SUMMIT
AT WEST PRYOR

940 NW Pryor Road
Lee's Summit, Missouri 64081

PROJECT NO.: 18-046

ISSUE DATE: 4.3.2020 (REVISION 3)

GENERAL NOTES

1. AIA DOCUMENT A-201 , GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION, CURRENT EDITION, AND SPECIAL CONDITIONS AS NOTED IN THE PROJECT MANUAL, SHALL GOVERN THE WORK.

2. GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL VERIFY EXISTING FIELD CONDITIONS PRIOR TO THE START OF CONSTRUCTION AND SHALL REPORT ANY DISCREPANCIES TO THE ARCHITECT IMMEDIATELY.

3. GENERAL CONTRACTOR SHALL CROSS-REFERENCE THE VARIOUS DISCIPLINES' PLANS HEREIN AND REVIEWED SHOP DRAWINGS PRIOR TO STARTING CONSTRUCTION PHASE OF CONSTRUCTION AND SHALL REPORT ANY DISCREPANCIES TO THE ARCHITECT IMMEDIATELY.

4. ONLY CONTRACT DOCUMENTS APPROVED FOR CONSTRUCTION AND REVIEWED SHOP DRAWINGS SHALL BE USED FOR CONSTRUCTION. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR DISTRIBUTION OF SAID DOCUMENTS AND UPDATES TO THE FIELD FOR CONSTRUCTION.

5. IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO COORDINATE THE SUBCONTRACTOR WORK WITH THESE PROJECT DOCUMENTS.

6. DIMENSIONS TO THE EXTERIOR OF THE BUILDING ARE TO THE EXTERIOR OF FOUNDATION/MASONRY UNLESS NOTED OTHERWISE.

7. DO NOT SCALE DRAWINGS.

8. THE WORD 'ALIGN' AS USED IN THESE DOCUMENTS SHALL SUPERSEDE DIMENSIONAL INFORMATION.

9. NO PRODUCTS CONTAINING ASBESTOS SHALL BE INSTALLED IN OR USED DURING THE CONSTRUCTION OF THIS PROJECT. IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO CERTIFY TO THE OWNER THAT THIS REQUIREMENT HAS BEEN COMPLIED WITH.

10. ALL HVAC EQUIPMENT AND DUCTWORK SHALL COMPLY WITH THE CURRENT APPLICABLE MECHANICAL CODE AND INSTALLED PER SMACNA RECOMMENDATIONS.

11. CODE COMPLIANCE - THE WORK SHALL BE GOVERNED BY ALL CURRENT APPLICABLE LOCAL, CITY, STATE AND NATIONAL CODES AND LAWS. THESE AUTHORITIES INCLUDE, BUT ARE NOT LIMITED TO THE INTERNATIONAL BUILDING CODE, NATIONAL ELECTRIC CODE, NATIONAL FIRE PROTECTION ASSOCIATION OR ANY OTHER AUTHORITY OR BODY HAVING JURISDICTION OVER WORK. THE SITE, PARKING LOT, AND BUILDING SHALL COMPLY WITH THE ADA (AMERICANS WITH DISABILITIES ACT) REGULATIONS. NOTIFY ARCHITECT OF ANY REQUIRED CHANGES TO COMPLY WITH ADA.

12. REFERENCE CIVIL DRAWINGS FOR SITE WORK, INCLUDING THE BUILDING LOCATION ON THE SITE.

ABBREVIATIONS

ABV	ABOVE
AFF	ABOVE FINISH FLOOR
ACT	ACOUSTICAL
ALUM	ALUMINUM
&	AND
@	AT
BLK	BLOCK
BD	BOARD
BO	BOTTOM OF
CLG	CEILING
℄	CENTER LINE
CT	CERAMIC TILE
CLR	CLEAR
CONC	CONCRETE
CMU	CONC. MASONRY UNIT
CONT	CONTINOUS
CONTR	CONTRACTOR
CFCI	CONTRACTOR FURNISHED CONTRACTOR INSTALLED
CJ	CONTROL JOINT
CG	CORNER GUARD
DTL	DETAIL
DIA	DIAMETER
DR	DOOR
DS	DOWNSPOUT
DWG	DRAWING
EOS	EDGE OF SLAB
ELEC	ELECTRICAL
ELEV	ELEVATION
EQ	EQUAL
EQUIP	EQUIPMENT
EXIST	EXISTING
EJ	EXPANSION JOINT
FT	FEET
FG	FINISH GRADE
FF	FINISH FLOOR
FR	FIRE RETARDANT
FL	FLOOR
GC	GENERAL CONTR.
GYP	GYPSUM
HDWD	HARDWOOD
HDPB	HIGH DENSITY PARTICLE BOARD
HT	HEIGHT
HR	HOUR
INSUL	INSULATION
JT	JOINT
LAV	LAVATORY
MO	MASONRY OPENING
MSRY	MASONRY
MDF	MEDIUM DENSITY FIBERBOARD
MECH	MECHANICAL
MTL	METAL
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
OFCI	OWNER FURNISHED CONTRACTOR INSTALLED
OFOI	OWNER FURNISHED OWNER INSTALLED
OC	ON CENTER
OPNG	OPENING
PTD	PAINTED
PLAM	PLASTIC LAMINATE
PLYWD	PLYWOOD
PT	PRESSURE TREATED
RAD	RADIUS
RE:	REFERENCE
REINF	REINFORCING
RCP	REFLECTED CEILING PLAN
REQ'D	REQUIRED
RD	ROOF DRAIN
RM	ROOM
RO	ROUGH OPENING
SCHED	SCHEDULE
SECT	SECTION
SHT	SHEET
SIM	SIMILAR
SC	SOLID CORE
SPEC	SPECIFICATION
SQ	SQUARE
SF	SQUARE FOOT
SS	STAINLESS STEEL
STD	STANDARD
STL	STEEL
STRUCT	STRUCTURAL
SUSP	SUSPENDED
TEL	TELEPHONE
THK	THICK
TO	TOP OF
T&G	TONGUE & GROOVE
TYP	TYPICAL
UNF	UNFINISHED
UNO	UNLESS NOTED OTHERWISE
VERT	VERTICAL
VEST	VESTIBULE
WP	WATERPROOF
WT	WEIGHT
W/	WITH
W/O	WITH OUT
WD	WOOD



PROJECT DIRECTORY

General Contractor
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PROJECT SUMMARY

*FOR COMPLETE CODE ANALYSIS SEE LIFE SAFETY PLAN SHEET A006 - A010

PROJECT NAME:	Summit at West Pryor
PROJECT ADDRESS:	NWQ NW Pryor Rd & NW Lowenstein Dr Lee's Summit, Missouri 64081
PROJECT DESCRIPTION:	237 Unit development
BUILDING CODES:	2018 International Building Code 2017 National Electrical Code 2018 International Mechanical Code 2018 International Plumbing Code 2018 International Energy Conservation Code ACCESSIBILITY 2010 ADA Guidelines & 2017 ICC/ANSI A117.1 Fair Housing Act
OCCUPANCY TYPE / USE GROUP:	SEE LIFE SAFETY PLANS.

SYMBOLS

- CONCRETE
- BRICK
- BLOCKING
- BATT INSULATION
- RIGID INSULATION
- CONCRETE BLOCK
- BUILDING SECTION (5 / A10)
- WALL SECTION (5 / A10)
- DETAIL (5 / A10)
- PARTITION TYPE (P3)
- COL. GRID (COL)
- ROOM (ROOM 101)
- TEMPERED GLASS (T)
- NEW CONSTRUCTION
- EXISTING CONSTR. TO REMAIN
- EXISTING CONSTR. REMOVED

LOCATION MAP



NORTH

SEE SHEET A001 FOR DRAWING INDEX

4.3.20

ARCHITECT	TR;i ARCHITECTS
STRUCTURAL ENGINEER	BOB D CAMPBELL & COMPANY
CIVIL ENGINEER	RENAISSANCE INFRASTRUCTURE CONSULTING
GENERAL CONTRACTOR	BRINKMANN CONSTRUCTORS
MECHANICAL ENGINEER	LATIMER SOMMERS & ASSOCIATES
PLUMBING ENGINEER	LATIMER SOMMERS & ASSOCIATES
ELECTRICAL ENGINEER	LATIMER SOMMERS & ASSOCIATES

Pearl COMPANIES

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Lee's Summit, Missouri 64081

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DATE: 7.29.19

REVISIONS

	SHELL PACKAGE	7.29.19
1	BUILDING PERMIT COMMENTS	9.6.19
2	FDP RESUBMITTAL	9.11.19
3	BUILDING PERMIT COMMENTS 2	9.12.19
4	STRUCTURAL REVISION	10.16.19
5	STRUCTURAL REVISION 2	11.7.19
6	REVISION 1	12.20.19
7	REVISION 2	1.24.20
8	REVISION 3	4.3.2020

DWG BY MKSS

TR;i PROJECT NO. 18-046

SHEET NO.

A000

COVER SHEET

DRAWING INDEX

● = REVISED SHEET
○ = REISSUED SHEET/NO REVISION
X = ISSUED AS 8.5x11

	ARCHITECTURAL	● SHELL PACKAGE 07.29.19	BUILDING PERMIT COMMENTS 9.6.19	FDP RESUBMITTAL 9.11.19	BUILDING PERMIT COMMENTS 9.12.19	STRUCTURAL REVISION 10.16.19	STRUCTURAL REVISION 2 11.7.19	REVISION 1 12.20.19	REVISION 2 1.24.20	REVISION 3 4.3.2020
		○	○	○	○	○	○	○	○	○
A000	COVER SHEET	●								
A001	SHEET INDEX	●	●	●	●	●	●	●	●	●
A003	ACCESSIBILITY REQUIREMENTS	●								
A004	ACCESSIBILITY REQUIREMENTS & ADA	●								
A005	SOUND TRANSMISSION ASSEMBLIES	●						●		
A006	LIFE SAFETY PLAN - GARAGE	●	●	●				●	●	
A007	LIFE SAFETY PLAN - FIRST FLOOR	●	●					●	●	
A008	LIFE SAFETY PLAN - SECOND/THIRD FLOOR	●						●	●	
A009	LIFE SAFETY PLAN - FOURTH FLOOR	●						●	●	
A010	LIFE SAFETY PLAN - UNITS	●								
A011	PARTITION TYPES	●						●	●	
A012	FLOORING ASSEMBLIES	●						●		●
A013	DOOR SCHEDULE & TYPICAL DETAILS	●						●	●	●
A014	WINDOW AND STOREFRONT SCHEDULE	●						●	●	●
A015	STOREFRONT SCHEDULE	●						●	●	●
A016	STOREFRONT SCHEDULE	●						●	●	●
A017	UNIT SCHEDULES	●						●	●	
A020	WINDOW DETAILS	●								●
A021	WINDOW DETAILS	●								●
A030	DOOR DETAILS	●								●
A031	DOOR DETAILS	●						●	●	
A032	DOOR DETAILS									●
A050	ARCHITECTURAL SITE PLAN	●	●	●						
A051	SITE DETAILS	●								
A052	ADDRESS PLAN - FIRST FLOOR								●	
A053	ADDRESS PLAN - SECOND FLOOR								●	
A054	ADDRESS PLAN - THIRD FLOOR								●	
A055	ADDRESS PLAN - FOURTH FLOOR								●	
A101A	GARAGE FLOOR PLAN	●	●					●	●	●
A101B	GARAGE PARKING PLAN	●						●	●	●
A102	FIRST FLOOR PLAN	●						●	●	●
A102-B	FIRST FLOOR PLAN - BLDG. B	●	●					●	●	
A102-C/D	FIRST FLOOR PLAN - BLDG. C/D	●	●					●	●	●
A102-E	FIRST FLOOR PLAN - BLDG. E	●						●	●	●
A103	SECOND/THIRD FLOOR PLAN	●	●					●	●	●
A103-B	SECOND / THIRD FLOOR PLAN - BLDG. B	●	●					●	●	●
A103-C/D	SECOND / THIRD FLOOR PLAN - BLDG. C/D	●						●	●	●
A103-E	SECOND / THIRD FLOOR PLAN - BLDG. E	●						●	●	
A104	FOURTH FLOOR PLAN	●						●	●	●
A104-B	FOURTH FLOOR PLAN - BLDG. B	●						●	●	
A104-C/D	FOURTH FLOOR PLAN - BLDG. C/D	●						●	●	●
A104-E	FOURTH FLOOR PLAN - BLDG. E	●						●	●	
A110	ROOF PLAN	●								
A150	UNIT 'A1' PLANS & ELEVATIONS	●						●		●
A151	UNIT 'A2' PLANS & ELEVATIONS	●						●		●
A152	UNIT 'A3' PLANS & ELEVATIONS	●						●		●
A153	UNIT 'A4' PLANS & ELEVATIONS	●						●		●
A154	UNIT 'B1' & 'B3' PLANS & ELEVATIONS	●						●		●
A155	UNIT 'B2' PLANS & ELEVATIONS	●						●		●
A156	UNIT 'B2-TYPE A' PLANS & ELEVATIONS	●						●		●
A157	UNIT 'C1' & 'C2' PLANS & ELEVATIONS	●						●		●
A158	UNIT 'D1' PLANS & ELEVATIONS	●						●		●
A159	UNIT 'D2' PLANS & ELEVATIONS	●						●		●
A160	UNIT 'F1' PLANS & ELEVATIONS	●						●		●
A161	UNIT 'F1-TYPE A' PLANS & ELEVATIONS	●						●		●
A162	UNIT 'G1' & 'G1,1' PLANS	●						●		●
A163	UNIT 'G1' & 'G1,1' ELEVATIONS	●						●		
A164	UNIT 'H1' & 'H2' PLANS & ELEVATIONS	●						●		●
A170	UNIT DETAILS							●		●
A171	UNIT BATHROOM DETAILS							●		
A201	OVERALL EXTERIOR ELEVATIONS	●						●	●	
A202	EAST ELEVATIONS	●						●	●	●
A203	SOUTH ELEVATION	●						●	●	●
A204	WEST ELEVATIONS	●						●	●	●
A205	NORTH ELEVATION	●						●	●	●
A206	SOUTH COURTYARD ELEVATIONS	●						●	●	
A207	CENTER COURTYARD ELEVATIONS	●						●	●	●
A208	NORTH COURTYARD ELEVATIONS	●						●	●	
A210	ENLARGED ELEVATIONS							●		
A220	BALCONY DETAILS	●								
A301	BUILDING SECTIONS	●						●		
A302	BUILDING SECTIONS	●								
A303	WALL SECTIONS	●								●
A304	WALL SECTIONS	●								●
A305	WALL SECTIONS	●								●
A306	WALL SECTIONS	●								
A307	WALL SECTIONS	●								●
A308	WALL SECTIONS	●								●
A309	WALL SECTIONS	●								●
A310	WALL SECTIONS	●								●
A311	WALL SECTIONS	●								●
A312	WALL SECTIONS	●								●
A313	CENTER COURTYARD WALL SECTIONS	●								●
A314	CENTER COURTYARD WALL SECTIONS	●								●
A315	NORTH & SOUTH COURTYARD WALL SECTIONS	●								●
A316	NORTH & SOUTH COURTYARD WALL SECTIONS	●							●	●
A320	SECTION DETAILS	●							●	●
A321	SECTION DETAILS	●							●	●
A322	SECTION DETAILS	●						●	●	●
A323	SECTION DETAILS	●								●
A325	PLAN DETAILS	●							●	●
A350	STAIR A	●						●	●	
A351	STAIR B	●							●	
A352	STAIR C	●						●	●	
A353	ELEVATOR A/C	●	●					●	●	
A354	ELEVATOR B	●	●					●	●	●
A355	TRASH CHUTE	●								●
A401	ENLARGED COURTYARD PLANS	●						●	●	●
A402	ENLARGED COURTYARD PLANS	●						●		
A403	ENLARGED COURTYARD PLANS	●						●		●
A404	ENLARGED COURTYARD PLANS	●						●		
A405	ENLARGED COURTYARD PLANS	●						●		
A406	ENLARGED COURTYARD PLANS	●						●		
A407	ENLARGED COURTYARD DRAIN PLANS	●								●
A408	PERGOLA PLANS	●								●
A409	MECHANICAL SHAFTS							●	●	
A410	ENLARGED AMENITY SPACES								●	●
A411	ENLARGED AMENITY SPACES									●

	STRUCTURAL	● SHELL PACKAGE 07.29.19	BUILDING PERMIT COMMENTS 9.6.19	FDP RESUBMITTAL 9.11.19	BUILDING PERMIT COMMENTS 9.12.19	STRUCTURAL REVISION 10.16.19	STRUCTURAL REVISION 2 11.7.19	REVISION 1 12.20.19	REVISION 2 1.24.20	REVISION 3 4.3.2020
S001	GENERAL NOTES	●								
S002	SCHEDULES & CMU DETAILS	●								●
S003	TYPICAL WOOD GRAVITY SCHEDULES & DETAILS	●								
S004	TYPICAL WOOD LATERAL SCHEDULES & DETAILS	●								●
S005	TYPICAL WOOD DETAILS	●								
S006	TYPICAL WOOD DETAILS	●								
S007	TYPICAL WOOD DETAILS	●								
S110	FOUNDATION PLAN	●								
S110B	FOUNDATION PLAN - AREA B	●				●				
S110C/D	FOUNDATION PLAN - AREA C/D	●								
S110E	FOUNDATION- AREA E	●				●				
S111	COMMERCIAL FLOOR FRAMING PLAN	●								
S111B	COMMERCIAL FLOOR FRAMING PLAN- AREA B	●				●	●			
S111B-R	COMMERCIAL FLOOR REACTIONS PLAN - AREA B	●								
S111C/D	COMMERCIAL FLOOR FRAMING PLAN- AREA C/D	●				●				
S111C/D-R	COMMERCIAL FLOOR REACTIONS PLAN - AREA C/D	●								
S111E	COMMERCIAL FLOOR FRAMING PLAN- AREA E	●				●				
S111E-R	COMMERCIAL FLOOR REACTIONS PLAN - AREA E	●								
S112	FIRST FLOOR FRAMING PLAN	●								
S112B	FIRST FLOOR 1 FRAMING PLAN- AREA B	●				●	●			
S112B-TR	FIRST FLOOR 1 TENSION ROD & REACTIONS PLAN - AREA B	●								
S112C/D	FIRST FLOOR 1 FRAMING PLAN- AREA C/D	●				●	●			
S112C/D-TR	FIRST FLOOR 1 TENSION ROD & REACTIONS PLAN - AREA C/D	●								
S112E	FIRST FLOOR 1 FRAMING PLAN- AREA E	●				●	●			
S112E-TR	FIRST FLOOR 1 TENSION ROD & REACTIONS PLAN - AREA E	●								
S113	SECOND FLOOR FRAMING PLAN	●								
S113B	SECOND FLOOR FRAMING PLAN- AREA B	●				●		●		
S113B-TR	SECOND FLOOR TENSION ROD PLAN - AREA B	●								
S113C/D	SECOND FLOOR FRAMING PLAN- AREA C/D	●								●
S113E	SECOND FLOOR FRAMING PLAN- AREA E	●				●		●		
S113E-TR	SECOND FLOOR TENSION ROD PLAN - AREA E	●								
S114	THIRD FLOOR FRAMING PLAN	●								
S114B	THIRD FLOOR FRAMING PLAN- AREA A	●							●	
S114C/D	THIRD FLOOR FRAMING PLAN- AREA C/D	●				●				
S114E	THIRD FLOOR FRAMING PLAN- AREA E	●							●	
S115	FOURTH FLOOR FRAMING PLAN	●								
S115B	FOURTH FLOOR FRAMING PLAN- AREA B	●							●	
S115C/D	FOURTH FLOOR FRAMING PLAN- AREA C/D	●								
S115E	FOURTH FLOOR FRAMING PLAN- AREA E	●							●	
S116	ROOF FRAMING PLAN	●								
S116B	ROOF FRAMING PLAN- AREA B	●								
S116C/D	ROOF FRAMING PLAN- AREA C/D	●								
S116E	ROOF FRAMING PLAN- AREA E	●								
S117	SHEARWALL AND BEARING WALL TYPE PLAN	●								
S117B	SHEARWALL AND BEARING WALL TYPE PLAN - B	●								
S117C/D	SHEARWALL AND BEARING WALL TYPE PLAN - C/D	●								
S117E	SHEARWALL AND BEARING WALL TYPE PLAN - E	●								
S120	STAIR FRAMING PLANS	●								
S121	STAIR FRAMING PLANS	●								
S122	STAIR FRAMING PLANS	●								
S200	FOUNDATION SECTIONS	●								●
S201	FOUNDATION SECTIONS	●				●				
S300	STEEL FRAMING SECTIONS	●				●				
S301	STEEL FRAMING SECTIONS	●					●			●
S302	STEEL FRAMING SECTIONS	●					●			●
S303	STEEL FRAMING SECTIONS	●								
S304	STEEL FRAMING SECTIONS	●				●				
S305	STEEL FRAMING SECTIONS	●				●				
S306	STEEL FRAMING SECTIONS	●				●				
S307	STEEL FRAMING SECTIONS	●								●
S320	STEEL ROOF FRAMING SECTIONS	●								
S330	WOOD FLOOR FRAMING SECTIONS	●								
S331	WOOD FLOOR FRAMING SECTIONS	●								
S332	WOOD FLOOR FRAMING SECTIONS	●								
S333	WOOD FLOOR FRAMING SECTIONS	●								
S340	WOOD ROOF FRAMING SECTIONS	●								
S341	WOOD ROOF FRAMING SECTIONS	●								
S342	WOOD ROOF FRAMING SECTIONS	●								
S400	ELEVATIONS	●								

	MEP	● SHELL PACKAGE 07.29.19	BUILDING PERMIT COMMENTS 9.6.19	● FDP RESUBMITTAL 9.11.19	BUILDING PERMIT COMMENTS 9.12.19	STRUCTURAL REVISION 10.16.19	STRUCTURAL REVISION 2 11.7.19	REVISION 1 12.20.19	REVISION 2 1.24.20	REVISION 3 4.3.2020
ME101	SITE PLAN - MECH/ELEC	●		●						
P101	PARTIAL GARAGE PLAN - BELOW-GRADE PLUMBING	●	●						●	
P102	PARTIAL GARAGE PLAN - BELOW-GRADE PLUMBING	●	●							●
P103	PARTIAL GARAGE PLAN - PLUMBING	●	●					●	●	●
P104	PARTIAL GARAGE PLAN - PLUMBING	●	●					●	●	●
P105	FIRST FLOOR PLAN AREA B - PLUMBING	●	●						●	●
P106	FIRST FLOOR PLAN AREAS C/D - PLUMBING	●	●					●	●	●
P107	FIRST FLOOR PLAN AREA E - PLUMBING	●	●							●
P108	SECOND FLOOR PLAN AREA B - PLUMBING	●								
P109	SECOND FLOOR PLAN AREAS C/D - PLUMBING	●						●	●	
P110	SECOND FLOOR PLAN AREA E - PLUMBING	●								
P111	FOURTH FLOOR PLAN AREA B - PLUMBING	●								
P112	FOURTH FLOOR PLAN AREAS C/D - PLUMBING	●						●	●	
P113	FOURTH FLOOR PLAN AREA E PLUMBING	●								
P114	PLUMBING RISERS				●					
P115	PLUMBING RISERS				●					
P116	PLUMBING RISERS				●					
P201	TYPICAL UNIT PLANS - PLUMBING	●						●		
P202	TYPICAL UNIT PLANS - PLUMBING	●						●		
M101	PARTIAL GARAGE PLAN - HVAC	●						●		●
M102	PARTIAL GARAGE PLAN - HVAC	●						●	●	●
M103	FIRST FLOOR PLAN AREA B - HVAC	●								
M104	FIRST FLOOR PLAN AREAS C/D - HVAC	●						●		●
M104a	PARTIAL FIRST FLOOR PLAN AREA C - HVAC	●						●		
M105	FIRST FLOOR PLAN AREA E - HVAC	●						●		
M106	SECOND FLOOR PLAN AREA B - HVAC	●								
M107	SECOND FLOOR PLAN AREAS C/D - HVAC	●								
M108	SECOND FLOOR PLAN AREA E - HVAC	●								
M109	FOURTH FLOOR PLAN AREA B - HVAC	●								
M110	FOURTH FLOOR PLAN AREAS C/D - HVAC	●						●		
M111	FOURTH FLOOR PLAN AREA E HVAC	●								
M112	ROOF FLOOR PLAN AREA B - HVAC	●								
M113	ROOF FLOOR PLAN AREA D - HVAC	●								
M114	ROOF FLOOR PLAN AREA E - HVAC	●								
M201	TYPICAL UNIT PLANS - HVAC	●								
M202	TYPICAL UNIT PLANS - HVAC	●						●		
MP101	MECHANICAL DETAILS	●								
MP102	MECHANICAL DETAILS	●								
MP103	MECHANICAL DETAILS	●								
MP104	MECHANICAL SCHEDULES	●						●		●
E001	SITE PHOTOMETRIC PLAN	●		●						●
E101	PARTIAL GARAGE PLAN - ELECTRICAL	●	●					●	●	●
E102	PARTIAL GARAGE PLAN - ELECTRICAL	●	●					●	●	●
E103	FIRST FLOOR PLAN AREA B - ELECTRICAL	●						●		●
E104	FIRST FLOOR PLAN AREAS C/D - ELECTRICAL							●		●
E104a	PARTIAL FIRST FLOOR PLAN AREA D - LIGHTING	●						●		●
E104b	PARTIAL FIRST FLOOR PLAN AREA D - LIGHTING							●		●
E105	FIRST FLOOR PLAN AREA E - ELECTRICAL	●						●		●
E106	SECOND FLOOR PLAN AREA B - ELECTRICAL	●	●							●
E107	SECOND FLOOR PLAN AREAS C/D - ELECTRICAL	●	●							●
E108	SECOND FLOOR PLAN AREA E - ELECTRICAL	●	●							●
E109	FOURTH FLOOR PLAN AREA B - ELECTRICAL	●	●							●
E110	FOURTH FLOOR PLAN AREAS C/D - ELECTRICAL	●	●					●		●
E110a	PARTIAL FOURTH FLOOR PLAN - AREA C/D - LIGHTING							●		●
E111	FOURTH FLOOR PLAN AREA E ELECTRICAL	●	●							●
E112	ROOF FLOOR PLAN AREA B - ELECTRICAL	●	●							
E113	ROOF FLOOR PLAN AREA D - ELECTRICAL	●	●							●
E114	ROOF FLOOR PLAN AREA E - ELECTRICAL	●	●							
E201	TYPICAL UNIT PLANS - ELECTRICAL	●	●					●		●
E202	TYPICAL UNIT PLANS - ELECTRICAL	●	●					●		●
E203	TYPICAL UNIT PLANS - ELECTRICAL	●	●					●		●
E301	ELECTRICAL DETAILS	●								
E302	ELECTRICAL DETAILS	●	●							
E303	ELECTRICAL DETAILS	●								
E304	ELECTRICAL DISTRIBUTION RISER DIAGRAM	●	●							●
E305	ELECTRICAL SCHEDULES	●								●
E306	ELECTRICAL SCHEDULES	●	●					●		●
E307	ELECTRICAL SCHEDULES	●	●					●		●
T101	GARAGE PLAN TELECOM	●								
T102	FIRST FLOOR PLAN - TELECOM	●								
T103	SECOND FLOOR - TELECOM	●								
T104	FOURTH FLOOR - TELECOM	●								
T201	TELECOM DETAILS	●								

4.3.20

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DATE: 7.29.19

REVISIONS

	SHELL PACKAGE	7.29.19
1	BUILDING PERMIT COMMENTS	9.6.19
2	FDP RESUBMITTAL	9.11.19
3	BUILDING PERMIT COMMENTS 2	9.12.19
4	STRUCTURAL REVISION	10.16.19
5	STRUCTURAL REVISION 2	11.7.19
6	REVISION 1	12.20.19
7	REVISION 2	1.24.20
8	REVISION 3	4.3.2020

DWG BY MKSS

TR¡ PROJECT NO. 18-046

SHEET NO.

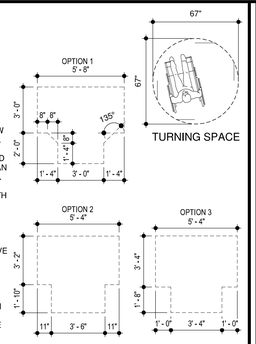
A001

SHEET INDEX

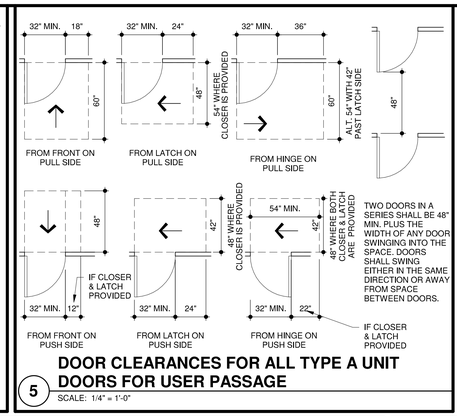
ACCESSIBILITY DIAGRAMS FOR TYPE A & TYPE B DWELLING UNITS PER 2015 INTERNATIONAL BUILDING CODE, 1998 FAIR HOUSING AT & ICC/ANSI A117.1. 1-2017

NOTE:
ALL ROOMS SERVED BY AN ACCESSIBLE ROUTE SHALL PROVIDE A WHEELCHAIR TURNING SPACE OF 60" IN DIAMETER. AN ALTERNATE T-SHAPED SPACE MAY BE PROVIDED. REFER TO ICC/ANSI A117.1-2017 FOR SPECIFIC REQUIREMENTS. TURNING SPACES ARE NOT REQUIRED IN BATHROOMS THAT ARE NOT REQUIRED TO COMPLY. UNLESS SPECIFIED OTHERWISE, DOORS SHALL BE PERMITTED TO SWING INTO WHEELCHAIR TURNING SPACES.

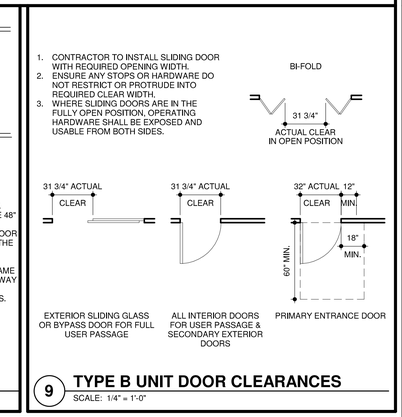
REACH RANGES:
1. WHERE A FORWARD REACH IS UNOBSTRUCTED, THE HIGH FORWARD REACH SHALL BE 48" MAX. AND THE LOW FORWARD REACH SHALL BE 15" MIN. ABOVE THE FLOOR.
2. WHERE A HIGH FORWARD REACH IS OVER AN OBSTRUCTION, THE CLEAR FLOOR SPACE SHALL EXTEND BENEATH THE ELEMENT FOR A DISTANCE NOT LESS THAN THE REQUIRED REACH DEPTH OVER THE OBSTRUCTION, THE HIGH FORWARD REACH SHALL BE 48" MAX. WHERE THE REACH DEPTH IS 20" MAX. WHERE THE REACH DEPTH EXCEEDS 20", THE HIGH FORWARD REACH SHALL BE 44" MAX. AND THE REACH DEPTH SHALL BE 25" MAX.
3. WHERE A CLEAR FLOOR SPACE ALLOWS A PARALLEL APPROACH TO AN ELEMENT AND THE SIDE REACH IS UNOBSTRUCTED, THE HIGH SIDE REACH SHALL BE 48" MAX. AND THE LOW SIDE REACH SHALL BE 15" MIN. ABOVE THE FLOOR.
4. WHERE A CLEAR FLOOR SPACE ALLOWS A PARALLEL APPROACH TO AN OBJECT AND THE HIGH SIDE IS OVER AN OBSTRUCTION, THE HEIGHT OF THE OBSTRUCTION SHALL BE 34" MAX. AND THE DEPTH OF THE OBSTRUCTION SHALL BE 24" MAX. THE HIGH SIDE REACH SHALL BE 48" MAX. FOR A REACH DEPTH OF 10" MAX. WHERE THE REACH DEPTH EXCEEDS 10", THE HIGH SIDE REACH SHALL BE 46" MAX. FOR A REACH DEPTH OF 24" MAX.



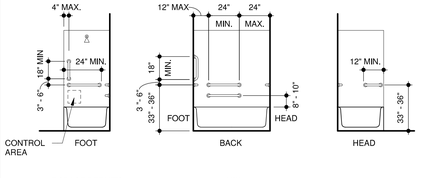
1 TYPE A UNIT REACH RANGE AND TURNING SPACE
SCALE: 1/4" = 1'-0"



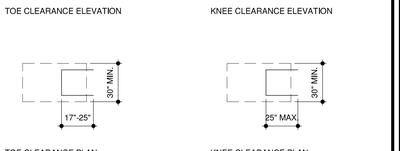
5 DOOR CLEARANCES FOR ALL TYPE A UNIT DOORS FOR USER PASSAGE
SCALE: 1/4" = 1'-0"



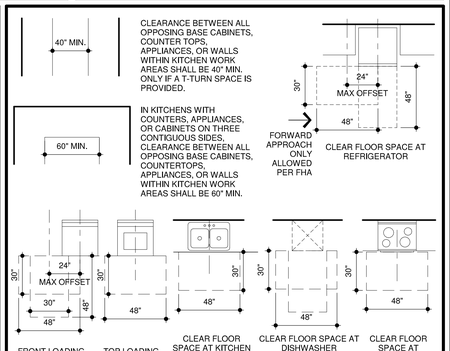
9 TYPE B UNIT DOOR CLEARANCES
SCALE: 1/4" = 1'-0"



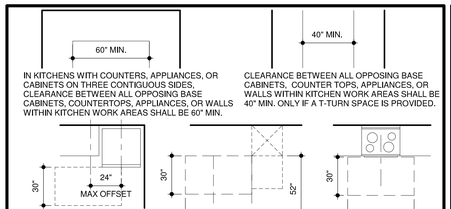
2 OPTIONAL GRAB BAR INSTALLATION LOCATIONS
SCALE: 1/4" = 1'-0"



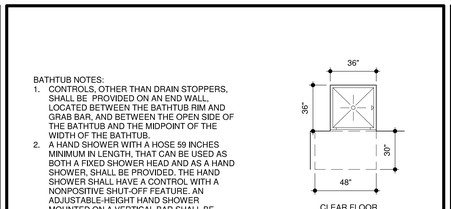
6 TYPE A UNIT KNEE AND TOE CLEARANCES
SCALE: 1/4" = 1'-0"



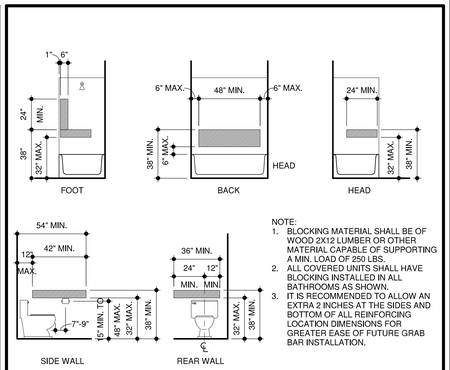
10 TYPE B UNIT KITCHEN AND LAUNDRY ELEMENTS
SCALE: 1/4" = 1'-0"



3 TYPE A UNIT KITCHEN AND LAUNDRY ELEMENTS
SCALE: 1/4" = 1'-0"



7 TYPE A UNIT BATHROOM ELEMENTS
SCALE: 1/4" = 1'-0"



11 TYPE A UNIT GRAB BAR REINFORCING LOCATIONS
SCALE: 1/4" = 1'-0"

NOTE:
1. BLOCKING MATERIAL SHALL BE OF WOOD 2X12 LUMBER OR OTHER MATERIAL CAPABLE OF SUPPORTING A MIN. LOAD OF 250 LBS.
2. ALL COVERED UNITS SHALL HAVE BLOCKING INSTALLED IN ALL BATHROOMS AS SHOWN.
3. IT IS RECOMMENDED TO ALLOW AN EXTRA 2 INCHES AT THE SIDES AND BOTTOM OF ALL REINFORCING LOCATION DIMENSIONS FOR GREATER EASE OF FUTURE GRAB BAR INSTALLATION.

ACCESSIBILITY NOTES

NOTE: COVERED DWELLING UNITS SHALL COMPLY WITH THE 2009 INTERNATIONAL BUILDING CODE, THE 1998 FAIR HOUSING ACT AND ICC/ANSI A117.1-2003, WHICHEVER IS MORE STRINGENT.

TYPE A DWELLING UNITS

DISTRIBUTION:

TYPE A UNITS SHALL BE DISPERSED AMONG THE VARIOUS UNIT CLASSES. 2% OF THE TOTAL NUMBER OF DWELLING UNITS SHALL BE DESIGNED AS TYPE A UNITS.

ACCESSIBLE ROUTE:

1. THE ACCESSIBLE PRIMARY ENTRANCE SHALL BE ON AN ACCESSIBLE ROUTE FROM PUBLIC AND COMMON AREAS.
2. AT LEAST ONE ACCESSIBLE ROUTE SHALL CONNECT ALL SPACES AND ELEMENTS THAT ARE A PART OF THE UNIT. AN ACCESSIBLE ROUTE SHALL HAVE A CLEAR WIDTH OF 36" MIN. ALL ROOMS SERVED BY AN ACCESSIBLE ROUTE SHALL PROVIDE A 60" WHEELCHAIR TURNING SPACE EXCEPT FOR BATHROOMS NOT REQUIRED TO COMPLY. A TURNING SPACE IS NOT REQUIRED WITHIN CLOSETS OR PANTRIES THAT ARE 48" MAXIMUM IN DEPTH.
3. ACCESSIBLE ROUTES SHALL CONSIST OF ONE OR MORE OF THE FOLLOWING ELEMENTS: FLOOR OR GROUND SURFACES WITH A SLOPE NOT STEEPER THAN 1:20, DOORS / DOORWAYS, RAMPS, ELEVATORS, AND WHEELCHAIR (PLATFORM) LIFTS.
4. WHERE CHANGES IN ELEVATION OF GREATER THAN 1/2" BUT LESS THAN 12" EXIST IN THE MEANS OF EGRESS, SLOPED SURFACES SHALL BE USED. CHANGES IN LEVEL OF 1/4" HIGH MAX. SHALL BE PERMITTED TO BE VERTICAL. CHANGES IN LEVEL BETWEEN 1/4" HIGH MIN. AND 1/2" HIGH MAX. SHALL BE BEVELED WITH A SLOPE NOT STEEPER THAN 1:2. THRESHOLDS AT EXTERIOR SLIDING DOORS SHALL BE PERMITTED TO BE 3/4" HIGH MAX. PROVIDED THEY ARE BEVELED WITH A SLOPE NOT GREATER THAN 1:2.

DOORS:

1. THE PRIMARY ENTRANCE DOOR TO THE DWELLING UNIT, AND ALL OTHER DOORWAYS INTENDED FOR USER PASSAGE, SHALL PROVIDE A CLEAR WIDTH OF NOT LESS THAN 32". CLEAR OPENINGS OF DOORWAYS WITH SWINGING DOORS SHALL BE MEASURED BETWEEN THE FACE OF THE DOOR AND THE STOP, WITH THE DOOR OPEN 90 DEGREES. OPENINGS MORE THAN 24" DEEP SHALL PROVIDE A CLEAR OPENING OF 36" MIN. THERE SHALL BE NO PROJECTIONS INTO THE CLEAR OPENING WIDTH LOWER THAN 34 INCHES AFF. PROJECTIONS INTO THE CLEAR OPENING WIDTH BETWEEN 34 INCHES AND 80 INCHES AFF SHALL NOT EXCEED 4 INCHES. THRESHOLDS, IF PROVIDED, AT DOORWAYS SHALL BE 1/2 INCH HIGH MAX. WHERE A THRESHOLD IS OVER 1/4 INCH HIGH, AT LEAST HALF OF THE HEIGHT OF THE THRESHOLD SHOULD BE BEVELED.
2. ALL DOORS INTENDED FOR USER PASSAGE SHALL HAVE MANEUVERING CLEARANCES AS INDICATED ON THIS SHEET. IN TOILET ROOMS AND BATHROOMS NOT REQUIRED TO COMPLY WITH SECTION 1003.11.2 MANEUVERING CLEARANCES ARE NOT REQUIRED ON THE TOILET OR BATHROOM SIDE OF THE DOOR 3.DOOR CLOSERS SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 90 DEGREES, THE TIME REQUIRED TO MOVE THE DOOR TO AN OPEN POSITION OF 12 DEGREES SHALL BE 5 SECONDS MIN. DOOR SPRING HINGES SHALL BE ADJUSTED SO THAT FROM THE OPEN POSITION OF 70 DEGREES, THE DOOR SHALL MOVE TO THE CLOSED POSITION IN 1.5 SEC. MIN.
3. THE FORCE FOR PUSHING OR PULLING OPEN DOORS, OTHER THAN FIRE DOORS, SHALL BE 5.0 LBS. MAX. FOR INTERIOR HINGED DOORS AND 5.0 LBS. MAX. FOR SLIDING OR FOLDING DOORS. THESE FORCES DO NOT APPLY TO THE FORCE REQUIRED TO RETRACT LATCH BOLTS OR DISENGAGE OTHER DEVICES THAT HOLD THE DOOR IN A CLOSED POSITION.
4. HANDLES, PULLS, LATCHES, LOCKS, AND OTHER OPERABLE PARTS ON ALL ACCESSIBLE DOORS SHALL HAVE A SHAPE THAT IS EASY TO GRASP WITH ONE HAND AND DOES NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST TO OPERATE. OPERABLE PARTS FOR SUCH HARDWARE SHALL BE 34" MIN. AND 48" MAX. AFF. WHERE SLIDING DOORS ARE IN THE FULLY OPEN POSITION, OPERATING HARDWARE SHALL BE EXPOSED AND USABLE FROM BOTH SIDES.
5. DOOR SURFACES WITHIN 10" OF THE FLOOR MEASURED VERTICALLY SHALL BE A SMOOTH SURFACE ON THE PUSH SIDE EXTENDING THE FULL WIDTH OF THE DOOR EXCEPT SLIDING DOORS.

TOILET AND BATHING FACILITIES:

1. AT LEAST ONE TOILET AND BATHING FACILITY MUST COMPLY HAVING AT LEAST ONE LAVATORY, WATER CLOSET, AND EITHER A BATHTUB OR SHOWER. REFER TO ICC/ANSI A117.1-2003 FOR SHOWER REQUIREMENTS WHEN A SHOWER IS THE ONLY BATHING FACILITY IN THE ACCESSIBLE BATHROOM.
2. DOORS SHALL NOT SWING INTO THE CLEAR FLOOR SPACE OR CLEARANCE FOR ANY FIXTURE EXCEPT WHEN A CLEAR FLOOR SPACE OF 30" BY 48" IS PROVIDED WITHIN THE ROOM BEYOND THE ARC OF THE DOOR SWING.
3. LAVATORIES SHALL COMPLY WITH SECTION 606 OF ICC/ANSI A117.1. CABINETRY SHALL BE PERMITTED UNDER THE LAVATORY PROVIDED THE CABINETRY CAN BE REMOVED WITHOUT REMOVAL OR REPLACEMENT OF THE LAV. THE FLOOR FINISH EXTENDS UNDER THE CABINETRY, AND THE WALLS BEHIND AND SURROUNDING THE CABINETRY ARE FINISHED.
4. THE WATER CLOSET SHALL BE POSITIONED WITH A WALL TO THE REAR AND TO ONE SIDE. THE CENTERLINE OF THE WATER CLOSET SHALL BE 16" MINIMUM AND 18" MAXIMUM FROM THE SIDE WALL.
5. REINFORCEMENT SHALL BE PROVIDED IN WALLS TO PERMIT THE FUTURE INSTALLATION OF GRAB BARS.
6. MIRRORS SHALL HAVE THE BOTTOM EDGE OF THE REFLECTING SURFACE 40" MAXIMUM AFF.

KITCHENS AND APPLIANCES:

1. A CLEAR FLOOR SPACE OF 30" X 48" POSITIONED FOR PARALLEL OR FORWARD APPROACH SHALL BE PROVIDED AT EACH APPLIANCE. HOWEVER, A RANGE AND REFRIGERATOR MUST PROVIDE A PARALLEL APPROACH. REFER TO DIAGRAMS.
2. CLEAR FLOOR SPACE SHALL BE POSITIONED ADJACENT TO THE DISHWASHER DOOR. THE DISHWASHER DOOR IN THE OPEN POSITION SHALL NOT OBSTRUCT THE CLEAR FLOOR SPACE FOR THE DISHWASHER OR THE SINK. BOTTOM-HINGED, WHEN IN THE OPEN POSITION, SHALL NOT BE REQUIRED TO HAVE OPERABLE PARTS WITHIN THE REQUIRED REACH RANGES.
3. TOP LOADING LAUNDRY MACHINES SHALL HAVE THE DOOR TO THE LAUNDRY COMPARTMENT 36 INCHES MAX. ABOVE THE FLOOR. FRONT LOADING MACHINES SHALL HAVE THE BOTTOM OF THE OPENING TO THE LAUNDRY COMPARTMENT 15 INCHES MIN. AND 34 INCHES MAX. ABOVE THE FLOOR.
4. FOR SIDE-OPENING OVENS, THE DOOR LATCH SIDE SHALL BE NEXT TO A COUNTERTOP. OVENS SHALL HAVE CONTROLS ON FRONT PANELS.
5. COMBINATION REFRIGERATORS AND FREEZERS SHALL HAVE AT LEAST 50% OF THE FREEZER SPACE 54" MAX. AFF.
6. ALL CABINETS SHALL HAVE A CLEAR FLOOR SPACE POSITIONED FOR PARALLEL OR FORWARD APPROACH. THE SHELVES NEED NOT BE LOCATED WITHIN REACH RANGES OR THE HANDLES MEET OPERABLE PARTS PROVISIONS.
7. MICROWAVE / HOOD COMBOS ARE NOT ACCESSIBLE DUE TO REACH RANGES. PROVIDE A SEPARATE SWITCHED HOOD VENT AND COUNTERTOP MICROWAVE. SWITCH MUST COMPLY WITH OUTLET REQUIREMENTS AND HAVE A 30" BY 48" CLEAR FLOOR SPACE CENTERED ON THE SWITCH.

WINDOWS:

WHERE OPERABLE WINDOWS ARE PROVIDED, AT LEAST ONE WINDOW IN EACH SLEEPING, LIVING, OR DINING SPACE SHALL HAVE OPERABLE PARTS. EACH REQUIRED OPERABLE WINDOW SHALL HAVE OPERABLE PARTS. ACCESSIBLE CONTROLS SHALL BE AT MAX. 48" HIGH.

STORAGE FACILITIES (OTHER THAN KITCHEN CABINETS):

1. A CLEAR FLOOR SPACE OF 30" BY 48", POSITIONED FOR EITHER PARALLEL OR FORWARD APPROACH, SHALL BE PROVIDED AT EACH STORAGE FACILITY.
2. A PORTION OF THE STORAGE AREA OF EACH STORAGE FACILITY SHALL ACCOMMODATE A FORWARD REACH OR SIDE REACH WITH THE REQUIRED REACH RANGES (48" AFF).
3. STORAGE FACILITIES SHALL HAVE OPERABLE PARTS.
4.

OPERABLE PARTS:

LIGHTING CONTROLS, ELECTRICAL PANELBOARDS, ELECTRICAL SWITCHES / RECEPTACLE OUTLETS, ENVIRONMENTAL CONTROLS, APPLIANCE CONTROLS, OPERATING HARDWARE FOR OPERABLE INDOWS, PLUMBING FIXTURE CONTROLS, AND USER CONTROLS FOR SECURITY OR INTERCOM SYSTEMS SHALL BE ACCESSIBLE EXCEPT RECEPTACLES SERVING A DEDICATED USE, FLOOR ELECTRICAL RECEPTACLES, HVAC DIFFUSERS, CONTROLS OR SWITCHES MOUNTED ON APPLIANCES, CONTROLS MOUNTED ON CEILING FANS, AND RESET BUTTONS AND SHUT-OFFS SERVING APPLIANCES, PIPING / PLUMBING FIXTURES. WHERE 2 OR MORE RECEPTACLE OUTLETS ARE PROVIDED IN A KITCHEN ABOVE A LENGTH OF COUNTER TOP THAT IS UNINTERRUPTED BY A SINK OR APPLIANCE, ONE RECEPTACLE OUTLET SHALL NOT BE REQUIRED TO COMPLY. ELECTRICAL PANELBOARDS SHALL NOT BE REQUIRED TO COMPLY WITH GRASPING AND FORCE PROVISIONS.

TYPE B DWELLING UNITS

DIMENSIONS NOTED AS MINIMUM OR MAXIMUM OR CLEAR DIMENSIONS ARE TO FINISH MATERIALS.

ACCESSIBLE ROUTE:

1. THE ACCESSIBLE PRIMARY ENTRANCE SHALL BE ON AN ACCESSIBLE ROUTE FROM PUBLIC AND COMMON AREAS.
2. AT LEAST ONE ACCESSIBLE ROUTE SHALL CONNECT ALL SPACES & ELEMENTS WHICH ARE PART OF THE DWELLING UNIT. AN ACCESSIBLE ROUTE SHALL HAVE A CLEAR WIDTH OF 36" MIN.
3. ACCESSIBLE ROUTES SHALL CONSIST OF ONE OR MORE OF THE FOLLOWING ELEMENTS: WALKING SURFACES WITH A SLOPE NOT STEEPER THAN 1:20, DOORS AND DOORWAYS, RAMPS, ELEVATORS, AND WHEELCHAIR (PLATFORM) LIFTS. WHERE EXTERIOR PATIO/BALCONY SURFACES ARE IMPERVIOUS, THE FINISHED IMPERVIOUS SURFACE SHALL BE 4" MAX. BELOW THE FLOOR LEVEL OF THE ADJACENT INTERIOR SPACES OF THE UNIT.

DOORS:

1. THE PRIMARY ENTRANCE DOOR TO THE DWELLING UNIT SHALL PROVIDE A CLEAR WIDTH OF NOT LESS THAN 32". CLEAR OPENINGS OF DOORWAYS WITH SWINGING DOORS SHALL BE MEASURED BETWEEN THE FACE OF THE DOOR AND THE STOP, WITH THE DOOR OPEN 90 DEGREES. MANEUVERING CLEARANCES SHALL BE PROVIDED ON BOTH SIDES OF THE PRIMARY ENTRANCE DOOR.
2. ALL DOORWAYS INTENDED FOR USER PASSAGE WITHIN THE DWELLING UNIT SHALL HAVE A CLEAR OPENING OF 31 3/4" MIN., MEASURED BETWEEN THE FACE OF THE DOOR AND STOP, WITH THE DOOR OPEN 90 DEGREES.
3. THRESHOLDS AT ALL EXTERIOR DOORS SHALL NOT EXCEED 1/2", EXCEPT SLIDING DOORS SHALL NOT EXCEED 3/4". CHANGES IN LEVEL OF 1/4" HIGH MAX. SHALL BE PERMITTED TO BE VERTICAL. CHANGES IN LEVEL BETWEEN 1/4" HIGH MIN. AND 1/2" HIGH MAX. SHALL BE BEVELED WITH A SLOPE NOT STEEPER THAN 1:2..
4. WHERE AN INACTIVE LEAF OF DOUBLE LEAF DOORWAYS WITH OPERABLE PARTS MORE THAN 48 INCHES OR LESS THAN 15" ABOVE THE FLOOR IS PROVIDED, THE ACTIVE LEAF SHALL PROVIDE A CLEAR OPENING OF 31 3/4 INCHES MIN.
5. THE MAXIMUM EFFORT TO OPERATE DOORS SHALL NOT EXCEED 8 1/2 LBS. FOR EXTERIOR DOORS AND 5 LBS. FOR INTERIOR DOORS.
6. HANDLES, PULLS, LATCHES, LOCKS, AND OTHER OPERABLE PARTS ON THE PRIMARY ENTRY DOOR SHALL HAVE A SHAPE THAT IS EASY TO GRASP WITH ONE HAND AND DOES NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST. SUCH HARDWARE SHALL BE 34" MIN. AND 48" MAX. AFF.

TOILET AND BATHING FACILITIES:

1. DOORS SHALL NOT SWING INTO THE CLEAR FLOOR SPACE OR CLEARANCE FOR ANY FIXTURE EXCEPT WHEN A CLEAR FLOOR SPACE OF 30" BY 48" IS PROVIDED, BEYOND THE ARC OF THE DOOR SWING. PROVIDE A CLEAR FLOOR SPACE OF 30" BY 48" BEYOND THE SWING OF ALL DOORS INTO THE ROOM.
2. REINFORCEMENT SHALL BE PROVIDED FOR FUTURE INSTALLATION OF GRAB BARS AND SHOWER SEATS AT WATER CLOSETS, BATHTUBS, AND SHOWER COMPARTMENTS. REINFORCEMENT IS NOT REQUIRED IN A ROOM CONTAINING ONLY A LAVATORY AND A WATER CLOSET, PROVIDED THAT THE ROOM DOES NOT CONTAIN THE ONLY LAVATORY OR WATER CLOSET ON THE ACCESSIBLE LEVEL OF THE DWELLING UNIT.
3. EITHER ALL TOILET AND BATHING AREAS SHALL COMPLY WITH "OPTION A" REQUIREMENTS, OR ONE TOILET AND BATHING AREA SHALL COMPLY WITH "OPTION B" REQUIREMENTS.

OPTION A:

1. ALL FIXTURES WITHIN THE DWELLING UNIT SHALL COMPLY.
2. A CLEAR FLOOR SPACE POSITIONED FOR A PARALLEL APPROACH SHALL BE PROVIDED AND CENTERED AT THE LAVATORY.
3. THE WATER CLOSET SHALL BE POSITIONED TO ALLOW FOR FUTURE INSTALLATION OF A GRAB BAR ON THE SIDE WITH 18" CLEARANCE.
4. IF A SHOWER COMPARTMENT IS THE ONLY BATHING FACILITY THE SHOWER COMPARTMENT SHALL HAVE MINIMUM DIMENSIONS OF 36" MIN. BY 36" MIN. REINFORCING FOR SHOWER SEAT IS NOT REQUIRED IN SHOWER COMPARTMENTS LARGER THAN 36" BY 36". CLEARANCE 30" MIN, MEASURED FROM THE FACE OF THE SHOWER COMPARTMENT, BY 48" MIN., MEASURED FROM THE SHOWER HEAD WALL SHALL BE PROVIDED.

OPTION B:

1. ONE OF EACH TYPE OF FIXTURE PROVIDED AND SHALL BE IN A SINGLE TOILET/BATHING AREA, SUCH THAT TRAVEL BETWEEN FIXTURES DOES NOT REQUIRE TRAVEL THROUGH OTHER PARTS OF THE UNIT.
2. THE FRONT OF THE LAVATORY SHALL BE 34" MAX. ABOVE THE FLOOR, MEASURED TO THE HIGHER OF THE FIXTURE RIM OR COUNTER SURFACE.
3. THE WATER CLOSET SHALL BE POSITIONED TO ALLOW FOR FUTURE INSTALLATION OF A GRAB BAR ON THE SIDE WITH 18" CLEARANCE.
4. A CLEARANCE 48" MIN IN LENGTH MEASURED PERPENDICULAR FROM THE CONTROL END OF THE BATHTUB, AND 30" MIN IN WIDTH SHALL BE PROVIDED IN FRONT OF BATHTUBS.
5. IF A SHOWER COMPARTMENT IS THE ONLY BATHING FACILITY THE SHOWER COMPARTMENT SHALL HAVE MINIMUM DIMENSIONS OF 36" MIN. BY 36" MIN. REINFORCING FOR SHOWER SEAT IS NOT REQUIRED IN SHOWER COMPARTMENTS LARGER THAN 36" BY 36". CLEARANCE 30" MIN, MEASURED FROM THE FACE OF THE SHOWER COMPARTMENT, BY 48" MIN., MEASURED FROM THE SHOWER HEAD WALL SHALL BE PROVIDED.

KITCHEN AND APPLIANCES:

1. A CLEAR FLOOR SPACE OF 30" BY 48" POSITIONED FOR PARALLEL OR FORWARD APPROACH SHALL BE PROVIDED AT EACH KITCHEN APPLIANCE AND KITCHEN SINK.
2. A CLEAR FLOOR SPACE, POSITIONED FOR FORWARD OR PARALLEL APPROACH, SHALL BE POSITIONED BEYOND THE SWING OF THE DISHWASHER DOOR.

OPERABLE PARTS:

LIGHTING CONTROLS, ELECTRICAL PANELBOARDS, ELECTRICAL SWITCHES AND RECEPTACLE OUTLETS, ENVIRONMENTAL CONTROLS, AND USER CONTROLS FOR SECURITY OR INTERCOM SYSTEMS SHALL COMPLY WITH CLEAR FLOOR SPACE AND HEIGHT REQUIRMENTS EXCEPT RECEPTACLES SERVING A DEDICATED USE, FLOOR ELECTRICAL RECEPTACLES, HVAC DIFFUSERS, CONTROLS OR SWITCHES MOUNTED ON APPLIANCES, CONTROLS MOUNTED ON CEILING FANS, AND RESET BUTTONS AND SHUT-OFFS SERVING APPLIANCES, PIPING AND PLUMBING FIXTURES. WHERE TWO OR MORE RECEPTACLE OUTLETS ARE PROVIDED IN A KITCHEN ABOVE A LENGTH OF COUNTER TOP THAT IS UNINTERRUPTED BY A SINK OR APPLIANCE, ONE RECEPTACLE OUTLET SHALL NOT BE REQUIRED TO COMPLY. WITHIN KITCHENS AND BATHROOMS, LIGHTING CONTROLS, ELECTRICAL SWITCHES AND RECEPTACLE OUTLETS ARE PERMITTED TO BE LOCATED OVER CABINETS WITH COUNTER TOPS 36" MAX IN HEIGHT AND 25 1/2" MAX IN DEPTH.

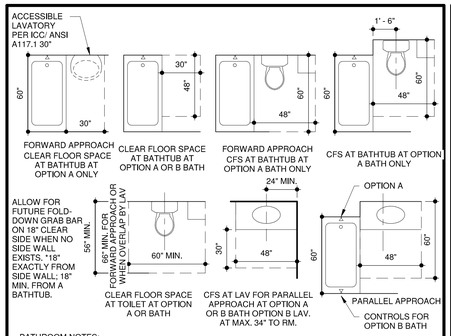
ALL COVERED DWELLING UNITS

OPERABLE PARTS:

1. OPERABLE PARTS SHALL BE PLACED WITHIN ONE OR MORE OF THE REACH RANGES AND SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE OPERABLE PARTS SHALL BE 5 LB. MAX.
2. ALL UNITS WITH COMM. FEATURES AS REQUIRED BY CODE.

ACCESSIBLE COMMUNICATION FEATURES:

1. WHERE PROVIDED, UNIT SMOKE DETECTION SHALL INCLUDE AUDIBLE NOTIFICATION COMPLYING WITH NFPA 72.
2. WHERE A BUILDING FIRE ALARM SYSTEM IS PROVIDED, THE SYSTEM WIRING SHALL BE EXTENDED TO A POINT WITHIN THE UNIT IN THE VICINITY OF THE UNIT SMOKE DETECTION SYSTEM.
3. VISIBLE NOTIFICATION APPLIANCES, WHERE PROVIDED WITHIN THE UNIT AS PART OF THE UNIT SMOKE DETECTION SYSTEM OR THE BUILDING FIRE ALARM SYSTEM, SHALL COMPLY WITH NFPA 72, BE POWERED BY A COMMERCIAL LIGHT AND POWER SOURCE, BE PERMANENTLY CONNECTED TO THE WIRING OF THE PREMISES ELECTRIC SYSTEM, AND BE PERMANENTLY INSTALLED.
4. ALL VISIBLE NOTIFICATION APPLIANCES PROVIDED WITHIN THE UNIT FOR SMOKE DETECTION NOTIFICATION SHALL BE ACTIVATED UPON SMOKE DETECTION. ALL VISIBLE NOTIFICATION APPLIANCES PROVIDED WITHIN THE UNIT FOR BUILDING FIRE ALARM NOTIFICATION SHALL BE ACTIVATED UPON ACTIVATION OF THE BUILDING FIRE ALARM IN THE PORTION OF THE BUILDING CONTAINING THE UNIT. THE SAME VISIBLE NOTIFICATION APPLIANCES SHALL BE PERMITTED TO PROVIDE NOTIFICATION OF THE UNIT SMOKE DETECTION AND BUILDING FIRE ALARM ACTIVATION BUT SHALL NOT BE USED FOR ANY OTHER PURPOSES WITHIN THE UNIT.
5. A HARD-WIRED ELECTRIC DOORBELL SHALL BE PROVIDED. A BUTTON / SWITCH SHALL BE PROVIDED ON THE PUBLIC SIDE OF THE UNIT PRIMARY ENTRANCE. ACTIVATION OF THE BUTTON OR SWITCH SHALL INITIATE AN AUDIBLE TONE WITHIN THE UNIT.
6. A MEANS FOR VISUALLY IDENTIFYING A VISITOR WITHOUT OPENING THE UNIT ENTRY DOOR SHALL BE PROVIDED. PEEPHOLES, WHERE

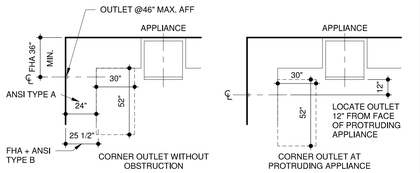


BATHROOM NOTES:

1. IN TYPE B DWELLING UNITS, BATHROOM FIXTURES SHALL COMPLY WITH EITHER "OPTION A" OR "OPTION B".
2. IF "OPTION A" IS CHOSEN, ALL FIXTURES IN ALL BATHROOMS SHALL COMPLY WITH THE DIAGRAMS AS NOTED.
3. IF "OPTION B" IS CHOSEN, ONE OF EACH TYPE OF FIXTURE PROVIDED SHALL COMPLY WITH THE DIAGRAMS AS NOTED.

1 TYPE B BATHROOM ELEMENTS TOILET

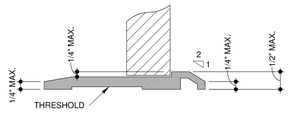
SCALE: 1/4" = 1'-0"



TYPE A: KITCHEN OUTLETS MUST MEET REACH RANGES OVER ANY CONSTRUCTION 24" MAXIMUM DEEP AND 34" MAXIMUM HEIGHT

2 TYPE A AND B UNITS KITCHEN OUTLETS

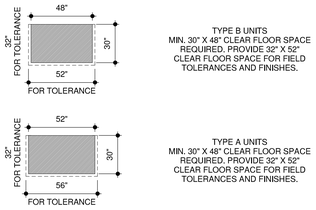
SCALE: 1/4" = 1'-0"



1. ALL DOORWAYS WITHIN TYPE A AND TYPE B UNITS INTENDED FOR USER PASSAGE MUST COMPLY WITH THE DIAGRAM PICTURED ON THE LEFT.
2. THRESHOLDS AT EXTERIOR SLIDING GLASS DOORS SHALL BE PERMITTED TO BE 3/4 INCH HIGH MAX. PROVIDED THEY ARE BEVELED WITH A SLOPE NOT GREATER THAN 1:2.
3. IN TYPE B UNITS ONLY, WHERE EXTERIOR DECK, PATIO OR BALCONY SURFACES ARE IMPERVIOUS, THE FINISHED EXTERIOR IMPERVIOUS SURFACE SHALL BE 4" MAX. BELOW THE FLOOR LEVEL OF THE ADJACENT INTERIOR SPACES OF THE UNIT.

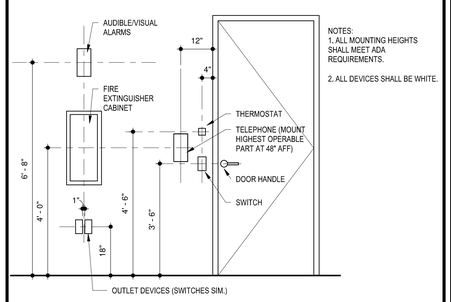
3 TYPE A AND B UNITS DOOR THRESHOLD HEIGHT LIMITATIONS

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



4 CLEAR FLOOR SPACE

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



NOTES:
1. ALL MOUNTING HEIGHTS SHALL MEET ADA REQUIREMENTS.

2. ALL DEVICES SHALL BE WHITE.

5 TYPICAL MOUNTING HEIGHTS & ALIGNMENTS

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

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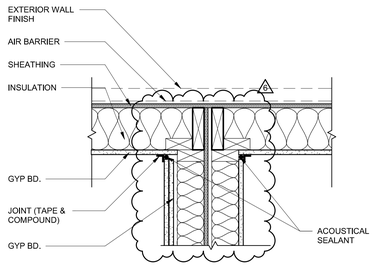
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A004

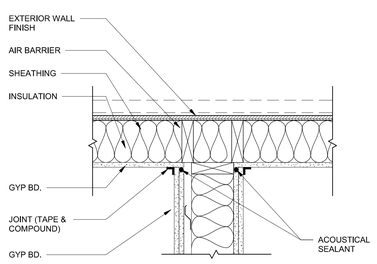
ACCESSIBILITY REQUIREMENTS & ADA



THE EXTERIOR WALL FINISH AND THE SHEATHING ARE THE ONLY SOLID WALL OR FLOOR ELEMENTS THAT BRIDGE THE SEPARATION BETWEEN DWELLING UNITS.

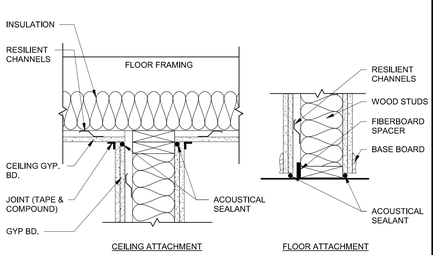
1 INTERSECTION WITH EXTERIOR WALL AT PARTY WALL

SCALE: 1 1/2" = 1'-0"



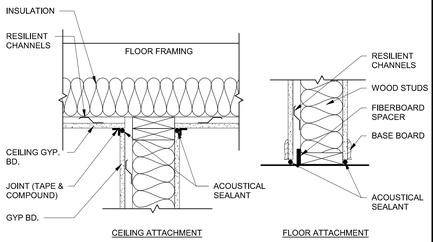
2 INTERSECTION AT EXT. WALL AT DBL. LAYER STUD WALL

SCALE: 1 1/2" = 1'-0"



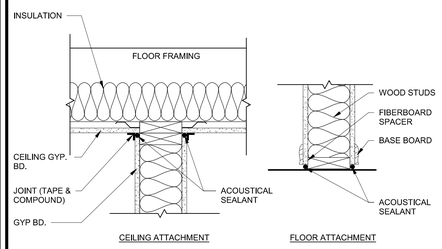
3 DOUBLE LAYER WOOD STUD WALL W/RES. CHANNEL

SCALE: 1 1/2" = 1'-0"



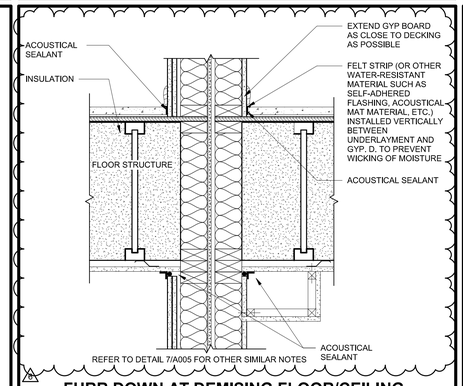
4 SINGLE LAYER WOOD STUD WALL W/RES. CHANNEL

SCALE: 1 1/2" = 1'-0"



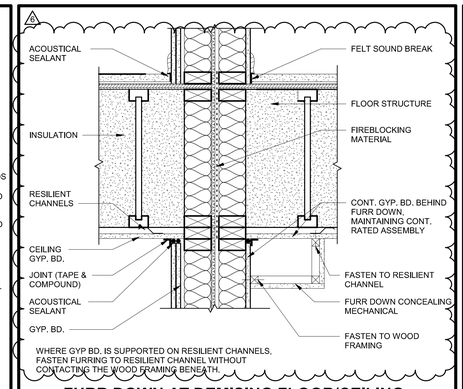
5 SINGLE LAYER WOOD STUD WALL

SCALE: 1 1/2" = 1'-0"



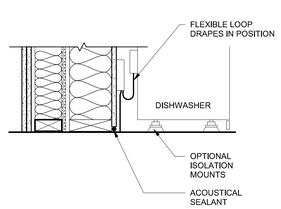
6 FURR DOWN AT DEMISING FLOOR/CEILING ASSEMBLY - OPTIONAL INSTALLATION

SCALE: 1 1/2" = 1'-0"



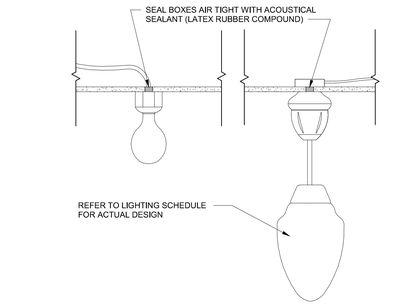
7 FURR DOWN AT DEMISING FLOOR/CEILING ASSEMBLY - PREFERRED INSTALLATION

SCALE: 1 1/2" = 1'-0"



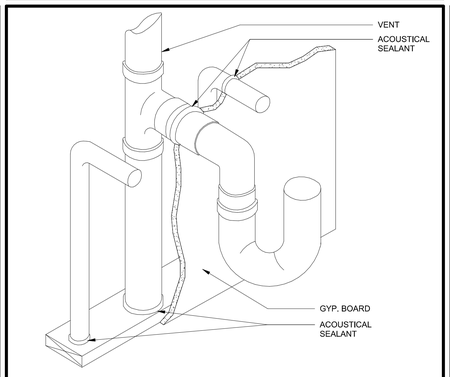
8 DISHWASHER INSTALLATION

SCALE: 1 1/2" = 1'-0"



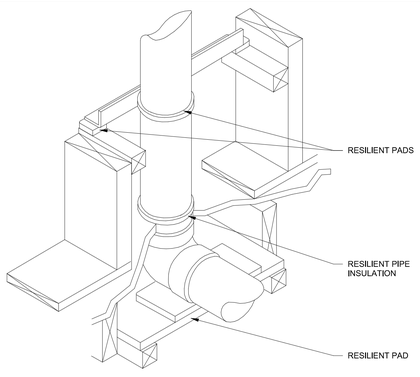
9 LIGHT FIXTURE CONNECTION AT DEMISING ASSEMBLY

SCALE: 1 1/2" = 1'-0"



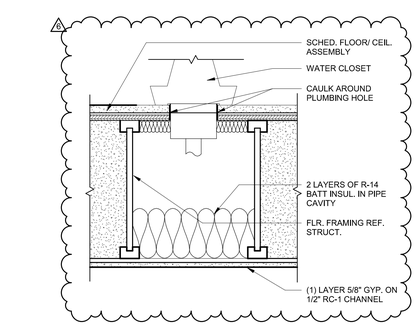
10 PIPE PENTRATIONS AT SILL PLATE AND DEMISING WALL

SCALE: 1 1/2" = 1'-0"



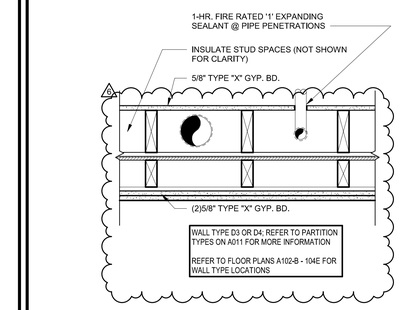
11 PIPE SUPPORT AT SILL PLATE AND DEMISING ASSEMBLY

SCALE: 1 1/2" = 1'-0"



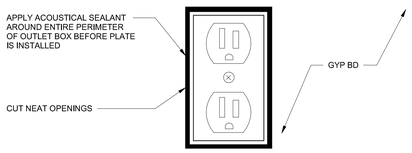
12 PLUMBING PENETRATION AT RESIDENTIAL FLOOR ASSEMBLY

SCALE: 1 1/2" = 1'-0"



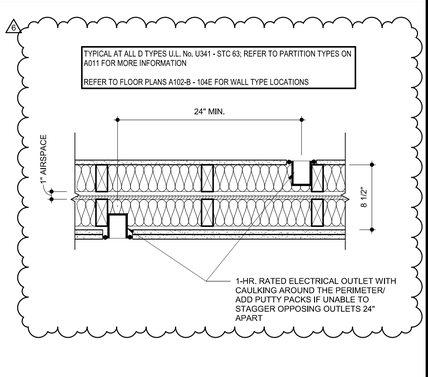
13 PLUMBING PENETRATION AT DEMISING ASSEMBLY

SCALE: 1 1/2" = 1'-0"



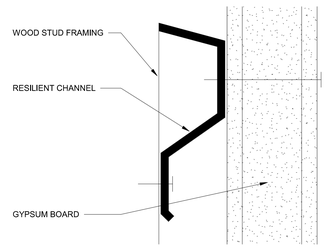
14 ELECTRICAL OUTLET AT DEMISING WALLS

SCALE: 6" = 1'-0"



15 ELECTRICAL PENETRATIONS AT DEMISING ASSEMBLY

SCALE: 1 1/2" = 1'-0"



WHEN PART OF THE ASSEMBLY

16 RESILIENT FURRING CHANNEL INSTALATION

SCALE: 1 1/2" = 1'-0"

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6	REVISION 1	12.20.19

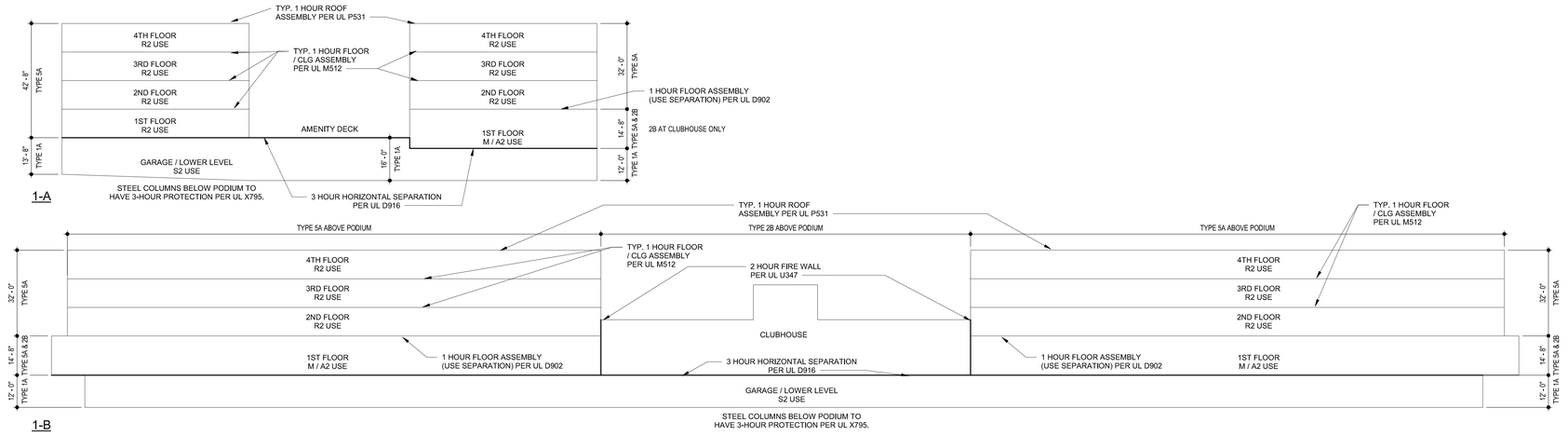
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SOUND TRANSMISSION ASSEMBLIES

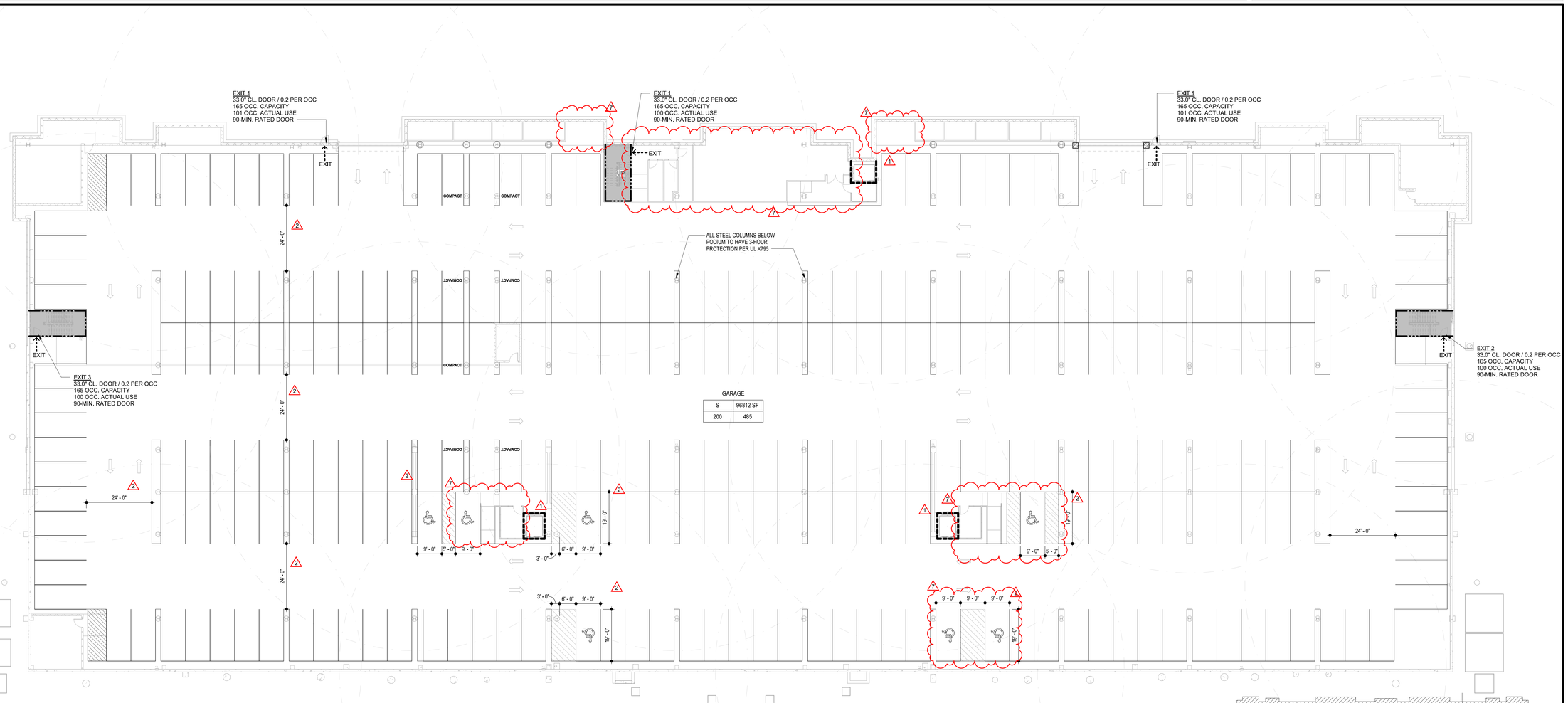


1 LIFE SAFETY BUILDING DIAGRAM

SCALE: 3/64" = 1'-0"

SYMBOL LEGEND

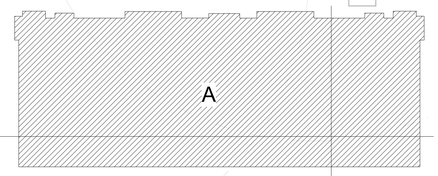
- AREA / 800 SF / 40 OCC. — OCCUPANTS PER UNIT — NUMBER OF OCCUPANTS
- PATH OF EGRESS
- PROPERTY LINE
- OCCUPANCY / AREA / A / 800 SF / 20 / 40 — FLOOR AREA PER OCCUPANT — NUMBER OF OCCUPANTS
- 2-HR STAIR SHAFT
- UL ASSEMBLY D782 @ RECESSED ROLLIN SHOWERS
- 1-HR FIRE PARTITION
- 1-HR FIRE BARRIER
- 1-HR RATED EXTERIOR WALL
- 2-HR FIRE PARTITION
- 2-HR FIRE BARRIER
- 2-HR SHAFT WALL
- 3-HR BEARING WALL
- 1-HR INTERIOR BEARING WALL
- FEC — FIRE EXTINGUISHER CABINET
- * — STEEL COLUMNS TO HAVE 1 HR PROTECTION PER UL X526



GARAGE

S	96812 SF
200	485

GARAGE PARKING CALCULATIONS	
ACCESSIBLE 9' x 19'	5
COMPACT 8' x 19'	7
STANDARD 9' x 19'	265
VAN 9' x 19'	2
TOTAL	279



4 LIFE SAFETY PLAN - GARAGE

SCALE: 1/16" = 1'-0"

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2	FDP RESUBMITTAL	9.11.19
6	REVISION 1	12.20.19
7	REVISION 2	1.24.20

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LIFE SAFETY PLAN - GARAGE

BUILDING CODES ADOPTED

Building Code	2018 International Building Code (IBC)
Mechanical Code	2018 International Mechanical Code (IMC)
Plumbing Code	2018 International Plumbing Code (IPC)
Fuel Gas Code	2018 International Fuel Gas Code
Electrical Code	2017 National Electrical Code
Energy Code	2018 International Energy Conservation Code (IECC)

BUILDING A

Construction Type	1A
Use Group	S2
Fire Protection	Fully–Sprinklered (1st Floor NFPA 13)
Accessibility	2010 ADA Guidelines & 2017 ICC/ANSI A117.1

GENERAL BUILDING LIMITATIONS (Chapter 5 & 6) — BUILDING A – TYPE 1A

Allowed Building Height (504.3): Unlimited Story / Feet

Actual Building Height (504.3): 1, 16' - 8" Story / Feet

ALLOWABLE AREA

Tabular Area: Unlimited

Building A Actual Area: 104,280 SF

BUILDING B & E

Construction Type	5A
Use Group	A2 /R2 / M – Mixed Use Separated
Fire Protection	Fully–Sprinklered (NFPA 13 Through Out)
Accessibility	2010 ADA Guidelines & 2017 ICC/ANSI A117.1
Fair Housing Act	Fair Housing Act

GENERAL BUILDING LIMITATIONS (Chapter 5 & 6)

A2 / M / R2 Allowed Building Height (504.3)

Actual Building Height (504.3)

FIRST FLOOR ALLOWABLE AREA (A2 Use)

Tabular Area (A + (NS X I)

I = (F/P - 0.25) W / 30 — I = (690/886 - 0.25) 30/30

A = 34,500 + 11,500 x 0.529 = 40,581 SF Allowable Area

Building B & E First Floor Actual Area: 26,194 SF

SECOND / THIRD / FOURTH FLOOR ALLOWABLE AREA (R2 Use)

Tabular Area (A + (NS X I)

I = (F/P - 0.25) W / 30 — I = (690/886 - 0.25) 30/30

A = 36,000 + 12,000 x 0.529 = 42,345 SF Allowable Area

Building B & E Second / Third / Fourth Floor Actual Area: 27,454 SF

AGGREGATE SUM RATIO (Section 506.2.4)

First Floor: 26,194 / 40,581 = .645

Second Floor: 27,454 / 42,345 = .648

Third Floor: 27,454 / 42,345 = .648

Fourth Floor: 27,454 / 42,345 = .648

Building B & E Aggregate Sum Ratio: 2.590

BUILDING B & E – TYPE 5A

4 Stories / 70'-0" Story / Feet

4, 56' - 6" Story / Feet

BUILDING C

Construction Type	2B
Use Group	A2 / B / S
Fire Protection	Fully–Sprinklered (NFPA 13 Through Out)
Accessibility	2010 ADA Guidelines & 2017 ICC/ANSI A117.1

GENERAL BUILDING LIMITATIONS (Chapter 5 & 6) — BUILDING C – TYPE 2B

A2 Allowed Building Height (504.3): 3 Stories / 70'-0" Story / Feet

Actual Building Height (504.3): 1, 32'-0" Story / Feet

ALLOWABLE AREA

Tabular Area (A): 34,500 SF with sprinkler increase for A2 use

A = A + (NS x I)

1 I = (F/P - 0.25) W / 30 — I = (174 / 476 - 0.25) 30/30

A = 38,000 + 9,500 x 0.115 = 39,092 SF Allowable Area

Building C Actual Area: 8,601 SF

BUILDING D

Construction Type	5A
Use Group	A2 / R2
Fire Protection	Fully–Sprinklered (NFPA 13 Through Out)
Accessibility	2010 ADA Guidelines & 2017 ICC/ANSI A117.1
Fair Housing Act	Fair Housing Act

GENERAL BUILDING LIMITATIONS (Chapter 5 & 6) — BUILDING A – TYPE 5A

R2 Allowed Building Height (504.3): 4 Stories / 70'-0" Story / Feet

Actual Building Height (504.3): 4, 56' - 6" Story / Feet

FIRST FLOOR ALLOWABLE AREA (A2 Use)

Tabular Area (A): 34,500 SF with sprinkler increase for A2 use

A = A + (NS x I)

I = (F/P - 0.25) W / 30 — I = (149 / 464 - 0.25) 30/30

A = 34,500 + 11,500 x 0.071 = 35,318 SF Allowable Area

Building D Actual Area: 4,081 SF

SECOND / THIRD FLOOR ALLOWABLE AREA (R2 Use)

Tabular Area (A + (NS X I)

I = (F/P - 0.25) W / 30 — I = (149/464 - 0.25) 30/30

A = 36,000 + 12,000 x 0.071 = 36,853 SF Allowable Area

Building D Second / Third Floor Actual Area: 4,745 SF

FOURTH FLOOR ALLOWABLE AREA (A2 Use)

Tabular Area (A + (NS X I)

I = (F/P - 0.25) W / 30 — I = (149/464 - 0.25) 30/30

A = 34,500 + 11,500 x 0.071 = 35,318 SF Allowable Area

Building D Fourth Floor Actual Area: 6,617 SF

AGGREGATE SUM RATIO (Section 506.2.4)

First Floor: 4,081 / 35,318 = .116
Second Floor: 4,745 / 36,853 = ,129
Third Floor: 4,745 / 36,853 = ,129
Fourth Floor: 6,617 / 35,318 = .187
Building D Aggregate Sum Ratio: 0.56

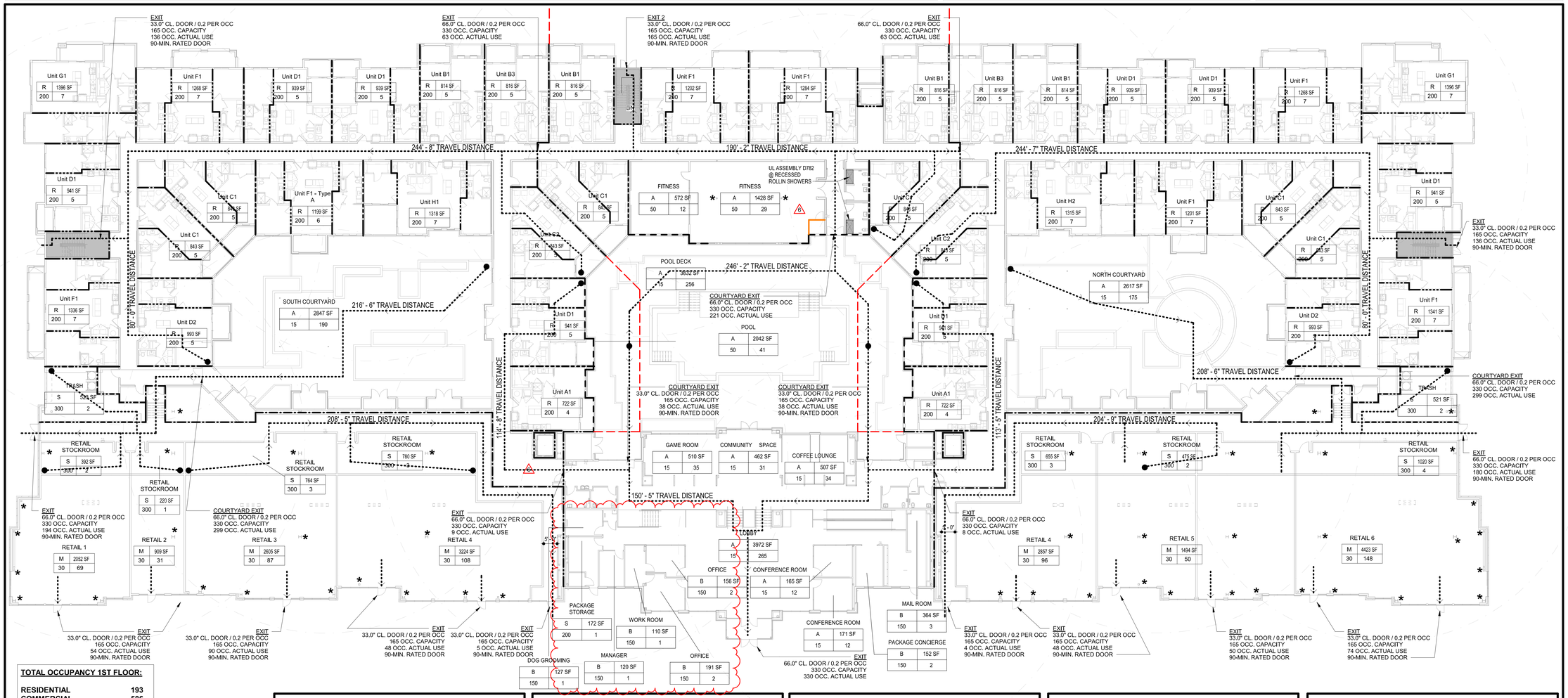
GENERAL NOTES

1. ALL RESIDENTIAL CORRIDORS ARE 1-HOUR FIRE RATED UNLESS OTHERWISE NOTED.
2. ALL DOORS LEADING TO UNITS ARE 20 MINUTES RATED UNLESS OTHERWISE NOTED.
3. THE BUILDING DESIGN APPROACH UTILIZES A " HORIZONTAL BUILDING SEPARATION" FOR THE LOWER LEVEL GARAGE PER SECTION 510.2 OF THE 2018 IBC.
4. AREA OF REFUGE NOT REQUIRED IN STAIRS PER SECTION 1009.3.3 EXCEPTION 5 2018 IBC.
5. AREA OF REFUGE NOT REQUIRED AT ELEVATOR PER SECTION 1009.4.2 EXCEPTION 2 2018 IBC.
6. MAXIMUM AREA OF EXTERIOR WALL-UNPROTECTED OPENING IS BASED ON FIRE SEPARATION DISTANCE AND DEGREE OF OPENING PROTECTION STATED ON TABLE 705.8 OF 2018 IBC.
7. ALL EXTERIOR LOAD BEARING WALLS (WOOD CONSTRUCTION) TO BE 1-HOUR FIRE RATED PER UL U356 UNLESS OTHERWISE NOTED.
8. ALL LOAD BEARING WALLS INSIDE UNITS TO BE 1-HOUR FIRE RATED PER UL U337. REFER TO UNIT PLANS FOR LOCATIONS.
9. GENERAL CONTRACTOR TO FURNISHED AND INSTALL A-B-C RATED FIRE EXTINGUISHERS AT 4'-0" A.F.F. AS REQUIRED BY AUTHORITY HAVING JURISDICTION. MAXIMUM TRAVEL DISTANCE OF 75'-0" FOR PLACEMENT AND PER 906 (NFPA 10). SEE PLAN FOR PROPOSED LOCATIONS. FINAL LOCATIONS AS REQUIRED BY AUTHORITY HAVING JURISDICTION

SYMBOL LEGEND

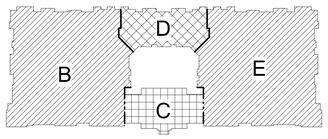
AREA — 800 SF
OCCUPANTS PER UNIT — 40 OCC.
NUMBER OF OCCUPANTS
PATH OF EGRESS
PROPERTY LINE
OCCUPANCY — A
AREA — 800 SF
FLOOR AREA PER OCCUPANT — 20
NUMBER OF OCCUPANTS — 40
2-HR STAIR SHAFT
UL ASSEMBLY D782 @ RECESSED ROLLIN SHOWERS

1-HR FIRE PARTITION
1-HR FIRE BARRIER
1-HR RATED EXTERIOR WALL
2-HR FIRE PARTITION
2-HR FIRE BARRIER
2-HR SHAFT WALL
3-HR BEARING WALL
1-HR INTERIOR BEARING WALL
FEC — FIRE EXTINGUISHER CABINET
* — STEEL COLUMNS TO HAVE 1 HR PROTECTION PER UL X526



TOTAL OCCUPANCY 1ST FLOOR:

RESIDENTIAL	193
COMMERCIAL	586
ASSEMBLY	1159
STORAGE	25
BUSINESS	11
TOTAL	1,954



PLAN NORTH TRUE NORTH

LIFE SAFETY SUMMARY (B)

OCCUPANCY: R 200 S.F. PER PERSON (GROSS)

ACTUAL OCCUPANCY: R 16300 S.F. / 200 = 82 OCC.
A 4490 S.F. / 15 = 299 OCC.
S 3250 S.F. / 300 = 11 OCC.
M 8500 S.F. / 30 = 283 OCC.
TOTAL = 675 OCC.

REQ. NUMBER OF EXITS: 2

ACT. NUMBER OF EXITS: 10

REQ. EGRESS WIDTH: 675 OCC. * 0.2/OCC. = 135.0"

ACT. EGRESS WIDTH: 429"

MAX. TRAVEL DIST.: 250' w/ SPRINKLER SYSTEM

STAIR SHAFT RATING: 2 HOUR

LIFE SAFETY SUMMARY (C)

OCCUPANCY: A 15 S.F. PER PERSON (GROSS)

ACTUAL OCCUPANCY: A 3360 S.F. / 15 = 224 OCC.
B 1700 S.F. / 150 = 11 OCC.
S 396 S.F. / 200 = 2 OCC.
TOTAL = 237 OCC.

REQ. NUMBER OF EXITS: 2

ACT. NUMBER OF EXITS: 3

REQ. EGRESS WIDTH: 237 OCC. * 0.2/OCC. = 47.5"

ACT. EGRESS WIDTH: 198"

MAX. TRAVEL DIST.: 250' w/ SPRINKLER SYSTEM

STAIR SHAFT RATING: 2 HOUR

LIFE SAFETY SUMMARY (Pool Courtyard)

OCCUPANCY: DECK 15 S.F. / PERSON POOL 50 S.F. / PERSON

ACTUAL OCCUPANCY: DECK 3840 S.F. / 15 = 256 OCC.
POOL 2042 S.F. /50 = 41 OCC.
TOTAL = 297 OCC.

REQ. NUMBER OF EXITS: 2

ACT. NUMBER OF EXITS: 3

REQ. EGRESS WIDTH: 297 OCC. * 0.2 / OCC. = 59"

ACT. EGRESS WIDTH: 132"

MAX. TRAVEL DIST.: 250' w/ SPRINKLER SYSTEM

STAIR SHAFT RATING: 2 HOUR

LIFE SAFETY SUMMARY (D)

OCCUPANCY: R 200 S.F. PER PERSON (GROSS)

ACTUAL OCCUPANCY: R 5804 S.F. / 200 = 29 OCC.
S 100 S.F. / 200 = 1 OCC.
A 1981 S.F. / 50 = 40 OCC.
TOTAL = 70 OCC.

REQ. NUMBER OF EXITS: 2

ACT. NUMBER OF EXITS: 3

REQ. EGRESS WIDTH: 70 OCC. * 0.2/OCC. = 14.0"

ACT. EGRESS WIDTH: 165"

MAX. TRAVEL DIST.: 250' w/ SPRINKLER SYSTEM

STAIR SHAFT RATING: 2 HOUR

LIFE SAFETY SUMMARY (E)

OCCUPANCY: R 200 S.F. PER PERSON (GROSS)

ACTUAL OCCUPANCY: R 16300 S.F. / 200 = 82 OCC.
A 4490 S.F. / 15 = 299 OCC.
S 3250 S.F. / 300 = 11 OCC.
M 8500 S.F. / 30 = 283 OCC.
TOTAL = 675 OCC.

REQ. NUMBER OF EXITS: 2

ACT. NUMBER OF EXITS: 10

REQ. EGRESS WIDTH: 675 OCC. * 0.2/OCC. = 135.0"

ACT. EGRESS WIDTH: 429"

MAX. TRAVEL DIST.: 250' w/ SPRINKLER SYSTEM

STAIR SHAFT RATING: 2 HOUR

4 **LIFE SAFETY PLAN - FIRST FLOOR**
SCALE: 1/16" = 1'-0"

1.24.20

ARCHITECT
STRUCTURAL ENGINEER
CIVIL ENGINEER
GENERAL CONTRACTOR
MECHANICAL ENGINEER
PLUMBING ENGINEER
ELECTRICAL ENGINEER

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DATE: 7.29.19

REVISIONS

	SHELL PACKAGE	7.29.19
1	BUILDING PERMIT COMMENTS	9.6.19
6	REVISION 1	12.20.19
7	REVISION 2	1.24.20

DWG BY MKSS

TR¡ PROJECT NO. 18-046

SHEET NO.

A007

LIFE SAFETY PLAN - FIRST FLOOR

TOTAL BUILDING OCCUPANT

GARAGE	496
1ST FLOOR	1,954
2ND FLOOR	322
3RD FLOOR	322
4TH FLOOR	346
TOTAL	3,440

RESIDENTIAL UNIT BREAKDOWN

TOTAL UNITS = 237

FIRST FLOOR

UNIT A1 - 1 BR	2
UNIT B1 - 1 BR	4
UNIT B3 - 1 BR	2
UNIT C1 - 1 BR	6
UNIT C2 - 1 BR	2
UNIT D1 - 1 BR	8
UNIT D2 - 1 BR	2
UNIT F1 - 2 BR	7
UNIT F1 - A - 2 BR	1
UNIT G1 - 2 BR	2
UNIT H1 - 2 BR	2
FIRST FLOOR TOTAL	**38**

SECOND FLOOR

UNIT A1 - 1 BR	10
UNIT A2 - 1 BR	1
UNIT A3 - 1 BR	2
UNIT A4 - 1 BR	2
UNIT B1 - 1 BR	4
UNIT B2 - 1 BR	1
UNIT B2 - A - 1 BR	1
UNIT B3 - 1 BR	2
UNIT C1 - 1 BR	10
UNIT C2 - 1 BR	2
UNIT D1 - 1 BR	12
UNIT D2 - 1 BR	2
UNIT F1 - 2 BR	12
UNIT G1 - 2 BR	4
UNIT H1 - 1 BR	2
SECOND FLOOR TOTAL	**67**

THIRD FLOOR

UNIT A1 - 1 BR	10
UNIT A2 - 1 BR	1
UNIT A3 - 1 BR	2
UNIT A4 - 1 BR	2
UNIT B1 - 1 BR	4
UNIT B2 - 1 BR	1
UNIT B2 - A - 1 BR	1
UNIT B3 - 1 BR	2
UNIT C1 - 1 BR	10
UNIT C2 - 1 BR	2
UNIT D1 - 1 BR	12
UNIT D2 - 1 BR	2
UNIT F1 - 2 BR	12
UNIT G1 - 2 BR	4
UNIT H1 - 1 BR	2
THIRD FLOOR TOTAL	**67**

FOURTH FLOOR

UNIT A1 - 1 BR	10
UNIT A2 - 1 BR	1
UNIT A3 - 1 BR	2
UNIT A4 - 1 BR	2
UNIT B1 - 1 BR	4
UNIT B2 - 1 BR	1
UNIT B2 - A - 1 BR	1
UNIT B3 - 1 BR	2
UNIT C1 - 1 BR	10
UNIT C2 - 1 BR	2
UNIT D1 - 1 BR	12
UNIT D2 - 1 BR	2
UNIT F1 - 2 BR	9
UNIT F1 - A - 2 BR	1
UNIT G1 - 2 BR	4
UNIT H1 - 1 BR	2
FOURTH FLOOR TOTAL	**65**

GENERAL NOTES

1. ALL RESIDENTIAL CORRIDORS ARE 1-HOUR FIRE RATED UNLESS OTHERWISE NOTED.
2. ALL DOORS LEADING TO UNITS ARE 20 MINUTES RATED UNLESS OTHERWISE NOTED.
3. THE BUILDING DESIGN APPROACH UTILIZES A " HORIZONTAL BUILDING SEPARATION" FOR THE LOWER LEVEL GARAGE PER SECTION 510.2 OF THE 2018 IBC.
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7

SYMBOL LEGEND

AREA
800 SF
40 OCC.
OCCUPANTS PER UNIT
NUMBER OF OCCUPANTS

PATH OF EGRESS

PROPERTY LINE

OCCUPANCY
A
AREA
800 SF
20
40
FLOOR AREA PER OCCUPANT
NUMBER OF OCCUPANTS
6

2-HR STAIR SHAFT

UL ASSEMBLY D782 @ RECESSED ROLLIN SHOWERS

1-HR FIRE PARTITION

1-HR FIRE BARRIER

1-HR RATED EXTERIOR WALL

2-HR FIRE PARTITION

2-HR FIRE BARRIER

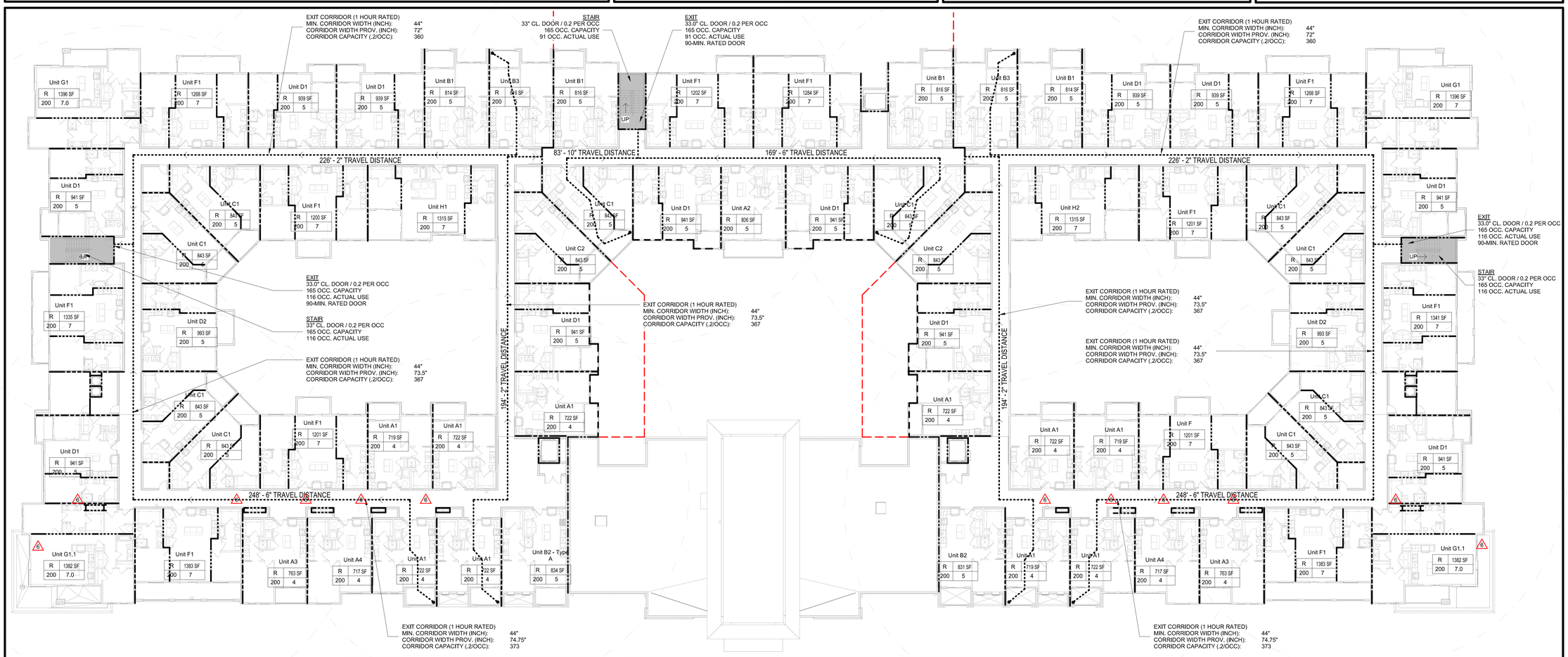
2-HR SHAFT WALL

3-HR BEARING WALL 1

1-HR INTERIOR BEARING WALL

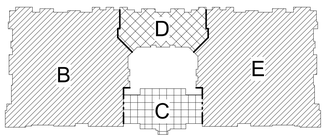
FEC
FIRE EXTINGUISHER CABINET

7
*
STEEL COLUMNS TO HAVE 1 HR PROTECTION PER UL X526



TOTAL OCCUPANCY 2ND & 3rd FLOOR:

RESIDENTIAL	**322**
TOTAL	**322**



PLAN NORTH TRUE NORTH

LIFE SAFETY SUMMARY (B)	
OCCUPANCY:	200 S.F. PER PERSON (GROSS)
ACTUAL OCCUPANCY:	27954 S.F. / 200
REQ. NUMBER OF EXITS:	2
ACT. NUMBER OF EXITS:	2
REQ. EGRESS WIDTH:	0.2/OCC. = 28.4"
ACT. EGRESS WIDTH:	33"
MAX. TRAVEL DIST.:	250' w/ SPRINKLER SYSTEM
STAIR SHAFT RATING:	2 HOUR

LIFE SAFETY SUMMARY (D)	
OCCUPANCY:	200 S.F. PER PERSON (GROSS)
ACTUAL OCCUPANCY:	8492 S.F. / 200
REQ. NUMBER OF EXITS:	2
ACT. NUMBER OF EXITS:	3
REQ. EGRESS WIDTH:	0.2/OCC. = 8.9"
ACT. EGRESS WIDTH:	33"
MAX. TRAVEL DIST.:	250' w/ SPRINKLER SYSTEM
STAIR SHAFT RATING:	2 HOUR

LIFE SAFETY SUMMARY (E)	
OCCUPANCY:	200 S.F. PER PERSON (GROSS)
ACTUAL OCCUPANCY:	27955 S.F. / 200
REQ. NUMBER OF EXITS:	2
ACT. NUMBER OF EXITS:	2
REQ. EGRESS WIDTH:	0.2/OCC. = 28.4"
ACT. EGRESS WIDTH:	33"
MAX. TRAVEL DIST.:	250' w/ SPRINKLER SYSTEM
STAIR SHAFT RATING:	2 HOUR

4 LIFE SAFETY PLAN - SECOND/THIRD FLOOR PLAN

SCALE: 1/16" = 1'-0"

1.24.20

ARCHITECT
TR¡ ARCHITECTS

STRUCTURAL ENGINEER
BOB D CAMPBELL & COMPANY

CIVIL ENGINEER
RENAISSANCE INFRASTRUCTURE CONSULTING

GENERAL CONTRACTOR
BRINKMANN CONSTRUCTORS

MECHANICAL ENGINEER
LATIMER SOMMERS & ASSOCIATES

PLUMBING ENGINEER
LATIMER SOMMERS & ASSOCIATES

ELECTRICAL ENGINEER
LATIMER SOMMERS & ASSOCIATES

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DATE: 7.29.19

REVISIONS

	SHELL PACKAGE	7.29.19
6	REVISION 1	12.20.19
7	REVISION 2	1.24.20

DWG BY MKSS

TR¡ PROJECT NO. 18-046

SHEET NO.

A008

LIFE SAFETY PLAN - SECOND/THIRD FLOOR

GENERAL NOTES

1. ALL RESIDENTIAL CORRIDORS ARE 1-HOUR FIRE RATED UNLESS OTHERWISE NOTED.
2. ALL DOORS LEADING TO UNITS ARE 20 MINUTES RATED UNLESS OTHERWISE NOTED.
3. THE BUILDING DESIGN APPROACH UTILIZES A " HORIZONTAL BUILDING SEPARATION" FOR THE LOWER LEVEL GARAGE PER SECTION 510.2 OF THE 2018 IBC.
4. AREA OF REFUGE NOT REQUIRED IN STAIRS PER SECTION 1009.3.3 EXCEPTION 5 2018 IBC.
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SYMBOL LEGEND

AREA — 800 SF / 40 OCC. — OCCUPANTS PER UNIT — NUMBER OF OCCUPANTS

PATH OF EGRESS

PROPERTY LINE

OCCUPANCY — AREA — A | 800 SF | 20 | 40 — FLOOR AREA PER OCCUPANT — NUMBER OF OCCUPANTS

2-HR STAIR SHAFT

UL ASSEMBLY D782 @ RECESSED ROLLIN SHOWERS

1-HR FIRE PARTITION

1-HR FIRE BARRIER

1-HR RATED EXTERIOR WALL

2-HR FIRE PARTITION

2-HR FIRE BARRIER

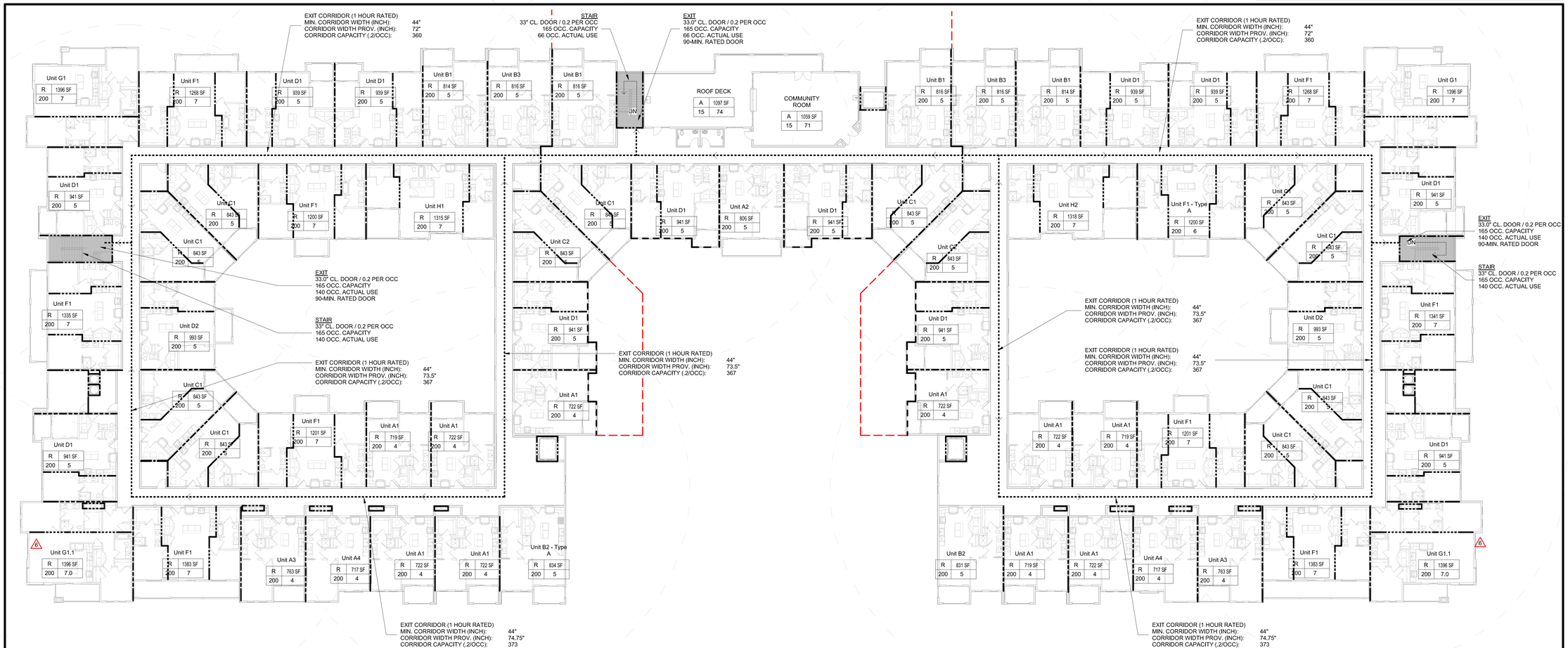
2-HR SHAFT WALL

3-HR BEARING WALL (1)

1-HR INTERIOR BEARING WALL (6)

FEC — FIRE EXTINGUISHER CABINET

(7) * — STEEL COLUMNS TO HAVE 1 HR PROTECTION PER UL X526



LIFE SAFETY SUMMARY (BLDG B)

OCCUPANCY:	200 S.F. PER PERSON (GROSS)
ACTUAL OCCUPANCY:	27954 S.F. / 200
REQ. NUMBER OF EXITS:	2
ACT. NUMBER OF EXITS:	2
REQ. EGRESS WIDTH:	0.2/OCC. = 28.4"
ACT. EGRESS WIDTH:	33"
MAX. TRAVEL DIST.:	250' w/ SPRINKLER SYSTEM
STAIR SHAFT RATING:	2 HOUR

LIFE SAFETY SUMMARY (BLDG D)

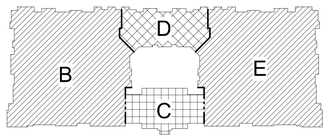
OCCUPANCY:	R 200 S.F. PER PERSON (GROSS)
ACTUAL OCCUPANCY:	R 6006 S.F. / 200 = 30 OCC. A 2156 S.F. / 60 = 36 OCC. 1 S.F. / 1 = 1 OCC. 1 S.F. / 1 = 1 OCC. TOTAL = 68 OCC.
REQ. NUMBER OF EXITS:	2
ACT. NUMBER OF EXITS:	3
REQ. EGRESS WIDTH:	68 OCC. * 0.2/OCC. = 13.6"
ACT. EGRESS WIDTH:	33"
MAX. TRAVEL DIST.:	250' w/ SPRINKLER SYSTEM
STAIR SHAFT RATING:	2 HOUR

LIFE SAFETY SUMMARY (BLDG E)

OCCUPANCY:	200 S.F. PER PERSON (GROSS)
ACTUAL OCCUPANCY:	27955 S.F. / 200
REQ. NUMBER OF EXITS:	2
ACT. NUMBER OF EXITS:	2
REQ. EGRESS WIDTH:	0.2/OCC. = 28.4"
ACT. EGRESS WIDTH:	33"
MAX. TRAVEL DIST.:	250' w/ SPRINKLER SYSTEM
STAIR SHAFT RATING:	2 HOUR

TOTAL OCCUPANCY 4TH FLOOR:

RESIDENTIAL	310
ASSEMBLY	36
TOTAL	346



PLAN NORTH TRUE NORTH

4 LIFE SAFETY PLAN - FOURTH FLOOR PLAN

SCALE: 1/16" = 1'-0"

1.24.20

TR¡ ARCHITECTS — ARCHITECT
BOB D CAMPBELL & COMPANY — STRUCTURAL ENGINEER
RENAISSANCE INFRASTRUCTURE CONSULTING — CIVIL ENGINEER
BRINKMANN CONSTRUCTORS — GENERAL CONTRACTOR
LATIMER SOMMERS & ASSOCIATES — MECHANICAL ENGINEER
LATIMER SOMMERS & ASSOCIATES — PLUMBING ENGINEER
LATIMER SOMMERS & ASSOCIATES — ELECTRICAL ENGINEER

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6	REVISION 1	12.20.19
7	REVISION 2	1.24.20

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TR¡ PROJECT NO. 18-046

SHEET NO.

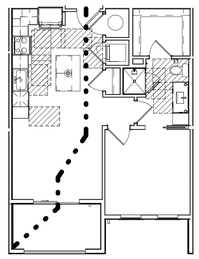
A009

LIFE SAFETY PLAN - FOURTH FLOOR

GENERAL NOTES

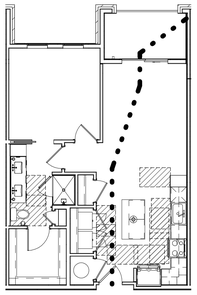
1. ALL RESIDENTIAL CORRIDORS ARE 1-HOUR FIRE RATED UNLESS OTERWISE NOTED.

2. THE BUILDING DESIGN APPROACH UTILIZES A "HORIZONTAL BUILDING SEPARATION" FOR THE LOWER LEVEL GARAGE PER SECTION 510.2 OF THE 2018 IBC.



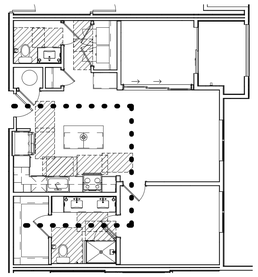
UNIT A1

OCCUPANCY PER UNIT: 3.6
COMMON PATH OF EXIT (IN UNIT): 34'-10"



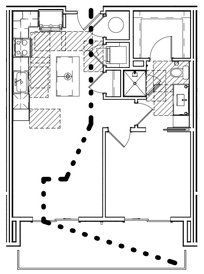
UNIT B1 & UNIT B3

OCCUPANCY PER UNIT: 4.1
COMMON PATH OF EXIT (IN UNIT): 38'-4"



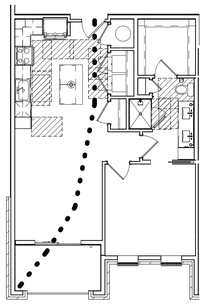
UNIT D1

OCCUPANCY PER UNIT: 4.7
COMMON PATH OF EXIT (IN UNIT): 44'-10"



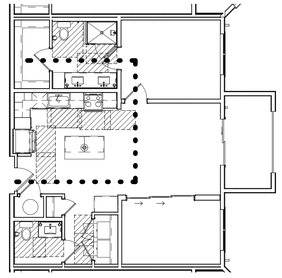
UNIT A2

OCCUPANCY PER UNIT: 4.0
COMMON PATH OF EXIT (IN UNIT): 49'-2"



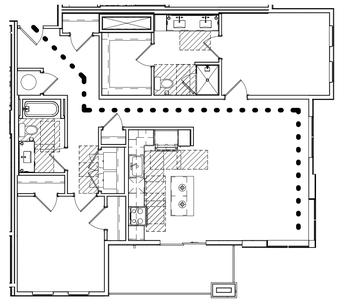
UNIT B2

OCCUPANCY PER UNIT: 4.2
COMMON PATH OF EXIT (IN UNIT): 37'-3"



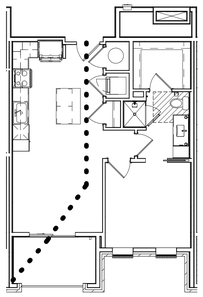
UNIT D2

OCCUPANCY PER UNIT: 5.0
COMMON PATH OF EXIT (IN UNIT): 44'-5"



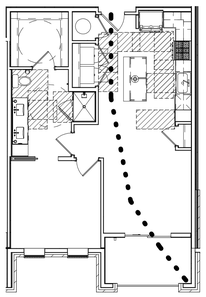
UNIT G1

OCCUPANCY PER UNIT: 7.0
COMMON PATH OF EXIT (IN UNIT): 56'-10"



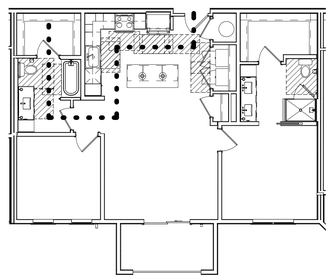
UNIT A3

OCCUPANCY PER UNIT: 3.8
COMMON PATH OF EXIT (IN UNIT): 34'-4"



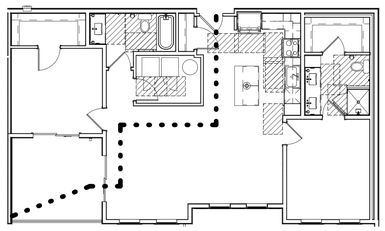
UNIT B2 - TYPE A

OCCUPANCY PER UNIT: 4.2
COMMON PATH OF EXIT (IN UNIT): 37'-3"



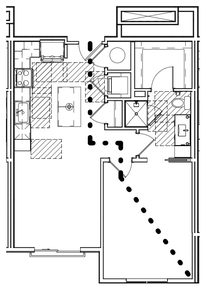
UNIT F1

OCCUPANCY PER UNIT: 6.7
COMMON PATH OF EXIT (IN UNIT): 44'-7"



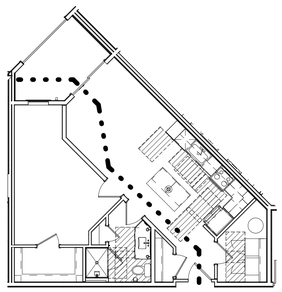
UNIT H1 & H2

OCCUPANCY PER UNIT: 6.6
COMMON PATH OF EXIT (IN UNIT): 49'-6"



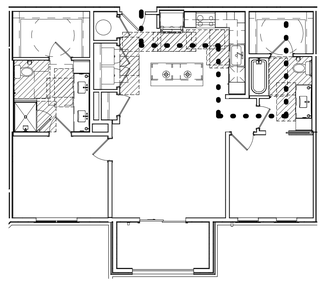
UNIT A4

OCCUPANCY PER UNIT: 3.6
COMMON PATH OF EXIT (IN UNIT): 36'-10"



UNIT C1 & UNIT C2

OCCUPANCY PER UNIT: 4.2
COMMON PATH OF EXIT (IN UNIT): 40'-3"



UNIT F1 - TYPE A

OCCUPANCY PER UNIT: 6.7
COMMON PATH OF EXIT (IN UNIT): 44'-7"

7/29/19

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RENAISSANCE INFRASTRUCTURE CONSULTING	CIVIL ENGINEER
BRINKMANN CONSTRUCTORS	GENERAL CONTRACTOR
LATIMER SOMMERS & ASSOCIATES	MECHANICAL ENGINEER
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LATIMER SOMMERS & ASSOCIATES	ELECTRICAL ENGINEER

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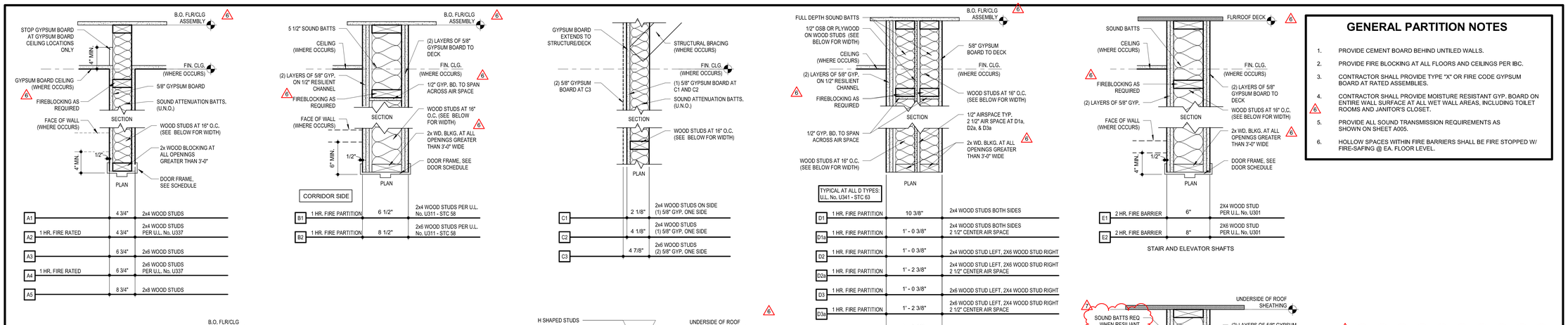
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A010

LIFE SAFETY PLAN - UNITS

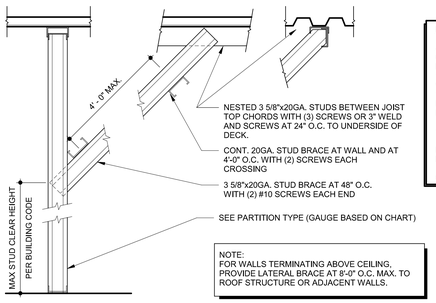


2 PARTITION TYPES

SCALE: 1 1/2" = 1'-0"

GENERAL PARTITION NOTES

1. PROVIDE CEMENT BOARD BEHIND UNTILED WALLS.
2. PROVIDE FIRE BLOCKING AT ALL FLOORS AND CEILINGS PER IBC.
3. CONTRACTOR SHALL PROVIDE TYPE "X" OR FIRE CODE GYPSUM BOARD AT RATED ASSEMBLIES.
4. CONTRACTOR SHALL PROVIDE MOISTURE RESISTANT GYP. BOARD ON ENTIRE WALL SURFACE AT ALL WET WALL AREAS, INCLUDING TOILET ROOMS AND JANITOR'S CLOSET.
6. PROVIDE ALL SOUND TRANSMISSION REQUIREMENTS AS SHOWN ON SHEET A005.
6. HOLLOW SPACES WITHIN FIRE BARRIERS SHALL BE FIRE STOPPED W/ FIRE-SAFING @ EA. FLOOR LEVEL.



PARTITION NOTES

A. ALL METAL STUD MEMBERS SHALL BE FORMED FROM CORROSION-RESISTANT STEEL, CORRESPONDING TO THE REQUIREMENTS OF ASTM A1003 AND SHALL BE ZINC COATED WITH A MINIMUM G40 COATING MEETING ASTM A653. STUDS SHALL BE A MINIMUM 22 MIL, "C" SHAPE, 1 1/4" WIDE, OF THE DEPTHS AND SPACING SHOWN ON DRAWINGS. TRACKS SHALL BE 20 MIL, WITH A MINIMUM FLANGE OF 1 1/4". BRIDGING SHALL BE COLD ROLLED CHANNEL, MINIMUM 1 1/2" DEEP WITH 9/16" FLANGE WIDTH. SPACE BRIDGING @ 4'-0" MAXIMUM o.c. VERTICALLY, DOUBLE UP STUDS @ ALL JAMBS. ALL CONNECTIONS SHALL BE PER MANUFACTURER'S RECOMMENDATIONS. SPLICE IN HEAVY GAUGE FRAMING MEMBERS, OTHER THAN RUNNER TRACK SHALL NOT BE PERMITTED. ANCHOR RUNNER TRACK TO CONCRETE WITH .11" DIA. x 1 1/2" HILTI FASTENERS PER I.C.B.O. #2388 @ 24" o.c. MAX, PER ASTM C754.

B. ALL STUD WALLS THAT EXTEND TO STRUCTURE ABOVE MUST ALLOW FOR 3/4" DEFLECTION IN ROOF AND ELEVATED FLOORS. SEE DET. 3/A010.

C. ALL STUDS TO COMPLY WITH ICC-ES AC86-2008 & ASTM C754

NOTE:
FOR WALLS TERMINATING ABOVE CEILING, PROVIDE LATERAL BRACE AT 8'-0" O.C. MAX. TO ROOF STRUCTURE OR ADJACENT WALLS.

INTERIOR METAL STUDS CLEAR HEIGHT CHART

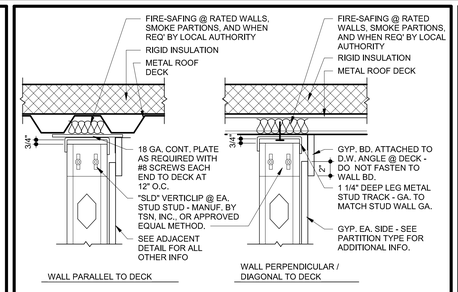
NOTE:

1. Table is based on DIETRICH ProSTUD-Drywall Non-Load Bearing (Nonstructural) Studs, with U.S.G. 5/8" Type X Gypsum Board, (Pro 2D DW Members).
2. Table is provided as basis for design only. Supplier/Contractor is responsible for verifying conditions specific to project, alternate manufacturers, etc.
3. Clear Height is the distance from floor to top of wall, or to brace location. (Horiz. or diagnal knee brace).
4. See Detail 4/A010 for bracing requirements.

STUD SIZE	WIND LOAD: 5psf, DEFLECTION: L/120 STUD SPACING	WIND LOAD: 5psf, DEFLECTION: L/240 STUD SPACING
	16"	16"
1-5/8" x 1-1/4" x 22 mil.	13'-5"	10'-7"
2-1/2" x 1-1/4" x 22 mil.	16'-9"	13'-4"
3-1/2" x 1-1/4" x 22 mil.	20'-8"	16'-5"
3-5/8" x 1-1/4" x 22 mil.	21'-7"	17'-2"
4" x 1-1/4" x 22 mil.	23'-0"	18'-3"
5-1/2" x 1-1/4" x 22 mil.	28'-2"	22'-4"
6" x 1-1/4" x 22 mil.	30'-9"	23'-7"

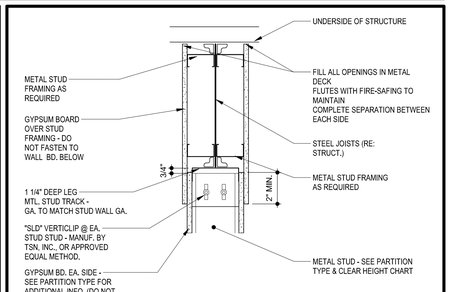
3 STUD WALL BRACING

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



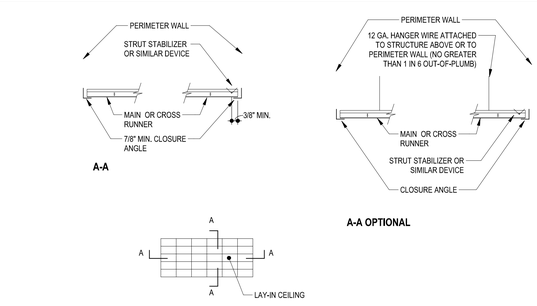
15 SLIPTRACK @ ROOF DECK

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



19 TOP PLATE DETAIL

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



NOTE:

A. CONSTRUCTION AND MATERIALS TO BE IN ACCORDANCE WITH ASTM C635-04 STANDARD SPECIFICATION FOR THE MANUFACTURE, PERFORMANCE, AND TESTING OF METAL SUSPENSION SYSTEMS FOR ACOUSTICAL TILE AND LAY-IN PANEL CEILINGS & ASTM C636-04 STANDARD PRACTICE FOR INSTALLATION OF METAL CEILING SUSPENSION SYSTEMS FOR ACOUSTICAL TILE AND LAY-IN PANELS.

B. CONSTRUCTION AND INSTALLATION TO BE IN ACCORDANCE WITH ASCE 7, "MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES" : SECTION 9, "EARTHQUAKE LOADS."

C. HANGER WIRES SHOWN ARE IN ADDITION TO TYPICAL CEILING SUSPENSION WIRES.

D. DO NOT HANG CEILING SYSTEM OFF OF DUCTWORK.

E. ALL WALL PARTITIONS GREATER THAN 6' IN HEIGHT SHALL BE INDEPENDENTLY BRACED TO THE BUILDING SHELL STRUCTURE. WALL PARTITIONS MAY NOT BE SUPPORTED BY THE BRACED SUSPENDED CEILING ALONE.

F. THE MAIN AND CROSS RUNNERS SHALL BE TIED TOGETHER TO PREVENT TWISTING.

G. PROVIDE NO. 12 GAUGE VERTICAL SUPPORT WIRES 4' ON CENTER SPACING ALONG THE MAIN RUNNER.

H. CEILING AREAS LESS THAN 144 SQUARE FEET SURROUNDED BY WALLS THAT CONNECT DIRECTLY TO THE STRUCTURE ABOVE SHALL BE EXEMPT FROM THE REQUIREMENTS LISTED BELOW AND DETAILS SHOWN.

I. PROVIDE NO. 12 GAUGE VERTICAL SUPPORT WIRES ARE NEEDED IN THE FOLLOWING LOCATIONS:
1. LIGHT FIXTURES AND ATTACHMENTS WITH A COMBINED WEIGHT OF 10 POUNDS OR LESS SHALL HAVE ONE NO. 12 GAUGE WIRE CONNECTED FROM THE FIXTURE HOUSING TO THE STRUCTURE ABOVE. LIGHT FIXTURES AND ATTACHMENTS WITH A COMBINED WEIGHT OF 56 POUNDS OR LESS SHALL HAVE TWO NO. 12 GAUGE WIRES ATTACHED AT DIAGONAL CORNERS OF THE FIXTURE AND CONNECTED FROM THE FIXTURE HOUSE TO THE STRUCTURE ABOVE. WIRES MAY BE SLACKED. LIGHT FIXTURES WEIGHING MORE THAN 56 POUNDS SHALL REQUIRE INDEPENDENT SUPPORT FROM THE SHELL BUILDING STRUCTURE ABOVE THE CEILING.
2. SPRINKLER HEADS AND OTHER PENETRATIONS OF THE SUSPENDED CEILING SHALL HAVE A RING,SLEEVE, OR ADAPTOR TO ALLOW 3/8" HORIZONTAL MOVEMENT IN ALL DIRECTIONS.
3. MECHANICAL AIR TERMINALS WEIGHING MORE THAN 56 POUNDS SHALL REQUIRE INDEPENDENT SUPPORT FROM THE SHELL BUILDING STRUCTURE ABOVE THE CEILING.

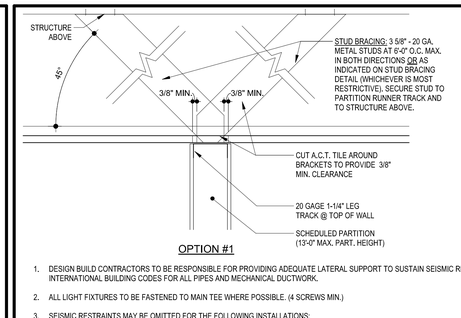
J. THE OVERALL WEIGHT OF THE CEILING ASSEMBLY SHALL NOT EXCEED 2.5 PSF INCLUDING LIGHTS, AIR DIFFUSERS AND ANY OTHER ITEMS SUPPORTED BY THE CEILING ASSEMBLY. IF THE CEILING ASSEMBLY IS GREATER THAN 2.5 PSF THEN LIGHT FIXTURES AND AIR DIFFUSERS SHALL BE INDEPENDENTLY SUPPORTED OR DETAILS PER SEISMIC DESIGN CATEGORY 'D' SHALL BE USED. THIS DETAIL IS BASED ON THE FOLLOWING MAX. WEIGHTS FOR THE CEILING ASSEMBLY:

MAX. WEIGHTS FOR THE CEILING ASSEMBLY:

1,250 PSF	CEILING GRID AND PANELS
0,625 PSF	LIGHT FIXTURES
0,625 PSF	HVAC DIFFUSERS AND GRILLES
2.500 PSF	TOTAL MAXIMUM WEIGHT

4 SEISMIC BRACING CEILING DETAIL - CATEGORY C

SCALE: 12" = 1'-0"



1. DESIGN BUILD CONTRACTORS TO BE RESPONSIBLE FOR PROVIDING ADEQUATE LATERAL SUPPORT TO SUSTAIN SEISMIC REQUIREMENTS AS OUTLINED IN INTERNATIONAL BUILDING CODES FOR ALL PIPES AND MECHANICAL DUCTWORK.
2. ALL LIGHT FIXTURES TO BE FASTENED TO MAIN TEE WHERE POSSIBLE. (4 SCREWS MIN.)
3. SEISMIC RESTRAINTS MAY BE OMITTED FOR THE FOLLOWING INSTALLATIONS:
   - GAS PIPING LESS THAN 1 INCH INSIDE DIAMETER.
   - PIPING IN BOILER AND MECHANICAL ROOMS LESS THAN 1 1/4" INSIDE DIAMETER.
   - ALL OTHER PIPING LESS THAN 2 1/2" INSIDE DIAMETER.
   - ALL ELECTRICAL CONDUIT LESS THAN 2 1/2" INSIDE DIAMETER.
   - ALL RECTANGULAR AIR HANDLING DUCTS LESS THAN 6 S.F. IN CROSS SECTION AREA.
   - ALL ROUND AIR HANDLING DUCTS LESS THAN 28" IN DIAMETER.
   - ALL PIPING SUSPENDED BY INDIVIDUAL HANGERS 12" OR LESS IN LENGTH FROM THE TOP OF THE PIPE TO THE BOTTOM OF THE SUPPORT FOR THE HANGER.
   - ALL DUCTS SUSPENDED BY HANGERS 12" OR LESS IN LENGTH FROM THE TOP OF THE DUCT TO THE BOTTOM OF THE SUPPORT FOR THE HANGER.

16 SEISMIC BRACING AT PARTITION - CATEGORY C

SCALE: 12" = 1'-0"

ARCHITECT
STRUCTURAL ENGINEER
CIVIL ENGINEER
GENERAL CONTRACTOR
MECHANICAL ENGINEER
PLUMBING ENGINEER
ELECTRICAL ENGINEER

TR;i ARCHITECTS
BOB D CAMPBELL & COMPANY
RENAISSANCE INFRASTRUCTURE CONSULTING
BRINKMANN CONSTRUCTORS
LATIMER SOMMERS & ASSOCIATES
LATIMER SOMMERS & ASSOCIATES
LATIMER SOMMERS & ASSOCIATES

1.24.20

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6	REVISION 1	12.20.19
7	REVISION 2	1.24.20

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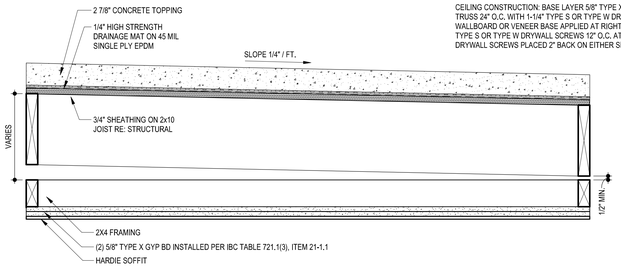
A011

PARTITION TYPES

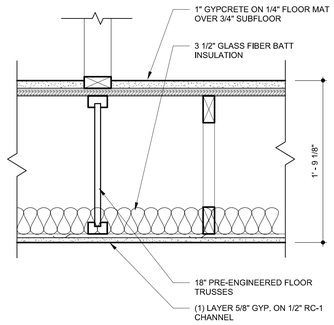
FIRE RATING ACHIEVED BY PRESCRIPTIVE METHOD FOUND IN 2018 IBC TABLE 721.1(3), ITEM 21-1.1

FLOOR OR ROOF CONSTRUCTION: WOOD JOISTS, WOOD I-JOISTS, FLOOR TRUSSES AND FLAT OR PITCHED ROOF TRUSSES SPACED A MAXIMUM 24" O.C. WITH 1/2" WOOD STRUCTURAL PANELS WITH EXTERIOR GLUE APPLIED AT RIGHT ANGLES TO TOP OF JOIST OR TOP CHORD OF TRUSSES WITH 8D NAILS. THE WOOD STRUCTURAL PANEL THICKNESS SHALL NOT BE LESS THAN NOMINAL 1/2" NOR LESS THAN REQUIRED BY CHAPTER 23.

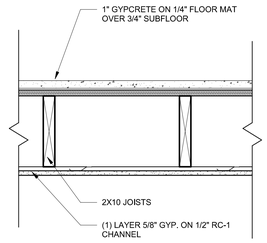
CEILING CONSTRUCTION: BASE LAYER 5/8" TYPE X GYPSUM WALLBOARD APPLIED AT RIGHT ANGLES TO JOIST OR TRUSS 24" O.C. WITH 1-1/4" TYPE S OR TYPE W DRYWALL SCREWS 24" O.C. FACE LAYER 5/8" TYPE X GYPSUM WALLBOARD OR VENEER BASE APPLIED AT RIGHT ANGLES TO JOIST OR TRUSS THROUGH BASE LAYER WITH 1-7/8" TYPE S OR TYPE W DRYWALL SCREWS 12" O.C. AT JOINTS AND INTERMEDIATE JOIST OR TRUSS. FACE LAYER TYPE G DRYWALL SCREWS PLACED 2" BACK ON EITHER SIDE OF FACE LAYER END JOISTS, 12" O.C.



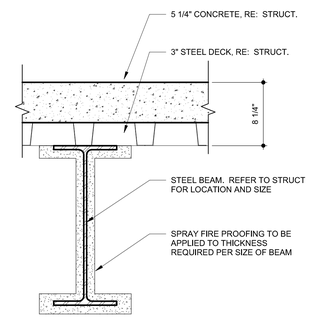
1 WOOD BALCONY ASSEMBLY
SCALE: 1 1/2" = 1'-0"



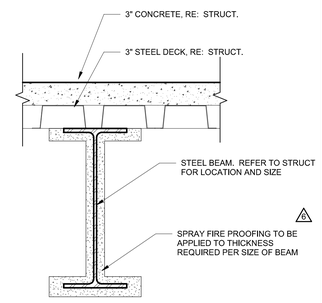
1-HR RATING PER UL DESIGN L521



1-HR RATED CORRIDOR WOOD FLOOR / ASSEMBLY PER UL L535

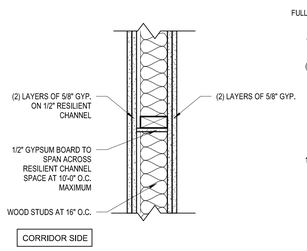


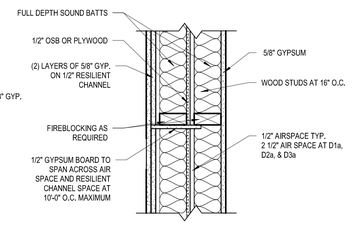
3-HR RATING PER UL DESIGN D916

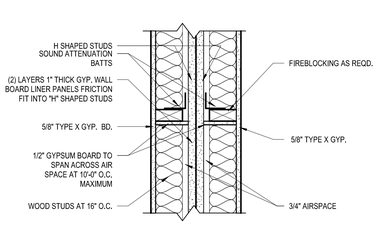


1-HR RATING PER UL DESIGN 902

9 FLOOR CEILING ASSEMBLY
SCALE: 1 1/2" = 1'-0"







REFER TO PARTITION TYPES FOR VERTICAL FIRE BLOCKING INFORMATION

10 FIREBLOCKING DETAILS
SCALE: 1 1/2" = 1'-0"

TR¡ ARCHITECTS
BOB D CAMPBELL & COMPANY — ARCHITECT
RENAISSANCE INFRASTRUCTURE CONSULTING — STRUCTURAL ENGINEER
BRINKMANN CONSTRUCTORS — CIVIL ENGINEER
LATIMER SOMMERS & ASSOCIATES — GENERAL CONTRACTOR
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LATIMER SOMMERS & ASSOCIATES — ELECTRICAL ENGINEER

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6	REVISION 1	12.20.19
8	REVISION 3	4.3.2020

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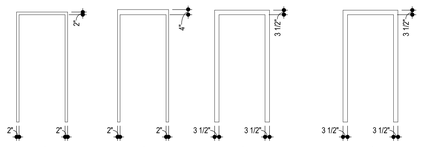
TR¡ PROJECT NO. 18-046

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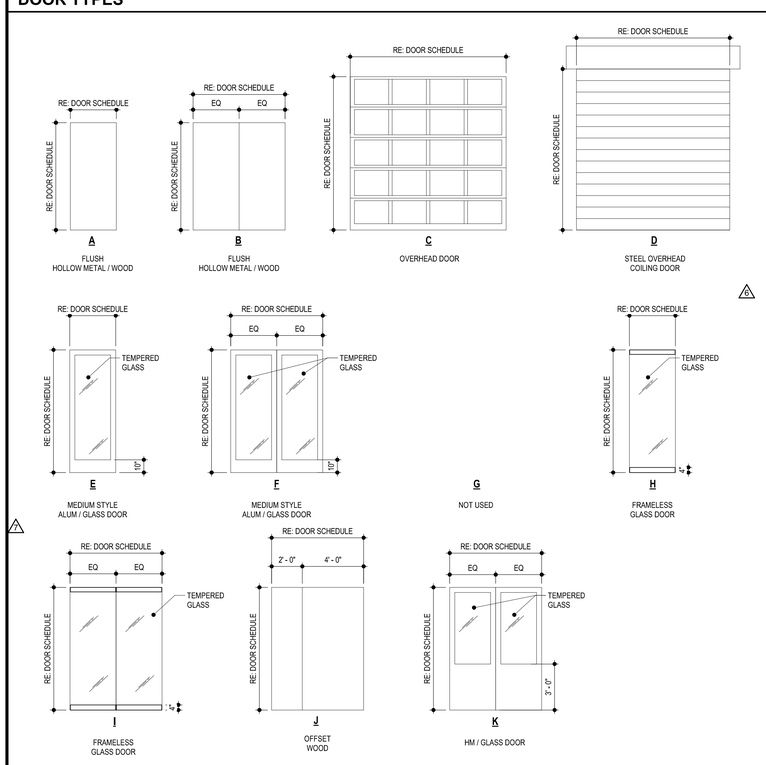
A012

FLOORING ASSEMBLIES

DOOR FRAME TYPES



DOOR TYPES



DOOR SCHEDULE REMARKS

1. (1) 3'-0" AND (1) 2'-4" DOOR.
2. CREATE CORRIDOR ALCOVE. RE: 4/A031
3. CREATE DOOR ALCOVE. RE: 8/A031
4. DOOR TO HAVE ACCESS CONTROL, G.C. TO COORD. W/ OWNER'S VENDOR.
5. DOOR TO BE SMOKE AND DRAFT CONTROL RATED.

DOOR SCHEDULE GARAGE

DOORS								FRAMES				
NO.	TYPE	MAT'L.	WIDTH	HEIGHT	HRDWRE SET	LABEL	REMARKS	TYPE	MAT'L.	HEAD	JAMBS	SILL	LABEL
001A	E	AL/GL	3' - 0"	7' - 0"	A3	-	-	-	AL	MANF	MANF	3/A031	-
003A	A	HM	3' - 0"	7' - 0"	E2	-	-	2	HM	1/A031	2/A031	3/A031	-
003B	M	STL	24' - 0"	8' - 8"	G1	-	-	-	STL	18/A030	19/A030	16/A030	-
003C	D	STL	24' - 0"	8' - 0"	G1	-	-	-	STL	18/A030	19/A030	16/A030	-
003D	A	HM	3' - 0"	7' - 0"	E2	-	-	2	HM	1/A031	2/A031	3/A031	-
004A	A	HM	3' - 0"	7' - 0"	E2	-	-	2	HM	1/A031 SIM	2/A031	3/A031	-
005A	A	HM	3' - 0"	7' - 0"	E2	-	-	2	HM	1/A031 SIM	2/A031	3/A031	-
006A	A	HM	3' - 0"	7' - 0"	E2	-	-	2	HM	1/A031 SIM	2/A031	3/A031	-
007A	A	HM	3' - 0"	7' - 0"	D1	90 MIN	5	2	HM	1/A031 SIM	2/A031	3/A031	90 MIN
013A	A	HM	3' - 0"	7' - 0"	D1	90 MIN	5	2	HM	1/A031 SIM	2/A031	3/A031	90 MIN
020	K	HM	6' - 0"	7' - 0"	I2	-	-	2	HM	6/A031	6/A031	-	-
021	A	HM	3' - 0"	7' - 0"	F2	-	-	2	HM	6/A031	6/A031	-	-
022	A	HM	3' - 0"	7' - 0"	F2	-	-	2	HM	6/A031	6/A031	-	-
023A	A	HM	3' - 0"	7' - 0"	D1	90 MIN	5	2	HM	1/A031 SIM	2/A031	3/A031	90 MIN
024	A	HM	3' - 0"	7' - 0"	F2	-	-	2	HM	6/A031	6/A031	-	-
027A	E	AL/GL	3' - 0"	7' - 0"	A3	-	-	-	AL	MANF	MANF	3/A031	-
040A	A	HM	3' - 0"	7' - 0"	E2	-	-	2	HM	1/A031 SIM	2/A031	3/A031	-

DOOR SCHEDULE FIRST FLOOR

DOORS								FRAMES					
NO.	TYPE	MAT'L.	WIDTH	HEIGHT	HRDWRE SET	LABEL	REMARKS	TYPE	MAT'L.	HEAD	JAMBS	SILL	LABEL
101A	B	WD	6' - 0"	7' - 0"	H2	90 MIN	3, 4, 5	1	HM	6/A031	6/A031	-	90 MIN
103A	E	AL/GL	3' - 0"	7' - 0"	E2	-	-	-	AL	MANF	MANF	3/A031	-
103B	B	HM	6' - 0"	7' - 0"	E1	-	-	2	HM	10/A030	11/A030	3/A031	-
105A	B	HM	6' - 0"	7' - 0"	H5	-	-	1	HM	5/A030	5/A030	3/A031	-
105B	B	WD	6' - 0"	7' - 0"	D3	60 MIN	5	1	HM	6/A031	6/A031	-	60 MIN
106A	A	WD	3' - 0"	7' - 0"	L1	45 MIN	5	-	HM	6/A031	6/A031	-	45 MIN
107A	A	WD	3' - 0"	7' - 0"	I4	90 MIN	5	1	HM	6/A031	6/A031	-	90 MIN
107B	B	HM	6' - 0"	7' - 0"	I5	-	-	2	HM	9/A030	9/A030	3/A031	-
108A	A	WD	3' - 0"	7' - 0"	F2	20 MIN	5	1	HM	6/A031	6/A031	-	20 MIN
110A	A	WD	3' - 0"	7' - 0"	F2	20 MIN	5	1	HM	6/A031	6/A031	-	20 MIN
111A	E	AL/GL	3' - 0"	7' - 0"	A14	-	-	-	AL	MANF	MANF	3/A031	-
112A	J	WD	5' - 4"	7' - 0"	H2	90 MIN	1, 2, 5	1	HM	6/A031	6/A031	-	90 MIN
112B	J	WD	5' - 4"	7' - 0"	H2	90 MIN	1, 2, 5	1	HM	6/A031	6/A031	-	90 MIN
112C	A	HM	3' - 0"	7' - 0"	F2	20 MIN	5	1	HM	6/A031	6/A031	-	20 MIN
113A	A	WD	3' - 0"	7' - 0"	I4	90 MIN	5	1	HM	6/A031	6/A031	-	90 MIN
113B	B	HM	6' - 0"	7' - 0"	I5	-	-	2	HM	5/A030	5/A030	3/A031	-
116B	F	AL/GL	6' - 0"	7' - 0"	A12	-	-	-	AL	MANF	MANF	3/A031	-
120A	A	WD	3' - 0"	7' - 0"	F2	20 MIN	5	1	HM	6/A031	6/A031	-	20 MIN
121A	A	WD	3' - 0"	7' - 0"	F2	20 MIN	5	1	HM	6/A031	6/A031	-	20 MIN
122A	B	HM	6' - 0"	7' - 0"	H5	-	-	1	HM	5/A030	5/A030	3/A031	-
122B	B	WD	6' - 0"	7' - 0"	D3	60 MIN	5	1	HM	6/A031	6/A031	-	60 MIN
123A	A	WD	3' - 0"	7' - 0"	I4	90 MIN	5	1	HM	6/A031	6/A031	-	90 MIN
123B	B	HM	6' - 0"	7' - 0"	I5	-	-	2	HM	9/A030	9/A030	3/A031	-
124A	A	WD	3' - 0"	7' - 0"	L1	45 MIN	5	1	HM	6/A031	6/A031	-	45 MIN
126A	E	AL/GL	3' - 0"	7' - 0"	E2	-	-	-	AL	MANF	MANF	3/A031	-
126B	B	HM	6' - 0"	7' - 0"	E1	-	-	2	HM	10/A030	11/A030	3/A031	-
127A	B	WD	6' - 0"	7' - 0"	H2	90 MIN	3, 4, 5	1	HM	6/A031	6/A031	-	90 MIN
129A	E	AL/GL	3' - 0"	7' - 0"	A14	-	-	-	AL	MANF	MANF	3/A031	-
130A	B	HM	6' - 0"	7' - 0"	F1	-	-	1	HM	17/A030	17/A030	3/A031	-
131A	A	HM	3' - 0"	7' - 0"	F1	-	-	1	HM	5/A030	5/A030	3/A031	-
132A	A	WD	3' - 0"	7' - 0"	F2	20 MIN	5	1	HM	6/A031	6/A031	-	20 MIN
133A	A	HM	3' - 0"	7' - 0"	F2	90 MIN	5	1	HM	6/A031	6/A031	-	90 MIN
133B	D	STL	10' - 0"	10' - 6"	-	-	-	-	STL	14/A030	15/A030	16/A030	-
134A	H	AL/GL	3' - 0"	7' - 0"	A16	-	-	-	AL	MANF	MANF	11/A031	-
135A	I	AL/GL	6' - 0"	7' - 0"	A15	-	-	-	AL	MANF	MANF	11/A031	-
135B	A	WD	3' - 0"	7' - 0"	F2	45 MIN	4	1	HM	6/A031	6/A031	3/A031	45 MIN
137A	F	AL/GL	6' - 0"	7' - 0"	A18	-	-	-	AL	MANF	MANF	3/A031	-
137B	B	WD	6' - 0"	7' - 0"	H2	45 MIN	5	1	HM	6/A031	6/A031	-	45 MIN
138	A	WD	3' - 0"	7' - 0"	M1	-	-	1	HM	6/A031	6/A031	-	-
139	A	WD	3' - 0"	7' - 0"	M1	-	-	1	HM	6/A031	6/A031	-	-
141A	A	HM	3' - 0"	7' - 0"	F2	90 MIN	-	1	HM	6/A031	6/A031	-	90 MIN
141B	D	STL	10' - 0"	10' - 6"	-	-	-	-	STL	14/A030	15/A030	16/A030	-
142A	A	WD	3' - 0"	7' - 0"	F2	20 MIN	5	1	HM	6/A031	6/A031	-	20 MIN
143A	A	HM	3' - 0"	7' - 0"	F1	-	-	1	HM	5/A030	5/A030	3/A031	-
144A	B	HM	6' - 0"	7' - 0"	F1	-	-	1	HM	17/A030	17/A030	3/A031	-
159A	E	AL/GL	3' - 0"	7' - 0"	A8	-	-	-	AL	MANF	MANF	3/A031	-
159B	A	WD	3' - 6"	7' - 0"	E3	-	-	1	HM	6/A031	6/A031	-	-
160A	E	AL/GL	3' - 0"	7' - 0"	A8	-	-	-	AL	MANF	MANF	3/A031	-
160B	E	AL/GL	3' - 0"	7' - 0"	A8	-	-	-	AL	MANF	MANF	3/A031	-
160C	A	WD	3' - 6"	7' - 0"	E3	-	-	1	HM	6/A031	6/A031	-	-
161A	E	AL/GL	3' - 0"	7' - 0"	A8	-	-	-	AL	MANF	MANF	3/A031	-
161A	A	WD	3' - 0"	7' - 0"	E3	-	-	1	HM	6/A031	6/A031	-	-
161B	A	WD	3' - 6"	7' - 0"	E3	-	-	1	HM	6/A031	6/A031	-	-
162B	E	AL/GL	3' - 0"	7' - 0"	A8	-	-	-	AL	MANF	MANF	3/A031	-
162C	A	WD	3' - 6"	7' - 0"	E3	-	-	1	HM	6/A031	6/A031	-	-
163A	F	AL/GL	6' - 0"	8' - 0"	A12	-	-	-	AL	MANF	MANF	3/A031	-
163B	F	AL/GL	6' - 0"	8' - 0"	A11	-	-	-	AL	MANF	MANF	3/A031	-
163C	E	AL/GL	3' - 0"	7' - 0"	A14	-	-	-	AL	MANF	MANF	3/A031	-
163D	E	AL/GL	3' - 0"	7' - 0"	A14	-	-	-	AL	MANF	MANF	3/A031	-
164	H	AL/GL	3' - 0"	7' - 11"	G2	-	-	-	AL	MANF	MANF	11/A031	-
164A	A	WD	3' - 0"	7' - 0"	I2	-	-	1	HM	6/A031	6/A031	3/A031	-
165	H	AL/GL	3' - 0"	7' - 11"	G2	-	-	-	AL	MANF	MANF	11/A031	-
165A	A	WD	3' - 0"	7' - 0"	I2	-	-	1	HM	6/A031	6/A031	3/A031	-
167	H	AL/GL	3' - 0"	7' - 11"	G2	-	-	-	AL	MANF	MANF	11/A031	-
168	A	WD	3' - 0"	7' - 0"	I2	-	-	1	HM	6/A031	6/A031	3/A031	-
168A	E	AL/GL	3' - 0"	7' - 0"	A8	-	-	-	AL	MANF	MANF	3/A031	-
168B	A	WD	3' - 0"	7' - 0"	F7	-	-	1	HM	6/A031	6/A031	3/A031	-
169	H	AL/GL	3' - 0"	7' - 0"	G2	-	-	-	AL	MANF	MANF	11/A031	-
170	A	WD	3' - 0"	7' - 0"	F7	-	-	1	HM	6/A031	6/A031	3/A031	-
171A	A	WD	3' - 0"	7' - 0"	M1	-	-	1	HM	6/A031	6/A031	3/A031	-
171B	A	WD	3' - 0"	7' - 0"	M1	-	-	1	HM	6/A031	6/A031	3/A031	-
172A	B	HM	6' - 0"	7' - 0"	F1	-	-	1	HM	1/A030	1/A030	3/A031	-
174A	F	AL/GL	6' - 0"	7' - 0"	A17	-	-	-	AL	MANF	MANF	3/A031	-
175A	C	AL/GL	10' - 0"	10' - 0"	-	-	-	-	AL	-	-	16/A030	-
175B	C	AL/GL	10' - 0"	10' - 0"	-	-	-	-	AL	-	-	16/A030	-
176A	A	HM	3' - 0"	7' - 0"	F1	-	4	1	HM	1/A030	1/A030	3/A031	-
176B	A	WD	3' - 0"	7' - 0"	J1	-	-	1	HM	6/A031	6/A031	-	-
177A	A	WD	3' - 0"	7' - 0"	M1	-	-	1	HM	6/A031	6/A031	3/A031	-
177B	A	WD	3' - 0"	7' - 0"	M1	-	-	1	HM	6/A031	6/A031	3/A031	-
177C	A	WD	3' - 0"	7' - 0"	F7	-	-	1	HM	6/A031	6/A031	3/A031	-
178A	E	AL/GL	3' - 0"	7' - 0"	A8	-	-	-	AL	MANF	MANF	3/A031	-
180	H	AL/GL	3' - 0"	7' - 11"	G2	-	-	-	AL	MANF	MANF	11/A031	-
181	H	AL/GL	3' - 0"	7' - 11"	G2	-	-	-	AL	MANF	MANF	11/A031	-
182A	E	AL/GL	3' - 0"	7' - 0"	A8	-	-	-	AL	MANF	MANF	3/A031	-
182B	E	AL/GL	3' - 0"	7' - 0"	A8	-	-	-	AL	MANF	MANF	3/A031	-
182C	A	WD	3' - 6"	7' - 0"	E3	-	-	1	HM	6/A031	6/A031	-	-
183A	E	AL/GL	3' - 0"	7' - 0"	A8	-	-	-	AL	MANF	MANF	3/A031	-
183B	A	WD	3' - 6"	7' - 0"	E3	-	-	1	HM	6/A031	6/A031	-	-
184B	E	AL/GL	3' - 0"	7' - 0"	A8	-	-	-	AL	MANF	MANF	3/A031	-
184C	A	WD	3' - 6"	7' - 0"	E3	-	-	1	HM	6/A031	6/A031	-	-
189A	E	AL/GL	3' - 0"	7' - 0"	A8	-	-	-	AL	MANF	MANF	3/A031	-
189B	A	WD	3' - 6"	7' - 0"	E3	-	-	1	HM	6/A031	6/A031	-	-
190A	B	HM	6' - 0"	7' - 0"	F1	-	-	2	HM	9/A030	9/A030	3/A031	-
191A	B	HM	6' - 0"	7' - 0"	F1	-	-	2	HM	5/A030	5/A030	3/A031	-
192A	B	HM	6' - 0"	7' - 0"	F1	-	-	2	HM	5/A030	5/A030	3/A031	-
193A	B	HM	6' - 0"	7' - 0"	F1	-	-	2	HM	5/A030	5/A030	3/A031	-
194A	B	HM	6' - 0"	7' - 0"	F1	-	-	2	HM	5/A030	5/A030	3/A031	-
195A	B	HM	6' - 0"	7' - 0"	F1	-	-	2	HM	9/A030	9/A030	3/A031	-

DOOR SCHEDULE SECOND FLOOR

DOORS								FRAMES					
NO.	TYPE	MAT'L.	WIDTH	HEIGHT	HRDWRE SET	LABEL	REMARKS	TYPE	MAT'L.	HEAD	JAMBS	SILL	LABEL
204A	A	WD	3' - 0"	7' - 0"	F2	20 MIN	5	1	HM	6/A031	6/A031	-	20 MIN
206A	A	WD	3' - 0"	7' - 0"	L1	45 MIN	5	1	HM	6/A031	6/A031	-	45 MIN
206B	A	WD	3' - 0"	7' - 0"	F5	45 MIN	-	1	HM	6/A031	6/A031	-	45 MIN
207A	A	WD	3' - 0"	7' - 0"	I4	90 MIN	5	1	HM	6/A031	6/A031	-	90 MIN
208A	A	WD	3' - 0"	7' - 0"	F2	20 MIN	5	1	HM	6/A031	6/A031	-	20 MIN
210A	A	WD	3' - 0"	7' - 0"	F2	20 MIN	5	1	HM	6/A031	6/A031	-	20 MIN
212A	J	WD	5' - 4"	7' - 0"	H2	90 MIN	1, 2, 5	1	HM	6/A031	6/A031	-	90 MIN
212B	J	WD	5' - 4"	7' - 0"	H2	90 MIN	1, 2, 5	1	HM	6/A031	6/A031	-	90 MIN
213A	A	WD	3' - 0"	7' - 0"	I4	90 MIN	5	1	HM	6/A031	6/A031	-	90 MIN
220A	A	WD	3' - 0"	7' - 0"	F2	20 MIN	5	1	HM	6/A031	6/A031	-	20 MIN
221A	A	WD	3' - 0"	7' - 0"	F2	20 MIN	5	1	HM	6/A031	6/A031	-	20 MIN
223A	A	WD	3' - 0"	7' - 0"	I4	90 MIN	5	1	HM	6/A031	6/A031	-	90 MIN
224A	A	WD	3' - 0"	7' - 0"	L1	45 MIN	5	1	HM	6/A031	6/A031	-	45 MIN
224B	A	WD	3' - 0"	7' - 0"	F5	45 MIN	-	1	HM	6/A031	6/A031	-	45 MIN
225A	A	WD	3' - 0"	7' - 0"	F2	20 MIN	5	1	HM	6/A031	6/A031	-	20 MIN

DOOR SCHEDULE THIRD FLOOR

DOORS								FRAMES					
NO.	TYPE	MAT'L.	WIDTH	HEIGHT	HRDWRE SET	LABEL	REMARKS	TYPE	MAT'L.	HEAD	JAMBS	SILL	LABEL
301A	B	WD	6' - 0"	7' - 0"	F2	20 MIN	5	1	HM	6/A031	6/A031	-	20 MIN
304A	A	WD	3' - 0"	7' - 0"	F2	20 MIN	5	1	HM	6/A031	6/A031	-	20 MIN
306A	A	WD	3' - 0"	7' - 0"	L1	45 MIN	5	1	HM	6/A031	6/A031	-	45 MIN
306B	A	WD	3' - 0"	7' - 0"	F5	45 MIN	-	1	HM	6/A031	6/A031	-	45 MIN
307A	A	WD	3' - 0"	7' - 0"	I4	90 MIN	5	1	HM	6/A031	6/A031	-	90 MIN
308A	A	WD	3' - 0"	7' - 0"	F2	20 MIN	5	1	HM	6/A031	6/A031	-	20 MIN
310A	A	WD	3' - 0"	7' - 0"	F2	20 MIN	5	1	HM	6/A031	6/A031	-	20 MIN
312A	J	WD	5' - 4"	7' - 0"	H2	90 MIN	1, 2	1	HM	6/A031	6/A031	-	90 MIN
312B	J	WD	5' - 4"	7' - 0"	H2	90 MIN	1, 2	1	HM	6/A031	6/A031	-	90 MIN
313A	A	WD	3' - 0"	7' - 0"	I4	90 MIN	5	1	HM	6/A031	6/A031	-	90 MIN
320A	A	WD	3' - 0"	7' - 0"	F2	20 MIN	5	1	HM	6/A031	6/A031	-	20 MIN
321A	A	WD	3' - 0"	7' - 0"	F2	20 MIN	5	1	HM	6/A031	6/A031	-	20 MIN
323A	A	WD	3' - 0"	7' - 0"	I4	90 MIN	5	1	HM	6/A031	6/A031	-	90 MIN
324A	A	WD	3' - 0"	7' - 0"	L1	45 MIN	5	1	HM	6/A031	6/A031	-	45 MIN
324B	A	WD	3' - 0"	7' - 0"	F5	45 MIN	-	1	HM	6/A031	6/A031	-	45 MIN
325A	A	WD	3' - 0"	7' - 0"	F2	20 MIN	5	1	HM	6/A031	6/A031	-	20 MIN
327A	B	WD	6' - 0"	7' - 0"	F2	20 MIN	5	1	HM	6/A031	6/A031	-	20 MIN

DOOR SCHEDULE FOURTH FLOOR

DOORS								FRAMES					
NO.	TYPE	MAT'L.	WIDTH	HEIGHT	HRDWRE SET	LABEL	REMARKS	TYPE	MAT'L.	HEAD	JAMBS	SILL	LABEL
404A	A	WD	3' - 0"	7' - 0"	F2	20 MIN	5	1	HM	6/A031	6/A031	-	20 MIN
406A	A	WD	3' - 0"	7' - 0"	L1	45 MIN	5	1	HM	6/A031	6/A031	-	45 MIN
406B	A	WD	3' - 0"	7' - 0"	F5	45 MIN	-	1	HM	6/A031	6/A031	-	45 MIN
407A	A	WD	3' - 0"	7' - 0"	I4	90 MIN	5	1	HM	6/A031	6/A031	-	90 MIN
408A	A	WD	3' - 0"	7' - 0"	F2	20 MIN	5	1	HM	6/A031	6/A031	-	20 MIN
410A	A	WD	3' - 0"	7' - 0"	F2	20 MIN	5	1	HM	6/A031	6/A031	-	20 MIN
412A	J	WD	5' - 4"	7' - 0"	H2	90 MIN	1, 2	1	HM	6/A031	6/A031	-	90 MIN
412B	J	WD	5' - 4"	7' - 0"	H2	90 MIN	1, 2	1	HM	6/A031	6/A031	-	90 MIN
413A	A	WD	3' - 0"	7' - 0"	I4	90 MIN	5	1	HM	6/A031	6/A031	-	90 MIN
414A	E	AL/GL	2' - 0"	7' - 0"	A14	-	-	-	AL	5/A030 SIM.	5/A030 SIM.	3/A031	-
415A	A	WD	3' - 0"	7' - 0"	M1	20 MIN	5	1	HM	6/A031	6/A031	-	20 MIN
416A	A	WD	3' - 0"	7' - 0"	M1	20 MIN	5	1	HM	6/A031	6/A031	-	20 MIN
417A	B	WD	6' - 0"	7' - 0"	D3	20 MIN	5	1	HM	6/A031	6/A031	-	20 MIN
417B	A	WD	3' - 0"	7' - 0"	D4	20 MIN	5	1	HM	6/A031	6/A031	-	20 MIN
417C	F	AL/GL	6' - 0"	7' - 0"	A7	-	-	-	AL	5/A030 SIM.	5/A030 SIM.	3/A031	-
420A	A	WD	3' - 0"	7' - 0"	F2	20 MIN	5	1	HM	6/A031	6/A031	-	20 MIN
421A	A	WD	3' - 0"	7' - 0"	F2	20 MIN	5	1	HM	6/A031	6/A031	-	20 MIN
423A	A	WD	3' - 0"	7' - 0"	I4	90 MIN	5	1	HM	6/A031	6/A031	-	90 MIN
424A	A	WD	3' - 0"	7' - 0"	L1	45 MIN	5	1	HM	6/A031	6/A031	-	45 MIN
424B	A	WD	3' - 0"	7' - 0"	F5	45 MIN	-	1	HM	6/A031	6/A031	-	45 MIN
425A	A	WD	3' - 0"	7' - 0"	F2	20 MIN	5	1	HM	6/A031	6/A031	-	20 MIN

SHADED DOORS HAVE BEEN ADDED OR UPDATED. THEY ARE SHADED INSTEAD OF CLOUDED FOR CLARITY.

4.3.20

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REVISIONS

	SHELL PACKAGE	7.29.19
6	REVISION 1	12.20.19
7	REVISION 2	1.24.20
8	REVISION 3	4.3.2020

DWG BY MKSS

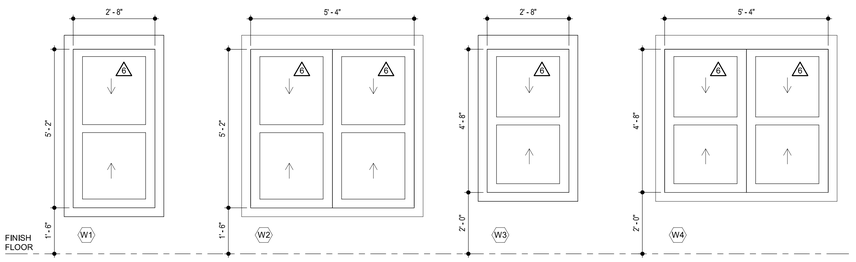
TR.i PROJECT NO. 18-046

SHEET NO.

A013

DOOR SCHEDULE & TYPICAL DETAILS

WINDOW ELEVATIONS



GENERAL NOTES WINDOWS

A. G.C. TO VERIFY ALL DIMENSIONS.

B. SAFETY GLAZING TO BE PROVIDED IN ALL LOCATIONS REQUIRED BY 2018 INTERNATIONAL BUILDING CODE, SECTION 2406.

C. ANY GLAZING ADJACENT TO DOORS AND/OR IN CURTAIN WALL SYSTEM LABELED "T" FOR TEMPERED GLASS AND GREATER THAN NINE (9) SQUARE FEET TO BE SAFETY GLASS CATEGORY 2. ANY GLAZING ADJACENT TO DOORS AND/OR IN CURTAINWALL SYSTEM LABELED "T" FOR TEMPERED GLASS NINE (9) SQUARE FEET OR LESS SHALL BE SAFETY GLASS CATEGORY 1.

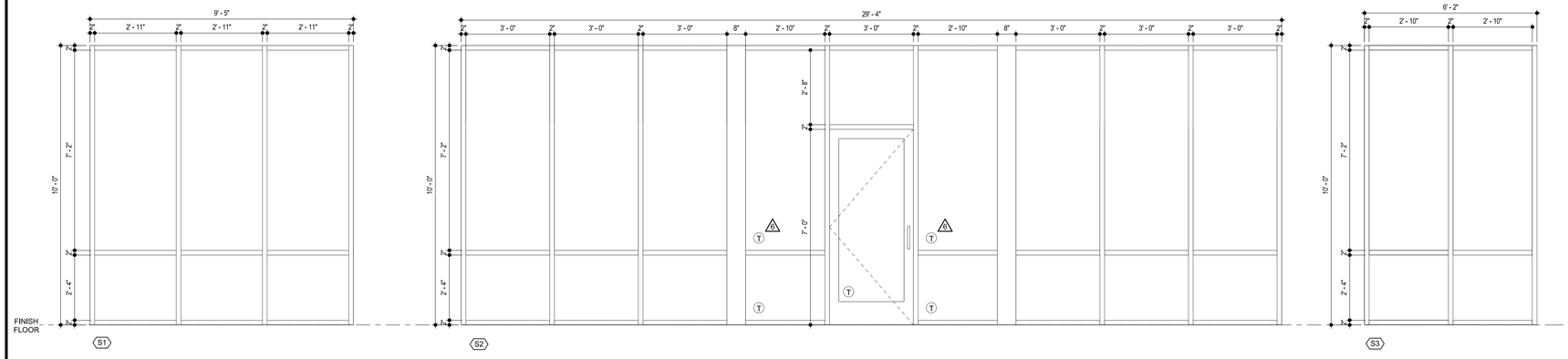
6 D. 4" RESTRICTOR ON BOTTOM OF DOUBLE HUNG WINDOWS.

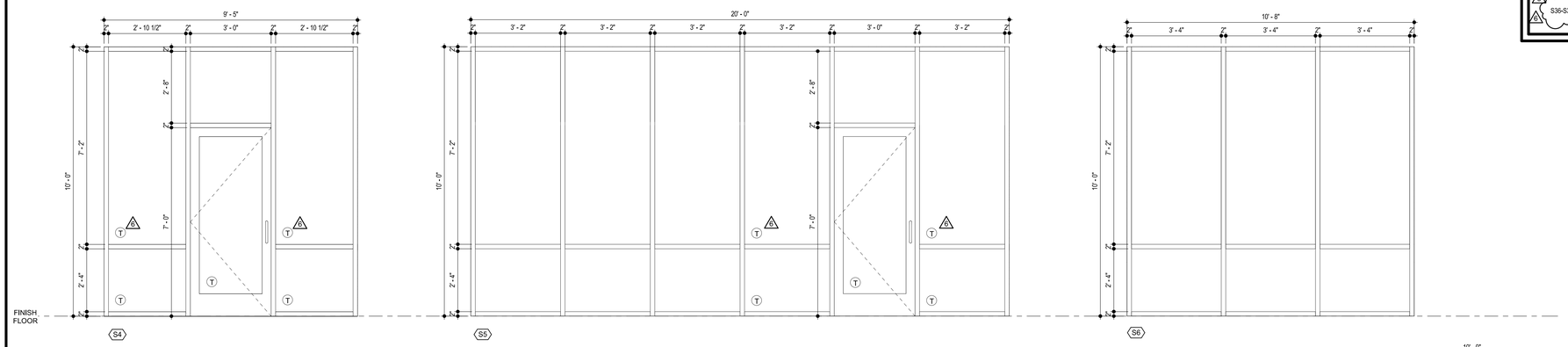
WINDOW SCHEDULE

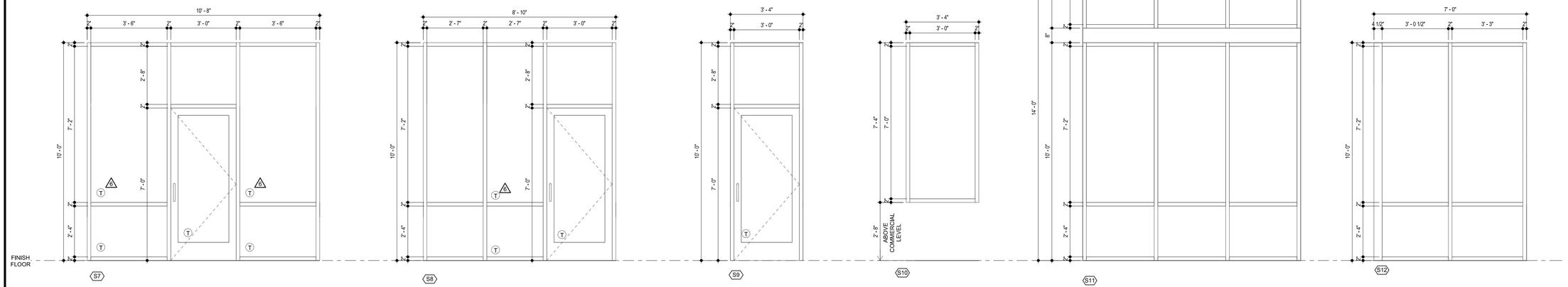
TYPE	HEIGHT	WIDTH	FRAME MATERIAL	COMMENTS
W1	5' - 2"	2' - 8"	ALUMINUM	DOUBLE HUNG
W2	5' - 2"	5' - 4"	ALUMINUM	DOUBLE HUNG
W3	4' - 8"	2' - 8"	ALUMINUM	DOUBLE HUNG
W4	4' - 8"	5' - 4"	ALUMINUM	DOUBLE HUNG

6

STOREFRONT ELEVATIONS







STOREFRONT SCHEDULE

TYPE	LOCATION	HEIGHT	LENGTH	COMMENTS
S1	RETAIL	10' - 0"	9' - 5"	
S2	RETAIL	10' - 0"	29' - 4"	
S3	RETAIL	10' - 0"	6' - 2"	
S4	RETAIL	10' - 0"	9' - 5"	
S5	RETAIL	10' - 0"	20' - 0"	
S6	RETAIL	10' - 0"	10' - 8"	
S7	RETAIL	10' - 0"	10' - 8"	
S8	RETAIL	10' - 0"	8' - 10"	
S9	LEASING OFFICE	10' - 0"	3' - 4"	
S10	LEASING OFFICE	7' - 4"	3' - 4"	
S11	LEASING OFFICE	10' - 0"	10' - 0"	
S11a	LEASING OFFICE	3' - 4"	10' - 0"	
S12	LEASING OFFICE	10' - 0"	7' - 0"	
S13	LEASING OFFICE	10' - 0"	17' - 5"	
S14	LEASING OFFICE	10' - 0"	16' - 8"	
S15	LEASING OFFICE	2' - 4"	16' - 8"	
S16	LEASING OFFICE	7' - 8"	16' - 8"	
S17	RETAIL	10' - 0"	20' - 0"	
S18	LEASING OFFICE	7' - 8"	64' - 8"	
S19	LEASING OFFICE	10' - 0"	13' - 4"	
S20	LEASING OFFICE	9' - 4"	24' - 0"	
S21	LEASING OFFICE	10' - 0"	13' - 4"	
S22	LEASING OFFICE	12' - 9"	16' - 8"	
S22a	LEASING OFFICE	10' - 0"	16' - 8"	
S23	FITNESS	6' - 8"	5' - 4"	
S24	FITNESS	8' - 0"	7' - 6"	
S25	FITNESS	8' - 0"	20' - 0"	
S26	FITNESS	8' - 8"	6' - 4"	
S27	COURTYARD	9' - 0"	8' - 8"	
S28	ROOF TOP PATIO	7' - 2"	6' - 0"	
S29	ROOF TOP PATIO	7' - 2"	6' - 4"	
S29a	ROOF TOP PATIO	7' - 2"	6' - 0"	
S30	GARAGE VESTIBULE	7' - 9"	2' - 6"	
S31	GARAGE VESTIBULE	7' - 9"	8' - 9 1/2"	
S32	GARAGE VESTIBULE	7' - 9"	12' - 3 1/4"	
S33	GARAGE VESTIBULE	7' - 9"	8' - 5"	
S34	GARAGE VESTIBULE	7' - 9"	8' - 9 1/2"	
S35	ELEVATOR VESTIBULE	8' - 6"	6' - 4"	7
S39	ROOF TOP PATIO	7' - 2"	5' - 0"	7
S40	ROOF TOP PATIO	8' - 0"	8' - 4"	7

6 S36-S38 REMOVED FROM PROJECT

7

4.3.20

ARCHITECT — TRi ARCHITECTS
STRUCTURAL ENGINEER — BOB D CAMPBELL & COMPANY
CIVIL ENGINEER — RENAISSANCE INFRASTRUCTURE CONSULTING
GENERAL CONTRACTOR — BRINKMANN CONSTRUCTORS
MECHANICAL ENGINEER — LATIMER SOMMERS & ASSOCIATES
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DATE: 7.29.19

REVISIONS 6

	SHELL PACKAGE	7.29.19
6	REVISION 1	12.20.19
7	REVISION 2	1.24.20
8	REVISION 3	4.3.2020

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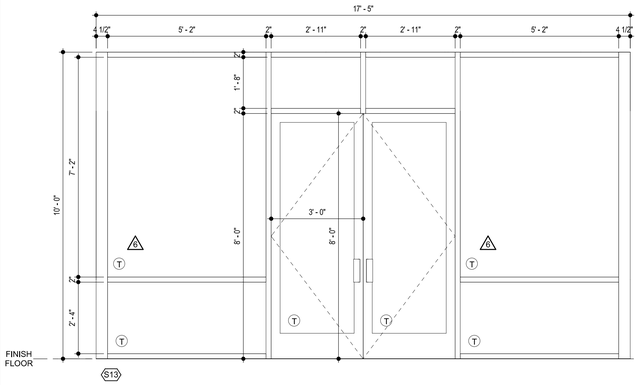
TRi PROJECT NO. 18-046

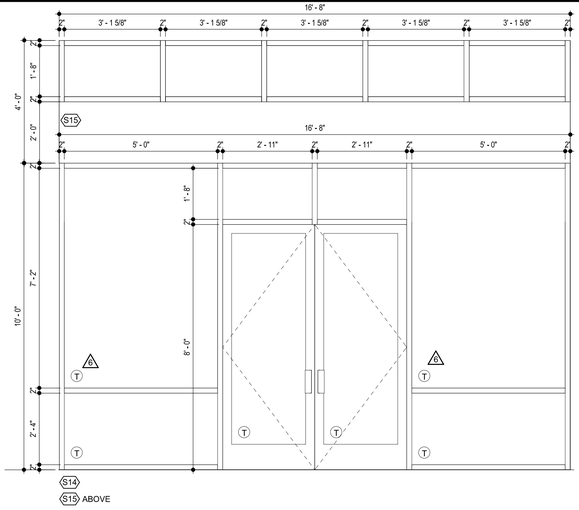
SHEET NO.

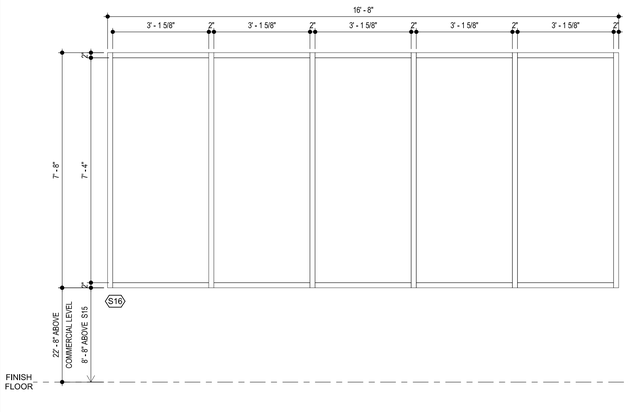
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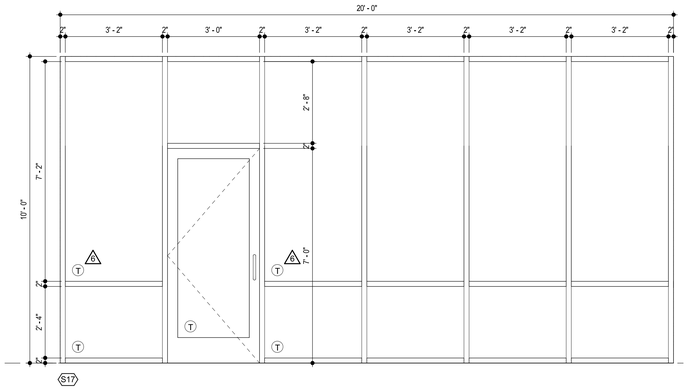
WINDOW AND STOREFRONT SCHEDULE

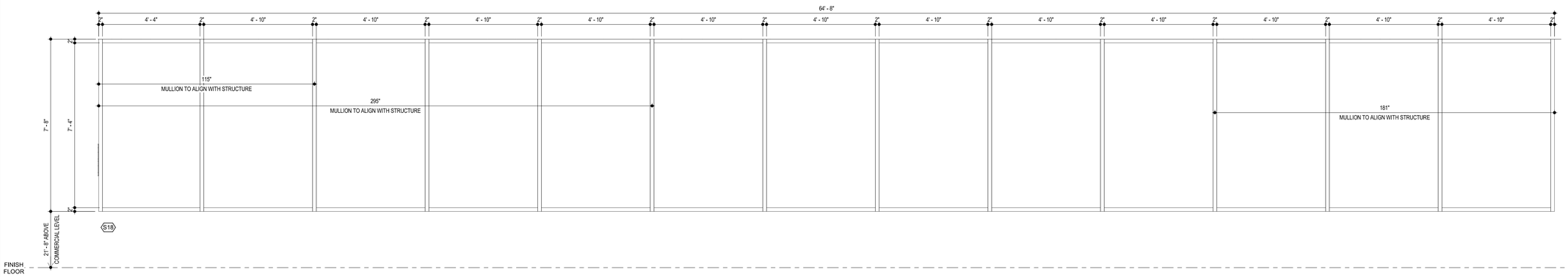
STOREFRONT ELEVATIONS

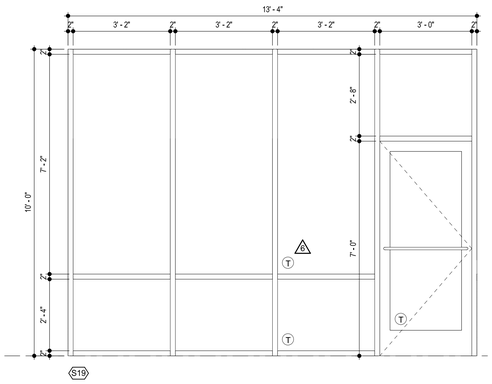


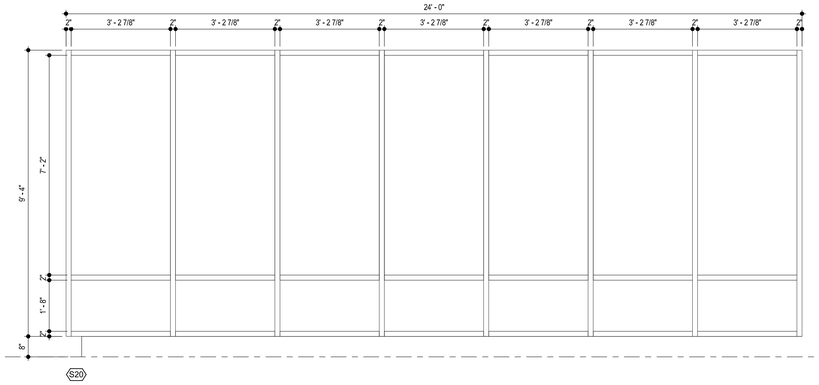


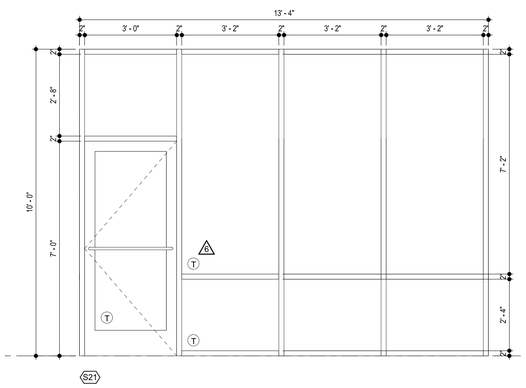












STOREFRONT SCHEDULE

TYPE	LOCATION	HEIGHT	LENGTH	COMMENTS
S1	RETAIL	10' - 0"	9' - 5"	
S2	RETAIL	10' - 0"	29' - 4"	
S3	RETAIL	10' - 0"	6' - 2"	
S4	RETAIL	10' - 0"	9' - 5"	
S5	RETAIL	10' - 0"	20' - 0"	
S6	RETAIL	10' - 0"	10' - 8"	
S7	RETAIL	10' - 0"	10' - 8"	
S8	RETAIL	10' - 0"	8' - 10"	
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S10	LEASING OFFICE	7' - 4"	3' - 4"	
S11	LEASING OFFICE	10' - 0"	10' - 0"	
S11a	LEASING OFFICE	9' - 4"	10' - 0"	
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S36-S38 REMOVED FROM PROJECT

GENERAL NOTES WINDOWS

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4.3.20

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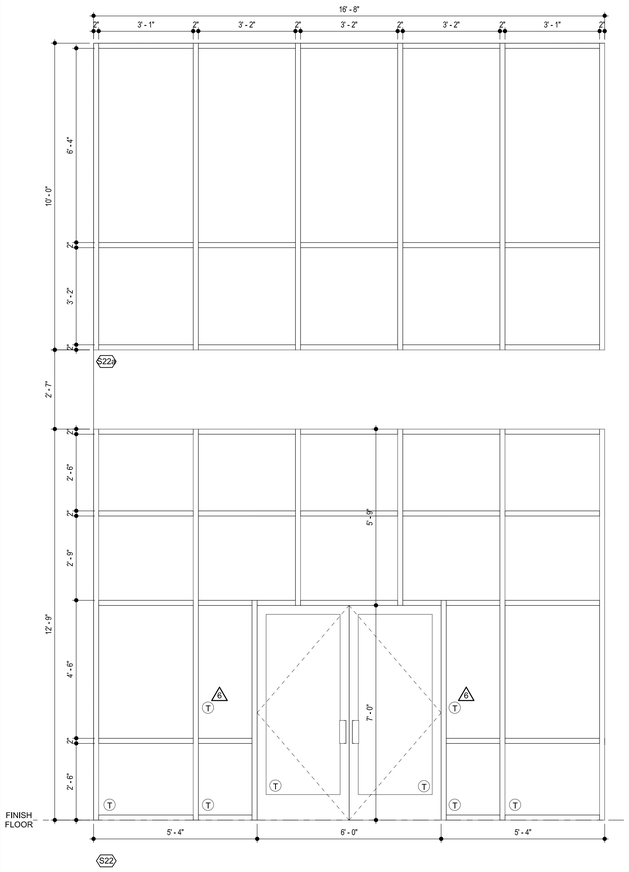
TR¡ PROJECT NO. 18-046

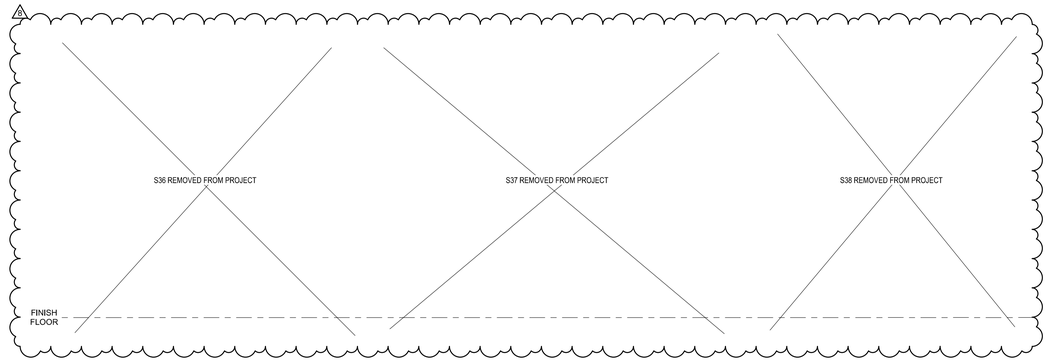
SHEET NO.

A015

STOREFRONT SCHEDULE

STOREFRONT ELEVATIONS





STOREFRONT SCHEDULE				
TYPE	LOCATION	HEIGHT	LENGTH	COMMENTS
S1	RETAIL	10' - 0"	9' - 5"	
S2	RETAIL	10' - 0"	29' - 4"	
S3	RETAIL	10' - 0"	6' - 2"	
S4	RETAIL	10' - 0"	9' - 5"	
S5	RETAIL	10' - 0"	20' - 0"	
S6	RETAIL	10' - 0"	10' - 8"	
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6 S36-S38 REMOVED FROM PROJECT

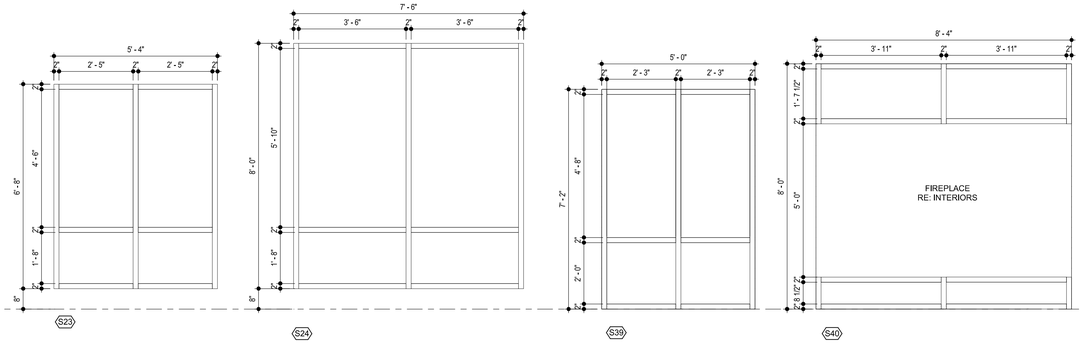
GENERAL NOTES WINDOWS

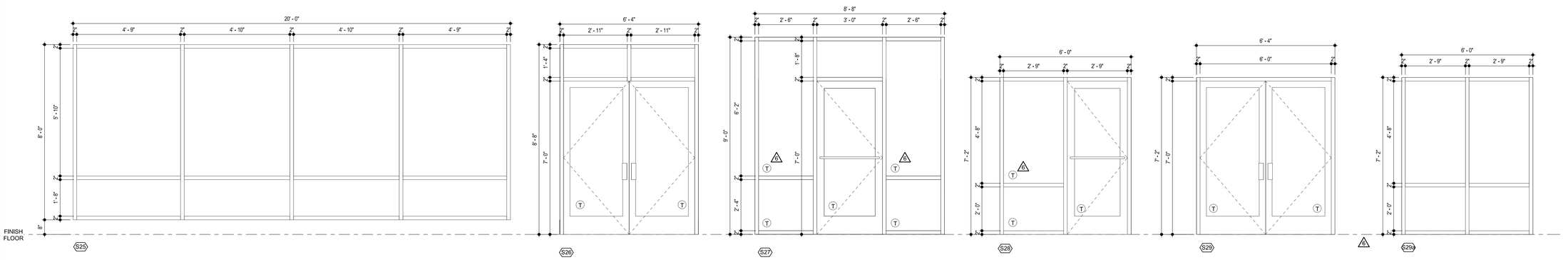
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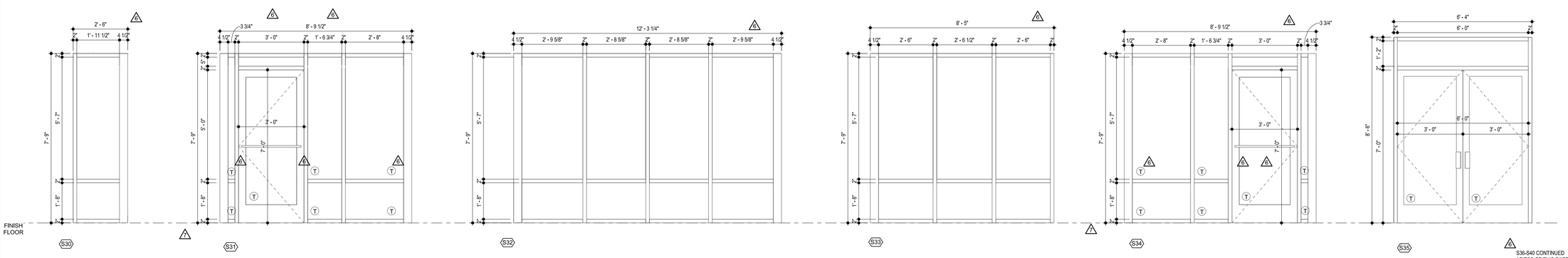
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D. 4" RESTRICTOR ON BOTTOM OF DOUBLE HUNG WINDOWS.







FINISH FLOOR

6 S36-S40 CONTINUED AT TOP OF THIS PAGE

TR¡ ARCHITECTS — ARCHITECT
BOB D CAMPBELL & COMPANY — STRUCTURAL ENGINEER
RENAISSANCE INFRASTRUCTURE CONSULTING — CIVIL ENGINEER
BRINKMANN CONSTRUCTORS — GENERAL CONTRACTOR
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DATE: 7.29.19

REVISIONS 6

	SHELL PACKAGE	7.29.19
6	REVISION 1	12.20.19
7	REVISION 2	1.24.20
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DWG BY MKSS

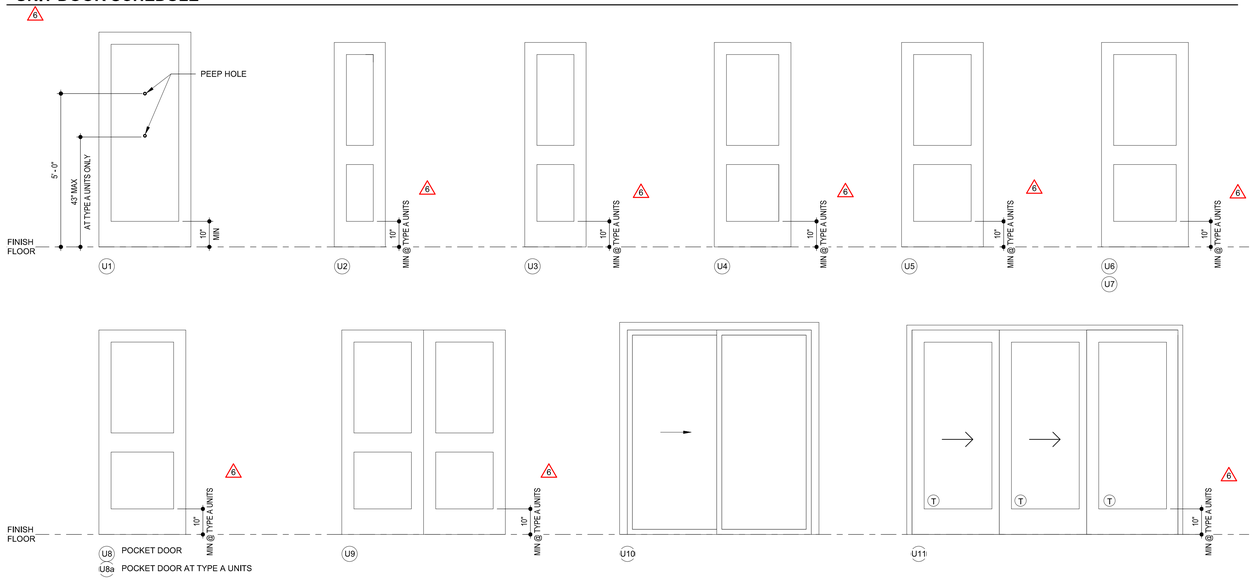
TR¡ PROJECT NO. 18-046

SHEET NO.

A016

STOREFRONT SCHEDULE

UNIT DOOR SCHEDULE



UNIT DOOR SCHEDULE

	DOORS							FRAMES				
TYPE	MAT'L.	WIDTH	HEIGHT	THICKNESS	HARDWARE SET	LAB.	6 REMARKS	TYPE	MAT'L.	HEAD	JAMBS	LAB.
U1	WD	3' - 0"	7' - 0"	1 3/4"	R01	20 MIN	1, 7, 8	3	HM	5 / A031	5 / A031	20 MIN
U2	WD	1' - 8"	6' - 8"	1 3/8"	R05		7	3	WD	7 / A031	7 / A031	
U3	WD	2' - 0"	6' - 8"	1 3/8"	R05		7	3	WD	7 / A031	7 / A031	
U4	WD	2' - 6"	6' - 8"	1 3/8"	R05		7	3	WD	7 / A031	7 / A031	
U5	WD	2' - 8"	6' - 8"	1 3/8"	R05		7	3	WD	7 / A031	7 / A031	
U6	WD	2' - 10"	6' - 8"	1 3/8"	R05		7	3	WD	7 / A031	7 / A031	
U7	WD	2' - 10"	6' - 8"	1 3/8"	R04		7	3	WD	7 / A031	7 / A031	
U8	WD	2' - 10"	6' - 8"	1 3/8"	R06		2, 7	3	WD	9 / A031	10 / A031	
U8a	WD	3' - 0"	6' - 8"	1 3/8"	R013		2, 7, 9	3	WD	9 / A031	10 / A031	
U9	WD	5' - 4"	6' - 8"	1 3/8"	R08		3, 7	3	WD	7 / A031	7 / A031	
U10	ALUM	6' - 0"	6' - 8"	1 3/8"	R02		4, 5	-	ALUM	2,3,6,&7 / A030	2,3,6,&7 / A030	
U11	WD/GL	9' - 0"	6' - 8"	1 3/8"	R10		6, 7	3	WD	7 / A031	7 / A031	

REMARKS:

1. HOLLOW METAL FRAME WITH WOOD TRIM APPLIED
2. SLIDING POCKET DOOR
3. PAIR OF DOORS
4. ACCESSIBLE DOOR THRESHOLD AT UNITS F1-TYPE A AND B2-TYPE A
5. REFER TO ELEVATIONS AND WALL SECTIONS FOR MATERIAL AT BALCONY DOOR U10
6. (3) 3'-0" X 6' - 8" MOLDED WOOD DOORS, PAINTED
7. MOLDED WOOD DOOR, PAINTED
8. DOOR TO BE SMOKE AND DRAFT CONTROL RATED
9. DOOR TO HAVE STOPPED TO NOT RECESS INTO WALL FULLY. CLEAR OPENING TO BE 32" MIN.

ARCHITECT
TR¡ ARCHITECTS

STRUCTURAL ENGINEER
BOB D CAMPBELL & COMPANY

CIVIL ENGINEER
RENAISSANCE INFRASTRUCTURE CONSULTING

GENERAL CONTRACTOR
BRINKMANN CONSTRUCTORS

MECHANICAL ENGINEER
LATIMER SOMMERS & ASSOCIATES

PLUMBING ENGINEER
LATIMER SOMMERS & ASSOCIATES

ELECTRICAL ENGINEER
LATIMER SOMMERS & ASSOCIATES

1.24.20

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DATE: 7.29.19

REVISIONS 6

	SHELL PACKAGE	7.29.19
6	REVISION 1	12.20.19
7	REVISION 2	1.24.20

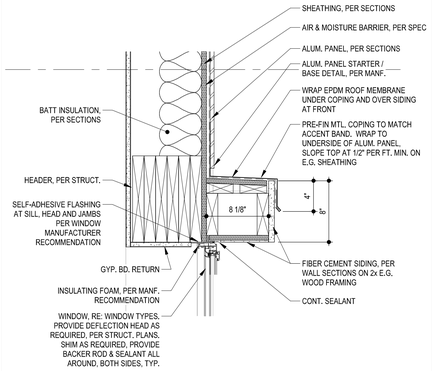
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TR¡ PROJECT NO. 18-046

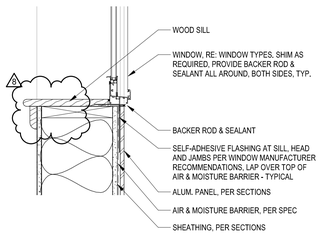
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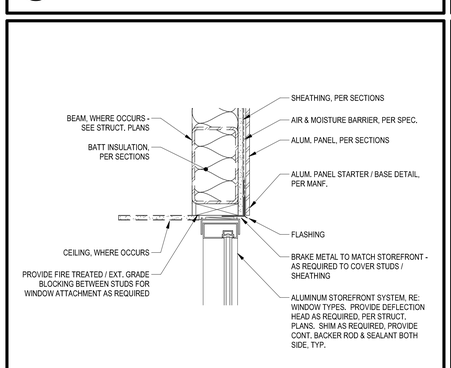
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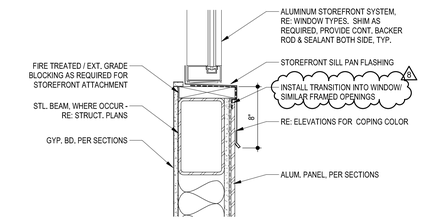
1 **WINDOW HEAD at ALUM. SIDING / EYEBROW**
SCALE: 1 1/2" = 1'-0"



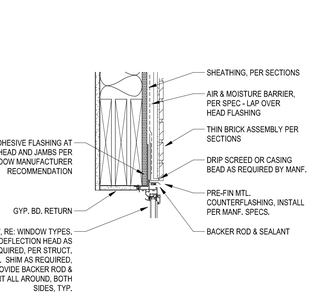
2 **WINDOW SILL at ALUM. SIDING (JAMB SIM.)**
SCALE: 1 1/2" = 1'-0"



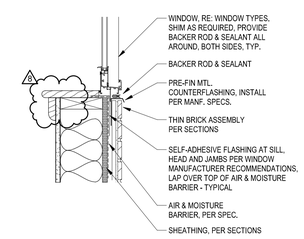
3 **STOREFRONT HEAD at ALUM. SIDING**
SCALE: 1 1/2" = 1'-0"



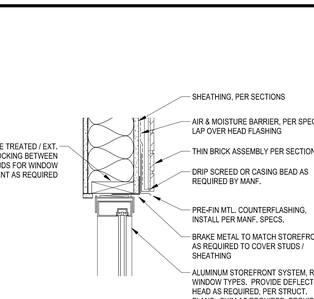
4 **STOREFRONT SILL at ALUM. SIDING**
SCALE: 1 1/2" = 1'-0"



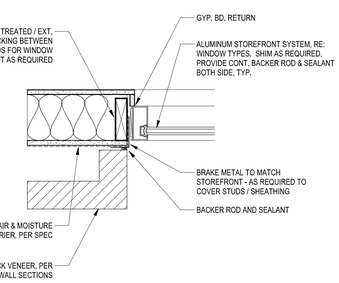
5 **WINDOW HEAD at THIN BRICK**
SCALE: 1 1/2" = 1'-0"



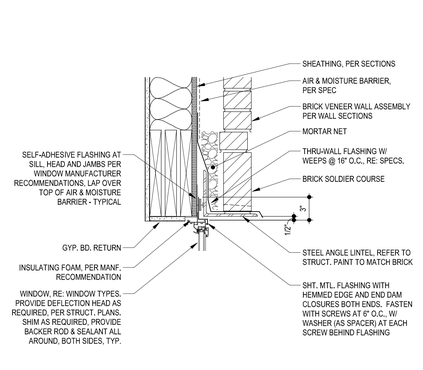
6 **WINDOW SILL at THIN BRICK (JAMB SIM.)**
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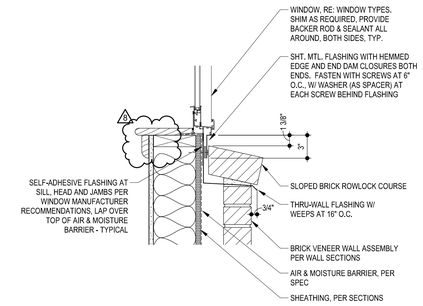
7 **STOREFRONT HEAD at THIN BRICK (JAMB SIM.)**
SCALE: 1 1/2" = 1'-0"



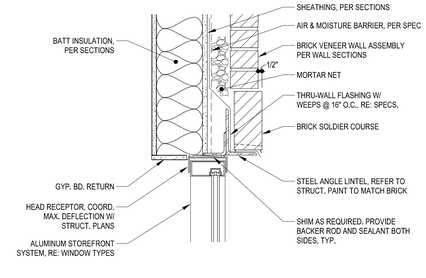
8 **STOREFRONT JAMB at BRICK**
SCALE: 1 1/2" = 1'-0"



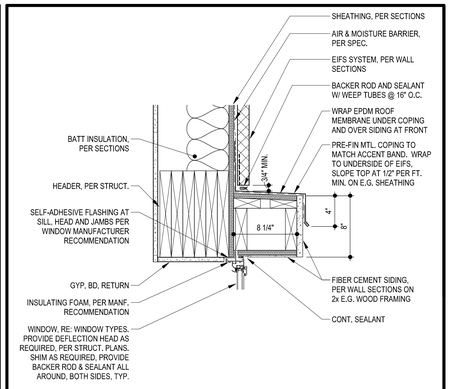
9 **WINDOW HEAD at BRICK**
SCALE: 1 1/2" = 1'-0"



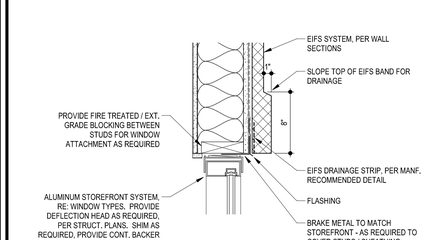
10 **WINDOW SILL at BRICK ROWLOCK**
SCALE: 1 1/2" = 1'-0"



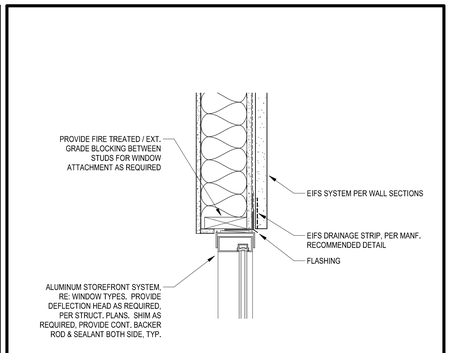
12 **STOREFRONT HEAD at BRICK**
SCALE: 1 1/2" = 1'-0"



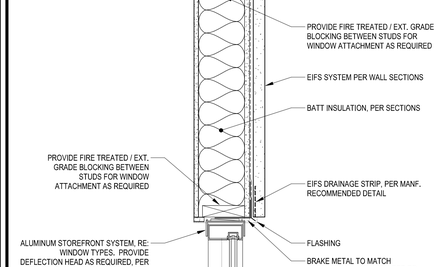
17 **WINDOW HEAD at EIFS / EYEBROW**
SCALE: 1 1/2" = 1'-0"



18 **STOREFRONT HEAD at EIFS ACCENT**
SCALE: 1 1/2" = 1'-0"



15 **WINDOW HEAD at EIFS ACCENT**
SCALE: 1 1/2" = 1'-0"



19 **STOREFRONT HEAD at EIFS (JAMB SIM.)**
SCALE: 1 1/2" = 1'-0"

16 **WINDOW SILL at EIFS ACCENT**
SCALE: 1 1/2" = 1'-0"

20 **STOREFRONT HEAD/SILL at EIFS TRANSOM**
SCALE: 1 1/2" = 1'-0"

TR¡ ARCHITECTS — ARCHITECT
BOB D CAMPBELL & COMPANY — STRUCTURAL ENGINEER
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BRINKMANN CONSTRUCTORS — GENERAL CONTRACTOR
LATIMER SOMMERS & ASSOCIATES — MECHANICAL ENGINEER
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REVISIONS

	SHELL PACKAGE	7.29.19
8	REVISION 3	4.3.2020

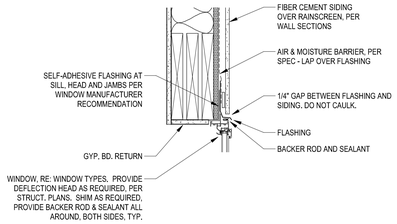
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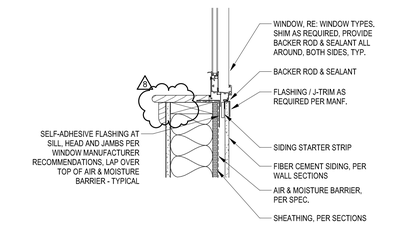
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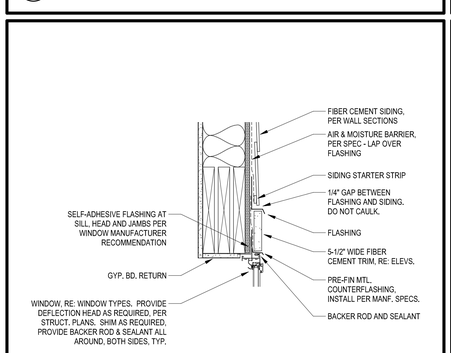
WINDOW DETAILS



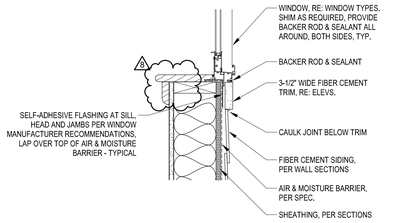
1 WINDOW HEAD at F.C. SIDING
SCALE: 1 1/2" = 1'-0"



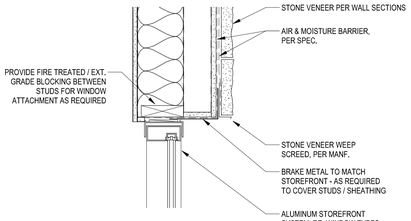
2 WINDOW SILL at F.C. SIDING (JAMB SIM.)
SCALE: 1 1/2" = 1'-0"



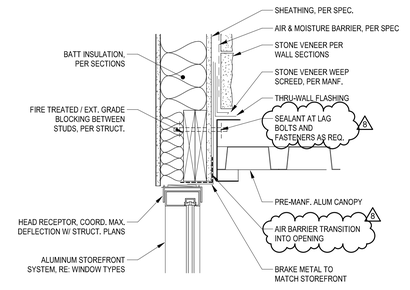
3 WINDOW HEAD at F.C. SIDING W/ TRIM
SCALE: 1 1/2" = 1'-0"



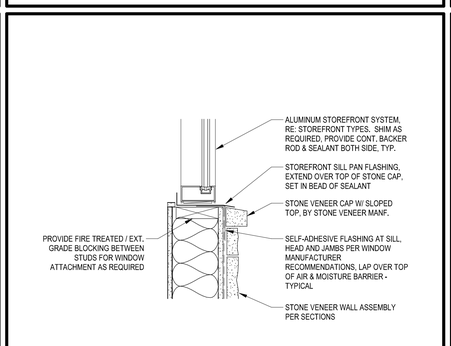
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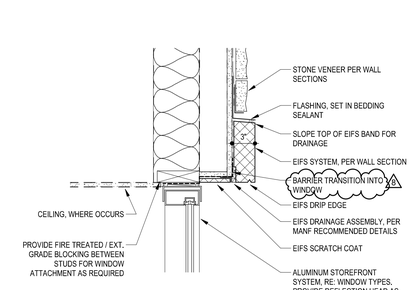
5 STOREFRONT HEAD at STONE (JAMB SIM.)
SCALE: 1 1/2" = 1'-0"



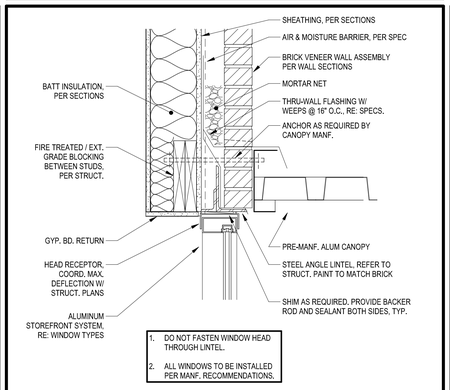
6 STOREFRONT HEAD at STONE / CANOPY
SCALE: 1 1/2" = 1'-0"



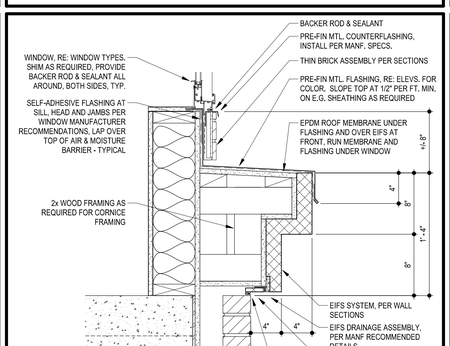
7 STOREFRONT SILL at STONE VENEER W/ CAP
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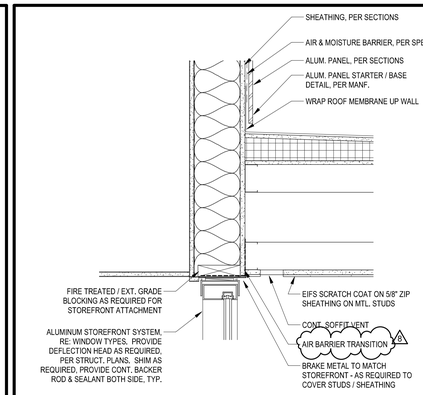
9 STOREFRONT HEAD at STONE / EIFS ACCENT
SCALE: 1 1/2" = 1'-0"



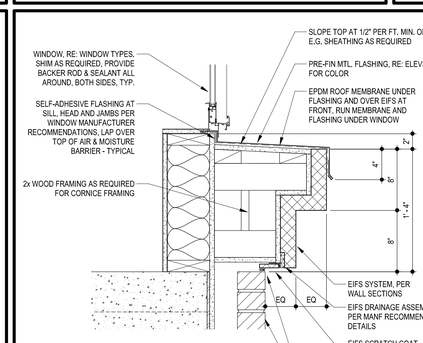
10 STOREFRONT HEAD at BRICK / CANOPY
SCALE: 1 1/2" = 1'-0"



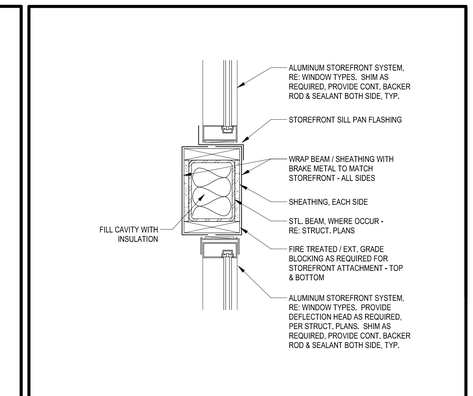
11 WINDOW SILL at EIFS CORNICE / BRICK SILL
SCALE: 1 1/2" = 1'-0"



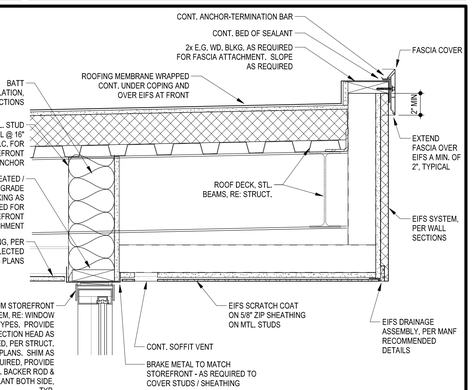
14 STOREFRONT HEAD at INTERIOR VEST.
SCALE: 1 1/2" = 1'-0"



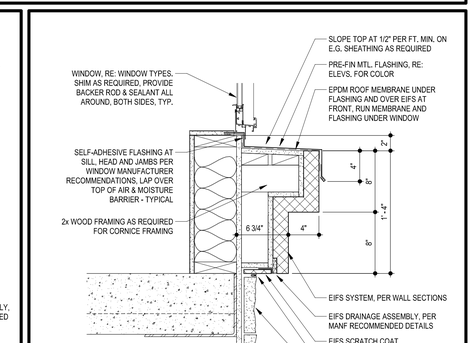
15 WINDOW SILL at EIFS CORNICE / SHT MTL SILL
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13 STOREFRONT HEAD at EIFS SOFFIT / CANOPY
SCALE: 1 1/2" = 1'-0"

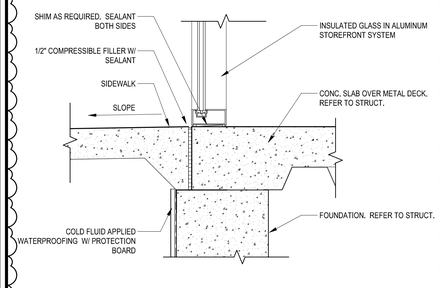


18 STOREFRONT HEAD at CLUBHOUSE CANOPY
SCALE: 1 1/2" = 1'-0"

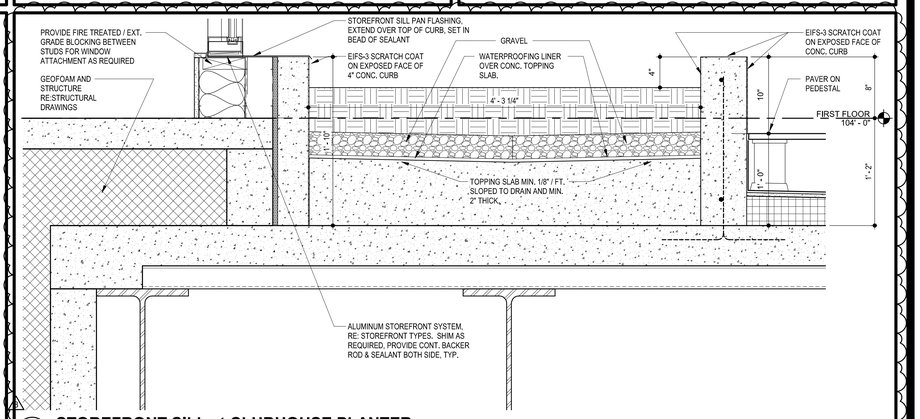


19 WINDOW SILL at EIFS CORNICE / STONE
SCALE: 1 1/2" = 1'-0"

DETAIL ENLARGED, NAME CHANGED, AND MOVED TO 16/A021



12 STOREFRONT SILL AT SIDEWALK
SCALE: 1 1/2" = 1'-0"



16 STOREFRONT SILL at CLUBHOUSE PLANTER
SCALE: 1 1/2" = 1'-0"

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BOB D CAMPBELL & COMPANY
RENAISSANCE INFRASTRUCTURE CONSULTING
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PLUMBING ENGINEER
ELECTRICAL ENGINEER

4.3.20

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DATE: 7.29.19

REVISIONS

#		
	SHELL PACKAGE	7.29.19
8	REVISION 3	4.3.2020

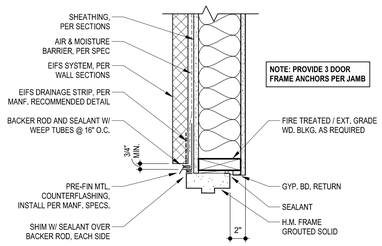
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TR¡ PROJECT NO. 18-046

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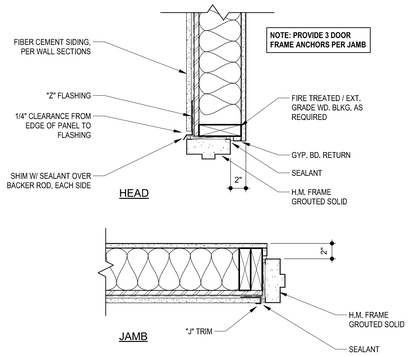
A021

WINDOW DETAILS



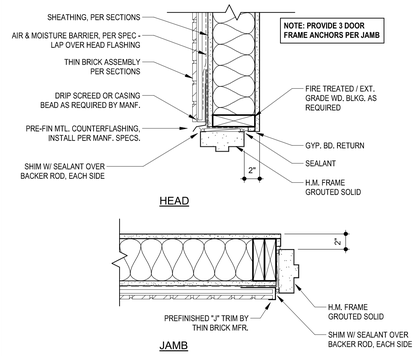
1 DOOR HEAD at EIFS (JAMB SIM.)

SCALE: 1 1/2" = 1'-0"



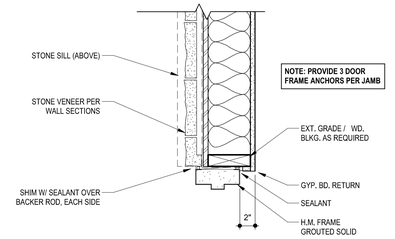
5 DOOR HEAD / JAMB at F.C. SIDING

SCALE: 1 1/2" = 1'-0"



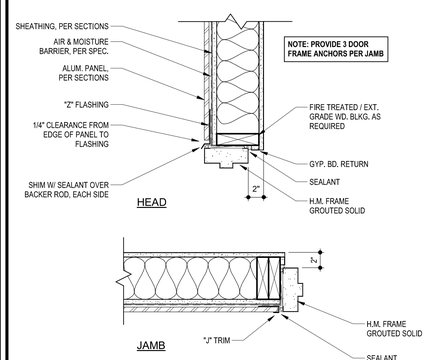
9 DOOR HEAD / JAMB at THIN BRICK

SCALE: 1 1/2" = 1'-0"



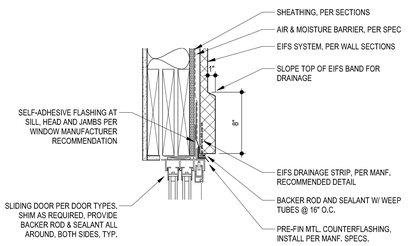
13 DOOR JAMB - STONE ON STUDS

SCALE: 1 1/2" = 1'-0"



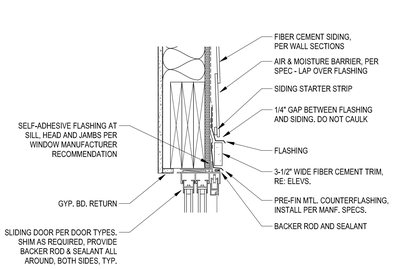
17 DOOR HEAD / JAMB at ALUM. SIDING

SCALE: 1 1/2" = 1'-0"



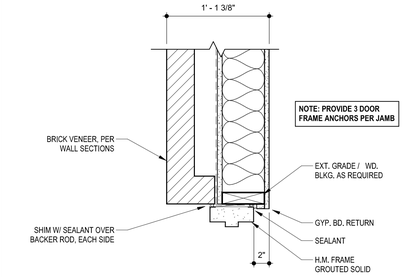
3 DOOR HEAD (PATIO) at EIFS ACCENT (JAMB SIM.)

SCALE: 1 1/2" = 1'-0"



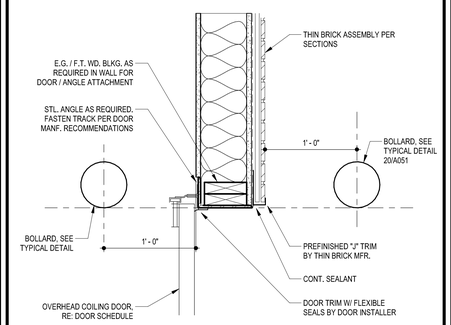
7 DOOR HEAD (PATIO) at F.C. SIDING W/ TRIM (JAMB SIM)

SCALE: 1 1/2" = 1'-0"



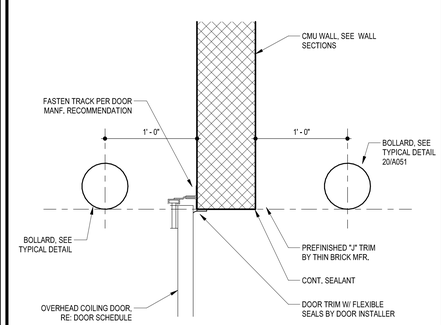
11 DOOR JAMB at BRICK / STUD

SCALE: 1 1/2" = 1'-0"



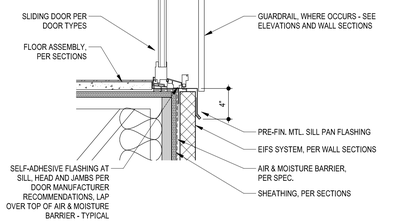
15 DOOR JAMB at O.H. DOOR

SCALE: 1 1/2" = 1'-0"



19 DOOR JAMB at O.H. DOOR / CMU

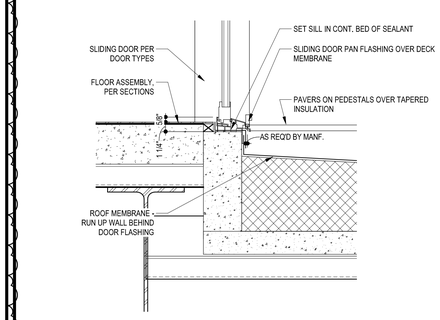
SCALE: 1 1/2" = 1'-0"



4 DOOR SILL (PATIO) at RAILING

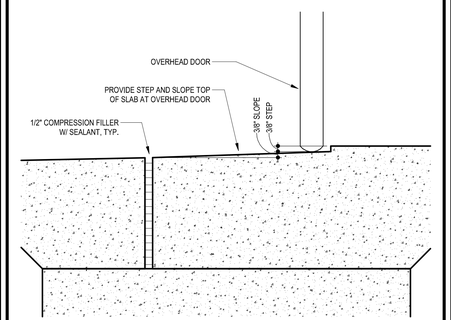
SCALE: 1 1/2" = 1'-0"

DETAIL EXPANDED AND MOVED TO 12/A032



12 DOOR SILL (PATIO) at PATIO PAVER

SCALE: 1 1/2" = 1'-0"



16 DOOR SILL at O.H. DOOR

SCALE: 3" = 1'-0"

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REVISIONS

	SHELL PACKAGE	7.29.19
8	REVISION 3	4.3.2020

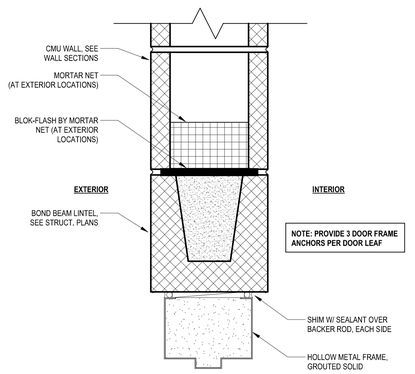
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TR¡ PROJECT NO. 18-046

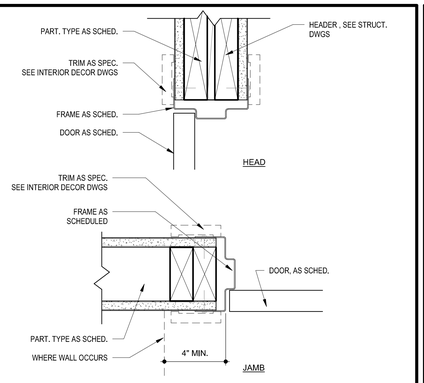
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A030

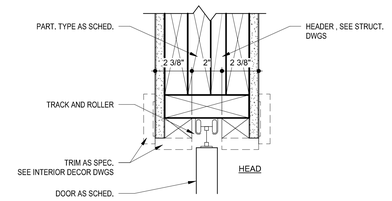
DOOR DETAILS



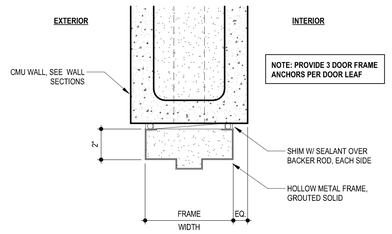
1 MASONRY DOOR HEAD
SCALE: 3" = 1'-0"



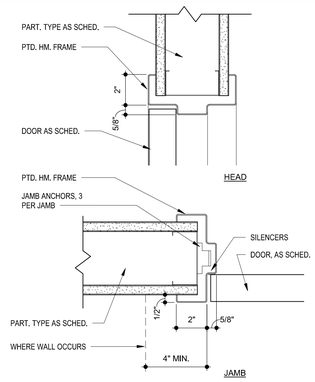
5 DOOR HEAD / JAMB - WOOD TRIM
SCALE: 3" = 1'-0"



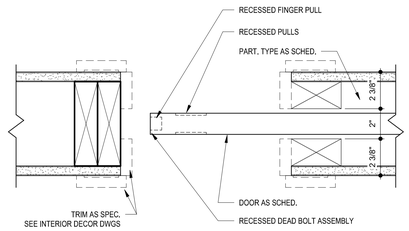
9 POCKET DOOR HEAD
SCALE: 3" = 1'-0"



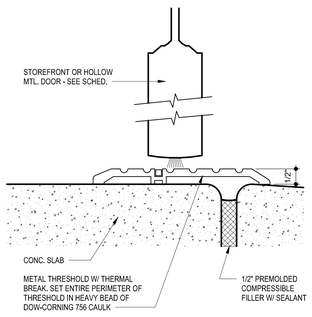
2 MASONRY DOOR JAMB
SCALE: 3" = 1'-0"



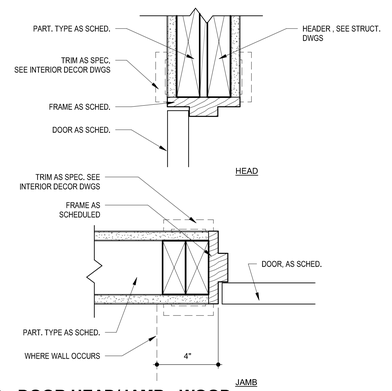
6 DOOR HEAD / JAMB DETAIL
SCALE: 3" = 1'-0"



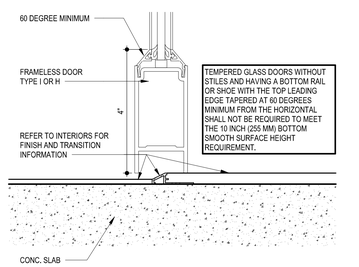
10 POCKET DOOR JAMB
SCALE: 3" = 1'-0"



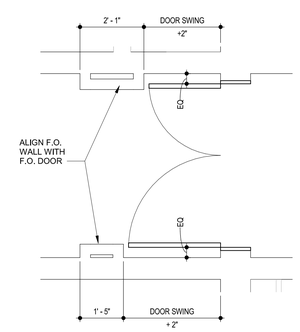
3 DOOR SILL - TYPICAL
SCALE: 6" = 1'-0"



7 DOOR HEAD/JAMB - WOOD
SCALE: 3" = 1'-0"

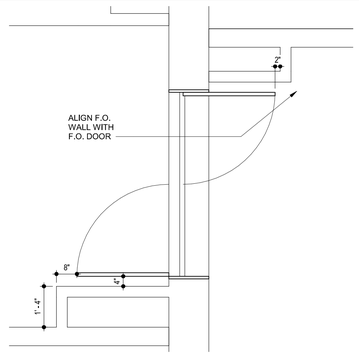


11 DOOR SILL - FRAMELESS TYPICAL
SCALE: 6" = 1'-0"



CREATE ALCOVE AT CORRIDOR DOORS WHERE INDICATED

4 FIRE DOOR ALCOVE
SCALE: 1/2" = 1'-0"



CREATE ALCOVE AT CORRIDOR DOORS WHERE INDICATED

8 FIRE DOOR ALCOVE1 @ CLUBHOUSE
SCALE: 1/2" = 1'-0"

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REVISIONS

	SHELL PACKAGE	7.29.19
6	REVISION 1	12.20.19
7	REVISION 2	1.24.20

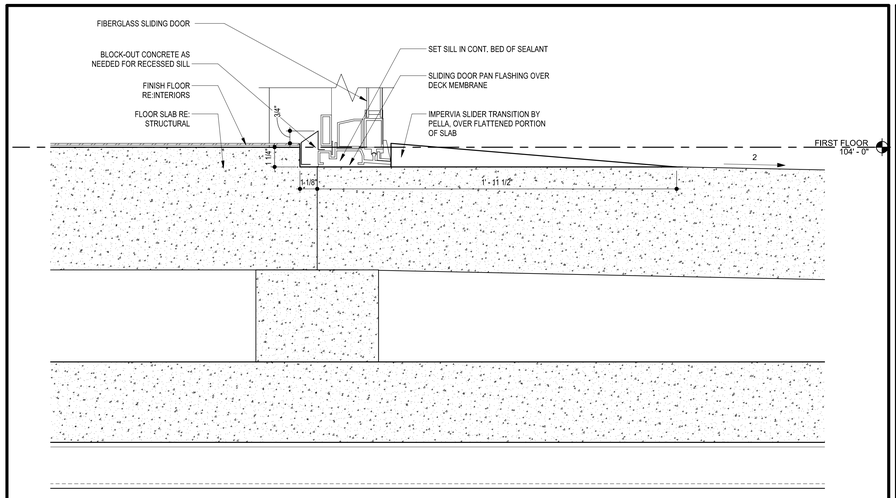
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TR¡ PROJECT NO. 18-046

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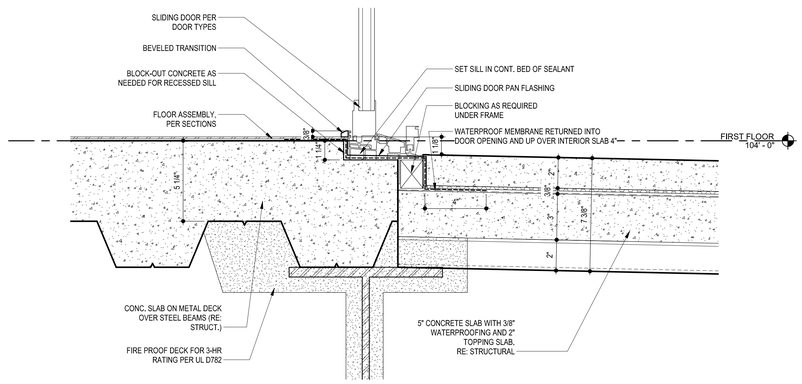
A031

DOOR DETAILS



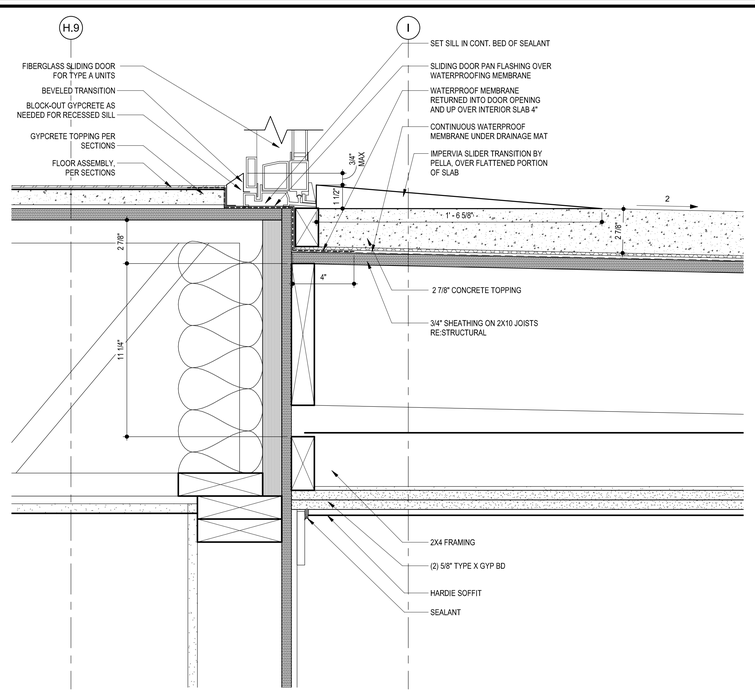
1 PATIO DOOR AT PODIUM - TYPE A UNIT

SCALE: 3" = 1'-0"



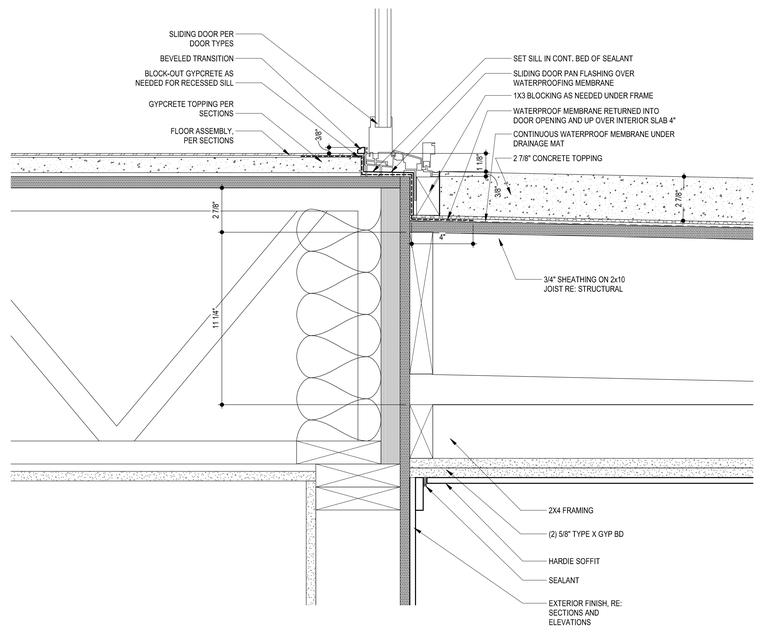
2 PATIO DOOR AT PODIUM - TYPE B UNIT

SCALE: 3" = 1'-0"



4 PATIO DOOR AT WOOD BALCONY - TYPE A UNIT

SCALE: 3" = 1'-0"



12 PATIO DOOR AT WOOD BALCONY - TYPE B UNIT

SCALE: 3" = 1'-0"

4.3.20

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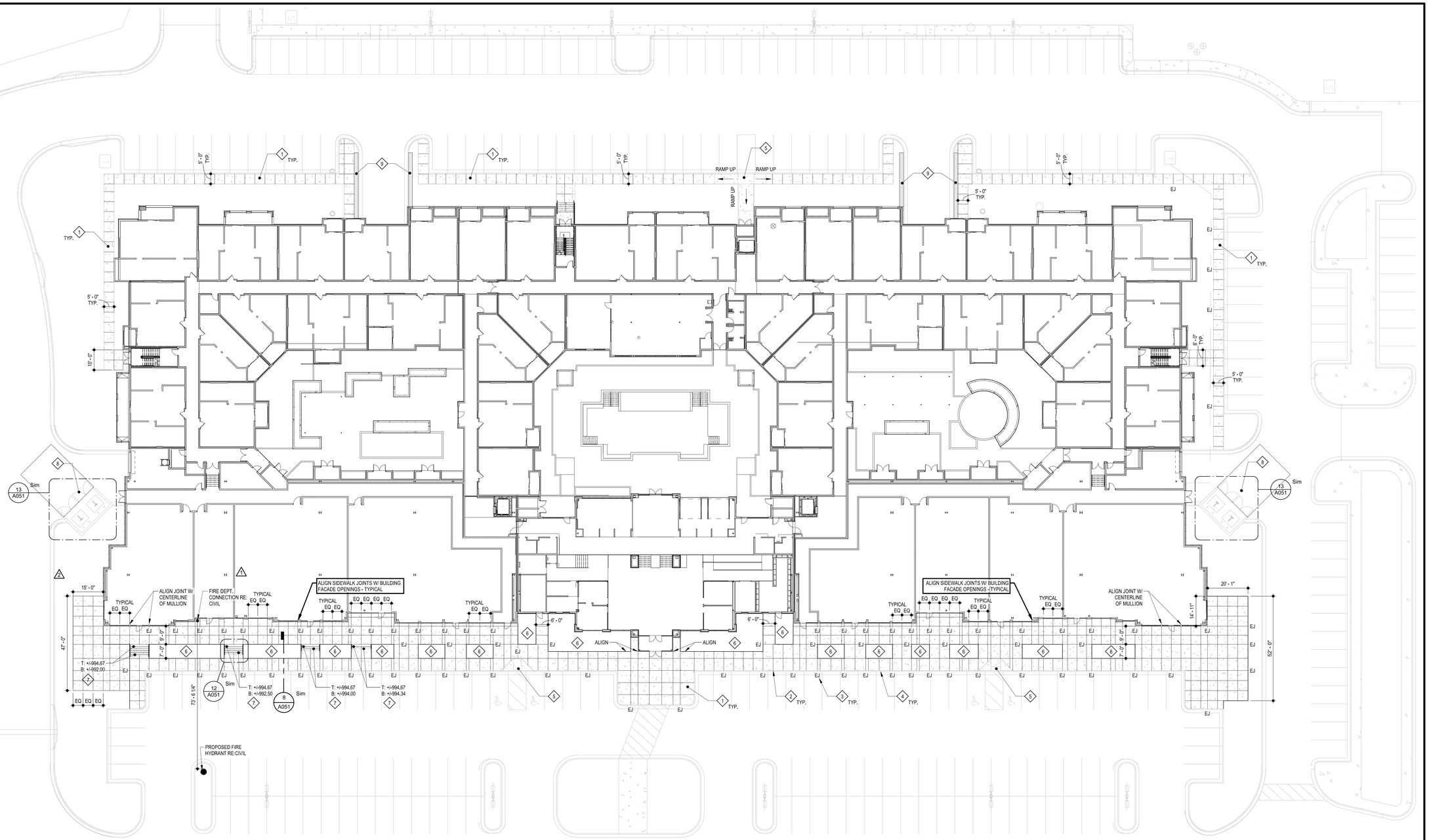
8	REVISION 3	4.3.2020

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TR¡ PROJECT NO. 18-046

SHEET NO. A032

DOOR DETAILS



4 ARCHITECTURAL SITE PLAN

SCALE: 1" = 20'-0"

NORTH

ARCH SITE PLAN GENERAL NOTES

A. REFERENCE CIVIL PLANS FOR ALL GRADES AND SITE IMPROVEMENTS, ETC.

B. ALL JOINTS INDICATED ON SIDEWALK ARE CONTROL JOINTS, UNLESS NOTED OTHERWISE. REFER TO TYPICAL DETAIL.

C. JOINTS INDICATED WITH AN 'EJ' ARE EXPANSION JOINTS, REFER TO TYPICAL DETAIL.

ARCH SITE PLAN KEYED NOTES

1. CONCRETE SIDEWALK, SEE LEGEND FOR TYPE.
2. CONTROL JOINT. SEE 10 /A051
3. EXPANSION JOINT. SEE 10 /A051
4. CONCRETE CURB, RE: CIVIL PLANS SEE 9 /A051
5. ACCESSIBLE RAMP, RE: CIVIL PLANS & RE:
6. PLANTER AREA.
7. CONCRETE STEPS. COORDINATE AND VERIFY W/ CIVIL PLANS FOR FINAL GRADES AND ALL OTHER GRADING INFO. PROVIDE HANDRAIL EACH SIDE - SEE TYPICAL DETAIL. VERIFY NUMBER OF RISERS REQUIRED WITH GRADING.
8. TRASH ENCLOSURE WITH 30' CONCRETE PAD APPROACH, LOCATE PER CIVIL PLANS.
9. RETAINING WALL, PER CIVIL PLANS

ARCH SITE PLAN LEGEND

C-1 **TYPE:** 4" CONCRETE PAVEMENT W/ 6x6, 1.4x1.4 WWF REINFORCING OVER 4" COMPACTED ROCK.
FINISH: STANDARD GRAY CONCRETE W/ BROOM FINISH
TOOLED PATTERN: 1/4" TOOLED JOINTS @ 5'-0" O.C. UNLESS NOTED OTHERWISE & EXPANSION JOINTS AT +/-20'-0" MAX.
TOP COAT: T.B.D.

STATE OF MISSOURI
JOHN MICHAEL RICHARDSON
NUMBER A-6014
REGISTERED ARCHITECT

9/11/19

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BRINKMANN CONSTRUCTORS	GENERAL CONTRACTOR
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REVISIONS

	SHELL PACKAGE	7.29.19
1	BUILDING PERMIT COMMENTS	9.6.19
2	FDP RESUBMITTAL	9.11.19

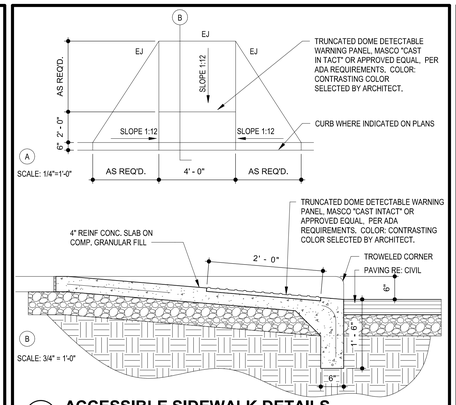
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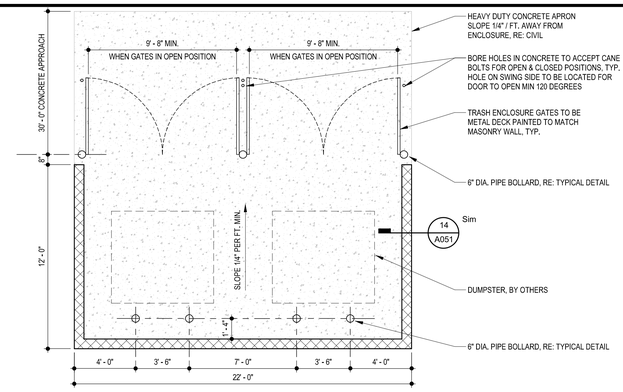
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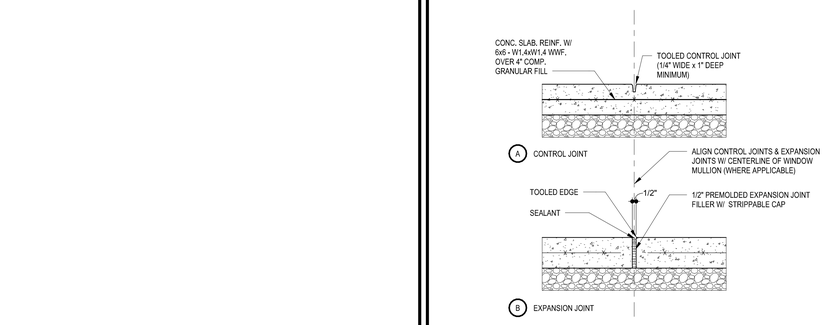
ARCHITECTURAL SITE PLAN



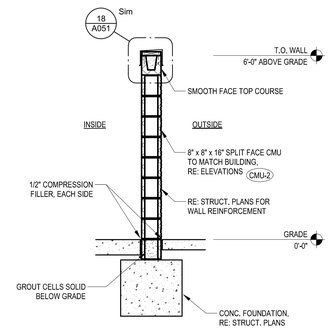
9 ACCESSIBLE SIDEWALK DETAILS
SCALE: 1/4" = 1'-0"



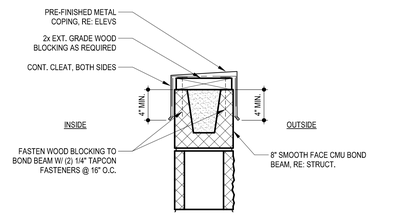
13 TRASH ENCLOSURE PLAN
SCALE: 1/4" = 1'-0"



10 SIDEWALK JOINT DETAIL
SCALE: 1 1/2" = 1'-0"



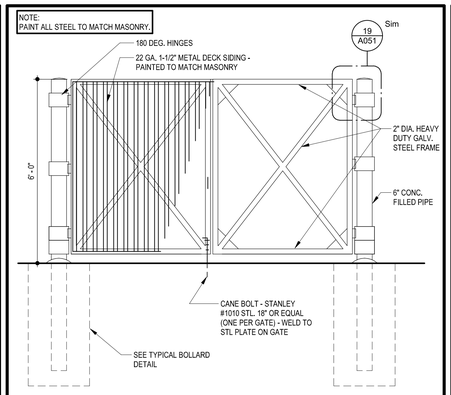
14 TRASH ENCLOSURE SECTION
SCALE: 1/2" = 1'-0"



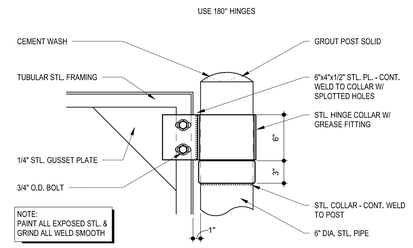
18 TRASH ENCLOSURE COPING DETAIL
SCALE: 1 1/2" = 1'-0"



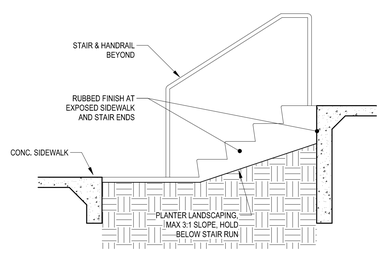
11 CURB SECTION @ LANDSCAPING
SCALE: 1" = 1'-0"



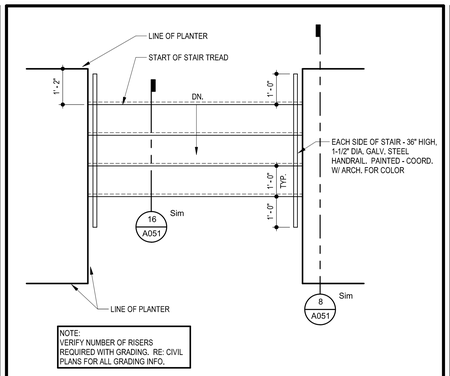
15 TRASH ENCLOSURE GATE ELEVATION
SCALE: 1/2" = 1'-0"



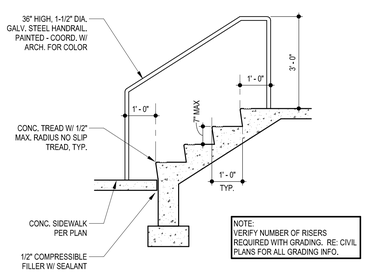
19 HINGE DETAIL
SCALE: 1 1/2" = 1'-0"



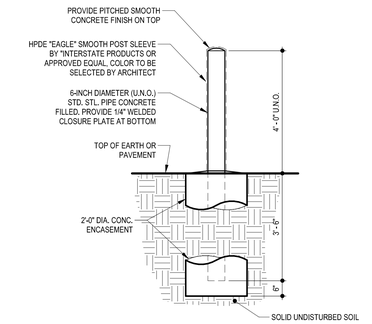
8 PLANTER SECTION - SIDEWALK
SCALE: 1/2" = 1'-0"



12 STAIR PLAN - SIDEWALK
SCALE: 1/2" = 1'-0"



16 STAIR SECTION - SIDEWALK
SCALE: 1/2" = 1'-0"



20 BOLLARD DETAIL
SCALE: 1/2" = 1'-0"

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STATE OF MISSOURI — JOHN MICHAEL RICHARDSON — NUMBER A-2007018722 — REGISTERED ARCHITECT
7/29/19

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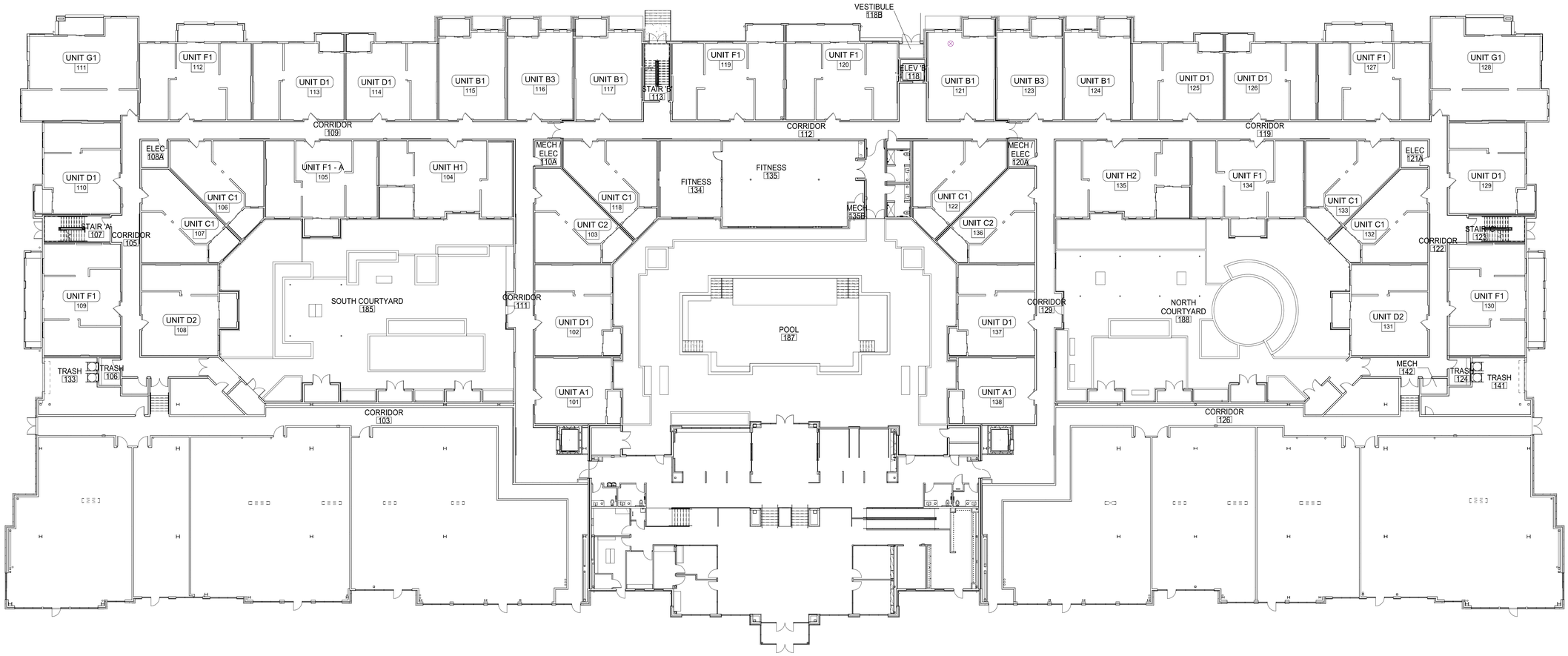
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SHEET NO.

A051

SITE DETAILS



1 **ADDRESS PLAN - FIRST FLOOR**
SCALE: 1/16" = 1'-0"

1.24.20

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7	REVISION 2	1.24.20

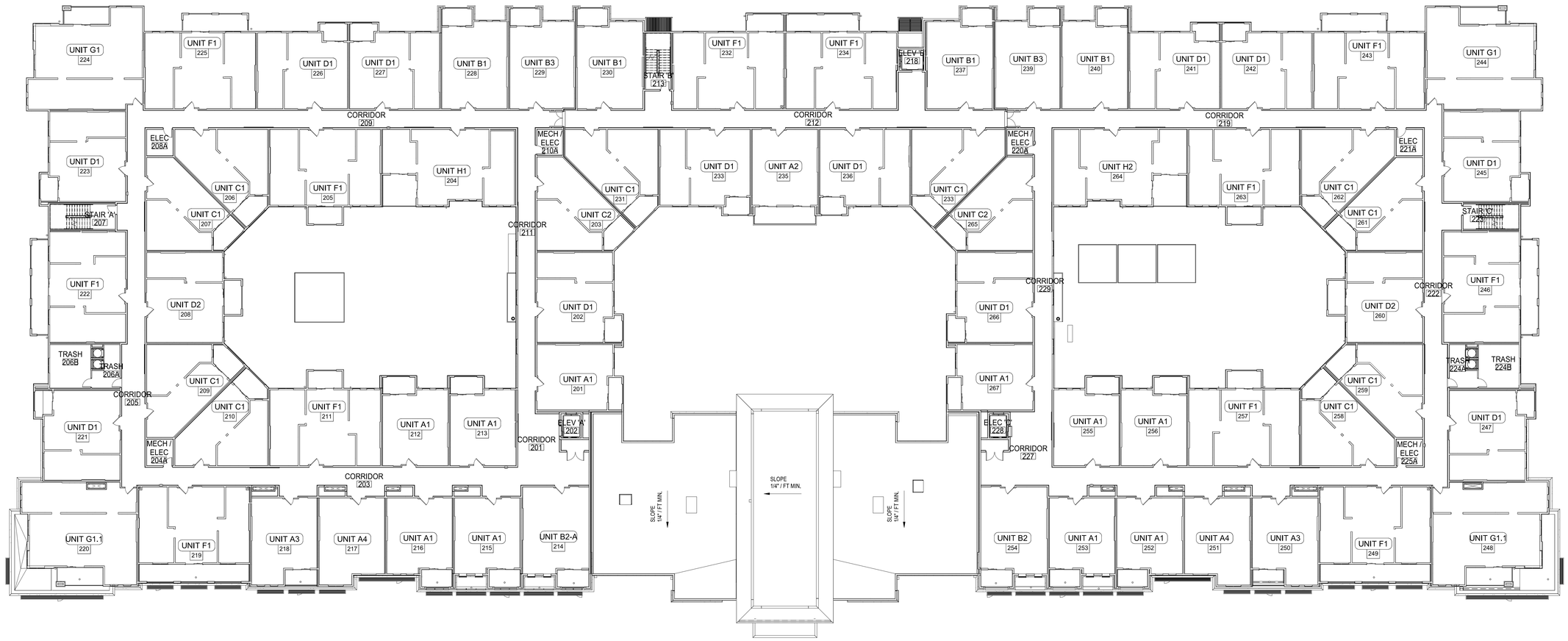
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TR;i PROJECT NO. 18-046

SHEET NO.

A052

ADDRESS PLAN - FIRST FLOOR



1 ADDRESS PLAN - SECOND FLOOR PLAN

SCALE: 1/16" = 1'-0"

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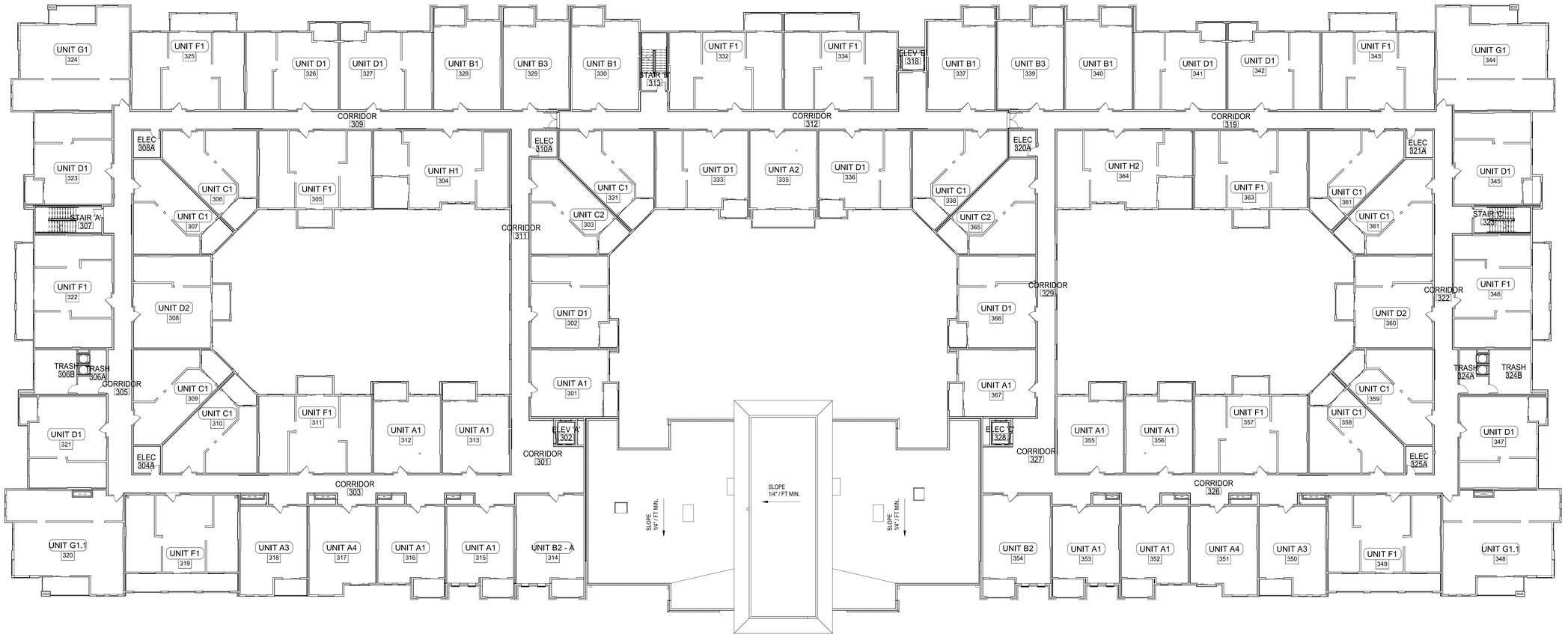
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7	REVISION 2	1.24.20

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TR¡ PROJECT NO. 18-046

SHEET NO. A053

ADDRESS PLAN - SECOND FLOOR



1 ADDRESS PLAN - THIRD FLOOR

SCALE: 1/16" = 1'-0"

1.24.20

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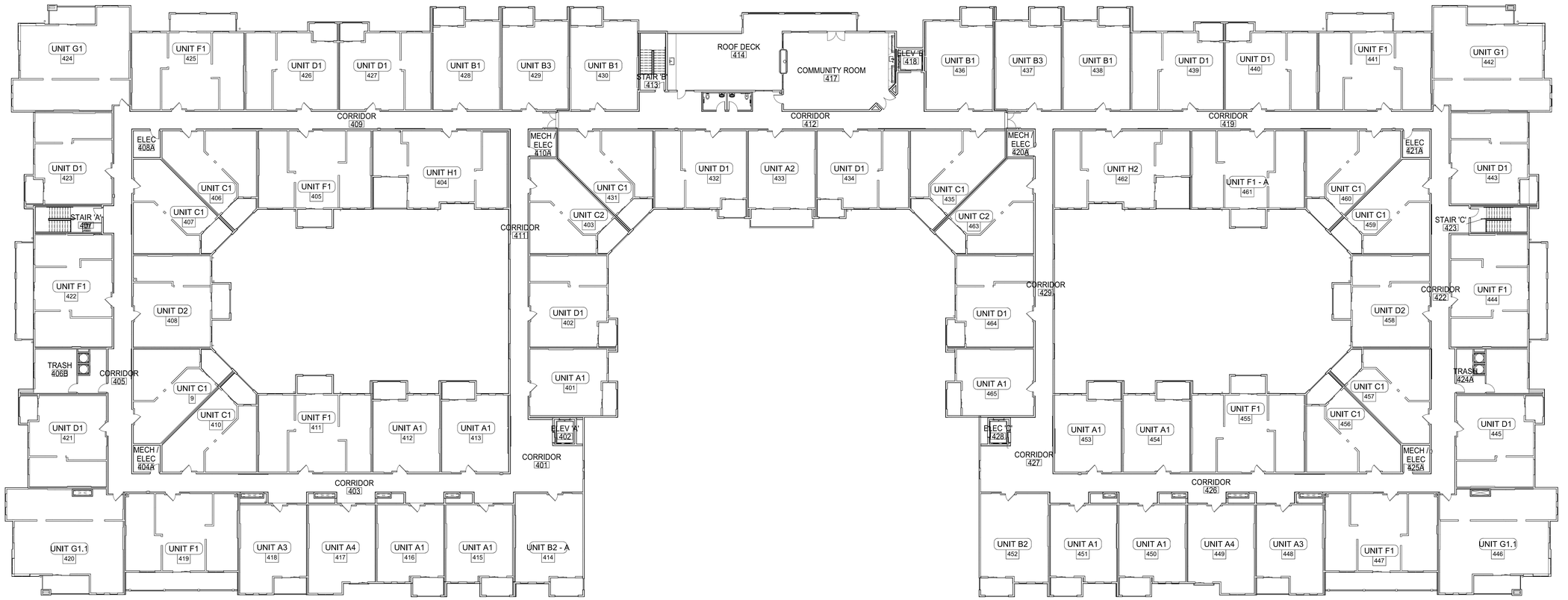
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TR¡ PROJECT NO. 18-046

SHEET NO.

A054

ADDRESS PLAN - THIRD FLOOR



1 ADDRESS PLAN - FOURTH FLOOR

SCALE: 1/16" = 1'-0"

1.24.20

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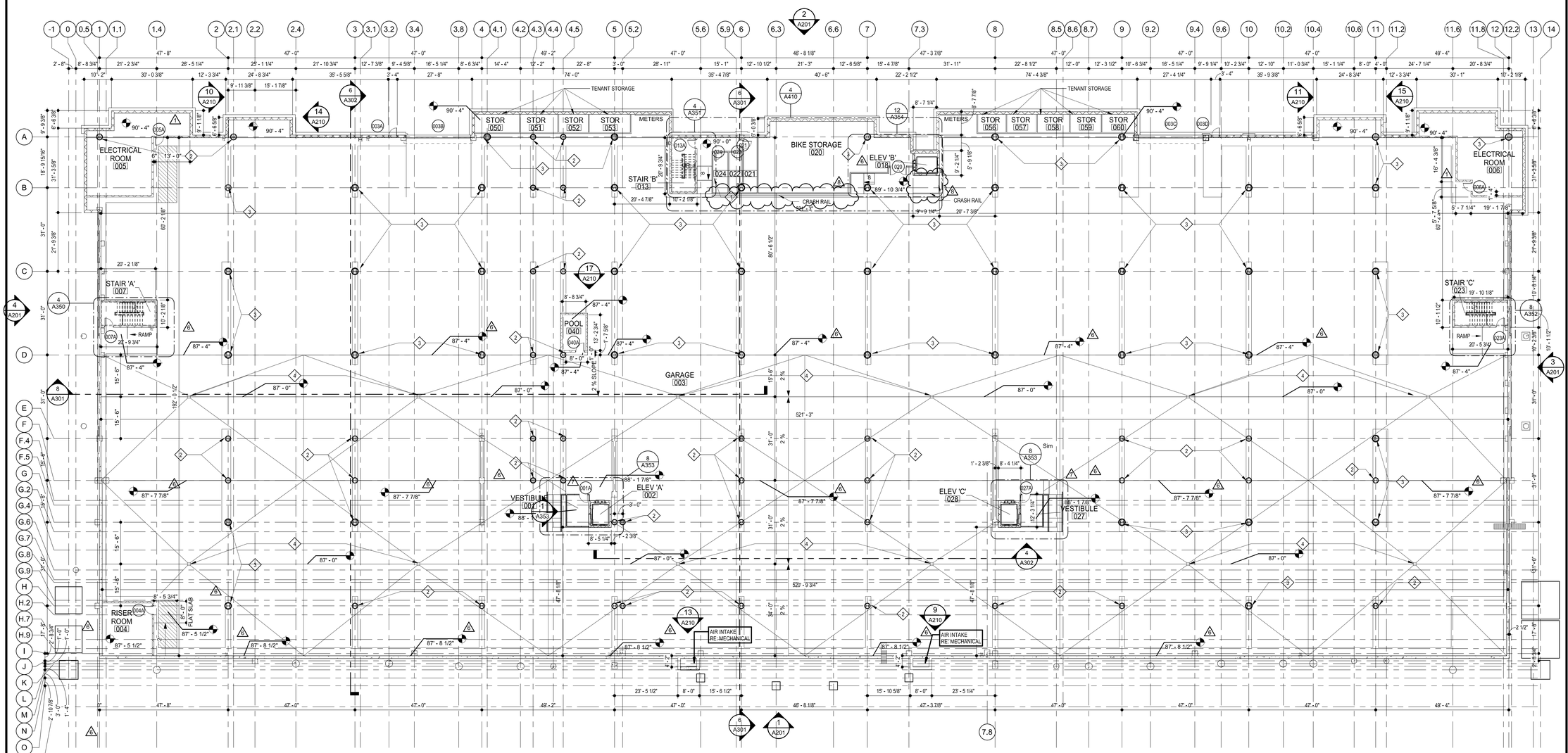
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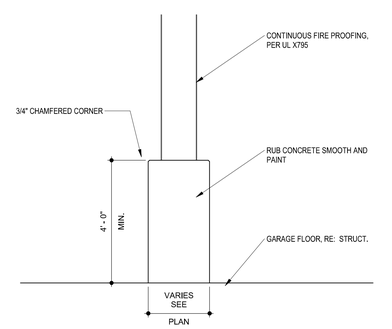
A055

ADDRESS PLAN - FOURTH FLOOR



3 GARAGE PLAN

SCALE: 1/16" = 1'-0"



4 CONCRETE BASE AT GARAGE COLUMNS

SCALE: 1/2" = 1'-0"

KEYED NOTES

1. CONCRETE WALL TO 3'-0" A.F.F.
2. 2'-0" DIA. CONCRETE COLUMN WRAP TO 4'-0" A.F.F PER IBC TABLE 722.5.1(7). SEE 4/A101A
3. 2'-6" DIA. CONCRETE COLUMN WRAP TO 4'-0" A.F.F PER IBC TABLE 722.5.1(7). SEE 4/A101A
4. DRAIN - COORDINATE WITH PLUMBING PLANS FOR FINAL DESIGN.
5. SPRAY-ON FIRE PROOFING ON ALL EXPOSED STEEL COLUMNS PER UL NO. X795 (TYP).

GENERAL NOTES

A. SEE STRUCTURAL PLANS FOR FLOOR SLAB CONTROL JOINTS.

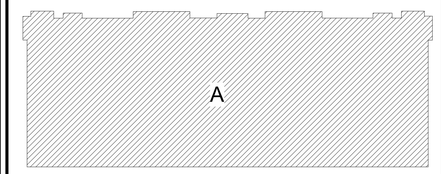
B. COORDINATE TYPICAL GARAGE DETAILS.

C. COORDINATE WITH MECHANICAL, ELECTRICAL AND PLUMBING PLANS FOR RELATED ITEMS APPLICABLE TO EACH DISCIPLINE.

D. COORDINATE TRAFFIC / PARKING STRIPING. YELLOW STRIPING TYPICAL. COORDINATE ADA COLORS PER ICC A117.1.

E. MINIMUM SLOPE TO FLOOR DRAINS 3/16" / FT.

F. SEE PARKING PLAN ON A101B FOR ACCESSIBLE AND VAN PARKING LOCATION



PLAN NORTH TRUE NORTH

4.3.20

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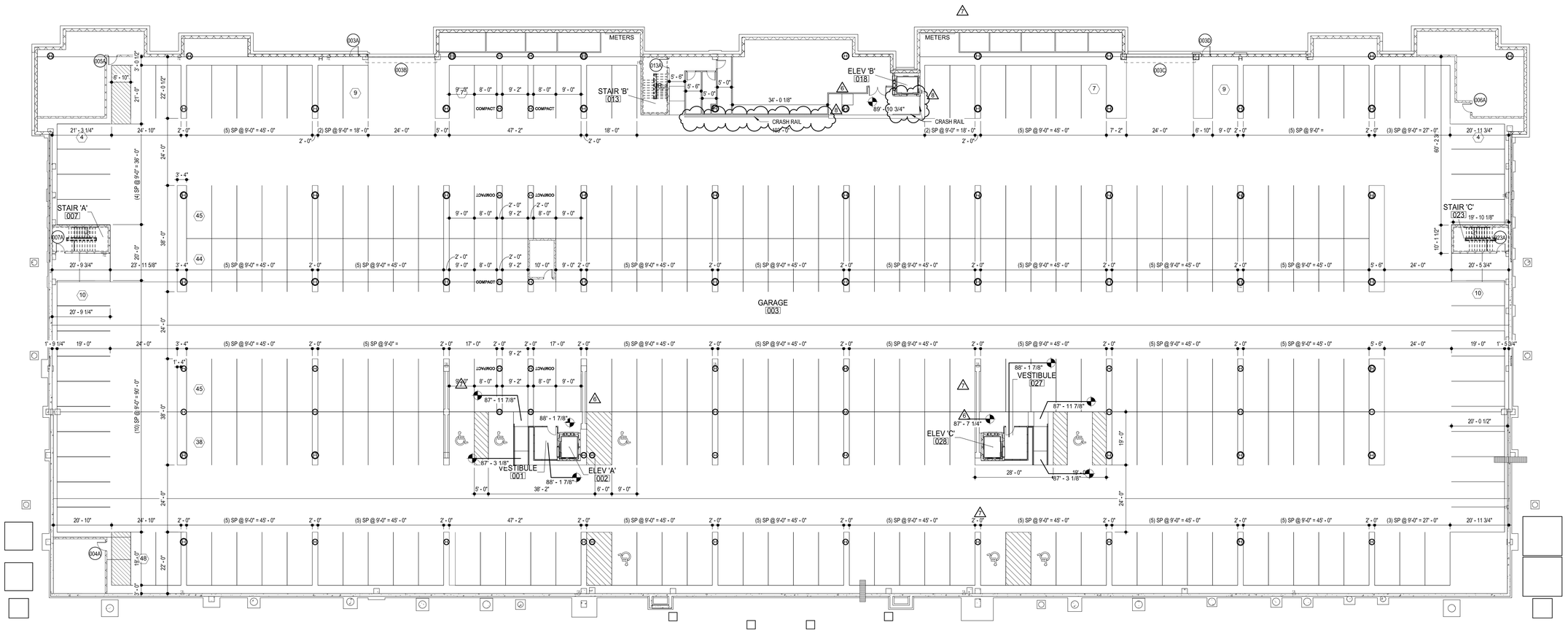
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SHEET NO.

A101A

GARAGE FLOOR PLAN



3 GARAGE PARKING PLAN

SCALE: 1/16" = 1'-0"

PARKING SPACES

NUMBER OF PARKING SPACES PER ROW

GARAGE PARKING CALCULATIONS	
ACCESSIBLE 9' x 19'	5
COMPACT 8' x 19'	7
STANDARD 9' x 19'	265
VAN 9' x 19'	2
TOTAL	279

A

PLAN NORTH

TRUE NORTH

4.3.20

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8	REVISION 3	4.3.2020

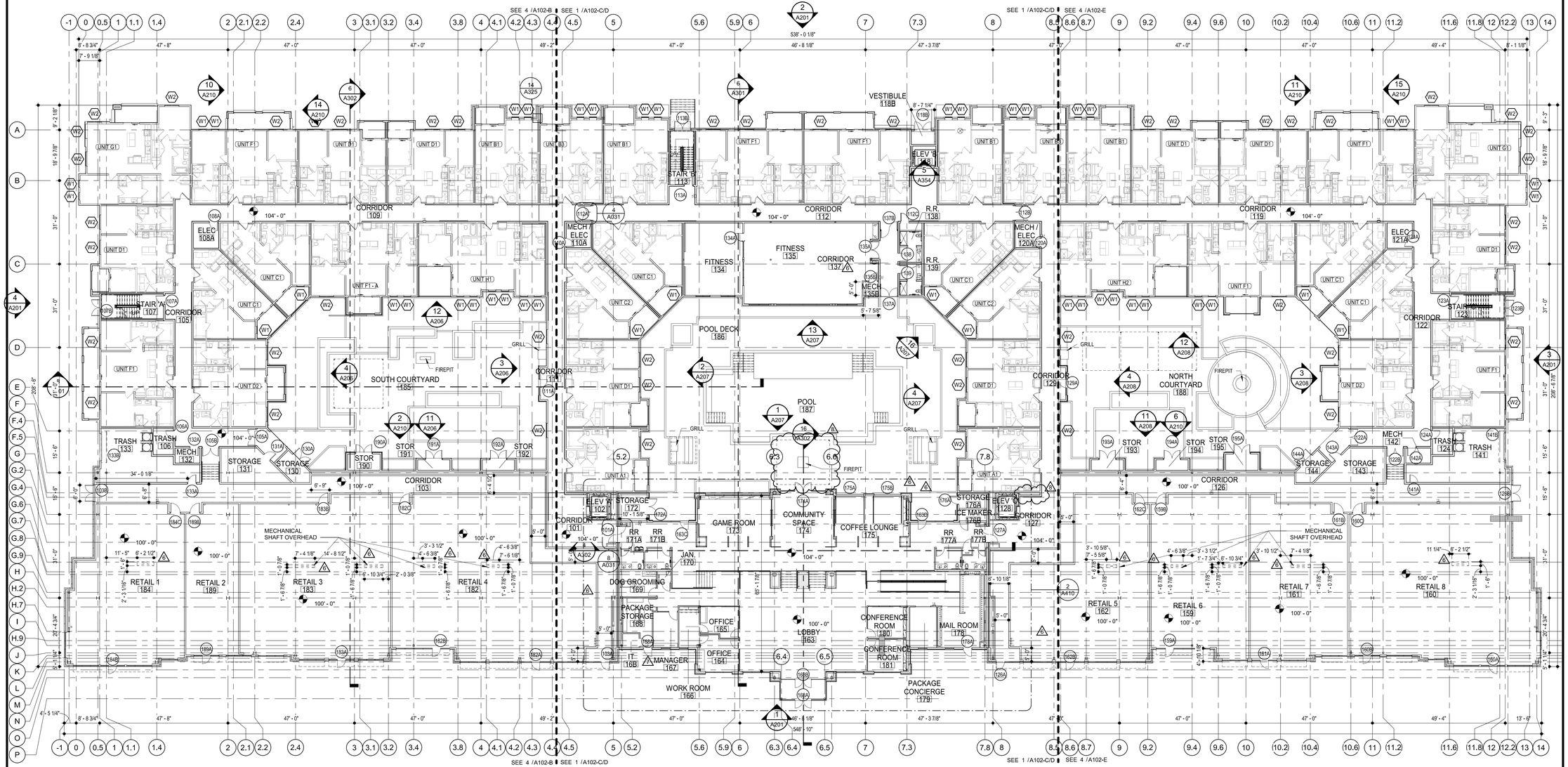
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TR¡ PROJECT NO. 18-046

SHEET NO.

A101B

GARAGE PARKING PLAN



3 FIRST FLOOR PLAN

SCALE: 1/16" = 1'-0"

GENERAL NOTES

A. EXTERIOR DIMENSIONS ARE TO FACE OF STUD OR FACE OF MASONRY. INTERIOR DIMENSIONS ARE TO FINISH FACE OF WALL.

B. FOR DOOR SCHEDULE SEE SHEET A013 XXX

C. FOR WINDOW SCHEDULE SEE SHEET A014 X

D. FOR PARTITION TYPES SEE SHEET A011 X

E. FOR UNIT INTERIOR PARTITION TYPES AND LOCATIONS REFER TO UNIT SHEETS (A50 THROUGH A164).

F. A MINIMUM RATED 1A:10B:C FIRE EXTINGUISHER TO BE PROVIDED IN EACH UNIT. FIRE EXTINGUISHERS ARE TO BE LOCATED EVERY 75'-0" IN CORRIDORS (MAXIMUM TRAVEL DISTANCE TO EXTINGUISHER).

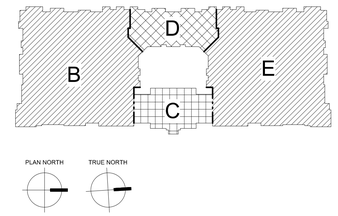
G. CONTROL JOINTS SHOULD BE SPACED IN GYPSUM WALL BOARD TO LIMIT EXPANSES TO 30'-0" MAXIMUM. CONTROL JOINTS ARE RECOMMENDED AT DOOR JAMBS EXTENDING FROM DOOR HEAD TO CEILING. CEILING GYPSUM BOARD CONTROL JOINTS SHOULD LIMIT THE CEILING AREA TO 2,500 SF MAX. AND 50'-0" IN EITHER DIRECTION. CONTROL JOINT SHOULD BE INSTALLED WHERE THERE IS A CHANGE IN DIRECTION IN CEILING FRAMING/FURRING OR SPACE CONTROL JOINTS AT THE CEILING AND WALL PER THE MANUFACTURER'S RECOMMENDED INSTALLATION GUIDELINES. CEILING AND WALL CONTROL JOINTS ARE TO ALIGN AT ALL INTERSECTIONS WHERE APPLICABLE TO FORM A CONTINUOUS CONTROL JOINT. ENSURE THAT CONTROL JOINTS ARE LOCATED AT STRUCTURAL CONSTRUCTION JOINTS AND AT THE TOP AND BOTTOM OF ALL INTERIOR RAMPS.

6 H. UNLESS NOTED OTHERWISE, CORRIDOR PARTITION TYPE IN RESIDENTIAL AREA TO BE B2 UNIT ENTRY RECESS PARTITION TYPE TO BE A2. AND PARTITION TYPE BEHIND REFRIGERATOR TO BE B1.

I. COORDINATE LOCATION OF BEARING WALLS INSIDE DWELLING UNITS WITH UNIT PLANS.

1 J. REFER TO LIFE SAFETY PLANS FOR ADDITIONAL INFORMATION ON FIRE RATED PARTITION LOCATIONS.

K. NO PENETRATIONS WITHIN 4' OF FIRE WALLS. VERIFY IN FIELD.



4.3.20

ARCHITECT	TR;i ARCHITECTS
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GENERAL CONTRACTOR	BRINKMANN CONSTRUCTORS
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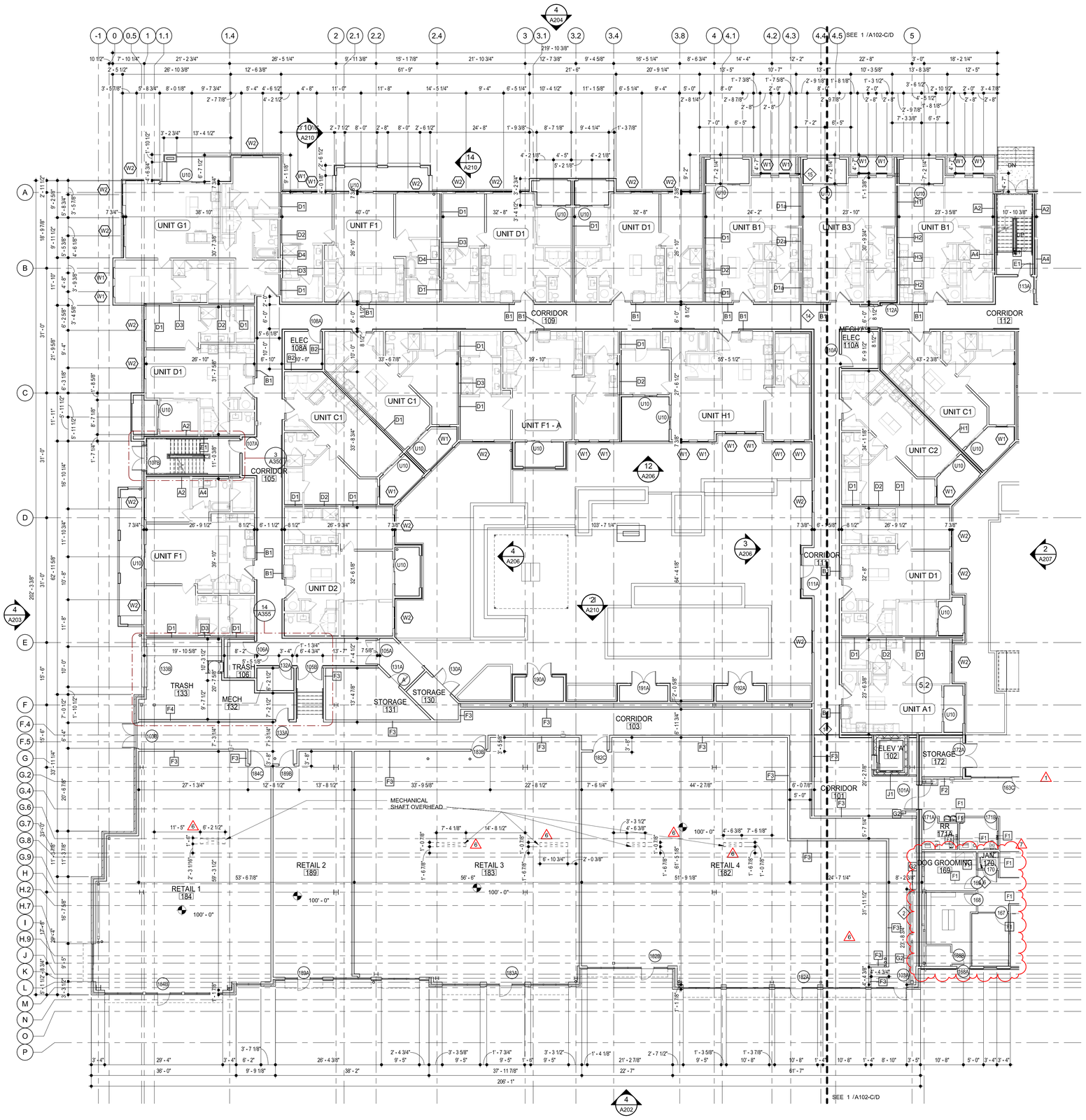
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TR;i PROJECT NO. 18-046

SHEET NO.

A102

FIRST FLOOR PLAN



GENERAL NOTES

A. EXTERIOR DIMENSIONS ARE TO FACE OF STUD OR FACE OF MASONRY. INTERIOR DIMENSIONS ARE TO FINISH FACE OF WALL.

B. FOR DOOR SCHEDULE SEE SHEET A013 XXX

C. FOR WINDOW SCHEDULE SEE SHEET A014 X

D. FOR PARTITION TYPES SEE SHEET A011 X

6 E. FOR UNIT INTERIOR PARTITION TYPES AND LOCATIONS REFER TO UNIT SHEETS (A50 THROUGH A164).

F. A MINIMUM RATED 1A:10B:C FIRE EXTINGUISHER TO BE PROVIDED IN EACH UNIT. FIRE EXTINGUISHERS ARE TO BE LOCATED EVERY 75'-0" IN CORRIDORS (MAXIMUM TRAVEL DISTANCE TO EXTINGUISHER).

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6 H. UNLESS NOTED OTHERWISE, CORRIDOR PARTITION TYPE IN RESIDENTIAL AREA TO BE B2 UNIT ENTRY RECESS PARTITION TYPE TO BE A2, AND PARTITION TYPE BEHIND REFRIGERATOR TO BE B1.

I. COORDINATE LOCATION OF BEARING WALLS INSIDE DWELLING UNITS WITH UNIT PLANS.

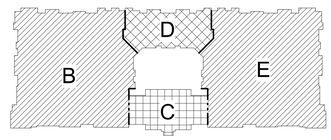
J. REFER TO LIFE SAFETY PLANS FOR ADDITIONAL INFORMATION ON FIRE RATED PARTITION LOCATIONS. 1

K. NO PENETRATIONS WITHIN 4' OF FIRE WALLS. VERIFY IN FIELD.

KEYED NOTES ◇

6

1. ADDITIONAL LAYER OF GYP. BD. (NOT SHOWN IN PARTITION TYPE) TO ALIGN WITH ADJACENT PARTITION'S GYP. BD.
2. ENCLOSED COLUMN AND CROSS BRACE TO SMALLEST SIZE POSSIBLE WITH STUD/GYP. BD. FURRING.
3. EXTERIOR 1-HR FIRE RATED PARTITION PER UL U356. SEE LIFE SAFETY PLANS FOR EXTENT OF RATING.
4. TYPICAL ALL STEEL COLUMNS AND STEEL BRACES ON 1ST AND 2ND FLOORS: WRAP IN GYP. BD. FOR 1-HOUR PROTECTION PER UL X526.
5. EXTERIOR 2-HR FIRE RATED PARTITION PER UL U302.
6. LADDER TO ROOF HATCH.
7. TAPERED CRICKETS AS REQUIRED. SLOPE 1/2" PER FOOT MINIMUM.
8. FULLY ADHERED T.P.O. ROOF MEMBRANE.
9. PRIMARY AND OVERFLOW ROOF DRAINS. SEE PLUMBING DRAWINGS FOR ADDITIONAL INFORMATION.
10. REFER TO INTERIOR DECOR DRAWINGS FOR ADDITIONAL INFORMATION IN THIS AREA.
11. ENCLOSE EXHAUST VENT FROM CLUB ROOM FIRE PLACE WITH STUDS/GYP. BD. TO SMALLEST SIZE POSSIBLE.
12. TAPERED INSULATION TO THRU WALL SCUPPER SEE 19/A312.
13. PAVERS ON PEDESTALS OVER TAPERED INSULATION AND FLOOR DRAINS. KEYED NOTES
14. EXPANSION JOINT RE: 10/A323
15. EXPANSION JOINT RE: 14/A325 7



PLAN NORTH TRUE NORTH

4 **FIRST FLOOR PLAN - BLDG. B**
SCALE: 3/32" = 1'-0"

1.24.20

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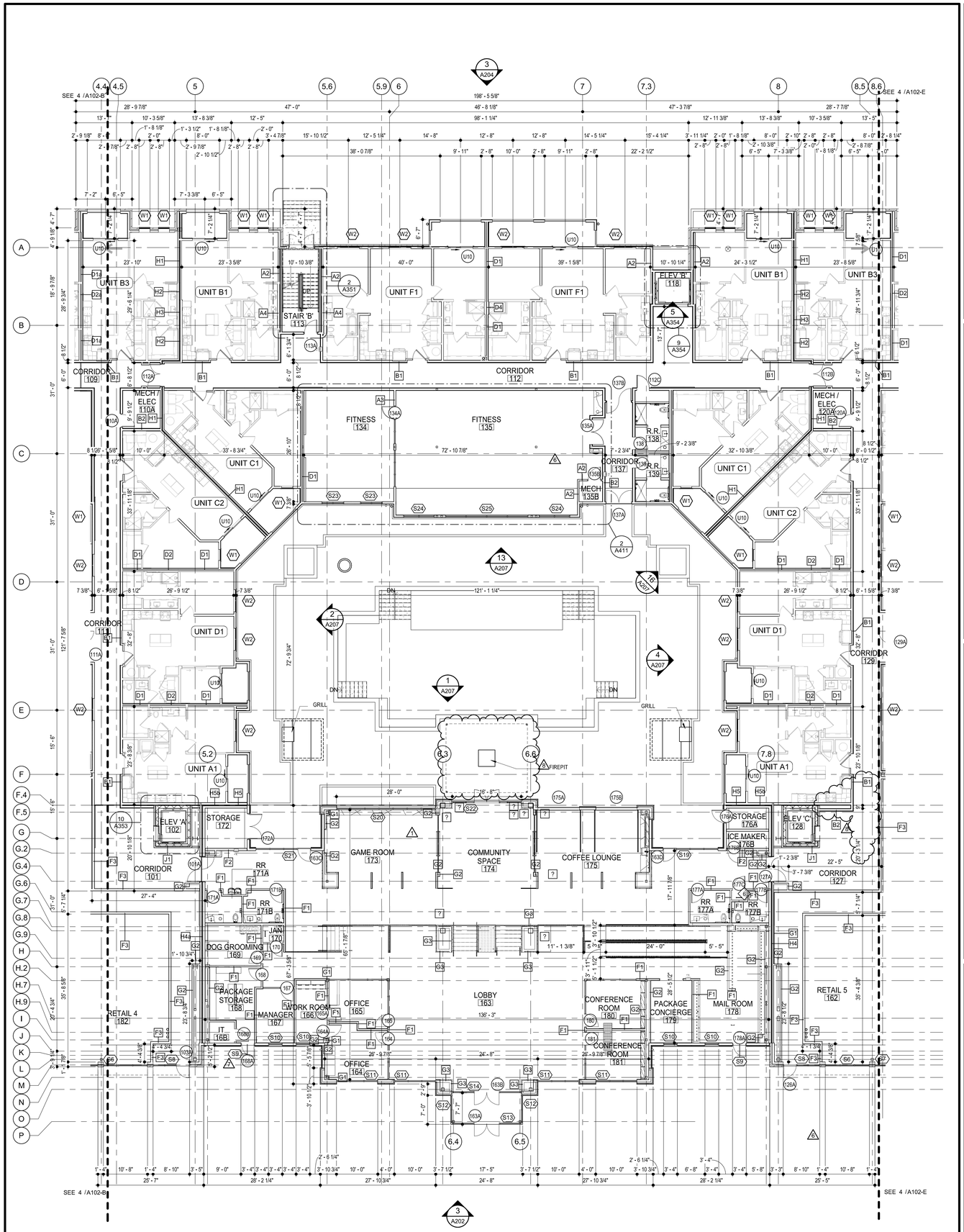
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TR;i PROJECT NO. 18-046

SHEET NO.

A102-B

FIRST FLOOR PLAN - BLDG. B



1 **FIRST FLOOR PLAN - BLDG. C/D**

SCALE: 3/32" = 1'-0"

GENERAL NOTES

A. EXTERIOR DIMENSIONS ARE TO FACE OF STUD OR FACE OF MASONRY. INTERIOR DIMENSIONS ARE TO FINISH FACE OF WALL.

B. FOR DOOR SCHEDULE SEE SHEET A013 XXX

C. FOR WINDOW SCHEDULE SEE SHEET A014 X

D. FOR PARTITION TYPES SEE SHEET A011 X

6 E. FOR UNIT INTERIOR PARTITION TYPES AND LOCATIONS REFER TO UNIT SHEETS (A50 THROUGH A164).

F. A MINIMUM RATED 1A:10B:C FIRE EXTINGUISHER TO BE PROVIDED IN EACH UNIT. FIRE EXTINGUISHERS ARE TO BE LOCATED EVERY 75'-0" IN CORRIDORS (MAXIMUM TRAVEL DISTANCE TO EXTINGUISHER).

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I. COORDINATE LOCATION OF BEARING WALLS INSIDE DWELLING UNITS WITH UNIT PLANS.

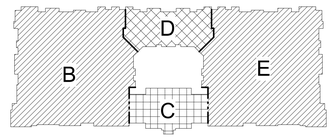
J. REFER TO LIFE SAFETY PLANS FOR ADDITIONAL INFORMATION ON FIRE RATED PARTITION LOCATIONS.

1 K. NO PENETRATIONS WITHIN 4' OF FIRE WALLS. VERIFY IN FIELD.

KEYED NOTES ◇

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PLAN NORTH TRUE NORTH

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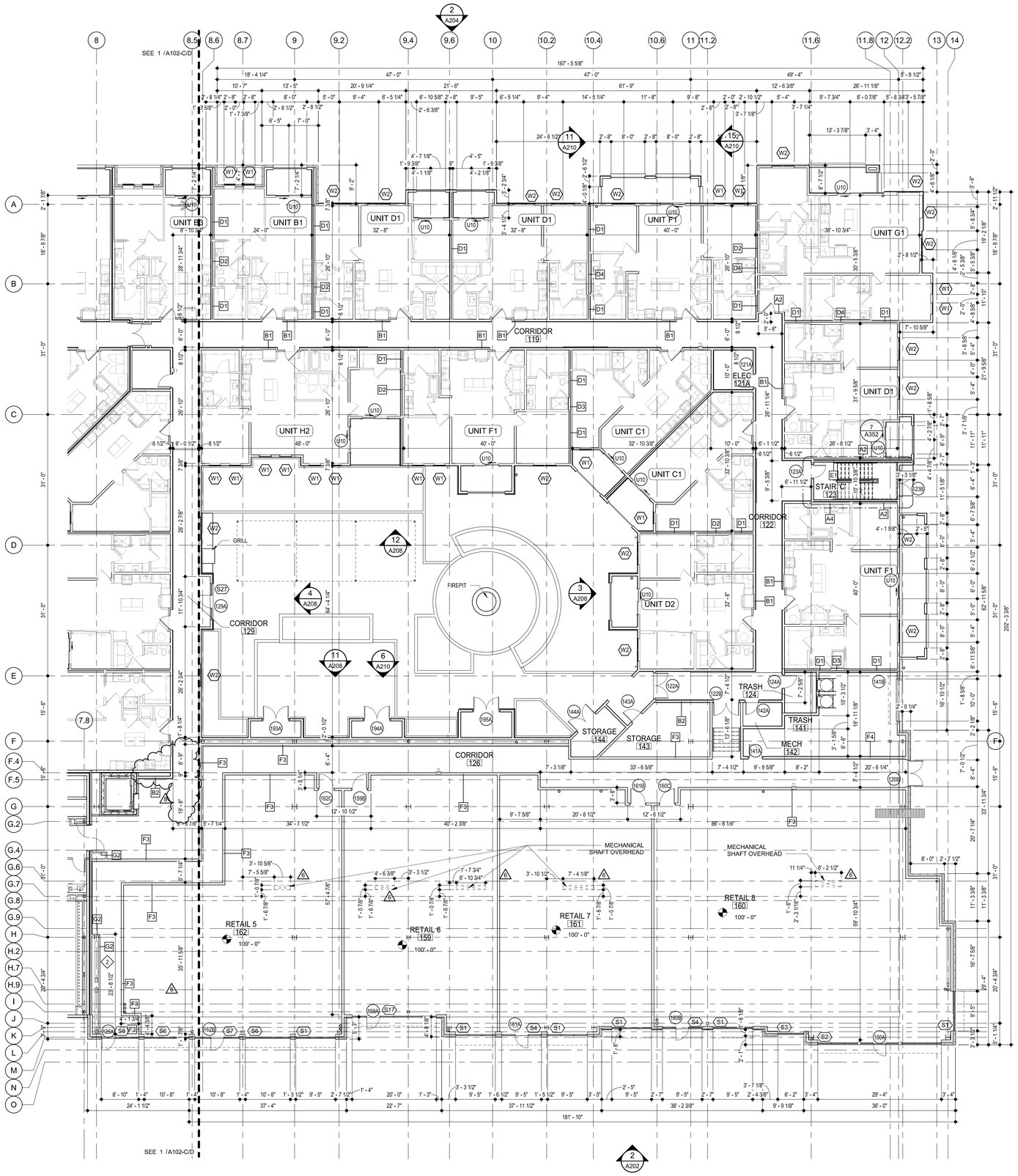
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TR¡ PROJECT NO. 18-046

SHEET NO.

A102-C/D

FIRST FLOOR PLAN - BLDG. C/D



GENERAL NOTES

A. EXTERIOR DIMENSIONS ARE TO FACE OF STUD OR FACE OF MASONRY. INTERIOR DIMENSIONS ARE TO FINISH FACE OF WALL.

B. FOR DOOR SCHEDULE SEE SHEET A013 XXX

C. FOR WINDOW SCHEDULE SEE SHEET A014 X

D. FOR PARTITION TYPES SEE SHEET A011 X

6 E. FOR UNIT INTERIOR PARTITION TYPES AND LOCATIONS REFER TO UNIT SHEETS (A50 THROUGH A164).

F. A MINIMUM RATED 1A:10B:C FIRE EXTINGUISHER TO BE PROVIDED IN EACH UNIT. FIRE EXTINGUISHERS ARE TO BE LOCATED EVERY 75'-0" IN CORRIDORS (MAXIMUM TRAVEL DISTANCE TO EXTINGUISHER).

G. CONTROL JOINTS SHOULD BE SPACED IN GYPSUM WALL BOARD TO LIMIT EXPANSES TO 30'-0" MAXIMUM. CONTROL JOINTS ARE RECOMMENDED AT DOOR JAMBS EXTENDING FROM DOOR HEAD TO CEILING. CEILING GYPSUM BOARD CONTROL JOINTS SHOULD LIMIT THE CEILING AREA TO 2,500 SF MAX. AND 50'-0" IN EITHER DIRECTION. CONTROL JOINT SHOULD BE INSTALLED WHERE THERE IS A CHANGE IN DIRECTION IN CEILING FRAMING/FURRING OR SPACE CONTROL JOINTS AT THE CEILING AND WALL PER THE MANUFACTURER'S RECOMMENDED INSTALLATION GUIDELINES. CEILING AND WALL CONTROL JOINTS ARE TO ALIGN AT ALL INTERSECTIONS WHERE APPLICABLE TO FORM A CONTINUOUS CONTROL JOINT. ENSURE THAT CONTROL JOINTS ARE LOCATED AT STRUCTURAL CONSTRUCTION JOINTS AND AT THE TOP AND BOTTOM OF ALL INTERIOR RAMPS.

6 H. UNLESS NOTED OTHERWISE, CORRIDOR PARTITION TYPE IN RESIDENTIAL AREA TO BE B2 UNIT ENTRY RECESS PARTITION TYPE TO BE A2, AND PARTITION TYPE BEHIND REFRIGERATOR TO BE B1

I. COORDINATE LOCATION OF BEARING WALLS INSIDE DWELLING UNITS WITH UNIT PLANS.

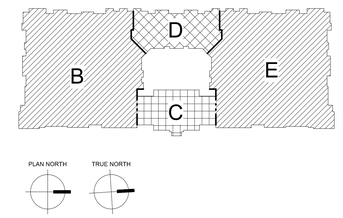
J. REFER TO LIFE SAFETY PLANS FOR ADDITIONAL INFORMATION ON FIRE RATED PARTITION LOCATIONS.

1 K. NO PENETRATIONS WITHIN 4' OF FIRE WALLS. VERIFY IN FIELD.

KEYED NOTES ◇

6

1. ADDITIONAL LAYER OF GYP. BD. (NOT SHOWN IN PARTITION TYPE) TO ALIGN WITH ADJACENT PARTITION'S GYP. BD.
2. ENCLOSED COLUMN AND CROSS BRACE TO SMALLEST SIZE POSSIBLE WITH STUD/GYP. BD. FURRING.
3. EXTERIOR 1-HR FIRE RATED PARTITION PER UL U356. SEE LIFE SAFETY PLANS FOR EXTENT OF RATING.
4. TYPICAL ALL STEEL COLUMNS AND STEEL BRACES ON 1ST AND 2ND FLOORS: WRAP IN GYP. BD. FOR 1-HOUR PROTECTION PER UL X526.
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6. LADDER TO ROOF HATCH.
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9. PRIMARY AND OVERFLOW ROOF DRAINS. SEE PLUMBING DRAWINGS FOR ADDITIONAL INFORMATION.
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12. TAPERED INSULATION TO THRU WALL SCUPPER SEE 19/A312.
13. PAVERS ON PEDESTALS OVER TAPERED INSULATION AND FLOOR DRAINS. KEYED NOTES
14. EXPANSION JOINT RE: 10/A323
15. EXPANSION JOINT RE: 14/A325 7



4 **FIRST FLOOR PLAN - BLDG. E**
SCALE: 3/32" = 1'-0"

ARCHITECT
STRUCTURAL ENGINEER
CIVIL ENGINEER
GENERAL CONTRACTOR
MECHANICAL ENGINEER
PLUMBING ENGINEER
ELECTRICAL ENGINEER

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REVISIONS 8

	SHELL PACKAGE	7.29.19
6	REVISION 1	12.20.19
7	REVISION 2	1.24.20
8	REVISION 3	4.3.2020

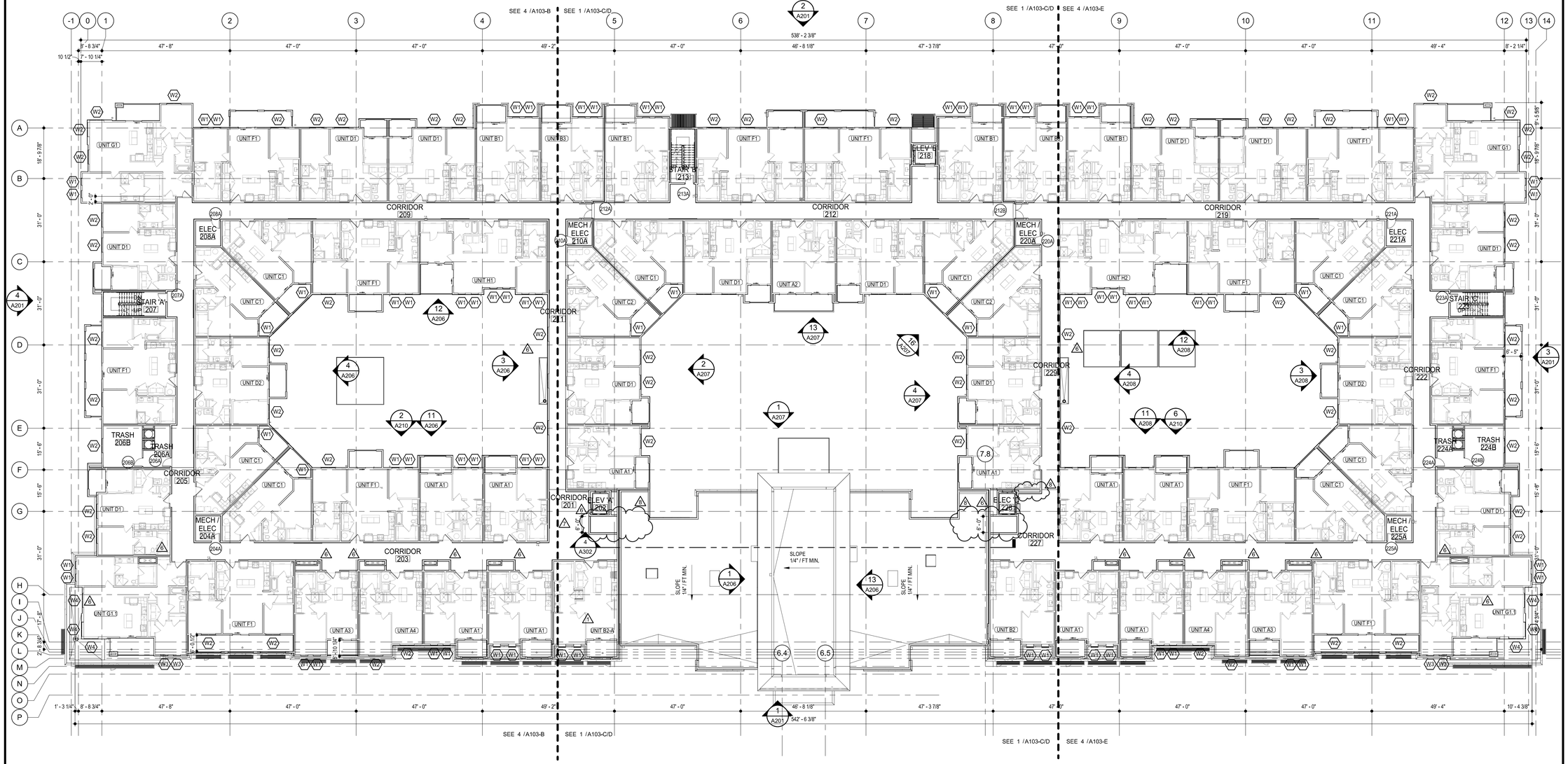
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TR¡ PROJECT NO. 18-046

SHEET NO.

A102-E

FIRST FLOOR PLAN - BLDG. E



3 SECOND / THIRD FLOOR PLAN

SCALE: 1/16" = 1'-0"

GENERAL NOTES

A. EXTERIOR DIMENSIONS ARE TO FACE OF STUD OR FACE OF MASONRY. INTERIOR DIMENSIONS ARE TO FINISH FACE OF WALL.

B. FOR DOOR SCHEDULE SEE SHEET A013 XXX

C. FOR WINDOW SCHEDULE SEE SHEET A014 X

D. FOR PARTITION TYPES SEE SHEET A011 X

6 E. FOR UNIT INTERIOR PARTITION TYPES AND LOCATIONS REFER TO UNIT SHEETS (A50 THROUGH A164).

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I. COORDINATE LOCATION OF BEARING WALLS INSIDE DWELLING UNITS WITH UNIT PLANS.

1 J. REFER TO LIFE SAFETY PLANS FOR ADDITIONAL INFORMATION ON FIRE RATED PARTITION LOCATIONS.

K. NO PENETRATIONS WITHIN 4' OF FIRE WALLS. VERIFY IN FIELD.

ARCHITECT — TRi ARCHITECTS
STRUCTURAL ENGINEER — BOB D CAMPBELL & COMPANY
CIVIL ENGINEER — RENAISSANCE INFRASTRUCTURE CONSULTING
GENERAL CONTRACTOR — BRINKMANN CONSTRUCTORS
MECHANICAL ENGINEER — LATIMER SOMMERS & ASSOCIATES
PLUMBING ENGINEER — LATIMER SOMMERS & ASSOCIATES
ELECTRICAL ENGINEER — LATIMER SOMMERS & ASSOCIATES

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REVISIONS 8

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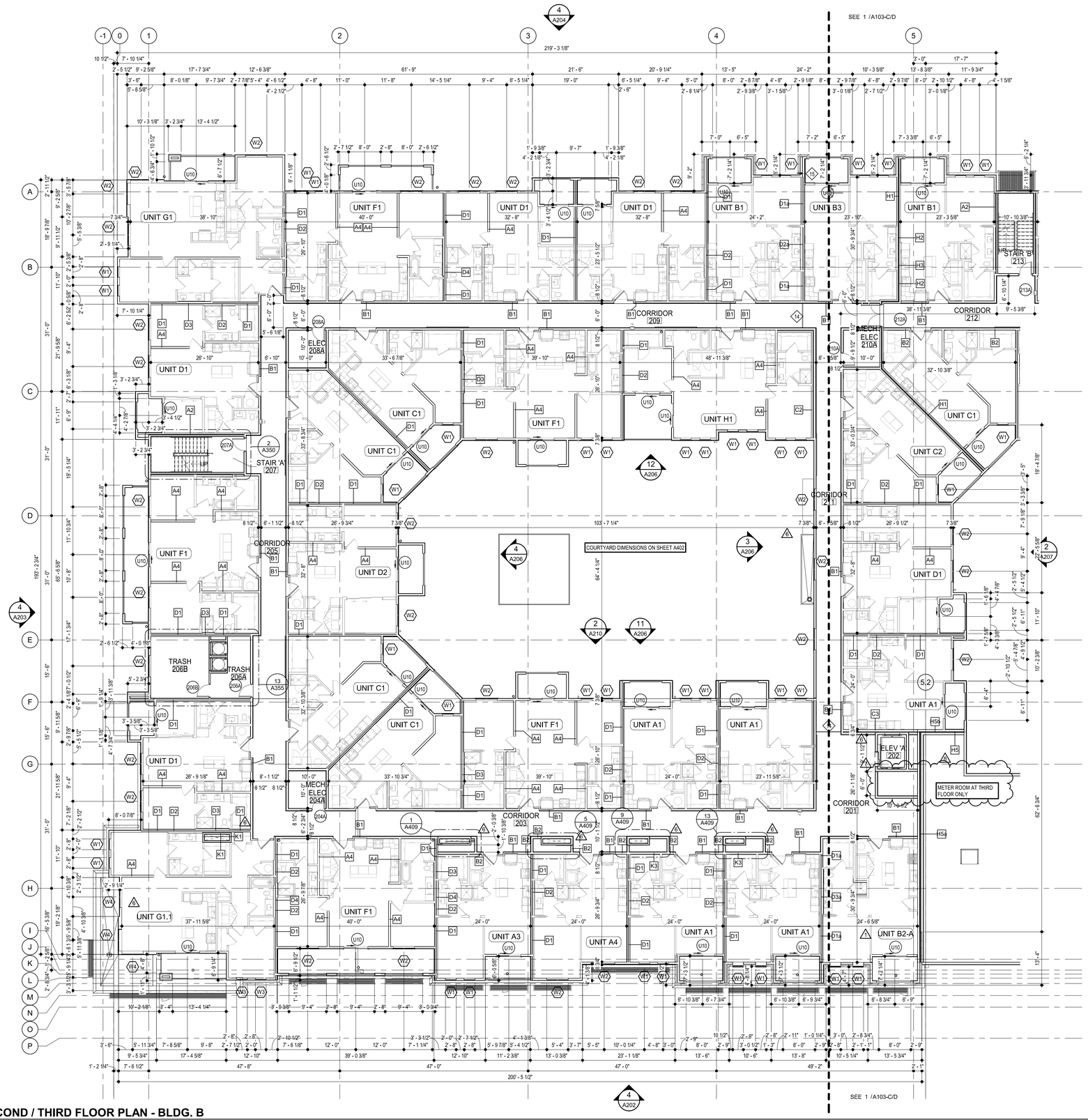
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TRi PROJECT NO. 18-046

SHEET NO.

A103

SECOND/THIRD FLOOR PLAN



4 SECOND / THIRD FLOOR PLAN - BLDG. B

SCALE: 3/32" = 1'-0"

GENERAL NOTES

A. EXTERIOR DIMENSIONS ARE TO FACE OF STUD OR FACE OF MASONRY. INTERIOR DIMENSIONS ARE TO FINISH FACE OF WALL.

B. FOR DOOR SCHEDULE SEE SHEET A013 XXX

C. FOR WINDOW SCHEDULE SEE SHEET A014 X

D. FOR PARTITION TYPES SEE SHEET A011 X

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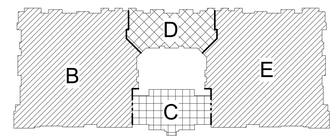
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KEYED NOTES ◇

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14. EXPANSION JOINT RE: 10/A323
15. EXPANSION JOINT RE: 14/A325 1



PLAN NORTH TRUE NORTH

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GENERAL CONTRACTOR
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ELECTRICAL ENGINEER

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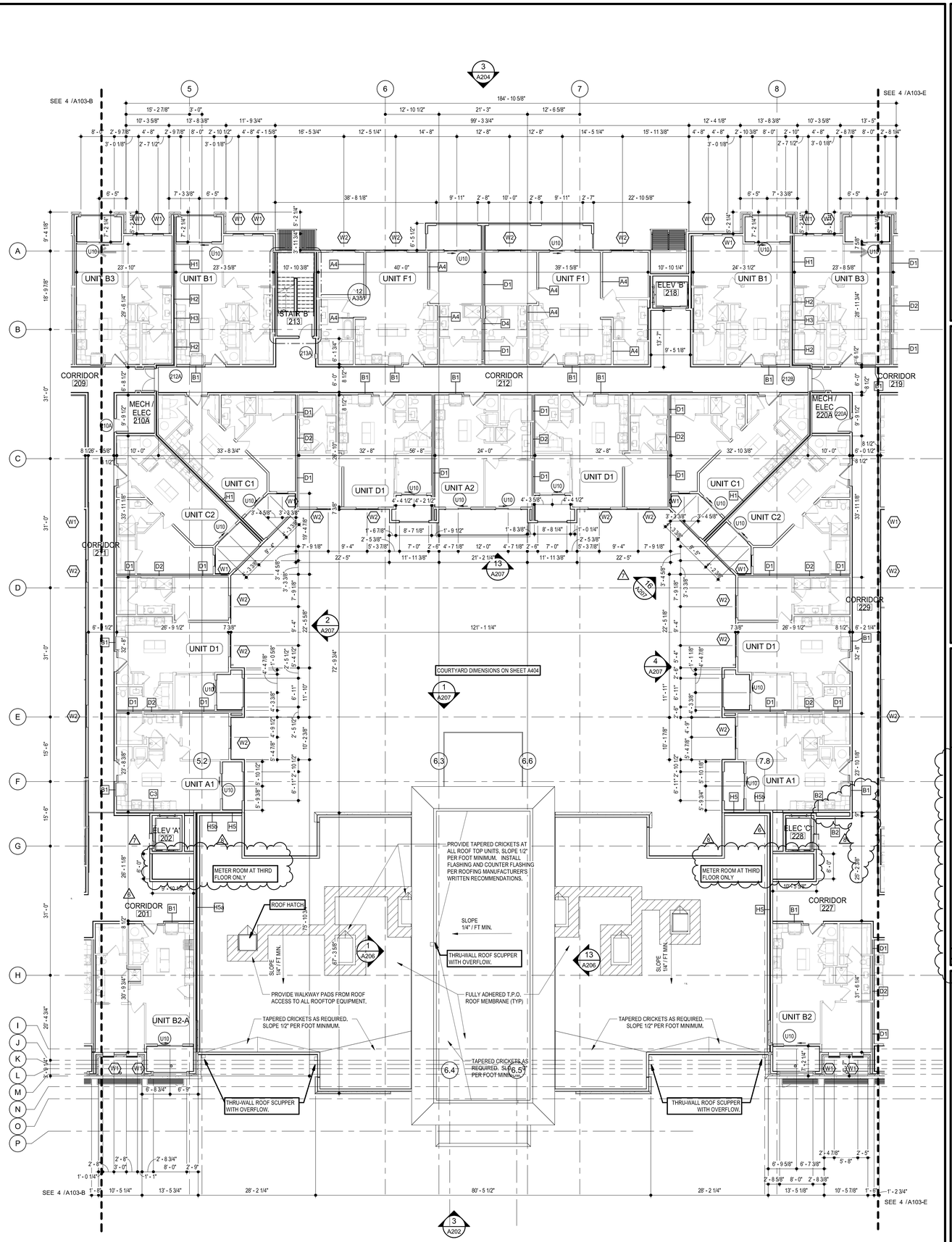
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TR¡ PROJECT NO. 18-046

SHEET NO.

A103-B

SECOND / THIRD FLOOR PLAN - BLDG. B



1 **SECOND / THIRD FLOOR PLAN - BLDG. C/D**
SCALE: 3/32" = 1'-0"

GENERAL NOTES

A. EXTERIOR DIMENSIONS ARE TO FACE OF STUD OR FACE OF MASONRY. INTERIOR DIMENSIONS ARE TO FINISH FACE OF WALL.

B. FOR DOOR SCHEDULE SEE SHEET A013 XXX

C. FOR WINDOW SCHEDULE SEE SHEET A014 X

D. FOR PARTITION TYPES SEE SHEET A011 X

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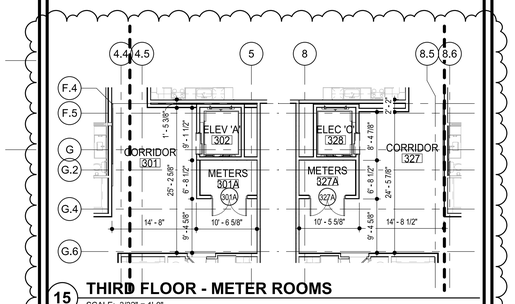
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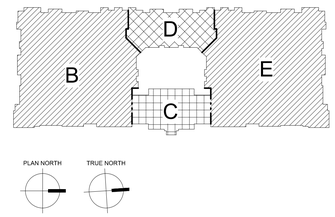
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14. EXPANSION JOINT RE: 10/A323
15. EXPANSION JOINT RE: 14/A325 7



15 **THIRD FLOOR - METER ROOMS**
SCALE: 3/32" = 1'-0"



4.3.20

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RENAISSANCE INFRASTRUCTURE CONSULTING — CIVIL ENGINEER
BRINKMANN CONSTRUCTORS — GENERAL CONTRACTOR
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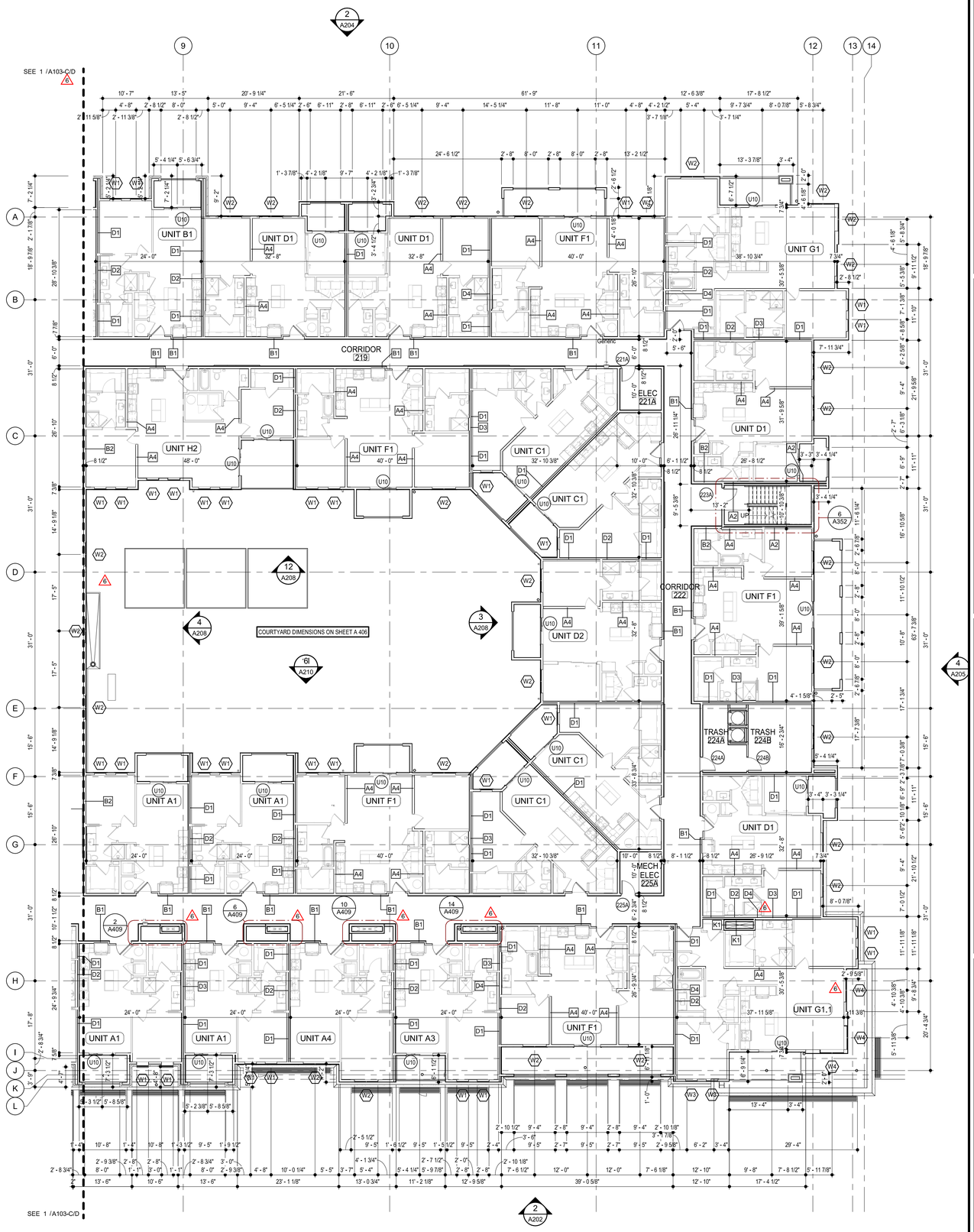
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TR¡ PROJECT NO. 18-046

SHEET NO.

A103-C/D

SECOND / THIRD FLOOR PLAN - BLDG. C/D



4 SECOND / THIRD FLOOR PLAN - BLDG. E

SCALE: 3/32" = 1'-0"

GENERAL NOTES

A. EXTERIOR DIMENSIONS ARE TO FACE OF STUD OR FACE OF MASONRY. INTERIOR DIMENSIONS ARE TO FINISH FACE OF WALL.

B. FOR DOOR SCHEDULE SEE SHEET A013 XXX

C. FOR WINDOW SCHEDULE SEE SHEET A014 X

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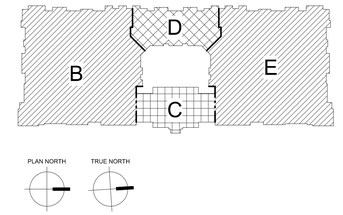
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1.24.20

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RENAISSANCE INFRASTRUCTURE CONSULTING — CIVIL ENGINEER
BRINKMANN CONSTRUCTORS — GENERAL CONTRACTOR
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6	REVISION 1	12.20.19
7	REVISION 2	1.24.20

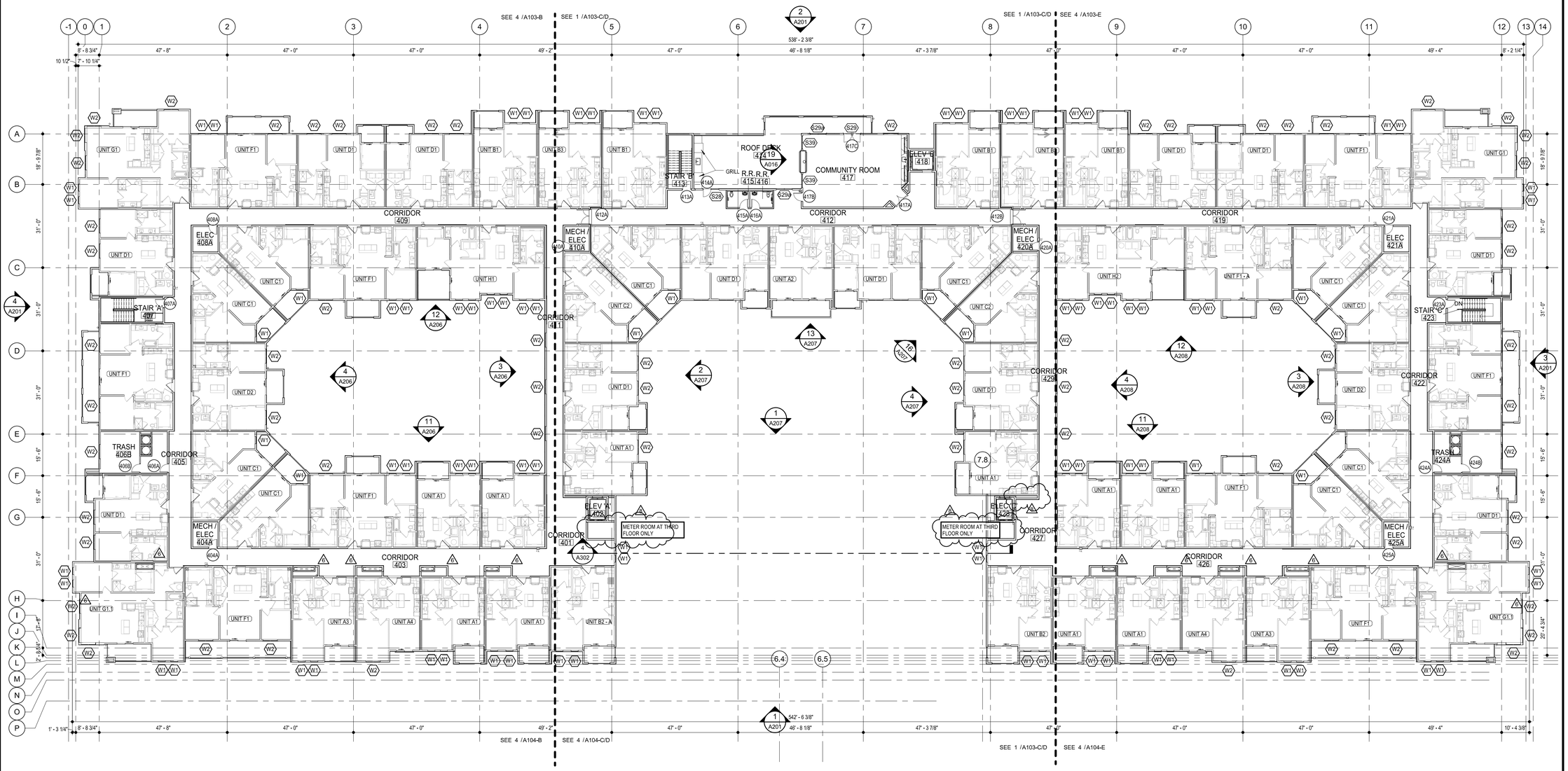
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TR¡ PROJECT NO. 18-046

SHEET NO.

A103-E

SECOND / THIRD FLOOR PLAN - BLDG. E



3 FOURTH FLOOR PLAN

SCALE: 1/16" = 1'-0"

GENERAL NOTES

A. EXTERIOR DIMENSIONS ARE TO FACE OF STUD OR FACE OF MASONRY. INTERIOR DIMENSIONS ARE TO FINISH FACE OF WALL.

B. FOR DOOR SCHEDULE SEE SHEET A013 (XXX)

C. FOR WINDOW SCHEDULE SEE SHEET A014 (X)

D. FOR PARTITION TYPES SEE SHEET A011 [X]

E. FOR UNIT INTERIOR PARTITION TYPES AND LOCATIONS REFER TO UNIT SHEETS (A50 THROUGH A164).

F. A MINIMUM RATED 1A:10B:C FIRE EXTINGUISHER TO BE PROVIDED IN EACH UNIT. FIRE EXTINGUISHERS ARE TO BE LOCATED EVERY 75'-0" IN CORRIDORS (MAXIMUM TRAVEL DISTANCE TO EXTINGUISHER).

G. CONTROL JOINTS SHOULD BE SPACED IN GYPSUM WALL BOARD TO LIMIT EXPANSES TO 30'-0" MAXIMUM. CONTROL JOINTS ARE RECOMMENDED AT DOOR JAMBS EXTENDING FROM DOOR HEAD TO CEILING. CEILING GYPSUM BOARD CONTROL JOINTS SHOULD LIMIT THE CEILING AREA TO 2,500 SF MAX. AND 50'-0" IN EITHER DIRECTION. CONTROL JOINT SHOULD BE INSTALLED WHERE THERE IS A CHANGE IN DIRECTION IN CEILING FRAMING/FURRING OR SPACE CONTROL JOINTS AT THE CEILING AND WALL PER THE MANUFACTURER'S RECOMMENDED INSTALLATION GUIDELINES. CEILING AND WALL CONTROL JOINTS ARE TO ALIGN AT ALL INTERSECTIONS WHERE APPLICABLE TO FORM A CONTINUOUS CONTROL JOINT. ENSURE THAT CONTROL JOINTS ARE LOCATED AT STRUCTURAL CONSTRUCTION JOINTS AND AT THE TOP AND BOTTOM OF ALL INTERIOR RAMPS.

6 H. UNLESS NOTED OTHERWISE, CORRIDOR PARTITION TYPE IN RESIDENTIAL AREA TO BE [B2] UNIT ENTRY RECESS PARTITION TYPE TO BE [A2], AND PARTITION TYPE BEHIND REFRIGERATOR TO BE [B1].

I. COORDINATE LOCATION OF BEARING WALLS INSIDE DWELLING UNITS WITH UNIT PLANS.

1 J. REFER TO LIFE SAFETY PLANS FOR ADDITIONAL INFORMATION ON FIRE RATED PARTITION LOCATIONS.

K. NO PENETRATIONS WITHIN 4' OF FIRE WALLS, VERIFY IN FIELD.

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RENAISSANCE INFRASTRUCTURE CONSULTING — CIVIL ENGINEER
BRINKMANN CONSTRUCTORS — GENERAL CONTRACTOR
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8	REVISION 3	4.3.2020

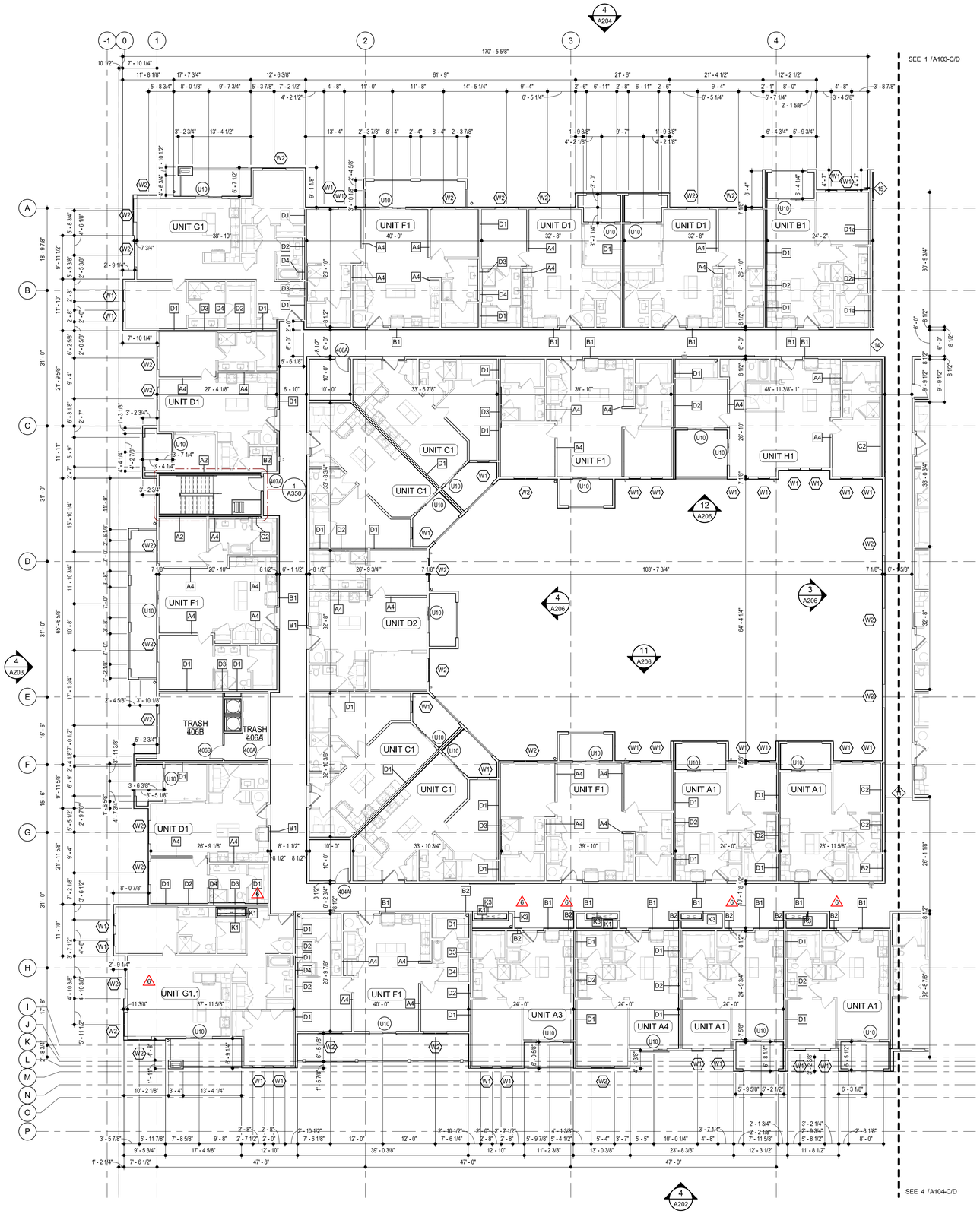
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TR|i PROJECT NO. 18-046

SHEET NO.

A104

FOURTH FLOOR PLAN



4 FOURTH FLOOR PLAN - BLDG. B

SCALE: 3/32" = 1'-0"

GENERAL NOTES

A. EXTERIOR DIMENSIONS ARE TO FACE OF STUD OR FACE OF MASONRY. INTERIOR DIMENSIONS ARE TO FINISH FACE OF WALL.

B. FOR DOOR SCHEDULE SEE SHEET A013 XXX

C. FOR WINDOW SCHEDULE SEE SHEET A014 X

D. FOR PARTITION TYPES SEE SHEET A011 X

6 E. FOR UNIT INTERIOR PARTITION TYPES AND LOCATIONS REFER TO UNIT SHEETS (A50 THROUGH A164).

F. A MINIMUM RATED 1A:10B:C FIRE EXTINGUISHER TO BE PROVIDED IN EACH UNIT. FIRE EXTINGUISHERS ARE TO BE LOCATED EVERY 75'-0" IN CORRIDORS (MAXIMUM TRAVEL DISTANCE TO EXTINGUISHER).

G. CONTROL JOINTS SHOULD BE SPACED IN GYPSUM WALL BOARD TO LIMIT EXPANSES TO 30'-0" MAXIMUM. CONTROL JOINTS ARE RECOMMENDED AT DOOR JAMBS EXTENDING FROM DOOR HEAD TO CEILING. CEILING GYPSUM BOARD CONTROL JOINTS SHOULD LIMIT THE CEILING AREA TO 2,500 SF MAX. AND 50'-0" IN EITHER DIRECTION. CONTROL JOINT SHOULD BE INSTALLED WHERE THERE IS A CHANGE IN DIRECTION IN CEILING FRAMING/FURRING OR SPACE CONTROL JOINTS AT THE CEILING AND WALL PER THE MANUFACTURER'S RECOMMENDED INSTALLATION GUIDELINES. CEILING AND WALL CONTROL JOINTS ARE TO ALIGN AT ALL INTERSECTIONS WHERE APPLICABLE TO FORM A CONTINUOUS CONTROL JOINT. ENSURE THAT CONTROL JOINTS ARE LOCATED AT STRUCTURAL CONSTRUCTION JOINTS AND AT THE TOP AND BOTTOM OF ALL INTERIOR RAMPS.

6 H. UNLESS NOTED OTHERWISE, CORRIDOR PARTITION TYPE IN RESIDENTIAL AREA TO BE B2 UNIT ENTRY RECESS PARTITION TYPE TO BE A2, AND PARTITION TYPE BEHIND REFRIGERATOR TO BE B1.

I. COORDINATE LOCATION OF BEARING WALLS INSIDE DWELLING UNITS WITH UNIT PLANS.

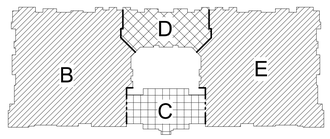
J. REFER TO LIFE SAFETY PLANS FOR ADDITIONAL INFORMATION ON FIRE RATED PARTITION LOCATIONS.

1 K. NO PENETRATIONS WITHIN 4' OF FIRE WALLS. VERIFY IN FIELD.

KEYED NOTES ◇

6

1. ADDITIONAL LAYER OF GYP. BD. (NOT SHOWN IN PARTITION TYPE) TO ALIGN WITH ADJACENT PARTITION'S GYP. BD.
2. ENCLOSED COLUMN AND CROSS BRACE TO SMALLEST SIZE POSSIBLE WITH STUD/GYP. BD. FURRING.
3. EXTERIOR 1-HR FIRE RATED PARTITION PER UL U356. SEE LIFE SAFETY PLANS FOR EXTENT OF RATING.
4. TYPICAL ALL STEEL COLUMNS AND STEEL BRACES ON 1ST AND 2ND FLOORS: WRAP IN GYP. BD. FOR 1-HOUR PROTECTION PER UL X526.
5. EXTERIOR 2-HR FIRE RATED PARTITION PER UL U302.
6. LADDER TO ROOF HATCH.
7. TAPERED CRICKETS AS REQUIRED. SLOPE 1/2" PER FOOT MINIMUM.
8. FULLY ADHERED T.P.O. ROOF MEMBRANE.
9. PRIMARY AND OVERFLOW ROOF DRAINS. SEE PLUMBING DRAWINGS FOR ADDITIONAL INFORMATION.
10. REFER TO INTERIOR DECOR DRAWINGS FOR ADDITIONAL INFORMATION IN THIS AREA.
11. ENCLOSE EXHAUST VENT FROM CLUB ROOM FIRE PLACE WITH STUDS/GYP. BD. TO SMALLEST SIZE POSSIBLE.
12. TAPERED INSULATION TO THRU WALL SCUPPER SEE 19/A312.
13. PAVERS ON PEDESTALS OVER TAPERED INSULATION AND FLOOR DRAINS. KEYED NOTES
14. EXPANSION JOINT RE: 10/A323
15. EXPANSION JOINT RE: 14/A325 7



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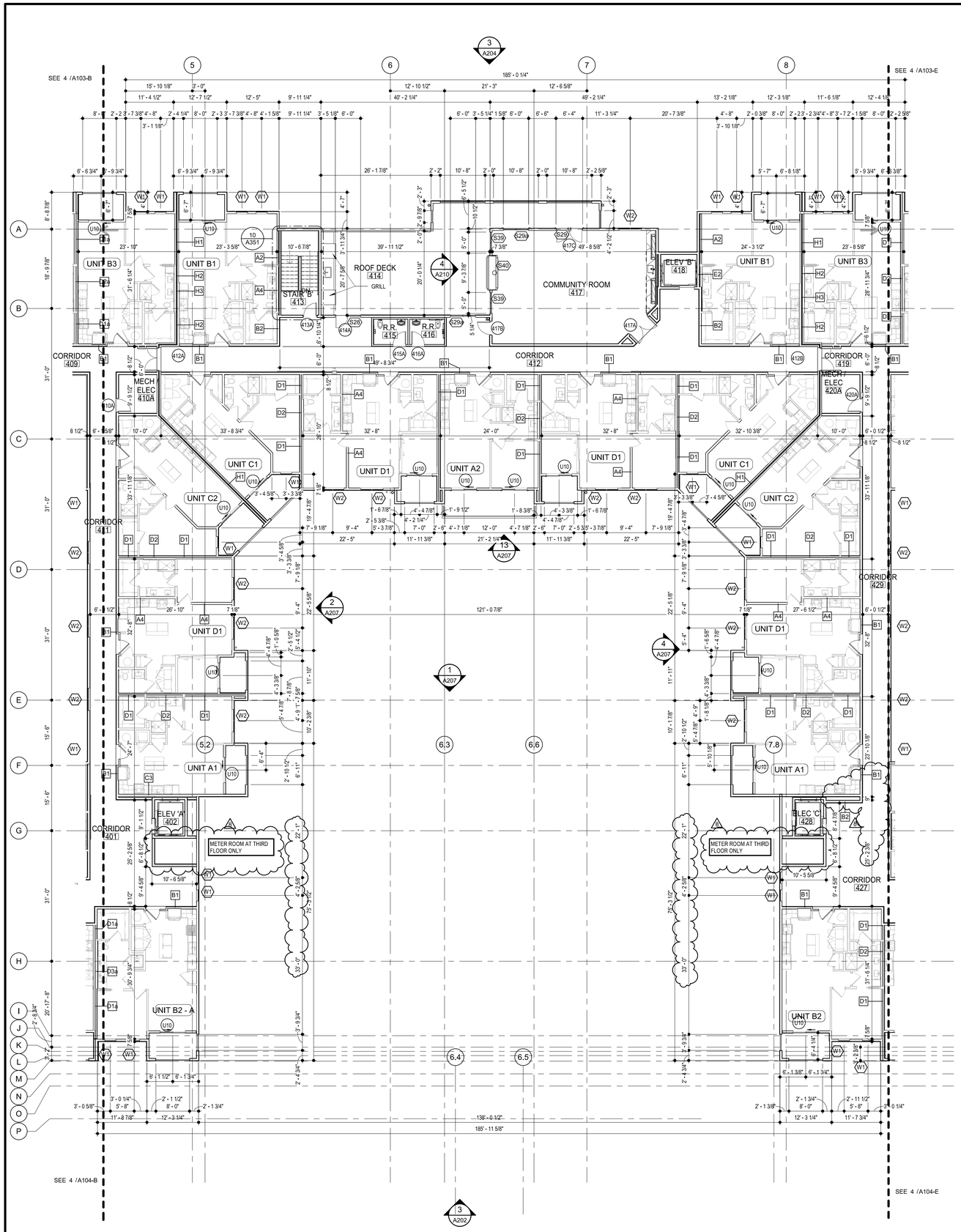
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TR¡ PROJECT NO. 18-046

SHEET NO.

A104-B

FOURTH FLOOR PLAN - BLDG. B



4 FOURTH FLOOR PLAN - BLDG. C/D

SCALE: 3/32" = 1'-0"

GENERAL NOTES

A. EXTERIOR DIMENSIONS ARE TO FACE OF STUD OR FACE OF MASONRY. INTERIOR DIMENSIONS ARE TO FINISH FACE OF WALL.

B. FOR DOOR SCHEDULE SEE SHEET A013 XXX

C. FOR WINDOW SCHEDULE SEE SHEET A014 X

D. FOR PARTITION TYPES SEE SHEET A011 X

6 E. FOR UNIT INTERIOR PARTITION TYPES AND LOCATIONS REFER TO UNIT SHEETS (A50 THROUGH A164).

F. A MINIMUM RATED 1A:10B:C FIRE EXTINGUISHER TO BE PROVIDED IN EACH UNIT. FIRE EXTINGUISHERS ARE TO BE LOCATED EVERY 75'-0" IN CORRIDORS (MAXIMUM TRAVEL DISTANCE TO EXTINGUISHER).

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1 J. REFER TO LIFE SAFETY PLANS FOR ADDITIONAL INFORMATION ON FIRE RATED PARTITION LOCATIONS.

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KEYED NOTES ◇

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2. ENCLOSED COLUMN AND CROSS BRACE TO SMALLEST SIZE POSSIBLE WITH STUD/GYP. BD. FURRING.

3. EXTERIOR 1-HR FIRE RATED PARTITION PER UL U356. SEE LIFE SAFETY PLANS FOR EXTENT OF RATING.

4. TYPICAL ALL STEEL COLUMNS AND STEEL BRACES ON 1ST AND 2ND FLOORS: WRAP IN GYP. BD. FOR 1-HOUR PROTECTION PER UL X526.

5. EXTERIOR 2-HR FIRE RATED PARTITION PER UL U302.

6. LADDER TO ROOF HATCH.

7. TAPERED CRICKETS AS REQUIRED. SLOPE 1/2" PER FOOT MINIMUM.

8. FULLY ADHERED T.P.O. ROOF MEMBRANE.

9. PRIMARY AND OVERFLOW ROOF DRAINS. SEE PLUMBING DRAWINGS FOR ADDITIONAL INFORMATION.

10. REFER TO INTERIOR DECOR DRAWINGS FOR ADDITIONAL INFORMATION IN THIS AREA.

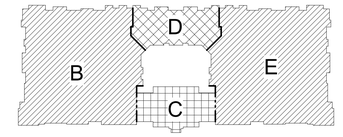
11. ENCLOSE EXHAUST VENT FROM CLUB ROOM FIRE PLACE WITH STUDS/GYP. BD. TO SMALLEST SIZE POSSIBLE.

12. TAPERED INSULATION TO THRU WALL SCUPPER SEE 19/A312.

13. PAVERS ON PEDESTALS OVER TAPERED INSULATION AND FLOOR DRAINS. KEYED NOTES

14. EXPANSION JOINT RE: 10/A323

15. EXPANSION JOINT RE: 14/A325 7



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8	REVISION 3	4.3.2020

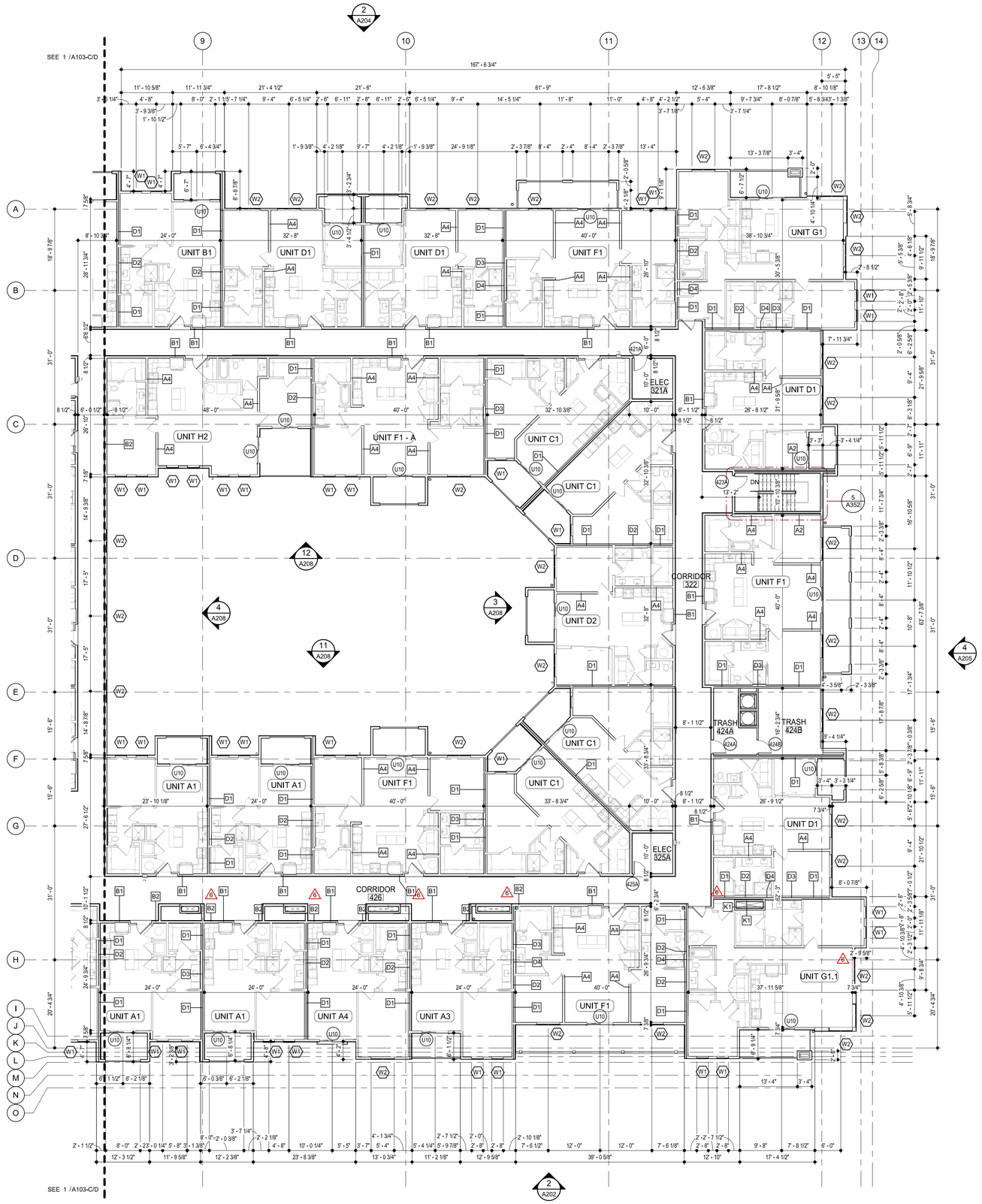
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TRi PROJECT NO. 18-046

SHEET NO.

A104-C/D

FOURTH FLOOR PLAN - BLDG. C/D



4 FOURTH FLOOR PLAN - BLDG. E

SCALE: 3/32" = 1'-0"

GENERAL NOTES

A. EXTERIOR DIMENSIONS ARE TO FACE OF STUD OR FACE OF MASONRY. INTERIOR DIMENSIONS ARE TO FINISH FACE OF WALL.

B. FOR DOOR SCHEDULE SEE SHEET A013 XXX

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D. FOR PARTITION TYPES SEE SHEET A011 X

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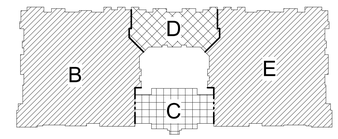
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KEYED NOTES ◇

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14. EXPANSION JOINT RE: 10/A323
15. EXPANSION JOINT RE: 14/A325 7



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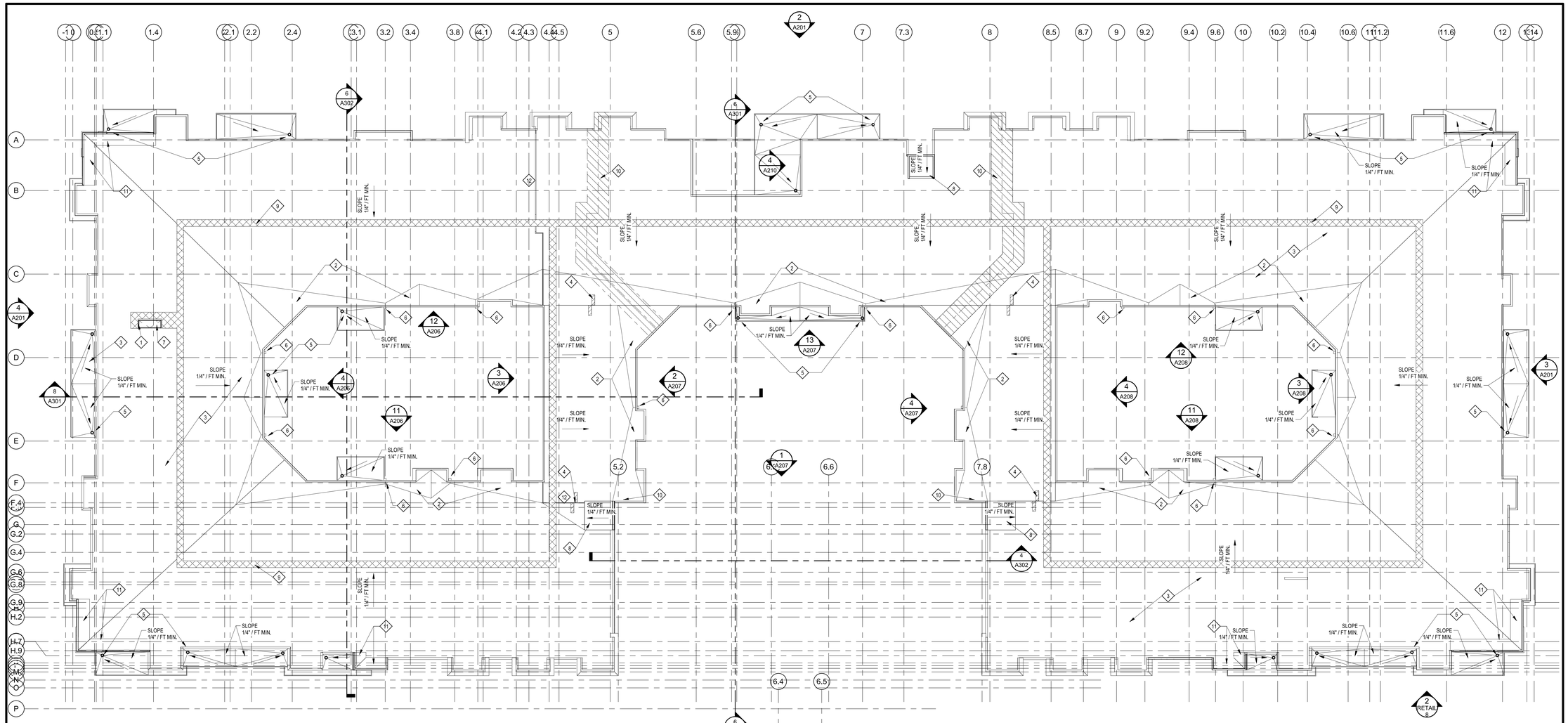
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TR¡ PROJECT NO. 18-046

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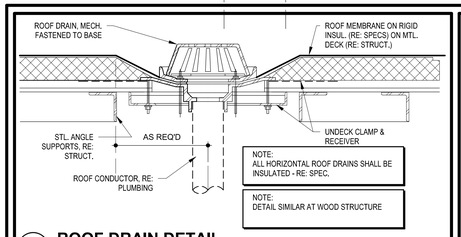
A104-E

FOURTH FLOOR PLAN - BLDG. E



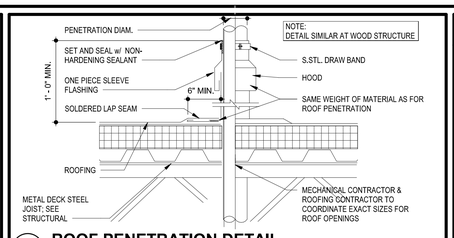
3 ROOF PLAN

SCALE: 1/16" = 1'-0"



13 ROOF DRAIN DETAIL

SCALE: 1 1/2" = 1'-0"



15 ROOF PENETRATION DETAIL

SCALE: 1/16" = 1'-0"

GENERAL NOTES

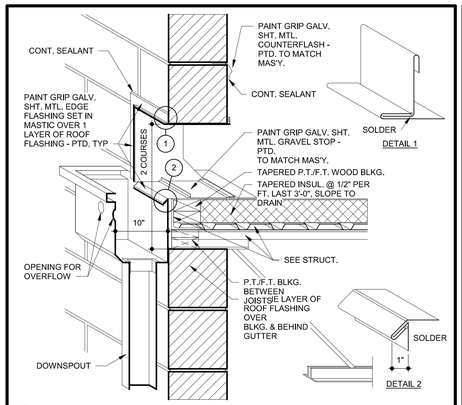
A. VERIFY LOCATIONS OF ALL ROOF PENETRATIONS WITH STRUCTURAL, M.E.P. AND ARCHITECTURAL DRAWINGS.

B. EXHAUST FANS AND VENTS TO BE LOCATED A MINIMUM OF 10'-0" FROM RTU's.

C. ALL ROOF EQUIPMENT TO BE MOUNTED ON CURBS. MECHANICAL SUBCONTRACTOR TO COORDINATE INSTALLATION AND ACCEPTANCE OF PREFABRICATED CURBS AND PENETRATIONS WITH ROOF MEMBRANE MANUFACTURER. GENERAL CONTRACTOR TO PROVIDE ALL REQUIRED BLOCKING, NAILING, ETC. AS REQUIRED FOR A WATERTIGHT BUILDING.

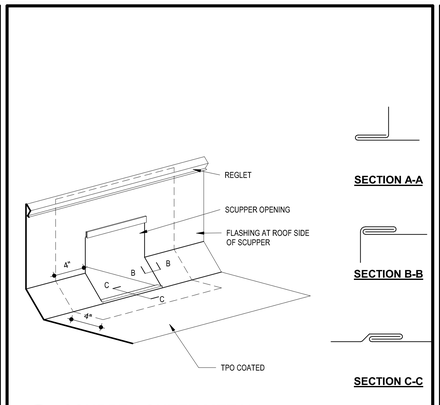
D. IT IS THE GENERAL CONTRACTOR'S RESPONSIBILITY TO COORDINATE THE INSTALLATION OF ALL FLASHING, BLOCKING, NAILERS, INSULATION STOPS, CRICKETS, ETC. NECESSARY FOR A COMPLETE, WARRANTED AND WATERTIGHT INSTALLATION.

E. ALL ROOF SLOPES ARE TO HAVE A MINIMUM OF 1/4" FALL WHERE CRICKETS AND VALLEYS OCCUR. CRICKETS ARE TO BE PROVIDED WITH SUFFICIENT DEPTH AND SLOPE TO ACCOMMODATE A MINIMUM 1/4" PER FOOT FALL AT VALLEY.



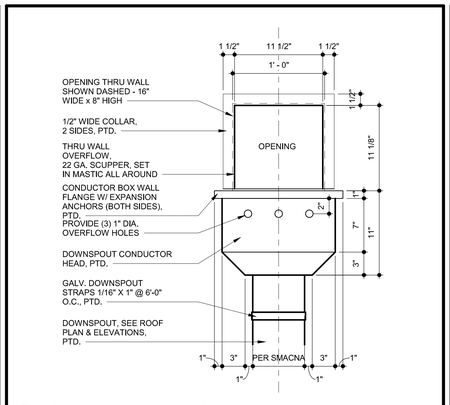
4 SCUPPER ISOMETRIC

SCALE: 1 1/2" = 1'-0"



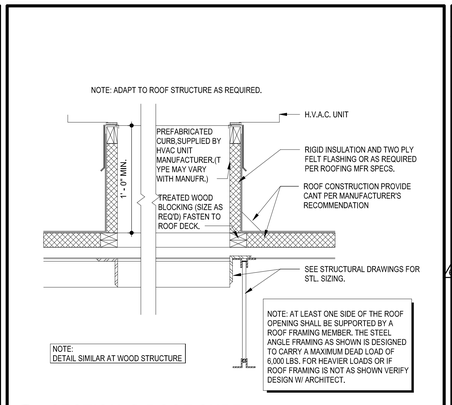
8 SCUPPER SHEET METAL

SCALE: 1 1/2" = 1'-0"



12 SCUPPER ELEVATION

SCALE: 1 1/2" = 1'-0"



16 SECTION @ ROOF CURB

SCALE: 1/16" = 1'-0"

KEYED NOTES ◇

1 PROVIDE TAPERED CRICKETS AT ALL ROOF TOP UNITS, SLOPE 1/2" PER FOOT MINIMUM. INSTALL FLASHING AND COUNTER FLASHING PER ROOFING MANUFACTURER'S WRITTEN RECOMMENDATIONS.

2 TAPERED CRICKETS AS REQUIRED. SLOPE 1/2" PER FOOT MINIMUM.

3 FULLY ADHERED T.P.O. ROOF MEMBRANE.

4 CHANGE IN ROOF SLOPE AND/OR ELEVATION. SEE 13 /A323

5 ROOF DRAIN. SEE PLUMBING DRAWINGS FOR ADDITIONAL INFORMATION.

6 THRU-WALL ROOF SCUPPER WITH OVERFLOW.

7 2'-6" x 8'-0" ROOF ACCESS HATCH.

8 ELEVATOR OVERRUN.

9 PROVIDE WALKWAY PADS FROM ROOF ACCESS TO ALL ROOFTOP EQUIPMENT.

10 ROOF SHEATHING TO BE CONSTRUCTED OF FIRE RETARDANT TREATED WOOD 4'-0" EACH SIDE OF FIRE WALL.

11 STUD KICKER WITH PLYWOOD SHEATHING AND ROOFING MEMBRANE.

12 EXPANSION JOINT RE: 9/A323

12.20.19

ARCHITECT
TR¡ ARCHITECTS

STRUCTURAL ENGINEER
BOB D CAMPBELL & COMPANY

CIVIL ENGINEER
RENAISSANCE INFRASTRUCTURE CONSULTING

GENERAL CONTRACTOR
BRINKMANN CONSTRUCTORS

MECHANICAL ENGINEER
LATIMER SOMMERS & ASSOCIATES

PLUMBING ENGINEER
LATIMER SOMMERS & ASSOCIATES

ELECTRICAL ENGINEER
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DATE: 7.29.19

REVISIONS ⚠

SHELL PACKAGE	7.29.19

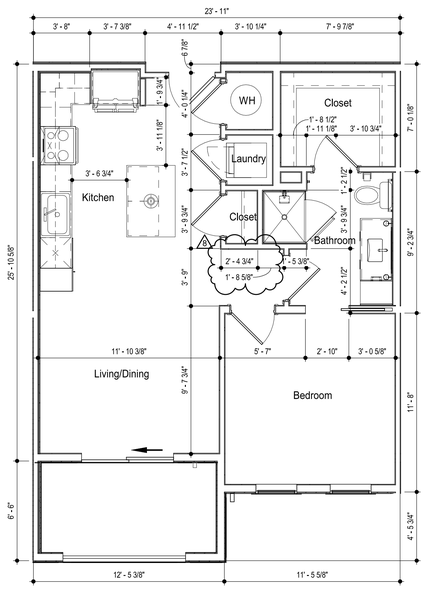
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TR¡ PROJECT NO. 18-046

SHEET NO.

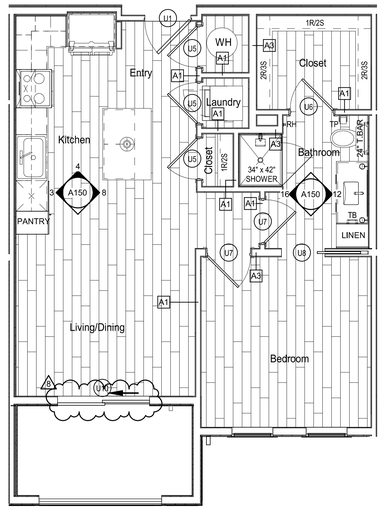
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ROOF PLAN



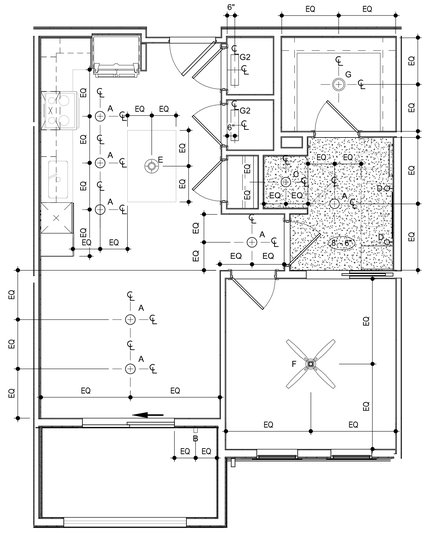
2 UNIT A1 DIMENSION PLAN

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



6 UNIT A1 REFERENCE PLAN

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



14 UNIT A1 RCP

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

SYMBOL LEGEND - UNIT PLANS

- 11 — DOOR TAG
- LIGHTING FIXTURE
- 1 Ref / A101 / 1 Ref — INTERIOR ELEVATION
- CLEAR FLOOR SPACE WITH 2" TOLERANCE AREA. REFER TO NOTES FOR REQUIRED DIMENSIONS
- W2 — PARTITION WALL TAG REFER TO A013
- A — TB = TOWEL BAR 6" / TP = TOILET PAPER DISPENSER / VP = VINYL PLANK / WH = WATER HEATER / WS = WORKSPACE / # S = # OF SHELVES

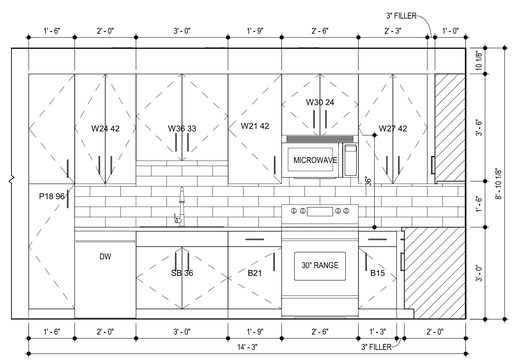
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C	TBD	7 1/2" LED DISK FIXTURE	WHITE TRIM
A	TBD	7 1/2" LED DISK FIXTURE	WHITE TRIM
F	MINKA AIRE	AVIATION LED CEILING FAN, #F853L-BN/CL	COAL
G2	TBD	WALL MOUNTED LED UTILITY LIGHT	WHITE TRIM
G	TBD	11" SURFACE MOUNTED DOME FIXTURE	WHITE TRIM
D	CUSTOM	MATCH STEFAN OUTDOOR WALL SCONCE	AGED IRON

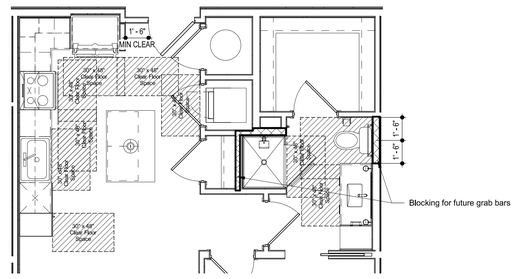
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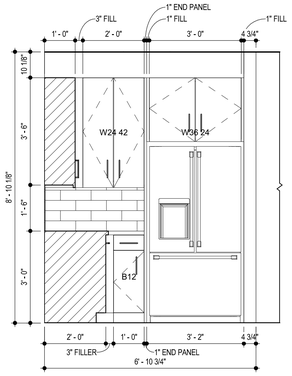
3 UNIT A1 KITCHEN ELEVATION - RANGE

SCALE: 1/2" = 1'-0"



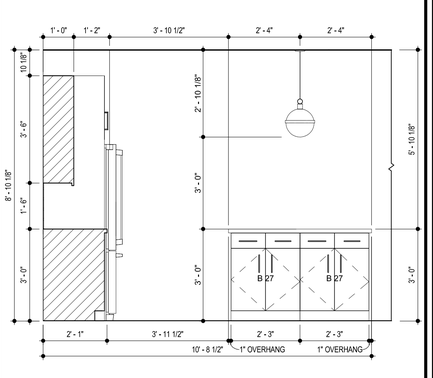
11 UNIT A1 C.F.S.

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



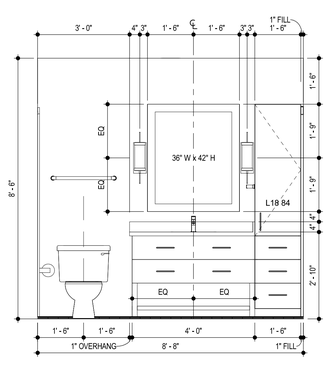
4 UNIT A1 CASEWORK ELEVATION - REFRIGERATOR

SCALE: 1/2" = 1'-0"



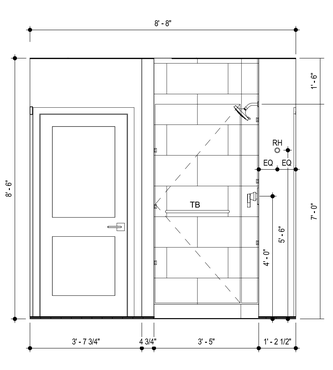
8 UNIT A1 KITCHEN ELEVATION - ISLAND

SCALE: 1/2" = 1'-0"



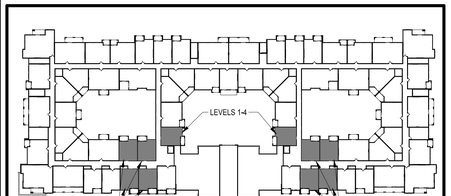
12 UNIT A1 BATHROOM ELEVATION - SINK

SCALE: 1/2" = 1'-0"



16 UNIT A1 BATHROOM ELEVATION - SHOWER

SCALE: 1/2" = 1'-0"



UNIT LOCATION PLAN

TR¡ ARCHITECTS — ARCHITECT
BOB D CAMPBELL & COMPANY — STRUCTURAL ENGINEER
RENAISSANCE INFRASTRUCTURE CONSULTING — CIVIL ENGINEER
BRINKMANN CONSTRUCTORS — GENERAL CONTRACTOR
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4.3.20

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DATE: 7.29.19

REVISIONS 8

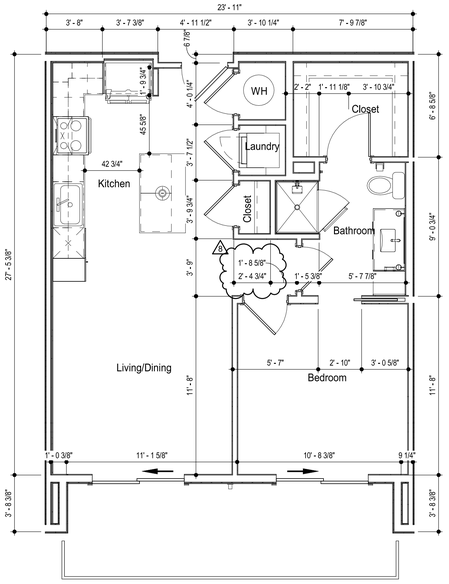
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6	REVISION 1	12.20.19
8	REVISION 3	4.3.2020

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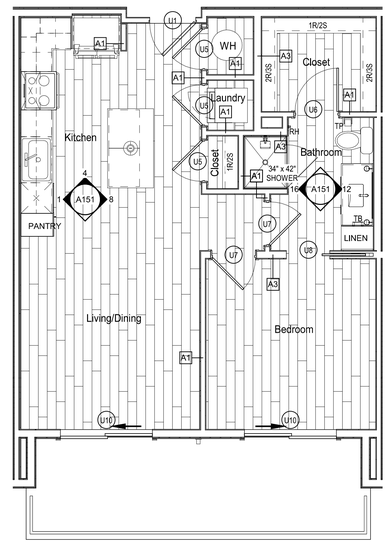
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UNIT 'A1' PLANS & ELEVATIONS



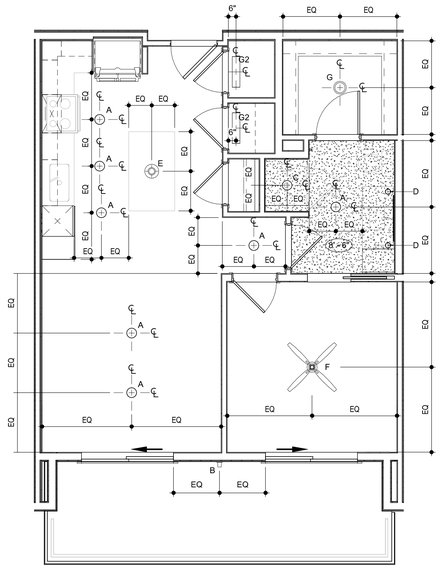
2 UNIT A2 DIMENSION PLAN

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



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14 UNIT A2 RCP

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LIGHTING FIXTURE

CLEAR FLOOR SPACE WITH 2" TOLERANCE AREA. REFER TO NOTES FOR REQUIRED DIMENSIONS

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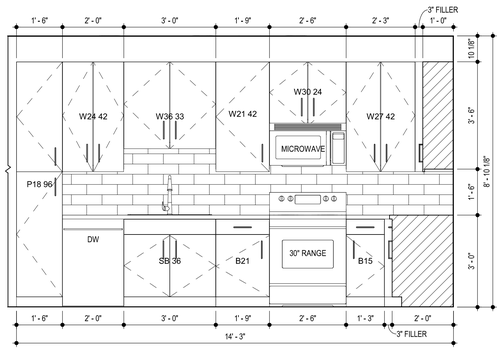
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G2	TBD	WALL MOUNTED LED UTILITY LIGHT	WHITE TRIM
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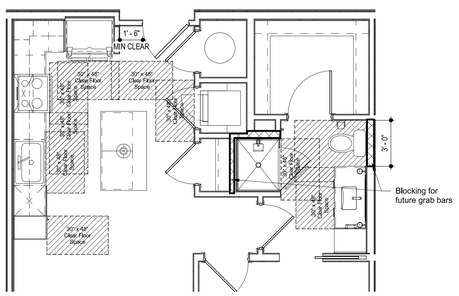
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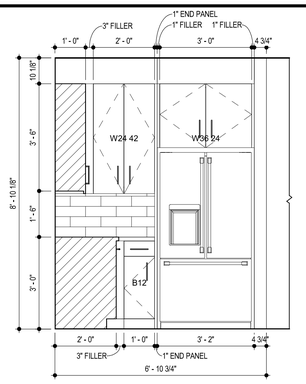
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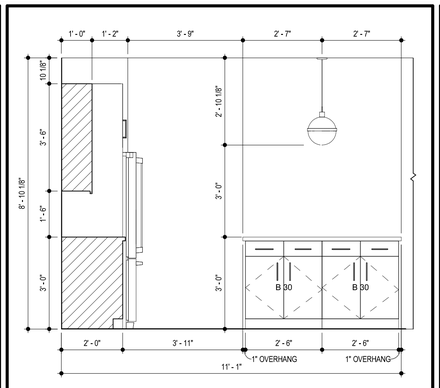
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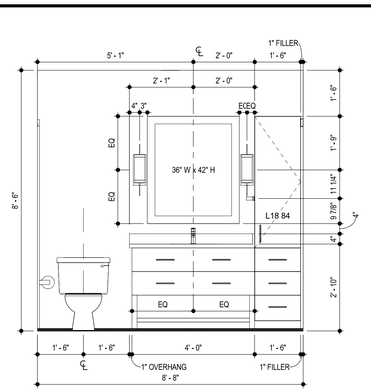
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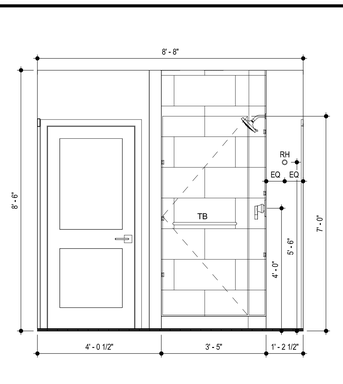
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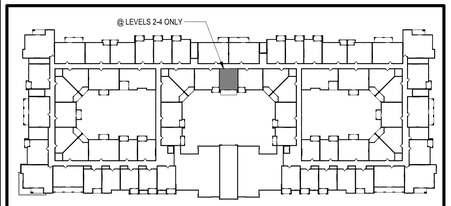
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STRUCTURAL ENGINEER — BOB D CAMPBELL & COMPANY
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GENERAL CONTRACTOR — BRINKMANN CONSTRUCTORS
MECHANICAL ENGINEER — LATIMER SOMMERS & ASSOCIATES
PLUMBING ENGINEER — LATIMER SOMMERS & ASSOCIATES
ELECTRICAL ENGINEER — LATIMER SOMMERS & ASSOCIATES

4.3.20

Pearl COMPANIES

Summit at West Pryor

940 NW Pryor Road
Lee's Summit, Missouri 64081

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9812 Manchester Road
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DATE: 7.29.19

REVISIONS 6

	SHELL PACKAGE	7.29.19
6	REVISION 1	12.20.19
8	REVISION 3	4.3.2020

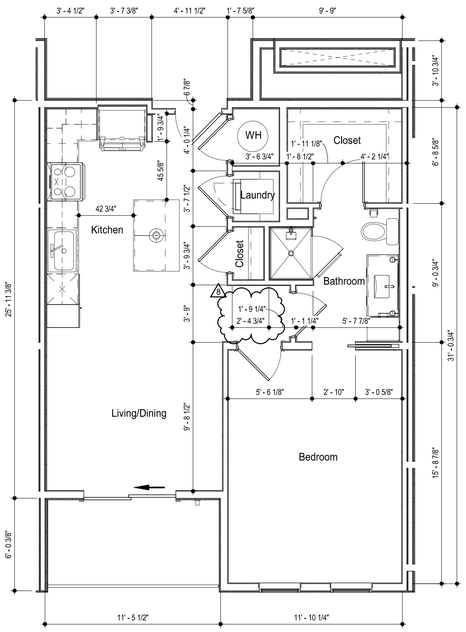
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TR¡ PROJECT NO. 18-046

SHEET NO. 6

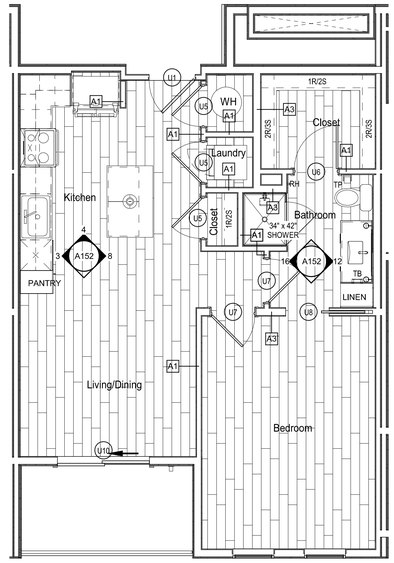
A151

UNIT 'A2' PLANS & ELEVATIONS



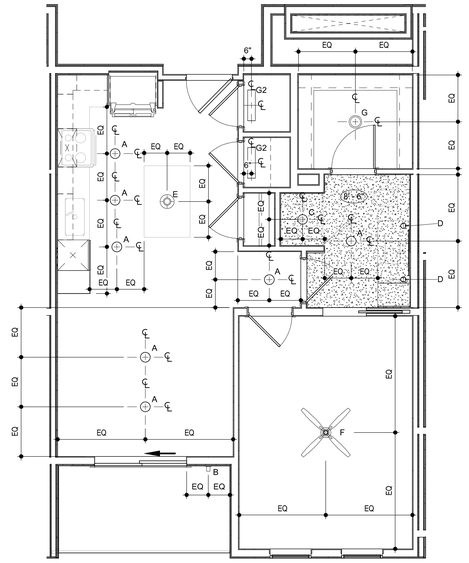
2 UNIT A3 DIMENSION PLAN

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



6 UNIT A3 REFERENCE PLAN

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



14 UNIT A3 RCP

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

SYMBOL LEGEND - UNIT PLANS

11 — DOOR TAG

LIGHTING FIXTURE

1 Ref / A101 / 1 Ref — INTERIOR ELEVATION

CLEAR FLOOR SPACE WITH 2" TOLERANCE AREA. REFER TO NOTES FOR REQUIRED DIMENSIONS

W2 — PARTITION WALL TAG REFER TO A013

AHU = AIR HANDLER UNIT
CO = CASED OPENING
CPT = CARPET
CT = CERAMIC TILE
DW = DISHWASHER
KS = KNEE SPACE
RH = ROBE HOOK
SH = SHOWER HEAD
SR = SHOWER ROD
SRO = SHEETROCK OPENING
T = TEMPERED GLASS

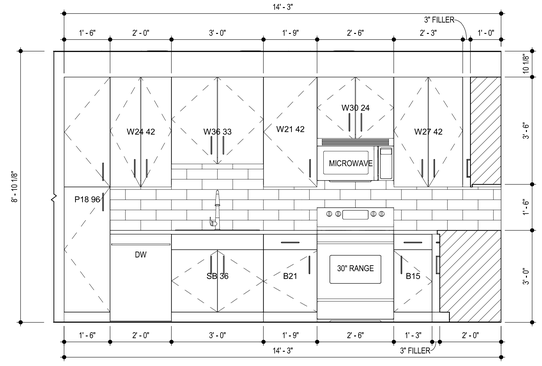
A
TB = TOWEL BAR 6"
TP = TOILET PAPER DISPENSER
VP = VINYL PLANK
WH = WATER HEATER
WS = WORKSPACE
# S = # OF SHELVES

LIGHTING FIXTURE SCHEDULE

LABEL	MANUFACTURER	DESCRIPTION/MODEL	FINISH
L1	NOT USED		
B	ASTRO	OSLO 100	TEXTURED BLACK
E	HUDSON VALLEY LIGHTING GROUP	LAMBERT, #612-OB	OLD BRONZE
C	TBD	7 1/2" LED DISK FIXTURE	WHITE TRIM
A	TBD	7 1/2" LED DISK FIXTURE	WHITE TRIM
F	MINKA AIRE	AVIATION LED CEILING FAN, #F853L-BNI/CL	COAL
G2	TBD	WALL MOUNTED LED UTILITY LIGHT	WHITE TRIM
G	TBD	11" SURFACE MOUNTED DOME FIXTURE	WHITE TRIM
D	CUSTOM	MATCH STEFAN OUTDOOR WALL SCONCE	AGED IRON

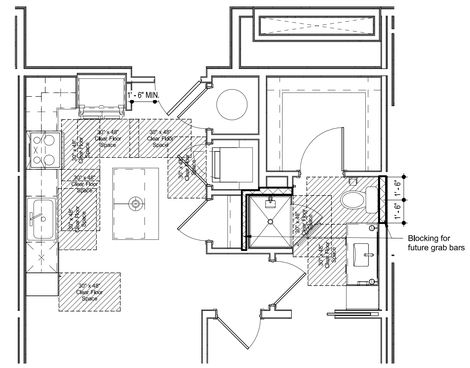
GENERAL UNIT NOTES

1. ALL WALL DIMENSIONS ARE TO STUD.
2. UNIT INTERIOR WALL TYPES ARE A1 (TYPICAL) UNLESS OTHERWISE NOTED.
3. REFER TO SHEET A011 FOR TYPICAL WALL ASSEMBLIES.
4. REFER TO SHEET A017 FOR UNIT DOOR SCHEDULE & A030 - A031 FOR DETAILS.
5. ALL INTERIOR DOORS SHALL ALLOW 3/4" AIRFLOW FOR RETURN AT BOTTOM OF DOOR.
6. REFER TO MEP DWGS FOR LOCATION OF SMOKE, CO & FIRE DETECTORS.
7. REFER TO SHEET A014 FOR WINDOW SCHEDULE AND A020 - A021 FOR DETAILS.
8. ALL EXTERIOR WINDOWS SHALL MEET ALL FEDERAL, STATE AND ANY LOCAL GLAZING STANDARDS. ALL SLIDING GLASS DOORS SHALL HAVE PIN LOCKS.
9. BEDROOM SHALL HAVE A MINIMUM OF ONE OPENING WHICH MEETS EGRESS REQUIREMENTS. 20" NET CLEAR WIDTH, 24" NET CLEAR HEIGHT, 5.7 SQFT. NET CLEAR OPENABLE AREA AND SHALL BE 44" MAXIMUM FROM FINISH FLOOR TO TOP OF SILL AS REQUIRED PER IBC-2009 SECTION 1029.
10. REFER TO BUILDING PLANS FOR CORRIDOR AND DIMISING WALL TYPES.
11. PROVIDE MOISTURE RESISTANT GYPSUM DRYWALL IN ALL UNIT BATHROOM WALLS AND OTHER UNIT WETWALLS.
12. PROVIDE SOUND BATTS IN ALL CORRIDOR AND TENANT SEPARATION WALLS.
13. PROVIDE SOUND INSULATION IN WALLS AROUND ALL LAUNDRY ROOMS, PLUMBING, AND ALL HVAC CLOSETS.
14. REFER TO STRUCTURAL DRAWINGS FOR SHEARWALL AND BEARING WALL LOCATIONS.
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16. ALL ANGLES ARE 45° TO HORIZONTAL & VERTICAL DIRECTIONS, U.N.O. TYP. AT ALL UNITS.
17. ALL DIMENSIONS AND NOTES STATING "CLEAR" ARE FROM FACE OF FINISH.
18. REFER TO A003 & A004 FOR ALL INTERIOR FAIR HOUSING ACT AND OTHER ACCESSIBILITY REQUIREMENTS.
19. ALL TOWEL BARS ARE TO BE MOUNTED AT 54" A.F.F., ROBE HOOKS TO BE MOUNTED AT 66", TOWEL RINGS TO BE MOUNTED 1'-6" ABOVE COUNTER HEIGHT, AND TOILET PAPER DISPENSERS AT 18" A.F.F. UNLESS NOTED OTHERWISE. TOWEL BARS AND ROBE HOOKS IN TYPE A UNITS TO BE MOUNTED AT 48" HIGH MAX.
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21. VANITY MIRRORS TO BE 42" HIGH AND TO BE MOUNTED WITH THE BOTTOM OF THE REFLECTING SURFACE NO MORE THAN 40" A.F.F IN ANSI TYPE A UNITS.
22. PROVIDE MINIMUM RATED 2A:10B:C FIRE EXTINGUISHER IN EACH KITCHEN UNDER THE SINK.
23. VERIFY ALL TUB WALL LENGHTS AND DIMENSIONS WITH ACTUAL TUB PROVIDED. CONTRACTOR TO COORDINATE FRAMING, TUB MANUFACTURER AND TUB DETAILS.
24. PROVIDE SOLID BLOCKING IN WALLS FOR FUTURE INSTALLATION OF GRAB BARS AS SHOWN ON A003, OR ALTERNATIVE MEANS OF REINFORCING THE CAVITY BETWEEN THE FIBERGLASS TUB AND THE WALL.
25. SEE ARCHITECTURAL ELEVATION, MEP AND STRUCTURAL DRAWINGS FOR EXTERIOR FEATURES THAT MAY REQUIRE BLOCKING OR OTHER CONSIDERATIONS SPECIFIC TO THE UNIT LOCATION IN THE BUILDING, SUCH AS ATTACHED SIGNAGE, LIGHTING, AWNINGS, CANOPIES, TRELLISES, SHUTTERS, FIXTURES, BUILDOUTS, CORNICES, RAILINGS, LANDSCAPE FEATURES AND ADJACENT ATTACHED STRUCTURES.
26. PROVIDE A HIGH OUTLET COVER SO THAT TV IN LIVING ROOM CAN BE MOUNTED AT 46" A.F.F. TO THE CENTER OF TV. REFER TO MEP AND TELECOM. PROVIDE 2x10 BLOCKING FOR TV MOUNTING.
27. ALL EXTERIOR SLABS TO SLOPE DOWN 1/8" TO EDGE OF SLAB. LIGHT BROOM FINISH AT SLOPED SURFACES. VERIFY WITH STRUCTURE.
28. REFER TO INTERIOR DESIGNER FINISH SCHEDULE FOR FINISHES, FOR ADDITIONAL ROOM FINISH NOTES AND SPECIFICATIONS. RE: I-006 - I-007
29. FLOOR FINISHES TO EXTEND UNDER SHELVING, WASHER/DRYER, AND REFRIGERATOR, FLOOR FINISHES EXTEND UNDER ALL RAISED COUNTERS, AND CABINETS INDICATED WITH "REMOVABLE BASE CABINET".
30. ALL SINK BASES TO BE REMOVABLE IN TYPE A UNITS. REMOVABLE BASE AT KITCHEN WORK SURFACE IN TYPE A UNITS. EXTEND FLOOR FINISH UNDER THESE REMOVABLE CABINETS
31. BATHROOM CEILING HEIGHT 8' - 6" AFF.
32. SHOWER HEAD HEIGHT 7'-0" AFF, SHOWER CONTROL HEIGHT 4'-0" AFF.
33. TUB/SHOWER COMBO SHOWER HEAD HEIGHT 7'-0" AFF, CONTROL 3'-0" AFF, TUB FAUCET 2'-0" AFF.
34. FOR UNIT DETAILS RE: A170-A171



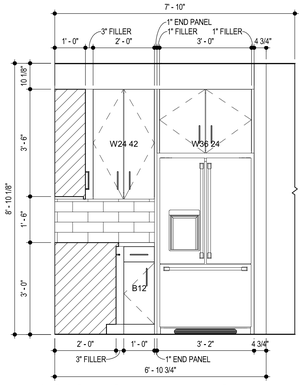
3 UNIT A3 KITCHEN ELEVATION - RANGE

SCALE: 1/2" = 1'-0"



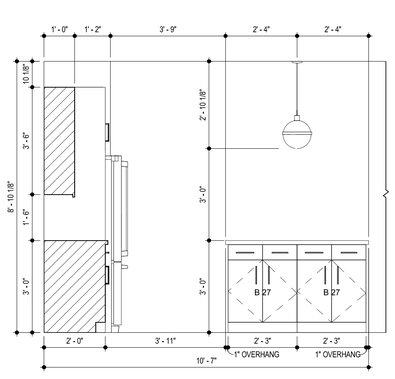
11 UNIT A3 C.F.S.

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



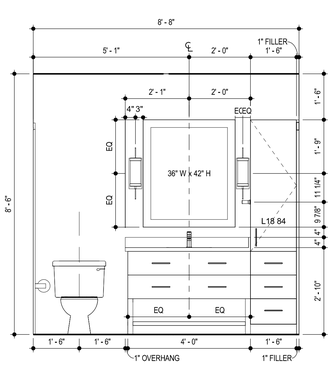
4 UNIT A3 CASEWORK ELEVATION - REFRIGERATOR

SCALE: 1/2" = 1'-0"



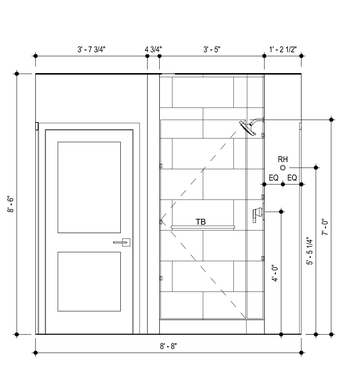
8 UNIT A3 KITCHEN ELEVATION - ISLAND

SCALE: 1/2" = 1'-0"



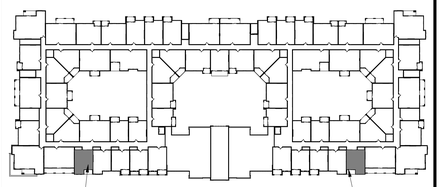
12 UNIT A3 BATHROOM ELEVATION - SINK

SCALE: 1/2" = 1'-0"



16 UNIT A3 BATHROOM ELEVATION - SHOWER

SCALE: 1/2" = 1'-0"



UNIT LOCATION PLAN

TR¡ ARCHITECTS — ARCHITECT
BOB D CAMPBELL & COMPANY — STRUCTURAL ENGINEER
RENAISSANCE INFRASTRUCTURE CONSULTING — CIVIL ENGINEER
BRINKMANN CONSTRUCTORS — GENERAL CONTRACTOR
LATIMER SOMMERS & ASSOCIATES — MECHANICAL ENGINEER
LATIMER SOMMERS & ASSOCIATES — PLUMBING ENGINEER
LATIMER SOMMERS & ASSOCIATES — ELECTRICAL ENGINEER

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DATE: 7.29.19

REVISIONS 6

	SHELL PACKAGE	7.29.19
6	REVISION 1	12.20.19
8	REVISION 3	4.3.2020

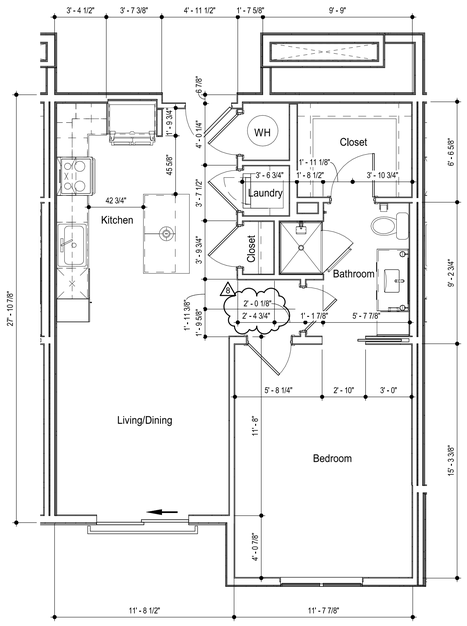
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TR¡ PROJECT NO. 18-046

SHEET NO. 6

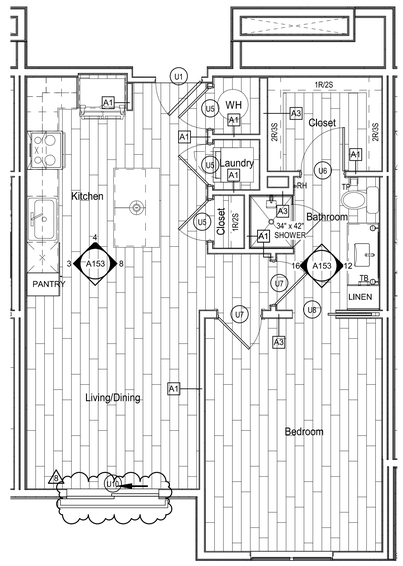
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UNIT 'A3' PLANS & ELEVATIONS



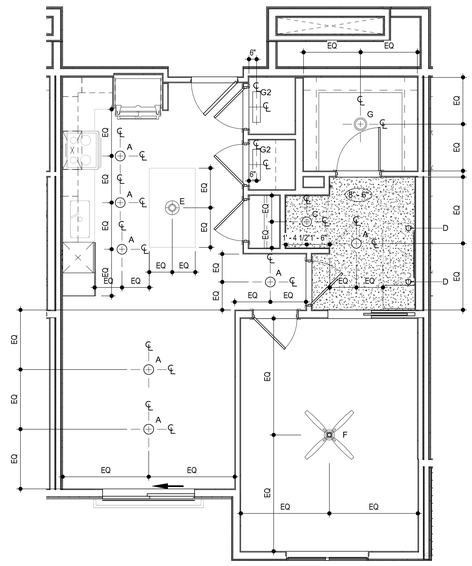
2 UNIT A4 DIMENSION PLAN

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



6 UNIT A4 REFERENCE PLAN

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



14 UNIT A4 RCP

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

SYMBOL LEGEND - UNIT PLANS

- 11 — DOOR TAG
- LIGHTING FIXTURE
- A101 — INTERIOR ELEVATION (1 Ref / 1 Ref)
- CLEAR FLOOR SPACE WITH 2" TOLERANCE AREA. REFER TO NOTES FOR REQUIRED DIMENSIONS
- W2 — PARTITION WALL TAG REFER TO A013

AHU = AIR HANDLER UNIT
CO = CASED OPENING
CPT = CARPET
CT = CERAMIC TILE
DW = DISHWASHER
KS = KNEE SPACE
RH = ROBE HOOK
SH = SHOWER HEAD
SR = SHOWER ROD
SRO = SHEETROCK OPENING
T = TEMPERED GLASS

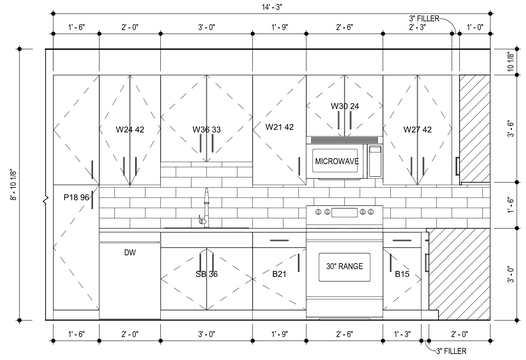
A
TB = TOWEL BAR 6"
TP = TOILET PAPER DISPENSER
VP = VINYL PLANK
WH = WATER HEATER
WS = WORKSPACE
# S = # OF SHELVES

LIGHTING FIXTURE SCHEDULE

LABEL	MANUFACTURER	DESCRIPTION/MODEL	FINISH
L1	NOT USED		
B	ASTRO	OSLO 100	TEXTURED BLACK
E	HUDSON VALLEY LIGHTING GROUP	LAMBERT, #612-OB	OLD BRONZE
C	TBD	7 1/2" LED DISK FIXTURE	WHITE TRIM
A	TBD	7 1/2" LED DISK FIXTURE	WHITE TRIM
F	MINKA AIRE	AVIATION LED CEILING FAN, #F853L-BN/CL	COAL
G2	TBD	WALL MOUNTED LED UTILITY LIGHT	WHITE TRIM
G	TBD	11" SURFACE MOUNTED DOME FIXTURE	WHITE TRIM
D	CUSTOM	MATCH STEFAN OUTDOOR WALL SCONCE	AGED IRON

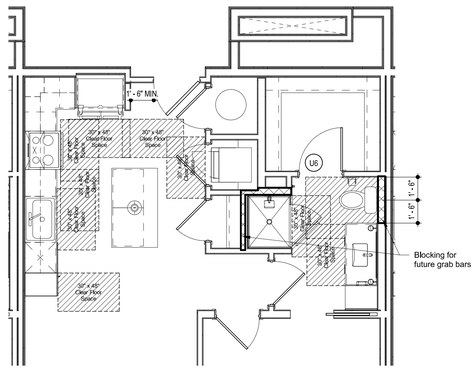
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32. SHOWER HEAD HEIGHT 7'-0" AFF. SHOWER CONTROL HEIGHT 4'-0" AFF.
33. TUB/SHOWER COMBO SHOWER HEAD HEIGHT 7'-0" AFF, CONTROL 3'-0" AFF, TUB FAUCET 2'-0" AFF.
34. FOR UNIT DETAILS RE: A170-A171



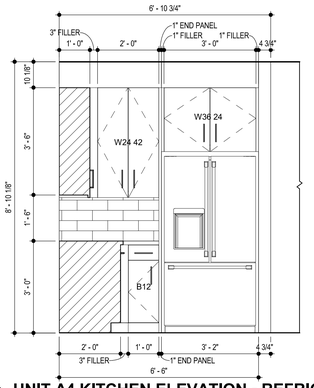
3 UNIT A4 KITCHEN ELEVATION - RANGE

SCALE: 1/2" = 1'-0"



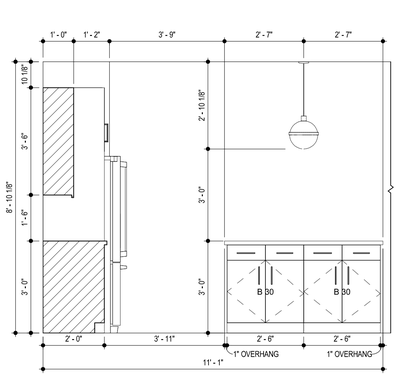
11 UNIT A4 C.F.S

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



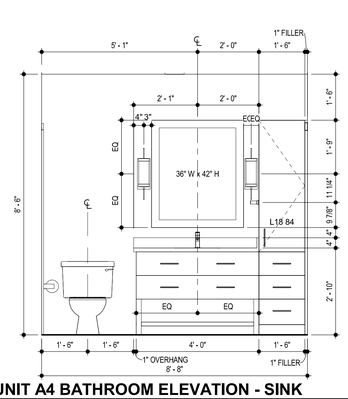
4 UNIT A4 KITCHEN ELEVATION - REFRIGERATOR

SCALE: 1/2" = 1'-0"



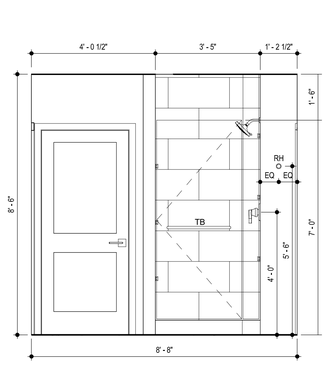
8 UNIT A4 KITCHEN ELEVATION - ISLAND

SCALE: 1/2" = 1'-0"



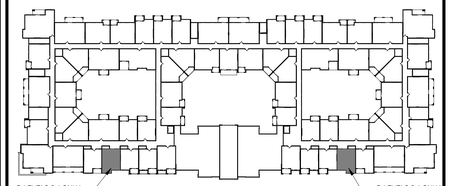
12 UNIT A4 BATHROOM ELEVATION - SINK

SCALE: 1/2" = 1'-0"



16 UNIT A4 BATHROOM ELEVATION - SHOWER

SCALE: 1/2" = 1'-0"



UNIT LOCATION PLAN

TR;i ARCHITECTS — ARCHITECT
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RENAISSANCE INFRASTRUCTURE CONSULTING — CIVIL ENGINEER
BRINKMANN CONSTRUCTORS — GENERAL CONTRACTOR
LATIMER SOMMERS & ASSOCIATES — MECHANICAL ENGINEER
LATIMER SOMMERS & ASSOCIATES — PLUMBING ENGINEER
LATIMER SOMMERS & ASSOCIATES — ELECTRICAL ENGINEER

4.3.20

Pearl COMPANIES

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St. Louis, Missouri 63119
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www.triarchitects.com

DATE: 7.29.19

REVISIONS / #

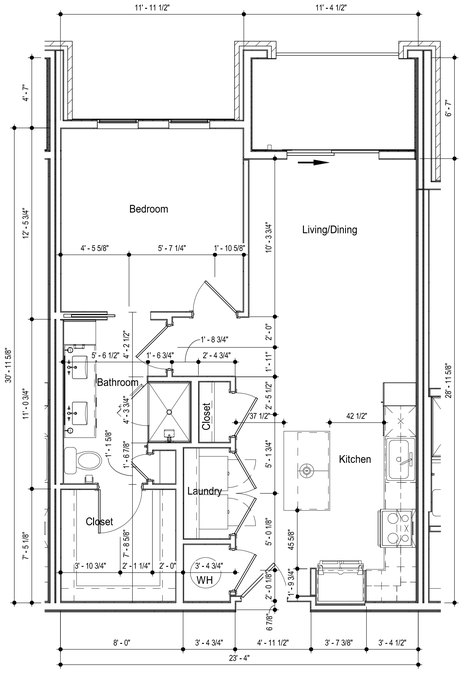
	SHELL PACKAGE	7.29.19
6	REVISION 1	12.20.19
8	REVISION 3	4.3.2020

DWG BY MKSS

TR;i PROJECT NO. 18-046

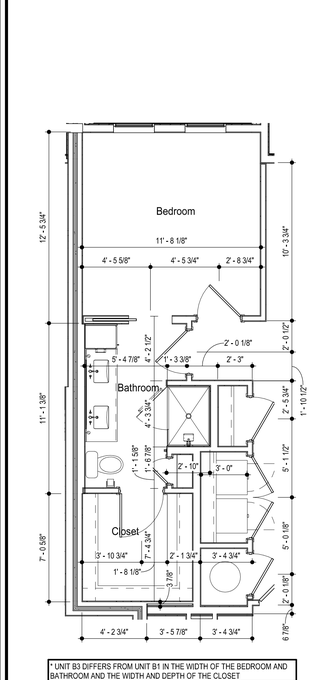
SHEET NO. A153 / 8

UNIT 'A4' PLANS & ELEVATIONS



2 UNIT B1 DIMENSION PLAN

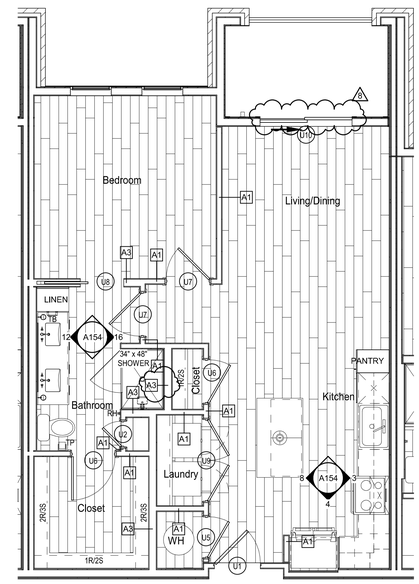
SCALE: 1/4" = 1'-0"



* UNIT B3 DIFFERS FROM UNIT B1 IN THE WIDTH OF THE BEDROOM AND BATHROOM AND THE WIDTH AND DEPTH OF THE CLOSET

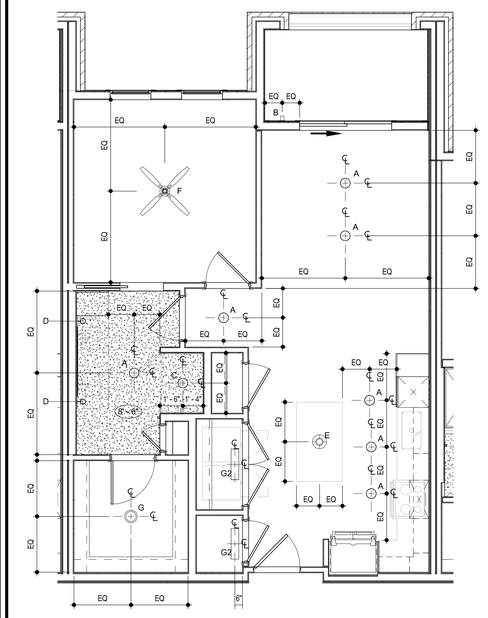
6 UNIT B3 DIMENSION PLAN

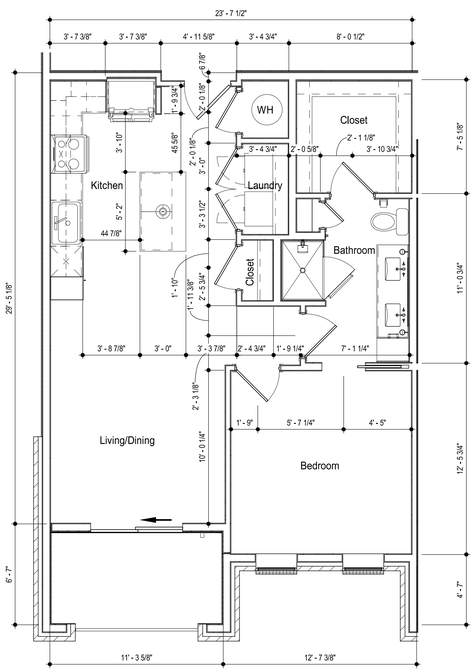
SCALE: 1/4" = 1'-0"



10 UNIT B1 REFERENCE PLAN

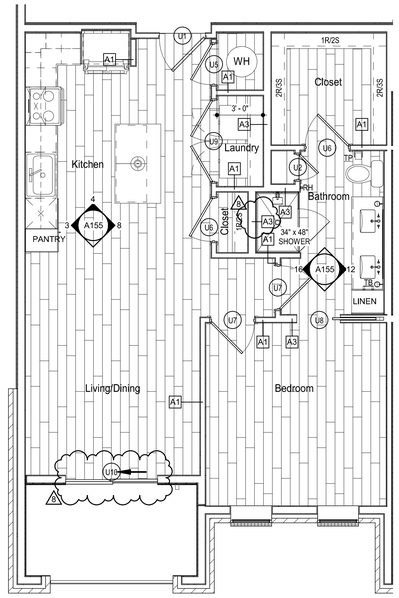
SCALE: 1/4" = 1'-0"


EQ
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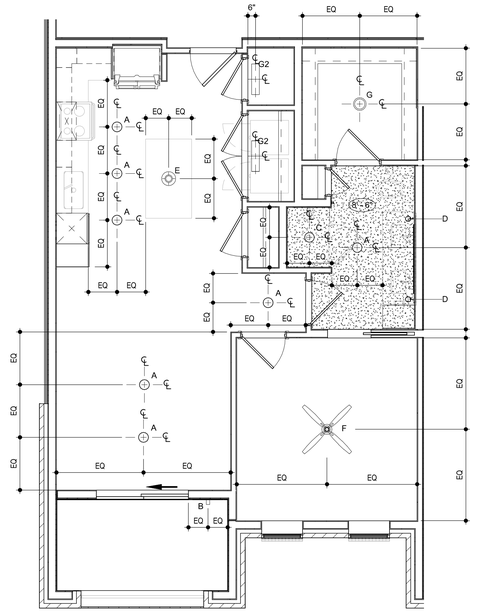
2 UNIT B2 DIMENSION PLAN

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



6 UNIT B2 REFERENCE PLAN

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



14 UNIT B2 RCP

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

SYMBOL LEGEND - UNIT PLANS

- 11 — DOOR TAG
- LIGHTING FIXTURE
- CLEAR FLOOR SPACE WITH 2" TOLERANCE AREA. REFER TO NOTES FOR REQUIRED DIMENSIONS
- 1 Ref / A101 / 1 Ref — INTERIOR ELEVATION
- W2 — PARTITION WALL TAG REFER TO A013

AHU = AIR HANDLER UNIT
CO = CASED OPENING
CPT = CARPET
CT = CERAMIC TILE
DW = DISHWASHER
KS = KNEE SPACE
RH = ROBE HOOK
SH = SHOWER HEAD
SR = SHOWER ROD
SRO = SHEETROCK OPENING
T = TEMPERED GLASS

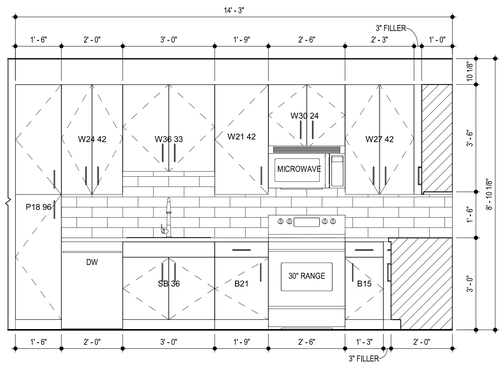
A
TB = TOWEL BAR 6"
TP = TOILET PAPER DISPENSER
VP = VINYL PLANK
WH = WATER HEATER
WS = WORKSPACE
# S = # OF SHELVES

LIGHTING FIXTURE SCHEDULE

LABEL	MANUFACTURER	DESCRIPTION/MODEL	FINISH
L1	NOT USED		
B	ASTRO	OSLO 100	TEXTURED BLACK
E	HUDSON VALLEY LIGHTING GROUP	LAMBERT, #612-OB	OLD BRONZE
C	TBD	7 1/2" LED DISK FIXTURE	WHITE TRIM
A	TBD	7 1/2" LED DISK FIXTURE	WHITE TRIM
F	MINKA AIRE	AVIATION LED CEILING FAN, #F853L-BN/CL	COAL
G2	TBD	WALL MOUNTED LED UTILITY LIGHT	WHITE TRIM
G	TBD	11" SURFACE MOUNTED DOME FIXTURE	WHITE TRIM
D	CUSTOM	MATCH STEFAN OUTDOOR WALL SCONCE	AGED IRON

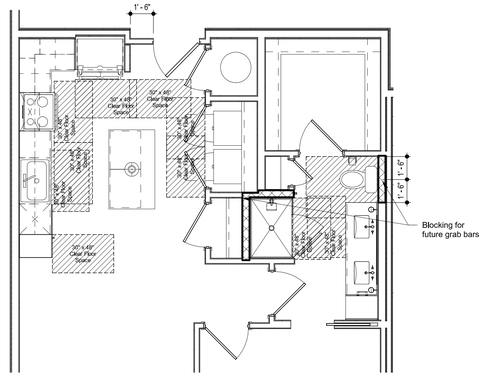
GENERAL UNIT NOTES

1. ALL WALL DIMENSIONS ARE TO STUD.
2. UNIT INTERIOR WALL TYPES ARE A1 (TYPICAL) UNLESS OTHERWISE NOTED.
3. REFER TO SHEET A011 FOR TYPICAL WALL ASSEMBLIES.
4. REFER TO SHEET A017 FOR UNIT DOOR SCHEDULE & A030 - A031 FOR DETAILS.
5. ALL INTERIOR DOORS SHALL ALLOW 3/4" AIRFLOW FOR RETURN AT BOTTOM OF DOOR.
6. REFER TO MEP DWGS FOR LOCATION OF SMOKE, CO & FIRE DETECTORS.
7. REFER TO SHEET A014 FOR WINDOW SCHEDULE AND A020 - A021 FOR DETAILS.
8. ALL EXTERIOR WINDOWS SHALL MEET ALL FEDERAL, STATE AND ANY LOCAL GLAZING STANDARDS. ALL SLIDING GLASS DOORS SHALL HAVE PIN LOCKS.
9. BEDROOM SHALL HAVE A MINIMUM OF ONE OPENING WHICH MEETS EGRESS REQUIREMENTS. 20" NET CLEAR WIDTH, 24" NET CLEAR HEIGHT, 5.7 SQFT. NET CLEAR OPENABLE AREA AND SHALL BE 44" MAXIMUM FROM FINISH FLOOR TO TOP OF SILL AS REQUIRED PER IBC-2009 SECTION 1029.
10. REFER TO BUILDING PLANS FOR CORRIDOR AND DEMISING WALL TYPES.
11. PROVIDE MOISTURE RESISTANT GYPSUM DRYWALL IN ALL UNIT BATHROOM WALLS AND OTHER UNIT WETWALLS.
12. PROVIDE SOUND BATTS IN ALL CORRIDOR AND TENANT SEPARATION WALLS.
13. PROVIDE SOUND INSULATION IN WALLS AROUND ALL LAUNDRY ROOMS, PLUMBING, AND ALL HVAC CLOSETS.
14. REFER TO STRUCTURAL DRAWINGS FOR SHEARWALL AND BEARING WALL LOCATIONS.
15. VERTICAL MECHANICAL CHASES WITHIN UNITS ARE TO BE FIRE STOPPED PER LOCAL REQUIREMENTS.
16. ALL ANGLES ARE 45° TO HORIZONTAL & VERTICAL DIRECTIONS, U.N.O. TYP. AT ALL UNITS.
17. ALL DIMENSIONS AND NOTES STATING "CLEAR" ARE FROM FACE OF FINISH.
18. REFER TO A003 & A004 FOR ALL INTERIOR FAIR HOUSING ACT AND OTHER ACCESSIBILITY REQUIREMENTS.
19. ALL TOWEL BARS ARE TO BE MOUNTED AT 54" A.F.F., ROBE HOOKS TO BE MOUNTED AT 66", TOWEL RINGS TO BE MOUNTED 1'-6" ABOVE COUNTER HEIGHT, AND TOILET PAPER DISPENSERS AT 18" A.F.F. UNLESS NOTED OTHERWISE. TOWEL BARS AND ROBE HOOKS IN TYPE A UNITS TO BE MOUNTED AT 48" HIGH MAX.
20. INTERIOR ELEVATIONS ARE FOR SCHEMATIC CABINET LAYOUT ONLY. CONTRACTOR TO VERIFY ALL DIMENSIONS. PROVIDE FILLERS AS REQUIRED. REFER TO CABINET SHOP DRAWINGS.
21. VANITY MIRRORS TO BE 42" HIGH AND TO BE MOUNTED WITH THE BOTTOM OF THE REFLECTING SURFACE NO MORE THAN 40" A.F.F IN ANSI TYPE A UNITS.
22. PROVIDE MINIMUM RATED 2A:10B:C FIRE EXTINGUISHER IN EACH KITCHEN UNDER THE SINK.
23. VERIFY ALL TUB WALL LENGHTS AND DIMENSIONS WITH ACTUAL TUB PROVIDED. CONTRACTOR TO COORDINATE FRAMING, TUB MANUFACTURER AND TUB DETAILS.
24. PROVIDE SOLID BLOCKING IN WALLS FOR FUTURE INSTALLATION OF GRAB BARS AS SHOWN ON A003, OR ALTERNATIVE MEANS OF REINFORCING THE CAVITY BETWEEN THE FIBERGLASS TUB AND THE WALL.
25. SEE ARCHITECTURAL ELEVATION, MEP AND STRUCTURAL DRAWINGS FOR EXTERIOR FEATURES THAT MAY REQUIRE BLOCKING OR OTHER CONSIDERATIONS SPECIFIC TO THE UNIT LOCATION IN THE BUILDING, SUCH AS ATTACHED SIGNAGE, LIGHTING, AWNINGS, CANOPIES, TRELLISES, SHUTTERS, FIXTURES, BUILDOUTS, CORNICES, RAILINGS, LANDSCAPE FEATURES AND ADJACENT ATTACHED STRUCTURES.
26. PROVIDE A HIGH OUTLET COVER SO THAT TV IN LIVING ROOM CAN BE MOUNTED AT 46" A.F.F. TO THE CENTER OF TV. REFER TO MEP AND TELECOM. PROVIDE 2x10 BLOCKING FOR TV MOUNTING.
27. ALL EXTERIOR SLABS TO SLOPE DOWN 1/8" TO EDGE OF SLAB. LIGHT BROOM FINISH AT SLOPED SURFACES. VERIFY WITH STRUCTURE.
28. REFER TO INTERIOR DESIGNER FINISH SCHEDULE FOR FINISHES, FOR ADDITIONAL ROOM FINISH NOTES AND SPECIFICATIONS, RE: I4096 - I-007
29. FLOOR FINISHES TO EXTEND UNDER SHELVING, WASHER/DRYER, AND REFRIGERATOR. FLOOR FINISHES EXTEND UNDER ALL RAISED COUNTERS, AND CABINETS INDICATED WITH "REMOVABLE BASE CABINET".
30. ALL SINK BASES TO BE REMOVABLE IN TYPE A UNITS. REMOVABLE BASE AT KITCHEN WORK SURFACE IN TYPE A UNITS. EXTEND FLOOR FINISH UNDER THESE REMOVABLE CABINETS
31. BATHROOM CEILING HEIGHT 8' - 6" AFF.
32. SHOWER HEAD HEIGHT 7'-0" AFF. SHOWER CONTROL HEIGHT 4'-0" AFF.
33. TUB/SHOWER COMBO SHOWER HEAD HEIGHT 7'-0" AFF, CONTROL 3'-0" AFF, TUB FAUCET 2'-0" AFF.
34. FOR UNIT DETAILS RE: A170-A171



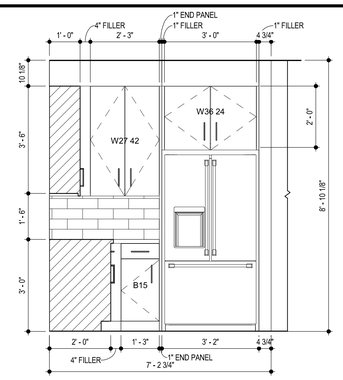
3 UNIT B2 KITCHEN ELEVATION - RANGE

SCALE: 1/2" = 1'-0"



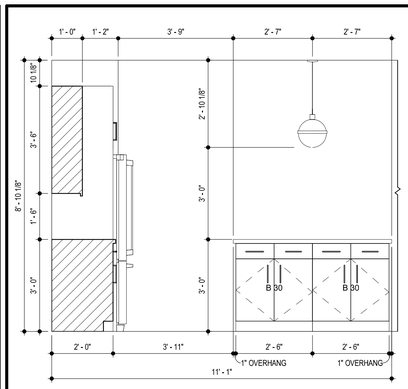
11 UNIT B2 C.F.S

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



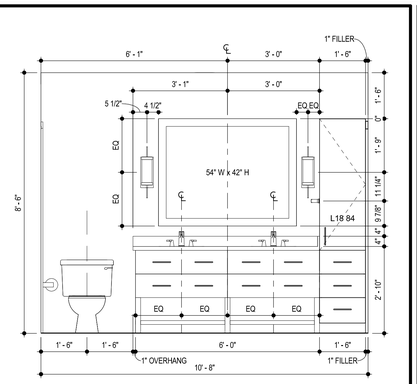
4 UNIT B2 KITCHEN ELEVATION - REFRIGERATOR

SCALE: 1/2" = 1'-0"



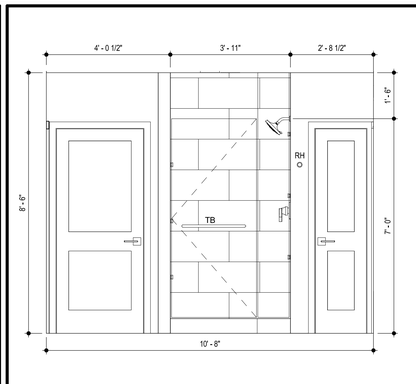
8 UNIT B2 KITCHEN ELEVATION ISLAND

SCALE: 1/2" = 1'-0"



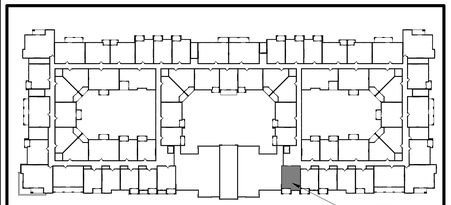
12 UNIT B2 BATHROOM ELEVATION - SINK

SCALE: 1/2" = 1'-0"



16 UNIT B2 BATHROOM ELEVATION - SHOWER

SCALE: 1/2" = 1'-0"



UNIT LOCATION PLAN

@ LEVELS 2-4 ONLY

TR¡ ARCHITECTS
BOB D CAMPBELL & COMPANY — ARCHITECT
RENAISSANCE INFRASTRUCTURE CONSULTING — STRUCTURAL ENGINEER
BRINKMANN CONSTRUCTORS — CIVIL ENGINEER
LATIMER SOMMERS & ASSOCIATES — GENERAL CONTRACTOR
LATIMER SOMMERS & ASSOCIATES — MECHANICAL ENGINEER
LATIMER SOMMERS & ASSOCIATES — PLUMBING ENGINEER
LATIMER SOMMERS & ASSOCIATES — ELECTRICAL ENGINEER

4.3.20

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DATE: 7.29.19

REVISIONS (8)

	SHELL PACKAGE	7.29.19
6	REVISION 1	12.20.19
8	REVISION 3	4.3.2020

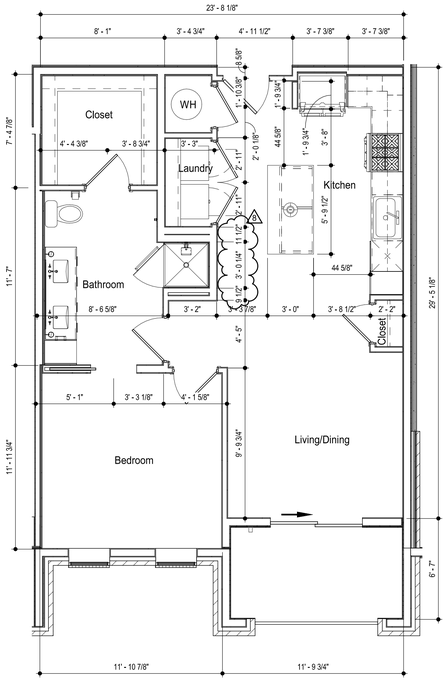
DWG BY MKSS

TR¡ PROJECT NO. 18-046

SHEET NO. (6)

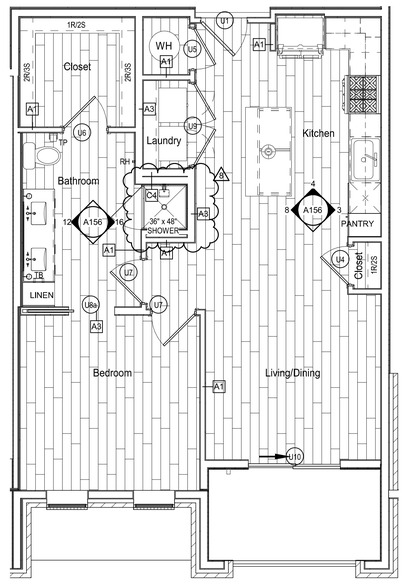
A155

UNIT 'B2' PLANS & ELEVATIONS



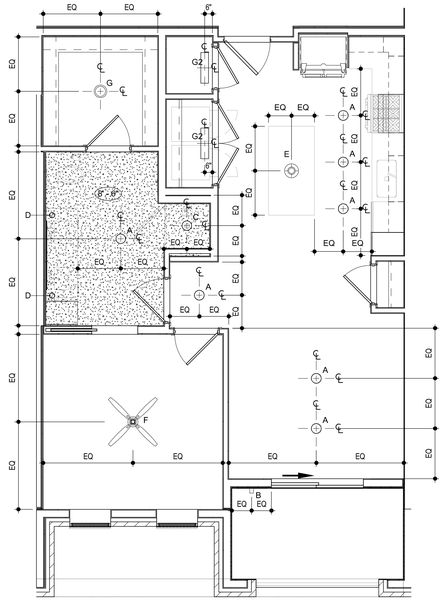
2 UNIT B2 - TYPE A DIMENSION PLAN

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



6 UNIT B2 - TYPE A REFERENCE PLAN

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



14 UNIT B2 - TYPE A RCP

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

SYMBOL LEGEND - UNIT PLANS

DOOR TAG

LIGHTING FIXTURE

INTERIOR ELEVATION

CLEAR FLOOR SPACE WITH 2" TOLERANCE AREA. REFER TO NOTES FOR REQUIRED DIMENSIONS

PARTITION WALL TAG REFER TO A013

AHU = AIR HANDLER UNIT
CO = CASED OPENING
CPT = CARPET
CT = CERAMIC TILE
DW = DISHWASHER
KS = KNEE SPACE
RH = ROBE HOOK
SH = SHOWER HEAD
SR = SHOWER ROD
SRO = SHEETROCK OPENING
T = TEMPERED GLASS

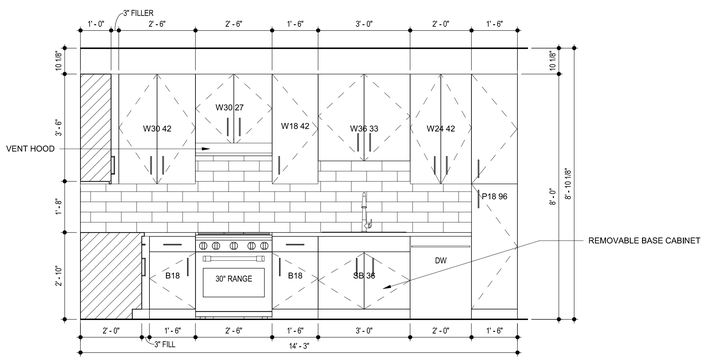
TB = TOWEL BAR 6"
TP = TOILET PAPER DISPENSER
VP = VINYL PLANK
WH = WATER HEATER
WS = WORKSPACE
# S = # OF SHELVES

LIGHTING FIXTURE SCHEDULE

LABEL	MANUFACTURER	DESCRIPTION/MODEL	FINISH
L1	NOT USED		
B	ASTRO	OSLO 100	TEXTURED BLACK
E	HUDSON VALLEY LIGHTING GROUP	LAMBERT, #612-OB	OLD BRONZE
C	TBD	7 1/2" LED DISK FIXTURE	WHITE TRIM
A	TBD	7 1/2" LED DISK FIXTURE	WHITE TRIM
F	MINKA AIRE	AVIATION LED CEILING FAN, #F853L-BN/CL	COAL
G2	TBD	WALL MOUNTED LED UTILITY LIGHT	WHITE TRIM
G	TBD	11" SURFACE MOUNTED DOME FIXTURE	WHITE TRIM
D	CUSTOM	MATCH STEFAN OUTDOOR WALL SCONCE	AGED IRON

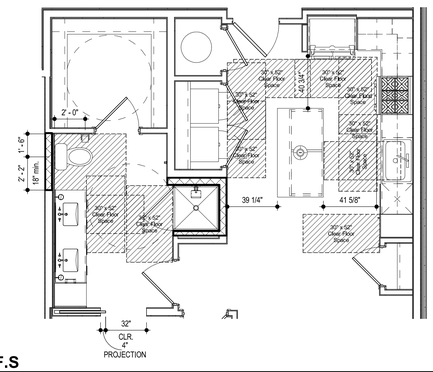
GENERAL UNIT NOTES

1. ALL WALL DIMENSIONS ARE TO STUD.
2. UNIT INTERIOR WALL TYPES ARE A1 (TYPICAL) UNLESS OTHERWISE NOTED.
3. REFER TO SHEET A011 FOR TYPICAL WALL ASSEMBLIES.
4. REFER TO SHEET A017 FOR UNIT DOOR SCHEDULE & A030 - A031 FOR DETAILS.
5. ALL INTERIOR DOORS SHALL ALLOW 3/4" AIRFLOW FOR RETURN AT BOTTOM OF DOOR.
6. REFER TO MEP DWGS FOR LOCATION OF SMOKE, CO & FIRE DETECTORS.
7. REFER TO SHEET A014 FOR WINDOW SCHEDULE AND A020 - A021 FOR DETAILS.
8. ALL EXTERIOR WINDOWS SHALL MEET ALL FEDERAL, STATE AND ANY LOCAL GLAZING STANDARDS. ALL SLIDING GLASS DOORS SHALL HAVE PIN LOCKS.
9. BEDROOM SHALL HAVE A MINIMUM OF ONE OPENING WHICH MEETS EGRESS REQUIREMENTS. 20" NET CLEAR WIDTH, 24" NET CLEAR HEIGHT, 5.7 SQFT. NET CLEAR OPENABLE AREA AND SHALL BE 44" MAXIMUM FROM FINISH FLOOR TO TOP OF SILL AS REQUIRED PER IBC-2009 SECTION 1029.
10. REFER TO BUILDING PLANS FOR CORRIDOR AND DIMISING WALL TYPES.
11. PROVIDE MOISTURE RESISTANT GYPSUM DRYWALL IN ALL UNIT BATHROOM WALLS AND OTHER UNIT WETWALLS.
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13. PROVIDE SOUND INSULATION IN WALLS AROUND ALL LAUNDRY ROOMS, PLUMBING, AND ALL HVAC CLOSETS.
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17. ALL DIMENSIONS AND NOTES STATING "CLEAR" ARE FROM FACE OF FINISH.
18. REFER TO A003 & A004 FOR ALL INTERIOR FAIR HOUSING ACT AND OTHER ACCESSIBILITY REQUIREMENTS.
19. ALL TOWEL BARS ARE TO BE MOUNTED AT 54" A.F.F., ROBE HOOKS TO BE MOUNTED AT 66", TOWEL RINGS TO BE MOUNTED 1'-6" ABOVE COUNTER HEIGHT, AND TOILET PAPER DISPENSERS AT 18" A.F.F. UNLESS NOTED OTHERWISE. TOWEL BARS AND ROBE HOOKS IN TYPE A UNITS TO BE MOUNTED AT 48" HIGH MAX.
20. INTERIOR ELEVATIONS ARE FOR SCHEMATIC CABINET LAYOUT ONLY. CONTRACTOR TO VERIFY ALL DIMENSIONS. PROVIDE FILLERS AS REQUIRED. REFER TO CABINET SHOP DRAWINGS.
21. VANITY MIRRORS TO BE 42" HIGH AND TO BE MOUNTED WITH THE BOTTOM OF THE REFLECTING SURFACE NO MORE THAN 40" A.F.F IN ANSI TYPE A UNITS.
22. PROVIDE MINIMUM RATED 2A:10B:C FIRE EXTINGUISHER IN EACH KITCHEN UNDER THE SINK.
23. VERIFY ALL TUB WALL LENGHTS AND DIMENSIONS WITH ACTUAL TUB PROVIDED. CONTRACTOR TO COORDINATE FRAMING, TUB MANUFACTURER AND TUB DETAILS.
24. PROVIDE SOLID BLOCKING IN WALLS FOR FUTURE INSTALLATION OF GRAB BARS AS SHOWN ON A003, OR ALTERNATIVE MEANS OF REINFORCING THE CAVITY BETWEEN THE FIBERGLASS TUB AND THE WALL.
25. SEE ARCHITECTURAL ELEVATION, MEP AND STRUCTURAL DRAWINGS FOR EXTERIOR FEATURES THAT MAY REQUIRE BLOCKING OR OTHER CONSIDERATIONS SPECIFIC TO THE UNIT LOCATION IN THE BUILDING, SUCH AS ATTACHED SIGNAGE, LIGHTING, AWNINGS, CANOPIES, TRELLISES, SHUTTERS, FIXTURES, BUILDOUTS, CORNICES, RAILINGS, LANDSCAPE FEATURES AND ADJACENT ATTACHED STRUCTURES.
26. PROVIDE A HIGH OUTLET COVER SO THAT TV IN LIVING ROOM CAN BE MOUNTED AT 46" A.F.F. TO THE CENTER OF TV. REFER TO MEP AND TELECOM. PROVIDE 2x10 BLOCKING FOR TV MOUNTING.
27. ALL EXTERIOR SLABS TO SLOPE DOWN 1/8" TO EDGE OF SLAB. LIGHT BROOM FINISH AT SLOPED SURFACES. VERIFY WITH STRUCTURE.
28. REFER TO INTERIOR DESIGNER FINSIH SCHEDULE FOR FINISHES, FOR ADDITIONAL ROOM FINISH NOTES AND SPECIFICATIONS, RE: I-006 - I-007
29. FLOOR FINISHES TO EXTEND UNDER SHELVING, WASHER/DRYER, AND REFRIGERATOR, FLOOR FINISHES EXTEND UNDER ALL RAISED COUNTERS, AND CABINETS INDICATED WITH "REMOVABLE BASE CABINET".
30. ALL SINK BASES TO BE REMOVABLE IN TYPE A UNITS. REMOVABLE BASE AT KITCHEN WORK SURFACE IN TYPE A UNITS. EXTEND FLOOR FINISH UNDER THESE REMOVABLE CABINETS
31. BATHROOM CEILING HEIGHT 8' - 6" AFF.
32. SHOWER HEAD HEIGHT 7'-0" AFF, SHOWER CONTROL HEIGHT 4'-0" AFF.
33. TUB/SHOWER COMBO SHOWER HEAD HEIGHT 7'-0" AFF, CONTROL 3'-0" AFF, TUB FAUCET 2'-0" AFF.
34. FOR UNIT DETAILS RE: A170-A171



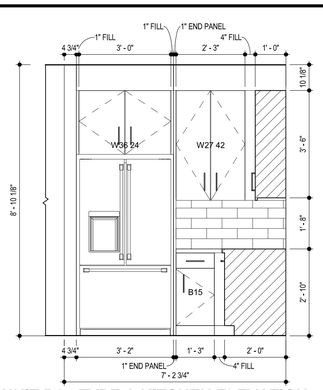
3 UNIT B2 - TYPE A KITCHEN ELEVATION - RANGE

SCALE: 1/2" = 1'-0"



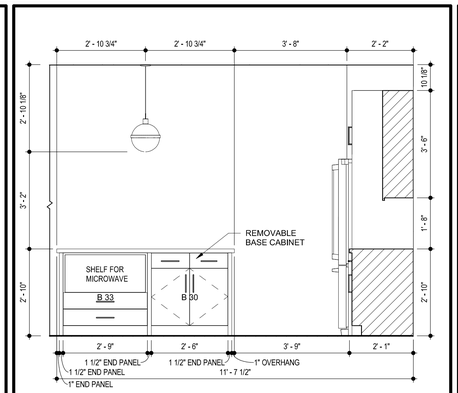
11 UNIT B2 - TYPE A C.F.S

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



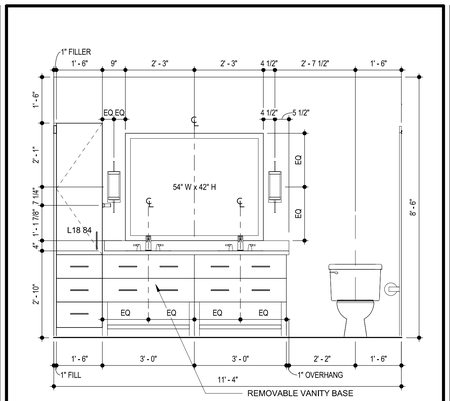
4 UNIT B2 - TYPE A KITCHEN ELEVATION - REFRIGERATOR

SCALE: 1/2" = 1'-0"



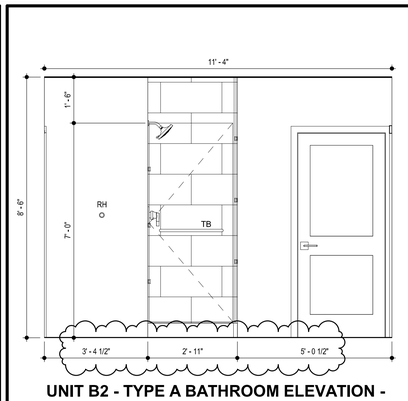
8 UNIT B2 - TYPE A KITCHEN ELEVATION ISLAND

SCALE: 1/2" = 1'-0"



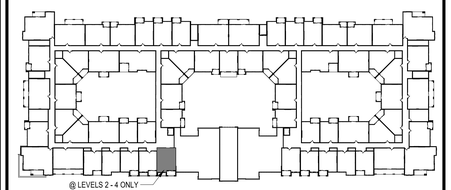
12 UNIT B2 - TYPE A BATHROOM ELEVATION - SINK

SCALE: 1/2" = 1'-0"



16 UNIT B2 - TYPE A BATHROOM ELEVATION - SHOWER

SCALE: 1/2" = 1'-0"



@ LEVELS 2 - 4 ONLY

UNIT LOCATION PLAN

TR¡ ARCHITECTS
BOB D CAMPBELL & COMPANY
RENAISSANCE INFRASTRUCTURE CONSULTING
BRINKMANN CONSTRUCTORS
LATIMER SOMMERS & ASSOCIATES
LATIMER SOMMERS & ASSOCIATES
LATIMER SOMMERS & ASSOCIATES
ARCHITECT
STRUCTURAL ENGINEER
CIVIL ENGINEER
GENERAL CONTRACTOR
MECHANICAL ENGINEER
PLUMBING ENGINEER
ELECTRICAL ENGINEER

4.3.20

Pearl COMPANIES

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DATE: 7.29.19

REVISIONS

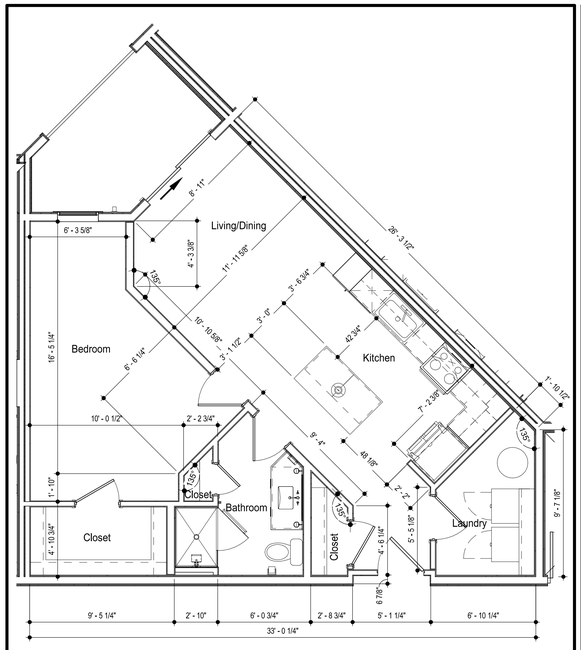
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6	REVISION 1	12.20.19
8	REVISION 3	4.3.2020

DWG BY Author

TR¡ PROJECT NO. 18-046

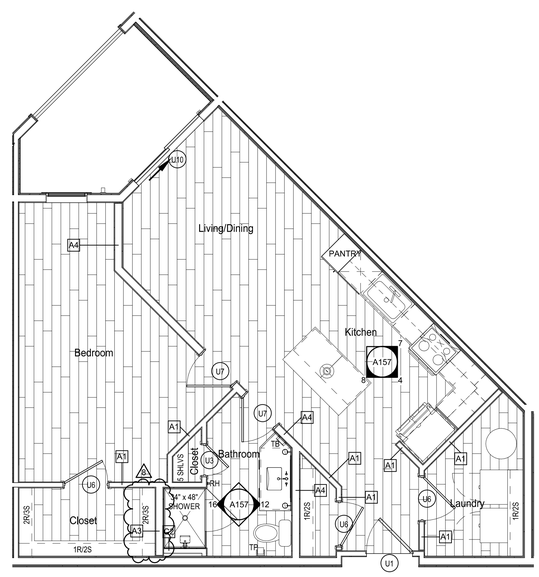
SHEET NO. A156

UNIT 'B2-TYPE A' PLANS & ELEVATIONS



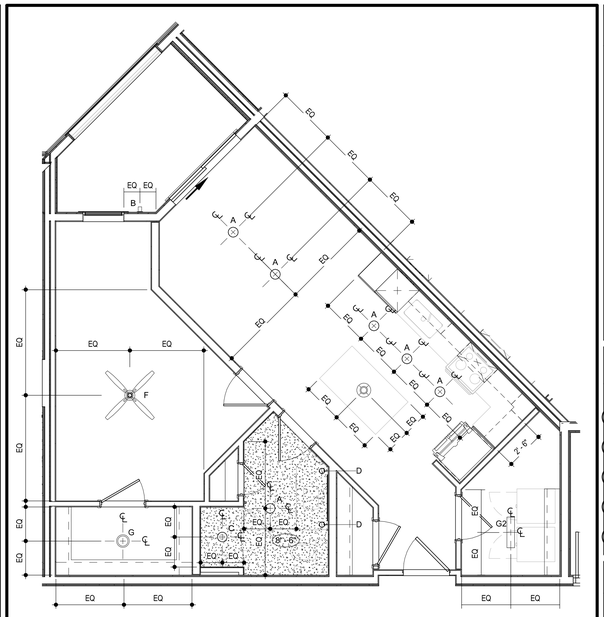
2 UNIT C1 DIMENSION PLAN

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



6 UNIT C1 REFERENCE PLAN

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



14 UNIT C1 RCP

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

SYMBOL LEGEND - UNIT PLANS

- 11 — DOOR TAG
- LIGHTING FIXTURE
- 1 Ref / A101 / 1 Ref — INTERIOR ELEVATION
- CLEAR FLOOR SPACE WITH 2" TOLERANCE AREA. REFER TO NOTES FOR REQUIRED DIMENSIONS
- W2 — PARTITION WALL TAG REFER TO A013
- A — TB = TOWEL BAR 6", TP = TOILET PAPER DISPENSER, VP = VINYL PLANK, WH = WATER HEATER, WS = WORKSPACE, # S = # OF SHELVES

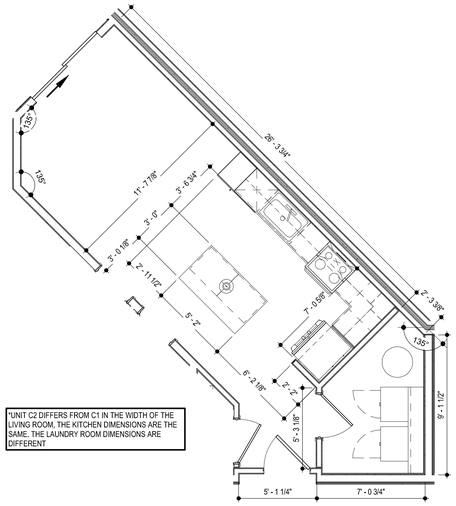
AHU = AIR HANDLER UNIT
CO = CASED OPENING
CPT = CARPET
CT = CERAMIC TILE
DW = DISHWASHER
KS = KNEE SPACE
RH = ROBE HOOK
SH = SHOWER HEAD
SR = SHOWER ROD
SRO = SHEETROCK OPENING
T = TEMPERED GLASS

LIGHTING FIXTURE SCHEDULE

LABEL	MANUFACTURER	DESCRIPTION/MODEL	FINISH
L1	NOT USED		
B	ASTRO	OSLO 100	TEXTURED BLACK
E	HUDSON VALLEY LIGHTING GROUP	LAMBERT, #612-OB	OLD BRONZE
C	TBD	7 1/2" LED DISK FIXTURE	WHITE TRIM
A	TBD	7 1/2" LED DISK FIXTURE	WHITE TRIM
F	MINKA AIRE	AVIATION LED CEILING FAN, #F853L-BN/CL	COAL
G2	TBD	WALL MOUNTED LED UTILITY LIGHT	WHITE TRIM
G	TBD	11" SURFACE MOUNTED DOME FIXTURE	WHITE TRIM
D	CUSTOM	MATCH STEFAN OUTDOOR WALL SCONCE	AGED IRON

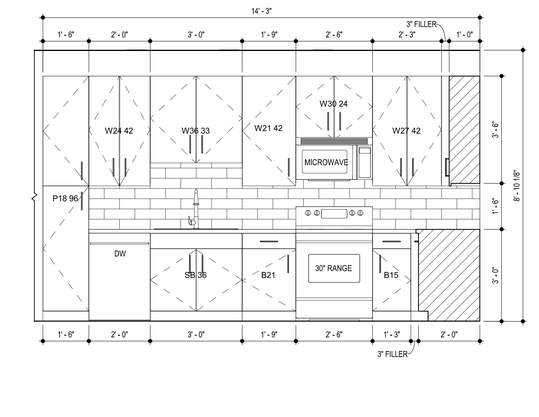
GENERAL UNIT NOTES

1. ALL WALL DIMENSIONS ARE TO STUD.
2. UNIT INTERIOR WALL TYPES ARE A1 (TYPICAL) UNLESS OTHERWISE NOTED.
3. REFER TO SHEET A011 FOR TYPICAL WALL ASSEMBLIES.
4. REFER TO SHEET A017 FOR UNIT DOOR SCHEDULE & A030 - A031 FOR DETAILS.
5. ALL INTERIOR DOORS SHALL ALLOW 3/4" AIRFLOW FOR RETURN AT BOTTOM OF DOOR.
6. REFER TO MEP DWGS FOR LOCATION OF SMOKE, CO & FIRE DETECTORS.
7. REFER TO SHEET A014 FOR WINDOW SCHEDULE AND A020 - A021 FOR DETAILS.
8. ALL EXTERIOR WINDOWS SHALL MEET ALL FEDERAL, STATE AND ANY LOCAL GLAZING STANDARDS. ALL SLIDING GLASS DOORS SHALL HAVE PIN LOCKS.
9. BEDROOM SHALL HAVE A MINIMUM OF ONE OPENING WHICH MEETS EGRESS REQUIREMENTS. 20" NET CLEAR WIDTH, 24" NET CLEAR HEIGHT, 5.7 SQFT. NET CLEAR OPENABLE AREA AND SHALL BE 44" MAXIMUM FROM FINISH FLOOR TO TOP OF SILL AS REQUIRED PER IBC-2009 SECTION 1029.
10. REFER TO BUILDING PLANS FOR CORRIDOR AND DIMISING WALL TYPES.
11. PROVIDE MOISTURE RESISTANT GYPSUM DRYWALL IN ALL UNIT BATHROOM WALLS AND OTHER UNIT WETWALLS.
12. PROVIDE SOUND BATTS IN ALL CORRIDOR AND TENANT SEPARATION WALLS.
13. PROVIDE SOUND INSULATION IN WALLS AROUND ALL LAUNDRY ROOMS, PLUMBING, AND ALL HVAC CLOSETS.
14. REFER TO STRUCTURAL DRAWINGS FOR SHEARWALL AND BEARING WALL LOCATIONS.
15. VERTICAL MECHANICAL CHASES WITHIN UNITS ARE TO BE FIRE STOPPED PER LOCAL REQUIREMENTS.
16. ALL ANGLES ARE 45° TO HORIZONTAL & VERTICAL DIRECTIONS, U.N.O. TYP. AT ALL UNITS.
17. ALL DIMENSIONS AND NOTES STATING "CLEAR" ARE FROM FACE OF FINISH.
18. REFER TO A003 & A004 FOR ALL INTERIOR FAIR HOUSING ACT AND OTHER ACCESSIBILITY REQUIREMENTS.
19. ALL TOWEL BARS ARE TO BE MOUNTED AT 54" A.F.F., ROBE HOOKS TO BE MOUNTED AT 66", TOWEL RINGS TO BE MOUNTED 1'-6" ABOVE COUNTER HEIGHT, AND TOILET PAPER DISPENSERS AT 18" A.F.F. UNLESS NOTED OTHERWISE. TOWEL BARS AND ROBE HOOKS IN TYPE A UNITS TO BE MOUNTED AT 48" HIGH MAX.
20. INTERIOR ELEVATIONS ARE FOR SCHEMATIC CABINET LAYOUT ONLY. CONTRACTOR TO VERIFY ALL DIMENSIONS. PROVIDE FILLERS AS REQUIRED. REFER TO CABINET SHOP DRAWINGS.
21. VANITY MIRRORS TO BE 42" HIGH AND TO BE MOUNTED WITH THE BOTTOM OF THE REFLECTING SURFACE NO MORE THAN 40" A.F.F IN ANSI TYPE A UNITS.
22. PROVIDE MINIMUM RATED 2A:10B:C FIRE EXTINGUISHER IN EACH KITCHEN UNDER THE SINK.
23. VERIFY ALL TUB WALL LENGHTS AND DIMENSIONS WITH ACTUAL TUB PROVIDED. CONTRACTOR TO COORDINATE FRAMING, TUB MANUFACTURER AND TUB DETAILS.
24. PROVIDE SOLID BLOCKING IN WALLS FOR FUTURE INSTALLATION OF GRAB BARS AS SHOWN ON A003, OR ALTERNATIVE MEANS OF REINFORCING THE CAVITY BETWEEN THE FIBERGLASS TUB AND THE WALL.
25. SEE ARCHITECTURAL ELEVATION, MEP AND STRUCTURAL DRAWINGS FOR EXTERIOR FEATURES THAT MAY REQUIRE BLOCKING OR OTHER CONSIDERATIONS SPECIFIC TO THE UNIT LOCATION IN THE BUILDING, SUCH AS ATTACHED SIGNAGE, LIGHTING, AWNINGS, CANOPIES, TRELLISES, SHUTTERS, FIXTURES, BUILDOUTS, CORNICES, RAILINGS, LANDSCAPE FEATURES AND ADJACENT ATTACHED STRUCTURES.
26. PROVIDE A HIGH OUTLET COVER SO THAT TV IN LIVING ROOM CAN BE MOUNTED AT 46" A.F.F. TO THE CENTER OF TV, REFER TO MEP AND TELECOM, PROVIDE 2x10 BLOCKING FOR TV MOUNTING.
27. ALL EXTERIOR SLABS TO SLOPE DOWN 1/8" TO EDGE OF SLAB. LIGHT BROOM FINISH AT SLOPED SURFACES. VERIFY WITH STRUCTURE.
28. REFER TO INTERIOR DESIGNER FINISH SCHEDULE FOR FINISHES, FOR ADDITIONAL ROOM FINISH NOTES AND SPECIFICATIONS. RE: I-006 - I-007
29. FLOOR FINISHES TO EXTEND UNDER SHELVING, WASHER/DRYER, AND REFRIGERATOR, FLOOR FINISHES EXTEND UNDER ALL RAISED COUNTERS, AND CABINETS INDICATED WITH "REMOVABLE BASE CABINET".
30. ALL SINK BASES TO BE REMOVABLE IN TYPE A UNITS. REMOVABLE BASE AT KITCHEN WORK SURFACE IN TYPE A UNITS. EXTEND FLOOR FINISH UNDER THESE REMOVABLE CABINETS
31. BATHROOM CEILING HEIGHT 8' - 6" AFF.
32. SHOWER HEAD HEIGHT 7'-0" AFF, SHOWER CONTROL HEIGHT 4'-0" AFF.
33. TUB/SHOWER COMBO SHOWER HEAD HEIGHT 7'-0" AFF, CONTROL 3'-0" AFF, TUB FAUCET 2'-0" AFF.
34. FOR UNIT DETAILS RE: A170-A171



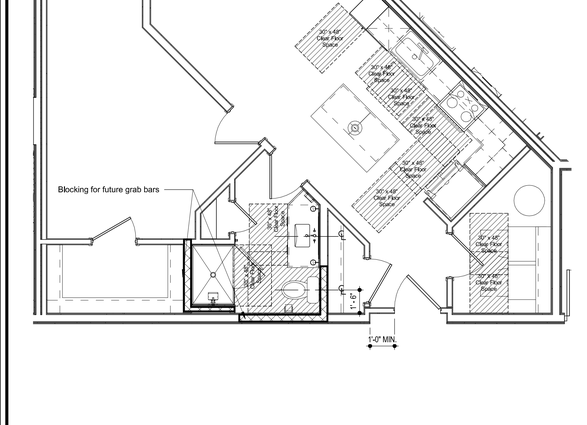
3 UNIT C2 DIMENSION PLAN

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



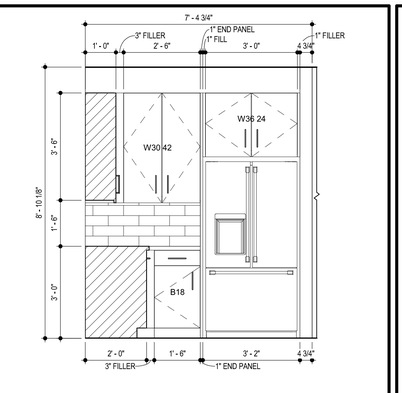
7 UNIT C1 KITCHEN ELEVATION - RANGE

SCALE: 1/2" = 1'-0"



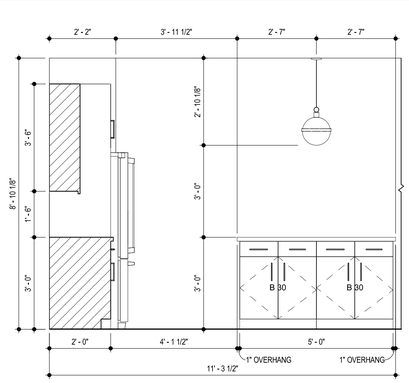
15 UNIT C1 C.F.S.

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



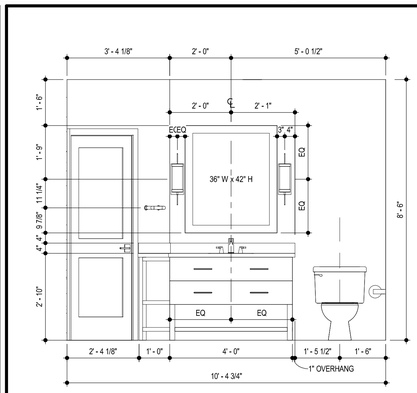
4 UNIT C1 KITCHEN ELEVATION - REFRIGERATOR

SCALE: 1/2" = 1'-0"



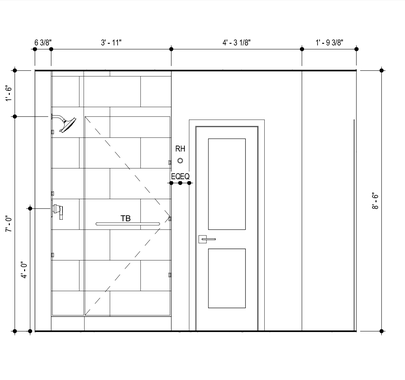
8 UNIT C1 KITCHEN ELEVATION - ISLAND

SCALE: 1/2" = 1'-0"



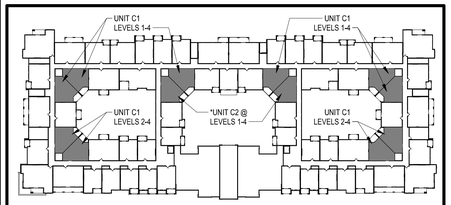
12 UNIT C1 KITCHEN ELEVATION - SINK

SCALE: 1/2" = 1'-0"



16 UNIT C1 BATHROOM ELEVATION - SHOWER

SCALE: 1/2" = 1'-0"



UNIT LOCATION PLAN

TR¡ ARCHITECTS — ARCHITECT
BOB D CAMPBELL & COMPANY — STRUCTURAL ENGINEER
RENAISSANCE INFRASTRUCTURE CONSULTING — CIVIL ENGINEER
BRINKMANN CONSTRUCTORS — GENERAL CONTRACTOR
LATIMER SOMMERS & ASSOCIATES — MECHANICAL ENGINEER
LATIMER SOMMERS & ASSOCIATES — PLUMBING ENGINEER
LATIMER SOMMERS & ASSOCIATES — ELECTRICAL ENGINEER

4.3.20

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9812 Manchester Road
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DATE: 7.29.19

REVISIONS

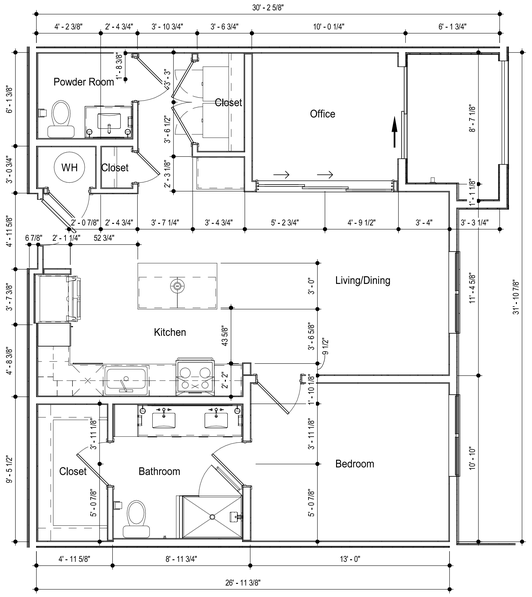
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6	REVISION 1	12.20.19
8	REVISION 3	4.3.2020

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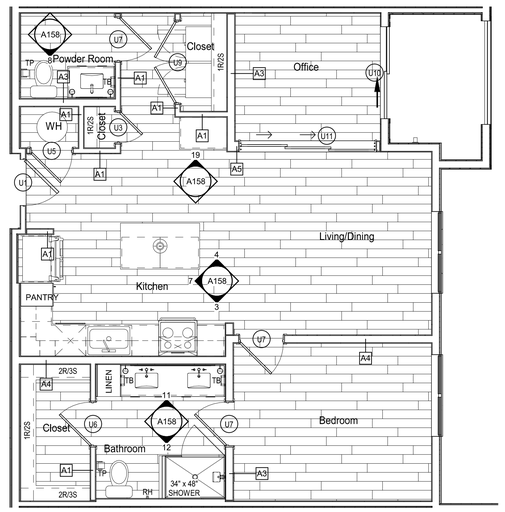
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UNIT 'C1' & 'C2' PLANS & ELEVATIONS



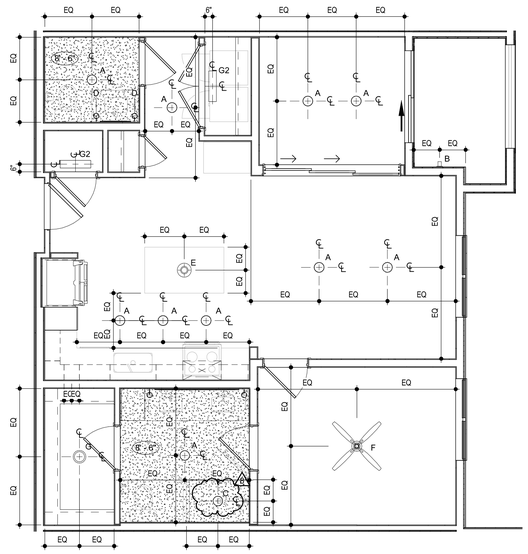
2 UNIT D1 DIMENSION PLAN

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



6 UNIT D1 REFERENCE PLAN

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



14 UNIT D1 RCP

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

SYMBOL LEGEND - UNIT PLANS

11 — DOOR TAG

LIGHTING FIXTURE

CLEAR FLOOR SPACE WITH 2" TOLERANCE AREA. REFER TO NOTES FOR REQUIRED DIMENSIONS

A101 — INTERIOR ELEVATION

W2 — PARTITION WALL TAG REFER TO A013

AHU = AIR HANDLER UNIT
CO = CASED OPENING
CPT = CARPET
CT = CERAMIC TILE
DW = DISHWASHER
KS = KNEE SPACE
RH = ROBE HOOK
SH = SHOWER HEAD
SR = SHOWER ROD
SRO = SHEETROCK OPENING
T = TEMPERED GLASS

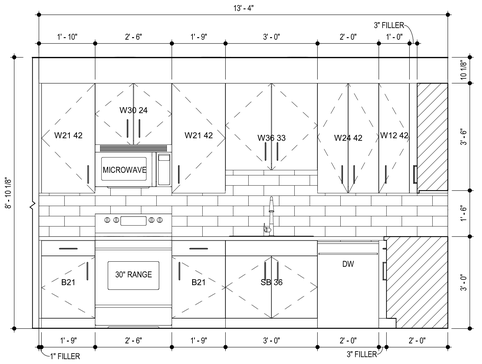
A — TB = TOWEL BAR 6"
TP = TOILET PAPER DISPENSER
VP = VINYL PLANK
WH = WATER HEATER
WS = WORKSPACE
# S = # OF SHELVES

LIGHTING FIXTURE SCHEDULE

LABEL	MANUFACTURER	DESCRIPTION/MODEL	FINISH
L1	NOT USED		
B	ASTRO	OSLO 100	TEXTURED BLACK
E	HUDSON VALLEY LIGHTING GROUP	LAMBERT, #612-OB	OLD BRONZE
C	TBD	7 1/2" LED DISK FIXTURE	WHITE TRIM
A	TBD	7 1/2" LED DISK FIXTURE	WHITE TRIM
F	MINKA AIRE	AVIATION LED CEILING FAN, #F853L-BN/CL	COAL
G2	TBD	WALL MOUNTED LED UTILITY LIGHT	WHITE TRIM
G	TBD	11" SURFACE MOUNTED DOME FIXTURE	WHITE TRIM
D	CUSTOM	MATCH STEFAN OUTDOOR WALL SCONCE	AGED IRON

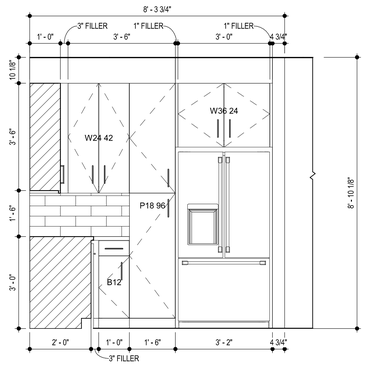
GENERAL UNIT NOTES

1. ALL WALL DIMENSIONS ARE TO STUD.
2. UNIT INTERIOR WALL TYPES ARE A1 (TYPICAL) UNLESS OTHERWISE NOTED.
3. REFER TO SHEET A011 FOR TYPICAL WALL ASSEMBLIES.
4. REFER TO SHEET A017 FOR UNIT DOOR SCHEDULE & A030 - A031 FOR DETAILS.
5. ALL INTERIOR DOORS SHALL ALLOW 3/4" AIRFLOW FOR RETURN AT BOTTOM OF DOOR.
6. REFER TO MEP DWGS FOR LOCATION OF SMOKE, CO & FIRE DETECTORS.
7. REFER TO SHEET A014 FOR WINDOW SCHEDULE AND A020 - A021 FOR DETAILS.
8. ALL EXTERIOR WINDOWS SHALL MEET ALL FEDERAL, STATE AND ANY LOCAL GLAZING STANDARDS. ALL SLIDING GLASS DOORS SHALL HAVE PIN LOCKS.
9. BEDROOM SHALL HAVE A MINIMUM OF ONE OPENING WHICH MEETS EGRESS REQUIREMENTS. 20" NET CLEAR WIDTH, 24" NET CLEAR HEIGHT, 5.7 SQFT. NET CLEAR OPENABLE AREA AND SHALL BE 44" MAXIMUM FROM FINISH FLOOR TO TOP OF SILL AS REQUIRED PER IBC-2009 SECTION 1029.
10. REFER TO BUILDING PLANS FOR CORRIDOR AND DIMISING WALL TYPES.
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12. PROVIDE SOUND BATTS IN ALL CORRIDOR AND TENANT SEPARATION WALLS.
13. PROVIDE SOUND INSULATION IN WALLS AROUND ALL LAUNDRY ROOMS, PLUMBING, AND ALL HVAC CLOSETS.
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15. VERTICAL MECHANICAL CHASES WITHIN UNITS ARE TO BE FIRE STOPPED PER LOCAL REQUIREMENTS.
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18. REFER TO A003 & A004 FOR ALL INTERIOR FAIR HOUSING ACT AND OTHER ACCESSIBILITY REQUIREMENTS.
19. ALL TOWEL BARS ARE TO BE MOUNTED AT 54" A.F.F., ROBE HOOKS TO BE MOUNTED AT 66", TOWEL RINGS TO BE MOUNTED 1'-6" ABOVE COUNTER HEIGHT, AND TOILET PAPER DISPENSERS AT 18" A.F.F. UNLESS NOTED OTHERWISE. TOWEL BARS AND ROBE HOOKS IN TYPE A UNITS TO BE MOUNTED AT 48" HIGH MAX.
20. INTERIOR ELEVATIONS ARE FOR SCHEMATIC CABINET LAYOUT ONLY. CONTRACTOR TO VERIFY ALL DIMENSIONS. PROVIDE FILLERS AS REQUIRED. REFER TO CABINET SHOP DRAWINGS.
21. VANITY MIRRORS TO BE 42" HIGH AND TO BE MOUNTED WITH THE BOTTOM OF THE REFLECTING SURFACE NO MORE THAN 40" A.F.F IN ANSI TYPE A UNITS.
22. PROVIDE MINIMUM RATED 2A:10B:C FIRE EXTINGUISHER IN EACH KITCHEN UNDER THE SINK.
23. VERIFY ALL TUB WALL LENGHTS AND DIMENSIONS WITH ACTUAL TUB PROVIDED. CONTRACTOR TO COORDINATE FRAMING, TUB MANUFACTURER AND TUB DETAILS.
24. PROVIDE SOLID BLOCKING IN WALLS FOR FUTURE INSTALLATION OF GRAB BARS AS SHOWN ON A003, OR ALTERNATIVE MEANS OF REINFORCING THE CAVITY BETWEEN THE FIBERGLASS TUB AND THE WALL.
25. SEE ARCHITECTURAL ELEVATION, MEP AND STRUCTURAL DRAWINGS FOR EXTERIOR FEATURES THAT MAY REQUIRE BLOCKING OR OTHER CONSIDERATIONS SPECIFIC TO THE UNIT LOCATION IN THE BUILDING, SUCH AS ATTACHED SIGNAGE, LIGHTING, AWNINGS, CANOPIES, TRELLISES, SHUTTERS, FIXTURES, BUILDOUTS, CORNICES, RAILINGS, LANDSCAPE FEATURES AND ADJACENT ATTACHED STRUCTURES.
26. PROVIDE A HIGH OUTLET COVER SO THAT TV IN LIVING ROOM CAN BE MOUNTED AT 46" A.F.F. TO THE CENTER OF TV. REFER TO MEP AND TELECOM. PROVIDE 2x10 BLOCKING FOR TV MOUNTING.
27. ALL EXTERIOR SLABS TO SLOPE DOWN 1/8" TO EDGE OF SLAB. LIGHT BROOM FINISH AT SLOPED SURFACES. VERIFY WITH STRUCTURE.
28. REFER TO INTERIOR DESIGNER FINISH SCHEDULE FOR FINISHES, FOR ADDITIONAL ROOM FINISH NOTES AND SPECIFICATIONS, RE: I-006 - I-007
29. FLOOR FINISHES TO EXTEND UNDER SHELVING, WASHER/DRYER, AND REFRIGERATOR. FLOOR FINISHES EXTEND UNDER ALL RAISED COUNTERS, AND CABINETS INDICATED WITH "REMOVABLE BASE CABINET".
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32. SHOWER HEAD HEIGHT 7'-0" AFF, SHOWER CONTROL HEIGHT 4'-0" AFF.
33. TUB/SHOWER COMBO SHOWER HEAD HEIGHT 7'-0" AFF, CONTROL 3'-0" AFF, TUB FAUCET 2'-0" AFF.
34. FOR UNIT DETAILS RE: A170-A171



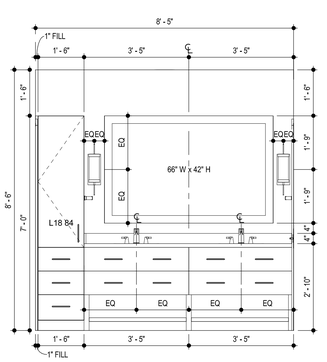
3 UNIT D1 KITCHEN ELEVATION - RANGE

SCALE: 1/2" = 1'-0"



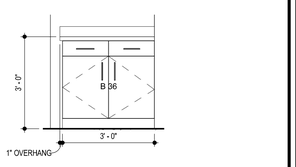
7 UNIT D1 KITCHEN ELEVATION - REFRIGERATOR

SCALE: 1/2" = 1'-0"



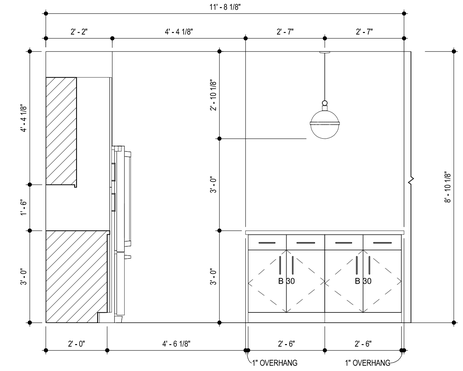
11 UNIT D1 BATHROOM ELEVATION - SINK

SCALE: 1/2" = 1'-0"



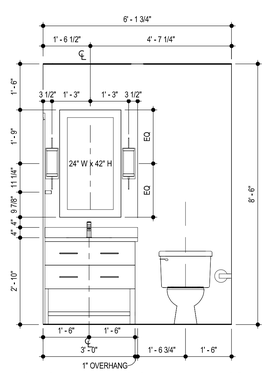
19 UNIT D1 CASEWORK ELEVATION

SCALE: 1/2" = 1'-0"



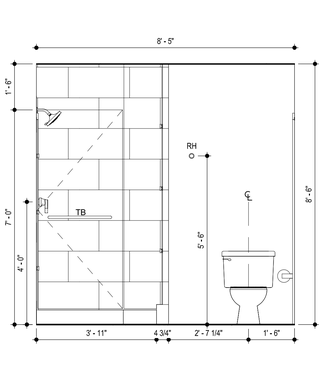
4 UNIT D1 KITCHEN ELEVATION - ISLAND

SCALE: 1/2" = 1'-0"



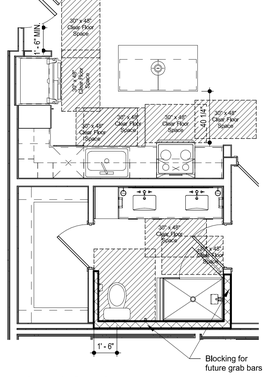
8 UNIT D1 POWDER ROOM ELEVATION

SCALE: 1/2" = 1'-0"



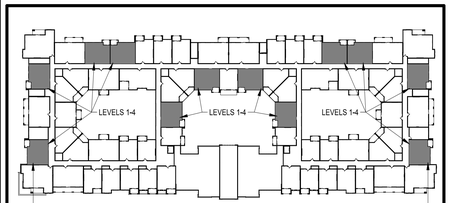
12 UNIT D1 BATHROOM ELEVATION - SHOWER

SCALE: 1/2" = 1'-0"



20 UNIT D1 C.F.S.

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



UNIT LOCATION PLAN

4.3.20

ARCHITECT
TRi ARCHITECTS

STRUCTURAL ENGINEER
BOB D CAMPBELL & COMPANY

CIVIL ENGINEER
RENAISSANCE INFRASTRUCTURE CONSULTING

GENERAL CONTRACTOR
BRINKMANN CONSTRUCTORS

MECHANICAL ENGINEER
LATIMER SOMMERS & ASSOCIATES

PLUMBING ENGINEER
LATIMER SOMMERS & ASSOCIATES

ELECTRICAL ENGINEER
LATIMER SOMMERS & ASSOCIATES

Pearl COMPANIES

Summit at West Pryor

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Lee's Summit, Missouri 64081

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DATE: 7.29.19

REVISIONS 8

	SHELL PACKAGE	7.29.19
6	REVISION 1	12.20.19
8	REVISION 3	4.3.2020

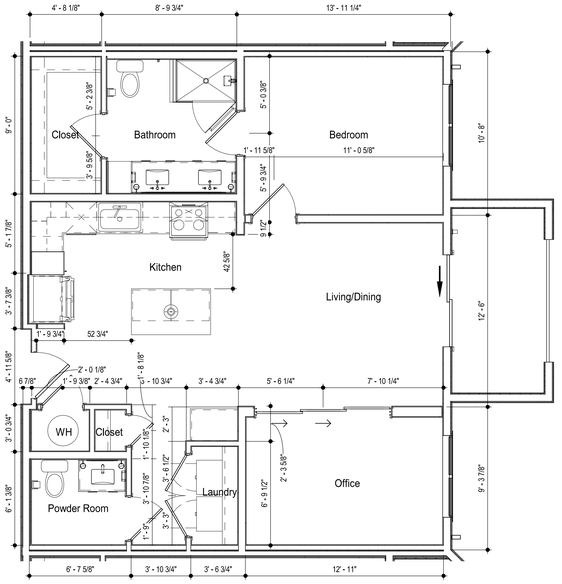
DWG BY MKSS

TRi PROJECT NO. 18-046

SHEET NO. 6

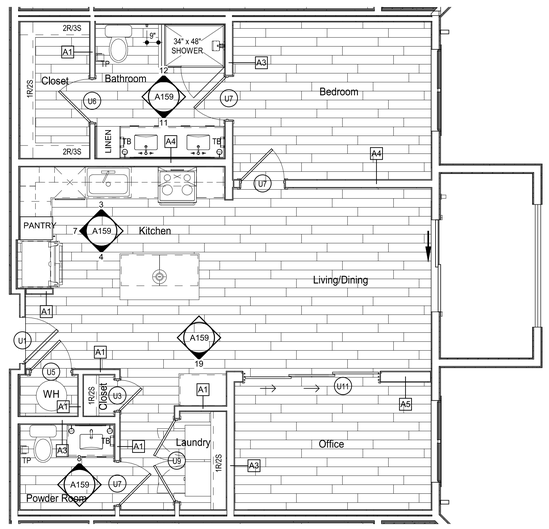
A158

UNIT 'D1' PLANS & ELEVATIONS



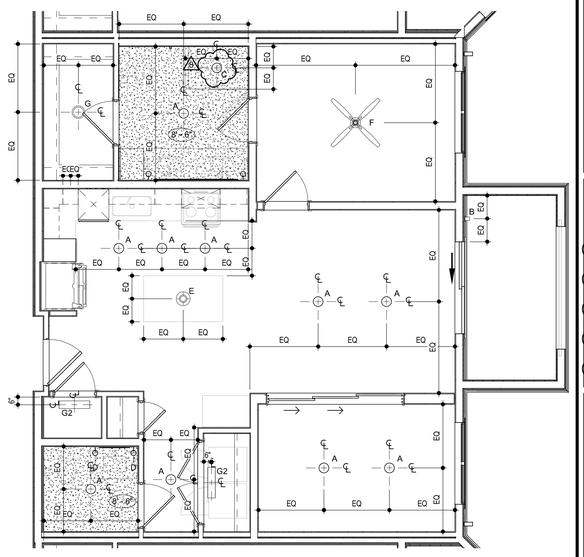
2 UNIT D2 DIMENSION PLAN

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



6 UNIT D2 REFERENCE PLAN

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



14 UNIT D2 RCP

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

SYMBOL LEGEND - UNIT PLANS

11 DOOR TAG

LIGHTING FIXTURE

1 Ref / A101 / 1 Ref — INTERIOR ELEVATION

CLEAR FLOOR SPACE WITH 2" TOLERANCE AREA. REFER TO NOTES FOR REQUIRED DIMENSIONS

W2 PARTITION WALL TAG REFER TO A013

AHU = AIR HANDLER UNIT
CO = CASED OPENING
CPT = CARPET
CT = CERAMIC TILE
DW = DISHWASHER
KS = KNEE SPACE
RH = ROBE HOOK
SH = SHOWER HEAD
SR = SHOWER ROD
SRO = SHEETROCK OPENING
T = TEMPERED GLASS

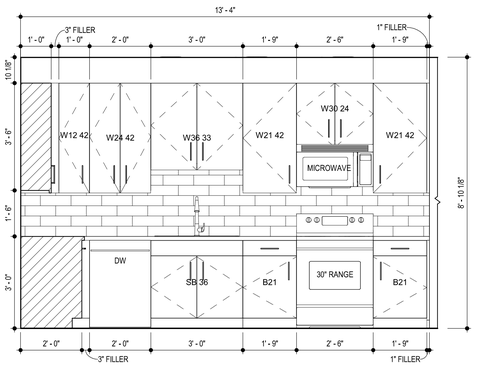
A TB = TOWEL BAR 6"
TP = TOILET PAPER DISPENSER
VP = VINYL PLANK
WH = WATER HEATER
WS = WORKSPACE
# S = # OF SHELVES

LIGHTING FIXTURE SCHEDULE

LABEL	MANUFACTURER	DESCRIPTION/MODEL	FINISH
L1	NOT USED		
B	ASTRO	OSLO 100	TEXTURED BLACK
E	HUDSON VALLEY LIGHTING GROUP	LAMBERT, #612-OB	OLD BRONZE
C	TBD	7 1/2" LED DISK FIXTURE	WHITE TRIM
A	TBD	7 1/2" LED DISK FIXTURE	WHITE TRIM
F	MINKA AIRE	AVIATION LED CEILING FAN, #F853L-BN/CL	COAL
G2	TBD	WALL MOUNTED LED UTILITY LIGHT	WHITE TRIM
G	TBD	11" SURFACE MOUNTED DOME FIXTURE	WHITE TRIM
D	CUSTOM	MATCH STEFAN OUTDOOR WALL SCONCE	AGED IRON

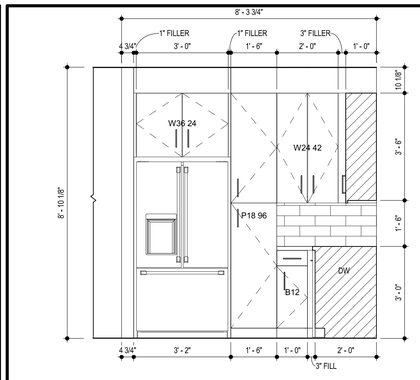
GENERAL UNIT NOTES

1. ALL WALL DIMENSIONS ARE TO STUD.
2. UNIT INTERIOR WALL TYPES ARE A1 (TYPICAL) UNLESS OTHERWISE NOTED.
3. REFER TO SHEET A011 FOR TYPICAL WALL ASSEMBLIES.
4. REFER TO SHEET A017 FOR UNIT DOOR SCHEDULE & A030 - A031 FOR DETAILS.
5. ALL INTERIOR DOORS SHALL ALLOW 3/4" AIRFLOW FOR RETURN AT BOTTOM OF DOOR.
6. REFER TO MEP DWGS FOR LOCATION OF SMOKE, CO & FIRE DETECTORS.
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8. ALL EXTERIOR WINDOWS SHALL MEET ALL FEDERAL, STATE AND ANY LOCAL GLAZING STANDARDS. ALL SLIDING GLASS DOORS SHALL HAVE PIN LOCKS.
9. BEDROOM SHALL HAVE A MINIMUM OF ONE OPENING WHICH MEETS EGRESS REQUIREMENTS. 20" NET CLEAR WIDTH, 24" NET CLEAR HEIGHT, 5.7 SQFT. NET CLEAR OPENABLE AREA AND SHALL BE 44" MAXIMUM FROM FINISH FLOOR TO TOP OF SILL AS REQUIRED PER IBC-2009 SECTION 1029.
10. REFER TO BUILDING PLANS FOR CORRIDOR AND DIMISING WALL TYPES.
11. PROVIDE MOISTURE RESISTANT GYPSUM DRYWALL IN ALL UNIT BATHROOM WALLS AND OTHER UNIT WETWALLS.
12. PROVIDE SOUND BATTS IN ALL CORRIDOR AND TENANT SEPARATION WALLS.
13. PROVIDE SOUND INSULATION IN WALLS AROUND ALL LAUNDRY ROOMS, PLUMBING, AND ALL HVAC CLOSETS.
14. REFER TO STRUCTURAL DRAWINGS FOR SHEARWALL AND BEARING WALL LOCATIONS.
15. VERTICAL MECHANICAL CHASES WITHIN UNITS ARE TO BE FIRE STOPPED PER LOCAL REQUIREMENTS.
16. ALL ANGLES ARE 45° TO HORIZONTAL & VERTICAL DIRECTIONS, U.N.O. TYP. AT ALL UNITS.
17. ALL DIMENSIONS AND NOTES STATING "CLEAR" ARE FROM FACE OF FINISH.
18. REFER TO A003 & A004 FOR ALL INTERIOR FAIR HOUSING ACT AND OTHER ACCESSIBILITY REQUIREMENTS.
19. ALL TOWEL BARS ARE TO BE MOUNTED AT 54" A.F.F., ROBE HOOKS TO BE MOUNTED AT 66", TOWEL RINGS TO BE MOUNTED 1'-6" ABOVE COUNTER HEIGHT, AND TOILET PAPER DISPENSERS AT 18" A.F.F. UNLESS NOTED OTHERWISE. TOWEL BARS AND ROBE HOOKS IN TYPE A UNITS TO BE MOUNTED AT 48" HIGH MAX.
20. INTERIOR ELEVATIONS ARE FOR SCHEMATIC CABINET LAYOUT ONLY. CONTRACTOR TO VERIFY ALL DIMENSIONS. PROVIDE FILLERS AS REQUIRED. REFER TO CABINET SHOP DRAWINGS.
21. VANITY MIRRORS TO BE 42" HIGH AND TO BE MOUNTED WITH THE BOTTOM OF THE REFLECTING SURFACE NO MORE THAN 40" A.F.F IN ANSI TYPE A UNITS.
22. PROVIDE MINIMUM RATED 2A:10B:C FIRE EXTINGUISHER IN EACH KITCHEN UNDER THE SINK.
23. VERIFY ALL TUB WALL LENGHTS AND DIMENSIONS WITH ACTUAL TUB PROVIDED. CONTRACTOR TO COORDINATE FRAMING, TUB MANUFACTURER AND TUB DETAILS.
24. PROVIDE SOLID BLOCKING IN WALLS FOR FUTURE INSTALLATION OF GRAB BARS AS SHOWN ON A0003, OR ALTERNATIVE MEANS OF REINFORCING THE CAVITY BETWEEN THE FIBERGLASS TUB AND THE WALL.
25. SEE ARCHITECTURAL ELEVATION, MEP AND STRUCTURAL DRAWINGS FOR EXTERIOR FEATURES THAT MAY REQUIRE BLOCKING OR OTHER CONSIDERATIONS SPECIFIC TO THE UNIT LOCATION IN THE BUILDING, SUCH AS ATTACHED SIGNAGE, LIGHTING, AWNINGS, CANOPIES, TRELLISES, SHUTTERS, FIXTURES, BUILDOUTS, CORNICES, RAILINGS, LANDSCAPE FEATURES AND ADJACENT ATTACHED STRUCTURES.
26. PROVIDE A HIGH OUTLET COVER SO THAT TV IN LIVING ROOM CAN BE MOUNTED AT 46" A.F.F. TO THE CENTER OF TV. REFER TO MEP AND TELECOM. PROVIDE 2x10 BLOCKING FOR TV MOUNTING.
27. ALL EXTERIOR SLABS TO SLOPE DOWN 1/8" TO EDGE OF SLAB. LIGHT BROOM FINISH AT SLOPED SURFACES. VERIFY WITH STRUCTURE.
28. REFER TO INTERIOR DESIGNER FINISH SCHEDULE FOR FINISHES, FOR ADDITIONAL ROOM FINISH NOTES AND SPECIFICATIONS. RE: I4006 - I-007
29. FLOOR FINISHES TO EXTEND UNDER SHELVING, WASHER/DRYER, AND REFRIGERATOR. FLOOR FINISHES EXTEND UNDER ALL RAISED COUNTERS, AND CABINETS INDICATED WITH "REMOVABLE BASE CABINET".
30. ALL SINK BASES TO BE REMOVABLE IN TYPE A UNITS. REMOVABLE BASE AT KITCHEN WORK SURFACE IN TYPE A UNITS. EXTEND FLOOR FINISH UNDER THESE REMOVABLE CABINETS
31. BATHROOM CEILING HEIGHT 8' - 6" AFF.
32. SHOWER HEAD HEIGHT 7'-0" AFF. SHOWER CONTROL HEIGHT 4'-0" AFF.
33. TUB/SHOWER COMBO SHOWER HEAD HEIGHT 7'-0" AFF, CONTROL 3'-0" AFF, TUB FAUCET 2'-0" AFF.
34. FOR UNIT DETAILS RE: A170-A171



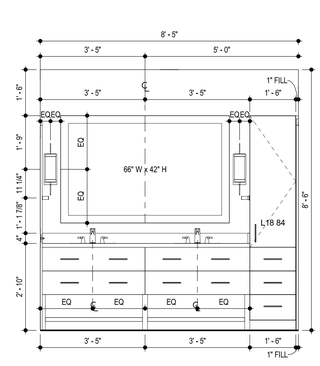
3 UNIT D2 KITCHEN ELEVATION - RANGE

SCALE: 1/2" = 1'-0"



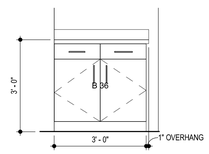
7 UNIT D2 KITCHEN ELEVATION - REFRIGERATOR

SCALE: 1/2" = 1'-0"



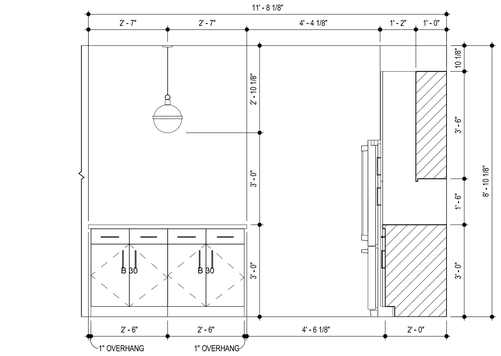
11 UNIT D2 BATHROOM ELEVATION - SINK

SCALE: 1/2" = 1'-0"



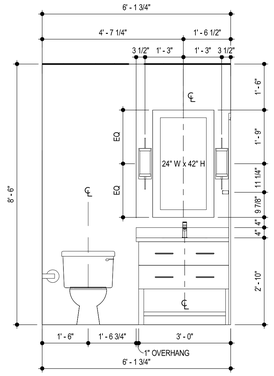
19 UNIT D2 CASEWORK ELEVATION

SCALE: 1/2" = 1'-0"



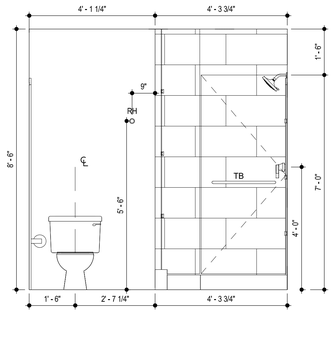
4 UNIT D2 KITCHEN ELEVATION - ISLAND

SCALE: 1/2" = 1'-0"



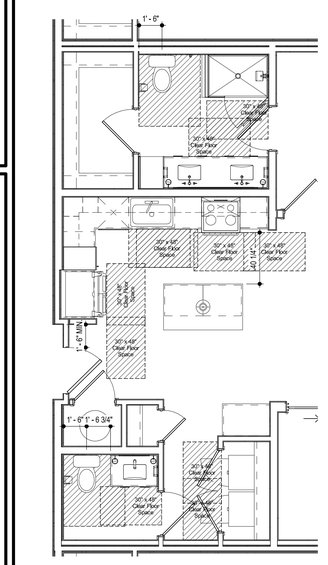
8 UNIT D2 POWDER ROOM ELEVATION

SCALE: 1/2" = 1'-0"



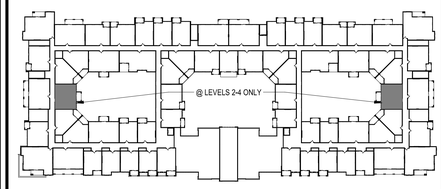
12 UNIT D2 BATHROOM ELEVATION - SHOWER

SCALE: 1/2" = 1'-0"



20 UNIT D2 C.F.S.

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



UNIT LOCATION PLAN

TR¡ ARCHITECTS — ARCHITECT
BOB D CAMPBELL & COMPANY — STRUCTURAL ENGINEER
RENAISSANCE INFRASTRUCTURE CONSULTING — CIVIL ENGINEER
BRINKMANN CONSTRUCTORS — GENERAL CONTRACTOR
LATIMER SOMMERS & ASSOCIATES — MECHANICAL ENGINEER
LATIMER SOMMERS & ASSOCIATES — PLUMBING ENGINEER
LATIMER SOMMERS & ASSOCIATES — ELECTRICAL ENGINEER

4.3.20

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TRi ARCHITECTS

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DATE: 7.29.19

REVISIONS 6

	SHELL PACKAGE	7.29.19
6	REVISION 1	12.20.19
8	REVISION 3	4.3.2020

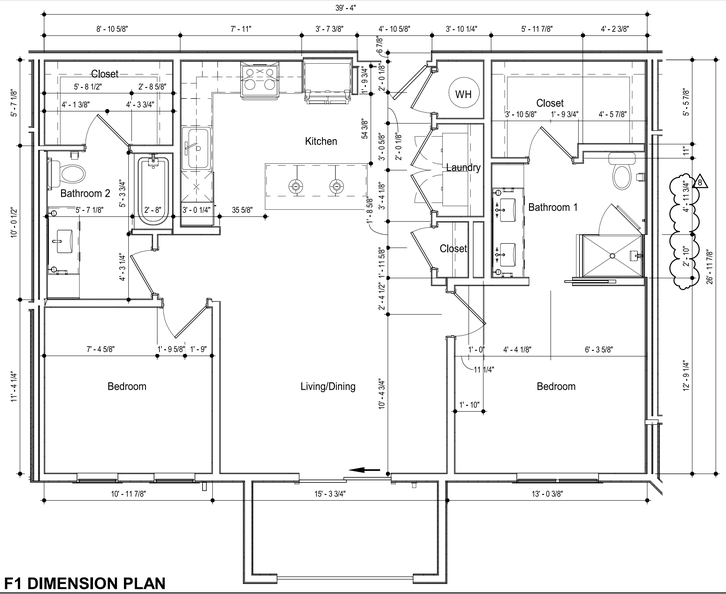
DWG BY MKSS

TR¡ PROJECT NO. 18-046

SHEET NO. 6

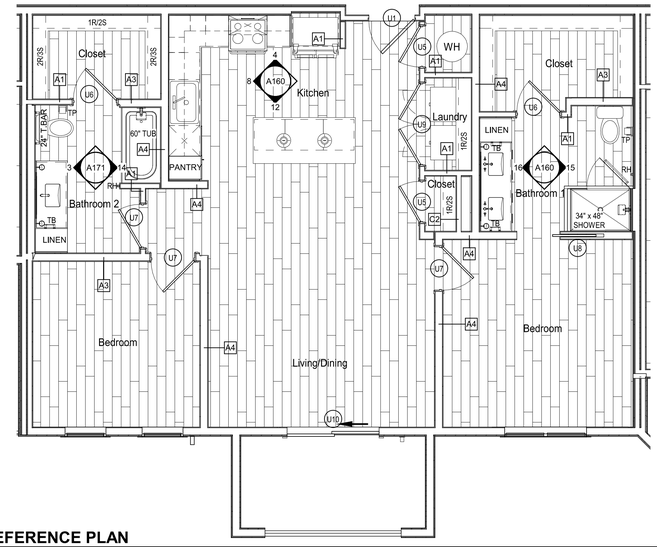
A159

UNIT 'D2' PLANS & ELEVATIONS



1 UNIT F1 DIMENSION PLAN

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



9 UNIT F1 REFERENCE PLAN

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

SYMBOL LEGEND - UNIT PLANS

- 11 — DOOR TAG
- LIGHTING FIXTURE
- 1 Ref / A101 / 1 Ref — INTERIOR ELEVATION
- CLEAR FLOOR SPACE WITH 2" TOLERANCE AREA. REFER TO NOTES FOR REQUIRED DIMENSIONS
- W2 — PARTITION WALL TAG REFER TO A013
- A — TB = TOWEL BAR 6", TP = TOILET PAPER DISPENSER, VP = VINYL PLANK, WH = WATER HEATER, WS = WORKSPACE, # S = # OF SHELVES

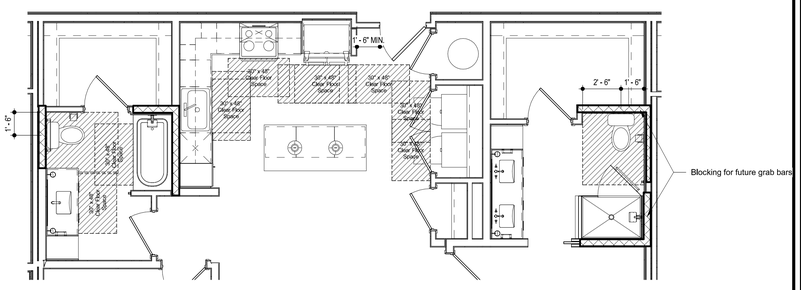
AHU = AIR HANDLER UNIT
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RH = ROBE HOOK
SH = SHOWER HEAD
SR = SHOWER ROD
SRO = SHEETROCK OPENING
T = TEMPERED GLASS

LIGHTING FIXTURE SCHEDULE

LABEL	MANUFACTURER	DESCRIPTION/MODEL	FINISH
L1	NOT USED		
B	ASTRO	OSLO 100	TEXTURED BLACK
E	HUDSON VALLEY LIGHTING GROUP	LAMBERT, #612-OB	OLD BRONZE
C	TBD	7 1/2" LED DISK FIXTURE	WHITE TRIM
A	TBD	7 1/2" LED DISK FIXTURE	WHITE TRIM
F	MINKA AIRE	AVIATION LED CEILING FAN, #F853L-BN/CL	COAL
G2	TBD	WALL MOUNTED LED UTILITY LIGHT	WHITE TRIM
G	TBD	11" SURFACE MOUNTED DOME FIXTURE	WHITE TRIM
D	CUSTOM	MATCH STEFAN OUTDOOR WALL SCONCE	AGED IRON

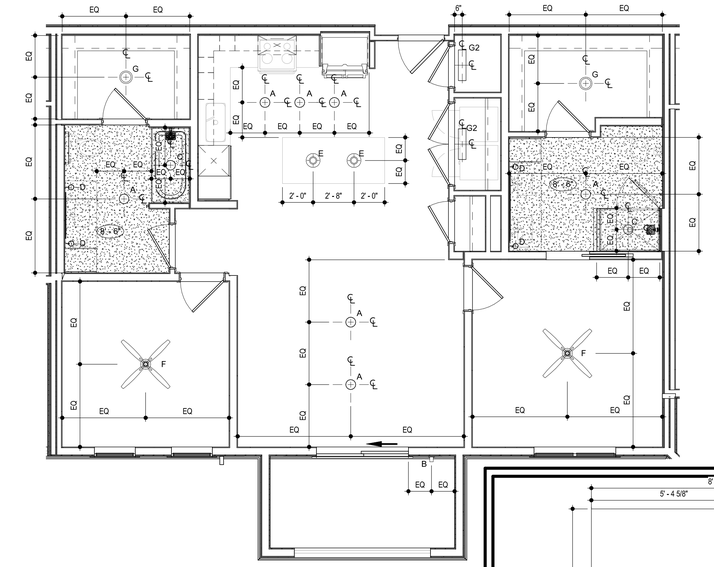
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4. REFER TO SHEET A017 FOR UNIT DOOR SCHEDULE & A030 - A031 FOR DETAILS.
5. ALL INTERIOR DOORS SHALL ALLOW 3/4" AIRFLOW FOR RETURN AT BOTTOM OF DOOR.
6. REFER TO MEP DWGS FOR LOCATION OF SMOKE, CO & FIRE DETECTORS.
7. REFER TO SHEET A014 FOR WINDOW SCHEDULE AND A020 - A021 FOR DETAILS.
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9. BEDROOM SHALL HAVE A MINIMUM OF ONE OPENING WHICH MEETS EGRESS REQUIREMENTS. 20" NET CLEAR WIDTH, 24" NET CLEAR HEIGHT, 5.7 SQFT. NET CLEAR OPENABLE AREA AND SHALL BE 44" MAXIMUM FROM FINISH FLOOR TO TOP OF SILL AS REQUIRED PER IBC-2009 SECTION 1029.
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27. ALL EXTERIOR SLABS TO SLOPE DOWN 1/8" TO EDGE OF SLAB. LIGHT BROOM FINISH AT SLOPED SURFACES. VERIFY WITH STRUCTURE.
28. REFER TO INTERIOR DESIGNER FINISH SCHEDULE FOR FINISHES, FOR ADDITIONAL ROOM FINISH NOTES AND SPECIFICATIONS. RE: I-006 - I-007
29. FLOOR FINISHES TO EXTEND UNDER SHELVING, WASHER/DRYER, AND REFRIGERATOR. FLOOR FINISHES EXTEND UNDER ALL RAISED COUNTERS, AND CABINETS INDICATED WITH "REMOVABLE BASE CABINET".
30. ALL SINK BASES TO BE REMOVABLE IN TYPE A UNITS. REMOVABLE BASE AT KITCHEN WORK SURFACE IN TYPE A UNITS. EXTEND FLOOR FINISH UNDER THESE REMOVABLE CABINETS
31. BATHROOM CEILING HEIGHT 8' - 6" AFF.
32. SHOWER HEAD HEIGHT 7'-0" AFF, SHOWER CONTROL HEIGHT 4'-0" AFF.
33. TUB/SHOWER COMBO SHOWER HEAD HEIGHT 7'-0" AFF, CONTROL 3'-0" AFF, TUB FAUCET 2'-0" AFF.
34. FOR UNIT DETAILS RE: A170-A171



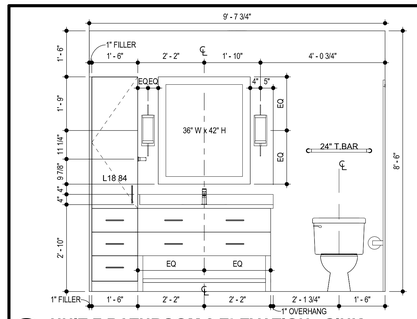
2 UNIT F1 C.F.S.

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



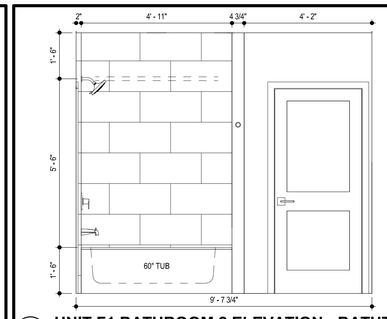
11 UNIT F1 RCP

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



3 UNIT F BATHROOM 2 ELEVATION - SINK

SCALE: 1/2" = 1'-0"

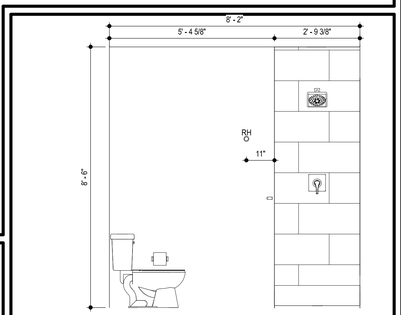


7 UNIT F1 BATHROOM 2 ELEVATION - BATHTUB

SCALE: 1/2" = 1'-0"

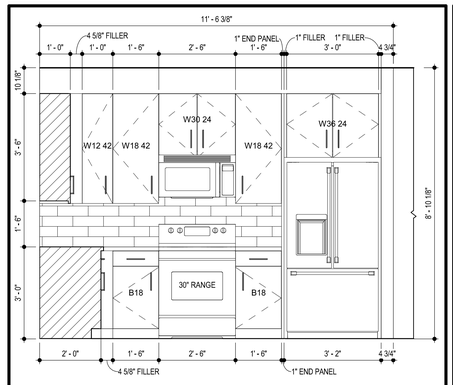
11 UNIT F1 RCP

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



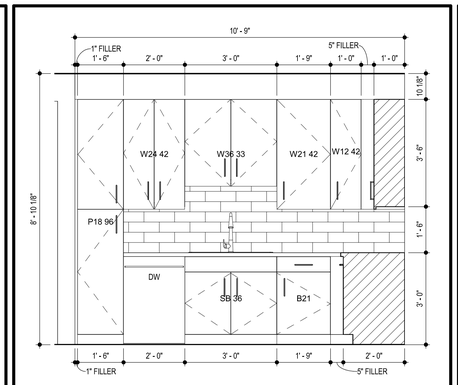
15 UNIT F1 BATHROOM 1 ELEVATION - SHOWER

SCALE: 1/2" = 1'-0"



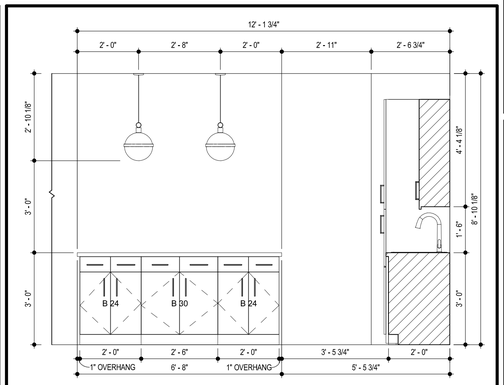
4 UNIT F1 KITCHEN ELEVATION - RANGE

SCALE: 1/2" = 1'-0"



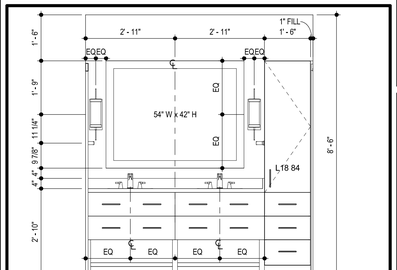
8 UNIT F1 KITCHEN ELEVATION - CASEWORK

SCALE: 1/2" = 1'-0"



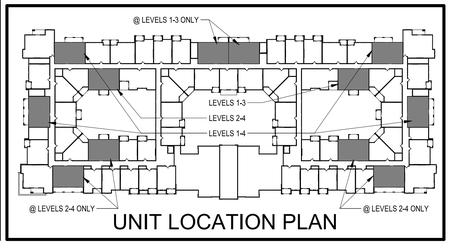
12 UNIT F1 KITCHEN ELEVATION - ISLAND

SCALE: 1/2" = 1'-0"



16 UNIT F BATHROOM 1 ELEVATION - SINK

SCALE: 1/2" = 1'-0"



UNIT LOCATION PLAN

TR¡ ARCHITECTS — ARCHITECT
BOB D CAMPBELL & COMPANY — STRUCTURAL ENGINEER
RENAISSANCE INFRASTRUCTURE CONSULTING — CIVIL ENGINEER
BRINKMANN CONSTRUCTORS — GENERAL CONTRACTOR
LATIMER SOMMERS & ASSOCIATES — MECHANICAL ENGINEER
LATIMER SOMMERS & ASSOCIATES — PLUMBING ENGINEER
LATIMER SOMMERS & ASSOCIATES — ELECTRICAL ENGINEER

Pearl COMPANIES

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www.triarchitects.com

DATE: 7.29.19

REVISIONS

	SHELL PACKAGE	7.29.19
6	REVISION 1	12.20.19
8	REVISION 3	4.3.2020

DWG BY MKSS

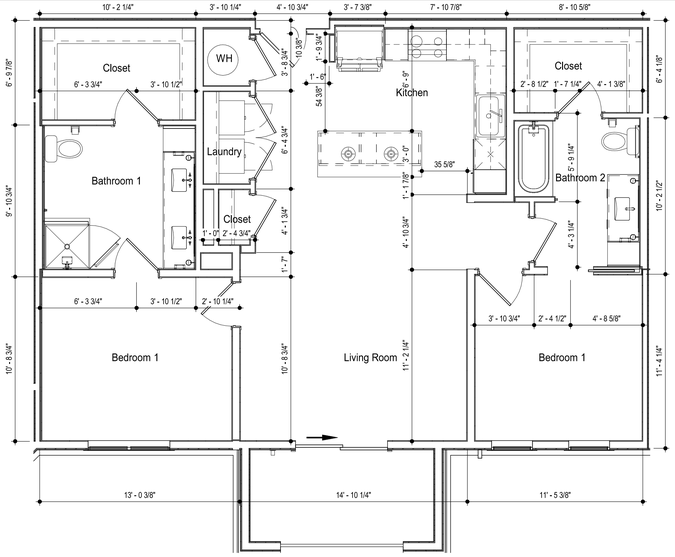
TR¡ PROJECT NO. 18-046

SHEET NO. A160

UNIT 'F1' PLANS & ELEVATIONS

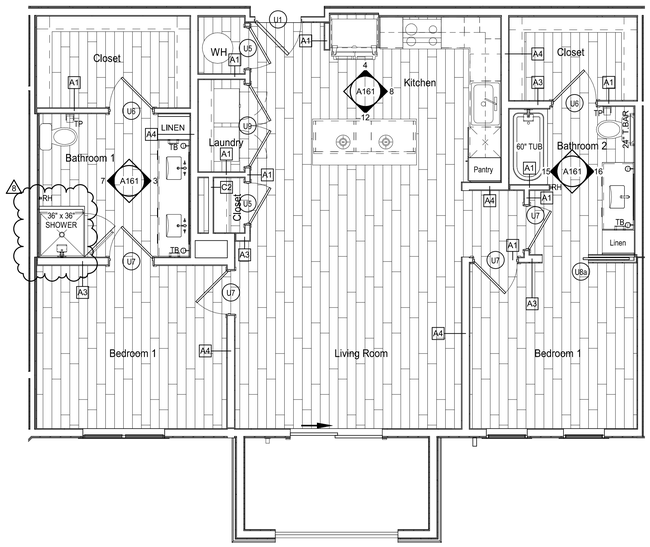
Summit at West Pryor

940 NW Pryor Road
Lee's Summit, Missouri 64081



1 UNIT F1 - TYPE A DIMENSION PLAN

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



9 UNIT F1 - TYPE A REFERENCE PLAN

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

SYMBOL LEGEND - UNIT PLANS

- DOOR TAG
- LIGHTING FIXTURE
- CLEAR FLOOR SPACE WITH 2" TOLERANCE AREA, REFER TO NOTES FOR REQUIRED DIMENSIONS
- INTERIOR ELEVATION
- PARTITION WALL TAG REFER TO A013

AHU = AIR HANDLER UNIT
CO = CASED OPENING
CPT = CARPET
CT = CERAMIC TILE
DW = DISHWASHER
KS = KNEE SPACE
RH = ROBE HOOK
SH = SHOWER HEAD
SR = SHOWER ROD
SRO = SHEETROCK OPENING
T = TEMPERED GLASS

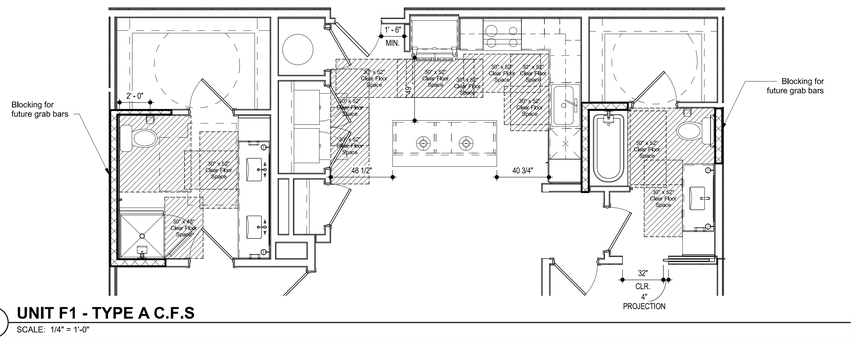
TB = TOWEL BAR 6"
TP = TOILET PAPER DISPENSER
VP = VINYL PLANK
WH = WATER HEATER
WS = WORKSPACE
# S = # OF SHELVES

LIGHTING FIXTURE SCHEDULE

LABEL	MANUFACTURER	DESCRIPTION/MODEL	FINISH
L1	NOT USED		
B	ASTRO	OSLO 100	TEXTURED BLACK
E	HUDSON VALLEY LIGHTING GROUP	LAMBERT, #612-OB	OLD BRONZE
C	TBD	7 1/2" LED DISK FIXTURE	WHITE TRIM
A	TBD	7 1/2" LED DISK FIXTURE	WHITE TRIM
F	MINKA AIRE	AVIATION LED CEILING FAN, #F853L-BN/CL	COAL
G2	TBD	WALL MOUNTED LED UTILITY LIGHT	WHITE TRIM
G	TBD	11" SURFACE MOUNTED DOME FIXTURE	WHITE TRIM
D	CUSTOM	MATCH STEFAN OUTDOOR WALL SCONCE	AGED IRON

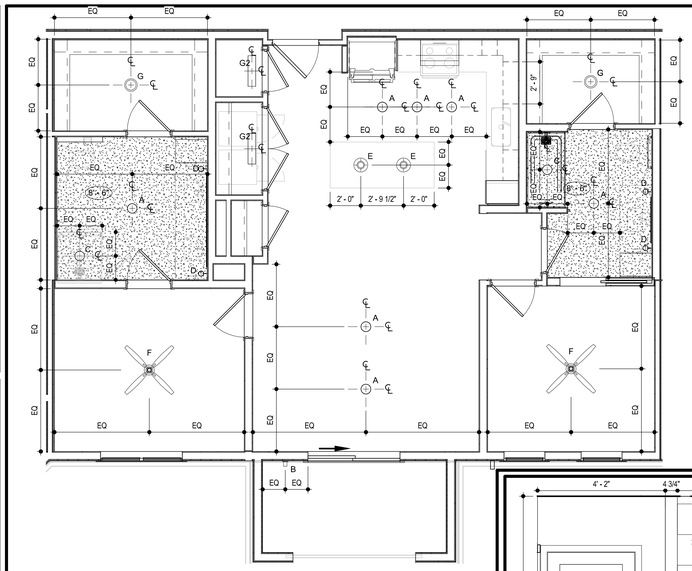
GENERAL UNIT NOTES

1. ALL WALL DIMENSIONS ARE TO STUD.
2. UNIT INTERIOR WALL TYPES ARE A1 (TYPICAL) UNLESS OTHERWISE NOTED.
3. REFER TO SHEET A011 FOR TYPICAL WALL ASSEMBLIES.
4. REFER TO SHEET A017 FOR UNIT DOOR SCHEDULE & A030 - A031 FOR DETAILS.
5. ALL INTERIOR DOORS SHALL ALLOW 3/4" AIRFLOW FOR RETURN AT BOTTOM OF DOOR.
6. REFER TO MEP DWGS FOR LOCATION OF SMOKE, CO & FIRE DETECTORS.
7. REFER TO SHEET A014 FOR WINDOW SCHEDULE AND A020 - A021 FOR DETAILS.
8. ALL EXTERIOR WINDOWS SHALL MEET ALL FEDERAL, STATE AND ANY LOCAL GLAZING STANDARDS. ALL SLIDING GLASS DOORS SHALL HAVE PIN LOCKS.
9. BEDROOM SHALL HAVE A MINIMUM OF ONE OPENING WHICH MEETS EGRESS REQUIREMENTS. 20" NET CLEAR WIDTH, 24" NET CLEAR HEIGHT. 5.7 SQFT. NET CLEAR OPENABLE AREA AND SHALL BE 44" MAXIMUM FROM FINISH FLOOR TO TOP OF SILL AS REQUIRED PER IBC-2009 SECTION 1029.
10. REFER TO BUILDING PLANS FOR CORRIDOR AND DIMBSING WALL TYPES.
11. PROVIDE MOISTURE RESISTANT GYPSUM DRYWALL IN ALL UNIT BATHROOM WALLS AND OTHER UNIT WETWALLS.
12. PROVIDE SOUND BATTS IN ALL CORRIDOR AND TENANT SEPARATION WALLS.
13. PROVIDE SOUND INSULATION IN WALLS AROUND ALL LAUNDRY ROOMS, PLUMBING, AND ALL HVAC CLOSETS.
14. REFER TO STRUCTURAL DRAWINGS FOR SHEARWALL AND BEARING WALL LOCATIONS.
15. VERTICAL MECHANICAL CHASES WITHIN UNITS ARE TO BE FIRE STOPPED PER LOCAL REQUIREMENTS.
16. ALL ANGLES ARE 45° TO HORIZONTAL & VERTICAL DIRECTIONS, U.N.O. TYP. AT ALL UNITS.
17. ALL DIMENSIONS AND NOTES STATING "CLEAR" ARE FROM FACE OF FINISH.
18. REFER TO A003 & A004 FOR ALL INTERIOR FAIR HOUSING ACT AND OTHER ACCESSIBILITY REQUIREMENTS.
19. ALL TOWEL BARS ARE TO BE MOUNTED AT 54" A.F.F., ROBE HOOKS TO BE MOUNTED AT 66", TOWEL RINGS TO BE MOUNTED 1'-0" ABOVE COUNTER HEIGHT, AND TOILET PAPER DISPENSERS AT 18" A.F.F. UNLESS NOTED OTHERWISE. TOWEL BARS AND ROBE HOOKS IN TYPE A UNITS TO BE MOUNTED AT 48" HIGH MAX.
20. INTERIOR ELEVATIONS ARE FOR SCHEMATIC CABINET LAYOUT ONLY. CONTRACTOR TO VERIFY ALL DIMENSIONS. PROVIDE FILLERS AS REQUIRED. REFER TO CABINET SHOP DRAWINGS.
21. VANITY MIRRORS TO BE 42" HIGH AND TO BE MOUNTED WITH THE BOTTOM OF THE REFLECTING SURFACE NO MORE THAN 40" A.F.F IN ANSI TYPE A UNITS.
22. PROVIDE MINIMUM RATED 2A:10B:C FIRE EXTINGUISHER IN EACH KITCHEN UNDER THE SINK.
23. VERIFY ALL TUB WALL LENGHTS AND DIMENSIONS WITH ACTUAL TUB PROVIDED. CONTRACTOR TO COORDINATE FRAMING. TUB MANUFACTURER AND TUB DETAILS.
24. PROVIDE SOLID BLOCKING IN WALLS FOR FUTURE INSTALLATION OF GRAB BARS AS SHOWN ON A003, OR ALTERNATIVE MEANS OF REINFORCING THE CAVITY BETWEEN THE FIBERGLASS TUB AND THE WALL.
25. SEE ARCHITECTURAL ELEVATION, MEP AND STRUCTURAL DRAWINGS FOR EXTERIOR FEATURES THAT MAY REQUIRE BLOCKING OR OTHER CONSIDERATIONS SPECIFIC TO THE UNIT LOCATION IN THE BUILDING, SUCH AS ATTACHED SIGNAGE, LIGHTING, AWNINGS, CANOPIES, TRELLISES, SHUTTERS, FIXTURES, BUILDOUTS, CORNICES, RAILINGS, LANDSCAPE FEATURES AND ADJACENT ATTACHED STRUCTURES.
26. PROVIDE A HIGH OUTLET COVER SO THAT TV IN LIVING ROOM CAN BE MOUNTED AT 46" A.F.F. TO THE CENTER OF TV. REFER TO MEP AND TELECOM. PROVIDE 2x10 BLOCKING FOR TV MOUNTING.
27. ALL EXTERIOR SLABS TO SLOPE DOWN 1/8" TO EDGE OF SLAB. LIGHT BROOM FINISH AT SLOPED SURFACES. VERIFY WITH STRUCTURE.
28. REFER TO INTERIOR DESIGNER FINISH SCHEDULE FOR FINISHES, FOR ADDITIONAL ROOM FINISH NOTES AND SPECIFICATIONS. RE: I-006 - I-007
29. FLOOR FINISHES TO EXTEND UNDER SHELVING, WASHER/DRYER, AND REFRIGERATOR. FLOOR FINISHES EXTEND UNDER ALL RAISED COUNTERS, AND CABINETS INDICATED WITH "REMOVABLE BASE CABINET".
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31. BATHROOM CEILING HEIGHT 8' - 6" AFF.
32. SHOWER HEAD HEIGHT 7'-0" AFF. SHOWER CONTROL HEIGHT 4'-0" AFF.
33. TUB/SHOWER COMBO SHOWER HEAD HEIGHT 7'-0" AFF, CONTROL 3'-0" AFF, TUB FAUCET 2'-0" AFF.
34. FOR UNIT DETAILS RE: A170-A171



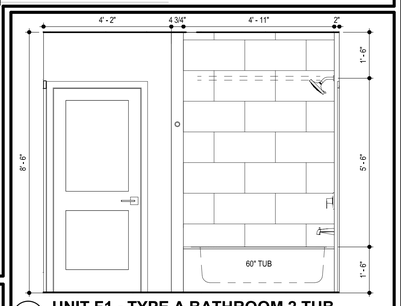
2 UNIT F1 - TYPE A C.F.S

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



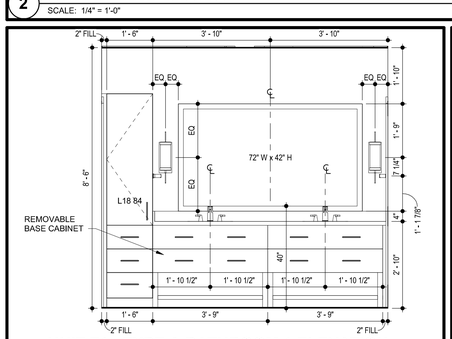
11 UNIT F1 - TYPE A RCP

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



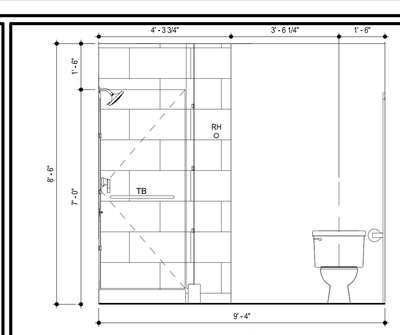
15 UNIT F1 - TYPE A BATHROOM 2 TUB

SCALE: 1/2" = 1'-0"



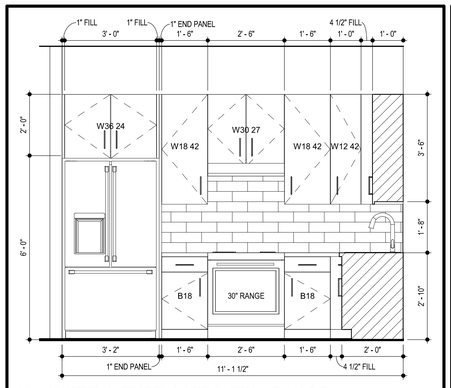
3 UNIT F1 - TYPE A BATHROOM 1 ELEVATION SINK

SCALE: 1/2" = 1'-0"



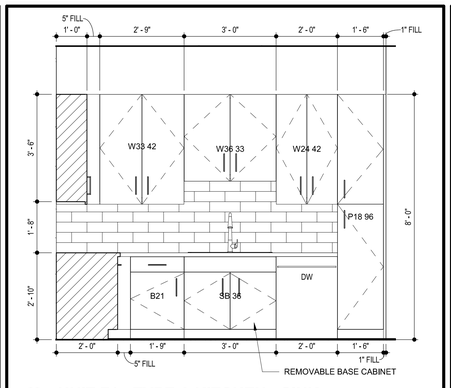
7 UNIT F1 - TYPE A BATHROOM 1 ELEVATION SHOWER

SCALE: 1/2" = 1'-0"



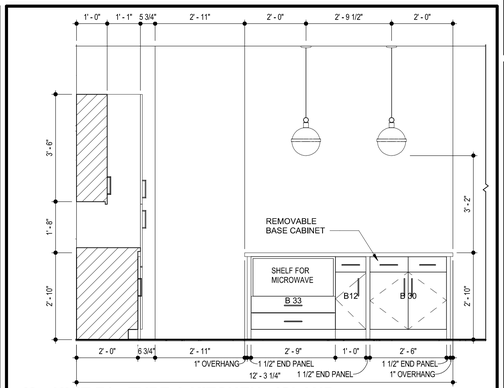
4 UNIT F1 - TYPE A KITCHEN - RANGE

SCALE: 1/2" = 1'-0"



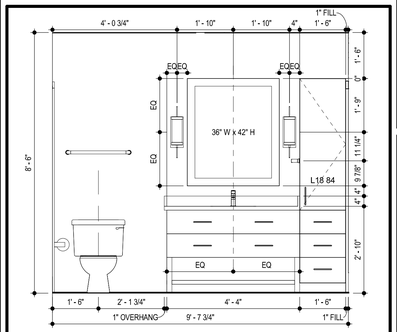
8 UNIT F1 - TYPE A KITCHEN - SINK

SCALE: 1/2" = 1'-0"



12 UNIT F1 - TYPE A KITCHEN - ISLAND

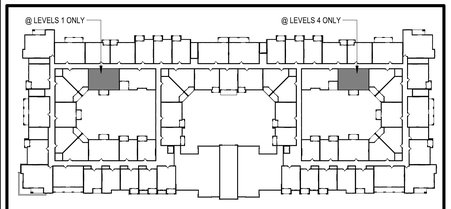
SCALE: 1/2" = 1'-0"



16 UNIT F1 - TYPE A BATHROOM 2 - SINK

SCALE: 1/2" = 1'-0"

UNIT LOCATION PLAN



4.3.20

ARCHITECT
STRUCTURAL ENGINEER
CIVIL ENGINEER
GENERAL CONTRACTOR
MECHANICAL ENGINEER
PLUMBING ENGINEER
ELECTRICAL ENGINEER

TRi ARCHITECTS
BOB D CAMPBELL & COMPANY
RENAISSANCE INFRASTRUCTURE CONSULTING
BRINKMANN CONSTRUCTORS
LATIMER SOMMERS & ASSOCIATES
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DATE: 7.29.19

REVISIONS

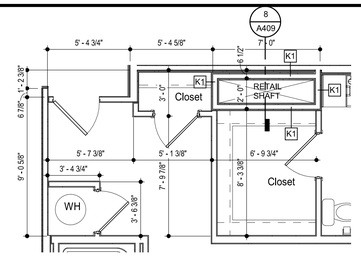
	SHELL PACKAGE	7.29.19
6	REVISION 1	12.20.19
8	REVISION 3	4.3.2020

DWG BY Author

TRi PROJECT NO. 18-046

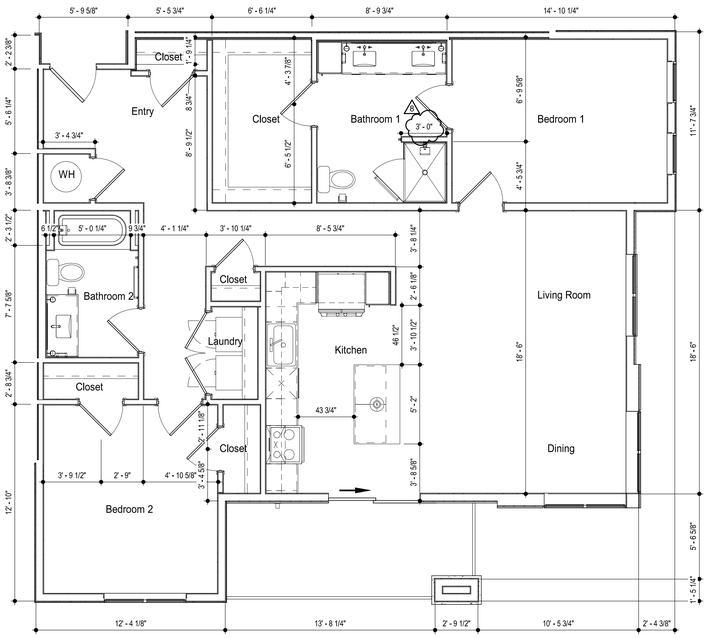
SHEET NO. A161

UNIT 'F1-TYPE A' PLANS & ELEVATIONS



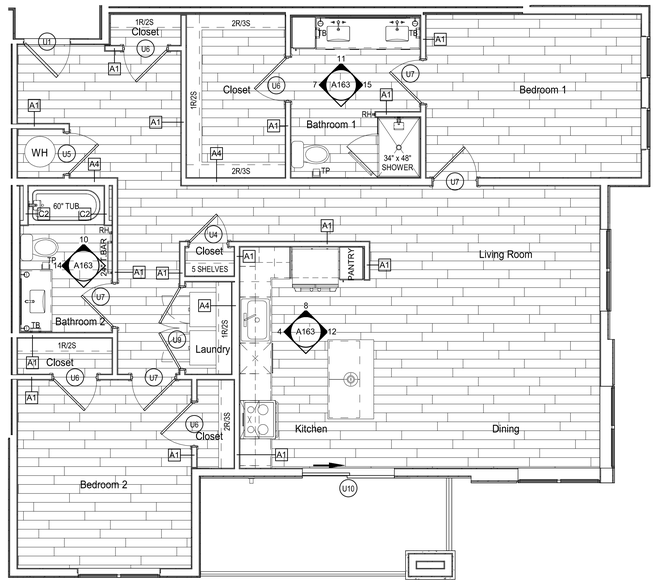
1 UNIT G1.1 DIMENSION PLAN

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



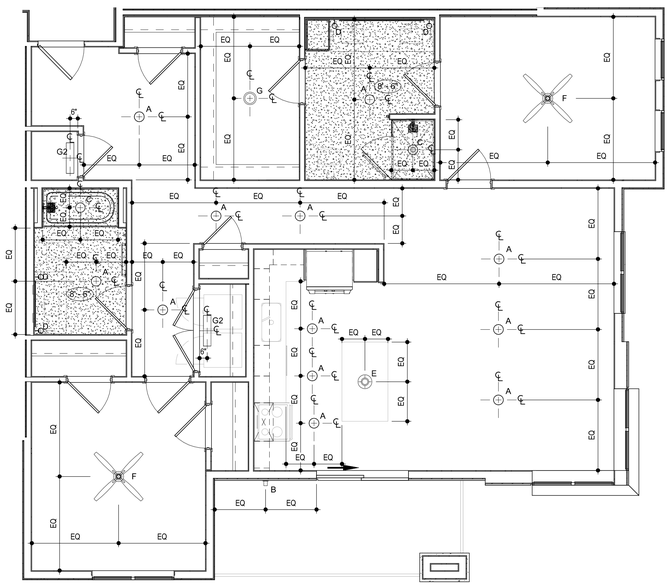
2 UNIT G1 DIMENSION PLAN

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



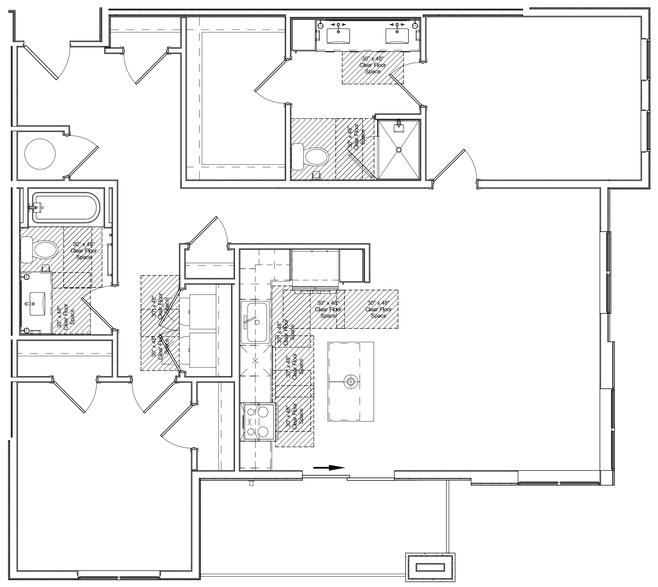
10 UNIT G1 REFERENCE PLAN

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



4 UNIT G1 RCP

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



12 UNIT G1 C.F.S.

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

SYMBOL LEGEND - UNIT PLANS

- 11 — DOOR TAG
- LIGHTING FIXTURE
- CLEAR FLOOR SPACE WITH 2" TOLERANCE AREA. REFER TO NOTES FOR REQUIRED DIMENSIONS
- A101 — INTERIOR ELEVATION (1 Ref)
- W2 — PARTITION WALL TAG REFER TO A013

AHU = AIR HANDLER UNIT
CO = CASED OPENING
CPT = CARPET
CT = CERAMIC TILE
DW = DISHWASHER
KS = KNEE SPACE
RH = ROBE HOOK
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SRO = SHEETROCK OPENING
T = TEMPERED GLASS

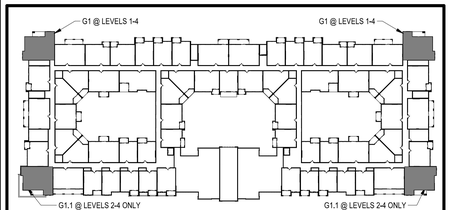
A
TB = TOWEL BAR 6"
TP = TOILET PAPER DISPENSER
VP = VINYL PLANK
WH = WATER HEATER
WS = WORKSPACE
# S = # OF SHELVES

LIGHTING FIXTURE SCHEDULE

LABEL	MANUFACTURER	DESCRIPTION/MODEL	FINISH
L1	NOT USED		
B	ASTRO	OSLO 100	TEXTURED BLACK
E	HUDSON VALLEY LIGHTING GROUP	LAMBERT, #612-OB	OLD BRONZE
C	TBD	7 1/2" LED DISK FIXTURE	WHITE TRIM
A	TBD	7 1/2" LED DISK FIXTURE	WHITE TRIM
F	MINKA AIRE	AVIATION LED CEILING FAN, #F853L-BN/CL	COAL
G2	TBD	WALL MOUNTED LED UTILITY LIGHT	WHITE TRIM
G	TBD	11" SURFACE MOUNTED DOME FIXTURE	WHITE TRIM
D	CUSTOM	MATCH STEFAN OUTDOOR WALL SCONCE	AGED IRON

GENERAL UNIT NOTES

1. ALL WALL DIMENSIONS ARE TO STUD.
2. UNIT INTERIOR WALL TYPES ARE A1 (TYPICAL) UNLESS OTHERWISE NOTED.
3. REFER TO SHEET A011 FOR TYPICAL WALL ASSEMBLIES.
4. REFER TO SHEET A017 FOR UNIT DOOR SCHEDULE & A030 - A031 FOR DETAILS.
5. ALL INTERIOR DOORS SHALL ALLOW 3/4" AIRFLOW FOR RETURN AT BOTTOM OF DOOR.
6. REFER TO MEP DWGS FOR LOCATION OF SMOKE, CO & FIRE DETECTORS.
7. REFER TO SHEET A014 FOR WINDOW SCHEDULE AND A020 - A021 FOR DETAILS.
8. ALL EXTERIOR WINDOWS SHALL MEET ALL FEDERAL, STATE AND ANY LOCAL GLAZING STANDARDS. ALL SLIDING GLASS DOORS SHALL HAVE PIN LOCKS.
9. BEDROOM SHALL HAVE A MINIMUM OF ONE OPENING WHICH MEETS EGRESS REQUIREMENTS. 20" NET CLEAR WIDTH, 24" NET CLEAR HEIGHT, 5.7 SQFT. NET CLEAR OPENABLE AREA AND SHALL BE 44" MAXIMUM FROM FINISH FLOOR TO TOP OF SILL AS REQUIRED PER IBC-2009 SECTION 1029.
10. REFER TO BUILDING PLANS FOR CORRIDOR AND DIMBING WALL TYPES.
11. PROVIDE MOISTURE RESISTANT GYPSUM DRYWALL IN ALL UNIT BATHROOM WALLS AND OTHER UNIT WETWALLS.
12. PROVIDE SOUND BATTS IN ALL CORRIDOR AND TENANT SEPARATION WALLS.
13. PROVIDE SOUND INSULATION IN WALLS AROUND ALL LAUNDRY ROOMS, PLUMBING, AND ALL HVAC CLOSETS.
14. REFER TO STRUCTURAL DRAWINGS FOR SHEARWALL AND BEARING WALL LOCATIONS.
15. VERTICAL MECHANICAL CHASES WITHIN UNITS ARE TO BE FIRE STOPPED PER LOCAL REQUIREMENTS.
16. ALL ANGLES ARE 45° TO HORIZONTAL & VERTICAL DIRECTIONS, U.N.O. TYP, AT ALL UNITS.
17. ALL DIMENSIONS AND NOTES STATING "CLEAR" ARE FROM FACE OF FINISH.
18. REFER TO A003 & A004 FOR ALL INTERIOR FAIR HOUSING ACT AND OTHER ACCESSIBILITY REQUIREMENTS.
19. ALL TOWEL BARS ARE TO BE MOUNTED AT 54" A.F.F., ROBE HOOKS TO BE MOUNTED AT 66", TOWEL RINGS TO BE MOUNTED 1'-6" ABOVE COUNTER HEIGHT, AND TOILET PAPER DISPENSERS AT 18" A.F.F. UNLESS NOTED OTHERWISE. TOWEL BARS AND ROBE HOOKS IN TYPE A UNITS TO BE MOUNTED AT 48" HIGH MAX.
20. INTERIOR ELEVATIONS ARE FOR SCHEMATIC CABINET LAYOUT ONLY. CONTRACTOR TO VERIFY ALL DIMENSIONS. PROVIDE FILLERS AS REQUIRED. REFER TO CABINET SHOP DRAWINGS.
21. VANITY MIRRORS TO BE 42" HIGH AND TO BE MOUNTED WITH THE BOTTOM OF THE REFLECTING SURFACE NO MORE THAN 40" A.F.F IN ANSI TYPE A UNITS.
22. PROVIDE MINIMUM RATED 2A:10B:C FIRE EXTINGUISHER IN EACH KITCHEN UNDER THE SINK.
23. VERIFY ALL TUB WALL LENGHTS AND DIMENSIONS WITH ACTUAL TUB PROVIDED. CONTRACTOR TO COORDINATE FRAMING, TUB MANUFACTURER AND TUB DETAILS.
24. PROVIDE SOLID BLOCKING IN WALLS FOR FUTURE INSTALLATION OF GRAB BARS AS SHOWN ON A003, OR ALTERNATIVE MEANS OF REINFORCING THE CAVITY BETWEEN THE FIBERGLASS TUB AND THE WALL.
25. SEE ARCHITECTURAL ELEVATION, MEP AND STRUCTURAL DRAWINGS FOR EXTERIOR FEATURES THAT MAY REQUIRE BLOCKING OR OTHER CONSIDERATIONS SPECIFIC TO THE UNIT LOCATION IN THE BUILDING, SUCH AS ATTACHED SIGNAGE, LIGHTING, AWNINGS, CANOPIES, TRELLISES, SHUTTERS, FIXTURES, BUILDOUTS, CORNICES, RAILINGS, LANDSCAPE FEATURES AND ADJACENT ATTACHED STRUCTURES.
26. PROVIDE A HIGH OUTLET COVER SO THAT TV IN LIVING ROOM CAN BE MOUNTED AT 46" A.F.F. TO THE CENTER OF TV. REFER TO MEP AND TELECOM. PROVIDE 2x10 BLOCKING FOR TV MOUNTING.
27. ALL EXTERIOR SLABS TO SLOPE DOWN 1/8" TO EDGE OF SLAB. LIGHT BROOM FINISH AT SLOPED SURFACES. VERIFY WITH STRUCTURE.
28. REFER TO INTERIOR DESIGNER FINSIH SCHEDULE FOR FINISHES, FOR ADDITIONAL ROOM FINISH NOTES AND SPECIFICATIONS. RE: I-006 - I-007
29. FLOOR FINISHES TO EXTEND UNDER SHELVING, WASHER/DRYER, AND REFRIGERATOR. FLOOR FINISHES EXTEND UNDER ALL RAISED COUNTERS, AND CABINETS INDICATED WITH "REMOVABLE BASE CABINET".
30. ALL SINK BASES TO BE REMOVABLE IN TYPE A UNITS. REMOVABLE BASE AT KITCHEN WORK SURFACE IN TYPE A UNITS. EXTEND FLOOR FINISH UNDER THESE REMOVABLE CABINETS
31. BATHROOM CEILING HEIGHT 8' - 6" AFF.
32. SHOWER HEAD HEIGHT 7'-0" AFF. SHOWER CONTROL HEIGHT 4'-0" AFF.
33. TUB/SHOWER COMBO SHOWER HEAD HEIGHT 7'-0" AFF, CONTROL 3'-0" AFF. TUB FAUCET 2'-0" AFF.
34. FOR UNIT DETAILS RE: A170-A171



UNIT LOCATION PLAN

4.3.20

ARCHITECT — TRi ARCHITECTS
STRUCTURAL ENGINEER — BOB D CAMPBELL & COMPANY
CIVIL ENGINEER — RENAISSANCE INFRASTRUCTURE CONSULTING
GENERAL CONTRACTOR — BRINKMANN CONSTRUCTORS
MECHANICAL ENGINEER — LATIMER SOMMERS & ASSOCIATES
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ELECTRICAL ENGINEER — LATIMER SOMMERS & ASSOCIATES

Pearl COMPANIES

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DATE: 7.29.19

REVISIONS

	SHELL PACKAGE	7.29.19
6	REVISION 1	12.20.19
8	REVISION 3	4.3.2020

DWG BY MKSS

TRi PROJECT NO. 18-046

SHEET NO. A162

UNIT 'G1' & 'G1.1' PLANS

SYMBOL LEGEND - UNIT PLANS

- DOOR TAG (1t)
- LIGHTING FIXTURE
- INTERIOR ELEVATION (1 Ref / A101 / 1 Ref)
- CLEAR FLOOR SPACE WITH 2" TOLERANCE AREA. REFER TO NOTES FOR REQUIRED DIMENSIONS
- PARTITION WALL TAG (W2) REFER TO A013

AHU = AIR HANDLER UNIT
CO = CASED OPENING
CPT = CARPET
CT = CERAMIC TILE
DW = DISHWASHER
KS = KNEE SPACE
RH = ROBE HOOK
SH = SHOWER HEAD
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SRO = SHEETROCK OPENING
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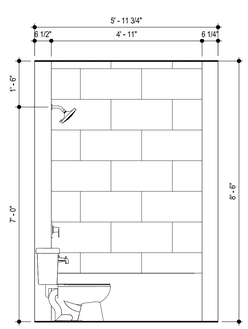
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TP = TOILET PAPER DISPENSER
TR = TOWEL RING
VP = VINYL PLANK
WH = WATER HEATER
WS = WORKSPACE
# S = # OF SHELVES

LIGHTING FIXTURE SCHEDULE

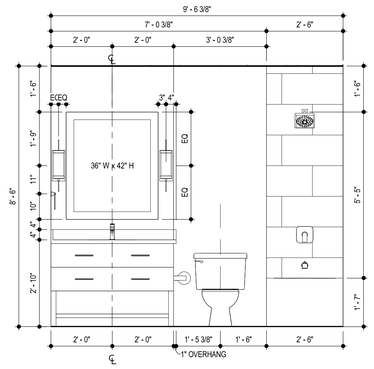
LABEL	MANUFACTURER	DESCRIPTION/MODEL	FINISH
L1	AMERICAN LIGHTING	MVP PUCK - 120V	BLACK
L2	ASTRO	OSLO 100	TEXTURED BLACK
L3	HUDSON VALLEY LIGHTING GROUP	LAMBERT, #612-OB	OLD BRONZE
L4	NOT USED		
L5	TBD	7 1/2" LED DISK FIXTURE	WHITE TRIM
L6	MINKA AIRE	AVIATION LED CEILING FAN, #F853L-BN/CL	COAL
L7	TBD	WALL MOUNTED LED UTILITY LIGHT	WHITE TRIM
L8	TBD	11" SURFACE MOUNTED DOME FIXTURE	WHITE TRIM
L9	CUSTOM	MATCH STEFAN OURDOOR WALL SCONCE	AGED IRON

GENERAL UNIT NOTES

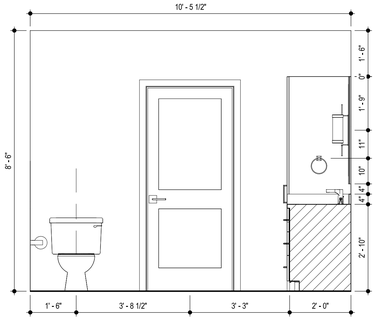
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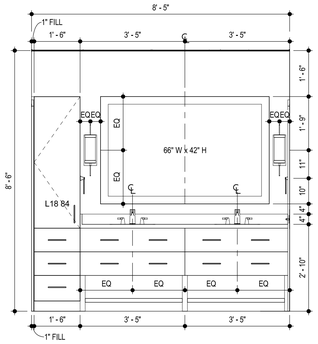
10 UNIT G1 BATHROOM 2 ELEVATION - TOILET
SCALE: 1/2" = 1'-0"



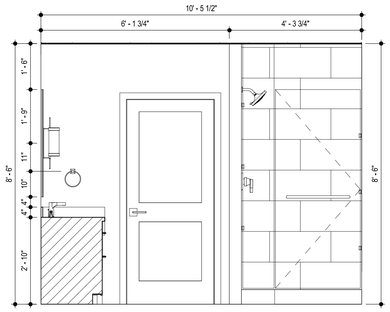
14 UNIT G1 BATHROOM 2 ELEVATION - SINK
SCALE: 1/2" = 1'-0"



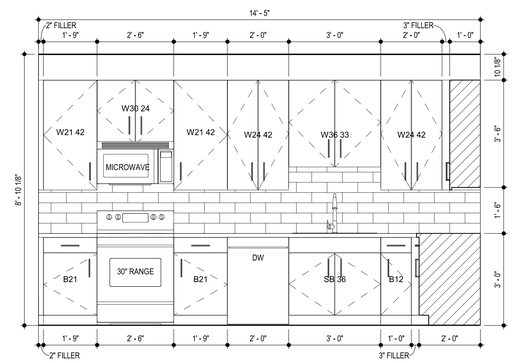
7 UNIT G1 BATHROOM 1 ELEVATION - TOILET
SCALE: 1/2" = 1'-0"



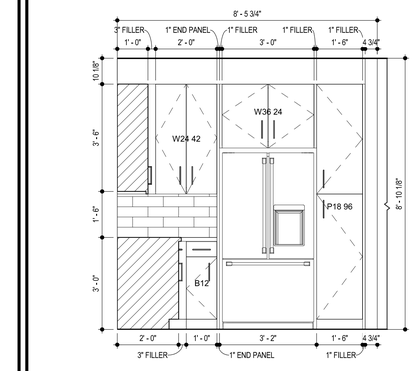
11 UNIT G1 BATHROOM 1 ELEVATION - SINK
SCALE: 1/2" = 1'-0"



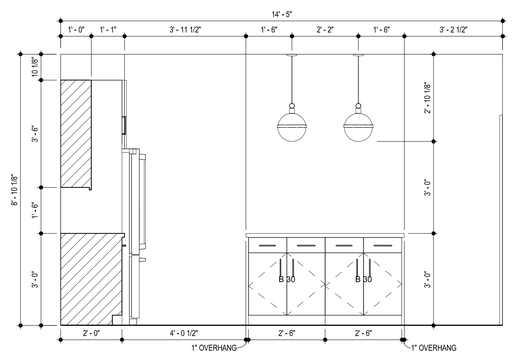
15 UNIT G1 BATHROOM 1 ELEVATION - SHOWER
SCALE: 1/2" = 1'-0"



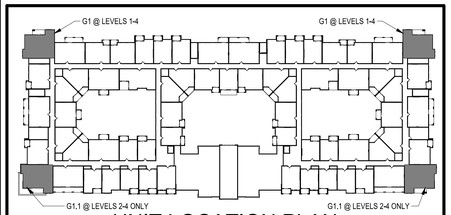
4 UNIT G1 KITCHEN ELEVATION - RANGE
SCALE: 1/2" = 1'-0"



8 UNIT G1 KITCHEN ELEVATION - REFRIGERATOR
SCALE: 1/2" = 1'-0"



12 UNIT G1 KITCHEN ELEVATION - ISLAND
SCALE: 1/2" = 1'-0"



UNIT LOCATION PLAN

ARCHITECT
TRi ARCHITECTS

STRUCTURAL ENGINEER
BOB D CAMPBELL & COMPANY

CIVIL ENGINEER
RENAISSANCE INFRASTRUCTURE CONSULTING

GENERAL CONTRACTOR
BRINKMANN CONSTRUCTORS

MECHANICAL ENGINEER
LATIMER SOMMERS & ASSOCIATES

PLUMBING ENGINEER
LATIMER SOMMERS & ASSOCIATES

ELECTRICAL ENGINEER
LATIMER SOMMERS & ASSOCIATES

12.20.19

Pearl COMPANIES

Summit at West Pryor

940 NW Pryor Road
Lee's Summit, Missouri 64081

TRi ARCHITECTS

TRi Architects
9812 Manchester Road
St. Louis, Missouri 63119
T: 314-395-9750
F: 314-395-9751
www.triarchitects.com

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DATE: 7.29.19

REVISIONS

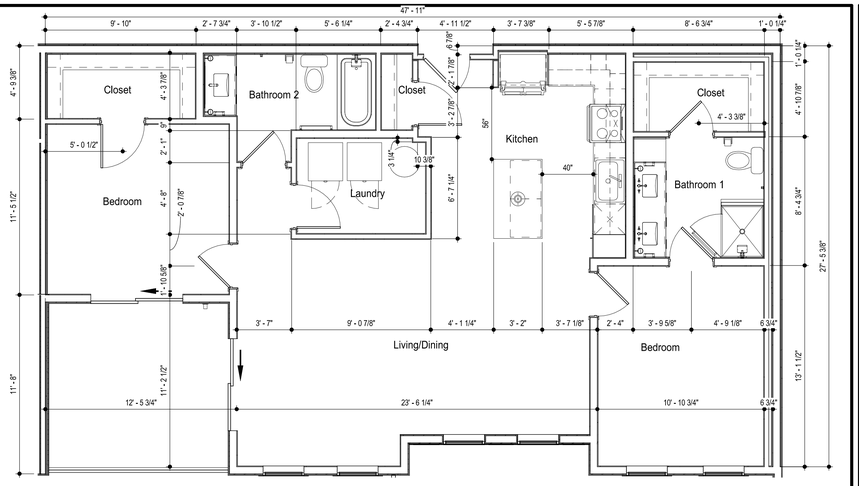
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	SHELL PACKAGE	7.29.19
6	REVISION 1	12.20.19

DWG BY MKSS

TRi PROJECT NO. 18-046

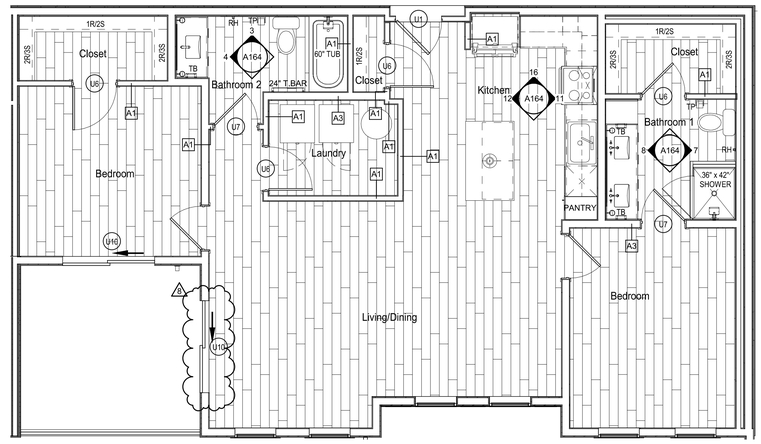
SHEET NO. A163

UNIT G1' & G1.1' ELEVATIONS



1 UNIT H1 DIMENSION PLAN

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



9 UNIT H1 REFERENCE PLAN

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

SYMBOL LEGEND - UNIT PLANS

- DOOR TAG
- LIGHTING FIXTURE
- INTERIOR ELEVATION
- CLEAR FLOOR SPACE WITH 2" TOLERANCE AREA. REFER TO NOTES FOR REQUIRED DIMENSIONS
- PARTITION WALL TAG REFER TO A013

AHU = AIR HANDLER UNIT
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CPT = CARPET
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DW = DISHWASHER
KS = KNEE SPACE
RH = ROBE HOOK
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T = TEMPERED GLASS

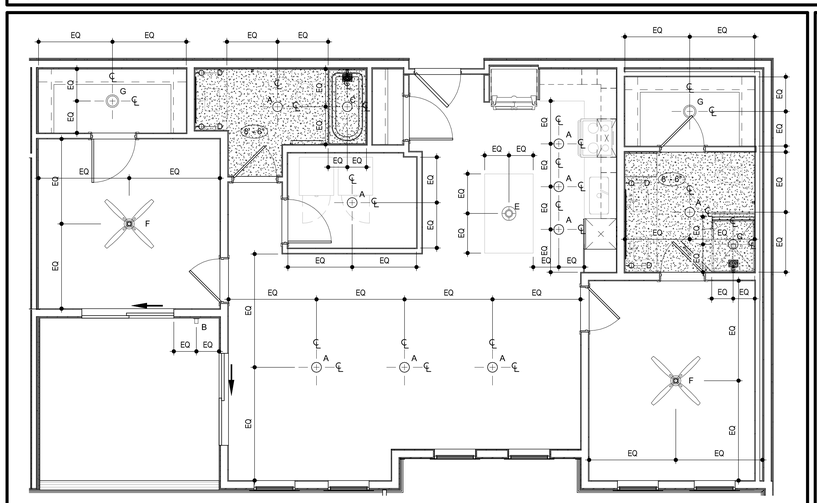
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TP = TOILET PAPER DISPENSER
VP = VINYL PLANK
WH = WATER HEATER
WS = WORKSPACE
# S = # OF SHELVES

LIGHTING FIXTURE SCHEDULE

LABEL	MANUFACTURER	DESCRIPTION/MODEL	FINISH
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B	ASTRO	OSLO 100	TEXTURED BLACK
E	HUDSON VALLEY LIGHTING GROUP	LAMBERT, #612-OB	OLD BRONZE
C	TBD	7 1/2" LED DISK FIXTURE	WHITE TRIM
A	TBD	7 1/2" LED DISK FIXTURE	WHITE TRIM
F	MINKA AIRE	AVIATION LED CEILING FAN, #F853L-BN/CL	COAL
G2	TBD	WALL MOUNTED LED UTILITY LIGHT	WHITE TRIM
G	TBD	11" SURFACE MOUNTED DOME FIXTURE	WHITE TRIM
D	CUSTOM	MATCH STEFAN OUTDOOR WALL SCONCE	AGED IRON

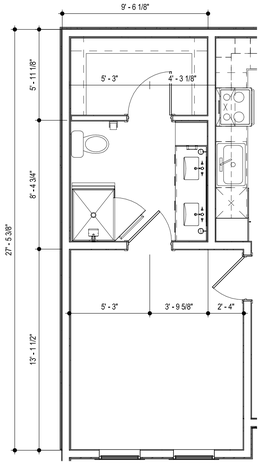
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31. BATHROOM CEILING HEIGHT 8' - 6" AFF.
32. SHOWER HEAD HEIGHT 7'-0" AFF, SHOWER CONTROL HEIGHT 4'-0" AFF.
33. TUB/SHOWER COMBO SHOWER HEAD HEIGHT 7'-0" AFF, CONTROL 3'-0" AFF, TUB FAUCET 2'-0" AFF.
34. FOR UNIT DETAILS RE: A170-A171



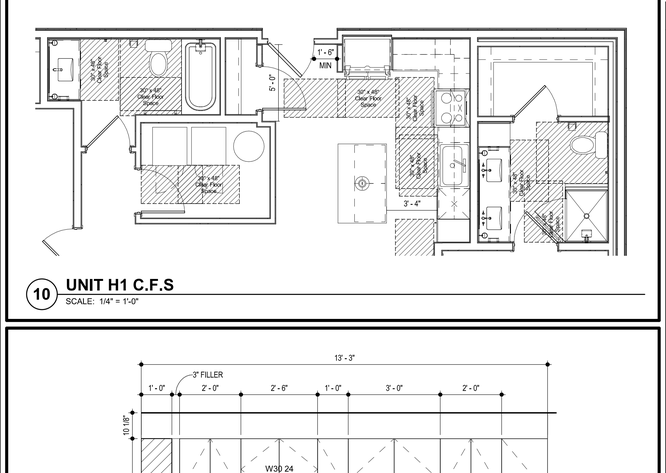
2 UNIT H1 RCP

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



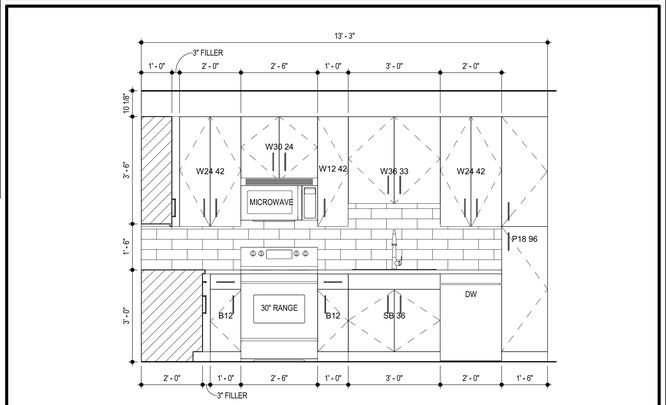
6 UNIT H2 DIMENSION PLAN

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



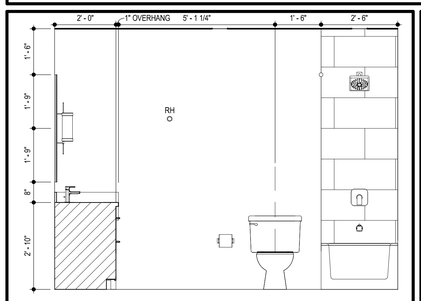
10 UNIT H1 C.F.S

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



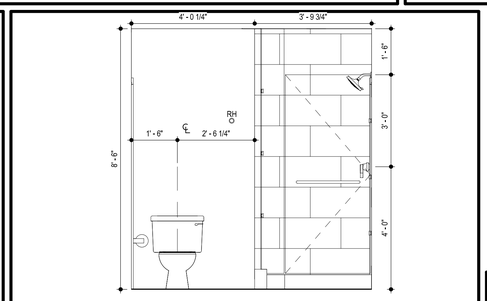
11 UNIT H1 KITCHEN ELEVATION - RANGE

SCALE: 1/2" = 1'-0"



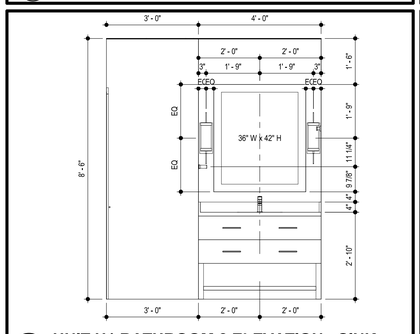
3 UNIT H1 BATHROOM 2 ELEVATION - TOILET

SCALE: 1/2" = 1'-0"



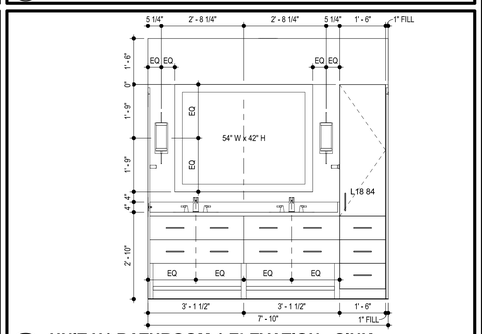
7 UNIT H1 BATHROOM 1 ELEVATION - TOILET

SCALE: 1/2" = 1'-0"



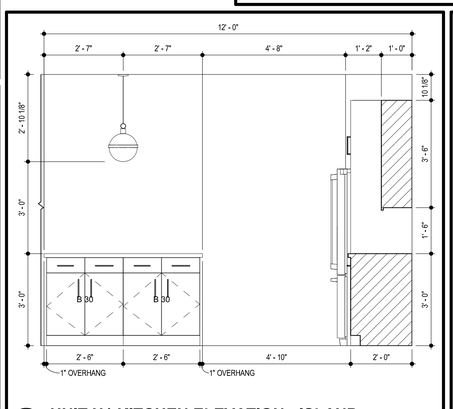
4 UNIT H1 BATHROOM 2 ELEVATION - SINK

SCALE: 1/2" = 1'-0"



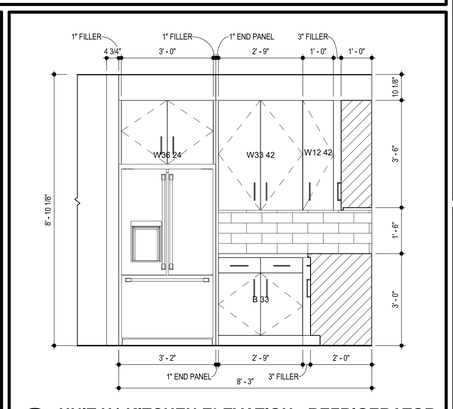
8 UNIT H1 BATHROOM 1 ELEVATION - SINK

SCALE: 1/2" = 1'-0"



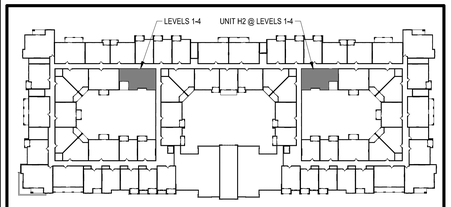
12 UNIT H1 KITCHEN ELEVATION - ISLAND

SCALE: 1/2" = 1'-0"



16 UNIT H1 KITCHEN ELEVATION - REFRIGERATOR

SCALE: 1/2" = 1'-0"



UNIT LOCATION PLAN

TR¡ ARCHITECTS
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BRINKMANN CONSTRUCTORS
ARCHITECT
STRUCTURAL ENGINEER
CIVIL ENGINEER
GENERAL CONTRACTOR
LATIMER SOMMERS & ASSOCIATES
LATIMER SOMMERS & ASSOCIATES
MECHANICAL ENGINEER
PLUMBING ENGINEER
ELECTRICAL ENGINEER
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DATE: 7.29.19

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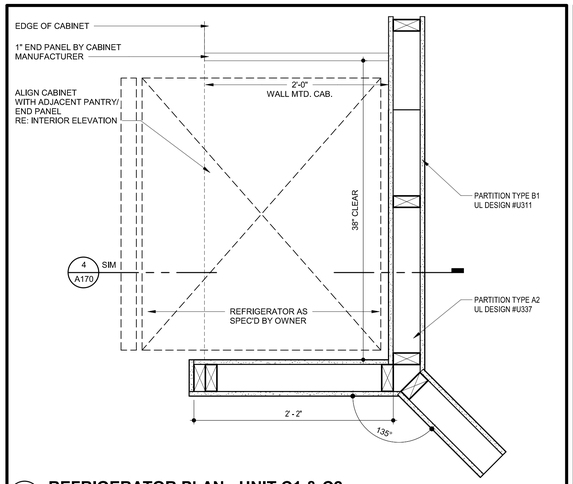
	SHELL PACKAGE	7.29.19
6	REVISION 1	12.20.19
8	REVISION 3	4.3.2020

DWG BY MKSS

TR¡ PROJECT NO. 18-046

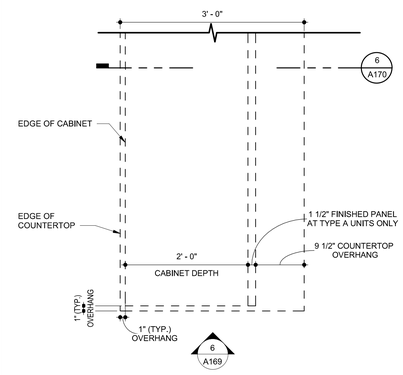
SHEET NO. A164

UNIT 'H1' & 'H2' PLANS & ELEVATIONS



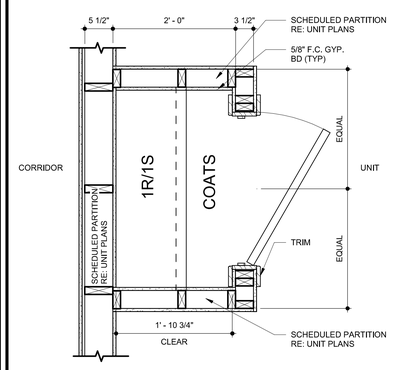
1 REFRIGERATOR PLAN - UNIT C1 & C2

SCALE: 1 1/2" = 1'-0"



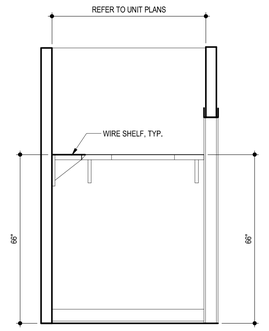
5 ISLAND PLAN

SCALE: 1" = 1'-0"



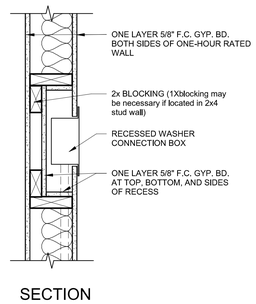
9 COAT CLOSET PLAN

SCALE: 1" = 1'-0"



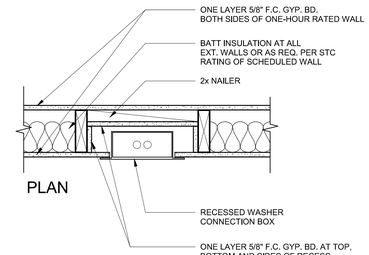
13 1 ROD / 1 SHELF AT COAT CLOSET

SCALE: 1/2" = 1'-0"



SECTION

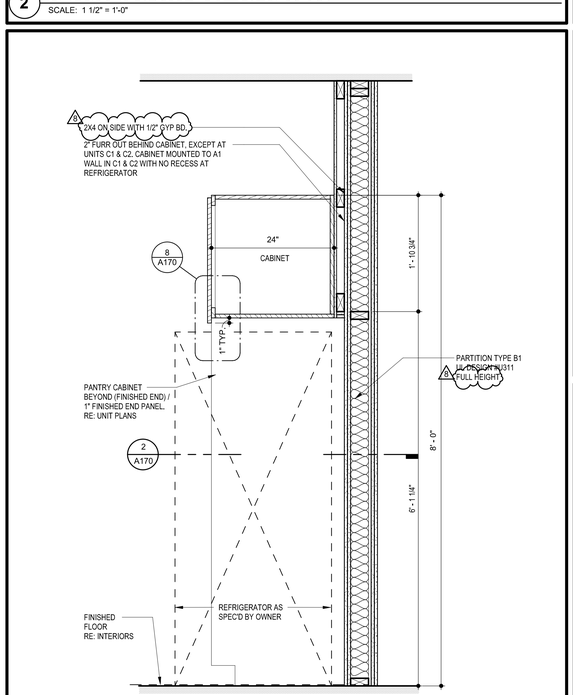
SIMILAR AT RECESSED ICE MAKER SUPPLY BOX IN RATED WALLS



PLAN

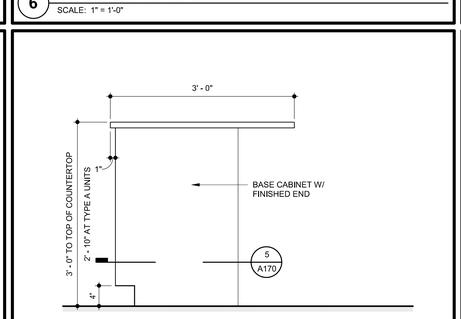
18 RECESSED VALVE BOX - PLAN AND SECTION

SCALE: 1 1/2" = 1'-0"



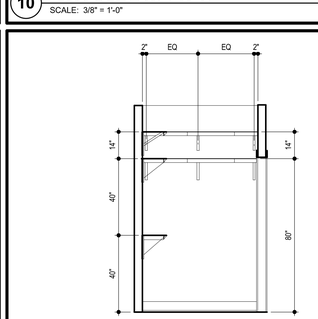
2 REFRIGERATOR PLAN - AT RECESS

SCALE: 1 1/2" = 1'-0"



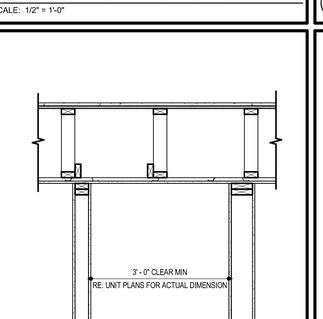
6 ISLAND SECTION

SCALE: 1" = 1'-0"



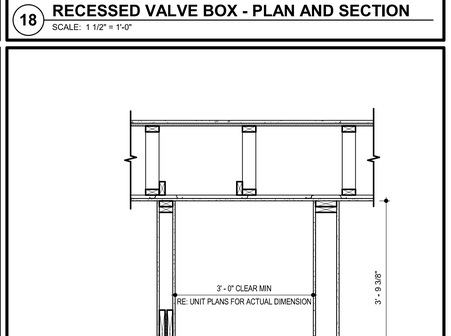
10 2 RODS / 3 SHELVES

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



14 5 SHELVES AT LINEN CLOSET

SCALE: 1/2" = 1'-0"



PLAN

18 RECESSED VALVE BOX - PLAN AND SECTION

SCALE: 1 1/2" = 1'-0"

4 REFRIGERATOR RECESS SECTION

SCALE: 1" = 1'-0"

7 ISLAND SIDE ELEVATION

SCALE: 1" = 1'-0"

3 1 ROD / 2 SHELVES

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

16 UTILITY AT STACKED W/D

SCALE: 3/4" = 1'-0"

20 UTILITY CLOSET SECTION

SCALE: 3/4" = 1'-0"

8 UPPER CABINET DOOR DETAIL

SCALE: 3" = 1'-0"

12 BASE CABINET WITH DRAWER SECTION

SCALE: 1" = 1'-0"

TR¡ ARCHITECTS — ARCHITECT
BOB D CAMPBELL & COMPANY — STRUCTURAL ENGINEER
RENAISSANCE INFRASTRUCTURE CONSULTING — CIVIL ENGINEER
BRINKMANN CONSTRUCTORS — GENERAL CONTRACTOR
LATIMER SOMMERS & ASSOCIATES — MECHANICAL ENGINEER
LATIMER SOMMERS & ASSOCIATES — PLUMBING ENGINEER
LATIMER SOMMERS & ASSOCIATES — ELECTRICAL ENGINEER

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REVISIONS

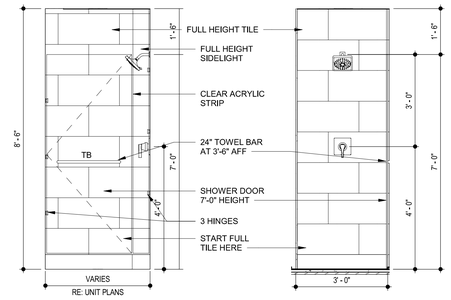
6	REVISION 1	12.20.19
8	REVISION 3	4.3.2020

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TR¡ PROJECT NO. 18-046

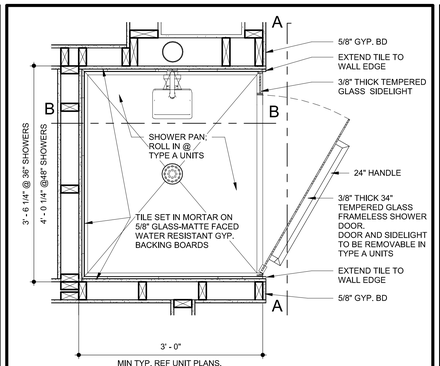
SHEET NO. A170

UNIT DETAILS



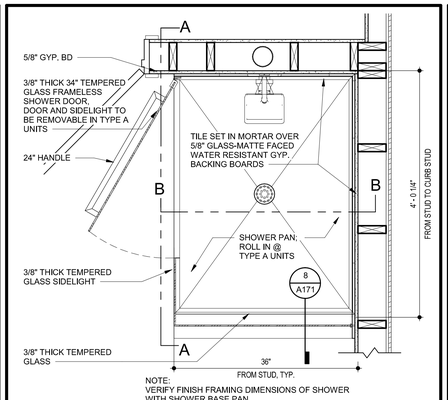
NOTE: HARDWARE FINISH: MATTE BLACK
NOTE: BASIS OF DESIGN: CONTINENTAL GROUP FRAMELESS WITH U-CHANNEL

1 SHOWER ELEVATION
SCALE: 1/2" = 1'-0"



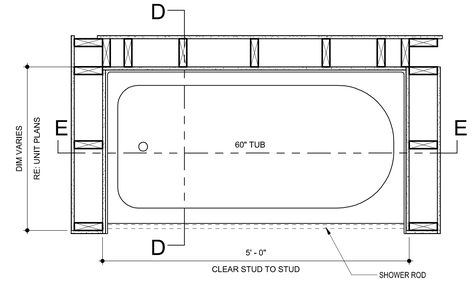
NOTE:
VERIFY FINISH FRAMING DIMENSIONS OF SHOWER WITH SHOWER BASE PAN

5 SHOWER PLAN
SCALE: 1" = 1'-0"

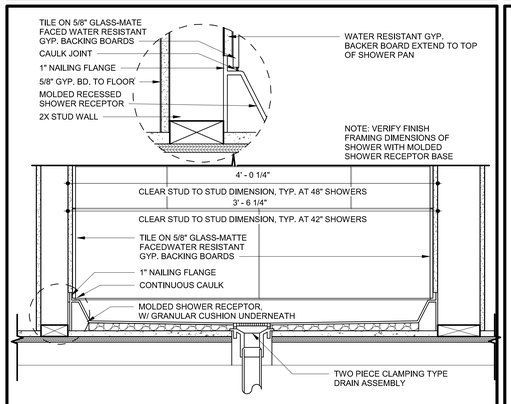


NOTE:
VERIFY FINISH FRAMING DIMENSIONS OF SHOWER WITH SHOWER BASE PAN

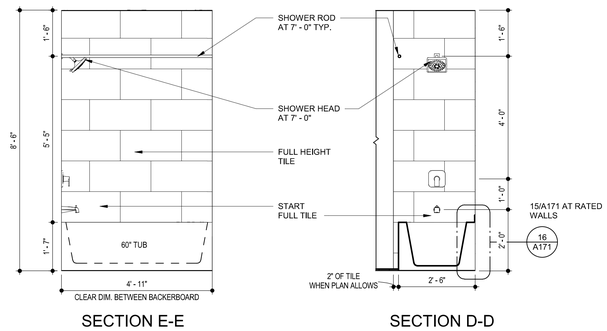
9 SHOWER PLAN 2
SCALE: 1" = 1'-0"



13 BATHTUB PLAN
SCALE: 1" = 1'-0"



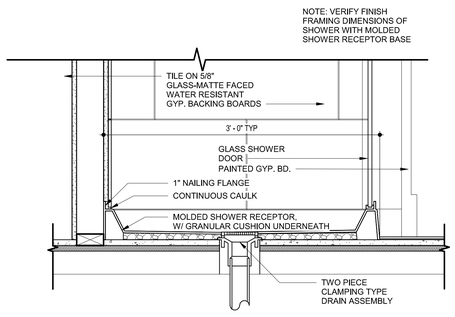
2 SHOWER RECEPTOR SECTION A-A
SCALE: 1 1/2" = 1'-0"



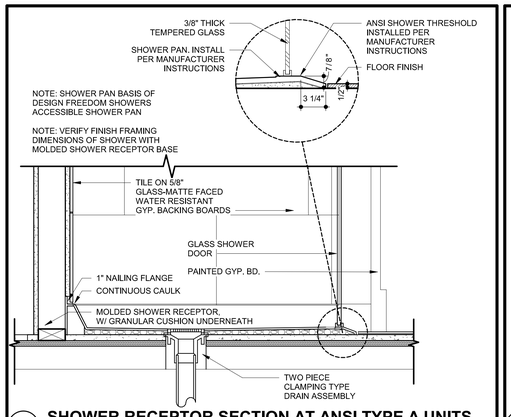
SECTION E-E

SECTION D-D

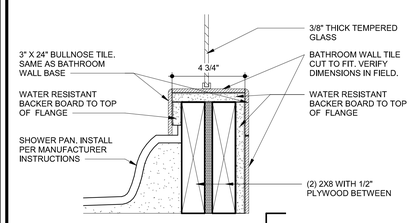
14 BATHTUB ELEVATIONS
SCALE: 1/2" = 1'-0"



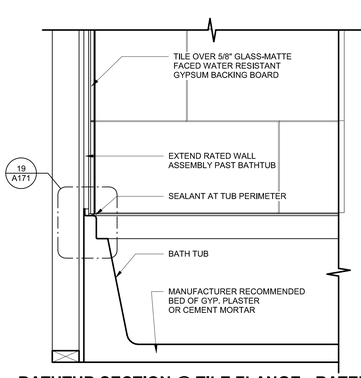
3 SHOWER RECEPTOR SECTION B-B
SCALE: 1 1/2" = 1'-0"



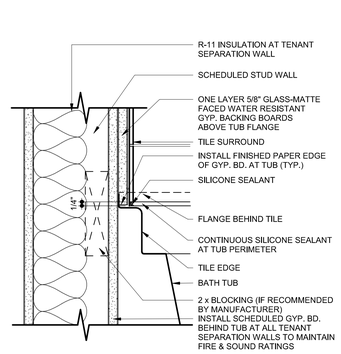
4 SHOWER RECEPTOR SECTION AT ANSI TYPE A UNITS
SCALE: 1 1/2" = 1'-0"



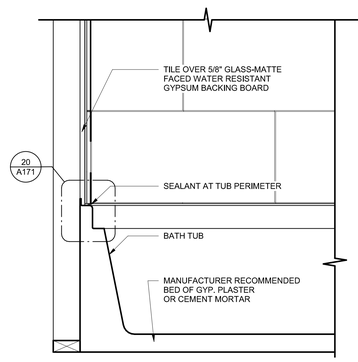
8 SHOWER CURB DETAIL
SCALE: 3" = 1'-0"



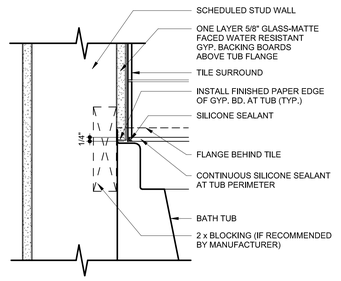
15 BATHTUB SECTION @ TILE FLANGE - RATED WALL
SCALE: 1 1/2" = 1'-0"



19 BATHTUB DETAIL @ TILE FLANGE - RATED WALL
SCALE: 3" = 1'-0"



16 BATHTUB SECTION @ TILE FLANGE - NON-RATED WALL
SCALE: 1 1/2" = 1'-0"



20 BATHTUB DETAIL @ TILE FLANGE - NON-RATED WALL
SCALE: 3" = 1'-0"

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BRINKMANN CONSTRUCTORS — CIVIL ENGINEER
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12.20.19

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#	REVISION 1	12.20.19
6		

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TR|i PROJECT NO. 18-046

SHEET NO. A171

UNIT BATHROOM DETAILS