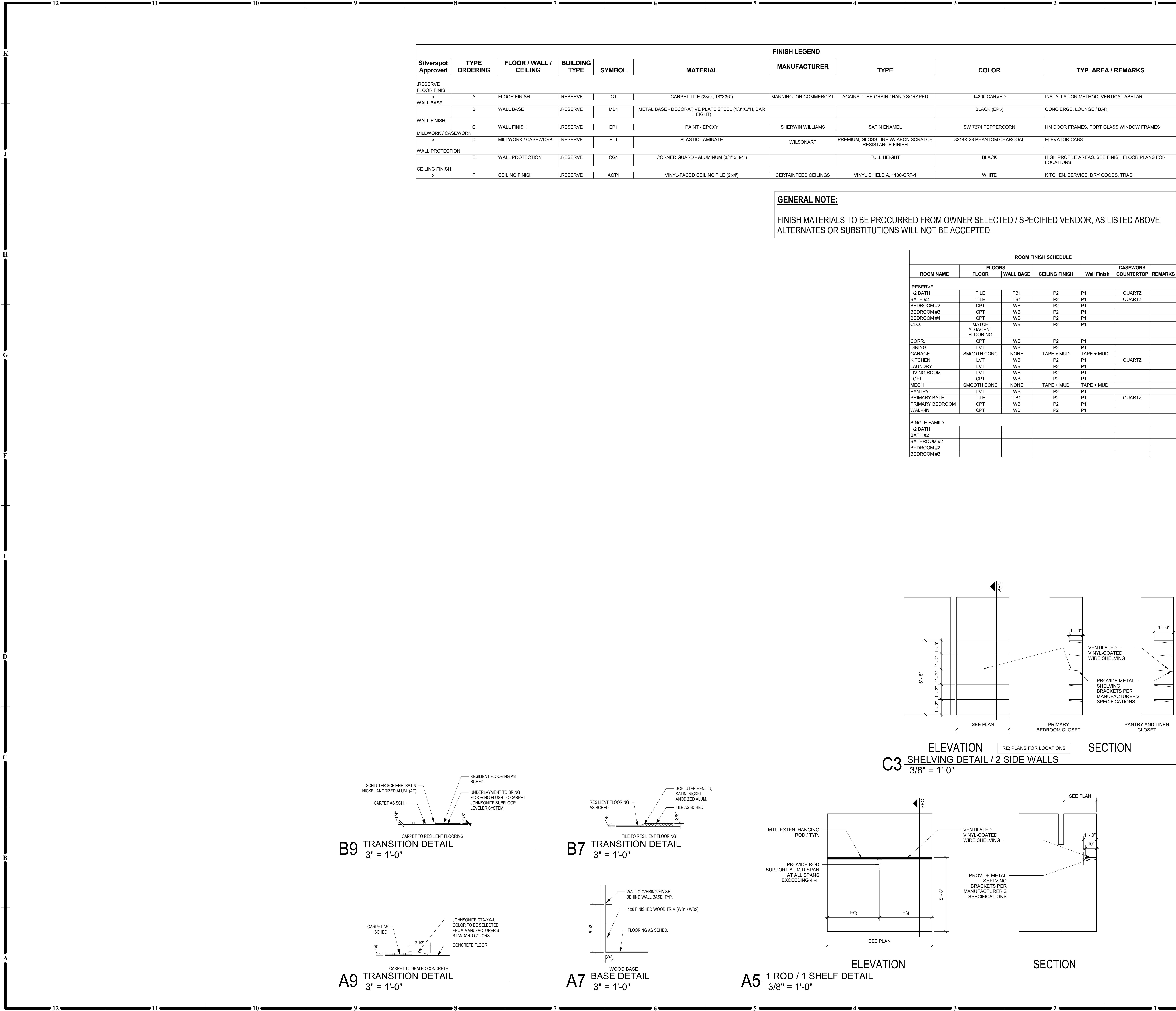


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DOOR / WINDOW SCHEDULE + DETAILS



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GENERAL NOTES:
INTERIOR FINISHES

1. RE: SHEET G001 FOR ADDITIONAL GENERAL NOTES THAT ARE APPLICABLE
2. RE: G002 FOR ACCESSIBILITY GUIDELINES
3. RE: A600 SERIES SHEETS FOR ADDITIONAL CEILING FINISH INFORMATION
4. RE: A700 SERIES SHEETS FOR ADDITIONAL WALL FINISH CLARIFICATION
5. RE: A800 SERIES SHEETS FOR ADDITIONAL FLOOR FINISH & WALL PROTECTION INFORMATION
6. ALL AUDITORIUM WALLS TO RECEIVE SEMI-GLOSS FINISH. WHERE WALL COLOR IS DIFFERENT ON EACH SIDE OF THE HOLLOW METAL FRAME, PAINT FRAME TO MATCH CORRIDOR WALL, UNLESS NOTED OR SHOWN OTHERWISE
7. CONTINUE WALL FINISH AS SCHEDULED BEHIND EQUIPMENT
8. CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO CASEWORK FABRICATION AND INSTALLATION
9. ALL EXPOSED CASEWORK SURFACES SHALL BE FINISHED PLASTIC LAMINATE AS SCHEDULED, U.N.O.
10. ALL PLASTIC LAMINATE DOOR AND DRAWERS TO RECEIVE 1MM PVC EDGESAND AND ALL COUNTERTOPS TO RECEIVE 3MM PVC EDGEBANDING
11. ALL BACKSPLASH MATERIAL SHALL MATCH COUNTERTOP MATERIAL
12. WHERE TWO MODULAR TILES (PORCELAIN, MARBLE, OR QUARRY) OF VARYING THICKNESSES MEET, THE SETTING BED FOR THE THINNER TILE SHALL BE BUILT UP TO ENSURE THAT THE FACES OF THE DIFFERENT TILES ARE FLUSH
13. AT ALL EXPOSED OUTSIDE EDGES OF MARBLE WALL TILE (T1), PROVIDE BULLNOSE POLISHED EDGES, RE: DETAIL J7000
14. TRANSITION ALL WALL FINISHES/COLOR CHANGES AT INSIDE CORNERS, UNLESS NOTED OTHERWISE (U.N.O.)
15. TRANSITION WALL BASE AT INSIDE CORNERS, U.N.O.
16. INSTALL METAL TRANSITION STRIP WHERE WALL TILE MEETS PAINTED DYP. BG. WALL IN ALL VERTICAL AND/OR HORIZONTAL CONDITIONS, U.N.O.

ROOM FINISH
SCHEDULE REMARKS:

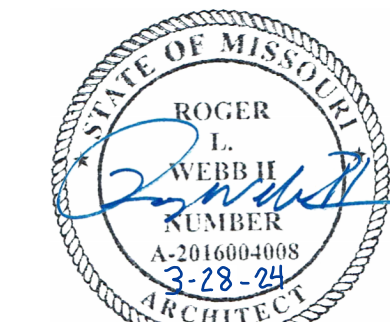
- AREAS WITH MULTIPLE DESIGNATED FINISHES, RE: FINISH FLOOR PLANS & INTERIOR ELEVATIONS FOR ADDITIONAL CLARIFICATION
1. PROVIDE FULL HEIGHT WALL TILE AT WET WALL, RE: INTERIOR ELEVATIONS
 2. PROVIDE WALL TILE TO 6'-0" AFF ON ALL WALLS IN ROOMSPACE, RE: INTERIOR ELEVATIONS
 3. PROVIDE FRP FULL HEIGHT
 4. PROVIDE FRP TO 3'-0" AFF
 5. PROVIDE FRP AT INSIDE OF BAR DIE WALL
 6. PROVIDE PLYWOOD PANELS FULL HEIGHT (ABOVE WALL BASE) AT WALLS DESIGNATED PER FINISH FLOOR PLANS
 7. PROVIDE CAULK JOINT BETWEEN EDGE OF STAIR AND/OR AUDITORIUM RISER AND HORIZONTAL FINISH, CAULK JOINT COLOR TO MATCH LVT AND SELECTED BY ARCHITECT FROM MANUFACTURER'S STANDARD COLORS. JOINT SHOULD BE 1/8" OR LESS AND BE FINISHED PER SPECIFICATIONS
 8. PROVIDE WALL TILE TO 5'-0" AFF AT WET WALL, RE: INTERIOR ELEVATIONS
 9. PROVIDE FULL HEIGHT WALL TILE ON ALL WALLS IN ROOMSPACE, RE: INTERIOR ELEVATIONS
 10. PROVIDE LEVEL 4 FINISH FOR ALL WALLS TO RECEIVE WC2, WC3, AND WC4
 11. PROVIDE LEVEL 5 FINISH FOR ALL WALLS TO RECEIVE WC1 AND WC2
 12. PROVIDE LEVEL 3 FINISH FOR ALL WALLS TO RECEIVE WALL CARPET, WC1. PROVIDE WC1 ALONG PERIMETER OF ALL AUDITORIUM WALLS & KNEE WALLS, WITH THE EXCEPTION OF THE SCREEN WALL, RE: INTERIOR ELEVATIONS FOR SPECIFIC HEIGHTS
 13. PROVIDE FULL HEIGHT WALL CARPET, WC1/WC2 AS SPECIFIED, ALONG PERIMETER OF ALL WALLS, RE: FINISH FLOOR PLANS FOR SPECIFIC LOCATIONS

RESERVE AT BLACKWELL - BUILDING F2

SE SHENANDOAH DRIVE
LEE'S SUMMIT, MO 64063

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A901

ISSUE DATE: 17 JAN 2024
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FINISH SCHEDULE + DETAILS



PERMIT DOCUMENTS

ELECTRICAL ABBREVIATIONS	
AC	ALTERNATING CURRENT
AHU	AIR HANDLING UNIT
A OR AMPS	AMPERES
AFC	ABOVE FINISH COUNTER
AFCI	ARC FAULT CIRCUIT INTERRUPTER
AFI	ABOVE FINISHED FLOOR
ARC	AMPERES INTERRUPTING CAPACITY
ATS	AUTOMATIC TRANSFER SWITCH
BTC	BRANCH TO CONNECTION POINT AND CONNECT EQUIPMENT
C	CONDUIT (E.G. "C" IS EMPTY CONDUIT)
CF	CEILING FAN
CM	COFFEE MAKER
CT	COOKTOP
D	DEDICATED CIRCUIT
DDO	DUPLEX CONVENIENCE OUTLET
DP	DISPOSAL
DW	DISHWASHER
DY	DRYER
EMT	ELECTRICAL METALLIC TUBING
EF	EXHAUST FAN
EW	ELECTRIC WATER COOLER (WATER-COOLED DRINKING FOUNTAIN)
EX	EXISTING
FCU	FAN COIL UNIT
GFICFI	GROUND FAULT CIRCUIT INTERRUPTER
GFI	GROUND FAULT INTERRUPTER PROTECTED
GRD	GROUND
H	HORIZONTAL MOUNT (RECEPTACLE)
HO	VENTILATION HOOD
HP	HORSEPOWER
HT	HEAT TRACE POWER (PROVIDE W/ 20A/1P GFI BREAKER)
HVAC	HEATING, VENTILATING, & AIR CONDITIONING
Hz	HERTZ
IG	ISOLATED GROUND (DUPLEX RECEPTS. - NEMA 5-20RIG)
ICM	THOUSAND CIRCULAR MILLS
KVA	KILOVOLT-AMPERES (1000 VOLT-AMPERES)
KW	KILOWATTS (1000 WATTS)
MLO	MAIN LUGS ONLY
MCB	MAIN CIRCUIT BREAKER
MW	MICROWAVE (COORD MTG W/ ARCHITECT)
NC	NOT IN CONTRACT
NEC	NATIONAL ELECTRICAL CODE
NF	NOT FUSED
OFCI	OWNER FURNISHED CONTRACTOR INSTALLED
PNL	PANEL
PH OR Ø	PHASE
P	POLE
PVC	POLYVINYL CHLORIDE
RF	REFRIGERATOR
RG	RANGE
SPD	SURGE PROTECTIVE DEVICE
T	TAMPERPROOF RECEPTACLE
TTB	TELEPHONE TERMINAL BOARD
TV	TELEVISION RECEPTACLE
UC	UNDERCOUNTER REFRIGERATOR (OR ICE MACHINE)
UL	UNDERWRITERS LABORATORIES
UNO	UNLESS NOTED OTHERWISE
V	VOLTS
VA	VOLT-AMPERES
VD	VENDING MACHINE (24" AFF)
VFD	VARIABLE FREQUENCY DRIVE
W	WATTS
WA	WASHER
WD	WARDING DRAWER
WO	WALL OVEN
WP	WEATHERPROOF
WPAR	WEATHERPROOF/WEATHER RESISTANT
WUNT	DISCONNECT IS SUPPLIED WITH THE UNIT

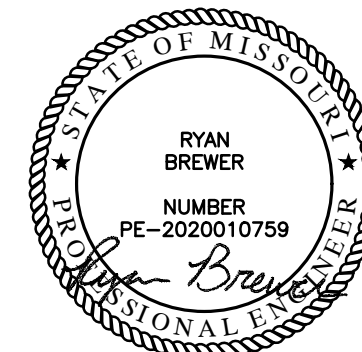
GENERAL ELECTRICAL NOTES	
1. COMPLETE INSTALLATION SHALL BE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE, REQUIREMENTS OF THE AHJ AND ALL LOCAL & STATE CODES.	
2. DO NOT SCALE FROM THESE DRAWINGS.	
3. REFER TO ARCHITECTURAL DRAWINGS AND REFLECTED CEILING PLANS FOR EXACT LOCATIONS OF ALL LIGHTING FIXTURES AND ELECTRICAL DEVICES.	
4. ALL EMPTY CONDUITS SHALL BE PROVIDED WITH PULL STRINGS AND BUSHINGS.	
5. ALL JUNCTION BOXES SHALL HAVE A COVER.	
6. COORDINATE EACH LIGHT FIXTURE INSTALLATION(S) W/ ACTUAL CEILING TO BE FURNISHED.	
7. ALL BRANCH CIRCUITS WITHOUT A CONDUCTOR & CONDUIT INDICATED SHALL BE ROUTED TO A 20A-1P BREAKER W/ 2412, 110/250, 34°C.	
8. ALL BRANCH CIRCUIT CONDUCTORS SHALL NOT BE SMALLER THAN #12 AWG AND ALL CONDUIT SHALL NOT BE SMALLER THAN 3/4" C. UNLESS SPECIFICALLY NOTED OTHERWISE.	
9. ALL CIRCUITS (LIGHTING AND POWER) SHALL BE PROVIDED WITH DEDICATED NEUTRALS UNLESS NOTED OTHERWISE. WHERE NEUTRALS ARE INDICATED TO BE SHARED, MULTIWIRE BRANCH CIRCUITS SHALL BE PROVIDED WITH 2P OR 3P BREAKERS AS REQUIRED PER NEC 210.4.	
10. ALL CIRCUITS (LIGHTING AND POWER) SHALL BE PROVIDED WITH AN INSULATED EQUIPMENT GROUND CONDUCTOR SIZED IN ACCORDANCE WITH THE NEC. THE RACEWAY SHALL NOT BE USED AN EQUIPMENT GROUND.	
11. ALL FIXTURES SHALL BE SUPPORTED FROM EACH CORNER (INDEPENDENT OF THE SUSPENDED CEILING) WITH 12 GAUGE WIRE CONNECTED TO STRUCTURAL SYSTEM OF BUILDING. THE INSTALLATION SHALL MEET OR EXCEED THE SEISMIC REQUIREMENTS OF LOCAL AND NATIONAL CODES.	
12. ELECTRICAL DEVICE MOUNTING HEIGHTS, UNO: PANELBOARDS 18" AFF TO TOP OF PANEL SWITCHES 48" AFF TO CENTER OF SWITCH RECEPTACLES 18" AFF TO CENTER OF RECEPTACLE TELEDATA OUTLETS 48" AFF TO CENTER OF RECEPTACLE APARTMENT LOADCENTERS PER ANSI A117.1 REQUIREMENTS (VERIFY WITH LOCAL INSPECTOR)	
13. ELECTRICAL EQUIPMENT (PANELBOARDS, TRANSFORMERS, DISTRIBUTION EQUIPMENT, ETC.) IS SHOWN TO SCALE ON THE FLOOR PLANS.	
14. THE ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR PROVIDING EQUIPMENT THAT WILL FIT WITHIN THE SPACES SHOWN ON THE PLANS AND COMPLYING WITH ALL CODE REQUIRED CLEARANCES.	
15. ELECTRICAL CONTRACTOR TO LABEL ALL DEVICES (RECEPTACLES, SWITCHES, PANELBOARDS, DISCONNECTS, ETC.) WITH CIRCUIT NUMBER AND PANELBOARD DESIGNATION. RECEPTACLES, SWITCHES, AND SIMILAR DEVICES TO HAVE PRE-PRINTED, SELF ADHESIVE LABEL.	
16. PANELBOARDS, DISCONNECT SWITCHES, AND SIMILAR DEVICES TO HAVE ENGRAVED, SELF-ADHESIVE, LAMINATED ACRYLIC LABEL (BLACK W/ WHITE LETTERING).	
17. PROVIDE TYPE-WRITTEN PANELBOARD SCHEDULES FOR ALL ELECTRICAL PANELBOARDS.	

ELECTRICAL SYMBOLS					
LIGHTING FIXTURES/DEVICES			POWER EQUIPMENT/DEVICES		
SYMBOL	DESCRIPTION	MOUNTING	SYMBOL	DESCRIPTION	MOUNTING
	DOWNLIGHT (LETTER INDICATES FIXTURE TYPE) REFER TO LIGHT FIXTURE SCHEDULE	CEILING		SWITCHBOARD OR DISTRIBUTION PANEL REFER TO PANEL SCHEDULES	
	DIRECTIONAL DOWNLIGHT (LETTER INDICATES FIXTURE TYPE) REFER TO LIGHT FIXTURE SCHEDULE	CEILING		DRY-TYPE TRANSFORMER REFER TO PLANS FOR KVA RATING	
	WALL MOUNTED LIGHT FIXTURE (LETTER INDICATES FIXTURE TYPE) REFER TO LIGHT FIXTURE SCHEDULE	WALL		120/208V, 3Ø, 4W PANELBOARD REFER TO PANEL SCHEDULES	
	LINEAR LIGHT FIXTURE (LETTER INDICATES FIXTURE TYPE) REFER TO LIGHT FIXTURE SCHEDULE	CEILING OR SUSPENDED		277/480V, 3Ø, 4W PANELBOARD REFER TO PANEL SCHEDULES	
	2x4 LIGHT FIXTURE (LETTER INDICATES FIXTURE TYPE) REFER TO LIGHT FIXTURE SCHEDULE	CEILING		JUNCTION BOX	WALL OR CEILING
	2x2 LIGHT FIXTURE (LETTER INDICATES FIXTURE TYPE) REFER TO LIGHT FIXTURE SCHEDULE	CEILING		FUSED SAFETY SWITCH (E.G. 3Ø/2Ø3 INDICATES A 3ØA, 3-POLE SWITCH WITH 2ØA FUSES)	
	HATCHING ON FIXTURE INDICATES FIXTURE TO HAVE EMERGENCY BACK-UP			NON-FUSED SAFETY SWITCH (E.G. 3Ø/3P/3 INDICATES A 3ØA, 3-POLE SWITCH WITHOUT FUSES)	
	TWO HEAD EMERGENCY LIGHT FIXTURE (LETTER INDICATES FIXTURE TYPE) REFER TO LIGHT FIXTURE SCHEDULE	WALL OR CEILING		MOTOR RATED SWITCH	
	EMERGENCY EXIT SIGN. PROVIDE ARROWS AS INDICATED. SHADING INDICATES FACE (LETTER INDICATES FIXTURE TYPE) REFER TO LIGHT FIXTURE SCHEDULE	WALL OR CEILING		MOTOR	
	SINGLE POLE SWITCH 20A (120/277V)	WALL - 48" AFF		NEMA 5-2ØR SIMPLEX RECEPTACLE	WALL - 18" AFF
	THREE WAY SWITCH 20A (120/277V)	WALL - 48" AFF		NEMA 5-2ØR DUPLEX RECEPTACLE	WALL - 18" AFF
	FOUR WAY SWITCH 20A (120/277V)	WALL - 48" AFF		NEMA 5-2ØR DUPLEX RECEPTACLE MOUNTED ABOVE COUNTER	WALL - 6" ABOVE FINISHED COUNTER U.N.O.
	WALL BOX DIMMER SWITCH	WALL - 48" AFF		NEMA 5-2ØR QUAD-PLEX RECEPTACLE	WALL - 18" AFF
	CEILING OR WALL MOUNTED OCCUPANCY SENSOR (LETTER INDICATES SENSOR TYPE) REFER TO LIGHTING CONTROLS SCHEDULE	WALL OR CEILING		NEMA 5-2ØR SPLIT RECEPTACLE. TOP OUTLET WIRED HOT. BOTTOM OUTLET SWITCHED.	WALL - 18" AFF OR CEILING
	LOW-VOLTAGE CONTROL STATION (LETTER INDICATES CONTROL STATION TYPE) REFER TO LIGHTING CONTROLS SCHEDULE	WALL - 48" AFF		SPECIAL PURPOSE RECEPTACLE REFER TO PLANS FOR NEMA CONFIGURATION	WALL - 18" AFF OR CEILING
	PHOTOCELL SENSOR (LETTER INDICATES SENSOR TYPE) REFER TO LIGHTING CONTROLS SCHEDULE	FIELD VERIFY		NEMA 5-2ØR - DUPLEX RECEPTACLE WITH USB PORTS SIMILAR TO HUBBELL FUS5024C5W	WALL - 18" AFF
	POWERPACK (LETTER INDICATES POWERPACK TYPE) REFER TO LIGHTING CONTROLS SCHEDULE	ACCESSIBLE CEILING		NEMA 5-2ØR DUPLEX RECEPTACLE MOUNTED ON CEILING	CEILING - FLUSH
COMMUNICATION/LOW-VOLTAGE DEVICES				HUBBELL CFB4 SERIES FLOOR BOX (OR EQUAL) WITH (2) DUPLEX RECEPTACLES AND DATA/COMMUNICATION CONNECTION CAPABILITY	FLOOR - FLUSH
SYMBOL	DESCRIPTION	MOUNTING		HUBBELL B24 SERIES FLOOR BOX (OR EQUAL) WITH (1) DUPLEX RECEPTACLE AND DATA/COMMUNICATION CONNECTION CAPABILITY	FLOOR - FLUSH
	CARD READER (VERIFY EXACT REQUIREMENTS)			HUBBELL B24 SERIES FLOOR BOX (OR EQUAL) FOR POWER AND DATA CONNECTIONS TO PRE-WIRED FURNITURE. VERIFY EXACT CONNECTION WITH FURNITURE VENDOR.	FLOOR - FLUSH
	DATA, TELEPHONE, OR COMBO TELE/DATEA OUTLET PROVIDE PULLSTRING IN CONDUIT TO ACCESSIBLE CEILING	WALL - 18" AFF		HUBBELL S1PT SERIES 4" POKE-THRU (OR EQUAL) WITH (2) DUPLEX RECEPTACLES AND DATA/COMMUNICATION CONNECTION CAPABILITY	FLOOR - FLUSH
	DATA, TELEPHONE, OR COMBO TELE/DATEA OUTLET PROVIDE PULLSTRING IN CONDUIT TO ACCESSIBLE CEILING	FLOOR OR CEILING		HUBBELL S1PTFF SERIES 4" POKE-THRU (OR EQUAL) FOR POWER AND DATA CONNECTIONS TO PRE-WIRED FURNITURE. VERIFY EXACT CONNECTION WITH FURNITURE VENDOR.	FLOOR - FLUSH
	TELEVISION OUTLET	WALL OR CEILING		HUBBELL S1R6 SERIES 6" POKE-THRU (OR EQUAL) WITH (2) DUPLEX RECEPTACLES AND DATA/COMMUNICATION AND AV CONNECTION CAPABILITY	FLOOR - FLUSH
	SPEAKER OUTLET	FIELD VERIFY	-----	CONDUIT IN OR UNDER FLOOR/GRADE	
	TELEPHONE TERMINAL BOARD	WALL		CONDUCTOR HOME RUN - (H) HOT, (N) NEUTRAL, (G) EQUIPMENT GROUND, & (I) ISOLATED GROUND	
	SECURITY CAMERA OUTLET	FIELD VERIFY		EQUIPMENT CONNECTION	
	PUSH BUTTON		-----	CONDUIT IN CEILING OR WALL	
NOTE: NOT ALL SYMBOLS MAY BE USED.					
FIRE ALARM DEVICES			SYMBOL	DESCRIPTION	MOUNTING
	HEAT DETECTOR	CEILING		SMOKE DETECTOR	WALL/CEILING
	COMBINATION SMOKE/CARBON MONOXIDE DETECTOR	WALL/CEILING			

RESERVE AT BLACKWELL
SE SHENANDOAH DRIVE
LEE'S SUMMIT, MO 64063

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COLLINS WEBB
ARCHITECTURE, LLC
REVISION DATES:

EBS
ENGINEERED BUILDING SOLUTIONS, LLC
1000 N. GARDEN ST., SUITE 100
ST. LOUIS, MO 63102
PH: 314.241.1100
FAX: 314.241.1101
WWW.EBS-LLC.COM



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E101
ISSUE DATE: 18 JAN 2024
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ELECTRICAL NOTES,
SYMBOLS & ABBREVIATIONS

Single-Family Dwelling Load Calculation				
Unit Type:	UNIT TYPE 'H'	Unit Square Footage:	1420	
1	General Lighting and Receptacle Load - NEC 220.84(C)(1) Note: Do not include open porches, garages, unused or unfinished spaces not adaptable for future use. Square Footage = 1,420 sf VA Unit Load = 3 VA/sf	1	4260	
2	Small Appliance Branch Circuits - NEC 220.84(C)(2) At least two small appliance branch circuits must be included per NEC 210.11(C)(1) Quantity of Small Appliance Circuits = 2 x 1500 VA (E.a.)	2	3000	
3	Laundry Branch Circuits - NEC 220.52B and NEC 220.84(C)(2) At least one laundry branch circuit must be included per NEC 210.11(C)(2) Quantity of Laundry Circuits = 1 x 1500 VA (E.a.)	3	1500	
4	Fastened-in-Place Appliances - NEC 220.53 and NEC 220.84(C)(3)(4) Use the nameplate rating. Do not include electric ranges, clothes dryers, space-heating equipment, or air-conditioning. Appliances Load #1 Refrigerator 1200 #2 Microwave 1200 #3 Dishwasher 1200 #4 Garbage Disposal 684 #5 Water Heater 4500 #6 Garage Door Opener 1200 #7	4	9984	
5	Clothes Dryer - NEC 220.54 Use the larger of 5,000 watts or the nameplate rating. Dryer Type Electric	5	5000	
6	Ranges, Ovens, Cooktops, and Other Household Cooking Appliances Over 1,750 Watts - NEC T220.55 Note: Do not include gas appliances which are under 1,750 watts. Cooking Appliances Load #1 Electric Range 8000 #2 #3	6	8000	
7	General Connected Load - Subtotal of Items 1-6	7	31744	
8	General Demand Load - First 10 KVA at 100% plus Remainder at 40% - NEC 220.82(B) Calculation (10000 KVA + 8698 KVA) =	8	18698	
9	HVAC System (Compare heat & A/C, exclude the smaller of the two) NEC 220.18(A) and NEC 220.84(C)(5) Air handling unit to be included for both scenarios. Heat pumps shall include the compressor and maximum amount of electric heating that can operate simultaneously with the compressor. HVAC Units #1 D/X Unit w/ Condenser 1080 HP or Cond Elec. Heat 7500 Load 8580 #2 0 #3 0	9	8580	
10	Total General Connected Load - Total of Items 7 & 9	10	40324	
11	Total General Demand Load - Total of Items 8 & 9	11	27278	
13	Minimum Amperes Divide the total VA by the voltage Supply Voltage 240/120V-1Ph	13	113.7	
14	Minimum Size Service and/or Feeder - NEC 240.6(A)	14	125	

Single-Family Dwelling Load Calculation				
Unit Type:	UNIT TYPE 'J'	Unit Square Footage:	1685	
1	General Lighting and Receptacle Load - NEC 220.84(C)(1) Note: Do not include open porches, garages, unused or unfinished spaces not adaptable for future use. Square Footage = 1,685 sf VA Unit Load = 3 VA/sf	1	5055	
2	Small Appliance Branch Circuits - NEC 220.84(C)(2) At least two small appliance branch circuits must be included per NEC 210.11(C)(1) Quantity of Small Appliance Circuits = 2 x 1500 VA (E.a.)	2	3000	
3	Laundry Branch Circuits - NEC 220.52B and NEC 220.84(C)(2) At least one laundry branch circuit must be included per NEC 210.11(C)(2) Quantity of Laundry Circuits = 1 x 1500 VA (E.a.)	3	1500	
4	Fastened-in-Place Appliances - NEC 220.53 and NEC 220.84(C)(3)(4) Use the nameplate rating. Do not include electric ranges, clothes dryers, space-heating equipment, or air-conditioning. Appliances Load #1 Refrigerator 1200 #2 Microwave 1200 #3 Dishwasher 1200 #4 Garbage Disposal 684 #5 Water Heater 4500 #6 Garage Door Opener 1200 #7	4	9984	
5	Clothes Dryer - NEC 220.54 Use the larger of 5,000 watts or the nameplate rating. Dryer Type Electric	5	5000	
6	Ranges, Ovens, Cooktops, and Other Household Cooking Appliances Over 1,750 Watts - NEC T220.55 Note: Do not include gas appliances which are under 1,750 watts. Cooking Appliances Load #1 Electric Range 8000 #2 #3	6	8000	
7	General Connected Load - Subtotal of Items 1-6	7	32539	
8	General Demand Load - First 10 KVA at 100% plus Remainder at 40% - NEC 220.82(B) Calculation (10000 KVA + 8016 KVA) =	8	19016	
9	HVAC System (Compare heat & A/C, exclude the smaller of the two) NEC 220.18(A) and NEC 220.84(C)(5) Air handling unit to be included for both scenarios. Heat pumps shall include the compressor and maximum amount of electric heating that can operate simultaneously with the compressor. HVAC Units #1 D/X Unit w/ Condenser 1080 HP or Cond Elec. Heat 7500 Load 8580 #2 0 #3 0	9	8580	
10	Total General Connected Load - Total of Items 7 & 9	10	41119	
11	Total General Demand Load - Total of Items 8 & 9	11	27596	
13	Minimum Amperes Divide the total VA by the voltage Supply Voltage 240/120V-1Ph	13	115.0	
14	Minimum Size Service and/or Feeder - NEC 240.6(A)	14	125	

Single-Family Dwelling Load Calculation				
Unit Type:	UNIT TYPES 'E' & 'F'	Unit Square Footage:	1495	
1	General Lighting and Receptacle Load - NEC 220.84(C)(1) Note: Do not include open porches, garages, unused or unfinished spaces not adaptable for future use. Square Footage = 1,495 sf VA Unit Load = 3 VA/sf	1	4485	
2	Small Appliance Branch Circuits - NEC 220.84(C)(2) At least two small appliance branch circuits must be included per NEC 210.11(C)(1) Quantity of Small Appliance Circuits = 2 x 1500 VA (E.a.)	2	3000	
3	Laundry Branch Circuits - NEC 220.52B and NEC 220.84(C)(2) At least one laundry branch circuit must be included per NEC 210.11(C)(2) Quantity of Laundry Circuits = 1 x 1500 VA (E.a.)	3	1500	
4	Fastened-in-Place Appliances - NEC 220.53 and NEC 220.84(C)(3)(4) Use the nameplate rating. Do not include electric ranges, clothes dryers, space-heating equipment, or air-conditioning. Appliances Load #1 Refrigerator 1200 #2 Microwave 1200 #3 Dishwasher 1200 #4 Garbage Disposal 684 #5 Water Heater 4500 #6 Garage Door Opener 1200 #7	4	9984	
5	Clothes Dryer - NEC 220.54 Use the larger of 5,000 watts or the nameplate rating. Dryer Type Electric	5	5000	
6	Ranges, Ovens, Cooktops, and Other Household Cooking Appliances Over 1,750 Watts - NEC T220.55 Note: Do not include gas appliances which are under 1,750 watts. Cooking Appliances Load #1 Electric Range 8000 #2 #3	6	8000	
7	General Connected Load - Subtotal of Items 1-6	7	31969	
8	General Demand Load - First 10 KVA at 100% plus Remainder at 40% - NEC 220.82(B) Calculation (10000 KVA + 8788 KVA) =	8	18788	
9	HVAC System (Compare heat & A/C, exclude the smaller of the two) NEC 220.18(A) and NEC 220.84(C)(5) Air handling unit to be included for both scenarios. Heat pumps shall include the compressor and maximum amount of electric heating that can operate simultaneously with the compressor. HVAC Units #1 D/X Unit w/ Condenser 1080 HP or Cond Elec. Heat 7500 Load 8580 #2 0 #3 0	9	8580	
10	Total General Connected Load - Total of Items 7 & 9	10	40549	
11	Total General Demand Load - Total of Items 8 & 9	11	27368	
13	Minimum Amperes Divide the total VA by the voltage Supply Voltage 240/120V-1Ph	13	114.0	
14	Minimum Size Service and/or Feeder - NEC 240.6(A)	14	125	

Single-Family Dwelling Load Calculation				
Unit Type:	UNIT TYPE 'G'	Unit Square Footage:	1205	
1	General Lighting and Receptacle Load - NEC 220.84(C)(1) Note: Do not include open porches, garages, unused or unfinished spaces not adaptable for future use. Square Footage = 1,205 sf VA Unit Load = 3 VA/sf	1	3615	
2	Small Appliance Branch Circuits - NEC 220.84(C)(2) At least two small appliance branch circuits must be included per NEC 210.11(C)(1) Quantity of Small Appliance Circuits = 2 x 1500 VA (E.a.)	2	3000	
3	Laundry Branch Circuits - NEC 220.52B and NEC 220.84(C)(2) At least one laundry branch circuit must be included per NEC 210.11(C)(2) Quantity of Laundry Circuits = 1 x 1500 VA (E.a.)	3	1500	
4	Fastened-in-Place Appliances - NEC 220.53 and NEC 220.84(C)(3)(4) Use the nameplate rating. Do not include electric ranges, clothes dryers, space-heating equipment, or air-conditioning. Appliances Load #1 Refrigerator 1200 #2 Microwave 1200 #3 Dishwasher 1200 #4 Garbage Disposal 684 #5 Water Heater 4500 #6 Garage Door Opener 1200 #7	4	9984	
5	Clothes Dryer - NEC 220.54 Use the larger of 5,000 watts or the nameplate rating. Dryer Type Electric	5	5000	
6	Ranges, Ovens, Cooktops, and Other Household Cooking Appliances Over 1,750 Watts - NEC T220.55 Note: Do not include gas appliances which are under 1,750 watts. Cooking Appliances Load #1 Electric Range 8000 #2 #3	6	8000	
7	General Connected Load - Subtotal of Items 1-6	7	31099	
8	General Demand Load - First 10 KVA at 100% plus Remainder at 40% - NEC 220.82(B) Calculation (10000 KVA + 8440 KVA) =	8	18440	
9	HVAC System (Compare heat & A/C, exclude the smaller of the two) NEC 220.18(A) and NEC 220.84(C)(5) Air handling unit to be included for both scenarios. Heat pumps shall include the compressor and maximum amount of electric heating that can operate simultaneously with the compressor. HVAC Units #1 D/X Unit w/ Condenser 1080 HP or Cond Elec. Heat 7500 Load 8580 #2 0 #3 0	9	8580	
10	Total General Connected Load - Total of Items 7 & 9	10	39679	
11	Total General Demand Load - Total of Items 8 & 9	11	27020	
13	Minimum Amperes Divide the total VA by the voltage Supply Voltage 240/120V-1Ph	13	112.6	
14	Minimum Size Service and/or Feeder - NEC 240.6(A)	14	125	

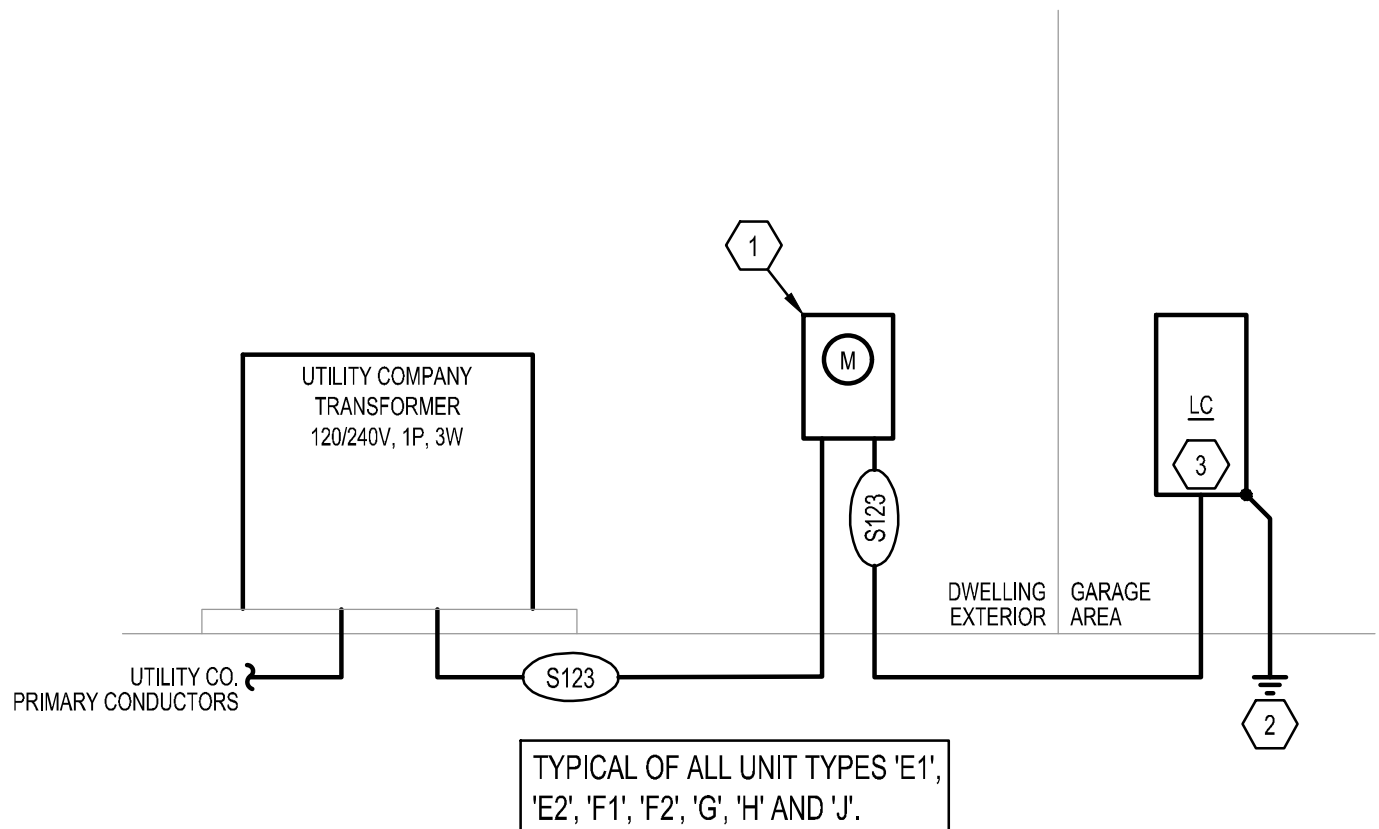
HVAC DESIGN TO BE COMPLETED BY OTHERS. LOADS SHOWN IN FEEDER CALCULATION ARE ASSUMED VALUES AND SHOULD BE VERIFIED WITH ACTUAL HVAC SYSTEM TO BE INSTALLED. NOTIFY ENGINEER IF ACTUAL LOADS ARE GREATER THAN THOSE SHOWN IN THE CALCULATIONS.

FEEDER SCHEDULE				
CONDUCTORS & GROUND				AMPS
CODE	SETS	CONDUCTORS	RAYWAY	
S123	-	3#1 (CU)	1-1/2"	130
NOTES: 1. ALL CONDUCTORS AMPACITY BASED ON THE NEC TABLE 310-16 FOR CONDUCTORS W/ 75°C INSULATION. 2. ALL RACEWAY SIZES [EMT/RMC/PVC 40] BASED ON THE NEC TABLE 4(CHAPTER 9), 40% FILL COLUMN. 3. ELECTRICAL CONTRACTOR TO VERIFY ALL EQUIPMENT CONDUCTOR TERMINATION TEMPERATURE RATINGS (IE, 60°C OR 75°C), ADJUST CONDUCTOR AMPACITY AND CONDUIT SIZES ACCORDINGLY. 4. VERIFY MAXIMUM NO. OF SETS OF SERVICE ENTRANCE CONDUCTORS ALLOWED W/ UTILITY CO. 5. EQUIPMENT GROUNDING CONDUCTORS BASED ON T250.122. GROUND TO BE ADJUSTED PER T250.66 FOR SEPARATELY DERIVED SYSTEMS. 6. ALUMINUM FEEDERS NOT TO BE USED ON TRANSFORMER SECONDARY CONDUCTORS.				

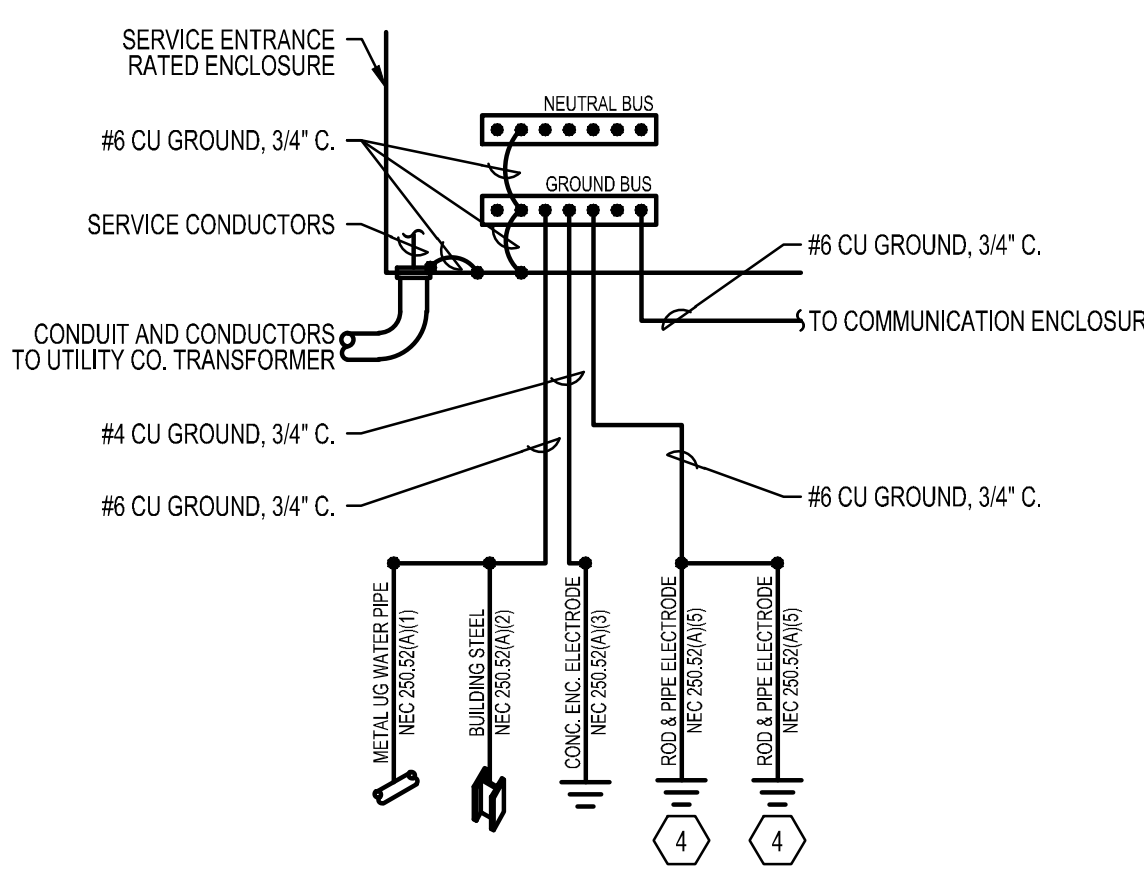
VOLTAGE DROP CHART		
VOLTAGE DROP WIRING SCHEDULE FOR 1Ø LOADCENTER FEEDERS		
FEEDER CIRCUIT RATING (AMPS)	MAX LENGTH OF FEEDER (FEET)	FEEDER WIRE (AWG) & CONDUIT SIZE (IN.)
125A	150	REFER TO FEEDER SCHEDULE
	225	(3)#1/0, (1)#4G - 1-1/2".
	300	(3)#2/0, (1)#4G - 2".
150A	150	REFER TO FEEDER SCHEDULE
	225	(3)#2/0, (1)#4G - 2".
	300	(3)#3/0, (1)#4G - 2".
NOTES: 1. PROVIDE FEEDERS FOR LOADCENTERS AS INDICATED IN THE TABLE ABOVE. THE CONTRACTOR MAY PERFORM VOLTAGE DROP CALCULATIONS BASED ON ACTUAL INSTALLED FEEDER ROUTING AND PROVIDE CONDUCTORS APPROPRIATELY SIZED TO LIMIT VOLTAGE DROP TO A MAXIMUM OF 3%. 2. CONDUCTOR SIZES ARE BASED ON SOLID COPPER CONDUCTORS FOR WIRES SMALLER THAN #6 AND STRANDED COPPER CONDUCTORS FOR WIRES #6 AND LARGER, IN A SINGLE METAL CONDUIT. 3. LIMITS FOR CONDUCTOR LENGTH SHOWN ARE BASED ON A MAXIMUM OF 3% VOLTAGE DROP TO COMPLY WITH THE NEC FOR CIRCUITS LOADED UP TO 80% OF THE BREAKER RATINGS. FIELD VERIFY EXACT FEEDER LENGTHS AND PROVIDE CONDUCTORS APPROPRIATELY SIZED TO LIMIT VOLTAGE DROP TO 3%.		

VOLTAGE DROP CHART						
BRANCH CIRCUIT VOLTAGE DROP WIRING SCHEDULE FOR 1Ø CIRCUITS						
BRANCH CIRCUIT RATING (AMPS)	WIRE SIZE (AWG)	MAXIMUM LENGTH OF BRANCH CIRCUIT (FEET)				
		120V	208V	240V	277V	480V
20A	#12	50	90	110	125	200
	#10	80	150	175	200	350
	#8	140	230	280	320	550
	#6	215	375	430	500	870
30A	#10	50	100	110	130	225
	#8	80	160	180	210	360
	#6	135	250	280	325	560
	#4	220	400	450	525	910
NOTES: 1. PROVIDE BRANCH CIRCUIT CONDUCTORS AS INDICATED IN THE TABLE ABOVE FOR ALL LIGHTING AND RECEPTACLE BRANCH CIRCUITS, WHERE BRANCH CIRCUITS SERVE DEDICATED EQUIPMENT, THE CONTRACTOR MAY PERFORM VOLTAGE DROP CALCULATIONS BASED ON ACTUAL EQUIPMENT CONNECTED LOAD AND PROVIDE CONDUCTORS APPROPRIATELY SIZED TO LIMIT VOLTAGE DROP TO A MAXIMUM OF 3%. 2. CONDUCTOR SIZES ARE BASED ON SOLID COPPER CONDUCTORS FOR WIRES SMALLER THAN #6 AND STRANDED COPPER CONDUCTORS FOR WIRES #6 AND LARGER, IN A SINGLE METAL CONDUIT. 3. LIMITS FOR CONDUCTOR LENGTH SHOWN ARE BASED ON A MAXIMUM OF 3% VOLTAGE DROP TO COMPLY WITH THE NEC FOR CIRCUITS LOADED UP TO 80% OF THE BRANCH BREAKER RATING. FIELD VERIFY EXACT BRANCH CIRCUIT LENGTHS AND PROVIDE CONDUCTORS APPROPRIATELY SIZED TO LIMIT VOLTAGE DROP TO 3%.						

UNLESS NOTED OTHERWISE, WIRE SIZES CALLED OUT IN PANEL SCHEDULES DO NOT ACCOUNT FOR VOLTAGE DROP. CONTRACTOR SHALL INCREASE WIRE SIZES AS REQUIRED UTILISING VOLTAGE DROP TABLE PROVIDED.



1 ELECTRICAL RISER DIAGRAM
SCALE: NO SCALE



2 SERVICE GROUNDING DETAIL
SCALE: NO SCALE

LIGHTING FIXTURE SCHEDULE									
FIXT. TYPE	DESCRIPTION & MANUFACTURER OPTIONS	NO.	LAMPS		FIXT. VOLT	TOTAL WATTS		FINISH	REMARKS/MOUNTING
			LED	TYPE		120V	15W		
F1	W1 HALO ASL0K1218030WH SURFACE MOUNTED LED DOWNLIGHT, 1200 LUMEN, 3000K, WHITE FINISH	1	LED		120V	15W		Coord. w/ Architect	Surface (Ceiling)
F2	W1 ROYAL PACIFIC #1067-L S2" 5-BLADE FAN, 3 SPEED, REVERSIBLE, WITH GLOBE LIGHT KIT, BRUSHED NICKEL FINISH	1	LED		120V	15W		Coord. w/ Architect	Surface (Ceiling)
F3	W1 WINKA #6642-77 DUAL VINYL WALL SCONCE, CHROME FINISH	1	LED		120V	20W		Coord. w/ Architect	Surface (Wall)
F5	W1 HOME DECORATION #7434P-15 COUNTERTOP PENDANT LIGHT, CHROME FINISH	1	LED		120V	10W		Coord. w/ Architect	Pendant (Verify Ht w/ Architect)
F8	W1 TERN #GRW024-CH-L-118-120V-WAL ENTRY LIGHT, FINISH BY ARCHITECT	1	LED		120V	36W		Coord. w/ Architect	Wall (Refer Arch Elevation)
F9	W1 HALO #60-631 PATIO LIGHT, BRONZE FINISH	1	LED		120V	10W		Standard	Wall (Refer Arch Elevation)
NOTES: 1. Coordinate Exact Fixture Spec, Mounting Height and Location of All Fixtures With Owner and Architect Prior to Rough-In.									

GENERAL NOTES

- (NOT ALL NOTES APPLY)
- REFERENCE SHEET E101 FOR GENERAL NOTES, SYMBOLS, AND ABBREVIATIONS.
 - COORDINATE MOUNTING HEIGHTS AND LOCATIONS FOR ALL DEVICES WITH ARCHITECT AND/OR INTERIOR ELEVATIONS PRIOR TO ROUGH-IN.
 - FIELD VERIFY ALL ELECTRICAL WORK WITH OWNER PRIOR TO START OF PROJECT.

KEYED NOTES:

- PROVIDE METER PER UTILITY COMPANY STANDARDS. INSTALLATION SHALL MEET ALL UTILITY COMPANY REQUIREMENTS AND LOCAL CODES.
- PROVIDE A GROUNDING ELECTRODE SYSTEM COMPLIANT WITH IRC SECTION 300.6. REFER TO DETAIL 2 (THIS SHEET) FOR ADDITIONAL INFORMATION.
- PROVIDE SERVICE ENTRANCE RATED, 125A MAIN CIRCUIT BREAKER LOAD CENTER, REFER TO PANEL SCHEDULE ON E201 SHEET(S) FOR ADDITIONAL INFORMATION.
- REFER TO NEC 250.53 FOR ADDITIONAL INFORMATION.

RESERVE AT BLACKWELL
SE SHENANDOAH DRIVE
LEE'S SUMMIT, MO 64063

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E301
ISSUE DATE: 18 JAN 2024
COLLINS WEBB #:

ELECTRICAL ONE-LINE
DIAGRAM & SCHEDULES

18000 - ELECTRICAL

GENERAL

DESCRIPTION

DIVISION 16 OF THE SPECIFICATIONS COVERS ALL ELECTRICAL WORK FOR THE PROJECT. WORK SHALL INCLUDE LABOR, MATERIAL AND ACCESSORIES NECESSARY TO ACCOMPLISH THE WORK AS SPECIFIED AND SHOWN ON THE DRAWINGS, INCLUDING CONNECTION AND CHECKOUTS OF EQUIPMENT FURNISHED BY OTHERS (OTHER TRADES, THE OWNER AND OTHER CONTRACTORS), AND TO ALL EQUIPMENT ITEMS AND AS INDICATED ON DRAWINGS OR AS REQUIRED.

THE ARCHITECTURAL SPECIFICATIONS AND DRAWINGS INCLUDING THE GENERAL CONDITIONS, INCLUDING ALL SUPPLEMENTS ISSUED THERETO, INSTRUCTIONS TO BIDDERS, AND OTHERS PERTINENT DOCUMENTS ISSUED BY THE ARCHITECT ARE A PART OF THESE SPECIFICATIONS AND ELECTRICAL DRAWINGS. THIS TRADE SHALL CONSULT THEM FOR INSTRUCTIONS WHICH APPLY. DRAWINGS INDICATE THE GENERAL ARRANGEMENT OF THE ELECTRICAL LAYOUT AND WORK INCLUDED. ELECTRICIAN SHALL FOLLOW DRAWINGS IN LAYOUT THE ELECTRICAL WORK AND CONSULT THE DRAWINGS AND LAYOUTS OF OTHER TRADES TO VERIFY LOCATION AND SPACES IN WHICH WORK WILL BE INSTALLED.

CODES, PERMITS, INSPECTION AND COMMISSIONING

INSTALLATION SHALL COMPLY WITH ALL LAWS APPLYING TO ELECTRICAL WORK IN EFFECT, INCLUDING THE REQUIREMENTS OF THE NATIONAL ELECTRICAL CODE (N.E.C.), THE NATIONAL ELECTRICAL SAFETY CODE, ALL LOCAL GOVERNING CODES AND ORDINANCES, WITH THE REGULATIONS OF THE SERVING ELECTRICAL UTILITY COMPANY. PROVIDE ALL REQUIRED PERMITS AND INCLUDE THE COST OF SAME IN THE COST OF THE PROJECT. OBTAIN AND PAY FOR (WITHOUT ADDITIONAL EXPENSE TO THE OWNER) ALL REQUIRED INSPECTIONS AND REVIEWS. PROVIDE FOR AND PAY ALL EXPENSES (WITHOUT ADDITIONAL EXPENSE TO THE OWNER) ASSOCIATED WITH LIGHTING AND LIGHTING CONTROLS COMMISSIONING. ALL COMMISSIONING DOCUMENTATION SHALL BE CERTIFIED AND GIVEN TO OWNER AND DESIGN PROFESSIONAL.

QUALITY ASSURANCE

THE FOLLOWING INDUSTRY STANDARDS AS APPLICABLE TO ELECTRICAL WORK SHALL APPLY TO THE WORK OF THIS DIVISION EXCEPT THAT, WHERE THE REQUIREMENTS OF THESE SPECIFICATIONS ARE MORE THAN THE LISTED STANDARD, THESE SPECIFICATIONS SHALL TAKE PRECEDENCE:

UL - UNDERWRITERS' LABORATORIES

NEMA - NATIONAL ELECTRICAL MANUFACTURERS' ASSOCIATION
NECA - NATIONAL ELECTRICAL CONTRACTORS ASSOCIATION
ANSI - AMERICAN NATIONAL STANDARDS INSTITUTE
ASTM - AMERICAN SOCIETY OF TESTING MATERIALS

ALL MATERIALS SHALL BE NEW, UL LISTED AND LABELED WHERE LABELED MATERIALS ARE AVAILABLE, UNDAMAGED AND FREE OF DEFECTS AT TIME OF INSTALLATION. MATERIALS OR EQUIPMENT DAMAGED IN SHIPMENT OR OTHERWISE DAMAGED PRIOR TO OR DURING INSTALLATION SHALL NOT BE REPAIRED AT THE JOB SITE, BUT SHALL BE REPLACED WITH NEW MATERIALS. WHEN THE MANUFACTURERS NAME APPEARS IN THESE SPECIFICATIONS AND DRAWINGS, IT SHALL BE CONSTRUED THAT THE MANUFACTURER HAS TO MEET THE FULL REQUIREMENTS OF THE SPECIFICATIONS AND DRAWINGS.

SUBMITTALS

SUBMIT SHOP DRAWINGS AND PRODUCT DATA FOR EQUIPMENT TO THE ARCHITECT FOR ENGINEERS REVIEW ELECTRONICALLY OR HARD COPIES. INCLUDE SUFFICIENT INFORMATION TO INDICATE COMPLETE COMPLIANCE WITH SPECIFICATIONS. PROVIDE SUBMITTALS AS EARLY AS REQUIRED TO SUPPORT THE PROJECT SCHEDULE. ALLOW ONE WEEK FOR ENGINEER REVIEW TIME. THE ENGINEERS SUBMITTAL REVIEWS WILL NOT RELIEVE THE CONTRACTOR FROM RESPONSIBILITY FOR ERRORS, OMISSIONS, DETAILS, SIZE OF MEMBERS, OR QUANTITIES, OR FOR OMITTING COMPONENTS OR FITTINGS, OR FOR NOT COORDINATING ITEMS WITH ACTUAL BUILDING CONDITIONS AND/OR OTHER TRADES.

OWNER RECORDS

ACCUMULATE DURING THE PROGRESS OF THE JOB, THE FOLLOWING DATA IN DUPLICATE, AND PREPARE IN A NEAT BROCHURE OR PACKET FOLDER TO BE TURNED OVER TO THE OWNER AT SUBSTANTIAL COMPLETION: RECORD DRAWINGS PER ABOVE.

ALL WARRANTIES, GUARANTEES, AND MANUFACTURERS DIRECTION ON EQUIPMENT & MATERIAL FURNISHED.

COMPLETE PLAIN ENGLISH STEP-BY-STEP OPERATING INSTRUCTIONS FOR THE ELECTRICAL SYSTEM. ONE COPY OF THESE INSTRUCTIONS SHALL BE FRAMED AND POSTED AS DIRECTED ON THE PREMISES.

CERTIFIED LIGHTING AND LIGHTING CONTROLS COMMISSIONING AS REQUIRED BY CURRENTLY ADOPTED ENERGY CODE REQUIREMENTS.

MANUFACTURERS' NAMES AND CATALOG NUMBERS
IN SOME INSTANCES, SPECIFIC REFERENCES HAVE BEEN MADE TO ONE OR MORE MANUFACTURER'S NAME AND MODEL OR CATALOG NUMBERS. USE OF NAMES AND CATALOG NUMBERS DOES NOT INDICATE THAT THE EQUIPMENT SPECIFIED IS NECESSARILY AN "OFF THE SHELF" ITEM. VARIANCES MAY BE DUE TO REQUIREMENT OF DESIRED FINISH, MATERIAL OR OTHER MODIFICATION.

IN THE CASE OF PANELBOARDS, SAFETY SWITCHES AND OTHER EQUIPMENT REQUIRING WIRE AND CABLE TERMINATIONS, ASCERTAIN THAT LUG SIZES AND WIRING OUTLETS OR WIRING SPACE ALLOWED IS PROPER FOR THE WIRES AND CABLES CONTAINED THEREIN.

WHEN APPROVAL IS GIVEN FOR THE USE OF EQUIPMENT DIFFERING FROM THAT SHOWN ON DRAWINGS IN REGARD TO FOUNDATIONS, SPACE FOR PIPING, DUCTWORK, WIRING, INSULATION, ETC., CHANGES REQUIRED TO ACCOMPLISH SUCH DIFFERENCES SHALL BE ACCOMPLISHED AT NO COST TO THE OWNER.

PROTECTION OF EQUIPMENT
ELECTRICAL EQUIPMENT SHALL BE PROTECTED FROM THE WEATHER, IN PARTICULAR, DRIPPING OR SPLASHING WATER, AT ALL TIMES DURING SHIPMENT, STORAGE AND CONSTRUCTION. MANUFACTURER'S RECOMMENDATIONS WITH REGARD TO STORAGE, PROTECTION, AND HANDLING SHALL BE FOLLOWED.

SHOULD ANY APPARATUS BE SUBJECTED TO POSSIBLE INJURY DUE TO WATER, IT SHALL BE THOROUGHLY DRIED AND PUT THROUGH A DIELECTRIC TEST, AT THE EXPENSE OF THE CONTRACTOR, TO ASCERTAIN THE SUITABILITY OF THE APPARATUS OR IT SHALL BE REPLACED WITHOUT ADDITIONAL COST TO THE OWNER.

DAMAGED OR DEFECTIVE EQUIPMENT: INSPECT ALL ELECTRICAL EQUIPMENT AND MATERIALS PRIOR TO INSTALLATION. INSTALLATION OR PLACEMENT INTO SERVICE OF DAMAGED MATERIALS WITHOUT THE PRIOR WRITTEN CONSENT OF THE OWNER IS PROHIBITED. REPLACE OR REPAIR TO NEW CONDITION, AS CERTIFIED BY THE MANUFACTURER, AND TEST DAMAGED EQUIPMENT IN COMPLIANCE WITH INDUSTRY STANDARDS AT NO ADDITIONAL COST TO THE OWNER. EQUIPMENT REQUIRED FOR THE TESTING SHALL BE PROVIDED BY THE CONTRACTOR.

WORKING CLEARANCE

THE SIZE OF ELECTRICAL EQUIPMENT SHOWN ON THE DRAWINGS IS BASED ON DIMENSIONS OF A PARTICULAR MANUFACTURER. (GENERALLY THE FIRST NAMED). WHILE OTHER MANUFACTURERS MAY BE ACCEPTABLE, IT IS THE RESPONSIBILITY OF THE TRADE TO DETERMINE IF THE EQUIPMENT PROPOSED WILL FIT IN THE ALLOCATED SPACE.

INSTALL ALL EQUIPMENT IN A MANNER TO PERMIT ACCESS TO ALL SURFACES. MAINTAIN PROPER CLEARANCE TO MEET ALL SAFETY AND OPERATING CODES, PARTICULARLY N.E.C. INCLUDE ALL REQUIREMENTS DICTATED BY OPERATION, CONTROL, ADJUSTMENT, MAINTENANCE AND POSITIVE REPLACEMENT OF EQUIPMENT IN DETERMINING CLEARANCE.

SHOULD THERE BE APPARENT VIOLATIONS OF N.E.C. CLEARANCE, NOTIFY THE ARCHITECT-ENGINEER BEFORE PROCEEDING WITH CONNECTION OR PLACEMENT OF EQUIPMENT.

COORDINATION

INSTALLATION STUDIES ARE REQUIRED TO COORDINATE THE ELECTRICAL WORK WITH THE WORK OF OTHER TRADES. PREPARE COORDINATION DRAWINGS AT ACCURATE SCALE WHERE SEVERAL ELEMENTS OF ELECTRICAL OR COMBINED MECHANICAL/STRUCTURAL/ELECTRICAL WORK MUST BE SEQUENCED AND POSITIONED WITH PRECISION IN ORDER TO FIT INTO THE AVAILABLE SPACE.

SHOW THE ACTUAL PHYSICAL DIMENSIONS REQUIRED FOR PROPER INTEGRATION OF EQUIPMENT WITH BUILDING SYSTEMS.

PROVIDE APPROVED SHOP DRAWINGS TO ALL REQUIRED DISCIPLINES AND VERIFY FINAL ELECTRICAL CHARACTERISTICS BEFORE ROUGHING POWER FEEDS TO ANY EQUIPMENT. WHEN ELECTRICAL DATA ON APPROVED SHOP DRAWINGS DIFFERS FROM CONTEMPLATED DESIGN, MAKE NECESSARY ADJUSTMENTS TO THE WIRING, DISCONNECTS, AND BRANCH-CIRCUIT PROTECTION FOR THE EQUIPMENT ACTUALLY INSTALLED AT NO ADDITIONAL COST TO THE OWNER.

DAMAGE FROM INTERFERENCE CAUSED BY INADEQUATE COORDINATION SHALL BE RECTIFIED AT NO ADDITIONAL COST TO THE OWNER.

WORKMANSHIP

ALL WORK SHALL BE EXECUTED IN A WORKMANLIKE MANNER AND SHALL PRESENT A NEAT MECHANICAL APPEARANCE WHEN COMPLETED.

ANY MATERIAL ITEMS OR WORK NOT SHOWN ON THE DRAWINGS, BUT MENTIONED IN THESE SPECIFICATIONS OR VISA-VERSA, OR ANY ACCESSORIES NECESSARY TO MAKE THE WORK COMPLETE IN ALL RESPECTS AND READY FOR OPERATION SHALL BE PROVIDED WITHOUT ADDITIONAL COST TO THE OWNER.

THIS TRADE SHALL DO OR HAVE DONE BY COMPETENT TRADESMEN ALL CUTTING AND PATCHING NECESSARY FOR THE INSTALLATION OF THIS WORK. NO CUTTING IN CONSTRUCTIVE PARTS OF THE BUILDING LIKELY TO IMPAIR ITS STRENGTH SHALL BE DONE WITHOUT THE ARCHITECT-ENGINEERS WRITTEN APPROVAL.

EXCAVATION AND BACKFILL

EXCAVATION, TRENCHING AND BACKFILLING ARE SPECIFIED IN SECTION EXCAVATION. TRENCHING AND BACKFILLING FOR UTILITIES. CONDUIT IS TO BE INSTALLED AS SPECIFIED FOR PIPELINES. CONDUIT INSTALLED BENEATH FLOOR SLABS SHALL BE A MINIMUM OF 6" BELOW SLAB. BACKFILL OVER CONDUIT SHALL BE COMPACTED AS FOR SLAB BEDDING MATERIAL. REFER TO STRUCTURAL DRAWINGS FOR DETAILS OF CONDUIT (PIPE) PENETRATION OR EXTERIOR FOOTINGS. COMPLETE INSTALLATION SHALL CONFORM TO I.E.C.

PENETRATIONS

COORDINATE SLEEVE SELECTION AND APPLICATION WITH SELECTION AND APPLICATION OF FIRE-STOPPING SPECIFIED IN ARCHITECTURAL SPECIFICATIONS.

ROOFS: COORDINATE ALL ROOF PENETRATIONS WITH ENGINEER, OWNER, AND AS APPLICABLE, THE ROOFING CONTRACTOR PROVIDING A ROOF WARRANTY. KEEP ALL RACEWAY PENETRATIONS WITHIN MECHANICAL EQUIPMENT CURBS WHEREVER POSSIBLE. COORDINATE WITH DIVISION 15, FLASH-AND-COUNTERFLASH ALL OPENINGS THROUGH ROOF, AND/OR PROVIDE PRE-FABRICATED MOLDED SEALS COMPATIBLE WITH THE ROOF CONSTRUCTION INSTALLED, OR AS REQUIRED BY THE ENGINEER, OWNER, OR ROOFING CONTRACTOR. ALL ROOF PENETRATIONS SHALL BE LEAKTIGHT AT THE TERMINATING OF THE WORK AND SHALL NOT VOID ANY NEW OR EXISTING ROOF WARRANTIES.

WALLS AND FLOORS - SLEEVES FOR RACEWAYS AND CABLES
STEEL PIPE SLEEVES: ASTM A 53A 33M, TYPE E, GRADE B, SCHEDULE 40, GALVANIZED STEEL, PLAIN ENDS AND DRIP RINGS.

CAST IRON PIPE SLEEVES: CAST OR FABRICATED "WALL PIPE," EQUIVALENT TO DUCTILE-IRON PRESSURE PIPE, WITH PLAIN ENDS AND INTEGRAL SATERSTOP, UNLESS OTHERWISE INDICED.

FIRESTOPPING: FIRE RESISTANT THROUGH PENETRAION SEALANTS, TWO PART, FOAMED-IN-PLACE, SILICONE SEALANT FORMULATED FOR USE IN THROUGH-PENETRATION FIRE-STOPPING AROUND CABLES, RACEWAYS, AND CABLE TRAY PENETRAIONS THROUGH FIRE-RATED WALLS AND FLOORS. SEALANTS AND ACCESSORIES SHALL HAVE FIRE-RESISTANCE RATINGS INDICATED, AS ESTABLISHED BY TESTING IDENTICAL ASSEMBLIES IN ACCORDANCE WITH ASTM E 814, BY UNDERWRITERS LABORATORIES, INC., OR OTHER NRTL ACCEPTABLE TO AHJ.

ACCEPTABLE MANUFACTURERS - HILT, INC., 3M CORP., RECTORS&L, SPECIFY TECHNOLOGY INC., UNITED STATES GYPSUM COMPANY.

ELECTRICAL SERVICE

SERVICE SHALL BE AS SHOWN ON DRAWINGS.

PROVIDE SECONDARY SERVICE INTO THE BUILDING WITH CONDUIT AND WIRING AS SHOWN ON THE PLANS, INCLUDING, BUT NOT LIMITED TO, UNDERGROUND RACEWAYS AND CABLES AND SECONDARY CONNECTIONS TO UTILITY TRANSFORMERS AS REQUIRED BY SERVING ELECTRICAL UTILITY COMPANY. COORDINATE ALL REQUIREMENTS WITH UTILITY COMPANY PRIOR TO BID.

PROVIDE ALL REQUIRED GROUNDING FOR A COMPLETE SERVICE ENTRANCE GROUNDING SYSTEM, PERMANENTLY AND EFFECTIVELY GROUND AND BOND THE ELECTRICAL INSTALLATION IN A THOROUGH AND EFFICIENT MANNER AND IN CONFORMANCE (AT A MINIMUM) WITH N.E.C. OR THESE DOCUMENTS, WHERE THEY EXCEED CODE REQUIREMENTS. USE BARE OR INSULATED CONDUCTORS, AS SPECIFIED HEREIN, AND OTHER MATERIALS INDICATED ON THE DRAWINGS.

PROVIDE ALL NECESSARY ENCLOSURES REQUIRED BY THE OWNER FOR THE UTILITY COMPANY METERING. REFER TO DRAWINGS FOR MINIMUM REQUIREMENTS. COORDINATE WITH UTILITY COMPANY PRIOR TO BID FOR ALL REQUIREMENTS.

PRODUCTS

GENERAL

ALL EQUIPMENT OF A PARTICULAR KIND, SUCH AS WIRING DEVICES AND PANELBOARDS AND LIGHTING FIXTURES OF THE SAME TYPE, SHALL BE THE PRODUCT OF THE SAME MANUFACTURER.

PROVIDE ACCESS PANELS FOR ALL EQUIPMENT AND DEVICES REQUIRING SUCH PANELS. SIZE AS REQUIRED FOR PROPER ACCESS AND MAINTENANCE. MINIMUM ACCEPTABLE IS 12 IN BY 12 IN CLEAR OPENING WHERE HAND ACCESS ONLY IS REQUIRED.

PROVIDE LABELS FOR EACH MOTOR CONTROLLER, SAFETY SWITCH, RELAY, PANELBOARD, CONTACTOR, TIMER, CONTROL DEVICE, METER AND CIRCUIT BREAKER. LABELS SHALL BE LAMINATED, PHENOLIC STRIPS 1/16" THICK, AND ENGRAVED TO SHOW BLACK LETTERS ON A WHITE BACKGROUND NOT LESS THAN 1/4" HIGH. SIZE STRIPS TO PROPERLY FIT MANUFACTURERS BRACKETS AND BE LEGIBLE. WHERE MANUFACTURERS BRACKETS ARE NOT PROVIDED, MOUNT LABELS WITH PROPER SCREWS, OR AN APPROVED ADHESIVE.

RACEWAYS

CONDUIT, RIGID STEEL, GALVANIZED OR SHERADIZED AND MANUFACTURED IN ACCORDANCE WITH ANSI STANDARD C80.1. FITTINGS SHALL BE PIPE THREADED, MALLEABLE IRON. CONNECTORS SHALL BE INSULATED THROAT TYPE.

CONDUIT, PVC: POLYVINYLCHLORIDE SCHEDULE 40 PIPE SPECIFICALLY MANUFACTURED AND LABELED (UL STANDARD 651) FOR USE AS ELECTRICAL CONDUIT. FITTINGS SHALL BE EITHER SOCKET WELDED TYPE OR PIPE THREADED WITH INSULATED THROAT.

CONDUIT, FLEXIBLE METALLIC: GALVANIZED, INTERLOCKED SPIRALLY WOUND STEEL STRIP WITH GALVANIZED OR SHERADIZED FITTINGS. LISTED PER UL-L. FITTINGS SHALL BE OF THE SQUEEZE TYPE WITH INSULATED THROATS.

CONDUIT, LIQUIDTIGHT FLEXIBLE METALLIC: GALVANIZED, INTERLOCKED SPIRALLY WOUND STEEL STRIP WITH OVERALL JACKET OF LIQUID TIGHT PVC, UL LISTED. FITTINGS SHALL BE STEEL OR MALLEABLE IRON INSULATED THROAT, WATERTIGHT.

ELECTRIC METALLIC TUBING: GALVANIZED OR SHERADIZED AND MANUFACTURED IN ACCORDANCE WITH ANSI STANDARD C80.3. FITTINGS 1/2 INCH THROUGH 2 INCH TRADE SIZE SHALL BE COMPRESSION TYPE, MANUFACTURED FROM MALLEABLE IRON OR STEEL, AND RAIN AND/OR CONCRETE-TIGHT AS REQUIRED BY INSTALLATION. POT METAL OR DIE CAST TYPE FITTINGS ARE PROHIBITED. CONNECTORS SHALL BE INSULATED THROAT TYPE.

CONDUCTORS AND CABLES

GENERAL: SERVICE LATERALS AND PANELBOARD FEEDERS SHALL BE OF ANNEALED (SOFT) COPPER COMPLYING WITH ICSA S-95-658NEMA WC70, SOLID CONDUCTOR FOR NO. 10 AWG AND SMALLER. CONCENTRIC, COMPRESSED STRANDED FOR NO. 8 AWG AND LARGER. ALL BRANCH CIRCUIT CONDUCTORS NO. 8 AWG AND LARGER- STRANDED. TYPE THHN-1 OR XHHW-2 INSULATION. ALL CONDUCTORS, NO. 10 AWG AND SMALLER, USED FOR POWER AND LIGHTING CIRCUITS; SOLID COPPER, TYPE THWN-2 INSULATION (WET OR DAMP LOCATIONS, OR IN CONDUIT BELOW GRADE OR SLAB); TYPE THHN INSULATION (DRY LOCATIONS ONLY ABOVE GRADE); OR DUAL RATED TYPE THHN/THWN-1. ALL BRANCH CIRCUIT WIRING SHALL NOT BE SMALLER THAN NO. 12 AWG. IF NO CONDUCTOR SIZE IS INDICATED ON THE DRAWINGS FOR A BRANCH CIRCUIT, PROVIDE CONDUCTORS AND CONDUIT SIZED PER NFPA 70 AND BASED ON THE INDICATED BRANCH CIRCUIT OVERCURRENT PROTECTIVE DEVICE RATING AND NUMBER OF CIRCUITS. CONDUCTORS AND CONDUCTORS AND OVERCURRENT PROTECTIVE DEVICE) IS INDICATED ON THE DRAWINGS FOR A BRANCH CIRCUIT, PROVIDE THREE NO. 12 AWG CONDUCTORS IN 3/4" RACEWAY, AND A 20A SINGLE POLE CIRCUIT BREAKER.

CONDUCTOR INSULATION TYPES: 90-DEGREE C-RATED, TYPE THHN/THWN-2 OR XHHW-2 COMPLYING WITH ICSA S-95-658NEMA WC70.
COLORS FOR 208/120V CONDUCTORS
PHASE A: BLACK
PHASE B: RED
PHASE C: BLUE
NEUTRAL: WHITE
EQUIPMENT GROUND: GREEN
ISOLATED GROUND: GREEN WITH YELLOW STRIPE

COLORS FOR 480/277V CONDUCTORS
PHASE A: BROWN
PHASE B: ORANGE
PHASE C: YELLOW
NEUTRAL: WHITE
EQUIPMENT GROUND: GREEN

UNLESS NOTED OTHERWISE, SPECIAL PURPOSE CONDUCTORS AND CABLES, SUCH AS LOW VOLTAGE CONTROL AND SHIELDED INSTRUMENT WIRING, SHALL BE AS RECOMMENDED BY THE SYSTEM EQUIPMENT MANUFACTURER.

CONTROL WIRING: STRANDED COPPER CONDUCTORS, 600V INSULATION, OF THE PROPER TYPE, SIZE AND NUMBER AS REQUIRED TO ACCOMPLISH SPECIFIED FUNCTION. MINIMUM SIZE: NO. 14 AWG UNLESS NOTED OTHERWISE.

MC TYPE CABLE CAN BE USED IF ACCEPTED BY LOCAL AUTHORITY AND GOVERNING CODES FOR WHIPS FROM JUNCTION BOX TO LIGHT FIXTURES ONLY. TYPE MC CABLE 600V, UNJACKETED: ANSI E119 AND E84, UL STANDARDS 44 OR 83 (AS APPLICABLE), AND 1589, NFPA 70 ARTICLE 330, ALUMINUM OR GALVANIZED STEEL, INTERLOCKED ARMOR, THHN- OR XHHW-INSULATED CONDUCTORS; COLOR CODE: ICSA METHOD 1, WITH GREEN INSULATED GROUNDING CONDUCTOR.

PROVIDE A DEDICATED EQUIPMENT-GROUNDING CONDUCTOR, OR BONDING JUMPER, AS APPLICABLE, IN ALL BRANCH CIRCUITS AND FEEDERS, SIZED IN ACCORDANCE WITH NFPA 70, UNLESS INDICATED AS LARGER ON THE DRAWINGS.

PROVIDE A DEDICATED NEUTRAL (WHERE REQUIRED) AND DEDICATED GROUNDING CONDUCTOR FOR EACH BRANCH CIRCUIT.

VOLTAGE DROP IN BRANCH CIRCUITS SHALL NOT EXCEED 2%.

GFCI CIRCUITS: DO NOT USE MULTI-CONDUCTOR CIRCUITS, WITH A SHARED NEUTRAL, FOR ANY GFCI CIRCUIT BREAKER OR RECEPTACLE CIRCUIT. BRANCH CIRCUITS FED FROM GFCI CIRCUIT BREAKERS, LIMIT THE ONE-WAY CONDUCTOR LENGTH TO 100 FEET BETWEEN THE PANELBOARD AND THE MOST REMOTE RECEPTACLE OR LOAD ON THE GFCI CIRCUIT.

BOXES
OUTLET BOXES: GALVANIZED PRESSED STEEL WITH GALVANIZED STEEL EXTENSION RINGS OR PLASTER RINGS OR TILE RINGS TO PROVIDE EXPOSED SURFACE FLUSH WITH WALL OR CEILING FINISH. PROVIDE ALL CEILING OUTLET BOXES WITH "NO-BOLT" OR THROUGH AND LOCKMOUNTED TYPE FIXTURE STUDS.

JUNCTION AND PULL BOXES: FABRICATE IN ACCORDANCE WITH NEMA AND N.E.C. STANDARDS AND REQUIREMENTS INSOPAR AS MATERIAL, GAUGES, DIMENSIONS, AND FABRICATION METHODS. BOXES SHALL BEAR THE UL LABEL. WHERE BOXES ARE NOT SIZED ON THE DRAWINGS, THEY SHALL BE SIZED IN ACCORDANCE WITH

N.E.C. REQUIREMENTS. FINISH IN STANDARD GRAY ENAMEL, WITH SIDES AND BACK SPOT-WELDED IN POSITION AND THE REMOVABLE SCREW COVER MOUNTED WITH BRASS MACHINE SCREWS.

WIRING DEVICES

SWITCHES: HEAVY DUTY AC, RATED 20 AMPERES, 120/277 VOLTS, SINGLE-POLE, DOUBLE-POLE, THREE-POLE, OR FOUR-WAY AS NOTED ON DRAWINGS OR AS REQUIRED FOR THE SWITCHING ARRANGEMENTS IN EACH SPACE. HUBBELL #HBL122" OR EQUAL. COORDINATE SWITCH COLORS WITH COVERPLATES AS DESCRIBED BELOW UNDER "PLATES".

SWITCHES, SPECIAL PURPOSE, KEY OPERATED, HEAVY-DUTY AC, RATED 20 AMPERES, 120/277 VOLTS, SINGLE OR MULTI-POLE AS NOTED OR AS REQUIRED. HUBBELL #HBL122" OR EQUAL.

RECEPTACLES: THREE WIRE GROUNDING TYPE, 120 VOLT RATED, SPECIFICATION GRADE 20 AMPERES DUPLEX UNLESS NOTED OTHERWISE ON DRAWINGS. HUBBELL #R362 OR EQUAL. COORDINATE RECEPTACLE COLOR WITH COVERPLATE AS DESCRIBED BELOW UNDER "PLATES". SINGLE RECEPTACLE, 20 AMPERE, 120 VOLT, SPECIFICATION GRADE, HUBBELL #R361 OR EQUAL.

DUST AND MOISTURE RESISTANT, MELAMINE BODY, GRAY NYLON FACE BACKED BY FABRIC REINFORCED NEOPRENE GASKET SLIT TO PROVIDE WIPING ACTION ON CAP BLADES. PASS & SEYMOUR R6307 OR APPROVED EQUAL. GROUND FAULT CIRCUIT INTERRUPTER, NYLON FACE CLASS A, NEMA 5-20R, SPECIFICATION GRADE, HUBBELL #R6F-3622" OR EQUAL.

CORROSION RESISTANT, SIMILAR AND APPROVED EQUAL TO STANDARD RECEPTACLE, EXCEPT FABRICATED FROM YELLOW MELAMINE PLASTIC WITH YELLOW NYLON FACE AND EXPOSED METAL PARTS FINISHED TO RESIST CORROSION, (NEMA 5-11R - HUBBELL #R2CM61).

ISOLATED GROUND, DUPLEX OR SIMPLEX THREE WIRE GROUNDING TYPE, SPECIFICATION GRADE, ORANGE FACE, GROUND CONTACT FULLY ISOLATED FROM STRAP AND EQUIPPED WITH SCREW TERMINAL. HUBBELL #IG-3622" OR EQUAL.

RECEPTABLES, SPECIAL PURPOSE: SPECIAL PURPOSE OUTLETS SHALL BE AS SCHEDULED ON DRAWINGS.

PLATES: PROVIDE PLATES FOR ALL OUTLET BOXES. PLATES SHALL BE OF SUITABLE CONFIGURATION FOR THE NUMBER AND TYPE OF DEVICES SERVED, SHALL BE ONE PIECE, SHALL OVERLAP OUTLET BOX EDGE AND ROOM SURFACES, AND SHALL BE SMOOTH FINISH NYLON TYPE OF SAME MANUFACTURER AS THE WIRING DEVICES. VERIFY DESIRED MATERIALS AND COLORS WITH ARCHITECT PRIOR TO INSTALLATION.

STANDARD INTERIOR: IVORY FINISHED ON LIGHT COLORED WALLS - COORDINATE ALL COLORS WITH ARCHITECT

INTERIOR DAMP LOCATIONS: STAINLESS STEEL.

EXTERIOR LOCATIONS: FOR UNATTENDED WET LOCATIONS, PROVIDE IN-HOUSE NEMA 3R, UL LABELED PLATES MOLDED FROM A CLEAR HIGH IMPACT ULTRAVIOLET STABILIZED POLYCARBONATE MATERIAL FOR EASY VERIFICATION THAT CORDS ARE PLUGGED IN AND THAT THE GFCI IS FUNCTIONING. COVER PLATES SHALL BE BY THE SAME MANUFACTURER AS THE WIRING DEVICES. COMPLYING WITH NFPA 70 406.8 (A) OR (B) REQUIREMENTS FOR ATTENDED OR UNATTENDED USE AS APPLICABLE.

ACCEPTABLE MANUFACTURERS: HUBBELL, PASS & SEYMOUR, LEVITON AND COOPER.

CABINETS AND ENCLOSURES

FURNISH AND INSTALL FLUSH CABINETS AND ENCLOSURES AS SHOWN ON THE PLANS AND AS HEREIN SPECIFIED. UNIT SHALL BE PROVIDED WITH DEAD FRONT SUB PANEL, RECESSED AS REQUIRED, TO HOUSE CONTROLS. DOOR SHALL BE PROVIDED WITH CONCEALED HINGES AND FLUSH KEY OPERATED LOCK. DOOR AND TRIM SHALL BE PRIME PAINTED FOR FIELD PAINTING TO MATCH WALL FINISHES. PROVIDE KNOCK-OUTS, LOUVERS AND IDENTIFICATION ENGRAVING AS REQUIRED TO MEET FIELD CONDITIONS. EXACT BOXESIZE SIZE TO BE COORDINATED WITH EQUIPMENT SUPPLIER.

CIRCUIT DISCONNECTS

SAFETY SWITCHES: SAFETY SWITCHES SHALL CONSIST OF A BOX, FRONT COVER, AND CIRCUIT PROTECTOR DEVICE ALL MANUFACTURED AND ASSEMBLED IN ACCORDANCE WITH NEMA STANDARDS

THE BOX SHALL BE FABRICATED FROM CODE GAUGE GALVANIZED SHEET STEEL IN ACCORDANCE WITH U.L. LISTING AND LABEL. THE CIRCUIT PROTECTOR DEVICE SHALL BE HEAVY DUTY, QUICK-MAKE, QUICK-BREAK FUSED OR UNFUSED SWITCH RATED FOR MOTOR CIRCUITS AND/OR SERVICE ENTRANCE DUTY, IF REQUIRED. UNITS SHALL BE FURNISHED FOR SURFACE OR FLUSH MOUNTING WITH EITHER GENERAL PURPOSE OR RAIN/TIGHT ENCLOSURES, AS REQUIRED. FUSED UNITS SHALL BE FURNISHED COMPLETE WITH PROPER FUSES.

PANELBOARDS

SHALL CONSIST OF BOX, INTERIOR, FRONT, AND CIRCUIT PROTECTIVE DEVICES. THE ASSEMBLY SHALL BE UL L LABELED AND BE LISTED FOR SERVICE. THE ASSEMBLY SHALL BE DESIGNED AND MANUFACTURED IN ACCORDANCE WITH NEMA STANDARD PB-1. THE LATEST UL STANDARD (UL-85) AND SHALL HAVE A TURNED EDGE AROUND THE FRONT FOR RIGIDITY AND FOR CLAMPING ON FRONT. PROVIDE STANDARD KNOCKOUTS ON REMOVABLE BOX ENDS. FABRICATE FROM SHEET STEEL AND FINISH WITH BAKED ON GRAY ENAMEL OVER RUST INHIBITOR. EACH FRONT SHALL HAVE A DOOR MOUNTED ON SEMI-CONCEALED HINGES WITH A CYLINDER LOCK, INDEX CARD CIRCUIT DIRECTORY MOUNTED BEHIND CLEAR PLASTIC AND HELD IN A METAL FRAME, AND CONCEALED TRIM CLAMPS FOR MOUNTING TO THE BOX. ALL LOCKS SHALL BE MASTER KEYED AND ALL PANEL DIRECTORIES SHALL BE TYPEWRITTEN.

ALL INTERIORS SHALL BE COMPLETELY FACTORY ASSEMBLED. THE DESIGN OF THE INTERIOR SHALL PERMIT REPLACEMENT OF INDIVIDUAL BRANCH BREAKERS WITHOUT DISTURBING ADJACENT UNITS AND WITHOUT MACHINE DRILLING OR TAPPING. BUS BARS FOR PANELS RATED 600 AMPERES OR MORE SHALL BE TIN PLATED 98% CONDUCTIVITY COPPER OR TIN FINISH ALUMINUM (5% CONDUCTIVITY) OF RECTANGULAR CROSS-SECTION. BUS BARS FOR PANELS RATED LESS THAN 600 AMPERES SHALL BE TIN PLATED 98% CONDUCTIVITY COPPER OR RECTANGULAR CROSS-SECTION. BUS BAR CONNECTIONS TO BRANON CIRCUIT BREAKERS ONLY BE THE PHASE SEQUENCE TYPE AND ACCEPT

BOLT OR THE CIRCUIT BREAKERS ONLY. PANELBOARD BUS STRUCTURE AND MAIN BREAKER OR MAIN LUGS SHALL BE RATED AS SCHEDULED ON DRAWING. SUCH RATINGS SHALL BE ESTABLISHED BASED ON HEAT RISE TESTS IN ACCORDANCE WITH UL STANDARDS. GROUP INCOMING CABLE LUGS AT ONE END FOR SEPARATION FROM LONG SIDE CABLES. EQUIPMENT NEUTRAL BUSING WITH A LUG FOR EACH BRANCH BREAKER POSITION. INTERIOR SHALL MOUNT TO BOX WITHOUT TOOLS.

BREAKERS SHALL BE QUICK-MAKE, QUICK-BREAK, BOLT-ON THERMAL-MAGNETIC MOLDED CASE CIRCUIT BREAKERS ONE, TWO OR THREE POLE WITH INTEGRAL CROSSBAR FOR MULTI-POLE UNITS, EQUIPPED WITH AN OVERCENTER, TRIP-FREE, TOGGLE-TYPE OPERATING ACTION AND POSITIVE HANDLED INDICATION OF BREAKER STATUS. CIRCUIT BREAKERS SHALL BE UL LISTED IN ACCORDANCE WITH UL STANDARDS.

EACH PANELBOARD, AS A COMPLETE UNIT, SHALL HAVE A SHORT CIRCUIT RATING EQUAL TO OR GREATER THAN THE INTEGRATED EQUIPMENT RATING SHOWN ON DRAWINGS. THE RATING SHALL BE ESTABLISHED BY TESTING WITH THE OVERCURRENT DEVICES MOUNTED IN THE PANELBOARD, THE SHORT CIRCUIT TESTS ON THE OVERCURRENT DEVICES ON THE STRUCTURE SHALL BE MADE SIMULTANEOUSLY BY CONNECTING THE FAULT TO EACH OVERCURRENT DEVICE WITH THE PANELBOARD CONNECTED TO ITS RATED SUPPLY VOLTAGE.

REFER TO PANELBOARD SCHEDULES FOR FULLY RATED OR SERIES-RATED REQUIREMENTS. SERIES-RATED SYSTEMS ARE NOT ALLOWED UNLESS SPECIFICALLY INDICATED ON PANELBOARD SCHEDULES. WHERE ALLOWED, SERIES-RATED SYSTEMS SHALL BE PROPERLY LABELLED BY NEC REQUIREMENTS.

METHOD OF TESTING SHALL BE PER UL STANDARDS. PANELBOARDS SHALL BE MARKED WITH THEIR MAXIMUM SHORT CIRCUIT CURRENT RATING AT THE SUPPLY VOLTAGE.

APPROVED MANUFACTURERS: SQUARE-D CO. OR EQUAL BY GE, SIEMENS AND/OR Eaton.

OVERCURRENT PROTECTIVE DEVICES
FUSES OF THE PROPER SIZE, RATING AND ELECTRICAL CHARACTERISTICS SHALL BE PROVIDED IN EACH FUSIBLE DEVICE. FUSES OF 800 VOLTS AND BELOW SHALL BE UL CLASS RK-1, CURRENT-LIMITING, TIME-DELAY, DUAL-ELEMENT, 200,000 AMPERE RMS SYMMETRICAL INTERRUPTING CAPACITY ON NON-MOTOR CIRCUITS AND UL CLASS RK-5, TIME-DELAY, DUAL-ELEMENT, 200,000 AMPERES RMS SYMMETRICAL INTERRUPTING CAPACITY ON MOTOR CIRCUITS.

APPROVED MANUFACTURERS: RUSSMANN, LITTELFUSE OR FERRAZ-SHAWMUT (ALL FUSES SHALL BE OF SAME MANUFACTURER TO ENSURE SEPARATE COORDINATION).

CIRCUIT BREAKERS: CIRCUIT BREAKERS OF THE PROPER SIZE, RATING, AND ELECTRICAL CHARACTERISTICS SHALL BE PROVIDED WHERE CALLED FOR ON DRAWINGS. BREAKERS SHALL BE THERMAL MAGNETIC MOLDED-CASE WITH QUICK-MAKE, QUICK-BREAK, OVER CENTER TOGGLE TYPE MECHANISM AND TRIP-FREE HANDLE MECHANISM. THE BREAKER SHALL BE ENCLOSED IN A SUITABLE NEMA RATED ENCLOSURE. BREAKERS SHALL BE OF SAME MANUFACTURER AS THOSE IN THE PANELBOARDS.

TIME SWITCHES
ELECTRONIC TIME SWITCHES: ELECTRONIC, SOLID STATE PROGRAMMABLE UNITS WITH ALPHANUMERIC DISPLAY; COMPLYING WITH UL917. SPST, 30 AMPERE INDUCTIVE OR RESISTIVE, 240VAC, CONTACT RATING, 2 PROGRAMMABLE ON-OFF SET POINTS ON A 24-HOUR SCHEDULE, ALLOWING DIFFERENT SET POINTS FOR EACH DAY OF THE WEEK. ALLOW CONNECTION OF A PHOTOELECTRIC RELAY AS SUBSTITUTE FOR ON-OFF FUNCTION OF A PROGRAM. ASTRONOMIC TIME ON ALL CHANNELS. BATTERY BACKUP FOR SCHEDULES AND TIME CLOCK.

OUTDOOR PHOTOELECTRIC SWITCHES
SOLID STATE, WITH SPST DRY CONTACT, RATED FOR 1800-VA TUNGSTEN OR 1000-VA INDUCTIVE, TO OPERATE CONNECTED RELAY, CONTACTOR COILS OR MICROPROCESSOR INPUT, COMPLYING WITH UL 773A.

TELEPHONE AND DATA SYSTEMS

FURNISH AND INSTALL A SYSTEM OF PROPERLY SIZED AND PROPERLY LOCATED OUTLETS WITH ASSOCIATED CONNECTING CONDUIT RUNS, EXTENDING TO PULL BOXES AND TELEPHONE BACKBOARD. FURNISH AND INSTALL RACEWAYS, FOR INCONVENIENT PLACES WHERE INDICATED.
OUTLET BOXES: UNLESS OTHERWISE INDICATED, ALL TELEPHONE OUTLETS AND JUNCTION BOXES SHALL BE PROVIDED AS REQUIRED TO ACCOMMODATE INTERNAL TERMINAL STRIPS BY TELEPHONE CO.

OUTLET COVER PLATES: TELEPHONE OUTLET COVER PLATES SHALL MATCH THOSE SPECIFIED FOR ADJACENT WIRING DEVICES, INCLUDING THOSE WITH SPECIAL FINISHES.

RACEWAYS: MATERIALS FOR TELEPHONE RACEWAY SYSTEM WORK SHALL BE IN ACCORDANCE WITH CORRESPONDING SPECIFICATIONS SPECIFIED HEREIN AND IN OTHER SECTIONS.

VERIFY LOCATION OF WALL OUTLETS BEFORE ROUGHING IN TO ENSURE COORDINATION WITH OWNERS FINAL INTENDED FURNITURE LAYOUT. PLAN INDICATIONS SHALL NOT BE SCALED UNLESS DIRECTED. OUTLETS SHALL BE RELOCATED WITHIN ROOMS BEFORE ROUGH-IN WHERE DIRECTED BY ARCHITECT-ENGINEER WITHOUT ADDITIONAL COST TO OWNER.

TELEPHONE SERVICE CONDUIT LAYOUT SHALL HAVE THE JOB SITE APPROVAL OF AN AUTHORIZED REPRESENTATIVE OF THE TELEPHONE CO. COORDINATE WORK SO THAT BOTH TELEPHONE CO. AND OWNERS REPRESENTATIVES ARE PRESENT AT THE SAME TIME FOR APPROVAL OR CHANGES IN AMPLI TIME FOR ANY REQUIRED CORRECTIONS BEFORE COMPLETION OF PROJECT.

FROM EACH TELEPHONE OUTLET, PROVIDE 3/4" EMT CONDUIT CONCEALED IN WALL TO P ABOVE ACCESSIBLE CEILING OR UP TO STRUCTURE WHERE NO CEILING EXISTS, UNLESS SHOWN OTHERWISE ON DRAWINGS.

TELEPHONE TERMINAL BOARD: PRIOR TO INSTALLATION OF TELEPHONE TERMINAL BOARD, THE EXACT LOCATION SHALL BE VERIFIED WITH THE TELEPHONE CO. THE TELEPHONE TERMINAL BOARD SHALL BE PROVIDED WITH A DOUBLE DUPLEX RECEPTACLE LOCATED WHERE INDICATED ON THE DRAWINGS. THE TERMINAL BOARD SHALL BE CONSTRUCTED OF 4" X 8" X 3/4" PLYWOOD WITH TWO (2) COATS OF FLAME RETARDANT PAINT UNLESS NOTED OTHERWISE ON DRAWINGS.

LIGHTING

FIXTURES ARE SPECIFIED IN THE SCHEDULE BY MANUFACTURER'S NAME AND CATALOG NUMBER.

ALL RECESSED LIGHT FIXTURES SHALL BE PROVIDED WITH FACTORY INSTALLED THERMAL PROTECTION.

ALL LAMPS USED ON THIS PROJECT SHALL BE NEW, DELIVERED TO THE JOB SITE IN THE ORIGINAL PACKING CASES AND SLEEVES AND SHALL BE OF THE SAME MANUFACTURER.

PROVIDE FLUORESCENT FIXTURES WITH ELECTRONIC BALLASTS SUITABLE FOR OPERATION OF LAMPS SPECIFIED, TOTAL HARMONIC DISTORTION LESS THAN 20%; FREQUENCY OF OPERATION OF 20 KHZ OR GREATER WITH NO VISIBLE FLICKER; LINE TRANSIENT WITHSTAND RATINGS AS DEFINED IN ANSI/EETC, CATEGORY A. APPROVED MANUFACTURERS: ADVANCE OR EQUAL BY MAGNETEK, MOTOROLA OR OSRAM.

HID BALLASTS SHALL BE AUTO TRANSFORMER REACTOR, HIGH POWER FACTOR POSTED AND ENCASED TO MINIMIZE SOUND. APPROVED MANUFACTURERS: GE, SYLVANIA, OR OSRAM.

LED LIGHT FIXTURES ARE TO BE PROVIDED WITH COMPATIBLE DRIVER AND MUST BE COORDINATED WITH CONTROL TYPE INDICATED. CONTRACTOR IS RESPONSIBLE TO ENSURE CONTROLS ARE CAPABLE OF PROPERLY CONTROLLING LIGHT FIXTURES AS INDICATED WITHIN THESE DRAWINGS.



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PERMIT DOCUMENTS

RESERVE AT



WIRING OF MECHANICAL EQUIPMENT
PROVIDE ALL RACEWAYS AND POWER WIRING FOR ALL DIVISION 15 EQUIPMENT REQUIRING ELECTRICAL CONNECTIONS, INCLUDING, BUT NOT LIMITED TO, PUMPS, WATER HEATERS, AND HVAC EQUIPMENT, AND ALL LINE-VOLTAGE CONTROL AND INTERLOCK WIRING NOT PROVIDED UNDER DIVISION 15. CONNECT PER MANUFACTURER'S WIRING DIAGRAMS. COORDINATE WITH DIVISION 15 FOR DISCONNECTS FURNISHED WITH EQUIPMENT, AND PROVIDE ALL DISCONNECT SWITCHES AS REQUIRED. AFTER INSTALLING WIRING, VERIFY THAT EACH MOTOR LOAD HAS THE CORRECT PHASE ROTATION.

VERIFY THE ACTUAL "MAXIMUM OVERCURRENT PROTECTION" DEVICE RATINGS AND "MINIMUM CIRCUIT AMPACITY" CONDUCTOR SIZING FOR MECHANICAL INSTALLATIONS ON ACTUAL REQUIRED AMPERAGES, WHICH MAY VARY SOMEWHAT FROM THE CONDUCTOR AND EQUIPMENT SIZES SHOWN ON THE DRAWINGS; HOWEVER, IN NO CASE, REDUCE THE SIZE OF CONDUCTORS INDICATED ON THE DRAWINGS WITHOUT AUTHORIZATION FROM THE ENGINEER. PROVIDE PROPERLY SIZED ELECTRICAL WIRING AND EQUIPMENT WITHOUT EXTRA COST TO THE OWNER. NOTIFY THE ENGINEER OF ALL CHANGES REQUIRED IN THE ELECTRICAL INSTALLATION DUE TO EQUIPMENT VARIANCES SO THAT THE EFFECTS ON FEEDERS, BRANCH CIRCUITS, PANELBOARDS, FUSES AND CIRCUIT BREAKERS CAN BE CHECKED PRIOR TO PURCHASING AND INSTALLATION. BE RESPONSIBLE FOR COORDINATING WITH DIVISION 15 TO VERIFY THE ACTUAL AMPACITIES AND CORRECT SIZES OF ALL CONDUCTORS AND OVERCURRENT PROTECTIVE DEVICES FOR ALL EQUIPMENT, AND CORRECT OVERLOAD HEATERS FOR ALL MOTORS, WHEN STARTERS ARE PROVIDED UNDER DIVISION 16.

PROVIDE ALL RACEWAYS, POWER WIRING, AND LINE-VOLTAGE CONTROL AND INTERLOCK WIRING NOT PROVIDED UNDER DIVISION 15, FOR ALL THERMOSTATS, TEMPERATURE CONTROL DEVICES, AND CONTROLS, INCLUDING, BUT NOT LIMITED TO, NIGHT-STATS, WATER HEATER INTERLOCKS, TIME SWITCHES AND OVERRIDE TIMERS. SEE MECHANICAL DRAWINGS FOR LOCATIONS AND TEMPERATURE CONTROL DIAGRAM. LOW-VOLTAGE CONDUCTORS FOR THERMOSTATS AND TEMPERATURE CONTROL SYSTEMS MAY BE RUN EXPOSED ABOVE FINISHED ACCESSIBLE CEILINGS, IF APPROVED AND LISTED FOR THIS PURPOSE, BUT SHALL BE INSTALLED IN CONDUIT WITHIN WALLS AND WHERE EXPOSED IN THE WORK AREAS.

EXECUTION

METHOD OF PROCEDURE
ERECT EQUIPMENT PARTS AT SUCH TIME AND IN SUCH MANNER AS TO MINIMIZE INTERFERENCES AND DELAYS IN THE EXECUTION OF THE WORK CARE SHALL BE USED IN THE ERECTION AND INSTALLATION OF ALL EQUIPMENT AND MATERIALS TO AVOID MARRING SURFACES OF THE WORK. DAMAGES SHALL BE REPAIRED AT NO ADDITIONAL COST TO THE OWNER.

EQUIPMENT REQUIRING ELECTRICAL SERVICE SHALL NOT BE ENERGIZED OR PLACED IN SERVICE UNTIL ALL INTERESTED PARTIES HAVE BEEN DULY NOTIFIED AND ARE PRESENT OR HAVE WAIVED THEIR RIGHT TO BE PRESENT. WHERE EQUIPMENT TO BE PLACED IN SERVICE INVOLVES SERVICE OR CONNECTION FROM ANOTHER CONTRACTOR OR THE OWNER, NOTIFY THE OWNER IN WRITING WHEN THE EQUIPMENT WILL BE READY. THE OWNER SHALL BE NOTIFIED AS FAR IN ADVANCE AS POSSIBLE, OF THE DATE THE VARIOUS ITEMS OF EQUIPMENT WILL BE COMPLETE.

THE WORK OF THIS TRADE INCLUDES ROUGH-IN FOR AND FINAL CONNECTION AND REQUIRED TO ALL MISCELLANEOUS EQUIPMENT FURNISHED BY OTHERS, OR UNDER OTHER DIVISIONS OF THE WORK. THIS SHALL INCLUDE POWER AND CONTROL WIRING, WIRING DEVICES AND COVER PLATES FOR BUILT-IN EQUIPMENT ARE INCLUDED IN THE WORK OF THIS DIVISION. SAFETY DISCONNECTS AND OTHER MISCELLANEOUS PROTECTIVE DEVICES REQUIRED BY N.E.C. ARE INCLUDED IN THE WORK OF THIS DIVISION. DO ALL ROUGH-IN AND FINAL CONNECTIONS FROM APPROVED SHOP DRAWINGS ONLY.

COMPLIANCE WITH THE DRAWING AND ANY NOTES THEREON IS REQUIRED. PROVIDE OPENINGS THROUGH WALLS, PARTITIONS, FLOORS, AND ROOFS AS REQUIRED FOR ELECTRICAL WORK.

PROVIDE SLEEVES FOR ELECTRICAL WORK PASSING THROUGH WALLS, PARTITIONS, ROOFS, AND FLOORS. SLEEVES SHALL EXTEND THROUGH FLOORS, WALLS AND PARTITIONS AND SHALL BE CUT FLUSH WITH EACH SURFACE UNLESS OTHERWISE SPECIFIED. FIRE WALL AND/OR FLOOR INTEGRITY SHALL BE RESTORED AFTER PENETRATION. SLEEVES IN CONCRETE AND MASONRY WALLS, CONCRETE FLOORS AND ROOFS, SHALL BE FABRICATED FROM STANDARD GALVANIZED STEEL PIPE WITH ENDS FINISHED SMOOTH, BURR FREE, WITHOUT SHARP EDGES. SLEEVES IN WALLS, ROOFS, AND FLOORS OF OTHER CONSTRUCTION AND THROUGH SUSPENDED CEILINGS SHALL BE FABRICATED FROM 22 U.S. GAUGE GALVANIZED STEEL. FLOOR SLEEVES SHALL EXTEND THREE INCHES ABOVE FINISHED FLOOR UNLESS OTHERWISE NOTED. SPACE BETWEEN FLOOR SLEEVES AND PASSING CONDUIT SHALL BE FILLED WITH DUCT SEAL PACKING AND CAULKED WITH WATERPROOF COMPOUND AS APPROVED. WHERE CONDUITS PASS THROUGH WATERPROOFED FLOORS OR WALLS, SLEEVES SHALL BE FABRICATED SUCH THAT WATERPROOFING CAN BE FLASHED ONTO AND AROUND THE SLEEVE.

RACEWAYS
ALL POWER AND LIGHTING CIRCUITS SHALL BE RUN IN METALLIC RACEWAYS EXCEPT WHERE SPECIFICALLY NOTED OTHERWISE. THESE RACEWAYS SHALL BE RUN CONCEALED IN ALL FINISHED AREAS, AND WHERE RUN EXPOSED SHALL BE SQUARE TO THE BUILDING AND HELD TIGHT TO THE BUILDING CONSTRUCTION. LOW VOLTAGE, TELEPHONE, INTERCOM, MUSIC, ALARM AND SECURITY WIRING RUN ABOVE ACCESSIBLE CEILINGS SHALL BE RUN USING INSULATED, PLENUM RATED CABLE. PROVIDE LOW VOLTAGE CABLE IN CONDUIT IF REQUIRED BY LOCAL A.H.I. VERIFY ALL REQUIREMENTS PRIOR TO INSTALLATION. METALLIC CONDUIT FOR THESE SYSTEMS SHALL BE PROVIDED ONLY WHERE RUN INSIDE WALLS. THE DRAWINGS INDICATE THE REQUIRED SIZE OF ALL RACEWAYS (EXCEPT AS HEREINAFTER SPECIFIED), THE POINTS OF TERMINATION AND THE SUGGESTED ROUTING. HOWEVER, THE INSTALLER IS RESPONSIBLE FOR PROPER COORDINATION WITH BUILDING STRUCTURE AND THE WORK OF OTHER TRADES. FURNISH ALL REQUIRED BENDS, ELBOWS, FITTINGS, JUNCTION AND PULL BOXES, WHETHER OR NOT SPECIFICALLY SHOWN ON DRAWINGS, THAT MAY BE REQUIRED TO SATISFY CODES AND THE STANDARDS OF GOOD PRACTICE. WHERE CONDUITS FOR BOTH BRANCH AND FEEDER CIRCUITS ARE RUN CONCEALED, THEY MAY BE RUN OUT OF SQUARE TO THE BUILDING PROVIDING THE SHORTEST POSSIBLE RUN IS UTILIZED. RACEWAY SIZES ARE BASED ON THE USE OF COPPER CONDUCTORS AND N.E.C. FILL.

CONDUIT SHALL BE CONSTRUED AS ELECTRICAL RACEWAYS AND SHALL CONFORM TO THE FOLLOWING: CONCEALED IN SUSPENDED CEILINGS AND INTERIOR PARTITIONS - EMT WITH SET SCREW TYPE FITTINGS. UNDERGROUND OR BELOW INTERIOR SUBS - GRS. (NOTE: PVC CONDUIT IS PERMITTED OUTSIDE FOR PARKING AREA LIGHTING, SIGNS, ETC. ELBOWS SHALL BE GRS). EXPOSED ON BUILDING EXTERIOR - GRS.

CONDUIT BENDS SHALL BE MADE TO THE LARGEST POSSIBLE RADIUS FOR EASE IN PULLING CONDUCTORS AND TO PROVIDE A NEATLY INSTALLED APPEARANCE. EQUIPMENT AND CONDITIONS PERMITTING, POWER CONDUIT BENDS SHALL CONFORM TO THE FOLLOWING: 1-1/2 IN. - 18 IN. RADIUS; 2 IN. - 24 IN. RADIUS; 2-1/2 IN. - 24 IN. RADIUS; 3 IN. - 36 IN. RADIUS.

GRS CONDUIT SHALL BE CUT WITH POWER OR HACKSAW AND CLEANLY REAMED

TO REMOVE ALL "BURRS" AND ALL FIELD CUT THREADS SHALL BE PAINTED WITH WHITE LEAD BEFORE COUPLINGS ARE APPLIED.

EMPTY CONDUIT SYSTEMS INSTALLED FOR COMMUNICATION SYSTEMS, PUBLIC TELEPHONES, OWNER ITEMS AND OTHER SYSTEMS AS INDICATED ON DRAWINGS SHALL BE INSTALLED COMPLETE WITH NYLON PULL WIRES PROPERLY TAGGED AT BOTH ENDS FOR IDENTIFICATION.

WHERE BUILDING VENTILATION CONDITIONS ARE SUCH THAT AIR MAY FLOW CONTINUOUSLY IN CONDUITS, CAUSING CONDENSATION AND THE COLLECTION OF MOISTURE, THE CONDUITS SHALL BE SEALED AT EACH END WITH A PLUGGABLE DUST SEALING COMPOUND. ALSO SEAL ALL CONDUITS ENTERING AND LEAVING REFRIGERATED EQUIPMENT AND PROVIDE EXPANSION JOINTS PER N.E.C.

ALL CONNECTIONS TO MOTORS, SOLENOID VALVES, PRESSURE SWITCHES, LIMIT SWITCHES, AND SIMILAR APPARATUS SHALL BE FLEXIBLE CONDUIT WHERE PERMITTED. WHERE EQUIPMENT IS INSTALLED OUTDOORS OR EXPOSED TO MOISTURE, USE LIQUIDTIGHT FLEXIBLE CONDUIT WITH WATERTIGHT FITTINGS.

EQUIPMENT LEVELING, HANGERS AND SUPPORTS
SET EACH PIECE INSTALLED UNDER THIS DIVISION TRUE AND LEVEL. ADEQUATELY SUPPORT ALL RACEWAYS FROM THE STRUCTURE USING SCREW CLAMPS TO SECURE TO SAME. ARRANGE SUPPORTS TO PREVENT MOISTURE COLLECTION AND ALLOW ENTRANCE TO BOXES WITHOUT BENDS. INSTALL MULTIPLE CONDUITS USING CHANNEL TRAPEZE SUPPORTS TIGHT TO STRUCTURE ABOVE. USE APPROVED SPACERS TO INSULATE FROM CONTACT WITH BUILDING. SIZE CLAMPS, INSERTS, CHANNELS AND ALL OTHER MEMBERS TO SUPPORT A LOAD EQUAL TO 200% OF THE COMBINED WEIGHT OF ALL SUPPORTED MATERIAL PLUS THE WEIGHT OF A MAN.

WHERE SEVERAL RACEWAYS ARE SUPPORTED ON A COMMON TRAPEZE HANGER, SUPPORTS SHALL BE SPACED TO ACCOMMODATE THE SMALLEST SIZE RACEWAY INVOLVED. SPACE HANGERS AS FOLLOWS:
RIGID CONDUIT: 1/2 AND 3/4 IN. SIZE: 6'-0" ON CENTERS; 1 AND 1-1/4 IN. SIZE: 9'-0" ON CENTERS
ELECTRIC METALLIC TUBING: 1/2 AND 3/4 IN. SIZE: 5'-0" ON CENTERS; 1 AND 1-1/4 IN. SIZE: 6'-0" ON CENTERS.

SECURELY ATTACH HANGERS AND SUPPORTS TO CONSTRUCTION BY METHODS RECOMMENDED IN THE "NECA STANDARDS OF INSTALLATION" MANUAL. COORDINATION WITH MECHANICAL TRADES: THE INTENT OF THE ABOVE CEILING SUPPORTS IS TO COMBINE AS MANY PIPES, CONDUITS, ETC. AS IS POSSIBLE WITHIN SAFE STRUCTURAL LIMITS. ON EACH HORIZONTAL SECTION OF A TRAPEZE HANGER, PRIOR TO SELECTING THE HORIZONTAL MEMBER, ALL TRADES, MECHANICAL AND ELECTRICAL, SHALL COORDINATE ACTUAL NUMBER OF PIPES, CONDUITS, ETC., SUCH THAT FINAL SELECTION RESULTS IN A NEATLY GROUPED, DISCIPLINED AND ACCESSIBLE INSTALLATION.

WIRING INSTALLATION
EXCEPT FOR SUCH ITEMS AS ARE NORMALLY WIRED AT THEIR POINT OF MANUFACTURE AND SO DELIVERED, AND UNLESS SPECIFICALLY NOTED TO THE CONTRARY HEREIN, THE ELECTRICAL TRADE SHALL DO ALL ELECTRICAL WIRING OF EVERY CHARACTER. IT IS THE INTENT OF THESE SPECIFICATIONS AND DRAWINGS THAT ALL SYSTEMS AND EQUIPMENT SHALL BE PROVIDED WITH ALL NECESSARY UTILITY CONNECTIONS COMPLETED TO ALLOW SAFE AND PROPER OPERATION OF S&D SYSTEMS. WHEN IT IS NECESSARY FOR TRADES PERFORMING WORK COVERED BY THIS DIVISION TO MAKE FINAL CONNECTIONS TO ITEMS OF EQUIPMENT BEING FURNISHED BY OTHERS, OR BY OTHER TRADES UNDER OTHER DIVISIONS, ALL SUCH WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THIS DIVISION AND ALL MATERIALS USED SHALL BE AS SPECIFIED HEREIN.

MINIMUM WIRE SIZE FOR BRANCH CIRCUITS SHALL BE #12 AWG, EXCEPT THAT HOMERUNS LONGER THAN 100 FT. LENGTH FROM THE PANEL TO THE CIRCUIT'S ELECTRICAL LOAD CENTER SHALL BE #10 AWG MINIMUM. WHERE RUNS EXCEED 150', CONTRACTOR MUST ENSURE WIRE SIZE BEING UTILIZED DOES NOT CREATE A VOLTAGE DROP GREATER THAN 3%. REQUEST PROPER WIRE SIZE PRIOR TO INSTALLATION. A 5% VOLTAGE DROP MAY OCCUR FOR ANY BRANCH CIRCUIT WHERE MORE THAN THREE CURRENT CARRYING CONDUCTORS ARE ENCLOSED IN THE SAME RACEWAY. CONDUCTORS ARE TO BE DERATED PER N.E.C. AND WIRE SIZE INCREASED AS REQUIRED. WHERE THE INCREASED CONDUCTOR SIZE REQUIRES INCREASE THE RACEWAY SIZE AS WELL. FOR CONTROL WIRING, USE #14 AWG MINIMUM. FOR FIXTURE WIRING, AS PERMITTED BY N.E.C., USE #18 AWG MINIMUM. FOR SIGNAL AND COMMUNICATIONS SYSTEMS USE WIRE SIZE AS SPECIFICALLY REQUIRED BY THE SYSTEM SUPPLIER.

MAKE CONNECTIONS TO TERMINALS USING PRESSURE TYPE CONNECTORS. SOLDERED JOINTS ARE PROHIBITED. ALL JOINTS IN CONDUCTORS SHALL BE MADE AT AN ACCESSIBLE LOCATION WITHIN A BOX BY TWISTING THE BARE CONDUCTOR ENDS TOGETHER AND APPLYING A WIRE CONNECTOR IN ALL SIZES UP TO THE MAXIMUM CAPACITY OF THE CONNECTOR. JOINTS SHALL BE TAPED WITH AN APPROVED ELECTRICAL TAPE. SPLICES FOR CONDUCTORS LARGER THAN #10 AWG SHALL BE MADE WITH AN APPROVED COMPRESSION (SQUEEZE) CONNECTOR INSULATED WITH NOT LESS THAN TWO LAYERS OF ELECTRICAL FILL TAPE TO 1.5 TIMES THE THICKNESS OF INSULATION, FOLLOWED BY TWO (MINIMUM) LAYERS OF HALF-LAPPED ELECTRICAL TAPE FOR MECHANICAL PROTECTION. LOCATE ALL SPLICES IN BOXES OR FITTINGS OF PROPER SIZE PER N.E.C.

IDENTIFY ALL WIRES AND CABLES WITH BRADY ADHESIVE WIRE MARKERS AT EACH BOX, PANEL, AND OUTLET. IDENTIFICATION SHALL, AS A MINIMUM, INDICATE THE PANEL AND CIRCUIT SUPPLYING THE OUTLET. AT THE PANEL END, THE LOAD SERVED AND ITS LOCATION SHALL BE INDICATED. PROVIDE A MINIMUM OF 8 IN. SLACK WIRE AT EACH OUTLET FOR MAKING CONNECTION TO THE DEVICE OR TO PROVIDE FOR A FUTURE DEVICE IN THE BOX.

BOXES
EACH BOX SHALL BE OF PROPER SIZE TO ACCOMMODATE THE DEVICE AND FUNCTION FOR WHICH IT IS SHOWN. BOXES FOR WALL DEVICES SHALL BE FURNISHED COMPLETE WITH PLASTER RING OR TILE RING ACCORDING TO WALL CONSTRUCTION WHERE REQUIRED. BOXES FOR INSTALLATION IN MASONRY WALLS SHALL BE SPECIAL SQUARE CORNER MASONRY TYPE. BOXES FOR MOUNTING OF LIGHTING FIXTURES SHALL BE FOUR INCH OCTAGON, EQUIPPED WITH 3/8 IN. "NO-BOLT" FIXTURE STUD. BOXES FOR FLOOR OUTLETS SHALL BE CONCRETE PROOF STEEL BOXES WITH ADJUSTABLE TOPS AND DEVICES AS HEREINAFTER NOTED OR SHOWN. ALL BOXES SHALL BE FURNISHED COMPLETE WITH PROPER COVER AND/OR DEVICE PLATE AND DEVICE. UNLESS OTHERWISE NOTED, PLACE OUTLET BOXES AT THE FOLLOWING HEIGHTS: BOX CENTER TO FINISH FLOOR; WALL SWITCHES 48" AND CONVENIENCE OUTLETS 18" UNLESS NOTED OTHERWISE ON DRAWINGS.

TELEPHONE, ALARM AND SIGNAL SYSTEM OUTLET BOXES SHALL BE STANDARD OUTLET BOX TYPE WHERE ONLY ONE CONDUIT ENTERS SAME. UNLESS OTHERWISE SPECIFIED OR INDICATED ON DRAWINGS, WHERE TWO OR MORE CONDUITS ENTER, BOX SHALL BE 4-11/16 IN. SQUARE MINIMUM WITH SUITABLE ADAPTER RING.

LOCATE ALL OUTLETS AS INDICATED ON DRAWINGS, HOWEVER, AT INSTALLATION INSPECT ARCHITECTURAL DRAWINGS AND LOCATE LOCAL SWITCHES ON THE STRIKE SIDE OF THE DOOR.

SYSTEM GROUNDING

EQUIPMENT, RACEWAY SYSTEMS, WIRING SYSTEM NEUTRALS, RECEPTACLES AND POWER OUTLETS, MOTORS AND MOTORIZED EQUIPMENT, SHALL BE GROUNDED IN ACCORDANCE WITH N.E.C. ARTICLE 250.

GROUND RECEPTACLES AND POWER OUTLETS TO THE CONDUIT SYSTEM WITH A GREEN GROUNDING CONDUCTOR SIZE IN ACCORDANCE WITH N.E.C. AND CONNECTED BETWEEN THE DEVICE GROUNDING SCREW AND THE OUTLET BOX. CONNECTION TO THE BOX MAY BE A 1" CLIP OR BY A 1024 SCREW THREADED INTO A HOLE IN THE BACK OF THE BOX AND USED FOR NO OTHER PURPOSE. EQUIPMENT CONNECTED TO THE ELECTRICAL SYSTEM SHALL BE GROUNDED WITHIN INSULATED GREEN GROUNDING CONDUCTOR SIZED IN ACCORDANCE WITH N.E.C. AND INSTALLED WITHIN THE RACEWAY. CONDUCTOR SHALL BE CONTINUOUS BETWEEN A GROUNDING SCREW IN THE EQUIPMENT JUNCTION BOX AND A GROUND ATTACHMENT IN THE NEAREST OUTLET BOX IN THE RIGID METALLIC CONDUIT SYSTEM. THIS REQUIREMENT INCLUDES ALL FLEXIBLE CONDUIT.

GENERALLY FOR TELEPHONE AND SUPPLEMENTAL COMMUNICATION SYSTEMS NO 6 AWG CONDUCTOR TO EACH PROTECTOR CABINET, OTHER CABINET, OR DEVICE INSTALLATION SHALL BE CONSIDERED SUFFICIENT, FROM THE SERVICE GROUND (UNLESS INDICATED OTHERWISE).

GROUNDING MATERIAL
GROUND-RODS - 1/2" DIA., 10' LONG, COPPERWELD GROUND CONDUCTOR - SIZE AS PER N.E.C. REQUIREMENTS, SOFT DRAWN OR SOFT ANNEALED, COPPER WIRE. JOINTS AND CONNECTIONS - MOLDED FUSION WELDING PROCESS USING PROPER MOLD AND THE NUMBER, SIZE AND TYPE CARTRIDGE FOR THE JOINT OR CONNECTION. WATERPIPE CONNECTION, SILICON BRONZE APPROVED MECHANICAL CONNECTOR DESIGNED FOR THE PIPE AND CABLE TO BE BONDED.

PANELBOARD INSTALLATION:
MOUNT PANELBOARDS WITH CENTERLINE AT 5 FT.-6IN. ABOVE FINISH FLOOR, EXCEPT THAT THE HIGHEST BREAKER HANDLE SHALL BE BELOW 8 FT.-5 IN. ABOVE FINISH FLOOR. ARRANGE BREAKERS SO THAT THE BREAKER RATING IS VISIBLE WITH THE PANEL FRONT IN PLACE.

PANEL DIRECTORIES, AS A MINIMUM, SHALL BE TYPEWRITTEN AND INDICATE BREAKER POSITION NUMBER AND EQUIPMENT SERVED. THE PANEL IDENTIFICATION SHALL BE LOCATED ON THE PANEL TRIM AND SHALL CONSIST OF A BLACK LAMINATED PHENOLIC LABEL, SCREW MOUNTED, WITH THE PANEL IDENTIFICATION MATCHING PANEL IDENTIFICATION ON DRAWINGS. LABEL ALL CONDUCTORS WITH ADHESIVE WRAP LABELS WITHIN 2 IN. OF THE CONDUCTOR TERMINATION PRIOR TO INSTALLATION OF TRIM.

LIGHTING FIXTURE INSTALLATION
PROVIDE A LIGHTING FIXTURE FOR EACH AND EVERY OUTLET IN ACCORDANCE WITH TYPE DESIGNATION AND FIXTURE SCHEDULE ON THE DRAWINGS. VERIFY THE ARCHITECTURAL FINISHES AND CEILING CONSTRUCTION AND - REGARDLESS OF THE CATALOG NUMBER PREFIXES AND SUFFIXES SHOWN - PROVIDE FIXTURES WITH THE PROPER TRIM, FRAMES, SUPPORTS, AND HANGER AND OTHER MISCELLANEOUS APPURTENANCES TO PROPERLY COORDINATE WITH SAID FINISHES. REINFORCE CEILING CONSTRUCTION AS REQUIRED TO PROPERLY SUPPORT THE WEIGHT OF FIXTURES INSTALLED THEREON.

IMMEDIATELY PRIOR TO FINAL INSPECTION, THOROUGHLY CLEAN ALL FIXTURES INSIDE AND OUT, INCLUDING PLASTICS AND GLASSWARE. ADJUST TRIM TO FIT ADJACENT SURFACES. REPLACE BROKEN OR DAMAGED PARTS. INSTALL NEW LAMPS, ELECTRICALLY AND MECHANICALLY TEST THE SYSTEM FOR PROPER OPERATION.

THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING APPROVAL FROM LOCAL CODE AUTHORITIES AND MAKING ANY REVISIONS DIRECTED BY THEM ON EMERGENCY AND EXT LIGHTING.

CLEANING
THOROUGHLY CLEAN ALL FIXTURES, SWITCHES, OTHER DEVICES, PANELBOARDS, AND EQUIPMENT PROVIDED OR CONNECTED IN THIS CONTRACT. ALL SURFACES SHALL BE PROPERLY POLISHED AND SHALL BE FREE OF PAINT AND ALL OTHER DIRT OR DEBRIS. TOUCHUP OR COMPLETELY REFINISH ALL EQUIPMENT FURNISHED WITH FACTORY FINISHES THAT IS DAMAGED DURING DELIVERY OR CONSTRUCTION. PROPERLY PROTECT THE FRONTS OF ALL PANELBOARDS, SWITCHBOARDS AND SIMILAR EQUIPMENT TO PREVENT MARRING AND OTHER DEFACING.

AT ALL TIMES, KEEP THE PREMISES FREE FROM ACCUMULATIONS OF WASTE MATERIALS OR RUBBISH CAUSED BY THE WORK OF THE TRADESMEN DOING ELECTRICAL WORK, AT COMPLETION OF THE WORK, REMOVE ALL RUBBISH, TOOLS, EQUIPMENT, AND SURPLUS MATERIALS. BROOM CLEAN ALL ASSIGNED SPACES PRIOR TO LEAVING THE PREMISES.

TESTING AND LOAD BALANCING

TEST ALL CIRCUITS TO ASSURE THEM TO BE FREE OF GROUNDS AND SHORTS. LIGHT AND TEST EACH LAMP. PROVE AND TEST THE AVAILABLE VOLTAGE ON THE LOAD SIDE OF EACH DISCONNECT. VERIFY PROPER OPERATION OF THE DISCONNECT. VERIFY THE PHASE SEQUENCE, VOLTAGE, AND ROTATION AT EACH MOTOR IN THE PRESENCE OF THE INSTALLER. RUN EACH MOTOR WITH ITS CONTROL AS NEARLY AS POSSIBLE UNDER OPERATING CONDITIONS FOR A SUFFICIENT LENGTH OVER TIME TO DEMONSTRATE CORRECT ALIGNMENT, WIRING CAPACITY, SPEED, AND OVERALL SATISFACTORY OPERATION. CHECK THAT THE PROPER OVERLOAD HEATERS HAVE BEEN INSTALLED BY READING THE MOTOR NAMEPLATE. ADJUST THE SIZE OF THE OVERLOAD HEATER AS REQUIRED TO MATCH THE MOTOR NAMEPLATE. OPERATE ALL MAIN AND FEEDER SWITCHES AND BREAKERS.

THE VARIOUS BRANCH CIRCUITS SERVED FROM THE LIGHTING PANELBOARDS VARY IN LOADING. CAREFULLY BALANCE THE ACTUAL OPERATING LOAD ON EACH PANELBOARD WHEN ALL LOAD IS TURNED ON AND THE SYSTEM IS OPERATING AT 100% DEMAND. THE UNBALANCE SHALL NOT EXCEED 10%. DURING FINAL INSPECTION, FURNISH THE TEST INSTRUMENTS AND QUALIFIED PERSONNEL TO PERFORM COMPLETE TESTING. COSTS OF ALL TESTING, INCLUDING THE INCIDENT COSTS FOR RETESTING OCCASIONED BY DEFECTS AND FAILURES OF THE EQUIPMENT TO MEET THE SPECIFICATIONS, SHALL BE BORNE BY THE CONTRACTOR.

FURNISH AT THE COMPLETION OF THE PROJECT A FINAL INSPECTION CERTIFICATE FROM THE LOCAL INSPECTING AUTHORITY.

END OF SECTION 16000

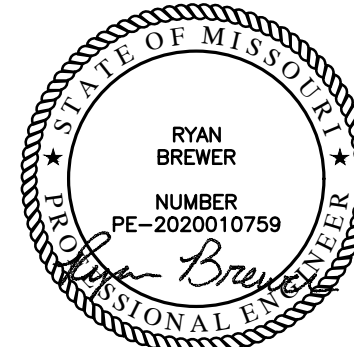


307B SW Market St., Lee's Summit, Missouri 64063 | 816.249.2270 | www.collinswebb.com

RESERVE AT BLACKWELL
SE SHENANDOAH DRIVE
LEE'S SUMMIT, MO 64063

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COLLINS WEBB
ARCHITECTURE, LLC
REVISION DATES:

EBS
ENGINEERED BUILDING SOLUTIONS, LLC
10000 N. 110th St., Suite 100
Overland Park, KS 66213
913.756.5600
913.756.5601
913.756.5602



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