SUMMIT
AT WEST PRYOR

RELEASE FOR CONSTRUCTION
AS NOTED ON PLANS REVIEW
DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI
07/13/2020

Joe Frogge

7.2.20

940 NW Pryor Road
Lee's Summit, Missouri 64081

PROJECT NO.: 18-046

ISSUE DATE: 7.2.2020 (REVISION 5)

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
Brinkmann Constructors
8700 Indian Creek Parkway Suite 150
Overland Park, KS 66210
Phone: (913) 717-9007
Contact: Philip Sutterfield

Architect
TR,i Architects
9812 Manchester Road
St. Louis, Missouri 63119
Phone: (314) 395-9750
Contact: Jeff Kaiser (ext 219)
Michaela Silva (ext 275)

Owner
Summit at West Pryor, LLC
919 N. East Street
Indianapolis, Indiana 46202
Phone: (317) 472-0271
Contact: Brad Richey

Structural Engineer
Bob D Campbell & Company
4338 Belleview Avenue
Kansas City, Missouri 64111
Phone: (816) 531-4144
Contact: Clark Basinger (Direct: 816-778-7151)

Civil Engineer
Renaissance Infrastructure Consulting
1815 McGee Street, Suite 200
Kansas City, MO 64108
Phone: (816) 800-0950
Contact: Dustin Burton

Mech. / Elec. / Plumb. Engineer
Latimer Sommers and Associates
3639 SW Summerfield Dr Ste A
Topeka, KS 66614
Phone: (785)-233-3232
Contact: Rich Beardmore

PROJECT SUMMARY

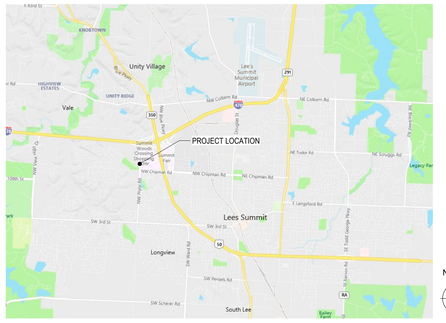
***FOR COMPLETE CODE ANALYSIS SEE LIFE SAFETY PLAN SHEET A006 - A010**

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



SEE SHEET A001 FOR DRAWING INDEX

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

Summit at West Pryor
940 NW Pryor Road
Lee's Summit, Missouri 64081

TR,i ARCHITECTS

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

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
9	REVISION 4	4.24.2020
10	REVISION 5	7.2.2020

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 10.15.19	STRUCTURAL REVISION 2 11.7.19	REVISION 1 12.20.19	REVISION 2 1.24.20	REVISION 3 4.3.2020	REVISION 4 4.24.2020	REVISION 5 7.2.2020
A000	COVER SHEET	●	○	○	○	○	○	●	○	○	○	○
A001	SHEET INDEX	●	●	●	●	●	●	●	●	●	●	●
A003	ACCESSIBILITY REQUIREMENTS - TYPE A UNITS	●										●
A004	ACCESSIBILITY REQUIREMENTS -TYPE B UNITS & 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							●				
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	●								●		●
A324	BALCONY SECTIONS											●
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 10.15.19	STRUCTURAL REVISION 2 11.7.19	REVISION 1 12.20.19	REVISION 2 1.24.20	REVISION 3 4.3.2020	REVISION 4 4.24.2020	REVISION 5 7.2.2020
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 10.15.19	STRUCTURAL REVISION 2 11.7.19	REVISION 1 12.20.19	REVISION 2 1.24.20	REVISION 3 4.3.2020	REVISION 4 4.24.2020	REVISION 5 7.2.2020
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	●										

RELEASE FOR CONSTRUCTION
AS NOTED ON PLANS REVIEW
DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI
07.02.2020

7.2.20

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

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

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
9	REVISION 4	4.24.2020
10	REVISION 5	7.2.2020

DWG BY MKSS

TR¡ PROJECT NO. 18-046

SHEET NO.

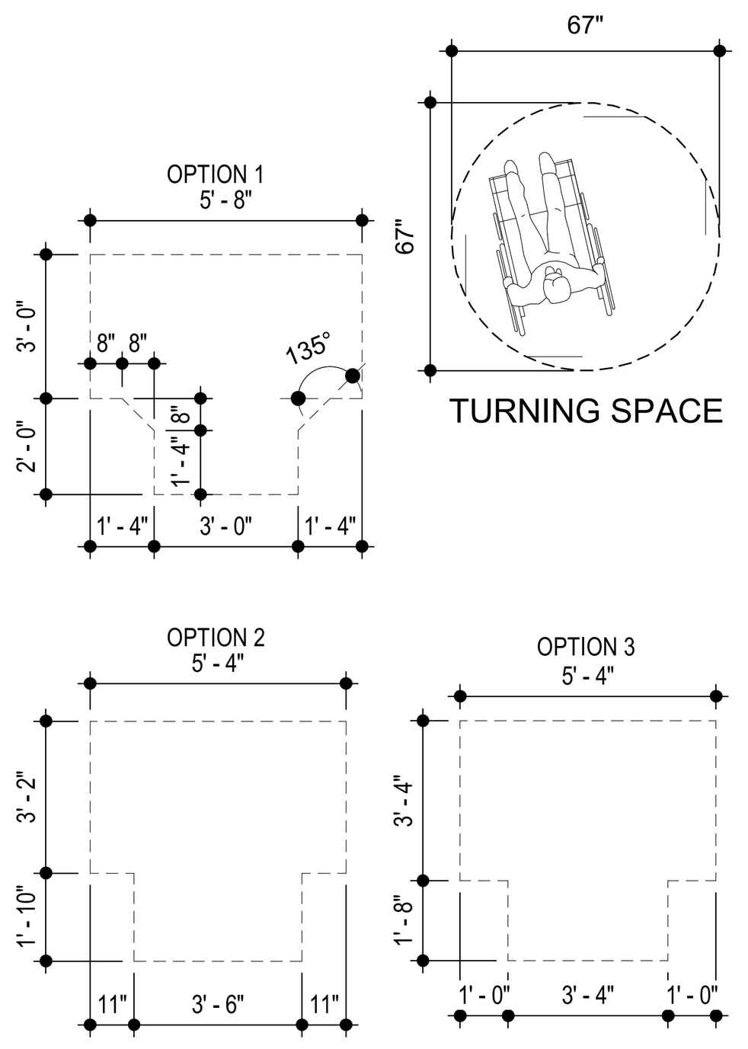
A001

SHEET INDEX

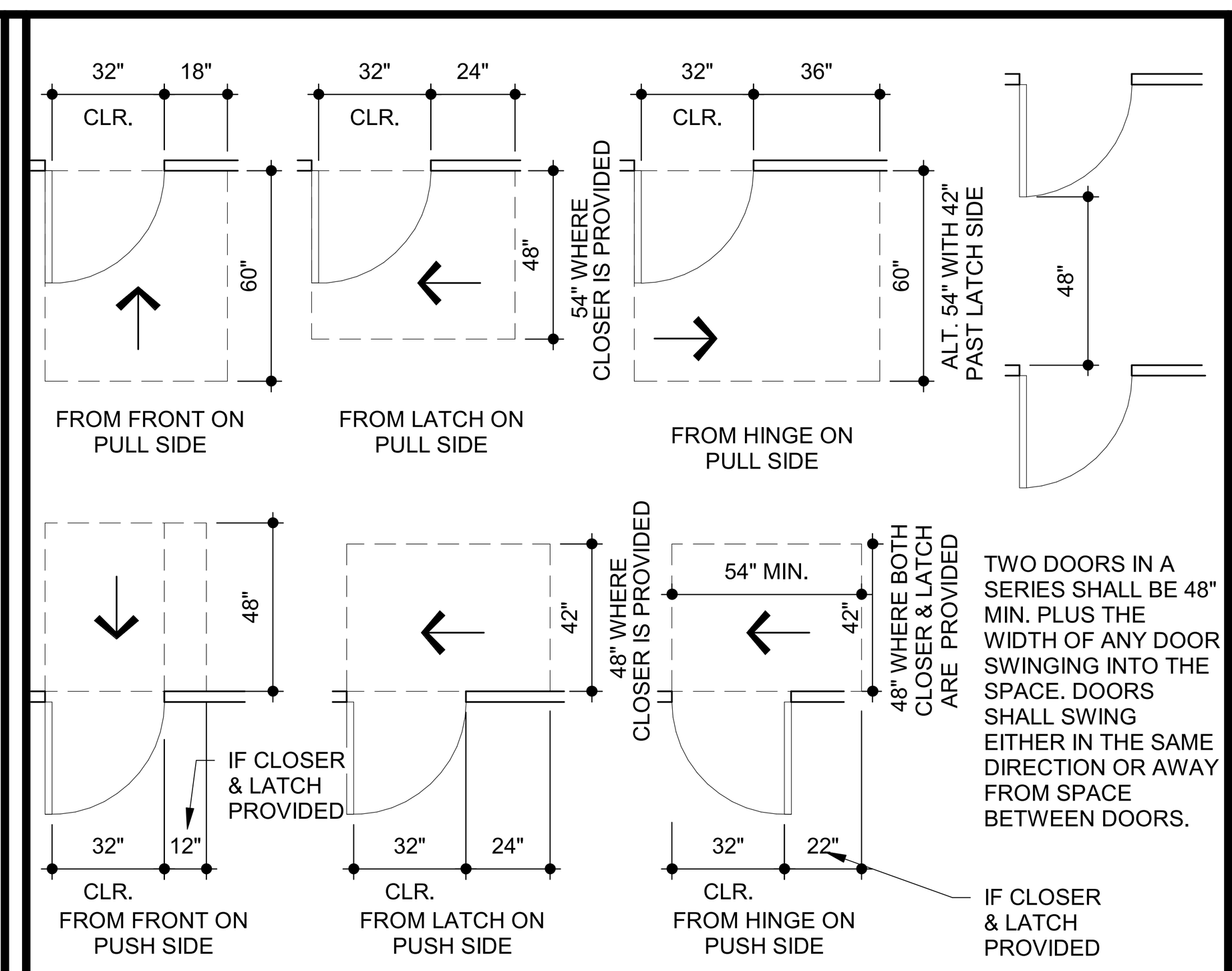
ACCESSIBILITY DIAGRAMS FOR TYPE A & TYPE B DWELLING UNITS PER 2018 INTERNATIONAL BUILDING CODE, 1998 FAIR HOUSING AT & ICC/ANSI A117.1. 1-2017

NOTE:
ALL ROOMS SERVED BY AN ACCESSIBLE ROUTE SHALL PROVIDE A WHEELCHAIR TURNING SPACE OF 67" 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.

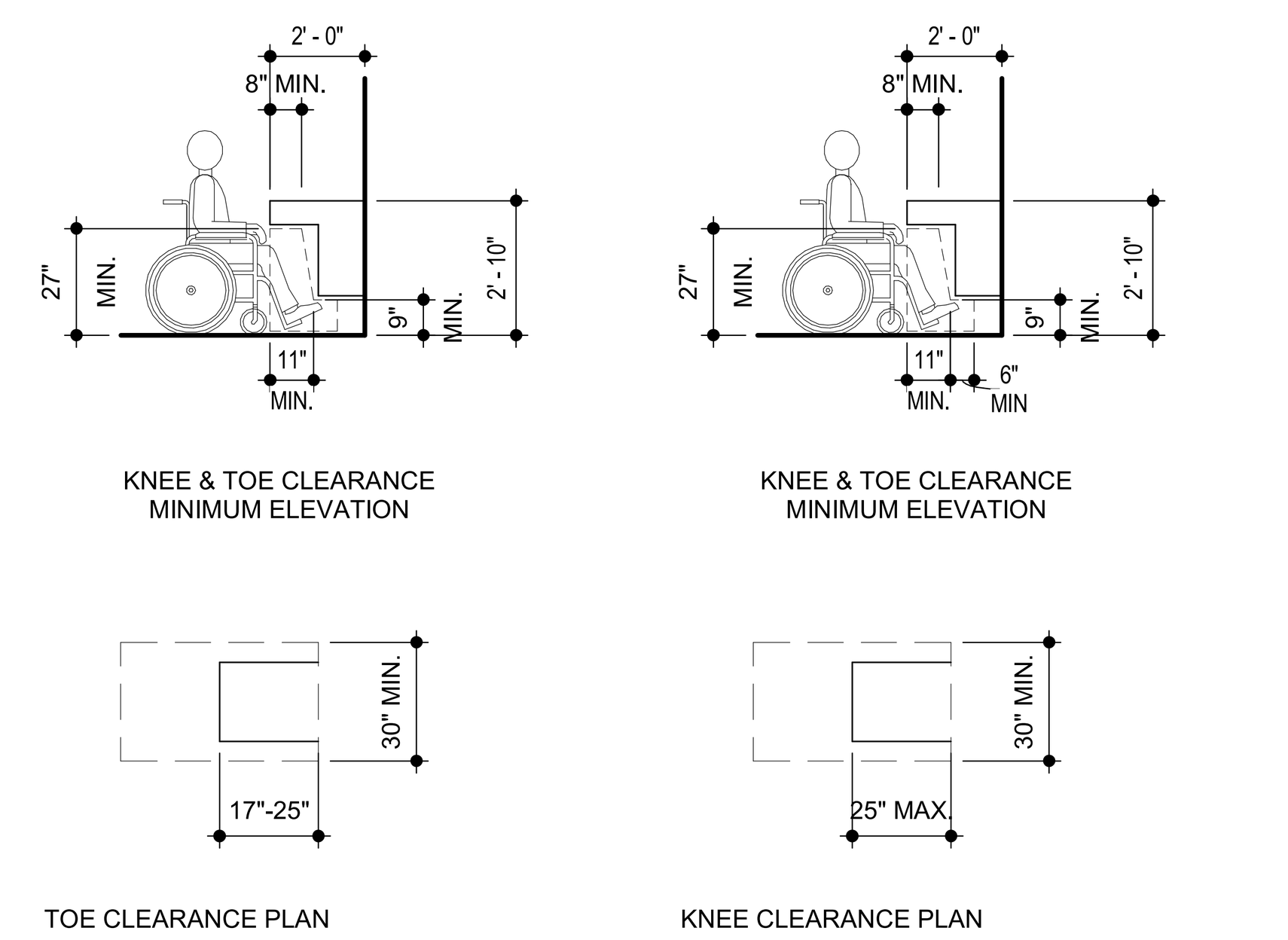
REACH RANGES:
1. WHERE A FORWARD REACH IS UNOBSTRUCTED, THE HIGH FORWARD REACH SHALL BE 48" MAX. AND THE LOW FORWARD REACH SHALL BE 15" MIN. ABOVE THE FLOOR.
2. WHERE A HIGH FORWARD REACH IS OVER AN OBSTRUCTION, THE CLEAR FLOOR SPACE SHALL EXTEND BENEATH THE ELEMENT FOR A DISTANCE NOT LESS THAN THE REQUIRED 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"

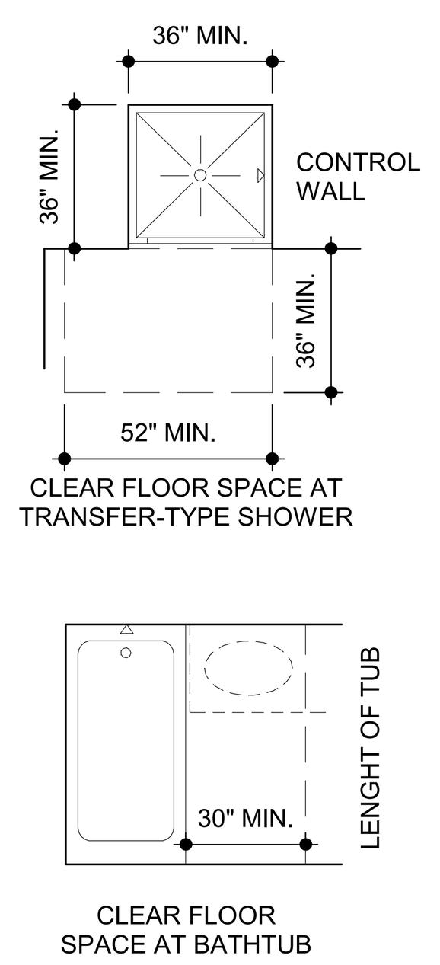


5 DOOR CLEARANCES FOR ALL TYPE A UNIT DOORS FOR USER PASSAGE
SCALE: 1/4" = 1'-0"



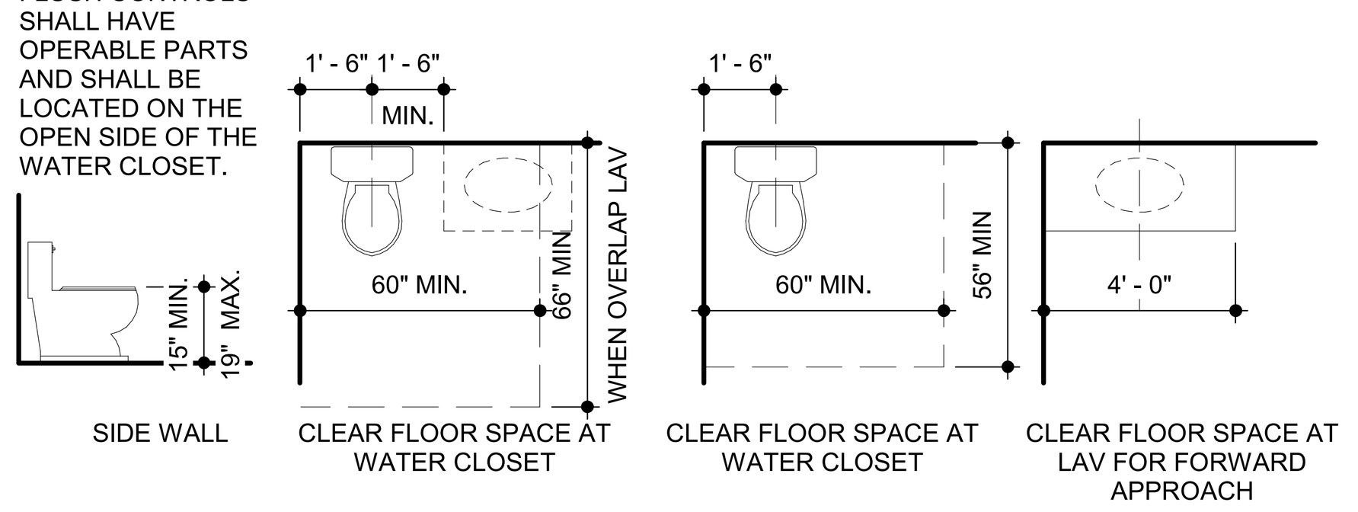
6 TYPE A UNIT KNEE AND TOE CLEARANCES
SCALE: 1/4" = 1'-0"

BATHTUB NOTES:
1. CONTROLS, OTHER THAN DRAIN STOPPERS, SHALL BE PROVIDED ON AN END WALL, LOCATED BETWEEN THE BATHTUB RIM AND GRAB BAR, AND BETWEEN THE OPEN SIDE OF THE BATHTUB AND THE MIDPOINT OF THE WIDTH OF THE BATHTUB.
2. A HAND SHOWER WITH A HOSE 59 INCHES MINIMUM IN LENGTH, THAT CAN BE USED AS BOTH A FIXED SHOWER HEAD AND AS A HAND SHOWER, SHALL BE PROVIDED. THE HAND SHOWER SHALL HAVE A CONTROL WITH A NONPOSITIVE SHUT-OFF FEATURE. AN ADJUSTABLE-HEIGHT HAND SHOWER MOUNTED ON A VERTICAL BAR SHALL BE INSTALLED SO AS TO NOT OBSTRUCT THE USE OF GRAB BARS.
3. BATHTUB ENCLOSURES SHALL NOT OBSTRUCT CONTROLS OR TRANSFER FROM WHEELCHAIRS INTO BATHTUBS. THEY SHALL NOT HAVE TRACKS ON THE RIM OF THE BATHTUB.
4. BATHTUBS SHALL DELIVER WATER THAT IS 120 DEGREES F MAXIMUM.
5. COUNTER TOPS & CABINETRY SHALL BE PERMITTED AT THE CONTROL END OF THE CLEARANCE, PROVIDED SUCH COUNTER TOPS & CABINETRY CAN BE REMOVED AND THE FLOOR FINISH EXTENDS UNDER SUCH CABINETRY.



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

WATER CLOSET NOTE:
HAND OPERATED FLUSH CONTROLS SHALL HAVE OPERABLE PARTS AND SHALL BE LOCATED ON THE OPEN SIDE OF THE WATER CLOSET.

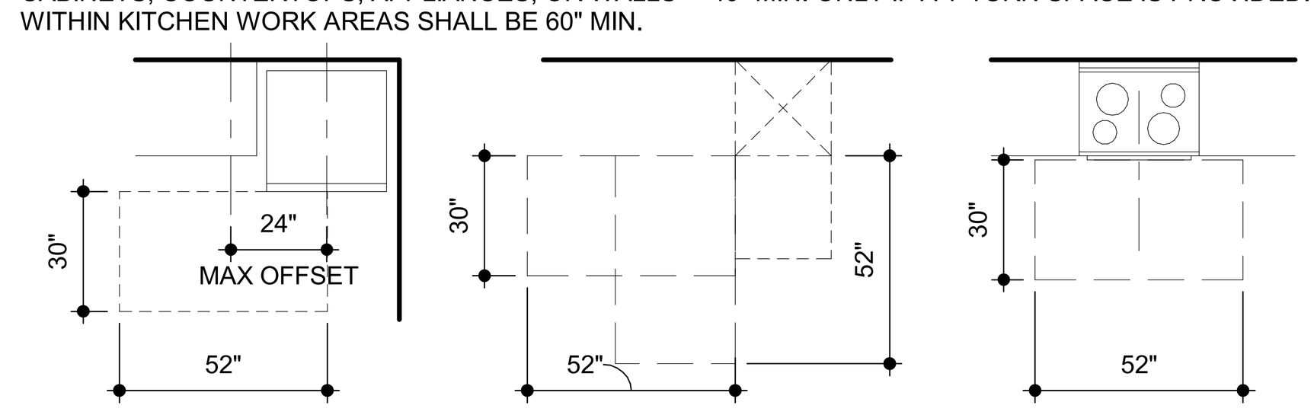


LAVATORY NOTES:
1. THE FRONT OF LAVATORIES SHALL BE 34 INCHES MAX. ABOVE THE FLOOR MEASURED TO THE HIGHER OF THE FIXTURE RIM OR COUNTER SURFACE.
2. FAUCETS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE OPERABLE PARTS SHALL BE 5 LBS. MAX.
3. SINKS SHALL BE 6 1/2 INCHES DEEP MAX.
4. WATER SUPPLY AND DRAIN PIPES UNDER LAVATORIES SHALL BE INSULATED OR OTHERWISE CONFIGURED TO PROTECT AGAINST CONTACT. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDERNEATH.
5. CABINETRY SHALL BE PERMITTED TO BE ADDED UNDER THE LAVATORY, PROVIDED SUCH CABINETRY CAN BE REMOVED WITHOUT REMOVAL OR REPLACEMENT OF THE LAVATORY, THE FLOOR FINISH EXTENDS UNDER SUCH CABINETRY, AND THE WALLS BEHIND AND SURROUNDING CABINETRY ARE FINISHED.
6. MIRRORS ABOVE LAVATORIES SHALL HAVE THE BOTTOM EDGE OF THE REFLECTING SURFACE 40 INCHES MAX. ABOVE THE FLOOR.
7. LAVATORIES LOCATED IN THE CLEAR FLOOR SPACE OF A TUB OR TOILET MUST BE ACCESSIBLE PER ICC/ANSI A117.1 SECTION 606.
8. WHERE KNEE SPACE IS REQUIRED AS PART OF A CLEAR FLOOR SPACE, THE KNEE CLEARANCE SHALL BE 11" DEEP MIN. AT 9" AFF AND 8" DEEP MIN. AT 27" AFF.

8 TYPE A BATHROOM ELEMENTS TOILET
SCALE: 1/4" = 1'-0"

IN KITCHENS WITH COUNTERS, APPLIANCES, OR CABINETS ON THREE CONTIGUOUS SIDES, CLEARANCE BETWEEN ALL OPPOSING BASE CABINETS, COUNTERTOPS, APPLIANCES, OR WALLS WITHIN KITCHEN WORK AREAS SHALL BE 60" MIN.

CLEARANCE BETWEEN ALL OPPOSING BASE CABINETS, COUNTER TOPS, APPLIANCES, OR WALLS WITHIN KITCHEN WORK AREAS SHALL BE 40" MIN. ONLY IF A T-TURN SPACE IS PROVIDED.



CLEAR FLOOR SPACE AT REFRIGERATOR PARALLEL APPROACH. FORWARD APPROACH ONLY ALLOWED PER FHA

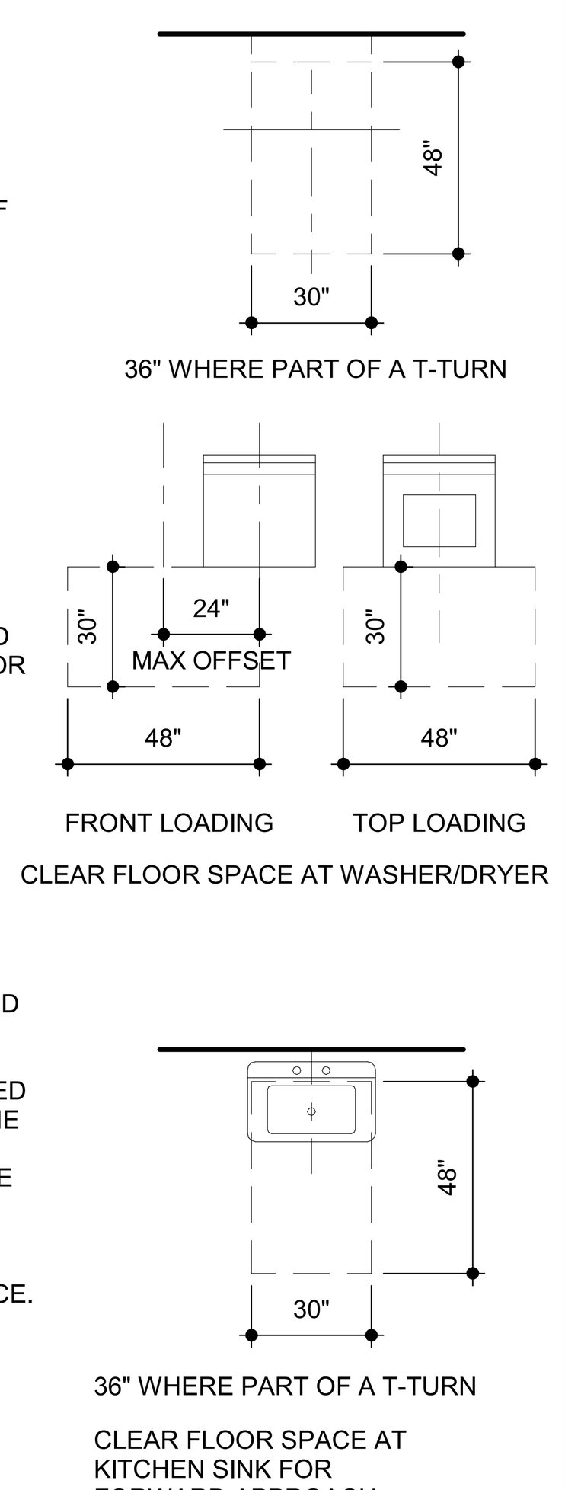
CLEAR FLOOR SPACE AT DISHWASHER FORWARD OR PARALLEL APPROACH
NOTE: THE DISHWASHER DOOR IN THE OPEN POSITION SHALL NOT OBSTRUCT THE CLEAR FLOOR SPACE FOR THE DISHWASHER OR SINK.

CLEAR FLOOR SPACE AT RANGE PARALLEL APPROACH ONLY
NOTE: RANGE SHALL HAVE FRONT CONTROLS.

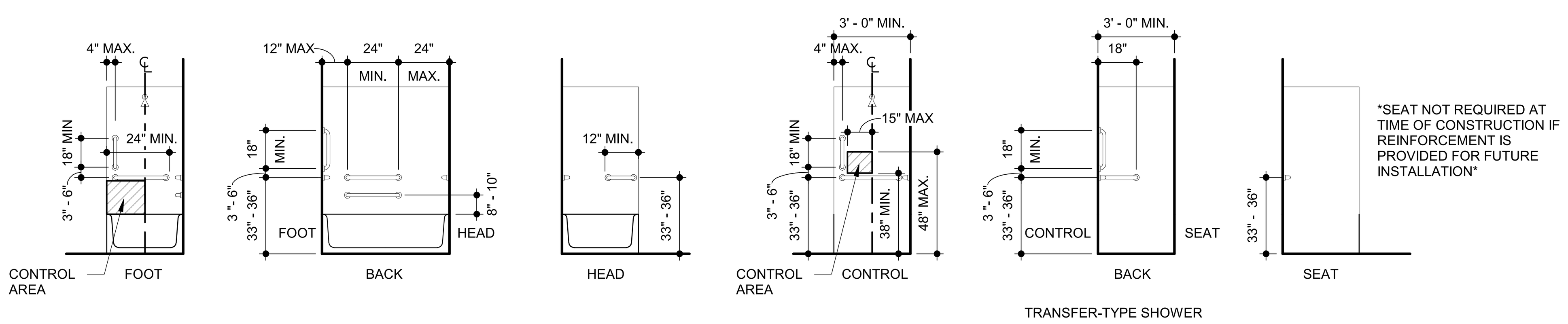
WORK SURFACE NOTES:
1. A CLEAR FLOOR SPACE, POSITIONED FOR FORWARD APPROACH TO THE WORK SURFACE, SHALL BE PROVIDED. KNEE AND TOE CLEARANCE SHALL BE PROVIDED.
2. CABINETRY SHALL BE PERMITTED TO BE ADDED UNDER THE WORK SURFACE, PROVIDED SUCH CABINETRY CAN BE REMOVED WITHOUT REMOVAL OR REPLACEMENT OF THE WORK SURFACE, THE FLOOR FINISH EXTENDS UNDER SUCH CABINETRY, AND THE WALLS BEHIND AND SURROUNDING CABINETRY ARE FINISHED.
3. THE WORK SURFACE SHALL BE 34 INCHES MAX. ABOVE THE FLOOR.
4. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER THE WORK SURFACE COUNTERS.

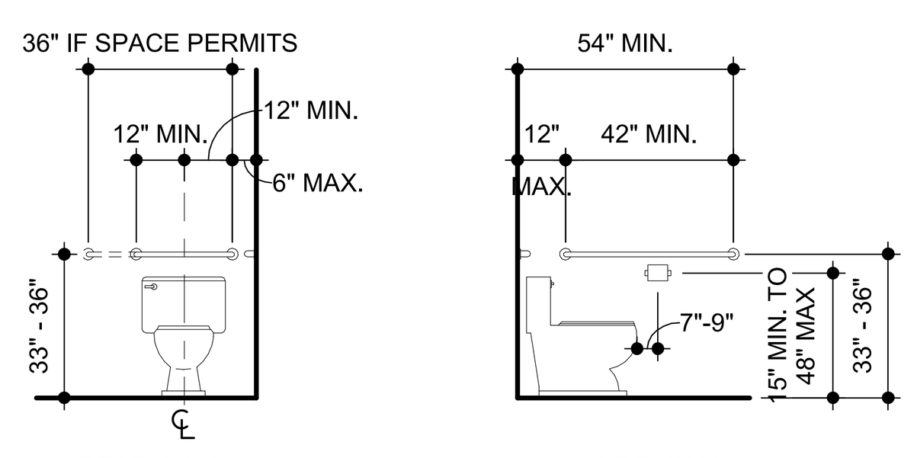
LAUNDRY EQUIPMENT NOTES:
1. ALL CONTROLS AND OPERATING MECHANISMS, INCLUDING DOORS, LINT SCREENS, DETERGENT AND BLEACH COMPARTMENTS, SHALL BE ACCESSIBLE.
2. OPERABLE PARTS SHALL BE PLACED WITHIN ONE OR MORE OF THE REACH RANGES.
3. OPERABLE PARTS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOTREQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE OPERABLE PARTS SHALL BE 5 LB. MAX.
4. FRONT LOAD APPLIANCES TO BE INSTALLED AT RESIDENT'S REQUEST TO COMPLY WITH REACH RANGE REQUIREMENTS.
5. FOR FRONT LOADING MACHINES, THE CENTERLINE OF THE CLEAR FLOOR SPACE SHALL BE OFFSET 24" MAX FROM THE CENTER OF THE DOOR OPENING

KITCHEN SINK NOTES:
1. A CLEAR FLOOR SPACE POSITIONED FOR A FORWARD APPROACH SHALL TO THE SINK SHALL BE PROVIDED AND SHALL PROVIDE KNEE AND TOE CLEARANCE.
2. CABINETRY SHALL BE PERMITTED TO BE ADDED UNDER THE SINK, PROVIDED SUCH CABINETRY CAN BE REMOVED WITHOUT REMOVAL OR REPLACEMENT OF THE SINK, THE FLOOR FINISH EXTENDS UNDER SUCH CABINETRY, AND THE WALLS BEHIND AND SURROUNDING CABINETRY ARE FINISHED.
3. THE SINK AND SURROUNDING COUNTER SHALL BE 34 INCHES MAX. ABOVE THE FLOOR, MEASURED TO THE HIGHER OF THE FIXTURE RIM OR THE COUNTER SURFACE.
4. THE DEPTH OF THE SINK BOWL SHALL BE 6 1/2 INCHES MAX. MULTIPLE-COMPARTMENT SINKS SHALL HAVE AT LEAST ONE COMPARTMENT COMPLYING WITH THIS REQUIREMENT.
5. FAUCETS 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 LBS. MAX.
6. WATER SUPPLY AND DRAIN PIPES UNDER SINKS SHALL BE INSULATED OR OTHERWISE CONFIGURED TO PROTECT AGAINST CONTACT. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER SINKS.



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





GRAB BARS TO BE INSTALLED UPON RESIDENT'S REQUEST

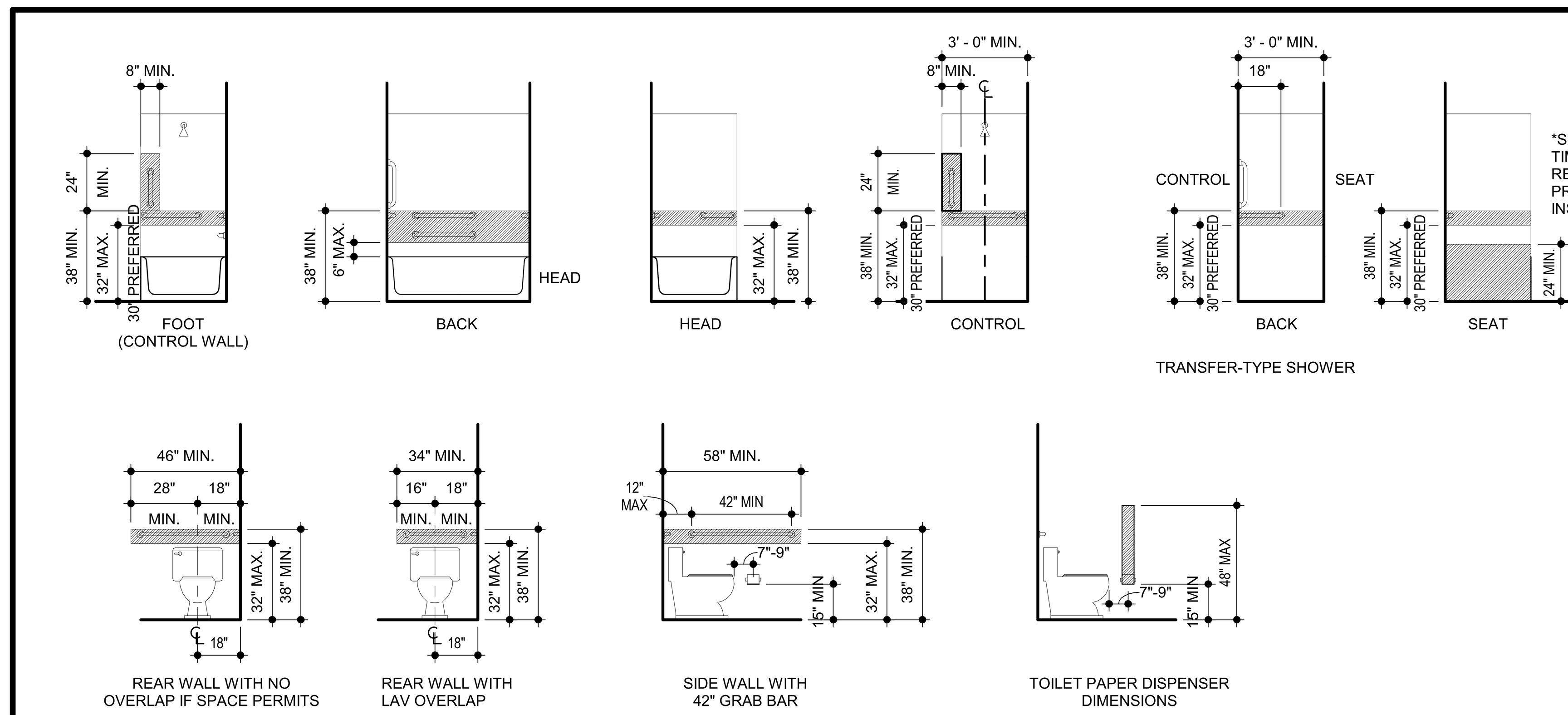
10

*SIDE WALL GRAB BAR HAS TWO EXCEPTIONS AT TYPE B UNITS.

EXCEPTION 4: WALL SPACE DOES NOT ALLOW 42" GRAB BAR, SPACE SHALL BE PROVIDED FOR 24" MINIMUM GRAB BAR 12" MAX. FROM REAR WALL.

EXCEPTION 5: IF SIDE WALL SPACE NOT PROVIDED FOR 42" OR 24" GRAB BAR REINFORCEMENT FOR SWING UP GRAB BAR SHALL BE PERMITTED ON REAR WALL COMPLYING WITH SECTION 1104.11.1.1.*

2 OPTIONAL GRAB BAR INSTALLATION 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.
4. WHERE LAVATORY OVERLAPS THE WATER CLOSET CLEARANCE, A 24" MINIMUM GRAB BAR CENTERED ON THE WATER CLOSET SHALL BE PROVIDED. BLOCKING SIZE SHOWN TO THE LEFT FOR BOTH OVERLAP AND NO OVERLAP
5. WHEN SPACE PROVIDES THE SIDE WALL OF A WATER CLOSET SHOULD HAVE A 42" GRAB BAR. IF SPACE IS NOT PROVIDED FOR A 42" GRAB, A 24" GRAB BAR SHOULD BE USED. IF SPACE IS NOT PROVIDED FOR A 24" GRAB BAR A SWING UP GRAB BAR SHOULD BE USED

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

ACCESSIBILITY NOTES

NOTE: COVERED DWELLING UNITS SHALL COMPLY WITH THE 2018 INTERNATIONAL BUILDING CODE, THE 1998 FAIR HOUSING ACT AND ICC/ANSI A117.1-2017, WHICHEVER IS MORE STRINGENT.

TYPE A DWELLING UNITS

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

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 OF 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 MOUNTED ON RANGE HOODS ONLY IF ACCESSIBLE REDUNDANT CONTROLS ARE PROVIDED, 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.

7.2.20

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

Summit at West Pryor
940 NW Pryor Road
Lee's Summit, Missouri 64081

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

DATE: 7.29.19

REVISIONS #

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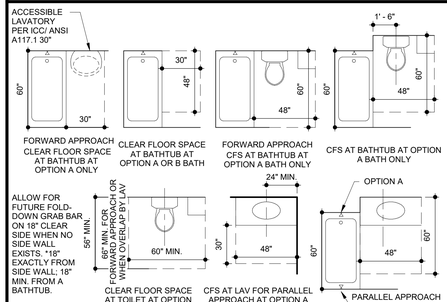
	SHELL PACKAGE	7.29.19
10	REVISION 5	7.2.2020

DWG BY: MKSS
TR,i PROJECT NO.: 18-046
SHEET NO.: A003 (10)
ACCESSIBILITY REQUIREMENTS - TYPE A UNITS

ACCESSIBILITY DIAGRAMS FOR TYPE A & TYPE B DWELLING UNITS PER 2018 INTERNATIONAL BUILDING CODE, 1998 FAIR HOUSING AT & ICC/ANSI A117.1. 1-2017

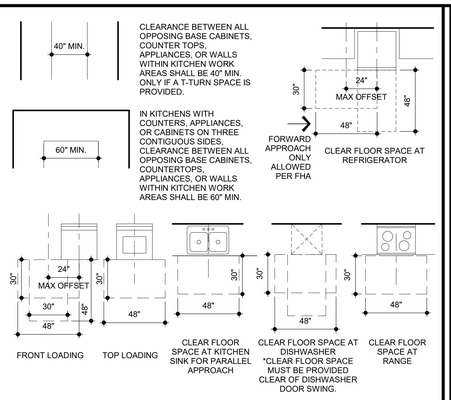


BATHROOM NOTES:

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

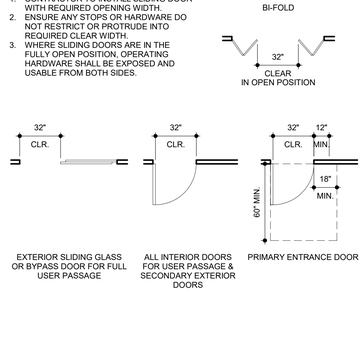
SCALE: 1/4" = 1'-0"



6 TYPE B UNIT KITCHEN AND LAUNDRY ELEMENTS

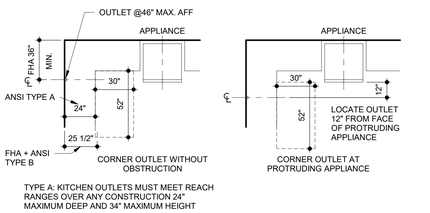
SCALE: 1/4" = 1'-0"

1. CONTRACTOR TO INSTALL SLIDING DOOR WITH REQUIRED OPENING WIDTH.
2. ENSURE ANY STOPS OR HARDWARE DO NOT RESTRICT OR PROTRUDE INTO REQUIRED CLEAR WIDTH.
3. WHERE SLIDING DOORS ARE IN THE FULLY OPEN POSITION, OPERATING HARDWARE SHALL BE EXPOSED AND USABLE FROM BOTH SIDES.



10 TYPE B UNIT DOOR CLEARANCES

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



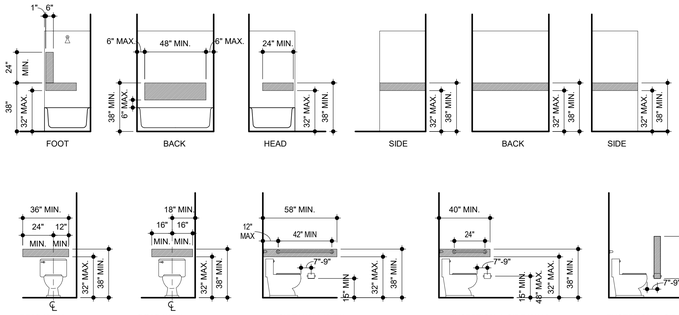
TYPE A: KITCHEN OUTLETS MUST MEET REACH RANGES OVER ANY CONSTRUCTION 24" MAXIMUM DEEP AND 34" MAXIMUM HEIGHT

2 TYPE A AND B UNITS KITCHEN OUTLETS

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

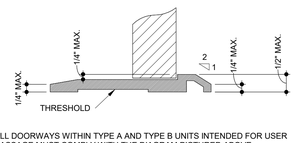
NOTE:

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.
4. WHERE WALL SPACE WILL NOT PERMIT A 36" REAR GRAB BAR, THE REAR GRAB BAR SHALL BE PERMITTED TO BE 24" MINIMUM IN LENGTH CENTERED ON THE WATER CLOSET.
5. WHERE A SIDE WALL IS NOT AVALIABLE FOR A 42" GRAB BAR, REINFORCEMENT FOR A SIDE WALL GRAB BAR 24" MINIMUM IN LENGTH, LOCATED 12" MAXIMUM FROM THE REAR WALL SHALL BE PROVIDED.
6. WHERE A SIDE WALL IS NOT AVALIABLE FOR A 42" GRAB BAR, REINFORCEMENT FOR A SWING UP GRAB BAR SHALL BE PERMITTED.
7. INSTALL FLUSH CONTROL ON OPEN SIDE OF WATER CLOSET.



7 TYPE B UNIT GRAB BAR REINFORCING LOCATIONS

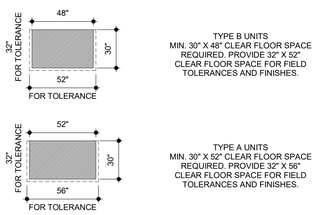
SCALE: 1/4" = 1'-0"



1. ALL DOORWAYS WITHIN TYPE A AND TYPE B UNITS INTENDED FOR USER PASSAGE MUST COMPLY WITH THE DIAGRAM PICTURED ABOVE.
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.

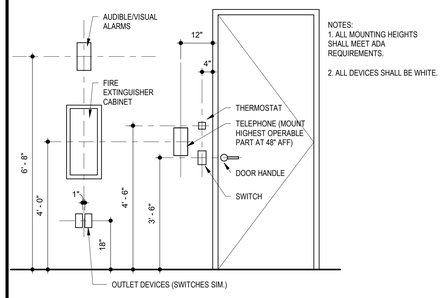
3 TYPE A AND B UNITS DOOR THRESHOLD HEIGHT LIMITATIONS

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"

ACCESSIBILITY NOTES

NOTE: COVERED DWELLING UNITS SHALL COMPLY WITH THE 2018 INTERNATIONAL BUILDING CODE, THE 1998 FAIR HOUSING ACT AND ICC/ANSI A117.1-2017, WHICHEVER IS MORE STRINGENT.

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 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 USED, SHALL PROVIDE A MIN. 180-DEGREE RANGE OF VIEW.
7. WHERE A SYSTEM PERMITTING VOICE COMMUNICATION BETWEEN A VISITOR AND THE OCCUPANT OF THE UNIT IS PROVIDED AT A LOCATION OTHER THAN THE UNIT ENTRY DOOR, THE PUBLIC OR COMMON-USE SYSTEM INTERFACE SHALL INCLUDE THE CAPABILITY OF SUPPORTING VOICE AND TTY COMMUNICATION WITH THE UNIT INTERFACE. THE UNIT SYSTEM INTERFACE SHALL INCLUDE A TELEPHONE JACK CAPABLE OF SUPPORTING THE SAME FUNCTIONS. WHERE A CLOSED-CIRCUIT COMMUNICATION SYSTEM IS PROVIDED, THE PUBLIC OR COMMON-USE SYSTEM INTERFACE SHALL PROVIDE THE SAME CAPABILITIES AS THE VOICE COMMUNICATION SYSTEM AND THE UNIT SYSTEM INTERFACE IN UNITS REQUIRED TO HAVE ACCESSIBLE COMMUNICATION FEATURES SHALL BE THE SAME AS THE VOICE COMMUNICATION SYSTEM REQUIRED IN UNITS.

CONTROLS:

1. ELECTRICAL OUTLETS SHALL BE 15" MIN. HIGH AFF TO THE CENTERLINE OF LOWEST OUTLET AND KITCHEN COUNTERTOP OUTLETS SHALL BE 46" MAX. TO THE HIGHEST CENTERLINE OF OUTLET OVER COUNTERTOPS. COUNTERTOP OUTLETS TO BE MIN. 36" FROM INSIDE CORNER OF L OR U SHAPED KITCHENS.
2. IN U-SHAPED OR L-SHAPED KITCHENS, COUNTERTOPS OUTLETS TO BE MINIMUM 36" FROM INSIDE CORNER (MIN. ONE LEG).
3. THERMOSTAT SHALL BE MOUNTED 48" MAX. HIGH TO HIGHEST CONTROLS, WHICH MAY BE ON TOP.
4. ANY OTHER ENVIRONMENTAL CONTROLS SUCH AS PULL-CORDS AT CEILING FANS SHALL BE LOCATED WITHIN 48" MAX. HIGH REACH RANGE.

GRAB BARS:

1. WHEN INSTALLED, GRAB BARS WITH A CIRCULAR CROSS SECTION SHALL HAVE AN OUTSIDE DIAMETER OF 1 1/4" MIN. AND 2" MAX.
2. WHEN USING PRE-MANUFACTURED SHOWER OR TUB ENCLOSURES, ENSURE SURFACE MODULATIONS (SOAP LEDGES, MOLDED CONTOURS, ETC.) DO NOT INTERFERE WITH THE REQUIRED 1 1/2" CLEARANCE FROM THE FACE OF THE GRAB BAR.

RELEASE FOR CONSTRUCTION
AS NOTED ON PLANS REVIEW
DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI
07/02/2020

7.2.20

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

Pearl COMPANIES

Summit at West Pryor

940 NW Pryor Road
Lee's Summit, Missouri 64081

TR;i ARCHITECTS

TR;i Architects
9812 Manchester Road
St. Louis, Missouri 63119
T: 314-395-9750
F: 314-395-9751

www.triarchitects.com

DATE: 7.29.19

REVISIONS

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	SHELL PACKAGE	7.29.19
10	REVISION 5	7.2.2020

DWG BY MKSS

TR;i PROJECT NO. 18-046

SHEET NO. A004

ACCESSIBILITY REQUIREMENTS -TYPE B UNITS & ADA

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 (1)
Fire Protection	Fully–Sprinklered (NFPA 13 &(13R 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
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)

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 &(13R 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 / 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

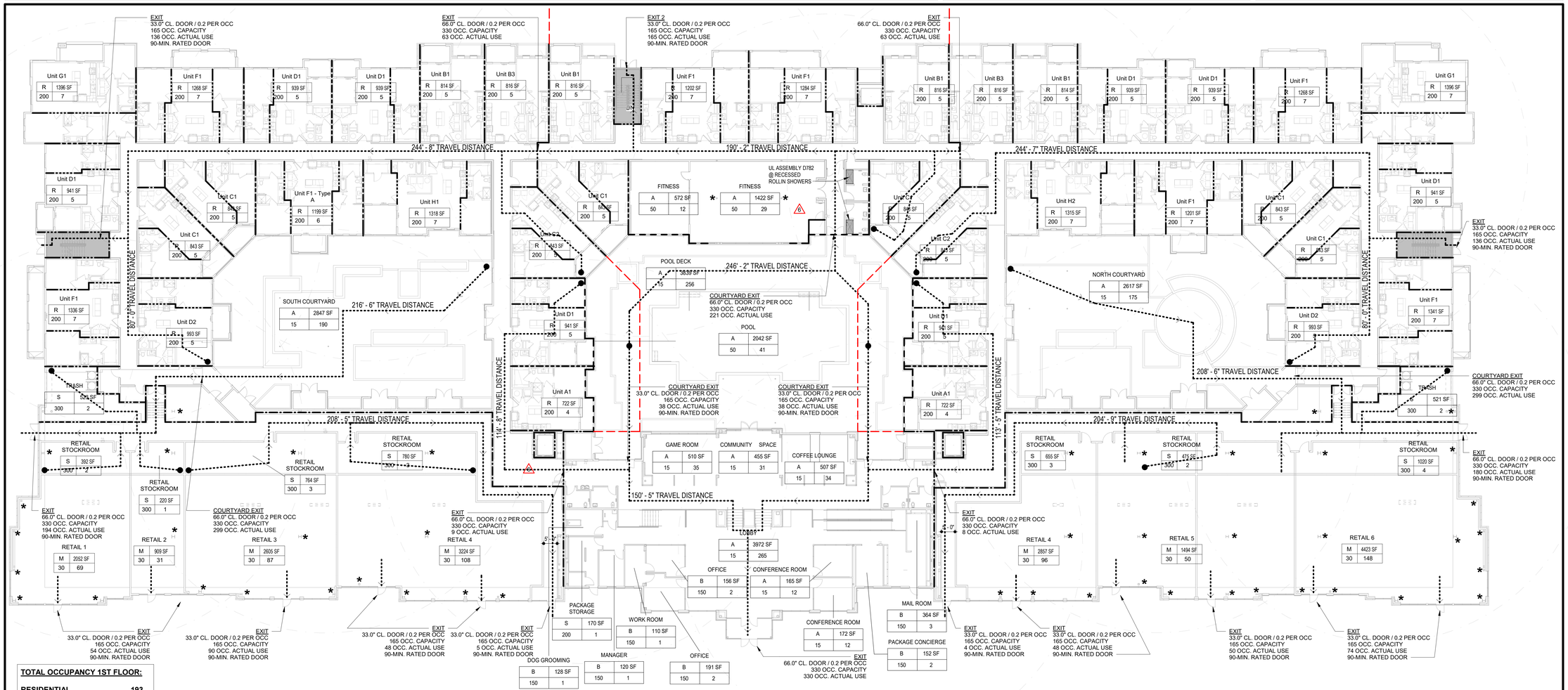
2-HR SHAFT WALL

3-HR BEARING WALL

1-HR INTERIOR BEARING WALL

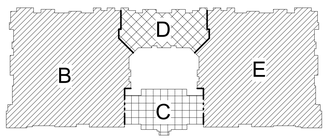
FEC — FIRE EXTINGUISHER CABINET

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



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"

RELEASE FOR CONSTRUCTION
AS NOTED ON PLANS REVIEW
DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI
Case No.
7.2.20

ARCHITECT
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GENERAL CONTRACTOR
MECHANICAL ENGINEER
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ELECTRICAL ENGINEER

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LATIMER SOMMERS & ASSOCIATES
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Pearl COMPANIES

Summit at West Pryor

940 NW Pryor Road
Lee's Summit, Missouri 64081

TRi ARCHITECTS

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

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
10	REVISION 5	7.2.2020

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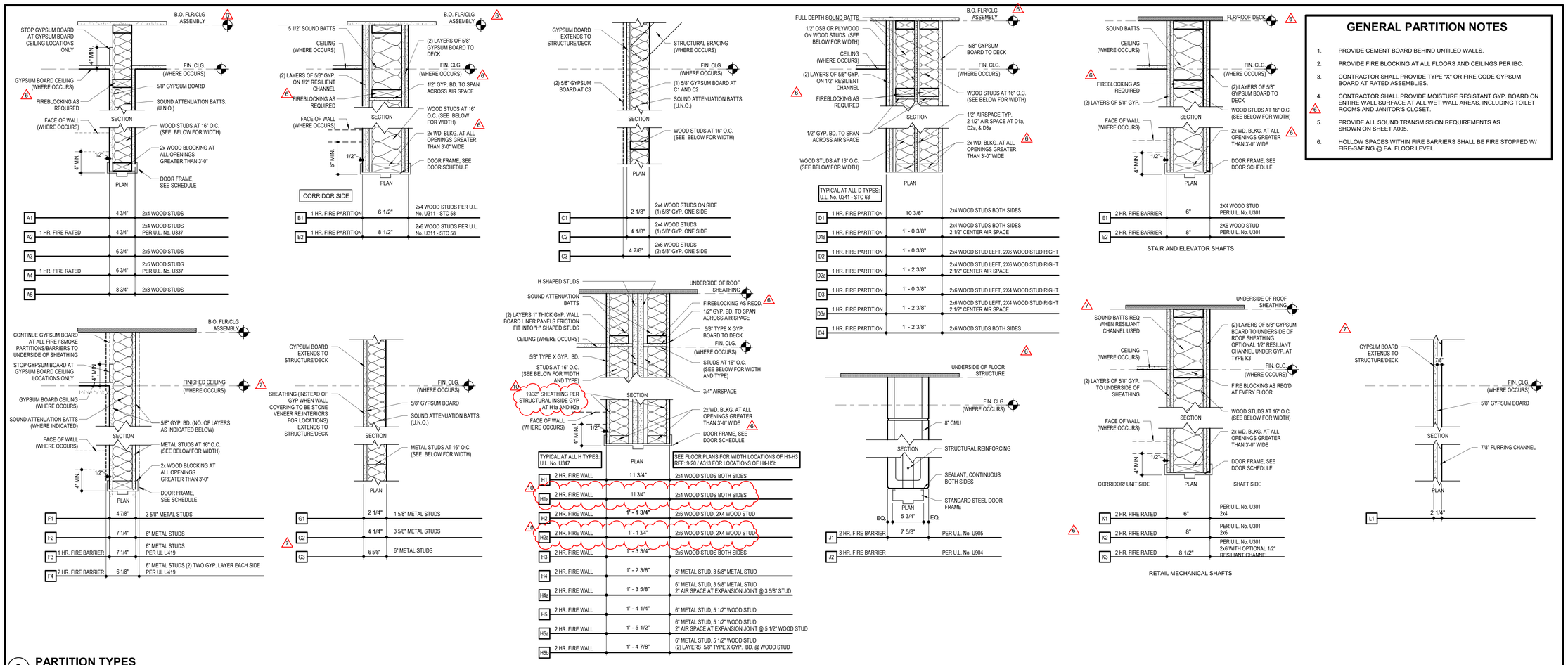
SHEET NO.

A007

LIFE SAFETY PLAN - FIRST FLOOR

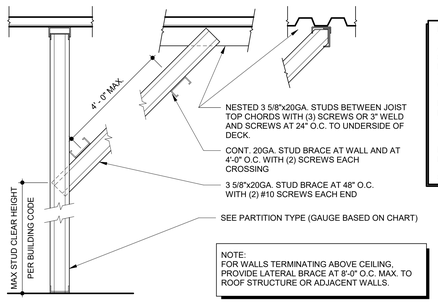


GENERAL PARTITION NOTES

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.

2 PARTITION TYPES

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



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.

3 STUD WALL BRACING

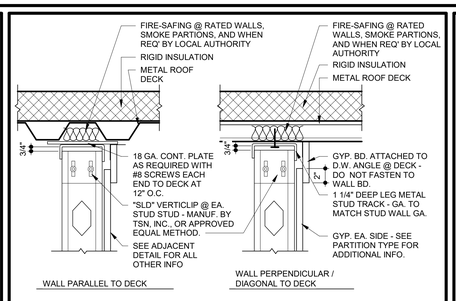
SCALE: 1/4" = 1'-0"

INTERIOR METAL STUDS CLEAR HEIGHT CHART

NOTE:

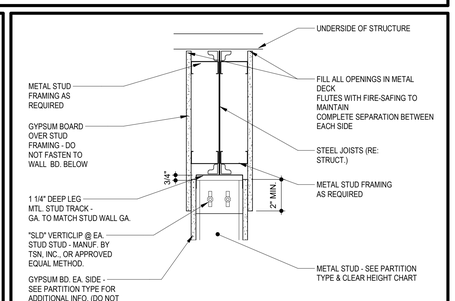
1. Table is based on DIETRICH ProSTUD-Drywall Non-Load Bearing (Nonstructural) Studs, with U.S.G. 5/8" Type X Gypsum Board, (Pro 2D DW Members).
2. Table is provided as basis for design only. Supplier/Contractor is responsible for verifying conditions specific to project, alternate manufacturers, etc.
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"



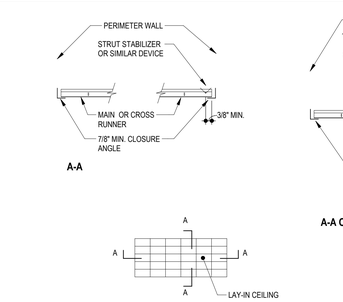
15 SLIPTRACK @ ROOF DECK

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.

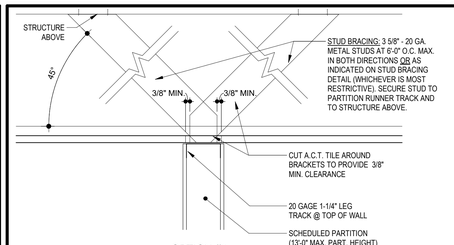
J. THE OVERALL WEIGHT OF THE CEILING ASSEMBLY SHALL NOT EXCEED 2.5 PSF INCLUDING LIGHTS, AIR DIFFUSERS AND ANY OTHER ITEMS SUPPORTED BY THE CEILING ASSEMBLY. IF THE CEILING ASSEMBLY IS GREATER THAN 2.5 PSF THEN LIGHT FIXTURES AND AIR DIFFUSERS SHALL BE INDEPENDENTLY SUPPORTED OR DETAILS PER SEISMIC DESIGN 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"

RELEASE FOR CONSTRUCTION
AS NOTED ON PLANS REVIEW
DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI
6/11/2020

7.2.20

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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

DATE: 7.29.19

REVISIONS 6

	SHELL PACKAGE	7.29.19
6	REVISION 1	12.20.19
7	REVISION 2	1.24.20
10	REVISION 5	7.2.2020

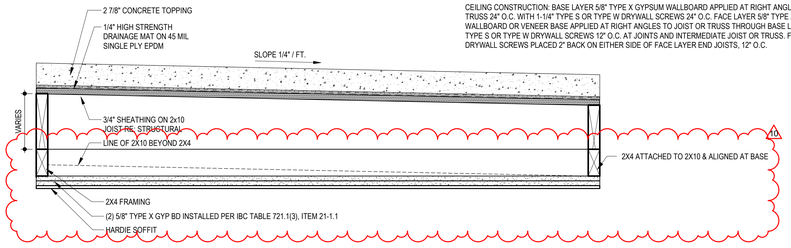
DWG BY MKSS

TR¡ PROJECT NO. 18-046

SHEET NO.

A011

PARTITION TYPES

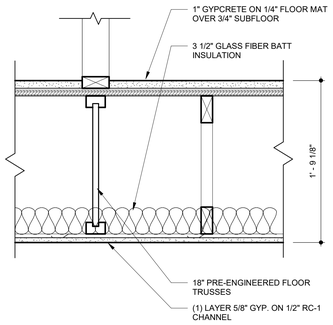


FIRE RATING ACHIEVED BY PRESCRIPTIVE METHOD FOUND IN 2018 IBC TABLE 721.1(3), ITEM 21-1.1

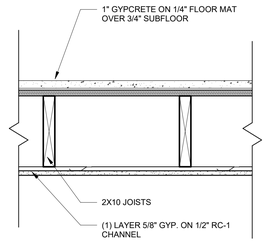
FLOOR OR ROOF CONSTRUCTION: WOOD JOISTS, WOOD I-JOISTS, FLOOR TRUSSES AND FLAT OR PITCHED ROOF TRUSSES SPACED A MAXIMUM 24" O.C. WITH 1/2" WOOD STRUCTURAL PANELS WITH EXTERIOR GLUE APPLIED AT RIGHT ANGLES TO TOP OF JOIST OR TOP CHORD OF TRUSSES WITH 8D NAILS. THE WOOD STRUCTURAL PANEL THICKNESS SHALL 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.

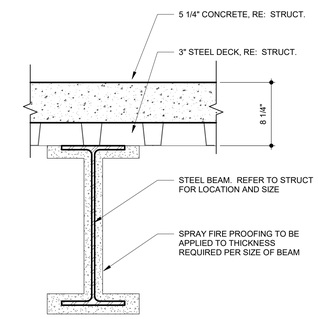
1 WOOD BALCONY ASSEMBLY
SCALE: 1 1/2" = 1'-0"



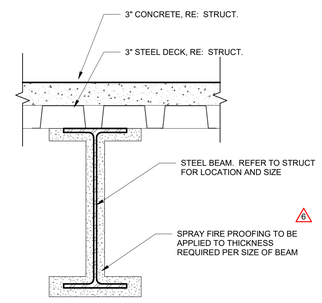
1-HR RATING PER UL DESIGN L521



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

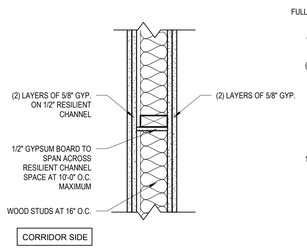


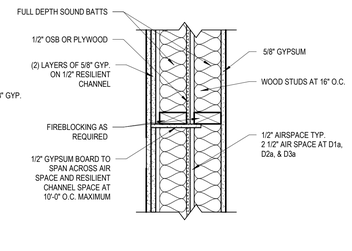
3-HR RATING PER UL DESIGN D916

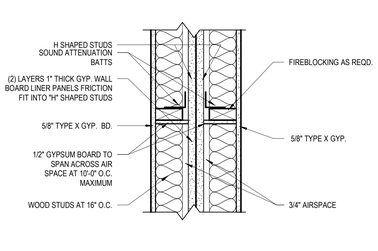


1-HR RATING PER UL DESIGN 902

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

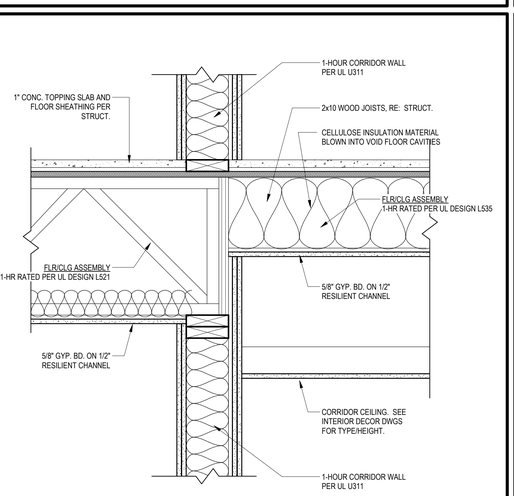




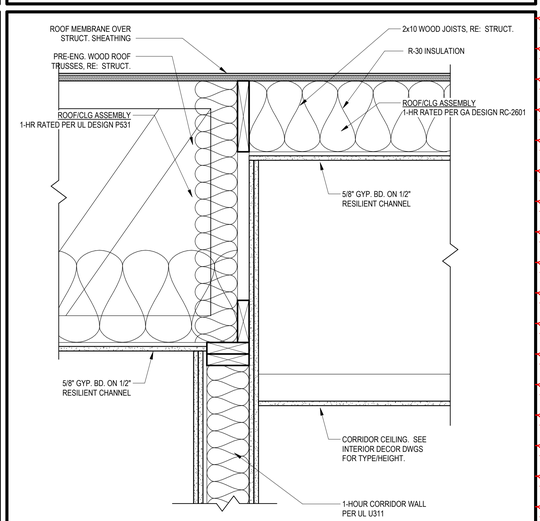


REFER TO PARTITION TYPES FOR VERTICAL FIRE BLOCKING INFORMATION

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



4 CORRIDOR FLOOR TRANSITION
SCALE: 1 1/2" = 1'-0"



8 ROOF TRANSITION AT CORRIDOR
SCALE: 1 1/2" = 1'-0"

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(816) 969-1200

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Pearl COMPANIES

Summit at West Pryor

940 NW Pryor Road
Lee's Summit, Missouri 64081

TR¡ ARCHITECTS

TR¡ Architects
9812 Manchester Road
St. Louis, Missouri 63119
T: 314-395-9750
F: 314-395-9751

www.triarchitects.com

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REVISIONS

	SHELL PACKAGE	7.29.19
6	REVISION 1	12.20.19
8	REVISION 3	4.3.2020
10	REVISION 5	7.2.2020

DWG BY MKSS

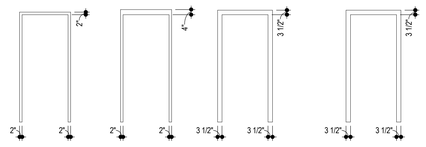
TR¡ PROJECT NO. 18-046

SHEET NO.

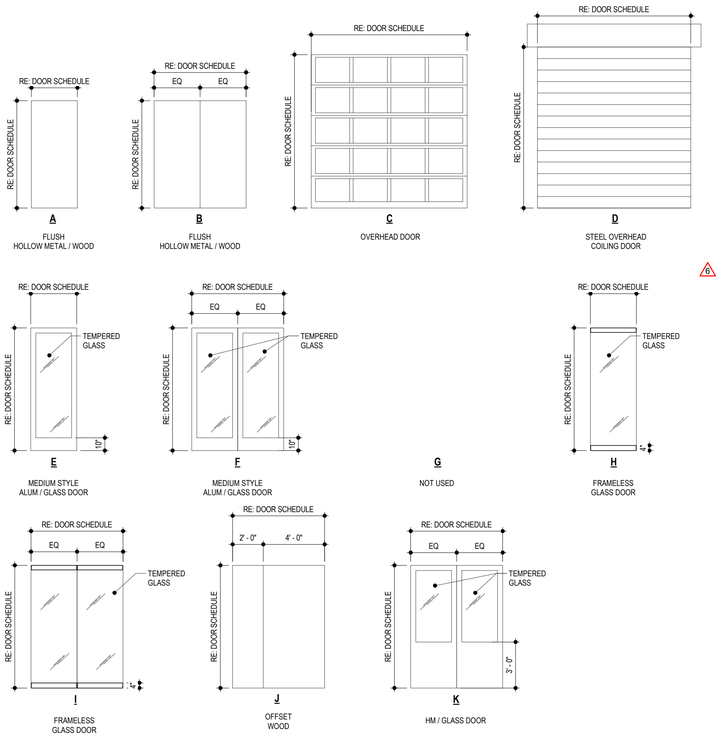
A012

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	D	STL	24' - 0"	8' - 8"	G1	-	4	-	STL	18/A030	19/A030	16/A030	-
003C	D	STL	24' - 0"	8' - 0"	G1	-	4	-	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"	I2a	-	4	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	B	HM	6' - 0"	7' - 0"	E1b	-	-	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"	H2a	90 MIN	3, 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	4, 5	1	HM	6/A031	6/A031	-	90 MIN
107B	B	HM	6' - 0"	7' - 0"	I5	-	4	2	HM	9/A030	9/A030	3/A031	-
108A	A	WD	3' - 0"	7' - 0"	F2a	20 MIN	5	1	HM	6/A031	6/A031	-	20 MIN
110A	A	WD	3' - 0"	7' - 0"	F2a	20 MIN	5 6	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" 6	7' - 0"	H2a	90 MIN	1, 2, 5	1	HM	6/A031	6/A031	-	90 MIN
112B	J	WD	5' - 4"	7' - 0"	H2a	90 MIN	1, 2, 5	1	HM	6/A031	6/A031	-	90 MIN
112C	A	HM	3' - 0"	7' - 0"	F2a	20 MIN	5	1	HM	6/A031	6/A031	-	20 MIN
113A	A	WD	3' - 0"	7' - 0"	I4	90 MIN	4, 5	1	HM	6/A031	6/A031	-	90 MIN
113B	B	HM	6' - 0"	7' - 0"	I5	-	4	2	HM	5/A030	5/A030	3/A031	-
118B	F	AL/GL	6' - 0"	7' - 0"	A11	-	4	-	AL	MANF	MANF	3/A031	-
120A	A	WD	3' - 0"	7' - 0"	F2a	20 MIN	5	1	HM	6/A031	6/A031	-	20 MIN
121A	A	WD	3' - 0"	7' - 0"	F2a	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	4, 5 6	1	HM	6/A031	6/A031	-	90 MIN
123B	B	HM	6' - 0"	7' - 0"	I5	-	4 6	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"	H2a	90 MIN	3, 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" 6	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"	F2a	20 MIN	5	1	HM	6/A031	6/A031	-	20 MIN
133A	A	HM	3' - 0"	7' - 0"	F2	90 MIN	-	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' - 4"	7' - 0"	A15	-	-	-	AL	6 MANF	MANF	11/A031	-
135B	A	WD	3' - 0"	7' - 0"	F2	45 MIN	-	2	HM	6/A031	6/A031	3/A031	45 MIN
137A	F	AL/GL	6' - 0"	7' - 0"	A18	-	4	-	AL	MANF	MANF	3/A031	-
137B	B	WD	6' - 0"	7' - 0"	H2a	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"	F2a	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' - 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"	7' - 11"	A11	-	4	-	AL	MANF	MANF	3/A031	-
163C	E	AL/GL	3' - 0"	7' - 0"	A14a	-	4	-	AL	MANF	MANF	3/A031	-
163D	E	AL/GL	3' - 0"	7' - 0"	A14a	-	4	-	AL	MANF	MANF	3/A031	-
164	H	AL/GL	3' - 2"	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' - 2"	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' - 2"	7' - 11"	G2	-	-	-	AL	MANF	MANF	11/A031	-
168	A	WD	3' - 0"	7' - 0"	I2a	-	-	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	-	4	-	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	-	-	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' - 2"	7' - 11"	G2	-	-	-	AL	MANF	MANF	11/A031	-
181	H	AL/GL	3' - 2"	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 7								FRAMES 7					
NO.	TYPE	MAT'L.	WIDTH	HEIGHT	HRDWRE SET	LABEL	REMARKS	TYPE	MAT'L.	HEAD	JAMBS	SILL	LABEL
204A	A	WD	3' - 0"	7' - 0"	F2a	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	4, 5	1	HM	6/A031	6/A031	-	90 MIN
208A	A	WD	3' - 0"	7' - 0"	F2a	20 MIN	5	1	HM	6/A031	6/A031	-	20 MIN
210A	A	WD	3' - 0"	7' - 0"	F2a	20 MIN	5	1	HM	6/A031	6/A031	-	20 MIN
212A	J	WD	5' - 4"	7' - 0"	H2a	90 MIN	1, 2, 5	1	HM	6/A031	6/A031	-	90 MIN
212B	J	WD	5' - 4"	7' - 0"	H2a	90 MIN	1, 2, 5	1	HM	6/A031	6/A031	-	90 MIN
213A	A	WD	3' - 0"	7' - 0"	I4	90 MIN	4, 5	1	HM	6/A031	6/A031	-	90 MIN
220A	A	WD	3' - 0"	7' - 0"	F2a	20 MIN	5	1	HM	6/A031	6/A031	-	20 MIN
221A	A	WD	3' - 0"	7' - 0"	F2a	20 MIN	5	1	HM	6/A031	6/A031	-	20 MIN
223A	A	WD	3' - 0"	7' - 0"	I4	90 MIN	4, 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"	F2a	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"	F2a	20 MIN	5	1	HM	6/A031	6/A031	-	20 MIN
304A	A	WD	3' - 0"	7' - 0"	F2a	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	4, 5	1	HM	6/A031	6/A031	-	90 MIN
308A	A	WD	3' - 0"	7' - 0"	F2a	20 MIN	5	1	HM	6/A031	6/A031	-	20 MIN
310A	A	WD	3' - 0"	7' - 0"	F2a	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	4, 5	1	HM	6/A031	6/A031	-	90 MIN
320A	A	WD	3' - 0"	7' - 0"	F2a	20 MIN	5	1	HM	6/A031	6/A031	-	20 MIN
321A	A	WD	3' - 0"	7' - 0"	F2a	20 MIN	5	1	HM	6/A031	6/A031	-	20 MIN
323A	A	WD	3' - 0" 6	7' - 0"	I4	90 MIN	4, 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"	F2a	20 MIN	5	1	HM	6/A031	6/A031	-	20 MIN
327A	B	WD	6' - 0"	7' - 0"	F2a	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"	F2a	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	4, 5	1	HM	6/A031	6/A031	-	90 MIN
408A	A	WD	3' - 0"	7' - 0"	F2a	20 MIN	5	1	HM	6/A031	6/A031	-	20 MIN
410A	A	WD	3' - 0"	7' - 0"	F2a	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	4, 5	1	HM	6/A031	6/A031	-	90 MIN
414A	E	AL/GL	2' - 9"	7' - 0"	A14	-	-	-	AL	5/A030 SIM	5/A030 SIM	3/A031	-
415A	A	WD	3' - 0"	7' - 0"	M1a	20 MIN	5	1	HM	6/A031	6/A031	-	20 MIN
6 416A	A	WD	3' - 0"	7' - 0"	M1a	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"	F2a	20 MIN	5	1	HM	6/A031	6/A031	-	20 MIN
421A	A	WD	3' - 0"	7' - 0"	F2a	20 MIN	5	1	HM	6/A031	6/A031	-	20 MIN
423A	A	WD	3' - 0"	7' - 0"	I4	90 MIN	4, 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"	F2a	20 MIN	5	1	HM	6/A031	6/A031	-	20 MIN

7 10 SHADED DOORS HAVE BEEN ADDED OR UPDATED. THEY ARE SHADED INSTEAD OF CLOUDED FOR CLARITY.

RELEASE FOR CONSTRUCTION
AS NOTED ON PLANS REVIEW
DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI
6/1/2020

7.2.20

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

Summit at West Pryor

940 NW Pryor Road
Lee's Summit, Missouri 64081

TR.i ARCHITECTS

TR.i Architects
9812 Manchester Road
St. Louis, Missouri 63119
T: 314-395-9750
F: 314-395-9751

www.triarchitects.com

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
10	REVISION 5	7.2.2020

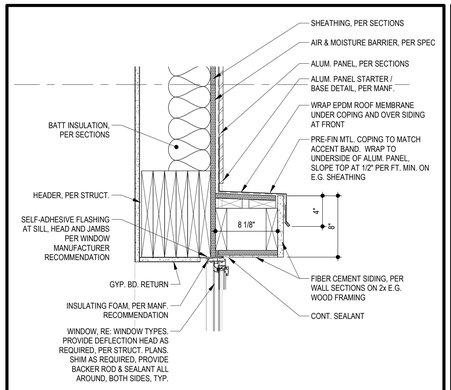
DWG BY MKSS

TR.i PROJECT NO. 18-046

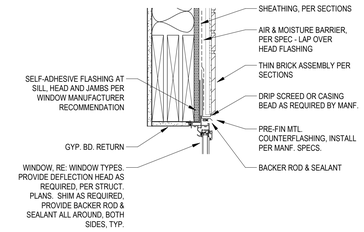
SHEET NO.

A013

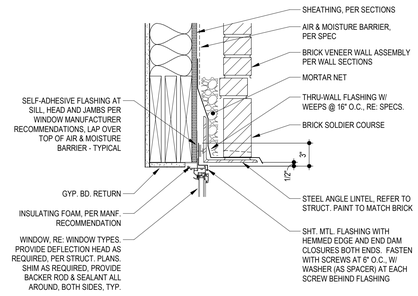
DOOR SCHEDULE & TYPICAL DETAILS



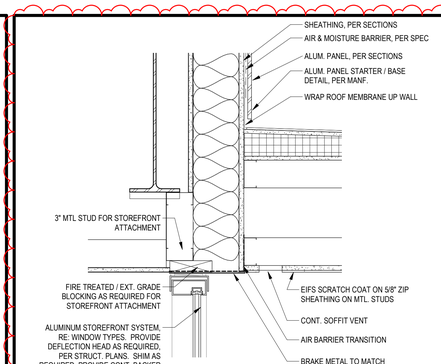
1 **WINDOW HEAD at ALUM. SIDING / EYEBROW**
SCALE: 1 1/2" = 1'-0"



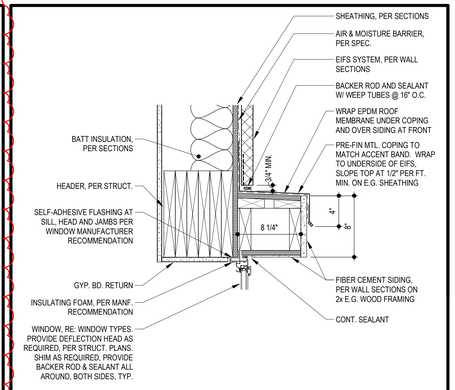
5 **WINDOW HEAD at THIN BRICK**
SCALE: 1 1/2" = 1'-0"



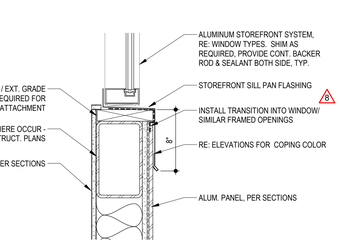
9 **WINDOW HEAD at BRICK**
SCALE: 1 1/2" = 1'-0"



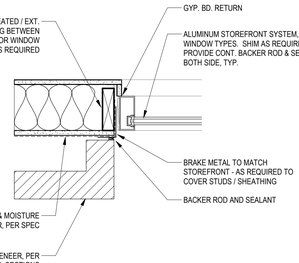
13 **STOREFRONT HEAD at EIFS SOFFIT / CANOPY @ COURTYARD**
SCALE: 1 1/2" = 1'-0"



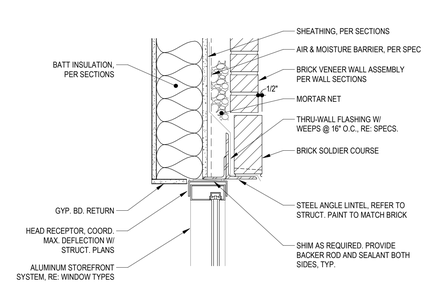
17 **WINDOW HEAD at EIFS / EYEBROW**
SCALE: 1 1/2" = 1'-0"



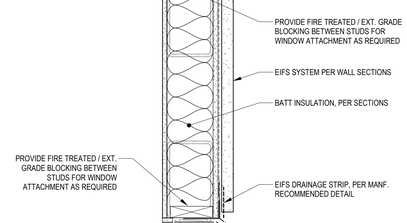
2 **WINDOW SILL at ALUM. SIDING (JAMB SIM.)**
SCALE: 1 1/2" = 1'-0"



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



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

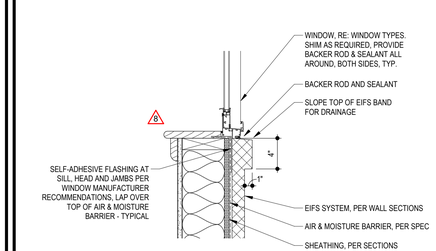


18 **STOREFRONT HEAD at EIFS ACCENT**
SCALE: 1 1/2" = 1'-0"

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

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

12 **STOREFRONT HEAD at BRICK**
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"

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LEE'S SUMMIT, MISSOURI
4/13/2020

7.2.20

TR.i 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
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DATE: 7.29.19

REVISIONS (8) (10)

	SHELL PACKAGE	7.29.19
8	REVISION 3	4.3.2020
10	REVISION 5	7.2.2020

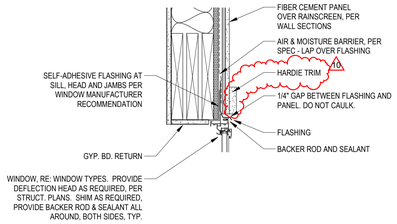
DWG BY jmr

TR.i PROJECT NO. 18-046

SHEET NO.

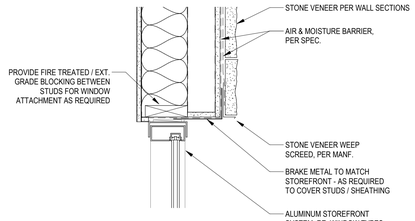
A020

WINDOW DETAILS



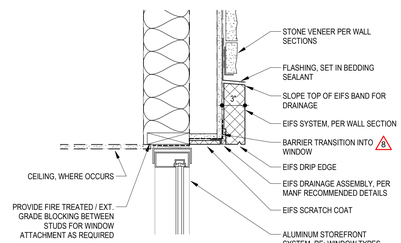
1 WINDOW HEAD at F.C. PANEL

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



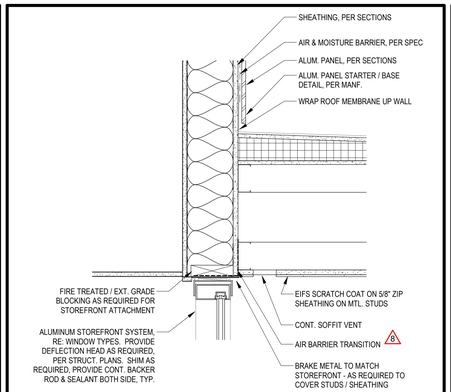
5 STOREFRONT HEAD at STONE (JAMB SIM.)

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



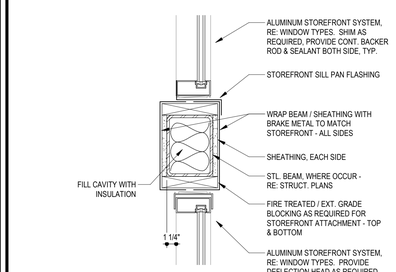
9 STOREFRONT HEAD at STONE / EIFS ACCENT

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



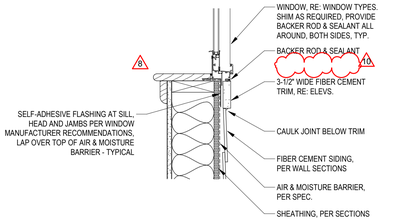
13 STOREFRONT HEAD at EIFS SOFFIT / CANOPY

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



17 STOREFRONT TRANSOM

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

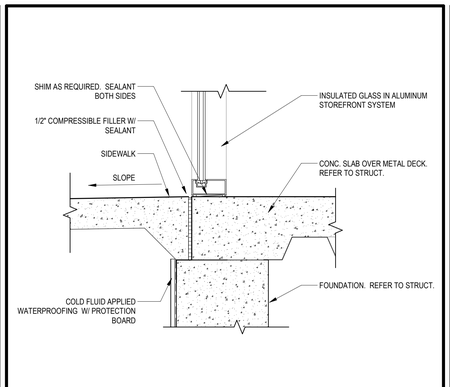


2 WINDOW SILL at F.C. PANEL (JAMB SIM.)

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

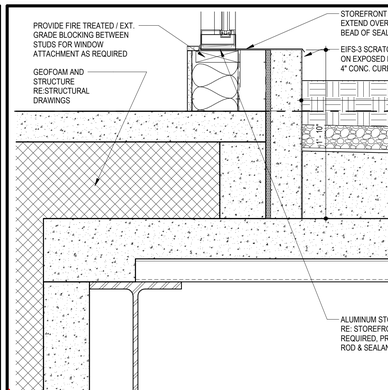
6 STOREFRONT HEAD at STONE / CANOPY

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



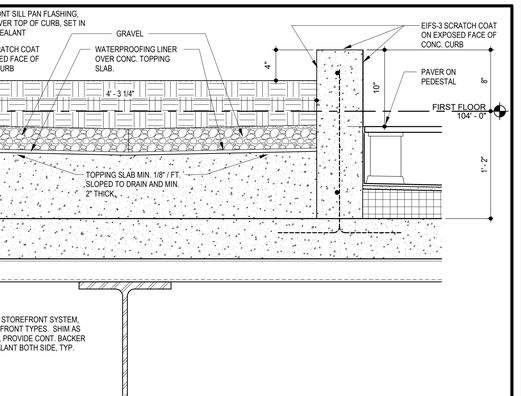
10 STOREFRONT HEAD at BRICK / CANOPY

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



14 STOREFRONT HEAD at INTERIOR VEST.

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

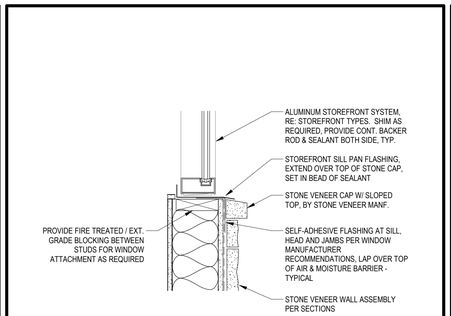


18 STOREFRONT HEAD at CLUBHOUSE CANOPY

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

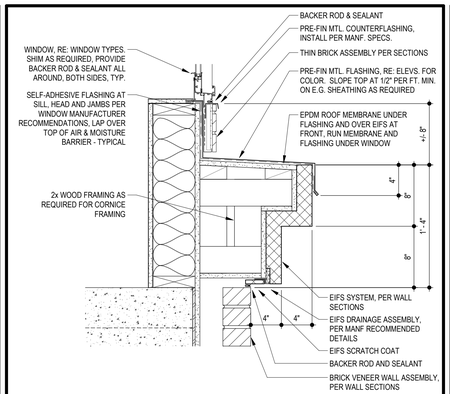
3 WINDOW HEAD at F.C. SIDING W/ TRIM

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



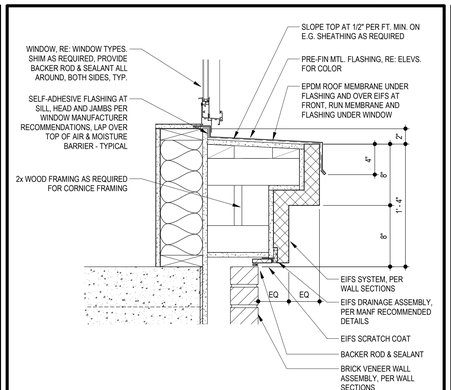
7 STOREFRONT SILL at STONE VENEER W/ CAP

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



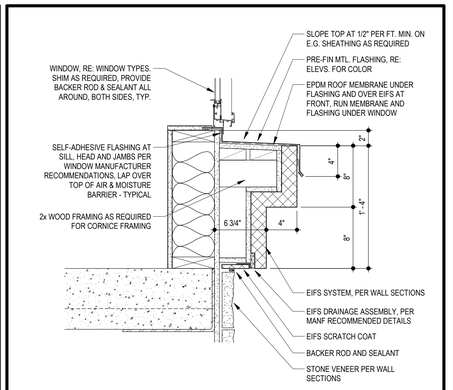
11 WINDOW SILL at EIFS CORNICE / BRICK SILL

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



15 WINDOW SILL at EIFS CORNICE / SHT MTL SILL

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



19 WINDOW SILL at EIFS CORNICE / STONE

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

4 WINDOW SILL AT F.C. SIDING W/ TRIM (JAMB SIM

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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LEE'S SUMMIT, MISSOURI
4/13/2020

7.2.20

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

TR.i ARCHITECTS
BOB D CAMPBELL & COMPANY
RENAISSANCE INFRASTRUCTURE CONSULTING
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LATIMER SOMMERS & ASSOCIATES
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www.triarchitects.com

DATE: 7.29.19

REVISIONS

	SHELL PACKAGE	7.29.19
8	REVISION 3	4.3.2020
10	REVISION 5	7.2.2020

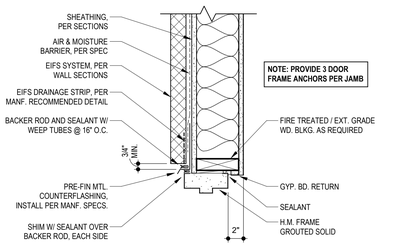
DWG BY jmr

TR.i PROJECT NO. 18-046

SHEET NO.

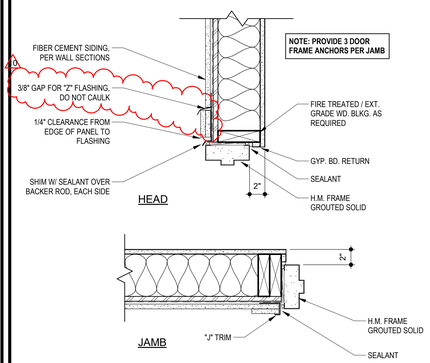
A021

WINDOW DETAILS



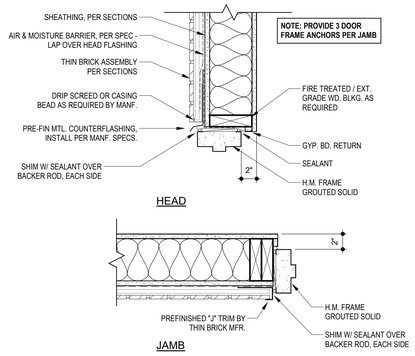
1 DOOR HEAD at EIFS (JAMB SIM.)

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



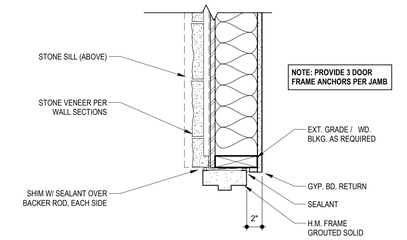
5 DOOR HEAD / JAMB at F.C. SIDING

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



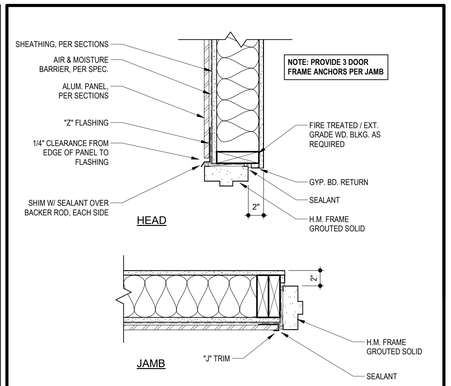
9 DOOR HEAD / JAMB at THIN BRICK

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



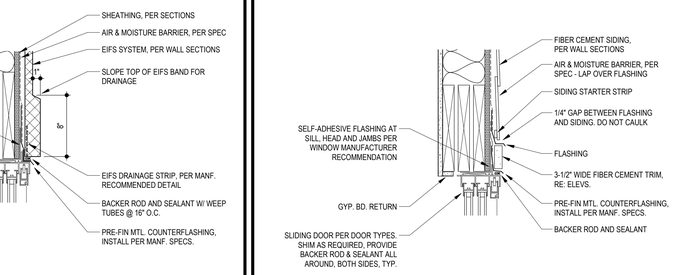
13 DOOR JAMB - STONE ON STUDS

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



17 DOOR HEAD / JAMB at ALUM. SIDING

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

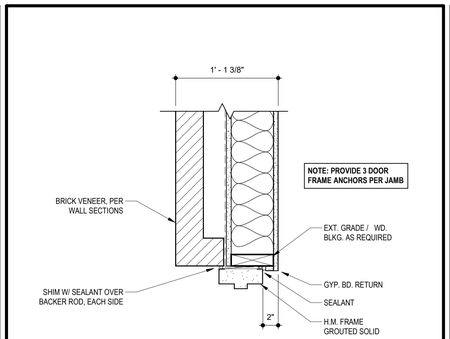


3 DOOR HEAD (PATIO) at EIFS ACCENT (JAMB SIM.)

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

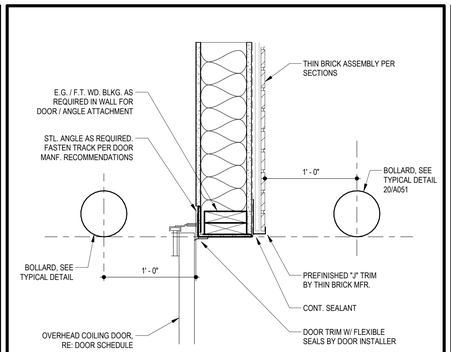
7 DOOR HEAD (PATIO) at F.C. SIDING W/ TRIM (JAMB SIM)

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



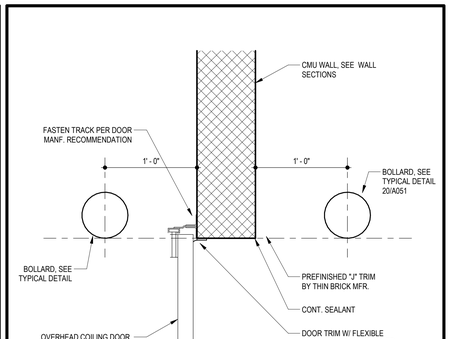
11 DOOR JAMB at BRICK / STUD

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



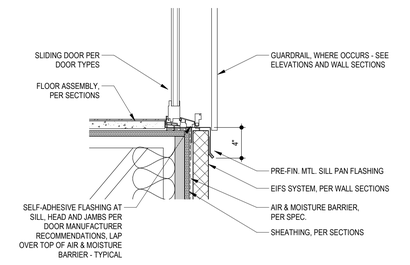
15 DOOR JAMB at O.H. DOOR

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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DATE: 7.29.19

REVISIONS 8

	SHELL PACKAGE	7.29.19
8	REVISION 3	4.3.2020
10	REVISION 5	7.2.2020

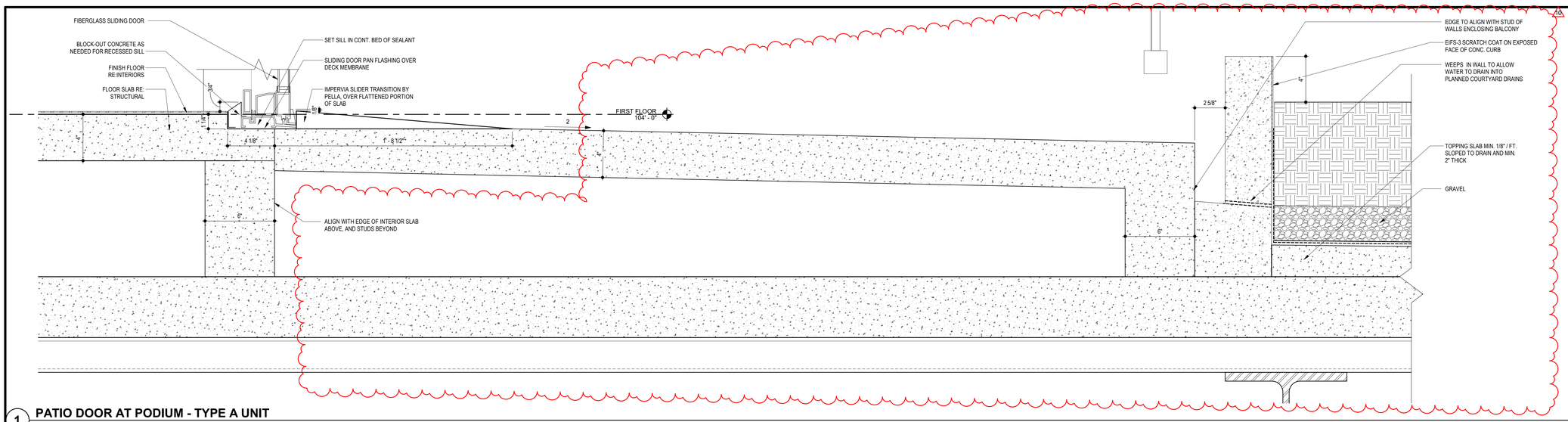
DWG BY jmr

TR¡ PROJECT NO. 18-046

SHEET NO.

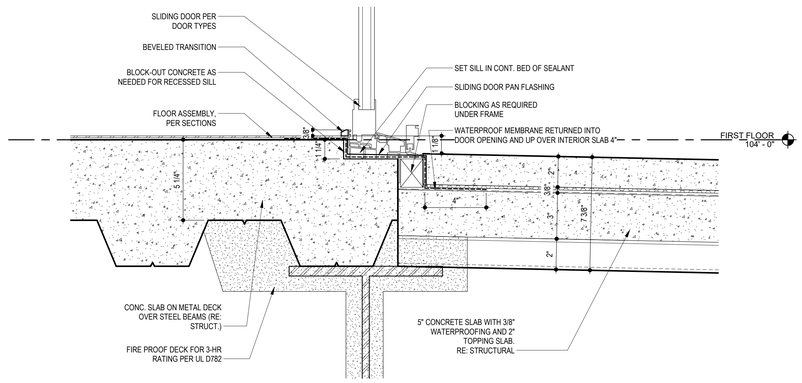
A030

DOOR DETAILS



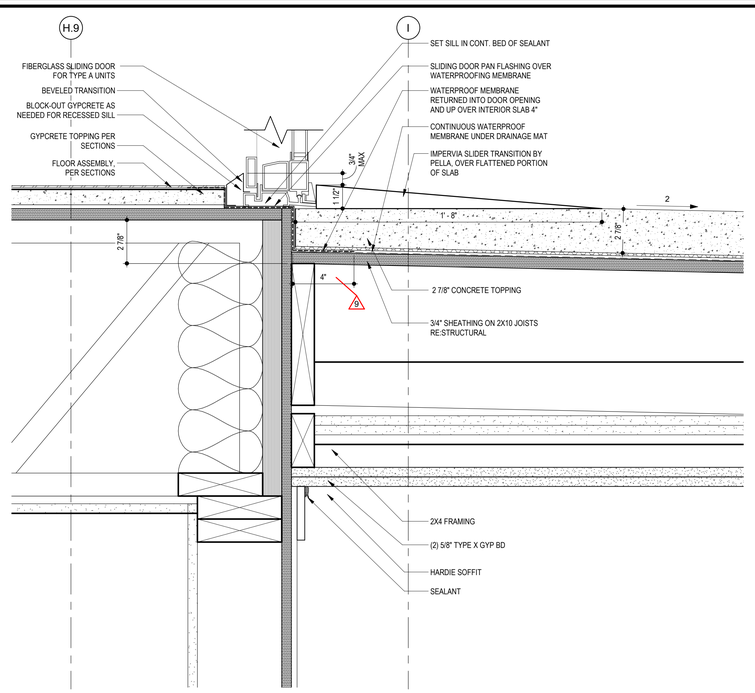
1 PATIO DOOR AT PODIUM - TYPE A UNIT

SCALE: 3" = 1'-0"



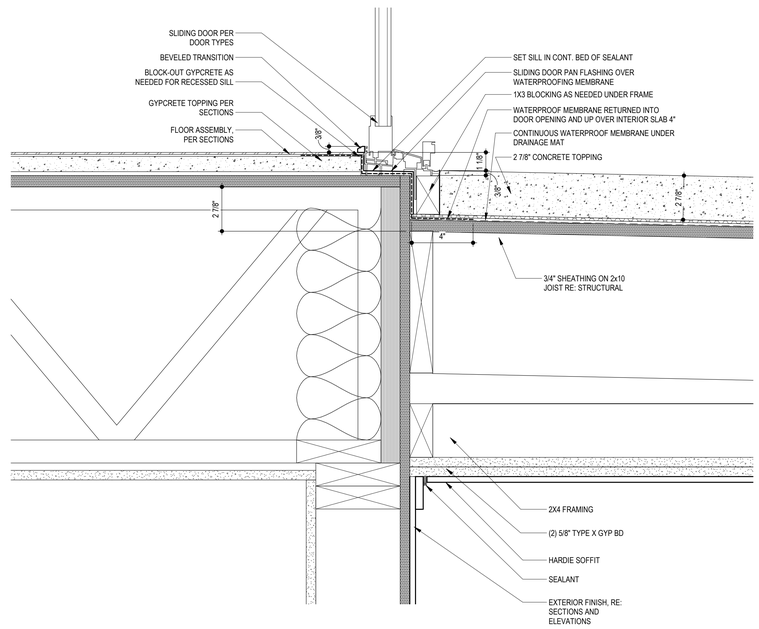
2 PATIO DOOR AT PODIUM - TYPE B UNIT

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"

RELEASE FOR CONSTRUCTION
AS NOTED ON PLANS REVIEW
DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI
4/13/2020

7.2.20

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

Pearl COMPANIES

Summit at West Pryor

940 NW Pryor Road
Lee's Summit, Missouri 64081

TR¡ ARCHITECTS
TR¡ Architects
9812 Manchester Road
St. Louis, Missouri 63119
T: 314-395-9750
F: 314-395-9751
www.trlarchitects.com

DATE: 7.29.19

REVISIONS

#		
8	REVISION 3	4.3.2020
9	REVISION 4	4.24.2020
10	REVISION 5	7.2.2020

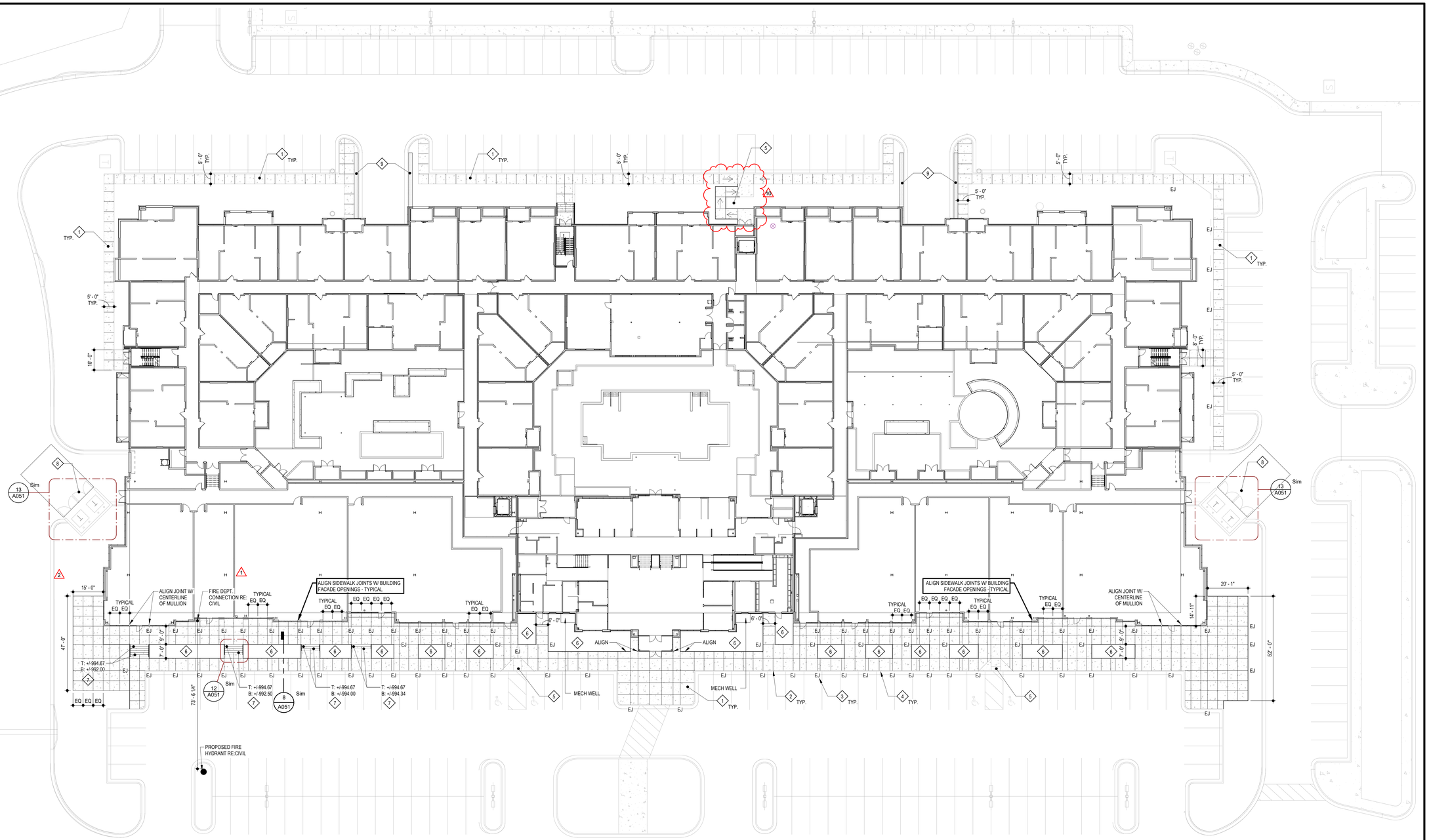
DWG BY Author

TR¡ PROJECT NO. 18-046

SHEET NO.

A032 (8)

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.

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4/1/2020

7.2.20

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

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

DATE: 7.29.19

REVISIONS

	SHELL PACKAGE	7.29.19
1	BUILDING PERMIT COMMENTS	9.6.19
2	FDP RESUBMITTAL	9.11.19
10	REVISION 5	7.2.2020

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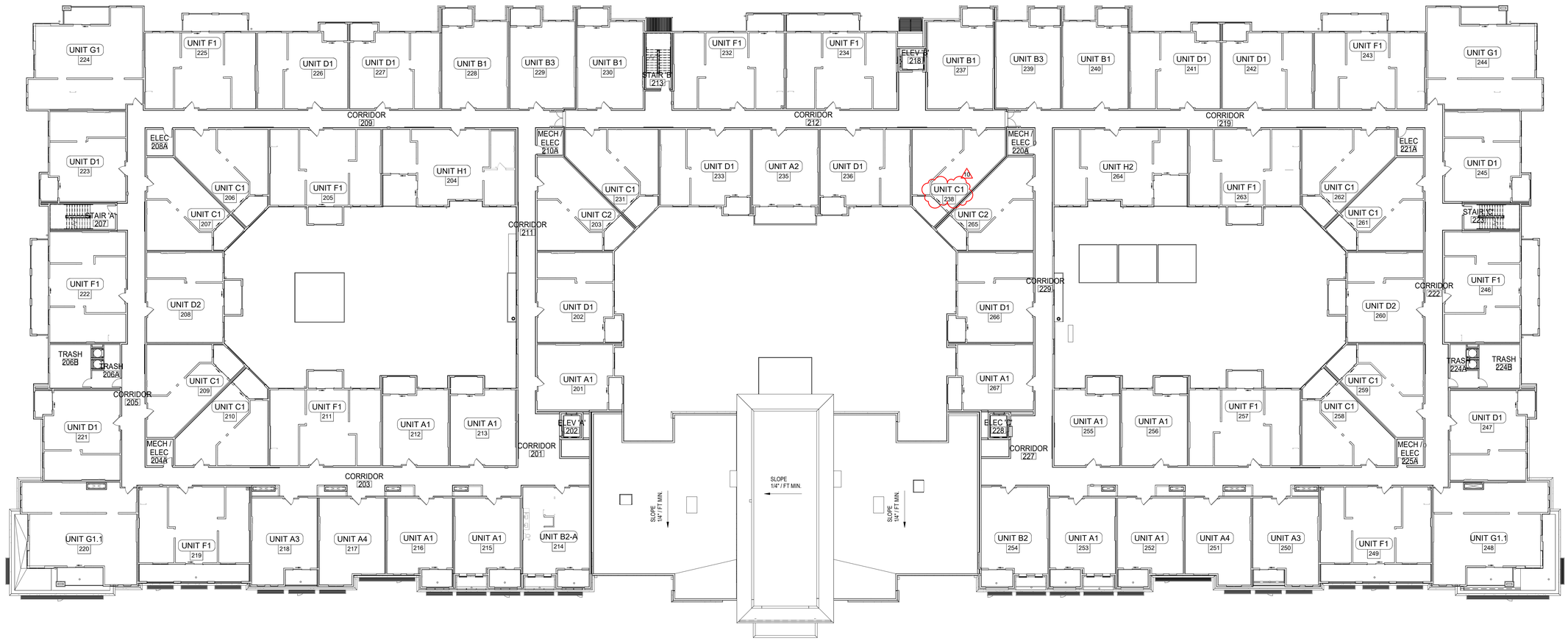
TRi PROJECT NO. 18-046

SHEET NO.

A050

ARCHITECTURAL SITE PLAN



1 ADDRESS PLAN - SECOND FLOOR PLAN

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

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DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI
4/1/2020

7.2.20

TR;i 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

Summit at West Pryor

940 NW Pryor Road
Lee's Summit, Missouri 64081

TR;i ARCHITECTS

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

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REVISIONS

#		
7	REVISION 2	1.24.20
10	REVISION 5	7.2.2020

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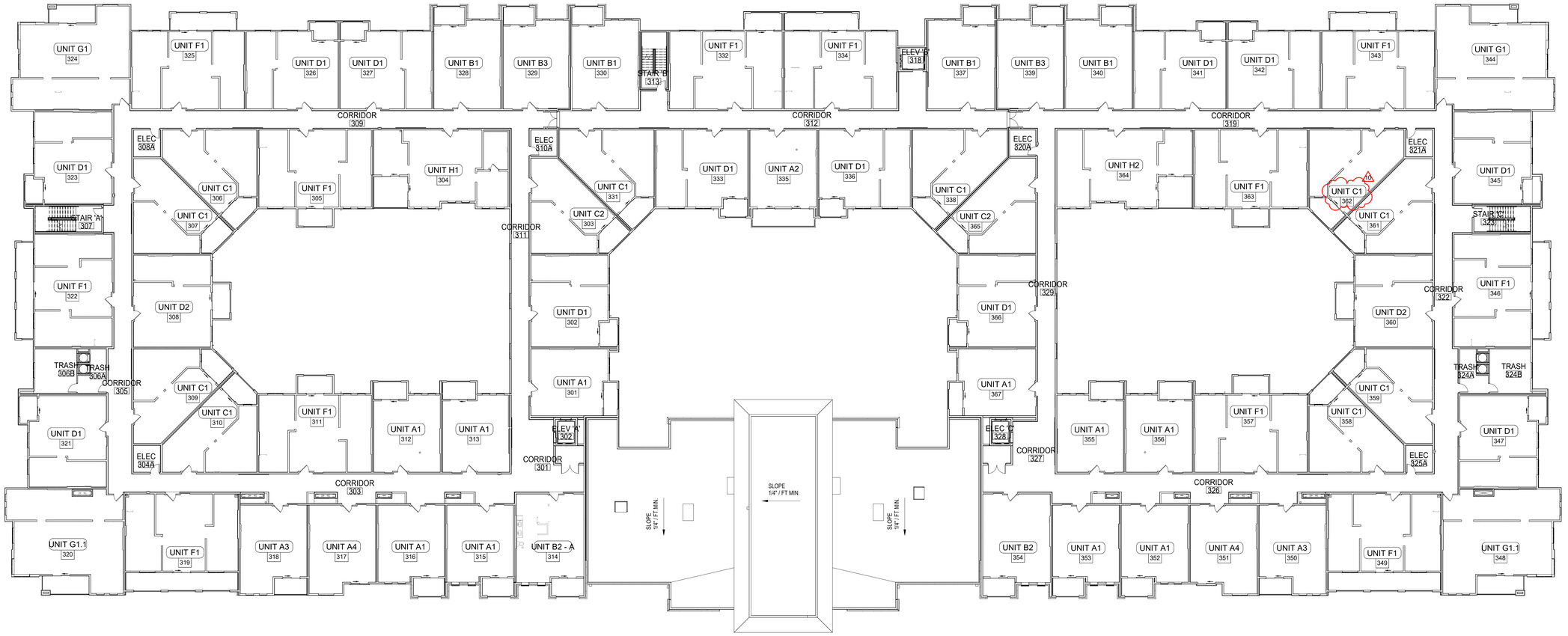
TR;i PROJECT NO. 18-046

SHEET NO. 7

A053

ADDRESS PLAN - SECOND FLOOR



1 ADDRESS PLAN - THIRD FLOOR

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

RELEASE FOR CONSTRUCTION
AS NOTED ON PLANS REVIEW
DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI
4/1/2020

7.2.20

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
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Pearl COMPANIES

Summit at West Pryor

940 NW Pryor Road
Lee's Summit, Missouri 64081

TR¡ ARCHITECTS

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

DATE: 7.29.19

REVISIONS

7	REVISION 2	1.24.20
10	REVISION 5	7.2.2020

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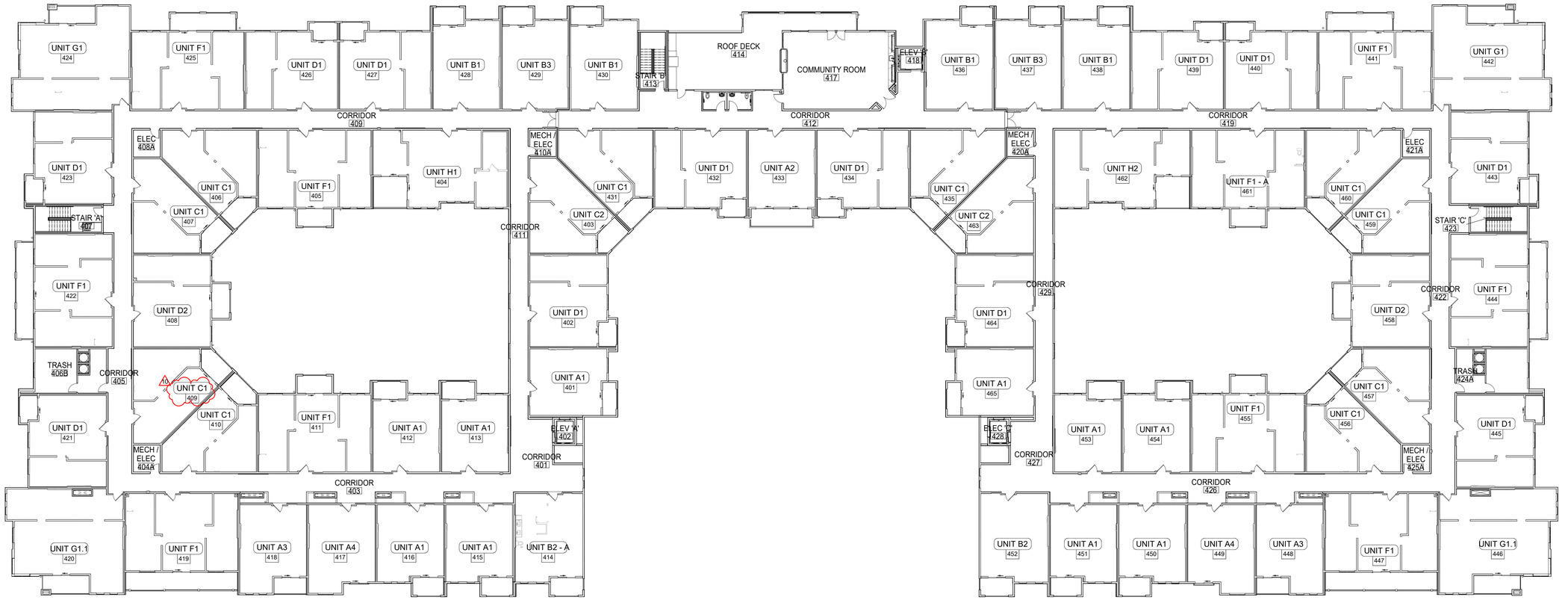
TR¡ PROJECT NO. 18-046

SHEET NO.

A054

ADDRESS PLAN - THIRD FLOOR



1 ADDRESS PLAN - FOURTH FLOOR

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

RELEASE FOR CONSTRUCTION
AS NOTED ON PLANS REVIEW
DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI
4/1/2020

7.2.20

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

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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REVISIONS 6

7	REVISION 2	1.24.20
10	REVISION 5	7.2.2020

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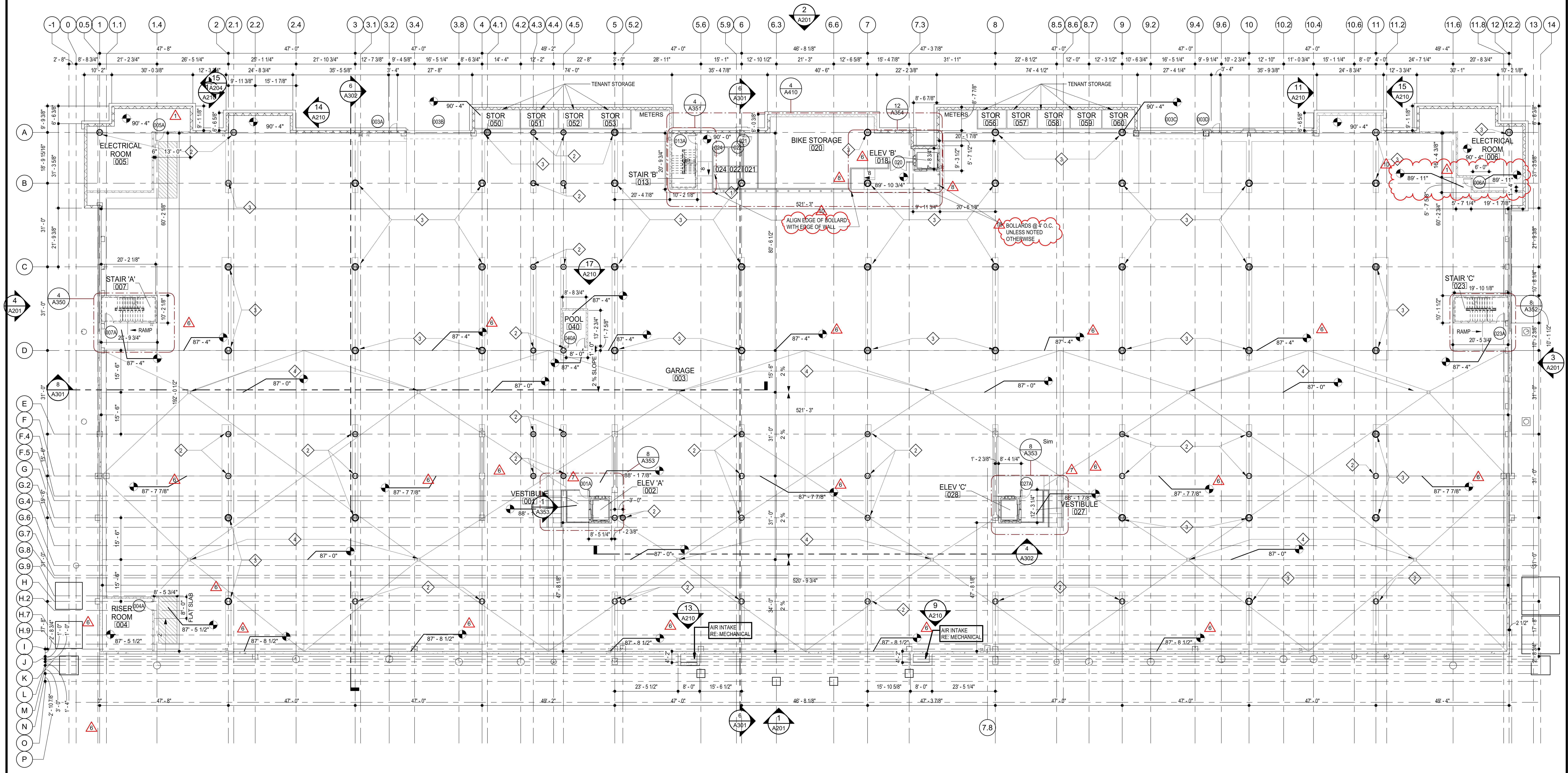
SHEET NO. 7

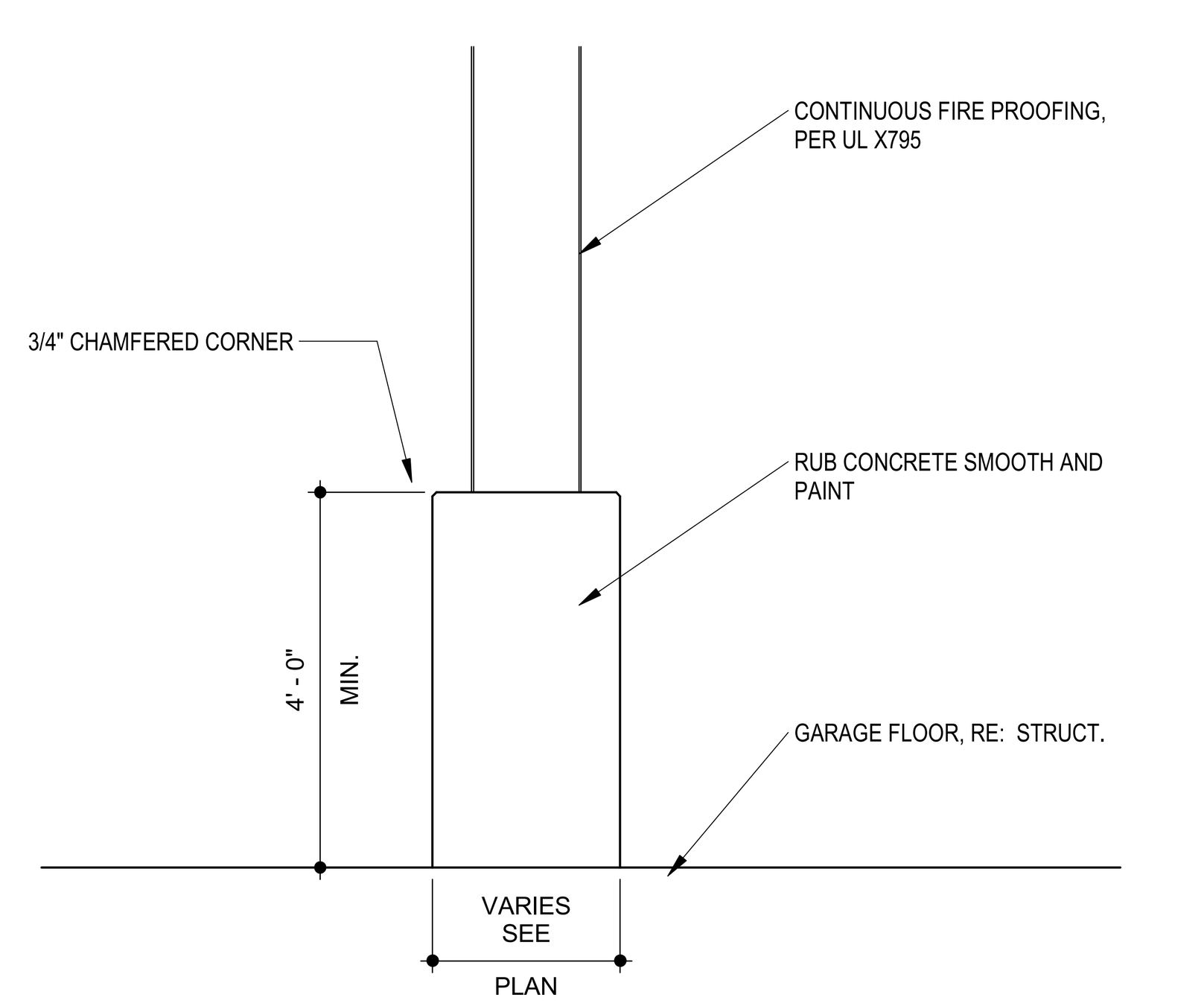
A055

ADDRESS PLAN - FOURTH FLOOR

7.2.20



3 GARAGE PLAN
SCALE: 1/16" = 1'-0"



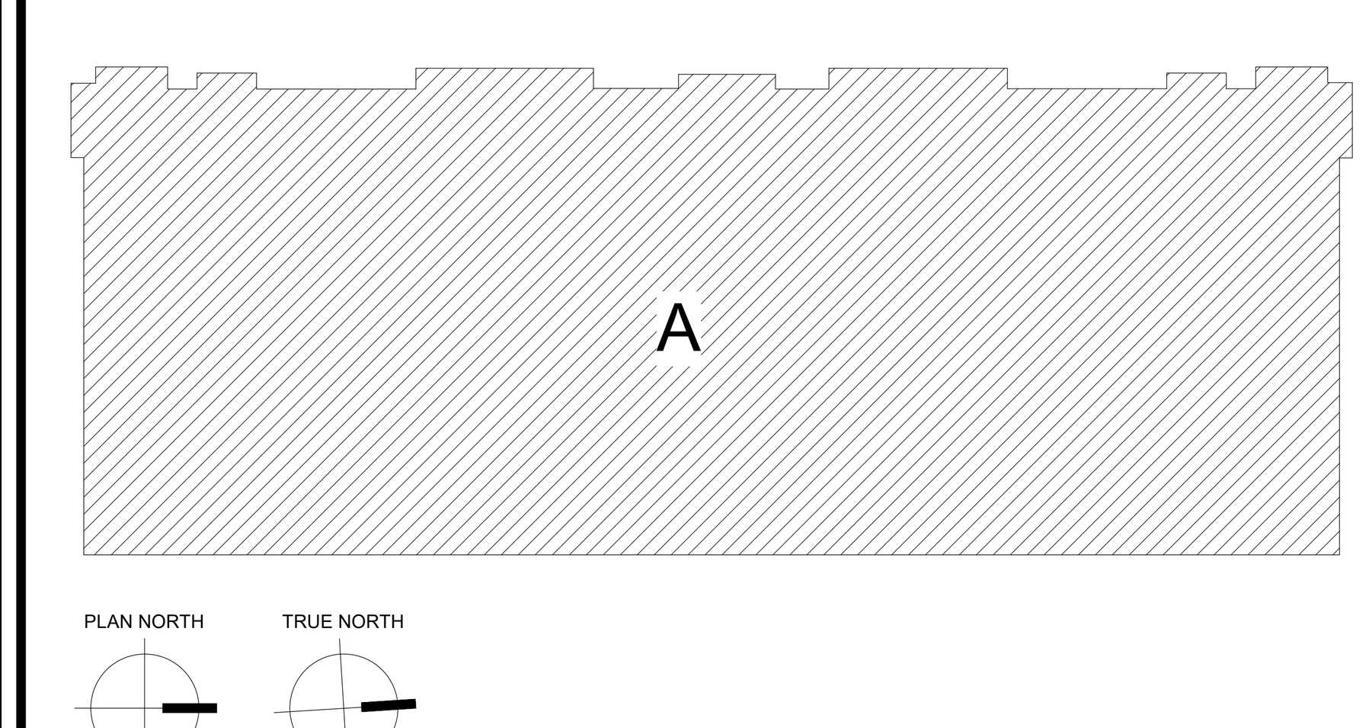
4 CONCRETE BASE AT GARAGE COLUMNS
SCALE: 1/2" = 1'-0"

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



ARCHITECT — TR,i ARCHITECTS
STRUCTURAL ENGINEER — BOB D CAMPBELL & COMPANY
CIVIL ENGINEER — RENAISSANCE INFRASTRUCTURE CONSULTING
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Pearl COMPANIES

Summit at West Pryor

940 NW Pryor Road
Lee's Summit, Missouri 64081

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

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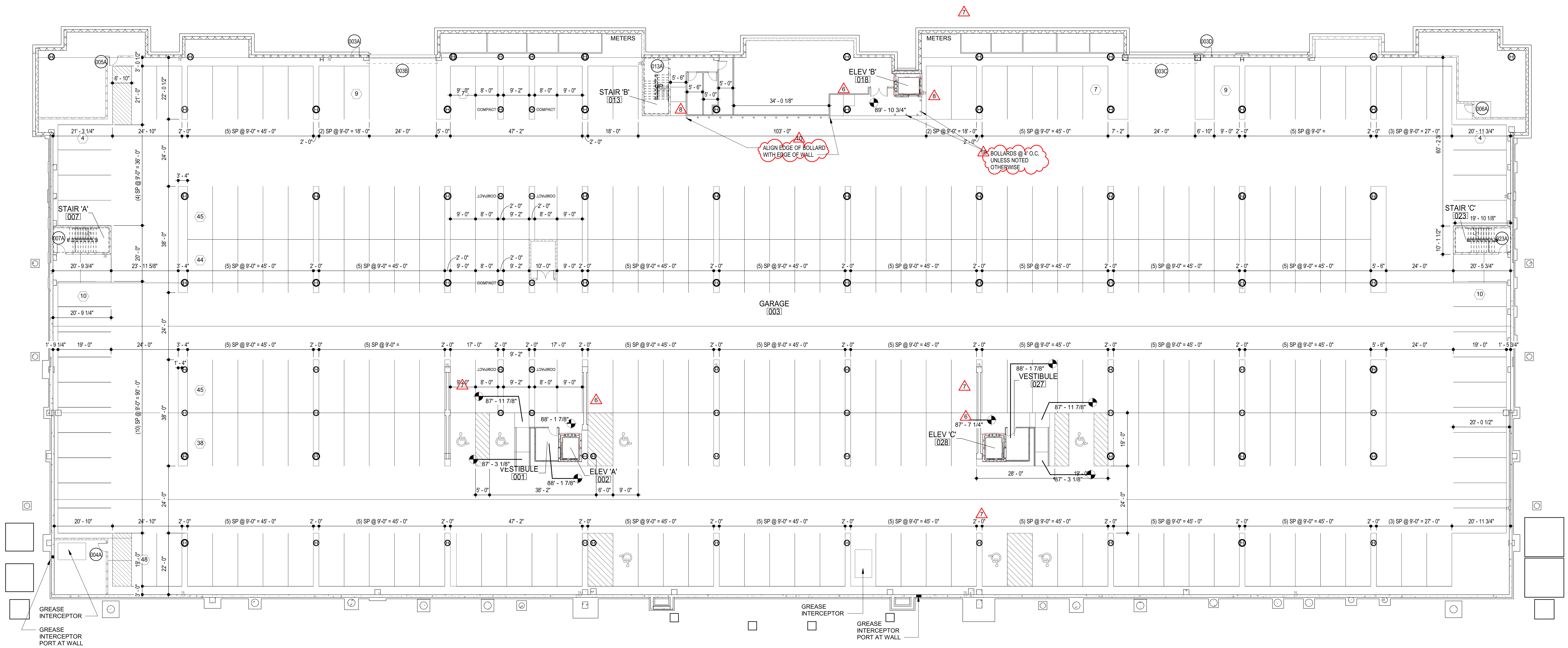
REVISIONS #

	SHELL PACKAGE	7.29.19
1	BUILDING PERMIT COMMENTS	9.6.19
6	REVISION 1	12.20.19
7	REVISION 2	1.24.20
8	REVISION 3	4.3.2020
10	REVISION 5	7.2.2020

DWG BY: MKSS
TR,i PROJECT NO.: 18-046
SHEET NO.: A101A
GARAGE FLOOR PLAN

7.2.20



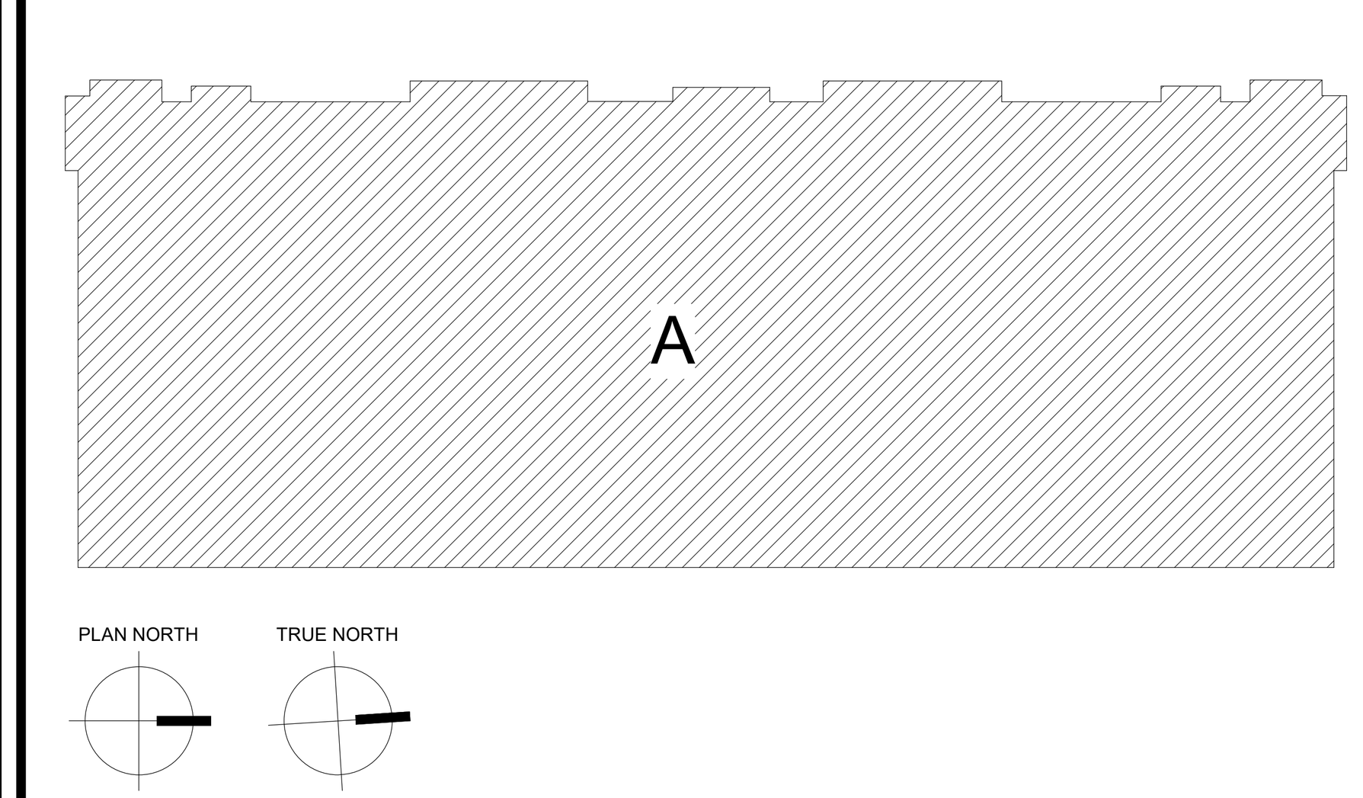
3 **GARAGE PARKING PLAN**

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'	264
VAN 9' x 19'	2
TOTAL	278



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
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Pearl COMPANIES

Summit at West Pryor

940 NW Pryor Road
Lee's Summit, Missouri 64081

TR,i ARCHITECTS

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

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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
10	REVISION 5	7.2.2020

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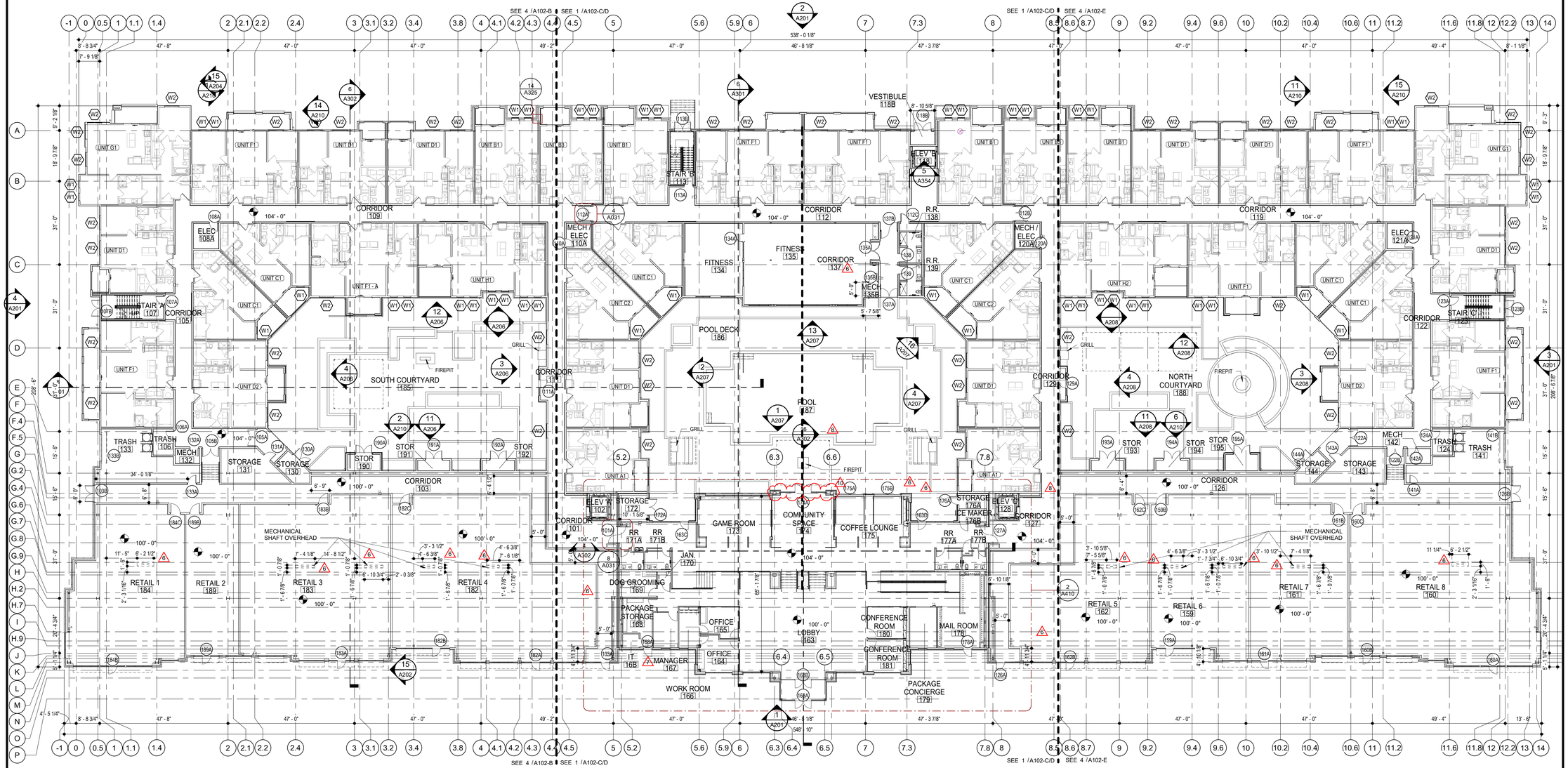
TR,i PROJECT NO. 18-046

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

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).

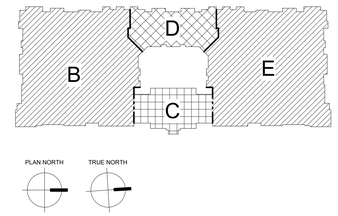
G. CONTROL JOINTS SHOULD BE SPACED IN GYPSUM WALL BOARD TO LIMIT EXPANSES TO 30'-0" MAXIMUM. CONTROL JOINTS ARE RECOMMENDED AT DOOR JAMBS EXTENDING FROM DOOR HEAD TO CEILING. CEILING GYPSUM BOARD CONTROL JOINTS SHOULD LIMIT THE CEILING AREA TO 2,500 SF MAX. AND 50'-0" IN EITHER DIRECTION. CONTROL JOINT 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.

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.



RELEASE FOR CONSTRUCTION
AS NOTED ON PLANS REVIEW
DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI
6/11/2020

7.2.20

ARCHITECT — TR.i ARCHITECTS
STRUCTURAL ENGINEER — BOB D CAMPBELL & COMPANY
CIVIL ENGINEER — RENAISSANCE INFRASTRUCTURE CONSULTING
GENERAL CONTRACTOR — BRINKMANN CONSTRUCTORS
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Pearl COMPANIES

Summit at West Pryor

940 NW Pryor Road
Lee's Summit, Missouri 64081

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

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
10	REVISION 5	7.2.2020

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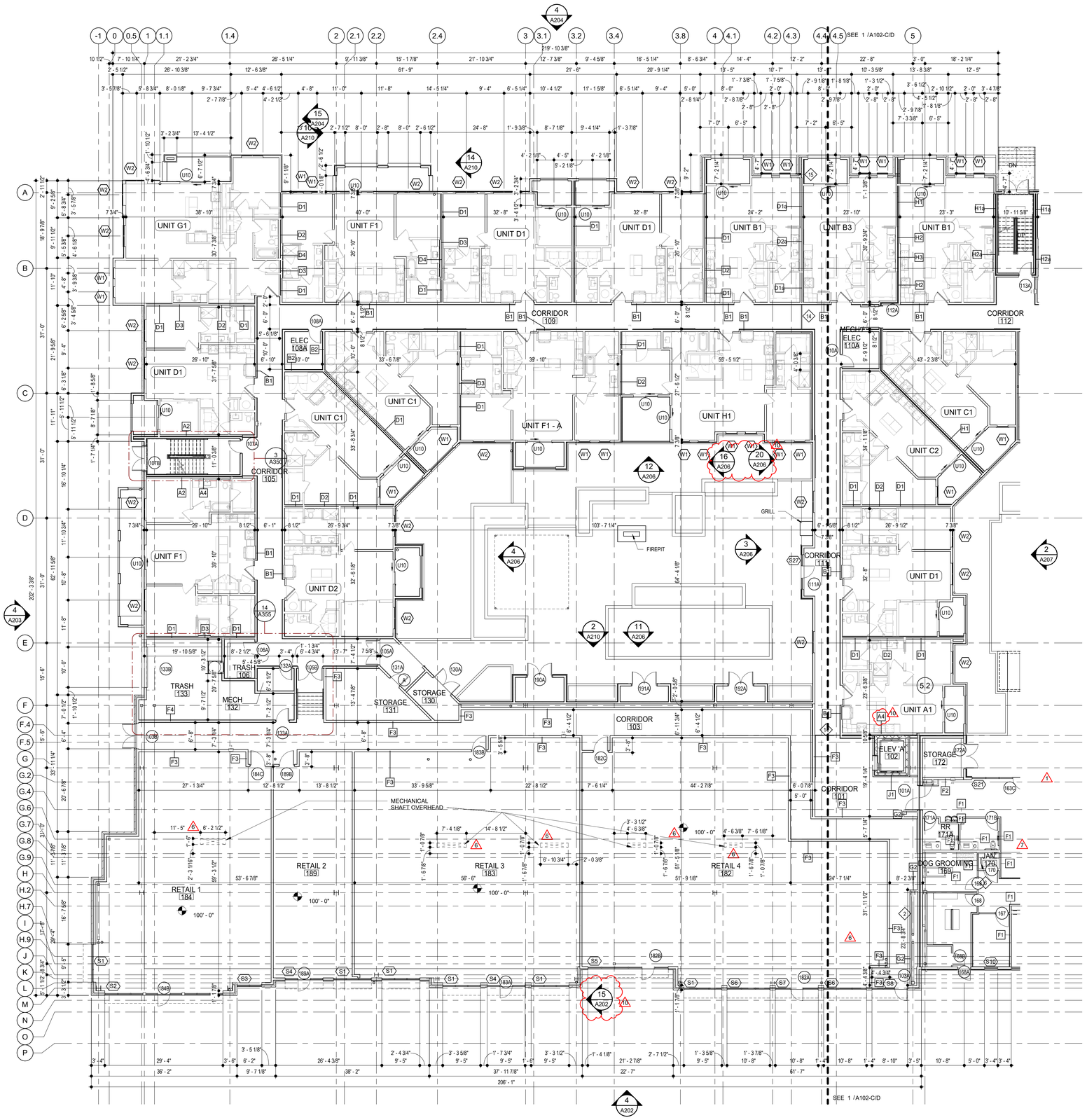
TR.i PROJECT NO. 18-046

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

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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.

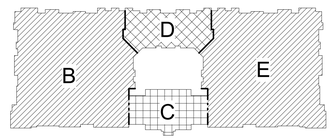
J. REFER TO LIFE SAFETY PLANS FOR ADDITIONAL INFORMATION ON FIRE RATED PARTITION LOCATIONS. 1

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"

RELEASE FOR CONSTRUCTION
AS NOTED ON PLANS REVIEW
DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI
Application #

7.2.20

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

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

DATE: 7.29.19

REVISIONS 6

	SHELL PACKAGE	7.29.19
1	BUILDING PERMIT COMMENTS	9.6.19
6	REVISION 1	12.20.19
7	REVISION 2	1.24.20
10	REVISION 5	7.2.2020

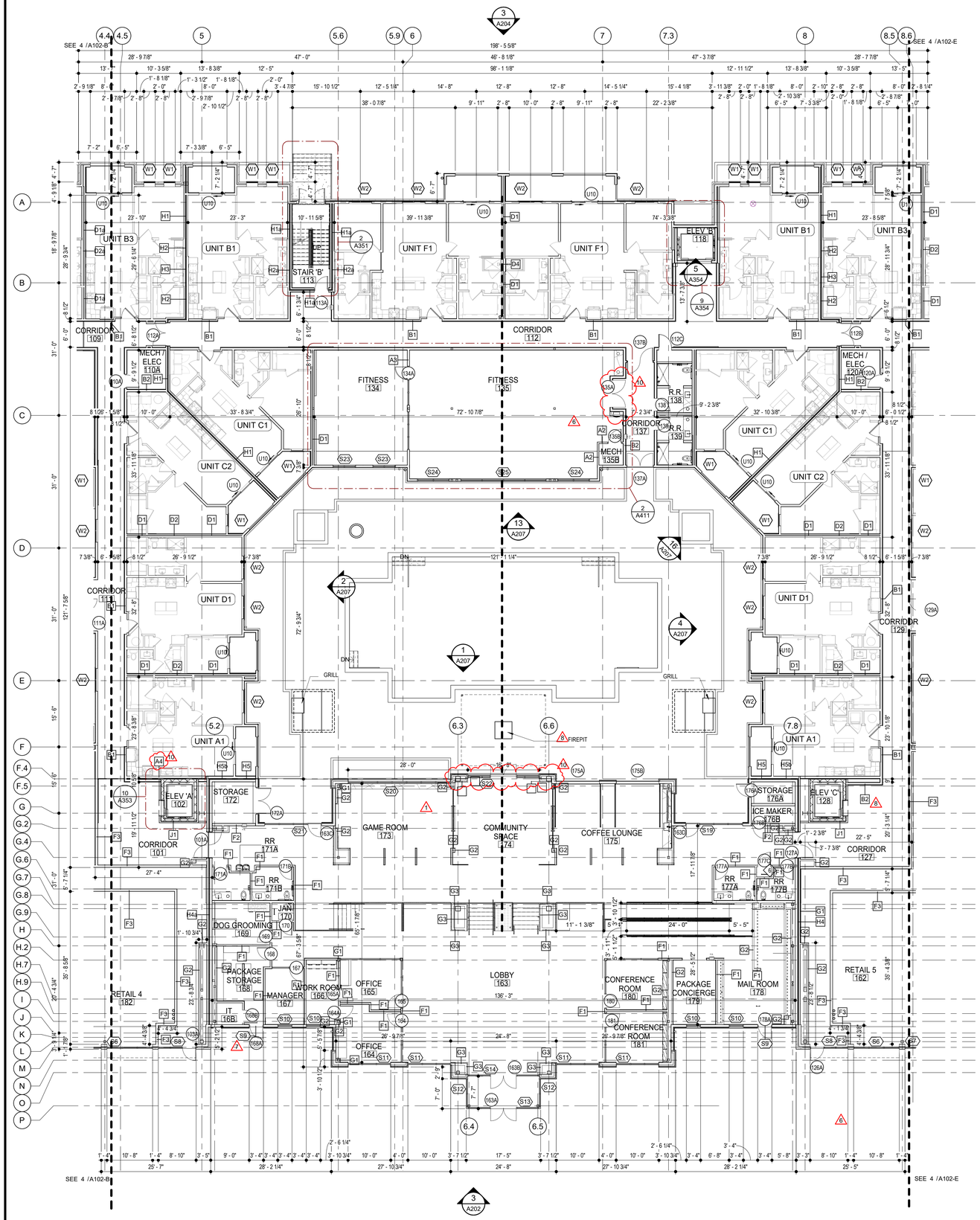
DWG BY MKSS

TR¡ 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).

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.

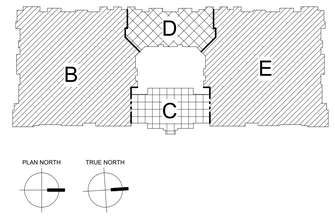
J. REFER TO LIFE SAFETY PLANS FOR ADDITIONAL INFORMATION ON FIRE RATED PARTITION LOCATIONS.

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



RELEASE FOR CONSTRUCTION
AS NOTED ON PLANS REVIEW
DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI
4/13/2020

7.2.20

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

REVISIONS 6

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1	BUILDING PERMIT COMMENTS	9.6.19
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7	REVISION 2	1.24.20
8	REVISION 3	4.3.2020
10	REVISION 5	7.2.2020

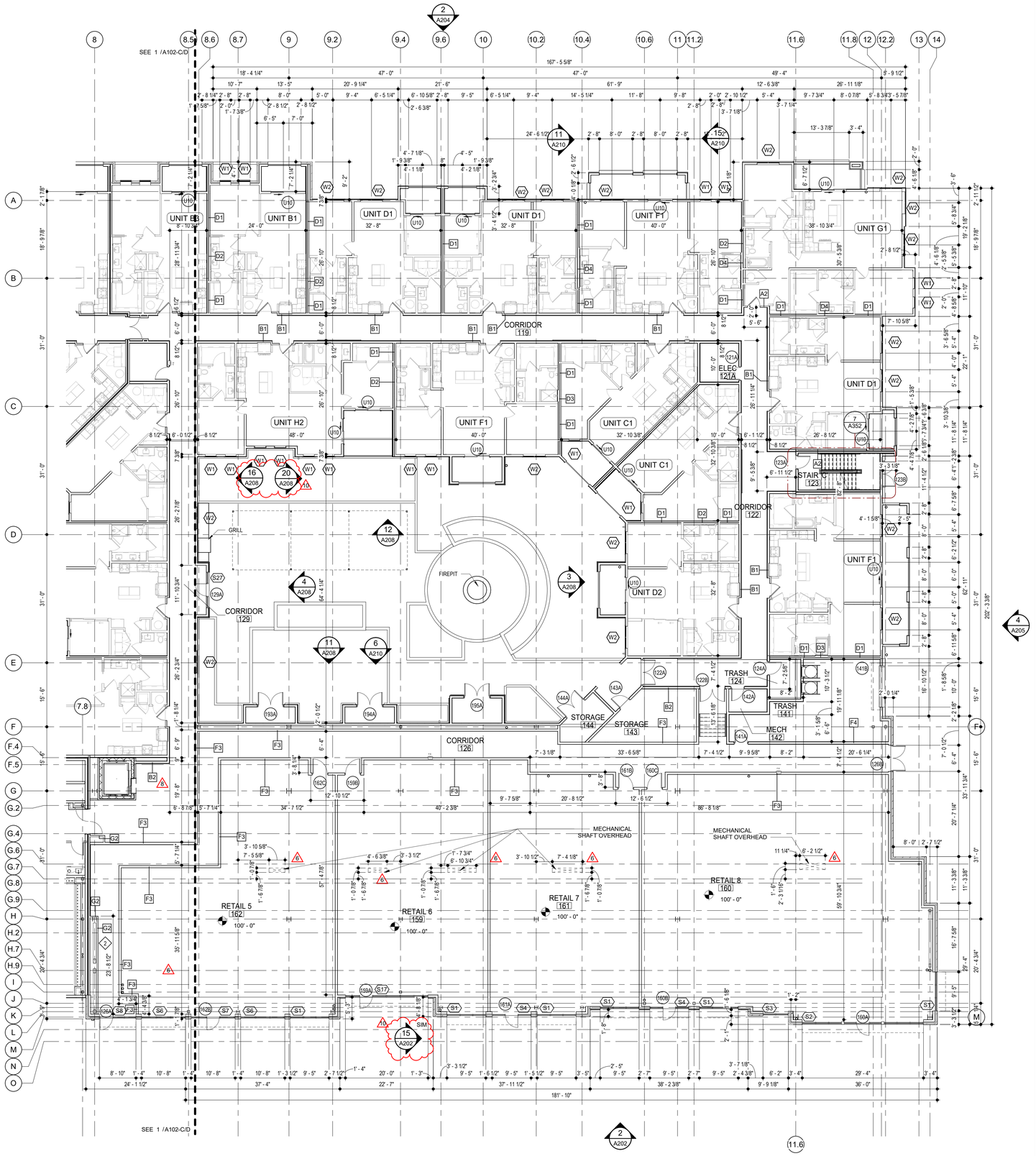
DWG BY MKSS

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

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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 ◇

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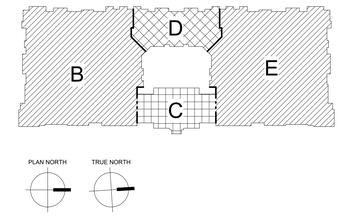
14. EXPANSION JOINT RE: 10/A323
15. EXPANSION JOINT RE: 14/A325 7



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

RELEASE FOR CONSTRUCTION
AS NOTED ON PLANS REVIEW
DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI
4/13/2020

7.2.20

ARCHITECT
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TRi ARCHITECTS
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9812 Manchester Road
St. Louis, Missouri 63119
T: 314-395-9750
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www.triarchitects.com

DATE: 7.29.19

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
10	REVISION 5	7.2.2020

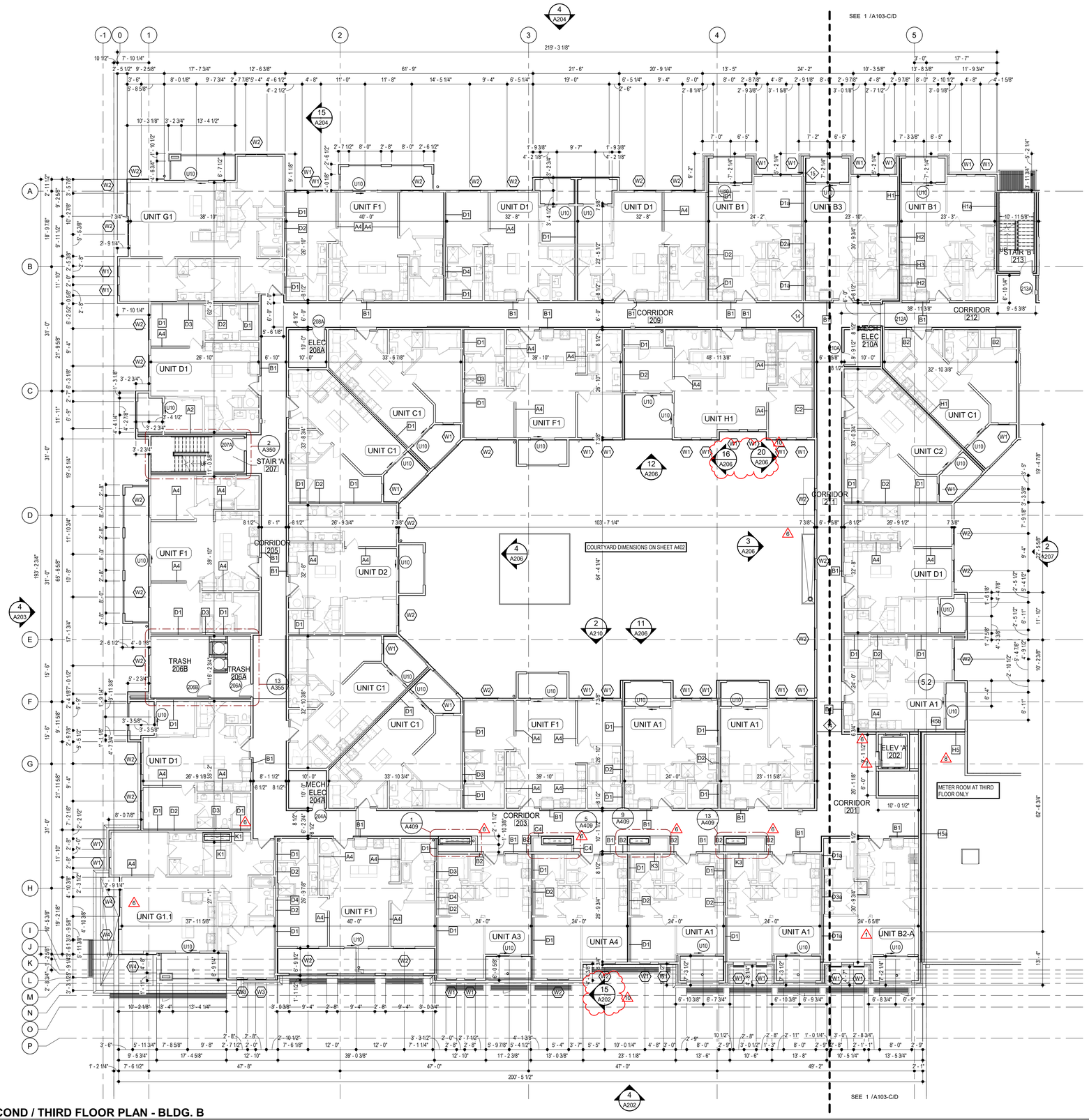
DWG BY MKSS

TRi PROJECT NO. 18-046

SHEET NO.

A102-E

FIRST FLOOR PLAN - BLDG. E



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

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

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KEYED NOTES ◇

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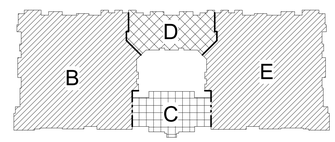
13. PAVERS ON PEDESTALS OVER TAPERED INSULATION AND FLOOR DRAINS. KEYED NOTES
14. EXPANSION JOINT RE: 10/A323
15. EXPANSION JOINT RE: 14/A325 7



RELEASE FOR CONSTRUCTION
AS NOTED ON PLANS REVIEW
DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI
Application #PA2019-046

7.2.20

TR¡ ARCHITECTS — ARCHITECT
BOB D CAMPBELL & COMPANY — STRUCTURAL ENGINEER
RENAISSANCE INFRASTRUCTURE CONSULTING — CIVIL ENGINEER
BRINKMANN CONSTRUCTORS — GENERAL CONTRACTOR
LATIMER SOMMERS & ASSOCIATES — MECHANICAL ENGINEER
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REVISIONS 6

	SHELL PACKAGE	7.29.19
1	BUILDING PERMIT COMMENTS	9.6.19
6	REVISION 1	12.20.19
7	REVISION 2	1.24.20
8	REVISION 3	4.3.2020
10	REVISION 5	7.2.2020

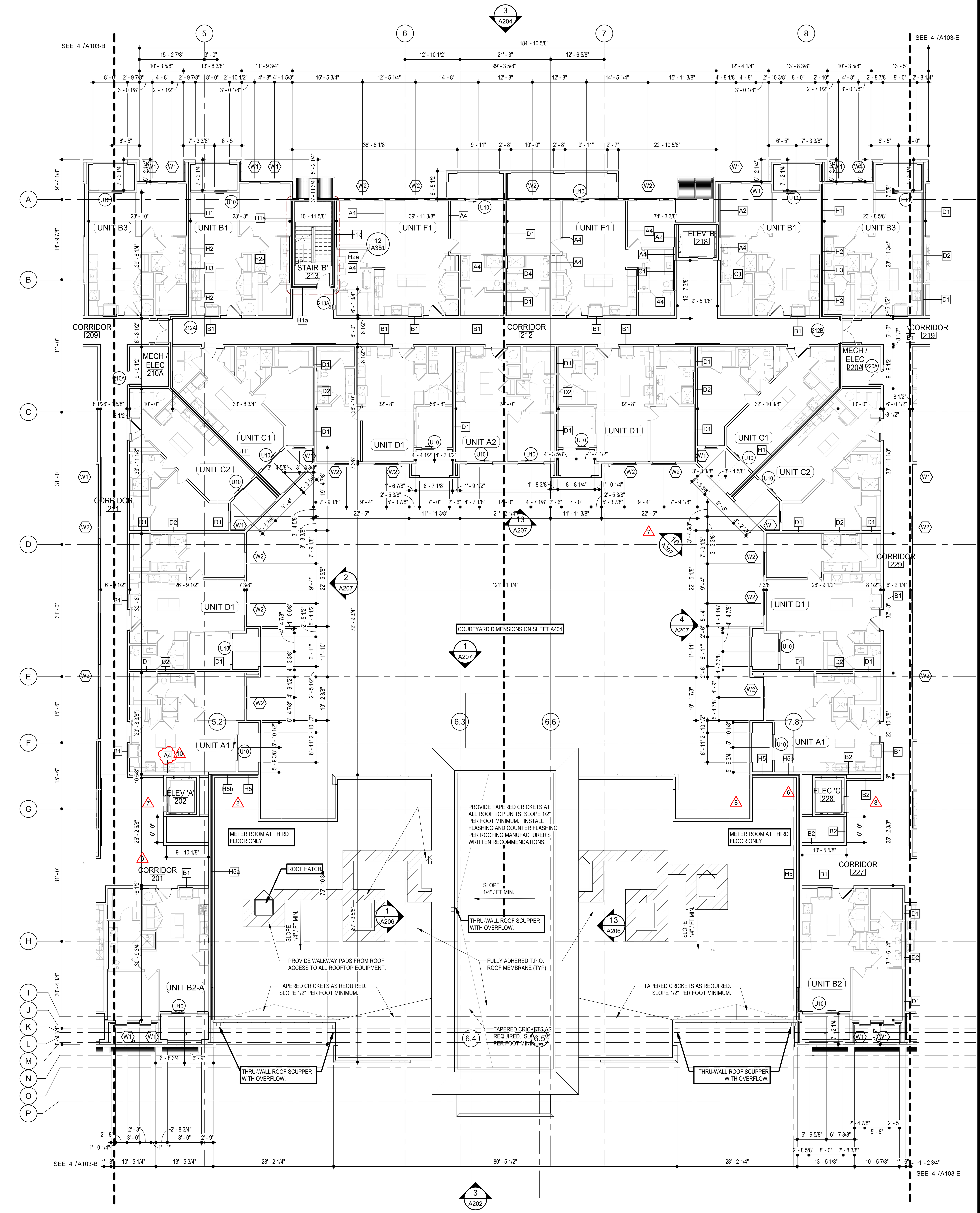
DWG BY MKSS

TR¡ PROJECT NO. 18-046

SHEET NO.

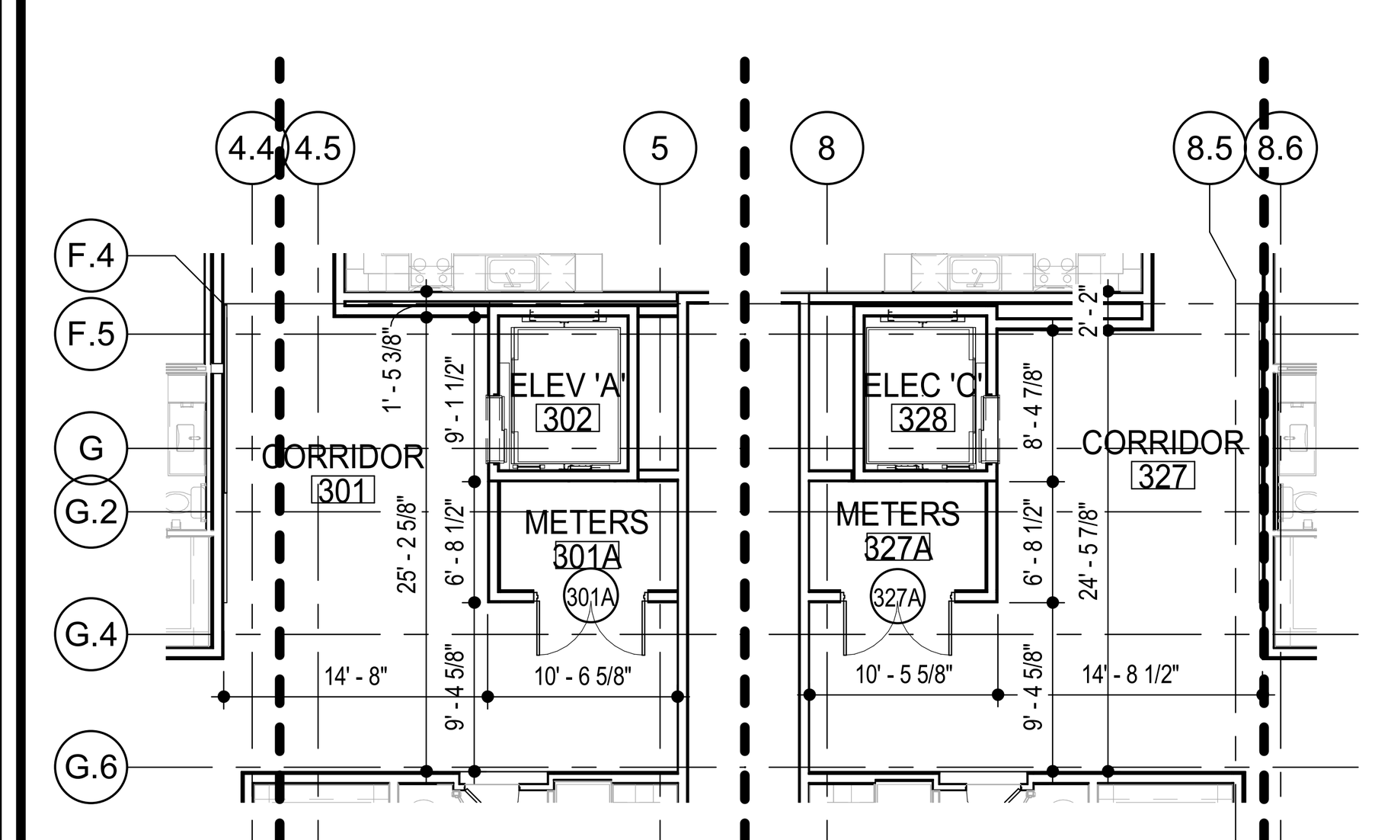
A103-B

SECOND / THIRD FLOOR PLAN - BLDG. B



1 **SECOND / THIRD FLOOR PLAN - BLDG. C/D**

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



15 **THIRD FLOOR - METER ROOMS**

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]

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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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.

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

KEYED NOTES ◇

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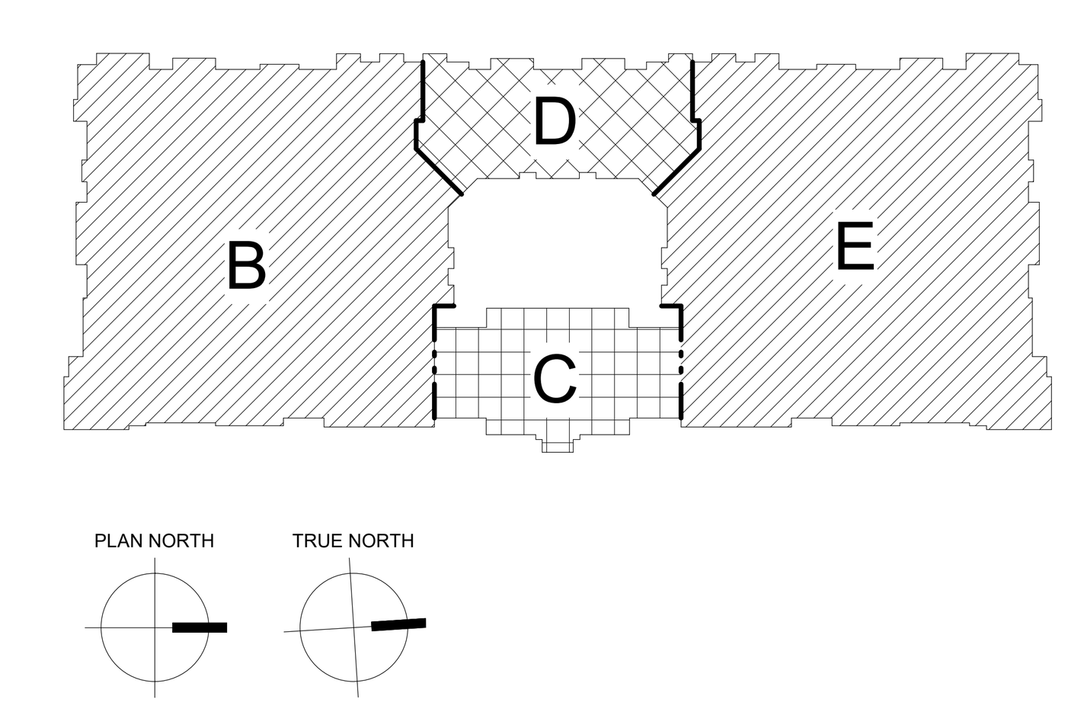
KEYED NOTES
14. EXPANSION JOINT RE: 10/A323
15. EXPANSION JOINT RE: 14/A325



RELEASE FOR CONSTRUCTION
AS NOTED ON PLANS REVIEW
DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI
07/13/2020

STATE OF MISSOURI
RICHARD A. OBERTINO, JR.
NUMBER A-2001010143
REGISTERED ARCHITECT
7.2.20

ARCHITECT	TR,i ARCHITECTS
STRUCTURAL ENGINEER	BOB D CAMPBELL & COMPANY
CIVIL ENGINEER	RENAISSANCE INFRASTRUCTURE CONSULTING
GENERAL CONTRACTOR	BRINKMANN CONSTRUCTORS
MECHANICAL ENGINEER	LATIMER SOMMERS & ASSOCIATES
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10	REVISION 5	7.2.2020

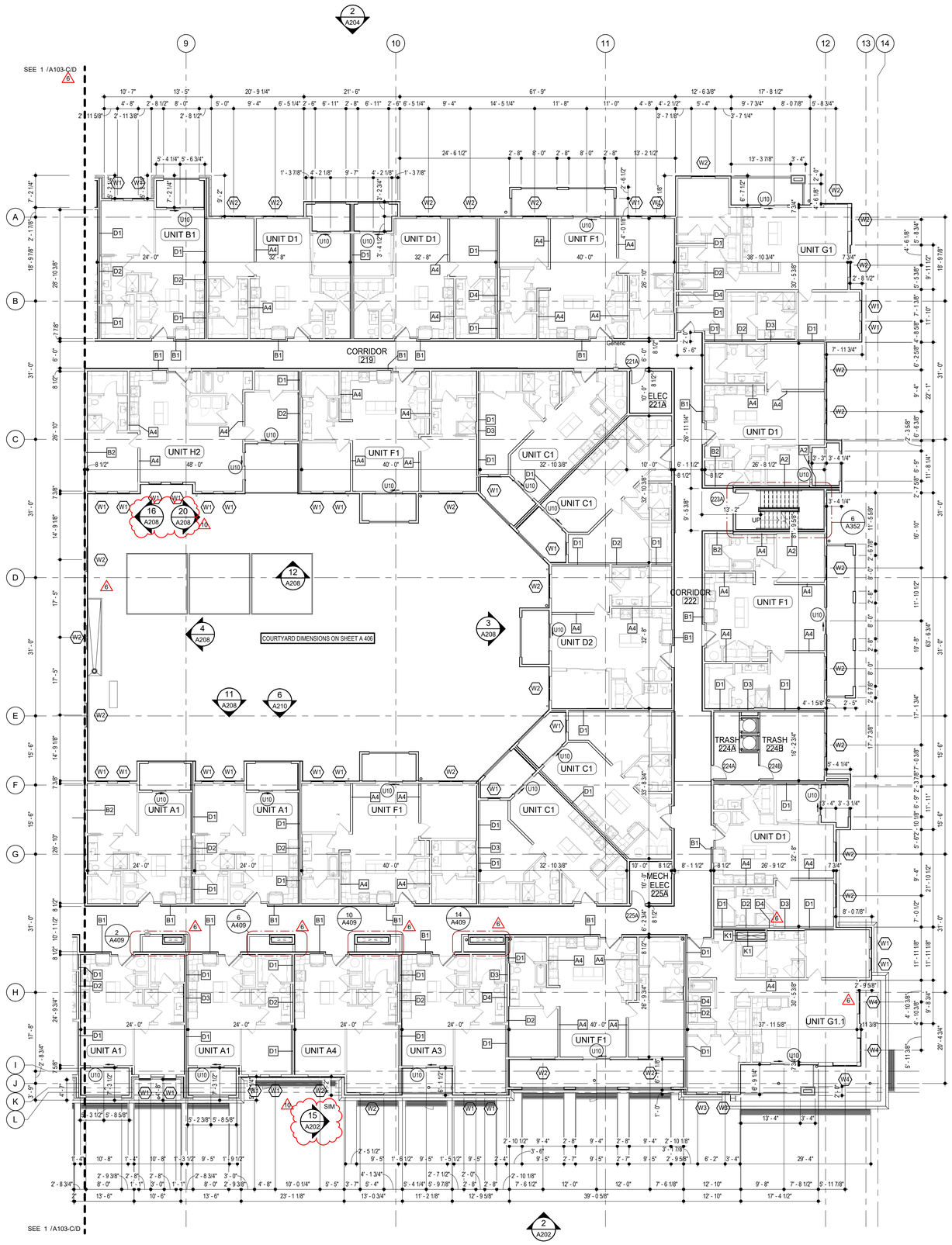
DWG BY MKSS

TR,i 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

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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.

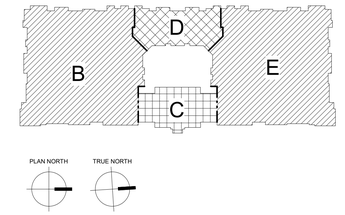
J. REFER TO LIFE SAFETY PLANS FOR ADDITIONAL INFORMATION ON FIRE RATED PARTITION LOCATIONS.

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



RELEASE FOR CONSTRUCTION
AS NOTED ON PLANS REVIEW
DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI
Application #

7.2.20

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

Pearl COMPANIES

Summit at West Pryor

940 NW Pryor Road
Lee's Summit, Missouri 64081

TRi ARCHITECTS

TR¡ Architects
9812 Manchester Road
St. Louis, Missouri 63119
T: 314-395-9750
F: 314-395-9751

www.triarchitects.com

DATE: 7.29.19

REVISIONS 6

	SHELL PACKAGE	7.29.19
6	REVISION 1	12.20.19
7	REVISION 2	1.24.20
10	REVISION 5	7.2.2020

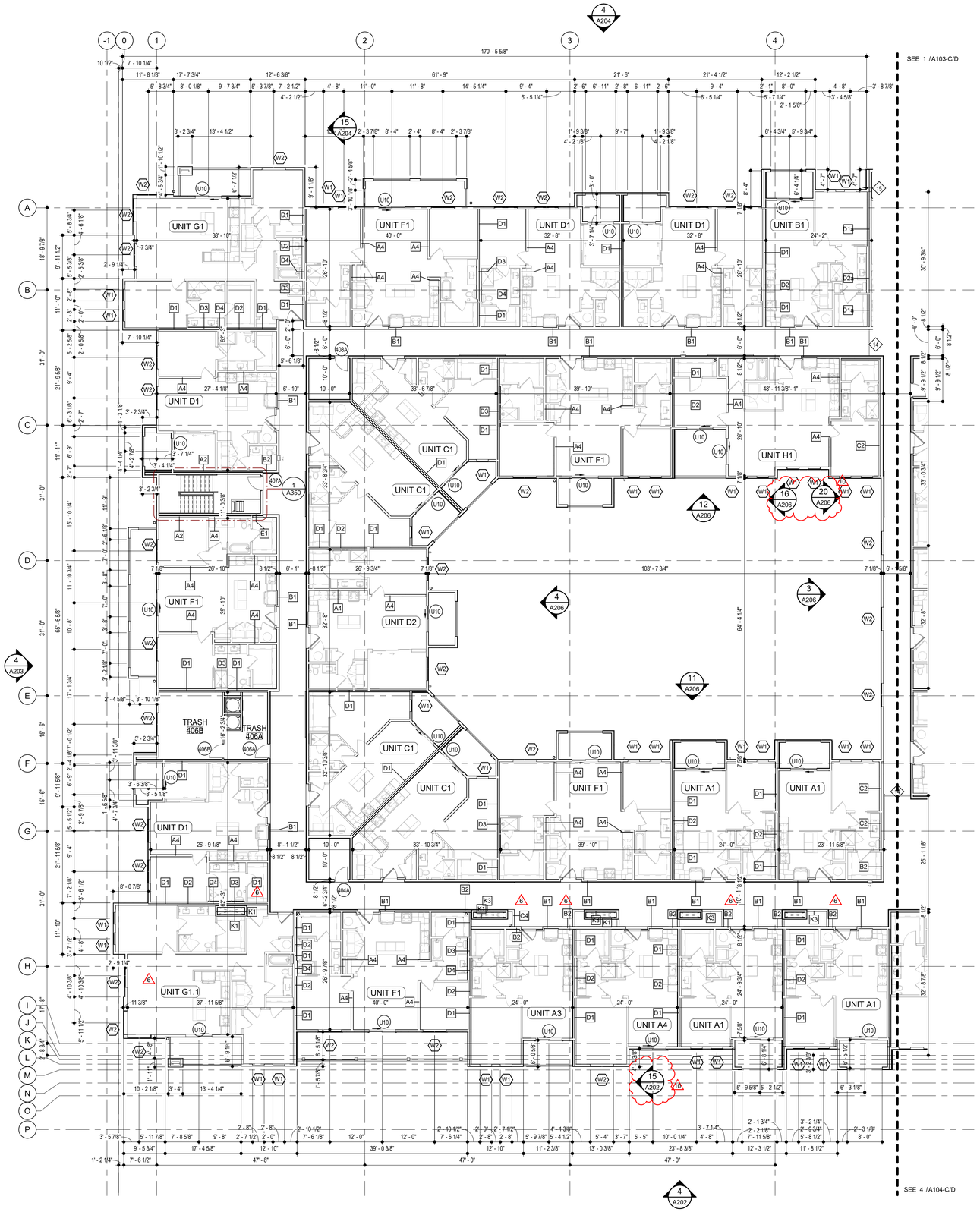
DWG BY MKSS

TR¡ PROJECT NO. 18-046

SHEET NO.

A103-E

SECOND / THIRD FLOOR PLAN - BLDG. E



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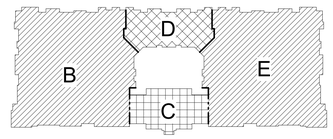
14. EXPANSION JOINT RE: 10/A323
15. EXPANSION JOINT RE: 14/A325 7



RELEASE FOR CONSTRUCTION
AS NOTED ON PLANS REVIEW
DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI
Application #PA2020-000

7.2.20

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

DATE: 7.29.19

REVISIONS 6

	SHELL PACKAGE	7.29.19
6	REVISION 1	12.20.19
7	REVISION 2	1.24.20
10	REVISION 5	7.2.2020

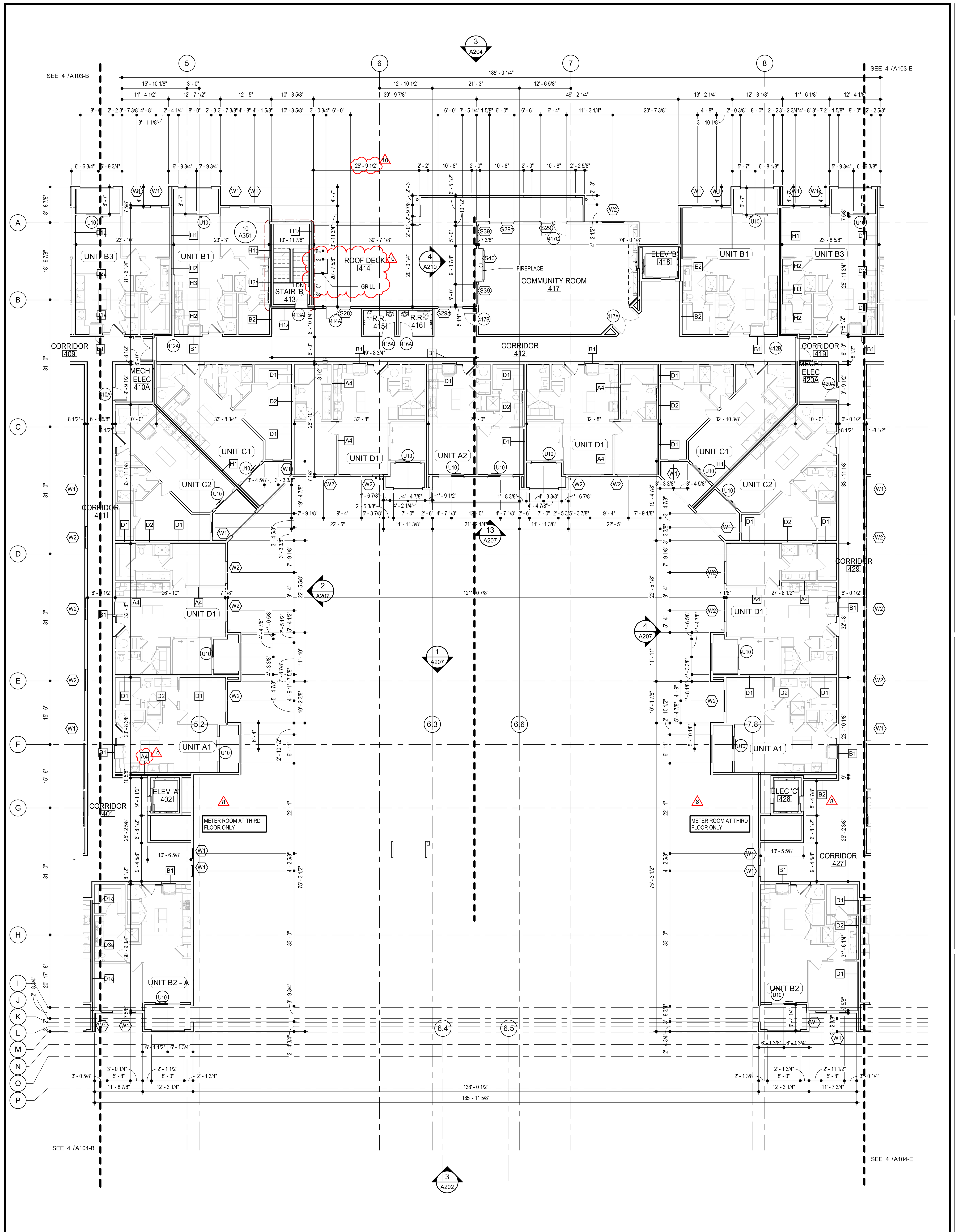
DWG BY MKSS

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

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

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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.

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

KEYED NOTES

1. ADDITIONAL LAYER OF GYP. BD. (NOT SHOWN IN PARTITION TYPE) TO ALIGN WITH ADJACENT PARTITION'S GYP. BD.
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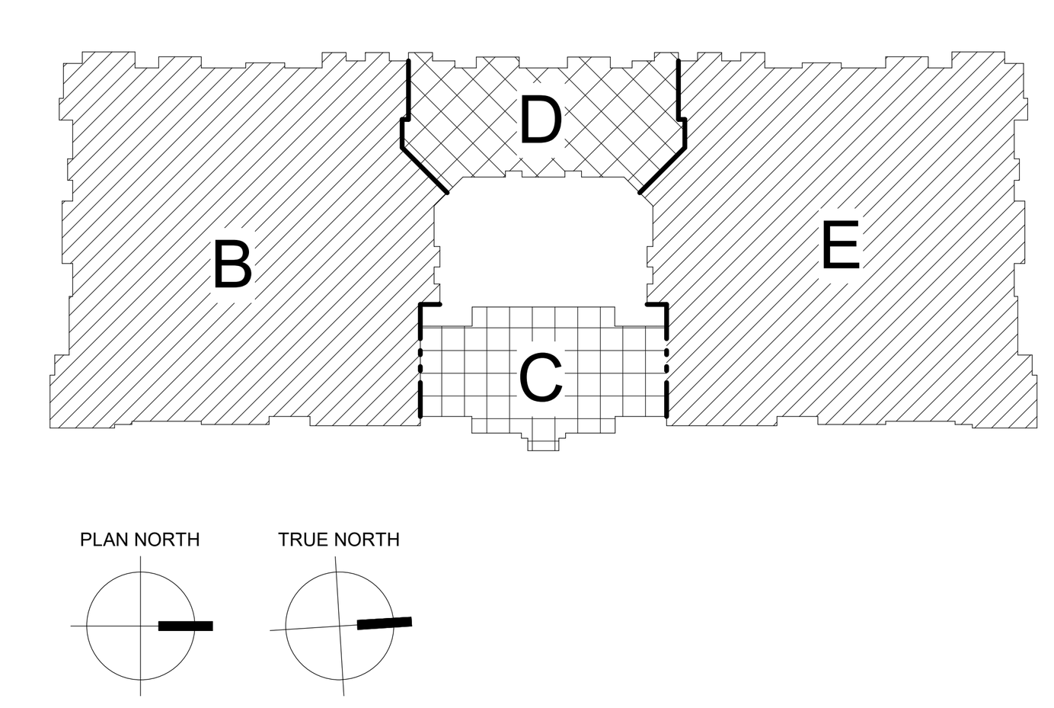

RELEASE FOR CONSTRUCTION
AS NOTED ON PLANS REVIEW
DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI

7.2.20

ARCHITECT — TR,i ARCHITECTS
STRUCTURAL ENGINEER — BOB D CAMPBELL & COMPANY
CIVIL ENGINEER — RENAISSANCE INFRASTRUCTURE CONSULTING
GENERAL CONTRACTOR — BRINKMANN CONSTRUCTORS
MECHANICAL ENGINEER — LATIMER SOMMERS & ASSOCIATES
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Pearl COMPANIES

Summit at West Pryor

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Lee's Summit, Missouri 64081

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

DATE: 7.29.19

REVISIONS #

	SHELL PACKAGE	7.29.19
6	REVISION 1	12.20.19
7	REVISION 2	1.24.20
8	REVISION 3	4.3.2020
10	REVISION 5	7.2.2020

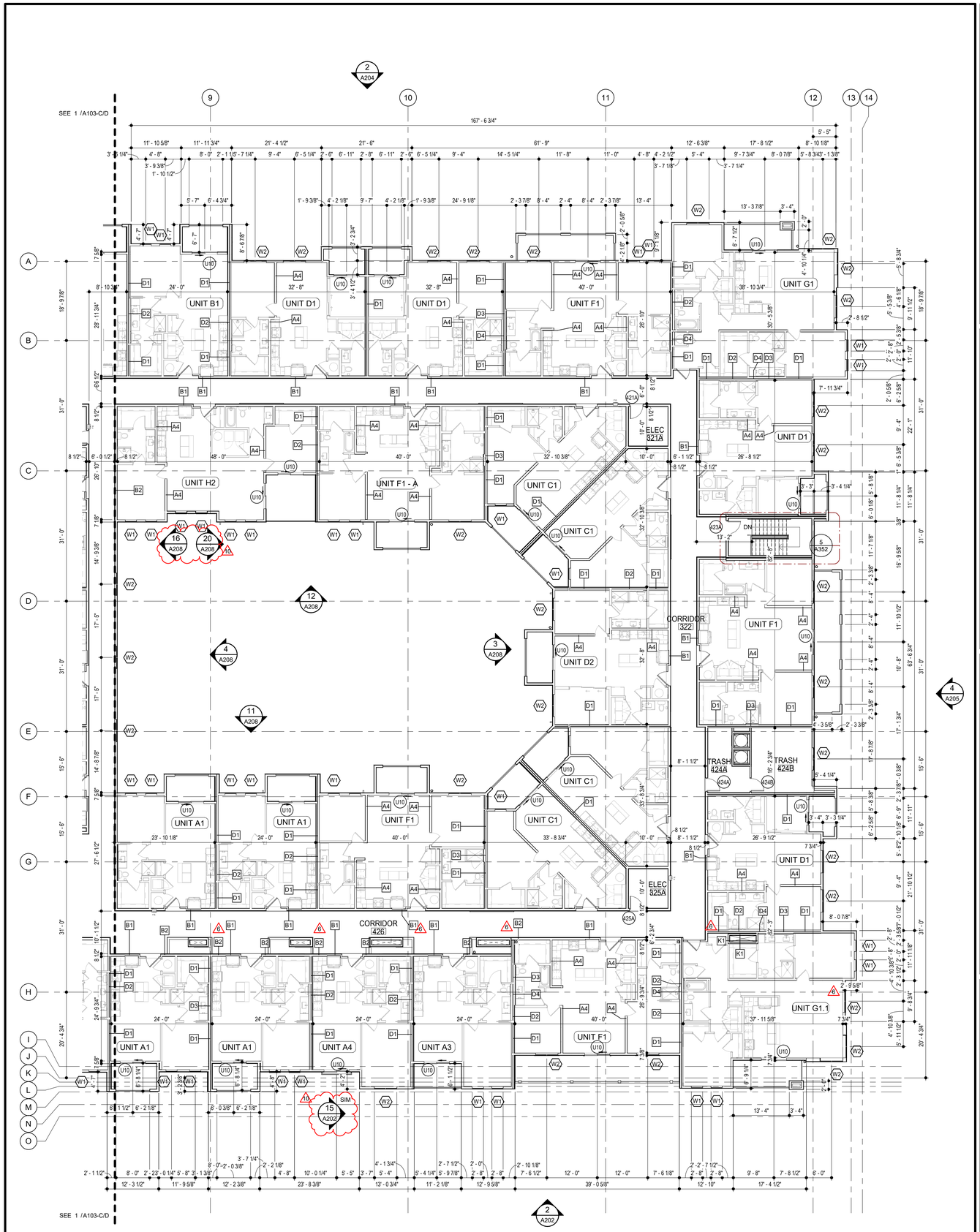
DWG BY MKSS

TR,i 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

C. FOR WINDOW SCHEDULE SEE SHEET A014 X

D. FOR PARTITION TYPES SEE SHEET A011 X

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KEYED NOTES ◇

6

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14. EXPANSION JOINT RE: 10/A323
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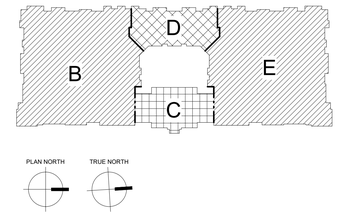

PLAN NORTH TRUE NORTH

RELEASE FOR CONSTRUCTION
AS NOTED ON PLANS REVIEW
DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI
4/1/2020

7.2.20

TR¡ ARCHITECTS — ARCHITECT
BOB D CAMPBELL & COMPANY — STRUCTURAL ENGINEER
RENAISSANCE INFRASTRUCTURE CONSULTING — CIVIL ENGINEER
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TR¡ Architects
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F: 314-395-9751

www.triarchitects.com

DATE: 7.29.19

REVISIONS 6

	SHELL PACKAGE	7.29.19
6	REVISION 1	12.20.19
7	REVISION 2	1.24.20
10	REVISION 5	7.2.2020

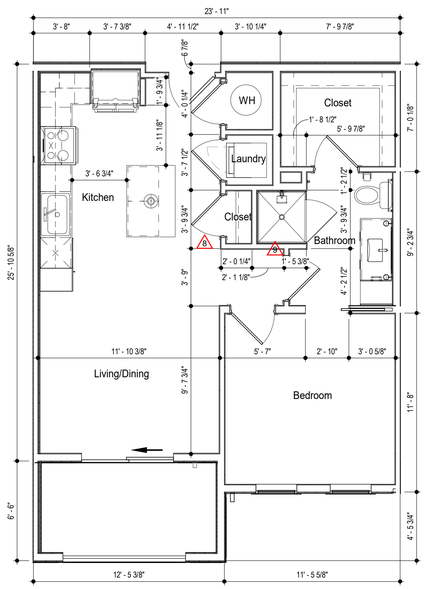
DWG BY MKSS

TR¡ PROJECT NO. 18-046

SHEET NO.

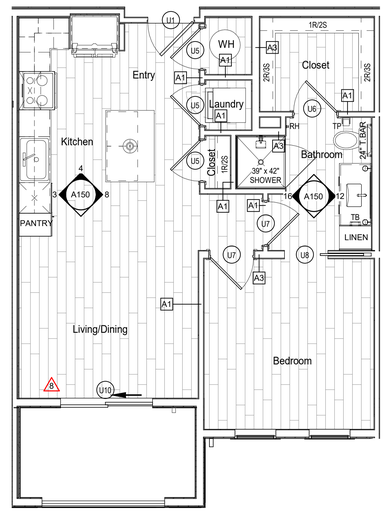
A104-E

FOURTH FLOOR PLAN - BLDG. E



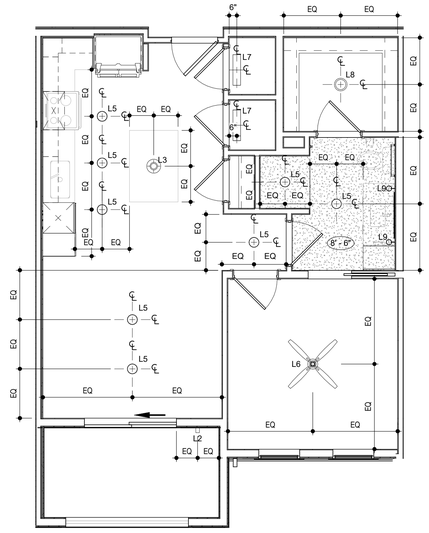
2 UNIT A1 DIMENSION PLAN

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

8

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 8		
L2	ACCESS	20399LEDMG-BL	TEXTURED BLACK
L3	HUDSON VALLEY LIGHTING GROUP	LAMBERT, #612-OB	OLD BRONZE
L5	TBD	7 1/2" LED DISK FIXTURE	WHITE TRIM
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 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.
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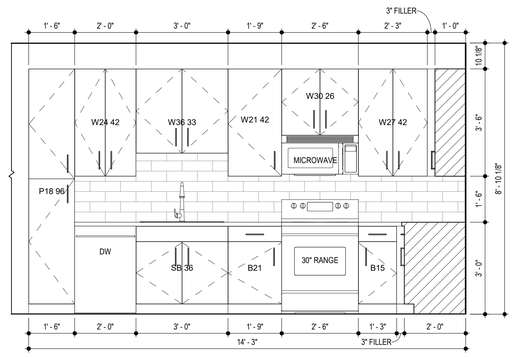
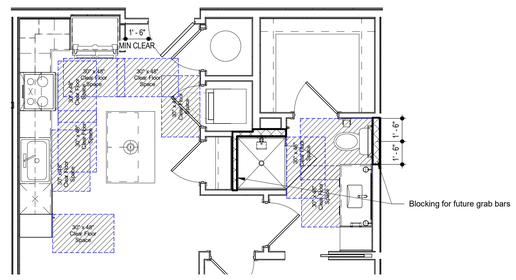
20. INTERIOR ELEVATIONS ARE FOR SCHEMATIC CABINET LAYOUT ONLY. CONTRACTOR TO VERIFY ALL DIMENSIONS. PROVIDE FILLERS AS REQUIRED. REFER TO CABINET SHOP DRAWINGS.
21. VANITY MIRRORS TO BE 42" HIGH AND TO BE MOUNTED WITH THE BOTTOM OF THE REFLECTING SURFACE NO MORE THAN 40" A.F.F IN ANSI TYPE A UNITS.
22. 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



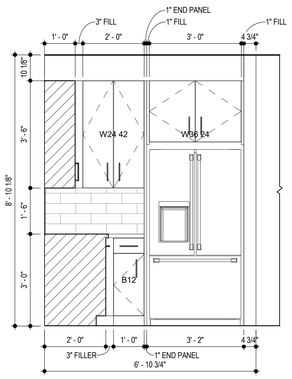
3 UNIT A1 KITCHEN ELEVATION - RANGE

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



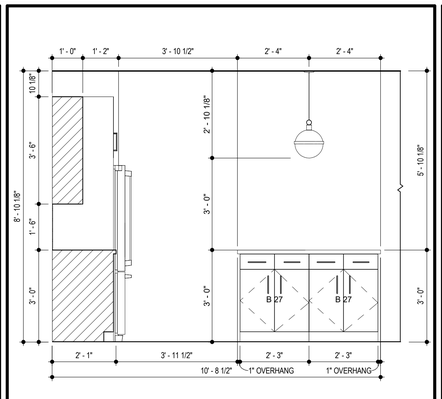
11 UNIT A1 C.F.S.

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



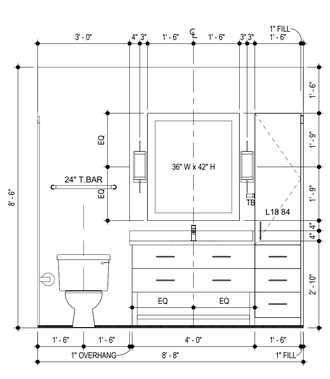
4 UNIT A1 CASEWORK ELEVATION - REFRIGERATOR

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



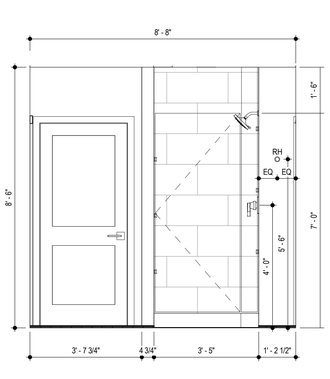
8 UNIT A1 KITCHEN ELEVATION - ISLAND

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



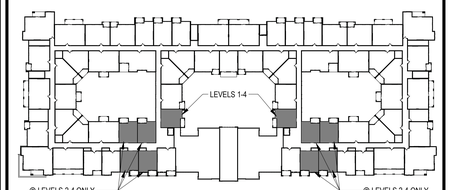
12 UNIT A1 BATHROOM ELEVATION - SINK

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



16 UNIT A1 BATHROOM ELEVATION - SHOWER

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



UNIT LOCATION PLAN

RELEASE FOR CONSTRUCTION
AS NOTED ON PLANS REVIEW
DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI
4/13/2020

7.2.20

TR;i ARCHITECTS — ARCHITECT
BOB D CAMPBELL & COMPANY — STRUCTURAL ENGINEER
RENAISSANCE INFRASTRUCTURE CONSULTING — CIVIL ENGINEER
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Summit at West Pryor

940 NW Pryor Road
Lee's Summit, Missouri 64081

TR;i ARCHITECTS

TR;i Architects
9812 Manchester Road
St. Louis, Missouri 63119

T: 314-395-9750
F: 314-395-9751
www.triarchitects.com

DATE: 7.29.19

REVISIONS 8

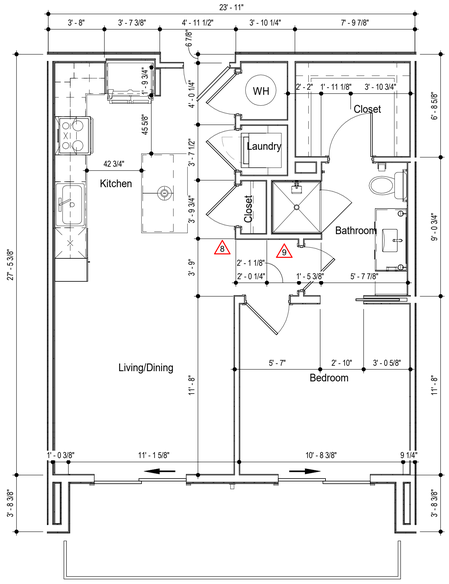
	SHELL PACKAGE	7.29.19
6	REVISION 1	12.20.19
8	REVISION 3	4.3.2020
9	REVISION 4	4.24.2020
10	REVISION 5	7.2.2020

DWG BY MKSS

TR;i PROJECT NO. 18-046

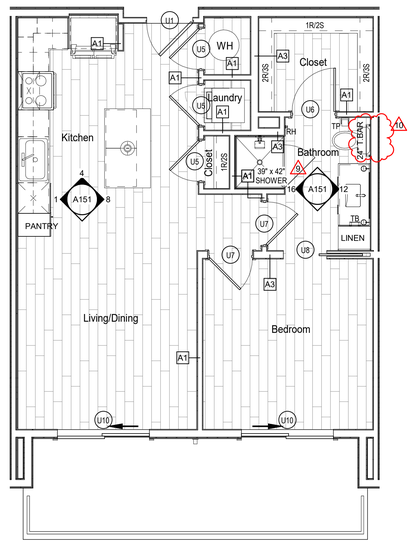
SHEET NO. A150 8

UNIT 'A1' PLANS & ELEVATIONS



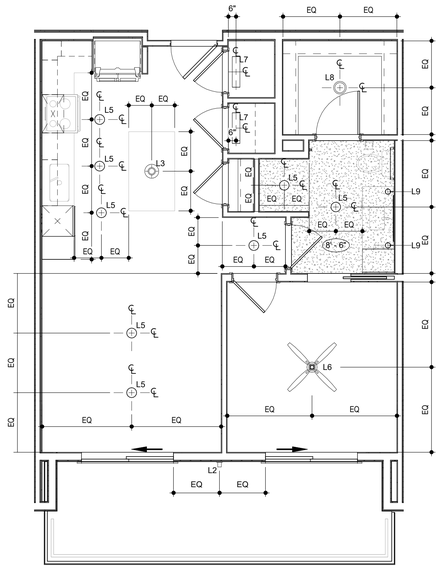
2 UNIT A2 DIMENSION PLAN

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



6 UNIT A2 REFERENCE PLAN

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



14 UNIT A2 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
- 8 — TOWEL BAR 6"

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 8		
L2	ACCESS	20399LEDMG-BL	TEXTURED BLACK
L3	HUDSON VALLEY LIGHTING GROUP	LAMBERT, #612-OB	OLD BRONZE
L5	TBD	7 1/2" LED DISK FIXTURE	WHITE TRIM
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 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.
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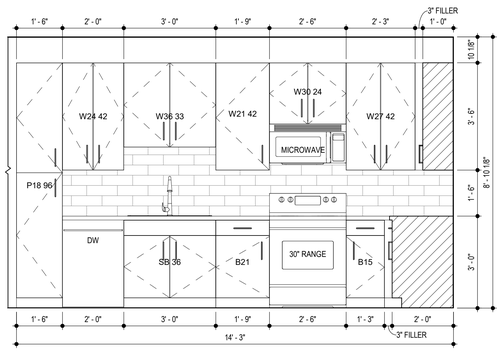
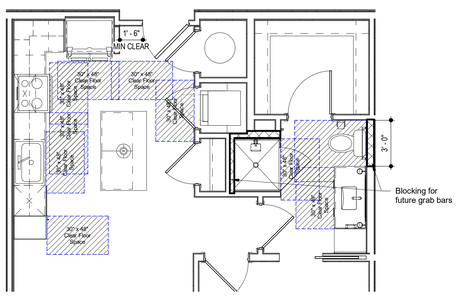


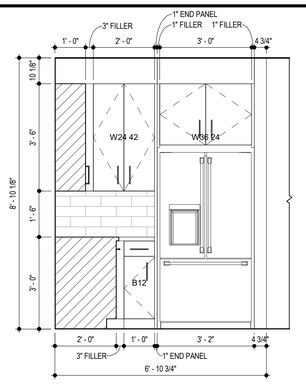
1 UNIT A2 KITCHEN ELEVATION - RANGE

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



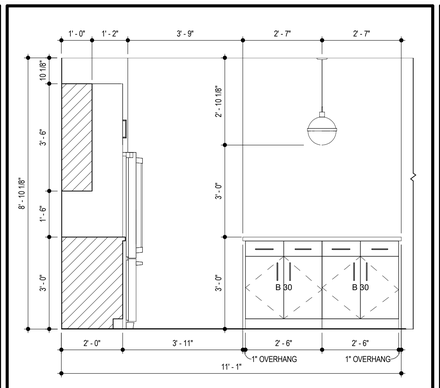
11 UNIT A2 C.F.S.

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



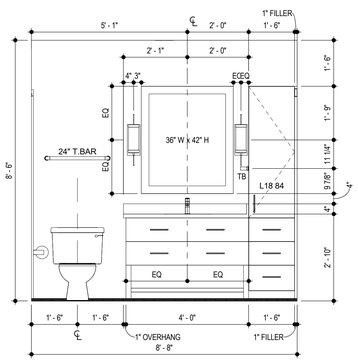
4 UNIT A2 CASEWORK ELEVATION - REFRIGERATOR

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



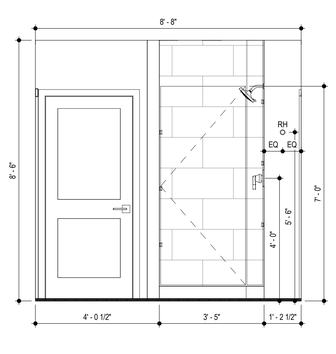
8 UNIT A2 KITCHEN ELEVATION - ISLAND

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



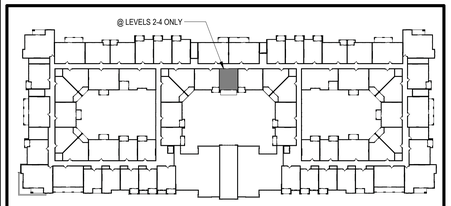
12 UNIT A2 BATHROOM ELEVATION - SINK

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



16 UNIT A2 BATHROOM ELEVATION - SHOWER

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



UNIT LOCATION PLAN

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DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI
Application #

7.2.20

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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

DATE: 7.29.19

REVISIONS 6

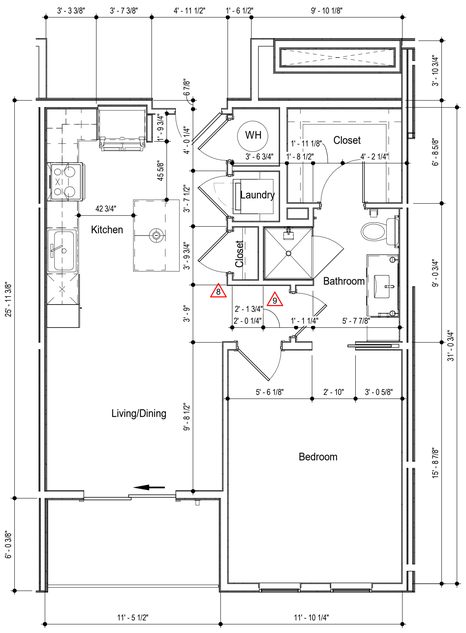
	SHELL PACKAGE	7.29.19
6	REVISION 1	12.20.19
8	REVISION 3	4.3.2020
9	REVISION 4	4.24.2020
10	REVISION 5	7.2.2020

DWG BY MKSS

TR¡ PROJECT NO. 18-046

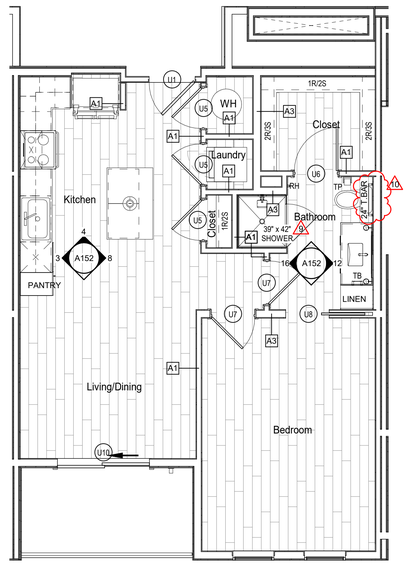
SHEET NO. A151 6

UNIT 'A2' PLANS & ELEVATIONS



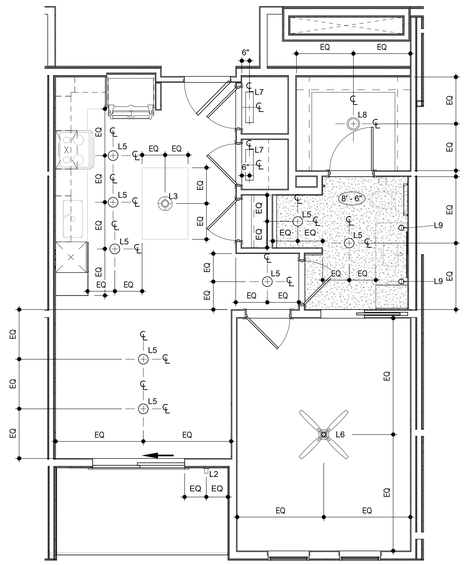
2 UNIT A3 DIMENSION PLAN

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



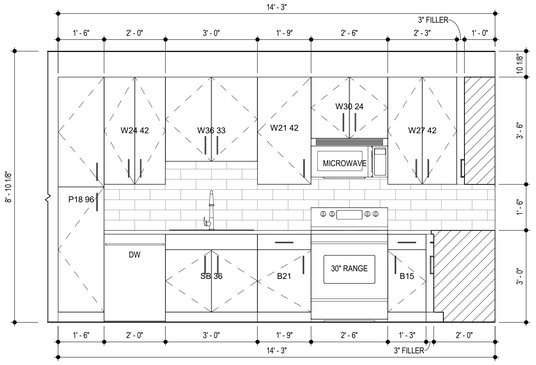
6 UNIT A3 REFERENCE PLAN

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



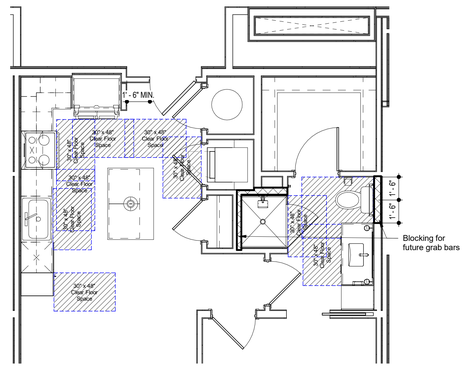
14 UNIT A3 RCP

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



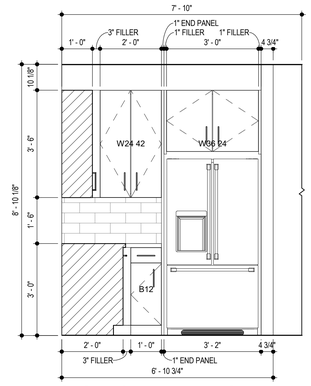
3 UNIT A3 KITCHEN ELEVATION - RANGE

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



11 UNIT A3 C.F.S.

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



4 UNIT A3 CASEWORK ELEVATION - REFRIGERATOR

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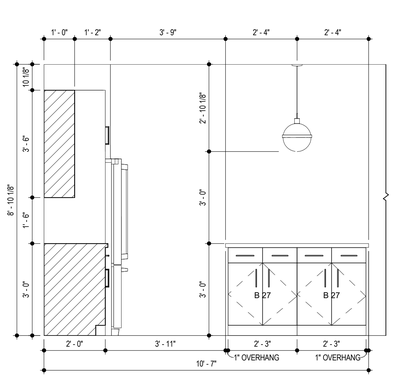
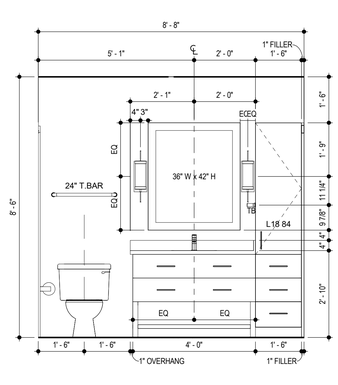


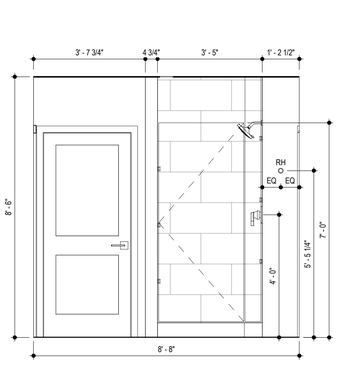
8 UNIT A3 KITCHEN ELEVATION - ISLAND

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



12 UNIT A3 BATHROOM ELEVATION - SINK

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



16 UNIT A3 BATHROOM ELEVATION - SHOWER

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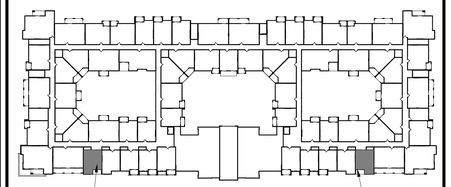

UNIT LOCATION PLAN

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

8 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 8		
L2	ACCESS	20399LEDMG-BL	TEXTURED BLACK
L3	HUDSON VALLEY LIGHTING GROUP	LAMBERT, #612-OB	OLD BRONZE
L5	TBD	7 1/2" LED DISK FIXTURE	WHITE TRIM
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 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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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 20" A.F.F. TO CENTERLINE OF HOLDER UNLESS NOTED OTHERWISE. TOWEL BARS AND ROBE HOOKS IN TYPE A UNITS TO BE MOUNTED AT 48" HIGH MAX. 4
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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.
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34. FOR UNIT DETAILS RE: A170-A171

RELEASE FOR CONSTRUCTION
AS NOTED ON PLANS REVIEW
DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI
4/13/2020

7.2.20

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

Summit at West Pryor

940 NW Pryor Road
Lee's Summit, Missouri 64081

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T: 314-395-9750
F: 314-395-9751

www.triarchitects.com

DATE: 7.29.19

REVISIONS 6

	SHELL PACKAGE	7.29.19
6	REVISION 1	12.20.19
8	REVISION 3	4.3.2020
9	REVISION 4	4.24.2020
10	REVISION 5	7.2.2020

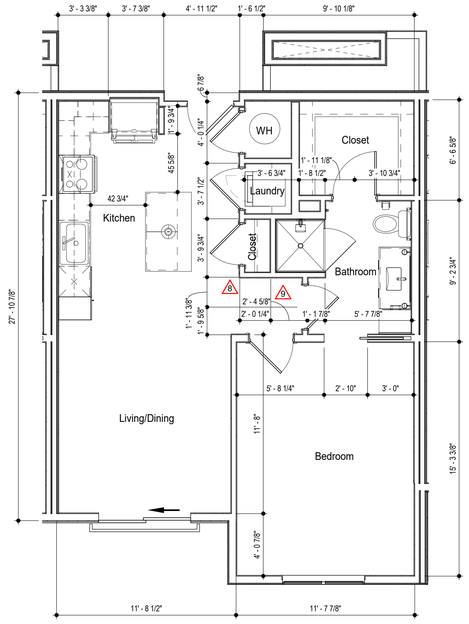
DWG BY MKSS

TRi PROJECT NO. 18-046

SHEET NO. 6

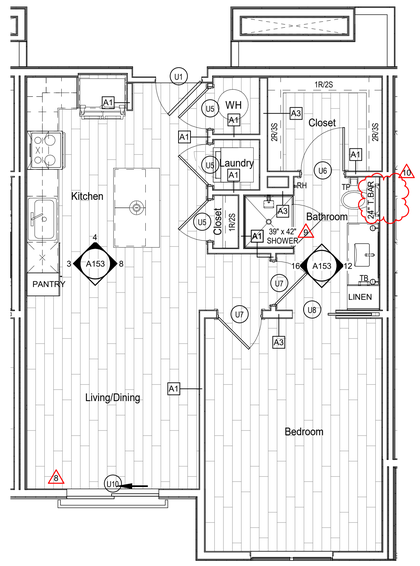
A152

UNIT 'A3' PLANS & ELEVATIONS



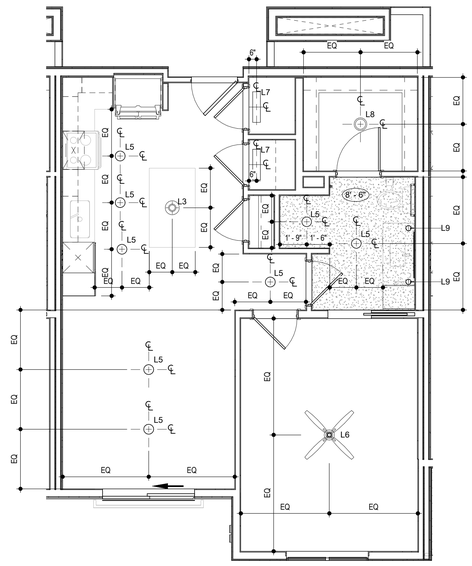
2 UNIT A4 DIMENSION PLAN

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



6 UNIT A4 REFERENCE PLAN

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



14 UNIT A4 RCP

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

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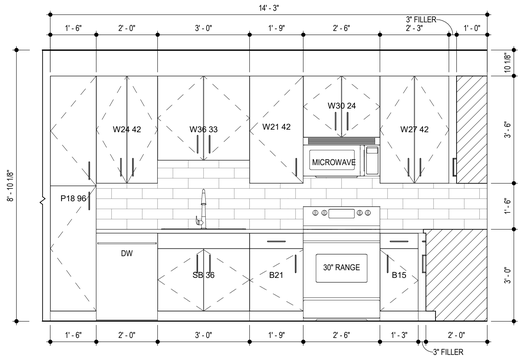
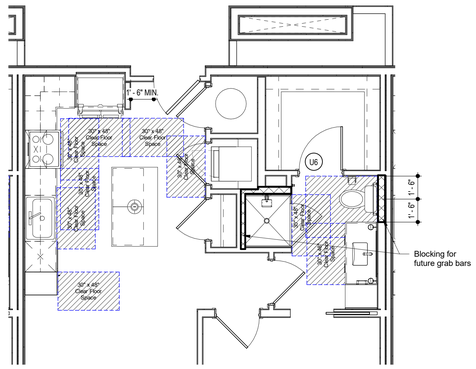


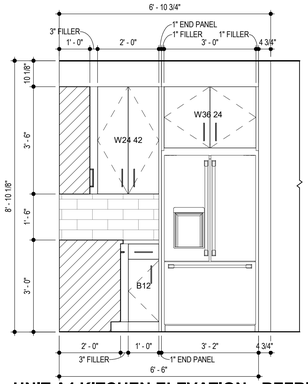
3 UNIT A4 KITCHEN ELEVATION - RANGE

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



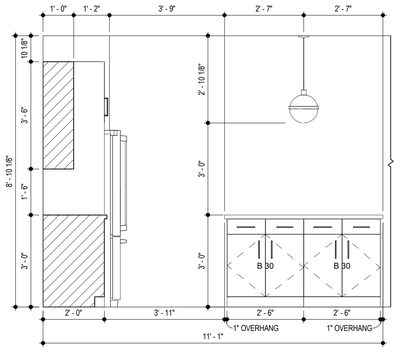
11 UNIT A4 C.F.S

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



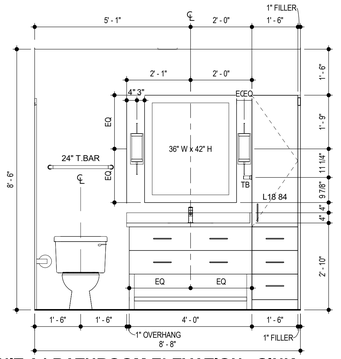
4 UNIT A4 KITCHEN ELEVATION - REFRIGERATOR

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



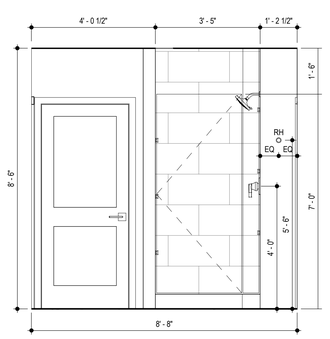
8 UNIT A4 KITCHEN ELEVATION - ISLAND

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



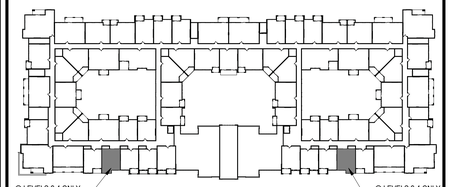
12 UNIT A4 BATHROOM ELEVATION - SINK

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



16 UNIT A4 BATHROOM ELEVATION - SHOWER

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



UNIT LOCATION PLAN

RELEASE FOR CONSTRUCTION
AS NOTED ON PLANS REVIEW
DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI
Application #

7.2.20

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 8

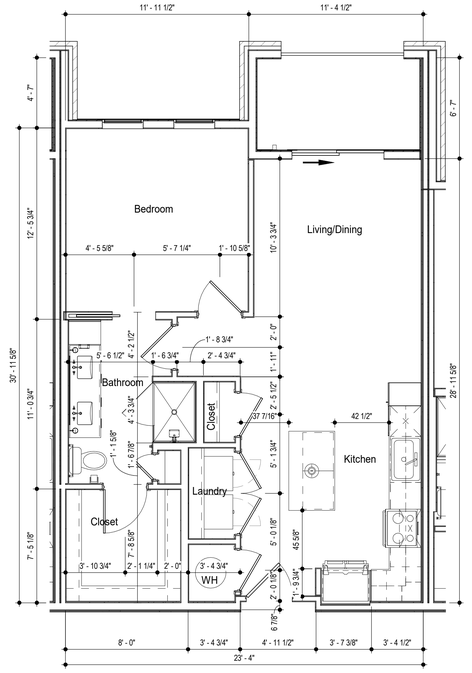
	SHELL PACKAGE	7.29.19
6	REVISION 1	12.20.19
8	REVISION 3	4.3.2020
9	REVISION 4	4.24.2020
10	REVISION 5	7.2.2020

DWG BY MKSS

TR¡ PROJECT NO. 18-046

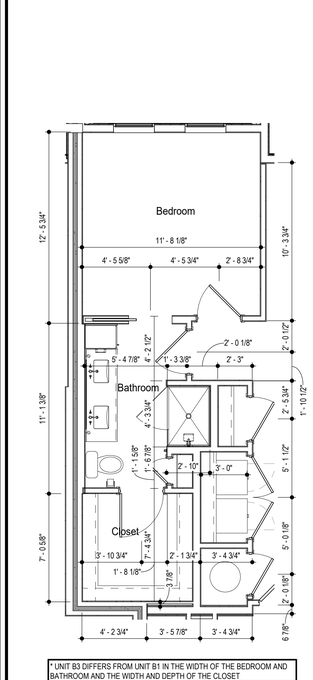
SHEET NO. A153 8

UNIT 'A4' PLANS & ELEVATIONS



2 UNIT B1 DIMENSION PLAN

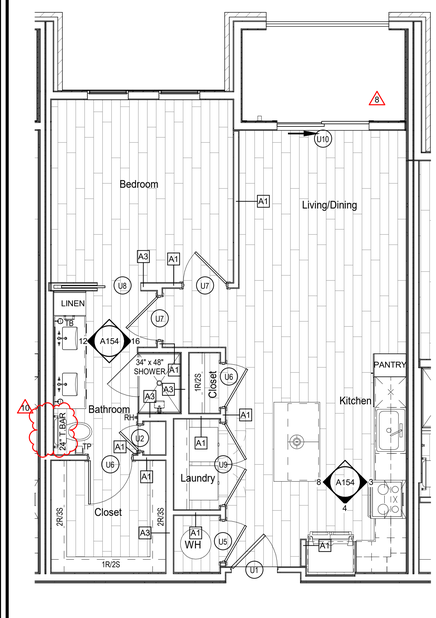
SCALE: 1/4" = 1'-0"



* 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

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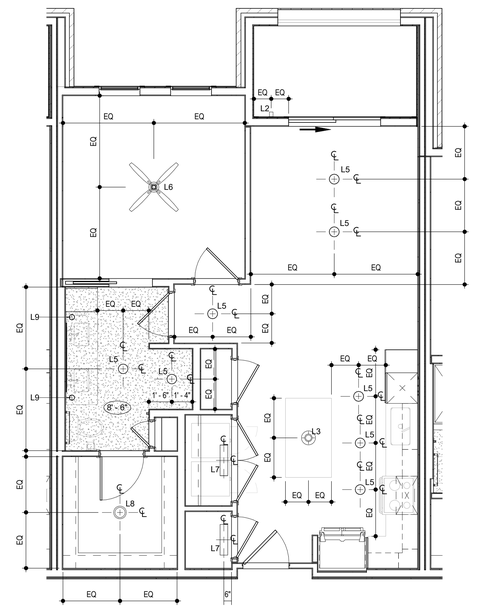

14 UNIT B1 RCP

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LIGHTING FIXTURE

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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 20" A.F.F. TO CENTERLINE OF HOLDER UNLESS NOTED OTHERWISE. TOWEL BARS AND ROBE HOOKS IN TYPE A UNITS TO BE MOUNTED AT 48" HIGH MAX.
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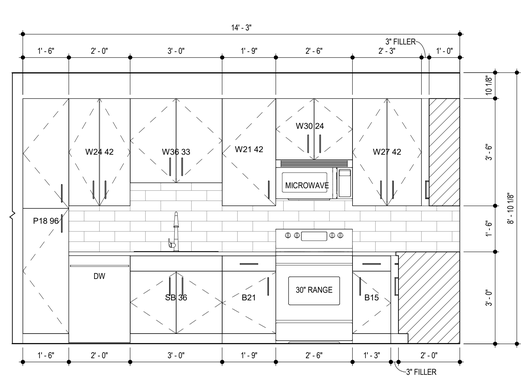
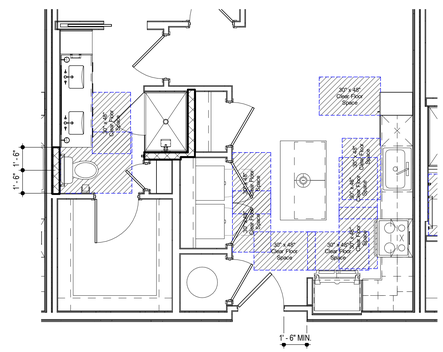
21. VANITY MIRRORS TO BE 42" HIGH AND TO BE MOUNTED WITH THE BOTTOM OF THE REFLECTING SURFACE NO MORE THAN 40" A.F.F IN ANSI TYPE A UNITS.
22. PROVIDE MINIMUM RATED 2A:10B:C FIRE EXTINGUISHER IN EACH KITCHEN UNDER THE SINK.
23. VERIFY ALL TUB WALL LENGHTS AND DIMENSIONS WITH ACTUAL TUB PROVIDED. CONTRACTOR 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



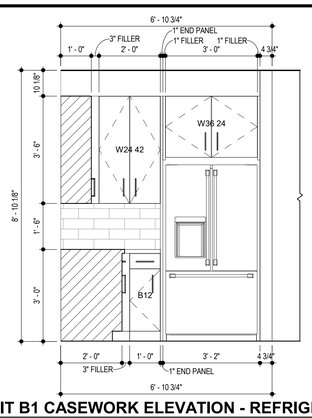
3 UNIT B1 KITCHEN ELEVATION - RANGE

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



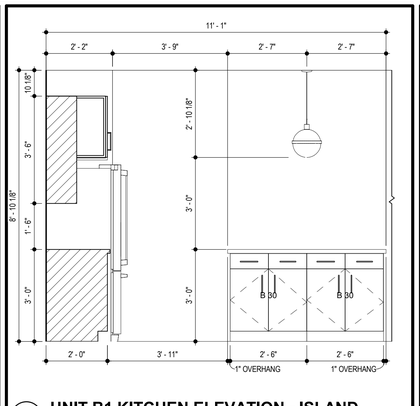
11 UNIT B1 C.F.S.

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



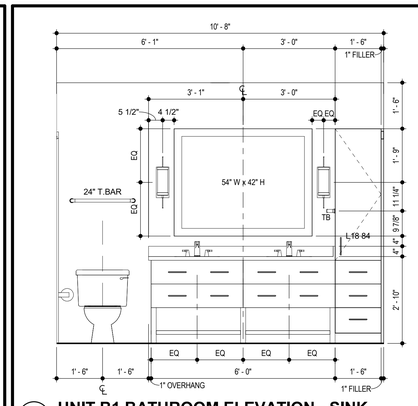
4 UNIT B1 CASEWORK ELEVATION - REFRIGERATOR

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



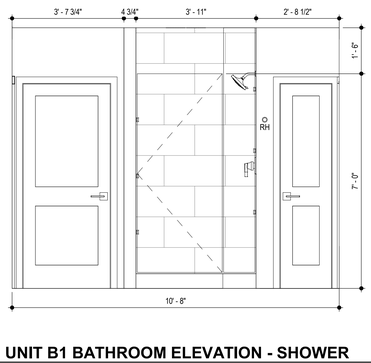
8 UNIT B1 KITCHEN ELEVATION - ISLAND

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



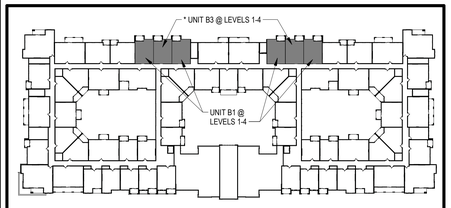
12 UNIT B1 BATHROOM ELEVATION - SINK

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



16 UNIT B1 BATHROOM ELEVATION - SHOWER

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



UNIT LOCATION PLAN

RELEASE FOR CONSTRUCTION
AS NOTED ON PLANS REVIEW
DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI
4/1/2020

7.2.20

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

TR.i ARCHITECTS
BOB D CAMPBELL & COMPANY
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Pearl COMPANIES

Summit at West Pryor

940 NW Pryor Road
Lee's Summit, Missouri 64081

TR.i ARCHITECTS

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

DATE: 7.29.19

REVISIONS 8

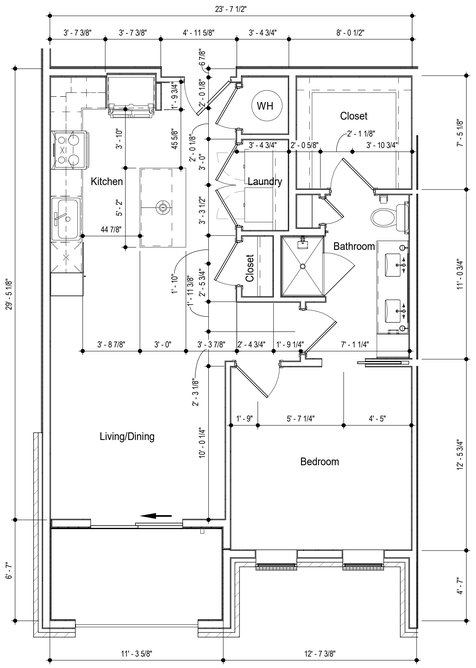
	SHELL PACKAGE	7.29.19
6	REVISION 1	12.20.19
8	REVISION 3	4.3.2020
10	REVISION 5	7.2.2020

DWG BY MKSS

TR.i PROJECT NO. 18-046

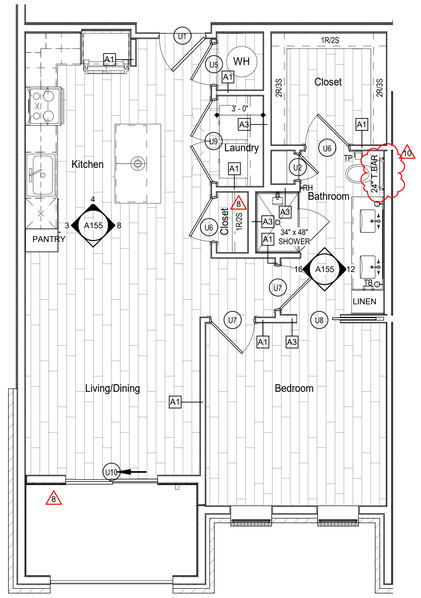
SHEET NO. A154 10

UNIT 'B1' & 'B3' PLANS & ELEVATIONS



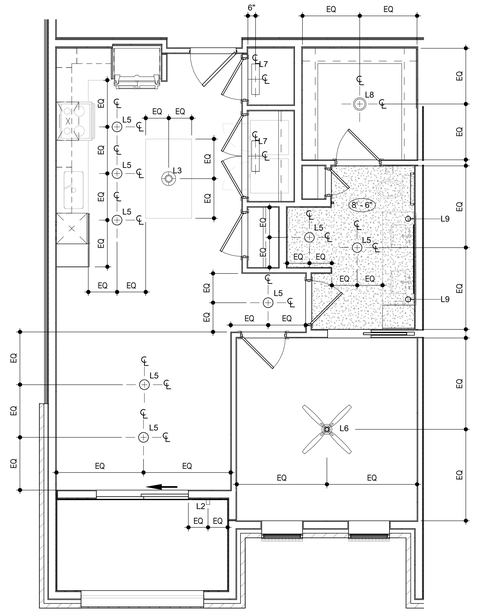
2 UNIT B2 DIMENSION PLAN

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
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8
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 8		
L2	ACCESS	20399LEDMG-BL	TEXTURED BLACK
L3	HUDSON VALLEY LIGHTING GROUP	LAMBERT, #612-OB	OLD BRONZE
L5	TBD	7 1/2" LED DISK FIXTURE	WHITE TRIM
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 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.
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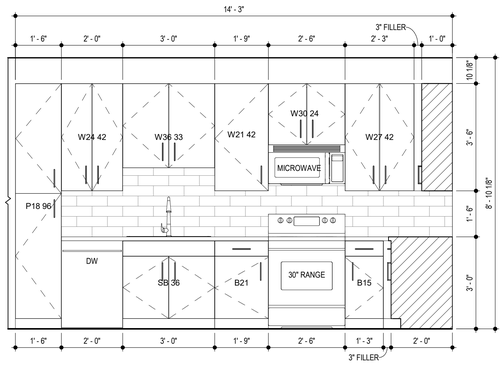
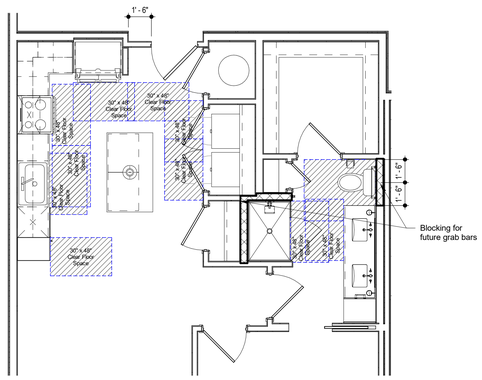


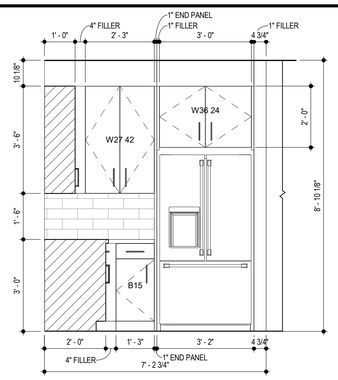
3 UNIT B2 KITCHEN ELEVATION - RANGE

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



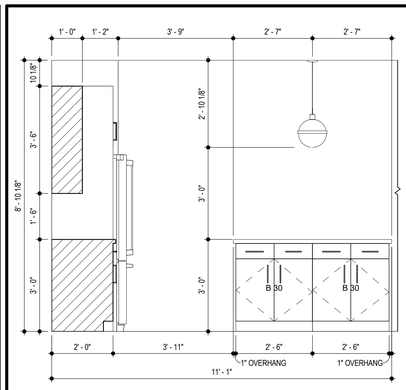
11 UNIT B2 C.F.S

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



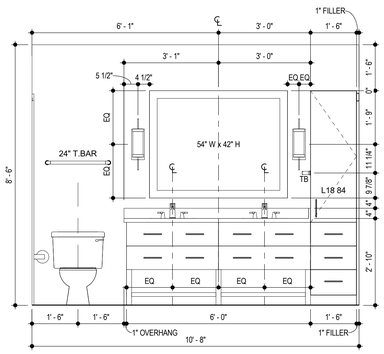
4 UNIT B2 KITCHEN ELEVATION - REFRIGERATOR

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



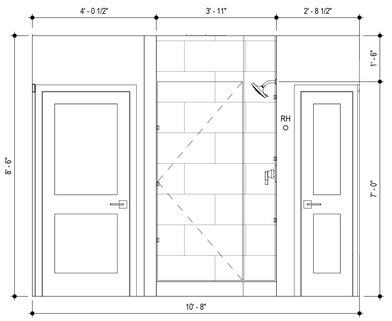
8 UNIT B2 KITCHEN ELEVATION ISLAND

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



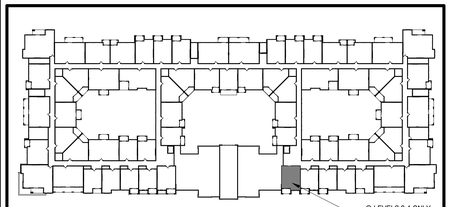
12 UNIT B2 BATHROOM ELEVATION - SINK

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



16 UNIT B2 BATHROOM ELEVATION - SHOWER

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



UNIT LOCATION PLAN

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DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI
4/13/2020

7.2.20

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Lee's Summit, Missouri 64081

TRi ARCHITECTS

TR¡ Architects
9812 Manchester Road
St. Louis, Missouri 63119
T: 314-395-9750
F: 314-395-9751

www.triarchitects.com

DATE: 7.29.19

REVISIONS 6

	SHELL PACKAGE	7.29.19
6	REVISION 1	12.20.19
8	REVISION 3	4.3.2020
10	REVISION 5	7.2.2020

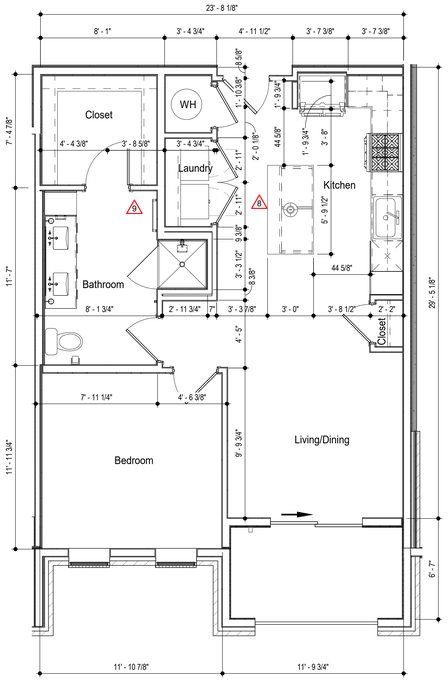
DWG BY MKSS

TR¡ PROJECT NO. 18-046

SHEET NO. 6

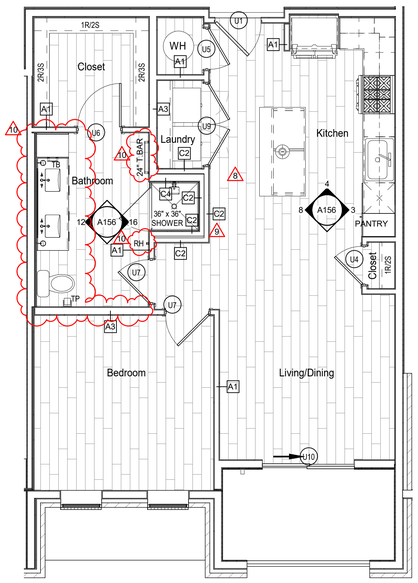
A155

UNIT 'B2' PLANS & ELEVATIONS



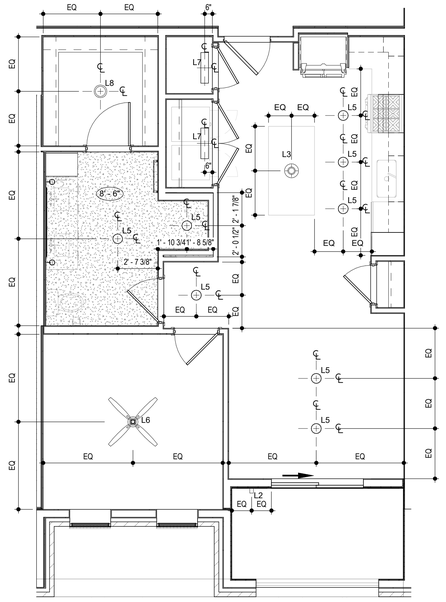
2 UNIT B2 - TYPE A DIMENSION PLAN

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

11 DOOR TAG	CLEAR FLOOR SPACE WITH 2" TOLERANCE AREA. REFER TO NOTES FOR REQUIRED DIMENSIONS
LIGHTING FIXTURE	
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

8
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 8		
L2	ACCESS	20399LEDMG-BL	TEXTURED BLACK
L3	HUDSON VALLEY LIGHTING GROUP	LAMBERT, #612-OB	OLD BRONZE
L5	TBD	7 1/2" LED DISK FIXTURE	WHITE TRIM
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 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.
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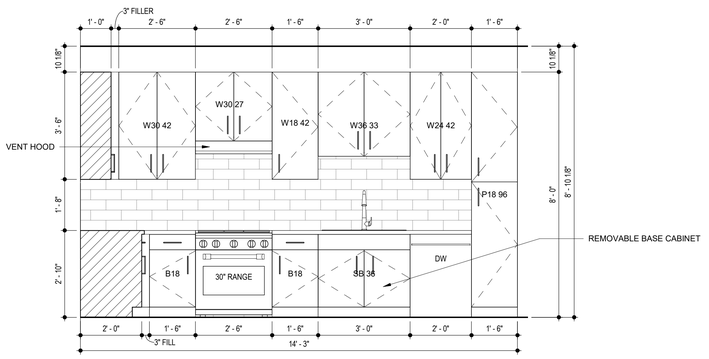
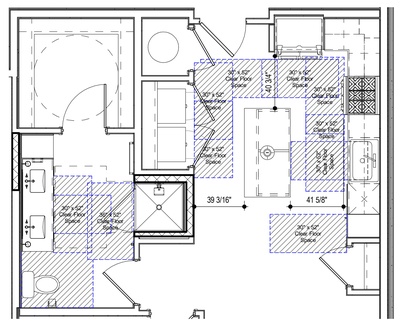
15. VERTICAL MECHANICAL CHASES WITHIN UNITS ARE TO BE FIRE STOPPED PER LOCAL REQUIREMENTS.
16. ALL ANGLES ARE 45° TO HORIZONTAL & VERTICAL DIRECTIONS, U.N.O. TYP. AT ALL UNITS.
17. ALL DIMENSIONS AND NOTES STATING "CLEAR" ARE FROM FACE OF FINISH.
18. REFER TO A003 & A004 FOR ALL INTERIOR FAIR HOUSING 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 20" A.F.F. TO CENTERLINE OF HOLDER 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



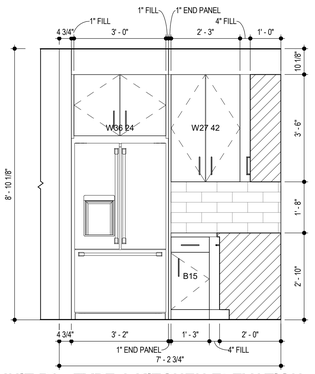
3 UNIT B2 - TYPE A KITCHEN ELEVATION - RANGE

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



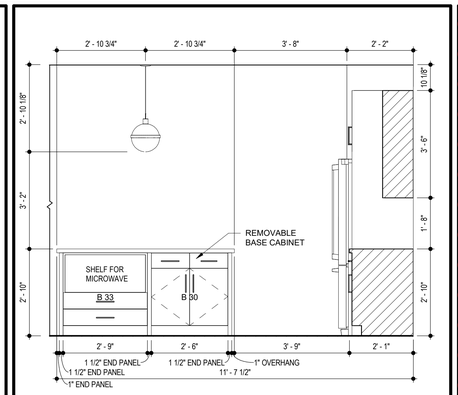
11 UNIT B2 - TYPE A C.F.S

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



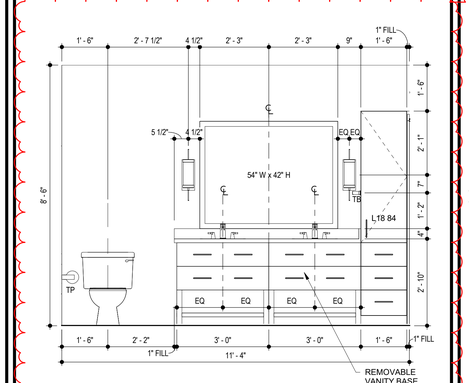
4 UNIT B2 - TYPE A KITCHEN ELEVATION - REFRIGERATOR

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



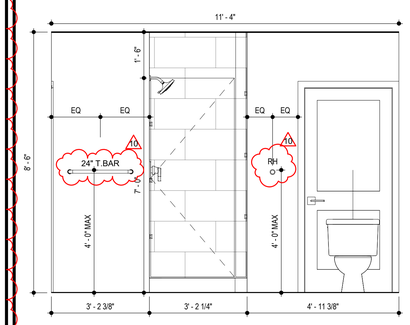
8 UNIT B2 - TYPE A KITCHEN ELEVATION ISLAND

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



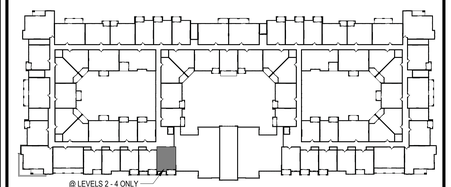
12 UNIT B2 - TYPE A BATHROOM ELEVATION - SINK

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

RELEASE FOR CONSTRUCTION
AS NOTED ON PLANS REVIEW
DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI
4/13/2020

7.2.20

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

DATE: 7.29.19

REVISIONS 6

	SHELL PACKAGE	7.29.19
6	REVISION 1	12.20.19
8	REVISION 3	4.3.2020
9	REVISION 4	4.24.2020
10	REVISION 5	7.2.2020

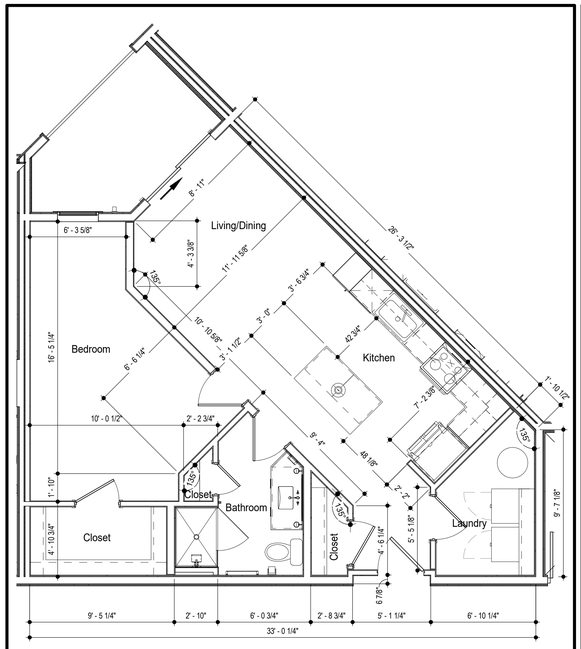
DWG BY Author

TR¡ PROJECT NO. 18-046

SHEET NO. 6

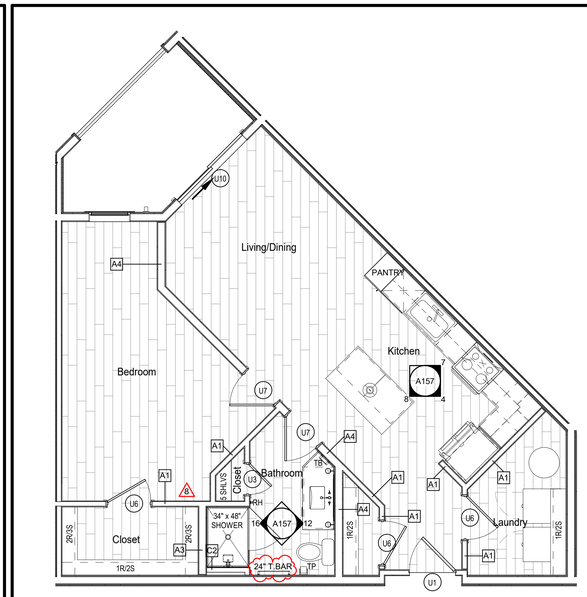
A156

UNIT 'B2-TYPE A' PLANS & ELEVATIONS



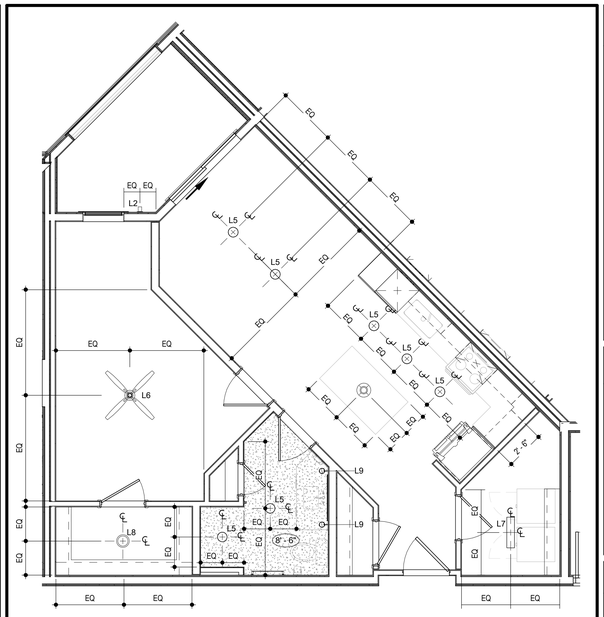
2 UNIT C1 DIMENSION PLAN

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

- DOOR TAG
- LIGHTING FIXTURE
- INTERIOR ELEVATION (A101)
- 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
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T = TEMPERED GLASS

8
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 8		
L2	ACCESS	20399LEDMG-BL	TEXTURED BLACK
L3	HUDSON VALLEY LIGHTING GROUP	LAMBERT, #612-OB	OLD BRONZE
L5	TBD	7 1/2" LED DISK FIXTURE	WHITE TRIM
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 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.
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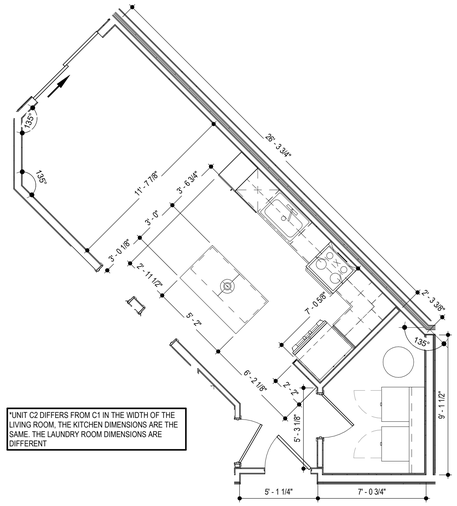
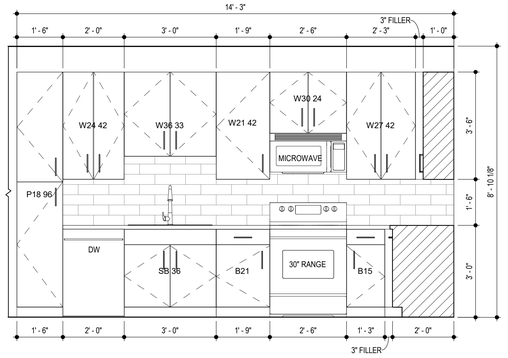
33. TUB/SHOWER COMBO SHOWER HEAD HEIGHT 7'-0" AFF, CONTROL 3'-0" AFF, TUB FAUCET 2'-0" AFF.
34. FOR UNIT DETAILS RE: A170-A171



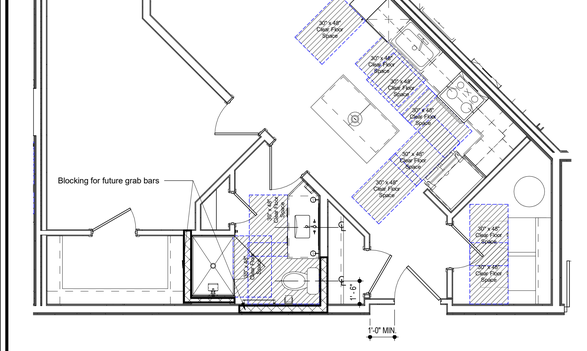
3 UNIT C2 DIMENSION PLAN

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



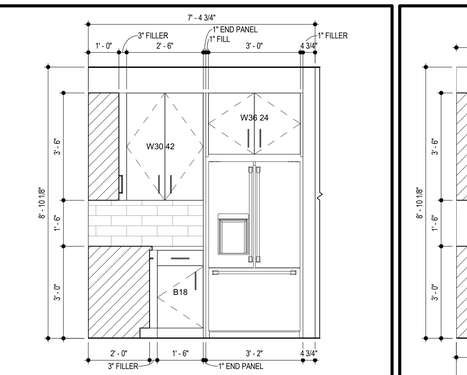
7 UNIT C1 KITCHEN ELEVATION - RANGE

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



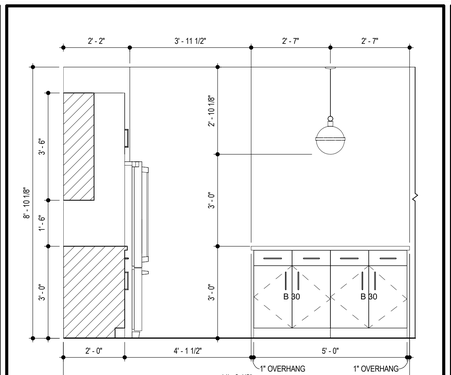
15 UNIT C1 C.F.S.

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



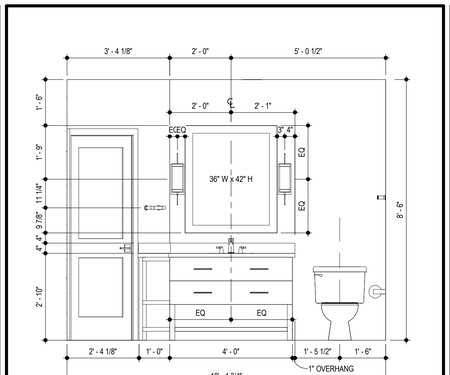
4 UNIT C1 KITCHEN ELEVATION - REFRIGERATOR

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



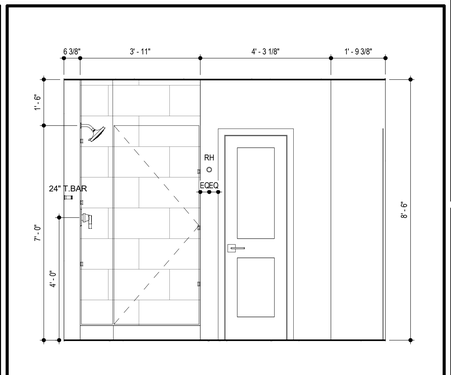
8 UNIT C1 KITCHEN ELEVATION - ISLAND

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



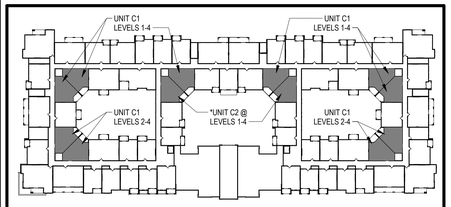
12 UNIT C1 KITCHEN ELEVATION - SINK

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



16 UNIT C1 BATHROOM ELEVATION - SHOWER

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



UNIT LOCATION PLAN

RELEASE FOR CONSTRUCTION
AS NOTED ON PLANS REVIEW
DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI
Application #

7.2.20

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Pearl COMPANIES

Summit at West Pryor

940 NW Pryor Road
Lee's Summit, Missouri 64081

TR¡ ARCHITECTS

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

DATE: 7.29.19

REVISIONS 6

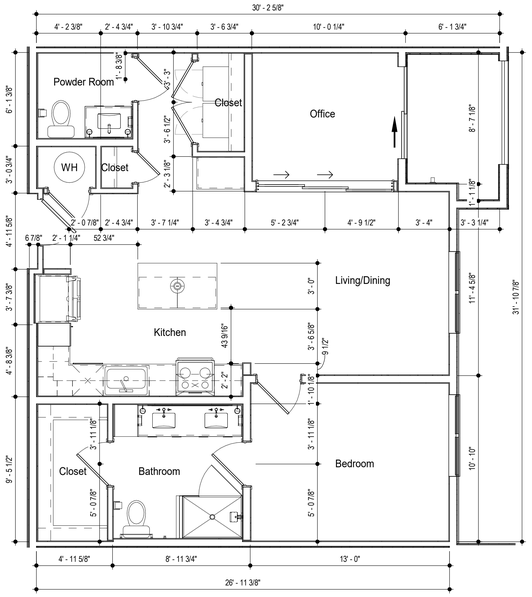
	SHELL PACKAGE	7.29.19
6	REVISION 1	12.20.19
8	REVISION 3	4.3.2020
10	REVISION 5	7.2.2020

DWG BY MKSS

TR¡ PROJECT NO. 18-046

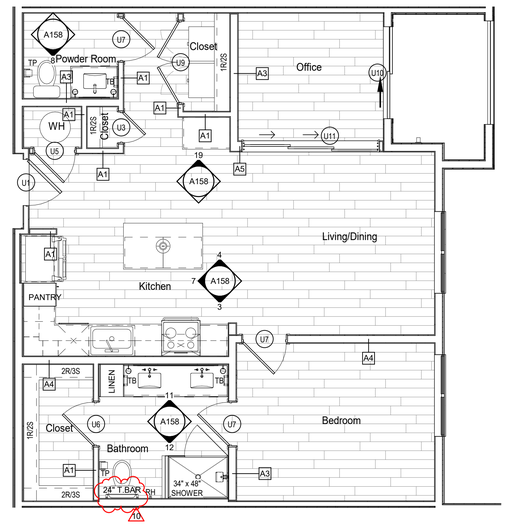
SHEET NO. A157 6

UNIT 'C1' & 'C2' PLANS & ELEVATIONS



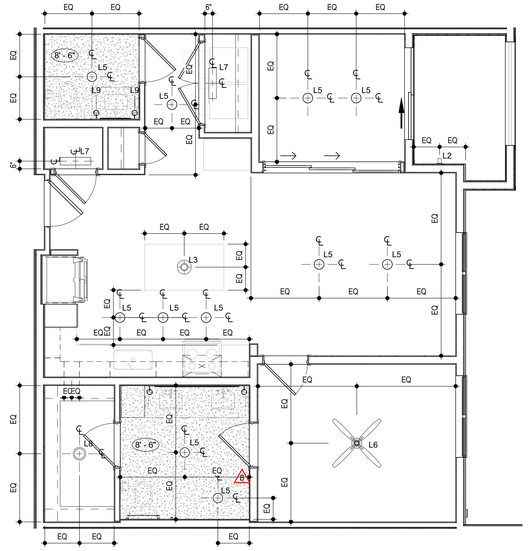
2 UNIT D1 DIMENSION PLAN

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

A101 (1 Ref / 1 Ref) INTERIOR ELEVATION

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

W2 PARTITION WALL TAG REFER TO A013

8 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 8		
L2	ACCESS	20399LEDMG-BL	TEXTURED BLACK
L3	HUDSON VALLEY LIGHTING GROUP	LAMBERT, #612-OB	OLD BRONZE
L5	TBD	7 1/2" LED DISK FIXTURE	WHITE TRIM
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 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.
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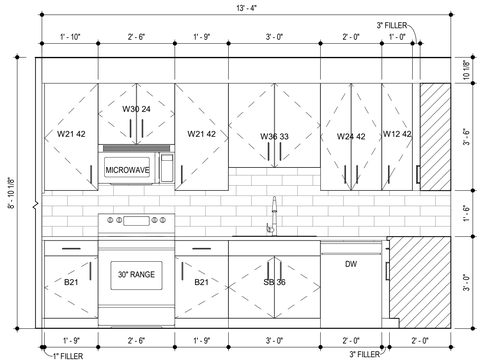
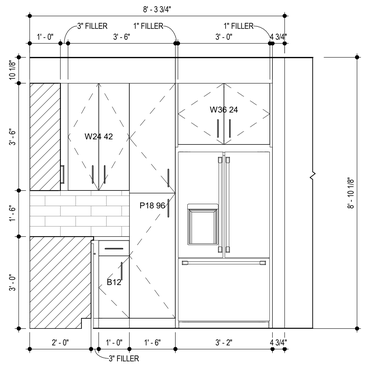
14. REFER TO STRUCTURAL DRAWINGS FOR SHEARWALL AND BEARING WALL LOCATIONS.
15. VERTICAL MECHANICAL CHASES WITHIN UNITS ARE TO BE FIRE STOPPED PER LOCAL REQUIREMENTS.
16. ALL ANGLES ARE 45° TO HORIZONTAL & VERTICAL DIRECTIONS, U.N.O. TYP. AT ALL UNITS.
17. ALL DIMENSIONS AND NOTES STATING "CLEAR" ARE 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 20" A.F.F. TO CENTERLINE OF HOLDER UNLESS NOTED OTHERWISE. TOWEL BARS AND ROBE HOOKS IN TYPE A UNITS TO BE MOUNTED AT 48" HIGH MAX.
20. KITCHEN 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



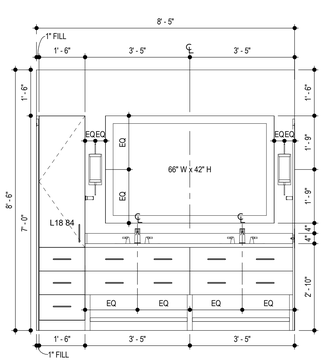
3 UNIT D1 KITCHEN ELEVATION - RANGE

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



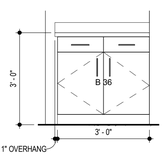
7 UNIT D1 KITCHEN ELEVATION - REFRIGERATOR

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



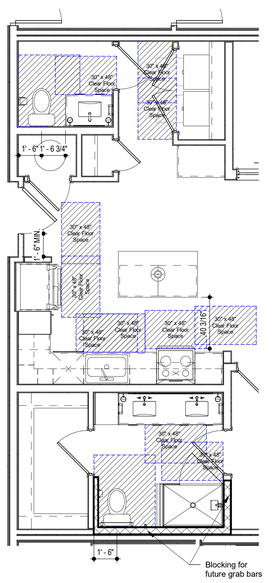
11 UNIT D1 BATHROOM ELEVATION - SINK

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



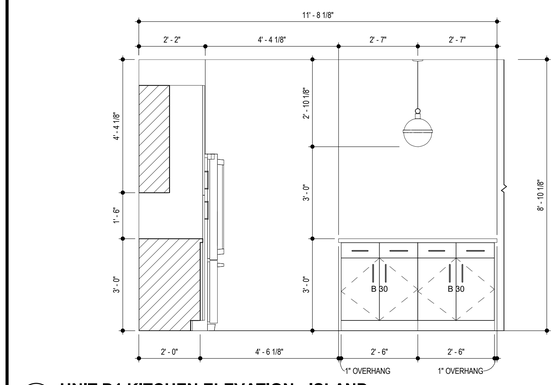
19 UNIT D1 CASEWORK ELEVATION

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



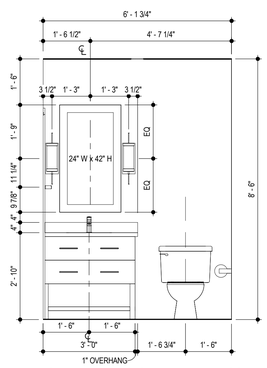
20 UNIT D1 C.F.S.

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



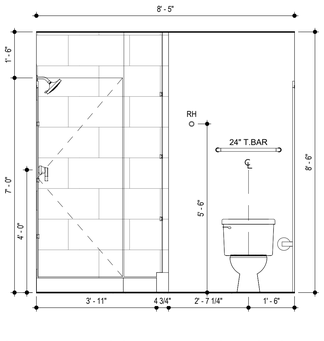
4 UNIT D1 KITCHEN ELEVATION - ISLAND

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



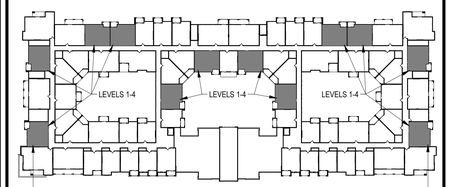
8 UNIT D1 POWDER ROOM ELEVATION

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



12 UNIT D1 BATHROOM ELEVATION - SHOWER

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



UNIT LOCATION PLAN

RELEASE FOR CONSTRUCTION
AS NOTED ON PLANS REVIEW
DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI
Application #

7.2.20

TR.i 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
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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

DATE: 7.29.19

REVISIONS 6

	SHELL PACKAGE	7.29.19
6	REVISION 1	12.20.19
8	REVISION 3	4.3.2020
10	REVISION 5	7.2.2020

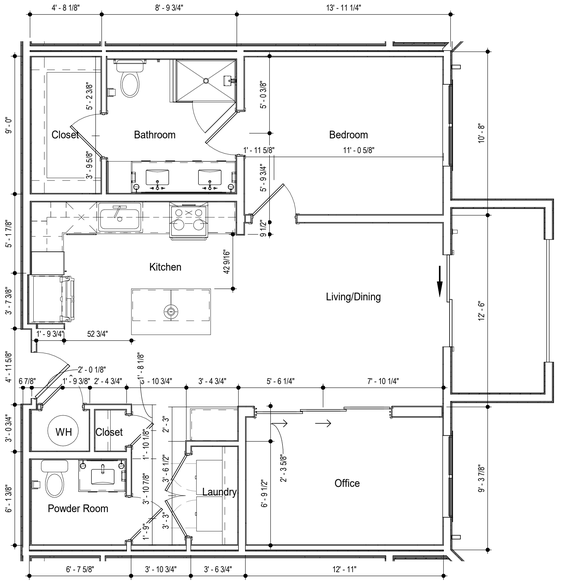
DWG BY MKSS

TR.i PROJECT NO. 18-046

SHEET NO. 6

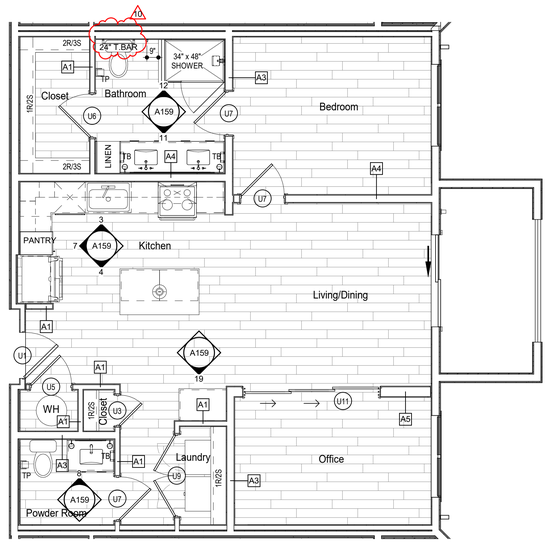
A158

UNIT 'D1' PLANS & ELEVATIONS



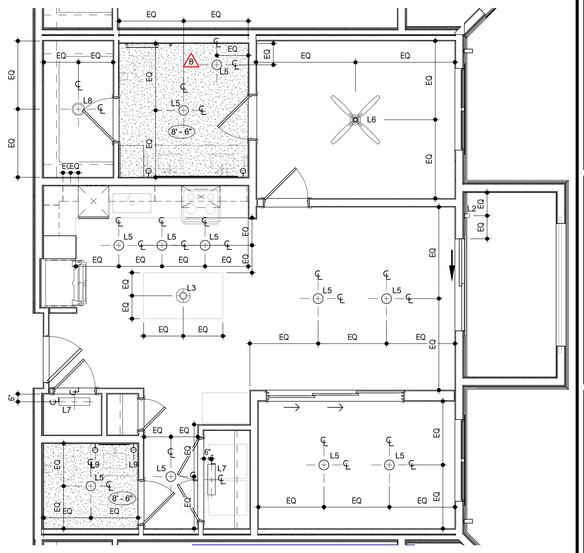
2 UNIT D2 DIMENSION PLAN

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

8

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 8		
L2	ACCESS	20399LEDMG-BL	TEXTURED BLACK
L3	HUDSON VALLEY LIGHTING GROUP	LAMBERT, #612-OB	OLD BRONZE
L5	TBD	7 1/2" LED DISK FIXTURE	WHITE TRIM
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 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.
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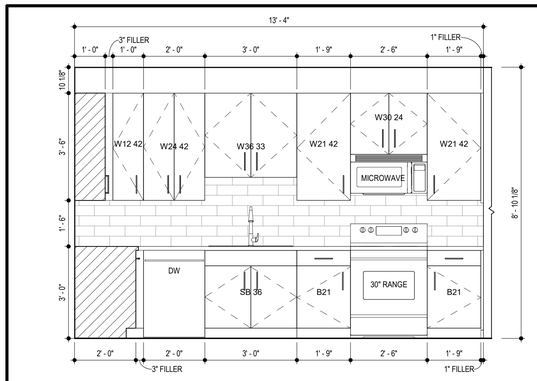
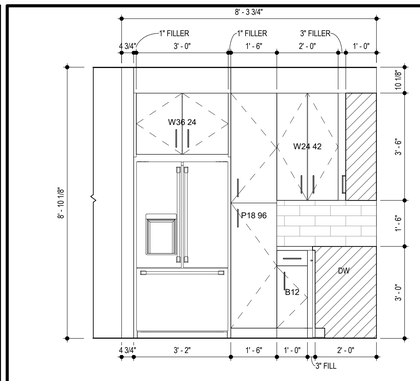


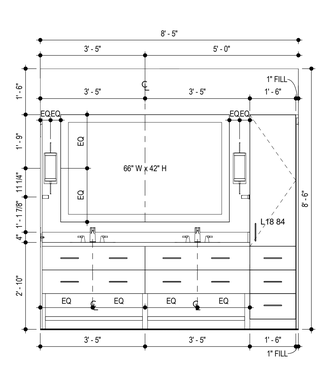
3 UNIT D2 KITCHEN ELEVATION - RANGE

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



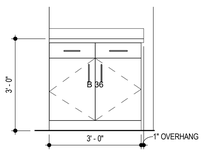
7 UNIT D2 KITCHEN ELEVATION - REFRIGERATOR

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



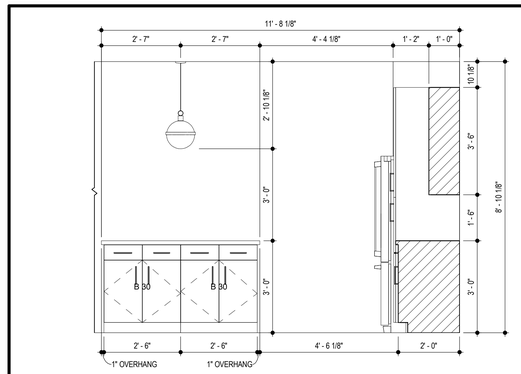
11 UNIT D2 BATHROOM ELEVATION - SINK

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



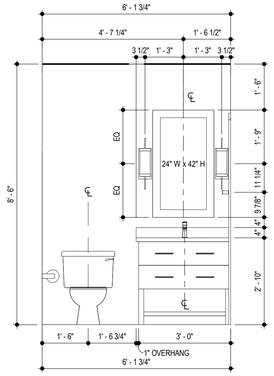
19 UNIT D2 CASEWORK ELEVATION

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



4 UNIT D2 KITCHEN ELEVATION - ISLAND

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



8 UNIT D2 POWDER ROOM ELEVATION

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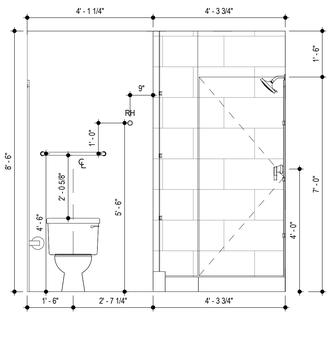
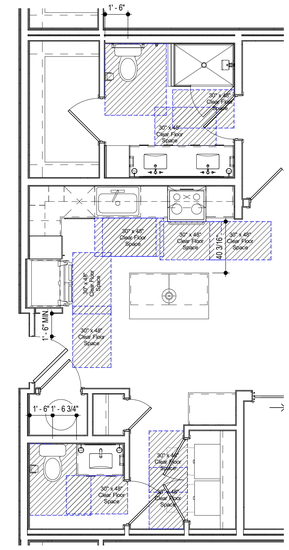


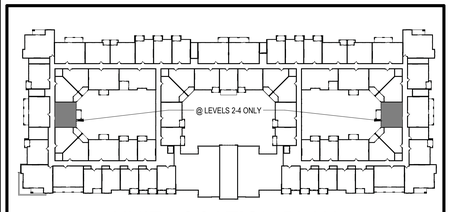
12 UNIT D2 BATHROOM ELEVATION - SHOWER

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



20 UNIT D2 C.F.S.

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



UNIT LOCATION PLAN

RELEASE FOR CONSTRUCTION
AS NOTED ON PLANS REVIEW
DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI
4.13.2020

7.2.20

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

TRi ARCHITECTS
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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

DATE: 7.29.19

REVISIONS 6

	SHELL PACKAGE	7.29.19
6	REVISION 1	12.20.19
8	REVISION 3	4.3.2020
10	REVISION 5	7.2.2020

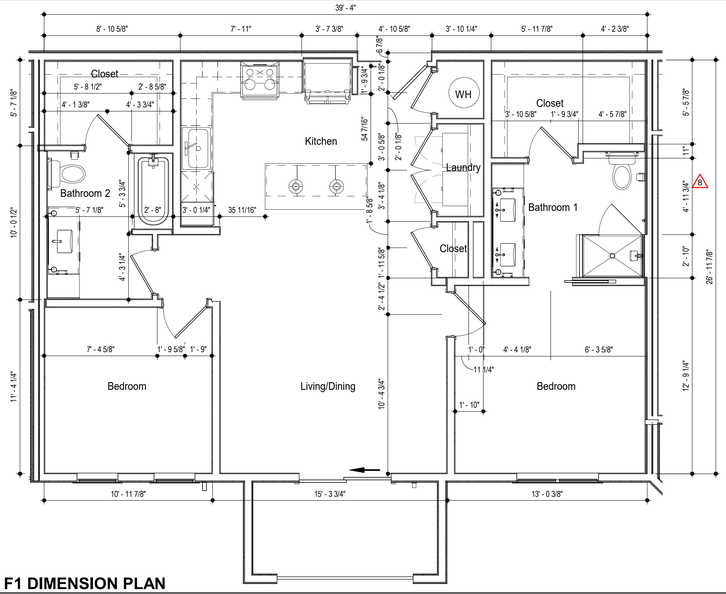
DWG BY MKSS

TRi PROJECT NO. 18-046

SHEET NO. 6

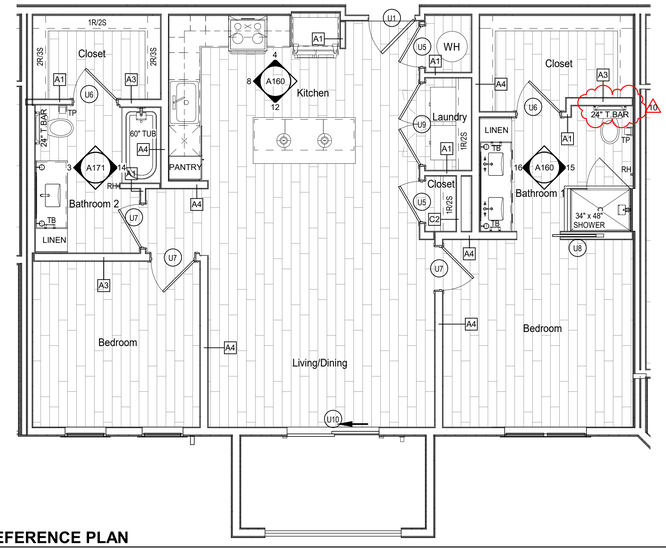
A159

UNIT 'D2' PLANS & ELEVATIONS



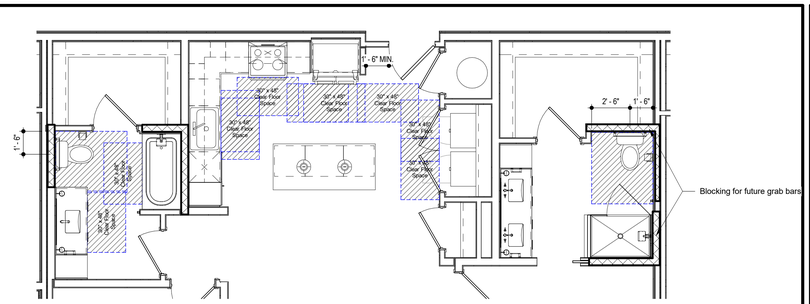
1 UNIT F1 DIMENSION PLAN

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



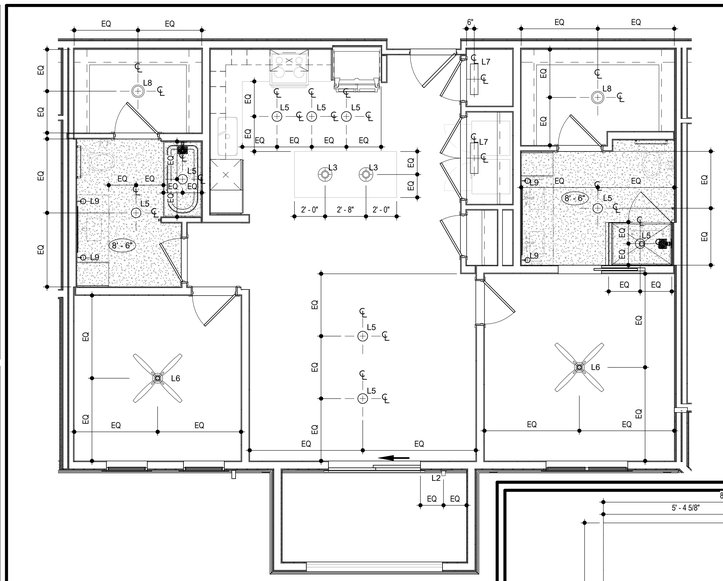
9 UNIT F1 REFERENCE PLAN

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



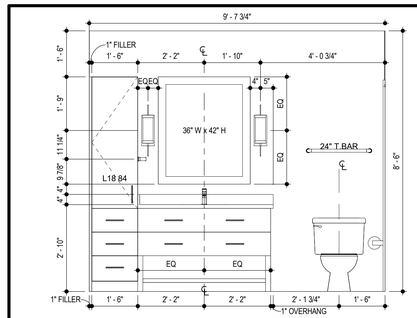
2 UNIT F1 C.F.S.

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



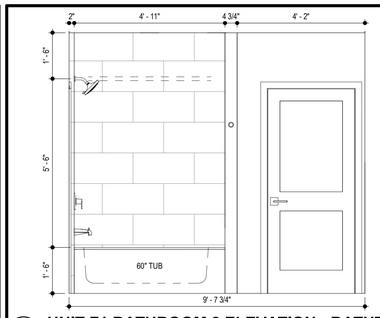
11 UNIT F1 RCP

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



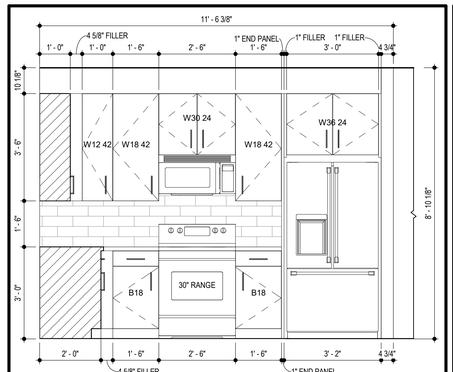
3 UNIT F BATHROOM 2 ELEVATION - SINK

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



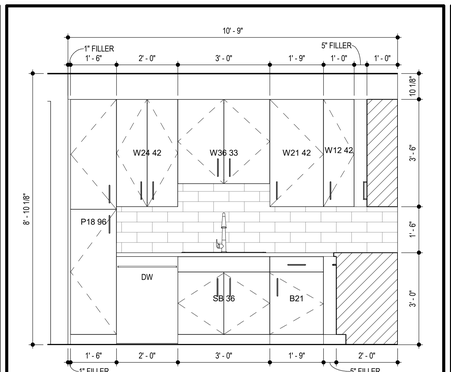
7 UNIT F1 BATHROOM 2 ELEVATION - BATHTUB

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



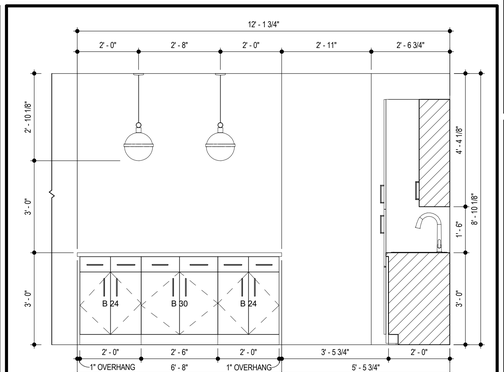
4 UNIT F1 KITCHEN ELEVATION - RANGE

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



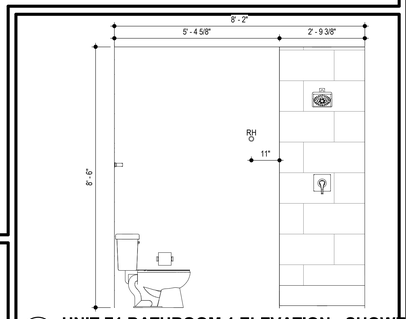
8 UNIT F1 KITCHEN ELEVATION - CASEWORK

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



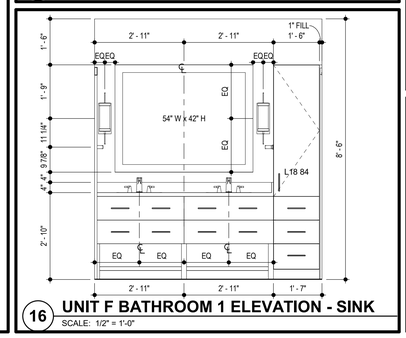
12 UNIT F1 KITCHEN ELEVATION - ISLAND

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



15 UNIT F1 BATHROOM 1 ELEVATION - SHOWER

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



16 UNIT F BATHROOM 1 ELEVATION - SINK

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

SYMBOL LEGEND - UNIT PLANS

- 11 — DOOR TAG
- CLEAR FLOOR SPACE WITH 2" TOLERANCE AREA. REFER TO NOTES FOR REQUIRED DIMENSIONS
- LIGHTING FIXTURE
- 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

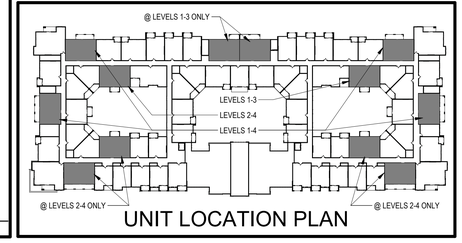
8
TB = TOWEL BAR 6"
TP = TOILET PAPER DISPENSER
VP = VINYL PLANK
WH = WATER HEATER
WS = WORKSPACE
# S = # OF SHELVES

LIGHTING FIXTURE SCHEDULE

LABEL	MANUFACTURER	DESCRIPTION/MODEL	FINISH
L1	NOT USED 8		
L2	ACCESS	20399LEDMG-BL	TEXTURED BLACK
L3	HUDSON VALLEY LIGHTING GROUP	LAMBERT, #612-OB	OLD BRONZE
L5	TBD	7 1/2" LED DISK FIXTURE	WHITE TRIM
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 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 A020 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 DIMSING 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 20" A.F.F. TO CENTERLINE OF HOLDER 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

RELEASE FOR CONSTRUCTION
AS NOTED ON PLANS REVIEW
DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI
4/13/2020

7.2.20

TR.i 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
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Pearl COMPANIES

Summit at West Pryor

940 NW Pryor Road
Lee's Summit, Missouri 64081

TR.i ARCHITECTS

TR.i Architects
9812 Manchester Road
St. Louis, Missouri 63119
T: 314-395-9750
F: 314-395-9751

www.triarchitects.com

DATE: 7.29.19

REVISIONS 6

	SHELL PACKAGE	7.29.19
6	REVISION 1	12.20.19
8	REVISION 3	4.3.2020
10	REVISION 5	7.2.2020

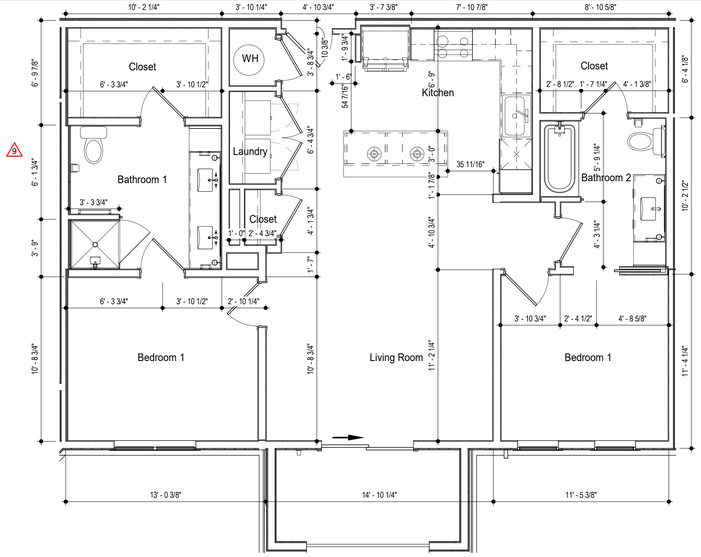
DWG BY MKSS

TR.i PROJECT NO. 18-046

SHEET NO. 6

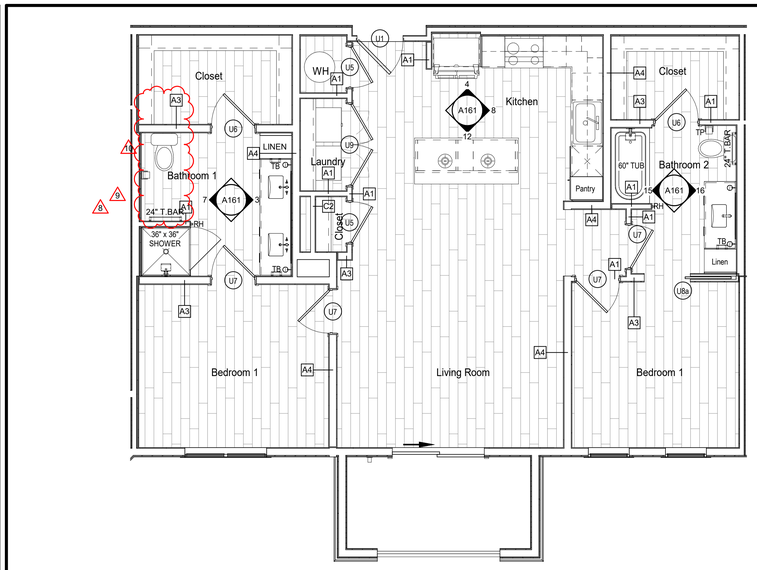
A160

UNIT 'F1' PLANS & ELEVATIONS



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
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WS = WORKSPACE
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LIGHTING FIXTURE SCHEDULE

LABEL	MANUFACTURER	DESCRIPTION/MODEL	FINISH
L1	NOT USED 8		
L2	ACCESS	20399LEDMG-BL	TEXTURED BLACK
L3	HUDSON VALLEY LIGHTING GROUP	LAMBERT, #612-OB	OLD BRONZE
L5	TBD	7 1/2" LED DISK FIXTURE	WHITE TRIM
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 OUTDOOR WALL SCONCE	AGED IRON

GENERAL UNIT NOTES

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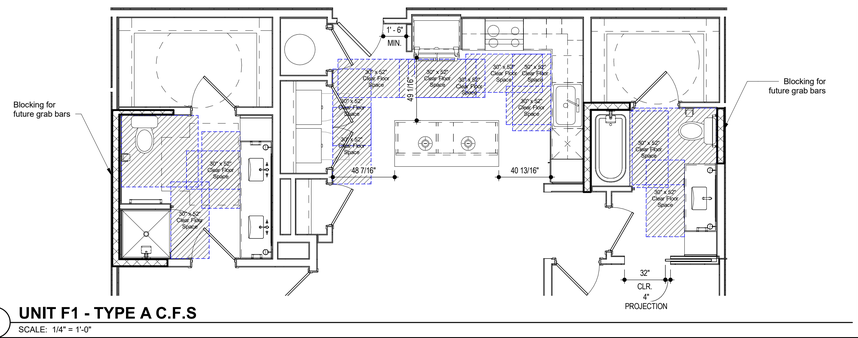
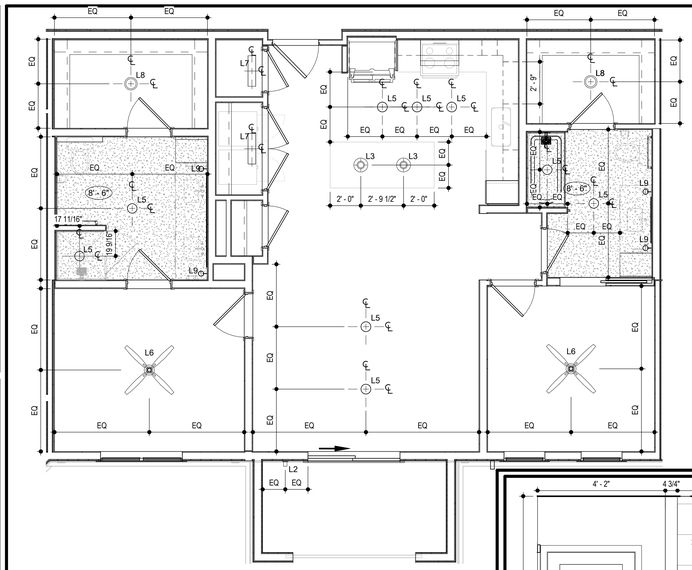
31. BATHROOM CEILING HEIGHT 8' - 6" AFF.
32. SHOWER HEAD HEIGHT 7'-0" AFF, SHOWER CONTROL HEIGHT 4'-0" AFF.
33. TUB/SHOWER COMBO SHOWER HEAD HEIGHT 7'-0" AFF, CONTROL 3'-0" AFF, TUB FAUCET 2'-0" AFF.
34. FOR UNIT DETAILS RE: A170-A171



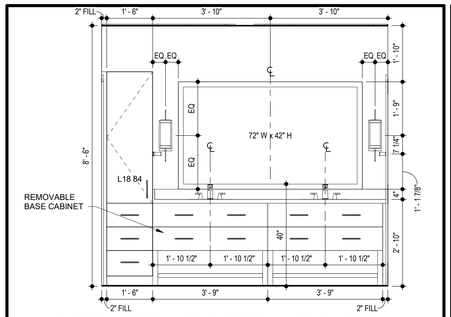
2 UNIT F1 - TYPE A C.F.S

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



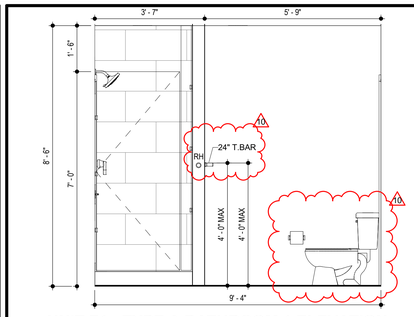
11 UNIT F1 - TYPE A RCP

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



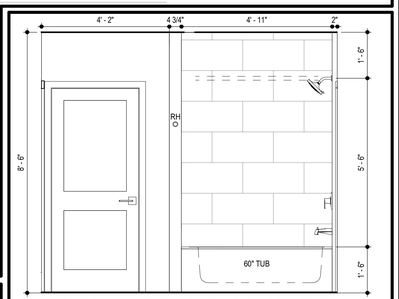
3 UNIT F1 - TYPE A BATHROOM 1 ELEVATION SINK

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



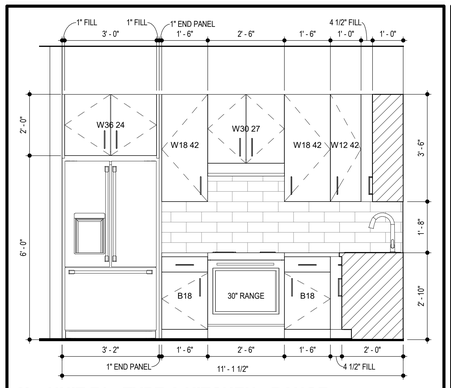
7 UNIT F1 - TYPE A BATHROOM 1 ELEVATION SHOWER

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



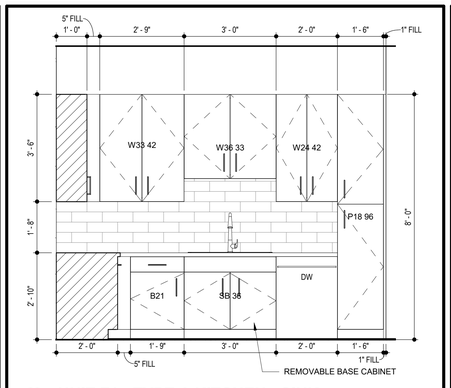
15 UNIT F1 - TYPE A BATHROOM 2 TUB

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



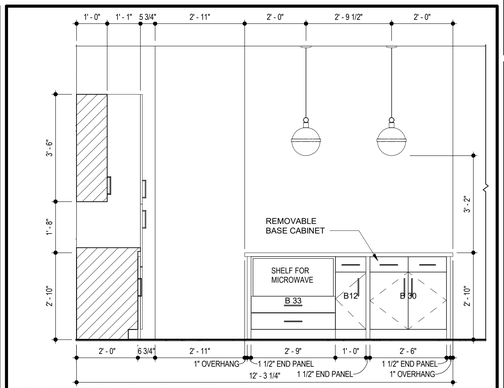
4 UNIT F1 - TYPE A KITCHEN - RANGE

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



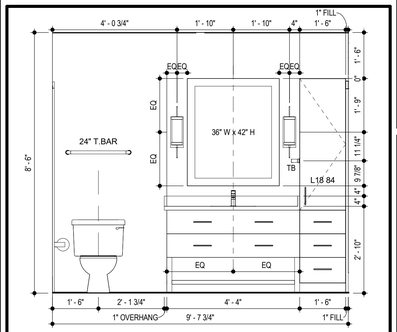
8 UNIT F1 - TYPE A KITCHEN - SINK

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



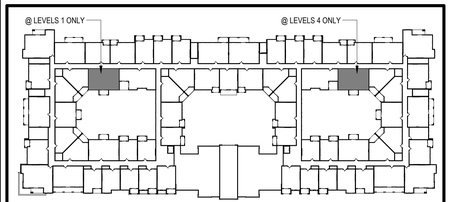
12 UNIT F1 - TYPE A KITCHEN - ISLAND

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



16 UNIT F1 - TYPE A BATHROOM 2 - SINK

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



UNIT LOCATION PLAN

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DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI
4/23/2020

7.2.20

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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

DATE: 7.29.19

REVISIONS 6

	SHELL PACKAGE	7.29.19
6	REVISION 1	12.20.19
8	REVISION 3	4.3.2020
9	REVISION 4	4.24.2020
10	REVISION 5	7.2.2020

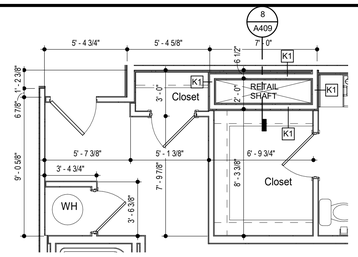
DWG BY Author

TR¡ PROJECT NO. 18-046

SHEET NO. 6

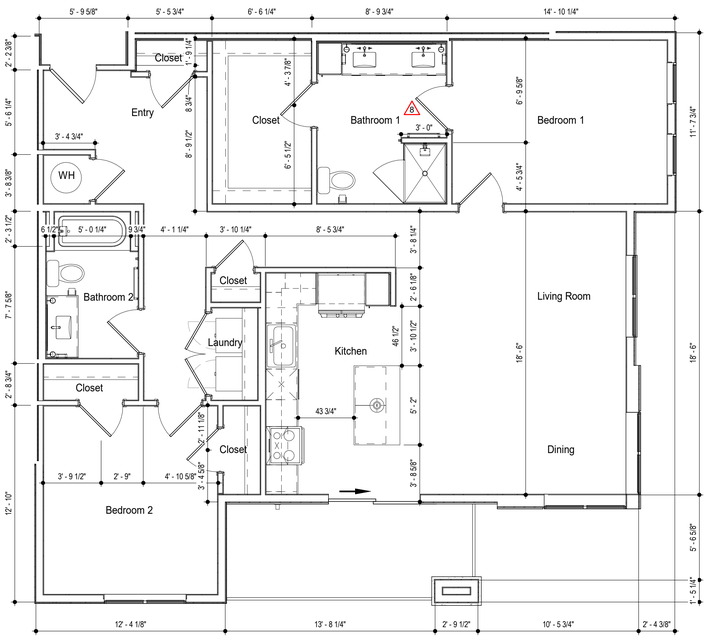
A161

UNIT 'F1-TYPE A' PLANS & ELEVATIONS



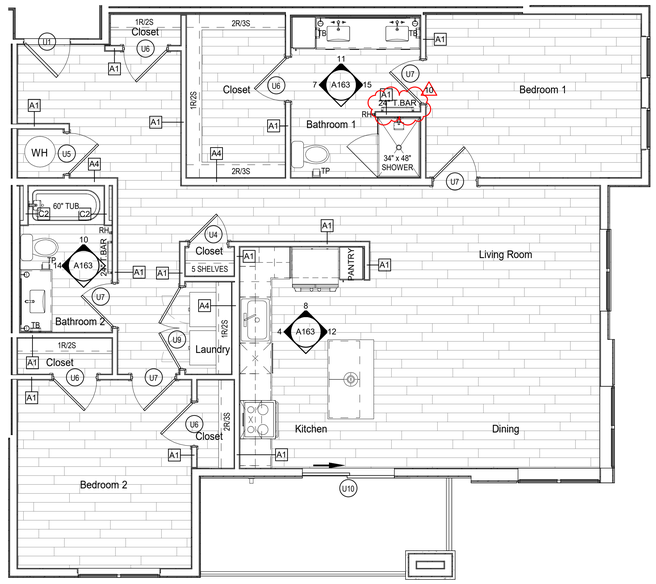
1 UNIT G1.1 DIMENSION PLAN

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



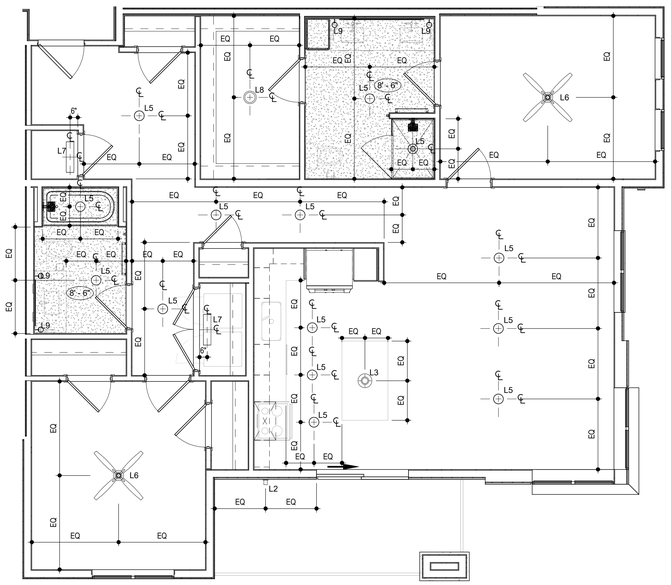
2 UNIT G1 DIMENSION PLAN

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



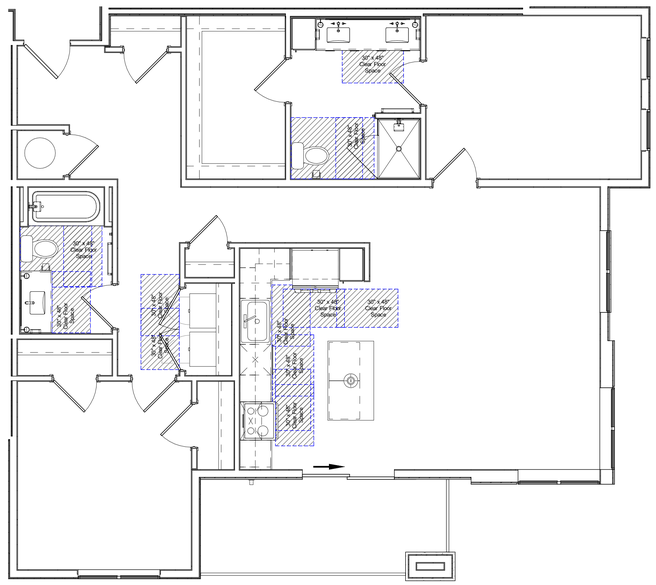
10 UNIT G1 REFERENCE PLAN

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

- DOOR TAG
- CLEAR FLOOR SPACE WITH 2" TOLERANCE AREA. REFER TO NOTES FOR REQUIRED DIMENSIONS
- LIGHTING FIXTURE
- INTERIOR ELEVATION (A101)
- 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
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SRO = SHEETROCK OPENING
T = TEMPERED GLASS

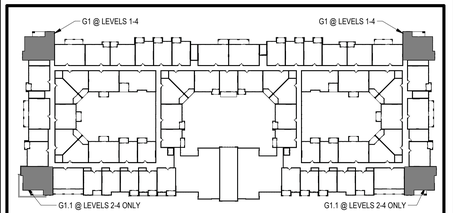
8
TB = TOWEL BAR 6"
TP = TOILET PAPER DISPENSER
VP = VINYL PLANK
WH = WATER HEATER
WS = WORKSPACE
# S = # OF SHELVES

LIGHTING FIXTURE SCHEDULE

LABEL	MANUFACTURER	DESCRIPTION/MODEL	FINISH
L1	NOT USED 8		
L2	ACCESS	20399LEDMG-BL	TEXTURED BLACK
L3	HUDSON VALLEY LIGHTING GROUP	LAMBERT, #612-OB	OLD BRONZE
L5	TBD	7 1/2" LED DISK FIXTURE	WHITE TRIM
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 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 20" A.F.F. TO CENTERLINE OF HOLDER UNLESS NOTED OTHERWISE. TOWEL BARS AND ROBE HOOKS IN TYPE A UNITS TO BE MOUNTED AT 48" HIGH MAX. 8
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



UNIT LOCATION PLAN

RELEASE FOR CONSTRUCTION
AS NOTED ON PLANS REVIEW
DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI
Application #PA2020-046

7.2.20

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

Pearl COMPANIES

Summit at West Pryor

940 NW Pryor Road
Lee's Summit, Missouri 64081

TR¡ ARCHITECTS

TR¡ Architects
9812 Manchester Road
St. Louis, Missouri 63119
T: 314-395-9750
F: 314-395-9751

www.triarchitects.com

DATE: 7.29.19

REVISIONS 6

	SHELL PACKAGE	7.29.19
6	REVISION 1	12.20.19
8	REVISION 3	4.3.2020
10	REVISION 5	7.2.2020

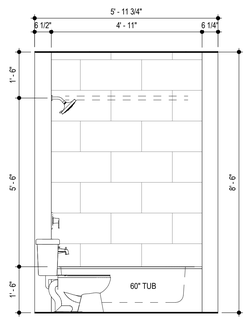
DWG BY MKSS

TR¡ PROJECT NO. 18-046

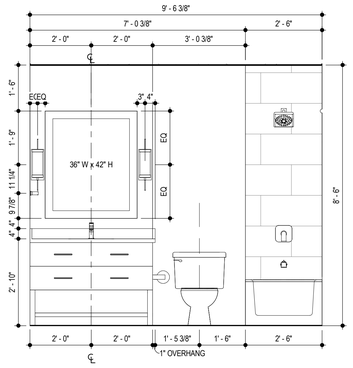
SHEET NO. 6

A162

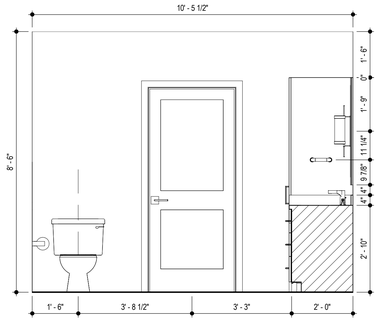
UNIT 'G1' & 'G1.1' PLANS



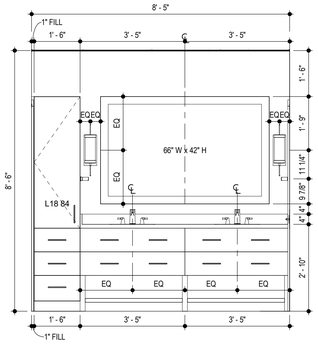
10 **UNIT G1 BATHROOM 2 ELEVATION - TOILET**
SCALE: 1/2" = 1'-0"



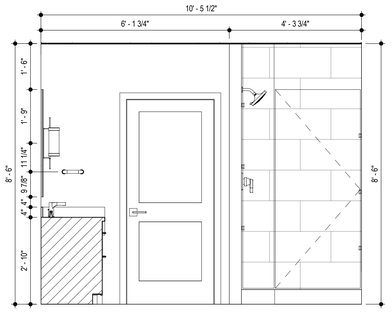
14 **UNIT G1 BATHROOM 2 ELEVATION - SINK**
SCALE: 1/2" = 1'-0"



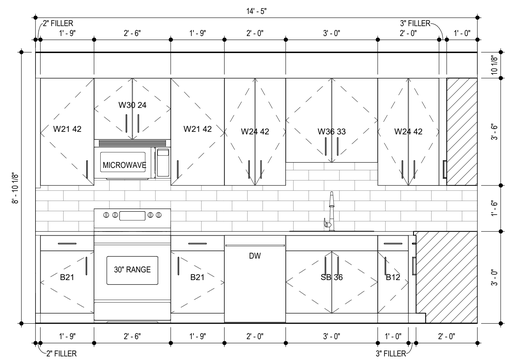
7 **UNIT G1 BATHROOM 1 ELEVATION - TOILET**
SCALE: 1/2" = 1'-0"



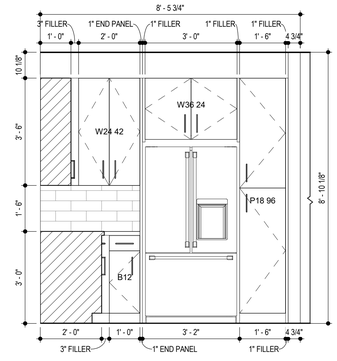
11 **UNIT G1 BATHROOM 1 ELEVATION - SINK**
SCALE: 1/2" = 1'-0"



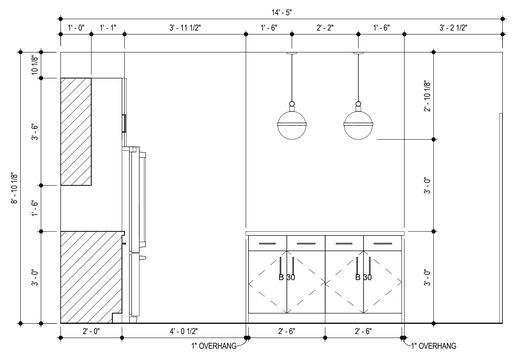
15 **UNIT G1 BATHROOM 1 ELEVATION - SHOWER**
SCALE: 1/2" = 1'-0"



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"

SYMBOL LEGEND - UNIT PLANS

- 1t — 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
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CPT = CARPET
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8
TB = TOWEL BAR 6"
TP = TOILET PAPER DISPENSER
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WH = WATER HEATER
WS = WORKSPACE
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LIGHTING FIXTURE SCHEDULE

LABEL	MANUFACTURER	DESCRIPTION/MODEL	FINISH
L1	NOT USED 8		
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L3	HUDSON VALLEY LIGHTING GROUP	LAMBERT, #612-OB	OLD BRONZE
L5	TBD	7 1/2" LED DISK FIXTURE	WHITE TRIM
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 OUTDOOR WALL SCONCE	AGED IRON

GENERAL UNIT NOTES

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2. UNIT INTERIOR WALL TYPES ARE A1 (TYPICAL) UNLESS OTHERWISE NOTED.
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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.
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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.
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28. REFER TO INTERIOR DESIGNER FINISH SCHEDULE FOR FINISHES, FOR ADDITIONAL ROOM FINISH NOTES AND SPECIFICATIONS. RE: I-006 - I-007
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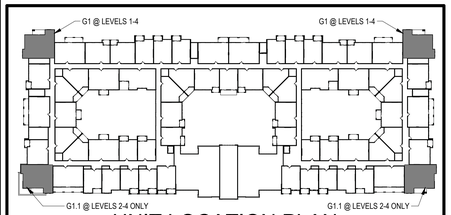
31. BATHROOM CEILING HEIGHT 8' - 6" AFF.
32. SHOWER HEAD HEIGHT 7'-0" AFF, SHOWER CONTROL HEIGHT 4'-0" AFF.
33. TUB/SHOWER COMBO SHOWER HEAD HEIGHT 7'-0" AFF, CONTROL 3'-0" AFF, TUB FAUCET 2'-0" AFF.
34. FOR UNIT DETAILS RE: A170-A171



UNIT LOCATION PLAN

RELEASE FOR CONSTRUCTION
AS NOTED ON PLANS REVIEW
DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI
4/1/2020

7.2.20

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

Pearl COMPANIES

Summit at West Pryor

940 NW Pryor Road
Lee's Summit, Missouri 64081

TR¡ ARCHITECTS

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

DATE: 7.29.19

REVISIONS 6

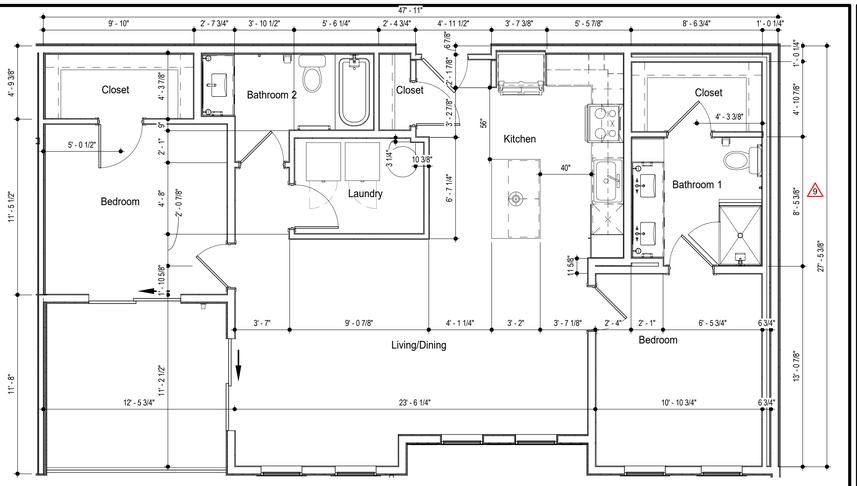
	SHELL PACKAGE	7.29.19
6	REVISION 1	12.20.19
10	REVISION 5	7.2.2020

DWG BY MKSS

TR¡ PROJECT NO. 18-046

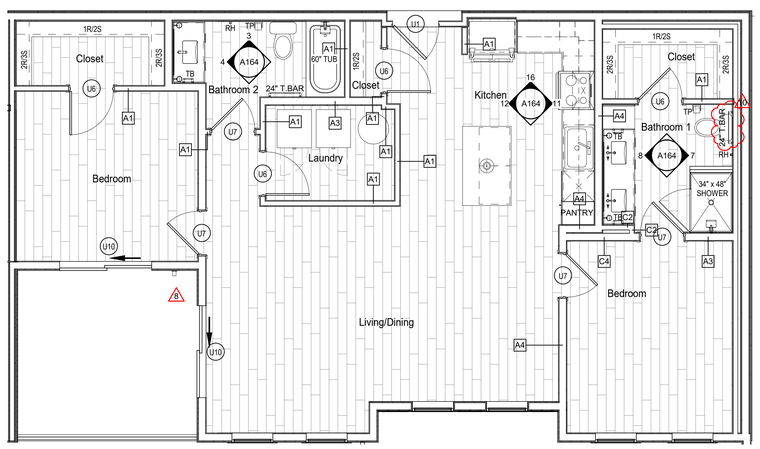
SHEET NO. 6
A163

UNIT 'G1' & 'G1.1' ELEVATIONS



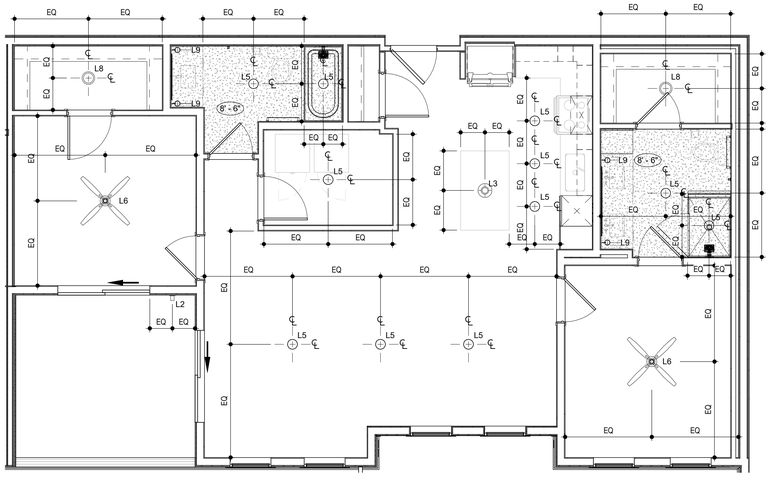
1 UNIT H1 DIMENSION PLAN

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



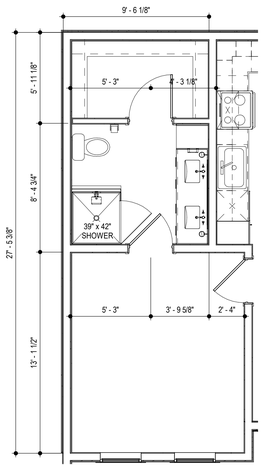
9 UNIT H1 REFERENCE PLAN

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



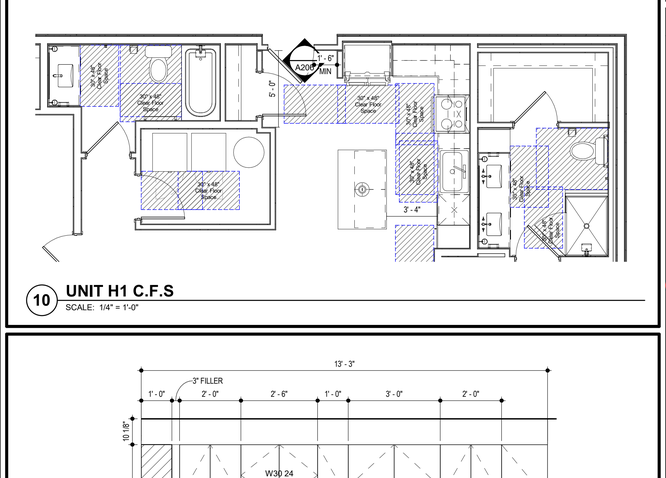
2 UNIT H1 RCP

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



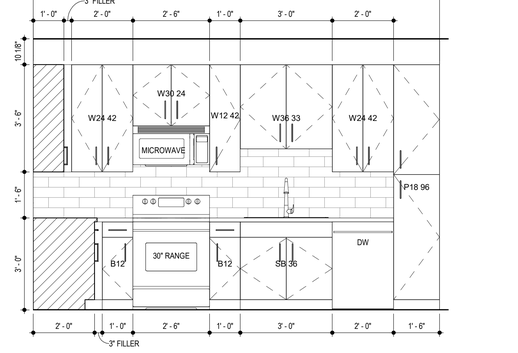
6 UNIT H2 DIMENSION PLAN

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



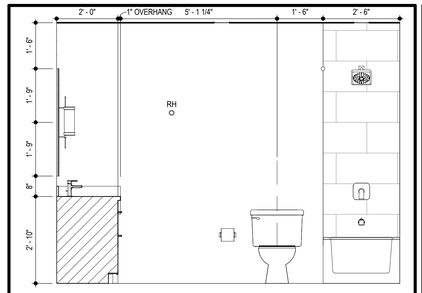
10 UNIT H1 C.F.S

SCALE: 1" = 1'-0"



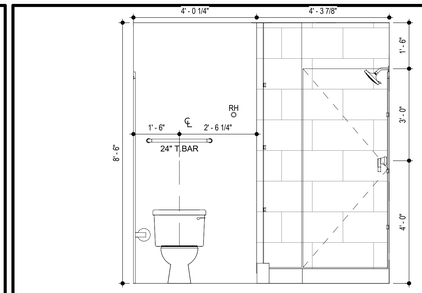
11 UNIT H1 KITCHEN ELEVATION - RANGE

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



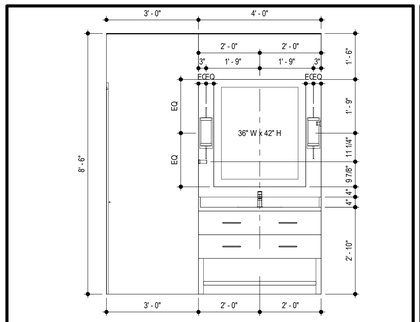
3 UNIT H1 BATHROOM 2 ELEVATION - TOILET

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



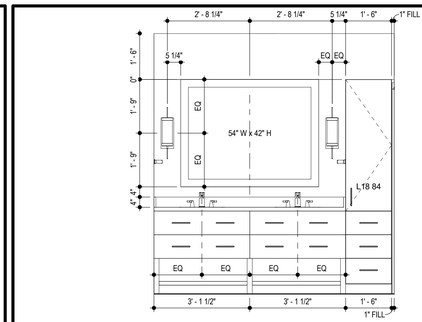
7 UNIT H1 BATHROOM 1 ELEVATION - TOILET

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



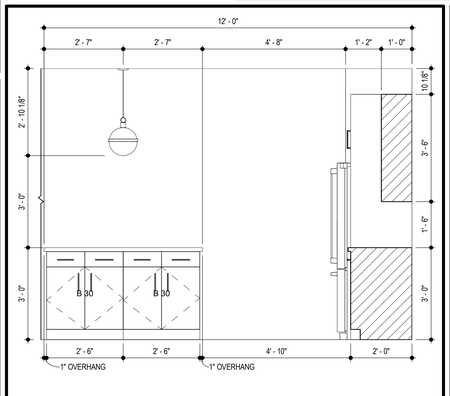
4 UNIT H1 BATHROOM 2 ELEVATION - SINK

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



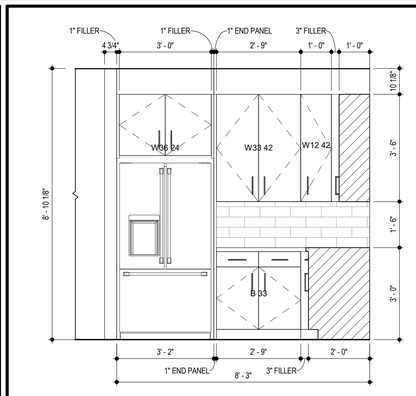
8 UNIT H1 BATHROOM 1 ELEVATION - SINK

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



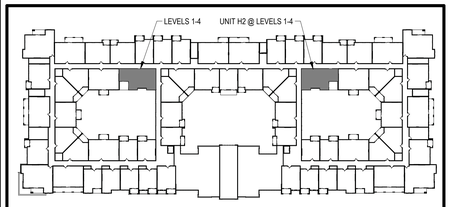
12 UNIT H1 KITCHEN ELEVATION - ISLAND

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



16 UNIT H1 KITCHEN ELEVATION - REFRIGERATOR

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



UNIT LOCATION PLAN

SYMBOL LEGEND - UNIT PLANS

- 1t — DOOR TAG
- CLEAR FLOOR SPACE WITH 2" TOLERANCE AREA. REFER TO NOTES FOR REQUIRED DIMENSIONS
- LIGHTING FIXTURE
- 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

8

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 8		
L2	ACCESS	20399LEDMG-BL	TEXTURED BLACK
L3	HUDSON VALLEY LIGHTING GROUP	LAMBERT, #612-OB	OLD BRONZE
L5	TBD	7 1/2" LED DISK FIXTURE	WHITE TRIM
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 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 DIMSING 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 20" A.F.F. TO CENTERLINE OF HOLDER UNLESS NOTED OTHERWISE. TOWEL BARS AND ROBE HOOKS IN TYPE A UNITS TO BE MOUNTED AT48" HIGH MAX. 8
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

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07/02/2020

7.2.20

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GENERAL CONTRACTOR
MECHANICAL ENGINEER
PLUMBING ENGINEER
ELECTRICAL ENGINEER

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Pearl COMPANIES

Summit at West Pryor

940 NW Pryor Road
Lee's Summit, Missouri 64081

TR¡ ARCHITECTS

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

DATE: 7.29.19

REVISIONS 6

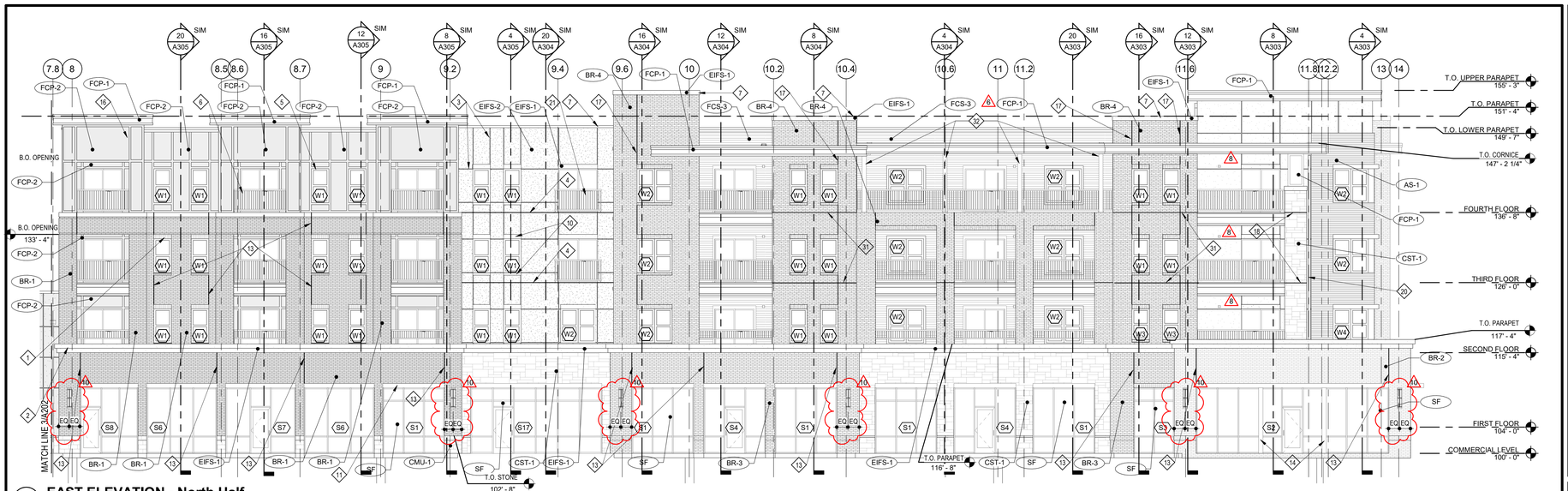
	SHELL PACKAGE	7.29.19
6	REVISION 1	12.20.19
8	REVISION 3	4.3.2020
9	REVISION 4	4.24.2020
10	REVISION 5	7.2.2020

DWG BY MKSS

TR¡ PROJECT NO. 18-046

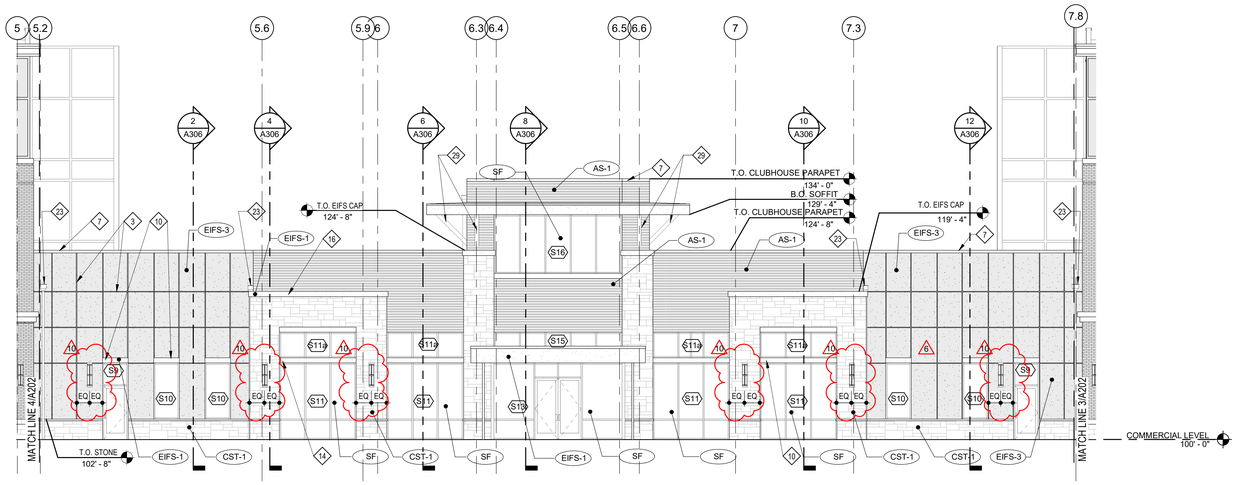
SHEET NO. 6
A164

UNIT 'H1' & 'H2' PLANS & ELEVATIONS



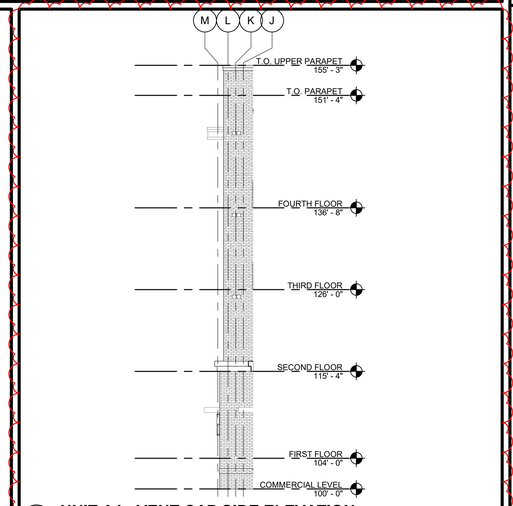
2 EAST ELEVATION - North Half

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



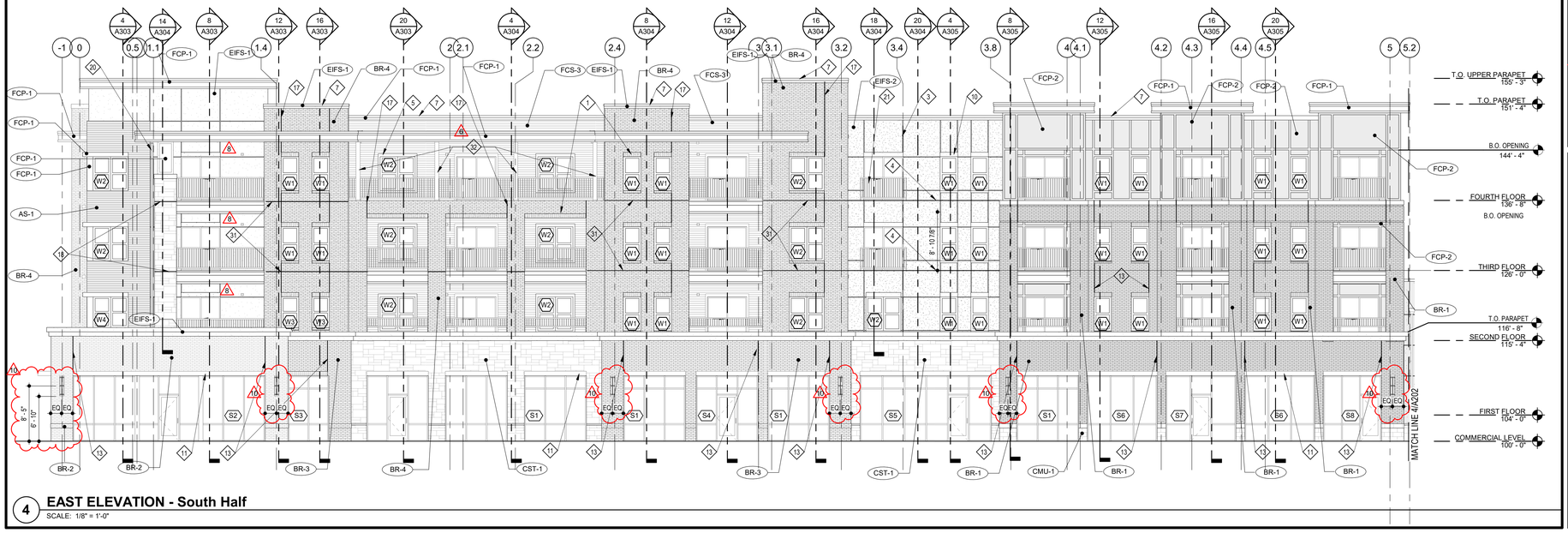
3 EAST ELEVATION - Clubhouse

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



15 UNIT A4 - VENT CAP SIDE ELEVATION

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



4 EAST ELEVATION - South Half

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

EXTERIOR MATERIAL LIST

	AS-1	ALUMINUM SIDING	MFR: LONGBOARD, COLOR: DARK NATIONAL WALNUT, CODE: 1838-02-733
	BR-1	BRICK	MFR: CLOUD CERAMICS, SIZE: MODULAR, COLOR: COFFEE BLEND M/S
	BR-2	BRICK	MFR: SIOUX CITY BRICK, SIZE: MODULAR, COLOR: SANTE FE
	BR-3	BRICK	MFR: HEBRON, COLOR: MAROON, TEXTURE: SMOOTH
	BR-4	BRICK	MFR: HEBRON, COLOR: MAROON , TEXTURE: SMOOTH, SIZE: THIN BRICK
	CMU-1	CMU	SIZE: 8", TEXTURE: SMOOTH, PAINT COLOR: SW7036 ACCESSIBLE BEIGE
	CMU-2	CMU	SIZE: 8", TEXTURE: SPLIT FACE, PAINT COLOR: SW7040 SMOKEHOUSE
	CMU-3	CMU	SIZE: 4", TEXTURE: SMOOTH, PAINT COLOR: SW7040 SMOKEHOUSE
	CST-1	CULTURED STONE	MFR: ELDORADO STONE, SERIES: CUT COURSE STONE, COLOR: OYSTER
	EIFS-1	EIFS	MFR: DRYVIT, COLOR: BUCKSKIN, TEXTURE: SAND PEBBLE
	EIFS-2	EIFS	MFR: DRYVIT, COLOR: TARNISHED GOLD, TEXTURE: SAND PEBBLE
	EIFS-3	EIFS	MFR: DRYVIT, COLOR: SW COBBLE BROWN, TEXTURE: SAND PEBBLE
	EIFS-4	EIFS	MFR: DRYVIT, COLOR: MONASTERY BROWN, TEXTURE: SAND PEBBLE
	FCP-1	FIBER CEMENT PANEL	MFR: JAMES HARDIE, COLOR: NAVAJO BEIGE
	FCP-2	FIBER CEMENT PANEL	MFR: JAMES HARDIE, COLOR: AUTUMN TAN
	FCP-3	FIBER CEMENT PANEL	MFR: JAMES HARDIE, COLOR: KHAKI BROWN
	FCS-2	FIBER CEMENT SIDING	MFR: JAMES HARDIE, SIZE: 5" COLOR: AUTUMN TAN
	FCS-3	FIBER CEMENT SIDING	MFR: JAMES HARDIE, SIZE: 5" COLOR: KHAKI BROWN
	SF	STOREFRONT	COLOR: BLACK

KEYED NOTES

1 BRICK SOLDIER COURSE PROJECTED 1/2".

2 EIFS CORNICE.

3 EIFS REVEAL. SEE 15 /A320

4 EIFS EXPANSION JOINT AT EACH FLOOR LEVEL (AT WOOD CONSTRUCTION ONLY). COORDINATE WITH MANUF. DETAILS AND REQUIREMENTS. SEE 7 /A321

5 ALUM. WINDOW SYSTEM (BLACK).

6 PREFINISHED GUARDRAIL (BLACK).

7 PRE-FINISHED SHEET METAL COPING. COLOR TO MATCH ADJACENT MATERIAL (EIFS, FIBER CEMENT PANEL, SIDING, STONE).

8 HOLLOW METAL DOOR AND FRAMES TO BE PAINTED TO MATCH ADJACENT FINISH.

9 BRICK ROWLOCK COURSE.

10 EIFS BAND PROJECTED 1".

11 PREMANUFACTURED ALUM. CANOPY - COLOR BLACK.

12 WOOD POST WRAPPED WITH HARDIE TRIM.

13 MASONRY VENEER CONTROL JOINT. SEE 20 /A325

14 BRAKE METAL TO MATCH STOREFRONT.

15 CANOPY WITH SUPPORT RODS.

16 3 1/2" WIDE HARDIE TRIM.

17 THIN BRICK CONTROL JOINT. SEE 19 /A325

18 STONE VENEER EXPANSION JOINT AT EACH FLOOR LEVEL (WOOD CONSTRUCTION ONLY).SEE 16 /A321

19 HARDIE TRIM.

20 PREFINISHED DOWNSPOUT. COLOR TO MATCH EIFS-1.

21 PREFINISHED GUARDRAIL MOUNTED TO WALL (BLACK)

22 7 1/4" WIDE HARDIE TRIM

23 PREFINISHED SCUPPER AND/OR DOWNSPOUT COLOR TO MATCH EIFS-3

24 PREFINISHED SCUPPER AND/OR DOWNSPOUT COLOR TO MATCH FCP-2

25 PREFINISHED SCUPPER AND/OR DOWNSPOUT COLOR TO MATCH EIFS-4

26 PREFINISHED SCUPPER AND/OR DOWNSPOUT COLOR TO MATCH FCS-3

27 PREFINISHED SCUPPER AND/OR DOWNSPOUT COLOR TO MATCH FCP-1

28 PREFINISHED SCUPPER AND/OR DOWNSPOUT COLOR TO MATCH STOREFRONT

29 STEEL BRACE TO BE PAINTED. COLOR TO BE SELECTED BY ARCHITECT

30 SIDING/PANEL EXPANSION JOINT AT EACH FLOOR LEVEL (AT WOOD CONSTRUCTION ONLY) COORDINATE WITH MFG. DETAILS AND REQUIREMENTS. SEE 10 /A322

31 THIN BRICK EXPANSION JOINT AT EACH FLOOR LEVEL (AT WOOD CONSTRUCTION ONLY) COORDINATE WITH MFG. DETAILS AND REQUIREMENTS. SEE 11 /A320

6 32 BALCONY ROOF POST. RE: 15/A325

10 33 UNIT VENT CAP HEIGHTS PER DETAIL 16/A208

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Application #

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RENAISSANCE INFRASTRUCTURE CONSULTING
BRINKMANN CONSTRUCTORS
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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

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
10	REVISION 5	7.2.2020

DWG BY MKSS

TRi PROJECT NO. 18-046

SHEET NO.

A202

EAST ELEVATIONS

KEYED NOTES

1 BRICK SOLDIER COURSE PROJECTED 1/2".
2 EIFS CORNICE.
3 EIFS REVEAL. SEE 15 /A320
4 EIFS EXPANSION JOINT AT EACH FLOOR LEVEL (AT WOOD CONSTRUCTION ONLY). COORDINATE WITH MANUF. DETAILS AND REQUIREMENTS. SEE 7 /A321
5 ALUM. WINDOW SYSTEM (BLACK).
6 PREFINISHED GUARDRAIL (BLACK).
7 PRE-FINISHED SHEET METAL COPING. COLOR TO MATCH ADJACENT MATERIAL (EIFS, FIBER CEMENT PANEL, SIDING, STONE).
8 HOLLOW METAL DOOR AND FRAMES TO BE PAINTED TO MATCH ADJACENT FINISH.
9 BRICK ROWLOCK COURSE.
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11 PREMANUFACTURED ALUM. CANOPY - COLOR BLACK.
12 WOOD POST WRAPPED WITH HARDIE TRIM.
13 MASONRY VENEER CONTROL JOINT. SEE 20 /A325
14 BRAKE METAL TO MATCH STOREFRONT.
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18 STONE VENEER EXPANSION JOINT AT EACH FLOOR LEVEL (WOOD CONSTRUCTION ONLY).SEE 16 /A321
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26 PREFINISHED SCUPPER AND/OR DOWNSPOUT COLOR TO MATCH FCS-3
27 PREFINISHED SCUPPER AND/OR DOWNSPOUT COLOR TO MATCH FCP-1
28 PREFINISHED SCUPPER AND/OR DOWNSPOUT COLOR TO MATCH STOREFRONT
29 STEEL BRACE TO BE PAINTED. COLOR TO BE SELECTED BY ARCHITECT
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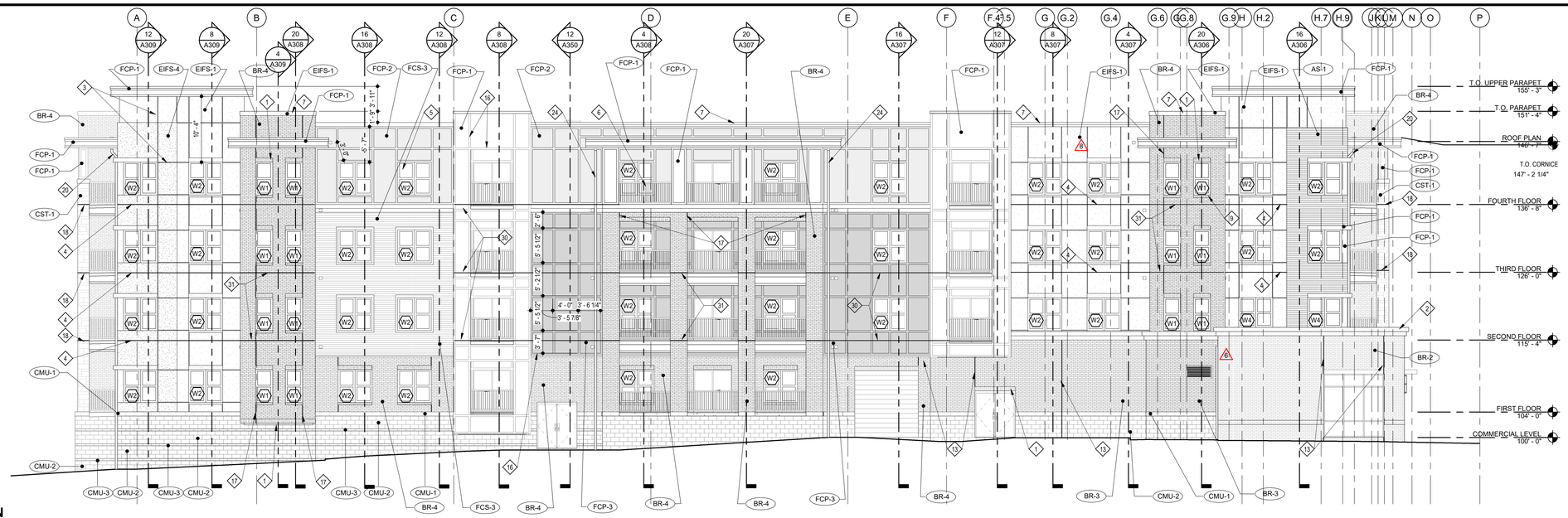
SF	STOREFRONT	COLOR: BLACK



4 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

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9812 Manchester Road
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T: 314-395-9750
F: 314-395-9751
www.trjarchitects.com

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REVISIONS 8

	SHELL PACKAGE	7.29.19
6	REVISION 1	12.20.19
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8	REVISION 3	4.3.2020
10	REVISION 5	7.2.2020

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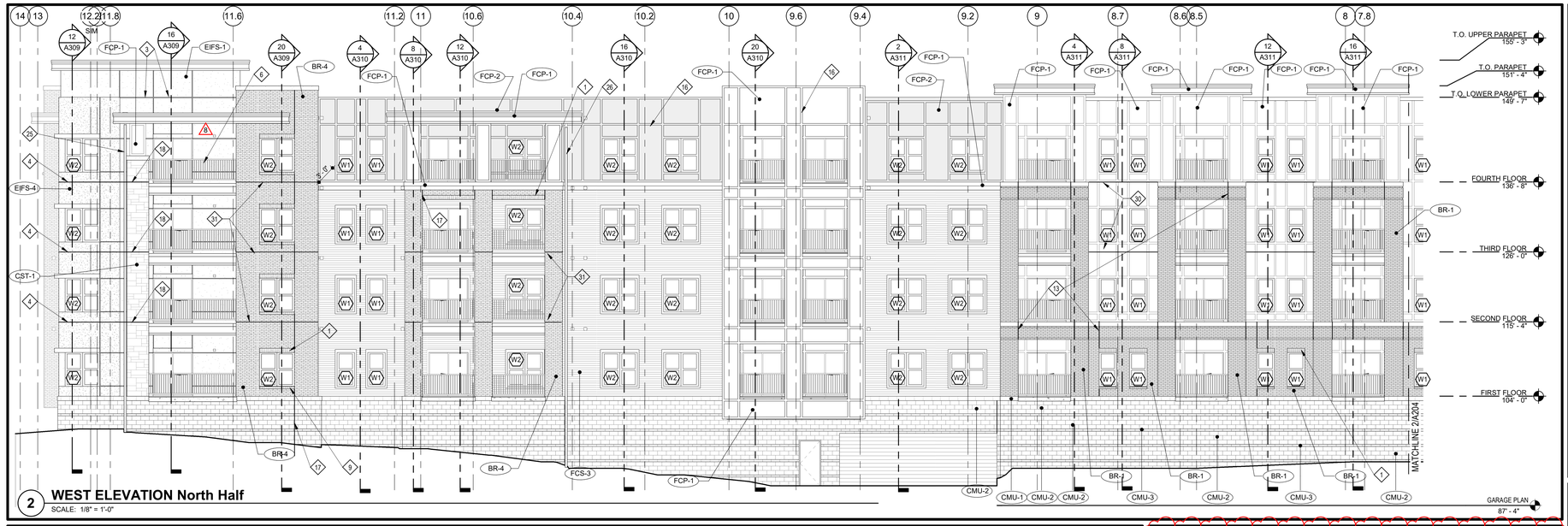
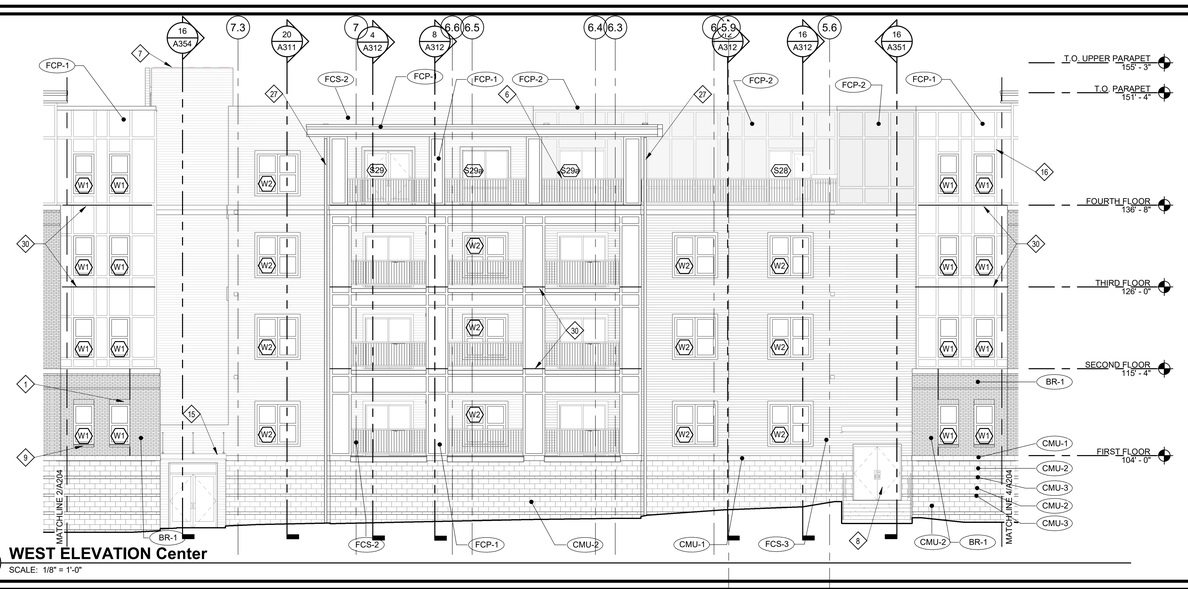
TRⁱ PROJECT NO. 18-046

SHEET NO.
A203
SOUTH ELEVATION



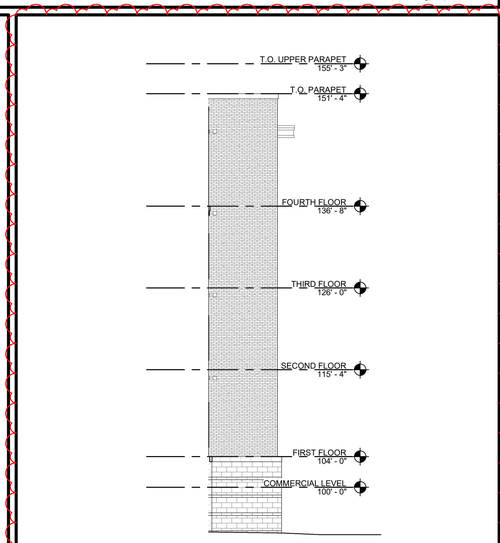
2 WEST ELEVATION North Half

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



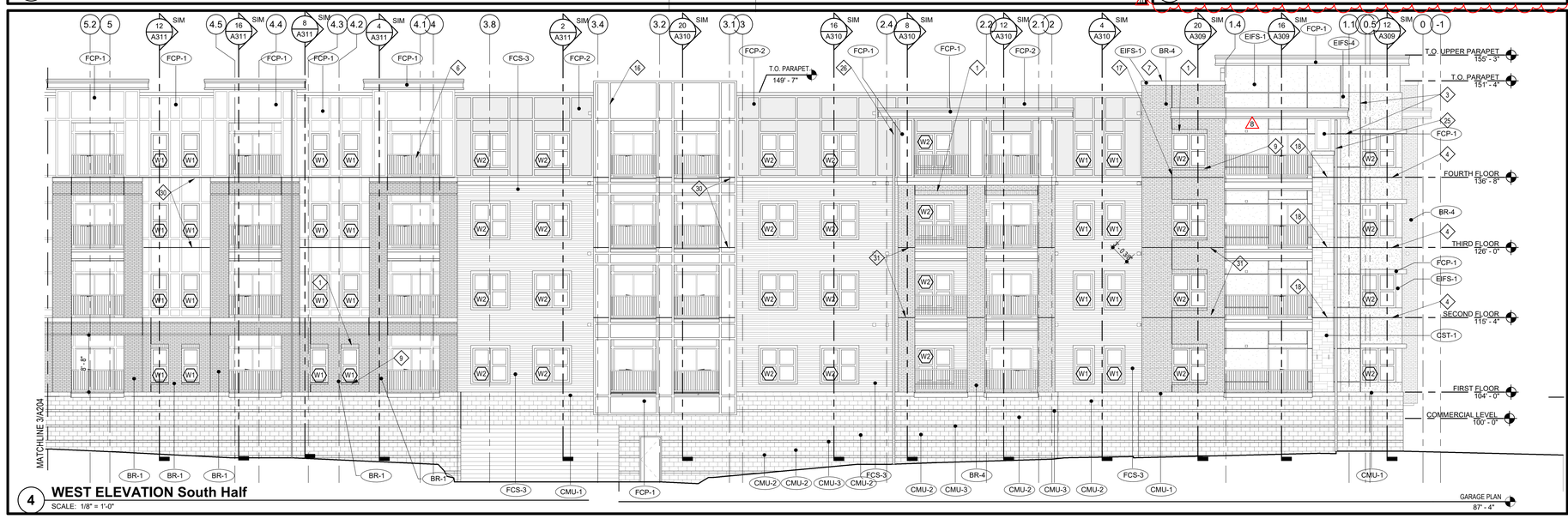
3 WEST ELEVATION Center

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



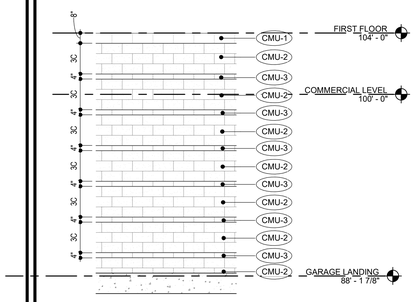
15 UNIT G1 - VENT CAP SIDE ELEVATION

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



4 WEST ELEVATION South Half

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



20 CMU BANDING

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

EXTERIOR MATERIAL LIST

	AS-1	ALUMINUM SIDING	MFR: LONGBOARD, COLOR: DARK NATIONAL WALNUT, CODE: 1838-02-733
	BR-1	BRICK	MFR: CLOUD CERAMICS, SIZE: MODULAR, COLOR: COFFEE BLEND M/S
	BR-2	BRICK	MFR: SIOUX CITY BRICK, SIZE: MODULAR, COLOR: SANTE FE
	BR-3	BRICK	MFR: HEBRON, COLOR: MAROON, TEXTURE: SMOOTH
	BR-4	BRICK	MFR: HEBRON, COLOR: MAROON , TEXTURE: SMOOTH, SIZE: THIN BRICK
	CMU-1	CMU	SIZE: 8", TEXTURE: SMOOTH, PAINT COLOR: SW7036 ACCESSIBLE BEIGE
	CMU-2	CMU	SIZE: 8", TEXTURE: SPLIT FACE, PAINT COLOR: SW7040 SMOKEHOUSE
	CMU-3	CMU	SIZE: 4", TEXTURE: SMOOTH, PAINT COLOR: SW7040 SMOKEHOUSE
	CST-1	CULTURED STONE	MFR: ELDORADO STONE, SERIES: CUT COURSE STONE, COLOR: OYSTER
	EIFS-1	EIFS	MFR: DRYVIT, COLOR: BUCKSKIN, TEXTURE: SAND PEBBLE
	EIFS-2	EIFS	MFR: DRYVIT, COLOR: TARNISHED GOLD, TEXTURE: SAND PEBBLE
	EIFS-3	EIFS	MFR: DRYVIT, COLOR: SW COBBLE BROWN, TEXTURE: SAND PEBBLE
	EIFS-4	EIFS	MFR: DRYVIT, COLOR: MONASTERY BROWN, TEXTURE: SAND PEBBLE
	FCP-1	FIBER CEMENT PANEL	MFR: JAMES HARDIE, COLOR: NAVAJO BEIGE
	FCP-2	FIBER CEMENT PANEL	MFR: JAMES HARDIE, COLOR: AUTUMN TAN
	FCP-3	FIBER CEMENT PANEL	MFR: JAMES HARDIE, COLOR: KHAKI BROWN
	FCS-2	FIBER CEMENT SIDING	MFR: JAMES HARDIE, SIZE: 5" COLOR: AUTUMN TAN
	FCS-3	FIBER CEMENT SIDING	MFR: JAMES HARDIE, SIZE: 5" COLOR: KHAKI BROWN
	SF	STOREFRONT	COLOR: BLACK

KEYED NOTES

1 BRICK SOLDIER COURSE PROJECTED 1/2".
2 EIFS CORNICE.
3 EIFS REVEAL. SEE 15 /A320
4 EIFS EXPANSION JOINT AT EACH FLOOR LEVEL (AT WOOD CONSTRUCTION ONLY). COORDINATE WITH MANUF. DETAILS AND REQUIREMENTS. SEE 7 /A321
5 ALUM. WINDOW SYSTEM (BLACK).
6 PREFINISHED GUARDRAIL (BLACK).
7 PRE-FINISHED SHEET METAL COPING. COLOR TO MATCH ADJACENT MATERIAL (EIFS, FIBER CEMENT PANEL, SIDING, STONE).
8 HOLLOW METAL DOOR AND FRAMES TO BE PAINTED TO MATCH ADJACENT FINISH.
9 BRICK ROWLOCK COURSE.
10 EIFS BAND PROJECTED 1".
11 PREMANUFACTURED ALUM. CANOPY - COLOR BLACK.
12 WOOD POST WRAPPED WITH HARDIE TRIM.
13 MASONRY VENEER CONTROL JOINT. SEE 20 /A325
14 BRAKE METAL TO MATCH STOREFRONT.
15 CANOPY WITH SUPPORT RODS.
16 3 1/2" WIDE HARDIE TRIM.
17 THIN BRICK CONTROL JOINT. SEE 19 /A325
18 STONE VENEER EXPANSION JOINT AT EACH FLOOR LEVEL (WOOD CONSTRUCTION ONLY).SEE 16 /A321
19 HARDIE TRIM.
20 PREFINISHED DOWNSPOUT. COLOR TO MATCH EIFS-1.
21 PREFINISHED GUARDRAIL MOUNTED TO WALL (BLACK)
22 7 1/4" WIDE HARDIE TRIM
23 PREFINISHED SCUPPER AND/OR DOWNSPOUT COLOR TO MATCH EIFS-3
24 PREFINISHED SCUPPER AND/OR DOWNSPOUT COLOR TO MATCH FCP-2
25 PREFINISHED SCUPPER AND/OR DOWNSPOUT COLOR TO MATCH EIFS-4
26 PREFINISHED SCUPPER AND/OR DOWNSPOUT COLOR TO MATCH FCS-3
27 PREFINISHED SCUPPER AND/OR DOWNSPOUT COLOR TO MATCH FCP-1
28 PREFINISHED SCUPPER AND/OR DOWNSPOUT COLOR TO MATCH STOREFRONT
29 STEEL BRACE TO BE PAINTED. COLOR TO BE SELECTED BY ARCHITECT
30 SIDING/PANEL EXPANSION JOINT AT EACH FLOOR LEVEL (AT WOOD CONSTRUCTION ONLY) COORDINATE WITH MFG. DETAILS AND REQUIREMENTS. SEE 10 /A322
31 THIN BRICK EXPANSION JOINT AT EACH FLOOR LEVEL (AT WOOD CONSTRUCTION ONLY) COORDINATE WITH MFG. DETAILS AND REQUIREMENTS. SEE 11 /A320
32 BALCONY ROOF POST. RE: 15/A325
33 UNIT VENT CAP HEIGHTS PER DETAIL 16/A208

RELEASE FOR CONSTRUCTION
AS NOTED ON PLANS REVIEW
DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI
07/02/2020

7.2.20

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

Pearl COMPANIES

Summit at West Pryor

940 NW Pryor Road
Lee's Summit, Missouri 64081

TR¡ ARCHITECTS

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

DATE: 7.29.19

REVISIONS

	SHELL PACKAGE	7.29.19
6	REVISION 1	12.20.19
7	REVISION 2	1.24.20
8	REVISION 3	4.3.2020
10	REVISION 5	7.2.2020

DWG BY MKSS

TR¡ PROJECT NO. 18-046

SHEET NO.

A204

WEST ELEVATIONS

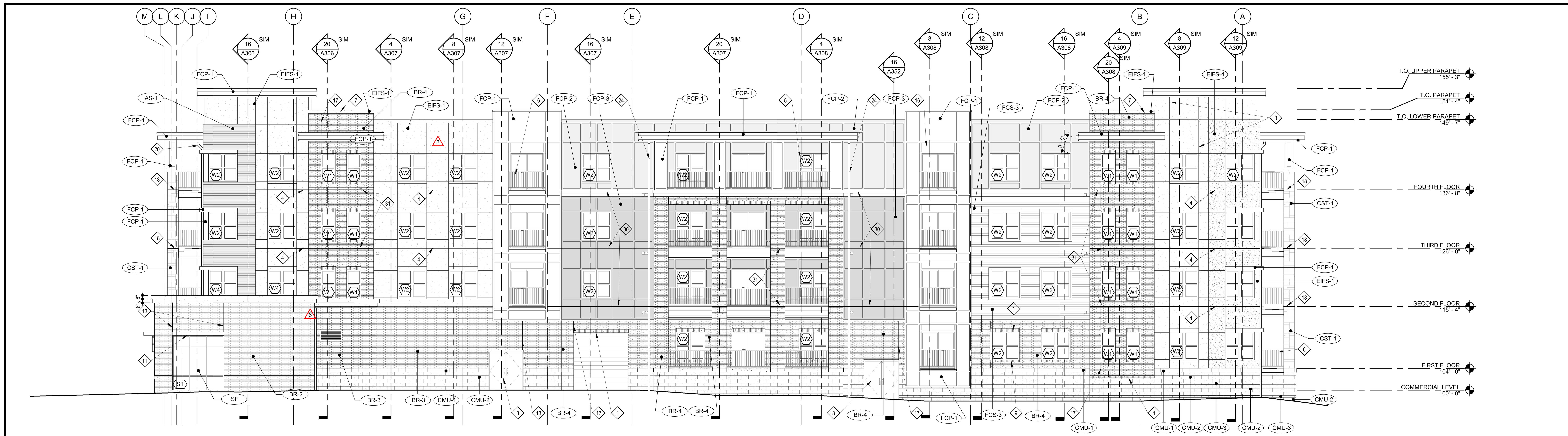
RELEASE FOR CONSTRUCTION
AS NOTED ON PLANS REVIEW
DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI

KEYED NOTES

1. BRICK SOLDIER COURSE PROJECTED 1/2".
2. EIFS CORNICE.
3. EIFS REVEAL. SEE 15 /A320
4. EIFS EXPANSION JOINT AT EACH FLOOR LEVEL (AT WOOD CONSTRUCTION ONLY). COORDINATE WITH MANUF. DETAILS AND REQUIREMENTS. SEE 7 /A321
5. ALUM. WINDOW SYSTEM (BLACK).
6. PREFINISHED GUARDRAIL (BLACK).
7. PRE-FINISHED SHEET METAL COPING. COLOR TO MATCH ADJACENT MATERIAL (EIFS, FIBER CEMENT PANEL, SIDING, STONE).
8. HOLLOW METAL DOOR AND FRAMES TO BE PAINTED TO MATCH ADJACENT FINISH.
9. BRICK ROWLOCK COURSE.
10. EIFS BAND PROJECTED 1".
11. PREMANUFACTURED ALUM. CANOPY - COLOR BLACK.
12. WOOD POST WRAPPED WITH HARDIE TRIM.
13. MASONRY VENEER CONTROL JOINT. SEE 20 /A325
14. BRAKE METAL TO MATCH STOREFRONT.
15. CANOPY WITH SUPPORT RODS.
16. 3 1/2" WIDE HARDIE TRIM.
17. THIN BRICK CONTROL JOINT. SEE 19 /A325
18. STONE VENEER EXPANSION JOINT AT EACH FLOOR LEVEL (WOOD CONSTRUCTION ONLY).SEE 16 /A321
19. HARDIE TRIM.
20. PREFINISHED DOWNSPOUT. COLOR TO MATCH EIFS-1.
21. PREFINISHED GUARDRAIL MOUNTED TO WALL (BLACK)
22. 7 1/4" WIDE HARDIE TRIM
23. PREFINISHED SCUPPER AND/OR DOWNSPOUT COLOR TO MATCH EIFS-3
24. PREFINISHED SCUPPER AND/OR DOWNSPOUT COLOR TO MATCH FCP-2
25. PREFINISHED SCUPPER AND/OR DOWNSPOUT COLOR TO MATCH EIFS-4
26. PREFINISHED SCUPPER AND/OR DOWNSPOUT COLOR TO MATCH FCS-3
27. PREFINISHED SCUPPER AND/OR DOWNSPOUT COLOR TO MATCH FCP-1
28. PREFINISHED SCUPPER AND/OR DOWNSPOUT COLOR TO MATCH STOREFRONT
29. STEEL BRACE TO BE PAINTED. COLOR TO BE SELECTED BY ARCHITECT
30. SIDING/PANEL EXPANSION JOINT AT EACH FLOOR LEVEL (AT WOOD CONSTRUCTION ONLY) COORDINATE WITH MFG. DETAILS AND REQUIREMENTS. SEE 10 /A322
31. THIN BRICK EXPANSION JOINT AT EACH FLOOR LEVEL (AT WOOD CONSTRUCTION ONLY) COORDINATE WITH MFG. DETAILS AND REQUIREMENTS. SEE 11 /A320
32. BALCONY ROOF POST, RE: 15/A325
33. UNIT VENT CAP HEIGHTS PER DETAIL 16/A208

EXTERIOR MATERIAL LIST

AS-1	ALUMINUM SIDING	MFR: LONGBOARD, COLOR: DARK NATIONAL WALNUT, CODE: 1838-02-733
BR-1	BRICK	MFR: CLOUD CERAMICS, SIZE: MODULAR, COLOR: COFFEE BLEND M/S
BR-2	BRICK	MFR: SIOUX CITY BRICK, SIZE: MODULAR, COLOR: SANTE FE
BR-3	BRICK	MFR: HEBRON, COLOR: MAROON, TEXTURE: SMOOTH
BR-4	BRICK	MFR: HEBRON, COLOR: MAROON , TEXTURE: SMOOTH, SIZE: THIN BRICK
CMU-1	CMU	SIZE: 8", TEXTURE: SMOOTH, PAINT COLOR: SW7036 ACCESSIBLE BEIGE
CMU-2	CMU	SIZE: 8", TEXTURE: SPLIT FACE, PAINT COLOR: SW7040 SMOKEHOUSE
CMU-3	CMU	SIZE: 4", TEXTURE: SMOOTH, PAINT COLOR: SW7040 SMOKEHOUSE
CST-1	CULTURED STONE	MFR: ELDORADO STONE, SERIES: CUT COURSE STONE, COLOR: OYSTER
EIFS-1	EIFS	MFR: DRYVIT, COLOR: BUCKSKIN, TEXTURE: SAND PEBBLE
EIFS-2	EIFS	MFR: DRYVIT, COLOR: TARNISHED GOLD, TEXTURE: SAND PEBBLE
EIFS-3	EIFS	MFR: DRYVIT, COLOR: SW COBBLE BROWN, TEXTURE: SAND PEBBLE
EIFS-4	EIFS	MFR: DRYVIT, COLOR: MONASTERY BROWN, TEXTURE: SAND PEBBLE
FCP-1	FIBER CEMENT PANEL	MFR: JAMES HARDIE, COLOR: NAVAJO BEIGE
FCP-2	FIBER CEMENT PANEL	MFR: JAMES HARDIE, COLOR: AUTUMN TAN
FCP-3	FIBER CEMENT PANEL	MFR: JAMES HARDIE, COLOR: KHAKI BROWN
FCS-2	FIBER CEMENT SIDING	MFR: JAMES HARDIE, SIZE: 5" COLOR: AUTUMN TAN
FCS-3	FIBER CEMENT SIDING	MFR: JAMES HARDIE, SIZE: 5" COLOR: KHAKI BROWN
SF	STOREFRONT	COLOR: BLACK



4 NORTH ELEVATION 1/8"
SCALE: 1/8" = 1'-0"

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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DATE: 7.29.19

REVISIONS

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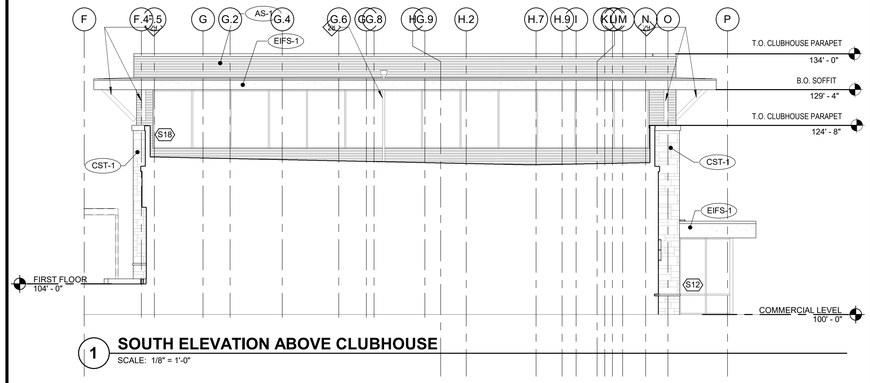
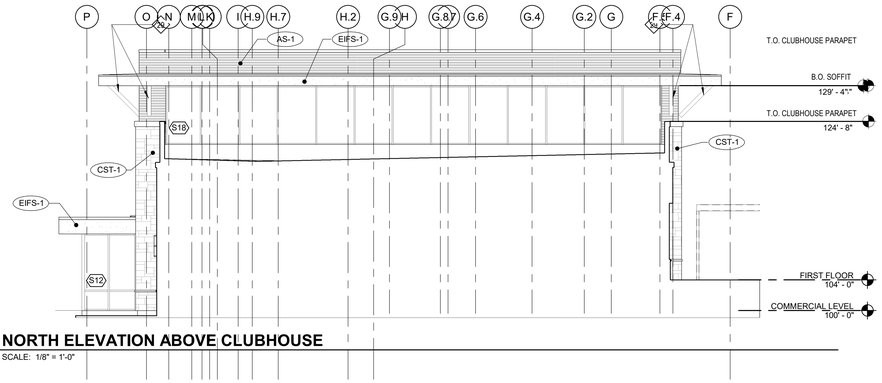
8	REVISION 3	4.3.2020
10	REVISION 5	7.2.2020

DWG BY: MKSS
TR,i PROJECT NO.: 18-046
SHEET NO.: A205
NORTH ELEVATION

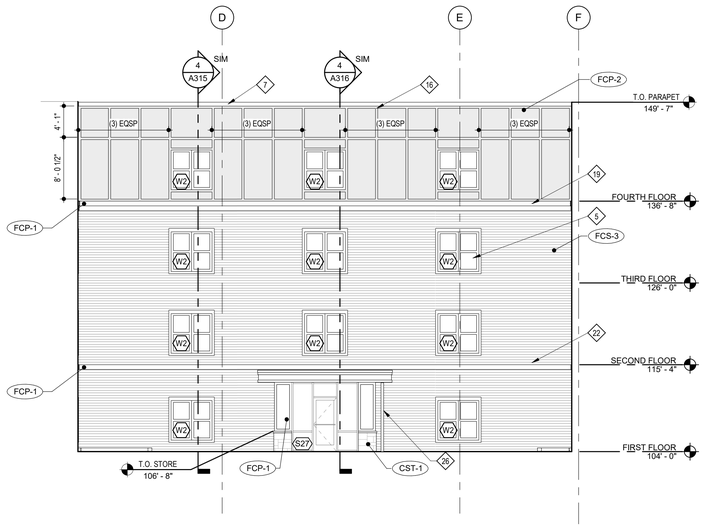
7.2.20



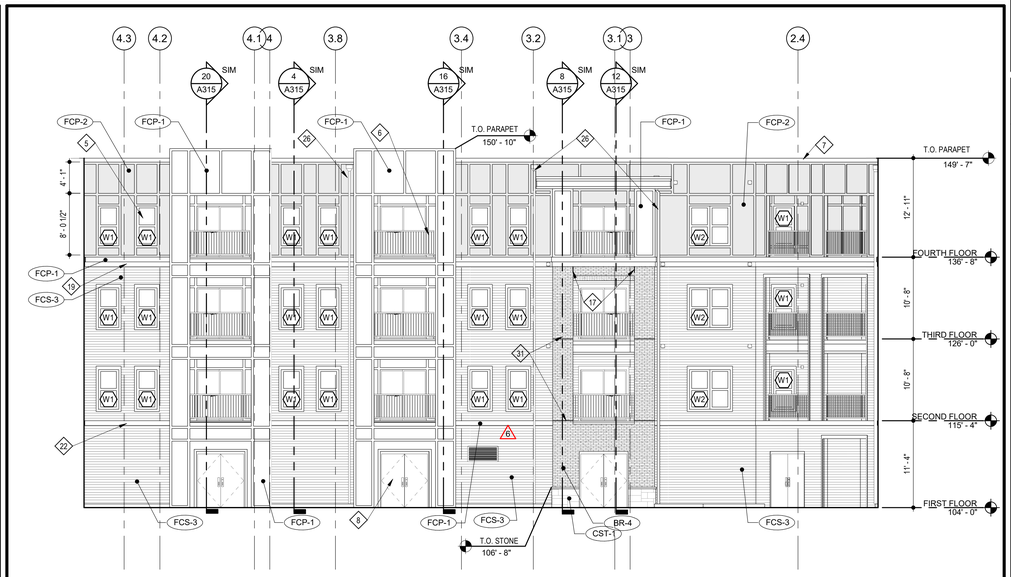
1 SOUTH ELEVATION ABOVE CLUBHOUSE
SCALE: 1/8" = 1'-0"



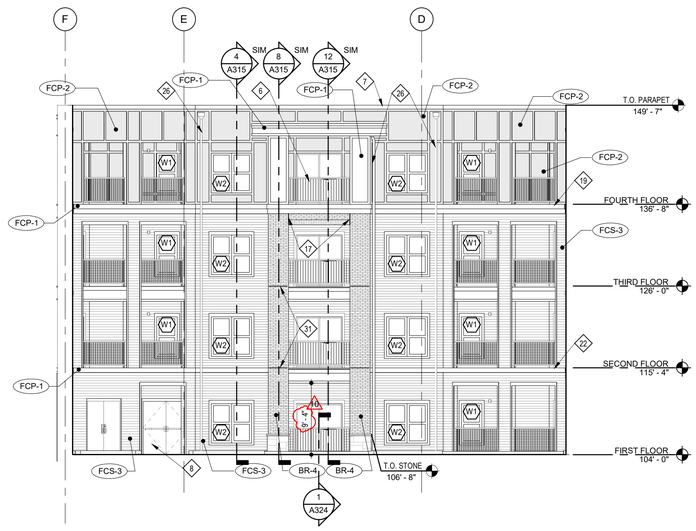
13 NORTH ELEVATION ABOVE CLUBHOUSE
SCALE: 1/8" = 1'-0"



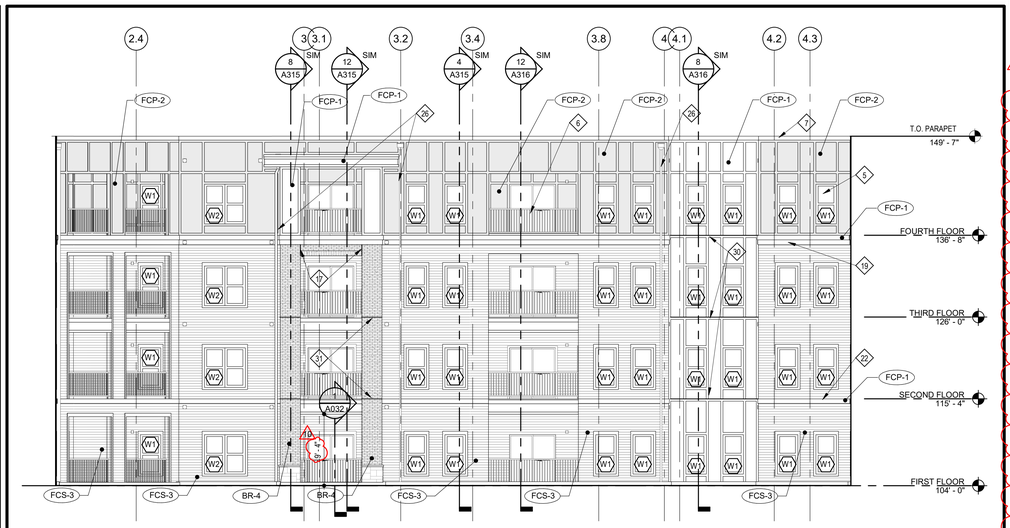
3 SOUTH COURTYARD NORTH ELEVATION
SCALE: 1/8" = 1'-0"



11 SOUTH COURTYARD EAST ELEVATION
SCALE: 1/8" = 1'-0"



4 SOUTH COURTYARD SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



12 SOUTH COURTYARD WEST ELEVATION
SCALE: 1/8" = 1'-0"

EXTERIOR MATERIAL LIST

	AS-1	ALUMINUM SIDING	MFR: LONGBOARD, COLOR: DARK NATIONAL WALNUT, CODE: 1838-02-733
	BR-1	BRICK	MFR: CLOUD CERAMICS, SIZE: MODULAR, COLOR: COFFEE BLEND M/S
	BR-2	BRICK	MFR: SIOUX CITY BRICK, SIZE: MODULAR, COLOR: SANTE FE
	BR-3	BRICK	MFR: HEBRON, COLOR: MAROON, TEXTURE: SMOOTH
	BR-4	BRICK	MFR: HEBRON, COLOR: MAROON , TEXTURE: SMOOTH, SIZE: THIN BRICK
	CMU-1	CMU	7 SIZE: 8", TEXTURE: SMOOTH, PAINT COLOR: SW7036 ACCESSIBLE BEIGE
	CMU-2	CMU	SIZE: 8", TEXTURE: SPLIT FACE, PAINT COLOR: SW7040 SMOKEHOUSE
	CMU-3	CMU	SIZE: 4", TEXTURE: SMOOTH, PAINT COLOR: SW7040 SMOKEHOUSE
	CST-1	CULTURED STONE	MFR: ELDORADO STONE, SERIES: CUT COURSE STONE, COLOR: OYSTER
	EIFS-1	EIFS	MFR: DRYVIT, COLOR: BUCKSKIN, TEXTURE: SAND PEBBLE
	EIFS-2	EIFS	MFR: DRYVIT, COLOR: TARNISHED GOLD, TEXTURE: SAND PEBBLE
	EIFS-3	EIFS	MFR: DRYVIT, COLOR: SW COBBLE BROWN, TEXTURE: SAND PEBBLE
	EIFS-4	EIFS	MFR: DRYVIT, COLOR: MONASTERY BROWN, TEXTURE: SAND PEBBLE
	FCP-1	FIBER CEMENT PANEL	MFR: JAMES HARDIE, COLOR: NAVAJO BEIGE
	FCP-2	FIBER CEMENT PANEL	MFR: JAMES HARDIE, COLOR: AUTUMN TAN
	FCP-3	FIBER CEMENT PANEL	MFR: JAMES HARDIE, COLOR: KHAKI BROWN
	FCS-2	FIBER CEMENT SIDING	MFR: JAMES HARDIE, SIZE: 5" COLOR: AUTUMN TAN
	FCS-3	FIBER CEMENT SIDING	MFR: JAMES HARDIE, SIZE: 5" COLOR: KHAKI BROWN
	SF	STOREFRONT	COLOR: BLACK

KEYED NOTES

1 BRICK SOLDIER COURSE PROJECTED 1/2".
2 EIFS CORNICE.
3 EIFS REVEAL. SEE 15 /A320
4 EIFS EXPANSION JOINT AT EACH FLOOR LEVEL (AT WOOD CONSTRUCTION ONLY). COORDINATE WITH MANUF. DETAILS AND REQUIREMENTS. SEE 7 /A321
5 ALUM. WINDOW SYSTEM (BLACK).
6 PREFINISHED GUARDRAIL (BLACK).
7 PRE-FINISHED SHEET METAL COPING. COLOR TO MATCH ADJACENT MATERIAL (EIFS, FIBER CEMENT PANEL, SIDING, STONE).
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9 BRICK ROWLOCK COURSE.
10 EIFS BAND PROJECTED 1".
11 PREMANUFACTURED ALUM. CANOPY - COLOR BLACK.
12 WOOD POST WRAPPED WITH HARDIE TRIM.
13 MASONRY VENEER CONTROL JOINT. SEE 20 /A325
14 BRAKE METAL TO MATCH STOREFRONT.
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16 3 1/2" WIDE HARDIE TRIM.
17 THIN BRICK CONTROL JOINT. SEE 19 /A325
18 STONE VENEER EXPANSION JOINT AT EACH FLOOR LEVEL (WOOD CONSTRUCTION ONLY).SEE 16 /A321
19 HARDIE TRIM.
20 PREFINISHED DOWNSPOUT. COLOR TO MATCH EIFS-1.
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26 PREFINISHED SCUPPER AND/OR DOWNSPOUT COLOR TO MATCH FCS-3
27 PREFINISHED SCUPPER AND/OR DOWNSPOUT COLOR TO MATCH FCP-1
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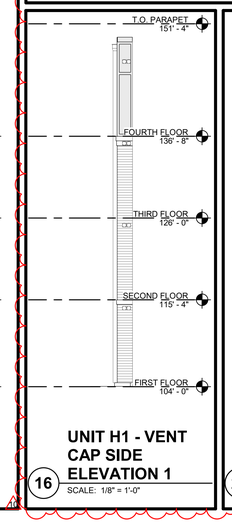
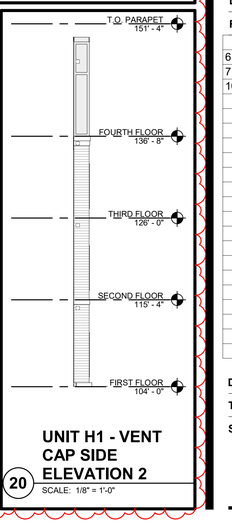
32 BALCONY ROOF POST. RE: 15/A325
33 UNIT VENT CAP HEIGHTS PER DETAIL 16/A208



16 UNIT H1 - VENT CAP SIDE ELEVATION 1
SCALE: 1/8" = 1'-0"



20 UNIT H1 - VENT CAP SIDE ELEVATION 2
SCALE: 1/8" = 1'-0"

RELEASE FOR CONSTRUCTION
AS NOTED ON PLANS REVIEW
DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI
Application #PA2020-046

7.2.20

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

TR¡ ARCHITECTS
BOB D CAMPBELL & COMPANY
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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
10	REVISION 5	7.2.2020

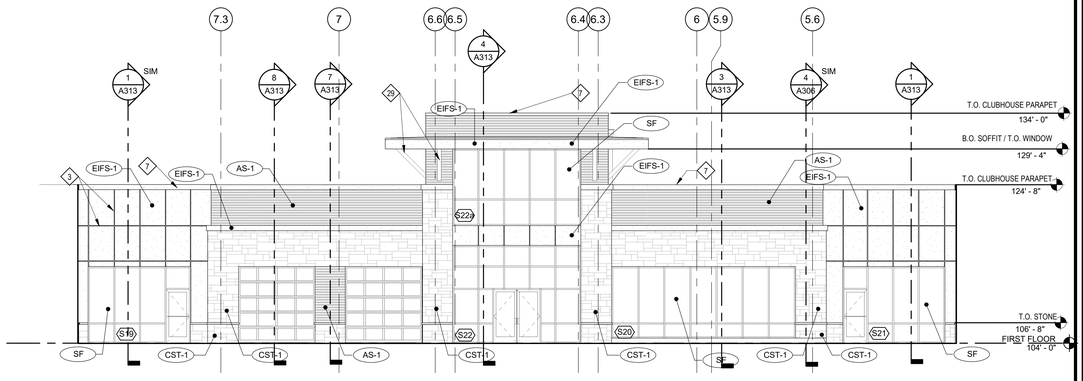
DWG BY MKSS

TR¡ PROJECT NO. 18-046

SHEET NO.

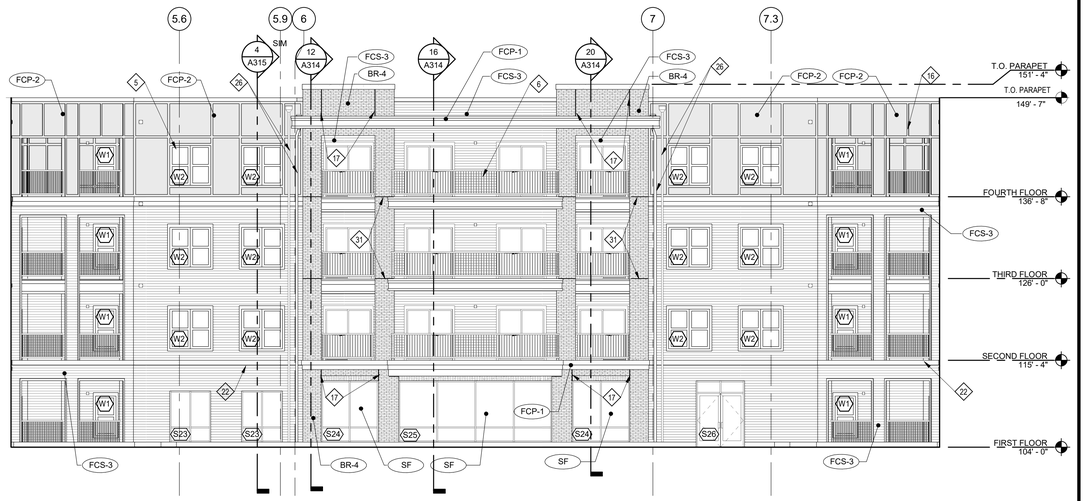
A206

SOUTH COURTYARD ELEVATIONS



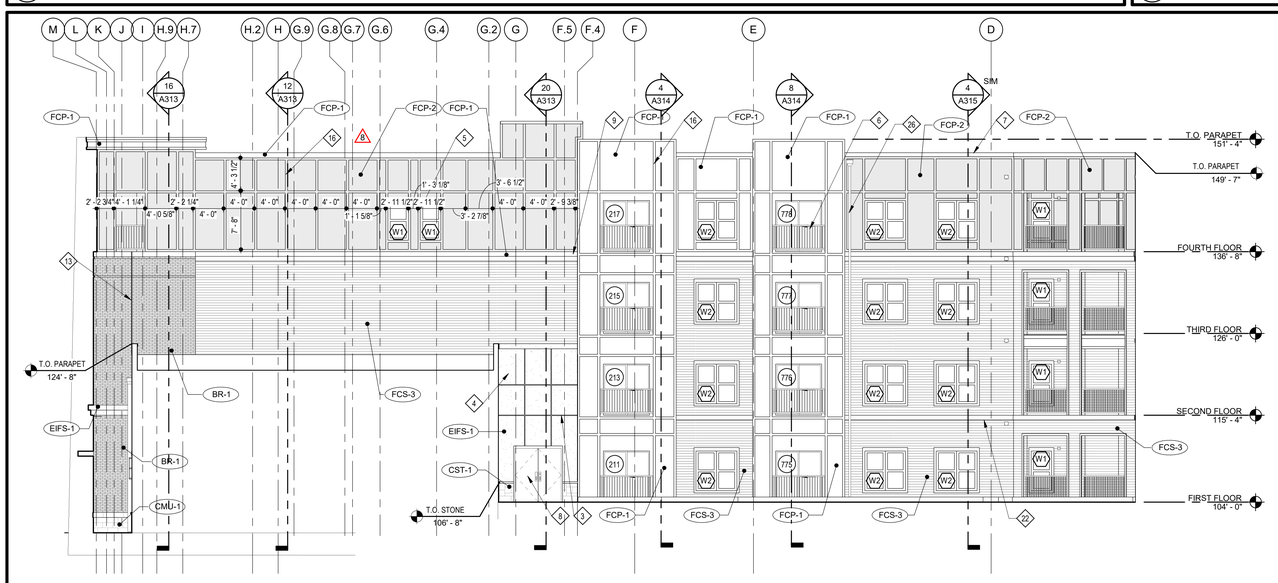
1 CENTER COURTYARD EAST ELEVATION

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



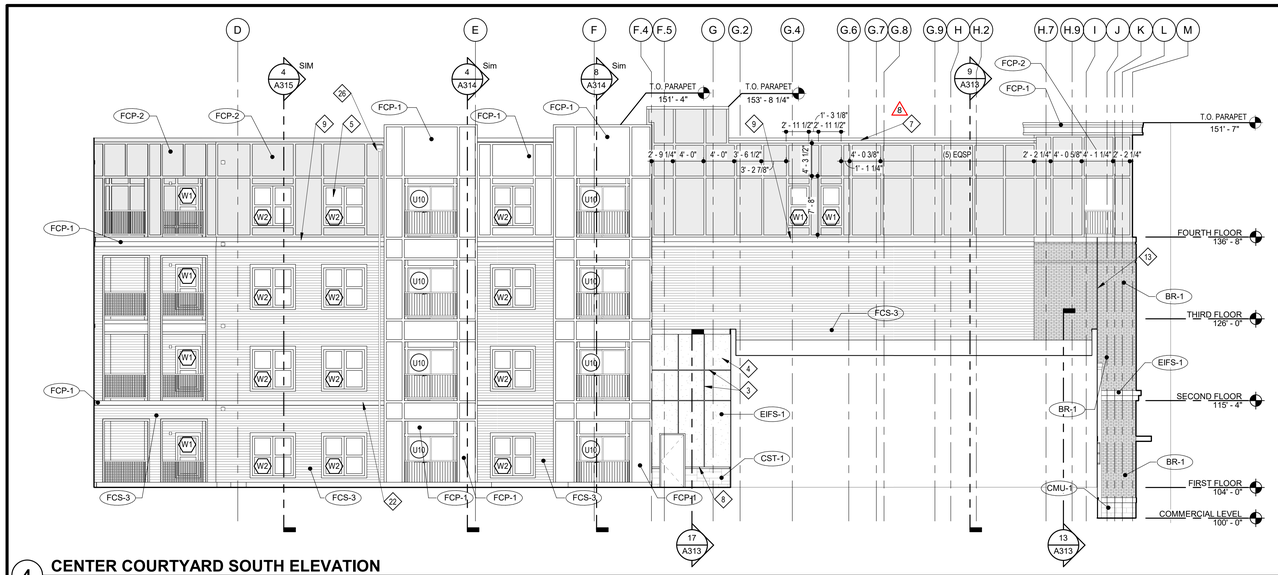
13 CENTER COURTYARD WEST ELEVATION

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



2 CENTER COURTYARD NORTH ELEVATION

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

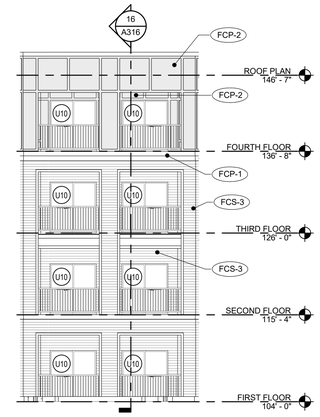


4 CENTER COURTYARD SOUTH ELEVATION

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

KEYED NOTES

1 BRICK SOLDIER COURSE PROJECTED 1/2".
2 EIFS CORNICE.
3 EIFS REVEAL. SEE 15 /A320
4 EIFS EXPANSION JOINT AT EACH FLOOR LEVEL (AT WOOD CONSTRUCTION ONLY). COORDINATE WITH MANUF. DETAILS AND REQUIREMENTS. SEE 7 /A321
5 ALUM. WINDOW SYSTEM (BLACK).
6 PREFINISHED GUARDRAIL (BLACK).
7 PRE-FINISHED SHEET METAL COPING. COLOR TO MATCH ADJACENT MATERIAL (EIFS, FIBER CEMENT PANEL, SIDING, STONE).
8 HOLLOW METAL DOOR AND FRAMES TO BE PAINTED TO MATCH ADJACENT FINISH.
9 BRICK ROWLOCK COURSE.
10 EIFS BAND PROJECTED 1".
11 PREMANUFACTURED ALUM. CANOPY - COLOR BLACK.
12 WOOD POST WRAPPED WITH HARDIE TRIM.
13 MASONRY VENEER CONTROL JOINT. SEE 20 /A325
14 BRAKE METAL TO MATCH STOREFRONT.
15 CANOPY WITH SUPPORT RODS.
16 3 1/2" WIDE HARDIE TRIM.
17 THIN BRICK CONTROL JOINT. SEE 19 /A325
18 STONE VENEER EXPANSION JOINT AT EACH FLOOR LEVEL (WOOD CONSTRUCTION ONLY).SEE 16 /A321
19 HARDIE TRIM.
20 PREFINISHED DOWNSPOUT. COLOR TO MATCH EIFS-1.
21 PREFINISHED GUARDRAIL MOUNTED TO WALL (BLACK)
22 7 1/4" WIDE HARDIE TRIM
23 PREFINISHED SCUPPER AND/OR DOWNSPOUT COLOR TO MATCH EIFS-3
24 PREFINISHED SCUPPER AND/OR DOWNSPOUT COLOR TO MATCH FCP-2
25 PREFINISHED SCUPPER AND/OR DOWNSPOUT COLOR TO MATCH EIFS-4
26 PREFINISHED SCUPPER AND/OR DOWNSPOUT COLOR TO MATCH FCS-3
27 PREFINISHED SCUPPER AND/OR DOWNSPOUT COLOR TO MATCH FCP-1
28 PREFINISHED SCUPPER AND/OR DOWNSPOUT COLOR TO MATCH STOREFRONT
29 STEEL BRACE TO BE PAINTED. COLOR TO BE SELECTED BY ARCHITECT
30 SIDING/PANEL EXPANSION JOINT AT EACH FLOOR LEVEL (AT WOOD CONSTRUCTION ONLY) COORDINATE WITH MFG. DETAILS AND REQUIREMENTS. SEE 10 /A322
31 THIN BRICK EXPANSION JOINT AT EACH FLOOR LEVEL (AT WOOD CONSTRUCTION ONLY) COORDINATE WITH MFG. DETAILS AND REQUIREMENTS. SEE 11 /A320
A 32 BALCONY ROOF POST. RE: 15/A325
A 33 UNIT VENT CAP HEIGHTS PER DETAIL 16/A208



A 16 CENTER COURTYARD SOUTHEAST ELEVATION

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

EXTERIOR MATERIAL LIST

	AS-1	ALUMINUM SIDING	MFR: LONGBOARD, COLOR: DARK NATIONAL WALNUT, CODE: 1838-02-733
	BR-1	BRICK	MFR: CLOUD CERAMICS, SIZE: MODULAR, COLOR: COFFEE BLEND M/S
	BR-2	BRICK	MFR: SIOUX CITY BRICK, SIZE: MODULAR, COLOR: SANTE FE
	BR-3	BRICK	MFR: HEBRON, COLOR: MAROON, TEXTURE: SMOOTH
	BR-4	BRICK	MFR: HEBRON, COLOR: MAROON , TEXTURE: SMOOTH, SIZE: THIN BRICK
	CMU-1	CMU	7 SIZE: 8", TEXTURE: SMOOTH, PAINT COLOR: SW7036 ACCESSIBLE BEIGE
	CMU-2	CMU	SIZE: 8", TEXTURE: SPLIT FACE, PAINT COLOR: SW7040 SMOKEHOUSE
	CMU-3	CMU	SIZE: 4", TEXTURE: SMOOTH, PAINT COLOR: SW7040 SMOKEHOUSE
	CST-1	CULTURED STONE	MFR: ELDORADO STONE, SERIES: CUT COURSE STONE, COLOR: OYSTER
	EIFS-1	EIFS	MFR: DRYVIT, COLOR: BUCKSKIN, TEXTURE: SAND PEBBLE
	EIFS-2	EIFS	MFR: DRYVIT, COLOR: TARNISHED GOLD, TEXTURE: SAND PEBBLE
	EIFS-3	EIFS	MFR: DRYVIT, COLOR: SW COBBLE BROWN, TEXTURE: SAND PEBBLE
	EIFS-4	EIFS	MFR: DRYVIT, COLOR: MONASTERY BROWN, TEXTURE: SAND PEBBLE
	FCP-1	FIBER CEMENT PANEL	MFR: JAMES HARDIE, COLOR: NAVAJO BEIGE
	FCP-2	FIBER CEMENT PANEL	MFR: JAMES HARDIE, COLOR: AUTUMN TAN
	FCP-3	FIBER CEMENT PANEL	MFR: JAMES HARDIE, COLOR: KHAKI BROWN
	FCS-2	FIBER CEMENT SIDING	MFR: JAMES HARDIE, SIZE: 5" COLOR: AUTUMN TAN
	FCS-3	FIBER CEMENT SIDING	MFR: JAMES HARDIE, SIZE: 5" COLOR: KHAKI BROWN
	SF	STOREFRONT	COLOR: BLACK

RELEASE FOR CONSTRUCTION
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DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI
4.13.2020

7.2.20

ARCHITECT
TR¡ ARCHITECTS

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Pearl COMPANIES

Summit at West Pryor

940 NW Pryor Road
Lee's Summit, Missouri 64081

TRi ARCHITECTS

TR¡ Architects
9812 Manchester Road
St. Louis, Missouri 63119
T: 314-395-9750
F: 314-395-9751

www.triarchitects.com

DATE: 7.29.19

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
10	REVISION 5	7.2.2020

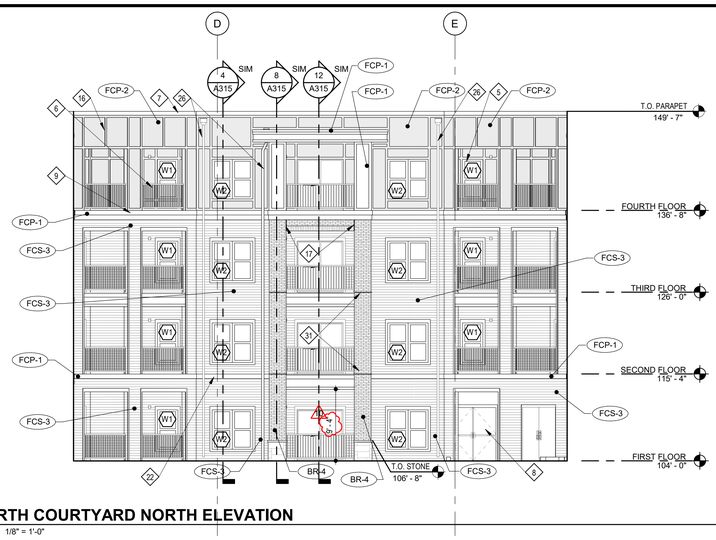
DWG BY MKSS

TR¡ PROJECT NO. 18-046

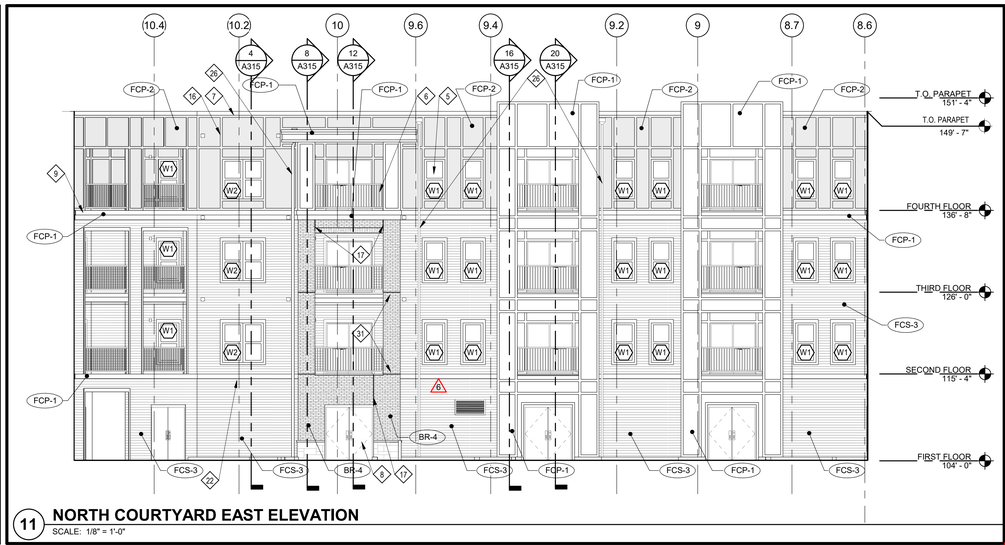
SHEET NO.

A207

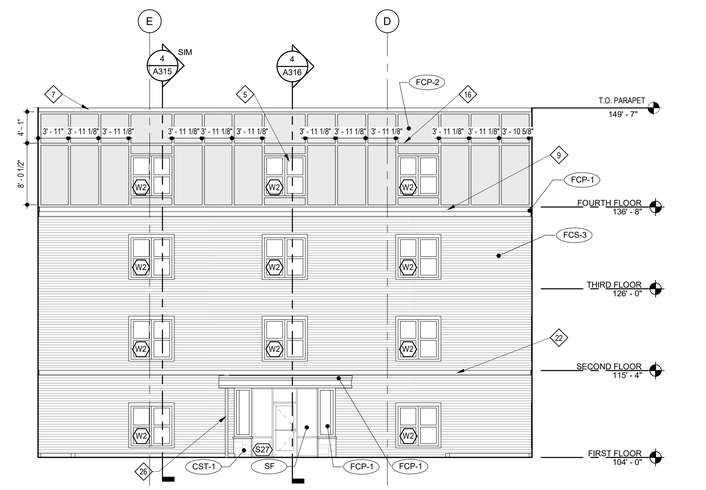
CENTER COURTYARD ELEVATIONS



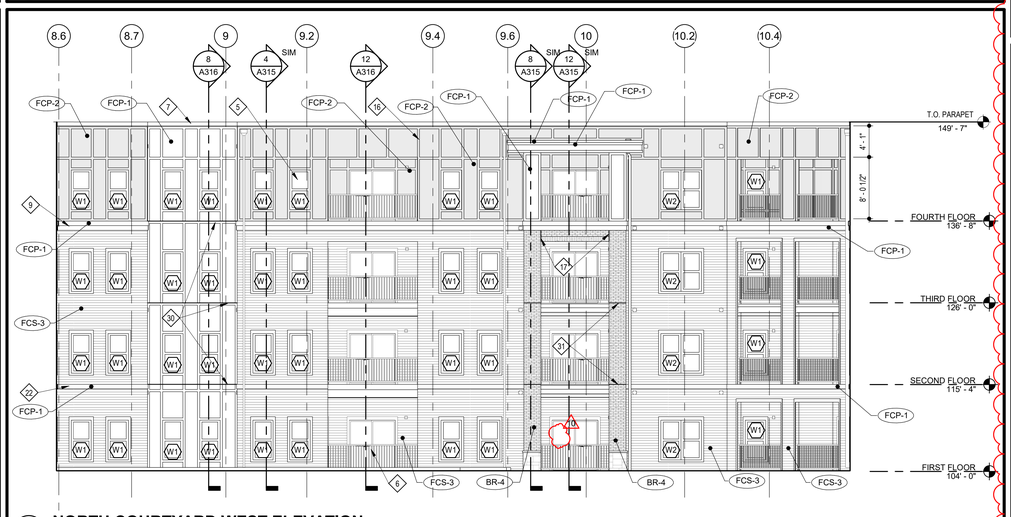
3 **NORTH COURTYARD NORTH ELEVATION**
SCALE: 1/8" = 1'-0"



11 **NORTH COURTYARD EAST ELEVATION**
SCALE: 1/8" = 1'-0"



4 **NORTH COURTYARD SOUTH ELEVATION**
SCALE: 1/8" = 1'-0"



12 **NORTH COURTYARD WEST ELEVATION**
SCALE: 1/8" = 1'-0"

EXTERIOR MATERIAL LIST

	AS-1	ALUMINUM SIDING	MFR: LONGBOARD, COLOR: DARK NATIONAL WALNUT, CODE: 1838-02-733
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	BR-3	BRICK	MFR: HEBRON, COLOR: MAROON, TEXTURE: SMOOTH
	BR-4	BRICK	MFR: HEBRON, COLOR: MAROON , TEXTURE: SMOOTH, SIZE: THIN BRICK
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	CMU-3	CMU	SIZE: 4", TEXTURE: SMOOTH, PAINT COLOR: SW7040 SMOKEHOUSE
	CST-1	CULTURED STONE	MFR: ELDORADO STONE, SERIES: CUT COURSE STONE, COLOR: OYSTER
	EIFS-1	EIFS	MFR: DRYVIT, COLOR: BUCKSKIN, TEXTURE: SAND PEBBLE
	EIFS-2	EIFS	MFR: DRYVIT, COLOR: TARNISHED GOLD, TEXTURE: SAND PEBBLE
	EIFS-3	EIFS	MFR: DRYVIT, COLOR: SW COBBLE BROWN, TEXTURE: SAND PEBBLE
	EIFS-4	EIFS	MFR: DRYVIT, COLOR: MONASTERY BROWN, TEXTURE: SAND PEBBLE
	FCP-1	FIBER CEMENT PANEL	MFR: JAMES HARDIE, COLOR: NAVAJO BEIGE
	FCP-2	FIBER CEMENT PANEL	MFR: JAMES HARDIE, COLOR: AUTUMN TAN
	FCP-3	FIBER CEMENT PANEL	MFR: JAMES HARDIE, COLOR: KHAKI BROWN
	FCS-2	FIBER CEMENT SIDING	MFR: JAMES HARDIE, SIZE: 5" COLOR: AUTUMN TAN
	FCS-3	FIBER CEMENT SIDING	MFR: JAMES HARDIE, SIZE: 5" COLOR: KHAKI BROWN
	SF	STOREFRONT	COLOR: BLACK

KEYED NOTES

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4 EIFS EXPANSION JOINT AT EACH FLOOR LEVEL (AT WOOD CONSTRUCTION ONLY). COORDINATE WITH MANUF. DETAILS AND REQUIREMENTS. SEE 7 /A321
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15 CANOPY WITH SUPPORT RODS.
16 3 1/2" WIDE HARDIE TRIM.
17 THIN BRICK CONTROL JOINT. SEE 19 /A325
18 STONE VENEER EXPANSION JOINT AT EACH FLOOR LEVEL (WOOD CONSTRUCTION ONLY).SEE 16 /A321
19 HARDIE TRIM.
20 PREFINISHED DOWNSPOUT. COLOR TO MATCH EIFS-1.
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26 PREFINISHED SCUPPER AND/OR DOWNSPOUT COLOR TO MATCH FCS-3
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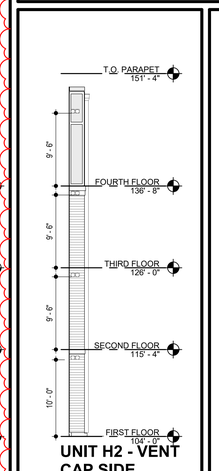
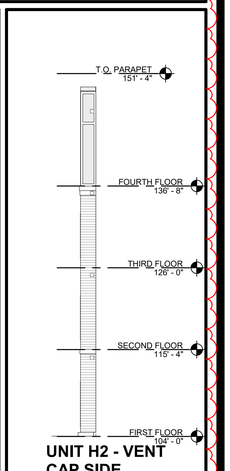


16 **UNIT H2 - VENT CAP SIDE ELEVATION 1**
SCALE: 1/8" = 1'-0"



20 **UNIT H2 - VENT CAP SIDE ELEVATION 2**
SCALE: 1/8" = 1'-0"

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Application #

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REVISIONS /6

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7	REVISION 2	1.24.20
10	REVISION 5	7.2.2020

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TRi PROJECT NO. 18-046
SHEET NO. A208

NORTH COURTYARD ELEVATIONS