

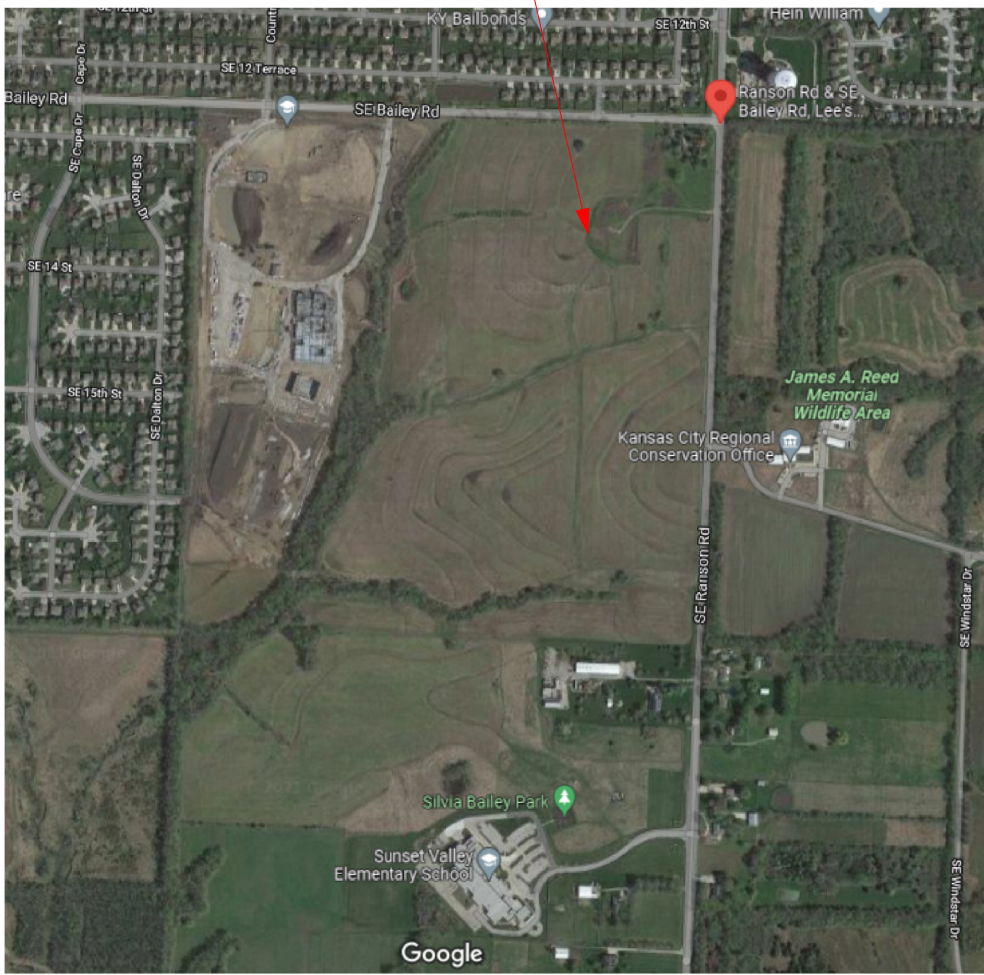
BAILEY FARMS CLUBHOUSE

LEE'S SUMMIT, MO

CONSTRUCTION DOCUMENTS

JUNE 26, 2024

COLLINS WEBB #: 23115



GENERAL		
SHEET NUMBER		SHEET NAME
CS		COVER SHEET
G001		GENERAL INFORMATION
G002		ACCESSIBILITY GUIDELINES
G003		LIFE SAFETY PLANS AND PROJECT INFO.
G500		GENERAL PROJECT SPECIFICATIONS
G501		GENERAL PROJECT SPECIFICATIONS
G502		GENERAL PROJECT SPECIFICATIONS
G503		GENERAL PROJECT SPECIFICATIONS

STRUCTURAL		
SHEET NUMBER		SHEET NAME
S001		GENERAL NOTES
S002		SPECIFICATIONS
S003		SPECIFICATIONS
S100		STRUCTURAL PLANS
S101		ROOF TRUSS LOADING PLANS
S200		TRUSS PROFILES
S210		TYPICAL DETAILS
S211		FOUNDATION SECTIONS
S220		ROOF FRAMING SECTIONS

ARCHITECTURAL		
SHEET NO.		SHEET NAME
A101		FLOOR PLAN
A102		REFLECTED CEILING PLAN
A103		ROOF PLAN - CLUBHOUSE
A111		ENLARGED PLANS AND ELEVATIONS - KITCHEN AND RESTROOMS
A201		EXTERIOR ELEVATIONS - CLUBHOUSE
A301		BUILDING SECTIONS - CLUBHOUSE
A401		WALL SECTIONS & DETAILS
A402		WALL SECTIONS & DETAILS
A501		DOOR SCHEDULE AND DETAILS - CLUBHOUSE
A901		FINISH LEGEND AND SCHEDULE - CLUBHOUSE

MEP		
SHEET NUMBER		SHEET NAME
MEP001		COVER SHEET
MEP002		SPECIFICATIONS
MEP101		SITE PLAN
M101		HVAC PLAN
M201		MECHANICAL SCHEDULES AND DETAILS
P101		DOMESTIC WATER PLAN
P201		WASTE & VENT PLAN
P301		PLUMBING SCHEDULES AND DETAILS
E101		LIGHTING PLAN
E201		POWER PLAN
E301		ELECTRICAL RISER AND SCHEDULES

OWNER

SUMMIT HOMES
120 SE 30TH STREET
LEE'S SUMMIT, MO 64082
P: 816.326.2909

ARCHITECT

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

CIVIL

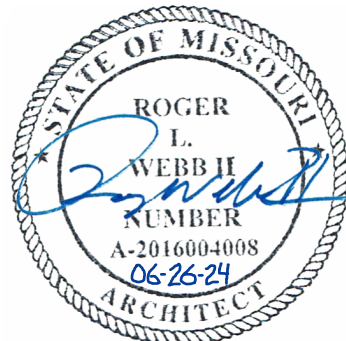
SCHLAGEL
14920 WEST 107th STREET
LENEXA, KS 66215
P: 913.492.5158
WWW.SCHLAGELASSOCIATES.COM

STRUCTURAL ENGINEER

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

MEP ENGINEER

PKMR ENGINEERS
13300 W. 98TH ST.
LENEXA, KS 66215
P: 913.492.2400
www.pkmreng.com



FINISH SYSTEM	ID	INSIDE DIAMETER	PA
	IN	INCH	PART
	INCAND	INCANDESCENT	PBD
	INCL	INCLUDE, INCLUDING	PBX
	INFORM	INFORMATION	PCF
	INSUL	INSULATION	PCI
	INTR	INTERIOR	PERF
	INVT	INVERT	PEBOK
	INT	INTRAVENOUS TRACK	PERM
			PERP
JAN	JANITOR	PLAM	
	JOIST	PLAS	
	JOST	PLBG	
	JOINT	PLF	
HARD DINE MONOMER		PLYW	
		PNEU	
		PNL	
		PNL BD	
KG	KILOGRAM	PNT	
	KIT	KITCHEN	POR
	KPS	KICK PLATE	PP
	KS	KNEE SPACE	PPM
LAB		PR	
		PRIST	
		PREFAB	
		PRNG	
L	LENGTH, LONG	PROQ	
LAM	LABORATORY	PROF	
LAV	LAMINATE, LAMINATION	PROF	
LB	POUND	PS	
LED	LIGHT EMITTING DIODE	PT	
LF	LINEAR FOOT	PTD	
LG	LENGTH	PTN	
LN	LINEAR	PTS	
LT	LEAD LINED	PVC	
LPT	LOW POINT	PVG	
LT	LIGHT	PWMT	
LT WT	LIGHT WEIGHT	PWR	
LTG	LIGHTING		
LVR	LOUVER		
OTHER CABINET		QT	
		QTR	
		QTY	
CREW	M	METERS	
	MACH	MACHINE	
	MATL	MATERIAL	
	MATY	MASTER ANTENNA TELEVISION SYSTEM	
NEW	MAX	MAXIMUM	R
	MC	MACHINE BOLT	RA
	MB	MEDICINE CABINET	RF
	MDO	MEDIUM DENSITY OVERLAY	RD
MECH	MECH	MECHANICAL	RCD
	MEH	MEDIUM	RCPT
	MET	METAL	RECT
	MEM	MEMBRANE	REF
MFG	MFR	MFG MANUFACTURER	REFR
	MN	MANHOLE	REG
	MIN	MINIMUM	REG
	MS	MISCELLANEOUS	REIN
MOLD	MLD	MOLDING	REQD
	MM	MILLIMETERS	REQT
	MO	MASONRY OPENING	RESIL
	MOD	MODULE, MODULAR	RET
MOUNT	MDO	MOUNTED	REV
	MTG	MOUNTING	RF
	MVB	MOVABLE	RH
	MULL	MULLION	RHMS
R		RWWS	RM
		INTERRUPTER	RND
		REINFORCED CONCRETE	RO
		REINFORCED GYPSUM	ROW
(N)	NEW	ROW	RWL
	N	NORTH	
	NAT	NOT APPLICABLE	
	NAT	NATURAL	
NE	NE	NORTHEAST	
	NC	NOT IN CONTRACT	
	NO	NUMBER	S
	NOM	NOMINAL	SB
NR	NR	NOISE REDUCTION COEFFICIENT	SC
	NTS	NOT TO SCALE	
	NW	NORTHWEST	SCHED
			SCRN
OC		SE	SECT
		ON CENTER	SEG
	CA	OVERALL	SEP
	OCF	OUTSIDE DIAMETER	SEJT
OF	OF	OWNER FURNISHED-CONTRACTOR INSTALLED	SH
	OF	OWNER FURNISHED-OWNER INSTALLED	SHV
	OPNG	OPENING	SHV
	OPP	OPPOSITE	SM
OVR	OPR	OVERFLOW ROOF DRAIN	SK
	OVD	OVERHEAD	SMS
		OUNCE	SP
			SPEC

[illegible]

NOTE NO. 4 CONTINUED	NOTE NO. 4 CONTINUED
<p>ARE DIRECTED TO PLACE ITEMS OF THE APPROPRIATE LOCATION SHOWN." DRAWINGS FOR DIMENSIONAL PLANS.</p> <p>PTS OF THE DRAWINGS MAY NOT BE SCALE. ALL DIMENSIONS ARE SHOWN OR MAY BE DERIVED (OR SHOWN OR NOT) ON THE FLOOR PLAN. SEE ELEVATIONS, SECTIONS, CONFIGURATION DETAILS AND THE NOTES BELOW FOR CONVENTIONS USED ON THIS PLAN.</p> <p>ARE SPECIFICALLY NOTED TO THE ALL DIMENSIONS SHOWN ON THE DRAWINGS CONFORM TO THE CONVENTIONS.</p> <p>ONE UTILIZING THE "CENTERLINE" ARE MEASURED TO:</p> <ul style="list-style-type: none"> NATURAL OR DIMENSIONAL GRID LINES OUTLINE OF CONCRETE OR CONCRETE WALLS EXCLUSIVE OF FINISH OR APPLIED FINISHES HAVING THICKNESS WHICH MAY BE NOTED TO SUCH WALLS (AT PARTITIONS USED WITH METAL STUDS. REFER TO THE SCHEDULE TO DETERMINE THICKNESS OF EACH PARTITION TYPE). CENTERLINE OF DOOR, WINDOW OR LOUVER CENTERLINE OF EQUIPMENT OR FINISHING CENTERLINE OF OTHER FEATURES AS INDICATED. <p>TO ABBREVIATIONS LEGEND FOR SYMBOL.</p> <p>UTILIZING THE "FACE OF" ARE MEASURED TO:</p> <ul style="list-style-type: none"> OF CONCRETE OR CONCRETE MASONRY WALL EXCLUSIVE OF APPLIED FINISHES HAVING THICKNESS OR FURRING WHICH MAY BE NOTED TO THE FACE OF WALLS. OF PARTITION ASSEMBLY (USING OF ANY APPLIED FINISHES OR THICKNESS WHICH MAY BE NOTED TO SUCH WALLS AS DEFINED BY PARTITION SCHEDULE, UNLESS NOTED AS "FACE OF FINISH" OR "CONC" DIMENSION (SEE NOTE "E" W)). DIMENSIONS ARE REFERRED TO THE FACE OF APPLIED FINISH OR TO THE "PARTITION SCHEDULE" TO DETERMINE THE THICKNESS OF EACH PARTITION TYPE. IN THE EDGE OF FINISHED DOOR. REFER TO THE DOOR SCHEDULE FOR ADDITIONAL PERSONAL INFORMATION. ON WORK POINT AS NOTED ON RELATED ARCH DETAIL PLAN. SECTION, ORIENTATION, LAYOUT OR CONFIGURATION OF CONSTRUCTION DETAIL. <p>TO ABBREVIATIONS LEGEND FOR SYMBOL TO INDICATE "FACE OF" DIMENSION.</p> <p>"FACE OF FINISH" OR "CLEAR" DIMENSIONS SPECIFICALLY NOTED. THE DIM IS MEASURED TO:</p> <ul style="list-style-type: none"> OF WALL AT THE MOST NARROW UNCONSTRICTED POINTS OF SECTION. IF THE DIMENSION IS SHOWN, WHEN DIMENSION OCCURS ACROSS AN OPEN SPACE, THIS CASE, A "FACE OF" DIMENSION IS EQUIVALENT TO "FACE" DIMENSION. IF THE DIMENSION IS SHOWN AT THE WIDEST OR MOST NARROW POINTS OF THE SECTION THE DIMENSION IS SHOWN WHEN THE DIMENSION IS ACROSS AN OBJECT OR GROUP OF OBJECTS. <p>"EQUAL" DIMENSIONS ARE USED TO SELECTED CEILING PLANS TO INDICATE CEILING GRID WORK POINTS. DIMENSIONS TO:</p> <ul style="list-style-type: none"> OF THE INDICATED CEILING AT THE FACE OF THE ADJACENT APPLIED FINISH OR TO THE FACE OF THE CEILING. 	<p>CAUTION: DUE TO THE POSSIBLE APPLICATION OF APPLIED FINISHES - THICKNESS OF WHICH MAY VARY BETWEEN FLOOR AND CEILING AND IS NOT ACCOUNTED FOR (EXCEPT AS INDICATED BY "F" OR "CLEAR") BY THE DIMENSION SHOWN ON THE FLOOR PLANS - THE CONTRACTOR MUST ADJUST, AS NECESSARY, THE FLOOR PLAN DIMENSIONS TO REFLECT THE ACTUAL DIMENSIONS FOUND AT PLANE OF THE CEILING.</p> <p>"EQUAL" DIM AT CEILING</p> <p>MEASURED AT CLG PLANE</p> <p>TYPICAL DIM ON CEILING PLAN</p> <p>MEASURED TO FACE OF PTN</p> <p>WHERE DIMENSIONS ARE NOT PROVIDED ON FLOOR PLANS TO LOCATE DOOR OPENINGS, APPLY THE FOLLOWING RULES, IN ORDER, TO DETERMINE THE LOCATION OF DOOR OPENINGS:</p> <ol style="list-style-type: none"> DOOR OPENINGS MAY BE DIMENSIONED ON DRAWINGS OTHER THAN THE FLOOR PLANS. REFER TO THE SECTIONS, ELEVATIONS, DETAILS, AND DOOR SCHEDULE NOTES FOR ADDITIONAL DIMENSIONAL INFORMATION. WHERE THE HINGE-SIDE OF A DOOR IS SHOWN ADJACENT TO A WALL, OR WALLS PERPENDICULAR TO THE WALL IN WHICH THE DOOR OPENING OCCURS: <ul style="list-style-type: none"> AT DOORS OCCURRING IN DOOR FINISHED GYPSUM BOARD PARTITIONS, LOCATE THE HINGE-SIDE OF THE HINGE-SIDE OF THE DOOR FINISHED OPENING 4 INCHES FROM THE FACE (EXCLUSIVE OF APPLIED FINISHES) OF THE CLOSEST PERPENDICULAR WALL OR PARTITION ASSEMBLY. AT DOORS OCCURRING IN WALLS OF CONCRETE MASONRY UNIT PARTITIONS, LOCATE THE HINGE-SIDE OF THE DOOR FINISHED OPENING 10 INCHES FROM THE FACE (EXCLUSIVE OF APPLIED FINISHES) OF THE CLOSEST PERPENDICULAR WALL OR PARTITION ASSEMBLY. <p>IF "DIM" IN A DIAGONAL, FROM THE SUM OF "E" AND "DIM" IN DIMENSIONS OF 20 INCHES OR LESS, THAT MINIMUMS NO 4C ABOVE FOR "E" AND "DIM" ARE MEASURED "DIM" A AND MINIMIZE THE EXTENT POSSIBLE.</p> <p>IF SPACE ALLOWED BY WALL SHOWN ON DRAWING THAT EITHER "DIM" OR "DIM" BE "EQUAL"</p> <p>WHERE DIMENSIONS ARE NOT PROVIDED ON FLOOR PLANS TO LOCATE DOOR OPENINGS, APPLY THE FOLLOWING RULES, IN ORDER, TO DETERMINE THE LOCATION OF DOOR OPENINGS:</p> <ol style="list-style-type: none"> DOOR OPENINGS MAY BE DIMENSIONED ON DRAWINGS OTHER THAN THE FLOOR PLANS. REFER TO THE SECTIONS, ELEVATIONS, DETAILS, AND DOOR SCHEDULE NOTES FOR ADDITIONAL DIMENSIONAL INFORMATION. WHERE THE HINGE-SIDE OF A DOOR IS SHOWN ADJACENT TO A WALL, OR WALLS PERPENDICULAR TO THE WALL IN WHICH THE DOOR OPENING OCCURS: <ul style="list-style-type: none"> AT DOORS OCCURRING IN DOOR FINISHED GYPSUM BOARD PARTITIONS, LOCATE THE HINGE-SIDE OF THE HINGE-SIDE OF THE DOOR FINISHED OPENING 4 INCHES FROM THE FACE (EXCLUSIVE OF APPLIED FINISHES) OF THE CLOSEST PERPENDICULAR WALL OR PARTITION ASSEMBLY. AT DOORS OCCURRING IN WALLS OF CONCRETE MASONRY UNIT PARTITIONS, LOCATE THE HINGE-SIDE OF THE DOOR FINISHED OPENING 10 INCHES FROM THE FACE (EXCLUSIVE OF APPLIED FINISHES) OF THE CLOSEST PERPENDICULAR WALL OR PARTITION ASSEMBLY. <p>WHERE DIMENSIONS ARE NOT PROVIDED ON FLOOR PLANS TO LOCATE DOOR OPENINGS, APPLY THE FOLLOWING RULES, IN ORDER, TO DETERMINE THE LOCATION OF DOOR OPENINGS:</p> <ol style="list-style-type: none"> DOOR OPENINGS MAY BE DIMENSIONED ON DRAWINGS OTHER THAN THE FLOOR PLANS. REFER TO THE SECTIONS, ELEVATIONS, DETAILS, AND DOOR SCHEDULE NOTES FOR ADDITIONAL DIMENSIONAL INFORMATION. WHERE THE HINGE-SIDE OF A DOOR IS SHOWN ADJACENT TO A WALL, OR WALLS PERPENDICULAR TO THE WALL IN WHICH THE DOOR OPENING OCCURS: <ul style="list-style-type: none"> AT DOORS OCCURRING IN DOOR FINISHED GYPSUM BOARD PARTITIONS, LOCATE THE HINGE-SIDE OF THE HINGE-SIDE OF THE DOOR FINISHED OPENING 4 INCHES FROM THE FACE (EXCLUSIVE OF APPLIED FINISHES) OF THE CLOSEST PERPENDICULAR WALL OR PARTITION ASSEMBLY. AT DOORS OCCURRING IN WALLS OF CONCRETE MASONRY UNIT PARTITIONS, LOCATE THE HINGE-SIDE OF THE DOOR FINISHED OPENING 10 INCHES FROM THE FACE (EXCLUSIVE OF APPLIED FINISHES) OF THE CLOSEST PERPENDICULAR WALL OR PARTITION ASSEMBLY. <p>WHERE DIMENSIONS ARE NOT PROVIDED ON FLOOR PLANS TO LOCATE DOOR OPENINGS, APPLY THE FOLLOWING RULES, IN ORDER, TO DETERMINE THE LOCATION OF DOOR OPENINGS:</p> <ol style="list-style-type: none"> DOOR OPENINGS MAY BE DIMENSIONED ON DRAWINGS OTHER THAN THE FLOOR PLANS. REFER TO THE SECTIONS, ELEVATIONS, DETAILS, AND DOOR SCHEDULE NOTES FOR ADDITIONAL DIMENSIONAL INFORMATION. WHERE THE HINGE-SIDE OF A DOOR IS SHOWN ADJACENT TO A WALL, OR WALLS PERPENDICULAR TO THE WALL IN WHICH THE DOOR OPENING OCCURS: <ul style="list-style-type: none"> AT DOORS OCCURRING IN DOOR FINISHED GYPSUM BOARD PARTITIONS, LOCATE THE HINGE-SIDE OF THE HINGE-SIDE OF THE DOOR FINISHED OPENING 4 INCHES FROM THE FACE (EXCLUSIVE OF APPLIED FINISHES) OF THE CLOSEST PERPENDICULAR WALL OR PARTITION ASSEMBLY. AT DOORS OCCURRING IN WALLS OF CONCRETE MASONRY UNIT PARTITIONS, LOCATE THE HINGE-SIDE OF THE DOOR FINISHED OPENING 10 INCHES FROM THE FACE (EXCLUSIVE OF APPLIED FINISHES) OF THE CLOSEST PERPENDICULAR WALL OR PARTITION ASSEMBLY. <p>WHERE DIMENSIONS ARE NOT PROVIDED ON FLOOR PLANS TO LOCATE DOOR OPENINGS, APPLY THE FOLLOWING RULES, IN ORDER, TO DETERMINE THE LOCATION OF DOOR OPENINGS:</p> <ol style="list-style-type: none"> DOOR OPENINGS MAY BE DIMENSIONED ON DRAWINGS OTHER THAN THE FLOOR PLANS. REFER TO THE SECTIONS, ELEVATIONS, DETAILS, AND DOOR SCHEDULE NOTES FOR ADDITIONAL DIMENSIONAL INFORMATION. WHERE THE HINGE-SIDE OF A DOOR IS SHOWN ADJACENT TO A WALL, OR WALLS PERPENDICULAR TO THE WALL IN WHICH THE DOOR OPENING OCCURS: <ul style="list-style-type: none"> AT DOORS OCCURRING IN DOOR FINISHED GYPSUM BOARD PARTITIONS, LOCATE THE HINGE-SIDE OF THE HINGE-SIDE OF THE DOOR FINISHED OPENING 4 INCHES FROM THE FACE (EXCLUSIVE OF APPLIED FINISHES) OF THE CLOSEST PERPENDICULAR WALL OR PARTITION ASSEMBLY. AT DOORS OCCURRING IN WALLS OF CONCRETE MASONRY UNIT PARTITIONS, LOCATE THE HINGE-SIDE OF THE DOOR FINISHED OPENING 10 INCHES FROM THE FACE (EXCLUSIVE OF APPLIED FINISHES) OF THE CLOSEST PERPENDICULAR WALL OR PARTITION ASSEMBLY. <p>WHERE DIMENSIONS ARE NOT PROVIDED ON FLOOR PLANS TO LOCATE DOOR OPENINGS, APPLY THE FOLLOWING RULES, IN ORDER, TO DETERMINE THE LOCATION OF DOOR OPENINGS:</p> <ol style="list-style-type: none"> DOOR OPENINGS MAY BE DIMENSIONED ON DRAWINGS OTHER THAN THE FLOOR PLANS. REFER TO THE SECTIONS, ELEVATIONS, DETAILS, AND DOOR SCHEDULE NOTES FOR ADDITIONAL DIMENSIONAL INFORMATION. WHERE THE HINGE-SIDE OF A DOOR IS SHOWN ADJACENT TO A WALL, OR WALLS PERPENDICULAR TO THE WALL IN WHICH THE DOOR OPENING OCCURS: <ul style="list-style-type: none"> AT DOORS OCCURRING IN DOOR FINISHED GYPSUM BOARD PARTITIONS, LOCATE THE HINGE-SIDE OF THE HINGE-SIDE OF THE DOOR FINISHED OPENING 4 INCHES FROM THE FACE (EXCLUSIVE OF APPLIED FINISHES) OF THE CLOSEST PERPENDICULAR WALL OR PARTITION ASSEMBLY. AT DOORS OCCURRING IN WALLS OF CONCRETE MASONRY UNIT PARTITIONS, LOCATE THE HINGE-SIDE OF THE DOOR FINISHED OPENING 10 INCHES FROM THE FACE (EXCLUSIVE OF APPLIED FINISHES) OF THE CLOSEST PERPENDICULAR WALL OR PARTITION ASSEMBLY. <p>WHERE DIMENSIONS ARE NOT PROVIDED ON FLOOR PLANS TO LOCATE DOOR OPENINGS, APPLY THE FOLLOWING RULES, IN ORDER, TO DETERMINE THE LOCATION OF DOOR OPENINGS:</p> <ol style="list-style-type: none"> DOOR OPENINGS MAY BE DIMENSIONED ON DRAWINGS OTHER THAN THE FLOOR PLANS. REFER TO THE SECTIONS, ELEVATIONS, DETAILS, AND DOOR SCHEDULE NOTES FOR ADDITIONAL DIMENSIONAL INFORMATION. WHERE THE HINGE-SIDE OF A DOOR IS SHOWN ADJACENT TO A WALL, OR WALLS PERPENDICULAR TO THE WALL IN WHICH THE DOOR OPENING OCCURS: <ul style="list-style-type: none"> AT DOORS OCCURRING IN DOOR FINISHED GYPSUM BOARD PARTITIONS, LOCATE THE HINGE-SIDE OF THE HINGE-SIDE OF THE DOOR FINISHED OPENING 4 INCHES FROM THE FACE (EXCLUSIVE OF APPLIED FINISHES) OF THE CLOSEST PERPENDICULAR WALL OR PARTITION ASSEMBLY. AT DOORS OCCURRING IN WALLS OF CONCRETE MASONRY UNIT PARTITIONS, LOCATE THE HINGE-SIDE OF THE DOOR FINISHED OPENING 10 INCHES FROM THE FACE (EXCLUSIVE OF APPLIED FINISHES) OF THE CLOSEST PERPENDICULAR WALL OR PARTITION ASSEMBLY. <p>WHERE DIMENSIONS ARE NOT PROVIDED ON FLOOR PLANS TO LOCATE DOOR OPENINGS, APPLY THE FOLLOWING RULES, IN ORDER, TO DETERMINE THE LOCATION OF DOOR OPENINGS:</p> <ol style="list-style-type: none"> DOOR OPENINGS MAY BE DIMENSIONED ON DRAWINGS OTHER THAN THE FLOOR PLANS. REFER TO THE SECTIONS, ELEVATIONS, DETAILS, AND DOOR SCHEDULE NOTES FOR ADDITIONAL DIMENSIONAL INFORMATION. WHERE THE HINGE-SIDE OF A DOOR IS SHOWN ADJACENT TO A WALL, OR WALLS PERPENDICULAR TO THE WALL IN WHICH THE DOOR OPENING OCCURS: <ul style="list-style-type: none"> AT DOORS OCCURRING IN DOOR FINISHED GYPSUM BOARD PARTITIONS, LOCATE THE HINGE-SIDE OF THE HINGE-SIDE OF THE DOOR FINISHED OPENING 4 INCHES FROM THE FACE (EXCLUSIVE OF APPLIED FINISHES) OF THE CLOSEST PERPENDICULAR WALL OR PARTITION ASSEMBLY. AT DOORS OCCURRING IN WALLS OF CONCRETE MASONRY UNIT PARTITIONS, LOCATE THE HINGE-SIDE OF THE DOOR FINISHED OPENING 10 INCHES FROM THE FACE (EXCLUSIVE OF APPLIED FINISHES) OF THE CLOSEST PERPENDICULAR WALL OR PARTITION ASSEMBLY. <p>WHERE DIMENSIONS ARE NOT PROVIDED ON FLOOR PLANS TO LOCATE DOOR OPENINGS, APPLY THE FOLLOWING RULES, IN ORDER, TO DETERMINE THE LOCATION OF DOOR OPENINGS:</p> <ol style="list-style-type: none"> DOOR OPENINGS MAY BE DIMENSIONED ON DRAWINGS OTHER THAN THE FLOOR PLANS. REFER TO THE SECTIONS, ELEVATIONS, DETAILS, AND DOOR SCHEDULE NOTES FOR ADDITIONAL DIMENSIONAL INFORMATION. WHERE THE HINGE-SIDE OF A DOOR IS SHOWN ADJACENT TO A WALL, OR WALLS PERPENDICULAR TO THE WALL IN WHICH THE DOOR OPENING OCCURS: <ul style="list-style-type: none"> AT DOORS OCCURRING IN DOOR FINISHED GYPSUM BOARD PARTITIONS, LOCATE THE HINGE-SIDE OF THE HINGE-SIDE OF THE DOOR FINISHED OPENING 4 INCHES FROM THE FACE (EXCLUSIVE OF APPLIED FINISHES) OF THE CLOSEST PERPENDICULAR WALL OR PARTITION ASSEMBLY. AT DOORS OCCURRING IN WALLS OF CONCRETE MASONRY UNIT PARTITIONS, LOCATE THE HINGE-SIDE OF THE DOOR FINISHED OPENING 10 INCHES FROM THE FACE (EXCLUSIVE OF APPLIED FINISHES) OF THE CLOSEST PERPENDICULAR WALL OR PARTITION ASSEMBLY. <p>WHERE DIMENSIONS ARE NOT PROVIDED ON FLOOR PLANS TO LOCATE DOOR OPENINGS, APPLY THE FOLLOWING RULES, IN ORDER, TO DETERMINE THE LOCATION OF DOOR OPENINGS:</p> <ol style="list-style-type: none"> DOOR OPENINGS MAY BE DIMENSIONED ON DRAWINGS OTHER THAN THE

[illegible]

GENERAL NOTES	RULE 1	RULE 2
---------------	--------	--------

S ESTABLISH AND COORDINATE THE
SED ELEMENTS. THE A-SERIES DRAW
ANGE AND LOCATION OF ALL

RULE 5

ALIGN WITH FEATURES SHOWN DIMENSIONED ELSEWHERE IN SP

LOOK FOR DIMENSIONS OR NOTES SHOWN IN LINE BEYOND

DIM ON PLAN

DIM ON PLAN

NSIONED ON RI

SPECIFIC DIMENSIONS SHOWN BY REFLECTED CEILING PLANS, ELEVATIONS, OR DETAILS TAKE PRECEDENCE OVER TYPICAL LOCATION RULES.

ENSIONED BUT S

CE BUT CENTER

RULE 7

IONED BUT OCCURS ON A SQUARE GRID-TYPE CEILING

The diagram shows a square grid pattern representing a ceiling. A circular area is overlaid on the grid. A horizontal line with arrows at both ends is labeled 'EQUAL'.

DESIGNED WITH OTHERS

RULE 8

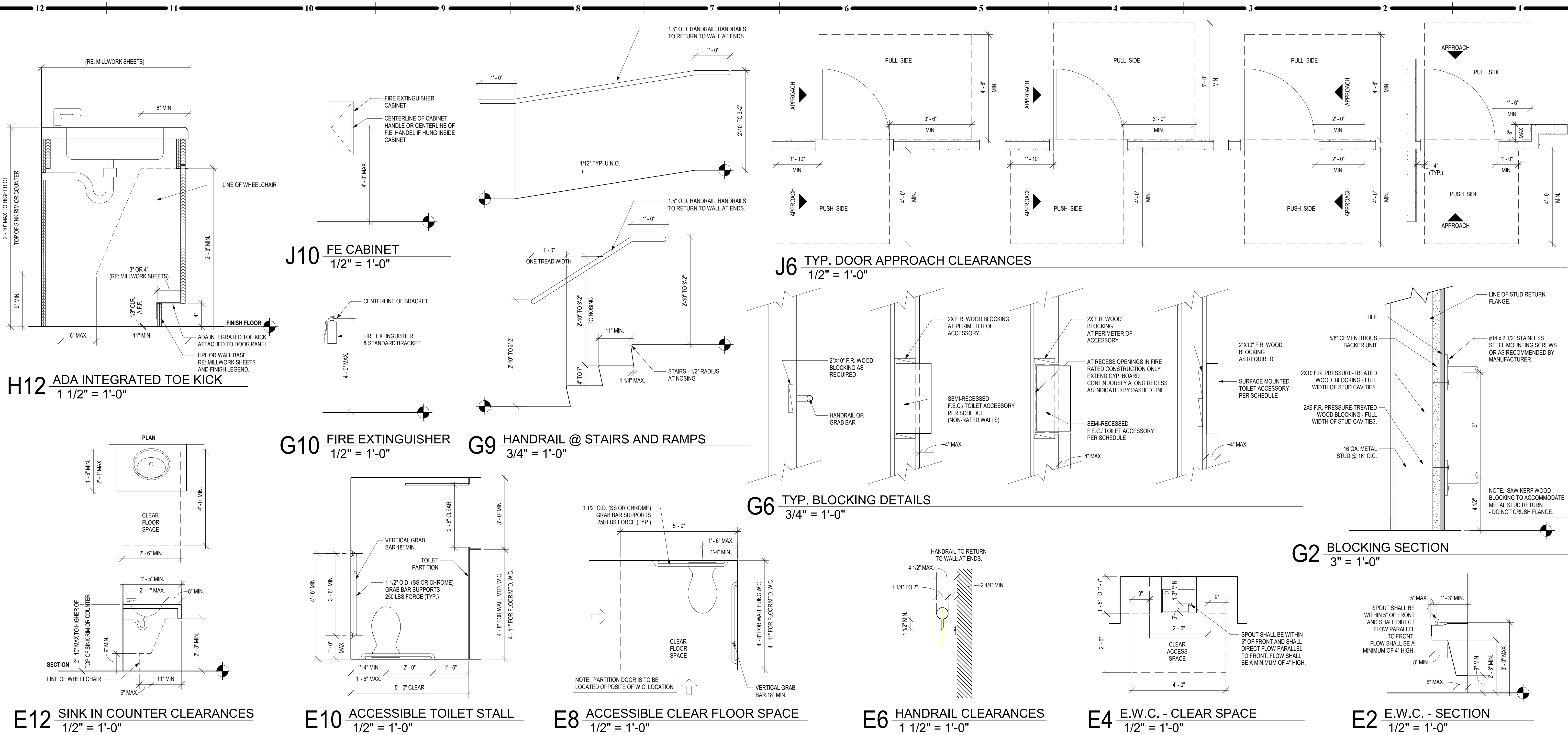
WHEN NOT DIMENSIONED BUT OCCURS ON A RECTANGULAR GRID-TYPE CEILING

The diagram shows a circular area representing a ceiling layout. A rectangular grid is overlaid on the circle. Two circular symbols, representing light fixtures, are positioned on the grid. Dimension lines indicate the spacing between the fixtures and the grid lines. Labels include "EQUAL" for vertical spacing, "1X EQUAL" for horizontal spacing from the left edge, and "3X EQUAL" for horizontal spacing between the fixtures.

BUT OCCURS O

OCCURS ON A

KNOWN DIMENSION



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. DOOR HARDWARE (TO CENTER OF HARDWARE): STANDARD MOUNTING HEIGHTS: PUSH PLATES = 42", PULL HANDLES = 42", KNOBS/LEVERS = 40". PANIC EXIT = 42" CENTERLINE OF BAR, KICKPLATES: WIDTH = DOOR WIDTH MINUS 2". CENTER HEIGHT = 16" FROM B.O. DOOR. THRESHOLDS: STANDARD = 1/2" MAX. AT EXT. SLIDING DOORS = 3/4" MAX. ADA HARDWARE = 34" MIN. TO 48" MAX.
4. DRINKING FOUNTAINS & EVCS (TO SPOUT): STANDARD = 40" TYP. 42" MAX. ADA = 36" MAX. (27" MIN. CLEAR KNEE SPACE).
5. COUNTERTOPS (TO SINK RIM COUNTERTOP): ADA = 26" MIN. TO 34" MAX.
6. WATER CLOSETS (TO TOP OF SEAT): STANDARD = 14" TO 15", ADA (TO TOP OF SEAT) = 17" TO 19". ADA FLUSH CONTROLS = 44" MAX.
7. URINALS (TO RIM): STANDARD = 24" MAX. ADA = 17" MAX. ADA FLUSH CONTROLS = 44" MAX.
8. LAVATORIES (TO SINK RIM COUNTERTOP): STANDARD = 36" TYP. 42" MAX. ADA = 36" MAX. (27" MIN. CLEAR KNEE SPACE).
9. MIRRORS (TO B.O. REFLECTIVE SURFACE): STANDARD = VARIES. ADA = 40" MAX.
10. 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.
11. SHOWER HEADS (FROM FLOOR TO HEAD): STANDARD = 72" TO 84". ADA = SPRAY UNIT W/ HOSE 60" LONG MIN. ADA = FIXED SHOWER HEAD = 48" AFF.
12. SHOWER CONTROLS (TO CONTROL AREA): STANDARD = 48" MAX. (TO TOP). ADA = 38" MIN. TO 48" MAX.
13. SHOWER ROD (FROM FLOOR TO C.L.): STANDARD = 78" MAX. ADA = 34" MAX. (29" MIN. CLEAR KNEE SPACE).
14. TOILET ROOM PARTITIONS: TOILETS = 12" TO 30" TO TOP. URINALS = 18" TO BOT. & 60" TO TOP.
15. TOILET PAPER DISPENSERS (TO C.L. OF OUTLET): STANDARD = 24". ADA = 18" MIN. TO 24" MAX.
16. WALL MOUNTED SOAP DISPENSERS (TO C.L. OF PUSH BUTTON): STANDARD = 40". ADA = VARIES. RE OBSTRUCTED AND UNOBSTRUCTED REACH RANGES: ADA SIDE REACH = 46" MAX. ABOVE SINK IN COUNTER.
17. PAPER TOWEL DISPENSER WASTE RECEPTACLE (TO TOWEL SLOT): STANDARD = 40" MAX. ADA FORWARD REACH = 48" MAX. & 15" MIN. ADA SIDE REACH = 48" MAX. & 15" MIN.
18. WARM AIR HAND DRYER (TO PUSH SWITCH): STANDARD = 44" MAX. ADA FORWARD REACH = 48" MAX. & 15" MIN. ADA SIDE REACH = 48" MAX. & 15" MIN.
19. 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.
20. SANITARY NAPKIN DISPOSAL (TO TOP OF UNIT): STANDARD = 28" MAX. ADA = 18" MIN. TO 24" MAX. (TO OPENING).
21. TOILET SEAT COVER DISPENSERS (TO OPENING): STANDARD = 40" MAX. ADA FORWARD REACH = 48" MAX. & 15" MIN. ADA SIDE REACH = 48" MAX. & 15" MIN.
22. COAT HOOKS: STANDARD = 68". ADA = 48" MAX.
23. CHALKBOARDS, TACKBOARDS & MARKERBOARDS: STANDARD = 32" TO 36" (TO B.O. BOARD OR CHALKTRAY). STANDARD = 80" (RECOMMENDED). ADA FORWARD REACH = 48" MAX. ADA SIDE REACH = 48" MAX.
24. THERMOSTATS & CONTROL DEVICES (TO TOP): ADA FORWARD REACH = 48" MAX. ADA SIDE REACH = 48" MAX.
25. LIGHT SWITCHES & CARD READERS (TO C.L.): LOCATE 6" FROM DOOR JAMB. ADA = 48" MAX.
26. CONVENIENCE RECEPTACLES - ELECTRICAL/TELEPHONE/ DATA (TO C.L.): STANDARD = 18". ADA = 15" MIN.
27. EXIT LIGHTS - WALL MOUNTED: 2" MIN. BELOW CEILING. 2" MIN. ABOVE DOOR FRAME. EQUAL SPACE FROM CEILING TO TOP OF FRAME.
28. 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).
29. FIRE ALARM PULL STATIONS (TO LEVER): STANDARD = 48" MAX. ADA FORWARD REACH = 48" MAX. ADA SIDE REACH = 48" MAX. HEIGHT = CEILING.
30. SMOKE AND/OR HEAT DETECTORS: STANDARD = CEILING.
31. HORN/ SPEAKER VISUAL SIGNALS: STANDARD = 80" AFF. OR 6' BELOW CEILING - WHICHEVER IS LOWER.
32. ROOM SENSING (TO C.L.): STANDARD = 60" HIGH AFF. & WITHIN 18" OF LATCH SIDE OF DOOR.



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

BAILEY FARMS CLUBHOUSE
LEE'S SUMMIT, MO

COPYRIGHT © BY
COLLINS WEBB
ARCHITECTURE, LLC

REVISION DATES:



G002
ISSUE DATE: JUNE 26, 2024
COLLINS WEBB #: 23115

ACCESSIBILITY GUIDELINES

CONSTRUCTION DOCUMENTS

K
J
I
H
G
F
E
D
C
B
A

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

INTERSECTION OF RATED WALLS

TAPE & JOINT COMPOUND (TYP)
LOWER PRIORITY WALL
TAPE & SEAL HIGHER PRIORITY
WALL BEHIND INTERSECTING
LOWER PRIORITY WALL (TYP)
HIGHER PRIORITY WALL
TAPE & JOINT COMPOUND (TYP)
HIGHER PRIORITY WALL

LOWER PRIORITY WALL
TAPE & JOINT
COMPOUND (TYP)
HIGHER PRIORITY WALL
CONTINUOUS TAPE
& SEAL OF HIGHER
PRIORITY WALL (TYP)
LOWER PRIORITY WALL

LOWER PRIORITY WALL
TAPE & JOINT COMPOUND (TYP)
HIGHER PRIORITY WALL

NOTES:

1. REFER TO WALL TYPES ON SHEET G121-T1 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.

GENERAL DESCRIPTION

PROJECT NAME: BAILEY FARMS CLUBHOUSE
PROJECT LOCATION: LEE'S SUMMIT
COUNTY: JACKSON
COLLINS WEBB ARCHITECTURE
13A SW 3RD STREET
LEE'S SUMMIT, MISSOURI 64063

APPLICABLE CODES:
2012 NFPA 101 LIFE SAFETY CODE
INTERNATIONAL BUILDING CODE - 2018 ED.
INTERNATIONAL PLUMBING CODE - 2019 ED.
INTERNATIONAL FUEL GAS CODE - 2018 ED.
INTRNATIONAL ENERGY CONSERVATION CODE - 2019 ED.
NATIONAL ELECTRICAL CODE - 2018 ED.
INTERNATIONAL FIRE CODE - 2018 ED.
INTERNATIONAL SWIMMING POOL, AND SPA CODE - 2018 ED.
ADA STANDARDS FOR ACCESSIBLE DESIGN - 2010 ED.

CODE INFORMATION

BUILDING/PROJECT USE: CONSTRUCTION TYPE OCCUPANCY CLASSIFICATION BUILDING FRAME	COMMUNITY CLUBHOUSE TYPE VB GROUP "A3" NEW ASSEMBLY, GROUP "B" NEW ASSEMBLY	TABLE/SECTION/REFERENCE
		IBC SECTION 303 IBC TABLE 601 IBC SECTION 303
		IBC SECTION 503

ACTUAL TENANT AREA (GROSS) 1,969 SQ. FT.
NET TENANT AREA 1,899 SQ. FT.

ALLOWABLE STORIES 2 STORIES
ACTUAL NUMBER OF STORIES 1 STORIES
ALLOWABLE HEIGHT 40'-0"
ACTUAL HEIGHT IN FEET 22'-8"

FIRE RESISTIVE REQUIREMENTS

		TABLE/SECTION/REFERENCE
PRIMARY FRAME	0 HRS	IBC TABLE 601
NON-BEARING WALLS	0 HRS	IBC TABLE 601
BEARING WALLS W/ J. EXT.	0 INT. / 0 EXT. HRS	IBC TABLE 601
FLOOR CONSTRUCTION	0 HRS	IBC TABLE 601
CEILING/ROOF	0 HRS	IBC TABLE 601
CORRIDORS	0 HRS	IBC TABLE 1018.1

FIRE EXTINGUISHERS

1. PROVIDE PORTABLE FIRE EXTINGUISHERS IN OCCUPANCIES AND LOCATIONS AS REQUIRED BY THE MISSOURI FIRE PREVENTION CODE. SEE PLANS FOR SUGGESTED LOCATIONS. NOTIFY ARCHITECT OF ANY PROPOSED RELOCATION OR IF A CONFLICT IS ENCOUNTERED.
2. PORTABLE FIRE EXTINGUISHERS SHALL BE INSTALLED, INSPECTED, AND MAINTAINED IN ACCORDANCE WITH NFPA 10, STANDARD FOR PORTABLE FIRE EXTINGUISHERS.

CEILING HEIGHT NOTES: (IBC 1208)

1. ALL MEANS OF EGRESS TO HAVE A MINIMUM CEILING HEIGHT OF 7'-6" A.F.F. NOR SHALL HAVE ANY PROJECTION FROM THE CEILING BE LESS THAN 6'-8" A.F.F.
2. OCCUPIED SPACES, HABITABLE SPACES AND CORRIDORS SHALL HAVE A CEILING HEIGHT OF NOT LESS THAN 7'-6" A.F.F.
3. BATHROOMS, TOILET ROOMS, KITCHENS, STORAGE ROOMS AND LAUNDRY ROOMS SHALL HAVE A CEILING HEIGHT OF NOT LESS THAN 7'-0" A.F.F.

INTERIOR FINISHES

GROUP A	MAX. FLAME SPREAD	
EXIT ENCLOSURES	CLASS A	803.9 IBC
LOBBIES & CORRIDORS	CLASS A or CLASS B	803.9 IBC
ALL OTHER SPACES	CLASS A, B or C (75-200)	803.9 IBC
TEXTILES	CLASS A (0-25)	IBC 803.1.3 & 803.1.4
SMOKE DEVELOPED	0-450	TABLE/SECTION/REFERENCE

NOTE:

Decorative Materials and Trim (including plastics) must comply with above.

GENERAL EXITING REQUIREMENTS

EXIT TRAVEL DISTANCE	250 FEET	SECTION 12.2.6.2
DEAD END CORRIDOR	20 FEET	SECTION 12.2.2.5.1.3
COMMON PATH OF TRAVEL	20' FEET, OR 75' IF OCC. < 50	SECTION 12.2.5.1.2
MIN. CORRIDOR WIDTH	44", OR 36" IF OCC. < 50	SECTION 12.2.3.8

POSTING OF OCCUPANT LOAD

EVERY ROOM OR SPACE THAT IS AN ASSEMBLY OCCUPANCY SHALL HAVE THE OCCUPANT LOAD OF THE ROOM OR SPACE POSTED IN A CONSPICUOUS PLACE, NEAR THE MAIN EXIT OR EXIT ACCESS DOORWAY FROM THE ROOM OR SPACE. POSTED SIGNS SHALL BE OF AN APPROVED LEGIBLE PERMANENT DESIGN AND SHALL BE MAINTAINED BY THE OWNER OR AUTHORIZED AGENT.

EXIT REQUIREMENTS

- A. REQUIRED CAPACITY
1. STAIRS - 0.37 / PERSON
2. OTHER COMPONENTS - 0.27 / PERSON
3. OTHER COMPONENTS WITHIN THEATER ROOMS - 0.22" / PERSON

TABLE 7.3.3.1
TABLE 12.2.3.2

B. MINIMUM NUMBER

1. OCCUPANT LOAD OF 1-500 PERSONS - 2 EXITS PER STORY
2. OCCUPANT LOAD OF 501-1000 PERSONS - 3 EXITS PER STORY
3. OCCUPANT LOAD OF MORE THAN 1000 PERSONS - 4 EXITS PER STORY

SECTION 7.4.1.1
SECTION 7.4.1.2

SIGNAGE

1. STAIR TACTILE AND BRAILLE SIGNAGE ON EACH FLOOR FOR EXIT STAIRWELL, FLOOR DISCHARGE, AND ROOF TOP ACCESS IN ACCORDANCE WITH IBC 2018
2. PROVIDE SIGNAGE "IN FIRE EMERGENCY DO NOT USE ELEVATOR. USE EXIT STAIRS" IN ACCORDANCE WITH IBC (3002.3)
3. EVACUATION DIAGRAM PROVIDED IN ACCORDANCE WITH IBC 2018

OCCUPANT LOAD

OCCUPANT LOAD : LEVEL 1				
GREAT ROOM	46 OCC	GREAT ROOM:	682 SF	15 SF/OCC
KITCHEN	9 OCC	KITCHEN:	131 SF	15 SF/OCC
STORAGE 103	1 OCC	STORAGE:	38 SF	300 SF/OCC
CONFERENCE/FLEX	14 OCC	CONFERENCE:	204 SF	15 SF/OCC
STORAGE 106	1 OCC	STORAGE:	73 SF	300 SF/OCC
OCCUPANT LOAD THIS LEVEL	77 OCCUPANTS			
EXITS REQUIRED THIS LEVEL	2 EXITS			
EXITS PROVIDED THIS LEVEL	2 EXITS			

PLUMBING FIXTURE REQUIREMENTS

B OCC WATER CLOSETS = 125 MALE 100 FEMALE
B OCC LAVATORIES = 140 BOTH MALE/FEMALE
B OCC DRINKING FOUNTAIN = 1/100
B OCC SERVICE SINK = 1

PLUMBING FIXTURES REQUIRED (B OCCUPANCY)

MEN WATER CLOSETS: = 8 REQUIRED
WOMEN WATER CLOSETS: = 3 REQUIRED
LAVATORIES: = 375 REQUIRED
DRINKING FOUNTAINS: = 15 REQUIRED
SERVICE SINKS: = 1 REQUIRED

A3 OCC WATER CLOSETS = 140 MALE 140 FEMALE
A3 OCC LAVATORIES = 175 BOTH MALE/FEMALE
A3 OCC DRINKING FOUNTAIN = 1/500
A3 OCC SERVICE SINK = 1

PLUMBING FIXTURES REQUIRED (A3 OCCUPANCY)

MEN WATER CLOSETS: = 1.4 REQUIRED
WOMEN WATER CLOSETS: = 1.4 REQUIRED
LAVATORIES: = 75 REQUIRED
DRINKING FOUNTAINS: = 1 REQUIRED
SERVICE SINKS: = 1 REQUIRED

TOTAL PLUMBING FIXTURES REQUIRED FOR BOTH USES:
MEN WATER CLOSETS: = 2 REQUIRED
WOMEN WATER CLOSETS: = 2 REQUIRED
LAVATORIES: = 2 REQUIRED
DRINKING FOUNTAINS: = 1 REQUIRED
SERVICE SINKS: = 1 REQUIRED

PLUMBING FIXTURES PROVIDED

MEN WATER CLOSETS: = 2 PROVIDED
WOMEN WATER CLOSETS: = 2 PROVIDED
MEN LAVATORIES: = 1 PROVIDED
WOMEN LAVATORIES: = 1 PROVIDED
UNISEX WATER CLOSETS: = 1 PROVIDED
UNISEX LAVATORIES: = 1 PROVIDED
DRINKING FOUNTAINS: = KITCHEN PROVIDED WATER
SERVICE SINKS: = 1 PROVIDED

FIRE RESISTIVE LEGEND

NUMBER OF
OCCUPANT'S EXITING
EXIT WIDTH
PROVIDED (IN.)
200
40"
60"
CALCULATED EXIT
WIDTH REQ'D (IN.)
200
40" | 32"
68"
MIN. WIDTH OF
MEANS OF EGRESS
COMPONENT (IN.)
EXIT WIDTH
PROVIDED (IN.)

X" FROM ROOM OR LEVEL
X = CLEAR WIDTH OF OPENING IN INCHES

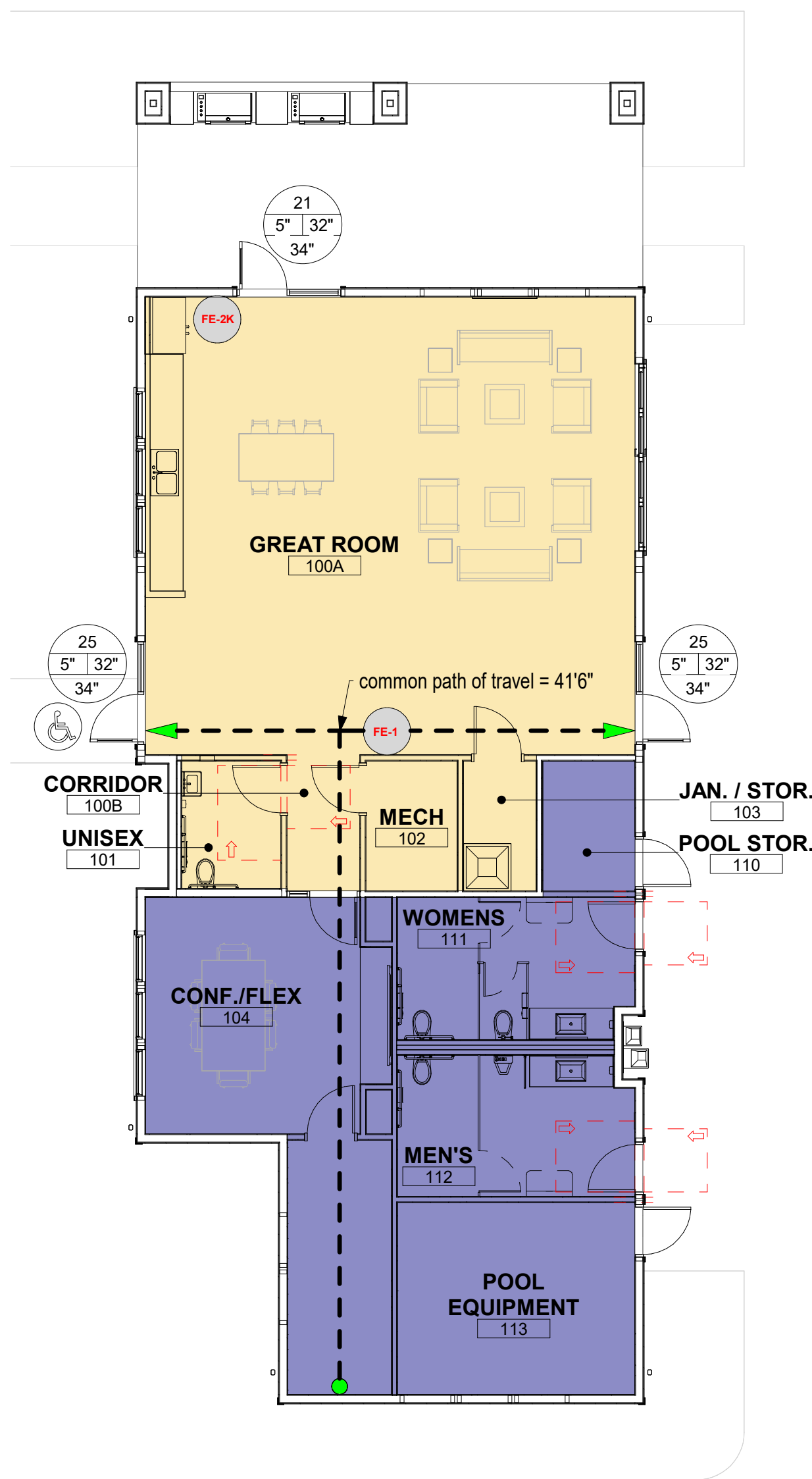
F.E.C.
FIRE RISER CABINET

ACCESSIBLE EGRESS
COMPONENT

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

FE-2K INDICATES KITCHEN/ BAR FIRE EXTINGUISHER
(FE) LOCATION WITH 75'-0" RADIUS COVERAGE
AREA. SEE SPECIFICATIONS FOR FE TYPE.

FE-3 INDICATES TEMPORARY WALL HUNG FIRE
EXTINGUISHER (FE) LOCATION WITH 75'-0"
RADIUS COVERAGE AREA. SEE SPECIFICATIONS
FOR FE TYPE.

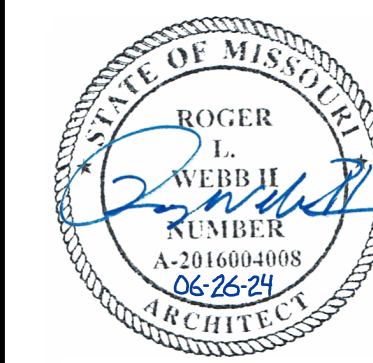


A7 1ST FLOOR - LIFE SAFETY
1/8" = 1'-0"

BAILEY FARMS CLUBHOUSE
LEE'S SUMMIT, MO

COPYRIGHT © BY
COLLINS WEBB
ARCHITECTURE, LLC

REVISION DATES:



PROFESSIONAL SEAL

G003

ISSUE DATE: JUNE 26, 2024
COLLINS WEBB #: 23115

LIFE SAFETY PLANS AND
PROJECT INFO.

CONSTRUCTION DOCUMENTS



6/26/2024 8:51:50 AM

SPECIFICATIONS - PRODUCT & INSTALLATION GENERAL REQUIREMENTS

GENERAL REQUIREMENTS APPLICABLE TO ALL MATERIALS FOR THE PROJECT:

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

DIVISION 1 - GENERAL REQUIREMENTS

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

A. CONTRACTOR LICENSES

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

B. BUILDING PERMITS

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

C. UTILITY FEES

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

D. PROTECTION OF FINISHED WORK

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

E. GENERAL CONDITIONS

1. ANY DISCREPANCY OR CONFLICT WITHIN OR BETWEEN DRAWINGS AND ANY DISCREPANCY OR CONFLICT BETWEEN ANY DRAWING AND ANY SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.
2. NOTWITHSTANDING, DISCREPANCIES OR CONFLICTS NOT BROUGHT TO THE ARCHITECT'S AND OWNERS ATTENTION AND CLARIFIED DURING THE BIDDING OF THE PROJECT WILL BE DEEMED TO HAVE BEEN BID OR PROPOSED IN THE MORE COSTLY OR DIFFICULT MANNER, AND THE BETTER QUALITY OR GREATER QUANTITY OF THE WORK SHALL BE PROVIDED BY THE CONTRACTOR IN ACCORDANCE WITH ARCHITECT'S INTERPRETATION.
3. THE GENERAL CONTRACTOR SHALL KEEP A COMPLETE PROTOTYPE SET OF DOCUMENTS ON THE PROJECT SITE AT ALL TIMES FOR REFERENCE DURING CONSTRUCTION.
4. THE GENERAL CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK, USING THE CONTRACTOR'S BEST SKILLS AND ATTENTION. THE GENERAL CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR AND HAVE CONTROL OVER CONSTRUCTION MEANS AND METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THE CONTRACT.
5. THE GENERAL CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR AND HAVE CONTROL OVER ALL JOB SITE SAFETY PROCEDURES AND POLICIES. THE GENERAL CONTRACTOR SHALL HAVE A SAFETY COORDINATOR AND BE RESPONSIBLE TO HOLD REGULARLY SCHEDULED SAFETY TRAINING WITH ALL JOB SITE PERSONNEL, INCLUDING ALL SUB CONTRACTOR PERSONNEL.
6. NEITHER THE ARCHITECT'S OR THE OWNERS INSPECTION NOR FAILURE TO INSPECT SHALL RELIEVE THE CONTRACTOR OF ANY OBLIGATION HEREUNDER. IF ANY WORK FAILS TO CONFORM TO THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL PROMPTLY REMEDY AND/OR REPLACE THE SAME AT THE CONTRACTOR'S EXPENSE. NO ACCEPTANCE OR PAYMENT BY THE OWNER OR ARCHITECT SHALL CONSTITUTE A WAIVER OF THE FOREGOING AND NOTHING HEREIN SHALL EXCLUDE OR LIMIT ANY WARRANTIES IMPLIED BY LAW.
7. THE GENERAL CONTRACTOR SHALL SO CONDUCT ITS OPERATIONS AS NOT TO UNREASONABLY INTERFERE WITH TRAFFIC ON PUBLIC THROUGHS AREAS ADJACENT OR NEAR TO THE PROJECT SITE.
- 7.1. NO NOISE DRAINING.

F. PROJECT REQUIREMENTS

1. THE GENERAL CONTRACTOR REPRESENTS THAT IT POSSESSES THE SKILLS REQUIRED FOR THE WORK, ASSUMES THE RESPONSIBILITIES OF AN EMPLOYER FOR PERFORMANCE OF THE WORK, AND ACTS AS AN EMPLOYER OF ONE OR MORE EMPLOYEES DOING VARIOUS TYPES OF ACTIVITIES AND PERFORMING OTHER SIMILAR FUNCTIONS. THE GENERAL CONTRACTOR IS AN INDEPENDENT CONTRACTOR FREE TO DETERMINE THE MANNER IN WHICH THE WORK IS PERFORMED.
2. THE GENERAL CONTRACTOR SHALL PROVIDE, AND MAINTAIN IN GOOD WORKING ORDER, THE FOLLOWING ITEMS FOR USE BY THE PROJECT SUPERINTENDENT DAILY DURING THE ENTIRE DURATION OF THE PROJECT:
- A. LAPTOP WITH INTERNET ACCESS.
- B. DIGITAL CAMERA WITH DATE/STAMP CAPABILITY AND WITH PROPER CABLES TO ATTACH TO LAPTOP.
- C. EMAIL ACCESS THROUGH THE INTERNET.
- D. A PRINTER/SCANNER/FAX MACHINE WITH PROPER CABLES TO ATTACH TO LAPTOP.
- E. CELL PHONE.
3. THE GENERAL CONTRACTOR SHALL HAVE A CONSTRUCTION SUPERINTENDENT ASSIGNED TO THIS PROJECT, AND THIS SUPERINTENDENT SHALL BE ON SITE EVERY DAY THERE IS ANY CONSTRUCTION ON THIS PROJECT. THE SUPERINTENDENT SHALL BE REACHABLE BY PHONE DURING NORMAL BUSINESS HOURS, ONCE ASSIGNED, THE SUPERINTENDENT SHALL NOT BE REMOVED OR REPLACED WITHOUT PRIOR APPROVAL FROM OWNER & ARCHITECT. UNLESS SPECIFICALLY REQUESTED TO BE REPLACED BY OWNER.
4. THE SUPERINTENDENT WILL BE REQUIRED TO PROVIDE PHOTOGRAPHS (VIA EMAIL USING A DIGITAL CAMERA) TO THE OWNER & ARCHITECT BY EMAIL DAILY, SHOWING THE PROGRESS OF CONSTRUCTION. THE SUPERINTENDENT SHALL BE ENCOURAGED TO TAKE PHOTOS SEVERAL TIMES EACH WEEK TO HELP MAINTAIN PROOF OF CONSTRUCTION PROGRESS. RECORD UNCOVERED CONDITIONS, RECORD LOCATION AND AMOUNTS OF VENDOR GOODS UPON RECEIPT, AND RECORD CONSTRUCTION THAT VARIES FROM THE CDS (AS PART OF THE AS-BUILTS). ALL PHOTOS WILL HAVE A DATE/STAMP.

G. INSPECTIONS/OBSERVATIONS

1. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO OVERSEE CONSTRUCTION OF THE PROJECT, CONTINUALLY INSPECTING THE WORK, MATERIALS, AND WORKMANSHIP PROVIDED BY ALL OF HIS TRADESMEN, SUBCONTRACTORS, AND SUPPLIERS. EXCELLENCE IN WORKMANSHIP AND ADHERENCE TO THE PROJECT'S HIGH STANDARDS OF ACCEPTABILITY. THE GENERAL CONTRACTOR CANNOT DELEGATE HIS RESPONSIBILITY TO THE SUBCONTRACTORS, BUT MUST CONTINUALLY MONITOR THE WORK OF EACH TRADE ON THE PROJECT.
2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ARRANGE AND SCHEDULE ALL AGENCIES HAVING JURISDICTION (AHJ) INSPECTIONS NECESSARY TO OBTAIN THE CERTIFICATE OF OCCUPANCY (CERTIFICATE OF COMPLIANCE). PRIOR TO THE DATE OF THE AGENCY INSPECTION, THE GENERAL CONTRACTOR SHOULD INSPECT THE PROJECT TO INSURE THAT CONSTRUCTION COMPLETION WITH THE AGENCY REQUIREMENTS. SCHEDULING PLAN INSPECTIONS WITH AGENCY REPRESENTATIVES WHEN THE PROJECT IS NOT COMPLETE MUST BE AVOIDED. COPIES OF FINAL INSPECTIONS MUST BE PROVIDED TO OWNER & ARCHITECT AS THEY ARE AVAILABLE.
3. PRIOR TO REQUESTING THE SUBSTANTIAL COMPLETION INSPECTION, IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONDUCT HIS OWN PRE-SUBSTANTIAL COMPLETION INSPECTION OF THE CONSTRUCTION FOR QUALITY OF CONSTRUCTION AND COMPLIANCE WITH THE CONSTRUCTION DOCUMENTS.
4. THE FOLLOWING PEOPLE SHOULD BE IN ATTENDANCE FOR THE SUBSTANTIAL COMPLETION INSPECTION:
- A. GENERAL CONTRACTOR
- B. GENERAL CONTRACTOR SUPERINTENDENT
- C. MECHANICAL CONTRACTOR
- D. ELECTRICAL CONTRACTOR
- E. PLUMBING CONTRACTOR
- F. PAINTING CONTRACTOR
- G. FLOORING CONTRACTOR
5. ITEMS TO BE SUBMITTED AS A PREREQUISITE TO THE REQUEST FOR THE CERTIFICATE OF SUBSTANTIAL COMPLETION AND OWNER ARCHITECT OBSERVATION OF ITEMS TO BE COMPLETED AND CORRECTED.
- A. GENERAL CONTRACTOR'S PUNCH LISTS
- B. HVAC TEST AND BALANCE REPORT
- C. SPRINKLER SYSTEM ACCEPTANCE INSPECTION REPORT
- D. COPY OF VIDEO OF COMPLETED SEWER SYSTEM
6. THE REVIEW TEAM SHOULD PROCEED IN AN ORGANIZED MANNER THROUGHTOUT THE BUILDING INSPECTING EACH SPACE OR ROOM. THE PUNCH LIST CREATOR SHOULD BE PRESENT FOR THE SUBSTANTIAL COMPLETION INSPECTION TOUR IS TO BE PREPARED BY THE CONTRACTOR. ALONG WITH THE PUNCH LIST, THE ARCHITECT SHALL PREPARE THE "CERTIFICATE OF SUBSTANTIAL COMPLETION".
7. IMMEDIATELY AFTER RECEIPT OF THE PUNCH LIST, THE GENERAL CONTRACTOR AND SUBCONTRACTORS ARE EXPECTED TO BEGIN CORRECTION OF THE OUTSTANDING ITEMS. AFTER COMPLETION OF PUNCHLIST, THE CONTRACTOR SHALL NOTIFY OWNER & ARCHITECT IN WRITING THAT FULL LIST OF ITEMS TO BE COMPLETED AND OR CORRECT IS FINALIZED.

H. RECORD (CLOSE-OUT) DOCUMENTS

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

I. FINAL CLOSE-OUT OF THE PROJECT

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

J. CLOSE-OUT DOCUMENTS

1. THE CATEGORIES LISTED BELOW SHOULD BE SUBMITTED AT THE SAME TIME.
- A. A DISK WITH ALL PHOTOS TAKEN DURING CONSTRUCTION.
- B. CHANGE ORDERS AND ALL ADDENDA ATTACHED AND POSTED TO THE AS-BUILT DRAWINGS.
- C. AS-BUILT DRAWINGS: ONE HARD COPY TO REMAIN ON SITE AND IN PLANT TUBE, ONE ELECTRONIC COPY TO BE SUBMITTED WITH CLOSE-OUT PAPERWORK.
- D. MATERIALS SELECTION DATA - PROVIDE ALL APPROVED SUBMITTALS.
- E. OPERATION AND MAINTENANCE MANUALS (OMM) - PROVIDE OMM MANUALS BOXED AND BOUND. THIS ITEM IS OF SIGNIFICANT IMPORTANCE TO MSF FUTURE MAINTENANCE ACTIVITIES.
- F. ALL HVAC TEST AND BALANCE REPORTS.
- G. RELEASE OF LIEN (AIA FORM 706), PAYMENT OF DEBT (AIA FORM 706).
- H. WARRANTIES, CERTIFICATES, AFFIDAVITS.
2. ALL INFORMATION INCLUDED IN THIS CATEGORY WILL BE FURNISHED IN ONE (1) COPY AND BOUND IN A STURDY THREE-RING BINDER WITH A LABEL ON THE OUTSIDE READING "GENERAL CLOSE-OUT DOCUMENTS TO INCLUDE AN INDEX OF THE CONTENTS. ALL AIA DOCUMENTS WILL BE ORIGINAL WITH RED LETTERING ON THE BOTTOM OF THE FORM) AND NOTARIZED. IF THE ELECTRONIC VERSION IS USED, A COPY WITH ORIGINAL SIGNATURES WILL BE SUBMITTED. THE GENERAL CONTRACTOR AND EACH SUBCONTRACTOR WILL HAVE SEPARATE TABS IDENTIFYING EACH BY NAME. THE GENERAL CONTRACTOR WILL LIST EACH SUBCONTRACTOR ALPHABETICALLY AND WILL CHECK TO INSURE THAT A "RELEASE OF LIEN" - AIA FORM 678 AND A "PAYMENT OF DEBT" AIA FORM 679 IS INCLUDED FOR HIMSELF AND EACH SUBCONTRACTOR. THE GENERAL CONTRACTOR WILL INCLUDE A "CONSENT OF SURETY" - AIA FORM G707. IN ADDITION, THE GENERAL CONTRACTOR WILL INCLUDE BEHIND HIS TAB THE FOLLOWING INFORMATION:
- A. LIST OF NAMES, BUSINESS ADDRESSES, PHONE NUMBERS AND EMAIL ADDRESSES FOR THE GENERAL CONTRACTOR AND EACH SUBCONTRACTOR.
- B. AN ANNOTATED COPY OF THE SUBSTANTIAL COMPLETION PUNCH LIST INDICATING ACTION TAKEN ON EACH ITEM.
- C. WARRANTIES, CERTIFICATES AND AFFIDAVITS SHALL BE INCLUDED FOR ANY EQUIPMENT, MATERIALS OR SYSTEMS COMPLETED WITHIN.

DIVISION 4 - MASONRY

04 7000 MASONRY VENEERS & SIMULATED STONES

- A. SUBMITTALS: SHOP DRAWINGS AND CALCULATIONS INDICATING PRODUCTS TYPES AND LAYOUT, VERTICAL AND HORIZONTAL DIMENSIONS, EDEGE CONDITIONS, AND CONNECTION DETAILS TO SUBSTRATES. PROVIDE GROUT TYPES AND COLOR SAMPLES.
- B. BASIS OF DESIGN: ELORADO STONE, TYPES AS IN THE CONSTRUCTION DOCUMENTS.
- C. MATERIALS
1. MORTAR TYPE "N" TINTED TO A COLOR SELECTED BY THE ARCHITECT.
2. METAL LATH SHALL BE MINIMUM 2.5 LB. PAPER BACKED GALVANIZED METAL LATH (DIAMOND MESH) ATTACHED WITH 1/4" TYPE S-12 GALVANIZED NAILS. GALVANIZED FLASHING MAY ALSO BE USED.
- C. FABRICATIONS: FABRICATE ITEMS IN LARGEST PRACTICAL SECTIONS FOR DELIVERY TO SITE.
- F. INSTALLATION
1. FOLLOW MANUFACTURER RECOMMENDED INSTALLATION INSTRUCTIONS TO MAINTAIN WARRANTY.
2. APPLY MORTAR 1/2" TO 3/4" THICK TO PREPARED SURFACE AREA USING A PLASTERER'S OR MASONS TROWEL AND LATH SIMULATED STONE UNITS LEVEL AND TRUE TO LINE IN FULL BEDS OF MORTAR. ALL JOINTS MUST BE COMPLETELY FILLED. APPLY ONLY ENOUGH MORTAR TO ALLOW STONES TO BE SET BEFORE MORTAR BEGINS TO HARDEN.
3. ALL JOINTS IN SIMULATED STONE WORK SHALL NOT EXCEED AN AVERAGE OF 1/2" IN WIDTH.
4. RETAIN 1/2" DEEP X 1/4" WIDE SEALANT JOINTS AT PERIMETER OF ADJACENT CONSTRUCTION.
5. DO NOT ALLOW MORTAR DROPPINGS TO HARDEN ON EXPOSED SURFACES.
6. WALLS SHALL BE COVERED WITH 15 LB. BUILDING FELT AND GALVANIZED METAL LATH SHALL BE INSTALLED PRIOR TO APPLICATION OF THE MORTAR BASE. MORTAR BASE MAY BE APPLIED DIRECTLY TO MASONRY BACK-UP.

DIVISION 6 - WOOD AND PLASTICS

06 1000 ROUGH CARPENTRY

1. PROVIDE SUFFICIENT FIRE RETARDANT TREATED WOOD BLOCKING AT ALL STUDS FOR SECURING OF WALL & CEILING ITEMS. DISCREPANCIES OR CONFLICTS NOT BROUGHT TO THE ARCHITECT'S AND OWNERS ATTENTION AND CLARIFIED DURING THE BIDDING OF THE PROJECT WILL BE DEEMED TO HAVE BEEN BID OR PROPOSED IN THE MORE COSTLY OR DIFFICULT MANNER, AND THE BETTER QUALITY OR GREATER QUANTITY OF THE WORK SHALL BE PROVIDED BY THE CONTRACTOR IN ACCORDANCE WITH ARCHITECT'S INTERPRETATION.
2. THE GENERAL CONTRACTOR SHALL KEEP A COMPLETE PROTOTYPE SET OF DOCUMENTS ON THE PROJECT SITE AT ALL TIMES FOR REFERENCE DURING CONSTRUCTION.
3. THE GENERAL CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK, USING THE CONTRACTOR'S BEST SKILLS AND ATTENTION. THE GENERAL CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR AND HAVE CONTROL OVER CONSTRUCTION MEANS AND METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THE CONTRACT.
4. THE GENERAL CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR AND HAVE CONTROL OVER ALL JOB SITE SAFETY PROCEDURES AND POLICIES. THE GENERAL CONTRACTOR SHALL HAVE A SAFETY COORDINATOR AND BE RESPONSIBLE TO HOLD REGULARLY SCHEDULED SAFETY TRAINING WITH ALL JOB SITE PERSONNEL, INCLUDING ALL SUB CONTRACTOR PERSONNEL.
5. NEITHER THE ARCHITECT'S OR THE OWNERS INSPECTION NOR FAILURE TO INSPECT SHALL RELIEVE THE CONTRACTOR OF ANY OBLIGATION HEREUNDER. IF ANY WORK FAILS TO CONFORM TO THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL PROMPTLY REMEDY AND/OR REPLACE THE SAME AT THE CONTRACTOR'S EXPENSE. NO ACCEPTANCE OR PAYMENT BY THE OWNER OR ARCHITECT SHALL CONSTITUTE A WAIVER OF THE FOREGOING AND NOTHING HEREIN SHALL EXCLUDE OR LIMIT ANY WARRANTIES IMPLIED BY LAW.
6. THE GENERAL CONTRACTOR SHALL SO CONDUCT ITS OPERATIONS AS NOT TO UNREASONABLY INTERFERE WITH TRAFFIC ON PUBLIC THROUGHS AREAS ADJACENT OR NEAR TO THE PROJECT SITE.
- 7.1. NO NOISE DRAINING.

06 4020 INTERIOR ARCHITECTURAL WOODWORK

- A. SUBMITTALS: SAMPLES OF FINISH MATERIALS, CATALOG CUTS OF HARDWARE, AND SHOP DRAWINGS INCLUDING DIMENSIONED PLANS, ELEVATIONS, AND SECTIONS.

B. QUALITY STANDARD: ARCHITECTURAL WOODWORK INSTITUTES' ARCHITECTURAL WOODWORK QUALITY STANDARDS

C. MATERIALS

1. HARDBOARD: AHA A25.4
2. MEDIUM DENSITY FIBERBOARD: ANSI A208.2, GRADE MD, MADE WITH BINDER CONTAINING NO UREA FORMALDEHYDE
3. PARTICLEBOARD: ANSI A208.1, GRADE M-2
4. SOFT PLYWOOD: DCC P-9
5. HARDBOARD, PLYWOOD AND FACE VENEERS: HPVA HP-1, MADE WITH ADHESIVE CONTAINING NO UREA FORMALDEHYDE
6. HIGH PRESSURE DECORATIVE LAMINATE: NEMA D-13
7. HARDWARE: COMPLY WITH BHMA 618
- a. HINGES: CONCEALED (EUROPEAN TYPE) BHMA A156.9
- b. PULLS: AS SPECIFIED ON DRAWINGS
- c. DRAWER SLIDES: SIDE MOUNTED, ZINC-PLATED FULL EXTENSION STEEL, DRAWER SLIDES WITH STEEL BALL BEARINGS, COMPLYING WITH BHMA A156.9, GRADE 1 AND RATED AS FOLLOWS: BOX DRAWERS: 100LB DRAWS; DRAWERS: 200 LB; PENCIL DRAWERS: 45 LB
- d. DOOR AND DRAWER LOCKS: BHMA A156.9
- e. GROMMETS: MOLDED PLASTIC WITH CAPS, FURNISH IN COLOR AND LOCATIONS AS DIRECTED.
1. HARDWARE: FINISH SATIN CHROME BHMA 626 OR 652 OR SATIN STAINLESS STEEL, BHMA 630.

D. INTERIOR WOODWORK

1. COMPLETE FABRICATION BEFORE SHIPPING TO PROJECT SITE TO MAXIMUM EXISTENT FEASIBLE. DISASSEMBLE ONLY AS NEEDED FOR SHIPMENT AND INSTALLING, WHERE NECESSARY FOR FITTING AT PROJECT SITE, PROVIDE FOR SCROBING AND TRIMMING.
2. BACKOUT AND GROOVE BACKS OF FLAT MEMBERS, KERP BACKS OF OTHER WIDE, FLAT MEMBERS, EXCEPT WHERE ENDS WILL BE EXPOSED IN FINISHED WORK.

E. INSTALLATION

1. DO NOT DELIVER OR INSTALL WOODWORK UNTIL BUILDING IS ENCLOSED, WET WORK IS COMPLETED, HVAC IS OPERATING, AND WOODWORK IS CONDITIONED TO PREVAILING CONDITIONS OF SPACE WHERE INSTALLED.
2. INSTALL WOODWORK LEVEL AND TRUE TO LINE AND SHIM AS REQUIRED WITH CONCEALED SHIMS TO 1/8" TOLERANCE OF 1/16" AND TO COMPLY WITH REFERENCED QUALITY STANDARD FOR GRADE SPECIFIED.
3. SCRIBE AND CUT WOODWORK TO FIT ADJOINING WORK, SEAL CUT SURFACES, AND REPAIR DAMAGED FINISH AT CUTS.
4. INSTALL TRIM WITH MINIMUM NUMBER OF JOINTS POSSIBLE USING FULL-LENGTH PIECES TO GREATEST EXTENT POSSIBLE. STAGGER JOINTS IN ADJACENT AND RELATED MEMBERS.

06 4020 INTERIOR ARCHITECTURAL WOODWORK

- A. SUBMITTALS: SAMPLES OF FINISH MATERIALS, CATALOG CUTS OF HARDWARE, AND SHOP DRAWINGS INCLUDING DIMENSIONED PLANS, ELEVATIONS, AND SECTIONS.

B. QUALITY STANDARD: ARCHITECTURAL WOODWORK INSTITUTES' ARCHITECTURAL WOODWORK QUALITY STANDARDS

C. MATERIALS

1. CLOUSEBOW MILLWORK FLAT TRIM SHALL BE AS INDICATED OF PAINT GRADE POPLAR OR PAINT GRADE PINE.

D. INSTALLATION

1. INSTALL ALL INTERIOR FINISH CARPENTRY OR MILLWORK UNTIL SPACES ARE ENCLOSED, DRY AND CAPABLE OF BEING HEATED, MAINTAIN TEMPERATURE BETWEEN 55° F AND 75° F FOR 72 HOURS BEFORE BEGINNING INSTALLATION AND FOR DURATION OF PROJECT.
2. LUMBER FOR SUBSTRATE FINISH (STAINED OR CLEAR): USE PIECES MADE OF SOLID LUMBER STOCK.
3. LUMBER FOR PAINTED FINISH: AT CONTRACTOR'S OPTION, USE PIECES WHICH ARE EITHER GLUED-UP OR MADE OF SOLID LUMBER STOCK.
4. DISCARD UNITS OF MATERIAL WHICH ARE UNSOUND, WARPED, BOWED, TWISTED, IMPROPERLY TREATED, NOT ADEQUATELY SEASONED OR TOO SMALL TO FABRICATE WORK WITH MINIMUM OF JOINTS OR OPTIMUM JOINTING ARRANGEMENTS, OR WHICH ARE DEFECTIVELY MANUFACTURED WITH RESPECT TO SURFACES, SIZES OR PATTERNS.
5. INSTALL THE WORK PLUMB, LEVEL, TRUE AND STRAIGHT WITH NO DISTORTIONS. SHIM AS REQUIRED USING CONCEALED SHIMS.
6. SCRIBE AND CUT WORK TO FIT ADJOINING WORK, AND REFINISH CUT SURFACES OR REPAIR DAMAGED FINISH AT CUTS.
7. FINISH WORK SHALL BE SMOOTH, FREE FROM ABRASION, TOOL MARKS, RAISED GRAIN MARKINGS, OR SIMILAR DEFECTS ON EXPOSED SURFACES.

DIVISION 7 - THERMAL AND MOISTURE PROTECTION

07 1100 BUILDING INSULATION

- A. SUBMITTALS: PRODUCT DATA FOR EACH TYPE OF INSULATION SPECIFIED.

B. SURFACE BURNING CHARACTERISTICS

1. FLAME SPREAD INDEX: 25 OR LESS
2. SMOKE DEVELOPED INDEX: 50 OR LESS IN EXPOSED AREAS AND PLenums; 450 OR LESS WHERE CONCEALED.

C. INSULATION PRODUCTS

1. MINERAL FIBER OR GLASS FIBER BLANKET INSULATION: TYPE I, UNFACED WHERE SPECIFIED WITH SEPARATE VAPOR BARRIER FIBERS MANUFACTURED FROM GLASS, SLAG WOOL, OR ROCK WOOL. SEE DRAWINGS FOR SPECIFIC TYPES.

D. ACCESSORIES

1. VAPOR RETARDER: 8 MIL POLYETHYLENE AT CONCEALED AREAS (FLAME SPREAD/SMOKE DEVELOPED: 25/450); FOLICORIN AT PLenums AND EXPOSED AREAS (FLAME SPREAD/SMOKE DEVELOPED: 25/50)

E. PRODUCTS

1. ALL BATT INSULATION SHALL BE THE PRODUCT OF OWENS-CORNING FIBERGLAS OR EQUAL.
2. BATT INSULATION IN ALL 2X4 OR 2X6 EXTERIOR WALLS SHALL BE 3-1/2" THICK, R-15 IN 2X4 CONSTRUCTION OR 2-1/2" THICK R-15 KRAFT FIBERGLAS OR EQUAL.
3. BATT OR BLOWN-IN INSULATION IN ALL CEILINGS ADJACENT TO ATTIC SPACES SHALL BE THICKNESS REQUIRED TO ACHIEVE MINIMUM R-40 RATING. PROVIDE A VAPOR RETARDER HAVING A TRANSMISSION RATE NOT EXCEEDING 1 PERM IN ACCORDANCE WITH ASTM E 96 INSTALLED ON THE WARM SIDE OF THE ATTIC INSULATION.

F. INSTALLATION

1. INSTALL INSULATION IN AREAS AND IN THICKNESSES INDICATED OR REQUIRED TO PRODUCE R-VALUES WHERE INSTALLED. CUT AND FIT TIGHTLY AROUND OBSTRUCTIONS AND FILL VOIDS WITH INSULATION.
2. REMOVE AND VAPOR RETARDER TO EXTEND TO EXTERIOR SURFACES OF PARTITIONS SEPARATING TRANSMISSION SECURE. IN PLACE WITH ADHESIVES OR OTHER ANCHORAGE AS RECOMMENDED BY MANUFACTURER. LOCATE SEAMS AT FRAMING MEMBERS, OVERLAP AND SEAL WITH SUITABLE TAPE (DOCT TAPE IS NOT SUITABLE).
3. SOUND CONTROL BATT INSULATION IN BOTH WALLS OF PARTITIONS SEPARATING APARTMENTS AS WELL AS CORRIDOR AND STAIRWAY WALLS. ALL UNIT CEILINGS WITH UNITS ABOVE AND ALL WALLS AND CEILINGS INDICATED TO RECEIVE ACOUSTICAL BATT INSULATION SHALL BE QUIZTONE FIBERGLASS ACOUSTIC BATT.

DIVISION 7 - THERMAL AND MOISTURE PROTECTION - CONT

07 4600 ENGINEERED SIDING & ACCESSORIES

- A. SUBMITTALS: PRODUCT DATA: INDICATE PANEL PROFILES, SIZES, FASTENING METHODS, SURFACE TEXTURE, AND FINISH.
1. SAMPLES
- a. 4 X 8 INCH PANEL SAMPLES
- b. 3 INCH LONG TRIM SAMPLES
- B. QUALITY ASSURANCE
1. SELECT SOURCE RESPONSIBILITY: PANELS, METAL TRIM, AND FASTENERS FURNISHED BY SINGLE MANUFACTURER.
2. MOCK-UP WALL: PROVIDE A MOCK-UP WALL AS EVALUATION TOOL FOR PRODUCT AND INSTALLATION WORKMANSHIP. MAY BE REQUIRED FOR PERMANENT INSTALLATION IF APPROVED.
- a. SIZE: MINIMUM 4 X 8 FEET
- b. SHOW: MOISTURE BARRIER, FURRING, PANELS, TRIM, FLASHINGS, AND JOINT SEALERS. INCLUDE ONE HORIZONTAL FLASHING AND ONE INTERNAL AND ONE EXTERNAL CORNER.
- C. BASIS OF DESIGN
1. SELECT COMPLIANCE WITH REQUIREMENTS PROVIDE FIBER-CEMENT VERTICAL PANEL SYSTEM BY JAMES HARDY OR APPROVED ALIKE.
2. HORIZONTAL SIDING: WOODSTONE - RUSTIC SERIES
3. MEET ASTM C1146, GRADE 4, TYPE II
4. COMBUSTIBILITY: NONCOMBUSTIBLE, TESTED TO ASTM E136
5. FINISH: FACTORY PRIME PAINTED, FOR FIELD-APPLIED PAINT FINISH.
- D. ACCESSORY MATERIALS
1. MATERIAL: EXTRUDED ALUMINUM, ASTM B221, 6063-T5 ALLOY AND TEMPER, CLEAR ANODIZED FINISH.
2. SHIMES AS REQUIRED: 1/4" VERTICAL TRIM
3. HORIZONTAL TRIM
4. HORIZONTAL EDGE TRIM
5. OUTSIDE CORNER TRIM
6. DRAINAGE FLASHING TRIM
3. FASTENERS: STAINLESS STEEL, TORY PAN HEAD TYPE AS RECOMMENDED BY PANEL MANUFACTURER, OF EQUAL OR GREATER HOLDING POWER THAN REQUIRED BY MANUFACTURER'S CODE COMPLIANCE REPORTS.
5. FILLER: POO-WOODY PROTECTIVE COATING CO. (WWW.PCOPOX.COM)
- D. INSTALLATION
1. GENERAL: INSTALL PRODUCTS IN ACCORDANCE WITH THE LATEST INSTALLATION GUIDELINES OF THE MANUFACTURER AND ALL APPLICABLE BUILDING CODES AND OTHER LAWS, RULES, REGULATIONS AND ORDINANCES. REVIEW ALL MANUFACTURER INSTALLATION, MAINTENANCE INSTRUCTIONS, AND OTHER APPLICABLE DOCUMENTS BEFORE INSTALLATION.

07 2000 ROOFING MATERIALS & ACCESSORIES

A. SUBMITTALS: PRODUCT DATA, AND SAMPLES OF EACH PRODUCT AND COLOR OPTIONS.

B. WARRANTY: SPECIAL WARRANTY: MANUFACTURERS STANDARD FORM IN WHICH MANUFACTURER AGREES TO REPAIR OR REPLACE COMPONENTS OF METAL PANEL SYSTEMS THAT FAIL IN MATERIALS OR WORKMANSHIP WITHIN WARRANTY PERIOD.

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

SPECIAL WARRANTY ON PANEL FINISHES: MANUFACTURER'S STANDARD FORM IN WHICH MANUFACTURER AGREES TO REPAIR FINISHES OR REPLACE METAL PANELS THAT SHOW EVIDENCE OF DETEIORATION OF FACTORY-APPLIED FINISHES WITHIN SPECIFIED WARRANTY PERIOD.

1. FINISH WARRANTY PERIOD: 20 YEARS FROM DATE OF SUBSTANTIAL COMPLETION.

SPECIAL WEATHERIGHTIGHTNESS WARRANTY: MANUFACTURER'S STANDARD FORM IN WHICH MANUFACTURER AGREES TO REPAIR OR REPLACE STANDING-SEAM METAL ROOF PANEL ASSEMBLIES THAT FAIL TO REMAIN WEATHERIGHTIGHT, INCLUDING LEAKS, WITHIN SPECIFIED WARRANTY PERIOD.

1. WARRANTY PERIOD: 20 YEARS FROM DATE OF SUBSTANTIAL COMPLETION.

C. BASIS OF DESIGN: VERTICAL-RIB, SNAP-JOINT, STANDING-SEAM METAL ROOF PANELS SUBJECT TO COMPLIANCE WITH REQUIREMENTS PROVIDE HIGH SEAM TEE-PANEL ROOFING, WITH 18-14 INCH COVERING AND 1" HIGH RISBS

1. METAL-COATED STEEL SHEET: ZINC-COATED (GALVANIZED) STEEL SHEET COMPLYING WITH ASTM A 653A 653M, G90 (275) COATING DESIGNATION, OR ALUMINUM-ZINC ALLOY-COATED STEEL SHEET COMPLYING WITH ASTM A 792A 792M, CLASS A250 (CLASS A250) COATING DESIGNATION.

1. METAL-COATED STEEL SHEET: ZINC-COATED (GALVANIZED) STEEL SHEET COMPLYING WITH ASTM A 653A 653M, G90 (275) COATING DESIGNATION, OR ALUMINUM-ZINC ALLOY-COATED STEEL SHEET COMPLYING WITH ASTM A 792A 792M, CLASS A250 (CLASS A250) COATING DESIGNATION.

1. METAL-COATED STEEL SHEET: ZINC-COATED (GALVANIZED) STEEL SHEET COMPLYING WITH ASTM A 653A 653M, G90 (275) COATING DESIGNATION, OR ALUMINUM-ZINC ALLOY-COATED STEEL SHEET COMPLYING WITH ASTM A 792A 792M, CLASS A250 (CLASS A250) COATING DESIGNATION.

1. METAL-COATED STEEL SHEET: ZINC-COATED (GALVANIZED) STEEL SHEET COMPLYING WITH ASTM A 653A 653M, G90 (275) COATING DESIGNATION, OR ALUMINUM-ZINC ALLOY-COATED STEEL SHEET COMPLYING WITH ASTM A 792A 792M, CLASS A250 (CLASS A250) COATING DESIGNATION.

1. METAL-COATED STEEL SHEET: ZINC-COATED (GALVANIZED) STEEL SHEET COMPLYING WITH ASTM A 653A 653M, G90 (275) COATING DESIGNATION, OR ALUMINUM-ZINC ALLOY-COATED STEEL SHEET COMPLYING WITH ASTM A 792A 792M, CLASS A250 (CLASS A250) COATING DESIGNATION.

1. METAL-COATED STEEL SHEET: ZINC-COATED (GALVANIZED) STEEL SHEET COMPLYING WITH ASTM A 653A 653M, G90 (275) COATING DESIGNATION, OR ALUMINUM-ZINC ALLOY-COATED STEEL SHEET COMPLYING WITH ASTM A 792A 792M, CLASS A250 (CLASS A250) COATING DESIGNATION.

1. METAL-COATED STEEL SHEET: ZINC-COATED (GALVANIZED) STEEL SHEET COMPLYING WITH ASTM A 653A 653M, G90 (275) COATING DESIGNATION, OR ALUMINUM-ZINC ALLOY-COATED STEEL SHEET COMPLYING WITH ASTM A 792A 792M, CLASS A250 (CLASS A250) COATING DESIGNATION.

1. METAL-COATED STEEL SHEET: ZINC-COATED (GALVANIZED) STEEL SHEET COMPLYING WITH ASTM A 653A 653M, G90 (275) COATING DESIGNATION, OR ALUMINUM-ZINC ALLOY-COATED STEEL SHEET COMPLYING WITH ASTM A 792A 792M, CLASS A250 (CLASS A250) COATING DESIGNATION.

1. METAL-COATED STEEL SHEET: ZINC-COATED (GALVANIZED) STEEL SHEET COMPLYING WITH ASTM A 653A 653M, G90 (275) COATING DESIGNATION, OR ALUMINUM-ZINC ALLOY-COATED STEEL SHEET COMPLYING WITH ASTM A 792A 792M, CLASS A250 (CLASS A250) COATING DESIGNATION.

1. METAL-COATED STEEL SHEET: ZINC-COATED (GALVANIZED) STEEL SHEET COMPLYING WITH ASTM A 653A 653M, G90 (275) COATING DESIGNATION, OR ALUMINUM-ZINC ALLOY-COATED STEEL SHEET COMPLYING WITH ASTM A 792A 792M, CLASS A250 (CLASS A250) COATING DESIGNATION.

1. METAL-COATED STEEL SHEET: ZINC-COATED (GALVANIZED) STEEL SHEET COMPLYING WITH ASTM A 653A 653M, G90 (275) COATING DESIGNATION, OR ALUMINUM-ZINC ALLOY-COATED STEEL SHEET COMPLYING WITH ASTM A 792A 792M, CLASS A250 (CLASS A250) COATING DESIGNATION.

1. METAL-COATED STEEL SHEET: ZINC-COATED (GALVANIZED) STEEL SHEET COMPLYING WITH ASTM A 653A 653M, G90 (275) COATING DESIGNATION, OR ALUMINUM-ZINC ALLOY-COATED STEEL SHEET COMPLYING WITH ASTM A 792A 792M, CLASS A250 (CLASS A250) COATING DESIGNATION.

1. METAL-COATED STEEL SHEET: ZINC-COATED (GALVANIZED) STEEL SHEET COMPLYING WITH ASTM A 653A 653M, G90 (275) COATING DESIGNATION, OR ALUMINUM-ZINC ALLOY-COATED STEEL SHEET COMPLYING WITH ASTM A 792A 792M, CLASS A250 (CLASS A250) COATING DESIGNATION.

1. METAL-COATED STEEL SHEET: ZINC-COATED (GALVANIZED) STEEL SHEET COMPLYING WITH ASTM A 653A 653M, G90 (275) COATING DESIGNATION, OR ALUMINUM-ZINC ALLOY-COATED STEEL SHEET COMPLYING WITH ASTM A 792A 792M, CLASS A250 (CLASS A250) COATING DESIGNATION.

1. METAL-COATED STEEL SHEET: ZINC-COATED (GALVANIZED) STEEL SHEET COMPLYING WITH ASTM A 653A 653M, G90 (275) COATING DESIGNATION, OR ALUMINUM-ZINC ALLOY-COATED STEEL SHEET COMPLYING WITH ASTM A 792A 792M, CLASS A250 (CLASS A250) COATING DESIGNATION.

1. METAL-COATED STEEL SHEET: ZINC-COATED (GALVANIZED) STEEL SHEET COMPLYING WITH ASTM A 653A 653M, G90 (275) COATING DESIGNATION, OR ALUMINUM-ZINC ALLOY-COATED STEEL SHEET COMPLYING WITH ASTM A 792A 792M, CLASS A250 (CLASS A250) COATING DESIGNATION.

1. METAL-COATED STEEL SHEET: ZINC-COATED (GALVANIZED) STEEL SHEET COMPLYING WITH ASTM A 653A 653M, G90 (275) COATING DESIGNATION, OR ALUMINUM-ZINC ALLOY-COATED STEEL SHEET COMPLYING WITH ASTM A 792A 792M, CLASS A250 (CLASS A250) COATING DESIGNATION.

1. METAL-COATED STEEL SHEET: ZINC-COATED (GALVANIZED) STEEL SHEET COMPLYING WITH ASTM A 653A 653M, G90 (275) COATING DESIGNATION, OR ALUMINUM-ZINC ALLOY-COATED STEEL SHEET COMPLYING WITH ASTM A 792A 792M, CLASS A250 (CLASS A250) COATING DESIGNATION.

1. METAL-COATED STEEL SHEET: ZINC-COATED (GALVANIZED) STEEL SHEET COMPLYING WITH ASTM A 653A 653M, G90 (275) COATING DESIGNATION, OR ALUMINUM

Hardware Sets				
Set: 1.0				
Doors: 100D				
Description: EXTERIOR TELESCOPING ALD				
1 Hardware By Others		Hardware By Door Supplier		
Set: 2.0				
Doors: 100A, 100B, 100C				
Description: EXTERIOR ALD NL EXIT X PULL X ELEC STRIKE CPS CLOSER				
1 Continuous Hinge	BSPFMSLF-HD1		PE	087100
1 Rim Exit Device, Nightlatch	6100ED 121NL	BSP	YA	087100
1 Electric Strike	9600	BSP	HS	087100
1 SMART Pac Bridge Rectifier	2005M3		HS	087100
1 Pull, offset	RM201	BSP	RO	087100
1 Surface Closer	5831	BSP	YA	087100
1 Drop Plate	5800PDP	BSP	YA	087100
1 Blade Stop	BSS	BSP	YA	087100
1 Set Weatherstrip	by Door Manufacturer			
1 Sweep	3452BSPV		PE	087100
1 Threshold	279x292BSPGPK		PE	087100
1 ElectroLynx Harness	QC-C1500/C1500P		MK	087100
1 Motion Sensor	XMS		SU	087100
1 Power Supply	AQD per hardware requirements		SU	087100
1 CARD READER	Wall Reader to be provided by Systems Integrator			
Notes: ACCESS BY AUTHORIZED CARD CREDENTIAL OR MANUAL KEY. ALWAYS FREE EGRESS.				
Set: 3.0				
Doors: 113				
Description: EXTERIOR HMD STOREROOM LOCK ELEC STRIKE CPS CLOSER SRI				
1 Continuous Hinge	BSPFMSHD1		PE	087100
1 Storeroom or Closet Lock	PB 4705LN	BSP	YA	087100
1 SMART Pac Bridge Rectifier	2005M3		HS	087100
1 Electric Strike	1600	BSP	HS	087100
1 Surface Closer	3531	600 x BSP	YA	087100
1 Rain Guard	346BSP		PE	087100
1 Gasketing	2891BSPS		PE	087100
1 Sweep	3452BSPV		PE	087100
1 Threshold	1710BSP		PE	087100
1 ElectroLynx Harness	QC-C1500/C1500P		MK	087100
1 Motion Sensor	XMS		SU	087100
1 Power Supply	AQD per hardware requirements		SU	087100
1 CARD READER	Wall Reader to be provided by Systems Integrator			
Notes: ACCESS BY AUTHORIZED CARD CREDENTIAL OR MANUAL KEY. ALWAYS FREE EGRESS.				
Set: 4.0				
Doors: 110				
Description: EXTERIOR HMD STOREROOM LOCK CPS CLOSER SRI				
1 Continuous Hinge	BSPFMSHD1		PE	087100
1 Storeroom or Closet Lock	PB 4705LN	BSP	YA	087100
1 Surface Closer	3531	600 x BSP	YA	087100
1 Rain Guard	346BSP		PE	087100
1 Gasketing	2891BSPS		PE	087100
1 Sweep	3452BSPV		PE	087100
1 Threshold	1710BSP		PE	087100
Notes: CORROSIVE ENVIRONMENT, SEE MISC SET FOR ATTIC STOCK LOCKSET.				
Set: 5.0				
Doors: 111, 112				
Description: EXTERIOR HMD CLASSROOM LOCK CLOSER				
3 Hinge, Full Mortise, Hyt Wt	T4A3386 FT 4-1/2" x 4-1/2"	BSP(SS)	MK	087100
1 Deadbolt	D161	BSP	YA	087100
1 Pull Plate	110c70C	BSP	RO	087100
1 Push Plate	70C-RKW	BSP	RO	087100
1 Surface Closer	3501	600 x BSP	YA	087100
1 Wall Stop	RM461	BSP	RO	087100
1 Gasketing	S88BL		PE	087100
1 Rain Guard	346BSP		PE	087100
1 Sweep	315BSPN		PE	087100
1 Threshold	1710BSP		PE	087100
Set: 6.0				
Doors: 102, 103				
Description: STOREROOM LOCK CPS CLOSER GASKET				
3 Hinge, Full Mortise	TA2714 NRP FT 4-1/2" x 4-1/2"	BSP	MK	087100
1 Storeroom or Closet Lock	PB 4705LN	BSP	YA	087100
1 Surface Closer	5831	BSP	YA	087100
1 Kick Plate	K1050 10" x 2" LDW BEV CSK	BSP	RO	087100
1 Gasketing	S88BL		PE	087100
Set: 7.0				
Doors: 105				
Description: STOREROOM LOCK PR CLOSER				
3 Hinge, Full Mortise	TA2714 NRP FT 4-1/2" x 4-1/2"	BSP	MK	087100
1 Storeroom or Closet Lock	PB 4705LN	BSP	YA	087100
1 Surface Closer	5801	BSP	YA	087100
1 Kick Plate	K1050 10" x 2" LDW BEV CSK	BSP	RO	087100
1 Wall Stop	RM461	BSP	RO	087100
3 Silencer	60R-RKW		RO	087100
Set: 8.0				
Doors: 104				
Description: PASSAGE LATCH NO CLOSER ***WIDE STILE REQUIRED***				
4 Hinge, Full Mortise	TA2714 FT 4-1/2" x 4-1/2"	BSP	MK	087100
1 Passage Latch	PB 4701LN	BSP	YA	087100
1 Wall Stop	RM461	BSP	RO	087100
Set: 9.0				
Doors: 101				
Description: PRIVACY LATCH NO CLOSER GASKET				
3 Hinge, Full Mortise	TA2714 FT 4-1/2" x 4-1/2"	BSP	MK	087100
1 Privacy Lock	PB 4702LN	BSP	YA	087100
1 Wall Stop	RM461	BSP	RO	087100
1 Gasketing	S88BL		PE	087100
Set: 10.0				
Doors: MISC				
Description: MISC				
4 Storeroom or Closet Lock	PB 4705LN	BSP	YA	087100
1 BITTING LIST	KEY RECORDS			
1 KEY BLANKS	BOX OF 50			
1 Key Cabinet	Sized per specification documents		LU	
1 Knox Box	Knox Box (coordinate with local fire station for requirements and location)			
Notes: LOCKSET FOR ATTIC STOCK ATT CORROSIVE LOCATIONS.				

2.11 ELECTRIC STRIKES	
A. Standard Electric Strikes: Electric strikes conforming to ANSI/BHMA A156.31, Grade 1, for use on non-rated or fire rated openings. Strikes shall be of stainless steel construction tested to a minimum of 1500 pounds of static strength and 70 foot-pounds of dynamic strength with a minimum endurance of 1 million operating cycles. Provide strikes with 12 or 24 VDC capability, fail-secure unless otherwise specified. Where specified provide latchbolt and latchbolt strike monitoring indicating both the position of the latchbolt and locked condition of the strike.	
1. Manufacturers:	
a. HES (HS) - 1500/1600 Series.	
B. Surface Mounted Rim Electric Strikes: Surface mounted rim exit device electric strikes conforming to ANSI/BHMA A156.31, Grade 1, and UL Listed for both Burglary Resistance and for use on fire rated door assemblies. Construction includes internally mounted solenoid with two heavy-duty, stainless steel locking mechanisms operating independently to provide tamper resistance. Strikes tested for a minimum of 500,000 operating cycles. Provide strikes with 12 or 24 VDC capability supplied standard as fail-secure unless otherwise specified. Option available for latchbolt and strike monitoring indicating both the position of the latchbolt and locked condition of the strike. Strike requires no cutting to the jamb prior to installation.	
1. Manufacturers:	
a. HES (HS) - 9400/9500/9600/9700/9800 Series.	
C. Provide electric strikes with in-line power controller and surge suppressor by the same manufacturer as the strike with the combined products having a five year warranty.	
2.12 CONVENTIONAL EXIT DEVICES	
A. General Requirements: All exit devices specified herein shall meet or exceed the following criteria:	
1. At doors not requiring a fire rating, provide devices complying with NFPA 101 and listed and labeled for "Panic Hardware" according to UL305. Provide proper fasteners as required by manufacturer including hex nuts and bolts at openings specified in the Hardware Sets.	
2. Where exit devices are required on fire rated doors, provide devices complying with NFPA 80 and with UL labeling indicating "Fire Exit Hardware". Provide devices with the proper fasteners for installation as tested and listed by UL. Consult manufacturer's catalog and template book for specific requirements.	
3. Except on fire rated doors, provide exit devices with hex key dogging device to hold the pushbar and latch in a retracted position. Provide optional keyed cylinder dogging on doors where specified in Hardware Sets.	
4. Devices must fit flat against the door face with no gap that permits unauthorized dogging of the push bar. The addition of filler strips is required in any case where the door light extends behind the device as in a full glass configuration.	
5. Lever Operating Trim: Where exit devices require lever trim, furnish manufacturer's heavy duty escutcheon trim with threaded studs for thru-bolts.	
a. Lock Trim Design: As indicated in Hardware Sets, provide finishes and designs to match that of the specified locksets.	
b. Where function of exit device requires a cylinder, provide a cylinder (Rim or Mortise) as specified in Hardware Sets.	
6. Vertical Rod Exit Devices: Where surface or concealed vertical rod exit devices are used at interior openings, provide as less bottom rod (LBR) unless otherwise indicated. Provide dust proof strikes where thermal pins are required to project into the floor.	
7. Narrow Sill Applications: At doors constructed with narrow sills, or as specified in Hardware Sets, provide devices designed for maximum 2" wide sills.	
8. Dummy Push Bar: Nonfunctioning push bar matching functional push bar.	
9. Rail Stang: Provide exit device rails factory used for proper door with application.	
10. Through Bolt Installation: For exit devices and trim as indicated in Door Hardware Sets.	
B. Conventional Push Bar Exit Devices (Commercial Duty): ANSI/BHMA A156.3, Grade 1 Certified Products Directory (CPD) listed exit devices. Listed manufacturers shall meet all functions and features as specified herein. Listed manufacturers shall meet all functions and features as specified herein.	
1. Provide locksets with functions and features as follows:	
a. Where required by code, provide knurling or abrasive coating on all levers leading to hazardous areas.	
b. Meets UL and CUL Standard 10C Positive Pressure, Fire Test of Door Assemblies with levers that meet A17.1 Accessability requirements with narrow sills, or as specified in Hardware Sets.	
c. Five-year limited warranty for mechanical features.	
2. Manufacturers:	
a. ASSA ABLOY ACCENTRA, formerly known as Yale (YA) - 6000 Series.	
2.13 DOOR CLOSERS	
A. All door closers specified herein shall meet or exceed the following criteria:	
1. General: Door closers to be from one manufacturer, matching in design and style, with the same type door preparations and templates regardless of application or spring size. Closers to be non-handed with full sized covers.	
2. Standards: Closers to comply with UL-10C for Positive Pressure Fire Test and be U.L. listed for use of fire rated doors.	
3. Size of Units: Comply with manufacturer's written recommendations for sizing of door closers depending on size of door, exposure to weather, and anticipated frequency of use.	
Where closers are indicated for doors required to be accessible to the Americans with Disabilities Act, provide units complying with ANSI ICCA117.1.	
4. Closer Arms: Provide heavy duty, forged steel closer arms unless otherwise indicated in Hardware Sets.	
5. Closers shall not be installed on exterior or corridor side of doors; where possible install closers on door for optimum aesthetics.	
6. Closer Accessories: Provide door closer accessories including custom templates, special mounting brackets, spacers and drop plates as required for proper installation. Provide through-bolt and security type fasteners as specified in the hardware sets.	
B. Door Closers, Surface Mounted (Commercial Duty): ANSI/BHMA 156.4, Grade 1 Certified Products Directory (CPD) listed surface mounted, institutional grade door closers with complete spring power adjustment, sizes 1 thru 6; and fully operational adjustable according to door size, frequency of use, and opening force. Closers to be rack and pinion type, one piece cast iron or aluminum alloy body construction, with adjustable backcheck, closing sweep, and latch speed control valves. Provide non-handed units standard.	
1. Manufacturers:	
a. ASSA ABLOY ACCENTRA, formerly known as Yale (YA) - 3500 Series.	
b. ASSA ABLOY ACCENTRA, formerly known as Yale (YA) - 5800 Series.	
2.14 ARCHITECTURAL TRIM	
A. Door Protective Trim	
1. General: Door protective trim units to be of type and design as specified below or in the Hardware Sets.	
2. Size: Fabricate protection plates (kick, armor, or mop) not more than 2" less than door width (LDW) on stop side of single doors and 1" LDW on stop side of pairs of doors, and not more than 1" less than door width on pull side. Coordinate and provide proper width and height as required where conflicting hardware dictates. Height to be as specified in the Hardware Sets.	
3. Where plates are applied to fire rated doors with the top of the plate more than 16" above the bottom of the door, provide plates complying with NFPA 80. Consult manufacturer's catalog and template book for specific requirements for size and applications.	
4. Protection Plates: ANSI/BHMA A156.6 protection plates (kick, armor, or mop), fabricated from the following:	
a. Stainless Steel: 300 grade, 050-inch thick.	
5. Options and Fasteners: Provide manufacturer's designated fastener type as specified in the Hardware Sets. Provide countersunk screw holes.	
6. Manufacturers:	
a. Rockwood (RO).	
2.15 DOOR STOPS AND HOLDERS	
A. General: Door stops and holders to be of type and design as specified below or in the Hardware Sets.	
B. Door Stops and Bumpers: ANSI/BHMA A156.16, Grade 1 door stops and wall bumpers. Provide wall bumpers, either convex or concave types with anchorage as indicated, unless floor or other types of door stops are specified in Hardware Sets. Do not mount floor stops where they will impede traffic. Where floor or wall bumpers are not appropriate, provide overhead type stops and holders.	
1. Manufacturers:	
a. Rockwood (RO).	
2.16 ARCHITECTURAL SEALS	
A. General: Thresholds, weatherstripping, and gasket seals to be of type and design as specified below or in the Hardware Sets. Provide continuous weatherstrip gasketing on exterior doors and provide smoke, light, or sound gasketing on interior doors where indicated. At exterior applications provide non-corrosive fasteners and elsewhere where indicated.	
B. Smoke Labeled Gasketing: Assemblies complying with NFPA 105 that are listed and labeled by a testing and inspecting agency acceptable to authorities having jurisdiction, for smoke control ratings indicated, based on testing according to UL 1784.	
1. Provide smoke labeled perimeter gasketing at all smoke labeled openings.	
C. Fire Labeled Gasketing: Assemblies complying with NFPA 80 that are listed and labeled by a testing and inspecting agency acceptable to authorities having jurisdiction, for fire ratings indicated, based on testing according to UL-10C.	

1. Quantity: Provide the following hinge quantity:	
a. Two Hinges: For doors with heights up to 60 inches.	
b. Three Hinges: For doors with heights 61 to 90 inches.	
c. Four Hinges: For doors with heights 91 to 120 inches.	
d. For doors with heights more than 120 inches, provide 4 hinges, plus 1 hinge for every 30 inches of door height greater than 120 inches.	
2. Hinge Size: Provide the following, unless otherwise indicated, with hinge widths sized for door thickness and clearances required:	
a. Widths up to 3'0": 4-1/2" standard or heavy weight as specified.	
b. Sizes from 3'1" to 4'0": 5" standard or heavy weight as specified.	
3. Hinge Weight and Base Material: Unless otherwise indicated, provide the following:	
a. Exterior Doors: Heavy weight, non-ferrous, ball bearing or oil impregnated bearing hinges unless Hardware Sets indicate standard weight.	
b. Interior Doors: Standard weight, steel, ball bearing or oil impregnated bearing hinges unless Hardware Sets indicate heavy weight.	
4. Hinge Options: Comply with the following:	
a. Non-removable Pins: With the exception of electric through wire hinges, provide set screw in hinge barrel that, when tightened into a groove in hinge pin, prevents removal of pin while door is closed; for the all out-swinging lockable doors.	
5. Manufacturers:	
a. McKinney (MK) - TA/T4A Series, 5-knuckle.	
2.3 CONTINUOUS HINGES	
A. Continuous Geared Hinges: ANSI/BHMA A156.26 Grade 1-600 continuous geared hinge, with minimum 0.120-inch thick extruded 6063-T6 aluminum alloy hinge leaves and a minimum overall width of 4 inches. Hinges are non-handed, reversible and fabricated to template screw locations. Factory trim hinges to suit door height and prepare for electrical cut-outs.	
1. Manufacturers:	
a. Pemko (PE).	
2.4 POWER TRANSFER DEVICES	
A. Electric Door Wire Harnesses: Provide electric/data transfer wiring harnesses with standardized plug connectors to accommodate up to twelve (12) wires. Connectors plug directly to through-door wiring harnesses for connection to electric locking devices and power supplies. Provide sufficient number and type of concealed wires to accommodate electric function of specified hardware. Provide a connector for through-door electronic locking devices and from hinge to junction box above the opening. Wire nut connections are not acceptable. Determine the length required for each electrified hardware component for the door type, size and construction, minimum of two per electrified opening.	
1. Provide one each of the following tools as part of the base bid contract:	
a. McKinney (MK) - Electrical Connecting Kit: QC-R001.	
b. McKinney (MK) - Connector Hand Tool: QC-R003.	
2. Manufacturers:	
a. McKinney (MK) - QC-C Series.	
2.5 DOOR OPERATING TRIM	
A. Door Push Plates and Pulls: ANSI/BHMA A156.6 door pushes and pull units of type and design specified in the Hardware Sets. Coordinate and provide proper width and height as required where conflicting hardware dictates.	
1. Push/Pull Plates: Minimum .050 inch thick, size as indicated in hardware sets, with beveled edges, secured with exposed screws unless otherwise indicated.	
2. Door Pull and Push Bar Design: Size, shape, and material as indicated in the hardware sets. Minimum clearance of 2 1/2-inches from face of door unless otherwise indicated.	
3. Offset Pull Design: Size, shape, and material as indicated in the hardware sets. Minimum clearance of 2 1/2-inches from face of door and offset of 90 degrees unless otherwise indicated.	
4. Pulls, where applicable, shall be provided with a 10" clearance from the finished floor on the push side to accommodate wheelchair accessibility.	
5. Fasteners: Provide manufacturer's designated fastener type as indicated in Hardware Sets.	
6. Manufacturers:	
a. Rockwood (RO).	
2.6 CYLINDERS AND KEYING	
A. General: Cylinder manufacturer to have minimum (10) years experience designing secured master key systems and have on record a published security keying system policy.	
B. Cylinder Types: Original manufacturer cylinders able to supply the following cylinder formats and types:	
1. Threaded mortise cylinders with rings and cams to suit hardware application.	
2. Rim cylinders with back plate, flange vertical or horizontal tailpiece, and raised trim ring.	
3. Bored or cylindrical lock cylinders with tailpieces as required to suit locks.	
4. Tubular deadlocks and other auxiliary locks.	
5. Mortise and rim cylinder collars to be solid and recessed to allow the cylinder face to be flush and be free spinning with matching finishes.	
6. Keyway: Manufacturer's Standard.	
C. Keying System: Each type of lock and cylinders to be factory keyed.	
1. Supplier shall conduct a "Keying Conference" to define and document keying system instructions and requirements.	
2. Furnish factory cut, nickel-silver large bow permanently inscribed with a visual key control number as directed by Owner.	
3. New System: Key locks to a new key system as directed by the Owner.	
D. Key Quantity: Provide the following minimum number of keys:	
1. Change Keys per Cylinder: Two (2)	
2. Master Keys (per Master Key Level/Group): Five (5)	
3. Construction Keys (where required): Ten (10)	
E. Construction Keying: Provide construction master keyed cylinders.	
F. Key Registration List (Bitting List):	
1. Provide keying transcript list to Owner's representative in the proper format for importing into key control software.	
2. Provide transcript list in writing or electronic file as directed by the Owner.	
2.7 KEY CONTROL	
A. Key Control Cabinet: Provide a key control system including envelopes, labels, and tags with self-locking key clips, receipt forms, 3-way visible card index, temporary markers, permanent markers, and standard metal cabinet. Key control cabinet shall have expansion capacity of 150% of the number of locks required for the project.	
1. Manufacturers:	
a. Lund Equipment (LU).	
b. MMF Industries (MM).	
c. Teltek (TK).	
2.8 CYLINDRICAL LOCKS AND LATCHING DEVICES	
A. Cylindrical Locksets, Grade 1 (Commercial Duty): ANSI/BHMA A156.2, Series 4000, Operational Grade 1 Certified Products Directory (CPD) listed cylindrical locksets. Listed manufacturers shall meet all functions and features as specified herein.	
1. Manufacturers:	
a. ASSA ABLOY ACCENTRA, formerly known as Yale (YA) 4700LN Series.	
2.9 DEADLOCKS AND LATCHES	
A. Cylindrical Deadlocks: ANSI/BHMA A156.36 Grade 1 Certified Products Directory (CPD) listed deadlocks to fit standard ANSI 161 preparation. Provide tapered collars to resist vandalism and 1" throw solid steel bolt with hardened steel roller pins. Deadlocks to be products of the same source manufacturer and keyway as other locksets.	
1. Manufacturers:	
a. ASSA ABLOY ACCENTRA, formerly known as Yale (YA) - D100 Series.	
2.10 LOCK AND LATCH STRIKES	
A. Strikes: Provide manufacturer's standard strike with strike box for each latch or lock bolt, with curved lip extended to protect frame, finished to match door hardware set, unless otherwise indicated, and as follows:	
1. Flat-Lip Strikes: For locks with three-piece anti-rotation latchbolts, as recommended by manufacturer.	
2. Extra-Long-Lip Strikes: For locks used on frames with applied wood casing trim.	
3. Aluminum-Frame Strike Box: Provide manufacturer's special strike box fabricated for aluminum framing.	
4. Double-tipped strikes: For locks at double acting doors. Furnish with retractable stop for rescue hardware applications.	
B. Standards: Comply with the following:	
1. Strikes for Mortise Locks and Latches: BHMA A156.13.	
2. Strikes for Bored Locks and Latches: BHMA A156.2.	
3. Strikes for Auxiliary Deadlocks: BHMA A156.36.	
4. Dustproof Strikes: BHMA A156.16.	

6/26/2024 8:51:52 AM



PROFESSIONAL SEAL

G503

ISSUE DATE: JUNE 26, 2024
COLLINS WEBB #: 23115

GENERAL PROJECT
SPECIFICATIONS

BAILEY FARMS CLUBHOUSE
LEE'S SUMMIT, MO

COPYRIGHT © BY
COLLINS WEBB
ARCHITECTURE, LLC

REVISION DATES:

CONSTRUCTION DOCUMENTS

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



12 3601 COUNTERTOPS
A. REFERENCE CONSTRUCTION DRAWINGS & SCHEDULES FOR TYPE, QUANTITY, AND LOCATIONS OF TOILET AND BATH ACCESSORIES.
B. **SUBMITTALS** INCLUDE PLANS, SECTIONS, DETAILS, AND ATTACHMENTS TO OTHER WORK:
1. PRODUCT DATA FOR EACH STONE, STONE ACCESSORY, AND MANUFACTURED PRODUCT.
2. STORAGE AND HANDLING REQUIREMENTS AND RECOMMENDATIONS.
3. SAMPLES FOR EACH STONE TYPE INDICATED.
C. **FIELD CONDITIONS:**
1. FIELD MEASUREMENTS: VERIFY DIMENSIONS OF CONSTRUCTION TO RECEIVE STONE COUNTERTOPS BY FIELD MEASUREMENTS BEFORE FABRICATION.
D. **PRODUCTS:**
* SOURCE LIMITATIONS FOR STONE: OBTAIN FROM A SINGLE SOURCE TO RECEIVE MATERIALS OF CONSISTENT QUALITY IN APPEARANCE AND PHYSICAL PROPERTIES.
E. **COUNTERTOPS:**
1. QUALITY STANDARD: PREMIUM GRADE, IN ACCORDANCE WITH ANIAWMAQWI (AWS) OR ANMAQWI (NAAWS), UNLESS NOTED OTHERWISE.
2. QUALITY STANDARD: SEFA 3 FOR LABORATORY WORKSURFACES.
3. PLASTIC LAMINATE COUNTERTOPS: HIGH-PRESSURE DECORATIVE LAMINATE (HPDL) SHEET BONDED TO SUBSTRATE:
A. LAMINATE SHEET: NEMA LD 3, GRADE HGS, 0.048 INCH NOMINAL THICKNESS.
B. EXPOSED EDGE TREATMENT: AS NOTED. SUBSTRATE BUILT UP TO MINIMUM 1-1/4 INCH THICK, COVERED WITH MATCHING LAMINATE.
C. BACK AND END SPLASHES: SAME MATERIAL, SAME CONSTRUCTION.
D. FABRICATE IN ACCORDANCE WITH ANIAWMAQWI (AWS) OR ANMAQWI (NAAWS), SECTION 11-1, COUNTERTOPS, CUSTOM GRADE.
E. MANUFACTURERS:
A. REFER TO FINISH LEGEND.
4. NATURAL QUARTZ AND RESIN COMPOSITE COUNTERTOPS: SHEET OR SLAB OF NATURAL QUARTZ AND PLASTIC RESIN OVER CONTINUOUS SUBSTRATE.
A. FLAT SHEET THICKNESS: 1-1/4 INCH MINIMUM.
B. NATURAL QUARTZ AND RESIN COMPOSITE SHEETS, SLABS AND CASTINGS: COMPLYING WITH ISPA 3-01 AND NEMA LD 3; ORTHOPHthalIC POLYESTER RESIN, MINERAL FILLER, AND PIGMENTS; HOMOGENEOUS, NON-POROUS AND CAPABLE OF BEING WORKED AND REPAIRED USING STANDARD WOODWORKING TOOLS; NO SURFACE COATING; COLOR AND PATTERN CONSISTENT THROUGHOUT THICKNESS.
C. MANUFACTURERS:
A. REFER TO FINISH LEGEND FOR SOLID SURFACE AND CORIAN QUARTZ DESCRIPTIONS, MANUFACTURERS, PRODUCT NUMBERS, COLORS, SIZES AND CONTACT INFORMATION.
D. FACTORY FABRICATE COMPONENTS TO THE GREATEST EXTENT PRACTICAL IN SIZES AND SHAPES INDICATED; COMPLY WITH THE MAX DIMENSION STONE DESIGN MANUAL.
E. FINISH ON EXPOSED SURFACES: POLISHED.
F. COLOR AND PATTERN: AS INDICATED ON DRAWINGS.
5. CULTURED MARBLE AND RESIN COMPOSITE VANITY COUNTERTOP WITH INTEGRATED BOWL OVER CONTINUOUS SUBSTRATE.
A. CULTURED MARBLE AND RESIN COMPOSITE SHEETS, SLABS AND CASTINGS ORTHOPHthalIC POLYESTER RESIN, MINERAL FILLER, AND PIGMENTS; HOMOGENEOUS, NON-POROUS AND CAPABLE OF BEING WORKED AND REPAIRED USING STANDARD WOODWORKING TOOLS; NO SURFACE COATING; COLOR AND PATTERN CONSISTENT THROUGHOUT THICKNESS.
B. MANUFACTURERS:
A. REFER TO FINISH LEGEND FOR DESCRIPTIONS, MANUFACTURERS, PRODUCT NUMBERS, COLORS, SIZES AND CONTACT INFORMATION.
C. FINISH ON EXPOSED SURFACES: POLISHED.
D. COLOR AND PATTERN: AS INDICATED ON DRAWINGS.
F. **INSTALLATION**
1. SECURELY ATTACH COUNTERTOPS TO CABINETS OR SUPPORTS USING CONCEALED FASTENERS. MAKE FLAT SURFACES LEVEL, SHIM WHERE REQUIRED.
2. ATTACH PLASTIC LAMINATE COUNTERTOPS USING SCREWS WITH MINIMUM PENETRATION INTO SUBSTRATE BOARD OF 5/8 INCH.
3. SEAL JOINT BETWEEN BACKEND SPLASHES AND VERTICAL SURFACES.
4. GENERAL: INSTALL COUNTERTOPS OVER PLYWOOD SUBTOPS WITH FULL SPREAD OF WATER CLEANNABLE EPOXY ADHESIVE.
5. GENERAL: INSTALL COUNTERTOPS BY ADHERING TO SUPPORTS WITH WATER CLEANNABLE EPOXY ADHESIVE.
6. SET STONE TO COMPLY WITH REQUIREMENTS INDICATED. SHIM AND ADJUST STONE TO LOCATIONS INDICATED, WITH UNIFORM JOINTS OF WIDTHS INDICATED AND WITH EDGES AND FACES ALIGNED ACCORDING TO ESTABLISHED RELATIONSHIPS.
7. SPACE JOINTS WITH 1/8- INCH GAP FOR FILLING WITH SEALANT. USE TEMPORARY SHIMS TO ENSURE UNIFORM SPACING. CLAMP UNITS TO TEMPORARY BRACING, SUPPORTS, OR EACH OTHER TO ENSURE THAT COUNTERTOPS ARE PROPERLY ALIGNED AND JOINTS ARE OF SPECIFIED WIDTH.
8. COMPLETE CUTOUTS NOT FINISHED IN SHOP. MASK AREAS OF COUNTERTOPS ADJACENT TO CUTOUTS TO PREVENT DAMAGE WHILE CUTTING. USE POWER SAWS WITH DIAMOND BLADES TO CUT STONE. MAKE CUTOUTS TO ACCURATELY FIT ITEMS TO BE INSTALLED, AND AT RIGHT ANGLES TO FINISHED SURFACES UNLESS BEVELING IS REQUIRED FOR CLEARANCE. FASE EDGES SLIGHTLY TO PREVENT SHIPPING.
9. INSTALL BACKSPLASHES AND END SPLASHES BY ADHERING TO WALL WITH WATER- CLEANNABLE EPOXY ADHESIVE. LEAVE 1/16- INCH GAP BETWEEN COUNTERTOP AND SPLASHES FOR FILLING WITH SEALANT. USE TEMPORARY SHIMS TO ENSURE UNIFORM SPACING.
10. GROUT JOINTS TO COMPLY WITH ANSI A108.10. REMOVE TEMPORARY SHIMS BEFORE GROUTING. TOOL GROUT UNIFORM AND SMOOTHLY WITH PLASTIC TOOL.
11. APPLY SEALANT TO JOINTS AND GAPS SPECIFIED FOR FILLING WITH SEALANT. COMPLY WITH SECTION 075200 "JOINT SEALANTS." REMOVE TEMPORARY SHIMS BEFORE APPLYING SEALANT.
12. ASSURE THAT SEAMS ARE SMOOTH, LEVEL AND TIGHT. SEAMS SHALL BE FILLED ENTIRELY SO FLUSH WITH COUNTERTOP POLISH SURFACE AT SEAM. ASSURE THAT FILLER IS "NON- YELLOWING."
13. CLEANING: CLEAN COUNTERTOPS AS WORK PROGRESSES. REMOVE ADHESIVE, GROUT, MORTAR, AND SEALANT SMEARS IMMEDIATELY. CLEAN STONE COUNTERTOPS NO FEWER THAN SIX DAYS AFTER COMPLETION OF INSTALLATION USING CLEAN WATER AND SOFT RAGS. DO NOT USE WIRE BRUSHES, ACID TYPE CLEANING AGENTS, CLEANING COMPOUNDS WITH CAUSTIC OR HARSH FILLERS, OR OTHER MATERIALS OR METHODS THAT COULD DAMAGE STONE.
14. SEALER APPLICATION: APPLY STONE SEALER TO COMPLY WITH STONE PRODUCER'S AND SEALER MANUFACTURER'S WRITTEN INSTRUCTIONS.

DIVISION 32 - EXTERIOR IMPROVEMENTS

32 3113 FENCES, GATES & HARDWARE

A. REFERENCE CONSTRUCTION DRAWINGS FOR QUANTITY, AND LOCATIONS

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

C. **WARRANTY:** LIFETIME NON-PRORATED LIMITED TRANSFERABLE WARRANTY APPLIES TO ORIGINAL HOMEOWNER/CONSUMER OR 30 YEAR NON-PRORATED LIMITED WARRANTY APPLIES TO COMMERCIAL APPLICATIONS.

D. **BASIS OF DESIGN:** DIGGER SPECIALTIES INC. (DSI), POLYVINYL FENCE SYSTEMS, TM-AHX II, HEIGHT: 72"

E. MATERIALS:

- POSTS, RAILS, PICKETS, GATE UPRIGHTS, POST CAPS, AND ACCESSORIES SHALL BE OF HIGH IMPACT, ULTRA VIOLET (UV), RESISTANT, RIGID PVC, AND SHALL COMPLY WITH ASTM D 1784, CLASS 434849.
- FENCE POSTS: ONE PIECE EXTRUDED, OF LENGTHS INDICATED AND PRE-ROUTED TO RECEIVE RAILS AT SPACING INDICATED. PROVIDE CROSS SECTION, WALL THICKNESS AND CORNER RADIUS MINIMUM TOLERANCES.
- RAILS: ONE PIECE EXTRUDED, OF LENGTHS INDICATED, PRE-ROUTED TO RECEIVE PICKETS AT SPACING INDICATED. PROVIDE CROSS SECTION, WALL THICKNESS AND CORNER RADIUS MINIMUM TOLERANCES.
- PICKETS: ONE PIECE EXTRUDED, OF LENGTHS INDICATED. PROVIDE CROSS SECTION, WALL THICKNESS AND CORNER RADIUS MINIMUM TOLERANCES. PICKET SPACING FULL PRIVACY.
- GATE UPRIGHTS: ONE PIECE EXTRUDED, OF LENGTHS INDICATED WITH A MINIMUM 28-GRAV COMPRESSIVE CROSS SECTION, WALL THICKNESS AND CORNER RADIUS MINIMUM TOLERANCES.
- POST CAPS: MOLDED, ONE PIECE. CROSS SECTION TO MATCH POST OR GATE SECTION, PROVIDE MINIMUM THICKNESS. REQUIREMENTS: CONFIGURATION: FLAT OR FOUR-SIDED AS REQUIRED FOR INSTALLATION TO TOP OF POSTS AND GATE. ACCESSORIES: MANUFACTURERS' STANDARD GATE BRACE, SCREW CAPS, RAIL END REINFORCERS, AND OTHER ACCESSORIES AS REQUIRED.
- STIFFENER CHANNELS, GALVANIZED STEEL STRUCTURAL CHANNEL. CONFIGURE CHANNELS FOR CONCEALED INSTALLATION WITH PVC RAILS WITH PRE-DRILLED HOLES FOR DRAINAGE. ALUMINUM EXTRUDED CHANNEL AVAILABLE UPON REQUEST. CROSS SECTION: 1.775 X 1.700 GALVANIZED STEEL CHANNEL THICKNESS: 0.040 GAUGE (MINIMUM).
- FASTENERS AND ANCHORAGE: STAINLESS STEEL. ALL FASTENERS TO BE CONCEALED OR COLORED HEADS TO MATCH. PROVIDE SIZES AS RECOMMENDED BY FENCE MANUFACTURER.
- PVC CEMENT: AS RECOMMENDED BY FENCE MANUFACTURER.

F. HARDWARE:

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

G. CONCRETE:

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

H. INSTALLATION:

- INSTALL FENCE IN COMPLIANCE WITH MANUFACTURER'S WRITTEN INSTRUCTIONS. DURING INSTALLATION, PVC COMPONENTS SHALL BE CAREFULLY HANDLED AND STORED TO AVOID CONTACT WITH ABRASIVE SURFACES. INSTALL COMPONENTS IN SEQUENCE AS RECOMMENDED BY FENCE MANUFACTURER.
- INSTALL ALL FENCING AS INDICATED ON THE DRAWINGS PROVIDED.
- VARIATIONS FROM THE INSTALLATION INDICATED MUST BE APPROVED.
- VARIATIONS FROM THE FENCE AND GATE INSTALLATION INDICATED AND ALL COSTS FOR REMOVAL AND REPLACEMENT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- ALLOW MINIMUM 72 HOURS TO LET CONCRETE SET-UP BEFORE OPENING GATES.
- CLEANING: REMOVE ALL TRACES OF DIRT AND SOILED AREAS.

DIVISION 11 - EQUIPMENT

11 3113 APPLIANCES

A. REFERENCE CONSTRUCTION DRAWINGS FOR QUANTITY, AND LOCATION OF APPLIANCES.

SUBMITTALS PRODUCT DATA: MANUFACTURER'S DATA SHEETS ON EACH PRODUCT TO BE USED

- SUBMIT SHOP DRAWINGS OF ALL WORK SPECIFIED HEREIN SHOWING SIZES, METHODS OF INSTALLATION AND MOUNTING REQUIREMENTS, INCLUDING ROUGH-IN AND CONNECTION DETAILS FOR ELECTRICAL, PLUMBING, AND VENTILATION, CATALOG CUTS, BROCHURES, AND OPERATING CHARACTERISTICS OF ALL ITEMS.
- SUBMIT EQUIPMENT DATA, FLOOR PLANS AND SHOP DETAILS WITH THE CLEAR UNDERSTANDING THAT NO FABRICATION OR ORDERING OF EQUIPMENT SHALL PROCEED UNTIL EQUIPMENT AND DRAWINGS HAVE BEEN APPROVED BY ARCHITECT.
- OPERATION AND MAINTENANCE DATA.

WARRANTY: SPECIAL WARRANTIES: MANUFACTURER'S STANDARD FORM IN WHICH MANUFACTURER AGREES TO REPAIR OR REPLACE RESIDENTIAL APPLIANCES OR COMPONENTS THAT FAIL IN MATERIALS OR WORKMANSHIP WITHIN SPECIFIED WARRANTY PERIOD:
1. WARRANTY PERIOD: TWO YEARS FROM DATE OF SUBSTANTIAL COMPLETION.

MATERIALS:

A. THE FOLLOWING APPLIANCES SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR. WORK SHALL INCLUDE SETTING-IN-PLACE ALL APPLIANCES AND ALL ELECTRICAL, MECHANICAL AND PLUMBING HOOK-UPS TO MAKE A COMPLETE AND FIRST-CLASS INSTALLATION. KITCHEN APPLIANCES SHALL BE STAINLESS STEEL, AND LAUNDRY APPLIANCES SHALL BE WHITE. APPLIANCES LISTED ARE AS MANUFACTURED BY GENERAL ELECTRIC UNLESS OTHERWISE NOTED.

EXECUTION:

- BUILT-IN EQUIPMENT: SECURELY ANCHOR UNITS TO SUPPORTING CABINETS OR COUNTERTOPS WITH CONCEALED FASTENERS. VERIFY THAT CLEARANCES ARE ADEQUATE FOR PROPER FUNCTIONING AND THAT ROUGH OPENINGS ARE COMPLETELY CONCEALED.
- FREESTANDING EQUIPMENT: PLACE UNITS IN FINAL LOCATIONS AFTER FINISHES HAVE BEEN COMPLETED IN EACH AREA. VERIFY THAT CLEARANCES ARE ADEQUATE TO PROPERLY OPERATE EQUIPMENT.
- RANGE ANTI-TIP DEVICE: INSTALL AT EACH RANGE ACCORDING TO MANUFACTURER'S WRITTEN INSTRUCTIONS.
- UTILITIES: COMPLY WITH PLUMBING AND ELECTRICAL REQUIREMENTS.

FIELD QUALITY CONTROL:

- TESTS AND INSPECTIONS:
1. PERFORM VISUAL, MECHANICAL, AND ELECTRICAL INSPECTION AND TESTING FOR EACH APPLIANCE ACCORDING TO MANUFACTURERS' WRITTEN RECOMMENDATIONS. CERTIFY COMPLIANCE WITH EACH MANUFACTURER'S APPLIANCE-PERFORMANCE PARAMETERS.
- OPERATIONAL TEST: AFTER INSTALLATION, START UNITS TO CONFIRM PROPER OPERATION.
- TEST AND ADJUST CONTROLS AND SAFETIES. REPLACE DAMAGED AND MALFUNCTIONING CONTROLS AND COMPONENTS.

B. **CLEANING**
1. PRIOR TO FINAL ACCEPTANCE, CLEAN ALL EQUIPMENT AND REMOVE ALL STAINS, PAINT SPOTS, PROTECTIVE WRAPPINGS AND COATINGS, TAPES, GREASE, OIL, PLASTER, DUST, POLISHING COMPOUNDS AND INSTALL ALL INTERNAL COMPONENTS AND ACCESSORIES.

C. AFTER INSTALLATION, PROVIDE MAINTENANCE MANUALS, OPERATING INSTRUCTIONS, REPLACEMENT PARTS LIST, SERIAL AND MODEL NUMBERS AND REGISTRY CARDS FOR EACH ITEM OF EQUIPMENT.

DIVISION 12 - FURNISHINGS

12 3000 CABINETS

A. REFERENCE CONSTRUCTION DRAWINGS & SCHEDULES FOR TYPE, QUANTITY, AND LOCATIONS.
B. ALL CABINETS SHALL MEET OR EXCEED THE RECOMMENDED MINIMUM CONSTRUCTION AND PERFORMANCE STANDARDS OF THE NATIONAL KITCHEN CABINET ASSOCIATION AND ANSI A101.1.

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

- SHOP DRAWINGS: FOR CABINETS AND COUNTERTOPS. INCLUDE PLANS, ELEVATIONS, DETAILS, AND ATTACHMENTS TO OTHER WORK. SHOW MATERIALS, FINISHES, FILLER PANELS, HARDWARE, EDGE AND BACKSPLASH PROFILES, METHODS OF JOINING COUNTERTOPS, AND CUTOUTS FOR PLUMBING FIXTURES.
- SAMPLES: FOR EACH TYPE AND FINISH OF MATERIAL EXPOSED TO VIEW.

C. FIELD CONDITIONS:

1. EXAMINE ALL SUBSURFACES TO RECEIVE WORK AND REPORT IN WRITING TO GENERAL CONTRACTOR, WITH A COPY TO ARCHITECT ANY CONDITIONS DETRIMENTAL TO THE INSTALLATION OF CABINETRY. FAILURE TO OBSERVE THIS INJECTION CONSTITUTES A WAIVER TO ANY SUBSEQUENT CLAIMS TO THE CONTRARY AND MAKES CONTRACTOR RESPONSIBLE FOR ANY CORRECTIONS THE ARCHITECT MAY REQUIRE. COMMENCEMENT OF WORK WILL BE CONSTRUED AS ACCEPTANCE OF ALL SUBSURFACES.

D. CABINETS:

- SUBJECT TO COMPLIANCE WITH REQUIREMENTS, CABINETRY SHALL BE FLUSH DOORS AND DRAWERS AS INDICATED; CONTRACTOR'S CHOICE CABINETS AS SUPPLIED BY MASTERBRAND CABINETS, INC. OR APPROVED EQUAL PRODUCTS SUPPLIED BY KOUNTRY WOOD PRODUCTS OR MID AMERICA CABINETS. KITCHEN CABINETS SHALL BE STAINED AND BATHROOM VANITIES SHALL BE PAINTED.
- HANDICAPPED UNITS SHALL BE PROVIDED WITH KITCHEN CABINETS IN LOCATIONS SHOWN AND VANITY CABINETS IN BATHROOMS THAT ARE PARTIALLY REMOVABLE TO ALLOW FOR WHEELCHAIRS TO ROLL UNDER SINK IN CASE OF HANDICAPPED OCCUPANT.

E. CABINET HARDWARE:

- KITCHEN WALL CABINET PULLS: KEA GRP ALUMINUM 1- 1/4" TAB PULL OR APPROVED EQUAL.
- KITCHEN BASE CABINET PULLS: KEA GRP ALUMINUM 5- 1/2" TAB PULL OR APPROVED EQUAL.
- VANITY PULLS: MCKET DP3, US15, 1- 1/4" TAB PULL OR APPROVED EQUAL.
- HINGES: HEAVY DUTY EUROPEAN HINGES WITH SOFT CLOSE, SELF CLOSE BY BLUM OR APPROVED EQUAL.
- DRAWER GUIDES: BLUM TANDEM PLUS BLUMOTION OR APPROVED EQUAL. SIZE AND CONFIGURATION AS REQUIRED.

F. INSTALLATION:

- INSTALL CABINETS WITH NO VARIATIONS IN FLUSHNESS OF ADJOINING SURFACES; USE CONCEALED SHIMS.
- WHERE CABINETS ABUT OTHER FINISHED WORK, SCORBE AND CUT FOR ACCURATE FIT. PROVIDE FILLER STRIPS, SCORBE STRIPS, AND MOLDS IN FINISH TO MATCH CABINET FACE.
- INSTALL CABINETS WITHOUT DISTORTION SO DOORS AND DRAWERS FIT OPENINGS, ARE ALIGNED, AND ARE UNIFORMLY SPACED. COMPLETE INSTALLATION OF HARDWARE AND ACCESSORIES AS INDICATED.
- INSTALL CABINETS LEVEL AND PLUMB TO A TOLERANCE OF 1/8 INCH IN 8 FEET.
- FASTEN CABINETS TO ADJACENT UNITS AND TO BACKING FASTEN WALL CABINETS THROUGH BACK, NEAR TOP AND BOTTOM, AT ENDS AND NOT LESS THAN 24 INCHES O.C. WITH NO. 10 WATER-HEAD SCREWS SIZED FOR 1/4-INCH PENETRATION INTO WOOD FRAMING, BLOCKING, OR HANGING STRIPS.
- ADJUST CABINETS AND HARDWARE SO DOORS AND DRAWERS ARE CENTERED IN OPENINGS AND OPERATE SMOOTHLY WITHOUT WARP OR BIND. LUBRICATE OPERATING HARDWARE AS RECOMMENDED BY MANUFACTURER.
- PROTECT FINISHED SURFACES FROM DAMAGE OR STAINING RESULTING FROM SUBSEQUENT WORK. REPAIR OR REPLACE DAMAGED CABINET WORK, INCLUDING WARPED OR LOOSE MEMBERS.
- CAULK ALL JOINTS BETWEEN KITCHEN AND VANITY COUNTERTOPS AND WALLS AND JOINTS BETWEEN PLUMBING FIXTURES AND COUNTERTOPS.

6/26/2024 4:14:32 PM

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

1. ALL WORK SHALL CONFORM TO 2018 INTERNATIONAL BUILDING CODE AS ADOPTED AND AMENDED BY THE CITY OF LEE'S SUMMIT, MISSOURI.

2. DESIGN LOADS

A. OVERALL BUILDING CLASSIFICATIONS

1. RISK CATEGORY III

2. SNOW IMPORTANCE FACTOR, I_s 1.10

3. ICE IMPORTANCE FACTOR - WIND, I_e 1.00

4. SEISMIC IMPORTANCE FACTOR, I_a 1.25

B. SLAB ON GRADE FLOOR LOADS

1. LIVE LOAD 100 PSF

2. CONCENTRATED LOAD 3000 LB ACTING ON AN AREA 4.5 IN. BY 4.5 IN.

C. ROOF DEAD AND LIVE LOADS

1. DEAD LOAD TOP CHORD 10 PSF

2. DEAD LOAD BOT. CHORD 10 PSF

3. LIVE LOAD TOP CHORD 20 PSF

4. LIVE LOAD BOT. CHORD 20 PSF (U.N.O)

D. ROOF SNOW LOADS

1. GROUND SNOW LOAD, P_g 20 PSF

2. FLAT ROOF SNOW LOAD, P_f 15.4 PSF

3. SNOW EXPOSURE FACTOR, C_e 1.0

4. THERMAL FACTOR, C_t 1.0

5. SLOPE FACTOR, C_s 1.0

6. DRIFTING PER CODE

E. WIND LOADS

1. BASIC WIND SPEED (3 SECOND GUST) 117 MPH

2. EXPOSURE CATEGORY B

3. INTERNAL PRESSURE COEFFICIENT, C_{pi} +/- 0.18

4. COMPONENTS AND CLADDING PER ASCE 7-16.

F. SEISMIC LOADS

1. S_s 0.100

2. S_i 0.068

3. SITE CLASS D

4. S_{ms} 0.106

5. S_{m1} 0.109

6. SEISMIC DESIGN CATEGORY B

7. SEISMIC FORCE RESISTING SYSTEM WOOD WALLS SHEATHED WITH WOOD STRUCTURAL PANELS RATED FOR SHEAR

8. DESIGN BASE SHEAR 0.017

9. DESIGN RESPONSE COEFFICIENT, C_d 6.5

10. RESPONSE MODIFICATION COEFFICIENT, R EQUIVALENT LATERAL FORCE (ELF) PROCEDURE

11. ANALYSIS PROCEDURE USED

G. ROOF RAIN LOADS

1. 60-MIN DURATION/100 YEAR RAIN INTENSITY, I 3.91 IN/HR

2. 15-MIN DURATION/100 YEAR RAIN INTENSITY, I 8.30 IN/HR

3. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING DIMENSIONS PRIOR TO FABRICATION. IF DISCREPANCIES EXIST BETWEEN CONTRACT DRAWINGS, AND/OR SHOP DRAWINGS NOTIFY THE ENGINEER OF RECORD.

4. THE CONTRACTOR SHALL REVIEW DRAWINGS FROM ALL OTHER DISCIPLINES FOR PERTINENT MISC. ITEMS OR INFORMATION RELATED TO THE STRUCTURAL WORK AND COORDINATE AS REQUIRED. THE BUILDING IS NOT STRUCTURALLY STABLE UNTIL ALL CONNECTIONS, FRAMING, SHEAR WALLS, PERMANENT BRACING, AND EXTERIOR LOAD-BEARING WALLS ARE COMPLETE AND HAVE ACHIEVED THEIR RESPECTIVE DESIGN STRENGTHS. CONTRACTOR IS SOLELY RESPONSIBLE FOR MAINTAINING STRUCTURAL STABILITY DURING ERECTION AND CONSTRUCTION. TEMPORARY BRACING SYSTEMS ARE NOT TO BE REMOVED UNTIL STRUCTURAL WORK IS COMPLETE.

5. PROVIDE ADEQUATE SHORING DURING CONSTRUCTION TO RESIST FORCES SUCH AS WIND AND UNBALANCED LOADS DUE TO CONSTRUCTION. DO NOT BACKFILL UNTIL CONCRETE HAS CURED 14 DAYS.

8. FOUNDATIONS

A. FOUNDATIONS ARE DESIGNED TO BEAR ON 1500 PSF FOR STRIP FOOTINGS ON SOIL AND 1500 PSF FOR SPREAD FOOTINGS ON SOIL.

B. CONTRACTOR SHALL REMOVE EXISTING FOOTINGS AND FOUNDATIONS THAT ARE LOCATED WITHIN THE FOOTPRINT OF THE NEW BUILDING.

9. CONCRETE

A. CAST-IN-PLACE CONCRETE CONSTRUCTION SHALL CONFORM TO LATEST APPLICABLE AMERICAN CONCRETE INSTITUTE DOCUMENTS, ACI 301, 305, 306, 315, 316, AND 347 UNLESS NOTED OTHERWISE IN THESE CONTRACT DOCUMENTS.

B. ALL CONCRETE, UNLESS NOTED OTHERWISE, SHALL DEVELOP A 28 DAY COMPRESSIVE STRENGTH AND HAVE MAXIMUM DRY SHRINKAGE PER ASTM C157 AS FOLLOWS:

1. FOOTINGS, GRADE BEAMS, WALLS, BEAMS, COLUMNS: 4000 PSI (DS MAX 0.05%)

2. SLAB ON GRADE: 4000 PSI (DS MAX 0.05%)

3. REFER TO THE SPECIFICATION FOR AIR-ENTRAINED CONCRETE.

C. SLABS ON GRADE SHALL DEVELOP A 90 DAY COMPRESSIVE STRENGTH.

D. IT IS THE INTENT OF THESE CONCRETE SPECIFICATIONS THAT THE CONTRACTOR SUPPLY CONCRETE MIXES WITH A MINIMUM AMOUNT OF WATER IN ORDER TO LIMIT PLASTIC SHRINKAGE CRACKING IN FRESHLY PLACED CONCRETE. IT IS EXPECTED THAT PRODUCING WORKABILITY FOR CONCRETE MIXES WILL REQUIRE THE ADDITION OF WATER-REDUCING CHEMICAL ADMIXTURES.

E. CONCRETE MIX DESIGNS SHALL INCLUDE ALL APPLICABLE ADMIXTURES.

F. CONCRETE SLUMP SHALL BE A MAXIMUM OF 4" +/- 1" (ASTM C143) AS DELIVERED IN THE FIELD. CONTRACTOR MAY USE CHEMICAL ADMIXTURES TO ATTAIN A MAXIMUM SLUMP OF 8" FOR WORKABILITY IF ADMIXTURE IS TO BE ADDED IN THE FIELD IS SHALL BE ADDED THROUGH THE USE OF AN EXTERNAL MEASURING DEVICE (I.E. 5 GALLON BUCKET).

G. CONCRETE EXPOSED TO WEATHER, PARKED VEHICLES, AND/OR DECIDING CHEMICAL SHALL CONTAIN 6% (+/- 1%) ENTRAINED AIR BY VOLUME.

H. CHAMFER ALL EXPOSED CORNERS OF CONCRETE WALLS, 3/4" UNLESS NOTED OTHERWISE.

I. ALL CONTROL JOINTS IN CONCRETE SLABS-ON-GRADE SHALL BE CUT TO 1/3 OF DEPTH WHEN USING WET-CUTTING PROCESS AND 1/4 OF DEPTH WHEN USING EARLY-ENTRY DRY-CUT PROCESS. CUT JOINTS AS SOON AS APPLICABLE PER PROCESS USED AFTER CONCRETE HAS BEEN PLACED WITHOUT DISJUNCTION DRAGGAGE, OR USE OF A WET-CUT JOINT.

J. CUT SLABS-ON-GRADE INTO AREAS OF APPROXIMATELY 225 SQUARE FEET MAINTAINING AS CLOSE TO SQUARE AREAS AS POSSIBLE. LENGTH TO WIDTH RATIOS OF JOINTED PANELS SHALL NOT EXCEED 1.5:1. COORDINATE LOCATIONS OF CONTROL JOINTS WITH ARCHITECT.

K. CONTROL JOINTS IN WALLS SHALL BE PLACED AT 20'-0" O.C. MAXIMUM UNLESS NOTED OTHERWISE. LOCATE JOINTS BESIDE PIERS INTEGRAL WITH WALLS, NEAR CORNERS, AND IN CONCEALED LOCATIONS WHERE POSSIBLE. CONSTRUCTION JOINTS MAY BE PLACED IN LIEU OF CONTROL JOINTS AT CONTRACTOR'S DISCRETION. COORDINATE LOCATION OF CONTROL JOINTS WITH ARCHITECT.

L. PRIOR TO PLACING CONCRETE IN ANY LOCATION, IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO HAVE THOROUGHLY CHECKED AND COORDINATED ALL DIMENSIONS, ELEVATIONS, OPENINGS, RECESS, AND BLOCKOUTS AS SHOWN ON ANY CONTRACT DRAWINGS. IN THE EVENT ERRORS, CONFLICTS, OR OMISSIONS EXIST, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE ARCHITECT OR ENGINEER FOR NECESSARY CORRECTIVE ACTION.

M. EMBEDDED ITEMS ARE TO BE FURNISHED AND INSTALLED BY THE CONTRACTOR PRIOR TO PLACING CONCRETE.

N. ANCHOR RODS AND ANCHOR BOLTS SHALL BE HELD IN PLACE WITH A RIGID TEMPLATE.

O. HORIZONTAL JOINTS BEYOND THOSE SHOWN IN THE CONTRACT DOCUMENTS SHALL NOT BE CONSTRUCTED WITHOUT THE APPROVAL OF THE ARCHITECT AND ENGINEER.

10. REINFORCING STEEL

A. ALL REINFORCING SHALL BE ASTM A615 GRADE 60, EXCEPT WELDED REINFORCING WHICH SHALL BE ASTM A706 GRADE 60.

B. ALL WELDED WIRE FABRIC SHALL BE ASTM A62 COLD DRAWN WIRE.

C. ALL ACCESSORIES FOR SUPPORTING REINFORCING SHALL BE GALVANIZED OR HAVE PLASTIC-COATED FEET.

D. PROVIDE CORNER BARS AT THE EXTERIOR FACE OF ALL WALL AND FOOTING CORNERS EQUAL TO HORIZONTAL BARS.

E. REINFORCING SHALL BE DETAILED, FABRICATED, PLACED, AND SUPPORTED IN ACCORDANCE WITH ACI 315, LATEST APPLICABLE EDITION.

F. STANDARD COVERAGE OF REINFORCING SHALL BE AS FOLLOWS UNLESS NOTED OTHERWISE.

1. PERMANENTLY EXPOSED TO WEATHER

A. CAST AGAINST EARTH 3"

B. IN CONTACT WITH WATER 3"

C. FORMED 2"

2. NOT EXPOSED TO EARTH OR WEATHER

A. SLABS AND WALLS 3/4"

B. BEAMS AND COLUMNS 1 1/2"

G. SPLICE LENGTH

1. 3000 PSI CONCRETE

A. NON-COATED 55 db (BAR DIAMETER)

B. EPOXY COATED 83 db

2. 4000 PSI CONCRETE

A. NON-COATED 48 db

B. EPOXY COATED 72 db

3. 5000 PSI CONCRETE

A. NON-COATED 43 db

B. EPOXY COATED 64 db

H. REINFORCEMENT PARTIALLY EMBEDDED IN CONCRETE SHALL NOT BE FIELD BENT, EXCEPT AS SHOWN AND NOTED ON THE CONTRACT DRAWINGS OR PERMITTED BY THE ENGINEER OF RECORD.

I. ALL REINFORCEMENT AND EMBEDDED ITEMS INCLUDING PLATES AND ANCHOR RODS SHALL BE ACCURATELY PLACED, ADEQUATELY SUPPORTED, AND SECURED AGAINST DISPLACEMENT BEFORE CONCRETE IS PLACED. NEITHER REINFORCEMENT NOR EMBEDDED ITEMS SHALL BE PLACED INTO FRESHLY PLACED CONCRETE UNLESS APPROVED BY THE ENGINEER OF RECORD.

11. STRUCTURAL STEEL

A. ALL STRUCTURAL STEEL SHALL BE DETAILED, FABRICATED, AND ERECTED IN ACCORDANCE WITH AISC SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS, LATEST APPLICABLE EDITION AND AISC CODE OF STANDARD PRACTICE.

B. ALL STRUCTURAL STEEL FOR WIDE FLANGE SHALL BE A992 GRADE 50 UNLESS NOTED OTHERWISE. ALL ANGLES, PLATES AND CHANNELS SHALL BE ASTM A36 UNLESS NOTED OTHERWISE. ALL RECTANGULAR AND ROUND HSS SHAPES SHALL BE ASTM A500, GRADE B.

C. ALL BOLTS SHALL BE 3/4" Ø A-325 BOLTS WITH HEAVY HEX HEADS UNLESS NOTED OTHERWISE. ALL CONNECTIONS SHALL HAVE A MINIMUM OF (2) 3/4" Ø BOLTS, BEARING TYPE CONNECTIONS ONLY.

D. ALL STRUCTURAL STEEL WELDS IN THE SHOP OR IN THE FIELD SHALL BE PERFORMED BY A QUALIFIED WELDER AND SHALL CONFORM TO THE CURRENT REQUIREMENTS OF A.W.S.

E. SHOP WELDED AND FIELD BOLTED CONNECTIONS ARE PREFERRED UNLESS NOTED OTHERWISE.

F. ALL STEEL EXPOSED TO THE EXTERIOR, EXHIBITS, POOLS, AND LSS AREAS SHALL BE HOT-DIP GALVANIZED AND PAINTED PER ARCHITECT UNLESS NOTED OTHERWISE.

G. THE CONTRACTOR SHALL PROVIDE SHELF ANGLES, GLASS SUPPORTS, LINTELS, AND OTHER MISC. STEEL AS SHOWN ON THESE DRAWINGS AS REQUIRED TO PROVIDE SUPPORT (STABILIZATION) AROUND AND THROUGHOUT THE BUILDING. SEE ARCHITECTURAL DRAWINGS FOR ADDITIONAL MISC. STEEL DETAILS.

ROUGH CARPENTRY

A. HEADERS, JOISTS, AND RAFTERS SHALL MEET OR EXCEED THE FOLLOWING MINIMUM REQUIREMENTS. (EXAMPLE SPECIES: #2 SPRUCE-PINE-FIR)

1. F_b 875 PSI

2. F_v 135 PSI

3. F_c 1150 PSI

4. E 1400 KSI

B. INTERIOR WALLS AND EXTERIOR WALLS SHALL MEET OR EXCEED THE FOLLOWING MINIMUM REQUIREMENTS. (EXAMPLE SPECIES: #2 SPRUCE-PINE-FIR)

1. F_b 875 PSI

2. F_v 135 PSI

3. F_c 1150 PSI

4. E 1400 KSI

C. TIMBER FRAMING MEMBERS SHALL MEET OR EXCEED THE FOLLOWING MINIMUM REQUIREMENTS. (EXAMPLE SPECIES: #2 SPRUCE-PINE-FIR)

1. F_b 875 PSI

2. F_v 135 PSI

3. F_c 1150 PSI

4. E 1400 KSI

D. ALL LVL MEMBERS SHALL BE MICROLAM 2.0E 2600 OR APPROVED EQUAL.

E. ALL WOOD FRAMING MEMBERS INDICATED ARE NOMINAL SIZES. PROVIDE ACTUAL DRESSED SIZES, KILN-DRYED, WITH MAXIMUM IN-PLACE MOISTURE CONTENT OF 19%.

F. ALL BOLTS ARE A36 OR A307, GRADE 1, AND ALL NAILS ARE COMMON WIRE NAILS UNLESS NOTED OTHERWISE.

G. LAY ALL STRUCTURAL PANELS WITH FACE GRAIN PERPENDICULAR TO SUPPORTING MEMBERS AND OFFSET END JOINTS 4'-0". PANELS TO BE APA RATED AND STAMPED FOR THE LOADING SHOWN IN SECTION 2 "DESIGN" AND SHOULD MATCH THE SUPPORT SPACING SHOWN ON THE PLANS.

H. ROOF DECKING SHALL BE 3/4" THICK APA RATED EXTERIOR GRADE SHEATHING FASTENED WITH 10d NAILS AT 6" O.C. ON EDGES AND 12" O.C. IN FIELD UNLESS NOTED OTHERWISE.

I. FASTENER QUALITY, QUANTITY, SIZE, AND SPACING SHALL COMPLY WITH IBC FASTENING SCHEDULE (TABLE 2304.5) UNLESS NOTED OTHERWISE.

J. ALL WOOD IN CONTACT WITH CONCRETE OR EXPOSED TO WEATHER SHALL BE PRESERVATIVE TREATED.

13. PREFABRICATED WOOD TRUSSES

A. TRUSS SPACING TO BE AS SHOWN ON DRAWINGS.

B. LOADS SHOWN IN SECTION 2 "DESIGN LOADS" ARE A MINIMUM. TRUSS DESIGNER IS RESPONSIBLE FOR ESTABLISHING FINAL LOADS USED FOR DESIGN, INCLUDING LIVE, DEAD, SNOW (WITH DRIFTS), WIND, AND SEISMIC LOADS. TRUSS FABRICATOR IS TO SUPPLY SEALED TRUSS SHOP DRAWINGS AND SEALED PLAN PLACEMENT DRAWINGS PREPARED UNDER THE SUPERVISION OF THE SAME LICENSED PROFESSIONAL ENGINEER IN THE STATE OF MISSOURI.

C. TRUSS MANUFACTURER IS RESPONSIBLE FOR DESIGNING, DETAILING, AND PROVIDING ALL TRUSS-TO-TRUSSES, TRUSS-TO-WALL, AND TRUSS-TO-BEAM CONNECTIONS, UNLESS NOTED OTHERWISE.

D. ROOF SHOP DRAWINGS SHALL INCLUDE DETAILED ERECTION DRAWINGS, AS WELL AS DESIGN INFORMATION FOR EACH TRUSS. PROVIDE ALL INFORMATION AS REQUIRED IN THE INTERNATIONAL BUILDING CODE SECTION 2303.4 "TRUSSES", INCLUDING CONNECTION DESIGN.

E. TRUSS MEMBERS AND COMPONENTS SHALL NOT BE CUT, NOTCHED, DRILLED, SPLICED, OR OTHERWISE ALTERED IN ANY WAY WITHOUT WRITTEN CONCURRENCE AND APPROVAL OF THE LICENSED PROFESSIONAL ENGINEER RESPONSIBLE FOR THE TRUSS DESIGN AND THE ENGINEER OF RECORD.

14. POST CONSTRUCTION ANCHORS

A. POST INSTALLED ANCHORS ARE NOT TO BE SUBSTITUTED FOR ANCHORS SHOWN ON THE DRAWINGS. IF CAST IN PLACE ANCHOR IS DETERMINED TO BE OUT OF TOLERANCE OR OMITTED, CONTRACTOR MUST GENERATE A REQUEST FOR INFORMATION IN REGARDS TO THE SOLUTION.

B. EMBEDMENT DEPTH SHALL BE DEFINED AS THE DISTANCE FROM THE SURFACE OF THE LOAD-BEARING BASE MATERIAL TO THE DEEPEST PART OF THE ANCHOR AFTER THE ANCHOR HAS BEEN DRIVEN INTO THE HOLE.

C. OBSERVATION AND VERIFICATION OF EMBEDMENT HOLE CLEANING, DEPTH, AND ANCHOR INSTALLATION IS REQUIRED FOR ALL EPOXY ANCHORS.

D. EQUIVALENT ANCHORS MAY BE SUBMITTED FOR THE ENGINEER'S APPROVAL. SUBMITTALS ARE THE CONTRACTOR'S RESPONSIBILITY AND MUST INCLUDE EVALUATION REPORTS FROM THE INTERNATIONAL CONFERENCE OF BUILDING OFFICIALS, CURRENT WITH THE REQUIREMENTS OF THE PROJECT.

15. STRUCTURAL ENGINEER SITE OBSERVATIONS

A. THE CONTRACT STRUCTURAL DRAWINGS REPRESENT THE FINISHED STRUCTURE AND, EXCEPT WHERE SPECIFICALLY SHOWN, DO NOT INDICATE THE METHOD OR MEANS OF CONSTRUCTION. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK AND SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, PROCEDURES, TECHNIQUES, AND SEQUENCES.

B. THE ENGINEER SHALL NOT HAVE CONTROL NOR CHARGE OF, AND SHALL NOT BE RESPONSIBLE FOR, CONSTRUCTION MEANS, METHODS, PROCEDURES, TECHNIQUES, OR SEQUENCES, FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK, FOR THE ACTS OR OMISSION OF THE CONTRACTOR, SUBCONTRACTOR, OR ANY OTHER PERSONS PERFORMING ANY OF THE WORK, OR THE FAILURE OF ANY OF THEM TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

C. PERIODIC SITE OBSERVATION BY FIELD REPRESENTATIVES OF LEIGH & OKANE L.L.C. IS SOLELY FOR THE PURPOSE OF DETERMINING IF THE WORK OF THE CONTRACTOR IS PROCEEDING IN ACCORDANCE WITH THE STRUCTURAL CONTRACT DOCUMENTS. THIS LIMITED SITE OBSERVATION SHOULD NOT BE CONSTRUED AS EXHAUSTIVE OR CONTINUOUS TO CHECK THE QUALITY OR QUANTITY OF WORK, BUT RATHER PERIODIC IN AN EFFORT TO GUARD THE OWNER AGAINST DEFECTS AND DEFICIENCIES IN THE WORK OF THE CONTRACTOR.

16. SUBMITTALS

A. ALL SHOP DRAWINGS AND SUBMITTALS MUST BE REVIEWED AND APPROVED BY THE CONTRACTOR PRIOR TO SUBMITTAL. ENGINEER'S REVIEW OF SHOP DRAWINGS IS LIMITED TO CHECKING FOR GENERAL CONFORMANCE WITH DESIGN DRAWINGS AND STRENGTH OF COMPONENTS AND MATERIALS. CONTRACTOR IS RESPONSIBLE FOR ANY CHANGES FROM THE DESIGN DRAWINGS, QUANTITIES, DIMENSIONAL ERRORS, OR OMISSIONS IN THE SHOP DRAWINGS.

B. ALL SHOP DRAWINGS MUST BE ORIGINAL DOCUMENTS AND SHALL NOT BE REPRODUCTIONS OF THESE CONTRACT DOCUMENTS.

C. SUBMIT SHOP DRAWINGS DETAILING FABRICATION OF EACH MEMBER AND ITS CONNECTIONS. DETAIL DRAWINGS ARE TO BE PREPARED UNDER THE SUPERVISION OF A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF MISSOURI FOR THE FOLLOWING ITEMS:

1. PREFABRICATED WOOD TRUSSES

D. CONTRACTOR SHALL SUBMIT STRUCTURAL SHOP DRAWINGS FOR THE FOLLOWING ITEMS:

1. CONCRETE MIX DESIGN AND MATERIALS

2. CONCRETE REINFORCING STEEL

3. PREFABRICATED WOOD TRUSSES

E. PROVIDE A FINAL, "FOR CONSTRUCTION" SET OF ALL SHOP DRAWINGS TO THE ENGINEER OF RECORD PRIOR TO FABRICATION OR CONSTRUCTION OF THOSE ITEMS.

17. SPECIAL INSPECTIONS

A. THE FOLLOWING MINIMUM ITEMS REQUIRE SPECIAL INSPECTION IN ACCORDANCE WITH THE BUILDING CODE:

1. CONCRETE PLACING

2. CONCRETE REINFORCING

3. BOLTS EMBEDDED IN CONCRETE / POST-INSTALLED ANCHORS

4. ANCHOR RODS

5. ROOF DIAPHRAGM ATTACHMENT

6. SOIL VERIFICATION

B. THE CONTRACTOR SHALL REQUEST SPECIAL INSPECTION OF THE ITEMS LISTED ABOVE PRIOR TO THOSE ITEMS BECOMING UNACCESSIBLE AND UNOBSERVABLE DUE TO PROGRESSION OF THE WORK.

SCHEDULE OF MINIMUM SPECIAL INSPECTIONS		
	INSPECTION FREQUENCY	
	CONTINUOUS	PERIODIC
REQUIRED VERIFICATION AND INSPECTION OF STRUCTURAL STEEL CONSTRUCTION		
1. MATERIAL VERIFICATION OF HIGH-STRENGTH BOLTS, NUTS AND WASHERS:		
A. IDENTIFICATION MARKING TO CONFORM TO ASTM STANDARDS SPECIFIED IN THE APPROVED CONSTRUCTION DOCUMENTS.	-	X
B. MANUFACTURER'S CERTIFICATE OF COMPLIANCE REQUIRED.	-	X
2. INSPECTION OF HIGH-STRENGTH BOLTING: (INSPECTION SHALL BE IN ACCORDANCE WITH AISC SPECIFICATIONS)		
A. SNUG-TIGHT JOINTS.	-	X
B. PRE-TENSIONED AND SLIP-CRITICAL JOINTS USING THE TURN-OF-NUT WITH MATCHMARKING, TWIST-OFF BOLT DIRECT TENSION INDICATOR METHODS OF INSTALLATION.	-	X
C. PRE-TENSIONED AND SLIP-CRITICAL JOINTS USING THE CALIBRATED WRENCH OR TURN-OF-NUT METHOD WITHOUT MATCHMARKING OR CALIBRATED WRENCH METHODS OF INSTALLATION.	X	-
3. MATERIAL VERIFICATION OF STRUCTURAL STEEL AND COLD-FORMED STEEL DECK:		
A. FOR STRUCTURAL STEEL, IDENTIFICATION MARKING TO CONFORM TO AISC 360.	-	X
B. FOR OTHER STEEL, IDENTIFICATION MARKINGS TO CONFORM TO ASTM STANDARDS SPECIFIED IN THE APPROVED CONSTRUCTION DOCUMENTS.	-	X
C. MANUFACTURERS' CERTIFIED TEST REPORTS.	-	X
4. MATERIAL VERIFICATION OF WELD FILLER MATERIALS:		
A. IDENTIFICATION MARKINGS TO CONFORM TO AWS SPECIFICATION IN THE APPROVED CONSTRUCTION DOCUMENTS.	-	X
B. MANUFACTURER'S CERTIFICATE OF COMPLIANCE.	-	X
5. INSPECTION OF WELDING: (WELDING INSPECTION SHALL BE IN COMPLIANCE WITH AWS D1.1)(IN COOPERATION WITH OWNER'S TESTING LAB)		
A. STRUCTURAL STEEL AND COLD-FORMED STEEL DECK:		
1. COMPLETE AND PARTIAL JOINT PENETRATION GROOVE WELDS.	X	-
2. MULTIPASS FILLET WELDS.	X	-
3. SINGLE-PASS FILLET WELDS > 5/16.	X	-
4. PLUG AND SLOT WELDS.	X	-
5. SINGLE PASS FILLET WELDS ≤ 5/16.	-	X
6. FLOOR AND ROOF DECK WELDS.	-	X
B. REINFORCING STEEL:		
1. VERIFICATION OF WELDABILITY OF REINFORCING STEEL OTHER THAN ASTM A 706.	-	X
2. REINFORCING STEEL-RESISTING FLEXURAL AND AXIAL FORCES IN INTERMEDIATE AND SPECIAL MOMENT FRAMES, AND BOUNDARY ELEMENTS OF SPECIAL STRUCTURAL WALLS OF CONCRETE AND SHEAR REINFORCEMENT.	X	-
3. SHEAR REINFORCEMENT.	X	-
4. OTHER REINFORCING STEEL.	-	X
6. INSPECTION OF STEEL FRAME JOINT DETAILS FOR COMPLIANCE:		
A. DETAILS SUCH AS BRACING AND STIFFENING.	-	X
B. MEMBER LOCATIONS.	-	X
C. APPLICATION OF JOINT DETAILS AT EACH CONNECTION.	-	X
7. INSPECTION OF COLD-FORMED STEEL TRUSSES SPANNING 60 FT OR GREATER:		
A. VERIFY TEMPORARY INSTALLATION RESTRAINT/BRACING AND THE PERMANENT INDIVIDUAL TRUSS MEMBER RESTRAINT/BRACING ARE INSTALLED IN ACCORDANCE WITH THE APPROVED TRUSS SUBMITTAL PACKAGE.	-	X
REQUIRED VERIFICATION AND INSPECTION OF CONCRETE CONSTRUCTION		
1. INSPECTION OF REINFORCING STEEL, INCLUDING PRESTRESSING TENDONS, AND PLACEMENT. VERIFY GRADE, SIZE, QUANTITY, AND SPACING OF REINFORCING BARS FOR COMPLIANCE WITH CONTRACT DOCUMENTS AS WELL AS APPROVED SHOP DRAWINGS. REPORT ANY NOTED CONFLICT BEFORE CONCRETE IS POURED SO THAT CORRECTIONS MAY BE MADE. (INSPECTION MAY BE PERIODIC BUT ALL REBAR TO BE INSPECTED).	X	-
2. INSPECTION OF REINFORCING STEEL WELDING IN ACCORDANCE WITH TABLE 1705.3 (REQUIRED VERIFICATION AND INSPECTION OF STEEL CONSTRUCTION, INSPECTION OF WELDING, REINFORCING STEEL).	X	-
3. THE ENGINEER SHALL NOT BE INSTALLED IN CONCRETE PRIOR TO AND DURING PLACEMENT OF CONCRETE WHERE ALLOWABLE LOADS HAVE BEEN INCREASED OR WHERE STRENGTH DESIGN IS USED.	X	-
4. INSPECTION OF ANCHORS INSTALLED IN HARDENED CONCRETE.	X	-
5. VERIFYING USE OF REQUIRED DESIGN MIX.	X	-
6. AT THE TIME FRESH CONCRETE IS SAMPLED TO FABRICATE SPECIMENS FOR STRENGTH TESTS, PERFORM SLUMP AND AIR CONTENT TESTS, AND DETERMINE THE TEMPERATURE OF THE CONCRETE.	X	-
7. INSPECTION OF CONCRETE AND SHOTCRETE PLACEMENT FOR PROPER APPLICATION TECHNIQUES.	X	-
8. INSPECTION FOR MAINTENANCE OF SPECIFIED CURING TEMPERATURE AND TECHNIQUES.	-	X
9. INSPECTION OF PRESTRESSED CONCRETE:		
A. APPLICATION OF PRESTRESSING FORCES.	-	X
B. GROUTING OF BONDED PRESTRESSING TENDONS IN THE SEISMIC-FORCE-RESISTING SYSTEM.	-	X
10. ERECTION OF PRECAST CONCRETE MEMBERS.	-	X
11. VERIFICATION OF IN-SITU CONCRETE STRENGTH, PRIOR TO STRESSING OF TENDONS IN POSTTENSIONED CONCRETE AND PRIOR TO REMOVAL OF SHORES AND FORMS FROM BEAMS AND STRUCTURAL SLABS.	-	X
12. INSPECT FORMWORK FOR SHAPE, LOCATION AND DIMENSIONS OF CONCRETE MEMBER BEING FORMED.	-	X
REQUIRED VERIFICATION AND INSPECTION OF SOILS (IN COOPERATION WITH OWNERS' GEOTECHNICAL TESTING AGENCY)		
1. VERIFY MATERIALS BELOW SHALLOW FOUNDATIONS ARE ADEQUATE TO ACHIEVE THE DESIGN BEARING CAPACITY.	-	X
2. VERIFY EXCAVATIONS ARE EXTENDED TO PROPER DEPTH AND HAVE REACHED PROPER MATERIAL.	-	X
3. PERFORM CLASSIFICATION AND TESTING OF CONTROLLED FILL MATERIALS.	-	X
4. VERIFY USE OF PROPER MATERIALS, DENSITIES AND LIFT THICKNESSES DURING PLACEMENT AND COMPACTION OF COMPACTED FILL.	X	-
5. PRIOR TO PLACEMENT OF COMPACTED FILL, OBSERVE SUBGRADE AND VERIFY THAT SITE HAS BEEN PREPARED PROPERLY.	-	X
REQUIRED VERIFICATION AND INSPECTION OF CAST-IN-PLACE DEEP FOUNDATION ELEMENTS (IN COOPERATION W/ OWNER'S GEOTECHNICAL TESTING AGENCY)		
1. OBSERVE DRILLING OPERATIONS AND MAINTAIN COMPLETE AND ACCURATE RECORDS FOR EACH ELEMENT.	X	-
2. VERIFY PLACEMENT LOCATIONS AND PLUMBNESS, CONFIRM ELEMENT DIAMETERS, BELL DIAMETERS (IF APPLICABLE), EMBEDMENT INTO BEDROCK (IF APPLICABLE) AND ADEQUATE END-BEARING STRATA CAPACITY. RECORD CONCRETE OR GROUT VOLUMES.	X	-
3. FOR CONCRETE ELEMENTS, PERFORM ADDITIONAL INSPECTIONS IN ACCORDANCE WITH THE REQUIRED VERIFICATION AND INSPECTION OF CONCRETE CONSTRUCTION NOTED ABOVE.	-	X
REQUIRED VERIFICATION AND INSPECTION OF MASONRY CONSTRUCTION		
1. COMPLIANCE WITH REQUIRED INSPECTION PROVISIONS OF THE CONSTRUCTION DOCUMENTS AND THE APPROVED SUBMITTALS.	-	X
2. VERIFICATION OF FM AND FAAC PRIOR TO CONSTRUCTION AND FOR EVERY 5000 SQUARE FEET DURING CONSTRUCTION.	-	X
3. VERIFICATION OF PROPORTIONS OF MATERIALS IS PREMIXED OR PREBLEDED MORAR AND GROUT AS DELIVERED TO THE SITE.	-	X
4. VERIFICATION OF SLUMP FLOW AND VSI AS DELIVERED TO THE SITE FOR SELF-CONSOLIDATION GROUT.	X	-
5. THE FOLLOWING SHALL BE VERIFIED TO ENSURE COMPLIANCE:		
A. PROPORTIONS OF SITE-PREPARED MORTAR, GROUT, AND PRESTRESSING FOR BONDED TENDONS.	-	X
B. PLACEMENT OF MASONRY UNITS AND CONSTRUCTION OF MORAR JOINTS.	-	X
C. PLACEMENT OF REINFORCEMENT CONNECTORS AND PRESTRESSING TENDONS AND ANCHORAGES.	-	X
D. GROUT SPACE PRIOR TO PLACEMENT.	X	-
E. PLACEMENT OF GROUT.	X	-
F. PLACEMENT OF PRESTRESSING GROUT.	X	-
G. SIZE AND LOCATION OF STRUCTURAL ELEMENTS.	-	X
H. TYPE, SIZE AND LOCATION OF ANCHORS, INCLUDING OTHER DETAILS OF ANCHORAGE OF MASONRY TO STRUCTURAL MEMBERS, FRAMES OR OTHER CONSTRUCTION.	-	X
I. SPECIFIED SIZE, GRADE AND TYPE OF REINFORCEMENT, ANCHOR BOLTS, PRESTRESSING TENDONS AND ANCHORAGES.	-	X
J. WELDING OF REINFORCING BARS.	X	-
K. PREPARATION OF ANY REQUIRED GROUT SPECIMENS AND/OR PRISMS SHALL BE OBSERVED.	-	X
L. APPLICATION AND MEASUREMENT OF PRESTRESSING FORCE.	X	-

PLAN SYMBOL KEY	
	= FOOTING TYPE (REFER TO FOOTING SCHEDULE)
	= COLUMN TYPE (REFER TO COLUMN SCHEDULE)
	= WOOD WALL TYPE (REFER TO WOOD WALL SCHEDULE)
	= SHEAR WALL TYPE (REFER TO WOOD WALL SCHEDULE)
	= CONCRETE WALL TYPE (REFER TO CONCRETE WALL SCHEDULE)
	= MASONRY WALL TYPE (REFER TO MASONRY WALL SCHEDULE)
	= SHEAR WALL HOLDOWN
	= MOMENT FRAME CONNECTION
	= BEAM SPLICE CONNECTION

WALL TYPE KEY	
	= LOAD BEARING WALL
	= NON-LOAD BEARING WALL
	= SHEAR WALL

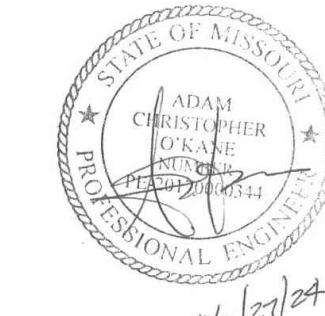
HATCH PATTERN KEY	
	= CONCRETE IN SECTION
	= EARTH IN SECTION
	= EPOXY IN SECTION
	= EXISTING IN PLAN AND SECTION
	= GRANULAR FILL IN SECTION
	= GRATING IN PLAN AND SECTION
	= GROUT IN SECTION
	= INSULATION IN SECTION
	= PLYWOOD IN SECTION
	= SNOW DRIFT LOADING IN PLAN
	= STEEL IN SECTION
	= TOPPING IN SECTION
	= WOOD END GRAIN IN SECTION
	= WOOD FACE GRAIN IN SECTION

STANDARD ABBREVIATIONS	
ALT.	ALTERNATE
A.B.	ANCHOR BOLT
ARCH.	ARCHITECT
@	AT
BM.	BEAM
BOT.	BOTTOM
B.O.	BOTTOM OF
BLDG.	BUILDING
CL.	CENTER LINE
CLR.	CLEAR
BL.	COLUMN
CONC.	CONCRETE
CONN.	CONNECTION
CONT.	CONTINUOUS
C.J.	CONTROL JOINT
DET.	DETAIL
DIA.	DIAMETER
DIM.	DIMENSION
DWG(S)	DRAWING(S)
EA.	EACH
ELEV.	ELEVATION
EQ.	EQUAL
EQUIP.	EQUIPMENT
EXIST.	EXISTING
EXT.	EXTERIOR
INT.	FAR SIDE
FIN.	FINISH
FLR.	FLOOR
FTG.	FOOTING
FOUND.	FOUNDATION
GLV.	GALVANIZED
GYP.	GYPNUM
H.S.	HEADED STUD
HI	HIGH
HORIZ.	HORIZONTAL
INSUL.	INSULATION
INT.	INTERIOR
LOC.	LOCATION
LLH	LONG LEG HORIZONTAL
LLO	LONG LEG OUT
LLV	LONG LEG VERTICAL
LONG.	LONGITUDINAL
LO	LOW
MSRY.	MASONRY
MAX.	MAXIMUM
MECH.	MECHANICAL
MIN.	MINIMUM
MIR.	MIRRORED
N.S.	NEAR SIDE
N.A.	NOT APPLICABLE
N.T.S.	NOT TO SCALE
O.C.	ON CENTER
OPNG.	OPENING
PL.	PLATE
R.	RADIUS
RE:	REFERENCE
REINF.	REINFORCING
REQD	REQUIRED
SCHED.	SCHEDULE
SEC.	SECTION
SHT.	SHEET
SH.	SIMILAR
SQ.	SQUARE
S.S.	STAINLESS STEEL
STL.	STEEL
T.B.	TOP & BOTTOM
T.O.	TOP OF
TRANS.	TRANSVERSE
TYP.	TYPICAL
UN.O.	UNLESS NOTED OTHERWISE
VERT.	VERTICAL
W	WITH
W/O	WITHOUT

BAILEY FARMS CLUBHOUSE
LEE'S SUMMIT, MO

COPYRIGHT © BY
COLLINS WEBB
ARCHITECTURE, LLC

REVISION DATES:



PROFESSIONAL SEAL

S001

ISSUE DATE: JUNE 26, 2024
COLLINS WEBB #: 23115

GENERAL NOTES



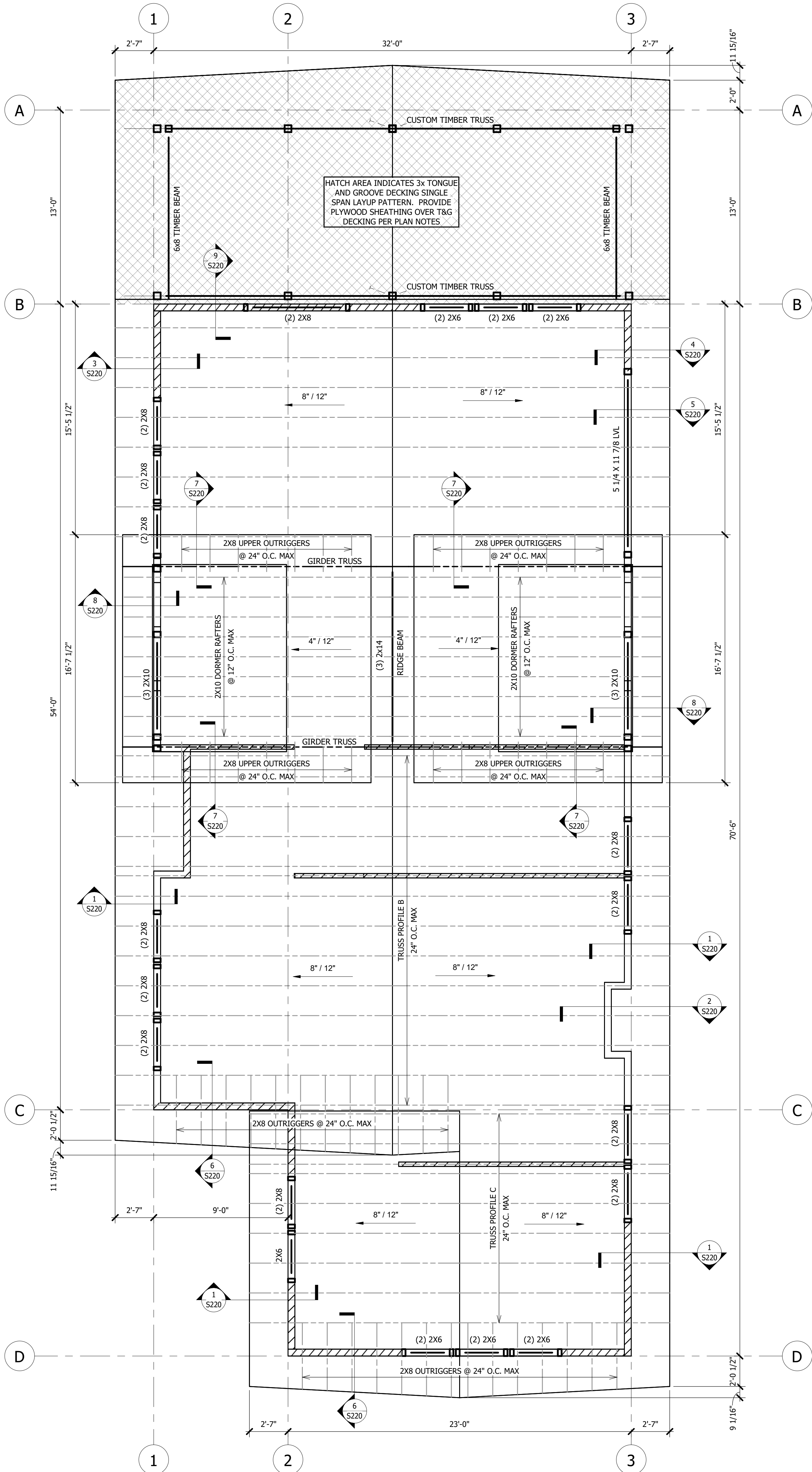
100% CONSTRUCTION DOCUMENTS

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

6/26/2024 4:14:43 PM

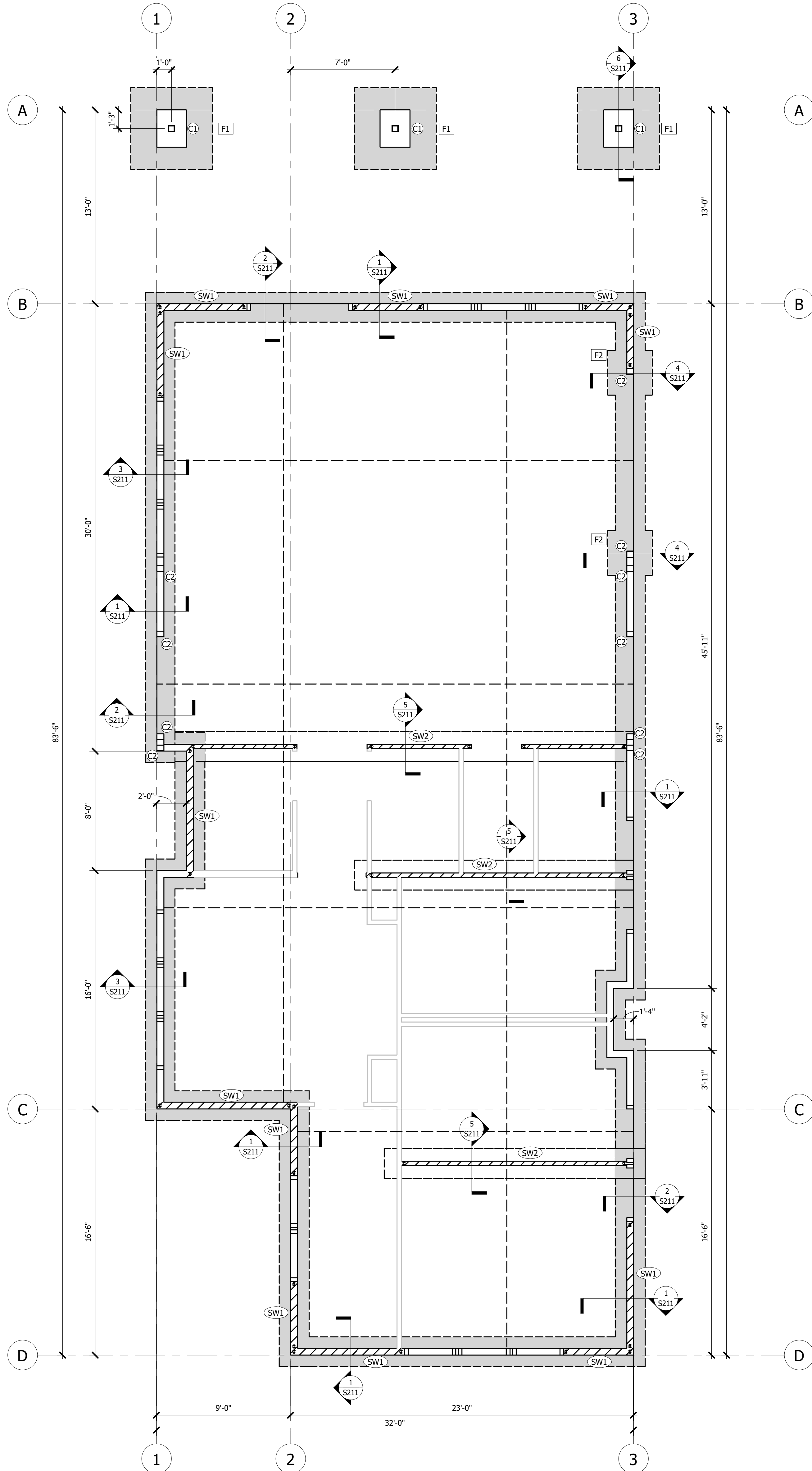
2 ROOF FRAMING PLAN

1/4" = 1'-0"



1 FOUNDATION PLAN

1/4" = 1'-0"



ISOLATED FOOTING SCHEDULE					
CALLOUT	COUNT	LENGTH	WIDTH	THICKNESS	REINFORCING
F1	3	5'-6"	5'-6"	3'-0"	(6) #8 BARS EACH WAY TOP AND BOT.
F2	2	3'-0"	3'-0"	3'-0"	(4) #8 BARS EACH WAY TOP AND BOT.

WOOD COLUMN SCHEDULE	
CALLOUT	SIZE
C1	HSS5X5X3/8
C2	(3) 2X6

- FOUNDATION PLAN NOTES**
- TOP OF CONCRETE SLAB ELEVATION = 100'-0".
 - 4" SLAB ON GRADE TO BE REINFORCED WITH #4 @ 16" O.C. OVER 4" GRANULAR FILL AND 15 MIL VAPOR BARRIER, UNLESS NOTED OTHERWISE.
 - VERIFY ALL LOCATIONS OF THICKENED SLAB AREAS PRIOR TO POURING CONCRETE.
 - ALL LOAD-BEARING WALLS TO BE 2X6 @ 16" O.C. UNLESS NOTED OTHERWISE. ALL LOAD-BEARING WALLS TO HAVE DOUBLE TOP PLATE AND SINGLE BOTTOM PLATE.
 - ALL EXTERIOR WALLS TO BE SHEATHED WITH 15/32" APA RATED STRUCTURAL I OSB, UNLESS NOTED OTHERWISE.
 - COORDINATE LOCATION OF ALL NON-LOAD-BEARING STUD WALLS WITH ARCHITECTURAL DRAWINGS.
 - ALL SILL ANCHORS TO BE SIMPSON PDAWL-287 @ 12" O.C.
 - PROVIDE #4 X 5'-0" LONG AT ALL RE-ENTRANT CORNERS.
 - DURING INSTALLATION OF POST CONSTRUCTION ANCHORS, CARE MUST BE TAKEN TO AVOID ALL REINFORCING.
 - REFER TO SHEET S210 FOR TYPICAL DETAILS.
 - REFER TO SHEET S210 FOR SHEAR WALL INFORMATION.
 - COORDINATE ALL FLOOR AND WALL PENETRATIONS WITH ALL OTHER DISCIPLINES.
 - REFER TO ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS NOT SHOWN ON THESE DRAWINGS.

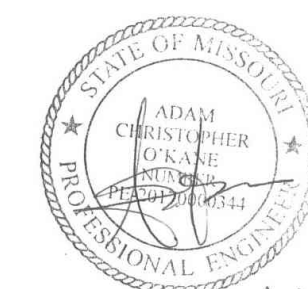
- ROOF FRAMING PLAN NOTES**
- ROOF DECK TO BE 3/4" BLOCKED PLYWOOD DECK. ATTACH TO STRUCTURE WITH SD NAILS @ 6" O.C. REFER TO PLAN FOR ELEVATIONS AND SLOPING INFORMATION.
 - ALL LOAD-BEARING WALLS TO BE 2X6 @ 16" O.C. UNLESS NOTED OTHERWISE. ALL LOAD-BEARING WALLS TO HAVE DOUBLE TOP PLATE AND SINGLE BOTTOM PLATE.
 - ALL EXTERIOR WALLS TO BE SHEATHED WITH 15/32" APA RATED STRUCTURAL I OSB, UNLESS NOTED OTHERWISE.
 - COORDINATE LOCATION OF ALL NON-LOAD-BEARING STUD WALLS WITH ARCHITECTURAL DRAWINGS. PROVIDE A 1" GAP BETWEEN TOP OF STUD AND BOTTOM OF FRAMING.
 - HEADERS TO BE (2) 2X6 U.I.O.
 - PROVIDE (2) JACK STUDS UNDER ALL HEADERS AND BEAMS UNLESS NOTED OTHERWISE.
 - ALL JACK STUDS TO BE CARRIED DOWN TO THE FOUNDATION LEVEL.
 - REFER TO SHEET S210 FOR TYPICAL DETAILS.
 - REFER TO SHEET S210 FOR SHEAR WALL INFORMATION.
 - COORDINATE ALL ROOF AND WALL PENETRATIONS WITH ALL OTHER DISCIPLINES.
 - REFER TO ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS NOT SHOWN ON THESE DRAWINGS.
 - ALL TRUSSES SHALL BE FREE-SPAN FROM WALL TO WALL OR WALL TO GIRDER.
 - ALL GABLE TRUSSES TO HAVE INSTALLED VERTICAL STUDDING @ 16" O.C.
 - TRUSSES SHOWN FOR GENERAL DESIGN INFORMATION ONLY. TRUSS MANUFACTURER SHALL VERIFY ALL DIMENSIONS PRIOR TO FABRICATION.

BAILEY FARMS CLUBHOUSE

LEE'S SUMMIT, MO

COPYRIGHT © BY
COLLINS WEBB
ARCHITECTURE, LLC

REVISION DATES:



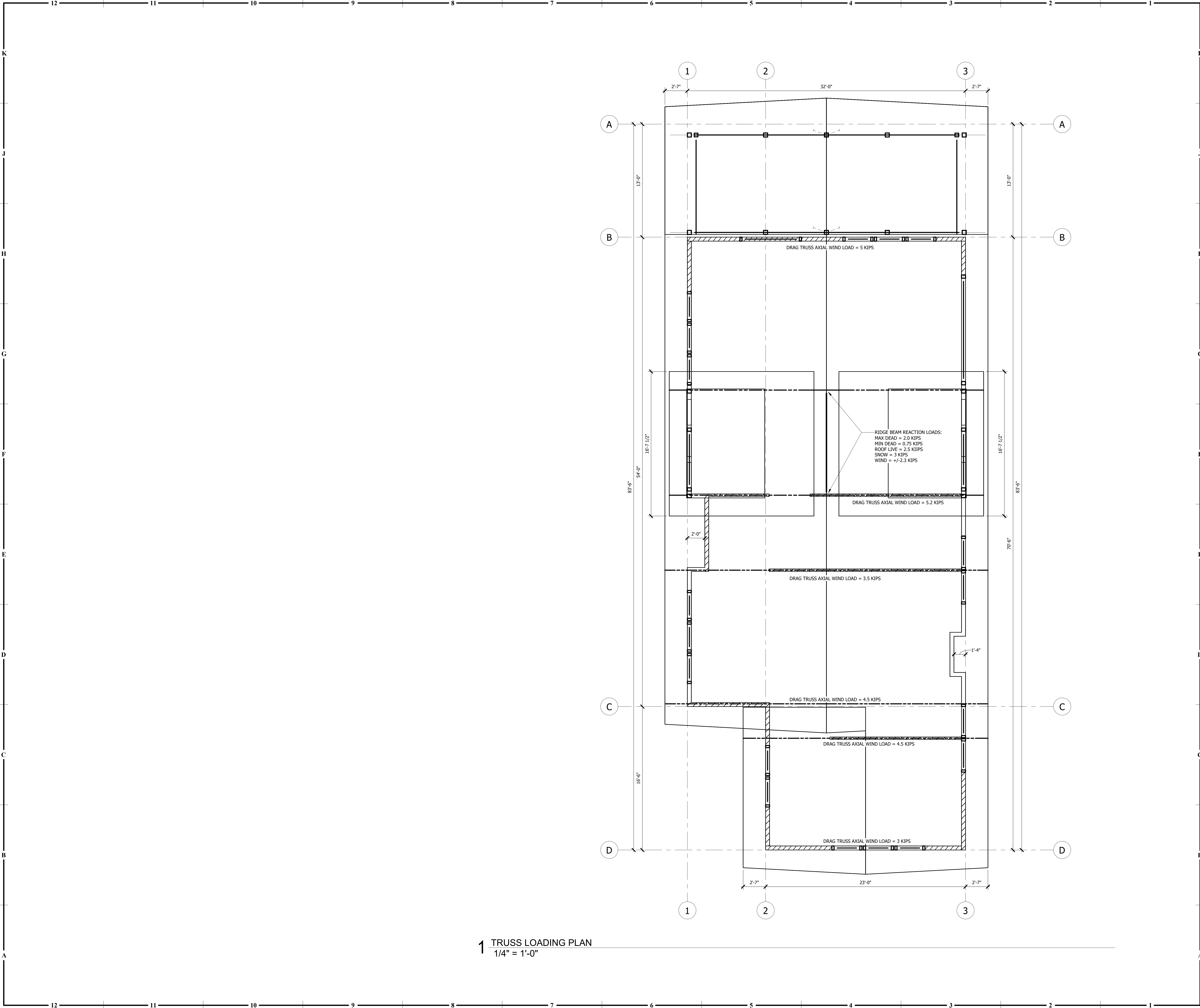
PROFESSIONAL SEAL

S100

ISSUE DATE: JUNE 26, 2024
COLLINS WEBB #: 23115

STRUCTURAL PLANS

6/26/2024 4:14:44 PM



- ROOF FRAMING PLAN NOTES**
1. ROOF DECK TO BE 3/4" BLOCKED PLYWOOD DECK. ATTACH TO STRUCTURE WITH 8D NAILS @ 6" O.C. REFER TO PLAN FOR ELEVATIONS AND SLOPING INFORMATION.
 2. ALL LOAD-BEARING WALLS TO BE 2X6 @ 16" O.C. UNLESS NOTED OTHERWISE. ALL LOAD-BEARING WALLS TO HAVE DOUBLE TOP PLATE AND SINGLE BOTTOM PLATE.
 3. ALL EXTERIOR WALLS TO BE SHEATHED WITH 15/32" APA RATED STRUCTURAL I OSB, UNLESS NOTED OTHERWISE.
 4. COORDINATE LOCATION OF ALL NON-LOAD-BEARING STUD WALLS WITH ARCHITECTURAL DRAWINGS. PROVIDE A 1" GAP BETWEEN TOP OF STUD AND BOTTOM OF FRAMING. HEADERS TO BE (2) 2X6 U.N.O.
 5. PROVIDE (2) JACK STUDS UNDER ALL HEADERS AND BEAMS UNLESS NOTED OTHERWISE.
 6. ALL JACK STUDS TO BE CARRIED DOWN TO THE FOUNDATION LEVEL.
 7. REFER TO SHEET S210 FOR TYPICAL DETAILS.
 8. REFER TO SHEET S210 FOR SHEAR WALL INFORMATION.
 9. COORDINATE ALL ROOF AND WALL PENETRATIONS WITH ALL OTHER DISCIPLINES.
 10. REFER TO ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS NOT SHOWN ON THESE DRAWINGS.
 11. ALL TRUSSES SHALL BE FREE-SPAN FROM WALL TO WALL OR WALL TO GIRDER.
 12. ALL GABLE TRUSSES TO HAVE INSTALLED VERTICAL STUDDING @ 16" O.C.
 13. TRUSSES SHOWN FOR GENERAL DESIGN INFORMATION ONLY. TRUSS MANUFACTURER SHALL VERIFY ALL DIMENSIONS PRIOR TO FABRICATION.
 - 14.

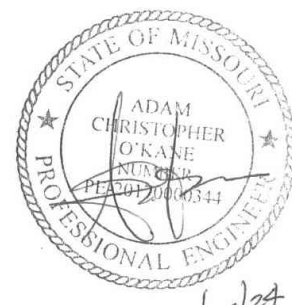


307B SW Market St., Lee's Summit, Missouri 64063 | 816.249.2270 | www.collinswebb.com

BAILEY FARMS CLUBHOUSE
LEE'S SUMMIT, MO

COPYRIGHT © BY
COLLINS WEBB
ARCHITECTURE, LLC

REVISION DATES:



PROFESSIONAL SEAL

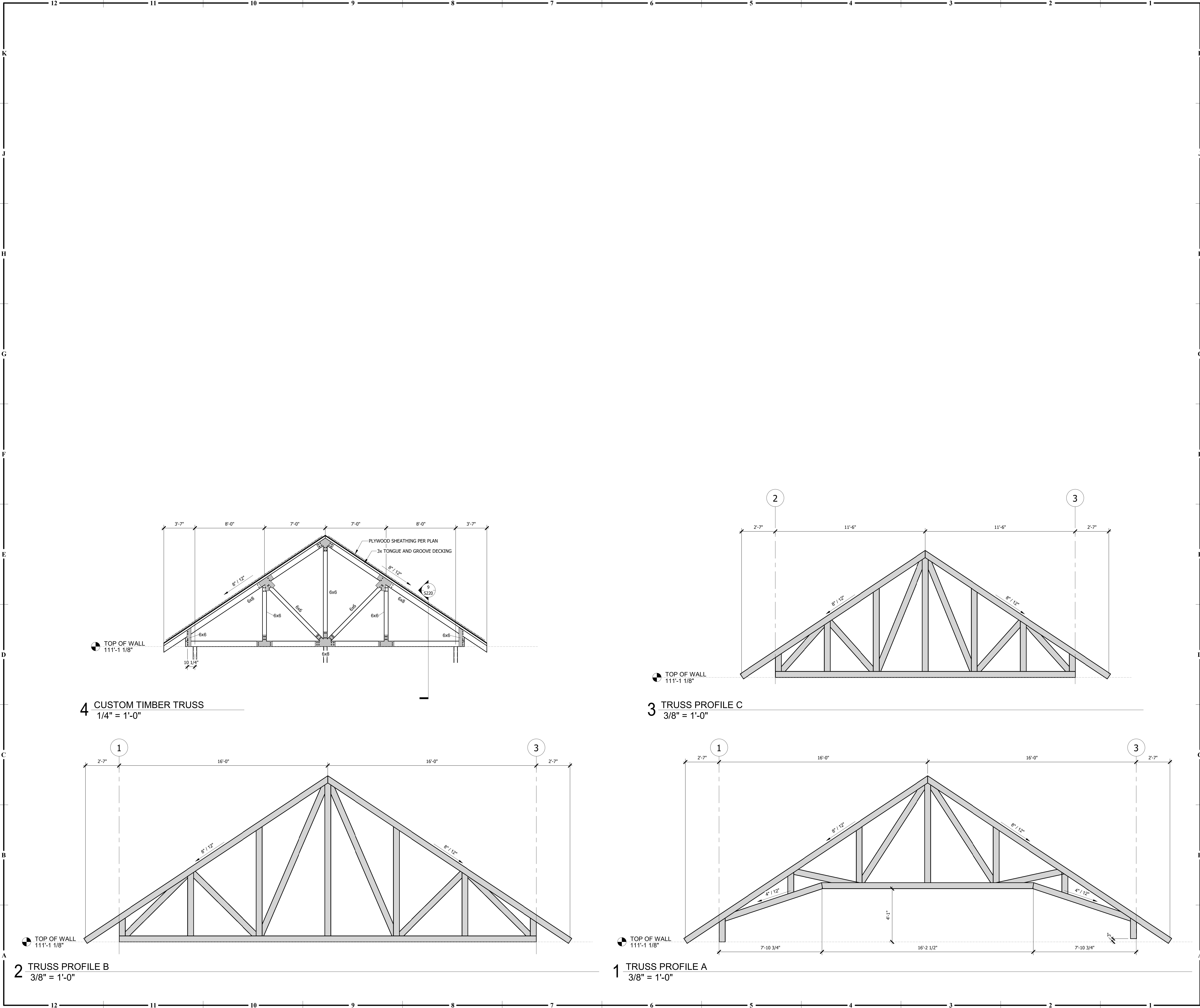
S101

ISSUE DATE: JUNE 26, 2024
COLLINS WEBB #: 23115

ROOF TRUSS LOADING PLAN

100% CONSTRUCTION DOCUMENTS

6/26/2024 4:14:57 PM



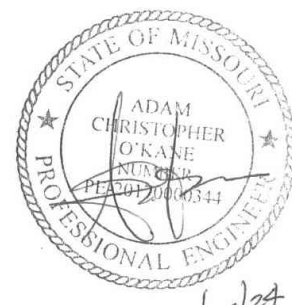
307B SIV Market St., Lee's Summit, Missouri 64083 | 816.249.2270 | www.collinswebb.com

100% CONSTRUCTION DOCUMENTS

BAILEY FARMS CLUBHOUSE
LEE'S SUMMIT, MO

COPYRIGHT © BY
COLLINS WEBB
ARCHITECTURE, LLC

REVISION DATES:



PROFESSIONAL SEAL

S200

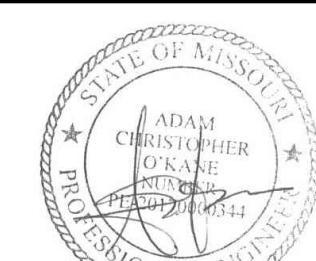
ISSUE DATE: JUNE 26, 2024
COLLINS WEBB #: 23115

TRUSS PROFILES

BAILEY FARMS CLUBHOUSE
LEE'S SUMMIT, MO

COPYRIGHT © BY
COLLINS WEBB
ARCHITECTURE, LLC

REVISION DATES:

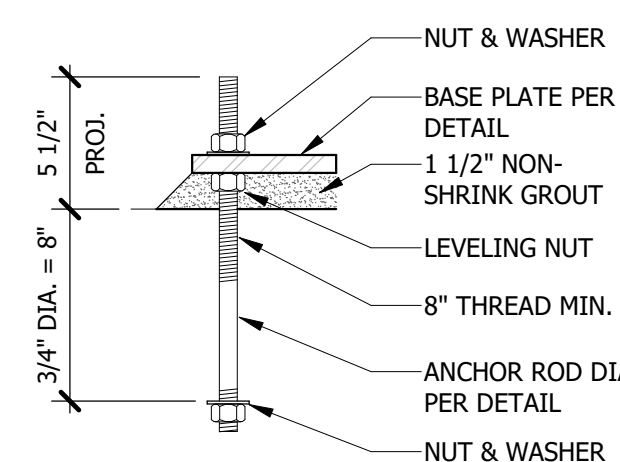


PROFESSIONAL SEAL

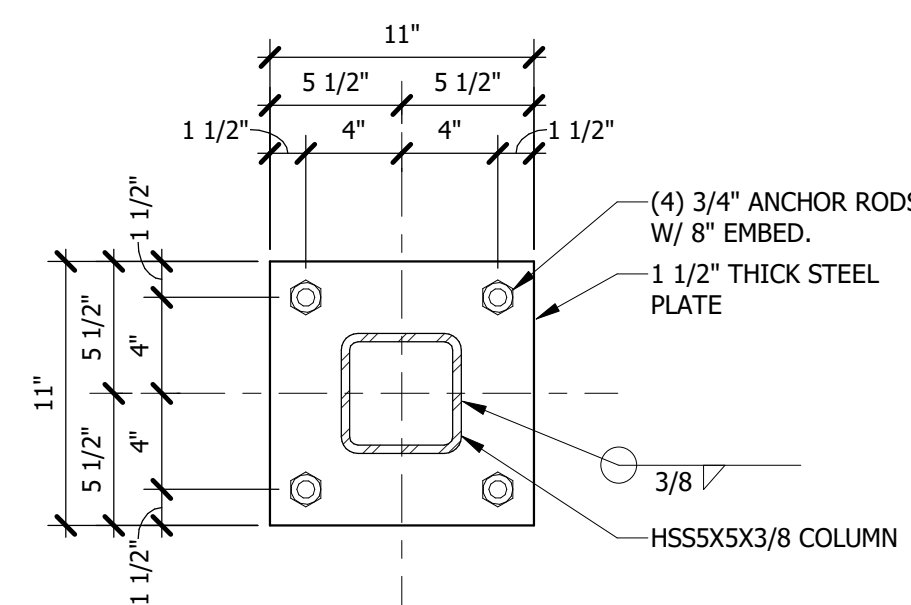
S210

ISSUE DATE: JUNE 26, 2024
COLLINS WEBB #: 23115

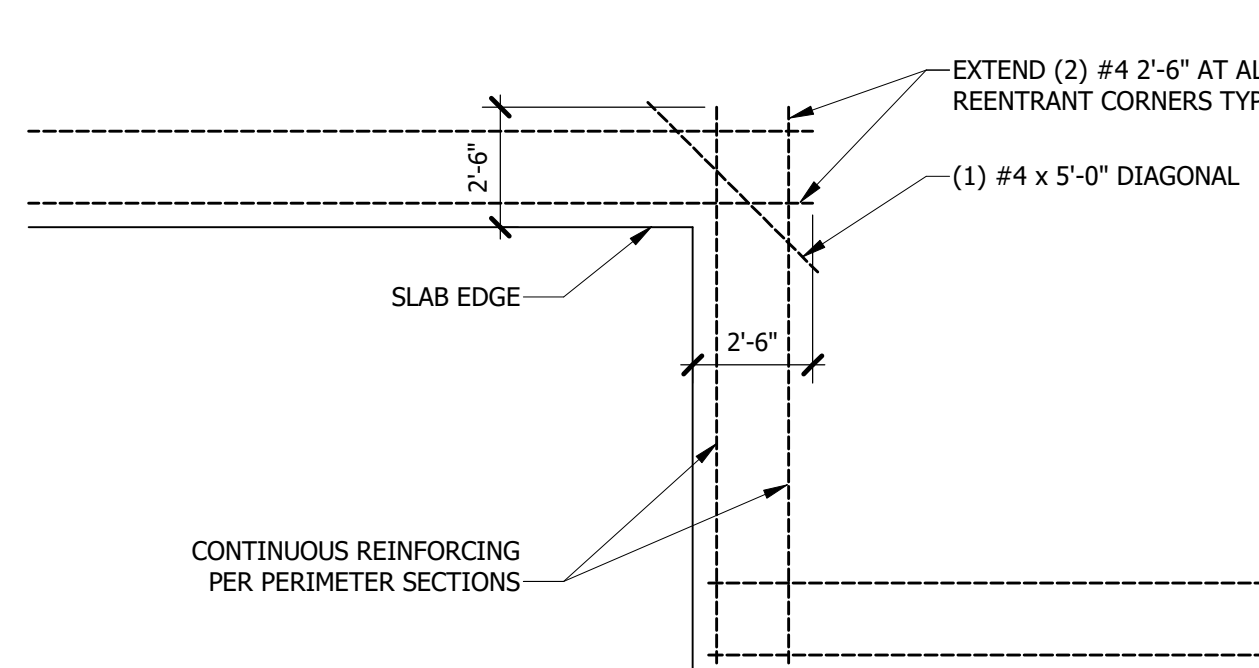
TYPICAL DETAILS



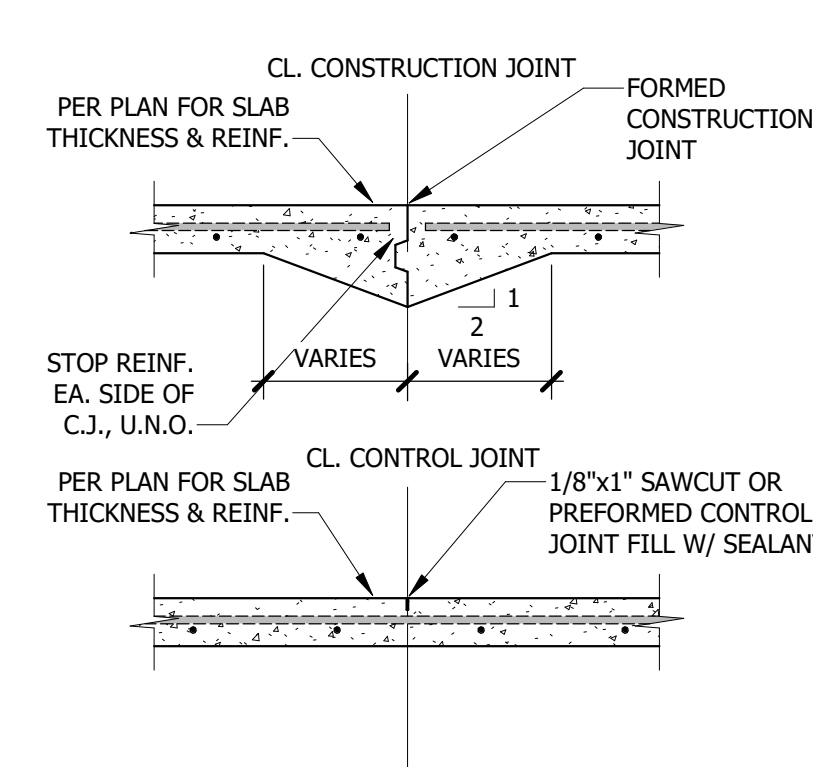
12 ANCHOR BOLT DETAIL
1 1/2" = 1'-0"



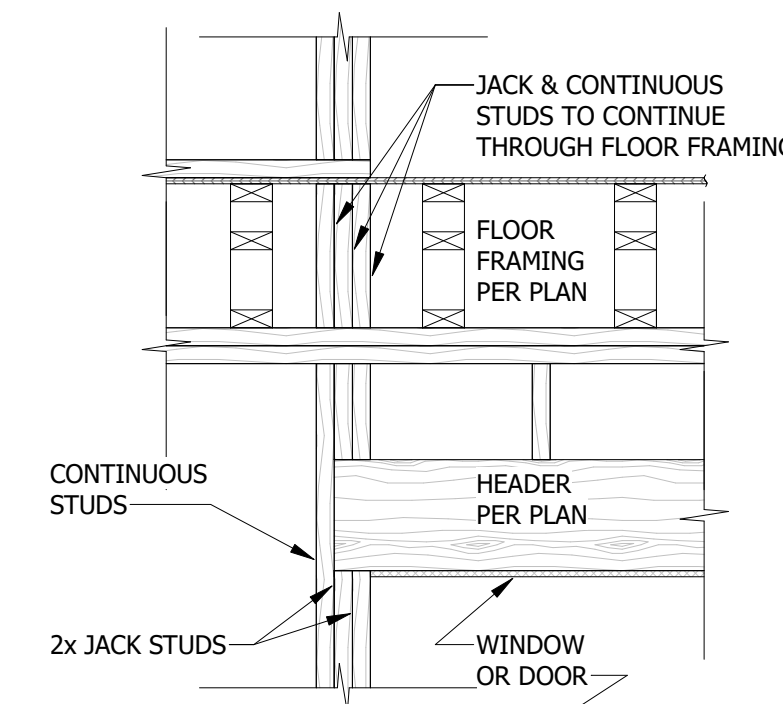
11 BASE PLATE DETAILS
1 1/2" = 1'-0"



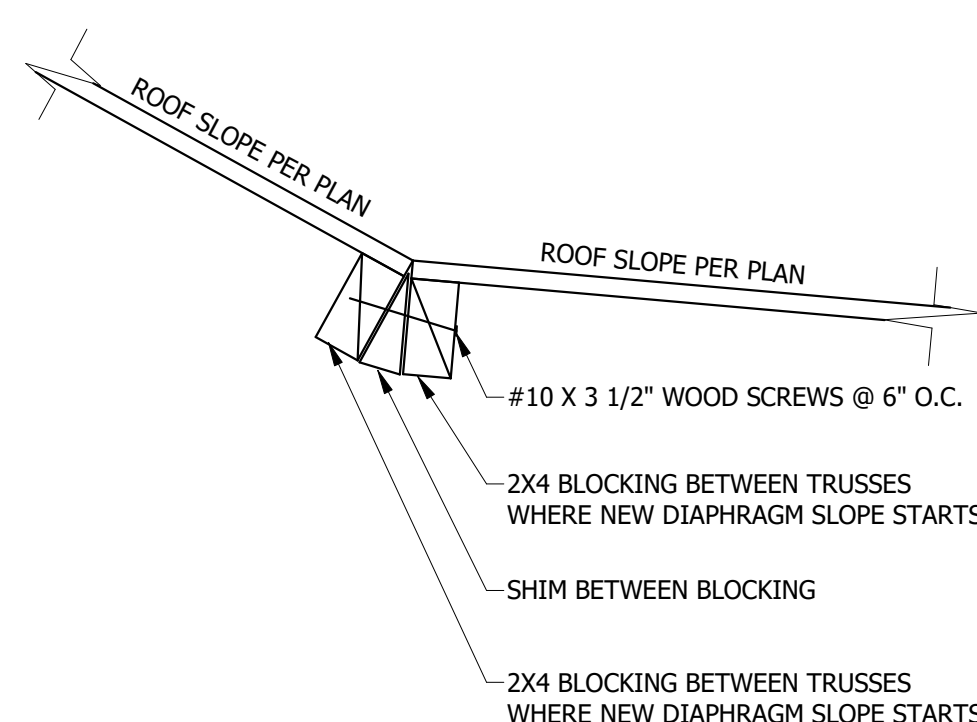
10 TYPICAL REENTRANT CORNER REINF. DETAIL
1/4" = 1'-0"



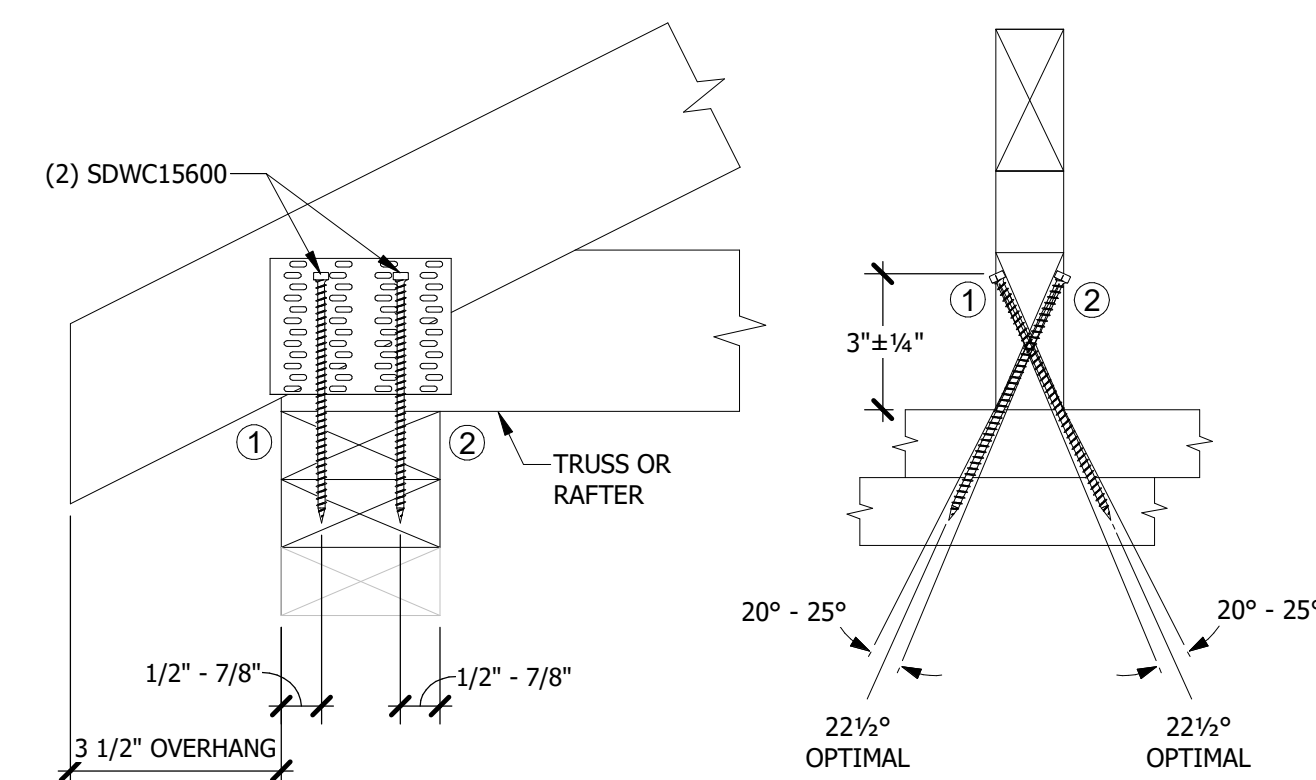
9 SLAB JOINT DETAILS
3/4" = 1'-0"



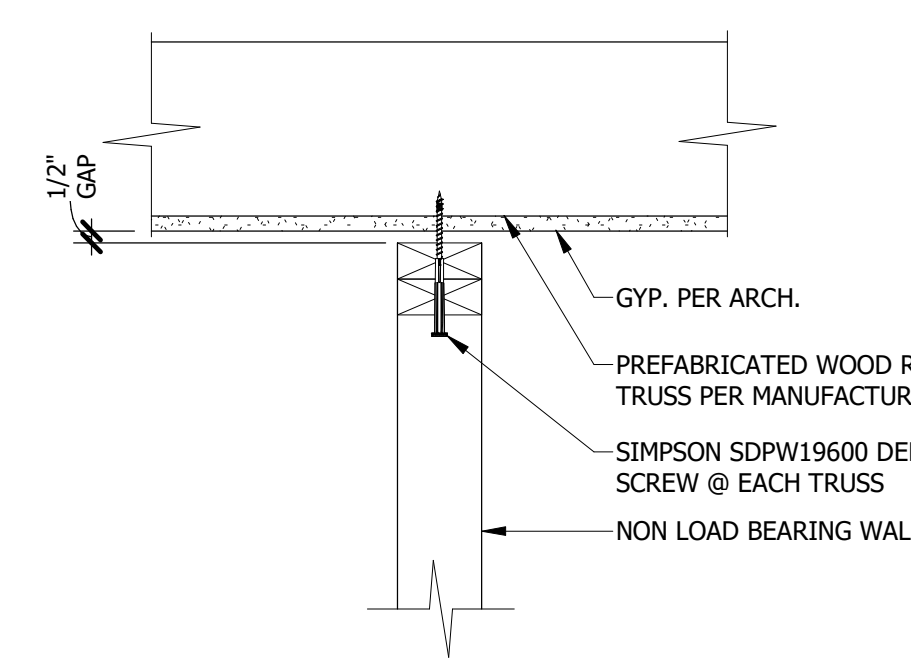
8 JACK STUD DETAIL
3/4" = 1'-0"



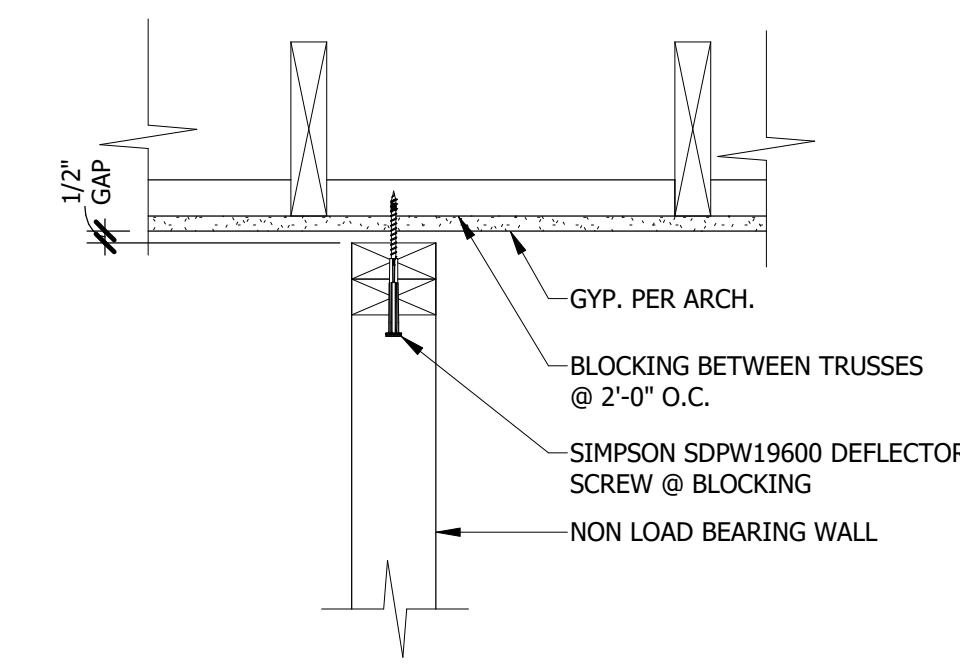
7 SLOPED DIAPHRAGM TRANSITION DETAIL
1 1/2" = 1'-0"



6 SIMPSON SDWC INSTALLATION DETAIL
3/4" = 1'-0"

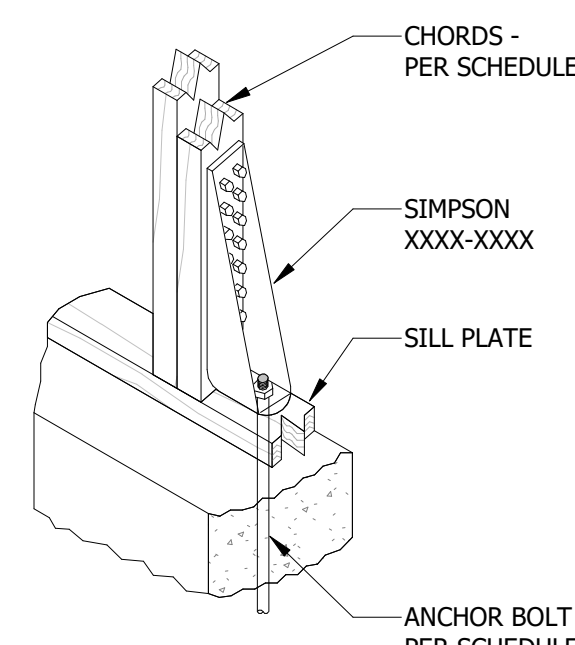


5 NLB WALL PERP. TO TRUSS CONNECTION
1 1/2" = 1'-0"

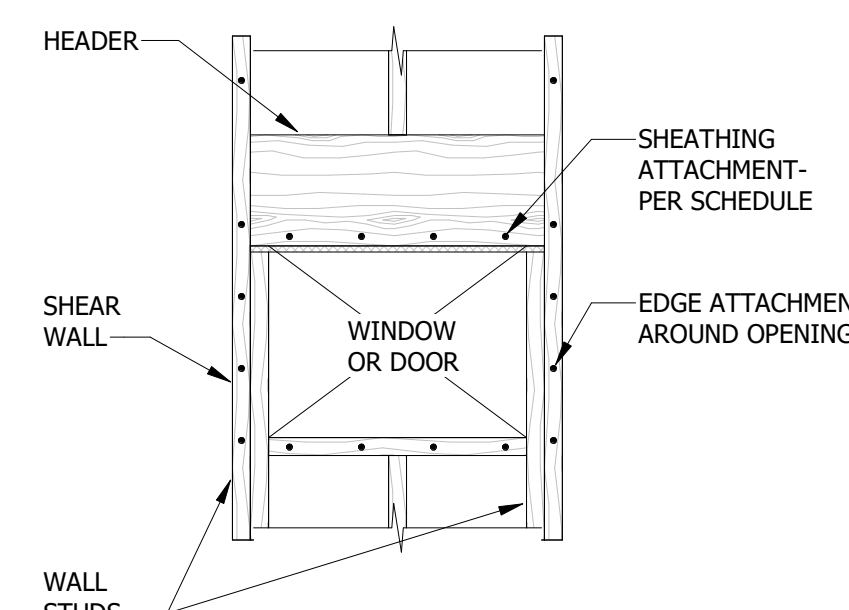


4 NLB WALL PARALLEL TO TRUSS CONNECTION
1 1/2" = 1'-0"

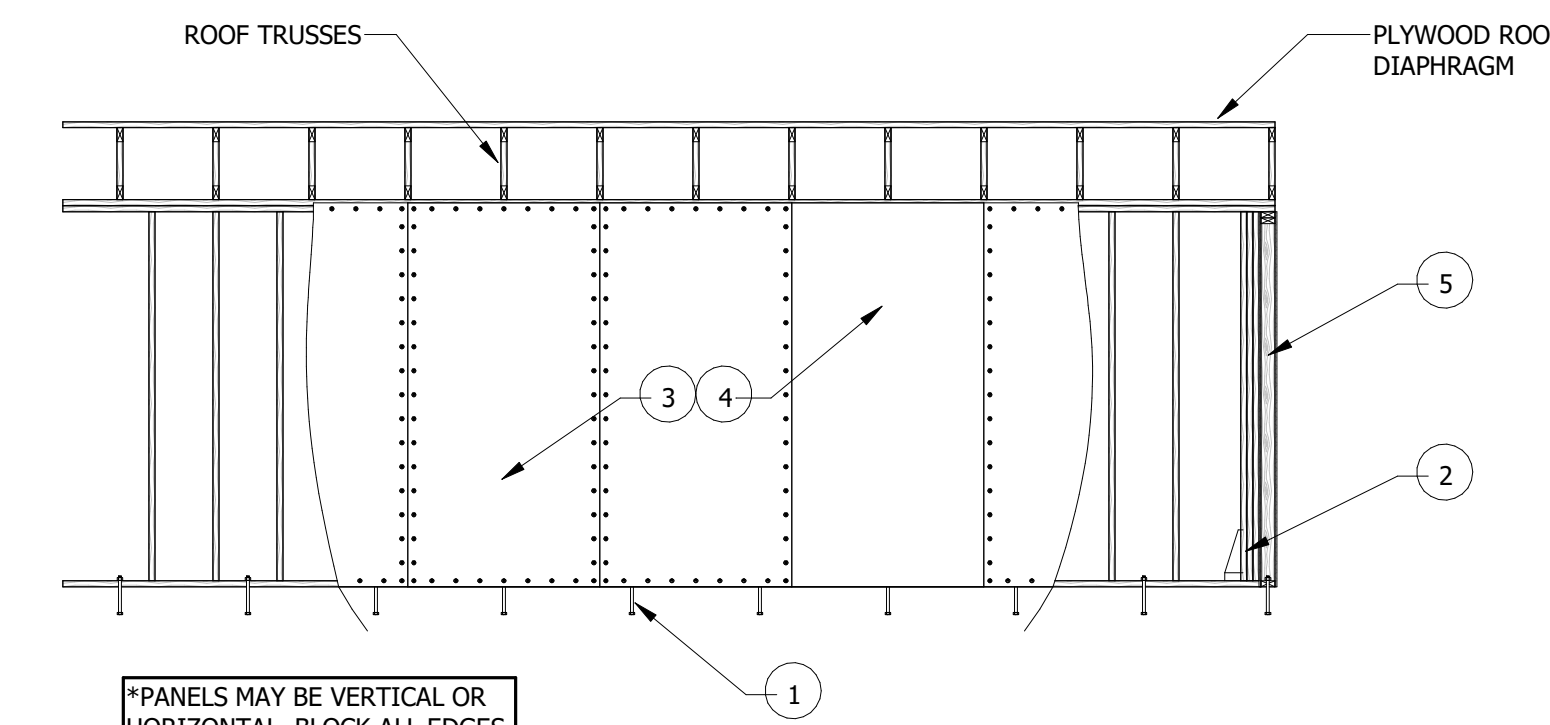
SHEAR WALL			SHEAR WALL SW1 (EXTERIOR)			SHEAR WALL SW2 (INTERIOR)		
LOCATION	ITEM	ITEM	SIZE	SPACING	REMARKS	SIZE	SPACING	REMARKS
1ST FLOOR	5	CHORDS	(2) 2X6	EA. CHORD	SPF #2 GRADE	(2) 2X4	EA. CHORD	SPF #2 GRADE
	4	SHEATHING ATTACHMENT	10d	4" O.C.	ALL INTERMEDIATE SUPPORTS	6d	7" O.C.	ALL INTERMEDIATE SUPPORTS
	3	SHEATHING TYPE	15/32"	BLOCKED	OSB ONE SIDE	5/8"	BLOCKED	GYPSUM WALLBOARD TWO SIDES
	2	SIMPSON HOLDOWN	-	EA. CHORD	HDU5-SDS2.5 - SEE DET. #/S30#	-	EA. CHORD	HDU8-SDS2.5 - SEE DET. #/S30#
	1	SILL PLATE ANCHORAGE	SIMPSON PDPAWL-287	8" O.C.	-	SIMPSON PDPAWL-287	12" O.C.	-



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

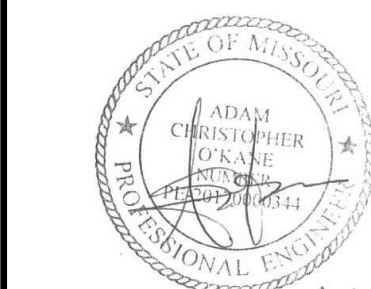
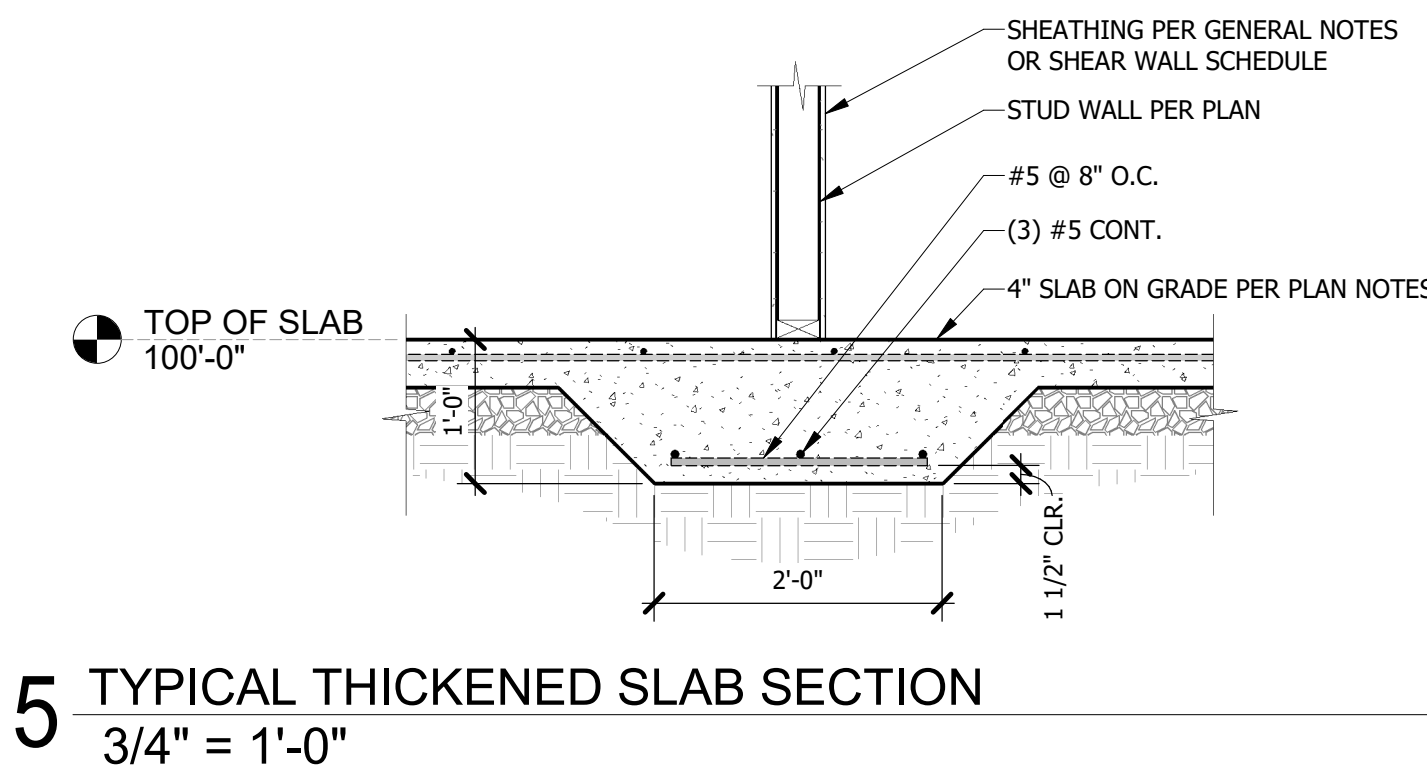
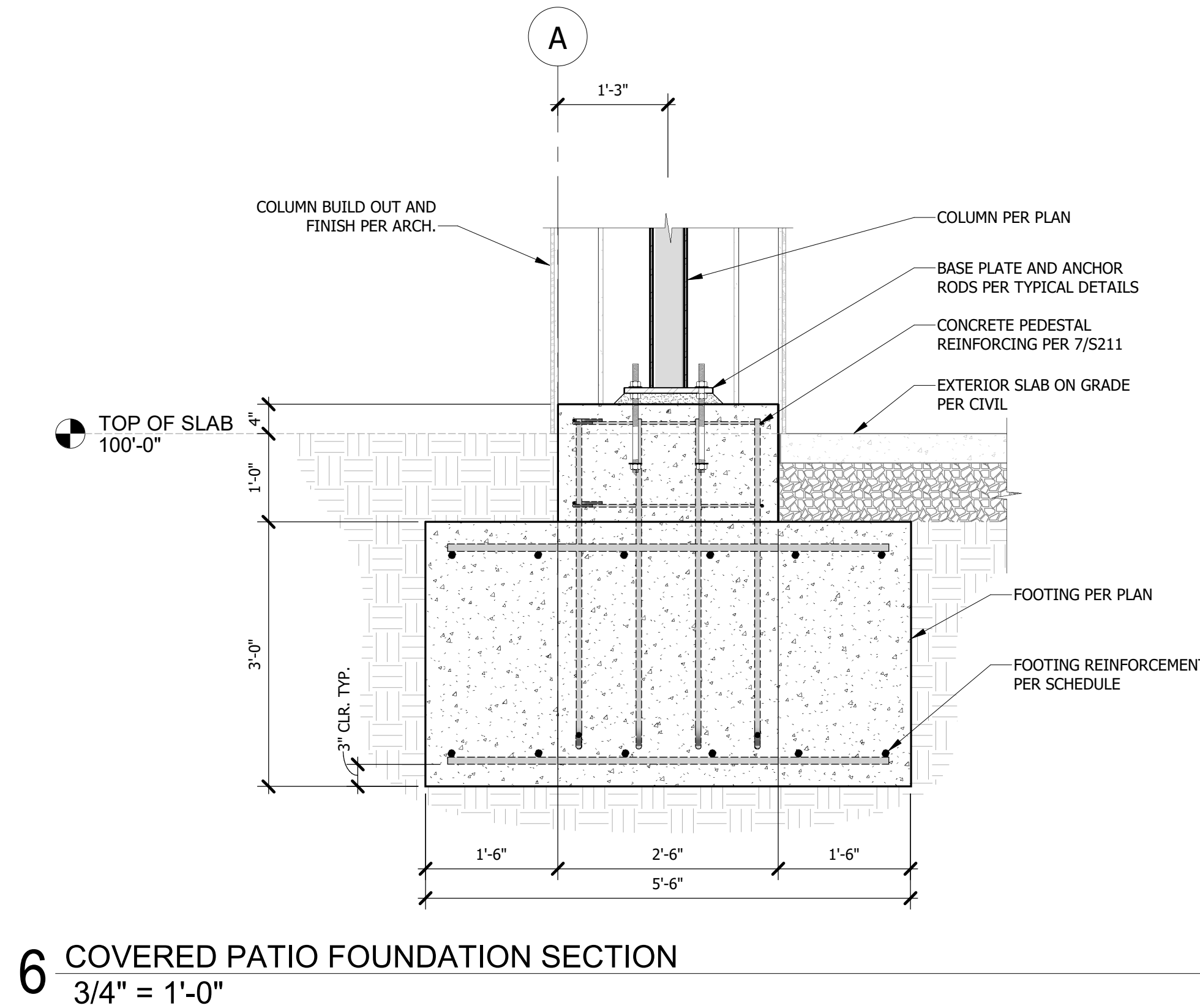
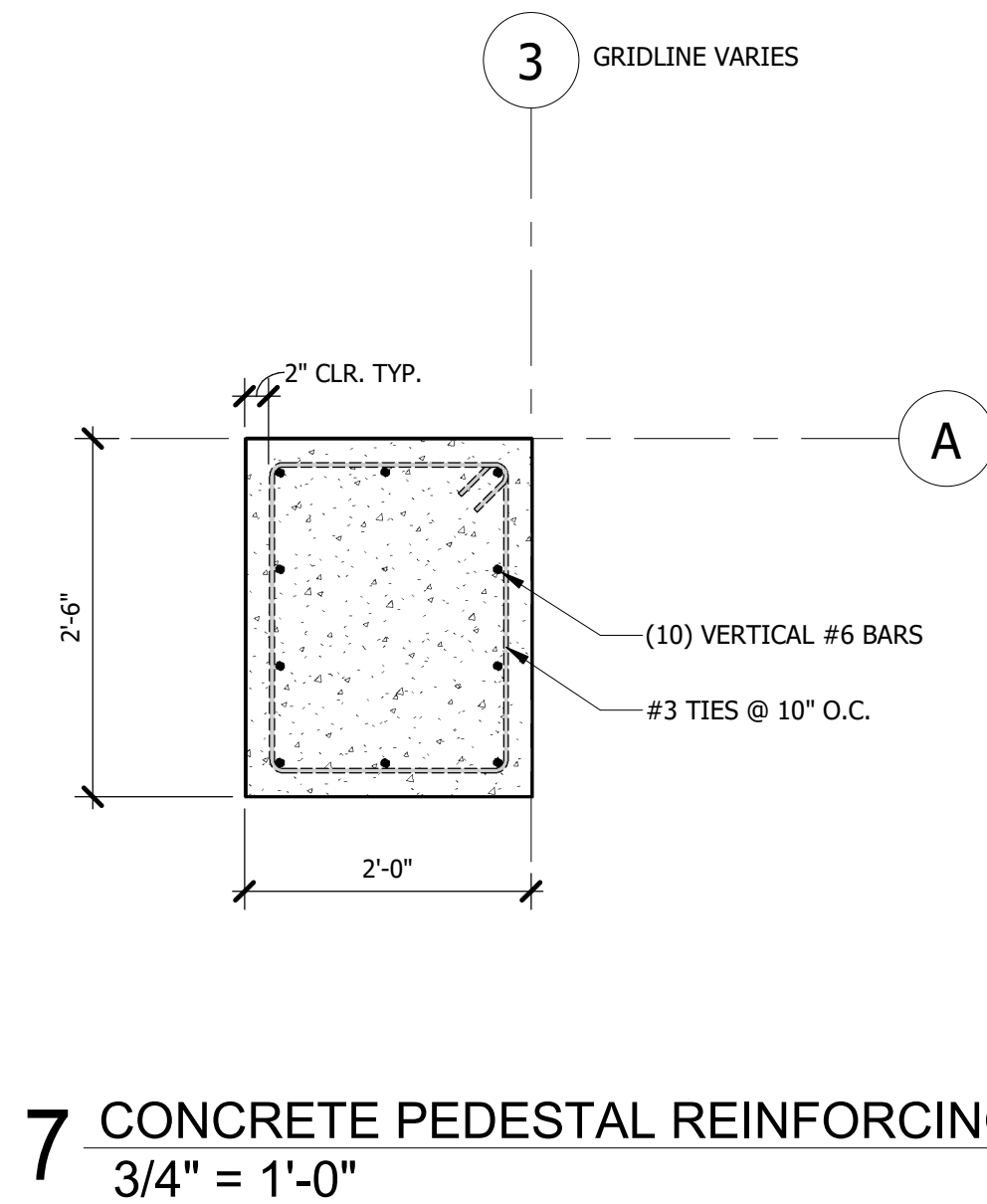
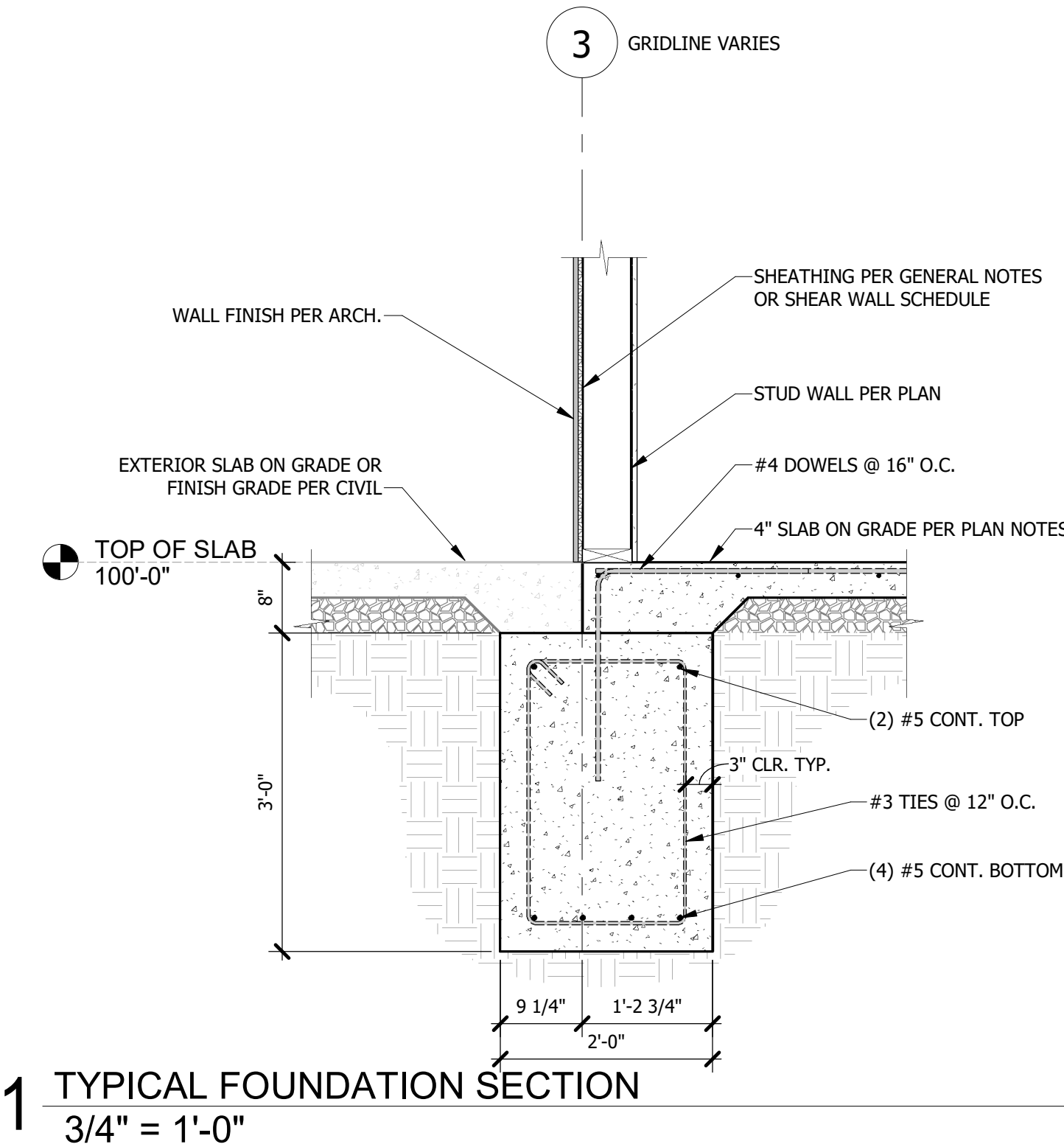
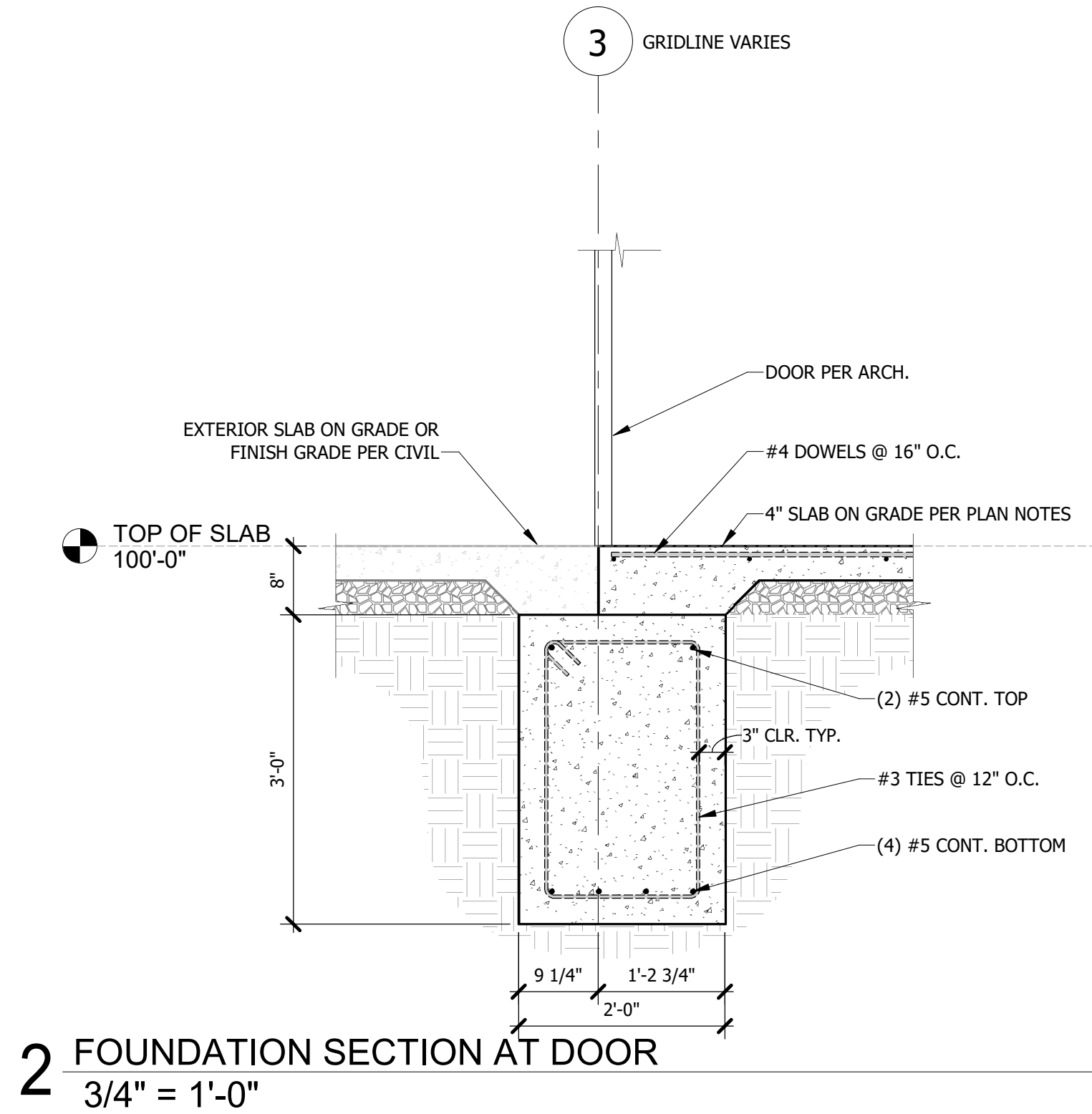
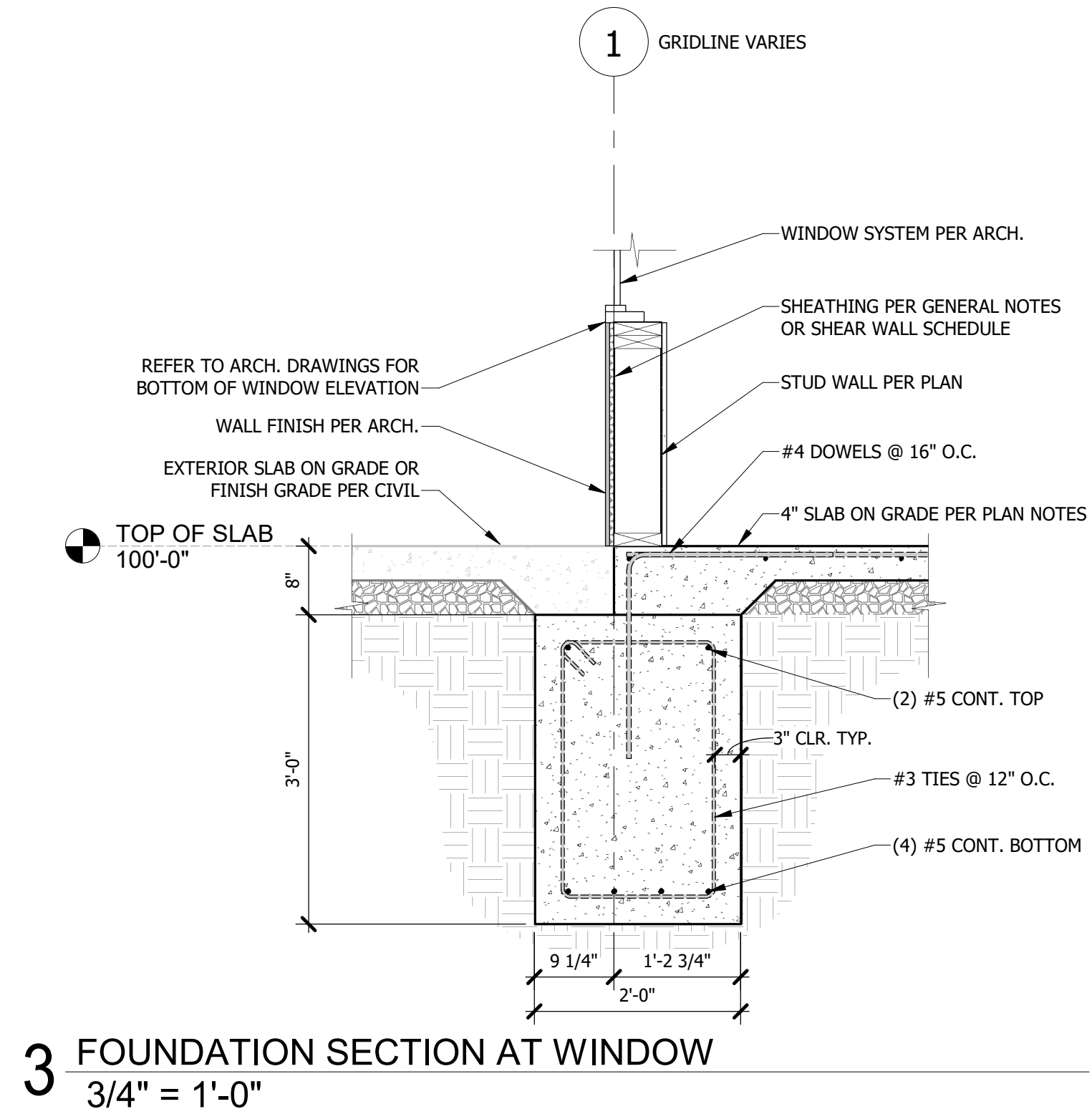
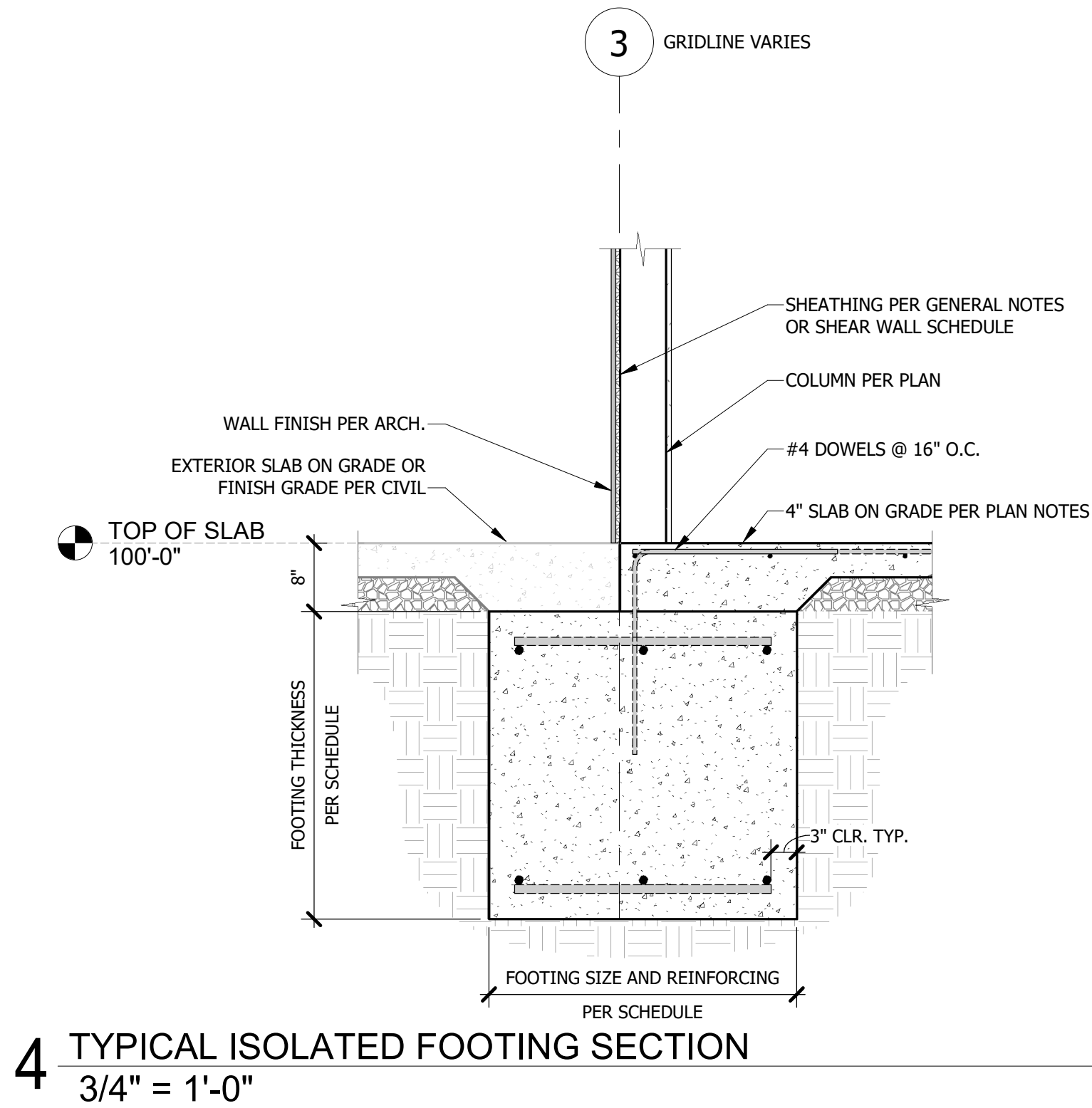


2 SHEAR WALL OPENING DETAIL
3/4" = 1'-0"



1 TYPICAL 1 STORY SHEAR WALL ELEVATION
1/4" = 1'-0"

6/26/2024 4:15:17 PM



PROFESSIONAL SEAL
S211
ISSUE DATE: JUNE 26, 2024
COLLINS WEBB #: 23115

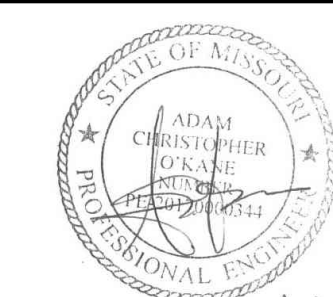
BAILEY FARMS CLUBHOUSE
LEE'S SUMMIT, MO

COPYRIGHT © BY
COLLINS WEBB
ARCHITECTURE, LLC
REVISION DATES:

BAILEY FARMS CLUBHOUSE
LEE'S SUMMIT, MO

COPYRIGHT © BY
COLLINS WEBB
ARCHITECTURE, LLC

REVISION DATES:

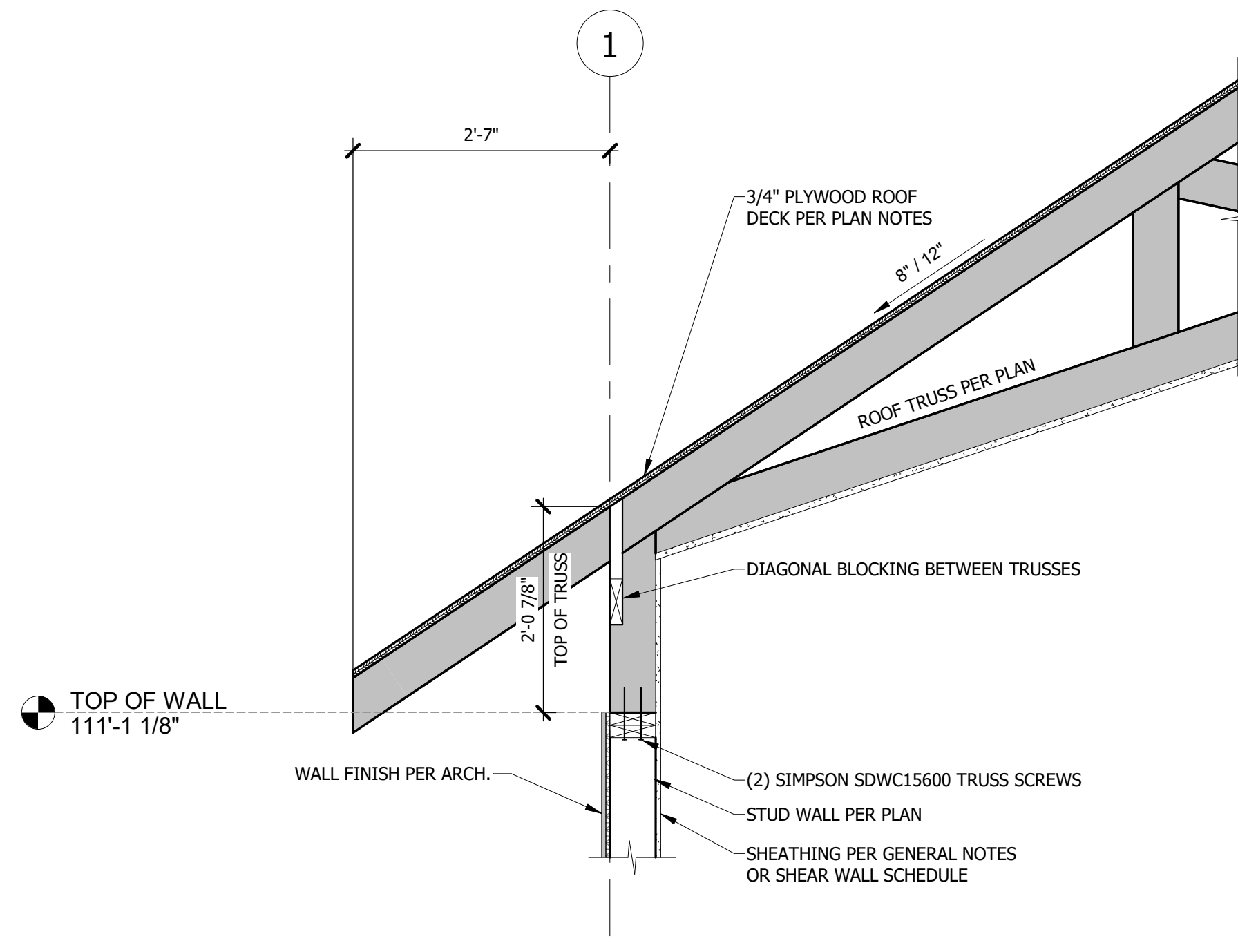
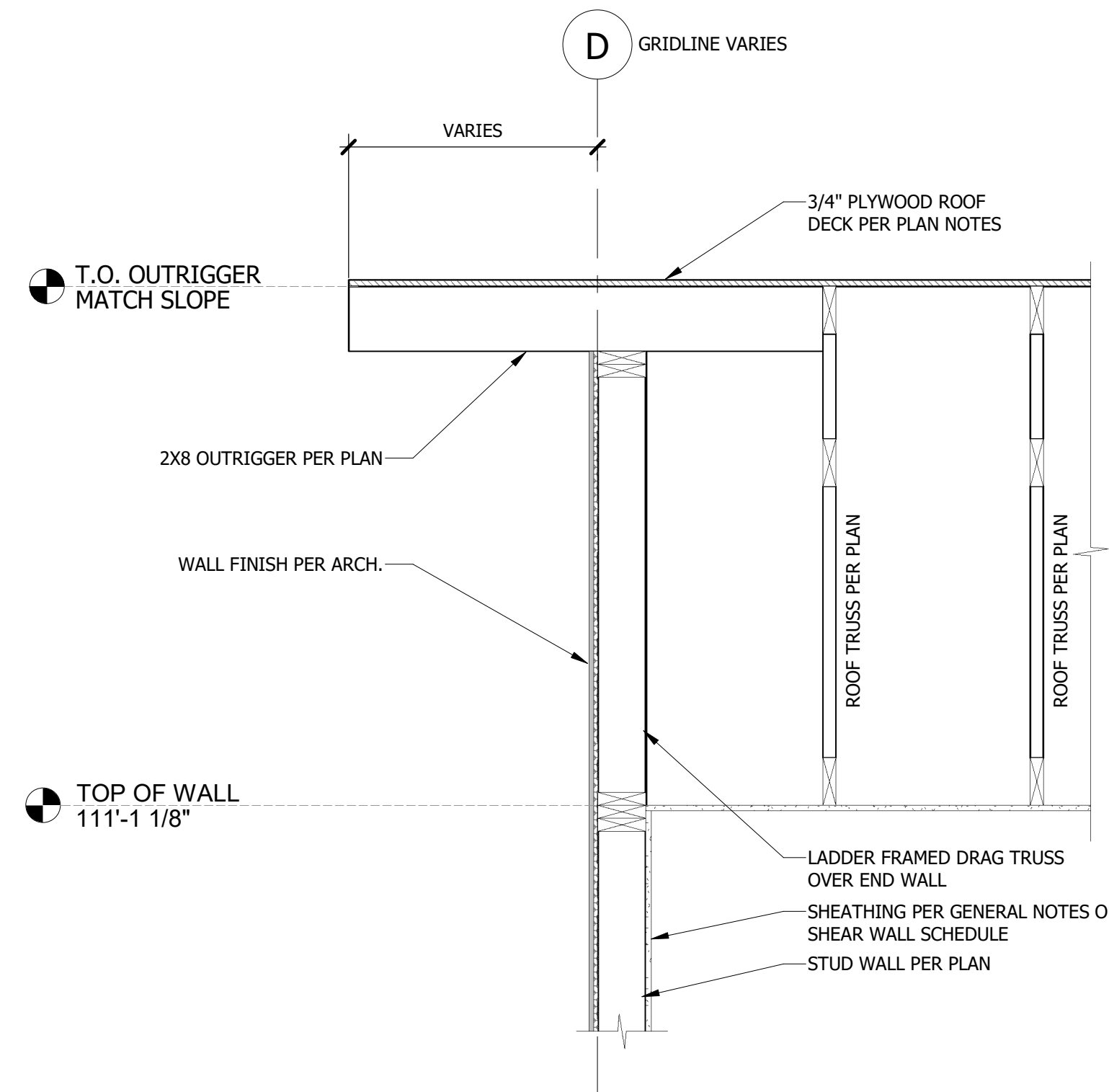
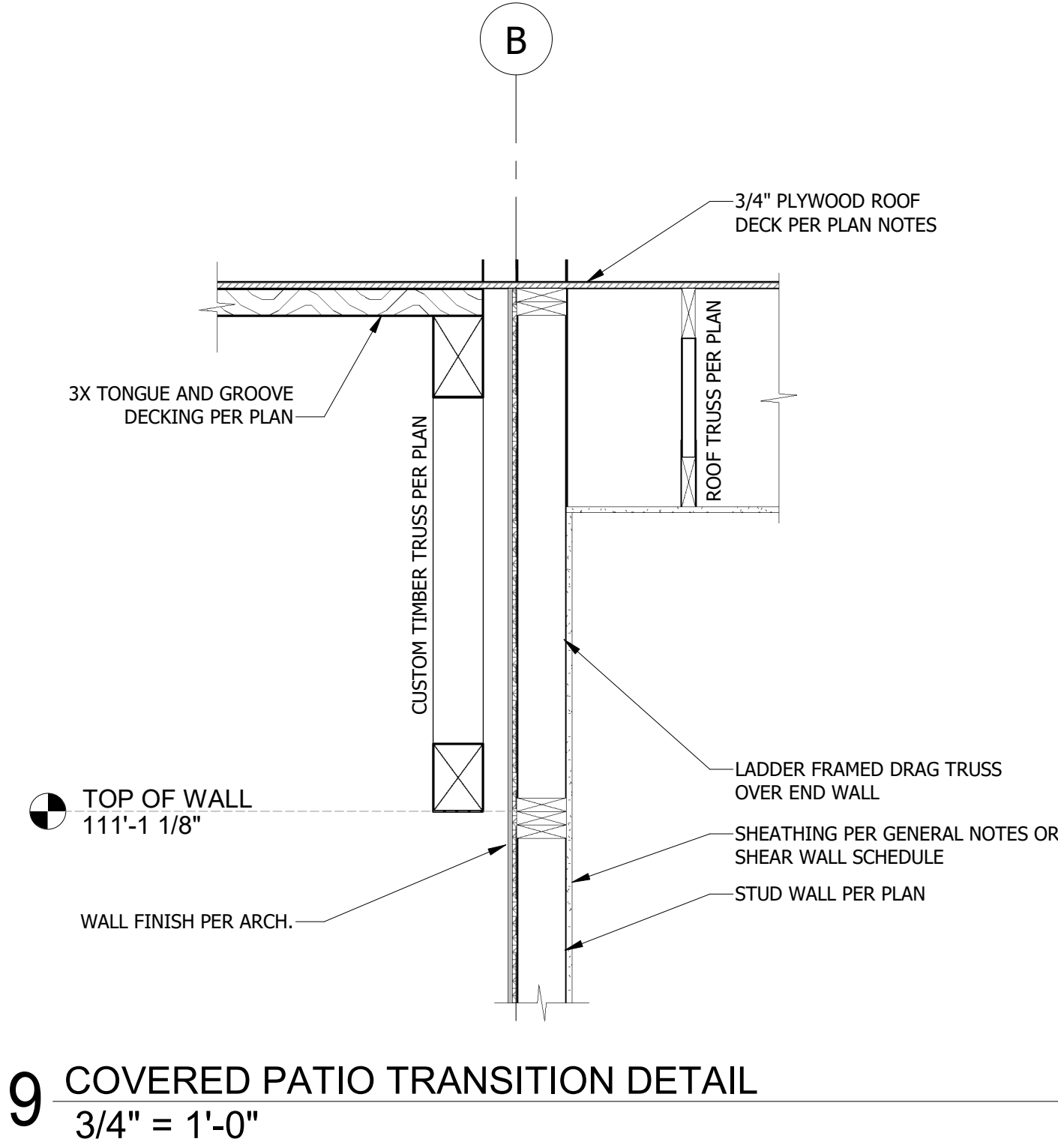
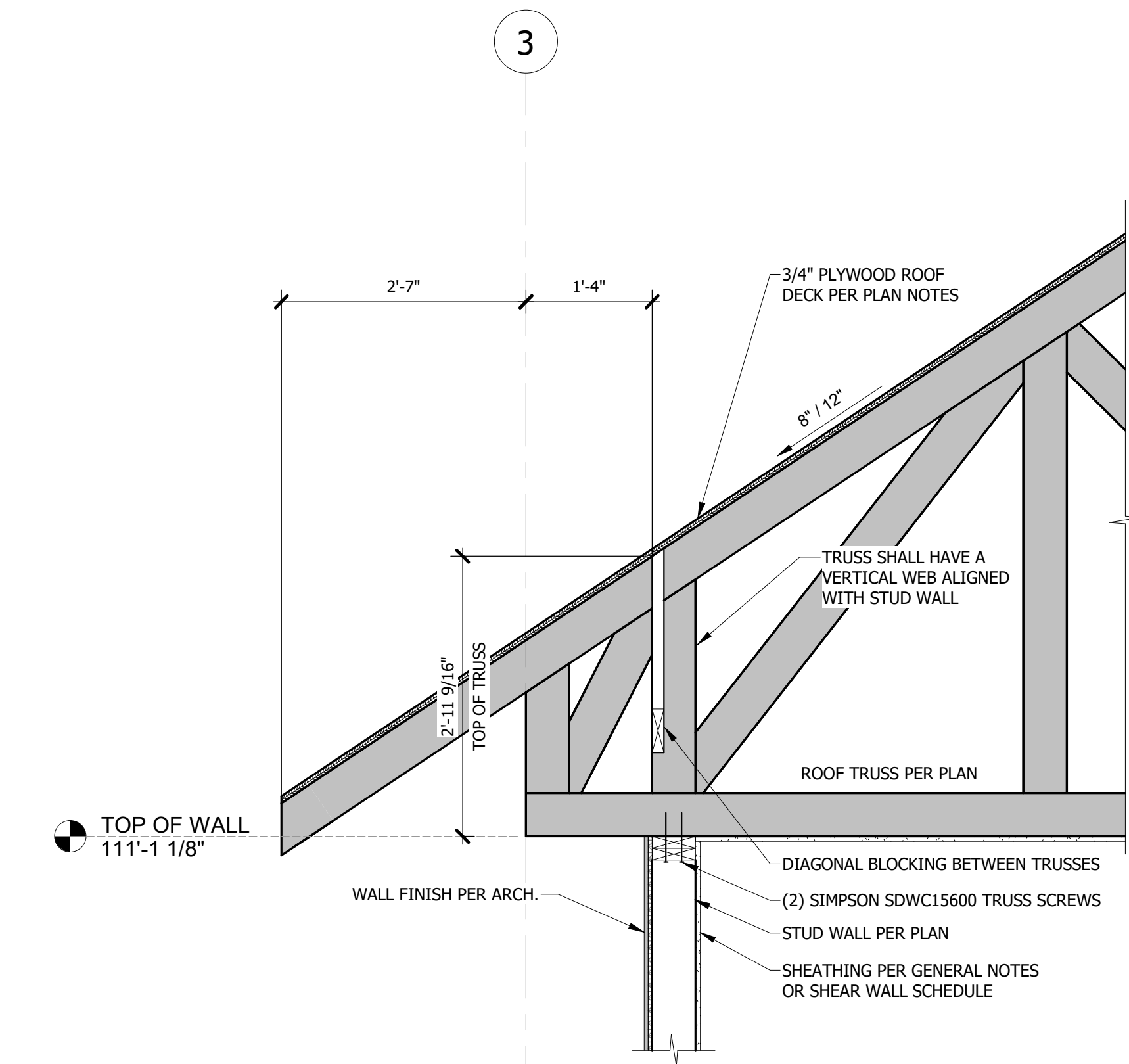
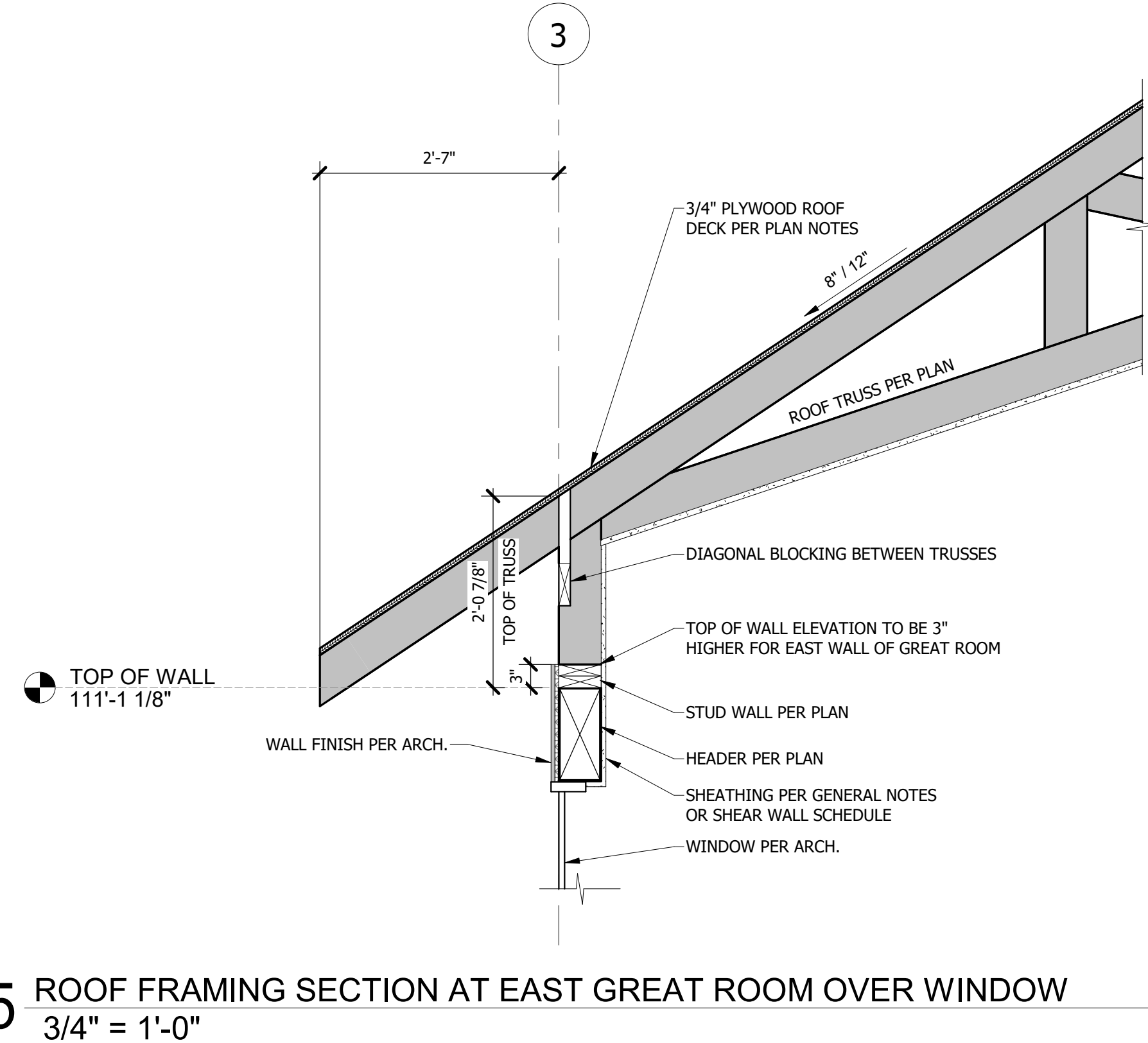
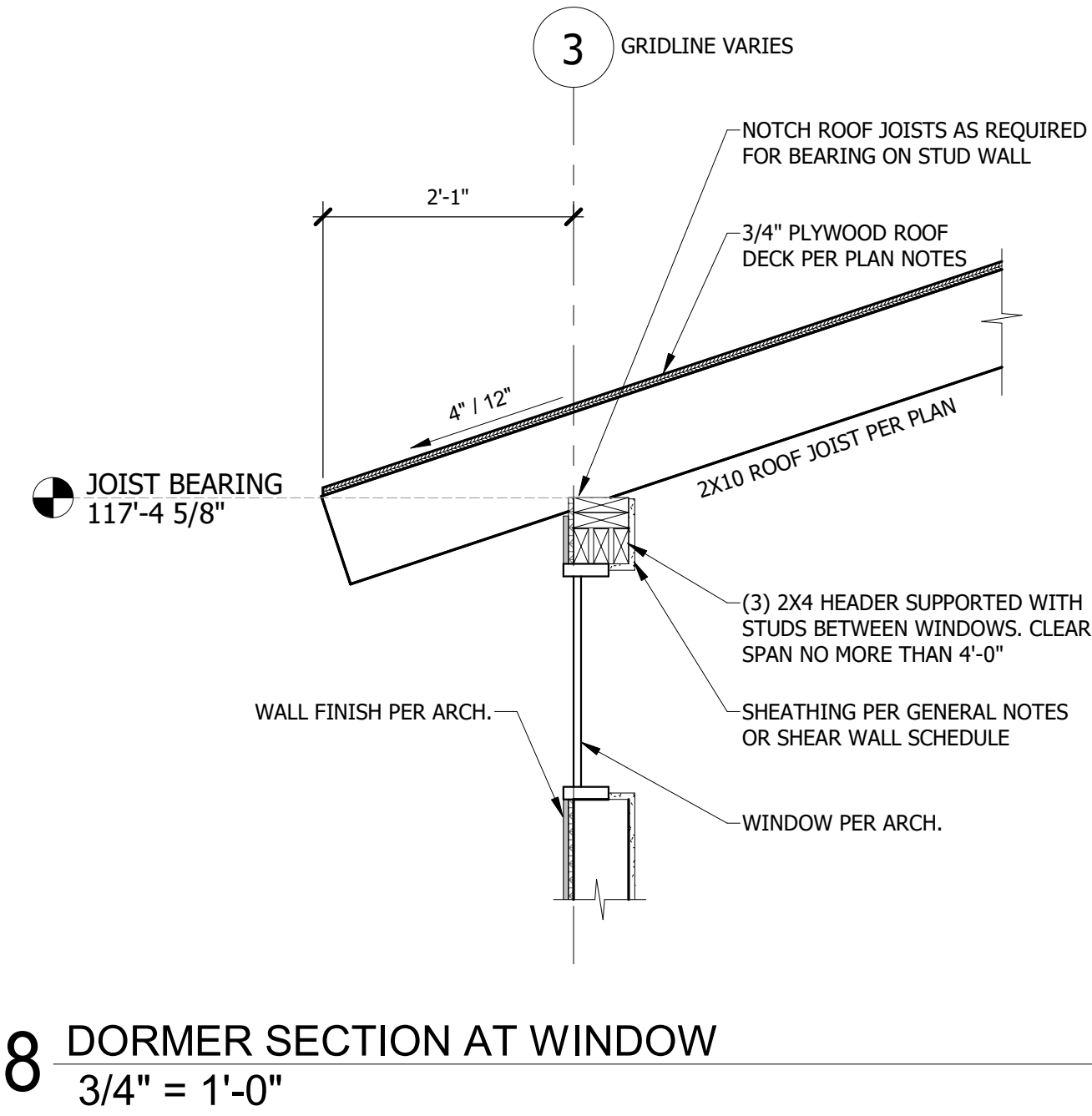
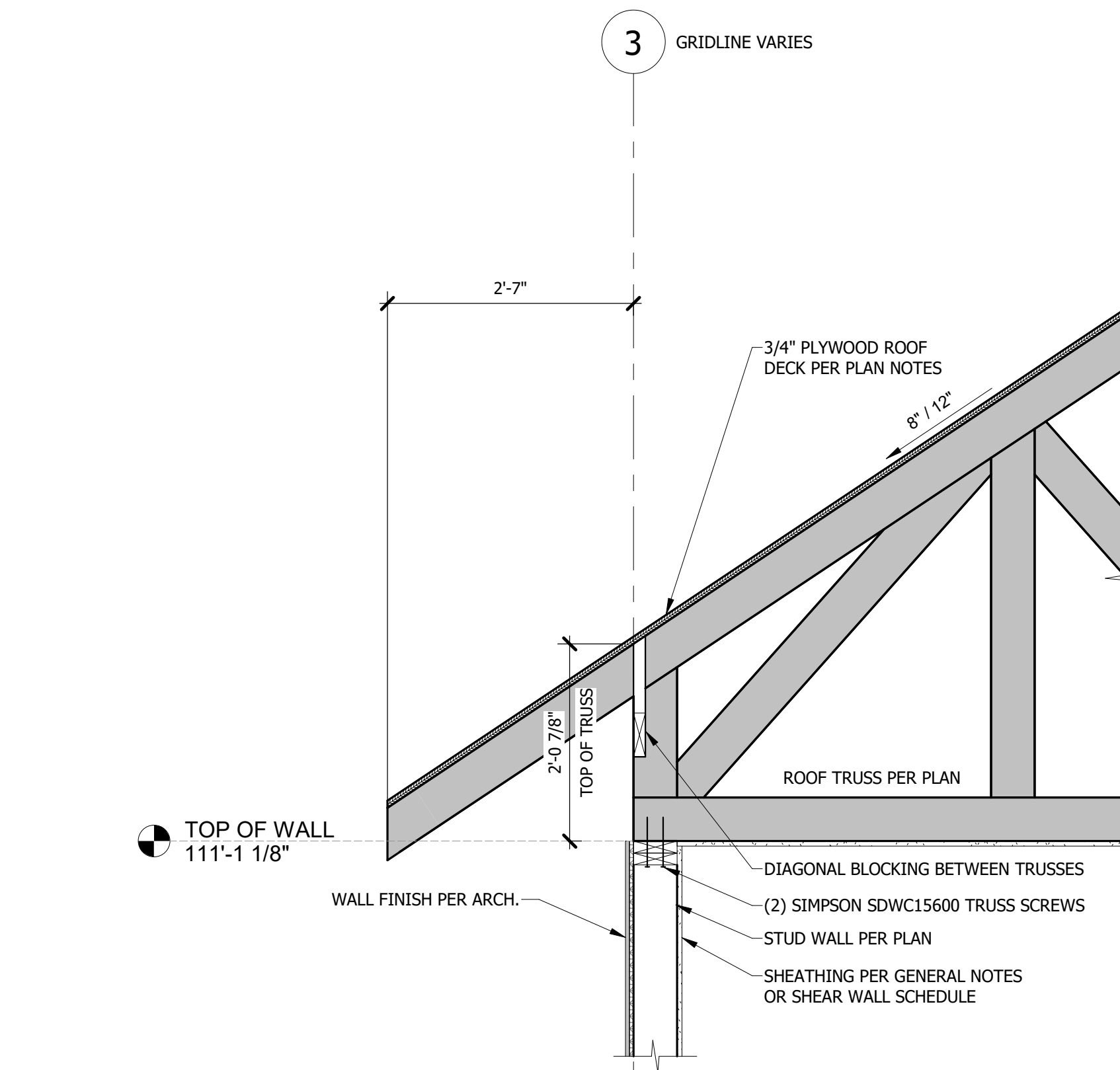
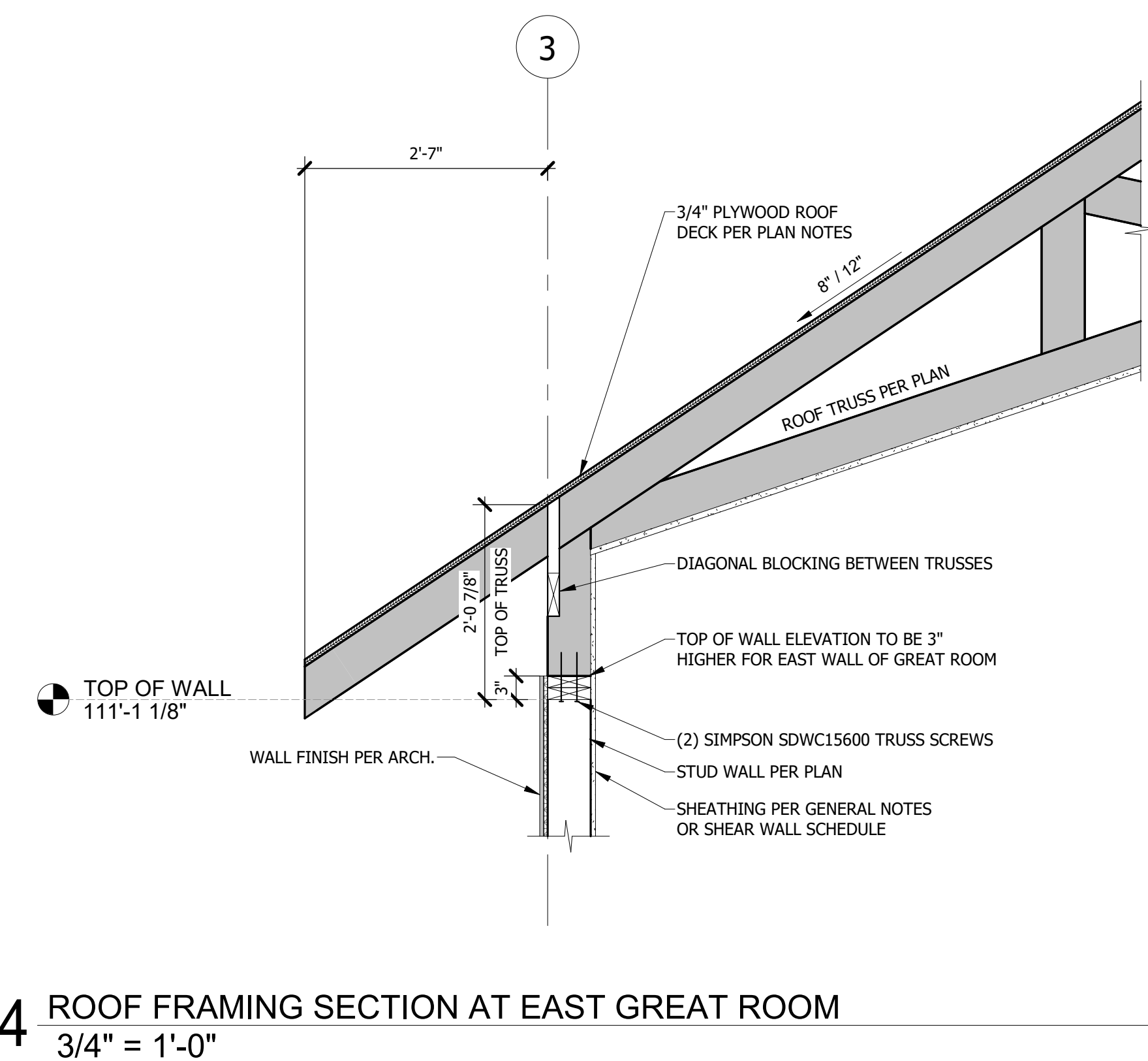
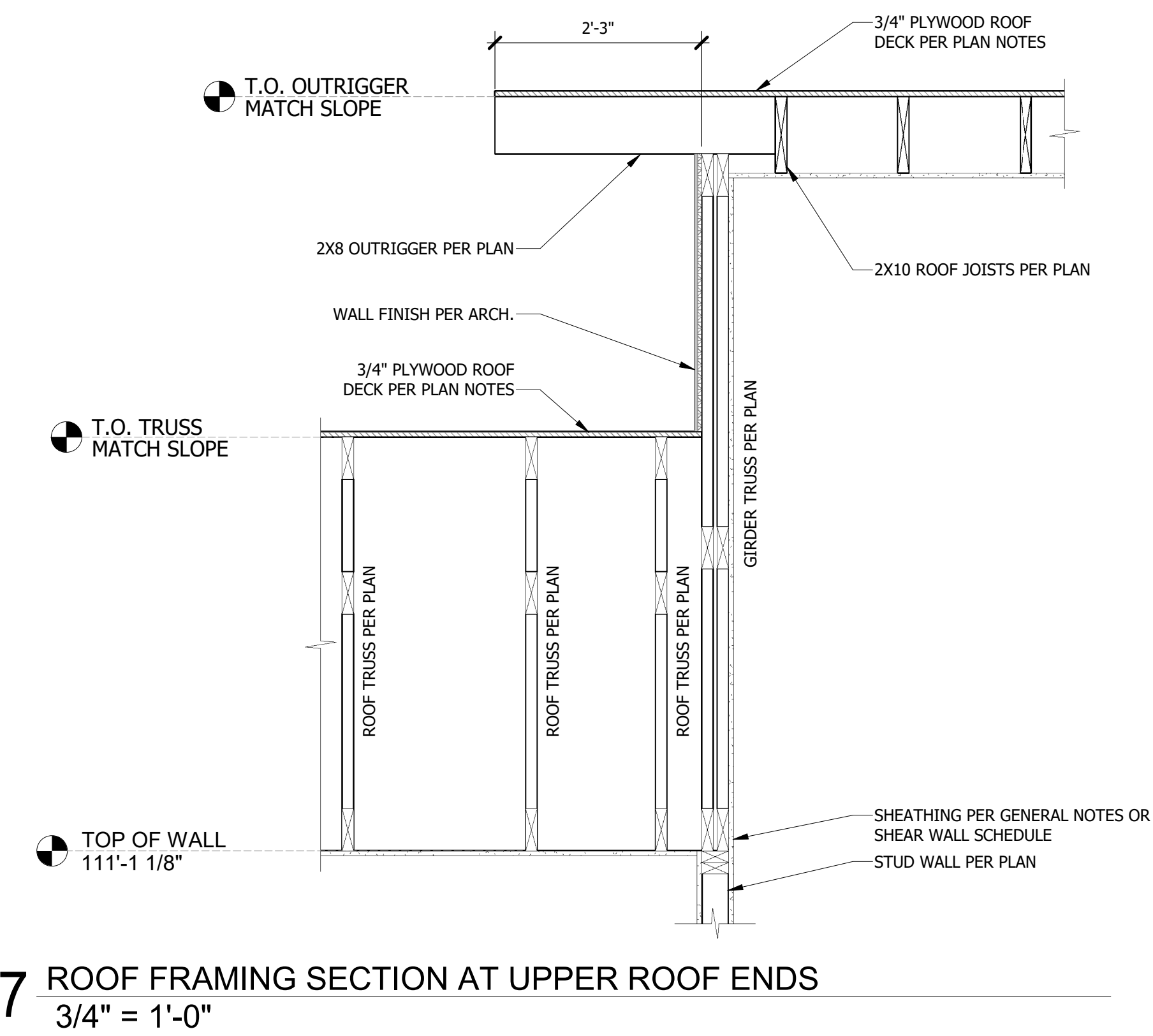


PROFESSIONAL SEAL

S220

ISSUE DATE: JUNE 26, 2024
COLLINS WEBB #: 23115

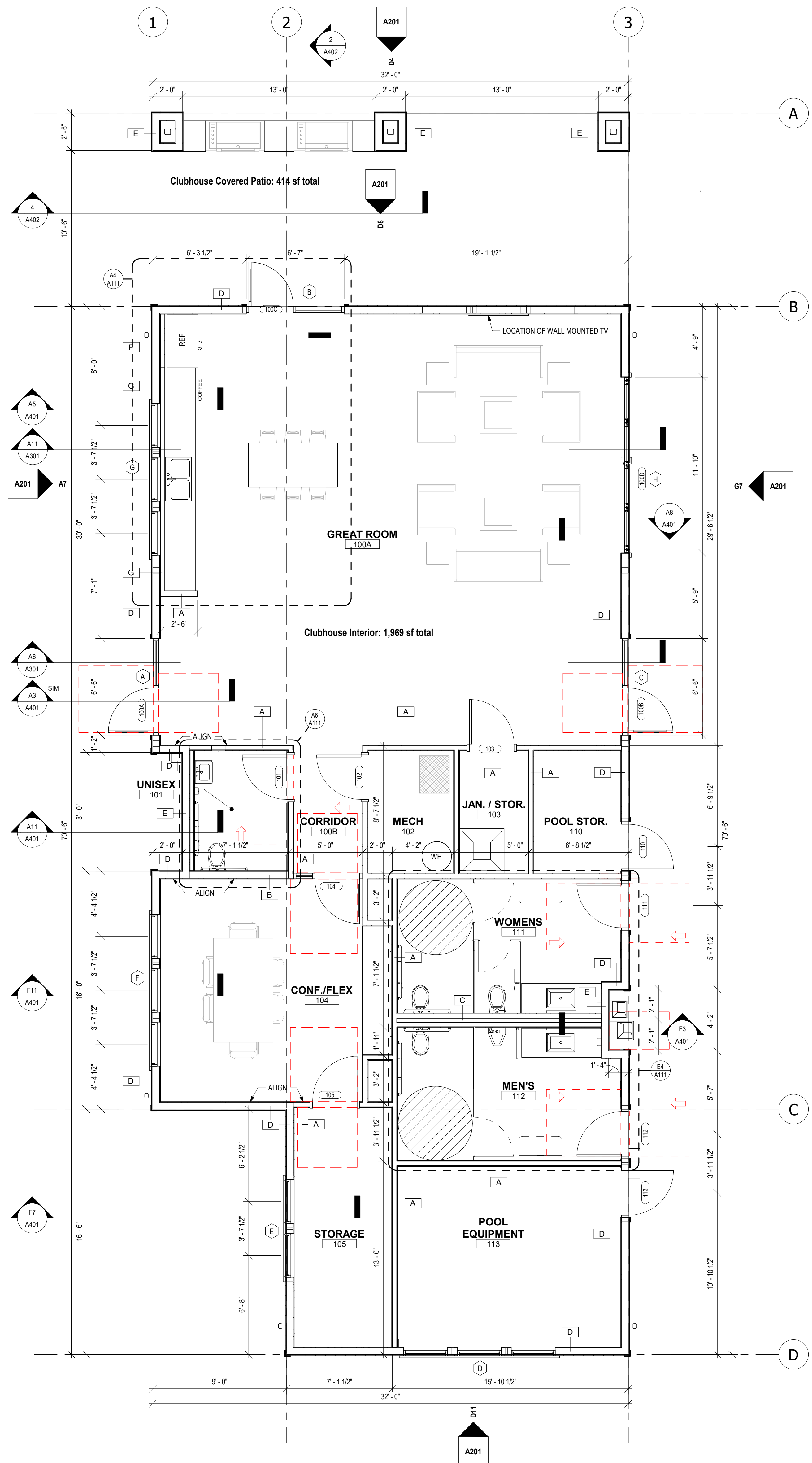
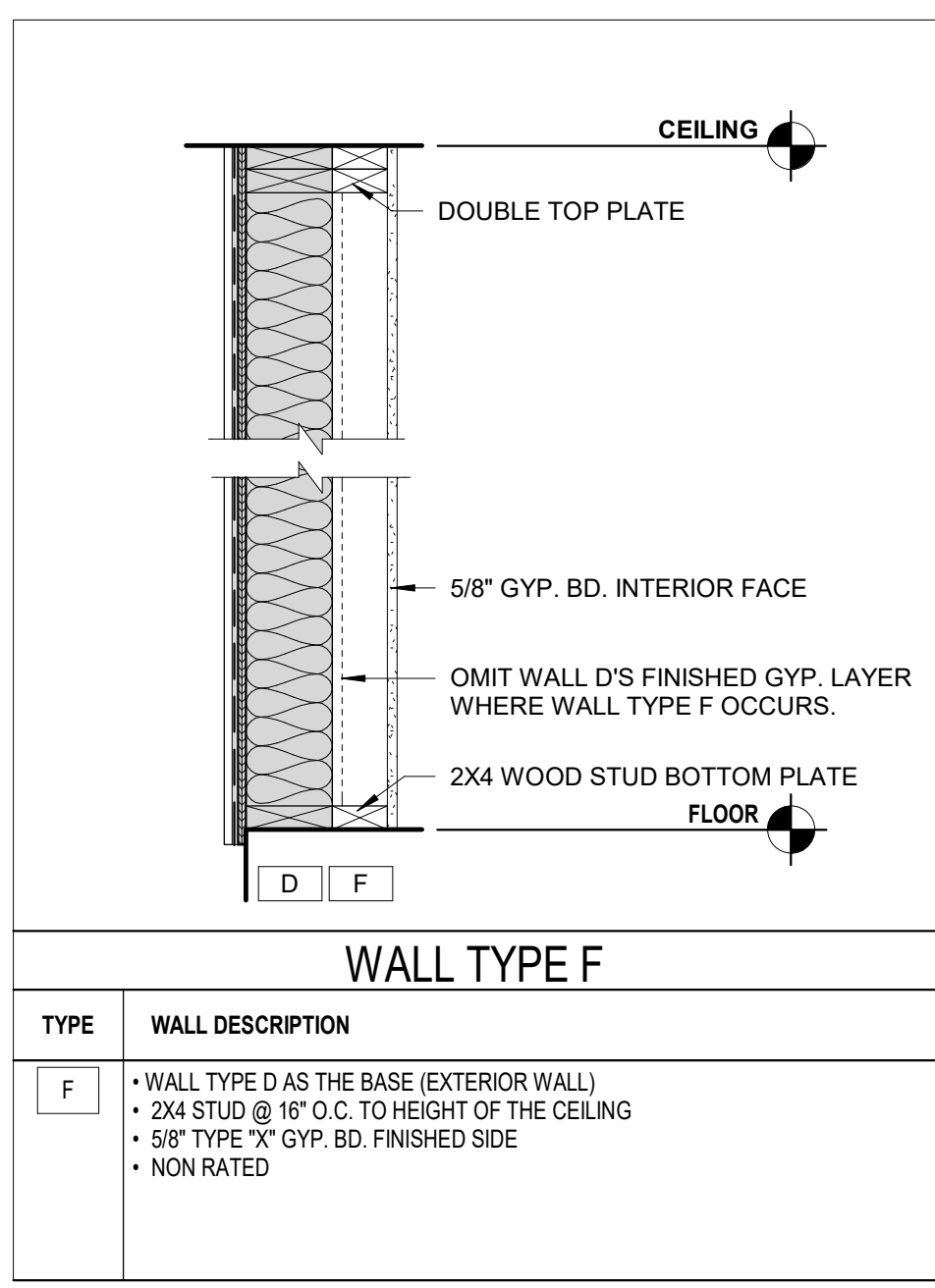
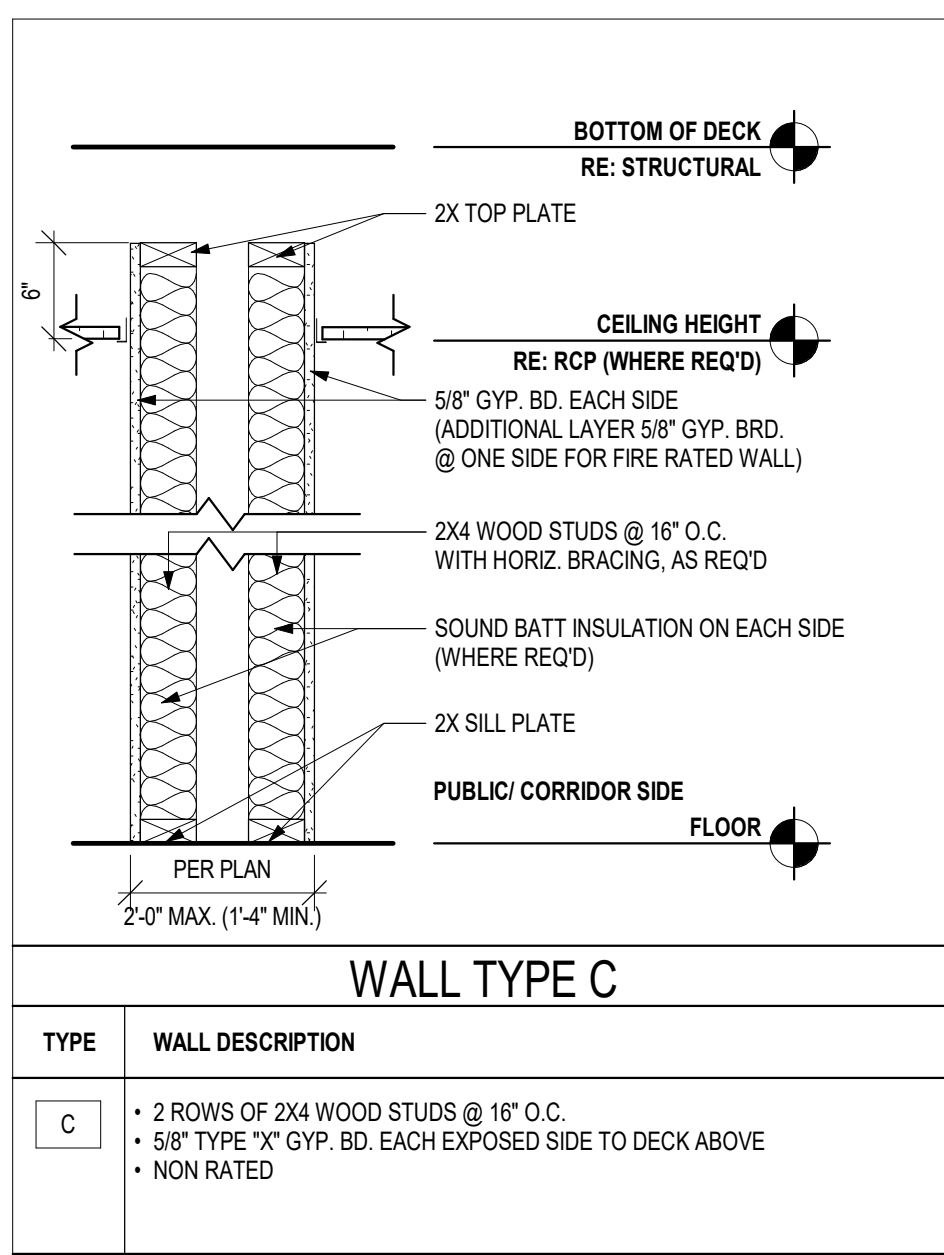
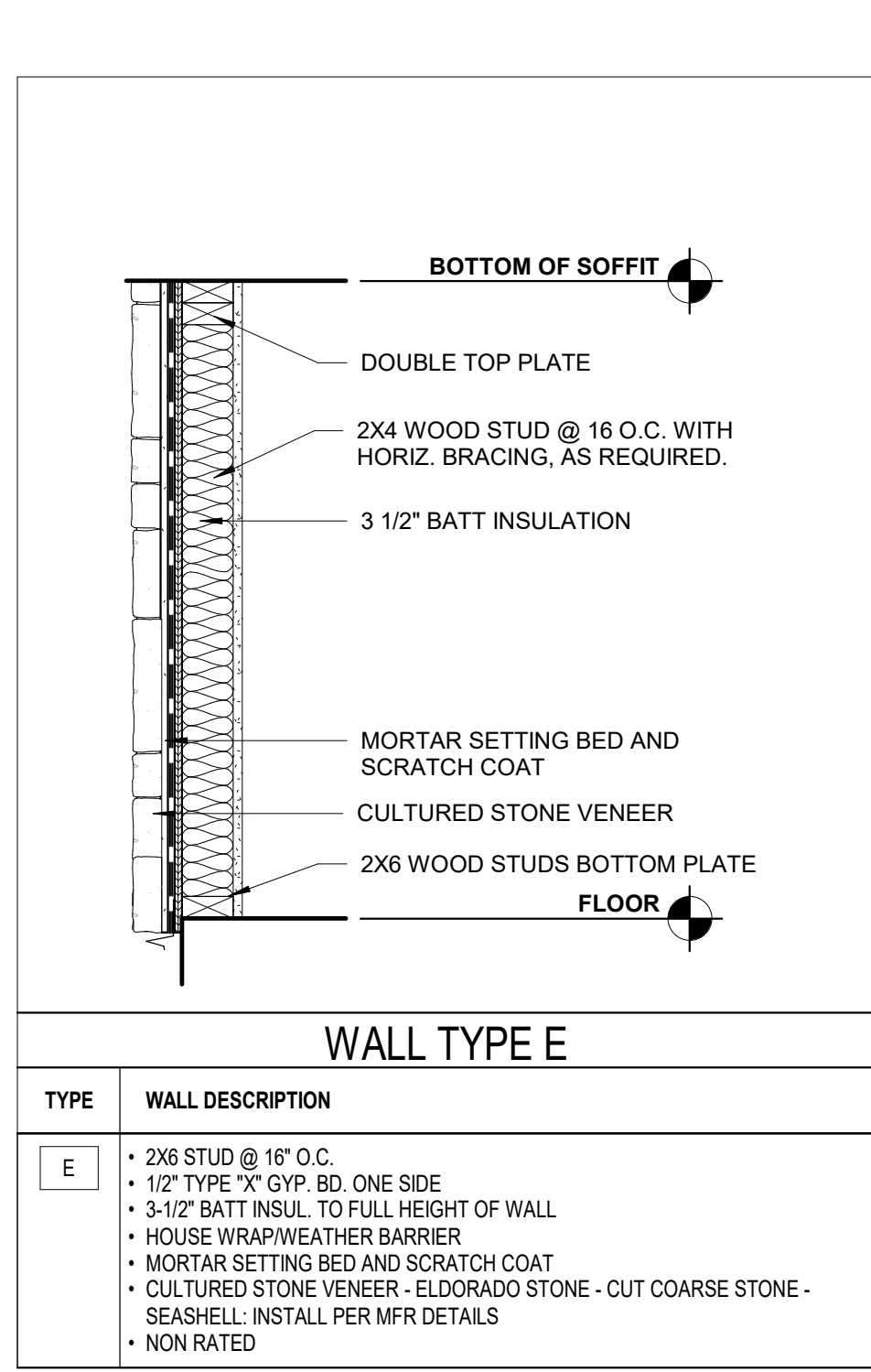
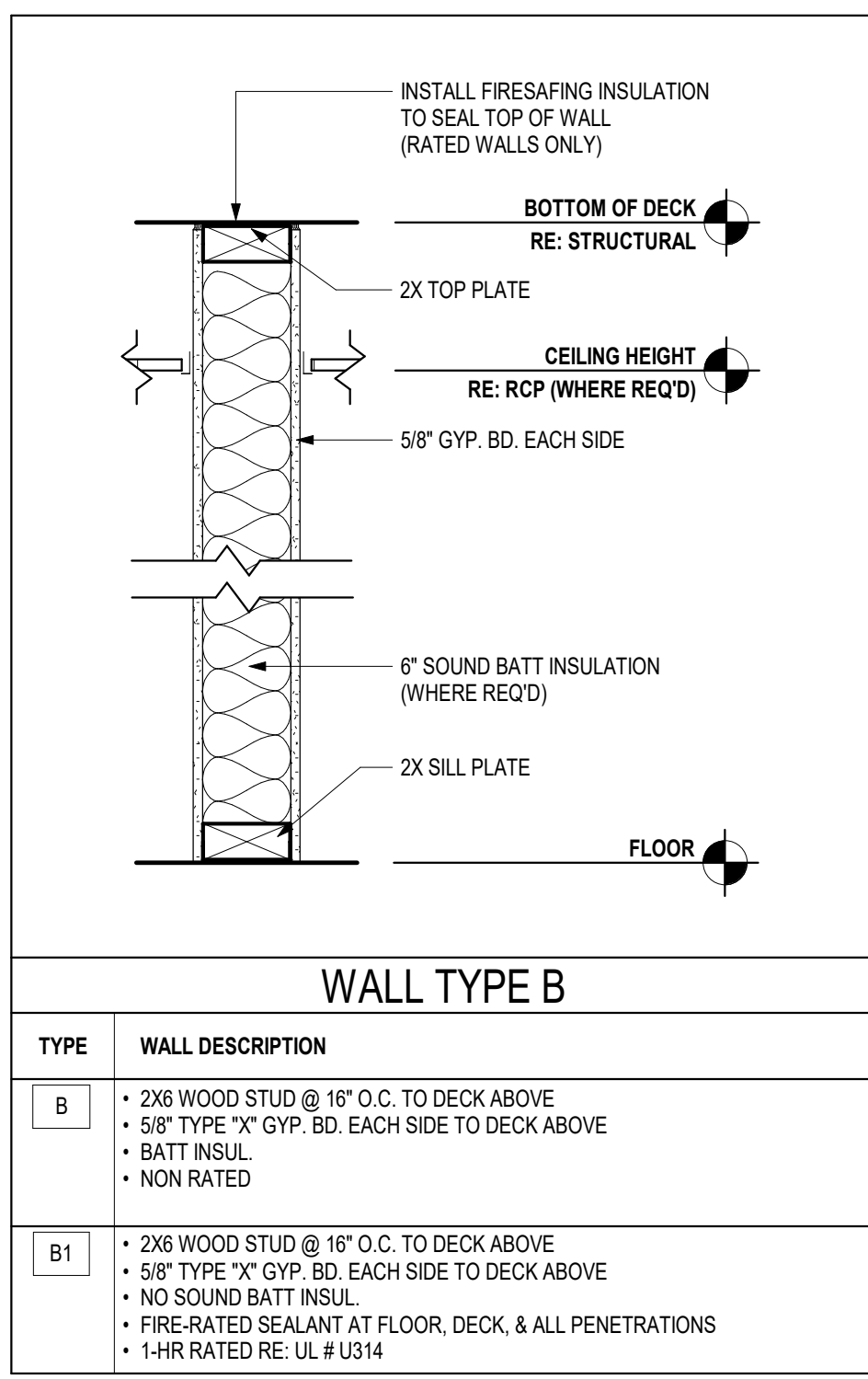
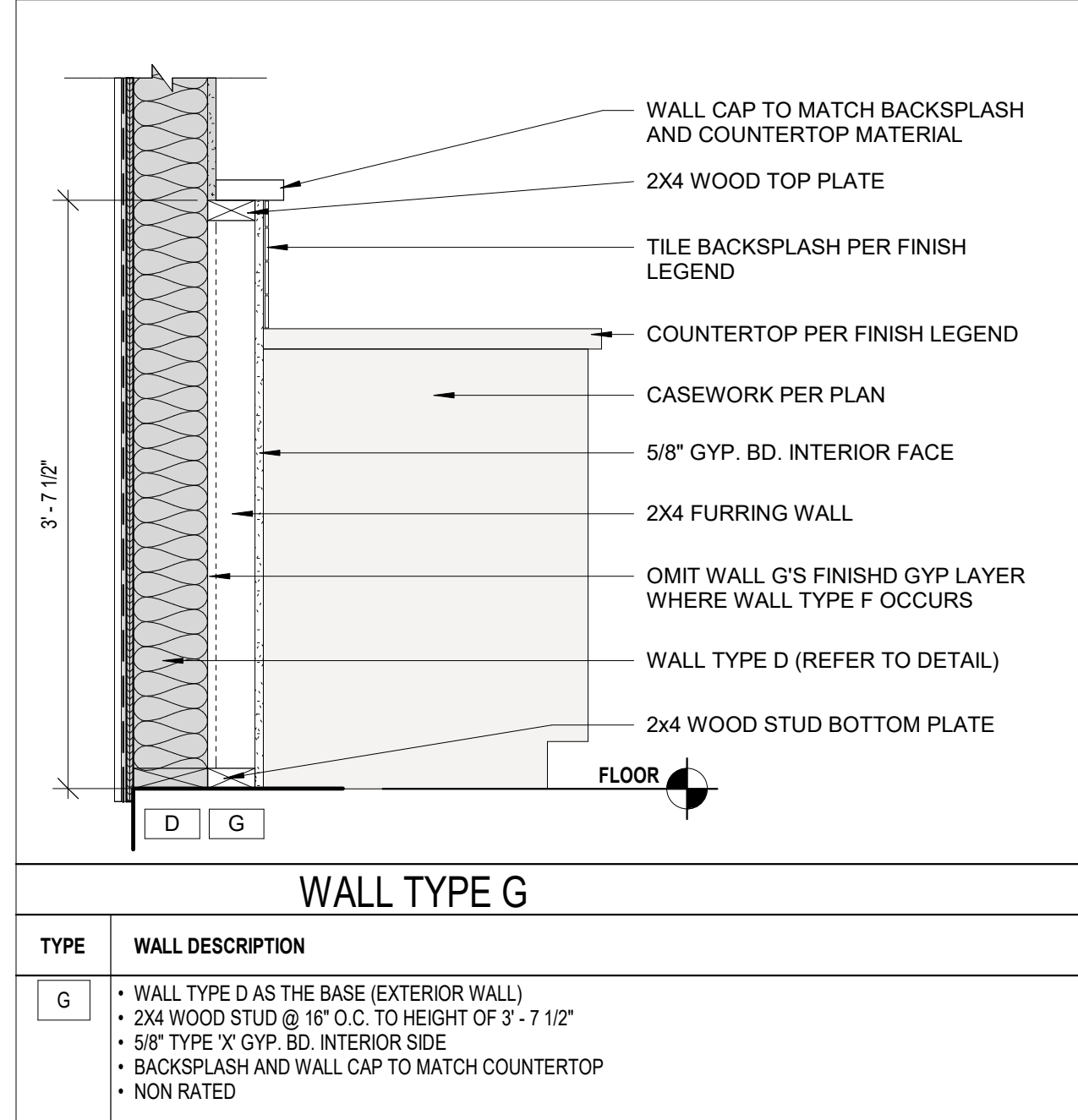
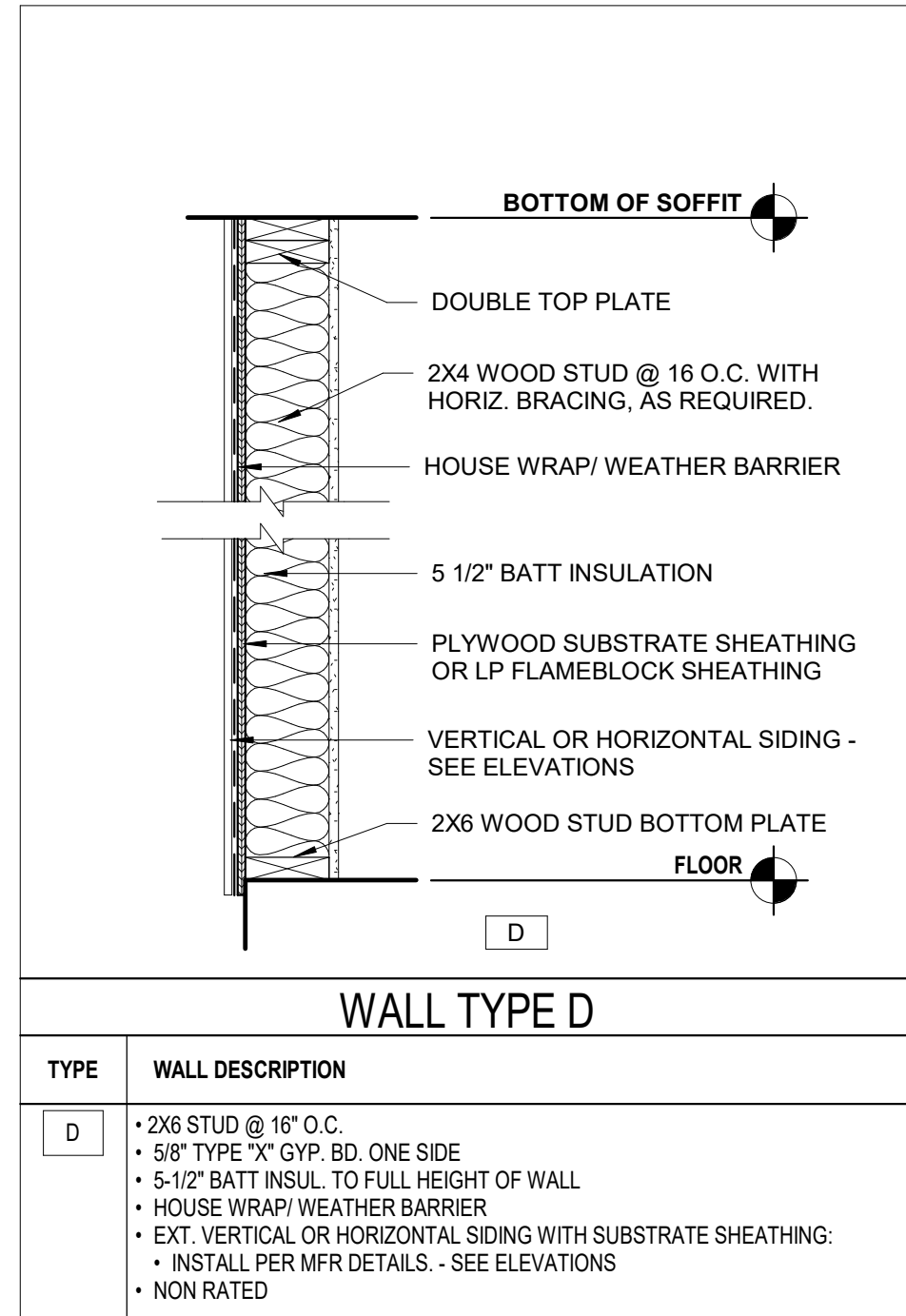
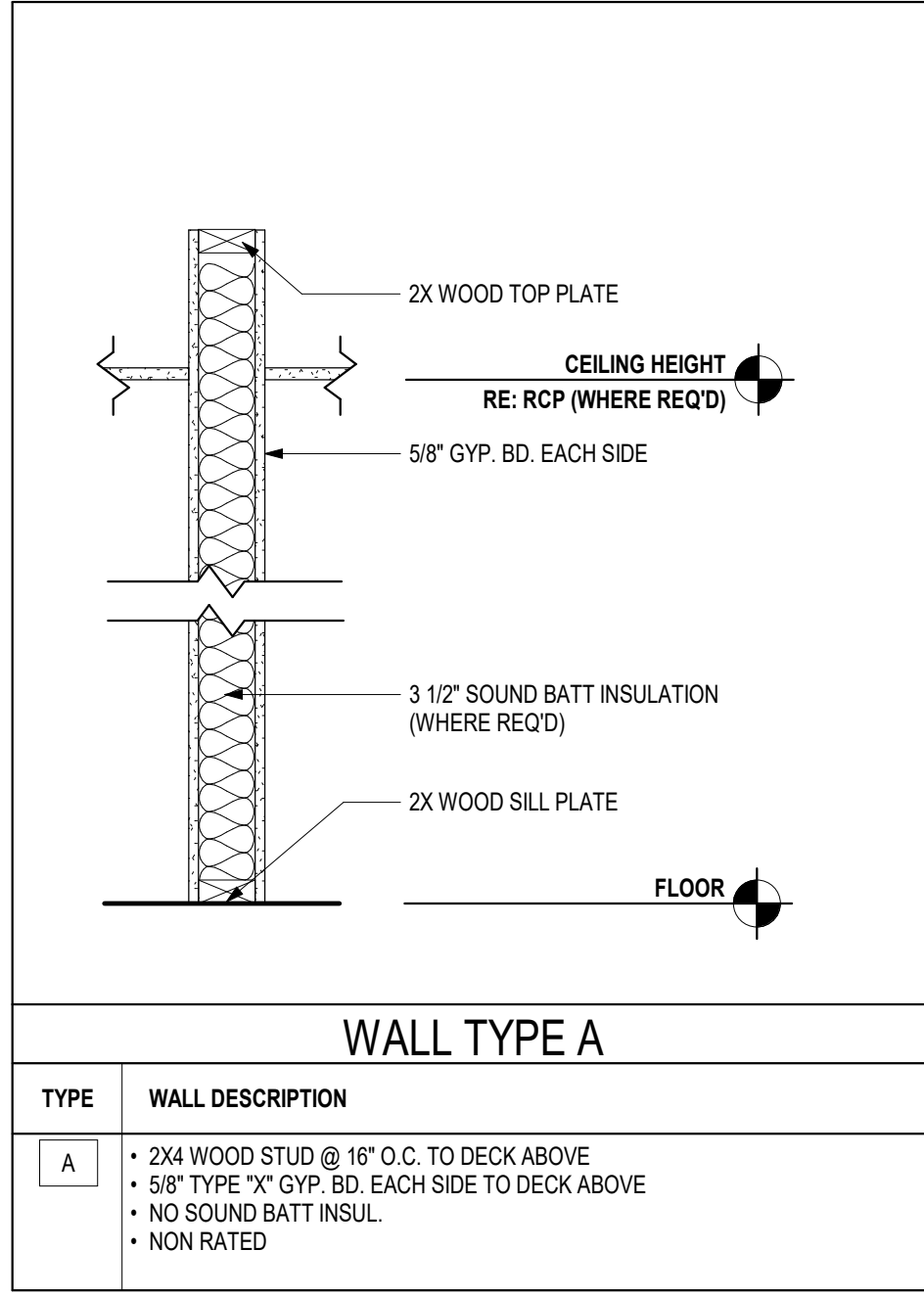
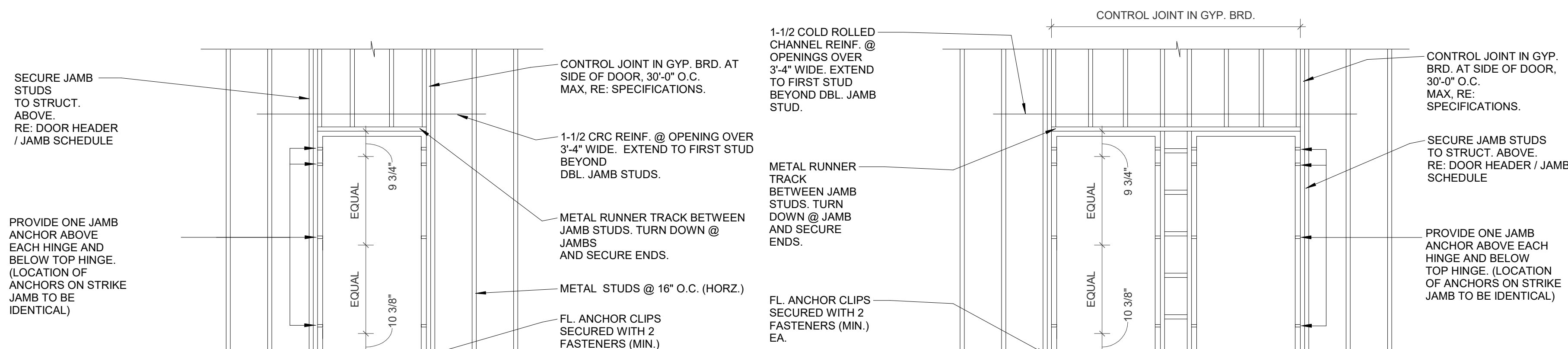
ROOF FRAMING SECTIONS



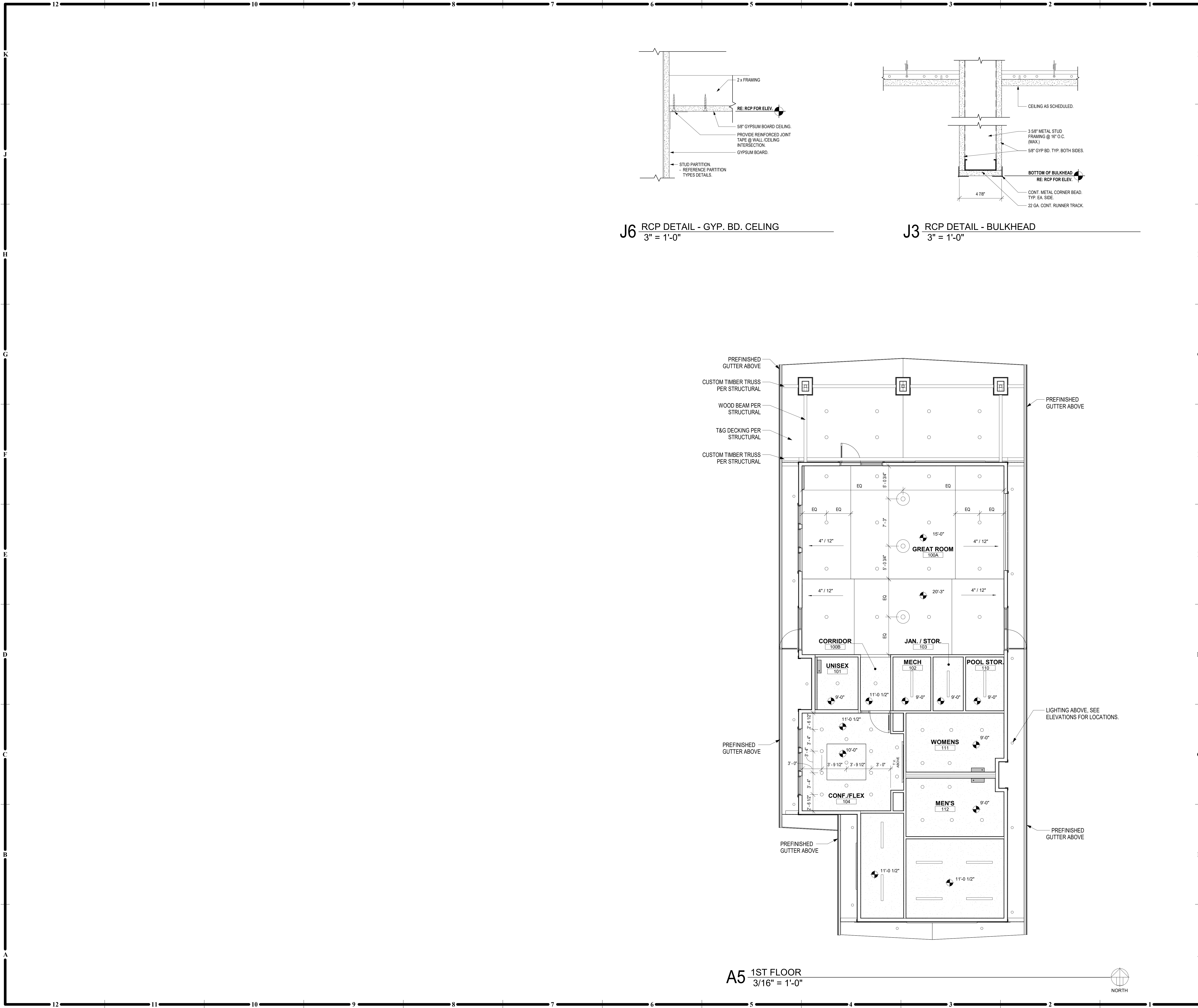
6/26/2024 8:51:53 AM

J12 FRAMING DETAILS

3/8" = 1'-0"



6/26/2024 8:51:53 AM



GENERAL NOTES: REFLECTED CEILING PLANS

1. RE: SHEET G001 FOR ADDITIONAL GENERAL NOTES THAT ARE APPLICABLE.
2. RE: DETAILS FOR ADDITIONAL CONDITIONS AND CEILING HEIGHT INFORMATION.
3. RE: FINISH LEGEND AND FINISH SCHEDULE FOR ROOM CEILING FINISHES.
4. RE: ELECTRICAL SHEETS AND SPECIFICATIONS FOR DETAILED INFORMATION ON LIGHT FIXTURE SCHEDULE & EXIT SIGNAGE.
5. RE: MECHANICAL SHEETS AND SPECIFICATIONS FOR DETAILED INFORMATION ON DIFFUSERS.
6. DIMENSIONS SHOWN ON THE REFLECTED CEILING PLANS ARE TO THE FACE OF GYP. BOARD (FG), AND COLUMN GRID LINES, UNLESS NOTED OR SHOWN OTHERWISE.
7. ALL CEILING HEIGHTS ARE NOTED ON RCP.
8. ALL CEILING HEIGHTS AS SHOWN ON PLANS AND DETAILS ARE FROM SLAB OR TILE FLOOR (FINISHED FLOOR) TO FINISH CEILING.
9. AT ALL GYP. BD. SOFFITS: EXTEND GYP. BD. UP 6 INCHES ABOVE ADJACENT CEILING.
10. RECESSED LIGHTING, SPEAKERS, SMOKE DETECTORS, ETC. AND PENDANT LIGHT FIXTURES - SHALL BE CENTERED IN CEILING TILE OR GYP. BD. CEILING, UNLESS NOTED OTHERWISE.
11. COORDINATE ALL PENDANT MOUNTED LIGHT FIXTURES IN EQUIPMENT AREAS WITH EXPOSED STRUCTURE.
12. COORDINATE ALL CEILING MOUNTED EQUIPMENT WITH CASEWORK BELOW.
13. IF THERE IS A CONFLICT BETWEEN ANY ABOVE-CEILING MECHANICAL / ELECTRICAL / PLUMBING WORK & THE SCHEDULED OR SHOWN CEILING HEIGHT, CONTACT THE ARCHITECT IMMEDIATELY FOR CLARIFICATION.
14. PROVIDE OVERALL CEILING COORDINATION DRAWING SHOWING ALL DEVICES DURING SHOP SUBMITTAL PROCESS.
15. ALL LIGHTING BY G.C. COORD. WITH MILLWORK CONTRACTOR FOR LOCATION.

REFLECTED CEILING PLAN SYMBOLS

- | | |
|--|---------------------------------|
| | CEILING HEIGHT |
| | GYP. BD. |
| | SUPPLY |
| | RETURN |
| | EXHAUST |
| | 2X4 LIGHT FIXTURE |
| | 1X4 LIGHT FIXTURE |
| | 2X2 LIGHT FIXTURE |
| | DIRECT INDIRECT |
| | FLUORESCENT STRIP FIXTURE |
| | TRACK LIGHTING |
| | PENDANT FIXTURE |
| | CAN LIGHT |
| | FIRE EXIT SIGN |
| | SPEAKER |
| | CONTROL JOINT IN GYP BD CEILING |
| | EXTERIOR METAL PANEL SOFFIT |

BAILEY FARMS CLUBHOUSE LEE'S SUMMIT, MO

COPYRIGHT © BY
COLLINS WEBB
ARCHITECTURE, LLC

REVISION DATES:



PROFESSIONAL SEAL

A102

ISSUE DATE: JUNE 26, 2024
COLLINS WEBB #: 23115

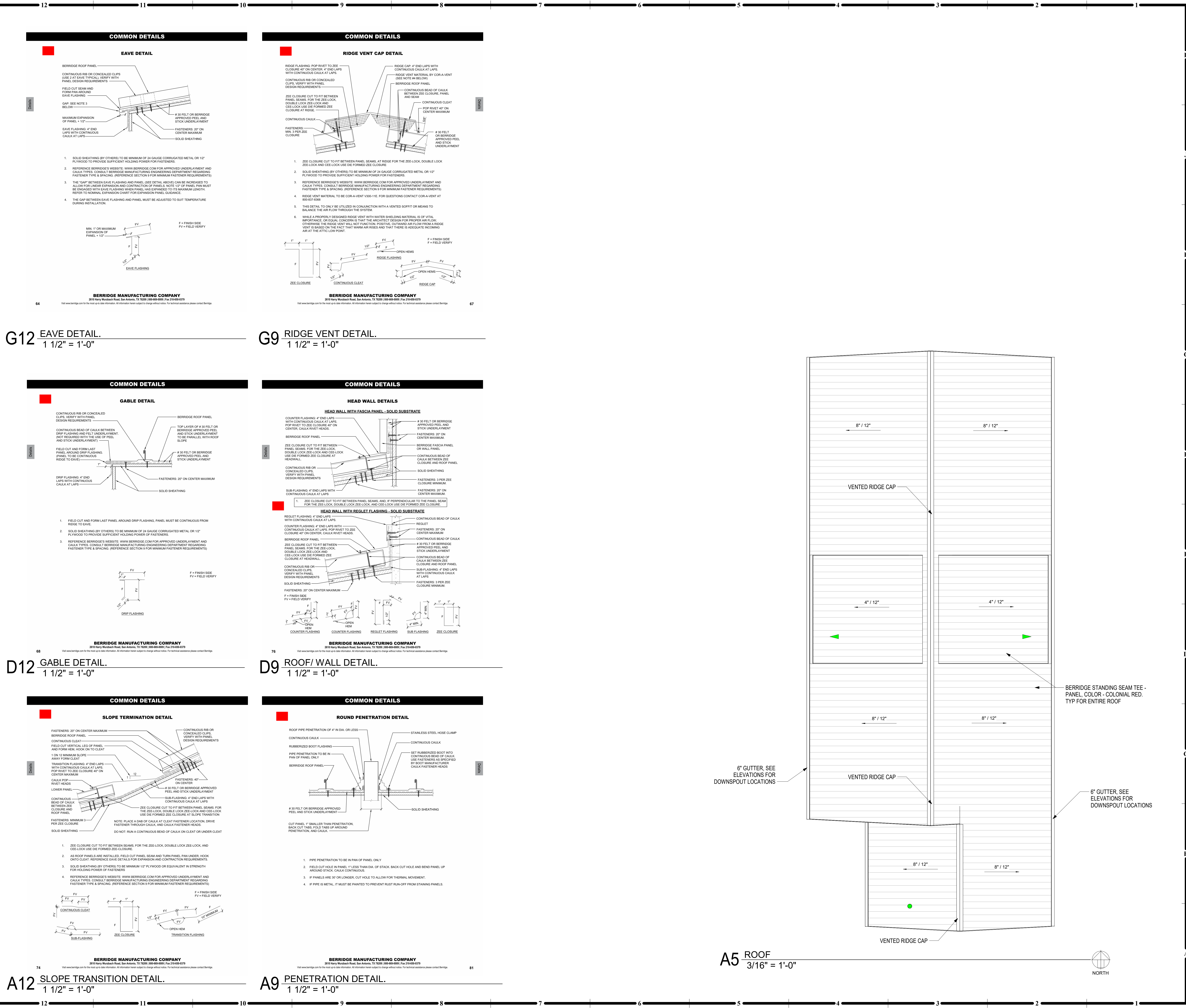
REFLECTED CEILING PLAN

CONSTRUCTION DOCUMENTS



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

6/26/2024 8:51:54 AM



GENERAL NOTES:
ROOF PLANS

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

ROOF PLAN LEGEND

← SLOPE DIRECTION



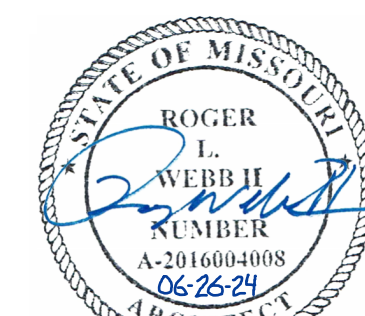
307B S.W. Merkle St., Lee's Summit, Missouri 64063 | 816.249.2270 | www.collinswebb.com

CONSTRUCTION DOCUMENTS

BAILEY FARMS CLUBHOUSE
LEE'S SUMMIT, MO

COPYRIGHT © BY
COLLINS WEBB
ARCHITECTURE, LLC

REVISION DATES:

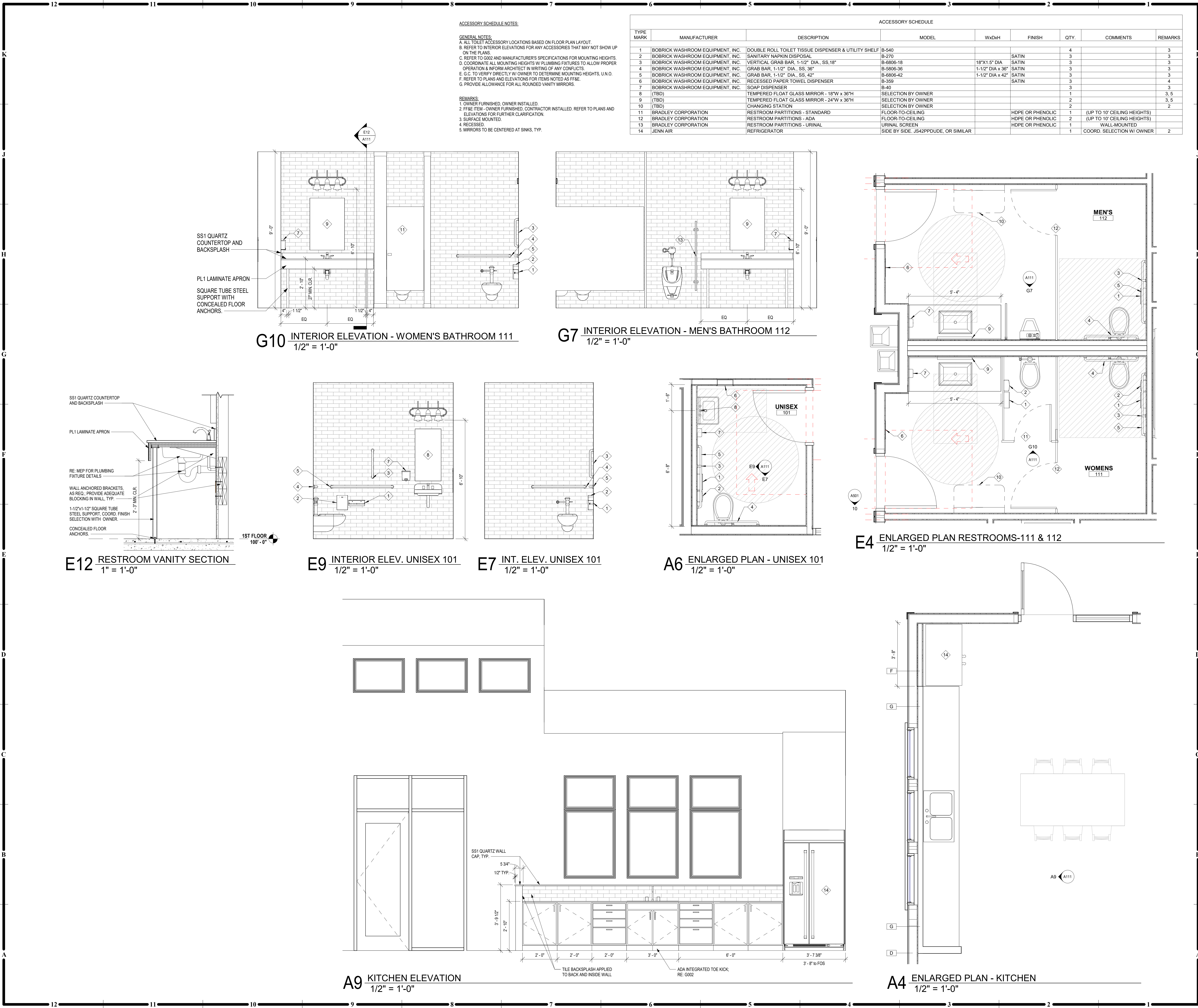


PROFESSIONAL SEAL

A103

ISSUE DATE: JUNE 26, 2024
COLLINS WEBB #: 23115

ROOF PLAN - CLUBHOUSE



- GENERAL NOTES:**
FLOOR PLANS
- SEE GENERAL ARCHITECTURAL SHEETS FOR ADDITIONAL NOTES AND DETAILS THAT ARE APPLICABLE.
 - ARCHITECTURAL ELEVATION ON 100'-0"
 - DIMENSIONS SHOWN ON THE FLOOR PLAN ARE TO THE FACE OF GYP. BOARD WALL (FGG), FACE OF MASONRY (FOM), FACE OF CONCRETE WALLS (FOC), AND COLUMN GRID LINES, UNLESS NOTED OR SHOWN OTHERWISE.
 - NOTE: WALL THICKNESSES ARE ACTUAL DIMENSIONS AND PER WALL TYPES. SEE GENERAL SHEETS.
 - 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.
 - ALL ALCOVES WITHOUT A SPACE IDENTIFICATION NUMBER SHALL HAVE THE SAME FINISHES AS THE ADJOINING SPACES.
 - PROVIDE FINISH LEVELS AS DESCRIBED:
 - LEVEL 1:** AREAS ABOVE FINISHED CEILINGS, WHETHER OR NOT ACCESSIBLE IN THE COMPLETED CONSTRUCTION.
 - LEVEL 2:** AREAS WHERE SETTING TYPE COMPOUND FOR WATER RESISTANT GYPSUM BACKER OR FIBER REINFORCED WALL PANELS ARE USED.
 - LEVEL 3:** ALL OPEN TO PLENUM SPACES ABOVE CEILINGS OPEN TO STRUCTURE SPACES WHERE PAINTED BLACK.
 - LEVEL 4:** AREAS IN MECHANICAL, ELECTRICAL AND STORAGE ROOMS.
 - LEVEL 5:** AREAS FOR BACK OF HOUSE EMPLOYEE OPERATIONS WHERE ROOM SIDE WALLS AND/OR CEILINGS HAVE PAINTED SURFACES.
 - LEVEL 6:** CIRCULATION CORRIDORS WHERE ROOM SIDE WALLS AND/OR CEILINGS HAVE PAINTED SURFACES.
 - LEVEL 7:** PUBLIC AREAS WHERE WALLS AND/OR CEILINGS HAVE PAINT.
 - RE: FINISH LEGEND, FINISH SCHEDULE AND SPECIFICATIONS FOR DOOR AND DOOR FRAME FINISHES.

collins webb
ARCHITECTURE

BAILEY FARMS CLUBHOUSE
LEE'S SUMMIT, MO

COPYRIGHT © BY
COLLINS WEBB
ARCHITECTURE, LLC

REVISION DATES:

PROFESSIONAL SEAL

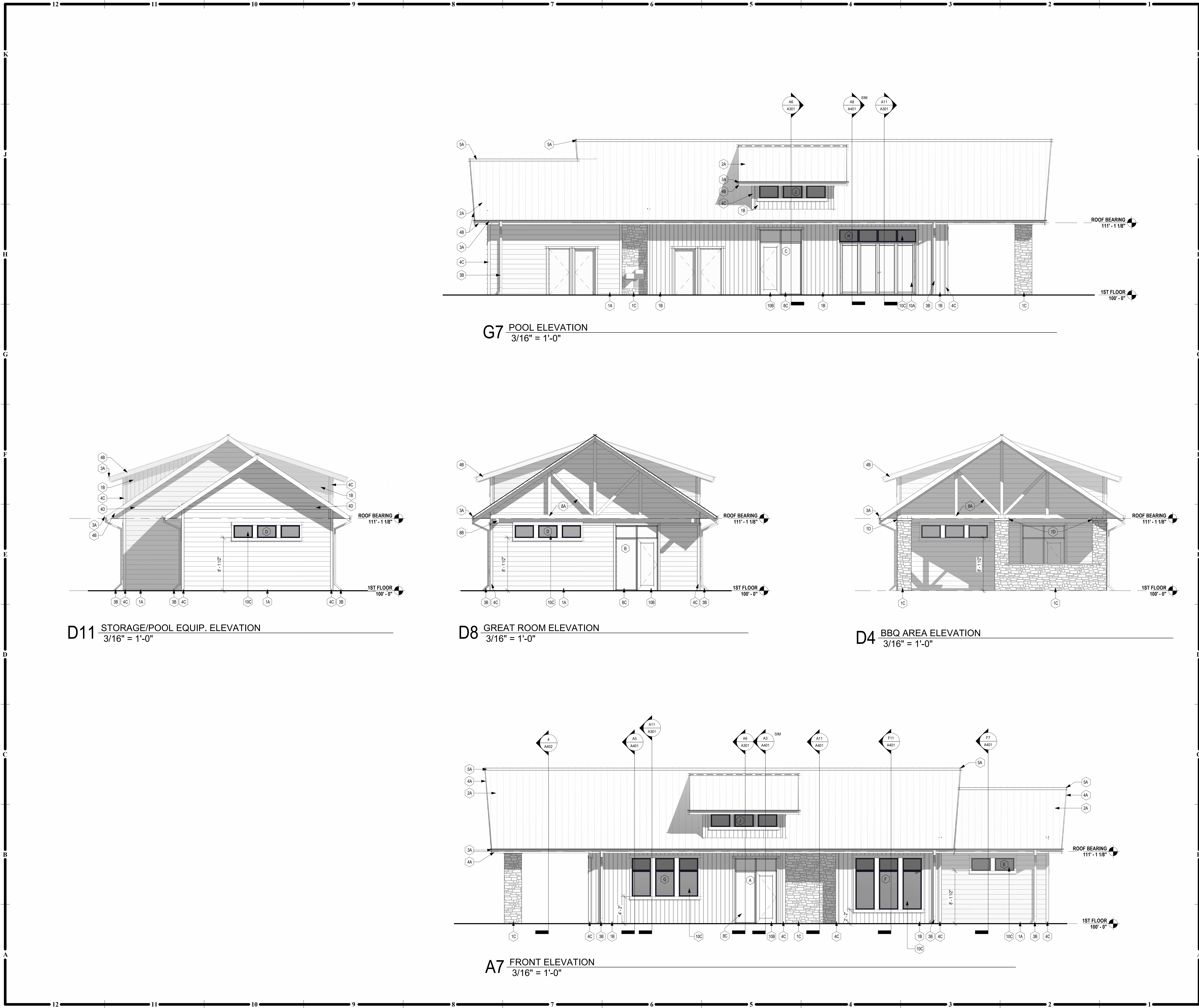
A111

ISSUE DATE: JUNE 26, 2024
COLLINS WEBB #: 23115

ENLARGED PLANS AND
ELEVATIONS - KITCHEN AND
RESTROOMS

CONSTRUCTION DOCUMENTS

6/26/2024 8:52:33 AM



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:

- | | |
|-----|--|
| 1A | FIBER CEMENT LAP SIDING:
BASIS OF DESIGN: WOODTONE
COLOR: WHITE RAPIDS |
| 1B | FIBER CEMENT VERTICAL SIDING:
BASIS OF DESIGN: WOODTONE
COLOR: WHITE RAPIDS |
| 1C | CULTURED STONE VENEER
BASIS OF DESIGN: EL DORADO STACK STONE
COLOR: KORYAK RIDGE (OR SIM.) |
| 1D | CULTURED STONE WALL CAP
BASIS OF DESIGN: TBD
COLOR: TBD |
| 2A | CHARCOAL GRAY STANDING SEAL METAL ROOF
BASIS OF DESIGN: BERRIDGE |
| 3A | PREFINISHED ALUMINUM GUTTER:
RE: EXT. FINISH LEGEND |
| 3B | PREFINISHED ALUMINUM DOWNSPOUT
CONNECT TO UNDERGROUND DRAINAGE |
| 4A | PREFINISHED ALUM. FLASHING |
| 4B | FASCIA BOARD |
| 4C | 1X4 TRIM BOARD |
| 4D | 1X6 TRIM BOARD |
| 5A | PREFINISHED METAL VENTED RIDGE
CAP |
| 6A | LIGHT FIXTURE:
RE: ELECTRICAL |
| 7A | CONCRETE FOUNDATION: PAINT WITH EXTERIOR
CONCRETE PAINT: RE: EXT. FINISH LEGEND |
| 8A | CUSTOM TIMBER TRUSS, RE: STRUCTURAL
STAIN, COLOR: TBD |
| 8B | TIMBER BEAM
RE: STRUCTURAL |
| 8C | MANKO 240CG STOREFRONT SERIES CENTER
GLAZED SYSTEM |
| 9A | PREFIN. ALUM. DECK RAILING: BASIS OF DESIGN
WESTBURY ALUM. RAILING - TUSCANY SERIES |
| 10A | WESTERN WINDOW BI-FOLD SLIDING DOOR, RE: DOOR
SCHEDULE |
| 10B | MANKO 240CG STOREFRONT SERIES DOOR
RE: DOOR SCHEDULE |
| 10C | MGM INDUSTRIES WINDOW SYSTEM |
| 10D | STRUCTURAL HEADER
RE: STRUCTURAL DRAWINGS |
| 11A | PREFINISHED ALUMINUM SOFFIT |

EXTERIOR ELEVATION MATERIALS

- | | |
|--|--|
| | STANDING SEAM METAL ROOF
BASIS OF DESIGN - BERRIDGE
COLOR: CHARCOAL GREY |
| | WALL PANEL:
FIBER CEMENT VERTICAL SIDING
BASIS OF DESIGN - WOODTONE
COLOR: WHITE RAPIDS |
| | WALL PANEL:
FIBER CEMENT LAP SIDING
BASIS OF DESIGN: WOODTONE
COLOR: WHITE RAPIDS |
| | STONE VENEER BASIS OF DESIGN:
EL DORADO STACK STONE
COLOR: KORYAK RIDGE (OR SIM.) |
| | TRIM / SOFFIT - BASIS OF DESIGN
LP SMARTSIDE SMOOTH TRIM AND
FASCIA CEDAR TEXTURE, COLOR:
WHITE TO MATCH SIDING |
| | BLACK VINYL WINDOWS - BASIS
OF DESIGN MI 3500 SINGLE HUNG
RE: WINDOW SCHEDULE |
| | FOUNDATION WALL - CONCRETE
PAINT, COLOR: TBD |
| | PREFINISHED GUTTERS
AND DOWNSPOUTS TO BE WHITE. |

BAILEY FARMS CLUBHOUSE
LEE'S SUMMIT, MO

COPYRIGHT © BY
COLLINS WEBB
ARCHITECTURE, LLC

REVISION DATES:



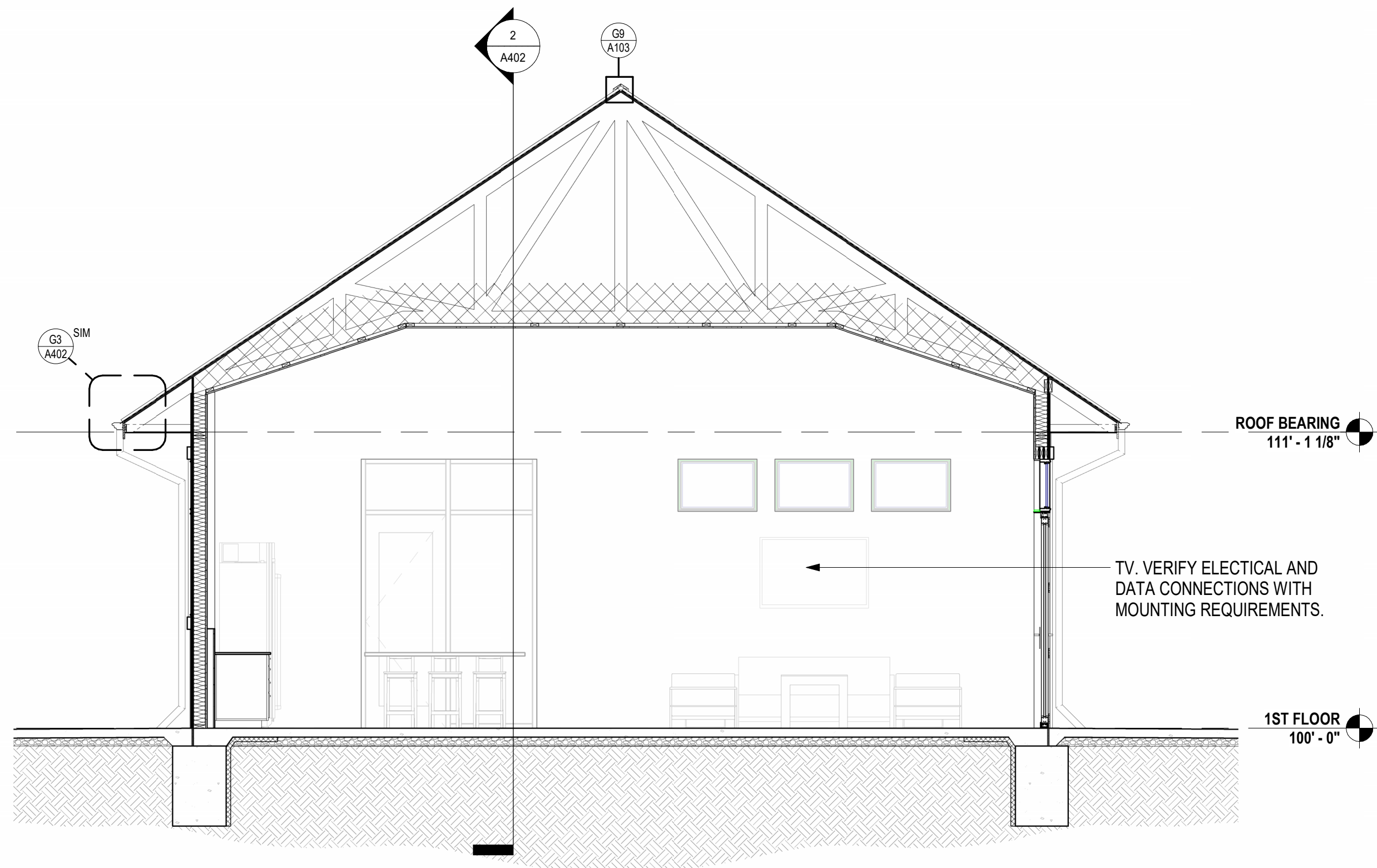
PROFESSIONAL SEAL

A201

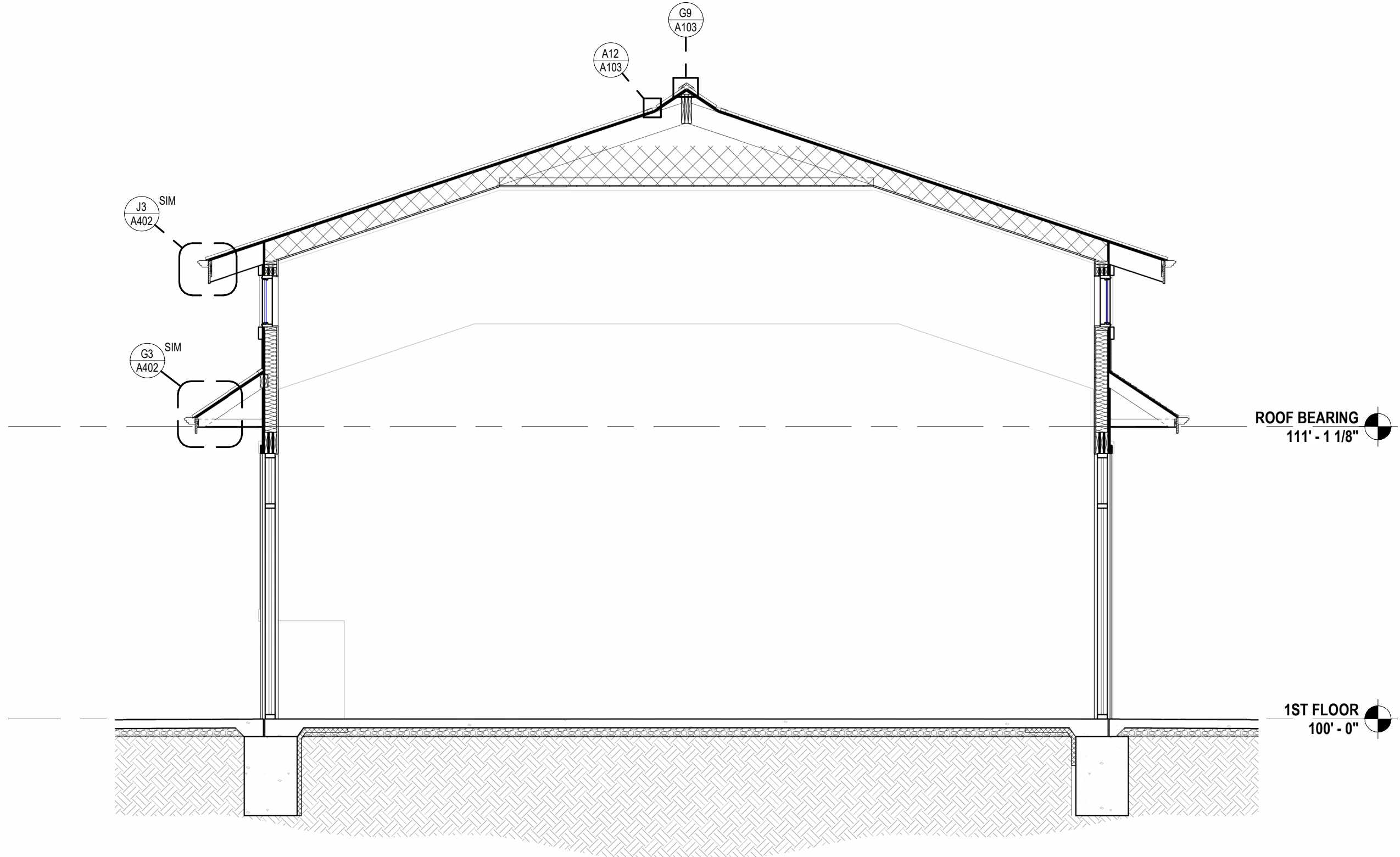
ISSUE DATE: JUNE 26, 2024
COLLINS WEBB #: 23115

EXTERIOR ELEVATIONS -
CLUBHOUSE

6/26/2024 8:52:39 AM



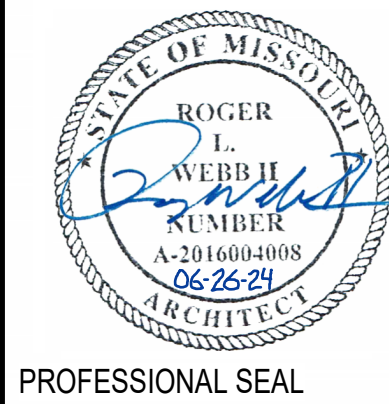
A11 BUILDING SECTION
1/4" = 1'-0"



A6 BUILDING SECTION
1/4" = 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.)
6. SEE STRUCTURAL DRAWINGS FOR SPECIFIC STRUCTURAL FRAMING REQUIREMENTS.



PROFESSIONAL SEAL

A301

ISSUE DATE: JUNE 26, 2024
COLLINS WEBB #: 23115

**BUILDING SECTIONS -
CLUBHOUSE**

BAILEY FARMS CLUBHOUSE
LEE'S SUMMIT, MO

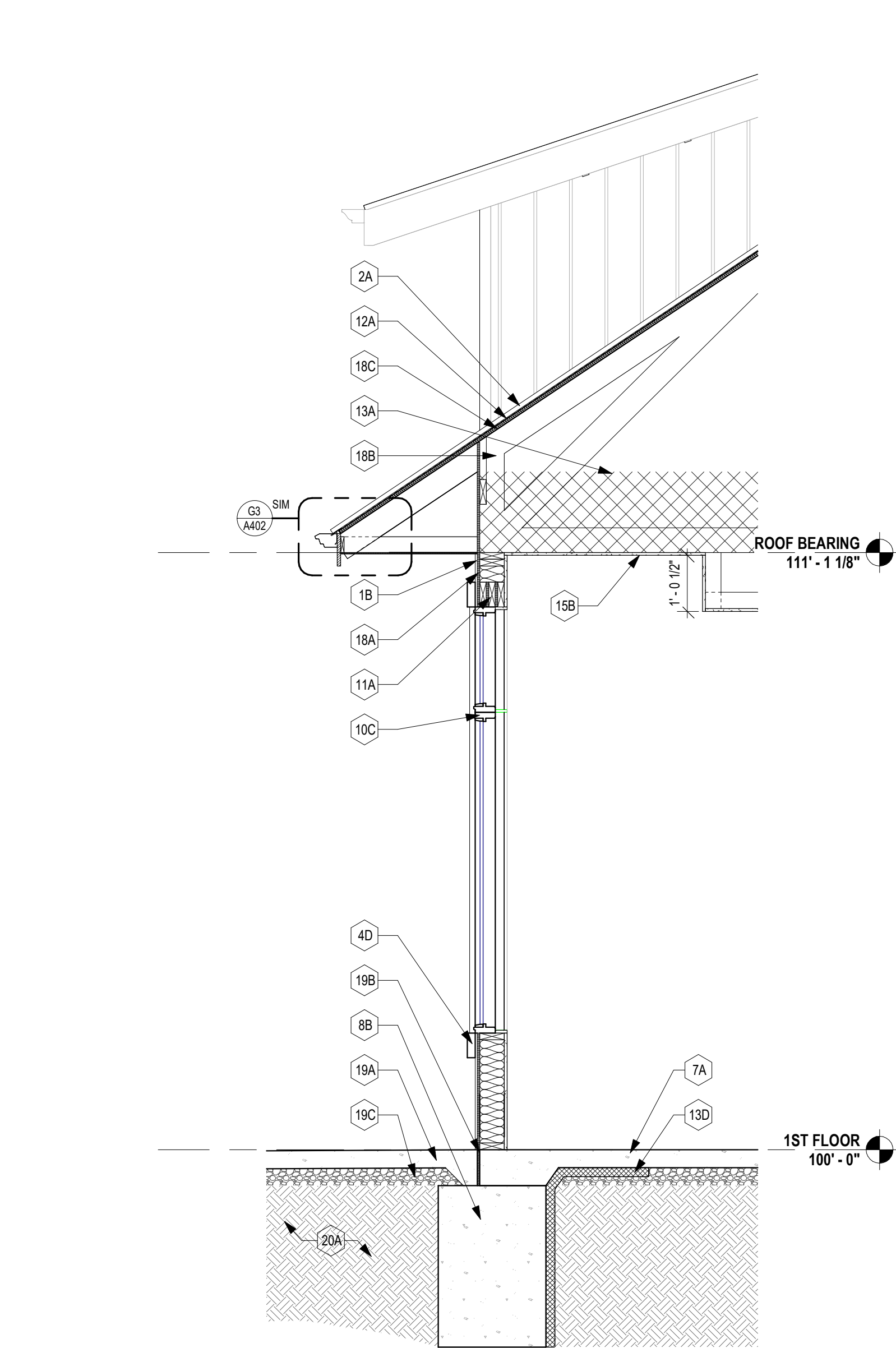
COPYRIGHT © BY
COLLINS WEBB
ARCHITECTURE, LLC

REVISION DATES:

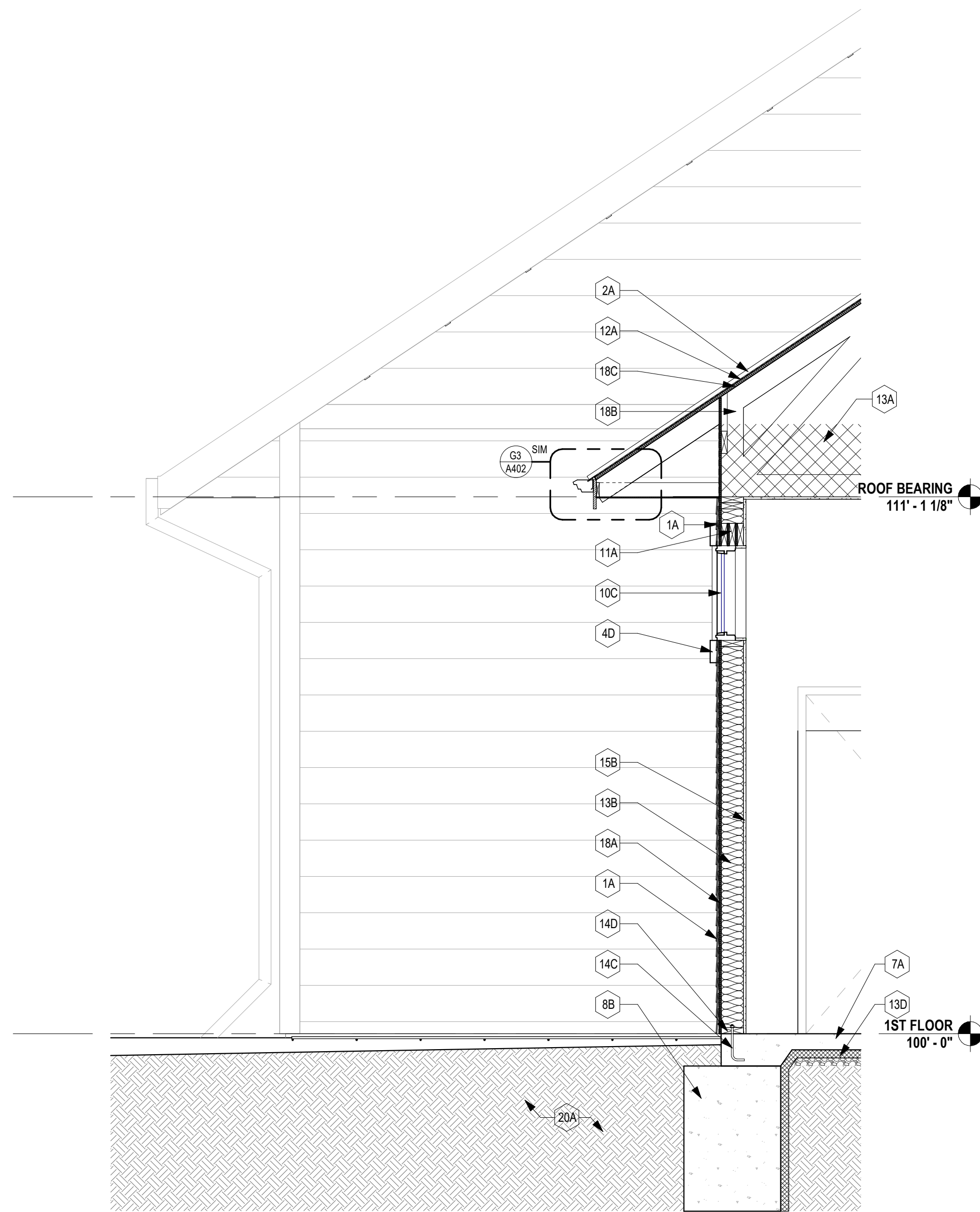
CONSTRUCTION DOCUMENTS



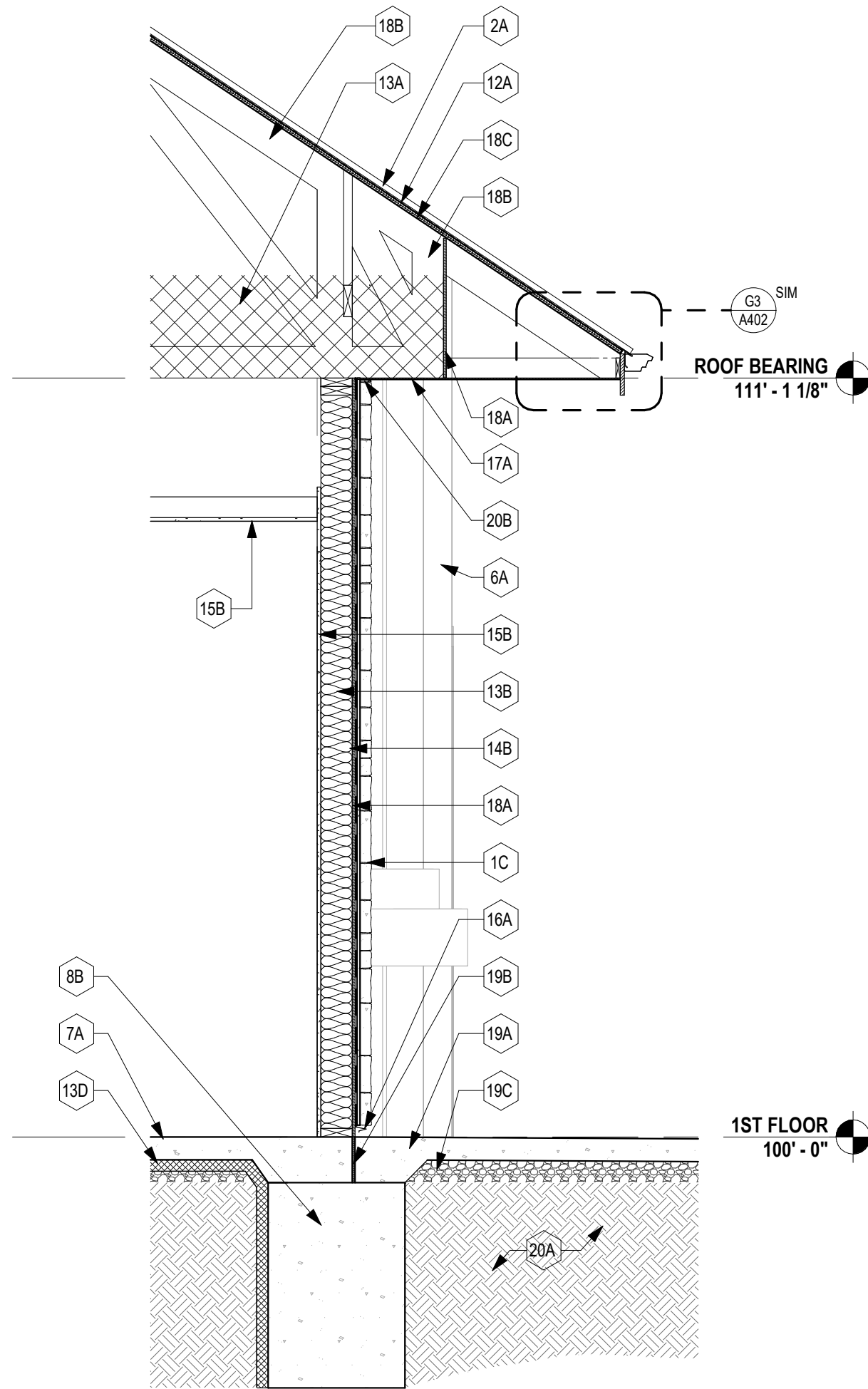
6/26/2024 8:52:42 AM



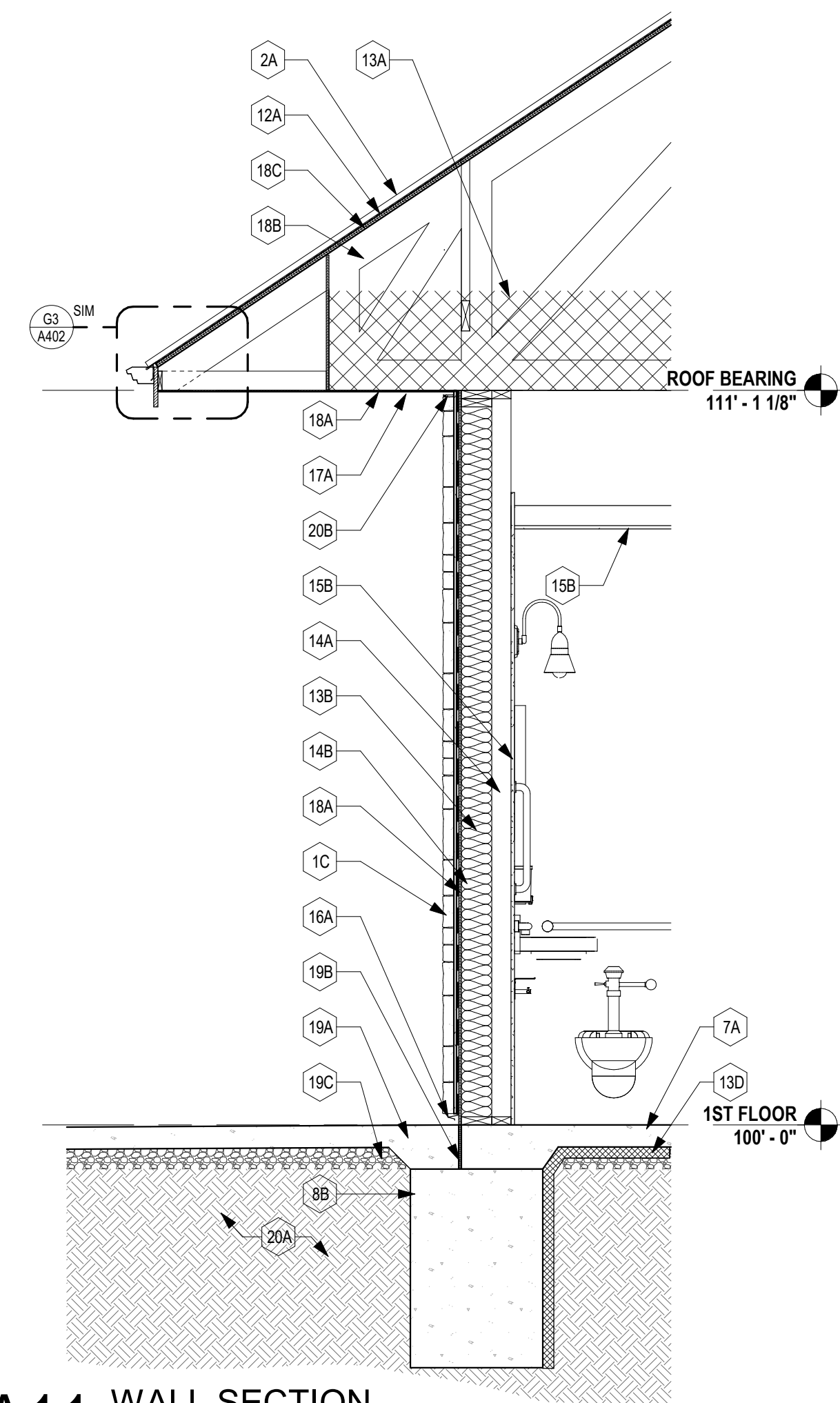
F11 WALL SECTION
1/2" = 1'-0"



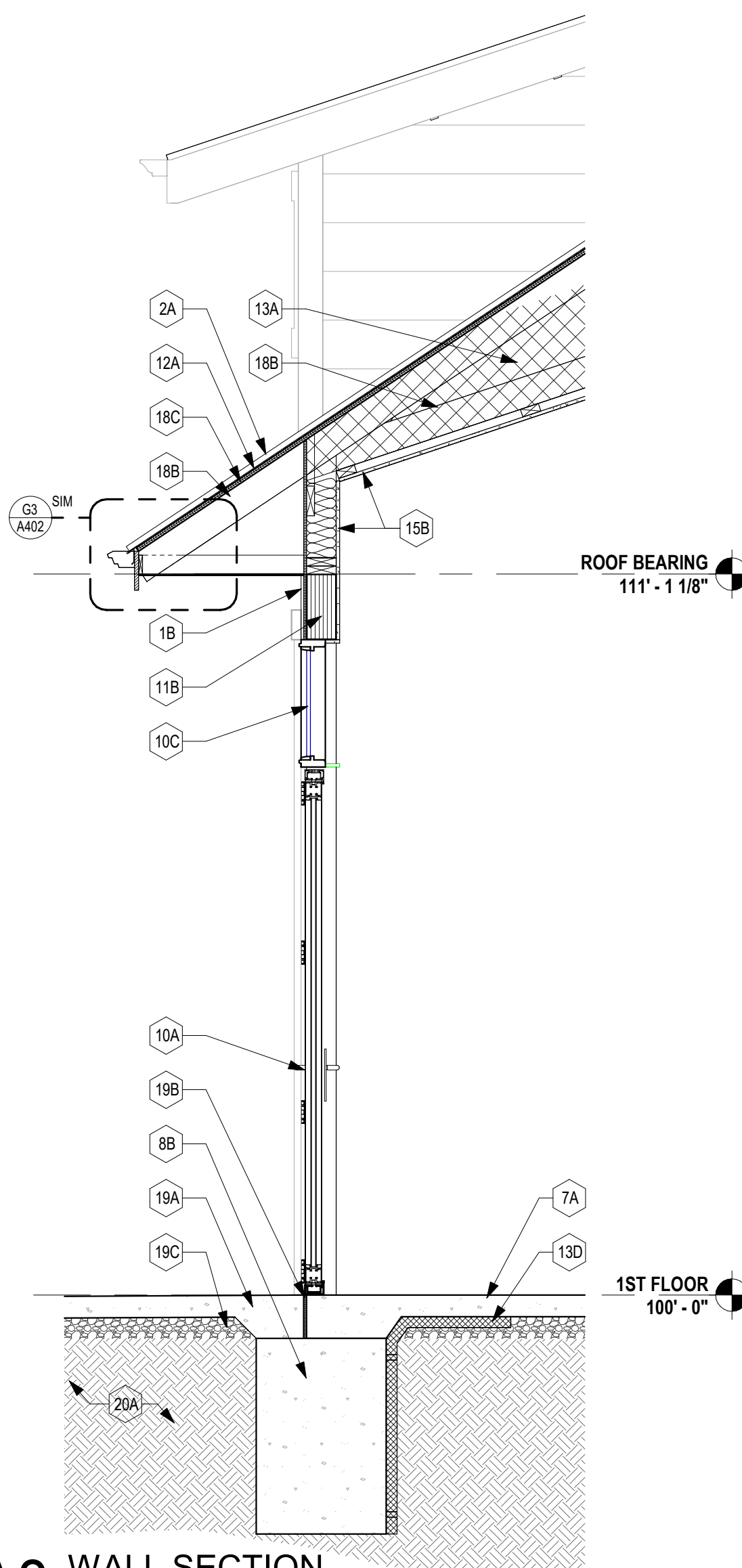
F7 WALL SECTION
1/2" = 1'-0"



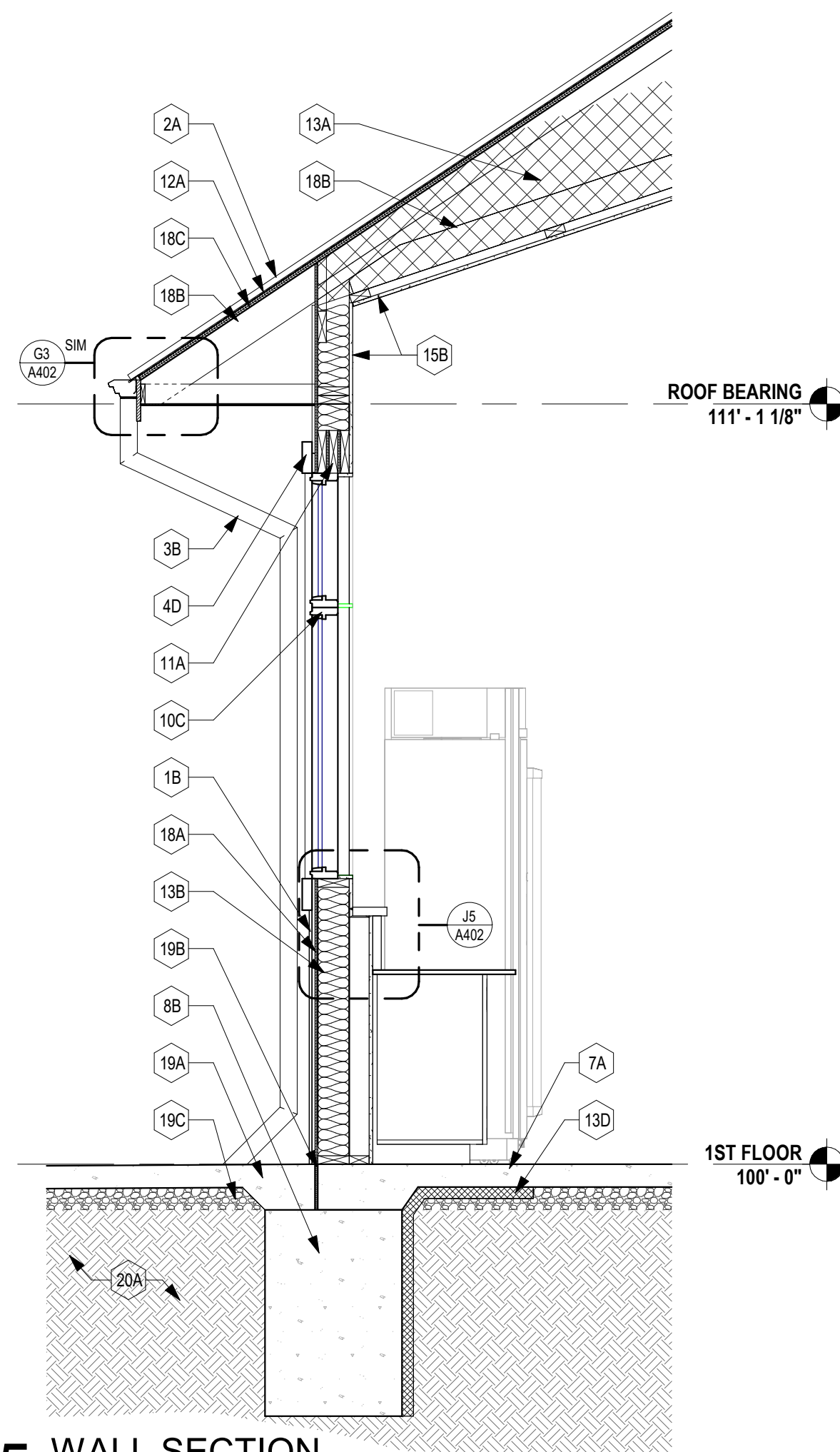
F3 WALL SECTION
1/2" = 1'-0"



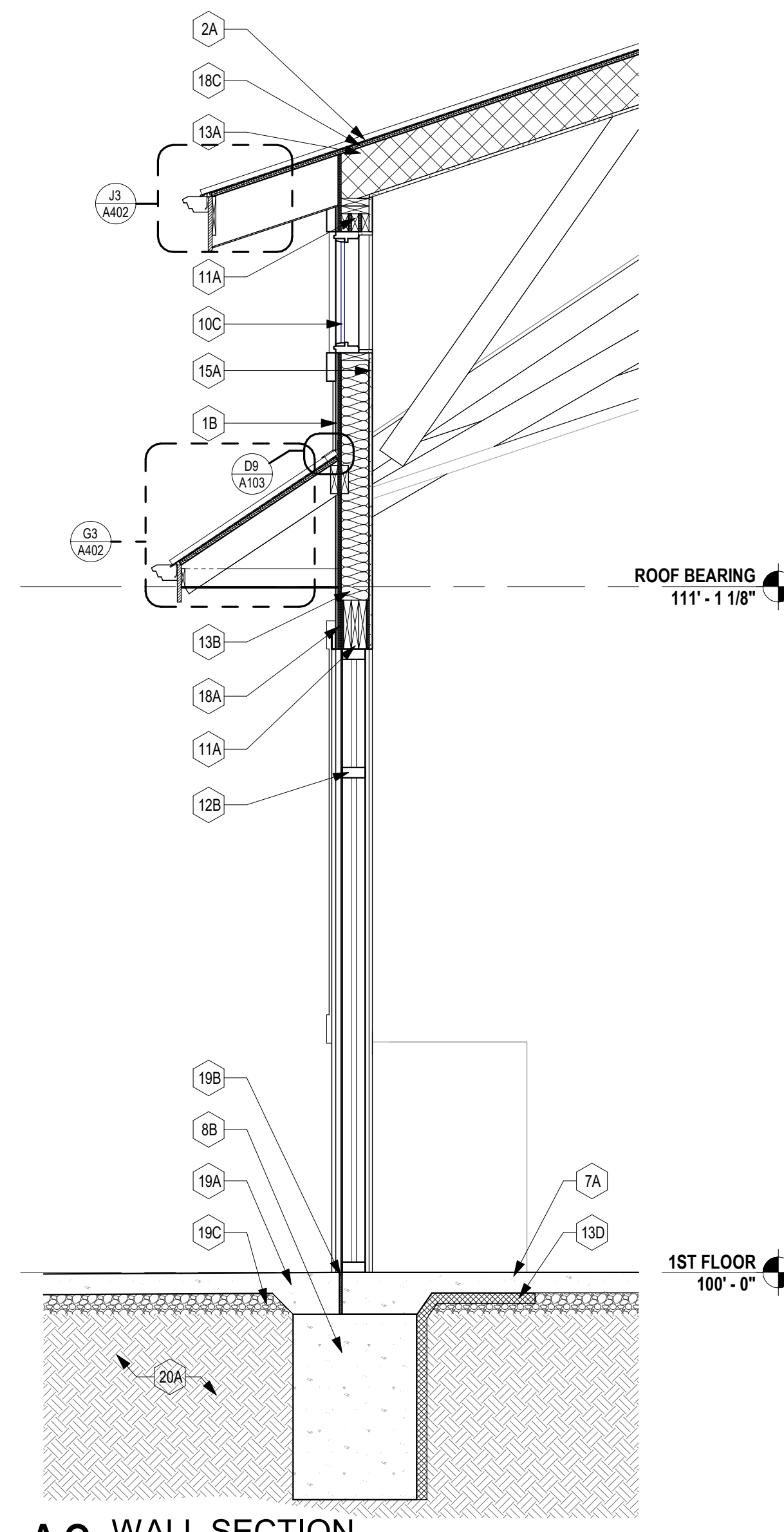
A11 WALL SECTION
1/2" = 1'-0"



A8 WALL SECTION
1/2" = 1'-0"



A5 WALL SECTION
1/2" = 1'-0"



A3 WALL SECTION
1/2" = 1'-0"

WALL SECTION KEYNOTES LEGEND

MARK	DESCRIPTION
1A	FIBER CEMENT LAP SIDING: BASIS OF DESIGN: WOODTONE COLOR: WHITE RAPIDS
1B	FIBER CEMENT VERTICAL SIDING: BASIS OF DESIGN: WOODTONE COLOR: WHITE RAPIDS
1C	CULTURED STONE VENEER BASIS OF DESIGN: TBD COLOR: TBD
2A	BARRIDGE HIGH SEAM TEE-PANEL- METAL ROOF FELT PAPER AND ICE DAM (AT EDGES)
3A	PREFINISHED ALUMINUM GUTTER
3B	PREFINISHED ALUMINUM DOWNSPOUT CONNECTED TO UNDERGROUND DRAINAGE
4A	PREFINISHED FASCIA BOARD OVER 1X SUB BOARD
4B	1X4 TRIM BOARD
4C	1X8 TRIM BOARD
4D	1X6 TRIM BOARD
5A	PREFINISHED METAL VENTED RIDGE CAP. COLOR TO MATCH ROOF
6A	LIGHT FIXTURE, RE: ELECTRICAL
7A	CONCRETE SLAB ON GRADES, RE: STRUCTURAL
8A	WOOD COLUMN, RE: STRUCTURAL
8B	CONCRETE FOOTING, RE: STRUCTURAL
8C	WOOD BEAM SYSTEM, RE: STRUCTURAL
8D	CUSTOM TIMBER TRUSS, RE: STRUCTURAL
10A	WESTERN WINDOW BI-FOLD SLIDING DOOR, RE: DOOR SCHEDULE
10B	MANKO 2450CG STOREFRONT DOOR, RE: DOOR SCHEDULE
10C	MGM INDUSTRIES WINDOW SYSTEM, RE: WINDOW SCHEDULE
10D	GALVANIZED HOLLOW METAL DOOR RE: DOOR SCHEDULE
11A	2X HEADER, RE: STRUCTURAL
11B	LVL HEADER, RE: STRUCTURAL
12A	ICE AND WATERSHIELD OVER ROOF SHEATHING, RE: STRUCTURAL DWGS.
12B	MANKO 2450CG STOREFRONT SERIES
13A	MIN. R-38 BATT INSULATION
13B	R-19 BATT INSULATION
13C	AMERIMAX RECTANGULAR BLACK WEATHER RESISTANT PVC SOFFIT VENT
13D	2" RIGID INSULATION
13E	WEATHER BARRIER OVER PLYWOOD SUBSTRATE
14A	2X4 WOOD STUD
14B	2X6 WOOD STUD
14C	SILL PLATE ANCHOR, RE: STRUCTURAL
14D	2X TREATED SILL PLATE
14E	2X TRUSS LEDGER
15A	1/2" GYPSUM BOARD
15B	5/8" TYPE "X" GYPSUM BOARD
16A	PREFINISHED ALUM. FLASHING, RE: TO MANUF. FOR INSTALLATION
17A	SOFFIT PANEL TO MATCH FASCIA MATERIAL
18A	1/2" FIRE RATED PLYWOOD SHEATHING
18B	ROOF TRUSS/STRUCTURE, RE: STRUCTURAL
18C	PLYWOOD ROOF SHEATHING
18D	TOUNG & GROOVE DECKING, RE: STRUCTURAL
18A	4" CONCRETE SIDEWALK, RE: STRUCTURAL
18B	1/2" ASPHALTIC EXPANSION JOINT
18C	GRAVEL BASE
20A	EARTH FILL
20B	BACKER ROD AND SEALANT

BAILEY FARMS CLUBHOUSE LEE'S SUMMIT, MO

COPYRIGHT © BY
COLLINS WEBB
ARCHITECTURE, LLC

REVISION DATES:



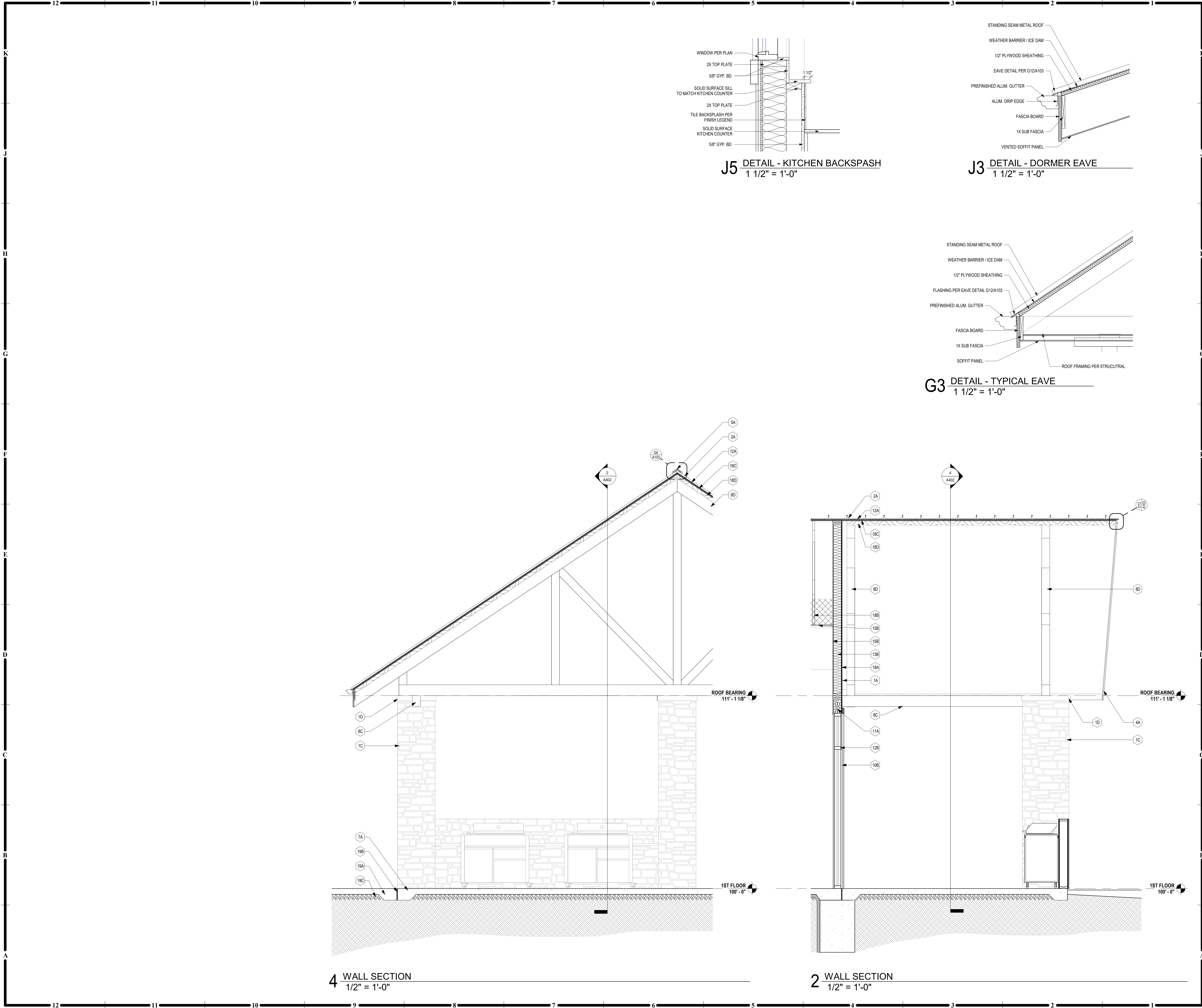
PROFESSIONAL SEAL

A401

ISSUE DATE: JUNE 26, 2024
COLLINS WEBB #: 23115

WALL SECTIONS & DETAILS

6/26/2024 8:52:43 AM



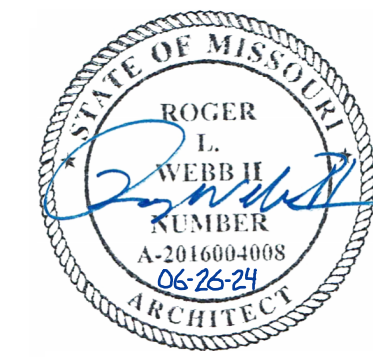
WALL SECTION KEYNOTES LEGEND

MARK	DESCRIPTION
1A	FIBER CEMENT LAP SIDING: BASIS OF DESIGN: WOODTONE COLOR: WHITE RAPIDS
1B	FIBER CEMENT VERTICAL SIDING: BASIS OF DESIGN: WOODTONE COLOR: WHITE RAPIDS
1C	CULTURED STONE VENEER BASIS OF DESIGN: TBD COLOR: TBD
1D	CULTURED STONE WALL CAP BASIS OF DESIGN: TBD COLOR: TBD
2A	BARRIDGE HIGH SEAM TEE-PANEL- METAL ROOF- FELT PAPER AND ICE DAM (AT EDGES)
3A	PREFINISHED ALUMINUM GUTTER.
3B	PREFINISHED ALUMINUM DOWNSPOUT CONNECTED TO UNDERGROUND DRAINAGE
4A	PREFINISHED FASCIA BOARD OVER 1X SUB BOARD
4B	1X4 TRIM BOARD
4C	1X6 TRIM BOARD
4D	1X6 TRIM BOARD
5A	PREFINISHED METAL VENTED RIDGE CAP. COLOR TO MATCH ROOF
6A	LIGHT FIXTURE, RE: ELECTRICAL
7A	CONCRETE SLAB ON GRADES, RE: STRUCTURAL
8A	WOOD COLUMN, RE: STRUCTURAL
8B	CONCRETE FOOTING, RE: STRUCTURAL
8C	WOOD BEAM SYSTEM, RE: STRUCTURAL
8D	CUSTOM TIMBER TRUSS, RE: STRUCTURAL
10A	WESTERN WINDOW BI-FOLD SLIDING DOOR, RE: DOOR SCHEDULE
10B	MANKO 2450CG STOREFRONT DOOR, RE: DOOR SCHEDULE
10C	MGM INDUSTRIES WINDOW SYSTEM, RE: WINDOW SCHEDULE
10D	GALVANIZED HOLLOW METAL DOOR RE: DOOR SCHEDULE
11A	2X HEADER, RE: STRUCTURAL
11B	LVL HEADER, RE: STRUCTURAL
12A	ICE AND WATERSHIELD OVER ROOF SHEATHING. RE: STRUCTURAL DWGS.
12B	MANKO 2450CG STOREFRONT SERIES
13A	MIN. R-38 BATT INSULATION
13B	R-19 BATT INSULATION
13C	AMERIMAX RECTANGULAR BLACK WEATHER RESISTANT PVC SOFFIT VENT
13D	WEATHER BARRIER OVER PLYWOOD SUBSTRATE/JLATION
13E	
14A	2X4 WOOD STUD
14B	2X6 WOOD STUD
14C	SILL PLATE ANCHOR, RE: STRUCTURAL
14D	2X TREATED SILL PLATE
14E	2X TRUSS LEDGER
15A	1/2" GYPSUM BOARD
15B	5/8" TYPE "X" GYPSUM BOARD
16A	PREFINISHED ALUM. FLASHING, RE. TO MANUF. FOR INSTALLATION
17A	SOFFIT PANEL TO MATCH FASCIA MATERIAL
18A	1/2" FIRE RATED PLYWOOD SHEATHING
18B	ROOF TRUSS/STRUCTURE , RE: STRUCTURAL
18C	PLYWOOD ROOF SHEATHING
18D	TOUNG & GROOVE DECKING, RE: STRUCTURAL
19A	4" CONCRETE SIDEWALK, RE: STRUCTURAL
19B	1/2" ASPHALTIC EXPANSION JOINT
19C	GRAVEL BASE
20A	EARTH FILL
20B	BACKER ROD AND SEALANT

BAILEY FARMS CLUBHOUSE
LEE'S SUMMIT, MO

COPYRIGHT © BY
COLLINS WEBB
ARCHITECTURE, LLC

REVISION DATES:



PROFESSIONAL SEAL

A402
ISSUE DATE: JUNE 26, 2024
COLLINS WEBB #: 23115

WALL SECTIONS & DETAILS

CONSTRUCTION DOCUMENTS



GENERAL NOTE:

FINISH MATERIALS TO BE PROCURRED AS INDICATED IN THE SPECIFICATIONS.
ALTERNATES OR SUBSTITUTIONS SHALL BE OF EQUAL QUALITY AND PERFORMANCE.

FINISH LEGEND		
SYMBOL	MARK	BASIS OF DESIGN / DESCRIPTION
		GRAIN / INSTALL DIRECTION
	P1	PAINT, LATEX - ORIGAMI SW7636
	P2	PAINT, EPOXY - ORIGAMI SW7638
	WP-CG	WALL PROTECTION - CORNER GUARD, SELECTION BY OWNER
	WP-EC	WALL PROTECTION - END CAP, SELECTION BY OWNER
	PC1/SC	POLISHED / SEALED CONCRETE
	EPOXY FLOORING	EPOXY FLOORING, COLOR AND FINISH SELECTION BY OWNER
	LVP	CORTEC - FERNDOWN OAK
	T1	KITCHEN WALL: EMSER KAZE WHITE 4x4 ON 12X18 MESH STRAIGHT STACK CHARCOAL GROUT
	T2	RR WALL TILE: EMSER BUILDING BLOCKS MIXT ENHANCE LIGHT GRAY BRUSHED 24X24
	SIM. STONE	ACCENT WALL ROOM 102 FRONT ENTRANCE EL DORADO TUNDRA BRICK - BAILEY FARMS LOGO PAINTED IN BLACK
	PL1	CASEWORK - HIGH PRESSURE LAMINATE, COLOR AND FINISH SELECTION BY OWNER
	SS1	COUNTERTOPS - MIAMI VENA QUARTZ, 2CM
	MTL1	METAL SUPPORTS AT VANITY COUNTERTOPS, COORDINATE FINISH WITH OWNER
	WD1	WOOD STAIN WITH CLEAR POLY FINISH, COORDINATE FINISH WITH OWNER
	WB1	1X6 FINISHED WOOD BASE, WOOD STAIN WITH CLEAR POLY FINISH (OR) PAINTED, COORDINATE FINISH WITH OWNER
	FT1	FLOOR TRANSITION: COORDINATE WITH FLOORING MFR. FOR TRANSITIONS AT DOOR THRESHOLDS BETWEEN DISSIMILAR FLOORING TYPES, TRANSITION TO MEET MIN. ADA REQUIREMENTS, RE: FINISH PLAN FOR LOCATIONS.
	FRP1	FIBERGLASS REINFORCED PANEL, INSTALLED TO 4'-0" A.F.F., COORDINATE SELECTION WITH OWNER, RE: FINISH PLAN FOR LOCATIONS.

NOTES:

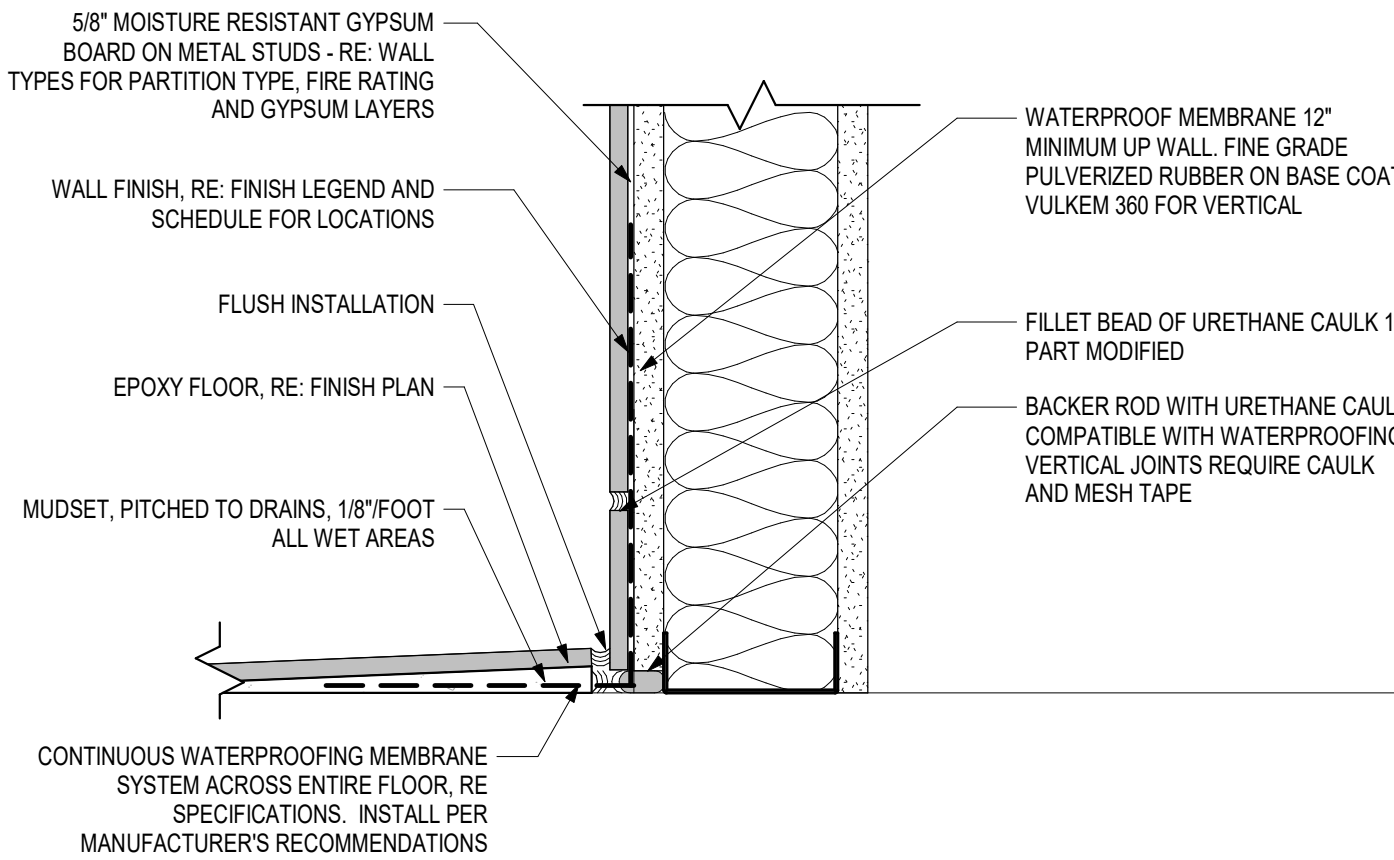
NOT ALL WALL FINISHES ARE GRAPHICALLY SHOWN. REFER TO FINISH SCHEDULE AND INTERIOR ELEVATIONS FOR SPECIFIC LOCATIONS AND MATERIALS.

NOT ALL FLOOR FINISHES ARE GRAPHICALLY SHOWN, ONLY THOSE FOR TRANSITION CLARIFICATION.

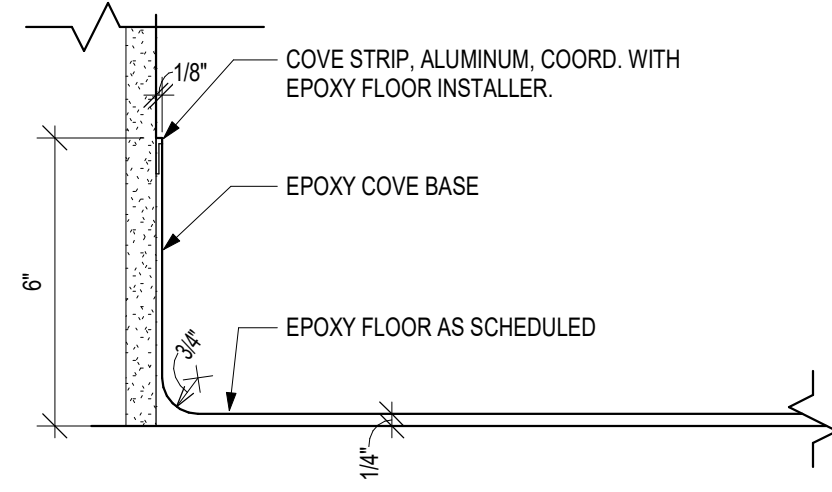
LVT FLOORING SHALL BE COMMERCIAL GRADE SLIP RESISTANT FLOORING.

CONFIRM ALL FINISH SELECTIONS WITH OWNER.

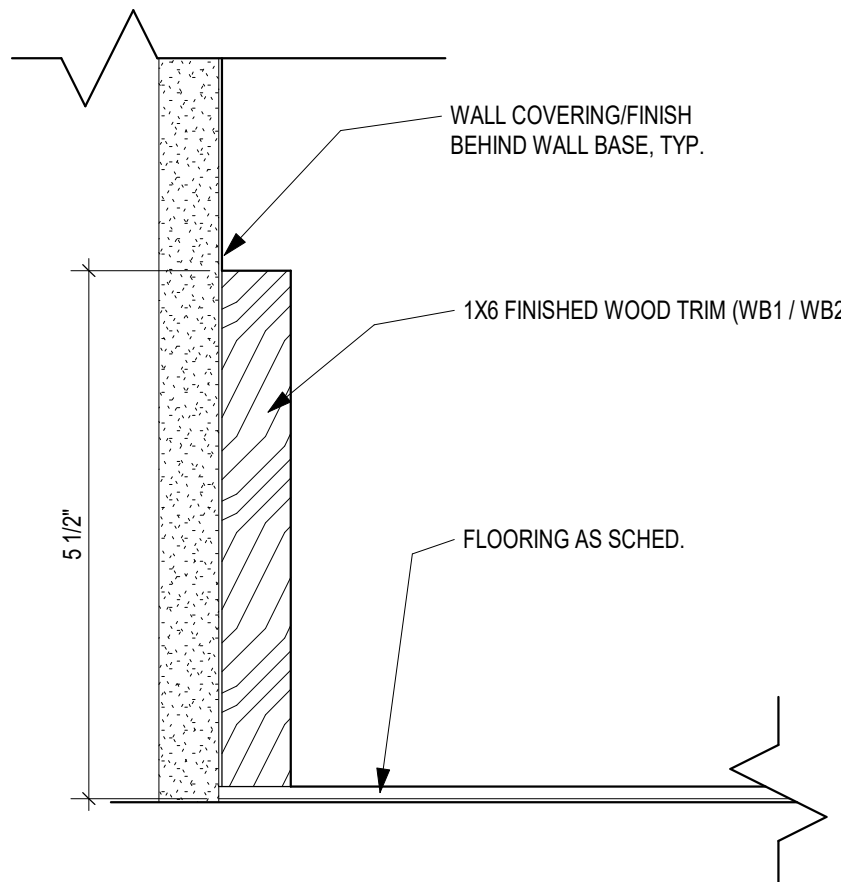
ROOM FINISH SCHEDULE								
RM. NO.	ROOM NAME	FLOORS		WALL FINISH				REMARKS
		FLOOR	WALL BASE	NORTH WALL	EAST WALL	SOUTH WALL	WEST WALL	
100A	GREAT ROOM	LVP	WB1	P1	P1	P1	P1/T1	GYP / P1
100B	CORRIDOR	LVP	WB1	P1	P1	P1	P1	GYP / P1
101	UNISEX	LVP	TB1	T2/P2	P2	T2/P2	T2/P2	GYP / P1 1
102	MECH	PC1/SC	-	TAPE/MUD	TAPE/MUD	TAPE/MUD	TAPE/MUD	TAPE/MUD
103	JAN. / STOR.	PC1/SC	-	T2/P2	P2	T2/P2	T2/P2	GYP / P1 3
104	CONF./FLEX	LVP	WB1	P1	P1	P1	P1	GYP / P1
105	STORAGE	PC1/SC	-	TAPE/MUD	TAPE/MUD	TAPE/MUD	TAPE/MUD	TAPE/MUD
110	POOL STOR.	PC1/SC	-	TAPE/MUD	TAPE/MUD	TAPE/MUD	TAPE/MUD	TAPE/MUD
111	WOMENS	EPOXY	TB1	T2/P2	T2/P2	P2	T2/P2	GYP / P1 1
112	MENS	EPOXY	TB1	P2	T2/P2	T2/P2	T2/P2	GYP / P1 1
113	POOL EQUIPMENT	PC1/SC	-	TAPE/MUD	TAPE/MUD	TAPE/MUD	TAPE/MUD	TAPE/MUD



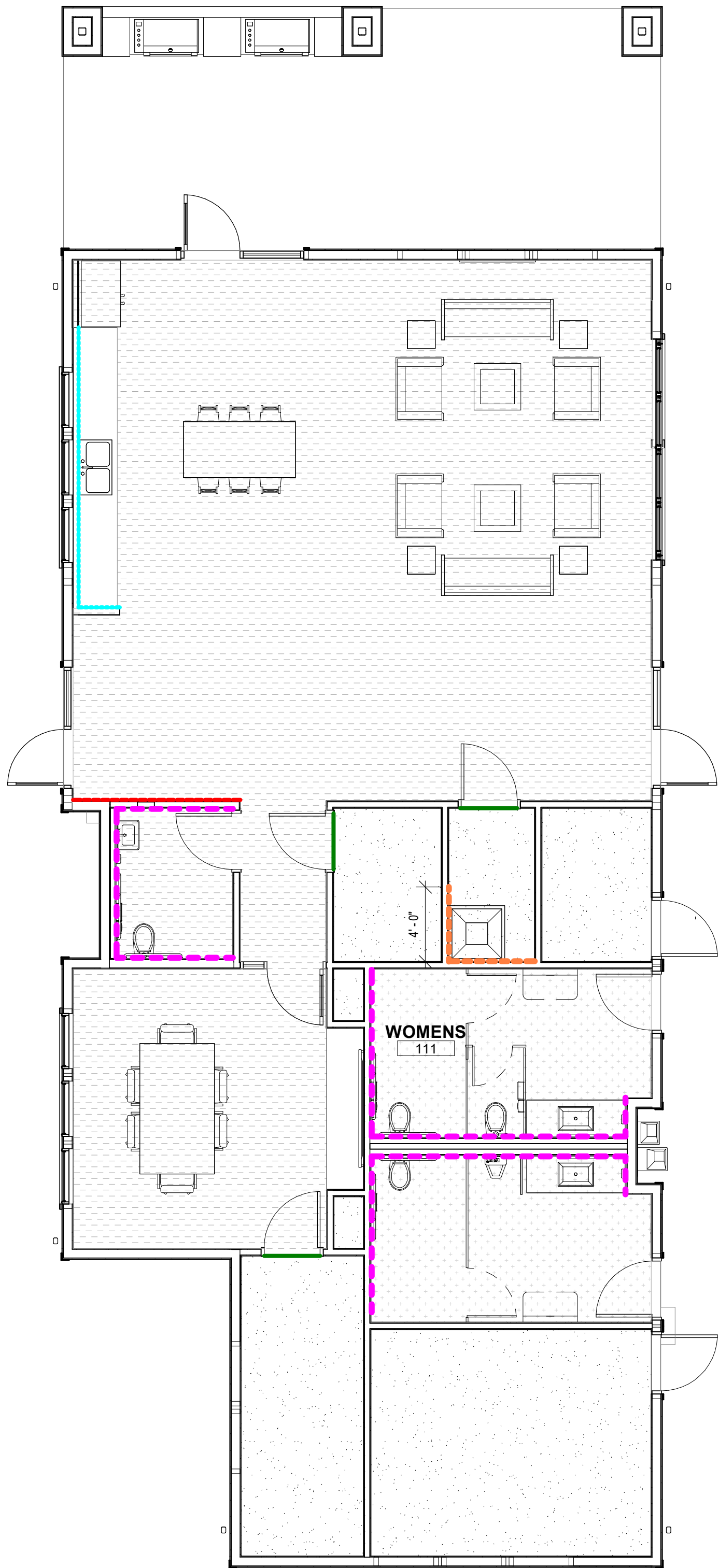
G6 BASE DETAIL - WATERPROOFING
3" = 1'-0"



G4 BASE DETAIL - EPOXY COVE
3" = 1'-0"



G2 BASE DETAIL - WOOD BASE
6" = 1'-0"



A5 1ST FLOOR - FINISH
3/16" = 1'-0"

GENERAL NOTES:
INTERIOR FINISHES

- RE: SHEET G001 FOR ADDITIONAL GENERAL NOTES THAT ARE APPLICABLE.
- RE: G002 FOR ACCESSIBILITY GUIDELINES.
- RE: A900 SERIES SHEETS FOR ADDITIONAL FLOOR FINISH & WALL PROTECTION INFORMATION.
- 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 OR SHOWN 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 EDGE BAND.
- 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.
- 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 GYP. BD. 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 RESTROOM WALLS, RE: INTERIOR ELEVATIONS.
- VERIFY WITH OWNER PAINTED ACCENT WALL LOCATIONS.
- INSTALL FRP TO 4'-0" A.F.F.

GENERAL NOTES:
FLOOR FINISH PLANS

- RE: G-SHEETS - FOR ADDITIONAL GENERAL NOTES THAT ARE APPLICABLE.
- RE: FINISH LEGEND, FINISH SCHEDULE, AND FLOOR FINISH PLANS FOR SPECIFIC FLOOR FINISH INFORMATION AND LOCATIONS.
- FLOOR FINISHES SHOWN ARE FOR ACCENT CLARIFICATION ONLY.
- INSTALL TRANSITION STRIPS AT ALL FLOOR FINISH MATERIAL CHANGES, UNLESS NOTED OTHERWISE.
- RE: DETAILS FOR FINISH & FLOOR TRANSITION DETAILS.
- FLOOR FINISH PATTERN SHALL BE CENTERED IN ROOM, UNLESS NOTED OTHERWISE.
- ALIGN ALL WALL TILE JOINTS WITH FLOOR TILE JOINTS, UNLESS NOTED OR SHOWN OTHERWISE.
- ALL CLOSETS & ALCOVES W/O UT A SPACE IDENTIFICATION NUMBER SHALL HAVE THE SAME FLOOR FINISHES AS ADJOINING SPACES.
- FLOOR FINISH MATERIAL &/ OR PATTERN SHALL BE INSTALLED UNDER TOE KICKS OF CASEWORK/ MILLWORK, UNDER OPEN COUNTERTOPS, & UNDER EQUIPMENT.
- FLOOR MATERIAL/ COLOR TRANSITIONS TO ALIGN WITH ROOM SIDE OF DOOR STOP, UNLESS NOTED OTHERWISE.

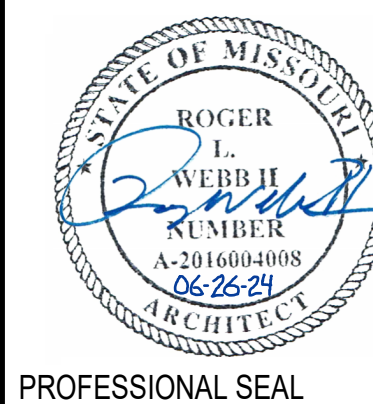
WALL FINISH / WALL
PROTECTION PLANS:

- RE: G-SHEETS - FOR ADDITIONAL GENERAL NOTES THAT ARE APPLICABLE.
- RE: FINISH LEGEND & FINISH SCHEDULE FOR SPECIFIC FINISH INFORMATION & LOCATIONS.
- CONTRACTOR SHALL PROVIDE ALL NECESSARY BLOCKING FOR WALL PROTECTION ATTACHMENT. THIS INCLUDES, BUT IS NOT LIMITED TO: HANDRAILS, TV MONITORS, BATHROOM ACCESSORIES, FIRE EXTINGUISHERS AND EQUIPMENT. RE: ROUGH CARPENTRY SPECIFICATION SECTION FOR CLARIFICATION.
- CONTRACTOR SHALL PROVIDE MANUFACTURER'S STANDARD ACCESSORY MOLDING OR TRIM FOR WALL PROTECTION ITEMS, UNLESS NOTED OTHERWISE.

BAILEY FARMS CLUBHOUSE
LEE'S SUMMIT, MO

COPYRIGHT © BY
COLLINS WEBB
ARCHITECTURE, LLC

REVISION DATES:



PROFESSIONAL SEAL

A901

ISSUE DATE: JUNE 26, 2024
COLLINS WEBB #: 23115

FINISH LEGEND AND SCHEDULE -
CLUBHOUSE

CONSTRUCTION DOCUMENTS



ELECTRICAL SYMBOL LEGEND

SOME SYMBOLS AND ABBREVIATIONS ON THIS LEGEND MAY NOT BE USED

CIRCUITING

HOME RUN (Ø13W) (Ø13W UNLESS NOTED OTHERWISE)
INDICATES 2 PHASE, 1Y, AND 1 GND CONDUCTORS
HOME RUN SECOND SYMBOL INDICATES SHARED CIRCUIT
HOME RUN SECOND SYMBOL DENOTES #10 CONDUCTORS

UTILITIES

— ONE — OVERHEAD ELECTRICAL FEEDER AND/OR CONDUITS
— UGC — UNDERGROUND ELECTRICAL FEEDER AND/OR CONDUITS
— TELE — ABOVE-GRADE TELECOMMUNICATIONS CONDUITS
— TELE — TELECOMMUNICATIONS CONDUITS BELOW GRADE

LIGHTING

GRID-MOUNTED TROFFER LIGHT FIXTURE
EMERGENCY/EGRESS LIGHT FIXTURE
CRITICAL / STANDBY LIGHT FIXTURE
STRIP LIGHT FIXTURE
SURFACE-RECESSED LIGHT FIXTURE
WALL-MOUNTED LIGHT FIXTURE
POLE-MOUNTED LIGHT FIXTURE
EXIT LIGHT (WALL / CEILING MOUNTED)
BATTERY-OPERATED EMERGENCY LIGHT (WALL-MTD)
BATTERY-OPERATED EMERGENCY LIGHT (CEILING-MTD)
COMBINATION WALL-MOUNTED EXIT LIGHT / BATTERY-OPERATED EMERGENCY LIGHT
LIGHT SWITCH - SINGLE POLE
LIGHT SWITCH - 3-WAY
LIGHT SWITCH - 4-WAY
LIGHT SWITCH - KEY
LIGHT SWITCH - DIMMER
LIGHT SWITCH - WITH PILOT LIGHT
WALL-MOUNTED MOTION SENSOR
WALL (CORNER) - MOUNTED MOTION SENSOR
CEILING-MOUNTED MOTION SENSOR
SWITCH/BAK, REFER TO PLANS / DETAILS
LOW-VOLTAGE DATA LINE SWITCH - RE. DETAILS
REMOTE CONTROL SWITCH AS SCHEDULED
TIME-LOCK, REFER TO PLANS / DETAILS

EQUIPMENT

DISCONNECT SWITCH - RE. PLANS FOR INFORMATION
MAGNETIC MOTOR STARTER
COMBINATION DISCONNECT SWITCH / MOTOR STARTER
TOGGLE-TYPE DISCONNECT SWITCH - WHERE USED FOR MOTORS, PROVIDE W/ THERMAL PROTECTION
SURFACE-MOUNTED PANELBOARD
RECESSED PANELBOARD
DISTRIBUTION PANELBOARD
SWITCHBOARD, FEEDER/MAN CIRCUIT BREAKER SECTION AND DISTRIBUTION SECTION

GENERAL SYMBOLS

INDICATES CONNECT TO EXISTING
EQUIPMENT TAG, REFER TO CONNECTIONS SCHEDULE(S) FOR ELECTRICAL CONNECTIONS AND LOAD INFORMATION FOR EQUIPMENT (KITCHEN, SHOP, ETC.)

POWER DEVICES

DUPLEX RECEPTACLE
LINE THROUGH DEVICE INDICATES ABOVE COUNTER
SWITCHED RECEPTACLE, MOUNT UPSIDE DOWN
QUAD-FLEX RECEPTACLE
SIMPLEX RECEPTACLE W/ NEMA CONFIG AS NOTED
MULTI-POLE RECEPTACLE W/ NEMA CONFIG AS NOTED
CEILING-MOUNTED RECEPTACLE
RECEPTACLE/DEVICE MOUNTED IN "TOMBSTONE"
JUNCTION BOX
FIRE-RATED POKE-THRU - POWER ONLY
POKE-THRU WITH DATA JACKS
POKE-THRU WITH POWER AND DATA
SINGLE GANG FLOOR BOX (2.3.4 GANG SIMILAR)
DIVIDED (HIGH/LOW VOLTAGE) POWER POLE
PLUG MOLD / WIRE MOLD AS SPECIFIED
PUSH BUTTON

TELEPHONE/DATA

TELEPHONE JACK LOCATION (SINGLE GANG BOX W/ 1134" C. TO ABOVE ACCESSIBLE CEILING)
LINE THROUGH DEVICE INDICATES ABOVE COUNTER
DATA JACK LOCATION (DOUBLE-GANG BOX W/ Ø134" CONDUITS TO ABOVE ACCESSIBLE CEILING)
TELE/DATA JACK LOCATION (DOUBLE-GANG BOX W/ Ø134" C. TO ABOVE ACCESSIBLE CEILING)
PHONE OUTLET WITH NUMBER OF PHONE JACKS AS INDICATED - RE. DETAILS FOR ADDITIONAL INFORMATION
DATA OUTLET WITH NUMBER OF DATA JACKS AS INDICATED - REFER TO DETAILS FOR ADDITIONAL INFORMATION
TELE/DATA OUTLET WITH NUMBER OF PHONE AND DATA JACKS AS INDICATED - REFER TO DETAILS
WIRELESS INTERNET TRANSMITTER

AUDIO/VISUAL

TELEVISION JACK LOCATION (SINGLE GANG BOX W/ 1134" C. TO ABOVE ACCESSIBLE CEILING)
REVERSE TELEVISION JACK LOCATION (CABLE TO HEAD END)
RECESSED COMBINATION AV AND POWER OUTLET (COORD. LOCATION OF DEVICE WITH TV MOUNT)
WALL-MOUNTED SPEAKER LOCATION (SINGLE-GANG BOX)
CEILING SPEAKER LOCATION (SINGLE-GANG BOX)
VOLUME CONTROL LOCATION (SINGLE GANG BOX)
INTERCOM CALL STATION
INTERCOM MASTER STATION

SECURITY

CCTV CAMERA
CARD READER
SECURITY KEYPAD
MAG LOCK

FIRE ALARM

MANUAL PULL STATION (DUAL ACTION)
SMOKE DETECTOR
150I SMOKE DETECTOR
HEAT DETECTOR
CARBON MONOXIDE DETECTOR
WATER FLOW SWITCH
TAMPER SWITCH
WALL-MOUNTED FA STROBE WITH CANDELA RATING, 150I UNLESS OTHERWISE NOTED ON PLANS
WALL-MOUNTED FA HORN/STROBE WITH CANDELA RATING, 150I UNLESS OTHERWISE NOTED ON PLANS
WALL-MOUNTED FIRE-ALARM HORN
WALL-MOUNTED FA SPEAKER/STROBE WITH CANDELA RATING, 150I UNLESS OTHERWISE NOTED ON PLANS
WALL-MOUNTED FA STROBE LIGHT WITH CANDELA RATING, MIN. OF 150I RATING
CEILING-MOUNTED COMBINATION HORN/STROBE WITH CANDELA RATING, MIN. OF 150I RATING
CEILING-MOUNTED COMBINATION SPEAKER/STROBE WITH CANDELA RATING, MIN. OF 150I RATING
CEILING-MOUNTED FIRE-ALARM SPEAKER
FIRE ALARM RELAY
INDIVIDUAL ADDRESSABLE MODULE
ZONE ADDRESSABLE MODULE
FIRE ALARM CONTROL PANEL
FIRE ALARM ANNUNCIATOR PANEL
FIRE ALARM AUXILIARY POWER SUPPLY
SINGLE / MULTI-STATION 120V SMOKE ALARM
DOOR HOLD-OPEN

RESCUE ASSISTANCE

AREA OF RESCUE ASSISTANCE STATION
AREA OF RESCUE ASSISTANCE MASTER STATION
AREA OF RESCUE ASSISTANCE POWER SUPPLY
ELEVATOR 3-WAY COMMUNICATION CALL STATION
ELEVATOR 2-WAY COMM. ANNUNCIATOR PANEL
ELEVATOR 2-WAY COMMUNICATION POWER SUPPLY

NURSE CALL

NURSE CALL PATIENT STATION (WITH CALL CORD)
NURSE CALL EMERGENCY PULL CORD
NURSE CALL CODE BLUE STATION
NURSE CALL STAFF STATION
NURSE CALL DUTY STATION
NURSE CALL DOME LIGHT
NURSE CALL ZONE LIGHT
NURSE CALL MASTER STATION

RESIDENT CALL

RESIDENT CALL MASTER STATION
RESIDENT CALL EMERGENCY PULL CORD
RESIDENT CALL RECEIVER STATION

MECHANICAL AND PLUMBING SYMBOL LEGEND

SOME SYMBOLS AND ABBREVIATIONS ON THIS LEGEND MAY NOT BE USED

SHEET METAL

HIGH-EFFICIENCY DUCT TAKEOFF (WITH AND WITHOUT MANUAL DAMPER)
SPIN-IN ROUND DUCT TAKEOFF
CONICAL BELLMOUTH ROUND DUCT TAKEOFF
ROUND DUCT TAKEOFF WITH FLEX DUCT RIMOUT (MAXIMUM FLEX DUCT LENGTH IS 6'-0")
DUCTWORK ELBOWS (WITH AND WITHOUT TURNING VANES)
FIRE DAMPER
FIRE SMOKE DAMPER
FIRE SMOKE DAMPER
FIRE SMOKE DAMPER (GRAVITY)
AUTOMATIC MOTORIZED DAMPER
FIRE SUPPLY DIFFUSER AND CALLOUT (NECK SIZE, TYPE, AND CFM)
EXHAUST GRILLE (NECK SIZE AND TYPE, MAY ALSO INCLUDE CFM)
SUPPLY AIR FLOW INDICATOR
RETURN OR EXHAUST AIR FLOW INDICATOR
CONTROL WIRING
TEMPERATURE SENSOR
HUMIDITY SENSOR
DIFFERENTIAL PRESSURE SENSOR
CARBON DIOXIDE DETECTOR
CARBON MONOXIDE DETECTOR
NITROUS OXIDE DETECTOR
GAS DETECTOR
VOLATILE ORGANIC COMPOUND DETECTOR

MEDICAL GAS

MEDICAL VACUUM PIPING
OXYGEN PIPING
NITROUS OXIDE PIPING
MEDICAL COMPRESSED AIR PIPING
NITROGEN PIPING
CARBON DIOXIDE PIPING
VACUUM VENT PIPING
WASTE ANESTHETIC GAS DISPOSAL PIPING
MEDICAL GAS INLET/OUTLET (W/DESIGNATION (RE-PIPE TYPES))
MEDICAL GAS ALARM WIRING CONNECTION
MEDICAL GAS ALARM WIRING - PRESSURE SWITCH
MEDICAL GAS ALARM WIRING - TRANSDUCER

GENERAL SYMBOLS

INDICATES CONNECT TO EXISTING
INDICATES ELEVATION
PLUMBING RISER CALLOUT (TYPE/PERM NO.) (WAV - WASTE AND VENT, WAT - DOMESTIC WATER)
EQUIPMENT TAG, REFER TO CONNECTIONS SCHEDULE(S) FOR ELECTRICAL CONNECTIONS AND LOAD INFORMATION FOR EQUIPMENT (KITCHEN, SHOP, ETC.)

MECHANICAL PIPING

DRAIN (CONDENSATE)
REFRIGERANT LIQUID
REFRIGERANT SUCTION
REFRIGERANT VENT
RADIANT DISK
CHWS - CHILLED WATER SUPPLY
CHWR - CHILLED WATER RETURN
CHWR - CHILLED HOT WATER RETURN
HWS - HOT WATER SUPPLY
HWR - HOT WATER RETURN
CHWS - COOLING TOWER WATER SUPPLY
CHWR - COOLING TOWER WATER RETURN
STM - STEAM (ANY S'S DENOTE PRESSURE)
CR - CONDENSATE RETURN (ANY S'S DENOTE PRESSURE)

PLUMBING PIPING

DOMESTIC COLD WATER
DOMESTIC HOT WATER
RE-CIRCULATING DOMESTIC HOT WATER
WASTE ABOVE GRADE OR FLOOR
WASTE BELOW GRADE OR FLOOR
PLUMBING VENT
WATER SERVICE
STORM DRAIN ABOVE GRADE OR FLOOR
STORM OVERFLOW ABOVE GRADE OR FLOOR
STORM OVERFLOW BELOW GRADE OR FLOOR
SOFT COLD WATER
SOFT HOT WATER
SOFT RE-CIRCULATING HOT WATER
REVERSE OSMOSIS WATER
DE-IONIZED WATER
NATURAL GAS
PROPANE
NON-POTABLE WATER
COMPRESSED AIR
ACID WASTE
ACID VENT
PUMPED DISCHARGE (FROM PUMP PUMPS / ELECTORS)

GENERAL SYMBOLS

INDICATES CONNECT TO EXISTING
INDICATES ELEVATION
PLUMBING RISER CALLOUT (TYPE/PERM NO.) (WAV - WASTE AND VENT, WAT - DOMESTIC WATER)
EQUIPMENT TAG, REFER TO CONNECTIONS SCHEDULE(S) FOR ELECTRICAL CONNECTIONS AND LOAD INFORMATION FOR EQUIPMENT (KITCHEN, SHOP, ETC.)

PIPING SYMBOLS

SHUTOFF VALVE
SHUTOFF VALVE IN RISER
BALANCING VALVE
PIPING ELBOW UP
PIPING ELBOW DOWN
PIPING TEE
PIPING ELBOW
PIPING TEE UP
PIPING TEE DOWN
W/SEALER/REDUCER
UNION
CAP
PIPE FLEX
3-WAY VALVE
CHECK VALVE
Y-STRAINER
IN-LINE (BASKET) STRAINER
AUTOMATIC 2-WAY CONTROL VALVE
AUTOMATIC 3-WAY CONTROL VALVE
SOLENOID VALVE

PIPING SPECIALTIES

PRESSURE AND TEMPERATURE GAUGE (WITH COOK)
THERMOMETER
PRESSURE REDUCING VALVE
RELIEF VALVE
WATER HAMMER ARRESTOR

PIPING FIXTURES / EQUIPMENT

HOSE BIBB
WALL HYDRANT
CLEANOUTS
REDUCED PRESSURE BACKFLOW PREVENTER
DOUBLE CHECK BACKFLOW PREVENTER
PLUMBING FIXTURE AND CALLOUT
FLOOR DRAIN, AREA DRAIN, OR FLOOR SINK
ROOF DRAIN OR OVERFLOW ROOF DRAIN

FIRE SPRINKLER

FIRE SPRINKLER PIPING/SERVICE
FIRE SPRINKLER HEAD - PENDANT
FIRE SPRINKLER HEAD - SIDEWALL
FIRE DEPARTMENT SHAMESH CONNECTION
POST INDICATOR VALVE

SHEET INDEX

MEP001 COVER SHEET
MEP002 SPECIFICATIONS
MEP101 SITE PLAN
M101 HVAC PLAN
M201 MECHANICAL SCHEDULES AND DETAILS
P101 DOMESTIC WATER PLAN
P201 WASTE AND VENT PLAN
P301 PLUMBING SCHEDULES AND DETAILS
E101 LIGHTING PLAN
E201 POWER PLAN
E301 ELECTRICAL RISER AND SCHEDULES

ABBREVIATIONS

AE ARCHITECT / ENGINEER
AFF ABOVE FINISHED FLOOR
AFI ABOVE FINISHED GRADE
AG ABOVE GRADE
AHJ AUTHORITY HAVING JURISDICTION
AHU AIR HANDLING UNIT
ARCH ARCHITECT
BFP BACKFLOW PREVENTER
BG BELOW GRADE
BLDG BUILDING
BMS BUILDING MANAGEMENT SYSTEM
C CONDUIT
CD CABLE
CLO COOLING
CM COORDINATE MOUNTING HEIGHT
CO CLEANOUT
CTE CONNECT TO EXISTING
DCM DOUBLE CHECK VALVE ASSEMBLY
DCW DOMESTIC COLD WATER
DDC DIRECT DIGITAL CONTROLS
DF DRINKING FOUNTAIN
DHW DOMESTIC HOT WATER
DHWV DOMESTIC HOT WATER RETURN
DM DIAMETER
DN DOWN
EC ELECTRICAL CONTRACTOR
EA EXHAUST AIR
EAF ELECTRIC DRINKING FOUNTAIN
ELEV ELEVATION
EM EMERGENCY FIXTURE/DEVICE
ENT ENTERING WATER TEMPERATURE
EX EXISTING ITEM
FFA FROM FLOOR ABOVE
FFB FROM FLOOR BELOW
FFCO FINISH FLOOR CLEANOUT
FFCW FINISH FLOOR CLEANOUT
FL FLOW LINE
FLR FLOOR
FP FIRE PROTECTION
FPM FEET PER MINUTE
FFWC FINISH WALL CLEANOUT
G GROUND / GANG
GC GENERAL CONTRACTOR
GFCI GROUND FAULT CIRCUIT INTERRUPTER
GPM GALLONS PER MINUTE
HD HOT DECK
HTG HEATING
IG ISOLATED GROUND
JB JUNCTION BOX
LED LIGHT EMITTING DIODE
LWT LEAVING WATER TEMPERATURE
MEC MECHANICAL CONTRACTOR
MA MIXED AIR
MAU MAKE UP AIR UNIT
MCB MAIN CIRCUIT BREAKER
MECH MECHANICAL
MH MAINFOLD
MLO MAIN LINES ONLY
MFA MEET FRESH AREA
NL NIGHT LIGHT
OA OUTSIDE AIR
ORD OVERFLOW ROOF DRAIN
PIC PLUMBING CONTRACTOR
PSI POUNDS PER SQUARE INCH
POLYVNY POLYVINYL CHLORIDE
RA RETURN AIR
REF REFERENCE
RF RELIEF FAN
RL RELOCATED ITEM
RPZ REDUCED PRESSURE ZONE
RR RESTROOM
SA SUPPLY AIR
SPD SURGE PROTECTIVE DEVICE
ST SHUNT TRIP
TA TRANSFER AIR
TFA TO FLOOR ABOVE
TFB TO FLOOR BELOW
TP TAMPER PROOF
TYP TYPICAL
UNO UNLESS NOTED OTHERWISE
VRF VARIABLE REFRIGERANT FLOW
VTR VENT THROUGH ROOF
WCO WALL CLEANOUT
WG WIRE GUARD
WP WEATHERPROOF

COORDINATION NOTES

1. COORDINATE REQUIREMENTS FOR INSTALLATION OF SYSTEMS AND EQUIPMENT WITH ALL OTHER TRADES.
2. THE CONTRACTOR SHALL COORDINATE THE ROUTING AND PATH OF ALL SYSTEMS, CONDUITS, PIPES, DUCTS, ETC. WITH THE POSITION AND LAYOUT OF THE STRUCTURE. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING NECESSARY DRIVERS, TURNING RISERS AND DRIVERS FOR SYSTEMS AND COMPONENTS AS NEEDED TO INSTALL THE MEP SYSTEMS TO CLEAR STRUCTURE, CEILING, ETC. AND OTHER SYSTEMS IN POTENTIAL CONFLICT WITH INSTALLATION.
3. COORDINATE WORK WITH OTHER TRADES TO INSTALL SYSTEMS ABOVE CEILING HEIGHTS INDICATED ON ARCHITECTURAL PLANS.
4. CHECK SPACE REQUIREMENTS WITH OTHER TRADES AND STRUCTURE CONSTRUCTION TO INSURE THAT ALL MATERIALS AND EQUIPMENT CAN BE INSTALLED IN THE SPACE ALLOTTED INCLUDING FINISHED SUSPENDED CEILING AND OTHER SPACES, CHASES, ETC. WITHIN THE BUILDING. MAKE MODIFICATIONS TO THE BUILDING AS REQUIRED AND APPROVED.
5. TRANSMIT TO OTHER TRADES ALL INFORMATION REQUIRED FOR WORK TO BE PROVIDED UNDER THEIR RESPECTIVE SECTIONS IN AMPLIFIED TIME FOR INSTALLATION.
6. WHEREVER WORK INTERCONNECTS WITH WORK OF OTHER TRADES, COORDINATE WITH THOSE TRADES TO INSURE THAT ALL SUBCONTRACTORS HAVE THE INFORMATION NECESSARY SO THAT THEY MAY PROPERLY INSTALL ALL CONNECTIONS AND EQUIPMENT. IDENTIFY ALL ITEMS OF WORK THAT REQUIRE ACCESS SO THAT THE CEILING TRAILER WILL KNOW WHERE TO INSTALL ACCESS DOORS AND PANELS.
7. COORDINATE, PROJECT AND SCHEDULE WORK WITH OTHER TRADES IN ACCORDANCE WITH THE CONSTRUCTION SEQUENCE.
8. DRAWINGS SHOW THE GENERAL RUNS OF CONDUITS, PIPING, DUCTWORK AND APPROXIMATE LOCATION OF OUTLETS. ANY SIGNIFICANT CHANGES IN LOCATION OF ITEMS NECESSARY IN ORDER TO MEET FIELD CONDITIONS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT/ENGINEER AND RESOLVE NO APPROVAL BEFORE SUCH ALTERATIONS ARE MADE. ALL SUCH MODIFICATIONS SHALL BE MADE WITHOUT ADDITIONAL COST TO THE OWNER.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION AND REPAIR OF SURFACES, AREAS AND PROPERTY THAT MAY BE DAMAGED AS A RESULT OF CONSTRUCTION ACTIVITIES.
10. ADJUST LOCATION OF PIPING, DUCTWORK, ETC. TO PREVENT INTERFERENCES, BOTH ANTICIPATED AND UNEXPECTED. DETERMINE THE EXACT ROUTE AND LOCATION OF EACH ITEM PRIOR TO FABRICATION. MAKE OFFSETS, TRANSITIONS AND CHANGES IN DIRECTION IN SYSTEMS AS REQUIRED TO MAINTAIN ADEQUATE CLEARANCES AND HEADROOM.
11. WHEREVER THE WORK IS OF SUFFICIENT COMPLEXITY, PREPARE ADDITIONAL COORDINATION DRAWINGS AND ORGANIZE ON-SITE MEETINGS WITH ALL RELATED SUBCONTRACTORS TO COORDINATE THE WORK BETWEEN TRADES. DRAWINGS SHALL CLEARLY SHOW THE WORK AND ITS RELATION TO THE WORK OF OTHER TRADES, AND BE SUBMITTED FOR REVIEW PRIOR TO COMMENCING SHOP FABRICATION OR ERECTION IN THE FIELD.
12. COORDINATE WITH LOCAL UTILITY PROVIDERS FOR THEIR REQUIREMENTS FOR SERVICE CONNECTIONS AND PROVIDE ALL NECESSARY PAYMENTS, MATERIALS, LABOR AND TESTING TO ACCOMPLISH THE WORK.

GENERAL MECHANICAL NOTES

1. COMPLETE INSTALLATION SHALL BE IN ACCORDANCE WITH THE LATEST ADOPTED VERSION OF THE INTERNATIONAL MECHANICAL CODE, LOCAL AND STATE CODES, AND REQUIREMENTS OF THE A.H.J.
2. ANY POWER FOR CONTROL SYSTEMS IS TO BE PROVIDED BY E.C. IS INDICATED ON ELECTRICAL PLANS. ANY ADDITIONAL LINE VOLTAGE OR LOW VOLTAGE POWER REQUIRED BY THE M/C OR SUBCONTRACTORS TO HAVE A FULLY FUNCTIONING SYSTEM SHALL BE PROVIDED BY THE M/C CONTRACTOR OR SUBS.
3. ALL EQUIPMENT SHALL BE ADEQUATELY AND PROPERLY SUPPORTED AND FASTENED FROM STRUCTURE.
4. ALL EQUIPMENT AND ACCESSORIES INSTALLED IN CONCEALED SPACES REQUIRING ACCESS SHALL BE PROVIDED WITH ACCESS DOORS MEETING ANY FIRE REQUIREMENTS OF THE WALL/CEILING THEY ARE INSTALLED.
5. EACH AIR HANDLING UNIT OVER 2000CFM SHALL BE PROVIDED WITH A SMOKE DETECTOR TO SHUT DOWN THE UNIT PER MC 106 AS REQUIRED BY A.H.J.
6. START UP AND ADJUST ALL EQUIPMENT AND VERIFY ALL MECHANICAL SYSTEMS IN OPERATION IN ACCORDANCE WITH THEIR INTENDED PURPOSES. SUBMIT BALANCE AND START UP REPORTS TO THE A.E. REFER TO SPECIFICATIONS FOR ANY ADDITIONAL REQUIREMENTS.

GENERAL PLUMBING NOTES

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

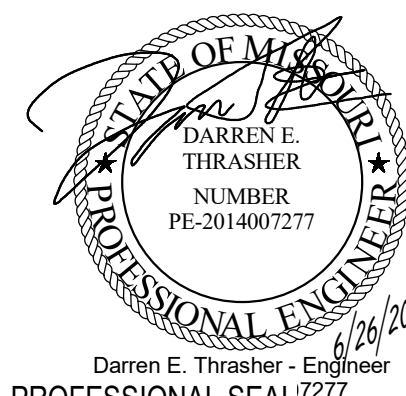
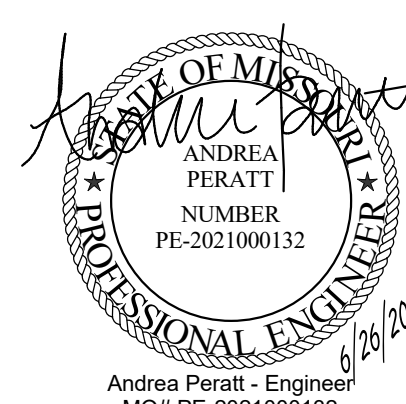
GENERAL ELECTRICAL NOTES

1. COMPLETE INSTALLATION SHALL BE IN ACCORDANCE WITH THE LATEST ADOPTED VERSION OF THE NATIONAL ELECTRICAL CODE, LOCAL AND STATE CODES, AND REQUIREMENTS OF THE A.H.J.
2. COORDINATE LOCATIONS OF RECEPTACLES, SWITCHES, ETC. WITH ARCHITECTURAL CASEWORK AND ELEVATIONS.
3. REFER TO MOUNTING HEIGHTS DETAIL FOR MOUNTING HEIGHTS OF ALL DEVICES NOT INDICATED OTHERWISE.
4. PROVIDE ALL EMPTY CONDUITS WITH PULL STRINGS AND BUSHED ENDS.
5. CONTRACTOR SHALL CONCEAL ALL CONDUIT, FITTINGS, AND DEVICES FROM VIEW WHERE REASONABLY POSSIBLE.
6. ALL CONDUCTOR SIZES INDICATED ON DRAWINGS ARE FOR COPPER CONDUCTORS UNLESS SPECIFICALLY NOTED OTHERWISE. ALUMINUM CONDUCTORS MAY BE USED ONLY UNDER THE FOLLOWING CONDITIONS:
1. CONTRACTOR SHALL INCLUDE A DEDUCT ALTERNATE FOR USE OF SAME WITH BIDS, FOR OWNER ACCEPTANCE.
2. AL CONDUCTORS MAY ONLY BE USED ON FEEDERS 100A OR GREATER - NO EXCEPTIONS.
3. ALUMINUM CABLEING SHALL BE COMPACTED ALUMINUM (STABLOY).
4. PROVIDE COMPRESSION TYPE ONE-HOLE OR TWO-HOLE LUG TERMINATIONS.
5. PROVIDE ANTI-OXIDANT COMPOUND AT TERMINATIONS.
6. CABLE TERMINATIONS SHALL BE MARKED "ALCOT".
7. FINAL SIZES OF CONDUCTORS TO BE CONFIRMED BY ENGINEER.
8. ALUMINUM SERVICE CONDUCTORS MUST HAVE "AA-8000" SERIES LABELING ON CABLE JACKETS PER EVERY REQUIREMENTS - NO EXCEPTIONS.
9. ENGINEER RESERVES FINAL RIGHT TO ACCEPT/REJECT USE OF ALUMINUM CONDUCTORS FOR PART OR ALL OF PROJECT.

BAILEY FARMS CLUBHOUSE
LEE'S SUMMIT, MO

COPYRIGHT © BY
COLLINS WEBB
ARCHITECTURE, LLC

REVISION DATES:



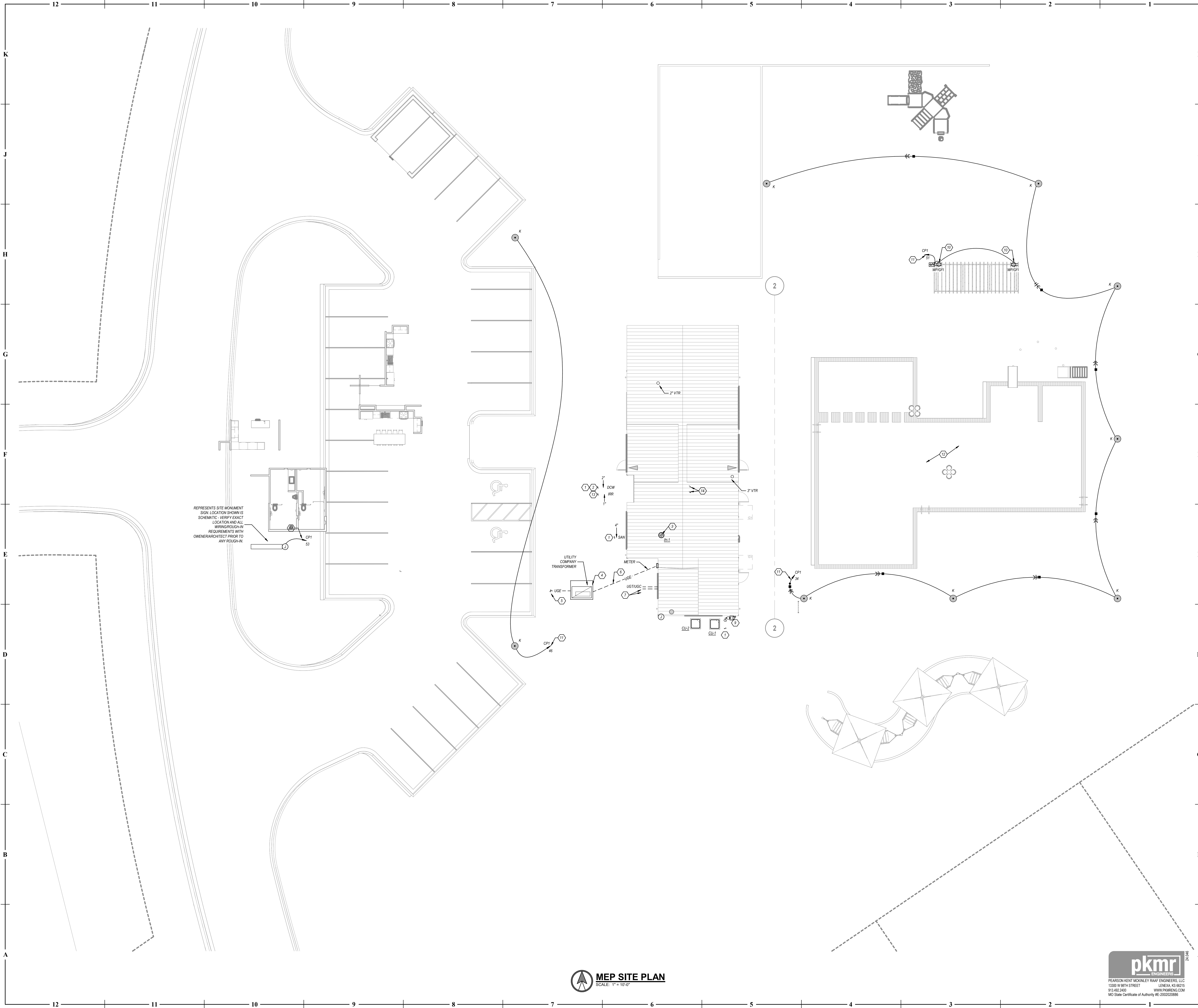
MEP001

ISSUE DATE: 06/26/2024
COLLINS WEBB #: 23115

COVER SHEET



6/27/2024 11:58:40 AM



GENERAL SITE NOTES

1. REFER TO GENERAL NOTES ON MEP COVER SHEET FOR ADDITIONAL REQUIREMENTS OF WORK.
2. REFER TO CIVIL PLANS FOR CONTINUATION OF SERVICES BEYOND 5'-0" FROM BUILDING UNLESS OTHERWISE SHOWN.
3. REFER TO RESPECTIVE FLOOR PLANS FOR CONTINUATION OF SERVICES INSIDE BUILDING AND/OR EXACT LOCATIONS OF EQUIPMENT.
4. CONTRACT UTILITY LOCATING SERVICE TO LOCATE EXACT LOCATION OF ALL EXISTING UTILITIES BELOW GRADE.

KEYED NOTES - SITE

1. REFER TO CIVIL FOR CONTINUATION.
2. WATER SERVICE. REFER TO CIVIL PLANS FOR METER LOCATION ON SITE.
3. INTAKE HOOD ON SLOPED ROOF. PROVIDE MINIMUM 10' CLEARANCE FROM ALL EXHAUST AND FLUE TERMINATIONS ON ROOF.
4. PROPOSED LOCATION FOR UTILITY COMPANY PAD MOUNTED TRANSFORMER. COORDINATE EXACT LOCATION AND REQUIREMENTS WITH ELECTRICAL UTILITY COMPANY. PRIOR TO ANY ROUGH-IN. CONTRACTOR TO PROVIDE CONCRETE PAD PER UTILITY COMPANY REQUIREMENTS.
5. PRIMARY UNDERGROUND FEEDERS. REFER TO ELECTRICAL RISER DIAGRAM FOR MORE INFORMATION. COORDINATE ALL SITE WORK WITH CIVIL ENGINEER. ROUTE CONDUITS TO PROPERTY LINE PER UTILITY COMPANY REQUIREMENTS.
6. SECONDARY UNDERGROUND FEEDERS. REFER TO ELECTRICAL RISER DIAGRAM FOR MORE INFORMATION. COORDINATE ALL SITE WORK WITH CIVIL ENGINEER.
7. TWO (2) TOWNHOMES FOR TELECOMMUNICATION AND TELEVISION SERVICE. REFER TO EX01 FOR CONTINUATION BELOW GRADE TO IT EQUIPMENT ROOM.
8. GAS METER. BY UTILITY. GAS SERVICE SHOULD BE RATED FOR +100 MBH AT 7-11 W.C.
9. RECEPTACLE INSTALLED UP HIGH ON POST AT TRELLIS FRAME FOR TRELLIS LIGHTING STRANDS. COORDINATE EXACT LOCATION WITH OWNER/ARCHITECT PRIOR TO ANY ROUGH-IN.
10. WIRE THROUGH LIGHTING CONTROL PANEL LOP-1.
11. ALL WORK SHOWN AT THE POOL AND POOL EQUIPMENT ROOM DONE BY POOL CONSULTANT.
12. 1" IRRIGATION LINE. COORDINATE WITH IRRIGATION PLAN FOR CONTINUATION.
13. 1" IRRIGATION LINE. COORDINATE WITH IRRIGATION PLAN FOR CONTINUATION.
14. CONCENTRIC VENTS TO FURNACES. MAINTAIN 10' MIN. DISTANCE AWAY FROM ANY FRESH AIR INTAKES.

REPRESENTS SITE MONUMENT
SIGN LOCATION SHOWN IS
SCHEMATIC - VERIFY EXACT
LOCATION AND ALL
WIRING/ROUGH-IN
REQUIREMENTS WITH
OWNER/ARCHITECT PRIOR TO
ANY ROUGH-IN.

MEP SITE PLAN
SCALE: 1" = 10'-0"

pkmr
ENGINEERS
PEARSON KENT MCKINLEY RAFF ENGINEERS, LLC
13300 W WITH STREET LINCOLN, NE 68515
913.492.2400 WWW.PKMRENG.COM
NO State Certificate of Authority PE-202202086

ANDREA PERATT
NUMBER
PE-20210001132
6/26/2024
Professional Engineer
Andrea Peratt - Engineer
MOB PE-20210001132

DARREN E. THRASHER
NUMBER
PE-2014007277
6/26/2024
Professional Engineer
Darren E. Thrasher - Engineer
PROFESSIONAL SEAL 7277

MEP101
ISSUE DATE: 06/26/2024
COLLINS WEBB #: 23115

SITE PLAN

BAILEY FARMS CLUBHOUSE
LEE'S SUMMIT, MO

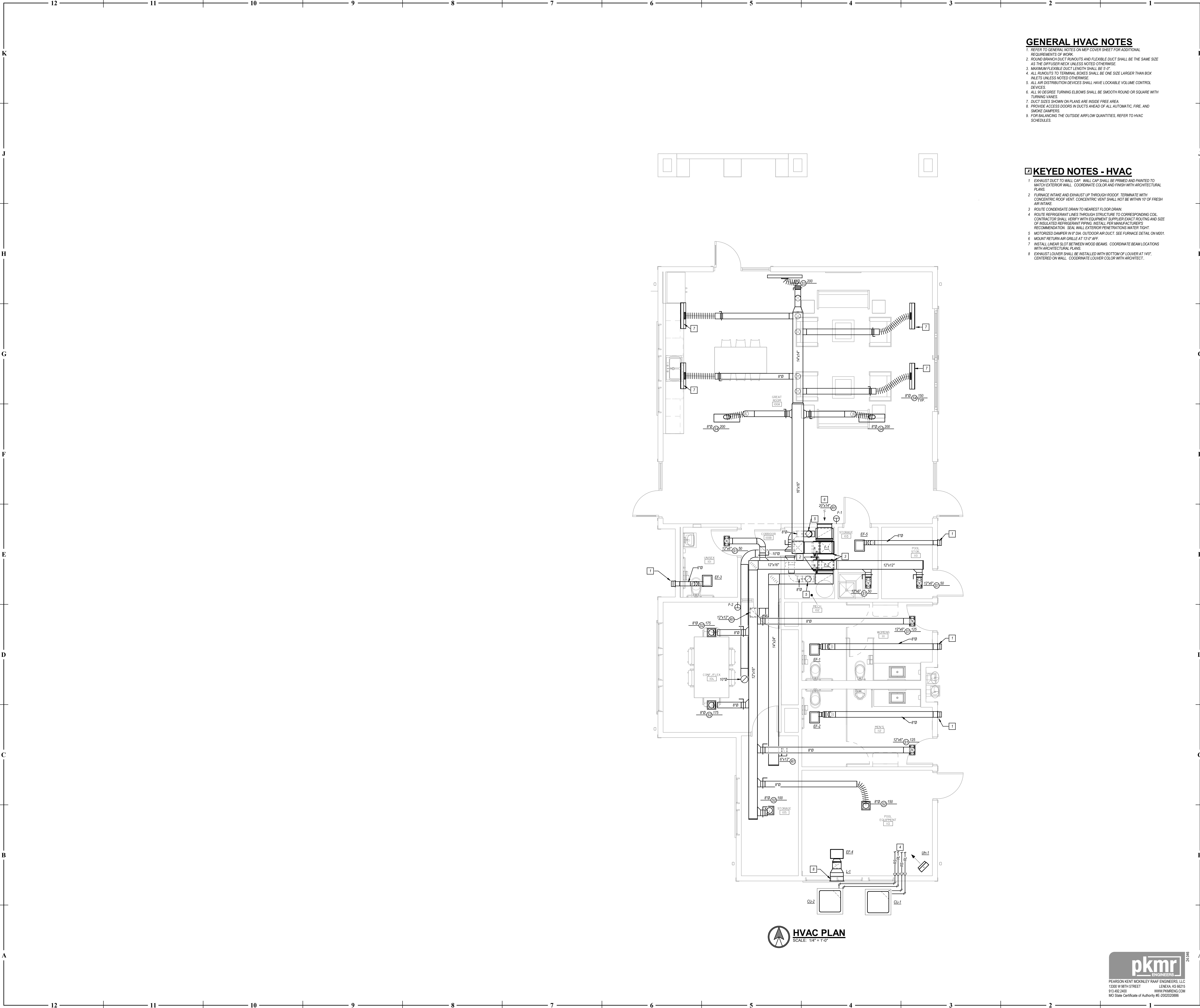
COPYRIGHT © BY
COLLINS WEBB
ARCHITECTURE, LLC

REVISION DATES:

CONSTRUCTION DRAWINGS

collins webb ARCHITECTURE
307B SIV Market St., Lee's Summit, Missouri 64063 | 816.249.2270 | www.collinswebb.com

6/27/2024 11:58:41 AM



GENERAL HVAC NOTES

1. REFER TO GENERAL NOTES ON MEP COVER SHEET FOR ADDITIONAL REQUIREMENTS OF WORK.
2. ROUND DUCT RUNOUTS AND FLEXIBLE DUCT SHALL BE THE SAME SIZE AS THE DIFFUSER NECK UNLESS NOTED OTHERWISE.
3. MAXIMUM FLEXIBLE DUCT LENGTH SHALL BE 5'-0".
4. ALL RUNOUTS TO TERMINAL BOXES SHALL BE ONE SIZE LARGER THAN BOX INLETS UNLESS NOTED OTHERWISE.
5. ALL AIR DISTRIBUTION DEVICES SHALL HAVE LOCKABLE VOLUME CONTROL DEVICES.
6. ALL 90 DEGREE TURNING ELBOWS SHALL BE SMOOTH ROUND OR SQUARE WITH TURNING VANES.
7. DUCT SIZES SHOWN ON PLANS ARE INSIDE FREE AREA.
8. PROVIDE ACCESS DOORS IN DUCTS AHEAD OF ALL AUTOMATIC, FIRE, AND SMOKE DAMPERS.
9. FOR BALANCING THE OUTSIDE AIRFLOW QUANTITIES, REFER TO HVAC SCHEDULES.

KEYED NOTES - HVAC

1. EXHAUST DUCT TO WALL CAP: WALL CAP SHALL BE PRIMED AND PAINTED TO MATCH EXTERIOR WALL. COORDINATE COLOR AND FINISH WITH ARCHITECTURAL PLANS.
2. FURNACE INTAKE AND EXHAUST UP THROUGH ROOF. TERMINATE WITH CONCENTRIC ROOF VENT. CONCENTRIC VENT SHALL NOT BE WITHIN 10' OF FRESH AIR INTAKE.
3. ROUTE CONDENSATE DRAIN TO NEAREST FLOOR DRAIN.
4. ROUTE REFRIGERANT LINES THROUGH STRUCTURE TO CORRESPONDING COIL. CONTRACTOR SHALL VERIFY WITH EQUIPMENT SUPPLIER EXACT ROUTING AND SIZE OF INSULATED REFRIGERANT PIPING. INSTALL PER MANUFACTURER'S RECOMMENDATION. SEAL WALL EXTERIOR PENETRATIONS WATER TIGHT.
5. MOTORIZED DAMPER IN 8" DIA. OUTDOOR AIR DUCT. SEE FURNACE DETAIL ON M001.
6. MOUNT RETURN AIR GRILLE AT 12'-0" AFF.
7. INSTALL LINER SLOT BETWEEN WOOD BEAMS. COORDINATE BEAM LOCATIONS WITH ARCHITECTURAL PLANS.
8. EXHAUST LOUVER SHALL BE INSTALLED WITH BOTTOM OF LOUVER AT 14'-0". CENTERED ON WALL. COORDINATE LOUVER COLOR WITH ARCHITECT.

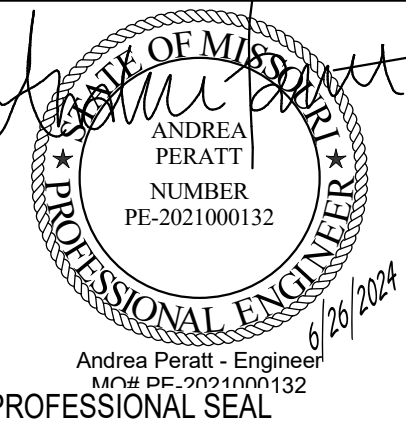
HVAC PLAN
SCALE: 1/4" = 1'-0"

pkmr
ENGINEERS
PEARSON KENT MCKINLEY RAAF ENGINEERS, LLC
13300 W WITH STREET LINCOLN, KS 66515
913.492.2400 WWW.PKMRENG.COM
NO State Certificate of Authority PE-2022020886

BAILEY FARMS CLUBHOUSE LEE'S SUMMIT, MO

COPYRIGHT © BY
COLLINS WEBB
ARCHITECTURE, LLC

REVISION DATES:



PROFESSIONAL SEAL

M101
ISSUE DATE: 06/26/2024
COLLINS WEBB #: 23115
HVAC PLAN

CONSTRUCTION DRAWINGS



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

ELECTRIC HEATER SCHEDULE

MARK	MANUFACTURER	MODEL	DESCRIPTION	CFM	KW	TEMP. RISE	ELECTRICAL	PHASE	REMARKS
UH-1	QMARK	MAH-05	UNIT HEATER	350	5.0	45 °F	240	1	ALL
REMARKS:									
1. PROVIDE WITH INTEGRAL THERMOSTAT AND DISCONNECT.									
2. PROVIDE WITH ALL NECESSARY SUPPORTS, HANDERS, ETC.									
3. PROVIDE WITH WIRE GUARD.									
4. INSTALL WITH CLEARANCES PER MANUFACTURER'S RECOMMENDATIONS.									

LOUVER SCHEDULE

MARK	MANUFACTURER	MODEL	TYPE	DIMENSIONS	FREE AREA	REMARKS
L-1	ROSKIN	EL-2750X	DRAINABLE STATIONARY	HEIGHT 12" WIDTH 36" % TOTAL 1/40 SF		1.2.3
REMARKS:						
1. PROVIDE EXTENDED SILL AND MOUNTING FRAME TO MATCH CONSTRUCTION. COORDINATE EXACT LOUVER SIZE TO INSTALL WITHIN WALL DIMENSIONS.						
2. PROVIDE COLOR AS SELECTED BY ARCHITECT FROM MANUFACTURER'S STANDARD COLORS.						
3. EXTRUDED ALUMINUM LOUVER WITH DRAINABLE BLADES.						

EXHAUST FAN SCHEDULE

MARK	MANUFACTURER	MODEL	DESCRIPTION	CFM	E.S.P. (IN.)	HP	DRIVE	RPM	VOLTAGE	PHASE	CONTROLS	REMARKS
EF-1	COOK	GC-1M	CEILING FAN WITH STEEL GRILLE	175	0.250	87W	DIRECT	1100	120	1	WALL SWITCH	1.2.3
EF-2	COOK	GC-1M	CEILING FAN WITH STEEL GRILLE	175	0.250	87W	DIRECT	1100	120	1	WALL SWITCH	1.2.3
EF-3	COOK	GC-1M	CEILING FAN WITH STEEL GRILLE	100	0.250	87W	DIRECT	1100	120	1	WALL SWITCH	1.2.3
EF-4	COOK	GC-400	CEILING FAN WITH STEEL GRILLE	200	0.250	77W	DIRECT	1140	120	1	CONTINUOUS	1.4
EF-5	COOK	GC-1M	CEILING FAN WITH STEEL GRILLE	100	0.250	87W	DIRECT	1100	120	1	WALL SWITCH	1.2.3
REMARKS:												
1. PROVIDE WITH VIBRATION ISOLATION HANGER AND FAN SPEED CONTROLLER INSTALLED AT FAN.												
2. PROVIDE WITH WALL CAP AND BIRDSCREEN.												
3. UNIT CONTROLLED WITH WALL SWITCH-REFER TO ELECTRICAL PLANS.												
4. UNIT TO RUN CONTINUOUSLY.												

SPLIT SYSTEM CONDENSING UNIT SCHEDULE

MARK	MANUFACTURER	MODEL	COOLING CAPACITY	MIN. SEER	AMBIENT TEMP.	VOLTAGE	PHASE	MCA	MCOFP	REMARKS
CU-1	YORK	YCGF36	3.0 ton	14.5	95 °F	240 V	1	18.1 A	30.0 A	ALL
CU-2	YORK	YCGF30	2.5 ton	14.5	95 °F	240 V	1	18.4 A	30.0 A	ALL
REMARKS:										
1. COOLING CAPACITY BASED ON A SUCTION TEMPERATURE OF 40°F.										
2. PROVIDE WITH 3-1/2" CONCRETE PAD.										

VENTILATOR SCHEDULE

MARK	MANUFACTURER	SERVICE	MODEL	HOOD SIZE (IN.)	THROAT SIZE (IN.)	CFM	S.P.D. (IN. W.C.)	REMARKS
VR-1	COOK	INTAKE	PR	18-14"x3"	13.0" x 13.0"	320	0.13 (in-wg)	1
REMARKS:								
1. PROVIDE WITH RAIN GUTTER SLOPPED INSULATED CURB, GRAVITY INTAKE DAMPER AND BIRDSCREEN.								

SPLIT SYSTEM FURNACE SCHEDULE

MARK	MANUFACTURER	MODEL	DESCRIPTION	AIRFLOW		FAN DATA		COOLING COIL		HEATING				ELECTRICAL		REMARKS
				CFM	G.A. CFM	E.S.P. (IN.)	HP	COIL TYPE	NOMINAL CAPACITY	INPUT	OUTPUT	EFFICIENCY	ΔT	VOLTAGE	PHASE	
F-1	YORK	TMV	HIGH EFFICIENCY FURNACE	1,200	200	0.900	1/2	FULLY CASSED	3.0 ton	60,000 Btu/h	58,000 Btu/h	97.0%	40 °F	120	1	1.2
F-2	YORK	TMV	HIGH EFFICIENCY FURNACE	1,000	120	0.900	1/2	FULLY CASSED	2.5 ton	40,000 Btu/h	38,000 Btu/h	97.0%	32 °F	120	1	1.2
REMARKS:																
1 ENERGY STAR COMPLIANT.																
2 CAPACITIES AND AIRFLOWS ARE MANUFACTURER'S VALUES AT RATED CONDITIONS. NOT ACTUAL OPERATING CONDITIONS																

GRILLE, REGISTER, AND DIFFUSER SCHEDULE

MARK	MANUFACTURER	MODEL	DESCRIPTION	BORDER TYPE	FACE SIZE (IN.)	NECK SIZE	VOLUME DAMPER	MATERIAL	FINISH	REMARKS
S1	TITUS	30ARL	ADJUSTABLE GRILLE WITH DOUBLE DEFLECTION	SURFACE WALL	NECK SIZE = 2-1/2"	AS INDICATED	NO	STEEL	WHITE	1.2
S2	TITUS	QMW	SQUARE PLATE DIFFUSER	GRID	12x12	AS INDICATED	YES	STEEL	WHITE	1.2
S3	TITUS	180-30-48-2	PLENUM SLOT DIFFUSER WITH 1" SLOT(S)	GRID	4 x 48	AS INDICATED	NO	STEEL	BLACK	1.2.3
S4	TITUS	180-30-36-2	PLENUM SLOT DIFFUSER WITH 1" SLOT(S)	GRID	4 x 36	AS INDICATED	NO	STEEL	BLACK	1.2.3
RETURN										
RT	TITUS	350RL	GRILLE WITH 3/4" SPACING AND 35° DEFLECTION	SURFACE WALL	NECK SIZE = 2-1/2"	AS INDICATED	YES	STEEL	WHITE	1.2
REMARKS:										
1. PROVIDE WITH ALL NECESSARY MOUNTING HARDWARE.										
2. COLOR OF DIFFUSER SHALL MATCH CEILING.										
3. PROVIDE WITH FLEXIBLE REMOTE CABLE CONTROL DAMPER.										

HVAC PIPING MATERIAL AND INSULATION SCHEDULE

SYSTEM	SIZE	PIPING MATERIAL	TYPE/SCHED	ACCEPTABLE FITTINGS	FIELD TEST PRESSURE/TIME	ALLOWABLE IN PLENUMS	INSULATION TYPE	THICKNESS
CONDENSATE DRAIN - INTERIOR	1/2"-2"	Copper	L	Solder, Pro-Press	10 FT. - 1/2 HR	Yes	Fiberglass w/ASJ	1/2" (Plenum Only)
REFRIGERANT LINES	ALL	Copper	ACR	Brazed	---	Yes	Elastomeric	1"
REMARKS:								
1. ALL PIPING AND MATERIALS IN PLENUMS MUST MEET ASTM E84 FLAME/SMOKE RATING OF 25/50.								
2. ALL INSULATION THICKNESSES SHALL MEET ASHRAE 90.1 - 2007 REQUIREMENTS AT A MINIMUM.								
3. REFER TO SPECIFICATIONS FOR MORE DETAILED INFORMATION.								

DUCTWORK INSULATION SCHEDULE

		DUCT		INSULATION			NOTES	
PURPOSE	DUTY	LOCATION	STYLE	MATERIAL	APPLICATION	THICKNESS		
SUPPLY	LOW PRESSURE / VELOCITY	ALL	CONCEALED	RECTANGULAR	FIBERGLASS	LINED	1/2"	---
			CONCEALED	ROUND	MINERAL FIBER	WRAPPED	1-1/2"	---
			EXPOSED	RECTANGULAR	FIBERGLASS	LINED	1/2"	---
			EXPOSED	ROUND	FIBERGLASS	LINED	1/2"	---
			UNCONDITIONED ATTICS	ALL	MINERAL FIBER	WRAPPED	1-1/2"	1
			EXTERIOR	ALL	FLEXIBLE ELASTOMERIC	WRAPPED	2"	---
RETURN	LOW PRESSURE / VELOCITY	ALL	CONCEALED	RECTANGULAR	FIBERGLASS	LINED	1/2"	---
			CONCEALED	ROUND	MINERAL FIBER	WRAPPED	1-1/2"	---
			EXPOSED	RECTANGULAR	FIBERGLASS	LINED	1/2"	---
			EXPOSED	ROUND	FIBERGLASS	LINED	1/2"	---
			RETURN/TRANSFER BOOT(S)	RECTANGULAR	FIBERGLASS	LINED	1/2"	---
			UNCONDITIONED ATTICS	ALL	MINERAL FIBER	WRAPPED	1-1/2"	1
EXHAUST	LOW PRESSURE / VELOCITY	ALL	EXTERIOR	ALL	FLEXIBLE ELASTOMERIC	WRAPPED	2"	---
			CONCEALED	RECTANGULAR	FIBERGLASS	LINED	1/2"	---
			CONCEALED	ROUND	FIBERGLASS	LINED	1/2"	2
			EXPOSED	RECTANGULAR	FIBERGLASS	LINED	1/2"	---
OUTSIDE AIR	ALL	CONCEALED OR MECH. SPACE	RECTANGULAR	MINERAL FIBER	WRAPPED	1-1/2"	---	
		CONCEALED OR MECH. SPACE	ROUND	MINERAL FIBER	WRAPPED	1-1/2"	---	
NOTES:								
1. IN ADDITION TO OTHER SCHEDULED INSULATION.								
2. PROVIDE LINER ONLY WITHIN 10' OF FAN FOR ACOUSTICS.								
GENERAL REMARKS (APPLICABLE TO ALL TYPES):								
1) ALL DUCTWORK, INSULATION AND MATERIALS IN PLENUMS MUST MEET ASTM E84 FLAME/SMOKE RATING OF 25/50.								
2) ALL INSULATION THICKNESSES SHALL MEET ASHRAE 90.1 - 2010 REQUIREMENTS AT A MINIMUM.								
3) REFER TO SPECIFICATIONS FOR MORE DETAILED INFORMATION FOR INSULATION PRODUCTS AND SYSTEMS.								

OUTSIDE AIR DAMPER WIRING SCHEMATIC

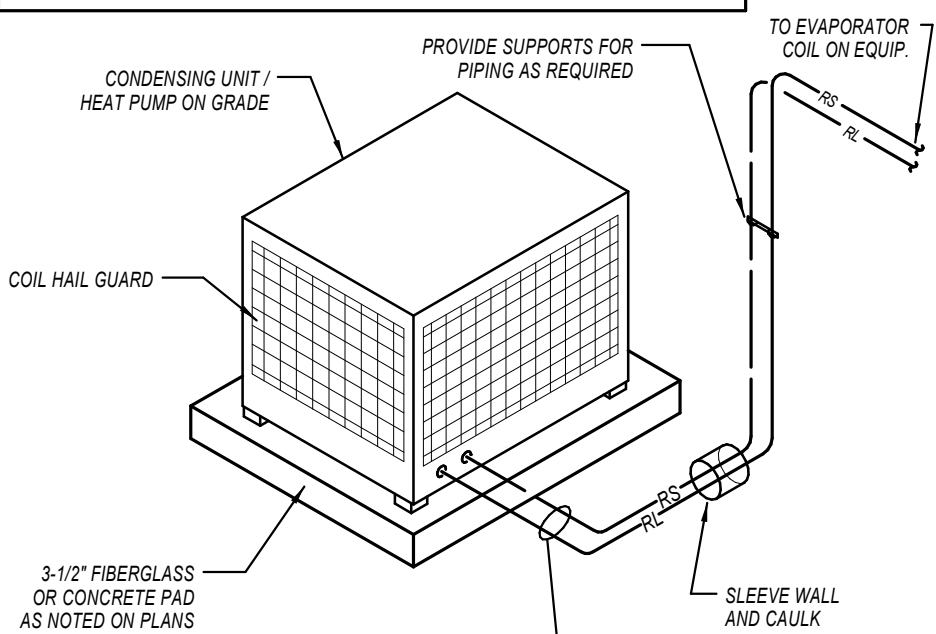
NOT TO SCALE

INTAKE/RELIEF VENTILATOR DETAIL

NOT TO SCALE

NOTES:

- CONDENSING UNIT MANUFACTURER TO SIZE ALL REFRIGERANT LINES AND PROVIDE ALL ACCESSORIES FOR VERTICAL RUNS AS REQUIRED.
- INSULATE REFRIGERANT SUCTION LINES - REFER TO SPECIFICATIONS.

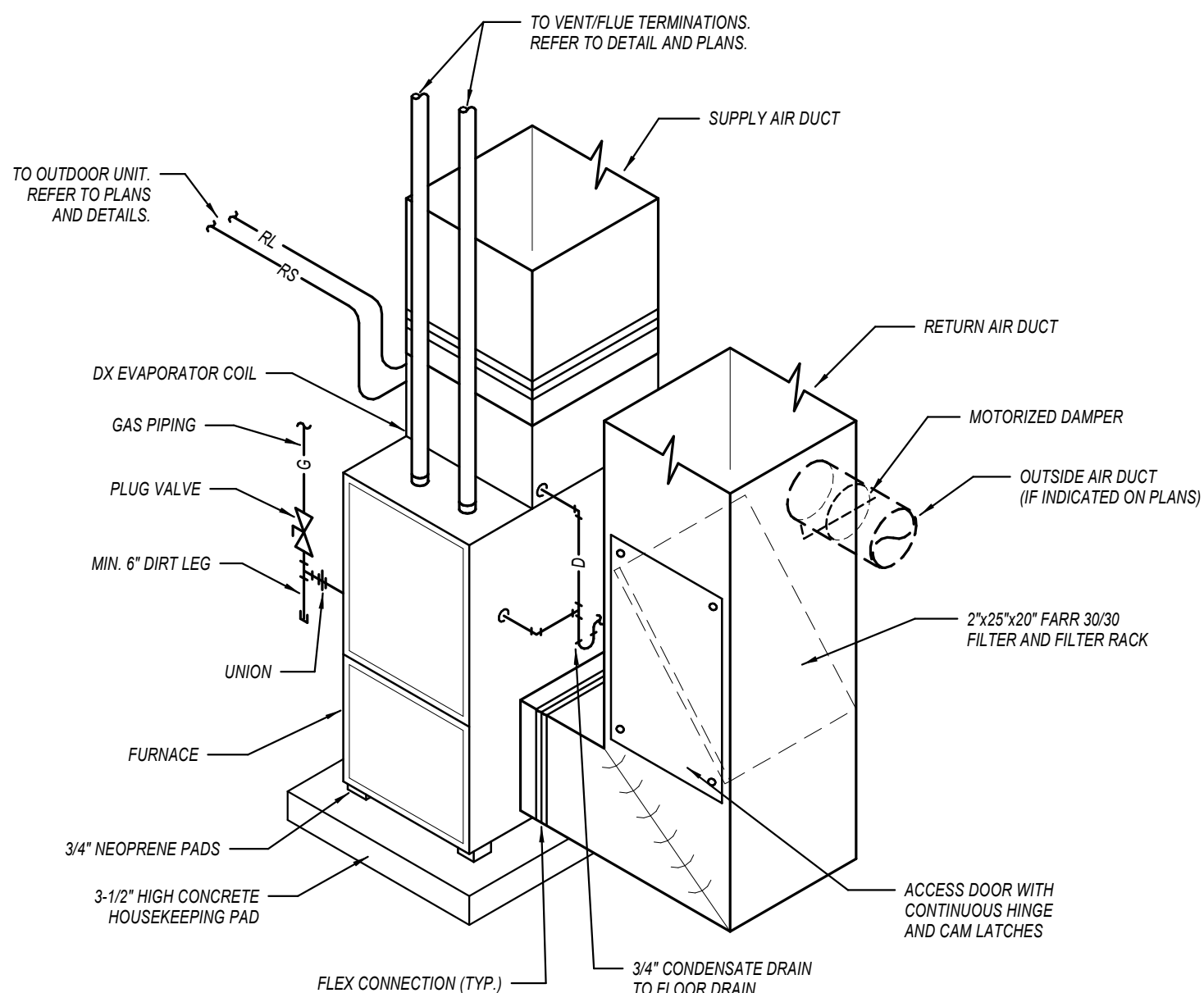


CONDENSING UNIT / HEAT PUMP DETAIL

NOT TO SCALE

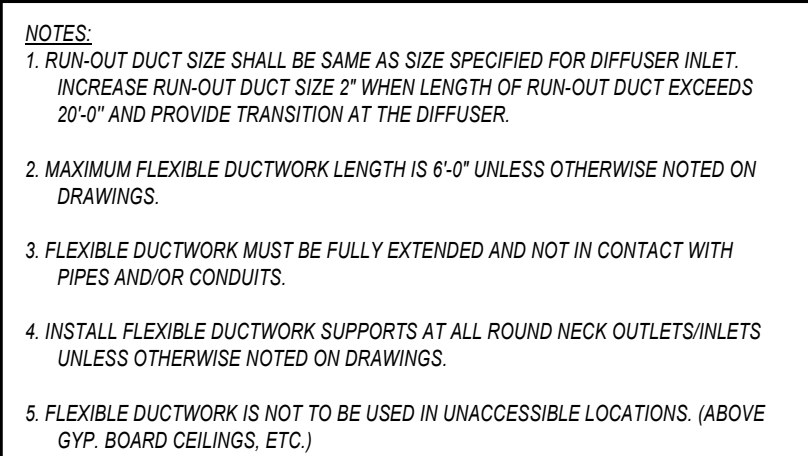
HIGH-EFFICIENCY FURNACE DETAIL

NOT TO SCALE



DUCT CONNECTION TO LAY-IN DIFFUSER DETAIL

NOT TO SCALE

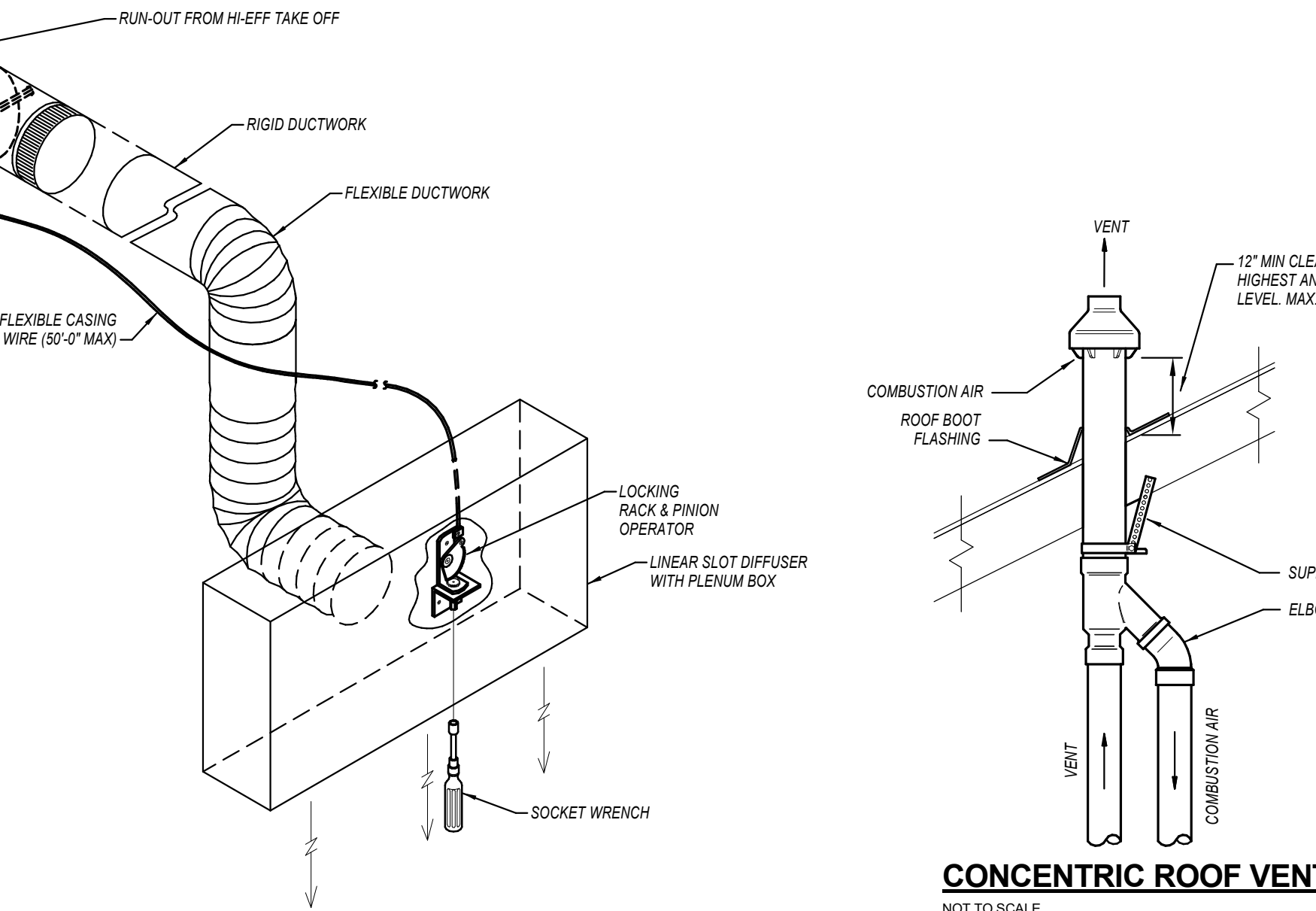
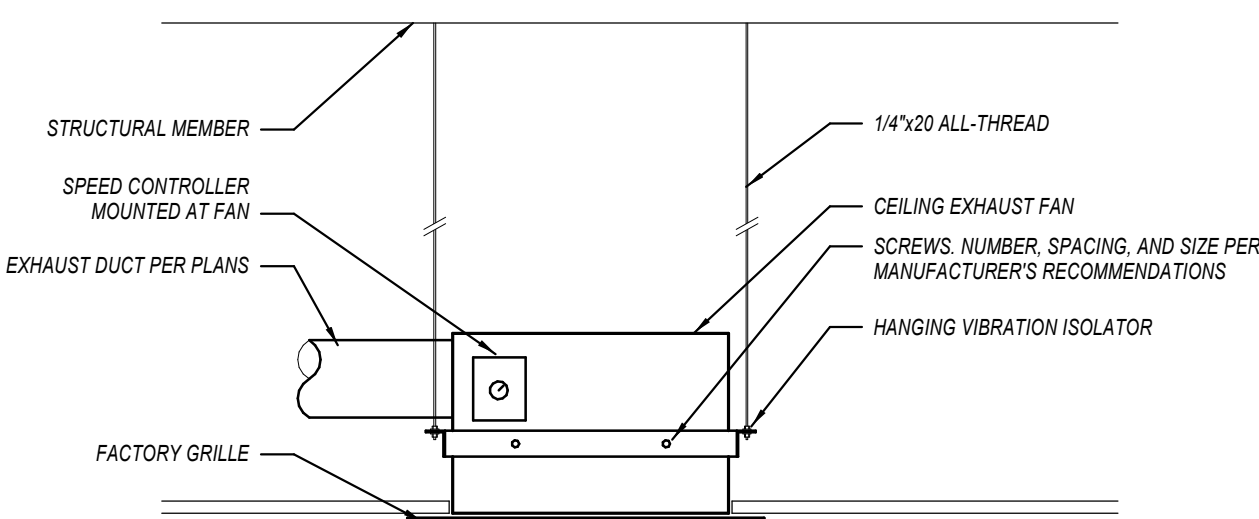


NOTES:

- RUN-OUT DUCT SIZE SHALL BE SAME AS SIZE SPECIFIED FOR DIFFUSER INLET. INCREASE RUN-OUT DUCT SIZE 2\"/>
- MAXIMUM FLEXIBLE DUCTWORK LENGTH IS 6'-0\"/>
- FLEXIBLE DUCTWORK MUST BE FULLY EXTENDED AND NOT IN CONTACT WITH PIPES AND/OR CONDUITS.
- INSTALL FLEXIBLE DUCTWORK SUPPORTS AT ALL ROUND NECK OUTLETS/INLETS UNLESS OTHERWISE NOTED ON DRAWINGS.
- FLEXIBLE DUCTWORK IS NOT TO BE USED IN UNACCESSIBLE LOCATIONS. (ABOVE GYP. BOARD CEILINGS, ETC.)

CABINET EXHAUST FAN MOUNTING DETAIL

NOT TO SCALE

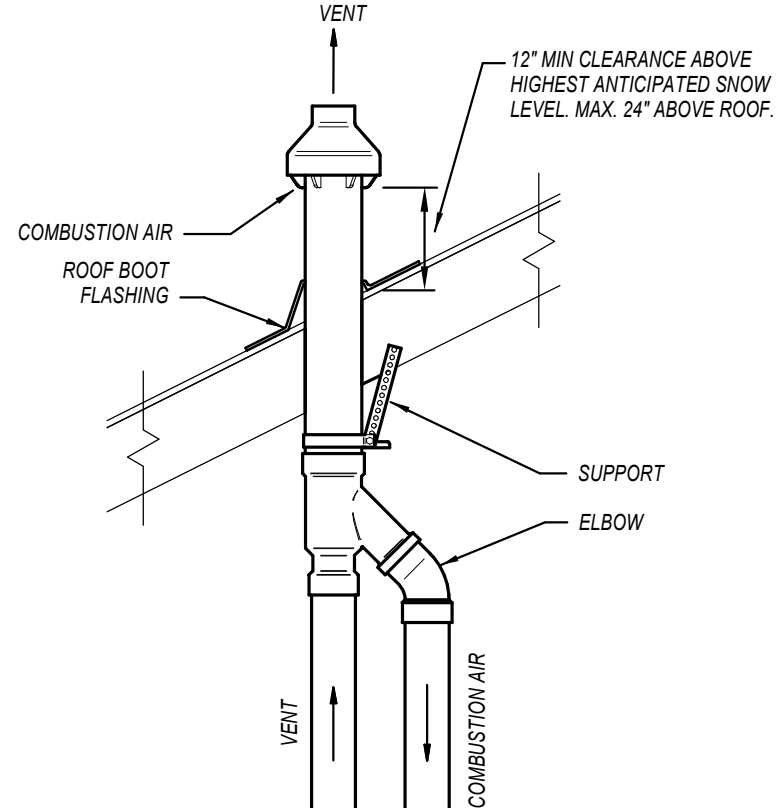


FLEXIBLE REMOTE CABLE CONTROL DAMPER FOR PLENUM SLOT DIFFUSER

NOT TO SCALE

CONCENTRIC ROOF VENT

NOT TO SCALE



BAILEY FARMS CLUBHOUSE
LEE'S SUMMIT, MO

COPYRIGHT © BY
COLLINS WEBB
ARCHITECTURE, LLC

REVISION DATES:

ANDREA PERATTI - Engineer
PE-2021000032
PROFESSIONAL SEAL

M201

ISSUE DATE: 06/26/2024
COLLINS WEBB #: 23115

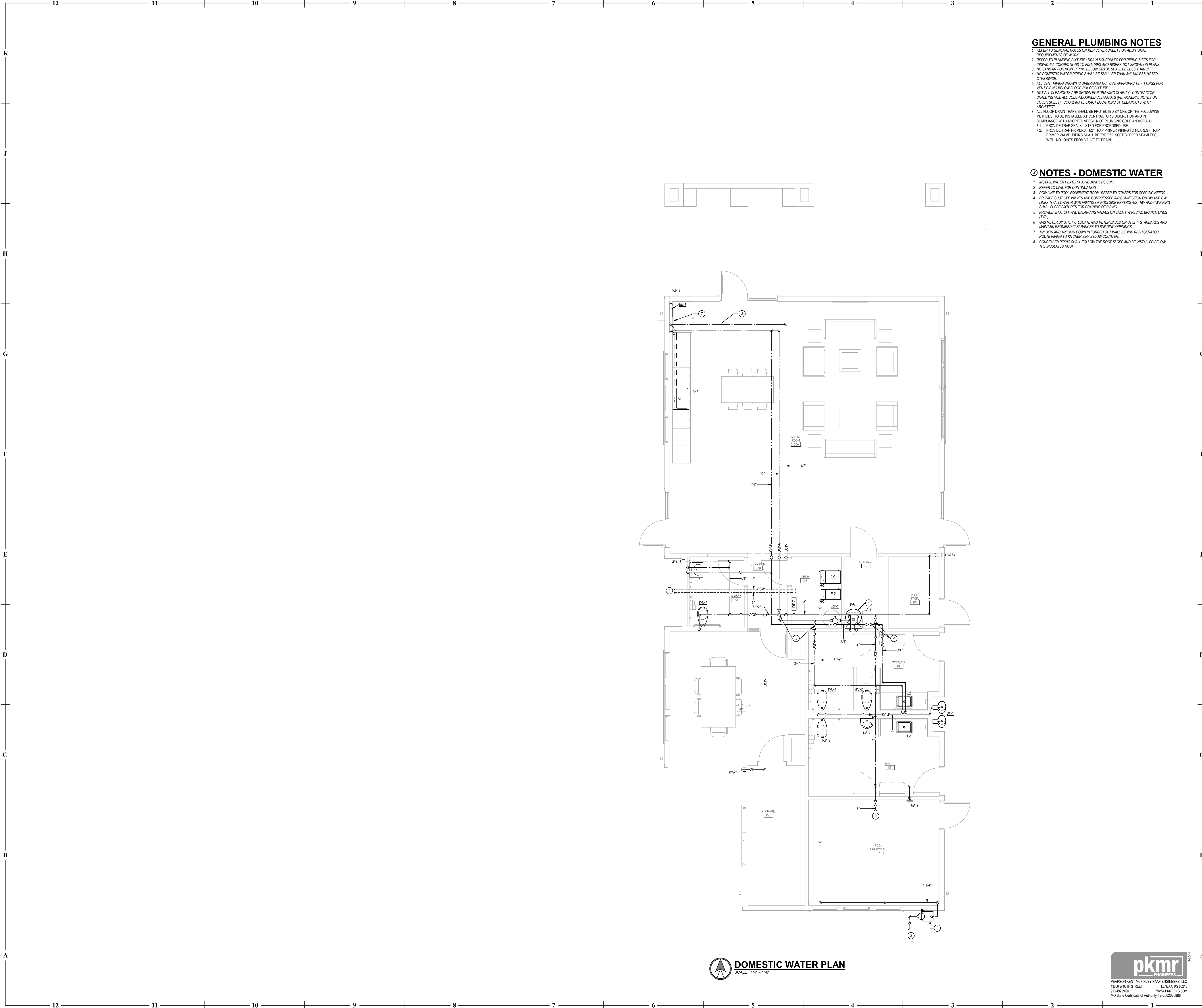
MECHANICAL SCHEDULES AND
DETAILS

pkmr
ENGINEERS
PEARSON KENT MCKINLEY RAFF ENGINEERS, LLC
13300 W WITH STREET LINCOLN, KS 66515
913.492.2400 WWW.PKMRENG.COM
NO State Certificate of Authority PE-2002020886

collins webb ARCHITECTURE
307B SIV Market St., Lee's Summit, Missouri 64063 | 816.249.2270 | www.collinswebb.com

CONSTRUCTION DRAWINGS

6/27/2024 11:58:43 AM



GENERAL PLUMBING NOTES

1. REFER TO GENERAL NOTES ON MEP COVER SHEET FOR ADDITIONAL REQUIREMENTS OF WORK.
2. REFERS TO PLUMBING FIXTURE / DRAIN SCHEDULES FOR PIPING SIZES FOR INDIVIDUAL CONNECTIONS TO FIXTURES AND RISERS NOT SHOWN ON PLANS.
3. NO SANITARY OR VENT PIPING BELOW GRADE SHALL BE LESS THAN 2\"/>
4. NO DOMESTIC WATER PIPING SHALL BE SMALLER THAN 3/4\"/>
5. ALL VENT PIPING SHOWN IS DIAGRAMMATIC. USE APPROPRIATE FITTINGS FOR VENT PIPING BELOW FLOOD RIM OF FIXTURE.
6. NOT ALL CLEANOUTS ARE SHOWN FOR DRAWING CLARITY. CONTRACTOR SHALL INSTALL ALL CODE REQUIRED CLEANOUTS (PER GENERAL NOTES ON COVER SHEET). COORDINATE EXACT LOCATIONS OF CLEANOUTS WITH ARCHITECT.
7. ALL FLOOR DRAIN TRAPS SHALL BE PROTECTED BY ONE OF THE FOLLOWING METHODS: TO BE INSTALLED AT CONTRACTORS DISCRETION AND IN COMPLIANCE WITH ADOPTED VERSION OF PLUMBING CODE AND/OR AHJ.
 - 7.1. PROVIDE TRAP SEALS LISTED FOR PROPOSED USE.
 - 7.2. PROVIDE TRAP PRIMERS. 1/2\"/>

NOTES - DOMESTIC WATER

1. INSTALL WATER HEATER ABOVE JANITORS SINK.
2. REFER TO CIVIL FOR CONTINUATION.
3. DCW LINE TO POOL EQUIPMENT ROOM. REFER TO OTHERS FOR SPECIFIC NEEDS.
4. PROVIDE SHUT OFF VALVES AND COMPRESSED AIR CONNECTION ON HW AND CW LINES TO ALLOW FOR WINTERING OF POOL DECK RESTROOMS. HW AND CW PIPING SHALL SLOPE FIXTURES FOR DRAINING OF PIPING.
5. PROVIDE SHUT OFF AND BALANCING VALVES ON EACH HW REGRD BRANCH LINES (TYP).
6. GAS METER BY UTILITY. LOCATE GAS METER BASED ON UTILITY STANDARDS AND MAINTAIN REQUIRED CLEARANCES TO BUILDING CROWNS.
7. 1/2\"/>
8. CONCEALED PIPING SHALL FOLLOW THE ROOF SLOPE AND BE INSTALLED BELOW THE INSULATED ROOF.

BAILEY FARMS CLUBHOUSE LEE'S SUMMIT, MO

COPYRIGHT © BY
COLLINS WEBB
ARCHITECTURE, LLC

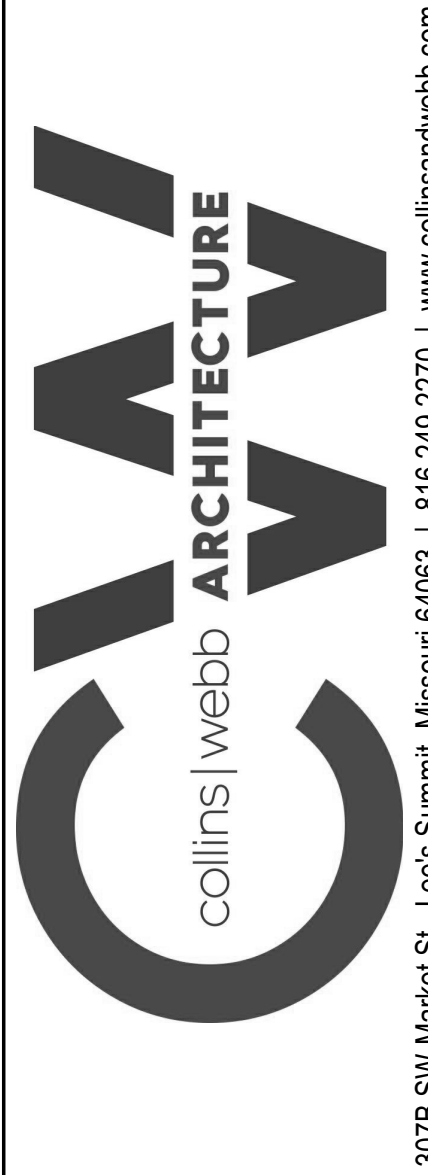
REVISION DATES:



PROFESSIONAL SEAL

P101
ISSUE DATE: 06/26/2024
COLLINS WEBB #: 23115

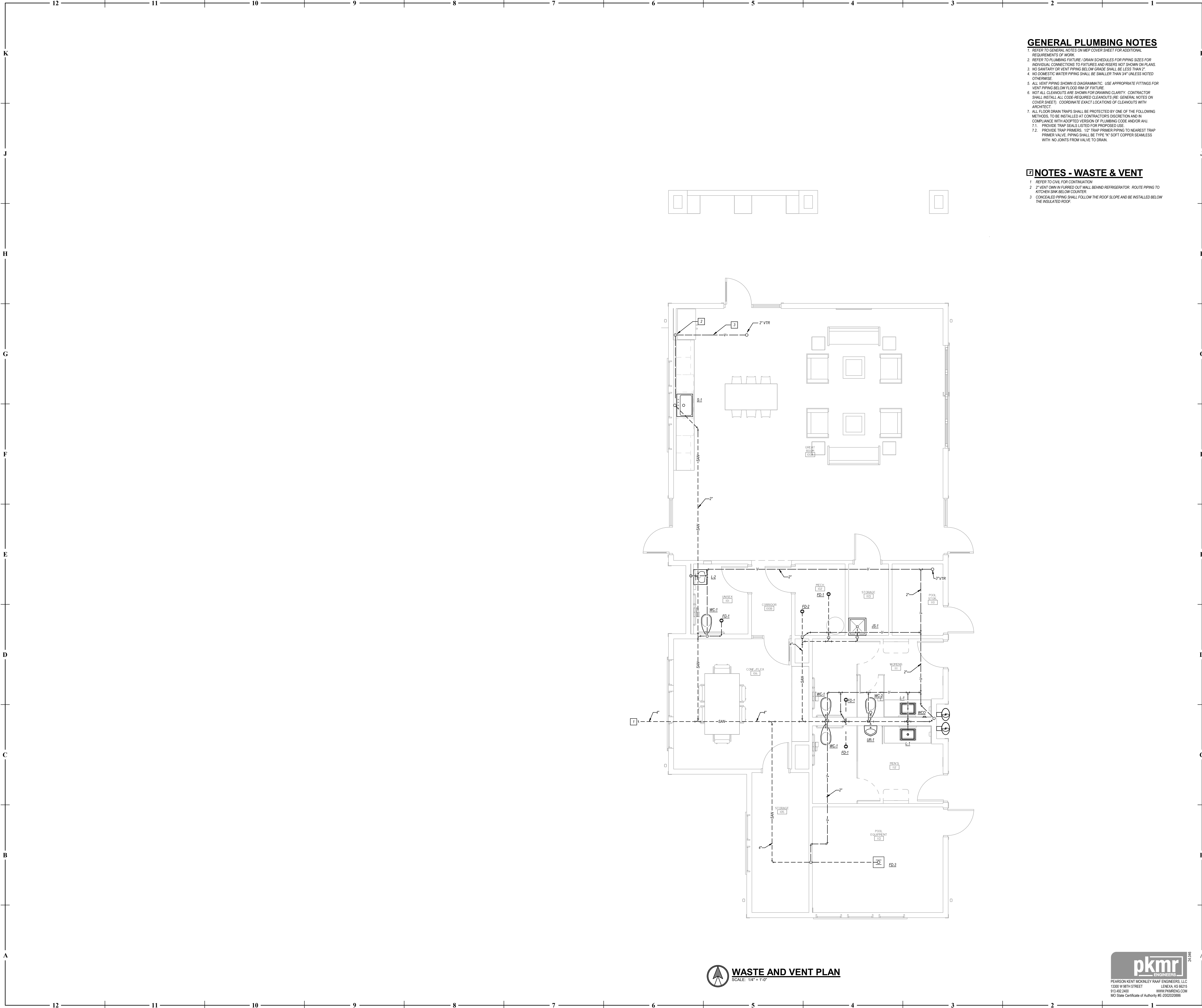
DOMESTIC WATER PLAN



CONSTRUCTION DRAWINGS

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

6/27/2024 11:58:44 AM



GENERAL PLUMBING NOTES

1. REFER TO GENERAL NOTES ON MEP COVER SHEET FOR ADDITIONAL REQUIREMENTS OF WORK.
2. REFER TO PLUMBING FIXTURE / DRAIN SCHEDULES FOR PIPING SIZES FOR INDIVIDUAL CONNECTIONS TO FIXTURES AND RISERS NOT SHOWN ON PLANS.
3. NO SANITARY OR VENT PIPING BELOW GRADE SHALL BE LESS THAN 2".
4. NO DOMESTIC WATER PIPING SHALL BE SMALLER THAN 3/4" UNLESS NOTED OTHERWISE.
5. ALL VENT PIPING SHOWN IS DIAGNAMMATIC. USE APPROPRIATE FITTINGS FOR VENT PIPING BELOW FLOOD RM OF FIXTURE.
6. NOT ALL CLEANOUTS ARE SHOWN FOR DRAWING CLARITY. CONTRACTOR SHALL INSTALL ALL CODE-REQUIRED CLEANOUTS (RE: GENERAL NOTES ON COVER SHEET). COORDINATE EXACT LOCATIONS OF CLEANOUTS WITH ARCHITECT.
7. ALL FLOOR DRAIN TRAPS SHALL BE PROTECTED BY ONE OF THE FOLLOWING METHODS TO BE INSTALLED AT CONTRACTORS DISCRETION AND IN COMPLIANCE WITH ADOPTED VERSION OF PLUMBING CODE AND/OR AHJ.
7.1. PROVIDE TRAP SEALS LISTED FOR PROPOSED USE.
7.2. PROVIDE TRAP PRIMERS. 1/2" TRAP PRIMERS PIPING TO NEAREST TRAP PRIMER VALVE. PIPING SHALL BE TYPE "K" SOFT COPPER SEAMLESS WITH NO JOINTS FROM VALVE TO DRAIN.

NOTES - WASTE & VENT

1. REFER TO CIVIL FOR CONTINUATION
2. 2" VENT OWN IN FURRED OUT WALL BEHIND REFRIGERATOR. ROUTE PIPING TO KITCHEN SINK BELOW COUNTER
3. CONCEALED PIPING SHALL FOLLOW THE ROOF SLOPE AND BE INSTALLED BELOW THE INSULATED ROOF

WASTE AND VENT PLAN
SCALE: 1/4" = 1'-0"

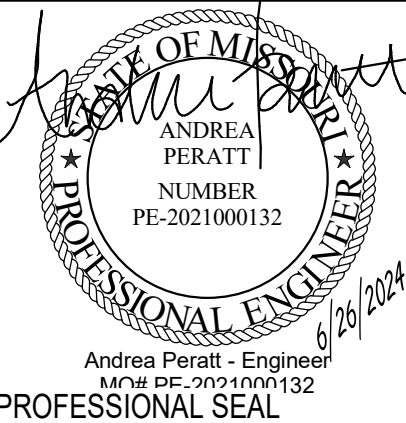


WASTE AND VENT PLAN

BAILEY FARMS CLUBHOUSE
LEE'S SUMMIT, MO

COPYRIGHT © BY
COLLINS WEBB
ARCHITECTURE, LLC

REVISION DATES:



P201

ISSUE DATE: 06/26/2024
COLLINS WEBB #: 23115



CONSTRUCTION DRAWINGS

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

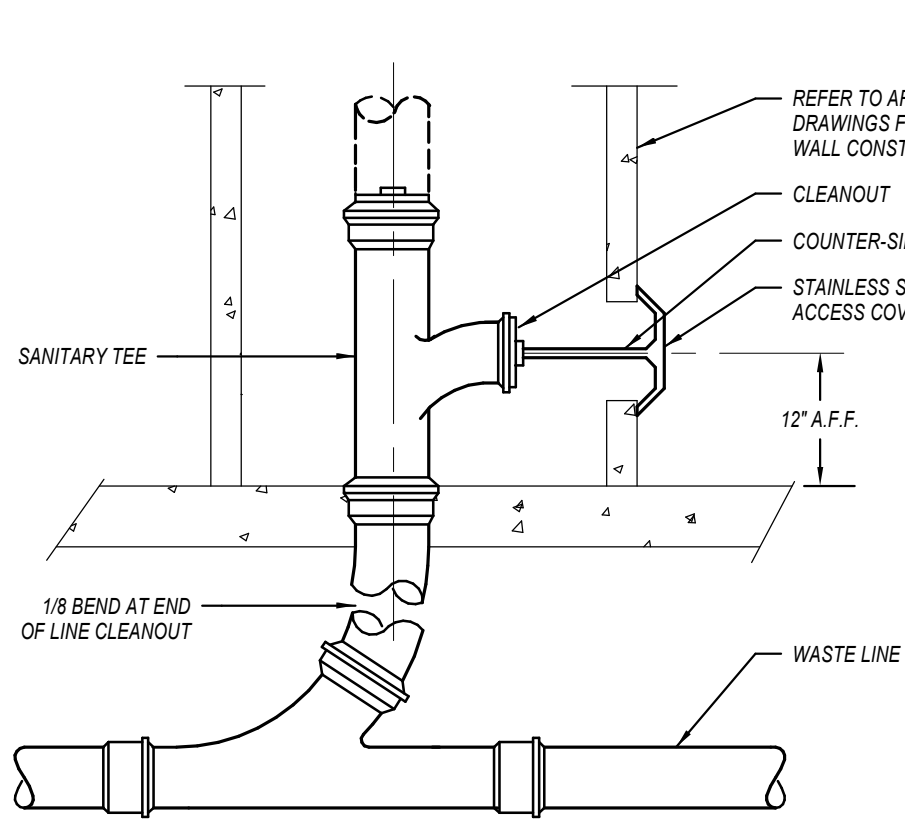
PLUMBING FIXTURE SCHEDULE										
MARK	FIXTURE			FITTINGS			REMARKS	CONNECTION SIZES		
	MANUFACTURER	MODEL	DESCRIPTION	MANUFACTURER	MODEL	DESCRIPTION		DHW	COW	WASTE / VENT
BB-1	GUY GRAY	BM879	GALVANIZED STEEL REFRIGERATOR OUTLET BOX	—	—	—	—	—	3"	—
DB-1	ELJAY	EDPB111C	ADA-COMPLIANT, OUTDOOR, DUAL-HEIGHT, BARRIER-FREE, DRINKING FOUNTAIN, MOUNT WITH MIN. 27" KNEE CLEARANCE AND LOWER SPOUT AT NO MORE THAN 36" A.F.F.	—	—	—	4	—	12"	1 1/4"
HB-1	WATTS	FH-1	FROST-PROOF, AUTOMATIC DRAINING WALL HYDRANT WITH 1/2 IN. HOSE BBS CONNECTION.	—	—	—	—	—	12"	—
JB-1	FIAT	MSB	LAVATORY SINK, 14"X20"X10" WHITE, ONE-PIECE MOLDED STONE MOP BASIN. UNIT SHALL BE ONE HOMOGENEOUS PIECE. STAINLESS STEEL INTEGRAL DRAIN BODY WITH CALKED CONNECTION FOR 3" PIPE. PROVIDE WITH STAINLESS STEEL WALL GUARDS.	CHICAGO FAUCET / FIAT	887-CP / 889C / 830A	C.P. SERVICE SINK FITTING WITH VACUUM BREAKER, 3/4" HOSE THREAD ON SPOUT. ADJUSTABLE WALL BRACE, PAL HOOK, AND 1/2" FLANGED FEMALE ADJUSTABLE ARMS WITH INTEGRAL STOPS. CALK BETWEEN WALL AND FLANGE WITH GE SILICONE SEALANT, 7/10", 1/2" TRAP. PROVIDE HOSE AND BRACKET, MOP HANGER, AND HOSE RACK.	—	3/4"	3/4"	2"
L-1	SERENITY SINKS	SVC1912	UNDERCOUNTER-MOUNTED LAVATORY, 21" X 14 1/2" WHITE VITREOUS CHINA. UNGLAZED RIM WITH FRONT OVERFLOW. SUPPLY WITH MOUNTING KIT.	DELTA	1584UL-BL	SINGLE-HANDLE BATHROOM SINK FAUCET, BRASS CONSTRUCTION, ONE-PIECE, SELF-CONTAINED CERAMIC DISC VALVE, HIGH-TEMPERATURE LIMIT, SINGLE-HOLE, POP-UP DRAIN WITH TAILPIECE, LOW SPOUT DESIGN, 3" SPOUT REACH, STATIONARY SPOUT, 1.0 GAL/MIN.	1,2,3	1/2"	1/2"	2"
L-2	AMERICAN STANDARD	021875.020	ADA-COMPLIANT WALL-HUNG LAVATORY, 20 1/8"X18" WHITE VITREOUS CHINA BOWL WITH 4" BACK FOR USE WITH CONCEALED ARM-HANGER FAUCET. HOLS COORDINATED WITH FAUCET AND TRIM. PROVIDE CONCEALED ARM CARRIER. MOUNT TOP OF RIM AT 34" A.F.F.	DELTA	1584UL-BL	SINGLE-HANDLE BATHROOM SINK FAUCET, BRASS CONSTRUCTION, ONE-PIECE, SELF-CONTAINED CERAMIC DISC VALVE, HIGH-TEMPERATURE LIMIT, SINGLE-HOLE, POP-UP DRAIN WITH TAILPIECE, LOW SPOUT DESIGN, 3" SPOUT REACH, STATIONARY SPOUT, 1.0 GAL/MIN.	1,2,3,4,5	1/2"	1/2"	2"
S-1	SERENITY SINKS	3018UMH	30-1/2" X 18-1/2" SINGLE COMPARTMENT STAINLESS STEEL SINK, BOWL DIMENSIONS OF 28 X 18 1/2 X 10. UNDERMOUNT WITH 1.34 IN. RADIUS COVERED CORNERS. SEAMLESS 316 GAUGE, TYPE 302 MOLEX BEARING STAINLESS STEEL, LK-8-H SATIN FINISH. FULLY UNDERCOATED, MINIMUM 36" CABINET SIZE REQUIRED.	DELTA	9113-BL-DST	DECK-MOUNTED RIDGID-SWISS GOOSENECK SPOUT WITH PULL-DOWN DUAL-PATTERN SPRAY SINGLE HOLE METAL LEVER HANDLE WITH CERAMIC MIXING CARTRIDGE AND VOLUME CONTROL. BLACK FINISH SPOUT, 1.0 GAL/MIN.	3	1/2"	1/2"	1 1/2"
UR-1	AMERICAN STANDARD	6561.017	FURNISH WITH INSINKMATOR® BADGER 5" GARBAGE DISPOSAL, CONTINUOUS FEED, 1/2 HP FOR USE WITH STAINLESS STEEL 360° SWIVEL LUGS. GALVANIZED STEEL CONSTRUCTION AND CORROSION RESISTANT, PERMANENTLY LUBRICATED BEARINGS. PROVIDE WITH STAINLESS STEEL SINK FLANGES AND STOPPERS.	SLOW	ROYAL 186-1.0	EXPOSED URINAL, FLUSH VALVE, CHROME-PLATED, METAL OSCILLATING NON-HOLD-OPEN HANDLE, 3/4" I.P.S. SCREWDRIVER BACK-CHECK ANGLE STOP WITH PROTECTIVE CAP. ADJUSTABLE TAILPIECE, 1.0 GPM VACUUM BREAKER FLUSH CONNECTION AND SPOUT COUPLING FOR 1-1/2" TOP SPOUT. PROVIDE WALL AND SPOUT FLANGES. MAXIMUM HANDLE HEIGHT PER ADA STANDARDS.	—	3/4"	2"	1 1/2"
WC-1	AMERICAN STANDARD	MADERA 3043.001	ADA-COMPLIANT, 1.28 GALLON, FLOOR-MOUNTED FLUSH VALVE WATER CLOSET, TOP SPOUT AND FLAT BOLT COVERS. WHITE VITREOUS CHINA ENLARGED BOWL, 15-1/2" HIGH.	SLOW	ROYAL 111-1.28	EXPOSED WATER CLOSET FLUSH VALVE, CHROME-PLATED, METAL OSCILLATING NON-HOLD-OPEN HANDLE, 1" I.P.S. SCREWDRIVER BACK-CHECK ANGLE STOP WITH PROTECTIVE CAP. ADJUSTABLE TAILPIECE, 1.28 GPM VACUUM BREAKER FLUSH CONNECTION AND SPOUT COUPLING FOR 1-1/2" TOP SPOUT. PROVIDE WALL AND SPOUT FLANGES. HANDLE HEIGHT PER MANUFACTURER'S RECOMMENDATIONS AND IN ACCORDANCE WITH ADA GUIDELINES.	6	1 1/4"	4"	2"
WC-2	AMERICAN STANDARD	MADERA 2243.001	ADA-COMPLIANT, 1.28 GALLON, FLOOR-MOUNTED FLUSH VALVE WATER CLOSET, TOP SPOUT AND FLAT BOLT COVERS. WHITE VITREOUS CHINA ENLARGED BOWL, 15-1/2" HIGH.	SLOW	ROYAL 111-1.28	EXPOSED WATER CLOSET FLUSH VALVE, CHROME-PLATED, METAL OSCILLATING NON-HOLD-OPEN HANDLE, 1" I.P.S. SCREWDRIVER BACK-CHECK ANGLE STOP WITH PROTECTIVE CAP. ADJUSTABLE TAILPIECE, 1.28 GPM VACUUM BREAKER FLUSH CONNECTION AND SPOUT COUPLING FOR 1-1/2" TOP SPOUT. PROVIDE WALL AND SPOUT FLANGES. HANDLE HEIGHT PER MANUFACTURER'S RECOMMENDATIONS AND IN ACCORDANCE WITH ADA GUIDELINES.	6	1 1/4"	4"	2"
WH-1	WATTS	FH-420	EXPOSED NON-FREEZE WALL HYDRANT WITH INTEGRAL VACUUM BREAKER, 3/4 IN. HOSE CONNECTION, LOCKING, STAINLESS STEEL BOX.	—	—	—	—	—	1/2"	—
REMARKS: 1. PROVIDE CHROME-PLATED BRASS TAILPIECE AND GRID DRAIN. 2. PROVIDE CHROME-PLATED BRASS P-TRAP. 3. PROVIDE HANDLE, STOPS AND FLEXIBLE RISERS. 4. PROVIDE CONCEALED ARM TYPE CARRIER WITH SQUARE, TUBULAR STEEL UPRIGHTS AND BLOCK TYPE BASES. 5. INSULATE EXPOSED TAILPIECE, P-TRAP, AND WATER RISERS. REFER TO SPECIFICATIONS FOR INSULATION METHODS. 6. PROVIDE FLUSH VALVE HANDLE WITH WIDE SIZE OF STALL. 7. PROVIDE CHROME-PLATED BRASS TAILPIECE AND BASKET STRAINER.										
GENERAL NOTES (APPLICABLE TO ALL FIXTURES): 1. ALL LAVATORIES AND SINKS USED FOR HAND WASHING SHALL BE PROVIDED WITH AN ANTI-SCALD TEMPERATURE MIXING VALVE ON THE HOT WATER SUPPLY - REFER TO DETAIL. 2. FIXTURE CONNECTION SIZES SHOWN IN SCHEDULE ARE CONNECTION SIZE AT FIXTURE ON PLANS. 3. COORDINATE FIXTURE REQUIREMENTS SCHEDULED ABOVE WITH OTHER TRADES. VERIFY CABINET SIZES, COUNTERTOP MATERIALS, WALL THICKNESSES, ETC ARE APPROPRIATE FOR SPECIFIED FIXTURES PRIOR TO ORDERING.										

WATER HEATER SCHEDULE - ELECTRIC										
MARK	MANUFACTURER	MODEL NUMBER	DESCRIPTION	TANK VOLUME	# WATTS	HEATING ELEMENT(S)	TOTAL KW	RECOVERY RATE	RISE	ELECTRICAL
WH	A.O. SMITH	ECL-30	LOWBOY	30 gal	1	4,500	4.5	21.0 GPM	100 °F	240 V, 1 PHASE
REMARKS: 1. "LOWBOY" TYPE WATER HEATER. 2. MOUNT ON SHELF. REFER TO DETAIL ON THIS SHEET. 3. GLASS-LINED TANK.										

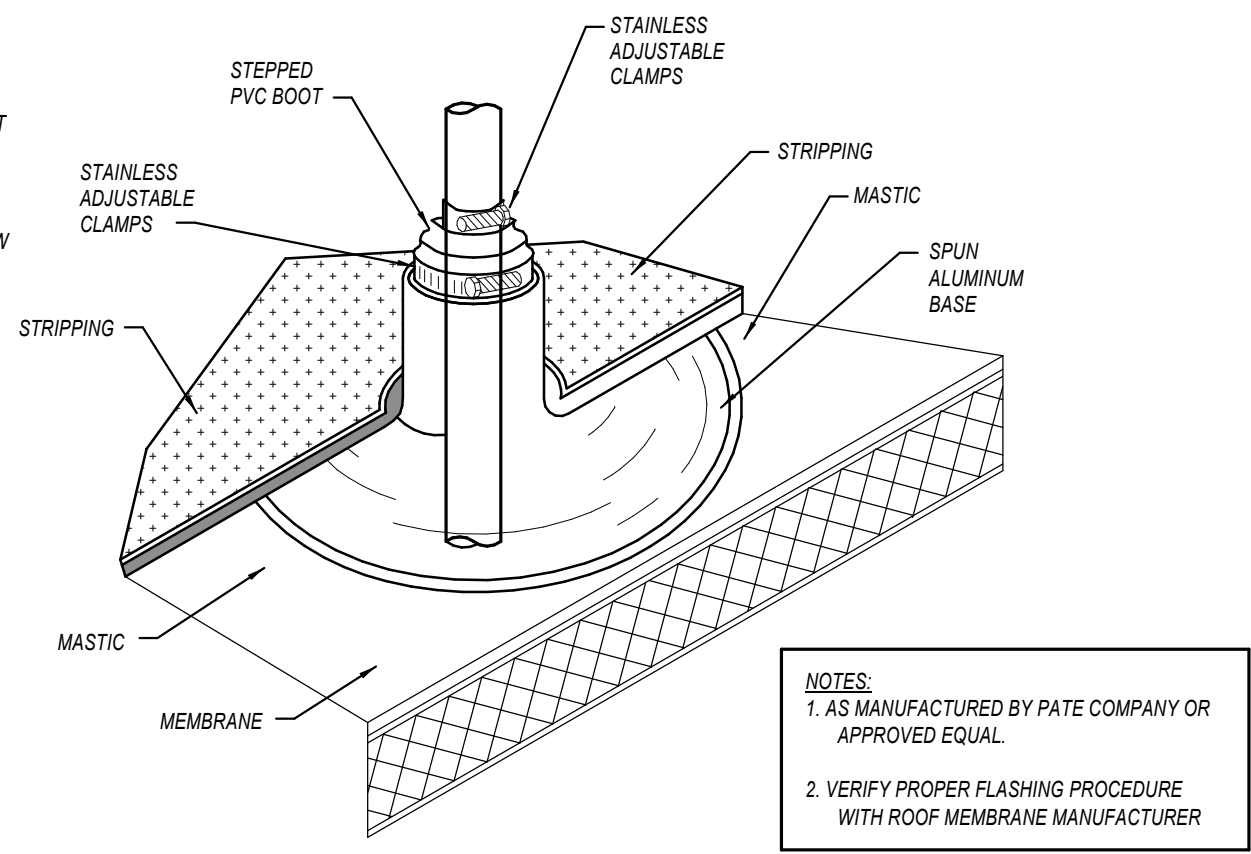
RECIRC PUMP SCHEDULE										
MARK	MANUFACTURER	MODEL NUMBER	GPM	HEAD (FT. W.C.)	PUMP HP	MAX. RPM	ELECTRICAL	REMARKS		
RP-1	BELL AND GOSSET	NFF-220	3	5	82W	2840	120 V	1	1,2,3	
REMARKS: 1. ALL BRONZE CONSTRUCTION. 2. PROVIDE WITH AQUASTAT AND TIMER FOR OPERATION OF PUMP. 3. MOUNT PUMP AND ACCESSORIES NEAR WATER HEATER AND NO HIGHER THAN 6' AFF.										

FLOOR DRAIN SCHEDULE						
MARK	MANUFACTURER	MODEL	SERVICE	TOPI/GRATE SIZE	WASTE SIZE	REMARKS
FD-1	WATTS	FD-100A-S-2	FLOOR DRAIN	8"	2"	1
FD-2	WATTS	FD-100A-S-2	FLOOR DRAIN	8"	4"	1
FD-3	WATTS	FD-450	FLOOR DRAIN	12"	4"	2
REMARKS: 1. PROVIDE WITH NICKEL BRONZE TOP AND TRAP SEAL. 2. PROVIDE WITH HINGED GRATE AND SEDIMENT BUCKET.						

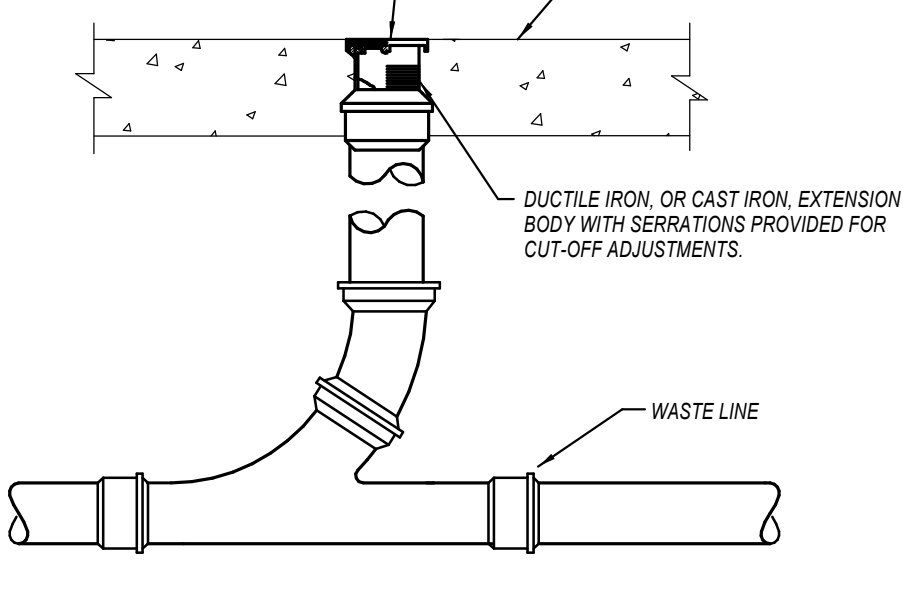
PIPING MATERIAL AND INSULATION SCHEDULE									
SYSTEM	PIPING		TYPE/SCHED	ACCEPTABLE FITTINGS	FIELD TEST PRESSURE/TIME	ALLOWABLE IN PLENUMS		INSULATION	THICKNESS
	SIZE	MATERIAL				Yes	No		
DOMESTIC COLD WATER	1/4" - 2"	CPVC	SDR-11 (CTS)	Solvent Jointed	150 PSI - 12 HR	Yes	---	---	---
DOMESTIC COLD WATER	1/2" - 1"	PEX	PEX-a or PEX-b	Pro-Press / Cold Expansion - Brass or Poly	150 PSI - 12 HR	Yes	---	---	---
DOMESTIC HOT WATER & HW RETURN	1/2" - 1"	PEX	PEX-a or PEX-b	Pro-Press / Cold Expansion - Brass or Poly	150 PSI - 12 HR	Yes	Elastomeric	1"	---
NATURAL GAS	1/2" - 2"	Steel - Seamless	Schedule 40	Threaded or Welded	75 PSI - 1 HR	Yes	---	---	---
NATURAL GAS - BELOW GRADE	All	Polyethylene	SDR-11	Fusion Joints	100 PSI - 1 HR	NA	---	---	---
SANITARY WASTE ABOVE GRADE	2"-8"	PVC	Schedule 40	Solvent Jointed	10 FT. - 12 HR	NA	---	---	---
SANITARY WASTE BELOW GRADE	2"-8"	PVC	Schedule 40	Solvent Jointed	10 FT. - 12 HR	NA	---	---	---
VENT ABOVE GRADE	1-1/2" - 4"	PVC	Schedule 40	Solvent Jointed	10 FT. - 12 HR	NA	---	---	---
DOMESTIC WATER SERVICE BELOW GRADE	1"-3"	HDPE	CTS	Continuous Tubing, Fused	150 PSI - 12 HR	NA	---	---	---
REMARKS: 1. ALL PIPING AND MATERIALS IN PLENUMS MUST MEET ASTM E84 FLAME/SMOKE RATING OF 25/50. 2. ALL INSULATION THICKNESSES SHALL MEET ASHRAE 90.1 - 2001 REQUIREMENTS AT A MINIMUM. 3. REFER TO SPECIFICATIONS FOR MORE DETAILED INFORMATION. 4. WELDED PIPING IS REQUIRED FOR GAS PIPING WHEN: A) PIPING IS AT OR OVER 2PSI; B) WHEN PIPING OF ANY PRESSURE IS ROUTED THROUGH CONCEALED SPACES.									



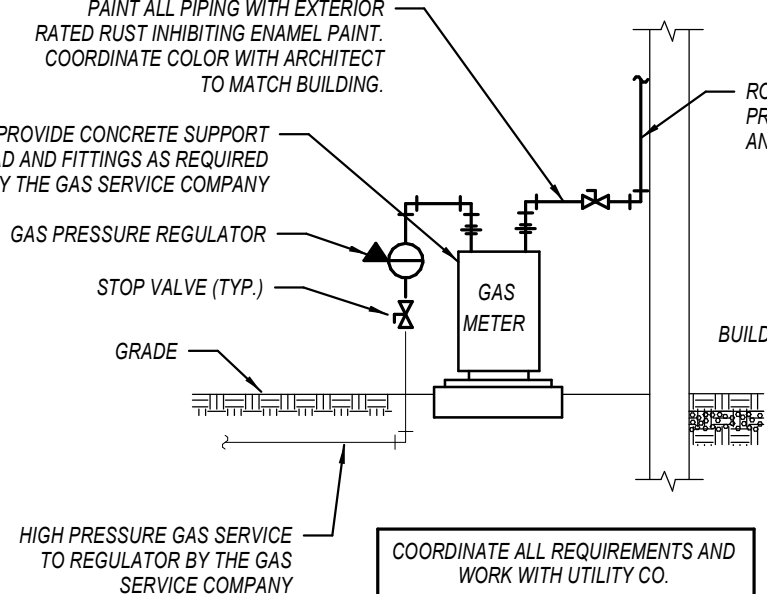
WALL CLEANOUT DETAIL
NOT TO SCALE



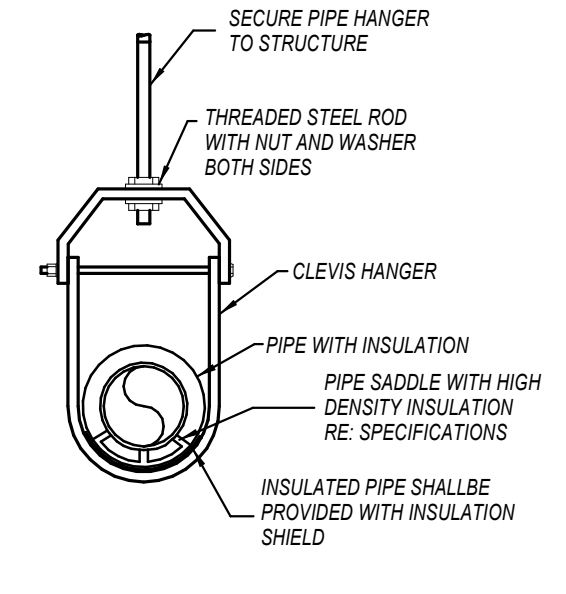
ROOF PLUMBING VENT
NOT TO SCALE



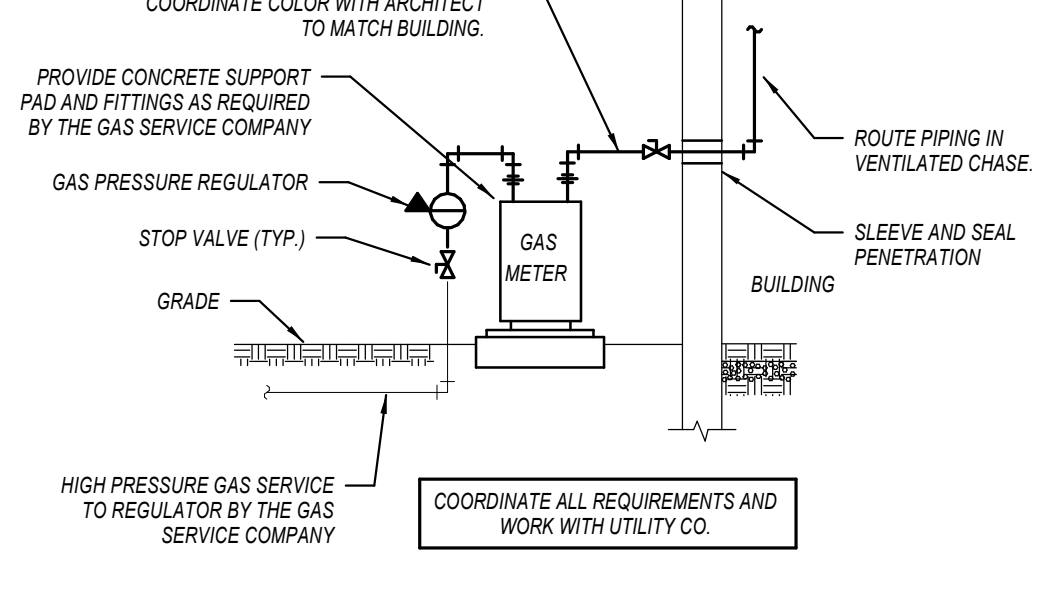
FLOOR CLEANOUT DETAIL
NOT TO SCALE



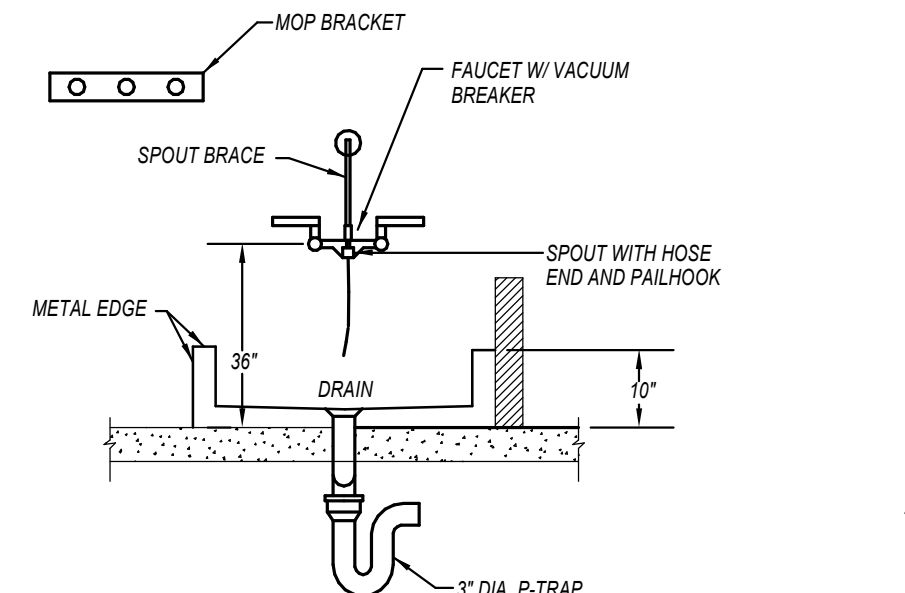
GAS SERVICE DETAIL
NOT TO SCALE



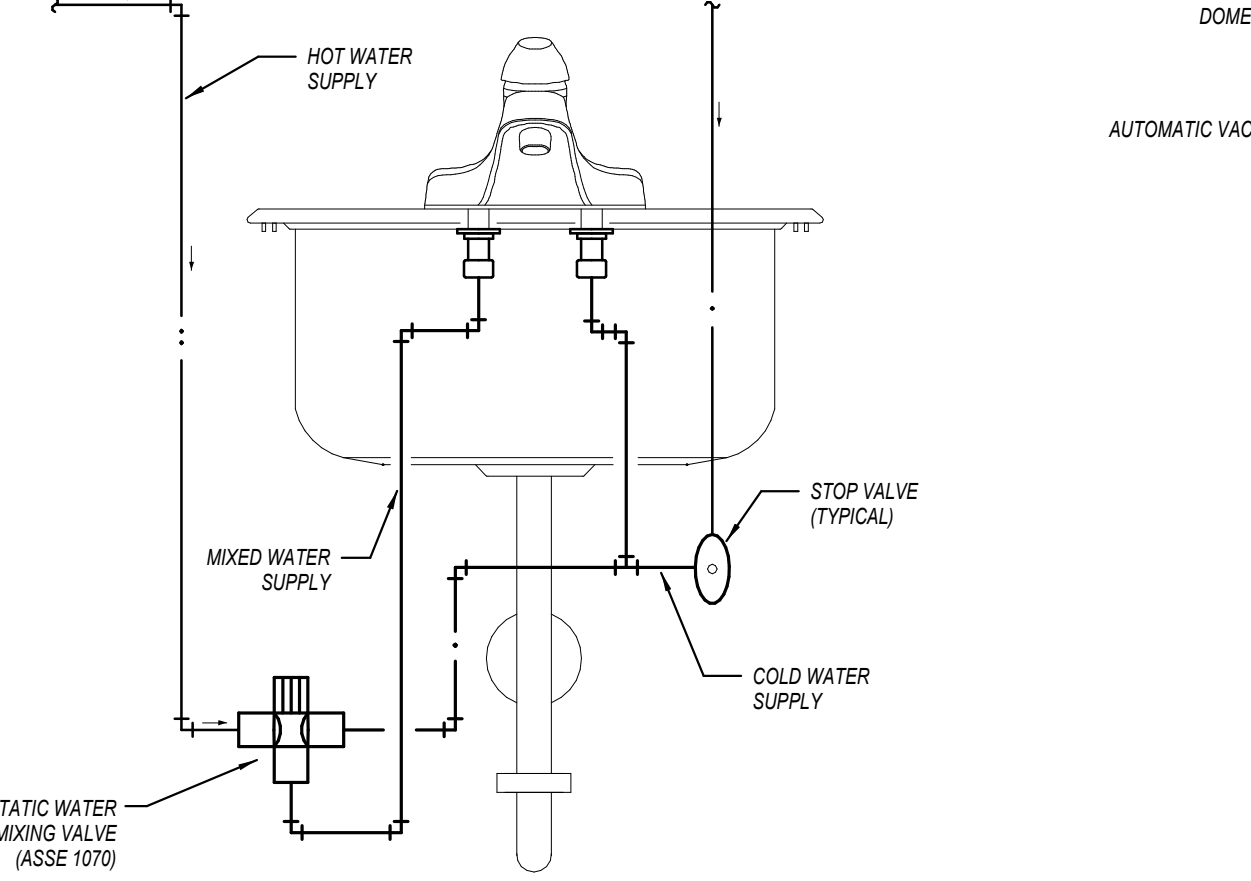
PIPE HANGER DETAIL
NOT TO SCALE



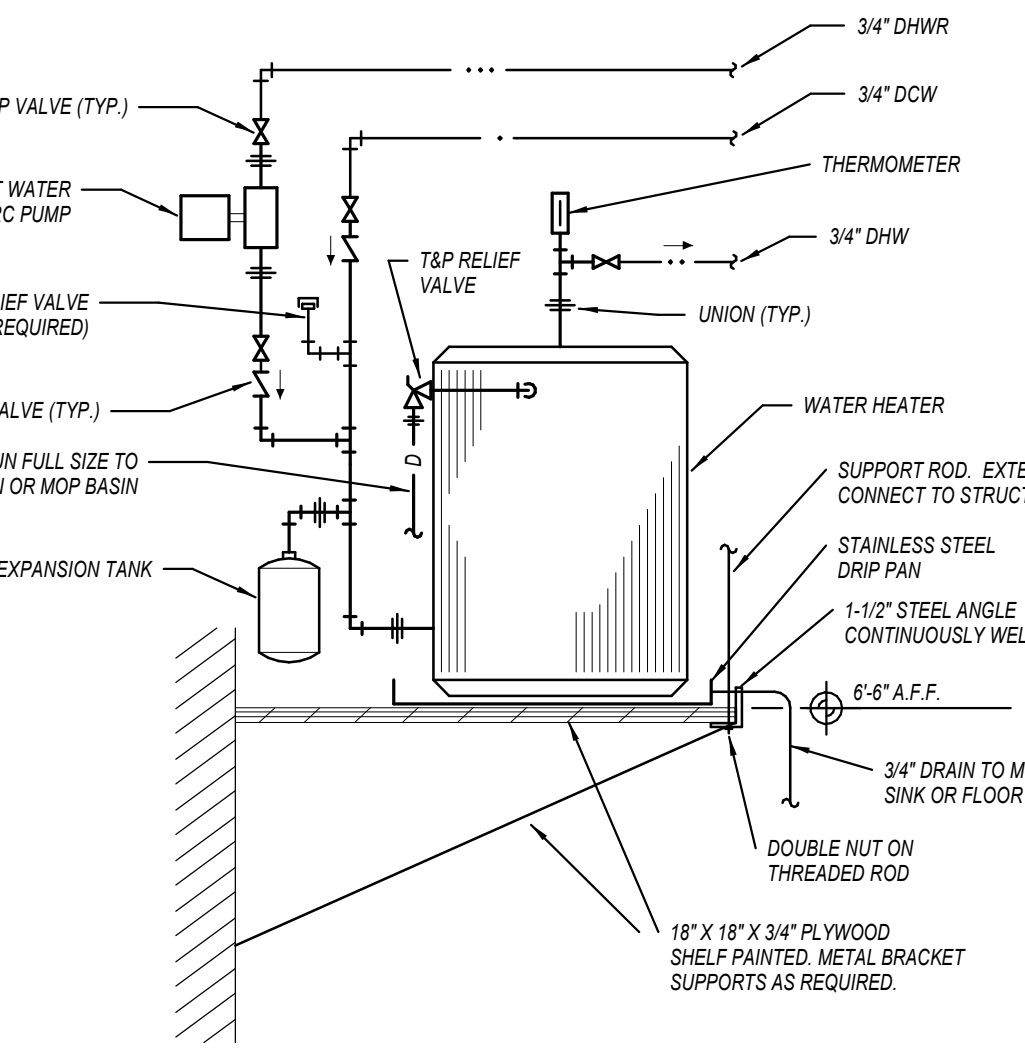
GAS SERVICE DETAIL
NOT TO SCALE



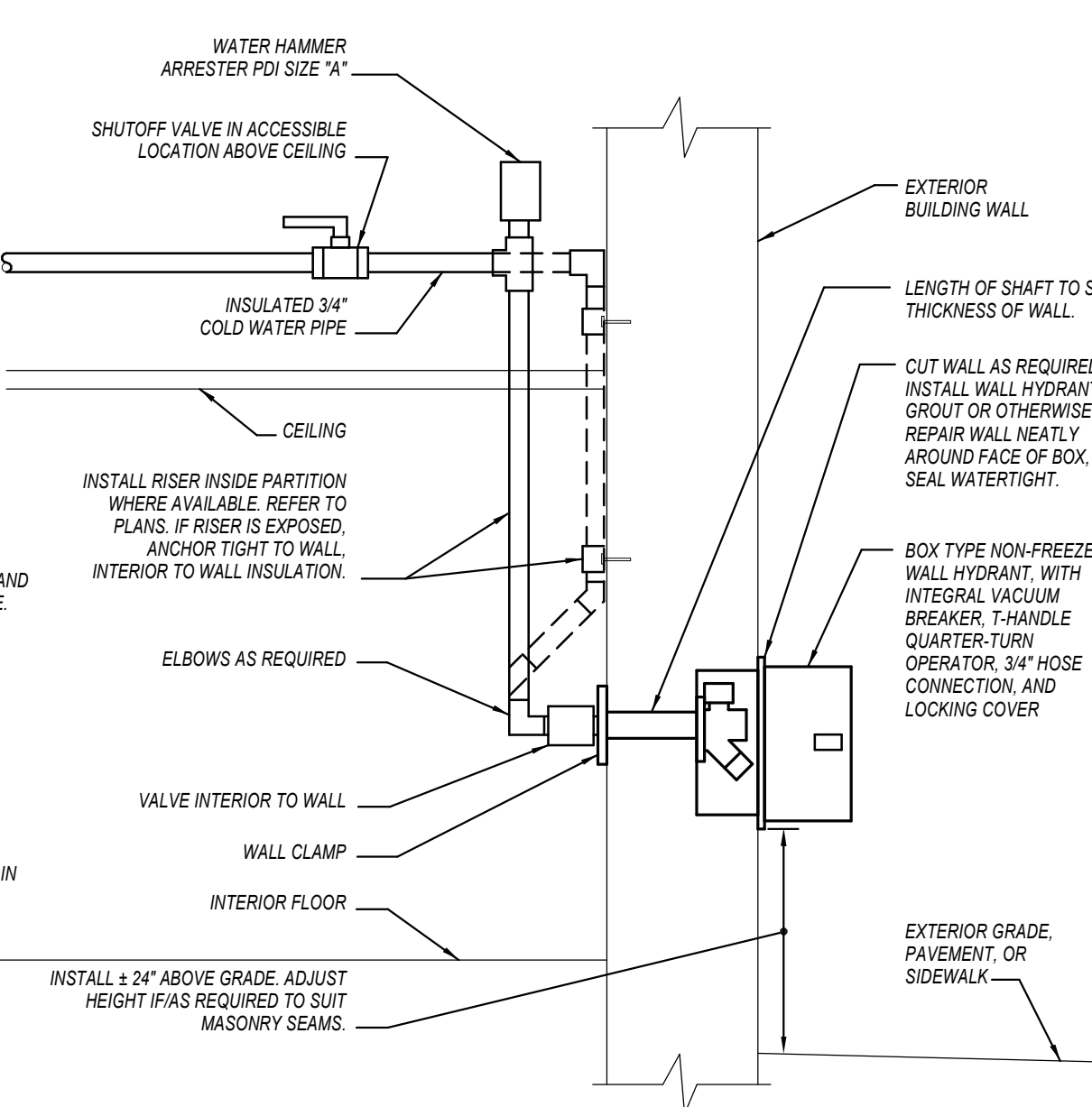
MOP SINK DETAIL
NOT TO SCALE



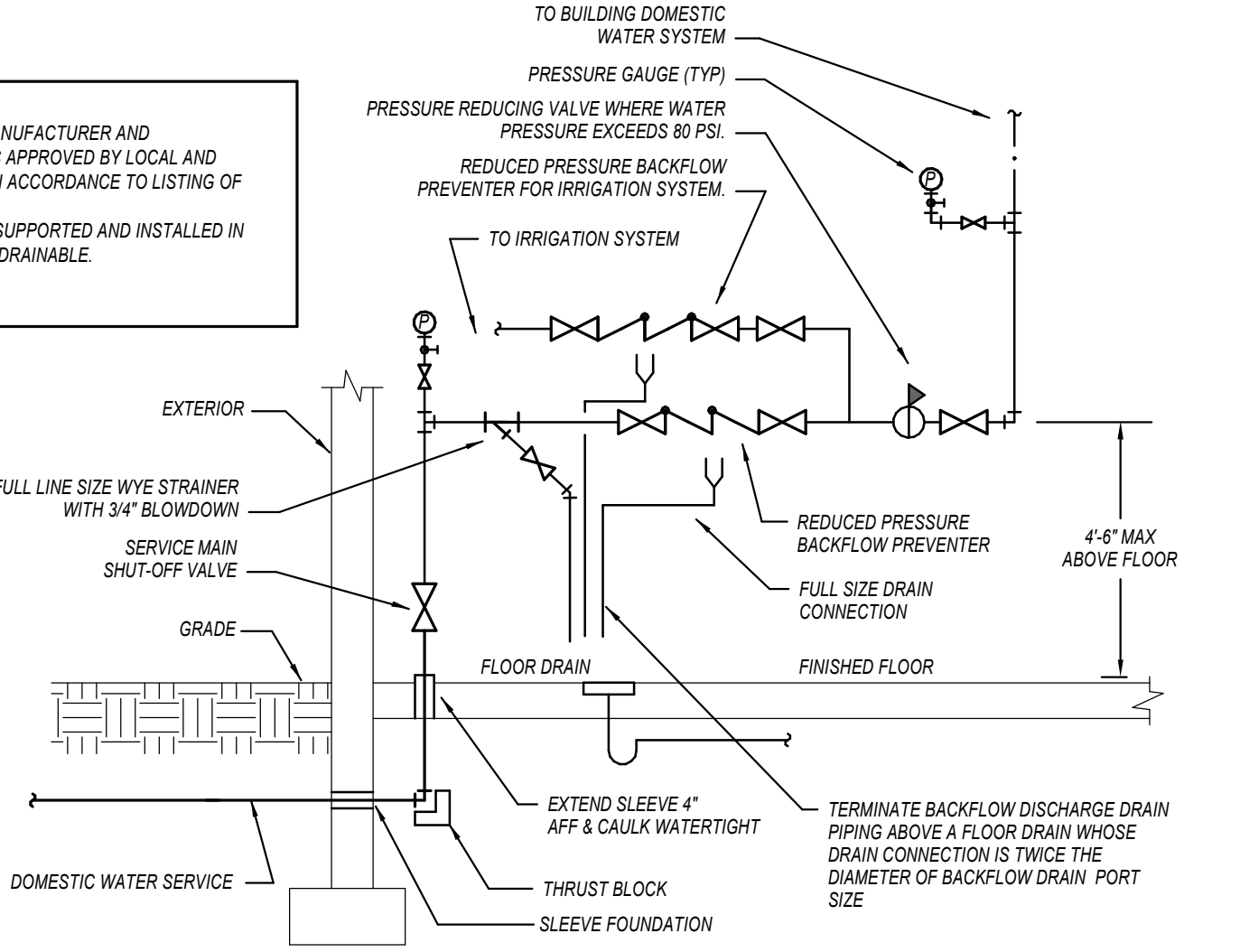
HAND WASHING SINK/LAVATORY TEMPERED WATER SCHEMATIC
NOT TO SCALE



WATER HEATER ON SHELF DETAIL
NOT TO SCALE



NON-FREEZE WALL HYDRANT DETAIL
NOT TO SCALE



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

BAILEY FARMS CLUBHOUSE
LEE'S SUMMIT, MO

COPYRIGHT © BY
COLLINS WEBB
ARCHITECTURE, LLC

REVISION DATES:



P301
ISSUE DATE: 06/26/2024
COLLINS WEBB #: 23115

PLUMBING SCHEDULES AND
DETAILS

MARK	MANUFACTURER	MODEL	DESCRIPTION	VOLTAGE
CEILING SENSORS				
M01	WATTSTOPPER	LMDC-100	DIGITAL DUAL-TECHNOLOGY CEILING SENSOR. 24V OPERATION WITH CAT5 CONNECTION.	24 V
SWITCHES				
L8	WATTSTOPPER	LM5W-100 SERIES	DIGITAL DECORA PUSHBUTTON SWITCH WITH LED PILOT LIGHT. CAT5 CONNECTION TO CONTROLLER. # REFERS TO QUANTITY OF BUTTONS ON FACE.	24 V
LD1	WATTSTOPPER	LMKM-101	DIGITAL DECORA DIMMING SWITCH WITH LED PILOT AND INDICATING LIGHTS. CAT5 CONNECTION TO CONTROLLER.	120 V
WALL SENSORS				
M2	WATTSTOPPER	DSW-100	DUAL-TECHNOLOGY WALL SENSOR. LINE VOLTAGE.	120 V
M02	WATTSTOPPER	DSW-200	DUAL-TECHNOLOGY DUAL RELAY WALL SENSOR. LINE VOLTAGE.	120 V

LIGHTING CONTROLS

REFER TO SCHEDULES FOR SPECIFIC INFORMATION ON DEVICES. UNLESS NOTED OTHERWISE, WHERE "N" IS USED BELOW IT REFERS TO THE DEVICE IDENTITY IN THE RESPECTIVE SCHEDULE.

STANDARD SENSORS/CONTROLLERS

- WALL MOUNTED SENSOR**
 - WALL MOUNTED SENSOR - DUAL RELAY
 - CORNER-MOUNTED (ON CEILING) MOTION SENSOR
 - CORNER-MOUNTED (ON WALL) MOTION SENSOR
 - CEILING-MOUNTED MOTION SENSOR

DIGITAL LIGHTING MANAGEMENT SENSORS/CONTROLLERS

- DIGITAL WALL-MOUNTED SENSOR**
 - DIGITAL WALL-MOUNTED SENSOR - DUAL RELAY
 - DIGITAL CORNER-MOUNTED (ON WALL) MOTION SENSOR
- DIGITAL CEILING-MOUNTED MOTION SENSOR**
 - DIGITAL ON/OFF SWITCH (# INDICATES NO. OF BUTTONS)
 - DIGITAL DIMMING SWITCH (# INDICATES NO. OF BUTTONS)
 - DIGITAL ON/OFF ROOM CONTROLLER
 - DIGITAL DIMMING ROOM CONTROLLER

LIGHTING CONTROL PANEL SYSTEMS

- LIGHTING CONTROL PANEL SWITCH
- LIGHTING CONTROL PANEL

TRAINING AND PROGRAMMING

OWNER TRAINING:

- PROVIDE FACTORY REPRESENTATIVE TRAINING TO OWNER FOR EACH LIGHTING CONTROL SYSTEM UTILIZED, INCLUDING PROGRAMMING FOR SCHEDULING AND OPERATION OF EACH ROOM PER OWNER DIRECTION.
- PROVIDE RECORD OF TIME DELAY SETTINGS ON ALL SENSOR DEVICES FOR OWNER USE.

SENSOR ADJUSTMENTS AND SETTINGS:

- SYSTEMS SHALL BE SET/PROGRAMMED TO OPERATE TYPICALLY IN MANUAL ON/AUTO OFF MODE.
- SET WALL MOUNTED MOTION SENSOR TO MANUAL ON MODE.
- SET POWER PACKS AND ROOM CONTROLLERS CONTROLLED BY MOTION SENSORS TO MANUAL ON AND CONTROL WITH MOMENTARY WALL SWITCH.
- PROVIDE FINAL SETTINGS/ADJUSTMENTS PER OWNER'S DIRECTION.

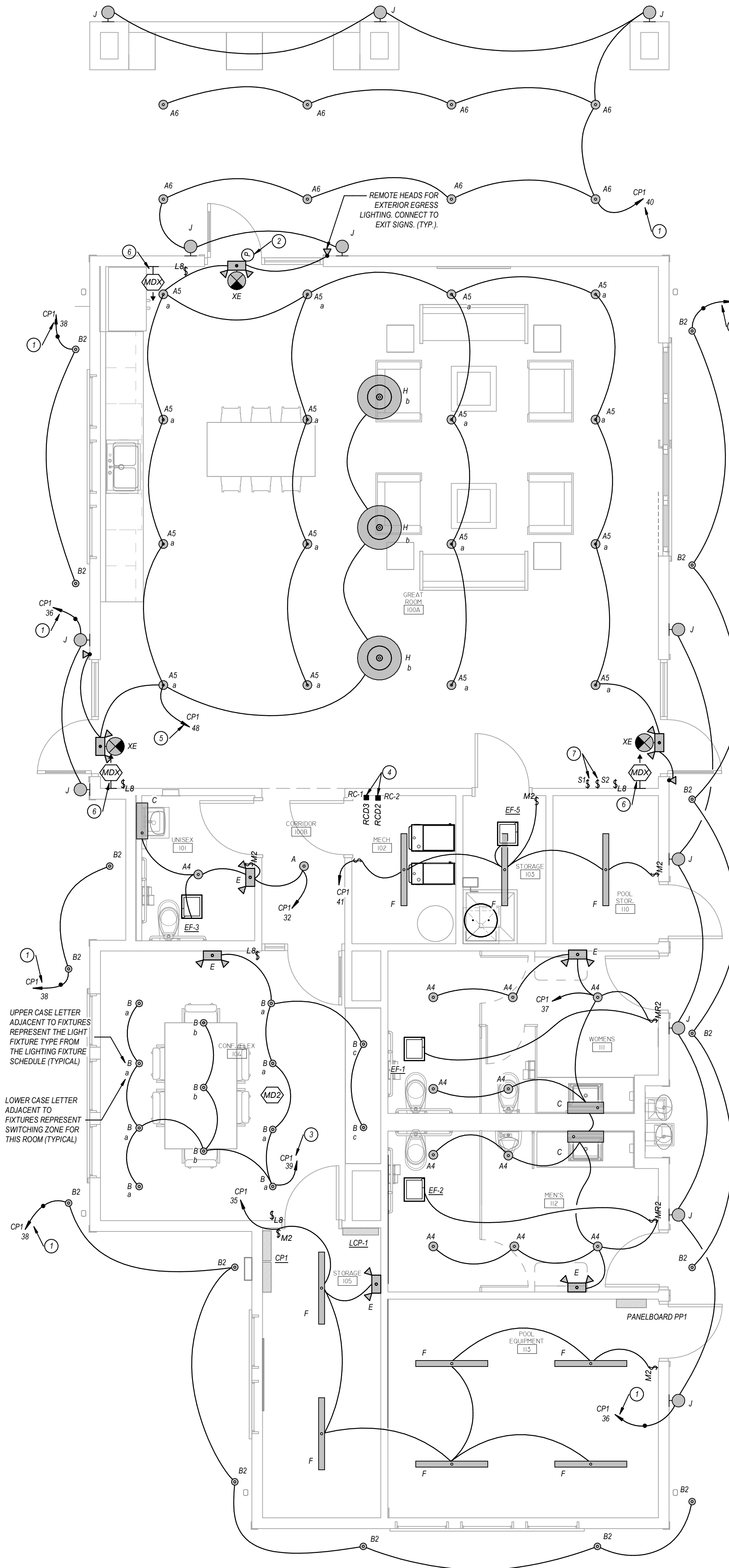
CONTROLS SEQUENCES

- WALL MOUNTED LINE VOLTAGE SENSORS**
 - TURN ON LIGHTS VIA DECORA UPON BUTTON ON SENSOR BEING ACTIVATED BY OCCUPANT.
 - TURN OFF LIGHTS AFTER NO MOTION IS DETECTED AND DELAY EXPIRES.

- GREAT ROOM**
 - MANUAL ON AND DIMMING CONTROL OF LIGHTING VIA DIMMING SWITCHES.
 - TURN OFF LIGHTS AFTER NO MOTION IS DETECTED BY WALL MOUNTED SENSOR AND DELAY EXPIRES.
 - PROVIDE SWITCHES AT EACH DOOR.
 - WHERE MULTIPLE SWITCH LOCATIONS ARE SHOWN, EACH SWITCH IS TO FUNCTION AS A THREE-WAY SWITCH IN CONJUNCTION WITH THE SWITCH SERVING SAME LOAD AT THE OTHER DOOR IN THE ROOM.
 - DIM AND CONTROL ROOM ZONES INDIVIDUALLY FOR PENDANTS AND DOWNLIGHTS.

- PUBLIC RESTROOMS (MULTI OCCUPANT)**
 - TURN ON LIGHTS AUTOMATICALLY UPON SENSING MOTION.
 - TURN OFF LIGHTS AFTER NO MOTION IS DETECTED AND DELAY EXPIRES.
 - INTERLOCK VIA RELAY TO CONTROL EXHAUST FANS WHERE SHOWN.
- PUBLIC RESTROOMS (SINGLE OCCUPANT)**
 - SAME AS GENERAL WALL-MOUNTED LINE VOLTAGE SENSOR SEQUENCES, EXCEPTING:
 - OPERATE EXHAUST FAN VIA SECOND RELAY FROM WALL MOUNTED SWITCH AND SET DELAY FOR 1 MIN AFTER LIGHTS TURN OFF.

- CONFERENCE/EXHIB ROOM**
 - MANUAL ON/OFF AND DIMMING CONTROL OF LIGHTING VIA DIMMING SWITCHES.
 - TURN OFF LIGHTS AFTER NO MOTION IS DETECTED AND DELAY EXPIRES.
 - PROVIDE SWITCHES AT EACH DOOR.
 - DIM AND CONTROL ROOM ZONES INDIVIDUALLY FOR CONFERENCE TABLE AND PERIMETER AREAS.
 - EACH SWITCH IS TO FUNCTION AS A THREE-WAY SWITCH IN CONJUNCTION WITH THE SWITCH SERVING SAME LOAD AT THE OTHER DOOR IN THE ROOM.



GENERAL LIGHTING NOTES

- REFER TO GENERAL NOTES ON MEP COVER SHEET FOR ADDITIONAL REQUIREMENTS OF WORK.
- LIGHT FIXTURES INDICATED AS EMERGENCY FIXTURES ARE TO FUNCTION AS NIGHT LIGHTS UNLESS SPECIFICALLY SHOWN SWITCHED.

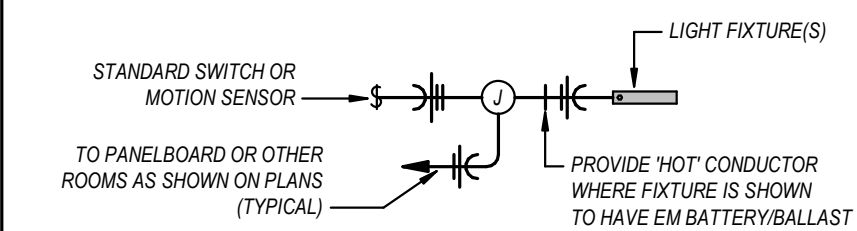
KEYED NOTES - LIGHTING

- WIRE CIRCUIT THROUGH LIGHTING CONTROL PANEL LCP-1, THEN (HOMERUN TO PANELBOARD, REFER TO LIGHTING CONTROL PANEL SCHEDULE AND SCHEMATIC WIRING DETAIL 1640) FOR MORE INFORMATION.
- PHOTOCELL FOR LIGHTING CONTROL SYSTEM INSTALLED AS HIGH AS POSSIBLE AT THE PEAK. ORIENT TO THE NORTH.
- WIRE THROUGH ROOM CONTROLLER RC-1 AT MECHANICAL ROOM. REFER TO DETAIL 2640. PROVIDE 3/16" WIRING BETWEEN ROOM CONTROLLER AND LIGHT FIXTURES (NOT SHOWN FOR CLARITY).
- WALL MOUNT ROOM CONTROLLERS AT 36" ABOVE FINISH FLOOR IN AN ACCESSIBLE LOCATION. EXTEND LOW VOLTAGE WIRING BETWEEN ROOM CONTROLLER, OCCUPANCY SENSORS AND LOW VOLTAGE SWITCHES PER MANUFACTURER'S REQUIREMENTS. REFER TO DETAIL 2640 FOR ADDITIONAL NOTES.
- WIRE THROUGH ROOM CONTROLLER RC-2 AT MECHANICAL ROOM. REFER TO DETAIL 2640. PROVIDE 3/16" WIRING BETWEEN ROOM CONTROLLER AND LIGHT FIXTURES (NOT SHOWN FOR CLARITY).
- WALL MOUNTED VACUANCY SENSOR MOUNTED AT 10' AFF. DO NOT MOUNT ON COLUMN. LOCATE AS CLOSE TO THE CORNER AS POSSIBLE. AIMED TO COVER ROOM PER MANUFACTURER'S RECOMMENDATION.
- LOW VOLTAGE LIGHTING CONTROL PANEL SWITCHES FOR CONTROL OF THE TRELLIS LIGHTING. LOCATION SHOWN IS SCHEMATIC. VERIFY EXACT LOCATION WITH OWNER PRIOR TO ANY ROUGH-IN. PROVIDE LABEL FOR SWITCH INDICATING TRELLIS AND SINGLE TRELLIS LIGHTING.

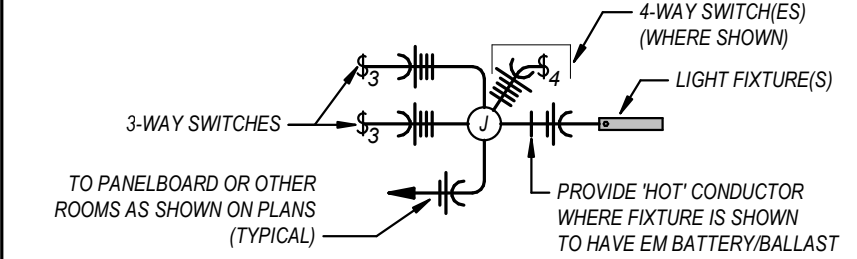
TYPICAL WIRING OF CONTROLS AND LIGHT FIXTURES

THE WIRING AND/OR TIC MARKS SHOWN BELOW ARE NOT SHOWN ON THE PLANS FOR CLARITY. PROVIDE WIRING FROM JUNCTION BOX(ES) TO SWITCHES/CONTROLLERS AND LIGHT FIXTURES AS SHOWN BELOW FOR EACH ROOM/AREA.

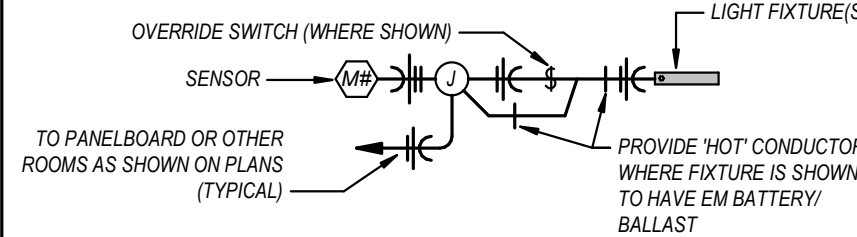
LINE VOLTAGE STANDARD WALL SWITCHES



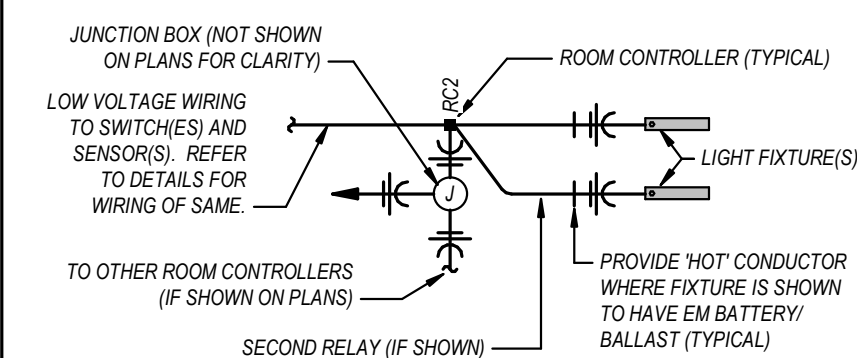
3-WAY WALL SWITCHES



LINE VOLTAGE CEILING SENSORS



ROOM CONTROLLERS / POWER PACKS



ELECTRICAL FLOOR DEVICE SCHEDULE												
MARK	MANUFACTURER	MODEL	DESCRIPTION	CORE HOLE SIZE	FIRE RATING	CONDUIT - POWER NO.	CONDUIT - POWER SIZE	CONDUIT - LV NO.	CONDUIT - LV SIZE	DEVICE QUANTITIES RECEPTACLES	TELECOM	REMARKS
FB-2	FARBELL	CFB6030R2	6 GANG RECESSED FLOOR BOX			2	3/4"	2	1/2"	4	4	

REMARKS:
1. COORDINATE FINISH COLORS WITH ARCHITECT/OWNER PRIOR TO ORDERING.
2. CONTRACTOR TO FURNISH/INSTALL DEVICES AS SHOWN.
3. LOW VOLTAGE DEVICES BY OTHERS.
4. WINGED DOORS OPEN 180°. SCREWS ALLOW EACH DOOR TO BE SECURED SHUT.

DISCONNECT SWITCH SCHEDULE							
MARK	SWITCH RATING	POLES	TYPE	DESCRIPTION	ENCLOSURE TYPE	LOCATION	EQUIPMENT SERVED
DS-1	30	2	NON-FUSIBLE	HEAVY-DUTY DISCONNECT SWITCH	NEMA 3R		CU-1
DS-2	30	2	NON-FUSIBLE	HEAVY-DUTY DISCONNECT SWITCH	NEMA 3R		CU-2
DS-3	30	2	NON-FUSIBLE	HEAVY-DUTY DISCONNECT SWITCH	NEMA 1	STORAGE 103	WH

REMARKS:
1. MAINTAIN ALL REQUIRED CLEARANCES ABOUT DISCONNECT AND/OR EQUIPMENT.
2. MOUNT AT 36" TO BOTTOM OF DISCONNECT ABOVE ROOF GRADE.

KEYED NOTES

- ONE (1) 1" EC FROM SECURITY JUNCTION BOX TO ACCESS CONTROL PANEL.
- ONE (1) 3/4" EC FROM DOOR POSITION SWITCH MOUNT LOCATION TO ACCESSIBLE AFC.
- ONCE (1) 3/4" EC FROM ACCESSIBLE AFC STUBBED BEHIND DOOR FRAME TO ELECTRIFIED POWER TRANSFER DEVICE.
- DOUBLE GANG BOX WITH SINGLE GANG DEVICE RING MOUNTED 42" A.F.F. WITH ONE (1) 3/4" TO ACCESSIBLE AFC.
- ONE (1) 3/8" CORE DRILL THROUGH DOOR TO LOCKSET.

GENERAL NOTES

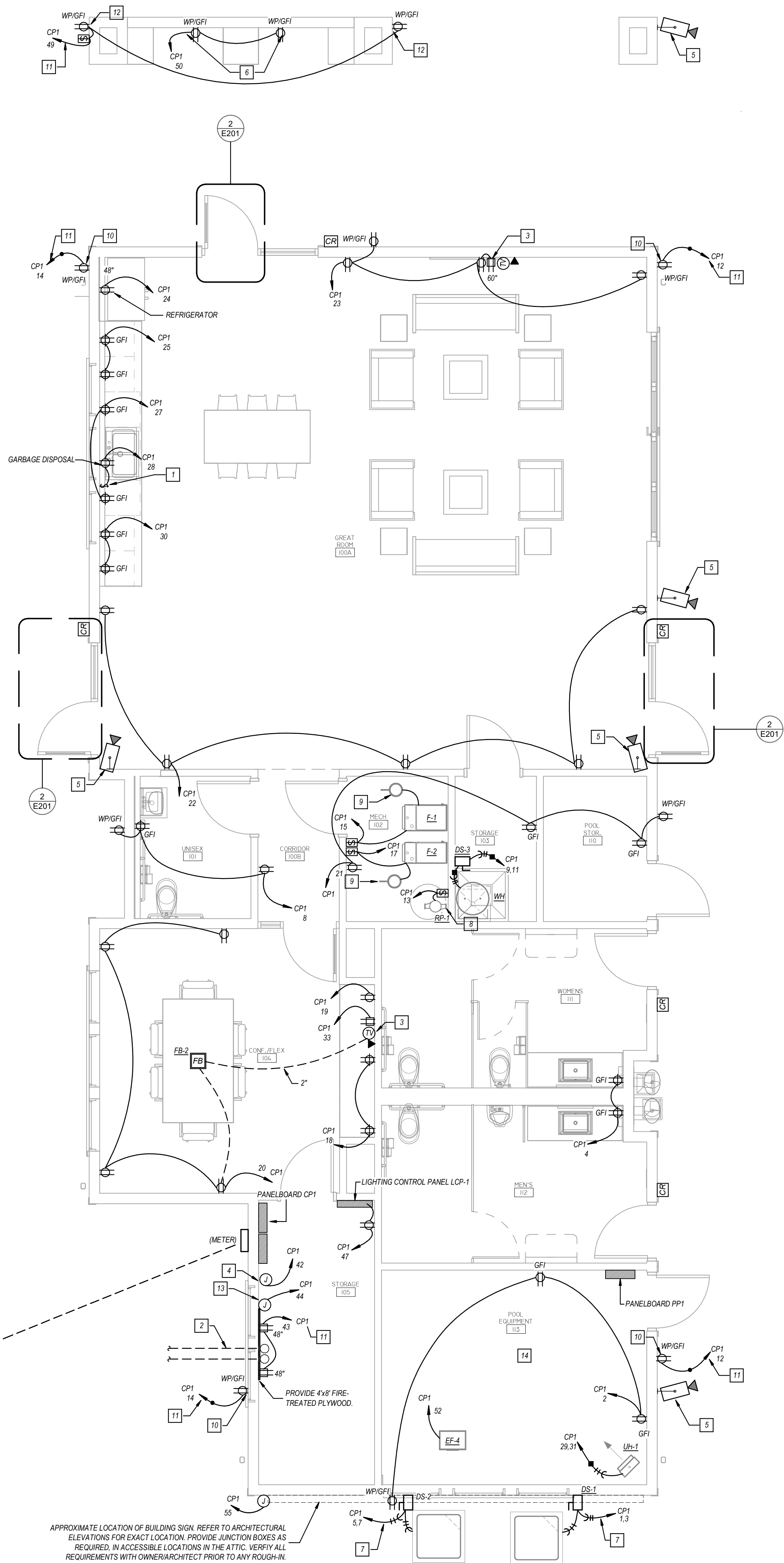
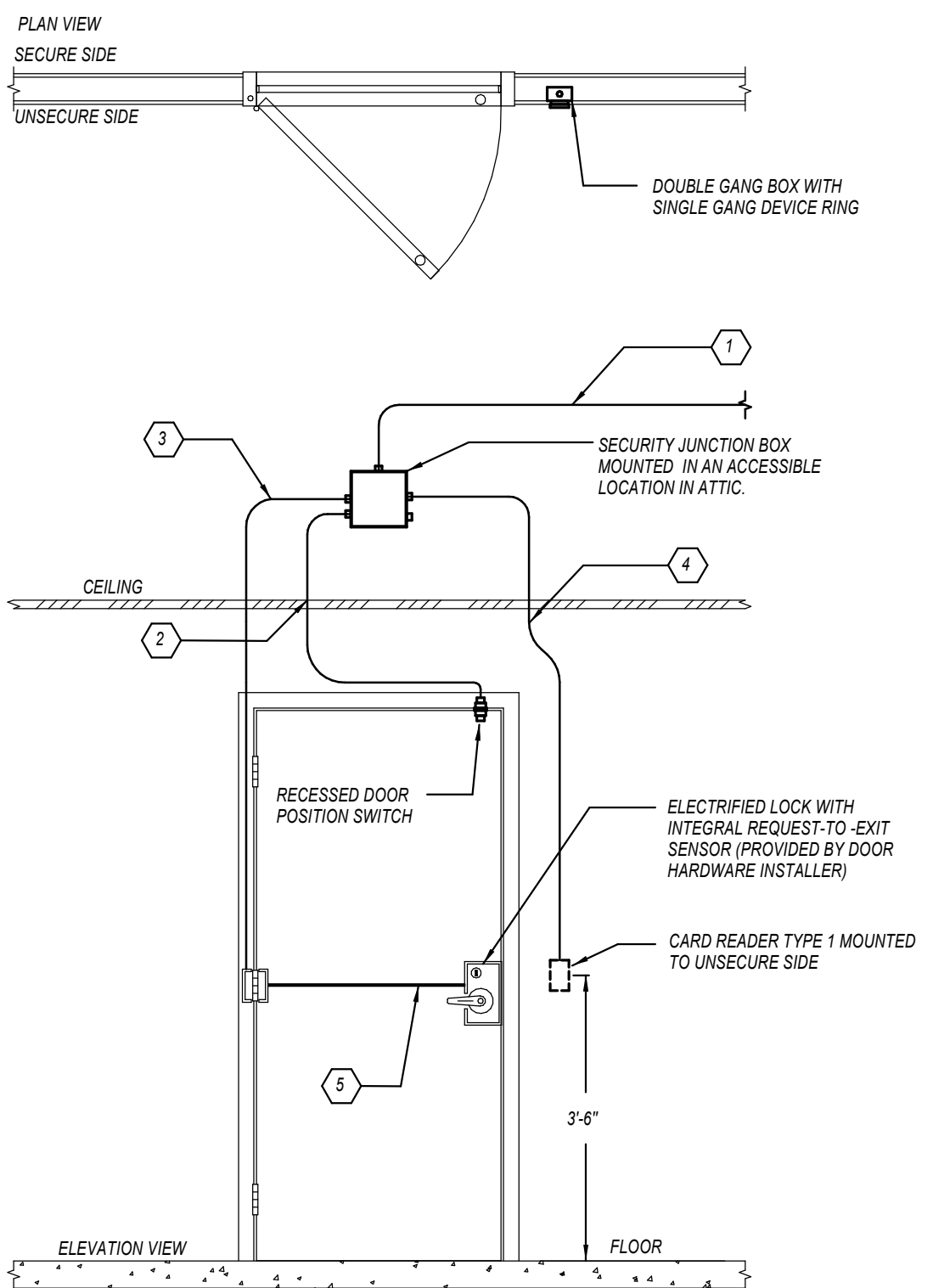
- PROVIDE MANUFACTURERS REQUIRED CABLING FOR INTERCONNECTION OF ALL ACCESS CONTROL SYSTEM COMPONENTS PER SPECIFICATIONS.
- ALL CARD READERS SHALL BE RFI-2 COMPLIANT.
- THESE DIAGRAMS INDICATE ELECTRONIC ACCESS CONTROL SYSTEM COMPONENTS ONLY. REFER TO SPECIFICATIONS FOR OTHER HARDWARE AND CONSTRUCTION REQUIREMENTS.
- ACCESS CONTROL TYPE IS ONLY INDICATES THE SCHEMATIC CONFIGURATION OF ACCESS CONTROL ELECTRONICS AND MOUNTING HARDWARE. REFER TO SECTIONAL OVERHEAD DOOR SPECIFICATION FOR OTHER DOOR / GATE HARDWARE REQUIREMENTS.
- PROVIDE CABLING AND CONNECTIONS TO GATE CONTROLLERS FOR VEHICLE GATES.

ABBREVIATIONS

DP = RECESSED DOOR CONTACT (DOOR POSITION SWITCH)
ES = ELECTRIC STRIKE
CARD = PROXIMITY CARD READER
REQ = REQUEST TO EXIT

2 ACCESS CONTROL DETAIL

NOT TO SCALE



GENERAL POWER NOTES

- REFER TO GENERAL NOTES ON MEP COVER SHEET FOR ADDITIONAL REQUIREMENTS OF WORK.
- COORDINATE EXACT NEMA CONFIGURATIONS OF RECEPTACLES SERVING EQUIPMENT WITH EXACT EQUIPMENT BEING FURNISHED.
- EXACT MECHANICAL EQUIPMENT LOCATIONS MAY NOT BE SHOWN FOR CLARITY. COORDINATE EXACT LOCATIONS OF ALL MECHANICAL EQUIPMENT, DUCT DETECTORS, ETC. WITH MECHANICAL DRAWINGS AND CONTRACTOR.
- COORDINATE EXACT LOCATIONS OF SMOKE DETECTORS WITH CEILING FANS, HVAC DIFFUSERS, SPRINKLER HEADS, ETC. PER NFPA REQUIREMENTS.

KEYED NOTES - POWER

- SWITCH ABOVE COUNTER FOR GARBAGE DISPOSAL. GANG WITH RECEPTACLE ADJACENT.
- TWO (2) 3" CONDUITS FOR TELECOMMUNICATION AND TELEVISION SERVICES. STUB UP TO 12" ABOVE FINISH FLOOR WITH BUSSED ENDS. COORDINATE WITH SERVICE PROVIDER.
- RECEPTACLE TELEVISION AND DATA OUTLETS INSTALLED BEHIND WALL MOUNTED TELEVISION. REFER TO ARCHITECTURAL ELEVATIONS. VERIFY EXACT MOUNTING HEIGHT AND LOCATION WITH OWNER/ARCHITECT. AND ADJUST DEVICE LOCATIONS BASED ON ACTUALLY PROVIDED TELEVISION AND MOUNTING BRACKET. FOR THE TELEVISION OUTLET, PROVIDE 1/2"X3/4"X1/2" BACK BOX WITH 2" CONDUIT KNOCKOUT. AT THE CONVENIENCE ROOM, EXTEND 2" CONDUIT FROM BOX DOWN TO BELOW GRADE AND EXTEND TO FLOOR BOX.
- ROUGH-IN AND CONNECT TO SECURITY PANEL PROVIDED BY OTHERS. COORDINATE EXACT REQUIREMENTS AND LOCATION WITH SECURITY PANEL PROVIDER.
- ROUGH-IN FOR SECURITY CAMERA BY OTHERS. COORDINATE EXACT LOCATION AND NUMBER OF CAMERAS REQUIRED WITH SECURITY CAMERA PROVIDER AND OWNER. EXTEND (1) 3/4" CONDUIT ABOVE/UP ACCESSIBLE CEILING BACK TO MAIN SECURITY PANEL.
- RECEPTACLES FOR GRILLE LOCATION. COORDINATE EXACT LOCATION WITH OWNER/ARCHITECT PRIOR TO ANY ROUGH-IN.
- (2) RS WIRE AND (1) R/S GROUND WITH 3/4" CONDUIT.
- WIRE RAMP THROUGH AQUASTAT FOR CONTROL. COORDINATE ALL REQUIREMENTS WITH PLUMBING CONTRACTOR PRIOR TO ROUGH-IN.
- MOTORIZED DAMPER ON OUTSIDE AIR DUCT. EXTEND WIRING TO FURNACE AND PROVIDE RELAY FOR OPEN/CLOSE CONTROL PER THE OUTSIDE AIR DAMPER WIRING SCHEMATIC ON SHEET A201. DAMPER SHALL OPEN WHEN FURNACE IS ON AND CLOSE WHEN OFF. COORDINATE ALL WORK WITH MECHANICAL CONTRACTOR.
- RECEPTACLE INSTALLED AS HIGH AS POSSIBLE BELOW THE ROOF EAVE. COORDINATE FROM VIEW AS MUCH AS POSSIBLE. FOR CHRISTMAS LIGHTING, LOCATION SHOWN IN APPROXIMATE. VERIFY EXACT LOCATION AND ALL REQUIREMENTS WITH OWNER/ARCHITECT PRIOR TO ANY ROUGH-IN.
- WIRE THROUGH LIGHTING CONTROL PANEL LCP-1.
- RECEPTACLE INSTALLED UP HIGH ON POST AT TRELLIS FRAME FOR TRELLIS LIGHTING STRANDS. COORDINATE EXACT LOCATION WITH OWNER/ARCHITECT PRIOR TO ANY ROUGH-IN.
- PROVIDE 4 POLE LIGHTING CONTACTOR FOR POOL LIGHTING CIRCUITS. WIRE COIL OF CONTACTOR THROUGH LIGHTING CONTROL PANEL LCP-1 FOR TIME/LOCK CONTROL.
- ALL POOL EQUIPMENT PROVIDED. AND ASSOCIATED ELECTRICAL EQUIPMENT AND WIRING BY POOL CONSULTANT.



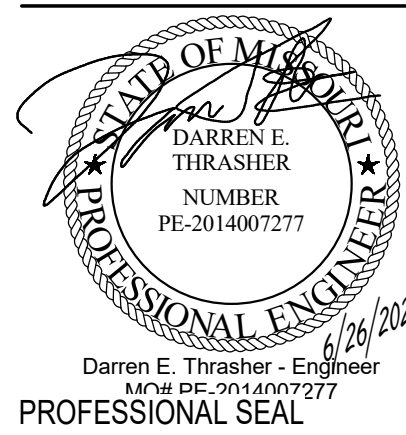
307B SIV Market St., Lee's Summit, Missouri 64063 | 816.249.2270 | www.collinswebb.com

CONSTRUCTION DRAWINGS

BAILEY FARMS CLUBHOUSE
LEE'S SUMMIT, MO

COPYRIGHT © BY
COLLINS WEBB
ARCHITECTURE, LLC

REVISION DATES:



E201

ISSUE DATE: 06/26/2024
COLLINS WEBB #: 23115

POWER PLAN

LIGHT FIXTURE SCHEDULE												
FIXTURE TYPE	MANUFACTURER	CATALOG NUMBER	DESCRIPTION	LED MODULE / DRIVER						REMARKS		
				ID	WATTS	LUMENS	CRI	CCT	DIMMING		VOLTAGE	
A	WILLIAMS	60R SERIES	6" ROUND RECESSED DOWNLIGHT, DIE-FORMED STEEL PAN WITH FINISHED EXTRUDED ALUMINUM PASSIVE HEAT SINK, OPEN, SELF-FLANGED, SEMI-SPECULAR LOW INCANDESCENT FINISH ALUMINUM REFLECTOR WITH WIDE BEAM DISTRIBUTION, 1" D LENS OVER DIODES AND IC-RATED HOUSING	L20	19	1782	80	3000K	0-10V	120	1	
A4	WILLIAMS	60R SERIES	SAME AS TYPE A EXCEPT WITH A DIFFERENT LUMEN PACKAGE	L20	13.8	1497	80	3000K	0-10V	120	1	
A5	WILLIAMS	60R SERIES	6" ROUND RECESSED DOWNLIGHT, DIE-FORMED STEEL PAN WITH FINISHED EXTRUDED ALUMINUM PASSIVE HEAT SINK, OPEN, SELF-FLANGED, SEMI-SPECULAR LOW INCANDESCENT FINISH ALUMINUM REFLECTOR WITH WIDE BEAM DISTRIBUTION AND IC-RATED HOUSING	L30	31.3	2917	80	3000K	0-10V	120	1	
A6	WILLIAMS	60R SERIES	6" ROUND RECESSED DOWNLIGHT, DIE-FORMED STEEL PAN WITH FINISHED EXTRUDED ALUMINUM PASSIVE HEAT SINK, OPEN, SELF-FLANGED, SEMI-SPECULAR LOW INCANDESCENT FINISH ALUMINUM REFLECTOR WITH WIDE BEAM DISTRIBUTION, WET/CO LENS OVER DIODES AND IC-RATED HOUSING	L30	31.3	2917	80	3000K	0-10V	120	1	
B	WILLIAMS	40R SERIES	4.5" ROUND RECESSED DOWNLIGHT, DIE-FORMED STEEL PAN WITH FINISHED EXTRUDED ALUMINUM PASSIVE HEAT SINK, OPEN, SELF-FLANGED, WHITE TEXTURE POWDER COAT FINISH ALUMINUM REFLECTOR WITH MEDIUM BEAM DISTRIBUTION, 1" D LENS OVER DIODES AND IC-RATED HOUSING	L20	19.8	2005	80	3000K	0-10V	120	1	
B2	WILLIAMS	40R SERIES	4.5" ROUND RECESSED DOWNLIGHT, DIE-FORMED STEEL PAN WITH FINISHED EXTRUDED ALUMINUM PASSIVE HEAT SINK, OPEN, SELF-FLANGED, WHITE TEXTURE POWDER COAT FINISH ALUMINUM REFLECTOR WITH NARROW BEAM DISTRIBUTION, WET/CO LENS OVER DIODES AND IC-RATED HOUSING	L20	19.8	2005	80	3000K	0-10V	120	1	
C	PROGRESS	P500150-031-30	24" 3 LIGHT LED SCORCE FOR BATHROOM VANITY, FURNISH WITH DOWNWARD FACING LUMINAIRES, MATTE BLACK SHADES, AND BRUSHED NICKEL FINISH	-	THREE (3) 100 WATT E26 SOCKET	-	-	3000K	0-10V	120	1,2	
F	WILLIAMS	70R SERIES	4.0" LONG STANDARD STRIP FIXTURE WITH ROUND LENS AND SURFACE MOUNTING, ALL PARTS PAINTED WHITE AFTER FABRICATION	L65	42.3	6313	80	3000K	0-10V	120	1	
H	CAPITAL LIGHT FIXTURE COMPANY	428501MB	OWNER FURNISHED, CONTRACTOR INSTALLED PENDANT LIGHT, CONTRACTOR TO PROVIDE LED BULB, MAX 14W PER BULB, COORDINATE WITH OWNER FOR BULB TYPE, COORDINATE EXACT MOUNTING LOCATION WITH ARCHITECT/OWNER	-	168	1500	-	3000K	-	120	1,2,3	
J	MILLENNIUM LIGHTING	R SERIES RWS17-RGN2	17" DIAMETER GOOSENECK WALL MOUNTED SHADE LIGHT, FURNISHED WITH SATIN BLACK FINISH, UL LISTED FOR WET LOCATIONS, VERIFY EXACT MOUNTING LOCATIONS AND HEIGHTS WITH ARCHITECT/OWNER	-	ONE (1) 200 WATT E26 SOCKET	-	-	3000K	-	120	1,2	
K	INVOLE LIGHTING	ARBOR POST TOP SERIES	DECORATIVE POST-TOP SINGLE-HEAD LIGHT, LED, WITH TWO-PIECE IP68 RATED CORROSION RESISTANT ALUMINUM HOUSING, NAVIGATOR LED OPTICS, TYPE II DISTRIBUTION WITH 5" ROUND, ALUMINUM, TAPERED 14-0" TALL POLE BASE WITH COVER	B3	96	8740	80	3000K	0-10V	120	1	
XE	DUAL-LITE	EVC SERIES	COMBINATION EMERGENCY LIGHTING UNIT / EXIT LIGHT, UV-STABLE THERMOPLASTIC HOUSING, FINISH WHITE, ADJUSTABLE PIVOTAL STYLE LIGHTING HEADS WITH GLASS LENS FOR EMERGENCY LIGHT, EXIT SIGN TO HAVE RED LETTERS WITH DIRECTIONAL ARROWS AS INDICATED ON THE PLANS, MAINTENANCE-FREE LITHIUM ION PHOSPHATE BATTERY FOR 90 MINUTE OPERATION OF LAMPS AND EXIT SIGN, FURNISH WITH CAPACITY FOR RECHARGE HEAD, FULLY AUTOMATIC, SOLID-STATE CHARGER WITH TEST SWITCH AND AC-ON INDICATOR	TOTAL POWER CONSUMPTION = 2.4 WATTS				-	-	-	120	-
				EMERGENCY: FOUR (4) HIGH-OUTPUT LEADS				EXIT: FOUR (4) HIGH-OUTPUT LEADS				
ERH		EVO	OUTDOOR REMOTE WITH 2 HEADS, BLACK FINISH	2 WATT HEADS				-	-	-	120	1
E	DUAL-LITE	EVI SERIES	LOW-PROFILE EMERGENCY LIGHTING UNIT, FLAME-RATED, UV-STABLE THERMOPLASTIC HOUSING, TWO (2) SEMI-RECESSED, ADJUSTABLE PIVOTAL HEADS WITH GLASS LENS, WHITE FINISH, MAINTENANCE-FREE BATTERY FOR 90 MINUTE OPERATION OF LAMPS, INTERNAL TEST SWITCH, SELF-DIAGNOSTICS AND AC-ON INDICATOR	2 WATT HEADS				-	-	-	120	1

REMARKS:
1. FURNISH WITH AND INSTALL ALL NECESSARY HARDWARE AND MOUNTING BRACKETS.
2. FURNISH WITH CREE SCREW-IN BASE OMNIDIRECTIONAL LED LAMPS IN LIEU OF INCANDESCENT LAMPS. USE 9W LAMPS FOR 60W INCANDESCENT, 6W FOR 40W, 13.5W FOR 75W, AND 18W FOR 100W.
3. FIXTURE IS OWNER-PROVIDED, CONTRACTOR INSTALLED. COORDINATE EXACT ROUGH-IN REQUIREMENTS PRIOR TO CONSTRUCTION.

GENERAL NOTES (APPLICABLE TO ALL FIXTURES):
1. EQUALS ARE ACCEPTABLE ON ALL LIGHT FIXTURES UNLESS SPECIFICALLY NOTED OTHERWISE. REFER TO SPECIFICATIONS FOR APPROVED EXISTING MANUFACTURERS.
2. ALL DRIVERS ARE INTEGRAL TO FIXTURE UNLESS NOTED OTHERWISE. REFER TO SPECIFICATIONS FOR ADDITIONAL FIXTURE/DRIVER/BALLAST REQUIREMENTS.
3. ALL FIXTURES WITH PAINTED METAL PARTS SHALL BE PAINTED AFTER FABRICATION.
4. LUMENS LISTED FOR LED FIXTURES ARE GENERALLY OBTAINED FROM MANUFACTURER'S DATA SHEET. VERIFY EXACT MOUNTING LOCATIONS AND HEIGHTS WITH ARCHITECT/OWNER.
5. ALL EXTERIOR LED FIXTURES ARE FULL CUTOFF UNLESS NOTED OTHERWISE.
6. ALL FIXTURES IN FOOD PREPARATION OR SERVING AREAS SHALL BE FURNISHED WITH SHATTER-RESISTANT LAMPS UNLESS NOTED.
7. ALL FIXTURES SHALL BE IC RATED OR PROVIDED WITH INSULATION SHIELDS WHEN INSTALLED IN INSULATED AREAS OF THE TRUSS SPACE.
8. FOR ALL FIXTURES INSTALLED IN RATED ASSEMBLIES, FURNISH AND INSTALL APPROVED FIRE BARRIER (E.Z. BARRIER OR TENMAF T109 SERIES) OVER FIXTURE TO MAINTAIN 1 HOUR CEILING ASSEMBLY RATING.
9. FIXTURE TO BE SELECTED BY OWNER AND FURNISHED AND INSTALLED BY CONTRACTOR.

SINGLE-SECTION PANELBOARD SCHEDULE									
PANEL DESIGNATION: PP1									
MOUNTING: SURFACE LOCATION: POOL EQUIPMENT									
MAIN LUG AMPS: 125 MAIN BREAKER: MLO VOLTAGE: 240/120 PHASE/WIRE: 1Ø, 3W									
DESCRIPTION	PHASE		C/B		CIRCUIT #	C/B		PHASE	
	A	B	TRIP	POLE		POLE	TRIP	A	B
SPARE	-	-	20	1	1	20	1	-	-
SPARE	-	-	20	1	3	4	1	-	-
SPARE	-	-	20	1	5	6	1	-	-
SPARE	-	-	20	1	7	8	1	-	-
SPARE	-	-	20	1	9	10	1	-	-
SPARE	-	-	20	1	11	12	1	-	-
SPARE	-	-	20	1	13	14	1	-	-
SPARE	-	-	20	1	15	16	1	-	-
SPARE	-	-	20	1	17	18	1	-	-
SPACE	-	-	-	1	19	20	1	-	-
SPACE	-	-	-	1	21	22	1	-	-
SPACE	-	-	-	1	23	24	1	-	-
SPACE	-	-	-	1	25	26	1	-	-
SPACE	-	-	-	1	27	28	1	-	-
SPACE	-	-	-	1	29	30	1	-	-
SPACE	-	-	-	1	31	32	1	-	-
SPACE	-	-	-	1	33	34	1	-	-
SPACE	-	-	-	1	35	36	1	-	-
SPACE	-	-	-	1	37	38	1	-	-
SPACE	-	-	-	1	39	40	1	-	-
SPACE	-	-	-	1	41	42	1	-	-
TOTALS	0	0				0	0	TOTALS	

PANELBOARD SIZING LOAD			
LOAD DESCRIPTION	CONNECTED	DEMAND	CODE MIN. (VA)
LIGHTS	0	1.25	0
RECEPTACLES	0	1Ø/VA + 50% REST	0
MOTORS	0	1Ø/LARGEST + SUM OF REST	0
AIR CONDITIONING	0	1.00	0
SPACE HEATING	0	0.00	0
CONTINUOUS	0	1.25	0
NON-CONTINUOUS	0	1.00	0
POOL EQUIPMENT	16,000	1.00	16,000
MISC. LOADS 2	0	1.00	0
SIZING LOAD:		16,000	
SIZING LOAD (AMPS):		67	

CONNECTED PHASE LOADS		
PHASE	VA	AMPS
A	0	0.0
B	0	0.0
TOTALS	0	0.0

REMARKS:
1. SQUARE D IQ PANELBOARD OR EQUAL.

TWO-SECTION PANELBOARD SCHEDULE									
PANEL DESIGNATION: CP1									
MOUNTING: SURFACE LOCATION: STORAGE									
MAIN LUG AMPS: 400 MAIN BREAKER: 400 VOLTAGE: 240/120 PHASE/WIRE: 1Ø, 3W									
DESCRIPTION	PHASE		C/B		CIRCUIT #	C/B		PHASE	
	A	B	TRIP	POLE		POLE	TRIP	A	B
CONDENSING UNIT CU-1	2553	2553	30	2	1	2	1	20	300
CONDENSING UNIT CU-2	1987	1987	30	2	3	4	1	20	180
WATER HEATER WH	2250		25	2	5	6	1	20	180
RECIRC PUMP RP-1	100	2250	15	1	7	8	1	20	180
FURNACE F-1	1175		20	1	9	10	1	20	300
FURNACE F-2	1175		20	1	11	12	1	20	300
RECEPT. COMP-FLEX	180		20	1	13	14	1	20	300
RECEPT. MECHSTOR	720		20	1	15	16	1	20	300
RECEPT. GREAT ROOM	900		20	1	17	18	1	20	300
RECEPT. GREAT ROOM COUNTER	180		20	1	19	20	1	20	180
RECEPT. GREAT ROOM COUNTER	180		20	1	21	22	1	20	180
ELECTRIC UNIT HEATER UH-1	2500	2500	30	2	23	24	1	20	180
RECEPT. COMP-FLEX	360		20	1	25	26	1	20	300
LTS - POOL EQUIP/STOR	90		20	1	27	28	1	20	180
LTS - MEN/WOMENS	942		20	1	29	30	1	20	180
LTS - CONSUMPTION	280		20	1	31	32	1	20	180
LTS - MECHSTOR/POOL STOR	186		20	1	33	34	1	20	180
TOTALS	12644	11595				1182	394	TOTALS	

SECOND SECTION: CP1									
MOUNTING: SURFACE LOCATION: STORAGE									
MAIN LUG AMPS: 400 MAIN BREAKER: - VOLTAGE: 240/120 PHASE/WIRE: 1Ø, 3W									
DESCRIPTION	PHASE		C/B		CIRCUIT #	C/B		PHASE	
	A	B	TRIP	POLE		POLE	TRIP	A	B
RECEPT. STORAGE	720	-	20	1	43	44	1	20	180
SPACE HEATING	-	-	20	1	45	46	1	20	34
LIGHTING CONTROL PANEL LCP1	300	-	20	1	47	48	1	20	1003
LTS - COOKING AREA	360	360	20	1	49	50	1	20	360
LTS - TRILLIS LIGHTING	360		20	1	51	52	1	15	77
STEEL MOUNTING SIGN	1200		20	1	53	54	1	20	180
BUILDING SIGN	1200		20	1	55	56	1	20	180
SPACE	-	-	20	1	57	58	1	20	180
SPACE	-	-	20	1	59	60	1	20	180
SPACE	-	-	20	1	61	62	1	20	180
SPACE	-	-	20	1	63	64	1	20	180
SPACE	-	-	20	1	65	66	1	20	180
SPACE	-	-	20	1	67	68	1	20	180
SPACE	-	-	20	1	69	70	1	20	180
SPACE	-	-	20	1	71	72	1	20	180
SPACE	-	-	20	1	73	74	1	20	180
SPACE	-	-	20	1	75	76	1	20	180
SPACE	-	-	20	1	77	78	1	20	180
PANELBOARD PP1	0	0	100	2	79	80	1	-	-
SPACE	-	-	20	1	81	82	1	-	-
SPACE	-	-	20	1	83	84	1	-	-
TOTALS	2180	1560				1182	394	TOTALS	

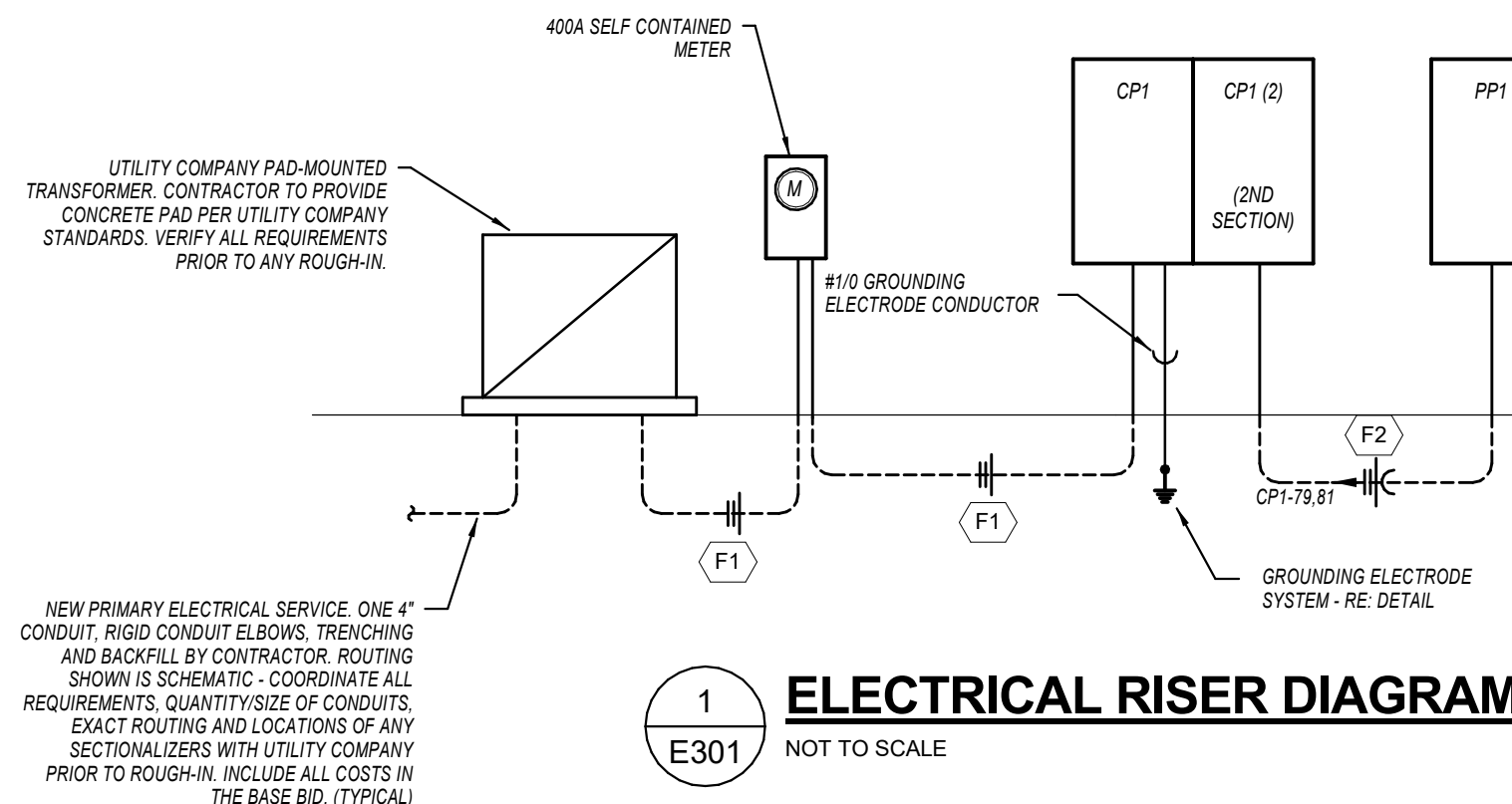
PANELBOARD SIZING LOAD			
LOAD DESCRIPTION	CONNECTED	DEMAND	CODE MIN. (VA)
LIGHTS	10,742	1.25	13,428
RECEPTACLES	8,760	1Ø/VA + 50% REST	8,760
MOTORS	2,152	1Ø/LARGEST + SUM OF REST	2,646
AIR CONDITIONING	8,100	1.00	8,100
SPACE HEATING	5,000	0.00	0
CONTINUOUS	4,877	1.25	5,846
NON-CONTINUOUS	200	1.00	200
POOL EQUIPMENT	16,000	1.00	16,000
MISC. LOADS 2	0	1.00	0
SIZING LOAD:		54,980	
SIZING LOAD (AMPS):		229	

CONNECTED PHASE LOADS		
PHASE	VA	AMPS
A	19,882	165.7
B	19,849	165.2
TOTALS	39,731	166.0

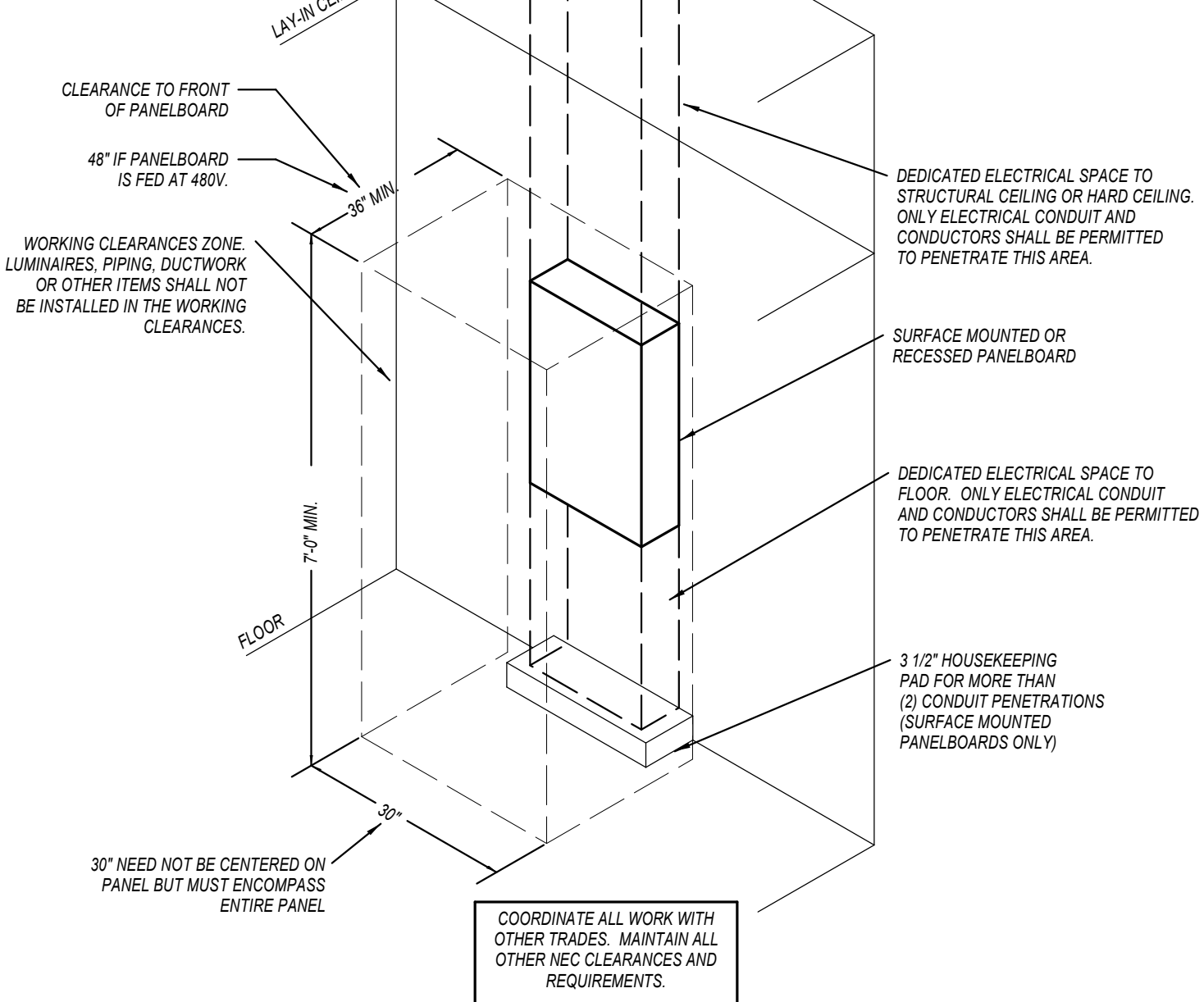
REMARKS:
1. SQUARE D IQ PANELBOARD OR EQUAL.
2. PANELBOARD SHALL BE SUITABLE FOR USE AS SERVICE ENTRANCE EQUIPMENT.

EQUIPMENT FAULT CURRENT RATING SCHEDULE			
EQUIPMENT	SCA **	SCCR	NOTES
PANELBOARD CP1	20,000	42,000	1,2
PANELBOARD PP1	15,000	22,000	1

NOTES:
1. RATING BASED ON AN ASSUMED FAULT AT UTILITY CO. TRANSFORMER OF 43,490 AIC.
2. BRANCH BREAKERS IN EQUIPMENT MAY BE SERIES RATED.
** CALCULATIONS PERFORMED USING BUSSMANN POINT-TO-POINT METHOD.

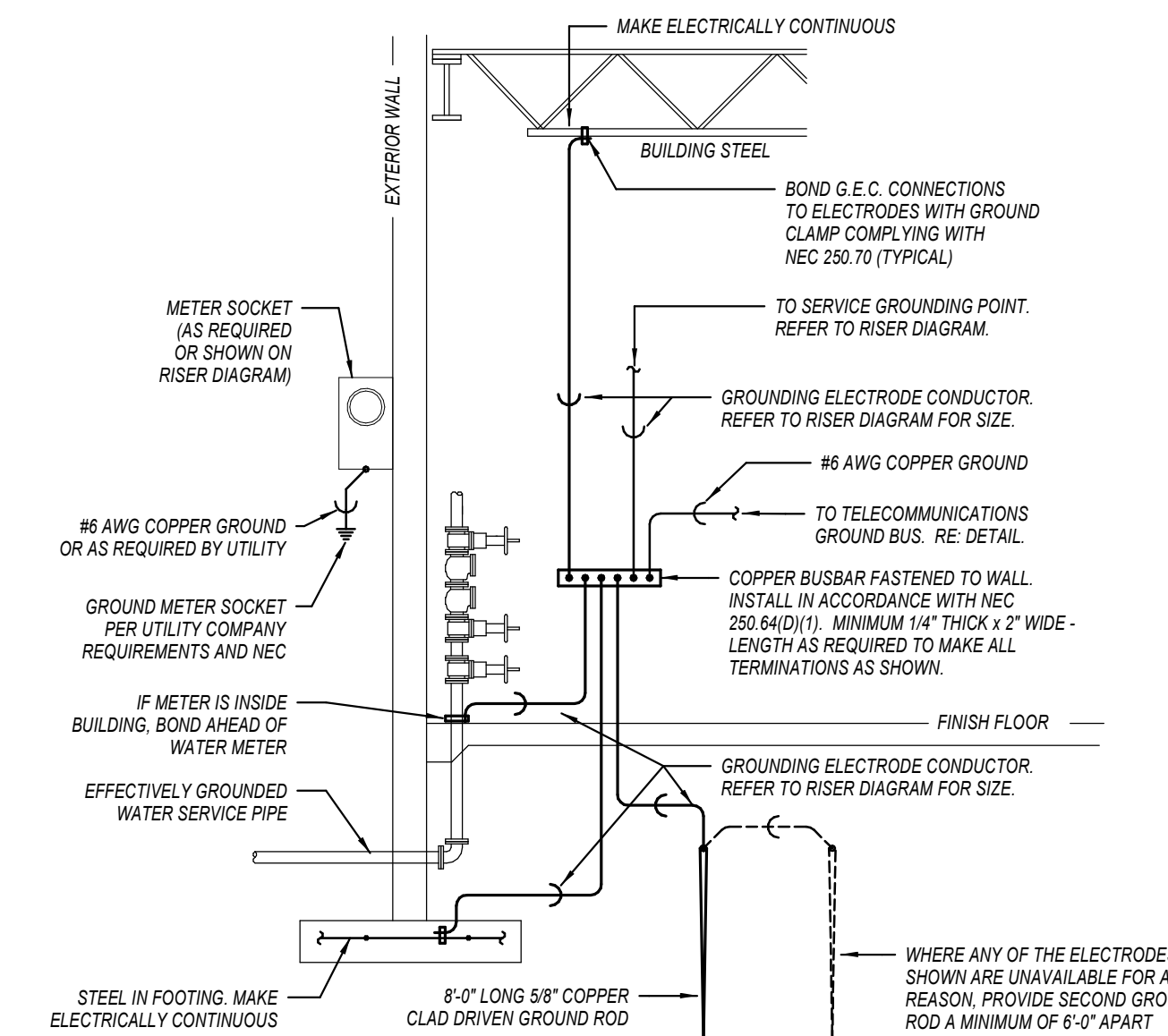


EQUIPMENT FEEDER SCHEDULE						
FEEDER NO.	EQUIPMENT	LOAD (AMPS)	SETS	# OF WIRES	FEEDER	CONDUIT
F1	PANELBOARD CP1	218.8	1	3	500 MCM	- COPPER 3" RMC-40
F2	PANELBOARD PP1	66.7	1	3	#1 COPPER	1-1/2" EMT

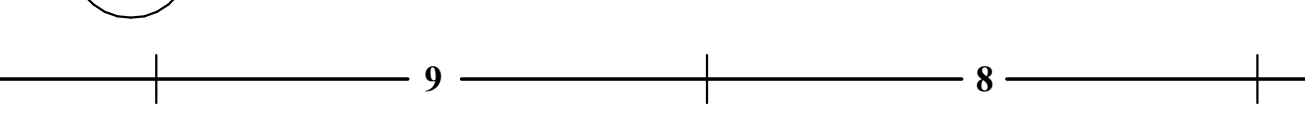


2 TYPICAL PANELBOARD INSTALLATION DETAIL
E301 NOT TO SCALE

4 MOUNTING HEIGHTS FOR WALL-MOUNTED DEVICES
E301 NOT TO SCALE



3 ELECTRICAL SERVICE GROUNDING DETAIL
E301 NOT TO SCALE



5 POLE BASE DETAIL
E301 NOT TO SCALE

