



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

RESERVE AT BLACKWELL - BUILDING J

SE SHENANDOAH DRIVE
LEE'S SUMMIT, MO 64063

PERMIT DOCUMENTS

17 JAN 2024

COLLINS WEBB #: 21075



Type J Addresses:

- 664 SE. Wood Ln.
- 656 SE. Wood Ln.
- 644 SE. Wood Ln.
- 636 SE. Wood Ln.
- 620 SE. Wood Ln.
- 612 SE. Wood Ln.
- 566 SE. Wood Ln.
- 558 SE. Wood Ln.
- 550 SE. Wood Ln.
- 534 SE. Wood Ln.
- 514 SE. 5th Ter.

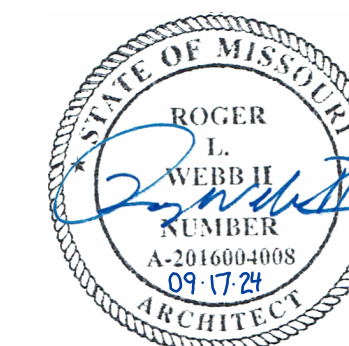
OWNER
 GRIFFIN RILEY PROPERTY GROUP
 21 SE 29TH TERRACE
 LEE'S SUMMIT, MO 64082
 P: 816.366.7900
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ARCHITECT
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 307B SW MARKET STREET
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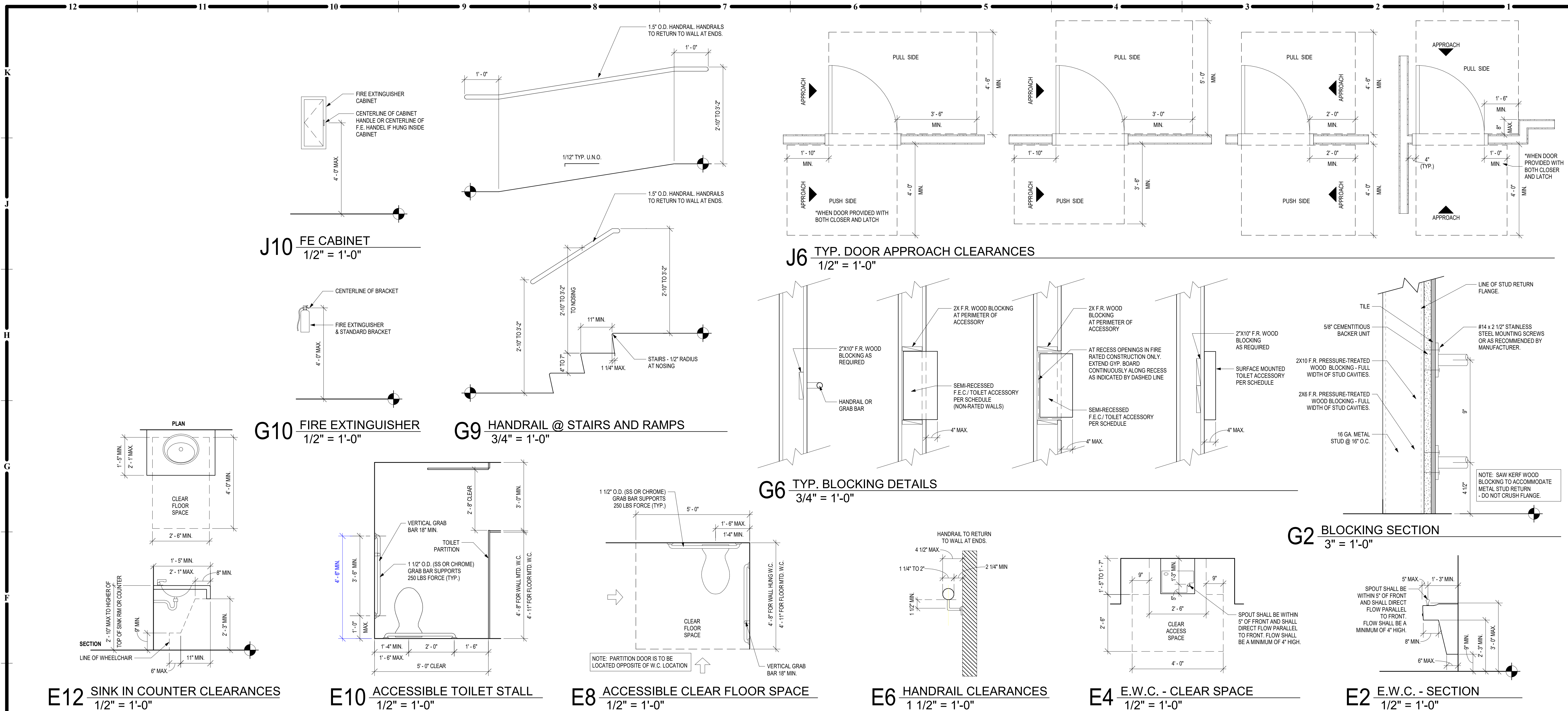
ELECTRICAL ENGINEER
 ENGINEERED BUILDING SOLUTIONS, LLC
 P: 913.735.5654
 www.ebsolutionskc.com

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**

1. NOTE: ALL DIMENSIONS ARE MEASURED FROM FLOOR, UNLESS NOTED OR SHOWN OTHERWISE.
2. ADA UNOBSTRUCTED REACH RANGES: ADA FORWARD REACH = 48" MAX. & 15" MIN. ADA SIDE REACH = 48" MAX. & 15" MIN.
3. 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. @ 1/2" SMALLEST DIM. TACTILE SIGNAL ON HOISTWAY: 60" TO BASE OF CHARACTERS W/ TACTILE STAR & 2" HIGH CHARACTERS.
4. DOOR HARDWARE (TO CENTER OF HARDWARE): STANDARD MOUNTING HEIGHTS: PUSH PLATES = 42". TYP. 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.
5. DRINKING FOUNTAINS & EVCS (TO SPOUT): STANDARD = 40" TYP. 42" MAX. ADA = 36" MAX. (27" MIN. CLEAR KNEE SPACE)
6. COUNTERTOPS (TO SINK RIM COUNTERTOP): ADA = 28" MIN. TO 34" MAX.
7. WATER CLOSETS (TO TOP OF SEAT): STANDARD = 44" TO 15". ADA (TO TOP OF SEAT) = 17" TO 19". ADA FLUSH CONTROLS = 44" MAX.
8. URINALS (TO RIM): STANDARD = 24" MAX. ADA = 17" MAX. ADA FLUSH CONTROL = 44" MAX.
9. LAVATORIES (TO SINK RIM COUNTERTOP): STANDARD = 36" MAX. ADA = 34" MAX. (29" MIN. CLEAR KNEE SPACE)
10. MIRRORS (TO B.O. REFLECTIVE SURFACE): STANDARD = VARIES. ADA = 40" MAX.
11. 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.
12. SHOWER HEADS (FROM FLOOR TO HEAD): STANDARD = 72" TO 84". ADA = SPRAY UNIT W/ HOSE 60" LONG MIN. ADA = FIXED SHOWER HEAD = 48" AFF.
13. SHOWER CONTROLS (TO CONTROL AREA): STANDARD = 48" MAX. (TO TOP). ADA = 38" MIN. TO 48" MAX.
14. SHOWER ROD (FROM FLOOR TO C.L.): STANDARD = 78" MAX. ADA = 72" MAX. (29" MIN. CLEAR KNEE SPACE)
15. TOILET ROOM PARTITIONS: TOILETS = 12" TO 20" TO TOP. URINALS = 18" TO 80" TO 80" TO TOP.
16. TOILET PAPER DISPENSERS (TO C.L. OF OUTLET): STANDARD = 24". ADA = 18" MIN. TO 24" MAX.
17. 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.
18. PAPER TOWEL DISPENSERS/WASTE RECEPTACLE (TO TOWEL SLOT): STANDARD = 40" MAX. ADA FORWARD REACH = 48" MAX. & 15" MIN. ADA SIDE REACH = 48" MAX. & 15" MIN.
19. WARM AIR HAND DRYER (TO PUSH SWITCH): STANDARD = 44" MAX. ADA FORWARD REACH = 48" MAX. & 15" MIN. ADA SIDE REACH = 48" MAX. & 15" MIN.
20. 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.
21. SANITARY NAPKIN DISPOSAL (TO TOP OF UNIT): STANDARD = 28" MAX. ADA = 19" MIN. TO 24" MAX. (TO DRNG.)
22. TOILET SEAT COVER DISPENSERS (TO DRNG.): STANDARD = 40" MAX. ADA FORWARD REACH = 48" MAX. & 15" MIN. ADA SIDE REACH = 48" MAX. & 15" MIN.
23. SHELVES: ADA = 48" MAX.
24. COAT HOOKS: STANDARD = 68". ADA = 48" MAX.
25. CHALKBOARDS, TACKBOARDS & MARKERBOARDS: STANDARD = 32" TO 38" (TO B.O. BOARD OR CHALKTRAY). STANDARD = 60" (RECOMMENDED) (TO BOARD).
26. THERMOSTATS & CONTROL DEVICES (TO TOP): ADA FORWARD REACH = 48" MAX. ADA SIDE REACH = 48" MAX.
27. LIGHT SWITCHES & CARD READERS (TO C.L.): LOCATE 6" FROM DOOR JAMB. ADA = 48" MAX.
28. CONVENIENCE RECEPTACLES - ELECTRICAL/TELEPHONE/ DATA (TO C.L.): STANDARD = 18". ADA = 15" MIN.
29. EXIT LIGHTS: WALL MOUNTED: 2" MIN. BELOW CEILING. 2" MIN. ABOVE DOOR FRAME. EQUAL SPACE FROM CEILING TO TOP OF FRAME.
30. 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).
31. FIRE ALARM FULL STATIONS (TO LEVER): STANDARD = 48" MAX. ADA FORWARD REACH = 48" MAX. ADA SIDE REACH = 48" MAX. HEIGHT.
32. SMOKE AND/OR HEAT DETECTORS: STANDARD = CEILING HEIGHT.
33. HORN/ SPEAKER/ VISUAL SIGNALS: STANDARD = 80" AFF. OR 6' BELOW CEILING - WHICHEVER IS LOWER.
34. ROOM SENSORS (TO C.L.): STANDARD = 60" HIGH AFF. & WITHIN 18" OF LATCH SIDE OF DOOR.



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SE SHENANDOAH DRIVE
LEE'S SUMMIT, MO 64063

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REVISION DATES:

PROFESSIONAL SEAL

G002

ISSUE DATE: 17 JAN 2024
COLLINS WEBB #: 21075

ACCESSIBILITY GUIDELINES

MISCELLANEOUS ACCESSORY TYPICAL MOUNTING HEIGHTS

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

TOILET ACCESSORY TYPICAL MOUNTING HEIGHTS

ACCESSORY TYPE	COMMENTS	FINISH FLOOR
SHOWER MIXING VALVE	WALL MOUNTED	3'-4" U.N.O.
SHOWER HEAD	WALL MOUNTED	6'-0" U.N.O.
HAND HELD SHOWER	WALL MOUNTED	6'-0" U.N.O.
LAVATORY	WALL MOUNTED	2'-10"
LAVATORY	COUNTER MOUNTED	2'-10" TO SPOUT
CHILDREN'S DRINKING FOUNTAIN	WALL MOUNTED	3'-0" TO SPOUT
SINGLE DRINKING FOUNTAIN	WALL MOUNTED	3'-0" TO SPOUT
DOUBLE DRINKING FOUNTAIN	WALL MOUNTED	3'-0" TO SPOUT
TOILET	WALL/FLOOR MOUNTED	3'-0" TO SPOUT
URINAL	WALL MOUNTED	3'-0" TO SPOUT

MISCELLANEOUS ACCESSORY TYPICAL MOUNTING HEIGHTS

ACCESSORY TYPE	COMMENTS	FINISH FLOOR
CLOSET HANGAR ROD & SHELF	WALL MOUNTED	5'-0"
WALL PHONE	SURFACE MOUNTED	4'-0" MAX.
TELEPHONE HOUSING	SURFACE MOUNTED	4'-0" TO CONSOLE
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"
ACCESSORY TYPE	COMMENTS	FINISH FLOOR
SHOWER MIXING VALVE	WALL MOUNTED	3'-4" U.N.O.
SHOWER HEAD	WALL MOUNTED	6'-0" U.N.O.
HAND HELD SHOWER	WALL MOUNTED	6'-0" U.N.O.
LAVATORY	WALL MOUNTED	2'-10"
LAVATORY	COUNTER MOUNTED	2'-10" TO SPOUT
CHILDREN'S DRINKING FOUNTAIN	WALL MOUNTED	3'-0" TO SPOUT
SINGLE DRINKING FOUNTAIN	WALL MOUNTED	3'-0" TO SPOUT
DOUBLE DRINKING FOUNTAIN	WALL MOUNTED	3'-0" TO SPOUT
TOILET	WALL/FLOOR MOUNTED	3'-0" TO SPOUT
URINAL	WALL MOUNTED	3'-0" TO SPOUT

GRAB BAR TYPICAL MOUNTING HEIGHTS & TOILET ACCESSORY PLANS

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

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

ACCESSIBILITY GUIDELINES

BUILDINGS J

GENERAL INFORMATION:
 NO. OF STORIES = 2
 ACTUAL BUILDING HT. = 22' - 7"
 BASEMENT = NO
 LIVING AREA = 1,653 SF
 GARAGE AREA = 538 SF
 COVERED PORCH AREA = 27 SF
 USE = SINGLE-FAMILY
 STANDPIPE/SPRINKLER = NOT REQ'D
 SMOKE DETECTORS = REQ'D PER 2018 IRC SECTION R314.1

WALL PRIORITY LEGEND

NOTE: THIS LEGEND IS FOR GRAPHIC REPRESENTATION ONLY.

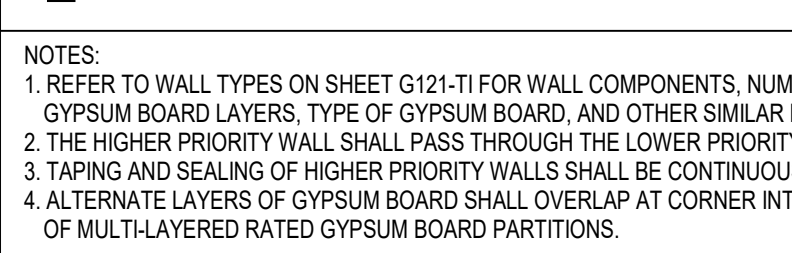
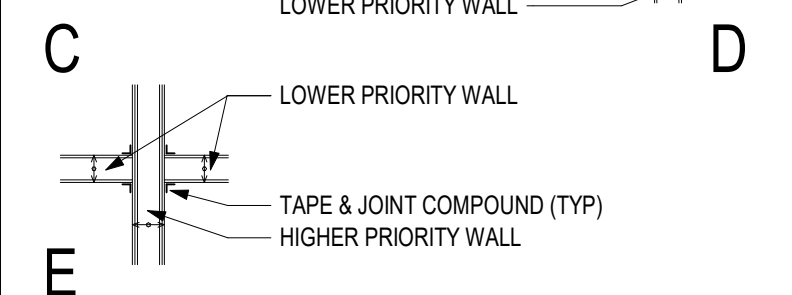
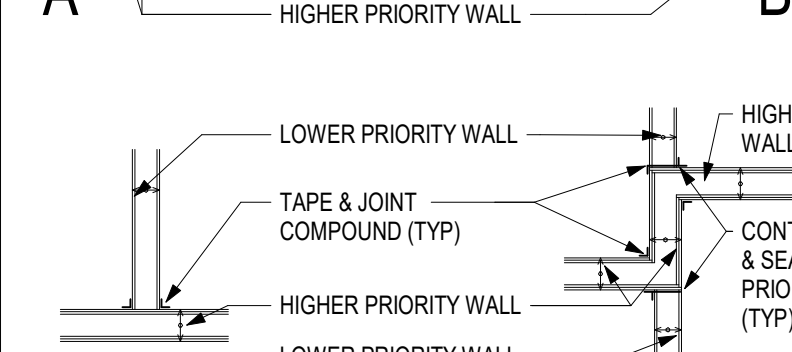
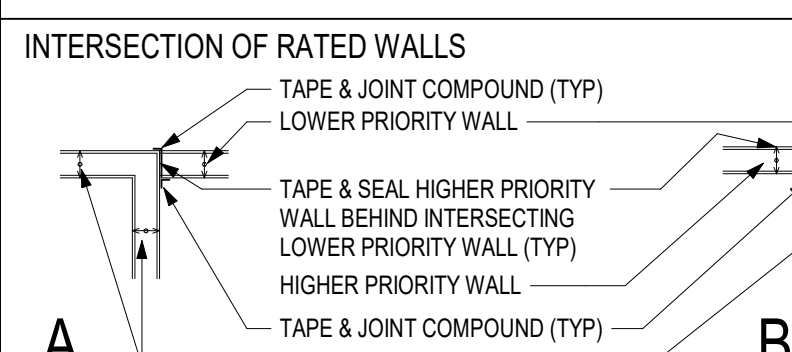
FOUR HOUR FIRE WALL (4FW)
 THREE HOUR FIRE WALL (3FW)
 TWO HOUR FIRE WALL (2FW)
 FOUR HOUR FIRE BARRIER (4FB)
 THREE HOUR FIRE BARRIER (3FB)

TWO HOUR FIRE BARRIER (2FB) INCLUDES THE FOLLOWING:
 • TWO HOUR SHAFT ENCLOSURE (2SE)
 ONE HOUR FIRE BARRIER (1FB) INCLUDES THE FOLLOWING:
 • ONE HOUR SHAFT ENCLOSURE (1SE)

SMOKE TIGHT PARTITION (X) INCLUDES THE FOLLOWING:
 • SMOKE TIGHT PARTITION TO SMOKE TIGHT CEILING (XC)
 • SMOKE TIGHT PARTITION WITHIN PLENUM ABOVE CEILING (XP)
 • SMOKE TIGHT PARTITION SEPARATION OF INTERSTITIAL SPACES (XI)

DETAIL ABUTMENT OF DISSIMILAR WALL

LOWER PRIORITY WALL
 HIGHER PRIORITY WALLS SHALL PASS THROUGH A LOWER PRIORITY WALL



NOTES:
 1. REFER TO WALL TYPES ON SHEET G121-TI FOR WALL COMPONENTS, NUMBER OF GYPSUM BOARD LAYERS, TYPE OF GYPSUM BOARD, AND OTHER SIMILAR INFO.
 2. THE HIGHER PRIORITY WALL SHALL PASS THROUGH THE LOWER PRIORITY WALL.
 3. TAPING AND SEALING OF HIGHER PRIORITY WALLS SHALL BE CONTINUOUS.
 4. ALTERNATE LAYERS OF GYPSUM BOARD SHALL OVERLAP AT CORNER INTERSECTIONS OF MULTILAYERED RATED GYPSUM BOARD PARTITIONS.

WALL TYPE NOTES:

- DRYWALL PARTITIONS SHOULD BE CONSTRUCTED IN ACCORDANCE WITH ASTM E487 - STANDARD PRACTICE FOR INSTALLING SOUND ISOLATING GYPSUM BOARD PARTITIONS AND ASTM C919 - STANDARD PRACTICE FOR USE OF SEALANTS IN ACoustICAL APPLICATIONS. ALL SOUND BARRIER PARTITIONS SHOULD EXTEND FROM FLOOR TO STRUCTURE UNLESS STATED OTHERWISE. METAL STUDS SHALL BE RIGIDLY ATTACHED ONLY AT HEAD AND FOOT. STRUCTURAL CROSS BRACING MUST NOT RIGIDLY CONNECT TO METAL STUD WALL.
- RE: LIFE SAFETY PLANS FOR RATED WALL LOCATIONS.
- RE: WALL TYPE DETAIL SHEET FOR TYPICAL WALL DETAILS AND ADDITIONAL WALL TYPE INFORMATION.
- FOR TYPICAL TOP OF WALL CONDITIONS AT JOISTS AND BEAMS, REFER TO THE CLOSURE DETAILS ON THE WALL TYPE DETAILS SHEET.
- WHERE "FIRE-RATED SEALANT" IS INDICATED ON WALL TYPES PROVIDE FIRE-RATED SEALANT ABOVE TOP TRACK, UNDER BOTTOM TRACK, AT ALL PENETRATIONS (BOTH SIDES), AND AS REQUIRED BY FIRE RATING UL NUMBER.
- EXTEND FIRE-RATED WALL CONSTRUCTION BEHIND RECESSED OR BUILT-IN EQUIPMENT, SUCH AS FIRE EXTINGUISHER CABINETS (FEC), ELECTRICAL WATER COOLERS (EWC), ELECTRICAL PANELS, ETC., UNLESS NOTED OTHERWISE.
- PROVIDE AND INSTALL ALL STIFFENERS, BRACINGS, BACK-UP PLATES AND SUPPORTING BRACKETES REQUIRED FOR THE INSTALLATION OF ALL CASEWORK AND OF ALL FLOOR MOUNTED OR SUSPENDED MECHANICAL, ELECTRICAL OR LABORATORY EQUIPMENT.
- WHERE HVAC OR OTHER MECHANICAL, ELECTRICAL AND PLUMBING ITEMS PENETRATE PARTITIONS, STUDS SHALL BE BRACED AND FRAMED TO STRUCTURE AS REQUIRED TO PROVIDE ADEQUATE SUPPORT OF ALL PENETRATIONS THROUGH ACoustICAL AND FIRE RATED WALLS SHALL BE SEALED TO PROVIDE FIRE SMOKE AND/OR ACoustICAL ISOLATION OF SPACES WITH APPROPRIATE ACoustICAL/FIRESTOP MATERIALS.
- THERE SHALL BE NO BACK-TO-BACK ELECTRICAL, TELEPHONE, OR OTHER OUTLETS, EXCEPT WHERE SPECIFICALLY SHOWN.
- WALL BASE IS NOT SHOWN ON ALL WALL TYPES FOR CLARITY. REFER TO FINISH SCHEDULE.
- PROVIDE GLASS-MAT, WATER RESISTANT BACKING BOARD AT ALL WET LOCATIONS.
- EXCEPT AT FIRE-RATED PARTITIONS, ALL WALL AND COLUMN GYPSUM BOARD FACING SHALL BE HELD AT 5/8" INCH BELOW STRUCTURE, UNLESS NOTED OR SHOWN OTHERWISE.
- PROVIDE AND INSTALL BLOCKING REQUIRED FOR ALL A.V. EQUIPMENT. O.C. TO COORDINATE WITH TI CONSULTANT FOR FINAL LOCATIONS AND SIZE REQUIREMENTS.
- COMPRESSIBLE FILLER - ACCEPTABLE MATERIALS WOULD BE FIBERGLASS INSULATION OR FIRESTOPPING. VOIDS TO BE COMPLETELY FILLED AND A FIRESTOP SEALANT OVER ANY ENDS. THIS IS TYPICAL FOR ALL ACoustICAL WALL ASSEMBLIES WHERE "COMPRESSIBLE FILLER" IS CALLED FOR. THERE CAN BE NO VOIDS IN THE INSTALLATION.
- MUD AND TAPE ALL 1ST AND 2ND LAYER GYP. BOARD JOINTS. PROVIDE 3RD LAYER FINISH PER GENERAL NOTES: FLOOR PLAN.
- PROVIDE HORIZONTAL LATERAL BRACING WIRE WELDED TO STUD FOR ALL WALLS, AT APPROPRIATE GAGE AND SPACING SPECIFIED BY SUPPLIER.

FIRE & SMOKE RESISTIVE LEGEND DEFINITIONS

FIRE WALLS (FW)

DEFINITION
 A FIRE RATED WALL THAT IS CONTINUOUS VERTICALLY FROM FOUNDATION TO ROOF TO SEPARATE CONSTRUCTION INTO SEPARATE BUILDINGS.

USE
 FIRE WALLS SERVE TO CREATE SEPARATE BUILDINGS FOR THE FOLLOWING REASONS:
 • CONSTRUCTION TYPE VARIES FROM ONE BUILDING TO ANOTHER.
 • COMPLIANCE WITH MAXIMUM ALLOWABLE AREA REQUIREMENTS.
 • TO SEPARATE BUILDINGS WITH DIFFERENT LEVELS OF FIRE PROTECTION.
 • TO ADDRESS A PROPERTY LINE DEFINING DIFFERENT OWNERSHIP.

SPECIAL CONSIDERATIONS
 • THE FIRE WALL REQUIRES SUFFICIENT STRUCTURAL STABILITY UNDER FIRE CONDITIONS TO ALLOW THE COLLAPSE OF CONSTRUCTION ON EITHER SIDE WITHOUT COLLAPSE OF THE WALL.
 • OPENINGS ARE REQUIRED TO BE PROTECTED.
 • OPENINGS ARE LIMITED BASED ON A PERCENTAGE OF WALL LENGTH.
 • EXTENDING THE FIRE WALL THROUGH THE ROOF WITH A PARAPET IS REQUIRED FOR SOME CONSTRUCTION CLASSIFICATIONS.
 • THE REQUIRED FIRE RATING OF A FIRE WALL IS BASED ON OCCUPANCY GROUPS AND CLASS OF CONSTRUCTION.
 • HARDWARE FOR SWING DOORS SHALL INCLUDE A LATCH AND CLOSER.

FIRE BARRIERS (FB)

DEFINITION
 A FIRE RATED WALL CONSTRUCTED TO RESTRICT THE SPREAD OF FIRE. CONTINUITY SHALL BE MAINTAINED FROM TOP OF FLOOR TO UNDERSIDE OF THE FLOOR OR ROOF DECK ABOVE.

USE
 FIRE BARRIERS HAVE THE FOLLOWING APPLICATIONS:
 • TO CREATE HORIZONTAL EXITS.
 • TO SEPARATE EXIT PASSAGEWAYS.
 • OCCUPANCY SEPARATIONS.
 • TO SEPARATE INCIDENTAL USE AREAS.
 • ISOLATION OF HAZARDS.
 • TO SEPARATE ROOMS WITH DIFFERENT LEVELS OF FIRE PROTECTION.
 • SMOKE BARRIERS AND SHAFT ENCLOSURES ARE FIRE BARRIERS. SEE ADDITIONAL REQUIREMENTS.

SPECIAL CONSIDERATIONS
 • WITHIN SOME CONSTRUCTION CLASSIFICATIONS, CONSTRUCTION THAT PROVIDES STRUCTURAL SUPPORT OF A FIRE BARRIER IS REQUIRED TO BE OF THE SAME HOURLY FIRE RATING AS THE FIRE BARRIER, OR BETTER.
 • OPENINGS ARE REQUIRED TO BE PROTECTED.
 • HARDWARE FOR SWING DOORS SHALL INCLUDE A LATCH AND CLOSER.

SHAFT ENCLOSURES (SE)

DEFINITION
 A SHAFT ENCLOSURE IS A FIRE BARRIER FORMING THE BOUNDARY OF A VERTICAL SHAFT.

USE
 PROTECT OPENINGS IN FIRE RATED FLOOR/CEILING ASSEMBLIES.

SPECIAL CONSIDERATIONS
 • PENETRATIONS IN SHAFT ENCLOSURES ARE PROHIBITED UNLESS NECESSARY FOR THE FUNCTION OF THE SHAFT. WHERE ALLOWED, OPENINGS ARE REQUIRED TO BE PROTECTED.
 • DUCT PENETRATIONS REQUIRE COMBINATION SMOKE AND FIRE DAMPERS EXCEPT FOR EXISTING CONDITIONS THAT ARE GRANDFATHERED.
 • HARDWARE FOR SWING DOORS SHALL INCLUDE A LATCH, CLOSER, AND PERIMETER SMOKE SEALS.

FIRE PARTITIONS (FP)

DEFINITION
 A FIRE RATED PARTITION THAT IS USED FOR THE APPLICATIONS LISTED BELOW. IT SHALL BE CONTINUOUS FROM TOP OF FLOOR TO UNDERSIDE OF A FIRE-RATED FLOOR/CEILING OR ROOF/CEILING ASSEMBLY, WHERE ALLOWED BY CODE. EXCEPTION: A FIRE PARTITION SHALL BE ALLOWED TO TERMINATE AT THE UPPER MEMBRANE OF A FIRE RATED CEILING.

USE
 FIRE PARTITIONS ARE USED IN CERTAIN OCCUPANCIES TO DO THE FOLLOWING:
 • SEPARATE DWELLING UNITS.
 • SEPARATE SLEEPING SPACES.
 • SEPARATE CORRIDORS FROM ADJACENT SPACES.
 • SEPARATE ELEVATOR LOBBIES.
 • SEPARATE TENANT SPACES IN COVERED MALL BUILDINGS.

SPECIAL CONSIDERATIONS
 • OPENINGS ARE REQUIRED TO BE PROTECTED.
 • HARDWARE FOR SWING DOORS SHALL INCLUDE A LATCH AND CLOSER.

BEARING WALLS (BW)

DEFINITION
 AN INTERIOR OR EXTERIOR WALL DESIGNED TO SUPPORT FLOOR OR ROOF LOADS. A BEARING WALL IS FIRE-RATED ONLY TO MAINTAIN THE INTEGRITY OF ITSELF AS A FIRE RATED STRUCTURAL ELEMENT. THE WALL DOES NOT SERVE AS A FIRE SEPARATION FROM ONE SIDE TO THE OTHER SIDE.

USE
 A VERTICAL, LOAD BEARING STRUCTURAL ELEMENT.

SPECIAL CONSIDERATIONS
 • DOORS AND WINDOWS ARE NOT REQUIRED TO BE RATED.
 • HVAC DUCT PENETRATIONS ARE NOT REQUIRED TO BE FIRE-DAMPED.
 • PLUMBING, ELECTRICAL, SPRINKLER SYSTEM, AND CABLE PENETRATIONS ARE REQUIRED TO BE FIRE-STOPPED WITH FIRE SEALANT AT BOTH SIDES, FOR WALLS CONSTRUCTED OF HOLLOW CMU OR STUD FRAMING.

GENERAL NOTES

- THE FOLLOWING INFORMATION SERVES TO PROVIDE BUILDING OWNERS WITH CONCISE DEFINITIONS OF WALL TYPES RELATED TO LIFE SAFETY ISSUES. THIS INFORMATION IS NOT MEANT TO BE A SUBSTITUTE FOR APPLICABLE BUILDING CODES.
- WHEN A WALL HAS MORE THAN ONE CLASSIFICATION, THE MOST RESTRICTIVE REQUIREMENTS FOR EACH CLASSIFICATION SHALL APPLY.
- FOR NEW CONSTRUCTION, PERIMETER SMOKE-SEALS MAY BE REQUIRED AT FIRE RATED DOORS IN CERTAIN OCCUPANCIES.

GENERAL DESCRIPTION

PROJECT NAME: BLACKWELL RESERVE (SINGLE-FAMILY HOMES)
 PROJECT LOCATION: LEE'S SUMMIT, MISSOURI
 COUNTY: JACKSON
 COLLINS WEBB ARCHITECTURE
 3078 SW MARKET STREET
 LEE'S SUMMIT, MISSOURI 64063

APPLICABLE CODES:
 2018 INTERNATIONAL RESIDENTIAL CODE
 2018 INTERNATIONAL PLUMBING CODE
 2018 INTERNATIONAL MECHANICAL CODE
 2018 INTERNATIONAL FUEL GAS CODE
 2018 INTERNATIONAL FIRE CODE
 2017 NATIONAL ELECTRICAL CODE
 ICCANSI A117-1.2009, ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES

FIRE EXTINGUISHERS

- PROVIDE PORTABLE FIRE EXTINGUISHERS IN OCCUPANCIES AND LOCATIONS AS REQUIRED BY THE FIRE PREVENTION CODE.
- PORTABLE FIRE EXTINGUISHERS SHALL BE INSTALLED, INSPECTED, AND MAINTAINED IN ACCORDANCE WITH NFPA 10, STANDARD FOR PORTABLE FIRE EXTINGUISHERS.

CEILING HEIGHT NOTES: (IRC R305)

- HABITABLE SPACE, HALLWAYS, BATHROOMS, TOILET ROOMS, LAUNDRY ROOMS AND PORTIONS OF BASEMENTS CONTAINING THESE SPACES SHALL HAVE A CEILING HEIGHT OF NOT LESS THAN 7'-0" A.F.F.
- PORTIONS OF BASEMENTS THAT DO NOT CONTAIN HABITABLE SPACE, HALLWAYS, BATHROOMS, TOILET ROOMS AND LAUNDRY ROOMS SHALL HAVE A CEILING HEIGHT OF NOT LESS THAN 6'-0" A.F.F.

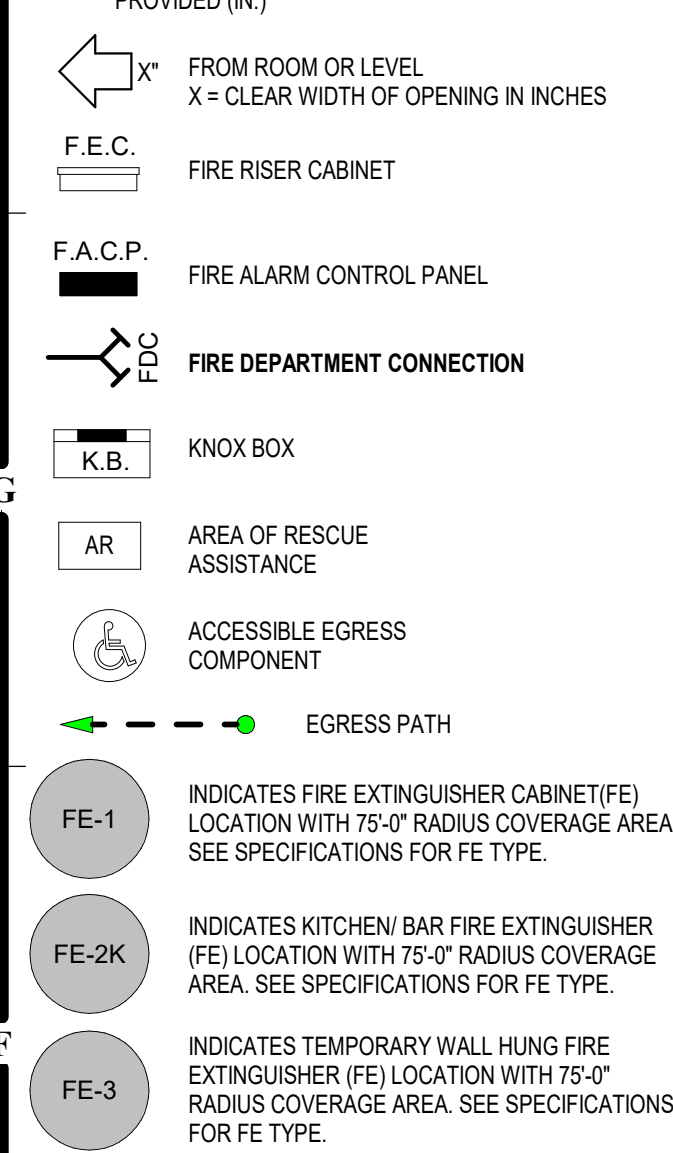
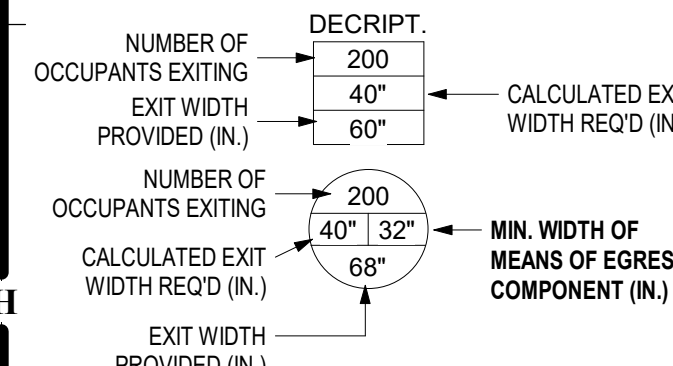
EXCEPTIONS: BEAMS, GIRDERS, DUCTS, OR OTHER OBSTRUCTIONS MAY PROJECT TO WITHIN 6'-4" OF THE FINISHED FLOOR.

FIRE SPRINKLER NOTE: (IRC R302)

- FIRE SPRINKLER NOT REQUIRED IF EXTERIOR WALLS OF DWELLINGS ARE SEPARATED BY FIVE FEET OR MORE IF WALL IS UNRATED. IF WALL IS RATED (1 HR) NO SEPARATION IS REQUIRED.

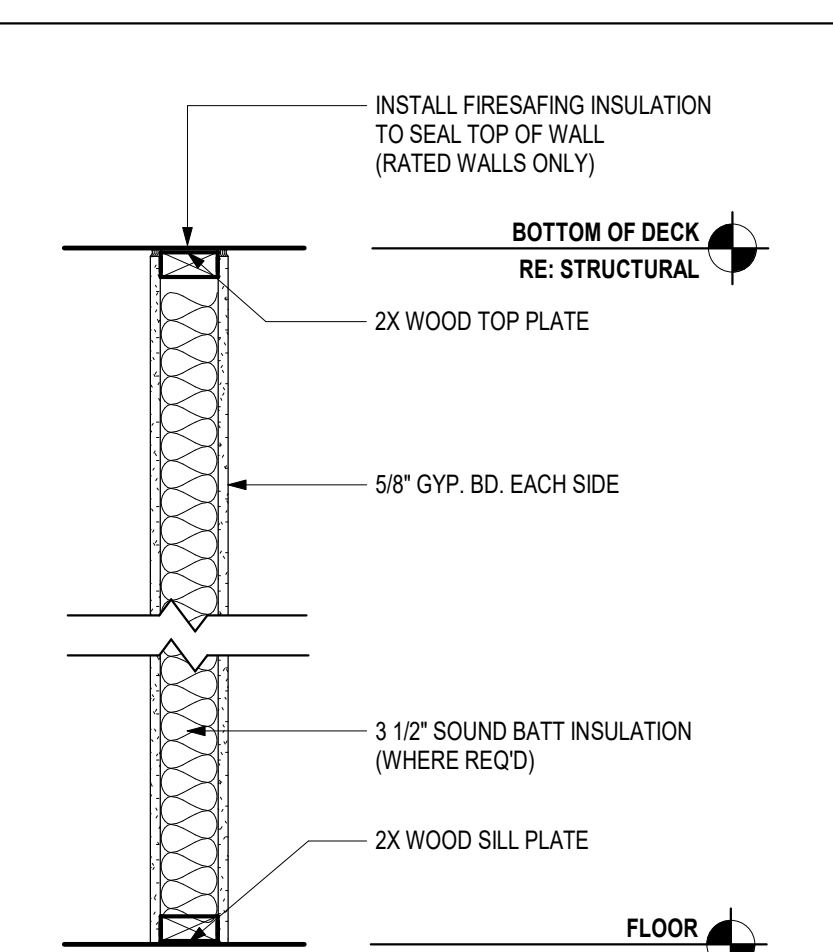
FIRE RESISTIVE LEGEND

3FW	3FW	3FW	3FW	3 HOUR FIRE WALL
2FW	2FW	2FW	2FW	2 HOUR FIRE WALL
2FB	2FB	2FB	2FB	2 HOUR FIRE BARRIER
1FB	1FB	1FB	1FB	1 HOUR FIRE BARRIER
2S	2S	2S	2S	2 HOUR SHAFT ENCLOSURE
1SE	1SE	1SE	1SE	1 HOUR SHAFT ENCLOSURE
1FP	1FP	1FP	1FP	1 HOUR FIRE PARTITION
0.5FP	0.5FP	0.5FP	0.5FP	0.5 HOUR FIRE PARTITION
0.5X	0.5X	0.5X	0.5X	0.5 HOUR CORRIDOR PARTITION
SB	SB	SB	SB	1 HOUR SMOKE BARRIER
2BW	2BW	2BW	2BW	2 HOUR BEARING WALL
1BW	1BW	1BW	1BW	1 HOUR BEARING WALL

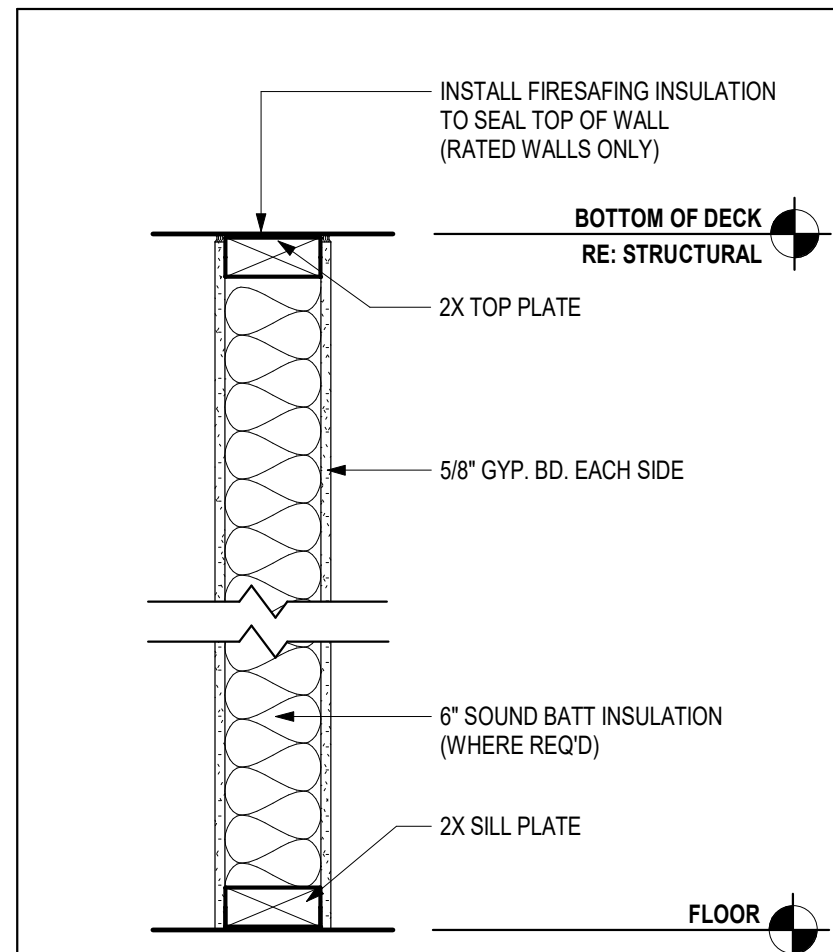


GENERAL NOTES: FIREBLOCKING PER SECTION R302.11:

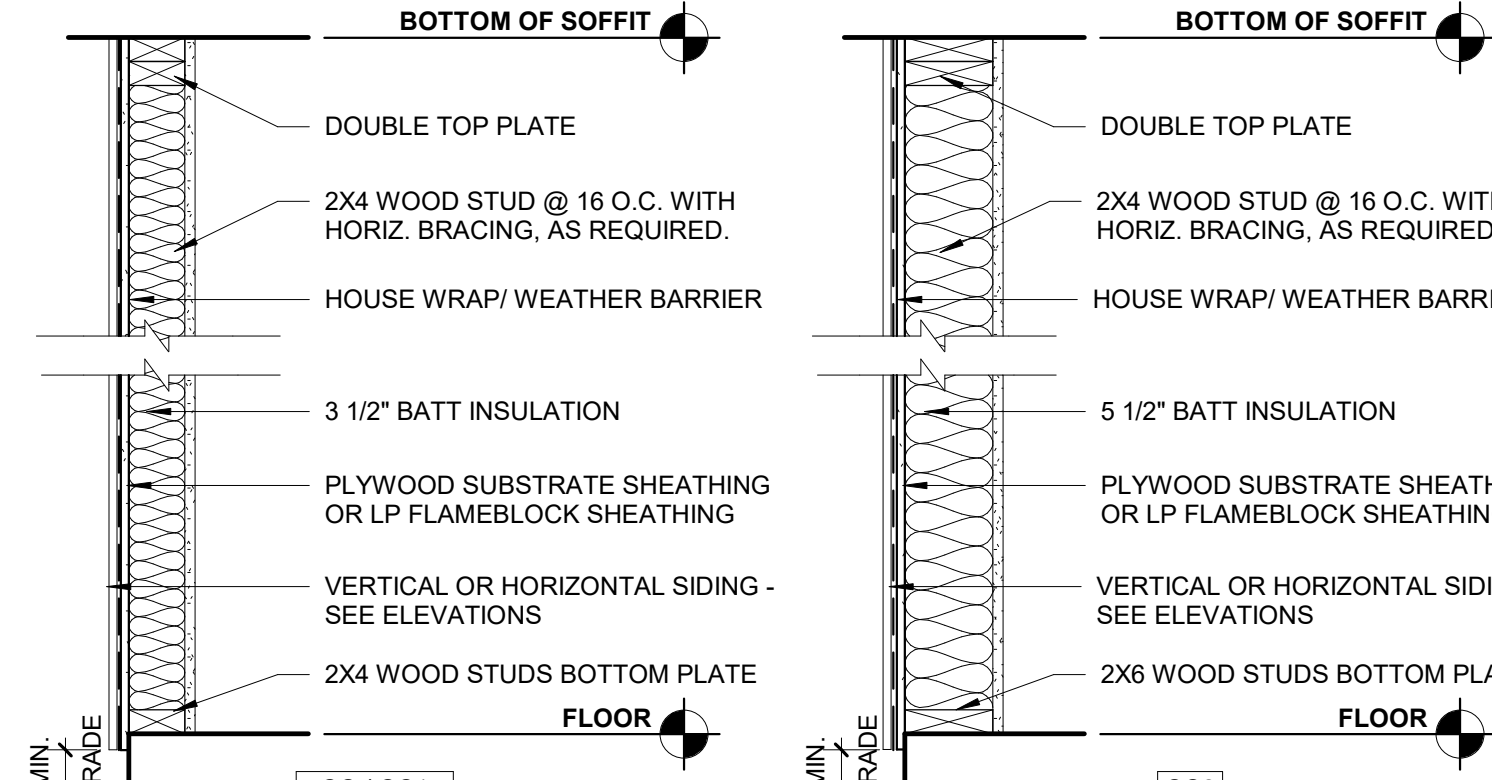
- IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES AND PARALLEL ROWS OF STUDS OR STAGGERED STUDS, AS FOLLOWS:
 1.1 VERTICALLY AT THE CEILING AND FLOOR LEVELS. 1.2 HORIZONTALLY AT INTERVALS NOT EXCEEDING 10 FEET.
 2. AT INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS AND COVE CEILINGS.
 3. IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN. ENCLOSED SPACES UNDER STAIRS SHALL COMPLY WITH SECTION R302.7.
 4. AT OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES AND WIRES AT CEILING AND FLOOR LEVEL. MATERIAL TO RESIST THE FREE PASSAGE OF FLAME AND PRODUCTS OF COMBUSTION. THE MATERIAL FILLING THE ANNULAR SPACE SHALL NOT BE REQUIRED TO MEET THE ASTM E198 REQUIREMENTS.
 5. FOR THE FIREBLOCKING OF CHIMNEYS AND FIREPLACES, SEE SECTION R1003.19.
 6. FIREBLOCKING OF CORNICES OF A TWO-FAMILY DWELLING IS REQUIRED AT THE LINE OF DWELLING UNIT SEPARATION.
- R302.11.1 FIREBLOCKING MATERIALS EXCEPT AS PROVIDED IN SECTION R302.11, ITEM 4, FIREBLOCKING SHALL CONSIST OF THE FOLLOWING MATERIALS:
 1. TWO-INCH NOMINAL LUMBER.
 2. TWO THICKNESSES OF 1/2-INCH NOMINAL LUMBER WITH BROKEN LAP JOINTS.
 3. ONE THICKNESS OF 2X2-INCH WOOD STRUCTURAL PANELS WITH JOINTS BACKED BY 2X2-INCH WOOD STRUCTURAL PANELS.
 4. ONE THICKNESS OF 3/4-INCH PARTICLEBOARD WITH JOINTS BACKED BY 3/4-INCH PARTICLEBOARD.
 5. ONE HALF-INCH GYPSUM BOARD.
 6. ONE-QUARTER-INCH CELLULOSE-BASED MILLBORD, BATTLE OR BLANKETS OF MINERAL WOOL OR GLASS FIBER OR OTHER APPROVED MATERIALS INSTALLED IN SUCH A MANNER AS TO BE SECURELY RETAINED IN PLACE.
 7. CELLULOSE INSULATION INSTALLED AS TESTED IN ACCORDANCE WITH ASTM E119 OR UL 263, FOR THE SPECIFIC APPLICATION.



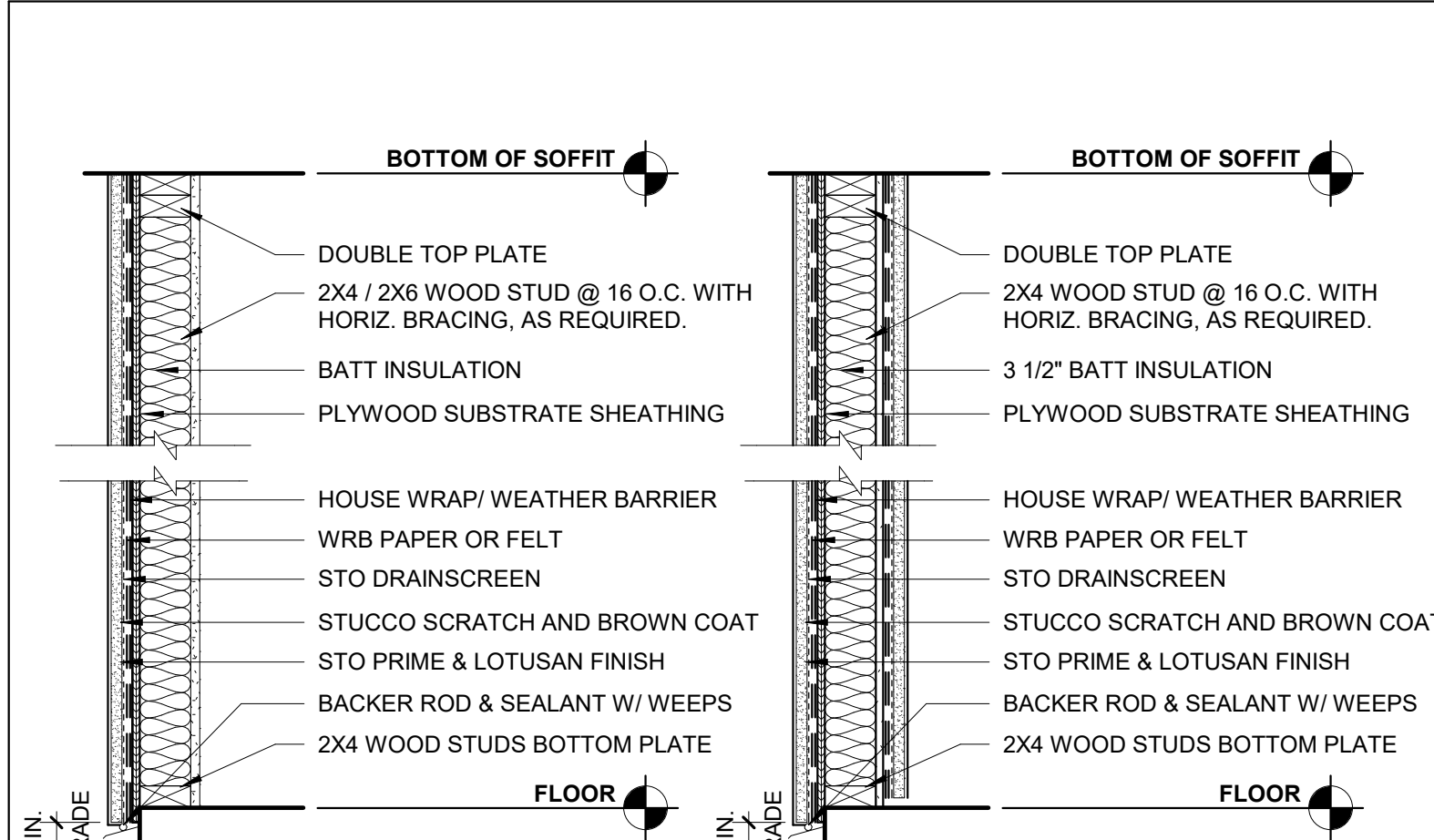
TYPE	WALL DESCRIPTION
AA	• 2X4 WOOD STUD @ 16" O.C. TO DECK ABOVE • 5/8" TYPE "X" GYP. BD. EACH SIDE TO DECK ABOVE • BATT INSUL. • NON RATED
AA1	• 2X4 WOOD STUD @ 16" O.C. TO DECK ABOVE • 5/8" TYPE "X" GYP. BD. EACH SIDE TO DECK ABOVE • NO SOUND BATT INSUL. • FIRE-RATED SEALANT AT FLOOR, DECK, & ALL PENETRATIONS • 1-HR RATED RE: UL # U314
AA2	• 2X4 WOOD STUD @ 16" O.C. TO DECK ABOVE • 2 LAYERS 5/8" TYPE "X" GYP. BD. EACH SIDE TO DECK ABOVE • NO SOUND BATT INSUL. • FIRE-RATED SEALANT AT FLOOR, DECK, & ALL PENETRATIONS • 1-HR RATED RE: UL # U301



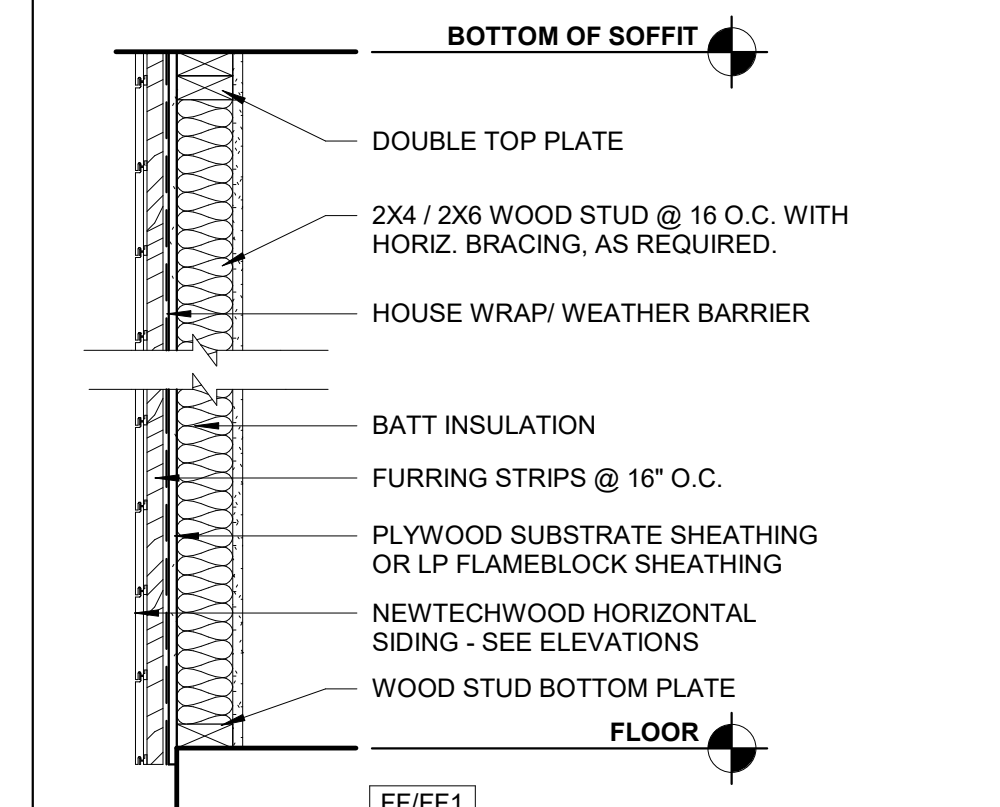
TYPE	WALL DESCRIPTION
BB	• 2X6 WOOD STUD @ 16" O.C. TO DECK ABOVE • 5/8" TYPE "X" GYP. BD. EACH SIDE TO DECK ABOVE • BATT INSUL. • NON RATED
BB1	• 2X6 WOOD STUD @ 16" O.C. TO DECK ABOVE • 5/8" TYPE "X" GYP. BD. EACH SIDE TO DECK ABOVE • NO SOUND BATT INSUL. • FIRE-RATED SEALANT AT FLOOR, DECK, & ALL PENETRATIONS • 1-HR RATED RE: UL # U314
BB2	• 2X6 WOOD STUD @ 16" O.C. TO DECK ABOVE • 2 LAYERS 5/8" TYPE "X" GYP. BD. EACH SIDE TO DECK ABOVE • NO SOUND BATT INSUL. • FIRE-RATED SEALANT AT FLOOR, DECK, & ALL PENETRATIONS • 2-HR RATED RE: UL # U301



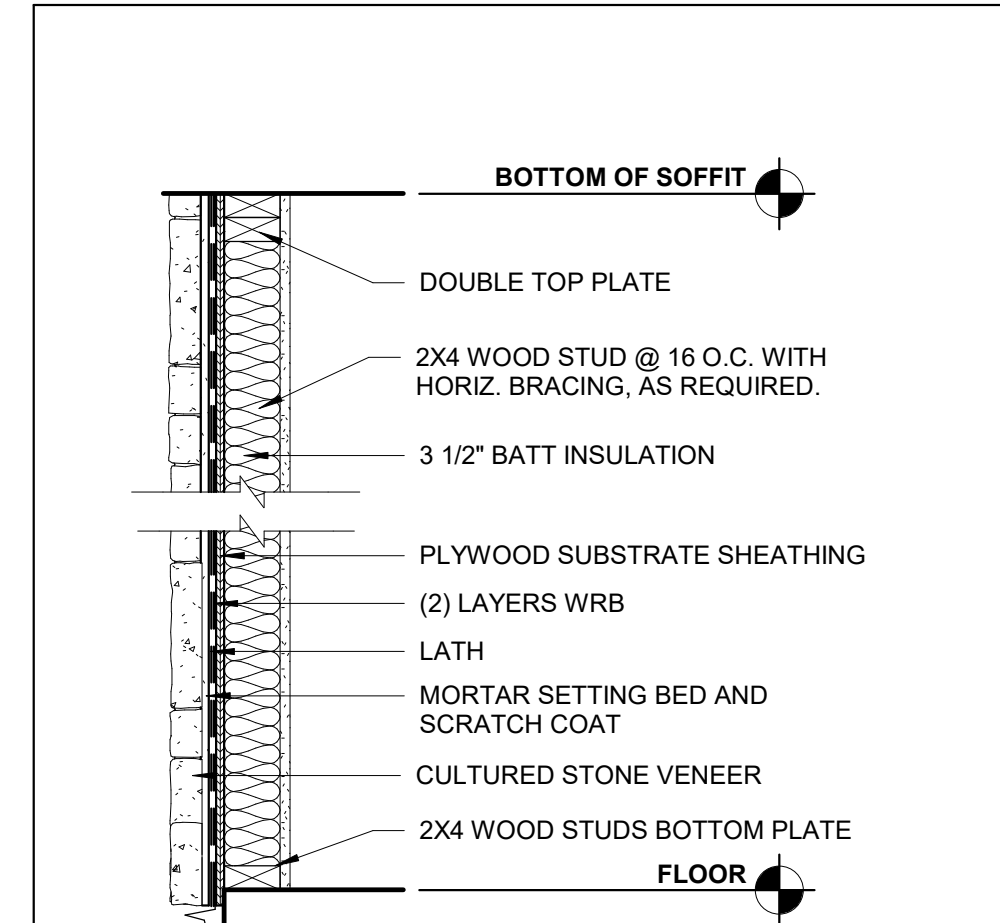
TYPE	WALL DESCRIPTION (ALL WALLS 2X4, EXCEPT BASEMENT WALLS TO BE 2X6)
CC	• 2X4 STUD @ 16" O.C. • 1/2" TYPE "X" GYP. BD. ONE SIDE • 3-1/2" BATT INSUL. TO FULL HEIGHT OF WALL • HOUSE WRAP/ WEATHER BARRIER • EXT. VERTICAL SIDING WITH SUBSTRATE SHEATHING. INSTALL PER MFR DETAILS • NON RATED
CC1	• 2X4 STUD @ 16" O.C. • 1/2" TYPE "X" GYP. BD. ONE SIDE • 3-1/2" BATT INSUL. TO FULL HEIGHT OF WALL • FIRE RATED SEALANT AT ALL PENETRATIONS • HOUSE WRAP/ WEATHER BARRIER • EXT. HORIZONTAL OR VERTICAL SIDING WITH FIRE RATED SUBSTRATE SHEATHING. INSTALL PER MFR DETAILS • 1 HOUR RATED AT BOTH SIDES
CC2	• 2X6 STUD @ 16" O.C. • 5/8" TYPE "X" GYP. BD. ONE SIDE • 5-1/2" BATT INSUL. TO FULL HEIGHT OF WALL • HOUSE WRAP/ WEATHER BARRIER • EXT. HORIZONTAL SIDING WITH SUBSTRATE SHEATHING. INSTALL PER MFR DETAILS • NON RATED



TYPE	WALL DESCRIPTION
DD	• 2X4 STUD @ 16" O.C. • 1/2" TYPE "X" GYP. BD. ONE SIDE • 3-1/2" BATT INSUL. TO FULL HEIGHT OF WALL • 1-SIDED SUBSTRATE SHEATHING • HOUSE WRAP/ WEATHER BARRIER • CODE COMPLIANT WRB PAPER OR FELT • DRAINAGE MAT - STO DRANSREEN® • CODE COMPLIANT SELF-FURRED GALVANIZED DIAMOND MESH METAL LATHE • STUCCO SCRATCH COAT - STOPOWERWALL® STUCCO • STUCCO BROWN COAT - STOPOWERWALL® STUCCO • PRIMER COATING - STOPRAME® • FINISH - STOLIT® LOTUSAN - COLOR 37203 • NON RATED
DD1	• 2X6 STUD @ 16" O.C. • 5-1/2" BATT INSUL. TO FULL HEIGHT OF WALL • 1-SIDED SUBSTRATE SHEATHING - BOTH SIDES • HOUSE WRAP/ WEATHER BARRIER - BOTH SIDES • CODE COMPLIANT WRB PAPER OR FELT - BOTH SIDES • DRAINAGE MAT - STO DRANSREEN® - BOTH SIDES • CODE COMPLIANT SELF-FURRED GALVANIZED DIAMOND MESH METAL LATHE - BOTH SIDES • STUCCO SCRATCH COAT - STOPOWERWALL® STUCCO - BOTH SIDES • STUCCO BROWN COAT - STOPOWERWALL® STUCCO - BOTH SIDES • PRIMER COATING - STOPRAME® - BOTH SIDES • FINISH - STOLIT® LOTUSAN - COLOR 37203 - BOTH SIDES • NON RATED
DD2	• 2X4 STUD @ 16" O.C. • 3-1/2" BATT INSUL. TO FULL HEIGHT OF WALL • 1-SIDED SUBSTRATE SHEATHING - BOTH SIDES • HOUSE WRAP/ WEATHER BARRIER - BOTH SIDES • CODE COMPLIANT WRB PAPER OR FELT - BOTH SIDES • DRAINAGE MAT - STO DRANSREEN® - BOTH SIDES • CODE COMPLIANT SELF-FURRED GALVANIZED DIAMOND MESH METAL LATHE - BOTH SIDES • STUCCO SCRATCH COAT - STOPOWERWALL® STUCCO - BOTH SIDES • STUCCO BROWN COAT - STOPOWERWALL® STUCCO - BOTH SIDES • PRIMER COATING - STOPRAME® - BOTH SIDES • FINISH - STOLIT® LOTUSAN - COLOR 37203 - BOTH SIDES • NON RATED



TYPE	WALL DESCRIPTION
FF	• 2X4 STUD @ 16" O.C. • 1/2" TYPE "X" GYP. BD. ONE SIDE • 3-1/2" BATT INSUL. TO FULL HEIGHT OF WALL • HOUSE WRAP/ WEATHER BARRIER • EXT. NEWTECHWOOD HORIZONTAL SIDING WITH SUBSTRATE SHEATHING. INSTALL PER MFR DETAILS • NON RATED
FF1	• 2X6 STUD @ 16" O.C. • 1/2" TYPE "X" GYP. BD. ONE SIDE • 5-1/2" BATT INSUL. TO FULL HEIGHT OF WALL • HOUSE WRAP/ WEATHER BARRIER • EXT. NEWTECHWOOD HORIZONTAL SIDING WITH SUBSTRATE SHEATHING. INSTALL PER MFR DETAILS • NON RATED



TYPE	WALL DESCRIPTION
EE	• 2X4 STUD @ 16" O.C. • 1/2" TYPE "X" GYP. BD. ONE SIDE • 3-1/2" BATT INSUL. TO FULL HEIGHT OF WALL • HOUSE WRAP/ WEATHER BARRIER • MORTAR SETTING BED AND SCRATCH COAT • CULTURED STONE VENEER - ELORADO STONE - CUT COARSE STONE - SEASHELL. INSTALL PER MFR DETAILS • NON RATED
EE1	• 2X6 STUD @ 16" O.C. • 1/2" TYPE "X" GYP. BD. ONE SIDE • 3-1/2" BATT INSUL. TO FULL HEIGHT OF WALL • HOUSE WRAP/ WEATHER BARRIER • MORTAR SETTING BED AND SCRATCH COAT • CULTURED STONE VENEER - ELORADO STONE - CUT COARSE STONE - SEASHELL. INSTALL PER MFR DETAILS • NON RATED

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LIFE SAFETY INFORMATION

03. Abbreviation Schedule
Table with 2 columns: Abbreviation, Abbreviation Name. Lists various construction abbreviations like ADDNL, ADJ, AESS, AFF, ALT, AR, ARCH, BI, BW, BLDG, BLKG, BM, BOT, BRG, BWP, CFS, CHKD, CIP, CJ, CLP, CLR, COL, CONC, CONN, CONT, CTR, DB, DBA, DAG, DIR, DWL, EA, EE, EI, ELEV, ENGR, EOD, EOS, EQ, EW, EXIST, EXT, FDN, FLG, FLR, FS, FTG, FV, GA, GALV, GB, GC, HORIZ, HSK, HSS, IF, INT, JST, K, LCE, LCS, LLH, LLV, LTE, LTS, LW, MFCR, MTL, NCD, NS, NTS, OC, OP, OPI, OVS, PIC, PAF, PAR, PEBB, PEN, PERP, PL, PFL, PREFAB, PRELIM, PSF, PSI, RC, RE, REINF, REQD, RF, SC, SD, SIM, SLV, SOG, SQ, SS, STD, STR, STL, SW, SYM, T&B, TI, TRANS, TYP, UNO, VERT, WI, WIO, WF, WP, WWR.

STRUCTURAL GENERAL NOTES

DESIGN CRITERIA:

- 1. 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
2. GROUND SNOW LOAD (Pg): 20 PSF
3. BASIC WIND SPEED (3 SEC GUST): 115 MPH
4. DECK GUARD RAIL LOAD: 200# CONCENTRATED LOAD
5. PREFABRICATED WOOD ROOF TRUSS DESIGN CRITERIA:

Table with 3 columns: AREA, MIN DEAD LOAD, MIN LIVE LOAD. Lists areas like BALCONIES, CEILING JOISTS, CEILING JOISTS - ATTICS, ROOMS - NON SLEEPING, SLEEPING ROOMS, ROOF - LIGHT ROOF COVERING, ROOF - HEAVY ROOF COVERING.

STRUCTURAL GENERAL NOTES:

- 1. DESIGN AND CONSTRUCTION SHALL CONFORM TO THE INTERNATIONAL RESIDENTIAL CODE, 2018 EDITION.
2. CONTRACTOR TO VERIFY ALL DIMENSIONS, ELEVATIONS AND EXISTING CONDITIONS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT IMMEDIATELY.
3. 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.
4. THE STRUCTURE IS DESIGNED TO BE SELF-SUPPORTING AND STABLE AFTER THE BUILDING IS FULLY COMPLETED.
5. FABRICATORS AND SUPPLIERS SHALL CLEARLY NOTE AND HIGHLIGHT CHANGES MADE IN SHOP DRAWINGS.
6. BEAMS, COLUMNS, WALLS, AND FOOTING CENTERS SHALL BE CENTERED UNDER SUPPORTING MEMBERS.

EARTHWORK AND FOUNDATIONS:

- 1. PRESUMPTIVE ALLOWABLE BEARING PRESSURE = 1,500 PSF (PER THE IRC).
2. ALL PERIMETER AND EXTERIOR FOOTINGS SHALL EXTEND AT LEAST 3" BELOW FINAL ADJACENT GRADE.
3. SURFACE WATER SHALL NOT BE ALLOWED TO STAND ADJACENT TO OR DRAIN TOWARDS THE FOUNDATION UNDER ANY CIRCUMSTANCES.
4. FOOTINGS MAY BE POURED TO NEAT LINES OF EXCAVATIONS PROVIDING VERTICAL LINES OF EXCAVATIONS CAN BE MAINTAINED DURING CONCRETE PLACEMENT.
5. FOUNDATION CONTRACTOR TO ENSURE PROPER ANCHOR ROD PROJECTION AND THAT ANCHOR RODS ARE HELD SECURELY IN POSITION PRIOR TO CONCRETE PLACEMENT.
6. FOUNDATION WALL BACKFILL SHALL NOT BE UNBALANCED BY MORE THAN TWO FEET ON EITHER SIDE AT ANY TIME.
7. SOIL CONDITIONS AT THE TIME OF CONSTRUCTION SHOULD BE EVALUATED BY THE CONTRACTOR.
8. TRUSS MEMBERS AND COMPONENTS SHALL NOT BE FIELD CUT, NOTCHED, DRILLED, OR ALTERED IN ANY WAY WITHOUT THE WRITTEN APPROVAL OF THE ENGINEER.

PREFABRICATED WOOD ROOF TRUSS NOTES:

- 1. THE WOOD FLOOR TRUSS MANUFACTURER SHALL SUBMIT SHOP DRAWINGS FOR ENGINEER'S REVIEW.
2. THE CONTRACTOR SHALL FURNISH A COPY OF THE PREFAB TRUSS SHOP DRAWINGS TO BUILDING OFFICIAL FOR THEIR RECORDS.
3. 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:

- 1. ALL REINFORCING BARS SHALL MEET ASTM A615 GRADE 40.
2. ALL MESH SHALL MEET ASTM A-185: LAP A MINIMUM OF 8" OR ONE FULL MESH, WHICHEVER IS GREATER.
3. CONCRETE PROTECTION FOR REINFORCEMENT SHALL BE 1/2" CLEAR FOR SLABS, 2" CLEAR FOR FORMED SURFACES AND 3" CLEAR FOR FOOTINGS (TYPICAL UNLESS NOTED OTHERWISE).
4. CONTRACTOR SHALL VERIFY THAT ALL REINFORCEMENT, SLAB DOWELS, INSERTS, SLEEVES AND EMBEDDED ITEMS ARE PROPERLY LOCATED AND RIGIDLY SECURED PRIOR TO CONCRETE PLACEMENT.

CAST IN PLACE CONCRETE:

- 1. CONCRETE CONSTRUCTION SHALL ADHERE TO THE RECOMMENDATIONS AND REQUIREMENTS OF ACI 302 - REQUIREMENTS FOR RESIDENTIAL CONCRETE CONSTRUCTION (UNLESS NOTED OTHERWISE).
2. REQUIRED MINIMUM CONCRETE COMPRESSIVE STRENGTHS AT 28 DAYS:
a. FOOTING AND GRADEBEAM CONCRETE: 3,500 PSI
b. FOUNDATION WALL CONCRETE: 4,000 PSI
c. INTERIOR SOG: 3,500 PSI
d. EXTERIOR SLAB ON GRADE AND GARAGE FLOOR SLABS: 4,000 PSI
3. EXTERIOR CONCRETE (FLOOR SLABS, WALLS, ETC) INCLUDING GARAGE FLOORS SHALL HAVE 6% (PLUS/MINUS 1%) EXTRAINED AIR.
4. CHAMFER ALL EXPOSED CONCRETE EDGES 3/4" (VERIFY WITH ARCHITECT).
5. NO ALUMINUM SHALL BE EMBEDDED IN ANY CONCRETE.
6. NO CALCIUM CHLORIDE SHALL BE USED IN CONCRETE.
7. THE DESIGN, CONSTRUCTION, AND SAFETY OF ALL FORMWORK IS THE RESPONSIBILITY OF THE CONTRACTOR.
8. ALL CONCRETE IS REINFORCED UNLESS SPECIFICALLY NOTED AS UNREINFORCED.
9. CONSTRUCTION JOINTS IN GRADE BEAMS, CONTINUOUS FOOTINGS, AND WALLS THAT DO NOT CHANGE DIRECTION SHALL BE SPACED NO GREATER THAN 60".

- 10. WHERE FRESH CONCRETE IS DEPOSITED AGAINST HARDENED CONCRETE (GREATER THAN 8 HRS OLD), CLEAN EXISTING SURFACE OF LAITANCE AND FOREIGN MATERIAL, AND DAMPEN THE EXISTING SURFACE.
11. SLABS ON GRADE SHALL BE 4" THICK MIN ON 6" OF GRANULAR FILL.
12. 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.
13. REINFORCEMENT SHALL BE CONTINUOUS AND LAPPED 53 BAR DIAMETERS (2'-6" MIN) EXCEPT AS NOTED AND PROVIDE CORNER BARS OF SAME SIZE AND SPACING.
14. MINIMUM REINFORCING AROUND CONCRETE WALL OPENINGS 2'-0" OR GREATER (TYPICAL UNLESS NOTED OTHERWISE).
15. MINIMUM REINFORCING IN PERIMETER STEM WALL SHALL BE #4 VERTS @ 16" OC WITH STD HOOKS INTO FOOTING AND #4 HORIZ @ 16" OC MAX.
16. MINIMUM REINFORCING IN ROUND PIERS SHALL BE (5) #3 VERTS W/ #3 TIES AT 16" OC MAX.

STRUCTURAL STEEL:

- 1. STRUCTURAL STEEL SHAPES AND PLATE MATERIAL REQUIREMENTS (TYPICAL UNLESS NOTED OTHERWISE):
a. WIDE FLANGE SHAPES - ASTM A992 (FY = 50 KSI MIN.)
b. CHANNELS, ANGLES, AND PLATES - ASTM A36 (FY = 36 KSI MIN)
c. RECTANGULAR HSS - ASTM A500, GR. B (FY = 46 KSI)
d. ANCHOR RODS - ASTM F1554 (FY = 36 KSI MIN)
e. ROUND PIPE - ASTM A53, GRB (FY=35 KSI MIN)
2. 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.
3. WELDING SHALL CONFORM TO THE CURRENT AND APPLICABLE AWS STANDARDS AND BE COMPLETED BY AN AWS CERTIFIED WELDER.
4. WELD SIZES SHALL BE INCREASED TO MEET THE REQUIRED EFFECTIVE THROAT WIDTH IF GAPS EXIST AT THE FAYING SURFACE.
5. NO COLUMN OR BEAM SPLICES, UNLESS CLEARLY INDICATED ON THE STRUCTURAL DRAWINGS, WILL BE ALLOWED WITHOUT WRITTEN APPROVAL OF THE STRUCTURAL ENGINEER.
6. 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.
7. ALL POST INSTALLED ANCHORS WHERE NOTED SHALL BE MANUFACTURED BY Hilti, Inc. OR SIMPSON STRONG-TIE AND BE INSTALLED PER THE MANUFACTURERS SPECIFICATIONS.
8. GLAZING

WOOD:

- 1. FRAMING MATERIAL:
A. NOMINAL STRUCTURAL LUMBER - NO 2 OR BETTER, KD D. FIR, MIN Fb = 900 PSI, MIN E = 1,400 KSI;
B. EXPOSED NOMINAL STRUCT LUMBER - PRESS TREATED NO 2 OR BETTER, MIN Fb = 1,000 PSI, MIN E = 1,300 KSI;
C. MICRO LAM LVL (LAMINATED VENEER LUMBER) BEAMS SHALL MEET TRUS JOIST SPECIFICATIONS: MINIMUM Fb = 2,600 PSI AND MINIMUM E = 1,900 KSI;
D. TIMBERSTRAND LSL (LAMINATED STRAND LUMBER) BEAMS SHALL MEET TRUS JOIST SPECIFICATIONS: MINIMUM Fb = 2,600 PSI AND MINIMUM E = 1,700 KSI;
E. GLULAM FRAMING: 24F-V4 DOUGLAS FIR, ARCHITECTURAL FINISH (COORD W/ ARCH).
2. SUBSTITUTIONS OF SPECIFIED WOOD MEMBERS SHALL NOT BE MADE WITHOUT REVIEW OF THE ARCHITECT/ENGINEER.
3. WOOD SHEATHING:
A. ROOF SHEATHING SHALL BE 7/16" WITH AN APA SPAN RATING OF 3216, EXPOSURE 1, MINIMUM 2 SPAN, FASTEN PER THE CHART ON THIS PAGE.
B. FLOOR SHEATHING SHALL BE TONGUE AND GROOVE, EXPOSURE 1, MINIMUM 2 SPAN, FASTENED WITH APA APPROVED ADHESIVE AND PER THE CHART ON THIS PAGE.
4. ALL WOOD SHEATHING TO BE STAGGERED 4x8" SHEETS ORIENTED PERPENDICULAR TO SUPPORTING MEMBERS.
5. PROVIDE 1/8" GAP AT ALL SHEATHING PANEL EDGES AND END JOINTS UNLESS OTHERWISE SPECIFIED BY THE MANUFACTURER.
6. ALL HEADERS IN EXTERIOR OR INTERIOR BEARING WALLS SPANNING MORE THAN 3'-8" SHALL BE SUPPORTED ON DOUBLE STUDS UNLESS NOTED OTHERWISE.
7. LIGHT GAUGE WOOD FRAMING CONNECTORS AS NOTED ON THE PLANS FOR WOOD JOISTS, COLUMNS, BEAMS AND TRUSSES SHALL BE STRONG-TIE CONNECTED BY CONTROL JOINTS SHALL BE SPACED AT 24" MAX FOR WALLS.
8. STAINLESS STEEL FASTENERS, ANCHOR BOLTS, LIGHT GAUGE CONNECTORS, ETC, MAY BE SUBSTITUTED FOR HOT DIP GALVANIZED MATERIALS AT THE CONTRACTOR'S OPTION.
9. ALL RAFTER AND CEILING JOIST CONNECTIONS SHALL COMPLY WITH IRC SECTION 602. PROVIDE UPLIFT CONNECTIONS AT ROOF TO WALL CONNECTIONS PER IRC SECTION 802.11.
10. 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.
11. 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.
12. PROVIDE FULL DEPTH 2x BLOCKING BETWEEN JOISTS OVER ALL INTERIOR LOAD BEARING WALLS AND AT DOWNSET GRIDDERS.
13. PROVIDE SOLID BLOCKING IN FLOOR FRAMING BELOW LOAD BEARING WALLS AND POINT LOADS ABOVE.
14. MINIMUM REINFORCING IN PERIMETER STEM WALL SHALL BE #4 VERTS @ 16" OC WITH STD HOOKS INTO FOOTING AND #4 HORIZ @ 16" OC MAX.
15. MINIMUM REINFORCING IN ROUND PIERS SHALL BE (5) #3 VERTS W/ #3 TIES AT 16" OC MAX.

GARAGE:

- 1. THE GARAGE FLOOR SHALL SLOPE TOWARD THE GARAGE DOOR.
2. NEW GARAGE DOOR SHALL BE A 20 MINUTE OR 1-38" SOLID WOOD DOOR BETWEEN THE HOUSE AND GARAGE.
3. 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:

- 1. 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.
2. 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.
3. CONTRACTOR SHALL ENSURE THAT ALL MECHANICAL, ELECTRICAL, AND PLUMBING IS DESIGNED AND INSTALLED TO MEET THE REQUIREMENTS OF THE APPLICABLE IRC.
4. EGRESS WINDOWS SHALL COMPLY WITH SECTION 310 OF THE IRC.
5. WALL COVERINGS SHALL BE WATER-RESISTANT AND COMPLY WITH SECTION 703.2 OF THE IRC.
6. WINDOWS SHALL HAVE FALL PROTECTION PER IRC 312.2.
7. PROVIDE CARBON MONOXIDE DETECTORS PER IRC SECTION R315.
8. 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);
- FLOORS OVER UNCONDITIONED SPACE - INSULATE WITH R-19 MIN
- CRAWL SPACE WALLS - INSULATE WITH R-10 MIN
- BASEMENT WALLS - R-19 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.
9. 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.
10. THE THERMAL ENVELOPE OF THE BUILDING IS REQUIRED TO BE SEALED PER IRC SECTION N102.4.1 AND TABLE N102.4.1.1.
11. ALL DUCTS, AIR HANDLERS, FILTER BOXES, AND BUILDING CAVITIES USED AS DUCTS SHALL BE SEALED PER IRC SECTION N103.2.2.

GLAZING:

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



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BUILDING J - PERMIT DOCUMENTS

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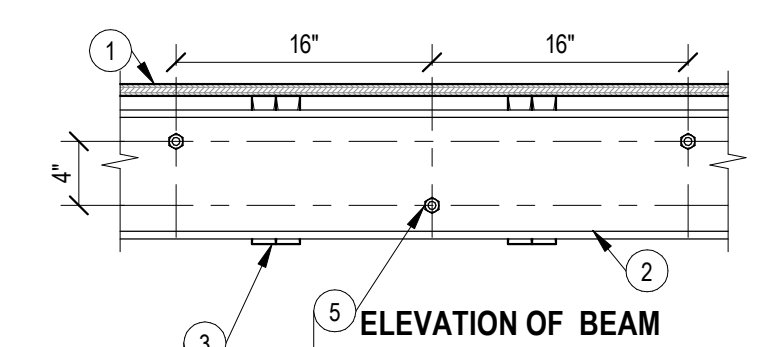
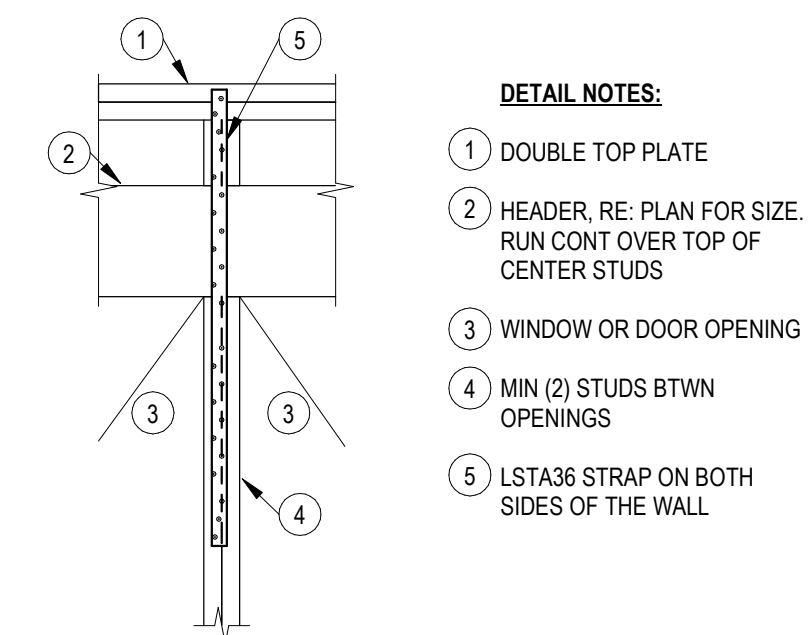
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REVISION DATES:
3 CITY COMMENT 3/5/2025

PROFESSIONAL SEAL
01/12/24

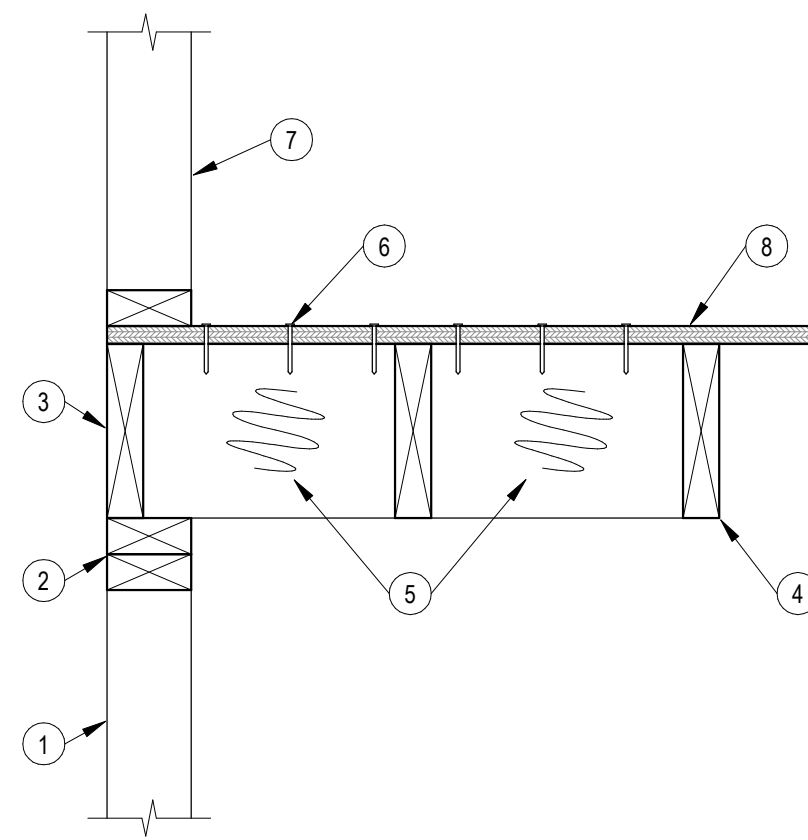
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ISSUE DATE: 01/12/2024
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STRUCTURAL GENERAL NOTES



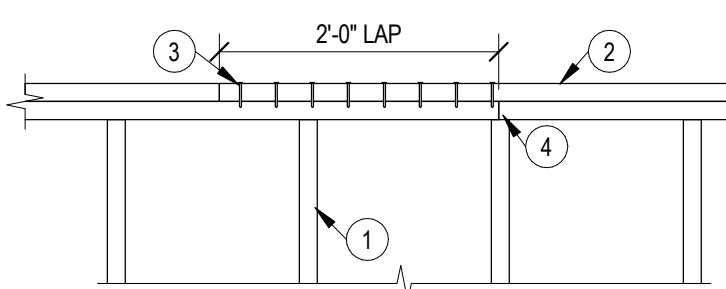
- DETAIL NOTES:**
- WOOD FLOOR SHEATHING, RE GENERAL NOTES
 - WF STEEL BEAM PER PLAN
 - 2x FLOOR JOISTS PER PLAN
 - SIMPSON JOIST HANGERS RE: PLAN
 - 1/2" x THRU BOLTS @ 16" OC STAGGER AND SPACE AS SHOWN IN ELEVATION. COORDINATE BOLT LOCATIONS TO AVOID INTERFERENCE WITH JOIST HANGERS
 - PACK WEB WITH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

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



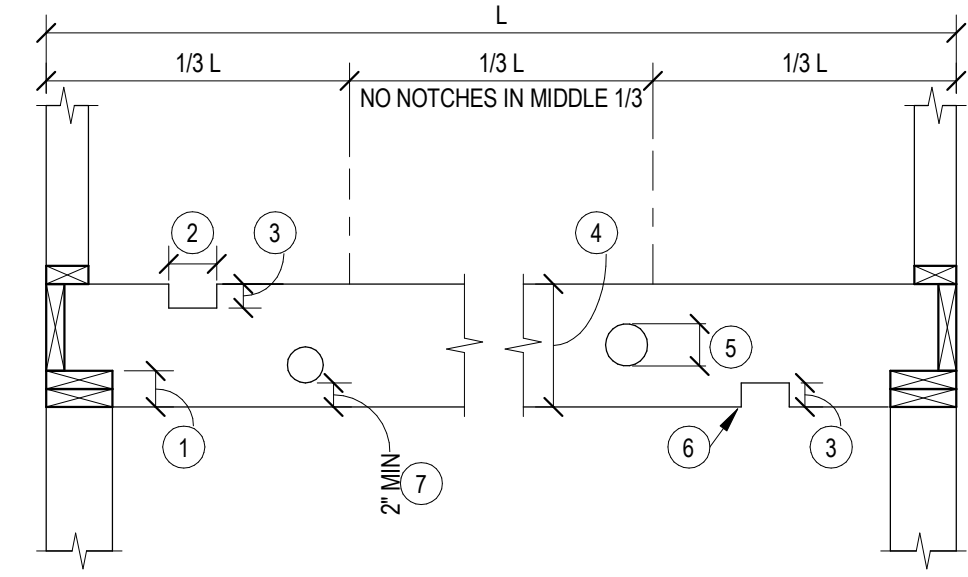
- DETAIL NOTES:**
- STUD WALLS, RE: PLAN AND GENERAL NOTES
 - DOUBLE TOP PLATE
 - 2x RIM JOIST
 - FLOOR JOISTS PARALLEL TO WALL, RE: PLAN FOR SIZE AND SPACING
 - PROVIDE BLOCKING IN THE FIRST TWO JOIST SPACES NEXT TO RIM JOIST. MATCH FLOOR JOISTS SIZE & SPACE @ 4'-0" OC MAX
 - NAIL SHEATHING TO BLOCKING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

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



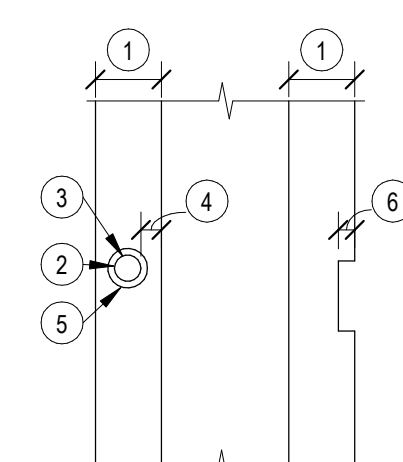
- DETAIL NOTES:**
- WALL STUDS
 - DOUBLE TOP PLATE
 - 8 ROWS OF (2) 16G NAILS AT SPLICE
 - JOINT IN LOWER PLATE MEMBERS SHALL OCCUR OVER A STUD

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



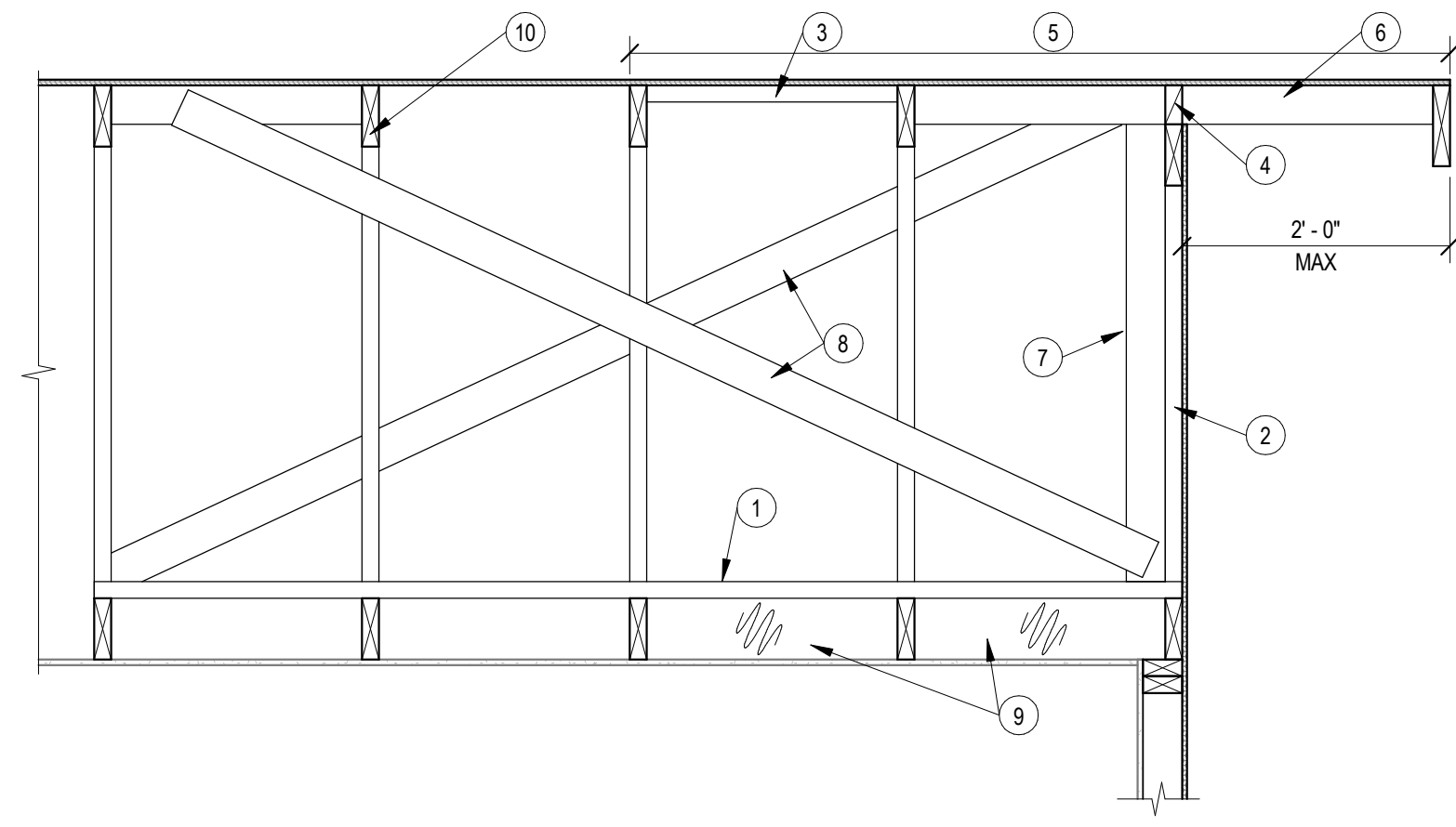
- DETAIL NOTES:**
- MAX DIMENSION = JOIST DEPTH / 4
 - MAX DIMENSION = JOIST DEPTH / 3
 - MAX DIMENSION = JOIST DEPTH / 6
 - JOIST DEPTH
 - MAX DIMENSION = JOIST DEPTH / 3
 - SQUARE HOLES AND NOTCHES NOT RECOMMENDED
 - HOLES MAY BE ANYWHERE ALONG THE LENGTH OF THE SPAN MINUS 1'-0" ON EA END. HOLE EDGES 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"



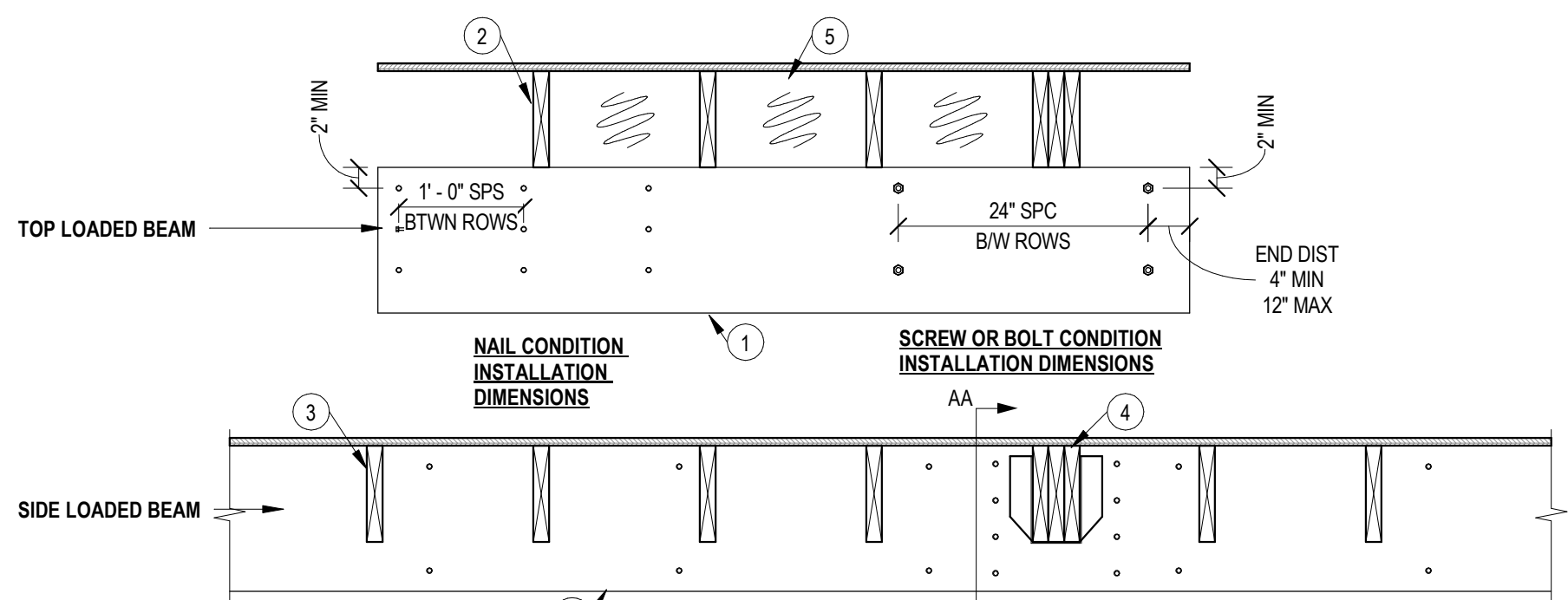
- DETAIL NOTES:**
- STUD DEPTH
 - MAX DIAMETER OF BORED HOLE = STUD DEPTH / 2 1/2
 - IF BORED HOLE IS GREATER THAN STUD DEPTH / 2 1/2 & LESS THAN 3" STUD DEPTH / 5, THEN STUD MUST BE DOUBLED & NO MORE THAN TWO SUCCESSIVE STUDS ARE DOUBLED & BORED
 - 5/8" MIN TO EDGE
 - BORED HOLES SHALL NOT BE LOCATED 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"

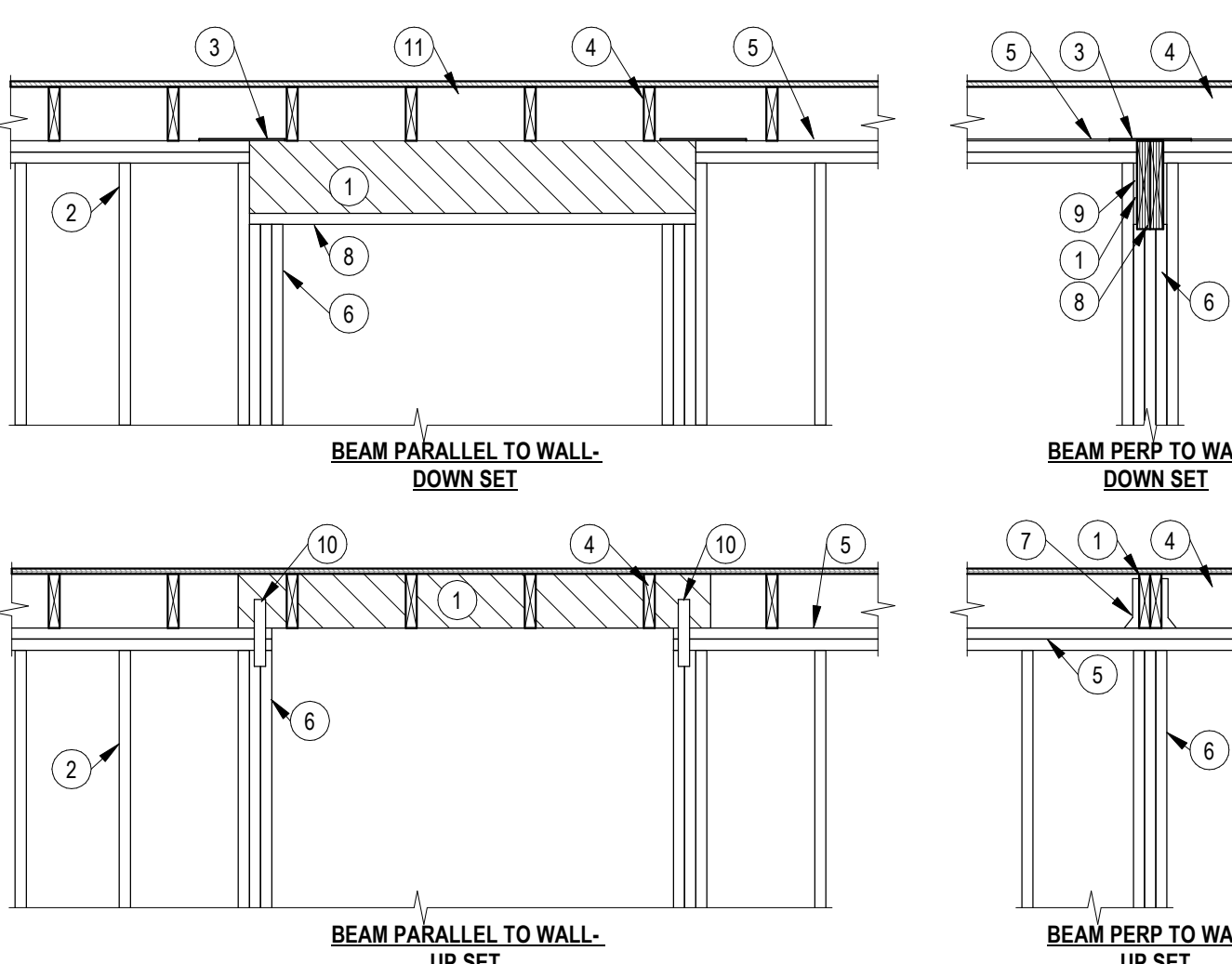
- DETAIL NOTES:**
- 2x4 @ 4'-0" OC FASTEN TO EA TRUSS BOT CHORD W/ (2) 16G NAILS
 - GABLE TRUSS PER TRUSS SUPPLIER
 - BLOCK SHEATHING EDGES WITHIN 4'-0" OF GABLE TRUSS
 - BLOCKING BETWEEN EA OUTRIGGER, FASTEN TO GABLE TOP CHORD W/ 10d NAILS @ 9" OC
 - FASTEN SHEATHING TO FRAMING @ 3" OC ON EDGE AND 6" 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



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

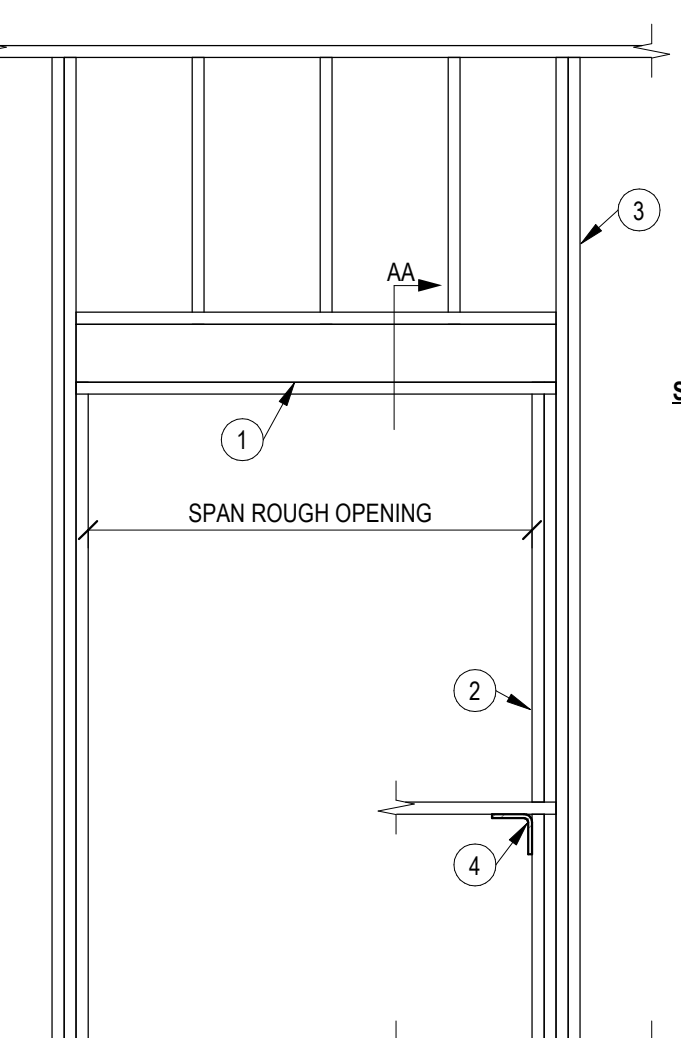
FASTENER OPTIONS				
FASTENER	BM DEPTH	2-PLY	3-PLY	4-PLY
10d (0.128"x3") NAILS	7.25" TO 14"	3 @ 12" OC	3 @ 12" OC EA SIDE	NOT ALLOWED
14" OR GREATER	14" OR GREATER	4 @ 12" OC	4 @ 12" OC EA SIDE	NOT ALLOWED
1/2" DIA THRU BOLTS	7.25" OR GREATER	2 @ 24" OC	2 @ 24" OC	2 @ 16" OC
STRUCTURAL SCREW	7.25" OR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

- 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 @ 25" MIN FOR 2-PLY, 5" MIN FOR 3-PLY. THIS SHALL BE TYPED 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" (+, -)
 - 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: 14" SIMPSON STRONG TIE SDS, WS SCREWS BY USP, OR TRUSSLOK SCREWS BY FASTENMASTER



5 BEAM BEARING CONDITIONS
1/2" = 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



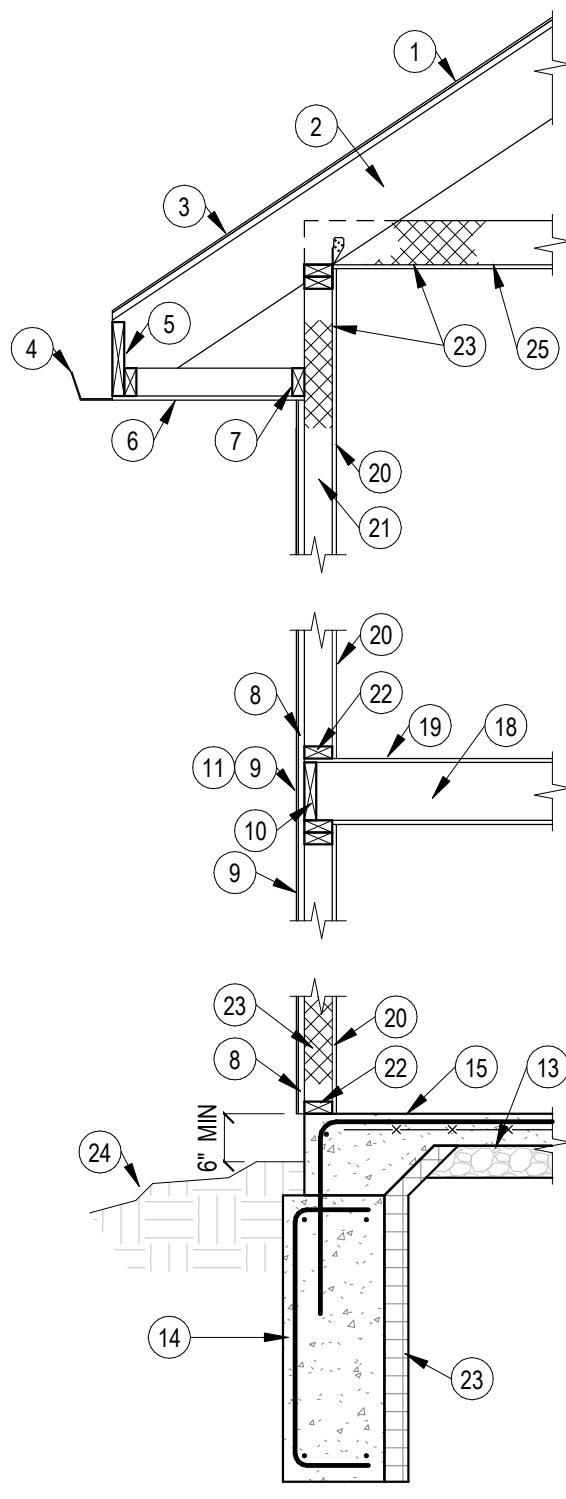
4 HEADER SCHEDULE
1/2" = 1'-0"

EXTERIOR WALL - WOOD HEADER SCHEDULE*				
MARK	MEMBERS	MAX SPAN	JAMB MEMBERS	
H208	(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	

- 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

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 W/ D-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"

DIM LUMBER - FACE MOUNTED HANGER SCHEDULE

MARK	HANGER	FACE NAILS	JOIST NAILS	CAPACITY (LB)
H110	LUS210	(8) 10d x 1 1/2"	(4) 10d x 1 1/2"	1,032
H210	LUS210-2	(8) 10d	(8) 10d	1,537
H220	HU210-2	(18) 10d	(10) 10d	2,251
H230	HHUS210-2	(30) 10d	(10) 10d	4,738
H310	LUS210-3	(8) 10d	(8) 10d	1,537
H320	HHUS210-3	(30) 10d	(10) 10d	4,738
H330	HGUS210-3	(46) 10d	(16) 10d	7,644
H410	HU210-4	(18) 10d	(8) 10d	2,253
H420	HHUS210-4	(30) 10d	(10) 10d	4,733
H430	HGUS210-4	(46) 10d	(16) 10d	7,644

ENG LUMBER - FACE MOUNTED HANGER SCHEDULE

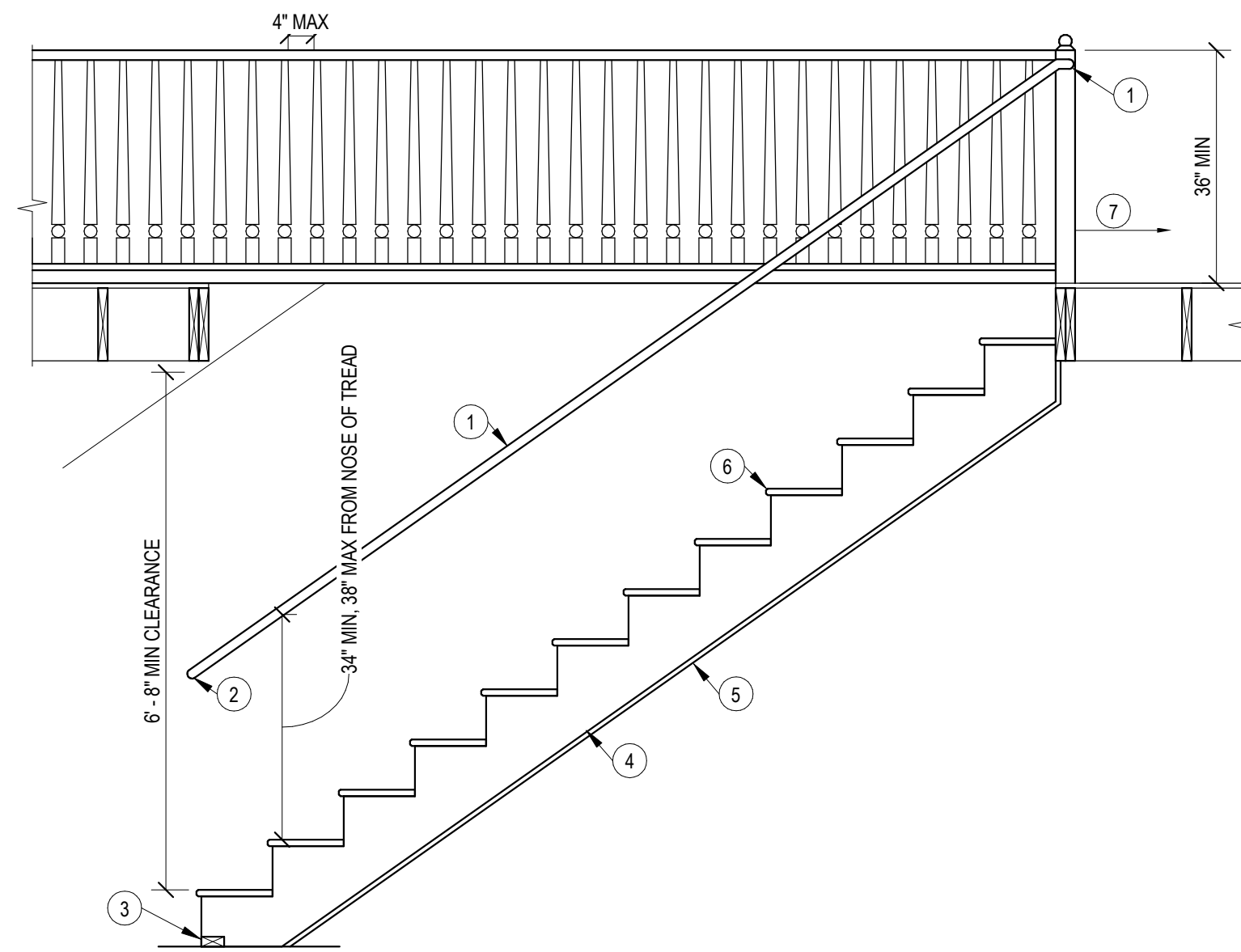
MARK	HANGER	FACE NAILS	JOIST NAILS	CAPACITY (LB)
H1	HU9	(18) 10d x 1 1/2"	(6) 10d x 1 1/2"	1,715
H21	HUS410	(8) 10d	(8) 10d	1,785
H22	HHUS410	(30) 10d	(10) 10d	4,754
H23	HGUS410	(46) 10d	(16) 10d	7,644
H31	HUB10	(18) 10d	(8) 10d	2,251
H32	HHUS50/10	(30) 10d	(10) 10d	4,754
H33	HGUS50/10	(46) 10d	(16) 10d	7,644
H41	HU410	(18) 10d	(8) 10d	2,251
H42	HHUS7.25/10	(30) 10d	(10) 10d	4,754
H43	HGUS7.25/10	(46) 10d	(16) 10d	7,644

HANGER SCHEDULE NOTES:

- ALL HANGER DESIGNATIONS ARE BASED ON SIMPSON STRONG TIE, D, FIR
- IF HANGER DESIGNATION IS FOLLOWED BY (16G) ON PLANS, USE 16G NAILS IN LIEU OF 10d
- NAILS: 10d = 0.148" DIA x 3" LONG, 16d = 0.162" DIA x 3.5" LONG, 10d x 1 1/2" = 0.148" DIA x 1 1/2" LONG

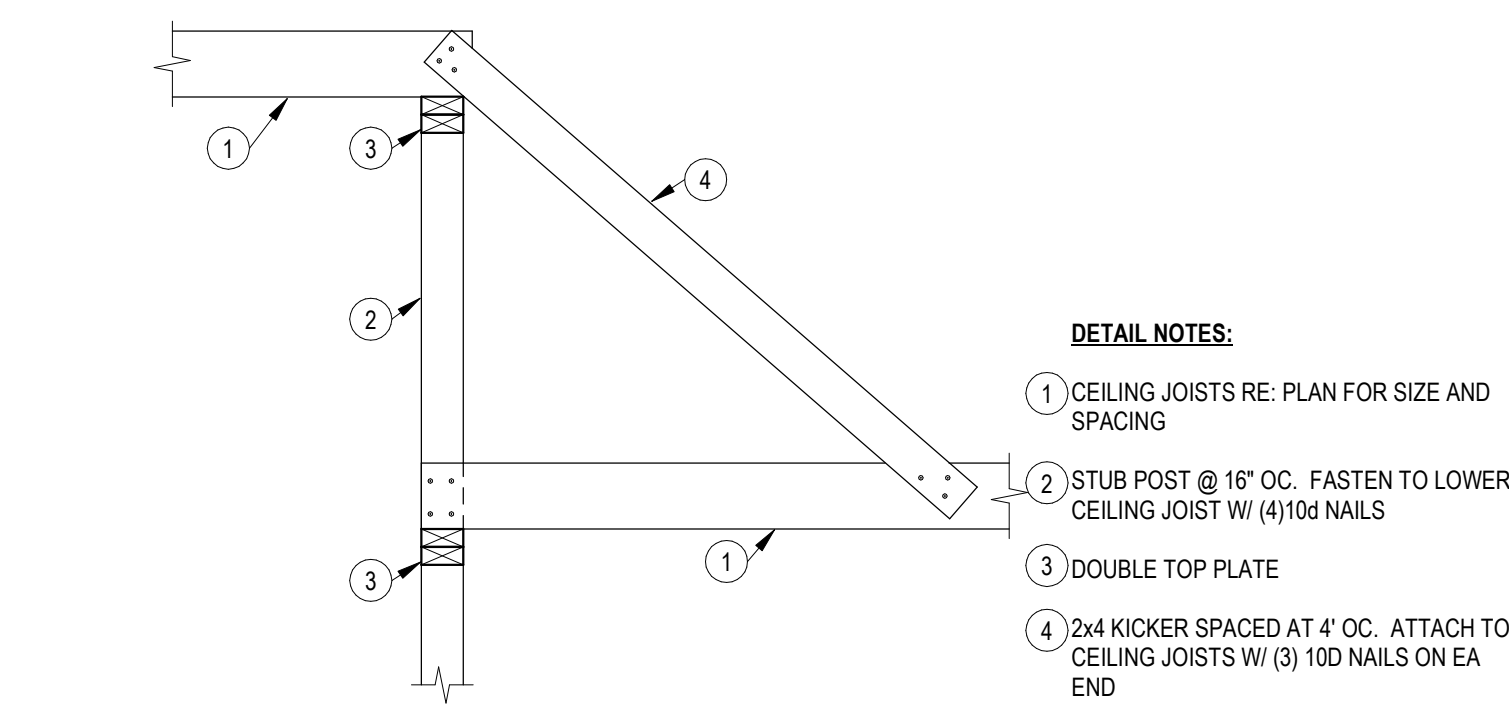
LEGEND

H 2 2 D
D= DIM LUMBER
*= ENG LUMBER
DESIGNATION



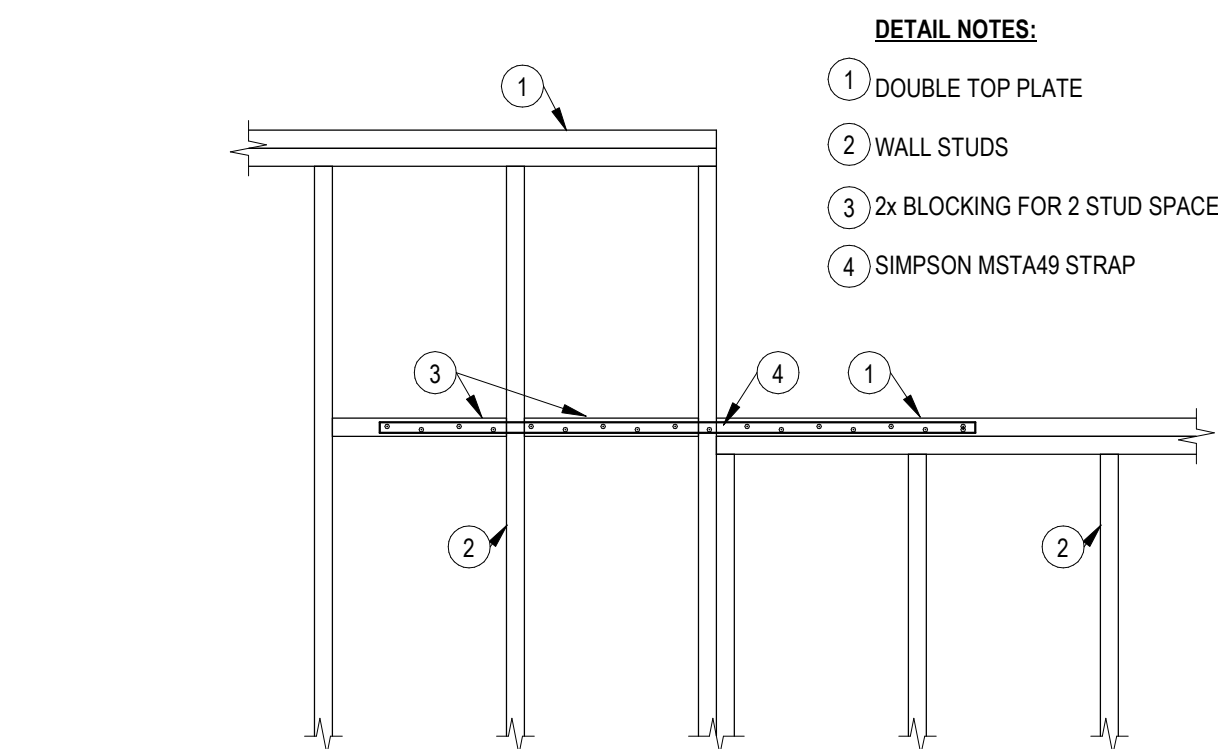
- DETAIL NOTES:**
- DIAMETER OF HANDRAIL FROM 1 1/4" TO 2"
 - RETURN HANDRAILS TO POST OR WALL
 - PRESSURE TREATED PLATE
 - 2x12 STRINGERS @ 16" OC MAX
 - MIN 1/2" GYP BOARD UNDER STAIRS
 - IF RISERS ARE SOLID, NOSING IS REQUIRED: 3/4" TO 1 1/4"
 - AT LANDING PROVIDE 36" MIN OF CLEARANCE
- NOTES:**
- 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"



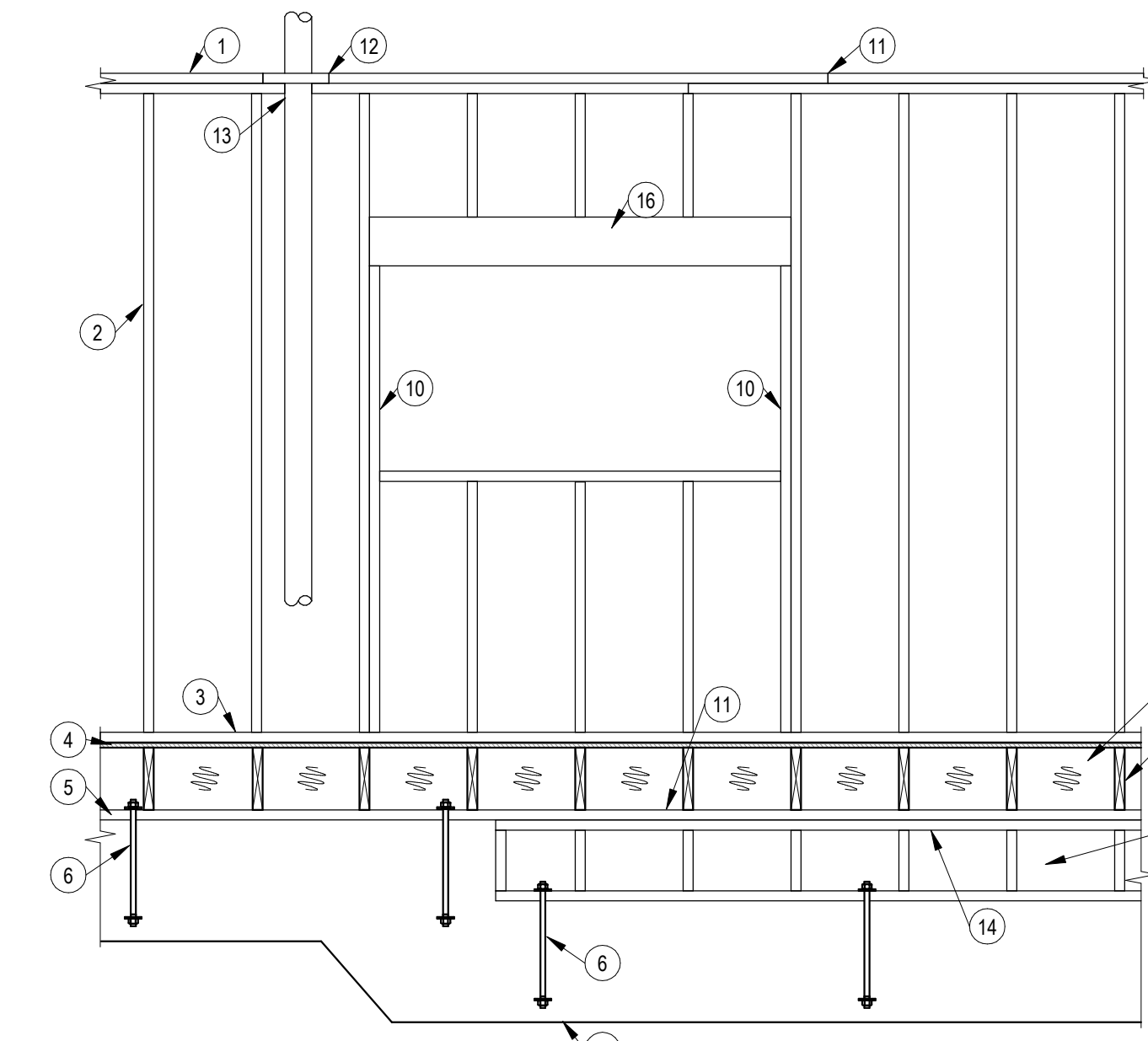
- DETAIL NOTES:**
- CEILING JOISTS RE: PLAN FOR SIZE AND SPACING
 - STUB POST @ 16" OC. FASTEN TO LOWER CEILING JOIST W/ (4) 10d NAILS
 - DOUBLE TOP PLATE
 - 2x4 KICKER SPACED AT 4' OC. ATTACH TO CEILING JOISTS W/ (3) 10d NAILS ON EA END

8 RZ210A - CEILING STEP DETAIL
3/4" = 1'-0"



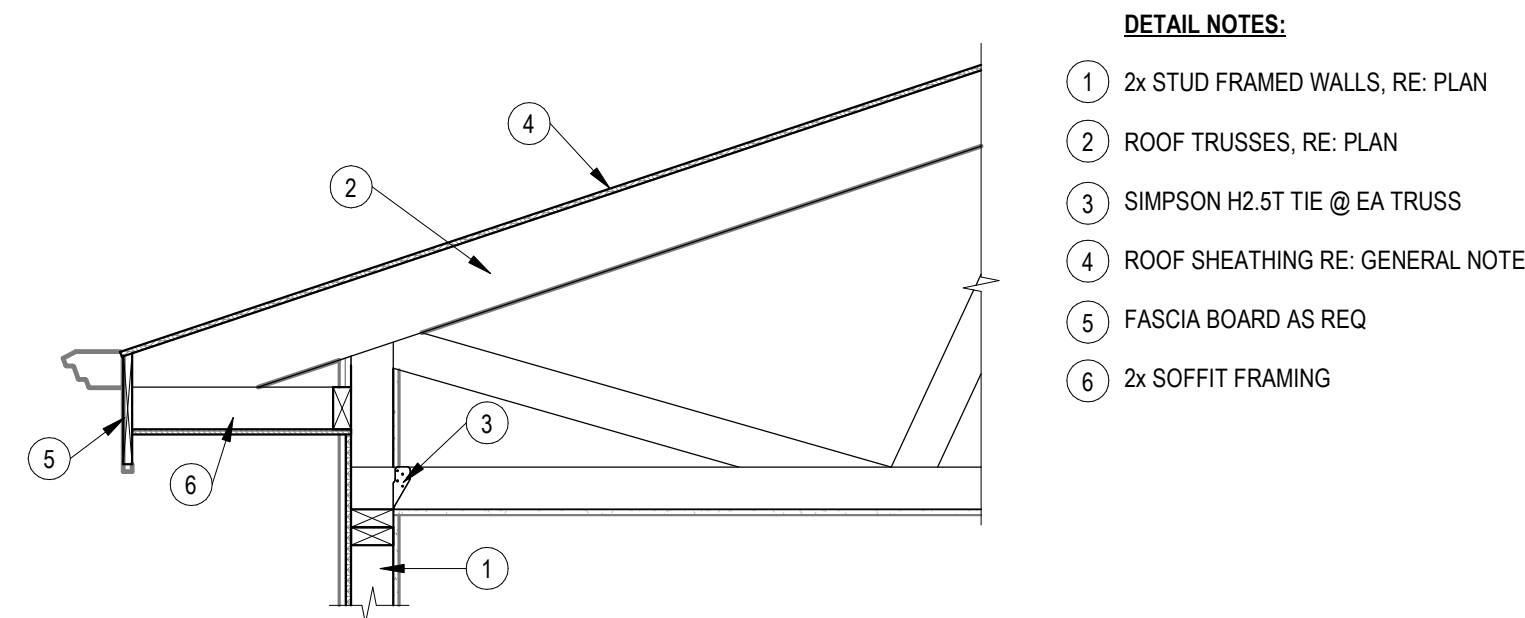
- DETAIL NOTES:**
- DOUBLE TOP PLATE
 - WALL STUDS
 - 2x BLOCKING FOR 2 STUD SPACES
 - SIMPSON MST449 STRAP

7 RZ203B - STEPPED TOP PLATE
3/4" = 1'-0"



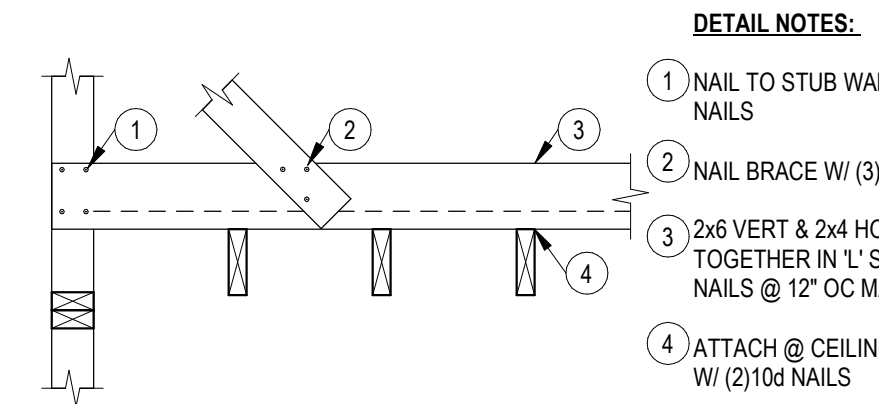
- DETAIL NOTES:**
- SINGLE OR DOUBLE TOP PLATE
 - WALL STUDS
 - BOTTOM PLATE
 - WOOD FLOOR SHEATHING, RE: GENERAL NOTES
 - TREATED SILL PLATE
 - 1/2" @ ANCHOR RODS, RE: GENERAL NOTES
 - FOUNDATION WALL CRIPPLE STUDS
 - FLOOR JOISTS
 - SOLID BLOCKING OR CONT RIM JOIST
 - JACK STUDS OR TRIMMERS
 - STAGGER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

6 STEPPED WALL FRAMING ELEVATION
1/2" = 1'-0"



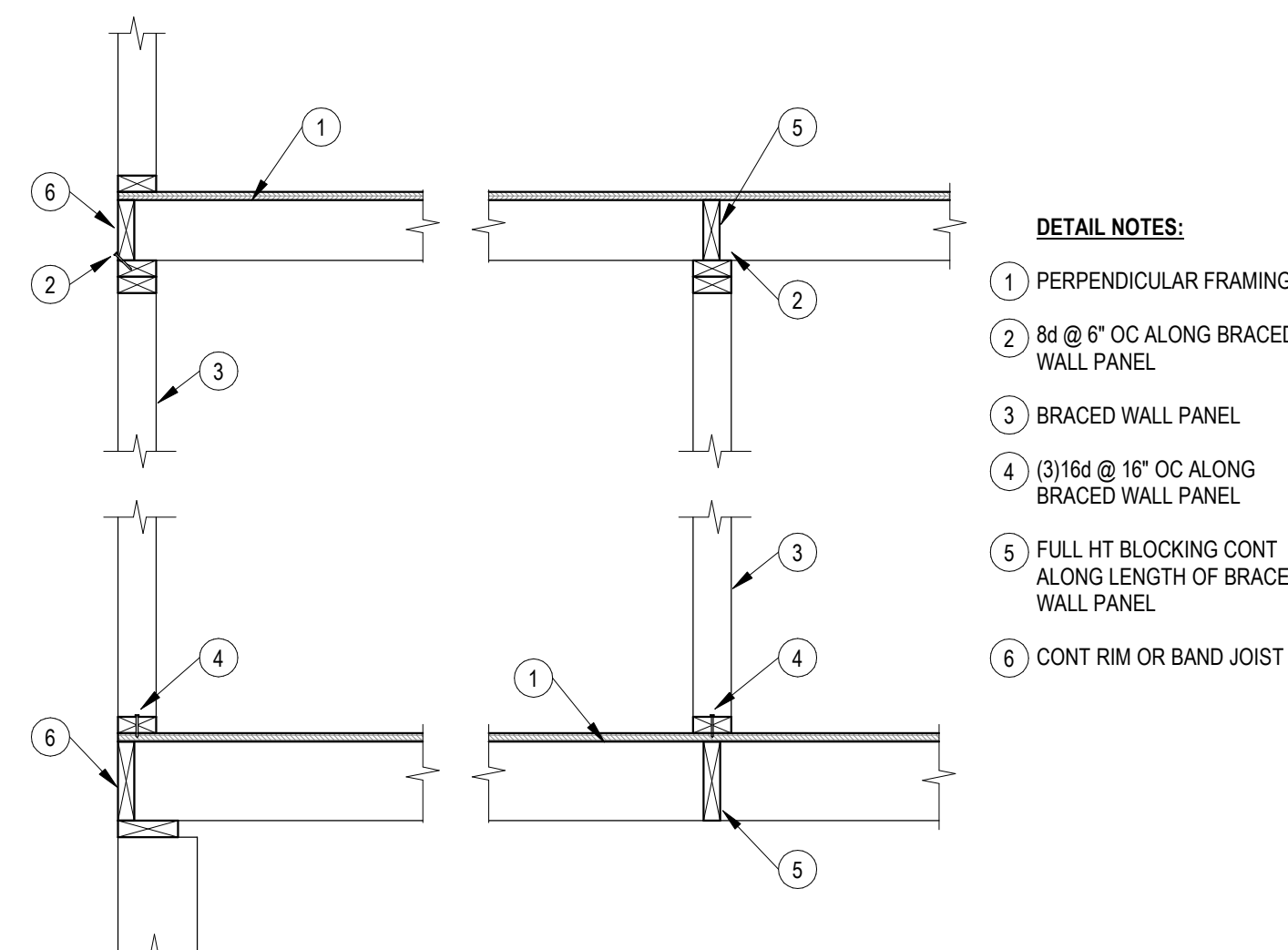
- DETAIL NOTES:**
- 2x STUD FRAMED WALLS, RE: PLAN
 - ROOF TRUSSES, RE: PLAN
 - SIMPSON H2 ST TIE @ EA TRUSS
 - ROOF SHEATHING RE: GENERAL NOTES
 - FASCIA BOARD AS REQ
 - 2x SOFFIT FRAMING

10 TYPICAL RAISED HEEL TRUSS BRG
3/4" = 1'-0"



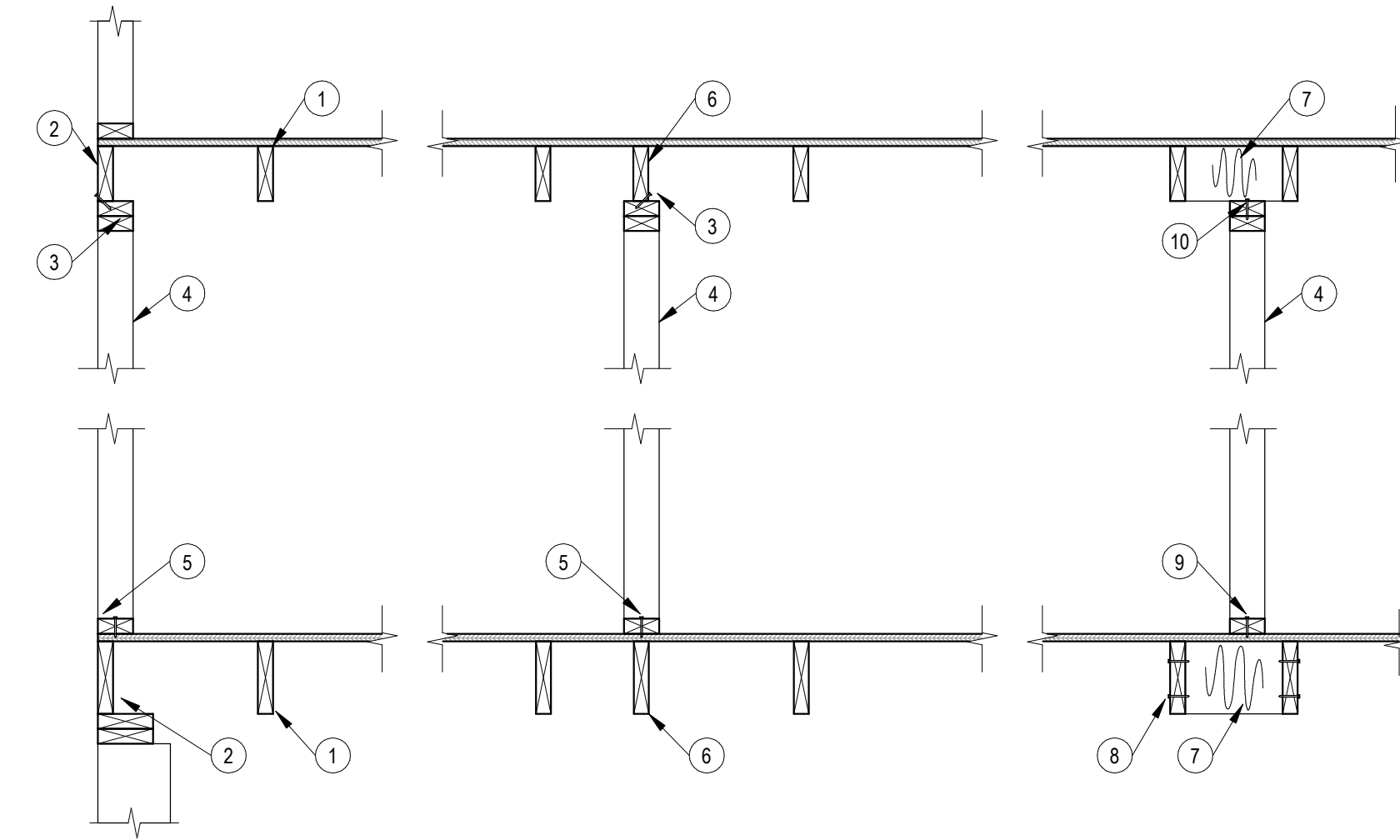
- DETAIL NOTES:**
- NAIL TO STUD WALL W/ (4) 10d NAILS
 - NAIL BRACE W/ (3) 10d NAILS
 - 2x VERT & 2x HORIZ NAILED TOGETHER IN L-SHAPE. 10d NAILS @ 12" OC MAX
 - ATTACH @ CEILING JOISTS W/ (2) 10d NAILS

5 RZ210B - CEILING STEP DETAIL
3/4" = 1'-0"



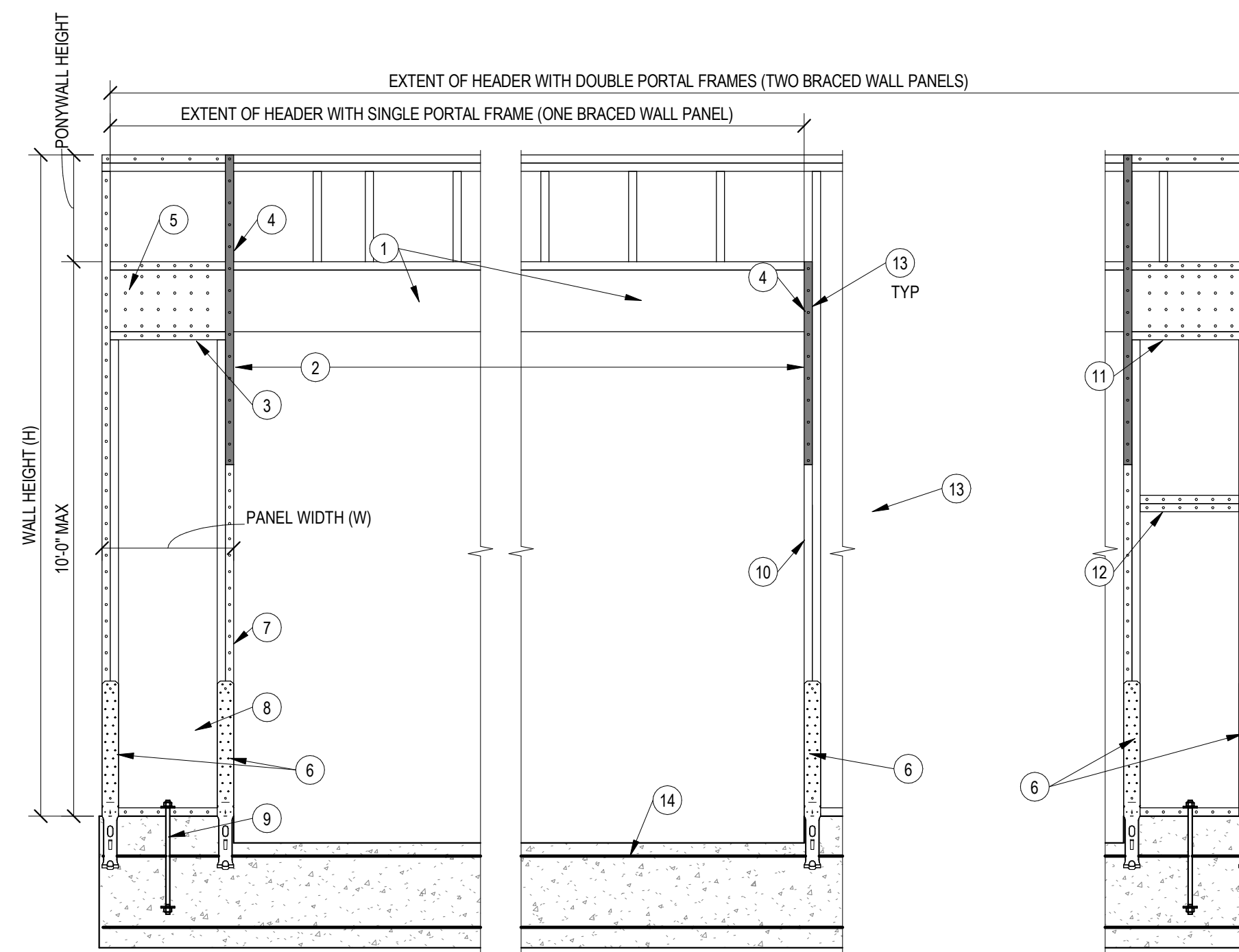
- DETAIL NOTES:**
- PERPENDICULAR FRAMING
 - 8d @ 6" OC ALONG BRACED WALL PANEL
 - BRACED WALL PANEL
 - (3) 1/4" @ 16" OC ALONG BRACED WALL PANEL
 - FULL HT BLOCKING CONT ALONG LENGTH OF BRACED WALL PANEL
 - CONT RIM OR BAND JOIST

4 BWP CONN PERP TO FRAMING
3/4" = 1'-0"



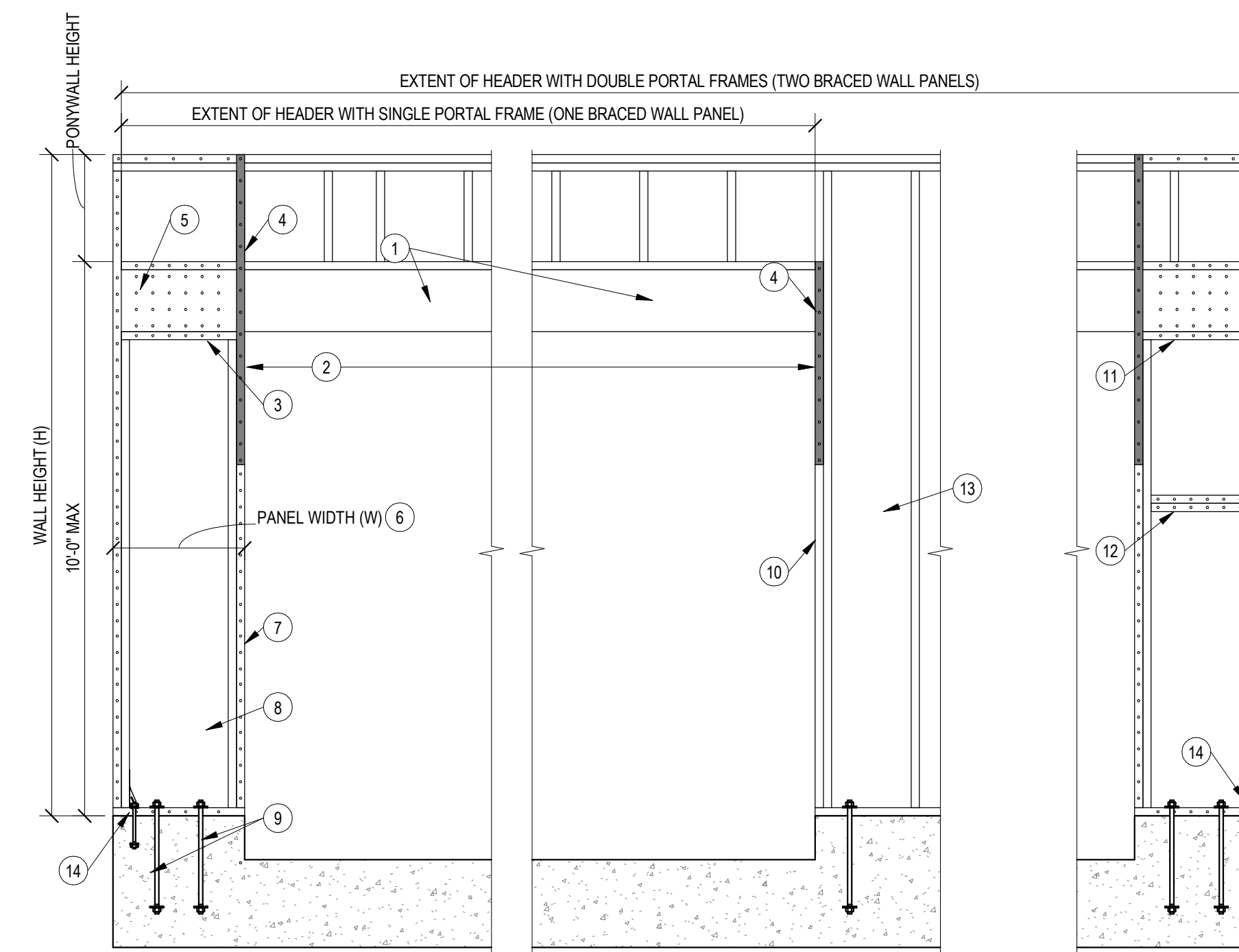
- DETAIL NOTES:**
- FRAMING ORIENTED PARALLEL TO BRACED WALL PANEL
 - CONT RIM OR END JOIST
 - 8d @ 6" OC ALONG BRACED WALL PANEL
 - BRACED WALL PANEL
 - (3) 1/4" @ 16" OC ALONG BRACED WALL PANEL
 - ADDITIONAL FRAMING MEMBER DIRECTLY BELOW BRACED WALL PANEL
 - FULL HEIGHT BLOCKING @ 16" OC ALONG BRACED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

3 BWP CONN PAR TO FRAMING
3/4" = 1'-0"



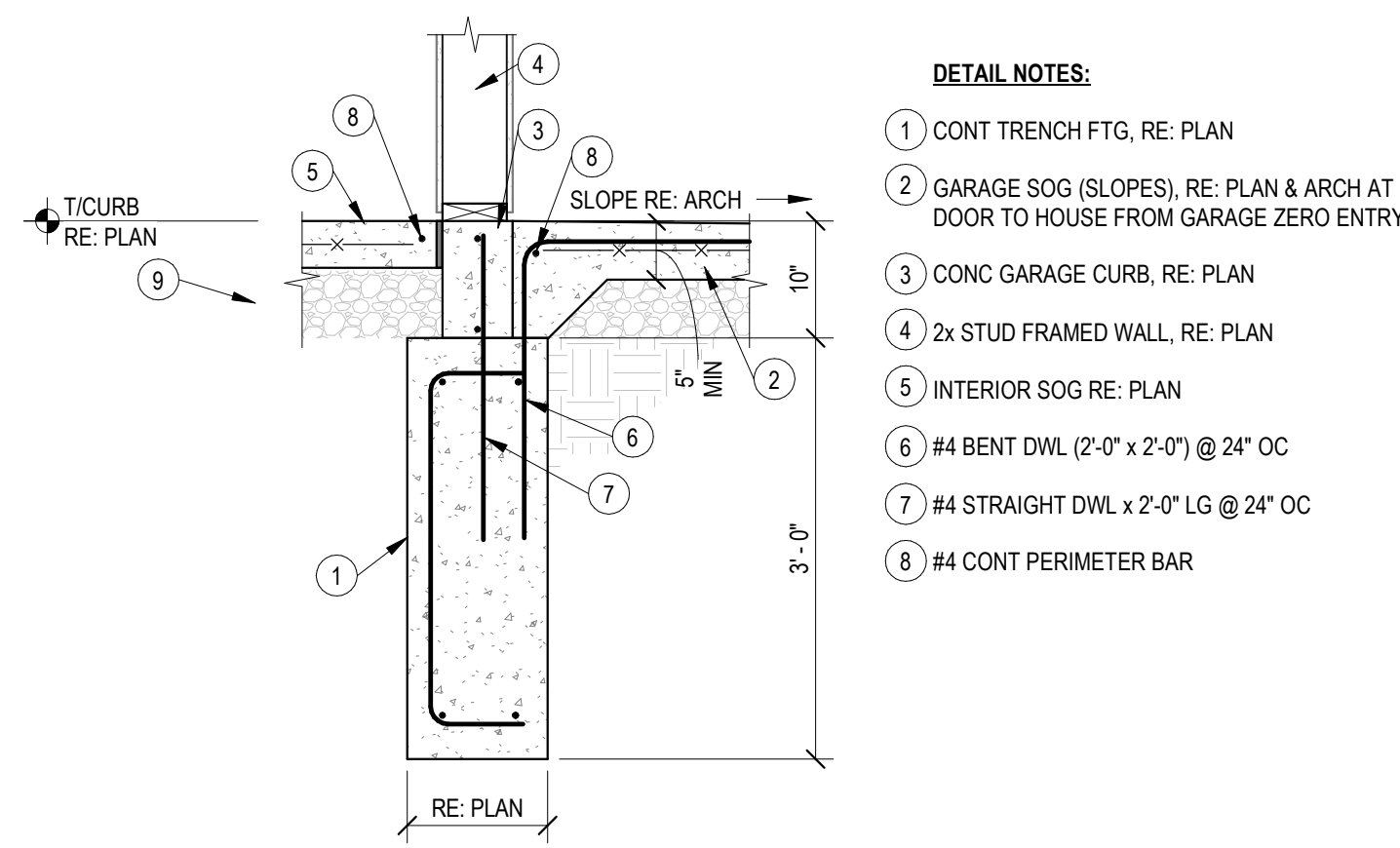
- DETAIL NOTES:**
- MINIMUM 3" x 11 1/4" NET HEADER
 - SPAN = 6'-0" TO 18'-0"
 - FASTEN TOP PLATE TO HEADER WITH TWO ROWS OF 16d SINKER NAILS AT 3" OC TYP
 - 2500# STRAP ON OPPOSITE SIDE OF SHEATHING
 - FASTEN SHEATHING TO HEADER WITH 8d COMMON OR GALVANIZED BOX NAILS IN 3" GRID PATTERN AS SHOWN AND 3" OC IN ALL FRAMING (STUDS, BLOCKING, AND SILLS) TYP
 - MIN 3500 LB STRAP-TYPE HOLD-DOWNS (EMBED INTO CONCRETE AND NAILED INTO FRAMING)
 - MIN 2x4 FRAMING
 - MIN 7/16" THICKNESS WOOD STRUCTURAL PANEL SHEATHING ATTACHED USING 8d COMMON OR GALV BOX NAILS @ 3" OC IN ALL FRAMING, TYP
 - MIN (1) 5/8" @ ANCHOR RODS WITH 2" x 2" x 3/16" PLATE WASHER
 - MIN DOUBLE 2x4 DOUBLE POST
 - TYPICAL PORTAL FRAME CONSTRUCTION
 - 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
 - FASTEN KING STUD TOP HEADER W/ (6) 16d SINKERS
 - MIN REINF. OF FND, ONE #4 BAR TOP & BOT OF FTG. LAP BARS 15" MIN

2 RZ206C - PFH DETAIL
1/2" = 1'-0"

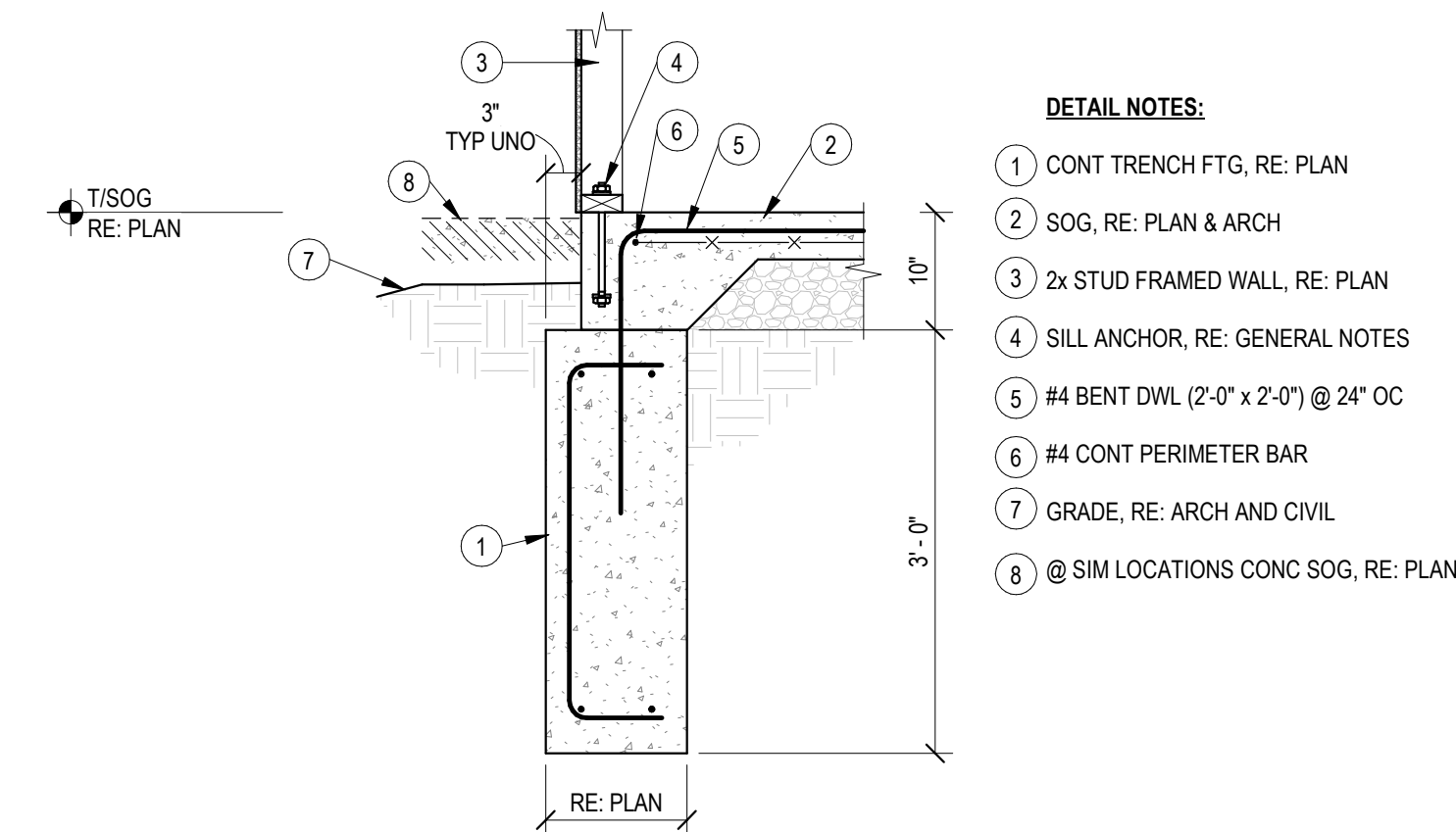


- DETAIL NOTES:**
- MINIMUM 3" x 11.25" NET HEADER
 - SPAN = 6'-0" TO 18'-0"
 - FASTEN TOP PLATE TO HEADER WITH TWO ROWS OF 16d SINKER NAILS AT 3" OC TYP
 - 1000# STRAP OPPOSITE SHEATHING
 - FASTEN SHEATHING TO HEADER WITH 8d COMMON OR GALVANIZED BOX NAILS IN 3" GRID PATTERN AS SHOWN AND 3" OC IN ALL FRAMING (STUDS, BLOCKING, AND SILLS) TYP
 - REFER TO PANEL WIDTH SCHEDULE
 - MIN 2x4 FRAMING
 - MIN 7/16" THICKNESS WOOD STRUCTURAL PANEL SHEATHING
 - MIN (2) 1/2" ANCHOR RODS WITH 2" x 2" x 3/16" PLATE WASHER
 - MIN DOUBLE 2x4 DOUBLE POST
 - TYPICAL PORTAL FRAME CONSTRUCTION
 - 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
 - BRACED WALL LINE CONTINUOUSLY SHEATHED WITH WOOD STRUCTURAL PANELS
 - AT CONDITIONS THAT REQ 800# HOLD DOWN DEVICE USE SIMPSON DTTZ-SDS2.5 INSTALLED W/ (8) 1/4" x 2 1/2" SDS FASTENERS, 1/2" @ ANCHOR RODS (5" MIN EMBED), & SIMPSON ATXP ADHESIVE

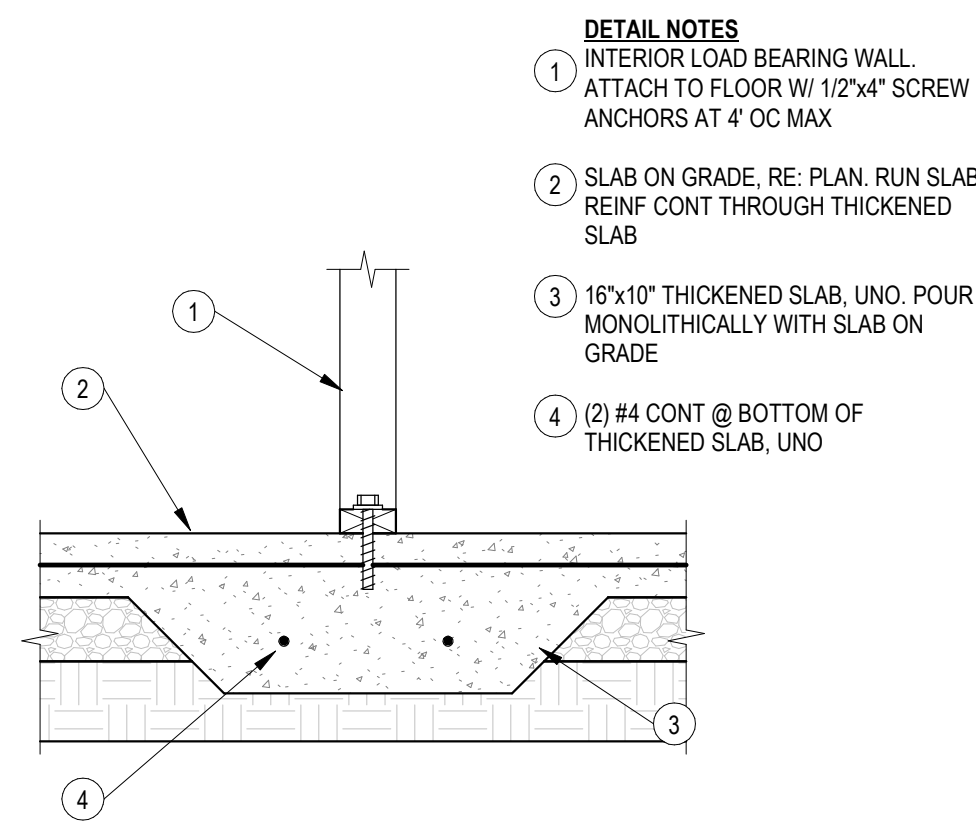
1 RZ206B - CS-PF
1/2" = 1'-0"



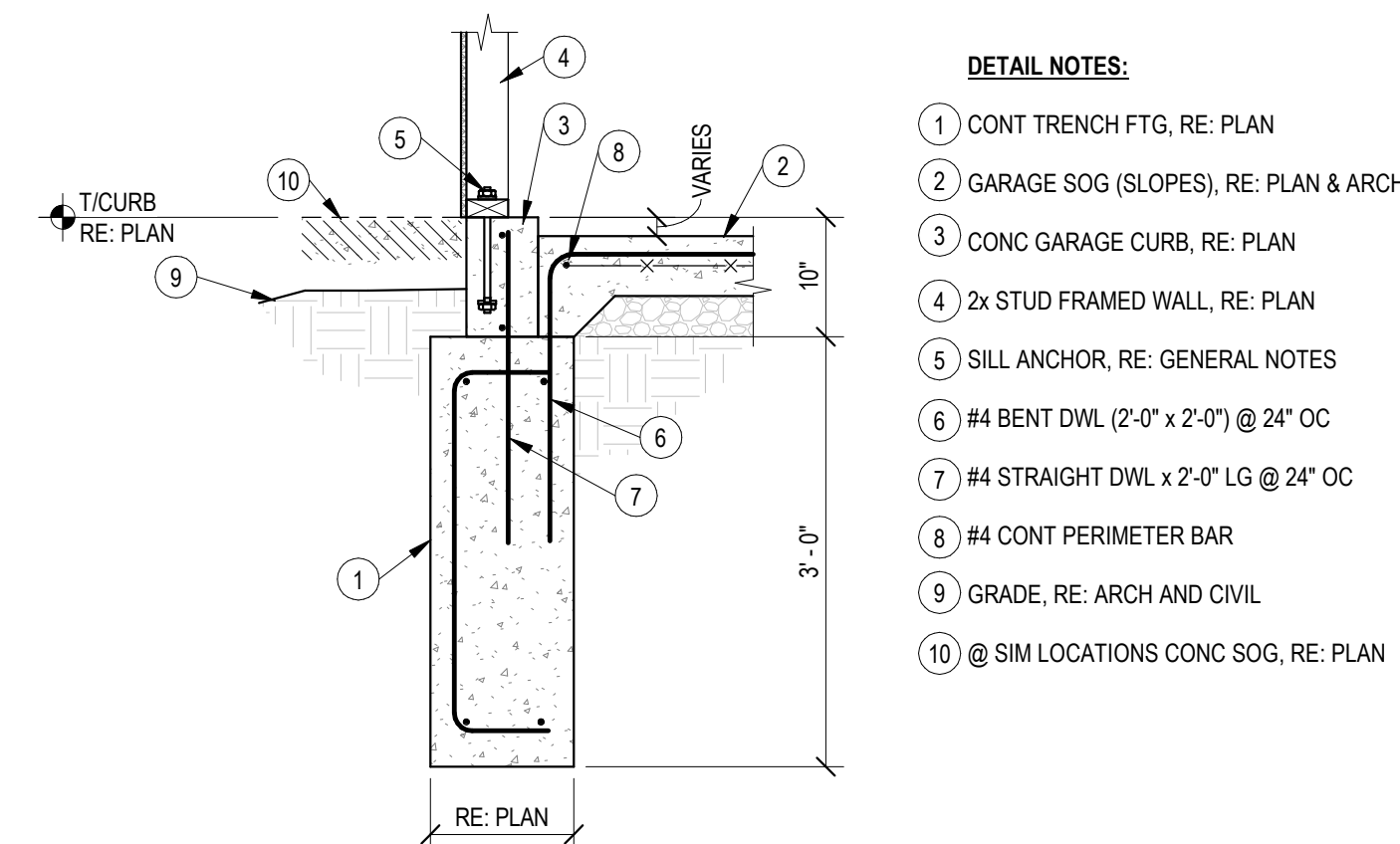
6 TYPICAL GARAGE HOUSE WALL
3/4" = 1'-0"



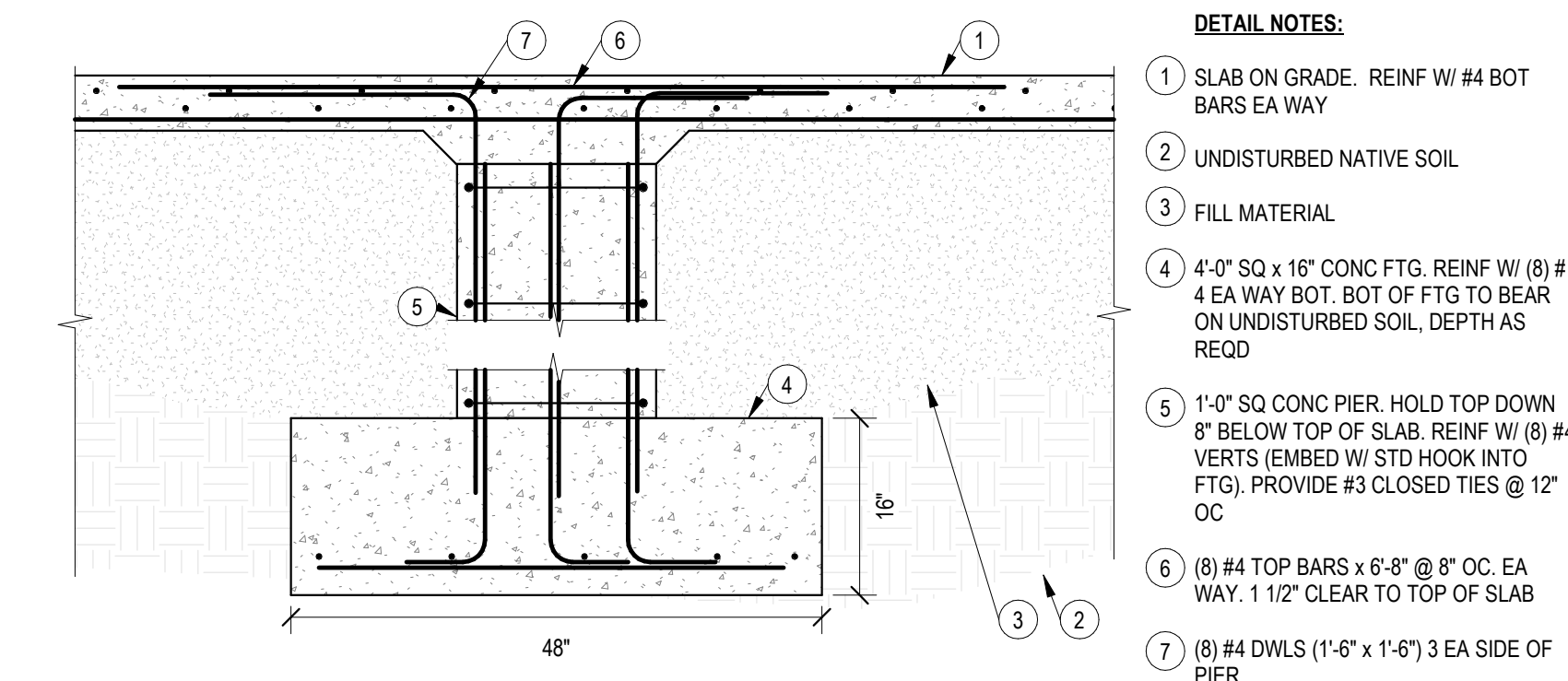
4 TYPICAL SLAB FTG
3/4" = 1'-0"



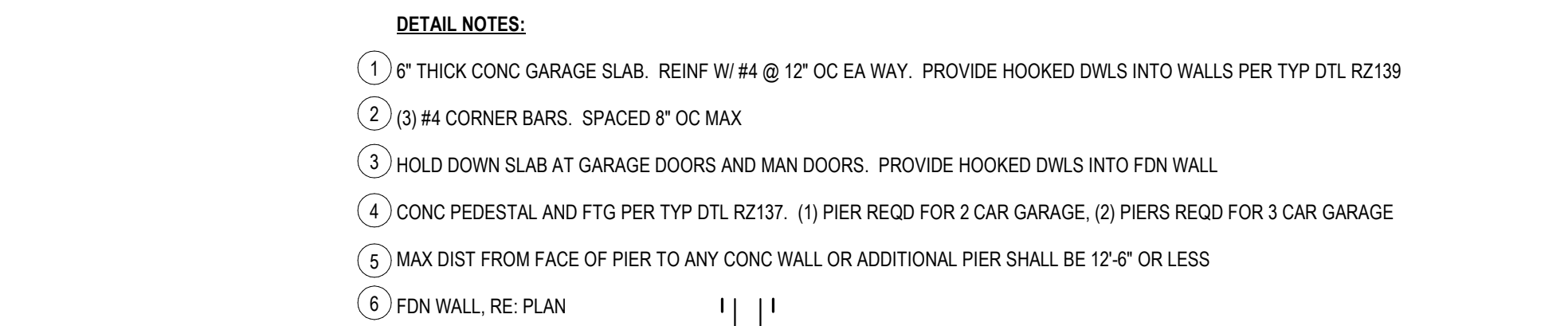
5 RZ108 - THICKENED SLAB
1" = 1'-0"



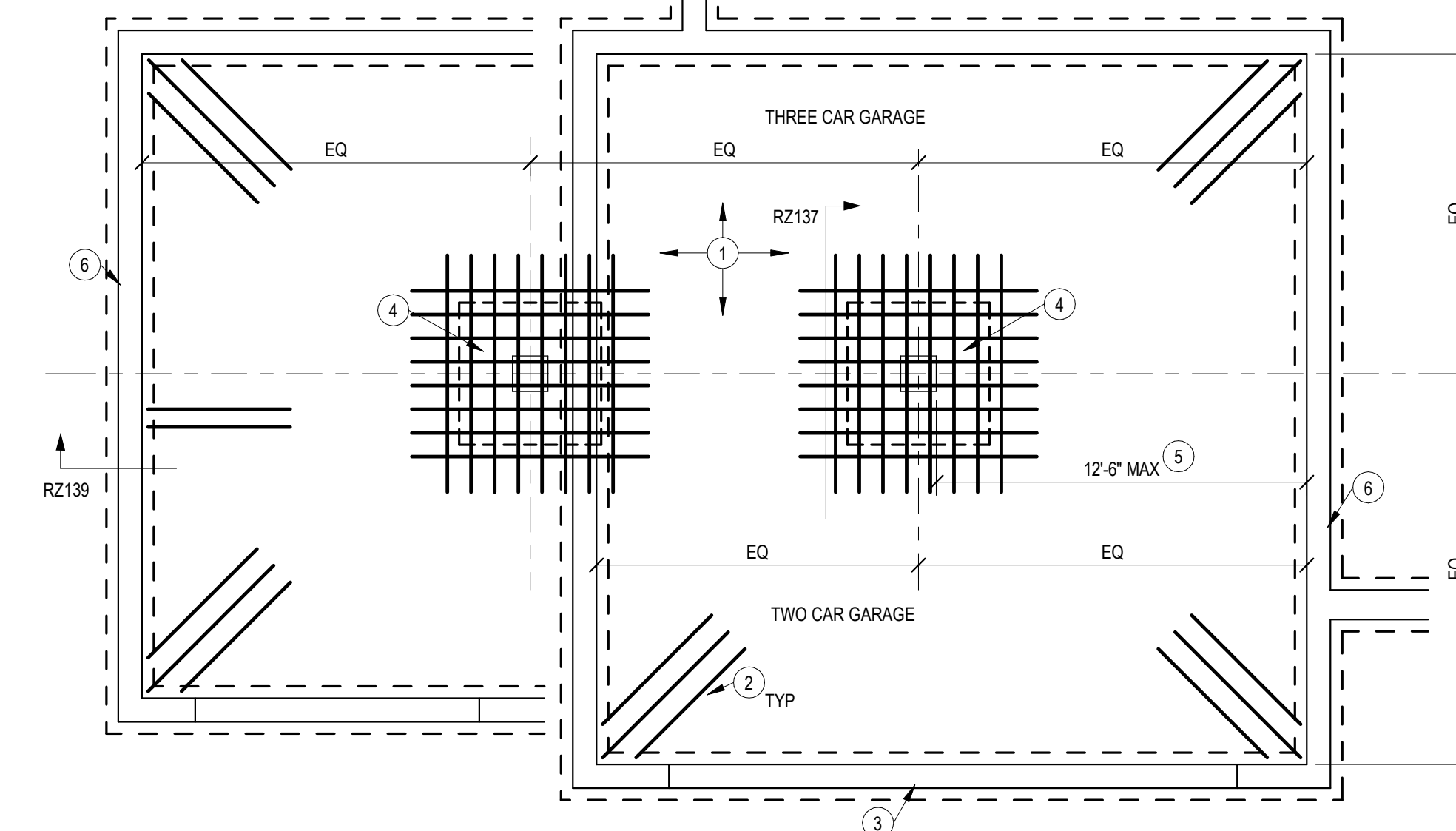
3 TYPICAL GARAGE FTG
3/4" = 1'-0"



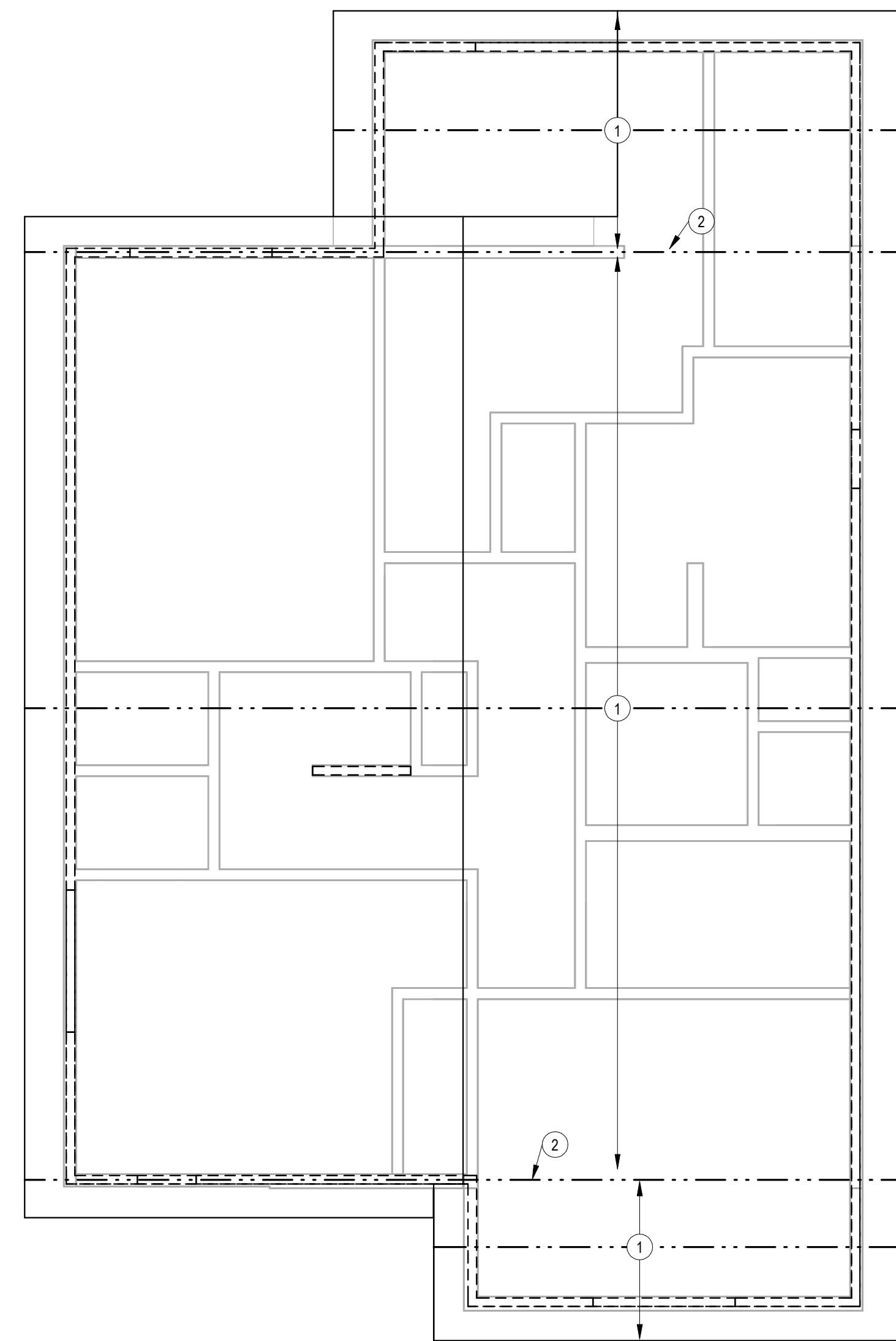
2 RZ137 - GARAGE PIER
3/4" = 1'-0"



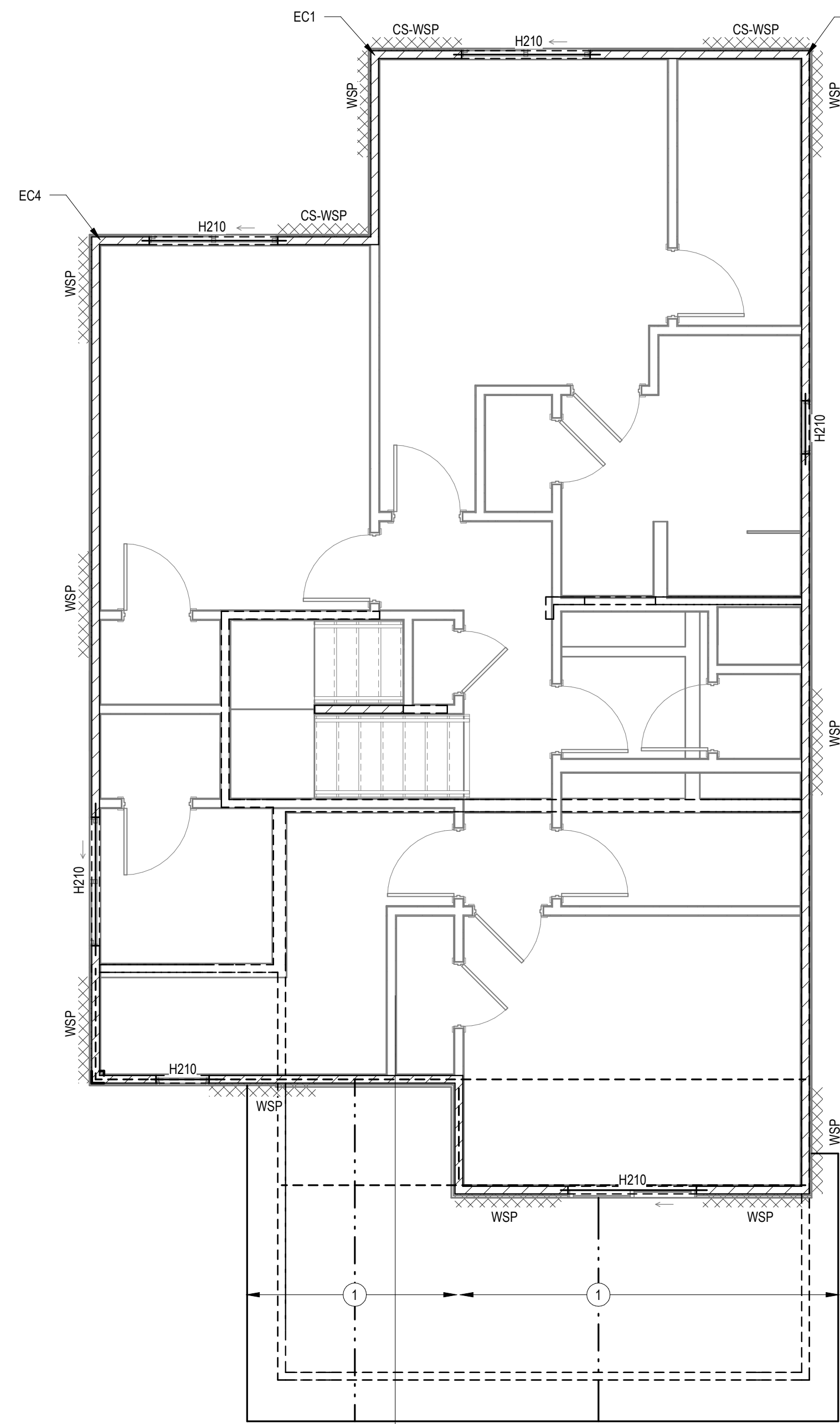
1 RZ136 - GARAGE SLAB ON FILL
1/4" = 1'-0"



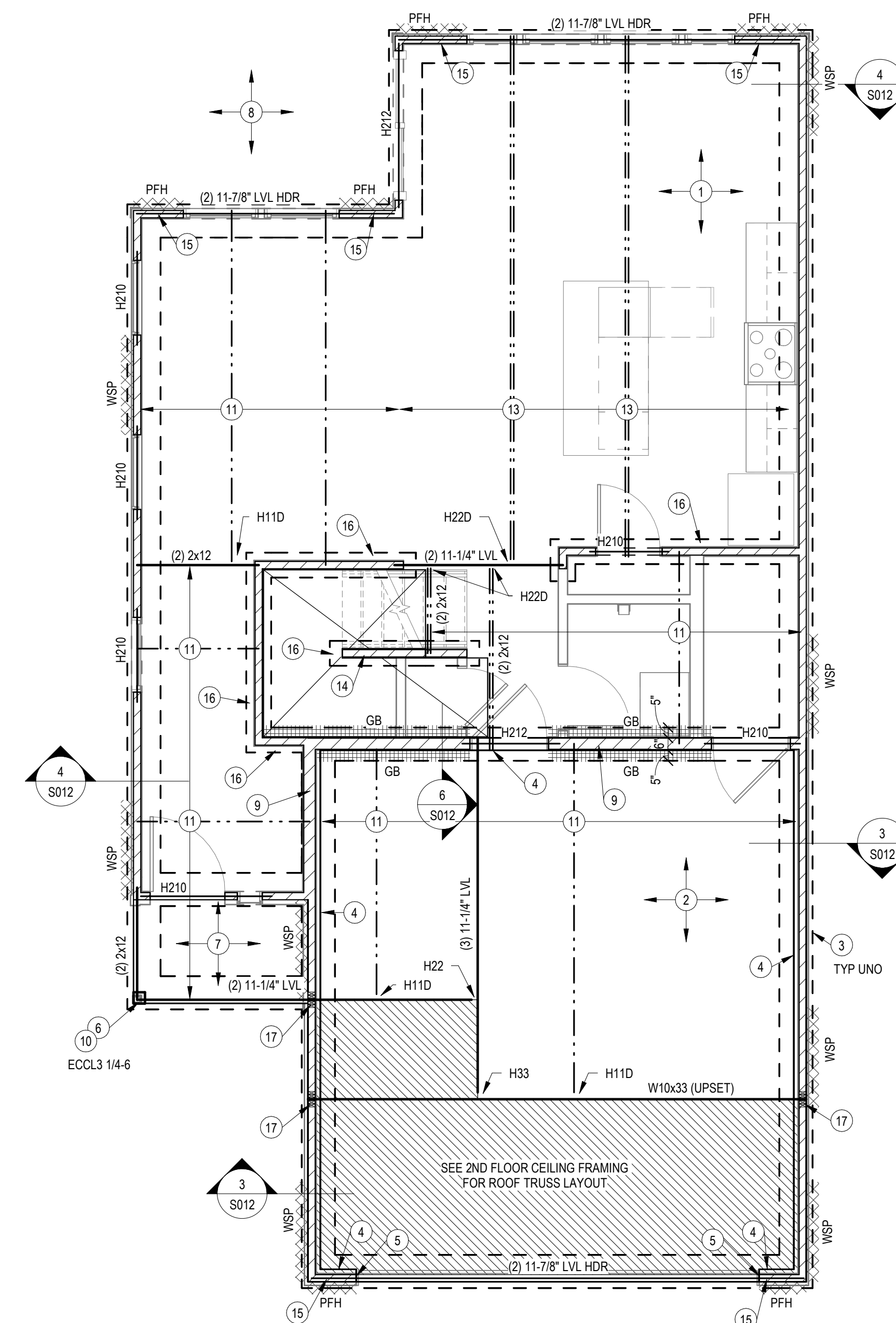
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3 ROOF FRAMING PLAN
1/4" = 1'-0"



2 2ND FLOOR WALL/LOW ROOF FRAMING PLAN
1/4" = 1'-0"



1 FOUNDATION AND 2ND FLOOR FRAMING PLAN
1/4" = 1'-0"

FRAMING LEGEND	
	FOUNDATION
	LOAD BEARING WALL
	SHEAR WALL
	HEADER
	BEAM
	SPAN DIRECTION
	JOIST / TRUSS TYPE

- SHEET NOTES**
- A. REFER TO SHEET S001 FOR STRUCTURAL GENERAL NOTES.
 - B. REFER TO S010-S012 FOR TYPICAL STRUCTURAL DETAILS.
 - C. 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.
 - D. 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.
 - E. ALL MULTI-PLY ENGINEERING LUMBER BEAMS ARE DESIGNATED BY NUMBER OF PLYS AND DEPTH (EX: (3) 14" LVL). 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.
 - F. REFER TO ARCHITECTURAL SHEETS FOR ALL DIMENSIONS.
 - G. 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.
 - H. ALL WALLS SHALL BE 2x4 @ 16" OC, UNLESS NOTED OTHERWISE. ALL EXTERIOR WALLS ARE LOAD BEARING.
 - I. REFER TO SHEET S011 FOR BRACED WALL INFORMATION & DETAILS.
 - J. 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.
 - K. SPECIFIC BEAMS CALLED OUT ON PLANS SHALL BE LOCATED UNDER THE LOAD BEARING ELEMENTS ABOVE.
 - L. PROVIDE DOUBLE FLOOR JOIST UNDER ALL WALLS PARALLEL W/ JOIST.
 - M. T/FTG ELEVATION = 99'-2"
T/SOG ELEVATION = 100'-0"
TRUSS BRG = RE: ARCH
 - N. ANCHOR RODS SHALL BE PLACED IN TO THE TOP OF THE FOUNDATION WALLS PER THE GENERAL NOTES.
 - O. PLANS SHOWN ARE FOR PROTOTYPE BUILDING. RE: ARCH AND SITE PLAN FOR LOCATIONS, VARIATIONS, GRADING CONDITIONS, ETC.
 - P. BRACED WALL ARE SHOWN ON PLAN RE: BRACED WALL LEGEND ON THIS SHEET AND BRACED WALL DETAILS ON S011.

- FDN PLAN NOTES:**
- 1) 4" THICK MIN SLAB ON GRADE. RE: GENERAL NOTES FOR REIN: VAPOR BARRIER AND JOINTING REQNTS. SLAB SHALL BE INSTALLED OVER PROPERLY COMPACTED SUITABLE FILL.
 - 2) 5" THICK MIN GARAGE SLAB ON GRADE. RE: GENERAL NOTES FOR REIN: VAPOR BARRIER AND JOINTING REQNTS. SLAB SHALL BE INSTALLED OVER PROPERLY COMPACTED SUITABLE FILL.
 - 3) 18" WIDE TRENCH FTG REIN W/ (2) #5 CONT TOP & BOT BARS & #4 C-SHAPED TIES @ 24" OC
 - 4) 6" WIDE CONC GARAGE CURB REIN W/ A CONT #5 TOP & BOT
 - 5) RECESS GARAGE CURB FOR DOOR OPENING
 - 6) 6x6 WOOD COLUMN, BASE CONNECTION: SIMPSON ABUE2 OR EQUIV
 - 7) 6" THICK PORCH SLAB REIN W/ #4 @ 12" OC EA WAY & #4 BENT DOWELS (2'-0" x 2'-0") INTO TRENCH FTG
 - 8) 4" THICK PATIO SLAB REIN W/ #4 @ 12" OC EA WAY. PROVIDE 12" THICK END SLAB EDGE REIN W/ (2) #4 CONT BOT BAR. RE: ARCH FOR PATIO EXTENTS
 - 9) 2x6 STUD FRAMED WALL @ 16" OC
 - 10) PROVIDE EITHER A SIMPSON POST CAP PER PLAN OR NOTCH TOP OF COLUMN FOR BEAM BEARING & INSTALL WITH (4) FASTENMASTER LEDGERLOK SCREWS
 - 11) 2x12 @ 16" OC. PROVIDE FULL DEPTH BLOCKING @ MID SPAN OF SPANS OVER 16'-0"
 - 12) 2x12 @ 12" OC. PROVIDE FULL DEPTH BLOCKING @ MID SPAN OF SPANS OVER 16'-0"
 - 13) (2) 2x12 @ 16" OC. PROVIDE FULL DEPTH BLOCKING @ MID SPAN OF SPANS OVER 16'-0"
 - 14) FULL HEIGHT STUD FRAMED WALL FROM SOG TO TRUSS BEARING. PROVIDE STUD BAY BLOCKING @ 4'-0" OC UP ENTIRE WALL
 - 15) EXTEND HEADER TO END OF BRACED WALL PANEL
 - 16) THICKEND SLAB BELOW WALL RE: TYPICAL DETAIL S010/2
 - 17) (5) 2x4 BRG STUD PACK BELOW BEAM

- SECOND FLOOR CEILING FRAMING PLAN**
- 1) ROOF TRUSSES BY TRUSS SUPPLIER PROVIDE SIMPSON H2.5T @ EA TRUSS BRG. RE: GENERAL NOTES FOR DESIGN CRITERIA & ARCH FOR ADDITIONAL INFO
 - 2) 2x STRUCTURAL FASCIA TO MATCH DEPTH OF OTHER FASCIA BOARDS, 2x8 MIN
 - 3) 2x6 LEDGERS (1) TOP & (1) BOT ATTACHED W/ SD WOOD SCREWS @ 16" OC STAGGERED
 - 4) CANTILEVER ROOF TRUSSES BY TRUSS SUPPLIER. RE: GENERAL NOTES FOR DESIGN CRITERIA & ARCH FOR ADDITIONAL INFO

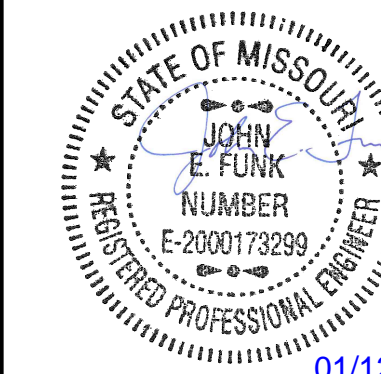
- ROOF FRAMING PLAN**
- 1) ROOF TRUSSES BY TRUSS SUPPLIER PROVIDE SIMPSON H2.5T @ EA TRUSS BRG. RE: GENERAL NOTES FOR DESIGN CRITERIA & ARCH FOR ADDITIONAL INFO
 - 2) TRANSITION GABLE END ROOF TRUSS BY TRUSS SUPPLIER. RE: GENERAL NOTES FOR DESIGN CRITERIA & ARCH FOR ADDITIONAL INFO

BUILDING J

Reserve at Blackwell
SE SHENANDOAH DRIVE
LEE'S SUMMIT, MO 64063

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REVISION DATES:
3 CITY COMMENT 3/5/2025



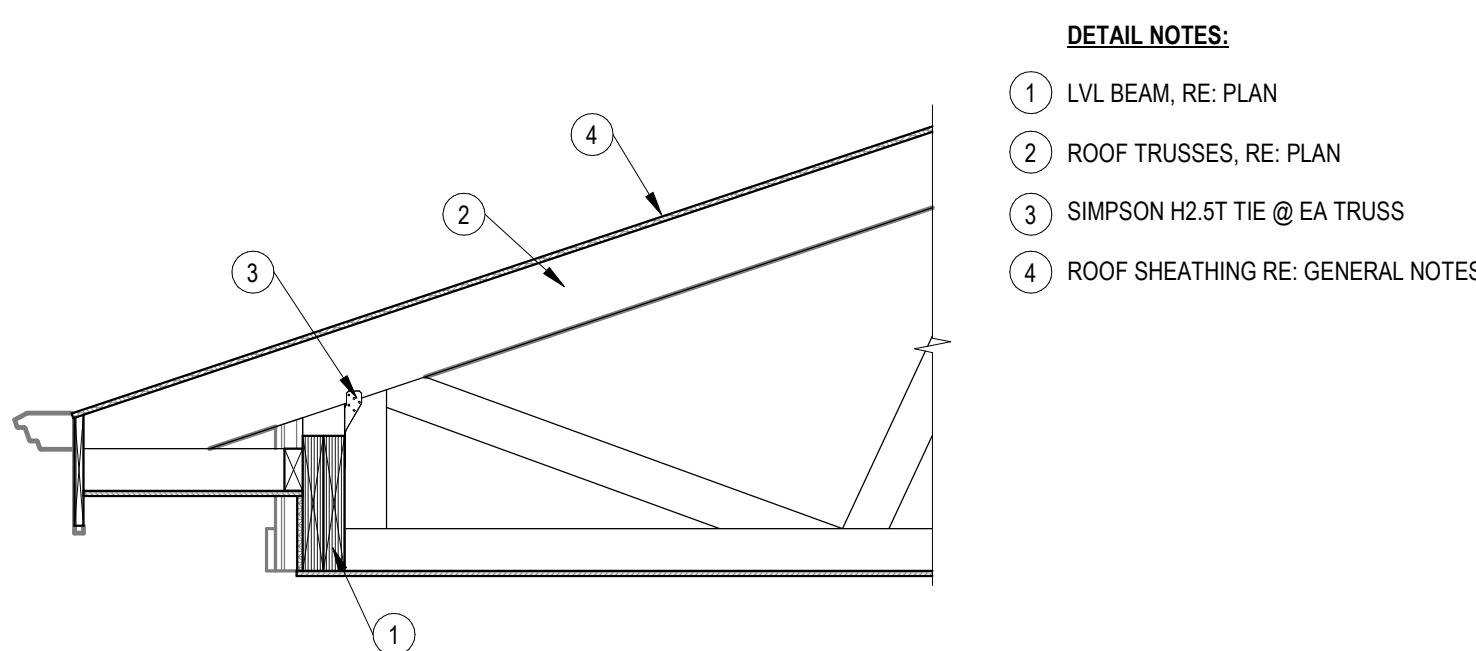
PROFESSIONAL SEAL 01/12/24

S106
ISSUE DATE: 01/12/2024
COLLINS WEBB #: 23090

FOUNDATION & FRAMING PLANS -

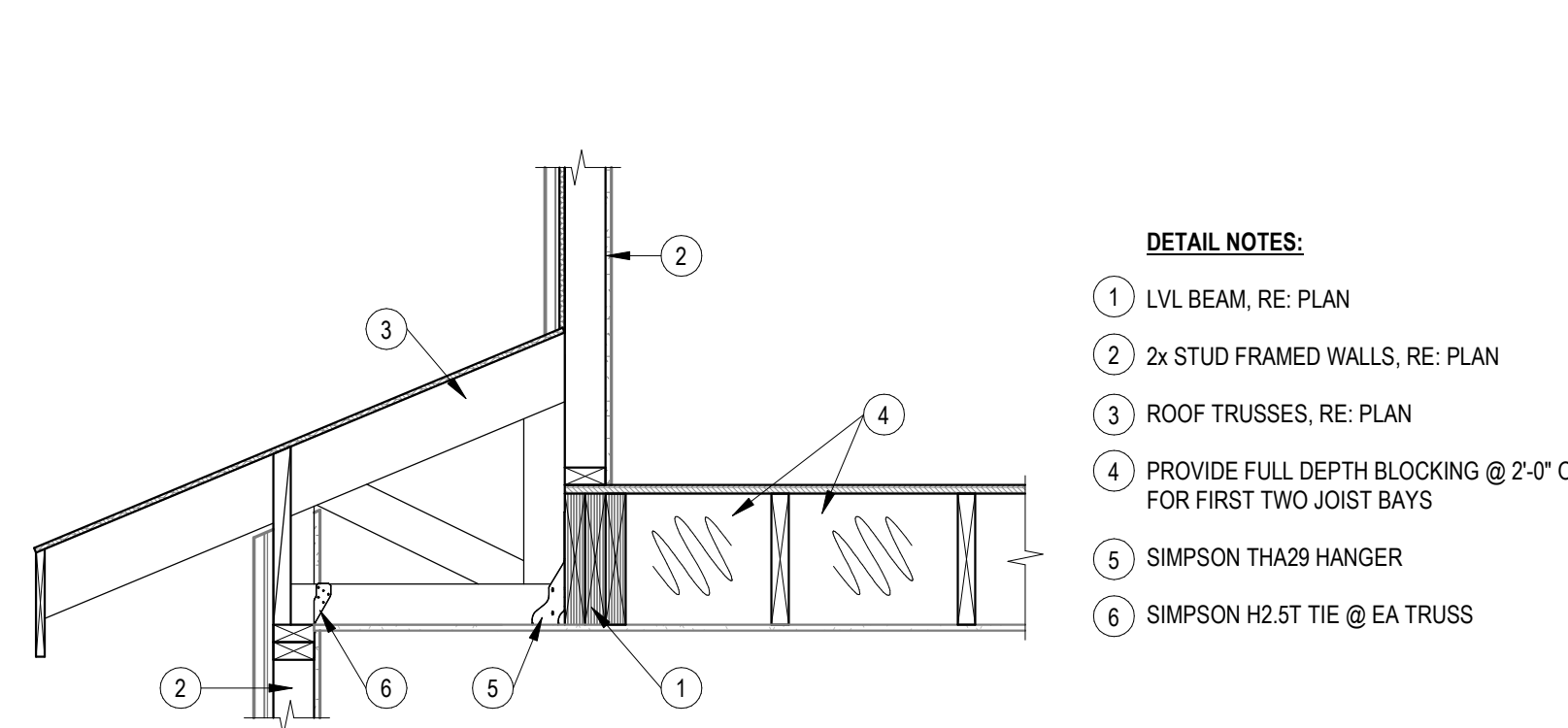
Collins Webb ARCHITECTURE
collinswebb.com
607B S17 Market St., Lee's Summit, Missouri 64063 | 816.249.2270 | www.collinswebb.com

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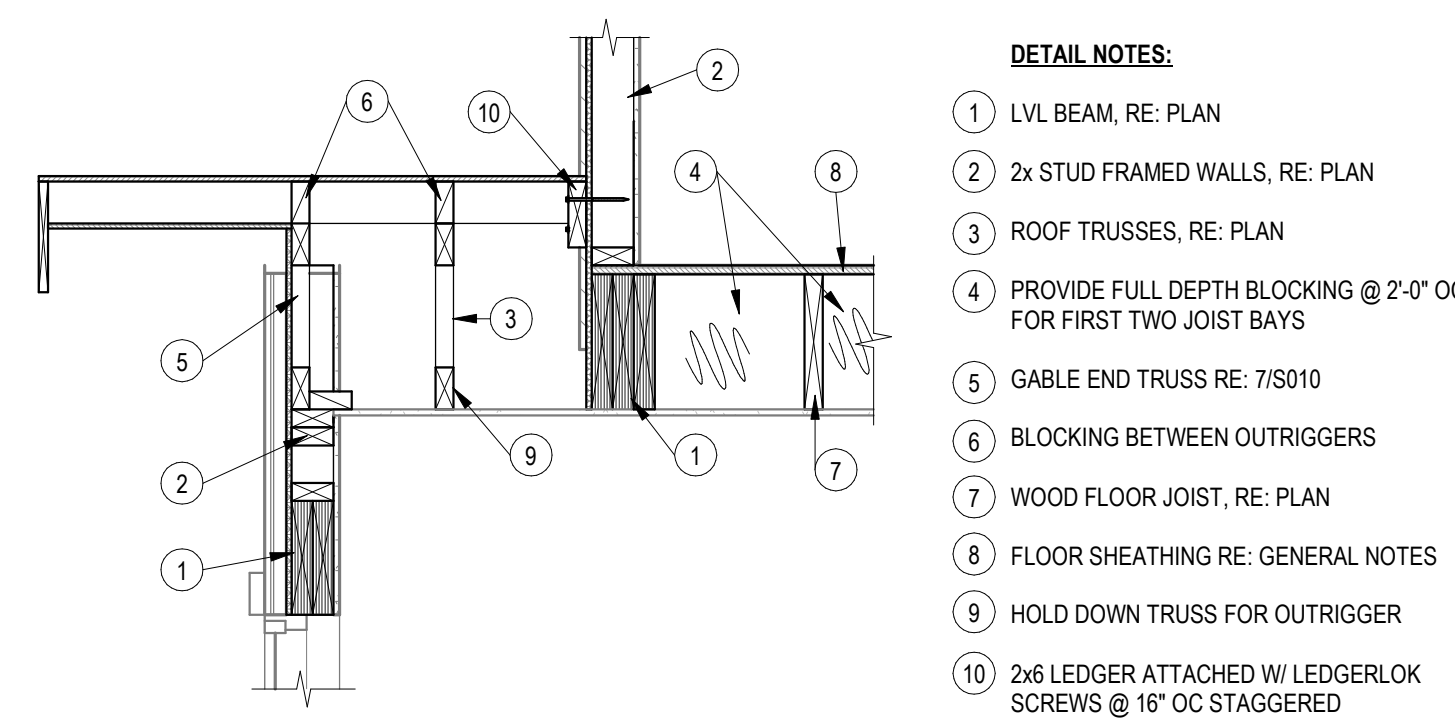
- DETAIL NOTES:**
- 1 LVL BEAM, RE: PLAN
 - 2 ROOF TRUSSES, RE: PLAN
 - 3 SIMPSON H2.5T TIE @ EA TRUSS
 - 4 ROOF SHEATHING RE: GENERAL NOTES

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



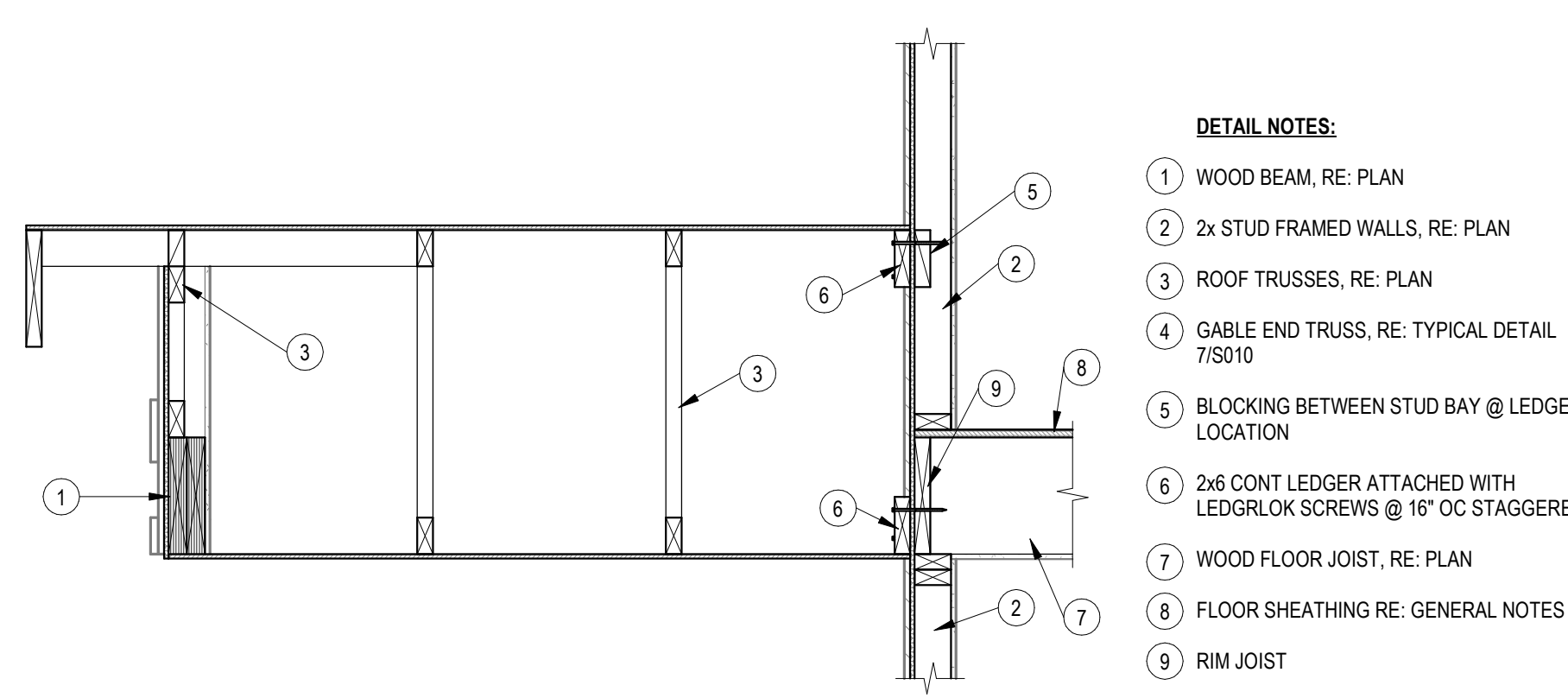
- DETAIL NOTES:**
- 1 LVL BEAM, RE: PLAN
 - 2 2x STUD FRAMED WALLS, RE: PLAN
 - 3 ROOF TRUSSES, RE: PLAN
 - 4 PROVIDE FULL DEPTH BLOCKING @ 2'-0" OC FOR FIRST TWO JOIST BAYS
 - 5 SIMPSON THA29 HANGER
 - 6 SIMPSON H2.5T TIE @ EA TRUSS

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



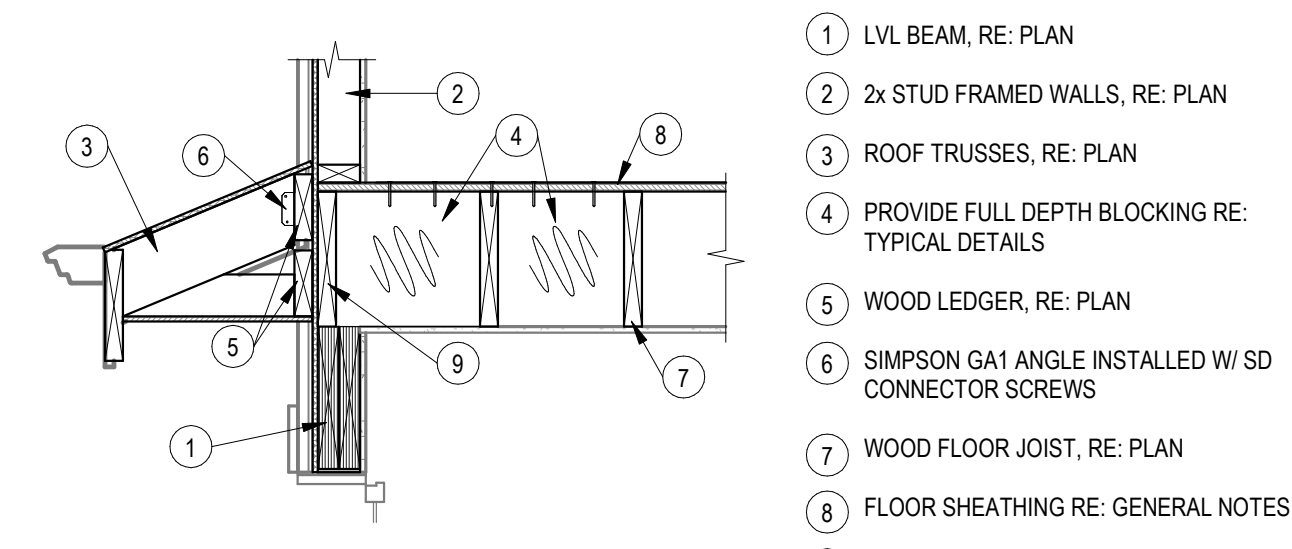
- DETAIL NOTES:**
- 1 LVL BEAM, RE: PLAN
 - 2 2x STUD FRAMED WALLS, RE: PLAN
 - 3 ROOF TRUSSES, RE: PLAN
 - 4 PROVIDE FULL DEPTH BLOCKING @ 2'-0" OC FOR FIRST TWO JOIST BAYS
 - 5 GABLE END TRUSS RE: 7/5010
 - 6 BLOCKING BETWEEN OUTRIGGERS
 - 7 WOOD FLOOR JOIST, RE: PLAN
 - 8 FLOOR SHEATHING RE: GENERAL 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"



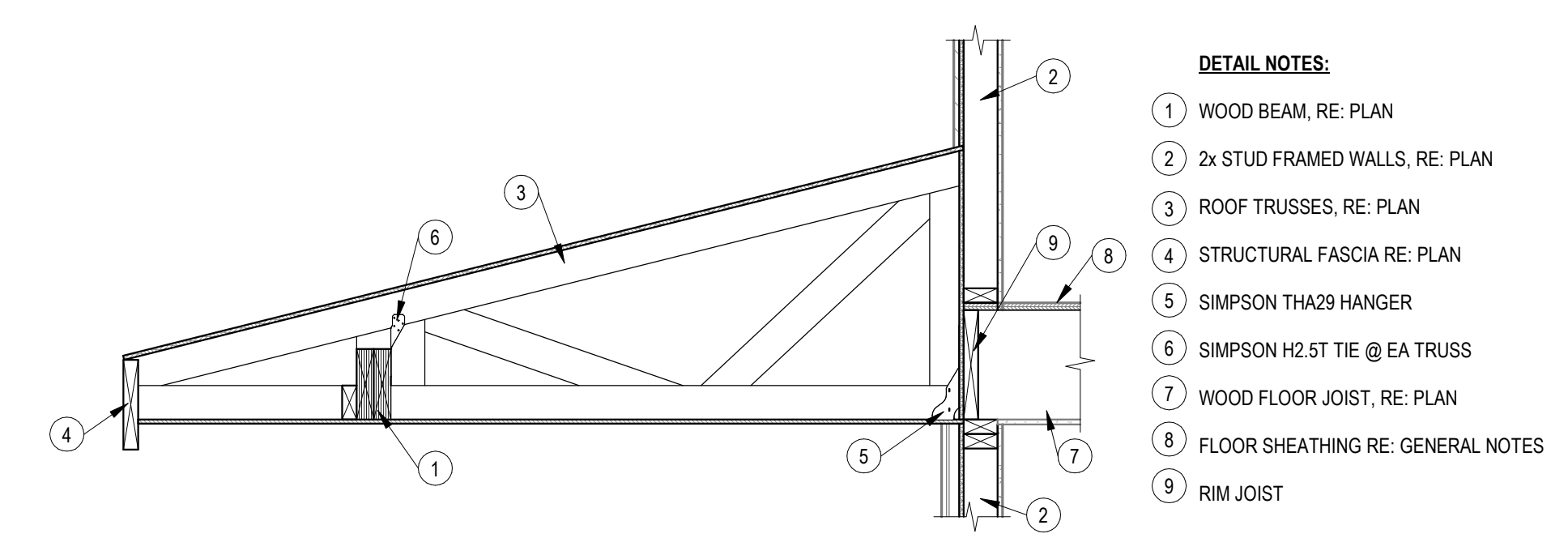
- DETAIL NOTES:**
- 1 WOOD BEAM, RE: PLAN
 - 2 2x STUD FRAMED WALLS, RE: PLAN
 - 3 ROOF TRUSSES, RE: PLAN
 - 4 GABLE END TRUSS, RE: TYPICAL DETAIL 7/5010
 - 5 BLOCKING BETWEEN STUD BAY @ LEDGER LOCATION
 - 6 2x6 CONT. LEDGER ATTACHED WITH LEDGERLOK SCREWS @ 16" OC STAGGERED
 - 7 WOOD FLOOR JOIST, RE: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

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



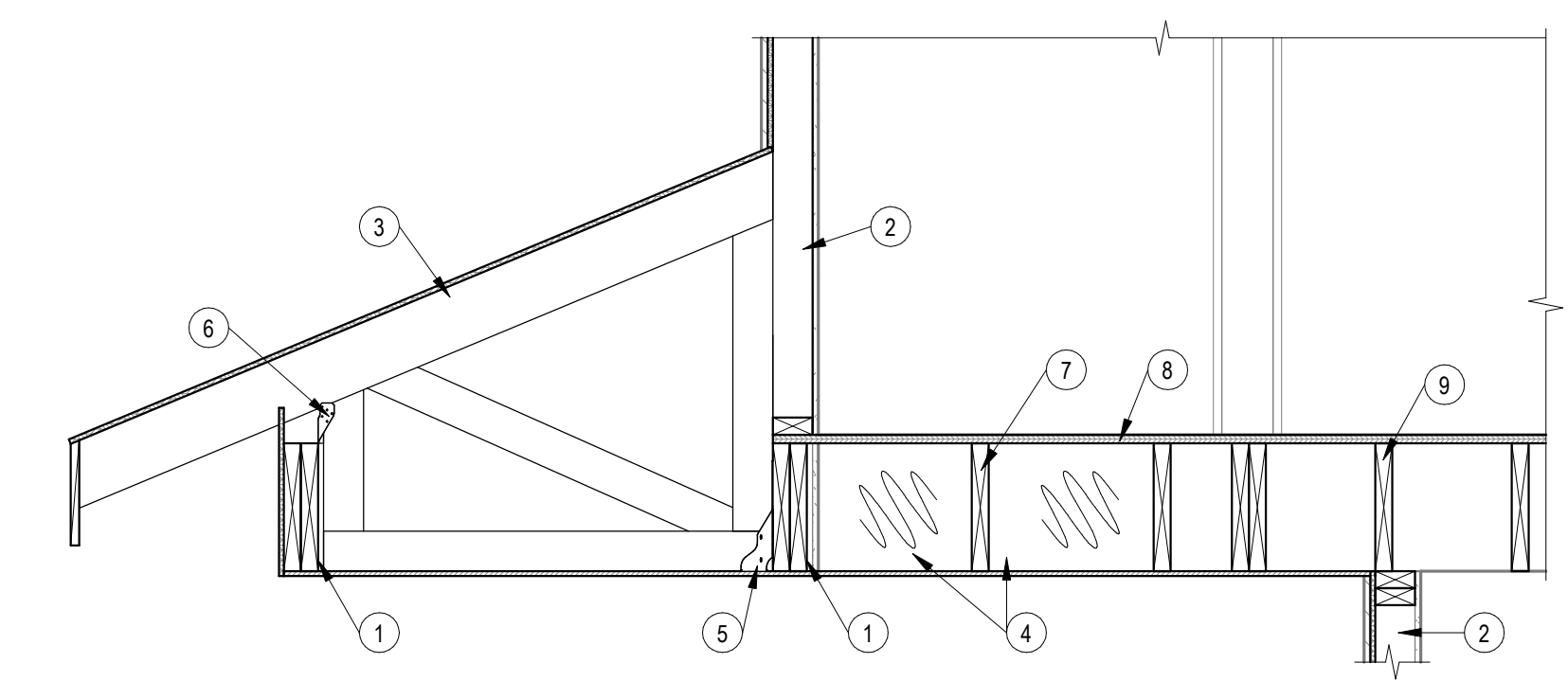
- DETAIL NOTES:**
- 1 LVL BEAM, RE: PLAN
 - 2 2x STUD FRAMED WALLS, RE: PLAN
 - 3 ROOF TRUSSES, RE: PLAN
 - 4 PROVIDE FULL DEPTH BLOCKING RE: TYPICAL DETAILS
 - 5 WOOD LEDGER, RE: PLAN
 - 6 SIMPSON GA1 ANGLE INSTALLED W/ SD CONNECTOR SCREWS
 - 7 WOOD FLOOR JOIST, RE: PLAN
 - 8 FLOOR SHEATHING RE: GENERAL NOTES
 - 9 RIM JOIST

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



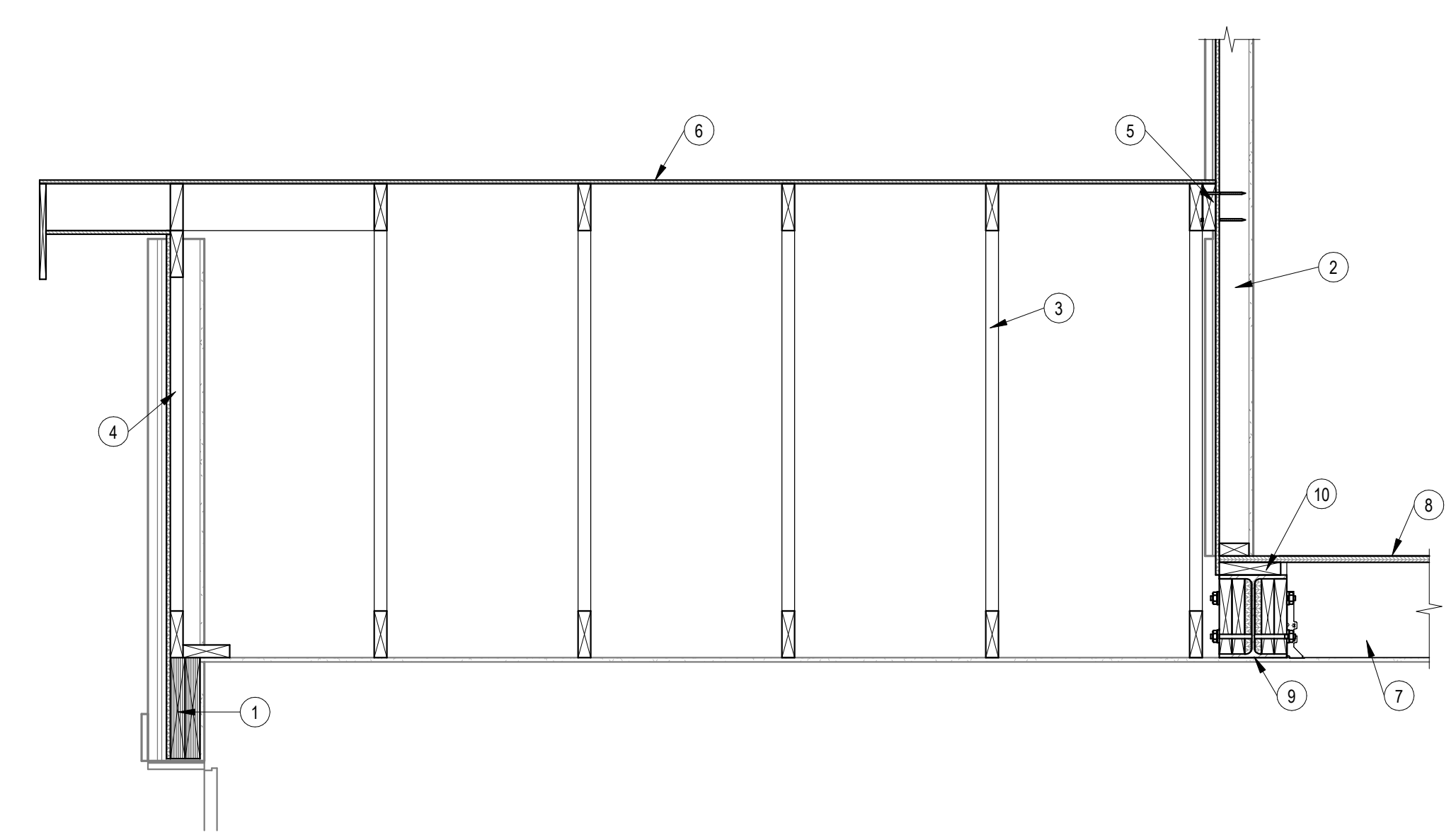
- DETAIL NOTES:**
- 1 WOOD BEAM, RE: PLAN
 - 2 2x STUD FRAMED WALLS, RE: PLAN
 - 3 ROOF TRUSSES, RE: PLAN
 - 4 STRUCTURAL FASCIA RE: PLAN
 - 5 SIMPSON THA29 HANGER
 - 6 SIMPSON H2.5T TIE @ EA TRUSS
 - 7 WOOD FLOOR JOIST, RE: PLAN
 - 8 FLOOR SHEATHING RE: GENERAL NOTES
 - 9 RIM JOIST

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



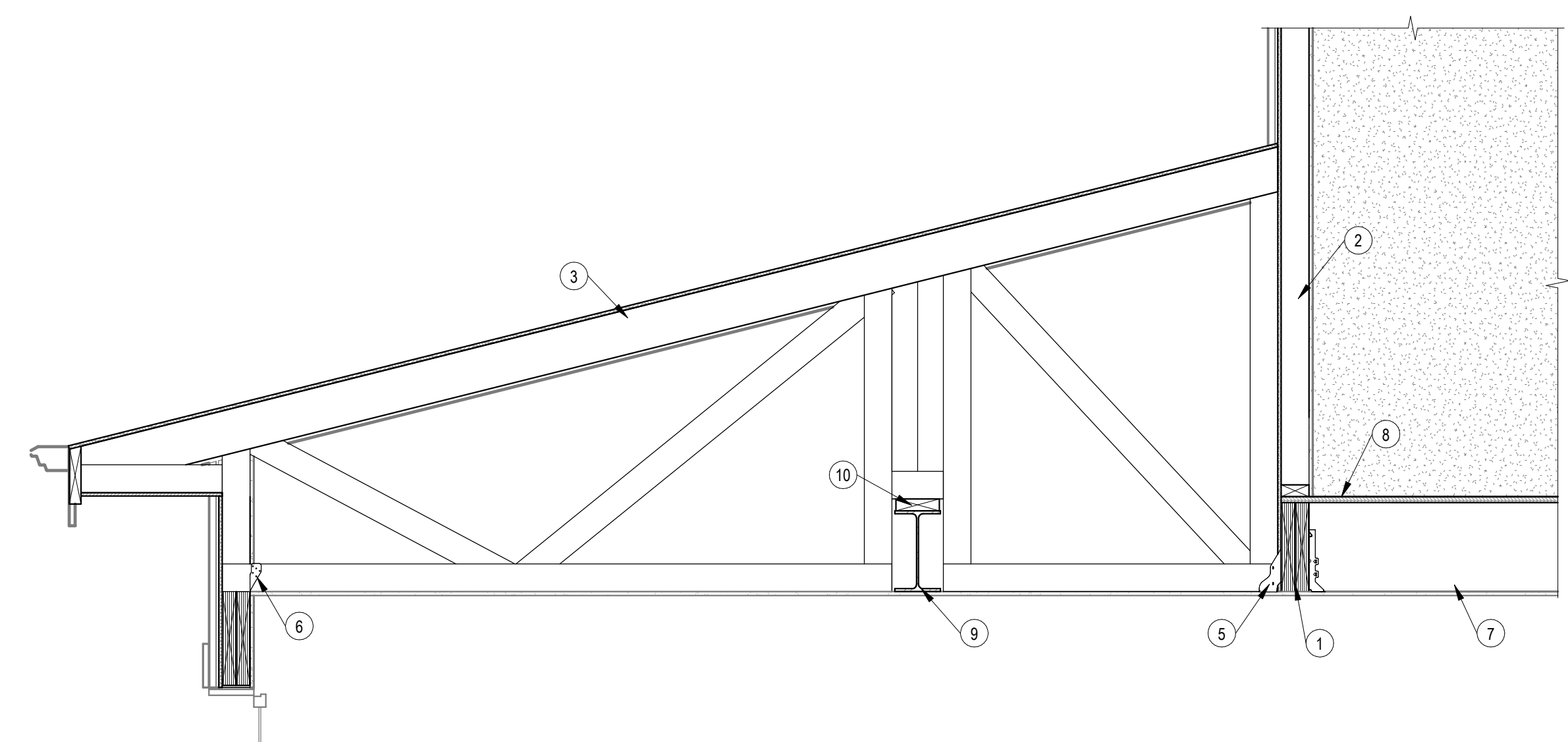
- DETAIL NOTES:**
- 1 WOOD BEAM, RE: PLAN
 - 2 2x STUD FRAMED WALLS, RE: PLAN
 - 3 ROOF TRUSSES, RE: PLAN
 - 4 PROVIDE FULL DEPTH BLOCKING @ 2'-0" OC FOR FIRST TWO JOIST BAYS
 - 5 SIMPSON THA29 HANGER
 - 6 SIMPSON H2.5T TIE @ EA TRUSS
 - 7 WOOD FLOOR JOIST, RE: PLAN
 - 8 FLOOR SHEATHING RE: GENERAL NOTES
 - 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 12/5010
 - 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"

8/23/2023 2:30:50 PM

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



Type J Addresses:

- 664 SE. Wood Ln.
- 656 SE. Wood Ln.
- 644 SE. Wood Ln.
- 636 SE. Wood Ln.
- 620 SE. Wood Ln.
- 612 SE. Wood Ln.
- 566 SE. Wood Ln.
- 558 SE. Wood Ln.
- 550 SE. Wood Ln.
- 534 SE. Wood Ln.
- 514 SE. 5th Ter.

SITE PLAN KEY

Building Type J

GENERAL NOTES - FURNITURE & EQUIPMENT PLANS:

1. RE: CIVIL DRAWINGS - FOR ADDITIONAL SITE INFORMATION AND DETAILS.
2. RE: SHEET G302 - FOR TYPICAL MOUNTING HEIGHTS.
3. RE: SHEET A3003 - FOR DETAILED PLANS OF EACH SPECIFIED A-TYPE UNIT.



REUNION AT BLACKWELL - BUILDING J

SE SHENANDOAH DRIVE
LEE'S SUMMIT, MO 64063

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REVISION DATES:

2	CITY COMMENT	9/17/2024
2		
4	Address Update	03/13/2025

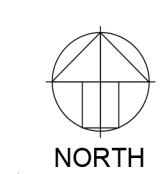


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A100
ISSUE DATE: 24 AUGUST 2023
COLLINS WEBB #: 21075

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ARCHITECTURAL SITE PLAN

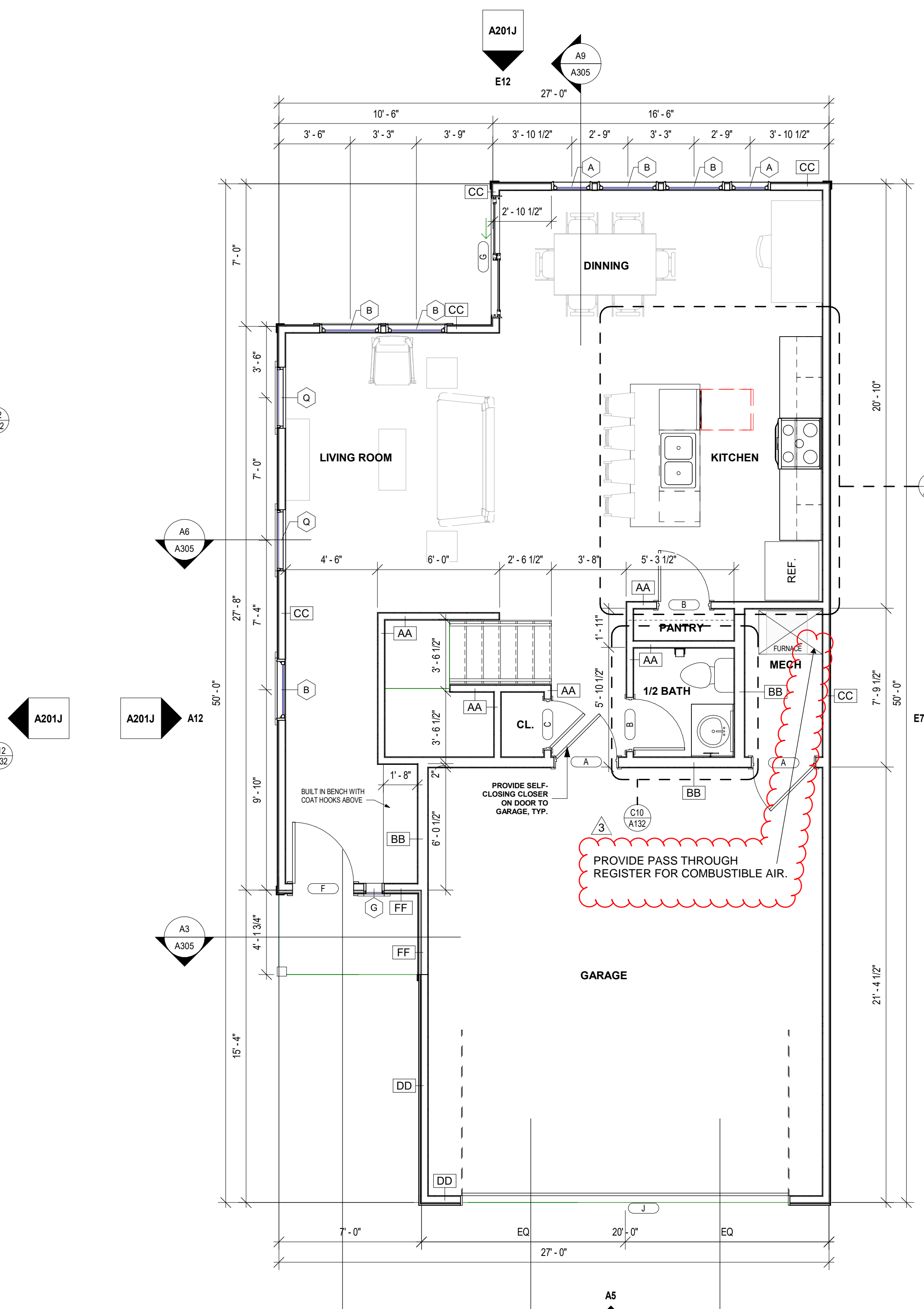
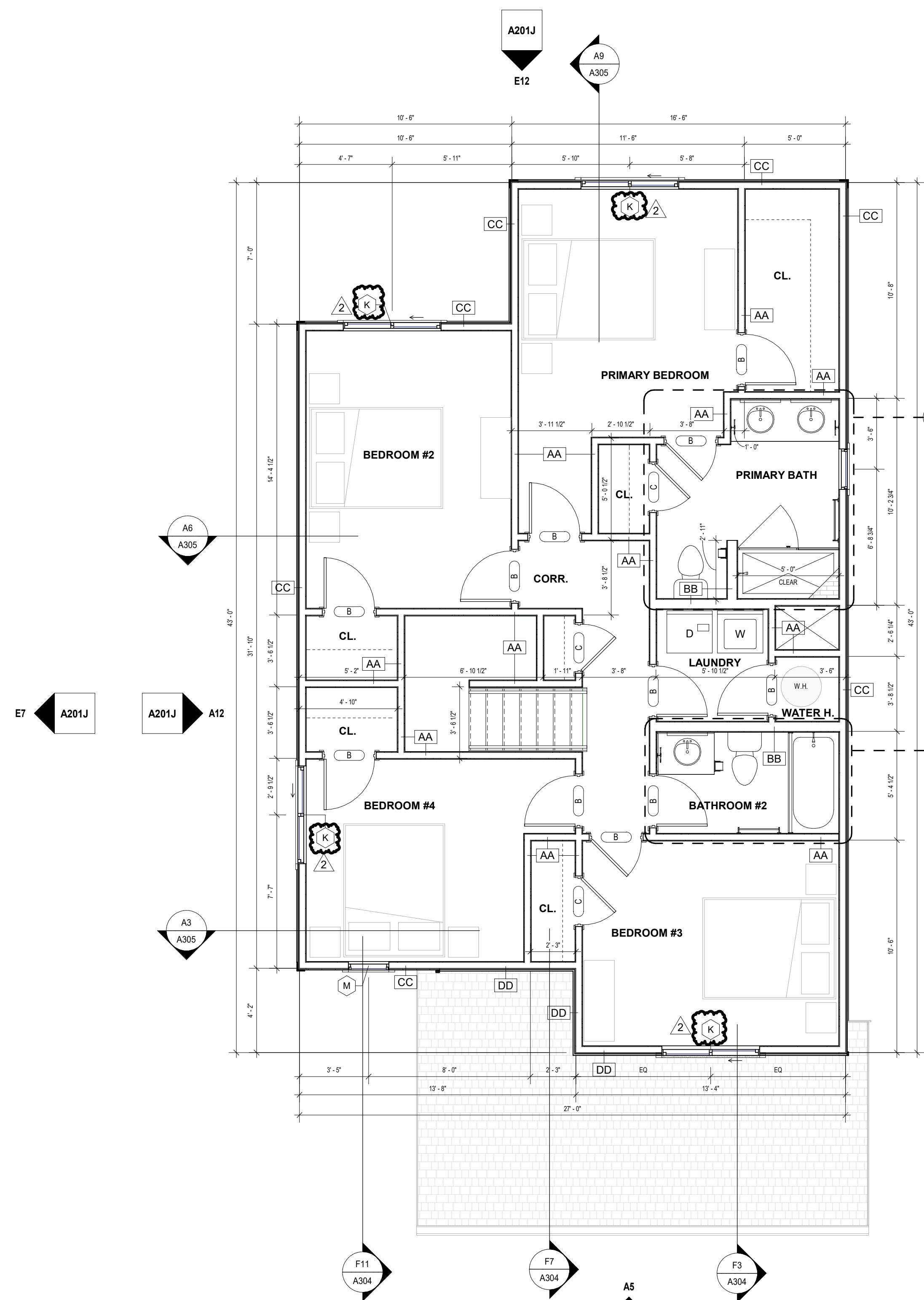
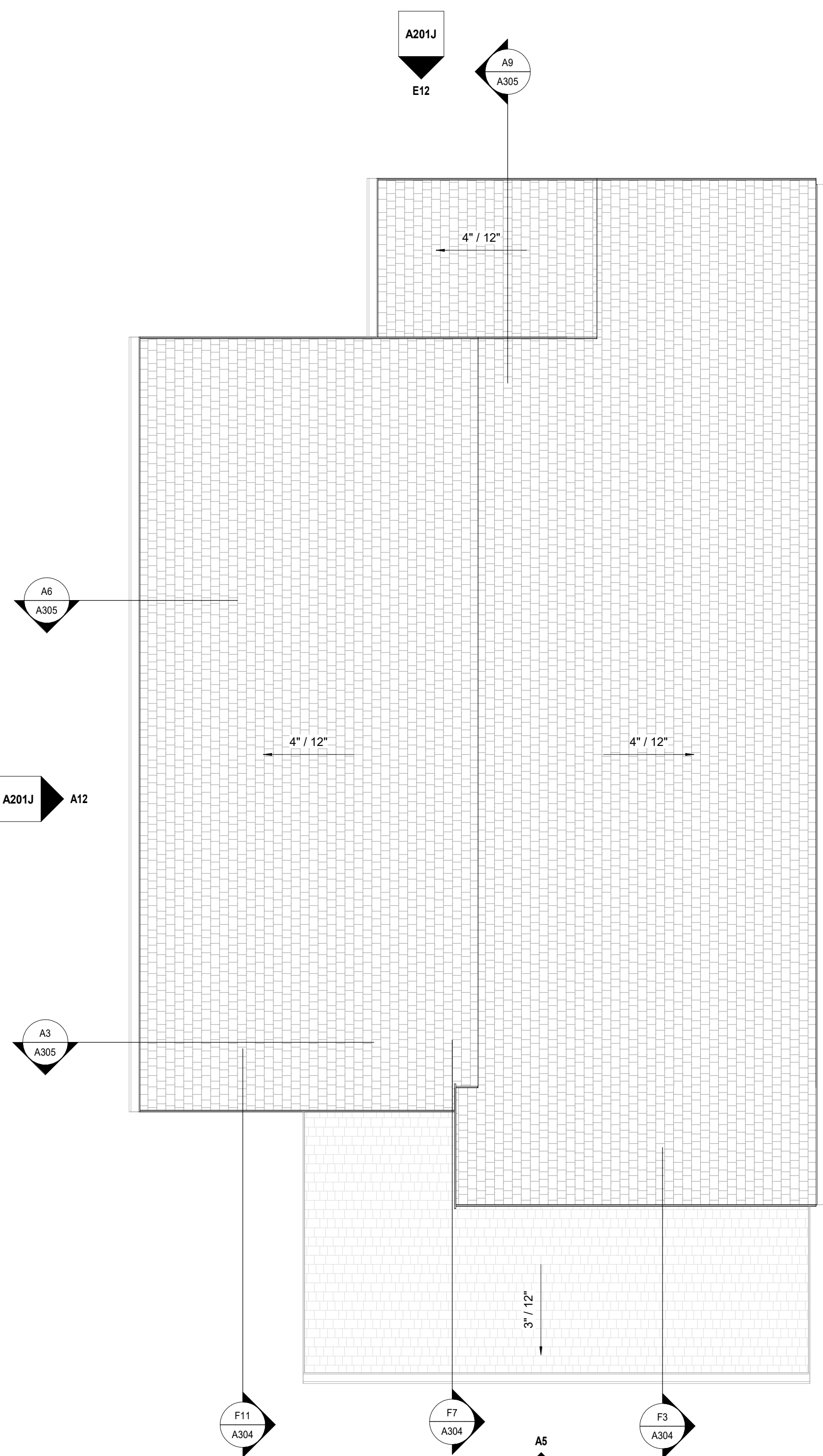


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A12 ROOF PLAN - BUILDING J
1/4" = 1'-0"

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

A5 1ST FLOOR - BUILDING J
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 STUD (FOS), FACE OF MASONRY (FOM), FACE OF CONCRETE WALLS (FCW), 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 PASSAGEWAYS 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 (FCW), 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 A1116003
- - - EXTENTS OF RIDGE VENTS ALLOWED BETWEEN COMMON WALLS
- - - EXTENTS OF CONTINUOUS SOFFIT VENTS ALLOWED BETWEEN COMMON WALLS =
- ▨ SINGLE ROOF
- ▨ STANDING SEAM METAL ROOF



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

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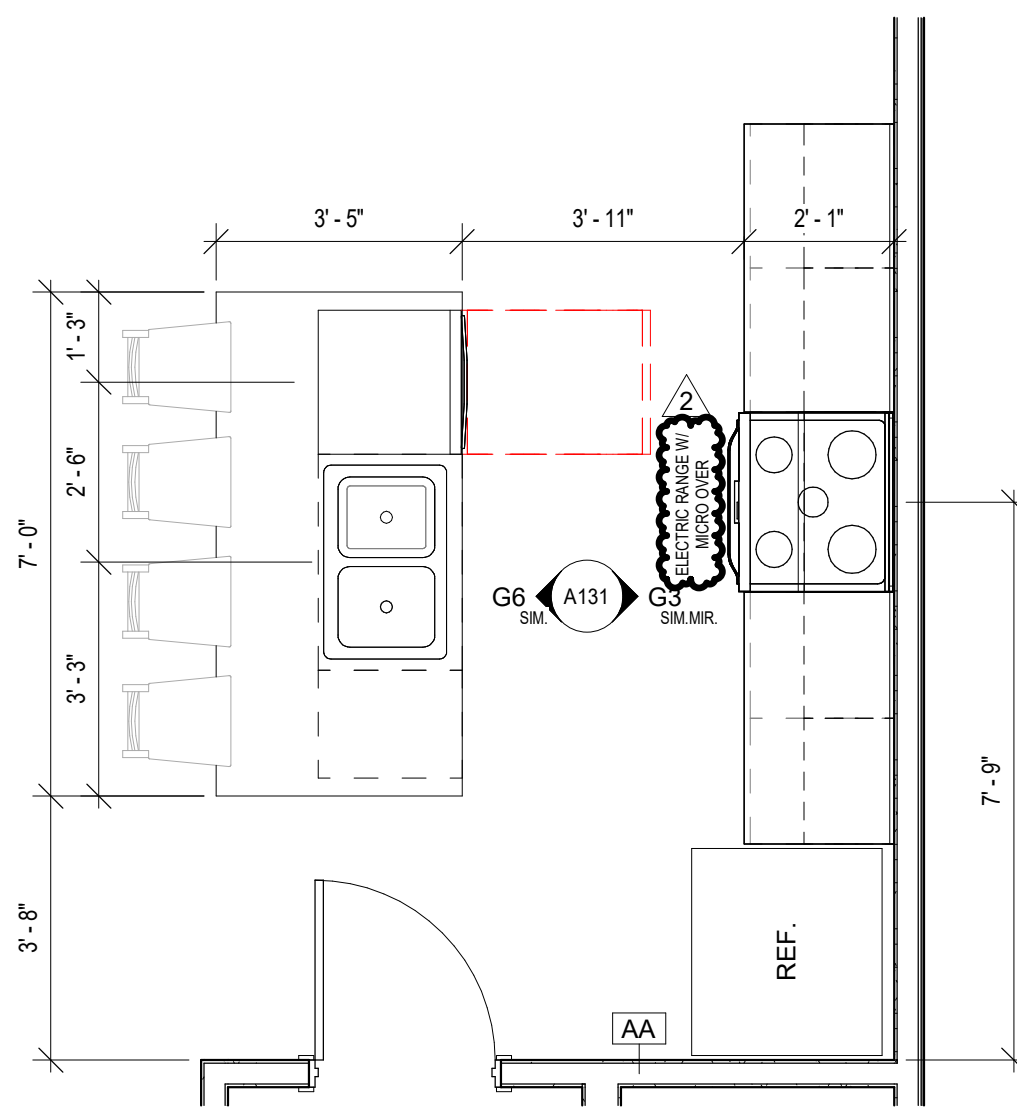
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REVISION DATES:
2 CITY COMMENT 9/17/2024
2
3 CITY COMMENT 3/5/2025

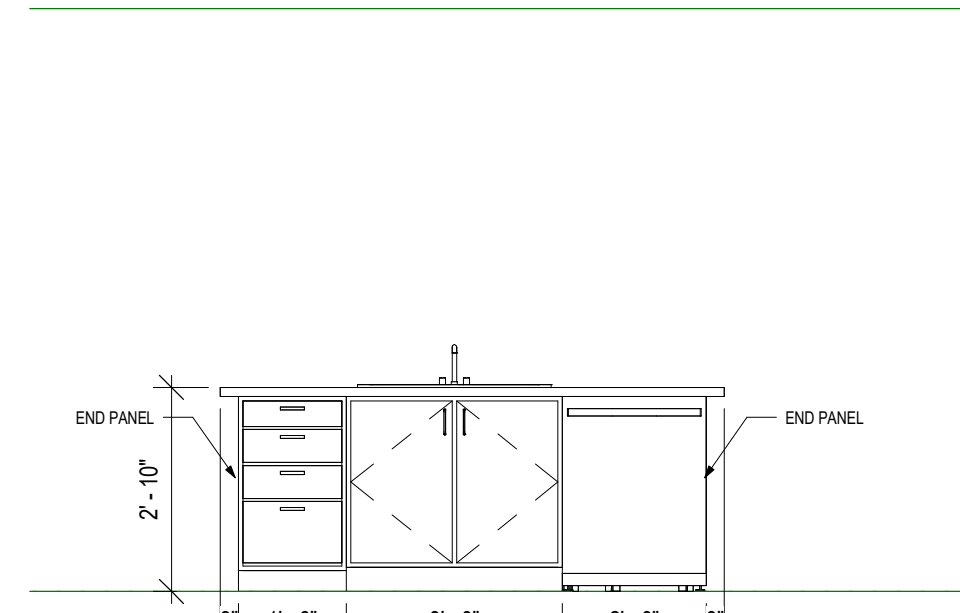


A101J
ISSUE DATE: 17 JAN 2024
COLLINS WEBB #: 21075

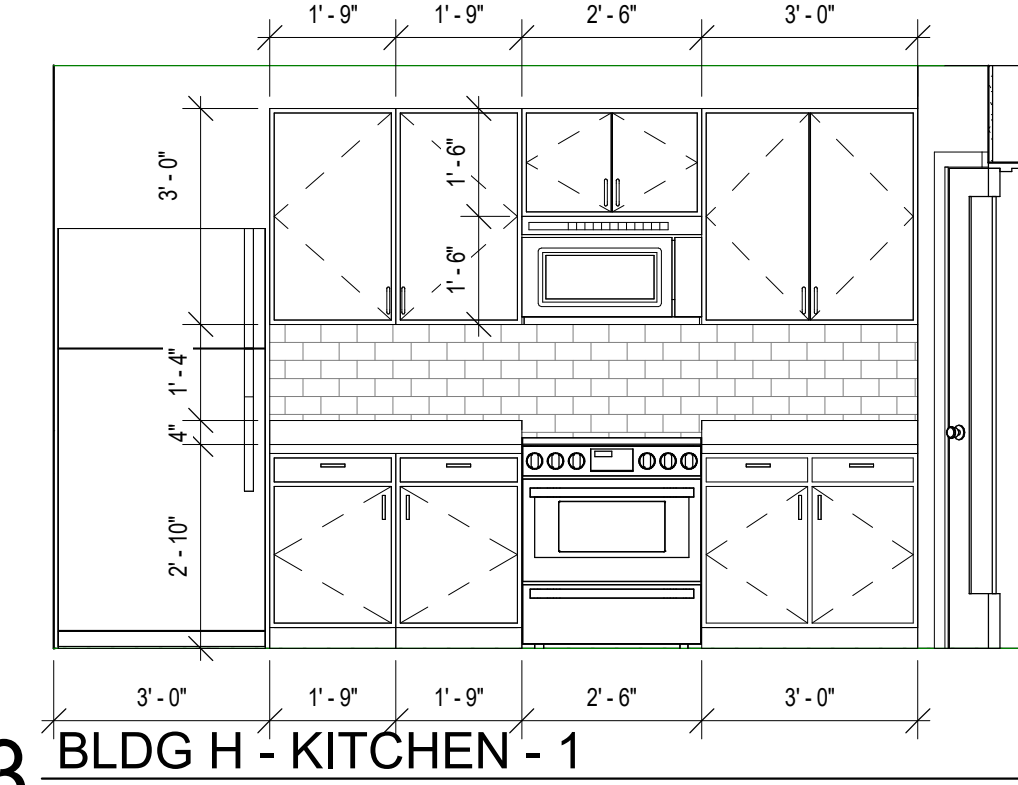
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A9 BLDG J - KITCHEN
3/8" = 1'-0"



G6 ISLAND ELEVATION *RE: PLANS FOR LOCATION
3/8" = 1'-0"



G3 BLDG H - KITCHEN - 1
3/8" = 1'-0"

KITCHEN ENLARGED PLANS AND ELEVATIONS



PROFESSIONAL SEAL

A131

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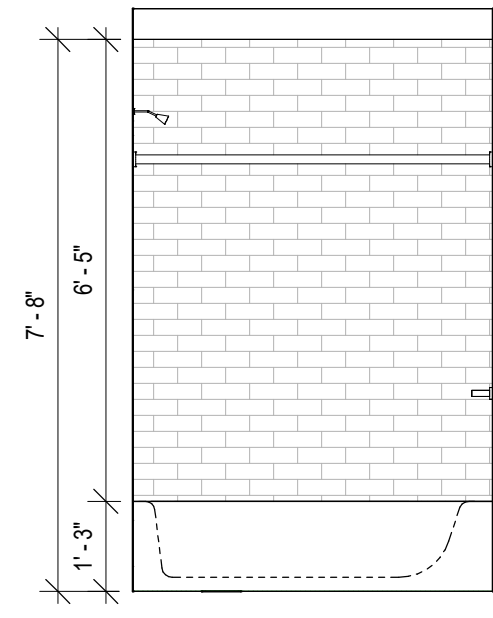
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2 CITY COMMENT 9/17/2024
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RESERVE AT BLACKWELL - BUILDING J
SE SHENANDOAH DRIVE
LEE'S SUMMIT, MO 64063

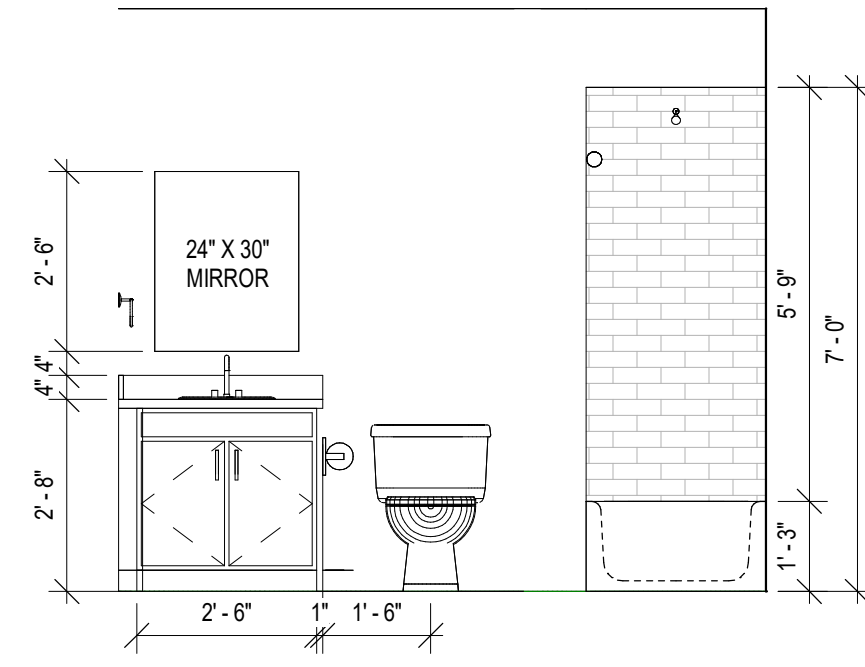
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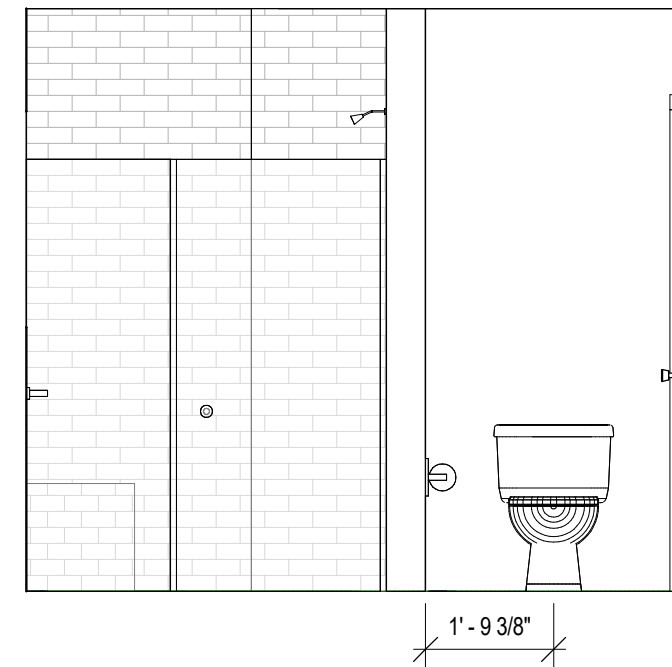
507B SIV Market St., Lee's Summit, Missouri 64663 | 816.249.2270 | www.collinswebb.com



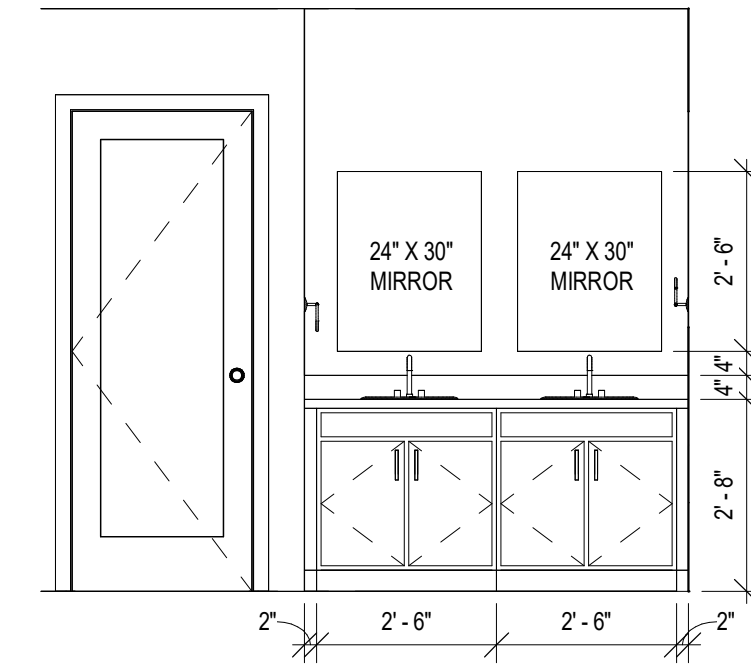
J11 BLDG J - LVL 2 BATH - 2
3/8" = 1'-0"



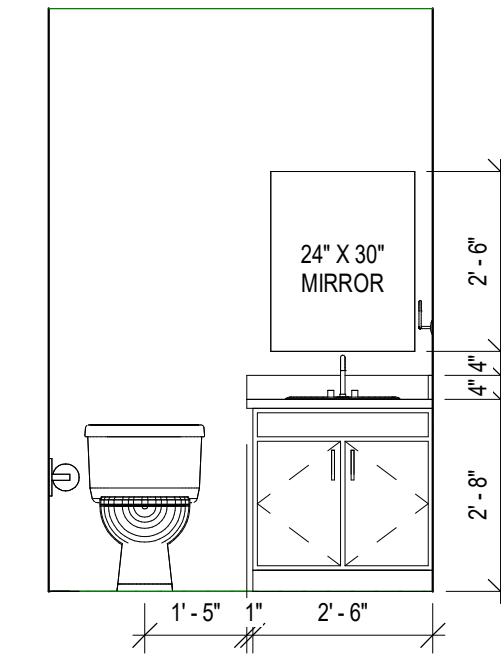
J10 BLDG J - LVL 2 BATH - 1
3/8" = 1'-0"



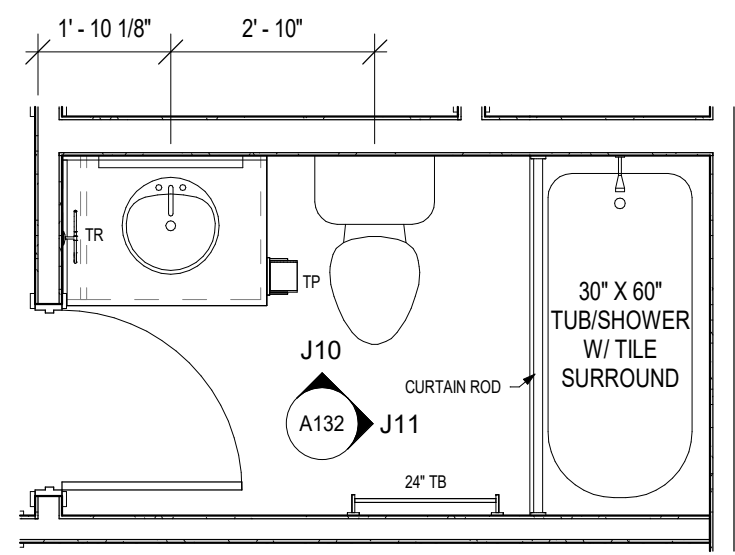
J8 BLDG J - LVL 2 - PRIMARY BATH - 2
3/8" = 1'-0"



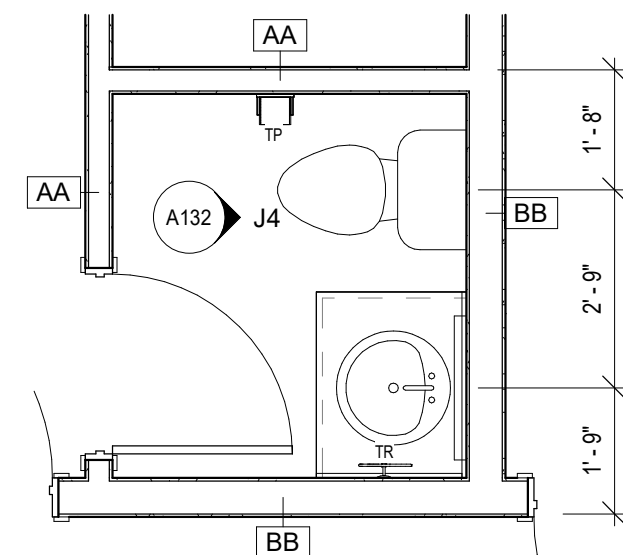
J6 BLDG J - LVL 2 - PRIMARY BATH - 1
3/8" = 1'-0"



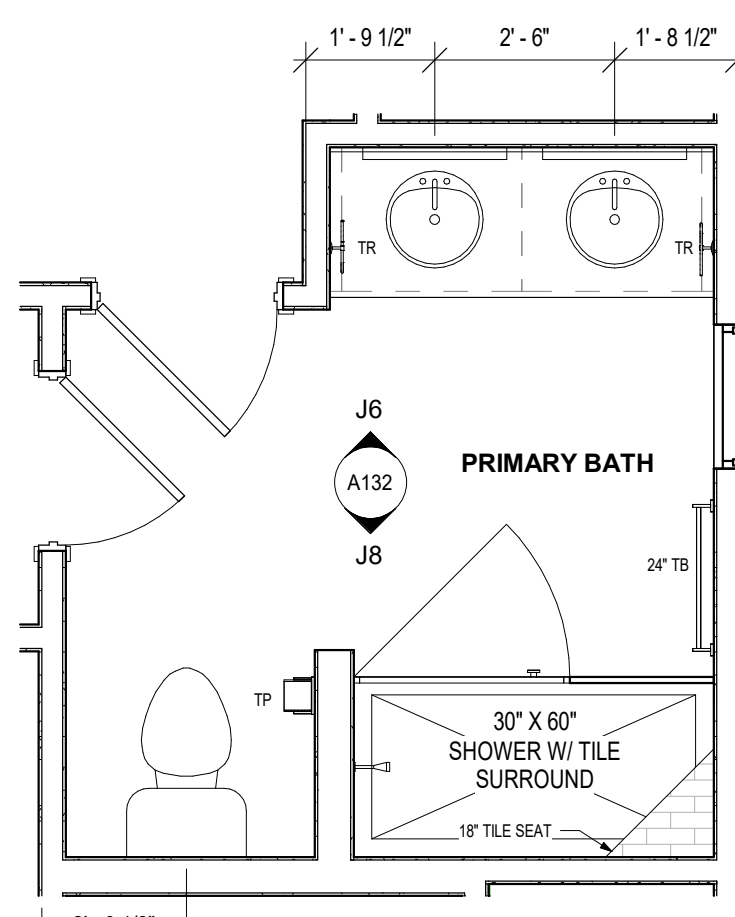
J4 BLDG J - LVL 1 - 1/2 BATH
3/8" = 1'-0"



C12 BLDG J - LVL 2 - BATH #2
3/8" = 1'-0"



C10 BLDG J - LVL 1 - 1/2 BATH
3/8" = 1'-0"



A12 BLDG J - LVL 2 - PRIMARY BATH
3/8" = 1'-0"



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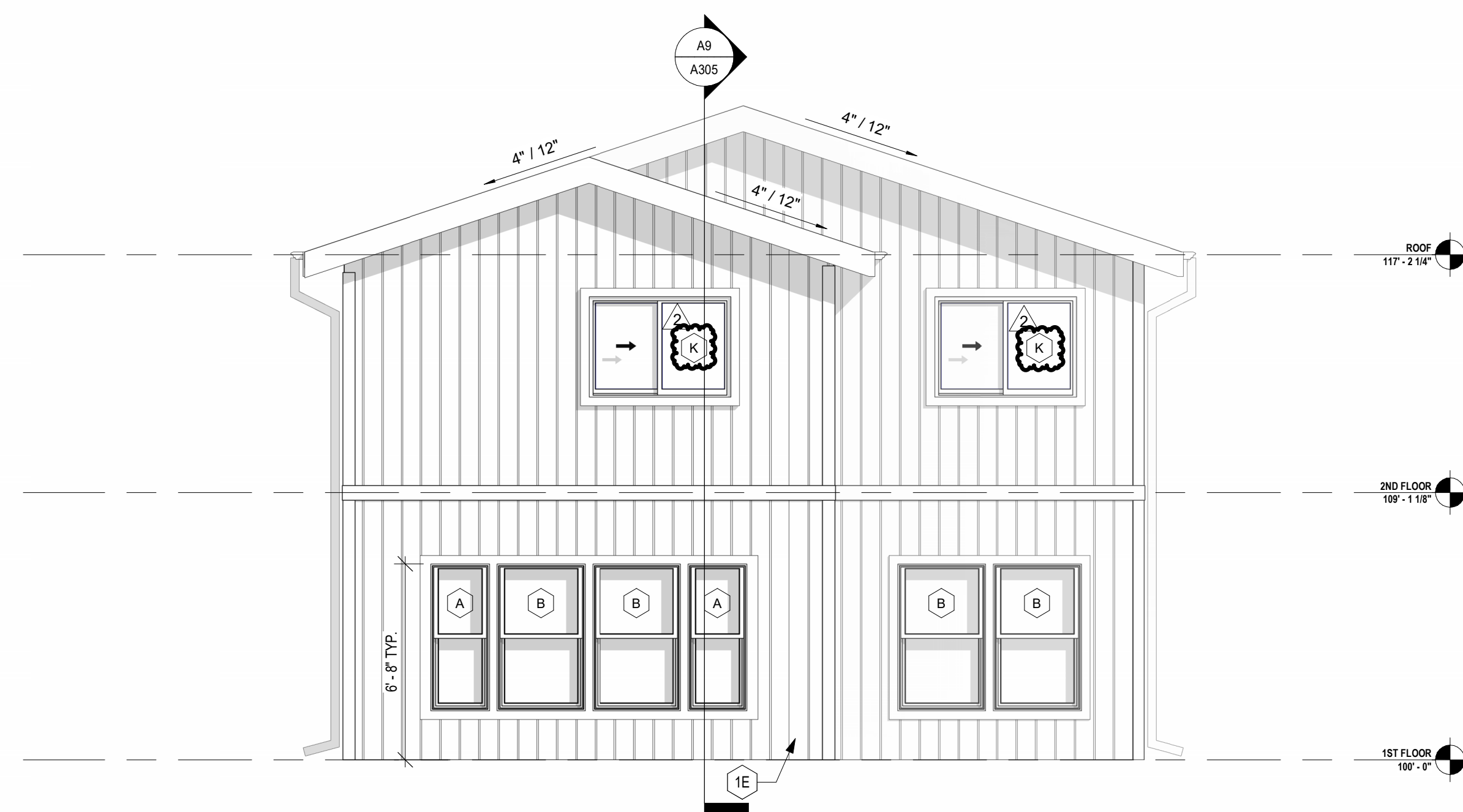
BATHROOM ENLARGED PLANS
AND ELEVATIONS

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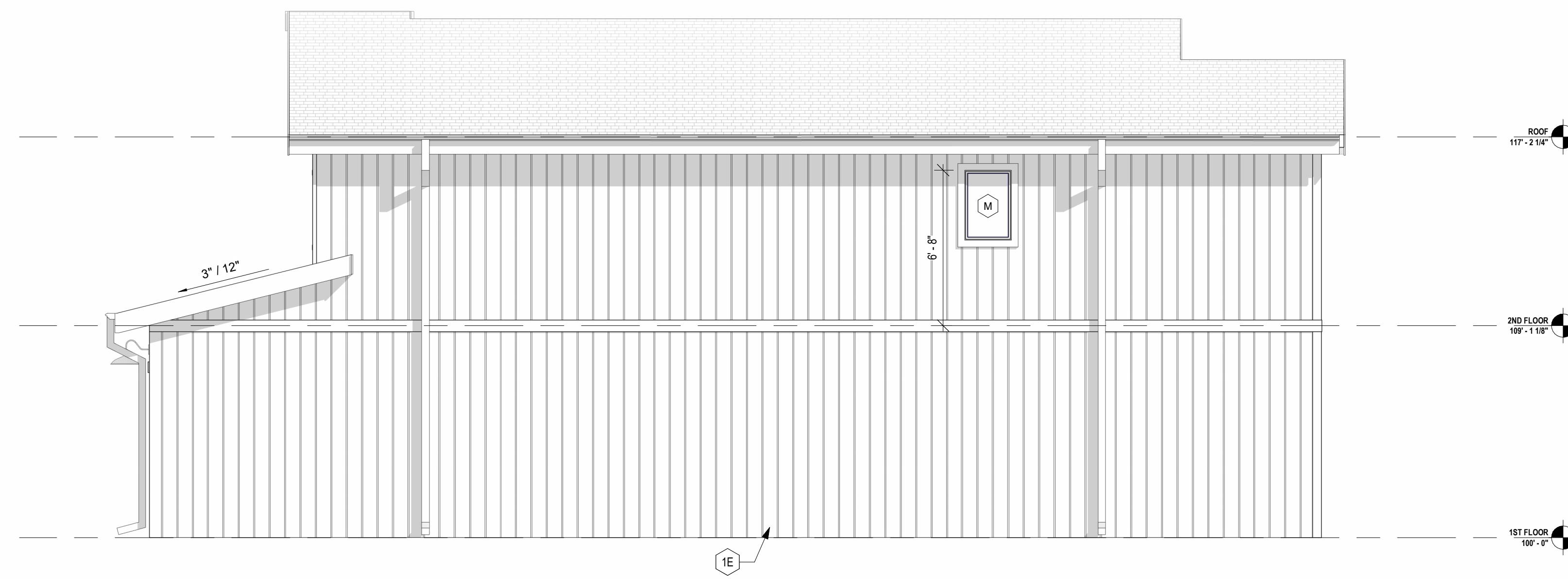
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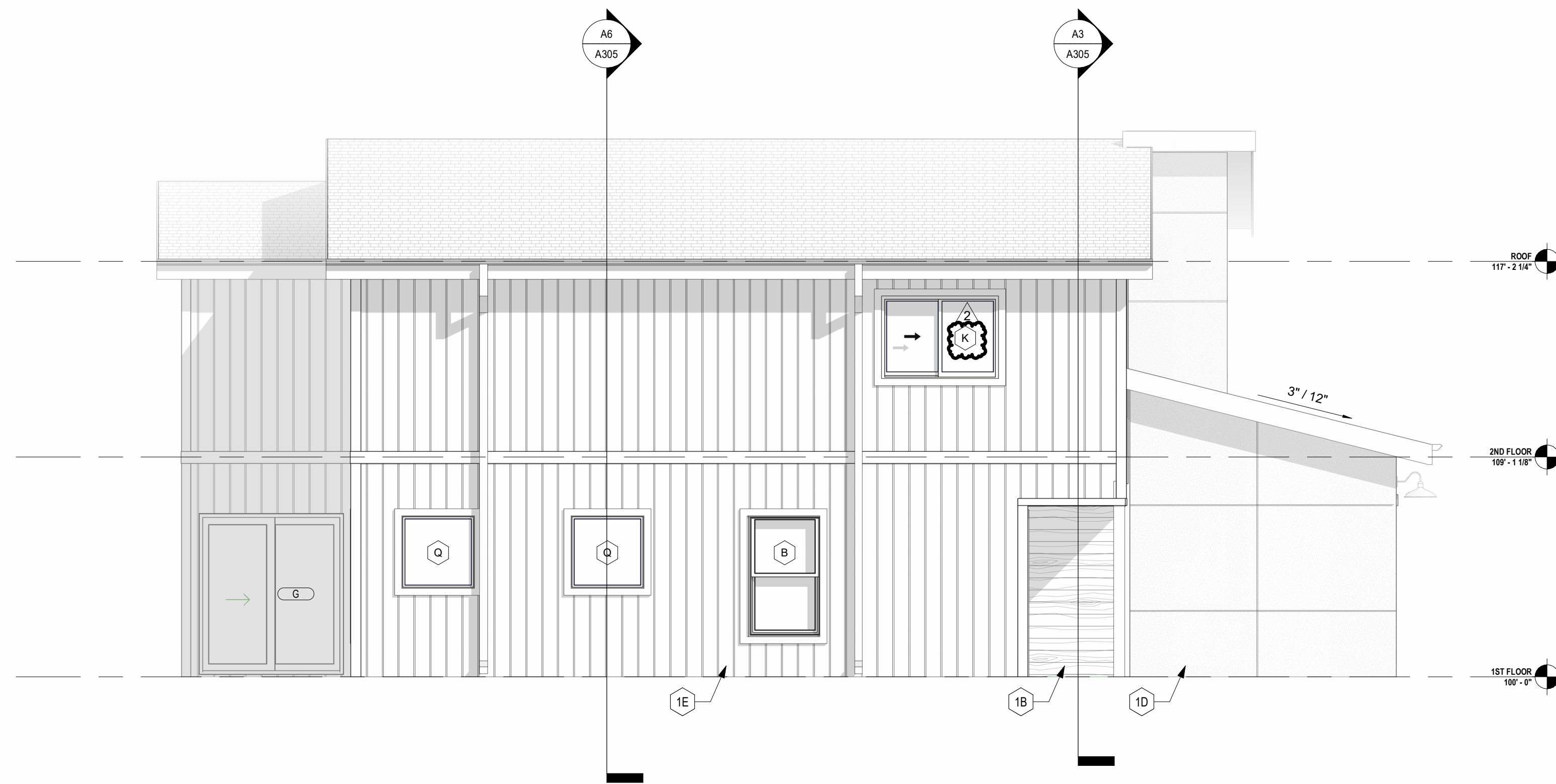
E12 ELEVATION - J - REAR
1/4" = 1'-0"



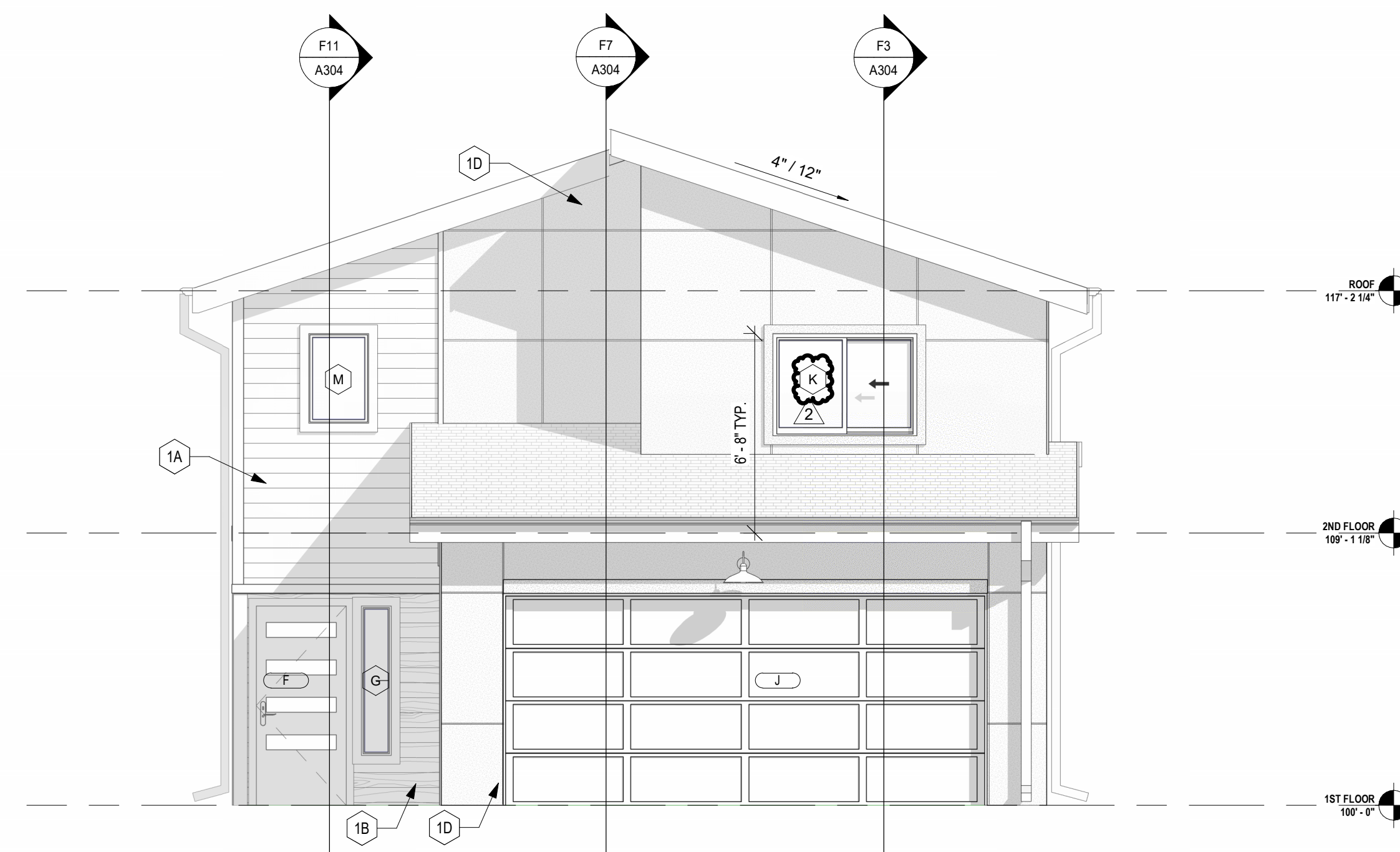
E7 ELEVATION - J - RIGHT
1/4" = 1'-0"



A12 ELEVATION - J - LEFT
1/4" = 1'-0"



A5 ELEVATION - J - FRONT
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 (FCO), 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	PREFINISHED ALUMINUM GUTTER. RE: EXT. FINISH LEGEND.
3B	PREFINISHED 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.

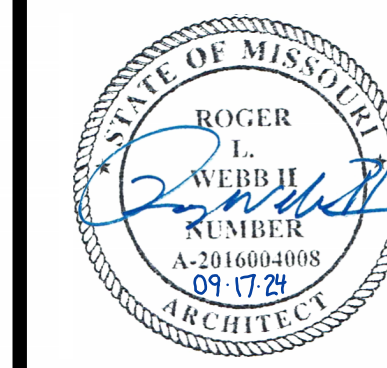
EXTERIOR ELEVATION MATERIALS

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

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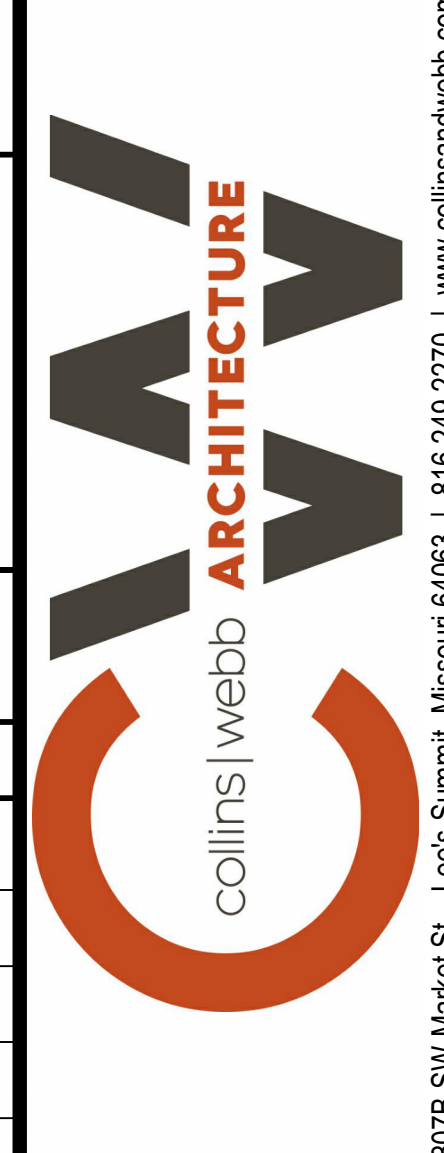


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A201J

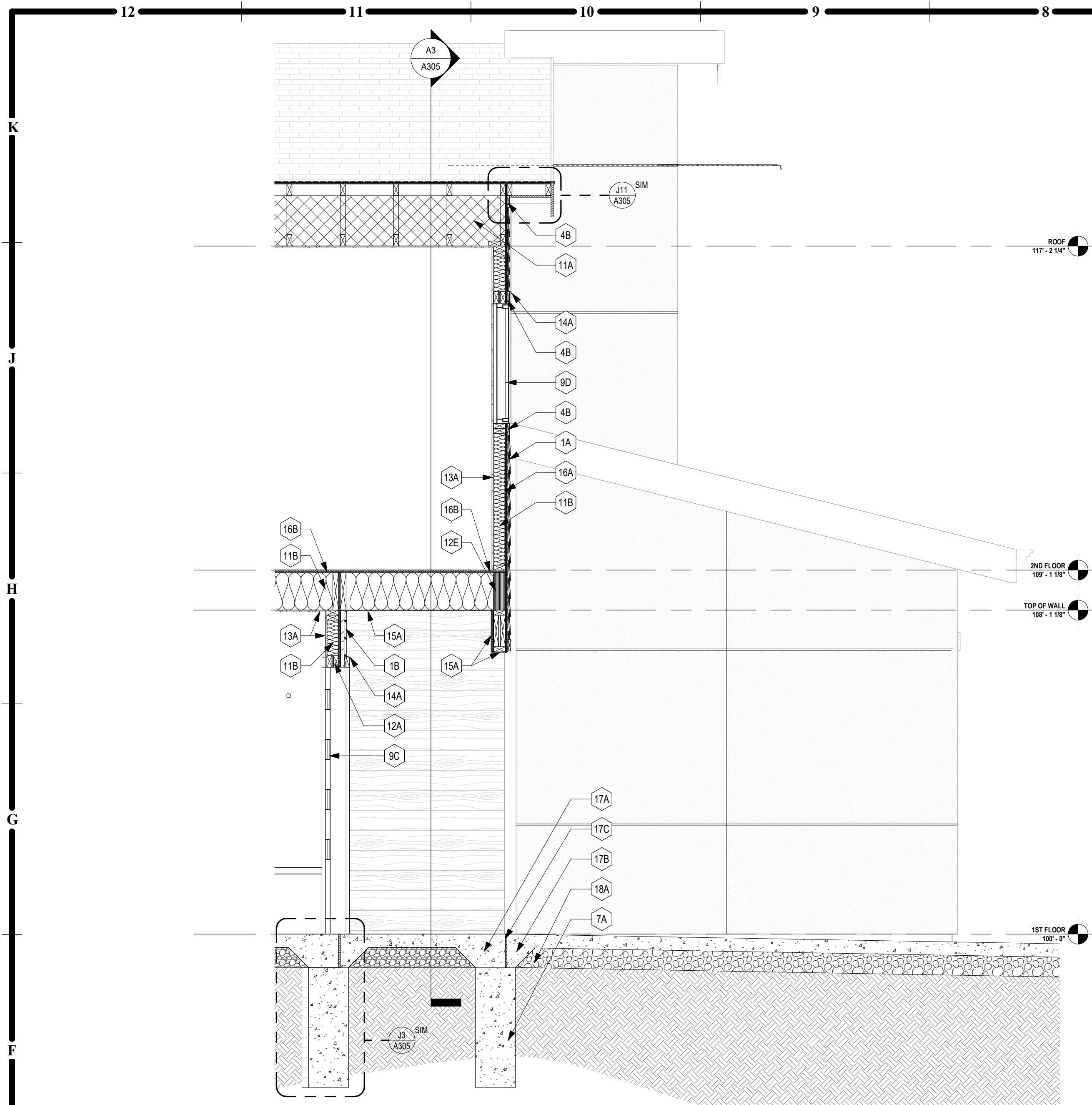
ISSUE DATE: 17 JAN 2024
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EXTERIOR ELEVATIONS -
BUILDING J

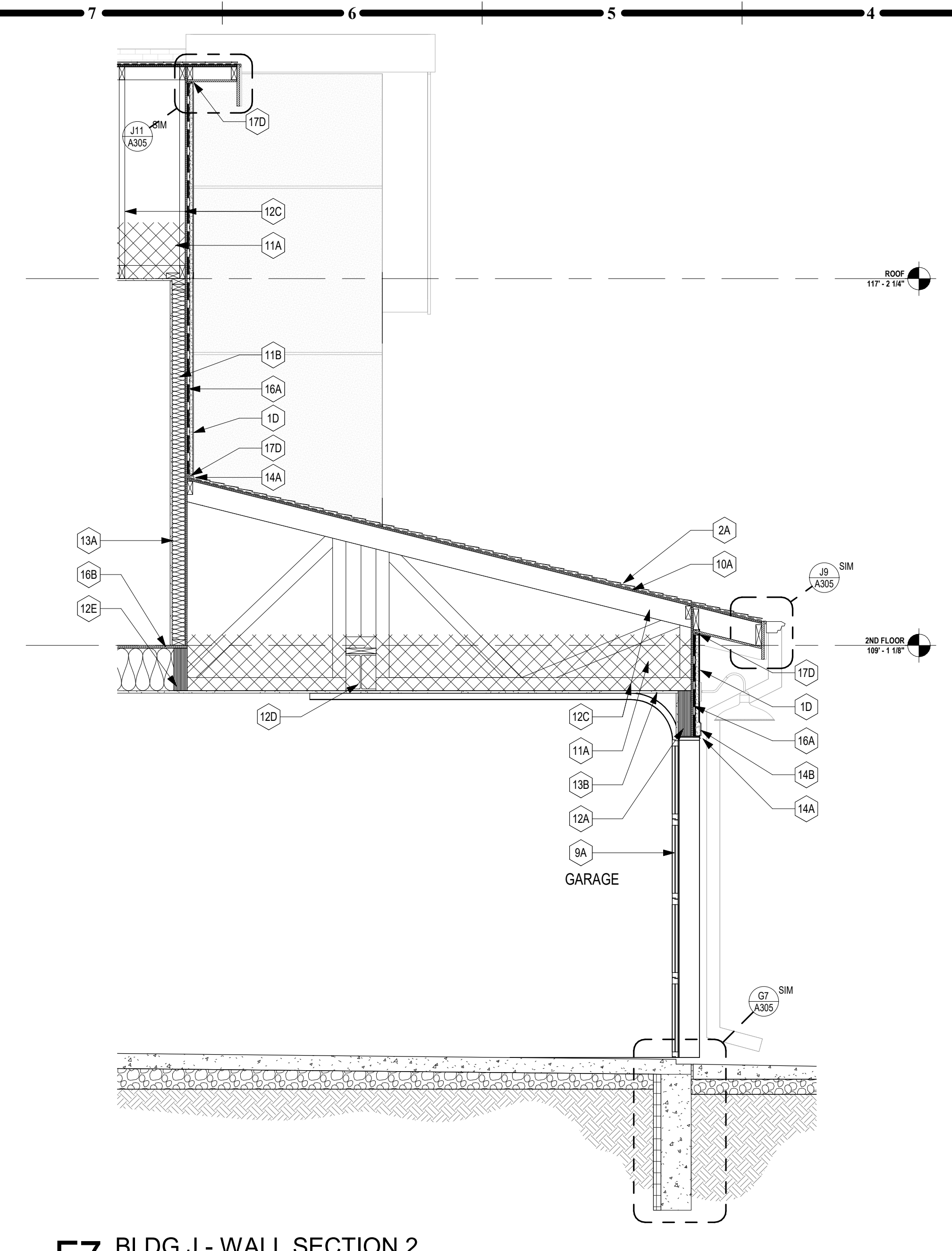


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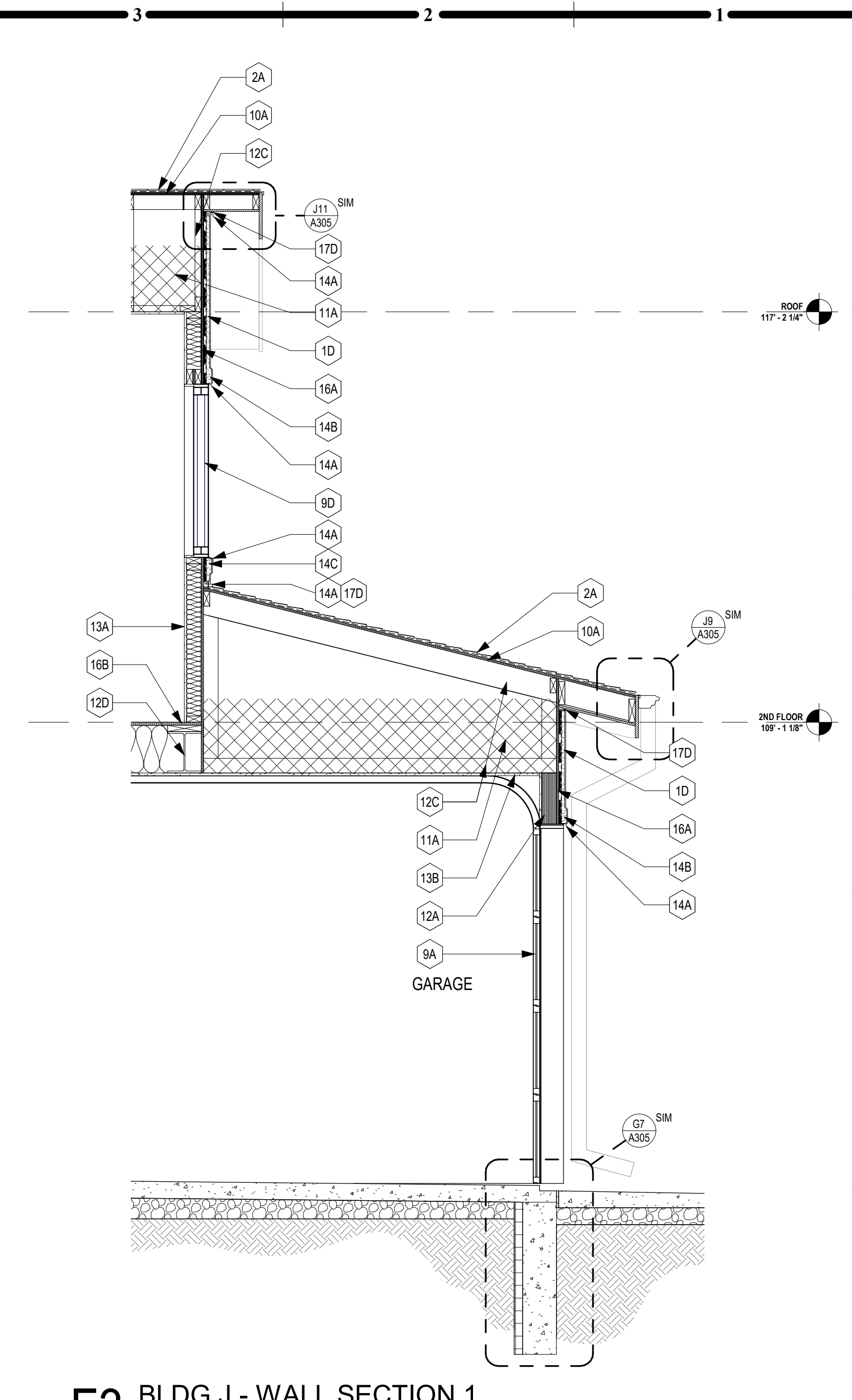
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F11 BLDG J - WALL SECTION 7
1/2" = 1'-0"



F7 BLDG J - WALL SECTION 2
1/2" = 1'-0"



F3 BLDG J - WALL SECTION 1
1/2" = 1'-0"

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

1. RE: SHEET 0001 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 MAT (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



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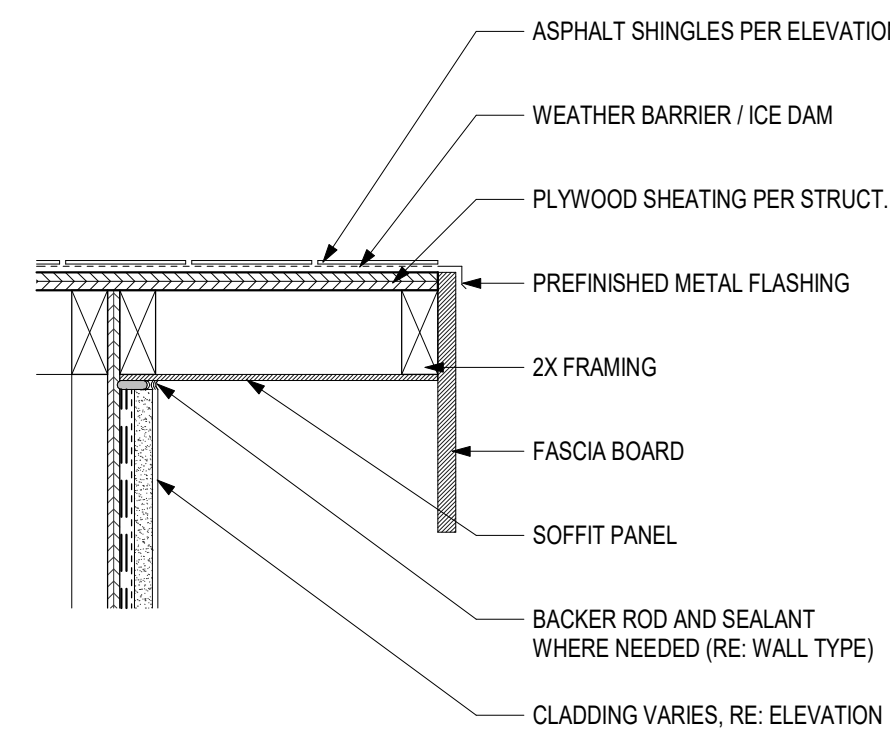
RESERVE AT BLACKWELL - BUILDING J
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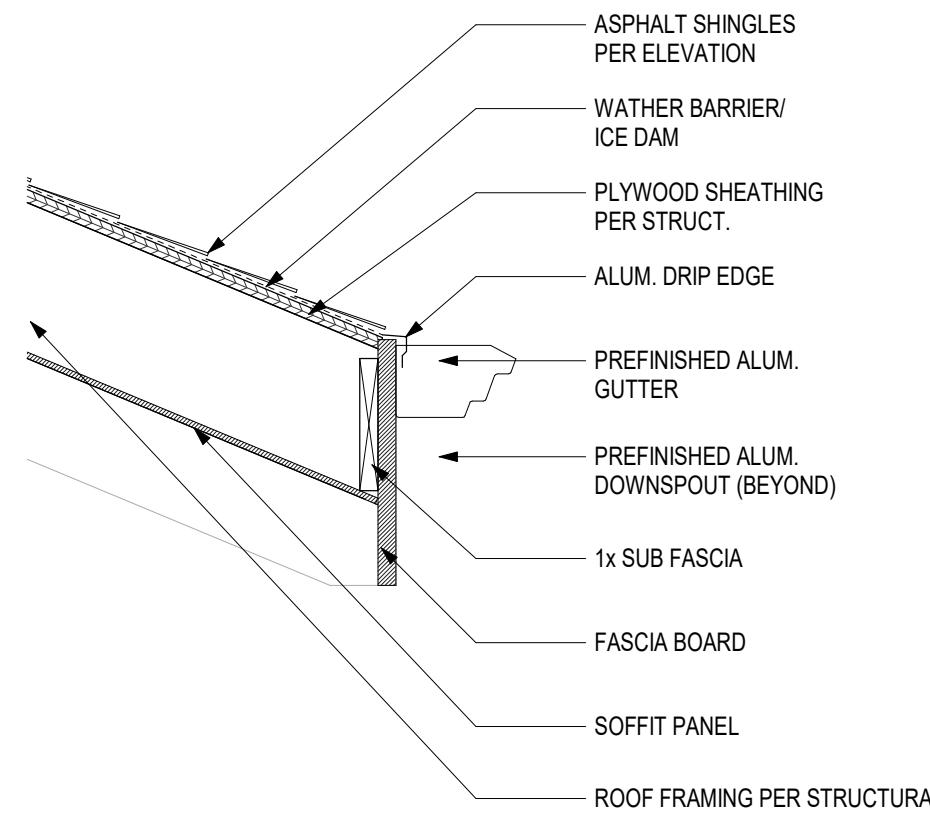


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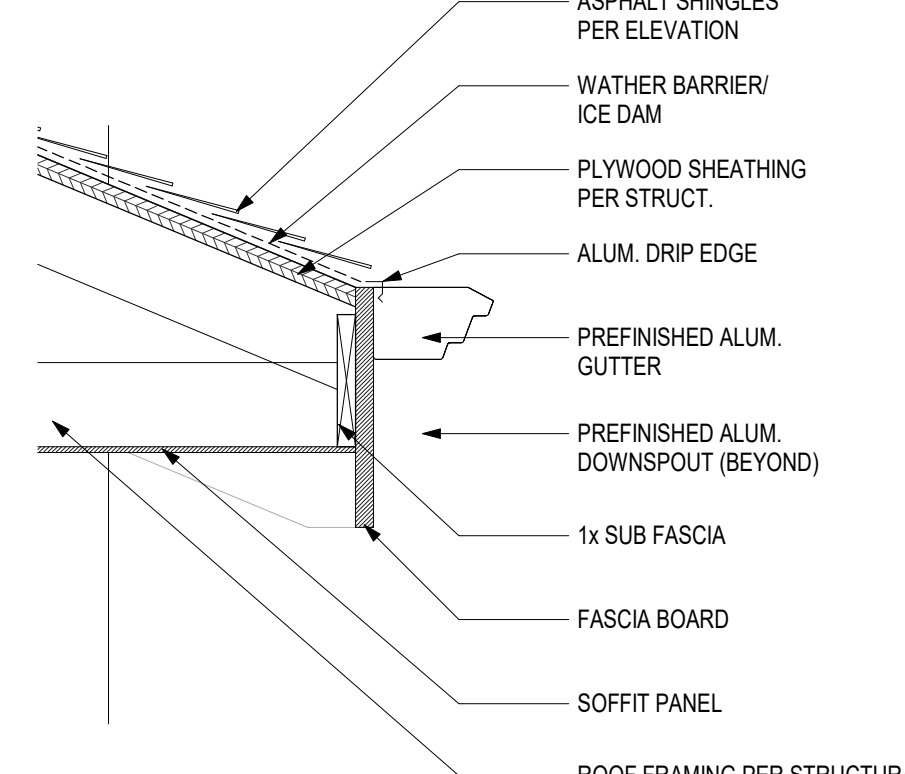
EXTERIOR WALL SECTIONS



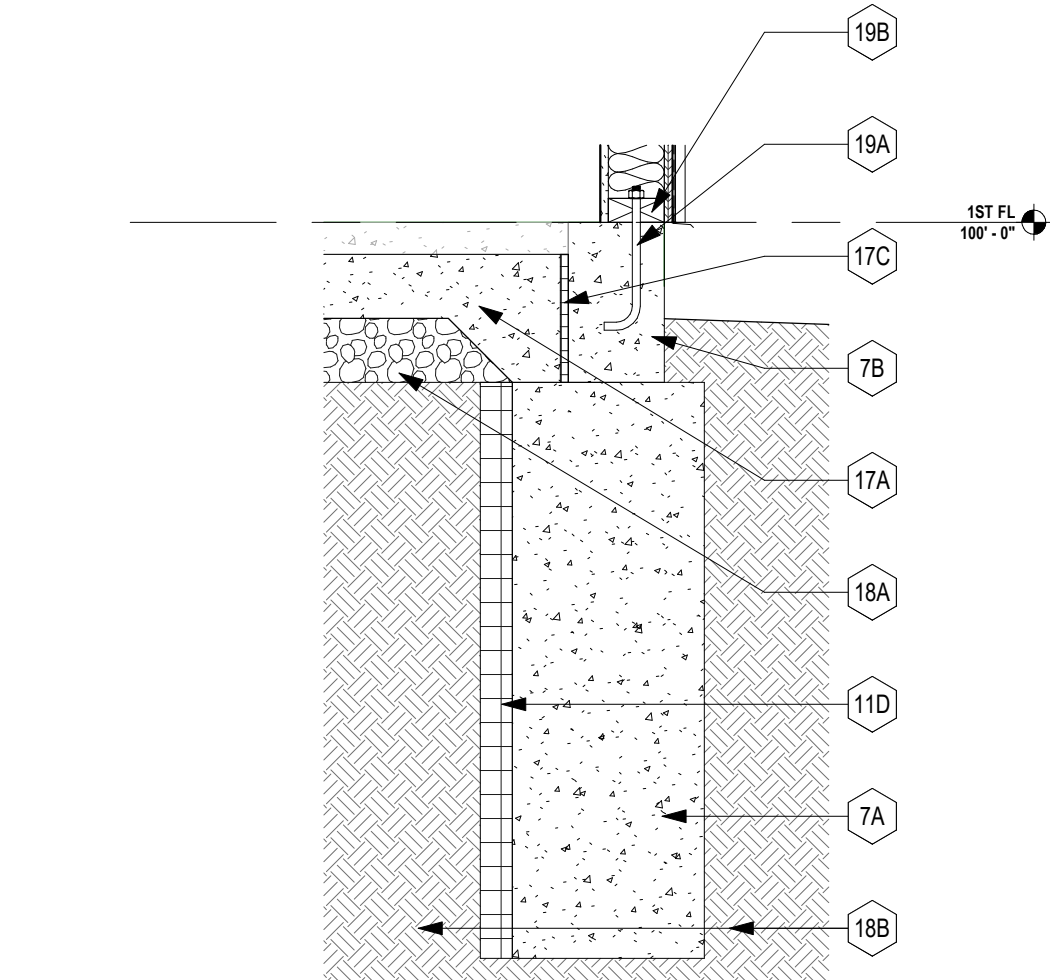
J11 DETAIL - ROOF RAKE
1 1/2" = 1'-0"



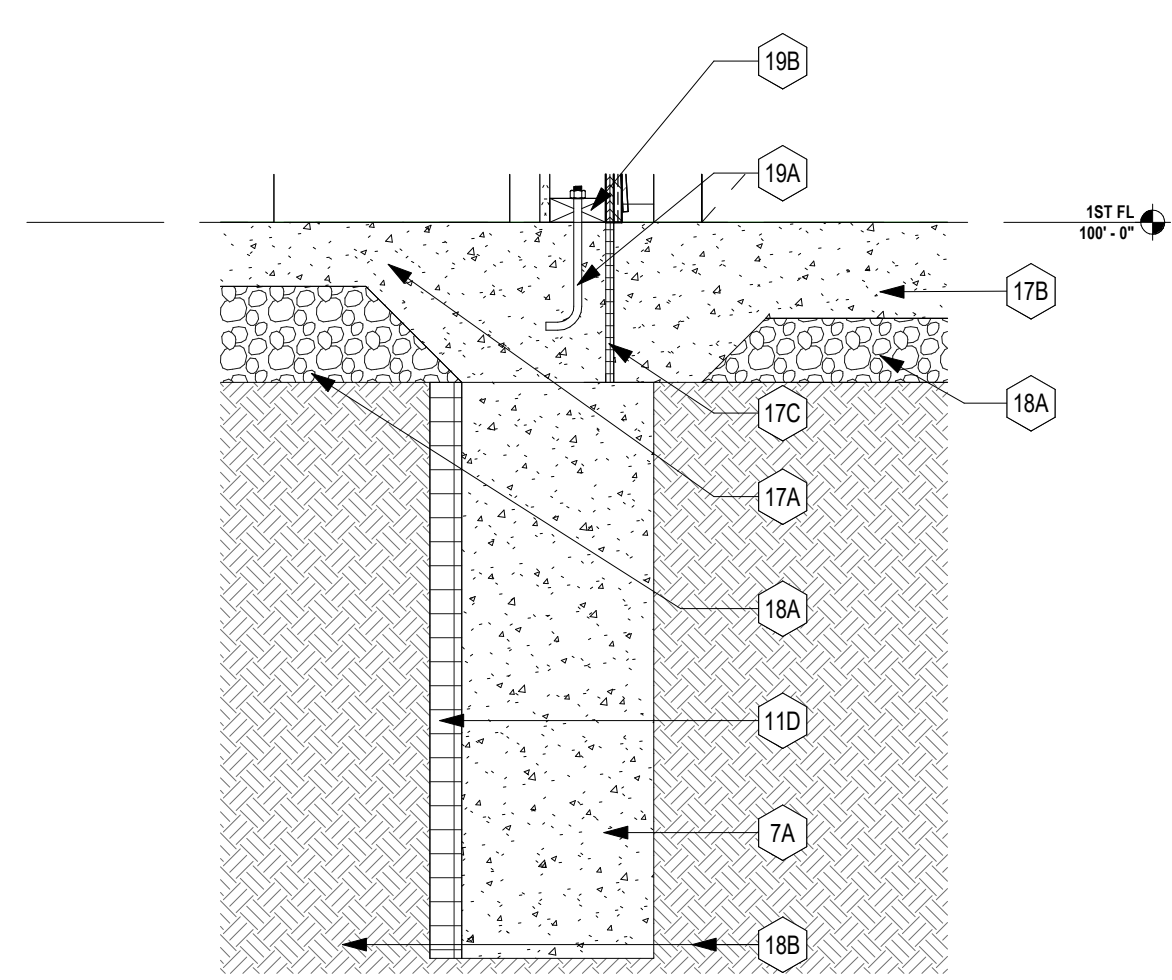
J9 DETAIL - ROOF EAVE 2
1 1/2" = 1'-0"



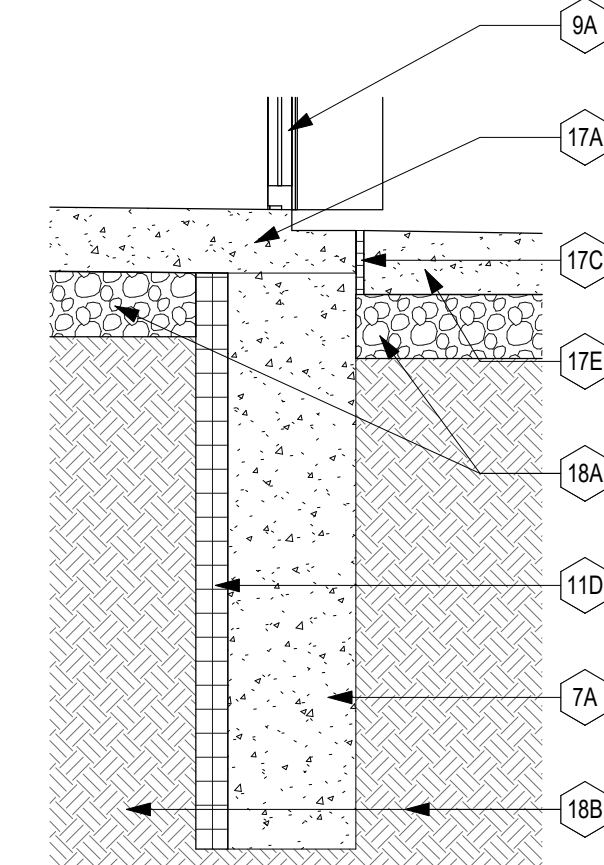
J7 DETAIL - ROOF EAVE 1
1 1/2" = 1'-0"



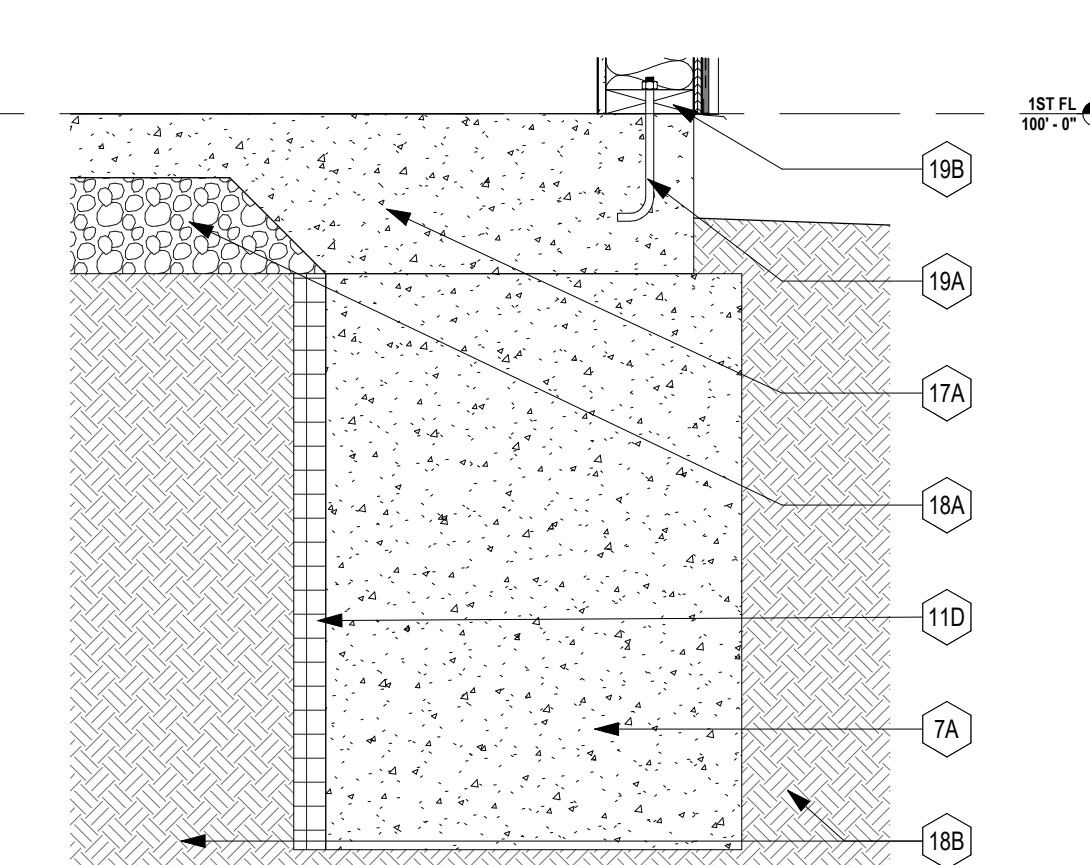
J5 BLDG E1 - SECTION 6 - Callout 1
1" = 1'-0"



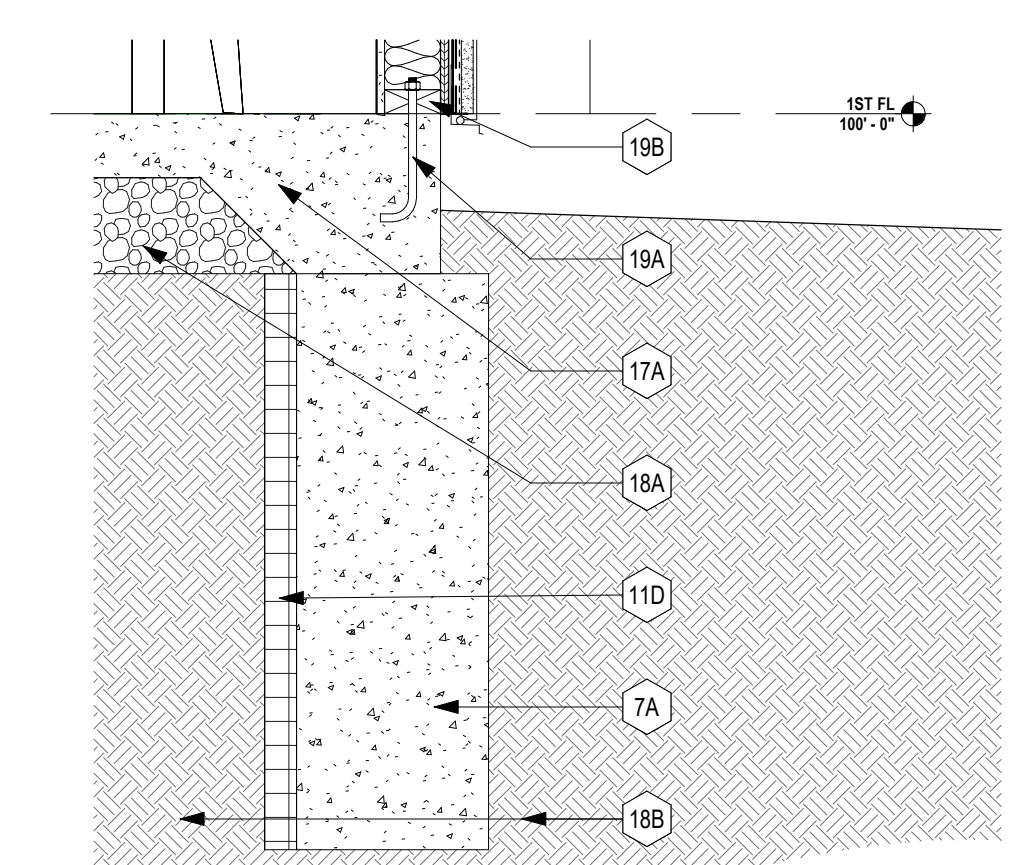
J3 BLDG E1 - SECTION 3 - Callout 1
1" = 1'-0"



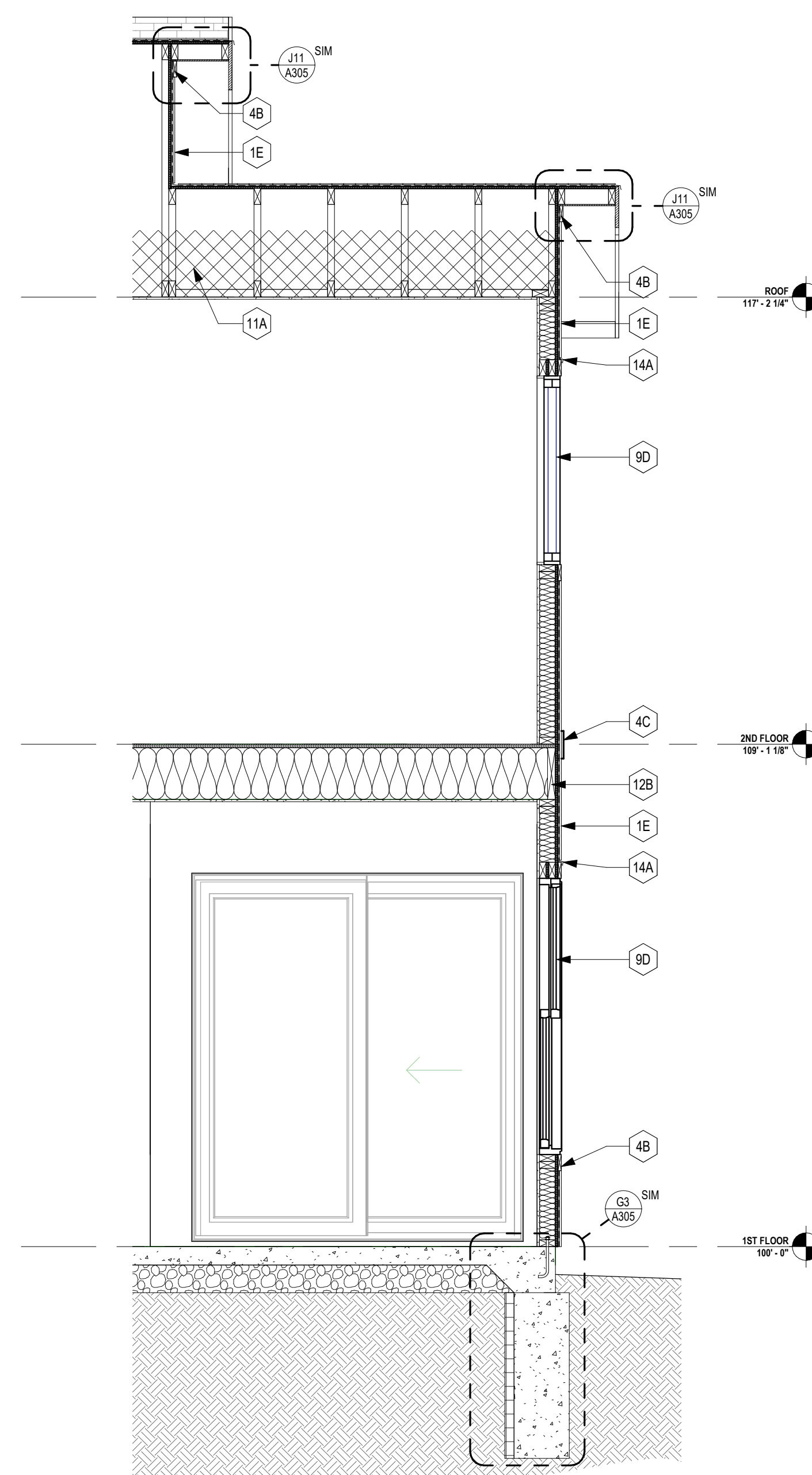
G7 BLDG E1 - SECTION 7 - Callout 1
1" = 1'-0"



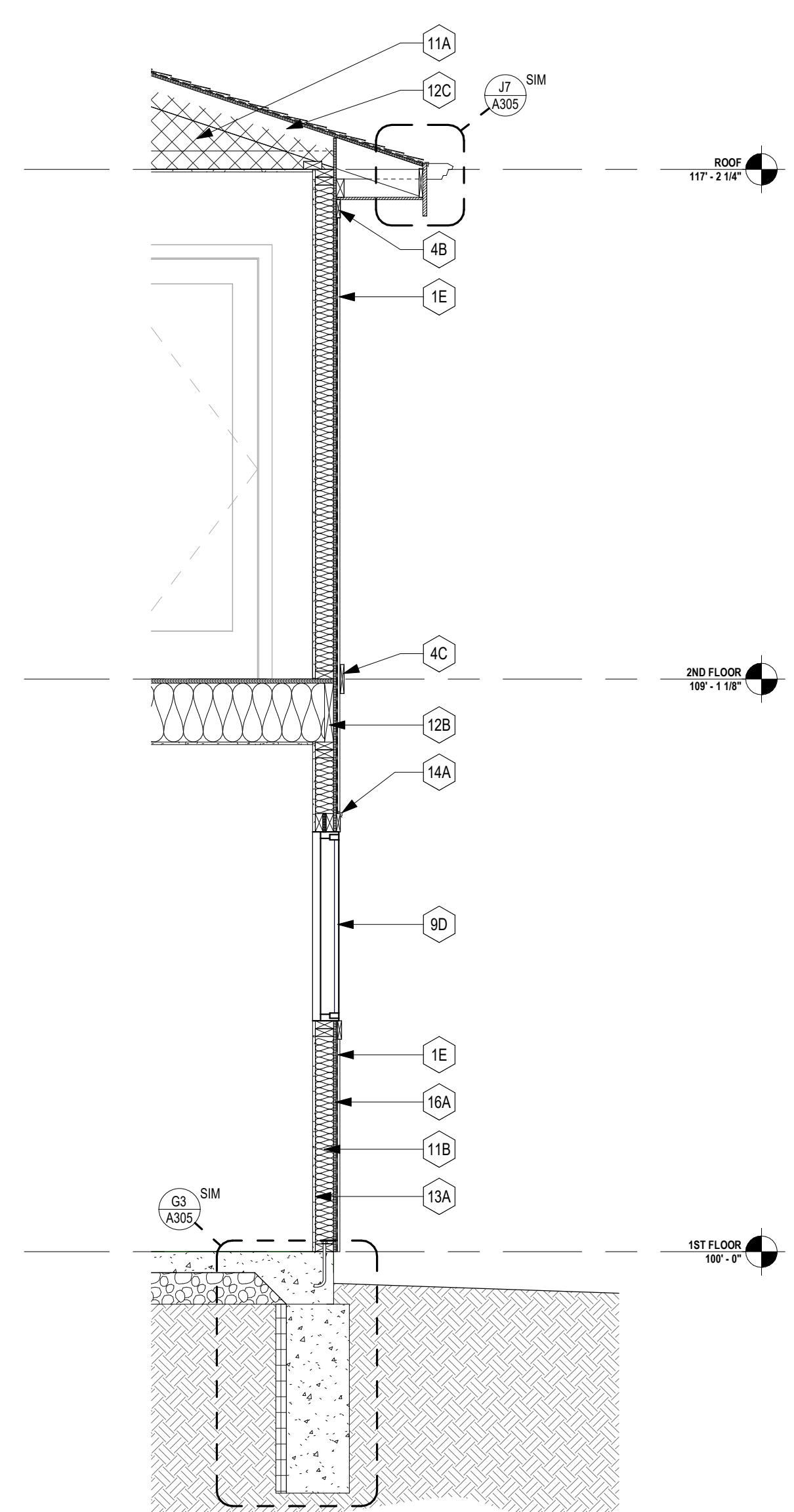
G5 BLDG E1 - SECTION 5 - Callout 1
1" = 1'-0"



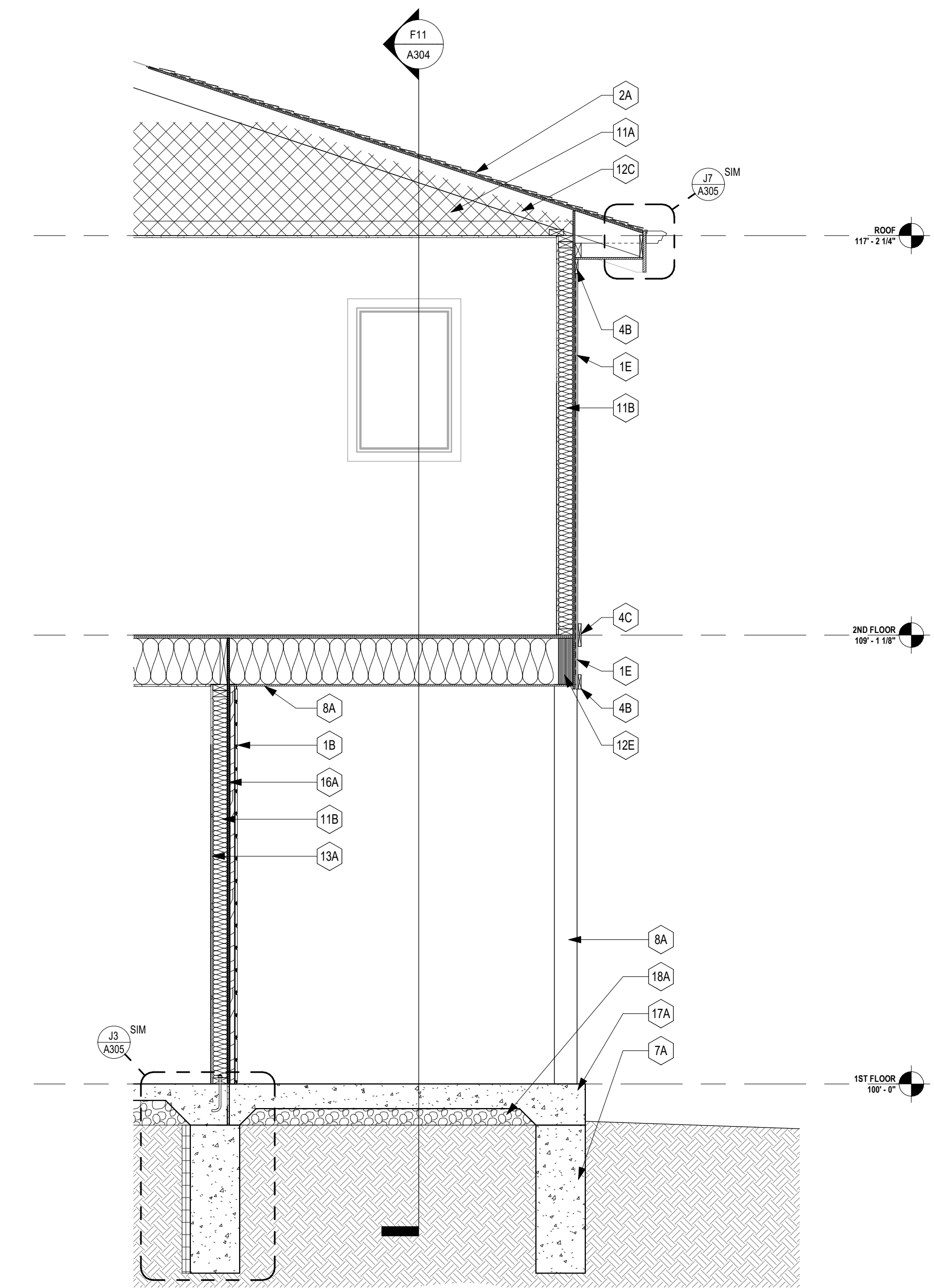
G3 BLDG E1 - SECTION 1 - Callout 1
1" = 1'-0"



A9 BLDG J - WALL SECTION 6
1/2" = 1'-0"



A6 BLDG J - WALL SECTION 5
1/2" = 1'-0"



A3 BLDG J - WALL SECTION 4
1/2" = 1'-0"

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

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5. PAINT ALL EXPOSED STEEL, INCLUDING STEEL LINTELS, ETC. (TYP.)

**KEY NOTES
WALL SECTIONS:**

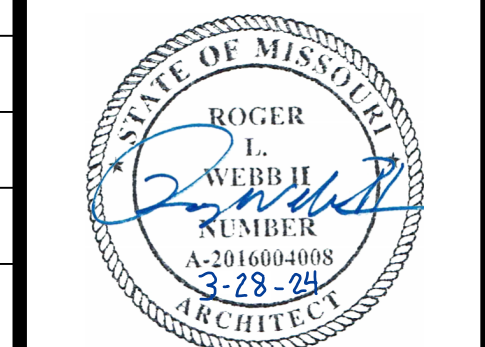
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1C	CULTURED STONE VENEER - RE: MFR. FOR INSTALLATION DETAILS
1D	STUCCO FINISH SYSTEM - RE: MFR. FOR INSTALLATION DETAILS
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18A	GRAVEL BASE
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19A	SILL PLATE ANCHOR, RE: STRUCT.
19B	2X TREATED SILL PLATE



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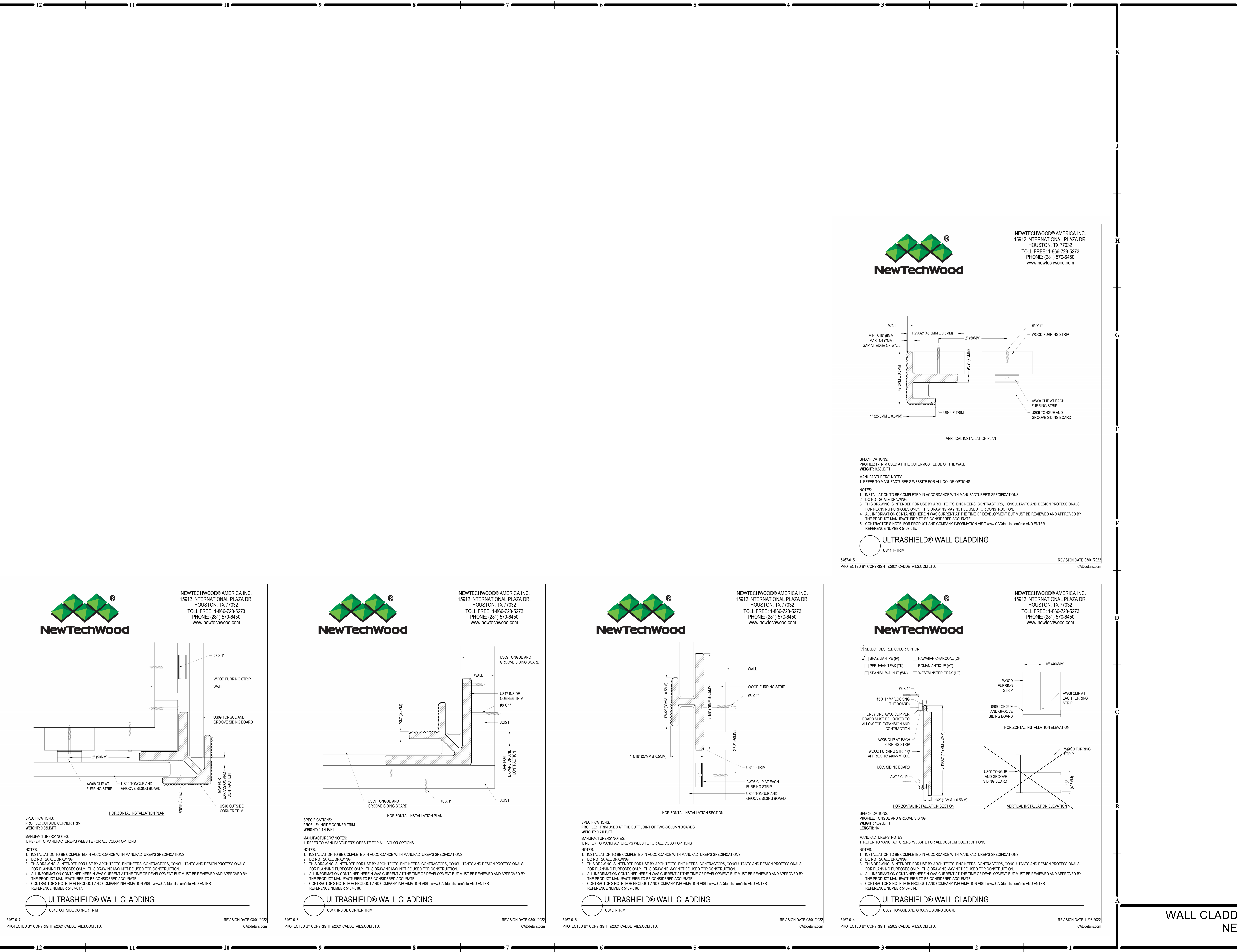
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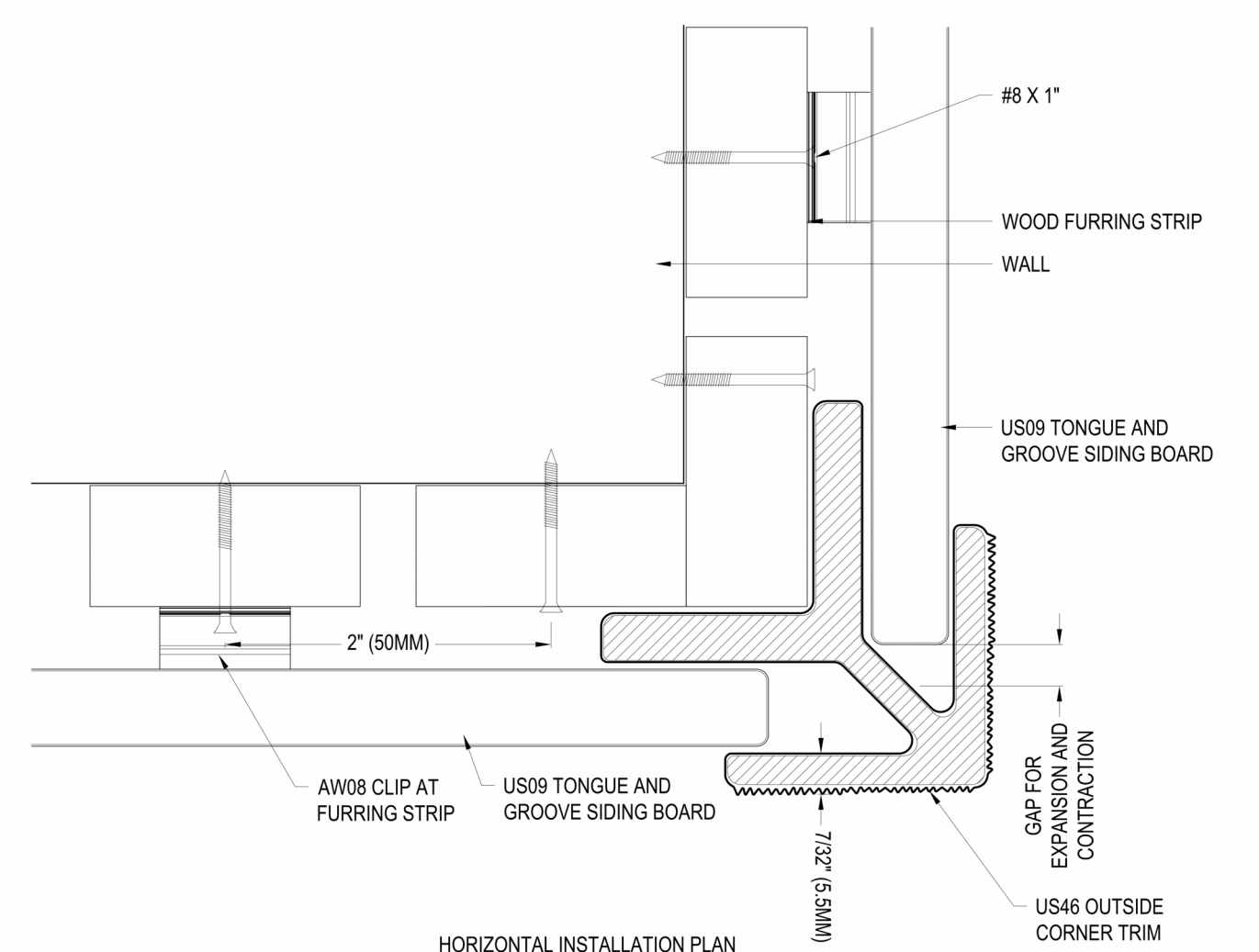
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A305
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**EXTERIOR WALL SECTIONS +
DETAILS**

1/17/2024 3:15:59 PM



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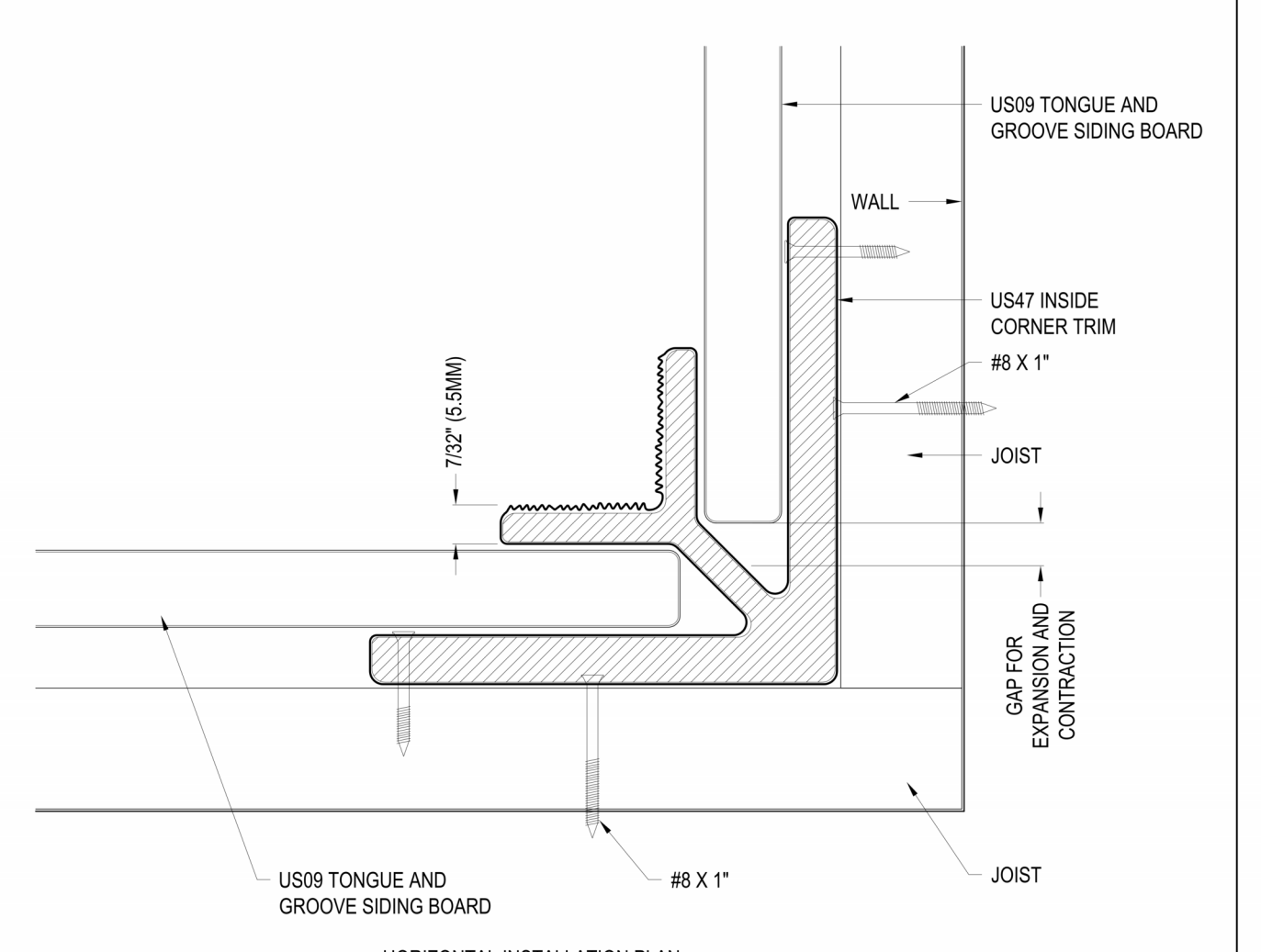


SPECIFICATIONS:
PROFILE: OUTSIDE CORNER TRIM
WEIGHT: 0.85LB/FT
MANUFACTURER'S NOTES:
1. REFER TO MANUFACTURER'S WEBSITE FOR ALL COLOR OPTIONS
NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. DO NOT SCALE DRAWING.
3. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION.
4. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.
5. CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/info AND ENTER REFERENCE NUMBER 5467-017.

ULTRASHIELD® WALL CLADDING
US46: OUTSIDE CORNER TRIM
5467-017
REVISION DATE 03/01/2022
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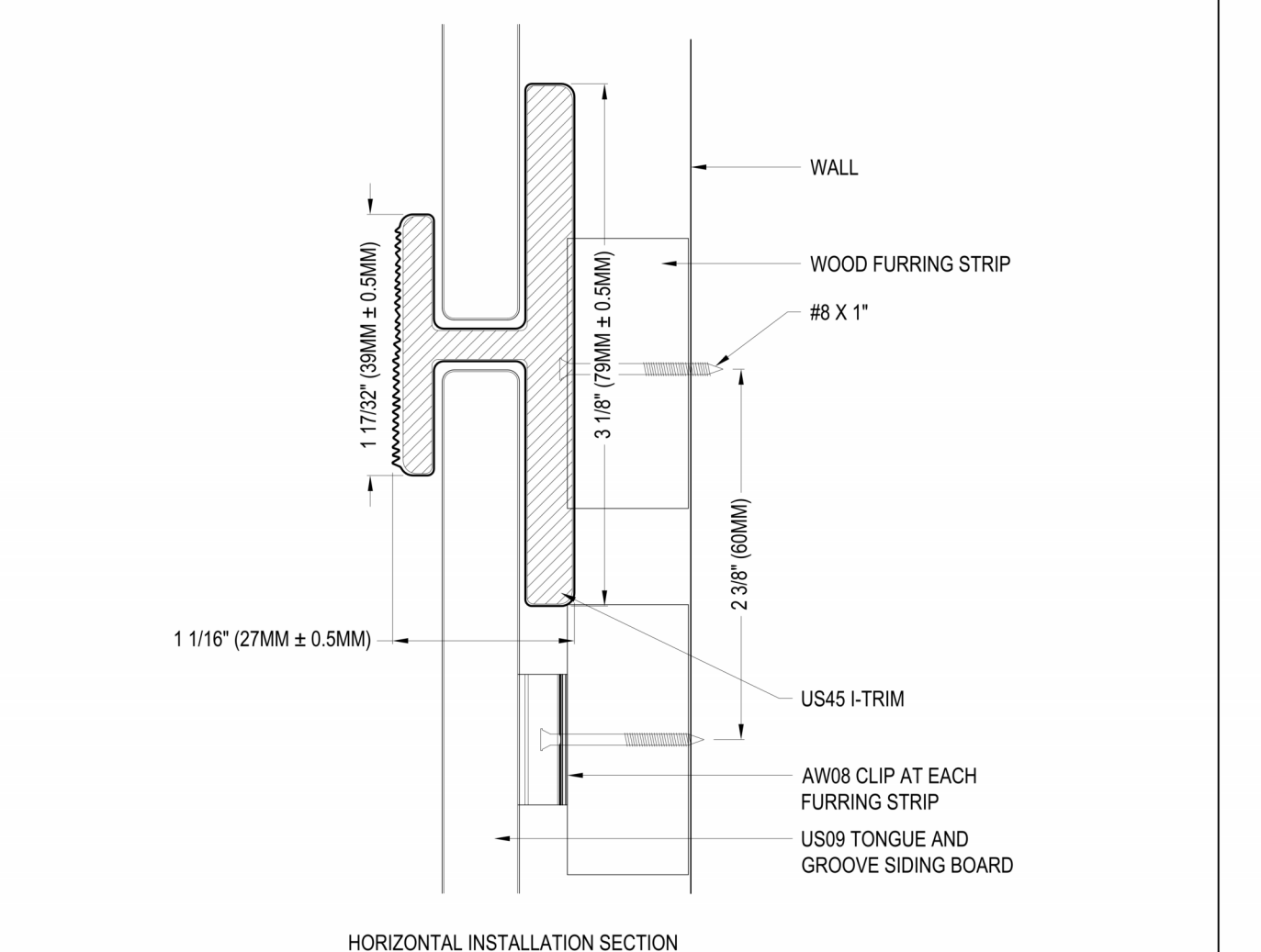


SPECIFICATIONS:
PROFILE: INSIDE CORNER TRIM
WEIGHT: 1.13LB/FT
MANUFACTURER'S NOTES:
1. REFER TO MANUFACTURER'S WEBSITE FOR ALL COLOR OPTIONS
NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. DO NOT SCALE DRAWING.
3. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION.
4. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.
5. CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/info AND ENTER REFERENCE NUMBER 5467-018.

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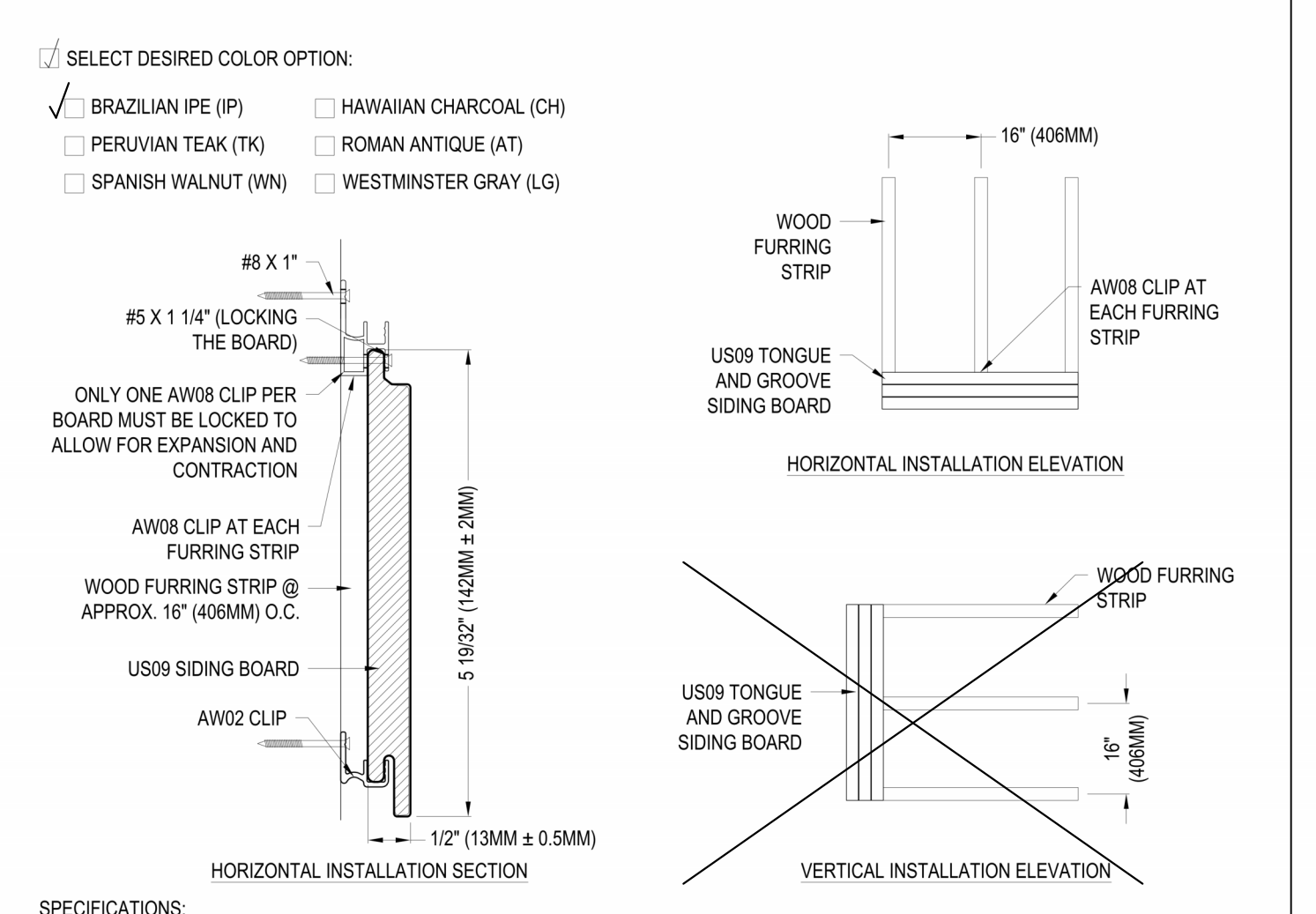


SPECIFICATIONS:
PROFILE: I TRIM USED AT THE BUTT JOINT OF TWO COLUMN BOARDS
WEIGHT: 0.71LB/FT
MANUFACTURER'S NOTES:
1. REFER TO MANUFACTURER'S WEBSITE FOR ALL COLOR OPTIONS
NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. DO NOT SCALE DRAWING.
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4. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.
5. CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/info AND ENTER REFERENCE NUMBER 5467-016.

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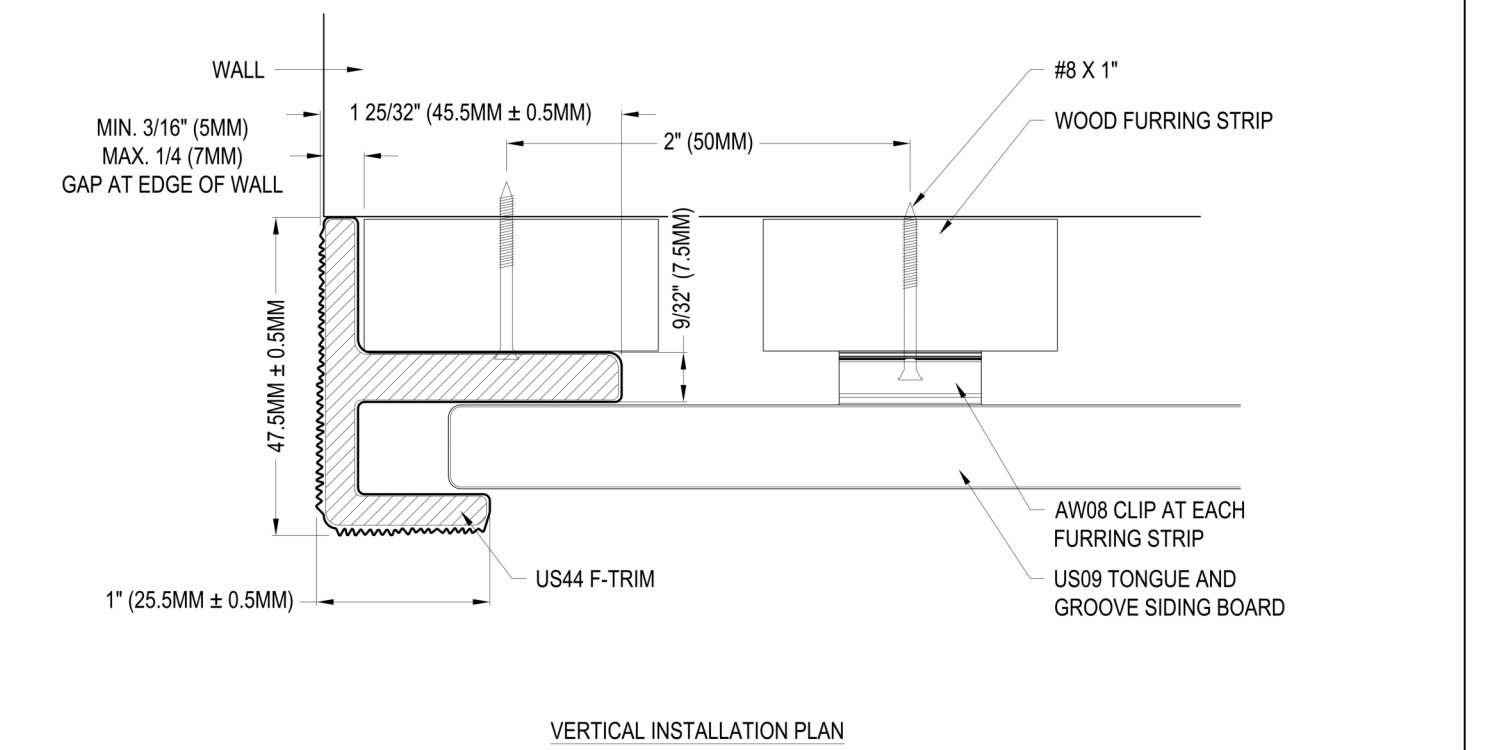


SPECIFICATIONS:
PROFILE: TONGUE AND GROOVE SIDING
WEIGHT: 1.30LB/FT
LENGTH: 16'
SELECT DESIRED COLOR OPTION:
 BRAZILIAN IPE (IP) HAWAIIAN CHARCOAL (CH)
 PERUVIAN TEAK (TK) ROMAN ANTIQUE (AT)
 SPANISH WALNUT (WN) WESTMINSTER GRAY (LG)
MANUFACTURER'S NOTES:
1. REFER TO MANUFACTURER'S WEBSITE FOR ALL CUSTOM COLOR OPTIONS
NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. DO NOT SCALE DRAWING.
3. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION.
4. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.
5. CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/info AND ENTER REFERENCE NUMBER 5467-014.

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SPECIFICATIONS:
PROFILE: F-TRIM USED AT THE OUTERMOST EDGE OF THE WALL
WEIGHT: 0.33LB/FT
MANUFACTURER'S NOTES:
1. REFER TO MANUFACTURER'S WEBSITE FOR ALL COLOR OPTIONS
NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. DO NOT SCALE DRAWING.
3. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION.
4. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.
5. CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/info AND ENTER REFERENCE NUMBER 5467-015.

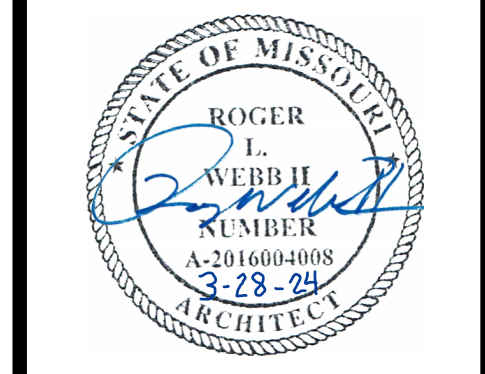
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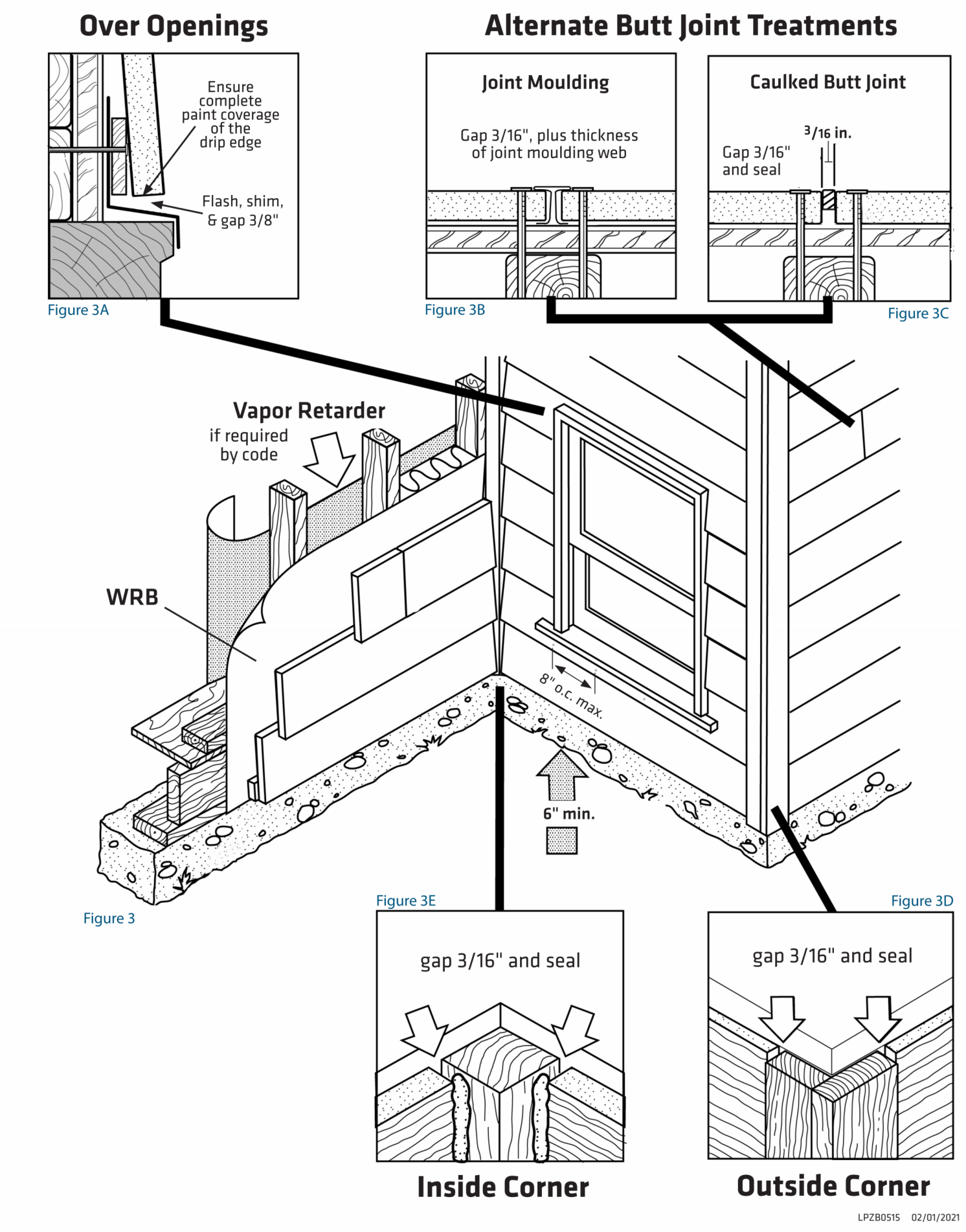
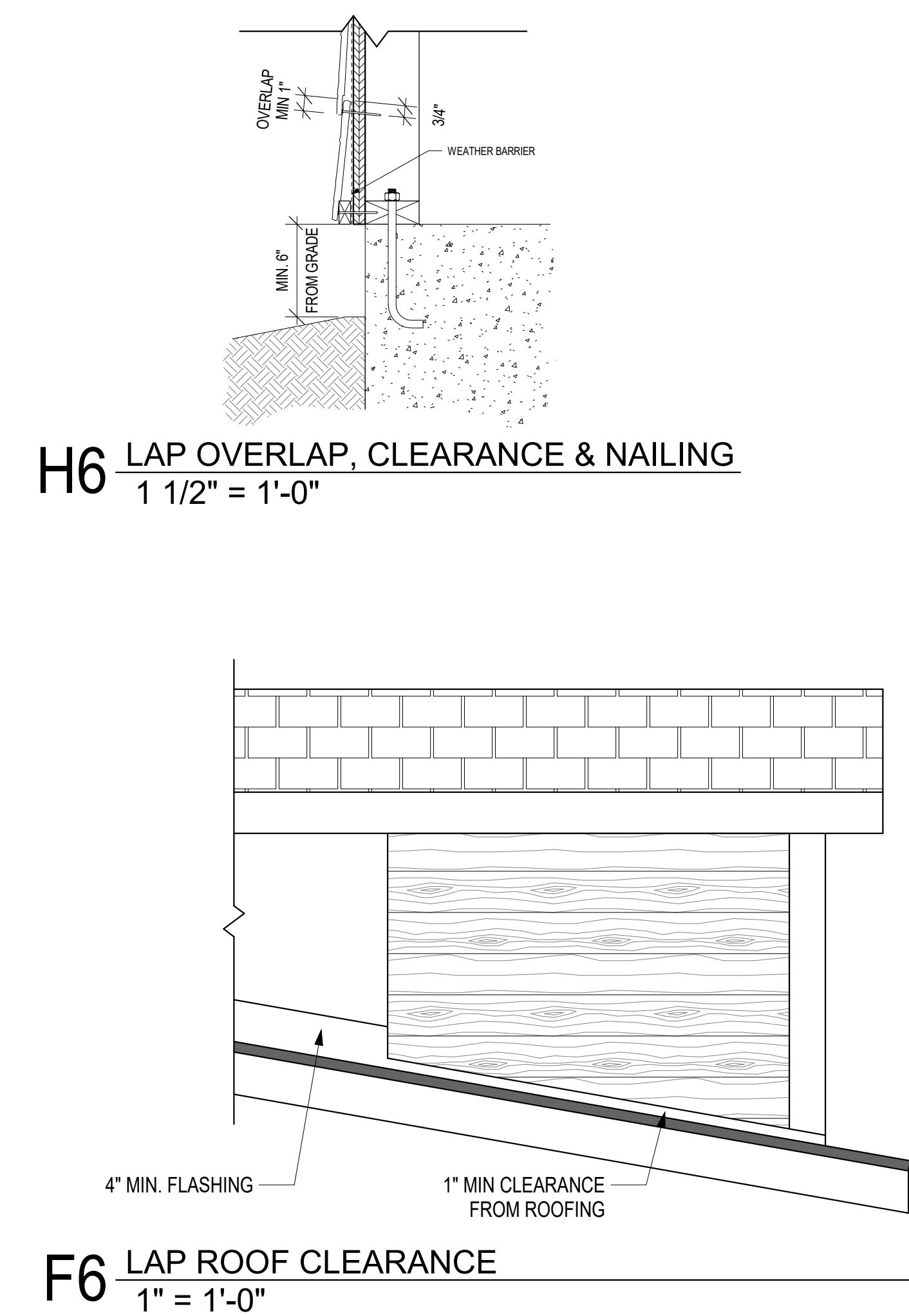
A352
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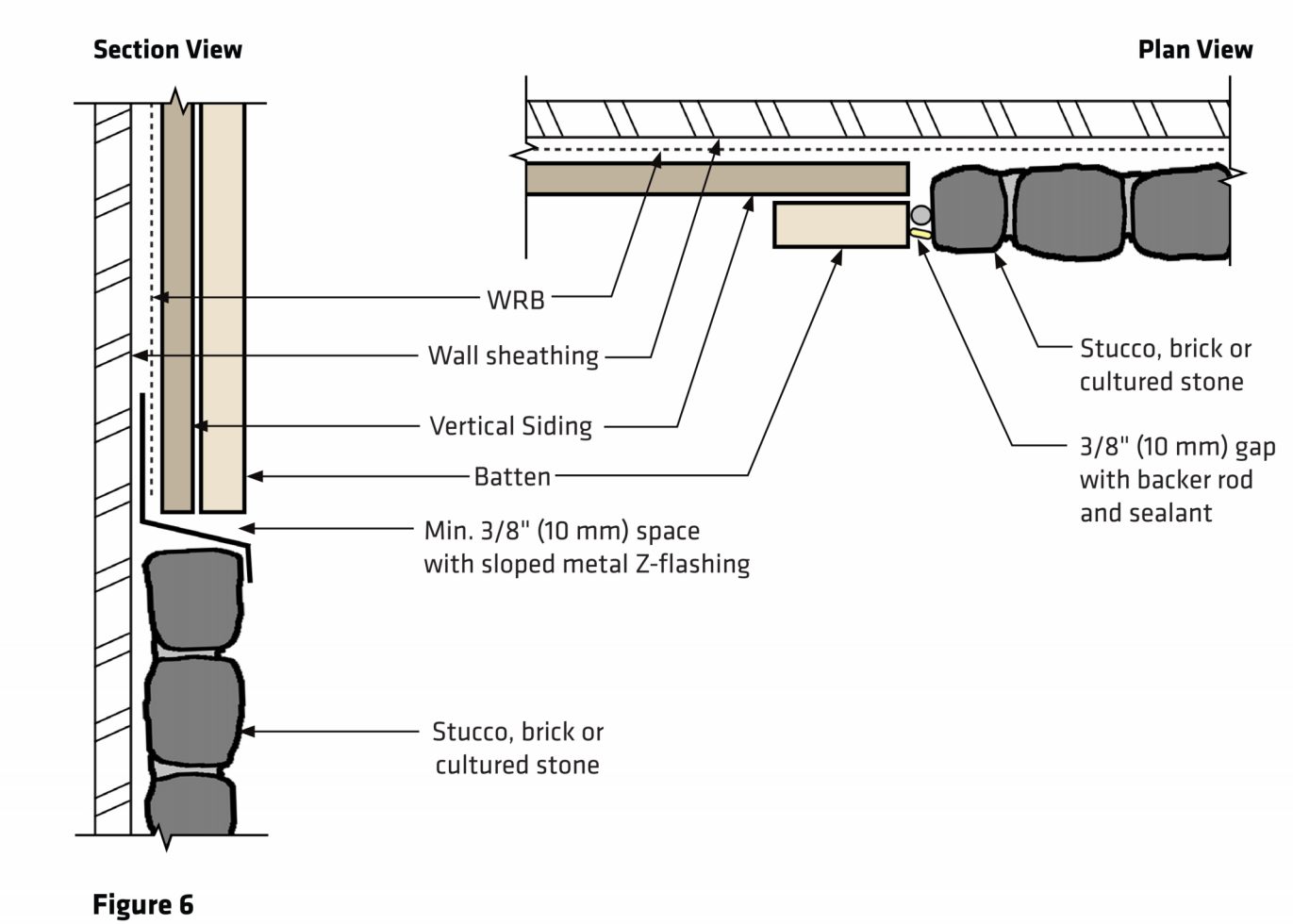
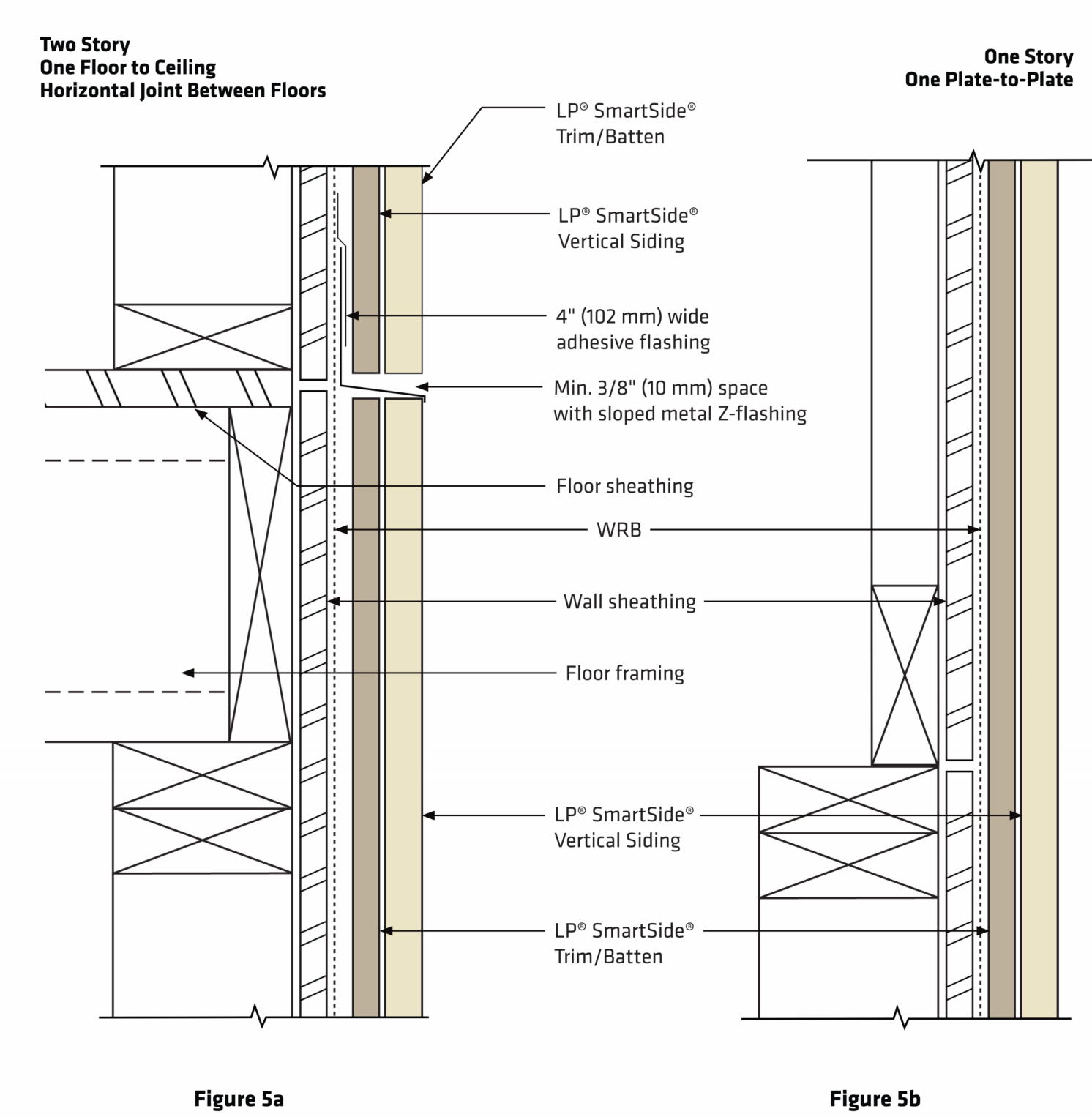
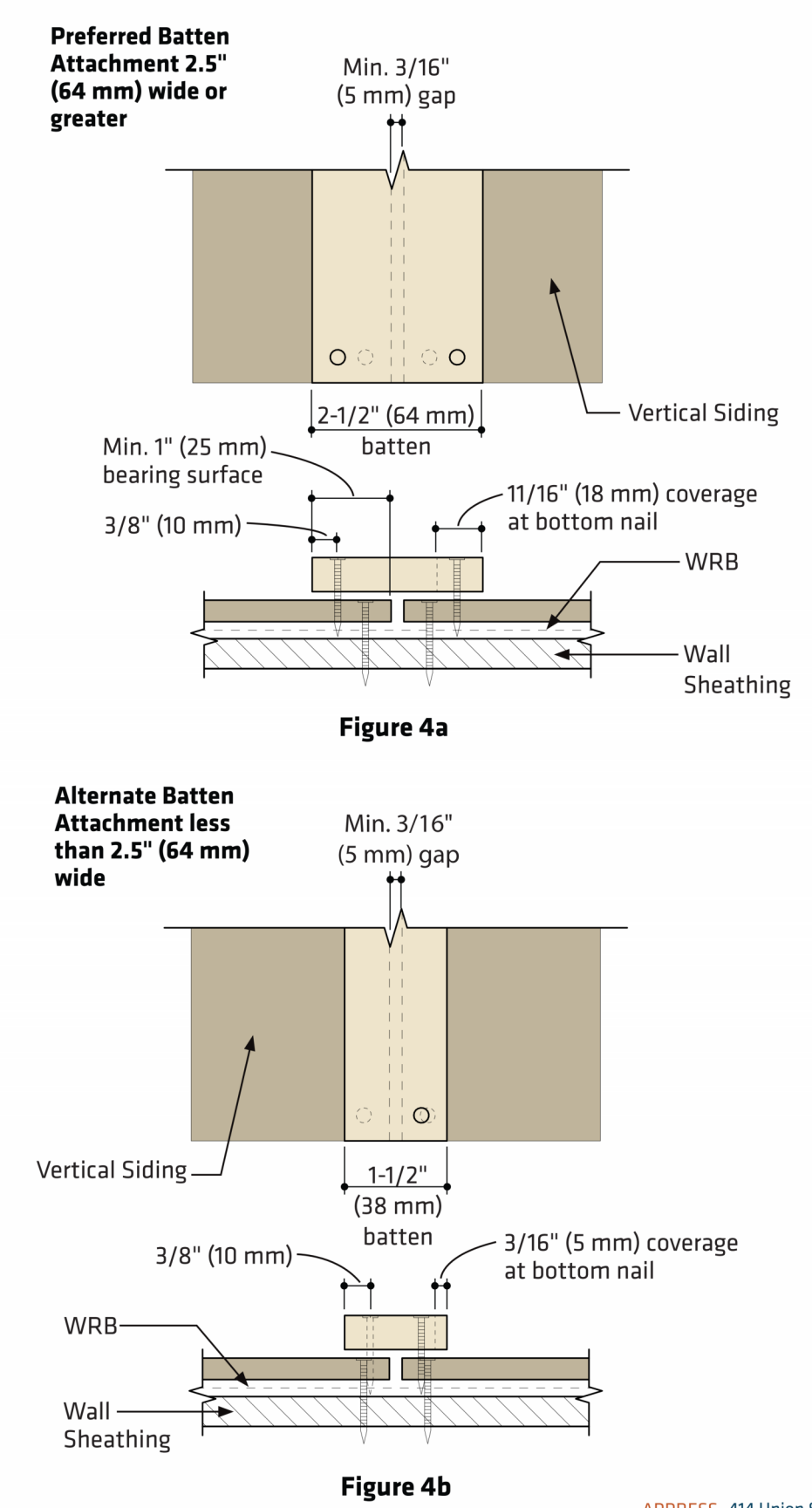
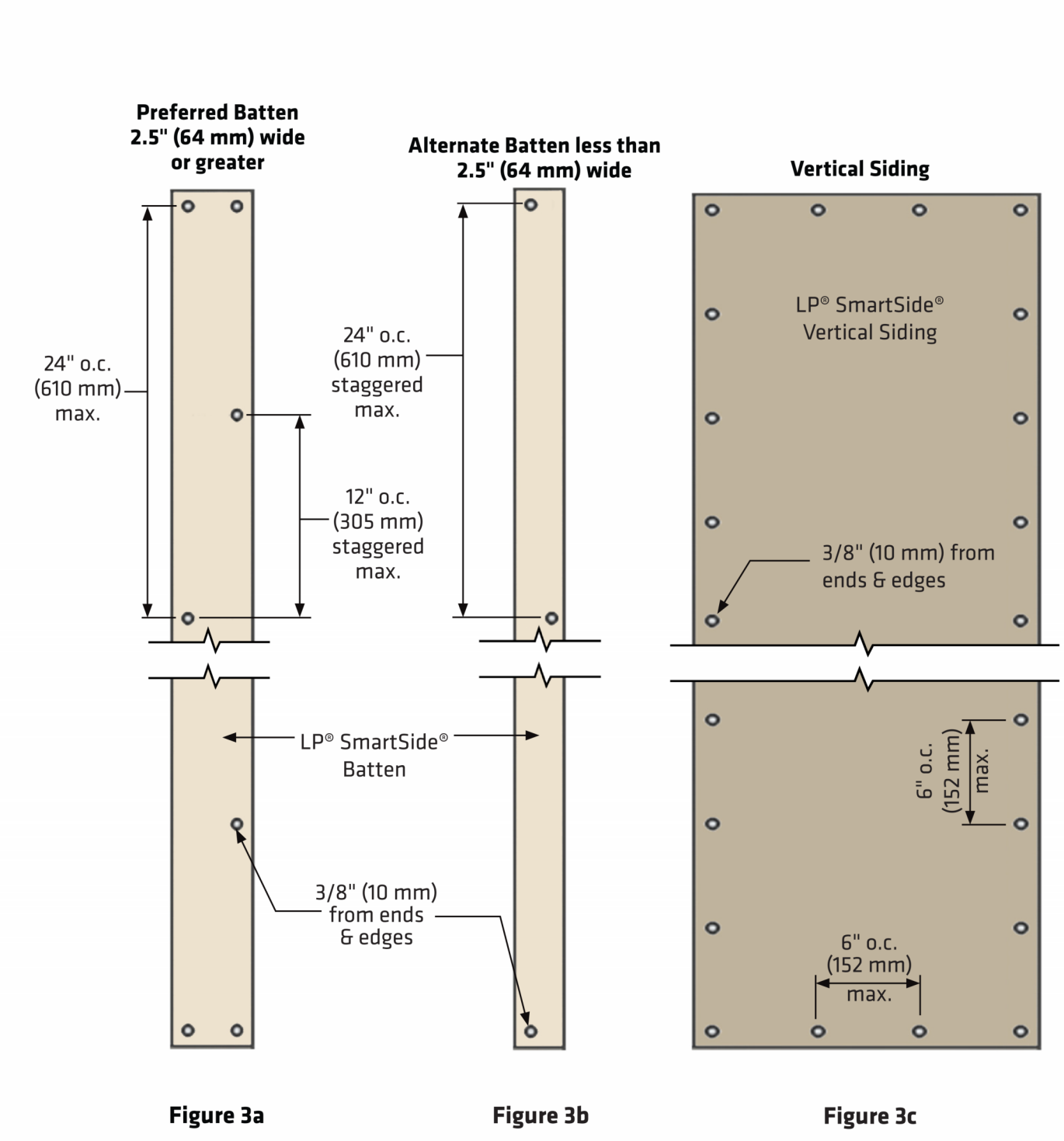
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APPLICATION INSTRUCTIONS (CONT.)



BATT



ADDRESS 414 Union Street
Suite 2000 Nashville, TN
TEL (615) 986-5600
FAX (615) 986-5666
WEB www.lpcorp.com

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Last Revision: 05/13/2022

ADDRESS 414 Union Street
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Figure 3. Wall Assembly Transition

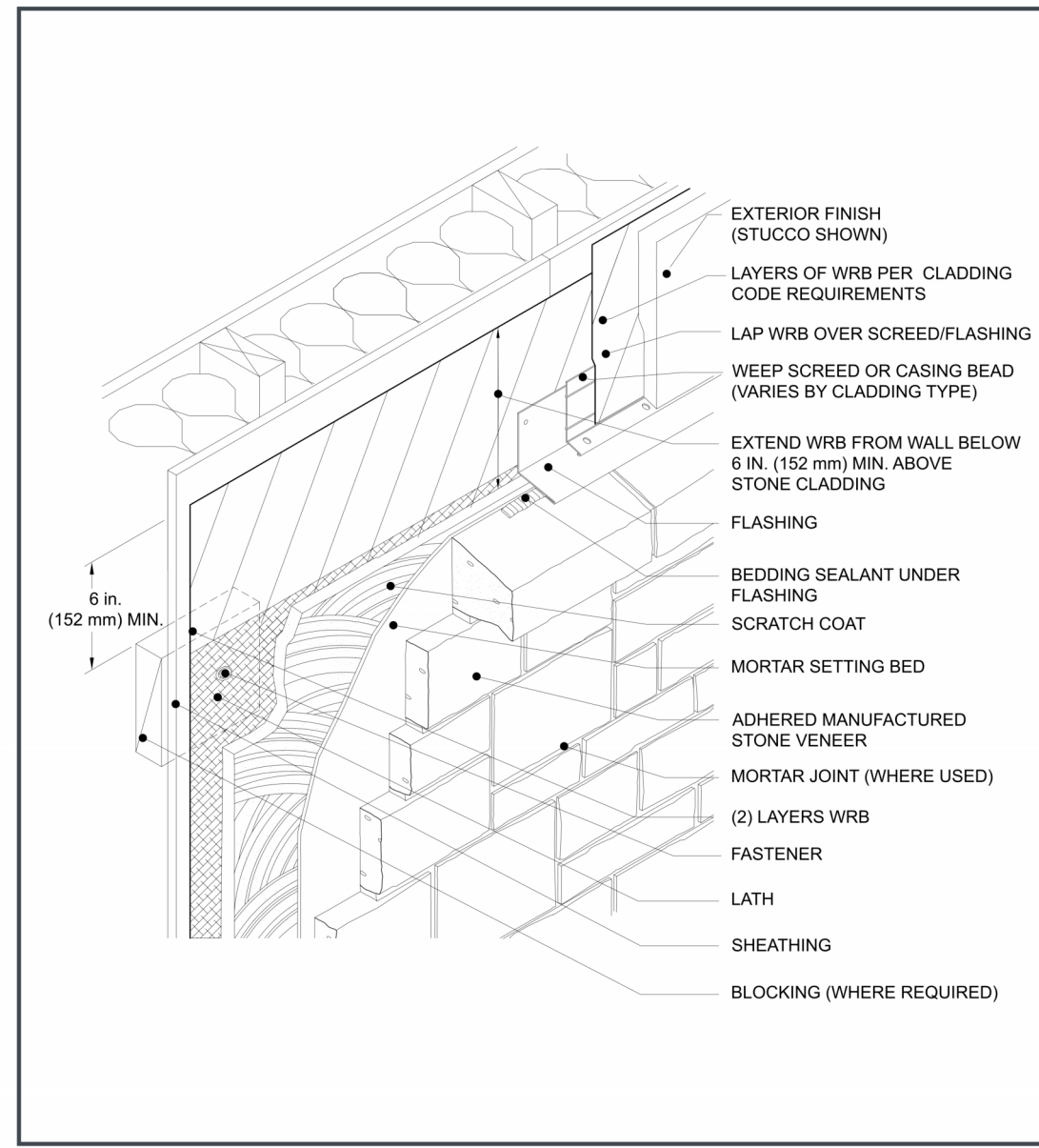


Figure 5a. Foundation Wall Base

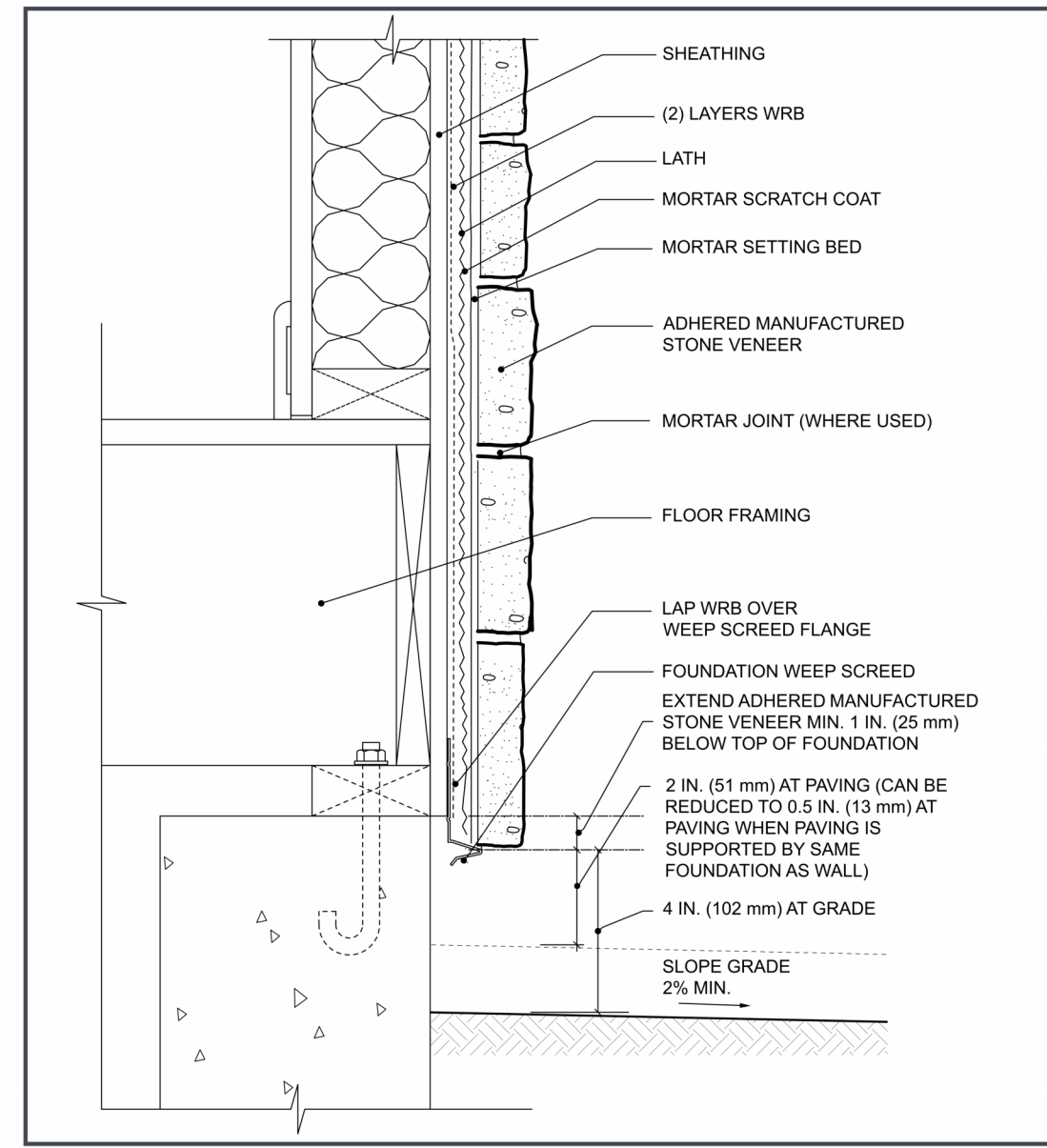


Figure 6a. Cladding Transition

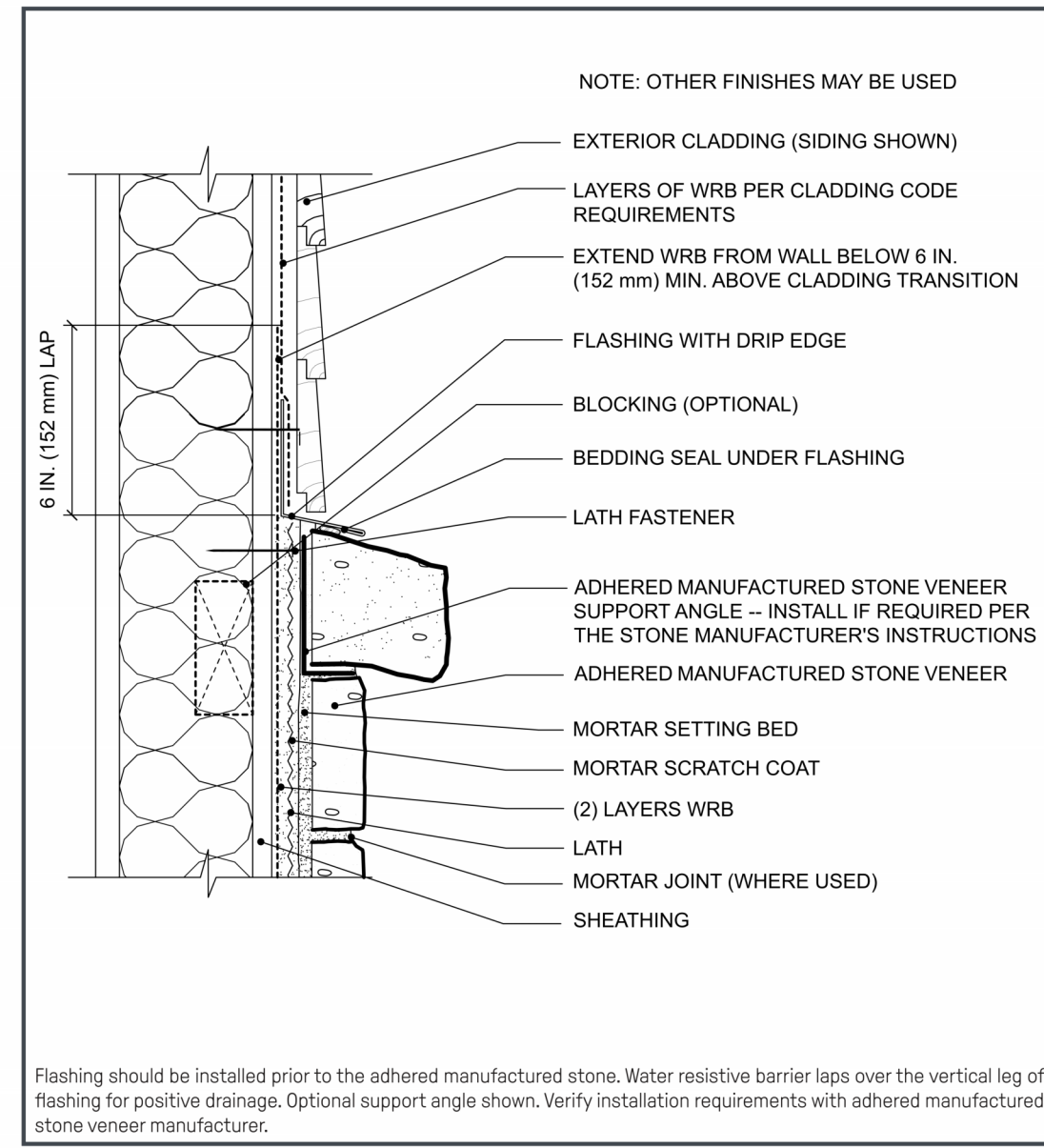


Figure 9a. Outside Corner

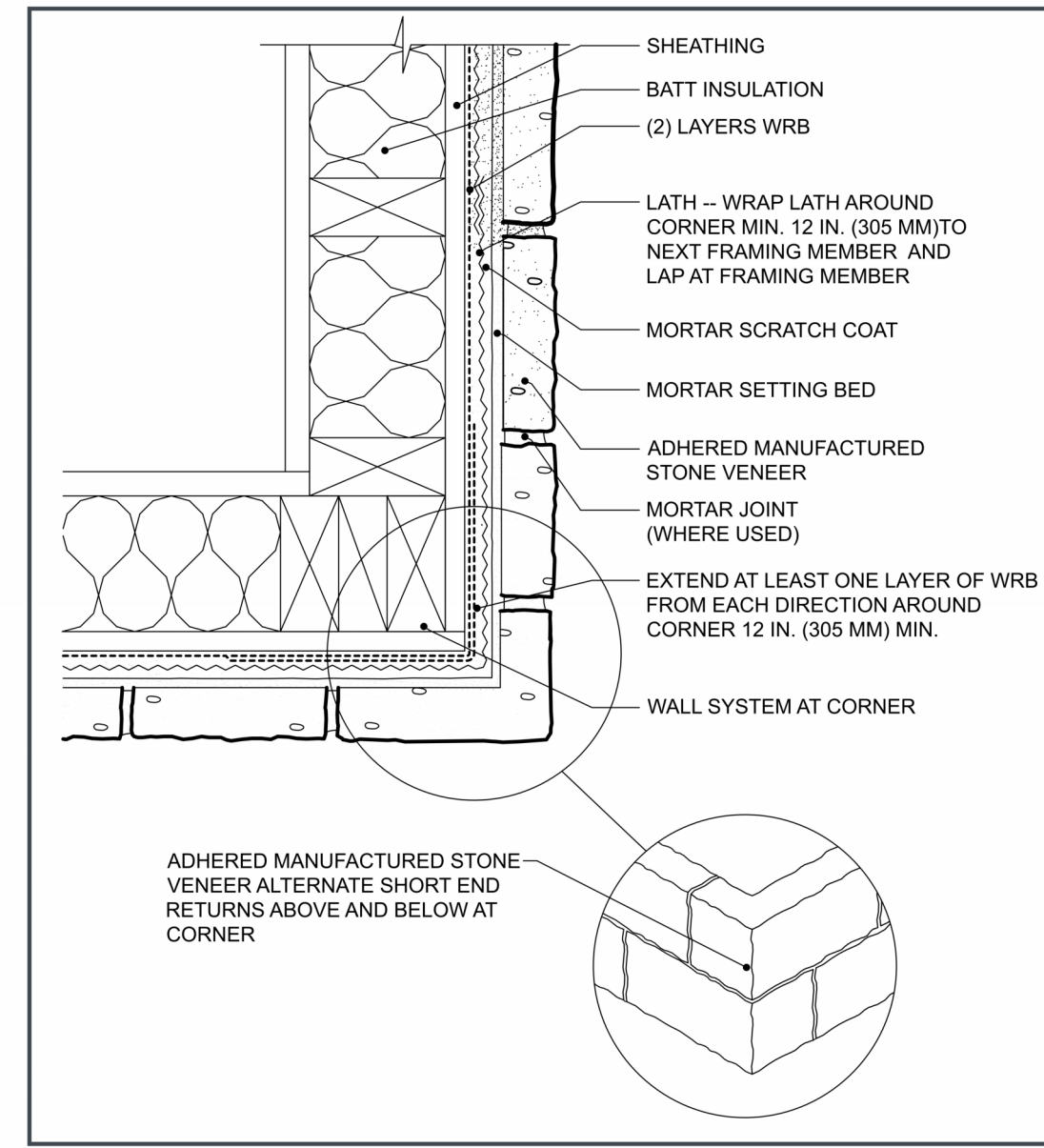


Figure 10a. Inside Corner

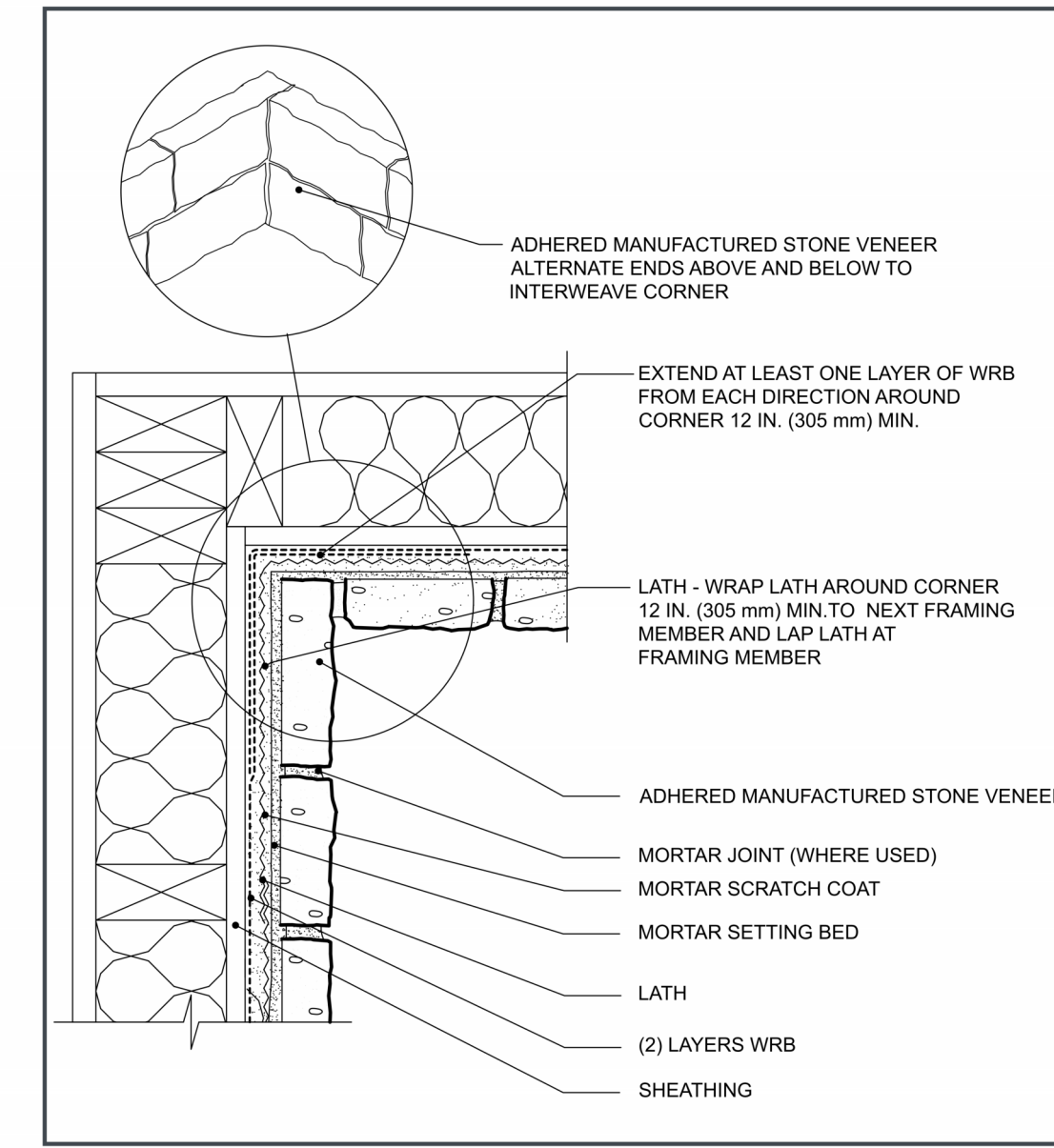


Figure 11a. Horizontal Transition

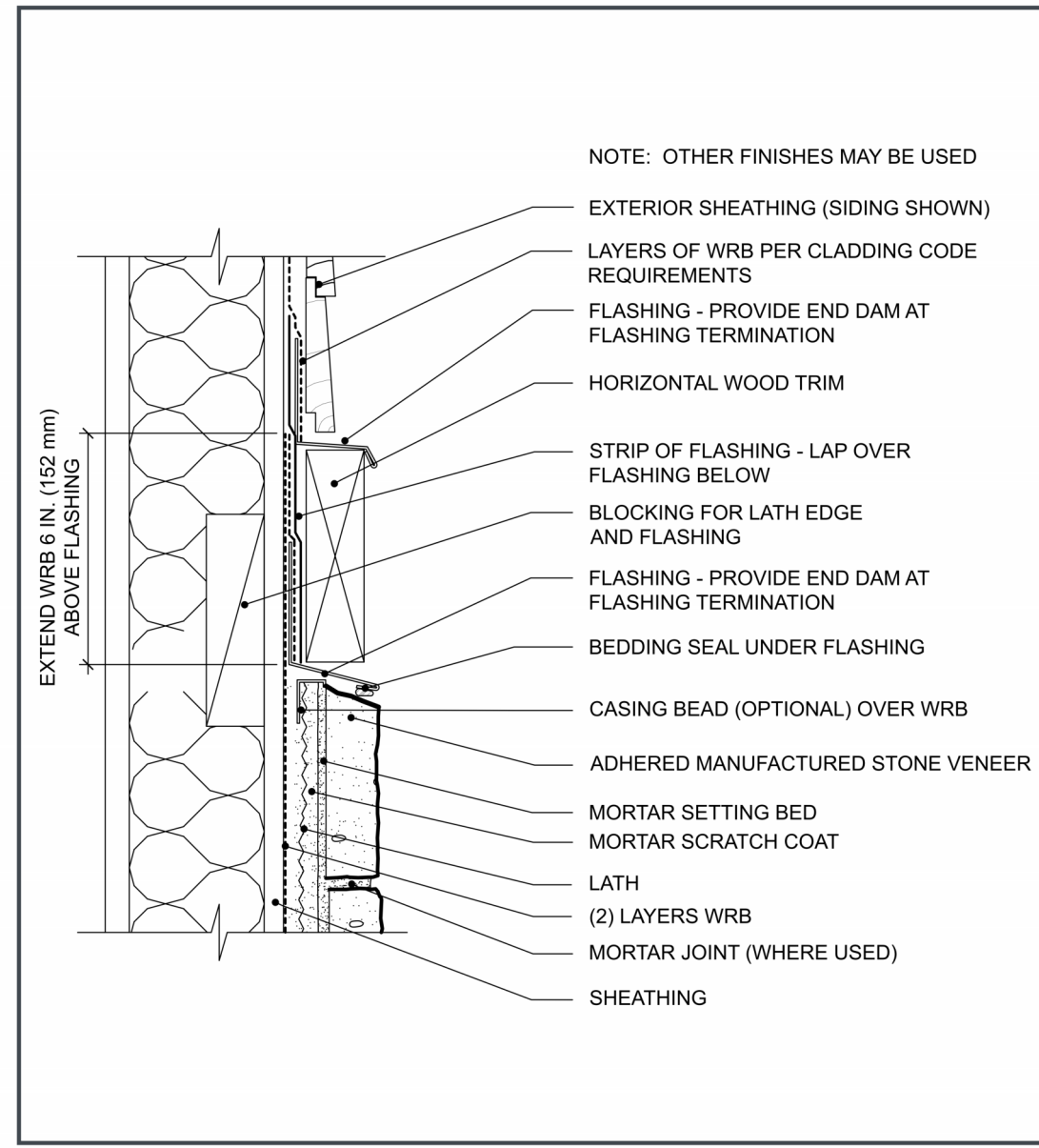


Figure 12a. Vertical Transition

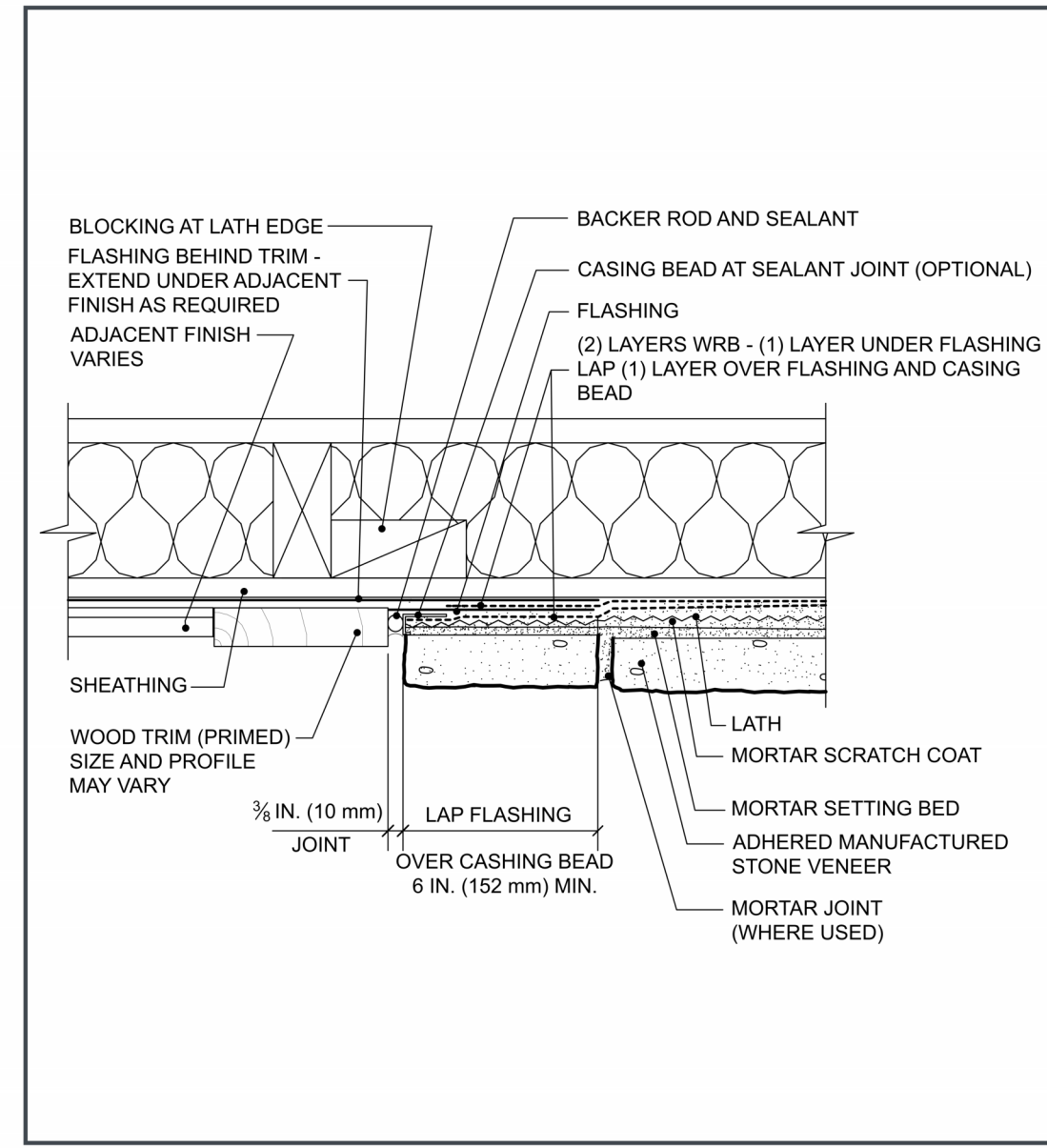


Figure 13a. Open Eave - Overhang

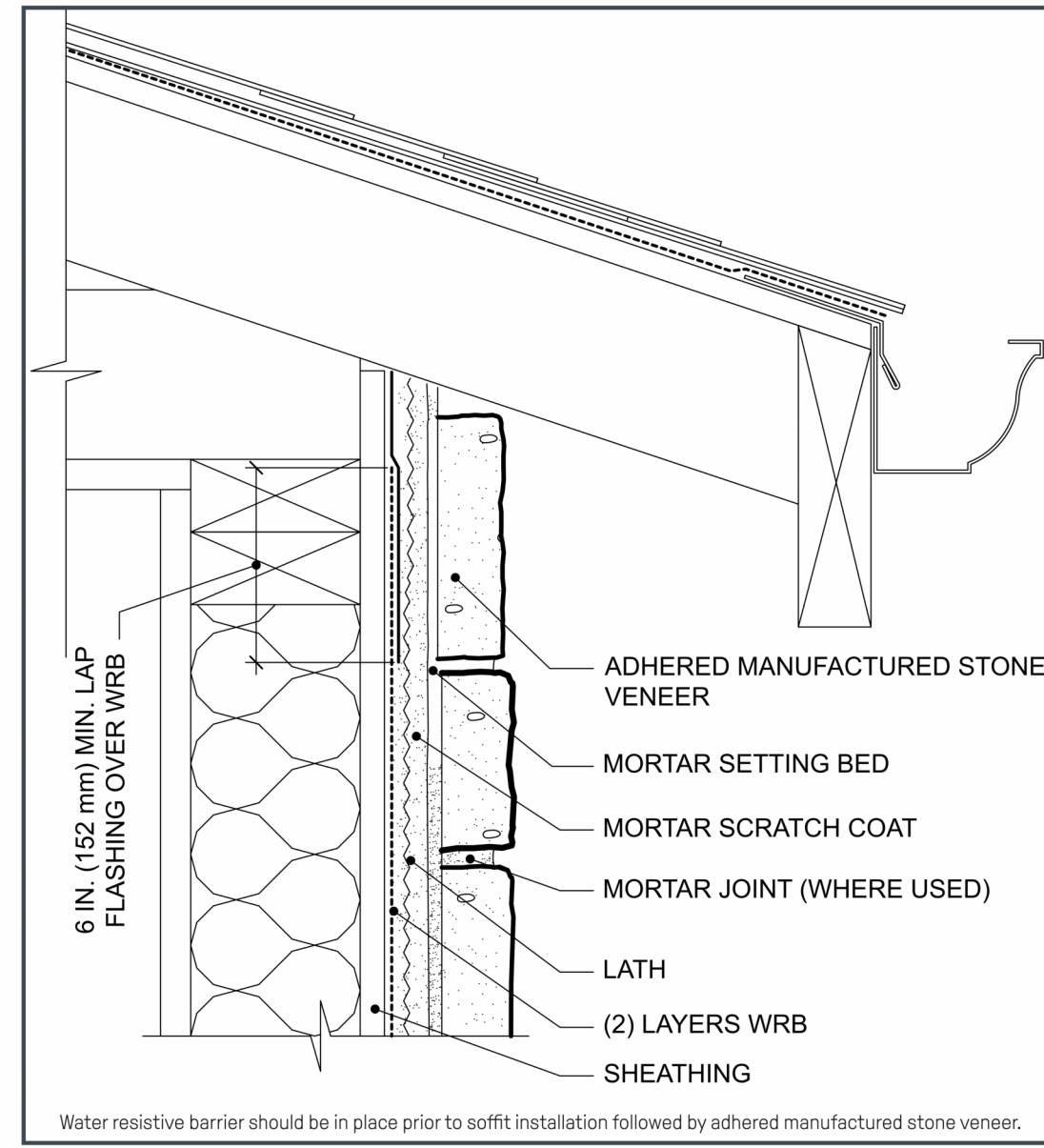


Figure 15. Rake - Overhang

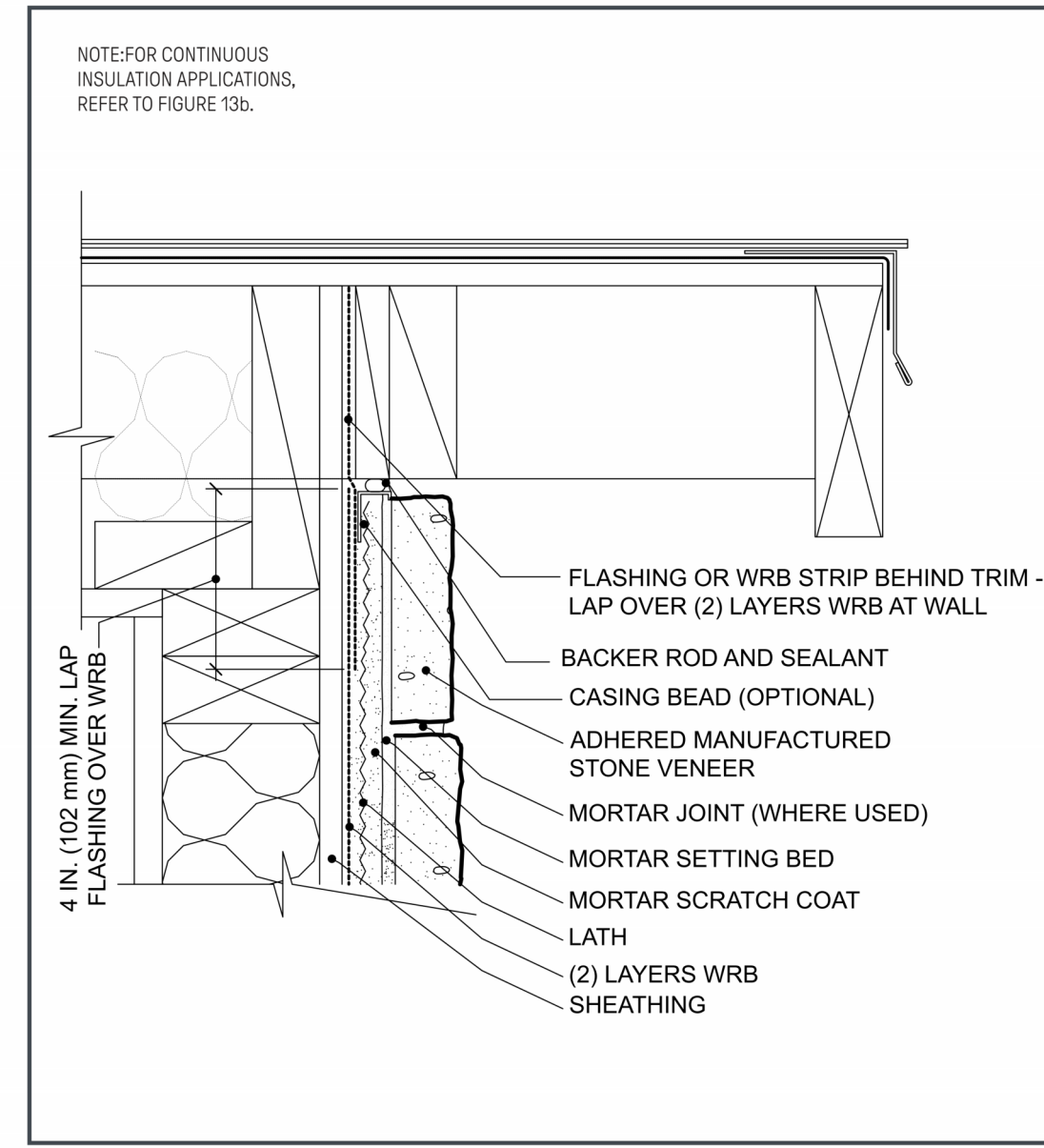


Figure 17a. Side Wall - Composition Shingles

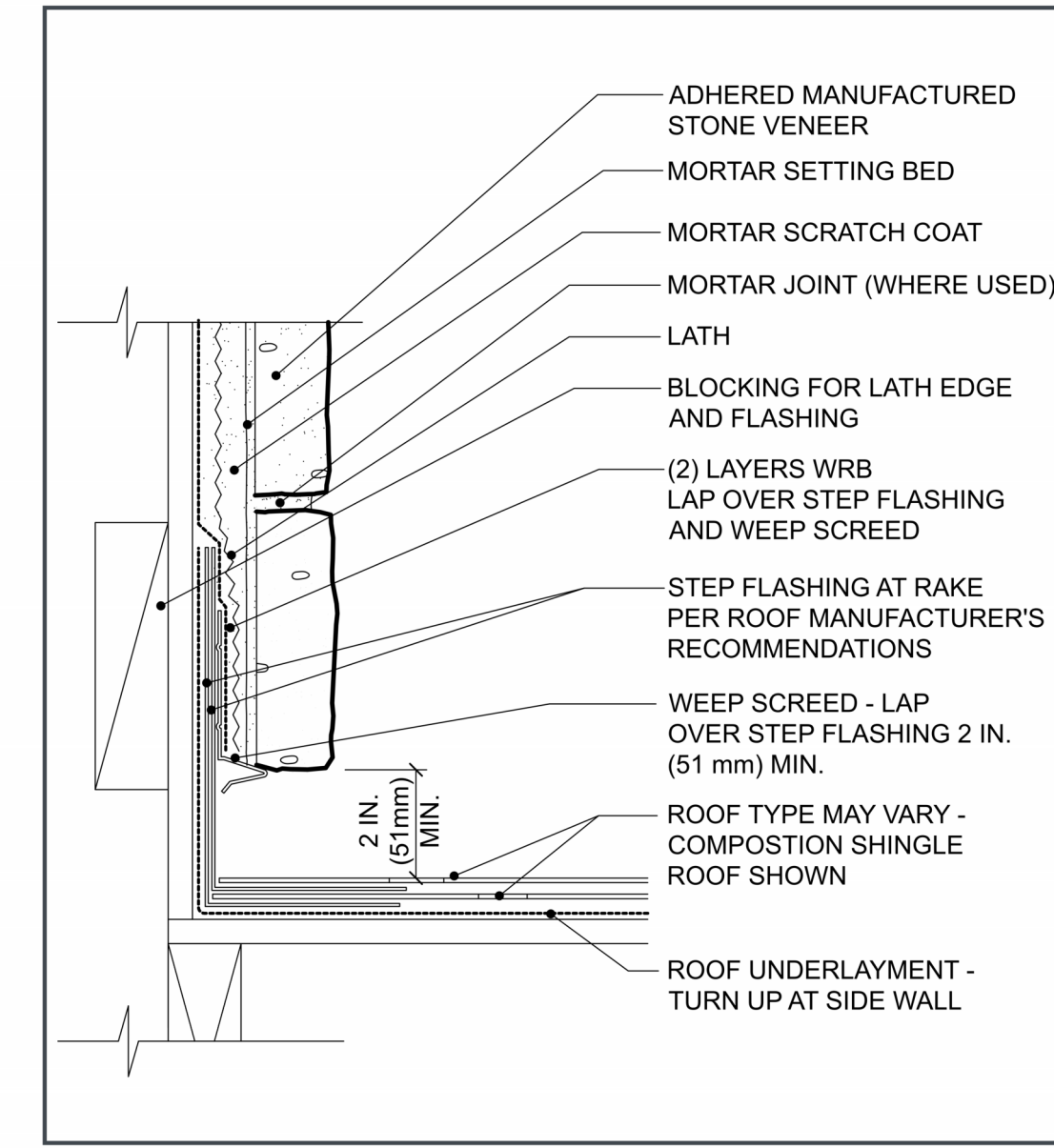


Figure 21a. Window Sill

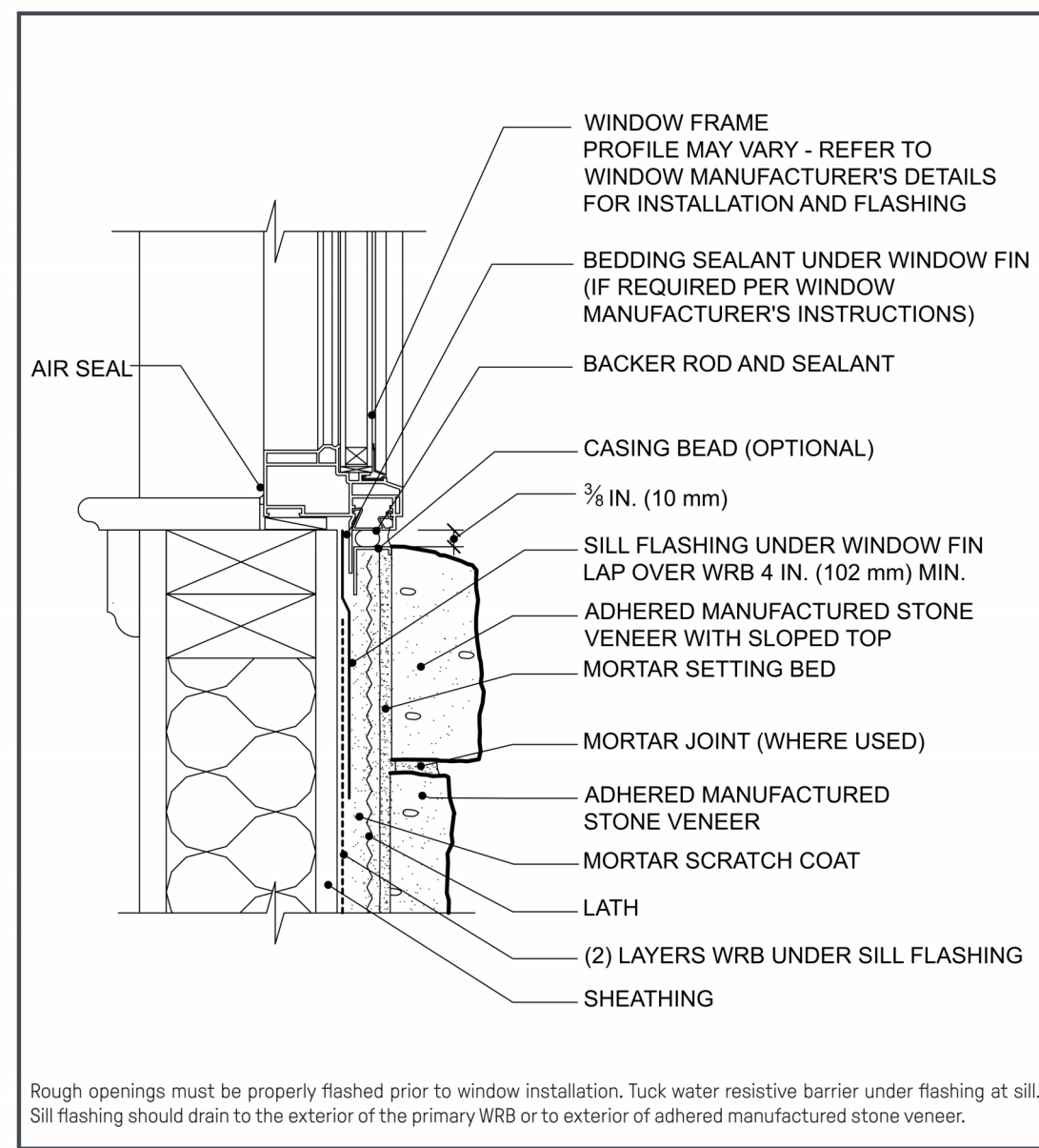


Figure 22. Window Jamb

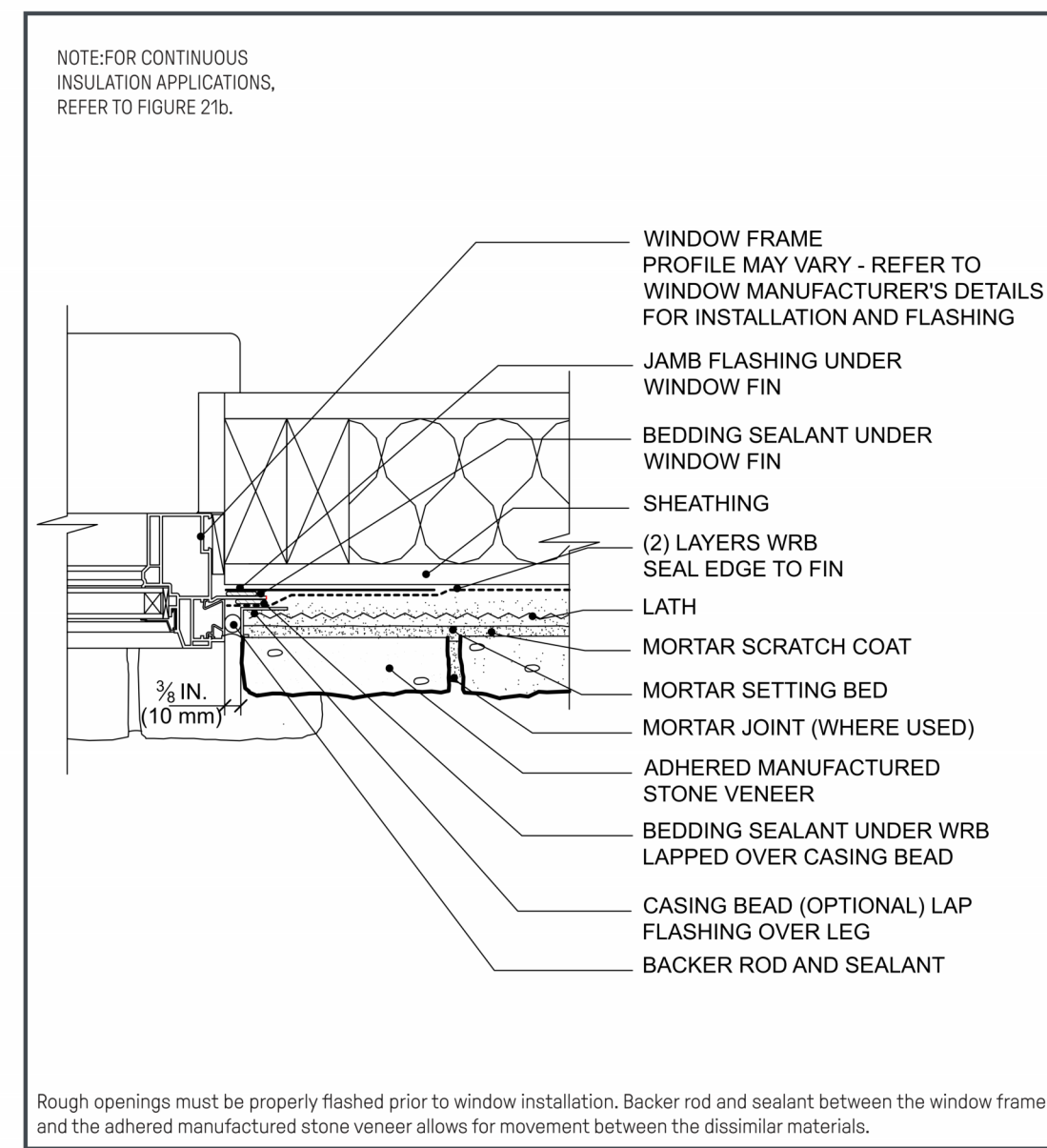


Figure 23. Window Head

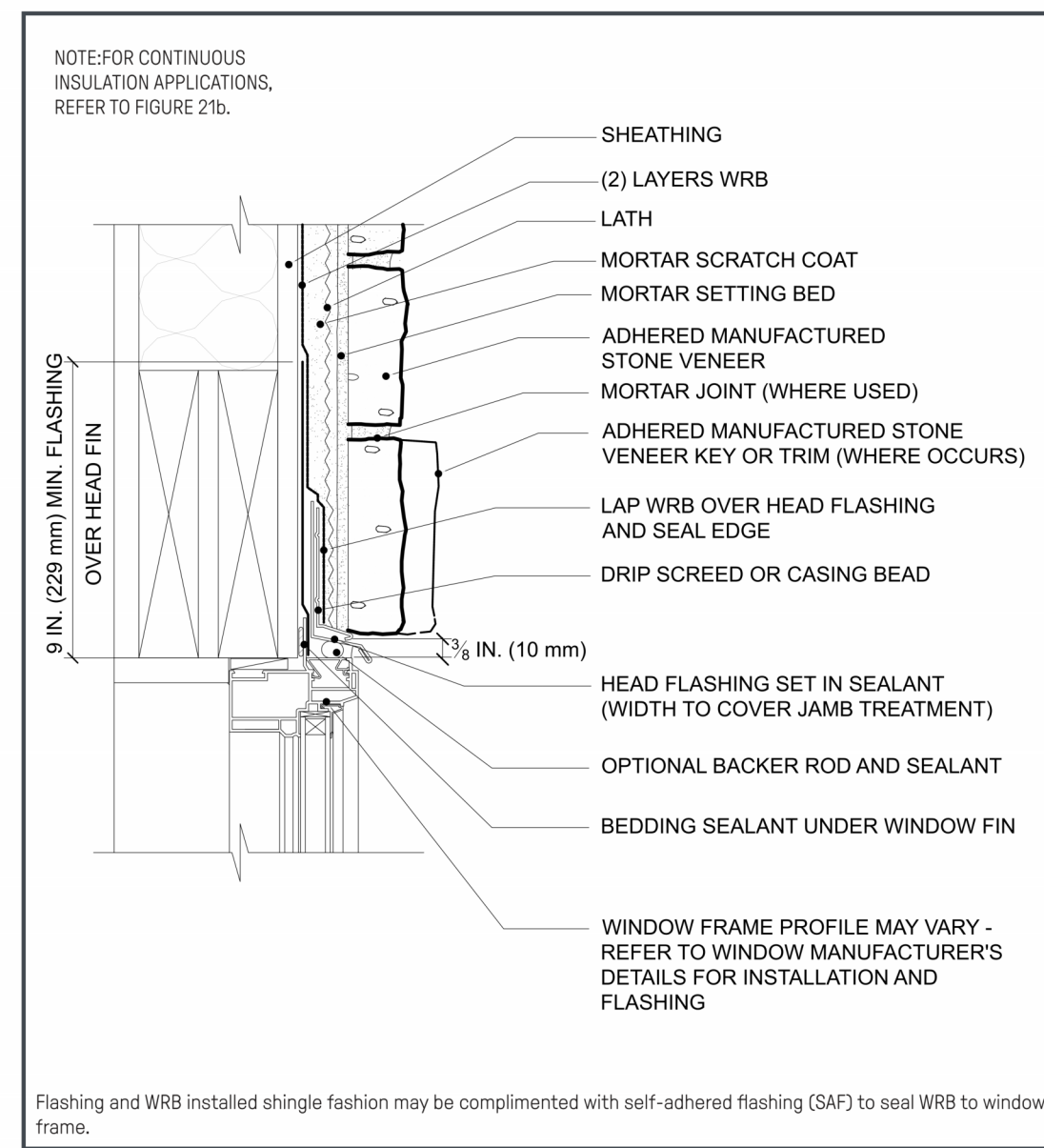


Figure 24. Kick-Out Flashing

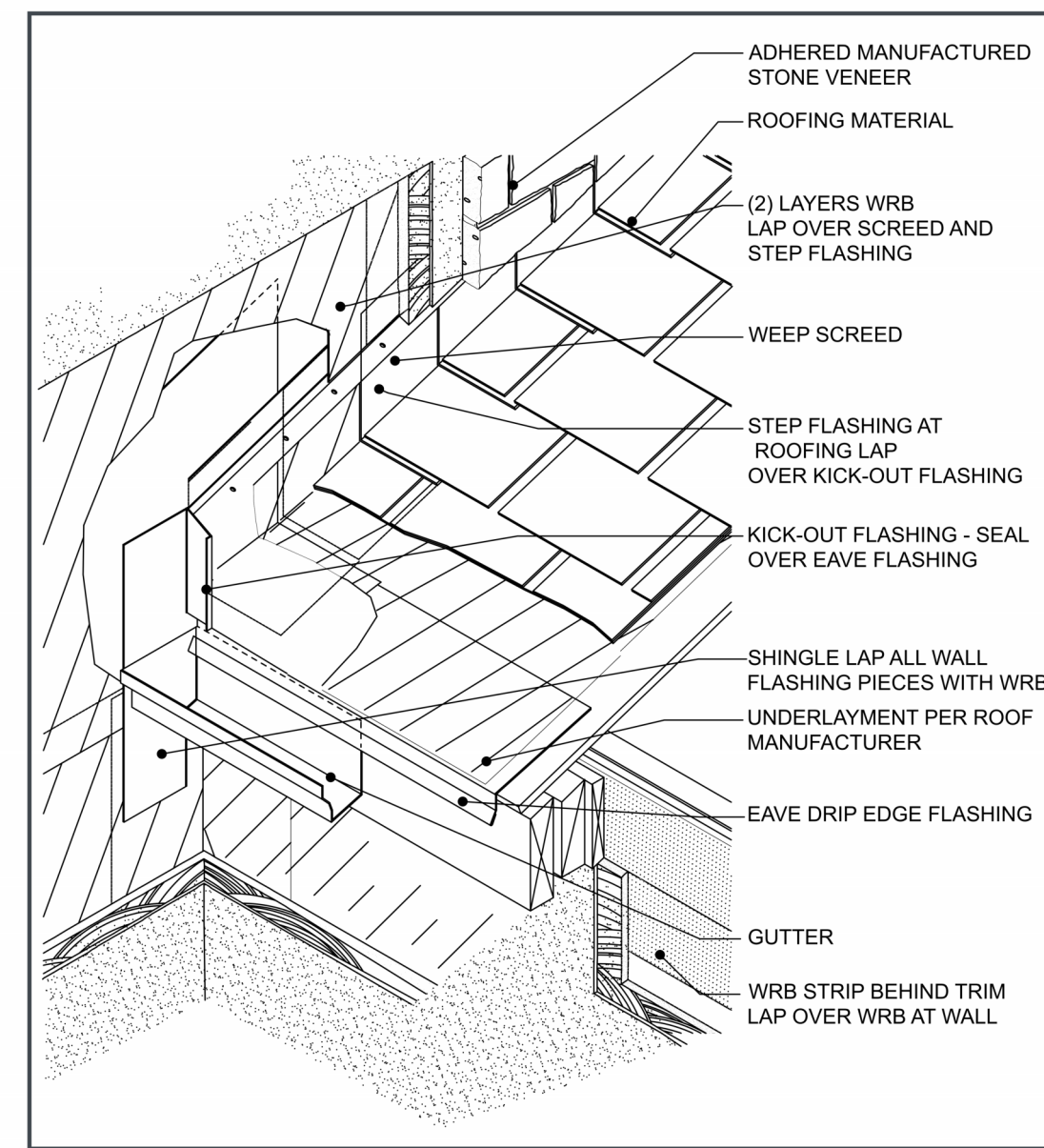
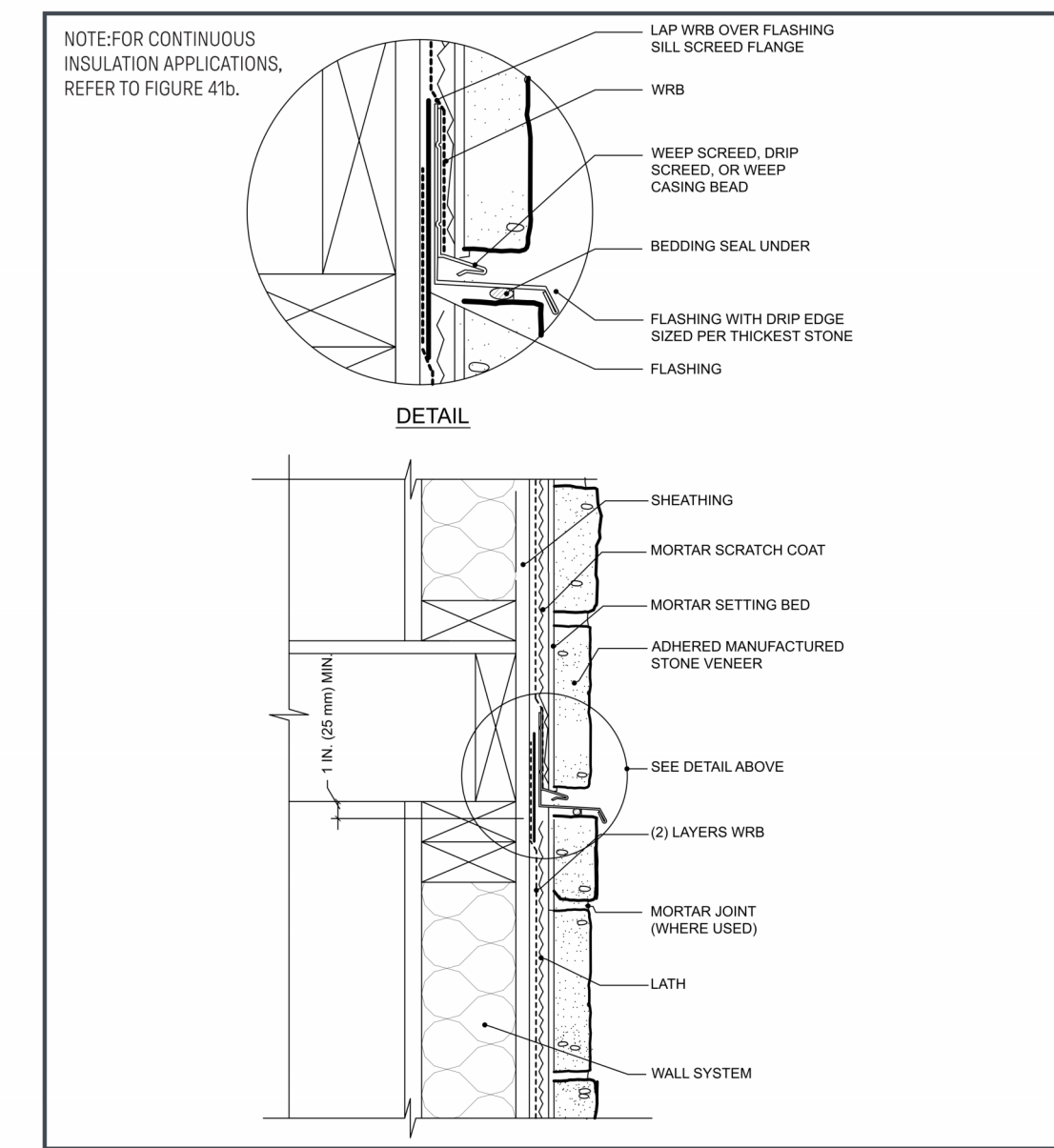


Figure 45. Wall-Section Multi-Floor Joint Detail



NATIONAL CONCRETE MASONRY ASSOCIATION 17 18 INSTALLATION GUIDE FOR ADHERED MANUFACTURED STONE VENEER, 9th EDITION, 5th PRINTING, REVISED AUGUST 2021 24 INSTALLATION GUIDE FOR ADHERED MANUFACTURED STONE VENEER, 9th EDITION, 5th PRINTING, REVISED AUGUST 2021 36 INSTALLATION GUIDE FOR ADHERED MANUFACTURED STONE VENEER, 9th EDITION, 5th PRINTING, REVISED AUGUST 2021 37 INSTALLATION GUIDE FOR ADHERED MANUFACTURED STONE VENEER, 9th EDITION, 5th PRINTING, REVISED AUGUST 2021

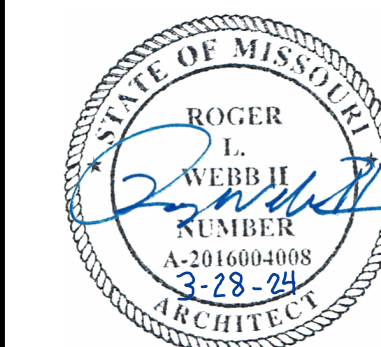
38 INSTALLATION GUIDE FOR ADHERED MANUFACTURED STONE VENEER, 9th EDITION, 5th PRINTING, REVISED AUGUST 2021 42 INSTALLATION GUIDE FOR ADHERED MANUFACTURED STONE VENEER, 9th EDITION, 5th PRINTING, REVISED AUGUST 2021 44 INSTALLATION GUIDE FOR ADHERED MANUFACTURED STONE VENEER, 9th EDITION, 5th PRINTING, REVISED AUGUST 2021 46 INSTALLATION GUIDE FOR ADHERED MANUFACTURED STONE VENEER, 9th EDITION, 5th PRINTING, REVISED AUGUST 2021 47 INSTALLATION GUIDE FOR ADHERED MANUFACTURED STONE VENEER, 9th EDITION, 5th PRINTING, REVISED AUGUST 2021

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Figure 30. Penetration Non-Flanged, with Housewrap WRB

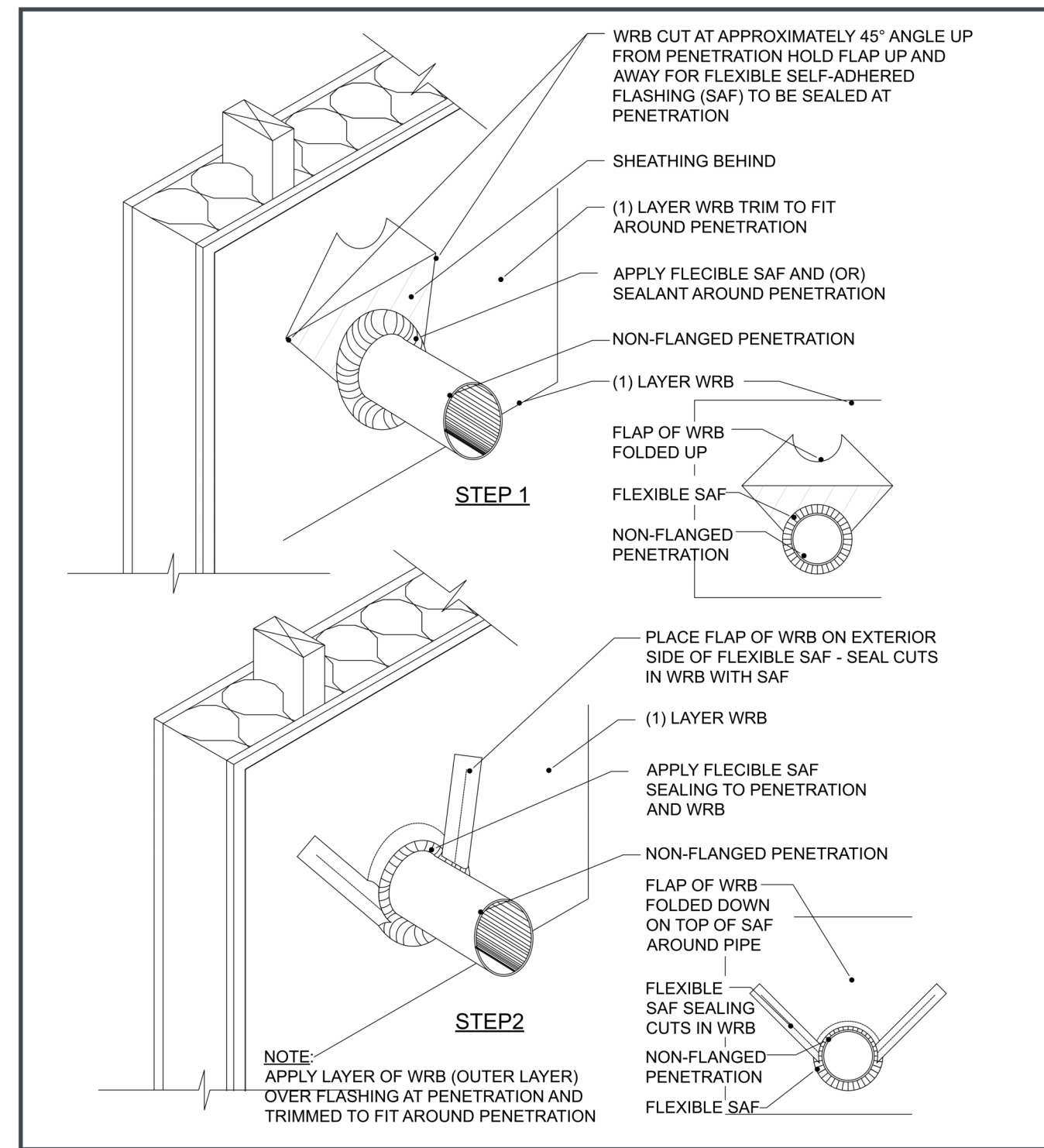


Figure 31. Penetration, Fixture

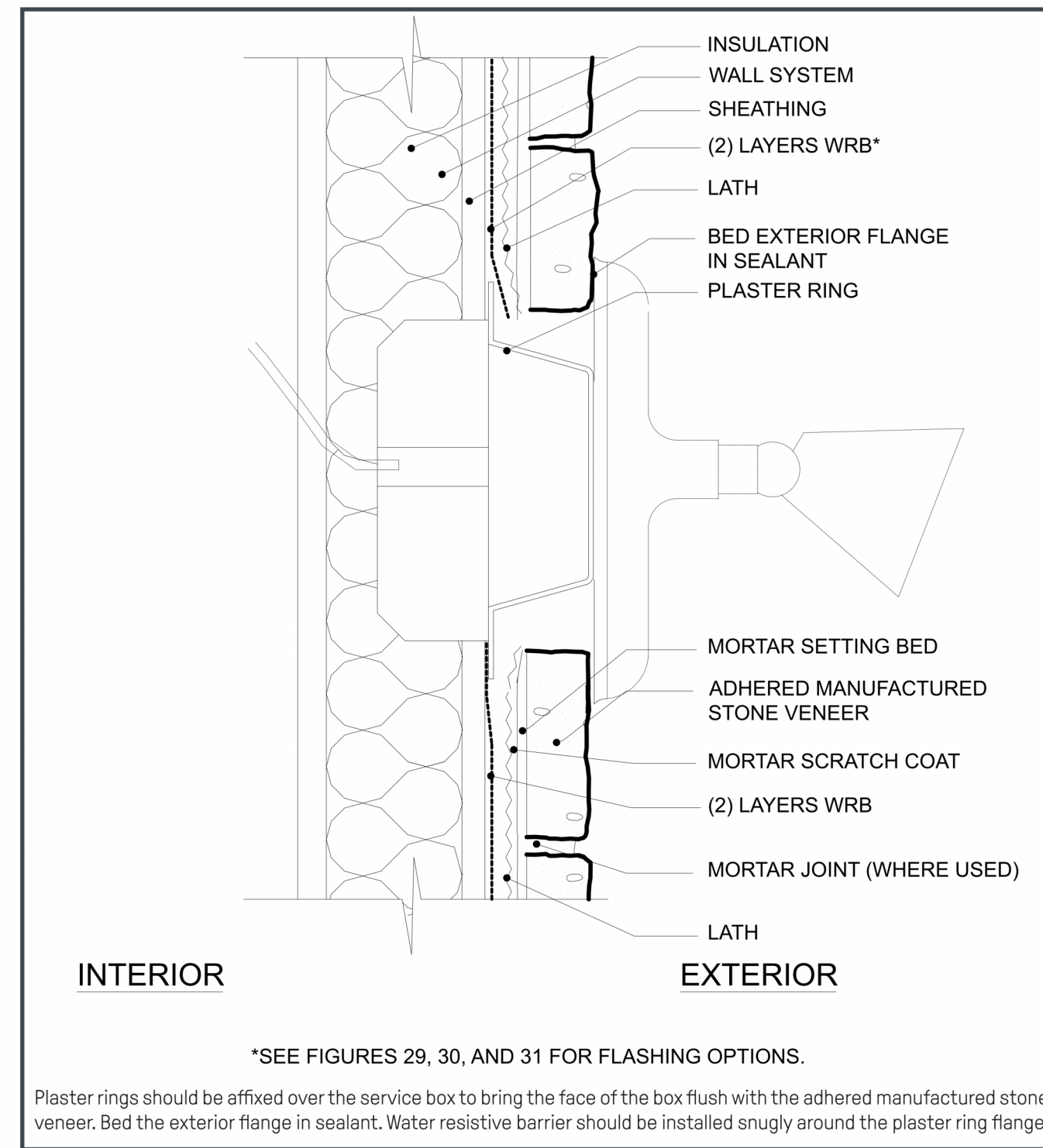


Figure 32. Penetration, Dryer Vent

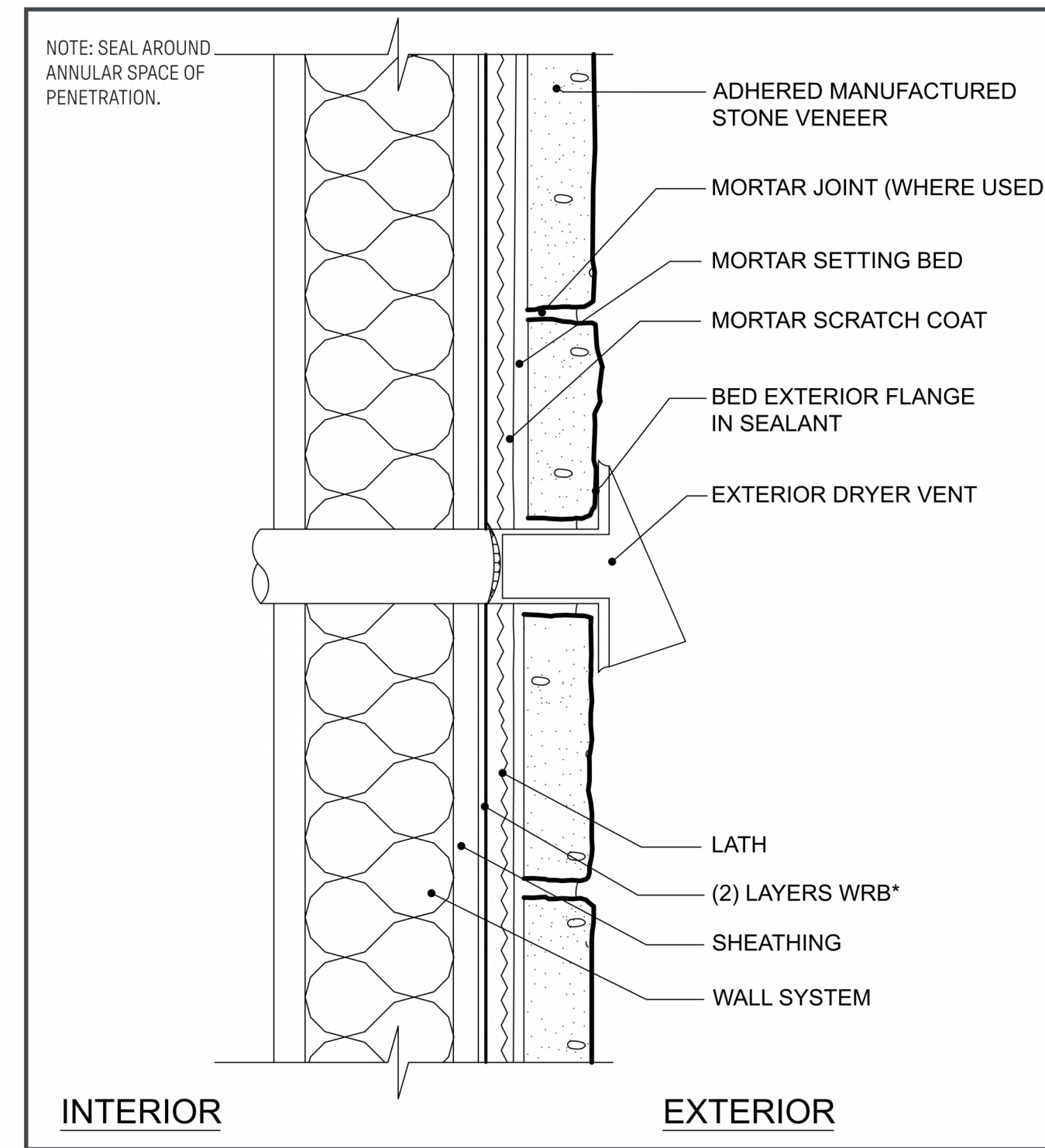


Figure 41a. Forward Mounted Commercial Window

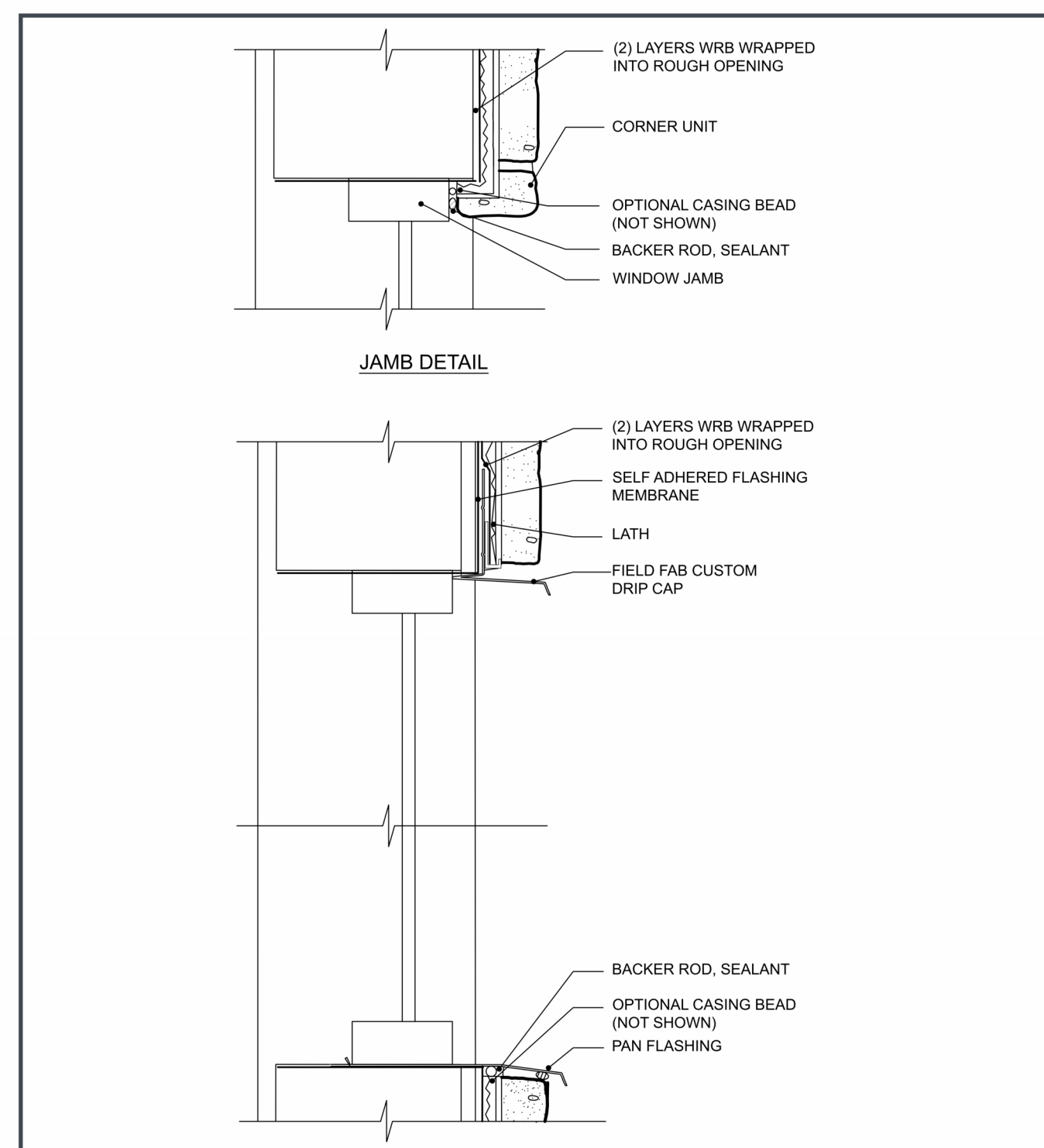


Figure 43. Commercial Storefront Window - Top View

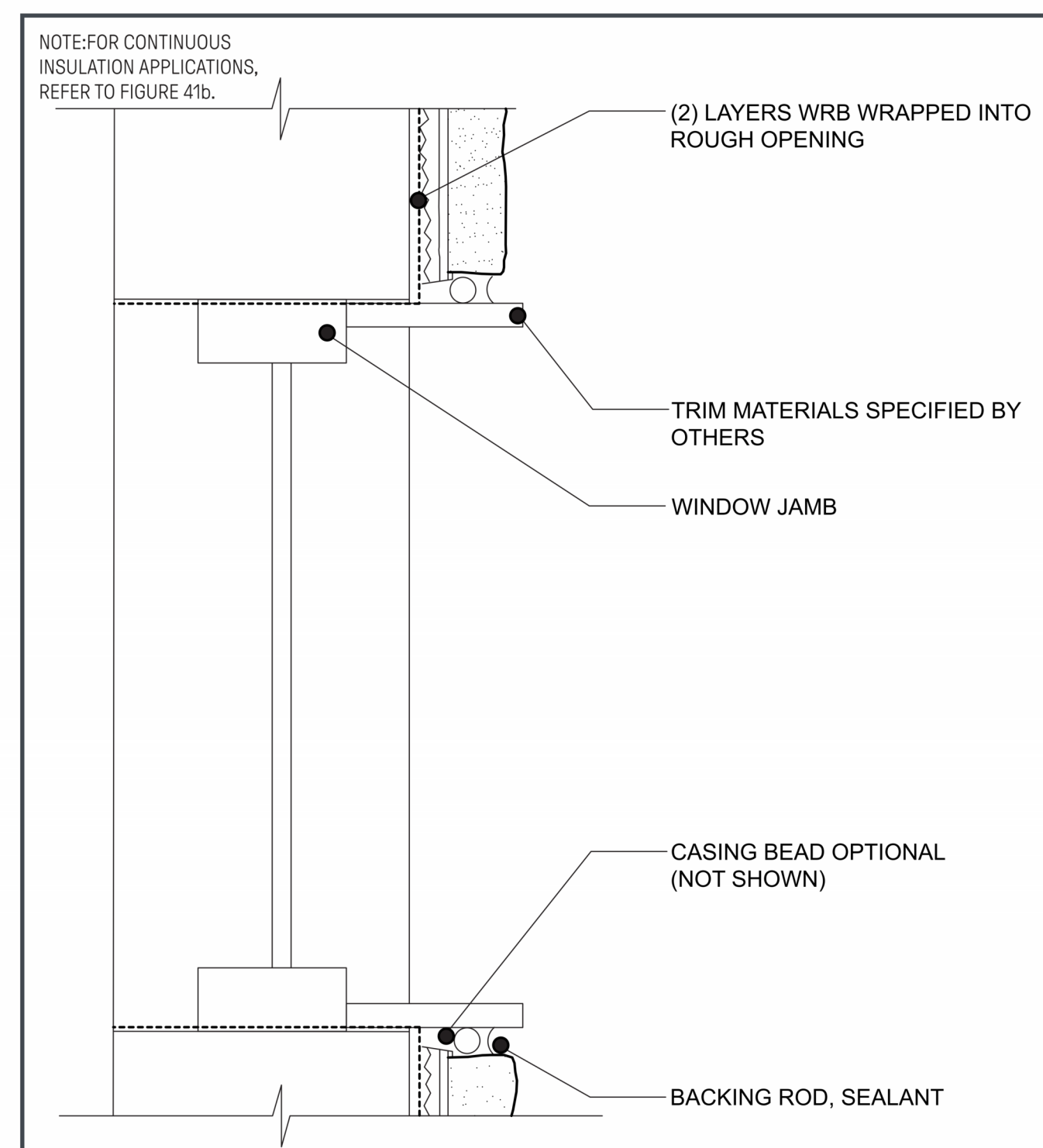
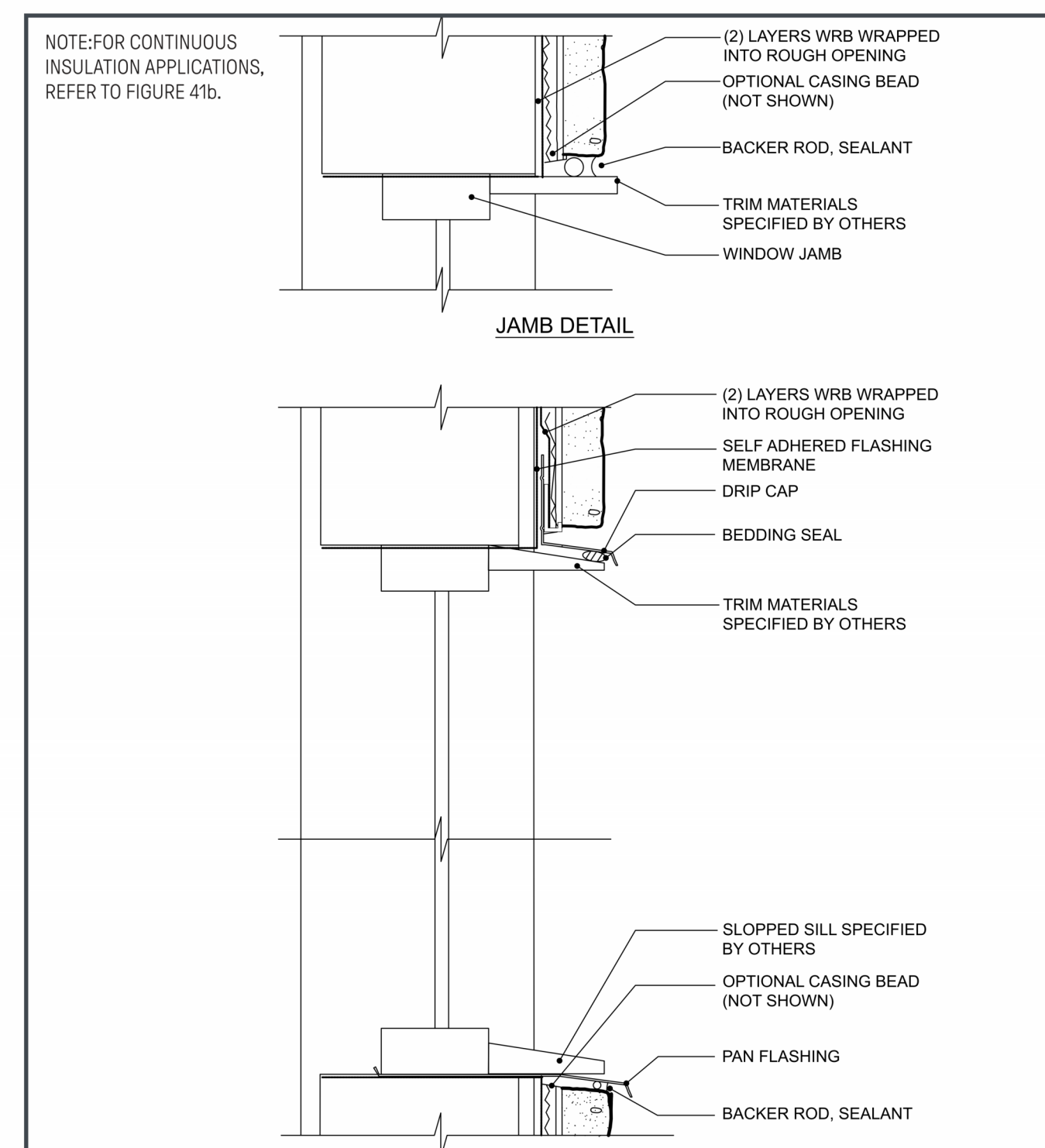


Figure 44. Commercial Storefront Window

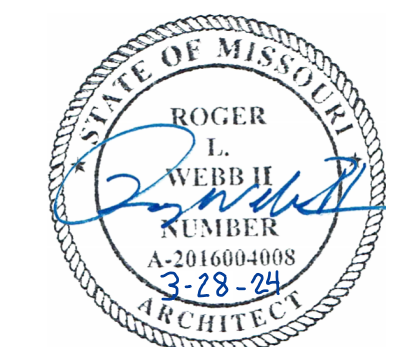


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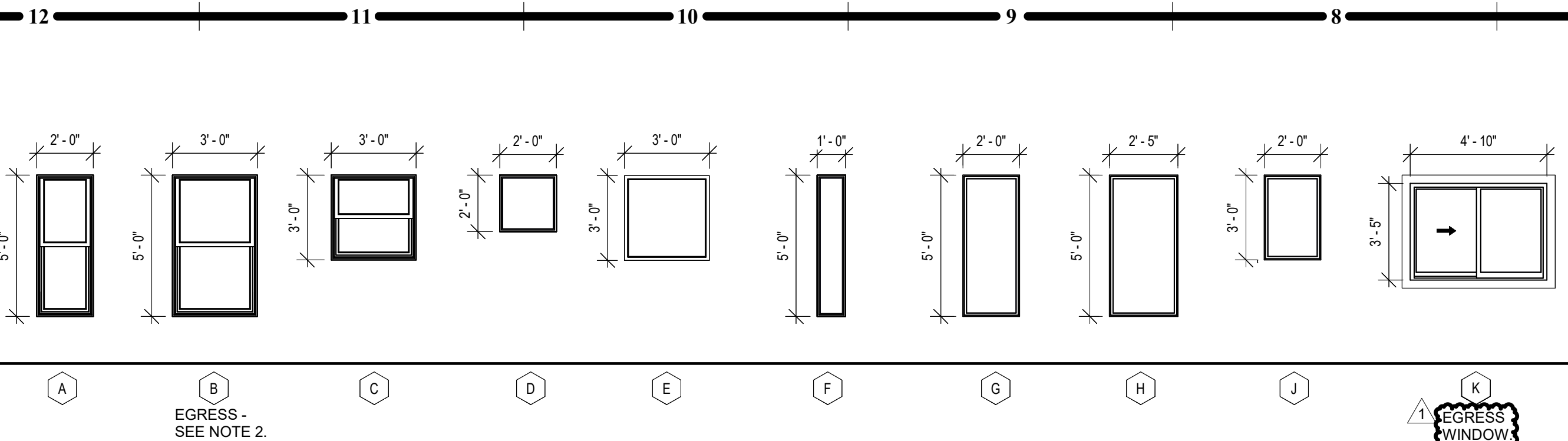
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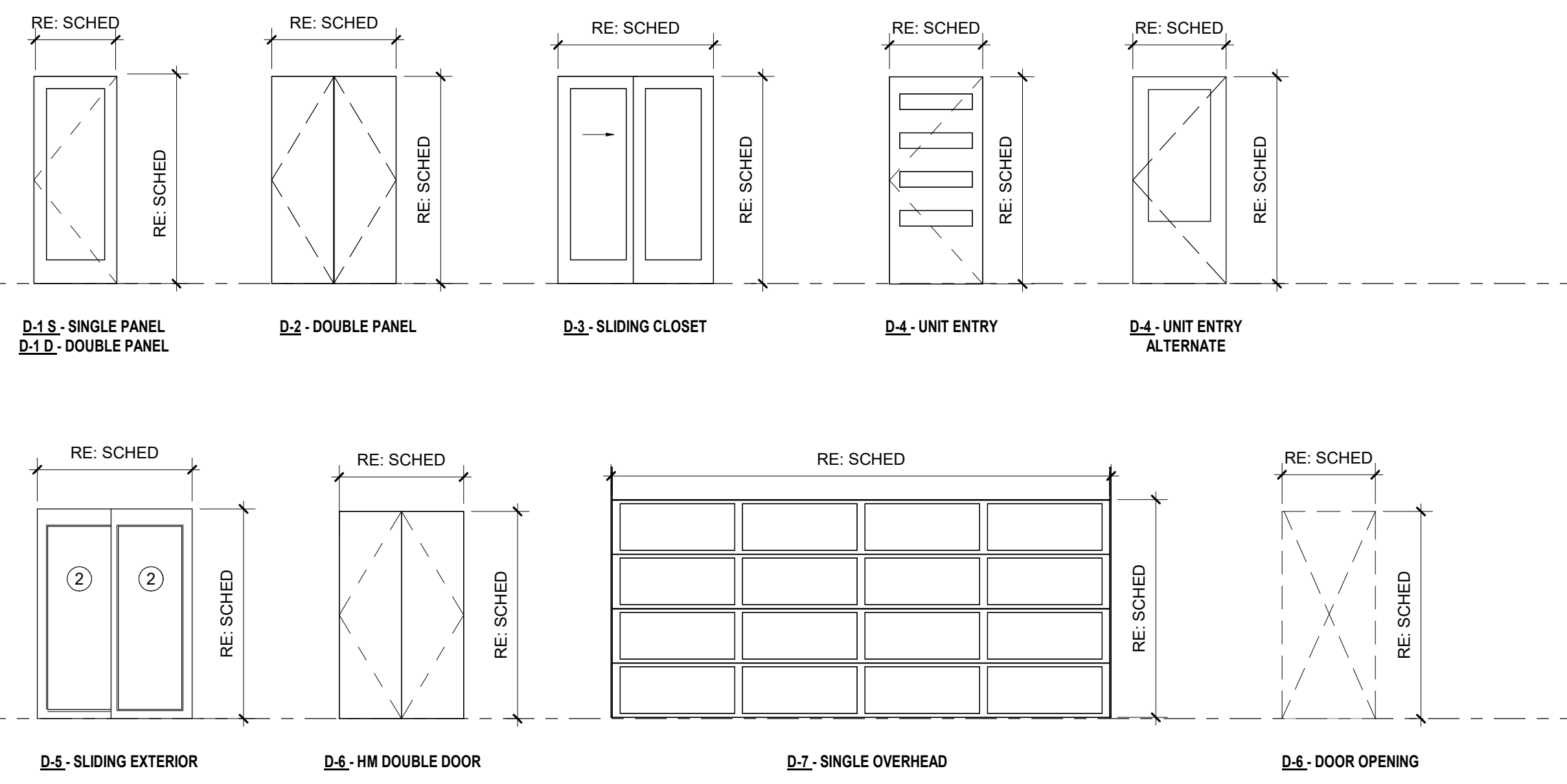


WINDOW SCHEDULE GENERAL NOTES:

- GENERAL CONTRACTOR TO VERIFY ALL WINDOW & DOOR SIZES PRIOR TO ORDERING.
- FOR MODEL NO. 3050, INCORPORATE A SINGLE BALANCE IN TOP HOLE TO MEET EGRESS REQUIREMENTS OF 5.7 SQUARE FEET.
- WINDOWS BASIS OF DESIGN MI 3500 SINGLE HUNG WINDOW.
- PROVIDE SAFETY GLAZING AT HAZARDOUS LOCATIONS PER IRC SECTION R308. RE: GLASS TYPE LEGEND AND WINDOW ELEVATIONS.
- 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.
- ALL WINDOW HEAD HEIGHTS ARE 6'-8" A.F.F. UNLESS NOTED OTHERWISE.
- REFER TO DETAILS A3, A8, AND A11 ON SHEET A501 FOR TYPICAL HEAD, JAMB, AND SILL DETAILS.
- REFER TO ELEVATIONS FOR WINDOW GRID LOCATIONS.
- SAFETY GLAZING REQ'D IN AN INDIVIDUAL FIXED OR OPERABLE PANEL THAT MEETS ALL THE FOLLOWING 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.

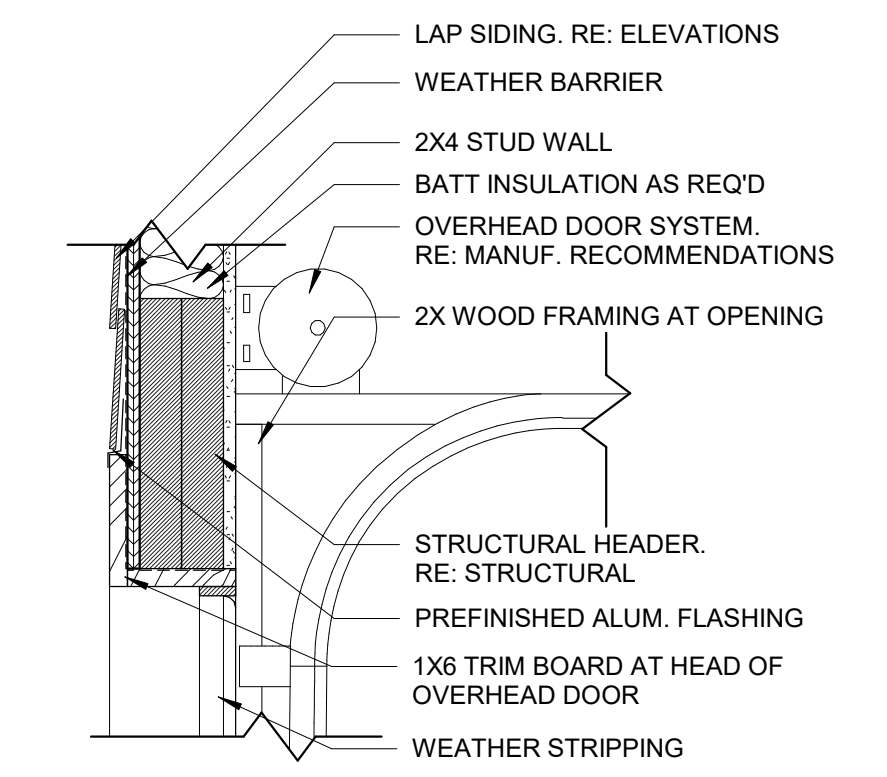
DOOR SCHEDULE REMARKS:

- PROVIDE EACH ENTRY DOOR WITH PEEP HOLE WITH A 180 DEGREE VIEWER AND A DEADBOLT LOCK
- WEATHERSTRIP ALL EXTERIOR DOORS
- PROVIDE SAFETY GLAZING AT HAZARDOUS LOCATIONS PER IRC SECTION R308. SEE PLAN FOR LOCATIONS.
- 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.
- CONTRACTOR TO CONFIRM PROPER SWING WITH UNIT AND BUILDING LAYOUT PLANS.
- REFERENCE SPEC ON G SERIES SHEETS FOR HARDWARE TYPES.
- ALL DOORS LEADING TO GARAGE FROM LIVING SPACE MUST BE PROVIDED WITH A SELF-CLOSING CLOSER.

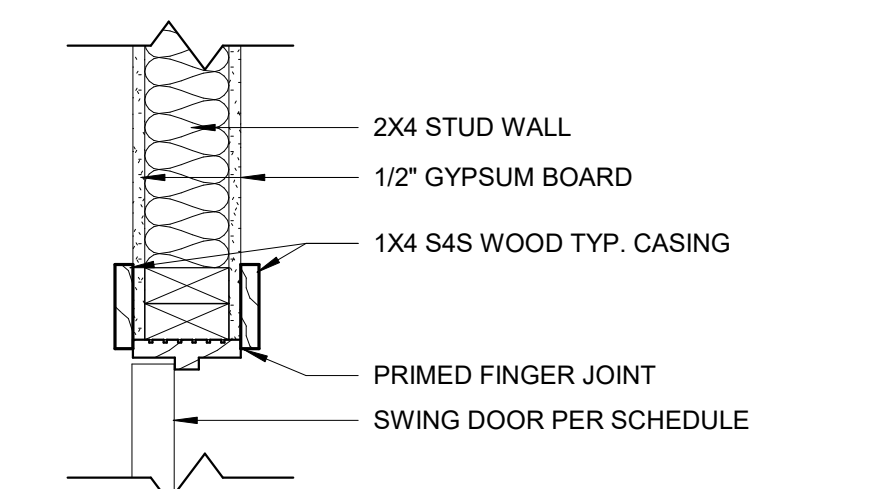


DOOR SCHEDULE										
DOOR NO.	LOCATION	WIDTH	HEIGHT	DOOR TYPE	DOOR MAT.	DOOR FINISH	FRAME TYPE	FRAME MATERIAL	FRAME FINISH	REMARKS
A	Interior	3'-0"	6'-8"	D-1	SCWD	PAINT	C2/A501	WD	PAINT	
B	Interior	2'-6"	6'-8"	D-1	SCWD	PAINT	C2/A501	WD	PAINT	
C	Interior	2'-4"	6'-8"	<varies>	SCWD	PAINT	C2/A501	WD	PAINT	
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-8	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	

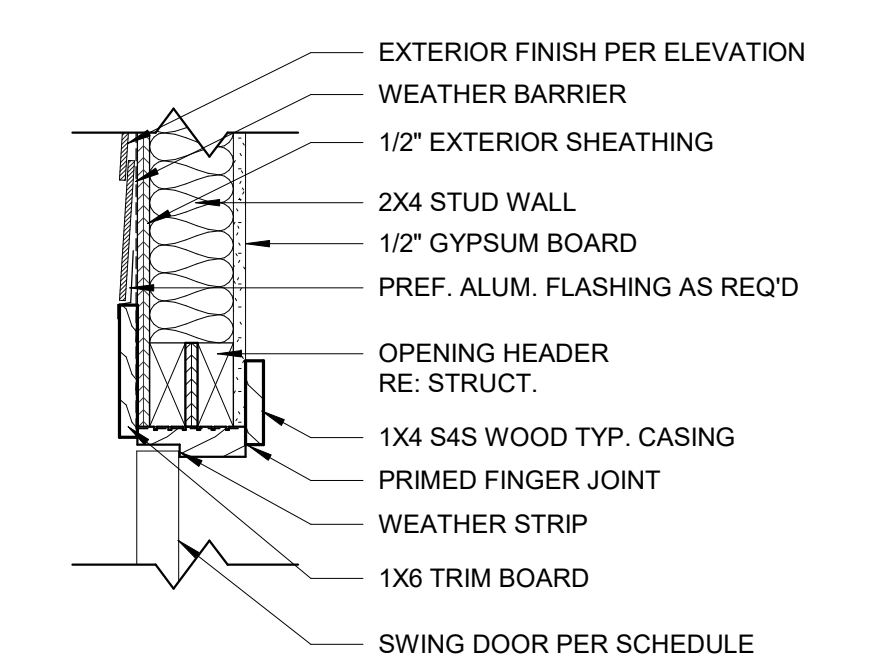
GLASS TYPE LEGEND	
DESIGNATION NUMBER	DESCRIPTION
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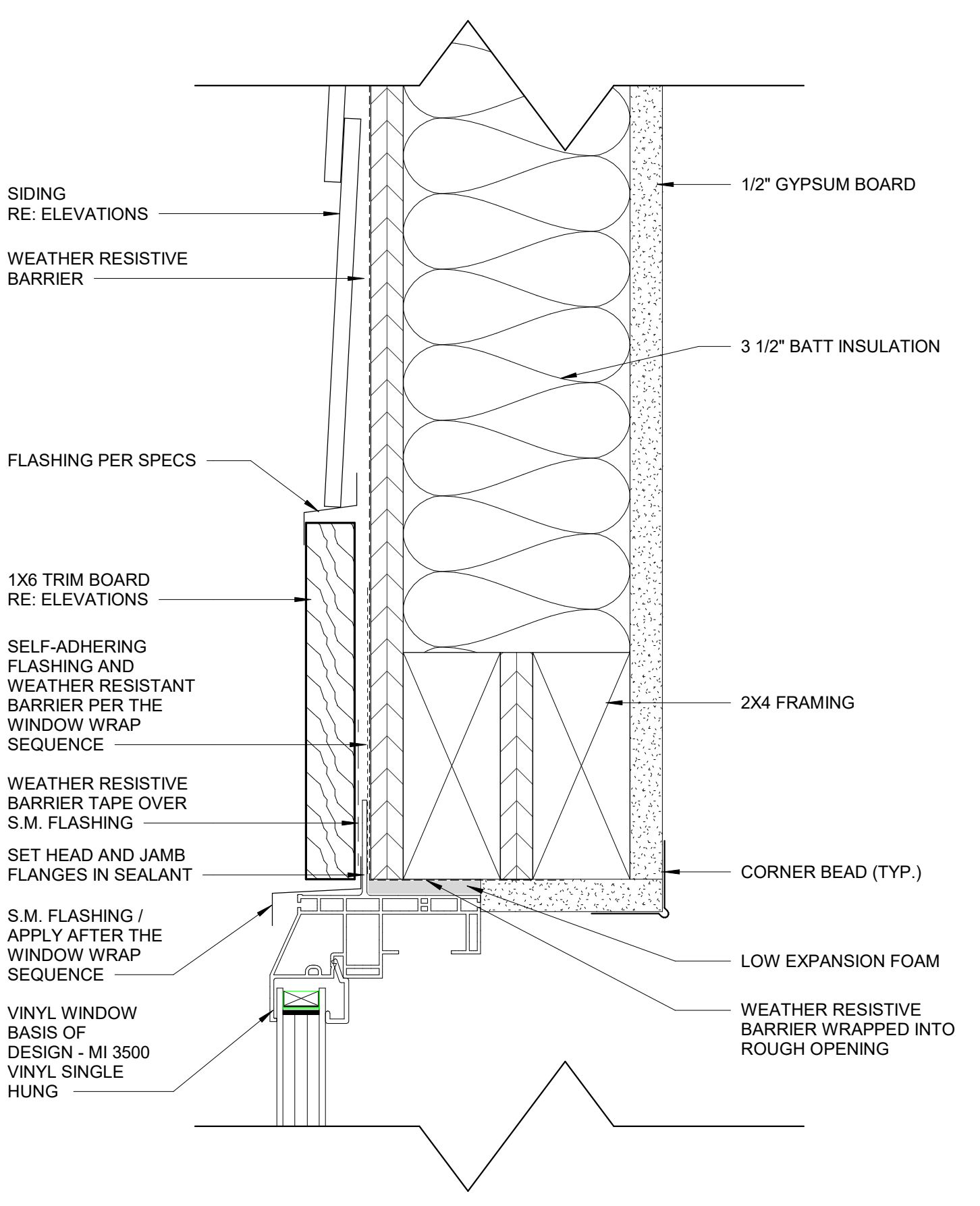
D2 DETAIL - WOOD HEAD GARAGE
1 1/2" = 1'-0"



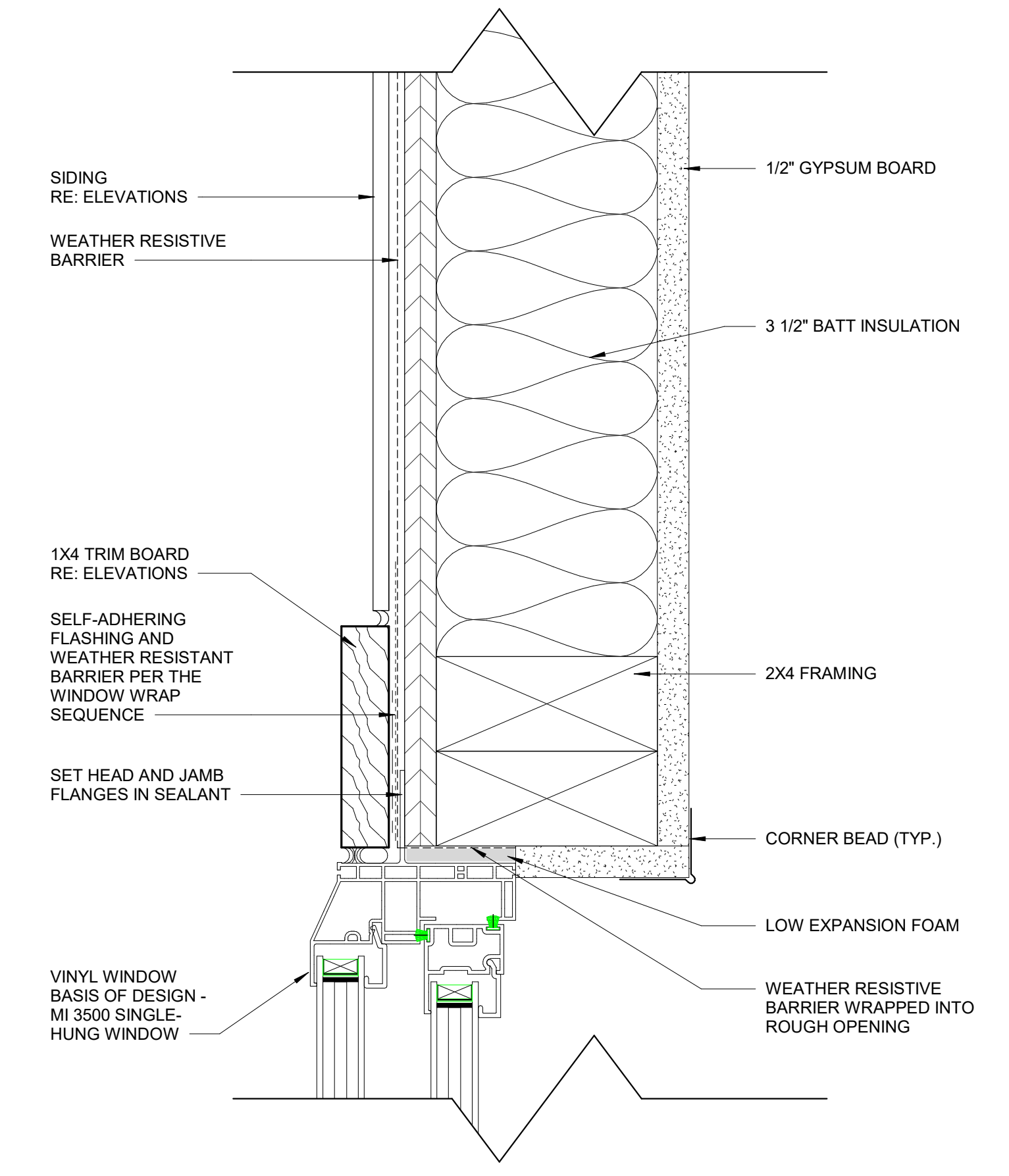
C2 DETAIL - WOOD HEAD
1 1/2" = 1'-0"



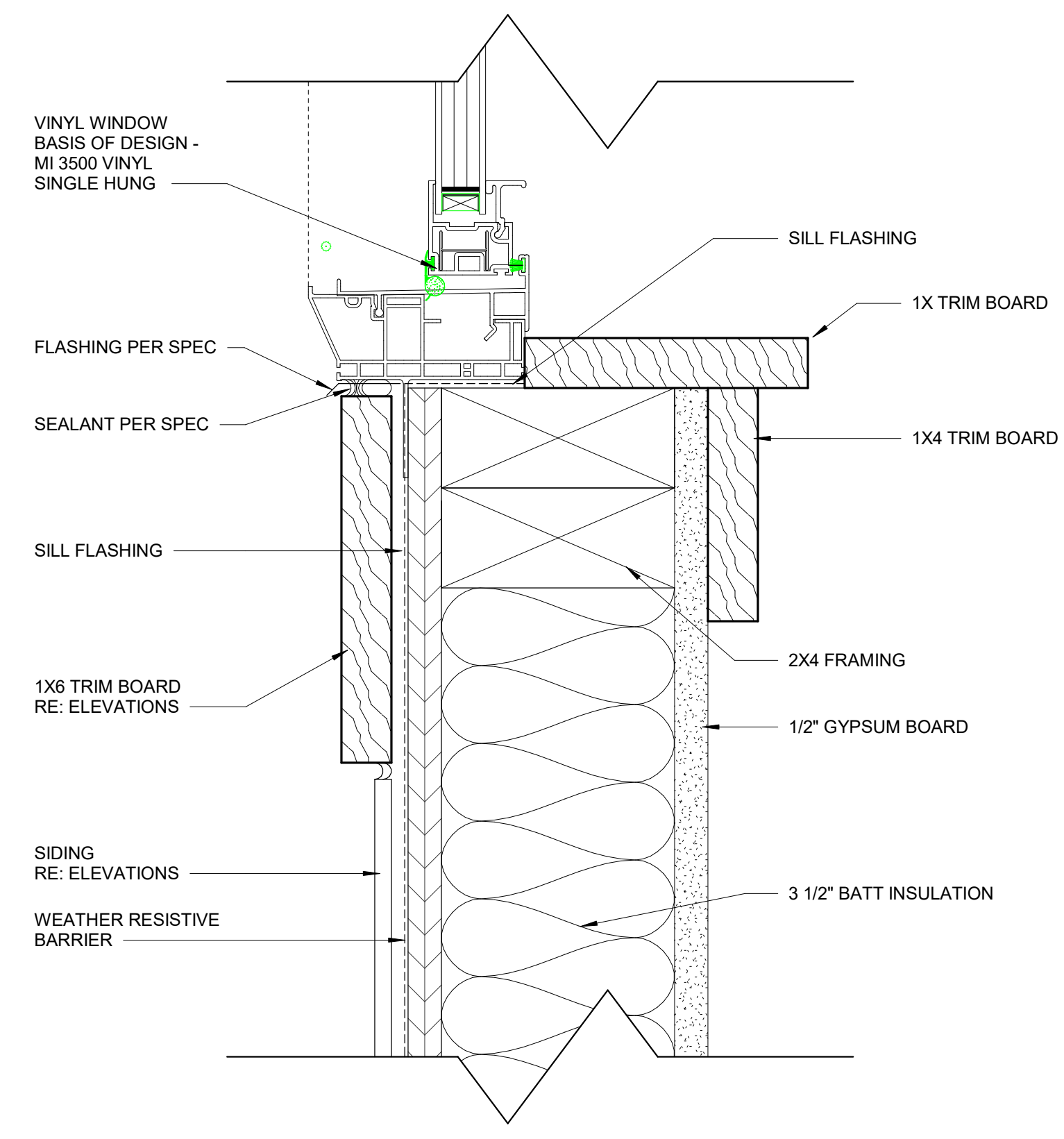
A2 DETAIL - WOOD HEAD
1 1/2" = 1'-0"



A12 DETAIL - WINDOW HEAD
6" = 1'-0"

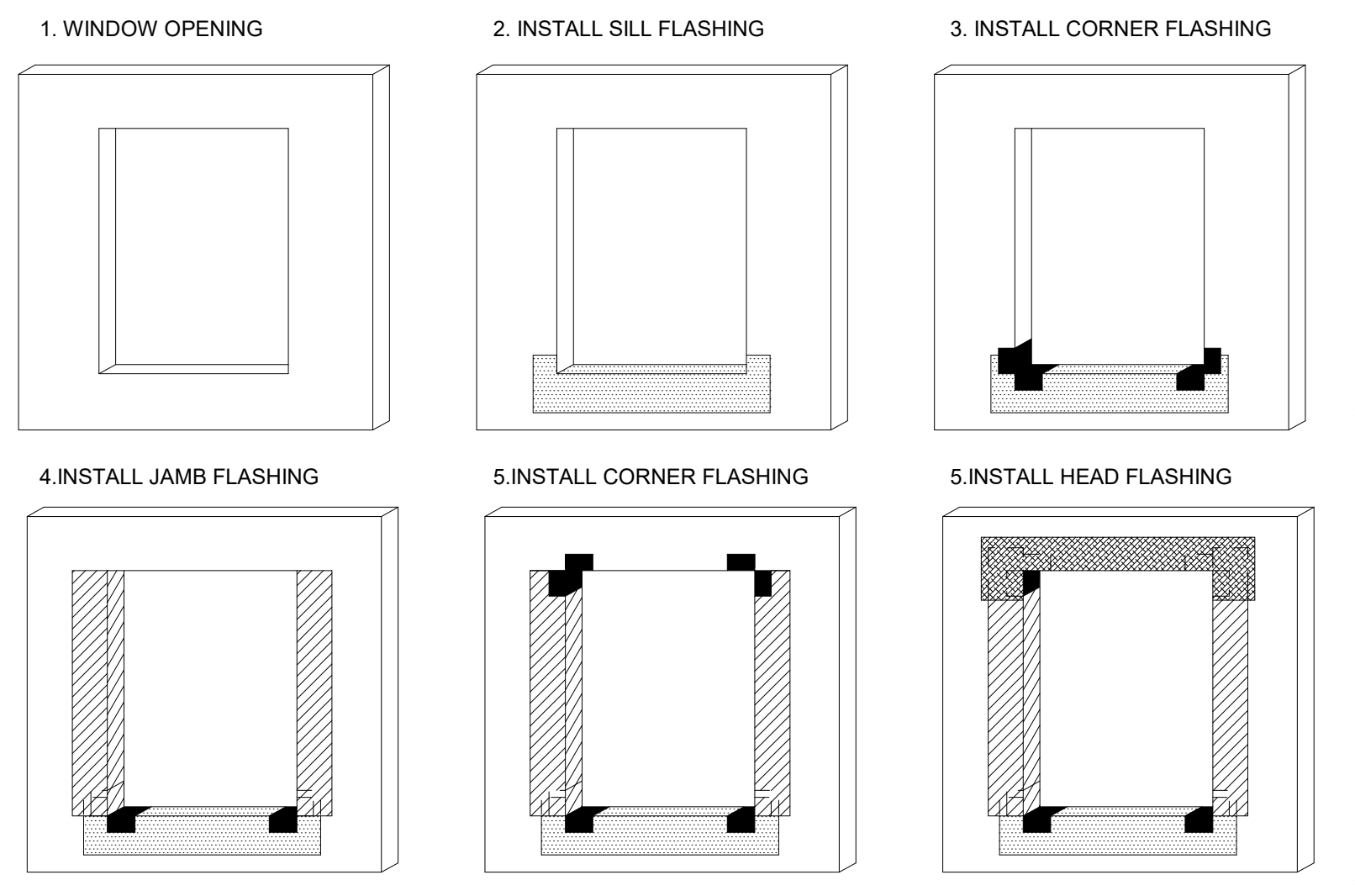


A9 DETAIL - WINDOW JAMB
6" = 1'-0"



A6 DETAIL - WINDOW SILL
6" = 1'-0"

H3 WINDOW FLASHING SEQUENCE
1/2" = 1'-0"



NOTES:

- SURFACES SHALL BE CLEAN AND DRY AND PRIMED WITH CONTACT ADHESIVE.
- 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".
- THE SEQUENCE FLASHING INSTALLATION TO PROVIDE SHINGLED OVERLAPS. OVERLAPS SHALL BE A MIN. OF 2".
- INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
- DO NOT SCALE DRAWINGS.

GENERAL NOTES: DOOR SCHEDULE

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

GENERAL NOTES: WINDOW TYPES / GLASS TYPES

- RE: SHEET G001 FOR ADDITIONAL GENERAL NOTES THAT ARE APPLICABLE.
- ALL WINDOW TYPES ARE ALUMINUM STOREFRONT, UNLESS NOTED OTHERWISE.
- ALL DIMENSIONS ARE TO ROUGH OPENING AND TO TOP OR BOTTOM OF MULLION, UNLESS NOTED OR SHOWN OTHERWISE.
- ALL OPENINGS ARE TO BE FIELD VERIFIED, AND NOTED AS SUCH ON SHOP DRAWINGS, PRIOR TO ARCHITECT'S REVIEW.
- 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.
- REFER TO SPECIFICATIONS FOR GLAZING & FRAME PRODUCT INFORMATION.



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DOOR / WINDOW SCHEDULE + DETAILS

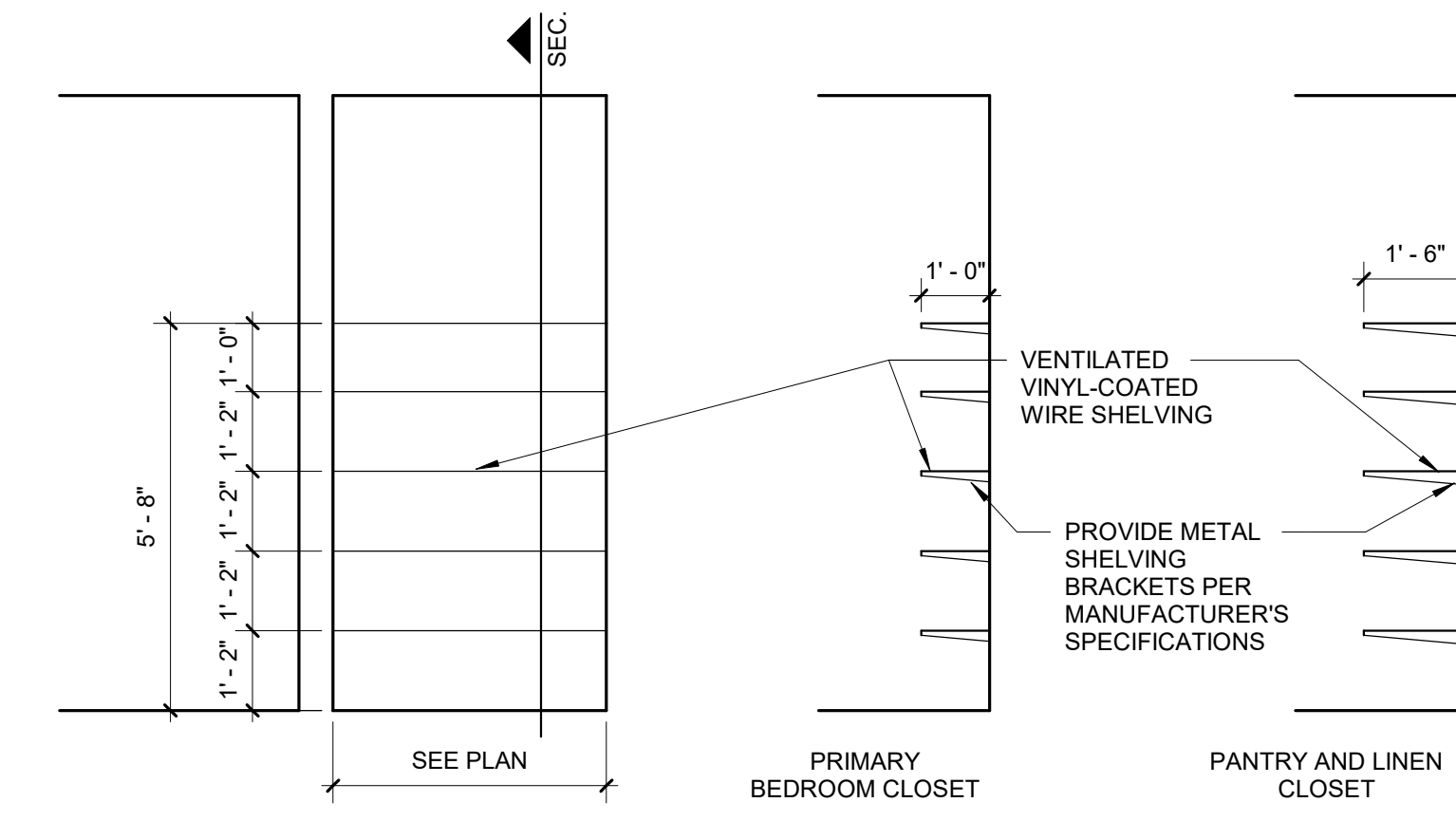
FINISH LEGEND										
Silverspot Approved	TYPE ORDERING	FLOOR / WALL / CEILING	BUILDING TYPE	SYMBOL	MATERIAL	MANUFACTURER	TYPE	COLOR	TYP. AREA / REMARKS	
RESERVE										
FLOOR FINISH	x	A	FLOOR FINISH	RESERVE	C1	CARPET TILE (23oz, 18"X36")	MANNINGTON COMMERCIAL	AGAINST THE GRAIN / HAND SCRAPPED	14300 CARVED	INSTALLATION METHOD: VERTICAL ASHLAR
WALL BASE		B	WALL BASE	RESERVE	MB1	METAL BASE - DECORATIVE PLATE STEEL (1/8"X6"H, BAR HEIGHT)			BLACK (EP5)	CONCIERGE, LOUNGE / BAR
WALL FINISH		C	WALL FINISH	RESERVE	EP1	PAINT - EPOXY	SHERWIN WILLIAMS	SATIN ENAMEL	SW 7674 PEPPERCORN	HM DOOR FRAMES, PORT GLASS WINDOW FRAMES
MILLWORK / CASEWORK	x	D	MILLWORK / CASEWORK	RESERVE	PL1	PLASTIC LAMINATE	WILSONART	PREMIUM GLOSS LINE W/ AEO/ON SCRATCH RESISTANCE FINISH	8214K-28 PHANTOM CHARCOAL	ELEVATOR CABS
WALL PROTECTION		E	WALL PROTECTION	RESERVE	CG1	CORNER GUARD - ALUMINUM (3/4" X 3/4")		FULL HEIGHT	BLACK	HIGH PROFILE AREAS. SEE FINISH FLOOR PLANS FOR LOCATIONS
CEILING FINISH	x	F	CEILING FINISH	RESERVE	ACT1	VINYL-FACED CEILING TILE (2x4')	CERTAINTED CEILINGS	VINYL SHIELD A, 1100-CRF-1	WHITE	KITCHEN, SERVICE, DRY GOODS, TRASH

GENERAL NOTE:
FINISH MATERIALS TO BE PROCURED FROM OWNER SELECTED / SPECIFIED VENDOR, AS LISTED ABOVE. ALTERNATES OR SUBSTITUTIONS WILL NOT BE ACCEPTED.

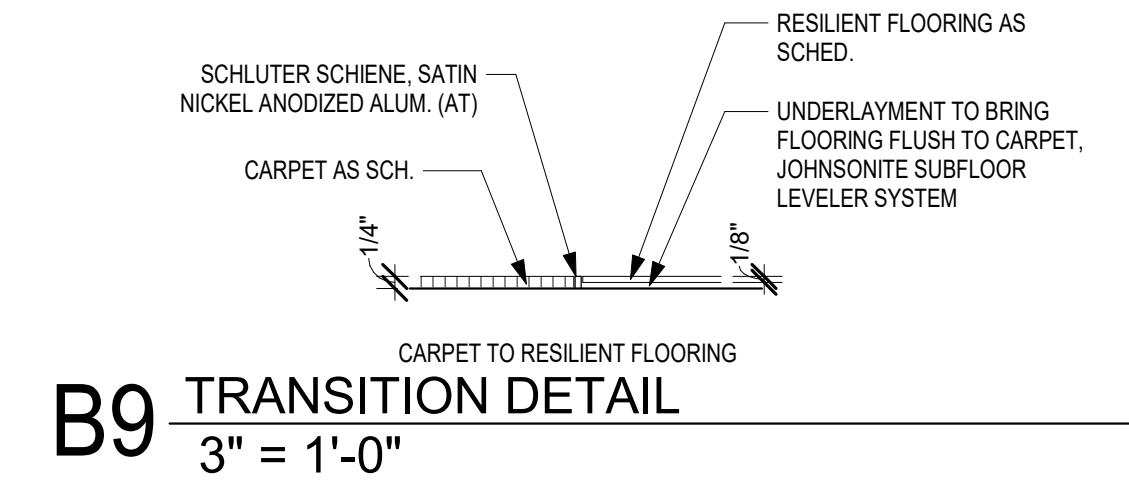
ROOM FINISH SCHEDULE						
ROOM NAME	FLOORS			Wall Finish	CASEWORK COUNTERTOP	REMARKS
	FLOOR	WALL BASE	CEILING FINISH			
RESERVE						
1/2 BATH	TILE	TB1	P2	P1	QUARTZ	
BATH #2	TILE	TB1	P2	P1	QUARTZ	
BEDROOM #2	CPT	WB	P2	P1		
BEDROOM #3	CPT	WB	P2	P1		
BEDROOM #4	CPT	WB	P2	P1		
CLO.	MATCH ADJACENT FLOORING	WB	P2	P1		
CORR.	CPT	WB	P2	P1		
DINING	LVT	WB	P2	P1		
GARAGE	SMOOTH CONC	NONE	TAPE + MUD	TAPE + MUD		
KITCHEN	LVT	WB	P2	P1	QUARTZ	
LAUNDRY	LVT	WB	P2	P1		
LIVING ROOM	LVT	WB	P2	P1		
LOFT	CPT	WB	P2	P1		
MECH	SMOOTH CONC	NONE	TAPE + MUD	TAPE + MUD		
PANTRY	LVT	WB	P2	P1		
PRIMARY BATH	TILE	TB1	P2	P1	QUARTZ	
PRIMARY BEDROOM	CPT	WB	P2	P1		
WALK-IN	CPT	WB	P2	P1		
SINGLE FAMILY						
1/2 BATH						
BATH #2						
BATHROOM #2						
BEDROOM #2						
BEDROOM #3						

- GENERAL NOTES:
INTERIOR FINISHES**
- RE: SHEET 0001 FOR ADDITIONAL GENERAL NOTES THAT ARE APPLICABLE
 - RE: 0002 FOR ACCESSIBILITY GUIDELINES
 - RE: A900 SERIES SHEETS FOR ADDITIONAL CEILING FINISH INFORMATION
 - RE: A700 SERIES SHEETS FOR ADDITIONAL WALL FINISH CLARIFICATION
 - RE: A900 SERIES SHEETS FOR ADDITIONAL FLOOR FINISH & WALL PROTECTION INFORMATION
 - ALL AUDITORIUM WALLS TO RECEIVE WALL CARPET, WC1. ARE TO BE PRIMED: PART 5, A MINIMUM OF 9" ABOVE TOP OF WALL CARPET
 - HOLLOW METAL FRAMES SHALL 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 OTHERWISE
 - CONTINUE WALL FINISH AS SCHEDULED BEHIND EQUIPMENT
 - CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO CASEWORK FABRICATION AND INSTALLATION
 - ALL EXPOSED CASEWORK SURFACES SHALL BE FINISHED PLASTIC LAMINATE AS SCHEDULED, U.N.O.
 - ALL PLASTIC LAMINATE DOOR AND DRAWERS TO RECEIVE 1MM PVC EDGEBAND AND ALL COUNTERTOPS TO RECEIVE 3MM PVC EDGEBANDING
 - ALL BACKSPLASH MATERIAL SHALL MATCH COUNTERTOP MATERIAL
 - 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
 - AT ALL EXPOSED OUTSIDE EDGES OF MARBLE WALL TILE (T1), PROVIDE BALLNOSE POLISHED EDGES, RE: DETAIL J7/J8/J9
 - TRANSITION ALL WALL FINISHES/COLOR CHANGES AT INSIDE CORNERS, UNLESS NOTED OTHERWISE (U.N.O.)
 - TRANSITION WALL BASE AT INSIDE CORNERS, U.N.O.
 - INSTALL METAL TRANSITION STRIP WHERE WALL TILE MEETS PAINTED DYP. BS. WALL IN ALL VERTICAL AND/OR HORIZONTAL CONDITIONS, U.N.O.

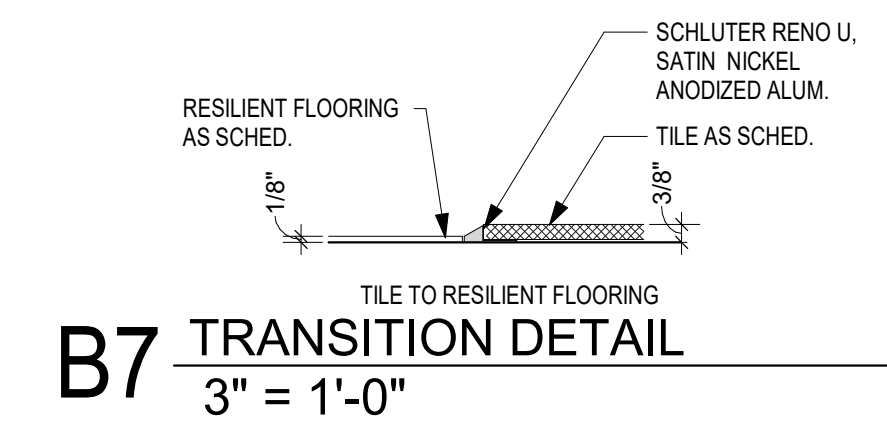
- ROOM FINISH SCHEDULE REMARKS:**
- AREAS WITH MULTIPLE DESIGNATED FINISHES, RE: FINISH FLOOR PLANS & INTERIOR ELEVATIONS FOR ADDITIONAL CLARIFICATION
- PROVIDE FULL HEIGHT WALL TILE AT WET WALL. RE: INTERIOR ELEVATIONS.
 - PROVIDE WALL TILE TO 6'-0" AFF ON ALL WALLS IN ROOMSPACE. RE: INTERIOR ELEVATIONS.
 - PROVIDE FRP FULL HEIGHT.
 - PROVIDE FRP TO 3'-0" AFF.
 - PROVIDE FRP AT INSIDE OF BAR DIE WALL
 - PROVIDE PLYWOOD PANELS FULL HEIGHT (ABOVE WALL BASE) AT WALLS DESIGNATED PER FINISH FLOOR PLANS
 - PROVIDE CALK JOINT BETWEEN EDGE OF STAIR AND/OR AUDITORIUM RISER AND HORIZONTAL FINISH. CALK 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.
 - PROVIDE WALL TILE TO 5'-0" AFF AT WET WALL.
 - RE: INTERIOR ELEVATIONS.
 - PROVIDE FULL HEIGHT WALL TILE ON ALL WALLS IN ROOMSPACE. RE: INTERIOR ELEVATIONS.
 - PROVIDE LEVEL 4 FINISH FOR ALL WALLS TO RECEIVE WC2, WC3, AND WC4
 - PROVIDE LEVEL 5 FINISH FOR ALL WALLS TO RECEIVE WC1 AND WC2.
 - 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.
 - PROVIDE FULL HEIGHT WALL CARPET, WC1/WC2 AS SPECIFIED, ALONG PERIMETER OF ALL WALLS. RE: FINISH FLOOR PLANS FOR SPECIFIC LOCATIONS.



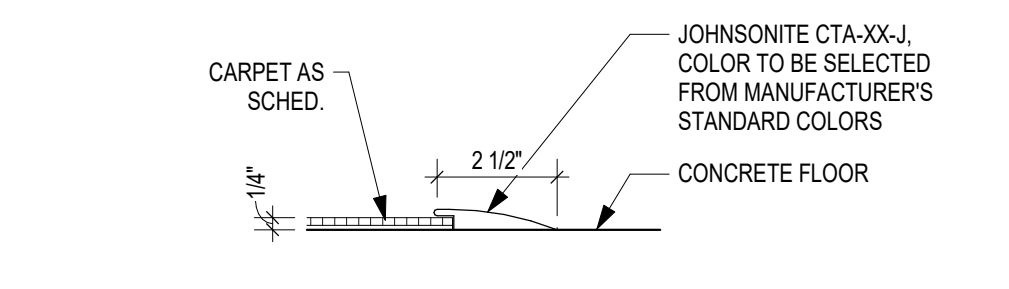
C3 ELEVATION SECTION
RE: PLANS FOR LOCATIONS
3/8" = 1'-0"



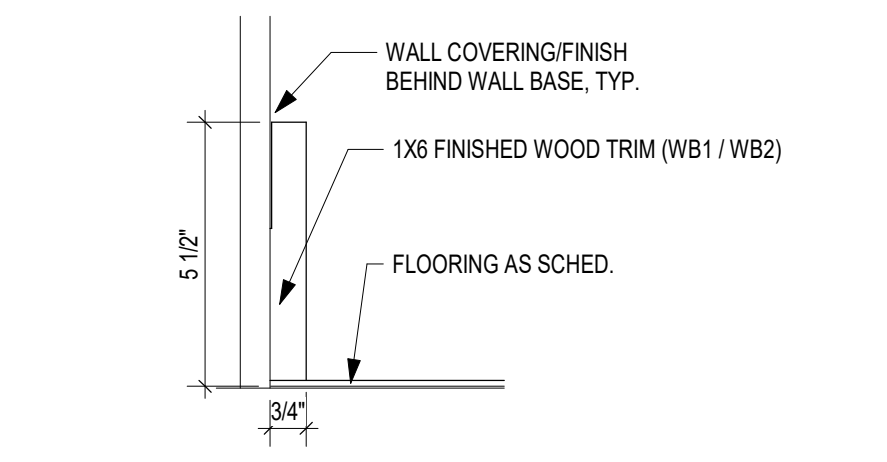
B9 TRANSITION DETAIL
3/8" = 1'-0"



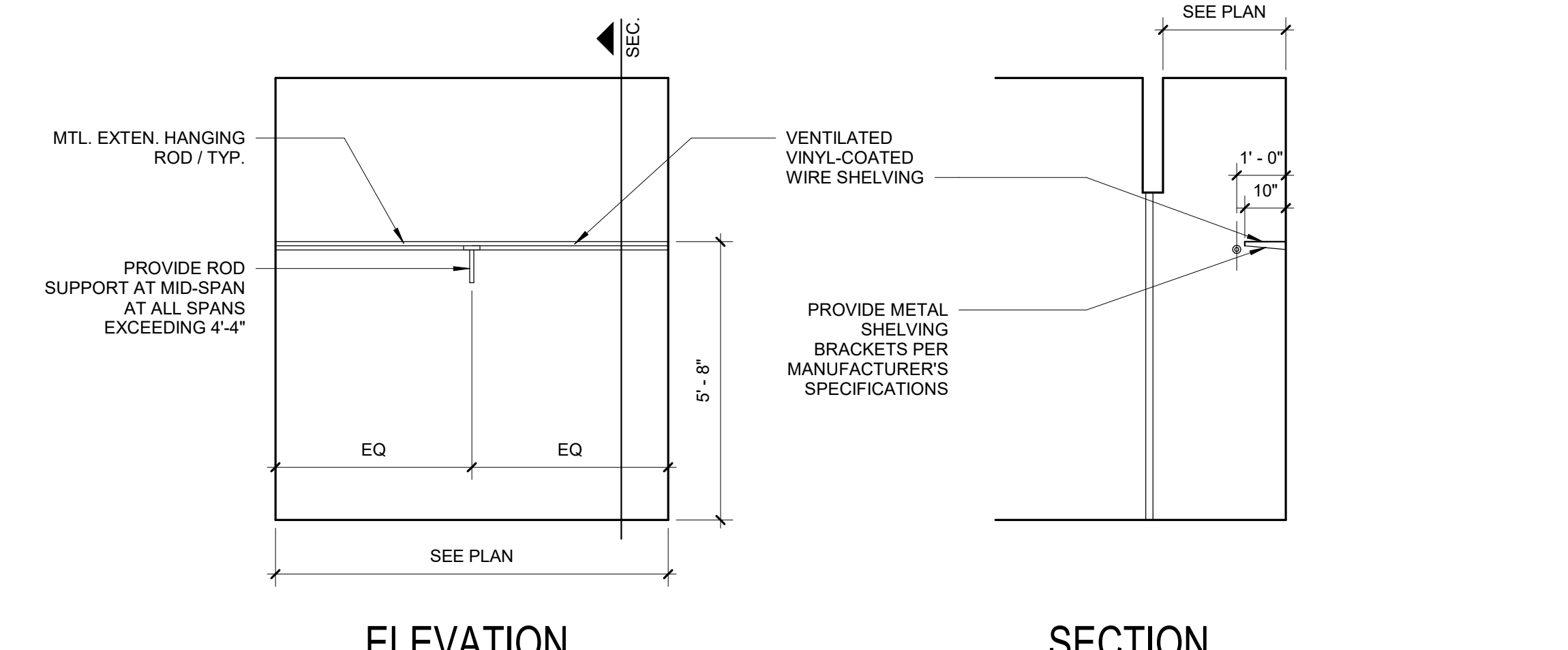
B7 TRANSITION DETAIL
3/8" = 1'-0"



A9 TRANSITION DETAIL
3/8" = 1'-0"



A7 BASE DETAIL
3/8" = 1'-0"



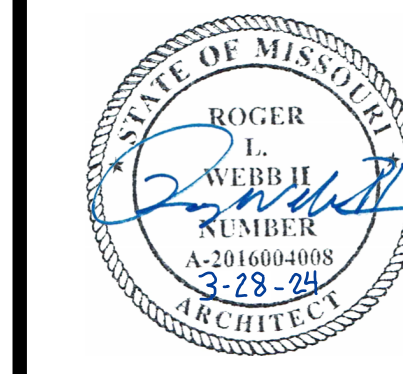
A5 1 ROD / 1 SHELF DETAIL
3/8" = 1'-0"



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ELECTRICAL ABBREVIATIONS

AC	ALTERNATING CURRENT
AHU	AIR HANDLING UNIT
A OR AMPS	AMPERES
AFC	ABOVE FINISH COUNTER
AFCI	ARC FAULT CIRCUIT INTERRUPTER
ZFF	ABOVE FINISHED FLOOR
AC	AMPERES INTERRUPTING CAPACITY
ATS	AUTOMATIC TRANSFER SWITCH
BTC	BRANCH TO CONNECTION POINT AND CONNECT EQUIPMENT
C	CONDUIT (E.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 COOL UNIT
GFIC/GFCI	GROUND FAULT CIRCUIT INTERRUPTER
GFI	GROUND FAULT INTERRUPTER PROTECTED
GRD	GROUND
H	HORIZONTAL MOUNT (RECEPTACLE)
HD	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)
KCM	THOUSAND CIRCULAR MILLS
KVA	KILOVOLT-AMPERES (1000 VOLT-AMPERES)
KW	KILOWATTS (1000 WATTS)
MLO	MAN LUGS ONLY
MCB	MAIN CIRCUIT BREAKER
MW	MICROWAVE (COORD M/G H/T 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
TB	TELEPHONE TERMINAL BOARD
TV	TELEVISION RECEPTACLE
UC	UNDERCOUNTER REFRIGERATOR (OR ICE MACHINE)
UL	UNDERWRITERS LABORATORIES
U.N.O.	UNLESS NOTED OTHERWISE
V	VOLTS
VA	VOLT-AMPERES
VD	VENDING MACHINE (24" AFF)
VFD	VARIABLE FREQUENCY DRIVE
W	WATTS
WA	WASHER
WD	WASHING DRAWER
WO	WALL OVEN
WP	WEATHERPROOF
WPWR	WEATHERPROOF/WEATHER RESISTANT
WUNT	DISCONNECT IS SUPPLIED WITH THE UNIT

GENERAL ELECTRICAL NOTES

- COMPLETE INSTALLATION SHALL BE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE, REQUIREMENTS OF THE AHJ AND ALL LOCAL & STATE CODES.
- DO NOT SCALE FROM THESE DRAWINGS.
- REFER TO ARCHITECTURAL DRAWINGS AND REFLECTED CEILING PLANS FOR EXACT LOCATIONS OF ALL LIGHTING FIXTURES AND ELECTRICAL DEVICES.
- ALL EMPTY CONDUITS SHALL BE PROVIDED WITH PULL STRINGS AND BUSHINGS.
- ALL JUNCTION BOXES SHALL HAVE A COVER.
- COORDINATE EACH LIGHT FIXTURE INSTALLATION(S) W/ ACTUAL CEILING TO BE FURNISHED.
- ALL BRANCH CIRCUITS WITHOUT A CONDUCTOR & CONDUIT INDICATED SHALL BE ROUTED TO A 20A-1P BREAKER W/ 20A/1P MISC. 3/4".
- ALL BRANCH CIRCUIT CONDUCTORS SHALL NOT BE SMALLER THAN #12 AWG AND ALL CONDUIT SHALL NOT BE SMALLER THAN 3/4". UNLESS SPECIFICALLY NOTED OTHERWISE.
- 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.
- 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.
- ALL FIXTURES SHALL BE SUPPORTED FROM EACH CORNER (INDEPENDENT OF THE SUSPENDED CEILING) WITH 1/2 GAUGE WIRE CONNECTED TO STRUCTURAL SYSTEM OF BUILDING. THE INSTALLATION SHALL MEET OR EXCEED THE SEISMIC REQUIREMENTS OF LOCAL AND NATIONAL CODES.
- ELECTRICAL DEVICE MOUNTING HEIGHTS: UNO.
PANELBOARDS: 7'0" 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).
- ELECTRICAL EQUIPMENT (PANELBOARDS, TRANSFORMERS, DISTRIBUTION EQUIPMENT, ETC.) IS SHOWN TO SCALE ON THE FLOOR PLANS.
- 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.
- 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.
- PANELBOARDS, DISCONNECT SWITCHES, AND SIMILAR DEVICES TO HAVE ENGRAVED, SELF-ADHESIVE, LAMINATED ACRYLIC LABEL (BLACK W/ WHITE LETTERING).
- PROVIDE TYPE-WRITTEN PANELBOARD SCHEDULES FOR ALL ELECTRICAL PANELBOARDS.

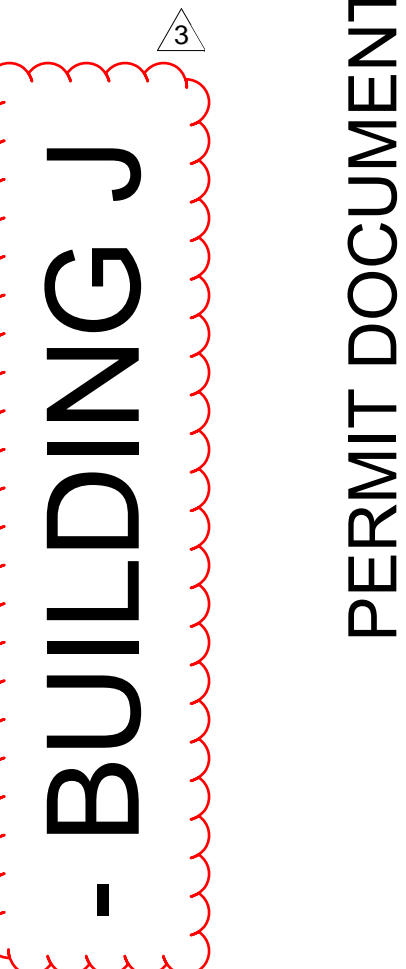
ELECTRICAL SYMBOLS

LIGHTING FIXTURES/DEVICES			POWER EQUIPMENT/DEVICES		
SYMBOL	DESCRIPTION	MOUNTING	SYMBOL	DESCRIPTION	MOUNTING
○A	DOWNLIGHT (LETTER INDICATES FIXTURE TYPE) REFER TO LIGHT FIXTURE SCHEDULE	CEILING	▨	SWITCHBOARD OR DISTRIBUTION PANEL REFER TO PANEL SCHEDULES	
⊙A	DIRECTIONAL DOWNLIGHT (LETTER INDICATES FIXTURE TYPE) REFER TO LIGHT FIXTURE SCHEDULE	CEILING	⊘	DRY-TYPE TRANSFORMER REFER TO PLANS FOR KVA RATING	
⊙A	WALL MOUNTED LIGHT FIXTURE (LETTER INDICATES FIXTURE TYPE) REFER TO LIGHT FIXTURE SCHEDULE	WALL	▬	120/208V, 3Ø, 4W PANELBOARD REFER TO PANEL SCHEDULES	
▬A	LINEAR LIGHT FIXTURE (LETTER INDICATES FIXTURE TYPE) REFER TO LIGHT FIXTURE SCHEDULE	CEILING OR SUSPENDED	▬	277/480V, 3Ø, 4W PANELBOARD REFER TO PANEL SCHEDULES	
□A	2X4 LIGHT FIXTURE (LETTER INDICATES FIXTURE TYPE) REFER TO LIGHT FIXTURE SCHEDULE	CEILING	⊙	JUNCTION BOX	WALL OR CEILING
□A	2X2 LIGHT FIXTURE (LETTER INDICATES FIXTURE TYPE) REFER TO LIGHT FIXTURE SCHEDULE	CEILING	⊙	FUSED SAFETY SWITCH (E.G. 3Ø/200A INDICATES A 3ØA, 3-POLE SWITCH WITH 20A FUSES)	
▨	HATCHING ON FIXTURE INDICATES FIXTURE TO HAVE EMERGENCY BACK-UP		⊙	NON-FUSED SAFETY SWITCH (E.G. 3Ø/150A INDICATES A 3ØA, 3-POLE SWITCH WITHOUT FUSES)	
⊙G	TWO HEAD EMERGENCY LIGHT FIXTURE (LETTER INDICATES FIXTURE TYPE) REFER TO LIGHT FIXTURE SCHEDULE	WALL OR CEILING	SM	MOTOR RATED SWITCH	
⊙X	EMERGENCY EXIT SIGN. PROVIDE ARROWS AS INDICATED. SHADING INDICATES FACE (LETTER INDICATES FIXTURE TYPE) REFER TO LIGHT FIXTURE SCHEDULE	WALL OR CEILING	⊙	MOTOR	
S	SINGLE POLE SWITCH 20A (120/277V)	WALL - 48" AFF	⊙	NEMA 5-20R SIMPLEX RECEPTACLE	WALL - 18" AFF
S ₃	THREE WAY SWITCH 20A (120/277V)	WALL - 48" AFF	⊙	NEMA 5-20R DUPLEX RECEPTACLE	WALL - 18" AFF
S ₄	FOUR WAY SWITCH 20A (120/277V)	WALL - 48" AFF	⊙	NEMA 5-20R DUPLEX RECEPTACLE MOUNTED ABOVE COUNTER	WALL - 6" ABOVE FINISHED COUNTER U.N.O.
⊕	WALL BOX DIMMER SWITCH	WALL - 48" AFF	⊕	NEMA 5-20R QUAD-PLEX RECEPTACLE	WALL - 18" AFF
⊕X	CEILING OR WALL MOUNTED OCCUPANCY SENSOR (LETTER INDICATES SENSOR TYPE) REFER TO LIGHTING CONTROLS SCHEDULE	WALL OR CEILING	⊕	NEMA 5-20R SPLIT RECEPTACLE. TOP OUTLET WIRED HOT. BOTTOM OUTLET SWITCHED.	WALL - 18" AFF OR CEILING
⊕X	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
⊕X	PHOTOCELL SENSOR (LETTER INDICATES SENSOR TYPE) REFER TO LIGHTING CONTROLS SCHEDULE	FIELD VERIFY	⊕USB	NEMA 5-20R - DUPLEX RECEPTACLE WITH USB PORTS SIMILAR TO HUBBELL FUS8204CSW	WALL - 18" AFF
⊕	POWERPACK (LETTER INDICATES POWERPACK TYPE) REFER TO LIGHTING CONTROLS SCHEDULE	ACCESSIBLE CEILING	⊕	NEMA 5-20R DUPLEX RECEPTACLE MOUNTED ON CEILING	CEILING - FLUSH
⊕	CARD READER (VERIFY EXACT REQUIREMENTS)		⊕	HUBBELL CPM SERIES FLOOR BOX (OR EQUAL) WITH (1) DUPLEX RECEPTACLES AND DATA/COMMUNICATION CONNECTION CAPABILITY	FLOOR - FLUSH
⊕	DATA, TELEPHONE OR COMBO TELEDATA OUTLET PROVIDE PULLSTRINGS IN CONDUIT TO ACCESSIBLE CEILING	WALL - 18" AFF	⊕	HUBBELL B24 SERIES FLOOR BOX (OR EQUAL) WITH (1) DUPLEX RECEPTACLE AND DATA/COMMUNICATION CONNECTION CAPABILITY	FLOOR - FLUSH
⊕	DATA, TELEPHONE OR COMBO TELEDATA OUTLET PROVIDE PULLSTRINGS IN CONDUIT TO ACCESSIBLE CEILING	FLOOR OR CEILING	⊕	HUBBELL B24 SERIES FLOOR BOX (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 S1PTFF SERIES 4" POKE-THRU (OR EQUAL) FOR POWER AND DATA CONNECTIONS TO PRE-WIRED FURNITURE VERIFY EXACT CONNECTION WITH FURNITURE VENDOR	FLOOR - FLUSH
⊕	SPEAKER OUTLET	FIELD VERIFY	⊕	HUBBELL S1R6 SERIES 6" POKE-THRU (OR EQUAL) WITH (2) DUPLEX RECEPTACLES AND DATA/COMMUNICATION AND AV CONNECTION CAPABILITY	FLOOR - FLUSH
⊕	TELEPHONE TERMINAL BOARD	WALL	⊕	CONDUIT IN OR UNDER FLOORGRADE	
⊕	SECURITY CAMERA OUTLET	FIELD VERIFY	⊕	CONDUCTOR HOME RUN - (H) HOT, (N) NEUTRAL, (E) EQUIPMENT GROUND, & (I) ISOLATED GROUND	
⊕	PUSH BUTTON		⊕	EQUIPMENT CONNECTION	
			⊕	CONDUIT IN CEILING OR WALL	

NOTE: NOT ALL SYMBOLS MAY BE USED.

FIRE ALARM DEVICES

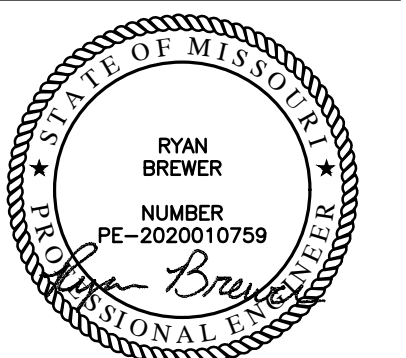
SYMBOL	DESCRIPTION	MOUNTING
⊙	HEAT DETECTOR	CEILING
⊙	SMOKE DETECTOR	WALL/CEILING
⊙	COMBINATION SMOKE/CARBON MONOXIDE DETECTOR	WALL/CEILING



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E101

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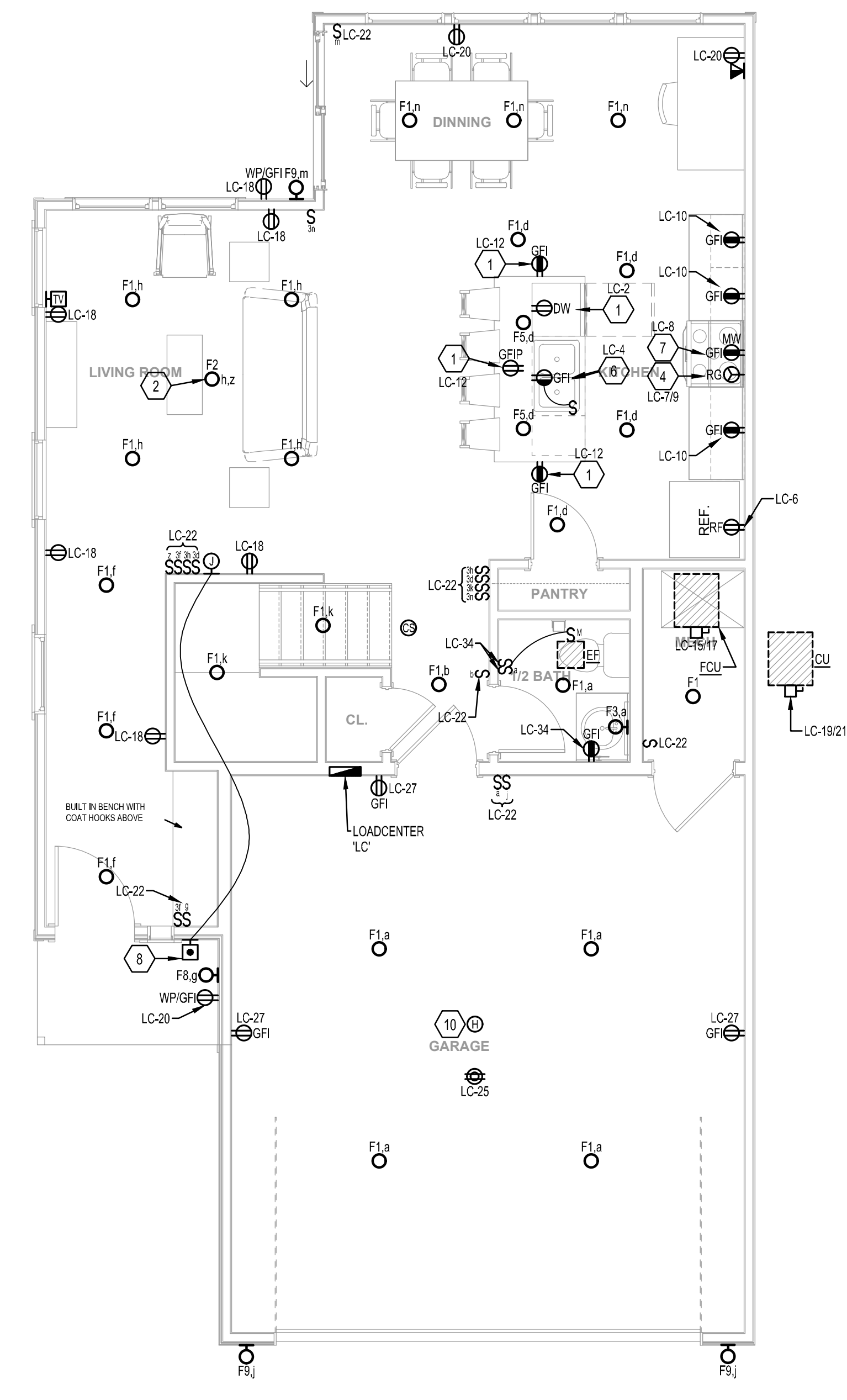
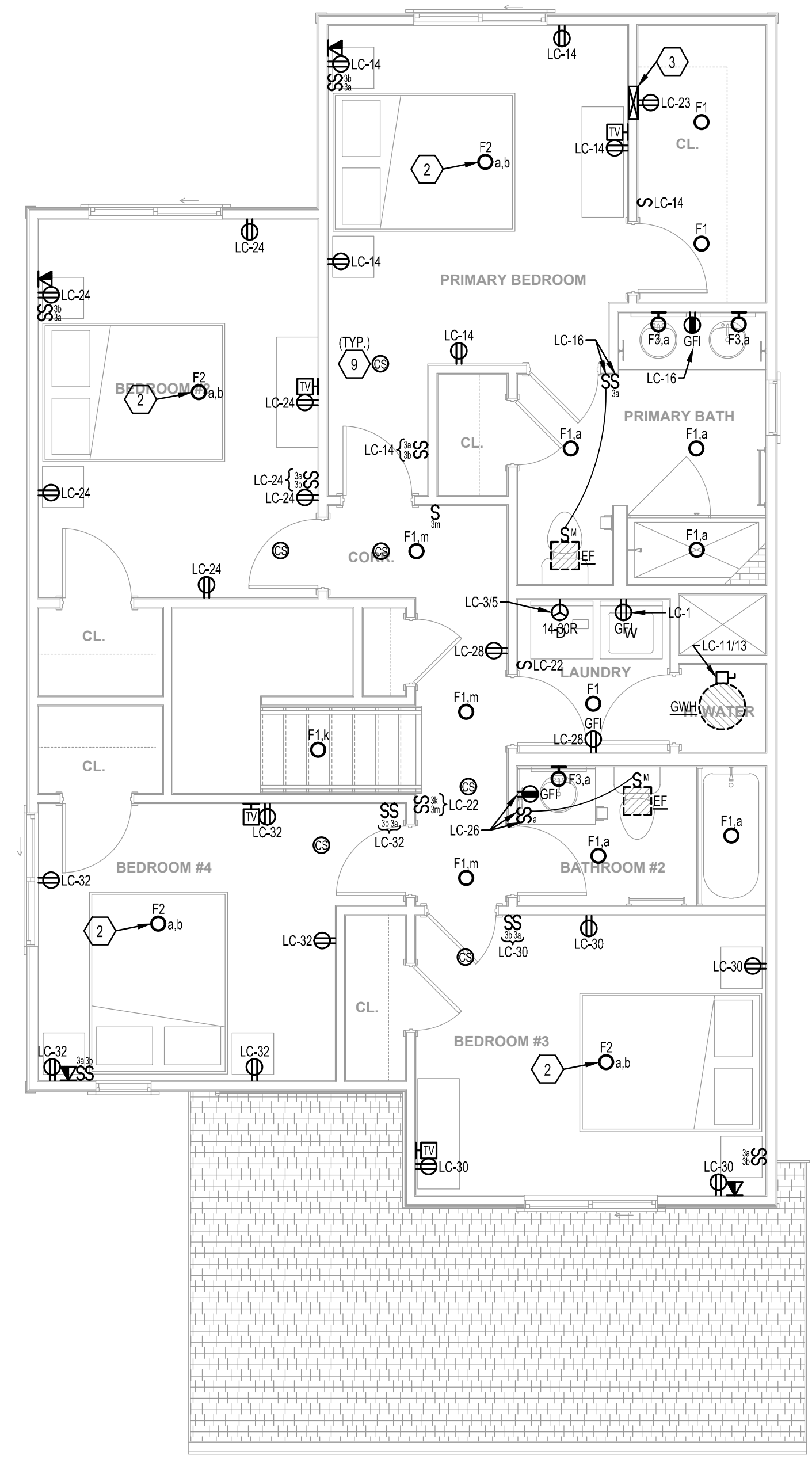
ELECTRICAL NOTES,
SYMBOLS & ABBREVIATIONS

GENERAL NOTES
(NOT ALL NOTES APPLY)

- REFERENCE SHEET E101 FOR GENERAL NOTES, SYMBOLS, AND ABBREVIATIONS.
- REFERENCE SHEET E102 FOR ELECTRICAL DETAILS.
- COORDINATE ALL MOUNTING HEIGHTS AND LOCATIONS FOR ALL DEVICES WITH ARCHITECT AND/OR INTERIOR ELEVATIONS PRIOR TO ROUGH-IN.
- ALL 120V-1Ø, 15 AMP AND 20 AMP DWELLING UNIT CIRCUITS SERVING OUTLETS OR DEVICES SHALL BE PROVIDED WITH A COMBINATION TYPE AFCI CIRCUIT BREAKER PER NEC 210.12(A).
- ALL 15 AMP AND 20 AMP, 120V AND 250V NON-LOCKING RECEPTACLES IN DWELLING UNITS SHALL BE LISTED AS TAMPER-RESISTANT TYPE PER NEC 406.12.
- RECEPTACLES IN KITCHENS, PANTRIES, BREAKFAST ROOMS, DINING ROOMS AND SIMILAR AREAS SHALL COMPLY WITH NEC 210.52(B) & (C).
- PROVIDE AND INSTALL 3/4" CONDUIT AND PULL STRINGS FROM TELEPHONE/DATA OUTLETS TO ABOVE ACCESSIBLE CEILING. VERIFY EXACT REQUIREMENTS WITH TELEPHONE EQUIPMENT SUPPLIER AND/OR OWNER.
- VERIFY SPACING & LOCATIONS OF RECEPTACLES WITHIN DWELLING UNITS WITH LOCAL ELECTRICAL INSPECTOR PRIOR TO INSTALLATION. PROVIDE ADDITIONAL RECEPTACLES IF REQUIRED.
- COORDINATE EXACT LOCATION AND CONNECTION REQUIREMENTS OF ALL MECHANICAL AND PLUMBING EQUIPMENT WITH MECHANICAL AND PLUMBING DRAWINGS/SUB-CONTRACTORS PRIOR TO ROUGH-IN.
- PROVIDE CABLING (OR CONDUIT) PATHWAY FROM ALL TV AND DATA CONNECTIONS BACK TO STRUCTURED MEDIA CENTER AS REQUIRED. COORDINATE ALL TELEDATA REQUIREMENTS WITH OWNER AND TELEDATA SERVICE PROVIDER PRIOR TO ROUGH-IN.

KEYED NOTES:

- COORDINATE EXACT MOUNTING LOCATION OF RECEPTACLE WITH MILLWORK AND COUNTER ELEVATIONS AS REQUIRED. CEILING MOUNTED FAN WITH LIGHT KIT. FIELD VERIFY EXACT LOCATION PRIOR TO ROUGH-IN.
- PROVIDE STRUCTURED MEDIA CENTER FOR TELEDATA SERVICE TO DWELLING UNIT. ROUTE (1) 1-1/4" EMPTY CONDUIT WITH PULL STRINGS FROM STRUCTURED MEDIA CENTER TO TELEDATA DEMARCATION POINT ON DWELLING EXTERIOR. COORDINATE ALL TELEDATA SERVICE REQUIREMENTS WITH OWNER AND TELEDATA SERVICE PROVIDER PRIOR TO ROUGH-IN.
- RECEPTACLE CONNECTION FOR ELECTRIC RANGE. FIELD VERIFY EXACT RECEPTACLE CONFIGURATION WITH EQUIPMENT SUPPLIER PRIOR TO ROUGH-IN. IF UNIT IS TO BE HARD-WIRED, PROVIDE A LOCKABLE CIRCUIT BREAKER IN THE LOAD CENTER AS REQUIRED TO SERVE AS EQUIPMENT DISCONNECTING MEANS.
- DWELLING UNIT LOAD CENTER. REFER TO PANEL SCHEDULE (THIS SHEET) AND RISER DIAGRAM ON SHEET E401 FOR ADDITIONAL INFORMATION.
- PROVIDE HALF-SWITCHED RECEPTACLE FOR GARBAGE DISPOSAL POWER. COORDINATE EXACT LOCATION OF SWITCH WITH MILLWORK AND COUNTER ELEVATIONS AS REQUIRED. IN HANDICAP ACCESSIBLE UNITS, SWITCH LOCATION TO BE PER ADA REQUIREMENTS.
- RECEPTACLE FOR COMBINATION MICROWAVE & EXHAUST HOOD. FIELD VERIFY EXACT LOCATION PRIOR TO ROUGH-IN. IN HANDICAP ACCESSIBLE UNITS WHERE MICROWAVE SITS ON COUNTER, PROVIDE A SWITCHED RECEPTACLE ABOVE THE RANGE FOR EXHAUST HOOD POWER CONTROL AND LOCATE SWITCH PER ADA REQUIREMENTS.
- LOW-VOLTAGE DOOR BELL SYSTEM. FIELD LOCATE LOW-VOLTAGE TRANSFORMER AND CONNECT TO NEAREST RECEPTACLE CIRCUIT. PROVIDE ALL LOW-VOLTAGE WIRING BETWEEN PUSH BUTTON, TRANSFORMER AND CHIME FOR A COMPLETE AND OPERATIONAL SYSTEM.
- 120V COMBINATION SMOKE/CARBON MONOXIDE DETECTOR WITH BATTERY BACKUP. ALL DETECTORS SHALL BE INTERCONNECTED AND INSTALLED PER IRC 314 AND 315, AS WELL AS NFPA 72 AND 74. WHERE NECESSARY, PROVIDE ADDITIONAL DEVICES TO MEET CODE MINIMUM COVERAGE REQUIREMENTS. FIELD VERIFY EXACT LOCATION OF DETECTORS TO AVOID CLOSE PROXIMITY TO HVAC GRILLES AND DIFFUSERS.
- 120V RATE-OF-RISE HEAT DETECTOR WITH BATTERY BACKUP. ALL DETECTORS SHALL BE INTERCONNECTED AND INSTALLED PER IRC 314 AND 315, AS WELL AS NFPA 72 AND 74. ONLY PROVIDE HEAT DETECTOR(S) WHERE REQUIRED BY LOCAL CODE.



1 ELECTRICAL POWER AND LIGHTING PLANS
SCALE: 1/4" = 1'-0"

TYPICAL UNIT LOAD CENTER 'LC' 125A, MLO, 120/240V, 1Ø, 3W+EG (REF. ONE-LINE DIAGRAM)												
NOTES	CONDUCTORS	DESCRIPTION	TYPE	AMP/P			TYPE	DESCRIPTION	CONDUCTORS	NOTES		
				1	2	20/1						
1.2	2#12, 1#12EG, 3/4"	WASHER	DFCI	20/1	1	A	2	20/1	DFCI	DISHWASHER (DW)	2#12, 1#12EG, 3/4"	1.2
6	3#10, 1#10EG, 3/4"	DRYER (NEMA 14-30R)		30	3	B	4	20/1	AFCI	DISPOSAL (DP)	2#12, 1#12EG, 3/4"	1.2
				2	5	A	6	20/1	DFCI	REFRIGERATOR (RF)	2#12, 1#12EG, 3/4"	1.2
6	3#8, 1#10EG, 3/4"	ELECTRIC RANGE (NEMA 14-50R)		50	7	B	8	20/1	AFCI	MICROWAVE (MW)	2#12, 1#12EG, 3/4"	1.2
				2	9	A	10	20/1	AFCI	KIT SMALL APPL. CKT#1 (COUNTER GFCS)	2#12, 1#12EG, 3/4"	1.2,3
4.6	2#10, 1#10EG, 3/4"	WATER HEATER 'EWH'		30	11	B	12	20/1	AFCI	KIT SMALL APPL. CKT#2 (WHERE APPLICABLE)	2#12, 1#12EG, 3/4"	1.2,3
				2	13	A	14	20/1	AFCI	BEDROOM #1 RCPTS & LTS	2#12, 1#12EG, 3/4"	1.2
4.6	2#8, 1#10EG, 3/4"	FAN COIL UNIT 'FCU-'	HACR	45	15	B	16	20/1	AFCI	BATHROOM #1 RCPTS AND EF	2#12, 1#12EG, 3/4"	1.2
				2	17	A	18	20/1	AFCI	GENERAL RCPTS (6 RCPTS/CKT MAX)	2#12, 1#12EG, 3/4"	1.2
5.6	2#10, 1#10EG, 3/4"	CONDENSING UNIT 'CU-'	HACR	25	19	B	20	20/1	AFCI	GENERAL RCPTS (6 RCPTS/CKT MAX)	2#12, 1#12EG, 3/4"	1.2
				2	21	A	22	20/1	AFCI	GENERAL LIGHTING (KITCHEN, LIVING, DINING)	2#12, 1#12EG, 3/4"	1
1.2	2#12, 1#12EG, 3/4"	STRUCTURED MEDIA CENTER	AFCI	20/1	23	B	24	20/1	AFCI	BEDROOM #2 RCPTS & LTS	2#12, 1#12EG, 3/4"	1.2
1.2	2#12, 1#12EG, 3/4"	GARAGE DOOR OPENER	AFCI	20/1	25	A	26	20/1	AFCI	BATHROOM #2 RCPTS AND EF	2#12, 1#12EG, 3/4"	1.2
1.2	2#12, 1#12EG, 3/4"	GARAGE RCPTS & LTS	AFCI	20/1	27	B	28	20/1	AFCI	GENERAL RCPTS (6 RCPTS/CKT MAX)	2#12, 1#12EG, 3/4"	1.2
1.2	2#12, 1#12EG, 3/4"	SMOKE & HEAT DETECTORS	AFCI	20/1	29	A	30	20/1	AFCI	BEDROOM #3 RCPTS & LTS	2#12, 1#12EG, 3/4"	1.2
		SPACE ONLY			31	B	32	20/1	AFCI	BEDROOM #4 RCPTS & LTS	2#12, 1#12EG, 3/4"	1.2
		SPACE ONLY			33	A	34			SPACE ONLY		
		SPACE ONLY			35	B	36			SPACE ONLY		
		SPACE ONLY			37	A	38			SPACE ONLY		
		SPACE ONLY			39	B	40			SPACE ONLY		

- NOTES:
 1. ALL 120V-1Ø, 15 AMP AND 20 AMP DWELLING UNIT CIRCUITS SERVING OUTLETS OR DEVICES SHALL BE PROVIDED WITH A COMBINATION TYPE AFCI CIRCUIT BREAKER PER NEC 210.12(A).
 2. ALL 120V AND 250V, 15 AMP AND 20 AMP NON-LOCKING RECEPTACLES IN DWELLING UNITS SHALL BE LISTED AS TAMPER-RESISTANT TYPE PER NEC 406.12.
 3. RECEPTACLES IN KITCHENS, PANTRIES, BREAKFAST ROOMS, DINING ROOMS AND SIMILAR AREAS SHALL COMPLY WITH NEC 210.52(B) & (C).
 4. PROVIDE NON-FUSED DISCONNECT SWITCH FOR UNIT.
 5. PROVIDE NEMA 3R FUSED DISCONNECT SWITCH FOR UNIT.
 6. VERIFY EXACT CONNECTION WITH EQUIPMENT SUPPLIER PRIOR TO ROUGH-IN.

BREAKER TYPES: AFCI - ARC FAULT CIRCUIT INTERRUPTER, GFCI - GROUND FAULT CIRCUIT INTERRUPTER, DFCI - DUAL FUNCTION ARC FAULT/GROUND FAULT CIRCUIT INTERRUPTER

WHERE ALLOWED BY LOCAL AHJ, TYPE 'NM' CABLING MAY BE USED. INCREASE WIRE SIZES SHOWN IN LOADCENTER SCHEDULE AS REQUIRED TO ENSURE AMPACITY RATING OF 'NM' CABLING MEETS (OR EXCEEDS) THE RATING OF THE OVERCURRENT PROTECTION FOR THE CIRCUIT.

RESERVE AT BLACKWELL - BUILDING J
 SE SHENANDOAH DRIVE
 LEE'S SUMMIT, MO 64063
 PERMIT DOCUMENTS

EBS
 ENGINEERED BUILDING SOLUTIONS, LLC
 10000 N. MISSOURI AVE. SUITE 100
 MO 64114-2000

PROFESSIONAL SEAL
 RYAN BREWER
 NUMBER PE-2020010759
 EXPIRES 12/31/2024
 01/18/2024

E201J
 ISSUE DATE: 18 JAN 2024
 COLLINS WEBB #:
ELECTRICAL POWER & LIGHTING PLANS
BUILDING J



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		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.)		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.)		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 684 #4 Garbage Disposal 684 #5 Water Heater 4500 #6 Garage Door Opener 1200		9984
5	Clothes Dryer - NEC 220.54 Use the larger of 5,000 watts or the nameplate rating. Dryer Type Electric		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 9000		8000
7	General Connected Load - Subtotal of Items 1-6		31744
8	General Demand Load - First 10 KVA at 100% plus Remainder at 40% - NEC 220.82(B) Calculation (10000 KVA + 8698 KVA) = 18698		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 Load: #1 D/X Unit w/ Condenser 1080 #2 0 #3 0		8580
10	Total General Connected Load - Total of Items 7 & 9		40324
11	Total General Demand Load - Total of Items 8 & 9		27278
13	Minimum Amperes Divide the total VA by the voltage Supply Voltage 240/120V-1Ph		113.7
14	Minimum Size Service and/or Feeder - NEC 240.6(A)		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		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.)		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.)		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		9984
5	Clothes Dryer - NEC 220.54 Use the larger of 5,000 watts or the nameplate rating. Dryer Type Electric		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 9000		8000
7	General Connected Load - Subtotal of Items 1-6		31969
8	General Demand Load - First 10 KVA at 100% plus Remainder at 40% - NEC 220.82(B) Calculation (10000 KVA + 8788 KVA) = 18788		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 Load: #1 D/X Unit w/ Condenser 1080 #2 0 #3 0		8580
10	Total General Connected Load - Total of Items 7 & 9		40549
11	Total General Demand Load - Total of Items 8 & 9		27368
13	Minimum Amperes Divide the total VA by the voltage Supply Voltage 240/120V-1Ph		114.0
14	Minimum Size Service and/or Feeder - NEC 240.6(A)		125

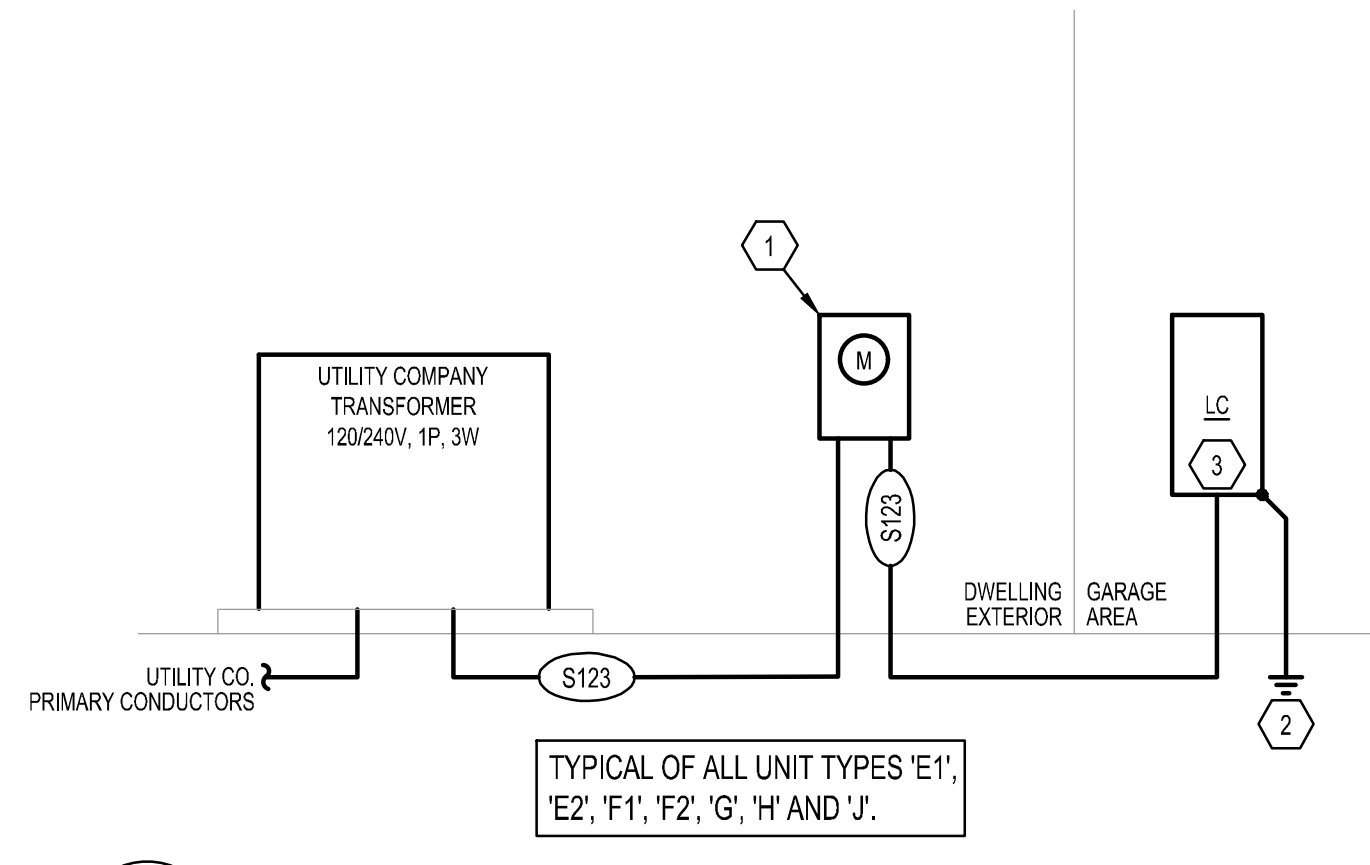
Single-Family Dwelling Load Calculation			
Unit Type:	UNIT TYPE 'J'	Unit Square Footage:	1685
1	General Lighting and Receptacle Load - NEC 220.84(C)(1) Note: Do not include open porches, garages, unused or unfinished spaces not adaptable for future use. Square Footage = 1,685 sf VA Unit Load = 3 VA/sf		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.)		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.)		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 684 #4 Garbage Disposal 684 #5 Water Heater 4500 #6 Garage Door Opener 1200		9984
5	Clothes Dryer - NEC 220.54 Use the larger of 5,000 watts or the nameplate rating. Dryer Type Electric		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 9000		8000
7	General Connected Load - Subtotal of Items 1-6		32539
8	General Demand Load - First 10 KVA at 100% plus Remainder at 40% - NEC 220.82(B) Calculation (10000 KVA + 9016 KVA) = 19016		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 Load: #1 D/X Unit w/ Condenser 1080 #2 0 #3 0		8580
10	Total General Connected Load - Total of Items 7 & 9		41119
11	Total General Demand Load - Total of Items 8 & 9		27596
13	Minimum Amperes Divide the total VA by the voltage Supply Voltage 240/120V-1Ph		115.0
14	Minimum Size Service and/or Feeder - NEC 240.6(A)		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		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.)		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.)		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		9984
5	Clothes Dryer - NEC 220.54 Use the larger of 5,000 watts or the nameplate rating. Dryer Type Electric		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 9000		8000
7	General Connected Load - Subtotal of Items 1-6		31099
8	General Demand Load - First 10 KVA at 100% plus Remainder at 40% - NEC 220.82(B) Calculation (10000 KVA + 8440 KVA) = 18440		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 Load: #1 D/X Unit w/ Condenser 1080 #2 0 #3 0		8580
10	Total General Connected Load - Total of Items 7 & 9		39679
11	Total General Demand Load - Total of Items 8 & 9		27020
13	Minimum Amperes Divide the total VA by the voltage Supply Voltage 240/120V-1Ph		112.6
14	Minimum Size Service and/or Feeder - NEC 240.6(A)		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				
TTHN/THWN COPPER CONDUCTORS W/ EG CONDUCTOR XHHW ALUMINUM CONDUCTORS W/ EG CONDUCTOR				
CONDUCTORS & GROUND				AMPS
CODE	SETS	CONDUCTORS	REWAYE	
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.



1 ELECTRICAL RISER DIAGRAM
SCALE: NO SCALE

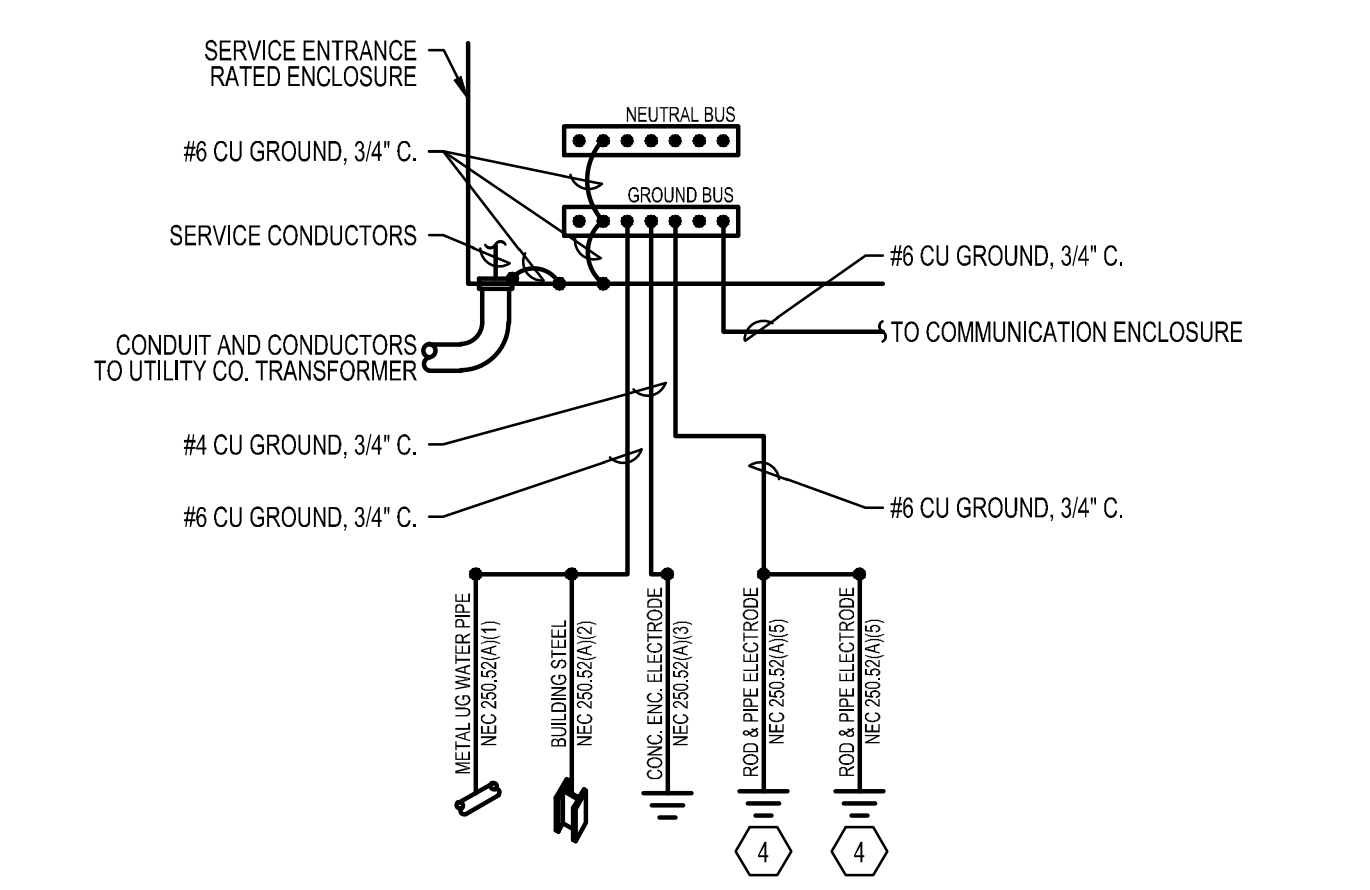
VOLTAGE DROP CHART		
VOLTAGE DROP WIRING SCHEDULE FOR 1Ø LOADCENTER FEEDERS		
FEEDER CIRCUIT RATING (AMPS)	MAX LENGTH OF FEEDER (FEET)	FEEDER WIRE (AWG) & CONDUIT SIZE (IN.)
125A	150	REFER TO FEEDER SCHEDULE
	225	(3)#10, (1)#4G - 1-1/2" C.
	300	(3)#20, (1)#4G - 2" C.
150A	150	REFER TO FEEDER SCHEDULE
	225	(3)#20, (1)#4G - 2" C.
	300	(3)#30, (1)#4G - 2" C.

NOTES:
1. PROVIDE FEEDERS FOR LOADCENTERS AS INDICATED IN THE TABLE ABOVE. THE CONTRACTOR MAY PERFORM INSTALLED 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 RATING. 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
20A	#12	50	90	110	200
	#10	80	150	175	350
	#8	140	230	280	550
30A	#6	215	375	430	870
	#10	50	100	110	225
	#8	80	160	180	360
	#6	135	250	280	560
	#4	220	400	450	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 UTILIZING VOLTAGE DROP TABLE PROVIDED.



2 SERVICE GROUNDING DETAIL
SCALE: NO SCALE

LIGHTING FIXTURE SCHEDULE							
FIXT. TYPE	DESCRIPTION & MANUFACTURER OPTIONS	LAMPS NO.	FIXT. VOLT	TOTAL WATTS	FINISH	REMARKS/MOUNTING	NOTES
F1	1. SURFACE MOUNTED LED DOWNLIGHT, 1200 LUMEN, 3000K, WHITE FINISH	1	120V	15W	Coord w/ Architect	Surface (Ceiling)	1
F2	2. S2 S-BLAD FAN 3 SPEED, REVERSIBLE, WITH GLOBE LIGHT KIT, BRUSHED NICKEL FINISH	1	120V	18W	Coord w/ Architect	Surface (Ceiling)	1
F3	3. DUAL VANITY WALL SCONCE, CHROME FINISH	1	120V	20W	Coord w/ Architect	Surface (Wall)	1
F5	5. COUNTERTOP PENDANT LIGHT, CHROME FINISH	1	120V	10W	Coord w/ Architect	Pendant (Verify Ht w/ Architect)	1
F8	8. ENTRY LIGHT, FINISH BY ARCHITECT	1	120V	30W	Coord w/ Architect	Wall (Refer Arch Elevation)	1
F9	9. PATIO LIGHT, BRONZE FINISH	1	120V	10W	Standard	Wall (Refer Arch Elevation)	1

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:

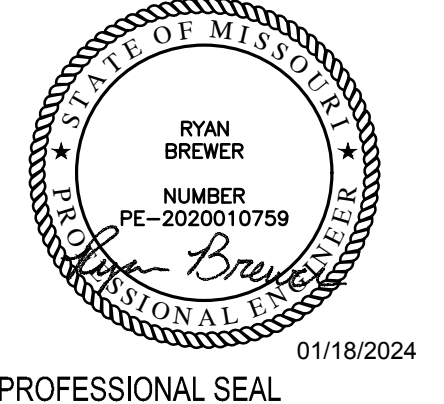
- PROVIDE METER PER UTILITY COMPANY STANDARDS. INSTALLATION SHALL MEET ALL UTILITY COMPANY REQUIREMENTS AND LOCAL CODES.
- PROVIDE A GROUNDING ELECTRODE SYSTEM COMPLIANT WITH IRC SECTION 3606. REFER TO DETAIL 2 (THIS SHEET) FOR ADDITIONAL INFORMATION.
- PROVIDE SERVICE ENTRANCE RATED, 125A MAIN CIRCUIT BREAKER LOAD CENTER, REFER TO PANEL SCHEDULE ON E201 SHEET(S) FOR ADDITIONAL INFORMATION.
- REFER TO NEC 250.53 FOR ADDITIONAL INFORMATION.



PERMIT DOCUMENTS

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

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E301
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ELECTRICAL ONE-LINE DIAGRAM & SCHEDULES

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 EQUIPMENT FROM THE EQUIPMENT NAMEPLATE. BASE ELECTRICAL 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 DIAGRAMS. 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 GROUT SEAL PACKING AND CALKED 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 CONSTRUCTED 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 PLIABLE X 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 INCLUDED. 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: 9'-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 SAID 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 IF A 3% 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. CONDUIT 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 8 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. WATERPROOF CONNECTION. SILICON BRONZE APPROVED MECHANICAL CONNECTOR DESIGNED FOR THE PIPE AND CABLE TO BE BONDED.

PANELBOARD INSTALLATION:
MOUNT PANELBOARDS WITH CENTERLINE AT 5 FT. 4IN. 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 CONDUIT 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 EXIT 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 OF 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.

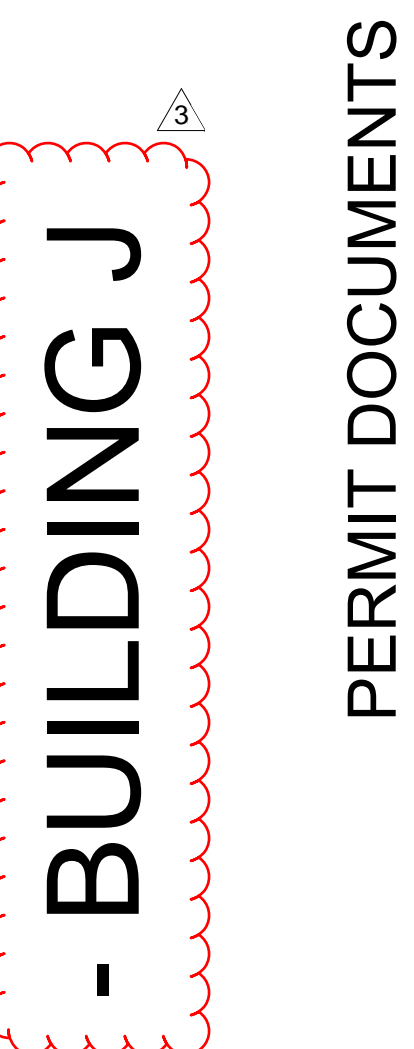
THE VARIOUS BRANCH CIRCUITS SERVED FROM THE LIGHTING PANELBOARDS VARY IN LOADING. CAREFULLY BALANCE THE ACTUAL OPERATING LOAD ON EACH PANELBOARD WHEN ALL LOAD IS TURNED ON AND THE SYSTEM OPERATING AT 100% DEMAND. THE UNBALANCE SHALL NOT EXCEED 10%. DURING FINAL INSPECTION, FURNISH THE TEST INSTRUMENTS 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



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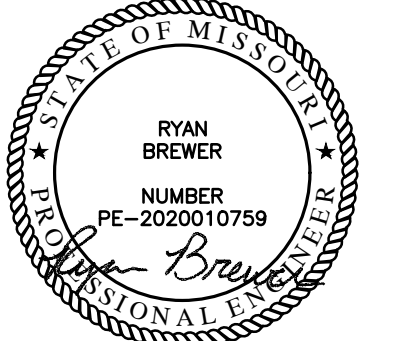
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ELECTRICAL
SPECIFICATIONS