THE Signature AT WEST PRYOR

2100 AND 2150 NW LOWENSTEIN DR.
LEE'S SUMMIT, MISSOURI 64081

PROJECT NO.: 20-001

ISSUE DATE: 7.15.2021 BID / PERMIT SET

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



SYMBOLS

CONCRETE

BRICK

BLOCKING

BATT INSULATION

RIGID INSULATION

CONCRETE BLOCK

5 / A10 — BUILDING SECTION

5 / A10 — WALL SECTION

5 / A10 — DETAIL

P3 — PARTITION TYPE

COL — COL. GRID

ROOM 101 — ROOM

T — TEMPERED GLASS

NEW CONSTRUCTION

EXISTING CONSTR. TO REMAIN

EXISTING CONSTR. REMOVED

PROJECT DIRECTORY

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TEGETHOFF DEVELOPMENT
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Architect
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OVERLAND PARK, KANSAS 66210
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4338 BELLEVIEW AVENUE
KANSAS CITY, MISSOURI 64111
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Contact: CLARK BASIGNER
(DIRECT:816.778.7151)

Civil Engineer
SM ENGINEERING
Phone: 785.341.9747
Contact: SAM MALINOWSKY

Mech. / Elec. / Plumb. Eng.
LATIMER SOMMERS & ASSOCIATES
3639 SW SUMMERFIELD DR STE A
TOPEKA, KANSAS 66614
Phone: 785.233.3232
Contact: RICH BEARDMORE

PROJECT SUMMARY

***FOR COMPLETE CODE ANALYSIS SEE LIFE SAFETY PLAN SHEET AXXX - AXXX**

PROJECT NAME: The Signature at West Pryor

PROJECT ADDRESS: 2100 AND 2150 NW LOWENSTEIN DR.

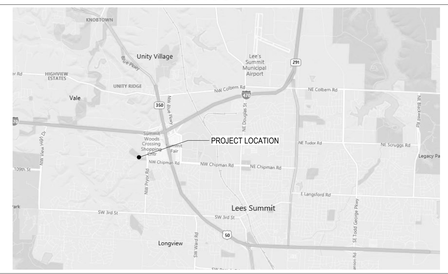
PROJECT DESCRIPTION: LEE'S SUMMIT, MISSOURI 64081
DESCRIPTION

BUILDING CODES:
2018 International Building Code
2017 National Electric Code
2018 International Mechanical Code
2018 International Plumbing Code
2018 International Fire Code
2018 International Energy Conservation Code

ACCESSIBILITY
2010 ADA Guidelines & 2009 ICC/ANSI A117.1 & FAIR HOUSING ACT

OCCUPANCY TYPE / USE GROUP: R-2

LOCATION MAP



STATE OF MISSOURI
MICHAELA ANN SILVA
NUMBER A-2007018010
REGISTERED ARCHITECT
7.15.2021

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

Tegethoff DEVELOPMENT

The Signature at West Pryor

2100 AND 2150 NW LOWENSTEIN DR.
LEE'S SUMMIT, MISSOURI 64081

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DATE: 7.15.2021

REVISIONS 0

DWG BY MKSS

TR¡ PROJECT NO. 20-001

SHEET NO.

A000

COVER SHEET

DRAWING INDEX

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

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A012	BLDG 1 - LIFE SAFETY PLAN	●								
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A014	BLDG 2 - LIFE SAFETY PLAN	●								
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A016	ENLARGED AMENITY LIFE SAFETY PLANS	●								
A017	UNIT LIFE SAFETY PLANS	●								
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A024	BLDG 1 - SECOND FLOOR ADDRESS PLAN	●								
A025	BLDG 1 - THIRD FLOOR ADDRESS PLAN	●								
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A043	FIRE DOOR DETAILS	●								
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A059	STOREFRONT DETAILS	●								
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A101B	BLDG 1-B & C - ENLARGED FIRST FLOOR PLAN	●								
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A102A	BLDG 1-A - ENLARGED SECOND FLOOR PLAN	●								
A102B	BLDG 1-B & C - ENLARGED SECOND FLOOR PLAN	●								
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A103	BLDG 1 - THIRD FLOOR PLAN	●								
A103A	BLDG 1-A - ENLARGED THIRD FLOOR PLAN	●								
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A121	BLDG 2 - FIRST FLOOR PLAN	●								
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A121C	BLDG 2-C - ENLARGED FIRST FLOOR PLAN	●								
A122	BLDG 2 - SECOND FLOOR PLAN	●								
A122A	BLDG 2-A - ENLARGED SECOND FLOOR PLAN	●								
A122B	BLDG 2-B - ENLARGED SECOND FLOOR PLAN	●								
A122C	BLDG 2-C - ENLARGED SECOND FLOOR PLAN	●								
A123	BLDG 2 - THIRD FLOOR PLAN	●								
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A317	WALL SECTIONS	●								
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A362	BALCONY RAILING DETAILS	●								
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A503	BLDG 1 STAIR D - PLAN & SECTIONS	●								
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A521	BLDG 2 STAIR B - PLAN & SECTIONS	●								
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A540	BLDG 1 ELEVATOR - PLAN & SECTIONS	●								
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A703	BLDG 1 - THIRD FLOOR FINISH PLAN	●								
A704	BLGD 1 - ENLARGED AMENITY FINISH PLAN	●								
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S101C	FOUNDATION PLAN - AREA C	●								
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S102A	SECOND FLOOR FRAMING PLAN- AREA A	●								
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S102C	SECOND FLOOR FRAMING PLAN- AREA C	●								
S103	THIRD FLOOR FRAMING PLAN	●								
S103A	THIRD FLOOR FRAMING PLAN- AREA A	●								
S103B	THIRD FLOOR FRAMING PLAN- AREA B	●								
S103C	THIRD FLOOR FRAMING PLAN- AREA C	●								
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S104A	ROOF FRAMING PLAN- AREA A	●								
S104B	ROOF FRAMING PLAN- AREA B	●								
S104C	ROOF FRAMING PLAN- AREA C	●								
S121	BLDG 2 - FOUNDATION PLAN	●								
S121A	BLDG 2- FOUNDATION PLAN - AREA A	●								
S121B	BLDG 2- FOUNDATION PLAN - AREA B	●								
S121C	BLDG 2- FOUNDATION PLAN - AREA C	●								
S122	BLDG 2 - SECOND FLOOR FRAMING PLAN	●								
S122A	BLDG 2 - SECOND FLOOR FRAMING PLAN - AREA A	●								
S122B	BLDG 2- SECOND FLOOR FRAMING PLAN - AREA B	●								
S122C	BLDG 2- SECOND FLOOR FRAMING PLAN - AREA C	●								
S123	BLDG 2 - THIRD FLOOR FRAMING PLAN	●								
S123A	BLDG 2- THIRD FLOOR FRAMING PLAN - AREA A	●								
S123B	BLDG 2- THIRD FLOOR FRAMING PLAN - AREA B	●								
S123C	BLDG 2- THIRD FLOOR FRAMING PLAN - AREA C	●								
S124	BLDG 2 - ROOF FRAMING PLAN	●								
S124A	BLDG 2- ROOF FRAMING PLAN - AREA A	●								
S124B	BLDG 2- ROOF FRAMING PLAN - AREA B	●								
S124C	BLDG 2- ROOF FRAMING PLAN - AREA C	●								
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S201	FOUNDATION SECTIONS	●								
S202	FOUNDATION SECTIONS	●								
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S331	WOOD FLOOR FRAMING SECTIONS	●								
S332	WOOD FLOOR FRAMING SECTIONS	●								
S333	WOOD FLOOR FRAMING SECTIONS	●								
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S341	WOOD ROOF FRAMING SECTIONS	●								
S342	WOOD ROOF FRAMING SECTIONS	●								

	ELECTRICAL	BID / PERMIT SET 7.15.2021								
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E102	BLDG 1-B, PARTIAL FIRST FLOOR PLAN - ELECTRICAL	●								
E102a	BLDG 1-B, PARTIAL FIRST FLOOR PLAN - ELECTRICAL	●								
E102b	BLDG 1-B, PARTIAL FIRST FLOOR PLAN - ELECTRICAL	●								
E103	BLDG 1-C, PARTIAL FIRST FLOOR PLAN - ELECTRICAL	●								
E104	BLDG 1-A, PARTIAL SECOND FLOOR PLAN - ELECTRICAL	●								
E105	BLDG 1-B, PARTIAL SECOND FLOOR PLAN - ELECTRICAL	●								
E106	BLDG 1-C, PARTIAL SECOND FLOOR PLAN - ELECTRICAL	●								
E107	BLDG 1-A, PARTIAL THIRD FLOOR PLAN - ELECTRICAL	●								
E108	BLDG 1-B, PARTIAL THIRD FLOOR PLAN - ELECTRICAL	●								
E109	BLDG 1-C, PARTIAL THIRD FLOOR PLAN - ELECTRICAL	●								
E110	BLDG 1-A, PARTIAL ROOF PLAN -ELECTRICAL	●								
E111	BLDG 1-B, PARTIAL ROOF PLAN -ELECTRICAL	●								
E112	BLDG 1-C, PARTIAL ROOF PLAN -ELECTRICAL	●								
E113	BLDG 2-A, PARTIAL FIRST FLOOR PLAN - ELECTRICAL	●								
E114	BLDG 2-B, PARTIAL FIRST FLOOR PLAN - ELECTRICAL	●								
E114a	BLDG 2-B, PARTIAL FIRST FLOOR PLAN - ELECTRICAL	●								
E115	BLDG 2-C, PARTIAL FIRST FLOOR PLAN - ELECTRICAL	●								
E116	BLDG 2-A, PARTIAL SECOND FLOOR PLAN - ELECTRICAL	●								
E117	BLDG 2-B, PARTIAL SECOND FLOOR PLAN - ELECTRICA	●								
E118	BLDG 2-C, PARTIAL SECOND FLOOR PLAN - ELECTRICAL	●								
E119	BLDG 2-A, PARTIAL THIRD FLOOR PLAN - ELECTRICAL	●								
E120	BLDG 2-B, PARTIAL THIRD FLOOR PLAN - ELECTRICAL	●								
E121	BLDG 2-C, PARTIAL THIRD FLOOR PLAN - ELECTRICAL	●								
E122	BLDG 2-A, PARTIAL ROOF PLAN -ELECTRICAL	●								
E123	BLDG 2-B, PARTIAL ROOF PLAN -ELECTRICAL	●								
E124	BLDG 2-C, PARTIAL ROOF PLAN -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 DETAILS	●								
E305	ELECTRICAL DETAILS	●								
E306	ELECTRICAL DETAILS	●								

	MECHANICAL	BID / PERMIT SET 7.15.2021								
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M102	BLDG 1-B, PARTIAL FIRST FLOOR PLAN - HVAC	●								
M103	BLDG 1-C, PARTIAL FIRST FLOOR PLAN - HVAC	●								
M104	BLDG 1-A, PARTIAL SECOND FLOOR PLAN - HVAC	●								
M105	BLDG 1-B, PARTIAL SECOND FLOOR PLAN - HVAC	●								
M106	BLDG 1-C, PARTIAL SECOND FLOOR PLAN - HVAC	●								
M107	BLDG 1-A, PARTIAL THIRD FLOOR PLAN - HVAC	●								
M108	BLDG 1-B, PARTIAL THIRD FLOOR PLAN - HVAC	●								
M109	BLDG 1-C, PARTIAL THIRD FLOOR PLAN - HVAC	●								
M110	BLDG 1-A, PARTIAL ROOF PLAN -HVAC	●								
M111	BLDG 1-B, PARTIAL ROOF PLAN -HVAC	●								
M112	BLDG 1-C, PARTIAL ROOF PLAN -HVAC	●								
M113	BLDG 2-A, PARTIAL FIRST FLOOR PLAN – HVAC	●								
M114	BLDG 2-B, PARTIAL FIRST FLOOR PLAN - HVAC	●								
M115	BLDG 2-C, PARTIAL FIRST FLOOR PLAN - HVAC	●								
M116	BLDG 2-A, PARTIAL SECOND FLOOR PLAN - HVAC	●								
M117	BLDG 2-B, PARTIAL SECOND FLOOR PLAN - HVAC	●								
M118	BLDG 2-C, PARTIAL SECOND FLOOR PLAN - HVAC	●								
M119	BLDG 2-A, PARTIAL THIRD FLOOR PLAN - HVAC	●								
M120	BLDG 2-B, PARTIAL THIRD FLOOR PLAN - HVAC	●								
M121	BLDG 2-C, PARTIAL THIRD FLOOR PLAN - HVAC	●								
M122	BLDG 2-A, PARTIAL ROOF PLAN -HVAC	●								
M123	BLDG 2-B, PARTIAL ROOF PLAN -HVAC	●								
M124	BLDG 2-C, PARTIAL ROOF PLAN -HVAC	●								
M201	TYPICAL UNIT PLANS - HVAC	●								
M202	TYPICAL UNIT PLANS - HVAC	●								
M203	TYPICAL UNIT PLANS - HVAC	●								
ME101	SITE PLAN - MECH/ELEC	●								
ME201	MAINTENANCE BLDG -MECH/ELEC	●								
MP101	MECHANICAL DETAILS	●								
MP102	MECHANICAL DETAILS	●								
MP103	MECHANICAL DETAILS	●								
MP104	MECHANICAL SCHEDULES	●								

	PLUMBING	BID / PERMIT SET 7.15.2021								
P101	BLDG 1-A, PARTIAL FIRST FLOOR PLAN - PLUMBING	●								
P102	BLDG 1-B, PARTIAL FIRST FLOOR PLAN - PLUMBING	●								
P103	BLDG 1-C, PARTIAL FIRST FLOOR PLAN - PLUMBING	●								
P104	BLDG 1-A, PARTIAL SECOND FLOOR PLAN - PLUMBING	●								
P105	BLDG 1-B, PARTIAL SECOND FLOOR PLAN - PLUMBING	●								
P106	BLDG 1-C, PARTIAL SECOND FLOOR PLAN - PLUMBING	●								
P107	BLDG 1-A, PARTIAL THIRD FLOOR PLAN - PLUMBING	●								
P108	BLDG 1-B, PARTIAL THIRD FLOOR PLAN - PLUMBING	●								
P109	BLDG 1-C, PARTIAL THIRD FLOOR PLAN - PLUMBING	●								
P110	BLDG 2-A, PARTIAL FIRST FLOOR PLAN - PLUMBING	●								
P111	BLDG 2-B, PARTIAL FIRST FLOOR PLAN - PLUMBING	●								
P112	BLDG 2-C, PARTIAL FIRST FLOOR PLAN - PLUMBING	●								
P113	BLDG 2-A, PARTIAL SECOND FLOOR PLAN - PLUMBING	●								
P114	BLDG 2-B, PARTIAL SECOND FLOOR PLAN - PLUMBING	●								
P115	BLDG 2-C, PARTIAL SECOND FLOOR PLAN - PLUMBING	●								
P116	BLDG 2-A, PARTIAL THIRD FLOOR PLAN - PLUMBING	●								
P117	BLDG 2-B, PARTIAL THIRD FLOOR PLAN - PLUMBING	●								
P118	BLDG 2-C, PARTIAL THIRD FLOOR PLAN - PLUMBING	●								
P119	PLUMBING RISERS	●								
P120	PLUMBING RISERS	●								
P121	PLUMBING RISERS	●								
P201	TYPICAL UNIT PLANS - PLUMBING	●								
P202	TYPICAL UNIT PLANS - PLUMBING	●								
P203	TYPICAL UNIT PLANS - PLUMBING	●								

	TELECOM	BID / PERMIT SET 7.15.2021								
T101	BLDG 1-A FIRST FLOOR PLAN - TELECOM	●								
T102	BLDG 2-A, PARTIAL FIRST FLOOR PLAN - TELECOM	●								
T201	TELECOM DETAILS	●								



7.15.2021

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

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REVISIONS 4

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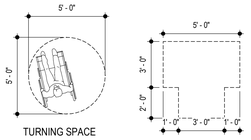
SHEET NO.

A001

SHEET INDEX

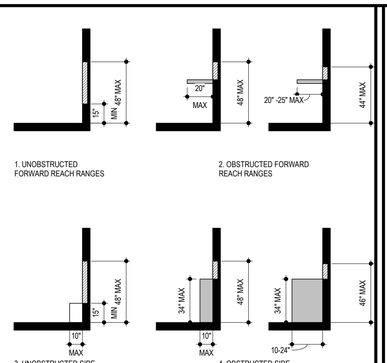
ACCESSIBILITY DIAGRAMS FOR TYPE A & TYPE B DWELLING UNITS PER 2018 INTERNATIONAL BUILDING CODE, 1998 FAIR HOUSING AT & ICC/ANSI A117.1. 1-2009

NOTE:
ALL ROOMS SERVED BY AN ACCESSIBLE ROUTE SHALL PROVIDE A WHEELCHAIR TURNING SPACE OF 60" IN DIAMETER. AN ALTERNATE T-SHAPED SPACE MAY BE PROVIDED. REFER TO ICC/ANSI A117.1-2009 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.



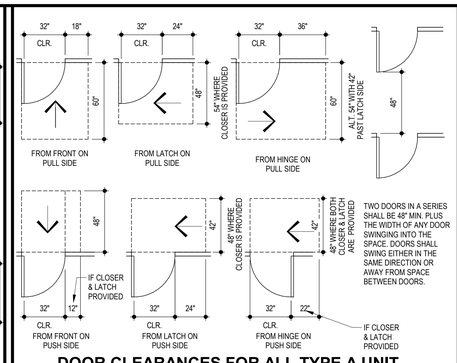
TURNING SPACE

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.



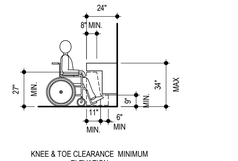
1. UNOBSTRUCTED FORWARD REACH RANGES
2. OBSTRUCTED FORWARD REACH RANGES
3. UNOBSTRUCTED SIDE REACH RANGES
4. OBSTRUCTED SIDE REACH RANGES

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

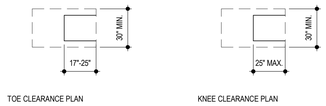


TWO DOORS IN A SERIES SHALL BE 48" MIN. PLUS THE WIDTH OF ANY DOOR SWINGING INTO THE SPACE. DOORS SHALL SWING EITHER IN THE SAME DIRECTION OR AWAY FROM SPACE BETWEEN DOORS.

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



KNEE & TOE CLEARANCE MINIMUM ELEVATION



TOE CLEARANCE PLAN
KNEE CLEARANCE PLAN

6 TYPE A UNIT KNEE & TOE CLEARANCES
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 A117.1-2009, 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.
4. 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.
5. 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.
6. 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 A117.1-2009 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 15" MINIMUM AND 18" MAXIMUM FROM THE SIDE WALL.
5. REINFORCEMENT WILL 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 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:

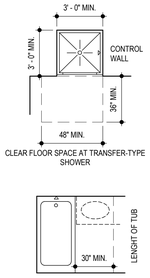
WHERE OPERABLE WINDOWS ARE PROVIDED, AT LEAST ONE WINDOW IN EACH SLEEPING, LIVING, OR DINING SPACE SHALL HAVE OPERABLE PARTS. EACH REQUIRED OPERABLE WINDOW SHALL HAVE OPERABLE PARTS. ACCESSIBLE CONTROLS SHALL BE AT MAX. 48" HIGH.

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.

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.

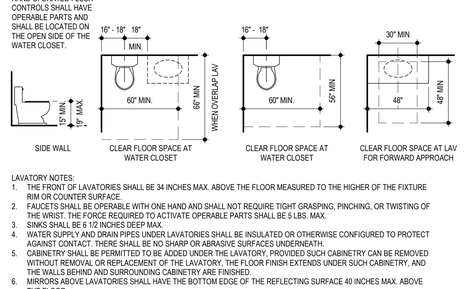


CLEAR FLOOR SPACE AT TRANSFER-TYPE SHOWER
CLEAR FLOOR SPACE AT BATHTUB

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"

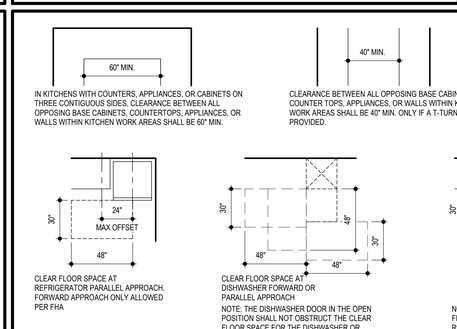
WATER CLOSET NOTE:
HAND OPERATED FLUSH CONTROLS SHALL HAVE OPERABLE PARTS AND SHALL BE LOCATED ON THE OPEN SIDE OF THE WATER CLOSET.



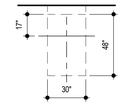
SIDE WALL — CLEAR FLOOR SPACE AT WATER CLOSET — CLEAR FLOOR SPACE AT WATER CLOSET — CLEAR FLOOR SPACE AT LAV FOR FORWARD APPROACH

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"

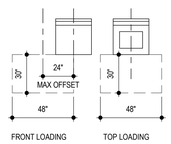


WORK SURFACE NOTES:
1. A CLEAR FLOOR SPACE, POSITIONED FOR FORWARD APPROACH TO THE WORK SURFACE, SHALL BE PROVIDED. KNEE AND TOE CLEARANCE SHALL BE PROVIDED.
2. CABINETRY SHALL BE PERMITTED TO BE ADDED UNDER THE WORK SURFACE, PROVIDED SUCH CABINETRY CAN BE REMOVED WITHOUT REMOVAL OR REPLACEMENT OF THE 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.



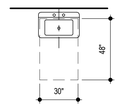
36" WHERE PART OF A T-TURN

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 NOT REQUIRE 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



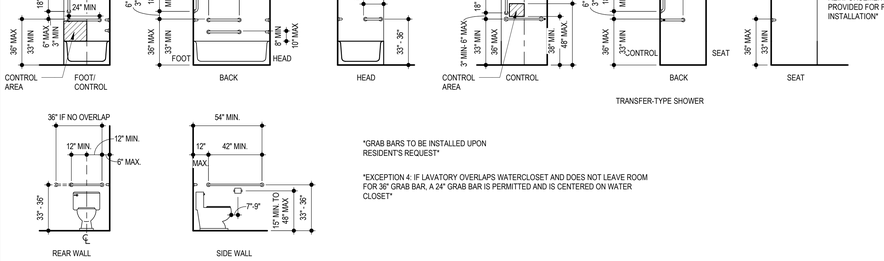
FRONT LOADING — TOP LOADING
CLEAR FLOOR SPACE AT WASHER/DRYER

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.



36" WHERE PART OF A T-TURN
CLEAR FLOOR SPACE AT KITCHEN SINK FOR FORWARD APPROACH

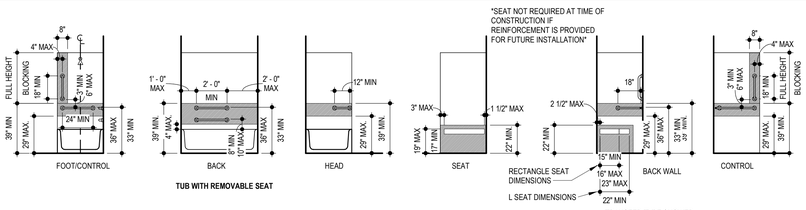
3 TYPE A UNIT KITCHEN AND LAUNDRY ELEMENTS
SCALE: 1/4" = 1'-0"



*GRAB BARS TO BE INSTALLED UPON RESIDENT'S REQUEST"

EXCEPTION 4: IF LAVATORY OVERLAPS WATERCLOSET AND DOES NOT LEAVE ROOM FOR 36" GRAB BAR, A 24" GRAB BAR IS PERMITTED AND IS CENTERED ON WATER CLOSET

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. EXCEPTION 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. THE SIDE WALL OF A WATER CLOSET SHOULD HAVE A 42" GRAB BAR.

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

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

7.15.2021

Tegethoff DEVELOPMENT

The Signature at West Pryor

2100 AND 2150 NW LOWENSTEIN DR.
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DATE: 7.15.2021

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DWG BY MKSS

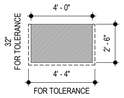
TR¡ PROJECT NO. 20-001

SHEET NO.

A002

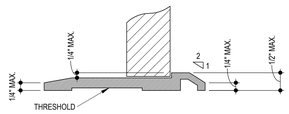
ACCESSIBILITY REQUIREMENTS - TYPE A UNITS

ACCESSIBILITY DIAGRAMS FOR TYPE A & TYPE B DWELLING UNITS PER 2018 INTERNATIONAL BUILDING CODE, 1998 FAIR HOUSING AT & ICC/ANSI A117.1. 1-2009



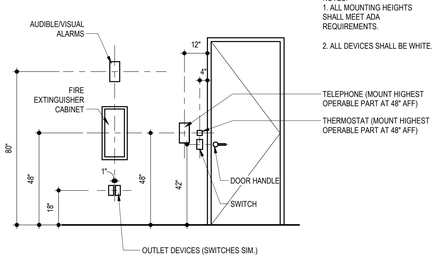
MIN. 30" X 48" CLEAR FLOOR SPACE REQUIRED, PROVIDE 32" X 52" CLEAR FLOOR SPACE FOR FIELD TOLERANCES AND FINISHES.

1 CLEAR FLOOR SPACE
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.

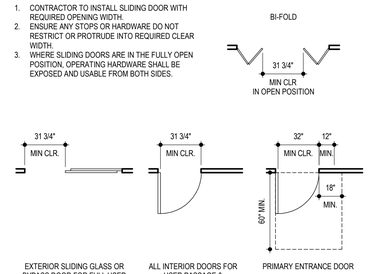
2 TYPE A AND B UNITS DOOR THRESHOLD HEIGHT LIMITATIONS
SCALE: 1/4" = 1'-0"



NOTES:
1. ALL MOUNTING HEIGHTS SHALL MEET ADA REQUIREMENTS.
2. ALL DEVICES SHALL BE WHITE.

3 TYPICAL MOUNTING HEIGHTS & ALIGNMENTS
SCALE: 3/8" = 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.

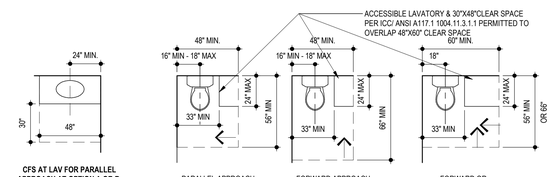


EXTERIOR SLIDING GLASS OR BYPASS DOOR FOR FULL USER PASSAGE

ALL INTERIOR DOORS FOR USER PASSAGE & SECONDARY EXTERIOR DOORS

PRIMARY ENTRANCE DOOR

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



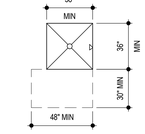
CFS AT LAV FOR PARALLEL APPROACH AT OPTION A OR B.
LAV. AT 34" MAX TO THE HIGHER OF THE RIM OR COUNTER.

PARALLEL APPROACH
CLEAR FLOOR SPACE AT TOILET AT OPTION A OR B

FORWARD APPROACH
CLEAR FLOOR SPACE AT TOILET AT OPTION A OR B

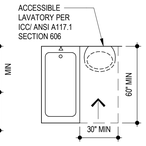
FORWARD OR PARALLEL APPROACH
CLEAR FLOOR SPACE AT TOILET AT OPTION A OR B (SIMILAR TO TYPE A WATER CLOSET)

ALLOW FOR FUTURE FOLD-DOWN GRAB BARS

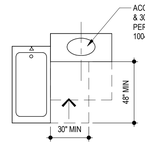


CLEAR FLOOR SPACE AT TRANSFER SHOWER AT OPTION A OR B

FOR 36" X 36" SHOWERS, REINFORCEMENT SHALL BE PROVIDED FOR A SHOWER SEAT

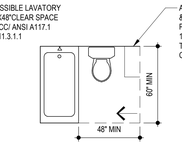


PARALLEL APPROACH

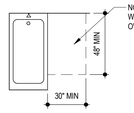


PARALLEL APPROACH

CLEAR FLOOR SPACE AT BATHTUB AT OPTION A ONLY



FORWARD APPROACH

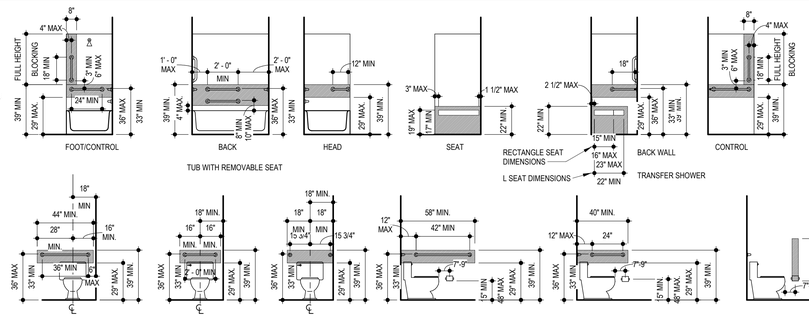


CLEAR FLOOR SPACE AT BATHTUB AT OPTION B ONLY

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.

5 TYPE B BATHROOM ELEMENTS TOILET
SCALE: 1/4" = 1'-0"

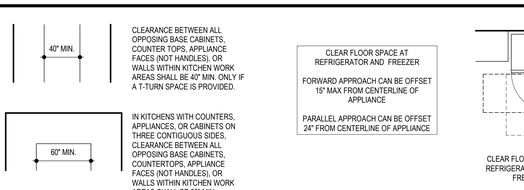
NOTE:
1. BLOCKING MATERIAL SHALL BE OF WOOD 2X12 LUMBER OR OTHER MATERIAL CAPABLE OF SUPPORTING A MIN. LOAD OF 250 LBS.
2. ALL COVERED UNITS SHALL HAVE BLOCKING INSTALLED IN ALL BATHROOMS AS SHOWN.
3. IT IS RECOMMENDED TO ALLOW AN EXTRA 2 INCHES AT THE SIDES, TOP AND BOTTOM OF ALL REINFORCING RANGE LOCATION DIMENSIONS FOR GREATER EASE OF FUTURE GRAB BAR INSTALLATION.
4. 1004.11.1 EXCEPTION 3: 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. 1004.11.1 EXCEPTION 4: 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. 1004.11.1 EXCEPTION 5: WHERE A SIDE WALL IS NOT AVALIABLE FOR A 42" GRAB BAR, REINFORCEMENT FOR A SWING UP GRAB BAR SHALL BE PERMITTED.
7. 1004.11.1 EXCEPTION 6: WHERE A SIDE WALL IS NOT AVALIABLE FOR A 42" GRAB BAR, REINFORCEMENT FOR 2 SWING UP GRAB BAR SHALL BE PERMITTED IN LIEU OF REAR AND SIDE GRAB BARS.
8. INSTALL FLUSH CONTROL ON OPEN SIDE OF WATER CLOSET.



EXCEPTION 6: SIDE WALL WITHOUT SPACE FOR GRAB BAR, PROVIDE REAR WALL BLOCKING FOR 2 SWING UP GRAB BARS IN LIEU OF REAR AND SIDE GRAB BARS

ALSO SHOWING TOILET PAPER DISPENSER BLOCKING DIMENSIONS

7 TYPE B UNIT GRAB BAR & REINFORCING LOCATIONS
SCALE: 1/4" = 1'-0"



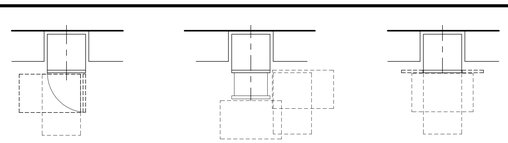
CLEARANCE BETWEEN ALL OPPOSING BASE CABINETS, COUNTER TOPS, APPLIANCE FACES (NOT HANDLES), OR WALLS WITHIN KITCHEN WORK AREAS SHALL BE 40" MIN. ONLY IF A T-TURN SPACE IS PROVIDED.

IN KITCHENS WITH COUNTERS, APPLIANCES, OR CABINETS ON THREE CONTIGUOUS SIDES, CLEARANCE BETWEEN ALL OPPOSING BASE CABINETS, COUNTERTOPS, APPLIANCE FACES (NOT HANDLES), OR WALLS WITHIN KITCHEN WORK AREAS SHALL BE 60" MIN.

CLEAR FLOOR SPACE AT REFRIGERATOR AND FREEZER

FORWARD APPROACH CAN BE OFFSET 15" MAX FROM CENTERLINE OF APPLIANCE

PARALLEL APPROACH CAN BE OFFSET 24" FROM CENTERLINE OF APPLIANCE

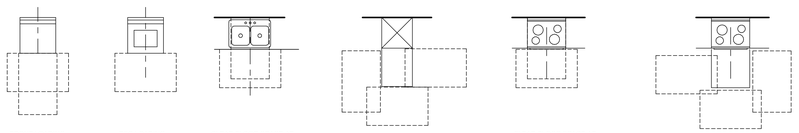


CLEAR FLOOR SPACE AT REFRIGERATOR AND TOP FREEZER

CLEAR FLOOR SPACE AT REFRIGERATOR AND BOTTOM FREEZER

CLEAR FLOOR SPACE AT SIDE BY SIDE REFRIGERATOR / FREEZER

ALL CLEAR FLOOR SPACES ARE TO BE 30" X 48"



FRONT LOADING
FORWARD OR PARALLEL APPROACH

TOP LOADING
PARALLEL APPROACH CENTERED ON APPLIANCE

CLEAR FLOOR SPACE AT KITCHEN SINK FOR PARALLEL APPROACH
FORWARD APPROACH ALLOWED WITH REMOVABLE BASE CABINET

*WHEN WASHER AND DRYER ARE IN A CLOSET THE CLEAR FLOOR SPACE CAN BE OFFSET 10" MAX PER PER ICC A117.1-2009 SECTION 308.3.1

CLEAR FLOOR SPACE AT DISHWASHER *CLEAR FLOOR SPACE MUST BE PROVIDED CLEAR OF DISHWASHER DOOR SWING.

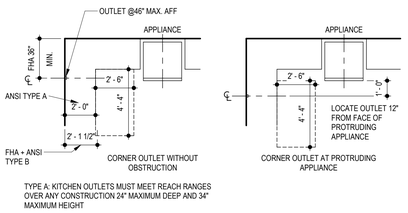
CLEAR FLOOR SPACE AT COOKTOP, PARALLEL OR FORWARD ALLOWED

*FOR FORWARD UNDERSIDE OF COOKTOP MUST BE INSULATED AND PROVIDE KNEE AND TOE CLEARANCE

CLEAR FLOOR SPACE AT OVEN

PARALLEL OR FORWARD APPROACH ADJACENT TO OVEN WITH DOOR IN OPEN POSITION

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



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

8 TYPE A AND B UNITS KITCHEN OUTLETS
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 A117.1-2009, 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. THE FRONT OF THE LAVATORY SHALL BE 34" MAX. ABOVE THE FLOOR, MEASURED TO THE HIGHER OF THE FIXTURE RIM OR COUNTER SURFACE.
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.

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 AND RANGE 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 REQUIREMENTS 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 48" 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.

STATE OF MISSOURI
JOSEPH
CHRISTOPHER
TRUEMPER
NUMBER A-2007018
REGISTERED ARCHITECT
7.15.2021

ARCHITECT — TR,i ARCHITECTS
STRUCTURAL ENGINEER — BOB D CAMPBELL & COMPANY
CIVIL ENGINEER — SM ENGINEERING
GENERAL CONTRACTOR — BRINKMANN CONSTRUCTORS
MECHANICAL ENGINEER — LATIMER SOMMERS & ASSOCIATES
PLUMBING ENGINEER — LATIMER SOMMERS & ASSOCIATES
ELECTRICAL ENGINEER — LATIMER SOMMERS & ASSOCIATES

Together Development

The Signature at West Pryor

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DATE: 7.15.2021

REVISIONS 4

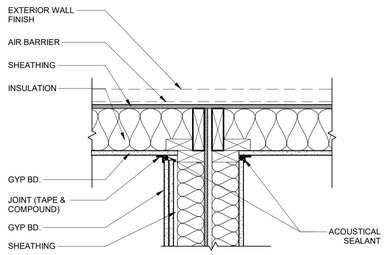
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TR,i PROJECT NO. 20-001

SHEET NO.

A003

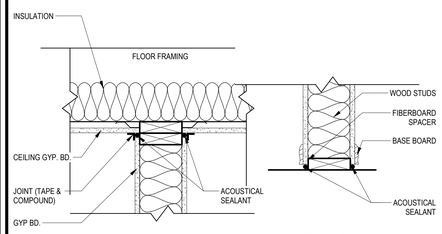
ACCESSIBILITY REQUIREMENTS -TYPE B UNITS



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

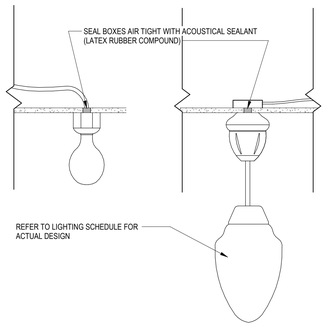
1 INTERSECTION WITH EXTERIOR WALL AT PARTY WALL

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



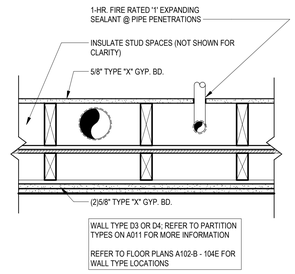
5 SINGLE LAYER WOOD STUD WALL

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



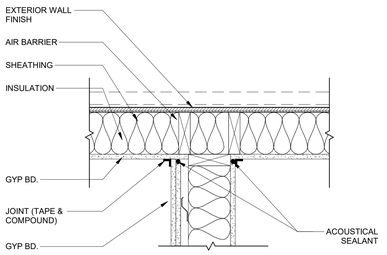
9 LIGHT FIXTURE CONNECTION AT DEMISING ASSEMBLY

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



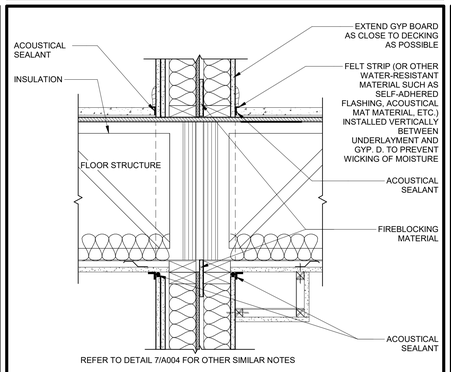
13 PLUMBING PENETRATION AT DEMISING ASSEMBLY

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



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

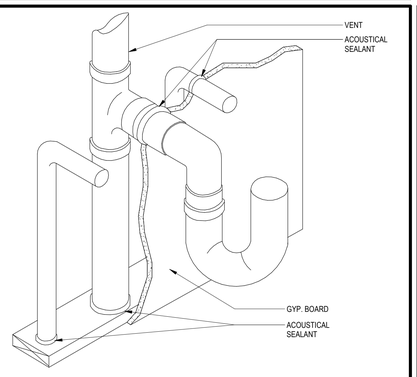
SCALE: 1 1/2" = 1'-0"



REFER TO DETAIL 7/A004 FOR OTHER SIMILAR NOTES

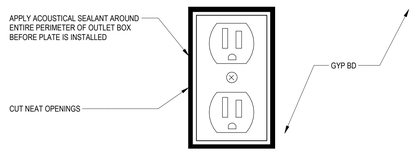
6 FURR DOWN AT DEMISING FLOOR/CEILING ASSEMBLY - OPTIONAL INSTALLATION

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



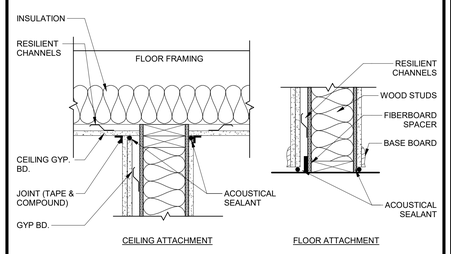
10 PIPE PENTRATIONS AT SILL PLATE AND DEMISING WALL

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



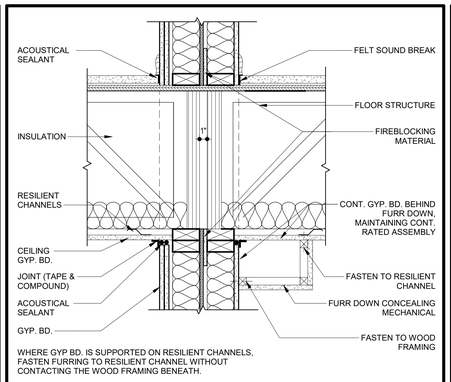
14 ELECTRICAL OUTLET AT DEMISING WALLS

SCALE: 6" = 1'-0"



3 DOUBLE LAYER WOOD STUD WALL W/RES. CHANNEL

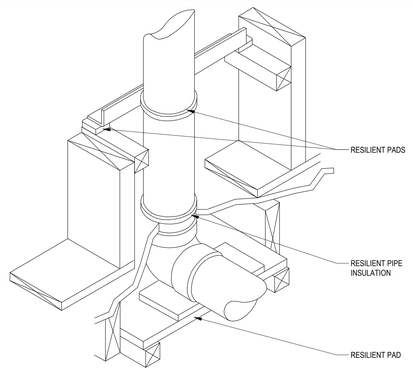
SCALE: 1 1/2" = 1'-0"



WHERE GYP BD. IS SUPPORTED ON RESILIENT CHANNELS, FASTEN FURRING TO RESILIENT CHANNEL WITHOUT CONTACTING THE WOOD FRAMING BENEATH.

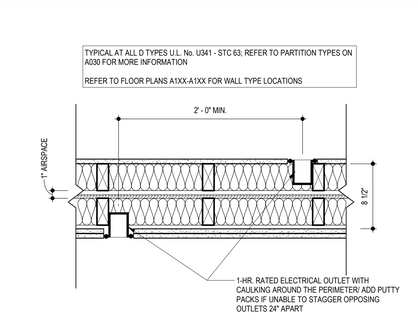
7 FURR DOWN AT DEMISING FLOOR/CEILING ASSEMBLY - PREFERRED INSTALLATION

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



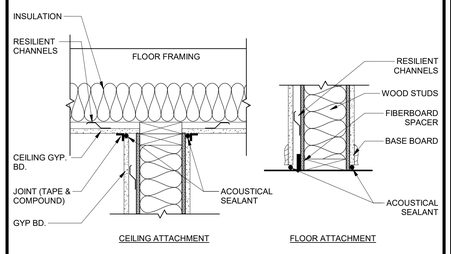
11 PIPE SUPPORT AT SILL PLATE AND DEMISING ASSEMBLY

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



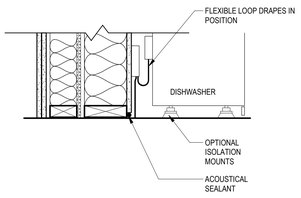
15 ELECTRICAL PENETRATIONS AT DEMISING ASSEMBLY

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



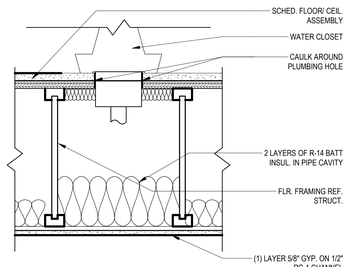
4 SINGLE LAYER WOOD STUD WALL W/RES. CHANNEL

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



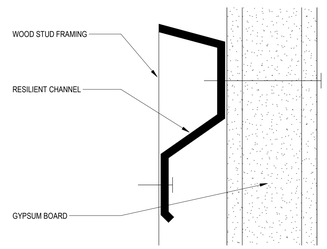
8 DISHWASHER INSTALLATION

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



12 PLUMBING PENETRATION AT RESIDENTIAL FLOOR ASSEMBLY

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



WHEN PART OF THE ASSEMBLY

16 RESILIENT FURRING CHANNEL INSTALATION

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

STATE OF MISSOURI
JOSEPH DAVID TEGETHOFF
A-2006021
REGISTERED ARCHITECT
7.15.2021

ARCHITECT	TR¡ ARCHITECTS
STRUCTURAL ENGINEER	BOB D CAMPBELL & COMPANY
CIVIL ENGINEER	SM ENGINEERING
GENERAL CONTRACTOR	BRINKMANN CONSTRUCTORS
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PLUMBING ENGINEER	LATIMER SOMMERS & ASSOCIATES
ELECTRICAL ENGINEER	LATIMER SOMMERS & ASSOCIATES

Tegethoff DEVELOPMENT

The Signature at West Pryor

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SHEET NO.

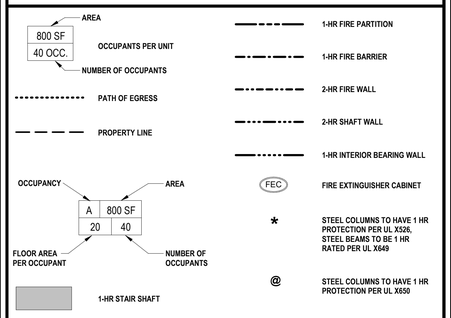
A004

SOUND TRANSMISSION ASSEMBLIES

LIFE SAFETY 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. AREA OF REFUGE NOT REQUIRED IN STAIRS PER SECTION 1009.3.3 EXCEPTION 5 2018 IBC.
4. AREA OF REFUGE NOT REQUIRED AT ELEVATOR PER SECTION 1009.4.2 EXCEPTION 2 2018 IBC.
5. 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.
6. ALL EXTERIOR LOAD BEARING WALLS (WOOD CONSTRUCTION) TO BE 1-HOUR FIRE RATED PER UL U356 UNLESS OTHERWISE NOTED.
7. ALL LOAD BEARING WALLS INSIDE UNITS TO BE 1-HOUR FIRE RATED PER UL U305. REFER TO UNIT PLANS FOR LOCATIONS.
8. 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
9. STEEL COLUMN WRAP DETAILS ON SHEETS A058, A059, & A370

SYMBOL LEGEND



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)

ALLOWABLE AREA
Equation 5-2 (506.2.3)- SINGLE USE
Aa = [At + (NS x If)] x Sa

Aa = Allowable area
At= Tabular area factor (table 506.2)
NS= Tabular area factor for non sprinkler building (table 506.2)
If= area factor increase due to frontage percent per 506.3 (equation 5-5)
Sa= Number of building stories above grade plan (no more than 3, 4 with sprinkler)

Equation 5-3 (506.2.4) - MIXED USE
Aa = [At + (NS x If)]

Aa = Allowable area
At= Tabular area factor (table 506.2)
NS= Tabular area factor for non sprinkler building (table 506.2)
If= area factor increase due to frontage percent per 506.3 (equation 5-5)
-Each story of mixed use occupancy building shall be calculated separately and individually comply with the allowable area based on the most restrictive occupancy per 508.3.2 and 503.1

FONTAGE INCREASE
Equation 5-5 (506.3)
If = (F/P - 0.25) W / 30

If= Area increase due to frontage
F= Building Perimeter on public way/ open space (min. 20 ft.)
P= Building Perimeter (total)
W= Width of public way / open space

BUILDING 1A

Construction Type	5A
Use Group	R2
Fire Protection	Fully–Sprinklered (NFPA 13R)
Accessibility	2010 ADA Guidelines & 2009 ICC/ANSI A117.1
Housing Act	Fair Housing Act

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

Allowed Building Height (504.3 & 504.4)	4 / 60' Story / Feet
Actual Building Height (504.3)	3 / 40' - 8" Story / Feet

ALLOWABLE AREA
Equation 5-2 (506.2.3)
Aa = [At + (NS x If)] x Sa

Tabular area factor: 12,000
NS area factor: 12,000

Equation 5-5 (506.3)
If = (F/P - 0.25) W / 30

F= 15+137+79+152+46=429
P= 566
W=30

If = (429 / 566 - 0.25) x 30 /30
If = (.758 - .25) x 1
If = .508

Aa = [12,000 + (12,000 x .508)] x 3
Aa = 54,288
Building 1A Total Actual Area: 36,512 SF

BUILDING 1B

Construction Type	5A
Use Group	R2, A2 & B
Fire Protection	Fully–Sprinklered (NFPA 13R)
Accessibility	2010 ADA Guidelines & 2009 ICC/ANSI A117.1
Housing Act	Fair Housing Act

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

Allowed Building Height (504.3 & 504.4) R2:	4 / 60' Story / Feet
Allowed Building Height (504.3 & 504.4) A2:	3 / 70' Story / Feet
Allowed Building Height (504.3 & 504.4) B:	4 / 70' Story / Feet
Actual Building Height R2:	3 / 40' - 8" Story / Feet
Actual Building Height A2 / B:	1 / 10' - 8" & 21'-4"

ALLOWABLE AREA
Equation 5-3 (506.2.4)
Aa = [At + (NS x If)]

R2
Tabular area factor: 12,000
NS area factor: 12,000

A2
Tabular area factor: 34,500
NS area factor: 11,500

B
Tabular area factor: 54,000
NS area factor: 18,000

Equation 5-5 (506.3.3)
If = (F/P - 0.25) W / 30

F= 128+161+85+50=424
P= 530
W=30

If = (424 / 530 - 0.25) x 30 /30
If = (.8 -.25) x 1
If = .55

FIRST FLOOR AREA
Aa = [12,000 + (12,000 x .55)]
Aa = 18,600
First Floor Total Actual Area: 15,365 SF

SECOND FLOOR AREA
Aa = [12,000 + (12,000 x .55)]
Aa = 18,600
Second Floor Total Actual Area: 15,324 SF

THIRD FLOOR AREA
Aa = [12,000 + (12,000 x .55)]
Aa = 18,600
Third Floor Total Actual Area: 15,383 SF

BUILDING 1C

Construction Type	5A
Use Group	R2
Fire Protection	Fully–Sprinklered (NFPA 13R)
Accessibility	2010 ADA Guidelines & 2009 ICC/ANSI A117.1
Housing Act	Fair Housing Act

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

Allowed Building Height (504.3 & 504.4)	4 / 60' Story / Feet
Actual Building Height (504.3)	3 / 40' - 8" Story / Feet

ALLOWABLE AREA
Equation 5-2 (506.2.3)
Aa = [At + (NS x If)] x Sa

Tabular area factor: 12,000
NS area factor: 12,000

Equation 5-5 (506.3)
If = (F/P - 0.25) W / 30

F= 67+67=134
P= 192
W=30

If = (134 / 192 - 0.25) x 30 /30
If = (.698 - .25) x 1
If = .448

Aa = [12,000 + (12,000 x .448)] x 3
Aa = 52,128
Building 1C Total Actual Area: 13,905 SF

BUILDING 1D

Construction Type	5A
Use Group	R2
Fire Protection	Fully–Sprinklered (NFPA 13R)
Accessibility	2010 ADA Guidelines & 2009 ICC/ANSI A117.1
Housing Act	Fair Housing Act

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

Allowed Building Height (504.3 & 504.4)	4 / 60' Story / Feet
Actual Building Height (504.3)	3 / 40' - 8" Story / Feet

ALLOWABLE AREA
Equation 5-2 (506.2.3)
Aa = [At + (NS x If)] x Sa

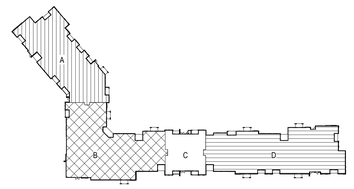
Tabular area factor: 12,000
NS area factor: 12,000

Equation 5-5 (506.3)
If = (F/P - 0.25) W / 30

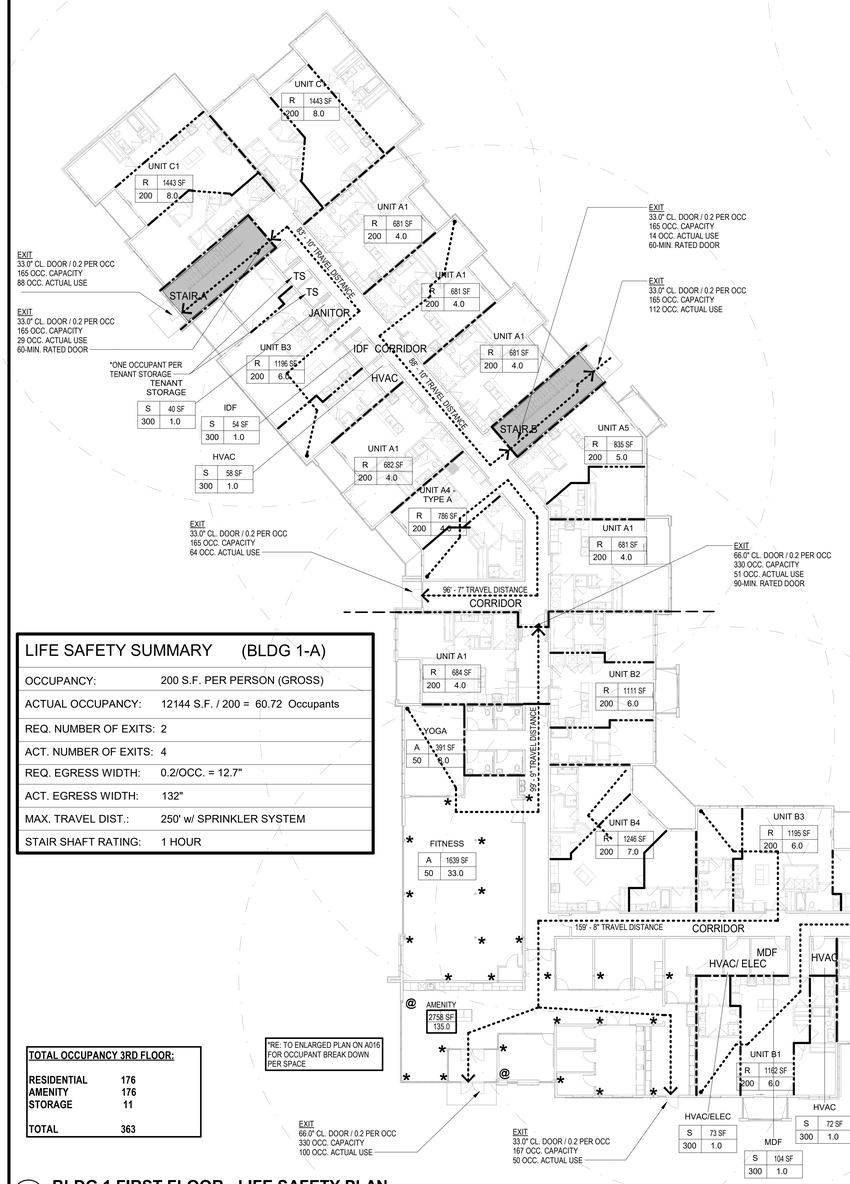
F= 227+79+227=533
P= 695
W=30

If = (533 / 695 - 0.25) x 30 /30
If = (.767 - .25) x 1
If = .517

Aa = [12,000 + (12,000 x .517)] x 3
Aa = 54,612
Building 1D Total Actual Area: 47,941 SF



KEYPLAN BLDG 1



LIFE SAFETY SUMMARY (BLDG 1-A)

OCCUPANCY:	200 S.F. PER PERSON (GROSS)
ACTUAL OCCUPANCY:	12144 S.F. / 200 = 60.72 Occupants
REQ. NUMBER OF EXITS:	2
ACT. NUMBER OF EXITS:	4
REQ. EGRESS WIDTH:	0.2/OCC. = 12.7"
ACT. EGRESS WIDTH:	132"
MAX. TRAVEL DIST.:	250' w/ SPRINKLER SYSTEM
STAIR SHAFT RATING:	1 HOUR

LIFE SAFETY SUMMARY (BLDG 1-B)

OCCUPANCY:	200 S.F. PER PERSON (GROSS)
ACTUAL OCCUPANCY:	15375 S.F. / 200 = 76.875 Occupants
REQ. NUMBER OF EXITS:	2
ACT. NUMBER OF EXITS:	3
REQ. EGRESS WIDTH:	0.2/OCC. = 16.0"
ACT. EGRESS WIDTH:	157"
MAX. TRAVEL DIST.:	250' w/ SPRINKLER SYSTEM
STAIR SHAFT RATING:	1 HOUR

LIFE SAFETY SUMMARY (BLDG 1-C)

OCCUPANCY:	200 S.F. PER PERSON (GROSS)
ACTUAL OCCUPANCY:	4653 S.F. / 200 = 23.265 Occupants
REQ. NUMBER OF EXITS:	2
ACT. NUMBER OF EXITS:	1
REQ. EGRESS WIDTH:	0.2/OCC. = 5.3"
ACT. EGRESS WIDTH:	165"
MAX. TRAVEL DIST.:	250' w/ SPRINKLER SYSTEM
STAIR SHAFT RATING:	1 HOUR

LIFE SAFETY SUMMARY (BLDG 1-D)

OCCUPANCY:	200 S.F. PER PERSON (GROSS)
ACTUAL OCCUPANCY:	15972 S.F. / 200 = 79.86 Occupants
REQ. NUMBER OF EXITS:	2
ACT. NUMBER OF EXITS:	1
REQ. EGRESS WIDTH:	0.2/OCC. = 16.6"
ACT. EGRESS WIDTH:	99"
MAX. TRAVEL DIST.:	250' w/ SPRINKLER SYSTEM
STAIR SHAFT RATING:	1 HOUR

TOTAL OCCUPANCY 3RD FLOOR:

RESIDENTIAL	176
AMENITY	176
STORAGE	11
TOTAL	363

*RE: TO ENLARGED PLAN ON A016 FOR OCCUPANT BREAK DOWN PER SPACE

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

STATE OF MISSOURI — JOSEPH MICHAEL SCHLAGETER — NUMBER A-2007021 — REGISTERED ARCHITECT
7.15.2021

ARCHITECT: TR¡ ARCHITECTS
STRUCTURAL ENGINEER: BOB D CAMPBELL & COMPANY
CIVIL ENGINEER: SM ENGINEERING
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MECHANICAL ENGINEER: LATIMER SOMMERS & ASSOCIATES
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Tegethoff DEVELOPMENT

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DATE: 7.15.2021

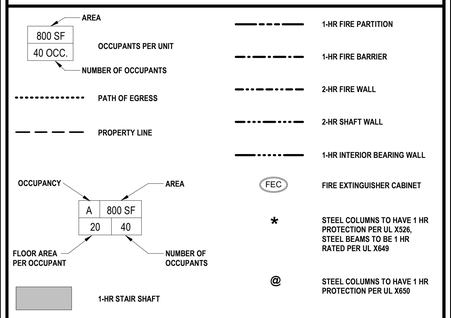
REVISIONS 4

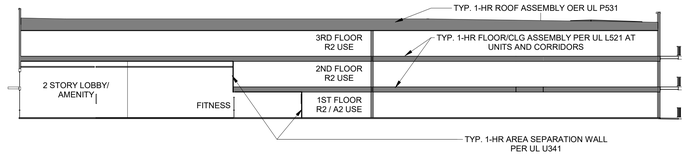
DWG BY MKSS
TR¡ PROJECT NO. 20-001
SHEET NO. A010
BLDG 1 - LIFE SAFETY PLAN

LIFE SAFETY 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. AREA OF REFUGE NOT REQUIRED IN STAIRS PER SECTION 1009.3.3 EXCEPTION 5 2018 IBC.
4. AREA OF REFUGE NOT REQUIRED AT ELEVATOR PER SECTION 1009.4.2 EXCEPTION 2 2018 IBC.
5. 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.
6. ALL EXTERIOR LOAD BEARING WALLS (WOOD CONSTRUCTION) TO BE 1-HOUR FIRE RATED PER UL U356 UNLESS OTHERWISE NOTED.
7. ALL LOAD BEARING WALLS INSIDE UNITS TO BE 1-HOUR FIRE RATED PER UL U305. REFER TO UNIT PLANS FOR LOCATIONS.
8. 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
9. STEEL COLUMN WRAP DETAILS ON SHEETS A058, A059, & A370

SYMBOL LEGEND

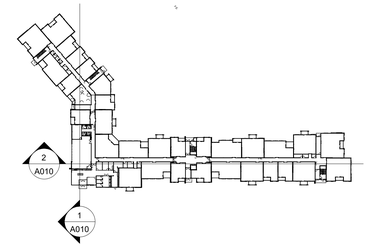


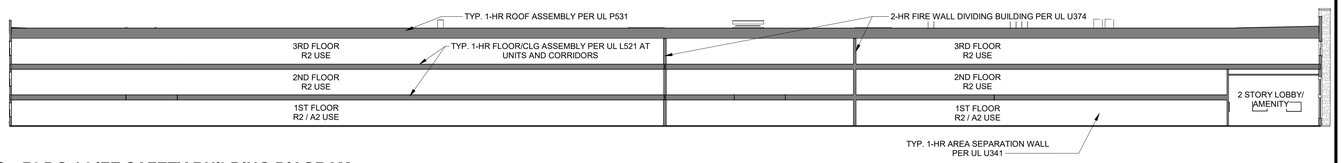


9 BLDG 1 LIFE SAFETY BUILDING DIAGRAM

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

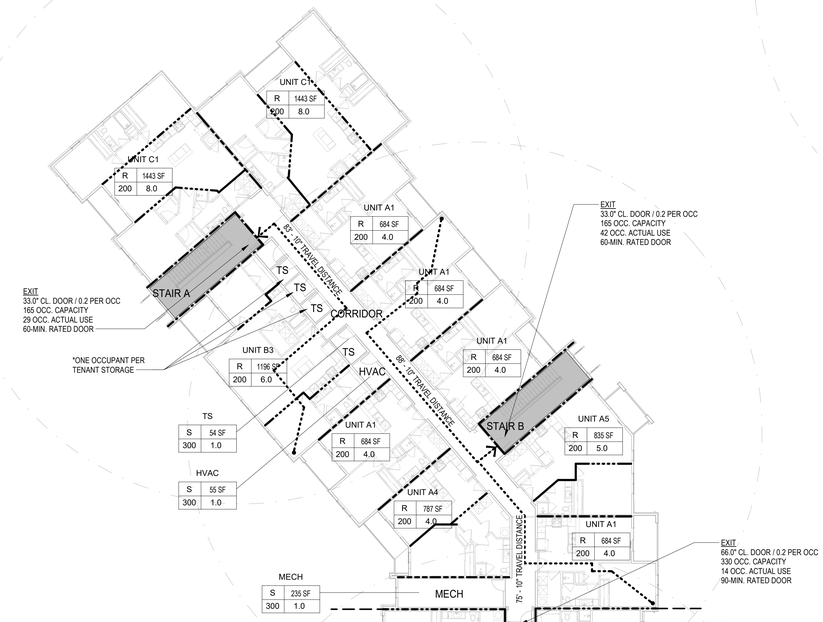
BLDG 1 LIFE SAFETY DIAGRAM KEYPLAN

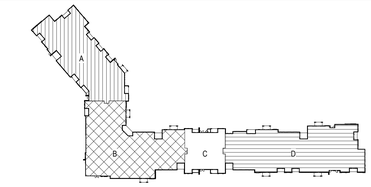




10 BLDG 1 LIFE SAFETY BUILDING DIAGRAM

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





KEYPLAN BLDG 1

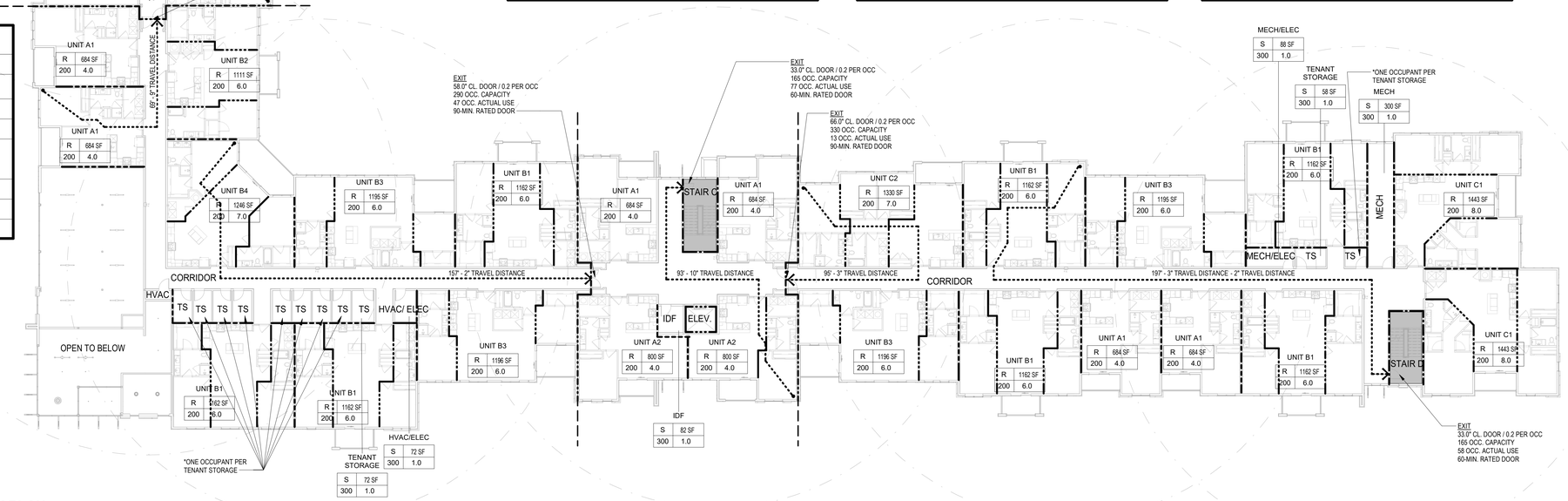
LIFE SAFETY SUMMARY (BLDG 1-B)	
OCCUPANCY:	200 S.F. PER PERSON (GROSS)
ACTUAL OCCUPANCY:	15324 S.F. / 200 = 76.62 Occupants
REQ. NUMBER OF EXITS:	2
ACT. NUMBER OF EXITS:	2
REQ. EGRESS WIDTH:	0.2/OCC. = 15.9" 0.3/OCC. = 23.886" (STAIRS)
ACT. EGRESS WIDTH:	91" 48" (STAIRS)
MAX. TRAVEL DIST.:	250' w/ SPRINKLER SYSTEM
STAIR SHAFT RATING:	1 HOUR

LIFE SAFETY SUMMARY (BLDG 1-C)	
OCCUPANCY:	200 S.F. PER PERSON (GROSS)
ACTUAL OCCUPANCY:	4626 S.F. / 200 = 23.13 Occupants
REQ. NUMBER OF EXITS:	2
ACT. NUMBER OF EXITS:	2
REQ. EGRESS WIDTH:	0.2/OCC. = 5.2" 0.3/OCC. = 7.839" (STAIRS)
ACT. EGRESS WIDTH:	66" 48" (STAIRS)
MAX. TRAVEL DIST.:	250' w/ SPRINKLER SYSTEM
STAIR SHAFT RATING:	1 HOUR

LIFE SAFETY SUMMARY (BLDG 1-D)	
OCCUPANCY:	200 S.F. PER PERSON (GROSS)
ACTUAL OCCUPANCY:	15954 S.F. / 200 = 79.77 Occupants
REQ. NUMBER OF EXITS:	2
ACT. NUMBER OF EXITS:	2
REQ. EGRESS WIDTH:	0.2/OCC. = 16.6" 0.3/OCC. = 24.831" (STAIRS)
ACT. EGRESS WIDTH:	66" 48" (STAIRS)
MAX. TRAVEL DIST.:	250' w/ SPRINKLER SYSTEM
STAIR SHAFT RATING:	1 HOUR

LIFE SAFETY SUMMARY (BLDG 1-A)	
OCCUPANCY:	200 S.F. PER PERSON (GROSS)
ACTUAL OCCUPANCY:	12157 S.F. / 200 = 60.785 Occupants
REQ. NUMBER OF EXITS:	2
ACT. NUMBER OF EXITS:	3
REQ. EGRESS WIDTH:	0.2/OCC. = 12.8" 0.3/OCC. = 19.1355" (STAIRS)
ACT. EGRESS WIDTH:	99" 48" (STAIRS)
MAX. TRAVEL DIST.:	250' w/ SPRINKLER SYSTEM
STAIR SHAFT RATING:	1 HOUR

TOTAL OCCUPANCY 3RD FLOOR:	
RESIDENTIAL	185
STORAGE	21
TOTAL	206



4 BLDG 1 SECOND FLOOR - LIFE SAFETY PLAN

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

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

STATE OF MISSOURI — JOSEPH A. TEGETHOFF — NUMBER A-5437 — REGISTERED ARCHITECT
7.15.2021

Tegethoff DEVELOPMENT

The Signature at West Pryor

2100 AND 2150 NW LOWENSTEIN DR.
LEE'S SUMMIT, MISSOURI 64081

TR¡ ARCHITECTS
TRi Architects
1790 S. Brentwood Blvd.
St. Louis, Missouri 63144

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DATE: 7.15.2021

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TR¡ PROJECT NO. 20-001

SHEET NO.

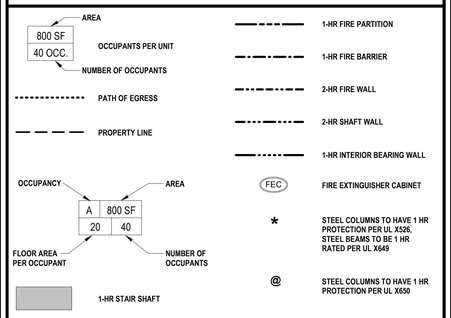
A011

BLDG 1 - LIFE SAFETY PLAN

LIFE SAFETY GENERAL NOTES

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7. ALL LOAD BEARING WALLS INSIDE UNITS TO BE 1-HOUR FIRE RATED PER UL U305. REFER TO UNIT PLANS FOR LOCATIONS.
8. 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
9. STEEL COLUMN WRAP DETAILS ON SHEETS A058, A059, & A370

SYMBOL LEGEND



BUILDING 1 UNIT BREAKDOWN

UNITS BLDG 1 FIRST FLOOR		
UNIT A1	1 BR	11
UNIT A2	1 BR	1
UNIT A4 - TYPE A	1 BR	1
UNIT A5	1 BR	1
UNIT B1	2 BR	6
UNIT B2	2 BR	1
UNIT B3	2 BR	5
UNIT B4	2 BR	1
UNIT C1	3 BR	4
UNIT C2	3 BR	1
FIRST FLOOR TOTAL		32

UNITS BLDG 1 SECOND FLOOR		
UNIT A1	1 BR	11
UNIT A2	1 BR	2
UNIT A4	1 BR	1
UNIT A5	1 BR	1
UNIT B1	2 BR	7
UNIT B2	2 BR	1
UNIT B3	2 BR	5
UNIT B4	2 BR	1
UNIT C1	3 BR	4
UNIT C2	3 BR	1
SECOND FLOOR TOTAL		34

UNITS BLDG 1 THIRD FLOOR		
UNIT A1	1 BR	7
UNIT A1.1	1 BR	1
UNIT A1.2	1 BR	3
UNIT A2	1 BR	2
UNIT A4	1 BR	1
UNIT A5	1 BR	1
UNIT B1	2 BR	5
UNIT B1 - TYPE A	2 BR	1
UNIT B1.1	2 BR	1
UNIT B1.2	2 BR	1
UNIT B2	2 BR	1
UNIT B3.1	2 BR	5
UNIT B4	2 BR	1
UNIT C1	3 BR	5
UNIT C2.1	3 BR	1
THIRD FLOOR TOTAL		36

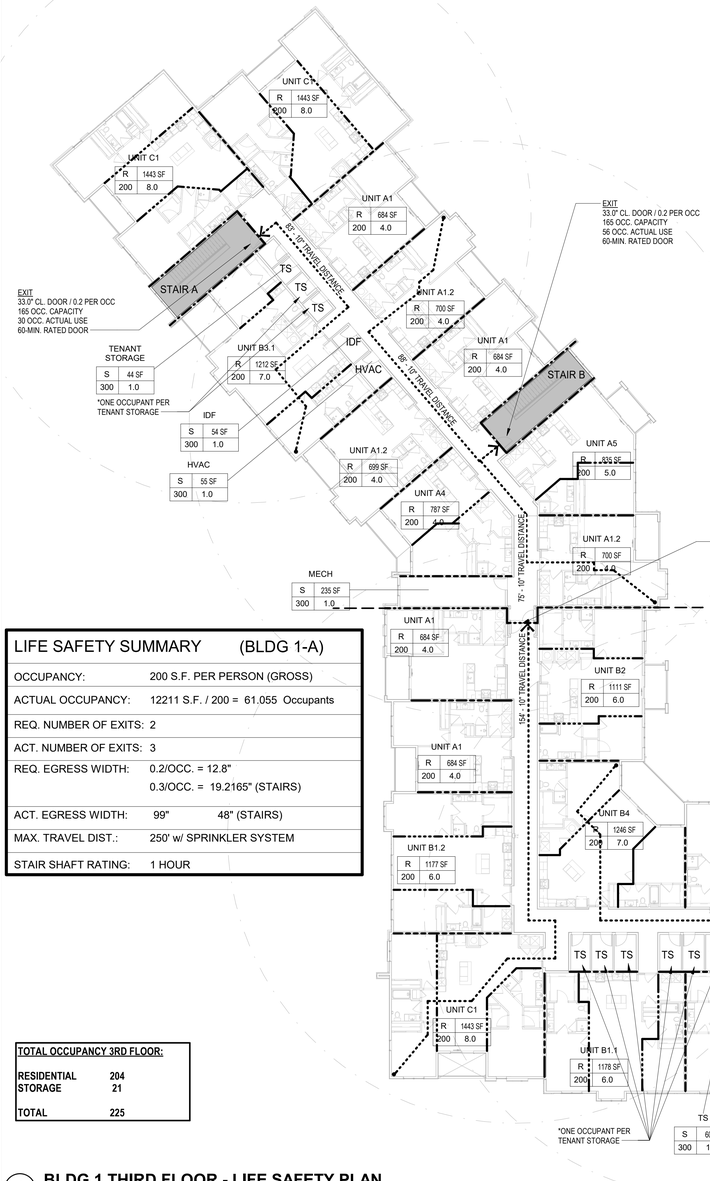
UNITS BLDG 1 TOTAL		
UNIT A1	1 BR	29
UNIT A1.1	1 BR	1
UNIT A1.2	1 BR	3
UNIT A2	1 BR	5
UNIT A4	1 BR	2
UNIT A4 - TYPE A	1 BR	1
UNIT A5	1 BR	3
UNIT B1	2 BR	18
UNIT B1 - TYPE A	2 BR	1
UNIT B1.1	2 BR	1
UNIT B1.2	2 BR	1
UNIT B2	2 BR	3
UNIT B3	2 BR	10
UNIT B3.1	2 BR	5
UNIT B4	2 BR	3
UNIT C1	3 BR	13
UNIT C2	3 BR	2
UNIT C2.1	3 BR	1
BUILDING TOTAL		102

TYPE A UNIT REQUIREMENT: 2% OF TOTAL UNITS ON SITE

184 TOTAL UNITS ON SITE
184 X .02 = 3.68
4 UNITS TO BE TYPE A

102 TOTAL UNITS IN BUILDING 1
2 UNITS TO BE TYPE A

82 TOTAL UNITS IN BUILDING 2
2 UNITS TO BE TYPE A



4 BLDG 1 THIRD FLOOR - LIFE SAFETY PLAN
SCALE: 1/16" = 1'-0"

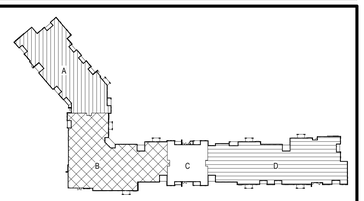
LIFE SAFETY SUMMARY (BLDG 1-A)	
OCCUPANCY:	200 S.F. PER PERSON (GROSS)
ACTUAL OCCUPANCY:	12211 S.F. / 200 = 61.055 Occupants
REQ. NUMBER OF EXITS:	2
ACT. NUMBER OF EXITS:	3
REQ. EGRESS WIDTH:	0.2/OCC. = 12.8" 0.3/OCC. = 19.2165" (STAIRS)
ACT. EGRESS WIDTH:	99" 48" (STAIRS)
MAX. TRAVEL DIST.:	250' w/ SPRINKLER SYSTEM
STAIR SHAFT RATING:	1 HOUR

LIFE SAFETY SUMMARY (BLDG 1-B)	
OCCUPANCY:	200 S.F. PER PERSON (GROSS)
ACTUAL OCCUPANCY:	15383 S.F. / 200 = 76.915 Occupants
REQ. NUMBER OF EXITS:	2
ACT. NUMBER OF EXITS:	2
REQ. EGRESS WIDTH:	0.2/OCC. = 16.0" 0.3/OCC. = 23.9745" (STAIRS)
ACT. EGRESS WIDTH:	91" 48" (STAIRS)
MAX. TRAVEL DIST.:	250' w/ SPRINKLER SYSTEM
STAIR SHAFT RATING:	1 HOUR

LIFE SAFETY SUMMARY (BLDG 1-C)	
OCCUPANCY:	200 S.F. PER PERSON (GROSS)
ACTUAL OCCUPANCY:	4626 S.F. / 200 = 23.13 Occupants
REQ. NUMBER OF EXITS:	2
ACT. NUMBER OF EXITS:	2
REQ. EGRESS WIDTH:	0.2/OCC. = 5.2" 0.3/OCC. = 7.839" (STAIRS)
ACT. EGRESS WIDTH:	66" 48" (STAIRS)
MAX. TRAVEL DIST.:	250' w/ SPRINKLER SYSTEM
STAIR SHAFT RATING:	1 HOUR

LIFE SAFETY SUMMARY (BLDG 1-D)	
OCCUPANCY:	200 S.F. PER PERSON (GROSS)
ACTUAL OCCUPANCY:	16015 S.F. / 200 = 80.075 Occupants
REQ. NUMBER OF EXITS:	2
ACT. NUMBER OF EXITS:	2
REQ. EGRESS WIDTH:	0.2/OCC. = 16.6" 0.3/OCC. = 24.9225" (STAIRS)
ACT. EGRESS WIDTH:	66" 48" (STAIRS)
MAX. TRAVEL DIST.:	250' w/ SPRINKLER SYSTEM
STAIR SHAFT RATING:	1 HOUR

TOTAL OCCUPANCY 3RD FLOOR:	
RESIDENTIAL	204
STORAGE	21
TOTAL	225



KEYPLAN BLDG 1

7.15.2021

ARCHITECT	TR.i ARCHITECTS
STRUCTURAL ENGINEER	BOB D CAMPBELL & COMPANY
CIVIL ENGINEER	SM ENGINEERING
GENERAL CONTRACTOR	BRINKMANN CONSTRUCTORS
MECHANICAL ENGINEER	LATIMER SOMMERS & ASSOCIATES
PLUMBING ENGINEER	LATIMER SOMMERS & ASSOCIATES
ELECTRICAL ENGINEER	LATIMER SOMMERS & ASSOCIATES

Tegethoff DEVELOPMENT

The Signature at West Pryor

2100 AND 2150 NW LOWENSTEIN DR.
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SHEET NO.

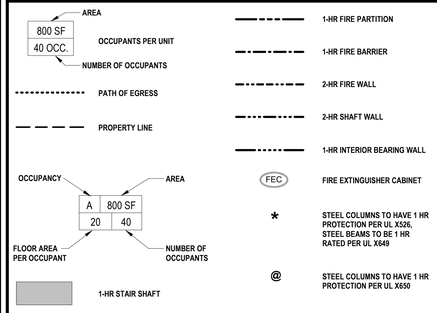
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BLDG 1 - LIFE SAFETY PLAN

LIFE SAFETY GENERAL NOTES

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9. STEEL COLUMN WRAP DETAILS ON SHEETS A058, A059, & A370

SYMBOL LEGEND



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)

ALLOWABLE AREA
Equation 5-2 (506.2.3)- SINGLE USE
Aa = [At + (NS x If)] x Sa

Aa = Allowable area
At= Tabular area factor (table 506.2)
NS= Tabular area factor for non sprinkler building (table 506.2)
If= area factor increase due to frontage percent per 506.3 (equation 5-5)
Sa= Number of building stories above grade plan (no more than 3, 4 with sprinkler)

Equation 5-3 (506.2.4) - MIXED USE
Aa = [At + (NS x If)]

Aa = Allowable area
At= Tabular area factor (table 506.2)
NS= Tabular area factor for non sprinkler building (table 506.2)
If= area factor increase due to frontage percent per 506.3 (equation 5-5)
-Each story of mixed use occupancy building shall be calculated separately and individually comply with the allowable area based on the most restrictive occupancy per 508.3.2 and 503.1

FONTAGE INCREASE
Equation 5-5 (506.3)
If = (F/P - 0.25) W / 30

If= Area increase due to frontage
F= Building Perimeter on public way/ open space (min. 20 ft.)
P= Building Perimeter (total)
W= Width of public way / open space

BUILDING 2A

Construction Type	5A
Use Group	R2
Fire Protection	Fully–Sprinklered (NFPA 13R)
Accessibility	2010 ADA Guidelines & 2009 ICC/ANSI A117.1
Housing Act	Fair Housing Act

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

Allowed Building Height (504.3 & 504.4) 4 / 60' Story / Feet

Actual Building Height (504.3) 3 / 40' - 8" Story / Feet

ALLOWABLE AREA
Equation 5-2 (506.2.3)
Aa = [At + (NS x If)] x Sa

Tabular area factor: 12,000
NS area factor: 12,000

Equation 5-5 (506.3)
If = (F/P - 0.25) W / 30

F= 147+87+158=392
P= 533
W=30

If = (392 / 533 - 0.25) x 30 /30
If = (.735 - .25) x 1
If = .485

Aa = [12,000 + (12,000 x .485)] x 3
Aa = 53,460
Building 2A Total Actual Area: 32,289 SF

BUILDING 2B

Construction Type	5A
Use Group	R2, A2 & B
Fire Protection	Fully–Sprinklered (NFPA 13R)
Accessibility	2010 ADA Guidelines & 2009 ICC/ANSI A117.1
Housing Act	Fair Housing Act

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

Allowed Building Height (504.3 & 504.4) R2: 4 / 60' Story / Feet

Allowed Building Height (504.3 & 504.4) A2: 3 / 70 Story / Feet

Allowed Building Height (504.3 & 504.4) B: 4 / 70' Story / Feet

Actual Building Height R2: 3 / 40' - 8" Story / Feet

Actual Building Height A2 / B: 1 / 10' - 8" & 21'-4"

ALLOWABLE AREA
Equation 5-3 (506.2.4)
Aa = [At + (NS x If)]

R2
Tabular area factor: 12,000
NS area factor: 12,000

A2
Tabular area factor: 34,500
NS area factor: 11,500

B
Tabular area factor: 54,000
NS area factor: 18,000

Equation 5-5 (506.3.3)
If = (F/P - 0.25) W / 30

F= 42+39+131+123=335
P= 405
W=30

If = (355 / 405 - 0.25) x 30 /30
If = (.877 -.25) x 1
If = .627

FIRST FLOOR AREA
Aa = [12,000 + (12,000 x .627)]
Aa = 19,524
First Floor Total Actual Area: 12,888 SF

SECOND FLOOR AREA
Aa = [12,000 + (12,000 x .627)]
Aa = 19,524
Second Floor Total Actual Area: 12,766 SF

THIRD FLOOR AREA
Aa = [12,000 + (12,000 x .627)]
Aa = 19,524
Third Floor Total Actual Area: 12,692 SF

BUILDING 2C

Construction Type	5A
Use Group	R2
Fire Protection	Fully–Sprinklered (NFPA 13R)
Accessibility	2010 ADA Guidelines & 2009 ICC/ANSI A117.1
Housing Act	Fair Housing Act

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

Allowed Building Height (504.3 & 504.4) 4 / 60' Story / Feet

Actual Building Height (504.3) 3 / 40' - 8" Story / Feet

ALLOWABLE AREA
Equation 5-2 (506.2.3)
Aa = [At + (NS x If)] x Sa

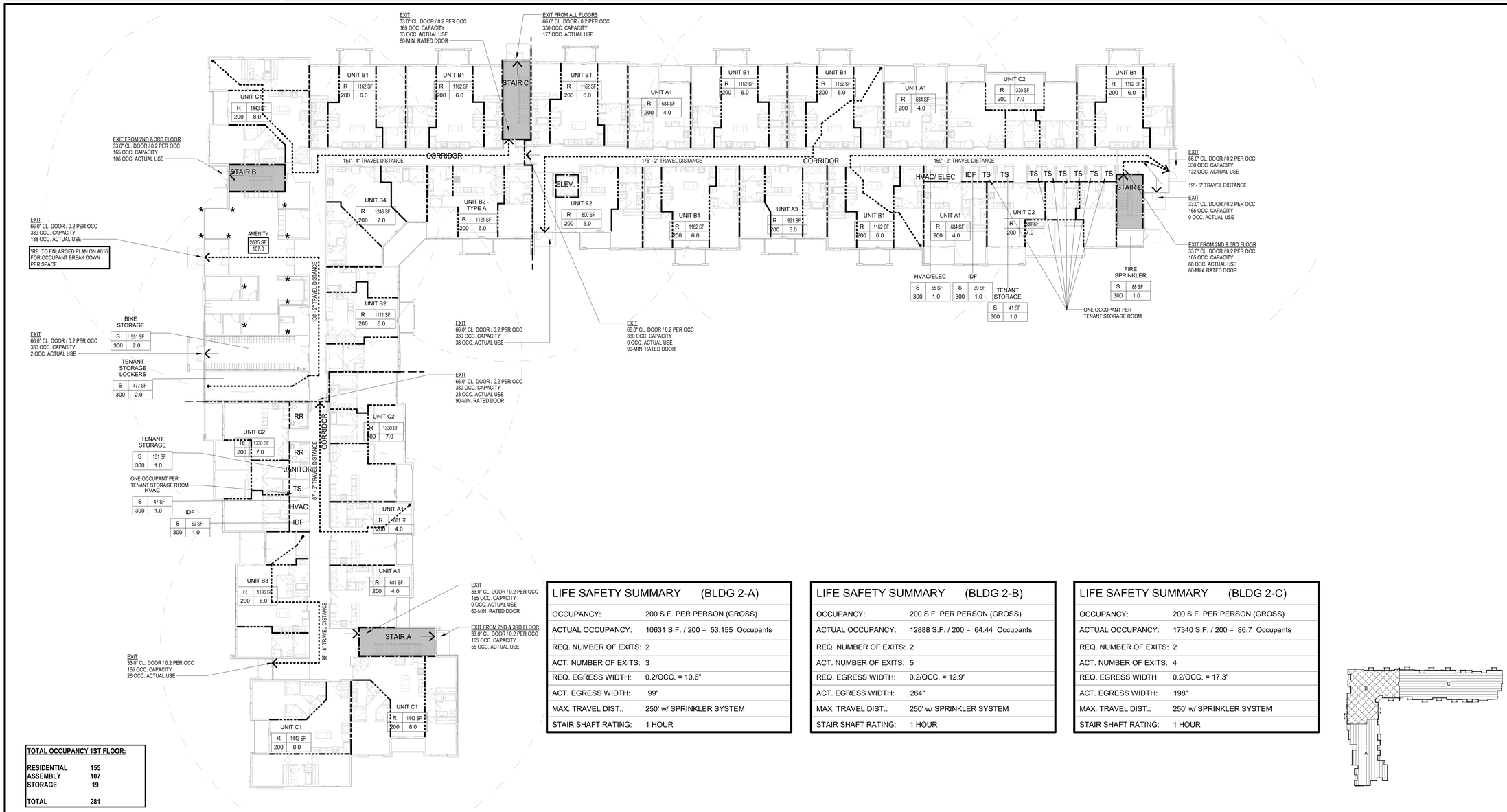
Tabular area factor: 12,000
NS area factor: 12,000

Equation 5-5 (506.3)
If = (F/P - 0.25) W / 30

F= 245+74+246=565
P= 616
W=30

If = (565 / 616 - 0.25) x 30 /30
If = (917 - .25) x 1
If = .667

Aa = [12,000 + (12,000 x .667)] x 3
Aa = 60,012
Building 2C Total Actual Area: 52,050 SF



TOTAL OCCUPANCY 1ST FLOOR:

RESIDENTIAL	155
ASSEMBLY	107
STORAGE	19
TOTAL	281

LIFE SAFETY SUMMARY (BLDG 2-A)	
OCCUPANCY:	200 S.F. PER PERSON (GROSS)
ACTUAL OCCUPANCY:	10631 S.F. / 200 = 53.155 Occupants
REQ. NUMBER OF EXITS:	2
ACT. NUMBER OF EXITS:	3
REQ. EGRESS WIDTH:	0.2/OCC. = 10.6"
ACT. EGRESS WIDTH:	99"
MAX. TRAVEL DIST.:	250' w/ SPRINKLER SYSTEM
STAIR SHAFT RATING:	1 HOUR

LIFE SAFETY SUMMARY (BLDG 2-B)	
OCCUPANCY:	200 S.F. PER PERSON (GROSS)
ACTUAL OCCUPANCY:	12888 S.F. / 200 = 64.44 Occupants
REQ. NUMBER OF EXITS:	2
ACT. NUMBER OF EXITS:	5
REQ. EGRESS WIDTH:	0.2/OCC. = 12.9"
ACT. EGRESS WIDTH:	264"
MAX. TRAVEL DIST.:	250' w/ SPRINKLER SYSTEM
STAIR SHAFT RATING:	1 HOUR

LIFE SAFETY SUMMARY (BLDG 2-C)	
OCCUPANCY:	200 S.F. PER PERSON (GROSS)
ACTUAL OCCUPANCY:	17340 S.F. / 200 = 86.7 Occupants
REQ. NUMBER OF EXITS:	2
ACT. NUMBER OF EXITS:	4
REQ. EGRESS WIDTH:	0.2/OCC. = 17.3"
ACT. EGRESS WIDTH:	198"
MAX. TRAVEL DIST.:	250' w/ SPRINKLER SYSTEM
STAIR SHAFT RATING:	1 HOUR

KEYPLAN BLDG 2

4 **BLDG 2 FIRST FLOOR - LIFE SAFETY PLAN**
SCALE: 1/16" = 1'-0"

STATE OF MISSOURI — JOSEPH MICHAEL SCHMITT — NUMBER A-2007036 — REGISTERED ARCHITECT
7.15.2021

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

Tegethoff DEVELOPMENT

The Signature at West Pryor

2100 AND 2150 NW LOWENSTEIN DR.
LEE'S SUMMIT, MISSOURI 64081

TRi ARCHITECTS

TRi Architects
1790 S. Brentwood Blvd.
St. Louis, Missouri 63144
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DATE: 7.15.2021

REVISIONS 6

DWG BY MKSS
TR¡ PROJECT NO. 20-001
SHEET NO.
A013
BLDG 2 - LIFE SAFETY PLAN

LIFE SAFETY 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. AREA OF REFUGE NOT REQUIRED IN STAIRS PER SECTION 1009.3.3 EXCEPTION 5 2018 IBC.
4. AREA OF REFUGE NOT REQUIRED AT ELEVATOR PER SECTION 1009.4.2 EXCEPTION 2 2018 IBC.
5. 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.
6. ALL EXTERIOR LOAD BEARING WALLS (WOOD CONSTRUCTION) TO BE 1-HOUR FIRE RATED PER UL U356 UNLESS OTHERWISE NOTED.
7. ALL LOAD BEARING WALLS INSIDE UNITS TO BE 1-HOUR FIRE RATED PER UL U305. REFER TO UNIT PLANS FOR LOCATIONS.
8. 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
9. STEEL COLUMN WRAP DETAILS ON SHEETS A058, A059, & A370

SYMBOL LEGEND

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

PATH OF EGRESS

PROPERTY LINE

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

1-HR STAIR SHAFT

1-HR FIRE PARTITION

1-HR FIRE BARRIER

2-HR FIRE WALL

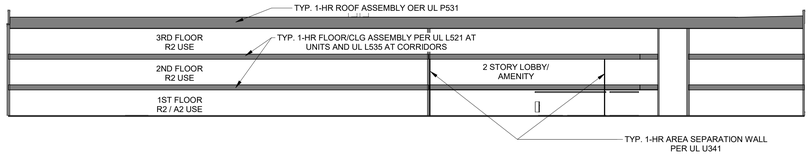
2-HR SHAFT WALL

1-HR INTERIOR BEARING WALL

FEC — FIRE EXTINGUISHER CABINET

* — STEEL COLUMNS TO HAVE 1 HR PROTECTION PER UL X526, STEEL BEAMS TO BE 1 HR RATED PER UL X649

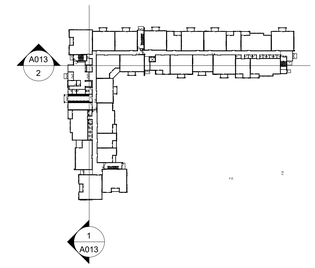
@ — STEEL COLUMNS TO HAVE 1 HR PROTECTION PER UL X650

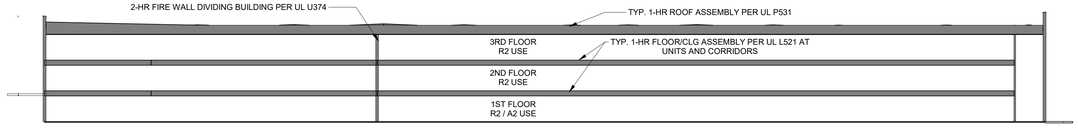


1 BLDG 2 LIFE SAFETY BUILDING DIAGRAM

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

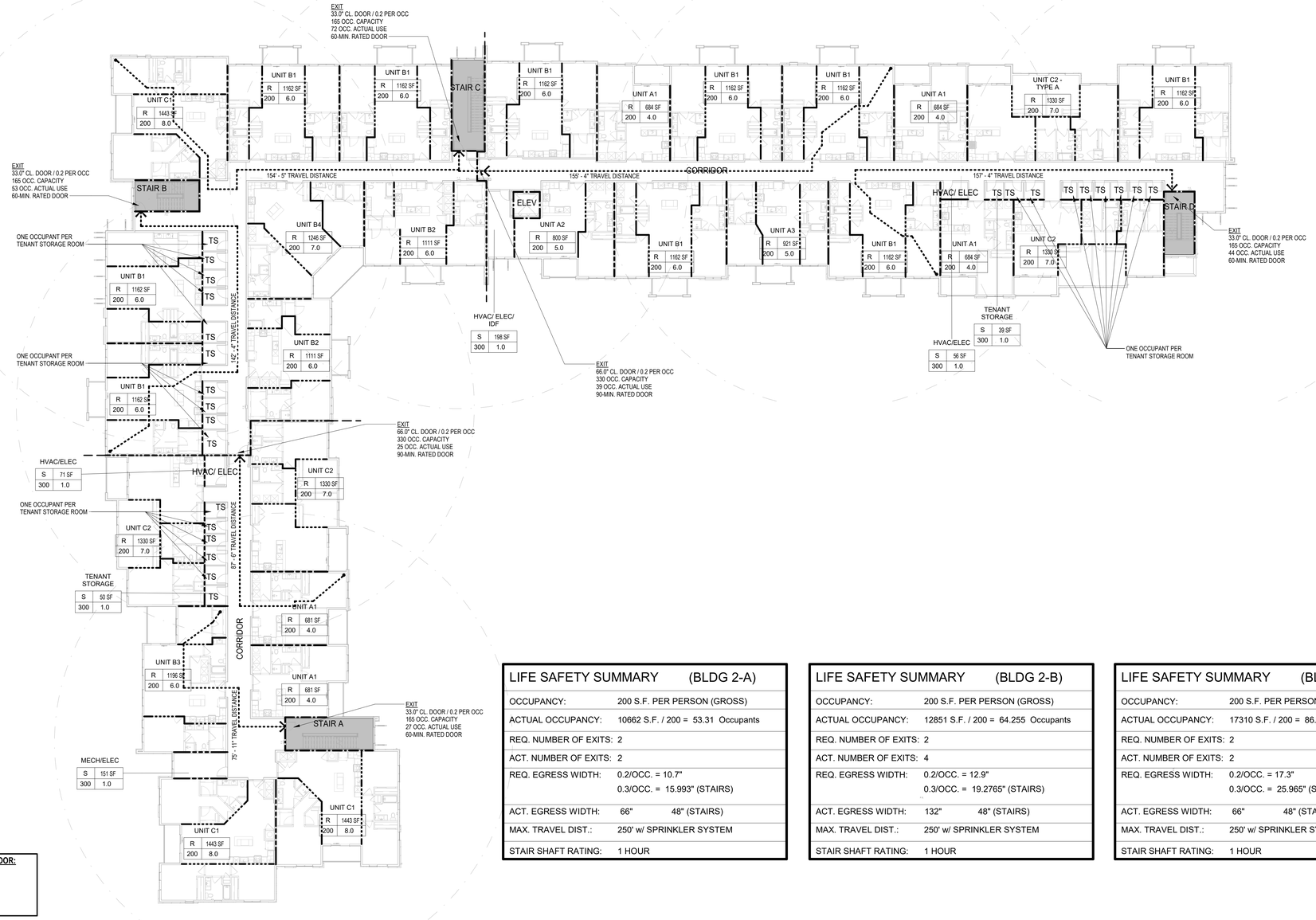
BLDG 2 LIFE SAFETY DIAGRAM KEYPLAN





2 BLDG 2 LIFE SAFETY BUILDING DIAGRAM

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

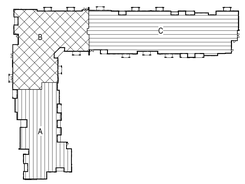


TOTAL OCCUPANCY 2ND FLOOR:	
RESIDENTIAL	167
STORAGE	29
TOTAL	196

LIFE SAFETY SUMMARY (BLDG 2-A)	
OCCUPANCY:	200 S.F. PER PERSON (GROSS)
ACTUAL OCCUPANCY:	10662 S.F. / 200 = 53.31 Occupants
REQ. NUMBER OF EXITS:	2
ACT. NUMBER OF EXITS:	2
REQ. EGRESS WIDTH:	0.2/OCC. = 10.7" 0.3/OCC. = 15.993" (STAIRS)
ACT. EGRESS WIDTH:	66" 48" (STAIRS)
MAX. TRAVEL DIST.:	250' w/ SPRINKLER SYSTEM
STAIR SHAFT RATING:	1 HOUR

LIFE SAFETY SUMMARY (BLDG 2-B)	
OCCUPANCY:	200 S.F. PER PERSON (GROSS)
ACTUAL OCCUPANCY:	12851 S.F. / 200 = 64.255 Occupants
REQ. NUMBER OF EXITS:	2
ACT. NUMBER OF EXITS:	4
REQ. EGRESS WIDTH:	0.2/OCC. = 12.9" 0.3/OCC. = 19.2765" (STAIRS)
ACT. EGRESS WIDTH:	132" 48" (STAIRS)
MAX. TRAVEL DIST.:	250' w/ SPRINKLER SYSTEM
STAIR SHAFT RATING:	1 HOUR

LIFE SAFETY SUMMARY (BLDG 2-C)	
OCCUPANCY:	200 S.F. PER PERSON (GROSS)
ACTUAL OCCUPANCY:	17310 S.F. / 200 = 86.55 Occupants
REQ. NUMBER OF EXITS:	2
ACT. NUMBER OF EXITS:	2
REQ. EGRESS WIDTH:	0.2/OCC. = 17.3" 0.3/OCC. = 25.965" (STAIRS)
ACT. EGRESS WIDTH:	66" 48" (STAIRS)
MAX. TRAVEL DIST.:	250' w/ SPRINKLER SYSTEM
STAIR SHAFT RATING:	1 HOUR



KEYPLAN BLDG 2

4 BLDG 2 SECOND FLOOR - LIFE SAFETY PLAN

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

STATE OF MISSOURI — JOSEPH MICHAEL SCHWAB — NUMBER A-2007035 — REGISTERED ARCHITECT
7.15.2021

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

Tegethoff DEVELOPMENT

The Signature at West Pryor

2100 AND 2150 NW LOWENSTEIN DR.
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DATE: 7.15.2021

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TRi PROJECT NO. 20-001

SHEET NO.

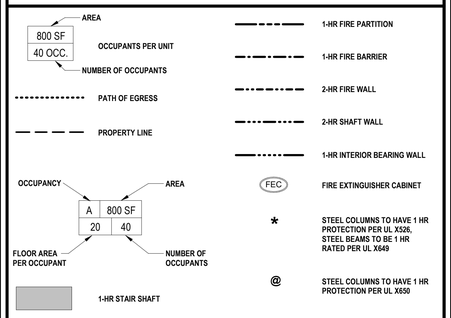
A014

BLDG 2 - LIFE SAFETY PLAN

LIFE SAFETY 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. AREA OF REFUGE NOT REQUIRED IN STAIRS PER SECTION 1009.3.3 EXCEPTION 5 2018 IBC.
4. AREA OF REFUGE NOT REQUIRED AT ELEVATOR PER SECTION 1009.4.2 EXCEPTION 2 2018 IBC.
5. 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.
6. ALL EXTERIOR LOAD BEARING WALLS (WOOD CONSTRUCTION) TO BE 1-HOUR FIRE RATED PER UL U356 UNLESS OTHERWISE NOTED.
7. ALL LOAD BEARING WALLS INSIDE UNITS TO BE 1-HOUR FIRE RATED PER UL U305. REFER TO UNIT PLANS FOR LOCATIONS.
8. 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
9. STEEL COLUMN WRAP DETAILS ON SHEETS A058, A059, & A370

SYMBOL LEGEND



BUILDING 2 UNIT BREAKDOWN

UNITS BLDG 2 FIRST FLOOR		
UNIT A1	1 BR	5
UNIT A2	1 BR	1
UNIT A3	1 BR	1
UNIT B1	2 BR	8
UNIT B2	2 BR	1
UNIT B2 - TYPE A	2 BR	1
UNIT B3	2 BR	1
UNIT B4	2 BR	1
UNIT C1	3 BR	3
UNIT C2	3 BR	4
FIRST FLOOR TOTAL		26

UNITS BLDG 2 SECOND FLOOR		
UNIT A1	1 BR	5
UNIT A2	1 BR	1
UNIT A3	1 BR	1
UNIT B1	2 BR	10
UNIT B2	2 BR	2
UNIT B3	2 BR	1
UNIT B4	2 BR	1
UNIT C1	3 BR	3
UNIT C2	3 BR	3
UNIT C2 - TYPE A	3 BR	1
SECOND FLOOR TOTAL		28

UNITS BLDG 2 THIRD FLOOR		
UNIT A1	1 BR	5
UNIT A2	1 BR	1
UNIT A3	1 BR	1
UNIT B1	2 BR	9
UNIT B1.3	2 BR	1
UNIT B2	2 BR	2
UNIT B3.1	2 BR	1
UNIT B4	2 BR	1
UNIT C1	3 BR	1
UNIT C1.1	3 BR	2
UNIT C2.1	3 BR	4
THIRD FLOOR TOTAL		28

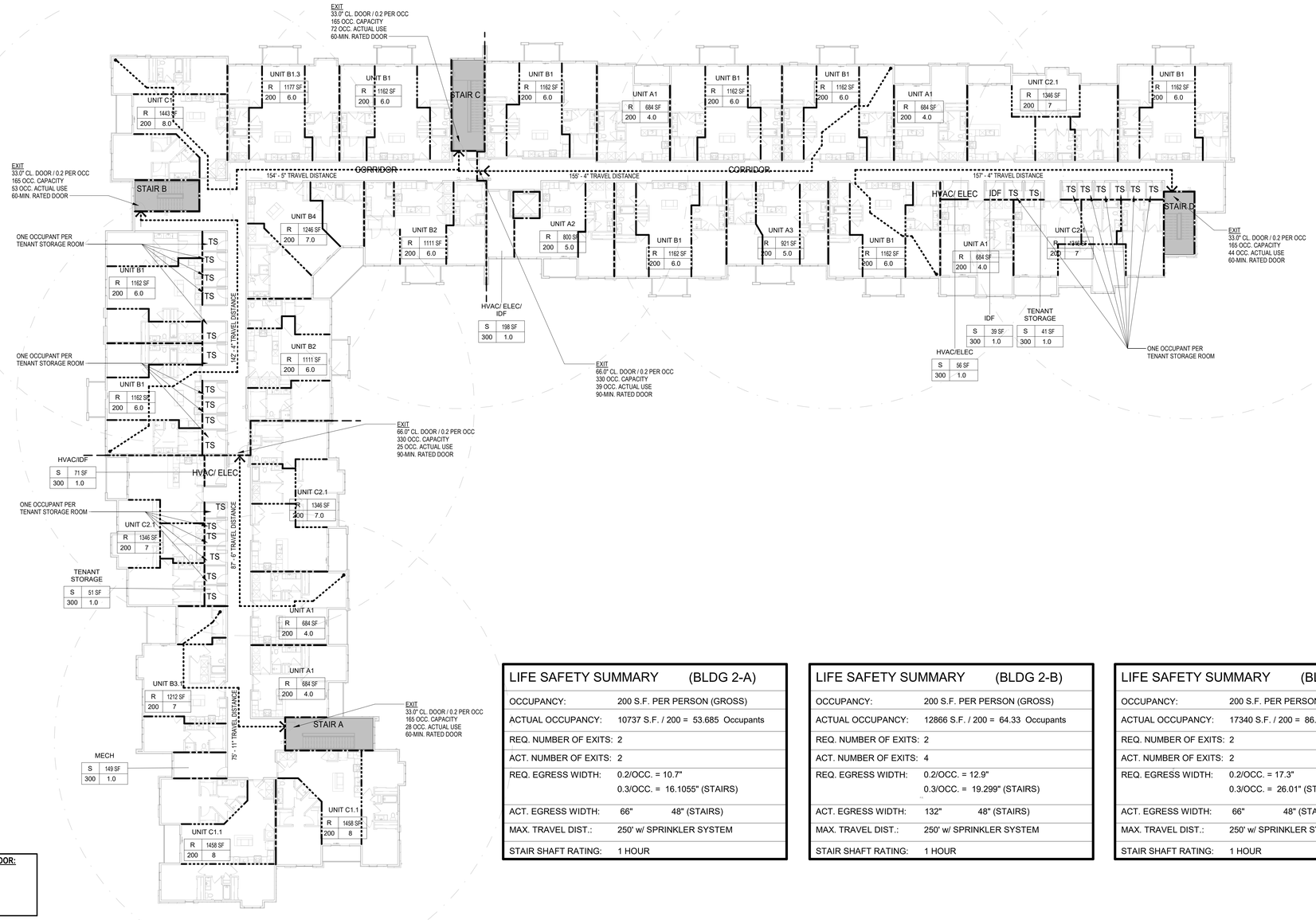
UNITS BLDG 2 TOTAL		
UNIT A1	1 BR	15
UNIT A2	1 BR	3
UNIT A3	1 BR	3
UNIT B1	2 BR	27
UNIT B1.3	2 BR	1
UNIT B2	2 BR	5
UNIT B2 - TYPE A	2 BR	1
UNIT B3	2 BR	2
UNIT B3.1	2 BR	1
UNIT B4	2 BR	3
UNIT C1	3 BR	7
UNIT C1.1	3 BR	2
UNIT C2	3 BR	7
UNIT C2 - TYPE A	3 BR	1
UNIT C2.1	3 BR	4
BUILDING TOTAL		82

TYPE A UNIT REQUIREMENT: 2% OF TOTAL UNITS ON SITE

184 TOTAL UNITS ON SITE
184 X .02 = 3.68
4 UNITS TO BE TYPE A

102 TOTAL UNITS IN BUILDING 1
2 UNITS TO BE TYPE A

82 TOTAL UNITS IN BUILDING 2
2 UNITS TO BE TYPE A

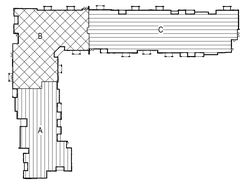


TOTAL OCCUPANCY 3RD FLOOR:	
RESIDENTIAL	168
STORAGE	29
TOTAL	197

LIFE SAFETY SUMMARY (BLDG 2-A)	
OCCUPANCY:	200 S.F. PER PERSON (GROSS)
ACTUAL OCCUPANCY:	10737 S.F. / 200 = 53.685 Occupants
REQ. NUMBER OF EXITS:	2
ACT. NUMBER OF EXITS:	2
REQ. EGRESS WIDTH:	0.2/OCC. = 10.7"
	0.3/OCC. = 16.1055" (STAIRS)
ACT. EGRESS WIDTH:	66" 48" (STAIRS)
MAX. TRAVEL DIST.:	250' w/ SPRINKLER SYSTEM
STAIR SHAFT RATING:	1 HOUR

LIFE SAFETY SUMMARY (BLDG 2-B)	
OCCUPANCY:	200 S.F. PER PERSON (GROSS)
ACTUAL OCCUPANCY:	12866 S.F. / 200 = 64.33 Occupants
REQ. NUMBER OF EXITS:	2
ACT. NUMBER OF EXITS:	4
REQ. EGRESS WIDTH:	0.2/OCC. = 12.9"
	0.3/OCC. = 19.299" (STAIRS)
ACT. EGRESS WIDTH:	132" 48" (STAIRS)
MAX. TRAVEL DIST.:	250' w/ SPRINKLER SYSTEM
STAIR SHAFT RATING:	1 HOUR

LIFE SAFETY SUMMARY (BLDG 2-C)	
OCCUPANCY:	200 S.F. PER PERSON (GROSS)
ACTUAL OCCUPANCY:	17340 S.F. / 200 = 86.7 Occupants
REQ. NUMBER OF EXITS:	2
ACT. NUMBER OF EXITS:	2
REQ. EGRESS WIDTH:	0.2/OCC. = 17.3"
	0.3/OCC. = 26.01" (STAIRS)
ACT. EGRESS WIDTH:	66" 48" (STAIRS)
MAX. TRAVEL DIST.:	250' w/ SPRINKLER SYSTEM
STAIR SHAFT RATING:	1 HOUR



KEYPLAN BLDG 2

4 **BLDG 2 THIRD FLOOR - LIFE SAFETY PLAN**
SCALE: 1/16" = 1'-0"

ARCHITECT TR.i ARCHITECTS
STRUCTURAL ENGINEER BOB D CAMPBELL & COMPANY
CIVIL ENGINEER SM ENGINEERING
GENERAL CONTRACTOR BRINKMANN CONSTRUCTORS
MECHANICAL ENGINEER LATIMER SOMMERS & ASSOCIATES
PLUMBING ENGINEER LATIMER SOMMERS & ASSOCIATES
ELECTRICAL ENGINEER LATIMER SOMMERS & ASSOCIATES

7.15.2021

Tegethoff DEVELOPMENT

The Signature at West Pryor

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LEE'S SUMMIT, MISSOURI 64081

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

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DATE: 7.15.2021

REVISIONS 6

DWG BY MKSS

TR.i PROJECT NO. 20-001

SHEET NO.

A015

BLDG 2 - LIFE SAFETY PLAN

LIFE SAFETY 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.
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9. STEEL COLUMN WRAP DETAILS ON SHEETS A058, A059, & A370

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

1-HR STAIR SHAFT

1-HR FIRE PARTITION

1-HR FIRE BARRIER

2-HR FIRE WALL

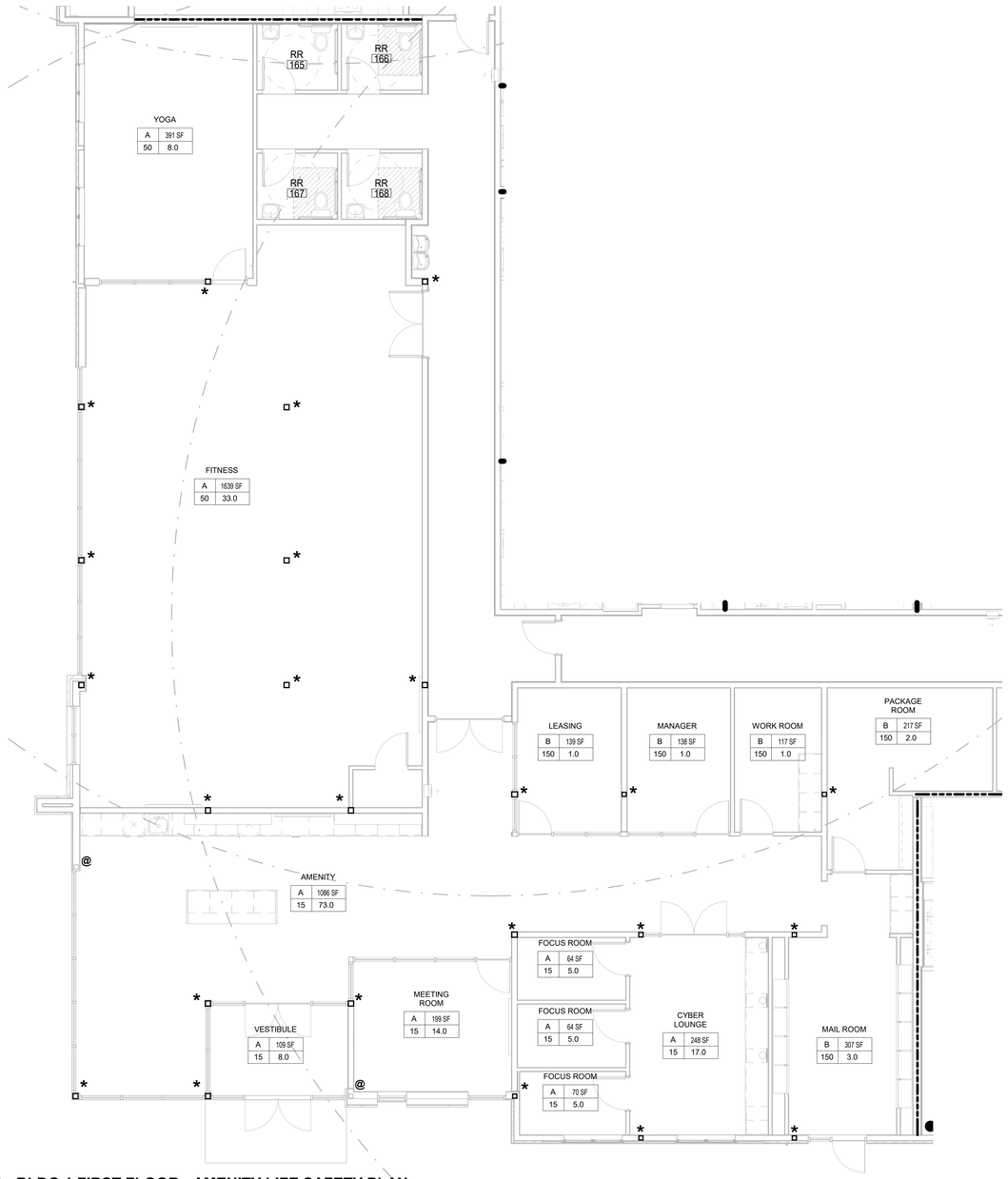
2-HR SHAFT WALL

1-HR INTERIOR BEARING WALL

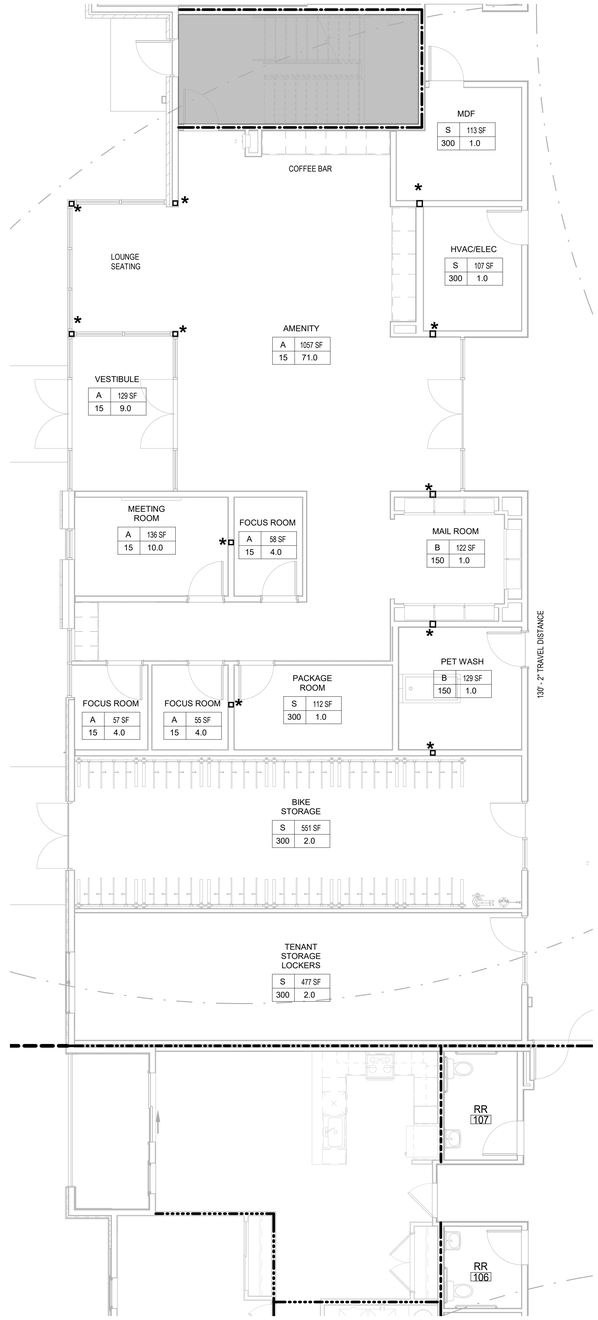
FEC — FIRE EXTINGUISHER CABINET

* — STEEL COLUMNS TO HAVE 1 HR PROTECTION PER UL X526, STEEL BEAMS TO BE 1 HR RATED PER UL X649

@ — STEEL COLUMNS TO HAVE 1 HR PROTECTION PER UL X650



4 **BLDG 1 FIRST FLOOR - AMENITY LIFE SAFETY PLAN**
SCALE: 3/16" = 1'-0"



12 **BLDG 2 FIRST FLOOR - AMENITY LIFE SAFETY PLAN**
SCALE: 3/16" = 1'-0"

7.15.2021

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

Tegethoff DEVELOPMENT

The Signature at West Pryor

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LEE'S SUMMIT, MISSOURI 64081

TRi ARCHITECTS

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1700 S. Brentwood Blvd.
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T: 314-395-9750
www.trlarchitects.com
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DATE: 7.15.2021

REVISIONS 4

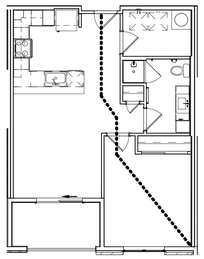
DWG BY MKSS

TR¡ PROJECT NO. 20-001

SHEET NO.

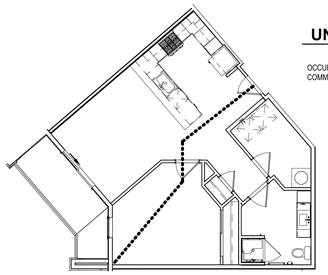
A016

ENLARGED AMENITY LIFE SAFETY PLANS



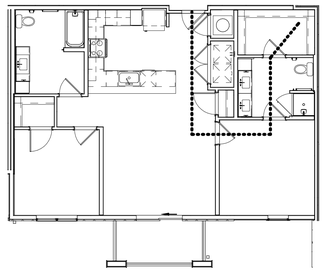
UNIT A1

OCCUPANCY PER UNIT: 4
COMMON PATH OF EXIT IN UNIT: 34' - 1"



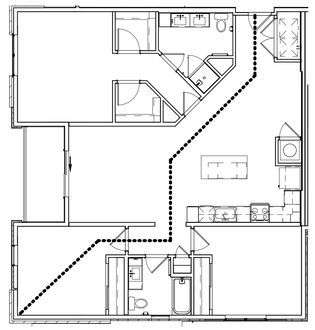
UNIT A4 - TYPE A

OCCUPANCY PER UNIT: 4
COMMON PATH OF EXIT IN UNIT: 30' - 8"



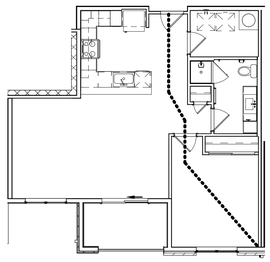
UNIT B2

OCCUPANCY PER UNIT: 6
COMMON PATH OF EXIT IN UNIT: 42' - 4"



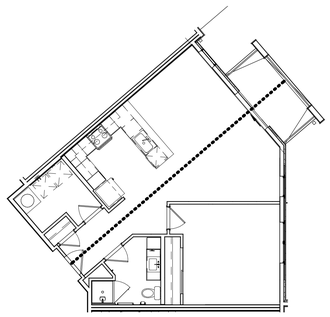
UNIT C1

OCCUPANCY PER UNIT: 8
COMMON PATH OF EXIT IN UNIT: 57' - 3"



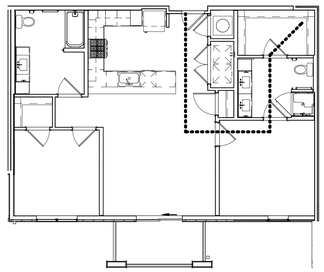
UNIT A2

OCCUPANCY PER UNIT: 5
COMMON PATH OF EXIT IN UNIT: 34' - 3"



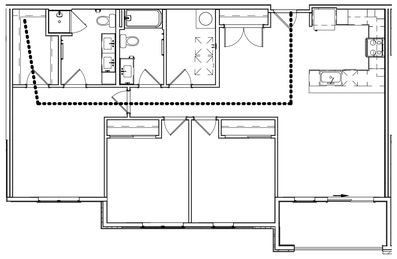
UNIT A5

OCCUPANCY PER UNIT: 5
COMMON PATH OF EXIT IN UNIT: 36' - 6"



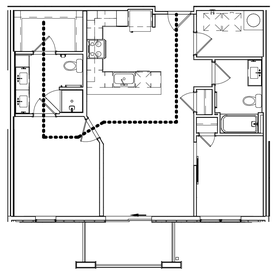
UNIT B2 -TYPE A

OCCUPANCY PER UNIT: 6
COMMON PATH OF EXIT IN UNIT: 42' - 4"



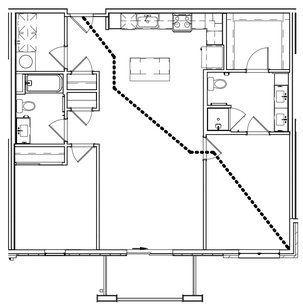
UNIT C2

OCCUPANCY PER UNIT: 7
COMMON PATH OF EXIT IN UNIT: 55' - 10"



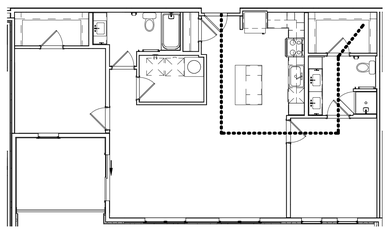
UNIT A3

OCCUPANCY PER UNIT: 5
COMMON PATH OF EXIT IN UNIT: 46' - 11"



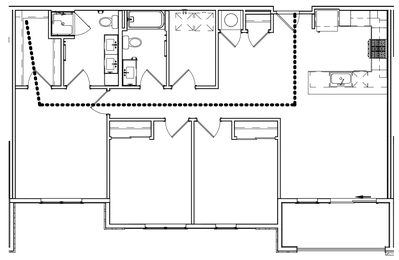
UNIT B1

OCCUPANCY PER UNIT: 6
COMMON PATH OF EXIT IN UNIT: 42' - 4"



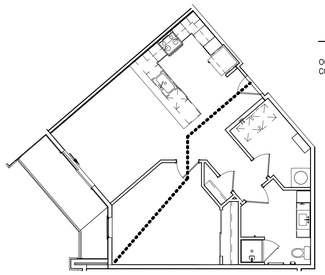
UNIT B3

OCCUPANCY PER UNIT: 6
COMMON PATH OF EXIT IN UNIT: 46' - 0"



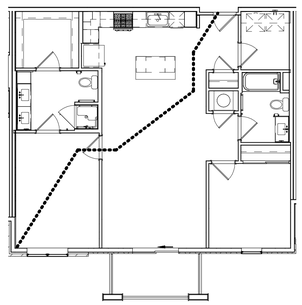
UNIT C2 - TYPE A

OCCUPANCY PER UNIT: 7
COMMON PATH OF EXIT IN UNIT: 55' - 10"



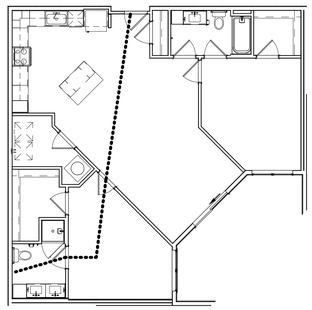
UNIT A4

OCCUPANCY PER UNIT: 4
COMMON PATH OF EXIT IN UNIT: 30' - 8"



UNIT B1 - TYPE A

OCCUPANCY PER UNIT: 6
COMMON PATH OF EXIT IN UNIT: 42' - 4"



UNIT B4

OCCUPANCY PER UNIT: 7
COMMON PATH OF EXIT IN UNIT: 42' - 10"

STATE OF MISSOURI
JOSEPH
MICHAEL
SCHWAB
NUMBER A-2007018
REGISTERED ARCHITECT
7.15.2021

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

Tegethoff DEVELOPMENT

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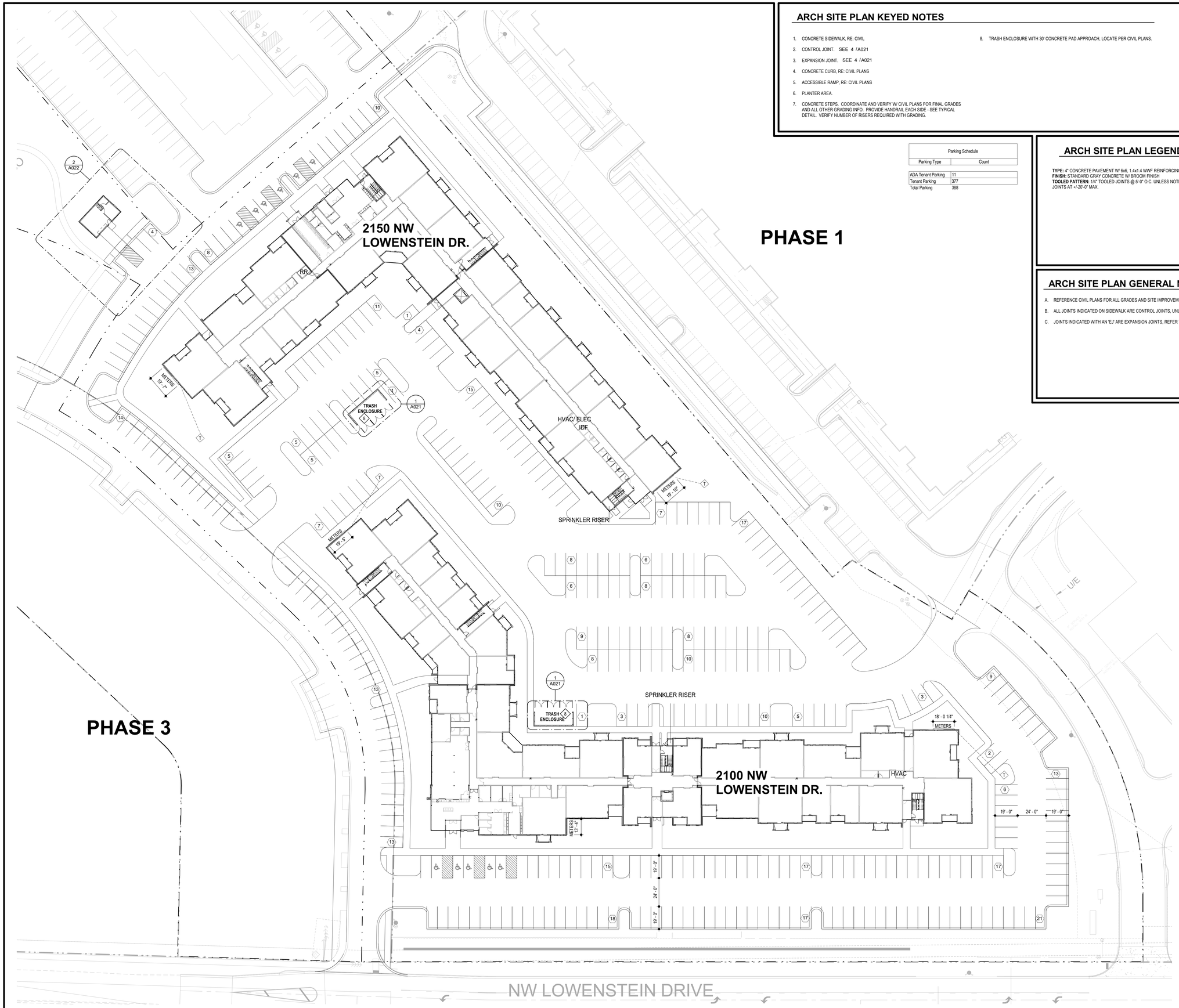
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TR¡ PROJECT NO. 20-001

SHEET NO.

A017

UNIT LIFE SAFETY PLANS



ARCH SITE PLAN KEYED NOTES

1. CONCRETE SIDEWALK, RE: CIVIL
2. CONTROL JOINT. SEE 4 /A021
3. EXPANSION JOINT. SEE 4 /A021
4. CONCRETE CURB, RE: CIVIL PLANS
5. ACCESSIBLE RAMP, RE: CIVIL PLANS
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.

Parking Schedule	
Parking Type	Count
ADA Tenant Parking	11
Tenant Parking	377
Total Parking	388

ARCH SITE PLAN LEGEND

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.

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 'E.J' ARE EXPANSION JOINTS, REFER TO TYPICAL DETAIL.

0' 15' 30' 60'
(IN FEET)
1 inch = 30 foot

4 ARCHITECTURAL SITE PLAN
SCALE: 1" = 30'-0"

STATE OF MISSOURI
JOSEPH
MICHAEL
SCHWAB
NUMBER A-2007038
REGISTERED ARCHITECT
7.15.2021

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

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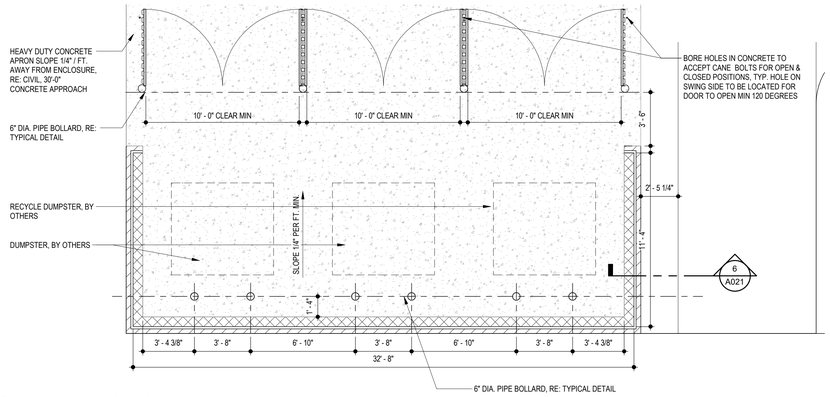
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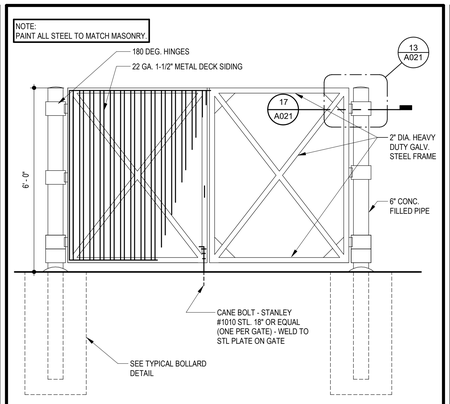
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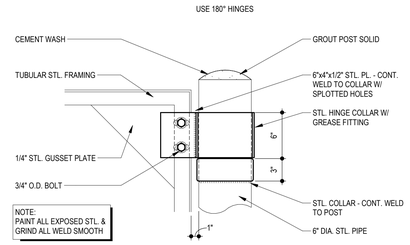
SHEET NO.
A020
ARCHITECTURAL SITE PLAN



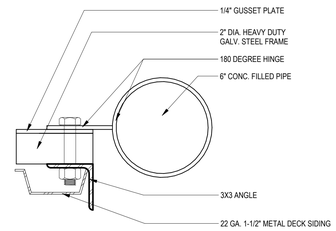
1 TRASH ENCLOSURE PLAN
SCALE: 1/4" = 1'-0"



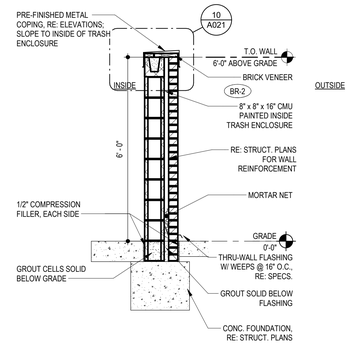
9 TRASH ENCLOSURE GATE ELEVATION
SCALE: 1/2" = 1'-0"



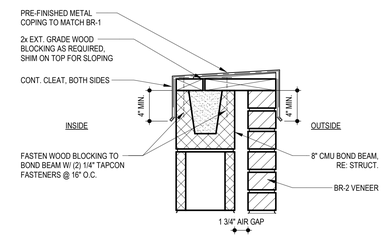
13 HINGE DETAIL
SCALE: 1 1/2" = 1'-0"



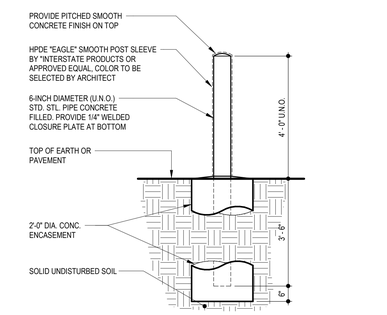
17 TRASH ENCLOSURE HINGE
SCALE: 3" = 1'-0"



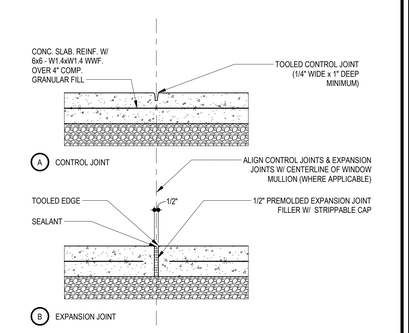
6 TRASH ENCLOSURE WALL SECTION
SCALE: 1/2" = 1'-0"



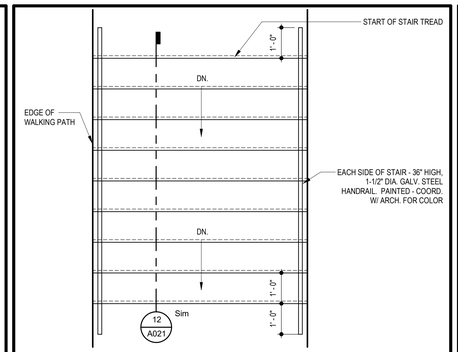
10 TRASH ENCLOSURE COPING DETAIL
SCALE: 1 1/2" = 1'-0"



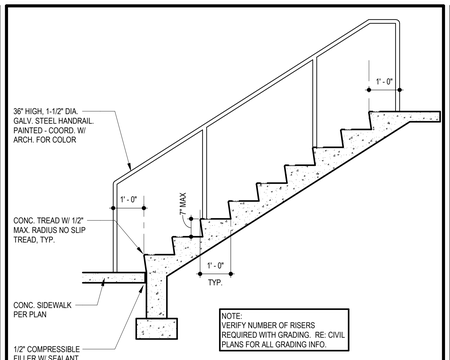
14 BOLLARD DETAIL
SCALE: 1/2" = 1'-0"



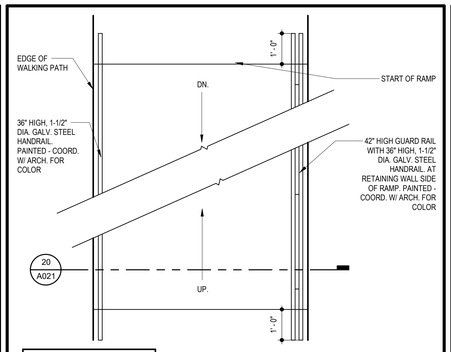
4 SIDEWALK JOINT DETAIL
SCALE: 1 1/2" = 1'-0"



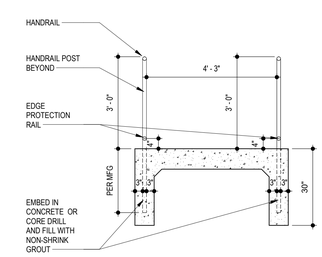
8 STAIR PLAN
SCALE: 1/2" = 1'-0"



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



16 RAMP PLAN
SCALE: 1/2" = 1'-0"



20 RAMP SECTION
SCALE: 1/2" = 1'-0"

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GENERAL CONTRACTOR
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PLUMBING ENGINEER
LATIMER SOMMERS & ASSOCIATES
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LATIMER SOMMERS & ASSOCIATES

7.15.2021

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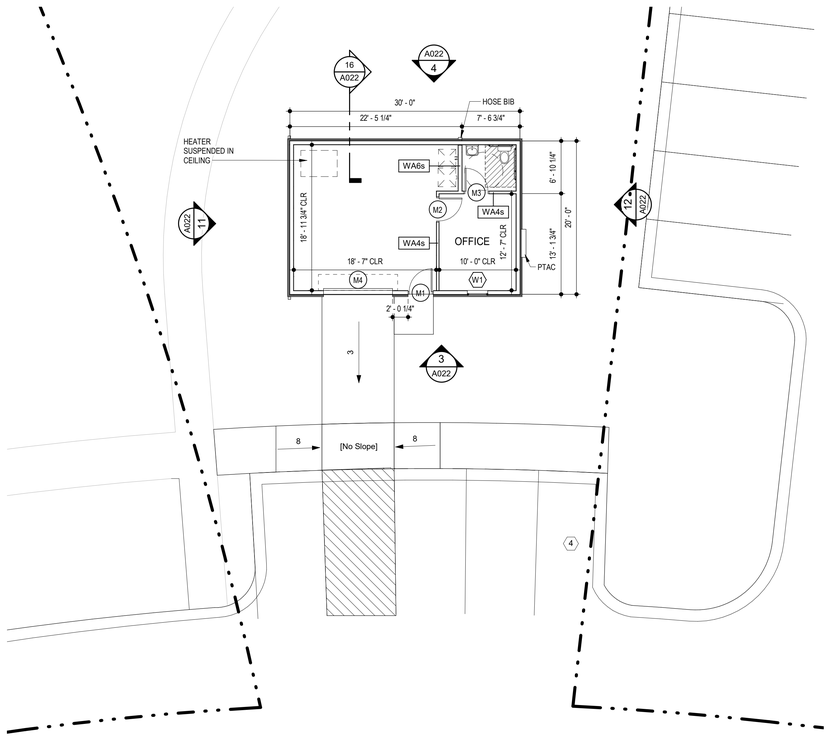
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A021

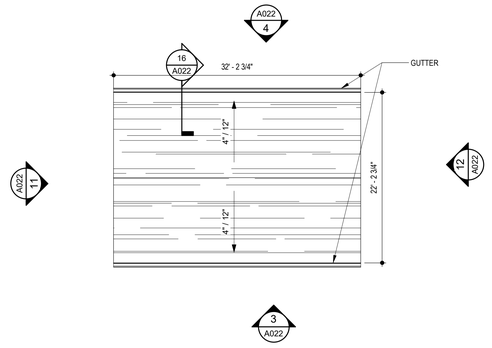
SITE DETAILS



2 MAINTENANCE SHED PLAN

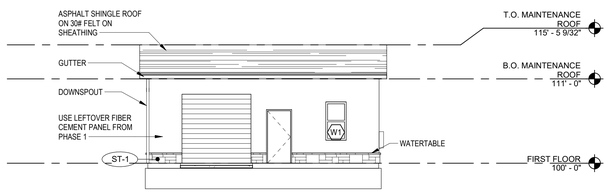
SCALE: 1/8" = 1'-0"

DOWNSPOUT CALCULATIONS:
755 S.F. / 2 DOWNSPOUTS = 377.5 S.F./D.S.
(SMACNA) TABLE 1-2 - 100 YEAR S.F./S.I. = 120
377.5 /120 = 3.14 SQUARE INCHES OF DOWNSPOUT AREA
USE (2) 4" SQ. DOWNSPOUTS



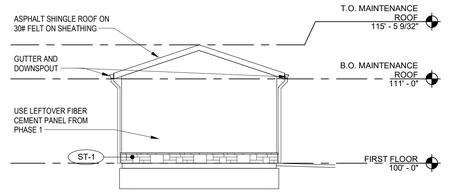
9 MAINTENANCE SHED ROOF PLAN

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



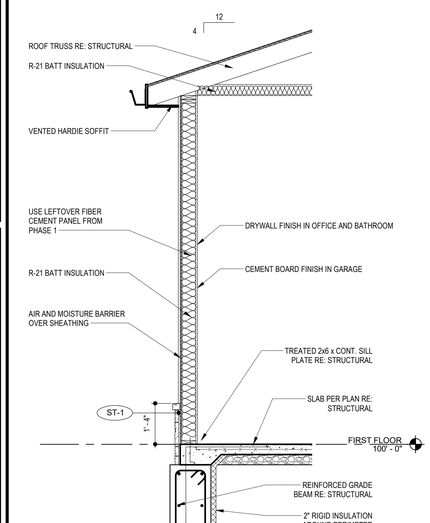
3 SOUTH ELEVATION

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



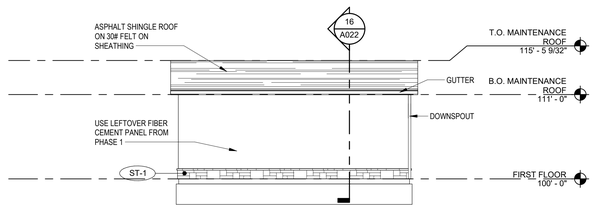
11 WEST ELEVATION

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



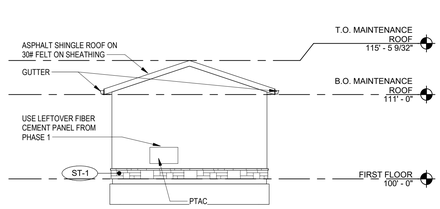
16 MAINTENANCE SHED WALL SECTION

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



4 NORTH ELEVATION

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



12 EAST ELEVATION

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

7.15.2021

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

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BOB D CAMPBELL & COMPANY
SM ENGINEERING
BRINKMANN CONSTRUCTORS
LATIMER SOMMERS & ASSOCIATES
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Tegethoff DEVELOPMENT

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TR¡ PROJECT NO. 20-001

SHEET NO.

A022

MAINTENANCE SHED

UNIT ADDRESS PLAN

UNIT ADDRESS TO BE POSTED TO THE SIDE OF THE ENTRY DOOR AS PART OF SCONCE. USE SCONCES FROM PHASE 1

UNIT ENTRY ELEVATION DETAIL 1/A420



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

STATE OF MISSOURI
JOSEPH MICHAEL SCHMITT
NUMBER A-2007035
REGISTERED ARCHITECT
7.15.2021

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

Tegethoff DEVELOPMENT

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DATE: 7.15.2021

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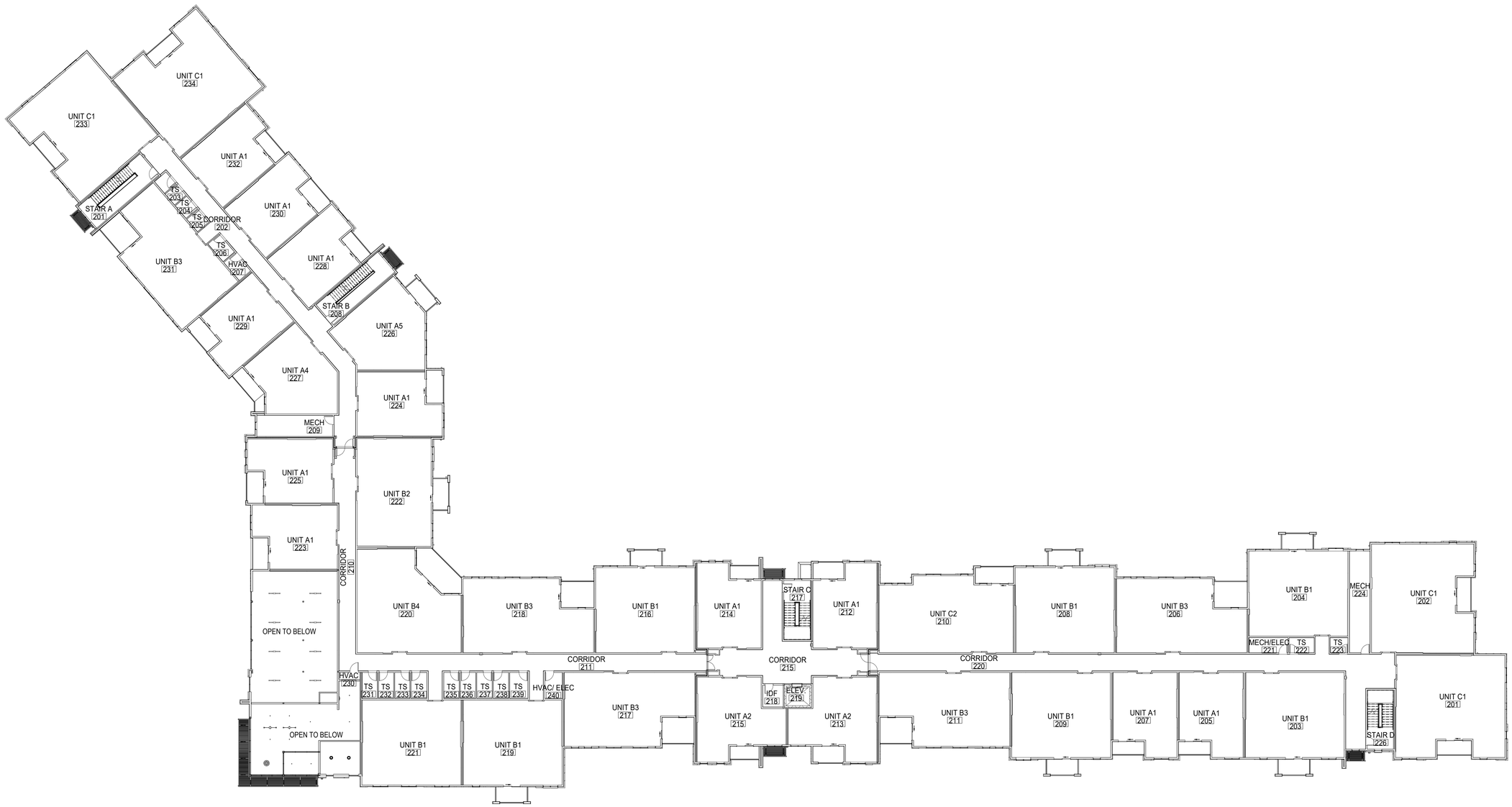
A023

BLDG 1 - FIRST FLOOR ADDRESS PLAN

UNIT ADDRESS PLAN

UNIT ADDRESS TO BE POSTED TO THE SIDE OF THE ENTRY DOOR AS PART OF SCONCE. USE SCONCES FROM PHASE 1

UNIT ENTRY ELEVATION DETAIL 1/A420



4 **BLDG 1 - SECOND FLOOR ADDRESS PLAN**
SCALE: 1/16" = 1'-0"

STATE OF MISSOURI
JEFFREY A. TEGETHOFF
NUMBER A-6
REGISTERED ARCHITECT
7.15.2021

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

Tegethoff DEVELOPMENT

The Signature at West Pryor

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TR¡ ARCHITECTS

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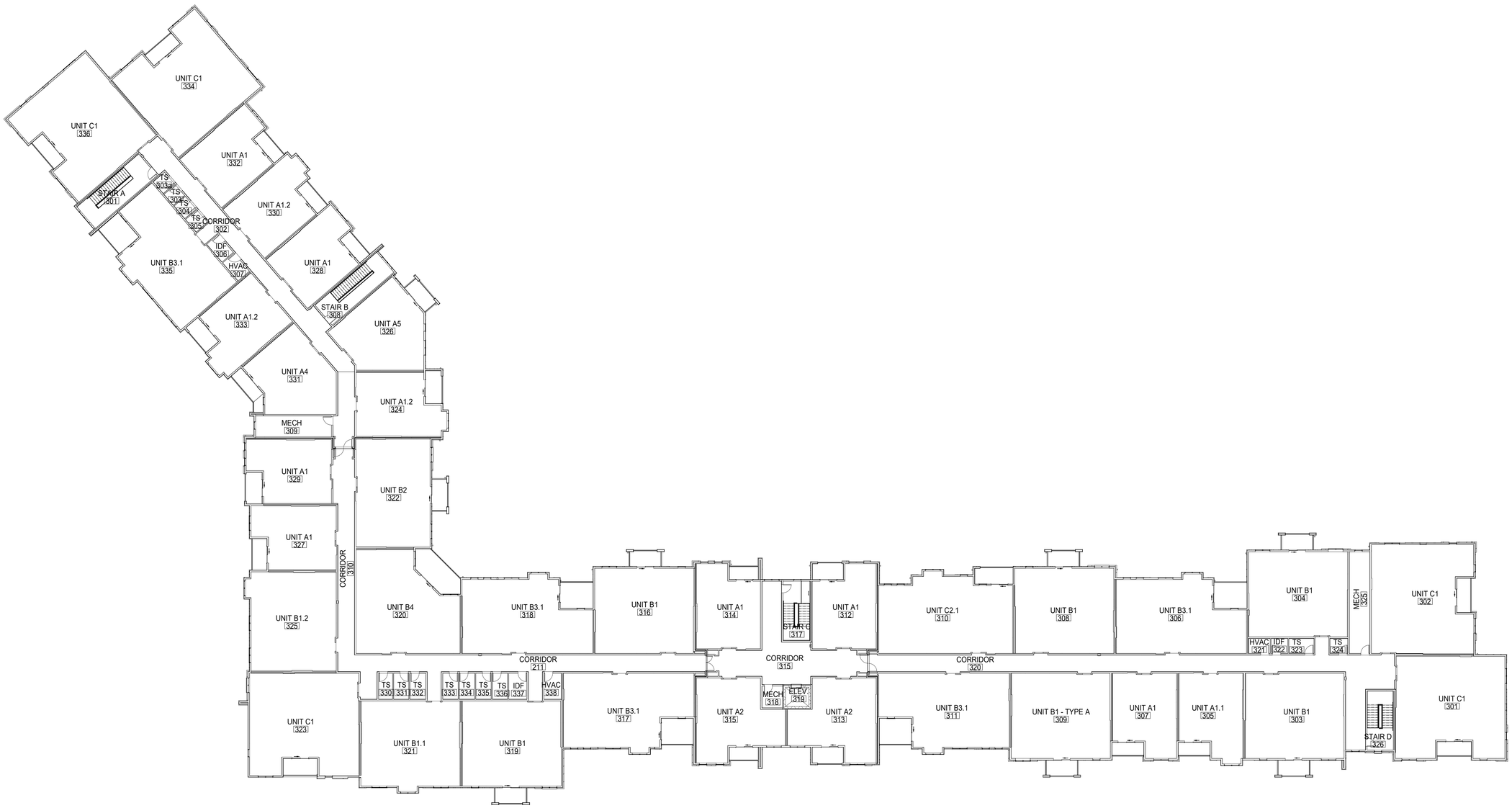
A024

BLDG 1 - SECOND FLOOR ADDRESS PLAN

UNIT ADDRESS PLAN

UNIT ADDRESS TO BE POSTED TO THE SIDE OF THE ENTRY DOOR AS PART OF SCONCE. USE SCONCES FROM PHASE 1

UNIT ENTRY ELEVATION DETAIL 1/A420



4 **BLDG 1 - THIRD FLOOR ADDRESS PLAN**

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

7.15.2021

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

Tegethoff DEVELOPMENT

The Signature at West Pryor

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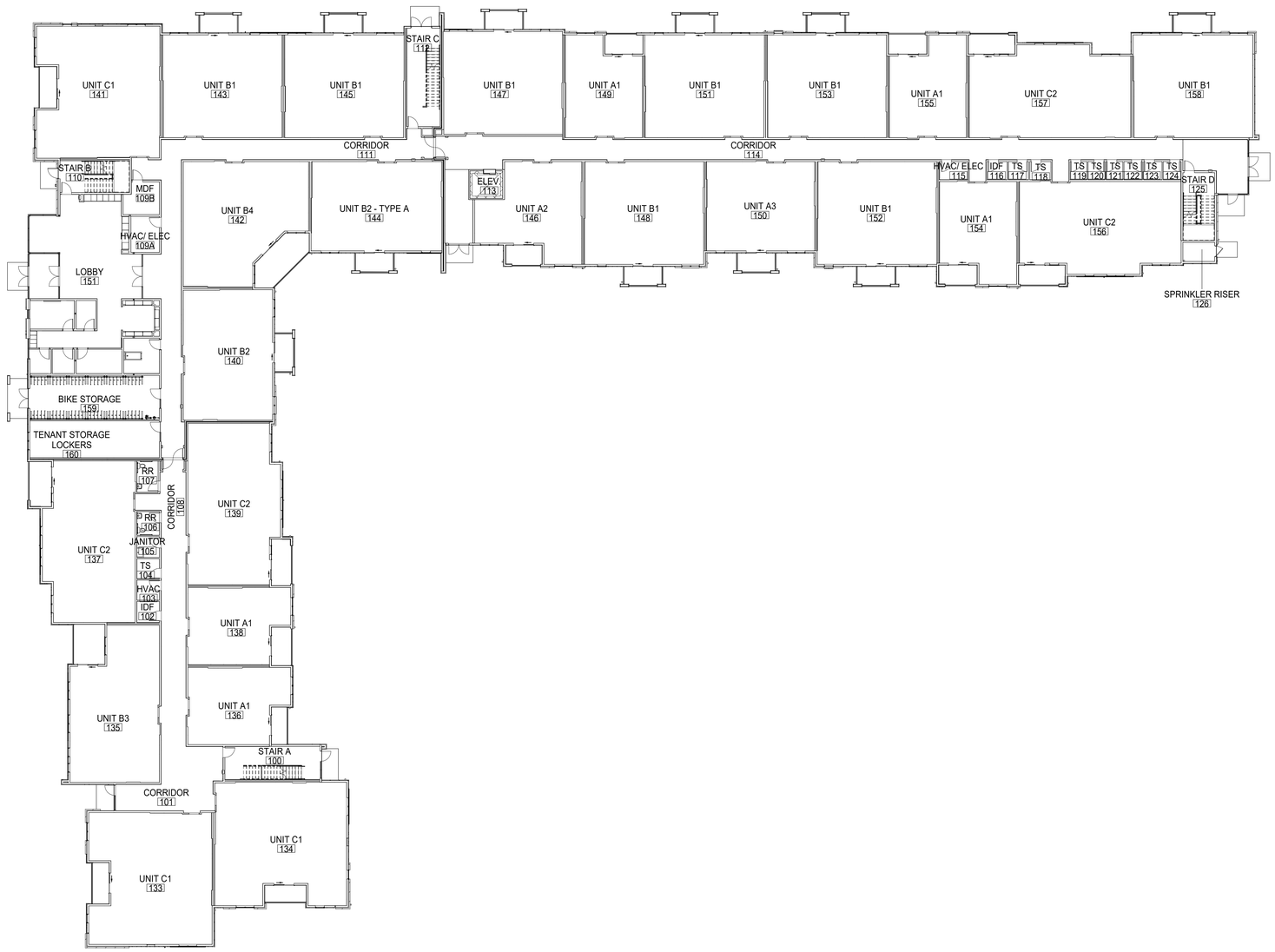
A025

BLDG 1 - THIRD FLOOR ADDRESS PLAN

UNIT ADDRESS PLAN

UNIT ADDRESS TO BE POSTED TO THE SIDE OF THE ENTRY DOOR AS PART OF SCONCE. USE SCONCES FROM PHASE 1

UNIT ENTRY ELEVATION DETAIL 1/A420



4 **BLDG 2 - FIRST FLOOR ADDRESS PLAN**
SCALE: 1/16" = 1'-0"

7.15.2021

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

Together Development

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2100 AND 2150 NW LOWENSTEIN DR.
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TR¡ PROJECT NO. 20-001

SHEET NO.

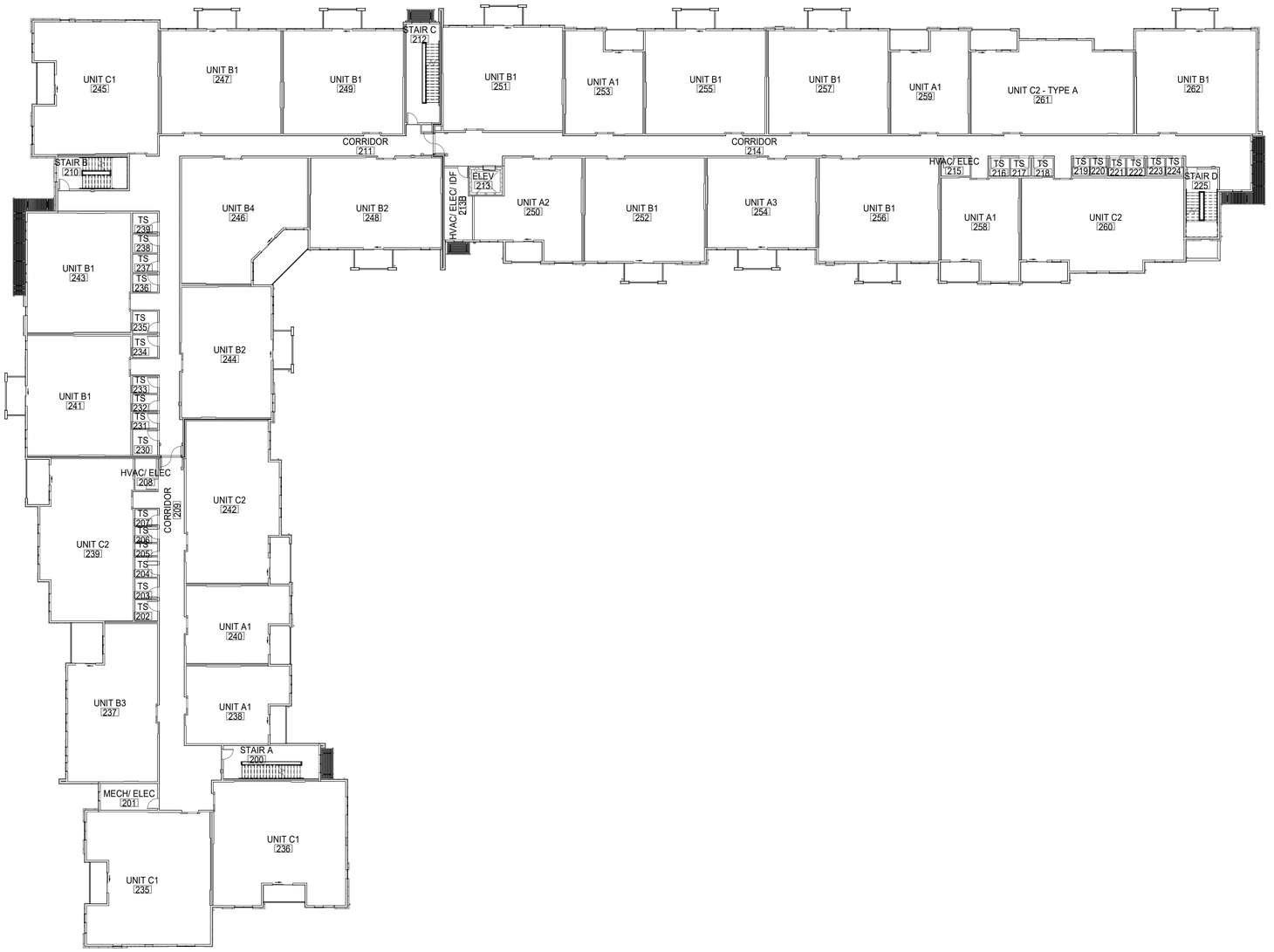
A026

BLDG 2 - FIRST FLOOR ADDRESS PLAN

UNIT ADDRESS PLAN

UNIT ADDRESS TO BE POSTED TO THE SIDE OF THE ENTRY DOOR AS PART OF SCONCE. USE SCONCES FROM PHASE 1

UNIT ENTRY ELEVATION DETAIL 1/A420



4 BLDG 2 - SECOND FLOOR ADDRESS PLAN

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

7.15.2021

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

Tegethoff DEVELOPMENT

The Signature at West Pryor

2100 AND 2150 NW LOWENSTEIN DR.
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TR¡i PROJECT NO. 20-001

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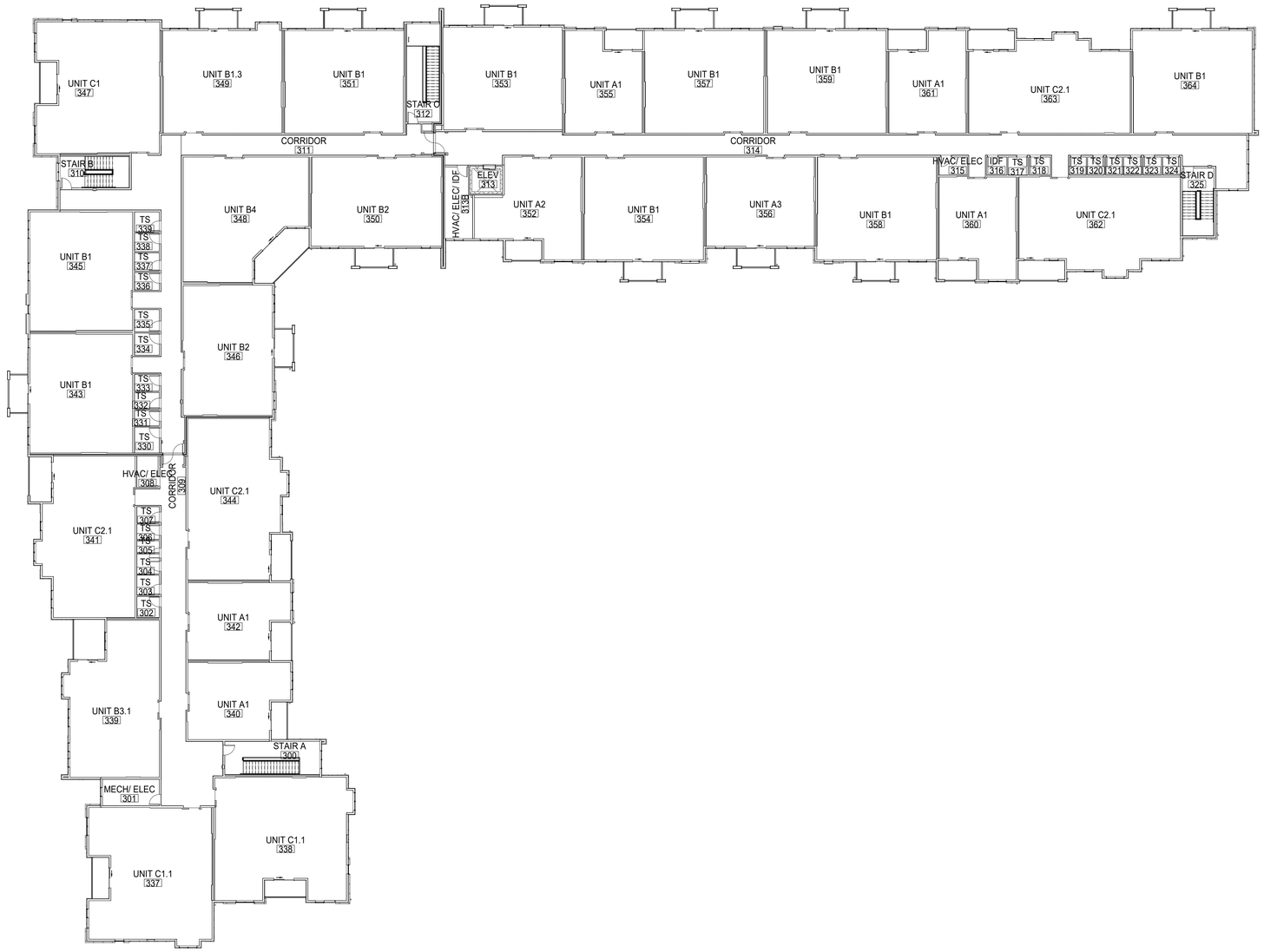
A027

BLDG 2 - SECOND FLOOR ADDRESS PLAN

UNIT ADDRESS PLAN

UNIT ADDRESS TO BE POSTED TO THE SIDE OF THE ENTRY DOOR AS PART OF SCONCE. USE SCONCES FROM PHASE 1

UNIT ENTRY ELEVATION DETAIL 1/A420



4 **BLDG 2 - THIRD FLOOR ADDRESS PLAN**

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

7.15.2021

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

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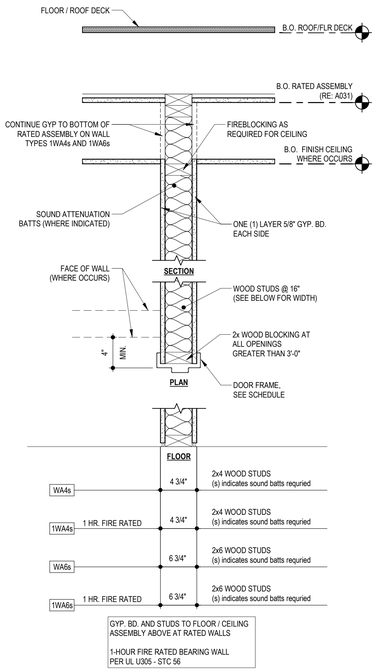
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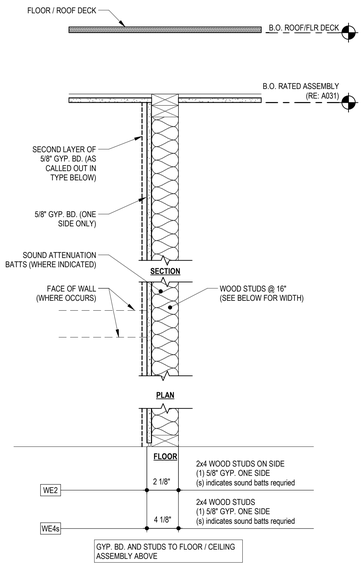
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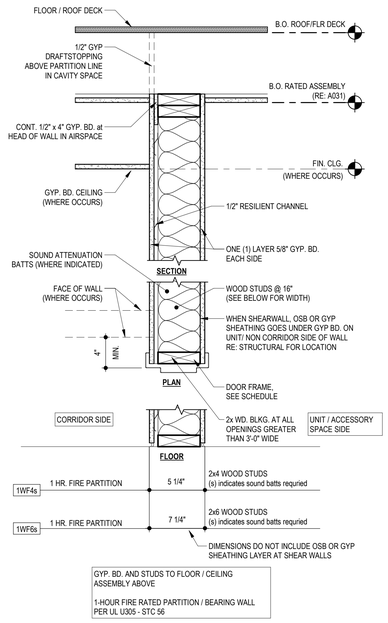
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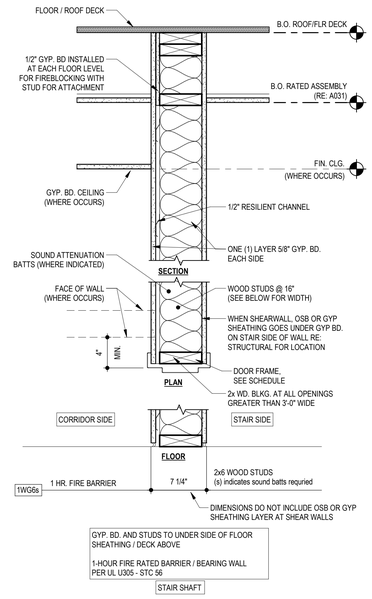
A028

BLDG 2 - THIRD FLOOR ADDRESS PLAN





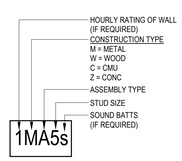




PARTITION TYPE GENERAL NOTES

1. CONTRACTOR SHALL PROVIDE TYPE "X" OR FIRE CODE GYPSUM BOARD AT RATED ASSEMBLIES.
2. CONTRACTOR SHALL PROVIDE MOISTURE RESISTANT GYP. BOARD ON ENTIRE WALL SURFACE AT ALL WET WALL AREAS, INCLUDING TOILET ROOMS AND JANITOR'S CLOSET.
3. CONTRACTOR SHALL INSTALL FIRE-BLOCKING AT THE CEILING ELEVATION OF ALL PARTITIONS CONTAINING WOOD BLOCKING OR ANY OTHER COMBUSTIBLE MATERIAL.
4. ALL WOOD BLOCKING SHALL BE FIRE-TREATED.
5. HOLLOW SPACES WITHIN FIRE BARRIERS SHALL BE FIRE STOPPED W/ 1/2" GYP. BD. @ EA. FLOOR LEVEL.
6. PROVIDE CEMENT BOARD BEHIND UNTILED WALLS.
7. PROVIDE FIRE BLOCKING AT ALL FLOORS AND CEILINGS PER IBC (SEE 3 & 20/A030).
8. PROVIDE ALL SOUND TRANSMISSION REQUIREMENTS AS SHOWN ON SHEET A005.

WALL TYPE NAME LEGEND



3 PARTITION TYPES

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

REFER TO PARTITION TYPES FOR VERTICAL FIRE BLOCKING INFORMATION

20 HORIZONTAL FIREBLOCKING PLAN DETAILS

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

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

7.15.2021

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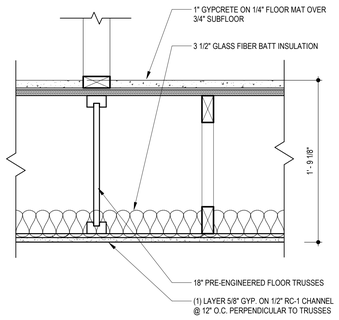
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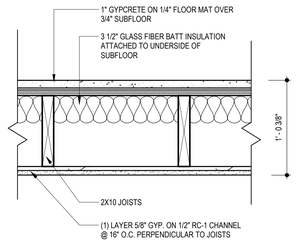
SHEET NO.

A030

PARTITION TYPES



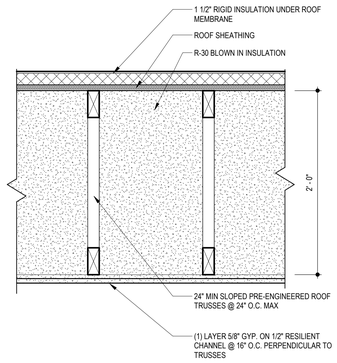
1-HR RATING PER UL DESIGN L521

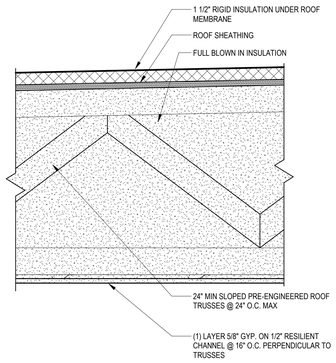


1-HR RATED STAIR LANDING WOOD FLOOR / ASSEMBLY PER UL L598

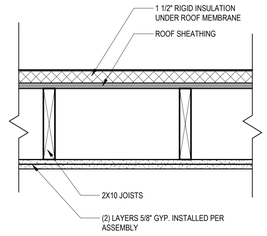
1 FLOOR CEILING ASSEMBLY

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





1-HR RATING PER UL DESIGN P531



1-HR RATED PER GA DESIGN RC-2601

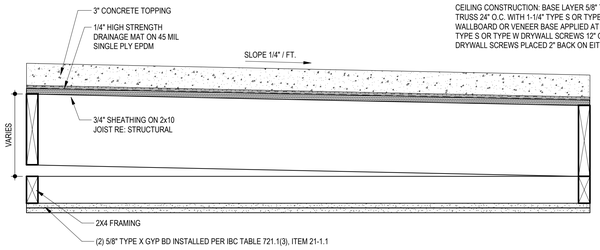
9 ROOF ASSEMBLY

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

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.



2 WOOD & CONCRETE BALCONY ASSEMBLY

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

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

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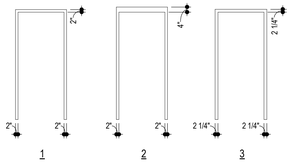
TR¡ PROJECT NO. 20-001

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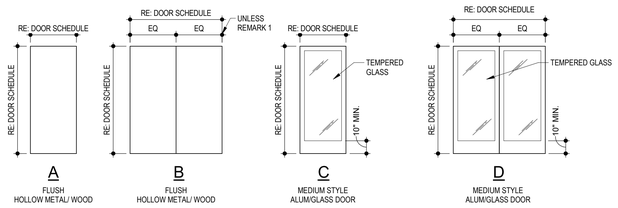
A031

FLOORING / ROOFING ASSEMBLIES

DOOR FRAME TYPES



DOOR TYPES





E
NOT USED

F
OVERHEAD COILING DOOR

DOOR SCHEDULE REMARKS

1. (1) 3'-0" AND (1) 2'-4" DOOR.
2. CREATE DOOR ALCOVE. RE: A042
3. DOOR TO HAVE ACCESS CONTROL, G.C. TO COORD. W/ OWNER'S VENDOR.
4. DOOR TO BE SMOKE AND DRAFT CONTROL RATED.

MAINTENANCE SHED DOOR SCHEDULE

MAINTENANCE SHED DOOR SCHEDULE

DOORS									FRAMES					
NO.	TYPE	MAT'L.	WIDTH	HEIGHT	THICKNESS	HW SET	LABEL	REMARKS	TYPE	MAT'L.	HEAD	JAMBS	SILL	LABEL
M1	A	HM	3' - 0"	7' - 0"	0' - 1 3/4"	8.0	-		1	HM	9/A041	9/A041	17/A041	-
M2	A	HM	3' - 0"	7' - 0"	0' - 1 3/4"	21.0	-		1	HM	9/A041	9/A041	17/A041	-
M3	A	HM	3' - 0"	7' - 0"	0' - 1 3/4"	23.0	-		1	HM	9/A041	9/A041	17/A041	-
M4	F	STL	9' - 0"	9' - 0"	0' - 2"	9.0	-	-	-	STL	5/A042	6/A042		-

BUILDING 1 DOOR SCHEDULES

DOOR SCHEDULE BLDG 1 - FIRST FLOOR

DOORS									FRAMES					
NO.	TYPE	MAT'L.	WIDTH	HEIGHT	THICKNESS	HW SET	LABEL	REMARKS	TYPE	MAT'L.	HEAD	JAMBS	SILL	LABEL
101A	C	AL/GL	3' - 0"	8' - 0"		4.0			-	AL	MANF	MANF	17/A041	
101B	A	WD	3' - 0"	7' - 0"	0' - 1 3/4"	17.0	60 MIN		1	HM	9/A041	9/A041	17/A041	60 MIN
103	A	HM	3' - 0"	7' - 0"	0' - 1 3/4"	15.0	20 MIN		1	HM	9/A041	9/A041	17/A041	20 MIN
103a	A	HM	3' - 0"	7' - 0"	0' - 1 3/4"	15.0	20 MIN		1	HM	9/A041	9/A041	17/A041	20 MIN
104	A	HM	3' - 0"	7' - 0"	0' - 1 3/4"	15.0	20 MIN		1	HM	9/A041	9/A041	17/A041	20 MIN
105	A	HM	3' - 0"	7' - 0"	0' - 1 3/4"	24.0	20 MIN		1	HM	9/A041	9/A041	17/A041	20 MIN
106	A	WD	3' - 0"	7' - 0"	0' - 1 3/4"	24.0	20 MIN		1	HM	9/A041	9/A041	17/A041	20 MIN
107	A	HM	3' - 0"	7' - 0"	0' - 1 3/4"	24.0	20 MIN		1	HM	9/A041	9/A041	17/A041	20 MIN
108A	C	AL/GL	3' - 0"	8' - 0"		4.0			-	AL	MANF	MANF	17/A041	
108B	A	WD	3' - 0"	7' - 0"	0' - 1 3/4"	17.0	60 MIN		1	HM	9/A041	9/A041	17/A041	60 MIN
109	C	AL/GL	3' - 0"	8' - 0"		4.0			-	AL	MANF	MANF	17/A041	
109B	B	WD	6' - 0"	7' - 0"	0' - 1 3/4"	26.0	90 MIN		1	HM	9/A041	9/A041	17/A041	90 MIN
110A	C	WD	3' - 0"	7' - 0"	0' - 1 3/4"	17.0	20 MIN		1	HM	9/A041	9/A041	17/A041	20 MIN
110B	C	WD	3' - 0"	7' - 0"	0' - 1 3/4"	17.0	20 MIN		1	HM	9/A041	9/A041	17/A041	20 MIN
111	B	WD	5' - 4"	7' - 0"	0' - 1 3/4"	20.0	90 MIN	1	1	HM	9/A041	9/A041	17/A041	90 MIN
112	A	HM	3' - 0"	7' - 0"	0' - 1 3/4"	24.0	20 MIN		1	HM	9/A041	9/A041	17/A041	20 MIN
113	A	HM	3' - 0"	7' - 0"	0' - 1 3/4"	24.0	20 MIN		1	HM	9/A041	9/A041	17/A041	20 MIN
114	A	HM	3' - 0"	7' - 0"	0' - 1 3/4"	24.0	20 MIN		1	HM	9/A041	9/A041	17/A041	20 MIN
115	B	WD	6' - 0"	7' - 0"	0' - 1 3/4"	26.0	90 MIN		1	HM	9/A041	9/A041	17/A041	90 MIN
116	A	HM	3' - 0"	7' - 0"	0' - 1 3/4"	6.0			2	HM	1/A041	10/A041	17/A041	
116A	D	AL/GL	6' - 0"	8' - 0"		2.0			-	AL	MANF	MANF	17/A041	
116B	D	AL/GL	6' - 0"	7' - 0"		11.0			-	AL	MANF	MANF	17/A041	
117A	A	HM	3' - 0"	7' - 0"	0' - 1 3/4"	1.0			2	HM	1/A042	2/A042	17/A041	
117B	A	WD	3' - 0"	7' - 0"	0' - 1 3/4"	21.0	60 MIN		1	HM	9/A041	9/A041	17/A041	60 MIN
118A	D	AL/GL	6' - 0"	8' - 0"		2.0			-	AL	MANF	MANF	17/A041	
118B	D	AL/GL	6' - 0"	7' - 0"		11.0			-	AL	MANF	MANF	17/A041	
121	A	HM	3' - 0"	7' - 0"	0' - 1 3/4"	24.0	20 MIN		1	HM	9/A041	9/A041	17/A041	20 MIN
122	A	HM	3' - 0"	7' - 0"	0' - 1 3/4"	24.0	20 MIN		1	HM	9/A041	9/A041	17/A041	20 MIN
123	A	HM	3' - 0"	7' - 0"	0' - 1 3/4"	24.0	20 MIN		1	HM	9/A041	9/A041	17/A041	20 MIN
124A	C	AL/GL	3' - 0"	8' - 0"		5.0			-	AL	MANF	MANF	17/A041	
124B	C	AL/GL	3' - 0"	8' - 0"		12.0			-	AL	MANF	MANF	17/A041	
125A	C	AL/GL	3' - 0"	8' - 0"		5.0			-	AL	MANF	MANF	17/A041	
125B	C	AL/GL	3' - 0"	8' - 0"		12.0			-	AL	MANF	MANF	17/A041	
126A	A	HM	3' - 0"	7' - 0"	0' - 1 3/4"	1.0			2	HM	2/A041	6/A041	17/A041	
126B	A	WD	3' - 0"	7' - 0"	0' - 1 3/4"	21.0	60 MIN		1	HM	9/A041	9/A041	17/A041	60 MIN
150	D	AL/GL	6' - 0"	7' - 0"		3.0			-	AL	MANF	MANF	17/A041	
150B	D	AL/GL	6' - 0"	7' - 0"		10.0			-	AL	MANF	MANF	17/A041	
151	D	AL/GL	6' - 0"	7' - 0"		13.0			-	AL	MANF	MANF	17/A041	
152	C	AL/GL	3' - 0"	7' - 0"		14.0			-	AL	MANF	MANF	17/A041	
153	D	AL/GL	6' - 0"	7' - 0"		13.0			-	AL	MANF	MANF	17/A041	
154	C	WD	3' - 0"	7' - 0"	0' - 1 3/4"	21.0			1	HM	9/A041	9/A041	17/A041	
155	C	WD	3' - 0"	7' - 0"	0' - 1 3/4"	21.0			1	HM	9/A041	9/A041	17/A041	
156	C	WD	3' - 0"	7' - 0"	0' - 1 3/4"	21.0			1	HM	9/A041	9/A041	17/A041	
157	C	AL/GL	3' - 0"	8' - 0"		2.0			-	AL	MANF	MANF	17/A041	
158	C	WD	3' - 0"	7' - 0"	0' - 1 3/4"	15.0			1	HM	9/A041	9/A041	17/A041	
159	A	WD	3' - 0"	7' - 0"	0' - 1 3/4"	15.0			1	HM	9/A041	9/A041	17/A041	
160	C	AL/GL	3' - 0"	7' - 0"		16.0			-	AL	MANF	MANF	17/A041	
161	C	AL/GL	3' - 0"	7' - 0"		16.0			-	AL	MANF	MANF	17/A041	
162	D	WD	6' - 0"	7' - 0"	0' - 1 3/4"	19.0	20 MIN		1	HM	9/A041	9/A041	17/A041	20 MIN
163	A	WD	3' - 0"	7' - 0"	0' - 1 3/4"	24.0			1	HM	9/A041	9/A041	17/A041	
164	C	AL/GL	3' - 0"	7' - 0"		14.0			-	AL	MANF	MANF	17/A041	
165	A	WD	3' - 0"	7' - 0"	0' - 1 3/4"	22.0	20 MIN		1	HM	9/A041	9/A041	17/A041	20 MIN
166	A	WD	3' - 0"	7' - 0"	0' - 1 3/4"	22.0	20 MIN		1	HM	9/A041	9/A041	17/A041	20 MIN
167	A	WD	3' - 0"	7' - 0"	0' - 1 3/4"	22.0	20 MIN		1	HM	9/A041	9/A041	17/A041	20 MIN
168	A	WD	3' - 0"	7' - 0"	0' - 1 3/4"	22.0	20 MIN		1	HM	9/A041	9/A041	17/A041	20 MIN

DOOR SCHEDULE BLDG 1 - SECOND FLOOR

DOORS									FRAMES					
NO.	TYPE	MAT'L.	WIDTH	HEIGHT	THICKNESS	HW SET	LABEL	REMARKS	TYPE	MAT'L.	HEAD	JAMBS	SILL	LABEL
201	A	WD	3' - 0"	7' - 0"	0' - 1 3/4"	17.0	60 MIN		1	HM	9/A041	9/A041	17/A041	60 MIN
203	A	HM	3' - 0"	7' - 0"	0' - 1 3/4"	15.0	20 MIN		1	HM	9/A041	9/A041	17/A041	20 MIN
203a	A	HM	3' - 0"	7' - 0"	0' - 1 3/4"	15.0	20 MIN		1	HM	9/A041	9/A041	17/A041	20 MIN
204	A	HM	3' - 0"	7' - 0"	0' - 1 3/4"	15.0	20 MIN		1	HM	9/A041	9/A041	17/A041	20 MIN
205	A	HM	3' - 0"	7' - 0"	0' - 1 3/4"	15.0	20 MIN		1	HM	9/A041	9/A041	17/A041	20 MIN
206	A	WD	3' - 0"	7' - 0"	0' - 1 3/4"	15.0	20 MIN		1	HM	9/A041	9/A041	17/A041	20 MIN
207	A	HM	3' - 0"	7' - 0"	0' - 1 3/4"	24.0	20 MIN		1	HM	9/A041	9/A041	17/A041	20 MIN
208	A	WD	3' - 0"	7' - 0"	0' - 1 3/4"	17.0	60 MIN		1	HM	9/A041	9/A041	17/A041	60 MIN
209	A	WD	3' - 0"	7' - 0"	0' - 1 3/4"	24.0	20 MIN		1	HM	9/A041	9/A041	17/A041	20 MIN
210	B	WD	6' - 0"	7' - 0"	0' - 1 3/4"	26.0	90 MIN		1	HM	9/A041	9/A041	17/A041	90 MIN
211	B	WD	5' - 4"	7' - 0"	0' - 1 3/4"	20.0	90 MIN	1	1	HM	9/A041	9/A041	17/A041	90 MIN
215	B	WD	6' - 0"	7' - 0"	0' - 1 3/4"	26.0	90 MIN		1	HM	9/A041	9/A041	17/A041	90 MIN
217	A	WD	3' - 0"	7' - 0"	0' - 1 3/4"	17.0	60 MIN		1	HM	9/A041	9/A041	17/A041	60 MIN
218	A	HM	3' - 0"	7' - 0"	0' - 1 3/4"	24.0	20 MIN		1	HM	9/A041	9/A041	17/A041	20 MIN
221	A	HM	3' - 0"	7' - 0"	0' - 1 3/4"	24.0	20 MIN		1	HM	9/A041	9/A041	17/A041	20 MIN
222	A	HM	3' - 0"	7' - 0"	0' - 1 3/4"	15.0	20 MIN		1	HM	9/A041	9/A041	17/A041	20 MIN
223	A	HM	3' - 0"	7' - 0"	0' - 1 3/4"	15.0	20 MIN		1	HM	9/A041	9/A041	17/A041	20 MIN
224	A	HM	3' - 0"	7' - 0"	0' - 1 3/4"	24.0	20 MIN		1	HM	9/A041	9/A041	17/A041	20 MIN
226	A	WD	3' - 0"	7' - 0"	0' - 1 3/4"	17.0	60 MIN		1	HM	9/A041	9/A041	17/A041	60 MIN
230	A	WD	3' - 0"	7' - 0"	0' - 1 3/4"	25.0	20 MIN		1	HM	9/A041	9/A041	17/A041	20 MIN
231	A	WD	3' - 0"	7' - 0"	0' - 1 3/4"	15.0	20 MIN		1	HM	9/A041	9/A041	17/A041	20 MIN
232	A	WD	3' - 0"	7' - 0"	0' - 1 3/4"	15.0	20 MIN		1	HM	9/A041	9/A041	17/A041	20 MIN
233	A	WD	3' - 0"	7' - 0"	0' - 1 3/4"	15.0	20 MIN		1	HM	9/A041	9/A041	17/A041	20 MIN
234	A	WD	3' - 0"	7' - 0"	0' - 1 3/4"	15.0	20 MIN		1	HM	9/A041	9/A041	17/A041	20 MIN
235	A	WD	3' - 0"	7' - 0"	0' - 1 3/4"	15.0	20 MIN		1	HM	9/A041	9/A041	17/A041	20 MIN
236	A	WD	3' - 0"	7' - 0"	0' - 1 3/4"	15.0	20 MIN		1	HM	9/A041	9/A041	17/A041	20 MIN
237	A	WD	3' - 0"	7' - 0"	0' - 1 3/4"	15.0	20 MIN		1	HM	9/A041	9/A041	17/A041	20 MIN
238	A	WD	3' - 0"	7' - 0"	0' - 1 3/4"	15.0	20 MIN		1	HM	9/A041	9/A041	17/A041	20 MIN
239	A	WD	3' - 0"	7' - 0"	0' - 1 3/4"	15.0	20 MIN		1	HM	9/A041	9/A041	17/A041	20 MIN
240	A	WD	3' - 0"	7' - 0"	0' - 1 3/4"	24.0	20 MIN		1	HM	9/A041	9/A041	17/A041	20 MIN

DOOR SCHEDULE BLDG 1 - THIRD FLOOR

DOORS									FRAMES					
NO.	TYPE	MAT'L.	WIDTH	HEIGHT	THICKNESS	HW SET	LABEL	REMARKS	TYPE	MAT'L.	HEAD	JAMBS	SILL	LABEL
301	A	WD	3' - 0"	7' - 0"	0' - 1 3/4"	17.0	60 MIN		1	HM	9/A041	9/A041	17/A041	60 MIN
303	A	HM	3' - 0"	7' - 0"	0' - 1 3/4"	15.0	20 MIN		1	HM	9/A041	9/A041	17/A041	20 MIN
303a	A	HM	3' - 0"	7' - 0"	0' - 1 3/4"	15.0	20 MIN		1	HM	9/A041	9/A041	17/A041	20 MIN
304	A	HM	3' - 0"	7' - 0"	0' - 1 3/4"	15.0	20 MIN		1	HM	9/A041	9/A041	17/A041	20 MIN
305	A	HM	3' - 0"	7' - 0"	0' - 1 3/4"	15.0	20 MIN		1	HM	9/A041	9/A041	17/A041	20 MIN
306	A	WD	3' - 0"	7' - 0"	0' - 1 3/4"	24.0	20 MIN		1	HM	9/A041	9/A041	17/A041	20 MIN
307	A	WD	3' - 0"	7' - 0"	0' - 1 3/4"	24.0	20 MIN		1	HM	9/A041	9/A041	17/A041	20 MIN
308	A	WD	3' - 0"	7' - 0"	0' - 1 3/4"	17.0	60 MIN		1	HM	9/A041	9/A041	17/A041	60 MIN
309	A	WD	3' - 0"	7' - 0"	0' - 1 3/4"	24.0	20 MIN		1	HM	9/A041	9/A041	17/A041	20 MIN
310	B	WD	6' - 0"	7' - 0"	0' - 1 3/4"	26.0	90 MIN		1	HM	9/A041	9/A041	17/A041	90 MIN
311	B	WD	5' - 4"	7' - 0"	0' - 1 3/4"	20.0	90 MIN	1	1	HM	9/A041	9/A041	17/A041	90 MIN
315	B	WD	6' - 0"	7' - 0"	0' - 1 3/4"	26.0	90 MIN		1	HM	9/A041	9/A041	17/A041	90 MIN
317	A	WD	3' - 0"	7' - 0"	0' - 1 3/4"	17.0	60 MIN		1	HM	9/A041	9/A041	17/A041	60 MIN
318	A	HM	3' - 0"	7' - 0"	0' - 1 3/4"	24.0	20 MIN		1	HM	9/A041	9/A041	17/A041	20 MIN
321	A	HM	3' - 0"	7' - 0"	0' - 1 3/4"	24.0	20 MIN		1	HM	9/A041	9/A041	17/A041	20 MIN
322	A	HM	3' - 0"	7' - 0"	0' - 1 3/4"	24.0	20 MIN		1	HM	9/A041	9/A041	17/A041	20 MIN
323	A	HM	3' - 0"	7' - 0"	0' - 1 3/4"	15.0	20 MIN		1	HM	9/A041	9/A041	17/A041	20 MIN
324	A	HM	3' - 0"	7' - 0"	0' - 1 3/4"	15.0	20 MIN		1	HM	9/A041	9/A041	17/A041	20 MIN
325	A	HM	3' - 0"	7' - 0"	0' - 1 3/4"	24.0	20 MIN		1	HM	9/A041	9/A041	17/A041	20 MIN
326	A	WD	3' - 0"	7' - 0"	0' - 1 3/4"	17.0	60 MIN		1	HM	9/A041	9/A041	17/A041	60 MIN
330	A	WD	3' - 0"	7' - 0"	0' - 1 3/4"	15.0	20 MIN		1	HM	9/A041	9/A041	17/A041	20 MIN
331	A	WD	3' - 0"	7' - 0"	0' - 1 3/4"	15.0	20 MIN		1	HM	9/A041	9/A041	17/A041	20 MIN
332	A	WD	3' - 0"	7' - 0"	0' - 1 3/4"	15.0	20 MIN		1	HM	9/A041	9/A041	17/A041	20 MIN
333	A	WD	3' - 0"	7' - 0"	0' - 1 3/4"	15.0	20 MIN		1	HM	9/A041	9/A041	17/A041	20 MIN
334	A	WD	3' - 0"	7' - 0"	0' - 1 3/4"	15.0	20 MIN		1	HM	9/A041	9/A041	17/A041	20 MIN
335	A	WD	3' - 0"	7' - 0"	0' - 1 3/4"	15.0	20 MIN		1	HM	9/A041	9/A041	17/A041	20 MIN
336	A	WD	3' - 0"	7' - 0"	0' - 1 3/4"	15.0	20 MIN		1	HM	9/A041	9/A041	17/A041	20 MIN
337	A	WD	3' - 0"	7' - 0"	0' - 1 3/4"	24.0	20 MIN		1	HM	9/A041	9/A041	17/A041	20 MIN
338	A	WD	3' - 0"	7' - 0"	0' - 1 3/4"	24.0	20 MIN		1	HM	9/A041	9/A041	17/A041	20 MIN

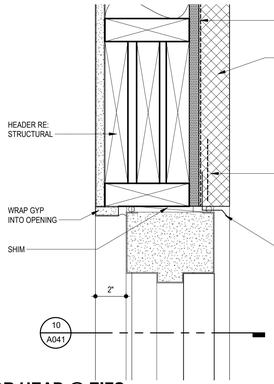
BUILDING 2 DOOR SCHEDULES

DOOR SCHEDULE BLDG 2 - FIRST FLOOR

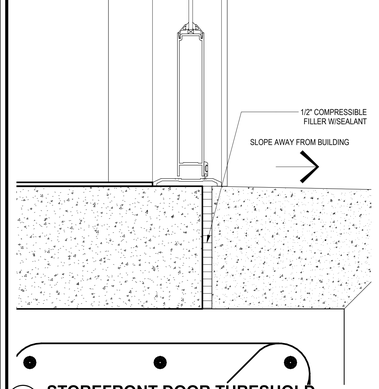
DOORS									FRAMES					
NO.	TYPE	MAT'L.	WIDTH	HEIGHT	THICKNESS	HW SET	LABEL	REMARKS	TYPE	MAT'L.	HEAD	JAMBS	SILL	LABEL
100A	C	AL/GL	3' - 0"	8' - 0"		4.0			-	AL	MANF	MANF	17/A041	
100B	A	WD	3' - 0"	7' - 0"	0' - 1 3/4"	17.0	60 MIN		1	HM	9/A041	9/A041	17/A041	60 MIN
101	C	AL/GL	3' - 0"	8' - 0"		5.0			-	AL	MANF	MANF	17/A041	
102	A	WD	3' - 0"	7' - 0"	0' - 1 3/4"	24.0	20 MIN		1	HM	9/A041	9/A041	17/A041	20 MIN
103	A	WD	3' - 0"	7' - 0"	0' - 1 3/4"	24.0	20 MIN		1	HM	9/A041	9/A041	17/A041	20 MIN
104	A	WD	3' - 0"	7' - 0"	0' - 1 3/4"	15.0	20 MIN		1	HM	9/A041	9/A041	17/A041	20 MIN
105	A	WD	3' - 0"	7' - 0"	0' - 1 3/4"	24.0	20 MIN		1	HM	9/A041	9/A041	17/A041	20 MIN
106	A	WD	3' - 0"	7' - 0"	0' - 1 3/4"	22.0	20 MIN		1	HM	9/A041	9/A041	17/A041	20 MIN
107	A	HM	3' - 0"	7' - 0"	0' - 1 3/4"	22.0	20 MIN		1	HM	9/A041	9/A041	17/A041	20 MIN
108	B	WD	6' - 0"	7' - 0"	0' - 1 3/4"	26.0	90 MIN		1	HM	9/A041	9/A041	17/A041	90 MIN
109A	A	HM	3' - 0"	7' - 0"	0' - 1 3/4"	24.0	20 MIN		1	HM	9/A041	9/A041	17/A041	20 MIN
109B	A	HM	3' - 0"	7' - 0"	0' - 1 3/4"	24.0	20 MIN		1	HM	9/A041	9/A041	17/A041	20 MIN
110A	A	WD	3' - 0"	7' - 0"	0' - 1 3/4"	1.0			2	HM	9/A041	9/A041	17/A041	
110B	A	WD	3' - 0"	7' - 0"	0' - 1 3/4"	17.0	60 MIN		1	HM	9/A041	9/A041	17/A041	60 MIN
111	B	WD	6' - 0"	7' - 0"	0' - 1 3/4"	26.0	90 MIN		1	HM	9/A041	9/A041	17/A041	90 MIN
111B	D	AL/GL	6' - 0"	8' - 0"		2.0			-	AL	MANF	MANF	17/A041	
112A	D	AL/GL	6' - 0"	8' - 0"		2.0			-	AL	MANF	MANF	17/A041	
112B	A	WD	3' - 0"	7' - 0"	0' - 1 3/4"	17.0	60 MIN		1	HM	9/A041	9/A041	17/A041	60 MIN
114A	D	AL/GL	6' - 0"	7' - 0"		7.0			-	AL	MANF	MANF	17/A041	
115	A	HM	3' - 0"	7' - 0"	0' - 1 3/4"	24.0	20 MIN		1	HM	9/A041	9/A041	17/A041	20 MIN
116	A	WD	3' - 0"	7' - 0"	0' - 1 3/4"	24.0	20 MIN		1	HM	9/A041	9/A041	17/A041	20 MIN
117	A	WD	3' - 0"	7' - 0"	0' - 1 3/4"	15.0	20 MIN		1	HM	9/A041	9/A041	17/A041	20 MIN
118	A	WD	3' - 0"	7' - 0"	0' - 1 3/4"	15.0	20 MIN		1	HM	9/A041	9/A041	17/A041	20 MIN
119	A	HM	3' - 0"	7' - 0"	0' - 1 3/4"	15.0	20 MIN		1	HM	9/A041	9/A041	17/A041	20 MIN
120	A	HM	3' - 0"	7' - 0"	0' - 1 3/4"	15.0	20 MIN		1	HM	9/A041	9/A041	17/A041	20 MIN
121	A	HM	3' - 0"	7' - 0"	0' - 1 3/4"	15.0	20 MIN		1	HM	9/A041	9/A041	17/A041	20 MIN
122	A	HM	3' - 0"	7' - 0"	0' - 1 3/4"	15.0	20 MIN		1	HM	9/A041	9/A041	17/A041	20 MIN
123	A	HM	3' - 0"	7' - 0"	0' - 1 3/4"	15.0	20 MIN		1	HM	9/A041	9/A041	17/A041	20 MIN
124	A	HM	3' - 0"	7' - 0"	0' - 1 3/4"	15.0	20 MIN		1	HM	9/A041	9/A041	17/A041	20 MIN
125	A	WD	3' - 0"	7' - 0"	0' - 1 3/4"	18.0	60 MIN		1	HM	9/A041	9/A041	17/A041	60 MIN
126	A	WD	3' - 0"	7' - 0"	0' - 1 3/4"	6.0			2	HM	1/A041	10/A041	17/A041	
150	D	AL/GL	6' - 0"	7' - 0"		3.0			-	AL	MANF	MANF	17/A041	
151	D	AL/GL	6' - 0"	7' - 0"		10.0			-	AL	MANF	MANF	17/A041	
152	D	AL/GL	6' - 0"	7' - 0"		13.0			-	AL	MANF	MANF	17/A041	
153	C	WD	3' - 0"	7' - 0"	0' - 1 3/4"	21.0	20 MIN		1	HM	9/A041	9/A041	17/A041	20 MIN
154	C	WD	3' - 0"	7' - 0"	0' - 1 3/4"	15.0			1	HM	9/A041	9/A041	17/A041	
155	C	WD	3' - 0"	7' - 0"	0' - 1 3/4"	21.0			1	HM	9/A041	9/A041	17/A041	
156	C	WD	3' - 0"	7' - 0"	0' - 1 3/4"	21.0			1	HM	9/A041	9/A041	17/A041	
157	C	WD	3' - 0"	7' - 0"	0' - 1 3/4"	21.0			1	HM	9/A041	9/A041	17/A041	
158	C	WD	3' - 0"	7' - 0"	0' - 1 3/4"	21.0			1	HM	9/A041	9/A041	17/A041	
159A	D	AL/GL	5' - 8"	7' - 0"		2.0			-	AL	MANF	MANF	17/A041	
159B	C	AL/GL	6' - 0"	7' - 0"		16.0	20 MIN		-	AL	MANF	MANF	17/A041	20 MIN
160	C	AL/GL	3' - 0"	7' - 0"		16.0	20 MIN		-	AL	MANF	MANF	17/A041	20 MIN

DOOR SCHEDULE BLDG 2 - SECOND FLOOR

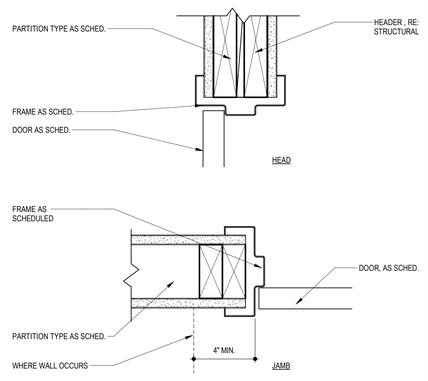
DOORS									FRAMES					
NO.	TYPE	MAT'L.	WIDTH	HEIGHT	THICKNESS	HW SET	LABEL	REMARKS	TYPE	MAT'L.	HEAD	JAMBS	SILL	LABEL
200	A	WD	3' - 0"	7' - 0"	0' - 1 3/4"	17.0	60 MIN		1	HM	9/A041	9/A041	17/A041	60 MIN
201	A	HM	3' - 0"	7' - 0"	0' - 1 3/4"	24.0	20 MIN		1	HM	9/A041	9/A041	17/A041	20 MIN
202	A	WD	3' - 0"	7' - 0"	0' - 1 3/4"	15.0	20 MIN		1	HM	9/A041	9/A041	17/A041	20 MIN
203	A	WD	3' - 0"	7' - 0"	0' - 1 3/4"	15.0	20 MIN		1	HM	9/A041	9/A041	17/A041	20 MIN
204	A	WD	3' - 0"	7' - 0"	0' - 1 3/4"	15.0	20 MIN		1	HM	9/A041	9/A041	17/A041	20 MIN
205	A	WD	3' - 0"	7' - 0"	0' - 1 3/4"	15.0	20 MIN		1	HM	9/A041	9/A041	17/A041	20 MIN
206	A	WD	3' - 0"	7' - 0"	0' - 1 3/4"	15.0	20 MIN		1	HM	9/A041	9/A041	17/A041	20 MIN
207	A	WD	3' - 0"	7' - 0"	0' - 1 3/4"	15.0	20 MIN		1	HM	9/A041	9/A041	17/A041	20 MIN
208	A	HM	3' - 0"	7' - 0"	0' - 1 3/4"	24.0	20 MIN		1	HM	9/A041	9/A041	17/A041	20 MIN
209	B	WD	6' - 0"	7' - 0"	0' - 1 3/4"	26.0	90 MIN		1	HM	9/A041	9/A041	17/A041	90 MIN
210	A	WD	3' - 0"	7' - 0"	0' - 1 3/4"	17.0	60 MIN		1	HM	9/A041	9/A041	17/A041	60 MIN
211	B	WD	6' - 0"	7' - 0"	0' - 1 3/4"	26.0	90 MIN		1	HM	9/A041	9/A041	17/A041	90 MIN
212	A	WD	3' - 0"	7' - 0"	0' - 1 3/4"	17.0	60 MIN		1	HM	9/A041	9/A041	17/A041	60 MIN
213B	A	WD



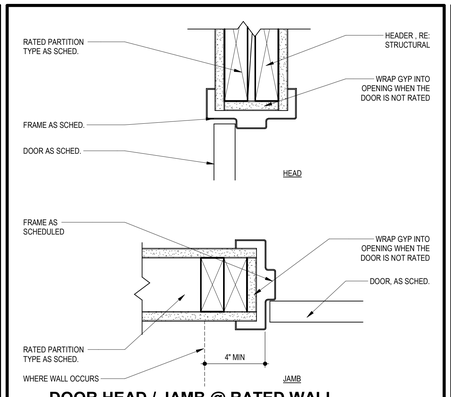
1 DOOR HEAD @ EIFS
SCALE: 3" = 1'-0"



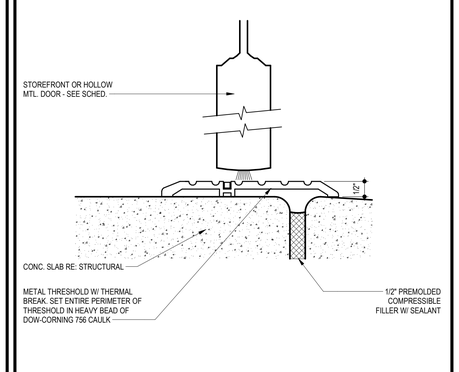
5 STOREFRONT DOOR THRESHOLD
SCALE: 3" = 1'-0"



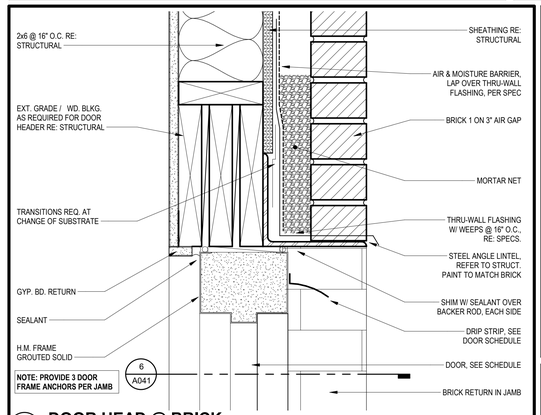
9 DOOR HEAD / JAMB
SCALE: 3" = 1'-0"



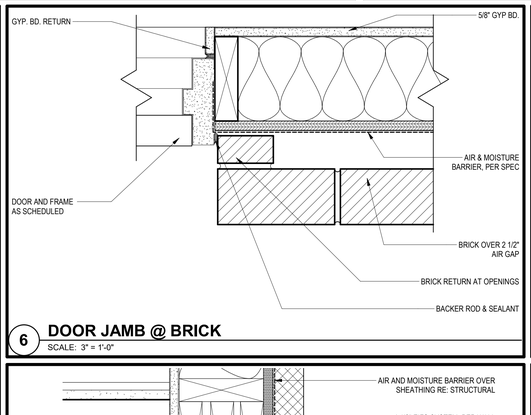
13 DOOR HEAD / JAMB @ RATED WALL WITHOUT RATED DOOR
SCALE: 3" = 1'-0"



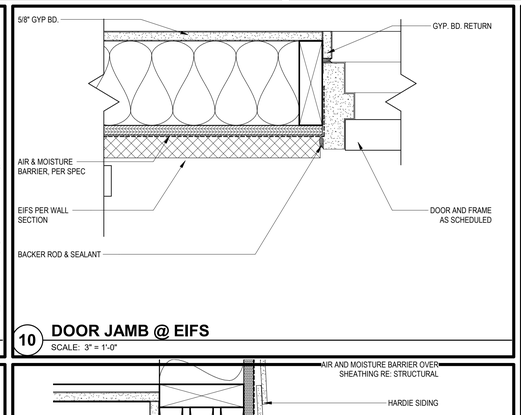
17 DOOR THRESHOLD - TYPICAL
SCALE: 6" = 1'-0"



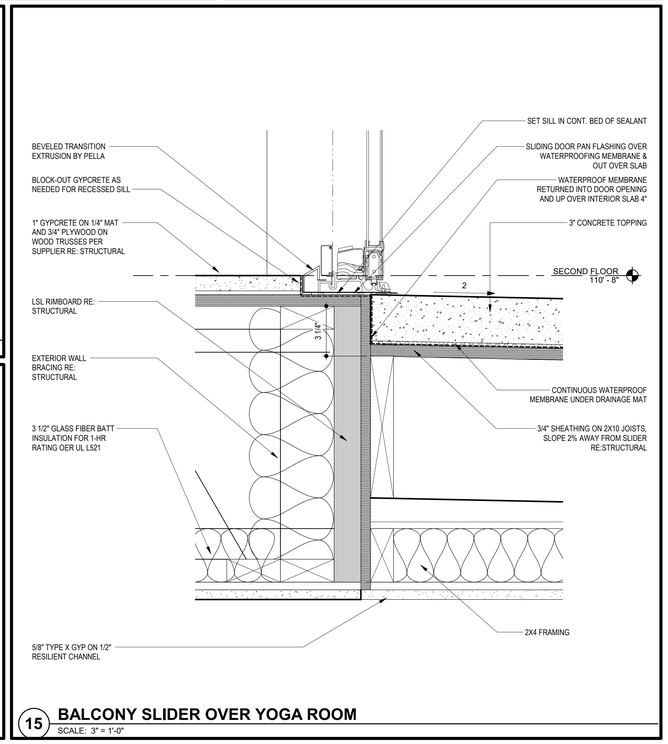
2 DOOR HEAD @ BRICK
SCALE: 3" = 1'-0"



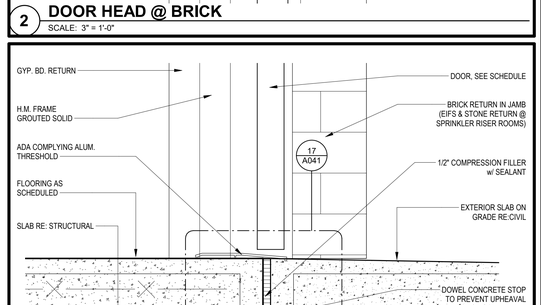
6 DOOR JAMB @ BRICK
SCALE: 3" = 1'-0"



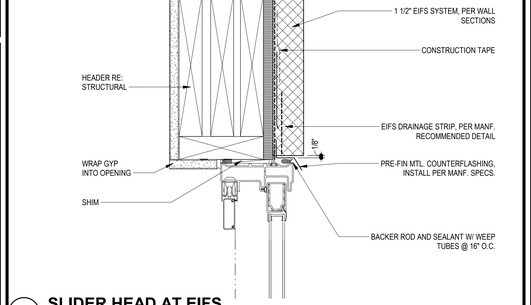
10 DOOR JAMB @ EIFS
SCALE: 3" = 1'-0"



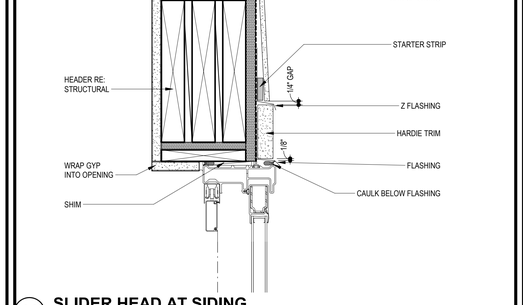
15 BALCONY SLIDER OVER YOGA ROOM
SCALE: 3" = 1'-0"



3 DOOR THRESHOLD @ SIDEWALK
SCALE: 3" = 1'-0"

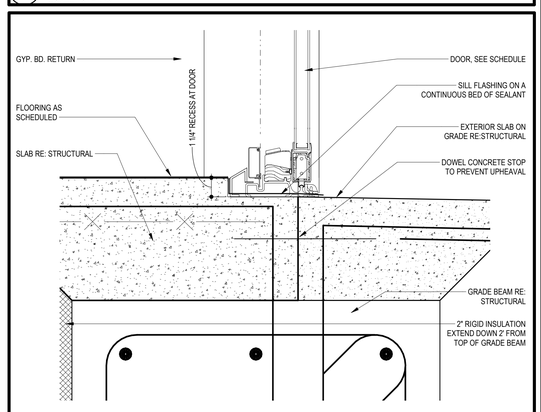


7 SLIDER HEAD AT EIFS
SCALE: 3" = 1'-0"

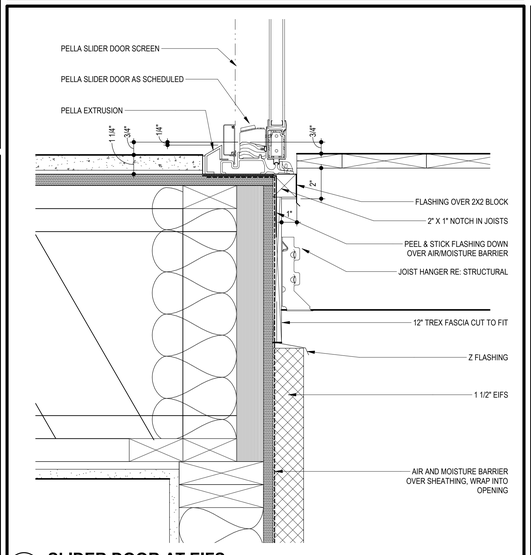


11 SLIDER HEAD AT SIDING
SCALE: 3" = 1'-0"

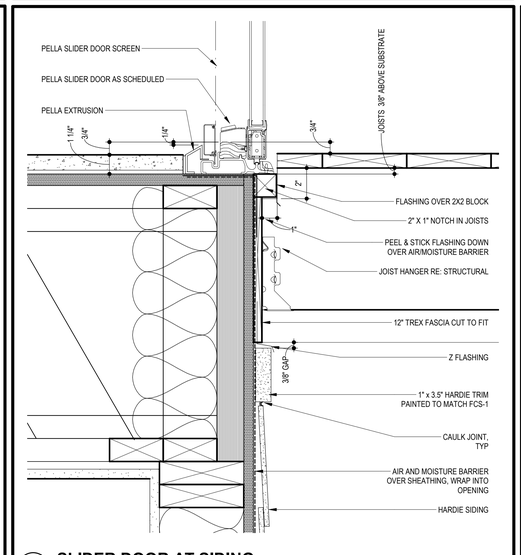
16 BALCONY SLIDER OVER BLDG 1 AMENITY SECTION
SCALE: 3" = 1'-0"



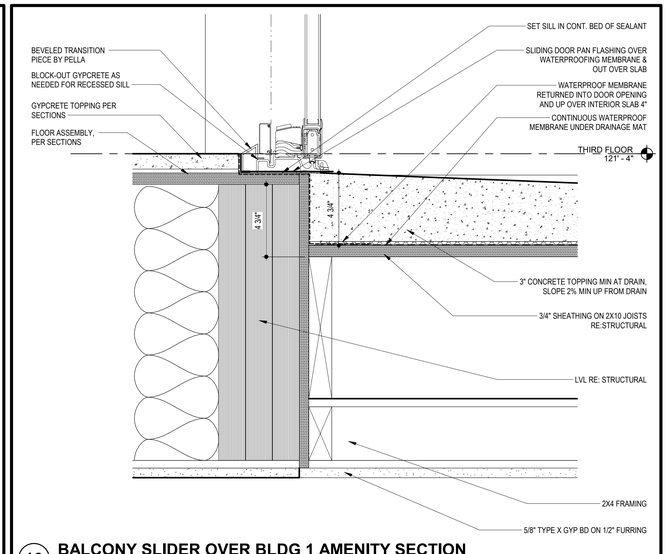
4 SLIDER DOOR THRESHOLD @ FIRST FLOOR
SCALE: 3" = 1'-0"



8 SLIDER DOOR AT EIFS
SCALE: 3" = 1'-0"



12 SLIDER DOOR AT SIDING
SCALE: 3" = 1'-0"



16 BALCONY SLIDER OVER BLDG 1 AMENITY SECTION
SCALE: 3" = 1'-0"

STATE OF MISSOURI
JOSEPH
MICHAEL
TEEGARDEN
NUMBER A-2007036
REGISTERED ARCHITECT
7.15.2021

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

Teegethoff DEVELOPMENT

The Signature at West Pryor

2100 AND 2150 NW LOWENSTEIN DR.
LEE'S SUMMIT, MISSOURI 64081

TRi ARCHITECTS

TRi Architects
1700 S. Brentwood Blvd.
St. Louis, Missouri 63144
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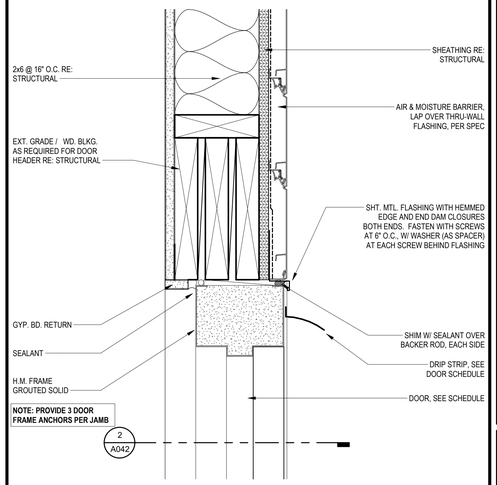
DWG BY MKSS

TR¡ PROJECT NO. 20-001

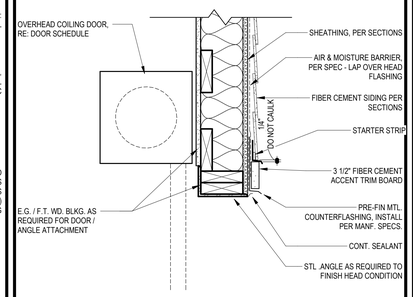
SHEET NO.

A041

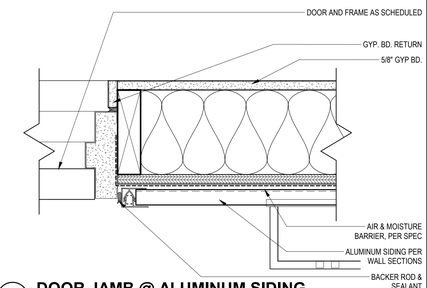
DOOR DETAILS



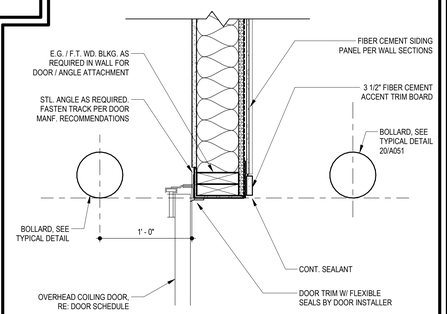
1 DOOR HEAD @ ALUMINUM SIDING
SCALE: 3" = 1'-0"



5 DOOR HEAD at O.H. DOOR
SCALE: 1 1/2" = 1'-0"



2 DOOR JAMB @ ALUMINUM SIDING
SCALE: 3" = 1'-0"



6 DOOR JAMB at O.H. DOOR
SCALE: 1 1/2" = 1'-0"

STATE OF MISSOURI
JOSEPH A. TEGETHOFF
NUMBER A-2007021
REGISTERED ARCHITECT
7.15.2021

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

Tegethoff DEVELOPMENT

The Signature at West Pryor

2100 AND 2150 NW LOWENSTEIN DR.
LEE'S SUMMIT, MISSOURI 64081

TR;i ARCHITECTS

TRi Architects
1700 S. Brentwood Blvd.
St. Louis, Missouri 63144
T: 314-395-8750
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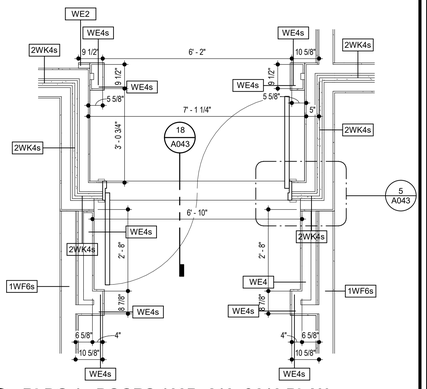
DWG BY MKSS

TR;i PROJECT NO. 20-001

SHEET NO.

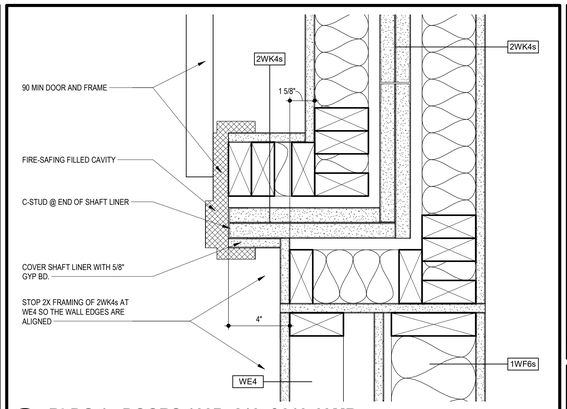
A042

DOOR DETAILS



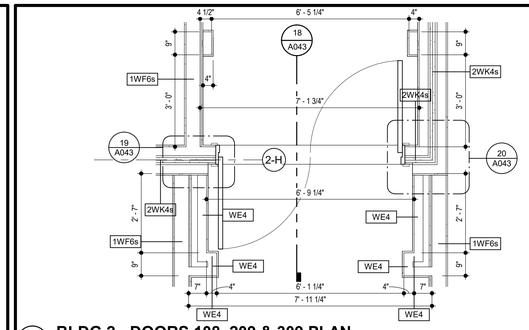
1 BLDG 1 - DOORS 109B, 210, &310 PLAN

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



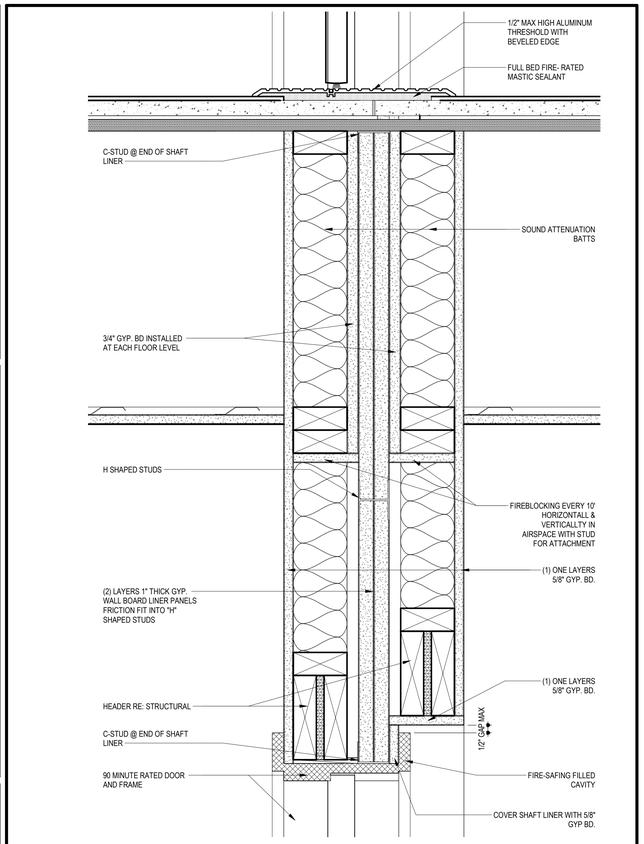
5 BLDG 1 - DOORS 109B, 210, &310 JAMB

SCALE: 3" = 1'-0"



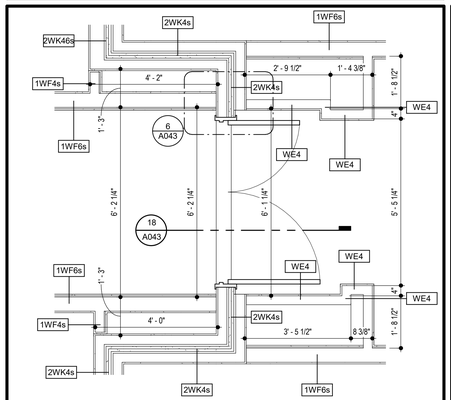
9 BLDG 2 - DOORS 108, 209 & 309 PLAN

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



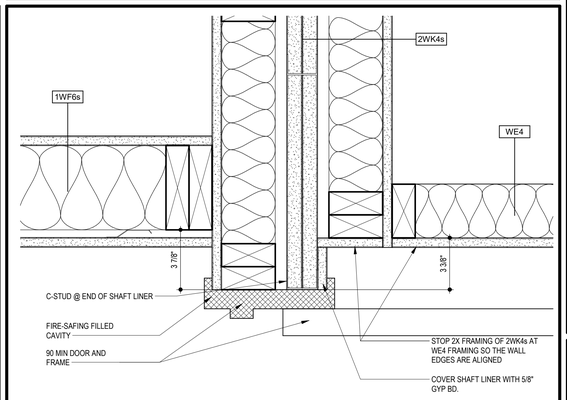
18 FIRE DOOR HEAD/SILL SECTION

SCALE: 3" = 1'-0"



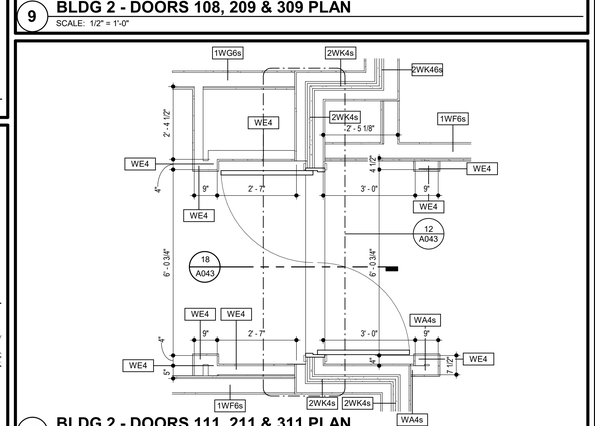
2 BLDG 1 - DOORS 111, 211, & 311 PLAN

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



6 BLDG 1 - DOORS 111, 211, & 311 JAMB

SCALE: 3" = 1'-0"

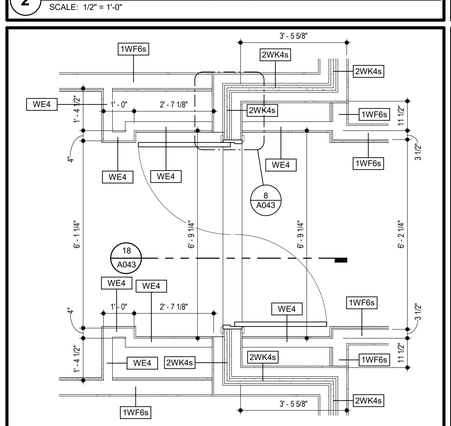


10 BLDG 2 - DOORS 111, 211 & 311 PLAN

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

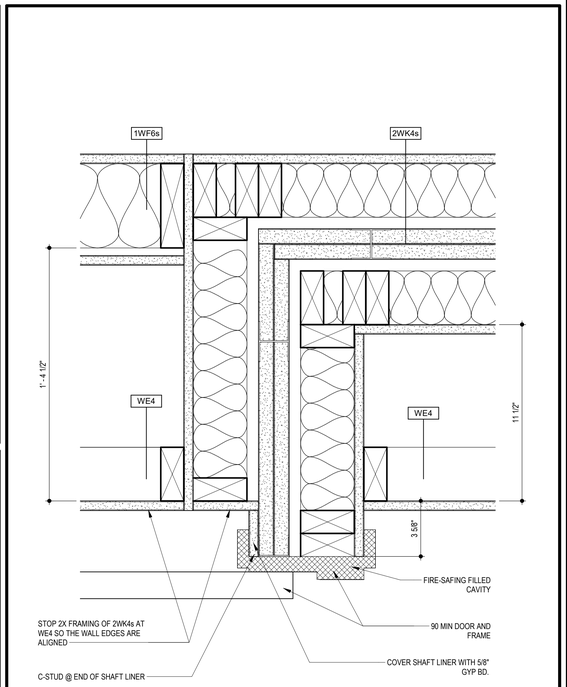
18 FIRE DOOR HEAD/SILL SECTION

SCALE: 3" = 1'-0"



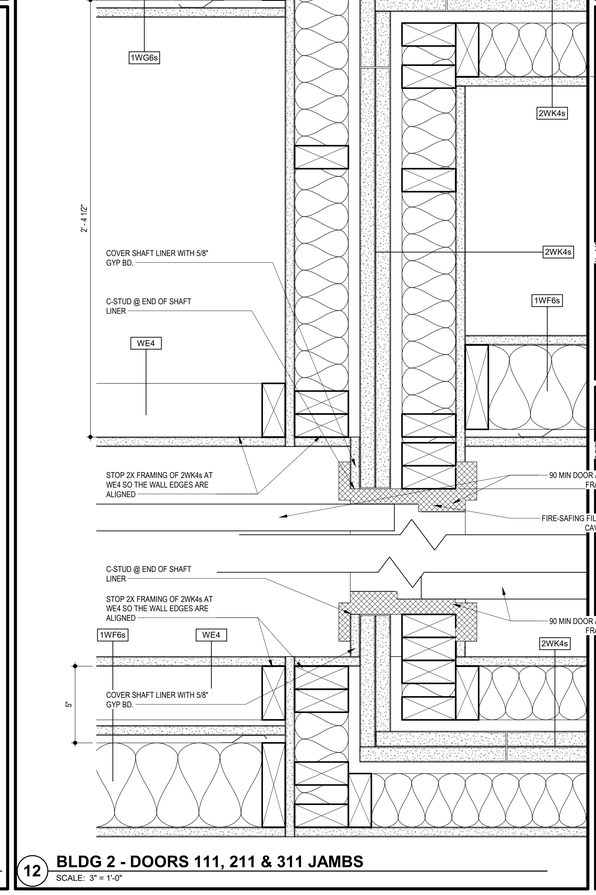
3 BLDG 1 - DOORS 115, 215, & 315 PLAN

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



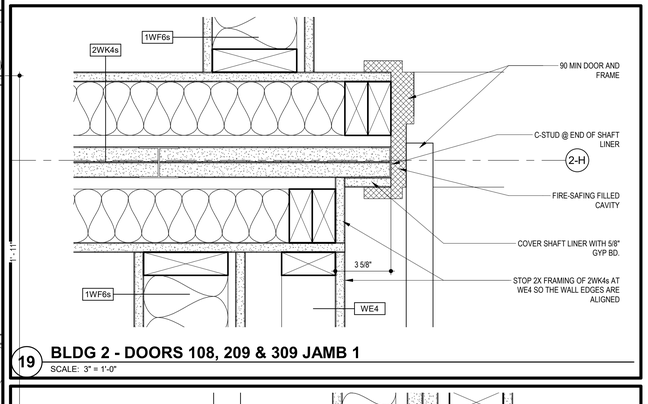
8 BLDG 1 - DOORS 115, 215, & 315 JAMB

SCALE: 3" = 1'-0"



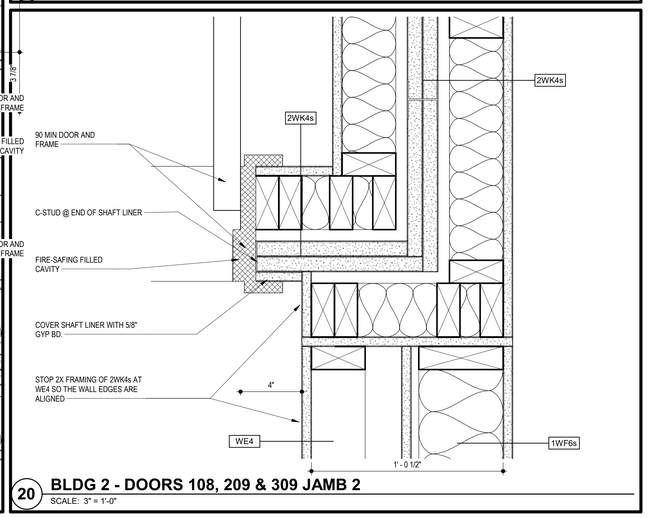
12 BLDG 2 - DOORS 111, 211 & 311 JAMBS

SCALE: 3" = 1'-0"



19 BLDG 2 - DOORS 108, 209 & 309 JAMB 1

SCALE: 3" = 1'-0"



20 BLDG 2 - DOORS 108, 209 & 309 JAMB 2

SCALE: 3" = 1'-0"

STATE OF MISSOURI
JOSEPH
MICHAEL
KOSTELNIK
2006021
REGISTERED
ARCHITECT
7.15.2021

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

Together Development

The Signature at West Pryor

2100 AND 2150 NW LOWENSTEIN DR.
LEE'S SUMMIT, MISSOURI 64081

TR¡ ARCHITECTS

TR¡ Architects
1790 S. Brentwood Blvd.
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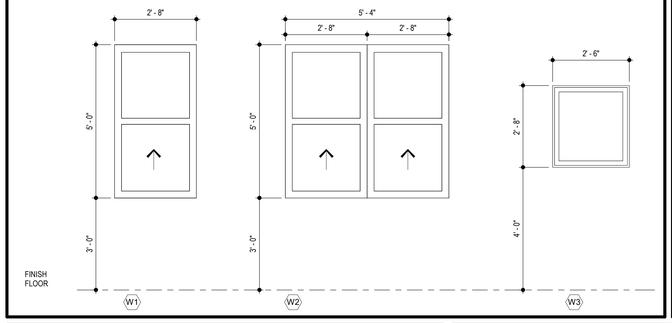
TR¡ PROJECT NO. 20-001

SHEET NO.

A043

FIRE DOOR DETAILS

WINDOW ELEVATIONS



WINDOW GENERAL NOTES

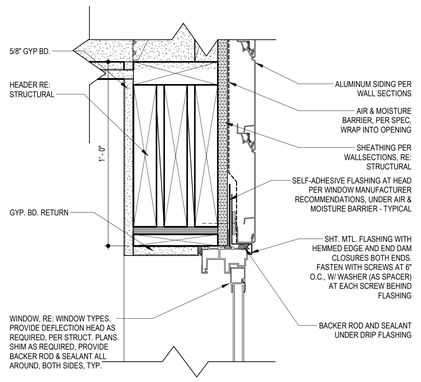
A. G.C. TO VERIFY ALL DIMENSIONS.

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

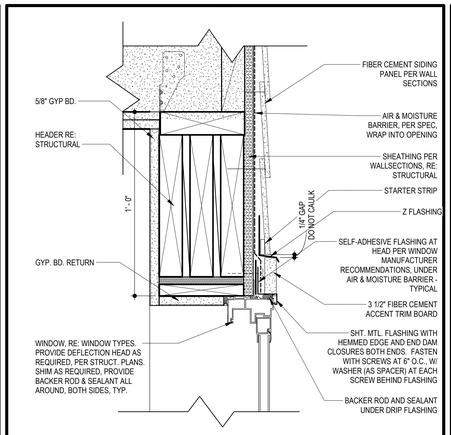
C. ANY GLAZING ADJACENT TO DOORS AND/OR IN CURTAIN WALL SYSTEM LABELED "T" FOR TEMPERED GLASS AND GREATER THAN NINE (9) SQUARE FEET TO BE SAFETY GLASS CATEGORY 2. ANY GLAZING ADJACENT TO DOORS AND/OR IN CURTAINWALL SYSTEM LABELED "T" FOR TEMPERED GLASS NINE (9) SQUARE FEET OR LESS SHALL BE SAFETY GLASS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

WINDOW SCHEDULE

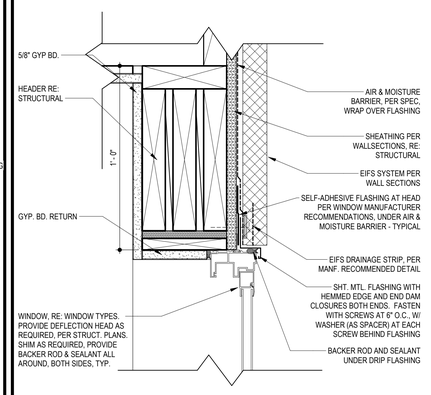
TYPE	HEIGHT	WIDTH	FRAME MATERIAL	FRAME COLOR	COMMENTS
W1	5' - 0"	2' - 8"	VINYL	BLACK OUTSIDE, WHITE INSIDE	SINGLE HUNG
W2	5' - 0"	5' - 4"	VINYL	BLACK OUTSIDE, WHITE INSIDE	SINGLE HUNG
W3	2' - 8"	2' - 6"	VINYL	BLACK OUTSIDE, WHITE INSIDE	FIXED



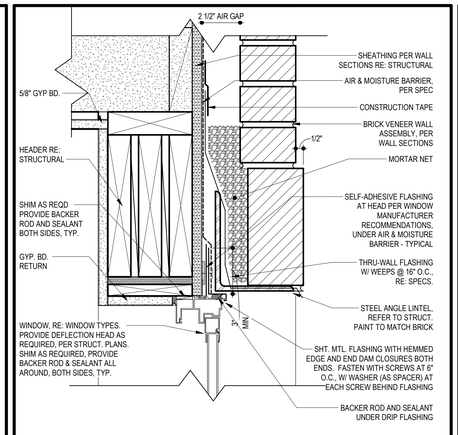
2 WINDOW HEAD @ ALUMINUM SIDING
SCALE: 3" = 1'-0"



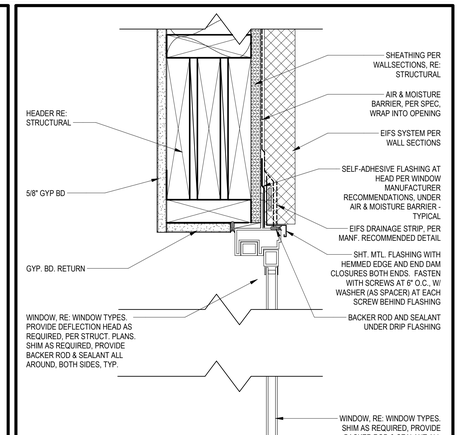
6 WINDOW HEAD @ FIBER CEMENT SIDING
SCALE: 3" = 1'-0"

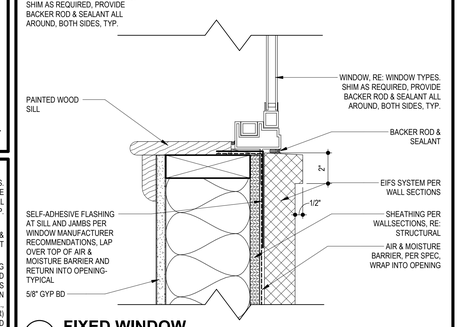


10 WINDOW HEAD @ EIFS
SCALE: 3" = 1'-0"

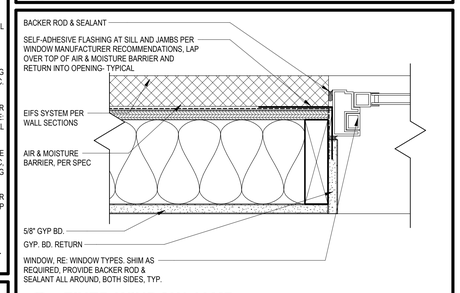


14 WINDOW HEAD @ BRICK
SCALE: 3" = 1'-0"

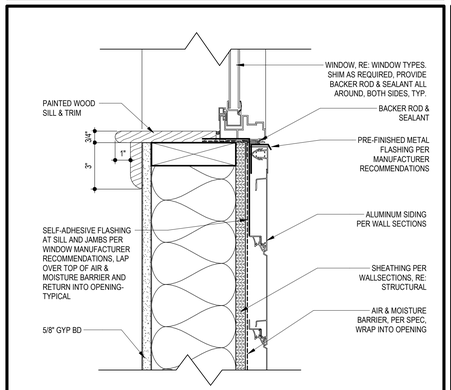




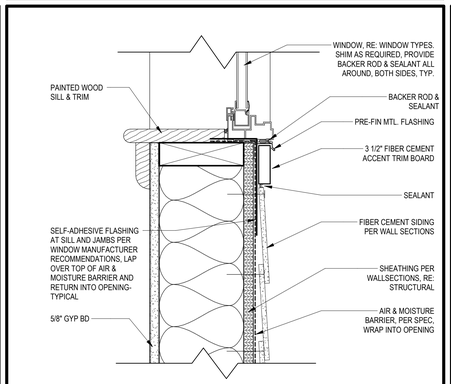
18 FIXED WINDOW
SCALE: 3" = 1'-0"



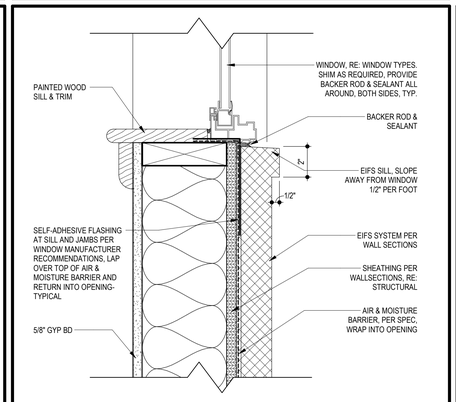
19 FIXED WINDOW JAMB
SCALE: 3" = 1'-0"



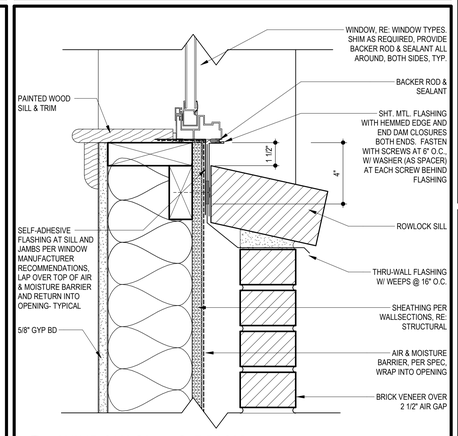
3 WINDOW SILL @ ALUMINUM SIDING
SCALE: 3" = 1'-0"



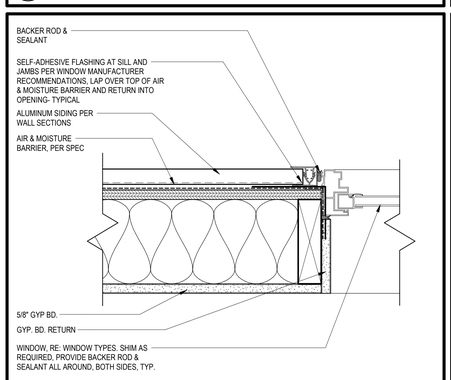
7 WINDOW SILL @ FIBER CEMENT SIDING
SCALE: 3" = 1'-0"



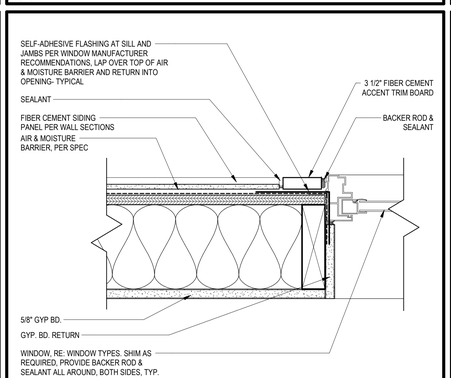
11 WINDOW SILL @ EIFS
SCALE: 3" = 1'-0"



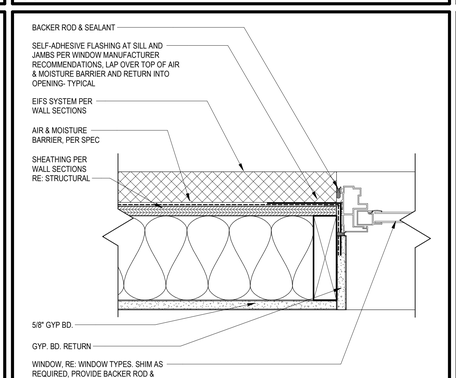
15 WINDOW SILL @ BRICK
SCALE: 3" = 1'-0"



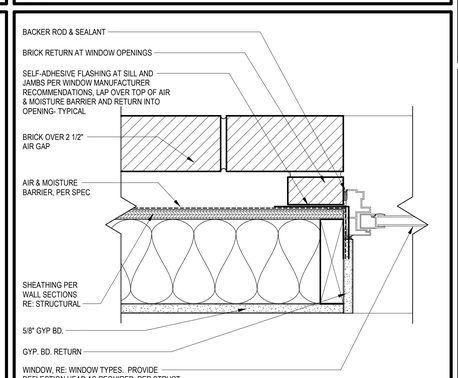
4 WINDOW JAMB @ ALUMINUM SIDING
SCALE: 3" = 1'-0"



8 WINDOW JAMB @ FIBER CEMENT SIDING
SCALE: 3" = 1'-0"



12 WINDOW JAMB @ EIFS
SCALE: 3" = 1'-0"



16 WINDOW JAMB @ BRICK
SCALE: 3" = 1'-0"

STATE OF MISSOURI
JOSEPH A. TIEMANN
NUMBER A-2007021
REGISTERED ARCHITECT
7.15.2021

ARCHITECT — TR;i ARCHITECTS
STRUCTURAL ENGINEER — BOB D CAMPBELL & COMPANY
CIVIL ENGINEER — SM ENGINEERING
GENERAL CONTRACTOR — BRINKMANN CONSTRUCTORS
MECHANICAL ENGINEER — LATIMER SOMMERS & ASSOCIATES
PLUMBING ENGINEER — LATIMER SOMMERS & ASSOCIATES
ELECTRICAL ENGINEER — LATIMER SOMMERS & ASSOCIATES

Togethabb DEVELOPMENT

The Signature at West Pryor

2100 AND 2150 NW LOWENSTEIN DR.
LEE'S SUMMIT, MISSOURI 64081

TR;i ARCHITECTS

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DATE: 7.15.2021

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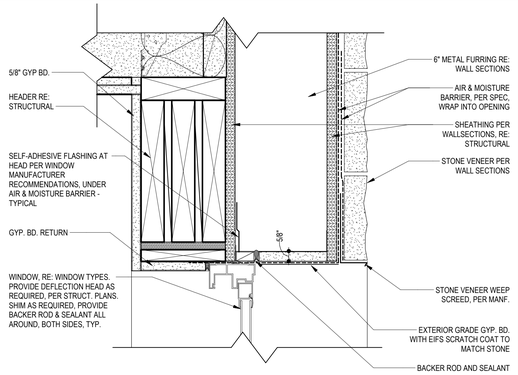
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TR;i PROJECT NO. 20-001

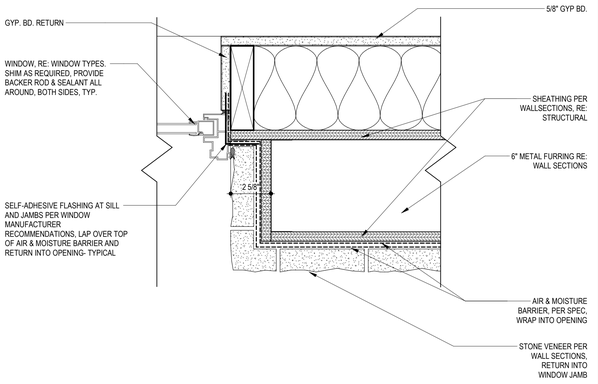
SHEET NO.

A050

WINDOW SCHEDULE & DETAILS



1 WINDOW HEAD @ STONE VENEER
SCALE: 3" = 1'-0"



2 WINDOW JAMB @ STONE VENEER DOUBLE WALL
SCALE: 3" = 1'-0"

STATE OF MISSOURI
JOSEPH M. KOSTELNIK
2016021
REGISTERED ARCHITECT
7.15.2021

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

Tegethoff DEVELOPMENT

The Signature at West Pryor

2100 AND 2150 NW LOWENSTEIN DR.
LEE'S SUMMIT, MISSOURI 64081

TRi ARCHITECTS

TRi Architects
1700 S. Brentwood Blvd.
St. Louis, Missouri 63144
T: 314-395-8750
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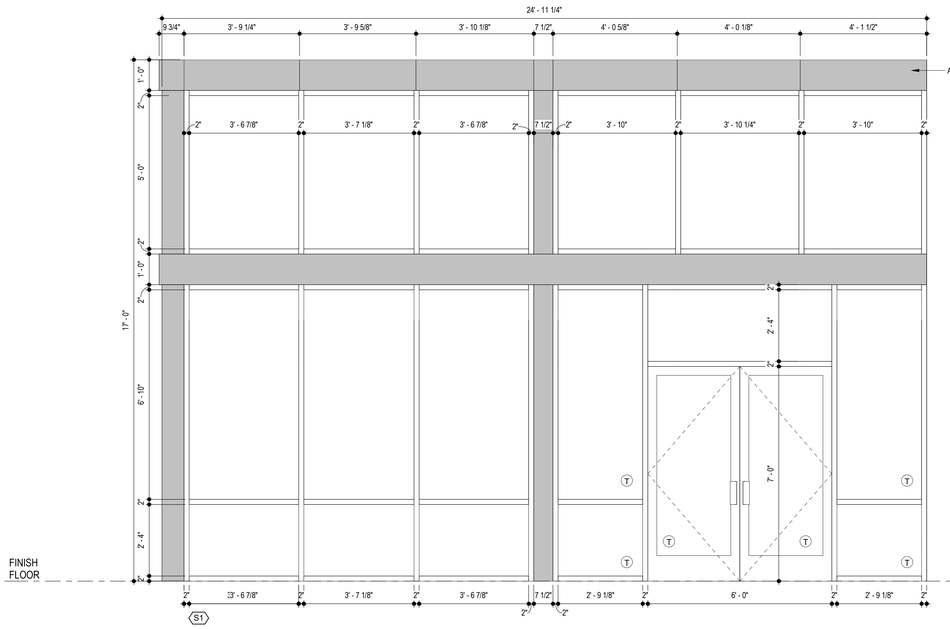
TR¡ PROJECT NO. 20-001

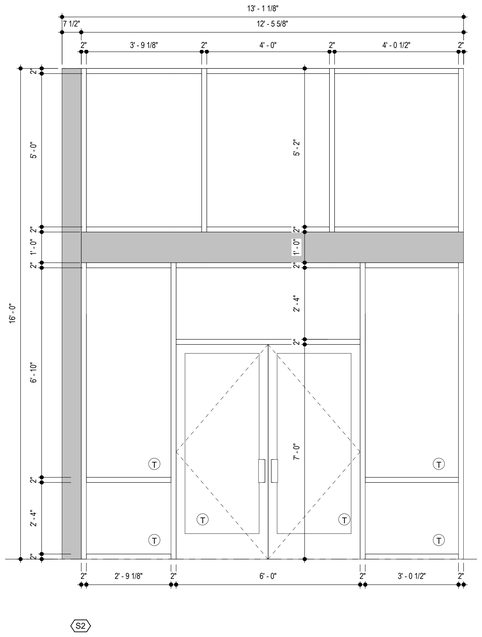
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A051

WINDOW DETAILS

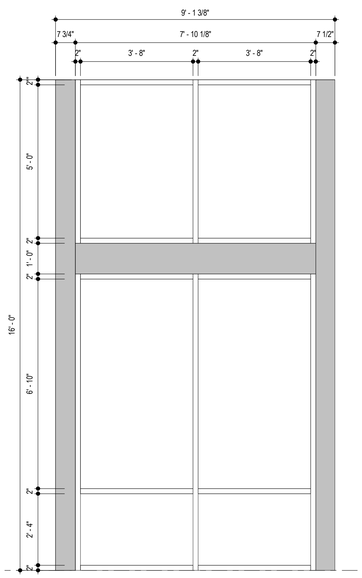
STOREFRONT ELEVATIONS

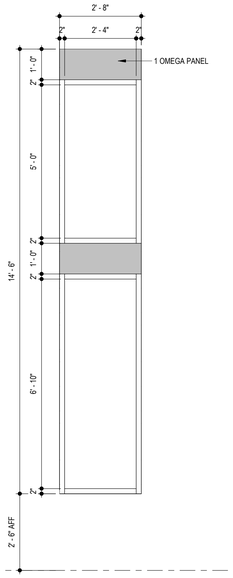


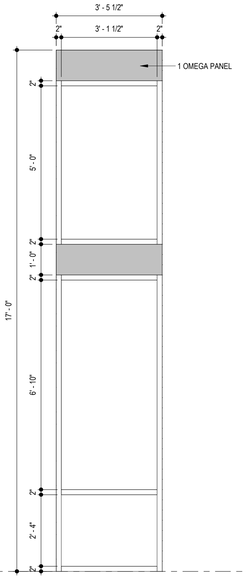


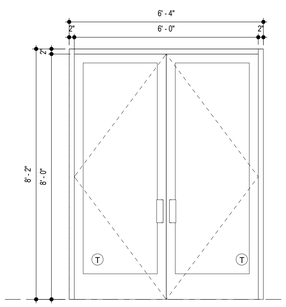
STOREFRONT SCHEDULE					
TYPE	BUILDING	LOCATION	HEIGHT	LENGTH	COMMENTS
S1	BLDG 1	AMENITY ENTRY	17' - 0"	24' - 2 5/8"	
S2	BLDG 1	AMENITY VESTIBULE	18' - 0"	13' - 1 1/8"	
S3	BLDG 1	AMENITY VESTIBULE	16' - 0"	8' - 5 5/8"	
S4	BLDG 1	MEETING ROOM	14' - 6"	2' - 8"	
S5	BLDG 1	MEETING ROOM	17' - 0"	3' - 5 1/2"	
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S33	BLDG 1	BLDG 1	7' - 2"	10' - 2 5/8"	
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S17	BLDG 2	AMENITY VESTIBULE	8' - 10 7/8"	13' - 11 1/8"	
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S19	BLDG 2	AMENITY	6' - 6"	2' - 8"	
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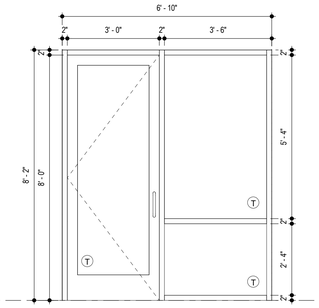
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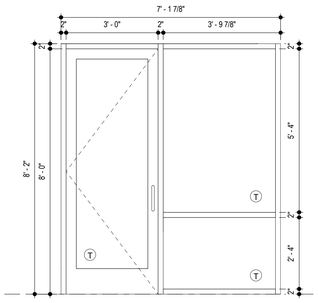


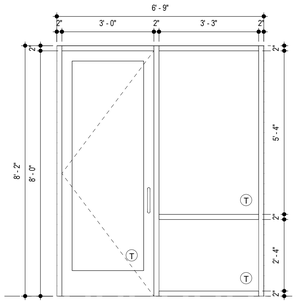


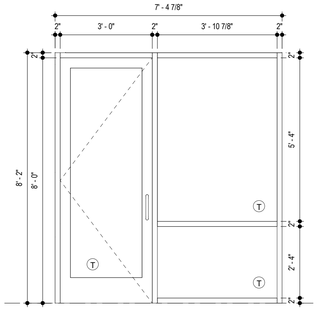


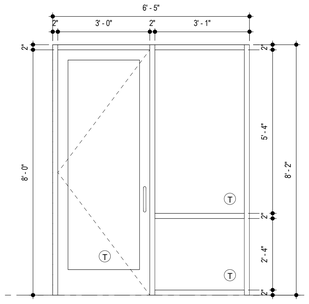


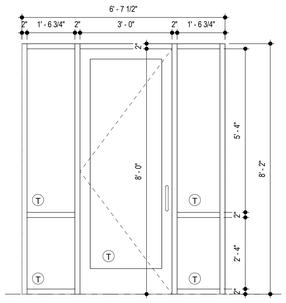












ARCHITECT: TR;i ARCHITECTS
STRUCTURAL ENGINEER: BOB D CAMPBELL & COMPANY
CIVIL ENGINEER: SM ENGINEERING
GENERAL CONTRACTOR: BRINKMANN CONSTRUCTORS
MECHANICAL ENGINEER: LATIMER SOMMERS & ASSOCIATES
PLUMBING ENGINEER: LATIMER SOMMERS & ASSOCIATES
ELECTRICAL ENGINEER: LATIMER SOMMERS & ASSOCIATES

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2100 AND 2150 NW LOWENSTEIN DR.
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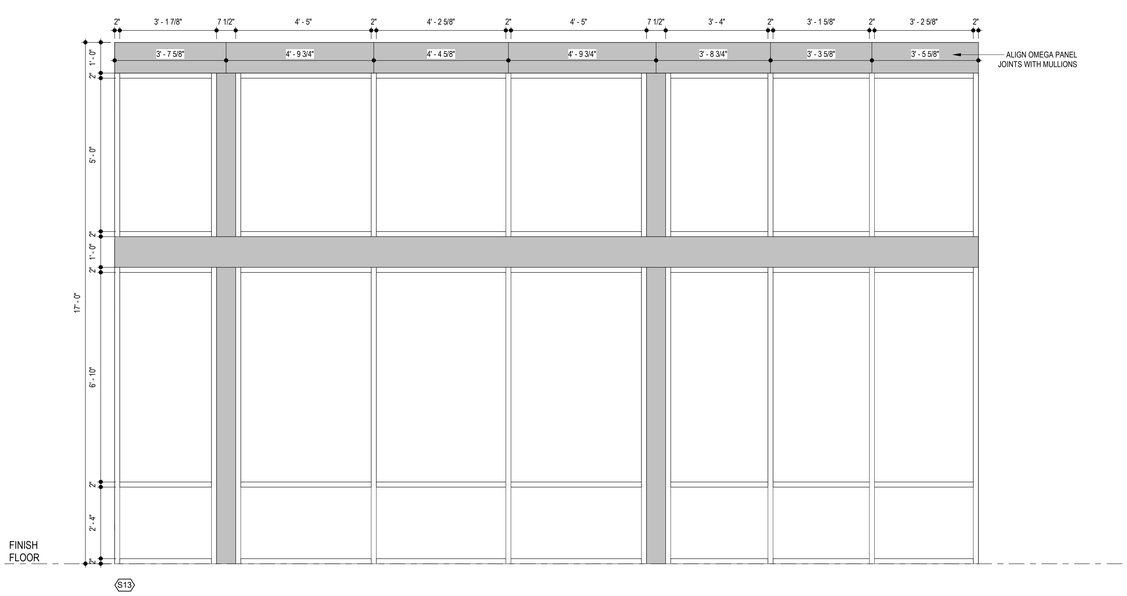
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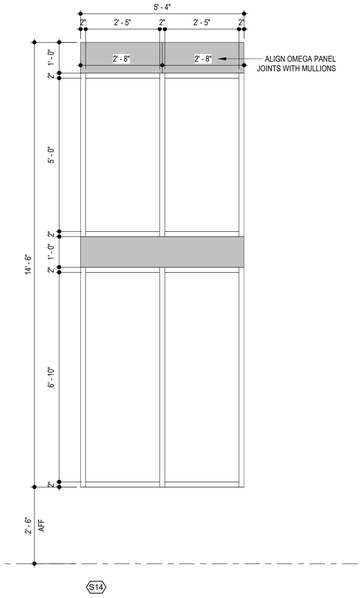
TR;i PROJECT NO. 20-001

SHEET NO.

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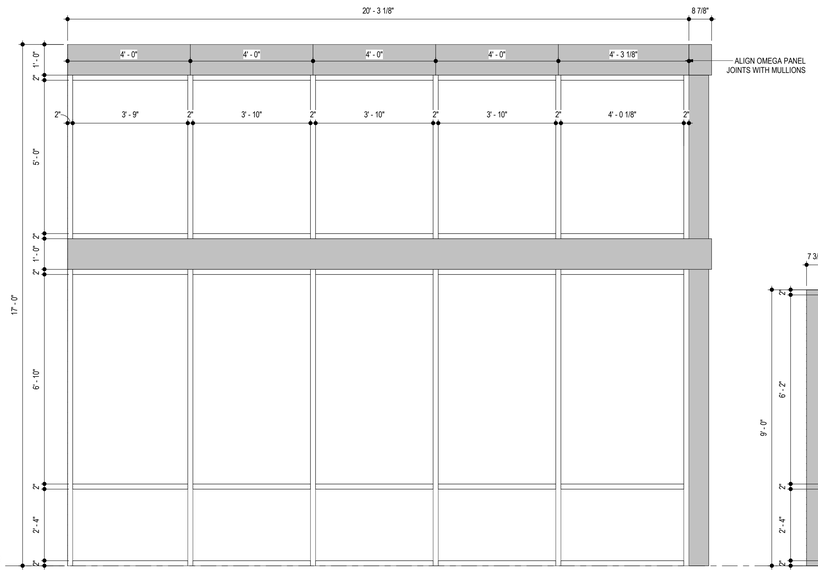
STOREFRONT SCHEDULE

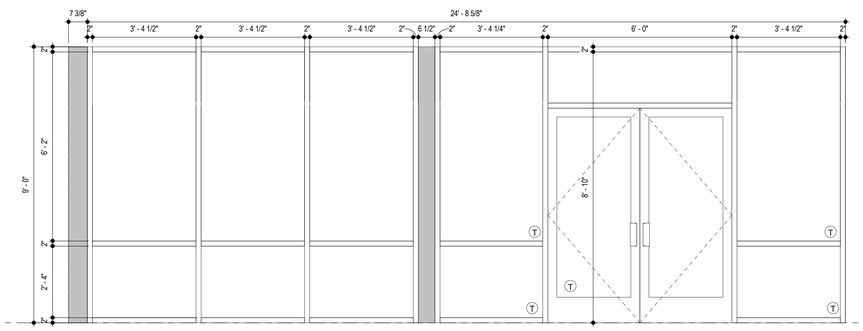


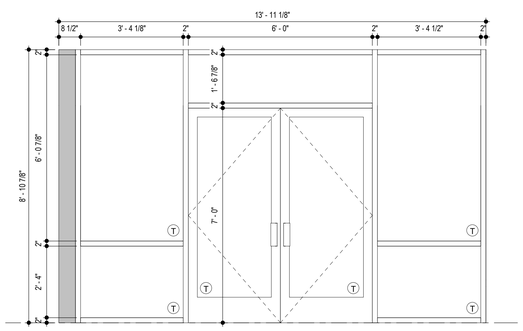


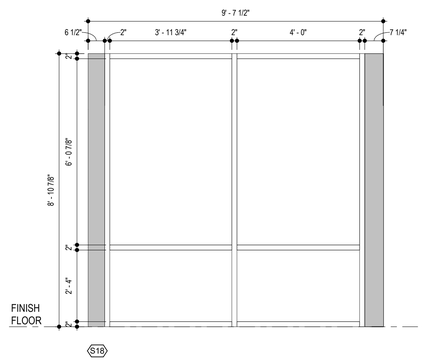
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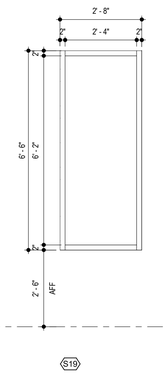
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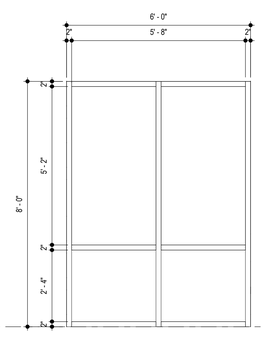


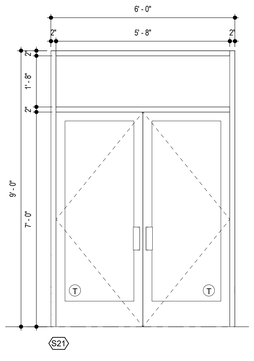


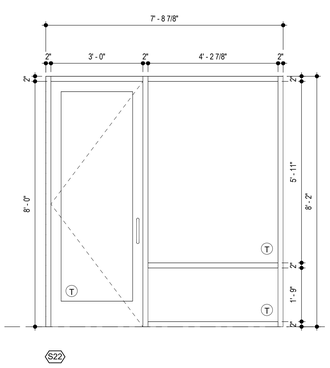


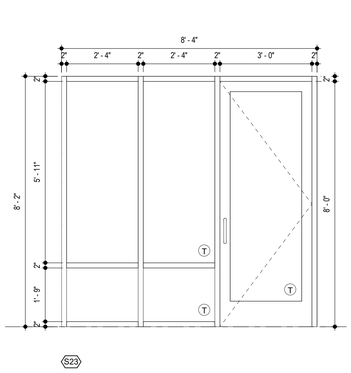












ARCHITECT TR¡ ARCHITECTS
STRUCTURAL ENGINEER BOB D CAMPBELL & COMPANY
CIVIL ENGINEER SM ENGINEERING
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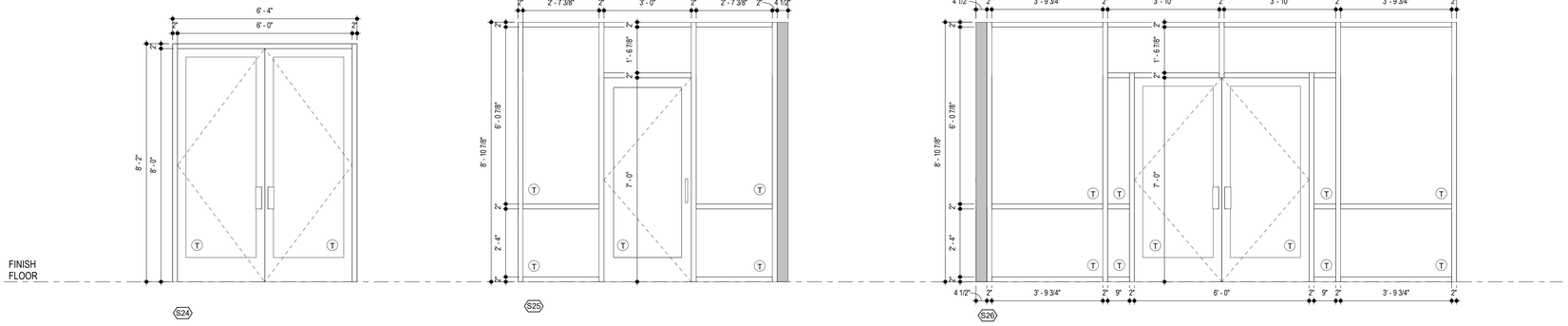
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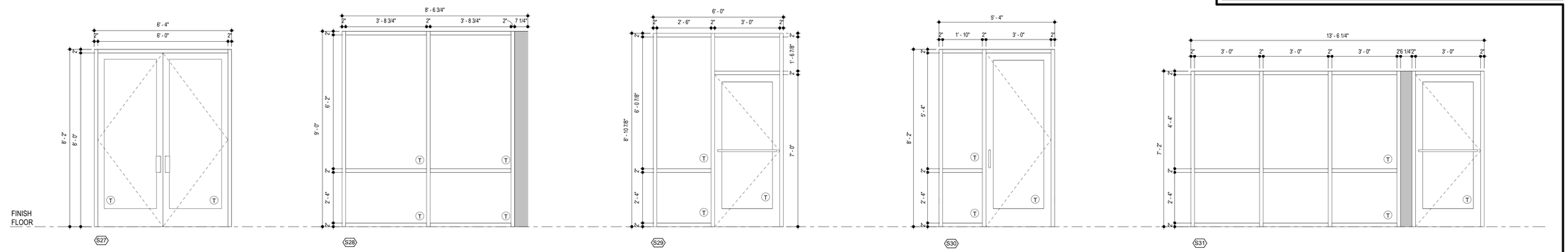
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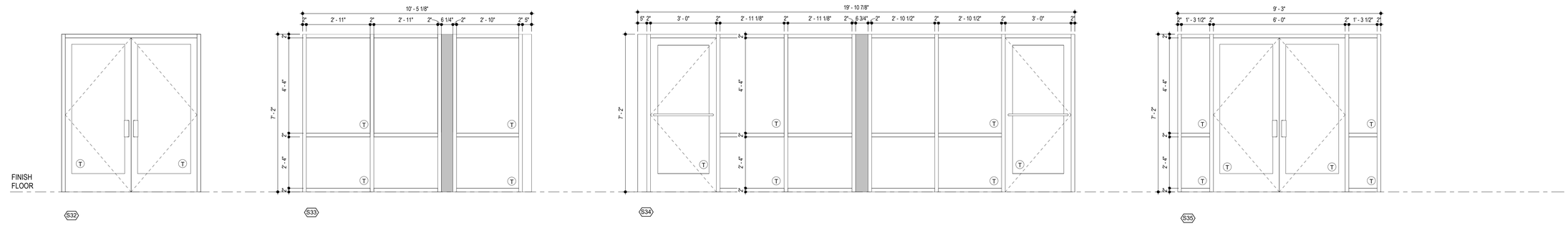
STOREFRONT SCHEDULE

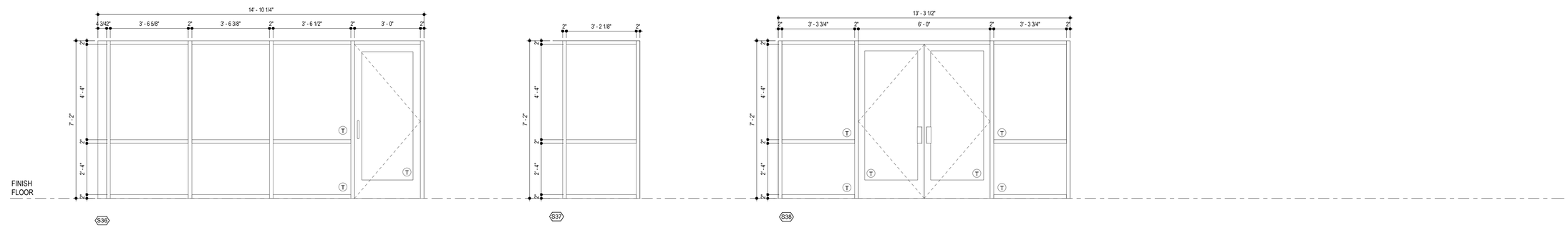


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S20	BLDG 2	AMENITY	8' - 0"	6' - 0"	
S21	BLDG 2	BIKE STORAGE	9' - 0"	6' - 0"	
S22	BLDG 2	ENTRY CORRIDOR	8' - 2"	7' - 8 7/8"	
S23	BLDG 2	ENTRY CORRIDOR	8' - 2"	8' - 4"	
S24	BLDG 2	ENTRY CORRIDOR	8' - 2"	6' - 4"	
S25	BLDG 2	ENTRY CORRIDOR	8' - 10 7/8"	9' - 3 1/4"	
S26	BLDG 2	ENTRY CORRIDOR	8' - 10 7/8"	16' - 6"	
S27	BLDG 2	ENTRY CORRIDOR	8' - 2"	6' - 4"	
S28	BLDG 2	AMENITY LOBBY	9' - 0"	7' - 11 1/2"	
S29	BLDG 2	BIKE STORAGE OR TENANT STORAGE LOCKERS	8' - 10 7/8"	6' - 0"	
S38	BLDG 2	AMENITY ENTRY	7' - 2"	13' - 3 1/2"	

* THE GREY HATCH ON THE STOREFRONT ELEVATIONS REPRESENTS STEEL COLUMNS & BEAMS AND WALL FRAMING THAT IS WRAPPED IN BREAK METAL TO MATCH STOREFRONT FINISH







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MECHANICAL ENGINEER
LATIMER SOMMERS & ASSOCIATES

PLUMBING ENGINEER
LATIMER SOMMERS & ASSOCIATES

ELECTRICAL ENGINEER
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7.15.2021

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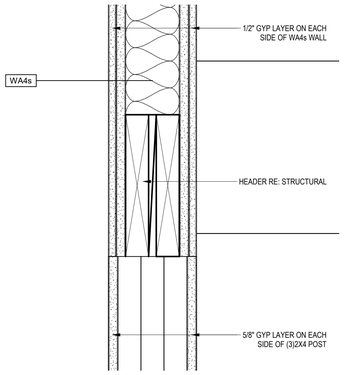
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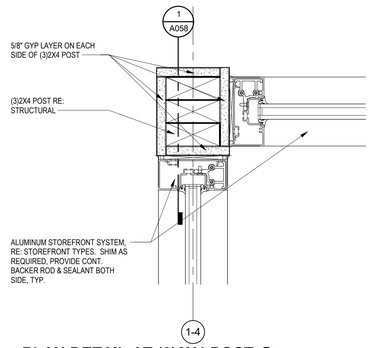
A057

STOREFRONT SCHEDULE



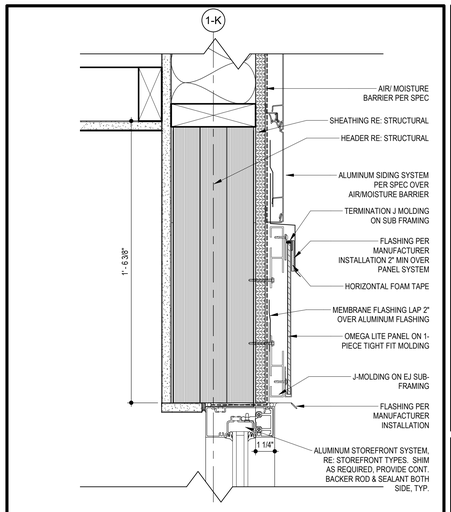
1 HEADER @ WOOD POST IN STOREFRONT

SCALE: 3" = 1'-0"



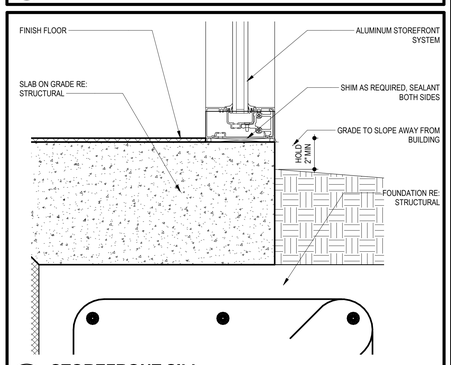
5 PLAN DETAIL AT (3)2X4 POST @ STOREFRONT CORNER

SCALE: 3" = 1'-0"



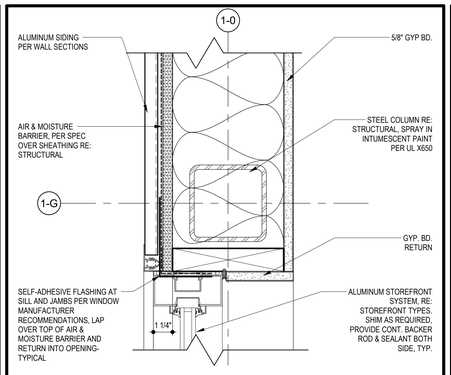
3 STOREFRONT HEAD @ 2 STORY AMENITY @ ALUMINUM SIDING

SCALE: 3" = 1'-0"



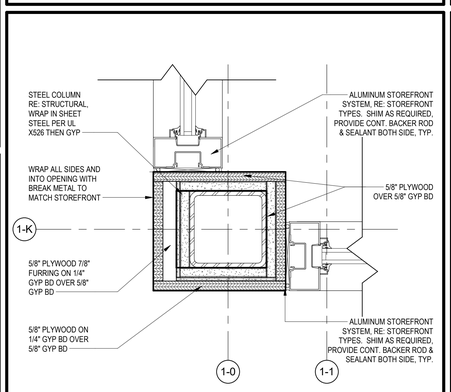
4 STOREFRONT SILL

SCALE: 3" = 1'-0"



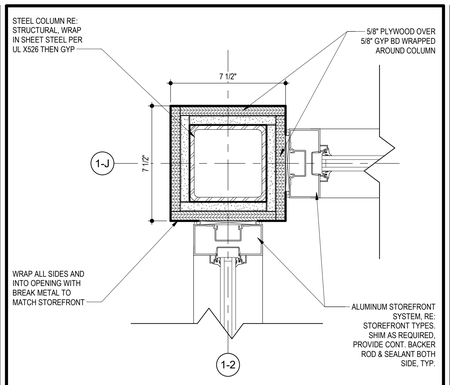
7 STOREFRONT JAMB @ ALUMINUM SIDING

SCALE: 3" = 1'-0"



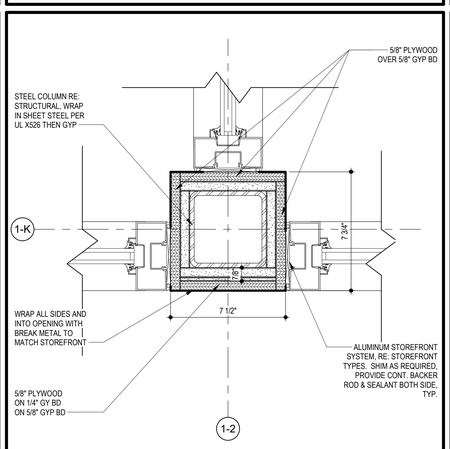
8 PLAN DETAIL @ STOREFRONT CORNER

SCALE: 3" = 1'-0"



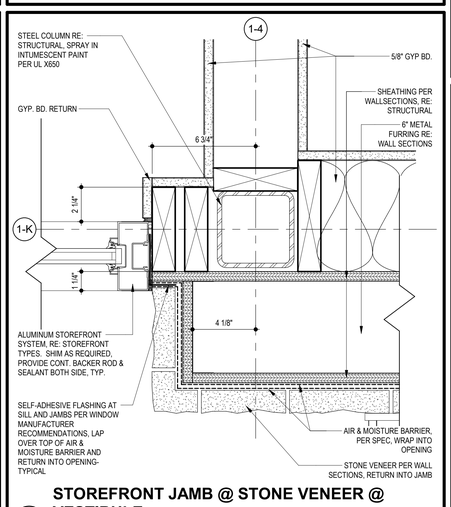
11 PLAN DETAIL @ VESTIBULE CORNER

SCALE: 3" = 1'-0"



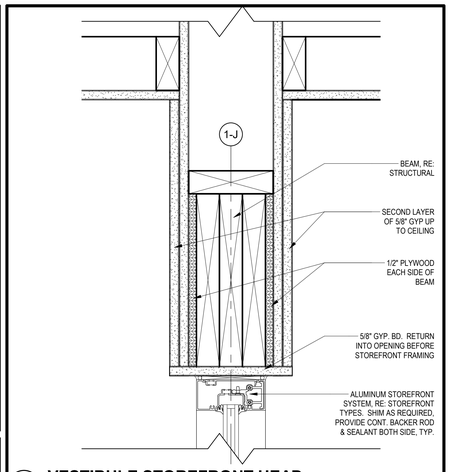
12 PLAN DETAIL @ VESTIBULE STOREFRONT

SCALE: 3" = 1'-0"



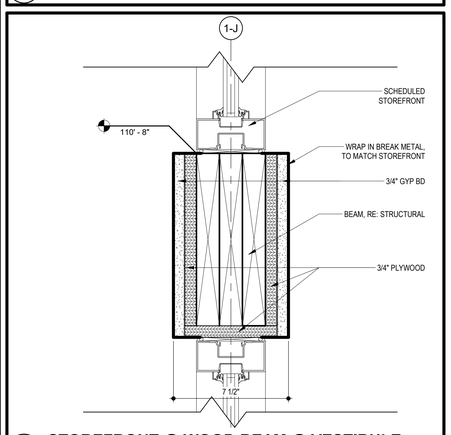
16 STOREFRONT JAMB @ STONE VENEER @ VESTIBULE

SCALE: 3" = 1'-0"



19 VESTIBULE STOREFRONT HEAD

SCALE: 3" = 1'-0"



20 STOREFRONT @ WOOD BEAM @ VESTIBULE

SCALE: 3" = 1'-0"

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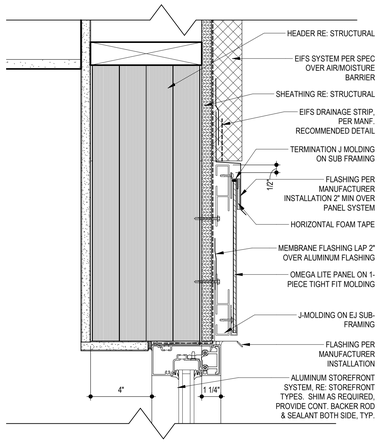
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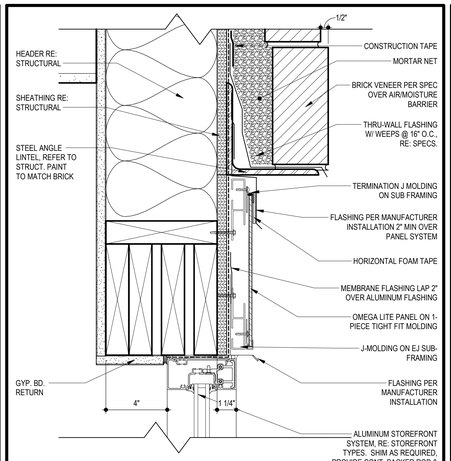
SHEET NO.

A058

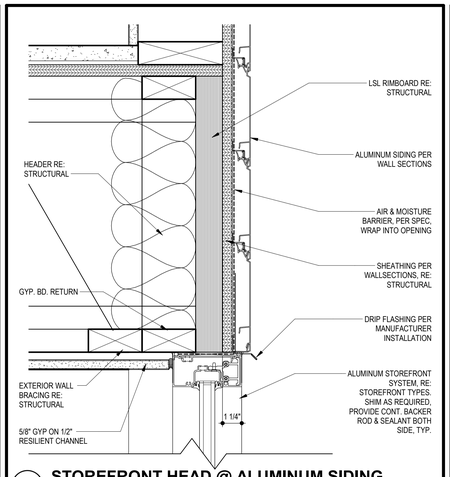
STOREFRONT DETAILS



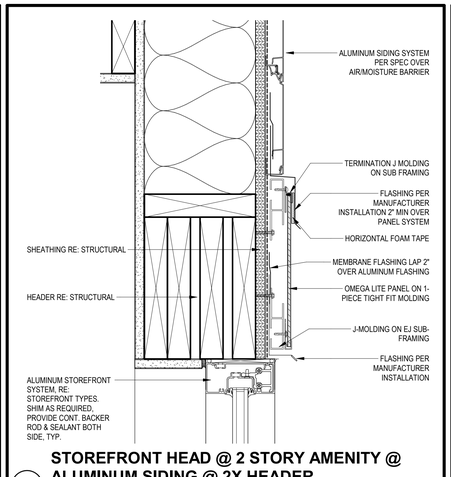
1 **STOREFRONT HEAD @ EIFS**
SCALE: 3" = 1'-0"



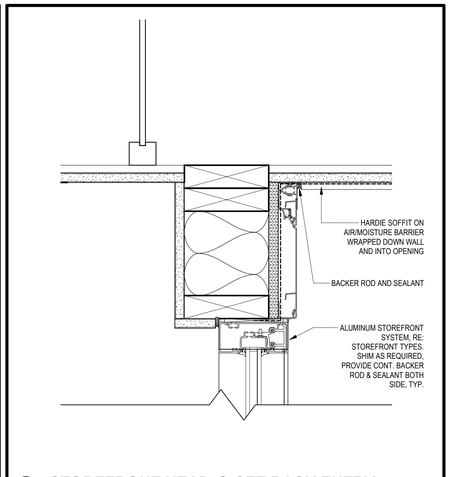
5 **STOREFRONT HEAD @ BRICK**
SCALE: 3" = 1'-0"



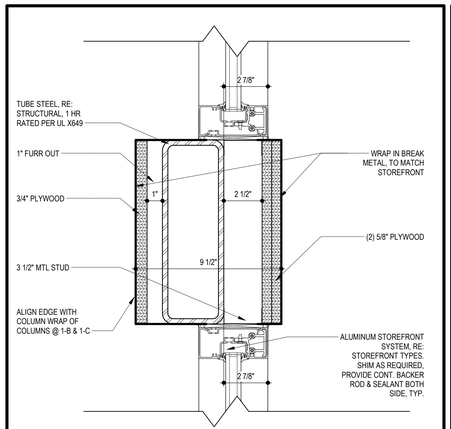
9 **STOREFRONT HEAD @ ALUMINUM SIDING**
SCALE: 3" = 1'-0"



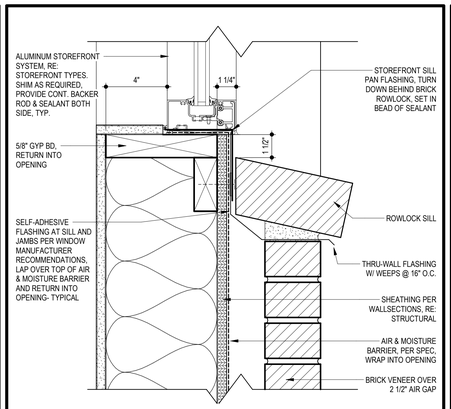
13 **STOREFRONT HEAD @ 2 STORY AMENITY @ ALUMINUM SIDING @ 2X HEADER**
SCALE: 3" = 1'-0"



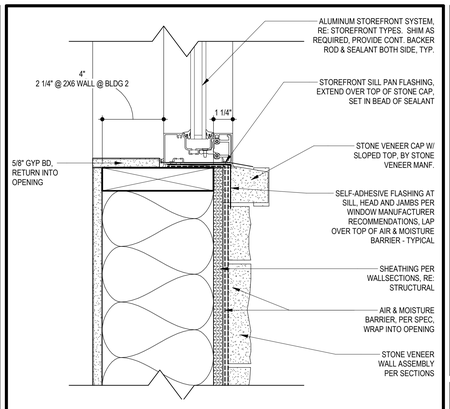
17 **STOREFRONT HEAD @ SET BACK ENTRY**
SCALE: 3" = 1'-0"



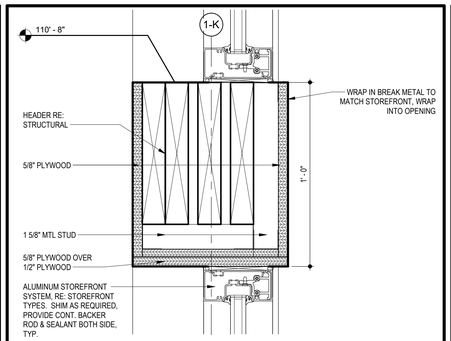
2 **FITNESS STOREFRONT @ TUBE STEEL**
SCALE: 3" = 1'-0"



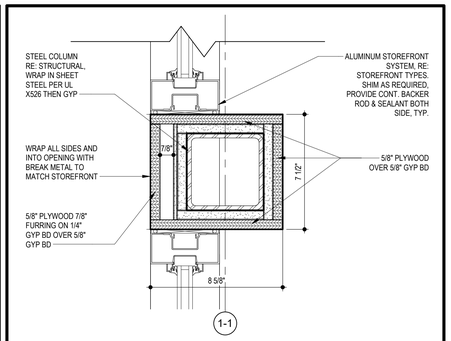
6 **STOREFRONT SILL @ BRICK**
SCALE: 3" = 1'-0"



10 **STOREFRONT SILL AT STONE VENEER**
SCALE: 3" = 1'-0"

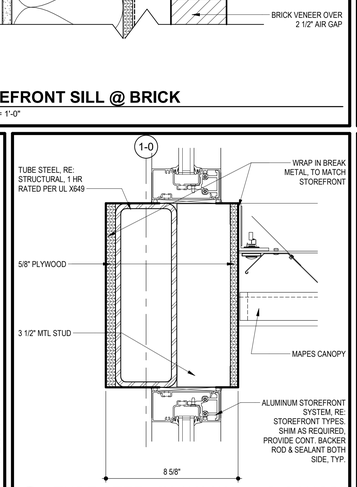


14 **STOREFRONT @ EXTERIOR WOOD BEAM**
SCALE: 3" = 1'-0"

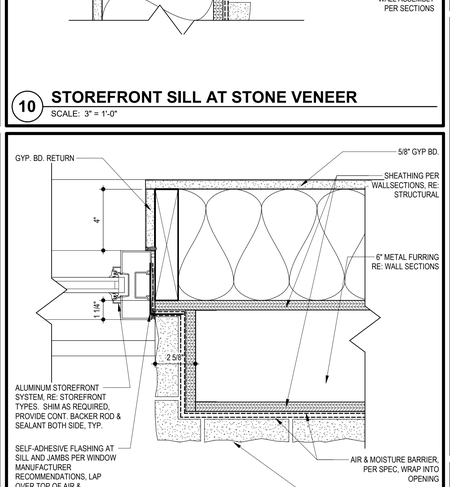


18 **PLAN DETAIL @ COLUMN IN STOREFRONT**
SCALE: 3" = 1'-0"

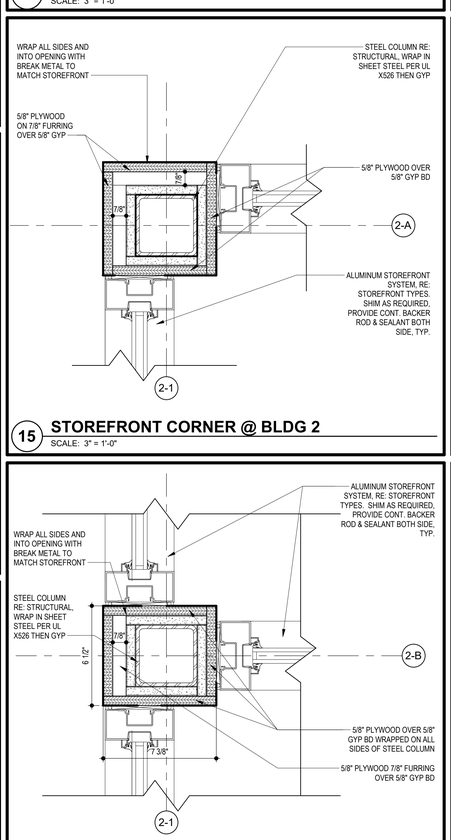
3 **STOREFRONT JAMB @ EIFS**
SCALE: 3" = 1'-0"



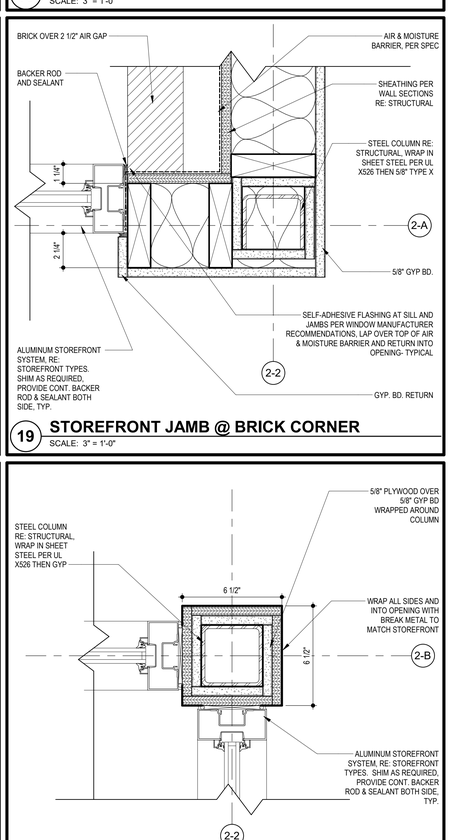
7 **TUBE STEEL IN 2X8 WALL @ CANOPY**
SCALE: 3" = 1'-0"



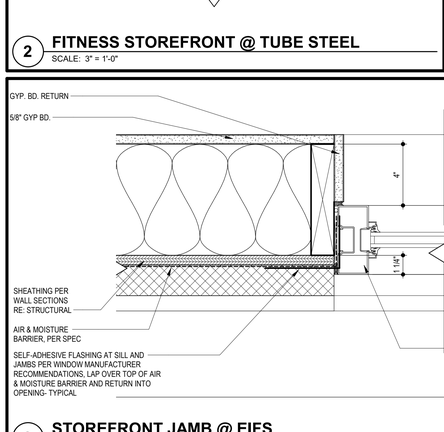
11 **STOREFRONT JAMB @ STONE VENEER**
SCALE: 3" = 1'-0"



15 **STOREFRONT CORNER @ BLDG 2**
SCALE: 3" = 1'-0"



19 **STOREFRONT JAMB @ BRICK CORNER**
SCALE: 3" = 1'-0"



4 **STOREFRONT JAMB AT BRICK**
SCALE: 3" = 1'-0"

8 **STOREFRONT @ LVL WOOD BEAM**
SCALE: 3" = 1'-0"

16 **PLAN DETAIL @ BLDG 2 VESTIBULE STOREFRONT**
SCALE: 3" = 1'-0"

20 **PLAN DETAIL @ BLDG 2 VESTIBULE CORNER**
SCALE: 3" = 1'-0"

STATE OF MISSOURI
JOSEPH M. KOSS
NUMBER A-2007014
REGISTERED ARCHITECT
7.15.2021

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SM ENGINEERING — CIVIL ENGINEER
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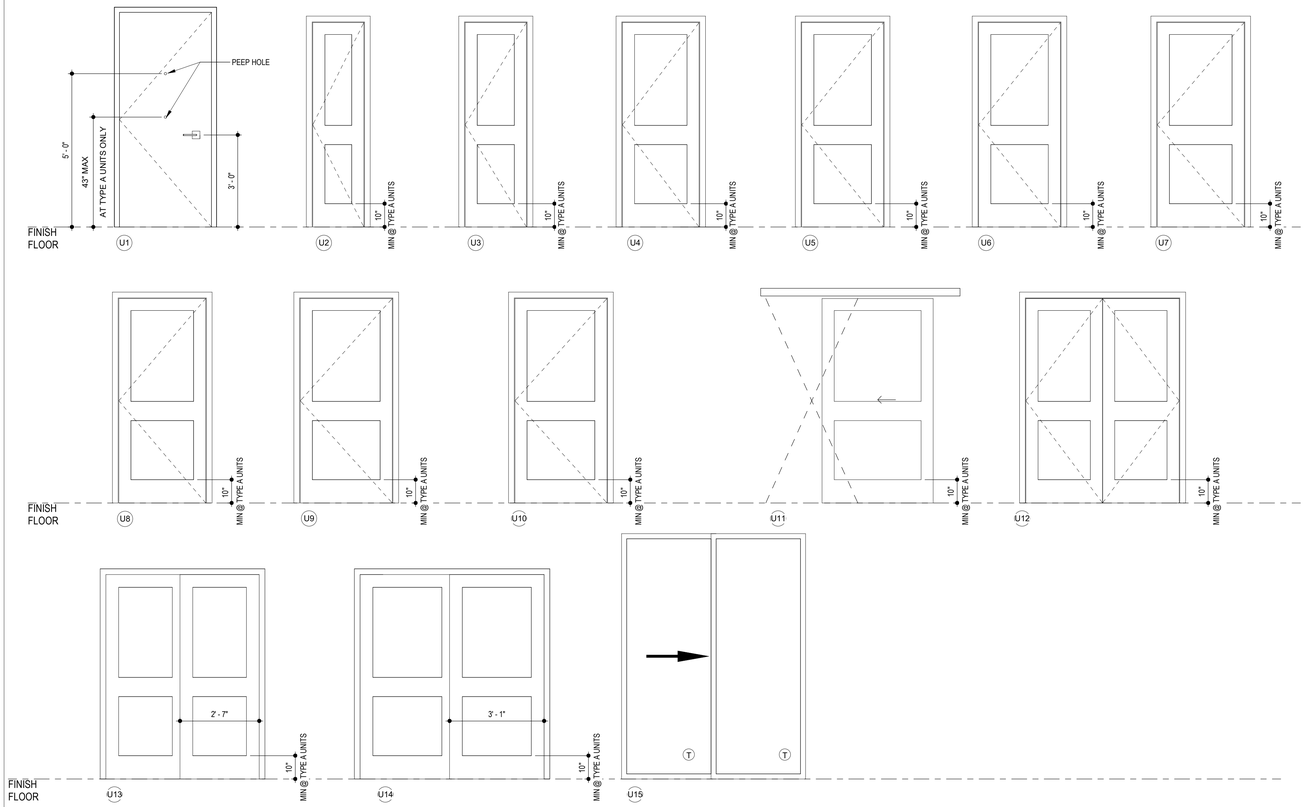
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SHEET NO.
A059
STOREFRONT DETAILS

DOOR SCHEDULE - UNITS



UNIT FINISH SCHEDULE

MARK	ROOM	FLOOR	BASE	WALLS	CEILING	COMMENT
1	ENTRY	LVT-1	PT-2	PT-1	PT-2	
2	KITCHEN	LVT-1	PT-2	PT-1	PT-2	
3	LIVING ROOM	LVT-1	PT-2	PT-1	PT-2	
4	LIVING/DINING ROOM	LVT-1	PT-2	PT-1	PT-2	
5	DINING ROOM	LVT-1	PT-2	PT-1	PT-2	
6	BEDROOM	LVT-1	PT-2	PT-1	PT-2	
7	BATHROOM	LVT-1	PT-2	PT-1	PT-2	
8	CLOSET	LVT-1	PT-2	PT-1	PT-2	
9	UTILITY	LVT-1	PT-2	PT-1	PT-2	
10	OFFICE	LVT-1	PT-2	PT-1	PT-2	
11	LAUNDRY	LVT-1	PT-2	PT-1	PT-2	

NOTE: IF A ROOM/SPACE DOES NOT HAVE A FINISH NUMBER INDICATED IT IS A CONTINUATION OF THE ADJACENT LARGE AREA. EXAMPLE: KITCHEN FINISHES WILL CONTINUE INTO PANTRY.
RE: FINISH PLANS AND UNIT REFERENCE PLANS FOR LOCATIONS AND SHEET A700 FOR FINISH INFORMATION NOT PROVIDED ON THIS SHEET

UNIT APPLIANCE SCHEDULE

APPLIANCE	MANUFACTURER	MODEL / DESCRIPTION	COLOR	RESPONSIBILITY
REFRIGERATOR	WHIRLPOOL	WRT511SZDM 33" WIDE TOP FREEZER REFRIGERATOR - 21 cu.ft.	STAINLESS	CFCI
RANGE / OVEN	WHIRLPOOL	WFE775SHOHZ 5.3 cu.ft. FREESTANDING ELECTRIC RANGE WITH 5 ELEMENTS	FINGERPRINT RESISTANT STAINLESS	CFCI
ADA RANGE / OVEN	TBD	TBD	TBD	CFCI
MICROWAVE W/ VENT	WHIRLPOOL	WMH31017HZ 1.7cu.ft. MICROWAVE HOOD COMBINATION WITH ELECTRONIC CONTROLS	SPOT RESISTANT STAINLESS	CFCI
MICROWAVE (ADA UNIT)	TBD	TBD	TBD	CFCI
VENT HOOD (ADA UNIT)	TBD	TBD	TBD	CFCI
DISHWASHER	WHIRLPOOL	WDT710PAHZ DISHWASHER WITH SENSOR CYCLE	STAINLESS	CFCI
ADA DISHWASHER	TBD	TBD	TBD	CFCI
WASHER	GE APPLIANCES	GFW510SCNWW 4.5 cu.ft. CAPACITY SMART FRONT LOAD WASHER	WHITE	CFCI
DRYER	GE APPLIANCES	GFD55ESSNWW 4.5 cu.ft. CAPACITY SMART FRONT LOAD WASHER	WHITE	CFCI

UNIT DOOR SCHEDULE

	DOORS								FRAMES					
TYPE	MATL.	WIDTH	HEIGHT	THICKNESS	HW SET	LAB.	FINISH	REMARKS	TYPE	MATL.	FRAME FINISH	HEAD	JAMBS	LAB.
U1	WD	3' - 0"	7' - 0"	0' - 1 3/4"	27.0	20 MIN	PT-2	1, 5	1	HM	PT-2	9/A041	9/A041	20 MIN
U2	WD	1' - 8"	6' - 8"	0' - 1 3/8"	30.0		PT-2	4	3	WD	PT-2	9 or 13/A041	9 or 13/A041	
U3	WD	2' - 0"	6' - 8"	0' - 1 3/8"	30.0		PT-2	4	3	WD	PT-2	9 or 13/A041	9 or 13/A041	
U4	WD	2' - 6"	6' - 8"	0' - 1 3/8"	30.0		PT-2	4	3	WD	PT-2	9 or 13/A041	9 or 13/A041	
U5	WD	2' - 8"	6' - 8"	0' - 1 3/8"	30.0		PT-2	4	3	WD	PT-2	9 or 13/A041	9 or 13/A041	
U6	WD	2' - 8"	6' - 8"	0' - 1 3/8"	30.0		PT-2	4	3	WD	PT-2	9 or 13/A041	9 or 13/A041	
U7	WD	2' - 10"	6' - 8"	0' - 1 3/8"	29.0		PT-2	4	3	WD	PT-2	9 or 13/A041	9 or 13/A041	
U8	WD	2' - 10"	6' - 8"	0' - 1 3/8"	28.0		PT-2	4	3	WD	PT-2	9 or 13/A041	9 or 13/A041	
U9	WD	3' - 0"	6' - 8"	0' - 1 3/8"	28.0		PT-2	4	3	WD	PT-2	9 or 13/A041	9 or 13/A041	
U10	WD	3' - 0"	6' - 8"	0' - 1 3/8"	30.0		PT-2	4	3	WD	PT-2	9 or 13/A041	9 or 13/A041	
U11	WD	3' - 0"	6' - 8"	0' - 1 3/8"	33.0		PT-2	4, 6	3	WD	PT-2	9 or 13/A041	9 or 13/A041	
U12	WD	5' - 0"	6' - 8"	0' - 1 3/8"	31.0		PT-2	4, 2	3	WD	PT-2	9 or 13/A041	9 or 13/A041	
U13	WD	5' - 0"	6' - 8"	0' - 1 3/8"	28.0		PT-2	4, 7	3	WD	PT-2	9 or 13/A041	9 or 13/A041	
U14	WD	6' - 0"	6' - 8"	0' - 1 3/8"	32.0		PT-2	4, 7	3	WD	PT-2	9 or 13/A041	9 or 13/A041	
U15	WD	6' - 0"	8' - 0"	0' - 2"	34.0		PT-2	3	3	WD	PT-2	7 or 11/A041	7 or 11/A041 sim	

REMARKS:

1. HOLLOW METAL FRAME WITH WOOD TRIM APPLIED, PT-3 ON CORRIDOR SIDE OF DOOR WITH PT-2 ON INSIDE OF DOOR
2. PAIR OF DOORS
3. REFER TO ELEVATIONS AND WALL SECTIONS FOR EXTERIOR TRIM MATERIAL AT BALCONY DOOR U15
4. MOLDED WOOD DOOR, PAINTED
5. DOOR TO BE SMOKE AND DRAFT CONTROL RATED
6. BARN DOOR
7. (2) DOORS OF EQUAL SIZE

UNIT KITCHEN/BATHROOM SCHEDULE

MARK	ITEM	MANUFACTURER	MODEL / DESCRIPTION	RESPONSIBILITY
CAB-1	KITCHEN CABINETS PAINTED SHAKER	SMART CABINETS	PRODUCT NAME/#: CAMBRIDGE STANDARD OVERLAY WITH SQUARE EDGE PROFILE COLOR: STONE DIMENSION: AS SHOWN ON UNIT PLANS/ ELEVATIONS RE: A401-415 INSTALL: SOFT CLOSE	CFCI
CAB-2	KITCHEN COUNTERTOP	CAESARSTONE QUARTZ	COLOR: EMPIRA WHITE 5151 INSTALL: 4" BACKSPLASH AT SIDES AND BACK OF BATHROOM VANITIES	CFCI
CAB-3	CABINET PULLS	AMEROCK BAR PULL	PRODUCT NAME/#: AMEROCK BAR PULL COLOR: NICKEL FINISH: STERLING LENGH: 5 1/16" CENTER TO CENTER PULL	CFCI
KT-1	KITCHEN BACKSPLASH TILE	TRINITY TILE	PRODUCT NAME/#: ALLURE COLOR: WHITE FINISH: GLOSS DIMENSIONS: 3x12 INSTALL METHOD: RUNNING BOND GROUT: TO MATCH BODY COLOR OF TILE, OWNER TO APPROVE	CFCI
KF-1	KITCHEN SINK	TBD	PRODUCT NAME/#: DOUBLE BOWL SINK COLOR: STAINLESS DIMENSIONS:	CFCI
KF-2	ADA KITCHEN SINK	TBD	PRODUCT NAME/#: COLOR: FINISH: DIMENSION: INSTALL:	CFCI
KF-3	FAUCET	PFISTER	PRODUCT NAME/#: LG529-NES NEERA 1 -HANDLE PULL-DOWN COLOR: STAINLESS	CFCI
BF-1	TUB/SHOWER BASE TUB/SHOWER SURROUND	AQUATIC BATH INTERNATIONAL MARBLE INDUSTRIES	PRODUCT NAME/#: 260030 AQUATIC BATH COLOR: WHITE DIMENSION: 60" x 30" x 15" PRODUCT NAME/#: WS-CS-ST4X15 4" x 15" STACKED TILE COLOR: WHITE BACK PANEL DIMENSION: 60" W x 72"H SIDE PANEL DIMENSION: 30" W x 72" H	CFCI
BF-2	TUB/SHOWER TRIM	PFISTER	PRODUCT NAME/#: 8P8-PESGS PENN 1-HANDLE TUB AND SHOWER FAUCET FINISH: SPOT DEFENSE BRUSHED NICKEL	CFCI
BF-3	SHOWER PAN SHOWER SURROUND	AQUATIC BATH INTERNATIONAL MARBLE INDUSTRIES	PRODUCT NAME/#: 3636CPANNS COLOR: WHITE DIMENSION: 36" x 36" x 6" PRODUCT NAME/#: WS-CS-ST4X15 4" x 15" STACKED TILE COLOR: WHITE BACK PANEL DIMENSION: 36" W x 84"H SIDE PANEL DIMENSION: 36" W x 84" H	CFCI
BF-4	SHOWER PAN AT TYPE A UNITS SHOWER SURROUND	FREEDOM SHOWERS INTERNATIONAL MARBLE INDUSTRIES	PRODUCT NAME/#: 38½" x 37 ⅜" FREEDOM ADA SHOWER BASE, WITH DBL RECEIVER FLANGE COLOR: WHITE DIMENSION: 36" x 36" INSIDE CLEAR PRODUCT NAME/#: WS-CS-ST4X15 4" x 15" STACKED TILE COLOR: WHITE BACK PANEL DIMENSION: 37" W x 80"H SIDE PANEL DIMENSION: 36" W x 80" H	CFCI
BF-5	SHOWER TRIM	PFISTER	PRODUCT NAME/#: LG89-7FEK PARK AVENUE 1 HANDLE SHOWER ONLY TRIM COLOR: BRUSHED NICKEL	CFCI
BF-6	SHOWER TRIM AT TYPE A UNITS	PFISTER	PRODUCT NAME/#: LG16-3RHK RHEN HAND HELD SHOWER WITH SLIDE BAR COLOR: BRUSHED NICKEL	CFCI
BF-7	VANITY FAUCET	PFISTER	PRODUCT NAME/#: LF-049-PEGS PENN 2-HANDLE 8" WIDESPREAD BATHROOM FAUCET WITH PUSH & SEAL FINISH:SPOT DEFENSE BRUSHED NICKEL	CFCI
BF-8	TOWEL RING AT SINK	PFISTER	PRODUCT NAME/#: BRB-PE2GS PENN TOWEL RING FINISH: SPOT DEFENSE BRUSHED NICKEL	CFCI
BF-9	TOWEL BARS	PFISTER	PRODUCT NAME/#: BTB-PE2GS PENN 24" TOWEL BAR FINISH: SPOT DEFENSE BRUSHED NICKEL DIMENSION: 24"	CFCI
BF-10	TOILET PAPER HOLDER	PFISTER	PRODUCT NAME/#: BPH-PE1GS PENN PAPER HOLDER FINISH: SPOT DEFENSE BRUSHED NICKEL	CFCI
BF-11	ROBE HOOK	PFISTER	PRODUCT NAME/#: BRH-PE0GS PENN ROBE HOOK FINISH: SPOT DEFENSE BRUSHED NICKEL	CFCI
BF-12	TUB & SHOWER SHELF	INTERNATIONAL MARBLE INDUSTRIES	PRODUCT NAME/#: 7" x 7" SHAMPOO SHELF FINISH: WHITE	CFCI
BF-13	SHOWER DOOR	FAB GLASS AND MIRROR	PRODUCT: 3/8" FRAMELESS SHOWER DOOR W/ DOOR SEAL, FLOOR SWEEP & HINGE SEAL HARDWARE:8" LADDER HANDLES HARDWARE FINISH: BRUSHED NICKEL DIMENSION: 6' -8 1/2" X 2' - 10 3/4" AT TYPICAL SHOWERS DIMENSION: 36" @ TYPE-A UNITS	CFCI
WB-1	WOOD BASE TRIM	MILLWORKER TO PROVIDE	PRODUCT NAME/#: 4" HIGH WOOD BASE THICKNESS: 7/16" FINISH: PAINT GRADE- PAINTED PT-2 IN TRIM FINISH	CFCI

7.15.2021

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

Together Development

The Signature at West Pryor

2100 AND 2150 NW LOWENSTEIN DR.
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DATE: 7.15.2021

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DWG BY MKSS

TR¡ PROJECT NO. 20-001

SHEET NO.

A060

UNIT SCHEDULE

FLOOR PLAN KEYED NOTES

1. FINISH FLOOR ELEVATION ASSUMED ELEVATION 100'-0" TYPICAL U.N.O. RE: CIVIL DRAWINGS FOR ALL GRADE INFORMATION.
2. 4" CONCRETE FLOOR SLAB WITH 6"x6" - W2.9xW2.9 W.W.F. ON 10 MIL POLY FILM VAPOR BARRIER ON 4" GRANULAR FILL. RE: STRUCTURAL DWGS.

GENERAL NOTES

A. DIMENSIONS ARE TO FACE OF STUD OR FACE OF MASONRY.

B. FOR DOOR SCHEDULE SEE SHEET A040 XXX

C. FOR WINDOW SCHEDULE SEE SHEET A050 X

D. FOR PARTITION TYPES SEE SHEET A030 X

E. FOR UNIT INTERIOR PARTITION TYPES AND LOCATIONS REFER TO UNIT SHEETS (A400 THROUGH A415).

F. GENERAL CONTRACTOR WILL FURNISH & INSTALL 5 LB MULTIPURPOSE DRY CHEMICAL 2A:10B:C RATED FIRE EXTINGUISHERS w/ MOUNTING BRACKETS & ACCESSORIES @ 4'-0" A.F.F. AS REQUIRED BY GOVERNMENTAL AUTHORITIES. MAXIMUM TRAVEL DISTANCE OF 75'-0" FOR PLACEMENT IN PUBLIC SPACES AND CORRIDORS. A MINIMUM RATED 1A:10B:C FIRE EXTINGUISHER TO BE PROVIDED IN EACH UNIT.

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L. IT IS THE GENERAL CONTRACTOR'S RESPONSIBILITY TO COORDINATE, LOCATE AND CONFIRM ALL FLOOR SINK, UNDERGROUND / OVERHEAD PLUMBING AND ELECTRICAL STUB-UPS, SPOT GRADING AT PERIMETER FOUNDATIONS

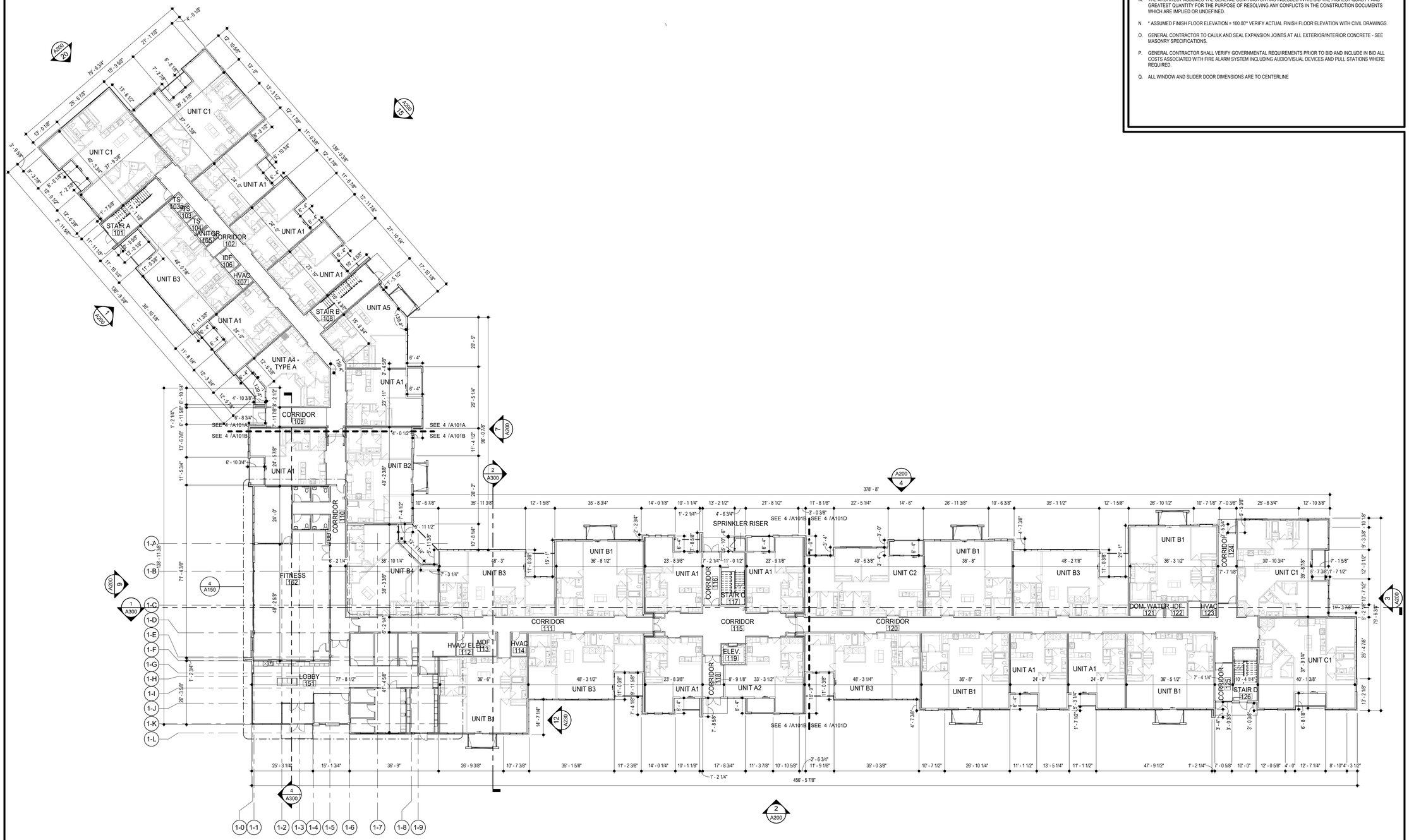
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O. GENERAL CONTRACTOR TO CAULK AND SEAL EXPANSION JOINTS AT ALL EXTERIOR/INTERIOR CONCRETE - SEE MASONRY SPECIFICATIONS.

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Q. ALL WINDOW AND SLIDER DOOR DIMENSIONS ARE TO CENTERLINE



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

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

TR¡ ARCHITECTS
BOB D CAMPBELL & COMPANY
SM ENGINEERING
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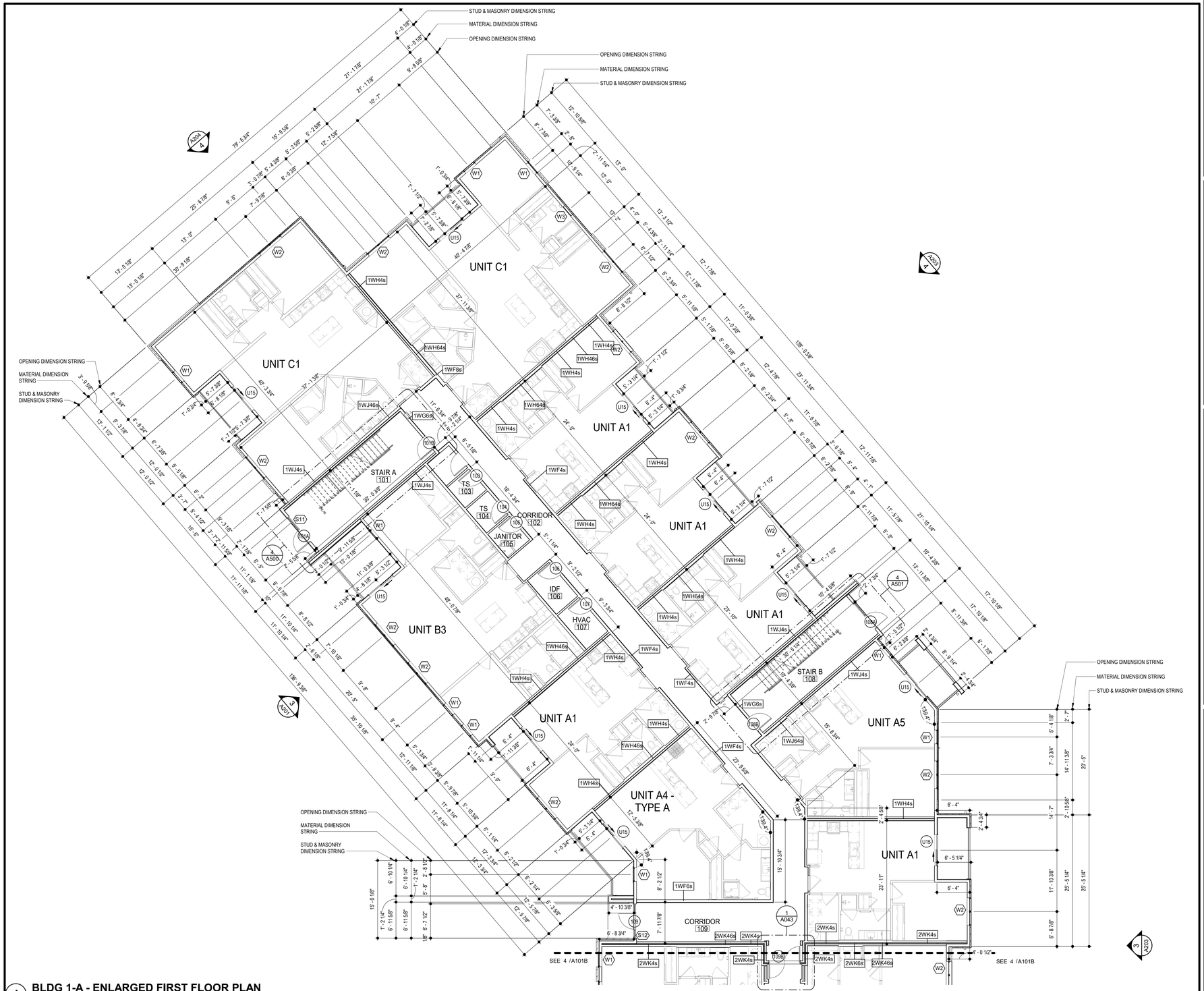
DWG BY MKSS

TR¡ PROJECT NO. 20-001

SHEET NO.

A101

BLDG 1 - FIRST FLOOR PLAN



4 BLDG 1-A - ENLARGED FIRST FLOOR PLAN

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

GENERAL NOTES

A. DIMENSIONS ARE TO FACE OF STUD OR FACE OF MASONRY.

B. FOR DOOR SCHEDULE SEE SHEET A040 XXX

C. FOR WINDOW SCHEDULE SEE SHEET A050 X

D. FOR PARTITION TYPES SEE SHEET A030 X

E. FOR UNIT INTERIOR PARTITION TYPES AND LOCATIONS REFER TO UNIT SHEETS (A400 THROUGH A415).

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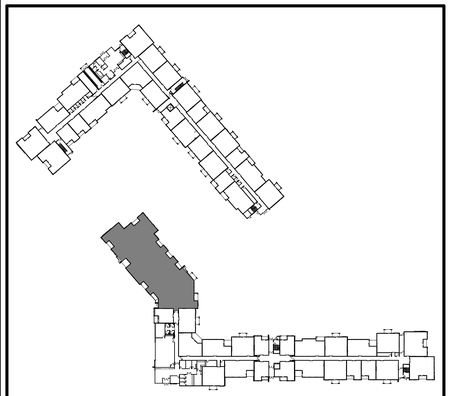
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LOCATION PLAN

STATE OF MISSOURI
JOSEPH A. TEGETHOFF
2010021
REGISTERED
ARCHITECT
7.15.2021

ARCHITECT	TR¡ ARCHITECTS
STRUCTURAL ENGINEER	BOB D CAMPBELL & COMPANY
CIVIL ENGINEER	SM ENGINEERING
GENERAL CONTRACTOR	BRINKMANN CONSTRUCTORS
MECHANICAL ENGINEER	LATIMER SOMMERS & ASSOCIATES
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ELECTRICAL ENGINEER	LATIMER SOMMERS & ASSOCIATES

Tegethoff DEVELOPMENT

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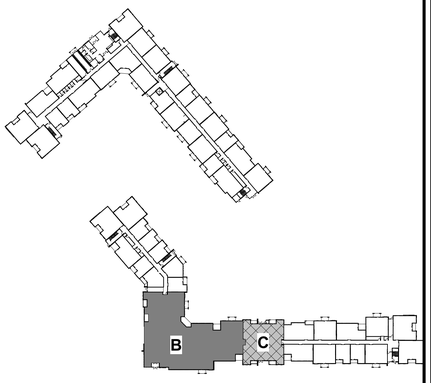
DWG BY MKSS

TR¡ PROJECT NO. 20-001

SHEET NO.

A101A

BLDG 1-A - ENLARGED FIRST FLOOR PLAN



LOCATION PLAN

GENERAL NOTES

A. DIMENSIONS ARE TO FACE OF STUD OR FACE OF MASONRY.

B. FOR DOOR SCHEDULE SEE SHEET A040 XXX

C. FOR WINDOW SCHEDULE SEE SHEET A050 X

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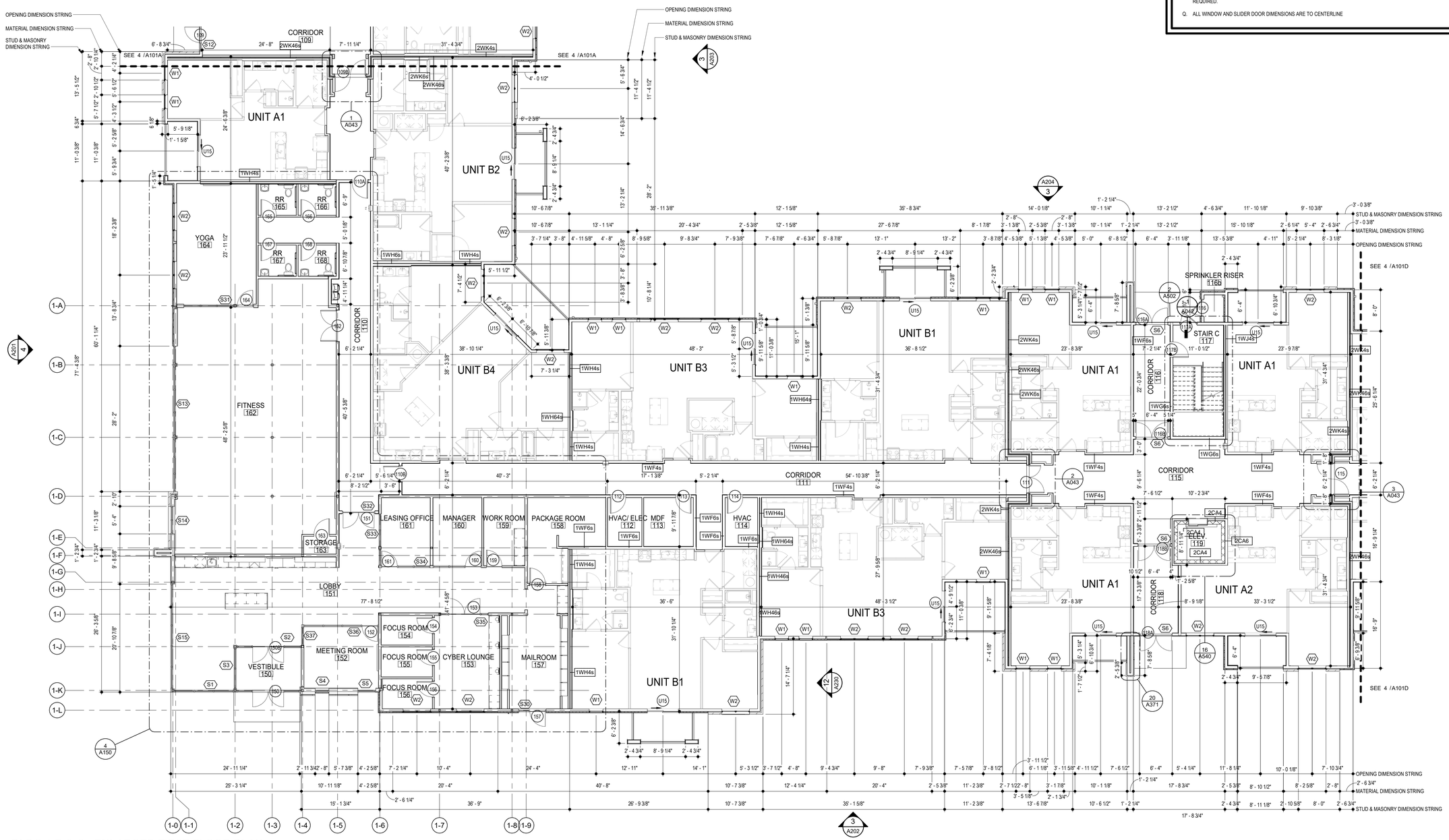
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4 BLDG 1-B & C - ENLARGED FIRST FLOOR PLAN

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

ARCHITECT — TRi ARCHITECTS

STRUCTURAL ENGINEER — BOB D CAMPBELL & COMPANY

CIVIL ENGINEER — SM ENGINEERING

GENERAL CONTRACTOR — BRINKMANN CONSTRUCTORS

MECHANICAL ENGINEER — LATIMER SOMMERS & ASSOCIATES

PLUMBING ENGINEER — LATIMER SOMMERS & ASSOCIATES

ELECTRICAL ENGINEER — LATIMER SOMMERS & ASSOCIATES

STATE OF MISSOURI — JOSEPH A. TEGETHOFF — NUMBER A-6001 — REGISTERED ARCHITECT

7.15.2021

Tegethoff DEVELOPMENT

The Signature at West Pryor

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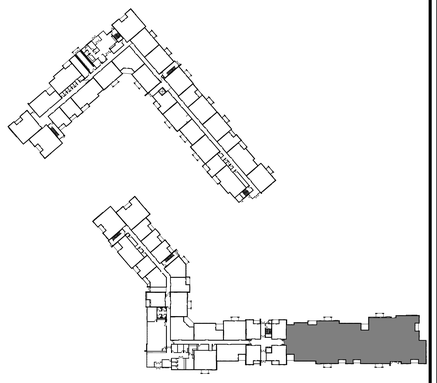
DWG BY MKSS

TRi PROJECT NO. 20-001

SHEET NO.

A101B

BLDG 1-B & C - ENLARGED FIRST FLOOR PLAN



LOCATION PLAN

GENERAL NOTES

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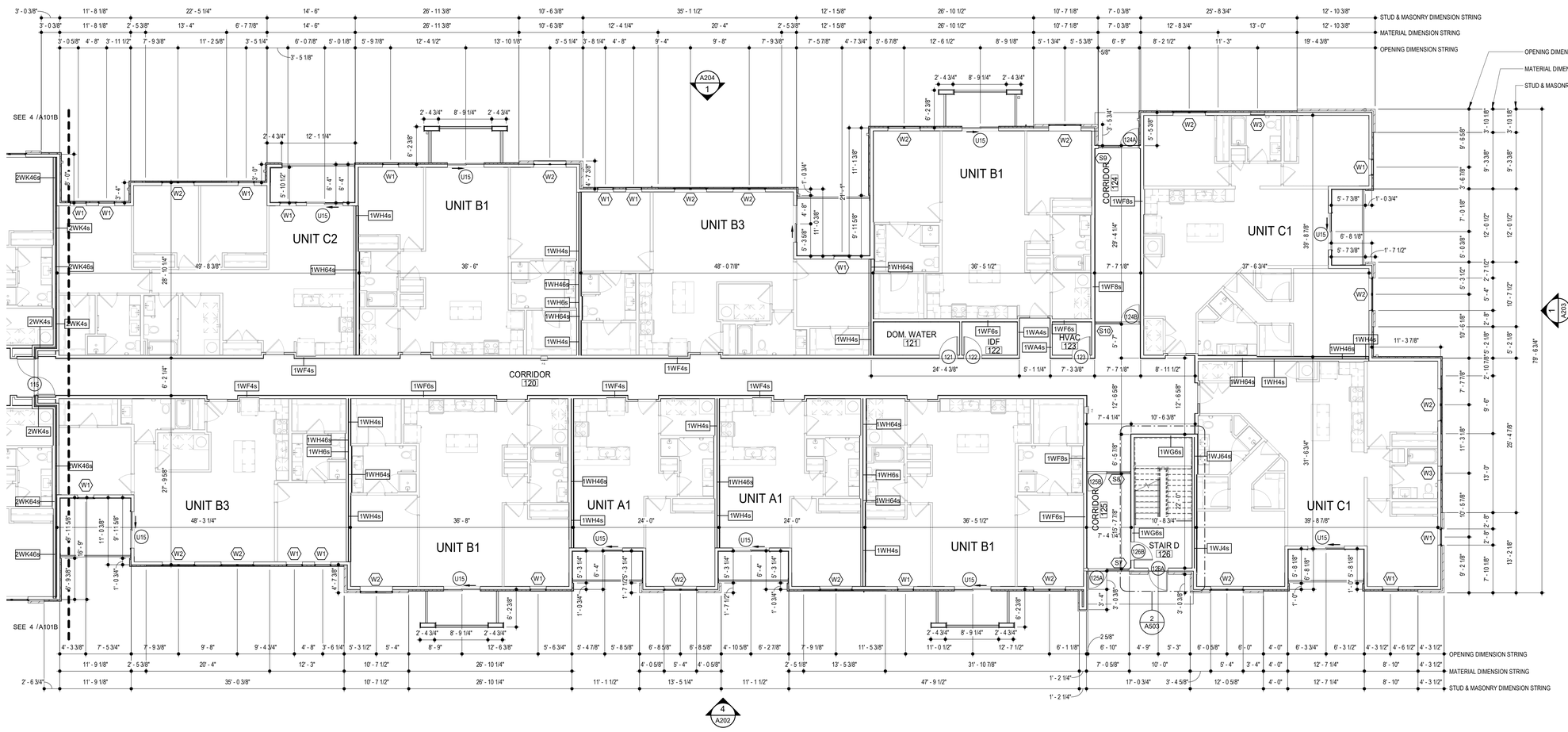
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4 BLDG 1-D - ENLARGED FIRST FLOOR PLAN

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

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

STATE OF MISSOURI — JAMES M. KOCH — NUMBER A-2007021 — REGISTERED ARCHITECT
7.15.2021

Tegethoff DEVELOPMENT

The Signature at West Pryor

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DWG BY MKSS

TR¡ PROJECT NO. 20-001

SHEET NO.

A101D

BLDG 1-D - ENLARGED FIRST FLOOR PLAN

GENERAL NOTES

A. DIMENSIONS ARE TO FACE OF STUD OR FACE OF MASONRY.

B. FOR DOOR SCHEDULE SEE SHEET A040 XXX

C. FOR WINDOW SCHEDULE SEE SHEET A050 X

D. FOR PARTITION TYPES SEE SHEET A030 X

E. FOR UNIT INTERIOR PARTITION TYPES AND LOCATIONS REFER TO UNIT SHEETS (A400 THROUGH A415).

F. GENERAL CONTRACTOR WILL FURNISH & INSTALL 5 LB MULTIPURPOSE DRY CHEMICAL 2A:10B:C RATED FIRE EXTINGUISHERS w/ MOUNTING BRACKETS & ACCESSORIES @ 4'-0" A.F.F. AS REQUIRED BY GOVERNMENTAL AUTHORITIES. MAXIMUM TRAVEL DISTANCE OF 75'-0" FOR PLACEMENT IN PUBLIC SPACES AND CORRIDORS. A MINIMUM RATED 1A:10B:C FIRE EXTINGUISHER TO BE PROVIDED IN EACH UNIT.

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.

H. UNLESS NOTED OTHERWISE, CORRIDOR PARTITION TYPE IN RESIDENTIAL AREA TO BE 1WF6s UNIT ENTRY RECESS PARTITION TYPE TO BE 1WA4s AND PARTITION TYPE BEHIND REFRIGERATOR TO BE 1WF4s

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.

L. IT IS THE GENERAL CONTRACTOR'S RESPONSIBILITY TO COORDINATE, LOCATE AND CONFIRM ALL FLOOR SINK, UNDERGROUND / OVERHEAD PLUMBING AND ELECTRICAL STUB-UPS, SPOT GRADING AT PERIMETER FOUNDATIONS

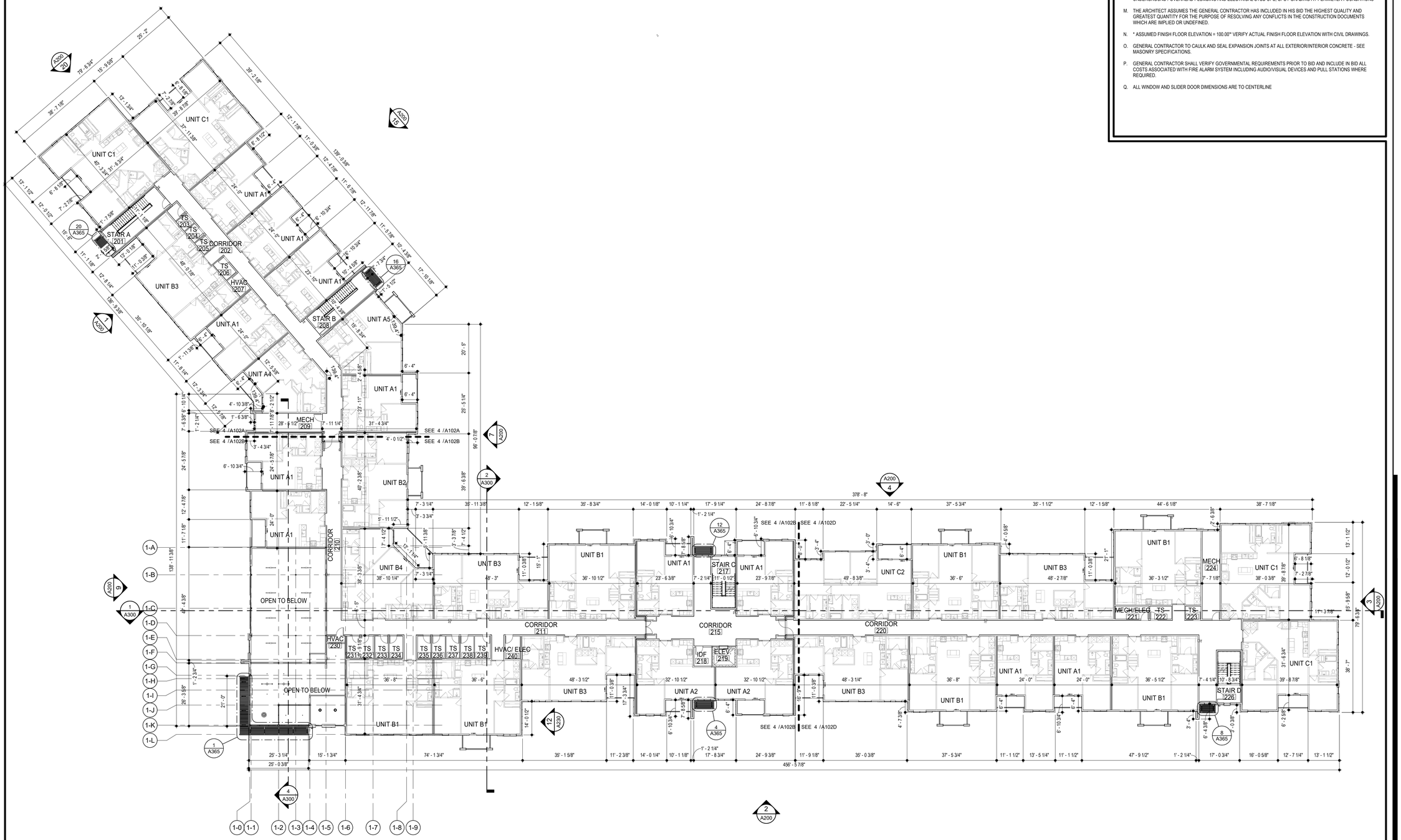
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N. * ASSUMED FINISH FLOOR ELEVATION = 100.00" VERIFY ACTUAL FINISH FLOOR ELEVATION WITH CIVIL DRAWINGS.

O. GENERAL CONTRACTOR TO CAULK AND SEAL EXPANSION JOINTS AT ALL EXTERIOR/INTERIOR CONCRETE - SEE MASONRY SPECIFICATIONS.

P. GENERAL CONTRACTOR SHALL VERIFY GOVERNMENTAL REQUIREMENTS PRIOR TO BID AND INCLUDE IN BID ALL COSTS ASSOCIATED WITH FIRE ALARM SYSTEM INCLUDING AUDIO/VISUAL DEVICES AND PULL STATIONS WHERE REQUIRED.

Q. ALL WINDOW AND SLIDER DOOR DIMENSIONS ARE TO CENTERLINE



4 BLDG 1 - SECOND FLOOR PLAN
SCALE: 1/16" = 1'-0"

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

STATE OF MISSOURI — JOSEPH A. TEGETHOFF — NUMBER A-2006021 — REGISTERED ARCHITECT
7.15.2021

Tegethoff DEVELOPMENT

The Signature at West Pryor

2100 AND 2150 NW LOWENSTEIN DR.
LEE'S SUMMIT, MISSOURI 64081

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TRi Architects
1700 S. Brentwood Blvd.
St. Louis, Missouri 63144
T: 314-395-9750
www.triarchitects.com

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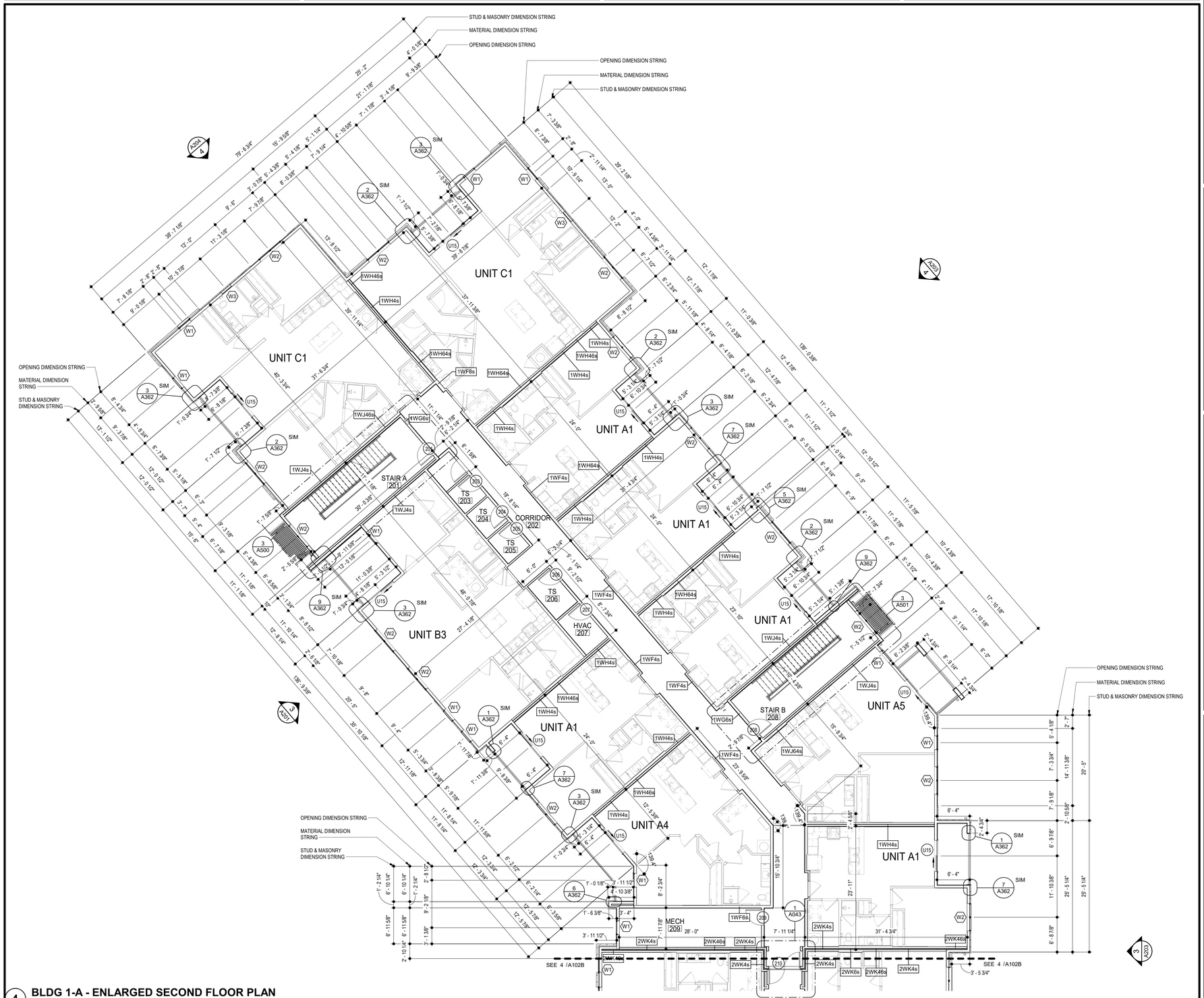
DWG BY MKSS

TR¡ PROJECT NO. 20-001

SHEET NO.

A102

BLDG 1 - SECOND FLOOR PLAN



4 BLDG 1-A - ENLARGED SECOND FLOOR PLAN

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

GENERAL NOTES

A. DIMENSIONS ARE TO FACE OF STUD OR FACE OF MASONRY.

B. FOR DOOR SCHEDULE SEE SHEET A040 XXX

C. FOR WINDOW SCHEDULE SEE SHEET A050 X

D. FOR PARTITION TYPES SEE SHEET A030 X

E. FOR UNIT INTERIOR PARTITION TYPES AND LOCATIONS REFER TO UNIT SHEETS (A400 THROUGH A415).

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

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

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

L. IT IS THE GENERAL CONTRACTOR'S RESPONSIBILITY TO COORDINATE, LOCATE AND CONFIRM ALL FLOOR SINK, UNDERGROUND / OVERHEAD PLUMBING AND ELECTRICAL STUB-UPS, SPOT GRADING AT PERIMETER FOUNDATIONS

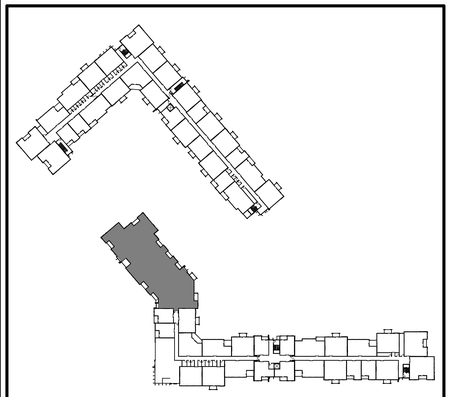
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Q. ALL WINDOW AND SLIDER DOOR DIMENSIONS ARE TO CENTERLINE



LOCATION PLAN

STATE OF MISSOURI
JOSEPH A. TRI
2006021
REGISTERED ARCHITECT
7.15.2021

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

Tegethoff DEVELOPMENT

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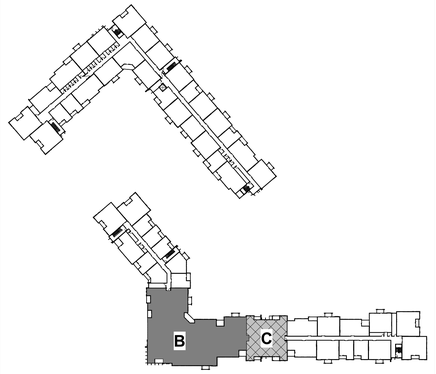
DWG BY MKSS

TR¡ PROJECT NO. 20-001

SHEET NO.

A102A

BLDG 1-A - ENLARGED SECOND FLOOR PLAN



LOCATION PLAN

GENERAL NOTES

A. DIMENSIONS ARE TO FACE OF STUD OR FACE OF MASONRY.

B. FOR DOOR SCHEDULE SEE SHEET A040 XXX

C. FOR WINDOW SCHEDULE SEE SHEET A050 X

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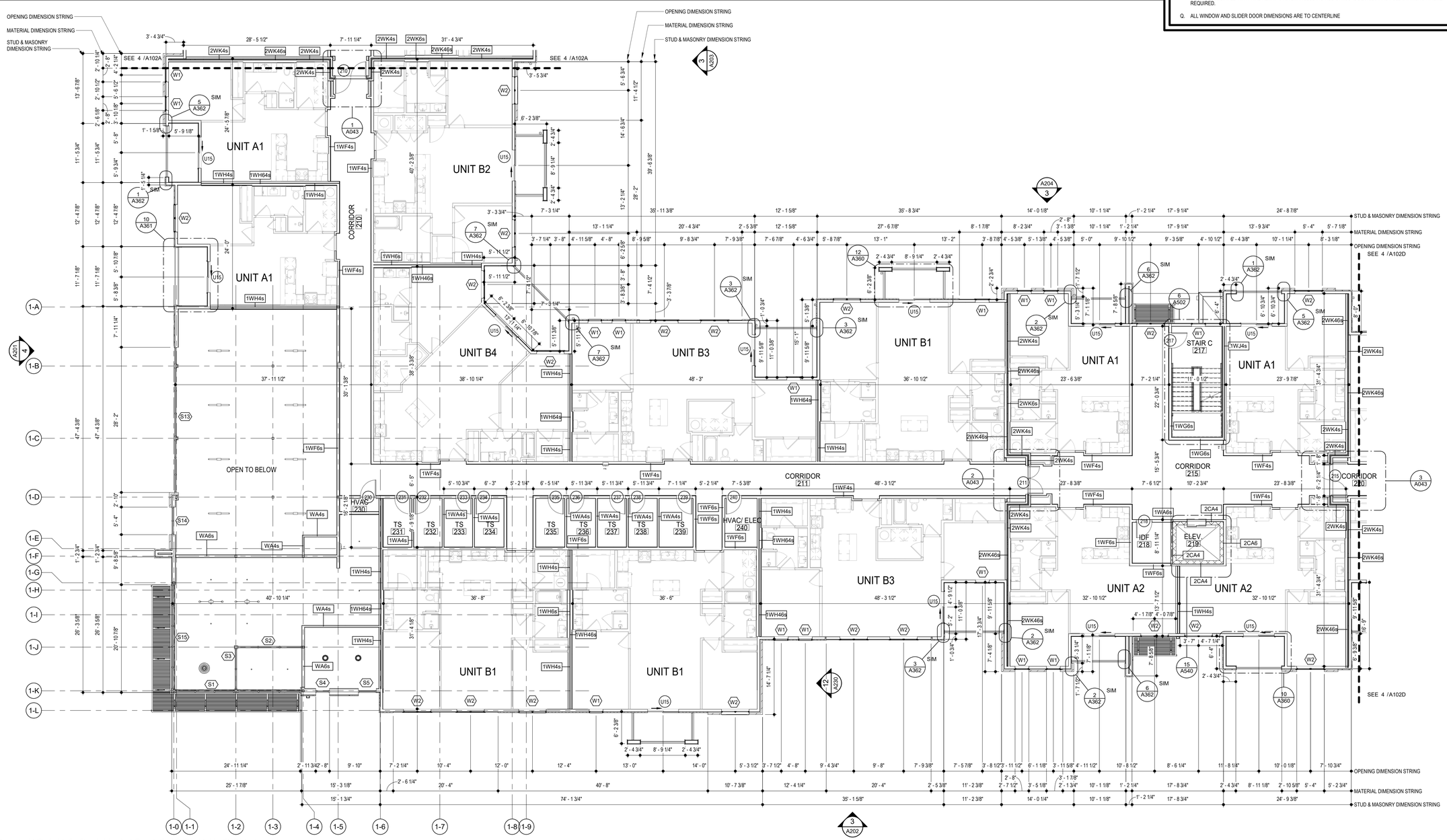
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Q. ALL WINDOW AND SLIDER DOOR DIMENSIONS ARE TO CENTERLINE



4 **BLDG 1-B & C - ENLARGED SECOND FLOOR PLAN**

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

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

STATE OF MISSOURI — JOSEPH A. TEGETHOFF — NUMBER A-5 — REGISTERED ARCHITECT
7.15.2021

Tegethoff DEVELOPMENT

The Signature at West Pryor

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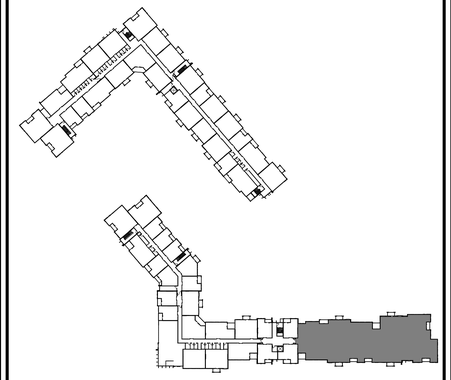
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TR¡ PROJECT NO. 20-001

SHEET NO.

A102B

BLDG 1-B & C - ENLARGED SECOND FLOOR PLAN



LOCATION PLAN

GENERAL NOTES

A. DIMENSIONS ARE TO FACE OF STUD OR FACE OF MASONRY.

B. FOR DOOR SCHEDULE SEE SHEET A040 XXX

C. FOR WINDOW SCHEDULE SEE SHEET A050 X

D. FOR PARTITION TYPES SEE SHEET A030 X

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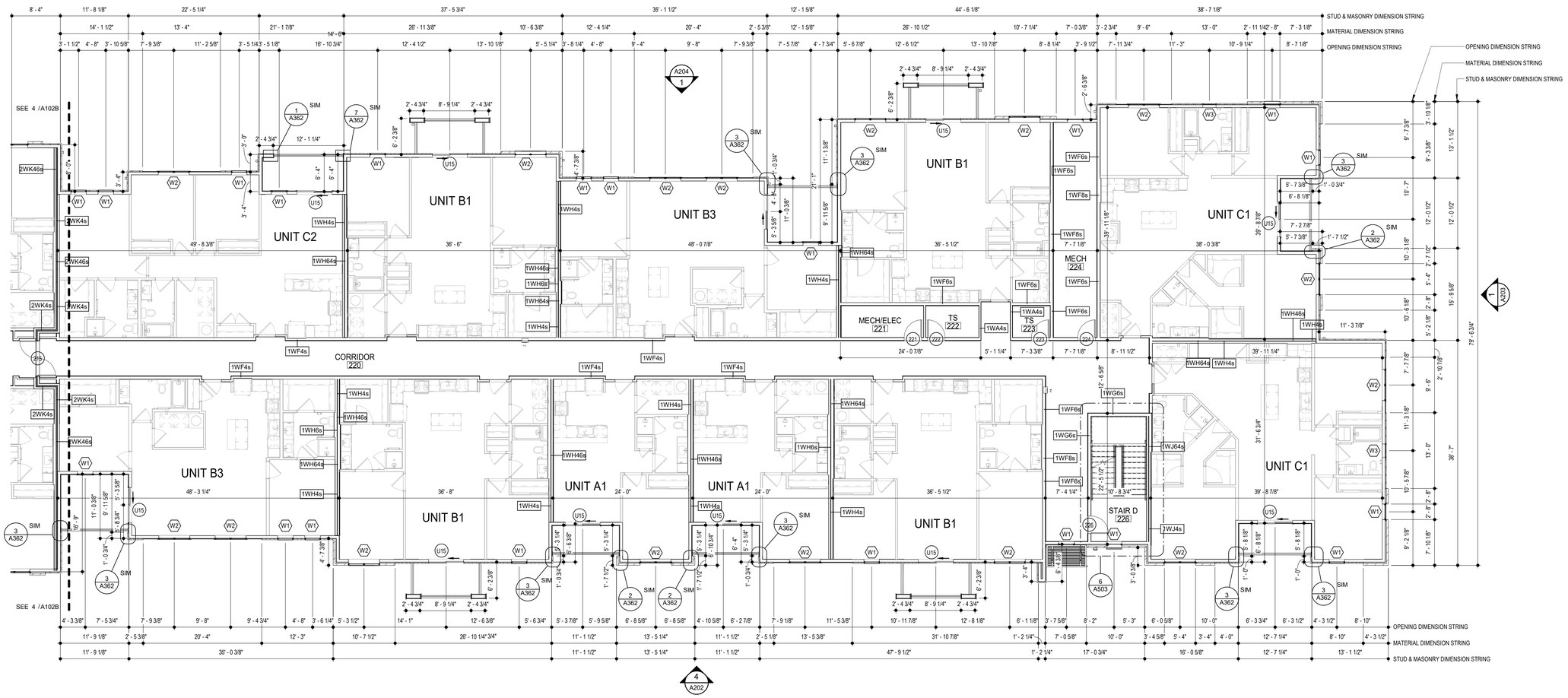
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4 BLDG 1-D - ENLARGED SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

STATE OF MISSOURI
JOSEPH D. TEGETHOFF
2010021
REGISTERED
ARCHITECT
7.15.2021

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

Tegethoff DEVELOPMENT

The Signature at West Pryor

2100 AND 2150 NW LOWENSTEIN DR.
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St. Louis, Missouri 63144
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DATE: 7.15.2021

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DWG BY MKSS

TR¡ PROJECT NO. 20-001

SHEET NO.

A102D

BLDG 1-D - ENLARGED SECOND FLOOR PLAN

GENERAL NOTES

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C. FOR WINDOW SCHEDULE SEE SHEET A050 X

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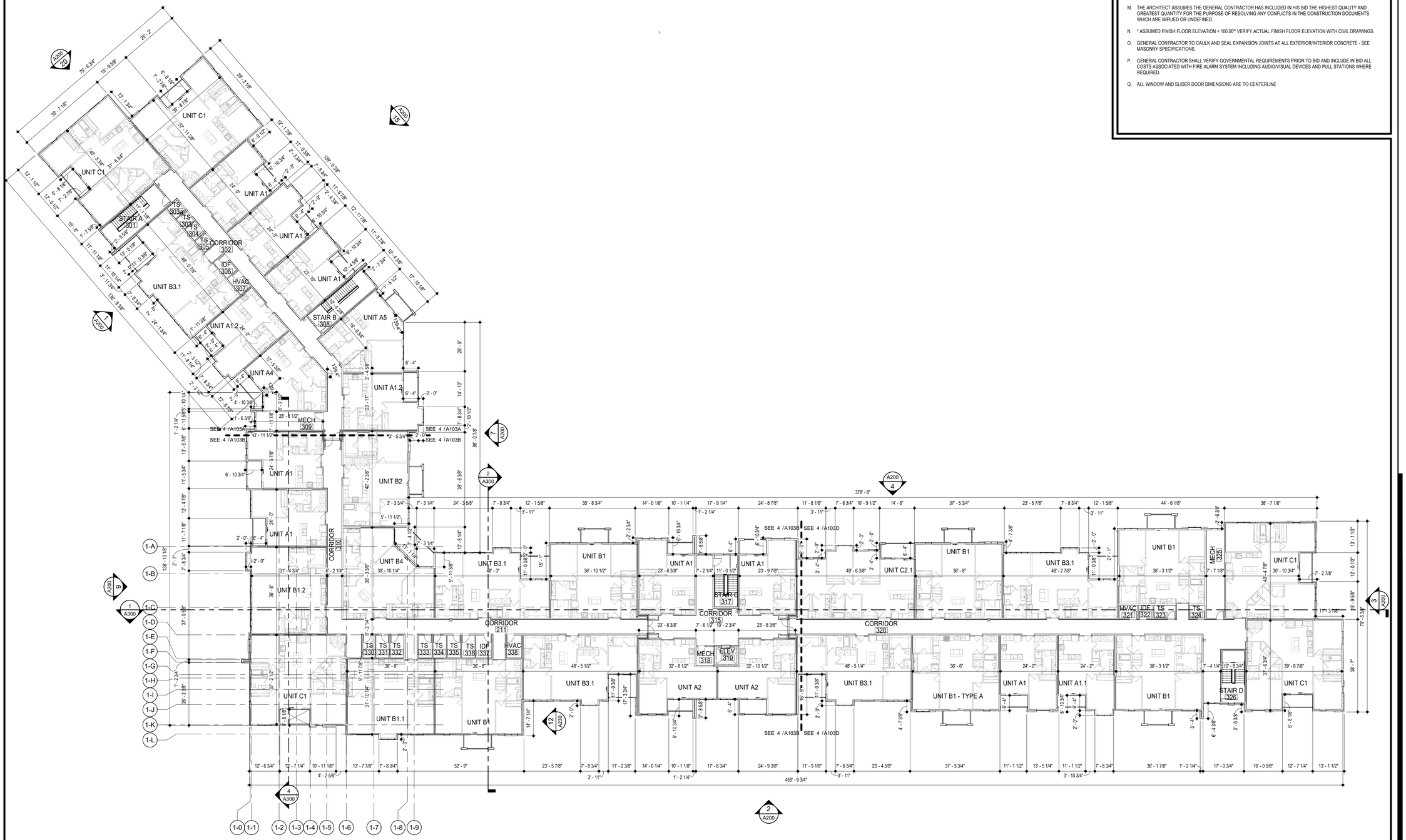
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Q. ALL WINDOW AND SLIDER DOOR DIMENSIONS ARE TO CENTERLINE



4 BLDG 1 - THIRD FLOOR PLAN

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

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

TR¡ ARCHITECTS
BOB D CAMPBELL & COMPANY
SM ENGINEERING
BRINKMANN CONSTRUCTORS
LATIMER SOMMERS & ASSOCIATES
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7.15.2021

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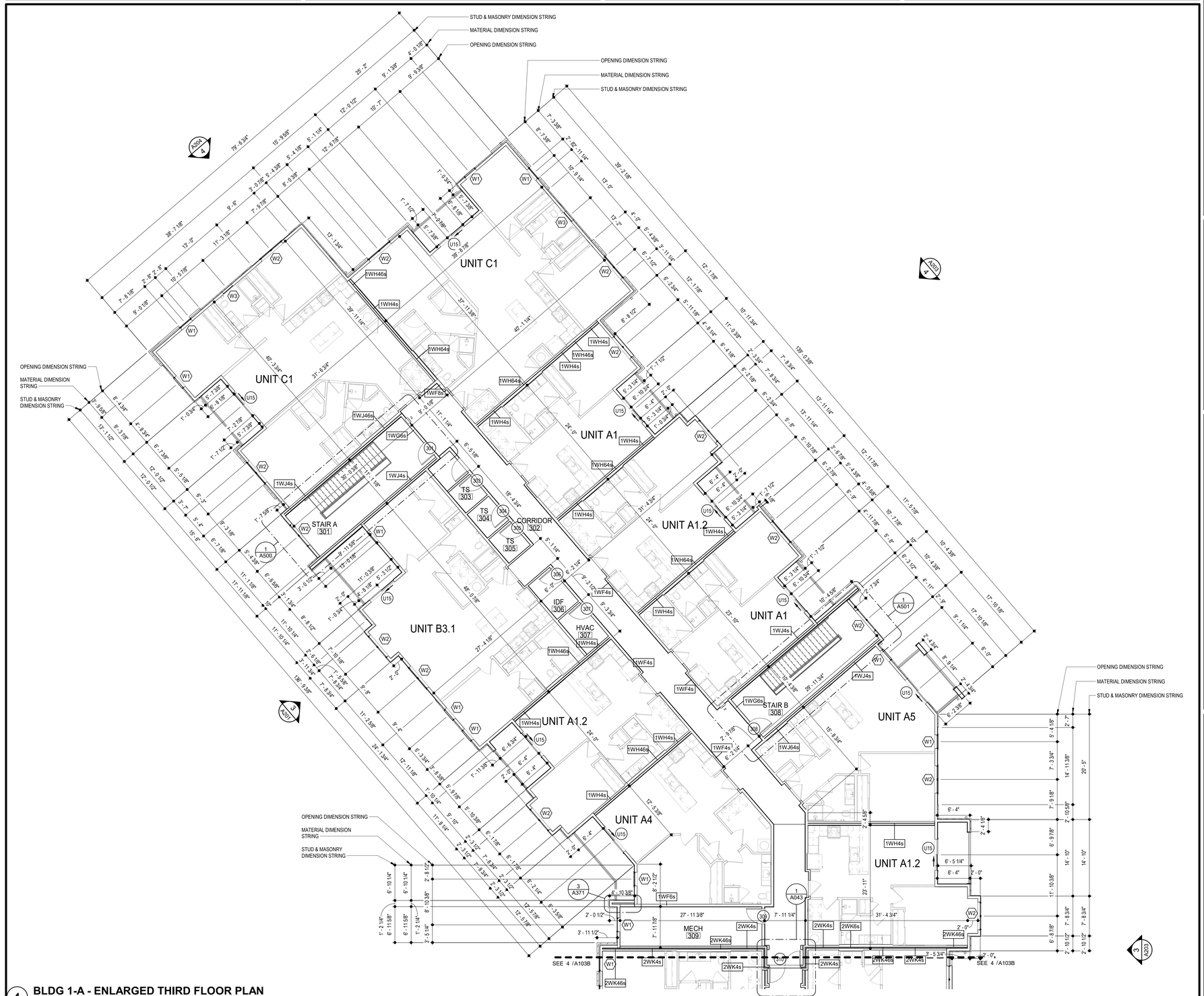
DWG BY MKSS

TR¡ PROJECT NO. 20-001

SHEET NO.

A103

BLDG 1 - THIRD FLOOR PLAN



4 BLDG 1-A - ENLARGED THIRD FLOOR PLAN

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

GENERAL NOTES

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D. FOR PARTITION TYPES SEE SHEET A030 X

E. FOR UNIT INTERIOR PARTITION TYPES AND LOCATIONS REFER TO UNIT SHEETS (A400 THROUGH A415).

F. GENERAL CONTRACTOR WILL FURNISH & INSTALL 5 LB MULTIPURPOSE DRY CHEMICAL 2A:10B:C RATED FIRE EXTINGUISHERS w/ MOUNTING BRACKETS & ACCESSORIES @ 4'-0" A.F.F. AS REQUIRED BY GOVERNMENTAL AUTHORITIES. MAXIMUM TRAVEL DISTANCE OF 75'-0" FOR PLACEMENT IN PUBLIC SPACES AND CORRIDORS. A MINIMUM RATED 1A:10B:C FIRE EXTINGUISHER TO BE PROVIDED IN EACH UNIT.

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.

H. UNLESS NOTED OTHERWISE, CORRIDOR PARTITION TYPE IN RESIDENTIAL AREA TO BE 1WF6s UNIT ENTRY RECESS PARTITION TYPE TO BE 1WA4s AND PARTITION TYPE BEHIND REFRIGERATOR TO BE 1WF4s

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.

L. IT IS THE GENERAL CONTRACTOR'S RESPONSIBILITY TO COORDINATE, LOCATE AND CONFIRM ALL FLOOR SINK, UNDERGROUND / OVERHEAD PLUMBING AND ELECTRICAL STUB-UPS, SPOT GRADING AT PERIMETER FOUNDATIONS

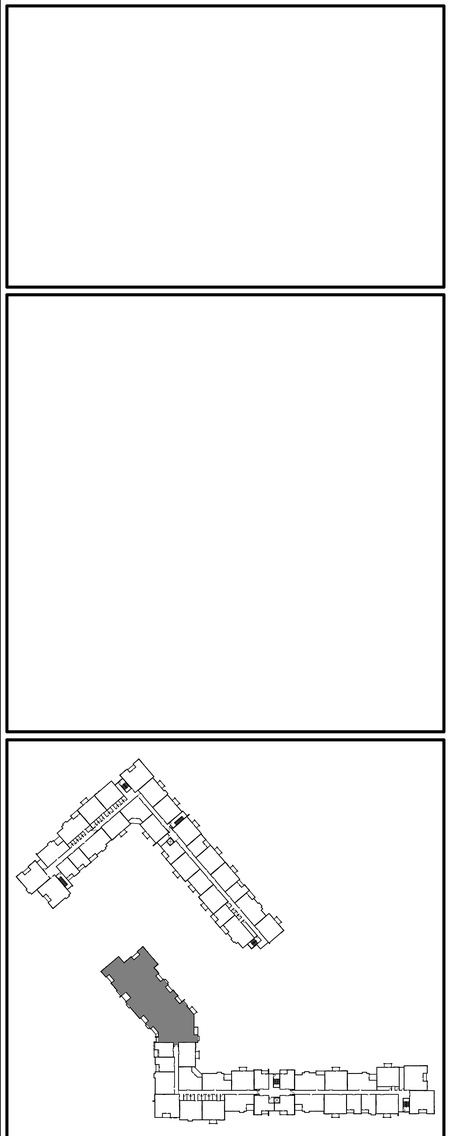
M. THE ARCHITECT ASSUMES THE GENERAL CONTRACTOR HAS INCLUDED IN HIS BID THE HIGHEST QUALITY AND GREATEST QUANTITY FOR THE PURPOSE OF RESOLVING ANY CONFLICTS IN THE CONSTRUCTION DOCUMENTS WHICH ARE IMPLIED OR UNDEFINED.

N. * ASSUMED FINISH FLOOR ELEVATION = 100.00" VERIFY ACTUAL FINISH FLOOR ELEVATION WITH CIVIL DRAWINGS.

O. GENERAL CONTRACTOR TO CAULK AND SEAL EXPANSION JOINTS AT ALL EXTERIOR/INTERIOR CONCRETE - SEE MASONRY SPECIFICATIONS.

P. GENERAL CONTRACTOR SHALL VERIFY GOVERNMENTAL REQUIREMENTS PRIOR TO BID AND INCLUDE IN BID ALL COSTS ASSOCIATED WITH FIRE ALARM SYSTEM INCLUDING AUDIO/VISUAL DEVICES AND PULL STATIONS WHERE REQUIRED.

Q. ALL WINDOW AND SLIDER DOOR DIMENSIONS ARE TO CENTERLINE



LOCATION PLAN

STATE OF MISSOURI
JOSEPH A. TEGETHOFF
2006021
REGISTERED
ARCHITECT
7.15.2021

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

Tegethoff DEVELOPMENT

The Signature at West Pryor

2100 AND 2150 NW LOWENSTEIN DR.
LEE'S SUMMIT, MISSOURI 64081

TRi ARCHITECTS

TR¡ Architects
1790 S. Brentwood Blvd.
St. Louis, Missouri 63144
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DATE: 7.15.2021

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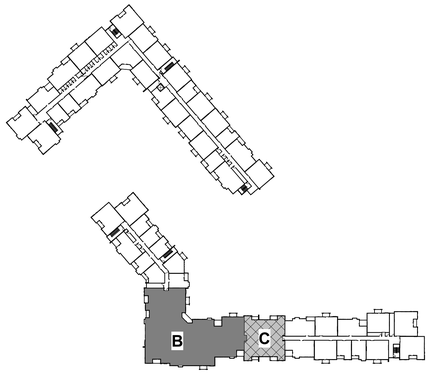
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TR¡ PROJECT NO. 20-001

SHEET NO.

A103A

BLDG 1-A - ENLARGED THIRD FLOOR PLAN



LOCATION PLAN

GENERAL NOTES

A. DIMENSIONS ARE TO FACE OF STUD OR FACE OF MASONRY.

B. FOR DOOR SCHEDULE SEE SHEET A040 XXX

C. FOR WINDOW SCHEDULE SEE SHEET A050 X

D. FOR PARTITION TYPES SEE SHEET A030 X

E. FOR UNIT INTERIOR PARTITION TYPES AND LOCATIONS REFER TO UNIT SHEETS (A400 THROUGH A415).

F. GENERAL CONTRACTOR WILL FURNISH & INSTALL 5 LB MULTIPURPOSE DRY CHEMICAL 2A:10B:C RATED FIRE EXTINGUISHERS w/ MOUNTING BRACKETS & ACCESSORIES @ 4'-0" A.F.F. AS REQUIRED BY GOVERNMENTAL AUTHORITIES. MAXIMUM TRAVEL DISTANCE OF 75'-0" FOR PLACEMENT IN PUBLIC SPACES AND CORRIDORS. A MINIMUM RATED 1A:10B:C FIRE EXTINGUISHER TO BE PROVIDED IN EACH UNIT.

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H. UNLESS NOTED OTHERWISE, CORRIDOR PARTITION TYPE IN RESIDENTIAL AREA TO BE 1WF6s UNIT ENTRY RECESS PARTITION TYPE TO BE 1WA4s AND PARTITION TYPE BEHIND REFRIGERATOR TO BE 1WF4s

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.

L. IT IS THE GENERAL CONTRACTOR'S RESPONSIBILITY TO COORDINATE, LOCATE AND CONFIRM ALL FLOOR SINK, UNDERGROUND / OVERHEAD PLUMBING AND ELECTRICAL STUB-UPS, SPOT GRADING AT PERIMETER FOUNDATIONS

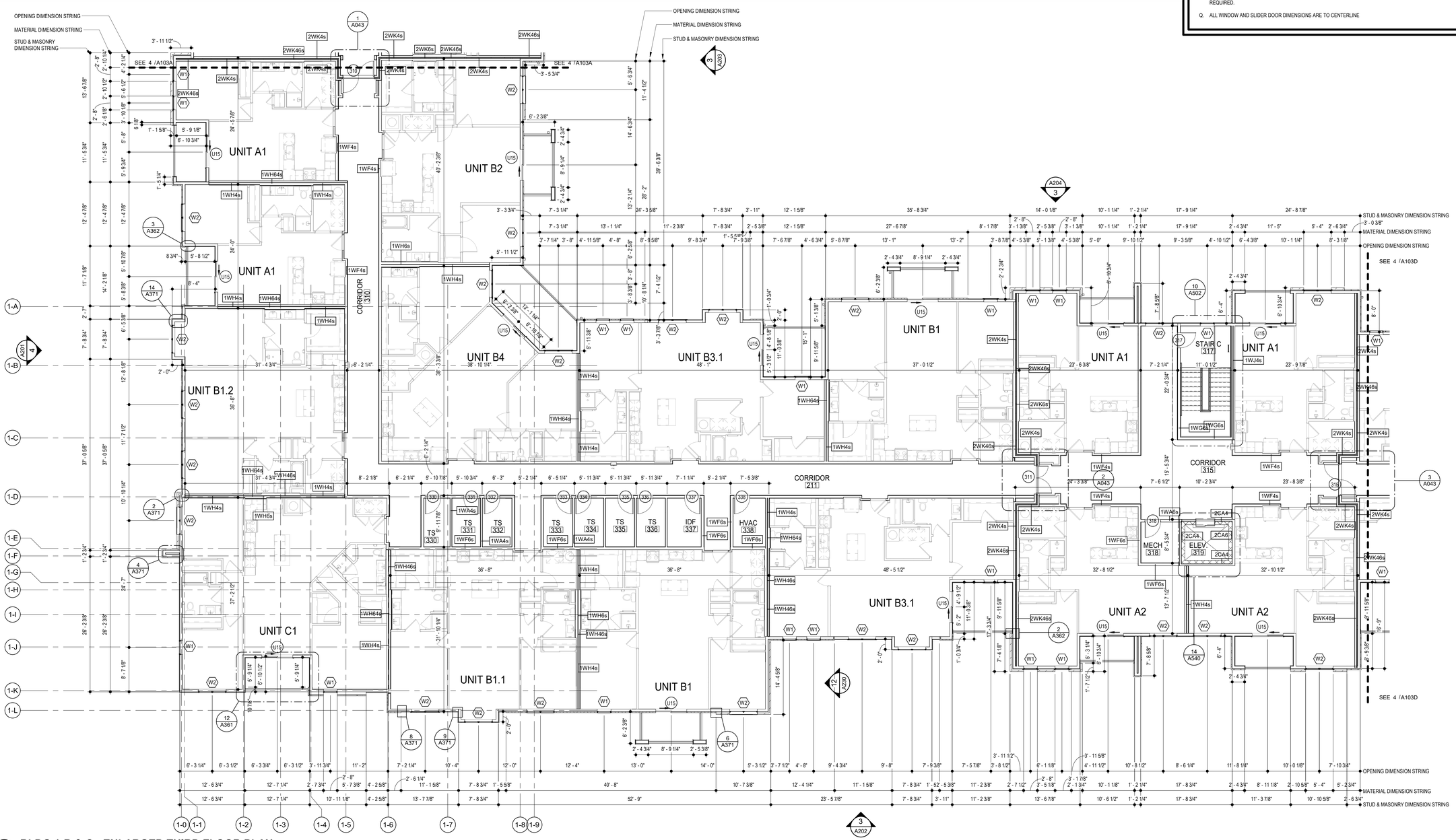
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Q. ALL WINDOW AND SLIDER DOOR DIMENSIONS ARE TO CENTERLINE



4 BLDG 1-B & C - ENLARGED THIRD FLOOR PLAN
SCALE: 1/8" = 1'-0"

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

STATE OF MISSOURI — JOSEPH A. TEGETHOFF — NUMBER A-6001 — REGISTERED ARCHITECT
7.15.2021

Tegethoff DEVELOPMENT

The Signature at West Pryor

2100 AND 2150 NW LOWENSTEIN DR.
LEE'S SUMMIT, MISSOURI 64081

TR¡ ARCHITECTS

TR¡ Architects
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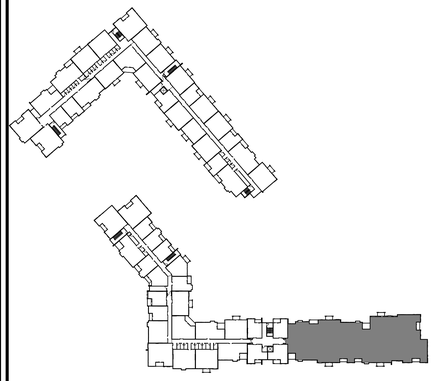
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TR¡ PROJECT NO. 20-001

SHEET NO.

A103B

BLDG 1-B & C - ENLARGED THIRD FLOOR PLAN



LOCATION PLAN

GENERAL NOTES

A. DIMENSIONS ARE TO FACE OF STUD OR FACE OF MASONRY.

B. FOR DOOR SCHEDULE SEE SHEET A040 XXX

C. FOR WINDOW SCHEDULE SEE SHEET A050 X

D. FOR PARTITION TYPES SEE SHEET A030 X

E. FOR UNIT INTERIOR PARTITION TYPES AND LOCATIONS REFER TO UNIT SHEETS (A400 THROUGH A415).

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

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

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

L. IT IS THE GENERAL CONTRACTOR'S RESPONSIBILITY TO COORDINATE, LOCATE AND CONFIRM ALL FLOOR SINK, UNDERGROUND / OVERHEAD PLUMBING AND ELECTRICAL STUB-UPS, SPOT GRADING AT PERIMETER FOUNDATIONS

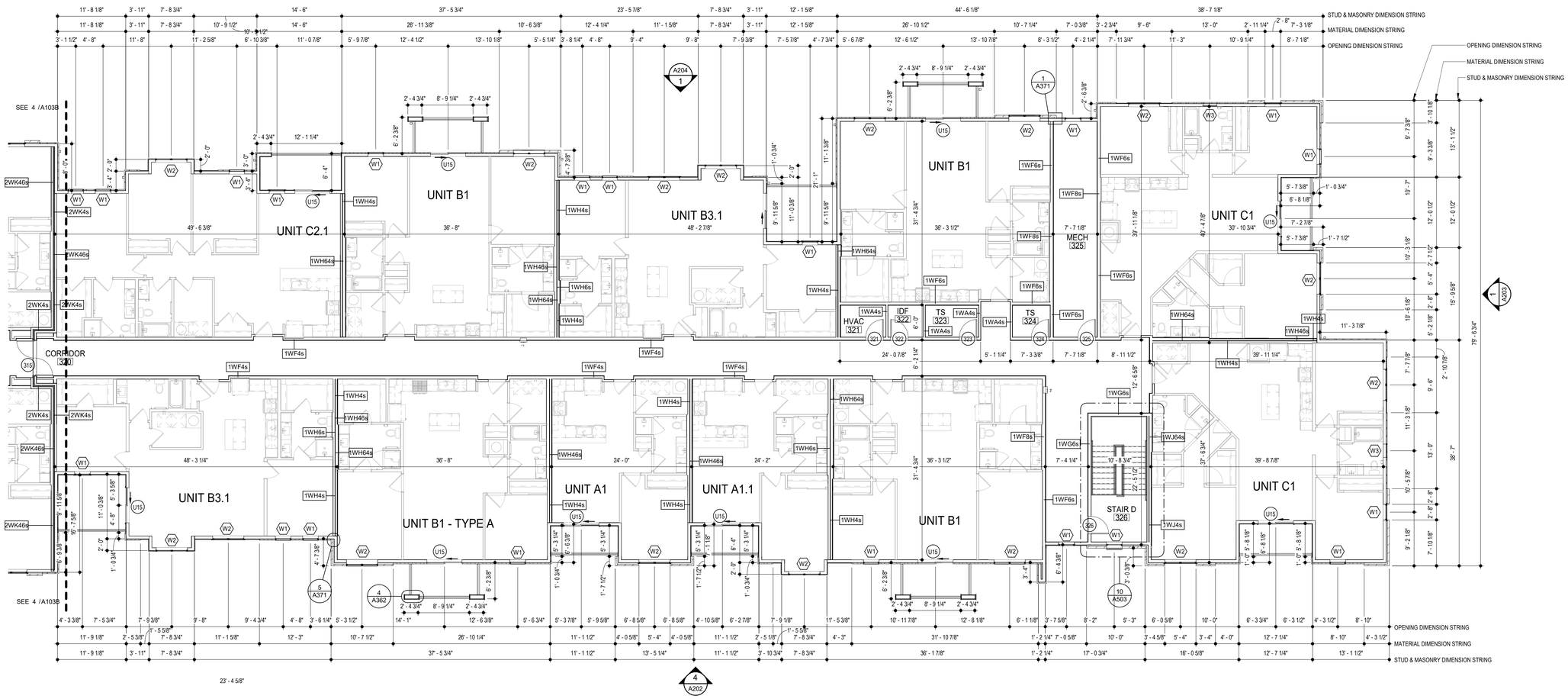
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Q. ALL WINDOW AND SLIDER DOOR DIMENSIONS ARE TO CENTERLINE



4 BLDG 1-D - ENLARGED THIRD FLOOR PLAN
SCALE: 1/8" = 1'-0"

ARCHITECT — TR¡ ARCHITECTS
STRUCTURAL ENGINEER — BOB D CAMPBELL & COMPANY
CIVIL ENGINEER — SM ENGINEERING
GENERAL CONTRACTOR — BRINKMANN CONSTRUCTORS
MECHANICAL ENGINEER — LATIMER SOMMERS & ASSOCIATES
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Tegethoff DEVELOPMENT

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TR¡ PROJECT NO. 20-001

SHEET NO.

A103D

BLDG 1-D - ENLARGED THIRD FLOOR PLAN

BLDG 1 DOWNSPOUT CALCS

AREA A:
8,816 S.F. / 6 DOWNSPOUTS = 1,469 S.F./D.S.
(SMACNA) TABLE 1-2 - 100 YEAR S.F./S.I. = 120
1,469 /120 = 12.24 SQUARE INCHES OF DOWNSPOUT AREA
USE (6) 4" SQ. DOWNSPOUTS

AREA B:
8,019 / 5 DOWNSPOUTS = 1,604 S.F. / D.S.
(SMACNA) TABLE 1-2 - 100 YEAR S.F./S.I. = 120
1,604 /120 = 13.37 SQUARE INCHES OF DOWNSPOUT AREA
USE (5) 4" SQ. DOWNSPOUTS

AREA C:
28,400 S.F. / 16 DOWNSPOUTS = 1,775 S.F./D.S.
(SMACNA) TABLE 1-2 - 100 YEAR S.F./S.I. = 120
1,775 /120 = 14.79 SQUARE INCHES OF DOWNSPOUT AREA
USE (16) 4" SQ. DOWNSPOUTS



ROOF KEYED NOTES

1. PROVIDE TAPERED CRICKETS AT ALL ROOF TOP UNITS, SLOPE 1/2" PER FOOT MINIMUM. INSTALL FLASHING AND COUNTER FLASHING PER ROOFING MANUFACTURER'S WRITTEN RECOMMENDATIONS.
2. TAPERED CRICKETS AS REQUIRED. SLOPE 1/2" PER FOOT MINIMUM.
3. FULLY ADHERED T.P.O. ROOF MEMBRANE.
4. CHANGE IN ROOF SLOPE AND/OR ELEVATION.
5. THRU-WALL ROOF SCUPPER WITH OVERFLOW.
6. 2'-6" x 3'-0" ROOF ACCESS HATCH.
7. ELEVATOR OVERRUN.
8. PROVIDE WALKWAY PADS FROM ROOF ACCESS TO ALL ROOFTOP EQUIPMENT.
9. ROOF SHEATHING TO BE CONSTRUCTED OF FIRE RETARDANT TREATED WOOD 4'-0" EACH SIDE OF FIRE WALL, NO PENETRATIONS ALLOWED IN THIS AREA
10. STUD KICKER WITH PLYWOOD SHEATHING AND ROOFING MEMBRANE.

ROOF GENERAL NOTES

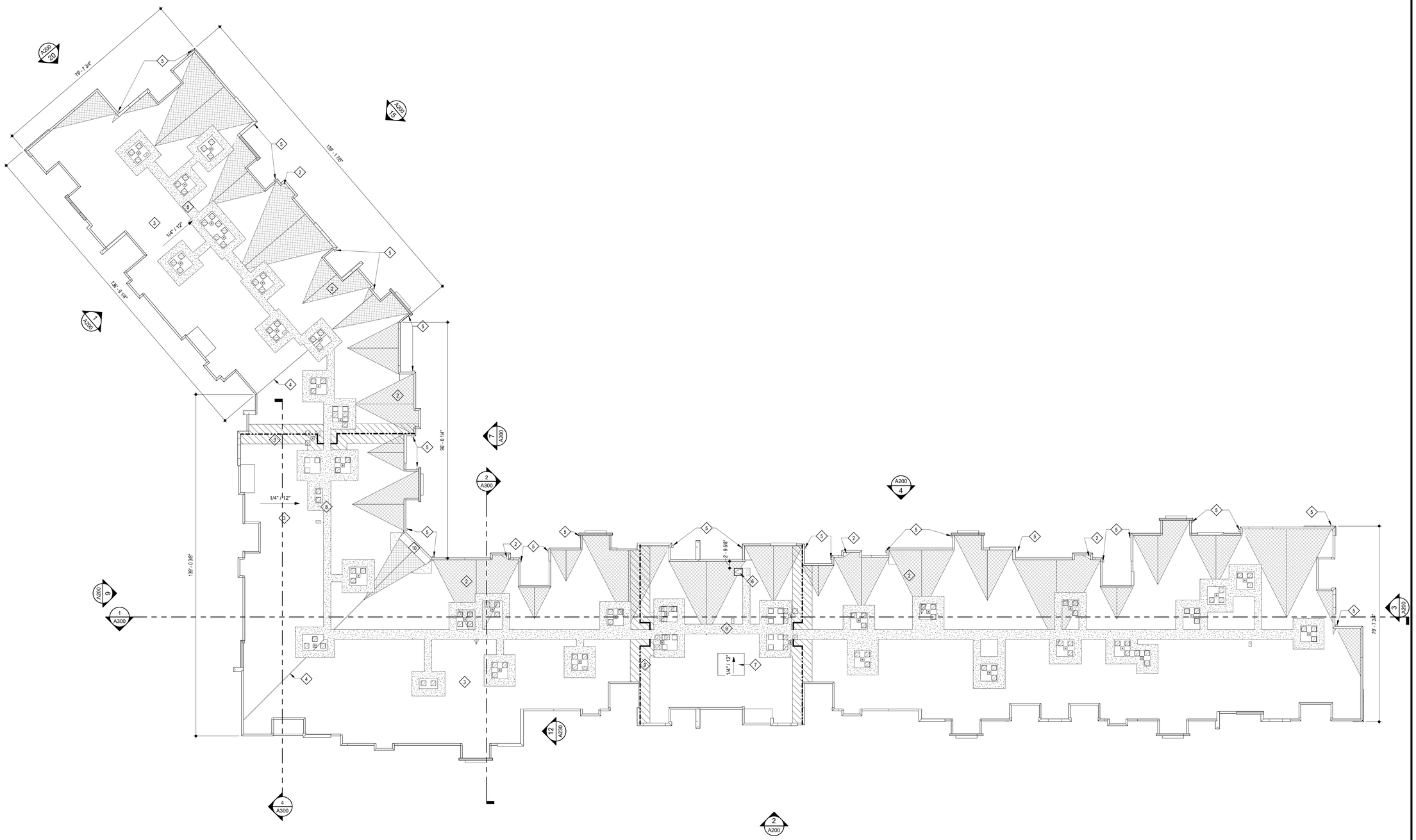
A. VERIFY LOCATIONS OF ALL ROOF PENETRATIONS WITH STRUCTURAL, M.E.P. AND ARCHITECTURAL DRAWINGS.

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

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

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

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



4 BLDG 1 - ROOF PLAN
SCALE: 1/16" = 1'-0"

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

STATE OF MISSOURI — JOSEPH M. TEGETHOFF — NUMBER A-6010 — REGISTERED ARCHITECT
7.15.2021

Tegethoff DEVELOPMENT

The Signature at West Pryor

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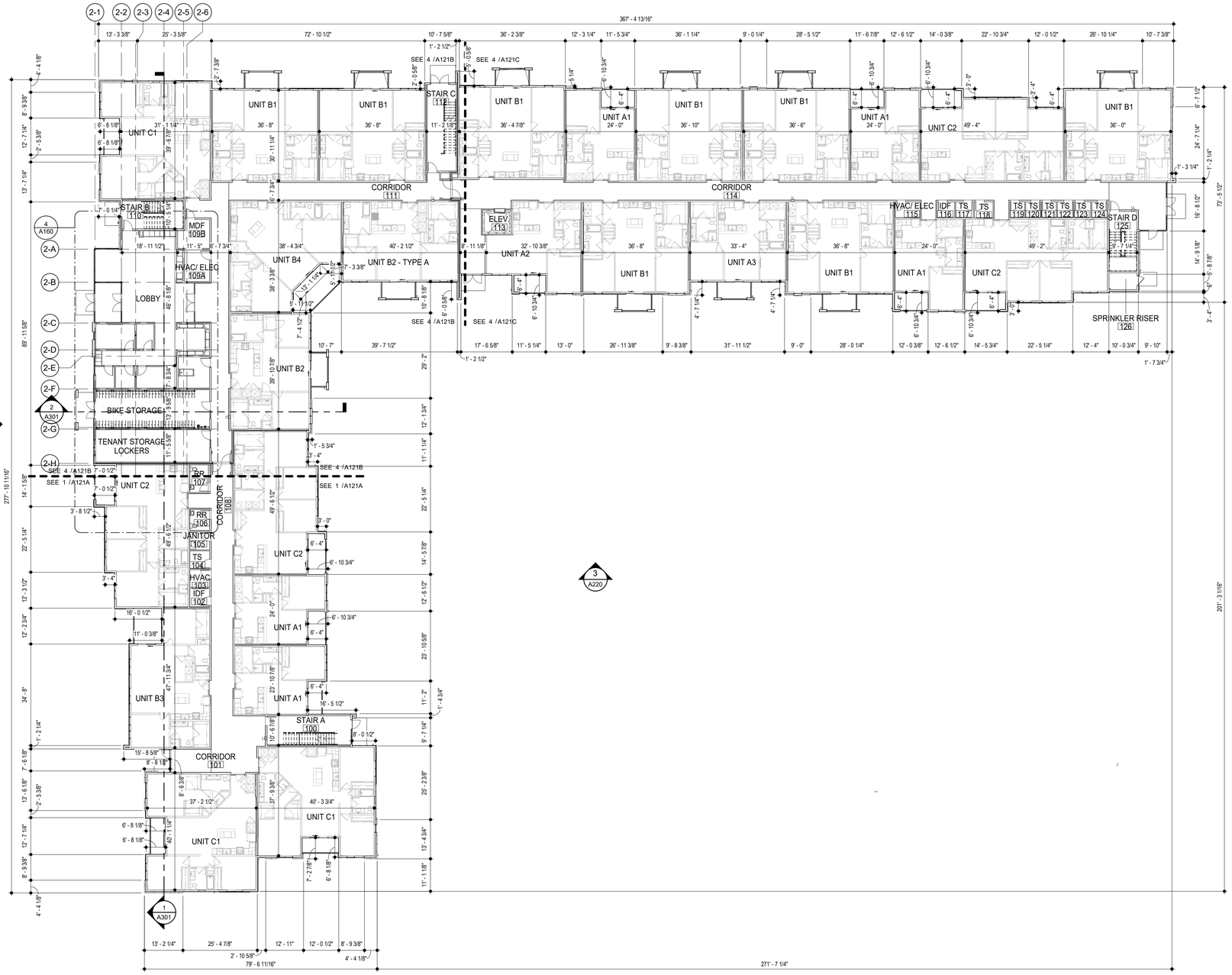
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TR¡ PROJECT NO. 20-001

SHEET NO.

A110

BLDG 1 - ROOF PLAN



BLDG 2 - FIRST FLOOR PLAN

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

GENERAL NOTES

A. DIMENSIONS ARE TO FACE OF STUD OR FACE OF MASONRY.

B. FOR DOOR SCHEDULE SEE SHEET A040 XXX

C. FOR WINDOW SCHEDULE SEE SHEET A050 X

D. FOR PARTITION TYPES SEE SHEET A030 X

E. FOR UNIT INTERIOR PARTITION TYPES AND LOCATIONS REFER TO UNIT SHEETS (A400 THROUGH A415).

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Q. ALL WINDOW AND SLIDER DOOR DIMENSIONS ARE TO CENTERLINE

FLOOR PLAN KEYED NOTES

1. FINISH FLOOR ELEVATION ASSUMED ELEVATION 100'-0" TYPICAL U.N.O. RE: CIVIL DRAWINGS FOR ALL GRADE INFORMATION.
2. 4" CONCRETE FLOOR SLAB WITH 6"x6" - W2.9xW2.9 W.W.F. ON 10 MIL POLY FILM VAPOR BARRIER ON 4" GRANULAR FILL. RE: STRUCTURAL DWGS.

STATE OF MISSOURI
2006021
CHRISTOPHER
MICHAEL
SCHWARTZ
REGISTERED ARCHITECT
7.15.2021

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

Togethobb DEVELOPMENT

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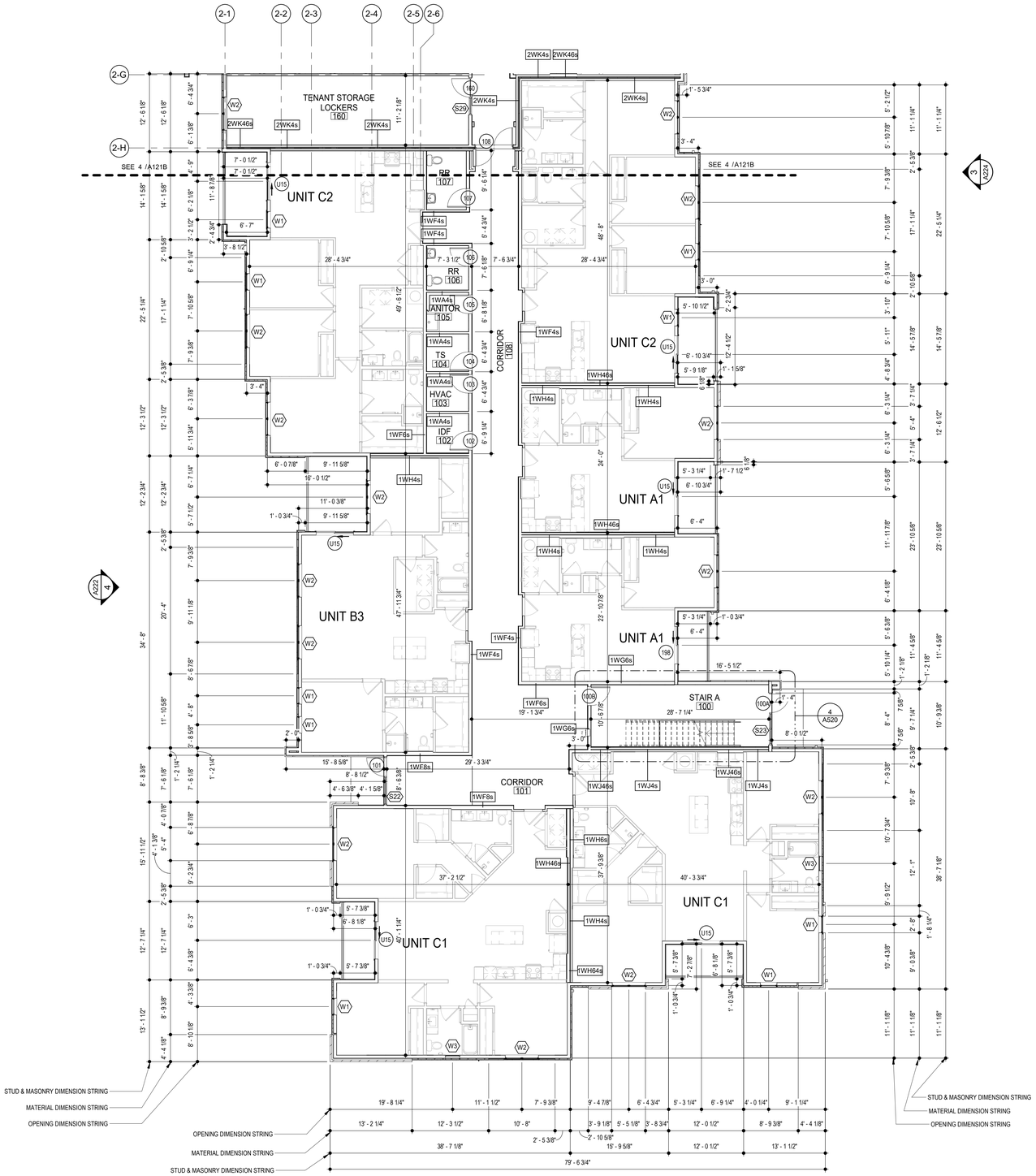
DWG BY MKSS

TR¡ PROJECT NO. 20-001

SHEET NO.

A121

BLDG 2 - FIRST FLOOR PLAN



1 BLDG 2-A - ENLARGED FIRST FLOOR PLAN

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

GENERAL NOTES

A. DIMENSIONS ARE TO FACE OF STUD OR FACE OF MASONRY.

B. FOR DOOR SCHEDULE SEE SHEET A040 XXX

C. FOR WINDOW SCHEDULE SEE SHEET A050 X

D. FOR PARTITION TYPES SEE SHEET A030 X

E. FOR UNIT INTERIOR PARTITION TYPES AND LOCATIONS REFER TO UNIT SHEETS (A400 THROUGH A415).

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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.

H. UNLESS NOTED OTHERWISE, CORRIDOR PARTITION TYPE IN RESIDENTIAL AREA TO BE 1WF6s UNIT ENTRY RECESS PARTITION TYPE TO BE 1WA4s AND PARTITION TYPE BEHIND REFRIGERATOR TO BE 1WF4s.

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.

L. IT IS THE GENERAL CONTRACTOR'S RESPONSIBILITY TO COORDINATE, LOCATE AND CONFIRM ALL FLOOR SINK, UNDERGROUND / OVERHEAD PLUMBING AND ELECTRICAL STUB-UPS, SPOT GRADING AT PERIMETER FOUNDATIONS

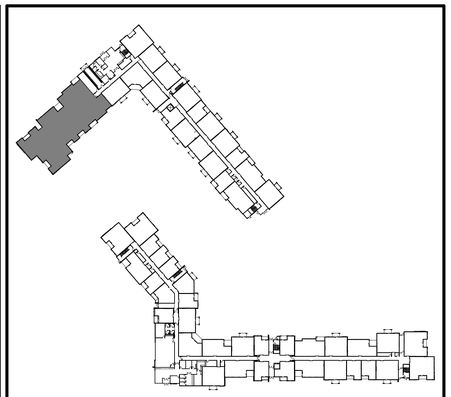
M. THE ARCHITECT ASSUMES THE GENERAL CONTRACTOR HAS INCLUDED IN HIS BID THE HIGHEST QUALITY AND GREATEST QUANTITY FOR THE PURPOSE OF RESOLVING ANY CONFLICTS IN THE CONSTRUCTION DOCUMENTS WHICH ARE IMPLIED OR UNDEFINED.

N. * ASSUMED FINISH FLOOR ELEVATION = 100.00" VERIFY ACTUAL FINISH FLOOR ELEVATION WITH CIVIL DRAWINGS.

O. GENERAL CONTRACTOR TO CAULK AND SEAL EXPANSION JOINTS AT ALL EXTERIOR/INTERIOR CONCRETE - SEE MASONRY SPECIFICATIONS.

P. GENERAL CONTRACTOR SHALL VERIFY GOVERNMENTAL REQUIREMENTS PRIOR TO BID AND INCLUDE IN BID ALL COSTS ASSOCIATED WITH FIRE ALARM SYSTEM INCLUDING AUDIO/VISUAL DEVICES AND PULL STATIONS WHERE REQUIRED.

Q. ALL WINDOW AND SLIDER DOOR DIMENSIONS ARE TO CENTERLINE



LOCATION PLAN

STATE OF MISSOURI
2016021
TIMOTHY
SCHWARTZ
REGISTERED ARCHITECT
7.15.2021

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

Togethabb DEVELOPMENT

The Signature at West Pryor

2100 AND 2150 NW LOWENSTEIN DR.
LEE'S SUMMIT, MISSOURI 64081

TRi ARCHITECTS

TRi Architects
1790 S. Brentwood Blvd.
St. Louis, Missouri 63144
T: 314-395-9750
www.triarchitects.com
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DATE: 7.15.2021

REVISIONS 0

DWG BY MKSS

TR¡ PROJECT NO. 20-001

SHEET NO.

A121A

BLDG 2-A - ENLARGED FIRST FLOOR PLAN

GENERAL NOTES

A. DIMENSIONS ARE TO FACE OF STUD OR FACE OF MASONRY.

B. FOR DOOR SCHEDULE SEE SHEET A040 XXX

C. FOR WINDOW SCHEDULE SEE SHEET A050 X

D. FOR PARTITION TYPES SEE SHEET A030 X

E. FOR UNIT INTERIOR PARTITION TYPES AND LOCATIONS REFER TO UNIT SHEETS (A400 THROUGH A415).

F. GENERAL CONTRACTOR WILL FURNISH & INSTALL 5 LB MULTIPURPOSE DRY CHEMICAL 2A:10B:C RATED FIRE EXTINGUISHERS w/ MOUNTING BRACKETS & ACCESSORIES @ 4'-0" A.F.F. AS REQUIRED BY GOVERNMENTAL AUTHORITIES. MAXIMUM TRAVEL DISTANCE OF 75'-0" FOR PLACEMENT IN PUBLIC SPACES AND CORRIDORS. A MINIMUM RATED 1A:10B:C FIRE EXTINGUISHER TO BE PROVIDED IN EACH UNIT.

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.

H. UNLESS NOTED OTHERWISE, CORRIDOR PARTITION TYPE IN RESIDENTIAL AREA TO BE 1WF6s UNIT ENTRY RECESS PARTITION TYPE TO BE 1WA4s AND PARTITION TYPE BEHIND REFRIGERATOR TO BE 1WF4s

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.

L. IT IS THE GENERAL CONTRACTOR'S RESPONSIBILITY TO COORDINATE, LOCATE AND CONFIRM ALL FLOOR SINK, UNDERGROUND / OVERHEAD PLUMBING AND ELECTRICAL STUB-UPS, SPOT GRADING AT PERIMETER FOUNDATIONS

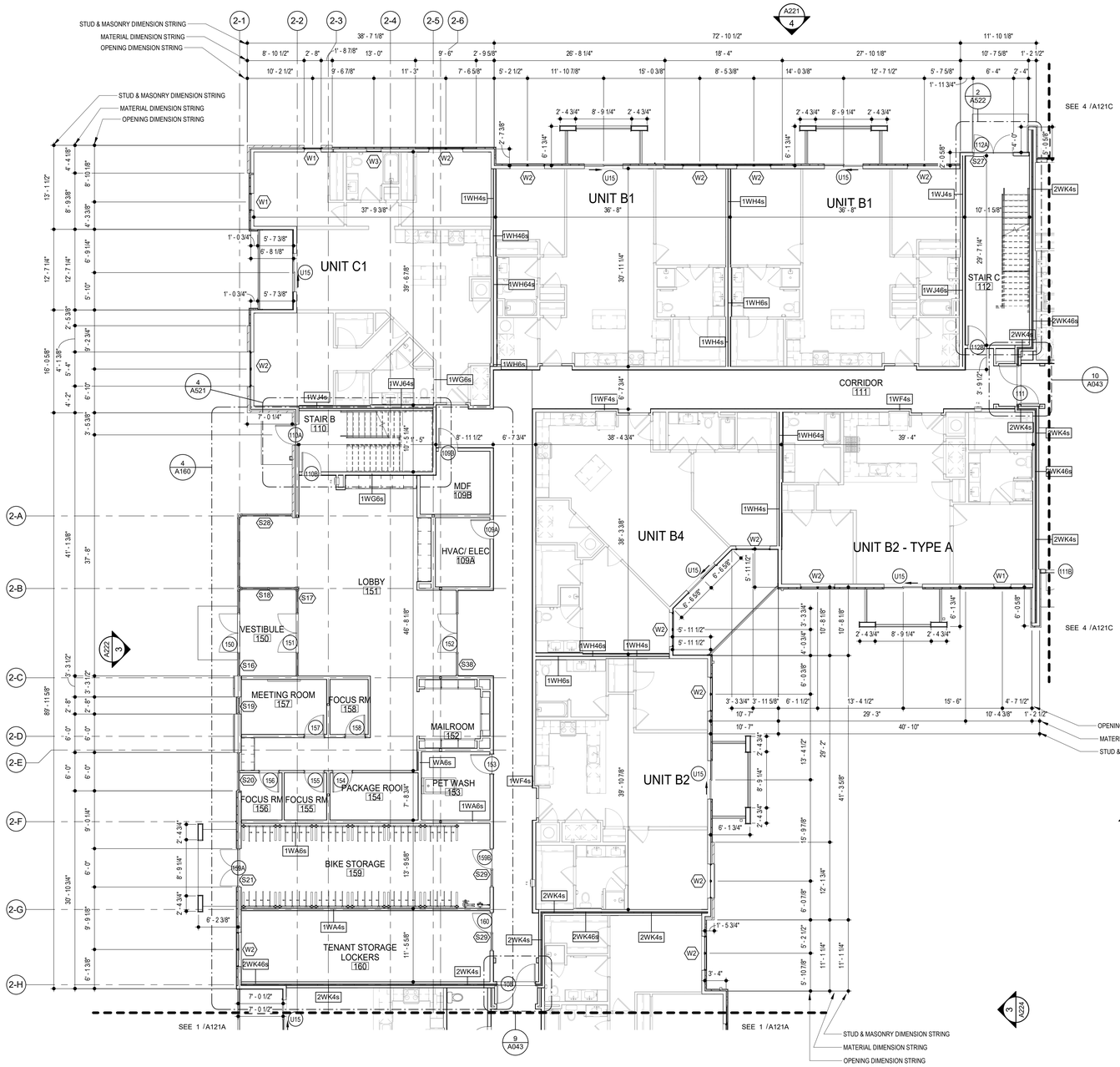
M. THE ARCHITECT ASSUMES THE GENERAL CONTRACTOR HAS INCLUDED IN HIS BID THE HIGHEST QUALITY AND GREATEST QUANTITY FOR THE PURPOSE OF RESOLVING ANY CONFLICTS IN THE CONSTRUCTION DOCUMENTS WHICH ARE IMPLIED OR UNDEFINED.

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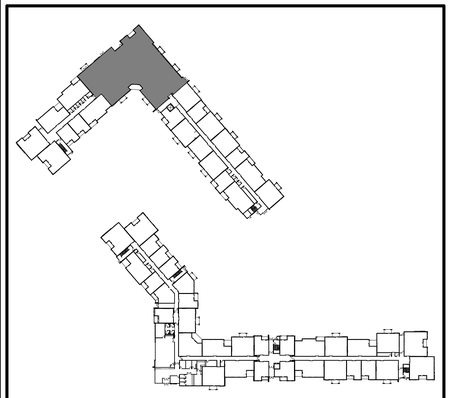
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P. GENERAL CONTRACTOR SHALL VERIFY GOVERNMENTAL REQUIREMENTS PRIOR TO BID AND INCLUDE IN BID ALL COSTS ASSOCIATED WITH FIRE ALARM SYSTEM INCLUDING AUDIO/VISUAL DEVICES AND PULL STATIONS WHERE REQUIRED.

Q. ALL WINDOW AND SLIDER DOOR DIMENSIONS ARE TO CENTERLINE



4 BLDG 2-B - ENLARGED FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"



LOCATION PLAN

STATE OF MISSOURI
JOSEPH A. TEGETHOFF
2006021
REGISTERED
ARCHITECT
7.15.2021

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

Tegethoff DEVELOPMENT

The Signature at West Pryor

2100 AND 2150 NW LOWENSTEIN DR.
LEE'S SUMMIT, MISSOURI 64081

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DATE: 7.15.2021

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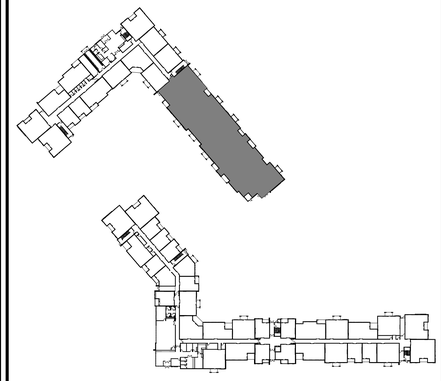
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TR¡ PROJECT NO. 20-001

SHEET NO.

A121B

BLDG 2-B - ENLARGED FIRST FLOOR PLAN



LOCATION PLAN

GENERAL NOTES

A. DIMENSIONS ARE TO FACE OF STUD OR FACE OF MASONRY.

B. FOR DOOR SCHEDULE SEE SHEET A040 XXX

C. FOR WINDOW SCHEDULE SEE SHEET A050 X

D. FOR PARTITION TYPES SEE SHEET A030 X

E. FOR UNIT INTERIOR PARTITION TYPES AND LOCATIONS REFER TO UNIT SHEETS (A400 THROUGH A415).

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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.

H. UNLESS NOTED OTHERWISE, CORRIDOR PARTITION TYPE IN RESIDENTIAL AREA TO BE 1WF6s UNIT ENTRY RECESS PARTITION TYPE TO BE 1WA4s AND PARTITION TYPE BEHIND REFRIGERATOR TO BE 1WF4s.

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.

L. IT IS THE GENERAL CONTRACTOR'S RESPONSIBILITY TO COORDINATE, LOCATE AND CONFIRM ALL FLOOR SINK, UNDERGROUND / OVERHEAD PLUMBING AND ELECTRICAL STUB-UPS, SPOT GRADING AT PERIMETER FOUNDATIONS

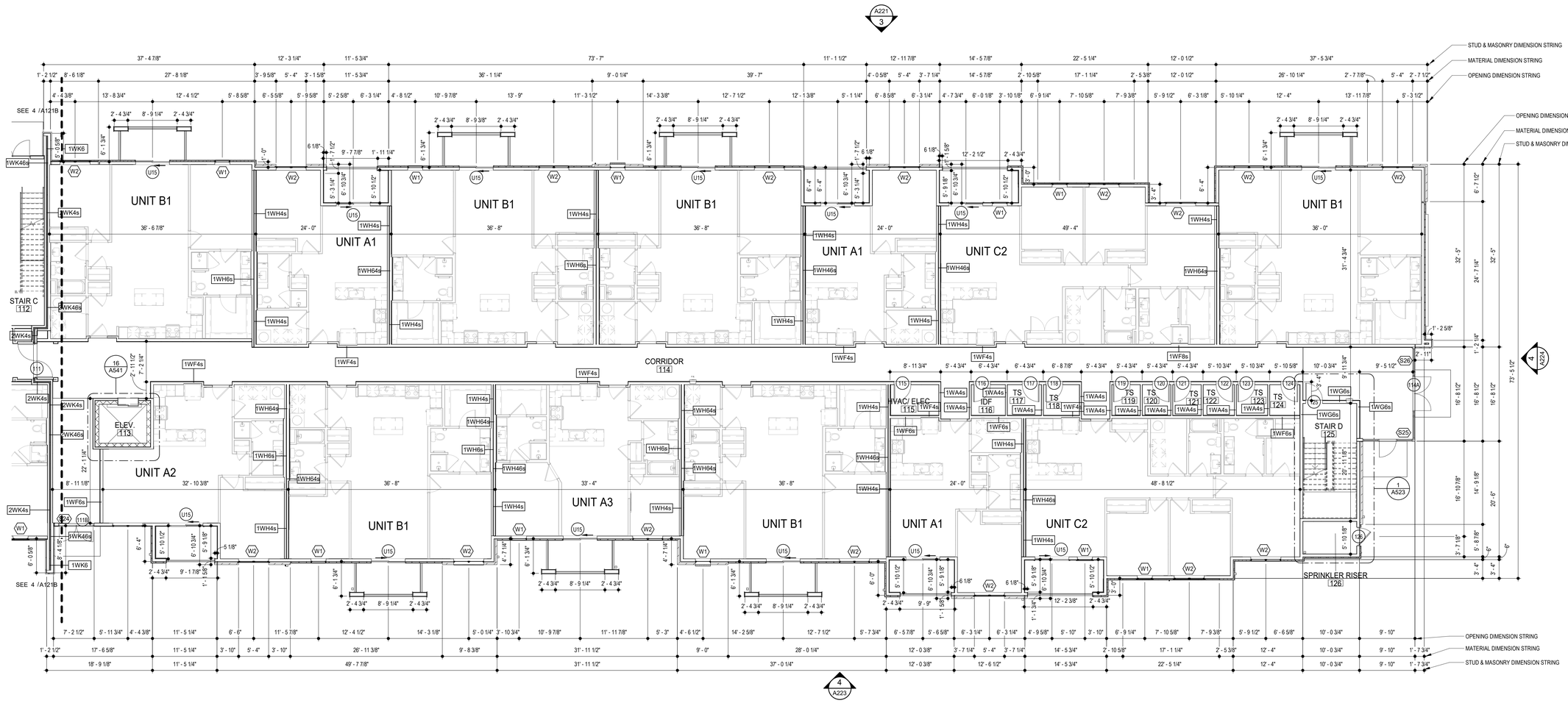
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N. * ASSUMED FINISH FLOOR ELEVATION = 100.00* VERIFY ACTUAL FINISH FLOOR ELEVATION WITH CIVIL DRAWINGS.

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Q. ALL WINDOW AND SLIDER DOOR DIMENSIONS ARE TO CENTERLINE



4 BLDG 2-C - ENLARGED FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

7.15.2021

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

Tegethoff DEVELOPMENT

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2100 AND 2150 NW LOWENSTEIN DR.
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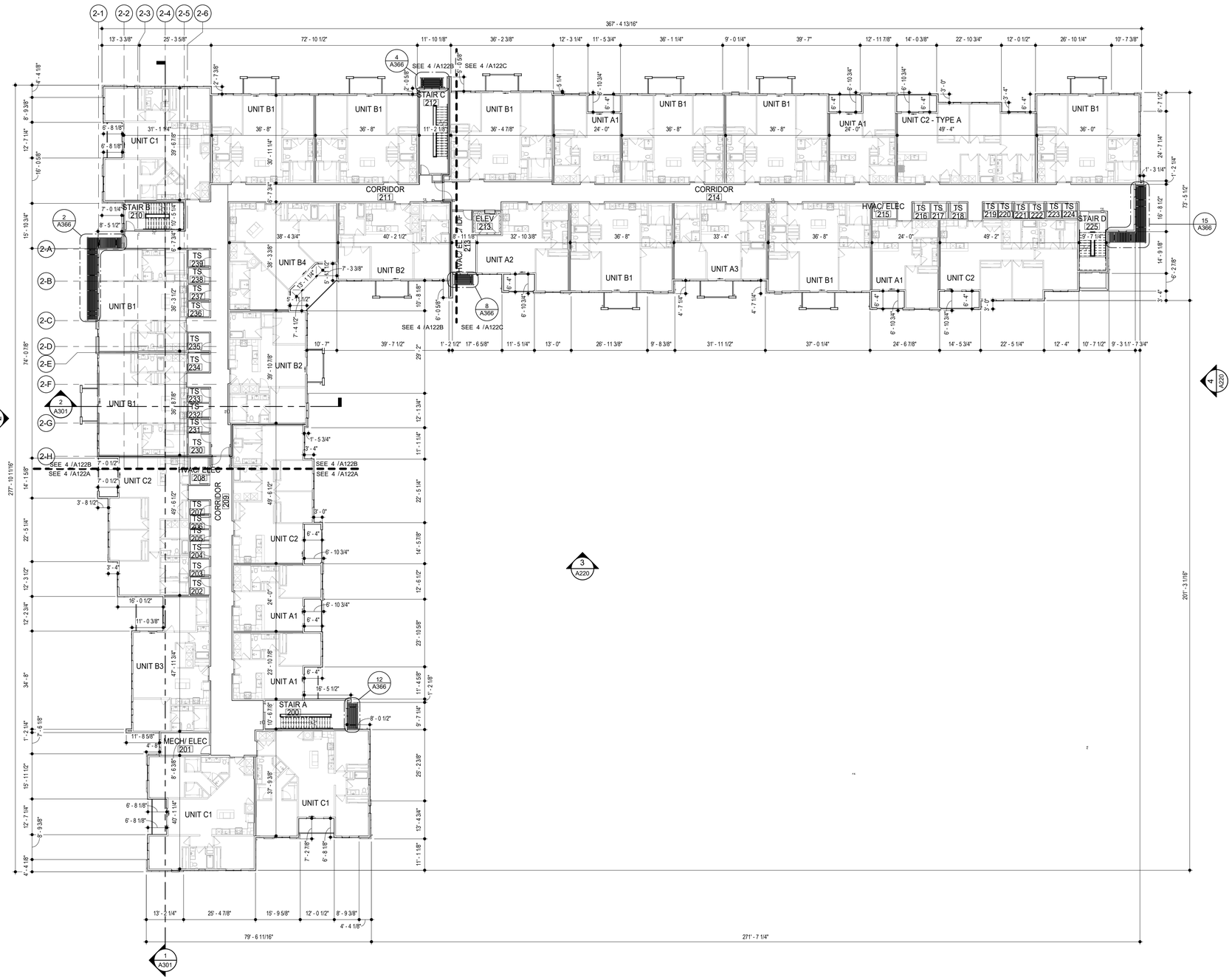
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TR¡ PROJECT NO. 20-001

SHEET NO.

A121C

BLDG 2-C - ENLARGED FIRST FLOOR PLAN



GENERAL NOTES

A. DIMENSIONS ARE TO FACE OF STUD OR FACE OF MASONRY.

B. FOR DOOR SCHEDULE SEE SHEET A040 XXX

C. FOR WINDOW SCHEDULE SEE SHEET A050 X

D. FOR PARTITION TYPES SEE SHEET A030 X

E. FOR UNIT INTERIOR PARTITION TYPES AND LOCATIONS REFER TO UNIT SHEETS (A400 THROUGH A415).

F. GENERAL CONTRACTOR WILL FURNISH & INSTALL 5 LB MULTIPURPOSE DRY CHEMICAL 2A:10B:C RATED FIRE EXTINGUISHERS w/ MOUNTING BRACKETS & ACCESSORIES @ 4'-0" A.F.F. AS REQUIRED BY GOVERNMENTAL AUTHORITIES. MAXIMUM TRAVEL DISTANCE OF 75'-0" FOR PLACEMENT IN PUBLIC SPACES AND CORRIDORS. A MINIMUM RATED 1A:10B:C FIRE EXTINGUISHER TO BE PROVIDED IN EACH UNIT.

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

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

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

L. IT IS THE GENERAL CONTRACTOR'S RESPONSIBILITY TO COORDINATE, LOCATE AND CONFIRM ALL FLOOR SINK, UNDERGROUND / OVERHEAD PLUMBING AND ELECTRICAL STUB-UPS, SPOT GRADING AT PERIMETER FOUNDATIONS

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Q. ALL WINDOW AND SLIDER DOOR DIMENSIONS ARE TO CENTERLINE

4 BLDG 2 - SECOND FLOOR PLAN
SCALE: 1/16" = 1'-0"

STATE OF MISSOURI
JOSEPH
MICHAEL
SCHWAB
NUMBER
A-2007018
REGISTERED ARCHITECT
7.15.2021

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

Together Development

The Signature at West Pryor

2100 AND 2150 NW LOWENSTEIN DR.
LEE'S SUMMIT, MISSOURI 64081

TRi ARCHITECTS

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St. Louis, Missouri 63144
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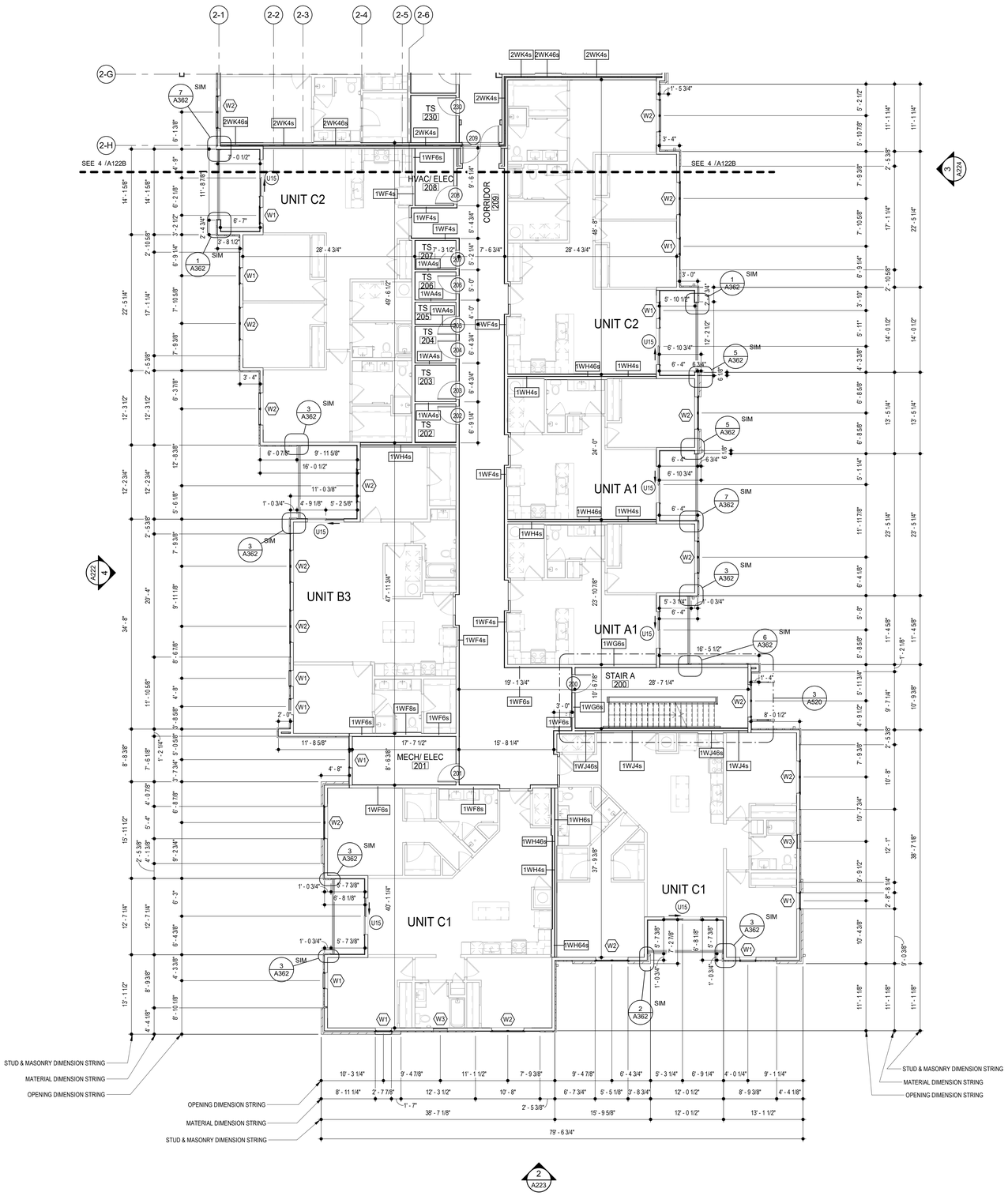
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TR¡ PROJECT NO. 20-001

SHEET NO.

A122

BLDG 2 - SECOND FLOOR PLAN



4 BLDG 2-A - ENLARGED SECOND FLOOR PLAN

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

GENERAL NOTES

A. DIMENSIONS ARE TO FACE OF STUD OR FACE OF MASONRY.

B. FOR DOOR SCHEDULE SEE SHEET A040 XXX

C. FOR WINDOW SCHEDULE SEE SHEET A050 X

D. FOR PARTITION TYPES SEE SHEET A030 X

E. FOR UNIT INTERIOR PARTITION TYPES AND LOCATIONS REFER TO UNIT SHEETS (A400 THROUGH A415).

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

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

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

L. IT IS THE GENERAL CONTRACTOR'S RESPONSIBILITY TO COORDINATE, LOCATE AND CONFIRM ALL FLOOR SINK, UNDERGROUND / OVERHEAD PLUMBING AND ELECTRICAL STUB-UPS, SPOT GRADING AT PERIMETER FOUNDATIONS

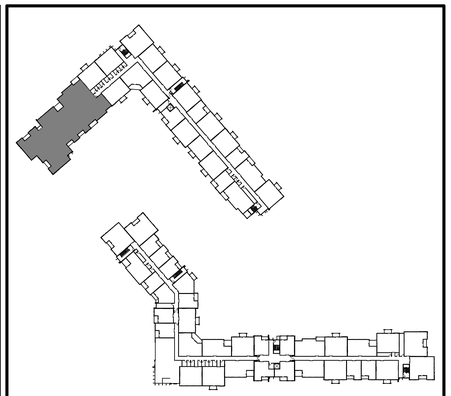
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Q. ALL WINDOW AND SLIDER DOOR DIMENSIONS ARE TO CENTERLINE



LOCATION PLAN

STATE OF MISSOURI
JOSEPH M. KOSS
2010021
REGISTERED ARCHITECT
7.15.2021

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

Togethabb DEVELOPMENT

The Signature at West Pryor

2100 AND 2150 NW LOWENSTEIN DR.
LEE'S SUMMIT, MISSOURI 64081

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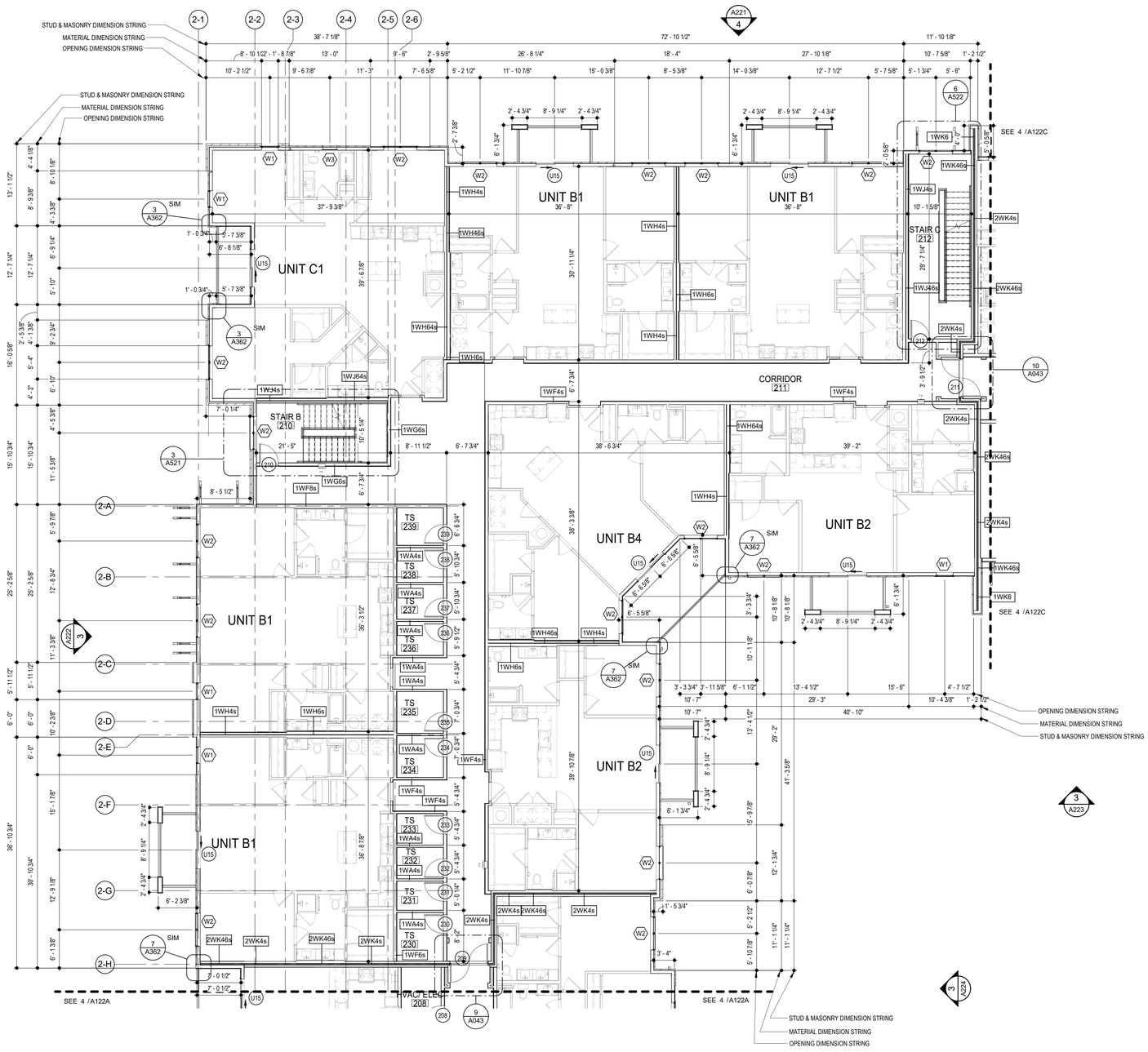
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TR¡ PROJECT NO. 20-001

SHEET NO.

A122A

BLDG 2-A - ENLARGED SECOND FLOOR PLAN



4 BLDG 2-B - ENLARGED SECOND FLOOR PLAN

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

GENERAL NOTES

A. DIMENSIONS ARE TO FACE OF STUD OR FACE OF MASONRY.

B. FOR DOOR SCHEDULE SEE SHEET A040 XXX

C. FOR WINDOW SCHEDULE SEE SHEET A050 X

D. FOR PARTITION TYPES SEE SHEET A030 X

E. FOR UNIT INTERIOR PARTITION TYPES AND LOCATIONS REFER TO UNIT SHEETS (A400 THROUGH A415).

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H. UNLESS NOTED OTHERWISE, CORRIDOR PARTITION TYPE IN RESIDENTIAL AREA TO BE 1WF6s UNIT ENTRY RECESS PARTITION TYPE TO BE 1WA4s AND PARTITION TYPE BEHIND REFRIGERATOR TO BE 1WF4s.

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.

L. IT IS THE GENERAL CONTRACTOR'S RESPONSIBILITY TO COORDINATE, LOCATE AND CONFIRM ALL FLOOR SINK, UNDERGROUND / OVERHEAD PLUMBING AND ELECTRICAL STUB-UPS, SPOT GRADING AT PERIMETER FOUNDATIONS

M. THE ARCHITECT ASSUMES THE GENERAL CONTRACTOR HAS INCLUDED IN HIS BID THE HIGHEST QUALITY AND GREATEST QUANTITY FOR THE PURPOSE OF RESOLVING ANY CONFLICTS IN THE CONSTRUCTION DOCUMENTS WHICH ARE IMPLIED OR UNDEFINED.

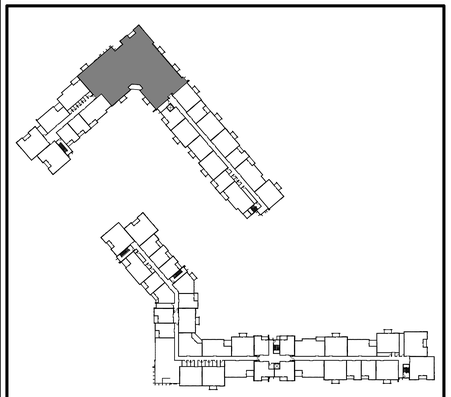
N. * ASSUMED FINISH FLOOR ELEVATION = 100.00" VERIFY ACTUAL FINISH FLOOR ELEVATION WITH CIVIL DRAWINGS.

O. GENERAL CONTRACTOR TO CAULK AND SEAL EXPANSION JOINTS AT ALL EXTERIOR/INTERIOR CONCRETE - SEE MASONRY SPECIFICATIONS.

P. GENERAL CONTRACTOR SHALL VERIFY GOVERNMENTAL REQUIREMENTS PRIOR TO BID AND INCLUDE IN BID ALL COSTS ASSOCIATED WITH FIRE ALARM SYSTEM INCLUDING AUDIO/VISUAL DEVICES AND PULL STATIONS WHERE REQUIRED.

Q. ALL WINDOW AND SLIDER DOOR DIMENSIONS ARE TO CENTERLINE

LOCATION PLAN



STATE OF MISSOURI
JOSEPH M. KOWENSTEIN
2006021
REGISTERED
ARCHITECT
7.15.2021

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

Tegethoff DEVELOPMENT

The Signature at West Pryor

2100 AND 2150 NW LOWENSTEIN DR.
LEE'S SUMMIT, MISSOURI 64081

TR;i ARCHITECTS
TRi Architects
1790 S. Brentwood Blvd.
St. Louis, Missouri 63144
T: 314-395-9750
www.triarchitects.com

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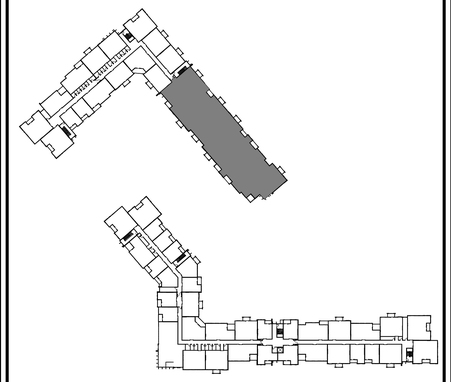
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TR;i PROJECT NO. 20-001

SHEET NO.

A122B

BLDG 2-B - ENLARGED SECOND FLOOR PLAN



LOCATION PLAN

GENERAL NOTES

A. DIMENSIONS ARE TO FACE OF STUD OR FACE OF MASONRY.

B. FOR DOOR SCHEDULE SEE SHEET A040 XXX

C. FOR WINDOW SCHEDULE SEE SHEET A050 X

D. FOR PARTITION TYPES SEE SHEET A030 X

E. FOR UNIT INTERIOR PARTITION TYPES AND LOCATIONS REFER TO UNIT SHEETS (A400 THROUGH A415).

F. GENERAL CONTRACTOR WILL FURNISH & INSTALL 5 LB MULTIPURPOSE DRY CHEMICAL 2A:10B:C RATED FIRE EXTINGUISHERS w/ MOUNTING BRACKETS & ACCESSORIES @ 4'-0" A.F.F. AS REQUIRED BY GOVERNMENTAL AUTHORITIES. MAXIMUM TRAVEL DISTANCE OF 75'-0" FOR PLACEMENT IN PUBLIC SPACES AND CORRIDORS. A MINIMUM RATED 1A:10B:C FIRE EXTINGUISHER TO BE PROVIDED IN EACH UNIT.

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H. UNLESS NOTED OTHERWISE, CORRIDOR PARTITION TYPE IN RESIDENTIAL AREA TO BE 1WF6s UNIT ENTRY RECESS PARTITION TYPE TO BE 1WA4s AND PARTITION TYPE BEHIND REFRIGERATOR TO BE 1WF4s

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.

L. IT IS THE GENERAL CONTRACTOR'S RESPONSIBILITY TO COORDINATE, LOCATE AND CONFIRM ALL FLOOR SINK, UNDERGROUND / OVERHEAD PLUMBING AND ELECTRICAL STUB-UPS, SPOT GRADING AT PERIMETER FOUNDATIONS

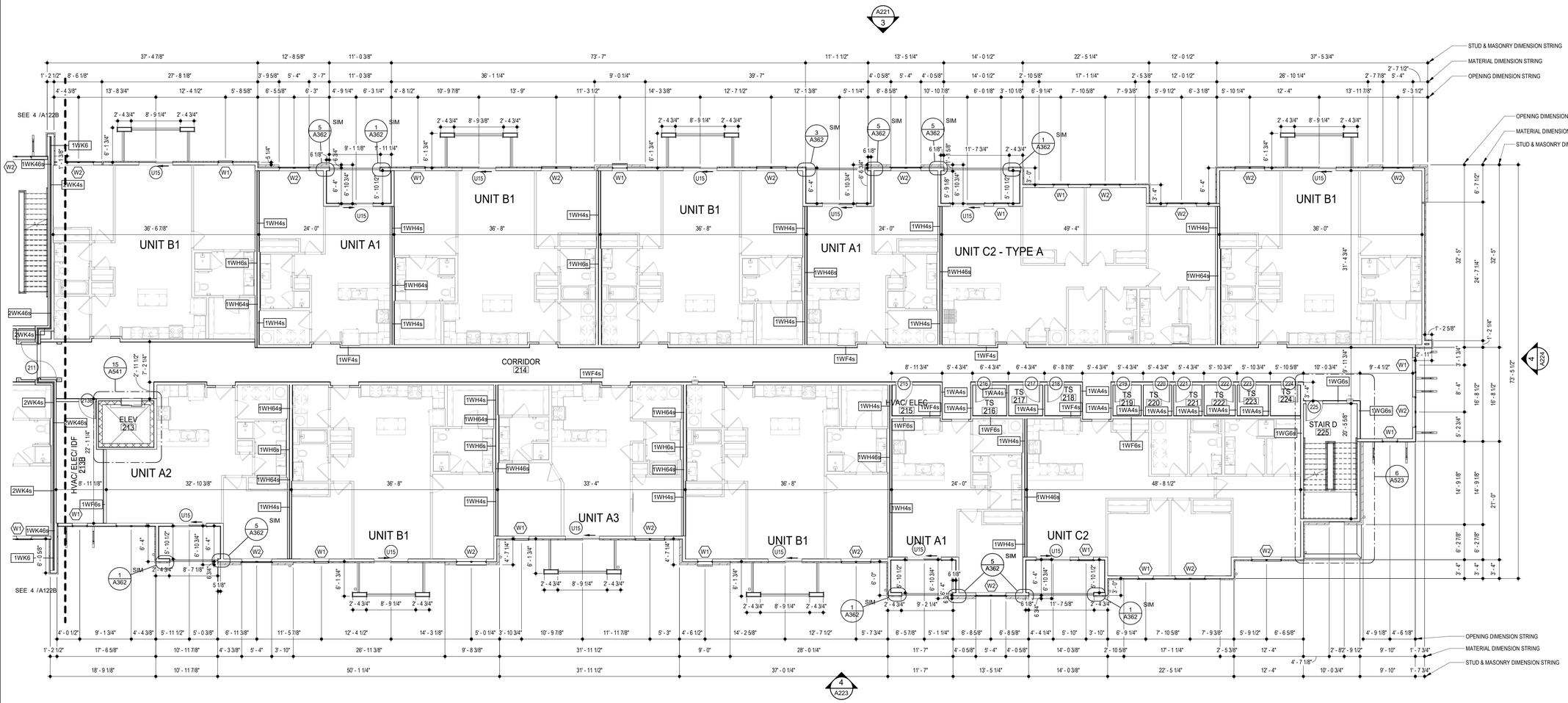
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P. GENERAL CONTRACTOR SHALL VERIFY GOVERNMENTAL REQUIREMENTS PRIOR TO BID AND INCLUDE IN BID ALL COSTS ASSOCIATED WITH FIRE ALARM SYSTEM INCLUDING AUDIO/VISUAL DEVICES AND PULL STATIONS WHERE REQUIRED.

Q. ALL WINDOW AND SLIDER DOOR DIMENSIONS ARE TO CENTERLINE



4 BLDG 2-C - ENLARGED SECOND FLOOR PLAN

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

7.15.2021

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

Tegethoff DEVELOPMENT

The Signature at West Pryor

2100 AND 2150 NW LOWENSTEIN DR.
LEE'S SUMMIT, MISSOURI 64081

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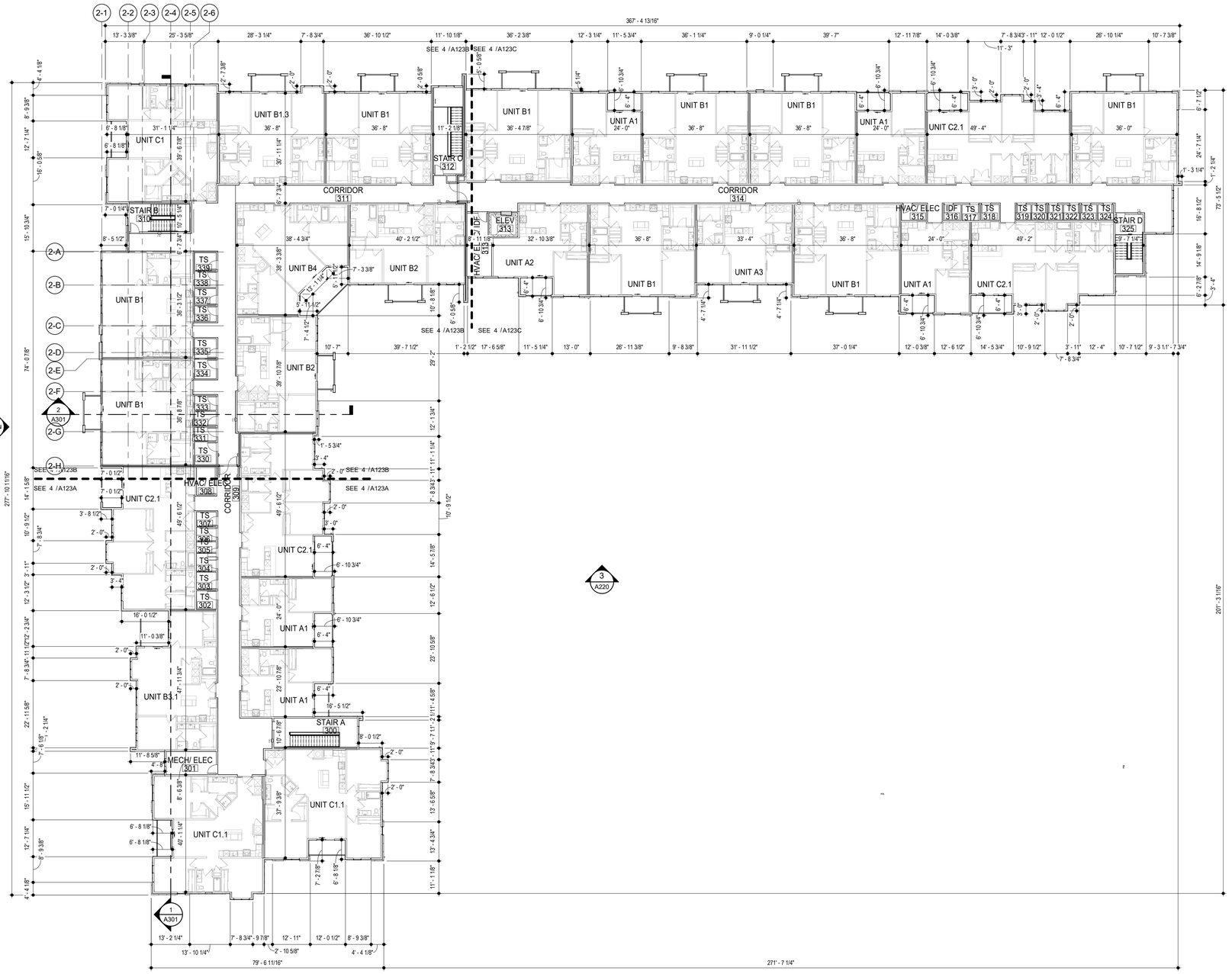
DWG BY MKSS

TR¡ PROJECT NO. 20-001

SHEET NO.

A122C

BLDG 2-C - ENLARGED SECOND FLOOR PLAN



GENERAL NOTES

A. DIMENSIONS ARE TO FACE OF STUD OR FACE OF MASONRY.

B. FOR DOOR SCHEDULE SEE SHEET A040 XXX

C. FOR WINDOW SCHEDULE SEE SHEET A050 X

D. FOR PARTITION TYPES SEE SHEET A030 X

E. FOR UNIT INTERIOR PARTITION TYPES AND LOCATIONS REFER TO UNIT SHEETS (A400 THROUGH A415).

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

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

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

L. IT IS THE GENERAL CONTRACTOR'S RESPONSIBILITY TO COORDINATE, LOCATE AND CONFIRM ALL FLOOR SINK, UNDERGROUND / OVERHEAD PLUMBING AND ELECTRICAL STUB-UPS, SPOT GRADING AT PERIMETER FOUNDATIONS

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Q. ALL WINDOW AND SLIDER DOOR DIMENSIONS ARE TO CENTERLINE

4 BLDG 2 - THIRD FLOOR PLAN
SCALE: 1/16" = 1'-0"

STATE OF MISSOURI
JOSEPH
MICHAEL
SCHMITT
NUMBER
A-2007014
REGISTERED ARCHITECT
7.15.2021

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

Together Development

The Signature at West Pryor

2100 AND 2150 NW LOWENSTEIN DR.
LEE'S SUMMIT, MISSOURI 64081

TRi ARCHITECTS

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DATE: 7.15.2021

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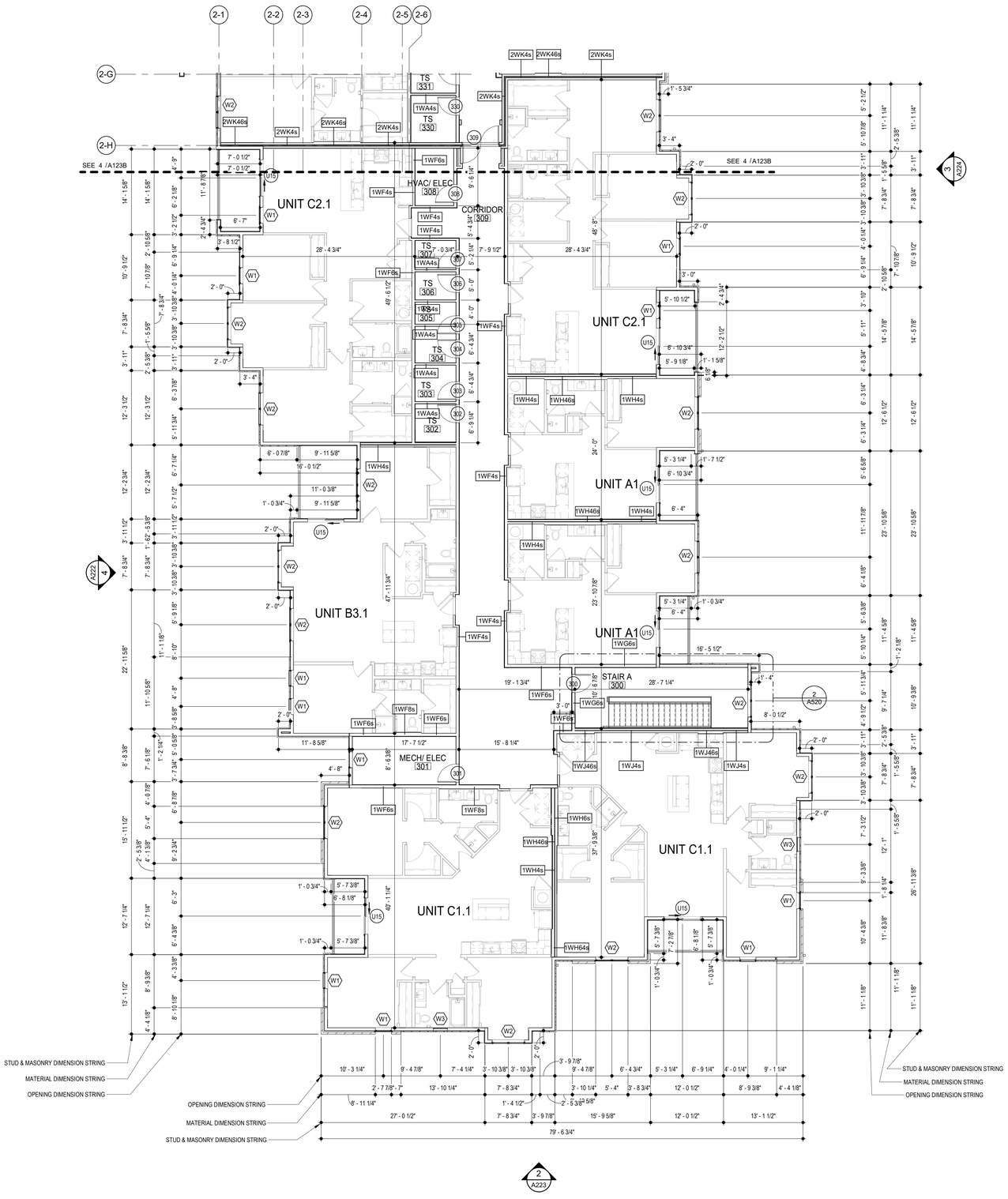
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TR¡ PROJECT NO. 20-001

SHEET NO.

A123

BLDG 2 - THIRD FLOOR PLAN



4 BLDG 2-A - ENLARGED THIRD FLOOR PLAN

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

GENERAL NOTES

A. DIMENSIONS ARE TO FACE OF STUD OR FACE OF MASONRY.

B. FOR DOOR SCHEDULE SEE SHEET A040 XXX

C. FOR WINDOW SCHEDULE SEE SHEET A050 X

D. FOR PARTITION TYPES SEE SHEET A030 X

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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.

L. IT IS THE GENERAL CONTRACTOR'S RESPONSIBILITY TO COORDINATE, LOCATE AND CONFIRM ALL FLOOR SINK, UNDERGROUND / OVERHEAD PLUMBING AND ELECTRICAL STUB-UPS, SPOT GRADING AT PERIMETER FOUNDATIONS

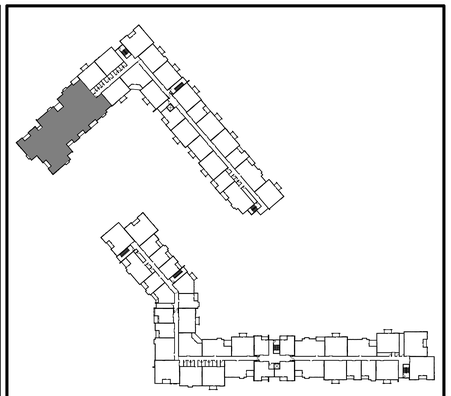
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Q. ALL WINDOW AND SLIDER DOOR DIMENSIONS ARE TO CENTERLINE



LOCATION PLAN

STATE OF MISSOURI
2008021
TIMOTHY
JOSEPH
HOLLIS
REGISTERED ARCHITECT
7.15.2021

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

Tegethoff DEVELOPMENT

The Signature at West Pryor

2100 AND 2150 NW LOWENSTEIN DR.
LEE'S SUMMIT, MISSOURI 64081

TRi ARCHITECTS

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St. Louis, Missouri 63144
T: 314-395-9750
www.triarchitects.com
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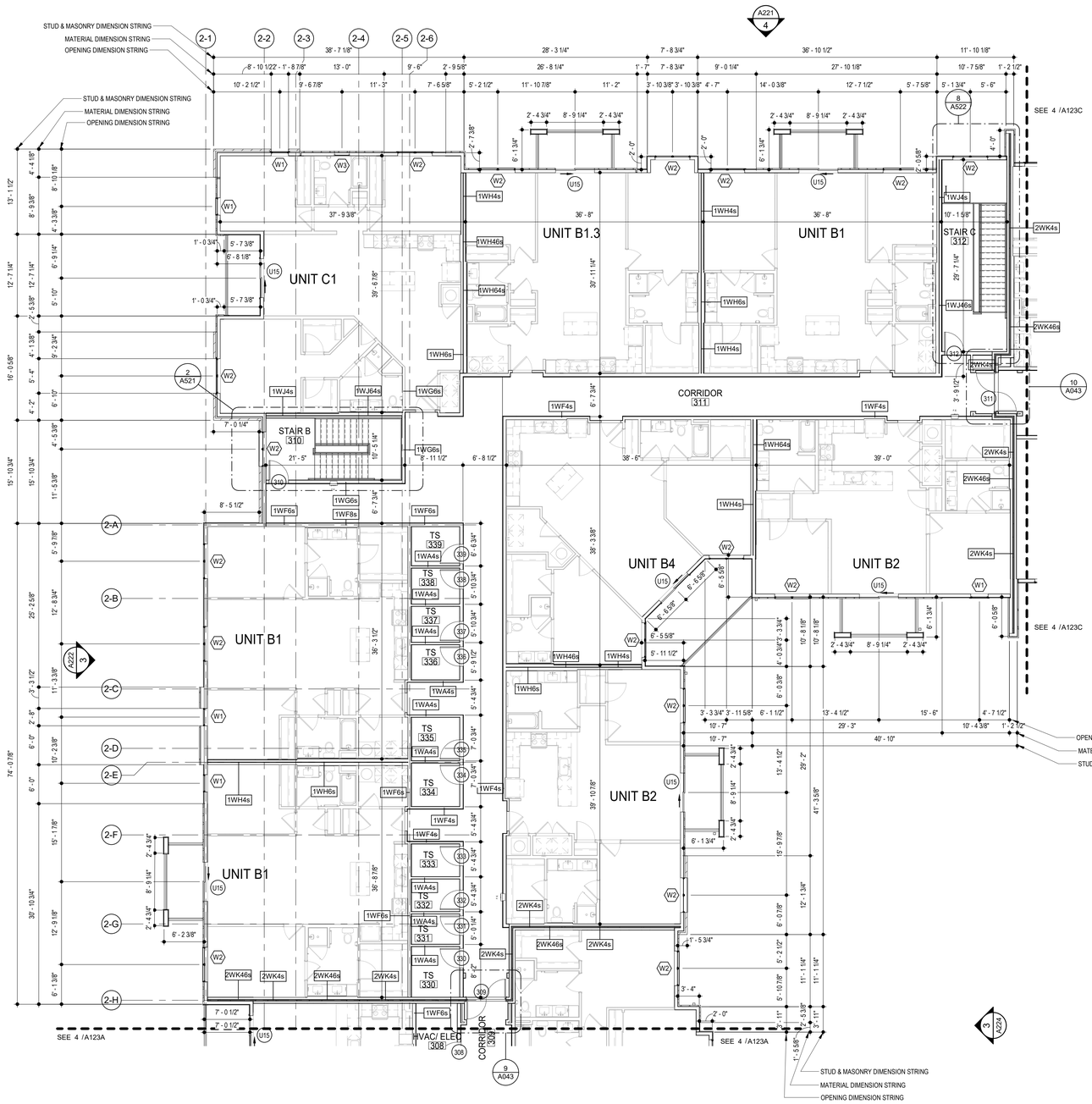
DWG BY MKSS

TR¡ PROJECT NO. 20-001

SHEET NO.

A123A

BLDG 2-A - ENLARGED THIRD FLOOR PLAN



4 BLDG 2-B - ENLARGED THIRD FLOOR PLAN

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

UNIT C2.1

GENERAL NOTES

A. DIMENSIONS ARE TO FACE OF STUD OR FACE OF MASONRY.

B. FOR DOOR SCHEDULE SEE SHEET A040 XXX

C. FOR WINDOW SCHEDULE SEE SHEET A050 X

D. FOR PARTITION TYPES SEE SHEET A030 X

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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.

L. IT IS THE GENERAL CONTRACTOR'S RESPONSIBILITY TO COORDINATE, LOCATE AND CONFIRM ALL FLOOR SINK, UNDERGROUND / OVERHEAD PLUMBING AND ELECTRICAL STUB-UPS, SPOT GRADING AT PERIMETER FOUNDATIONS

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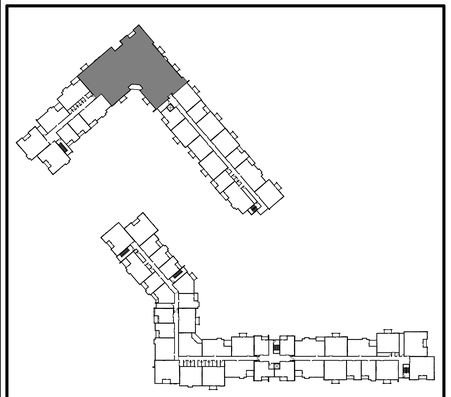
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LOCATION PLAN



STATE OF MISSOURI
2016021
JEFFREY
SCOTT
MILLER
REGISTERED ARCHITECT
7.15.2021

ARCHITECT	TR;i ARCHITECTS
STRUCTURAL ENGINEER	BOB D CAMPBELL & COMPANY
CIVIL ENGINEER	SM ENGINEERING
GENERAL CONTRACTOR	BRINKMANN CONSTRUCTORS
MECHANICAL ENGINEER	LATIMER SOMMERS & ASSOCIATES
PLUMBING ENGINEER	LATIMER SOMMERS & ASSOCIATES
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Tegethoff DEVELOPMENT

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2100 AND 2150 NW LOWENSTEIN DR.
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T: 314-395-9750
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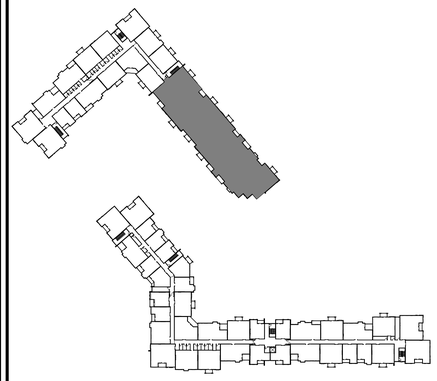
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TR;i PROJECT NO. 20-001

SHEET NO.

A123B

BLDG 2-B - ENLARGED THIRD FLOOR PLAN



LOCATION PLAN

GENERAL NOTES

A. DIMENSIONS ARE TO FACE OF STUD OR FACE OF MASONRY.

B. FOR DOOR SCHEDULE SEE SHEET A040 XXX

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E. FOR UNIT INTERIOR PARTITION TYPES AND LOCATIONS REFER TO UNIT SHEETS (A400 THROUGH A415).

F. GENERAL CONTRACTOR WILL FURNISH & INSTALL 5 LB MULTIPURPOSE DRY CHEMICAL 2A:10B:C RATED FIRE EXTINGUISHERS w/ MOUNTING BRACKETS & ACCESSORIES @ 4'-0" A.F.F. AS REQUIRED BY GOVERNMENTAL AUTHORITIES. MAXIMUM TRAVEL DISTANCE OF 75'-0" FOR PLACEMENT IN PUBLIC SPACES AND CORRIDORS. A MINIMUM RATED 1A:10B:C FIRE EXTINGUISHER TO BE PROVIDED IN EACH UNIT.

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.

H. UNLESS NOTED OTHERWISE, CORRIDOR PARTITION TYPE IN RESIDENTIAL AREA TO BE 1WF6s UNIT ENTRY RECESS PARTITION TYPE TO BE 1WA4s AND PARTITION TYPE BEHIND REFRIGERATOR TO BE 1WF4s.

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.

L. IT IS THE GENERAL CONTRACTOR'S RESPONSIBILITY TO COORDINATE, LOCATE AND CONFIRM ALL FLOOR SINK, UNDERGROUND / OVERHEAD PLUMBING AND ELECTRICAL STUB-UPS, SPOT GRADING AT PERIMETER FOUNDATIONS

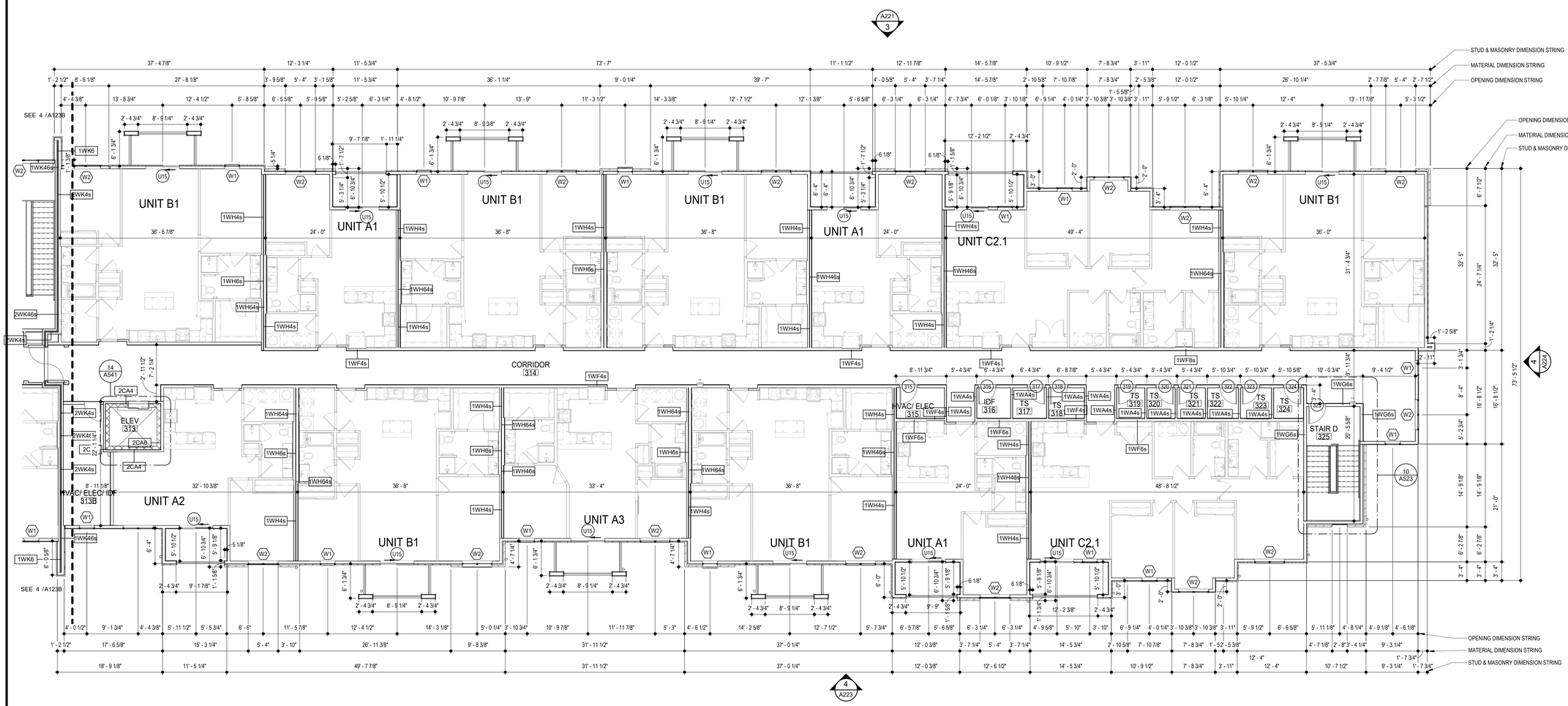
M. THE ARCHITECT ASSUMES THE GENERAL CONTRACTOR HAS INCLUDED IN HIS BID THE HIGHEST QUALITY AND GREATEST QUANTITY FOR THE PURPOSE OF RESOLVING ANY CONFLICTS IN THE CONSTRUCTION DOCUMENTS WHICH ARE IMPLIED OR UNDEFINED.

N. * ASSUMED FINISH FLOOR ELEVATION = 100.00* VERIFY ACTUAL FINISH FLOOR ELEVATION WITH CIVIL DRAWINGS.

O. GENERAL CONTRACTOR TO CAULK AND SEAL EXPANSION JOINTS AT ALL EXTERIOR/INTERIOR CONCRETE - SEE MASONRY SPECIFICATIONS.

P. GENERAL CONTRACTOR SHALL VERIFY GOVERNMENTAL REQUIREMENTS PRIOR TO BID AND INCLUDE IN BID ALL COSTS ASSOCIATED WITH FIRE ALARM SYSTEM INCLUDING AUDIO/VISUAL DEVICES AND PULL STATIONS WHERE REQUIRED.

Q. ALL WINDOW AND SLIDER DOOR DIMENSIONS ARE TO CENTERLINE



BLDG 2-C - ENLARGED THIRD FLOOR PLAN

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

7.15.2021

ARCHITECT	TR¡ ARCHITECTS
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GENERAL CONTRACTOR	BRINKMANN CONSTRUCTORS
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PLUMBING ENGINEER	LATIMER SOMMERS & ASSOCIATES
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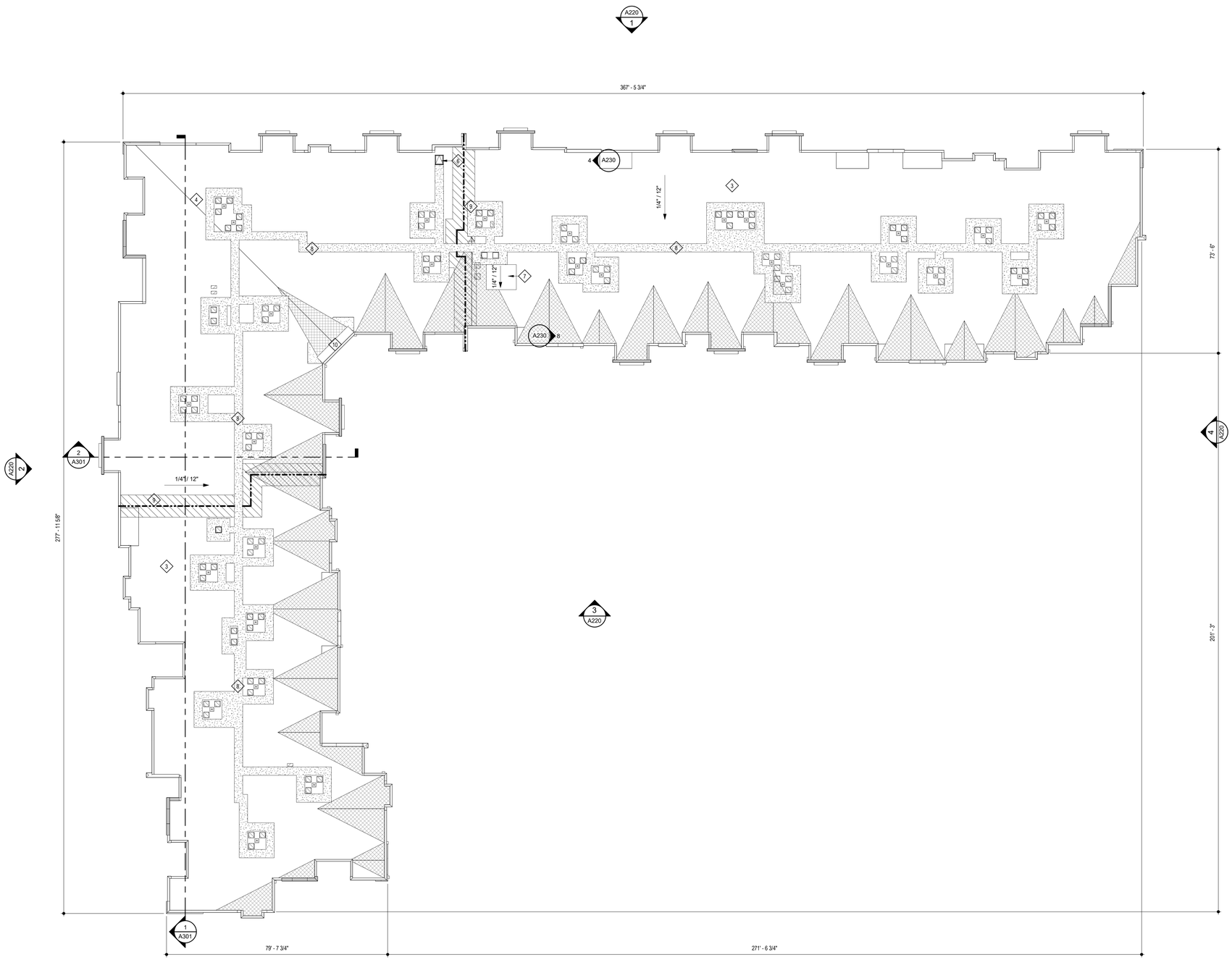
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TR¡ PROJECT NO. 20-001

SHEET NO.

A123C

BLDG 2-C - ENLARGED THIRD FLOOR PLAN



ROOF GENERAL NOTES

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

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

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

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

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

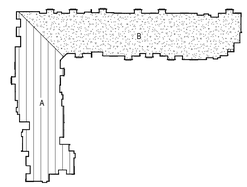
ROOF KEYED NOTES

1. PROVIDE TAPERED CRICKETS AT ALL ROOF TOP UNITS, SLOPE 1/2" PER FOOT MINIMUM. INSTALL FLASHING AND COUNTER FLASHING PER ROOFING MANUFACTURER'S WRITTEN RECOMMENDATIONS.
2. TAPERED CRICKETS AS REQUIRED. SLOPE 1/2" PER FOOT MINIMUM.
3. FULLY ADHERED T.P.O. ROOF MEMBRANE.
4. CHANGE IN ROOF SLOPE AND/OR ELEVATION.
5. THRU-WALL ROOF SCUPPER WITH OVERFLOW.
6. 2'-6" x 3'-0" ROOF ACCESS HATCH.
7. ELEVATOR OVERRUN.
8. PROVIDE WALKWAY PADS FROM ROOF ACCESS TO ALL ROOFTOP EQUIPMENT.
9. ROOF SHEATHING TO BE CONSTRUCTED OF FIRE RETARDANT TREATED WOOD 4'-0" EACH SIDE OF FIRE WALL, NO PENETRATIONS ALLOWED IN THIS AREA
10. STUB KICKER WITH PLYWOOD SHEATHING AND ROOFING MEMBRANE.

BLDG 2 DOWNSPOUT CALCS

AREA A:
16,804 S.F. / 10 DOWNSPOUTS = 1,680 S.F./D.S.
(SMACNA) TABLE 1-2 - 100 YEAR S.F./S.I. = 120
1,680 /120 = 14.00 SQUARE INCHES OF DOWNSPOUT AREA
USE (10) 4" SQ. DOWNSPOUTS

AREA B:
22,552 / 14 DOWNSPOUTS = 1,611 S.F. / D.S.
(SMACNA) TABLE 1-2 - 100 YEAR S.F./S.I. = 120
1,611 /120 = 13.425 SQUARE INCHES OF DOWNSPOUT AREA
USE (14) 4" SQ. DOWNSPOUTS



4 **BLDG 2 - ROOF PLAN**
SCALE: 1/16" = 1'-0"

STATE OF MISSOURI
JOSEPH M. KOSS
2006021
REGISTERED ARCHITECT
7.15.2021

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PLUMBING ENGINEER	LATIMER SOMMERS & ASSOCIATES
ELECTRICAL ENGINEER	LATIMER SOMMERS & ASSOCIATES

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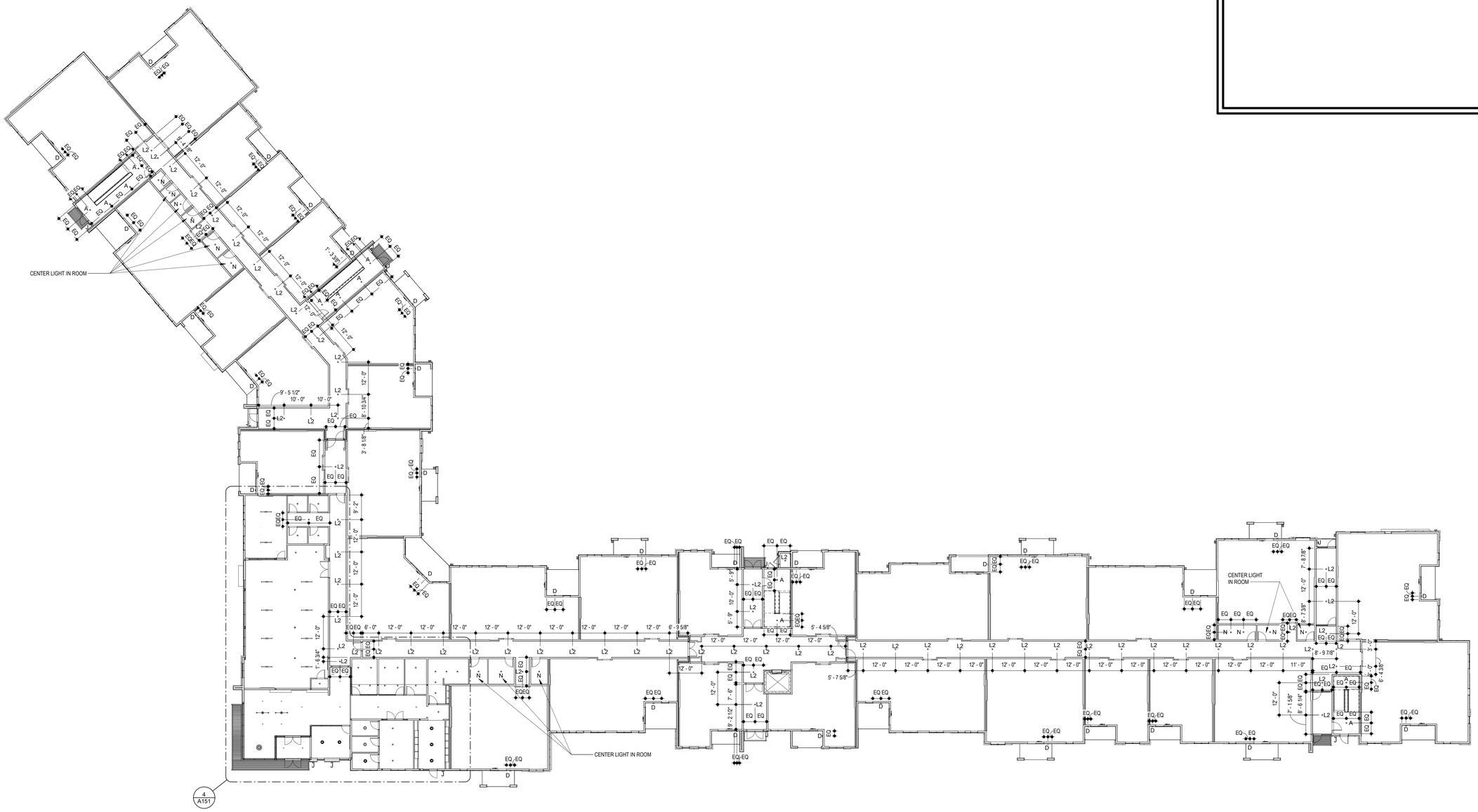
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TR¡ PROJECT NO. 20-001

SHEET NO.

A124

BLDG 2 - ROOF PLAN



4 BLDG 1 - FIRST FLOOR RCP
SCALE: 1/16" = 1'-0"

7.15.2021

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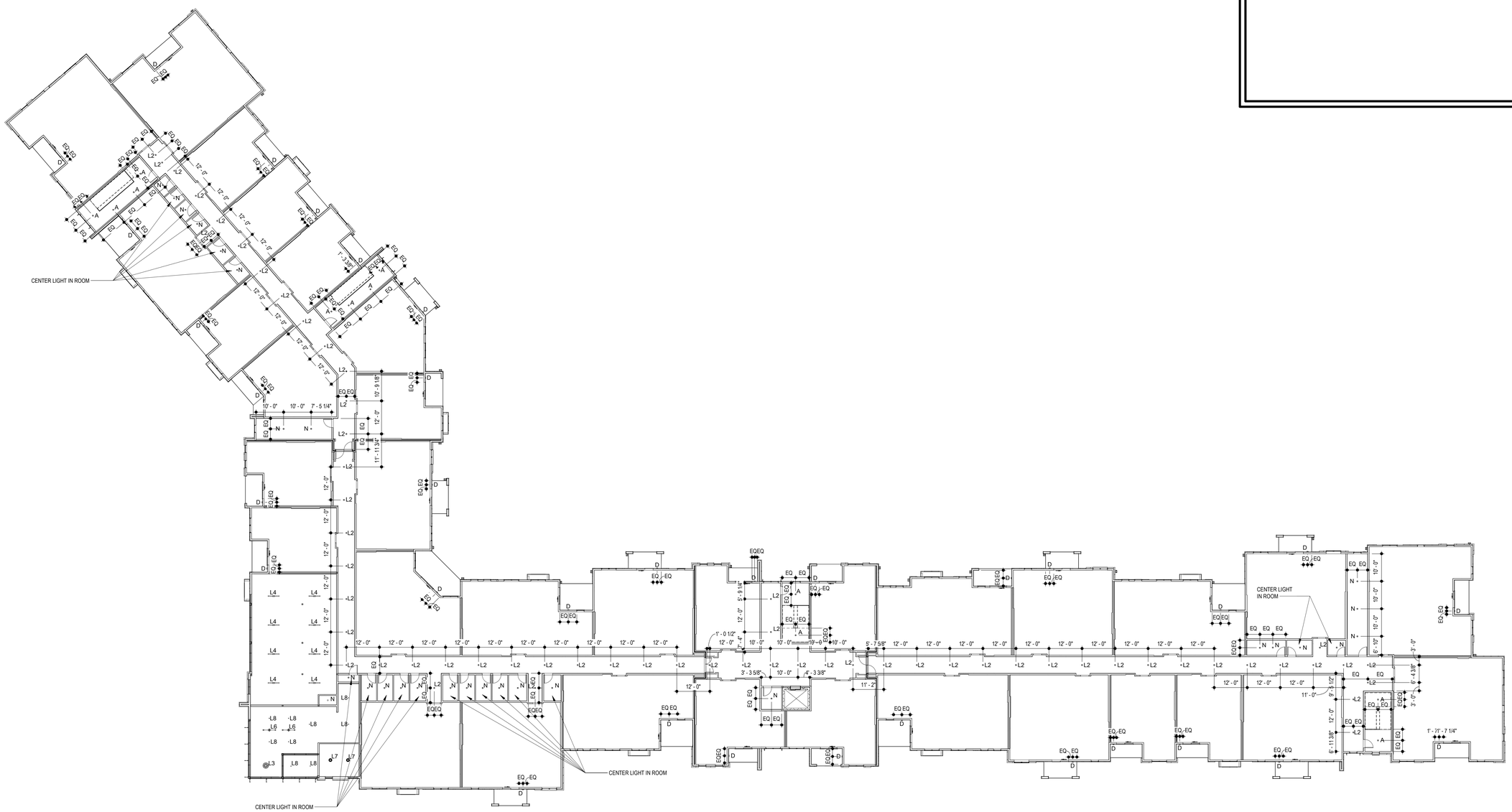
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TR¡ PROJECT NO. 20-001

SHEET NO.

A130

BLDG 1 - FIRST FLOOR RCP



4 **BLDG 1 - SECOND FLOOR RCP**
SCALE: 1/16" = 1'-0"

7.15.2021

ARCHITECT	TR¡ ARCHITECTS
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CIVIL ENGINEER	SM ENGINEERING
GENERAL CONTRACTOR	BRINKMANN CONSTRUCTORS
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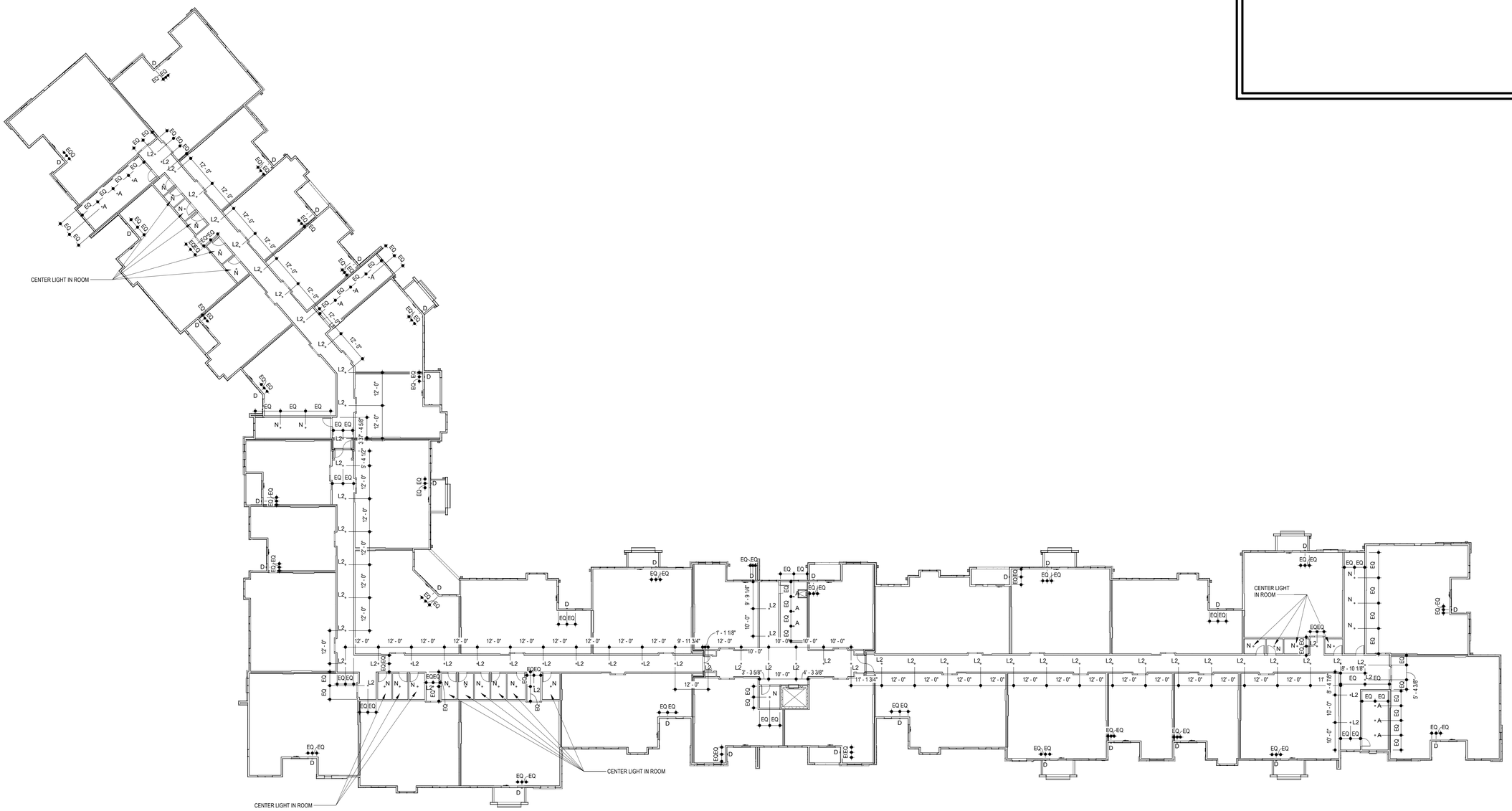
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SHEET NO.

A131

BLDG 1 - SECOND FLOOR RCP



4 **BLDG 1 - THIRD FLOOR RCP**
SCALE: 1/16" = 1'-0"

7.15.2021

TR¡ ARCHITECTS	ARCHITECT
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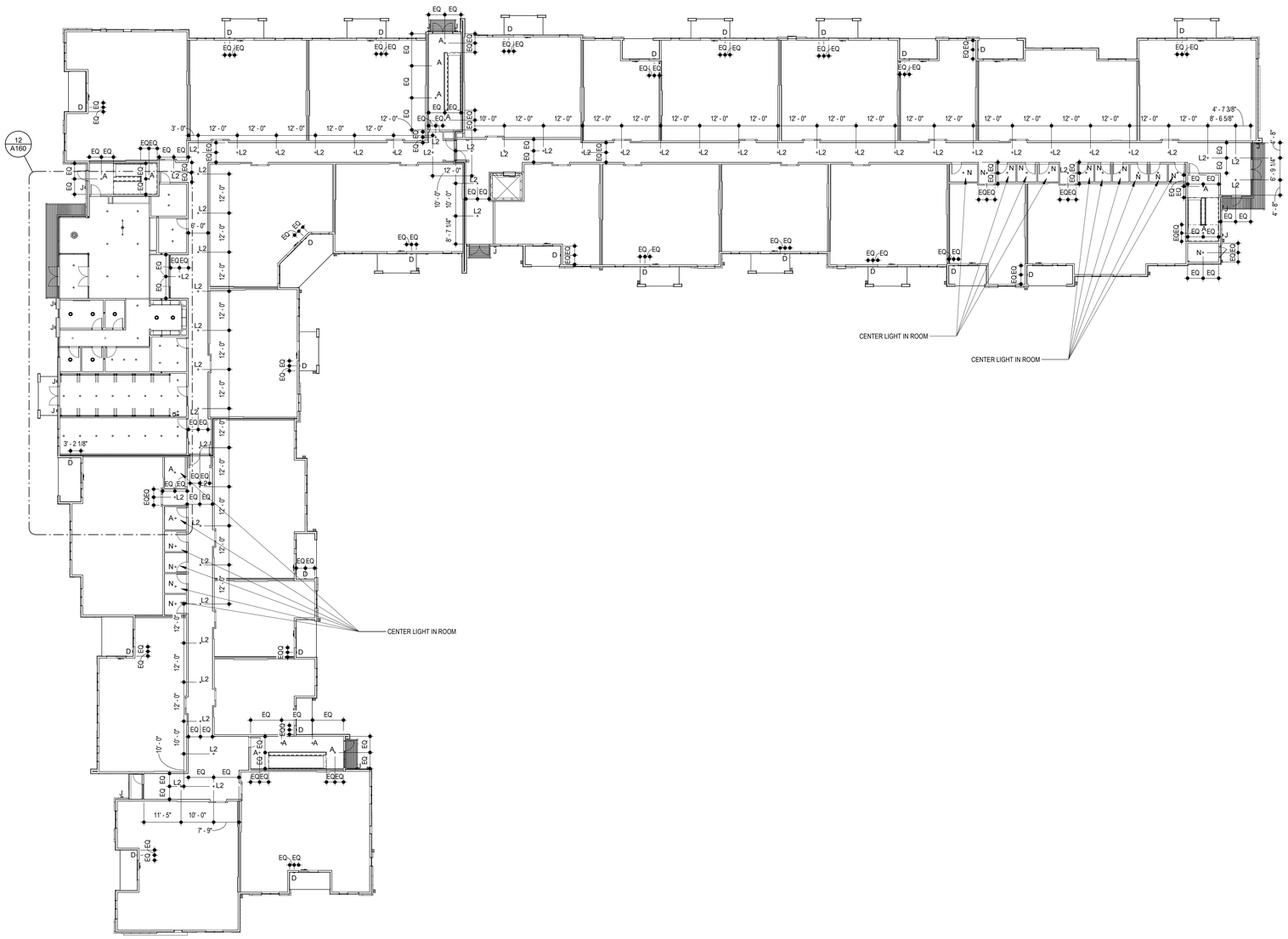
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SHEET NO.

A132

BLDG 1 - THIRD FLOOR RCP



4 BLDG 2 - FIRST FLOOR RCP
SCALE: 1/16" = 1'-0"

7.15.2021

ARCHITECT	TRi ARCHITECTS
STRUCTURAL ENGINEER	BOB D CAMPBELL & COMPANY
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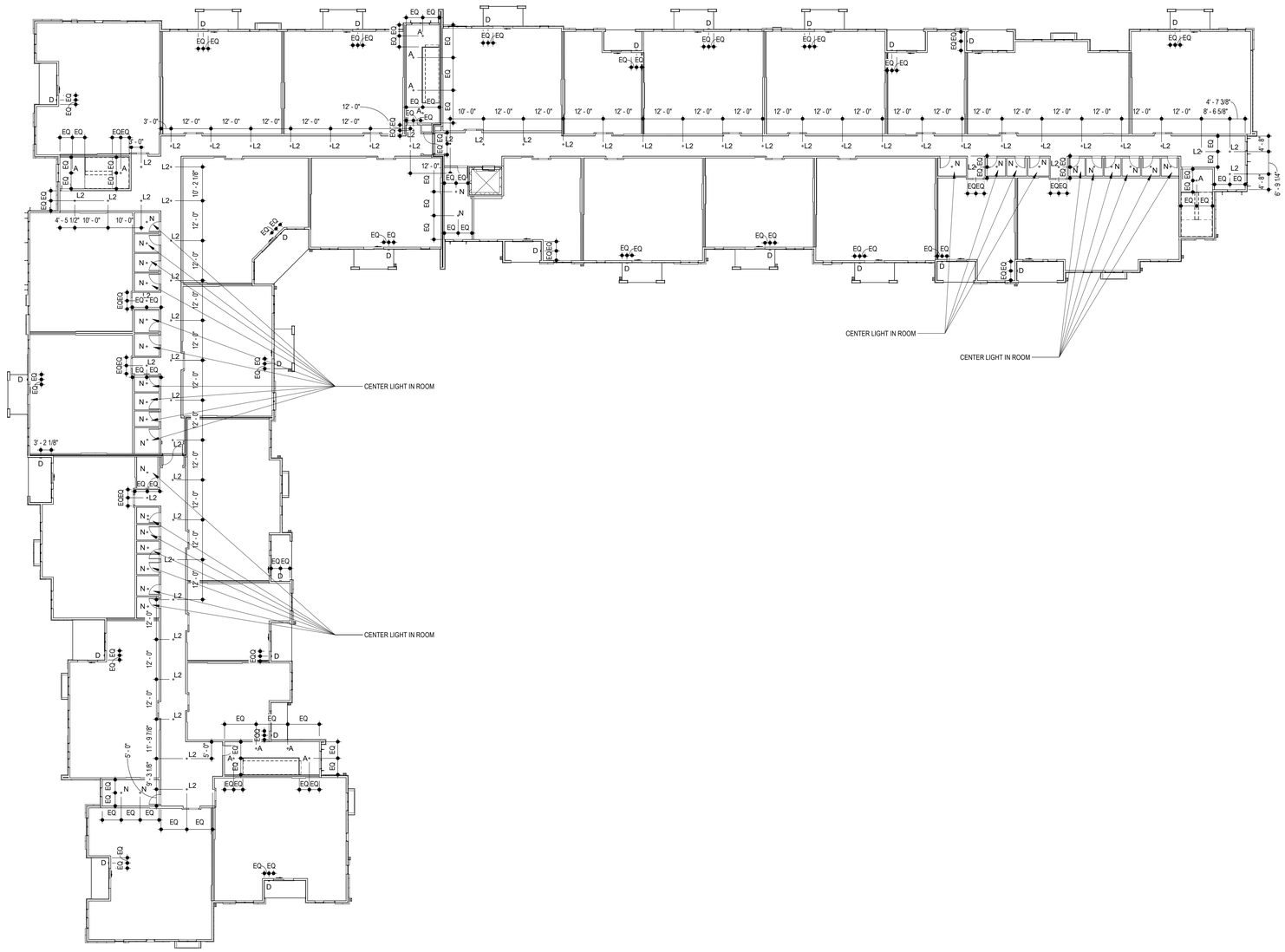
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SHEET NO.

A140

BLDG 2 - FIRST FLOOR RCP



4 **BLDG 2 - SECOND FLOOR RCP**
SCALE: 1/16" = 1'-0"

7.15.2021

ARCHITECT	TR¡ ARCHITECTS
STRUCTURAL ENGINEER	BOB D CAMPBELL & COMPANY
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GENERAL CONTRACTOR	BRINKMANN CONSTRUCTORS
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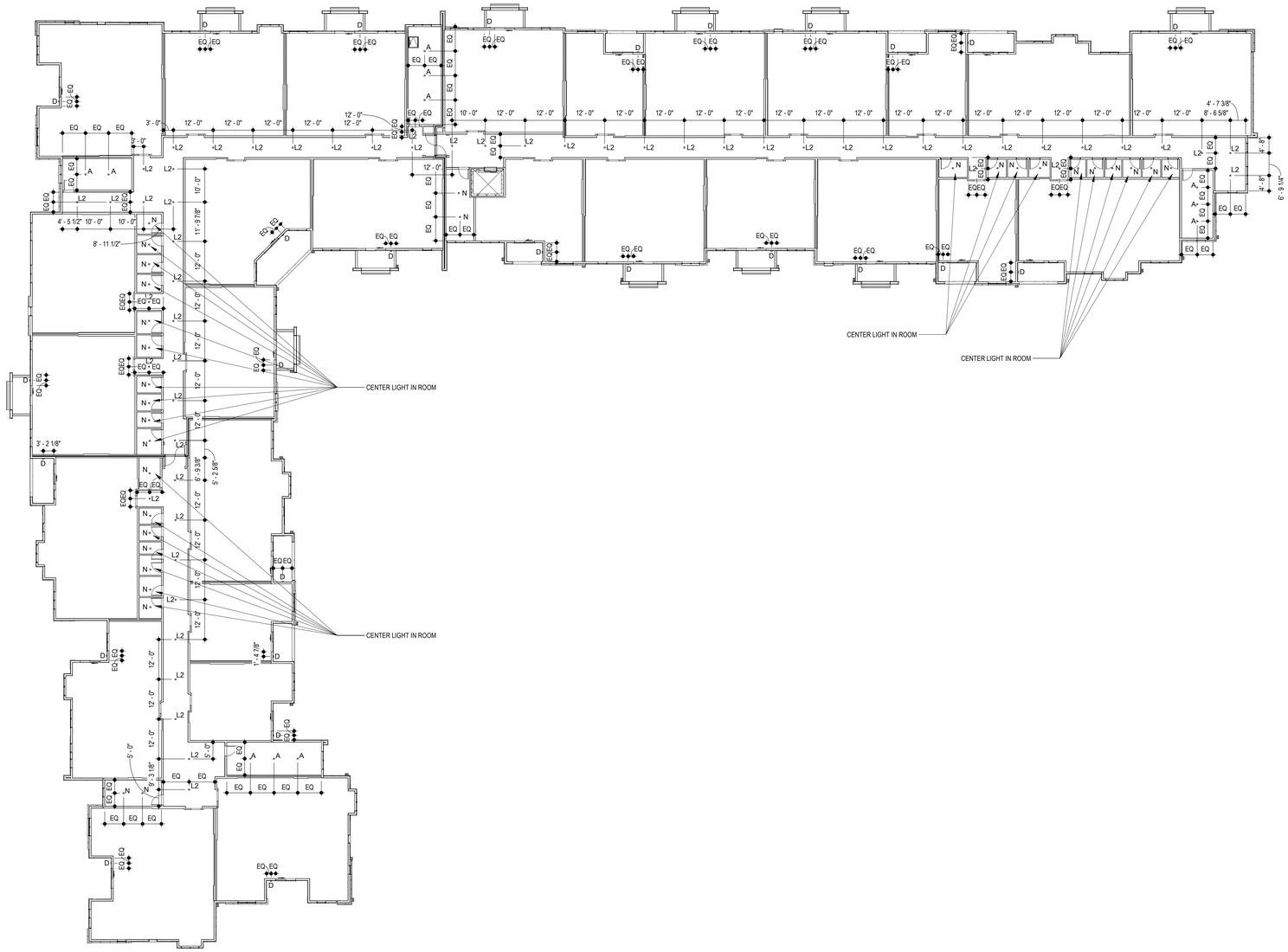
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SHEET NO.

A141

BLDG 2 - SECOND FLOOR RCP



4 BLDG 2 - THIRD FLOOR RCP
SCALE: 1/16" = 1'-0"

7.15.2021

ARCHITECT	TR¡ ARCHITECTS
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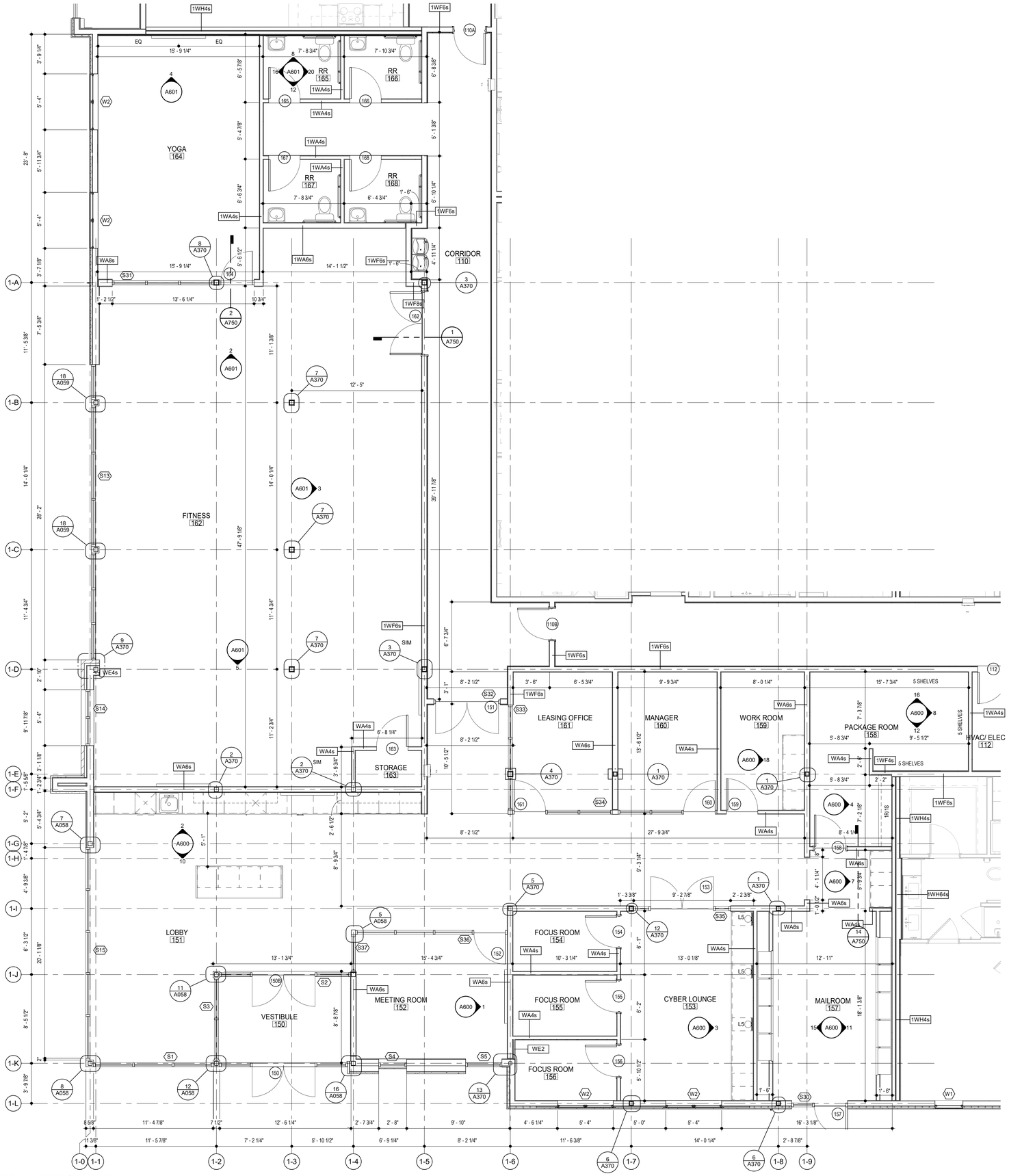
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SHEET NO.

A142

BLDG 2 - THIRD FLOOR RCP



4 **BLDG 1 - AMENITY PLAN**

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

7.15.2021

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LATIMER SOMMERS & ASSOCIATES	PLUMBING ENGINEER
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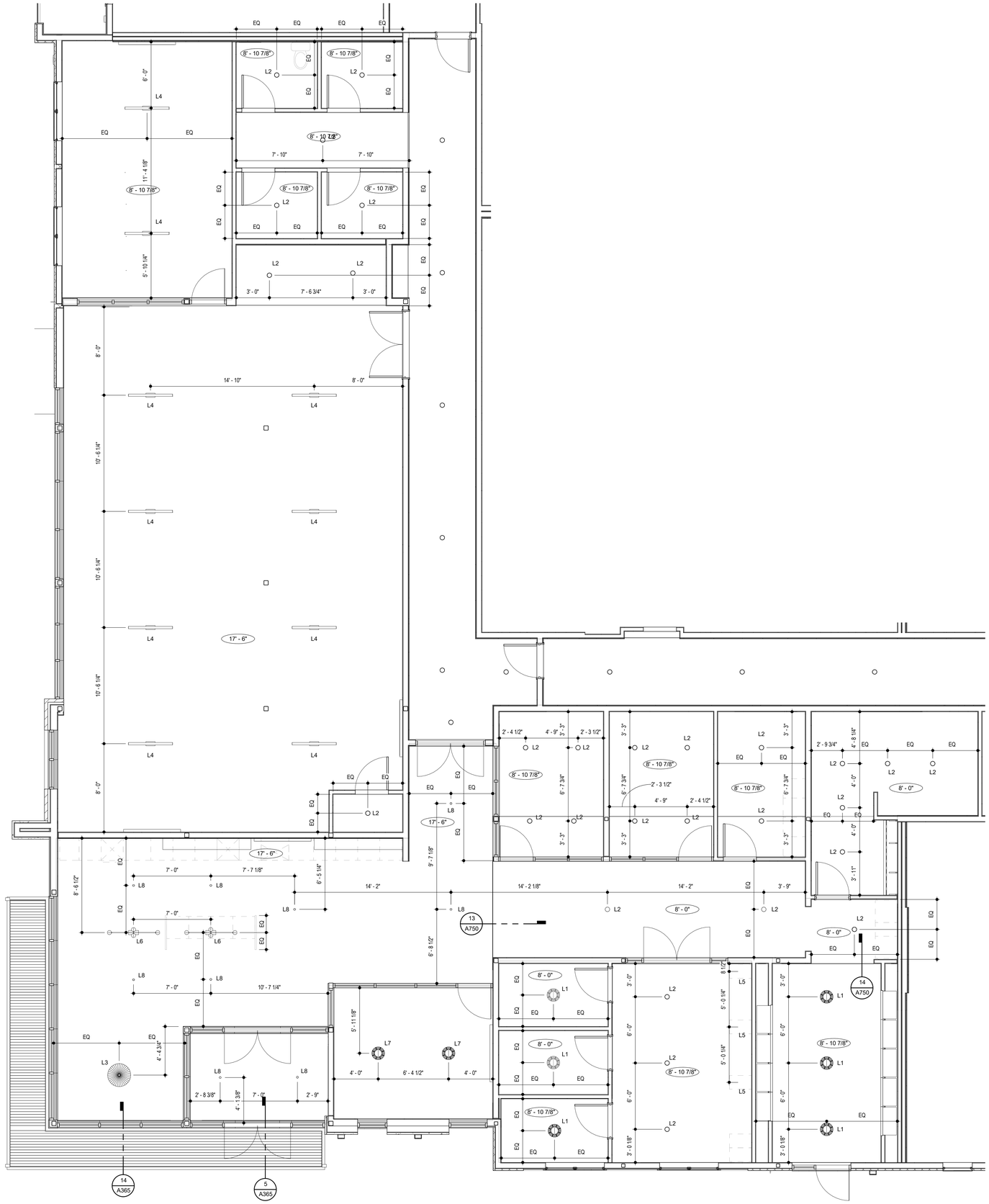
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SHEET NO.

A150

BLDG 1 - ENLARGED AMENITY PLAN



4 **BLDG 1 - AMENITY RCP**
SCALE: 1/4" = 1'-0"

STATE OF MISSOURI
JEFFREY A. TEGETHOFF
NUMBER A-5437
REGISTERED ARCHITECT
7.15.2021

TR¡ ARCHITECTS	ARCHITECT
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LATIMER SOMMERS & ASSOCIATES	ELECTRICAL ENGINEER

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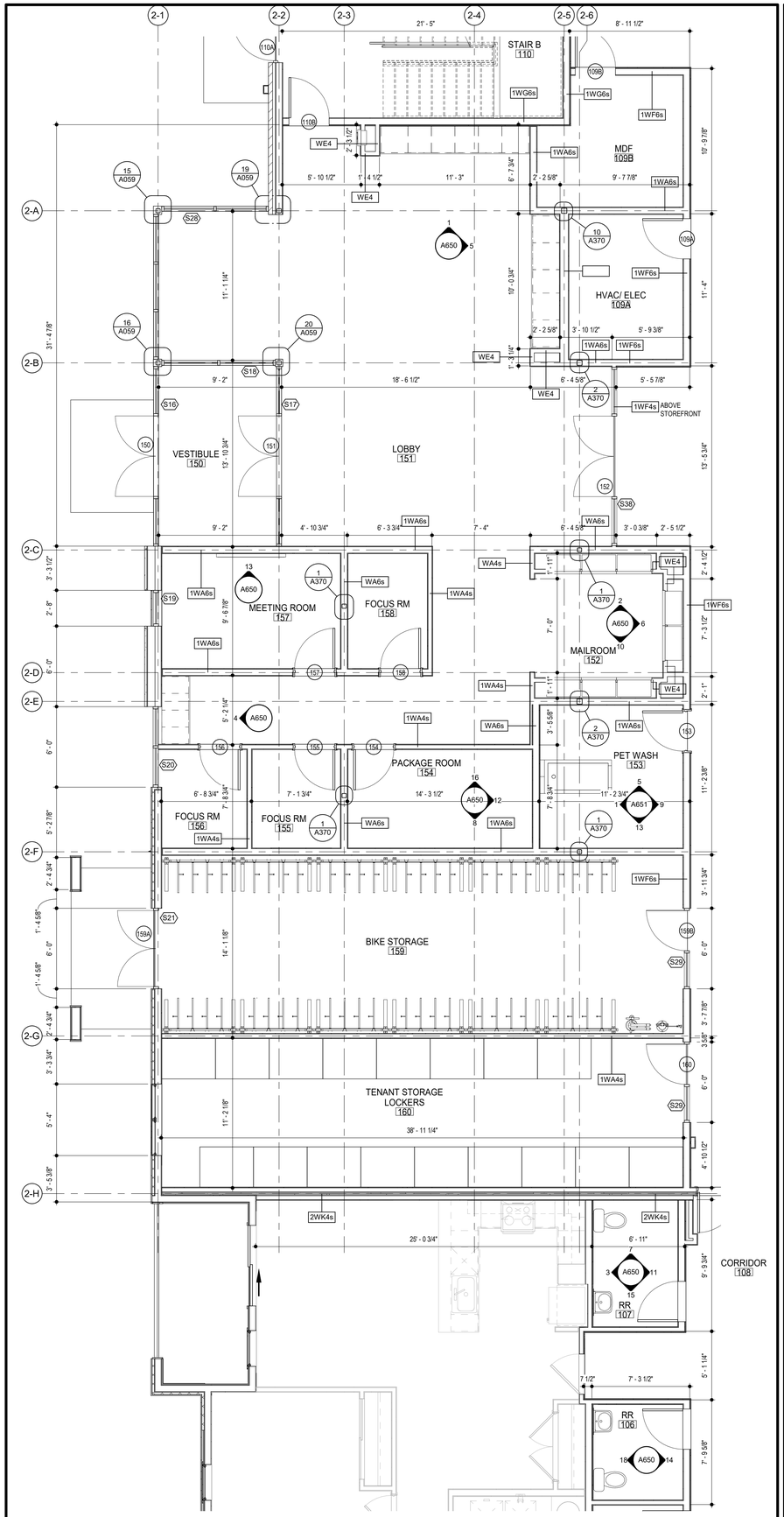
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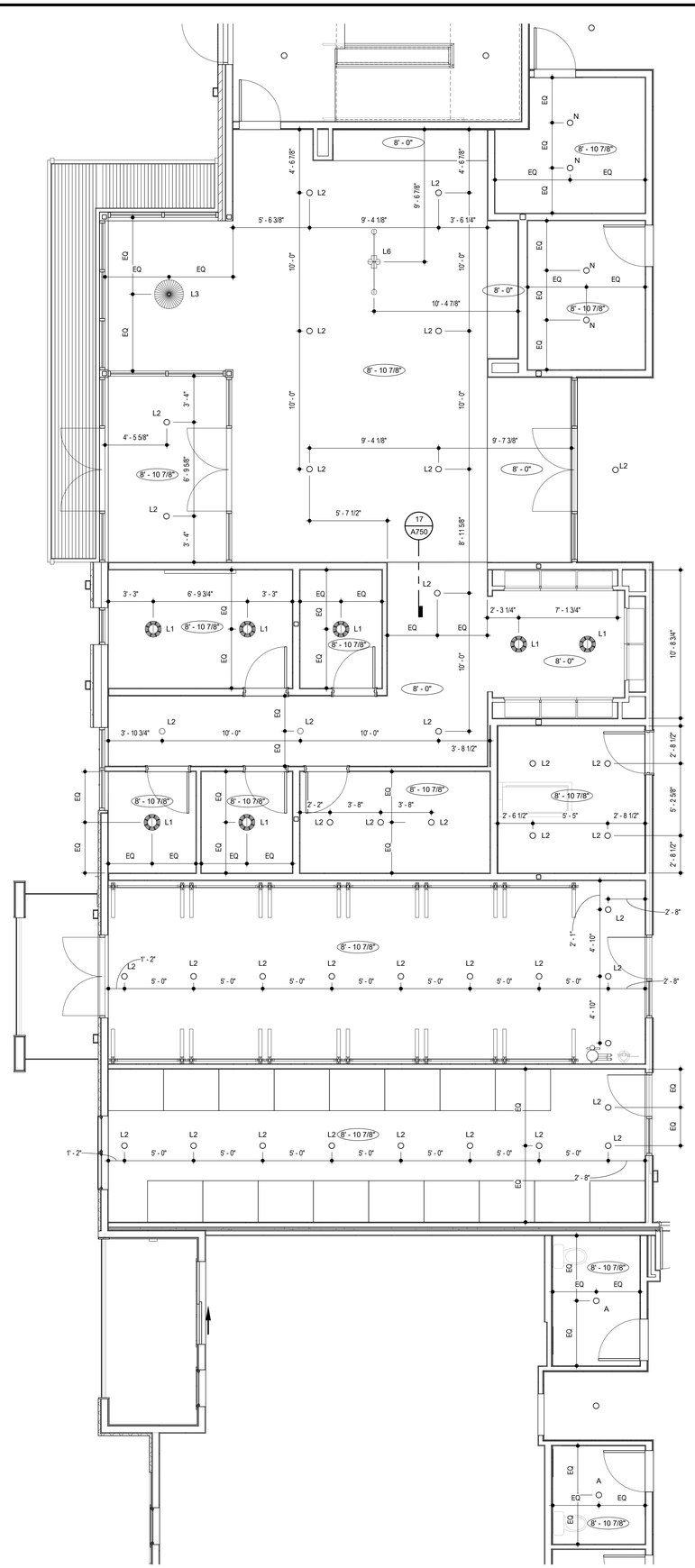
SHEET NO.

A151

BLDG 1 - ENLARGED AMENITY RCP



4 **BLDG 2 - AMENITY PLAN**
SCALE: 1/4" = 1'-0"



12 **BLDG 2 - AMENITY RCP**
SCALE: 1/4" = 1'-0"

7.15.2021

ARCHITECT
STRUCTURAL ENGINEER
CIVIL ENGINEER
GENERAL CONTRACTOR
MECHANICAL ENGINEER
PLUMBING ENGINEER
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A160

BLDG 2 - ENLARGED AMENITY PLANS