HOUSING OPPORTUNITIES INC.

EASTRIDGE VILLAS II LLC

SCOTT CITY, **22-3223** **KANSAS**

REFERENCE LEGEND

- 1–A1 — DETAIL REFERENCE REF # – SHT. #
- A–A1 SIM — DETAIL REFERENCE REF # – SHT #
- 100'–0" FIN. FLR. — ELEVATION DESIGNATION
- 1 — DOOR MARK
- A — WINDOW MARK
- CUT LINE
- 4 — PARTITION MARK
- 1 — REVISIONS
- WAITING 101 — ROOM NAME & NUMBER
- A–A1 — PROJECTED VIEW OF PHOTOGRAPH REF # – SHT. #
- PROJECT NORTH
- TRUE NORTH
- DRAWING NAME
- A DETAIL SCALE — DRAWING SCALE; DRAWING REF #

JonesGillamRenz

730 N. Ninth St.
Salina, KS 67401
785.827.0386

1881 Main Street, Suite 301
Kansas City, MO 64108
jgr@jgrarchitects.com

SHEET INDEX

GENERAL

- COVER
- 1 ALTA SURVEY
- ADA 2010 ADA DIAGRAMS

CIVIL

- 01 GENERAL NOTES/COVER
- 02 GENERAL SITE LAYOUT
- 03 PAVEMENT DETAILS
- 04 TYPICAL DETAILS
- 05 INTERSECTION DETAILS
- 06 8TH STREET PLAN & PROFILE
- 07 BIRCH STREET PLAN & PROFILE
- 08 SITE PLAN
- 09 SITE PLAN
- 10 GRADING & EROSION CONTROL PLAN
- 11 GRADING & EROSION CONTROL PLAN
- 12 SANITARY SEWER LINE "A" PLAN & PROFILE
- 13 SANITARY SEWER LINE "A" PLAN & PROFILE
- 14 SANITARY SEWER DETAILS
- 15 WATER LINE "A" PLAN & PROFILE
- 16 WATER LINE "A" PLAN & PROFILE
- 17 WATER LINE DETAILS
- 18 WATER LINE SERVICE DETAIL
- 19 8TH STREET CROSS SECTION
- 20 BIRCH STREET CROSS SECTION

ARCHITECTURAL

- A1.1 SITE PLAN
- A2.1 2–BED DUPLEX – FLOOR PLANS
- A2.2 2–BED DUPLEX – ELEVATIONS AND SCHEDULES
- A2.3 2–BED DUPLEX – ROOF PLAN AND WALL SECTIONS
- A2.4 2–BED DUPLEX – CASEWORK/INTERIOR ELEVATIONS AND DETAILS
- A3.1 COMMUNITY BUILDING – FLOOR PLAN, CASEWORK/INTERIOR ELEVATIONS AND DETAILS
- A3.2 COMMUNITY BUILDING – ELEVATIONS AND SCHEDULES
- A3.3 COMMUNITY BUILDING – ROOF PLAN AND WALL SECTIONS

STRUCTURAL

- S0.1 STRUCTURAL GENERAL NOTES & SCHEDULES
- S0.2 MISCELLANEOUS FRAMING DETAILS & SCHEDULE
- S2.1 2–BED DUPLEX – FOUNDATION PLAN
- S2.2 2–BED DUPLEX – ROOF FRAMING PLAN
- S3.1 COMMUNITY BUILDING – FOUNDATION PLAN
- S3.2 COMMUNITY BUILDING – ROOF FRAMING PLAN
- S4.1 MISCELLANEOUS SLAB DETAILS
- S4.2 FOOTING & FOUNDATION DETAILS
- S5.1 ROOF FRAMING DETAILS

MECHANICAL

- M0.1 MECHANICAL SPECIFICATIONS
- M1.1 2–BED DUPLEX – HVAC PLAN AND SCHEDULES
- M1.2 COMMUNITY BUILDING – HVAC PLAN AND SCHEDULES

PLUMBING

- P1.1 2–BED DUPLEX – DOMESTIC WATER PLAN, WASTE AND VENT PLAN
- P1.2 COMMUNITY BUILDING – DOMESTIC WATER PLAN, WASTE AND VENT PLAN
- P6.1 FIXTURE SCHEDULES AND MISCELLANEOUS DIAGRAMS

ELECTRICAL

- E0.1 ELECTRICAL SPECIFICATIONS
- E1.1 2–BED DUPLEX – ELECTRICAL PLAN, PANEL SCHEDULE, RISER DIAGRAM
- E1.2 COMMUNITY BUILDING – ELECTRICAL PLAN, PANEL SCHEDULE, RISER DIAGRAM
- E6.1 LIGHT FIXTURE SCHEDULE

MATERIAL LEGEND

- BATT INSULATION
- BRICK MASONRY
- COMPACTED EARTH
- RIGID INSULATION
- POURED CONCRETE
- WALL W/ BRICK VENEER
- METAL STUD WALL
- CONCRETE WALL
- WOOD STUD WALL
- C.M.U. WALL
- PLYWOOD
- ROUGH WOOD
- FINISH WOOD
- METAL STUD
- GLASS LARGE SCALE
- STRUCTURAL STEEL
- CONC. MASONRY UNIT SECTION
- MTL JOIST
- MTL FURRING
- PRECAST CONC. SLAB

LOCATION MAP AND PROJECT INFORMATION

ARCHITECT – JONES GILLAM RENZ ARCHITECTS, JEFF GILLAM	DATE
INSPECTION ARCHITECT	DATE
DESIGN ENGINEER – BOB D. CAMPBELL & CO., INC., CHRIS BEVERLIN	DATE
DESIGN ENGINEER – LST ENGINEERS, JOHN LEWIS–SMITH	DATE
OWNER – HOUSING OPPORTUNITIES INC.	DATE
CONTRACTOR	DATE
BONDING COMPANY	DATE

BUILDING	QUANITY	NET SF EACH	GROSS SF		TOTAL NET SF	TOTAL GROSS SF	
			int. sf w/ garage	ext. sf of bldg		int. sf w/ garage	ext. sf of bldg
2BED DUPLEX	4	2,116 sf (heated)	2,747 sf	2,825 sf	16,928 sf (heated)	21,976 sf (int. sf w/ garage)	22,600 sf
COMMUNITY BUILDING	1	1,925 sf (heated)		2,000 sf	1,925 sf (heated)		2,000 sf
TOTAL					18,853 sf		24,600 sf

TOTAL LOT SIZE	TOTAL COVERAGE	% OF COVERAGE
78,772 sf	24,600 sf (buildings only)	31%

NOTES

- COVERED PARKING
  - 2Bed DUPLEX – 1 PER UNIT @ GARAGE
- UNCOVERED PARKING
  - 2Bed DUPLEX – 1 PER UNIT @ DRIVEWAY
- ACCESSIBLE PARKING
  - NO ON STREET PARKING PROVIDED BUILDING CODES
- ENFORCED BY LOCAL GOVERNMENT
- ACCESSIBLE STANDARDS
  - REFERENCE FAIR HOUSING STANDARDS

ENERGY CODE COMPLIANCE CERTIFICATION

Architect

The housing units designed for the Eastridge Villas II in Scott City, Kansas application will comply with the requirements of the 2018 International Energy Conservation Code and with Energy Star 3.1 (Revision 11) the current edition of the Council of American Building Officials (CABO) Model Energy Code (MEC) and other recommended practices set forth by the Kansas Housing Resources Corporation in its Tax Credit Program Allocation Plan.

ABBREVIATIONS

&	AND
∠	Angle
@	At
℄	Centerline
ø	Diameter or Round
#	Pound or Number
Acous.	Acoustical
Adj.	Adjustable
A.F.F.	Above Finished Floor
Aggr.	Aggregate
Al.	Aluminium
Approx.	Approximate
Arch.	Architect or Architectural
Asb.	Asbestos
Asph.	Asphalt
A.V.	Audio Visual
Bd.	Board
Bitum.	Bituminous
Bldg.	Building
Blk.	Block
Blk'g.	Blocking
Bm.	Beam
Bot.	Bottom
BO	BY OWNER
Brg.	Bearing
Brk.	Brick
Cab.	Cabinet
Clg.	Ceiling
Clr.	Clear
Cntr.	Counter
Col.	Column
Conc.	Conc. Concrete
C.T.	Ceramic Tile
CMU	Concrete Masonry Unit
Ctr.	Center
Dbl.	Double
Det.	Detail
D.F.	Drinking Fountain
Dia.	Diameter
Dim.	Dimension
Dn.	Down
Dr.	Door
Ds.	Downspout
Dwg.	Drawing
Dwr.	Drawer
(E)	Existing
E.	East or Existing
Ea.	Each
E.J.	Expansion Joint
El.	Elevation
Elec.	Electrical
Elev.	Elevator
Eq.	Equal
Equip.	Equipment
E.W.	Each Way
E.W.C.	Elec. Water Cooler
Exist.	Existing
Expo.	Exposed
Exp.	Expansion
Ext.	Exterior
F.A.	Fire Alarm
F.D.	Floor Drain
Fdn.	Foundation
F.E.	Fire Extinguisher
F.E.C.	F.E. Cabinet
Fin.	Finish
Fl.	Floor
Flash.	Flashing
Fl.	Flow line
Ft.	Foot or feet
Ftg.	Footing
Furr.	Furring
Fut.	Future
Ga.	Gauge
Galv.	Galvanized
G.B.	Grab Bar
Gl.	Glass
Gnd.	Ground
Gr.	Grade
Gyp.	Gypsum
H.B.	Hose Bibb
H.C.	Hollow Core
Hdwd.	Hardwood
Hdwr.	Hardware
H.M.	Hollow Metal
Horiz.	Horizontal
Hr.	Hour
Hgt.	Height
I.D.	Inside Diameter
Insul.	Insulation
Int.	Interior
Jan	Janitor
Jt.	Joint
Kit.	Kitchen
Lab.	Laboratory
Lam.	Laminate
Lav.	Lavatory
Lkr.	Locker
Lt.	Light
Mas.	Masonry
Max.	Maximum
M.C.	Medicine Cabinet
Mech.	Mechanical
Memb.	Membrane
Met.	Metal
Mfr.	Manufacturer
Mh.	Manhole
Min.	Minimum
Mir.	Mirror
Misc.	Miscellaneous
M.O.	Masonry Opening
Mtd.	Mounted
N.	North
N.I.C.	Not In Contract
No. or #	Number
Nom.	Nominal
N.T.S.	Not To Scale
O/	On or Over
Obs.	Obscure
O.C.	On Center
O.D.	Diameter
Off.	Office
Opng.	Opening
Opp.	Opposite
P.	Paint
Pl.	Plate
P.Lam.	Plastic Laminate
Plas.	Plaster
Plywd.	Plywood
Pr.	Pair
Pt.	Point
P.T.D.	Paper Towel Dispenser
Ptn.	Partition
P.T.R.	Paper Towel Receptacle
Q.T.	Quarry Tile
R.	Riser
Rad.	Radius
R.D.	Roof Drain
Ref.	Reference
Reinf.	Reinforced
Req'd	Required
Resil.	Resilient
Rm.	Room
R.O.	Rough Opening
S.	South
S.B.	Splash Block
S.C.	Solid Core
Sched.	Schedule
S.D.	Soap Dispenser
Sect.	Section
Shr.	Shower
Sht.	Sheet
Sim.	Similar
S.N.D.	Sanitary Napkin Disp.
S.N.R.	Sanitary Napkin Recep.
Spec.	Specification
Sq.	Square
SST.	Stainless Steel
Std.	Standard
Stl.	Steel
Stor.	Storage
Strl.	Structural
Susp.	Suspended
S.V.	Sheet Vinyl
Sym.	Symmetrical
Tex.	Texture
T.B.	Towel Bar
T.Bd.	Tack Board
Temp.	Tempered
T.&G.	Tongue & Groove
Thk.	Thick
T.O.M.	Top Of Masonry
T.O.S.	Top Of Steel
T.P.	Top Of Pavement
T.P.D.	Toilet Paper Dispenser
T.V.	Television
T.W.	Tackwall
Typ.	Typical
Trd.	Tread
U.O.N.	Unless Otherwise Noted
Ur.	Urinal
V.C.T.	Vinyl Composition Tile
V.T.	Vinyl Tile
V.B.	Vapor Barrier
Vert.	Vertical
Vest.	Vestibule
Vyl.	Vinyl
W.	West
w/	With
w/o	Without
W.C.	Wall Covering
Wd.	Wood
Wp.	Waterproof
Wdw.	Window
Wsct.	Wainscot
Wt.	Weight

CONSULTANTS

Structural Engineer ;

Bob D. Campbell & Co., Inc.
4338 Belleview
Kansas City, MO 64111
816.531.4144; FAX 816.531.8572
info@bdc-engrs.com

Mechanical & Electrical Engineer ;

LST Consulting Engineers, PA
4809 Vue Du Lac Place, Suite 301
MANHATTAN, KS. 66503
785.587.8042; FAX 785.587.8039
mail@LSTengineers.com

PERMIT SET 1-19-2024

ALTA/NSPS LAND TITLE SURVEY

LOTS 8 THRU 18 ALL IN BLOCK 13, EASTRIDGE SUBDIVISION TO THE CITY OF SCOTT CITY, SCOTT COUNTY, KANSAS

VICINITY MAP
CITY OF SCOTT CITY, KANSAS

LINE TABLE		
LINE	BEARING	LENGTH
L1	N 89°54'38" W(M)	30.0'(D) 30.09'(M)

LEGEND

- MONUMENT FOUND
- 1/2" X 24" REBAR W/ "KVE CLS20" CAP SET
- (P) PLATTED DISTANCE PER EASTRIDGE SUBDIVISION
- (M) MEASURED BEARING AND DISTANCE
- UTILITY POLE
- UTILITY POLE W/ TRANSFORMER
- LAMP POST
- ELECTRIC METER
- GUY ANCHOR
- OU — OVERHEAD UTILITY LINES (# OF LINES)
- TELEPHONE PEDESTAL
- SANITARY SEWER MANHOLE
- SANITARY SEWER LIFT STATION
- S — SANITARY SEWER LINE
- CONTROL BOX
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- W(R) — WATER LINE PER RECORD
- GAS SIGN
- GAS METER
- STEEL BOLLARD
- SIGN
- DECIDUOUS TREE – SIZE
- (10) SCHEDULE B IDENTIFIER
- B/B BACK OF CURB TO BACK OF CURB
- TREE LINE
- 2963.52 + SPOT ELEVATION AT GROUND/PAVEMENT
- 62.78 / 62.50 SPOT ELEVATION AT TOP AND FLOW LINE OF CURB (ADD 2900)
- 2963 — 1' CONTOUR INTERVAL
- (A) POTENTIAL ENCROACHMENT

TABLE "A" NOTES:

TABLE A ITEMS NOT ADDRESSED BELOW ARE ADDRESSED ON THE FACE OF THE SURVEY OR UNDER OTHER HEADINGS ON THIS OR OTHER SHEETS.

2. ADDRESS: NOT POSTED
4. GROSS LAND AREA: 78,772 SQUARE FEET, OR 1.81 ACRES, MORE OR LESS
7. NO BUILDINGS EXIST ON SURVEYED PROPERTY.
9. THERE ARE NO DESIGNATED PARKING AREAS LOCATED ON SURVEYED PROPERTY.
10. CLIENT DID NOT DESIGNATE ANY PARTY WALLS.

11(a). NOT PROVIDED BY CLIENT
12. NO GOVERNMENT AGENCY ITEMS SPECIFIED OR PRODUCED BY CLIENT.
16. THERE WAS NO OBSERVABLE EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS.
17. AT THE TIME OF SURVEY THE SURVEYOR WAS NOT MADE AWARE OF PROPOSED CHANGES IN STREET RIGHT-OF-WAY LINES. THERE WAS NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
18. NO PLOTTABLE EASEMENTS PROVIDED OR OBTAINED BY THIS SURVEYOR.

SURVEY REFERENCE:

1. EASTRIDGE SUBDIVISION RECORDED IN THE SCOTT COUNTY REGISTER OF DEEDS OFFICE IN BOOK 2 PAGE 71.

FLOOD STATEMENT:

THE ACCURACY OF ANY FLOOD HAZARD DATA SHOWN HEREON IS SUBJECT TO MAP SCALE UNCERTAINTY AND TO ANY OTHER UNCERTAINTY IN LOCATION OR ELEVATION ON THE REFERENCED FLOOD INSURANCE RATE MAP. THE SURVEYED PROPERTY LIES WITHIN OTHER AREAS OF UNMAPPED AS SAID PROPERTY PLOTS BY SCALE ON THE FLOOD INSURANCE RATE MAP.

ZONING:

PER ZONING LETTER DATED APRIL 14, 2023, PROVIDED BY CLIENT.

EXISTING ZONING: R-2 TWO FAMILY RESIDENTIAL DISTRICT

(PER SCOTT CITY WEBSITE)
MINIMUM FRONT YARD SETBACK: 30 FEET
MINIMUM SIDE YARD SETBACK: 8 FEET
MINIMUM REAR YARD SETBACK: 25 FEET FOR PRINCIPAL STRUCTURES

GENERAL NOTES:

1. THIS SURVEY WAS EXECUTED IN ACCORDANCE WITH LAWS AND MINIMUM STANDARDS FOR THE STATE OF KANSAS.
2. KANSAS ONE-CALL TICKET # 23481763
3. ALL BOUNDARY LINES OF THE SURVEYED PROPERTY ARE CONTIGUOUS WITH THE ADJOINING PARCELS.
4. THE PROPERTY HAS DIRECT ACCESS TO EIGHTH STREET, A DEDICATED (PUBLIC STREET) BY WAY OF PLAT RECORDED IN THE SCOTT COUNTY REGISTER OF DEEDS OFFICE IN PLAT BOOK: 2, PAGE: 71).

ONE CALL KANSAS
CALL (811)

UNDERGROUND UTILITY STATEMENT:

WITH REGARD TO UNDERGROUND UTILITIES, INFORMATION FROM THE SOURCES LISTED HEREON WILL BE COMBINED WITH OBSERVED EVIDENCE OF UTILITIES PURSUANT TO SECTION 5.E.IV. OF THE MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED. IN ADDITION, IN SOME JURISDICTIONS, 811 OR OTHER SIMILAR UTILITY LOCATE REQUESTS FROM SURVEYORS MAY BE IGNORED OR RESULT IN AN INCOMPLETE RESPONSE. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY. ONE CALL TICKET NUMBER 23481763

TITLE COMMITMENT:

FIRST AMERICAN TITLE INSURANCE COMPANY NATIONAL COMMERCIAL SERVICES
COMMITMENT NO: NCS-1188907-OMHA
EFFECTIVE DATE: SEPTEMBER 19, 2023 @ 8:00 AM

SCHEDULE B – SECTION II ITEMS:

PER PARAGRAPH 6.C.ii OF THE MINIMUM STANDARDS DETAILS REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, EASEMENTS AND OTHER SURVEY-RELATED MATTERS BURDENING THE SURVEYED PROPERTY AND IDENTIFIED IN THE TITLE EVIDENCE PROVIDED TO OR OBTAINED BY THE SURVEYOR ARE SUMMARIZED BELOW. THE SURVEYOR'S NOTES ARE IN REGARD TO THE LEGAL DESCRIPTION OF THE DOCUMENT ONLY AND DO NOT PURPORT TO GIVE A LEGAL OPINION FOR THE ITEM LISTED. ITEMS NOT LISTED ARE EITHER NOT MATTERS OF SURVEY OR DO NOT CONTAIN A LEGAL DESCRIPTION.

8. EASEMENTS, RESTRICTIONS AND SETBACK LINES AS PER PLAT, RECORDED AS/IN BOOK 2, PAGE 71.
   (THERE ARE NO EASEMENTS, RESTRICTIONS, OR SETBACK LINES SHOWN ON THIS PLAT)

9. COVENANTS TO RUN WITH LAND RECORDED AUGUST 15, 1978 IN BOOK 20, PAGE 146.
   (PROPERTY LIES WITHIN THE COVENANTS AND IS A BLANKET DOCUMENT)

   AMENDED COVENANTS TO RUN WITH LAND RECORDED JULY 28, 1999 IN BOOK 159, PAGE 108.
   (PROPERTY LIES WITHIN COVENANTS AND IS A BLANKET DOCUMENT)

10. ORDINANCE NO. 1163 AMENDING AND CHANGING THE BOUNDARIES OF A ZONING DISTRICT PURSUANT TO THE CITY CODE, ORDINANCE NO. 1011, TITLE 10, CHAPTER 3, BY THE GOVERNING BODY OF SCOTT CITY, KANSAS, RECORDED APRIL 14, 2022, IN BOOK 318, PAGE 202.
    (PROPERTY LIES WITHIN ORDINANCE AND ITS LOCATION IS SHOWN HEREON)

11. ANY CLAIM BASED UPON RIGHTS OF OTHERS IN AND TO ANY UNRECORDED RIGHTS-OF-WAY.
    (DOCUMENT NOT PROVIDED)

POTENTIAL ENCROACHMENTS:

WITHOUT EXPRESSING A LEGAL OPINION AS TO OWNERSHIP OR NATURE, POTENTIAL ENCROACHMENTS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK FOR THIS SURVEY ARE LISTED AS FOLLOWS:

A. A CROP LINE APPEARS TO BE OVER THE SOUTH AND EAST LINE OF THE SURVEYED PROPERTY AS SHOWN HEREON.

   THIS SURVEY DEPICTS THE FEATURES OBSERVABLE IN THE PROCESS OF CONDUCTING THE FIELDWORK FOR THIS SURVEY. THEREFORE, SOME POTENTIAL ENCROACHMENTS MAY NOT HAVE BEEN OBSERVED, ARE NOT OBSERVABLE, OR ARE NOT THE OPINION OF THE SURVEYOR. IT MAY BE THE OPINION OF OTHERS, THERE ARE POTENTIAL ENCROACHMENTS NOT LISTED. AN ENCROACHMENT IS A LEGAL MATTER AND CAN ONLY BE ESTABLISHED OR DEFINED BY THE JUDICIAL SYSTEM.

RECORD DESCRIPTION: (PER TITLE COMMITMENT NO: NCS-1188907-OMHA)

LOTS EIGHT (8), NINE (9), TEN (10), ELEVEN (11), TWELVE (12), THIRTEEN (13), FOURTEEN (14), FIFTEEN (15), SIXTEEN (16), SEVENTEEN (17), AND EIGHTEEN (18) IN BLOCK THIRTEEN (13); ALL IN EASTRIDGE SUBDIVISION ADDITION TO THE CITY OF SCOTT CITY, KANSAS.

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS AN ASSUMED BEARING OF N 90°00'00" W ON THE SOUTH LINE OF BLOCK 13 OF EASTRIDGE SUBDIVISION TO THE CITY OF SCOTT CITY, SCOTT COUNTY, KANSAS.

BENCHMARKS:

DATUM BM: JH 0057/ R 37 NAVD 88 ELEV=2963.01

BM #1: CHISELED SQUARE ON THE TOP OF CONCRETE CURB, 49'± NORTH AND 202'± WEST OF THE NORTHWEST PROPERTY CORNER. ELEV=2963.10

BM #2: CHISELED SQUARE ON THE TOP OF CONCRETE CURB, 50'± NORTH AND 422'± WEST OF THE NORTHEAST PROPERTY CORNER. ELEV=2963.37

SURVEYOR CERTIFICATION:

TO MESNER DEVELOPMENT CO., A NEBRASKA CORPORATION, FIRST AMERICAN TITLE INSURANCE COMPANY NATIONAL COMMERCIAL SERVIESES.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 7, 9, 10, 11(a), 12, 14, 16, 17, AND 18 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON SEPTEMBER 7, 2023.

DATE OF PLAT OR MAP: SEPTEMBER 09, 2023

(AN ORIGINAL SEAL AND SIGNATURE IN BLUE INK SIGNIFIES THE CERTIFICATION OF THE ENTIRE FACE OF THIS DOCUMENT AND ALL OF ITS CONTENT.)

JASON R. LOADER LICENSED 1462 KANSAS LAND SURVEYOR 12/01/2023

JASON R. LOADER
1462
loader@kveng.com

KAW VALLEY ENGINEERING
1627 SUNFLOWER LANE
SALINA, KANSAS 67401
PH. (785) 823-3400
sa@kveng.com | www.kveng.com

PROJECT NO.	E22S3109
DRAWN BY	TDA
CHECKED BY	JRL
CFN	3109ALTA
SHEET	1 OF 1

PROJECT:
EASTRIDGE VILLAS II
LOTS 6-18
SCOTT CITY, KANSAS 67871

PREPARED FOR:
JGR ARCHITECTS INC.
P.O. BOX 2928
SALINA, KANSAS 67401

KAW VALLEY ENGINEERING, INC., IS AUTHORIZED TO OFFER SURVEYING SERVICES BY KANSAS STATE CERTIFICATE OF AUTHORIZATION NO. LS-20. EXPIRES 12/31/24

THIS DRAWING SHALL NOT BE UTILIZED BY ANY PERSON, FIRM, OR CORPORATION IN WHOLE OR IN PART WITHOUT THE SPECIFIC PERMISSION OF KAW VALLEY ENGINEERING, INC.

Beveled Change in Level

P THRESHOLD ADA DIAGRAMS
NO SCALE

Obstructed High Forward Reach | Unobstructed Forward Reach | Unobstructed Side Reach | Obstructed High Side Reach

O STANDARD REACH ADA DIAGRAMS
NO SCALE

N STANDARD CONTROL REACH LIMITATIONS DETAILS
NO SCALE

Stair Handrail Extensions at Walls | Stair Handail Extensions at Freestanding Handrails | Ramp Handrail Extensions at Walls | Ramp Handail Extensions at Freestanding Handrails

M STANDARD RAMP/STAIR HANDRAIL EXTENSIONS
NO SCALE

Typical Handicapped Parking Signage | Van Accessible Handicapped Parking Signage | Handicap Accessible Parking Stalls | Van Accessible Parking Stall (per 502.2 exception)

L STANDARD PARKING ADA DIAGRAMS
NO SCALE

Handrail | Handrail | Handrail | Grab Bar

K STANDARD HANDRAIL/GRAB BAR DETAILS
NO SCALE

Toe and Knee Clearance Elevation | Toe and Knee Clearance Plan | Drinking Fountain Spout Location | Built–in Fountain or Cooler

J STANDARD DRINKING FOUNTAIN DETAILS
NO SCALE

Lavatory Clearances | Clear Floor Space at Lavatories

H STANDARD LAVATORY DETAILS
NO SCALE

Exterior Landing | Front Approach – Swinging Door | Front Approach – Swinging Door | Hinge Side Approach – Swinging Door | Side Approach – Swinging Door | Latch Side Approach Swinging Door | Latch Side Approach Swinging Door | Hinged Doorway Clear Width | Folding Doorway Clear Width | Sliding Doorway Clear Width | Front Approach – Sliding or Folding Doors | Side Approach – Sliding or Folding Doors | Stop or Latch Side Approach – Sliding or Folding Doors | Pocket or Hinge Side Approach – Sliding or Folding Doors | Two Hinged Doors in Series

G STANDARD DOOR APPROACH ADA DIAGRAMS
NO SCALE

Location of Tactile Signs at Doors | Height of Tactile Signs above Finish Floors

F TACTILE SIGN DIAGRAM
NO SCALE

36" by 36" Stall Shower Size and Clearances | 30" by 60" Stall Standard Roll in Type Shower Compartment Size and Clearance | 30" by 60" Stall Standard Roll in Type Shower Compartment Size and Clearance | Seat Design | 36" by 36" Stall Grab bars at Shower Stall | 30" by 60" Stall Grab bars at Shower Stall | 30" by 60" Stall Grab bars at Shower Stall | Overlap of Water Closet Clearance in Residential Dwelling Units (Exception) | Clear Floor Space at Water Closet | Grab Bars at Water Closets | Back Wall of Standard Stall

E STANDARD SHOWER ADA DIAGRAMS
NO SCALE

D STANDARD TOILET ADA DIAGRAMS
NO SCALE

Clear Floor Space at Urinal | Heights at Urinal | Wheelchair Accessible Toilet Compartment | Ambulatory Accessible Toilet Compartment | Clear Floor or Ground Space | (a) Forward Approach | (b) Parallel Approach | Maneuvering Clearance in an Alcove, Parallel Approach | Maneuvering Clearance in an Alcove Forward Approach | Wheelchair Turning Space | T–Shaped Space for 180° Turns | 180° Turn Exception | 180° Turn

C STANDARD URINAL ADA DIAGRAMS
NO SCALE

B STANDARD TOILET STALL ADA DIAGRAMS
NO SCALE

A STANDARD ADA DIAGRAMS
NO SCALE

FOR REFERENCE ONLY

JonesGillamRenz
730 N. Ninth
Salina, KS 67401
785.827.0386
1881 Main Street, Suite 301
Kansas City, MO 64108
jgr@jgrarchitects.com

HOUSING OPPORTUNITIES INC.
EASTRIDGE VILLAS II
SCOTT CITY, KANSAS

JEFFREY S. GILLAM CERTIFICATE NO. 13306 1/19/2024 KANSAS PROFESSIONAL ARCHITECT

REVISION:

DATE: 1–19–2024
JOB: 22–3223
SHEET NO.:

ADA

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CONSTRUCTION PLANS
STREET, SEWER AND WATER IMPROVEMENTS
TO SERVE
EASTRIDGE VILLAGE II, LLC
SCOTT CITY, KANSAS
JANUARY 2024

GENERAL NOTES:

1. ALL CONSTRUCTION TO COMPLY WITH THE CITY OF SCOTT CITY STANDARD SPECIFICATIONS.
2. THE LOCATION OF ALL UNDERGROUND UTILITIES MAY VARY FROM WHAT IS INDICATED IN THESE PLANS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE WITH THE UTILITY OWNER TO LOCATE AND FLAG ALL UNDERGROUND UTILITIES WHETHER INDICATED OR NOT. NO EXCAVATION SHALL BE PERMITTED IN THE AREA OF UNDERGROUND UTILITIES UNTIL ALL SUCH UTILITIES HAVE BEEN LOCATED AND IDENTIFIED TO THE SATISFACTION OF ALL PARTIES. ANY DAMAGE TO THE UTILITY SHALL BE REPAIRED OR REPLACED BY THE UTILITY OWNER AT THE CONTRACTOR'S EXPENSE.
3. ALL RADII AND DIMENSIONS ARE MEASURED TO BACK OF CURB UNLESS OTHERWISE NOTED ON PLAN.
4. ALL PROPERTY PINS DISTURBED BY CONSTRUCTION SHALL BE REPLACED BY A LICENSED ENGINEER OR LAND SURVEYOR. THIS WORK SHALL BE SUBSIDIARY TO OTHER ITEMS OF THE CONTRACT.
5. FULL DEPTH SAW CUTS SHALL BE USED TO REMOVE A PORTION OF PAVEMENT OR CURB AND GUTTER. ALL SAW CUTS SHALL BE FULL DEPTH AND SHALL BE SUBSIDIARY TO OTHER BID ITEMS. THEN CONTRACTOR SHALL TAKE CARE NOT TO DAMAGE EXISTING SURFACING ON STREETS NEEDED TO BE TRAVELED UPON BY EQUIPMENT DURING CONSTRUCTION, AND IF DAMAGED, THE CONTRACTOR SHALL REPLACE THE SURFACING AND REPAIR THE STREET TO THE ORIGINAL CONDITION. NO TYPE OF EARTH MOVING EQUIPMENT WILL BE PERMITTED TO HAUL ON OR OVER ANY EXITING STREET.
6. ALL EXISTING TREES, BRUSH, PAVEMENT, SIDEWALK, CURB & GUTTER AND OTHER STRUCTURES SHALL BE REMOVED WITHIN THE CONSTRUCTION LIMITS UNLESS OTHERWISE NOTED ON THE PLAN.
7. ANY WORK WHICH REQUIRES TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THE CITY'S STANDARD DETAILS. A TRAFFIC CONTROL PLAN SHALL BE PROVIDED TO THE CITY FOR REVIEW AND APPROVAL.
8. ALL STREET CROSSINGS FOR SANITARY SEWER AND WATER MAINS WILL REQUIRE 95% COMPACTION OF TRENCH BACKFILL FULL DEPTH.
9. ALL WHEEL CHAIR RAMPS FOR SIDEWALKS TO BE PROVIDED WITH LAYDOWN CURB AT AREAS SHOWN IN THESE PLANS. LAYDOWN CURB SHALL BE SUBSIDIARY TO CURB AND GUTTER CONSTRUCTION.

THE COORDINATES PROVIDED IN THESE PLANS ARE FOR INFORMATION AND CHECKING PURPOSES ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CALCULATE CONSTRUCTION STAKING COORDINATES ACCORDING TO THE DIMENSIONS SHOWN ON THESE PLANS. CONTRACTOR SHALL VERIFY THE ACCURACY OF THE COORDINATES SHOWN IN THE TABLE HEREON BEFORE CONSTRUCTION.

CAUTION – NOTICE TO CONTRACTOR
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
THE CONTRACTOR SHALL EXPOSE EXISTING UTILITIES AT LOCATIONS OF POSSIBLE CONFLICTS PRIOR TO ANY CONSTRUCTION.

SAFETY NOTICE TO CONTRACTOR
IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.

WARRANTY / DISCLAIMER
THE DESIGNS REPRESENTED IN THESE PLANS ARE IN ACCORDANCE WITH ESTABLISHED PRACTICES OF CIVIL ENGINEERING FOR THE DESIGN FUNCTIONS AND USES INTENDED BY THE OWNER AT THIS TIME. HOWEVER, NEITHER KAW VALLEY ENGINEERING, INC NOR ITS PERSONNEL CAN OR DO WARRANTY THESE DESIGNS OR PLANS AS CONSTRUCTED, EXCEPT IN THE SPECIFIC CASES WHERE KAW VALLEY ENGINEERING PERSONNEL INSPECT AND CONTROL THE PHYSICAL CONSTRUCTION ON A CONTEMPORARY BASIS AT THE SITE.

LEGEND

- MONUMENT FOUND
- 1/2" X 24" REBAR W/ "KVE CLS20" CAP SET
- (P) PLATTED DISTANCE PER EASTRIDGE SUBDIVISION
- (M) MEASURED BEARING AND DISTANCE
- UTILITY POLE
- UTILITY POLE W/ TRANSFORMER
- LAMP POST
- ELECTRIC METER
- GUY ANCHOR
- OU — (5) — OU — OVERHEAD UTILITY LINES (# OF LINES)
- TELEPHONE PEDESTAL
- SANITARY SEWER MANHOLE
- SANITARY SEWER LIFT STATION
- S — SANITARY SEWER LINE
- CONTROL BOX
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- W(R) — WATER LINE PER RECORD
- GAS SIGN
- GAS METER
- STEEL BOLLARD
- SIGN
- 3" DECIDUOUS TREE – SIZE
- (10) SCHEDULE B IDENTIFIER
- B/B BACK OF CURB TO BACK OF CURB
- TREE LINE
- 2963.52 + SPOT ELEVATION AT GROUND/PAVEMENT
- 62.78 / 62.50 SPOT ELEVATION AT TOP AND FLOW LINE OF CURB (ADD 2900)
- 2963 — 1' CONTOUR INTERVAL
- (A) POTENTIAL ENCROACHMENT

VICINITY MAP
CITY OF SCOTT CITY, KANSAS

PROPOSED LEGEND

- SANITARY SEWER MANHOLE
- S — SEWER LINE
- FIRE HYDRANT
- WATER VALVE
- W — WATER LINE
- DRAINAGE FLOW ARROW

UNDERGROUND UTILITY STATEMENT:
WITH REGARD TO UNDERGROUND UTILITIES, INFORMATION FROM THE SOURCES LISTED HEREON WILL BE COMBINED WITH OBSERVED EVIDENCE OF UTILITIES PURSUANT TO SECTION 5.E.IV. OF THE MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED. IN ADDITION, IN SOME JURISDICTIONS, 811 OR OTHER SIMILAR UTILITY LOCATE REQUESTS FROM SURVEYORS MAY BE IGNORED OR RESULT IN AN INCOMPLETE RESPONSE. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY. ONE CALL TICKET NUMBER 23481763

UTILITY CONTACTS

NATURAL GAS SERVICE
MIDWEST ENERGY
PHONE: 620-872-2179
1-800-222-3121

ELECTRIC SERVICE
WHEATLAND ELECTRIC
PHONE: 620-872-5885
1-800-762-0436

WATER, SANITARY, & STORM SERVICE
CITY OF SCOTT CITY
CONTACT: MIKE TODD
PHONE: 620-872-5322

TELEPHONE SERVICE
AT&T
PHONE: 1-800-228-2020

INTERNET & CABLE SERVICE
PIONEER COMMUNICATIONS
PHONE: 1-800-308-7536

ONE CALL KANSAS
CALL (811)

BENCHMARKS:
DATUM BM: JH 0057/ R 37 NAVD 88 ELEV=2963.01
BM #1: CHISELED SQUARE ON THE TOP OF CONCRETE CURB, 49'± NORTH AND 202'± WEST OF THE NORTHWEST PROPERTY CORNER. ELEV=2963.10
BM #2: CHISELED SQUARE ON THE TOP OF CONCRETE CURB, 50'± NORTH AND 422'± WEST OF THE NORTHEAST PROPERTY CORNER. ELEV=2963.37

Sheet List Table

01 TITLE SHEET
02 GENERAL LAYOUT SHEET
03 PAVEMENT DETAILS
04 TYPICAL DETAILS SHEET
05 INTERSECTION DETAILS
06 8TH STREET – PLAN AND PROFILE
07 BIRCH STREET – PLAN AND PROFILE
08 SITE PLAN
09 SITE PLAN
10 GRADING & EROSION CONTOL PLAN
11 GRADING & EROSION CONTROL PLAN
12 SANITARY SEWER LINE "A" – PLAN & PROFILE
13 SANITARY SEWER LINE "A" – PLAN & PROFILE
14 SANITARY SEWER DETAILS
15 WATER LINE "A" – PLAN & PROFILE
16 WATER LINE "A" – PLAN & PROFILE
17 WATER LINE DETAILS
18 WATER LINE SERVICE DETAILS
19 8TH STREET CROSS SECTION
20 BIRCH STREET CROSS SECTION

REV	DATE	DESCRIPTION	DSN	DWN	CHK
0	01/19/24	INITIAL ISSUE	MJR	TDA	MJR

MATTHEW J. ROWE LICENSED 29241 1/19/24 KANSAS PROFESSIONAL ENGINEER

MATTHEW J. ROWE
ENGINEER
KS # 29241

KAW VALLEY ENGINEERING
1627 SUNFLOWER LANE
SALINA, KANSAS 67401
PH. (785) 823-3400
sal@kveng.com | www.kveng.com

KAW VALLEY ENGINEERING, INC. IS AUTHORIZED TO OFFER ENGINEERING SERVICES BY KANSAS STATE CERTIFICATE OF AUTHORIZATION # E-1153. EXPIRES 12/31/24

EASTRIDGE VILLAS II
8TH STREET
SCOTT CITY, KANSAS

TITLE SHEET

PROJ. NO.	E22D3109
DESIGNER	MJR
DRAWN BY	ZEK
CFN	3109TS
SHEET	01
REV	0

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COORDINATE TABLE		
POINT #	NORTHING	EASTING
1	5101.24	5240.26
2	5100.86	5900.18
3	5000.06	5900.04
4	5000.11	5240.08

PROPOSED LEGEND

- (2) LOT NUMBER
- (1) PROJECT CONTROL POINT
- A-1 SANITARY SEWER MANHOLE IDENTIFIER
- S SANITARY SEWER MAIN
- s SANITARY SEWER SERVICE LINE
- W WATER MAIN
- w WATER SERVICE LINE

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EASTRIDGE VILLAS II
8TH STREET
SCOTT CITY, KANSAS

GENERAL LAYOUT SHEET

PROJ. NO.	E22D3109
DESIGNER	MJR
DRAWN BY	ZEK
CFN	3109GLS
SHEET	02
REV	0

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EIGHTH STREET TYPICAL ROADWAY SECTION

ASPHALT MIN 4" THINCKNESS N.T.S.

NOTES:
1. BACK OF CURB IS 0.14' LOWER THAN CENTERLINE GRADE WHEN TYPICAL ROADWAY SECTION IS USED.

ROLLED BACK CURB

Not To Scale

BIRCH STREET TYPICAL ROADWAY SECTION

ASPHALT MIN 4" THINCKNESS N.T.S.

WITH RADIUS WITH 45° WING

SECTION C–C

SECTION D–D

TYPICAL PLAN FOR NORMAL ENTRANCE PAVEMENT 042

Not to Scale

TYPICAL VALLEY GUTTER

Not To Scale

SECTION A–A

Not To Scale

- For Wooden Barricades, Normal lumber dimensions will be satisfactory.
- The entire area of barricade rails shall be fully reflectorized with Type II High Performance Retro-reflective Sheeting.
- All traffic control devices, their installation and maintenance shall comply with the requirements of the Manual on Uniform Traffic Control Devices for Streets and Highways.

END OF ROAD CHEVRONS

Not To Scale

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EASTRIDGE VILLAS II
8TH STREET
SCOTT CITY, KANSAS

PAVEMENT DETAILS

PROJ. NO.	E22D3109
DESIGNER	MJR
DRAWN BY	ZEK
CFN	3109TYP
SHEET	03
REV	0

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DETECTABLE WARNING SURFACE PATTERN

RAISED TRUNCATED DOME DETAIL

SECTION A–A

PAVER BRICK WITH TRUNCATED DOME SURFACE

ISOMETRIC OF RAMP WITH LANDING

NOTE:
DETECTABLE WARNING SURFACE TO BE PLACED A MINIMUM OF 3 INCHES FROM BACK OF CURB AND ALIGNED IN THE DIRECTION OF PEDESTRIAN TRAVEL.

ISOMETRIC OF RAMP WITH PERPENDICULAR WALK SHOWN

SIDEWALK RAMPS 060

CONCRETE WHEEL STOP 013

NOTE: WHERE SIDEWALKS ARE INTEGRAL WITH DRIVE ENTRANCES INCREASE DEPTH TO 6" AND PROVIDE REINFORCING USING 6x6 #10 WIRE MINIMUM.

CONCRETE SIDEWALK 055

NOTE: CONCRETE SHALL BE CLASS A WITH f'c = 3000 PSI.

90° SPACE STRIPING

ACCESSIBLE STRIPING 102

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TYPICAL DETAILS SHEET

PROJ. NO.	E22D3109
DESIGNER	MJR
DRAWN BY	ZEK
CFN	3109TYP
SHEET	04
REV	0

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SCALE: 1"=5'

NOTES:
ALL ELEVATIONS SHOWN ALONG BACK OF CURB, INCLUDING RAMP LOCATIONS, ARE TO THEORETICAL TOP OF CURB ELEVATIONS.

L.P.=LOW POINT

SCALE: 1"=5'

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EASTRIDGE VILLAS II
8TH STREET
SCOTT CITY, KANSAS

INTERSECTION DETAILS

PROJ. NO.	E22D3109
DESIGNER	MJR
DRAWN BY	ZEK
CFN	3109TYP
SHEET	05
REV	0

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SCALE:
PLAN: 1"=20'
PROFILE: 1"=20' HORIZ.
1"=5' VERT.

NOTE:
STREET STATION AND OFFSET
ARE REFERENCED TO CENTER OF
STRUCTURE.

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EASTRIDGE VILLAS II
8TH STREET
SCOTT CITY, KANSAS

8TH STREET - PLAN AND PROFILE

PROJ. NO.	E22D3109
DESIGNER	MJR
DRAWN BY	ZEK
CFN	3109STPP
SHEET	06
REV	0

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SCALE:
PLAN: 1"=20'
PROFILE: 1"=20' HORIZ.
1"=5' VERT.

NOTE:
STREET STATION AND OFFSET ARE REFERENCED TO CENTER OF STRUCTURE.

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EASTRIDGE VILLAS II
8TH STREET
SCOTT CITY, KANSAS

BIRCH STREET - PLAN AND PROFILE

PROJ. NO.	E22D3109
DESIGNER	MJR
DRAWN BY	ZEK
CFN	3109STPP
SHEET	07
REV	0

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CONSTRUCTION NOTES:

1. COORDINATE START-UP AND ALL CONSTRUCTION ACTIVITIES WITH OWNER.

2. CONSTRUCTION METHODS AND MATERIALS NOT SPECIFIED IN THESE PLANS ARE TO MEET OR EXCEED THE CITY OF SCOTT CITY STANDARD SPECIFICATIONS.

3. ALL CONSTRUCTION WORK AND UTILITY WORK OUTSIDE OF PROPERTY BOUNDARIES SHALL BE PERFORMED IN COOPERATION WITH AND IN ACCORDANCE WITH REGULATIONS OF THE AUTHORITIES CONCERNED.

4. PUBLIC CONVENIENCE AND SAFETY: THE CONTRACTOR SHALL CONDUCT THE WORK IN A MANNER THAT WILL INSURE, AS FAR AS PRACTICABLE, THE LEAST OBSTRUCTION TO TRAFFIC, AND SHALL PROVIDE FOR THE CONVENIENCE AND SAFETY OF THE GENERAL PUBLIC AND RESIDENTS ALONG AND ADJACENT TO HIGHWAYS IN THE CONSTRUCTION AREA.

5. ONE IN EIGHT ACCESSIBLE PARKING STALLS MUST HAVE A SIGN DESIGNATING "VAN-ACCESSIBLE". SEE DETAIL 102 AND 120.

6. ALL TRAFFIC CONTROL DEVICES, INSTALLATION AND OPERATIONS SHALL CONFORM WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES".

7. PAINT FOR STRIPING ON PUBLIC STREETS, HIGHWAYS AND ENTRANCES SHALL BE REFLECTORIZED PAINT CONFORMING TO THE SPECIFICATIONS OR REQUIREMENTS OF THE AUTHORITY GOVERNING THE STREET OR HIGHWAY.

NOTE:

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2. THESE PLANS HAVE NOT BEEN VERIFIED WITH FINAL ARCHITECTURAL CONTRACT DRAWINGS. CONTRACTOR SHALL VERIFY AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES. CONTRACTOR IS FULLY RESPONSIBLE FOR REVIEW AND COORDINATION OF ALL DRAWINGS AND CONTRACTOR DOCUMENTS.

3. ALL DIMENSIONS ARE TO BACK OF CURB UNLESS NOTED OTHERWISE.

4. ALL DIMENSIONS ARE PERPENDICULAR TO PROPERTY LINE.

5. ACTUAL SIGN LOCATIONS TO BE COORDINATED WITH CONSTRUCTION MANAGER.

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DETAILS – SEE DETAIL SHEETS NO. 03 & 04 FOR THE FOLLOWING DETAILS

013	CONCRETE WHEEL STOP
042	TYPICAL PLAN FOR NOMINAL ENTRANCE PAVEMENT
055	CONCRETE SIDEWALK
060	SIDEWALK RAMPS
102	ACCESSIBLE STRIPING

NOTES:

10	MAILBOXES (SEE ARCH. PLANS)
12K	WHITE PARKING LOT STRIPING (SHERWIN-WILLIAMS TM 2160 LEAD FREE OR APPROVED EQUAL)
20	INSTALL ACCESSIBLE PARKING SIGNAGE, MOUNT TO SIDE OF BUILDING
70	SANITARY SEWER MANHOLE (SEE SANITARY SEWER PLAN & PROFILE)

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EXPIRES 12/31/24

EASTRIDGE VILLAS II
8TH STREET
SCOTT CITY, KANSAS

SITE PLAN

PROJ. NO.	E22D3109
DESIGNER	MJR
DRAWN BY	ZEK
CFN	3109SP
SHEET	08
REV	0

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5. ACTUAL SIGN LOCATIONS TO BE COORDINATED WITH CONSTRUCTION MANAGER.

SAFETY NOTICE TO CONTRACTOR

IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.

WARRANTY / DISCLAIMER

THE DESIGNS REPRESENTED IN THESE PLANS ARE IN ACCORDANCE WITH ESTABLISHED PRACTICES OF CIVIL ENGINEERING FOR THE DESIGN FUNCTIONS AND USES INTENDED BY THE OWNER AT THIS TIME. HOWEVER, NEITHER KAW VALLEY ENGINEERING, INC NOR ITS PERSONNEL, CAN OR DO WARRANT THESE DESIGNS OR PLANS AS CONSTRUCTED, EXCEPT IN THE SPECIFIC CASES WHERE KAW VALLEY ENGINEERING PERSONNEL INSPECT AND CONTROL THE PHYSICAL CONSTRUCTION ON A CONTEMPORARY BASIS AT THE SITE.

CAUTION – NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR SHALL CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

THE CONTRACTOR SHALL EXPOSE EXISTING UTILITIES AT LOCATIONS OF POSSIBLE CONFLICTS PRIOR TO ANY CONSTRUCTION.

DETAILS – SEE DETAIL SHEET NO. 04 FOR THE FOLLOWING DETAILS

042 TYPICAL PLAN FOR NOMINAL ENTRANCE PAVEMENT
055 CONCRETE SIDEWALK
060 SIDEWALK RAMPS

NOTES:

43 FIRE HYDRANT (SEE WATER LINE PLAN & PROFILE)
60 CONCRETE SWALE (SEE GRADING PLAN)
70 SANITARY SEWER MANHOLE (SEE SANITARY SEWER PLAN & PROFILE)

REV	DATE	DESCRIPTION	DSN	DWN	CHK
0	01/19/24	INITIAL ISSUE	MJR	TDA	MJR

MATTHEW J. ROWE LICENSED 29241 1/19/24 KANSAS PROFESSIONAL ENGINEER

MATTHEW J. ROWE
ENGINEER
KS # 29241

1627 SUNFLOWER LANE
SALINA, KANSAS 67401
PH. (785) 823-3400
so@kveng.com | www.kveng.com
KAW VALLEY ENGINEERING
KAW VALLEY ENGINEERING, INC., IS AUTHORIZED TO OFFER ENGINEERING SERVICES IN KANSAS UNDER STATE CERTIFICATE OF AUTHORIZATION # E-1153.
EXPIRES 12/31/24

EASTRIDGE VILLAS II
8TH STREET
SCOTT CITY, KANSAS

SITE PLAN

PROJ. NO.	E22D3109
DESIGNER	MJR
DRAWN BY	ZEK
CFN	3109SP
SHEET	09
REV	0

THIS DRAWING SHALL NOT BE UTILIZED BY ANY PERSON, FIRM, OR CORPORATION IN WHOLE OR IN PART WITHOUT THE SPECIFIC PERMISSION OF KAW VALLEY ENGINEERING, INC.

0 10 20 40

SCALE: 1" = 20'

EROSION & PROPOSED IMPROVEMENTS LEGEND:

- 1315 — EXISTING GROUND CONTOUR (1' INTERVALS)
- 1315 — PROPOSED FINISHED GROUND CONTOUR (1' INTERVALS)
- SEDIMENTATION FENCE
- FLOW DIRECTION
- X 84.8 — SPOT ELEVATION AT FINISHED GRADE

DETAILS – SEE DETAIL ON SHEET 11 FOR THE FOLLOWING DETAILS

812 SEDIMENTATION FENCE

NOTES:

21C MATCH EXISTING PAVEMENT ELEVATIONS

IF DISCREPANCIES EXIST BETWEEN THE GRADING NOTES BELOW AND THE RECOMMENDATIONS OUTLINED IN THE PROJECT GEOTECHNICAL REPORT, THE RECOMMENDATIONS OUTLINED IN THE GEOTECHNICAL REPORT SHALL GOVERN.

GRADING NOTES:

1. THE CONSTRUCTION AREA SHALL BE CLEARED, GRUBBED, AND STRIPPED OF TOPSOIL AND ORGANIC MATTER FROM ALL AREAS TO BE OCCUPIED BY BUILDING AND PAVING. TOPSOIL FOR REPLACEMENT ON SLOPES MAY BE STOCKPILED ON SITE. EXCESS TOPSOIL MAY BE WASTED IN FILL SLOPES PROVIDED THAT NO TOPSOIL WILL BE WASTED WITHIN 10 FEET OF THE EDGE OF THE BUILDING OR PARKING AREA. BURNING OF TIMBER WILL NOT BE PERMITTED UNLESS APPROVAL IS OBTAINED FROM GOVERNING OFFICIALS. STRIPPING EXISTING TOPSOIL AND ORGANIC MATTER SHALL BE TO A MINIMUM DEPTH OF 6 INCHES.

2. AREAS TO RECEIVE FILL SHALL BE SCARIFIED AND THE TOP 8–INCH DEPTH COMPACTED TO 95% STANDARD PROCTOR DENSITY. ANY UNSUITABLE AREAS SHALL BE UNDERCUT AND REPLACED WITH SUITABLE MATERIAL BEFORE ANY FILL MATERIAL CAN BE APPLIED.

3. OFF–SITE FILL MATERIAL SHALL HAVE A PLASTICITY INDEX OF 25 OR LESS, A LIQUID LIMIT OF 45 OR LESS AND CONTAIN NO ROCK LARGER THAN THREE INCHES. OFF–SITE FILL MATERIAL SHALL BE APPROVED BY THE OWNER PRIOR TO BRINGING ON SITE.

4. EARTHWORK UNDER THE BUILDING SHALL COMPLY WITH THE PROJECT ARCHITECTURAL PLANS. OTHER FILL MATERIAL SHALL BE MADE IN LIFTS NOT TO EXCEED EIGHT INCHES DEPTH COMPACTED TO 95% STANDARD PROCTOR DENSITY. FILL MATERIAL MAY INCLUDE ROCK FROM ON–SITE EXCAVATION IF CAREFULLY PLACED SO THAT LARGE STONES ARE WELL DISTRIBUTED AND VOIDS ARE COMPLETELY FILLED WITH SMALLER STONES, EARTH, SAND OR GRAVEL TO FURNISH A SOLID EMBANKMENT. NO ROCK LARGER THAN THREE INCHES IN ANY DIMENSION NOR ANY SHALE SHALL BE PLACED IN THE TOP 12 INCHES OF EMBANKMENT.

5. AREAS THAT ARE TO BE CUT TO SUBGRADE LEVELS SHALL BE PROOF ROLLED WITH A MODERATELY HEAVY LOADED DUMP TRUCK OR SIMILAR APPROVED CONSTRUCTION EQUIPMENT TO DETECT UNSUITABLE SOIL CONDITIONS.

6. IN ALL AREAS OF EXCAVATION, IF UNSUITABLE SOIL CONDITIONS ARE ENCOUNTERED, A QUALIFIED GEOTECHNICAL ENGINEER SHALL RECOMMEND TO THE OWNER THE METHODS OF UNDERCUTTING AND REPLACEMENT OF PROPERLY COMPACTED, APPROVED FILL MATERIAL. ALL PROOFROLLING AND UNDERCUTTING SHOULD BE PERFORMED DURING A PERIOD OF DRY WEATHER.

7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTROL OF DUST AND DIRT RISING AND SCATTERING IN THE AIR DURING CONSTRUCTION AND SHALL PROVIDE WATER SPRINKLING OR OTHER SUITABLE METHODS OF CONTROL. THE CONTRACTOR SHALL COMPLY WITH ALL GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION.

8. ALL SLOPES ARE TO BE 3:1 OR FLATTER UNLESS OTHERWISE INDICATED.

9. ALL SLOPES EXCEEDING 3:1 SHALL BE PROTECTED BY RIP RAP, CONCRETE PAVING, OR OTHER METHODS INDICATED ON THESE PLANS, THAT WILL PREVENT EROSION AND PLACED SUCH THAT THE SURFACE IS FLUSH WITH SURROUNDING GROUND AND SHAPED TO CHANNEL WATER IN DIRECTIONS INDICATED.

10. ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED SMOOTH AND FOUR INCHES OF TOPSOIL APPLIED. IF ADEQUATE TOPSOIL IS NOT AVAILABLE ON–SITE, THE CONTRACTOR SHALL PROVIDE TOPSOIL, APPROVED BY THE OWNER, AS NEEDED. THE AREA SHALL THEN BE SEEDED, FERTILIZED, MULCHED, WATERED AND MAINTAINED UNTIL HARDY GRASS GROWTH IS ESTABLISHED IN ALL AREAS. ANY AREAS DISTURBED FOR ANY REASON SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER PRIOR TO FINAL ACCEPTANCE OF THE PROJECT.

11. CONTRACTOR SHALL USE SILT FENCE, BALES OF HAY OR OTHER MEANS OF CONTROLLING EROSION ALONG THE EDGE OF THE PROPERTY OR OTHER BOTTOM OF SLOPE LOCATIONS.

12. CONTRACTOR IS TO REMOVE AND DISPOSE OF ALL DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM PREVIOUS AND CURRENT DEMOLITION OPERATIONS.

13. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT. THE CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR ANY DAMAGES TO THE ADJACENT PROPERTIES OCCURRING DURING THE CONSTRUCTION PHASES OF THIS PROJECT.

14. IT IS NOT THE DUTY OF THE ENGINEER OR THE OWNER TO REVIEW THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES, IN, ON OR NEAR THE CONSTRUCTION SITE AT ANY TIME DURING CONSTRUCTION.

15. PIPE LENGTHS ARE CENTER TO CENTER OF STRUCTURE OR TO END OF END SECTIONS.

16. HANDICAP STALLS SHALL MEET ADA REQUIREMENTS AND SHALL NOT EXCEED 2% SLOPE IN ANY DIRECTION AT THE BUILDING ENTRY AND ACCESSIBLE PARKING STALLS. SLOPES EXCEEDING 2.0% WILL BE REPLACED AT THE CONTRACTOR'S EXPENSE.

17. SIDEWALKS AND WALKS AROUND BUILDINGS SHALL NOT EXCEED 2% CROSS SLOPE.

NOTE:
1. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF ENTRANCE, SLOPED PAVING, EXIT PORCHES, RAMPS, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.

2. THESE PLANS HAVE NOT BEEN VERIFIED WITH FINAL ARCHITECTURAL CONTRACT DRAWINGS. CONTRACTOR SHALL VERIFY AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES. CONTRACTOR IS FULLY RESPONSIBLE FOR REVIEW AND COORDINATION OF ALL DRAWINGS AND CONTRACT DOCUMENTS.

SAFETY NOTICE TO CONTRACTOR

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WARRANTY / DISCLAIMER

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THE CONTRACTOR SHALL EXPOSE EXISTING UTILITIES AT LOCATIONS OF POSSIBLE CONFLICTS PRIOR TO ANY CONSTRUCTION.

THE COORDINATES PROVIDED ON THIS PLAN ARE FOR INFORMATION AND CHECKING PURPOSES ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CALCULATE CONSTRUCTION STAKING COORDINATES ACCORDING TO THE DIMENSIONS SHOWN ON THESE PLANS. CONTRACTOR SHALL VERIFY THE ACCURACY OF THE COORDINATES SHOWN HEREON BEFORE CONSTRUCTION.

REV	DATE	DESCRIPTION	DSN	DWN	CHK
0	01/19/24	INITIAL ISSUE	MJR	TDA	MJR

MATTHEW J. ROWE
LICENSED
29241
1/19/24
KANSAS
PROFESSIONAL ENGINEER

MATTHEW J. ROWE
ENGINEER
KS # 29241

1627 SUNFLOWER LANE
SALINA, KANSAS 67401
PH. (785) 823–3400
so@kveng.com | www.kveng.com
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EXPIRES 12/31/24

EASTRIDGE VILLAS II
8TH STREET
SCOTT CITY, KANSAS

GRADING & EROSION CONTOL PLAN

PROJ. NO.	E22D3109
DESIGNER	MJR
DRAWN BY	ZEK
CFN	3109GP
SHEET	10
REV	0

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EROSION & PROPOSED IMPROVEMENTS LEGEND:

1315	EXISTING GROUND CONTOUR (1' INTERVALS)
1315	PROPOSED FINISHED GROUND CONTOUR (1' INTERVALS)
	SEDIMENTATION FENCE
	FLOW DIRECTION
X 84.8	SPOT ELEVATION AT FINISHED GRADE

DETAILS – SEE DETAIL THIS SHEET FOR THE FOLLOWING DETAILS

100 CONCRETE DRAINAGE SWALE
812 SEDIMENTATION FENCE

NOTES:

21C MATCH EXISTING PAVEMENT ELEVATIONS

N.T.S. CONCRETE DRAINAGE SWALE 100
TYPICAL SECTION

*TYPICAL SLOPE IS 6:1. USE 20:1 SLOPE WHERE SWALE CROSSES PROPOSED SIDEWALK

SEDIMENTATION FENCE 812

SECTION A–A

REV	DATE	DESCRIPTION	DSN	DWN	CHK
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MATTHEW J. ROWE
LICENSED
29241
1/19/24
KANSAS
PROFESSIONAL ENGINEER

MATTHEW J. ROWE
ENGINEER
KS # 29241

1627 SUNFLOWER LANE
SALINA, KANSAS 67401
PH. (785) 823-3400
sa@kveng.com | www.kveng.com

KAW VALLEY ENGINEERING

KAW VALLEY ENGINEERING, INC. IS AUTHORIZED TO OFFER ENGINEERING SERVICES BY KANSAS STATE CERTIFICATE OF AUTHORIZATION # E-1113. EXPIRES 12/31/24.

EASTRIDGE VILLAS II
8TH STREET
SCOTT CITY, KANSAS

GRADING & EROSION CONTROL PLAN

PROJ. NO.	E22D3109
DESIGNER	MJR
DRAWN BY	ZEK
CFN	3109GP
SHEET	11
REV	0

THIS DRAWING SHALL NOT BE UTILIZED BY ANY PERSON, FIRM, OR CORPORATION IN WHOLE OR IN PART WITHOUT THE SPECIFIC PERMISSION OF KAW VALLEY ENGINEERING, INC.

SCALE:
PLAN: 1"=20'
PROFILE: 1"=20' HORIZ.
1"=5' VERT.

SEPARATION OF WATER MAINS AND SANITARY SEWERS:

1. A MINIMUM HORIZONTAL DISTANCE OF 10 FEET SHALL BE MAINTAINED BETWEEN WATER (MAINS AND SERVICE) AND SANITARY SEWER (MAINS AND SERVICE) LINES.
2. WHERE A WATER MAIN MUST CROSS A SEWER LINE, MAINTAIN 2 FEET VERTICAL SEPARATION WITH THE WATER MAIN ABOVE THE SEWER.
3. BUILDERS TO MAINTAIN MINIMUM 10' SEPARATION FROM THE OUTSIDE EDGE OF SANITARY SEWER MANHOLES TO THE OUTSIDE EDGE OF WATER SERVICE LINES WHEN RUNNING SERVICE LINES TO HOUSE.

GENERAL NOTES:

1. ALL SANITARY SEWER SERVICE LINE WILL BE AT A MIN 2% GRADE.
2. ALL NORTHING AND EASTING WAS TAKEN FROM CENTER OF STRUCTURE. REFERENCE DETAIL FOR ACTUAL LID LOCATION.

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KANSAS
PROFESSIONAL ENGINEER

MATTHEW J. ROWE
ENGINEER
KS # 29241

1627 SUNFLOWER LANE
SALINA, KANSAS 67401
PH. (785) 823-3400
sa@kveng.com | www.kveng.com
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EASTRIDGE VILLAS II
8TH STREET
SCOTT CITY, KANSAS

SANITARY SEWER LINE "A" - PLAN & PROFILE

PROJ. NO.	E22D3109
DESIGNER	MJR
DRAWN BY	ZEK
CFN	3109SPP
SHEET	12
REV	0

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SCALE:
PLAN: 1"=20'
PROFILE: 1"=20' HORIZ.
1"=5' VERT.

SEPARATION OF WATER MAINS AND SANITARY SEWERS:

1. A MINIMUM HORIZONTAL DISTANCE OF 10 FEET SHALL BE MAINTAINED BETWEEN WATER (MAINS AND SERVICE) AND SANITARY SEWER (MAINS AND SERVICE) LINES.
2. WHERE A WATER MAIN MUST CROSS A SEWER LINE, MAINTAIN 2 FEET VERTICAL SEPARATION WITH THE WATER MAIN ABOVE THE SEWER.
3. BUILDERS TO MAINTAIN MINIMUM 10' SEPARATION FROM THE OUTSIDE EDGE OF SANITARY SEWER MANHOLES TO THE OUTSIDE EDGE OF WATER SERVICE LINES WHEN RUNNING SERVICE LINES TO HOUSE.

GENERAL NOTES:

1. ALL SANITARY SEWER SERVICE LINE WILL BE AT A MIN 2% GRADE.
2. ALL NORTHING AND EASTING WAS TAKEN FROM CENTER OF STRUCTURE. REFERENCE DETAIL FOR ACTUAL LID LOCATION.

REV	DATE	DESCRIPTION	DSN	DWN	CHK
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MATTHEW J. ROWE
LICENSED
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KANSAS
PROFESSIONAL ENGINEER

MATTHEW J. ROWE
ENGINEER
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1627 SUNFLOWER LANE
SALINA, KANSAS 67401
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so@kveng.com | www.kveng.com
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SCOTT CITY, KANSAS

SANITARY SEWER LINE "A" - PLAN & PROFILE

PROJ. NO.	E22D3109
DESIGNER	MJR
DRAWN BY	ZEK
CFN	3109SPP
SHEET	13
REV	0

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PLAN

PLAN

PLAN

SEWER LINE ENCASEMENT DETAIL

Not to Scale

NOTES:
Provide 1" Wide by 1" deep key, roughed, in wall at all pipe boxouts.

"D" is SS pipe diameter.

SECTION

THROUGH MANHOLE

(Type 1)

Not to Scale

SECTION

JUNCTION MANHOLE

(Type 2)

Not to Scale

SECTION

DROP MANHOLE

(Type 3)

Not to Scale

SEWER LINE BEDDING DETAIL

Not to Scale

CLEAN-OUT DETAIL

Not to Scale

SECTION

TOP REINFORCING PLAN

PRECAST SHALLOW MANHOLE

Not to Scale

MANHOLE RING ADJUSTMENT

Not to Scale

4 INCH SERVICE LINE DETAIL

Not to Scale

Minimum Base Thickness and Reinforcing		
Depth	Base Without Rebars	Base With Rebars
0–12'	10" Min.	---
12'–22'	12" Min.	8" With #4@12" E.W.
22'–30'	12" Min.	8" With #4@10" E.W.
30'–40'	12" Min.	8" With #5@10" E.W.

NOTE:
A min. horizontal distance of 10' shall be maintained between parallel water and sanitary sewer lines. When it is necessary for any Water Line to cross Sanitary Sewer Line, the water line will be above the sewer line and the Sewer Line shall be constructed of Cast Iron Pipe, Plastic Pipe with joints spaced @ 10' either side of Water Line, Clay Pipe, or Pipe Encased in Concrete, unless the Water Line is at least 2' Clear Distance above the Sanitary Sewer Line.

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EASTRIDGE VILLAS II
8TH STREET
SCOTT CITY, KANSAS

SANITARY SEWER DETAILS

PROJ. NO.	
E22D3109	
DESIGNER: MJR	DRAWN BY: ZEK
CFN: 3109TYP	
SHEET: 14	REV: 0

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SCALE:
PLAN: 1"=20'
PROFILE: 1"=20' HORIZ.
1"=5' VERT.

NOTE:
STREET STATION AND OFFSET ARE REFERENCED TO CENTER OF STRUCTURE.

SEPARATION OF WATER MAINS AND SANITARY SEWERS:

1. A MINIMUM HORIZONTAL DISTANCE OF 10 FEET SHALL BE MAINTAINED BETWEEN WATER (MAINS AND SERVICE) AND SANITARY SEWER (MAINS AND SERVICE) LINES.
2. WHERE A WATER MAIN MUST CROSS A SEWER LINE, MAINTAIN 2 FEET VERTICAL SEPARATION WITH THE WATER MAIN ABOVE THE SEWER.
3. BUILDERS TO MAINTAIN MINIMUM 10' SEPARATION FROM THE OUTSIDE EDGE OF SANITARY SEWER MANHOLES TO THE OUTSIDE EDGE OF WATER SERVICE LINES WHEN RUNNING SERVICE LINES TO HOUSE.

GENERAL NOTES:

1. ALL SANITARY SEWER SERVICE LINE WILL BE AT A MIN 2% GRADE.
2. ALL NORTHING AND EASTING WAS TAKEN FROM CENTER OF STRUCTURE. REFERENCE DETAIL FOR ACTUAL LID LOCATION.
3. EXISTING WATER MAIN DEPTH IS UNKNOWN. CONTRACTOR TO FIELD VERIFY DEPTH AND LOCATION PRIOR TO SERVICE LINE CONSTRUCTION. CONTACT ENGINEER WITH ANY CONFLICTS.

REV	DATE	DESCRIPTION	DSN	DWN	CHK
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EASTRIDGE VILLAS II
8TH STREET
SCOTT CITY, KANSAS

WATER LINE "A" - PLAN & PROFILE

PROJ. NO.	
E22D3109	
DESIGNER	DRAWN BY
MJR	ZEK
CFN	
3109WPP	
SHEET	REV
15	0

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SCALE:
PLAN: 1"=20'
PROFILE: 1"=20' HORIZ.
1"=5' VERT.

NOTE:
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2. WHERE A WATER MAIN MUST CROSS A SEWER LINE, MAINTAIN 2 FEET VERTICAL SEPARATION WITH THE WATER MAIN ABOVE THE SEWER.
3. BUILDERS TO MAINTAIN MINIMUM 10' SEPARATION FROM THE OUTSIDE EDGE OF SANITARY SEWER MANHOLES TO THE OUTSIDE EDGE OF WATER SERVICE LINES WHEN RUNNING SERVICE LINES TO HOUSE.

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WATER LINE "A" - PLAN & PROFILE

PROJ. NO.	E22D3109
DESIGNER	MJR
DRAWN BY	ZEK
CFN	3109WPP
SHEET	16
REV	0

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TYPICAL BLOCKING DETAILS
Not to Scale

ASPHALT TRENCH DETAIL
Not to Scale

CONCRETE TRENCH DETAIL
Not to Scale

AIR RELEASE ASSEMBLY
Not to Scale

NOTE: Vent pipe shall have downward-facing screened elbow.

TYPICAL CONCRETE PIPE CRADLE
Not to Scale

WATER CROSSING DETAIL
Not to Scale

TABLE OF CASING SIZES				
Nominal Pipe Size (Dia. in Inches)	Casing Size (Inside Diameter)		Casing Size Support Spacing	
	in.	mm.	A (in)	B (in)
4	8–10	203–254	4.7	1.4
6	10–12	254–305	6.3	1.9
8	14–16	356–406	7.4	2.3
10	16–18	406–457	8.5	2.6
12	18–20	457–508	9.6	2.9
15	22–24	559–610	11.0	3.4
20	30–32	762–813	12.5	3.8

CASING DETAILS
Not to Scale

CASING SPACER DETAIL
Not to Scale

SECTION AA

VERTICAL BLOCKING DETAIL
Not to Scale

VALVE BOX DETAIL
Not to Scale

NOTE: Fire Hydrant Assemblies Include
1 – Gate Valve and Valve Box
1 – Fire Hydrant and Misc. Pipe, Rock/Concrete for Installation

FIRE HYDRANT & VALVE ASSEMBLY DETAIL
Use Anchor Coupling For
All Hydrant Connections.

BLOCKING SCHEDULE PRESSURIZED PIPE FITTINGS																	
Pipe	Tees and Plugs						90°			45°			22.5°/11.25°				
"D"	A	B	C	E	F		A	B	C	A	B	C	A	B	C		
4	16	12	16	6	12		16	12	16	16	12	16	16	12	16		
6	18	12	18	6	16		18	12	18	18	12	18	18	12	18		
8	24	16	24	8	16		24	16	24	24	16	24	24	16	24		
10	30	20	30	8	16		30	20	30	30	20	30	30	20	30		
12	36	24	36	10	18		36	24	36	36	24	36	36	24	36		
16	48	32	48	10	18		48	32	48	48	32	48	48	32	48		
20	60	40	60	12	18		60	40	60	60	40	60	60	40	60		
12	72	48	72	12	18		72	48	72	72	48	72	72	48	72		
16	96	64	72	12	18		96	64	72	96	64	72	96	64	72		

GENERAL NOTES

1. WATER MAINS SHALL HAVE A MINIMUM COVER OF 4'-0" OR MORE AS SHOWN ON PROFILES.
2. ALL VALVES SHALL BE INSTALLED WITH CAST IRON VALVE BOX ASSEMBLIES.
3. THE SIZE OF VALVE BOX ASSEMBLY TO BE INSTALLED SHALL BE DETERMINED BY THE TYPE AND SIZE OF VALVE.
4. VALVE BOX CAPS SHALL HAVE THE WORD "WATER" CAST IN THE TOP.
5. SEPARATION OF WATER MAINS AND SEWER LINE SHALL BE AS SPECIFIED.

REV	DATE	DESCRIPTION	DSN	DWN	CHK
0	01/19/24	INITIAL ISSUE	MJR	TDA	MJR

MATTHEW J. ROWE
LICENSED
29241
1/19/24
KANSAS
PROFESSIONAL ENGINEER

MATTHEW J. ROWE
ENGINEER
KS # 29241

KAW VALLEY ENGINEERING
1627 SUNFLOWER LANE
SALINA, KANSAS 67401
PH. (785) 823-3400
sa@kveng.com | www.kveng.com
KAW VALLEY ENGINEERING, INC., IS AUTHORIZED TO OFFER ENGINEERING SERVICES IN KANSAS STATE CERTIFICATE OF AUTHORIZATION # E-1.1.5. EXPIRES 12/31/24

EASTRIDGE VILLAS II
8TH STREET
SCOTT CITY, KANSAS

WATER LINE DETAILS

PROJ. NO.	
E22D3109	
DESIGNER: MJR	DRAWN BY: ZEK
CFN: 3109TYP	
SHEET: 17	REV: 0

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5/8" & 3/4" METER SETTINGS
Not to Scale

1" METER SETTINGS
Not to Scale

2" METER SETTINGS
Not to Scale

TYPICAL 1" WATER SERVICE
Not to Scale

"Y" BRANCH 5/8", 3/4" & 1" MULTIPLE METER SETTINGS
Not to Scale

REV	DATE	DESCRIPTION	DSN	DWN	CHK
0	01/19/24	INITIAL ISSUE	MJR	TDA	MJR

MATTHEW J. ROWE LICENSED 29241 1/19/24 KANSAS PROFESSIONAL ENGINEER

MATTHEW J. ROWE
ENGINEER
KS # 29241

KAW VALLEY ENGINEERING
1627 SUNFLOWER LANE
SALINA, KANSAS 67401
PH. (785) 823-3400
sal@kveng.com | www.kveng.com

KAW VALLEY ENGINEERING, INC., IS AUTHORIZED TO OFFER ENGINEERING SERVICES BY KANSAS STATE CERTIFICATE OF AUTHORIZATION # E-1153. EXPIRES 12/31/24.

EASTRIDGE VILLAS II
8TH STREET
SCOTT CITY, KANSAS

WATER LINE SERVICE DETAILS

PROJ. NO. E22D3109
DESIGNER MJR
DRAWN BY ZEK
CFN 3109TYP
SHEET 18
REV 0

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11+00.00

12+50.00

14+29.86

10+50.00

12+00.00

14+00.00

10+10.00

11+50.00

13+50.00

10+00.00

11+39.86

13+00.00

SCALE:
1"=20' HORIZ.
1"=5' VERT.

REV	DATE	DESCRIPTION	DSN	DWN	CHK
0	01/19/24	INITIAL ISSUE	MJR	TDA	MJR

MATTHEW J. ROWE
LICENSED
29241
1/19/24
KANSAS
PROFESSIONAL ENGINEER

MATTHEW J. ROWE
ENGINEER
KS # 29241

1627 SUNFLOWER LANE
SALINA, KANSAS 67401
PH. (785) 823-3400
so@kveng.com | www.kveng.com

KAW VALLEY ENGINEERING

KAW VALLEY ENGINEERING, INC. IS AUTHORIZED TO OFFER ENGINEERING SERVICES BY KANSAS STATE CERTIFICATE OF AUTHORIZATION # E-1153.
EXPIRES 12/31/24

EASTRIDGE VILLAS II
8TH STREET
SCOTT CITY, KANSAS

8TH STREET CROSS SECTION

PROJ. NO.	E22D3109
DESIGNER	MJR
DRAWN BY	ZEK
CFN	3109XSEC
SHEET	19
REV	0

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15+75.77

17+00.00

15+50.00

16+50.00

15+10.00

16+40.81

15+00.00

16+00.00

SCALE:
1"=20' HORIZ.
1"=5' VERT.

REV	DATE	DESCRIPTION	DSN	DWN	CHK
0	01/19/24	INITIAL ISSUE	MJR	TDA	MJR

MATTHEW J. ROWE
LICENSED
29241
1/19/24
KANSAS
PROFESSIONAL ENGINEER

MATTHEW J. ROWE
ENGINEER
KS # 29241

1627 SUNFLOWER LANE
SALINA, KANSAS 67401
PH. (785) 823-3400
so@kveng.com | www.kveng.com
KAW VALLEY ENGINEERING
KAW VALLEY ENGINEERING, INC. IS AUTHORIZED TO OFFER ENGINEERING SERVICES BY KANSAS STATE CERTIFICATE OF AUTHORIZATION # E-115.
EXPIRES 12/31/24

EASTRIDGE VILLAS II
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SCOTT CITY, KANSAS

BIRCH STREET CROSS SECTION

PROJ. NO.	E22D3109
DESIGNER	MJR
DRAWN BY	ZEK
CFN	3109XSEC
SHEET	20
REV	0

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GENERAL ARCHITECTURAL NOTES

1. ALL WORK SHALL CONFORM TO ALL LOCAL CODES & ORDINANCES.
2. CONTRACTOR SHALL BE RESPONSIBLE TO REMOVE &/OR DEMOLISH ALL DEMOLISHED MATERIALS & ACCESSORIES, U.N.O.
3. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS & CONDITIONS.
4. INSTALL MATERIALS AND/OR FINISHES AS INDICATED, IMPLIED OR AS REQUIRED FOR COMPLETE & FINISHED INSTALLATION.
5. PROVIDE 1" EXPANSION JOINT AT PERIMETER OF BUILDING WHERE CONC. PAVING AND/OR WALKS ABUT BUILDING.
6. FORM OR SAWCUT CONTROL JOINTS IN ALL CONCRETE SLABS. AREAS SHALL BE NEARLY SQUARE AND SHALL NOT EXCEED 225 S.F.
7. FINAL FINISH FLOOR ELEVATION SHALL BE DETERMINED BY G.C.
8. AREAS IN FRONT OF DOORS SHALL HAVE NO SLOPE GREATER THAN 1:50 IN ANY DIRECTION.
9. CURB RAMPS MAY SLOPE A MAXIMUM OF 1:12 FOR A MAXIMUM VERTICAL DIMENSION OF 6".
10. DRIVEWAYS: 5" THICK CONC. SLAB W/ 10-10x10/10 WWF OVER 4" COMP. FILL
11. SIDEWALKS: 4" THICK CONC. SLAB W/ 6x6-W1.4xW1.4 WWF OVER 4" COMP. FILL
12. CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY EXISTING GRADES, CURB & GUTTER, ETC. AND INSURE PROPER DRAINAGE ON SITE & AWAY FROM BUILDING(S).
13. CONCRETE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DIRT WORK INCLUDING BUILDING PADS, FINAL GRADING, ETC.
14. CONTRACTOR SHALL INCLUDE AN ALLOWANCE OF $300/BUILDING ($300x9 BUILDINGS = $2,700) FOR PURCHASE & INSTALLATION OF TREES.

A **SITE PLAN**
30"=1'-0"

JonesGillamRenz
730 N. Ninth
Salina, KS 67401
785.827.0386
1881 Main Street, Suite 301
Kansas City, MO 64108
jgr@jgrarchitects.com

HOUSING OPPORTUNITIES INC.

EASTRIDGE VILLAS II

SCOTT CITY, KANSAS

JEFFREY S. GILLAM ARCHITECT LICENSE 3306 1/19/2024 KANSAS PROFESSIONAL ARCHITECT

REVISION:

DATE: 1-19-2024
JOB: 22-3223
SHEET NO.:

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PARTITION SCHEDULE

1 TYPICAL EXTERIOR WALL @ 1 HOUR RATING (UL U032)

2 INTERIOR GARAGE WALL

3 TYPICAL INTERIOR WALL

4 TYPICAL PLUMBING WALL

5 PARTY WALL 1 HOUR RATING (UL U341)

6 TYPICAL EXTERIOR WALL @ STONE WAINSCOT (REF. ELEVATIONS) 1 HOUR RATING (UL U032)

GENERAL NOTES

1. REFERENCE SITE PLAN SHEET A1 FOR LOCATION & ORIENTATION OF BUILDINGS.
2. REFERENCE SITE PLAN SHEET A1 FOR LOCATION OF ACCESSIBLE UNITS.
3. TYPICAL GROUND FLOOR FINISH FLOOR ELEVATION IS REFERENCED AS 100'-0". CONTRACTOR SHALL VERIFY BUILDING ELEVATION W/ CIVIL DRAWINGS.
4. PLUMBING VENT STACKS, FLUES, FRESH AIR INTAKES, ETC. NOT SHOWN FOR CLARITY. VERIFY LOCATION W/ MECHANICAL & PLUMBING DRAWINGS.
5. PROVIDE ATTIC VENTILATION TO COMPLY W/ 2018 IBC, SECTION 1202.2.1. VENTILATION SHALL BE PROVIDED INTO EACH ATTIC COMPARTMENT.
6. CONTRACTOR SHALL PROVIDE ATTIC ACCESS AS INDICATED ON THE FLOOR PLAN
7. ALL SPLASHBLOCKS SHALL BE POURED AS PART OF 12"wide CONC. SLAB
8. TYPICAL ROOF SLOPE IS 4:12 UNLESS NOTED OTHERWISE.
9. CONTRACTOR SHALL PROVIDE FIREBLOCKING, ANCHOR BOLTS, ETC. AS REQUIRED BY STRUCTURAL DRAWINGS.
10. PURSUANT TO REVIEW COMMENTS BY THE CITY OF SCOTT CITY, ALL PENETRATIONS THRU RATED WALLS SHALL BE FIRESTOPPED PER APPROVED U.L. DESIGNS. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS ILLUSTRATING APPROVED PENETRATING SYSTEMS TO BE APPROVED U.L. DESIGNS. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS ILLUSTRATING APPROVED PENETRATING SYSTEMS TO BE UTILIZED BY ARCHITECT & CITY OF GREAT BEND BUILDING OFFICIALS.
11. CONTRACTOR TO PROVIDE 2x8 BLOCKING IN WALL FOR FUTURE GRAB BARS @ TOILET.
12. CONTRACTOR TO PROVIDE 2x8 BLOCKING IN WALL FOR FUTURE GRAB BARS @ SHOWER. REF. ADA
13. CABINET UNDER SINK TO BE REMOVABLE LATER FOR HANDICAP ADAPTABLE UNITS. PROVIDE BLK'G IN WALLS FOR COUNTERTOP & SUPPORTS.
14. PROVIDE BLK'G IN WALLS FOR ALL COUNTERTOPS &/OR SUPPORTS.
15. KITCHEN RECEPTACLES TO BE @ 44"max AFF.
16. ALL CLOSET SHELVING TO BE 'CLOSET MAID' PREFINISHED PLASTIC COATED WHITE.
17. PATIO SLABS, PORCH SLABS, WALKS, AND DRIVEWAYS SHALL SLOPE ±1/4" PER FOOT AWAY FROM BUILDING TO EDGE OF SURFACE OR 10'-0", WHICHEVER IS GREATER.
18. BUILDING MUST MEET 2018 IECC.
19. ALL VINYL SIDING SHALL BE A MINIMUM .042" THICKNESS.

B COMBINATION ACCESSIBLE/STANDARD FLOOR PLAN
1/4"=1'-0"
VERIFY W/ SITE PLAN FOR WHICH UNIT WILL BE ACCESSIBLE.

2-BED DUPLEX = 1,412 SF/EA. SIDE

A TYPICAL FLOOR PLAN
1/4"=1'-0"

JonesGillamRenz
730 N. Ninth
Salina, KS 67401
785.827.0386
1881 Main Street, Suite 301
Kansas City, MO 64108
jgr@jgrarchitects.com

HOUSING OPPORTUNITIES INC.

EASTRIDGE VILLAS II

SCOTT CITY, KANSAS

JEFFREY S. GILLAM STATE OF KANSAS 3398 1/19/2024 KANSAS PROFESSIONAL ARCHITECT

REVISION:

DATE: 1-19-2024
JOB: 22-3223
SHEET NO.:

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DUPLEX - DOOR SCHEDULE

MARK	DOOR SIZE W	DOOR SIZE H	DOOR SIZE T	DOOR MAT'L: MTL. INSULATED	DOOR MAT'L: WOOD H.C.	DOOR MAT'L: FF. WOOD BIFOLDS	DOOR TYPE	DOOR FINISH: PAINTED	DOOR FINISH:	FRAME MAT'L: WOOD	FRAME MAT'L: FINISHED OPENING	FRAME FINISH: PAINTED	FRAME FINISH: PREFINISHED	LOCATION	REMARKS
1	3'-0"	6'-8"	1 3/4"	●			A	●		●		●		ENTRY #101	ADA THRESHOLD, PEEPHOLE, DBL BORE, STORM DOOR
2	9'-0"	7'-0"		●				●					●	GARAGE #114	GARAGE DOOR W/ ELEC. OPENER
3	2'-6"	6'-8"	1 3/8"	●			B	●		●		●		CLOSET #102	FINISHED ENDS
4	3'-0"	6'-8"	1 3/8"	●			C	●		●		●		KITCHEN #105	ADA THRESHOLD, SINGLE BORE
5	2'-6"	6'-8"	1 3/8"	●			B	●		●		●		MECH. #106	FINISHED ENDS, LOUVER PER MECH.
6	3'-0"	6'-8"	1 3/8"	●			B	●		●		●		BATH #107	FINISHED ENDS
7	3'-0"	6'-8"	1 3/8"	●			B	●		●		●		BEDROOM #110	FINISHED ENDS
8	6'-0"	6'-8"	1 3/8"		●		B	●			●	●		CLOSET #109	PF WOOD BIFOLDS (CHEYENNE STYLE)
9	3'-0"	6'-8"	1 3/8"	●			B	●		●		●		BEDROOM #113	FINISHED ENDS
10	6'-0"	6'-8"	1 3/8"		●		B	●			●	●		CLOSET #112	PF WOOD BIFOLDS (CHEYENNE STYLE)
11	3'-0"	6'-8"	1 3/4"	●			A	●		●		●		HALL #111	ADA THRESHOLD, DOUBLE BORE
12	2'-6"	6'-8"	1 3/8"	●			B	●		●		●		MECH #115	FINISHED ENDS, LOUVER PER MECH.

NOTE:
1. MAIN ENTRY DOOR & REAR EXTERIOR DOOR TO HAVE KEYED LOCKSET & KEYED DEADBOLT. CONFIRM KEYING WITH OWNER.
2. INSTALL PRIVACY LATCH SET @ BEDROOMS & BATHS ONLY.
3. GARAGE WALK-IN DOOR #4 TO HAVE KEYED LOCKSET. CONFIRM KEYING WITH OWNER.

DUPLEX - INTERIOR FINISH SCHEDULE

FINISHES & INSTRUCTIONS

P1	LATEX (EGG-SHELL)	C1	CARPET #1 W/ PAD	CT	CERAMIC TILE	T	TEXTURED
P2	EPOXY PAINT	C2	CARPET #2 DIRECT GLUE DOWN	ST	SPRAY TEXTURE		
SV	SHEET VINYL	LV	LUXURY VINYL TILE	S	SMOOTH		

NO.	DESCRIPTION	FLOOR: CARPET	FLOOR: LUXURY VINYL TILE	FLOOR: SEALED CONC.	FLOOR: SHEET VINYL	BASE: PAINTED, WOOD	N.WALL: 1/2" G.B.	N.WALL: 1/2" M.R. G.B.	N.WALL: 5/8" TYPE X G.B.	E.WALL: 1/2" G.B.	E.WALL: 1/2" M.R. G.B.	E.WALL: 5/8" TYPE X G.B.	S.WALL: 1/2" G.B.	S.WALL: 1/2" M.R. G.B.	S.WALL: 5/8" TYPE X G.B.	W.WALL: 1/2" G.B.	W.WALL: 1/2" M.R. G.B.	W.WALL: 5/8" TYPE X G.B.	CEILING: 5/8" TYPE X G.B.	HGT.	NOTES
101	ENTRY		LV			●	P1			P1			P1			P1				8'-0"	
102	CLOSET	C1				●	P1			P1			P1			P1			P1	7'-0"	
103	LIVING ROOM	C1				●	P1			P1			P1			P1			P1	8'-0"	
104	DINING ROOM	C1				●	P1			P1			P1			P1			P1	8'-0"	
105	KITCHEN		LV			●	P1			P1			P1			P1			P1	8'-0"	
106	MECHANICAL				SV	●	P1 S			P1 S			P1 S			P1 S			P1 S	8'-0"	
107	BATH		LV			●		P1 T			P1 T			P1 T			P1 T		P1 T	8'-0"	
108	UTILITY		LV			●		P1 T			P1 T			P1 T			P1 T		P1 T	8'-0"	
109	CLOSET	C1				●	P1 T			P1 T			P1 T			P1 T			P1 T	8'-0"	
110	BEDROOM	C1				●	P1 T			P1 T			P1 T			P1 T			P1 T	8'-0"	
111	HALLWAY		LV			●	P1 T			P1 T			P1 T			P1 T			P1 T	7'-0"	
112	CLOSET	C1				●	P1 T			P1 T			P1 T			P1 T			P1 T	7'-0"	
113	BEDROOM	C1				●	P1 T			P1 T			P1 T			P1 T			P1 T	8'-0"	
114	GARAGE			●		●			P1 T			P1 T			P1 T			P1 T	P1 T	8'-0"	
115	MECHANICAL				SV	●	P1 S			P1 S			P1 S			P1 S			P1 S	8'-0"	

NOTES
1. ALL WOOD TRIM TO BE PAINTED.
2. MOISTURE RESISTANT GYP. BOARD @ "WET" WALLS.
3. STANDARD UNITS ARE TO HAVE CARPET WITH PAD, C1, WHERE CARPET IS CALLED OUT.
4. DIRECT GLUE DOWN CARPET, "C2", NO PAD, AT ADA UNITS WHERE CARPET IS CALLED OUT.

F TYP. WALL SECTION
3/4"=1'-0"

E DOOR TYPES
1/4"=1'-0"

DOOR/WINDOW GENERAL NOTES:
1. DOORS ADJACENT TO UNCONDITIONED SPACES (i.e. ATTIC, GARAGES, ETC.) SHALL BE MADE SUBSTANTIALLY AIR TIGHT W/ APPROVED WEATHERSTRIPPING &/or EQUIVALENT GASKET.
2. WINDOW & EXTERIOR DOOR OPENINGS SHALL BE FULLY FLASHED.
3. ROUGH OPENINGS AROUND WINDOWS & EXTERIOR DOORS SEALED W/ CAULK OR FOAM.

NOTE:
ALL WINDOWS SHALL HAVE WRAPPED G.B. RETURN TO THE WINDOW UNIT. SILLS TO BE PRE-MANUF. WINDOW SILL

D WINDOW SCHEDULE
1/4"=1'-0"

C 2-BED DUPLEX - SIDE ELEVATION
1/4"=1'-0" MIRRORED ON OTHER SIDE

B 2-BED DUPLEX - REAR ELEVATION
1/4"=1'-0"

A 2-BED DUPLEX - FRONT ELEVATION
1/4"=1'-0"

2-BED DUPLEX

JonesGillamRenz
730 N. Ninth
Salina, KS 67401
785.827.0386
1881 Main Street, Suite 301
Kansas City, MO 64108
jgr@jgrarchitects.com

HOUSING OPPORTUNITIES INC.

EASTRIDGE VILLAS II

SCOTT CITY, KANSAS

JEFFREY S. GILLAM
SCOTT CITY, KS
3382
1/19/2024
KANSAS
PROFESSIONAL ARCHITECT

REVISION:

DATE: 1-19-2024
JOB: 22-3223
SHEET NO.:

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NOTES:

1. ALL PENETRATIONS (ie DUCTS/FLUES, PLUMBING, WIRING, EXHAUST FANS, ETC.) INTO UNCONDITIONED SPACES (ie ATTIC, GARAGES, ETC.) SHALL BE FULLY SEALED AIR TIGHT W/ BLOCKING or FLASHING. GAPS SEALED W/ CAULK or FOAM.
2. FLEXIBLE AIR BARRIERS (i.e. HOUSE WRAP) SHALL BE FULLY SEALED @ ALL SEAMS & EDGES & SUPPORTED USING FASTENERS W/ CAPS OR HEADS ±1"ø UNLESS OTHERWISE INDICATED BY THE MANUFACTURER. FLEXIBLE AIR BARRIERS SHALL NOT BE MADE OF KRAFT PAPER, PAPER-BASED PRODUCTS, OR OTHER MATERIALS THAT ARE EASILY TORN. IF POLYETHYLENE IS USED, IT'S THICKNESS SHALL BE ±6MIL.
3. DRYWALL SHALL BE SEALED TO TOP PLATE @ ALL UNCONDITIONED ATTIC/WALL INTERFACES USING CAULK, FOAM, DRYWALL ADHESIVE (NO OTHER CONSTRUCTION ADHESIVES) OR EQUIVALENT MATERIAL. APPLY SEALANT DIRECTLY BETWEEN DRYWALL & TOP PLATE or TO THE SEAM BETWEEN TO TWO FROM THE ATTIC ABOVE.
4. TOP OF WALLS ADJOINING UNCONDITIONED SPACES, CONTINUOUS TOP PLATES, OR BLOCKING SEALED USING CAULK, FOAM OR EQUIVALENT MATERIAL.
5. ALL ABOVE-GRADE SILL PLATES ADJACENT TO CONDITIONED SPACES SHALL BE SEALED TO FOUNDATION WITH CAULK, FOAM OR EQUIVALENT MATERIAL.
6. ALL EXTERIOR CORNERS SHALL BE CONSTRUCTED TO ALLOW ACCESS FOR INSTALLATION OF ±R6 THAT EXTENDS TO EXT. WALL SHEATHING.
7. ADDITIONAL JACK STUDS SHALL BE USED ONLY A NEEDED FOR STRUCTURAL SUPPORT & CRIPPLE STUDS ONLY AS NEEDED TO MAINTAIN ON-CENTER SPACING OF STUDS.
8. INSULATION SHALL RUN BEHIND INTERIOR/EXTERIOR WALL INTERSECTIONS USING LADDER BLOCKING, FULL 2x6 OR 1x6 FURRING BEHIND THE FIRST PARTITION STUD, DRYWALL CLIPS OR OTHER EQUIVALENT ALTERNATIVE.
9. ALL PENETRATIONS THROUGH CEILING SHALL BE FOAM SEALED BEFORE INSTALLING BLOWN-IN ATTIC INSULATION.
10. ALL VINYL SIDING SHALL BE A MINIMUM .042" THICKNESS.

ROOF GENERAL NOTES

1. PLUMBING VENT STACKS, FLUES, FRESH AIR INTAKES, ETC. NOT SHOWN FOR CLARITY. VERIFY LOCATION WITH MECHANICAL & PLUMBING DRAWINGS.
2. PROVIDE ATTIC VENTILATION OF NOT LESS THAN 1/150 OF THE ATTIC AREA WITH 50% OF REQ'D VENTILATION LOCATED IN THE UPPER PORTION OF THE ROOF AREA, REF. 2018 IBC, SECTION 1202.2.1.
3. CONTRACTOR SHALL PROVIDE ATTIC ACCESS DOORS IN EACH ATTIC COMPARTMENT AS INDICATED ON THE FLOOR & ROOF PLANS.
4. INSTALL SELF-SEALING BITUMINOUS MEMBRANE OR QUIVALENT AT ALL VALLEYS & ROOF DECK PENETRATIONS.
5. TYPICAL ROOF SLOPE IS 4:12 UNLESS NOTED OTHERWISE.
6. AT ALL VALLEYS: ASPHALT SHINGLES (LACE SHINGLES) OVER ICE & WATER SHIELD OVER 20" WIDE METAL FLASHING OVER SYNTHETIC ROOF UNDERLAYMENT OVER 15/32" OSB SHEATHING W/ CLIPS.
7. CONTRACTOR SHALL PROVIDE 1 CONCRETE SPLASH BLOCK AT EACH DOWNSPOUT LOCATION.

ATTIC VENTILATION

ATTIC VENTILATION PER 2018 IBC, SECTION 1202.2.1

1/300 w/ ASTM 396 VAPOR BARRIER

CALCULATIONS

AREAS-1 & 2
ATTIC AREA MUST PROVIDE
(1,698/300 = 5.66/2 = 2.83 HIGH & LOW)
2.83 sf OF NET FREE AREA @ THE RIDGE & SOFFITS.

MINIMUM GUTTER & DOWNSPOUT

GUTTER – 4x5
DOWNSPOUT (DS) – 3x4
1-DS W/ 4" PVC HUB w/ TRANSITION BOOT
2-DS W/ 6" PVC HUB w/ TRANSITION BOOT

ABBREVIATIONS

NFA – NET FREE AREA

F RADON PIPE DETAIL
1 1/2"=1'-0"

E TYP. WALL SECTION
3/4"=1'-0"

D TYP. WALL SECTION
3/4"=1'-0"

C SECTION
1 1/2"=1'-0"

B SECTION
1 1/2"=1'-0"

A 2-BED DUPLEX ROOF PLAN
1/4"=1'-0"

2-BED DUPLEX

JonesGillamRenz
730 N. Ninth
Salina, KS 67401
785.827.0386
1881 Main Street, Suite 301
Kansas City, MO 64108
jgr@jgrarchitects.com

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EASTRIDGE VILLAS II

SCOTT CITY, KANSAS

JEFFREY S. GILLAM REGISTERED 5300 1/19/2024 KANSAS PROFESSIONAL ARCHITECT

REVISION:

DATE: 1-19-2024
JOB: 22-3223
SHEET NO.:

A2.3

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BB TYPICAL VANITY DETAIL
1"=1'-0"

AA ACCESSIBLE VANITY DETAIL
1"=1'-0"

Z TYP. SHOWER BLOCKING
NTS

Y TYP. HEIGHTS @ SHOWER PLAN
1/4"=1'-0"

X TYP. HEIGHTS @ SHOWER BACK WALL
1/4"=1'-0"

W TYP. HEIGHTS @ SHOWER CONTROL WALL
1/4"=1'-0"

V TYP. HEIGHTS @ TOILET SIDE WALL
1/4"=1'-0"

U TYP. HEIGHTS @ TOILET REAR WALL
1/4"=1'-0"

NOTES:
1. CEMENT BOARD OR EQUIVALENT MOISTURE-RESISTANT BACKING MATERIAL INSTALLED ON ALL WALLS BEHIND TUB AND SHOWER ENCLOSURES COMPOSED OF TILE OR PANEL ASSEMBLIES W/ CAULKED JOINTS. PAPER-FACED BACKERBOARD SHALL NOT BE USED.

T BATH #107 INTERIOR ELEVATION
3/8"=1'-0"

S TYPICAL BATH #107/UTILITY #108 ENLARGED PLAN
1/4"=1'-0"

R ACCESSIBLE BATH #107/UTILITY #108 ENLARGED PLAN
1/4"=1'-0"

Q CASEWORK SECTION
1/2"=1'-0"

P ROD & SHELF DETAIL
1 1/2"=1'-0"

O TYPICAL KITCHEN #105 ENLARGED PLAN
3/8"=1'-0"

N ACCESSIBLE KITCHEN #105 ENLARGED PLAN
3/8"=1'-0"

M TYPICAL BATH #107/UTILITY #108 INTERIOR ELEVATION
3/8"=1'-0"

L TYPICAL BATH #107 INTERIOR ELEVATION
3/8"=1'-0"

K TYPICAL KITCHEN #105 CASEWORK ELEVATION
3/8"=1'-0"

J TYPICAL KITCHEN #105 CASEWORK ELEVATION
3/8"=1'-0"

H TYPICAL KITCHEN #105 CASEWORK ELEVATION
3/8"=1'-0"

G TYPICAL KITCHEN #105 CASEWORK ELEVATION
3/8"=1'-0"

F ACCESSIBLE BATH #107/UTILITY #108 CASEWORK ELEVATIONS
3/8"=1'-0"

E ACCESSIBLE BATH #107 CASEWORK ELEVATIONS
3/8"=1'-0"

D ACCESSIBLE KITCHEN #105 CASEWORK ELEVATIONS
3/8"=1'-0"

C ACCESSIBLE KITCHEN #105 CASEWORK ELEVATIONS
3/8"=1'-0"

B ACCESSIBLE KITCHEN #105 CASEWORK ELEVATIONS
3/8"=1'-0"

A ACCESSIBLE KITCHEN #105 CASEWORK ELEVATIONS
3/8"=1'-0"

2-BED DUPLEX

JonesGillamRenz
730 N. Ninth
Salina, KS 67401
785.827.0386
1881 Main Street, Suite 301
Kansas City, MO 64108
jgr@jgrarchitects.com

HOUSING OPPORTUNITIES INC.
EASTRIDGE VILLAS II
SCOTT CITY, KANSAS

JEFFREY S. GILLAM
NO. 1306
1/19/2024
KANSAS
PROFESSIONAL ARCHITECT

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PARTITION SCHEDULE

1 TYPICAL EXTERIOR WALL @ 1 HOUR RATING (UL U032)

2 TYPICAL INTERIOR WALL

3 TYPICAL PLUMBING WALL

4 TYPICAL EXTERIOR WALL @ STONE WAINSCOT (REF. ELEVATIONS) 1 HOUR RATING (UL U032)

GENERAL NOTES

1. REFERENCE SITE PLAN SHEET A1 FOR LOCATION & ORIENTATION OF BUILDINGS.
2. KITCHEN RECEPTACLES TO BE @ 44"max AFF.
3. TYPICAL GROUND FLOOR FINISH FLOOR ELEVATION IS REFERENCED AS 100'-0". CONTRACTOR SHALL VERIFY BUILDING ELEVATION W/ CIVIL DRAWINGS.
4. PLUMBING VENT STACKS, FLUES, FRESH AIR INTAKES, ETC. NOT SHOWN FOR CLARITY. VERIFY LOCATION W/ MECHANICAL & PLUMBING DRAWINGS.
5. PROVIDE ATTIC VENTILATION TO COMPLY W/ 2018 IBC, SECTION 1202.2.1. VENTILATION SHALL BE PROVIDED INTO EACH ATTIC COMPARTMENT.
6. CONTRACTOR SHALL PROVIDE ATTIC ACCESS AS INDICATED ON THE FLOOR PLAN
7. ALL SPLASHBLOCKS SHALL BE POURED AS PART OF 12"wide CONC. SLAB
8. TYPICAL ROOF SLOPE IS 4:12 UNLESS NOTED OTHERWSE.
9. CONTRACTOR SHALL PROVIDE FIREBLOCKING, ANCHOR BOLTS, ETC. AS REQ'D. BY STRUCT. DWGS.
10. PURSUANT TO REVIEW COMMENTS BY THE CITY OF SCOTT CITY, ALL PENETRATIONS THRU RATED WALLS SHALL BE FIRESTOPPED PER APPROVED U.L. DESIGNS. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS ILLUSTRATING APPROVED PENETRATING SYSTEMS TO BE APPROVED U.L. DESIGNS. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS ILLUSTRATING APPROVED PENETRATING SYSTEMS TO BE UTILIZED BY ARCHITECT & CITY OF GREAT BEND BUILDING OFFICIALS.
11. CONTRACTOR TO PROVIDE 2x8 BLOCKING IN WALL FOR GRAB BARS & CABINETRY.
12. ALL CLOSET SHELVING TO BE 'CLOSET MAID' PREFINISHED PLASTIC COATED WHITE.
13. PATIO SLABS, PORCH SLABS, WALKS, AND DRIVEWAYS SHALL SLOPE ±1/4" PER FOOT AWAY FROM BUILDING TO EDGE OF SURFACE OR 10'-0", WHICHEVER IS GREATER.
14. CABINET UNDER SINK TO BE REMOVABLE LATER FOR ACCESSIBLE ADAPTABLE UNITS. PROVIDE BLK'G IN WALLS FOR COUNTERTOP & SUPPORTS.
15. FE = INDICATES WALL MOUNTED FIRE EXTINGUISHER PROVIDED BY OWNER.
16. BUILDING MUST MEET 2018 IECC.
17. ALL VINYL SIDING SHALL BE A MINIMUM .042" THICKNESS.

J CASEWORK SECTION
1/2"=1'-0"

DETAIL PER 2010 ADA

H TYP. HEIGHTS @ TOILET SIDE WALL
1/4"=1'-0"

DETAIL PER 2010 ADA

G TYP. HEIGHTS @ TOILET REAR WALL
1/4"=1'-0"

LEGEND FOR TOILET ACCESSORIES

M	MIRROR
SD	SOAP DISPENSER
TP	TOILET PAPER DISPENSER
GB	GRAB BAR
PTD	PAPER TOWEL DISPENSER
TR	TRASH CAN PROVIDED B.O.

F PREP KITCHEN #102 CASEWORK ELEVATION
3/8"=1'-0"

E PREP KITCHEN #102 CASEWORK ELEVATION
3/8"=1'-0"

D MEN #104 INTERIOR ELEVATION
3/8"=1'-0" WOMEN #103 MIRRORED

C MEN #104 INTERIOR ELEVATION
3/8"=1'-0" WOMEN #103 MIRRORED

B ENLARGED RESTROOM PLAN
3/8"=1'-0"

GRAND TOTAL S.F. = 2,000 SF

A COMMUNITY BUILDING FLOOR PLAN
1/4"=1'-0"

JonesGillamRenz
730 N. Ninth
Salina, KS 67401
785.827.0386
1881 Main Street, Suite 301
Kansas City, MO 64108
jgr@jgrarchitects.com

HOUSING OPPORTUNITIES INC.
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DOOR/WINDOW GENERAL NOTES:
1. DOORS ADJACENT TO UNCONDITIONED SPACES (i.e. ATTIC, ETC.) SHALL BE MADE SUBSTANTIALLY AIR TIGHT W/ APPROVED WEATHERSTRIPPING &/or EQUIVALENT GASKET.
2. WINDOW & EXTERIOR DOOR OPENINGS SHALL BE FULLY FLASHED.
3. ROUGH OPENINGS AROUND WINDOWS & EXTERIOR DOORS SEALED W/ CAULK OR FOAM.

F DOOR TYPES
1/4"=1'-0"

NOTE:
ALL WINDOWS SHALL HAVE WRAPPED G.B. RETURN TO THE WINDOW UNIT. SILLS TO BE PRE-MANUF. WINDOW SILL

E WINDOW SCHEDULE
1/4"=1'-0"

COMMUNITY BUILDING - DOOR SCHEDULE

MARK	DOOR SIZE W	DOOR SIZE H	DOOR SIZE T	MATERIAL: M'TL. INSULATED	MATERIAL: WOOD S.C.	TYPE	FINISH: PAINTED	FRAME MATERIAL: WOOD	FRAME FINISH: PAINTED	REMARKS
101	3'-0"	6'-8"	1 3/4"	●		A	●	●	●	ADA THRESHOLD, SINGLE BORE
102	3'-0"	6'-8"	1 3/8"		●	B	●	●	●	FINISHED ENDS
103	3'-0"	6'-8"	1 3/8"		●	B	●	●	●	FINISHED ENDS
104	3'-0"	6'-8"	1 3/8"		●	B	●	●	●	FINISHED ENDS
106	PR 3'-0"	6'-8"	1 3/8"		●	B	●	●	●	FINISHED ENDS
107	3'-0"	6'-8"	1 3/8"	●		C	●	●	●	ADA THRESHOLD, SINGLE BORE

NOTE:
1. #101 & #102 TO BE KEYED LOCKSETS.
2. INSTALL PRIVACY LATCH SET @ RESTROOMS ONLY.
3. #107 (BACK DOOR) W/ LEVER HANDLE AT INSIDE & BLANK ON OUTSIDE.

COMMUNITY BUILDING - INTERIOR FINISH SCHEDULE

FINISHES & INSTRUCTIONS

P1	LATEX (FLAT)	C1	CARPET #1	CT	CERAMIC TILE	T	TEXTURED
P2	EPOXY PAINT	C2	CARPET #2	ST	SPRAY TEXTURE		
SV	SHEET VINYL	LV	LUXURY VINYL TILE	S	SMOOTH		

NO.	DESCRIPTION	FLOOR	BASE	N.WALL	E.WALL	S.WALL	W.WALL	CEILING	HGT.	NOTES
		LUXURY VINYL TILE	PAINTED WOOD	1/2" G.B. 1/2" M.R. G.B.	1/2" G.B. 1/2" M.R. G.B.	1/2" G.B. 1/2" M.R. G.B.	1/2" G.B. 1/2" M.R. G.B.	5/8" TYPE X G.B.		
100	OFFICE	LV	●	P1 1	P1 1	P1 1	P1 1	P1 1	8'-0"	
101	COMMUNITY ROOM	LV	●	P1 1	P1 1	P1 1	P1 1	P1 1	8'-0"	
102	PREP-KITCHEN	LV	●	P1 1	P1 1	P1 1	P1 1	P1 1	8'-0"	
103	WOMEN	LV	●	P1 1	P1 1	P1 1	P1 1	P1 1	8'-0"	
104	MEN	LV	●	P1 1	P1 1	P1 1	P1 1	P1 1	8'-0"	
106	MECH/JAN/STORAGE	LV		P1 1	P1 1	P1 1	P1 1	P1 1	8'-0"	

NOTES
1. ALL CARPET TO BE DIRECTLY GLUED DOWN @ HANDICAPPED UNITS
2. ALL WOOD TRIM TO BE PAINTED.

D COMMUNITY BUILDING SIDE ELEVATION
1/4"=1'-0"

C COMMUNITY BUILDING REAR ELEVATION
1/4"=1'-0"

B COMMUNITY BUILDING SIDE ELEVATION
1/4"=1'-0"

A COMMUNITY BUILDING FRONT ELEVATION
1/4"=1'-0"

JonesGillamRenz
730 N. Ninth
Salina, KS 67401
785.827.0386
1881 Main Street, Suite 301
Kansas City, MO 64108
jgr@jgrarchitects.com

HOUSING OPPORTUNITIES INC.
EASTRIDGE VILLAS II
SCOTT CITY, KANSAS

JEFFREY S. GILLAM
REGISTERED
3382
1/19/2024
KANSAS
PROFESSIONAL ARCHITECT

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D TYP. WALL SECTION
3/4"=1'-0"

C TYP. WALL SECTION
3/4"=1'-0"

B TYP. WALL SECTION
3/4"=1'-0"

NOTES:

1. ALL PENETRATIONS (ie DUCTS/FLUES, PLUMBING, WIRING, EXHAUST FANS, ETC.) INTO UNCONDITIONED SPACES (ie ATTIC, GARAGES, ETC.) SHALL BE FULLY SEALED AIR TIGHT W/ BLOCKING or FLASHING. GAPS SEALED W/ CAULK or FOAM.
2. FLEXIBLE AIR BARRIERS (i.e. HOUSE WRAP) SHALL BE FULLY SEALED @ ALL SEAMS & EDGES & SUPPORTED USING FASTENERS W/ CAPS OR HEADS ±1"@ UNLESS OTHERWISE INDICATED BY THE MANUFACTURER. FLEXIBLE AIR BARRIERS SHALL NOT BE MADE OF KRAFT PAPER, PAPER-BASED PRODUCTS, OR OTHER MATERIALS THAT ARE EASILY TORN. IF POLYETHYLENE IS USED, IT'S THICKNESS SHALL BE ±6MIL.
3. DRYWALL SHALL BE SEALED TO TOP PLATE @ ALL UNCONDITIONED ATTIC/WALL INTERFACES USING CAULK, FOAM, DRYWALL ADHESIVE (NO OTHER CONSTRUCTION ADHESIVES) OR EQUIVALENT MATERIAL. APPLY SEALANT DIRECTLY BETWEEN DRYWALL & TOP PLATE or TO THE SEAM BETWEEN TO TWO FROM THE ATTIC ABOVE.
4. TOP OF WALLS ADJOINING UNCONDITIONED SPACES, CONTINUOUS TOP PLATES, OR BLOCKING SEALED USING CAULK, FOAM OR EQUIVALENT MATERIAL.
5. ALL ABOVE-GRADE SILL PLATES ADJACENT TO CONDITIONED SPACES SHALL BE SEALED TO FOUNDATION WITH CAULK, FOAM OR EQUIVALENT MATERIAL.
6. ALL EXTERIOR CORNERS SHALL BE CONSTRUCTED TO ALLOW ACCESS FOR INSTALLATION OF ±R6 THAT EXTENDS TO EXT. WALL SHEATHING.
7. ADDITIONAL JACK STUDS SHALL BE USED ONLY A NEEDED FOR STRUCTURAL SUPPORT & CRIPPLE STUDS ONLY AS NEEDED TO MAINTAIN ON-CENTER SPACING OF STUDS.
8. INSULATION SHALL RUN BEHIND INTERIOR/EXTERIOR WALL INTERSECTIONS USING LADDER BLOCKING, FULL 2x6 OR 1x6 FURRING BEHIND THE FIRST PARTITION STUD, DRYWALL CLIPS OR OTHER EQUIVALENT ALTERNATIVE.
9. ALL PENETRATIONS THROUGH CEILING SHALL BE FOAM SEALED BEFORE INSTALLING BLOWN-IN ATTIC INSULATION.
10. ALL VINYL SIDING SHALL BE A MINIMUM .042" THICKNESS.

ROOF GENERAL NOTES

1. PLUMBING VENT STACKS, FLUES, FRESH AIR INTAKES, ETC. NOT SHOWN FOR CLARITY. VERIFY LOCATION WITH MECHANICAL & PLUMBING DRAWINGS.
2. PROVIDE ATTIC VENTILATION OF NOT LESS THAN 1/150 OF THE ATTIC AREA WITH 50% OF REQ'D VENTILATION LOCATED IN THE UPPER PORTION OF THE ROOF AREA, REF. 2018 IBC SECTION 1202.2.1.
3. CONTRACTOR SHALL PROVIDE ATTIC ACCESS DOORS IN EACH ATTIC COMPARTMENT AS INDICATED ON THE FLOOR & ROOF PLANS.
4. INSTALL SELF-SEALING BITUMINOUS MEMBRANE OR QUIVALENT AT ALL VALLEYS & ROOF DECK PENETRATIONS.
5. TYPICAL ROOF SLOPE IS 4:12 UNLESS NOTED OTHERWISE.
6. AT ALL VALLEYS: ASPHALT SHINGLES (LACE SHINGLES) OVER ICE & WATER SHIELD OVER 20" WIDE METAL FLASHING OVER SYNTHETIC ROOF UNDERLAYMENT OVER 15/32" OSB SHEATHING W/ CLIPS.
7. CONTRACTOR SHALL PROVIDE 1 CONCRETE SPLASH BLOCK AT EACH DOWNSPOUT LOCATION.

ATTIC VENTILATION

ATTIC VENTILATION PER 2018 IBC, SECTION 1202.2.1

1/300 w/ ASTM 396 VAPOR BARRIER

CALCULATIONS

AREAS-1 & 2
ATTIC AREA MUST PROVIDE
(2,332/300 = 7.77/2 = 3.89 HIGH & LOW)
3.89 sf OF NET FREE AREA @ THE RIDGE & SOFFITS.

MINIMUM GUTTER & DOWNSPOUT

GUTTER – 4x5
DOWNSPOUT (DS) – 3x4
1–DS W/ 4" PVC HUB w/ TRANSITION BOOT
2–DS W/ 6" PVC HUB w/ TRANSITION BOOT

ABBREVIATIONS

NFA – NET FREE AREA

A COMMUNITY BUILDING ROOF PLAN
1/4"=1'-0"

JonesGillamRenz
730 N. Ninth
Salina, KS 67401
785.827.0386
1881 Main Street, Suite 301
Kansas City, MO 64108
jgr@jgrarchitects.com

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EASTRIDGE VILLAS II
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GENERAL NOTES - STRUCTURAL

1. General Information:

   A. The contractor shall verify dimensions and conditions before construction and notify the engineer of any discrepancies, inconsistencies, or difficulties affecting the work before proceeding.
   B. The contractor shall coordinate all disciplines, verifying size and location of all openings, whether shown on structural drawings or not, as called for on architectural, mechanical, or electrical drawings. In the case of work in an existing building the contractor shall scan existing structure to locate all rebar in the area of the new core/opening using ground penetrating radar and notify the engineer of record for review prior to coring/cutting. Conflicts, inconsistencies, or other difficulties affecting structural work shall be called to the architect or engineer's attention for direction before proceeding
   C. All design and construction work for this project shall conform to the requirements of the 2006 International Building Code, as amended by the City of Scott City, Kansas.
   D. These drawings are for this specific project and no other use is authorized.

2. Structural Design Load Criteria:

   A. Floor Live= 100psf
   B. Roof Live= 20psf; Roof Dead= 15psf
   C. Snow= Pg= 20psf, Pf=14psf,I_s = 1.0
      Ce=1.0, Ct=1.0, Drift per ASCE/SEI 7-05
   D. Lateral Loads:
      1.) Wind V=90 mph, Exposure C
          Occupancy [Risk] Category II, Iw=1.0
          GCpi=+/-0.18
      2.) Seismic: S_s = 0.097, S_1 = 0.038
          Occupancy [Risk] Category II, Ie=1.0,
          Site Classification D; Sds= 0.104; Sd1= 0.061
          Seismic Design Category A
          Basic Seismic Force-resisting System:
          A.14 Light-Framed Walls with Shear Panels of All Other Materials
          Equivalent Lateral Force Procedure
          (R=2; V=0.01 W; Omega=2 1/2; Cd=2
   E. This project is designed to resist the most critical effects resulting from the load combinations of section 1605.3 of the 2006 International Building Code.

3. Concrete:

   A. All concrete for foundations (walls, grade beams and footings) shall develop minimum ultimate compressive design strength of 3500 psi in 28 days, but not less than 500 pounds of cement shall be used per cubic yard of concrete regardless of strengths obtained, not over 6 gallons of water per 100 pounds of cement and not over 4 inches of slump.
   B. All concrete for interior flatwork shall develop minimum ultimate compressive design strength of 4000 psi in 28 days, but not less than 525 pounds of cement shall be used per cubic yard of concrete regardless of strengths obtained, not over 5.75 gallons of water per 100 pounds of cement and not over 4 inches of slump.
   C. All concrete for exterior flatwork shall have a minimum design compressive strength of 4500 psi in 28 days, with not less than 560 pounds of cement per cubic yard of concrete, not over 5 gallons of water per 100 pounds of cement, with 6% +/- 1% air entrainment, and a maximum of 4 inches of slump.
   D. The preceding minimum mix requirements may have water-reducing admixtures conforming to ASTM C494 added to the mix at manufacturer's dosage rates for improved workability.
   E. The preceding minimum mix requirements may have up to 15% maximum of the cement content replaced with an approved ASTM C618 Class C fly ash, provided the total minimum cementitious content is not reduced.
   F. Combined aggregate (coarse plus fine) for all concrete shall be well graded from coarsest to finest with no more than 18 percent and not less than 8 percent retained on an individual sieve, except that less than 8 percent may be retained on coarsest sieve and on No. 50 and finer sieves. Submit this gradation report with the concrete mix design shop drawings.
   G. All interior concrete slabs on grade shall be placed over 15 mil, Class A Vapor Barrier per ASTM E1745 with less than 0.01 perms, tested after mandatory conditioning. All joints shall be lapped and sealed per manufacturer's recommendations. All penetrations, as well as damaged vapor barrier material shall also be sealed per manufacturer's recommendation prior to concrete placement. Install barrier per manufacturer recommended details at all discontinuous edges (at interior columns, exterior edge of slab, etc.) to ensure terms of warranty are followed. The vapor barrier shall be placed over free-draining granular material as prescribed by the project soils report.
   H. All concrete is reinforced concrete unless specifically called out as unreinforced. Reinforce all concrete not otherwise shown with same steel as in similar sections or areas. Any details not shown shall be detailed per ACI 315 and meet requirements of ACI 318, current editions.
   I. Control joints in dirt formed slab to be as shown on plans. Where not shown, limit controlled areas to not more than 144 square feet, or 12 feet on any side. Slab panel side ratio shall not exceed 1 1/2 to 1.
   J. Contractor shall verify that all concrete inserts, reinforcing and embedded items are correctly located and rigidly secured prior to concrete placement.
   K. Construction joints in beams, slabs, and grade beams shall occur at midspan (middle third) unless noted otherwise. Provide 2 x 4 horizontal keys at construction joints for shear transfer.
   L. No aluminum items shall be embedded in any concrete.

4. Reinforcing Steel:

   A. All reinforcing steel shall conform to the requirements of ASTM A615 or A706 grade 60 steel. Welded plain wire fabric shall be supplied in sheets and conform to the requirements of ASTM A1064.
   B. Clear coverage of concrete over reinforcing steel shall be as follows:

Concrete placed against earth	3"
Formed concrete against earth	2"
Slabs	1"
Beams or Columns	1-1/2"
Other	2"

      All coverage shall be nominal bar diameter minimum.
   C. All dowels shall be the same size and spacing as adjoining main bars (splice lap 48 bar diameters or 24" minimum unless noted otherwise).
   D. At corners of all walls, beams, and grade beams supply corner bars (minimum 2'-0" in each direction or 48 bar diameters) in outside face of wall, matching size and spacing of horizontal bars. Where there are no vertical bars in outside face of wall, supply 3 - #4 vertical support bars for corner bars.
   E. Bars marked continuous and all vertical steel shall be lapped 48 bar diameters (2'-0" minimum) at splices and embeds, unless shown otherwise. Splice top bars near midspan and splice bottom bars over supports, unless noted otherwise.
   F. At all holes in concrete walls and slabs, add 2 - #5 bars (opening dimension plus 96 diameters long) at each of four sides and add 2 - #5 x 5'-0" diagonally at each of four corners of hole. Openings in 8" thick walls are reinforced similar, but with 1 - #5 instead of 2 - #5, respectively.

5. Post-Installed Anchors:

   A. Post-installed anchors shall be used only where specified on the drawings unless approved in writing by the engineer of record. See drawings for anchor diameter, spacing and embedment. Performance values of the anchors shall be obtained for specified products using appropriate design procedures and/or standards as required by the governing building code. Anchors installed in concrete shall have an ICC-ES Evaluation Service Report. Special inspection is required for all post-installed anchors. The general contractor shall coordinate an on-site meeting with the post-installed anchor manufacturer field representative and subcontractor performing the anchor installation to educate the construction team on the anchor installation guidelines and requirements. The contractor shall send a record copy of the meeting meetings to the design team.
   B. Mechanical anchors used in cracked and uncracked concrete shall have been tested and qualified for use in accordance with ACI 355.2 and ICC-ES AC193. All anchors shall be installed per the anchor manufacturer's written instructions.
   C. Adhesive anchors used in cracked and uncracked concrete shall have been tested and qualified for use in accordance with ICC-ES AC308. All anchors shall be installed per the anchor manufacturer's written instructions.

6. Foundations:

   A. The soil investigation was prepared by ISG & Associates, Inc., the report number is 18155 and their telephone number is 402-201-4104.
   B. Spread footings and continuous footings are designed to bear on engineered fill or undisturbed soil capable of safely sustaining 1500 psf.
   C. Contractor shall provide for dewatering at excavations from either surface water or seepage.
   D. All foundation excavations shall be inspected by a qualified soil engineer, approved by the architect and/or structural engineer, prior to placement of steel or concrete. This inspection shall be at the owner's expense.
   E. All concrete in the structural portion retaining the backfill shall have attained its design strength prior to being backfilled.
   F. Moisture content in soils beneath building locations should not be allowed to change after footing excavations and after grading for slabs on grade are completed. If subgrade materials become desiccated or softened by water or other conditions, recompact materials to the density and water content specified for engineered fill. Do not place concrete on frozen ground.

7. Timber and Wood Framing:

   A. Quality and construction of wood framing members and their fasteners for load supporting purposes not otherwise indicated on the drawings shall be in accordance with the 2006 International Building Code.
   B. All studs and top and bottom plates shall be Spruce-Pine-Fir No. 2 grade or Southern yellow pine No. 2 grade, visually graded lumber, with an allowable fiber stress in bending of 850 psi minimum and an elastic modulus of 1,400,000 psi unless noted otherwise. All joist, truss members and headers to be No. 2 grade DF (unless noted otherwise).
   C. Blocking of stud bearing walls and shear walls shall be solid, matching sheathing joints.
   D. Joist blocking and bridging shall be solid wood or cross bridging of either wood or metal straps. Spacing, in any case, shall not exceed 8'-0".
   E. Wood members and sheathing shall be fastened with number and size of fasteners not less than that set forth in Table 2304.9.1 of the International Building Code. Roof diaphragms shall be edge nailed with 8d ring shank nails at 6" and at 12" field unless noted otherwise.
   F. Sill plates shall be bolted to concrete slabs with 1/2" diameter bolts at 32" on center unless noted otherwise (refer to shearwall sched). Provide plate washers at sill plate anchors for shearwalls per shearwall sched. Plates in direct contact with concrete or masonry shall be treated lumber.
   G. Service condition - dry with moisture content at or below 19% in service.
   H. Laminated veneer lumber (LVL) shall have an allowable flexural stress (Fb) of 2,600 psi (reduced by size factor) and an elastic modulus (E) of 1,900,000 psi. Parallel Strand Lumber (PSL) shall have an allowable flexural stress (Fb) of 2,900 psi (reduced by size factor) and an elastic modulus (E) of 2,000,000 psi.
   J. Pre-engineered wood trusses shall be designed in accordance with the Truss Plate Institute's national design standard for metal-plate connected wood truss construction (ANSI/TPI-1 latest edition). Trusses shall be designed and manufactured by an authorized member of the Wood Truss Council of America (WTCA). Truss design shall conform to specified codes, allowable stress increases, deflection limitations and other applicable criteria of the governing code.
   K. Shop drawings showing complete erection and fabrication details and calculations (including connections) shall be submitted to the project architect/engineer for review prior to fabrication and/or erection. Such drawings shall bear the seal of a professional engineer, registered in the state of the project location. Shop drawings shall also be submitted to the local government controlling agency when requested by that agency.
   L. All trusses shall be securely braced both during erection and permanently as indicated on the approved truss design drawings and in accordance with TPI's commentary and recommendations for handling, installing and bracing metal-plate connected wood trusses (HIB-91, booklet) and the latest edition of ANSI/TPI-1.
   M. The truss manufacturer shall supply all hardware and fasteners for joining truss members together and fastening truss members to their supports. Metal connector plates shall be manufactured by a member of the Wood Truss Council of America (WTCA) and shall be 20 gauge minimum. Connector plates shall meet or exceed ASTM A653, grade 33, with ASTM A924 galvanized coating designation 60G.
   N. Shipment, handling, and erection of trusses shall be by experienced, qualified persons and shall be performed in a manner so as not to endanger life or property. Apparent truss damage shall be reported to the truss manufacturer for evaluation prior to erection.Cutting or alteration of trusses is not permitted.
   O. Contractor shall coordinate truss layout for openings and penetrations required by other trades including for plumbing, HVAC, electrical, roof access hatches, chases, etc.
   P. Roof Truss Design criteria:

Top Chord Dead Load	= 15 psf
Top Chord Live Load	= 20 psf
Top Chord Snow Load	= 20 psf
Bottom Chord Dead Load	= 10 psf
Bottom Chord Live Load	= 10 psf
Allowable Total Load Deflection	= L/360
Allowable Live Load Deflection	= L/480, 1/2" maximum

   Q. Construction bracing shall be provided by the contractor as required to keep the building and studs plumb.
   R. Structural members shall not be cut for pipes, etc., unless specifically detailed. Notching and boring of studs and top of plates shall conform to the provisions of section 2308.5.4 and 2308.5.10 of the IBC. Where top plates or sole plates are cut for pipes, omits shall lie with minimum 0.058 inches thick and 1 1/2" inches wide shall be fastened to each plate across and to each side of the opening with not less than (6) 16d nails, in accordance section 2308.5.5 of the IBC.
   S. All fasteners for wood to wood connections and wood connectors shall be as indicated in structural drawings or manufacturer literature to achieve full capacity of connector. Submittal must show that alternative will not reduce the capacity of the connection.
   T. Wood hangers and miscellaneous hardware shall have International Building Code approval. Specified hardware in these drawings are manufactured by Simpson Strong-Tie.

8. Shop Drawing Review:

   A. Bob D. Campbell and Company, Inc. will review the General Contractor's (GC) shop drawings and related submittals (as indicated below) with respect to the ability of the detailed work, when complete, to be a properly functioning integral element of the overall structural system designed by Bob D. Campbell and Company, Inc. Deferred submittals shall be submitted to the architect of record for review who shall forward to the building official for review and approval. Design calculations for deferred submittals shall be submitted at the same time as the shop drawings for review. Design calculations shall be prepared and sealed by a Professional Engineer licensed in the state of the project. The deferred submittal items shall not be installed until the deferred submittal documents have been approved by the building official.
   B. Prior to submittal of a shop drawing or any related material to Bob D. Campbell and Company, Inc., the GC shall:
      1) Review each submission for conformance with the means, methods, techniques, sequences and operations of construction and safety precautions and programs incidental thereto, all of which are the sole responsibility of the GC.
      2) Review and approve each submission.
      3) Stamp each submission as approved.
   C. Bob D. Campbell and Company, Inc. shall assume that no submission comprises a variation unless the GC advises Bob D. Campbell and Company, Inc. with written documentation.
   D. Shop drawings and related material (if any) required are indicated below. Should Bob D. Campbell and Company, Inc. require more than ten (10) working days to perform the review, Bob D. Campbell and Company, Inc. shall so notify the GC.
      1) Concrete mix designs and material certificates including admixtures and compounds applied to the concrete after placement.
      2) Reinforcing steel shop drawings including erection drawings and bending details. Bar list will not be reviewed for correct quantities.
      3) Miscellaneous anchors shown on the structural drawings.
      4) Deferred Submittal: Wood truss design calculations and detailed erection and fabrication drawings. Standard stick framing shop drawings need not be submitted.
   E. Bob D. Campbell and Company, Inc. shall review shop drawings and related materials with comments provided that each submission has met the above requirements. Bob D. Campbell and Company, Inc. shall return without comment unrequired material or submissions without GC approval stamp.

9. Statement of Structural Special Inspection:

   A. The structural design for this project is based on completion of special inspections during construction in accordance with section 1704 of the 2012 International Building Code. The owner shall employ one or more qualified special inspectors to provide the required special inspections.
   B. The following inspections and tests are required with the frequency (continuous or periodic) as defined within the referenced section or standard listed below. The General Contractor shall provide notification to the inspector when items requiring inspection are ready to be inspected and provide access for those inspections.
      1) Shop Fabrication - pre-engineered wood trusses per Section 1704.2.5 unless TPI certified shop
      2) Concrete Construction per Section 1705.3 and Table 1705.3
         a. Reinforcing Steel Placement
         b. Cast in Place Anchors
         c. Post Installed Anchors
         d. Design Mix Verification
         e. Concrete Sampling and Testing
         f. Concrete Placement
         g. Concrete Curing
         h. Formwork Shape, Location and Dimensions
      3) Verification of Soils per Table 1705.6
      4) Wood Lateral System (periodic)
         a. Wood shearwalls (include sheathing, rim board and bottom plate attachments)
         b. Portal frames
         c. Shear wall and portal frame holdowns
         d. Shear wall tension rod system
      5) Wood Gravity Framing and Placement (adjust frequency of random sampling where indicated as required)
         a. Heavy timber/SCL/glulam beams and supports (periodic)
         b. Headers and jambs (random sampling)
         c. Bearing walls (random sampling)
         d. Connector/hardware installation (random sampling)
         e. Floor and roof trusses (random sampling)
   C. The special inspector shall furnish inspection reports to the building official, owner, architect and structural engineer, and any other designated person.
   D. All discrepancies shall be brought to the immediate attention of the contractor for correction, then, if uncorrected, to the proper design authority, building official and structural engineer.
   E. The special inspector shall submit a final signed report stating that the work requiring special inspection was, to the best of the inspector's knowledge, in conformance with the approved plans and specifications and the applicable workmanship provisions of the building code.

10. Copyright and Disclaimer:

   A. All drawings in the structural set (S-series drawings) are the copyrighted work of Bob D. Campbell and company, Inc. These drawings may not be photographed, traced, or copies in any manner without the written permission of Bob D. Campbell and Company, Inc. Exception: Original drawings may be printed for distribution to the owner, architect, and general contractor for coordination, bidding, and construction. Subcontractors may not reproduce these drawings for any purpose or in any manner.
   B. I, Christopher A. Beverlin, P.E., registered engineer and a representative of Bob D. Campbell and Company, Inc., do hereby accept professional responsibility as required by the professional registration laws of this state for the structural design drawings consisting of S-series drawings. I hereby disclaim responsibility for all other drawings in the construction document package, they being the responsibility of other design professionals whose seals and signed statements may appear elsewhere in the construction document package.

STRUCTURAL ABBREVIATIONS

@	AT	FS	FAR SIDE	PERP	PERPENDICULAR
&	AND	FTG	FOOTING	PL	PLATE
ø	ROUND, DIAMETER	FS	FIELD VERIFY	PLF	POUNDS PER LINEAR FOOT
ADTL	ADDITIONAL	FV	FAR SIDE	PJP	PARTIAL JOINT PENETRATION
AFF	ABOVE FINISHED FLOOR	FTG	FOOTING	PSF	POUNDS PER SQUARE FOOT
ALT	ALTERNATE	FV	FIELD VERIFY	PSI	POUNDS PER SQUARE INCH
ARCH	ARCHITECTURAL	GA	GAGE	QTY	QUANTITY
BLDG	BUILDING	GALV	GALVANIZE(D)	RAD	RADIUS
B/	BOTTOM OF	GEN	GENERAL	RD-#	ROOF DECK TYPE
BM	BEAM	GR	GRADE	REF	REFERENCE
BOTT	BOTTOM	HORIZ	HORIZONTAL	REINF	REINFORCEMENT
BRG	BEARING	HSS	HOLLOW STRUCTURAL SECTION	REQD	REQUIRED
C	CAMBER		INSIDE FACE	REV	REVISION
CD-#	CONCRETE DECK TYPE	INFO	INFORMATION	RLL	ROOF LIVE LOAD
CJ	CONSTRUCTION/CONTROL JOINT	INT	INTERIOR	RTU	ROOF TOP UNIT
CJP	COMPLETE JOINT PENETRATION	JST	JOIST	SC	SLIP CRITICAL
CL	CENTERLINE	⅊	JOINT	SCHED	SCHEDULE(D)
CMU	CONCRETE MASONRY UNIT		KIPS (1000 LBS)	SECT	SECTION
COL	COLUMN	KSF	KIPS PER SQUARE FOOT	SHT	SHEET
CONC	CONCRETE	KSI	KIPS PER SQUARE INCH	SIM	SIMILAR
CONN	CONNECTION	LBS, #	POUNDS	SJ	SAW JOINT
CONT	CONTINUOUS	Ld	DEVELOPMENT LENGTH	SL	SNOW LOAD
COORD	COORDINATE	LL	LIVE LOAD	SOG	SLAB-ON-GRADE
COV, CVR	COVER	LLH	LONG LEG HORIZONTAL	SOG-#	SLAB-ON-GRADE TYPE
DBL	DOUBLE	LLV	LONG LEG VERTICAL	SPCG	SPACING
DET	DETAIL	LONG	LONGITUDINAL	SPEC	SPECIFICATION
DIA	DIAMETER	LSLT	LONG-SLOTTED HOLE TRANSVERSE	SPRT	SUPPORT
DIM	DIMENSION	LWT	LIGHTWEIGHT	SQ	SQUARE
DL	DEAD LOAD		MOMENT FORCE	SS	STAINLESS STEEL
DWG	DRAWING	MAX	MAXIMUM	SSLT	SHORT-SLOTTED HOLE TRANSVERSE
EA	EACH	MECH	MECHANICAL	STD	STANDARD
EF	EACH FACE	MFGR	MANUFACTURER	STIFF	STIFFENER
EJ	EXPANSION JOINT	MIN	MINIMUM	STIR	STIRRUP
EL, ELEV	ELEVATION	MISC	MISCELLANEOUS	STL	STEEL
EMBED	EMBEDMENT, EMBEDDED	MSRY	MASONRY	STRUCT	STRUCTURE, STRUCTURAL
ENGR	ENGINEER	MTL	METAL	T/	TOP OF
EOD	EDGE OF DECK	NF	NEAR FACE	THRU	THROUGH
EOR	ENGINEER OF RECORD	NS	NEAR SIDE	TOS	TOP OF STEEL, TOP OF SLAB
EOS	EDGE OF SLAB	NTS	NOT TO SCALE	TRANS	TRANSVERSE
EQ	EQUAL	NW	NORMAL WEIGHT	TRS	TRUSSES
EQUIP	EQUIPMENT	OC	ON CENTER	TYP	TYPICAL
EW	EACH WAY	OF	OUTSIDE FACE	UNO	UNLESS NOTED OTHERWISE
EXP	EXPANSION	OPNG	OPENING	V	SHEAR FORCE
EXT	EXTERIOR	OPP	OPPOSITE	VERT	VERTICAL
EXTG, EXIST	EXISTING	OVS	OVERSIZED HOLE	W/	WITH
FD-#	FLOOR DECK TYPE		AXIAL FORCE	W/O	WITHOUT
FDN	FOUNDATION	PAF	POWDER ACTUATED FASTENER	WF	WIDE FLANGE
FF	FAR FACE	PC	PRECAST	WL	WIND LOAD
FIN	FINISH	PCF	POUNDS PER CUBIC FOOT	WP	WORK POINT
FLR	FLOOR	PEMB	PRE-ENGINEERED METAL BUILDING	WWF	WELDED WIRE FABRIC

NAILING SCHEDULE (REFER TO NOTES #1 and #2)

	CONNECTION	ATTACHMENTS (REF NOTE #3 and #4)	
1	JOIST TO SILL OR GIRDER	3- 3" x 0.131" NAILS-TOENAIL	3-8d NAILS-TOENAIL
2	BRIDGING TO JOIST	2- 3" x 0.131" NAILS-TOENAIL EACH END	2-8d NAILS-TOENAIL EACH END
3	SOLE PLATE TO JOIST OR BLOCKING & TRUSS TO TOP PL	3" x 0.131" NAILS AT 8"o.c.-TYPICAL FACE NAIL 4-3" x 0.131" NAILS AT 16"o.c.-BRACED WALL PANELS	16d BOX NAILS AT 16"o.c. MAX. FACE NAILING 3-16d BOX NAILS AT 16"o.c. BRACED WALL PANEL
4	TOP PLATE TO STUD	3- 3" x 0.131" NAILS-END NAIL	2-16d NAILS-END NAIL
5	STUD TO SOLE PLATE	4- 3" x 0.131" NAILS-TOENAIL OR 3- 3" x 0.131" NAILS-END NAIL	4-8d NAILS-TOENAIL OR 2-16d NAILS-END NAIL
6	DOUBLE STUDS	3" x 0.131" NAILS AT 8"o.c.-FACE NAIL	16d BOX NAILS AT 24"o.c. MAX. FACE NAIL
7	DOUBLED TOP PLATES	3" x 0.131" NAILS AT 12"o.c.-FACE NAIL	16d BOX NAILS AT 16"o.c. MAX. FACE NAIL
8	DOUBLE TOP PLATE LAPS AND INTERSECTIONS	12-3" x 0.131" NAILS	8-16d NAILS
9	BLOCKING BETWEEN JOISTS OR RAFTERS TO TOP PLATE	3-3" x 0.131" NAILS -TOENAIL	3-8d NAILS-TOENAIL
10	RIM JOIST TO TOP PLATE	3" x 0.131" NAILS AT 6"o.c.-TOENAIL	10d NAILS AT 6"o.c. MAX.-TOENAIL
11	TOP PLATE LAPS AND INTERSECTIONS	3- 3" x 0.131" NAILS-FACE NAIL	2-16d NAILS-FACE NAIL
12	CONTINUOUS HEADER, TWO PIECES	3" x 0.131" NAILS AT 10"o.c. ALONG EACH EDGE	16d NAILS AT 16"o.c. MAX. ALONG EACH EDGE-TOENAIL
13	CEILING JOISTS TO PLATE	5- 3" x 0.131" NAILS-TOENAIL	3-8d NAILS-TOENAIL
14	CONTINUOUS HEADER TO STUD	4- 3" x 0.131" NAILS-TOENAIL	4-8d NAILS-TOENAIL
15	CEILING JOISTS, LAPS OVER PARTITIONS	4- 3" x 0.131" NAILS-FACE NAIL	3-16d NAILS-FACE NAIL
16	CEILING JOISTS TO PARALLEL RAFTERS	4- 3" x 0.131" NAILS-FACE NAIL	3-16d NAILS-FACE NAIL
17	RAFTER TO PLATE	3- 3" x 0.131" NAILS-TOENAIL	3-8d NAILS-TOENAIL
18	1" BRACE TO EACH STUD AND PLATE	2- 3" x 0.131" NAILS-FACE NAIL	2-8d NAILS-FACE NAIL
19	BUILT-UP CORNER AND MULTIPLE STUDS	3" x 0.131" NAILS AT 16"o.c.	16d NAILS AT 24"o.c. MAX.
20	BUILT-UP GIRDER AND BEAMS	3" x 0.131" NAILS AT 24"o.c. FACE NAILED TOP AND BOTTOM STAGGERED ON OPPSITE SIDES. 3- 3" x 0.131" NAILS AT ENDS AND EACH SPLICE	20d NAILS AT 32"o.c. MAX. TOP AND BOTTOM STAGGERED ON OPPSITE SIDES. 2-20d NAILS AT ENDS AND EACH SPLICE
21	BUILT-UP LAMINATED VENEER LUMBER BEAMS	3" x 0.131" NAILS AT 6"o.c. TOP AND BOTTOM ALONG EDGE	16d NAILS AT 12"o.c. TOP AND BOTTOM ALONG EDGE
22	2" PLANKING	4- 3" x 0.131" NAILS AT EACH SUPPORT	16d NAILS AT EACH SUPPORT
23	RIM BOARD TO TRUSS	2 - 3" x 0.131" FACE NAILS (IT/IB @ EA TRUSS)	2-10d NAILS - FACE NAILS (IT/IB @ EA TRUSS)
24	BUILT-UP STUD PACK COLUMNS	REFER TO DETAIL 4/S0.2	REFER TO DETAIL 4/S0.2

NOTES:
1.) ALL NAILS SHALL BE AS NOTED UNLESS OTHERWISE SPECIFIED ON STRUCTURAL DRAWINGS OR ALTERNATE PROVIDED BY ENGINEER IN WRITING.
2.) CONDITIONS NOT SPECIFIED SHALL BE IN ACCORDANCE WITH CURRENT INTERNATIONAL BUILDING CODE.
3.) NAILING DESIGNATION:
   4- 3" x 0.131" NAILS
   - DIAMETER IN INCHES
   - NAIL LENGTH
   - QUANTITY
4.) ALL NAILS NOTED AS 8d, 10d, 16d, ETC. SHALL BE COMMON NAILS UNLESS NOTED BOX.

STRUCTURAL DECK & SLAB SCHEDULE

MARK	DESCRIPTION
SOG-1	4" CONC. SLAB (4000 psi) ATOP 15 MIL VAPOR BARRIER, ATOP 4" GRANULAR LEVELING, ATOP LOW VOLUME CHANGE (LVC) COMPACTED MATERIAL PER GEOTECH SPECIFICATIONS. REINF. SLAB w/ 6x6-W2.1xW2.1 WWF. T/SLAB ELEV = PER PLAN.
SOG-2	4" CONC. SLAB (4500 psi, AIR ENTRAINED) ATOP 4" GRANULAR LEVELING, ATOP LOW VOLUME CHANGE (LVC) COMPACTED MATERIAL PER GEOTECH SPECIFICATIONS. REINF. SLAB w/ 6x6-W2.1xW2.1 WWF. T/SLAB ELEV= PER PLAN.
SOG-3	8" CONC. SLAB (4000 psi) ATOP 15 MIL VAPOR BARRIER, ATOP 4" GRANULAR LEVELING, ATOP LOW VOLUME CHANGE (LVC) COMPACTED MATERIAL PER GEOTECH SPECIFICATIONS. REINF. SLAB w/ 6x6-W2.1xW2.1 WWF TOP & #4 @ 12"oc EA WAY MID-DEPTH. T/SLAB ELEV= PER PLAN.
RD-1	15/32" APA-RATED SHEATHING ATTACH w/ 8d NAILS @ 6"oc AT EDGES AND 12"oc AT FIELD.

NOTES:
1. SOG = SLAB-ON-GRADE TYPE
2. RD = ROOF DECK TYPE

BOB D. CAMPBELL & CO.
Structural Engineers Since 1957
4338 Belleview Ave. 816.531.4144
Kansas City, MO 64111 www.bdc-engrs.com

JonesGillamRenz
730 N. Ninth 1881 Main Street, Suite 301
Salina, KS 67401 Kansas City, MO 64108
785.827.0386 jgr@jgrarchitects.com

HOUSING OPPORTUNITIES INC.
EASTRIDGE VILLAS II
SCOTT CITY, KANSAS

CHRISTOPHER A. BEVERLIN
GENERAL
23831
1-19-23
KANSAS
PROFESSIONAL ENGINEER

REVISION:

DATE: 1-19-2024
JOB: 22-3223
SHEET NO.:
S0.1

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TYPICAL NOTES FOR BEARING WALLS

1. HOLES SHALL NOT BE LOCATED IN THE SAME STUD AS A CUT OR NOTCH
2. CONTACT ARCHITECT PRIOR TO CUTTING OR NOTCHING TO VERIFY SIZE AND LOCATION IF HOLES GREATER THAN 20% STUD WIDTH OR NOTCHES GREATER THAN 10% STUD WIDTH ARE REQUIRED IN TWO OR MORE CONSECUTIVE STUDS
3. NOTCHES OR HOLES NOT PERMITTED IN JAMBS, STUD PACKS AND AT ENDS OF SHEARWALLS
4. STUD SHOES ARE NOT AN ACCEPTABLE REMEDIATION OF OVER-NOTCHED OR OVER-CUT STUDS WITHOUT PRIOR APPROVAL BY EOR
5. SLOT HOLES VERTICALLY FOR SHRINKAGE ALLOWANCE

ALLOWABLE HOLES/NOTCHES IN WALL STUDS

DETAIL 1/S0.2
¾" = 1'-0"

TYPICAL MULTI-PLY HEADER CONNECTION

DETAIL 2/S0.2
1½" = 1'-0"

TYPICAL HDU HOLDOWN DETAIL

SECTION 3/S0.2
¾" = 1'-0"

TYPICAL MULTI-PLY STUD CONNECTION

DETAIL 4/S0.2
1½" = 1'-0"

BUILT-UP STUD PACK ATTACHMENT SCHEDULE

NUMBER OF PLIES	ATTACHMENT AT JAMB STUD PACKS SUPPORTING BEAMS[4]	ATTACHMENT AT WALL STUD PACKS SUPPORTING TRUSSES (IN LOAD BEARING WALLS)[5]
2-PLY MEMBERS	8d NAILS AT 12"oc, 1" FROM EDGE, W/ OPPOSITE EDGE NAILED FROM OPPOSITE SIDE OFFSET 6", @ 12"oc W/ FIRST NAIL 2" FROM EA. END	8d NAILS AT 12"oc, 1" FROM EDGE, W/ OPPOSITE EDGE NAILED FROM OPPOSITE SIDE OFFSET 6", @ 12"oc W/ FIRST NAIL 2" FROM EA. END
3-PLY MEMBERS	20d NAILS AT 16"oc, 1 1/2" FROM EDGE W/ OPPOSITE EDGE NAILED FROM OPPOSITE SIDE OFFSET 8", @ 16"oc W/ FIRST NAIL 3" FROM EA. END	8d NAILS AT 12"oc, 1" FROM EDGE, W/ OPPOSITE EDGE NAILED FROM OPPOSITE SIDE OFFSET 6", @ 12"oc W/ FIRST NAIL 2" FROM EA. END
4-PLY MEMBERS	1/4"Øx5" SIMPSON SDS SCREWS AT 16"oc, 1 1/2" FROM EDGE W/ OPPOSITE EDGE SCREWED FROM OPPOSITE SIDE OFFSET 8", @ 16"oc W/ FIRST SCREW 4" FROM EA. END	3 PLIES ATTACHED PER 3-PLY ATTACHMENT WITH 4TH PLY ATTACHED WITH 8d NAILS AT 12"oc IN 2 ROWS, 1 1/2" FROM EDGE, OFFSET ROWS 6"
5-PLY MEMBERS	1/4"Øx6" SIMPSON SDS SCREWS AT 12"oc, 1 1/2" FROM EDGE W/ OPPOSITE EDGE SCREWED FROM OPPOSITE SIDE OFFSET 6", @ 12"oc W/ FIRST SCREW 4" FROM EA. END	3 PLIES ATTACHED PER 3-PLY ATTACHMENT WITH 4 & 5TH PLY ATTACHED AT OPPOSITE SIDES WITH 8d NAILS AT 12"oc IN 2 ROWS, 1 1/2" FROM EDGE, OFFSET ROWS 6"
6-PLY MEMBERS	1/4"Øx8" SIMPSON SDS SCREWS AT 12"oc, 1 1/2" FROM EDGE W/ OPPOSITE EDGE SCREWED FROM OPPOSITE SIDE OFFSET 6", @ 12"oc W/ FIRST SCREW 4" FROM EA. END	3-PLIES ATTACHED PER 3-PLY ATTACHMENT WITH 4TH PLY ATTACHED WITH 8d NAILS AT 12"oc IN 2 ROWS, 1 1/2" FROM EDGE, OFFSET ROWS 6" AND 5TH AND 6TH PLIES ATTACHED WITH 1/4"Øx5" SIMPSON SDS SCREWS AT 12"oc IN 2 ROWS, 1 1/2" FROM EDGE, OFFSET ROWS 6"oc W/ FIRST SCREW 4" FROM EA. END

NOTES:
1. ALL BUILT-UP STUD PACKS MUST ALIGN FLOOR-TO-FLOOR WITH SOLID BLOCKING (SQUASH BLOCKS) AT FLOOR CAVITIES.
2. EXTEND ALL STUD PACKS TO LOWEST LEVEL UNLESS NOTED OTHERWISE.
3. ALL NAILS ARE COMMON NAILS UNLESS NOTED OTHERWISE.
4. JAMB STUD PACKS ARE STUDS SUPPORTING STRUCTURAL MEMBERS SUCH AS BEAMS, HEADERS, GIRDER TRUSSES, ETC.
5. WALL STUD PACKS ARE REPETITIVE STUDS BETWEEN WALL PLATES AS SCHEDULED IN THE "STUD BEARING WALL SCHEDULE".

TYPICAL JACK STUD ATTACHMENT

DETAIL 5/S0.2
1½" = 1'-0"

TYPICAL FORCE TRANSFER SHEARWALL ELEVATION @ WINDOW OPENINGS

ELEVATION 6/S0.2
½" = 1'-0"

NOTE: INSTALL ENDS OF PLATE TIGHT @ SPLICE FOR COMPRESSION

NOTE: PROVIDE TENSION STRAPS PER LOCATIONS WHERE TOP PLATE SPLICE IS NOT STAGGERED 4'-0" MIN.

TYPICAL TOP PLATE SPLICE

SECTION 7/S0.2
¾" = 1'-0"

JonesGillamRenz
730 N. Ninth Street, Suite 301
Salina, KS 67401
785.827.0386
Kansas City, MO 64108
jgr@jgrarchitects.com

HOUSING OPPORTUNITIES INC.

EASTRIDGE VILLAS II

SCOTT CITY, KANSAS

CHRISTOPHER A. BEVERAN
LICENSED
23831
1-19-23
KANSAS
PROFESSIONAL ENGINEER

REVISION:

DATE: 1-19-2024
JOB: 22-3223
SHEET NO.:
S0.2

BOB D. CAMPBELL & CO.
Structural Engineers Since 1957
4338 Belleview Ave. 816.531.4144
Kansas City, MO 64111 www.bdc-engrs.com

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STUD WALL SCHEDULE	
1	2x4 @ 16"oc
2	2x4 @ 16"oc w/ ADDTL 2x4 @ 32"oc

NOTES:
1) PROVIDE MID-HT BLOCKING AT PARTY WALLS
2) STAGGER PARTY WALL STUDS 16"oc FROM ADJACENT WALL

HOLDOWN SCHEDULE	
A	SIMPSON DTT2Z-SDS2.5 ATTACHED TO 4 KING STUDS SUPPORTING ROOF GIRDER TRUSS. ANCHOR TO SLAB WITH ½"ø x 6"Lg SIMPSON TITEN HD SCREW ANCHOR
B	SIMPSON HDU2Z-SDS2.5 ATTACHED TO 2 KING STUDS WITH ⅝"ø x 10"Lg SIMPSON TITEN HD SCREW ANCHOR
C	SIMPSON STHD14 HOLDOWN AT GARAGE PORTAL PER 6/S4.2

2-BED DUPLEX FOUNDATION PLAN

¼" = 1'-0"

NOTES:
1) REFER TO GENERAL NOTES ON SHEET S0.1
2) ELEVATION 100'-0" EQUALS CIVIL DATUM ELEVATION
3) TOP OF FOOTING ELEVATION AS INDICATED IN DETAILS
4) REFER TO S4.1 FOR TYPICAL FOUNDATION DETAILS NOT CUT ON PLAN
5) ALL EXTERIOR WALLS SHALL BE SHEATED WITH 7/16" OSB AND ATTACHED WITH 8d NAILS AT 6"oc AT EDGES AND AT 12"oc AT FIELD
6) PARTY WALL SHALL BE SHEATHED WITH 5/8" GYPSUM ATTACHED WITH #6 SCREWS AT 7"oc AT EDGES AND AT 7"oc AT FIELD

BOB D. CAMPBELL & CO.
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Kansas City, MO 64111 www.bdc-engrs.com

JonesGillamRenz
730 N. Ninth 1881 Main Street, Suite 301
Salina, KS 67401 Kansas City, MO 64108
785.827.0386 jgr@jgrarchitects.com

HOUSING OPPORTUNITIES INC.

EASTRIDGE VILLAS II

SCOTT CITY, KANSAS

CHRISTOPHER A. BELLEVIE 23831 1-19-23 KANSAS PROFESSIONAL ENGINEER

REVISION:

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JOB: 22-3223
SHEET NO.:

S2.1

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HEADER SCHEDULE		
MARK	HEADER	JAMB
A1	(2) 2x8	2 JACK / 2 KING
B1	(2) 2x10	2 JACK / 2 KING
C1	(2) 2x12	2 JACK / 2 KING

2-BED DUPLEX FRAMING PLAN

¼" = 1'-0"

NOTES:

1) REFER TO GENERAL NOTES ON SHEET S0.1
2) GIRDER TRUSS SHALL BE 2-PLY MINIMUM
3) ALL EXTERIOR WALLS SHALL BE SHEATED WITH 7/16" OSB AND ATTACHED WITH 8d NAILS AT 6"oc AT EDGES AND AT 12"oc AT FIELD
4) PARTY WALL SHALL BE SHEATHED WITH 5/8" GYPSUM ATTACHED WITH #6 SCREWS AT 7"oc AT EDGES AND AT 7"oc AT FIELD
5) PROVIDE STRAP & BLOCKING AT EACH EXTERIOR WINDOW PER DETAIL 6/S0.2

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JonesGillamRenz
730 N. Ninth 1881 Main Street, Suite 301
Salina, KS 67401 Kansas City, MO 64108
785.827.0386 jgr@jgrarchitects.com

HOUSING OPPORTUNITIES INC.

EASTRIDGE VILLAS II

SCOTT CITY, KANSAS

CHRISTOPHER A. BEELMAN 23831 1-19-23 KANSAS PROFESSIONAL ENGINEER

REVISION:

DATE: 1-19-2024
JOB: 22-3223
SHEET NO.: S2.2

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STUD WALL SCHEDULE	
1	2x4 @ 16"oc
2	2x4 @ 16"oc w/ ADDTL 2x4 @ 32"oc

NOTES:
1) PROVIDE MID-HT BLOCKING AT PARTY WALLS
2) STAGGER PARTY WALL STUDS 16"oc FROM ADJACENT WALL

HOLDOWN SCHEDULE	
A	SIMPSON DTT2Z-SDS2.5 ATTACHED TO 4 KING STUDS SUPPORTING ROOF GIRDER TRUSS, ANCHOR TO SLAB WITH ½"ø x 6"Lg SIMPSON TITEN HD SCREW ANCHOR
B	SIMPSON HDU2Z-SDS2.5 ATTACHED TO 2 KING STUDS WITH ⅝"ø x 10"Lg SIMPSON TITEN HD SCREW ANCHOR
C	SIMPSON STHD14 HOLDOWN AT GARAGE PORTAL PER 6/S4.2

COMMUNITY BUILDING FOUNDATION PLAN

¼" = 1'-0"

NOTES:
1) REFER TO GENERAL NOTES ON SHEET S0.1
2) ELEVATION 100'-0" EQUALS CIVIL DATUM ELEVATION
3) TOP OF FOOTING ELEVATION AS INDICATED IN DETAILS
4) REFER TO S4.1 FOR TYPICAL FOUNDATION DETAILS NOT CUT ON PLAN
5) ALL EXTERIOR WALLS SHALL BE SHEATED WITH 7/16" OSB AND ATTACHED WITH 8d NAILS AT 6"oc AT EDGES AND AT 12"oc AT FIELD
6) PARTY WALL SHALL BE SHEATHED WITH 5/8" GYPSUM ATTACHED WITH #6 SCREWS AT 7"oc AT EDGES AND AT 7"oc AT FIELD

BOB D. CAMPBELL & CO.
Structural Engineers Since 1957
4338 Belleview Ave. 816.531.4144
Kansas City, MO 64111 www.bdc-engrs.com

JonesGillamRenz
730 N. Ninth 1881 Main Street, Suite 301
Salina, KS 67401 Kansas City, MO 64108
785.827.0386 jgr@jgrarchitects.com

HOUSING OPPORTUNITIES INC.
EASTRIDGE VILLAS II
SCOTT CITY, KANSAS

CHRISTOPHER A. BEVERLIN 23831 1-19-23 KANSAS PROFESSIONAL ENGINEER

REVISION:

DATE: 1-19-2024
JOB: 22-3223
SHEET NO.:
S3.1

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HEADER SCHEDULE		
MARK	HEADER	JAMB
A1	(2) 2x8	2 JACK / 2 KING
B1	(2) 2x10	2 JACK / 2 KING

COMMUNITY BUILDING FRAMING PLAN

¼" = 1'-0"

NOTES:

1) REFER TO GENERAL NOTES ON SHEET S0.1
2) GIRDER TRUSS SHALL BE 2-PLY MINIMUM
3) ALL EXTERIOR WALLS SHALL BE SHEATED WITH 7/16" OSB AND ATTACHED WITH 8d NAILS AT 6"oc AT EDGES AND AT 12"oc AT FIELD
4) PARTY WALL SHALL BE SHEATHED WITH 5/8" GYPSUM ATTACHED WITH #6 SCREWS AT 7"oc AT EDGES AND AT 7"oc AT FIELD
5) PROVIDE STRAP & BLOCKING AT EACH EXTERIOR WINDOW PER DETAIL 6/S0.2

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JonesGillamRenz
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Salina, KS 67401 Kansas City, MO 64108
785.827.0386 jgr@jgrarchitects.com

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EASTRIDGE VILLAS II

SCOTT CITY, KANSAS

CHRISTOPHER A. BEERMANN LICENSED 23831 1-19-23 KANSAS PROFESSIONAL ENGINEER

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NOTED "SJ" ON PLAN

TYP SAW JOINT (1 / 54.1)
¾" = 1'-0"

NOTED "CJ" ON PLAN

TYP CONST JOINT (2 / 54.1)
¾" = 1'-0"

NOTES:
1. ALL BOTT PL'S TO HAVE TWO ANCHORS MIN.
2. RE: SHEARWALL SCHED ON S0.4 FOR ANCHORS @ SHEARWALLS
3. RE: 3A/54.1 FOR DETAIL AT JAMB
4. RE: 3B/54.1 FOR DETAIL AT SHORT BOTT PL SEGMENTS/JAMBS (WHERE OCCURS)

TYPICAL BOTT. PL CONNECTION TO CONCRETE

SECTION (3 / 54.1)
¾" = 1'-0"

TYPICAL BOTT. PL CONNECTION TO CONCRETE @ EXTERIOR JAMBS & ENDS OF WALL

SECTION (3A / 54.1)
¾" = 1'-0"

TYPICAL BOTT. PL CONNECTION TO CONCRETE @ SHORT PL SEGMENTS & JAMBS

SECTION (3B / 54.1)
¾" = 1'-0"

SECTION (4 / 54.1)
¾" = 1'-0"

TYPICAL CORNER BARS (5 / 54.1)
¾" = 1'-0"

OVEREXCAVATION DETAIL (6 / 54.1)
¾" = 1'-0"

NOTES:
1. IF PIPE IS MORE THAN 2'-0" BELOW BOTTOM OF GRADEBEAM, SLEEVE IS NOT REQUIRED
2. PIPES SHALL NOT CROSS BELOW OR THROUGH A A SPREAD FOOTING.

TYPICAL GRADEBEAM SLEEVE

SECTION (7 / 54.1)
¾" = 1'-0"

BOB D. CAMPBELL & CO.
Structural Engineers Since 1957
4338 Belleview Ave. 816.531.4144
Kansas City, MO 64111 www.bdc-engrs.com

JonesGillamRenz
730 N. Ninth 1881 Main Street, Suite 301
Salina, KS 67401 Kansas City, MO 64108
785.827.0386 jgr@jgrarchitects.com

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SECTION 1/S4.2
¾" = 1'-0"

SECTION 1A/S4.2
¾" = 1'-0"

SECTION 2/S4.2
¾" = 1'-0"

SECTION 2A/S4.2
¾" = 1'-0"

TYP. SECTION @ GARAGE DOORS

SECTION 3/S4.2
¾" = 1'-0"

INTERIOR BRG. WALL FTG @ DOUBLE WALLS

SECTION 4/S4.2
¾" = 1'-0"

SECTION 5/S4.2
¾" = 1'-0"

TYP GARAGE SILL DETAIL

SECTION 6A/S4.2
¾"=1'-0"

GARAGE PORTAL FRAMING DETAIL 6/S4.2
½"=1'-0"

OPTIONAL GRADE BEAM

SECTION 7/S4.2
¾" = 1'-0"

NOTE: AT GG OPTION 1'-6" WIDE FTG & 8" STEM WALL MAY BE POURED AS MONOLITHIC 1'-4" GRADE BEAM

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Salina, KS 67401 Kansas City, MO 64108
785.827.0386 jgr@jgrarchitects.com

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EASTRIDGE VILLAS II

SCOTT CITY, KANSAS

CHRISTOPHER A. BEERMANN LICENSED 23831 1-19-23 KANSAS PROFESSIONAL ENGINEER

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TYPICAL HEADER DETAIL @ ROOF TRUSS BRG LOCATIONS

SECTION 1 (S5.1) ¾"=1'-0"

NOTES:
1. PROVIDE TRUSS BLOCKING @ ROOF LEVEL ATOP ALL SHEARWALLS WHEN A CONTINUOUS SHEAR/GIRDER TRUSS IS NOT USED.
2. TRUSS BLOCK MAY CONSIST OF A FRAMED WOOD STRUCTURAL PANEL OR PREFAB TRUSS BLOCK.
3. TRUSS MANUFACTURER TO DESIGN PREFAB TRUSS BLOCK.

TYPICAL ROOF TRUSS BLOCKING AT SHEARWALLS

SECTION 2 (S5.1) ¾" = 1'-0"

TYPICAL NON-LOAD BEARING WALL/TRUSS @ ROOF

SECTION 3 (S5.1) ¾"=1'-0"

TYPICAL NON-LOAD BEARING WALL/TRUSS @ ROOF

SECTION 4 (S5.1) ¾"=1'-0"

SECTION 5 (S5.1) ¾"=1'-0"

SECTION 6 (S5.1) ¾"=1'-0"

SECTION 7 (S5.1) ¾"=1'-0"

TYPICAL SHEAR TRUSS ATOP SHEARWALL

SECTION 8 (S5.1) ¾" = 1'-0"

SECTION 9 (S5.1) ¾"=1'-0"

SECTION 10 (S5.1) ¾"=1'-0"

SECTION 11 (S5.1) ¾"=1'-0"

SECTION 12 (S5.1) ¾"=1'-0"

SECTION 13 (S5.1) ¾"=1'-0"

SECTION 14 (S5.1) ¾"=1'-0"

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SHEET NO.:
S5.1

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LST Consulting Engineers, PA
MANHATTAN
4809 Vue Du Lac Place, Suite 201
Manhattan, KS 66503
785.587.8042
WICHITA
420 South Emporia, Suite 130
Wichita, Kansas 67202
316.285.0696
www.LSTengineers.com
mail@LSTengineers.com
Project 23098 January 2024

DIVISION 15 - MECHANICAL SPECIFICATIONS

SECTION 15050 - BASIC MECHANICAL MATERIALS AND METHODS

15050.01 The drawings and general provisions of the Contract, including General Conditions, Supplementary General Conditions, and General Requirements apply to the work specified in DIVISION 15 - MECHANICAL.

15050.02 The Mechanical Contract includes all labor, materials and equipment required for the complete mechanical systems as shown and herein specified.

15050.03 This contractor is responsible for reviewing ALL drawings to determine extent of coordination required with other trades. Additional offsets, bends, material will not be accepted as a result of un-coordinated work.

15050.04 This contractor is required to perform work in a professional and quality workman like manner. This includes, but is not limited to:
a. Make vertical elements plumb and horizontal elements level unless noted otherwise.
b. Install equipment and fittings plumb and level, neatly aligned with adjacent vertical and horizontal lines, unless noted otherwise.
c. Protect work from damage and water during construction. Replace all equipment/material damaged or exposed to water during construction.
d. Clean equipment, interior and exterior, at completion of construction and remove all temporary labels, stains and foreign substances.
e. Protect HVAC ductwork from accumulating dirt and debris during construction and replace all HVAC filters at completion of construction

15050.05 Each major component of equipment shall have the manufacturer's name; address, model number and rating on a nameplate securely affixed.

15050.06 All equipment of one type (such as furnaces, condensing units, etc.) shall be the products of one manufacturer, unless otherwise specified.

15050.07 The quantity or quality level shown or specified shall be the minimum provided or performed. The actual installation may comply exactly with the minimum quantity or quality specified, or it may exceed the minimum within reasonable limits. To comply with these requirements, indicated numeric values are minimum or maximum, as appropriate, for the context of requirements. Refer uncertainties to Architect for a decision before proceeding. Where the quality of required material is not specified, the Contractor shall furnish a first class standard item as approved by the Architect/Engineer.

15050.08 Manufacturer's names are intended to establish type and quality of items to be provided via the contract.The materials, products, and equipment described in the specifications or on the drawings establish a standard of required function, dimension, appearance, and quality to be met by any proposed substitution. Listing of these manufacturers shall in no way be construed as a device intended to limit the bidders to those specifically listed.

15050.09 Electrical Characteristics for Mechanical Equipment: Equipment of higher electrical characteristics may be furnished provided such proposed equipment is approved in writing and connecting electrical services, circuit breakers, and conduit sizes are appropriately modified. If minimum energy ratings or efficiencies are specified, equipment shall comply with requirements.

15050.10 The Drawings are schematic only and are not intended to show the exact routing of piping, ductwork, etc. Final determination of routing shall be made at the jobsite, in coordination with other trades.

15050.11 Install all equipment in strict accordance with the manufacturer's recommendations.

15050.12 All work under this contract shall conform to the requirements of all applicable local, state, and federal code requirements. If compliance with two or more standards is specified and the standards establish different or conflicting requirements for minimum quantities or quality levels, comply with the most stringent requirement. Refer uncertainties and requirements that are different, but apparently equal, to Architect for a decision before proceeding.

15050.13 All components, accessories, and installation required for a complete mechanical installation shall be provided. Where materials or labor are required for completion of a system, such material or labor shall be included as if fully specified herein.

15050.14 Periodically during construction and prior to Owner acceptance of the building, Contractor shall remove from the premises and dispose of all packing material and debris related to work performed under this Division.

15050.15 Before submitting his bid, the Contractor shall visit the actual location of the job and shall fully understand the scope of the work to be done and the conditions under which it is to be performed.

15050.16 The Mechanical Contractor shall be responsible for locating and setting his own pipe sleeves, and be well aware of the job progress to avoid unnecessary delay for setting of same.

15050.17 The Mechanical Contractor shall do all excavating and backfilling necessary to complete work under this contract. Lines shall be used to lay out the trenches for underground work. Trenches shall be of sufficient width and shall be cribbed or braced to prevent cave in or settlement. Trenches close to walls and columns of the building shall not be excavated without the Architect's prior consent. The bottoms of trenches shall be tamped hard and graded to secure the required fall before laying pipe. Bell holes shall be excavated so the pipe will rest on solid ground for its entire length. Hand backfill and tamp backfill into place at sides of pipes, leaving tops and joints exposed until pipe runs have been tested and approved.

15050.18 Notify the Engineer of errors, discrepancies, or omissions in the drawings and specifications before construction or fabrication of affected work, or failing such notice, be responsible for correction of such work without cost to the Owner, Architect, or Engineer.

SECTION 15055 SERVICES

15055.01 Provide the services as shown on plans and specified.

15055.02 Locate and mark all known utilities prior to proceeding with work.

15055.03 Should any existing utilities be damaged or disrupted, immediately notify Owner and repair to existing condition.

15055.04 Contractor shall pay any and all required utility service fees associated with this project.

15055.05 Contractor shall verify all utility requirements with the appropriate utility provider. Any work required by utility providers but not indicated on the drawings shall be provided as though fully specified.

15055.06 Domestic Water: Contractor shall connect the service line to the City main and provide meter as directed by the City.

15055.07 Sewer Service: Contractor shall connect building sewer to City main as directed by the City.

SECTION 15060 PIPE AND FITTINGS

15060.01 Above Grade Piping and Fittings:
A. Type L hard copper pipe with sweat type fittings and 50/50 solder shall be used for all discharge pipe from relief valves, condensate drain, and non-potable domestic water piping.
B. Domestic water piping:
1. Type L hard copper pipe with sweat type fitting and 95/5 lead free solder.
2. Cross-linked polyethylene (PEX) with brass barbed fittings. All components shall be from same manufacturer, and installed in strict accordance with Manufacturer's instructions. System used must have been in production for a minimum of five years.
All piping installed where subject to damage shall be copper.
C. Service weight centrifugally cast iron soil pipe, bearing the mark of the Cast Iron Institute, with "NO HUB" joints shall be used for soil, waste and vent lines. All changes in direction shall be made by the use of 45 wyes, half wyes, long sweep l/4 bends, 1/6, 1/8, or 1/16 bends. Sanitary tees may be used where the changes in direction of flow is from horizontal to vertical. Where space conditions necessitate the use of short radius fitting, approval shall be obtained before installation. NOTE: WHERE PERMITTED BY LOCAL BUILDING CODES, ABOVE GROUND SANITARY WASTE AND VENT PIPING MAY BE SCHEDULE 40 PVC WITH SOLVENT WELDED JOINTS. ALL FITTINGS SHALL BE DRAINAGE PATTERN FITTINGS, AND NO PVC PIPING SHALL BE USED IN RETURN AIR PLENUMS.

15060.02 Below Grade Pipe and Fittings
A. Schedule 40 PVC drain waste and vent piping with solvent welded joints shall be used for all soil, waste and vent lines. All changes in directions shall be made by the use of 45 wyes, half wyes, long sweep 1/4 bends, 1/6, 1/8, or 1/16 bends. Sanitary tees may be used where the changes in direction of flow are from horizontal to vertical. Where space conditions necessitate the use of short radius fitting, approval shall be obtained before installation.
B. Water Piping:
1. Copper Pipe: ASME B16.18, cast copper alloy or ASME B16.22 wrought copper and bronze with ASTM B 32, alloy Sn95 solder joints.
2. PE Pipe: ASTM D2239, or ASTM D2447 Schedule 40, with ASTM D2609 PE fittings and mechanical joints with stainless steel clamp.

15060.03 Soil, Waste and Vent Piping
A. The arrangement of the systems must be as direct as possible avoiding all unnecessary offsets. All pipe shall run as indicated on the drawings, unless some condition should arise which would make it necessary or seem advisable to alter same; in which case, the Architect or his representative must be consulted before making any change. Horizontal lines shall be graded at 1/8" per foot, unless noted otherwise. Where necessary, lines may pitch at 1/10" per foot when approved or noted.
B. Every vent for traps shall be connected to the waste line by as short a connection as possible, but in no case shall such connections have a length greater than 2' in length, measuring horizontally from the center of the fixture to the vent. Horizontal vents shall connect into the main stack at least 18" above the highest fixture.
C. Each fixture and piece of equipment requiring connection to the sanitary drainage system shall be equipped with a trap. Each trap shall be placed as near the fixture as possible and no fixture shall be double trapped. Combination drain/vent piping is acceptable where indicated and allowed by building codes.
D. All under slab plastic piping shall be installed in strict compliance with building codes as well as all manufacturers' recommendations.

15060.04 Domestic Water Piping
A. All runs of pipe shall be installed as shown on drawings, unless some condition should arise which would make it necessary or seem advisable to alter same; in which case, the Architect or his representative must be consulted before making any change.

15060.05 Refrigeration Piping
A. All refrigerant piping shall be Type L ACR hard copper with silfos joints. All elbow fittings,except suction line oil traps, shall be long radius type. Suction line oil traps shall be comprised of short radius elbows to minimize the quantity of oil retained.
B. All refrigerant lines shall be charged with nitrogen during all sweating and heating operations, and shall be evacuated with a vacuum pump prior to charging.

C. Install refrigerant piping in strict accordance with HVAC equipment manufacturer's instructions

SECTION 15080 MECHANICAL INSULATION

15080.01 Insulate refrigerant suction lines with 3/4" foam pipe insulation, "Armacell Armaflex" or equivalent. Paint exterior insulation with two coats of "Armacell Armaflex" finish.

15080.02 Insulate domestic hot water piping with closed cell foam pipe insulation equal to Armacell Armaflex, to a minimum of R-3.

15080.03 Insulate ductwork as scheduled. Duct dimensions indicated on the plans are free area.

Supply Duct Routed Through Unconditioned Space: Insulate all rectangular and round sheet metal duct with 2" fiberglass Duct wrap with foil exterior vapor barrier, R-6 min.
Return Duct Routed Through Unconditioned Space: 2" fiberglass duct wrap with foil exterior vapor barrier, R-6 min.
General Building Exhaust Duct: None Required
Outdoor Air Intake Ductwork: 1-1/2" fiberglass duct wrap with foil exterior vapor barrier.

SECTION 15120 PIPING SPECIALTIES AND VALVES

15120.01 Valves shall be installed at locations shown and specified; the locations shall be accessible. All valves shall be installed with their stems or spindles horizontal or above.

15120.02 Provide unions where shown at all equipment connections and at other points where disconnection of piping will be required.

15120.03 Apollo bronze body ball valves, Series 70 or approved equal, with threaded or soldered end, shall be used in 3" and smaller copper and steel lines for domestic water duties. Provide with extended stem when used in insulated lines.

15120.04 Screwed or solder type ground joint unions shall be used on piping 2" and smaller.

15120.05 Unions shall not be installed in walls or partitions or above non accessible ceilings.

15120.06 Dielectric unions shall be used where copper lines connect to other types of materials.

15120.07 Provide chrome plated escutcheons on exposed pipes where they pass through walls and ceilings.

SECTION 15140 PIPING SUPPORTS, ANCHORS AND SEALS

15140.01 Provide pipe sleeves, hangers and supports.

15140.02 Pipe shall be securely supported from structure. Hangers shall be provided where required.

15140.03 Pipe sleeves will be required in all pipe penetrations through exterior walls and floors.

15140.04 Space between sleeves and pipes in outside walls shall be filled or tightly caulked with oakum, butyl rubber, link seals or other approved equally effective material to resist the penetration of water. Pipe sleeve shall be sufficient diameter to provide approximately 1/2" clearance around pipe, and in the case of insulated pipe, approximately 1/2" around insulation.

15140.05 Soil, waste, vent and drain pipe shall have a minimum of one hanger per pipe section at the joints and at changes in direction and branch connections.

15140.06 Spacing of supports and braces for exposed vertical piping shall not exceed the hanger spacing specified for horizontal pipe, unless otherwise indicated.

SECTION 15430 PLUMBING SPECIALTIES

15430.01 Provide Zurn, Smith, Wade, Josam, or approved equal cleanouts where shown. Cleanouts shall be the same size pipe for pipe 4" and smaller, and 4" for lines 4" and larger.

15430.02 Floor and exterior cleanouts shall be Zurn ZN-1400. Set in 12" x 12" x 4" concrete pad for exterior use.

15430.03 Wall cleanouts shall be "NO-HUB" caps behind Zurn Z1446 round stainless steel cover.

SECTION 15440 PLUMBING FIXTURES AND TRIM

15440.01 Provide complete, all fixtures indicated. All fixtures shall be set firm and true, connected to all pipe and ready for use. All fixtures shall be of one manufacturer throughout the entire installation, unless otherwise specified. Stop valves shall be provided on the water connections to all fixtures.

15440.02 Refer to plumbing fixture schedule on drawings. Fixtures from Eljer, American Standard, Crane, and Kohler are equally accepted provided comparable units are provided.

15440.03 Refer to elevations on the Architect's drawings for installation height of wall mounted fixtures.

15440.04 Plumbing trim utilized shall be provided with renewable seats and replaceable internal working components.

15440.05 All fixtures shall be substantially supported in an approved manner. Furnish and install adjustable carriers as required for all wall hung fixtures.

15440.06 All spaces between fixtures and finished surfaces shall be caulked and pointed square with an approved white silicone sealant resulting in a neat and smooth appearance.

15440.07 The contractor shall be responsible for the protection and cleanliness of all fixtures, equipment and accessories.

SECTION 15670 - A/C SYSTEMS

15670.01 Provide Trane, Lennox, York, or Carrier heat pump/blower-coil combinations as scheduled on the drawings.

15670.02 Blower coils shall be provided with helix-wound, nickel chrome electric resistance heat elements. Fans shall be multispeed with internal thermal protection and permanent lubrication. Units shall be furnished for single point electric connection with integral overcurrent protection.

15670.03 All system components shall be of same Manufacturer.

15670.04 Refrigerant coils shall be copper tube with mechanically bonded aluminum fins, complying with ARI 210/240. Provide reversing valve for heat pump operation.

15670.05 Filters shall be 1" thick throwaway type.

15670.06 Exterior units shall have steel housing with removable panels to access controls. Service valves, fittings and gage ports shall be on exterior of unit. Housing shall be finished with baked enamel.

15670.07 Compressors shall be hermetically sealed scroll type mounted on vibration isolators. Provide with crankcase heater. Motor shall be permanently lubricated and have thermal and current sensitive overload protection, start capacitor, relay, and contactor.

15670.08 Provide with programmable thermostats and all required control wiring.

SECTION 15890 SHEET METAL WORK

15890.01 Provide all sheet metal work for supply, return, and exhaust air systems. Provide all grilles, louvers, hand dampers, and all work required to make the job complete as shown on the drawings.

15890.02 All duct construction, gauges, methods of construction, and methods for hanging and supporting shall conform to SMACNA Standards applicable sections of the Mechanical Code.

15890.03 All ductwork shall be constructed of galvanized sheet steel to 2" SMACNA pressure class and Class "C" sealing.

15890.04 Make joints in rectangular ductwork airtight and patch or solder open corners.

15890.05 All round ductwork shall be 26 gauge galvanized "Snap Lock" pipe with all changes in direction made via adjustable elbows. All seams and connections shall be sealed with foil faced pressure sensitive tape. Silver-coated polyethylene cloth tape is not acceptable. All rectangular duct shall be 24 gauge galvanized sheetmetal. Duct sizes shown on drawings are air stream size.

15890.06 Provide Ventfabrics, Inc., "Metaledge Ventglass" canvas connections for all duct systems at connections to motorized equipment.

15890.07 Coordinate ductwork installation with other trades and verify the location of all light fixtures, pipes, beams, and other possible obstructions, and adjust routing of ductwork as required to accommodate same.

15890.08 Ductwork routed in attic shall be sealed and tested in accordance with 403.2.2 of the IECC.

SECTION 15950 TESTING, ADJUSTING, AND BALANCING

15950.01 All testing and balancing work shall be performed in accordance with NEBB National Standards for Testing, Adjusting, and Balancing of Environmental Systems.

15950.02 Adjust all fans and air outlets to within 10% of specified airflow.

END OF DIVISION 15

1 MECHANICAL SPECIFICATIONS

JonesGillamRenz
730 N. Ninth 1881 Main Street, Suite 301
Salina, KS 67401 Kansas City, MO 64108
785.827.0386 jgr@jgrarchitects.com

HOUSING OPPORTUNITIES INC.
EASTRIDGE VILLAS II
SCOTT CITY, KANSAS

JOHN F. LEWIS SMITH
14654
01/19/2024
KANSAS
PROFESSIONAL ENGINEER

REVISION:

DATE: 01-19-2024
JOB: 22-3223
SHEET NO.:
M0.1

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LST Consulting Engineers, PA
MANHATTAN
4809 Vue Du Lac Place, Suite 201
Manhattan, KS 66503
785.587.8042
WICHITA
420 South Emporia, Suite 130
Wichita, Kansas 67202
316.285.0696
www.LSTengineers.com
mail@LSTengineers.com
Project 23098 January 2024

MECHANICAL SYMBOLS

T	THERMOSTAT
	SQUARE SUPPLY DIFFUSER - TYPE AND AIRFLOW INDICATED
	SQUARE RETURN GRILLE - TYPE INDICATED
	MANUAL BALANCING DAMPER
	FLEXIBLE DUCTWORK - MAX. 5'
XX X / XXX	DIFFUSER DESIGNATION AIRFLOW INDICATED
	RECTANGULAR RETURN OR RELIEF AIR DUCT UP
	RECTANGULAR SUPPLY AIR DUCT UP
	RECTANGULAR SUPPLY AIR DUCT DOWN
	RECTANGULAR RETURN OR EXHAUST AIR DUCT DOWN
	WALL DIFFUSER
	ROUND DUCT UP
	PIPE TURNING UP
	PIPE TURNING DOWN
RL	REFRIGERANT LIQUID
RS	REFRIGERANT SUCTION
	CONTROL CABLE, VERIFY TYPE WITH EQUIPMENT MANUFACTURER

AIR HANDLER / HEAT PUMP SCHEDULE

AIR HANDLER	
MARK	"AHU"
MANUFACUTURER	CARRIER
MODEL NUMBER	FE4ANF002
CFM	825
E.S.P. IN W.G.	0.5
HEATER CAP. (kW)	10
ELECTRICAL DATA	
VOLTAGE/PHASE	208/230-1-60
MOTOR HP	1/3
MOTOR FLA	1.7
MCA AMPS	58.5
MOCP AMPS	60
HEAT PUMP	
MARK	"HP"
MANUFACTURER	CARRIER
MODEL NUMBER	25VNA824B0030
AMBIENT TEMP °F	95
REFRIGERANT	R-410a
VOLTS/PHASE	240/1
MCA AMPS	13.5
MOCP AMPS	20
MIN. HSPF	9.5
MIN. SEER	14.5

NOTES:
1. PROVIDE HEAT PUMP WITH OUTDOOR TEMPERATURE SENSOR AND EMERGENCY HEAT RELAY
2. PROVIDE WITH MULTI-STAGE PROGRAMMABLE THERMOSTAT.

AIR DEVICE SCHEDULE

MARK	MANUF.	CAT. NO.	APPLICATION SUP.	RET.	EXH.	FINISH FRAME TYP.		VOLUME CONTROL
A	HART&COOLEY	A618MS	●			WHITE	SURFACE MOUNT	YES
B	HART&COOLEY	650		●		WHITE	SURFACE MOUNT	NO

2 TYPICAL BLOWER COIL DETAIL
Not to Scale

1 TYPICAL TWO BEDROOM DUPLEX HVAC PLAN
1/4" = 1'-0"

JonesGillamRenz
730 N. Ninth 1881 Main Street, Suite 301
Salina, KS 67401 Kansas City, MO 64108
785.827.0386 jgr@jgrarchitects.com

HOUSING OPPORTUNITIES INC.
EASTRIDGE VILLAS II
SCOTT CITY, KANSAS

JOHN F. LEWIS SMITH
14654
01/19/2024
KANSAS
PROFESSIONAL ENGINEER

REVISION:

DATE: 01-19-2024
JOB: 22-3223
SHEET NO.:
M1.1

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LST Consulting Engineers, PA
MANHATTAN
4809 Vue Du Lac Place, Suite 201
Manhattan, KS 66503
785.587.8042
WICHITA
420 South Emporia, Suite 130
Wichita, Kansas 67202
316.285.0696
www.LSTengineers.com
mail@LSTengineers.com
Project 23098 January 2024

AIR HANDLER / HEAT PUMP SCHEDULE

AIR HANDLER	
MARK	"AHU"
MANUFACUTURER	CARRIER
MODEL NUMBER	FE4ANF005
CFM	1400
E.S.P. IN W.G.	0.5
HEATER CAP. (kW)	10
ELECTRICAL DATA	
VOLTAGE/PHASE	208/230-1-60
MOTOR HP	1/2
MOTOR FLA	4.3
MCA AMPS	58.5
MOCP AMPS	60
HEAT PUMP	
MARK	"HP"
MANUFACTURER	CARRIER
MODEL NUMBER	25VNA848B0030
AMBIENT TEMP °F	95
REFRIGERANT	R-410a
VOLTS/PHASE	240/1
MCA AMPS	31.4
MOCP AMPS	50
MIN. HSPF	9.5
MIN. SEER	14.5

NOTES:
1. PROVIDE HEAT PUMP WITH OUTDOOR TEMPERATURE SENSOR AND EMERGENCY HEAT RELAY
2. PROVIDE WITH MULTI-STAGE PROGRAMMABLE THERMOSTAT.

AIR DEVICE SCHEDULE

MARK	MANUF.	CAT. NO.	APPLICATION SUP.	APPLICATION RET.	APPLICATION EXH.	FINISH FRAME TYP.		VOLUME CONTROL
A	HART&COOLEY	92HVV	●			WHITE	SURFACE MOUNT	YES
B	HART&COOLEY	650		●		WHITE	SURFACE MOUNT	NO

DUCTLESS SPLIT SYSTEM SCHEDULE

INDOOR UNIT	
MARK	IU-A
MANUFACTURER	MITSUBISHI
MODEL	NTXWPH06B112AA
CONFIGURATION	WALL SURFACE MOUNT
VOLTAGE / PHASE	240/1
MCA / MOCP	NOTE #4
NOMINAL COOLING CAPACITY	6,000 BTU/H
OUTDOOR HEAT PUMP UNIT	
MARK	HP-A
MANUFACTURER	MITSUBISHI
MODEL	NTXSPB06B112AA
NOMINAL COOING CAPACITY	6,000 BTU/H
VOLTAGE / PHASE	240/1
MIN. CKT. AMPS	10
MAX C/B SIZE	15

NOTES:
1. Provide refrigerant piping sized in accordance with manufacturer's recommendations for actual field installed length and routing.
2. Provide thermostat for each indoor unit.
3. Provide with R410-A refrigerant.
4. Indoor units are powered from outdoor unit.

HVAC PLAN NOTES BY SYMBOL

1. ROUTE DUCTWORK IN SOFFIT. COORDINATE WITH ARCHITECT.
2. MOUNT HEAT PUMP ON CONCRETE PAD. ROUTE REFRIGERANT PIPING FROM HEAT PUMP TO BLOWER COIL UNIT CONCEALED IN WALL AND ABOVE CEILING. PENETRATE EXTERIOR WALL 18" A.F.G.
3. MOUNT RETURN GRILLE LOW IN WALL AND TRANSITION RETURN DUCT TO CONNECTION AT BLOWER COIL.
4. ROUTE O.A. DUCT FROM WALL CAP WITH BACKDRAFT DAMPER TO RETURN DUCT AT BLOWER COIL. BALANCE TO 195 CFM.
5. ROUTE 6"Ø EXHAUST DUCT FROM E.C. PROVIDED EXHAUST FAN UP TO ROOF JACK. SEE SHEET E1.2 FOR EXHAUST FAN SCHEDULE.
6. ROUTE REFRIGERANT PIPING FROM HEAT PUMP TO INDOOR UNIT IN OFFICE CONCEALED IN WALL AND ABOVE CEILING. PENETRATE EXTERIOR WALL 18" A.F.G.
7. ROUTE 1" CONDENSATE DRAIN CONCEALED IN WALL AND ELBOWED DOWN AT 12" A.F.G. SPILL TO SPLASH BLOCK.

1 COMMUNITY BUILDING HVAC PLAN
1/4" = 1'-0"

JonesGillamRenz
730 N. Ninth 1881 Main Street, Suite 301
Salina, KS 67401 Kansas City, MO 64108
785.827.0386 jgr@jgrarchitects.com

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EASTRIDGE VILLAS II
SCOTT CITY, KANSAS

JOHN F. LEWIS JR. 14654 01/19/2024 KANSAS PROFESSIONAL ENGINEER

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NOTE:

- PLUMBING AT ADA ACCESSIBLE UNITS TO BE SIMILAR. PROVIDE ADA AND FAIR HOUSING ACT COMPLIANT FIXTURES AT ACCESSIBLE APARTMENTS, SEE PLUMBING FIXTURE SCHEDULE ON SHEET P6.1 FOR MORE INFORMATION. COORDINATE REQUIREMENTS AND LOCATIONS OF ACCESSIBLE UNITS WITH ARCHITECT.
- INSULATE HOT WATER PIPING, INCLUDING ALL PIPING 3/4" OR LARGER, ALL PIPING FEEDING DISTRIBUTION MANIFOLDS, AND ALL PIPING BELOW SLAB IN ACCORDANCE WITH 2018 IECC - R403.5.3. UTILIZE CLOSED CELL FOAM INSULATION EQUAL TO AP ARMAFLEX

2 TYPICAL TWO BEDROOM DUPLEX DOMESTIC WATER PLAN

1/4" = 1'-0"

1 TYPICAL TWO BEDROOM DUPLEX WASTE AND VENT PLAN

1/4" = 1'-0"

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4809 Vue Du Lac Place, Suite 201
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WICHITA
420 South Emporia, Suite 130
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316.285.0696
www.LSTengineers.com
mail@LSTengineers.com

Project 23098 January 2024

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Salina, KS 67401 Kansas City, MO 64108
785.827.0386 jgr@jgrarchitects.com

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LST Consulting Engineers, PA
MANHATTAN
4809 Vue Du Lac Place, Suite 201
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WICHITA
420 South Emporia, Suite 130
Wichita, Kansas 67202
316.285.0696
www.LSTengineers.com
mail@LSTengineers.com

Project 23098 **January 2024**

GENERAL PLUMBING NOTES

1. INSULATE HOT WATER PIPING, INCLUDING ALL PIPING 3/4" OR LARGER, ALL PIPING FEEDING DISTRIBUTION MANIFOLDS, AND ALL PIPING BELOW SLAB IN ACCORDANCE WITH 2018 IECC - R403.5.3. UTILIZE CLOSED CELL FOAM INSULATION EQUAL TO AP ARMAFLEX

(#) PLUMBING NOTES BY SYMBOL

1. EXTEND TO SANITARY SEWER. COORDINATE EXACT LOCATION AND ROUTING WITH OWNER. COORDINATE REQUIREMENTS WITH CITY AND PAY ALL ASSOCIATED FEES.
2. EXTEND TO CITY WATER MAIN. COORDINATE EXACT LOCATION AND ROUTING WITH OWNER. COORDINATE TAPPING AND METER REQUIREMENTS WITH CITY AND PAY ALL ASSOCIATED FEES.
3. DOMESTIC WATER SERVICE. PROVIDE SHUT-OFF VALVE AND PRESSURE REDUCING VALVE SET TO 80 PSI IF REQUIRED. COORDINATE REQUIREMENTS WITH THE CITY OF GREAT BEND.
4. PROVIDE 1-1/2" COPPER MANIFOLD WITH BRASS BALL VALVES FOR DOMESTIC HOT WATER AND COLD WATER. ROUTE PEX PIPING FROM MANIFOLD BELOW SLAB TO EACH FIXTURE AS INDICATED. SEE PLUMBING FIXTURE SCHEDULE FOR ADDITIONAL SIZING INFO.
5. ROUTE FIXTURE BRANCH TO EACH FIXTURE BELOW SLAB FROM MANIFOLD AT MECHANICAL ROOM. UTILIZE PEX PIPING WITHOUT JOINTS BELOW SLAB.
6. PROVIDE 3/4" HW AND CW BRANCHES UP IN WALL AND PROVIDE 1/2" FIXTURE BRANCHES IN WALL TO EACH FIXTURE.
7. PROVIDE 3/4" CW BRANCH UP IN WALL AND PROVIDE 1/2" BRANCH IN WALL TO EACH WATER CLOSET.
8. PROVIDE WATER TREATMENT SYSTEM FOR ENTIRE BUILDING SERVICE. PROVIDE WATER SOFTENER SYSTEM EQUAL TO CULLIGAN MODEL HE1.25 10IN DF, CAPABLE OF 14.9 GPM CONTINUOUS FLOW AT 15 PSI PRESSURE DROP WITH 18x43 BRINE TANK. PROVIDE WITH FULL SIZED VALVED BYPASS. WATER TREATMENT SUPPLIER SHALL VERIFY BUILDING WATER CHEMISTRY. CULLIGAN CONTACT: ALLEN CLOUSE 316-295-9293

(2) COMMUNITY BUILDING DOMESTIC WATER PLAN
1/4" = 1'-0"

(1) COMMUNITY BUILDING WASTE AND VENT PLAN
1/4" = 1'-0"

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785.827.0386 jgr@jgrarchitects.com

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EASTRIDGE VILLAS II
SCOTT CITY, KANSAS

STEVEN F. LEWIS SMITH
14654
01/19/2024
KANSAS
PROFESSIONAL ENGINEER

REVISION:

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MANHATTAN
4809 Vue Du Lac Place, Suite 201
Manhattan, KS 66503
785.587.8042
WICHITA
420 South Emporia, Suite 130
Wichita, Kansas 67202
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www.LSTengineers.com
mail@LSTengineers.com
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PLUMBING SYMBOLS

	PIPE TURNING UP
	PIPE TURNING DOWN
	COLD WATER PIPING
	HOT WATER PIPING
	WATER SERVICE PIPING
	WASTE PIPING BELOW GRADE
	VENT PIPING
	BALL VALVE
	UNION
	T/P RELIEF VALVE

PLUMBING FIXTURE SCHEDULE

MARK	MANUFACTURER	DESCRIPTION	TRIM		ROUGH-IN SIZES				NOTES
			MANUFACTURER	DESCRIPTION	WASTE	VENT	CW	HW	
WC (FHA)	KOHLER	Model K-3979 ADA compliant flush tank water closet, white vitreous china, close coupled tank, elongated bowl, 1.6 GPF, siphon jet flushing action, chrome plated flush handle.	BEMIS	White closed front elongated toilet seat with lid.	4"	2"	1/2"	---	1
LAV	KOHLER	Model Self-rimming oval lavatory, white vitreous china, 20"W x 17" inside.	KOHLER	Single handle faucet, solid brass body. Provide all brass drain.	2"	1-1/2"	1/2"	1/2"	1
LAV (FHA)	AMERICAN STANDARD	Model A9960403020 ADA compliant self-rimming lavatory, vitreous china, 22"W x 21-1/2" inside.	KOHLER	Single handle faucet, solid brass body. Provide all brass drain.	2"	1-1/2"	1/2"	1/2"	1,3
LAV-B	KOHLER	Model 2005-0 wall hung lavatory, white vitrous china, 18-1/4"W x 17-1/4", faucet holes on 4" centers.	KOHLER	Model 15198-4RA single handle faucet. Provide grid drain. Provide point of use tempering valve.	2"	1-1/2"	1/2"	1/2"	2,3
KS	STERLING	Two compartment 21 GA stainless steel sink, self rimming, 33"x22"x8"D inside, fully undercoated, faucet holes as required. In-Sink-Erator 1/2hp disposer.	KOHLER	Single handle kitchen faucet with 7-5/8" swing spout, with hand spray unit.	2"	1-1/2"	1/2"	1/2"	
KS (FHA)	JUST	ADA compliant two compartment stainless steel sink, self rimming, 33"x22"x6-1/2"D inside, fully undercoated, faucet holes as required, rear-center drain outlets. In-Sink-Erator 1/2hp disposer with insulated cover, see Arch. for more info.	KOHLER	Single handle kitchen faucet with 7-5/8" swing spout, with hand spray unit.	2"	1-1/2"	1/2"	1/2"	1,3
SH (FHA)	AQUATIC	Model 1363BFSC fiberglass shower, 38" x 38-1/4" x 77"H O.D., 36" x 36" I.D., stainless steel grab bars, fold up HPDE transfer seat, molded soap shelves, brass drain w/chrome strainer, 0.5" no recess BF threshold, 1" stainless steel curtain rod with rod cups. Field coordinate right or left hand requirements. Provide with brass shower drain.	DELTA	ADA compliant single handle pressure-balancing valve. Provide with hand shower, vacuum breaker, and slide bar.	2"	1-1/2"	1/2"	1/2"	1
SH	AQUATIC	Mode 1483STSM fiberglass shower, 48" x 37-1/4" x 79"H, molded seat, molded soap shelves, brass drain with chrome strainer. Field coordinate right or left hand requirements. Provide brass shower drain.	DELTA	Single handle pressure-balancing valve. Provide with hand shower, vacuum breaker, and slide bar.	2"	2"	2"	2"	
SS	FIAT	Model MSB-2424 one piece molded stone mop basin, 24" square, stainless steel integral drain body with caulk connection, stainless steel wall guards.	DELTA	Model 28T9 faucet with hose thread outlet, vacuum breaker, pail hook, wall brace, metal lever handles.	3"	1-1/2"	3/4"	3/4"	
WH	WOODFORD	Model 17P frost proof wall hydrant with anti-siphon vacuum breaker, metal wheel handle.			---	---	1/2"	---	
CCB	OATEY	Model 38532 clothes washer connection box.			2"	1-1/2"	1/2"	1/2"	
DB	SOUIX CHIEF	Model 696-3 drainage box box with 2" drain connection and solid cover.			2"	---	---	---	
ICB	WATER TITE	Model W9700 ice maker connection box with 1/4 turn ball valve and 1/2" sweat copper connection.			---	---	1/2"	---	
FD	SIOUX CHIEF	Model 800-PNR floor drain with integral cleanout, nickel ring and grate. Provide with trap protection device equal to ProSet trap guard.			2"	1-1/2"	---	---	
HWH-B	A.O. SMITH	Model ENT-50, 50 gallon electric water heater, (2) non simultaneous 4500 watts, 208 volts heating elements, 21 GPH recovery @ 90°F temp rise. Supplied with temperature & pressure relief valve and brass drain valve.							
HWH-C	EEMAX	Model HA018240 electric tankless water heater, 18KW, 240V/1PH, 2gpm @ 61°F temp rise. Provide with temperature and pressure relief valve.							
HWP	BELL & GOSSETT	Model NBF-36, three speed circulation pump, bronze body, 10 GPM @ 10' head, 120 VAC. Provide clamp-on aquastat for pump control.							

GENERAL:

- Provide fixtures with all trim necessary for complete installation

NOTES:

1. Fixture and installation to meet accessibility requirements of the Fair Housing Act.
2. Fixture and installation to meet requirements of ADA.
3. Insulate water and waste piping below lavatory. Utilize insulation kit equivalent to LavGuard by Truebro.

NOTES:

- ALL DOMESTIC WATER PIPING IN APARTMENTS SHALL BE 1/2" WHERE SERVING A SINGLE FIXTURE, 3/4" WHERE SERVING MULTIPLE FIXTURES. U.N.O.
- ALL PIPING IN OTHER APARTMENTS TO BE SIMILAR.

NOTE: SEE PLUMBING PLANS AND PLUMBING ROUGH-IN SCHEDULE FOR SIZES AND ROUTING.

1 TYPICAL DUPLEX RISER DIAGRAM

Not to Scale

2 TYPICAL TANKLESS WATER HEATER PIPING DIAGRAM

NO SCALE

JonesGillamRenz
730 N. Ninth 1881 Main Street, Suite 301
Salina, KS 67401 Kansas City, MO 64108
785.827.0386 jgr@jgrarchitects.com

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JOSEPH F. LEWIS SMITH
14654
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KANSAS
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LST Consulting Engineers, PA
MANHATTAN
4809 Vue Du Lac Place, Suite 201
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785.587.8042
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www.LSTengineers.com
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DIVISION 16 - ELECTRICAL

SECTION 16010 - GENERAL ELECTRICAL REQUIREMENTS

16010.01 The drawings and general provisions of the Contract, including General Conditions, Supplementary General Conditions, and General Requirements apply to the work specified in Division 16 - ELECTRICAL.

16010.02 The Electrical Contract includes all labor, material and equipment required for the complete electrical systems as shown and specified.

16010.03 This contractor is responsible for reviewing ALL drawings to determine extent of coordination required with other trades. Additional offsets, bends, and materials will not be accepted as a result of un-coordinated work.

16010.04 This contractor is required to perform work in a professional and quality workman like manner. This includes, but is not limited to:
a. Make vertical elements plumb and horizontal elements level unless noted otherwise.
b. Install equipment and fittings plumb and level, neatly aligned with adjacent vertical and horizontal lines, unless noted otherwise.
c. Protect work from damage and water during construction. Replace all equipment/material damaged or exposed to water during construction.
d. Clean equipment, interior and exterior, at completion of construction and remove all temporary labels, stains and foreign substances.

16010.05 Each major component of equipment shall have the manufacturer's name, address, model number, and U.L. label securely affixed in a conspicuous place.

16010.06 All equipment of one type (such as panelboards, switches, wiring devices, etc.) shall be the product of one manufacturer, unless specified otherwise.

16010.07 Where the quality of required material is not specified, the Contractor shall furnish a first class standard item as approved by the Architect/Engineer.

16010.08 The quantity or quality level shown or specified shall be the minimum provided or performed. The actual installation may comply exactly with the minimum quantity or quality specified, or it may exceed the minimum within reasonable limits. To comply with these requirements, indicated numeric values are minimum or maximum, as appropriate for the context of requirements. Refer uncertainties to Architect for a decision before proceeding. Where the quality of required material is not specified, the Contractor shall furnish a first class standard item as approved by the Architect/Engineer.

16010.09 Manufacturer's names are intended to establish type and quality of items to be provided via the contract. The materials, products, and equipment described in the specifications or on the drawings establish a standard of required function, dimension, appearance, and quality to be met by any proposed substitution. Listing of these manufacturers shall in no way be construed as a device intended to limit the bidders to those specifically listed.

16010.10 Install all equipment in strict accordance with the manufacturer's recommendations and the shop drawings approved by the Engineer.

16010.11 All work under this contract shall conform to the requirements of the 2017 National Electrical Code (NFPA 70) and all applicable local, state, and federal code requirements. If compliance with two or more standards is specified and the standards establish different or conflicting requirements for minimum quantities or quality levels, comply with the most stringent requirement. Refer uncertainties and requirements that are different, but apparently equal, to Architect for a decision before proceeding.

16010.12 Periodically during construction and prior to Owner acceptance of the building, Contractor shall remove from the premises and dispose of all packing material and debris associated with the Work specified under this Division.

16010.13 Before submitting bid, the Contractor shall visit the actual location of the job and shall fully understand the scope of the work to be done and the condition under which it is to be performed.

16010.14 Electrical Contractor shall coordinate requirements for electrical service with utility company and Owner, and facilitate installation of such equipment by providing additional electrical installation where required.

16010.15 Procure and pay for all permits and service charges required as related to this Work.

16010.16 Notify the Engineer of errors, discrepancies, or omissions in the drawings and specifications before construction or fabrication of affected work, or failing such notice, be responsible for correction of such work without cost to the Owner, Architect, or Engineer.

16010.17 Where fire rated construction is penetrated by this Work, fire seal at penetrations with UL listed fire sealing system. Refer to Architectural drawings and specifications.

16010.18 Provide Shop Drawings for the following electrical equipment. Refer to Division 1 specifications for submittal process. Electrical equipment listed below shall not be ordered or installed until shop drawings have been submitted and reviewed. Shop Drawings shall include product data indicating performance, dimensions, finish/color and configuration. Include all accessories and installed components.
Panelboards; Load Centers; Light Fixtures (provided by Contractor); Wiring Devices; Lighting Control Devices; Disconnect Switches; Fire Alarm

SECTION 16030 - ELECTRICAL CONNECTIONS

16030.01 The Electrical Contractor shall provide all conduit and wiring and shall connect complete and ready for operation all electrical motors and equipment in the other contracts. The other contractors shall furnish to the Electrical Contractor all switches, electrical controls, capacitors and other accessories required. Installation of all motors, equipment, etc., shall be made by the Contractor furnishing the equipment, except where otherwise indicated.

16030.02 The Electrical Contractor shall provide disconnect switches as shown and where otherwise required to comply with applicable electrical codes.

SECTION 16060 - GROUNDING

16060.01 The entire electrical system, including all special power systems, shall be grounded in accordance with the National Electrical Code.

16060.02 Equipment grounding conductors shall be installed in all conduits. The conduit system shall not be used as the sole means of grounding.

SECTION 16110 - RACEWAYS

16110.01 Provide the conduits and raceways as specified and indicated on the plans.

16110.02 All exterior above grade raceways shall be Galvanized Rigid Metal Conduit (RMC) or Intermediate Metal Conduit (IMC) with threaded couplings and fittings.

16110.03 All exterior below grade conduits and conduits installed below floor slab-on-grade shall be Schedule 40 PVC, Galvanized Rigid Metal Conduit (RMC), or High Density Polyethylene Conduit (HDPE). When utilizing PVC or HDPE, transition to Galvanized RMC before turning up and penetrating finished grade or floor slab.

16110.04 All interior dry location raceways shall be thinwall Electrical Metallic Tubing (EMT) with compression or setscrew couplings and fittings.

SECTION 16110 - RACEWAYS (CONTINUED)

16110.05 Flexible Metal Conduit (FMC) may be used for final connections to light fixtures and vibrating equipment in lengths not to exceed 6'-0" and where fished through existing wall construction. Utilize Liquid Tight Flexible Metal Conduit (LFMC) where exposed to moisture.

16110.06 Single conduits shall be used for all circuits, but more than one circuit may be carried in each conduit, provided the number of conductors and size of conductors are proportioned in accordance with the rules of the NEC, and conduits are of ample size to allow for removal and replacement of conductors when necessary. Do not exceed 40% fill.

16110.07 Where conduit is carried in walls, it shall be thoroughly bedded and not visible. In placing conduits, they shall be so located as to not weaken or injure the construction of the building in any way, and the installation of these shall be approved by the Architect.

16110.08 Joints must be made so the ends of the pipes come together in the center of the coupling.

16110.09 All conduit shall be run parallel or perpendicular to the building surfaces.

16110.10 All empty conduit systems shall be provided with suitable pull strings.

SECTION 16120 - BUILDING WIRE AND CABLES

16120.01 Provide the wire and cable as specified and as shown on the drawings. Wire and cable shall be manufactured by AFC Cable Systems, Alan Wire, Cerrowire, Encore Wire, General Cable or Southwire.

16120.02 Building wire shall be annealed (soft) copper. The use of Aluminum conductors is NOT permitted. Conductors #10 AWG and smaller shall be solid, #8 AWG and larger shall be stranded. Unless noted otherwise, minimum wire size shall be as follows:
a. Power supply circuits: #12 AWG
b. NEC Class 1 remote-control, signaling and power-limited circuits: #16 AWG

16120.03 Building wire for power supply circuits shall have NEC type THHN/THWN-2 insulation rated for 90˚C, 600V, and suitable for use in wet or dry locations.

16120.04 Building wire for NEC Class 1 remote-control, signaling and power-limited circuits shall have NEC type TFN or THHN insulation rated for 90˚C, 600V, suitable for dry locations.

16120.05 Install all building wire for power supply circuits and NEC Class 1 circuits in conduit, unless noted otherwise.

16120.06 Wire shall be lubricated with "Polywater," or equally effective cable lubricating material as recommended by wire manufacturer.

16120.07 Machine or power pulling of cables into raceways shall be accomplished such that pulling stresses shall not exceed those recommended by the manufacturer.

16120.08 MC Cable shall be manufactured to UL 1569 standard and have steel or aluminum interlocked armor, THHN/THWN single insulated solid copper conductors and a full size green insulated solid copper equipment grounding/bonding conductor. If applicable, cable shall include control wiring for 0-10VDC dimming signal consisting of 16 AWG solid twisted pair copper conductors with TFN insulation and an outer jacket. Control circuit component shall be suitable for use in NEC Class 1 circuits.

16120.09 MC cable may be used ONLY for final connections (whips) to light fixtures in lengths not to exceed 6'-0", and where fished though existing walls.

16120.10 Cabling for NEC Class 2 and 3 remote-control, signaling and power-limited circuits shall be plenum rated or installed in conduit. Sizes and quantities of conductors within cables shall be as recommended by manufacturer of system utilizing the circuit.

16120.11 Color code conductors as indicated unless otherwise required by the authority having jurisdiction. Maintain consistent color coding throughout project. Use integrally colored insulation for conductors #6 AWG and smaller. Conductors size #4 AWG and larger may have black insulation color coded using vinyl color coding electrical tape. Color coding shall be as follows:
a. 240/120 V, 1 Phase, 3 Wire System:
- Phase A: Black | Phase B: Red
- Neutral/Grounded: White | Equipment Ground: Green

b. NEC Class 2 control circuits: Comply with manufacturer's recommended color code

16120.12 Wiring for individual dwelling units may be Type NM or BX cable, installed in accordance with the NEC.

SECTION 16130 - ELECTRICAL BOXES AND FITTINGS

16130.01 Provide all electrical pull, junction and outlet boxes as specified and shown on the drawings, as well as those required for a complete and code acceptable installation.

16130.02 Junction and pull boxes shall be galvanized metal of the knockout type, and shall be provided throughout in accessible locations.

16130.03 All outlet boxes for light fixtures, receptacles, and wall switches in dry locations shall be of the Steel City, or equal, galvanized knockout type. Lighting fixture outlet boxes in ceiling shall be not less than 4" square of the knockout type. Gangable type boxes shall be used in all gypboard surfaces. Plug unused openings in all boxes.

16130.04 Install boxes for switch and receptacle outlets at the locations shown on the drawings, allowing for relocation of up to 4 feet in any direction if so directed prior to rough-in, without additional cost to the Owner. Boxes shall be flush mounted on all walls for concealed work in occupied/finished areas.

16130.05 Electrical boxes located in 1-hour fire rated walls shall be installed as follows:
a. Boxes shall be U.L. listed for use in fire rated assemblies.
b. Annular space around listed boxes shall not exceed 1/8".
c. Boxes on opposite sides of the fire rated wall shall comply with one of the following:
1. Be separated by the horizontal distance specified in the listing of the electrical box.
2. Be separated by fire blocking material in accordance with IBC section 717.2.1.
3. Protect both boxes with listed fire rated putty pads.

16130.06 Electrical boxes located in fire rated ceiling/floor assemblies shall:
a. Be steel construction and not exceed 16 square inches in area.
b. Annular space around ceiling boxes shall not exceed 1/8".
c. The aggregate area of ceiling boxes does not exceed 100 square inches for every 100 square feet of ceiling area.

SECTION 16140 - WIRING DEVICES

16143.01 Provide the wiring devices and cover plates as specified.

16143.02 Wiring Devices shall be as manufactured by Pass & Seymour, Leviton, Hubbell, Eaton, or approved equal. Devices shall be commercial specification grade, rated at 20 amps, 120 volts, unless specified otherwise. Coordinate device color with Architect. Devices shall be as follows:

a. Switches:	
1. 1-Pole (SPST) Switch	P&S #PS20AC1_
2. 2-Pole (DPST) Switch	P&S #PS20AC2_
3. 3-Way switch	P&S #PS20AC3_
4. 4-Way switch	P&S #PS20AC4_
5. 30A/3P Manual Motor Controller Switch	P&S #7813P
b. Wall Receptacles:	
1. Single Receptacle	P&S #5361_
2. Duplex Receptacle	P&S #P5362_
3. Tamperproof Duplex Receptacle	P&S #TR63_
4. GFCI Duplex Receptacle	P&S #2095_

SECTION 16140 - WIRING DEVICES (CONTINUED)

16143.03 Terminations at wiring devices shall be made using screw terminals only. Use of "stab-in" connections is not acceptable.

16143.04 All flush-mounted wiring devices in finished areas shall be provided with stainless steel cover plates.

16143.05 Cover plates for wiring devices in surface-mounted boxes and unfinished areas shall be galvanized utility box covers, raised 1/4".

16143.06 Where more than one device is in a single location, utilize a one-piece multigang cover plate.

16143.07 Devices shall be set at the following elevations from the finished floor to the center of the box, unless otherwise indicated on the plans:
a. Light switches 48"
b. Convenience Receptacles 18"

SECTION 16145 - LIGHTING CONTROL DEVICES

16145.01 Provide the lighting control devices as specified and shown on plans.

16145.02 Exterior photocells shall be 120 Volt, thermal type with a cadmium sulfide photocell and polycarbonate case and lens to seal out moisture. Photocells shall have a delay action to eliminate nuisance "off" switching of loads. Furnish complete with 1/2" threaded stem and swivel mount, and light level slide adjustment. Mount photocells as directed on plans, facing North.
a. Intermatic #K4221C or equal by Tork.

16145.03 Wall mounted occupancy sensors shall be dual technology passive infrared and ultrasonic type, 120/277 VAC, 800 watt rated, with a 20' x 15', 180' coverage pattern tested to NEMA Guide Publication WD 7-2000. Sensors shall be time delay adjustable from 30 seconds to 30 minutes and shall be compatible with all electronic ballasts and drivers. Sensors shall have a manual pushbutton and shall mount in a single gang device box.
a. Wattstopper #DW-100 or equal by Hubbell, Leviton or Sensorswitch.

16145.04 Digital in-wall time switches shall be solid state electronic, 24-hour/7-day astronomic type with auto daylight savings time adjustment and manual override feature. Timer shall have a digital LCD readout to show day-of-week and time-of-day using 12 hour AM/PM indicator and shall not require a neutral wire to operate. Contacts shall be SPST, rated for 20 amps resistive load at 120/277VAC and 1HP at 120VAC. User settings shall be stored in non-volatile memory. Timer shall have an internal lithium battery to provide a minimum of 2 years of time keeping without AC power. Device shall mount in standard single gang wall box and include a decorator style cover plate. Coordinate device color with Architect.
a. Intermatic #EI600_ or equal by Tork.

16145.05 Provide cover plates for all wall mounted occupancy sensors and in-wall devices. Unless noted otherwise on drawings, mount devices at 46" AFF to the center of the box.

SECTION 16412 - SAFETY SWITCHES

16412.01 Provide safety switches as specified and indicated on the plans. Safety switches shall be manufactured by Square D, Siemens, General Electric, or Eaton Cutler-Hammer.

16412.02 Safety switches shall be NEMA Type HD (heavy duty) and Underwriters Laboratories listed.

16412.03 All switches shall have switchblades, fully visible in the "OFF" position when the switch door is open. All current carrying parts shall be plated to resist corrosion and promote cool operation. Switches shall have removable arc suppressors where necessary to permit easy access to line side lugs. Lugs shall be front removable and U.L. listed for 75˚C aluminum or copper wires. Switches shall be quick-make, quick-break, such that during normal operation of the switch, the operation of the contacts shall not be capable of being restrained by the operating handle after the closing or opening action of the contacts has started. The operating handle shall be an integral part of the box, not the cover. Provisions for padlocking the switch in the "OFF" position shall be provided. Switches shall have a dual cover interlock to prevent unauthorized opening of the switch door when the handle is in the "ON" position, and to prevent closing of the switch mechanism with the door open. The handle position shall indicate whether the switch is "ON" or "OFF."

16412.04 Switches shall be furnished with enclosures as indicated on the Drawings. If NEMA designation is not given, indoor enclosures shall be NEMA 1, outdoor enclosures shall be NEMA 3R.

SECTION 16442 - PANELBOARDS

16442.01 Provide Square D, Siemens, General Electric, or Eaton Cutler-Hammer, 1-phase, 3-wire panelboards with circuit breakers as scheduled.

16442.02 Provide panels with equipment ground bars, surface mounted or recessed cabinets as scheduled, and U.L. label.

16442.03 Circuit breakers shall be bolt-on, thermal-magnetic molded case type. Breakers shall be 1or 2-pole with an integral crossbar to assure simultaneous opening of all poles in multi-pole circuit breakers. Breakers shall have an over-center, trip-free, toggle-type operating mechanism with quick-make, quick-break action and positive handle indication. Handles shall have "ON," "OFF" and "TRIPPED" positions. Circuit breakers shall be UL listed in accordance with UL Standard 489 and shall have continuous current ratings as noted on the plans. Interrupting ratings shall be 10,000 rms symmetrical amps maximum at 240 V-ac.

16442.04 Panelboard bus structure and main lugs or main circuit breaker shall have current ratings as scheduled. Such ratings shall be established by heat rise tests, conducted in accordance with UL Standard 67. Bus structure shall be insulated. Bus bar connections to the branch circuit breakers shall be the "distributed phase" type. All current carrying parts of the bus structure shall be plated.

16442.05 The panelboard bus assembly shall be enclosed in a steel cabinet. The rigidity and gauge of steel to be as specified in UL Standard 50 for cabinets. Wiring gutter space shall be in accordance with UL Standard 67 for panelboards. The box shall be fabricated from galvanized steel or equivalent rust resistant steel. Each front shall include a door and have a flush, cylinder tumbler-type lock with catch and spring-loaded stainless steel door pull. All panelboard locks shall be keyed alike. Fronts shall have adjustable indicating trim clamps which shall be completely concealed when the doors are closed. Doors shall be mounted with completely concealed steel hinges. Fronts shall not be removable with door in the locked position. A circuit directory frame and card with a clear plastic covering shall be provided on the inside of the door.

16442.06 Inside each panel door, provide an approved typewritten schedule card showing what each circuit feeds. Provide each panelboard with an engraved plastic laminate nameplate with black background and 1/4" white letters to designate panel name.

SECTION 16510 - LIGHT FIXTURES

16510.01 Provide the light fixtures as specified and scheduled on plans. Material, equipment or services necessary to complete the installation of these fixtures, but not specifically mentioned shall be furnished as though specified.

16510.02 UL or CSA US Listing: Light fixtures shall be manufactured in strict accordance with the appropriate and current requirements of the "Standards for Safety" to UL 8750 or others as they may be applicable. A listing shall be provided for each fixture type, and the appropriate label or labels shall be affixed to each fixture in a position concealing it from normal view.

16510.03 Approved Manufacturers: Provide products of firms regularly engaged in the manufacture of light fixtures of types and ratings required, whose products have been in satisfactory use in similar service for not less than 5 years. The manufacturer of the lighting fixtures shall comply with the provisions of the appropriate code and standards.

16510.04 LED FIXTURES - Comply with UL 1598. Test according to IESNA LM 80-08, where life expectancy is specified. Provide luminaires with the following characteristics unless otherwise noted:
a. Life: 50,000 hours minimum interior/100,000 hours minimum exterior
b. Efficacy: 90 lumens/watt
c. CRI: 80 minimum interior/70 minimum exterior
d. MacAdam ellipse: 4-step minimum per ANSI recommendations

16510.05 LED's shall be manufactured by, Nichia, Samsung, LG, Osram, Philips or Cree.
a. Individual LEDs shall be connected such that a catastrophic loss or the failure of one LED will not result in the loss of the entire luminaire
b. LED Boards shall be suitable for field maintenance or service from below the ceiling with plug-in connectors.

16510.06 LED drivers shall be manufactured by eldoLED, Osram, Philips or Cree. Drivers shall have <10% total harmonic distortion, minimum 95% power factor, and universal 120/277 volt operation.

16510.07 Light fixture manufacturers shall provide a warranty against loss of performance and defects in materials and workmanship for the fixtures for a period of 5 years after acceptance of the products. Warranty shall cover all components comprising the fixture.

SECTION 16851 - FIRE ALARM SYSTEM

16851.01 Provide new analog addressable fire alarm system as specified and shown on drawings. System shall be listed to U.L. Standard 864, 9th edition and shall be manufactured by Notifier, Siemens or Simplex. System installation shall comply with NFPA 72 and ADA.

16851.02 Fire alarm control panel shall be analog addressable type of power limited design operating at 24 V-dc. Panel shall have built-in programmer, signaling line circuit capable of handling up to 50 addressable devices in any combination, two programmable notification appliance circuits (Class A or Class B), Integral 80-character LCD display with backlighting, on-board DACT (digital alarm communicating transmitter) for remote dial capability, two programmable relays and one fixed trouble relay, selectable strobe synchronization, and automatic detector sensitivity testing (NFPA 72 compliant).
a. Notifier "Firewarden" #NFW-50 or equal.

16851.03 Primary power supply for control panel shall be by 120 V-ac dedicated circuit. Secondary power supply shall be by battery backup. Batteries shall be integral to the control panel and shall have adequate capacity to operate the fire alarm system under quiescent load for a minimum of 24 hours and, at the end of that period, shall be capable of operating all alarm notification appliances for five minutes.

16851.04 Remote annunciator shall have an 80-character, backlit LCD screen that mimics the display of the control panel and displays the complete system point status information. Unit shall have control switches for System Acknowledge, Signal Silence, Drill and Reset with enable key, along with system status LEDs for Power, Alarm, Trouble, Supervisory and Alarm Silenced. Annunciators shall be powered from the FACP, and shall have local piezo sounder with alarm and trouble resound. Device shall be white in color and wall mounted semi-flush in 4" square junction box.

16851.05 Manual stations shall be UL 38 listed; non-coded, addressable, finished in red with molded, raised-letter operating instructions in contrasting color. Station shall show visible indication of operation. Units shall be dual-action mechanism, push in / pull down operation, with key operated reset lock feature.

16851.06 Smoke detectors shall be analog addressable, 2-wire, photoelectric type, U.L. 268 listed, operating at 24 V-dc nominal, with integral communications and built-in type identification. Duct smoke detectors shall be UL 268A listed and installed in listed housing assembly with appropriate sampling tubes. Provide remote keyed test station with indicator light for each duct mounted smoke detector.

16851.07 Carbon Monoxide detectors shall be addressable, 2-wire, with integral communication, operating at 24 V-dc, UL 2075 listed. Provide detectors with sounder bases to produce a distinct audible signal. Detectors shall have a 10-year cell with end-of-life warning.

16851.08 Notification horns shall be electric-vibrating-polarized type, 24 V-dc, temporal pattern; with provision for housing the operating mechanism behind a grille. Horns shall produce a sound-pressure level of 90 dBA, measured 10 feet from the horn.

16851.09 Visible Alarm Devices shall be xenon strobe lights listed under UL 1971, with clear or nominal white polycarbonate lens mounted on an aluminum faceplate. The word "FIRE" shall be engraved in minimum 1-inch-high letters on the lens. Devices shall have field selectable light output of 15, 30, 75, 95, 110, 135, & 185 candela.

16851.10 Low Frequency Sounders shall be listed to UL 464, operate at 24 V-dc and produce a frequency range of 520Hz +- 10% square wave tone. Sounders shall have an option to switch between temporal three or temporal four pattern and non-temporal (continuous) pattern.

16851.11 Addressable Relay Modules shall operate at 24 V-dc from the signaling line circuit, and shall have two SPDT Form-C dry contacts rated for 3A at 24 V-dc and 0.9A at 120 V-ac. Relays shall have red activation LED and shall be installed in NEMA 1 Enclosure with RED cover.

16851.12 All power limited fire alarm cabling shall consist of individual insulated solid copper conductors in a overall flexible red PVC jacket, rated for 300 V, and shall be plenum rated (NEC type FPLP) or installed in conduit (NEC type FPLR). Signaling line circuits (SLC's) shall be NFPA 72 Class B, Style 4, and shall utilize twisted-pair wire to minimize the effects of electrical interference. Notification appliance circuits (NAC's) shall be NFPA 72 Class B, and of wire size as recommended by manufacturer.

16851.13 Fire alarm signal shall be activated by a manual station, smoke detector or sprinkler system flow switch.

16851.14 Fire alarm supervisory signal shall be activated by sprinkler system tamper switch.

16851.15 Fire alarm trouble signal shall be activated by open circuits, low battery, loss of power, and battery charging failure.

16851.16 Contractor shall include one year of remote monitoring service of fire alarm system.

16851.17 Contractor shall submit fire alarm shop drawings to the Authority Having Jurisdiction, AHJ, prior to installation. Shop drawings shall be prepared in accordance with the AHJ requirements. Do not start fire alarm work until shop drawings have been reviewed by the AHJ and Engineer.

END DIVISION 16 - ELECTRICAL

1 *ELECTRICAL SPECIFICATIONS*
NO SCALE

JonesGillamRenz
730 N. Ninth 1881 Main Street, Suite 301
Salina, KS 67401 Kansas City, MO 64108
785.827.0386 jgr@jgrarchitects.com

HOUSING OPPORTUNITIES INC.
EASTRIDGE VILLAS II
SCOTT CITY, KANSAS

JOHN F. LEWIS JR. CORPORATION
14654
01/19/2024
KANSAS
PROFESSIONAL ENGINEER

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LST Consulting Engineers, PA
MANHATTAN
4809 Vue Du Lac Place, Suite 201
Manhattan, KS 66503
785.587.8042
WICHITA
420 South Emporia, Suite 130
Wichita, Kansas 67202
316.285.0696
www.LSTengineers.com
mail@LSTengineers.com

Project 23098 January 2024

NOTE:
- CONDUCTOR SIZES BASED ON COPPER.
- COORDINATE ALL REQUIREMENTS WITH UTILITY CO. AND PAY ALL ASSOCIATED FEES.

2 ELECTRIC RISER DIAGRAM

Scale: Not to Scale

2BR UNIT FEEDER DEMAND

Item	Quantity		Unit Load	Total (VA)
General Lighting	1,350	SF	3	4,050
Small Appliance	2	CKT	1,500	3,000
Laundry	1	CKT	1,500	1,500
			Total =	8,550
			NEC Demand =	**4,943**
Appliances				
Garbage Disposer	1	ea	1,200	1,200
Dishwasher	1	ea	1,500	1,500
Water Heater	1	ea	4,500	4,500
			Total =	7,200
			NEC Demand =	**7,200**
Clothes Dryer	1	ea	5,000	5,000
			NEC Demand =	**5,000**
Range	1	ea	8,000	8,000
			NEC Demand =	**8,000**
Furnace Motor	1	ea	648	648
			NEC Demand =	**810**
Electric Heat	1	ea	10,000	10,000
			NEC Demand =	**10,000**
			Total NEC Demand =	**35,953**
			Demand Amps @ 240 Volts =	**150**

Panel Designation: A* **Mounting:** Flush
Location: Hall **Bus Amps:** 200
Voltage: 120/240 1Ø **MCB Amps:** MLO
Enclosure: NEMA 1

Notes: Circuits labeled 'AF' shall be Arc-Fault protected. Circuits labeled 'GFI' shall be Ground Fault protected.

* Panel B is identical except as noted.

Circuit #	Load Description	Conductors	C/B Size	C/B Size	Conductors	Load Description	Circuit #
1	BEDROOM	(2)#14,#14G	15/1 AF	15/1	(2)#14,#14G	LIVING/DINING RM RECEPT	2
3	BEDROOM	(2)#14,#14G	15/1 AF	15/1	(2)#14,#14G	LIGHTS	4
5	BATHROOM	(2)#14,#14G	15/1	15/1	(2)#14,#14G	LIGHTS	6
7	CLOTHES WASHER	(2)#12,#12G	20/1 GFI	20/1	(2)#12,#12G	KITCHEN RECEPT	8
9	CLOTHES DRYER	(3)#10,#10G	30/2	20/1	(2)#12,#12G	KITCHEN RECEPT	10
11				20/1 GFI	(2)#12,#12G	GARBAGE DISPOSER	12
13	HOT WATER HEATER	(2)#10,#10G	30/2	20/1 GFI	(2)#12,#12G	DISHWASHER	14
15				20/1	(2)#12,#12G	RANGE HOOD/MICROWAVE	16
17	LIVING RM/GARAGE RECEPT	(2)#14,#14G	15/1	50/2	(3)#6,#10G	RANGE	18
** 19	LAWN IRRIGATION	(2)#12,#12G	20/1				20
21	WATER CONDITIONER FUTURE RADON FAN	(2)#12,#12G	20/1 GFI	20/2	(3)#12,#12G	CONDENSING UNIT	22
23	ELECTRIC HEAT (10KW)	(2)#4,#10G	60/2				24
25				15/1	(2)#14,#14G	GARAGE DOOR OPENER	26
27	SPACE	--	--	15/1	(2)#14,#14G	HALL RECEPT	28
29	SPACE	--	--	--	--	SPACE	30
31	SPACE	--	--	--	--	SPACE	32
33	SPACE	--	--	--	--	SPACE	34
35	SPACE	--	--	--	--	SPACE	36
37	SPACE	--	--	--	--	SPACE	38
39	SPACE	--	--	--	--	SPACE	40
41	SPACE	--	--	--	--	SPACE	42

**THIS CIRCUIT OCCURS AT PANEL 'A' ONLY @ ONLY ONE DUPLEX. COORDINATE EXACT REQUIREMENTS WITH OWNER.

ELECTRICAL PLAN NOTES BY SYMBOL

NOTES SHOWN ARE TYPICAL FOR ALL APARTMENTS WHERE APPLICABLE
- Verify exact locations and electrical requirements of all equipment provided or selected by Owner.
- Provide tamper proof receptacles in dwelling units per NEC requirements.

1. Provide 30A/2P/240V NEMA 3R disconnect switch and connect condensing unit. Utilize flexible liquid tight conduit between disconnect and condensing unit.
2. Provide exhaust fan equal to Broan XB50L. Switch light with vanity light. Circuit fan for continuous operation.
3. Ceiling mounted smoke alarm to be 120VAC w/battery backup, interconnected to others in same apartment, verify model with Owner.
4. Coordinate final locations of all CATV and phone outlets with Owner. For each location, provide single gang box with appropriate cable to service point at building exterior. Coordinate exact requirements and cable types with utility provider and owner.
5. Provide 30A/2P disconnect switch and connect water heater.
6. Provide low voltage cabling for garage door opener operator and safety devices.
7. Provide switched receptacle below counter for disposal operation.
8. Connect range hood/ microwave provided by others. Coordinate requirements with equipment provided. In accessible units, provide wall switch for control of range hood. Coordinate exact location of switch with Architect.
9. Provide receptacle below counter accessible below sink for cord and plug connection of dishwasher. Provide cord and grounding plug as required.
10. Provide receptacle in ceiling for garage door operator.
11. Connect to vanity light fixture. Center light fixture ± 7"0" A.F.F. Provide (6) 40 watt decorative Energy Star rated lamps for fixture.
12. Provide blocking or heavy duty mount at light fixture j-box in bedrooms and dining room for support of future ceiling fan.
13. Coordinate location of service entrance with utility.
14. Provide door chime and pushbutton equal to Nutone Model LA-18WH. Install Chime at 7'-0" A.F.F. Provide all 120VAC and interconnecting circuitry required. Verify final location of pushbutton and chime with owner prior to roughing-in.
15. Provide J-Box and connect lawn irrigation system controls. Coordinate exact location and requirements with owner.
16. Provide receptacle for connection of water conditioner. Coordinate exact requirements with equipment provided by others.
17. Provide blocking or heavy duty mount at fixture j-box, and install ceiling fan provided by others. Provide lamps as required.
18. Provide receptacle in attic for future connection of radon fan.
19. Provide (2) 1" conduits with pull string below grade for telephone and cable tv service. Coordinate exact requirements and routing with owner.
20. Provide 2P disconnect switch, sized as indicated, and connect blower coil with electric heat. Coordinate requirements with equipment provided.
21. In accessible units, move receptacle as required to locate in modified peninsula. See Arch. for more information.
22. In accessible units, install countertop receptacles a minimum 36" away from corner per Fair Housing Act Design Manual Chapter 5 'Side Reach Over an Obstruction' requirements. Where an obstruction prevents 36" distance requirement, install receptacle as far from corner as possible. Provide additional outlets within 36" of corner to ensure compliance with NEC spacing requirements.
23. Provide receptacle in closet for fiber equipment, install at 72" AFF. Coordinate exact location and requirements with Owner/G.C.
24. Provide 1" conduit with pull string below grade for fiber service. Coordinate exact requirements and routing with owner.
25. Route 1" conduit with pull string concealed in walls and attic from fiber companies service box to water heater closet. Route conduit down back wall in closet and terminate conduit at 72" AFF. Coordinate exact requirements and routing with Owner/G.C. and service provider.

NOTE: COORDINATE PROVISIONS FOR FIBER, CATV, AND PHONE SERVICES WITH APPROPRIATE UTILITY PROVIDER AND PAY ASSOCIATED FEES.

1 TYPICAL TWO BEDROOM DUPLEX ELECTRICAL PLAN

1/4" = 1'-0"

JonesGillamRenz
730 N. Ninth 1881 Main Street, Suite 301
Salina, KS 67401 Kansas City, MO 64108
785.827.0386 jgr@jgrarchitects.com

HOUSING OPPORTUNITIES INC.

EASTRIDGE VILLAS II

SCOTT CITY, KANSAS

JOHN F. LEWIS SMITH 14654 01/19/2024 KANSAS PROFESSIONAL ENGINEER

REVISION:

DATE: 01-19-2024
JOB: 22-3223
SHEET NO.:

E1.1

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LST Consulting Engineers, PA
MANHATTAN
4809 Vue Du Lac Place, Suite 201
Manhattan, KS 66503
785.587.8042
WICHITA
420 South Emporia, Suite 130
Wichita, Kansas 67202
316.285.0696
www.LSTengineers.com
mail@LSTengineers.com

Project 23098 **January 2024**

ELECTRICAL NOTES BY SYMBOL

1. PROVIDE OUTLET IN UPPER CABINET FOR MICROWAVE. COORDINATE EXACT ROUGH-IN LOCATION WITH ARCHITECT.
2. OWNER FURNISHED WALL OVEN: ESTIMATE 30A, 240V-1PH POWER ROUGH-IN. VERIFY EXACT POWER REQUIREMENTS AND ROUGH-IN WITH OWNER.
3. PROVIDE SWITCHED RECEPTACLE IN BASE CABINET FOR GARBAGE DISPOSER.
4. COMBO EXHAUST FAN/LIGHT PROVIDED AND WIRED BY E.C., COORDINATE INSTALLATION OF FAN/LIGHT AND ASSOCIATED DUCTWORK WITH M.C.
5. PROVIDE HARDWIRED CONNECTIONS FOR INSTANTANEOUS WATER HEATER. VERIFY EXACT REQUIREMENTS WITH P.C.
6. PROPOSED LOCATION OF ELECTRIC METER/SERVICE. COORDINATE EXACT LOCATION WITH POWER COMPANY. SEE DETAIL 2 THIS SHEET.
7. BUILDING SERVICE LATERAL. COORDINATE RESPONSIBILITIES AND ROUTING WITH POWER COMPANY AND PAY ALL FEES.
8. 2" CONDUIT WITH PULL CHORD TO PROPERTY LINE FOR TELE/CABLE/INTERNET SERVICE CABLE. STUB CONDUIT UP THRU FLOOR MIN. 12". CAN AND FLAG CONDUIT AT PROPERTY LINE.
9. 120V CIRCUITRY TO EXTERIOR LIGHTS
10. ON CIRCUIT C:11 VIA PHOTOCELL
11. 60A/240V/2P NEMA 3R NON-FUSED DISCONNECT SWITCH.
12. PROVIDE (3) #12, #12G,1/2" INTERCONNECTING WIRING BETWEEN OUTDOOR AND INDOOR UINTS.
13. 30A/3P MANUAL MOTOR STARTER SNAP SWITCH. MOUNT ADJACENT TO INDOOR UNIT AND MAKE FINAL CONNECTIONS.
14. 30A/240V/2P NEMA 3R NON-FUSED DISCONNECT SWITCH.
15. PROVIDE BLOCKING OR HEAVY DUTY MOUNT AT FIXTURE J-BOX, AND INSTALL CEILING FAN PROVIDED BY OTHERS.

EXHAUST FAN SCHEDULE

MARK	MANUFACTURER	MODEL	CFM	ESP (" wg)	POWER	VOLTS/ PHASE	NOTES
EF-1,2	BROAN	XB80L1	80	0.4"	24 W	120 / 1	1,2,3,4, 5,6

NOTES:

1. Fixture shall be Energy Star listed.
2. Fixture shall operate at <1 SONE
3. Provide with integral disconnect.
4. Provide with manufacturer's roof jack termination.
5. Provide with integral backdraft damper.
6. Provide with manufacturer's ceiling radiation damper.

Designation: C
Location: Mech Room
Voltage: 240/120V-1Ph-3W
Enclosure: NEMA 1
Mounting: Surface
Manufacturer: Square D 'NQ'
Bus Amps: 225
MCB Amps: 225/2
AIC Rating: 22 kAIC Series Rated
Other: Service Entrance Rated

Circuit #	Load Description	Conductors	C/B Size	C/B Size	Conductors	Load Description	Circuit #
1	Heat Pump 'HP'	2#8,#10G	50 / 2	20 / 1	2#12,#12G	RCPT: Kitchen	2
3				30 / 2	2#10,#10G	Wall Oven	4
5	Air Handler 'AHU'	2#6,#10G	60 / 2				6
7				20 / 1	2#12,#12G	RCPT: Kitchen	8
9	RCPT: Mech Room	2#12,#12	20 / 1	20 / 1	2#12,#12G	RCPT: Kitchen	10
11	RCPT: Mech Room/Ext Lts	2#12,#12	20 / 1	20 / 1	2#12,#12G	RCPT: Kitchen	12
13	Toilet Rooms	2#12,#12	20 / 1	20 / 1	2#12,#12G	RCPT: Comm Room Counter	14
15	LTS: Community Room	2#12,#12	20 / 1	20 / 1	2#12,#12G	RCPT: Comm Room Counter	16
17	Water Heater (Circuit 1)	2#8, #10G, 3/4"C	40 / 2	20 / 1	2#12,#12G	RCPT: East Comm Room	18
19				20 / 1	2#12,#12G	RCPT: South Comm Room	20
21	Water Heater (Circuit 2)	2#8, #10G, 3/4"C	40 / 2	20 / 1	2#12,#12G	RCPT: West Comm Room	22
23				20 / 1	2#12,#12G	RCPT: Office	24
25	HEAT PUMP - 'HP-A'	2#12,#12G, 1/2"C	15 / 2	20 / 1	---	SPARE	26
27				20 / 1	---	SPARE	28
29	SPARE	---	20 / 1	20 / 1	---	SPARE	30

ELECTRIC LOAD SUMMARY

LIGHTING:	0.6 KVA
CONV. OUTLETS:	4.4 KVA
DEDICATED OUTLETS:	9.2 KVA
ELECTRIC HEAT *	12.6 KVA
HEAT PUMP *	6.8 KVA
WATER HEATER	18.0 KVA
MINI-SPLIT	2.4 KVA
* HEAT PUMP AND ELECTRIC HEAT ARE INTERLOCKED TO NOT OPERATE SIMULTANEOUSLY	
TOTAL CONN LOAD	54.6 KVA
NEC SERVICE SIZING LOAD	47.9 KVA (200 AMPS @ 240V-1Ø)

2 ELECTRICAL RISER DIAGRAM

NO SCALE

1 COMMUNITY BUILDING ELECTRICAL PLAN

1/4" = 1'-0"

JonesGillamRenz
730 N. Ninth 1881 Main Street, Suite 301
Salina, KS 67401 Kansas City, MO 64108
785.827.0386 jgr@jgrarchitects.com

HOUSING OPPORTUNITIES INC.
EASTRIDGE VILLAS II
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TODD F. LEWIS SMITH
14654
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KANSAS
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LST Consulting Engineers, PA
MANHATTAN
4809 Vue Du Lac Place, Suite 201
Manhattan, KS 66503
785.587.8042

WICHITA
420 South Emporia, Suite 130
Wichita, Kansas 67202
316.285.0696

www.LSTengineers.com
mail@LSTengineers.com

Project 23098 **January 2024**

CIRCUIT AND RACEWAY SYMBOLS

- CIRCUIT DESIGNATION:
  TOP INDICATES PANEL OF CIRCUIT ORIGIN
  BOTTOM INDICATES CIRCUIT NUMBER
- HOMERUN - WIRING TO PANEL OF CIRCUIT ORIGIN
- PARTIAL HOMERUN - WIRING TO PANEL OF CIRCUIT ORIGIN
- CONDUIT CONCEALED IN WALL OR ABOVE CEILING
- CONDUIT BELOW GRADE OR EMBEDDED IN CONCRETE
- LINE VOLTAGE CIRCUIT CONDUCTORS
  SHORT = HOT/TRACER/SWITCH LEG CONDUCTOR
  LONG = NEUTRAL (GROUNDED) CONDUCTOR
  CURVED = GROUNDING (BONDING) CONDUCTOR
- CONDUIT TURNED UP
- CONDUIT TURNED DOWN
- GROUNDING CONNECTION

LIGHTING SYMBOLS

- SURFACE MOUNTED LINEAR LUMINAIRE
- RECESSED OR SURFACE DOWNLIGHT
- WALL MOUNTED LUMINAIRE
- TWIN HEAD EMERGENCY LIGHTING UNIT
- COMBINATION EXIT/TWIN HEAD EMERGENCY LIGHTING UNIT
- WEATHERPROOF EXTERIOR REMOTE TWIN EMERGENCY HEAD

POWER SYMBOLS

- SINGLE RECEPTACLE
- DUPLEX RECEPTACLE
- DOUBLE DUPLEX RECEPTACLE
- # SPECIAL RECEPTACLE (# = NEMA CONFIGURATION)
- SINGLE POLE TOGGLE SNAP SWITCH
- $_2$ DOUBLE POLE TOGGLE SNAP SWITCH
- $_3$ THREE-WAY TOGGLE SNAP SWITCH
- $_4$ FOUR-WAY TOGGLE SNAP SWITCH
- $_m$ MOTOR HP RATED SWITCH WITHOUT OVERLOAD PROTECTION
- $_T$ DIGITAL TIMER WALL SWITCH
- $_{OS}$ LINE VOLTAGE OCCUPANCY SENSING WALL SWITCH
- DOOR CHIME PUSH BUTTON
- JUNCTION BOX
- MOTOR
- DISCONNECT SWITCH
- BRANCH CIRCUIT PANELBOARD, SURFACE MOUNTED
- BRANCH CIRCUIT PANELBOARD, FLUSH MOUNTED
- DISTRIBUTION PANELBOARD

TELECOMMUNICATIONS SYMBOLS

- PHONE/DATA OUTLET
- CATV OUTLET
- GB TELECOMMUNICATIONS GROUND BAR
- TELEPHONE TERMINAL BOARD

FIRE ALARM SYMBOLS

- FACP FIRE ALARM CONTROL PANEL
- FAA FIRE ALARM REMOTE ANNUNCIATOR PANEL
- P MANUAL PULL STATION
- HEAT DETECTOR
- SPOT TYPE AREA SMOKE DETECTOR
- CO CARBON MONOXIDE DETECTOR
- #cd NOTIFICATION STROBE (CANDELA RATING NOTED)
- #cd NOTIFICATION HORN/STROBE (CANDELA RATING NOTED)
- LF/#cd NOTIFICATION LOW FREQUENCY SOUNDER/STROBE
- FIRE SPRINKLER SYSTEM FLOW SWITCH
- FIRE SPRINKLER SYSTEM TAMPER SWITCH
- FIRE SPRINKLER SYSTEM BELL/GONG

SYMBOL MODIFYING DESIGNATORS

CLG	CEILING MOUNTED • FLUSH MOUNTED IN SUSPENDED CEILINGS • SURFACE MOUNTED TO STRUCTURE ABOVE IN OPEN CEILINGS
CT	MOUNT BOTTOM OF DEVICE AT 6" ABOVE COUNTERTOP
GFI	GROUND FAULT CIRCUIT INTERRUPTING DEVICE
NL	NIGHTLIGHT WIRED TO UNSWITCHED HOT CONDUCTOR
WP	PROVIDE WEATHERPROOF ENCLOSURE FOR DEVICE
XX"	MOUNTING HEIGHT OF DEVICE ABOVE FINISHED FLOOR

ABBREVIATIONS

A	AMPERE
AFF	ABOVE FINISH FLOOR
C	CONDUIT
CATV	COMMUNITY ANTENNA TELEVISION
CT	CURRENT TRANSFORMER
FMC	FLEXIBLE METALLIC CONDUIT
G	GROUNDING (BONDING) CONDUCTOR
GC	GENERAL CONTRACTOR
GFCI	GROUND FAULT CIRCUIT INTERRUPTER
kcmil	THOUSAND CIRCULAR MILLS
MLO	MAIN LUG ONLY
NEMA	NATIONAL ELECTRICAL MANUFACTURERS ASSOCIATION
NEC	NATIONAL ELECTRICAL CODE (NFPA 70)
NFPA	NATIONAL FIRE PROTECTION ASSOCIATION
NRTL	NATIONALLY RECOGNIZED TESTING LABORATORY
PH or ϕ	PHASE
PVC	POLYVINYL CHLORIDE CONDUIT
RCPT	RECEPTACLE
TYP	TYPICAL
UG	UNDERGROUND
U.L.	UNDERWRITERS LABORATORY
UNO	UNLESS NOTED OTHERWISE
V	VOLT (ALTERNATING CURRENT)
VA	VOLTAMPERE
W	WATT(S)

LIGHT FIXTURE SCHEDULE

MARK	MANUF.	MODEL NUMBER	LAMP DATA #	LAMP DATA TYPE	BALLAST	MOUNTING	DESCRIPTION	NOTES
A	Kichler	43846WHLED30	***	15W LED	n/a	Surface	Round surface mounted with white finish	
B	Maxim	5831	2	60W A19	n/a	Surface	Round surface mounted	1,2
C	Vaxcel	OW3063	1	100W A19	n/a	Wall 6'-0" AFC Top of Fixt.	Wall mounted outdoor lantern with burnished bronze finish	1
D	Maxim	71265N	6	60W Each	n/a	Surface	36" Decorative vanity light	1,2
E	Progress	PE2EU-30	2	1W LED	n/a	Wall at 7'-6"	Twin Head Emergency Lighting Unit with Battery Backup	-
F	Kichler	DLRC06R3090WHT	***	13W LED	n/a	Recessed	6" Round recessed downlight, white baffle/trim	-
G	Progress	P700002-028-30	***	12.5W LED	Fixed output	Undercabinet	17-1/2" LED undercabinet light	
H	Columbia	LAW4-35ML-EU	***	43 W LED	Fixed output	Surface	4' LED wrap around	
XER	Progress	PECUE-U-R-30-RC Remote: PERHC-DB-OD-30	2 2	1W LED 1W LED	n/a n/a	Wall at 7'-6" Ceiling	Combination Twin Head Emergency Lighting Unit / exit sign with Battery Backup and weatherproof twin remote heads	3

GENERAL:
- All fixtures to be provided for 120 volt operation, unless noted otherwise.
- All lamps shall be 3000K color temperature unless indicated otherwise.

NOTES:
1. Lamp type scheduled is maximum allowable incandescent wattage based on fixture listing. Fixture shall be provided with energy star qualified lamp in lieu of incandescent. Coordinate exact lamp type provided with owner.
2. Finish selected by owner/architect.
3. Provide emergency light/exit sign unit with integral battery with remote capacity.

JonesGillamRenz
730 N. Ninth 1881 Main Street, Suite 301
Salina, KS 67401 Kansas City, MO 64108
785.827.0386 jgr@jgrarchitects.com

HOUSING OPPORTUNITIES INC.

EASTRIDGE VILLAS II

SCOTT CITY, KANSAS

JOHN E. LEWIS JR. 14654 01/19/2024 KANSAS PROFESSIONAL ENGINEER

REVISION:

DATE: 01-19-2024
JOB: 22-3223
SHEET NO.:

E6.1

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