



4PLEX ELEVATION

TIMBER RIDGE COTTAGES

SECTION 8, TOWNSHIP 18, RANGE 15
BROKEN ARROW, WAGONER COUNTY, OK



STARK WILSON DUNCAN ARCHITECTS INC
315 NICHOLS RD, STE 228 - KANSAS CITY, MO 64112 - T 816.531.1698 F 816.531.1978

SHEET SCHEDULE

COVER SHEET

ARCHITECTURAL DRAWINGS

- SPI.1 SITE PLAN
- SPI.2 SITE DETAILS
- C A0.1 CODE ANALYSIS
- C A0.2 UL WALL TYPES
- C A1.1 4PLEX FLOOR & ROOF PLAN
- C A1.2 4PLEX FLOOR & ROOF PLAN
- C A1.3 4PLEX FLOOR & ROOF PLAN
- C A2.1 4PLEX EXTERIOR ELEVATIONS
- C A2.2 4PLEX EXTERIOR ELEVATIONS
- C A3.1 SECTION & DETAILS
- C A3.2 SECTION & DETAILS
- C A3.3 WALL SECTIONS & DETAILS
- C A3.4 SECTIONS & DETAILS
- C A4.1 ENLARGED UNIT PLAN & INTERIOR ELEVATIONS
- C A4.2 ENLARGED UNIT PLAN & INTERIOR ELEVATIONS
- C A6.1 SCHEDULES & FINISH FLOOR PLAN

STRUCTURAL DRAWINGS

- C S0.1 GENERAL NOTES & SCHEDULES
- C S0.2 TYPICAL SECTIONS
- C S1.1 4PLEX STRUCTURAL PLANS
- C S2.1 FOUNDATION SECTIONS
- C S3.1 SECTIONS

MEP DRAWINGS

- C MPE0.1 SYMBOLS & LEGEND
- C MPE1.0 MPE SITE PLAN
- C MPE1.1 MPE ROOF PLAN
- C M1.1 MECHANICAL PLAN
- C M2.1 ENLARGED MECHANICAL PLAN
- C M4.1 MECHANICAL SCHEDULES & DETAILS
- C P1.1 PLUMBING PLAN
- C P2.1 ENLARGED PLUMBING PLAN
- C P4.1 PLUMBING SCHEDULES & DETAILS
- C FP1.1 FIRE PROTECTION PLAN
- C E1.1 ELECTRICAL PLAN
- C E2.1 ENLARGED ELECTRICAL PLAN
- C E4.1 ELECTRICAL SCHEDULES & DETAILS

GENERAL PROJECT NOTES

- A. ALL WORK TO MEET ALL APPLICABLE BUILDING, PLUMBING, MECHANICAL, ELECTRICAL, ADA/HANDICAP ACCESSIBILITY & LIFE SAFETY CODES & REQUIREMENTS.
- B. THE GENERAL CONTRACTOR & ALL SUBCONTRACTORS SHALL THOROUGHLY FAMILIARIZE THEMSELVES TO ALL BUILDING SPECIFIC REQUIREMENTS & EXTENTS OF THE WORK PRIOR TO BIDDING. NO CHANGES IN THE CONTRACT WILL BE CONSIDERED FOR INFORMATION DISCERNIBLE FROM THE DRAWINGS.
- C. DO NOT SCALE DRAWINGS. FIELD VERIFY ALL EX. CONDITIONS, DIMENSIONS, ELEVATIONS, ETC. PRIOR TO ORDERING, FABRICATION, ETC..
- D. NOTIFY ARCHITECT OF ANY DISCREPANCIES BETWEEN THE PROJECT DOCUMENTS & EX. CONDITIONS.
- E. REFERENCE ARCHITECTURAL, CIVIL, STRUCTURAL, MECHANICAL, ELECTRICAL & PLUMBING PLANS FOR ADDITIONAL INFORMATION.
- F. INSTALL NON-EXPANDING SPRAY FOAM INSULATION AT WINDOW & EXTERIOR DOOR BLOCKING. SEAL ALL CRACKS, GAPS & HOLES (FLOOR / WALL JOINT, WALL TOP PLATE, ELEC. OUTLET BOXES, MEP PENETRATING ITEMS, HVAC SUPPLY & RETURN BOOTS, ETC.) IN THE GYP. BD. BUILDING ENVELOPE (WALLS & CEILING) WITH CAULK OR EXPANDING FOAM.
- G. PARTICLE BOARD & MDF TO BE CERTIFIED COMPLIANT WITH ANSI A208.1 & A208.2, UREA FORMALDEHYDE-FREE COMPOSITE WOOD.
- H. CAULK ALL JOINTS BETWEEN DISSIMILAR MATERIALS FOR WEATHERPROOF, WATERPROOF, AIRTIGHT, ETC. PERFORMANCE.
- I. ALL COLOR SELECTIONS BY ARCHITECT FROM MANUFACTURER'S FULL RANGE.
- J. REFER TO DOOR SCHEDULE FOR DOOR & HARDWARE REQUIREMENTS. THE HINGE SIDE OF THE DOOR JAMB SHALL BE 4" FROM THE ADJACENT WALL, UNLESS SHOWN OTHERWISE.
- K. TERMITE TREATMENT SHALL BE INSTALLED PRIOR TO INSTALLING BUILDING SLAB.

PROJECT TEAM

ARCHITECT

STARK WILSON DUNCAN
ARCHITECTS INC.
315 NICHOLS ROAD, SUITE 228
KANSAS CITY, MISSOURI 64112
TEL 816 531 1698
FAX 816 531 1978

STRUCTURAL

BOB D. CAMPBELL
4338 BELLEVUE
KANSAS CITY, MO 64111
TEL 816 531 4144
FAX 816 531 8512

MECHANICAL, ELECTRICAL & PLUMBING ENGINEER

HOSS & BROWN ENGINEERS INC.
11205 WEST 14TH STREET
LENEXA, KANSAS 66214
TEL 913 362 9090
FAX 913 362 4646

CIVIL

CROCKETT ENGINEERING CONSULTANTS, LLC
1000 N NIFONG BLVD, BLDG 1
COLUMBIA, MO 65202
TEL 573 441 0242

DEVELOPER

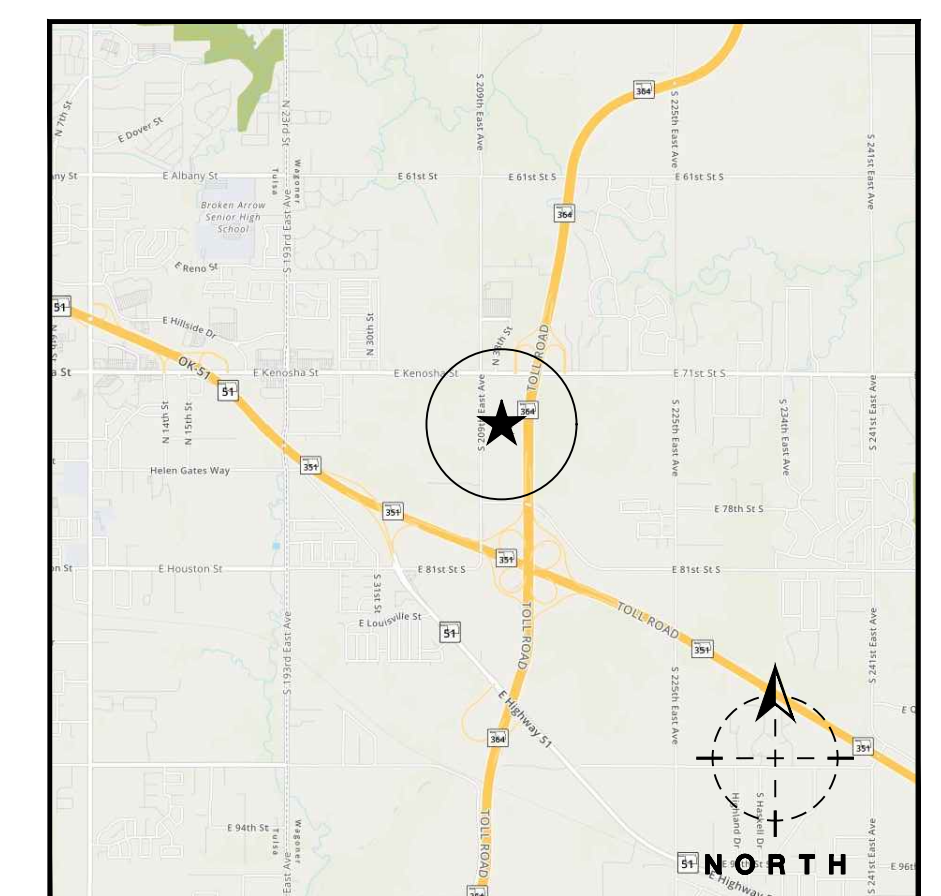
DHTG DEVELOPMENT, LLC
1900 E LARK LANE
NIXA, MISSOURI 65714
TEL 417 224 3035

GENERAL CONTRACTOR

OLYMPUS CONSTRUCTION, INC.
2506 N WASHINGTON
JONESBORO, ARKANSAS 72401
TEL 870 432 6610
FAX 870 432 0856

ISSUE DATE:

OCTOBER 18, 2019



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C
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A

KEYNOTES

1. TRASH ENCLOSURE. RE: TO A5/SP1.2.
2. MAILBOX(S). RE: A7/SP1.2. PROVIDE CONCRETE PAD AT EACH LOCATION. RE: CIVIL. 10590015
3. REDUCE DEPTH OF CONCRETE PATIO THIS LOCATION. REFER TO A6/A11 FOR ADDITIONAL INFORMATION.

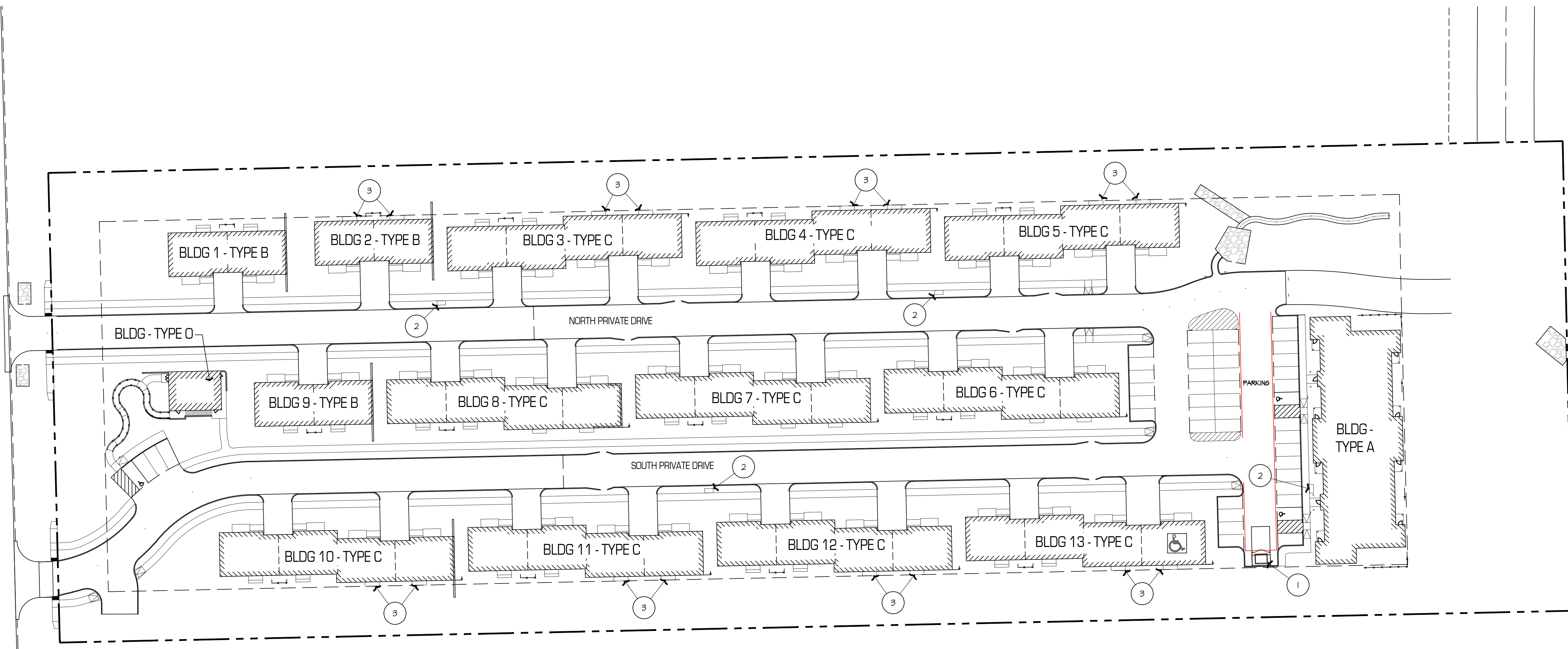


ARCHITECTURAL CORPORATION
OKLAHOMA CERTIFICATE
OF AUTHORITY NO. CA 02479

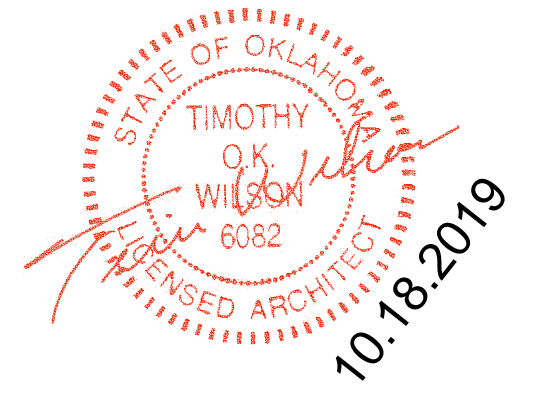
TIMBER RIDGE COTTAGES

SECTION 8, TOWNSHIP 18, RANGE 15
BROKEN ARROW, WAGONER COUNTY, OK

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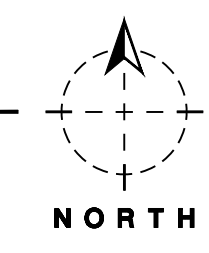
SEAL
ARCHITECT - TIMOTHY O.K. WILSON
LICENSE NO. 6082



SITE PLAN

ISSUE DATE:
OCTOBER 18, 2019
REVISIONS:

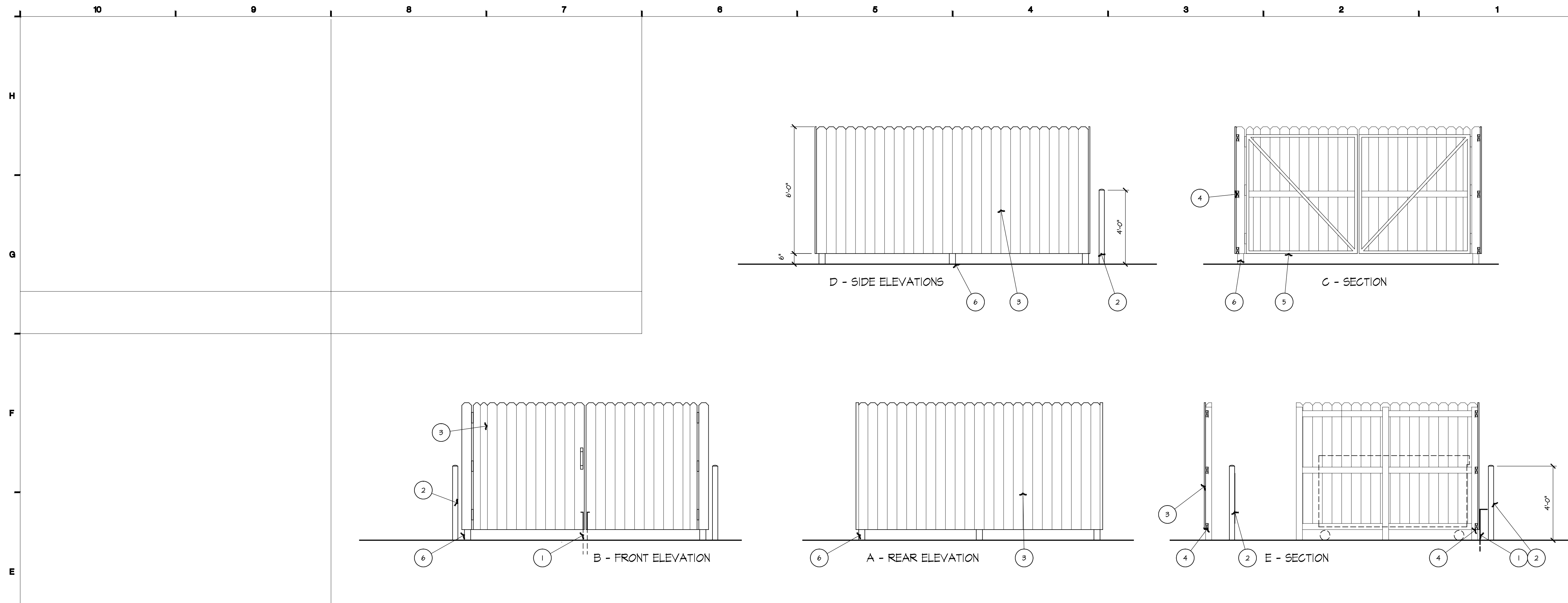
A2 SITE PLAN
SCALE: 1" = 40' - 0"



PROJECT NO.: 1902

SP1.1

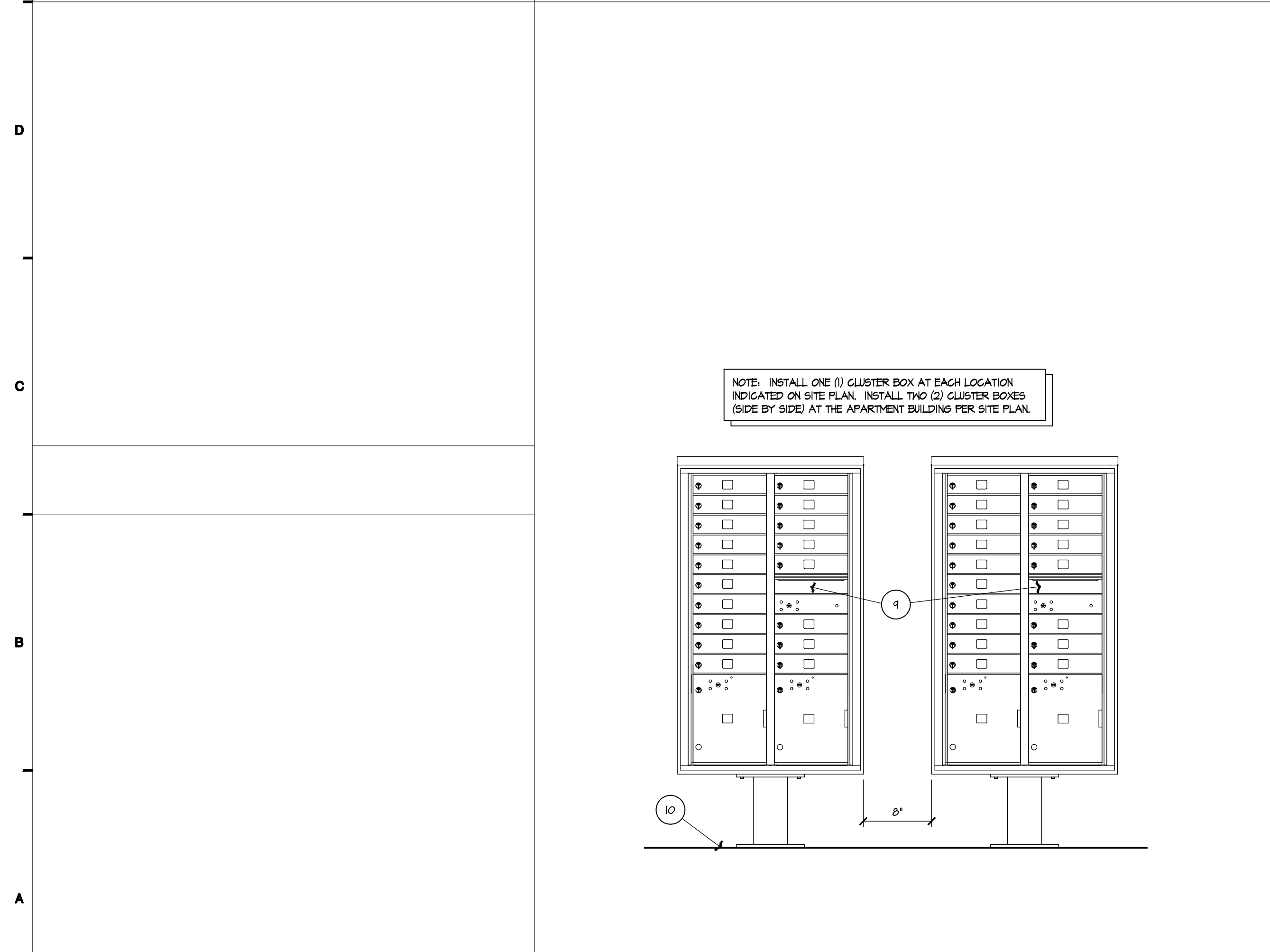
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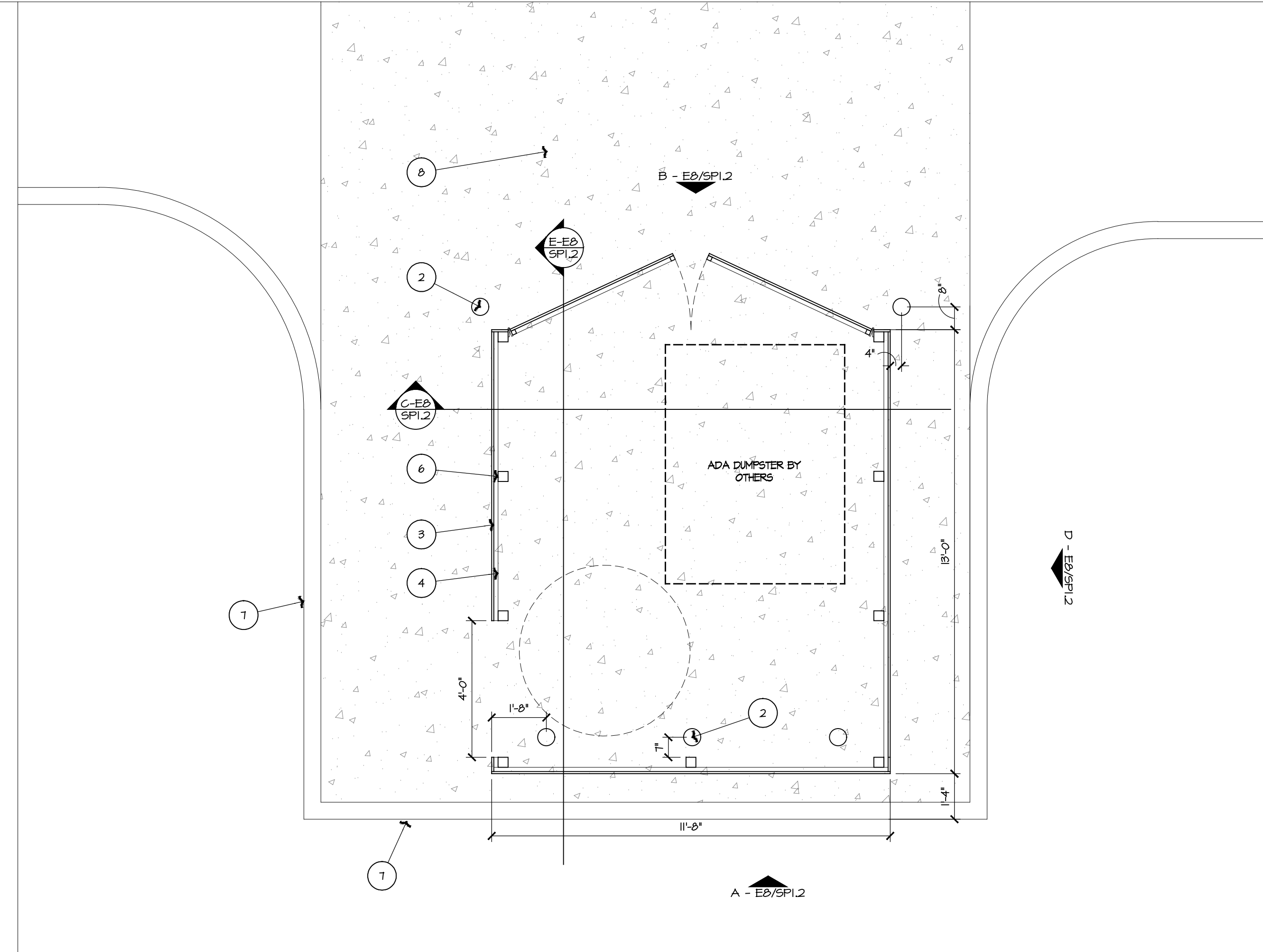
KEY NOTES

1. 16" TALL GANE BOLT, PROVIDE HOLE IN CONCRETE. PROVIDE 1 FOR EACH GATE. PAINT.
2. 6" DIA. CONCRETE FILLED STEEL BOLLARD AT 4'-0" TALL. PAINT. EMBED 3'-0" MIN. INTO CONCRETE.
3. 6'-0" TALL VINYL FENCING BY "VERANDA". COLOR BY ARCHITECT. INSTALL TO HOOD FRAMING FOR ENHANCED STRENGTH & DURABILITY. FASTEN WITH EXTERIOR GRADE SCREWS.
4. 2X4 TREATED WOOD FENCE FRAMING.
5. H66 1/2" X 1/2" X 3/16" STEEL TUBE GATE FRAMING. ALL CONNECTIONS FULLY WELDED. GRIND WELDS SMOOTH. PAINT. SCREW FENCING TO STEEL TUBING WITH 2" SELF DRILLING TEK #5 SCREWS. PROVIDE AND INSTALL 3 HEAVY DUTY HINGES ON EACH GATE.
6. H66 3/4" X 3/4" X 3/16" TUBE STEEL POSTS SET IN MIN. 3'-0" DEEP CONCRETE. GATE POSTS WITH STEEL PLATE. PAINT. SCREW FRAMING TO STEEL POSTS WITH 3" SELF DRILLING TEK #5 SCREWS. PAINT.
7. BACK OF CURB. REFER TO CIVIL PLANS.
8. REINFORCED CONCRETE SLAB. REFER TO CIVIL PLANS.
9. FLORENCE CORPORATION CLUSTER MAIL BOX - VITAL 150-19. COLOR POSTAL GREY. NUMBERING OF MAILBOX PER THE REQUIREMENTS OF THE LOCAL POSTAL SERVICE.
10. CONCRETE PAD PER CLUSTER MAIL BOX MFG SPECIFICATIONS.

E8 TRASH ENCLOSURE ELEVATIONS
SCALE: 3/8" = 1'-0"



A7 MAIL BOX ELEVATION
SCALE: NO SCALE



A5 TRASH ENCLOSURE PLAN
SCALE: 3/8" = 1'-0"



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LICENSE NO. 6082



SITE DETAILS

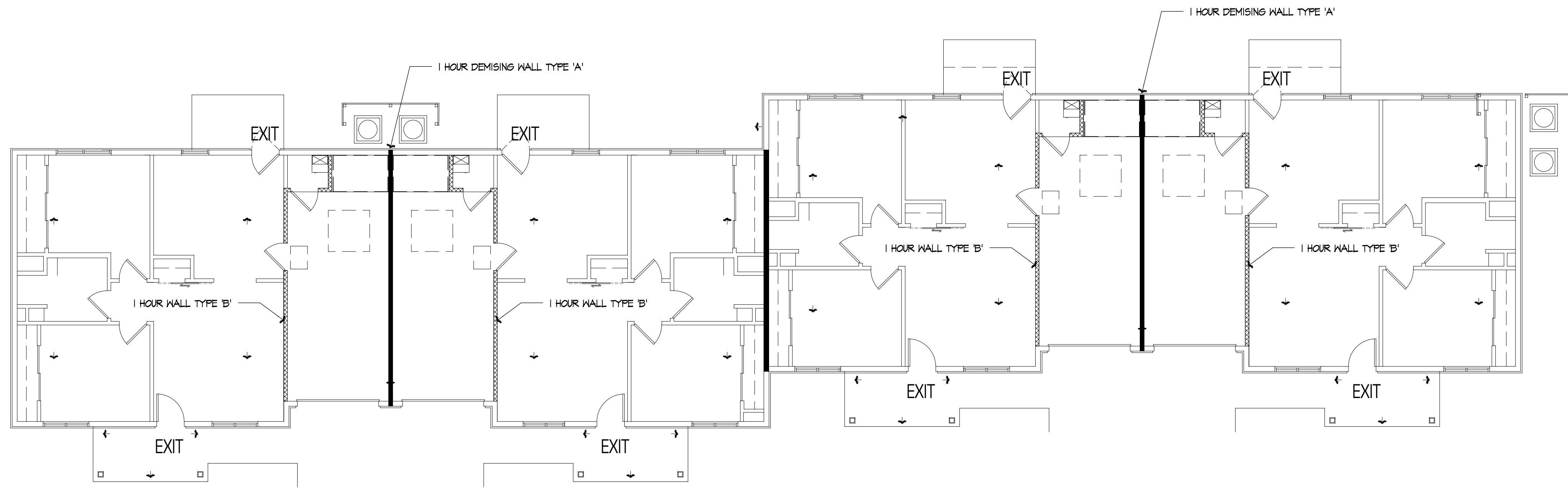
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SP1.2

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E3 FLOOR PLAN
SCALE: 1/8" = 1'-0"

CODE INFORMATION

LOCAL ADOPTED CODES:

BUILDING: IBC 2015 INTERNATIONAL BUILDING CODE
ENERGY: IECC 2015 INTERNATIONAL ENERGY CONSERVATION CODE
MECHANICAL: IMC 2015 INTERNATIONAL MECHANICAL CODE
PLUMBING: IPC 2015 INTERNATIONAL PLUMBING CODE
FIRE: IFC 2015 INTERNATIONAL FIRE CODE
ELECTRICAL: NEC 2015 NATIONAL ELECTRICAL CODE

ZONING: RUD

PARKING: 2 SPACES PER UNIT REQUIRED PER ZONING
2 SPACES PER UNIT PROVIDED (1 IN DRIVEWAY AND 1 IN GARAGE)

OCCUPANCY CLASSIFICATION: R2

BUILDING HEIGHT: 35' ALLOWED PER ZONING, 60' ALLOWED PER CODE
15' ACTUAL

TYPE OF CONSTRUCTION: TYPE VB

THE BUILDINGS ARE FULLY SPRINKLERED, NFPA 13R SYSTEM, PER SECTION 905.3.1.2

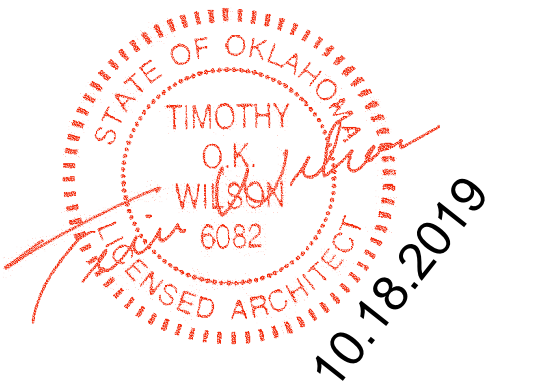
BUILDING AREA:
ALLOWABLE AREA PER TABLE 506.2 = 7,000 SF
ACTUAL AREA = 4,804 SF

FIRE RESISTIVE REQUIREMENTS (MINIMUMS) PER IBC TABLE 601

STRUCTURAL FRAME	0
EXTERIOR BEARING WALLS	0
INTERIOR BEARING WALLS	0
INTERIOR NONBEARING WALLS	0
ROOF	0

(1) TYPE 'A' ACCESSIBLE UNIT IS PROVIDED IN BUILDING 13
REMAINING UNITS ARE ADAPTABLE, TYPE 'B' COMPLIANT.

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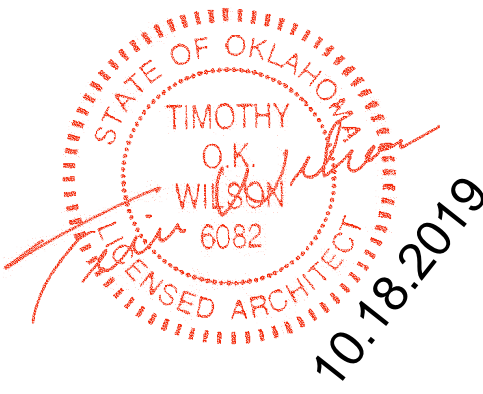
CODE ANALYSIS

ISSUE DATE:
OCTOBER 18, 2019

REVISIONS:

PROJECT NO.: 1902

CA0.1



as described in Item 3.
b. Steel Framing Members* — Used to attach furring channels (Item 6Ca) to studs. Clips spaced 48 in. OC, and secured to studs with No. 2 in. coarse drywall screw with 1 in. diam washer through the center hole. Furring channels are friction fitted into clips.
STUDDO BUILDING SYSTEMS — RESILMOUNT Sound Isolation Clips - Type A237 or A237R
THERMAFIBER INC — Type SAFB, SAFB FF

6D. Steel Framing Members* — (Optional, Not Shown) — Furring channels and Steel Framing Members as described below:
a. Furring Channels — Formed of No. 25 MSG galv steel, spaced 24 in. OC, and perpendicular to studs. Channels secured to studs as described in Item 6. Ends of adjoining channels overlapped 6 in. and secured in place with a double strand of No. 18 AWG twisted steel wire. Gypsum board attached to furring channels as described in Item 3.
b. Steel Framing Members* — Used to attach furring channels (Item 6Da) to studs. Clips spaced 48 in. OC, and secured to studs with No. 8 x 2-1/2 in. coarse drywall screw through the center hole. Furring channels are friction fitted into clips.
REGUPOL AMERICA — Type SonusClip

6E. Steel Framing Members* — (Optional, Not Shown) — Resilient channels and Steel Framing Members as described below:
a. Resilient Channels — Formed of No. 25 MSG galv steel, spaced 24 in. OC, and perpendicular to studs. Channels secured to studs as described in Item 6. Ends of adjoining channels overlapped 6 in. and secured in place with two No. 8 15 x 12 in. Phillips Modified Truss screws spaced 2-1/2 in. from the center of the overlap. Gypsum board attached to resilient channels as described in Item 3.
b. Steel Framing Members* — Used to attach resilient channels (Item 6Ea) to studs. Clips spaced 48 in. OC, and secured to studs with No. 8 x 2-1/2 in. coarse drywall screw through the center hole. Resilient channels are secured to clips with one No. 10 x 1/2 in. pan-head self-drilling screw.
KEENE BUILDING PRODUCTS CO INC - Type RC+ Assurance Clip

6F. Steel Framing Members* — (Optional, Not Shown) — Furring channels and Steel Framing Members as described below:
a. Furring Channels — Formed of No. 25 MSG galv steel, 2-23/32 in. wide by 7/8 in. deep, spaced 24 in. OC perpendicular to studs. Channels secured to studs as described in Item 6. Ends of adjoining channels are overlapped 6 in. and tied together with double strand of No. 18 SWG galv steel wire near each end of overlap. As an alternate, ends of adjoining channels may be overlapped 6 in. and secured together with two self-tapping #6 framing screws, min. 7/16 in. long at the midpoint of the overlap, with one screw on each edge of the channel. Gypsum board attached to furring channels as described in Item 3.
b. Steel Framing Members* — Used to attach furring channels (Item 6Fa) to studs. Clips spaced 48 in. OC. Clips secured to studs with No. 8 x 2-1/2 in. coarse drywall screw through the center grommet. Furring channels are friction fitted into clips.
CLARKDIETRICH BUILDING SYSTEMS — Type ClarkDietrich Sound Clip

7. Furring Channel — (Optional — Not Shown) — For use on one side of the wall - Resilient channels, 25 MSG galv steel, spaced vertically 24 in. OC, flange portion screw attached to one side of studs with 1-1/4 in. long diamond shaped joint, double lead gypsum panel steel screws. When resilient channels are used, insulation, Items 5C or 5D is required.
8. Caulking and Sealants — (Not Shown, Optional) — A bead of acoustical sealant applied around the partition perimeter for sound control.
9. STC Rating — The STC Rating of the wall assembly is 56 when it is constructed as described by Items 1 through 6, except:
A. Item 2, above — Nailheads Shall be covered with joint compound.
B. Item 2, above — Joints As described, shall be covered with fiber tape and joint compound.
C. Item 5, above — Batts and Blankets* The cavities formed by the studs shall be friction fit with R-19 unfaced fiberglass insulation batts measuring 6-1/4 in. thick and 15-1/4 in. wide.
D. Item 6, above — Steel Framing Members* Type RSIC-1 clips shall be used to attach gypsum board to studs on either side of the wall assembly.
E. Item 8, above — Caulking and Sealants (Not Shown) A bead of acoustical sealant shall be applied around the partition perimeter for sound control.
F. Steel Corner Fasteners (Item 4), Fiber, Sprayed (Items 5A and 5B) and Steel Framing Members (Item 6A), not evaluated as alternatives for obtaining STC rating.
10. Wall and Partition Facings and Accessories* — (Optional, Not Shown) — Non-bearing wall partition on one side of wall - Nom 1/2 in. thick, 4 ft wide, square edge fiber boards applied vertically to studs on one side of the wall in between the wood studs and the UL Classified Gypsum Board (Item 3). Fiber boards installed with 1-1/4 in. long, Type W, bugle head, coarse thread gypsum board screws spaced 12 in. OC max, with the screws spaced 2 in. and 6 in. from edge of board. Gypsum board (Item 3) installed as indicated as to fastener type and spacing, except that the required fastener length shall be increased by a minimum of 1/2 in. Not evaluated or intended as a substitute for the required layer(s) of UL Classified Gypsum Board.
PABCO BUILDING PRODUCTS L L C, DBA PABCO GYPSUM — Type QuietRock QR-500 and QR-510

11. Cementitious Back Units* — (Optional Item Not Shown — For Use On Face Of 1 Hr Systems With All Standard Items Required) - 7/16 in., 1/2 in., 5/8 in., 3/4 in. or 1 in. thick, min. 3/2 in. wide. Applied vertically or horizontally with vertical joints centered over studs. Fastened to studs and runners with cement board screws of adequate length to penetrate stud by a minimum of 3/8 in. for steel framing members, and a minimum of 3/4 in. for wood framing members spaced a max of 8 in. OC. When 4 ft. wide boards are used, horizontal joints need not be backed by framing.
NATIONAL GYPSUM CO — Type DuraBacker, PermaBase, DuraBacker Plus, or PermaBase Plus

12. Non-Bearing Wall Partition Intersection — (Optional) — Two nominal 2 by 4 in. studs or nominal 2 by 6 in. studs nailed together with two 3 in. long 10d nails spaced a max. 16 in. OC, vertically and fastened to one side of the minimum 2 by 4 in. stud with 3 in. long 10d nails spaced a max. 16 in. OC, vertically. Intersection between partition wood studs to be flush with the 2 by 4 in. studs. The wall partition wood studs are to be framed by with a second 2 by 4 in. wood stud fastened with 3 in. long 10d nails spaced a max. 16 in. OC, vertically. Maximum one non-bearing wall partition intersection per stud cavity.
Non-bearing wall partition stud depth shall be at a minimum equal to the depth of the bearing wall.

13. Mesh Netting — (Not Shown) — Any thin, woven or non-woven fibrous netting material attached with staples to the outer face of one row of studs to facilitate the installation of the sprayed fiber from the opposite row.

14. Mineral and Fiber Board* — (Optional, Not Shown) — For optional use as an additional layer on one side of wall - Nom 1/2 in. thick, 4 ft wide with long dimension parallel and centered over studs. Attached to framing with 2 in. long Type W steel screws, spaced 12 in. OC. The required UL Classified gypsum board layer(s) is/are to be installed as indicated as to fastener type and spacing, except that the required fastener length shall be increased by a minimum of 1/2 in. Not evaluated or intended as a substitute for the required layer(s) of UL Classified Gypsum Board.
HOMASOTE CO — Homasote Type 440-32

14A. Mineral and Fiber Board* — (Optional, Not Shown) — For use with Items 14B-14E) — For optional use as an additional layer on one side of wall. Nom 1/2 in. thick, 4 ft wide with long dimension parallel and centered over studs. Attached to framing with minimum 1-3/8 in. long ring shanked nails or 1-1/4 in. long Type W steel screws, spaced 12 in. OC, along board edges and 24 in. OC in field of board along intermediate framing. Not evaluated or intended as a substitute for the required layer(s) of UL Classified Gypsum Board.
HOMASOTE CO — Homasote Type 440-32

14B. Glass Fiber Insulation — (For use with Item 14A) — 3-1/2 in. thick glass

JOHNS MANVILLE
KNAUF INSULATION LLC
MINSON INSULATION INC
ROCK WOOL MANUFACTURING CO — Delta Board
ROCKWOOL — Acoustical Fiber Batts
THERMAFIBER INC — Type SAFB, SAFB FF

5A. Fiber, Sprayed* — (Not Shown - Not for use with Item 6) — As an alternate to Batts and Blankets (Item 5) — Spray applied cellulose material. The fiber is applied with water to completely fill the enclosed cavity in accordance with the application instructions supplied with the product with a nominal dry density of 2.7 lb/ft3. Alternate Application Method: The fiber is applied without water or adhesive at a nominal dry density of 3.5 lb/ft3, in accordance with the application instructions supplied with the product. When Item 6B is used, Fiber, Sprayed shall be INS735, INS745, INS750LD, INST65LD or INST73LD.
U S GREENFIBER L L C — INS735, INS745 and INS750LD for use with wet or dry application. INS515LD, INS541LD, INS735, INS750LD, and INS73LD are to be used for dry application only

5B. Fiber, Sprayed* — (Not Shown - Not for use with Item 6) — As an alternate to Batts and Blankets (Item 5) - Spray applied cellulose insulation material. The fiber is applied with water to interior surfaces in accordance with the application instructions supplied with the product. Applied to completely fill the enclosed cavity. Minimum dry density of 4.3 pounds per cubic ft.
NU-WOOL CO INC — Cellulose Insulation

5C. Batts and Blankets* — Required for use with resilient channels, Item 7, in. thick mineral wool batts, friction-fitted to fill interior of wall.
THERMAFIBER INC — Type SAFB, SAFB FF

5D. Glass Fiber Insulation — (As an alternate to Item 5C) — 3 in. thick glass fiber batts bearing the UL Classification Marking as to Surface Burning and/or Fire Resistance, friction-fitted to fill the interior of the wall. See Batts and Blankets (BKNV or BZJZ) Categories for names of Classified companies.
5E. Batts and Blankets* — (Required for use with Wall and Partition Facings and Accessories, Item 3D) — Glass fiber insulation, nom 3-1/2 in. thick, min. density of 0.80 pcf, with a flame spread of 25 or less and a smoke developed of 50 or less, friction-fitted to completely fill the stud cavities. See Batts and Blankets Category (BKNV) for names of manufacturers.

5F. Fiber, Sprayed* — (Optional, Not Shown — Not for use with Items 6, 6A, 6B, 6C, or 6D) — As an alternate to Batts and Blankets (Item 5) and Item 5A - Spray applied granulated mineral fiber material. The fiber is applied with adhesive, at a minimum density of 4.0 pcf, to completely fill the enclosed cavity in accordance with the application instructions supplied with the product. See Fiber, Sprayed (CCA2), AMERICAN ROCKWOOL MANUFACTURING, LLC — Type Rockwool Premium Plus

5G. Fiber, Sprayed* — (Optional, Not Shown — Not for use with Items 6, 6A, 6B, 6C, or 6D) — As an alternate to Batts and Blankets (Item 5) and Item 5A - Brown Colored Spray applied cellulose fiber. The fiber is applied with water to completely fill the enclosed stud cavity in accordance with the application instructions supplied with the product. The minimum dry density shall be 4.30 lbs/ft3.
INTERNATIONAL CELLULOSE CORP — Celbar-RL

5H. Foamed Plastic* — (Optional - For use with Item 3R) — Spray applied, foamed plastic insulation, at any thickness from partial fill to completely filling stud cavity.
SES FOAM INC — Nexseal™ 2.0 or Nexseal™ 2.0 LE Spray Foam and Suraceal Spray Foam.

5I. Fiber, Sprayed* — (Not Shown — Not for use with Item 6) — As an alternate to Batts and Blankets (Item 5) - Spray-applied cellulose material. The fiber is applied with water to completely fill the enclosed cavity in accordance with the application instructions supplied with the product. To facilitate the installation of the material, any thin, woven or non-woven netting may be attached by any means possible to the outer face of the studs. The material shall reach equilibrium moisture content before the installation of materials on either face of the studs. The minimum dry density shall be 5.79 lbs/ft3.
APPLEGATE HOLDINGS L L C — Applegate Advanced Stabilized Cellulose Insulation

6. Steel Framing Members* — (Optional, Not Shown) — Furring channels and Steel Framing Members as described below:
a. Furring Channels — Formed of No. 25 MSG galv steel, 2-9/16 in. or 2-23/32 in. wide by 7/8 in. deep, spaced 24 in. OC perpendicular to studs. Channels secured to studs as described in Item 6. Ends of adjoining channels are overlapped 6 in. and tied together with double strand of No. 18 SWG galv steel wire near each end of overlap. As an alternate, ends of adjoining channels may be overlapped 6 in. and secured together with two self-tapping #6 framing screws, min. 7/16 in. long at the midpoint of the overlap, with one screw on each flange of the channel. Furring channels are friction fitted into clips.
b. Steel Framing Members* — Used to attach furring channels (Item 6a) to studs. Clips spaced 48 in. OC. RSIC-1 and RSIC-1 (2.75) clips secured to studs with No. 8 x 2-1/2 in. coarse drywall screws at 8 in. OC, along board edges and 24 in. OC perpendicular to studs. Channels secured to studs as described in Item 6. Ends of adjoining channels are overlapped 6 in. and tied together with double strand of No. 18 SWG galv steel wire near each end of overlap. As an alternate, ends of adjoining channels may be overlapped 6 in. and secured together with two self-tapping #6 framing screws, min. 7/16 in. long at the midpoint of the overlap, with one screw on each flange of the channel. Furring channels are friction fitted into clips.
PAC INTERNATIONAL L L C — Types RSIC-1, RSIC-V, RSIC-1 (2.75), RSIC-V (2.75)

6A. Steel Framing Members* — (Optional, Not Shown) — Furring channels and Steel Framing Members on one side of studs as described below:
a. Furring Channels — Formed of No. 25 MSG galv steel, spaced 24 in. OC perpendicular to studs. Channels secured to studs as described in Item 6. Ends of adjoining channels are overlapped 6 in. and tied together with double strand of No. 18 SWG galv steel wire near each end of overlap. Batts and Blankets placed in stud cavity as described in Item 5. Two layers of gypsum board attached to furring channels as described in Item 3.
b. Steel Framing Members* — Used to attach furring channels (Item 6Aa) to one side of studs only. Clips spaced 48 in. OC, and secured to studs with two No. 8 x 2-1/2 in. coarse drywall screws, one through the hole at each end of the clip. Furring channels are friction fitted into clips.
KINETICS NOISE CONTROL INC — Type Isomax

6B. Steel Framing Members* — (Optional, Not Shown) — Furring channels and Steel Framing Members as described below:
a. Furring Channels — Formed of No. 25 MSG galv steel, 2-3/8 in. wide by 7/8 in. deep, spaced 24 in. OC perpendicular to studs. Channels secured to studs as described in Item 6. Ends of adjoining channels are overlapped 6 in. and tied together with double strand of No. 18 SWG galv steel wire near each end of overlap. Batts and Blankets placed in stud cavity as described in Item 5. Two layers of gypsum board attached to furring channels as described in Item 3.
b. Steel Framing Members* — Used to attach furring channels (Item 6Ba) to one side of studs only. Clips spaced 48 in. OC, and secured to studs with two No. 8 x 2-1/2 in. coarse drywall screws, one through the hole at each end of the clip. Furring channels are friction fitted into clips.
PLUTEQ INC — Type Genie Clip

6C. Steel Framing Members* — (Optional, Not Shown) — Furring channels and Steel Framing Members as described below:
a. Furring Channels — Formed of No. 25 MSG galv steel. Spaced 24 in. OC perpendicular to studs. Channels secured to studs as described in Item 6. Ends of adjoining channels overlapped 6 in. and tied together with double strand of No. 18 AWG galvanized steel wire. Gypsum board attached to furring channels

3I. Gypsum Board* — (As an alternate to Items 3 through 3H, Not Shown) — Nominal 5/8 in. thick, 4 ft wide panels, applied vertically. Panels nailed 7 in. OC with 6d cement coated nails 1-7/8 in. long, 0.0915 in. shank diam and 15/64 in. diam heads. Panel joints covered with paper tape and two layers of joint compound. Nailheads covered with two layers of joint compound.
PABCO BUILDING PRODUCTS L L C, DBA PABCO GYPSUM — Type QuietRock ES (finish rating 20 min)

3J. Gypsum Board* — (As an alternate to Item 3) — Not to be used with Items 6 or 7. 5/8 in. thick paper surfaced applied vertically or horizontally. Gypsum panels secured per Item 3 or 3A.
CERTAINTED GYPSUM INC — Type SilentFX

3K. Gypsum Board* — (As an alternate to Item 3) — 5/8 in. thick gypsum panels, with beveled, square, or tapered edges, applied either horizontally or vertically. Gypsum panels fastened to framing with 1-1/4 in. long Type W coarse thread gypsum panel steel screws spaced a maximum 8 in. OC with the last screw 1 in. from the edge of the board. When used in widths other than 48 in., gypsum panels are to be installed horizontally.
NATIONAL GYPSUM CO — Type FSK (finish rating 20 min), Type FSK-G (finish rating 20 min), Type FSW (finish rating 20 min), Type FSW-2 (finish rating 24 min), Type FSW-3 (finish rating 20 min), Type FSW-5 (finish rating 22 min), Type FSW-G (finish rating 20 min), Type FSK-C (finish rating 20 min), Type FSW-C (finish rating 20 min), Type FSMR-C, Type FSW-6 (finish rating 20 min), Type FSL (finish rating 24 min).

3L. Gypsum Board* — (As an alternate to Item 3) — For Direct Application to Studs Only — Nom 5/8 in. thick lead backed gypsum panels with beveled, square or tapered edges, applied vertically. Vertical joints centered over studs and staggered min 1 stud cavity on opposite sides of studs. Wallboard secured to studs with 1-5/8 in. long Type W coarse thread gypsum panel steel screws spaced 8 in. OC at perimeter and in the field. Lead batten strips tested behind vertical joints of lead backed gypsum wallboard and optional at remaining stud locations. Lead batten strips, min 2 in. wide, max 10 ft long with a max thickness of 0.140 in. placed on the face of studs and attached to the stud with two 1 in. long Type S-8 pan head steel screws, one at the top of the strip and one at the bottom of the strip. Lead discs, max 5/16 in. diam by max 0.140 in. thick. Compression fitted or adhered over the screw heads. Lead batten strips to have a purity of 99.5% meeting the Federal specification QQ-L-2011, Grades 'B, C or D'.
MAYCO INDUSTRIES INC — "X-Ray Shielded Gypsum"

3M. Gypsum Board* — (As an alternate to Items 3) — For Direct Application to Studs Only — For use as the base layer or as the face layer. Nom 5/8 in. thick lead backed gypsum panels with beveled, square or tapered edges, applied vertically. Vertical joints centered over studs and staggered min 1 stud cavity on opposite sides of studs. Wallboard secured to studs with 1-5/8 in. long Type W coarse thread gypsum panel steel screws spaced 8 in. OC at perimeter and in the field when applied as the base layer. When applied as the face layer screw length to be increased to 2-1/2 in. Lead batten strips required behind vertical joints of lead backed gypsum wallboard and optional at remaining stud locations. Lead batten strips, min 2 in. wide, max 8 ft long with a max thickness of 0.14 in. placed on the face of studs and attached to the stud with construction adhesive and two 1 in. long Type S-12 pan head steel screws, one at the top of the strip and one at the bottom of the strip. Lead discs, nominal 3/8 in. diam by max 0.085 in. thick. Compression fitted or adhered over the screw heads. Lead batten strips and discs to have a purity of 99.9% meeting the Federal specification QQ-L-2011, Grade "C". Fasteners for face layer gypsum panels (Items 4, 4A or 4B) when installed over lead backed board to be min 2-1/2 in. Type S-12 bugle head steel screws spaced as described in Item 4.
RADIATION PROTECTION PRODUCTS INC — Type RPP - Lead Lined Drywall

3N. Gypsum Board* — (As an alternate to Item 3) — 5/8 in. thick, 4 ft wide, applied horizontally or vertically with vertical joints centered over studs and staggered one stud cavity on opposite sides of studs. Secured as described in Item 3 or 3A.
CERTAINTED GYPSUM INC — East-Lite Type X (finish rating 24 min), East-Lite Type X-2 (finish rating 24 min)

3O. Wall and Partition Facings and Accessories* — (As an alternate to Item 3, Not Shown) — Nominal 5/8 in. thick, 4 ft wide panels, applied vertically. Panels nailed 7 in. OC with 6d cement coated nails 1-7/8 in. long, 0.0915 in. shank diam and 15/64 in. diam heads. Panel joints covered with paper tape and two layers of joint compound. Nailheads covered with two layers of joint compound.
PABCO BUILDING PRODUCTS L L C, DBA PABCO GYPSUM — Type QuietRock 527 (finish rating 24 min).

3P. Gypsum Board* — (As an alternate to Item 3, Not Shown) — Two layers nom. 5/16 in. thick gypsum panels applied vertically or horizontally. Horizontal edge joints and horizontal butt joints on opposite sides of studs need not be staggered or backed by wood studs. Horizontal joints on the same side between face and base layers need not be staggered. Base layer gypsum panels fastened to studs with 1-1/4 in. long drywall nails spaced 8 in. OC. Face layer gypsum panels fastened to studs with 1-7/8 in. long drywall nails spaced 8 in. OC, starting with a 4" stagger.
NATIONAL GYPSUM CO — Type FSW (finish rating 25 min)

3Q. Gypsum Board* — (As an alternate to Item 3) — 5/8 in. thick gypsum panels, with beveled, square, or tapered edges, applied either horizontally or vertically. Gypsum panels fastened to framing with 1-1/4 in. long Type W coarse thread gypsum panel steel screws spaced a maximum 10 in. OC with the last two screws 4 and 1 in. from the edges of the board. When used in widths other than 48 in., gypsum panels are to be installed horizontally.
CONTINENTAL BUILDING PRODUCTS OPERATING CO, L L C — Type LGFC6A (finish rating 21 min), Type LGFC2A, Type LGFC-C/A, Type LGFC-WD, Type LGLLX

3R. Gypsum Board* — (As an alternate to Items 3, 3A, 3B, 3C, and 3E) — 5/8 in. thick gypsum panels, with square edges, applied either horizontally or vertically. Gypsum panels fastened to framing with 1-1/4 in. long Type W coarse thread gypsum panel steel screws spaced a max 8 in. OC, with last 2 screws 1 and 4 in. from edge of board or nailed 7 in. OC with 6d cement coated nails 1-7/8 in. long, 0.0915 in. shank diam and 15/64 in. diam heads. When used in widths of other than 48 in., gypsum boards are to be installed horizontally.
GEORGIA-PACIFIC GYPSUM L L C — Type DGG (finish rating 20 min), GreenGlass Type X (finish rating 23 min)

3F. Gypsum Board* — (As an alternate to Items 3, 3A, 3B, 3C, 3D, and 3E) — 5/8 in. glass-mat faced with square edges, applied either horizontally or vertically. Gypsum panels nailed 7 in. OC around the perimeter and in the field with 6d cement coated nails 1-7/8 in. long, 0.0915 in. shank diam and 15/64 in. diam heads. Nails shall be placed 1 inch from horizontal joints and 7 in. OC thereafter.
CGC INC — Type USGX (finish rating 22 min)

UNITED STATES GYPSUM CO — Type USGX (finish rating 22 min.)
USG BORAL DRYWALL SFZ LLC — Type USGX (finish rating 22 min.)
USG MEXICO S A DE C V — Type USGX (finish rating 22 min.)

3G. Gypsum Board* — (As an alternate to Items 3 through 3F) — 5/8 in. thick paper surfaced applied vertically. Gypsum panels nailed 7 in. OC with 6d cement coated nails 1-7/8 in. long, 0.0915 in. shank diam and 15/64 in. diam heads.
GEORGIA-PACIFIC GYPSUM L L C — Type C ComfortGuard Sound Deadening Gypsum Board (finish rating 27 min)

3H. Gypsum Board* — (As an alternate to Items 3) — Not to be used with Items 6 or 7. 5/8 in. thick paper surfaced applied vertically only. Gypsum panels nailed 7 in. OC with 6d cement coated nails 1-7/8 in. long, 0.0915 in. shank diam and 15/64 in. diam heads.
NATIONAL GYPSUM CO — Type SBCB

SIAM GYPSUM INDUSTRY (SARABURI) CO LTD — Type EX-1 (finish rating 26 min)
THAI GYPSUM PRODUCTS PCL — Type C, Type X (finish rating 26 min)

UNITED STATES GYPSUM CO — Type AR (finish rating 24 min), Type C (finish rating 24 min), Type FRX-G (finish rating 23 min), Type IP-AR (finish rating 24 min), Type IPC-AR (finish rating 24 min), Type IP-X1 (finish rating 24 min), Type IP-X2 (finish rating 24 min), Type SHX (finish rating 24 min), Type SCX (finish rating 24 min), Type SGX (finish rating 24 min), Type ULX (finish rating 22 min), Type WRX (finish rating 24 min), Type WRC (finish rating 24 min), Type ULX (finish rating 20 min)

USG BORAL DRYWALL SFZ LLC — Type SGX (finish rating 24 min).

USG MEXICO S A DE C V — Type AR (finish rating 24 min), Type C (finish rating 24 min), Type WRX (finish rating 24 min), Type WRC (finish rating 24 min), Type SHX (finish rating 24 min), Type SCX (finish rating 24 min), Type IP-AR (finish rating 24 min), Type IPC-AR (finish rating 24 min), Type ULX (finish rating 22 min)

3A. Gypsum Board* — (As an alternate to Item 3) — 5/8 in. thick gypsum panels, with beveled, square, or tapered edges, applied either horizontally or vertically. Gypsum panels fastened to framing with 1-1/4 in. long Type W coarse thread gypsum panel steel screws spaced a max 8 in. OC, with last screw 1 in. from edge of board. When used in widths of other than 48 in., gypsum boards are to be installed horizontally.
AMERICAN GYPSUM CO — Types AGX-1 (finish rating 25 min.), M-Glass (finish rating 25 min.), AG-C (finish rating 25 min.), LightRoc (finish rating 25 min.)

CERTAINTED GYPSUM INC — Type C, Type X or Type X-1 (finish rating 26 min)

CGC INC — Type AR (finish rating 24 min), Type C (finish rating 24 min), Type IP-AR (finish rating 24 min), Type IP-AR (finish rating 24 min), Type IP-X1 (finish rating 24 min), Type IP-X2 (finish rating 24 min), Type SCX (finish rating 24 min), Type SHX (finish rating 24 min), Type WRC (finish rating 24 min), Type WRX (finish rating 24 min)

NATIONAL GYPSUM CO — Type FSW (finish rating 24 min)

UNITED STATES GYPSUM CO — Type AR (finish rating 24 min), Type SCX (finish rating 24 min), Type SGX (finish rating 24 min), Type C (finish rating 24 min), Type WRX (finish rating 24 min), Type WRC (finish rating 24 min), Type IP-X1 (finish rating 24 min), Type IP-X2 (finish rating 24 min), Type SHX (finish rating 24 min), Type FRX-G (finish rating 24 min), Type IP-AR (finish rating 24 min), Type IPC-AR (finish rating 24 min)

USG BORAL DRYWALL SFZ LLC — Types C, SCX, SGX (finish rating 24 min).

USG MEXICO S A DE C V — Type AR (finish rating 24 min), Type C (finish rating 24 min), Type WRX (finish rating 24 min), Type WRC (finish rating 24 min), Type SHX (finish rating 24 min), Type SCX, Type IP-AR (finish rating 24 min), Type IPC-AR (finish rating 24 min)

3B. Gypsum Board* — (As an alternate to Item 3) — Nom 3/4 in. thick, installed with 1-7/8 in. long cement coated nails as described in Item 3 or 1-3/8 in. long Type W coarse thread gypsum panel steel screws as described in Item 3A.
CGC INC — Types AR, IP-AR

UNITED STATES GYPSUM CO — Types AR, IP-AR

USG MEXICO S A DE C V — Types AR, IP-AR

3C. Gypsum Board* — (As an alternate to Items 3, 3A and 3E) — 5/8 in. thick, 2 ft wide, tongue and groove edge, applied horizontally to one side of the assembly. Installed with 1-7/8 in. long cement coated nails as described in Item 3 or 1-1/4 in. long Type W coarse thread gypsum panel steel screws as described in Item 3A. Joint covering (Item 2) not required.
CGC INC — Type SHX
UNITED STATES GYPSUM CO — Type SHX
USG MEXICO S A DE C V — Type SHX

3D. Gypsum Board* — (As an alternate to Items 3, 3A, 3B, or 3C — Not Shown) — For Direct Application to Studs Only- Nom 5/8 in. thick lead backed gypsum panels with beveled, square or tapered edges, applied vertically. Vertical joints centered over studs and staggered min 1 stud cavity on opposite sides of studs. Wallboard secured to studs with 1-5/8 in. long Type W coarse thread gypsum panel steel screws spaced 8 in. OC at perimeter and in the field. Lead batten strips required behind vertical joints of lead backed gypsum wallboard and optional at remaining stud locations. Lead batten strips, min 1-1/2 in. wide, max 10 ft long with a max thickness of 0.125 in. placed on the face of studs and attached to the stud with two 1 in. long Type S-12 pan head steel screws, one at the top of the strip and one at the bottom of the strip. Lead discs or tabs may be used in lieu of or in addition to the lead batten strips or optional at other locations. Max 3/4 in. diam by max 0.125 in. thick lead discs compression fitted or adhered over steel screw heads or max 1/2 in. by 1-1/4 in. by max 0.125 in. thick lead tabs placed on gypsum boards underneath screw locations prior to the installation of the screws. Lead batten strips to have a purity of 99.5% meeting the Federal specification QQ-L-2011, Grade "C".
RAY-BAR ENGINEERING CORP — Type RB-LBG (finish rating 24 min)

3E. Gypsum Board* — (As an alternate to Items 3, 3A, 3B, 3C, and 3E) — 5/8 in. thick gypsum panels, with square edges, applied either horizontally or vertically. Gypsum panels fastened to framing with 1-1/4 in. long Type W coarse thread gypsum panel steel screws spaced a max 8 in. OC, with last 2 screws 1 and 4 in. from edge of board or nailed 7 in. OC with 6d cement coated nails 1-7/8 in. long, 0.0915 in. shank diam and 15/64 in. diam heads. When used in widths of other than 48 in., gypsum boards are to be installed horizontally.
GEORGIA-PACIFIC GYPSUM L L C — Type DGG (finish rating 20 min), GreenGlass Type X (finish rating 23 min)

3F. Gypsum Board* — (As an alternate to Items 3, 3A, 3B, 3C, 3D, and 3E) — 5/8 in. glass-mat faced with square edges, applied either horizontally or vertically. Gypsum panels nailed 7 in. OC around the perimeter and in the field with 6d cement coated nails 1-7/8 in. long, 0.0915 in. shank diam and 15/64 in. diam heads. Nails shall be placed 1 inch from horizontal joints and 7 in. OC thereafter.
CGC INC — Type USGX (finish rating 22 min)

UNITED STATES GYPSUM CO — Type USGX (finish rating 22 min.)
USG BORAL DRYWALL SFZ LLC — Type USGX (finish rating 22 min.)
USG MEXICO S A DE C V — Type USGX (finish rating 22 min.)

3G. Gypsum Board* — (As an alternate to Items 3 through 3F) — 5/8 in. thick paper surfaced applied vertically. Gypsum panels nailed 7 in. OC with 6d cement coated nails 1-7/8 in. long, 0.0915 in. shank diam and 15/64 in. diam heads.
GEORGIA-PACIFIC GYPSUM L L C — Type C ComfortGuard Sound Deadening Gypsum Board (finish rating 27 min)

3H. Gypsum Board* — (As an alternate to Items 3) — Not to be used with Items 6 or 7. 5/8 in. thick paper surfaced applied vertically only. Gypsum panels nailed 7 in. OC with 6d cement coated nails 1-7/8 in. long, 0.0915 in. shank diam and 15/64 in. diam heads.
NATIONAL GYPSUM CO — Type SBCB

ROOF PLAN KEYNOTES

- ASPHALT SHINGLE ROOFING SYSTEM. INSTALL 1 LAYER OF 30# ASPHALT SATURATED FELT UNDERLAYMENT, LAPPED 2" MIN. INSTALL SELF ADHERING UNDERLAYMENT LEAK BARRIER AT EAVES (ICE DAM PROTECTION) UP ROOF 24" MIN PAST INTERIOR FACE OF EXTERIOR WALL. LINE MANUFACTURED BY "TANKO" OR APPROVED EQUAL. MOISTURE GUARD PLUS. ALSO INSTALL LEAK BARRIER AT RIDGES, VALLEYS (36" WIDE) & SIDEWALL CONDITIONS. OTSIS. REFER TO STRUCTURAL FOR SHEATHING INFORMATION.
- PREFINISHED ALUMINUM GUTTER (5" K-STYLE) & DOWNSPOUT (2X3). INCLUDE VALLEY CORNER SPLASH GUARDS, HEADWALL KICKOUT FLASHING, & CONCRETE SPLASH BLOCKS. 076200.
- PREFINISHED SHEETMETAL OPEN-VALLEY FLASHING (3/16") MIN. 24" WIDE. COLOR TO MATCH ROOFING. 076200.
- CEMENT FIBER SOFFIT PANELS BELOW 1/4" 5 SQ. IN. / L.F. SMOOTH TEXTURE. PLACE VENTED SECTION OF PANEL TOWARD THE OUTSIDE OF THE EAVE. COLOR. SELECTED BY ARCHITECT. 074600.
- PREFINISHED SHEETMETAL ROOF EDGE FLASHING, TYPICAL AT ROOF ENDS. 076200.
- PREFINISHED SHEETMETAL ROOF DRIP EDGE FLASHING, TYPICAL AT ROOF / GUTTER EDGES. 076200.
- LINE OF EXTERIOR WALL SHOWN BELOW.
- INSIDE ATTIC BELOW R-40 BLOW-IN INSULATION. INSTALL RAFTER VENTILATION BAFFLES BETWEEN ALL RAFTERS & TRUSSES. 072100.
- CONTINUOUS RIDGE VENT. 075115

FLOOR PLAN KEYNOTES

- CONCRETE DRIVEWAY. RE: CIVIL
- CONCRETE PORCH & WALK. PORCH TO HAVE 1:48 SLOPE AWAY FROM FOUNDATION WALL. RE: CIVIL
- CONCRETE PATIO. SLOPE AWAY FROM FOUNDATION WALL AT 1:48 SLOPE. POUR 3" 1/2" BELOW FINISH FLOOR TYPICAL. AT ACCESSIBLE UNIT, POUR 1/4" BELOW FINISH FLOOR.
- POUR CONCRETE PATIO 3'-0" DEEP WHERE ADJACENT THE 3' LANDSCAPE PERIMETER. RE: SITE PLAN
- RECESS CONCRETE SLAB 1/2" AT OVERHEAD SECTIONAL DOOR THRESHOLD. RETURN RECESS AROUND JAMB TO ACCOMMODATE DOOR TRACK PER MANUFACTURER'S SPECIFICATIONS.
- TREATED TIMBER COLUMN STAIN TO MATCH COMPOSITE WOOD TRIM. PROVIDE COMPOSITE WOOD FASCIA AS COLUMN BASE TRIM. RE: STRUCTURAL
- 4'-0" HIGH VINYL FENCE TO BE USED FOR HVAC EQUIPMENT SCREEN. PROVIDE 2'-0" CLEARANCE AROUND SIDES OF CONDENSERS. RE: SITE PLAN
- FLOOR DRAIN. SLOPE CONC GARAGE SLAB TO DRAIN AT 1:48 SLOPE. RE: PLUMBING
- PROVIDE & INSTALL 22" X 30" X 5/8" GYPSUM BOARD ATTIC ACCESS PANEL INCLUDING GASKET & R 38 BATT INSULATION ON TOP OF PANEL. TRIM OPENING IN WOOD. PAINT TO MATCH CEILING.
- PROVIDE & INSTALL 45" X 45" CEILING MOUNTED OVERHEAD STORAGE SYSTEM BY HYLOFT OR APPROVED EQUAL.
- NOT USED.
- PROVIDE & INSTALL 4X6 METAL STORM SHELTER AS MANUFACTURED BY FS STORM SHELTERS.
- CEILING HEIGHT 9'-0" AFF UNLESS OTHERWISE NOTED. PROVIDE BID FOR ALTERNATE CEILING HEIGHT AT 8'-0".
- 4'-0" VINYL FENCING TO SCREEN CONDENSING UNITS.
- PROVIDE 12X12 DRAIN BOX INSTALLED AT GRADE FOR DOWNSPOUT. CONNECT DRAIN BOX TO BURIED SCHEDULE 40 SMOOTH WALL PVC DRAIN PIPE RUNNING UNDERNEATH SIDEWALK. SLOPE PIPE FOR POSITIVE DRAINAGE TO A MIN OF 8FT AWAY FROM BUILDING. DAYLIGHT IF POSSIBLE. IF NOT PROVIDE POP-UP STYLE TERMINATION.

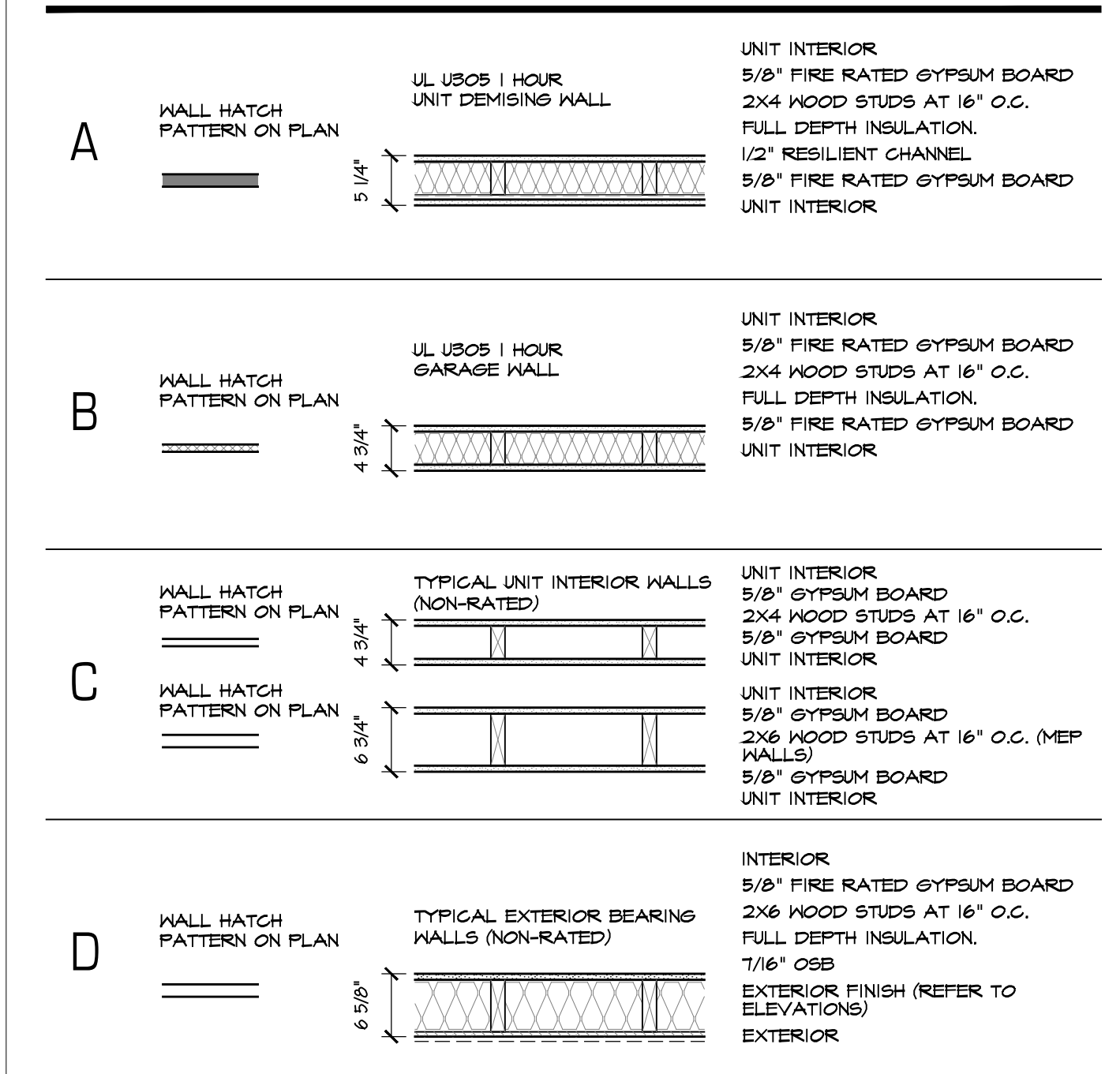
GENERAL PLAN NOTES

- INSTALL NON-EXPANDING SPRAY FOAM INSULATION AT WINDOW & EXTERIOR DOOR BLOCKING. SEAL ALL CRACKS GAPS & HOLES FLOOR / WALL JOINT. WALL TOP PLATE. ELEC. OUTLET BOXES. MEP PENETRATING ITEMS. RECESSED LIGHT FIXTURES, ETC.) IN THE GYP. BD. BUILDING ENVELOPE (WALLS & CEILING) WITH CAULK OR EXPANDING FOAM.
- INSTALL MOLD & MOISTURE RESISTANT GYP. BD. ON ALL WALLS & CEILINGS IN BATHS, ON ALL WALLS WITHIN MECH & LAUNDRY CLOSETS, & FOR FULL HEIGHT OF ALL CABINET WALLS WHERE SINKS ARE LOCATED. 029000
- PARTICLE BOARD & MDF TO BE CERTIFIED COMPLIANT WITH ANSI A208.1 & A208.2, UREA FORMALDEHYDE-FREE COMPOSITE WOOD.
- CAULK ALL JOINTS BETWEEN DISSIMILAR MATERIALS FOR WEATHERPROOF, WATERPROOF, AIRTIGHT, ETC. PERFORMANCE.
- REFER TO DOOR SCHEDULE FOR DOOR & HARDWARE REQUIREMENTS. THE HINGE SIDE OF THE DOOR JAMB SHALL BE 1" FROM THE ADJACENT WALL, UNLESS SHOWN OTHERWISE.
- PROVIDE "ORANGE PEEL" TEXTURE ON ALL WALLS & CEILINGS.

WALL TYPE NOTES

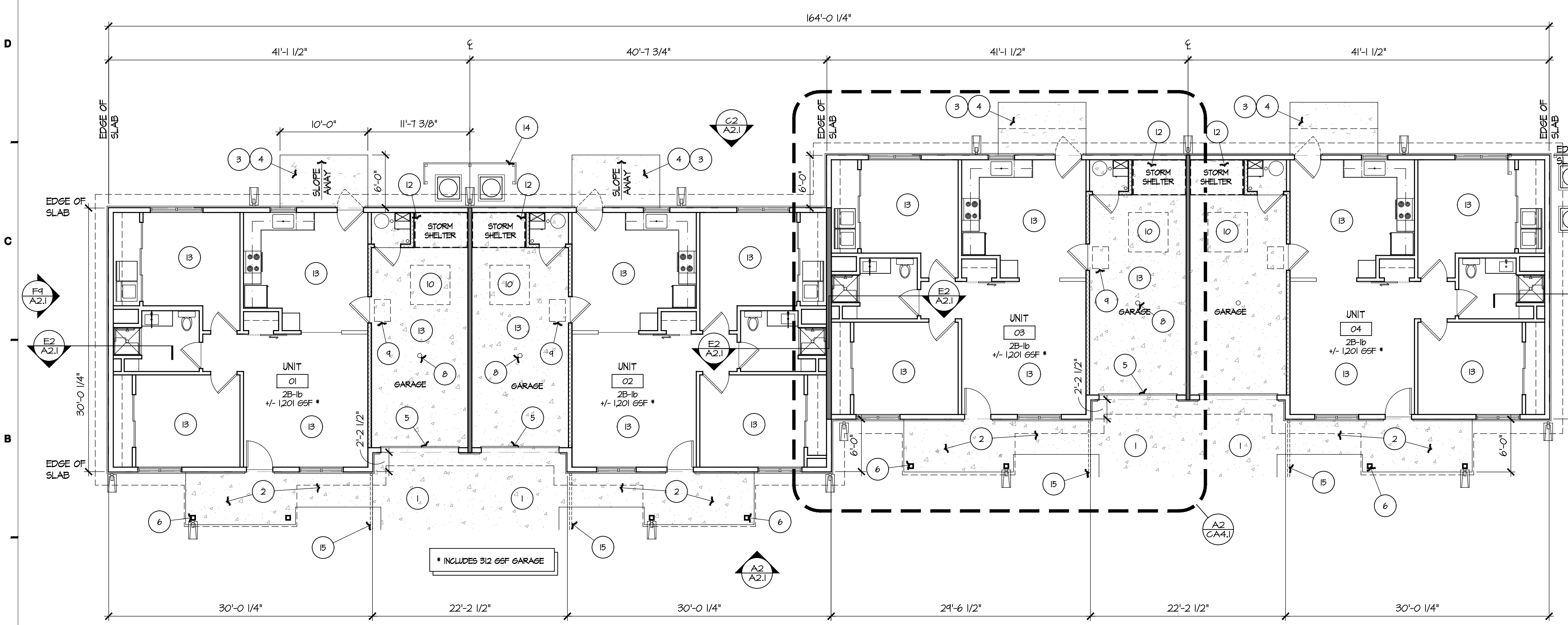
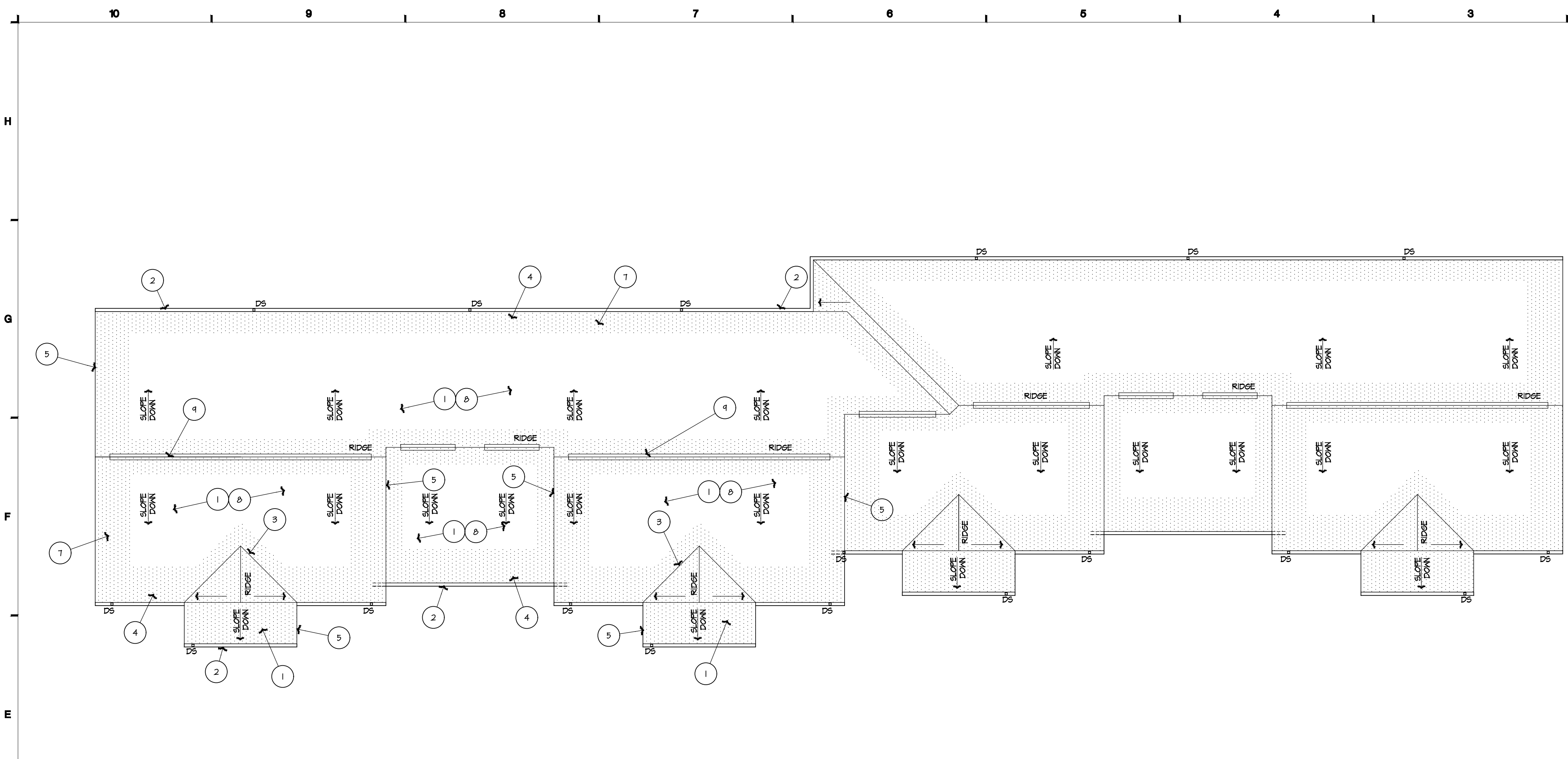
- ALL GYP. BD. TO BE FIRE RATED.
- GYP. BD. ATTACHMENT FOR WALLS TYPES A & C TO BE PER WALL TYPE B.
- ALL GYP. BD. TO BE ATTACHED TO WALLS & CEILINGS WITH DRYWALL SCREWS EQUIVALENT LENGTH OF NAIL NOTED IN UL DETAIL.
- GYP. BD. CEILINGS TO BE SCREWED TO TRUSS @ 6" O.C.

WALL TYPES



E6 ROOF PLAN
SCALE: 1/8" = 1'-0"

A6 4 - PLEX FLOOR PLAN BLDG 13
SCALE: 1/8" = 1'-0" TYPICAL PLAN AT BLDG'S 3,4 AND 5



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ROOF PLAN KEYNOTES

- ASPHALT SHINGLE ROOFING SYSTEM. INSTALL 1 LAYER OF 30# ASPHALT SATURATED FELT UNDERLAYMENT, LAPPED 2" MIN. INSTALL SELF ADHERING UNDERLAYMENT LEAK BARRIER AT EAVES (ICE DAM PROTECTION) UP ROOF 24" MIN PAST INTERIOR FACE OF EXTERIOR WALL LINE MANUFACTURED BY "TANKO" OR APPROVED EQUAL. MOISTURE GUARD PLUS. ALSO INSTALL LEAK BARRIER AT RIDGES, VALLEYS (36" WIDE) & SIDEWALL CONDITIONS. 07B13. REFER TO STRUCTURAL FOR SHEATHING INFORMATION.
- PREFINISHED ALUMINUM GUTTER (5" K-STYLE) & DOWNSPOUT (2X3). INCLUDE VALLEY CORNER SPLASH GUARDS, HEADWALL KICKOUT FLASHING, & CONCRETE SPLASH BLOCKS. 07B200.
- PREFINISHED SHEETMETAL OPEN-VALLEY FLASHING (3/16") MIN. 24" WIDE. COLOR TO MATCH ROOFING. 07B200.
- CEMENT FIBER SOFFIT PANELS 1/4" 5 SQ. IN. / LF. SMOOTH TEXTURE. PLACE VENTED SECTION OF PANEL TOWARD THE OUTSIDE OF THE EAVE. COLOR SELECTED BY ARCHITECT. 07A600.
- PREFINISHED SHEETMETAL ROOF EDGE FLASHING, TYPICAL AT ROOF ENDS. 07B200.
- PREFINISHED SHEETMETAL ROOF DRIP EDGE FLASHING, TYPICAL AT ROOF / GUTTER EDGES. 07B200.
- LINE OF EXTERIOR WALL SHOWN BELOW.
- INSIDE ATTIC BELOW R-40 BLOW-IN INSULATION. INSTALL RAFTER VENTILATION BAFFLES BETWEEN ALL RAFTERS & TRUSSES. 07D100.
- CONTINUOUS RIDGE VENT. 07B113

FLOOR PLAN KEYNOTES

- CONCRETE PATIO. SLOPE AWAY FROM FOUNDATION WALL AT 1:48 SLOPE. POUR 3 1/2" BELOW FINISH FLOOR TYPICAL. AT ACCESSIBLE UNIT, POUR 1/4" BELOW FINISH FLOOR.
- POUR CONCRETE PATIO 3'-0" DEEP WHERE ADJACENT THE 3' LANDSCAPE PERIMETER. RE: SITE PLAN.
- RECESS CONCRETE SLAB 1/2" AT OVERHEAD SECTIONAL DOOR THRESHOLD. RETURN RECESS AROUND JAMB TO ACCOMMODATE DOOR TRACK PER MANUFACTURER'S SPECIFICATIONS.
- TREATED TIMBER COLUMN. STAIN TO MATCH COMPOSITE WOOD TRIM. PROVIDE COMPOSITE WOOD FASCIA AS COLUMN BASE TRIM. RE: STRUCTURAL.
- 4'-0" HIGH VINYL FENCING TO BE USED FOR HVAC EQUIPMENT SCREEN. PROVIDE 2'-0" CLEARANCE AROUND SIDES OF CONDENSERS. RE: SITE PLAN.
- FLOOR DRAIN. SLOPE CONC GARAGE SLAB TO DRAIN AT 1:48 SLOPE. RE: PLUMBING.
- PROVIDE & INSTALL 22" X 30" X 5/8" GYPSUM BOARD ATTIC ACCESS PANEL INCLUDING GASKET & R38 BATT INSULATION ON TOP OF PANEL TRIM OPENING IN WOOD. PAINT TO MATCH CEILING.
- PROVIDE & INSTALL 45" X 45" CEILING MOUNTED OVERHEAD STORAGE SYSTEM BY HILOFT OR APPROVED EQUAL.
- NOT USED.
- PROVIDE & INSTALL 4'X6' METAL STORM SHELTER AS MANUFACTURED BY F5 STORM SHELTERS.
- CEILING HEIGHT 9'-0" AFT UNLESS OTHERWISE NOTED. PROVIDE BID FOR ALTERNATE CEILING HEIGHT AT 8'-0".
- 4'-0" VINYL FENCING TO SCREEN CONDENSING UNITS.
- PROVIDE 12X12 DRAIN BOX INSTALLED AT GRADE FOR DOWNSPOUT. CONNECT DRAIN BOX TO BURIED SCHEDULE 40 SMOOTH WALL PVC DRAIN PIPE RUNNING UNDERNEATH SIDEWALK. SLOPE PIPE FOR POSITIVE DRAINAGE TO A MIN. OF 8FT AWAY FROM BUILDING. DAYLIGHT IF POSSIBLE. IF NOT PROVIDE "POP-UP" STYLE TERMINATION.

GENERAL PLAN NOTES

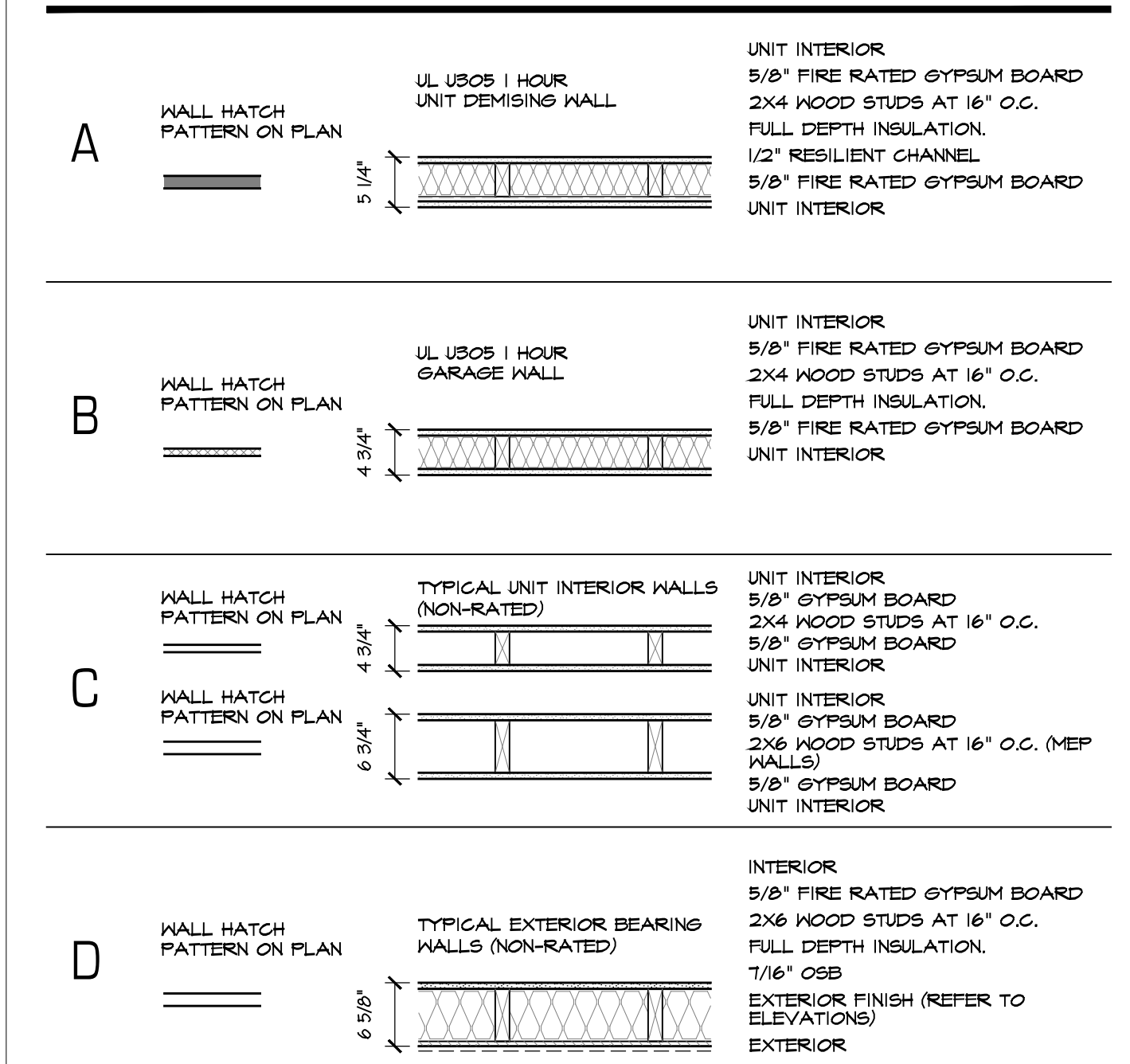
- INSTALL NON-EXPANDING SPRAY FOAM INSULATION AT WINDOW & EXTERIOR DOOR BLOCKING. SEAL ALL CRACKS, GAPS & HOLES (FLOOR / WALL JOINT, WALL TOP PLATE, ELEC. OUTLET BOXES, MEP PENETRATING ITEMS, RECESSED LIGHT FIXTURES, ETC.) IN THE GYP. BD. BUILDING ENVELOPE (WALLS & CEILING) WITH CALK OR EXPANDING FOAM.
- INSTALL MOLD & MOISTURE RESISTANT GYP. BD. ON ALL WALLS & CEILINGS IN BATHS ON ALL WALLS WITHIN MECH & LAUNDRY CLOSETS & FULL HEIGHT OF ALL CABINET WALLS WHERE SINKS ARE LOCATED. 042900
- PARTICLE BOARD & MDF TO BE CERTIFIED COMPLIANT WITH ANSI A208.1 & A208.2, UREA FORMALDEHYDE-FREE COMPOSITE WOOD.
- CAULK ALL JOINTS BETWEEN DISSIMILAR MATERIALS FOR WEATHERPROOF, WATERPROOF, AIRTIGHT, ETC. PERFORMANCE.
- REFER TO DOOR SCHEDULE FOR DOOR & HARDWARE REQUIREMENTS. THE HINGE SIDE OF THE DOOR JAMB SHALL BE 4" FROM THE ADJACENT WALL UNLESS SHOWN OTHERWISE.
- PROVIDE "ORANGE PEEL" TEXTURE ON ALL WALLS & CEILINGS.

E6 ROOF PLAN
SCALE: 1/8" = 1' - 0"

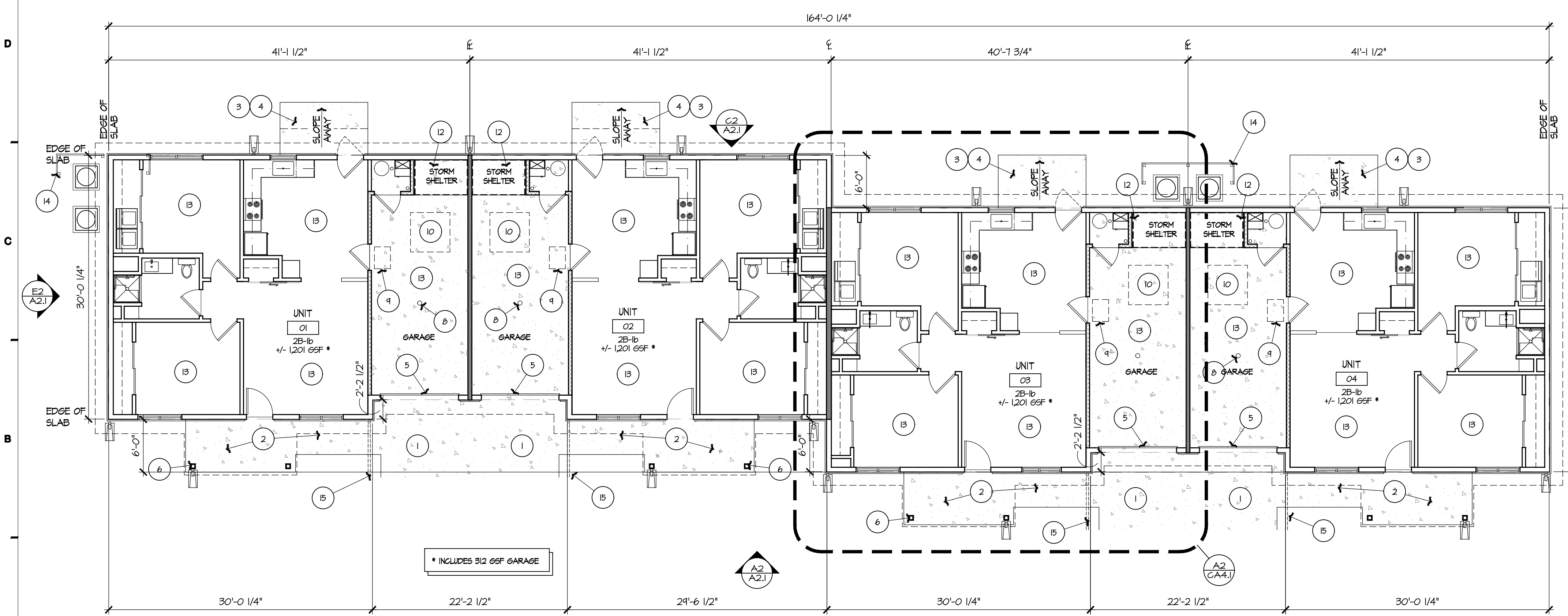
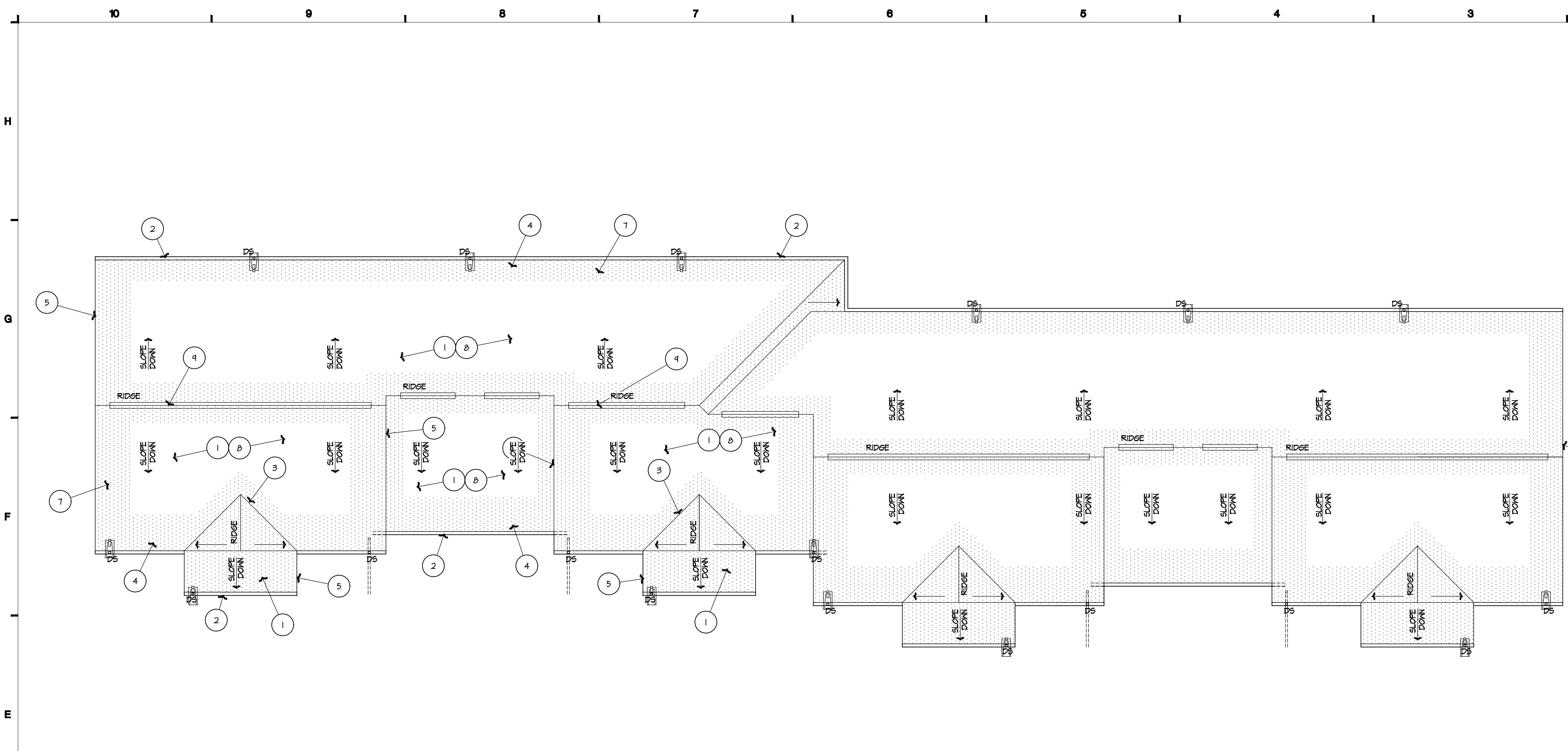
WALL TYPE NOTES

- ALL GYP. BD. TO BE FIRE RATED.
- GYP. BD. ATTACHMENT FOR WALLS TYPES A & C TO BE PER WALL TYPE B.
- ALL GYP. BD. TO BE ATTACHED TO WALLS & CEILINGS WITH DRYWALL SCREWS EQUIVALENT LENGTH OF NAIL NOTED IN UL DETAIL.
- GYP. BD. CEILINGS TO BE SCREWED TO TRUSS @ 6" O.C.

WALL TYPES

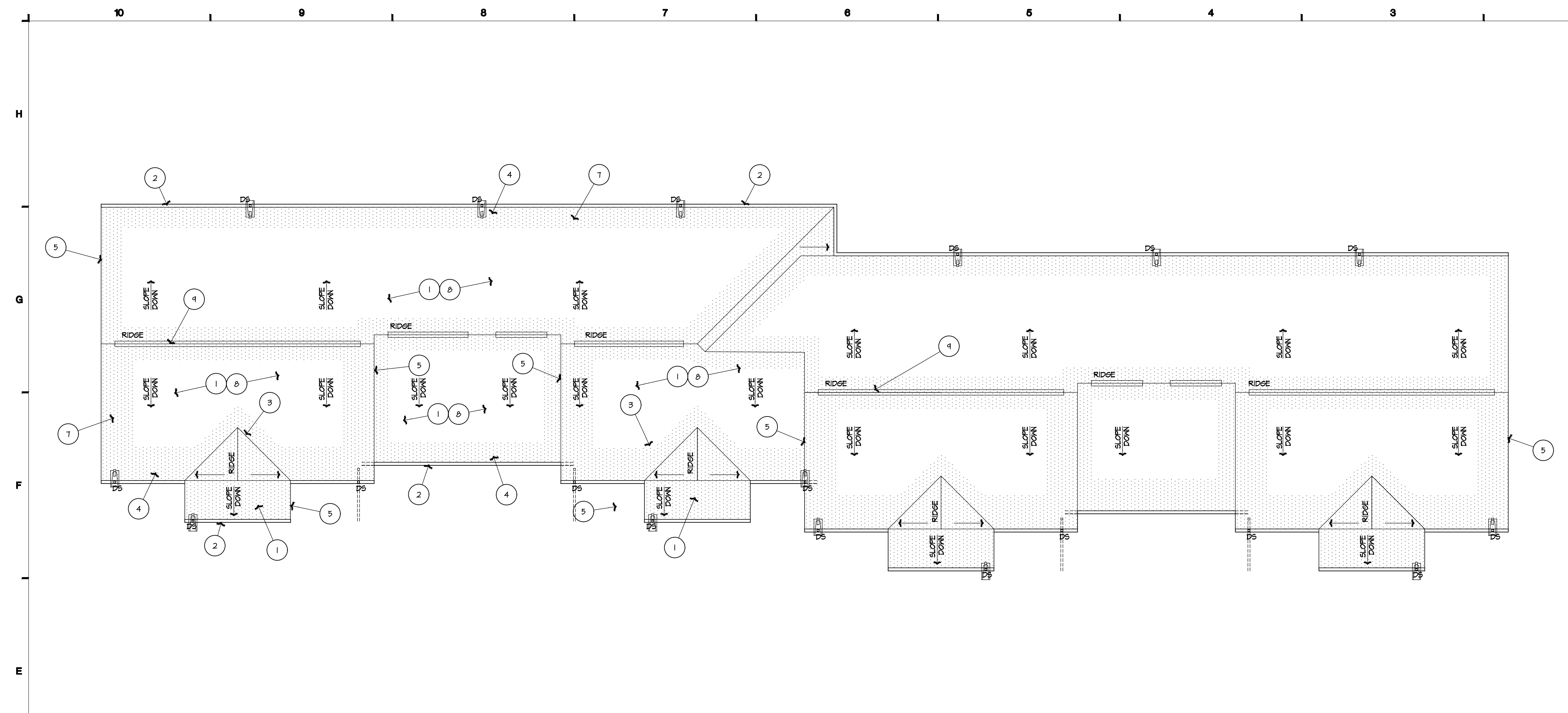


A6 4-PLEX FLOOR PLAN
SCALE: 1/8" = 1' - 0" TYPICAL PLAN AT BLDGS 6,7,8,10,11 AND 12



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ROOF PLAN KEYNOTES

- ASPHALT SINGLE ROOFING SYSTEM. INSTALL 1 LAYER OF 30# ASPHALT SATURATED FELT UNDERLAYMENT, LAPPED 2" MIN. INSTALL SELF ADHERING UNDERLAYMENT LEAK BARRIER AT EAVES (ICE DAM PROTECTION UP ROOF 24" MIN PAST INTERIOR FACE OF EXTERIOR WALL LINE, MANUFACTURED BY "TANKO" OR APPROVED EQUAL. MOISTURE GUARD PLUS. ALSO INSTALL LEAK BARRIER AT RIDGES, VALLEYS (36" WIDE) & SIDEWALL CONDITIONS. 075115. REFER TO STRUCTURAL FOR SHEATHING INFORMATION.
- REFINISHED ALUMINUM GUTTER (5" K-STYLE) & DOWNSPOUT (2X3). INCLUDE VALLEY CORNER, SPLASH GUARDS, HEADWALL, KICKOUT FLASHING, & CONCRETE SPLASH BLOCKS. 076200.
- REFINISHED SHEETMETAL OPEN-VALLEY FLASHING (1X2), MIN. 24" WIDE. COLOR TO MATCH ROOFING. 076200.
- CEMENT FIBER SOFFIT PANELS BELOW W/ 5 SQ. IN. / LF. SMOOTH TEXTURE. PLACE VENTED SECTION OF PANEL TOWARD THE OUTSIDE OF THE EAVE. COLOR SELECTED BY ARCHITECT. 074600.
- REFINISHED SHEETMETAL ROOF EDGE FLASHING, TYPICAL, AT ROOF ENDS. 076200.
- REFINISHED SHEETMETAL ROOF DRIP EDGE FLASHING, TYPICAL, AT ROOF / GUTTER EDGES. 076200.
- LINE OF EXTERIOR WALL SHOWN BELOW.
- INSIDE ATTIC BELOW, R-40 BLOW-IN INSULATION. INSTALL RAFTER VENTILATION BAFFLES BETWEEN ALL RAFTERS & TRUSSES. 072100.
- CONTINUOUS RIDGE VENT. 075115

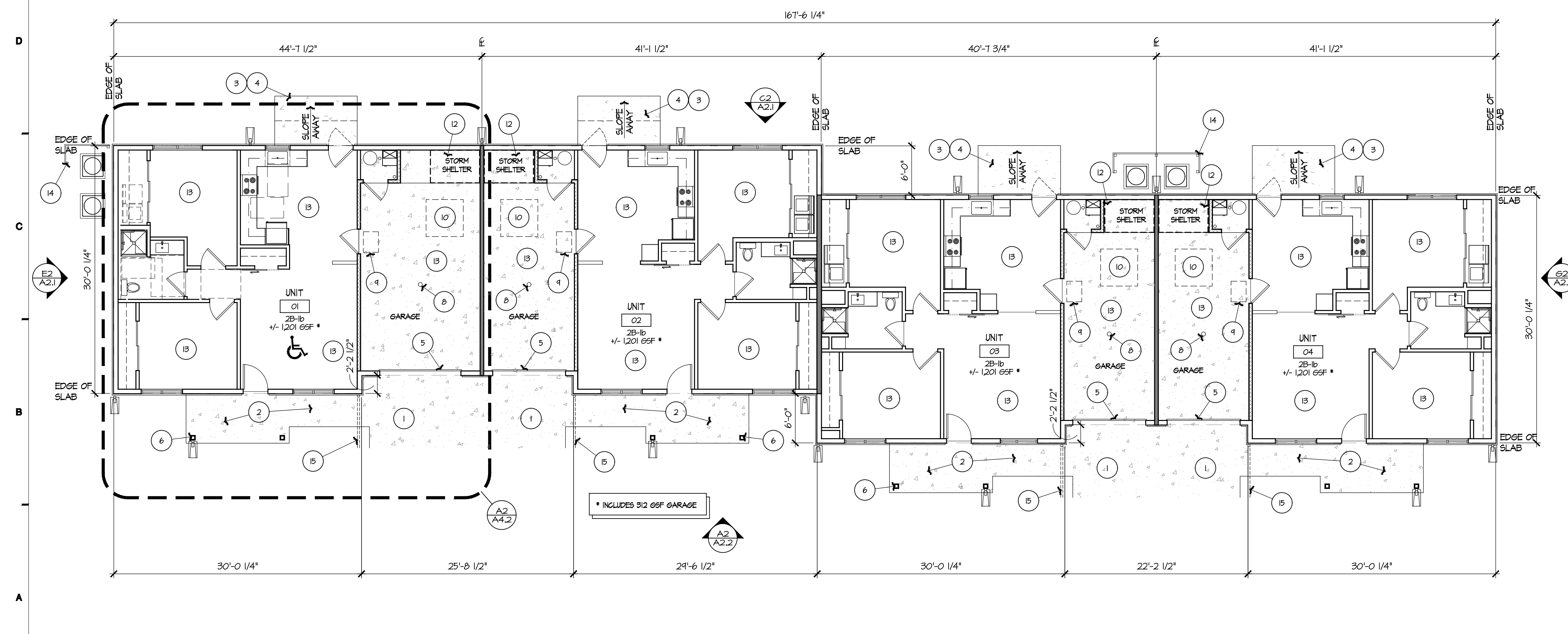
- CONCRETE PATIO. SLOPE AWAY FROM FOUNDATION WALL AT 1:48 SLOPE. POUR 3 1/2" BELOW FINISH FLOOR. TYPICAL. AT ACCESSIBLE UNIT, POUR 1/4" BELOW FINISH FLOOR.
- POUR CONCRETE PATIO 3'-0" DEEP WHERE ADJACENT THE 36" LANDSCAPE PERIMETER. RE: SITE PLAN.
- RECESS CONCRETE SLAB 1/2" AT OVERHEAD SECTIONAL DOOR THRESHOLD. RETURN RECESS AROUND JAMB TO ACCOMMODATE DOOR TRACK PER MANUFACTURER'S SPECIFICATIONS.
- TREATED TIMBER COLUMN. STAIN TO MATCH COMPOSITE WOOD TRIM. PROVIDE COMPOSITE WOOD FASCIA AS COLUMN BASE TRIM. RE: STRUCTURAL.
- 4'-0" HIGH VINYL FENCE TO BE USED FOR HVAC EQUIPMENT SCREEN. PROVIDE 2'-0" CLEARANCE AROUND SIDES OF CONDENSERS. RE: SITE PLAN.
- FLOOR DRAIN. SLOPE CONC GARAGE SLAB TO DRAIN AT 1:48 SLOPE. RE: PLUMBING.
- PROVIDE & INSTALL 22" X 30" X 5/8" GYPSUM BOARD ATTIC ACCESS PANEL INCLUDING GASKET & 38 BATT INSULATION ON TOP OF PANEL TRIM OPENINGS IN WOOD. PAINT TO MATCH CEILING.
- PROVIDE & INSTALL 45" X 45" CEILING MOUNTED OVERHEAD STORAGE SYSTEM BY HILOFT OR APPROVED EQUAL.
- NOT USED.
- PROVIDE & INSTALL 4X6 METAL STORM SHELTER AS MANUFACTURED BY FS STORM SHELTERS.
- CEILING HEIGHT 9'-0" AFT UNLESS OTHERWISE NOTED. PROVIDE BID FOR ALTERNATE CEILING HEIGHT AT 8'-0".
- 4'-0" VINYL FENCING TO SCREEN CONDENSING UNITS.
- PROVIDE 12X12 DRAIN BOX INSTALLED AT GRADE FOR DOWNSPOUT. CONNECT DRAIN BOX TO BURIED SCHEDULE 40 SMOOTH WALL PVC DRAIN PIPE RUNNING UNDERNEATH SIDEWALK. SLOPE PIPE FOR POSITIVE DRAINAGE TO A MIN. OF 8FT AWAY FROM BUILDING. DAYLIGHT IF POSSIBLE. IF NOT PROVIDE POP-UP STYLE TERMINATION.

FLOOR PLAN KEYNOTES

GENERAL PLAN NOTES

- INSTALL NON-EXPANDING SPRAY FOAM INSULATION AT WINDOW & EXTERIOR DOOR BLOCKING. SEAL ALL CRACKS, GAPS & HOLES FLOOR / WALL JOINT, WALL TOP PLATE, ELEC. OUTLET BOXES, MEP PENETRATING ITEMS, RECESSED LIGHT FIXTURES, ETC. IN THE GYP. BD. BUILDING ENVELOPE (WALLS & CEILING) WITH CAULK OR EXPANDING FOAM.
- INSTALL MOLD & MOISTURE RESISTANT GYP. BD. ON ALL WALLS & CEILINGS IN BATHS ON ALL WALLS WITHIN MECH & LAUNDRY CLOSETS & FOR FULL HEIGHT OF ALL CABINET WALLS WHERE SINKS ARE LOCATED. 042400
- PARTICLE BOARD & MDF TO BE CERTIFIED COMPLIANT WITH ANSI A208.1 & A208.2, UREA FORMALDEHYDE-FREE COMPOSITE WOOD.
- CAULK ALL JOINTS BETWEEN DISSIMILAR MATERIALS FOR WEATHERPROOF, WATERPROOF, AIRTIGHT, ETC. PERFORMANCE.
- REFER TO DOOR SCHEDULE FOR DOOR & HARDWARE REQUIREMENTS. THE HINGE SIDE OF THE DOOR JAMB SHALL BE 4" FROM THE ADJACENT WALL UNLESS SHOWN OTHERWISE.
- PROVIDE "ORANGE PEEL" TEXTURE ON ALL WALLS & CEILINGS.

E6 ROOF PLAN
 SCALE: 1/8" = 1' - 0"

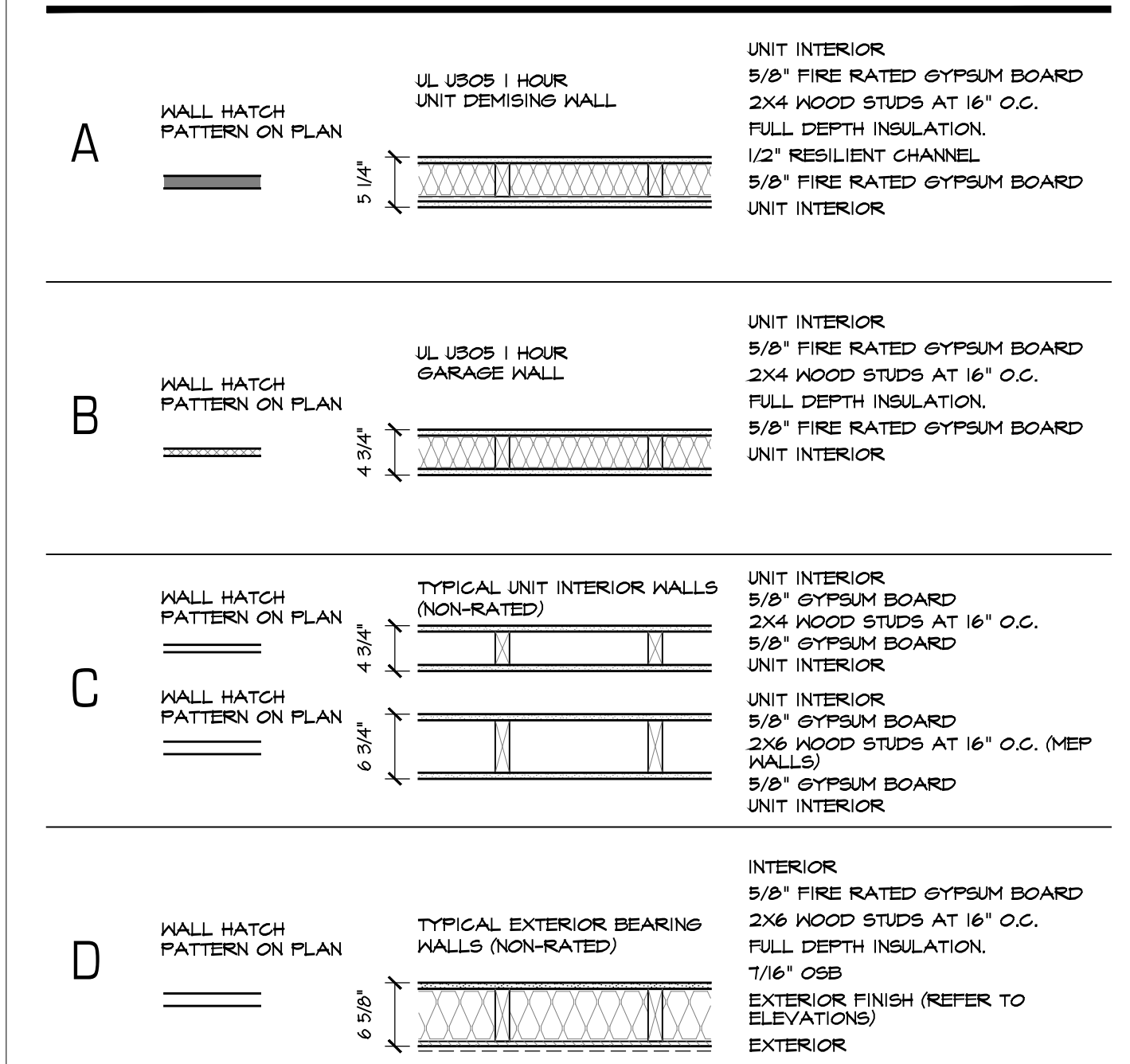


A6 4-PLEX FLOOR PLAN
 SCALE: 1/8" = 1' - 0"

WALL TYPE NOTES

- ALL GYP. BD. TO BE FIRE RATED.
- GYP. BD. ATTACHMENT FOR WALLS TYPES A & C TO BE PER WALL TYPE B.
- ALL GYP. BD. TO BE ATTACHED TO WALLS & CEILINGS WITH DRYWALL SCREWS EQUIVALENT LENGTH OF NAIL NOTED IN UL DETAIL.
- GYP. BD. CEILINGS TO BE SCREWED TO TRUSSES @ 6" O.C.

WALL TYPES



ARCHITECTURAL CORPORATION
 OKLAHOMA CERTIFICATE
 OF AUTHORITY NO. CA 02479

TIMBER RIDGE COTTAGES
 SECTION 8, TOWNSHIP 18, RANGE 15
 BROKEN ARROW, WAGONER COUNTY, OK

SEAL
 ARCHITECT - TIMOTHY O.K. WILSON
 LICENSE NO. 6082



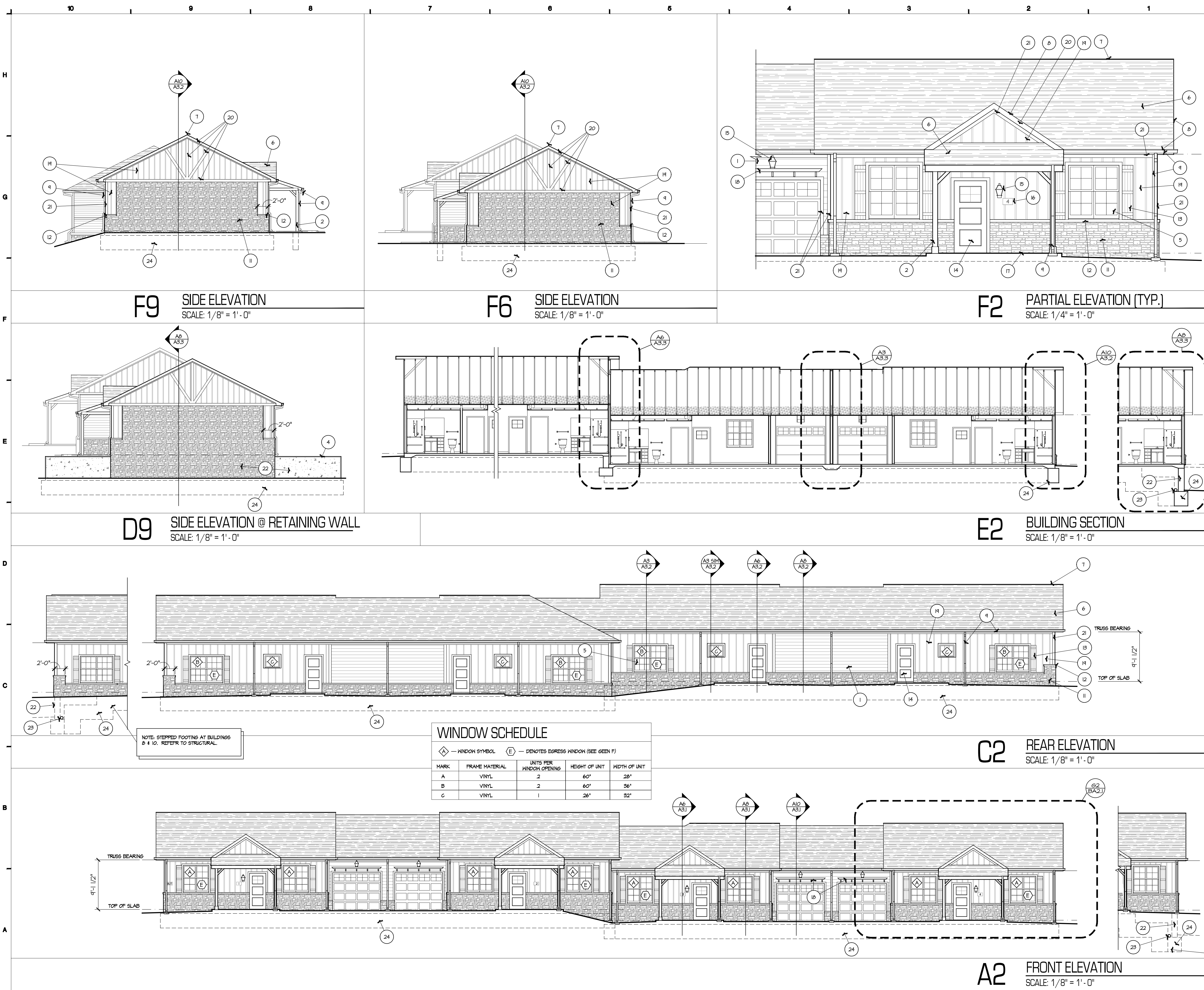
**4-PLEX BUILDING
 FLOOR & ROOF PLAN**

ISSUE DATE:
 OCTOBER 18, 2019

REVISIONS:

PROJECT NO.: 1902
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F9 SIDE ELEVATION
 SCALE: 1/8" = 1'-0"

F6 SIDE ELEVATION
 SCALE: 1/8" = 1'-0"

F2 PARTIAL ELEVATION (TYP.)
 SCALE: 1/4" = 1'-0"

D9 SIDE ELEVATION @ RETAINING WALL
 SCALE: 1/8" = 1'-0"

E2 BUILDING SECTION
 SCALE: 1/8" = 1'-0"

C2 REAR ELEVATION
 SCALE: 1/8" = 1'-0"

A2 FRONT ELEVATION
 SCALE: 1/8" = 1'-0"

WINDOW SCHEDULE

◇ - WINDOW SYMBOL (E) - DENOTES EGRESS WINDOW (SEE GREEN F)

MARK	FRAME MATERIAL	UNITS PER WINDOW OPENING	HEIGHT OF UNIT	WIDTH OF UNIT
A	VINYL	2	60"	28"
B	VINYL	2	60"	36"
C	VINYL	1	26"	32"

NOTE: STEPPED FOOTING AT BUILDINGS 8 & 10. REFER TO STRUCTURAL.

KEY NOTES

- 6" FIBER CEMENT PLANK SIDING, COLOR BY ARCHITECT. CAULK ALL VERTICAL JOINTS. PAINT, RE: 0714600.
- 6"x6" TREATED WOOD POST WRAPPED IN HARDIE BOARD TRIM, CEDARMILL FINISH, PAINT, COLOR BY ARCHITECT.
- 3/4" X 3 1/2" HARDI BOARD TRIM, CEDARMILL FINISH CORNER POST, PAINT.
- INSTALL GOLD FLUID-APPLIED WATERPROOFING PRIOR TO FINISH GRADING, 071416.
- ENERGY STAR RATED VINYL SINGLE HUNG WINDOW LOW E INSULATED GLASS AS MANUFACTURED BY ALSIDE OR EQUAL, COLOR BY ARCHITECT, 085515.
- ASPHALT SHINGLE ROOFING SYSTEM. INSTALL 1 LAYER OF 30# ASPHALT SATURATED FELT UNDERLAYMENT, LAPPED 2" MIN. INSTALL SELF-ADHERING UNDERLAYMENT LEAK BARRIER AT EAVES (ICE DAM PROTECTION) UP ROOF 24" MIN PAST INTERIOR FACE OF EXTERIOR WALL LINE, MANUFACTURED BY "TANKO" OR APPROVED EQUAL, MOISTURE GUARD PLUS. ALSO INSTALL LEAK BARRIER AT RIDGES, VALLEYS (56" WIDE) & SIDEWALL CONDITIONS. 07515.
- RIDGE VENT, 10 SQ. IN. / LF. STOP 1'-0" OFF CENTERLINE OF FIRE PARTITION WALL. 07515.
- PREFINISHED SHEETMETAL ROOF DRIP FLASHING, COLOR WHITE, 076200.
- PREFINISHED ALUMINUM GUTTER (5" K-STYLE) & DOWNSPOUT (2X3), INCLUDE VALLEY CORNER SPLASH GUARDS & CONCRETE SPLASH BLOCKS, 076200, COLOR BY ARCHITECT.
- FIBER CEMENT VENTED SOFFIT PANELS BELOW W/ 5 SQ. IN. / LF. SMOOTH TEXTURE. FLANGE VENTED SECTION OF PANEL TOWARD THE OUTSIDE OF THE EAVE. COLOR SELECTED BY ARCHITECT, 074600.
- ADHERED STONE VENEER, 044316.
- TOP COURSE OF ADHERED STONE VENEER SET PROUD OF LOWER STONE VENEER. RE: WALL SECTIONS FOR MORE DETAIL.
- 14 1/2" X 64" VINYL SHUTTER, COLOR BY ARCHITECT.
- HOLLOW METAL DOOR W/ WOOD FRAME, INSULATED STAMPED 6 PANEL TYPE, PAINT, 08115.
- LIGHT FIXTURE, REFER TO ELECTRICAL PLANS.
- 3" METAL CAST NUMBERS MOUNTED ON A 3/4" X 1/2" HARDIE BOARD TRIM BOARD, CEDARMILL FINISH, MOUNT @ 60" AFF.
- CONCRETE PORCH, REFER TO STRUCTURAL PLANS.
- TREATED WOOD TRELLIS, PAINT.
- FIBER CEMENT VERTICAL PANEL SIDING W/ 3/4" X 1/2" BATTEN BOARDS, CEDARMILL FINISH, PAINT, COLOR BY ARCHITECT.
- FIBER CEMENT BOARD 3/4" X 1 1/4" TRIM BOARD, CEDARMILL FINISH, COLOR BY ARCHITECT.
- FIBER CEMENT BOARD 3/4" X 3 1/2" TRIM BOARD, CEDARMILL FINISH, COLOR BY ARCHITECT.
- CONCRETE RETAINING WALL, RE: CIVIL FOR LOCATIONS. RE: STRUCTURAL.
- 4 IN PERFORATED FIBER CEMENT FOUNDATION DRAIN PIPE WRAPPED IN FILTER FABRIC & GRAVEL DRAINAGE BED, DAYLIGHT AT LOW END OF RETAINING WALL.
- CONCRETE FOUNDATION, RE: STRUCTURAL.

GENERAL EXTERIOR ELEVATION NOTES

- ALL WORK TO MEET ALL APPLICABLE BUILDING, PLUMBING, MECHANICAL, ELECTRICAL, ADA/HANDICAP ACCESSIBILITY & LIFE SAFETY CODES & REQUIREMENTS.
- THE GENERAL CONTRACTOR & ALL SUBCONTRACTORS SHALL THOROUGHLY FAMILIARIZE THEMSELVES TO ALL BUILDING SPECIFIC REQUIREMENTS & EXTENTS OF THE WORK PRIOR TO BIDDING. NO CHANGES IN THE CONTRACT WILL BE CONSIDERED FOR INFORMATION DISCREPANCY FROM THE DRAWINGS.
- DO NOT SCALE DRAWINGS. FIELD VERIFY ALL EX. CONDITIONS, DIMENSIONS, ELEVATIONS, ETC. PRIOR TO ORDERING, FABRICATION, ETC.
- NOTIFY ARCHITECT OF ANY DISCREPANCIES BETWEEN THE PROJECT DOCUMENTS & EX. CONDITIONS.
- REFERENCE ARCHITECTURAL, CIVIL, STRUCTURAL, MECHANICAL, ELECTRICAL & PLUMBING PLANS FOR ADDITIONAL INFORMATION.
- CAULK ALL WINDOW FRAMES, DOOR FRAMES, DOOR SILLS, TRIM & EXTERIOR WALL PENETRATIONS AS REQUIRED FOR WATERPROOF PERFORMANCE. COLOR TO MATCH ADJACENT TRIM / WALL SURFACE COLOR. UTILIZE CAULK TYPE RECOMMENDED BY MANUFACTURER FOR SPECIFIC JOINT MATERIAL & CONDITION.
- ALL COLOR SELECTIONS BY ARCHITECT FROM MANUFACTURER'S FULL RANGE.

LEGEND

- (15) - KEY NOTE
- (T) - DOOR DESIGNATION
- (A1/A2) - EXTERIOR ELEVATION
- (A1/A2) - ENLARGED PLAN CALLOUT
- (A3/A4) - INTERIOR ELEVATION
- (I/AJ) - SECTION CALLOUT
- (ARRS/A2) - R = REV. (REVERSE)
S = SIM. (SIMILAR)

NOTE: STEPPED FOOTING AT BUILDINGS 8 & 10. REFER TO STRUCTURAL.



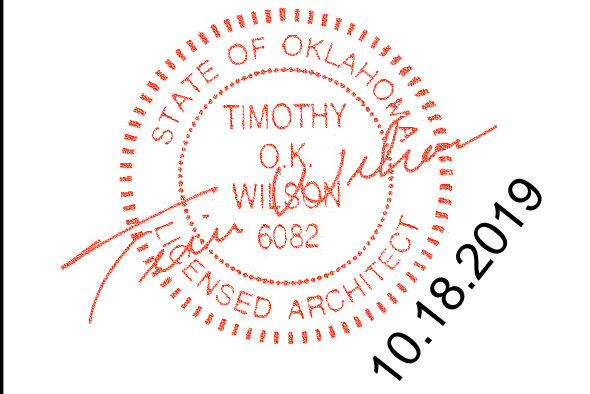
ARCHITECTURAL CORPORATION
 OKLAHOMA CERTIFICATE
 OF AUTHORITY NO. CA 02479

TIMBER RIDGE COTTAGES

SECTION 8, TOWNSHIP 18, RANGE 15
 BROKEN ARROW, WAGONER COUNTY, OK

STARK WILSON DUNCAN ARCHITECTS INC.
 315 NICHOLS RD. STE 228 - KANSAS CITY, MO 64112 - T: 816.531.1998 F: 816.531.1978

SEAL
 ARCHITECT - TIMOTHY O.K. WILSON
 LICENSE NO. 6082



4- PLEX
 EXTERIOR ELEVATIONS
 OPTION A

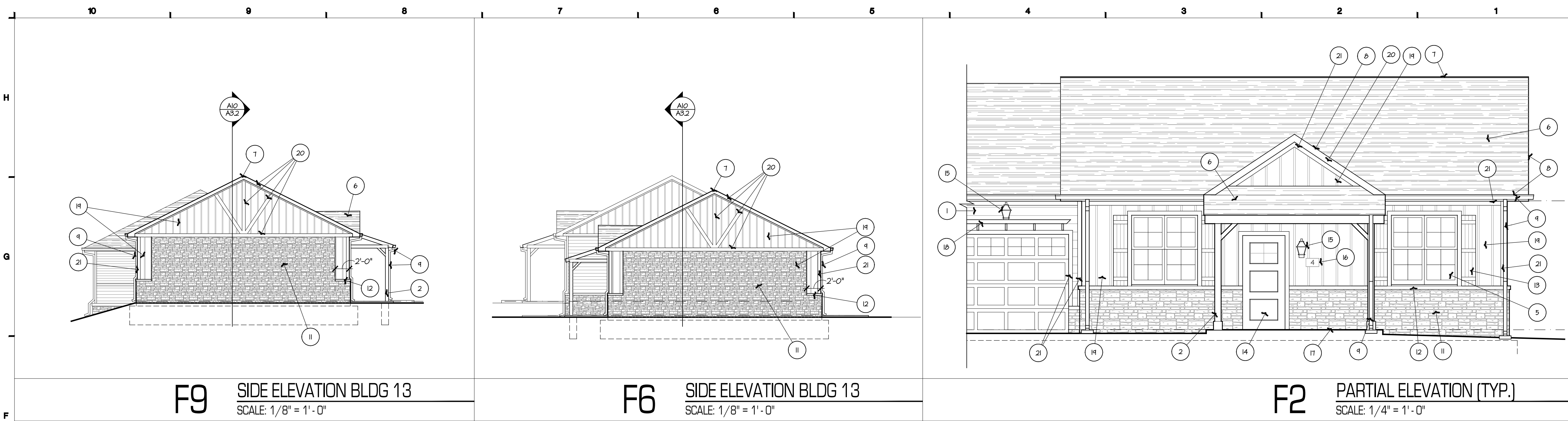
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PROJECT NO.: 1902

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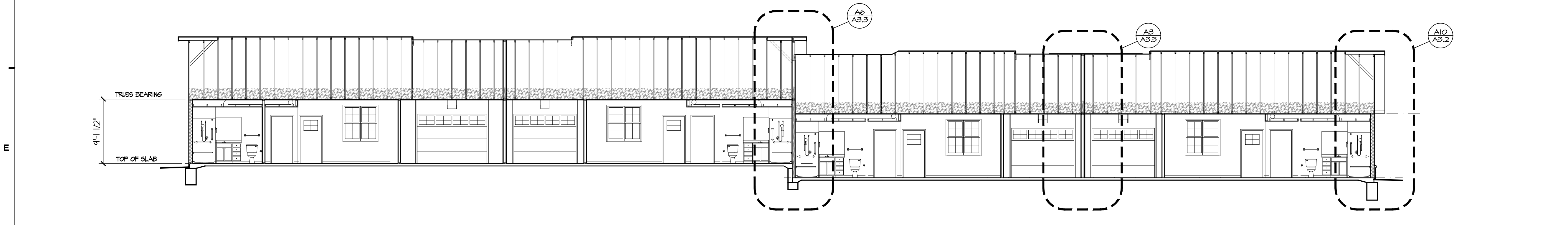
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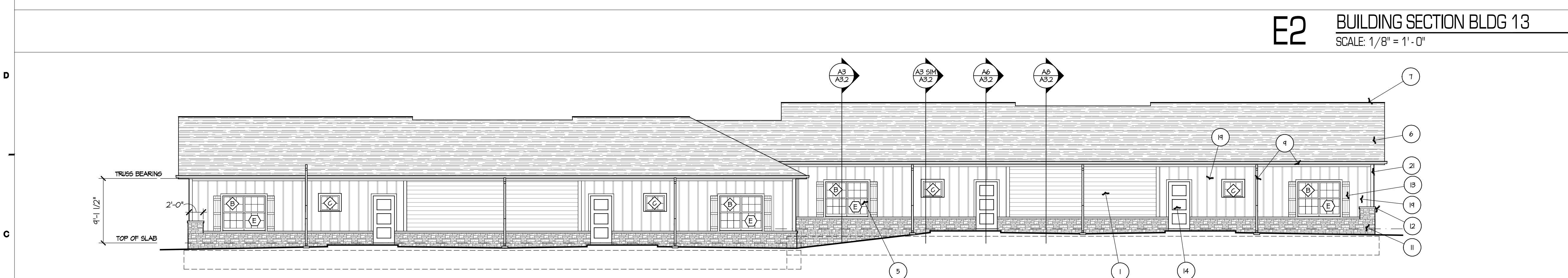
F9 SIDE ELEVATION BLDG 13
 SCALE: 1/8" = 1'-0"

F6 SIDE ELEVATION BLDG 13
 SCALE: 1/8" = 1'-0"

F2 PARTIAL ELEVATION (TYP.)
 SCALE: 1/4" = 1'-0"



E2 BUILDING SECTION BLDG 13
 SCALE: 1/8" = 1'-0"

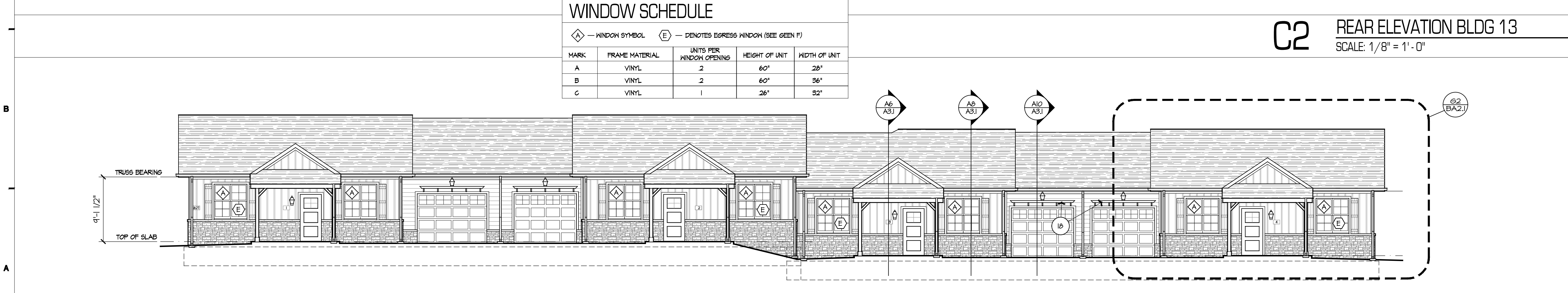


C2 REAR ELEVATION BLDG 13
 SCALE: 1/8" = 1'-0"

WINDOW SCHEDULE

◊ — WINDOW SYMBOL (E) — DENOTES EGRESS WINDOW (SEE GREEN F)

MARK	FRAME MATERIAL	UNITS PER WINDOW OPENING	HEIGHT OF UNIT	WIDTH OF UNIT
A	VINYL	2	60"	28"
B	VINYL	2	60"	36"
C	VINYL	1	26"	32"



A2 FRONT ELEVATION BLDG 17
 SCALE: 1/8" = 1'-0"

KEY NOTES

- 6" FIBER CEMENT PLANK SIDING, COLOR BY ARCHITECT. CAULK ALL VERTICAL JOINTS. PAINT, RE: 0714600.
- 6"x6" TREATED WOOD POST WRAPPED IN HARDIE BOARD TRIM, CEDARMILL FINISH, PAINT, COLOR BY ARCHITECT.
- 3/4" X 3 1/2" HARDI BOARD TRIM, CEDARMILL FINISH CORNER POST, PAINT.
- INSTALL GOLD FLUID-APPLIED WATERPROOFING PRIOR TO FINISH GRADING, 071416.
- ENERGY STAR RATED VINYL SINGLE HUNG WINDOW LOW E INSULATED GLASS AS MANUFACTURED BY ALSIDE OR EQUAL, COLOR BY ARCHITECT, 085515.
- ASPHALT SHINGLE ROOFING SYSTEM. INSTALL 1 LAYER OF 30# ASPHALT SATURATED FELT UNDERLAYMENT, LAPPED 2" MIN. INSTALL SELF-ADHERING UNDERLAYMENT LEAK BARRIER AT EAVES (1/2 DAY PROTECTION) UP ROOF 24" MIN PAST INTERIOR FACE OF EXTERIOR WALL LINE, MANUFACTURED BY 'TANKO' OR APPROVED EQUAL, MOISTURE GUARD PLUS. ALSO INSTALL LEAK BARRIER AT RIDGES, VALLEYS (5# WOE) & SIDEWALL CONDITIONS. 07515. REFER TO STRUCTURAL FOR SHEATHING INFORMATION.
- RIDGE VENT, 10 SQ. IN. / LF. STOP 1'-0" OFF CENTERLINE OF FIRE PARTITION WALL. 07515.
- PREFINISHED SHEETMETAL ROOF DRIP EDGE FLASHING, COLOR WHITE, 076200.
- PREFINISHED ALUMINUM GUTTER (5" K-STYLE) & DOWNSPOUT (2X3), INCLUDE VALLEY CORNER SPLASH GUARDS & CONCRETE SPLASH BLOCKS, 076200, COLOR BY ARCHITECT.
- FIBER CEMENT VENTED SOFFIT PANELS BELOW W/ 5 SQ. IN. / LF. SMOOTH TEXTURE. PLACE VENTED SECTION OF PANEL TOWARD THE OUTSIDE OF THE EAVE. COLOR SELECTED BY ARCHITECT, 0714600.
- ADHERED STONE VENEER, 044316.
- TOP COURSE OF ADHERED STONE VENEER SET PROUD OF LOWER STONE VENEER. RE: WALL SECTIONS FOR MORE DETAIL.
- 14 1/2" X 64" VINYL SHUTTER, COLOR BY ARCHITECT.
- HOLLOW METAL DOOR W/ WOOD FRAME, INSULATED STAMPED 6 PANEL TYPE, PAINT, 08115.
- LIGHT FIXTURE, REFER TO ELECTRICAL PLANS.
- 3" METAL CAST NUMBERS MOUNTED ON A 3/4" X 5 1/2" HARDIE BOARD TRIM BOARD, CEDARMILL FINISH, MOUNT @ 60" AFF.
- CONCRETE PORCH, REFER TO STRUCTURAL PLANS.
- TREATED WOOD TRELLIS, PAINT.
- FIBER CEMENT VERTICAL PANEL SIDING W/ 3/4" X 1/2" BATTEN BOARDS, CEDARMILL FINISH, PAINT, COLOR BY ARCHITECT.
- FIBER CEMENT BOARD 3/4" X 1 1/4" TRIM BOARD, CEDARMILL FINISH, PAINT, COLOR BY ARCHITECT.
- FIBER CEMENT BOARD 3/4" X 3 1/2" TRIM BOARD, CEDARMILL FINISH, COLOR BY ARCHITECT.
- CONCRETE RETAINING WALL, RE: CIVIL FOR LOCATIONS. RE: STRUCTURAL.
- 4 IN PERFORATED PERIMETER FOUNDATION DRAIN PIPE WRAPPED IN FILTER FABRIC & GRAVEL DRAIN BED, DAYLIGHT AT LOW END OF RETAINING WALL.
- CONCRETE FOUNDATION, RE: STRUCTURAL.

GENERAL EXTERIOR ELEVATION NOTES

- ALL WORK TO MEET ALL APPLICABLE BUILDING, PLUMBING, MECHANICAL, ELECTRICAL, ADA/HANDICAP ACCESSIBILITY & LIFE SAFETY CODES & REQUIREMENTS.
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- CAULK ALL WINDOW FRAMES, DOOR FRAMES, DOOR SILLS, TRIM & EXTERIOR WALL PENETRATIONS AS REQUIRED FOR WATERPROOF PERFORMANCE. COLOR TO MATCH ADJACENT TRIM / WALL SURFACE COLOR. UTILIZE CAULK TYPE RECOMMENDED BY MANUFACTURER FOR SPECIFIC JOINT MATERIAL & CONDITION.
- ALL COLOR SELECTIONS BY ARCHITECT FROM MANUFACTURER'S FULL RANGE.

LEGEND

- (15) — KEY NOTE
- (T) — DOOR DESIGNATION
- (A1/A2.1) — EXTERIOR ELEVATION
- (A1/A2.1) — ENLARGED PLAN CALLOUT
- (A3/A4.1) — INTERIOR ELEVATION
- (I/A1.1) — SECTION CALLOUT
- (ARRS/A2.1) — R = REV. (REVERSE)
S = SIM. (SIMILAR)

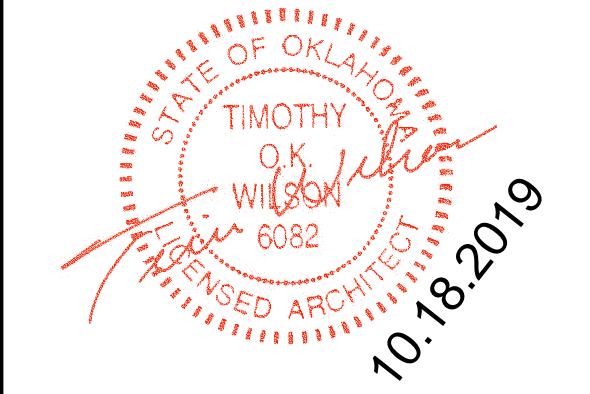


ARCHITECTURAL CORPORATION
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STARK WILSON DUNCAN ARCHITECTS INC.
 315 NICHOLS RD. STE 228 - KANSAS CITY, MO 64112 - 7616.531.1898 F 816.531.1978

SEAL
 ARCHITECT - TIMOTHY O.K. WILSON
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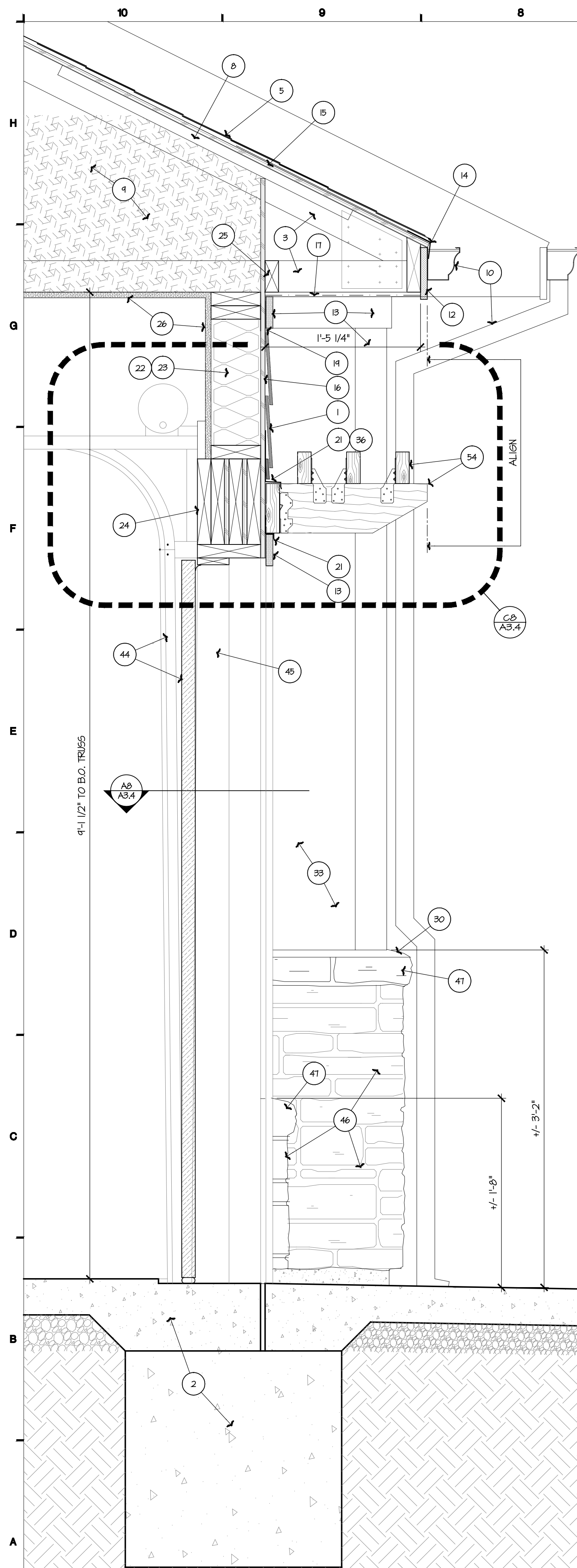
BLDG 13 4-PLEX
 EXTERIOR ELEVATIONS

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 OCTOBER 18, 2019
 REVISIONS:

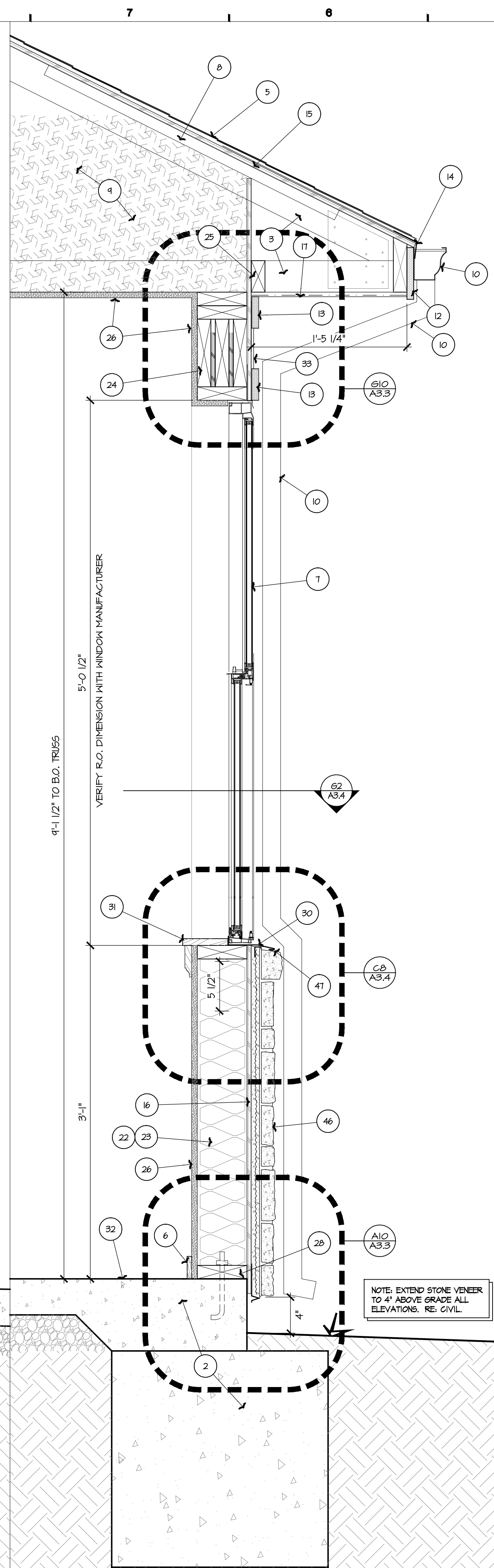
PROJECT NO.: 1902

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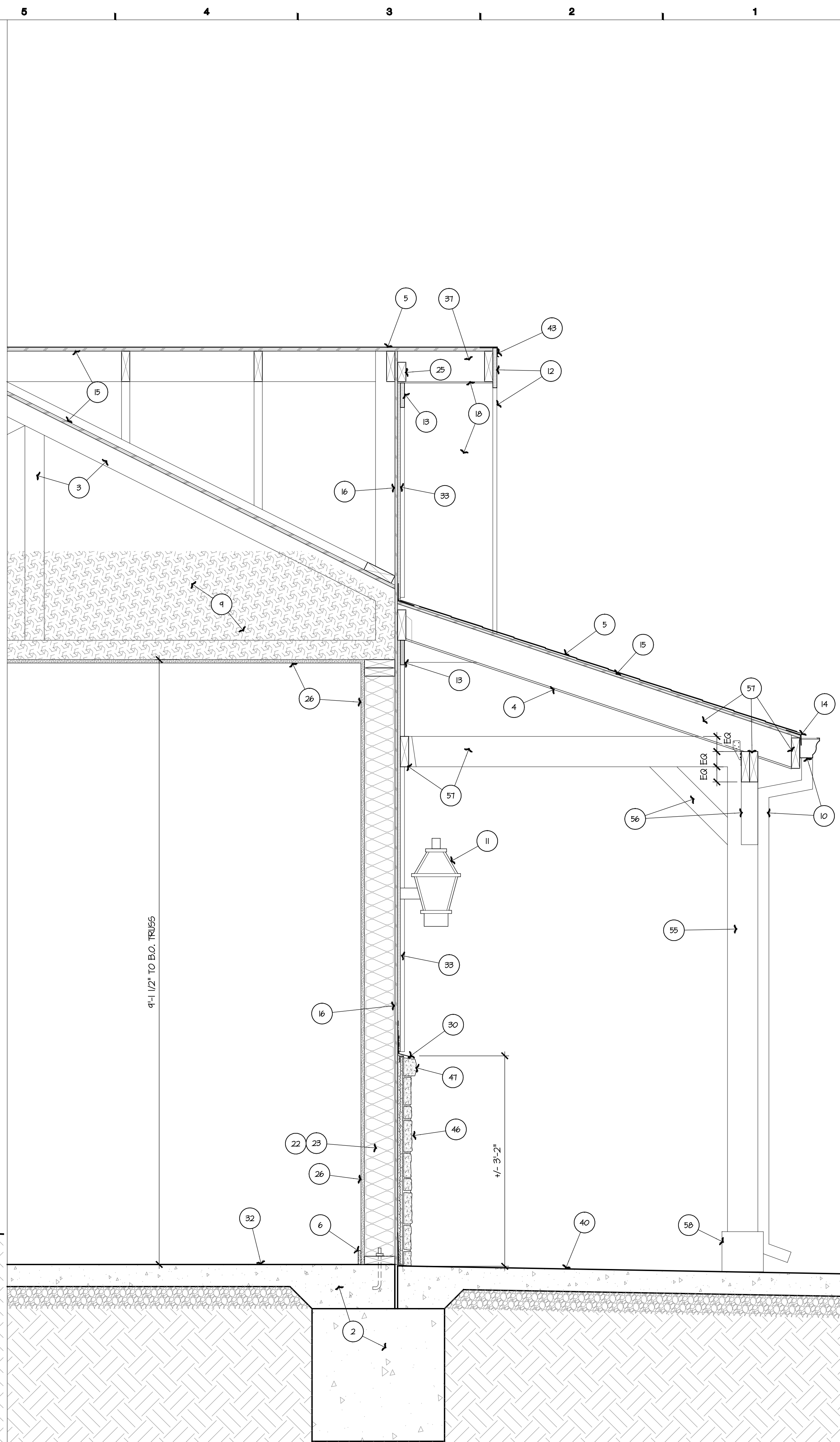
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A10 WALL SECTION
SCALE: 1 1/2" = 1'-0"



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



A6 WALL SECTION
SCALE: 1" = 1'-0"

KEYNOTES

1. FIBER CEMENT BOARD LAP SIDING, T' EXPOSURE, WOOD GRAIN TEXTURE, PAINT, 074600.
2. CONCRETE FOOTING AND SLAB ON GRADE, RE. STRUCTURAL.
3. WOOD TRUSS, RE. STRUCTURAL.
4. FIBER CEMENT BEADED PORCH PANEL, PAINT, 074646.
5. ASPHALT SHINGLE ROOFING SYSTEM, 073113.
6. WOOD BASE PER FINISH SCHEDULE, PAINT, TYPICAL.
7. VINYL WINDOW PER SCHEDULE, QUAKER MANCHESTER SERIES BASIS OF DESIGN, INTEGRAL WHITE COLOR, 083513.
8. RAFTER Baffle @ EACH TRUSS BAY, 072100.
9. R-40 BLOWN IN INSULATION, 072100.
10. PREFINISHED ALUMINUM GUTTER (4" K-STYLE) & DOWNSPOUT (2x3), INCLUDE VALLEY CORNER SPLASH GUARDS AND CONCRETE SPLASH BLOCKS, 076200.
11. LIGHT FIXTURE, RE. ELECTRICAL.
12. 5 1/2" FIBER CEMENT BOARD TRIM, WOOD GRAIN TEXTURE, PAINT, 074646.
13. 3 1/2" FIBER CEMENT BOARD TRIM, WOOD GRAIN TEXTURE, PAINT, 074646.
14. PREFINISHED SHEETMETAL DRIP EDGE FLASHING, COLOR BY ARCHITECT, 076200.
15. 1/4" GYP. BD. ON CEILING, RE. STRUCTURAL.
16. EXTERIOR PLYWOOD WALL SHEATHING WITH BUILDING WRAP, RE. STRUCTURAL, 073200.
17. FIBER CEMENT VENTED SOFFIT PANEL, PAINT, 074600.
18. FIBER CEMENT SOFFIT PANEL, PAINT, 074600.
19. CALK, PROVIDE GAP PER SIDING MANUFACTURER.
20. 5/8" GYP. BD. ON CEILING, PAINT.
21. PREFINISHED SHEETMETAL Z' FLASHING, EMBED FLASHING IN A BED OF CALK PRIOR TO INSTALLATION.
22. 2 X 6 WOOD STUDS @ 16" O.C., RE. STRUCTURAL.
23. R 14 KRAFT FACED BATT INSULATION, 072100.
24. 2 X WOOD HEADER, RE. STRUCTURAL.
25. 2 X 4 WOOD STUD @ 16" O.C.
26. 5/8" GYP. BD. PAINT.
27. CALK, CONTINUOUS.
28. 2 X 6 TREATED BOTTOM PLATE W/ FOAM SILL SEALER AND ANCHOR BOLT, RE. STRUCTURAL.
29. NOT USED.
30. 3" PREFINISHED SHEET METAL FLASHING OVER CAST STONE, EMBED IN A BED OF CALK.
31. 1/2" X WOOD SILL W/ 1/2" X 2 1/2" SKIRT.
32. FLOOR FINISH, RE. FINISH SCHEDULE.
33. FIBER CEMENT VERTICAL SIDING WITH BATTENS AT 16" O.C., CENTER BATTENS ON GABLES WHERE SHOWN, SMOOTH PANEL TEXTURE AND WOOD GRAIN TEXTURE BATTENS, PAINT, 074600.
34. BASE PER FINISH SCHEDULE.
35. FIBER CEMENT STARTER STRIP, 074600.
36. 1/4" GAP DO NOT CALK.
37. 2 X 6 OUTRIGGERS, RE. STRUCTURAL PLANS.
38. DOOR FRAME & INTERIOR TRIM, PAINT, RE. DOOR SCHEDULE.
39. METAL THRESHOLD, SET IN A BED OF SEALANT.
40. CONCRETE PATIO, RE. STRUCTURAL.
41. DOOR PER SCHEDULE, PAINT.
42. SET METAL FLASHING IN A BED OF CALK.
43. PREFINISHED ROOF EDGE FLASHING, 076200.
44. GARAGE DOOR & TRACK, 082613.
45. FIBER CEMENT 5/4" TRIM BOARD WITH WOOD GRAIN TEXTURE AROUND GARAGE DOOR WITH STOP, 074600.
46. MFG. STONE VENEER, 044813.16.
47. FIBER CEMENT 3/4" X 1 1/2" TRIM BOARD WITH WOOD GRAIN TEXTURE, PAINT.
48. BLOCKING AS REQUIRED BY MFG. STONE VENEER INSTALLATION.
49. DOUBLE STUD AT JAMB LOCATION, TYP.
50. FURR TRIM AS REQUIRED TO BE FLUSH WITH VERTICAL BATTEN BOARDS.
51. FLASHING (SLOPED TO EXTERIOR).
52. BEDDING SEAL UNDER FLASHING WITH DRIP EDGE.
53. 2X4 OVER 2X6 CEDAR, STAIN.
54. 6X6 TREATED TIMBER COLUMN, KDAT, STAIN, RE. STRUCTURAL.
55. TREATED TIMBER BRACE, KDAT, STAIN, RE. STRUCTURAL.
56. TREATED WOOD FRAMING, KDAT, STAIN, RE. STRUCTURAL.
57. COMPOSITE WOOD FASCIA TO BE USED AS COLUMN BASE TRIM, 061553.

GENERAL NOTES

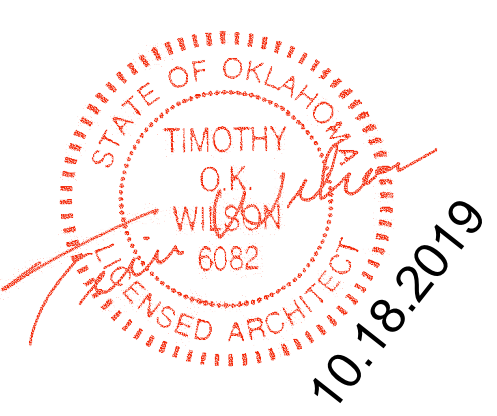
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- E. REFERENCE ARCHITECTURAL, CIVIL, STRUCTURAL, MECHANICAL, ELECTRICAL & PLUMBING PLANS FOR ADDITIONAL INFORMATION.
- F. CALK AT ALL INTERSECTIONS OF TRIM BOARD TO SIDING, SOFFIT PANELS & VINYL WINDOWS, UNLESS SHOWN OTHERWISE. SEE GENERAL NOTE G.
- G. INSTALL SIDING, WEATHER BARRIER, FLASHING, TRIM, SEAM TAPING, ETC. PER SIDING MANUFACTURER'S REQUIREMENTS FOR WEATHERPROOF PERFORMANCE. COORDINATE INSTALLATION WITH WINDOW MANUFACTURER'S REQUIREMENTS. REFER TO F4/A3.4 FOR WINDOW FLASHING SEQUENCE.



ARCHITECTURAL CORPORATION
OKLAHOMA CERTIFICATE
OF AUTHORITY NO. CA 02479

TIMBER RIDGE COTTAGES
SECTION 8, TOWNSHIP 18, RANGE 15
BROKEN ARROW, WAGONER COUNTY, OK

SEAL
ARCHITECT - TIMOTHY O.K. WILSON
LICENSE NO. 6082



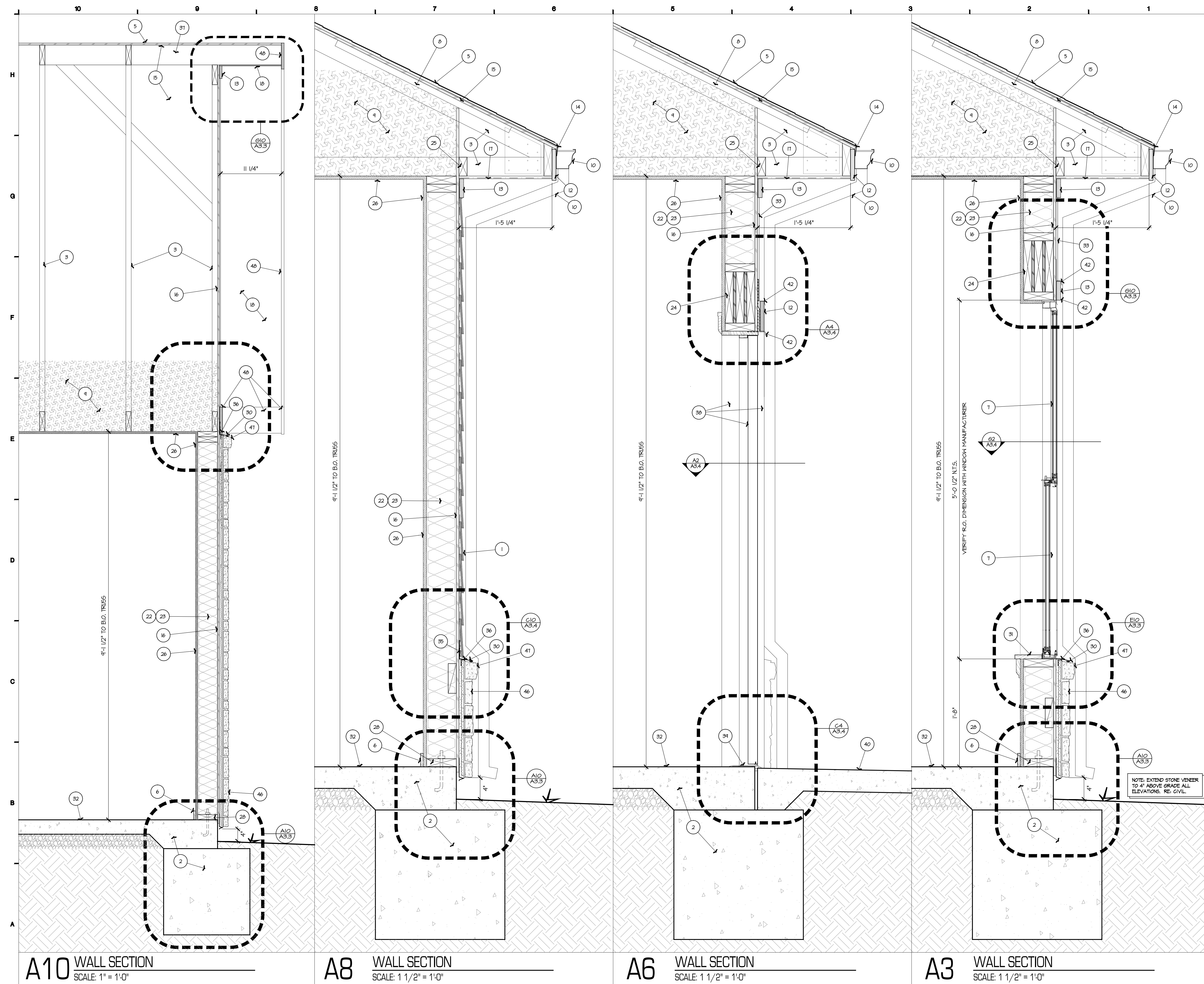
SECTIONS & DETAILS

ISSUE DATE:
OCTOBER 18, 2019
REVISIONS:

PROJECT NO.: 1902

CA3.1

M:\1902 TIMBER RIDGE_BROKEN_ARROW\4 PLEX\C A3.2.dwg
 Oct 18, 2019 11:48am



KEYNOTES

1. FIBER CEMENT BOARD LAP SIDING, T' EXPOSURE, WOOD GRAIN TEXTURE, PAINT, 074600.
2. CONCRETE FOOTING AND SLAB ON GRADE, RE. STRUCTURAL.
3. WOOD TRUSS, RE. STRUCTURAL.
4. FIBER CEMENT BEADED PORCH PANEL, PAINT, 074646.
5. ASPHALT SHINGLE ROOFING SYSTEM, 073115.
6. WOOD BASE PER FINISH SCHEDULE, PAINT, TYPICAL.
7. VINYL WINDOW PER SCHEDULE, QUAKER MANCHESTER SERIES BASIS OF DESIGN, INTEGRAL WHITE COLOR, 083515.
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10. PREFINISHED ALUMINUM GUTTER (4" K-STYLE) & DOWNSPOUT (2X), INCLUDE VALLEY CORNER SPLASH GUARDS AND CONCRETE SPLASH BLOCKS, 076200.
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12. 5 1/2" FIBER CEMENT BOARD TRIM, WOOD GRAIN TEXTURE, PAINT, 074646.
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16. EXTERIOR PLYWOOD WALL SHEATHING WITH BUILDING WRAP, RE. STRUCTURAL, 072500.
17. FIBER CEMENT VENTED SOFFIT PANEL, PAINT, 074600.
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NOTE: EXTEND STONE VENEER TO 4" ABOVE GRADE ALL ELEVATIONS. RE: CIVIL.

A10 WALL SECTION
 SCALE: 1" = 1'-0"

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

A6 WALL SECTION
 SCALE: 1 1/2" = 1'-0"

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



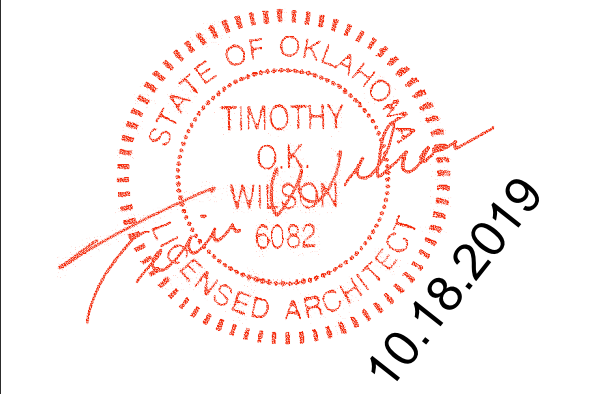
ARCHITECTURAL CORPORATION
 OKLAHOMA CERTIFICATE
 OF AUTHORITY NO. CA 02479

TIMBER RIDGE COTTAGES

SECTION 8, TOWNSHIP 18, RANGE 15
 BROKEN ARROW, WAGONER COUNTY, OK

STARK WILSON DUNCAN ARCHITECTS INC.
 315 NICHOLS RD, STE 228 - KANSAS CITY, MO 64112 - T 816.351.1896 F 816.331.1978

SEAL
 ARCHITECT - TIMOTHY O.K. WILSON
 LICENSE NO. 6082



SECTIONS & DETAILS

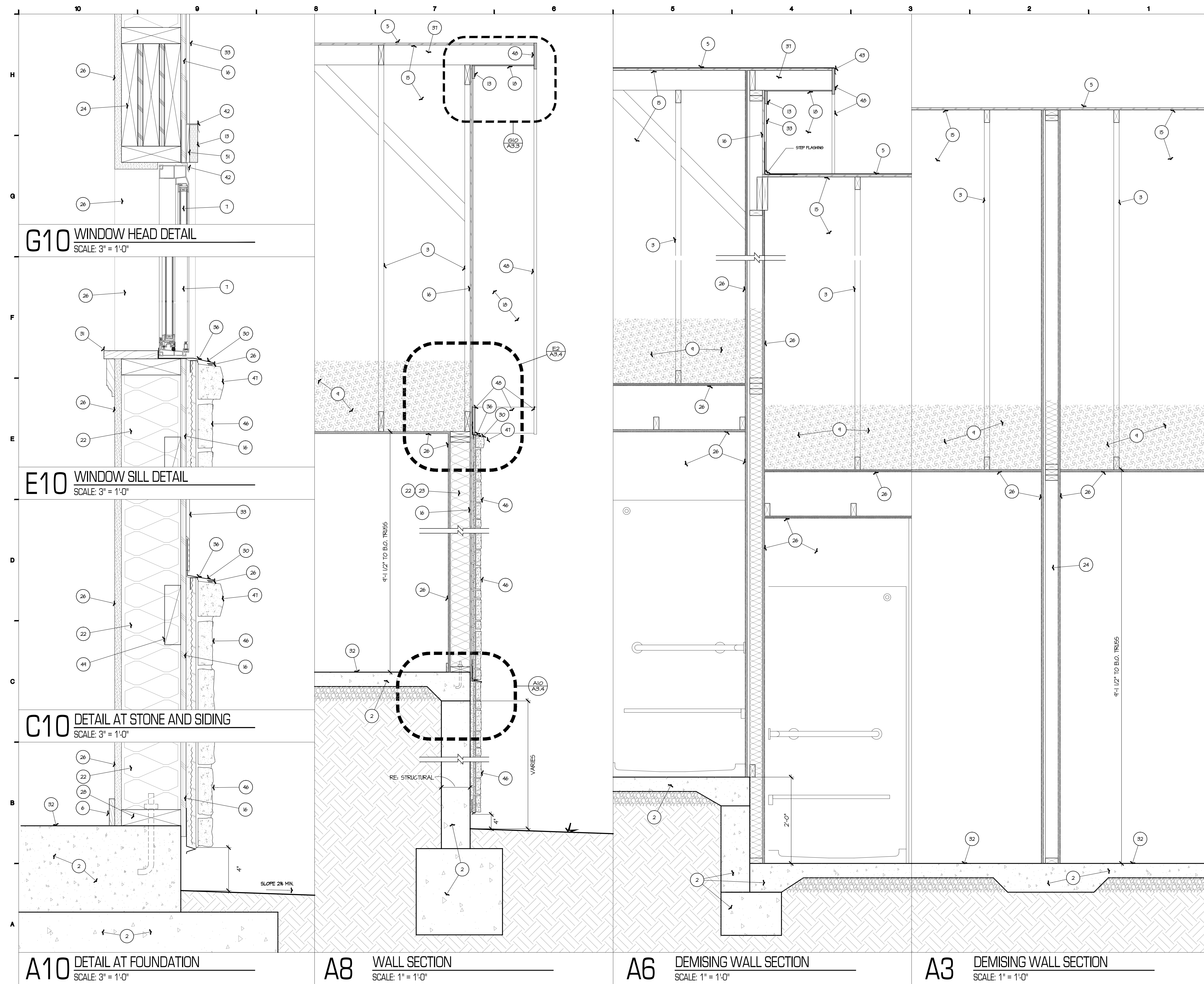
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 Oct 18, 2019 11:48am



- ### KEYNOTES
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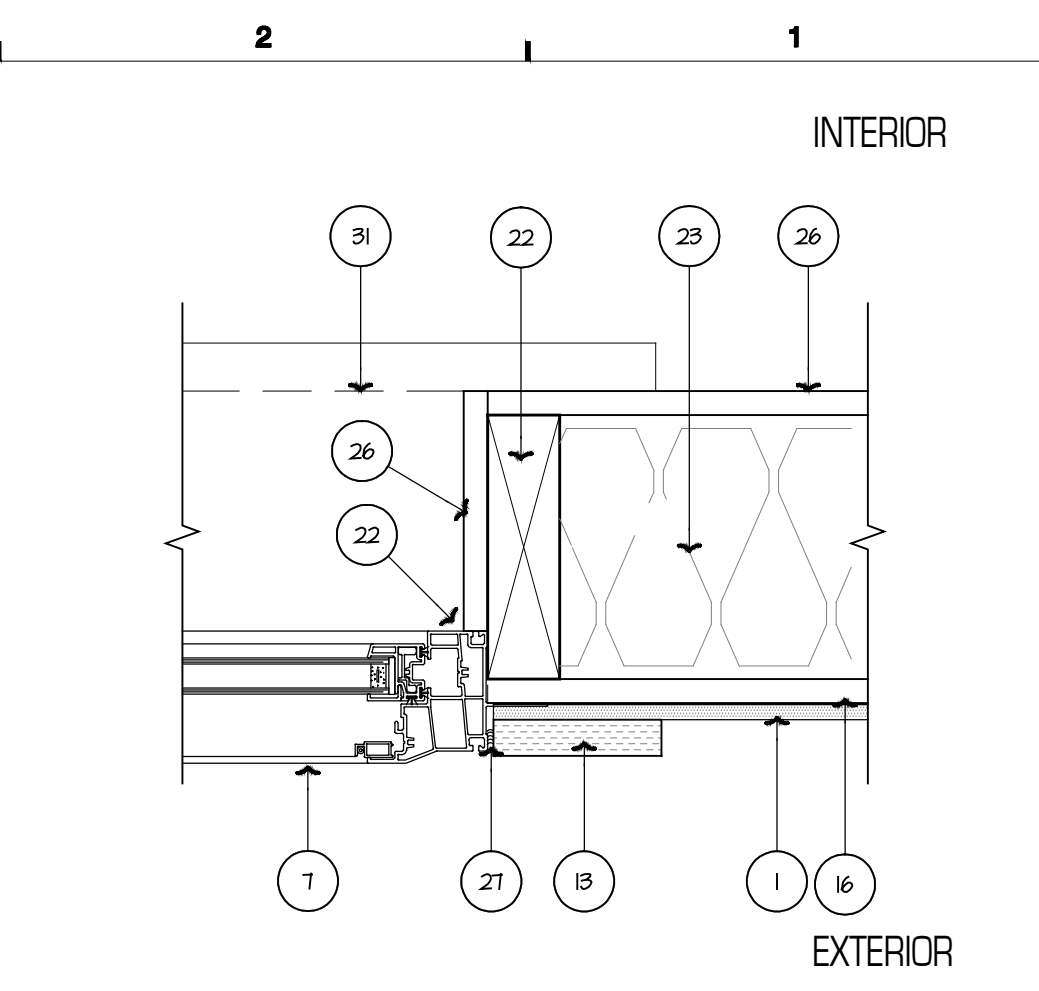
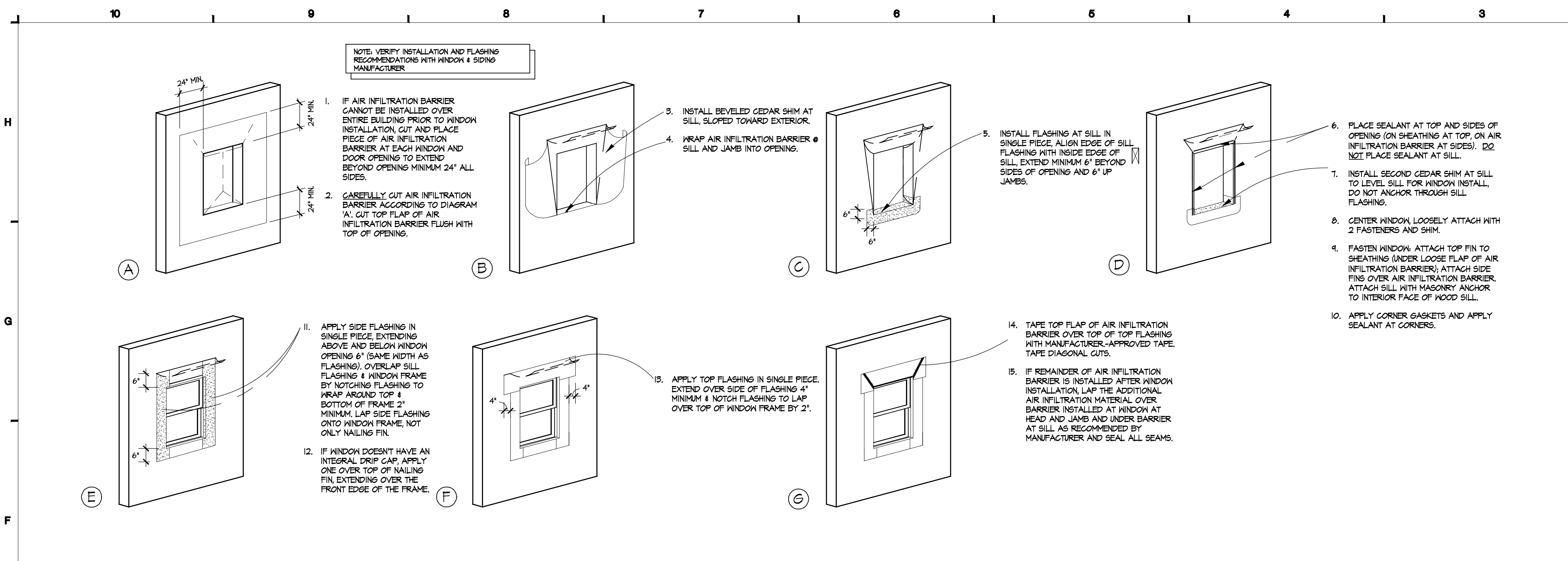
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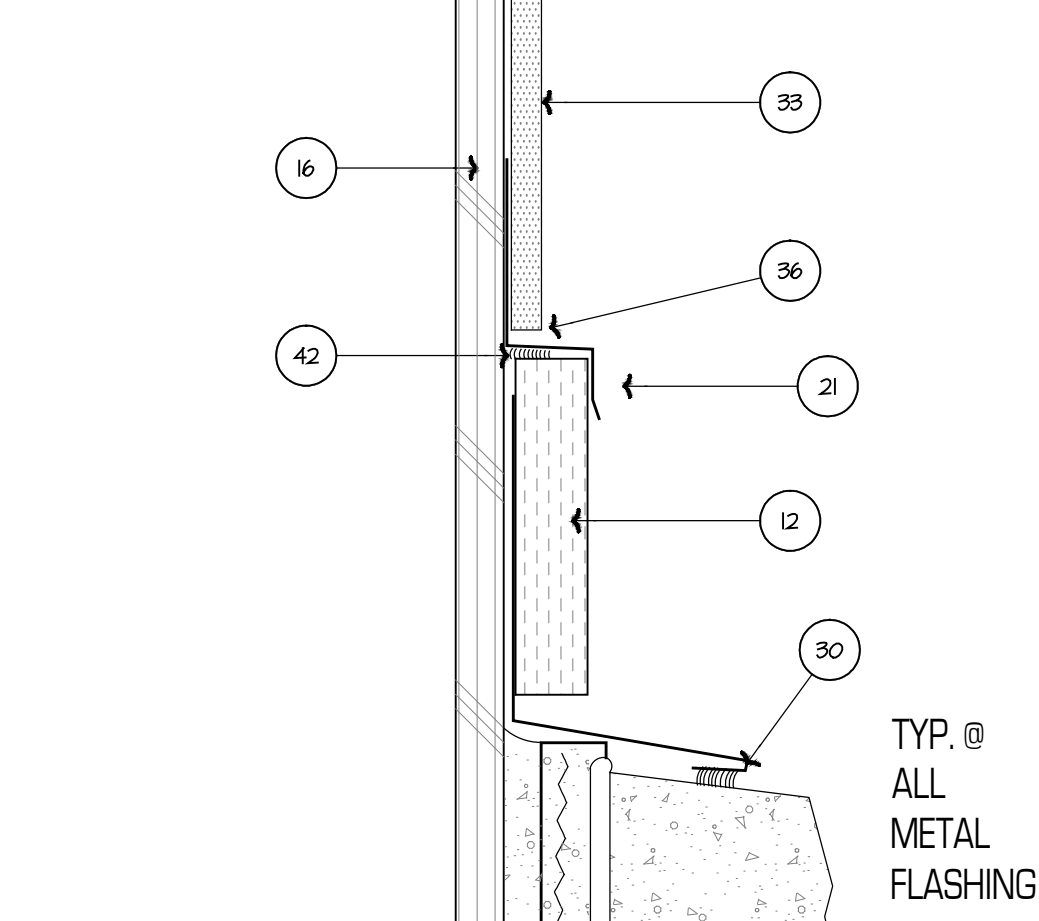
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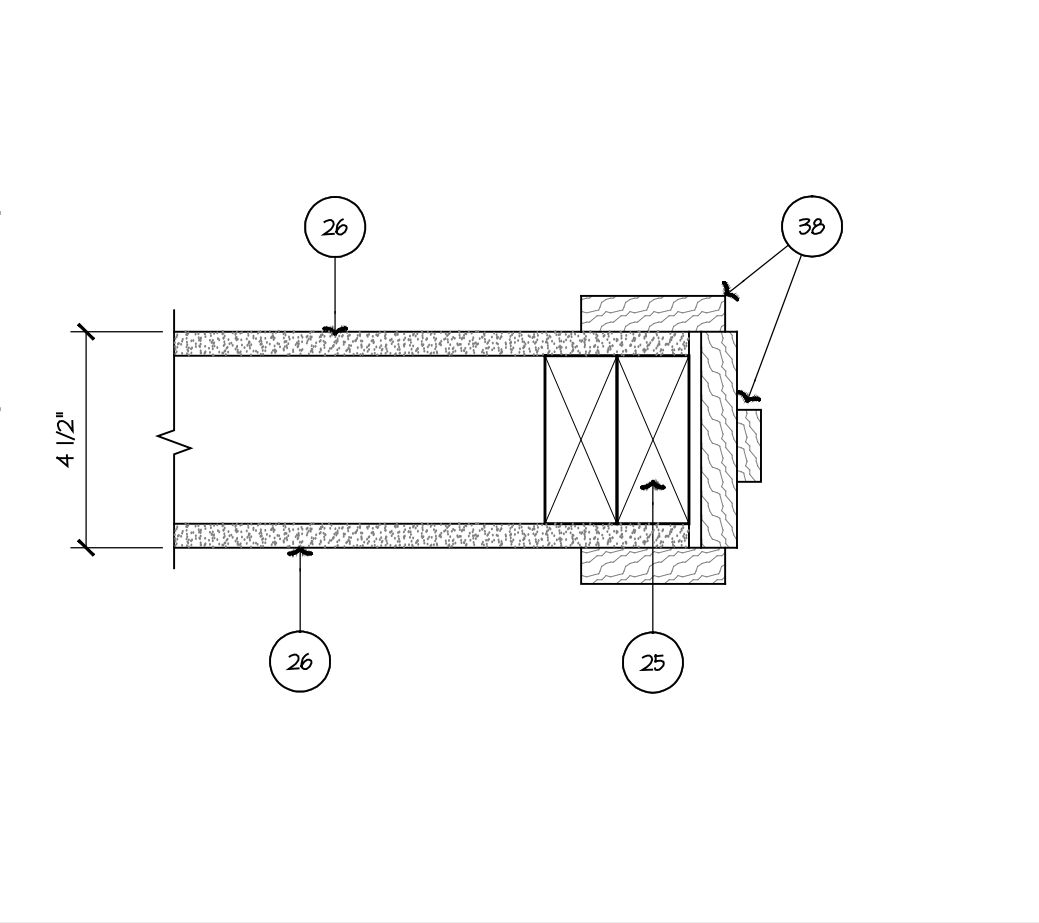
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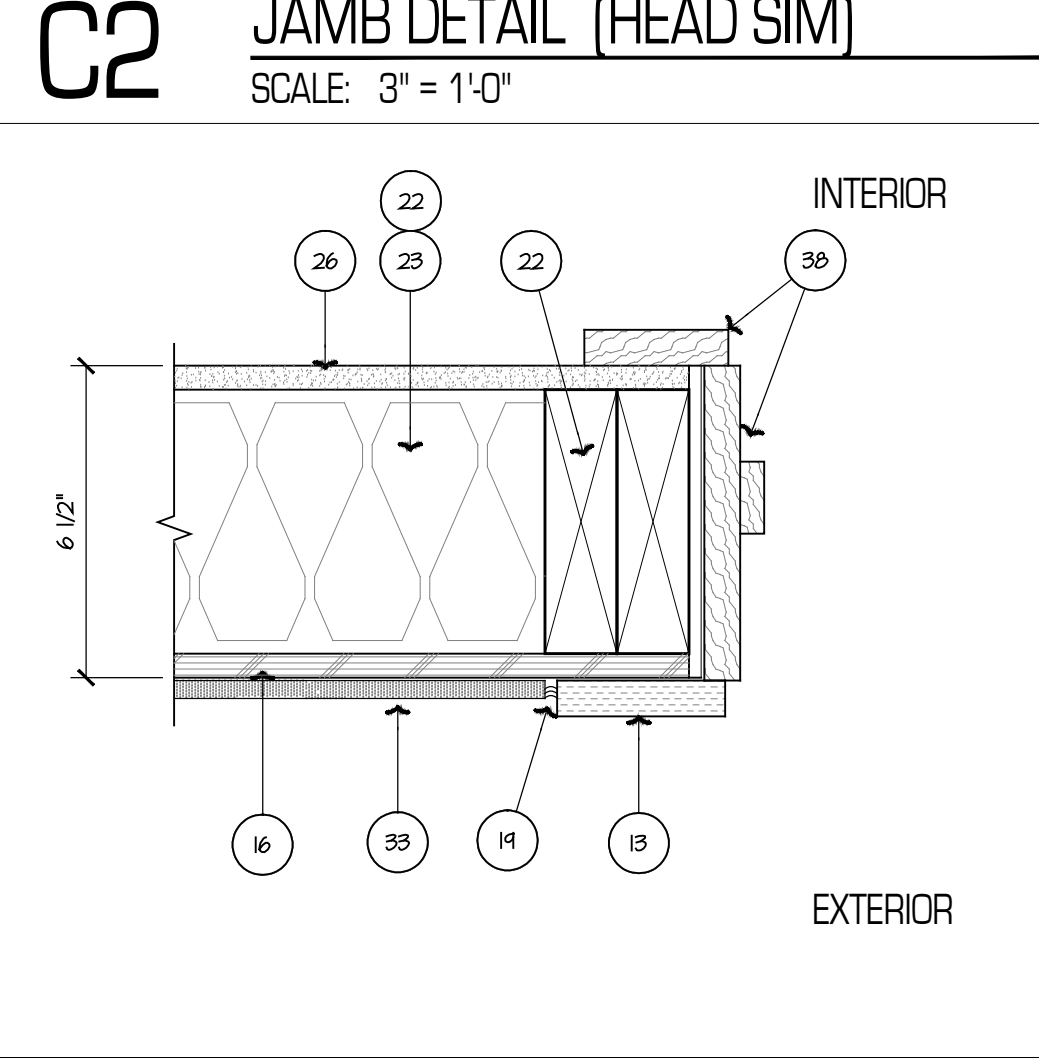
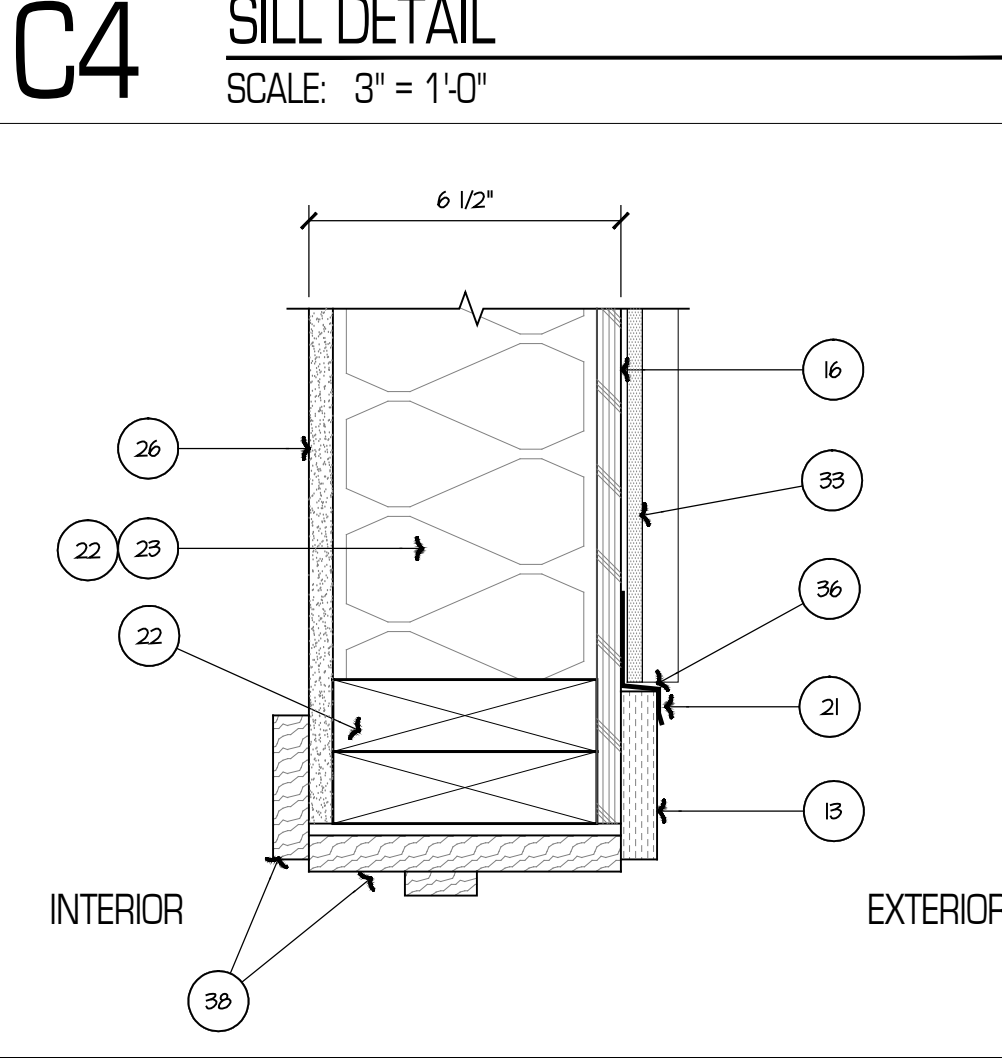
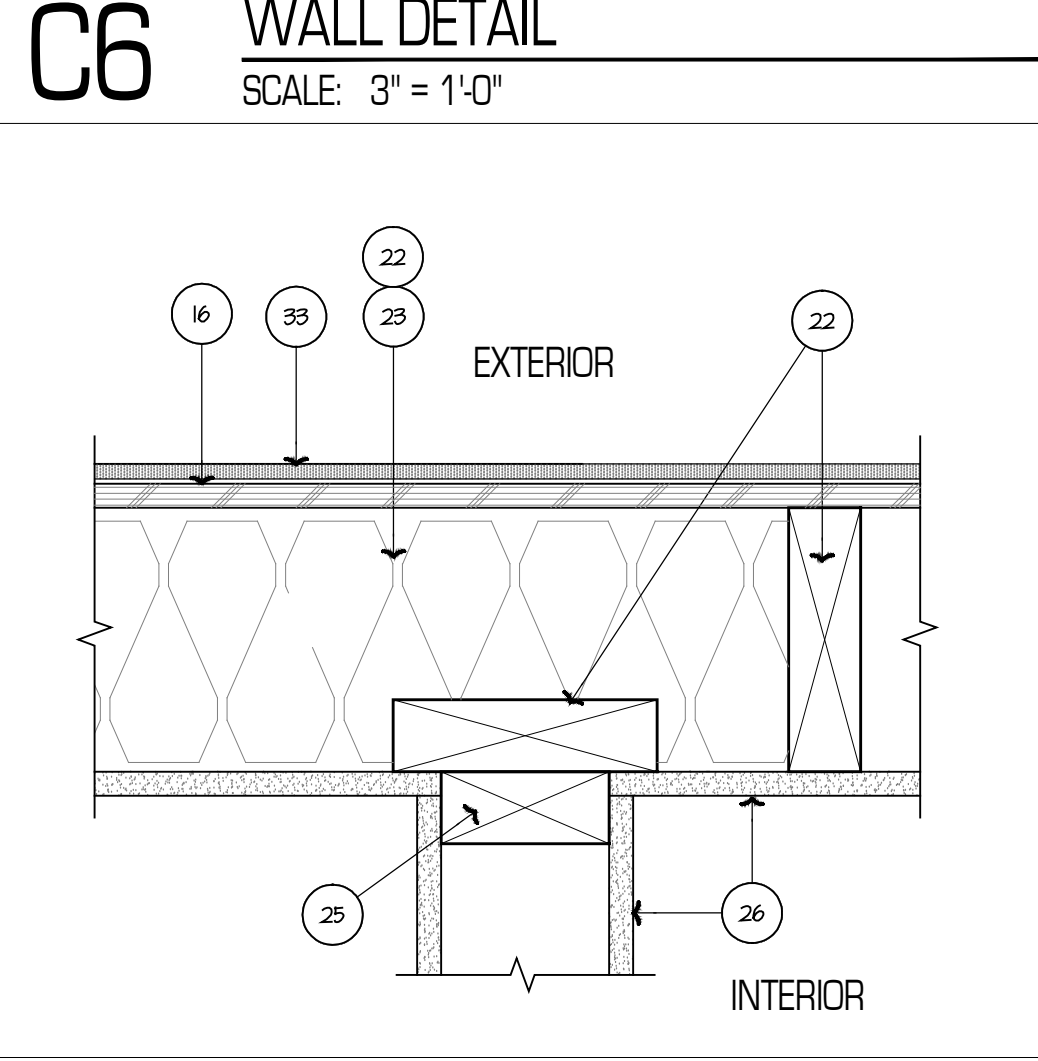
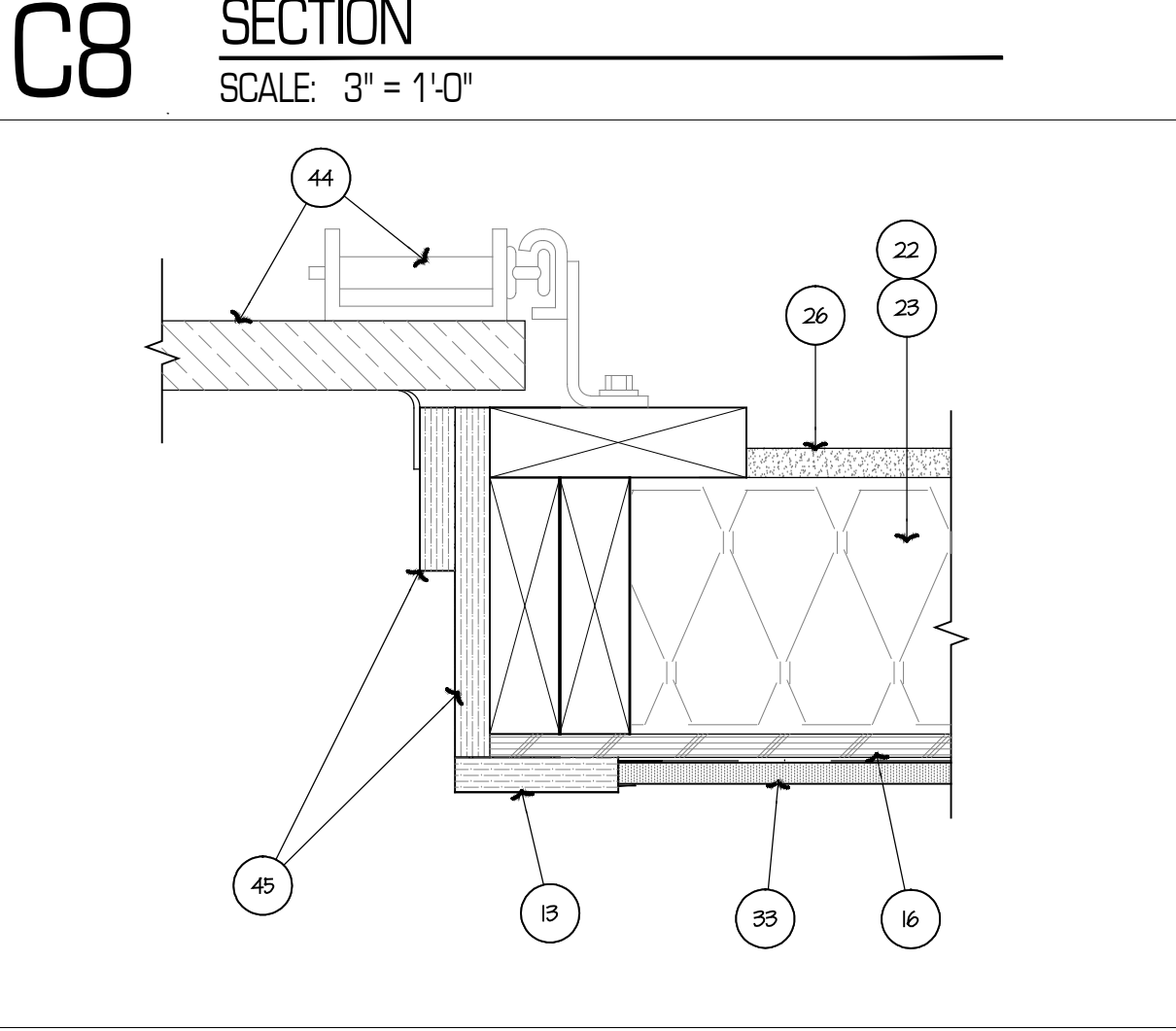
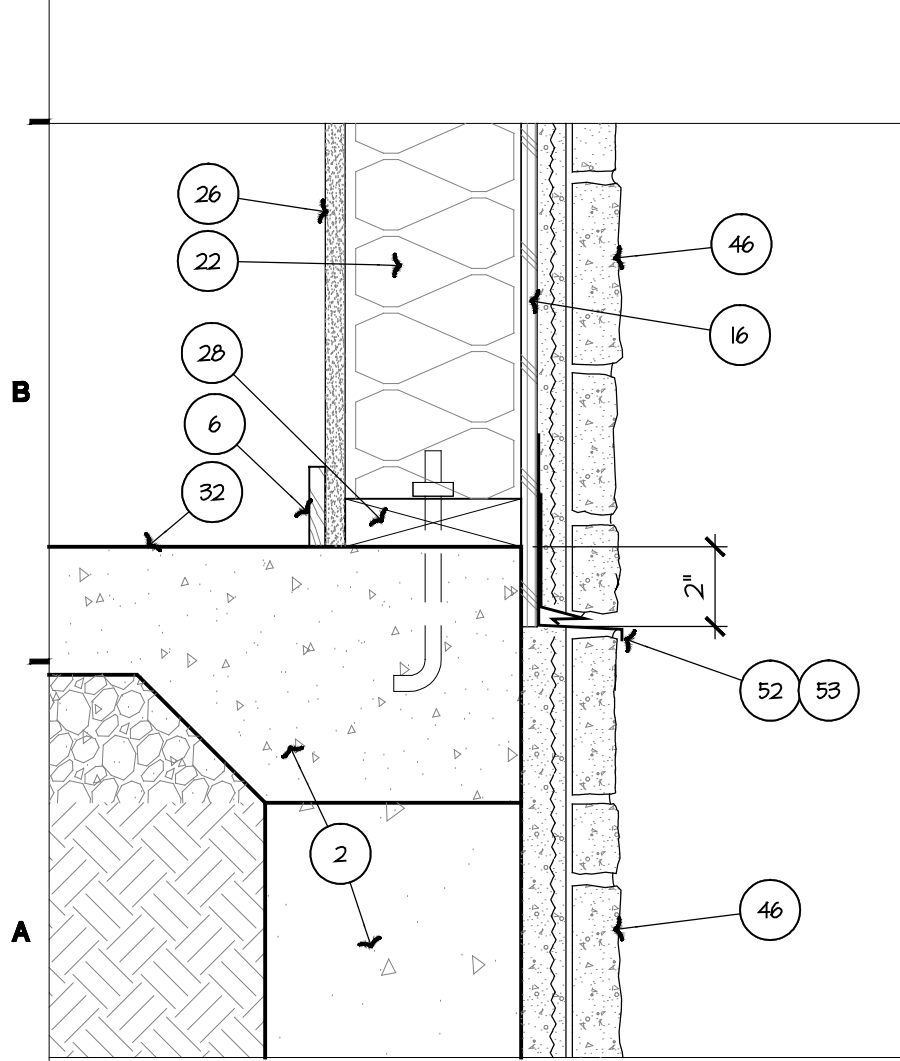
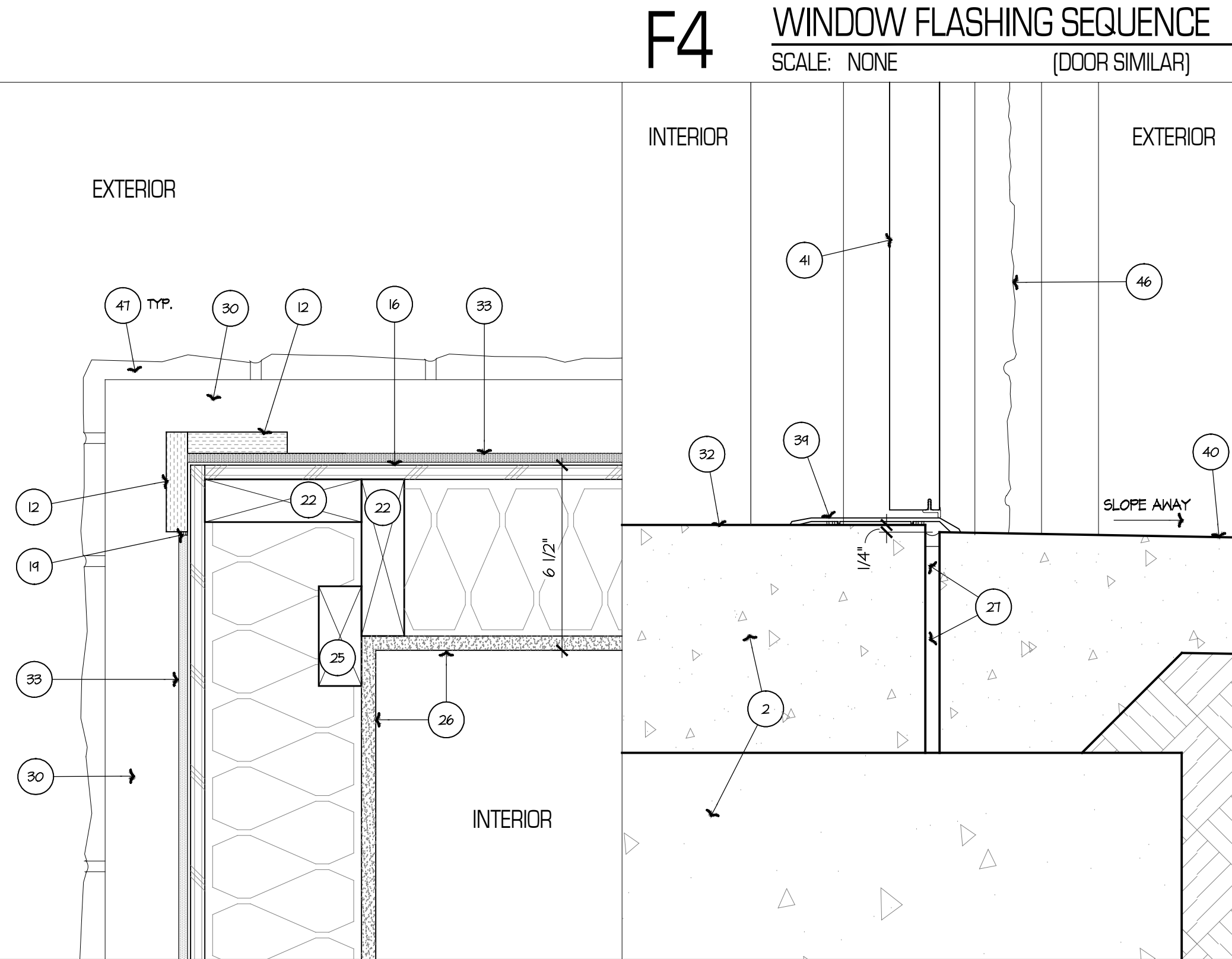
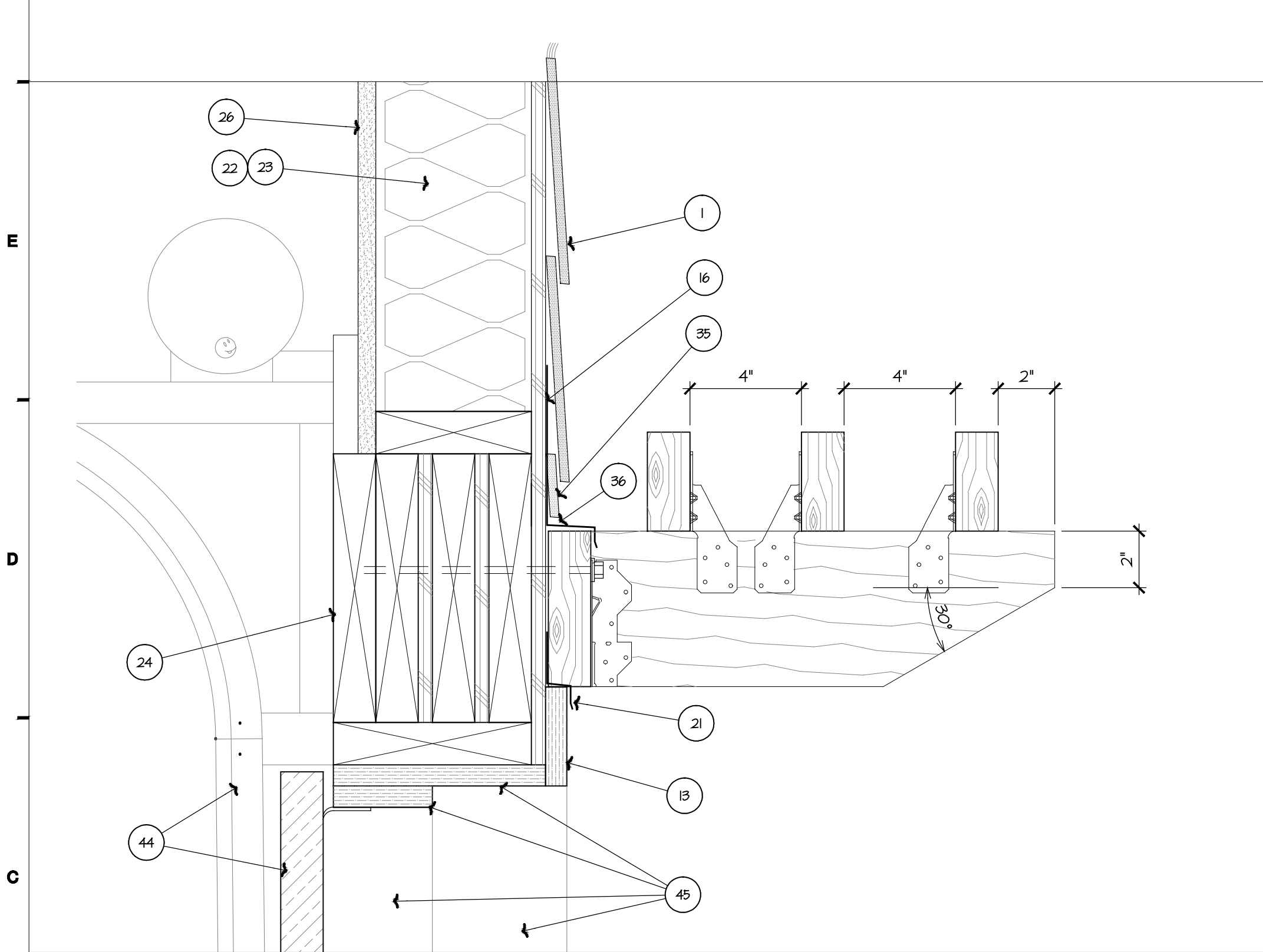
G2 JAMB DETAIL
 SCALE: 3" = 1'-0"
 SIM. @ LAP SIDING



E2 DETAIL
 SCALE: 6" = 1'-0"
 SIM. @ LAP SIDING



C2 JAMB DETAIL (HEAD SIM)
 SCALE: 3" = 1'-0"



KEYNOTES

- FIBER CEMENT BOARD LAP SIDING. 7" EXPOSURE. WOOD GRAIN TEXTURE. PAINT. 074600.
- CONCRETE FOOTING AND SLAB ON GRADE. RE. STRUCTURAL.
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- VINYL WINDOW PER SCHEDULE. QUAKER MANCHESTER SERIES BASIS OF DESIGN. INTEGRAL WHITE COLOR. 085515.
- RAFTER BATTLE @ EACH TRUSS BAY. 072100.
- R-40 BLOWN IN INSULATION. 072100.
- PREFINISHED ALUMINUM GUTTER (4" K-STYLE) & DOWNSPOUT (2X3). INCLUDE VALLEY CORNER SPLASH GUARDS AND CONCRETE SPLASH BLOCKS. 076200.
- LIGHT FIXTURE. RE. ELECTRICAL.
- 5/2" FIBER CEMENT BOARD TRIM. WOOD GRAIN TEXTURE. PAINT. 074646.
- 3/2" FIBER CEMENT BOARD TRIM. WOOD GRAIN TEXTURE. PAINT. 074646.
- PREFINISHED SHEETMETAL DRIP EDGE FLASHING. COLOR BY ARCHITECT. 076200.
- 1/2" ROOF SHEATHING. RE. STRUCTURAL.
- EXTERIOR PLYWOOD WALL SHEATHING WITH BUILDING WRAP. RE. STRUCTURAL. 072500.
- FIBER CEMENT VENTED SOFFIT PANEL. PAINT. 074600.
- FIBER CEMENT SOFFIT PANEL. PAINT. 074600.
- CAULK. PROVIDE REQUIRED GAP PER SIDING MANUFACTURER.
- 5/8" 6/YP. ED. ON CEILING. PAINT.
- PREFINISHED SHEETMETAL 2" FLASHING. EMBED FLASHING IN A BED OF CAULK PRIOR TO INSTALLATION.
- 2 x 6 WOOD STUDS @ 16" O.C.. RE. STRUCTURAL.
- R 14 KRAFT FACED BATT INSULATION. 072100.
- 2 x 4 WOOD HEADER. RE. STRUCTURAL.
- 2 x 4 WOOD STUD @ 16" O.C..
- 5/8" 6/YP. ED. PAINT.
- CAULK. CONTINUOUS.
- 2 x 6 TREATED BOTTOM PLATE W/ FOAM SILL SEALER AND ANCHOR BOLT. RE. STRUCTURAL.
- NOT USED.
- 3" PREFINISHED SHEET METAL FLASHING OVER CAST STONE. EMBED IN A BED OF CAULK.
- 1/2" x WOOD SILL W/ 1/2" x 2 1/2" SKIRT.
- FLOOR FINISH. RE. FINISH SCHEDULE.
- FIBER CEMENT VERTICAL SIDING WITH BATTENS AT 16" O.C.. CENTER BATTENS ON GABLES WHERE SHOWN. SMOOTH PANEL TEXTURE AND WOOD GRAIN TEXTURE BATTENS. PAINT. 074600.
- BASE PER FINISH SCHEDULE.
- FIBER CEMENT STARTER STRIP. 074600.
- 1/4" GAP DO NOT CAULK.
- 2 x 6 OUTRIGGERS. RE. STRUCTURAL PLANS.
- DOOR FRAME & INTERIOR TRIM. PAINT. RE. DOOR SCHEDULE.
- METAL THRESHOLD. SET IN A BED OF SEALANT.
- CONCRETE PATIO. RE. STRUCTURAL.
- DOOR PER SCHEDULE. PAINT.
- SET METAL FLASHING IN A BED OF CAULK.
- PREFINISHED ROOF EDGE FLASHING. 076200.
- GARAGE DOOR & TRACK. 083615.
- FIBER CEMENT 5/4" TRIM BOARD WITH WOOD GRAIN TEXTURE AROUND GARAGE DOOR WITH STOP. 074600.
- MFG. STONE VENEER. 04431516.
- MFG. STONE VENEER WITH SLOPED TOP. 04431516.
- FIBER CEMENT 5/4" x 1 1/2" TRIM BOARD WITH WOOD GRAIN TEXTURE. PAINT.
- BLOCKING AS REQUIRED BY MFG. STONE VENEER INSTALLATION.
- DOUBLE STUD AT JAMB LOCATION. TYP.
- FURR TRIM AS REQUIRED TO BE FLUSH WITH VERTICAL BATTEN BOARDS.
- FLASHING (SLOPED TO EXTERIOR).
- BEDDING SEAL UNDER FLASHING WITH DRIP EDGE.
- 2x4 OVER 2x6 CEDAR. STAIN.
- 6x6 TREATED TIMBER COLUMN. KDAT. STAIN. RE. STRUCTURAL.
- TREATED TIMBER BRACE. KDAT. STAIN. RE. STRUCTURAL.
- TREATED WOOD FRAMING. KDAT. STAIN. RE. STRUCTURAL.
- COMPOSITE WOOD FASCIA TO BE USED AS COLUMN BASE TRIM. 061535

GENERAL NOTES

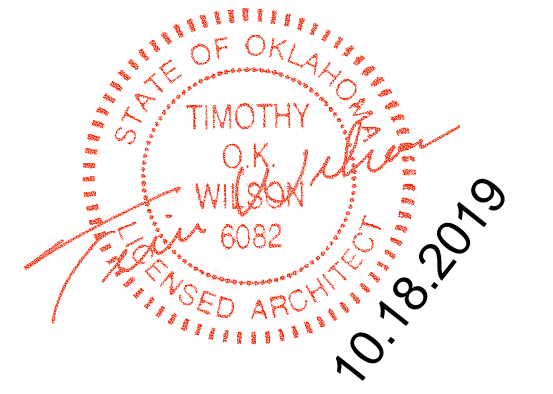
- ALL WORK TO MEET ALL APPLICABLE BUILDING, PLUMBING, MECHANICAL, ELECTRICAL, ADA/HANDICAP ACCESSIBILITY & LIFE SAFETY CODES & REQUIREMENTS.
- THE GENERAL CONTRACTOR & ALL SUBCONTRACTORS SHALL THOROUGHLY FAMILIARIZE THEMSELVES TO ALL BUILDING SPECIFIC REQUIREMENTS & EXTENTS OF THE WORK PRIOR TO BIDDING. NO CHANGES IN THE CONTRACT WILL BE CONSIDERED FOR INFORMATION DISCERNIBLE FROM THE DRAWINGS.
- DO NOT SCALE DRAWINGS. FIELD VERIFY ALL EX. CONDITIONS, DIMENSIONS, ELEVATIONS, ETC. PRIOR TO ORDERING, FABRICATION, ETC.
- NOTIFY ARCHITECT OF ANY DISCREPANCIES BETWEEN THE PROJECT DOCUMENTS & EX. CONDITIONS.
- REFERENCE ARCHITECTURAL CIVIL, STRUCTURAL, MECHANICAL, ELECTRICAL & PLUMBING PLANS FOR ADDITIONAL INFORMATION.
- CAULK AT ALL INTERSECTIONS OF TRIM BOARD TO SIDING, SOFFIT PANELS & VINYL WINDOWS, UNLESS SHOWN OTHERWISE. SEE GENERAL NOTE G.
- INSTALL SIDING WEATHER BARRIER, FLASHING, TRIM, SEAM TAPING, ETC. PER SIDING MANUFACTURER'S REQUIREMENTS FOR WEATHERPROOF PERFORMANCE. COORDINATE INSTALLATION WITH WINDOW MANUFACTURER'S REQUIREMENTS. REFER TO F4/A3.4 FOR WINDOW FLASHING SEQUENCE.



ARCHITECTURAL CORPORATION
 OKLAHOMA CERTIFICATE
 OF AUTHORITY NO. CA 02479

TIMBER RIDGE COTTAGES
 SECTION 8, TOWNSHIP 18, RANGE 15
 BROKEN ARROW, WAGONER COUNTY, OK

SEAL
 ARCHITECT - TIMOTHY O.K. WILSON
 LICENSE NO. 6082



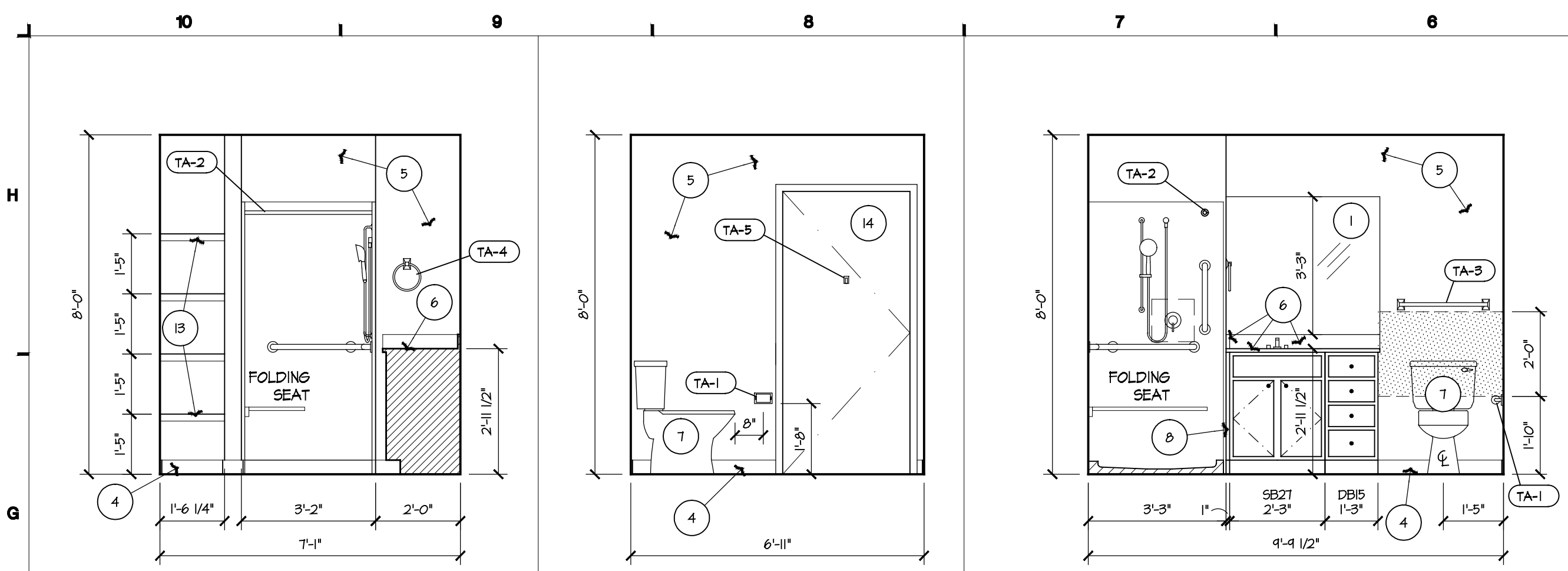
SECTIONS & DETAILS

ISSUE DATE:
 OCTOBER 18, 2019
 REVISIONS:

PROJECT NO.: 1902

C A3.4

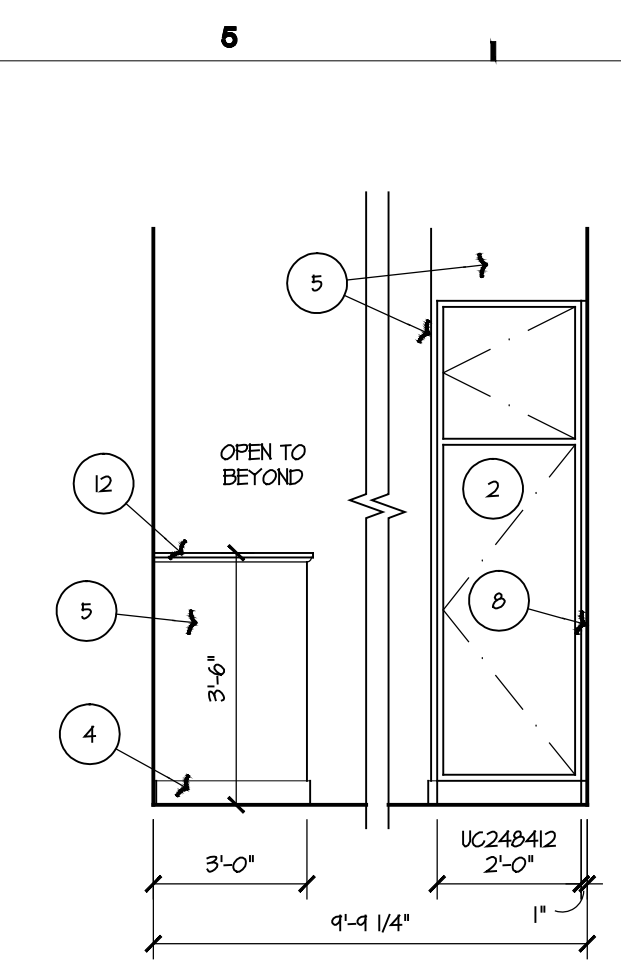
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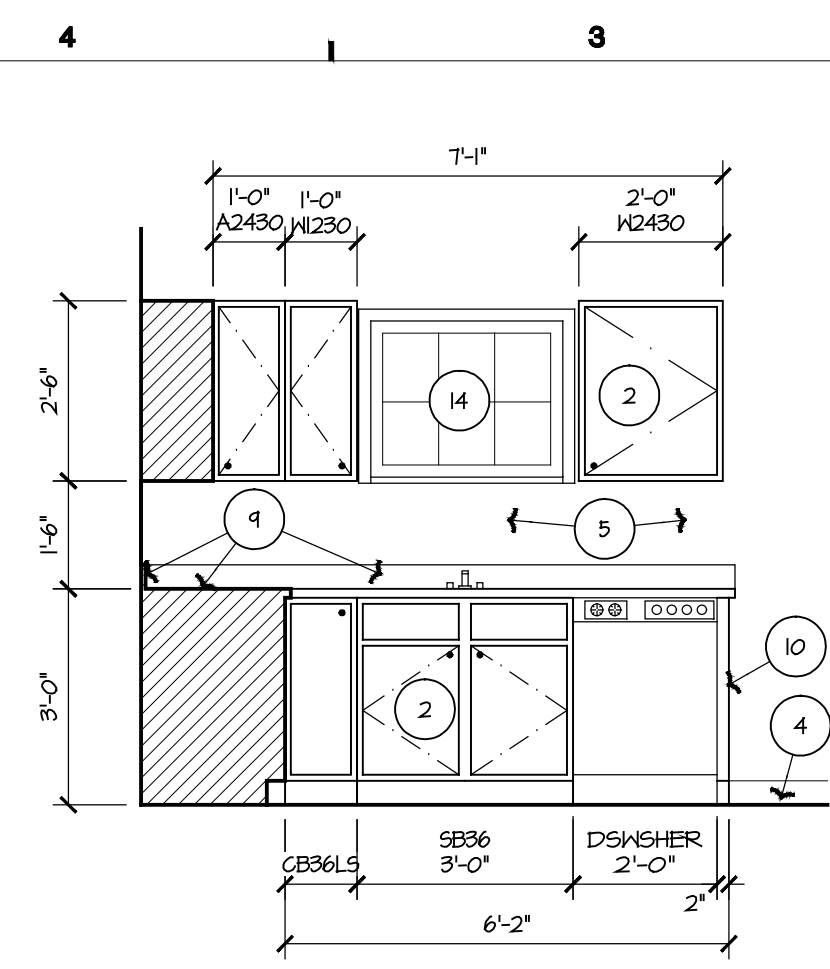
G10 ELEVATION
 SCALE: 3/8" = 1'-0"

G9 ELEVATION
 SCALE: 3/8" = 1'-0"

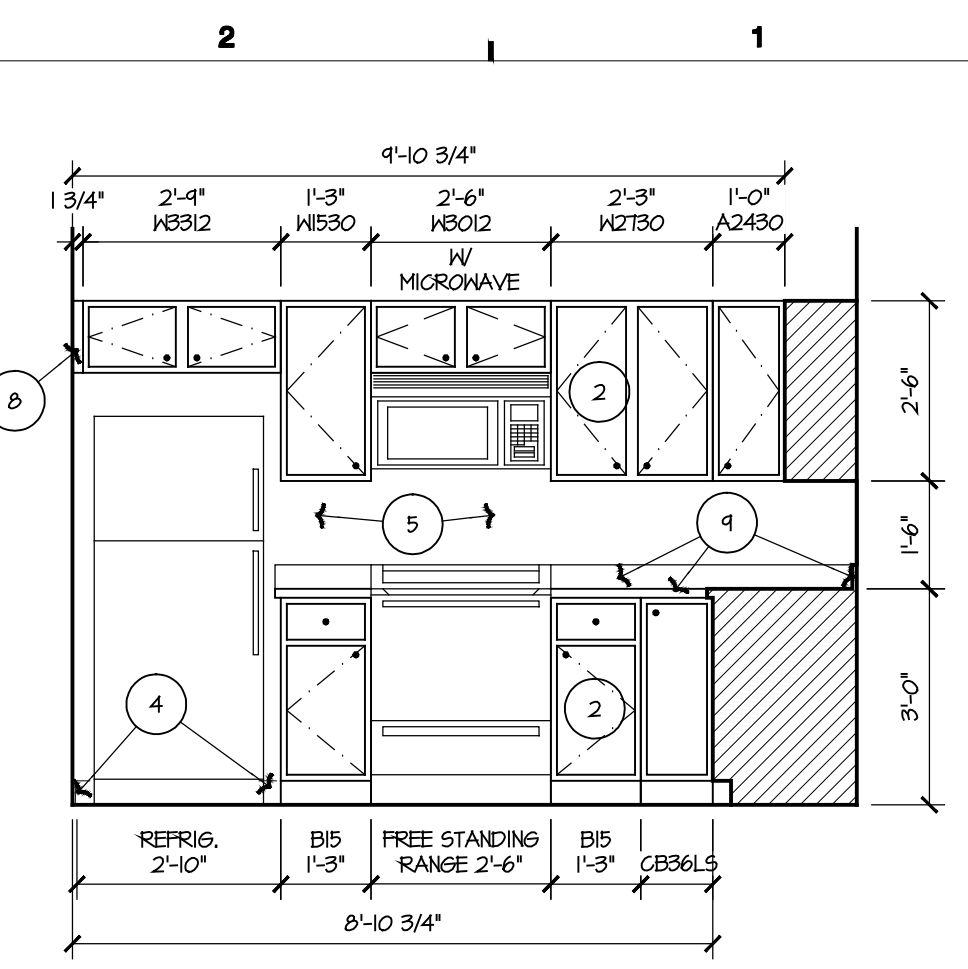
G7 ELEVATION
 SCALE: 3/8" = 1'-0"



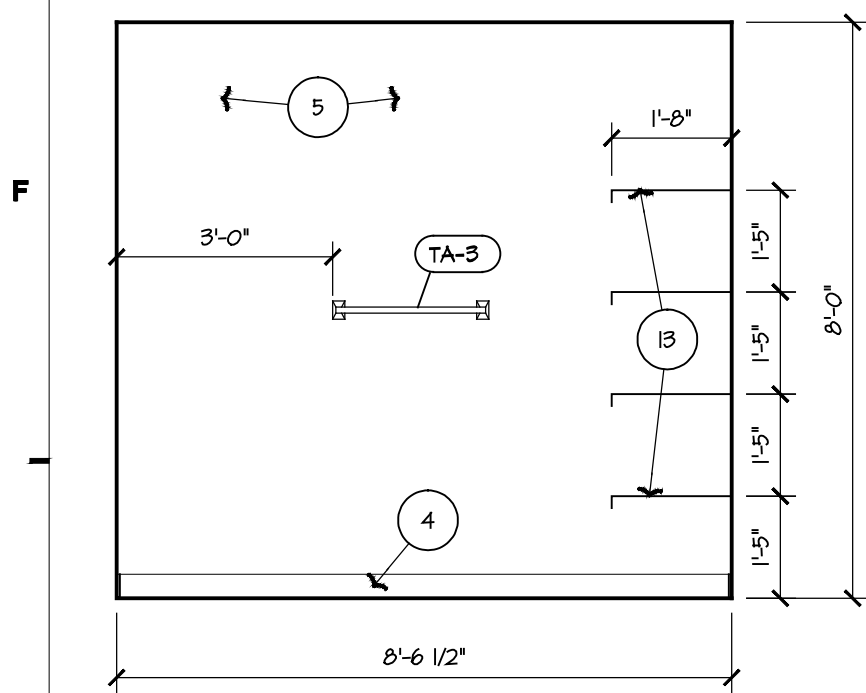
G5 ELEVATION
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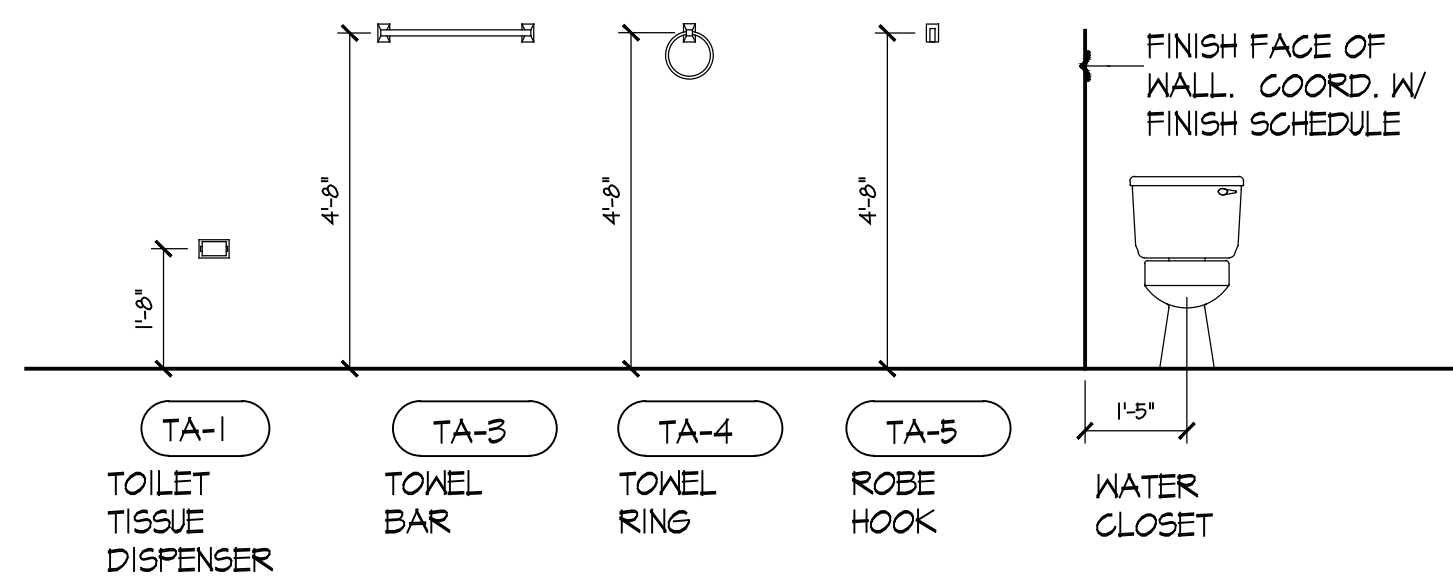
G4 ELEVATION
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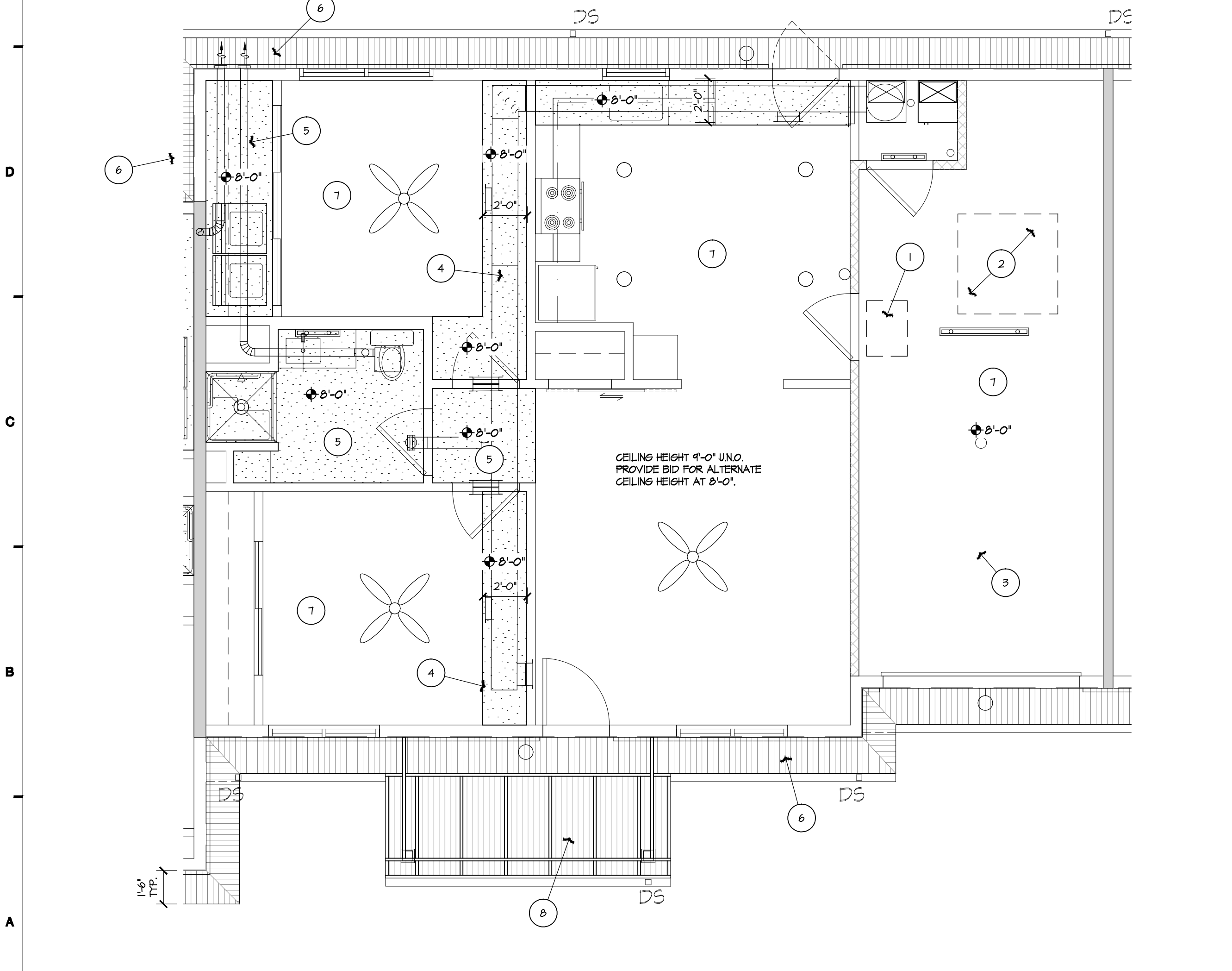
G2 ELEVATION
 SCALE: 3/8" = 1'-0"



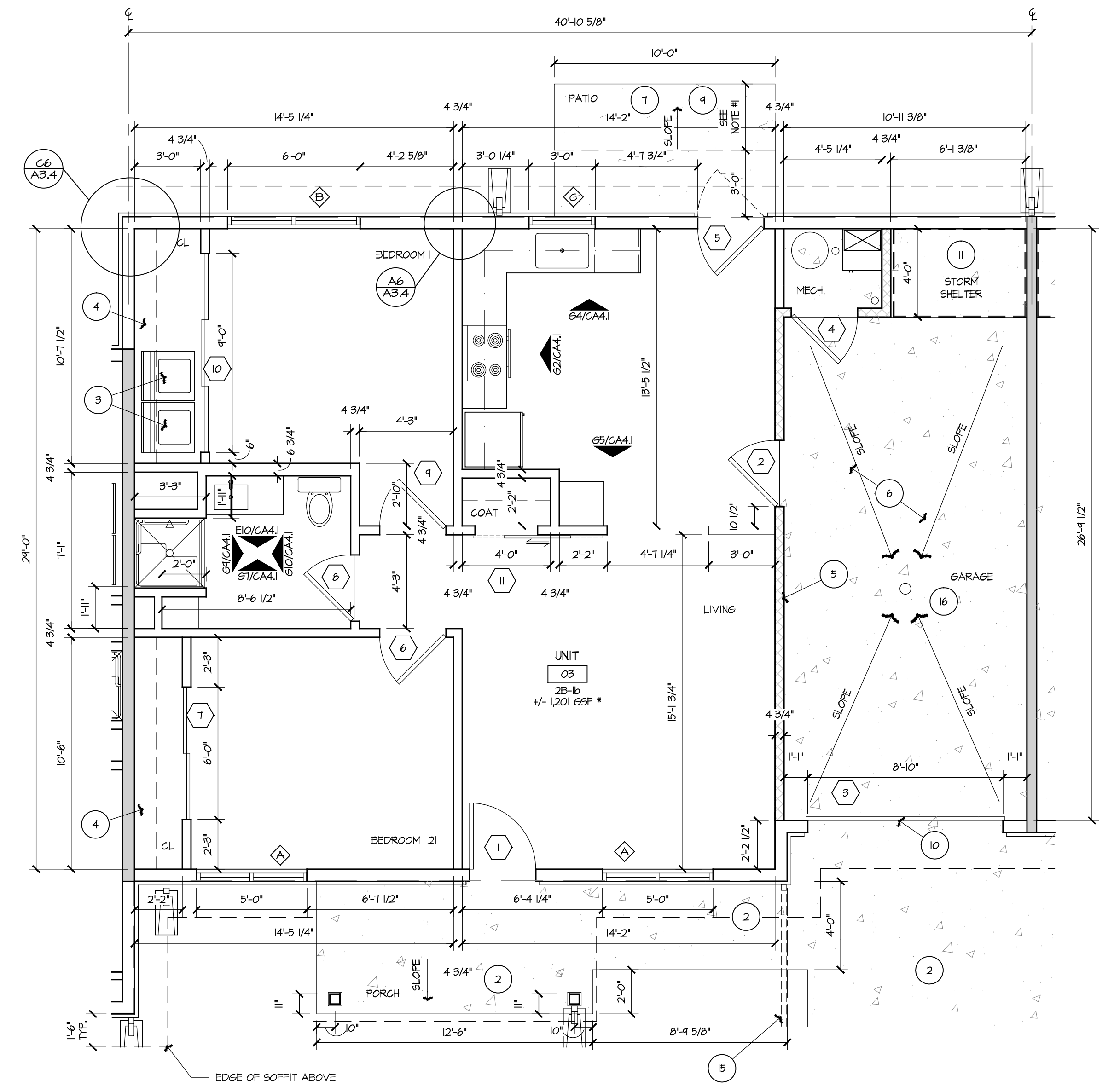
E10 ELEVATION
 SCALE: 3/8" = 1'-0"



E7 TYPICAL MOUNTING HEIGHTS
 SCALE: NONE



A7 ENLARGED REF. CLNG. PLAN
 SCALE: 1/4" = 1'-0"



A2 ENLARGED PLAN
 SCALE: 1/4" = 1'-0"

KEY NOTES

- MIRROR, FULL LENGTH OF VANITY, UNLESS NOTED OTHERWISE. REFER TO SPEC. SECTION 082300.
- WOOD CABINETS. RE. GENERAL NOTES.
- 1 PIECE FIBERGLASS TUB/SHOWER SURROUND. RE. PLUMBING PLANS.
- BASE PER FINISH SCHEDULE.
- GYP/DM BOARD WALL CONSTRUCTION. PAINT.
- COLORLED MARBLE COUNTERTOP W/ INTEGRAL SINK AND BACKSPLASH & RETURN. 1206615.
- TOILET. RE. PLUMBING PLANS.
- FILLER PIECE. MATCH CABINET STYLE.
- 1/2" THICK PLASTIC LAMINATE COUNTERTOP WITH 4" BACKSPLASH & RETURN WHERE SHOWN. RE. SPEC. SECTION 02625.05.
- CABINET END PANEL.
- FILLER.
- HALF WALL 1 X WOOD CAP EXTEND PAST GYP. ED. 1" ON ALL SIDES. PAINT. INSTALL 3/4" ROUND ON UNDERSIDE OF WOOD CAP ALL SIDES. PAINT.
- VINYL COATED WIRE SHELVING.
- DOOR/WINDOW PER SCHEDULE.
- PROVIDE 2X2 DRAIN BOX INSTALLED AT GRADE FOR DOWNSPOUT. CONECT DRAIN BOX TO BURIED SCHEDULE 40 SMOOTH WALL PVC DRAIN PIPE RUNNING UNDERNEATH SIDEWALK. SLOPE PIPE FOR POSITIVE DRAINAGE TO A MIN. OF 8" AWAY FROM BUILDING. DAYLIGHT IF POSSIBLE. IF NOT PROVIDE POP-UP STYLE TERMINATION.
- SLOPE CONCRETE FLOOR TO DRAIN.

GENERAL NOTES

- IN ALL UNIT BATHS, CONTRACTOR SHALL PROVIDE: 1. INSTALL 1 HAND TOWEL RING (6" DIA.), 1 ROBE HOOK, 1 TOILET PAPER DISPENSER, SHOWER ROD, & 2 TOWEL BARS (24"). REFER TO SPEC. SECTION 102200.
- CABINETRY SHALL BE BY GRANOVEN INDUSTRIES, INC. GRANDALE COLOR AS SELECTED BY ARCHITECT WITH BRUSHED ALUMINUM WIRE PULLS OR APPROVED EQUAL. COORDINATE CABINETRY INSTALLATION AS REQUIRED PRIOR TO FABRICATION. CONSTRUCT WALLS IN ROUGH OPENINGS AS NEEDED FOR SIZES OF CABINETRY INDICATED. INSTALL MATCHING WOOD SCRIBE AT ALL CABINET / WALL JOINTS. INSTALL MATCHING WOOD QUARTER ROUND BASE SHOE AT ALL TOESICK & END PANEL / FINISH FLOOR JOINTS. TOESICK TO MATCH CABINETRY FINISH. REFER TO SPEC. SECTION 02625.05.
- COORDINATE CABINETRY WITH APPLIANCES FOR PROPER CLEARANCES, OPERATION, ETC. RE. SPEC SECTION 15100 FOR APPLIANCE INFORMATION.
- PRIOR TO FABRICATION OF CABINETRY, CONTRACTOR SHALL FIELD VERIFY ACTUAL FINISHED WALL DIMENSIONS.
- PROVIDE FINISHED SURFACES ON CABINETS & COUNTERTOPS WHERE EXPOSED TO VIEW.
- INSTALL 5/8" FIRE RATED MOISTURE/MOLD RESISTANT GYP. ED. ON ALL WALLS & CEILING IN BATHS.
- INSTALL 5/8" FIRE RATED MOISTURE/MOLD RESISTANT GYP. ED. ON ALL WALLS A MIN. OF 12" BEYOND EXTENTS OF CABINETRY IN KITCHENS.
- UTILIZE 2X WOOD BLOCKING AS REQUIRED FOR INSTALLATION OF CABINETRY, ACCESSORIES, ETC.
- ARCHITECT TO SELECT ALL COLORS, FINISHES, ETC.
- CAULK ALL COUNTERTOP & BACKSPLASH / G.B. WALL JOINTS. SET SINKS IN A BED OF CAULK. CAULK TO BE CLEAR.

TOILET ACCESSORIES LEGEND

NOTE: CONTRACTOR SHALL INSTALL ALL REQUIRED 2X WOOD BLOCKING FOR A PROPER INSTALLATION OF TOILET ACCESSORIES. REFER TO CA/ALI FOR MOUNTING HEIGHTS. REFER TO SPEC. SECTION 102200 FOR ADDITIONAL INFORMATION.

- ACCESSORIES MANUFACTURED BY GATCO, LATITUDE STYLE, CHROME FINISH.
- TA-1 TOILET TISSUE DISPENSER MODEL # 4245B
 - TA-2 SHOWER CURTAIN ROD
 - TA-3 TOWEL BAR - 24" MODEL # 4240
 - TA-4 HAND TOWEL RING - 6" DIA. MODEL # 4242
 - TA-5 ROBE HOOK MODEL # 4245
- 2X WOOD BLOCKING, REFER TO ELEVATIONS FOR LOCATIONS

RCP KEY NOTES

- E-2 HATCH ATTIC ACCESS DOOR AS MANUFACTURED BY BATTIC DOOR, MODEL R-42, 22" X 30".
- PROVIDE & INSTALL 45° X 45° CEILING MOUNTED OVERHEAD STORAGE SYSTEM BY HYLOFT OR APPROVED EQUAL.
- AUTOMATIC GARAGE DOOR OPENER.
- 5/8" GYP. ED. SOFFIT. PAINT. INSTALL 5/8" GYP. ED. ON BOTTOM OF ROOF TRUSS PRIOR TO CONSTRUCTION OF SOFFIT.
- 5/8" GYP. ED. SUSPENDED CEILING. PAINT. INSTALL 5/8" GYP. ED. ON BOTTOM OF ROOF TRUSS PRIOR TO CONSTRUCTING SUSPENDED CEILING. 042216
- CEMENT FIBER VENTED SOFFIT PANELS. 074600
- 5/8" GYP. ED. ON BOTTOM OF ROOF TRUSS. PAINT.
- FIBER CEMENT BOARD CEILING. PAINT. 074600



ARCHITECTURAL CORPORATION
 OKLAHOMA CERTIFICATE
 OF AUTHORITY NO. CA 02479

TIMBER RIDGE COTTAGES

SECTION 8, TOWNSHIP 18, RANGE 15
 BROKEN ARROW, WAGONER COUNTY, OK

STARK WILSON DUNCAN ARCHITECTS INC.
 315 NICHOLS RD. STE 228 - KANSAS CITY, MO 64112 - F 816.531.1978

SEAL
 ARCHITECT - TIMOTHY O.K. WILSON
 LICENSE NO. 6082



ENLARGED UNIT
 PLAN & INTERIOR
 ELEVATIONS

ISSUE DATE:
 OCTOBER 18, 2019

REVISIONS:

PROJECT NO.: 1902

CA4.1

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KEY NOTES

- MIRROR FULL LENGTH OF VANITY, UNLESS NOTED OTHERWISE. REFER TO SPEC. SECTION 082000.
- WOOD CABINETS. RE. GENERAL NOTES.
- 1 PIECE FIBERGLASS TUB/SOWER SURROUND. RE. PLUMBING PLANS.
- BASE PER FINISH SCHEDULE.
- GYPSUM BOARD WALL CONSTRUCTION. PAINT.
- COLOR MATCHED MARBLE COUNTERTOP W/ INTEGRAL SINK AND 4" BACKSPLASH & RETURN. I256615.
- TOILET (ADA COMPLIANT IF NOTED). RE. PLUMBING.
- FILLER PIECE. MATCH CABINET STYLE.
- 1/2" THICK PLASTIC LAMINATE COUNTERTOP WITH 4" BACKSPLASH & RETURN WHERE SHOWN. RE. SPEC. SECTION I256231.
- CABINET END PANEL.
- FILLER.
- 1/2" X 1" WOOD CAP EXTEND PAST GYP. BD. 1" ON ALL SIDES. PAINT. INSTALL 3/4" ROUND ON UNDERSIDE OF WOOD CAP ALL SIDES. PAINT.
- VINYL COATED WIRE SHELVING.
- DOOR/WINDOW PER SCHEDULE.
- INSTALL FLOOR FINISH & BASE UNDER REMOVABLE BASE CABINET. PAINT WALLS & INSULATE ALL EXPOSED PIPING.
- 2X WOOD BLOCKING CONTINUOUS, INDICATED BY HATCHED AREA. FOR SCHEDULED INSTALLATION OF GRAB BARS PER ICC/ANSI A117-2004. TYPICAL.
- IN ACCESSIBLE KITCHENS TOP OF ELECT. BOXES (SWITCHES TO CONTROL GARBAGE DISPOSAL, RANGE HOOD LIGHT, RANGE HOOD FAN, ETC.) & OUTLETS AT 3'-8" AFF. UNO. RE. ELEC. PLANS.
- ADA SHOWER CONTROL & HAND SHOWER. HAND SHOWER TO HAVE MIN 5/8" HOSE & ADJUSTABLE HEIGHT SHOWER HEAD MOUNTED ON A 30" ADJUSTABLE BAR. RE. PLUMBING PLANS.
- PROVIDE I2X12 DRAIN BOX INSTALLED AT GRADE FOR DOWNSPOUT. CONNECT DRAIN BOX TO BURIED SCHEDULE 40 SMOOTH WALL PVC DRAIN PIPE RUNNING UNDERNEATH SIDEWALK. SLOPE PIPE FOR POSITIVE DRAINAGE TO A MIN. OF 8FT AWAY FROM BUILDING. DAYLIGHT IF POSSIBLE. IF NOT PROVIDE POP-UP STYLE TERMINATION.
- SLOPE CONCRETE FLOOR TO DRAIN.

GENERAL NOTES

- IN ALL UNIT BATHS, CONTRACTOR SHALL PROVIDE & INSTALL 1 HAND TOWEL RING (6" DIA.) 1 ROBE HOOK 1 TOILET PAPER DISPENSER, SHOWER ROD, & 2 TOWEL BARS (24"). REFER TO SPEC. SECTION I22800.
- CABINETS SHALL BE BY GRANOVEN INDUSTRIES, INC. OAKDALE. COLOR AS SELECTED BY ARCHITECT WITH BRUSHED ALUMINUM MIRE FILLS OR APPROVED EQUAL. COORDINATE CABINETS INSTALLATION AS REQUIRED PRIOR TO FABRICATION. CONSTRUCT WALLS W/ ROUGH OPENINGS AS NEEDED FOR SIZES OF CABINETS INDICATED. INSTALL MATCHING WOOD SCRIBE AT ALL CABINET / WALL JOINTS. INSTALL MATCHING WOOD QUARTER ROUND BASE SHOE AT ALL TOE/KICK & END PANEL / FINISH FLOOR JOINTS. TOE/KICK TO MATCH CABINETS FINISH. REFER TO SPEC. SECTION I23590.
- COORDINATE CABINETS WITH APPLIANCES FOR PROPER CLEARANCES OPERATION, ETC.. RE. SPEC SECTION I5100 FOR APPLIANCE INFORMATION.
- PRIOR TO FABRICATION OF CASEWORK, CONTRACTOR SHALL FIELD VERIFY ACTUAL FINISHED WALL DIMENSIONS.
- PROVIDE FINISHED SURFACES ON CABINETS & COUNTERTOPS WHERE EXPOSED TO VIEW.
- INSTALL 5/8" FIRE RATED MOISTURE/MOLD RESISTANT GYP. BD. ON ALL WALLS & CEILING IN BATHS.
- INSTALL 5/8" FIRE RATED MOISTURE/MOLD RESISTANT GYP. BD. ON ALL WALLS A MIN. OF 12" BEYOND EXTENTS OF CABINETS IN KITCHENS.
- UTILIZE 2X WOOD BLOCKING AS REQUIRED FOR INSTALLATION OF CABINETS, ACCESSORIES, ETC..
- ARCHITECT TO SELECT ALL COLORS, FINISHES, ETC..
- CAULK ALL COUNTERTOP & BACKSPLASH / G.B. WALL JOINTS. SET SINKS IN A BED OF CAULK. CAULK TO BE CLEAR.

TOILET ACCESSORIES

LEGEND

NOTE: CONTRACTOR SHALL INSTALL ALL REQUIRED 2X WOOD BLOCKING FOR A PROPER INSTALLATION OF TOILET ACCESSORIES. REFER TO CA4.1 FOR MOUNTING HEIGHTS. REFER TO SPEC. SECTION I22800 FOR ADDITIONAL INFORMATION.

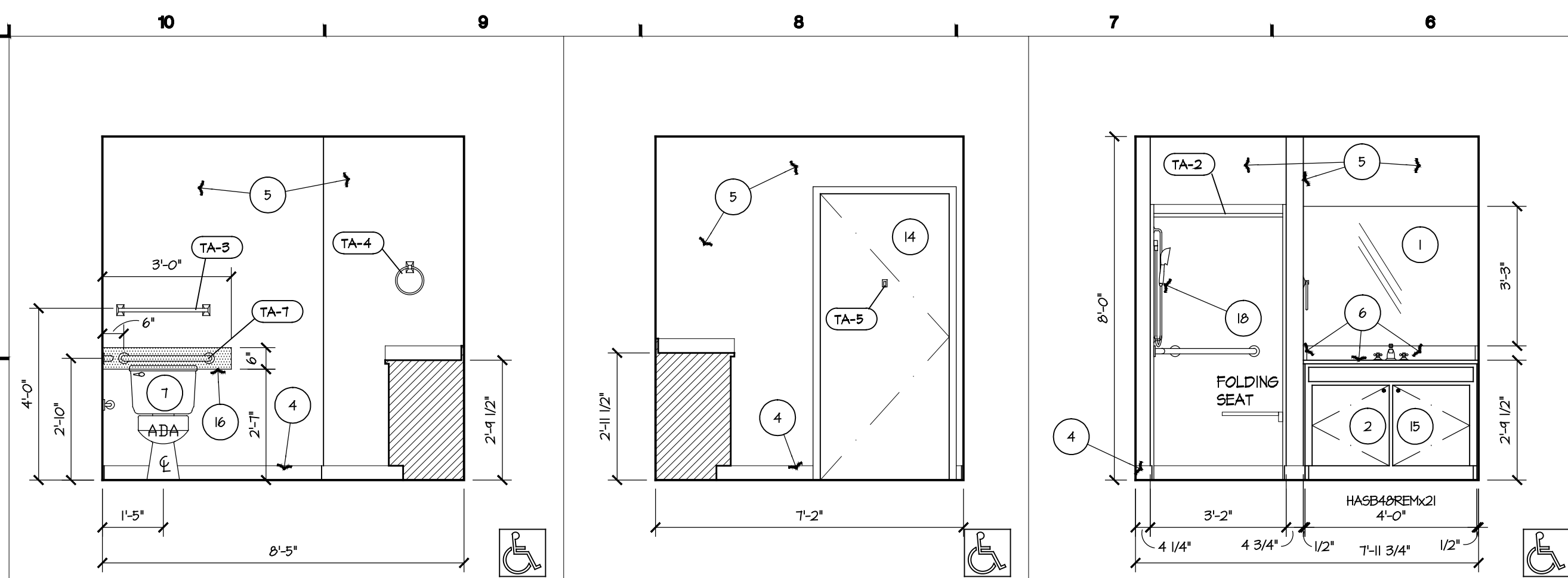
ACCESSORIES MANUFACTURED BY GATCO, LATITUDE2 STYLE, CHROME FINISH.

- TA-1 TOILET TISSUE DISPENSER MODEL # 4248B
- TA-2 SHOWER CURTAIN ROD
- TA-3 TOWEL BAR - 24" MODEL # 4240
- TA-4 HAND TOWEL RING - 6" DIA. MODEL # 4242
- TA-5 ROBE HOOK MODEL # 4245
- TA-6 42" GRAB BAR
- TA-7 36" GRAB BAR

2X WOOD BLOCKING. REFER TO ELEVATIONS FOR LOCATIONS

RCP KEY NOTES

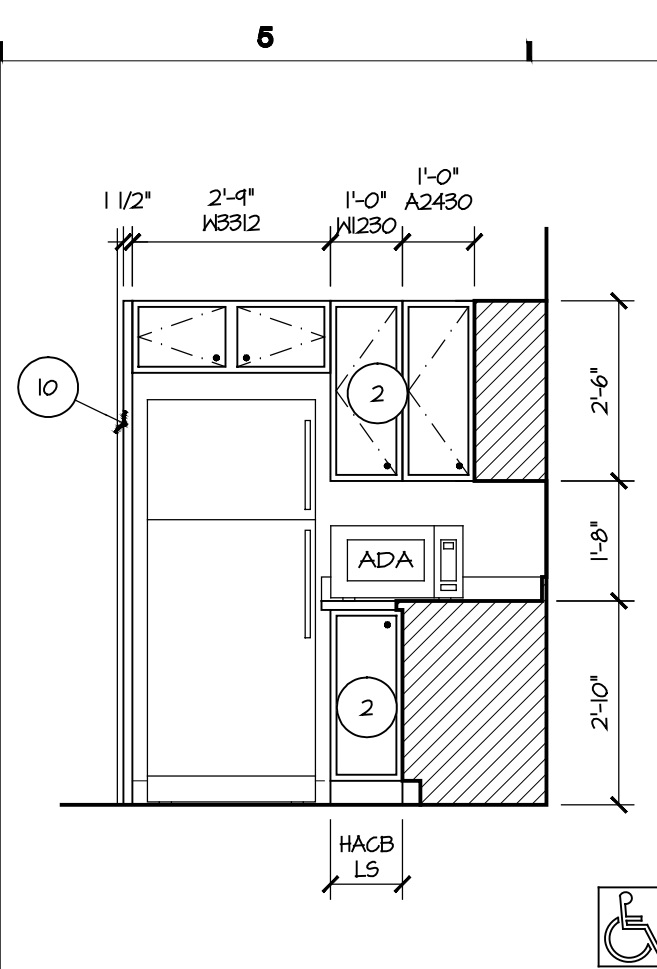
- PROVIDE & INSTALL 22" X 30" X 5/8" GYPSUM BOARD ATTIC ACCESS PANEL INCLUDING GASKET & R 36 BATT INSULATION ON TOP OF PANEL. TRIM OPENING IN WOOD. PAINT TO MATCH CEILING.
- PROVIDE & INSTALL 48" X 48" CEILING MOUNTED OVERHEAD STORAGE SYSTEM BY HYLOR OR APPROVED EQUAL.
- AUTOMATIC GARAGE DOOR OPENER.
- 5/8" GYP. BD. SOFFIT. PAINT. INSTALL 5/8" GYP. BD. ON BOTTOM OF ROOF TRUSS PRIOR TO CONSTRUCTION OF SOFFIT.
- 5/8" GYP. BD. SUSPENDED CEILING. PAINT. INSTALL 5/8" GYP. BD. ON BOTTOM OF ROOF TRUSS PRIOR TO CONSTRUCTING SUSPENDED CEILING. 042216
- CEMENT FIBER VENTED SOFFIT PANELS. 074600
- 5/8" GYP. BD. ON BOTTOM OF ROOF TRUSS. PAINT.
- FIBER CEMENT BOARD CEILING. PAINT. 074600



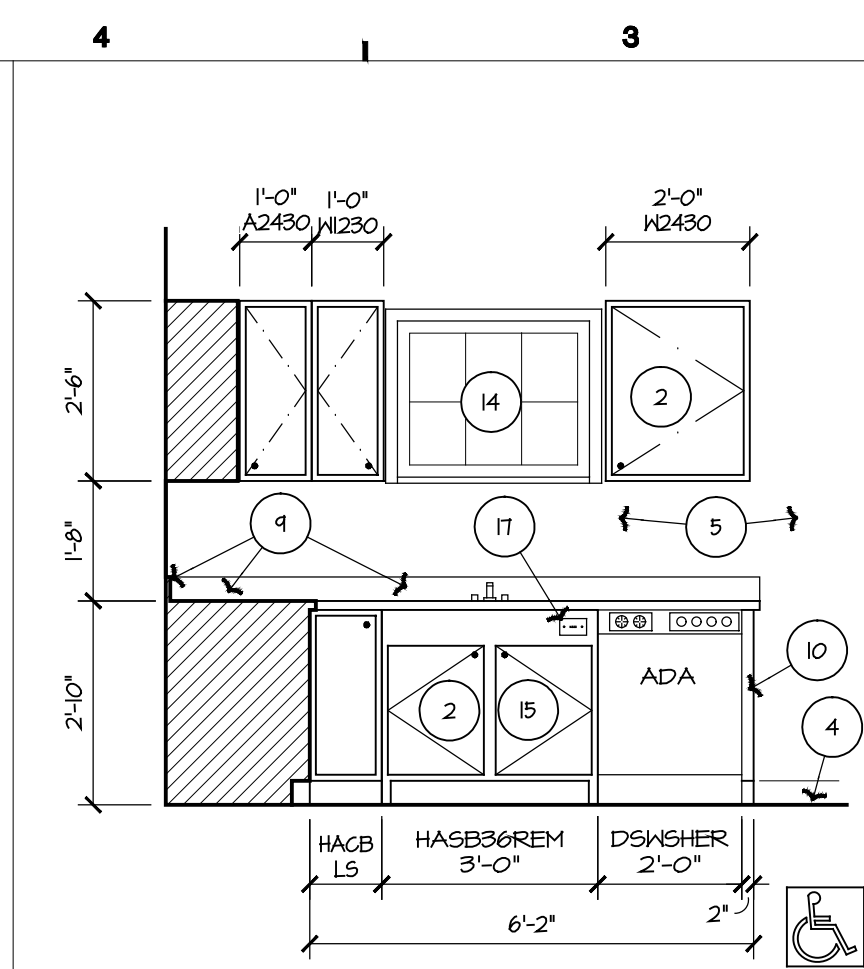
G10 ELEVATION
SCALE: 3/8" = 1'-0"

G9 ELEVATION
SCALE: 3/8" = 1'-0"

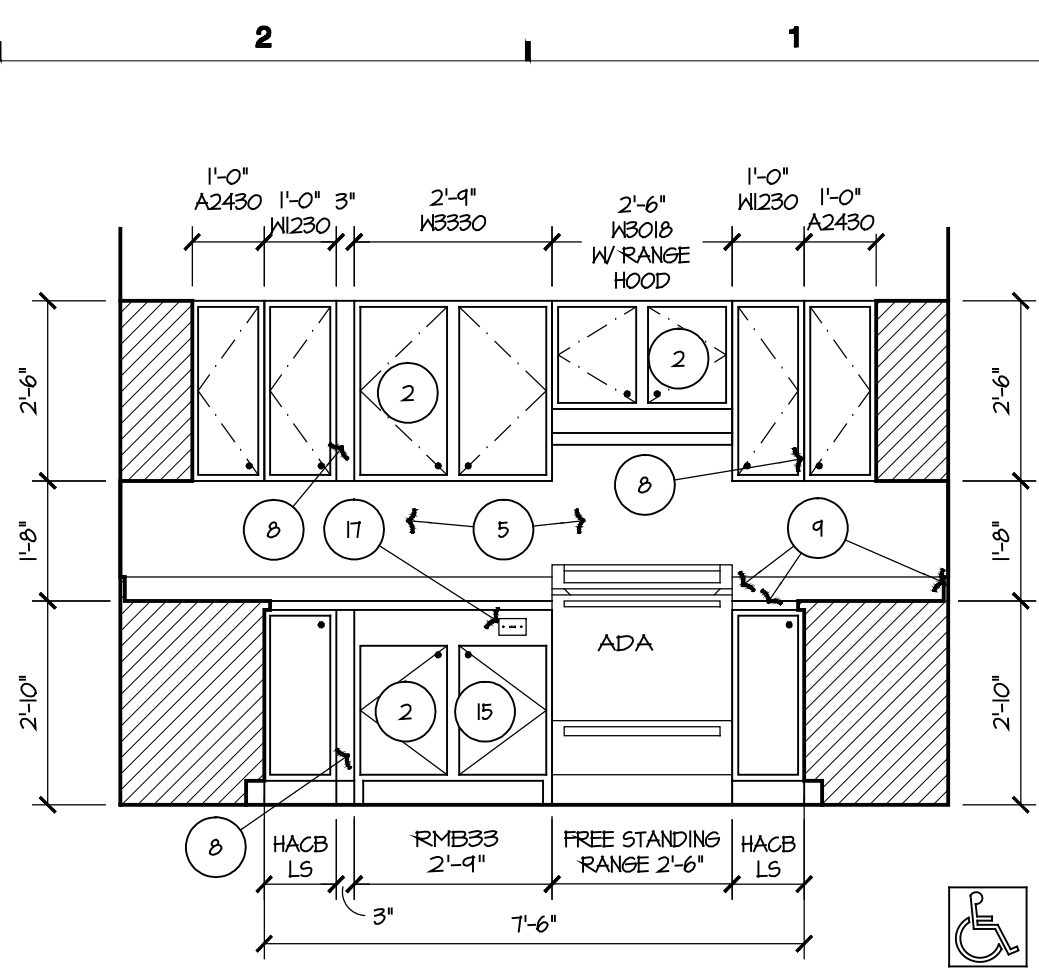
G7 ELEVATION
SCALE: 3/8" = 1'-0"



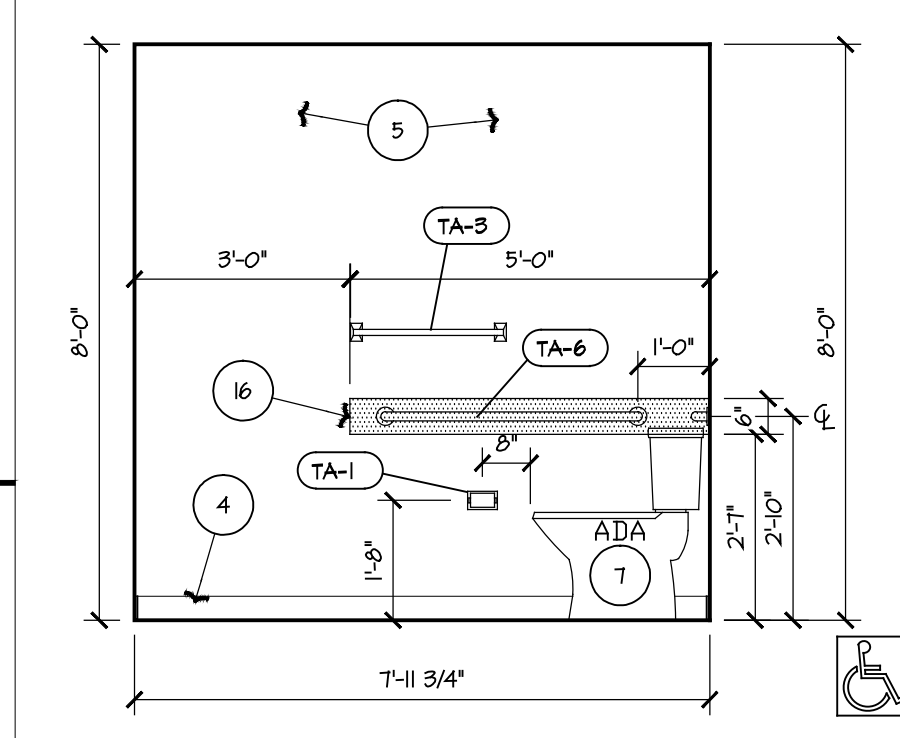
G5 ELEVATION
SCALE: 3/8" = 1'-0"



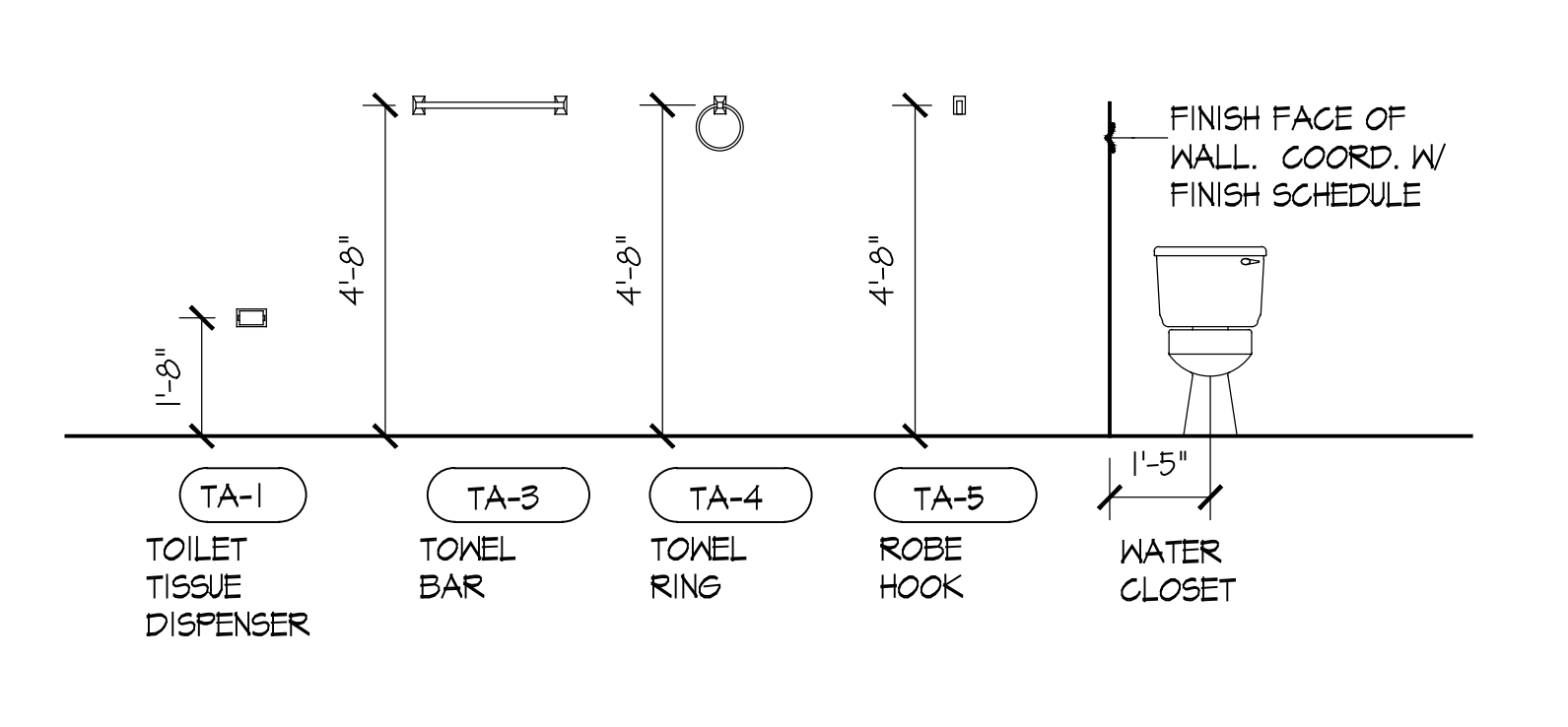
G4 ELEVATION
SCALE: 3/8" = 1'-0"



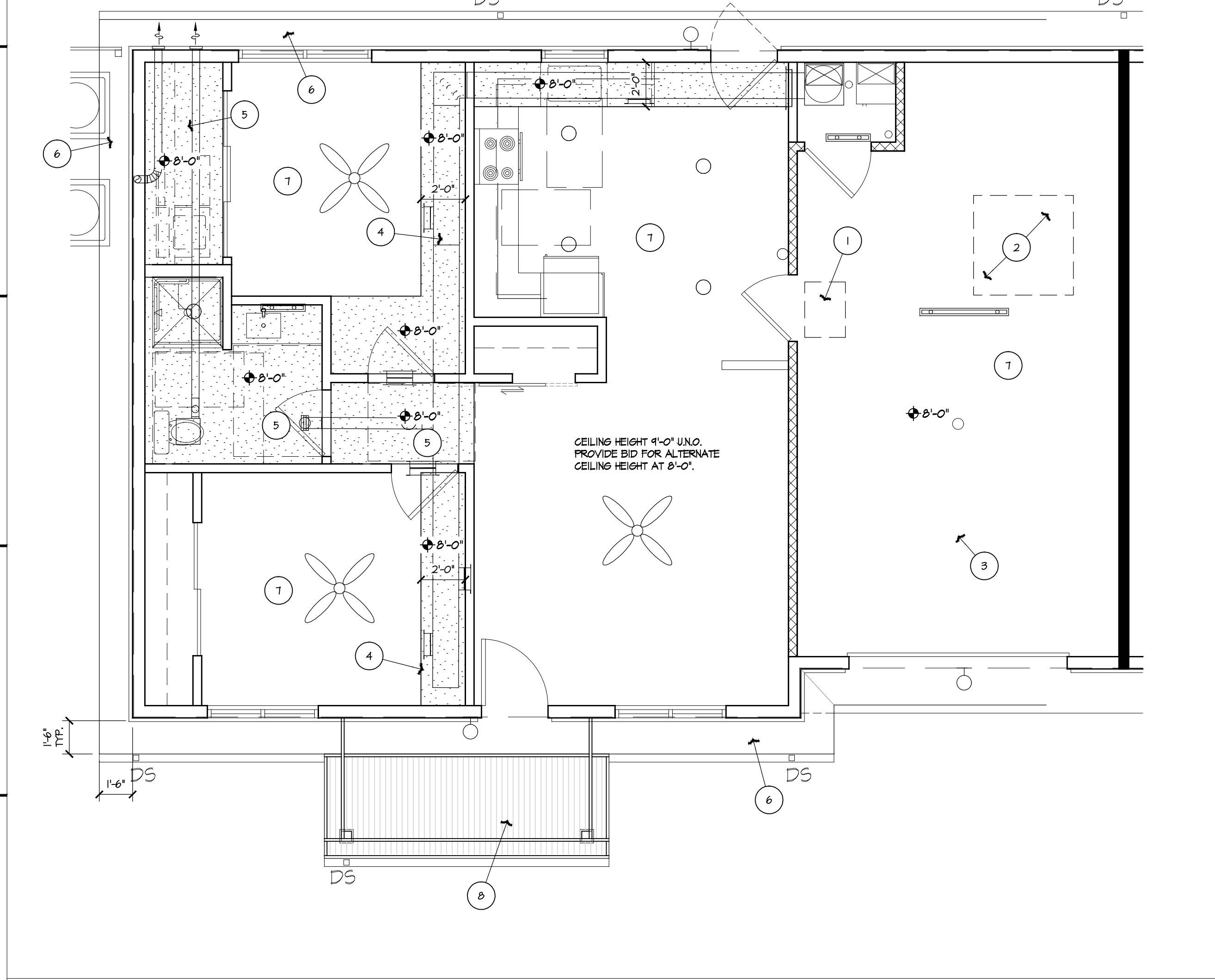
G2 ELEVATION
SCALE: 3/8" = 1'-0"



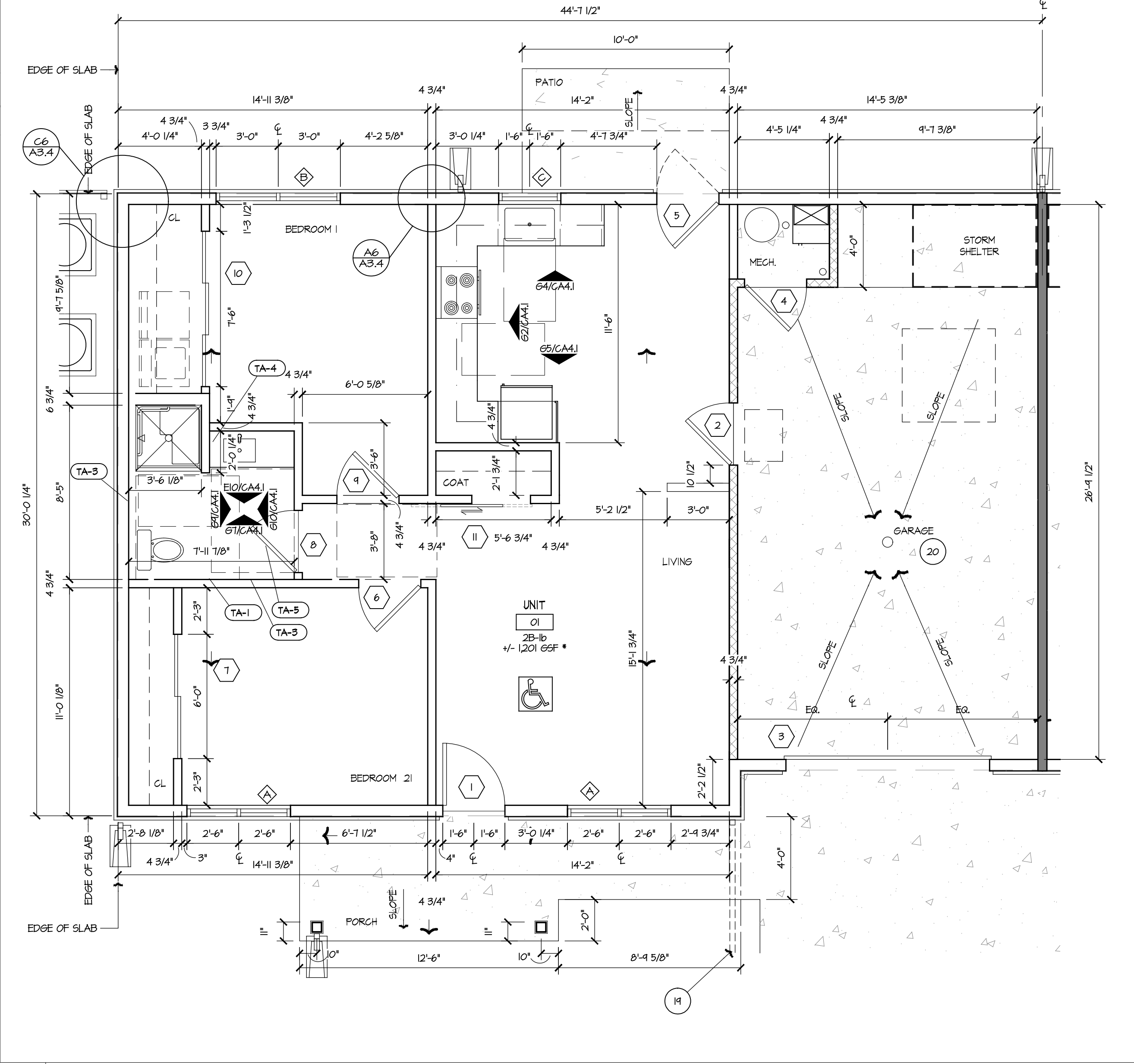
E10 ELEVATION
SCALE: 3/8" = 1'-0"



E7 TYPICAL MOUNTING HEIGHTS
SCALE: NONE

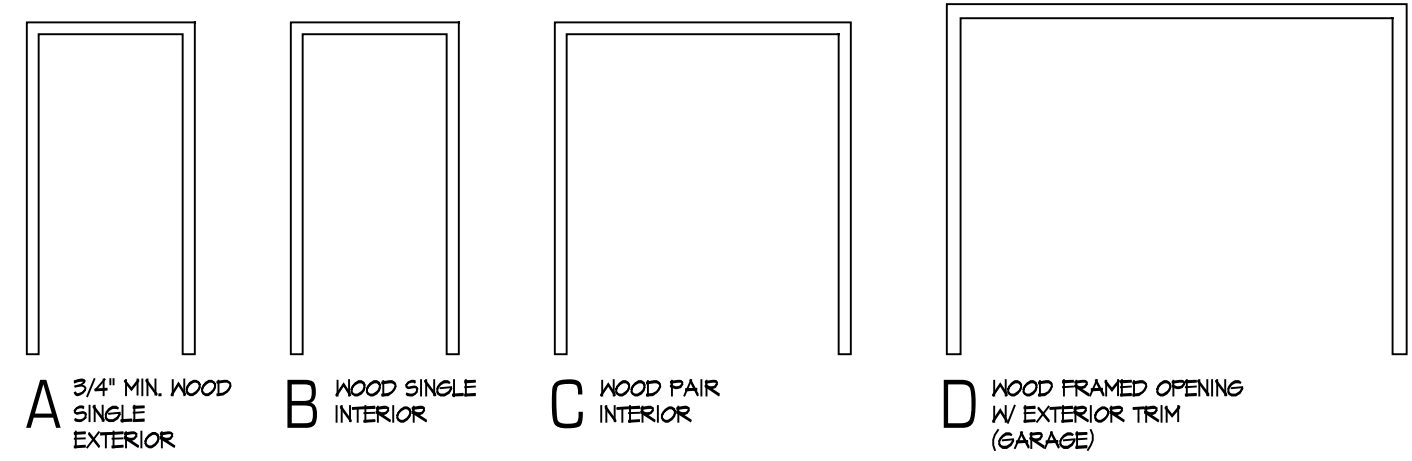


A7 ENLARGED REF. CLNG. PLAN BLDG 13
SCALE: 1/4" = 1'-0"

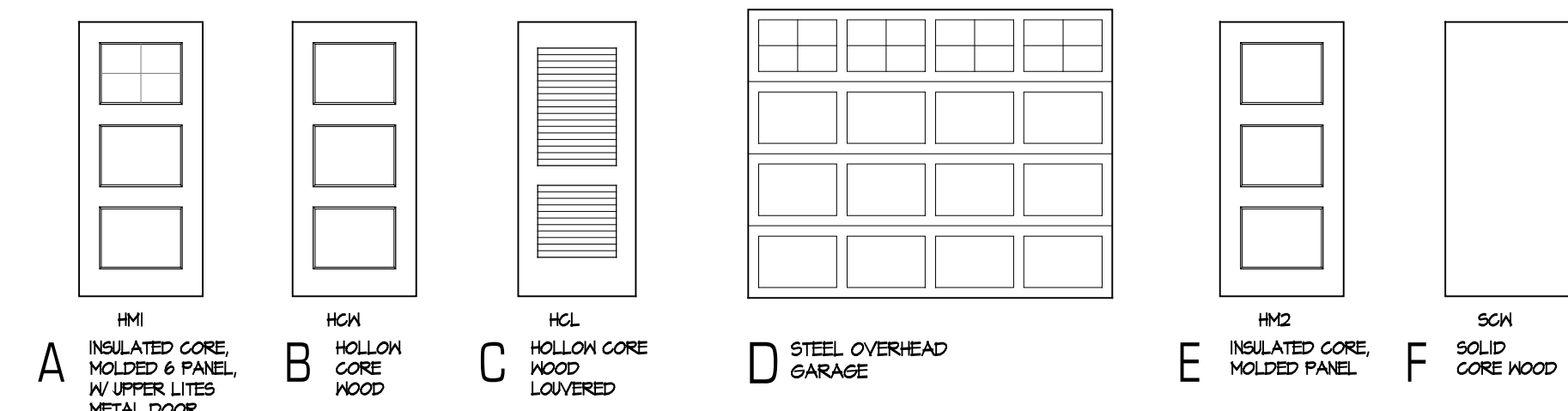


A2 ENLARGED PLAN BLDG 13
SCALE: 1/4" = 1'-0"

DOOR SCHEDULE											
NO.	DOOR INFORMATION					FRAME INFORMATION					REMARKS
	SIZE	MAT. TYPE	DOOR TYPE	UL RATING	HWYR SET	MAT. TYPE	FRAME TYPE	HEAD	JAMB	SILL	
1	5'-0" X 7'-0" X 1 3/4"	HMI	A	-	A	WD	E	A4/A3.4	A2/A3.4	C4/A3.4	1 - 8, 10
2	5'-0" X 6'-8" X 1 3/8"	SGH	F	20 MIN.	C	WD	B	C2/A3.4	C2/A3.4	-	2, 3, 8,
3	4'-0" X 7'-0" X 1 1/2"	STEEL	D	-	F	WD	D	C2/A3.4	A8/A3.4	-	9, 11, 12
4	5'-0" X 6'-8" X 1 3/8"	HCL	C	-	D	WD	B	C2/A3.4	C2/A3.4	-	1
5	5'-0" X 6'-8" X 1 3/8"	HM2	E	-	B	WD	A	A4/A3.4	A2/A3.4	C4/A3.4	1 - 4, 6, 8, 10
6	5'-0" X 6'-8" X 1 3/8"	HGN	B	-	E	WD	B	C2/A3.4	C2/A3.4	-	1
7	5'-0" X 6'-8" X 1 3/8" PAIR	HGN	B	-	H	WD	C	C2/A3.4	C2/A3.4	-	1
8	5'-0" X 6'-8" X 1 3/8"	HGN	B	-	E	WD	B	C2/A3.4	C2/A3.4	-	1
9	5'-0" X 6'-8" X 1 3/8"	HGN	B	-	E	WD	B	C2/A3.4	C2/A3.4	-	1
10	5'-0" X 6'-8" X 1 3/8" TFL	HGN	B	-	H	WD	C	C2/A3.4	C2/A3.4	-	1
11	5'-0" X 6'-8" X 1 3/8"	HGN	C	-	G	WD	-	C2/A3.4	C2/A3.4	-	1



F6 FRAME TYPES
SCALE: 1/4" = 1'-0"



E6 DOOR TYPES
SCALE: 1/4" = 1'-0"

REMARKS

- PAINT DOOR FRAME & TRIM
- PAINT DOOR FRAME & INTERIOR TRIM
- USE 3" SCREWS TO INSTALL DOOR, HINGES & JAMB BRACE
- INCLUDE 2" FLASHING AT DOOR HEAD TRIM, PREFINISHED SHEETMETAL, COLOR WHITE.
- INSULATED DOOR, ENERGY STAR RATED, 0.21 U-VALUE MAX.
- SEE EXTERIOR ELEVATIONS FOR ADDITIONAL INFORMATION.
- INSTALL DOOR VIEWER 5'-0" FROM FLOOR IN CENTER OF DOOR.
- MIN. OF 4 3" SCREWS FOR HINGES & DEADBOLT STRIKE PLATE.
- PAINT FRAME & INTERIOR TRIM
- INSULATED DOOR, ENERGY STAR RATED, .32 U-VALUE MAX, 0.20 SHGC.
- 4'-0" X 7'-0" SECTIONAL OVERHEAD GARAGE DOOR, ALUM. PREFINISHED, DOOR TO MEET DASHA 90 MPH REQUIREMENTS. INCLUDE ALL REQUIRED TRACK HARDWARE, WEATHER STRIPPING, ETC., FOR COMPLETE INSTALLATION. ALSO INCLUDE 3/4"HP GARAGE DOOR OPENER W/ ALL SAFETY SENSORS, 2 TRANSMITTERS & SURFACE MOUNTED WIRELESS KEYPAD.
- 10'-0"X7'-0" OVERHEAD DOOR AT UNIT 1 OF BUILDING 1B.

GENERAL DOOR NOTES

- ALL EXTERIOR UNIT ENTRY HARDWARE TO COMMERCIAL GRADE U.N.O.. RESIDENTIAL BE GRADE HARDWARE IS ACCEPTABLE WITHIN INTERIOR.
- ENTRY DOOR NON-TURNING HANDLESETS TO BE SCHLAGE CENTURY STYLE W/ BOVERY KNOB, OR APPROVED EQUAL U.N.O.. ALL INTERIOR LOCKSETS TO BE SCHLAGE PLYMOUTH STYLE W/ BOVERY KNOB, OR APPROVED EQUAL U.N.O..
- ALL HARDWARE FINISHES TO BE US15 (619) SATIN NICKEL OR COMPARABLE FINISH U.N.O..
- KEY ALL EXTERIOR & GARAGE DOORS SAME.
- FIELD VERIFY ALL DOORS PRIOR TO ORDERING & FABRICATION.
- WOOD TRIM AT INTERIOR DOORS SHALL BE 3/4"X3" (ACTUAL).
- WITHIN THE INTERIOR, UTILIZE BASE STOPS TO FULLEST EXTENT PRACTICAL, USING HINGE STOPS (I HIGH & LOW) ONLY WHERE BASE STOPS ARE NOT APPLICABLE.

HARDWARE SETS

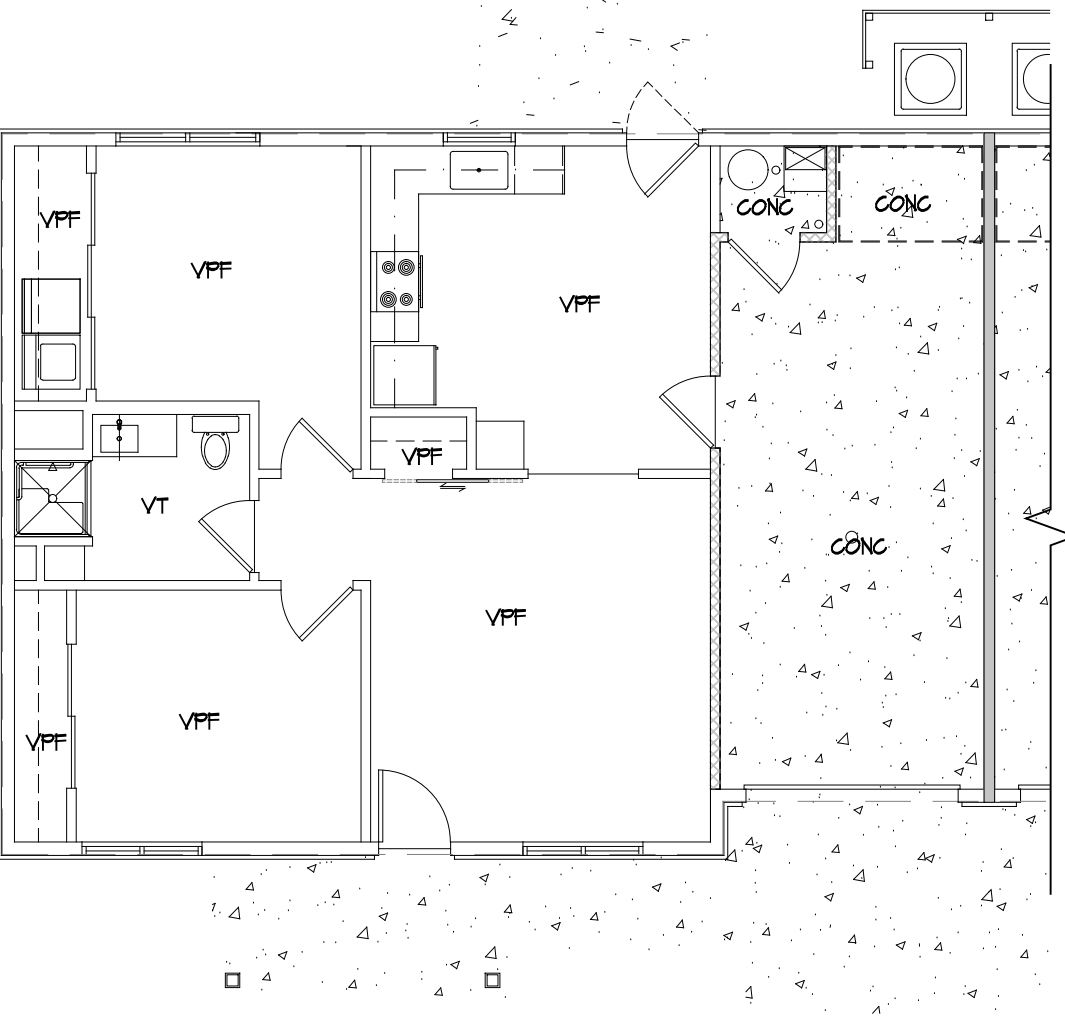
- 3 (4) HINGES
1 HANDLESET
1 "JAMB BRACE"
1 DEAD BOLT (1" THROW MIN.) W/ INTERIOR THUMBTURN
1 DOOR STOP
1 ALUMINUM THRESHOLD
1 HEATHERSTRIPPING PACKAGE
1 DOOR VIEWER, MIN. 180 DEGREE VIEW
- 3 (4) HINGES
1 HANDLESET
1 "JAMB BRACE"
1 DEAD BOLT (1" THROW MIN.) W/ INTERIOR THUMBTURN
1 DOOR STOP
1 ALUMINUM THRESHOLD
1 HEATHERSTRIPPING PACKAGE
1 LOCKSET
- 3 (4) PR SPRING HINGES
1 "JAMB BRACE"
1 DEAD BOLT (1" THROW MIN.) W/ INTERIOR THUMBTURN
1 DOOR STOP
1 ALUMINUM THRESHOLD
1 HEATHERSTRIPPING PACKAGE
3 HINGES
1 PASSAGE SET
1 DOOR STOP
3 HINGES
1 PRIVACY SET
1 DOOR STOP
- GARAGE DOOR HARDWARE KIT
1 TRACK KIT
1 HEATHERSTRIPPING PACKAGE
1 3/4"HP GARAGE DOOR OPENER
ALL SAFETY SENSORS
2 TRANSMITTERS
1 SURFACE MOUNTED WIRELESS KEYPAD
6. SMARTSTAND 6 & FT. HEAVY DUTY SLIDING BARN DOOR KIT, COLOR BLACK
1 DIMMY SET
- 1 EXTRA HEAVY-DUTY BI-PASS DOOR TRACK SYSTEM W/ METAL DOOR GUIDES
1 METAL SLIDING DOOR ROLL (2" DIA) PER DOOR
DOOR BUMPERS, CLEAR (EACH END OF DOORS)

ROOM FINISH SCHEDULE												
ROOM #	ROOM NAME	FLOOR FINISH	BASE			WALLS			CEILING		REMARKS	
			N	E	S	N	E	S	FINISH	HEIGHT		
UNIT 1-2	UNIT / ENTRY & HALL	VFF	BI	BI	BI	PI	PI	PI	PC	9'-0"		
	LIVING	VFF	BI	BI	BI	PI	PI	PI	PC	9'-0"		
	KITCHEN	VT	BI	BI	BI	PI	PI	PI	PC	9'-0"		
	COAT	VFF	BI	BI	BI	PI	PI	PI	PC	9'-0"		
	BEDROOM 1	VFF	BI	BI	BI	PI	PI	PI	PC	9'-0"		
	CLOSET	VT	BI	BI	BI	PI	PI	PI	PC	9'-0"		
	BATH	VT	BI	BI	BI	PI	PI	PI	PC	9'-0"		
	BEDROOM 2	VFF	BI	BI	BI	PI	PI	PI	PC	9'-0"		
	CLOSET	VT	BI	BI	BI	PI	PI	PI	PC	9'-0"		
	GARAGE	CONC.	BI	BI	BI	PI	PI	PI	PC	9'-0"		
	MECHANICAL	CONC.	BI	BI	BI	PI	PI	PI	PC	9'-0"		

MATERIAL SCHEDULE					
KEY	MATERIAL	MANUFACTURER	PATTERN NO./COLOR	REMARKS	RE. SPEC SECTION
FLOORING					
VFF	VINYL PLANK FLOORING	PATCRAPT	TED		096516
VT	VINYL TILE	TBD	TBD		
CONC.	CONCRETE	TBD			
BASE					
BI	WOOD BASE	FMD	1/2" X 4" WITH 3/4" QUARTER ROUND SHOE	PAINT P4	
WALLS					
PI	PAINT - WALLS	SHERWIN WILLIAMS	TO BE DETERMINED		091123
P2	PAINT - TRIM AND DOORS	SHERWIN WILLIAMS	TO BE DETERMINED		091123
P3	PAINT - CEILING	SHERWIN WILLIAMS	TO BE DETERMINED		091123
CEILING					
CSBI	CEILING - GYPSUM BOARD PAINT		PAINT P3		
CASEWORK					
KCI	CABINETS	GRANDVIEW INDUST.	SHAKER / FINISH TO BE DETERMINED	1	123530
PLCI	PLASTIC LAMINATE COUNTERTOPS	FORMICA OR WILSONART	TO BE DETERMINED	2, 3	123623.13

REMARKS - MATERIAL SCHEDULE / ROOM FINISH SCHEDULE

- CABINET PULLS - AMEROCK CORP. STYLE BPS2495610 OR APPROVED EQUAL.
- POST FORMED EDGE. CAULK JOINTS W/ CLEAR SEALANT.
- INCLUDE 4" MATCHING BACKSPLASH & SIDESPLASH AT WALLS.



PARTIAL FLOOR FINISH PLAN

NOTE: ALL OTHER UNITS ARE REVERSED OR SIMILAR.

GENERAL MATERIAL SCHEDULE NOTES

- REFER TO FLOOR FINISH PLANS FOR LIMITS OF FLOORING.
- ALL FLOOR FINISH TRANSITIONS SHALL BE RESILIENT TYPE.
- PAINT INTERIOR WOOD DOORS, TRIM, & BASE P2.
- SHERWIN WILLIAMS' PAINTS ARE SELECTED AS BASIS FOR DESIGN. COLOR MATCHING THESE SELECTIONS WITH APPROVED PAINT VENDORS IS ALLOWABLE.

GENERAL FINISH NOTES (GFN)

- ALL CEILING & WALLS ARE GYPSUM BOARD, ORANGE PEEEL FINISH ON WALLS & CEILING PAINT.
- PROVIDE FLOOR TRANSITIONS AS REQUIRED.
- ALL PLUMBING FIXTURES, TOILET ACCESSORIES, HARDWARE, ETC. TO BE US15 (619) SATIN NICKEL (OR COMPARABLE) FINISH U.N.O..
- CLEAN ALL ELECTRICAL OUTLETS, SWITCHES, ETC. PRIOR TO INSTALLATION OF COVERPLATES.
- # OF PAINT COATS: 1 TINTED PRIME COAT ALL SURFACES TO BE PAINTED, TYPE COMPATIBLE BASED UPON SURFACE & FINISH PAINT TYPE (PREP SURFACES AS NEEDED) 1 COAT FINISH PAINT.

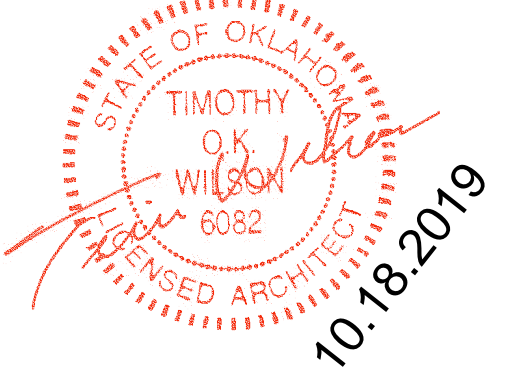


ARCHITECTURAL CORPORATION
OKLAHOMA CERTIFICATE
OF AUTHORITY NO. CA 02479

TIMBER RIDGE COTTAGES
SECTION 8, TOWNSHIP 18, RANGE 15
BROKEN ARROW, WAGONER COUNTY, OK

STARK WILSON DUNCAN ARCHITECTS INC.
315 NICHOLS RD. STE 228 - KANSAS CITY, MO 64112 - T: 816.531.1999 F: 816.531.1978

SEAL
ARCHITECT - TIMOTHY O.K. WILSON
LICENSE NO. 6082



DOOR AND ROOM FINISH SCHEDULES & FINISH FLOOR PLAN

ISSUE DATE:
OCTOBER 18, 2019
REVISIONS:

PROJECT NO.: 1902

CA6.1

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GENERAL NOTES - STRUCTURAL

- 1. The contractor shall verify dimensions and conditions before construction and notify the engineer of any discrepancies, inconsistencies, or difficulties affecting the work before proceeding.
- 2. 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. Conflicts, inconsistencies, or other difficulties affecting structural work shall be called to the architect or engineer's attention for direction before proceeding.
- 3. All design and construction work for this project shall conform to the requirements of the 2015 International Building Code, as amended by the City of Broken Arrow, OK.
- 4. These drawings are for this specific project and no other use is authorized.
- 5. Concrete:
 - A. All concrete for foundations (walls, grade beams, 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 slab work 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. Concrete mix shop drawings shall contain testing data proving concrete design mix strengths are less than 0.04% at 28 days when tested according to ASTM C151 (or drying method only).
 - C. All concrete for exterior slabwork 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 coarser to finest with no more than 10 percent and not less than 8 percent retained on an individual sieve, except that no more than 6 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 1/2" 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 "treating" 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 318 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 1/2 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.
- 6. 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 A185.
 - B. Clear minimum coverage of concrete over reinforcing steel shall be as follows:
 - Concrete placed against earth 3"
 - Formed concrete against earth 2"
 - Slabs Beams or Columns 1-1/2"
 - Other 2"
 - C. All coverage shall be nominal bar diameter minimum.
 - D. All details shall be the same size and spacing as adjoining main bars (splice lap 48 bar diameters or 24" minimum unless noted otherwise).
 - E. At corners of all walls, beams, and grade beams supply corner bars (minimum 2" O" 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.
 - F. Bars marked continuous and all vertical steel shall be lapped 48 bar diameters (2'-0" minimum) at splices and embedments, unless shown otherwise. Splice lap bars near midspan and splice bottom bars over supports, unless noted otherwise.
 - G. At all holes in concrete walls and slabs, add 2 - #5 bars (opening dimension plus #6 diameter) long at each of four sides and add 2 - #5 x 5'-0" bars (opening dimension plus #6 diameter) long at each of four corners of hole. Openings in 8" thick walls are reinforced similar, but with 1 - #5 instead of 2 - #5, respectively.
 - H. Unless otherwise covered on architectural plans or specifications, vertical control joints in concrete wall shall be spaced at a maximum of 20'-0" on center and coordinated with the architect. Every other horizontal wall reinforcing bar shall be discontinuous at control joints except heavy top and bottom bars unless noted otherwise. Provide base seal matching slope number 712 by GreenStreak Inc. or approved equal on dirt face side of wall at all walls below grade.
 - I. Accessories shall be as specified in latest edition of the ACI Detailing Handbook and the concrete Reinforcing Steel Institute Design Handbook. Maximum accessory spacing shall be 4'-0" on center, and all accessories on exposed surfaces are to have plastic coated feet.
 - J. All slabs and stairs not shown otherwise shall be 6" thick with #4 bars at 12" on center each way. All exterior porches and stoops not otherwise detailed may be constructed in one standard manner, solid or hollow, but must be reinforced with #4 bars at 12" on center each way minimum. Porches shall be dovetailed to adjacent walls or grade beams with #4 bars at 12" on center, hooked or embedded 48 diameters into both members. Slope porches 1/2" per foot for drainage unless noted otherwise.
 - K. Allow 1/2 ton of reinforcing bars #4 or larger to be used as directed in the field for special conditions by the engineer of record (labor for placing same to be included).
- 7. 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 contractor shall coordinate an on-site meeting with the post-installed anchor manufacturer field representative to educate the construction team on the anchor installation guidelines and requirements.
 - B. Mechanical anchors used in cracked and uncracked concrete shall have been tested and qualified for use in accordance with ACI 308.4R and ICC-ES AC308. 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.
 - Mechanical anchors used in solid grouted masonry 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.
 - Adhesive anchors used in solid grouted masonry 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.
 - Anchors used in hollow concrete masonry shall have been tested and qualified in accordance with ICC-ES AC308. All anchors shall be installed per the anchor manufacturer's written instructions with appropriate screen tubes used for adhesives.
10. Foundations:
- A. The soil investigation was prepared by GFAC Engineering, The report number is G2019055 and the telephone number is (913) 683-8600.
 - B. Spread footings and grade beams are designed to bear on native soil or engineered fill (placed in accordance with the recommendations of the geotechnical report) capable of safely sustaining 2,000 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 excessive moisture is observed or detected 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.
11. 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 2015 International Building Code.
 - B. All studs and top and bottom plates shall be Douglas Fir No. 2 grade visually graded lumber, with an allowable fiber stress in bending of 600 psi minimum and an elastic modulus of 1,600,000 psi unless noted otherwise. All joist, truss members and headers to be No. 2 grade (min.) unless noted otherwise.
 - C. All exterior lumber that is to receive a stained finish shall be kiln-dried after treatment (KDAT) material. Refer to architectural drawings for locations.
 - D. Bridging of stud bearing walls and shear walls shall be solid, matching sheathing joints.
 - E. Joint blocking and nailing shall be solid wood or cross bridging of either wood or metal straps. Spacing in any case, shall not exceed 8'-0".
 - F. Wood members and sheathing shall be fastened with number and size of fasteners not less than Table 2308.4.1 of the 2015 International Building Code. Floor sheathing shall be APA rated tongue and groove Stud-1-Floor, exposure 1, girded and nailed with 10d nails or #10 screws at 6" on center to supports at edges and 12" on center between shear walls or roof diaphragms shall be edge nailed with 8d common nails at 6" on center and nailed to intermediate framing and/or blocking members with 8d common nails at 12" on center unless otherwise noted on the drawings.
 - G. Sill plates shall be bolted to concrete slabs with 1/2" diameter bolts at 32" on center (N.O. Re: shearnail sched). Provide plate washers at sill plate anchors for shearnails per shearnail sched. Plates in direct contact with concrete or masonry shall be treated lumber.
 - H. All hangers, ties and connections shown are based on Simpson Strong Tie as the basis of design. Provide Simpson Strong Tie or an approved equal. Joist hangers shall be equal to "L15" for wood application and "L5" for steel weld-on application. Roof truss ties shall be equal to "H25A" and tie the roof truss to the top plate (provide 2) "H25A" diagonally across from each other when uplift load shown in truss shop submittal exceeds 600lbs). Roof girder ties shall be equal to a "L5T2", "L6T3" or "L6T4" (be dependent on number of plies) and tie the truss girder to the top plate. Provide "H4" at the top of each stud to top track when the top track has roof truss attached.
 - I. Service condition - dry with moisture content at or below 19% in service.
 - J. Laminated strand lumber (LSL) shall have an allowable flexural stress (Fb) of 1,100 psi (reduced by size factor) and an elastic modulus (E) of 1,800,000 psi.
 - K. 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.
 - L. Parallel Strand Lumber (PSL) shall have an allowable flexural stress (Fb) of 2,400 psi (reduced by size factor) and an elastic modulus (E) of 2,000,000 psi. (E1 = 2,200,000 psi for members > 18").
 - M. 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 (WTC/A). Truss design shall conform to specified codes, allowable stress increases, deflection limitations and other applicable criteria of the governing code.
 - N. 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. Calculations shall bear the seal of a professional engineerally at each of four corners of the project location. Shop drawings shall also be submitted to the local government controlling agency when requested by that agency.
 - O. 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-4, booklet) and the latest edition of ANSI/TPI-1.
 - P. 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 (WTC/A) and shall be 20 gauge minimum. Connector plates shall meet or exceed ASTM A653, grade 33, with ASTM A824 galvanized coating designation 660.
 - Q. Shop drawings showing 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.
 - R. Pre-engineered roof truss design load and deflection criteria are as follows:
 - Top Chord Dead Load= 15 psf
 - Top Chord Live Load (Typical) = 20 psf plus snow drift
 - Top Chord Live Load (at Recessed Mechanical Wells) = 100 psf to account for mechanical equipment plus snow drift. Refer to roof framing plans.
 - Bottom Chord Dead Load= 10 psf
 - Include mechanical equipment loads as required (coordinate locations and sizes with MEP)
 - Allowable Total Load Deflection= L/300
 - Allowable Live Load Deflection= L/360
 - S. Construction bracing shall be provided by the contractor as required to keep the building and studs plumb.
 - T. 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 2308.9.1D and 2308.9.1 of the IBC. Where top plates or sole plates are cut for pipes, a metal tension tie with minimum 0.2585 inches thick and 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 2308.9.1D of the IBC.
 - U. 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. Alternate fasteners

may be submitted as a substitution request. Submittal must show that alternative fasteners will not reduce the capacity of the connection.

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.
 - 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) 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.
14. 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 2015 International Building Code. The owner shall employ one or more qualified special inspectors to provide the required special inspections.
 - B. Special Inspections shall be required for the items indicated 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) Placement of Concrete
 - 2) Testing of Concrete
 - 3) Bolts in Concrete
 - 4) Placement of Reinforcing Steel
 - 6) Ventilation of Soil Bearing Capacities
 - 7) High Strength Bolts
 - 8) Post-Installed Anchors
 - 9) Wood shear walls and holdowns
 - 10) Wood gravity framing and placement
 - 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 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.
15. Copyright and Disclaimer:
- A. All drawings in the structural set (5-series drawings) are the copyrighted work of Bob D. Campbell and Company, Inc. These drawings may not be photocopied, traced, or copied 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, Michael J. Falbe, 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 the state for the structural design drawings consisting of 5-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 DESIGN CRITERIA:

GOVERNING CODE: 2015 International Building Code

DESIGN LIVE LOADS:

- Roof 20 psf
- Floors (slab on grade) 100 psf
- Private Rooms 4 Corridors Serving Them 40 psf
- Public Rooms 4 Corridors Serving Them 100 psf

SNOW LOADING:

- Roof Pg = 20 psf
- Ground Snow Load Pf = 14 psf
- Flat Roof Snow Load Ce = 1.0
- Snow Exposure Factor Is = 1.0
- Snow Load Importance Factor Ct = 1.0
- Thermal Factor
- Drift per ASCE/SEI 7-10

WIND LOADING:

Main Wind-force Resisting System (MWFRS):

- Ultimate Design Wind Speed Vult = 115 mph
- Nominal Design Wind Speed Vnom = 84 mph
- Risk Category II
- Wind Load Importance Factor Iw = 1.0
- Wind Exposure Category C
- Internal Pressure Coefficient (Enclosed) GCp1 = +/-0.18

Components & Cladding:

- Design wind pressures to be used for the design of exterior component and cladding materials on the designated zones of wall and roof surfaces shall be per ASCE/SEI 7-10. Tabulated pressures shall be multiplied by effective area reduction factors, exposure adjustment factors, and topographic factors where applicable.

SEISMIC DESIGN REQUIREMENTS:

- Risk Category II
- Seismic Importance Factor Is = 1.0
- Spectral Response Acceleration Parameters: Sds = 0.108g Sd1 = 0.08g
- Site Class C
- Seismic Design Category B

NAILING SCHEDULE (REFER TO NOTES #1 and #2)		
CONNECTION	ATTACHMENTS (REF NOTE #3 and #4)	
JOIST TO SILL OR GIRDER	3- 3" x 0.131" NAILS-TOENAIL	3-8d NAILS-TOENAIL
BRIDGING TO JOIST	2- 3" x 0.131" NAILS-TOENAIL EACH END	2-8d NAILS-TOENAIL EACH END
SOLE PLATE TO JOIST OR BLOCKING	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
TOP PLATE TO STUD	3- 3" x 0.131" NAILS-END NAIL	2-16d NAILS-END NAIL
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
DOUBLE STUDS	3" x 0.131" NAILS AT 8" O.C.-FACE NAIL	16d BOX NAILS AT 24" O.C. MAX. FACE NAIL
DOUBLED TOP PLATES	3" x 0.131" NAILS AT 12" O.C.-FACE NAIL	16d BOX NAILS AT 16" O.C. MAX. FACE NAIL
DOUBLE TOP PLATE LAPS AND INTERSECTIONS	12-3" x 0.131" NAILS	8-16d NAILS
BLOCKING BETWEEN JOISTS OR RAFTERS TO TOP PLATE	3-3" x 0.131" NAILS -TOENAIL	3-8d NAILS-TOENAIL
RIM JOIST TO TOP PLATE	3" x 0.131" NAILS AT 6" O.C.-TOENAIL	8d NAILS AT 6" O.C. MAX.-TOENAIL
TOP PLATE LAPS AND INTERSECTIONS	3- 3" x 0.131" NAILS-FACE NAIL	2-16d NAILS-FACE NAIL
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
CEILING JOISTS TO PLATE	5- 3" x 0.131" NAILS-TOENAIL	3-8d NAILS-TOENAIL
CONTINUOUS HEADER TO STUD	4- 3" x 0.131" NAILS-TOENAIL	4-8d NAILS-TOENAIL
CEILING JOISTS, LAPS OVER PARTITIONS	4- 3" x 0.131" NAILS-FACE NAIL	3-16d NAILS-FACE NAIL
CEILING JOISTS TO PARALLEL RAFTERS	4- 3" x 0.131" NAILS-FACE NAIL	3-16d NAILS-FACE NAIL
RAFTER TO PLATE	3- 3" x 0.131" NAILS-TOENAIL	3-8d NAILS-TOENAIL
2" BRACER TO EACH STUD AND PLATE	2- 3" x 0.131" NAILS-FACE NAIL	2-8d NAILS-FACE NAIL
BUILT-UP CORNER AND MULTIPLE STUDS	3" x 0.131" NAILS AT 16" O.C.	16d NAILS AT 24" O.C. MAX.
BUILT-UP GIRDER AND BEAMS	3" x 0.131" NAILS AT 24" O.C. FACE NAILED TOP AND BOTTOM STAGGERED ON OPPOSITE SIDES 3- 3" x 0.131" NAILS AT ENDS AND EACH SPLICE	20d NAILS AT 32" O.C. MAX. TOP AND BOTTOM STAGGERED ON OPPOSITE SIDES. 2-20d NAILS AT ENDS AND EACH SPLICE
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
2" PLANKING	4- 3" x 0.131" NAILS AT EACH SUPPORT	16d NAILS AT EACH SUPPORT

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.

HEADER SCHEDULE				
TYPE	HEADER SIZE	BEARING STUDS BELOW EACH END OF HEADER	CONTINUOUS JAMB STUDS AT EACH END	REMARKS
C-1A	(3) 2x10's w/ (2) 1/2" PLYWOOD SPACERS	(1) 2x6	(2) 2x6	RE: SECTIONS I 4 IA ON SO.2
C-1B	(3) 4" DEEP LVL's	(2) 2x6	(2) 2x6	RE: SECTIONS I 4 IA ON SO.2

STUD BEARING WALL SCHEDULE	
1st FLOOR EXTERIOR WALLS	2x6 @16" O.C.
1st FLOOR INTERIOR WALLS	2x6 @16" O.C.

NOTES:
1. PROVIDE JAMB STUDS AT WALL OPENINGS PER HEADER SCHEDULE ON THIS SHEET.
2. UNLESS NOTED OTHERWISE, PROVIDE STUD PACKS CONSISTING OF ONE STUD FOR EACH FLY OF GIRDER TRUSSES OR (3) BEARING STUDS MINIMUM AT ALL GIRDER TRUSS BEARING LOCATIONS. REFER TO SECTION 5/SO.2 FOR FASTENING OF STUD PACKS.

WALL SHEATHING SCHEDULE			
LOCATION	SHEATHING	FASTENER SPACING	
		PANEL EDGE	FIELD
EXTERIOR WALL (EXTERIOR SIDE) U.N.O.	7/8" OSB	8d COMMON NAILS @6" O.C.	8d COMMON NAILS @12" O.C.
EXTERIOR WALL (INTERIOR SIDE) U.N.O.	5/8" GYPSUM BOARD	No. 6 TYPE 5 OR W 1 3/4" LONG DRYWALL SCREWS @4" O.C.	No. 6 TYPE 5 OR W 1 3/4" LONG DRYWALL SCREWS @7" O.C.
INTERIOR WALL U.N.O.	5/8" GYPSUM BOARD	No. 6 TYPE 5 OR W 1 3/4" LONG DRYWALL SCREWS @4" O.C.	No. 6 TYPE 5 OR W 1 3/4" LONG DRYWALL SCREWS @7" O.C.

NOTES:
1. ALL SHEATHING SHALL BE FULLY BLOCKED. PROVIDE 2x6 BLOCKING BETWEEN STUDS AS REQUIRED TO ACHIEVE FASTENER SPACING AT PANEL EDGES.

ROOF DECK SCHEDULE			
LOCATION	DECKING	FASTENER SPACING	
		PANEL EDGE	FIELD
ROOF DECK	1/4" 3/2" OSB	8d COMMON NAILS @6" O.C.	8d COMMON NAILS @12" O.C.



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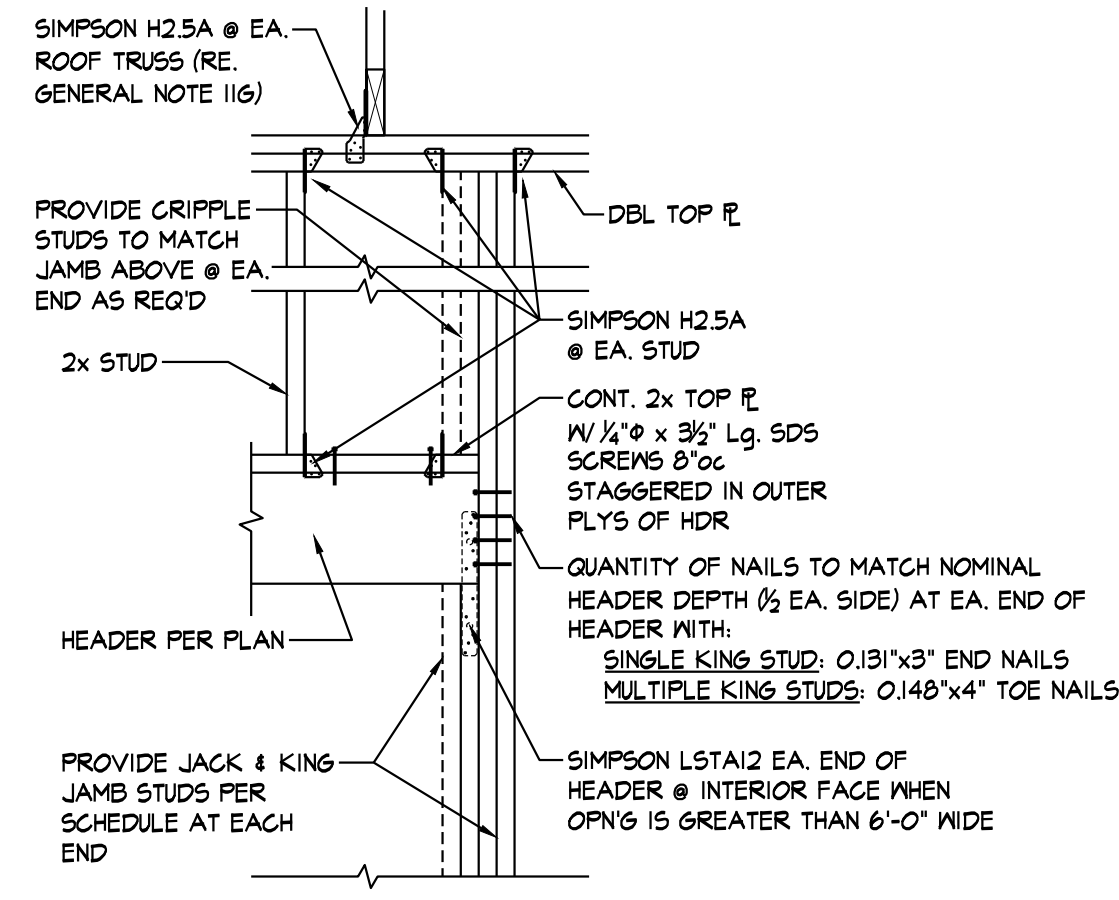
TIMBER RIDGE COTTAGES
SECTION 8, TOWNSHIP 18, RANGE 15
BROKEN ARROW, WAGONER COUNTY, OK

SEAL
ENGINEER - MICHAEL J. FALBE
LICENSE NO. 20065



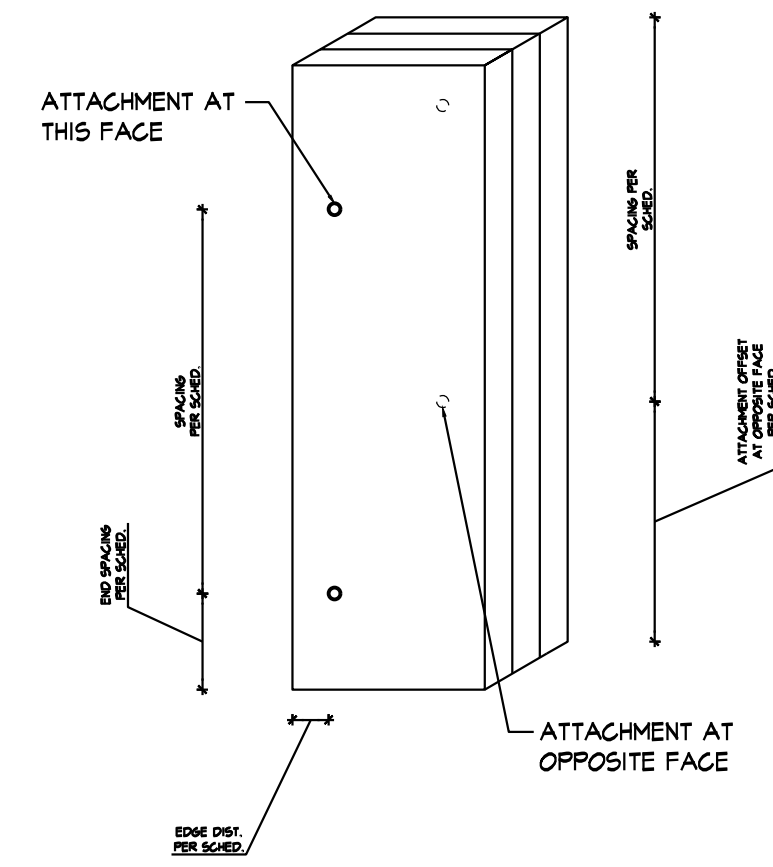
GENERAL NOTES & SCHEDULES
ISSUE DATE:
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REVISIONS:





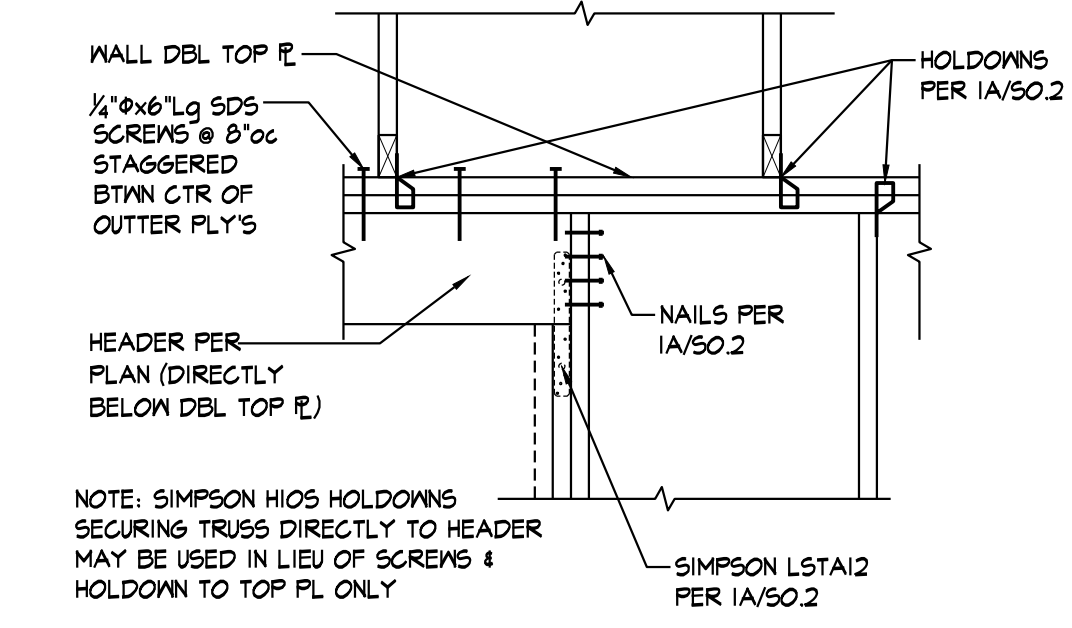
TYPICAL HEADER DETAIL AT ROOF TRUSS BEARING LOCATIONS

SECTION 1
3/4" = 1'-0" SO.2



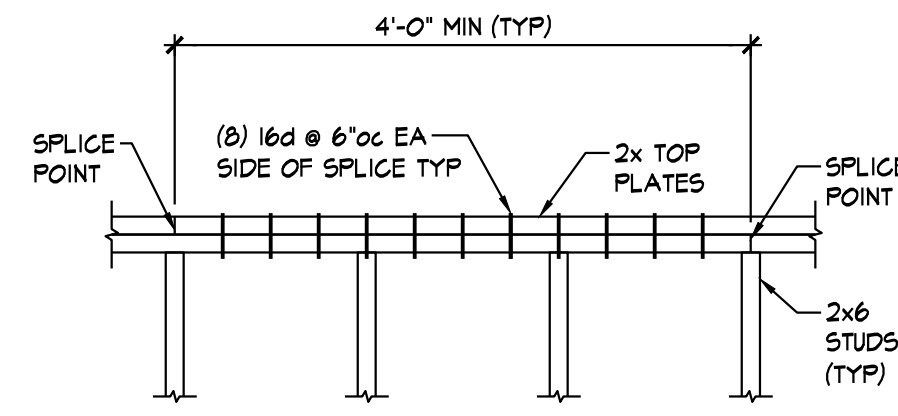
SECTION 3
3/4" = 1'-0" SO.2

BUILT-UP STUD PACK COLUMN ATTACHMENT SCHEDULE	
2-PLY MEMBERS	10d 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 6", @ 16"oc W/ FIRST NAIL 3" FROM EA. END
4-PLY MEMBERS	1/4"x6"x5" SIMPSON SDS SCREWS AT 16"oc, 1 1/2" FROM EDGE W/ OPPOSITE EDGE SCREWED FROM OPPOSITE SIDE OFFSET 6", @ 16"oc W/ FIRST SCREW 4" FROM EA. END
5-PLY MEMBERS	1/4"x6"x6" 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

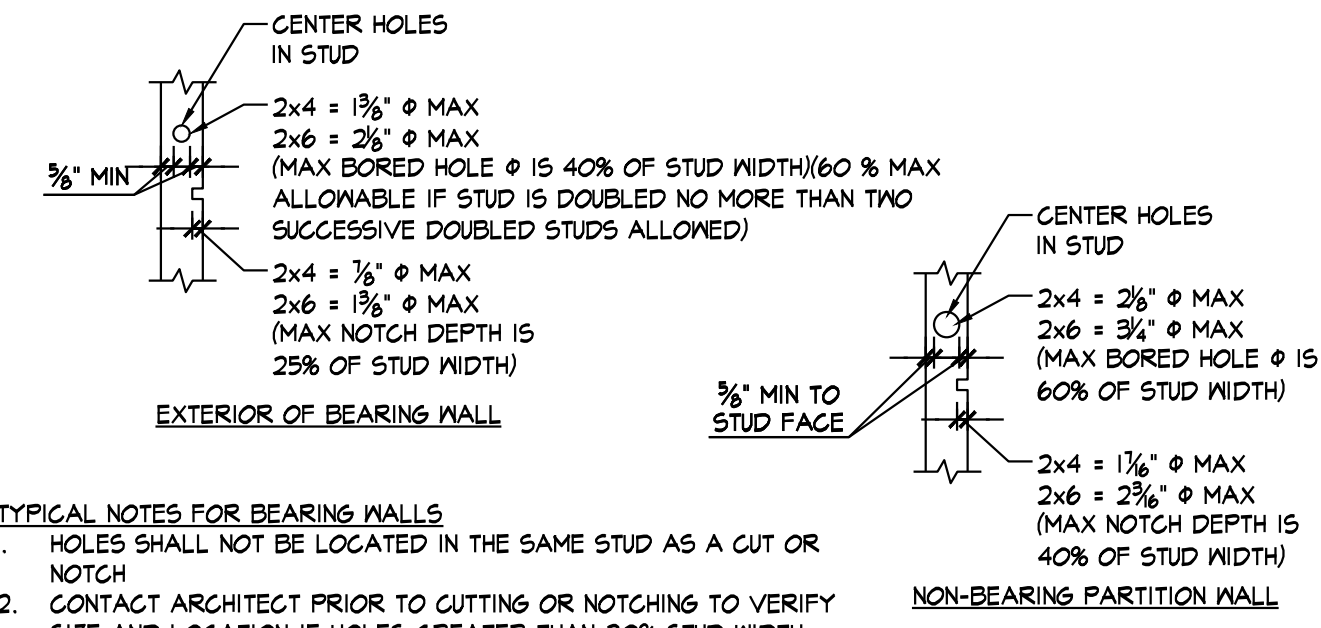


TYPICAL HEADER DETAIL AT ROOF TRUSS BEARING LOCATIONS W/ HEADER DIRECTLY BELOW DOUBLE TOP PLATE

SECTION 2
3/4" = 1'-0" SO.2

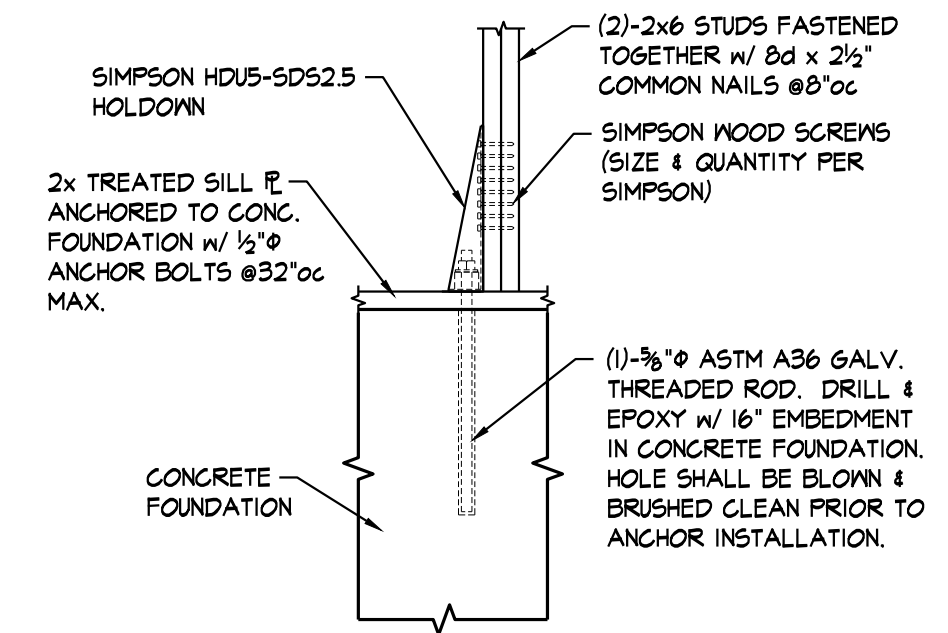


TYPICAL TOP PLATE SPLICE
SECTION 4
3/4" = 1'-0" SO.2



- TYPICAL NOTES FOR BEARING WALLS**
- HOLES SHALL NOT BE LOCATED IN THE SAME STUD AS A CUT OR NOTCH
 - 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
 - NOTCHES OR HOLES NOT PERMITTED IN JAMBS, STUD PACKS AND AT ENDS OF SHEARWALLS

SECTION 3
3/4" = 1'-0" SO.2



TYPICAL HOLD-DOWN ANCHOR DETAIL (SEE FOUNDATION PLAN FOR LOCATIONS)
SECTION 4
3/4" = 1'-0" SO.2

TIMBER RIDGE COTTAGES
SECTION 8, TOWNSHIP 18, RANGE 15
BROKEN ARROW, WAGONER COUNTY, OK

STARK WILSON DUNCAN ARCHITECTS INC.
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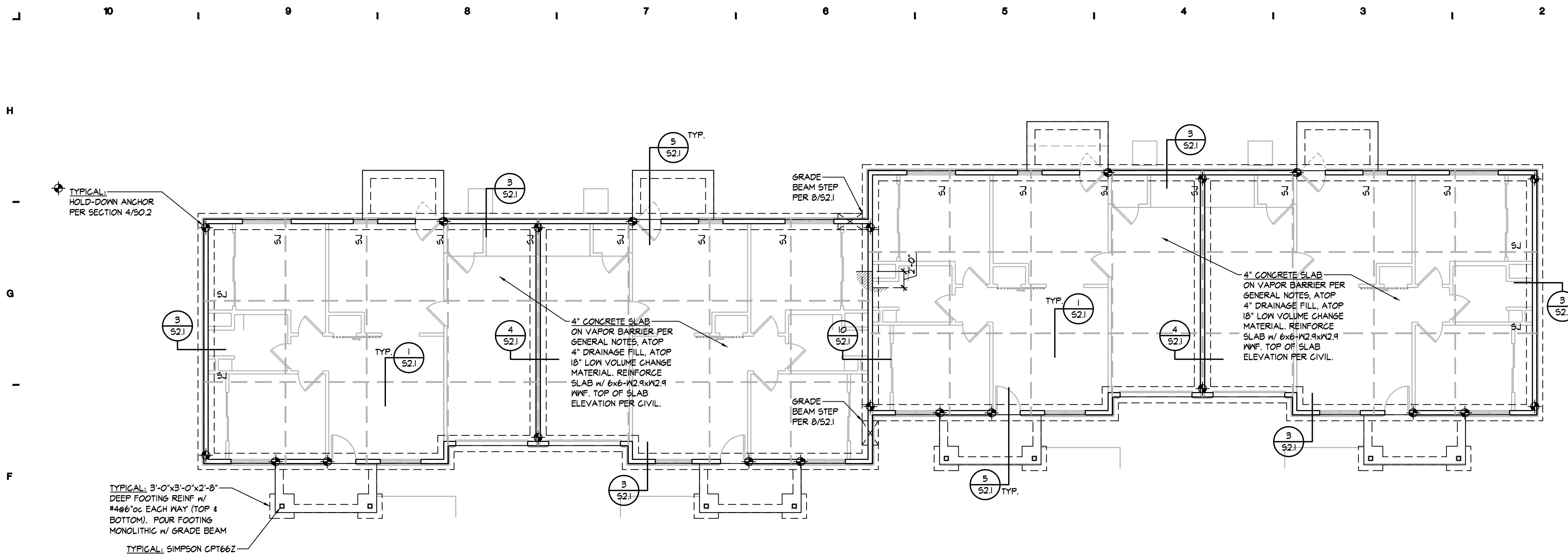
TYPICAL SECTIONS

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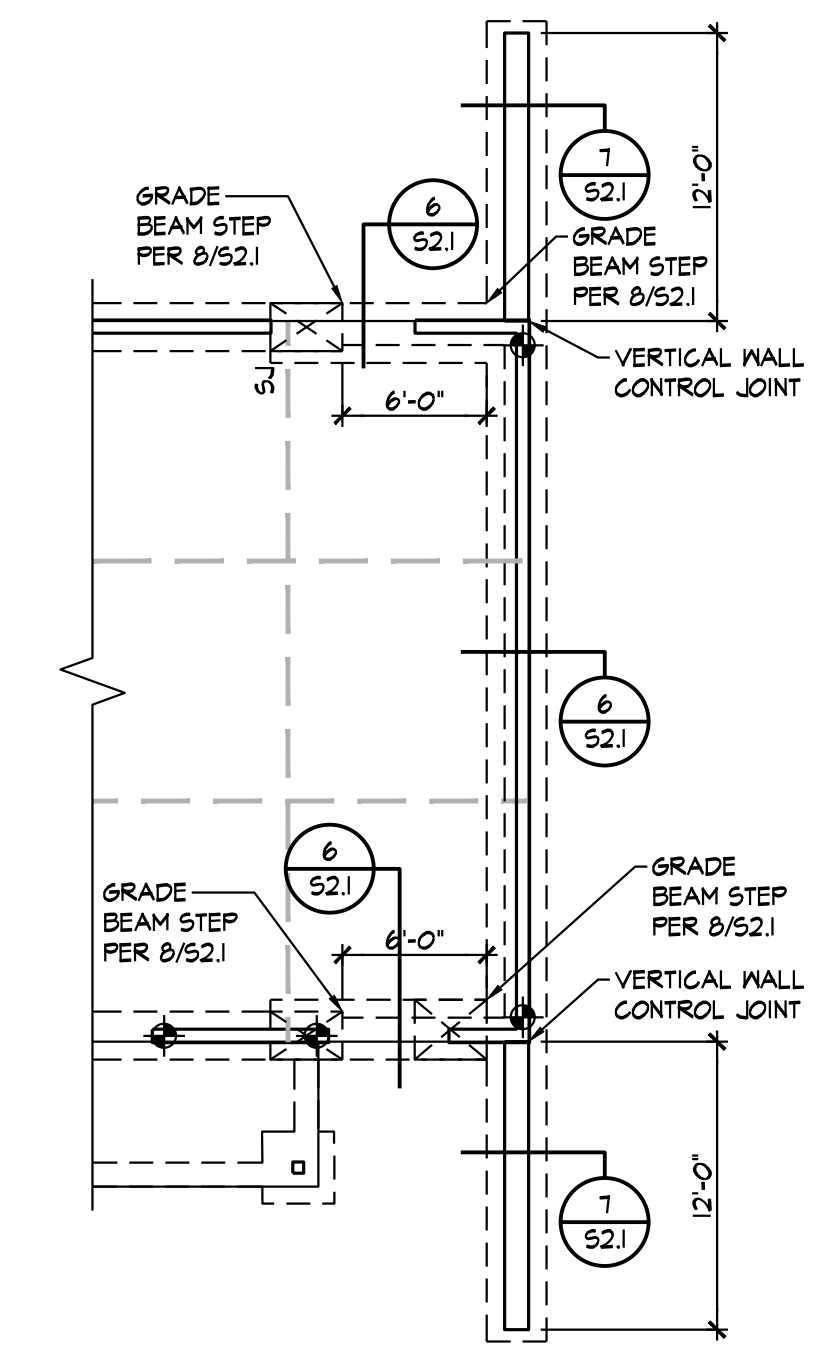
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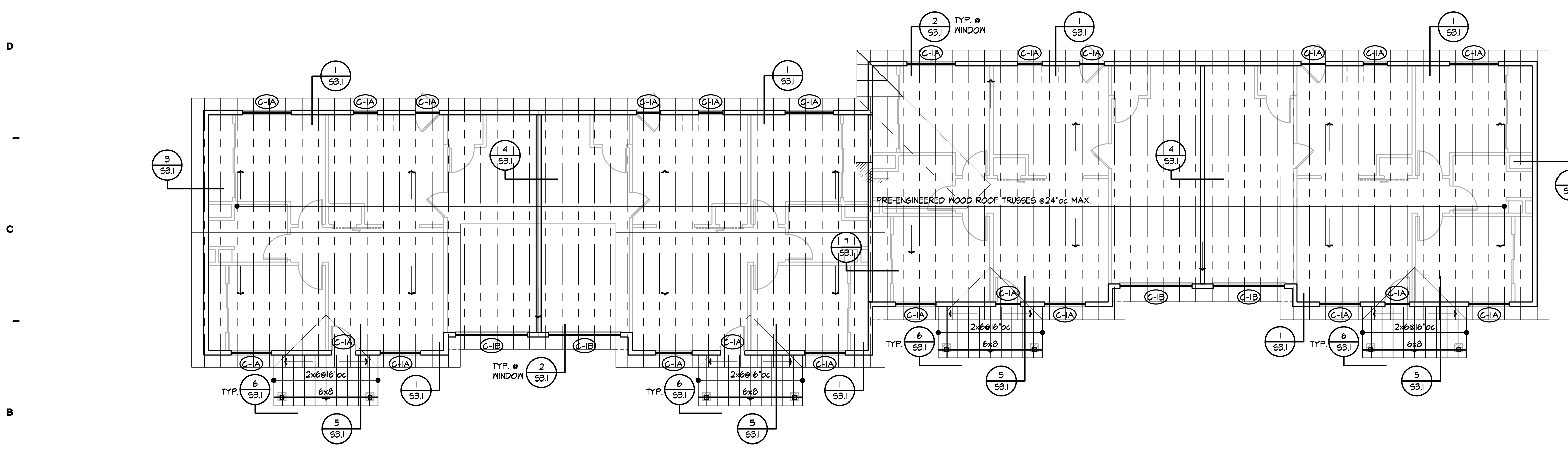


FOUNDATION PLAN - 4PLEX
 1/8" = 1'-0"

- NOTES:
- REFER TO GENERAL NOTES ON SHEET SO.1.
 - VERIFY ALL DIMENSIONS & ELEVATIONS W/ ARCHITECTURAL DRAWINGS.
 - INDICATES SIMPSON HOLD-DOWN ANCHOR PER SECTION 4/SO.2.

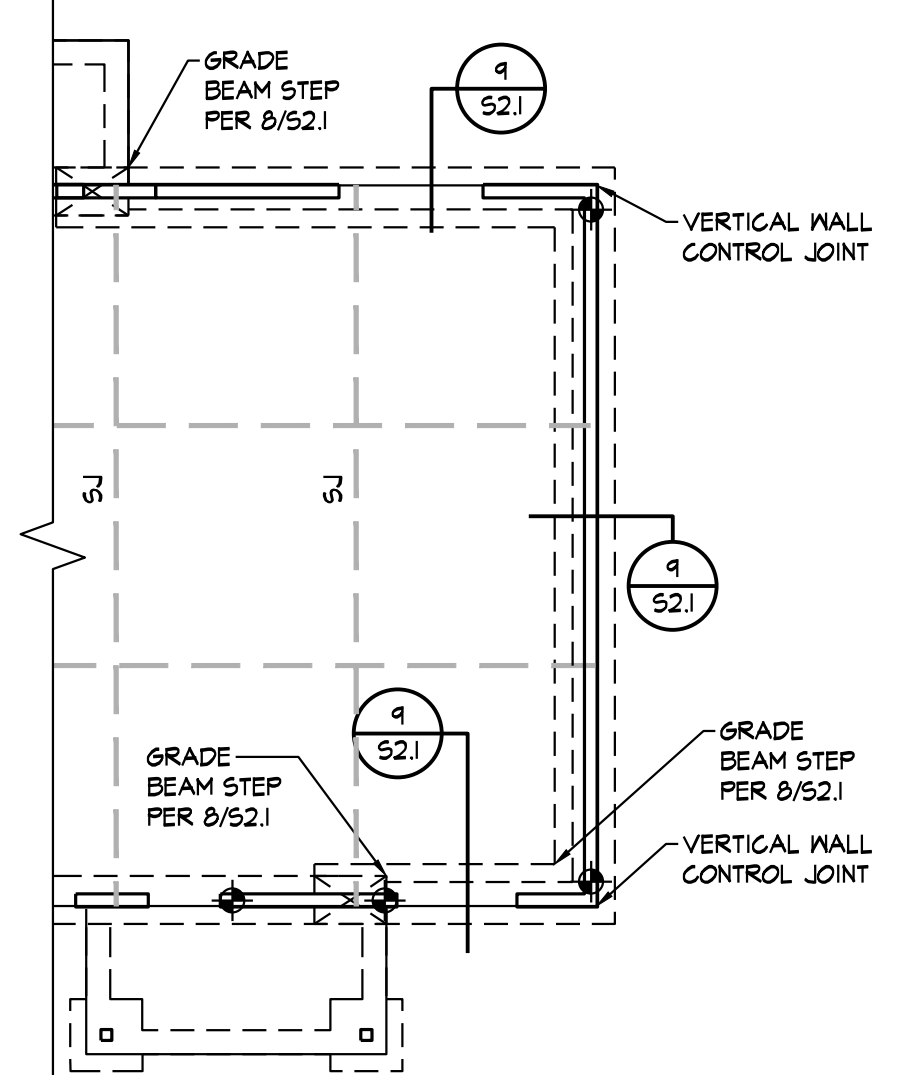


**PARTIAL FOUNDATION PLAN
 4PLEX BUILDING 10**
 1/8" = 1'-0"



ROOF FRAMING PLAN - 4PLEX
 1/8" = 1'-0"

- NOTES:
- REFER TO GENERAL NOTES ON SHEET SO.1.
 - VERIFY ALL DIMENSIONS & ELEVATIONS W/ ARCHITECTURAL DRAWINGS.
 - THE TRUSS LAYOUT DEPICTED ON THE FRAMING PLAN IS SHOWN FOR SCHEMATIC PURPOSES. THE TRUSS SUPPLIER SHALL BE RESPONSIBLE FOR THE FINAL LAYOUT WHILE COMPLYING W/ THE STRUCTURAL DETAILS & UTILIZING THE LOAD BEARING ELEMENTS INDICATED ON THE DRAWINGS.
 - UNLESS NOTED OTHERWISE, PROVIDE STUD PACKS AT ALL GIRDER TRUSS BEARING LOCATIONS. QUANTITY OF STUDS SHALL MATCH NUMBER OF FLYS IN GIRDER STUDS OR 3 STUDS MINIMUM (WHICHEVER IS GREATER).



**PARTIAL FOUNDATION PLAN
 4PLEX BUILDING 8**
 1/8" = 1'-0"



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**4-PLEX BUILDING
 STRUCTURAL
 PLANS**

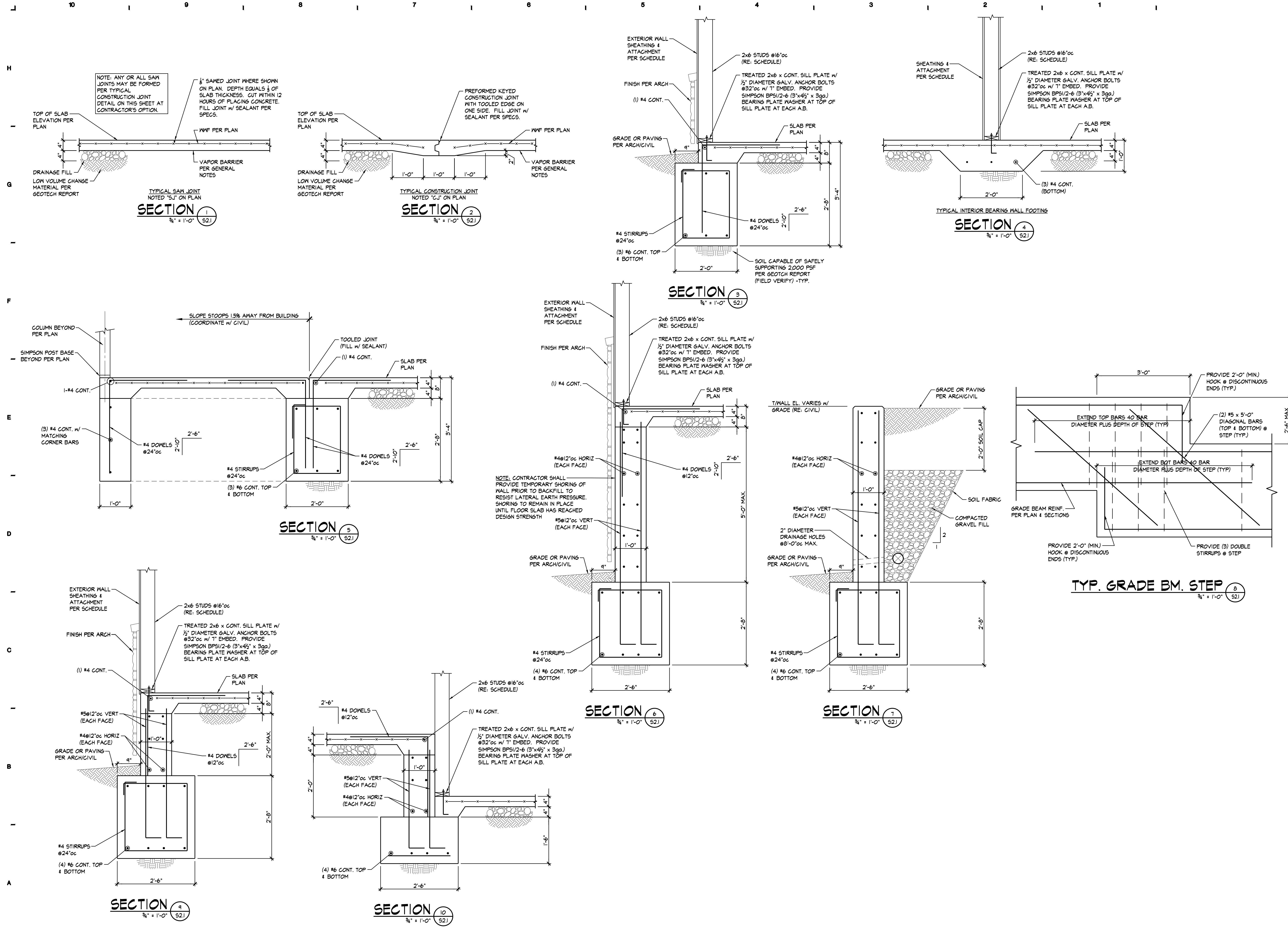
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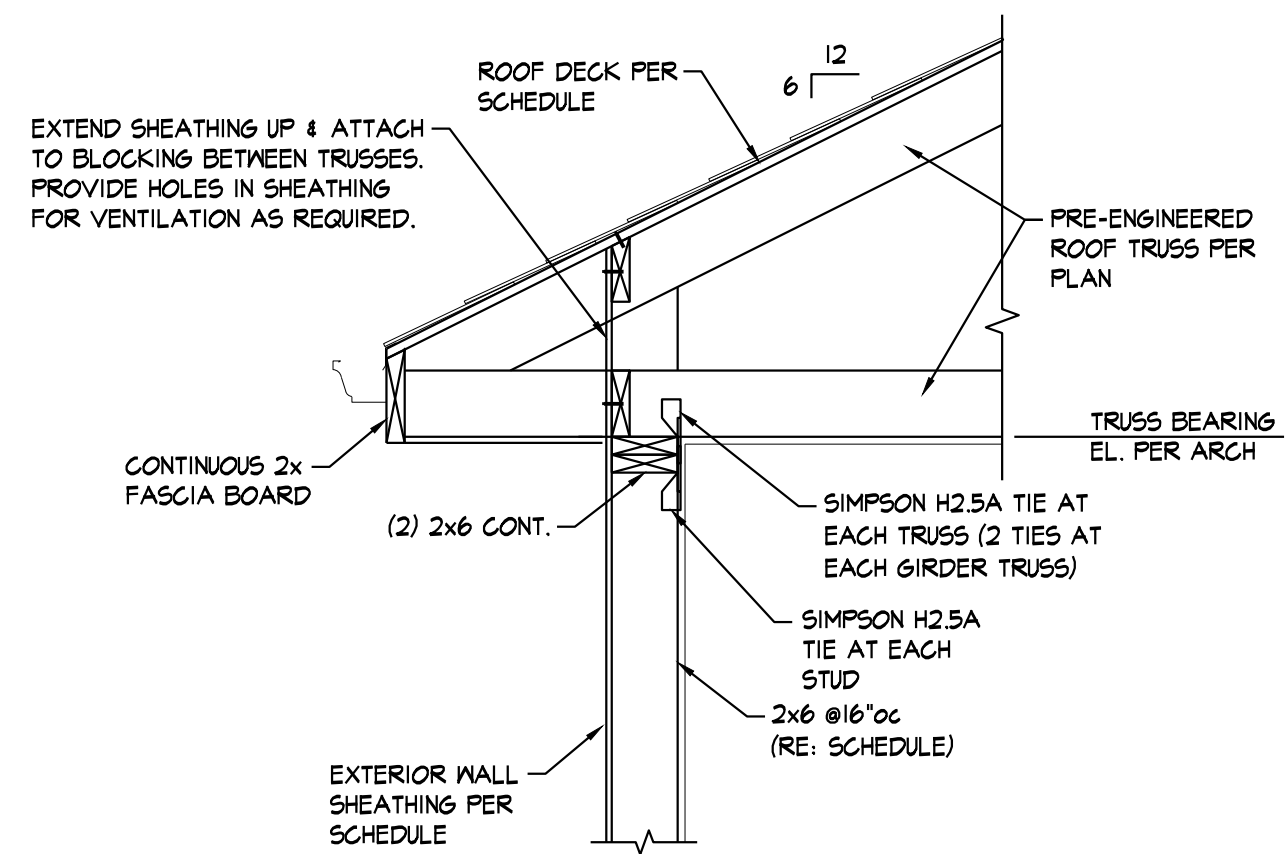
FOUNDATION
 SECTIONS

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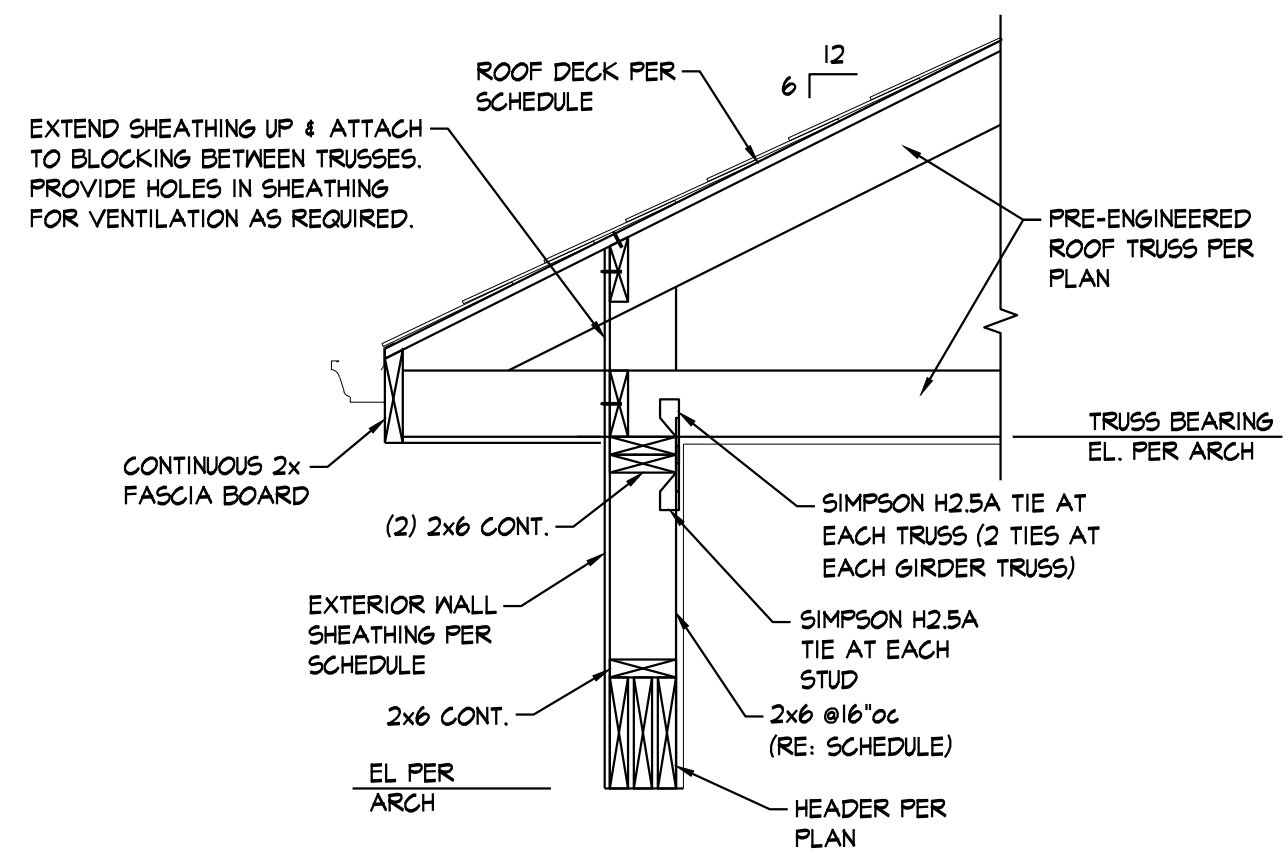
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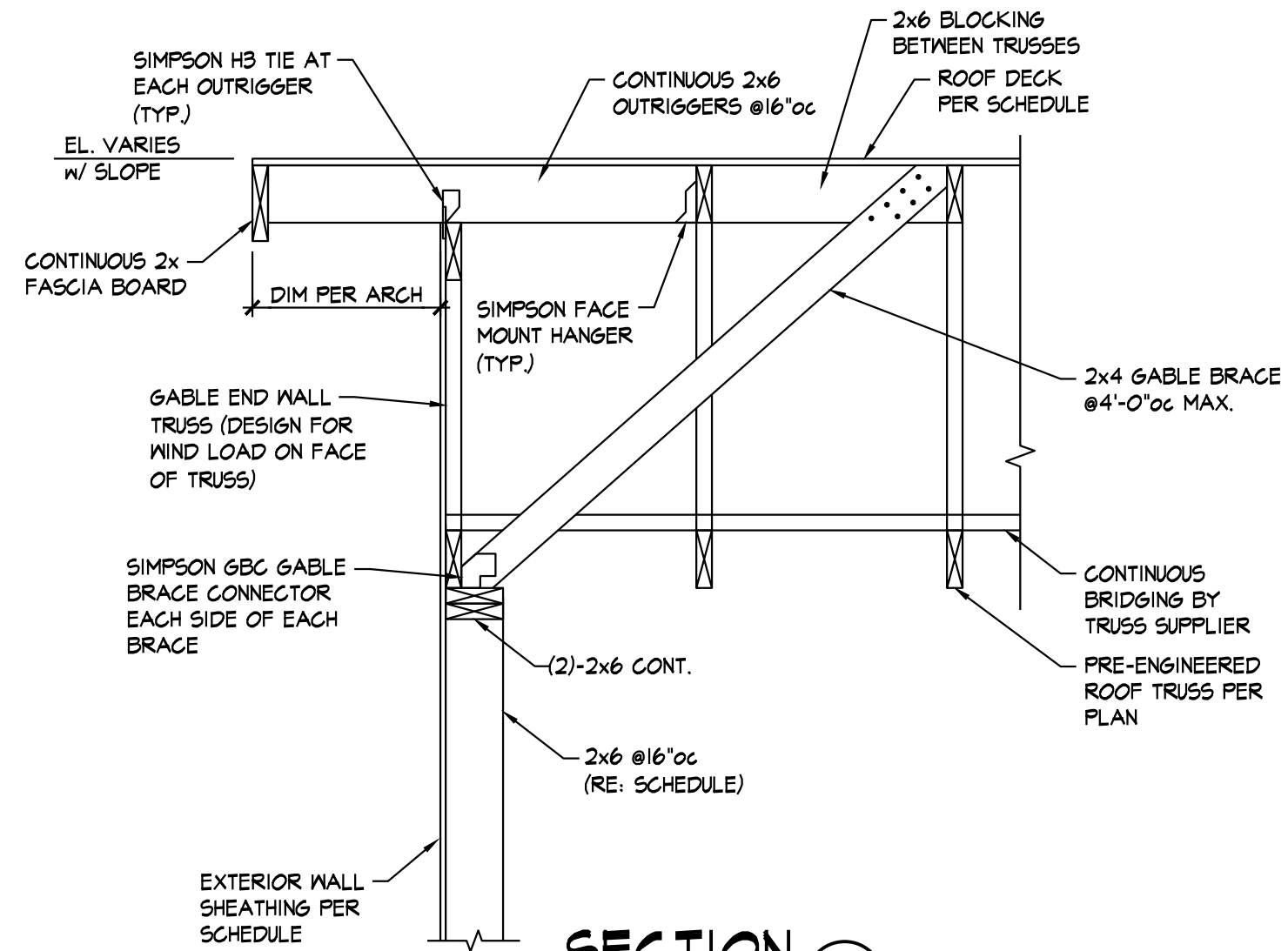
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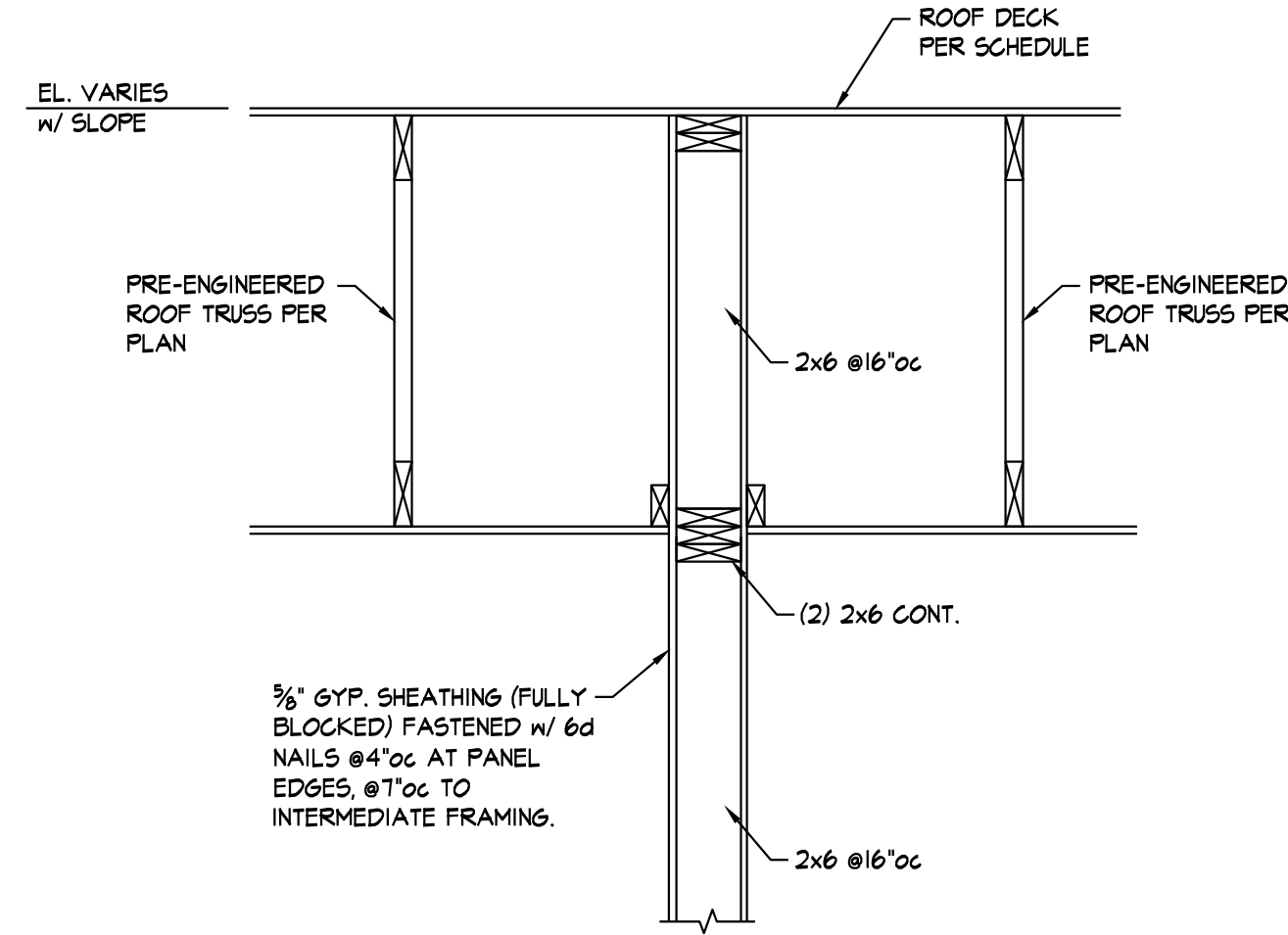
SECTION 1
 $\frac{3}{4}" = 1'-0"$ S3.1



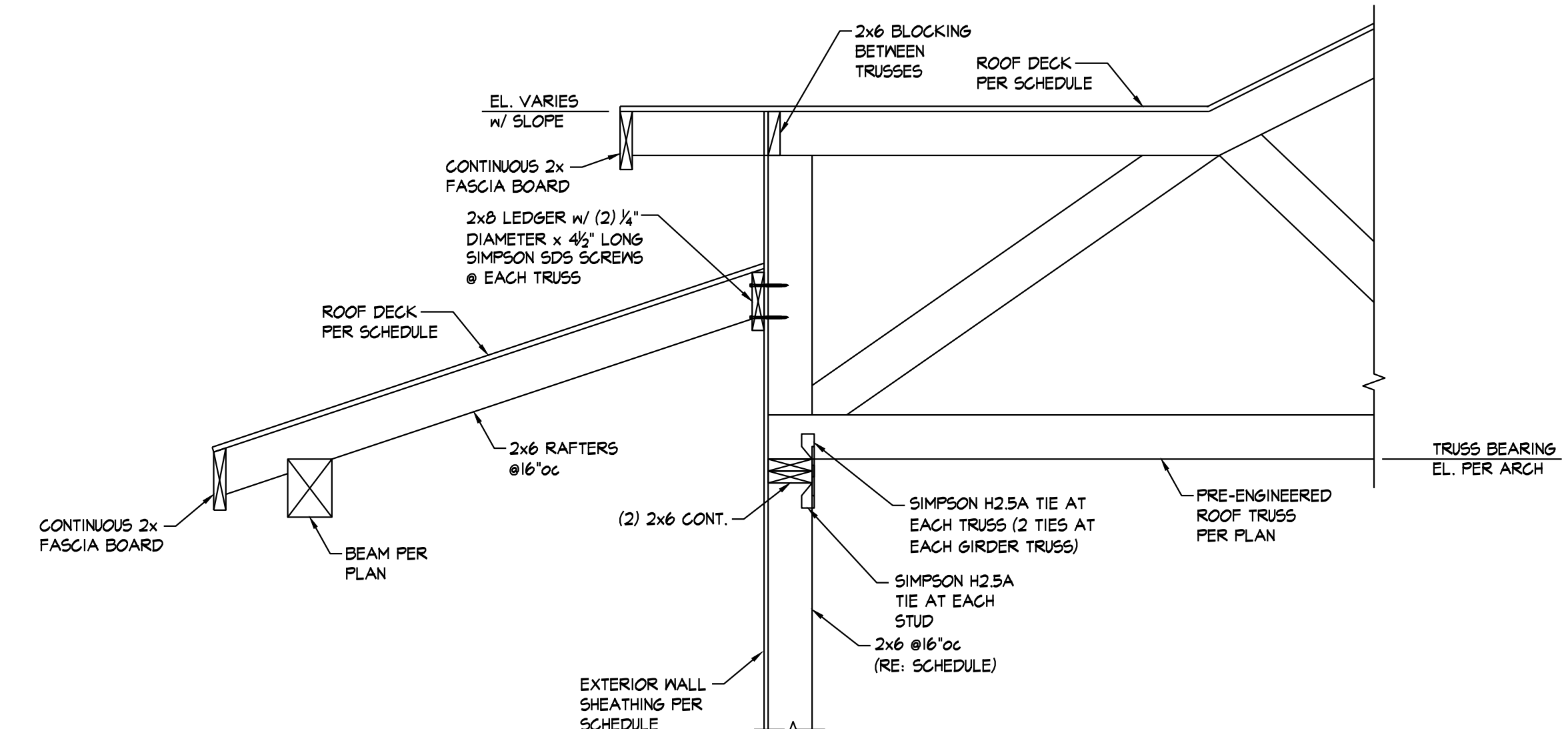
SECTION 2
 $\frac{3}{4}" = 1'-0"$ S3.1



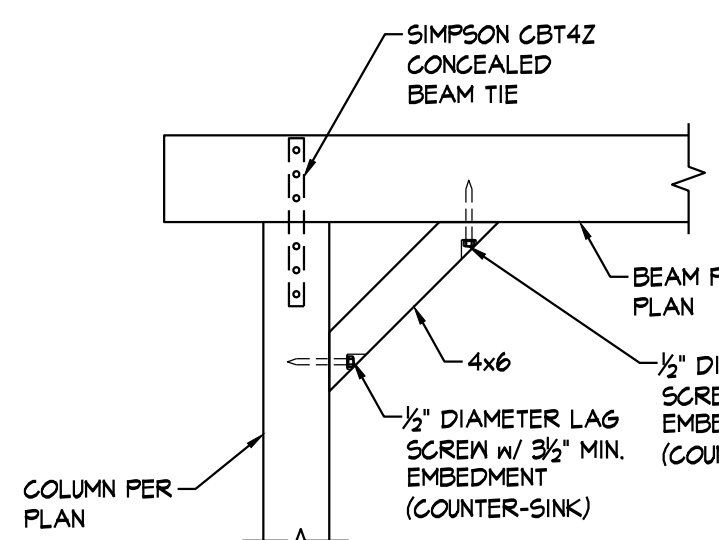
SECTION 3
 $\frac{3}{4}" = 1'-0"$ S3.1



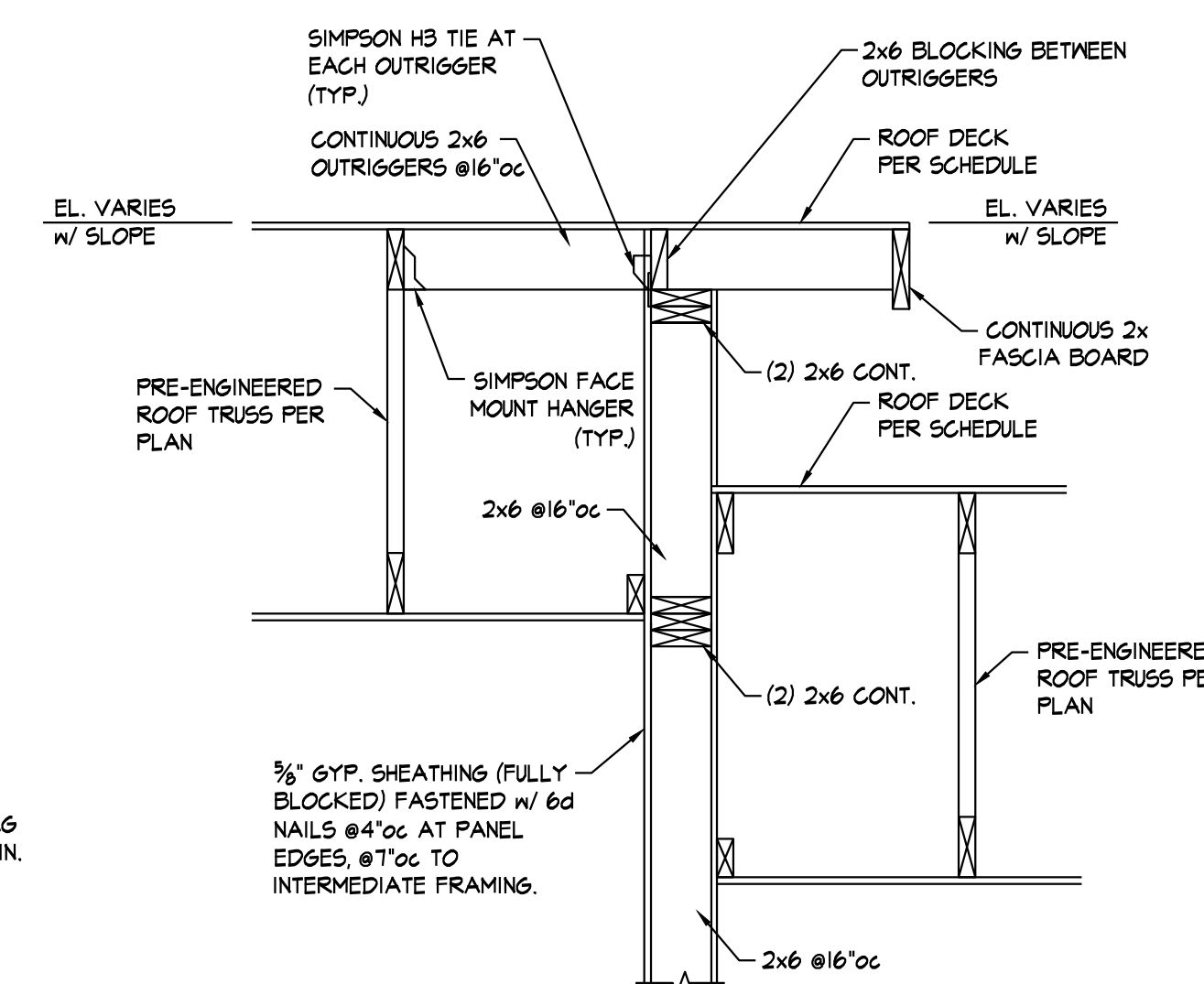
SECTION 4
 $\frac{3}{4}" = 1'-0"$ S3.1



SECTION 5
 $\frac{3}{4}" = 1'-0"$ S3.1



SECTION 6
 $\frac{3}{4}" = 1'-0"$ S3.1



SECTION 7
 $\frac{3}{4}" = 1'-0"$ S3.1

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TIMBER RIDGE COTTAGES

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SECTIONS

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SYMBOLS

PIPING	
	DIRECTION OF FLOW
	UNION
	FLANGE CONNECTION
	CAP
	ELBOW UP
	ELBOW DOWN
	TEE UP
	TEE DOWN
	PIPE REDUCER
	PIPE GUIDE
	PIPE ANCHOR
	EXPANSION JOINT
	SHUT-OFF VALVE
	CHECK VALVE
	BALANCING VALVE WITH PRESSURE PORTS
	TRIPLE DUTY VALVE
	STRAINER
	STRAINER WITH BLOWOFF
	RELIEF/SAFETY VALVE
	MANUAL AIR VENT
	SOLENOID VALVE
	THREE-WAY CONTROL VALVE
	TWO-WAY CONTROL VALVE
	PRESSURE REDUCING VALVE
	PRESSURE GAUGE
	THERMOMETER
	GAS REGULATOR
	BACKFLOW PREVENTER
	AIR OUTLET
	OXYGEN OUTLET
	VACUUM OUTLET
	NITROGEN OUTLET
	NITROUS OXIDE OUTLET
	FLOOR SINK
	FLOOR DRAIN
	ROOF DRAIN
	HOSE BIBB
	FLOOR/GRADE CLEANOUT
	WALL CLEANOUT
	END OF LINE CLEANOUT

PLUMBING	
	WASTE LINE-ABOVE GRADE
	GREASE WASTE LINE-ABOVE GRADE
	WASTE LINE-BELOW GRADE
	VENT LINE
	DOMESTIC COLD WATER
	DOMESTIC HOT WATER
	DOMESTIC TEMPERED HOT WATER
	DOMESTIC HOT WATER RECIRC.
	VENT THROUGH ROOF NOTE

FIRE PROTECTION	
	SPRINKLER HEAD (PENDANT)
	SPRINKLER HEAD (SIDEWALL)
	SPRINKLER HEAD (UPRIGHT)
	FIRE PROTECTION PIPING
	SIAMESE CONNECTION

DUCTWORK	
	EQUIPMENT TYPE AND NUMBER
	PUMP
	LINEAR SLOT DIFFUSER
	FLEXIBLE DUCT
	NEGATIVE PRESSURE AIR DUCT UP
	NEGATIVE PRESSURE AIR DUCT DOWN
	POSITIVE PRESSURE AIR DUCT UP
	POSITIVE PRESSURE AIR DUCT DOWN
	DUCT RISE OR DROP IN THE DIRECTION OF AIRFLOW
	SQUARE TO ROUND TRANSITION
	ROUND DUCT UP, DOWN
	ELBOW WITH TURNING VANES
	FLEXIBLE CONNECTION
	MANUAL BALANCE DAMPER
	MOTORIZED CONTROL DAMPER
	FIRE DAMPER
	SMOKE DAMPER
	FIRE/SMOKE DAMPER
	SPIN-IN BRANCH DUCT CONNECTOR WITH DAMPER IF SHOWN
	HIGH EFFICIENCY BRANCH DUCT CONNECTOR WITH DAMPER IF SHOWN
	SUPPLY AIR DIFFUSER
	DUCT MOUNTED GRILLE/WALL GRILLE
	RETURN GRILLE
	NOISE REDUCING RETURN AIR TRANSFER SUPPLY DIFFUSER - THREE-WAY THROW
	DIFFUSER, GRILLE, OR REGISTER TYPE
	CFM
	CONNECTION SIZE

TEMPERATURE CONTROLS	
	TEMPERATURE SENSOR/THERMOSTAT
	HUMIDITY SENSOR/HUMIDISTAT
	REMOTE TEMPERATURE SENSOR
	REMOTE HUMIDITY SENSOR
	CARBON DIOXIDE SENSOR
	OCCUPANCY SENSOR
	CARBON MONOXIDE SENSOR
	STATIC PRESSURE SENSOR
	DIFFERENTIAL PRESSURE TRANSMITTER
	FLOW METER

LIGHTING	
	LIGHT TRACK WITH LIGHT TYPES AS INDICATED
	WALL WASHER LIGHTING FIXTURE, ARROW INDICATES DIRECTION
	FLUORESCENT FIXTURE AND TYPE
	EMERGENCY LIGHT FIXTURE
	NIGHT LIGHT FIXTURE
	LIGHT FIXTURE AND TYPE
	EMERGENCY LIGHT FIXTURE
	WALL MOUNTED FIXTURE
	WALL SCONCE
	POLE MOUNTED LIGHT (NUMBER OF HEADS AS SHOWN)
	IN-GROUND LIGHT FIXTURE
	BOLLARD LIGHT FIXTURE
	EXIT LIGHT (C.L.G. MNTD. (S.G.L. FACE)
	EXIT LIGHT (C.L.G. MNTD. (DBL. FACE)
	EXIT LIGHT WALL MNTD. (S.G.L. FACE)
	EXIT/EMERGENCY LIGHT
	EMERGENCY LIGHT
	CEILING FAN

POWER EQUIPMENT	
	ELECTRICAL DISTRIBUTION PANEL, SWITCHBOARD, OR MOTOR CONTROL
	PANEL BOARD
	LOAD CENTER
	METER
	J-BOX
	MOTOR
	DISCONNECT SWITCH
	COMBINATION DISCONNECT SWITCH AND MOTOR STARTER
	MAGNETIC MOTOR STARTER, NEMA SIZE AS NOTED
	BELL
	HOME RUN
	CONCEALED CONDUIT
	CONDUIT BELOW SLAB
	ONE HOT, ONE NEUTRAL, AND ONE GROUND IN CONCEALED CONDUIT (#12 IN 1/2" C.U.)
#14's (wire number indicated) symbol"/>	#14'S (WIRE NUMBER INDICATED)
#16's (wire number indicated) symbol"/>	#16'S (WIRE NUMBER INDICATED)
	EXPOSED CONDUIT
	CONDUIT TURNING DOWN
	CONDUIT TURNING UP

WIRING DEVICES & OUTLETS	
	SIMPLEX RECEPTACLE
	DUPLEX RECEPTACLE
	GROUND FAULT INTERRUPTER
	WEATHERPROOF DUPLEX RECEPTACLE
	QUAD RECEPTACLE
	HEAVY DUTY RECEPTACLE-NEMA TYPE AS NOTED
	FLOOR MOUNTED DEVICE
	CEILING MOUNTED DEVICE
	ISOLATED GROUND DUPLEX RECEPTACLE
	ISOLATED GROUND QUAD RECEPTACLE
	WALL MOUNTED PHONE
	CENTER OF DEVICE AT 48" A.F.F.
	DEVICE ON EMERGENCY POWER
	TELEPHONE/DATA OUTLET
	CABLE T.V. OUTLET
	CABLE TRAY
	SURFACE RACEWAY
	SWITCH, SPST UNO.
	SWITCH, DPST
	FUSESTAT
	3-WAY SWITCH
	4-WAY SWITCH
	DIMMER SWITCH
	JAMB SWITCH
	MOTOR RATED SWITCH
	SWITCH WITH WEATHERPROOF COVER
	KEYED SWITCH
	TIME SWITCH
	PUSH BUTTON
	PHOTOCELL SWITCH
	CEILING OCCUPANCY SENSOR
	ROOM CONTROLLER
	EMERGENCY CONTROL UNIT

LIGHTING	
	LIGHT TRACK WITH LIGHT TYPES AS INDICATED
	WALL WASHER LIGHTING FIXTURE, ARROW INDICATES DIRECTION
	FLUORESCENT FIXTURE AND TYPE
	EMERGENCY LIGHT FIXTURE
	NIGHT LIGHT FIXTURE
	LIGHT FIXTURE AND TYPE
	EMERGENCY LIGHT FIXTURE
	WALL MOUNTED FIXTURE
	WALL SCONCE
	POLE MOUNTED LIGHT (NUMBER OF HEADS AS SHOWN)
	IN-GROUND LIGHT FIXTURE
	BOLLARD LIGHT FIXTURE
	EXIT LIGHT (C.L.G. MNTD. (S.G.L. FACE)
	EXIT LIGHT (C.L.G. MNTD. (DBL. FACE)
	EXIT LIGHT WALL MNTD. (S.G.L. FACE)
	EXIT/EMERGENCY LIGHT
	EMERGENCY LIGHT
	CEILING FAN

FIRE ALARM	
	FIRE ALARM CONTROL PANEL
	ANNUNCIATOR PANEL
	FIRE ALARM POWER EXTENDER
	PULL STATION
	KNOX BOX
	CONTROL RELAY
	SIGNAL ZONE ADDRESSABLE MODULE
	CONTROL ZONE ADDRESSABLE MODULE
	MONITOR ZONE ADDRESSABLE MODULE
	SINGLE STATION SMOKE DETECTOR
	SMOKE DETECTOR (SUP. RELAY BASE)
	SYSTEM SMOKE DETECTOR
	BEAM DETECTOR
	HEAT/THERMAL DETECTOR
	DUCT SMOKE DETECTOR
	INDIVIDUAL ADDRESSABLE MONITOR
	MAGNETIC DOOR HOLD
	SPEAKER/STROBE
	SPEAKER
	HORN
	VALVE TAMPER SWITCH
	FLOW SWITCH
	END OF LINE RESISTOR
	POST INDICATING VALVE
	FIRE ALARM BELL
	FIREMAN'S PHONE JACK
	SECURITY GUARD FOR DEVICE SHOWN
	COMBINATION SMOKE DETECTOR/CARBON MONOXIDE DETECTOR

NURSE CALL	
	NURSE CALL MASTER STATION
	NURSE CALL BEDSIDE STATION-SINGLE PATIENT
	NURSE CALL BEDSIDE STATION-DOUBLE PATIENT
	PATIENT EMERGENCY PULL CORD STATION
	PATIENT BED INTERFACE-37 PIN CONNECTOR
	DUTY STATION
	STAFF STATION
	ZONE DOME LIGHT
	CODE BLUE PUSHBUTTON STATION
	EMERGENCY STAFF STATION

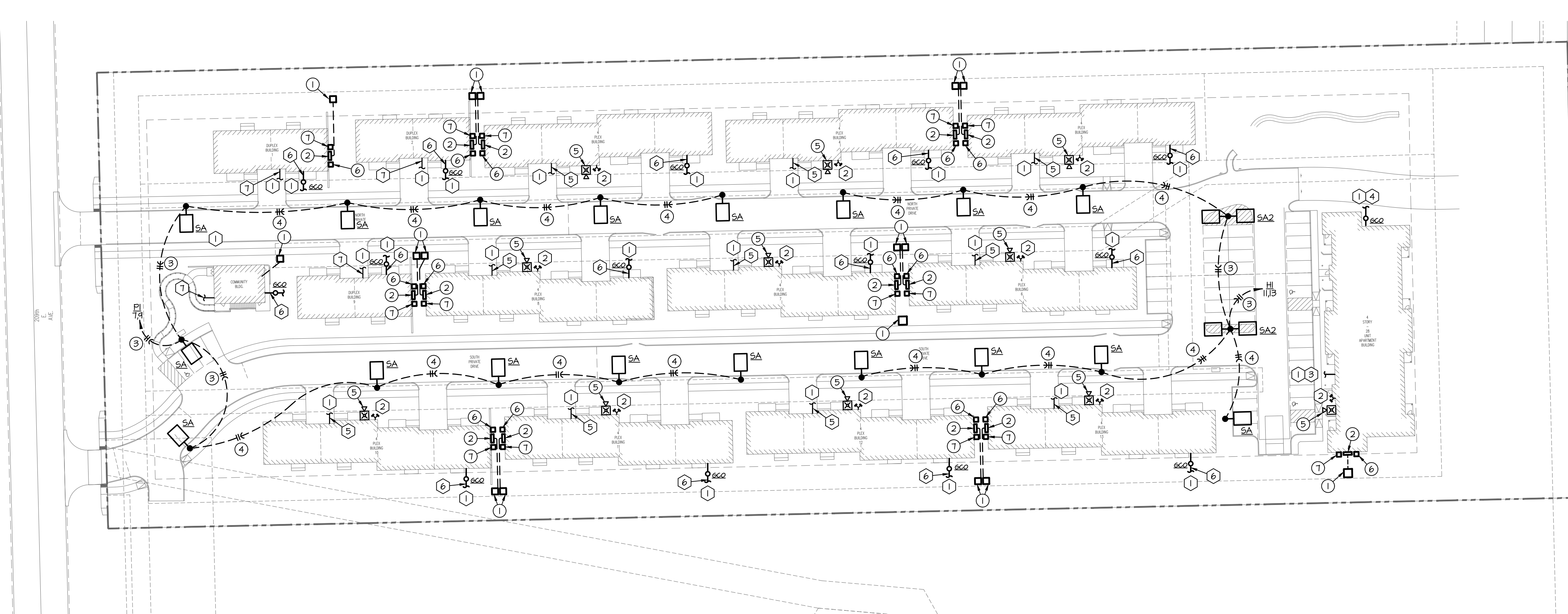
COMMUNICATIONS	
	SPEAKER HORN-PROJECTION TYPE
	SPEAKER
	VOLUME CONTROL
	MICROPHONE JACK
	COMBINATION SPEAKER/CLOCK
	SYSTEM CLOCK
	ELAPSED TIME CLOCK
	INTERCOM
	POWER SUPPLY
	AMPLIFIER

SECURITY	
	CLOSED CIRCUIT TELEVISION CAMERA
	ELECTRIC DOOR LOCK
	DOOR MONITOR
	CARD READER
	GLASS BREAK
	REQUEST TO EXIT BUTTON
	SECURITY MONITOR
	PANIC BUTTON (D=DESK, W=WALL, F=FLOOR)
	KEY PAD

ABBREVIATIONS

A	AMPS, AIR (COMPRESSED)
A/C	AIR CONDITIONING
AF	AMPERE FUZE
AFG	AREA FOR EVACUATION ASSISTANCE
AFFA	ABOVE FINISHED FLOOR
AFFB	ABOVE FINISHED GRADE
AFS	AIR HANDLING UNIT
AHU	AMPERE INTERRUPTING CURRENT
AL	ALUMINUM
ALP	AIR PRESSURE DROP
ATS	AUTOMATIC TRANSFER SWITCH
AV	ACID VENT
AM	ACID WASTE
AWG	AMERICAN WIRE GAUGE
BCU	BLOWER COIL UNIT
BFP	BACKFLOW PREVENTER
BHP	BRAKE HORSEPOWER
BFF	BELOW FINISHED FLOOR
BOD	BOTTOM OF DUCT
BOP	BOTTOM OF PIPE
BOS	BOTTOM OF STRUCTURE
BTUH	BRITISH THERMAL UNITS PER HOUR
C	CONDUIT
CT	CURRENT TRANSFORMER
CTV	CABLE TELEVISION SYSTEM
CAV	CONSTANT AIR VOLUME
CCTV	CLOSED CIRCUIT TELEVISION
CD	CONDENSATE DRAIN
CFC1	CONTRACTOR FURNISHED, CONTRACTOR INSTALLED
CFH	CUBIC FEET PER HOUR
CFM	CUBIC FEET PER MINUTE
CH	CHILLER
CO	GLAUCOUST, CARBON MONOXIDE
CO2	CARBON DIOXIDE
CTR	COOLING TOWER RETURN
CTS	COOLING TOWER SUPPLY
CU	COPPER, CONDENSING UNIT
CUH	CUBIC UNIT HEATER
CM	COLD WATER
CNR	CHILLED WATER RETURN
CMS	CHILLED WATER SUPPLY
D	DRAIN
DDG	DIRECT DIGITAL CONTROL
DFU	DRAINAGE FIXTURE UNITS
DN	DOWN
DPDT	DOUBLE-POLE, DOUBLE-THROW
DPST	DOUBLE-POLE, SINGLE-THROW
DX	DIRECT EXPANSION
E	EMERGENCY
EA	EXHAUST AIR
EAT	ENTERING AIR TEMPERATURE
E/C	ELECTRICAL CONTRACTOR
EDB	ENTERING DRY BULB
EF	FAN
EJ	EXPANSION JOINT
ESFR	EARLY SUPPRESSION FAST RESPONSE
ESP	EXTERNAL STATIC PRESSURE
ETR	EXISTING TO REMAIN
EMB	ENTERING WET BULB
EMC	ELECTRIC WATER COOLER
FAA	FIRE ALARM ANNUNCIATOR
FACP	FIRE ALARM CONTROL PANEL
FBO	FURNISHED BY OTHERS
FCO	FLOOR CLEANOUT
FCU	FAN COOL UNIT
FD	FIRE DAMPER, FLOOR DRAIN
FF	FINISHED FLOOR
FGCO	FINISHED GRADE CLEANOUT
FL	FLOW LINE
FLA	FULL LOAD AMPS
FPC	FIRE PROTECTION CONTRACTOR
FV	FAN TERMINAL UNIT
FVNR	FULL VOLTAGE, NON-REVERSING
G	NATURAL GAS
G/C	GENERAL CONTRACTOR
GFI	GROUND FAULT INTERRUPTER
GND	GROUND
GPH	GALLONS PER HOUR
GPM	GALLONS PER MINUTE
GM	GREASE WASTE
HB	HOSE BIBB
HCR	HOT/CHILLED WATER RETURN
HCS	HOT/CHILLED WATER SUPPLY
HD	HEAD, HUB DRAIN
HOA	HAND-OFF-AUTOMATIC
HPC	HEAT PUMP
HPR	HIGH PRESSURE CONDENSATE
HPS	HEAT PUMP RETURN
HSTAT	HEAT PUMP SUPPLY, HIGH PRESSURE STEAM
HTG	HUMIDISTAT
HTR	HEATING
HWR	HEATER
HWS	HOT WATER RETURN
HWS	HOT WATER SUPPLY
ID	INSIDE DIAMETER
IE	INVERT ELEVATION
IG	ISOLATED GROUND
IN, INC	INCHES OF WATER COLUMN
INC.	INCANDESCENT
Kcmil	1000 CIRCULAR MILS
KV	KILOVOLT
KVA	KILOVOLT-AMPS
KVAR	KILOVOLT-AMPS REACTIVE
KN	KILOWATT
KWH	KILOWATT-HOUR
L	LAVATORY
LDB	LEAVING AIR TEMPERATURE
LF	LINEAR FEET
LP	LOW PRESSURE
LPC	LOW PRESSURE STEAM CONDENSATE
LPG	LIGUID PETROLEUM GAS (PROPANE)
LPS	LOCKED ROTOR AMPS
LRA	LEAVING WET BULB
LWB	LEAVING WATER TEMPERATURE
LAT	LAVATORY
MBH	1000 BTU PER HOUR
M/C	MECHANICAL CONTRACTOR
MCA	MINIMUM CIRCUIT AMPACITY
MCC	MOTOR CONTROL CENTER
MCH	1000 CIRCULAR MILS
MD	MOTORIZED DAMPER
MDP	MAIN DISTRIBUTION PANEL
MFR	MANUFACTURER
MH	MANHOLE/METAL HALIDE
MLO	MAIN LUGS ONLY
MPC	MEDIUM PRESSURE CONDENSATE
MPS	MEDIUM PRESSURE STEAM
MS	MOTOR STARTER
MSB	MAIN SWITCHBOARD
MTD	MOUNTED
MAU	MAKE-UP AIR UNIT
N	NITROGEN
N/A	NOT APPLICABLE
NC	NOISE CRITERIA
NFPH	NON-FREEZE WALL HYDRANT
NO	NOT IN CONTRACT
N/O	NITROUS OXIDE
N/O	NORMALLY OPEN, NORMALLY CLOSED
N/C	N/C

O	OXYGEN
OA	OUTSIDE AIR
OC	ON CENTER
OD	OUTSIDE DIAMETER
OFCI	OWNER FURNISHED, CONTRACTOR INSTALLED
ORD	OVERFLOW ROOF DRAIN
PA	PIPE ANCHOR
PCNR	PRIMARY CHILLED WATER RETURN
PCAS	PRIMARY CHILLED WATER SUPPLY
PCR	PUMPED CONDENSATE RETURN
PD	PRESSURE DROP (FEET OF WATER)
PH	PHASE
PHR	PRIMARY HEATING WATER RETURN
PHWS	PRIMARY HEATING WATER SUPPLY
PNL	PRESSURE REDUCING VALVE
PRV	PULSE START
PS	POUNDS PER SQUARE INCH
PSI	POUNDS PER SQUARE INCH-ABSOLUTE
PSIA	POUNDS PER SQUARE INCH-GAUGE
PSIG	POTENTIAL TRANSFORMER
PT	POTENTIAL TRANSFORMER
QTY	QUANTITY
R	REFRIGERANT
RA	RETURN AIR
RCP	REINFORCED CONCRETE PIPE
RD	ROOF DRAIN
REV	REVISION
RF	RETURN FAN
RH	RELATIVE HUMIDITY
RLA	RUNNING LOAD AMPS
RPM	REVOLUTIONS PER MINUTE
RTU	ROOF TOP UNIT
S	SINK, STEAM
SA	SUPPLY AIR
SAN	SANITARY SEWER
SCAR	SECONDARY CHILLED WATER RETURN
SCAS	SECONDARY CHILLED WATER SUPPLY
SD	SMOKE DAMPER, STORM DRAIN
SF	SURFY FAN
SHR	SECONDARY HEATING WATER RETURN
SHWS	SECONDARY HEATING WATER SUPPLY
SP	STATIC PRESSURE
SOFT	SQUARE FOOT/SQUARE FEET
SS	START/STOP
SS	SERVICE SINK, STAINLESS STEEL
ST	STORM DRAIN, SOUND TRAP, STEAM TRAP
STC	SOUND TRANSMISSION CLASS
STM	STEAM
SN	SOFT WATER
SNBD	SWITCHBOARD
T	TEMPERED WATER
TG	TEMPERATURE GAUGE
TDH	TOTAL DYNAMIC HEAD
TSP	TOTAL STATIC PRESSURE
TTSTAT	THERMOSTAT
TU	TERMINAL UNIT
UF	UNDER FLOOR
UG	UNDER GROUND
UH	UNIT HEATER
UL	UNDERWRITERS LABORATORIES, INC.



C1 SITE PLAN
SCALE: 1" = 50'

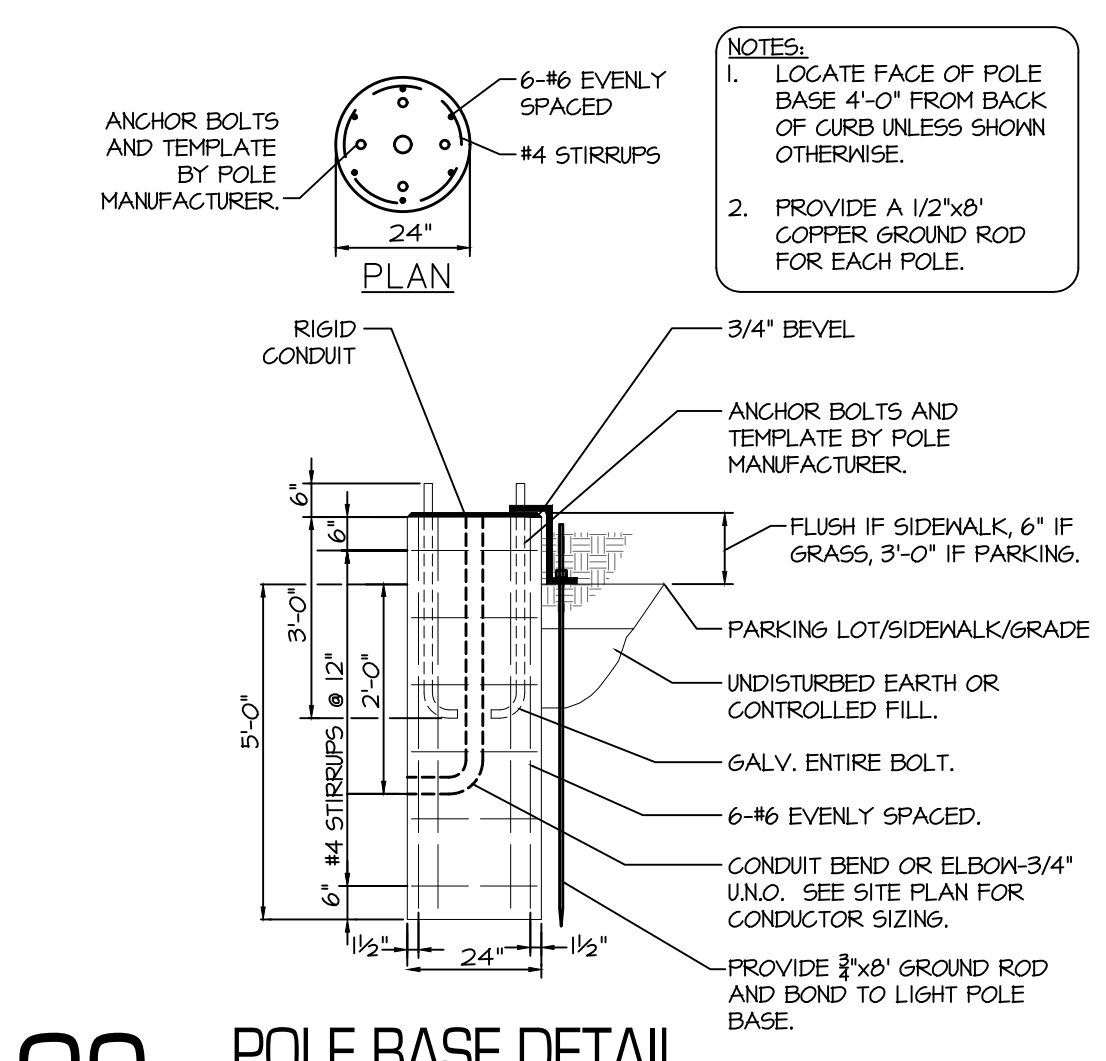
LIGHT FIXTURE SCHEDULE									
MARK	MANUFACTURER	MODEL	LAMP DATA			MOUNTING	TOTAL WATTS	DESCRIPTION	NOTES
			QUAN.	TYPE	VOLTS				
SA	WILLIAMS	VAI-L83/140-T3-S-DIM-208-PCR	1	LED	208	POLE	83	EXTERIOR FIXTURE WITH TYPE 3 DISTRIBUTION	1,2,3
SA2	WILLIAMS	VAI-L83/140-T4-S-DIM-208-PCR	2	LED	208	POLE	166	EXTERIOR FIXTURE WITH TYPE 4 DISTRIBUTION	1,2,3

NOTES:

- FURNISH 22' TALL LIGHT POLE AND BASE COVER, WILLIAMS-55A-200-0400-188 / A356-T6, COLOR AS SPECIFIED BY ARCHITECT.
- COLOR SPECIFIED BY ARCHITECT.
- PROVIDE FIXTURE WITH INTEGRAL PHOTOCELL.

GENERAL NOTES:

A. PROVIDE ALL REQUIRED ACCESSORIES FOR A COMPLETE INSTALLATION.



C2 POLE BASE DETAIL
SCALE: NOT TO SCALE

- GENERAL NOTES:**
- REFERENCE MECHANICAL SHEETS FOR MECHANICAL GENERAL NOTES.
 - REFERENCE PLUMBING SHEETS FOR PLUMBING GENERAL NOTES.
 - REFERENCE ELECTRICAL SHEETS FOR ELECTRICAL GENERAL NOTES.
 - ALL ELECTRICAL WORK SHALL COMPLY WITH UTILITY COMPANY STANDARDS, AND BE APPROVED BY UTILITY COMPANY AND CITY PRIOR TO INSTALLATION.
 - REFERENCE ARCHITECTURAL DRAWINGS FOR LOCATION OF BUILDING TYPES.

- ELECTRICAL PLAN NOTES:**
- PROPOSED ELECTRIC UTILITY TRANSFORMER. PROVIDE TRANSFORMER PAD PER LOCAL UTILITY REQUIREMENTS, REFER TO ELECTRICAL RISER DIAGRAM FOR EACH RESPECTIVE BUILDING FOR MORE INFORMATION. IMMEDIATELY AFTER BEING AWARDED CONTRACT, NOTIFY ELECTRIC UTILITY OF WORK ON SITE TO BE PERFORMED BY ELECTRIC UTILITY. ROUTING OF ELECTRIC UTILITY WORK IS DIAGRAMMATIC AND FOR COORDINATION PURPOSES ONLY.
 - PROVIDE METER BANK AND MAIN CIRCUIT BREAKERS FOR ELECTRICAL SERVICE ON THE EXTERIOR OF THE BUILDING AT THIS LOCATION. REFER TO ELECTRICAL RISER DIAGRAM #1.
 - PROVIDE (2) #8'S, AND A #10 GROUND IN 3/4" CONDUIT.
 - PROVIDE (2) #10'S, AND A #10 GROUND IN 3/4" CONDUIT.
 - PROVIDE WEATHERPROOF HORNSTROBE ON EXTERIOR OF BUILDING. CIRCUIT TO FIRE PROTECTION FLOW AND TAMPER SWITCHES, ROUTE TO ADDRESSABLE FIRE ALARM CONTROL PANEL LOCATED IN APARTMENT BUILDING.
 - BUILDING CABLE TELEVISION CONNECTION BOX.
 - BUILDING TELEPHONE CONNECTION BOX.

- PLUMBING PLAN NOTES:**
- REFER TO CIVIL SITE PLAN FOR CONTINUATION.
 - FIRE DEPARTMENT SIAMESE CONNECTION.
 - 6" COMBINED DOMESTIC WATER AND FIRE PROTECTION SERVICE LINE.
 - 6" SANITARY DRAIN LINE.
 - 4" COMBINED DOMESTIC WATER AND FIRE PROTECTION SERVICE LINE.
 - 4" SANITARY DRAIN LINE.
 - 1" DOMESTIC WATER SERVICE LINE.



ARCHITECTURAL CORPORATION
OKLAHOMA CERTIFICATE
OF AUTHORITY NO. CA 02479

TIMBER RIDGE COTTAGES
SECTION 8, TOWNSHIP 18, RANGE 15
BROKEN ARROW, WAGONER COUNTY, OKLAHOMA

STARK WILSON DUNCAN ARCHITECTS INC.
315 NICHOLS RD., STE 228 - KANSAS CITY, MO 64112 - T: 816.531.1988 F: 816.531.1978



MPE SITE PLAN

ISSUE DATE:
OCTOBER 18, 2019

REVISIONS:

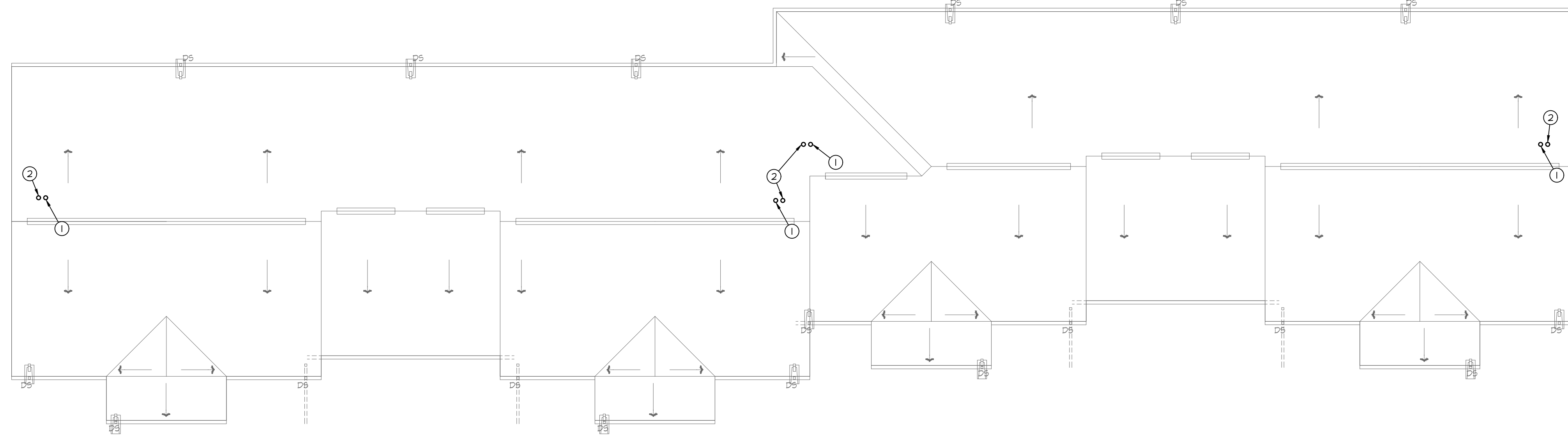
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C1 MPE ROOF PLAN
SCALE: 1/8" = 1'-0"

GENERAL NOTES:

- A. REFERENCE SHEET MJ1 FOR MECHANICAL GENERAL NOTES.
- B. REFERENCE SHEET P01 FOR PLUMBING GENERAL NOTES.
- C. REFERENCE SHEET E21 FOR POWER GENERAL NOTES.
- D. ALL ROOF JACKS TO BE PAINTED TO MATCH ADJACENT ROOF COLOR.

MECHANICAL PLAN NOTES:

- 1. -

PLUMBING AND RADON CONTROL SYSTEM PLAN NOTES:

- 1. 2" VENT THRU ROOF.
- 2. 3" PVC RADON VENT.

RADON CONTROL SYSTEM NOTES:

- 1. INSTALL RADON CONTROL SYSTEM IN ACCORDANCE WITH ANSI/AARST CC-1000-2017 "SOIL GAS CONTROLS SYSTEMS IN NEW CONSTRUCTION BUILDINGS."
- 2. OPENINGS AROUND BATHUBS, SHOWERS, WATER CLOSETS, PIPES, WIRES OR OTHER OBJECTS THAT PENETRATE CONCRETE SLABS OR OTHER FLOOR ASSEMBLIES SHALL BE FILLED WITH A POLYURETHANE CAULK OR EQUIVALENT SEALANT APPLIED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.



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4PLEX MPE ROOF
PLAN

ISSUE DATE:
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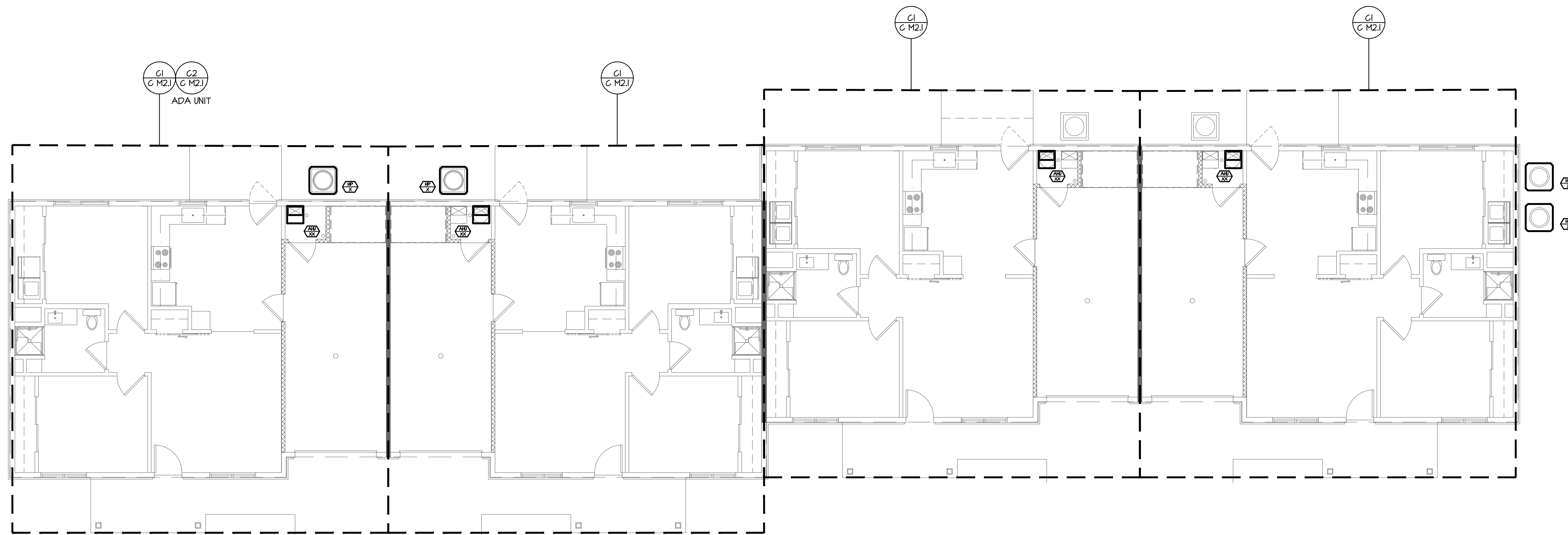
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C1 4PLEX MECHANICAL PLAN
SCALE: 1/8" = 1'-0"

GENERAL NOTES:

- A. THESE DRAWINGS ARE DIAGRAMMATIC AND INDICATE THE GENERAL EXTENT OF THE WORK. PROVIDE SHEET METAL SYSTEMS COMPLETE AND PER APPLICABLE CODES INCLUDING ALL NECESSARY OFFSETS, FITTINGS AND SPECIAL RADIUS OR MITRED ELBOWS WHICH ARE REQUIRED DUE TO SPACE CONSTRAINTS OR OTHER CONDITIONS.
- B. COORDINATE THE INSTALLATION OF THE DUCTWORK AND EQUIPMENT WITH THE WORK OF ALL OTHER TRADES, VERIFY ALL CLEARANCES PRIOR TO THE FABRICATION OF ANY SYSTEM COMPONENTS.
- C. DUCTWORK SHALL NOT BE LOCATED OVER ELECTRICAL EQUIPMENT OR PANELS. PROVIDE THE CODE REQUIRED WORKING CLEARANCE AROUND ALL ELECTRICAL EQUIPMENT AND PANELS.
- D. PROVIDE ALL MISCELLANEOUS SUPPORTING STEEL, ETC., FOR THE PROPER INSTALLATION OF ALL MECHANICAL SYSTEMS.
- E. COORDINATE FLOOR, WALL, ROOF PENETRATIONS, LOUVER SIZES, PAD LOCATIONS, ETC. WITH THE ARCHITECTURAL TRADES.
- F. REFER TO ARCHITECTURAL REFLECTED CEILING PLANS AND WALL ELEVATIONS FOR EXACT LOCATION OF GRILLES, REGISTERS, AND DIFFUSERS.
- G. DUCTWORK UPSTREAM OF SUPPLY TERMINAL UNITS SHALL BE BOX INLET SIZE UNLESS NOTED OTHERWISE. PROVIDE STRAIGHT DUCT AT TERMINAL INLET. STRAIGHT DUCT LENGTH SHALL BE A MINIMUM OF 1/2 TIMES THE DIAMETER OF THE INLET DUCT, OR GREATER AS RECOMMENDED BY MANUFACTURER.
- H. DUCTWORK DOWNSTREAM OF SUPPLY TERMINAL UNITS SHALL BE BOX OUTLET SIZE UNLESS NOTED OTHERWISE.
- I. BRANCH DUCTWORK TO DIFFUSERS, REGISTERS OR GRILLES SHALL BE NECK SIZE UNLESS NOTED OTHERWISE.
- J. ALL DUCTWORK DIMENSIONS INDICATE THE INSIDE CLEAR DIMENSION.
- K. PROVIDE ACCESS DOORS IN HARD CEILING AREAS FOR ACCESS TO TERMINAL UNITS, BALANCING DAMPERS, TERMINAL UNIT HEATING COIL PIPING, ETC. REFER TO ARCHITECTURAL DRAWINGS FOR CEILING TYPES. COORDINATE WITH THE ARCHITECTURAL TRADES.



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SECTION 8, TOWNSHIP 18, RANGE 15
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STARK WILSON DUNCAN ARCHITECTS INC.
315 NICHOLS RD, STE 228 - KANSAS CITY, MO 64112 - T 816.531.1988 F 816.531.1978



4PLEX MECHANICAL
PLAN

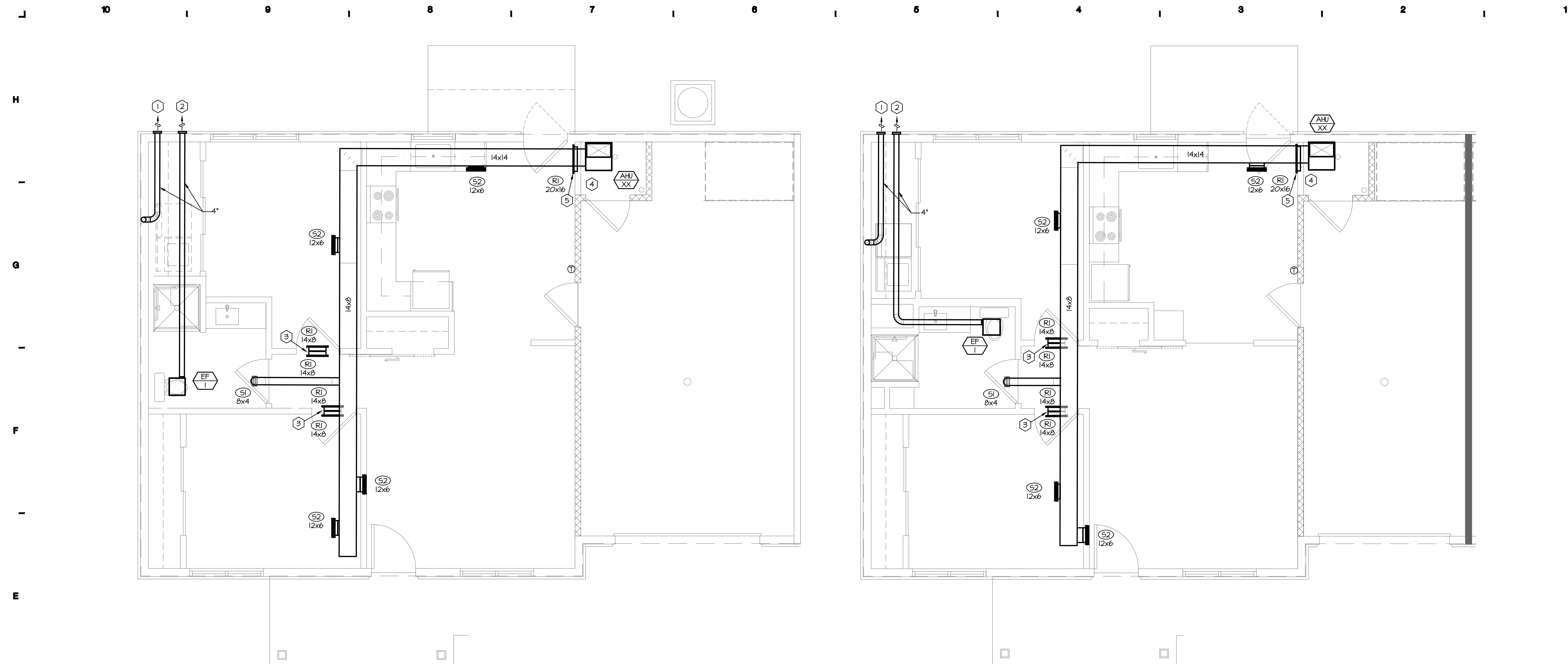
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C2 ENLARGED MECHANICAL PLAN - ADA
SCALE: 1/4" = 1'-0"

C1 ENLARGED MECHANICAL PLAN
SCALE: 1/4" = 1'-0"

GENERAL NOTES:

- A. THESE DRAWINGS ARE DIAGRAMMATIC AND INDICATE THE GENERAL EXTENT OF THE WORK. PROVIDE SHEET METAL SYSTEMS COMPLETE AND PER APPLICABLE CODES INCLUDING ALL NECESSARY OFFSETS, FITTINGS AND SPECIAL RADIUS OR MITRED ELBOWS WHICH ARE REQUIRED DUE TO SPACE CONSTRAINTS OR OTHER CONDITIONS.
- B. COORDINATE THE INSTALLATION OF THE DUCTWORK AND EQUIPMENT WITH THE WORK OF ALL OTHER TRADES. VERIFY ALL CLEARANCES PRIOR TO THE FABRICATION OF ANY SYSTEM COMPONENTS.
- C. DUCTWORK SHALL NOT BE LOCATED OVER ELECTRICAL EQUIPMENT OR PANELS. PROVIDE THE CODE REQUIRED WORKING CLEARANCE AROUND ALL ELECTRICAL EQUIPMENT AND PANELS.
- D. PROVIDE ALL MISCELLANEOUS SUPPORTING STEEL, ETC. FOR THE PROPER INSTALLATION OF ALL MECHANICAL SYSTEMS.
- E. COORDINATE FLOOR, WALL, ROOF PENETRATIONS, LOUVER SIZES, PAD LOCATIONS, ETC. WITH THE ARCHITECTURAL TRADES.
- F. REFER TO ARCHITECTURAL REFLECTED CEILING PLANS AND WALL ELEVATIONS FOR EXACT LOCATION OF GRILLES, REGISTERS, AND DIFFUSERS.
- G. DUCTWORK UPSTREAM OF SUPPLY TERMINAL UNITS SHALL BE BOX INLET SIZE UNLESS NOTED OTHERWISE. PROVIDE STRAIGHT DUCT AT TERMINAL INLET. STRAIGHT DUCT LENGTH SHALL BE A MINIMUM OF 1 1/2 TIMES THE DIAMETER OF THE INLET DUCT, OR GREATER AS RECOMMENDED BY MANUFACTURER.
- H. DUCTWORK DOWNSTREAM OF SUPPLY TERMINAL UNITS SHALL BE BOX OUTLET SIZE UNLESS NOTED OTHERWISE.
- I. BRANCH DUCTWORK TO DIFFUSERS, REGISTERS OR GRILLES SHALL BE NECK SIZE UNLESS NOTED OTHERWISE.
- J. ALL DUCTWORK DIMENSIONS INDICATE THE INSIDE CLEAR DIMENSION.
- K. PROVIDE ACCESS DOORS IN HARD CEILING AREAS FOR ACCESS TO TERMINAL UNITS, BALANCING DAMPERS, TERMINAL UNIT HEATING COIL PIPING, ETC. REFER TO ARCHITECTURAL DRAWINGS FOR CEILING TYPES. COORDINATE WITH THE ARCHITECTURAL TRADES.

PLAN NOTES:

- 1. 4' DRYER VENT EXHAUST. DISCHARGE DRYER EXHAUST WITH WALL. TERMINATION SHALL BE EQUIPPED WITH BACKDRAFT DAMPER. MAINTAIN 3 FOOT CLEARANCE ABOVE OPERABLE WINDOWS.
- 2. 4' BATH EXHAUST. DISCHARGE RESTROOM EXHAUST WITH WALL GAP. TERMINATION SHALL BE EQUIPPED WITH BACKDRAFT DAMPER. MAINTAIN 3 FOOT CLEARANCE ABOVE OPERABLE WINDOWS.
- 3. INSTALL RETURN GRILLE HIGH ON WALL IN LIVING SPACE AND ABOVE DOOR IN BEDROOM.
- 4. SEE AIR HANDLING UNIT DETAIL ON SHEET C 14.1.
- 5. INSTALL RETURN GRILLE LOW ON WALL IN LIVING SPACE.



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ENLARGED 4PLEX
MECHANICAL PLAN

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AIR HANDLING UNIT AND HEAT PUMP SCHEDULE

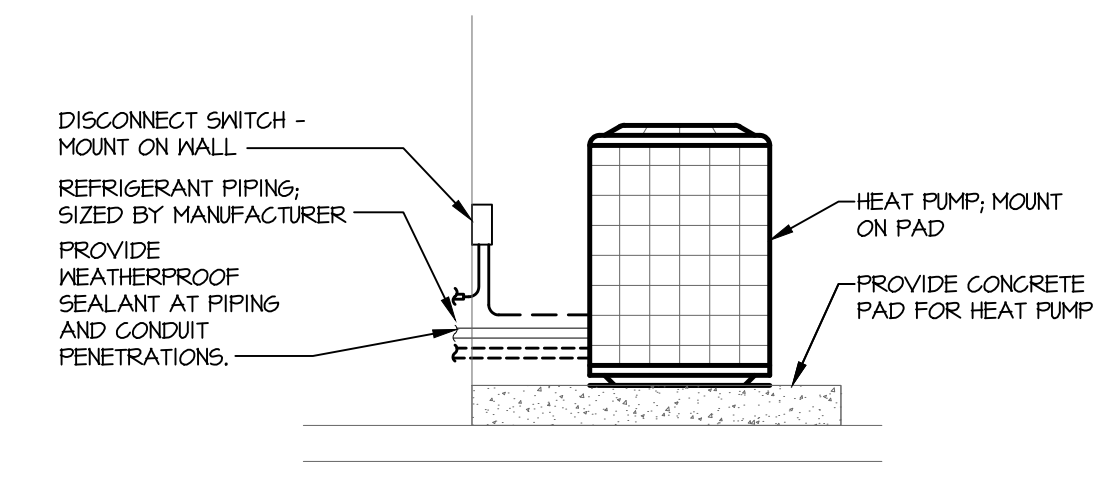
AIR HANDLING UNIT												HEAT PUMP						
MARK	MANUFACTURER	MODEL	COOL MBH	COOLING FAN CFM	ESP	HEATING COIL MODEL	NOM.	OUT	MCA	MOCP	V/PH	MARK	MODEL	SEER	MCA	MOCP	V/PH	NOTES
AHU-101	GOODMAN	MER1200	32.0	1200	0.50	HKR-15	15.0	13.0	52	60	208/1	HP-101	66Z14-030	14.0	17.8	30	208/1	1234
AHU-102	GOODMAN	MER1200	32.0	1200	0.50	HKR-15	15.0	13.0	52	60	208/1	HP-102	66Z14-030	14.0	17.8	30	208/1	1234
AHU-103	GOODMAN	MER1200	32.0	1200	0.50	HKR-15	15.0	13.0	52	60	208/1	HP-103	66Z14-030	14.0	17.8	30	208/1	1234
AHU-104	GOODMAN	MER1200	32.0	1200	0.50	HKR-15	15.0	13.0	52	60	208/1	HP-104	66Z14-030	14.0	17.8	30	208/1	1234

NOTES:

1. PROVIDE 3/4" CONDENSATE DRAIN LINE WITH 2" DEEP TRAP. ROUTE TO ADJACENT FLOOR DRAIN.
2. PROVIDE AHU WITH WALL HANGING BRACKET BY UNIT MANUFACTURER OR FIELD FABRICATE.
3. PROVIDE AHU WITH INTEGRAL DISCONNECT SWITCH.
4. PROVIDE PROGRAMMABLE THERMOSTAT TYPICAL OF HONEYWELL VISION PRO 8000.

GENERAL NOTES:

- A. CHANGE FILTER AFTER UNIT START-UP, DURING FINISH WORK AND FINAL PUNCH. DO NOT OPERATE UNITS DURING DRYWALL SANDING.
- B. PROVIDE A SECONDARY DRAIN PAN FOR ALL COOLING COILS AND ROUTE 3/4" CONDENSATE LINE TO ADJACENT FLOOR DRAIN, INDEPENDENT OF PRIMARY CONDENSATE DRAIN.
- C. UNIT MANUFACTURER SHALL MAKE COOLING COIL SELECTION, UNIT MANUFACTURER AND INSTALLING CONTRACTOR SHALL SIZE REFRIGERANT PIPING FOR THE FINAL FIELD ROUTING, ELEVATION CHANGES AND CONDENSER LOCATIONS. PROVIDE TRAPS INCLUDING INVERTED LIQUID OIL TRAP AT INDOOR EVAPORATOR COIL, TXV, ADDITIONAL REFRIGERANT, LOW VOLTAGE STARTER KIT, OFF CYCLE TIMER, CRANKCASE HEATER AND ACCUMULATOR AS REQUIRED FOR PROPER OPERATION OF THE SYSTEM.
- D. PROVIDE A MINIMUM 3/8" LIQUID REFRIGERANT LINES ON ALL SYSTEMS.
- E. COOLING LOADS BASED ON 105 DEGREES F AMBIENT TEMPERATURE.
- F. COOLING MBH INDICATES THE MINIMUM NET COOLING MBH REQUIRED FROM UNIT AT CFM LISTED IN SCHEDULE.
- G. KW OUT INDICATES THE MINIMUM NET HEATING KW REQUIRED FROM UNIT.
- H. MAXIMUM LINE LENGTH PER MANUFACTURERS REQUIREMENTS.
- I. AIR HANDLER COILS SHALL BE ALUMINUM.



3 Heat Pump Mounting Detail
Scale: Not to Scale

GRILLE, REGISTER, & DIFFUSER SCHEDULE

MARK	MANUFACTURER	MODEL	SERVICE	FACE SIZE	NECK SIZE	DAMPER	NOTES
SI	US AIRE	102M	SUPPLY	"SEE PLAN"	"SEE PLAN"	YES	
S2	US AIRE	VM	SUPPLY	"SEE PLAN"	-	YES	
RI	US AIRE	1400	RETURN	"SEE PLAN"	-	NO	

NOTES:

GENERAL NOTES (APPLY TO ALL ABOVE):

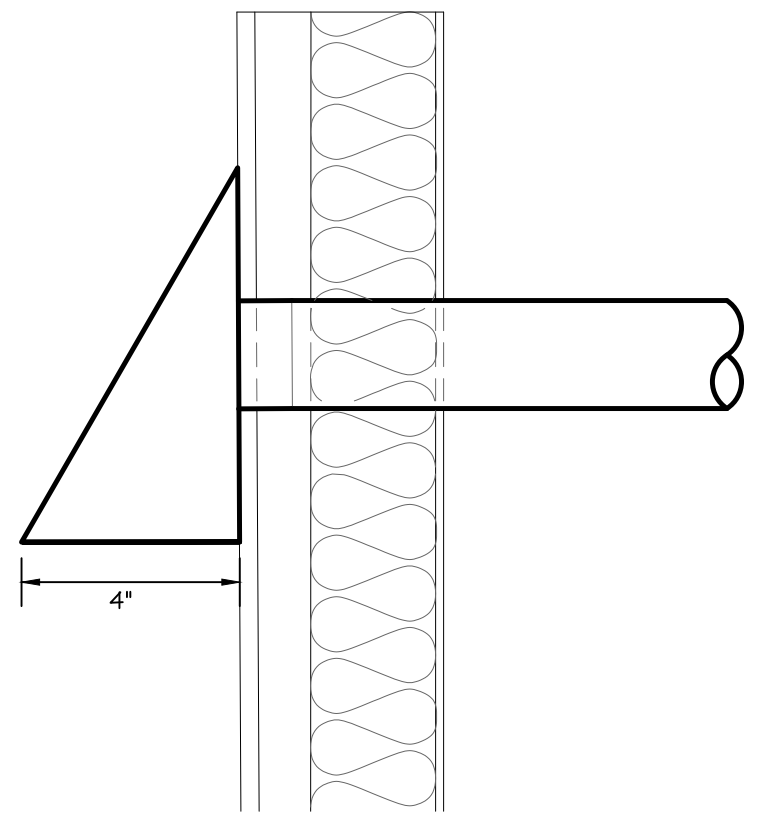
- A. PROVIDE MOUNTING FRAME TO MATCH CEILING TYPE. VERIFY WITH ARCHITECT'S PLANS PRIOR TO ORDERING.
- B. MAXIMUM NG OF 30 FOR ALL GRILLES, REGISTERS, AND DIFFUSERS.
- C. WHERE NOT NOTED, DIFFUSER NECK SIZE SHALL BE THE SAME AS THE BRANCH DUCT SIZE.
- D. UNLESS NOTED OTHERWISE, COLOR SHALL BE STANDARD WHITE.

FAN SCHEDULE

MARK	MANUFACTURER	MODEL	CFM	S.P.	DRIVE	BHP	HP	RPM	dBA	V/PH	NOTES
EF-1	BROAN	AEBOL	50	0.25	DIRECT	26.9 W	-	-	28	120/1	1

NOTES:

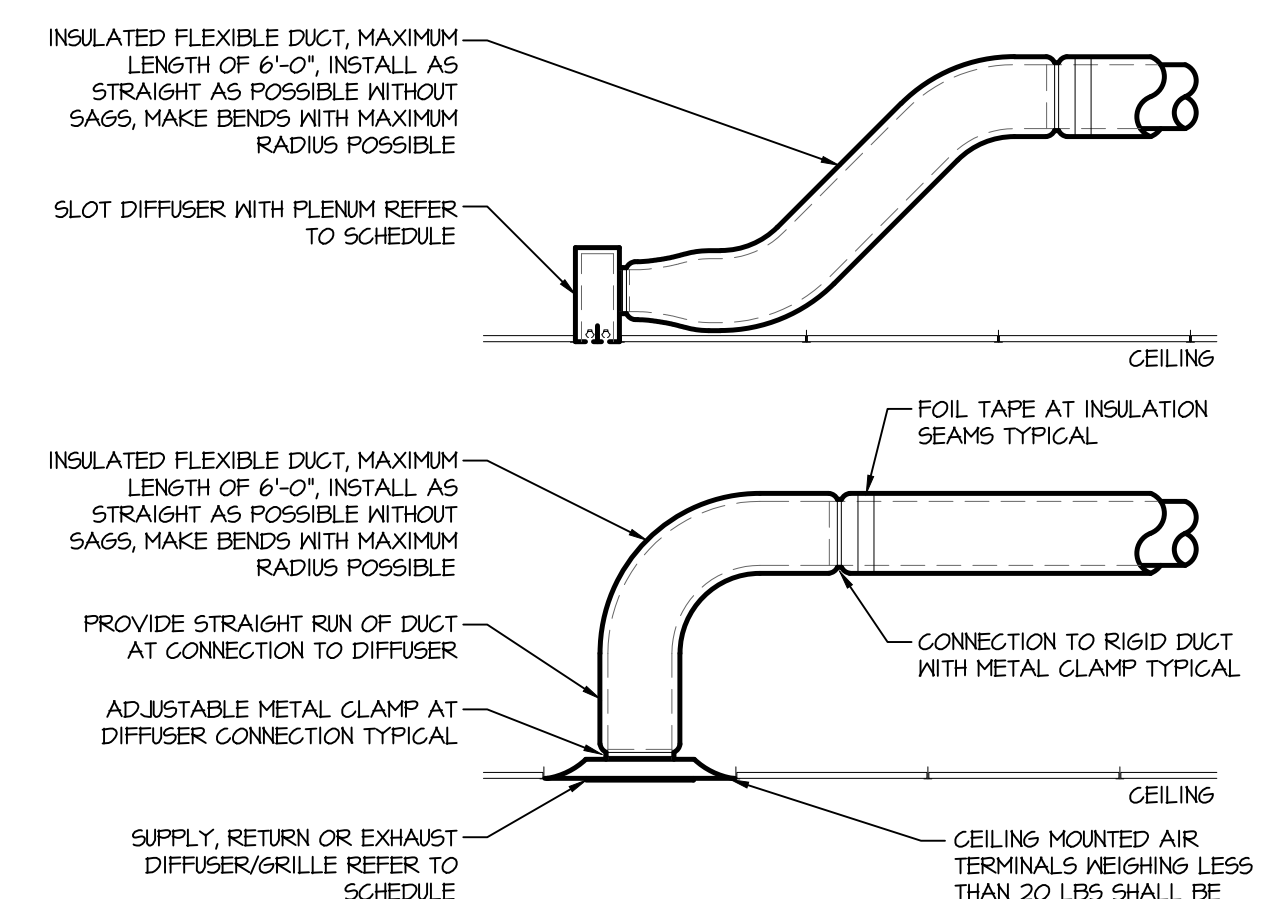
1. PROVIDE WITH FACTORY INSTALLED AND WIRED DISCONNECT.



NOTES:

1. DUCT SIZES SHALL BE AS INDICATED ON THE PLANS.
2. PROVIDE SIDING AND FLASHING PER ARCHITECTURAL AND/OR SIDING MANUFACTURER'S REQUIREMENTS.
3. USE POP RIVETS ON ALL DRYER VENT. SHEETMETAL SCREWS ARE NOT ACCEPTABLE.
4. THE MALE END OF THE DUCT AT OVERLAPPED DUCT JOINTS SHALL EXTEND IN THE DIRECTION OF AIRFLOW.
5. ALL WALL CAPS TO BE PAINTABLE.
6. PROVIDE BUG SCREENS FOR BATHROOM EXHAUST.
7. PROVIDE BACKDRAFT DAMPERS FOR BATHROOM EXHAUST AND DRYER EXHAUST.

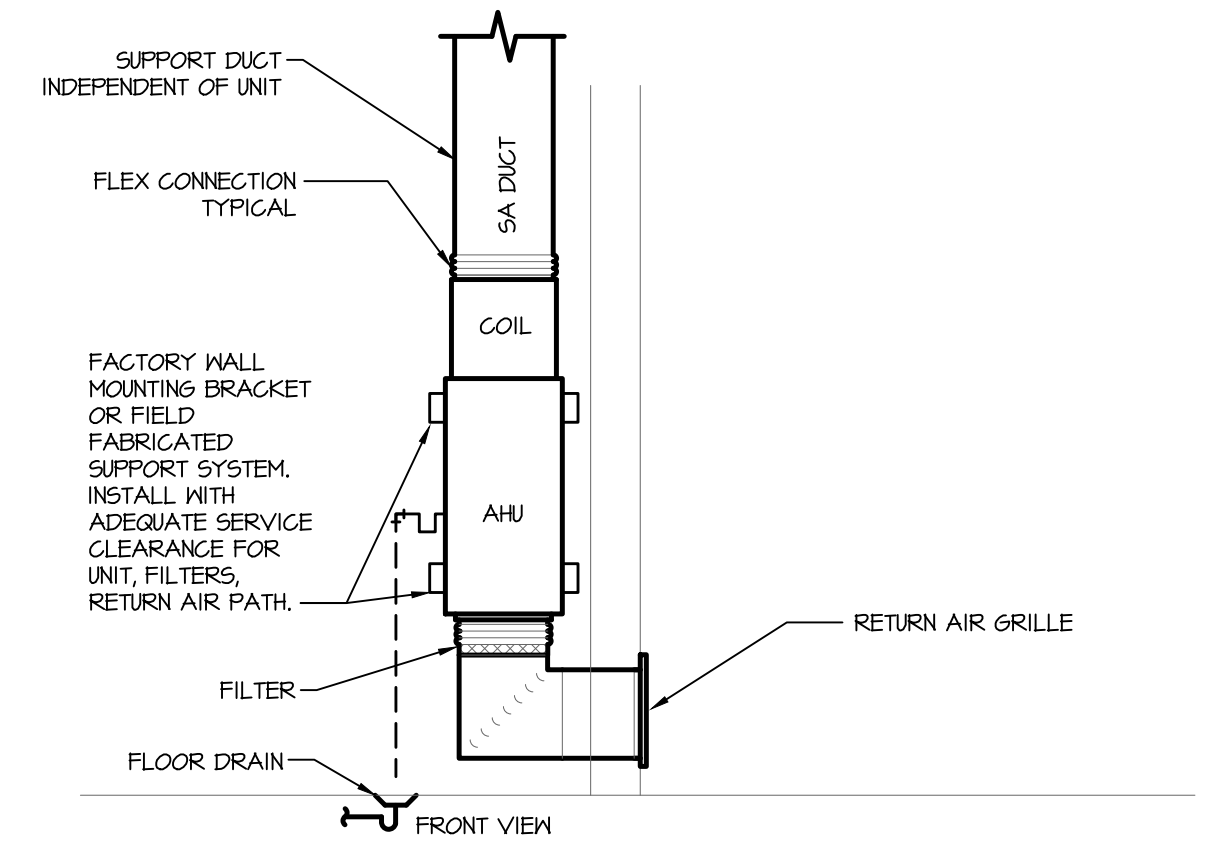
5 Exterior Wall Bathroom Exhaust & Dryer Exhaust Detail
Scale: Not to Scale



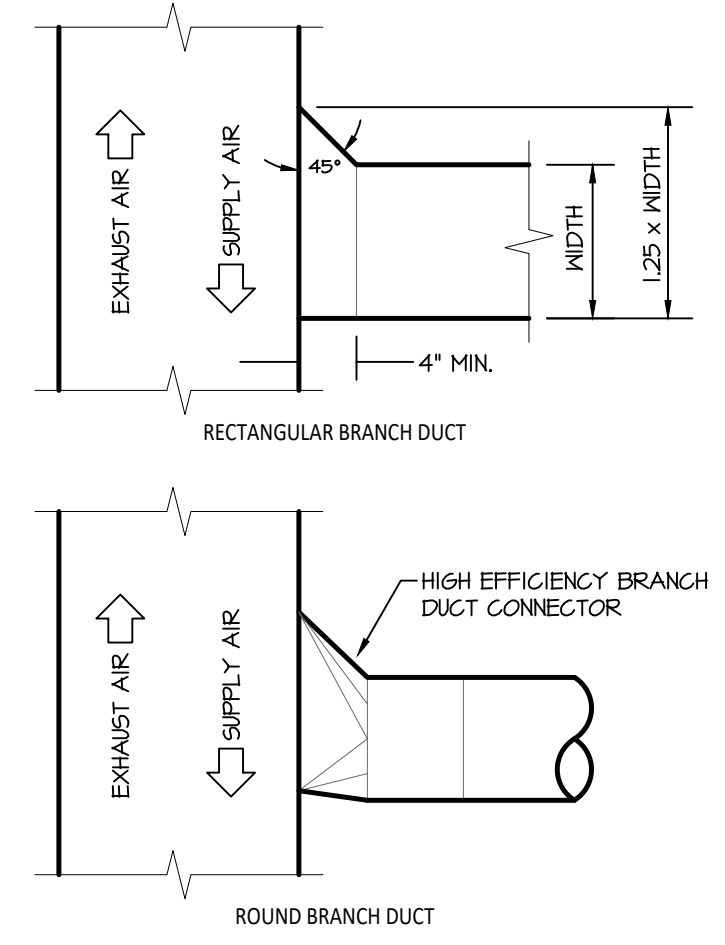
NOTES:

1. DUCT AND DIFFUSER SIZES SHALL BE AS INDICATED ON THE PLANS.
2. SUPPORT DUCTWORK PER SPECIFICATIONS.
3. COORDINATE CEILING TYPES WITH ARCHITECTURAL PLANS.

2 Diffuser Connection Detail
Scale: Not to Scale



4 Typical Apartment AHU Detail
Scale: Not to Scale



NOTES:

1. SUPPLY, RETURN AND EXHAUST FITTINGS ARE SIMILAR, ONLY DIRECTION OF AIRFLOW CHANGES.
2. REFER TO FLOOR PLANS FOR BRANCH LOCATIONS REQUIRING BALANCING DAMPERS.

1 Branch Duct Detail
Scale: Not to Scale



4PLEX MECHANICAL
SCHEDULES &
DETAILS

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OF AUTHORITY NO. CA 02479

TIMBER RIDGE COTTAGES
SECTION 8, TOWNSHIP 18, RANGE 15
BROKEN ARROW, WAGONER COUNTY, OKLAHOMA

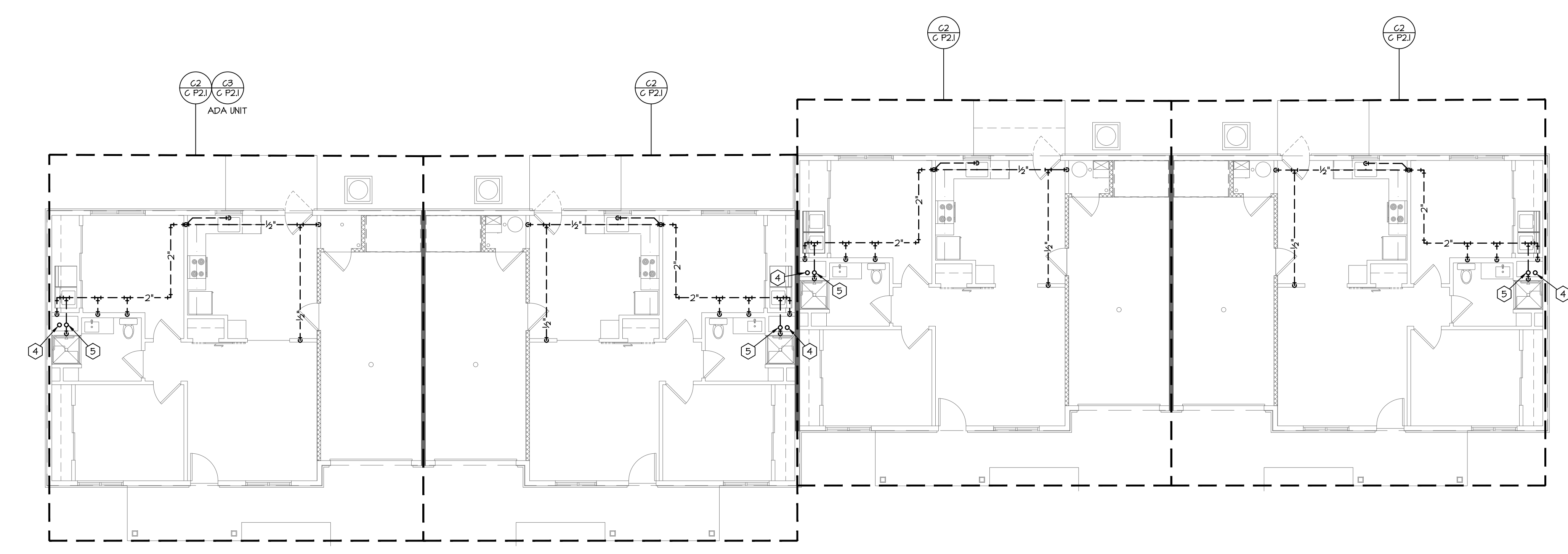
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315 NICHOLS RD., STE 228 - KANSAS CITY, MO 64112 - T 816.531.1998 F 816.531.1978

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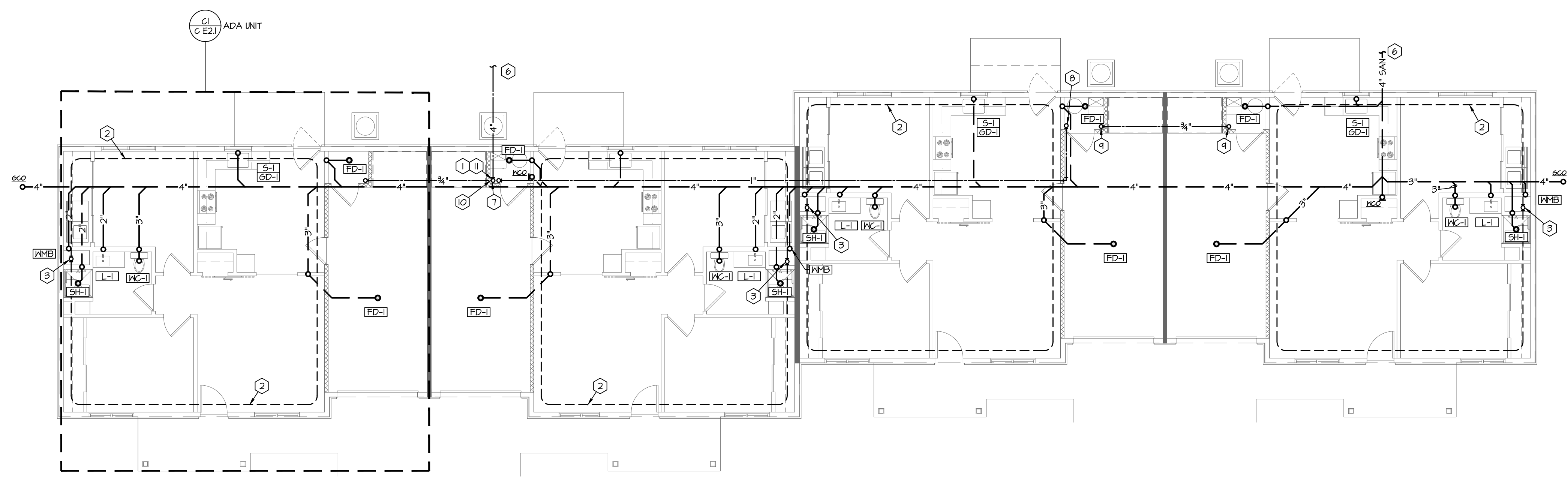
- A. THESE DRAWINGS ARE DIAGRAMMATIC AND INDICATE THE GENERAL EXTENT OF THE WORK. PROVIDE PLUMBING SYSTEMS COMPLETE AND PER APPLICABLE CODES INCLUDING ALL NECESSARY COMPONENTS AND OFFSETS WHICH ARE REQUIRED DUE TO SPACE CONSTRAINTS OR OTHER CONDITIONS.
- B. REFER TO THE ARCHITECTURAL PLANS FOR THE EXACT LOCATIONS OF PLUMBING FIXTURES.
- C. COORDINATE THE INSTALLATION OF PLUMBING AND PIPING WITH THE WORK OF ALL OTHER TRADES.
- D. WHERE WALL MOUNTED FLUSH VALVE SENSORS ARE USED, THE PLUMBING CONTRACTOR SHALL COORDINATE THE LOCATION OF THE SENSORS WITH THE ELECTRICAL AND ARCHITECTURAL TRADES TO AVOID CONFLICTS WITH GRAB BARS OR ANY OTHER ACCESSORIES.
- E. PIPING SHALL NOT BE LOCATED OVER ELECTRICAL EQUIPMENT OR PANELS. PROVIDE THE CODE REQUIRED WORKING CLEARANCE AROUND ALL ELECTRICAL EQUIPMENT AND PANELS.
- F. THE CONTRACTOR SHALL NOT LOCATE PIPING BELOW DUCT MOUNTED AIR TERMINAL UNITS, TERMINAL HEATING COILS, OR OTHER EQUIPMENT.
- G. PROVIDE SUPPLEMENTARY STEEL AS REQUIRED FOR THE PROPER SUPPORT OF ALL PLUMBING SYSTEMS.
- H. COORDINATE THE SHUT DOWN OF ANY EXISTING SERVICES AND/OR EQUIPMENT WITH THE OWNER'S REPRESENTATIVE.
- I. PLUMBING VENT PIPING THROUGH THE ROOF SHALL BE LOCATED A MINIMUM OF 10'-0" AWAY FROM ANY FRESH AIR INTAKE LOCATION AND A MINIMUM OF 18" CLEAR FROM THE INSIDE FACE OF THE PARAPET.
- J. PROVIDE THE CODE REQUIRED CLEARANCE FOR ALL CLEANOUTS INSTALLED IN SANITARY WASTE AND VENT PIPING.
- K. MINIMUM UNDERGROUND PIPE SIZE SHALL BE 2".

PLAN NOTES:

- I. PROVIDE NEW FIRE SPRINKLER SERVICE ENTRANCE IN ACCORDANCE WITH THE DETAIL ON DRAWINGS. THE FIRE SPRINKLER CONTRACTOR (FSC) SHALL BE RESPONSIBLE FOR THE DESIGN, LAYOUT, MATERIALS AND COMPLETE INSTALLATION OF THE ENTIRE SPRINKLER SYSTEM. THE FSC SHALL PREPARE ALL NEEDED DRAWINGS TO MEET NFPA REQUIREMENTS AND HAVE APPROVAL OF ALL LOCAL, STATE AND INSURANCE UNDERWRITING AUTHORITIES. THE SYSTEM SHALL BE TESTED UNDER PRESSURE BY THE FSC AND INSPECTED AND APPROVED BY THE LOCAL FIRE MARSHALL PRIOR TO ACCEPTANCE BY OWNER. THE FSC SHALL COORDINATE LOCATION OF THE ENTIRE SPRINKLER SYSTEM WITH ALL OTHER TRADES.
- 2. 4" PERFORATED PVC PIPING INSTALLED IN CENTER OF GRAVEL LAYER FOR RADON CONTROL SYSTEM. INSTALL RADON CONTROL SYSTEM IN ACCORDANCE WITH ICC IRC 2015 APPENDIX F.
- 3. 3" PVC PIPE UP FOR PASSIVE RADON CONTROL SYSTEM.
- 4. 3" PVC RISER UP THRU ROOF FOR PASSIVE RADON SUPPRESSION SYSTEM.
- 5. 2" VENT THRU ROOF.
- 6. REFER TO MFE SITE PLAN FOR CONTINUATION.
- 7. 1/4" DOMESTIC COLD WATER LINE UP. PROVIDE 3/4" TEE FOR LINE SERVING UNIT. 1" COLD WATER LINE DOWN TO BELOW GRADE TO SERVE UNIT DOWNSTREAM.
- 8. 1" DOMESTIC COLD WATER LINE UP. PROVIDE 3/4" TEE FOR LINE SERVING UNIT. 3/4" COLD WATER LINE DOWN TO BELOW GRADE TO SERVE UNIT DOWNSTREAM.
- 9. 3/4" DOMESTIC COLD WATER LINE UP. PROVIDE 3/4" TEE FOR LINE SERVING UNIT. 3/4" COLD WATER LINE DOWN TO BELOW GRADE TO SERVE UNIT DOWNSTREAM.
- 10. 1/4" DOMESTIC COLD WATER LINE UP. PROVIDE 3/4" TEE FOR LINE SERVING UNIT. 3/4" COLD WATER LINE DOWN TO BELOW GRADE TO SERVE UNIT DOWNSTREAM.
- 11. COMBINED WATER SERVICE/FIRE PROTECTION LINE UP. SEE DETAIL ON C-FP11.



C2 4PLEX ABOVE GRADE PLUMBING PLAN
SCALE: 1/8" = 1'-0"



C1 4PLEX BELOW GRADE PLUMBING PLAN
SCALE: 1/8" = 1'-0"



4PLEX PLUMBING PLAN

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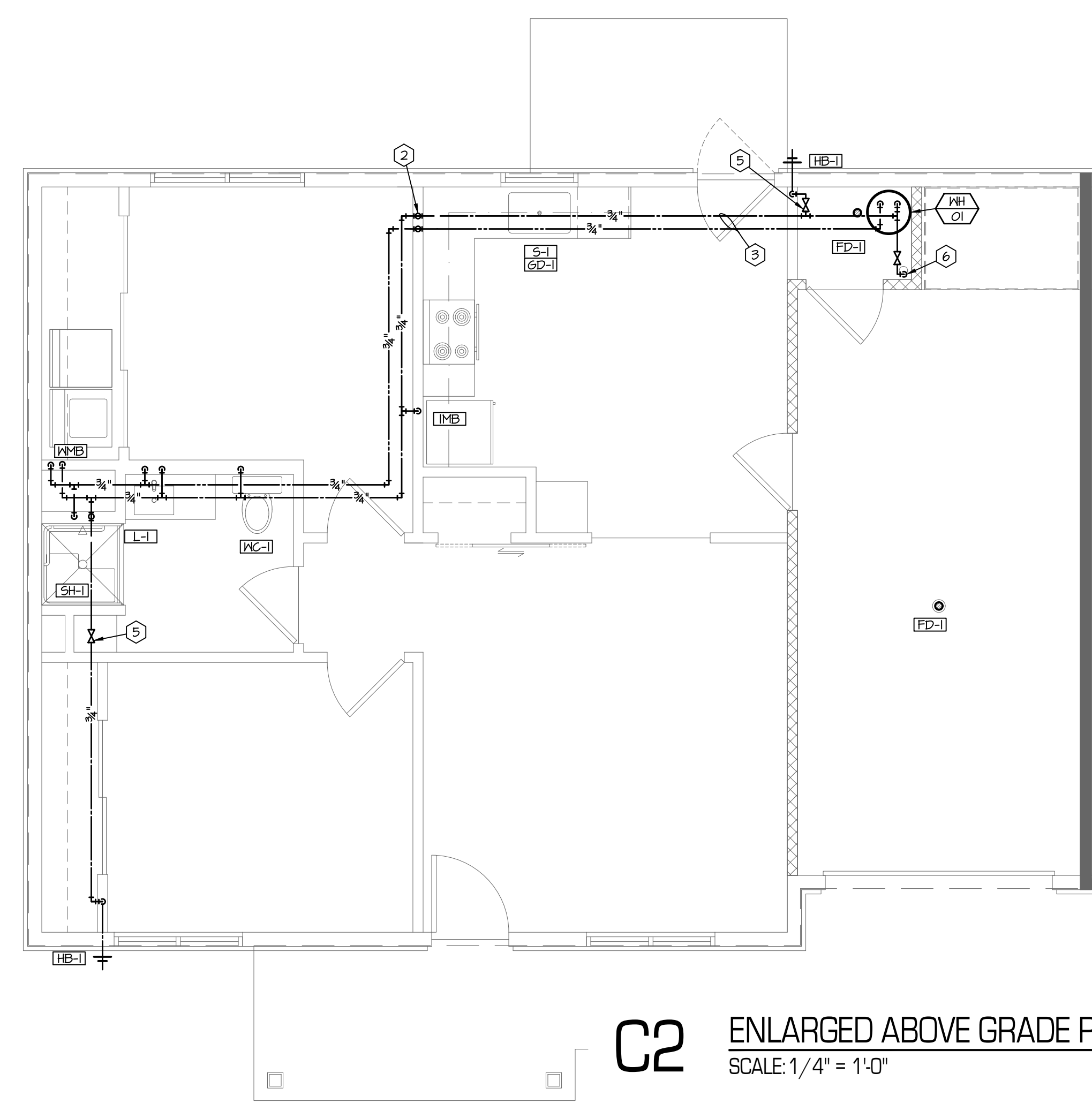
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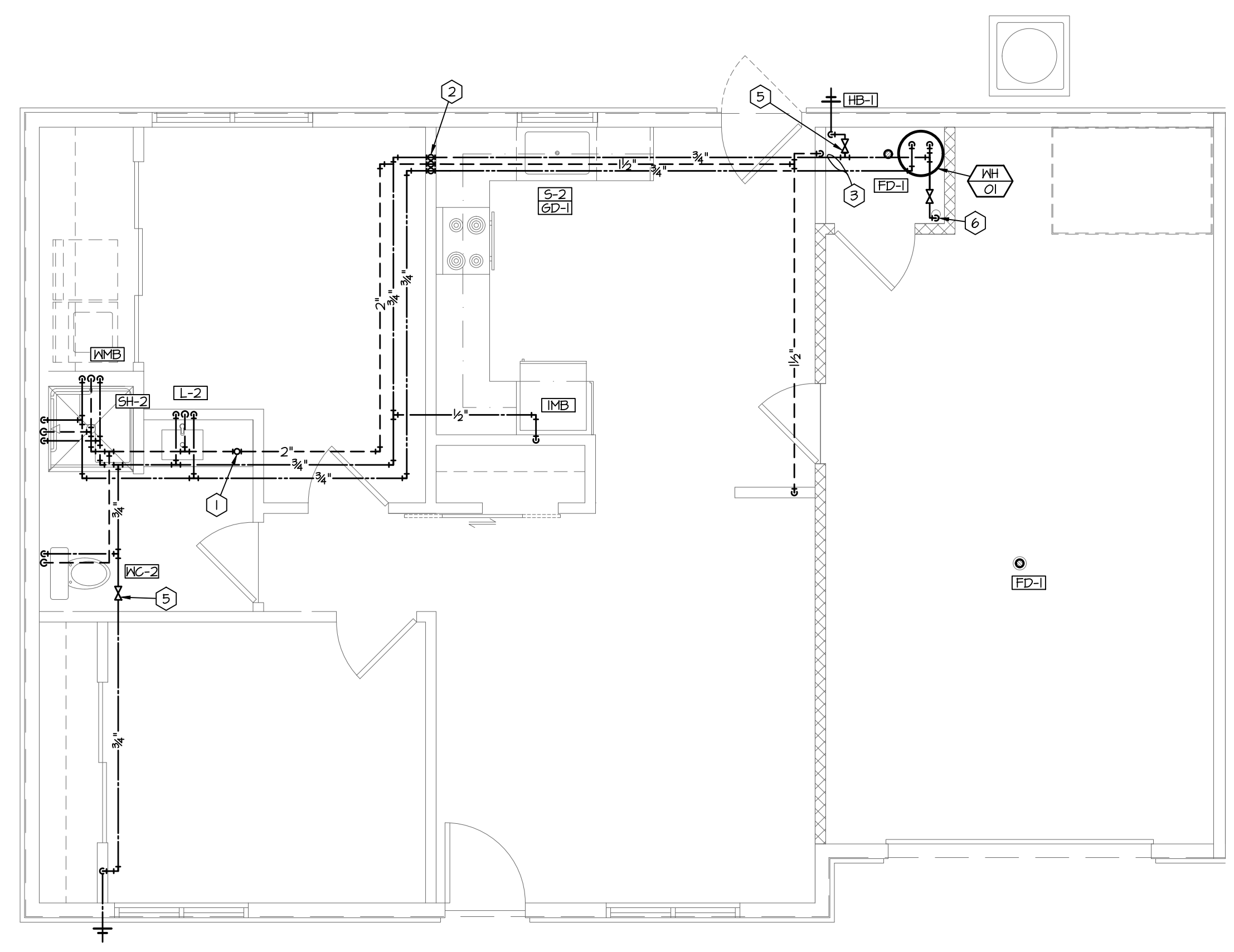
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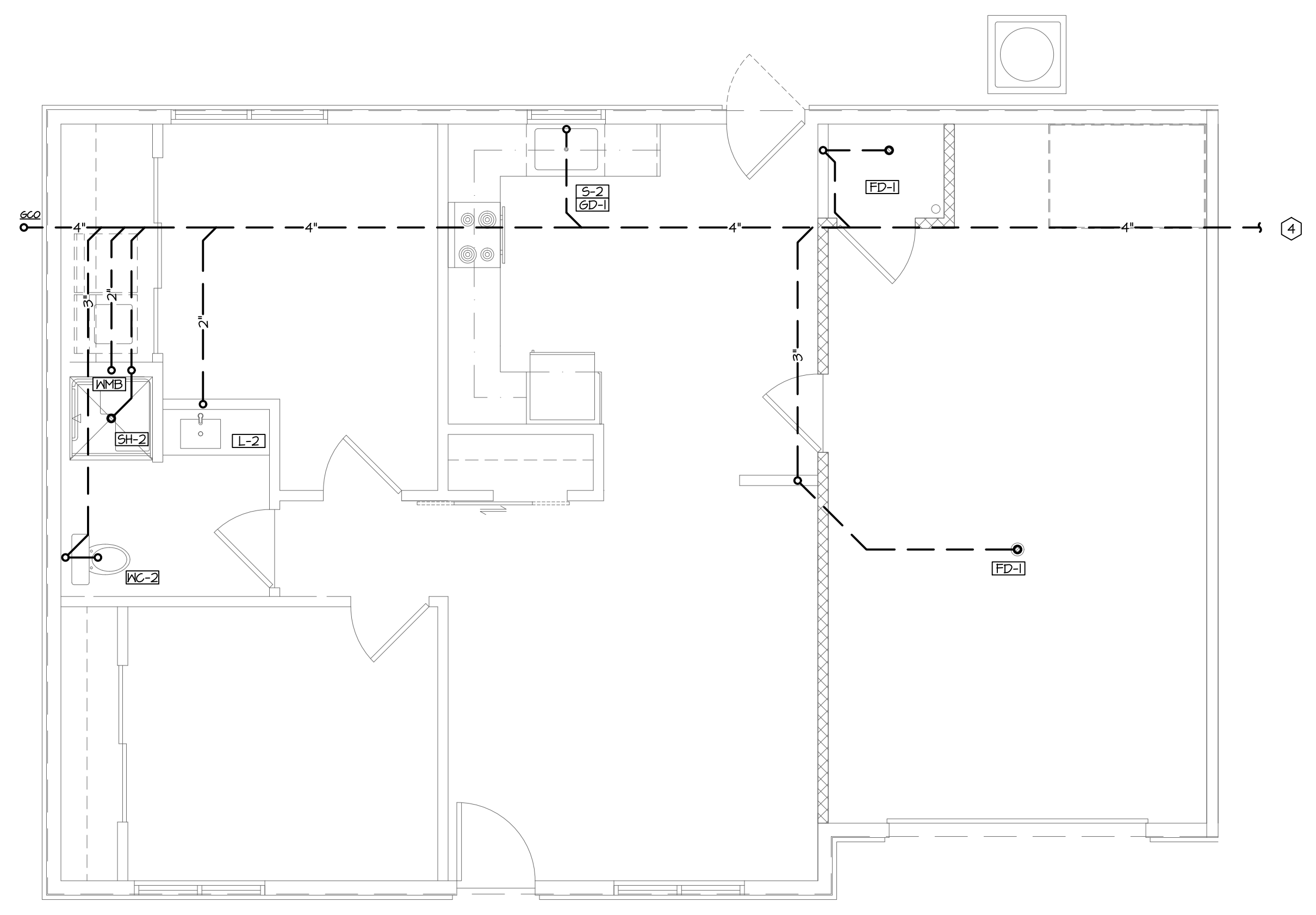
H
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A



C2 ENLARGED ABOVE GRADE PLAN
SCALE: 1/4" = 1'-0"



C3 ENLARGED ABOVE GRADE PLAN - ADA
SCALE: 1/4" = 1'-0"



C1 ENLARGED BELOW GRADE PLAN - ADA
SCALE: 1/4" = 1'-0"

GENERAL NOTES:

- A. THESE DRAWINGS ARE DIAGRAMMATIC AND INDICATE THE GENERAL EXTENT OF THE WORK. PROVIDE PLUMBING SYSTEMS COMPLETE AND PER APPLICABLE CODES INCLUDING ALL NECESSARY COMPONENTS AND OFFSETS WHICH ARE REQUIRED DUE TO SPACE CONSTRAINTS OR OTHER CONDITIONS.
- B. REFER TO THE ARCHITECTURAL PLANS FOR THE EXACT LOCATIONS OF PLUMBING FIXTURES.
- C. COORDINATE THE INSTALLATION OF PLUMBING AND PIPING WITH THE WORK OF ALL OTHER TRADES.
- D. WHERE WALL MOUNTED FLUSH VALVE SENSORS ARE USED, THE PLUMBING CONTRACTOR SHALL COORDINATE THE LOCATION OF THE SENSORS WITH THE ELECTRICAL AND ARCHITECTURAL TRADES TO AVOID CONFLICTS WITH GRAB BARS OR ANY OTHER ACCESSORIES.
- E. PIPING SHALL NOT BE LOCATED OVER ELECTRICAL EQUIPMENT OR PANELS. PROVIDE THE CODE REQUIRED WORKING CLEARANCE AROUND ALL ELECTRICAL EQUIPMENT AND PANELS.
- F. THE CONTRACTOR SHALL NOT LOCATE PIPING BELOW DUCT MOUNTED AIR TERMINAL UNITS, TERMINAL HEATING COILS, OR OTHER EQUIPMENT.
- G. PROVIDE SUPPLEMENTARY STEEL AS REQUIRED FOR THE PROPER SUPPORT OF ALL PLUMBING SYSTEMS.
- H. COORDINATE THE SHUT DOWN OF ANY EXISTING SERVICES AND/OR EQUIPMENT WITH THE OWNER'S REPRESENTATIVE.
- I. PLUMBING VENT PIPING THROUGH THE ROOF SHALL BE LOCATED A MINIMUM OF 10'-0" AWAY FROM ANY FRESH AIR INTAKE LOCATION AND A MINIMUM OF 10' CLEAR FROM THE INSIDE FACE OF THE PARAPET.
- J. PROVIDE THE CODE REQUIRED CLEARANCE FOR ALL CLEANOUTS INSTALLED IN SANITARY WASTE AND VENT PIPING.
- K. MINIMUM UNDERGROUND PIPE SIZE SHALL BE 2".

PLAN NOTES:

- 1. 2" VENT THRU ROOF.
- 2. PIPING DOWN IN WALL. ROUTE PIPING OVER IN CABINET.
- 3. ROUTE PIPING IN SOFFIT BELOW DUCTWORK, TYPICAL.
- 4. SEE SHEET CPU FOR BELOW GRADE WASTE PIPING CONTINUATION WITHIN 4-FLEXES CONTAINING ADA UNIT.
- 5. 3/4" COLD WATER TO HOSE BIBB. PROVIDE ACCESSIBLE SHUTOFF VALVE OR ACCESS PANEL.
- 6. INSTALL 1" VERTICAL BACKFLOW PREVENTER MEETING WATER DEPARTMENT REQUIREMENTS IN ACCESSIBLE LOCATION.



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ENLARGED 4PLEX
PLUMBING PLAN

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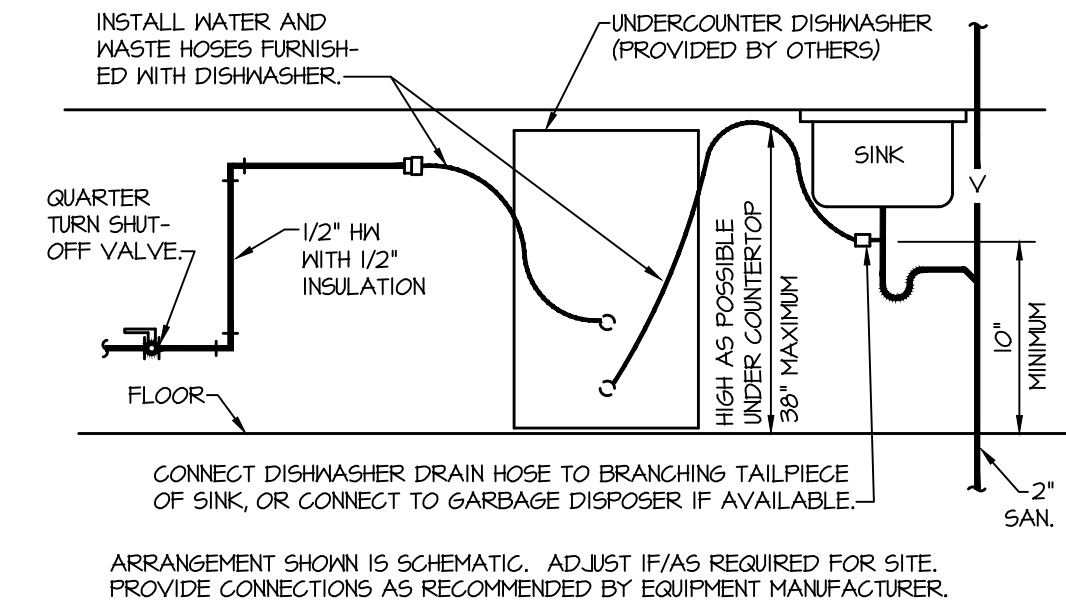


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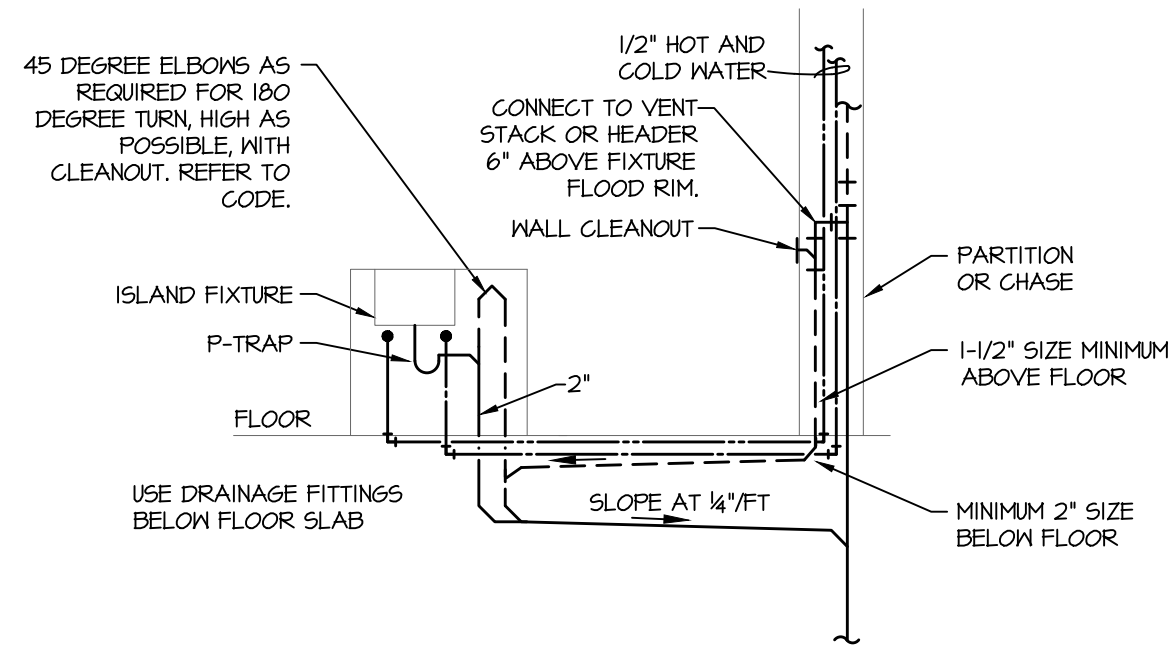
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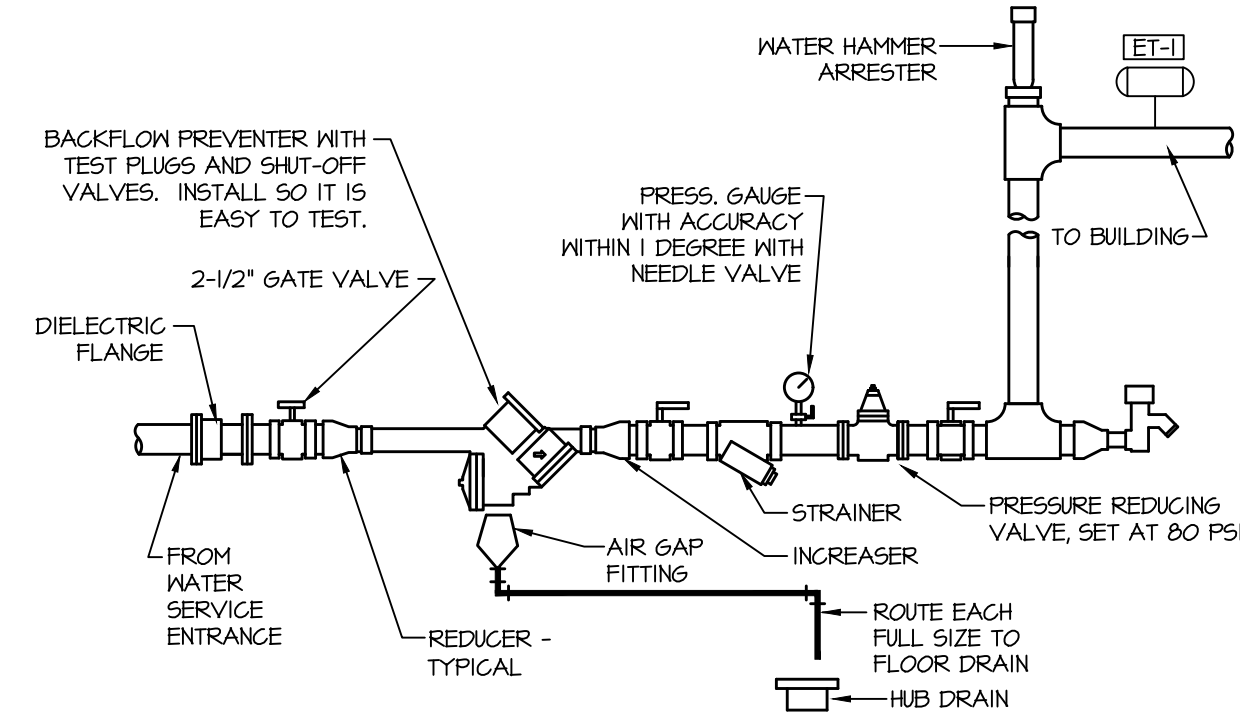
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4 Dishwasher Connection Detail
Scale: Not to Scale

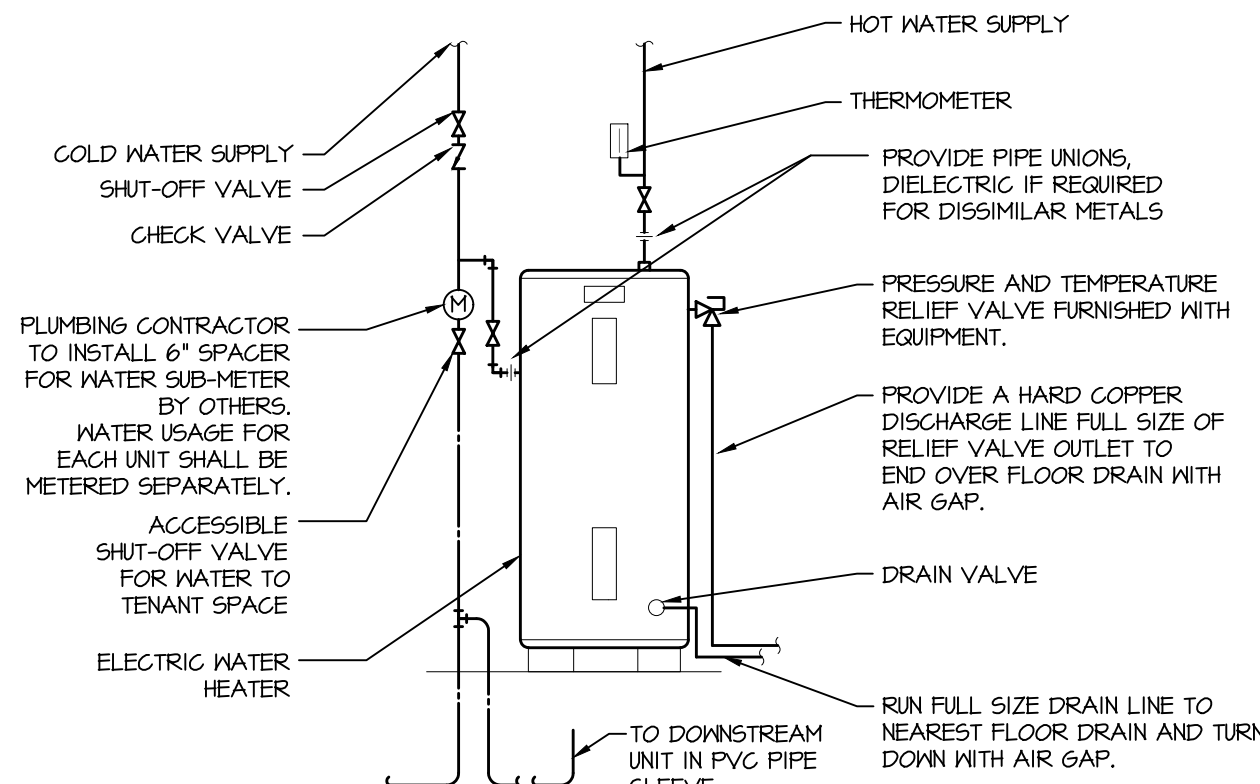


3 Island Fixture Vent
Scale: Not to Scale



PROVIDE REDUCED PRESSURE BACKFLOW PREVENTER OF TYPE AND MANUFACTURER AS APPROVED BY LOCAL AUTHORITIES. STRAINER AND REDUCING VALVES MAY BE INSTALLED IN VERTICAL PIPE IF SPACE LIMITATIONS REQUIRE. CLEAN STRAINER BEFORE TURNING BUILDING OVER TO OWNER. PROVIDE ANY REQUIRED CERTIFICATION TEST OF BFP TO LOCAL AUTHORITIES. ALL ITEMS SHALL BE APPROVED FOR DOMESTIC WATER SERVICE. ARRANGEMENT SHOWN IS SCHEMATIC. MODIFY TO SUIT CONDITIONS. INSTALL BFP SO IT CAN BE EASILY SERVICED AND TESTED. SUPPORT ASSEMBLY FROM WALL BRACKET OR FLOOR STAND.

2 Domestic Water Service
Scale: Not to Scale



NOTES:
1. PIPING ARRANGEMENT SHOWN IS SCHEMATIC. ADJUST TO SUIT FIELD CONDITIONS. REFER TO FLOOR PLANS FOR PIPE SIZES. SET HEATER THERMOSTAT AT 120F. PROVIDE CLEARANCES RECOMMENDED BY MANUFACTURER.

1 Electric Water Heater
Scale: Not to Scale

PLUMBING FIXTURE SCHEDULE

MARK	DESCRIPTION	MANUFACTURER	MODEL	TRIM	CONNECTIONS				NOTES
					CW	HW	W	V	
KC-1	FLOOR MOUNTED FLUSH TANK WATER CLOSET	AMERICAN STANDARD	215DA104	ROUND BOWL CLOSED FRONT SEAT AND SOLID COVER, 1.28 GPF	1/2"	--	3"	2"	
KC-2	ADA FLOOR MOUNTED FLUSH TANK WATER CLOSET	AMERICAN STANDARD	215BA10#	ROUND BOWL CLOSED FRONT SEAT AND SOLID COVER, 1.28 GPF	1/2"	--	3"	2"	8
L-1	DROP-IN LAVATORY	KOHLER	K-233T-I	BISCUIT COLOR FAUCET; F-2	--	--	1-1/4"	1-1/2"	1, 2
L-2	ADA DROP-IN LAVATORY	KOHLER	K-233T-I	BISCUIT COLOR FAUCET; F-2	--	--	1-1/4"	1-1/2"	1, 2
S-1	KITCHEN SINK 18 GAUGE DROP-IN	DAYTON	D9ESR12122	STAINLESS STEEL FAUCET; F-1	--	--	2"	1-1/2"	2
S-2	ADA KITCHEN SINK 18 GAUGE SELF RIM SINK	DAYTON	D12521	STAINLESS STEEL FAUCET; F-1	--	--	2"	1-1/2"	2, 8
SH-1	36" SHOWER UNIT WITH SURROUND	BEST BATH	4L554038A5B	WHITE GELCOAT FLAT PANEL GRAB BARS, 24" SLIDE SHOWER VALVE; SV-1	--	--	1-1/2"	2"	
SH-2	ADA 36" SHOWER UNIT WITH SURROUND	BEST BATH	4L554038A5B	WHITE GELCOAT FLAT PANEL GRAB BARS, SEAT, 24" SLIDE SHOWER VALVE; SV-2	--	--	1-1/2"	2"	8
F-1	ADA SINGLE HANDLE HIGH ARC PULL DOWN KITCHEN FAUCET	KRAUS	KPF-2620	1.0 GPM AERATOR, SINGLE HOLE PULLDOWN SPRAY, CHROME FINISH CUP STRAINER DRAIN	1/2"	1/2"	--	--	2, 8
F-2	ADA SINGLE HANDLE LAVATORY FAUCET	DELTA	554-LF-PP	1.0 GPM AERATOR SINGLE HOLE POLISHED CHROME	1/2"	1/2"	--	--	2, 8
SV-1	SINGLE LEVER PRESSURE BALANCE SHOWER FAUCET	DELTA	T13H53	1.75 GPM CHROME FINISH SHOWER VALVE	1/2"	1/2"	--	--	7
SV-2	ADA SINGLE LEVER PRESSURE BALANCE SHOWER FAUCET	DELTA	T13H53	1.75 GPM CHROME FINISH SHOWER VALVE	1/2"	1/2"	--	--	7, 8
HB-1	NON-FREEZE WALL HYDRANT	WOODFORD	MODEL 65	VACUUM BREAKER LOOSE CONTROL KEY WALL CLAMP WITH HYDRANT BOX	1/2"	--	--	--	6
FD-1	7" ROUND FLOOR DRAIN	WADE ZURN SMITH	11005TD Z-415 2005	NICKEL BRONZE STRAINER DEEP SEAL TRAP	--	--	--	--	4, 9
FD-2	5" ROUND SHOWER DRAIN	WADE ZURN SMITH	11005TD Z-415 2005	NICKEL BRONZE STRAINER DEEP SEAL TRAP	--	--	--	--	
ET-1	EXPANSION TANK	AMTROL	THERM-X-TROL ST-5	DOMESTIC WATER SERVICE	--	3/4"	--	--	
GD-1	GARBAGE DISPOSAL	INGSINKERATOR	BADGER 5	1/3HP, 120V	--	--	--	--	
WMB	WASHING MACHINE CONNECTION BOX	GUY GRAY	W2100	PLASTIC WASHING MACHINE BOX	1/2"	1/2"	2"	1-1/2"	3, 5
IMB	ICE MAKER CONNECTION BOX	GUY GRAY	AB9100	PLASTIC ICE MAKER BOX	1/2"	--	--	--	3

- NOTES:**
1. PROVIDE TAILPIECE DRAIN CONNECTION ON LAVATORIES OR SINKS WHERE NEEDED FOR HVAC CONDENSATE DRAINS.
 2. FAUCET HOLES TO MATCH FAUCET SPECIFIED.
 3. WHERE BOX IS TO BE INSTALLED IN FIRE RATED WALL, CONTRACTOR SHALL SUPPLY FIRE RATED BOXES.
 4. PIPE SIZE AS SHOWN ON DRAWING.
 5. PROVIDE WASHING MACHINE DRAIN PAN UNDERNEATH WASHING MACHINE AT ALL WASHING MACHINE BOX LOCATIONS.
 6. PROVIDE OPERATING ROD ASSEMBLY PER MANUFACTURER'S RECOMMENDATIONS BASED ON WALL THICKNESS.
 7. PIPE FOR SHOWER HEAD SHALL BE LOCATED AT 6'-8" A.F.F., ABOVE SURROUND
 8. FIXTURE ASSEMBLY MUST BE APPROVED BY AND INSTALLED PER ADA.
 9. PROVIDE SURESEAL 55X000V INLINE FLOOR DRAIN TRAP SEAL WITH ASSE 10T2 RATING.

- GENERAL NOTES:**
- A. PROVIDE INSULATION KIT ON ALL ADA FIXTURES WITH EXPOSED TRAP AND SUPPLIES.
 - B. PROVIDE TAILPIECE DRAIN CONNECTION ON LAVATORIES OR SINKS WHERE NEEDED FOR HVAC CONDENSATE DRAINS.

WATER HEATER SCHEDULE

MARK	MANUFACTURER	MODEL	CAPACITY (GAL)	INPUT (KW)	OUTPUT (KW)	RECOVERY (GPH)	V/PH	NOTES
WH-1	BRADFORD WHITE	LE24053-3	40	4.5	-	18.0	208/1	RESIDENCE

- GENERAL NOTES (APPLIES TO ALL ABOVE):**
- A. PROVIDE ASME PRESSURE AND TEMPERATURE RELIEF VALVE.
 - B. PROVIDE DIELECTRIC CONNECTIONS AT WATER HEATER.
 - C. ALL WATER HEATERS 200 MBH OR LARGER SHALL HAVE ASME RATING.
 - D. RESTROOM RECOVERY BASED ON 90 DEGREE TEMPERATURE RISE.



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4 PLEX PLUMBING
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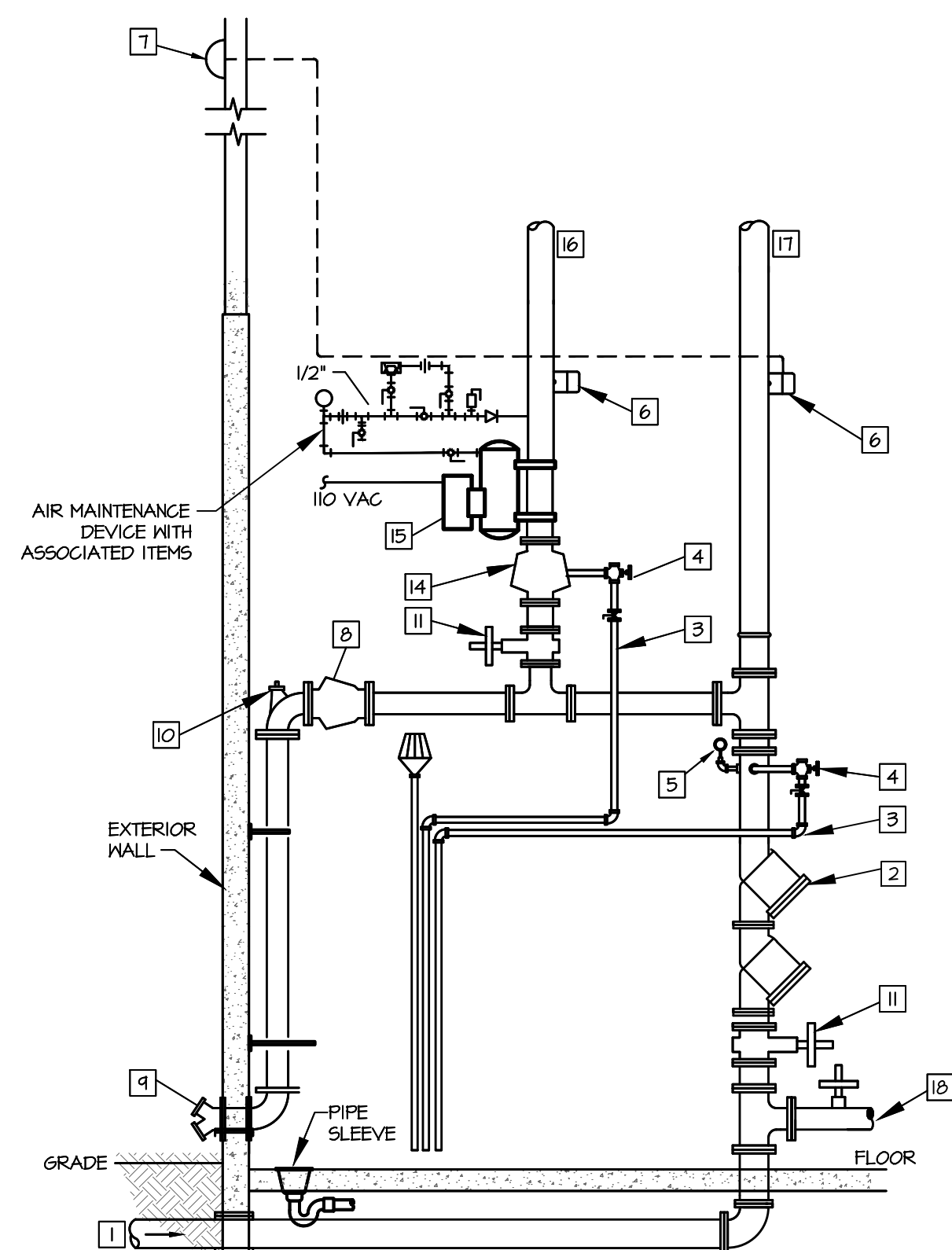


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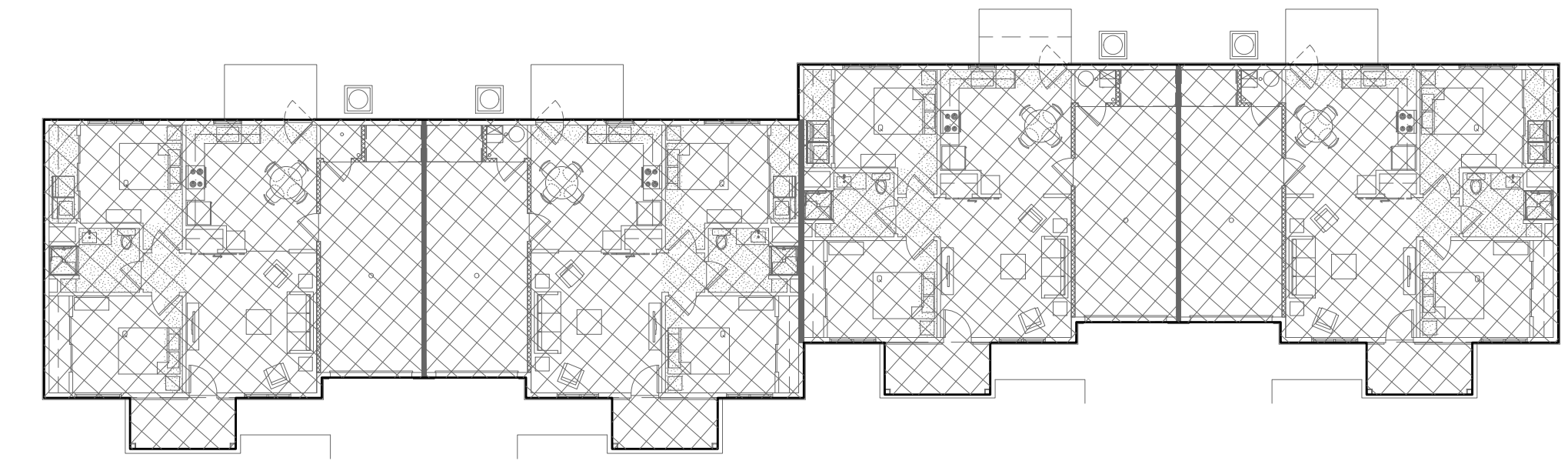
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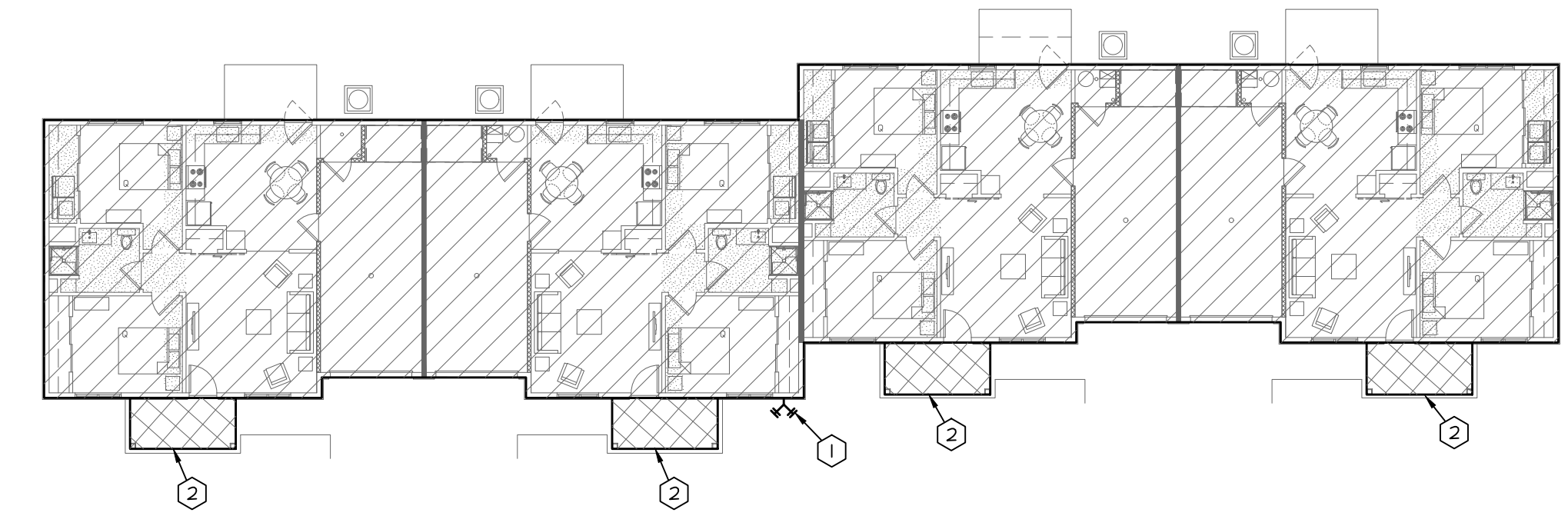
- KEY:**
- 1 FIRE PROTECTION SERVICE
 - 2 DOUBLE CHECK BACKFLOW PREVENTER
 - 3 MAIN DRAIN
 - 4 MAIN DRAIN VALVE
 - 5 PRESSURE GAUGE
 - 6 FLOW SWITCH
 - 7 ELECTRIC ALARM
 - 8 CHECK VALVE
 - 9 SIAMESE CONNECTION
 - 10 BALL DRIP
 - 11 SUPERVISED OS&Y VALVES
 - 12 SHUT-OFF VALVE, TYP.
 - 13 FLOOR DRAIN
 - 14 DRY SYSTEM VALVE
 - 15 AIR COMPRESSOR
 - 16 DRY SYSTEM MAIN
 - 17 WET SYSTEM MAIN
 - 18 1-1/4" DOMESTIC WATER SERVICE

ARRANGEMENT SHOWN IS SCHEMATIC. MODIFY TO SUIT MANUFACTURER'S STANDARDS, MEET LOCAL CODE REQUIREMENTS. ROUTE ALL DRAINS TO OUTSIDE AS SHOWN OR TO NEARBY FLOOR DRAIN.

C3 WET/DRY FIRE DEPARTMENT WATER ENTRANCE
SCALE: NOT TO SCALE



C2 4PLEX ATTIC FIRE PROTECTION PLAN
SCALE: 1/16" = 1'-0"



C1 4PLEX FIRE PROTECTION PLAN
SCALE: 1/16" = 1'-0"

PLAN NOTES:

1. FIRE DEPARTMENT CONNECTION.
2. PROVIDE DRY SIDEWALL HEAD TO PROTECT BALCONY.

FIRE PROTECTION NOTES:

1. PROVIDE A COMPLETE AUTOMATIC SPRINKLER SYSTEM TO SERVE THE ENTIRE BUILDING.
2. PROVIDE FIRE PROTECTION SYSTEM COMPLETE, PER APPLICABLE CODES, PER NFPA, AND PER REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION.
3. INCLUDE ALL PIPING, OFFSETS, FITTINGS, DRAINS, VALVES, SUPPORTS, HEADS, ETC., AS REQUIRED FOR A COMPLETE OPERABLE SYSTEM.
4. SPRINKLER HEADS SHALL BE WHITE, CONCEALED IN PUBLIC AREAS, AND SEMI-RECESSED IN RESIDENCE UNITS. SPRINKLER HEADS SHALL BE ROUGH BRASS FOR AREAS WITH EXPOSED STRUCTURE.
5. SPRINKLER HEADS IN CEILING, UNLESS FUNCTIONALLY IMPOSSIBLE, SHALL BE CENTERED WITH AND BETWEEN ROWS OF LIGHT FIXTURES. SPRINKLER HEADS IN MACHINE ROOMS SHALL BE 212F TEMPERATURE ACTIVATED.
6. PIPING IN AREAS HAVING FINISHED CEILING SHALL BE CONCEALED. SPRINKLER PIPING 2" SCHEDULE 40 BLACK STEEL. SPRINKLER PIPING 2" AND SMALLER SHALL BE SCHEDULE 40 BLACK STEEL. MINIMUM PIPE 1" AND LARGER MAY BE 2" SIZE SHALL BE 1". OTHER MATERIALS LISTED UNDER NFPA 13R ARE ACCEPTABLE.
7. PROVIDE AND INSTALL BACKFLOW PREVENTION EQUIPMENT AS REQUIRED BY LOCAL CODES. PROVIDE AND INSTALL FULL FLOW FIRE METER OR DETECTOR CHECK METER IF REQUIRED. THE SYSTEM SHALL BE DESIGNED BY A LICENSED FIRE PROTECTION ENGINEER AND INSTALLED BY A LICENSED SPRINKLER CONTRACTOR.
8. COORDINATE ALL SCHEDULING AND WORK WITH OTHER TRADES SO AS TO PREVENT CONFLICTS, AND TO ENSURE ORDERLY PROGRESS OF THE WORK, WITH A MINIMUM OF DELAYS. WHERE SPRINKLER PIPING IS INSTALLED WITHOUT COORDINATING WITH OTHER TRADES AND CONFLICTS OCCUR, SPRINKLER PIPING SHALL BE RELOCATED AS REQUIRED AT NO ADDITIONAL COST TO THE OWNER TO RESOLVE THE CONFLICTS.
9. WHERE PIPING PASSES THROUGH WALLS, FLOORS, CEILING, OR OTHER BUILDING CONSTRUCTION, SLEEVES MUST BE USED. WHERE EXPOSED PIPING PASSES THROUGH FINISH WORK, CHROME PLATED OR OTHER FINISH ACCEPTABLE TO THE ARCHITECT, SPLIT WALL PLATES OR ESCUTCHEONS SHALL BE INSTALLED TO FIT SNUGLY AROUND THE PIPING.
10. SEAL ALL FIRE PROTECTION FLOOR, WALL AND ROOF PENETRATIONS WATERTIGHT AND WEATHERTIGHT. CAULK AROUND FIRE PROTECTION PENETRATIONS WITH 3M CP-25 FIRE BARRIER CAULK THICKNESS AS REQUIRED AND RECOMMENDED BY MANUFACTURER TO MAINTAIN FIRE RESISTANCE RATING OF FIRE-RATED ASSEMBLIES.
11. PROVIDE SEISMIC RESTRAINT SYSTEM TO KEEP ALL MECHANICAL, ELECTRICAL, PLUMBING, AND FIRE PROTECTION BUILDING SYSTEM COMPONENTS IN PLACE DURING A SEISMIC EVENT EQUAL TO THE CODE MANDATED SEISMIC FORCE LEVELS FOR THE AREA. REFERENCE SPECIFICATIONS FOR MORE INFORMATION.

GENERAL NOTES:

1. PROVIDE NEW FIRE SPRINKLER SERVICE ENTRANCE IN ACCORDANCE WITH FIRE PROTECTION SERVICE ENTRY DETAIL. THE FIRE SPRINKLER CONTRACTOR (FSC) SHALL BE RESPONSIBLE FOR THE DESIGN, LAYOUT, MATERIALS AND COMPLETE INSTALLATION OF THE ENTIRE SPRINKLER SYSTEM. THE FSC SHALL PREPARE ALL NEEDED DRAWINGS TO MEET NFPA 13 REQUIREMENTS AND HAVE APPROVAL OF ALL LOCAL, STATE AND INSURANCE UNDERWRITING AUTHORITIES. THE SYSTEM SHALL BE TESTED UNDER PRESSURE BY THE FSC AND INSPECTED AND APPROVED BY THE LOCAL FIRE MARSHALL PRIOR TO ACCEPTANCE BY OWNER. THE FSC SHALL COORDINATE LOCATION OF THE ENTIRE SPRINKLER SYSTEM WITH ALL OTHER TRADES.
2. PROVIDE WET TYPE FIRE PROTECTION SYSTEM FOR SINGLE HATCHED AREAS AS SHOWN AT RIGHT.
3. PROVIDE DRY TYPE FIRE PROTECTION SYSTEM FOR DOUBLE HATCHED AREAS AS SHOWN ON RIGHT IF REQUIRED BY CODE.
4. ROUTE PIPING CONCEALED ABOVE CEILING OR IN WALLS WHERE POSSIBLE. HEAD LAYOUT AND BRANCH PIPING SHALL BE SUBMITTED IN SHOP DRAWINGS.
5. ALL PIPING SHALL BE ROUTED AT 90 DEGREE ANGLES TO THE STRUCTURE IN A NEAT AND ORDERLY FASHION.
6. ALL WATER SERVICE INSTALLATIONS INCLUDING BACKFLOW DEVICES ARE SUBJECT TO FIELD VERIFICATION AND APPROVAL BY THE WATER DEPARTMENT INSPECTOR.
7. ALL WET SYSTEM PIPING SHALL BE ROUTED THROUGH SOFFITS AS INDICATED AND COORDINATED WITH DOMESTIC WATER PIPING. AT CONTRACTORS OPTION, AND IF ACCEPTABLE BY CODE, THIS ENTIRE PIPING MAY BE PROTECTED WITH THE DRY SYSTEM AS LONG AS NO MORE THAN 4 DRAINS ARE PROVIDED TO ADEQUATELY DRAIN THE SYSTEM.

THIS FIRE PROTECTION SYSTEM SHALL BE DESIGNED BASED ON 18 PSI STATIC, 54 RESIDUAL PRESSURE AT 1035 GPM, BASED ON FLOW TEST PERFORMED AT SOUTH 204TH AVENUE.



ARCHITECTURAL CORPORATION
OKLAHOMA CERTIFICATE
OF AUTHORITY NO. CA 02479

TIMBER RIDGE COTTAGES
SECTION 8, TOWNSHIP 18, RANGE 15
BROKEN ARROW, WAGONER COUNTY, OKLAHOMA

STARK WILSON DUNCAN ARCHITECTS, INC.
3115 NICHOLS RD., STE 228 - KANSAS CITY, MO 64112 - T 816.531.1698 F 816.531.1978



4PLEX FIRE
PROTECTION PLAN

ISSUE DATE:
OCTOBER 18, 2019

REVISIONS:

PROJECT NO.: 1902

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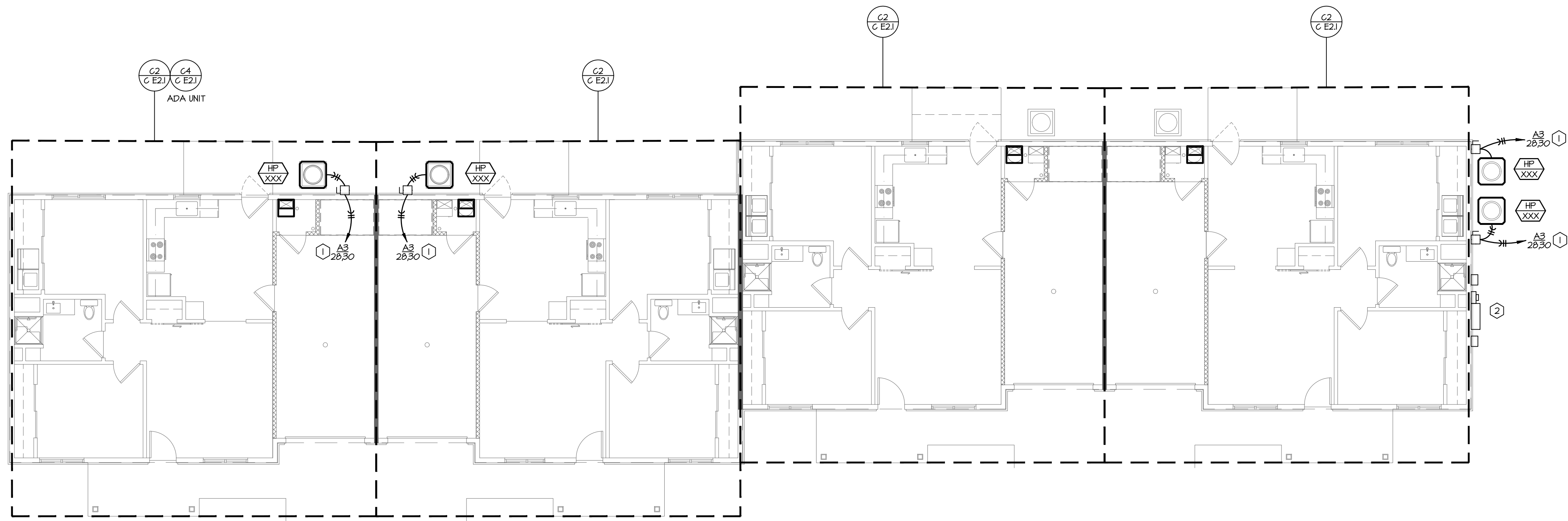
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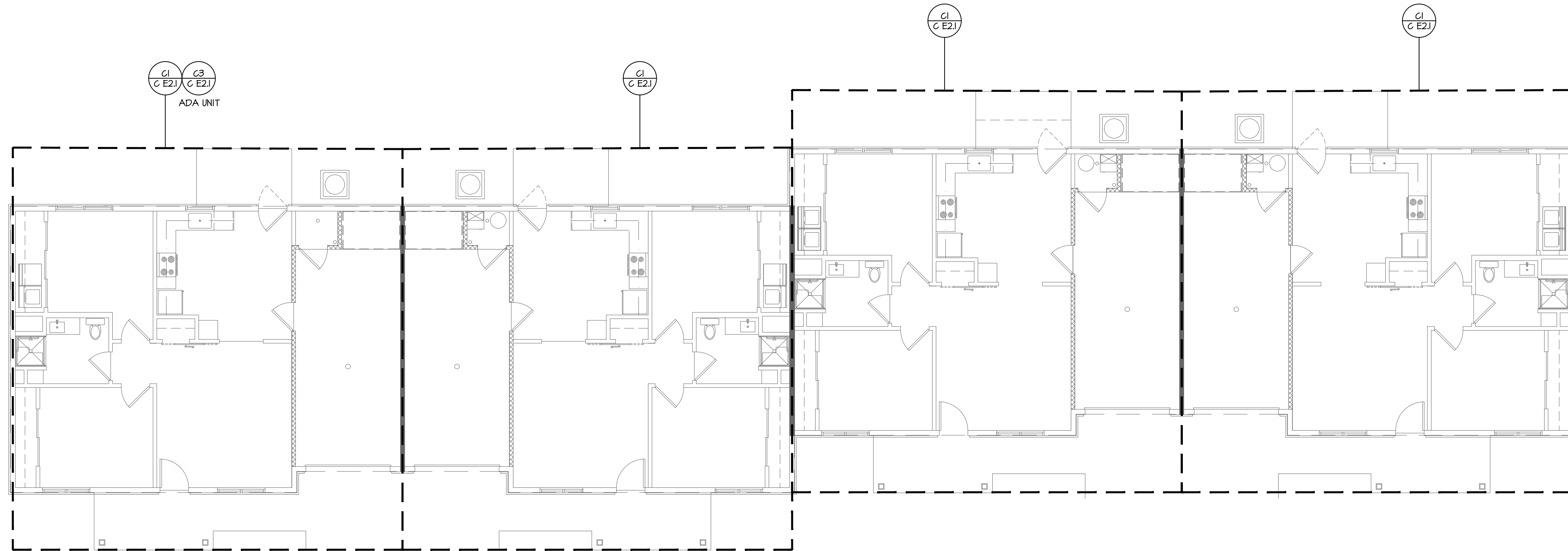
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H&B PROJECT NUMBER: 1920580
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C2 4PLEX POWER & SPECIAL SYSTEMS PLAN
SCALE: 1/8" = 1'-0"



C1 4PLEX LIGHTING PLAN
SCALE: 1/8" = 1'-0"

GENERAL NOTES:

- A. THESE DRAWINGS ARE DIAGRAMMATIC IN NATURE AND INDICATE THE GENERAL EXTENT OF THE WORK. THE ELECTRICAL CONTRACTOR SHALL PROVIDE ALL PULL BOXES, JUNCTION BOXES AND INCIDENTAL MATERIALS AND LABOR FOR A COMPLETE AND FULLY FUNCTIONAL SYSTEM.
- B. ELECTRICAL CONTRACTOR SHALL DERATE CONDUCTORS AS REQUIRED BY THE N.E.C. WHEN GROUPED IN COMMON RACEWAYS.
- C. VERIFY REQUIREMENTS OF ALL MECHANICAL EQUIPMENT WITH CONTRACTOR PROVIDED SUBMITTALS. NOTIFY ENGINEER OF ANY CONFLICTS BETWEEN THE SUBMITTALS AND ELECTRICAL DRAWINGS.
- D. CONTRACTOR SHALL OFFSET OUTLET BOXES ON OPPOSITE SIDES OF A COMMON WALL TO PREVENT SOUND TRANSMISSION BETWEEN ADJOINING ROOMS. BOXES SHALL BE A MINIMUM OF 12' APART, AND MUST BE INSTALLED IN SEPARATE STUD CAVITIES.
- E. ALL LOW VOLTAGE WIRES NOT ROUTED IN CONDUIT SHALL BE PROVIDED AS FLEMING RATED CABLES.
- F. PROVIDE JUNCTION BOXES AND 3/4" CONDUIT WITH FILL-STRINGING UP TO ACCESSIBLE LOCATION IN FLEMING AT ALL VOICE AND DATA OUTLET LOCATIONS.
- G. WHERE BOXES ARE INSTALLED IN CONCRETE BLOCK WALLS, THE BOX MOUNTING HEIGHT SHALL BE AT THE BLOCK JOINT AND THE DEVICES SHALL BE PROVIDED WITH A JUMBO COVERPLATE.
- H. ALL WIRES RUN BELOW GRADE, IN CONCRETE THAT IS IN DIRECT CONTACT WITH THE EARTH, OR MASONRY THAT IS IN DIRECT CONTACT WITH THE EARTH SHALL BE MET LOCATION LISTED.
- I. ALL ELECTRICAL BRANCH CIRCUITS SERVING OUTLETS AND BED ROOMS, DINING ROOMS, KITCHENS, LIBRARIES, RECREATION ROOMS, CLOSETS, FAMILY ROOMS, LIVING ROOMS, SUNROOMS, DEHS, HALLWAYS, PARLORS, LAUNDRY AREAS, OR SIMILAR ROOMS SHALL BE PROTECTED BY AN ARC-FAULT CIRCUIT INTERRUPTER.
- J. FURNITURE LAYOUTS ARE FOR REFERENCE ONLY. COORDINATE THE FINAL LOCATION OF ELECTRICAL DEVICES AND OUTLETS WITH ARCHITECT, OWNER AND FINAL FURNITURE PLANS PRIOR TO INSTALLATION.
- K. PROVIDE LOCKING CLIPS ON ALL CIRCUIT BREAKERS SERVING TELECOMMUNICATION EQUIPMENT AND FIRE ALARM CONTROL PANELS.
- L. [FOR POWER PLANS WITH SMOKE DAMPERS] REFERENCE MECHANICAL SHEETS FOR LOCATION OF SMOKE DAMPERS. PROVIDE 20A/20V POWER TO SMOKE DAMPERS AND INTERLOCK WITH FIRE ALARM RELAY(S). CIRCUIT SHALL ONLY SERVE SMOKE DAMPERS.
- M. [FOR SPECIAL SYSTEM 4 POWER PLANS WITH SMOKE DAMPERS] REFERENCE MECHANICAL SHEETS FOR LOCATION OF SMOKE DAMPERS. PROVIDE 20A/20V POWER TO SMOKE DAMPERS FROM CIRCUIT ONLY SERVING SMOKE DAMPERS, PROVIDE AND INTERLOCK FIRE ALARM RELAY(S) TO CLOSE SMOKE DAMPERS UPON SMOKE DETECTION.
- N. [FOR SPECIAL SYSTEM PLANS] PROVIDE DUCT SMOKE DETECTORS IN RETURN AND SUPPLY AIR PATHS FOR AIR HANDLING EQUIPMENT 2,000 CFM AND LARGER AND WHERE SHOWN ON PLANS. INTERLOCK WITH AIR HANDLING EQUIPMENT TO SHUT DOWN UNIT UPON SMOKE DETECTION.
- O. COORDINATE THE EXACT LIGHT FIXTURE LOCATIONS WITH THE ARCHITECTURAL DRAWINGS.
- P. PROVIDE SEPARATE NEUTRALS FOR DIMMING CIRCUITS.

PLAN NOTES:

1. PROVIDE NEMA 3R 30A/2P DISCONNECT SWITCH. MAKE ELECTRICAL CONNECTION WITH (2) #10's & #10G IN 3/4" C.
2. UTILITY METER. REFERENCE SITE PLAN FOR EXACT LOCATION.



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OKLAHOMA CERTIFICATE
OF AUTHORITY NO. CA 02479

TIMBER RIDGE COTTAGES
SECTION 8, TOWNSHIP 18, RANGE 15
BROKEN ARROW, WAGONER COUNTY, OKLAHOMA

STARK WILSON DUNCAN ARCHITECTS INC.
315 NICHOLS RD, STE 228 - KANSAS CITY, MO 64112 - T 816.531.1698 F 816.531.1978



4PLEX ELECTRICAL
PLAN

ISSUE DATE:
OCTOBER 18, 2019
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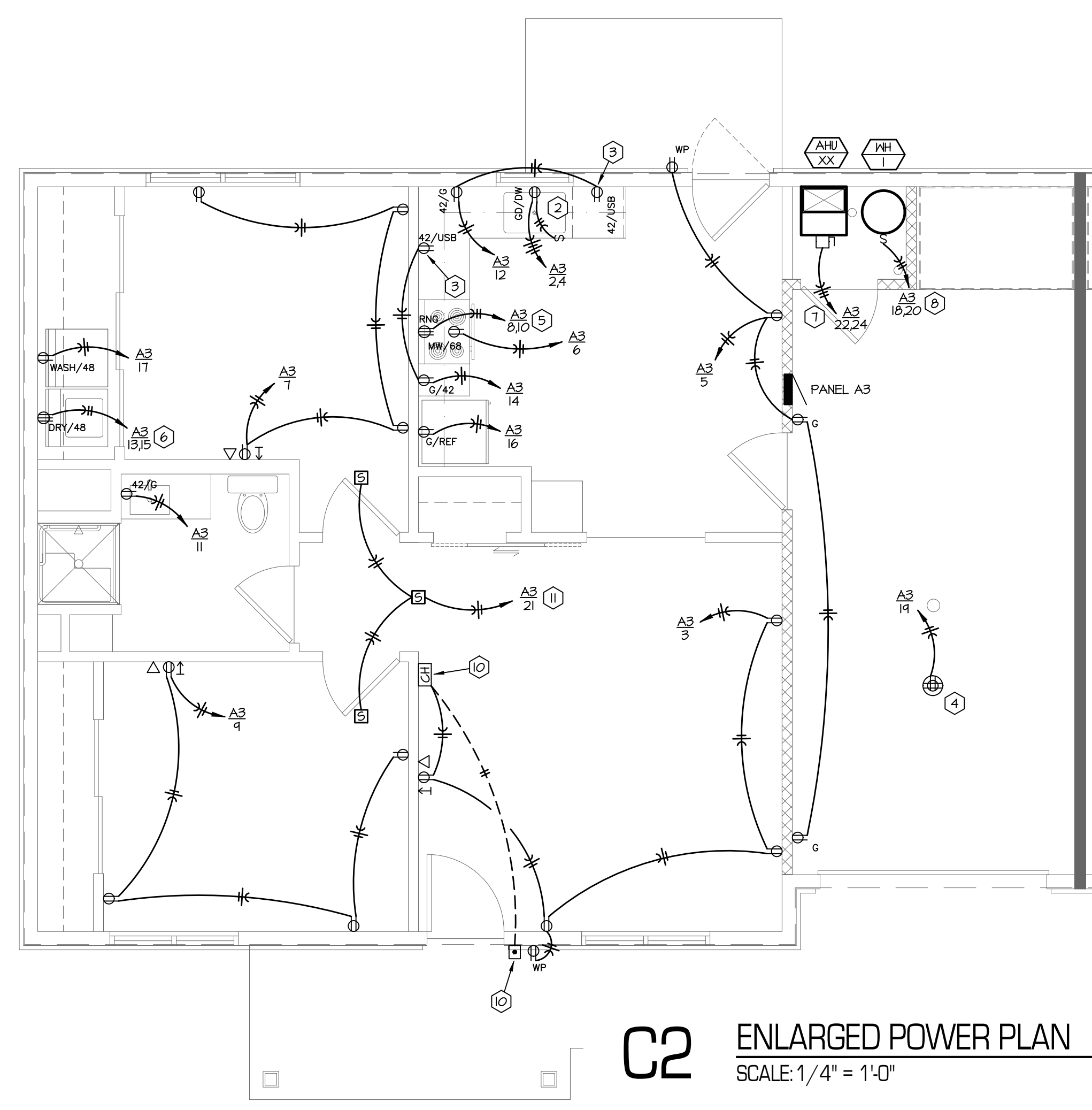


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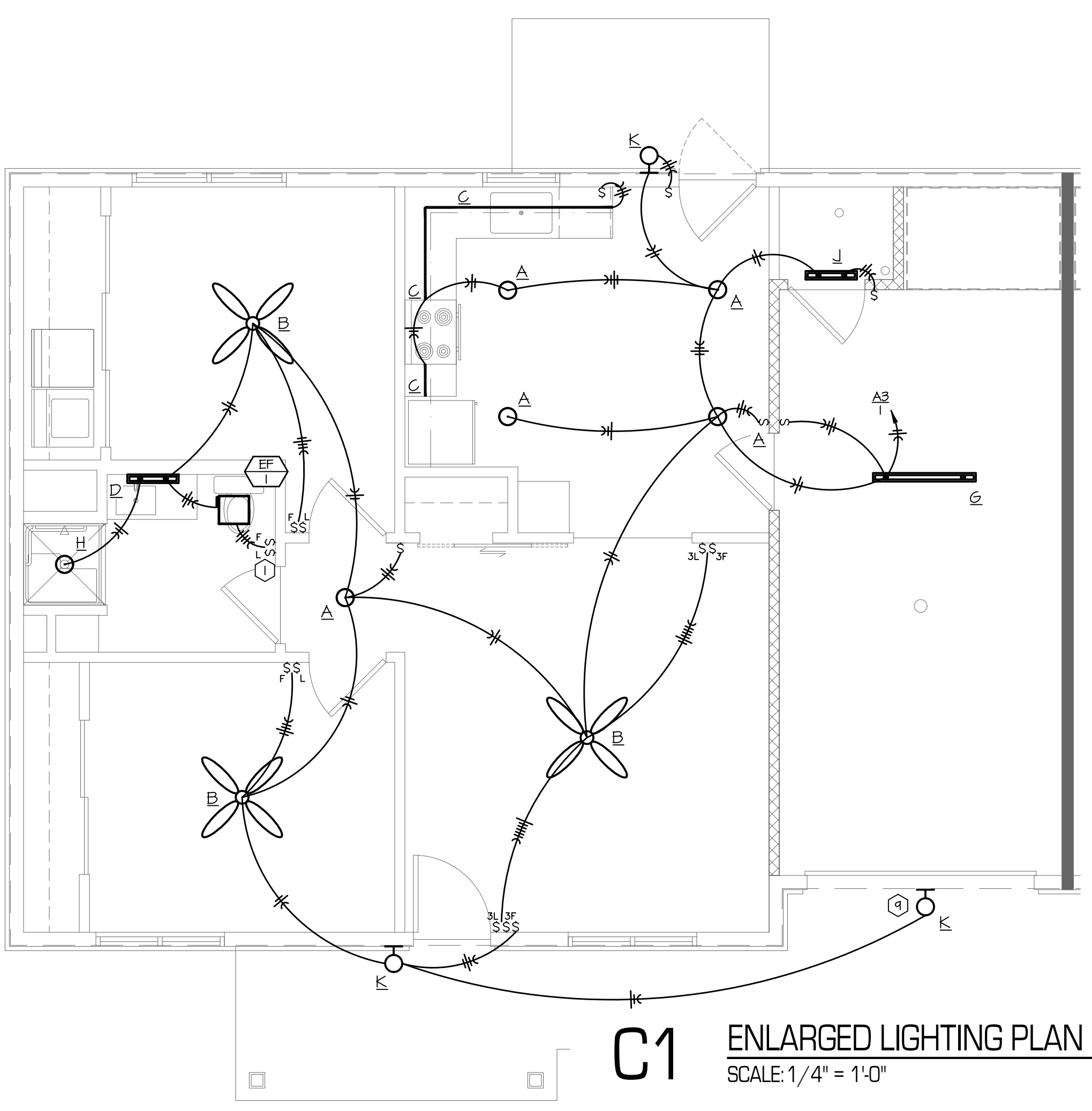
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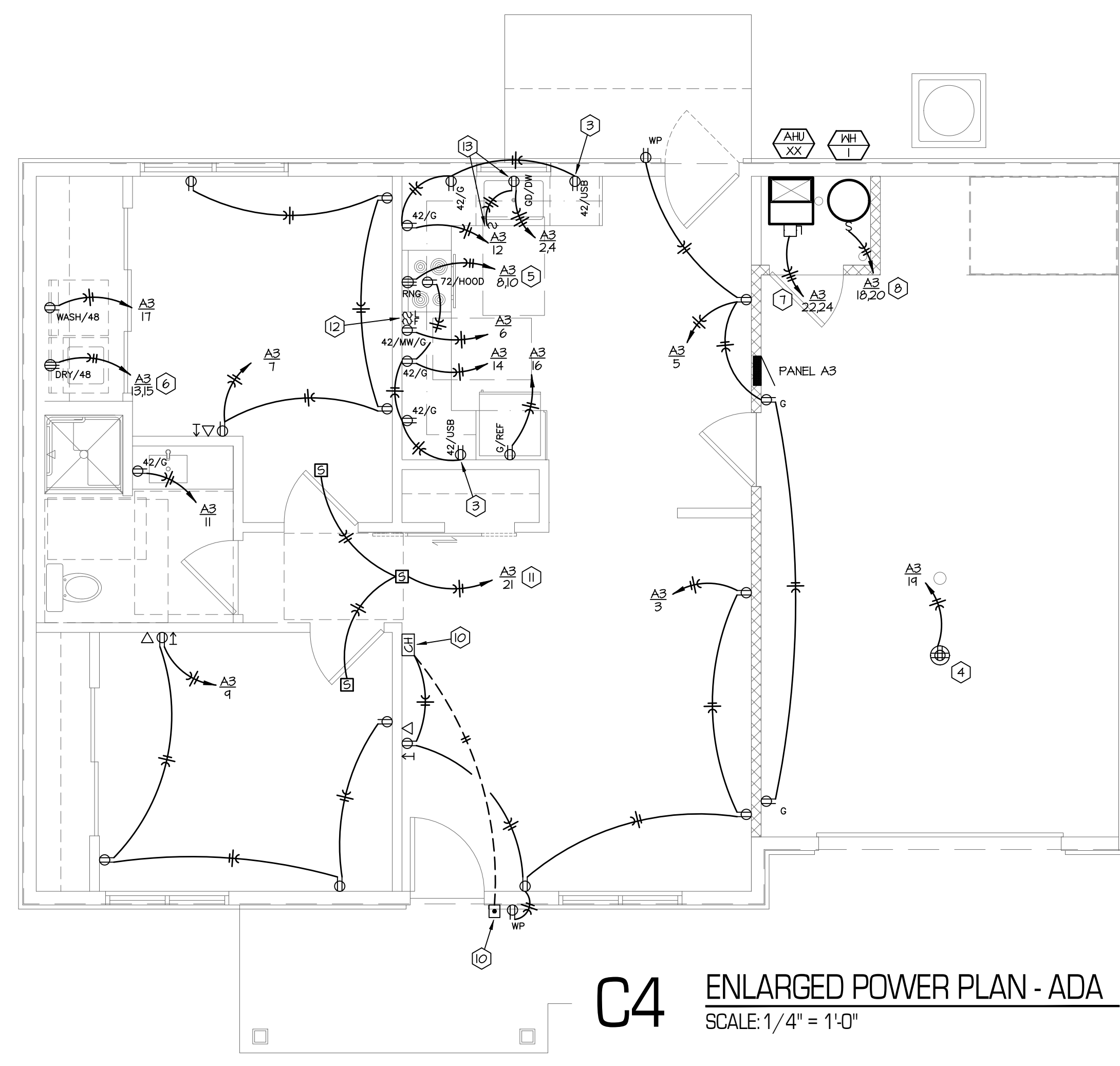
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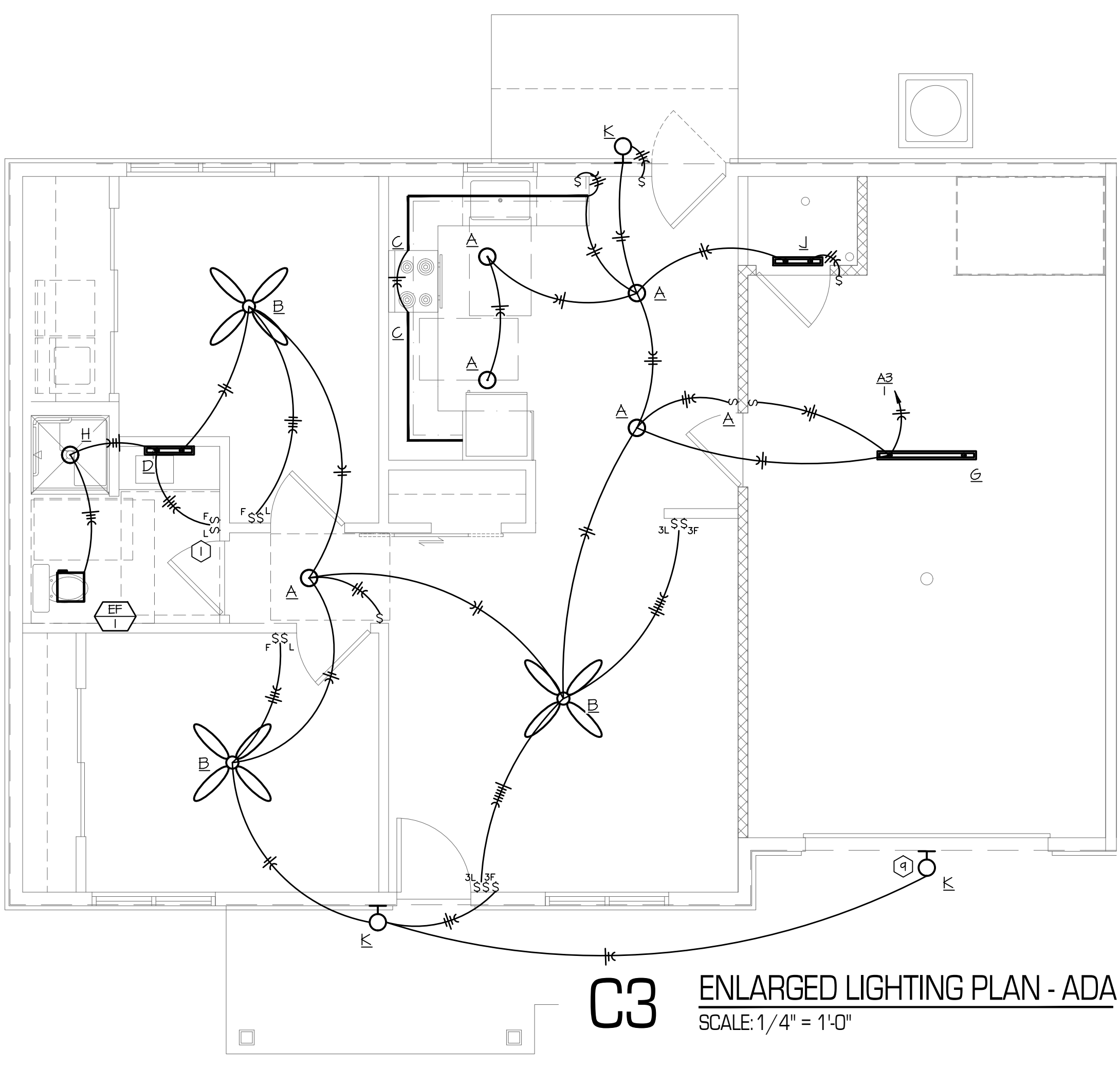
C2 ENLARGED POWER PLAN
SCALE: 1/4" = 1'-0"



C1 ENLARGED LIGHTING PLAN
SCALE: 1/4" = 1'-0"



C4 ENLARGED POWER PLAN - ADA
SCALE: 1/4" = 1'-0"



C3 ENLARGED LIGHTING PLAN - ADA
SCALE: 1/4" = 1'-0"

GENERAL NOTES:

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- N. (FOR SPECIAL SYSTEM PLANS) PROVIDE DUCT SMOKE DETECTORS IN RETURN AND SUPPLY AIR PATHS FOR AIR HANDLING EQUIPMENT 2,000 CFM AND LARGER AND WHERE SHOWN ON PLANS. INTERLOCK WITH AIR HANDLING EQUIPMENT TO SHUT DOWN UNIT UPON SMOKE DETECTION.
- O. COORDINATE THE EXACT LIGHT FIXTURE LOCATIONS WITH THE ARCHITECTURAL DRAWINGS.
- P. PROVIDE SEPARATE NEUTRALS FOR DIMMING CIRCUITS.

PLAN NOTES:

1. PROVIDE SWITCH FOR OVERHEAD LIGHT AND A SEPARATE SWITCH FOR EXHAUST FAN.
2. PROVIDE RECEPTACLE BELOW SINK FOR GARBAGE DISPOSAL AND DISHWASHER. SURFACE MOUNTED SWITCH BELOW COUNTER FOR GARBAGE DISPOSAL. REFERENCE ARCHITECTURAL DRAWINGS FOR EXACT LOCATION. SWITCH TOP HALF OF RECEPTACLE TO CONTROL GARBAGE DISPOSAL.
3. CIRCUIT USB RECEPTACLE DOWNSTREAM OF GFCI RECEPTACLE.
4. PROVIDE CEILING MOUNTED DUPLEX RECEPTACLE FOR GARAGE DOOR OPENER.
5. PROVIDE A NEMA 14-50 RECEPTACLE AND HOMERUN WITH (3)#8 & #10 GROUND WIRE IN A 3/4" CONDUIT.
6. PROVIDE A NEMA 14-30 RECEPTACLE AND HOMERUN WITH (3)#10 & #10 GROUND WIRE IN A 3/4" CONDUIT.
7. MAKE ELECTRICAL CONNECTION TO AHU WITH (3)#4 & #10 GROUND IN A 1" CONDUIT.
8. PROVIDE HEBBLE 30A/2P DISCONNECT TOGGLE SWITCH. MAKE ELECTRICAL CONNECTION TO WH WITH (2)#10 & #10 GROUND IN A 3/4" CONDUIT.
9. MOUNT BOTTOM OF FIXTURE AT 7'-10" AFF.
10. PROVIDE NEW DOORBELL CHIME KIT BY NITONE, MODEL BK240LKH WITH ONE 2-NOTE, WHITE DOOR CHIME AND LIGHTED PUSHBUTTON.
11. PROVIDE LOCKABLE CIRCUIT BREAKER FOR SMOKE DETECTION CIRCUIT.
12. PROVIDE FAN AND LIGHT SWITCH FOR ADA KITCHEN EXHAUST HOOD.
13. PROVIDE RECEPTACLE BELOW SINK FOR GARBAGE DISPOSAL AND DISHWASHER. PROVIDE SURFACE MOUNTED TOGGLE SWITCH BELOW SINK FOR GARBAGE DISPOSAL IN ADA UNITS. REFERENCE ARCHITECTURAL DRAWINGS FOR EXACT LOCATION. SWITCH TOP HALF OF RECEPTACLES TO CONTROL GARBAGE DISPOSAL.



ARCHITECTURAL CORPORATION
OKLAHOMA CERTIFICATE
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TIMBER RIDGE COTTAGES
SECTION 8, TOWNSHIP 18, RANGE 15
BROKEN ARROW, WAGONER COUNTY, OKLAHOMA

STARK WILSON DUNCAN ARCHITECTS INC.
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ENLARGED 4PLEX
ELECTRICAL PLAN

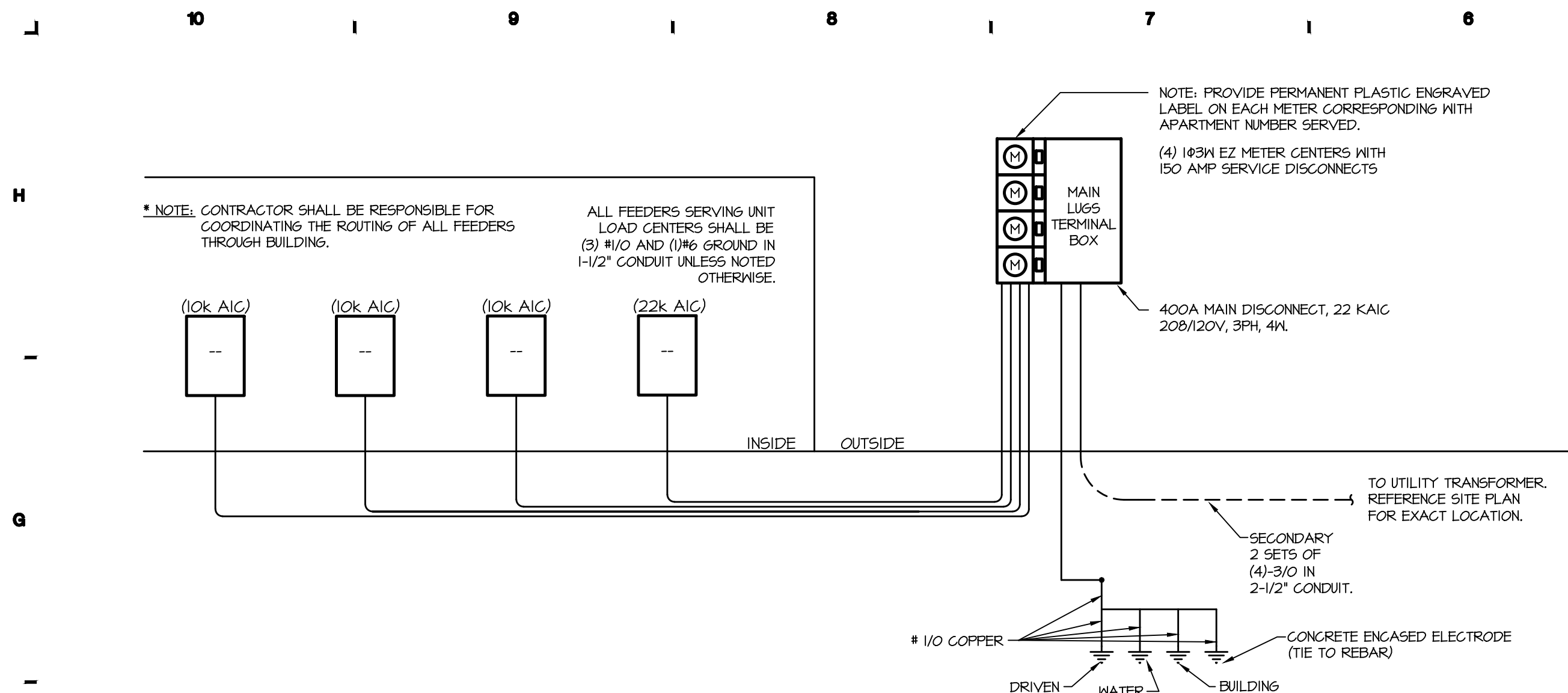
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C1 4Plex Electrical Riser Diagram
SCALE: NTS

LIGHT FIXTURE SCHEDULE

MARK	MANUFACTURER	MODEL	LAMP DATA			VOLTS	MOUNTING	TOTAL WATTS	DESCRIPTION	NOTES
			LUMENS	TYPE	COLOR (K)					
A	SIGNIFY	5TR830K10	1000	LED	3000	120	SURFACE	14.2	1" SLIM SURFACE LED	1
B	HUNTER	54242	2000	LED	3000	120	PENDANT	8.6	CEILING FAN W/LED	1
C	MAC LIGHTING	LED-T24-P-JT	215/FT	LED	3000	120	SURFACE	3/FT	UNDERCABINET TAPELIGHT	3,4,5
D	MAC LIGHTING	BRINK P6-T1636-30	2445	LED	3000	120	HALL	30	36" VANITY FIXTURE	1,2
G	LITHONIA	FMLNL-48-840	2380	LED	4000	120	SURFACE	54	4'-0" LED WRAPAROUND FIXTURE	
H	PROGRESS	P8022-28-30K	1050	LED	3000	120	SURFACE	17	7" SHOWER FIXTURE	1
J	HE WILLIAMS	T5R-2-L15/830-DRV-120	1500	LED	3000	120	SURFACE	12	2" LENSED LED STRIP	
K	KICHLER	ASHLAND BAY 16" 4957KZG	1600	LED ISOM EQ.	3000	120	SURFACE	15	16" 1 LIGHT EXTERIOR WALL SCONCE	1,2,6,7

NOTES:

- VERIFY FINISH WITH ARCHITECT PRIOR TO ORDERING.
- REFER TO ARCHITECTURAL DRAWINGS FOR EXACT LOCATION.
- PROVIDE ALL REQUIRED POWER SUPPLIES/LOW VOLTAGE TRANSFORMERS FOR A COMPLETE INSTALLATION. FIXTURE SHALL BE CUT AND MODIFIED IN THE FIELD FOR EXACT LENGTHS AS SHOWN ON PLANS.
- PROVIDE WITH REMOTE WET LOCATION POWER PACK: EN-024100-RE2-T.
- FIXTURE SHALL BE MOUNTED IN COVE AS DETAILED BY ARCHITECT OR MOUNTED UNDER CABINET.
- MOUNT BOTTOM OF FIXTURE AT 5'-2" AFF UNLESS OTHERWISE NOTED. VERIFY WITH ARCHITECT PRIOR TO ROUGH-IN.
- PROVIDE EQUIVALENT LED BULD FOR FIXTURE.

GENERAL NOTES:

- PROVIDE ALL REQUIRED ACCESSORIES FOR A COMPLETE INSTALLATION.
- REFERENCE PLANS FOR FIXTURES REQUIRING EMERGENCY DRIVERS.
- CONTRACTOR SHALL VERIFY CEILING TYPE PRIOR TO ORDERING ALL FIXTURES.
- MANUFACTURER EQUALS ACCEPTED UPON ENGINEERS APPROVAL.

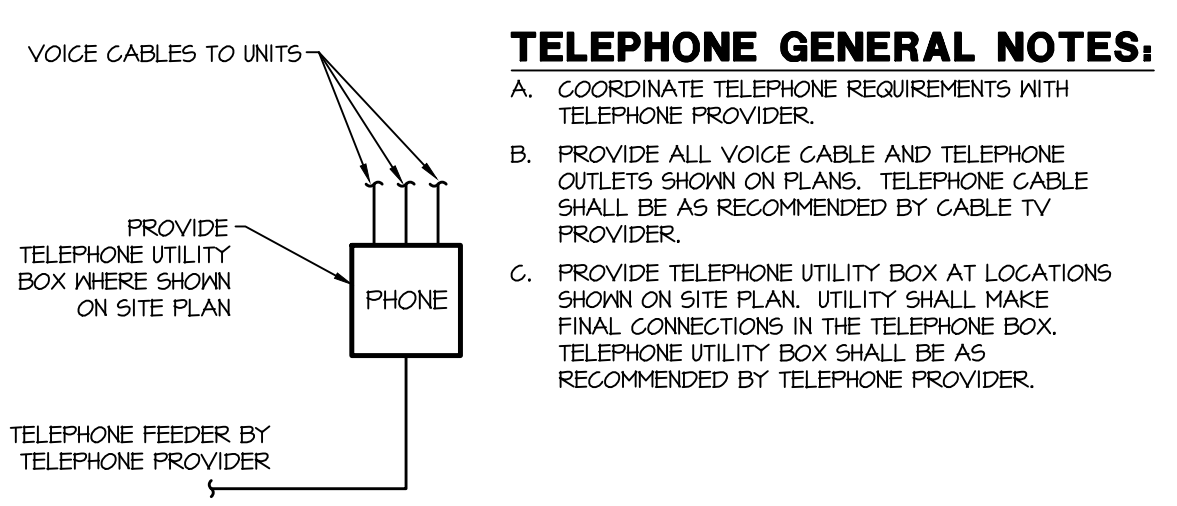
PANEL A3 (LOAD CENTER)

DESCRIPTION: 150A MCB, 100% Neutral Bus, VOLTAGE: 120/208V, 1PH, 3 WIRE

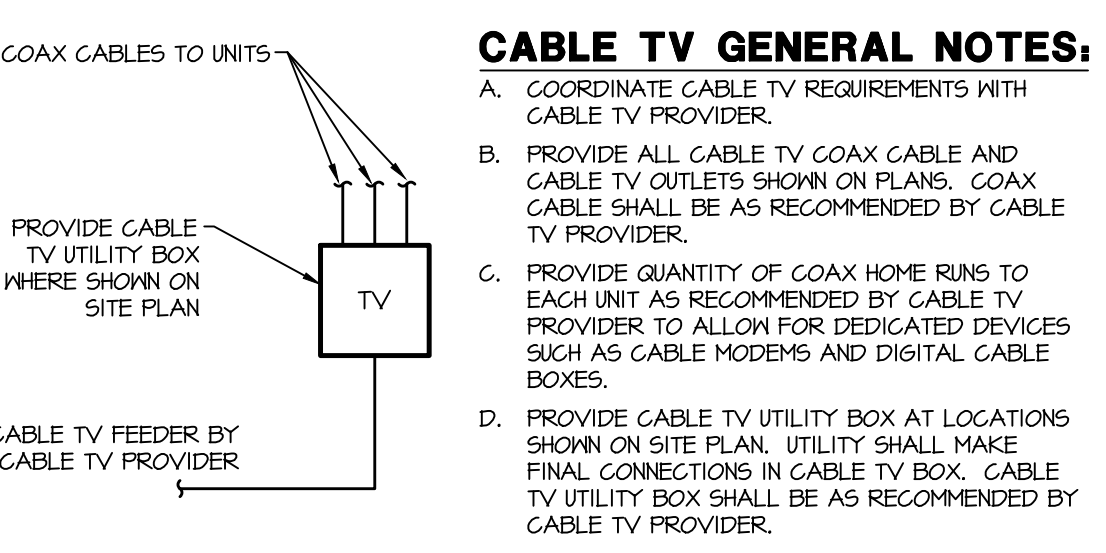
TOTAL CONNECTED LOAD: 43kW + 208A
DEMANDED LOAD CONTINUOUS: 30kW + 144A

NO	LOAD (W)	DESCRIPTION	AMP	AMP	LOAD DESCRIPTION	LOAD (W)	NO
1	850	LIGHTING	1	20	A 20	1200	2
3	900	RCPT - LIVING ROOM	1	20	B 20	1500	4
5	720	RCPT - DINING/GARAGE	1	20	A 20	1000	6
7	720	RCPT - BEDROOM	1	20	B 50	4550	8
9	720	RCPT - BEDROOM	1	20	A	4550	10
11	180	RCPT - BATHROOM	1	20	B 20	360	12
13	2500	DRYER	2	30	A 20	360	14
15	2500	WASHER	1	20	B 20	800	16
17	1500	GARAGE OPENER	1	20	A 30	2250	18
19	360	SMOKE DETECTORS	1	20	A 60	6500	22
23		SPARE	1	20	B	6500	24
25		SPARE	1	20	A 30	1851	26
27		SPARE	1	20	B	1851	28
29		SPARE	1	20	A 20		30

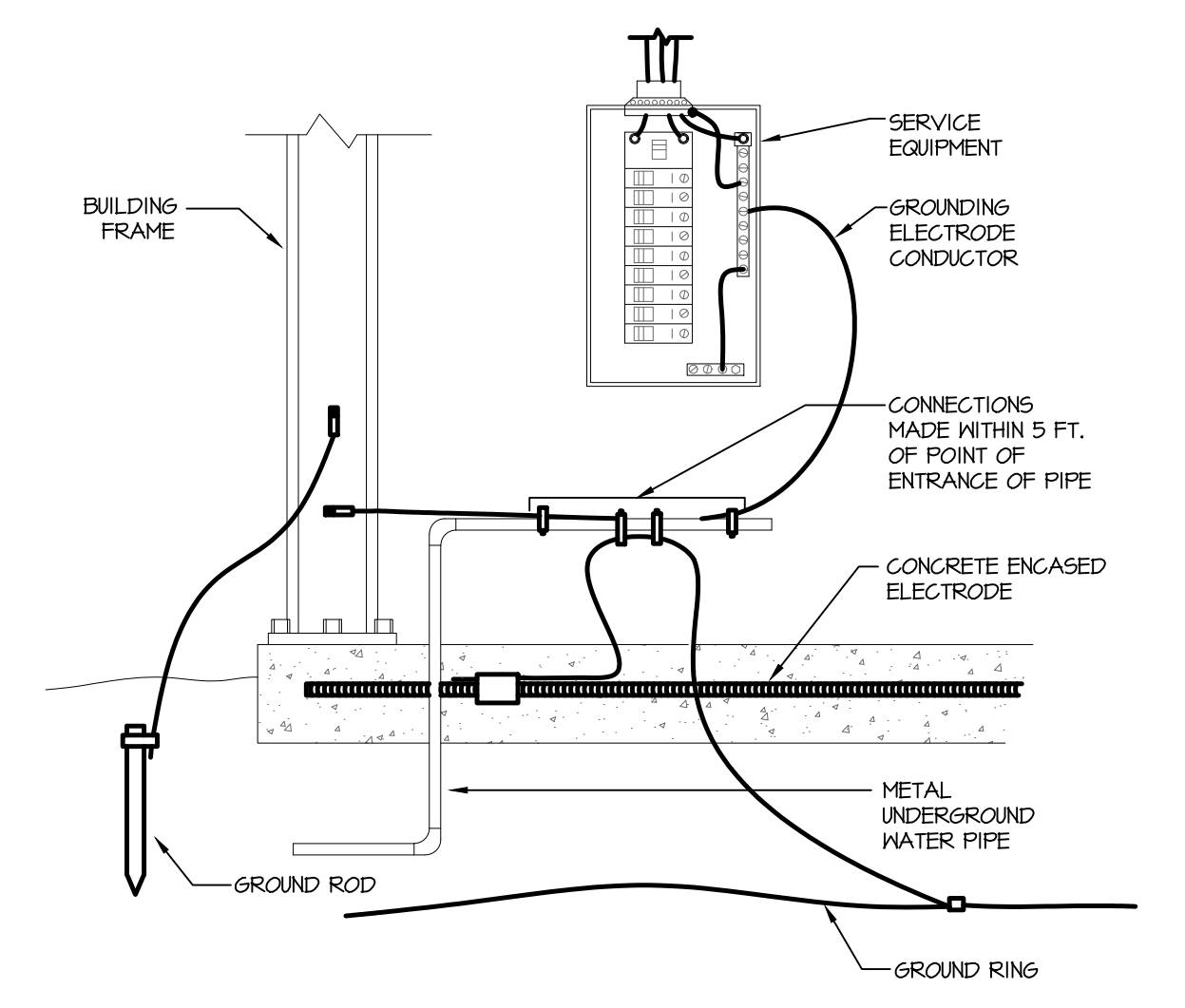
NOTES: 1. PROVIDE AFCI TYPE CIRCUIT BREAKER. 2. PROVIDE GFCI TYPE CIRCUIT BREAKER.



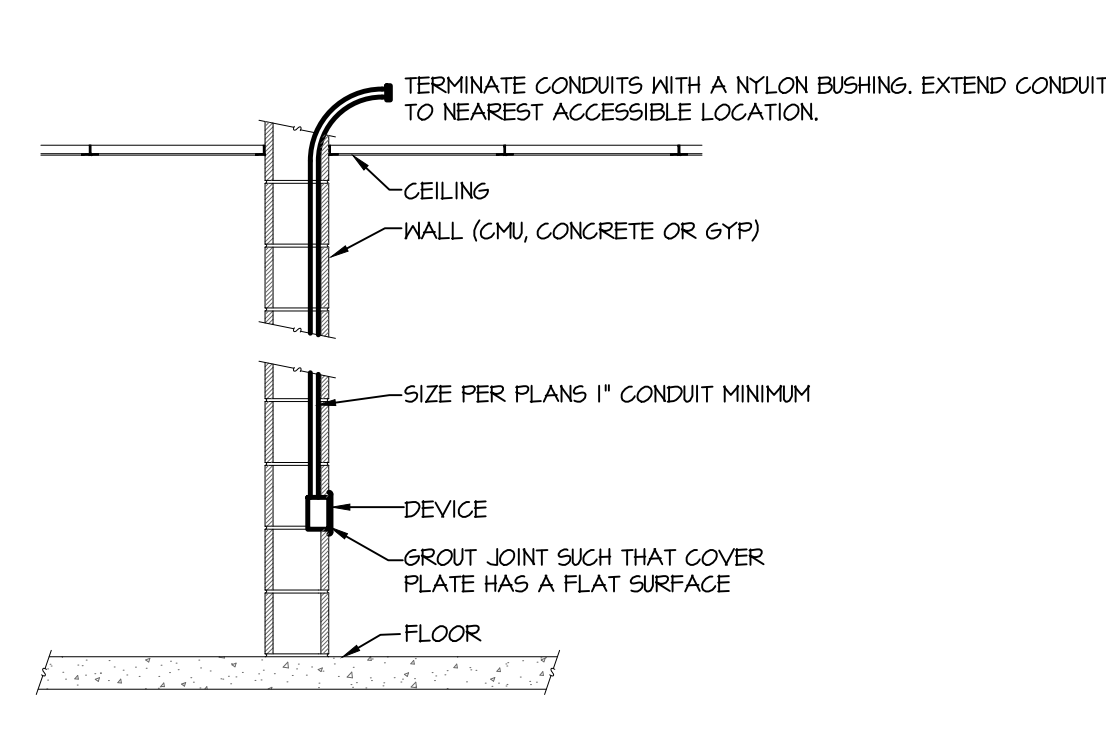
C4 Telephone Detail & Notes
SCALE: NTS



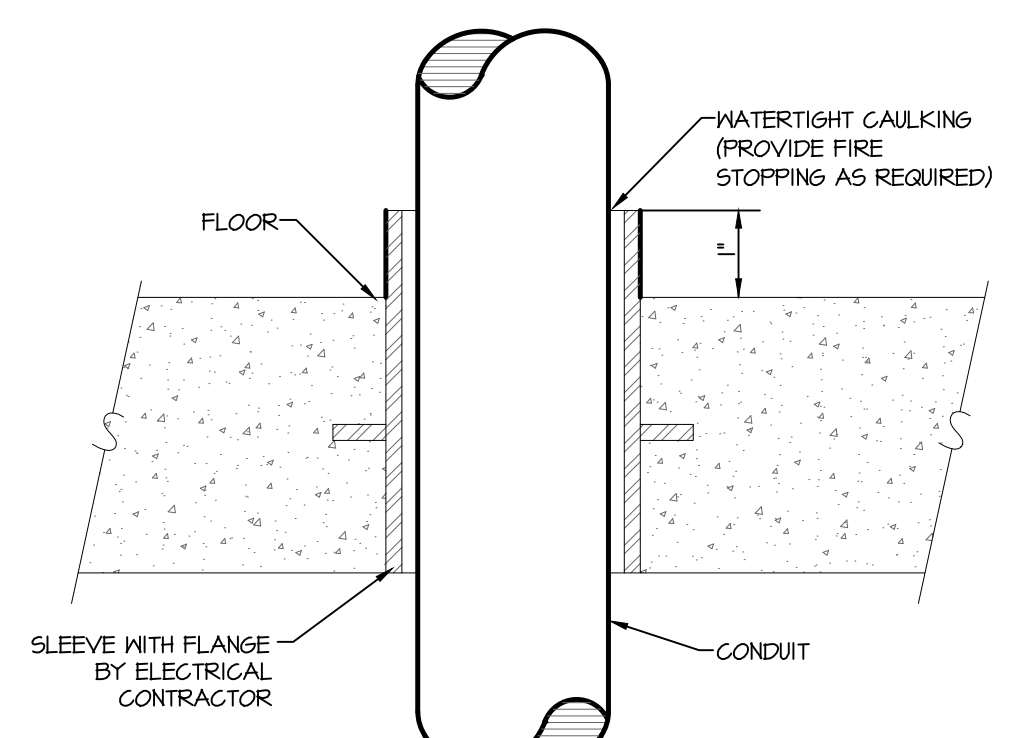
C3 Cable TV Detail & Notes
SCALE: NTS



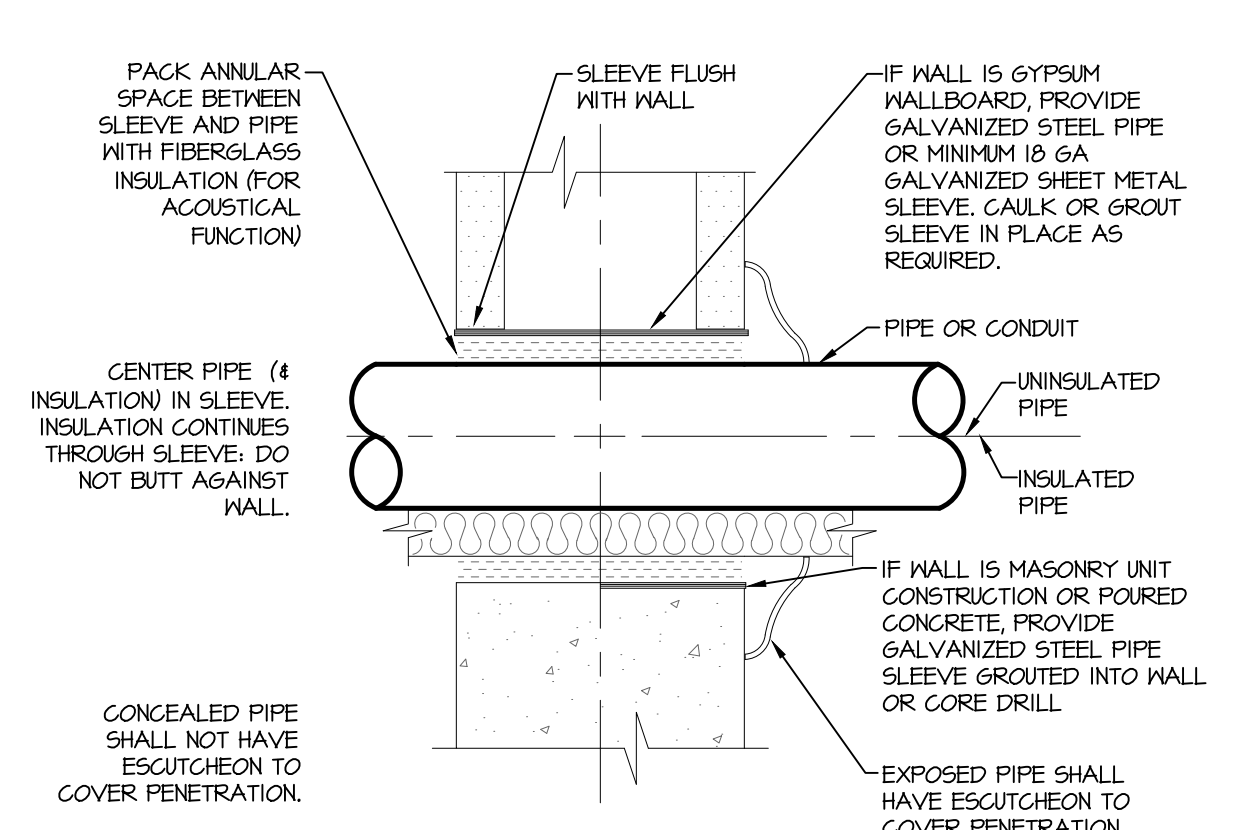
C2 Grounding electrode System
SCALE: NTS



C6 Data Conduit & Back Box
SCALE: NTS



C6 Conduit Penetration Through Floor
SCALE: NTS



C5 Conduit Penetration Through Non-Firewall
SCALE: NTS

ELECTRICAL LOAD SUMMARY ESTIMATE (PER NEC 220.84)

4PLEX METER CENTER	TOTAL
NUMBER OF C1 UNITS	4
APARTMENT C1 SQUARE FOOTAGE	1350
TOTAL NUMBER OF UNITS	4
NET APARTMENT SQUARE FOOTAGE	5400
(2) 1500 VA SMALL APPLIANCE BRANCH CIRCUIT	12000
3 VA /50FT GENERAL LIGHTING AND RECEPTACLES	16200
ELECTRIC RANGE (4100 VA)	36400
DISHWASHER (1200 VA)	4800
GARBAGE DISPOSAL (1120 VA)	4480
CLOTHES WASHER (1500 VA)	6000
CLOTHES DRYER (5000 VA)	20000
MICROWAVE (1500 VA)	6000
AHU ELECTRIC HEAT (15KW)	60000
HEAT PUMP (3100 VA)	14800
ELECTRIC WATER HEATER (4500 VA)	18000
TOTAL UNIT LOADS (VA)**	198680
DEMAND FACTOR (FROM NEC T220.84)	0.45
UNIT DEMAND LOAD (VA)**	89406
UNIT DEMAND LOAD (AMPS)	248.2
TOTAL DEMAND LOAD (AMPS)	248.2
TOTAL DISCONNECT SIZE	400 A

* VALUE IS THE SUM OF THE LOADS FROM THE PREVIOUS TEN LINES.
** VALUE IS THE TOTAL UNITS LOADS MULTIPLIED BY THE BUILDING DEMAND FACTOR.



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4PLEX ELECTRICAL
SCHEDULES &
DETAILS

ISSUE DATE:
OCTOBER 18, 2019
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H&B PROJECT NUMBER: 1920580
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