

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

PROJECT NO.: 20-001

ISSUE DATE: 10.11.2021 FOUNDATION PERMIT

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

SYMBOLS

	CONCRETE		BUILDING SECTION		COL GRID
	BRICK		WALL SECTION		ROOM
	BLOCKING		TEMPERED GLASS		NEW CONSTRUCTION
	BATT INSULATION		DETAIL		EXISTING CONSTR. TO REMAIN
	RIGID INSULATION		PARTITION TYPE		EXISTING CONSTR. REMOVED
	CONCRETE BLOCK				

PROJECT DIRECTORY

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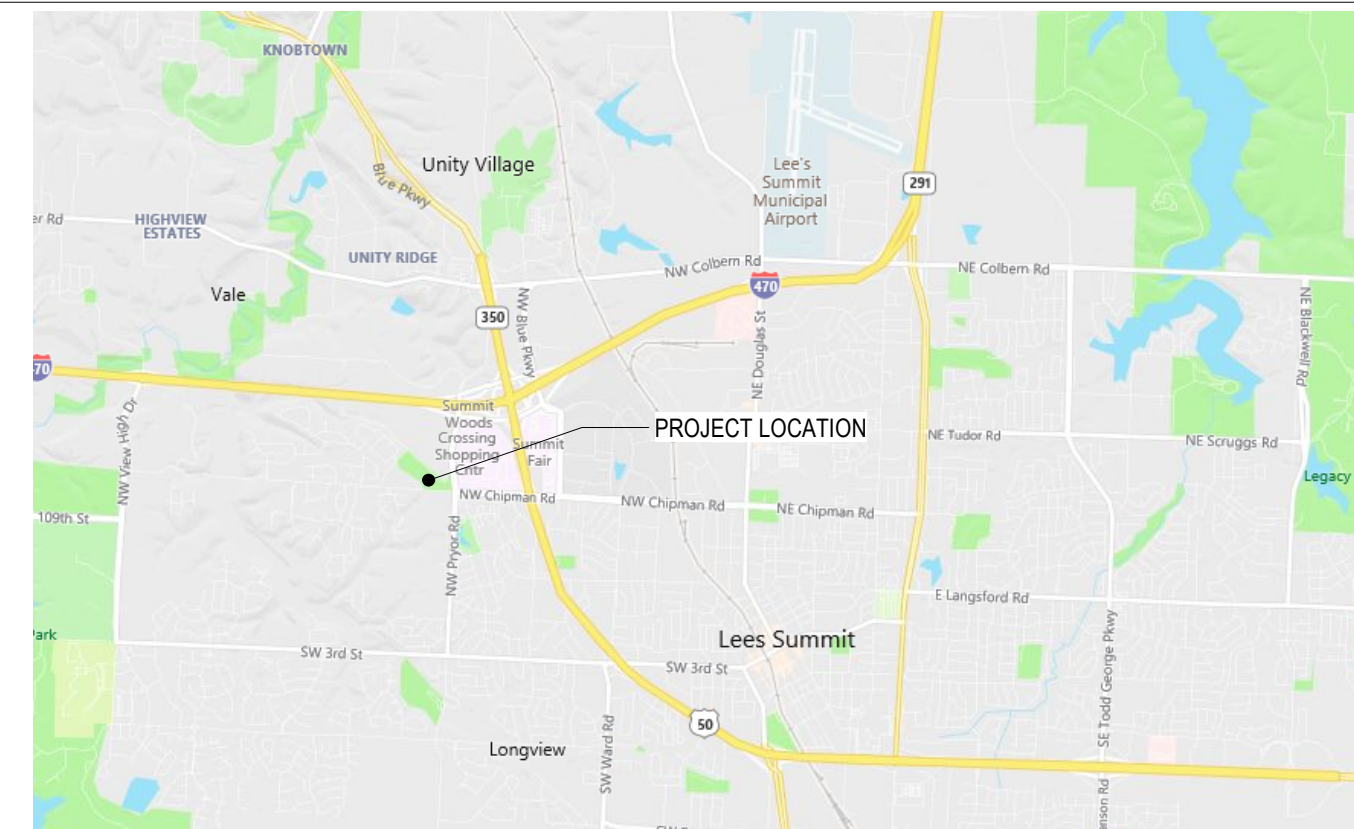
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PROJECT SUMMARY

*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. LEE'S SUMMIT, MISSOURI 64081
PROJECT DESCRIPTION:	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



GENERAL NOTES - STRUCTURAL

1. General Information

- A. The contractor shall verify dimensions and conditions before construction and notify the engineer if any discrepancies, inconsistencies, or difficulties affect the work before proceeding.
- B. The contractor shall coordinate all disciplines, verifying size and location of all openings, whether shown on structural drawings or not, as called for on architectural, mechanical, or electrical drawings. In the case of work in an existing building the contractor shall scan existing structure to locate all rebar in the area of the new construction using ground penetrating radar and notify the engineer of record for review prior to cutting/cutting. Conflicts, inconsistencies, or other difficulties affecting structural work shall be called to the architect or engineer's attention for direction before proceeding.
- C. All design and construction work for this project shall conform to the requirements of the following governing design codes:
1. International Building Code (IBC 2018) as amended by the city of Lee's Summit, Missouri
 2. Minimum Design Loads for Buildings and Other Structures (ASCE-16)
 3. Specification for Structural Steel Buildings (AISC 360-16)
 4. Member Design Basis is Allowable Stress Design (ASD)
 5. Connection Design Basis is Allowable Stress Design (ASD)
 6. Building Code Requirements for Structural Concrete (ACI 318-14)
 7. Building Code Requirements for Masonry Structures (TMS 402-14)
 8. North American Specification for the Design of Cold-Formed Steel Structural Members (ANSI AISC 100-16/S1-1)
 9. National Design Specification (NDS) for Wood Construction with 2015 Supplements (ANSI/APC NDS-2015)
 10. Special Design Provisions for Wind and Seismic (AWC SDPWS-2015)
- D. These drawings are for this specific project and no other use is authorized.

2. Structural Load Design Criteria

- A. Dead Load:
- | | |
|------------------|----------|
| Deck Floors | = 35 psf |
| Apartment Floors | = 35 psf |
| Roofs | = 20 psf |
| Stairs | = 40 psf |
- B. Live Load:
- | | |
|----------------------------------|-----------|
| Public Rooms | = 100 psf |
| Stairs | = 100 psf |
| Apartment Floors (Private Rooms) | = 40 psf |
| Corridors | = 100 psf |
| Storage Areas | = 125 psf |
| Decks/Balconies (Private) | = 60 psf |
| Decks/Balconies (Public) | = 100 psf |
| Roofs | = 20 psf |
- C. Snow:
- Pg = 20 psf, Cs = 1.0
FF = 14 psf, Pm = 20 psf
Is = 1.0, Cs = 1.0, Cc = 1.0
- D. Drift & unbalanced snow loads per ASCE/SEI 7-10
- 1) Wind (V_{ult}) = 109 mph, Exposure B, C_gC_e = +/- 0.18
Design wind pressures to be used for the design of exterior components and cladding material on the designated zones of walls and roof structures shall be per section 30.7 and table 30.7-2 of ASCE/SEI 7-16.
Tabulated pressures shall be multiplied by effective area reduction factors, exposure adjustment factors, and topographic factors where applicable.
- 2) Seismic: S_s = 0.009, S₁ = 0.008, I_e = 1.0
S_{ds}=0.086, S_{d1}=0.068, Site Classification C
Seismic Design Category B
Basic Seismic Force-Resisting System:
A.17- Light-Framed Walls with Shear Panels of All Other Materials:
R_c=2, Omega_e = 2.1/2, Cd = 2, V_e=0.043W
- E. This project is designed to resist the most critical effects resulting from the load combinations of section 1605.3 of the 2018 International Building Code.

3. Concrete

- A. All concrete for foundations (walls, grade beams, footings and piers) shall develop minimum ultimate compressive design strength of 3600 psi in 28 days, but not less than 500 pounds of cement shall be used per cubic yard of concrete regardless of strengths obtained, not over 6 gallons of water per 100 pounds of cement and not over 4 inches of slump.
- B. All concrete for garage slab on grade shall develop minimum ultimate compressive design strength of 4000 psi in 28 days, but not less than 225 pounds of cement shall be used per cubic yard of concrete regardless of strengths obtained, not over 5.75 gallons of water per 100 pounds of cement and not over 4 inches of slump. Concrete mix shop drawing shall contain testing data proving concrete design strength is less than 0.034% at 28 days when tested according to ASTM C157 (air drying method only).
- C. All concrete for interior/floorwork (except garage slab on grade) shall develop minimum ultimate compressive design strength of 4000 psi in 28 days, but not less than 540 pounds of cement shall be used per cubic yard of concrete regardless of strengths obtained, not over 5.40 gallons of water per 100 pounds of cement and not over 4 inches of slump. Concrete mix shop drawing shall contain testing data proving concrete design strength is less than 0.034% at 28 days when tested according to ASTM C157 (air drying method only).
- D. All concrete for exterior walls shall have a minimum design compressive strength of 4500 psi in 28 days, with not less than 560 pounds of cement per cubic yard of concrete, not over 5 gallons of water per 100 pounds of cement, with 5% +/- 1% air entrained in concrete, and not less than 10% maximum of the preceding minimum mix requirements may have water-reducing admixtures conforming to ASTM C494 added to the mix at manufacturer's dosage rates for improved workability.
- F. The preceding minimum mix requirements may have up to 15% maximum of the cement content replaced with an approved ASTM C618 Class C fly ash, provided the total minimum cementitious content is not reduced.
- G. All interior concrete slabs on grade shall be placed over 1/2" Class A Vapor Barrier per ASTM E1745 with less than 0.01 perms, tested after mandatory conditioning. All joints shall be tapered and sealed per manufacturer's recommendations. All penetrations, as well as damaged vapor barrier material shall also be sealed per manufacturer's recommendation prior to concrete placement. Install barrier per manufacturer recommended details at all discontinuous edges (at interior columns, exterior edge of slab, etc.) to ensure terms of warranty are followed. The vapor barrier shall be placed over free-draining granular material as prescribed by the project soils report.
- H. All concrete is reinforced concrete unless specifically called out as unreinforced. Reinforce all concrete not otherwise shown with same steel as in similar sections or areas. Any details not shown shall be detailed per ACI 315 and meet requirements of ACI 318, current editions.
- I. Control joints in dirt formed slab to be as shown on plans. Where not shown, limit controller areas to not more than 144 square feet, or 12 feet on any side. Slab panel size ratio shall not exceed 1 1/2 to 1.
- J. Contractor shall verify that all concrete inserts, reinforcing and embedded items are correctly located and rigidly secured prior to concrete placement.
- K. Construction joints in beams, slabs, and grade beams shall occur at midspan (middle third) unless noted otherwise. Provide 2 x 4 horizontal gages at construction joints for shear transfer.
- L. No aluminum items shall be embedded in any concrete.

4. Reinforcing Steel

- A. All reinforcing steel shall conform to the requirements of ASTM A615 or A706 grade 60 steel. Welded plain wire fabric shall be supplied in sheets and conform to the requirements of ASTM A185.
- B. Clear minimum coverage of concrete over reinforcing steel shall be as follows:
- 1.) Concrete placed against earth: 3"
 - 2.) Formed concrete against earth: 2"
 - 3.) Slabs: 1"
 - 4.) Beams or Columns: 1-1/2"
 - 5.) Other: 2"
- C. All coverage shall be nominal bar diameter minimum.
- D. All dowels shall be the same size and spacing as adjoining main bars (splice lap 48 bar diameters or 24" minimum unless noted otherwise).
- E. At corners of all walls, beams, and grade beams supply corner bars (minimum 2-0" in each direction or 48 bar diameters) in outside face of wall, matching size and spacing of horizontal bars. Where there are no vertical bars in outside face of wall, supply 3 #4 vertical support bars for corner bars.
- F. Bars marked continuous and all vertical wall bars shall be lapped 48 bar diameters (2-0" minimum) at splices and embedded into supports, unless noted otherwise.
- G. At all holes in concrete walls and slabs, add 2 #5 bars (opening dimension plus 86 diameters long) at each of four sides and add 2 #5 x 5'-0" diagonally at each of four corners of hole. Openings in 8" thick walls are reinforced similar, but with 1 #5 instead of 2 #5, respectively.
- H. Unless otherwise covered on architectural plans or specifications, vertical control joints in concrete wall shall be spaced at a maximum of 20'-0" on center and coordinated with the architect. Every other horizontal wall reinforcing bar shall be discontinuous at control joints except heavy top and bottom bars unless noted otherwise. Provide base seal waterproof style number 772 (by Greenstreak Inc. or approved equal) on dirt face side of wall at all walls below grade.
- I. Accessories shall be as specified in latest edition of the ACI Detailing Handbook and the concrete Reinforcing Steel Institute Design Handbook. Maximum accessory spacing shall be 4'-0" on center, and all accessories on exposed surfaces are to have plastic coated feet.
- J. All slabs and stairs not shown otherwise shall be 6" thick with #4 bars at 12" on center each way. All exterior porches and stoops not otherwise detailed may be constructed in any standard manner, solid or hollow, but must be reinforced with #4 bars at 12" on center each way minimum. Porches shall be doweled to adjacent walls or grade beams with #4 bars at 12" on center, hooked or embedded 48 diameters into both members. Slope porches 10° per foot for drainage unless noted otherwise.
- K. Allow 1 lb of reinforcing bars #4 or larger to be used as directed in the field for special conditions the engineer of record (after placing same to be included).

5. Structural Steel

- A. All structural steel beams and columns shall be ASTM A992, grade 50 steel and all miscellaneous structural steel shall be ASTM A588 grade steel (except all moment connections where plates shall be ASTM A572, grade 50). Hollow Structural Sections (HSS) shall be ASTM A500, grade C, Fabrication and erection shall be in accordance with AISC 303-15 "Code of Standard Practice for Steel Buildings and Bridges" in the 15th Edition of the AISC Steel Construction Manual.
- B. All welding shall conform to the recommendations of the AWS.
- C. All exterior steel and connections, and brack relief angles shall be hot-dip galvanized.
- D. All bolts shall otherwise specified shall be 3/4" diameter high strength (ASTM A325-N). All bolts shall be fully pretensioned. All beam connections shall be designed per the AISC Manual of Steel Construction "Frame Beam Connections" for the indicated reactions or at least 0.3 x beam total shear capacity, Vn/Omega, shown in the maximum total uniform load table, whichever is greater; and, shall account for eccentricity when the bolt line is more than 2" from the center of the support. All connections must be two bolt minimum.
- E. All anchor bolts shall be 3/4" diameter, ASTM F1554, grade 36 unless noted otherwise. Washers of minimum size and thickness for the given anchor diameter in Table 14-2 of the AISC Steel Construction Manual shall be provided at every column anchor bolt. Washers shall have a standard size hole for the anchor bolt.

6. Post Installed Anchors

- A. Post-installed anchors shall be used only where specified on the drawings unless approved in writing by the engineer of record. See drawings for anchor diameter, spacing and embedment. Performance values of the anchors shall be obtained for specified products using appropriate design procedures and/or standards as required by the governing building code. Anchors installed in concrete shall have an ICC-ES Evaluation Service Report. Special inspection is required for all post installed anchors. The contractor shall coordinate an on-site meeting with the post installed anchor manufacturer and the engineer of record to discuss the construction team on the anchor installation guidelines and requirements.
- B. Mechanical anchors used in cracked and uncracked concrete shall have been tested and qualified for use in accordance with ICC-ES AC308 and ICC-ES AC109. All anchors shall be installed per the anchor manufacturer's written instructions.
- C. Adhesive anchors used in cracked and uncracked concrete shall have been tested and qualified for use in accordance with ICC-ES AC308. All anchors shall be installed per the anchor manufacturer's written instructions.
- D. Mechanical anchors used in solid grouted masonry shall have been tested and qualified for use in accordance with ICC-ES AC308 as appropriate. All anchors shall be installed per the anchor manufacturer's written instructions.
- E. Adhesive anchors used in solid grouted masonry shall have been tested and qualified in accordance with ICC-ES AC308 as appropriate. All anchors shall be installed per the anchor manufacturer's written instructions.
- F. Anchors used in hollow concrete masonry shall have been tested and qualified in accordance with ICC-ES AC308 as appropriate. All anchors shall be installed per the anchor manufacturer's written instructions with appropriate screen tubes used for adhesives.

7. Foundations

- A. The soil investigation was prepared by CFS Engineers, the report number is 20-5555 and their telephone number is 913-627-9040.
- B. Spread footings, grade beams, and retaining walls are designed to bear on in situ clay or engineered fill capable of safely sustaining 2,500 psf.
- C. Retaining walls are designed for an active lateral load of 55 pc equivalent fluid pressure.
- D. Basement walls are designed for an at rest lateral load of 80 pc equivalent fluid pressure. See General Note 3H for wall bracing requirements.
- E. Contractor shall provide for dewatering at excavations from either surface water or seepage.
- F. All foundation excavations shall be inspected by a qualified soil engineer, approved by the architect and/or structural engineer, prior to placement of steel or concrete. This inspection shall be at the owner's expense.
- G. All concrete in the structural portion retaining the backfill shall have attained its design strength prior to being backfilled.
- H. Moisture content in soils beneath building foundations should not be allowed to change after footing excavations and after grading for slabs on grade are completed. If subgrade materials become desiccated or softened by water or other conditions, recompact materials to the density and moisture content specified for engineered fill. Do not place concrete on frozen ground.

8. Concrete Masonry Units

- A. Concrete block used in exterior walls or load bearing walls shall meet the requirements of ASTM C90 and have a minimum net compressive strength of 1900 psi and laid using type N mortar such that f'm equals 1500 psi. Mortar shall be volume proportion based cement lime mortar. Proportioning shall be completed by box measure. Any block in contact with earth shall be normal weight units, laid using type "S" mortar and grouted solid.
- B. The contractor shall provide adequate temporary bracing for all masonry walls during construction.
- C. All concrete block shall have 9 gage (or larger) horizontal joint reinforcing (ladder or truss) per architectural drawings and specifications (16" maximum vertical spacing).
- D. Cavity wall construction shall be reinforced as designed for specific concrete block used. The horizontal joint reinforcing shall be of the ladder or truss style per specification and continuous between brick and block, as prescribed by the architectural drawings.
- E. Concrete block shall be reinforced as follows in 6", 8", 10", and 12" walls:
- 1.) Vertical reinforcing shall be a minimum of 1- #5 bar in 6" and 8" walls and 2- #5 bars in 10" and 12" walls at 24" OC, at each corner, at each door and window jamb, each side of control joints and in the end voids of each length of wall. Lap splices for masonry vertical reinforcing shall be 48 bar diameters or 24" minimum.
 - 2.) Horizontal reinforcing:
- A.) Horizontal joint reinforcing as noted above.
- B.) Continuous horizontal bars shall be included per section or detail in bond beam or optional running bond beam where noted.
- C. Where bond beams are continuous at corners of walls, supply corner bars matching size of horizontal bars (minimum 2-0" or 40 bar diameters in each direction).
- F. Grout, where noted above, shall have a minimum design ultimate compressive strength of 2500 psi at 28 day test and 38" maximum aggregate size.
- G. Non-load bearing control walls shall be isolated from adjacent structural elements with vertical 3/8" control joints and at the top of the wall with 1" air space or compressible material and support per architectural detail.
- H. Unless otherwise covered on architectural plans or specifications, vertical control joints in masonry construction shall be 38" wide, full height of wall. Joints shall be spaced at a maximum of 24'-0" on center and coordinated with the architect. All horizontal joint reinforcing shall be discontinuous at control joints in masonry. All bond beam horizontal reinforcing shall be continuous through control joints.
- I. Limits over masonry up to 6'-0" wide in new and existing masonry walls not otherwise covered shall be one 6x3 1/2x5/16 angle for each 4" width of masonry. All exterior limits to be galvanized.
- J. Walls shall be anchored top and bottom by dowels matching wall vertical reinforcing (unless noted otherwise) from floor slab bottom and bracing angles at the top, per details on the drawings.

9. Timber and Wood Framing

- A. Quality and construction of wood framing members and their fasteners for load supporting members and components shall be in accordance with the International Building Code.
- B. All studs and top and bottom plates shall be Douglas Fir No. 2 grade visually graded lumber. These drawings shall not be construed to be in accordance with the 1,600,000psi unless noted otherwise. All joist, truss members, and headers to be No. 2 grade (2 min) unless noted otherwise. All lumber for exterior decks and balconies shall be treated in accordance with the preservative Yellow Pine No. 2 grade.
- C. Blocking of stud bearing walls and shear walls shall be solid, matching sheathing joints.
- D. Joist blocking and bridging shall be solid wood or cross bridging of either wood or metal.
- E. Wood members and sheathing shall be fastened with nailing and size of fasteners not less than that set forth in Table 2304.3.1 of the International Building Code. Floor sheathing shall be APA rated tongue and groove Stud-Floor, exposure 1, glued and nailed with 8d ring shank nails at # 10 screws at 12" on center to all supports. Sheathing of shear walls or roof diaphragms shall be edge nailed with 8d common nails at 6" on center and nailed to intermediate framing and blocking members with 8d common nails at 12" on center unless otherwise noted on the drawings. All floor sheathing shall be installed with 1/8 inch gages between panel edges and joints.
- F. Sill plates shall be bolted to concrete walls or steel beams with 1/2" diameter bolts at 32" on center. Sill plates in direct contact with concrete or masonry shall be treated lumber.
- G. Joist hangers shall have Uniform Building Code approval and shall be equal to Simpson Strong Tie "LUS" for wood application and "LBS" for steel weld-on application.
- H. Service condition - dry with moisture content at or below 19% in service.
- I. Laminated veneer lumber (LVL) shall have an allowable flexural stress (F_b) of 2,800 psi (reduced by size factor) and an elastic modulus (E) of 1,900,000 psi.
- J. Parallel Strand Lumber (PSL) shall have an allowable flexural stress (F_b) of 2,900 psi (reduced by size factor) and an elastic modulus (E) of 2,000,000 psi.
- K. Pre-engineered wood trusses shall be designed in accordance with the Truss Plate Institute's national design standard for metal-plate connected wood truss construction (ANSI/TP-1 latest edition). Trusses shall be designed and manufactured by an authorized member of the Wood Truss Council of America (WTCOA). Truss design shall conform to specified codes, allowable stress increases, deflection limitations and other applicable criteria of the governing code.
- L. Shop drawings showing complete erection and fabrication details and calculations (including connections) shall be submitted to the project architect/engineer for review prior to fabrication and/or erection. Such drawings shall bear the seal of a professional engineer, registered in the state of the project location. Shop drawings shall also be submitted to the local government controlling agency when requested by that agency.
- M. All trusses shall be securely braced both during erection and permanently, as indicated on the approved truss design drawings and in accordance with TP's commentary and recommendations for handling, installing and bracing metal-plate connected wood trusses (HIB-91, booklet) and the latest edition of ANSI/TP-1.
- N. The truss manufacturer shall supply all hardware and fasteners for joining truss members together and fastening truss members to their supports. Metal connector plates shall be manufactured by a member of the Wood Truss Council of America (WTCOA) and shall be 20 gauge minimum. Connector plates shall meet or exceed ASTM A653, grade 33, with ASTM A624 galvanized coating designation G60.
- O. Shipment, handling, and erection of trusses shall be by experienced, qualified persons and shall be performed in a manner so as not to endanger life or property. Apparent truss damage shall be reported to the truss manufacturer for evaluation prior to erection. Cutting or alteration of trusses is not permitted.
- P. Contractor shall coordinate truss layout for openings and penetrations required by other trades including plumbing, HVAC, electrical, roof access hatches, chases, etc.
- Q. Pre-engineered floor truss and J-joist design load and deflection criteria are as follows:
- Top Chord Dead Load = 20psf
Top Chord Live Load = 10psf
Bottom Chord Dead Load = 5psf
Allowable Total Load Deflection = 1/360
Allowable Live Load Deflection = 1/480
Pre-engineered roof truss design load and deflection criteria are as follows:
Top Chord Dead Load = 15psf
Top Chord Live Load = 10psf
Bottom Chord Dead Load = 10psf
Allowable Total Load Deflection = 1/300
Allowable Live Load Deflection = 1/480
Roof trusses shall be designed for wind uplift loads indicated in Building Components & Cladding Wind Loads Diagram.

10. Shop Drawing Review

- A. Bob D. Campbell and Company, Inc. will review the General Contractor's (GC) shop drawings and related submittals (as indicated below) with respect to the ability of the detailed work, when complete, to be a properly functioning integral element of the overall structural system designed by Bob D. Campbell and Company, Inc.
- B. Prior to submission of a shop drawing or any related material to Bob D. Campbell and Company, Inc., the GC shall:
- 1.) Review each submission for conformance with the means, methods, techniques, sequences and operations of construction and safety precautions and programs intended thereto, all of which are the sole responsibility of the GC.
 - 2.) Review and approve each submission.
 - 3.) Stamp each submission as approved.
- C. Bob D. Campbell and Company, Inc. shall assume that no submission comprises a variation unless the GC advises Bob D. Campbell and Company, Inc. with written documentation.
- D. Bob D. Campbell and Company, Inc. shall review shop drawings and related materials with comments provided that each submission has met the above requirements. Bob D. Campbell and Company, Inc. shall return without comment unreviewed material or submissions without GC approval stamp.
- E. Shop drawings and related material (if any) required are indicated below. Should Bob D. Campbell and Company, Inc. require more than ten (10) working days to perform the review, Bob D. Campbell and Company, Inc. shall so notify the GC.
- 1.) Concrete mix designs and material certificates including admixtures and compounds applied to each material after placement.
 - 2.) Reinforcing steel shop drawings including erection drawings and bending details. Bar list will not be reviewed for correct quantities.
 - 3.) Elevations of all reinforced concrete masonry walls at a scale no smaller than 3/8" = 1'-0" showing all required reinforcing.
 - 4.) Grout mix designs (for CMU).
 - 5.) Construction and control joint plans and/or elevations.
 - 6.) Structural steel shop drawings including erection drawings and piece details. Include joint, decking and connector submittals. Include miscellaneous framing specified on the structural drawings, but do not submit framing specified on non-structural drawings for Bob D. Campbell and Company, Inc. review.
 - 7.) Miscellaneous anchors shown on the structural drawings.
 - 8.) Wood truss design calculations and detailed erection and fabrication drawings. Standard stick framing shop drawings need not be submitted.

11. Statement of Structural Special Inspections

- A. The structural design for this project is based on completion of special inspections during construction in accordance with section 1704 of the International Building Code. The owner shall employ one or more qualified special inspectors to provide the required special inspections.
- B. The special inspectors shall furnish inspection reports to the building official, owner, architect and structural engineer, and any other designated person.
- C. All discrepancies shall be brought to the immediate attention of the contractor for correction, then, if uncorrected, to the proper design authority, building official and structural engineer.
- D. The special inspector shall submit a final signed report stating that the work requiring special inspection was, to the best of the inspector's knowledge, in conformance with the approved plans and specifications and the applicable workshop provisions of the building code.
- E. The following inspections and tests are required with the frequency (continuous or periodic) as defined within the referenced section or standard listed below. The General Contractor shall provide notification to the inspector when items requiring inspection are ready to be inspected and provide access for those inspections.
- 1) Shop Fabrication - structural steel per Section 1704.2.5 unless AISC certified shop
 - 2) Shop Fabrication - pre-engineered wood trusses per Section 1704.2.5 unless TPI certified shop
 - 3) Steel Construction per Section 1705.2 and the quality assurance requirements of AISC 341 Chapter J (as referenced by AISC 360)
 - 5) Concrete Construction per Section 1705.3 and Table 1705.3
 - a. Reinforcing Steel Placement
 - b. Reinforcing Steel Welding
 - c. Cast in Place Anchors
 - d. Post Installed Anchors
 - e. Design Mix Verification
 - f. Concrete Sampling and Testing
 - g. Concrete Placement
 - h. Concrete Curing
 - 6) Masonry Construction per Section 1705.4 and the quality assurance requirements of TMS 402/ACIS30/ASCPES and TMS602/AS30.1/ASCE6 [Level B]
 - 7) Verification of Slabs per Table 1705.6
 - 8) Wood Lateral System (periodic)
 - a. Wood sheathings (include sheathing, rim board and bottom plate attachments)
 - b. Portal frames
 - c. Shear wall and portal frame holdowns
 - d. Shear wall tension rod system
 - 9) Wood Gravity Framing and Placement (adjust frequency of random sampling where indicated as required)
 - a. Heavy timber/SC/Lglulam beams and supports (periodic)
 - b. Headers and jacks (periodic)
 - c. Bearing walls (random sampling)
 - d. Connector/hardware installation (random sampling)
 - e. Floor and roof trusses (random sampling)

12. Copyright and Disclaimer

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

ESTIMATED BUILDING MOVEMENT TABLE			
FLOOR	ACCUMULATIVE WOOD SHRINKAGE	HEIGHT OF BRICK	ACCUMULATIVE BRICK EXPANSION
ROOF	1"	30'	0.33"
3rd FLOOR	0.7"	20'	0.22"
2nd FLOOR	0.35"	10'	0.11"

Wood Shrinkage Notes:

- Bob D. Campbell & Company takes no responsibility for the naturally-occurring shrinkage that will occur in a wood structure or the impact the movement will have on the architectural, mechanical, electrical and plumbing systems that are designed by others. The analysis provided below are estimated values in accordance with IBC Section 2304.3.3 and indicate the systems and/or routing of the systems shall be designed to accommodate the movement. Failure to follow the considerations below can result in a failure of the impacted components within the system.
- Estimated values are based on the following moisture content in the framing
- a. At install (MC) = 10%
 - b. At equilibrium (EMC) = 8%

Reference wall sections on this sheet for estimated cumulative values per floor.

The following is a list of recommendations to minimize potential issues related to wood shrinkage and veneer expansion. Veneer expansion is seasonal and variable depending on sun exposure. The majority of wood shrinkage will occur in the first 24 months of occupancy with minor seasonal variations.

1. MEP System Considerations
 - a. Postpone MEP installation as long as possible to allow as much dead load to be applied-allowing construction gaps to close.
 - b. Provide oversized and vertically slotted holes at pipe horizontal penetration and notches. Refer to typical notching and cutting of stud wall detail for additional considerations on size limitations.
2. Plumbing pipe and electrical conduit joints and connections shall be flexible and allow for expansion/contraction to prevent a rigid assembly.
- d. Hangers and necessary rigid connections shall be adjusted prior to completion of construction or closing of wall/casing assembly.
- e. Horizontal vent penetrations through exterior veneers shall be provided with double flashing.
- f. All sheet metal vertical down spouts shall have intermediate slip joints.
- g. Roof drains shall utilize adjustable fittings that are adjusted back to the roof finish sheathing elevation at the completion of construction and then shall be adjusted as required to maintain proper drainage.

Architectural System Considerations

- a. At slatco, EIFS and thin set veneer systems provide horizontal expansion joints, slip joints with appropriate flashing, this includes transitions between changes in veneer material.
 - b. At brick and stone veneers provide veneers ties designed to accommodate differential movement.
 - c. Refer to architectural window and door head and sill; parapet; and horizontal material changes for specific horizontal gap requirements between materials.
3. Construction Tolerance Considerations
- a. All studs shall be cut level, square and tight to top and bottom plates to reduce any additional shortening of the building due to nesting.
 - b. All wood structural panels on the walls shall have a 1/2" relief gap at each floor level to reduce the potential for bulging.
 - c. All floor sheathing shall have 1/8" gaps around all four sides at time of install to allow for expansion.
 - d. All shearwall holddown shall be checked and retighten immediately prior to sheathing of the walls. If a continuous rod system is utilized for holdowns or uniform uplift anchors, the take-up device pins shall be verified to have been pulled prior to sheathing the walls.
4. Material Storage and Protection
- a. All stored material shall remain covered and elevated from the elements to reduce the potential for an increase in moisture content.
 - b. Do not allow water to pond on the floor sheathing. Provide drain holes in the floor sheathing as required to relieve any water that might temporary pond.
5. Post Occupancy Consideration
- a. Recommend a review of roof drains every 3 months for the first 24 months of occupancy and then annually and adjusted as needed.
 - b. Recommend a review of vertical joints at exterior doors, windows and at changes in materials. Caulked as needed as shrinkage occurs and original joint fails.

NAILING SCHEDULE (REFER TO NOTES #1 and #2)			
No.	CONNECTION	ATTACHMENTS	(REF NOTE #3 and #4)
1	JOIST TO SILL OR GIRDER	3- 3" x 0.131" NAILS-TOENAIL	3-8d NAILS-TOENAIL
2	BRIDGING TO JOIST	2- 3" x 0.131" NAILS-TOENAIL EACH END	2-8d NAILS-TOENAIL EACH END
3	SOLE PLATE TO JOIST OR BLOCKING	3" x 0.131" NAILS AT 8" o.c. TYPICAL FACE NAILING 4- 3" x 0.131" NAILS AT 6" o.c. BRACED WALL PANELS	16d BOX NAILSZ AT 16" o.c. MAX. FACE NAILING 4- 16d BOX NAILS AT 16" o.c. BRACED WALL PANEL
4	TOP PLATE TO STUD	3- 3" x 0.131" NAILS-END NAIL	2-16d NAILS-END NAIL
5	STUD TO SOLE PLATE	0- 3" x 0.131" NAILS-TOENAIL OR 3- 3" x 0.131" NAILS-END NAIL	4-8d NAILS-TOENAIL OR 2-16d NAILS-END NAIL
6	DOUBLE STUDS	3" x 0.131" NAILS AT 8" o.c.-FACE NAIL	16d BOX NAILS AT 24" o.c. MAX. FACE NAIL
7	DOUBLED TOP PLATES	3" x 0.131" NAILS AT 12" o.c.-FACE NAIL	16d BOX NAILS AT 16" o.c. MAX. FACE NAIL
8	DOUBLE TOP PLATE LAPS AND INTERSECTIONS	12-3" x 0.131" NAILS	8-16d NAILS
9	BLOCKING BETWEEN JOISTS OR RAFTERS TO TOP PLATE	3-3" x 0.131" NAILS- TOENAIL	3-8d NAILS-TOENAIL
10	RM JOIST TO TOP PLATE	3" x 0.131" NAILS AT 6" o.c.-TOENAIL	8d NAILS AT 6" o.c. MAX.-TOENAIL
11	TOP PLATE LAPS AND INTERSECTIONS	3- 3" x 0.131" NAILS-FACE NAIL	2-16d NAILS-FACE NAIL
12	CONTINUOUS HEADER, TWO PIECES	3" x 0.131" NAILS AT 10" o.c. ALONG EACH EDGE	16d NAILS AT 16" o.c. MAX. ALONG EACH EDGE-TOENAIL
13	CEILING JOISTS TO PLATE	0- 3" x 0.131" NAILS-TOENAIL	3-8d NAILS-TOENAIL
14	CONTINUOUS HEADER TO STUD	4- 3" x 0.131" NAILS-TOENAIL	4-8d NAILS-TOENAIL
15	CEILING JOISTS, LAPS OVER PARTITIONS	4- 3" x 0.131" NAILS-FACE NAIL	3-16d NAILS-FACE NAIL
16	CEILING JOISTS TO PARALLEL RAFTERS	4- 3" x 0.131" NAILS-FACE NAIL	3-16d NAILS-FACE NAIL
17	RAFTER TO PLATE	3-3" x 0.131" NAILS-TOENAIL	3-8d NAILS-TOENAIL
18	1" BRACE TO EACH STUD AND PLATE	2- 3" x 0.131" NAILS-FACE NAIL	2-8d NAILS-FACE NAIL
19	BUILT-UP CORNER AND MULTIPLE STUDS	3" x 0.131" NAILS AT 16" o.c.	16d NAILS AT 24" o.c. MAX.
20	BUILT-UP GIRDER AND BEAMS	3" x 0.131" NAILS AT 24" o.c. FACE NAILED TOP AND BOTTOM STAGGERED ON OPPOSITE SIDES 3- 3" x 0.131" NAILS AT ENDS AND EACH SPLICE	20d NAILS AT 32" o.c. MAX. TOP AND BOTTOM, STAGGERED ON OPPOSITE SIDES 3- 3" x 0.131" NAILS AT ENDS AND EACH SPLICE
21	BUILT-UP LAMINATED VENEER LUMBER BEAMS	3" x 0.131" NAILS AT 8" o.c. TOP AND BOTTOM ALONG EDGE	16d NAILS AT 32" o.c. TOP AND BOTTOM ALONG EDGE
22	2" PLANKING	4- 3" x 0.131" NAILS AT EACH SUPPORT	16d NAILS AT EACH SUPPORT
23	RM BOARD TO TRUSS	2- 3" x 0.131" FACE NAILS (17/16 @ EA. TRUSS)	2- 16d NAILS - FACE NAILS (17/16 @ EA. TRUSS)
24	BUILT-UP STUD-PLATE COLUMNS	REFER TO DETAIL 3/S003	REFER TO DETAIL 3/S003

NOTES:

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

STRUCTURAL DECK & SLAB SCHEDULE

MARK	DESCRIPTION
T-1	COMPOSITE DECKING PER ARCHITECTURAL DRAWINGS/SPECIFICATIONS
FD-1	1/2" GYPCRETE ATOP 2332" T&G PLYWOOD SHEATHING. SHEATHING SHALL BE 5/8" GYPCRETE AND NAILED W/ 8d RING SHANK NAILS OR #10 SCREWS @ 6" o.c. @ EDGES & 12" o.c. AT FIELD.
RD-1	1932" PLYWOOD SHEATHING ATTACHED WITH 8d NAILS @ 6" o.c. AT EDGES & 12" o.c. AT FIELD.
SOG-1	4" GYPCRETE SLAB REINFORCED W/ 6x6-W2.8xW2.9 WWF ATOP VAPOR BARRIER PER GENERAL NOTES ATOP 4" COMPACTED GRANULAR FILL ATOP 4" MINIMUM OPEN GRADED STONE ATOP PREVIOUSLY PREPARED PAD IN COMPLIANCE WITH SOils REPORT

NOTES:

1. FD = COMPOSITE/CONCRETE DECK TYPE
2. FD = FLOOR DECK TYPE
3. NCD = NON-COMPOSITE DECK TYPE
4. RD = ROOF DECK TYPE
5. SOG = SLAB-ON-GRADE TYPE
6. REFER TO NOTE 10.1 ON SHEET S0.01 FOR FIRE - RETARDANT DRAIN SHEATHING REQUIREMENTS.
7. PROVIDE 1" DEEP TOE DRILLING JOINT (TRANSVERSE JOINT) AT CORNER OF SINGLE BAY BALCONY OR @ THIRD POINTS OF DOUBLE BAY BALCONY. FILL JOINT W/ SEALANT

STRUCTURAL ABBREVIATIONS

@	AND	GA	GAGE	RAD	RADIUS
Ø	ROUND, DIAMETER	GALV	GALVANIZED(D)	ROD	ROOF DECK TYPE
ADTL	ADDITIONAL	GEN	GENERAL	REF	REFERENCE
ABOVE	ABOVE FINISHED FLOOR	GR	GRADE	REIN	REINFORCEMENT

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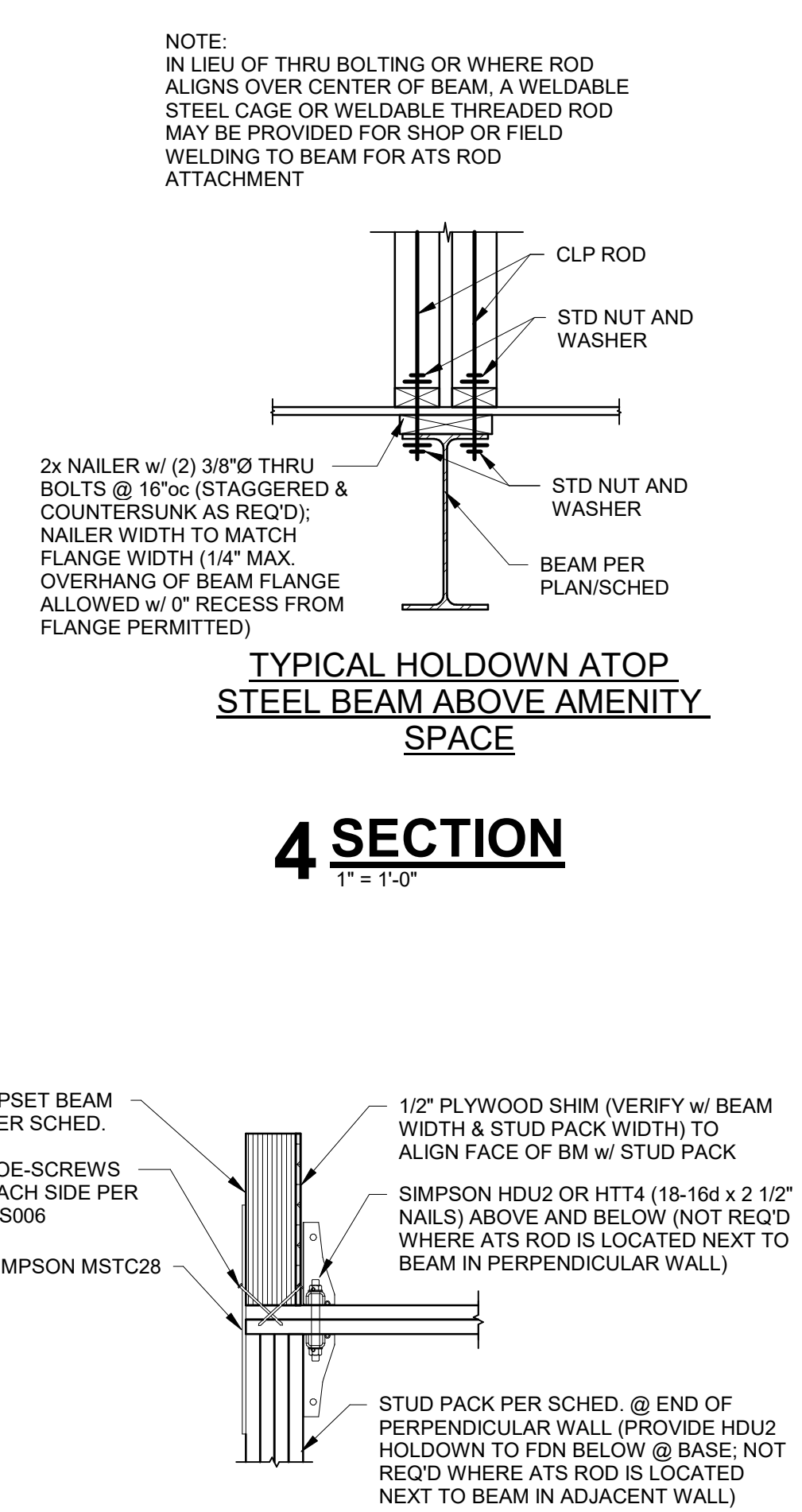
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S004

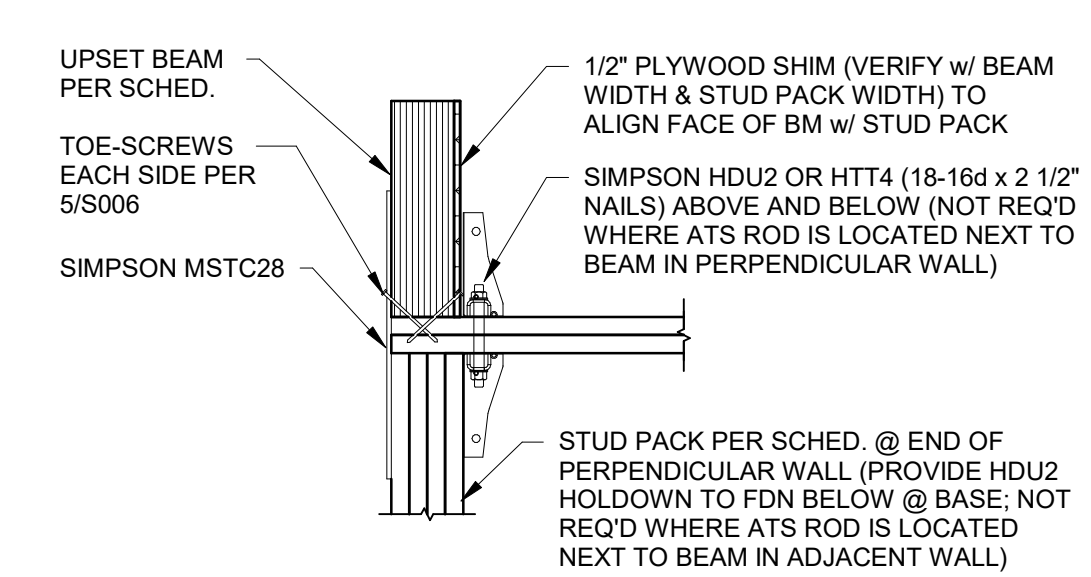
TYPICAL WOOD LATERAL
SCHEDULES & DETAILS



3 SECTION
1" = 1'-0"

TYPICAL HOLDOWN ATOP
STEEL BEAM ABOVE AMENITY
SPACE

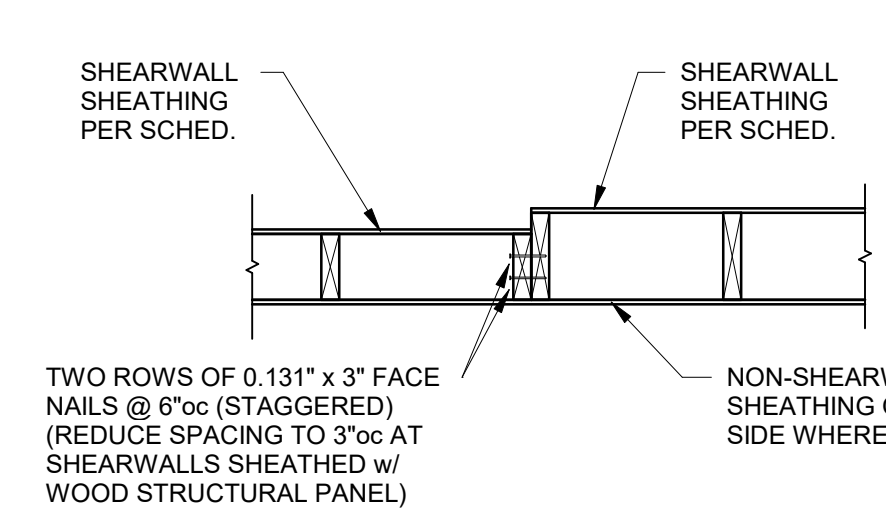
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1" = 1'-0"



6 SECTION

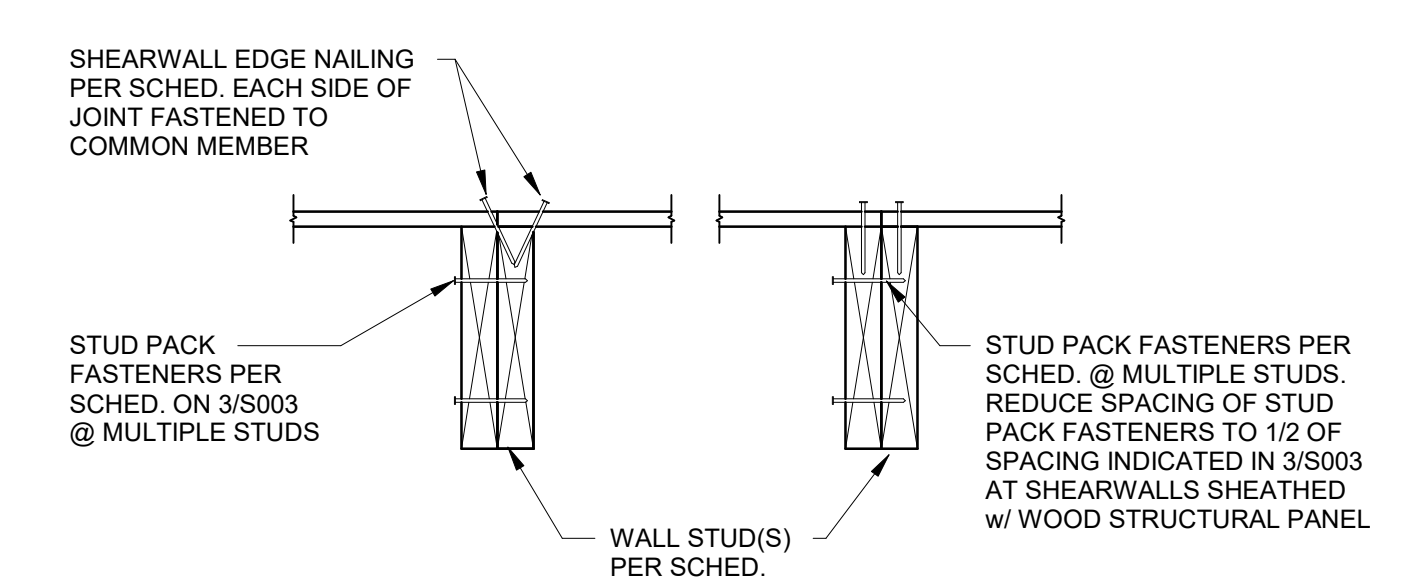
5 SECTION

1 DETAIL



8 SECTION

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

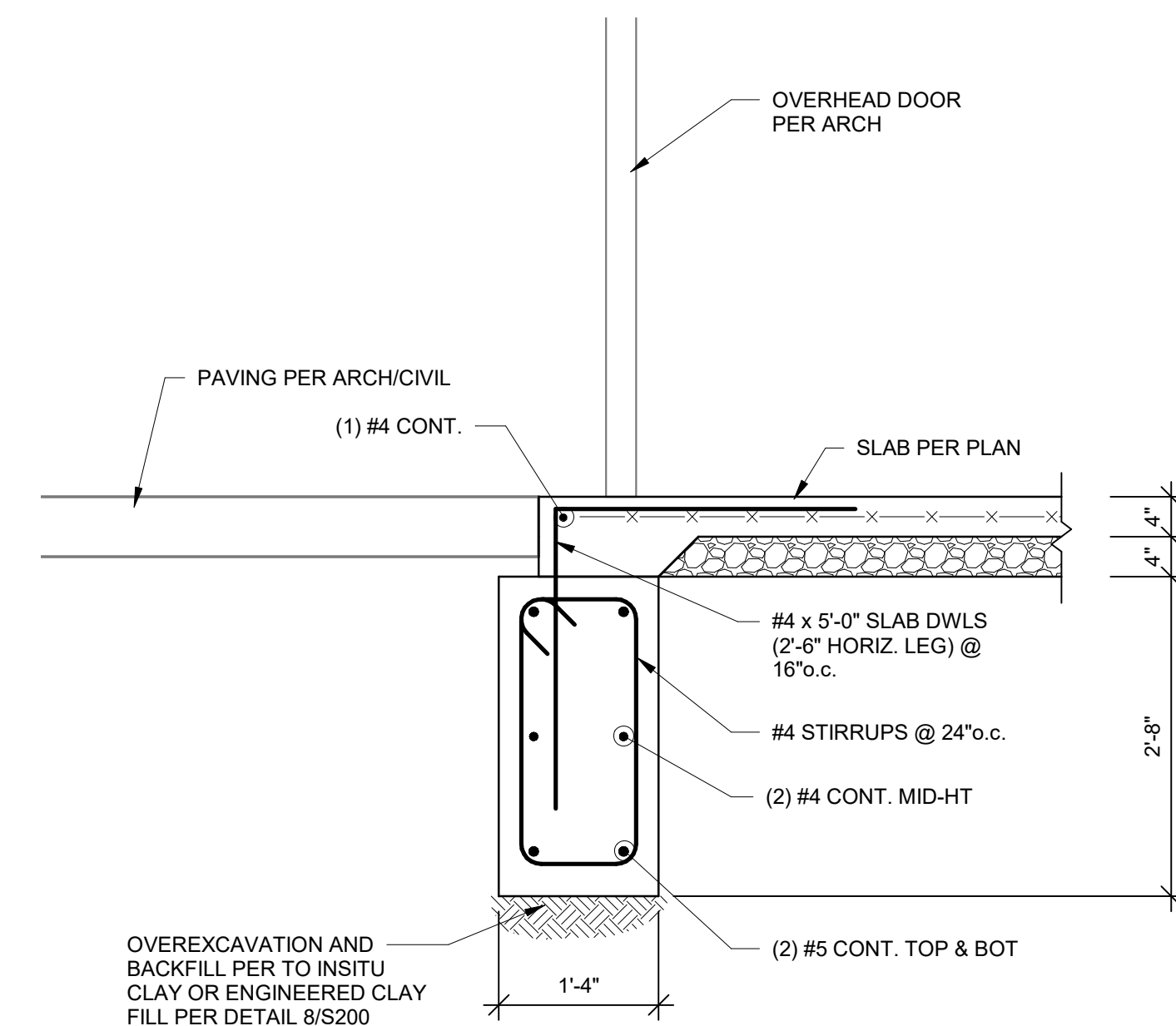
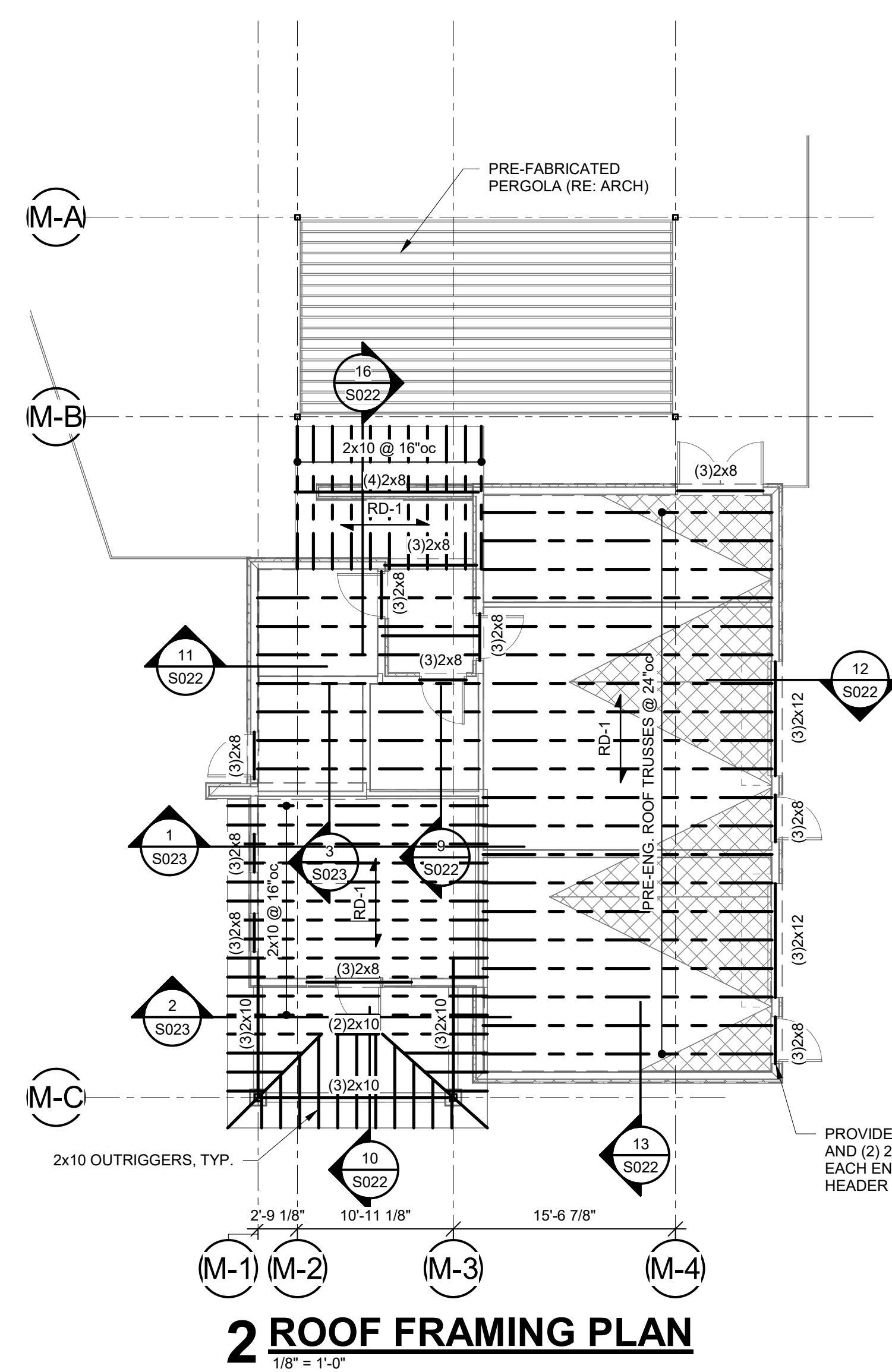


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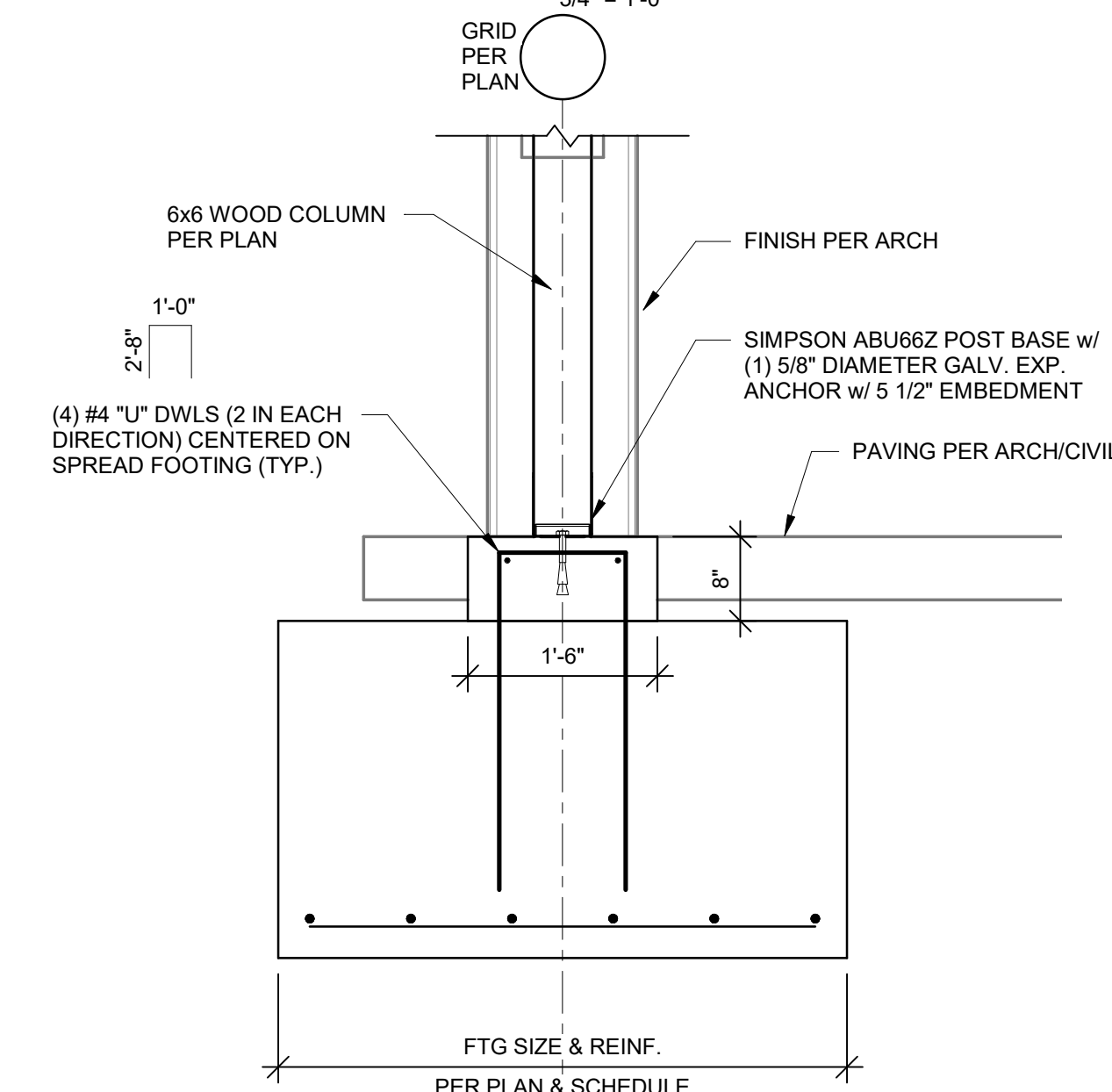
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8 SECTION

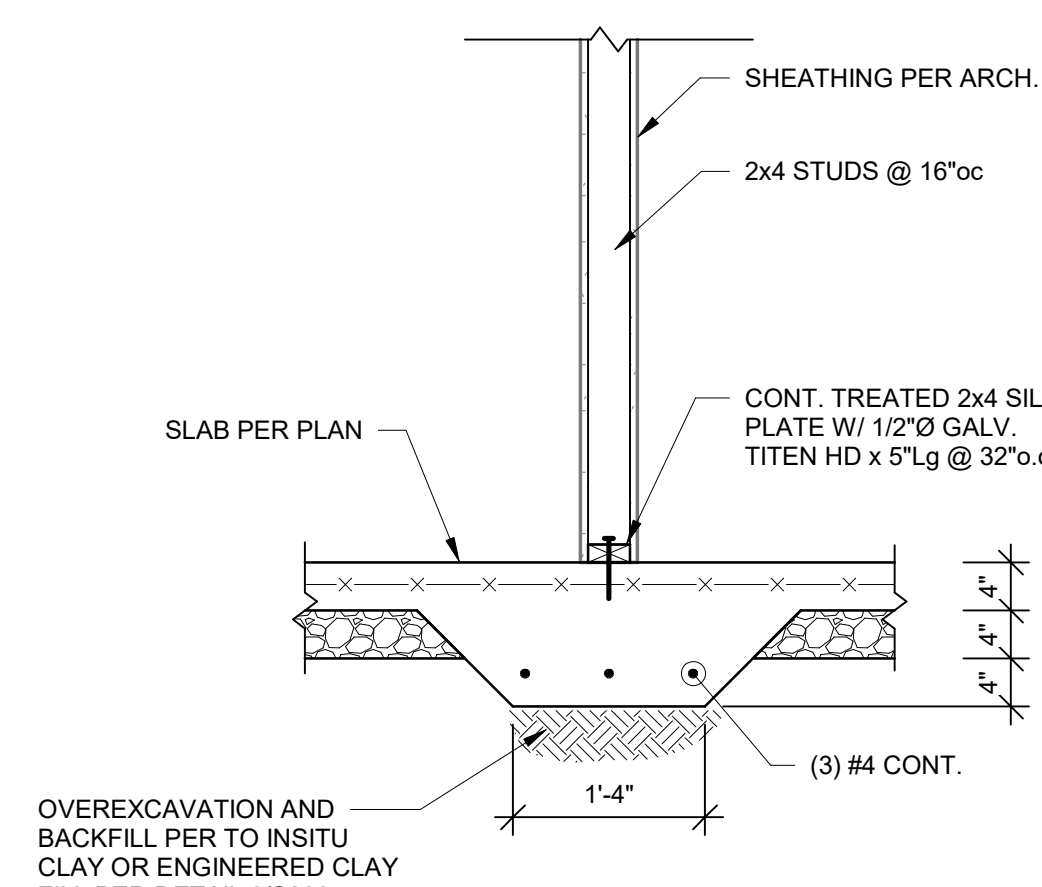
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1 1/2" = 1'-0"



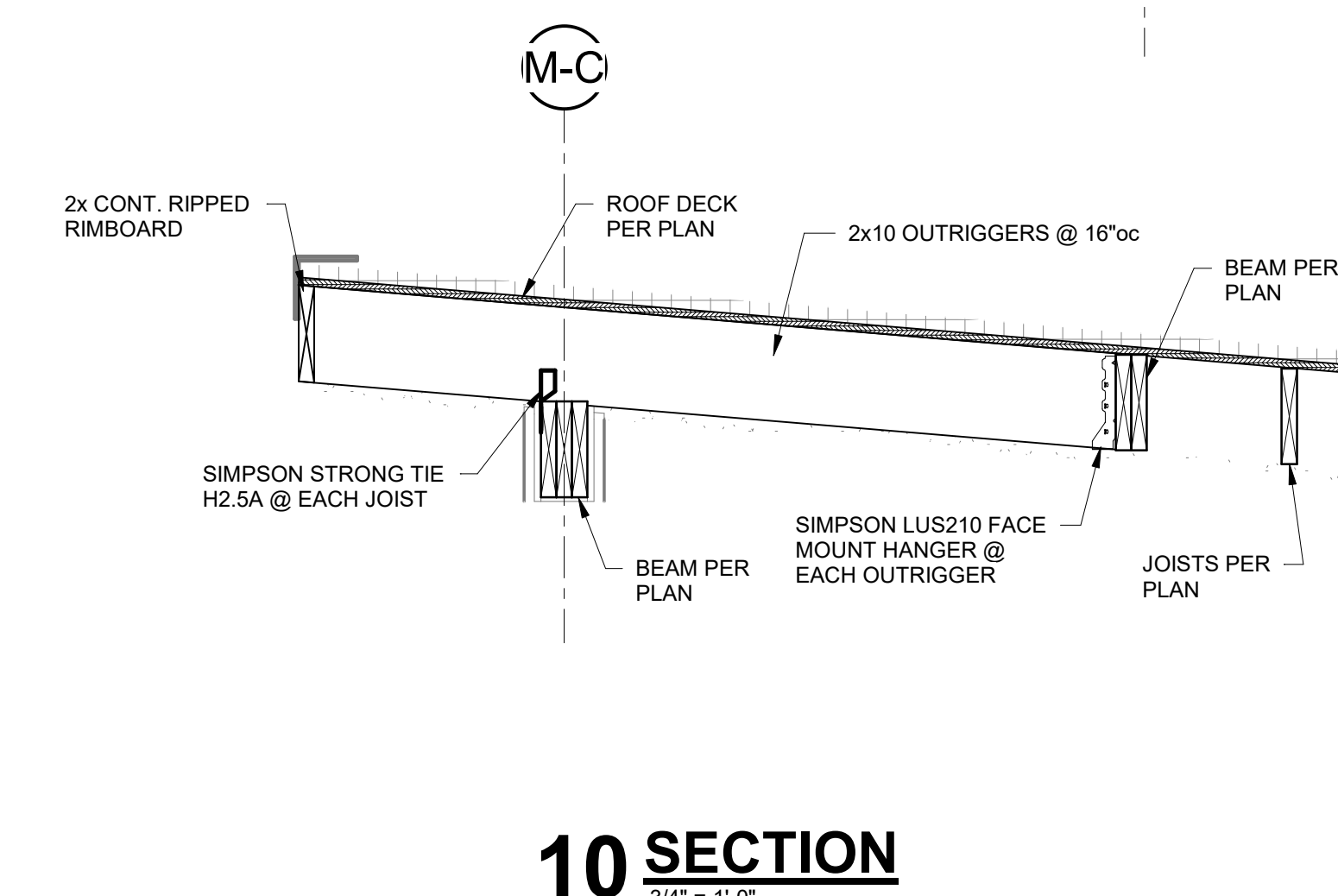
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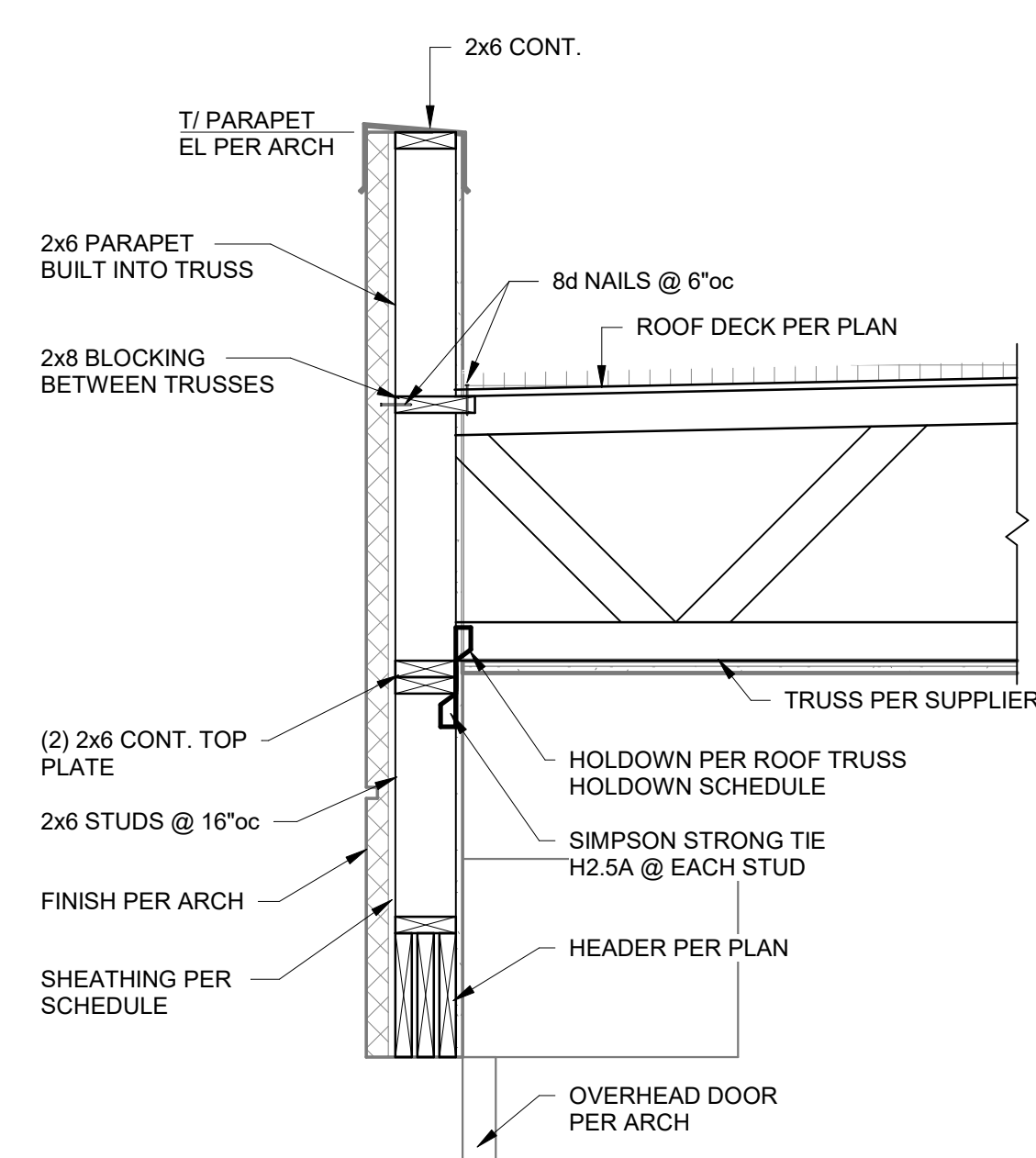
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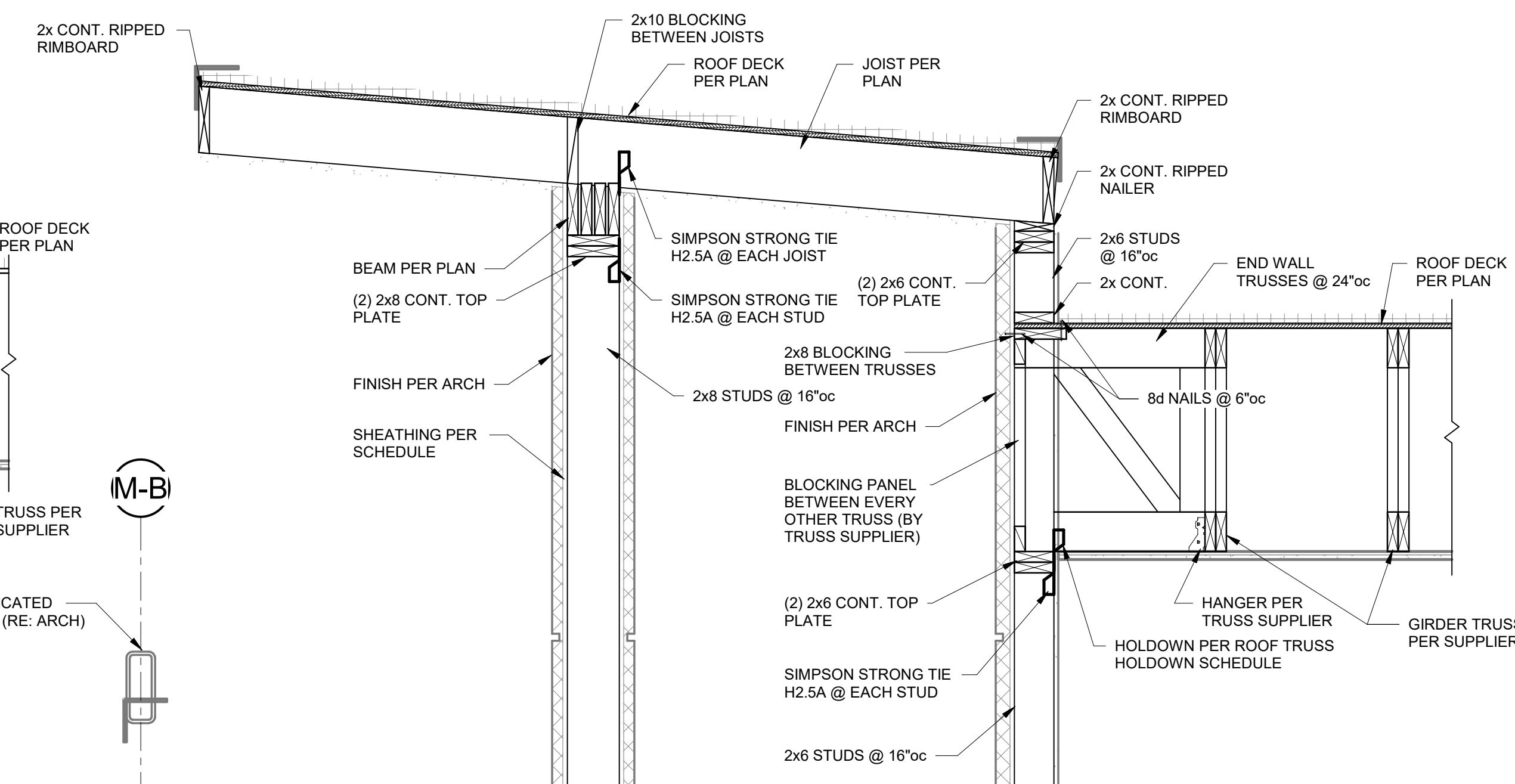
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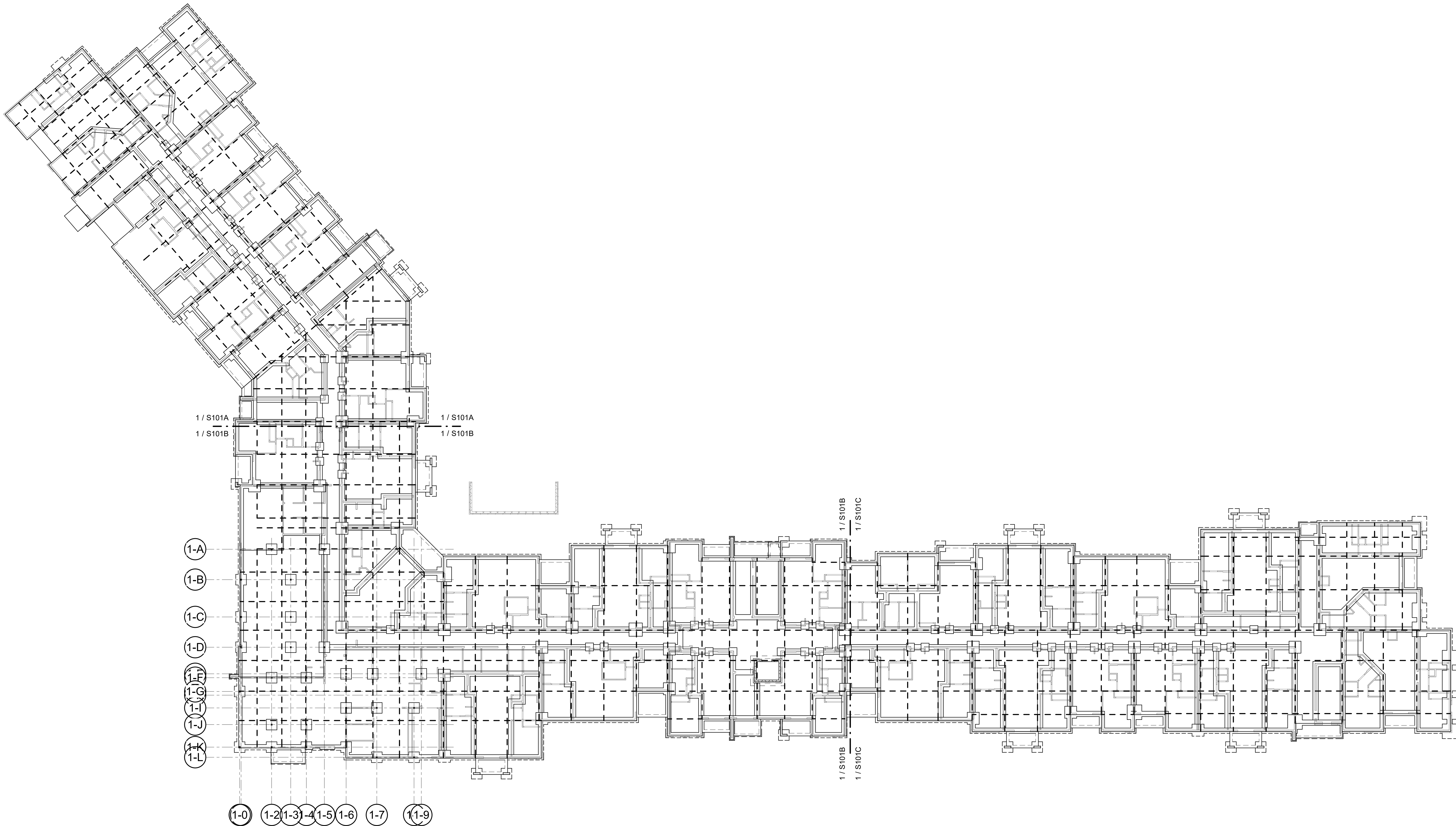
9 SECTION



12 SECTION



16 SECTION



1 Bldg 1-1-FIRST FLOOR FRAMING PLAN - OVERALL
1/16" = 1'-0" 



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S101

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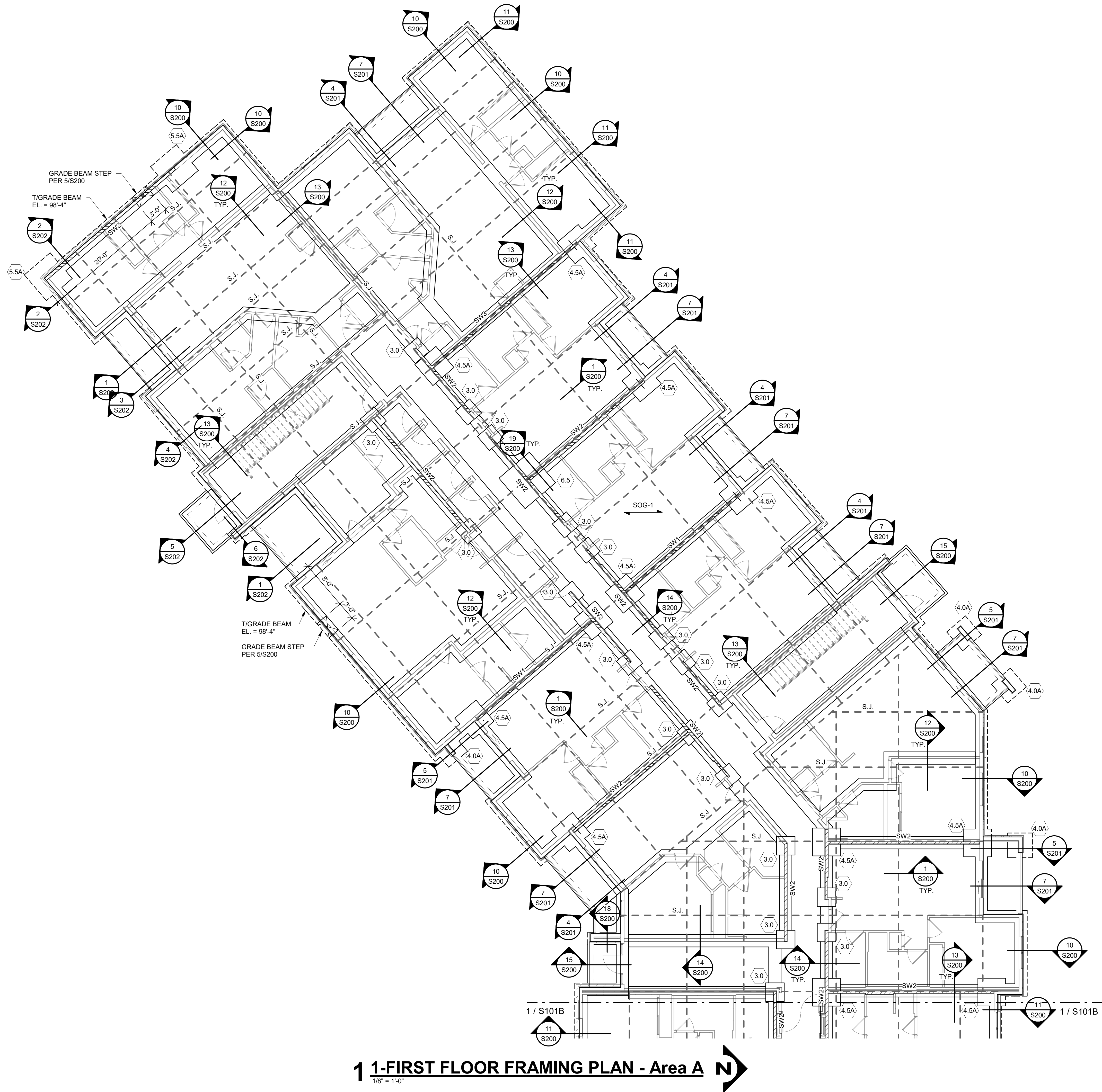
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1 1-FIRST FLOOR FRAMING PLAN - Area A N
1/8" = 1'-0"

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STATE OF MISSOURI
Professional Engineer
No. 16-2010026832
JULY 2021

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FOUNDATION PLAN - AREA A	


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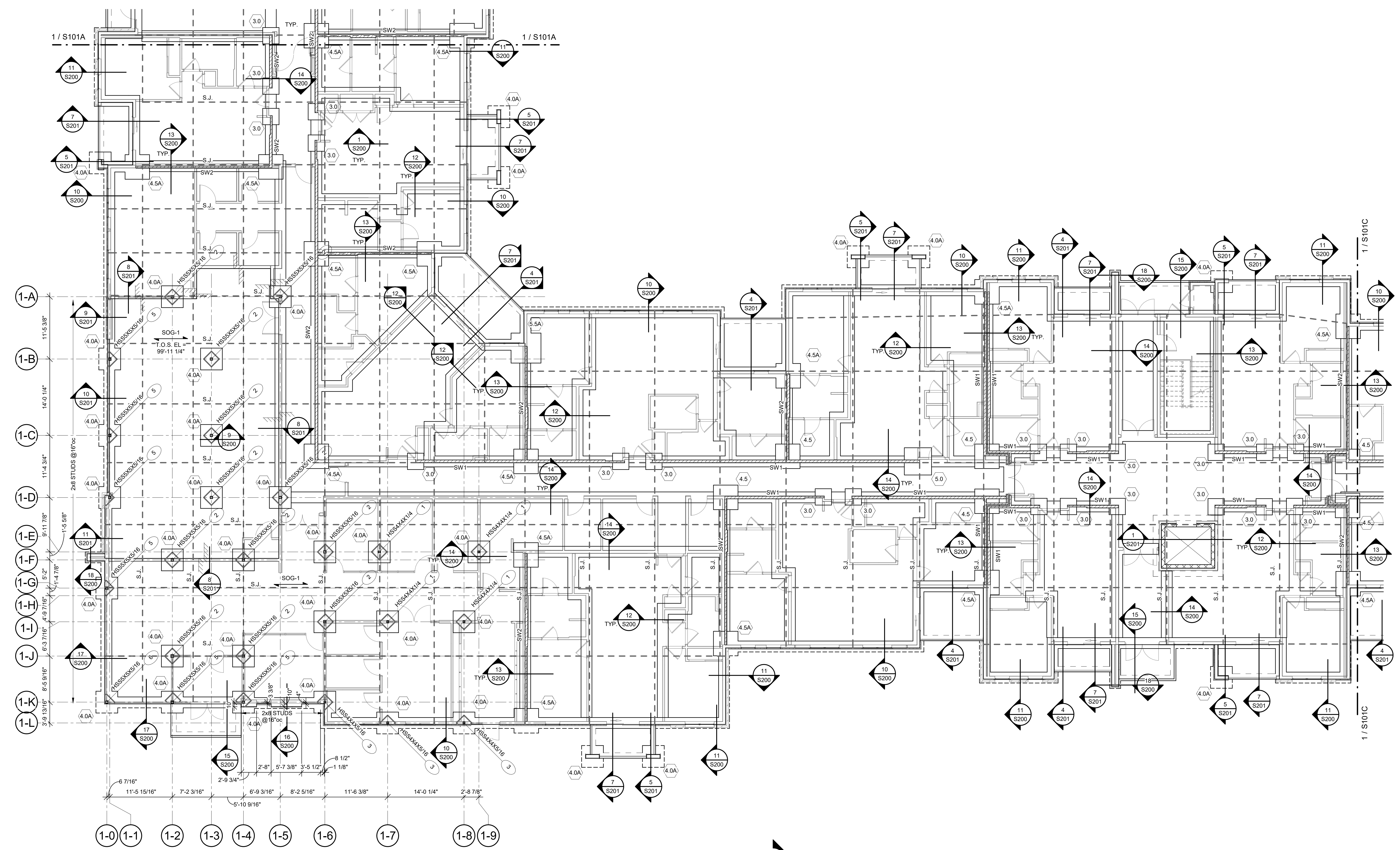
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FOUNDATION PLAN - AREA B

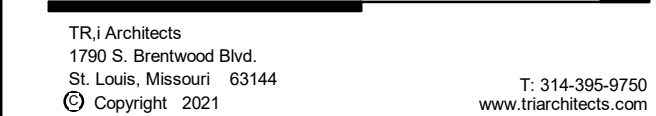


1 1-FIRST FLOOR FRAMING PLAN - Area B
1/8" = 1'-0" N



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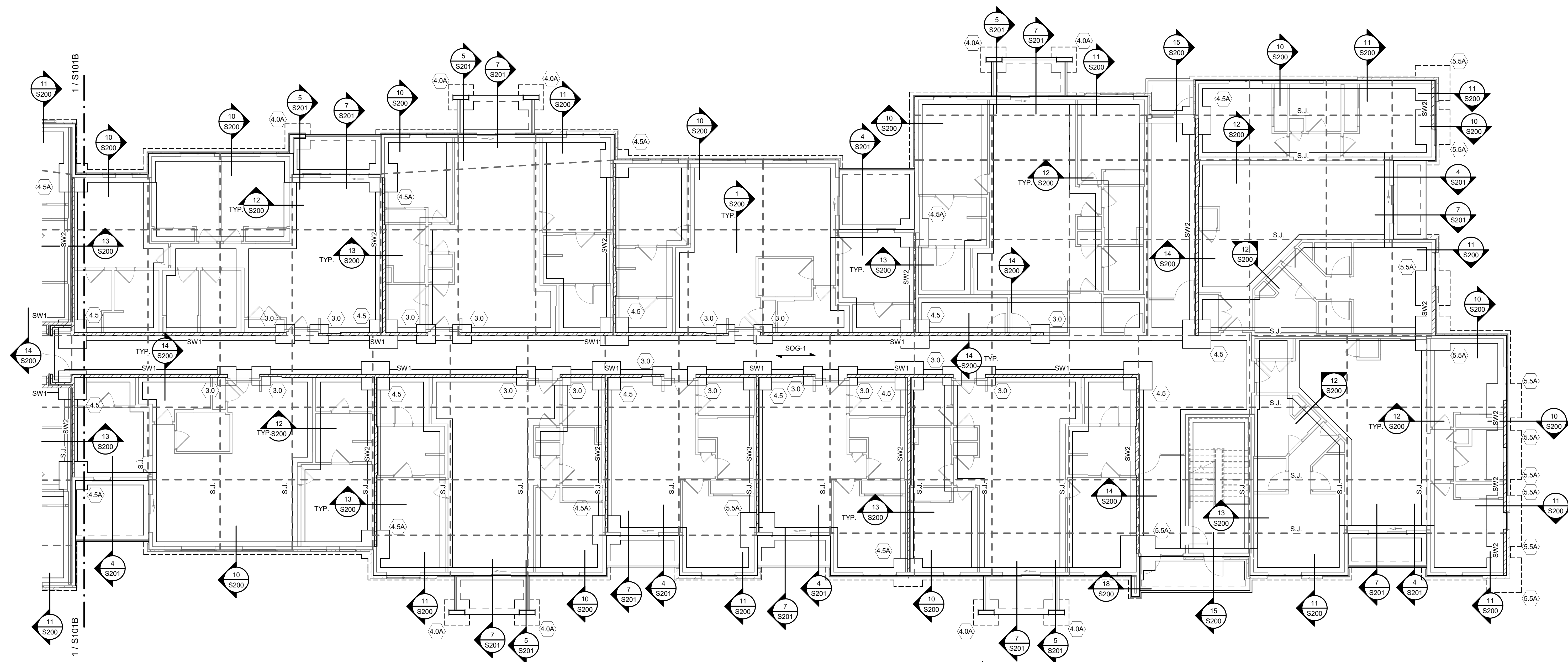
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SHEET NO. **01010**

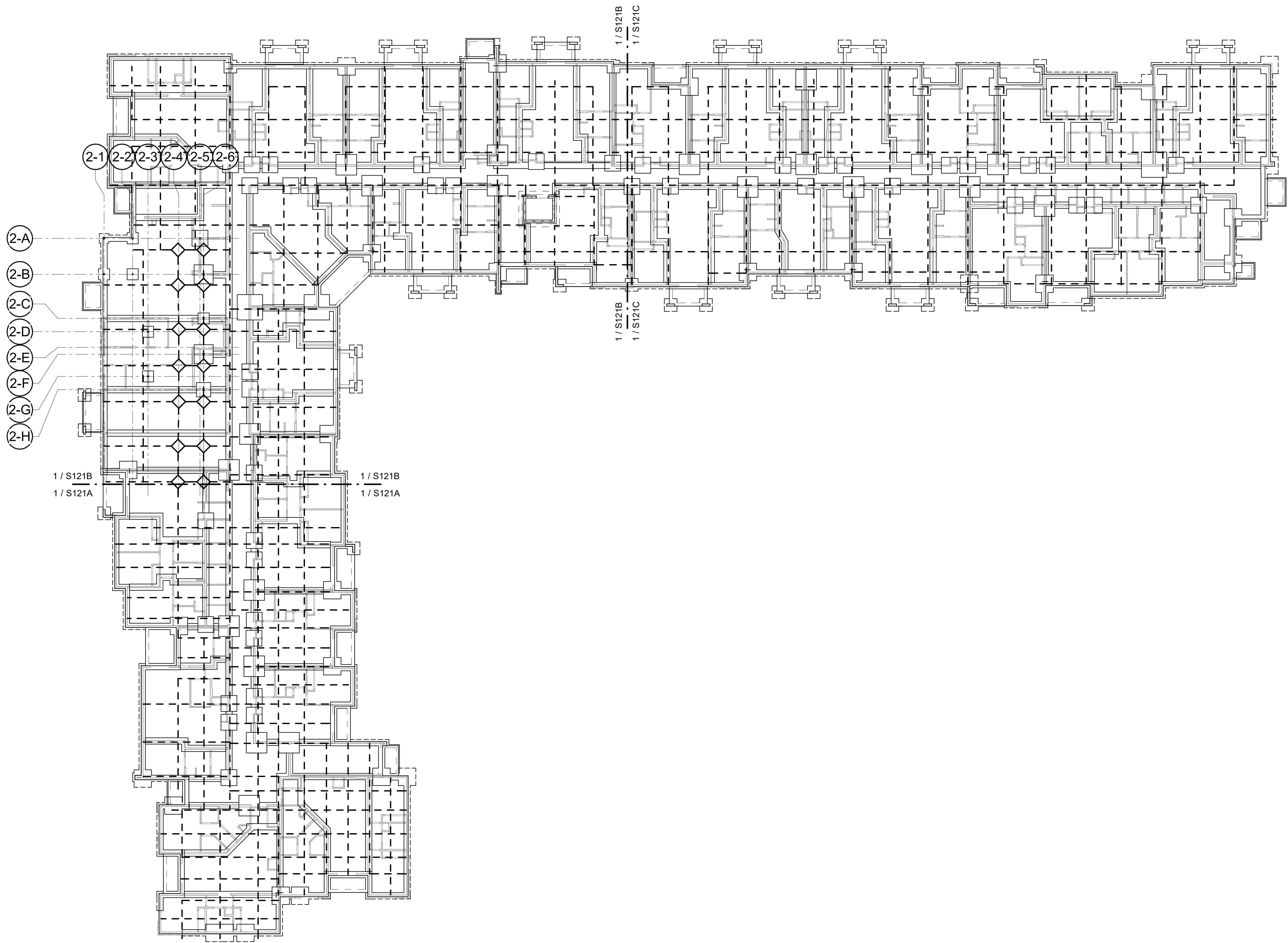
\$101C

FOUNDATION FOR THE ARTS

FOUNDATION PLAN - AREA C



1 1-FIRST FLOOR FRAMING PLAN - Area C
1/8" = 1'-0"



1 Bldg 2- FOUNDATION PLAN
1/16" = 1'-0"

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S121
BLDG 2 - FOUNDATION PLAN

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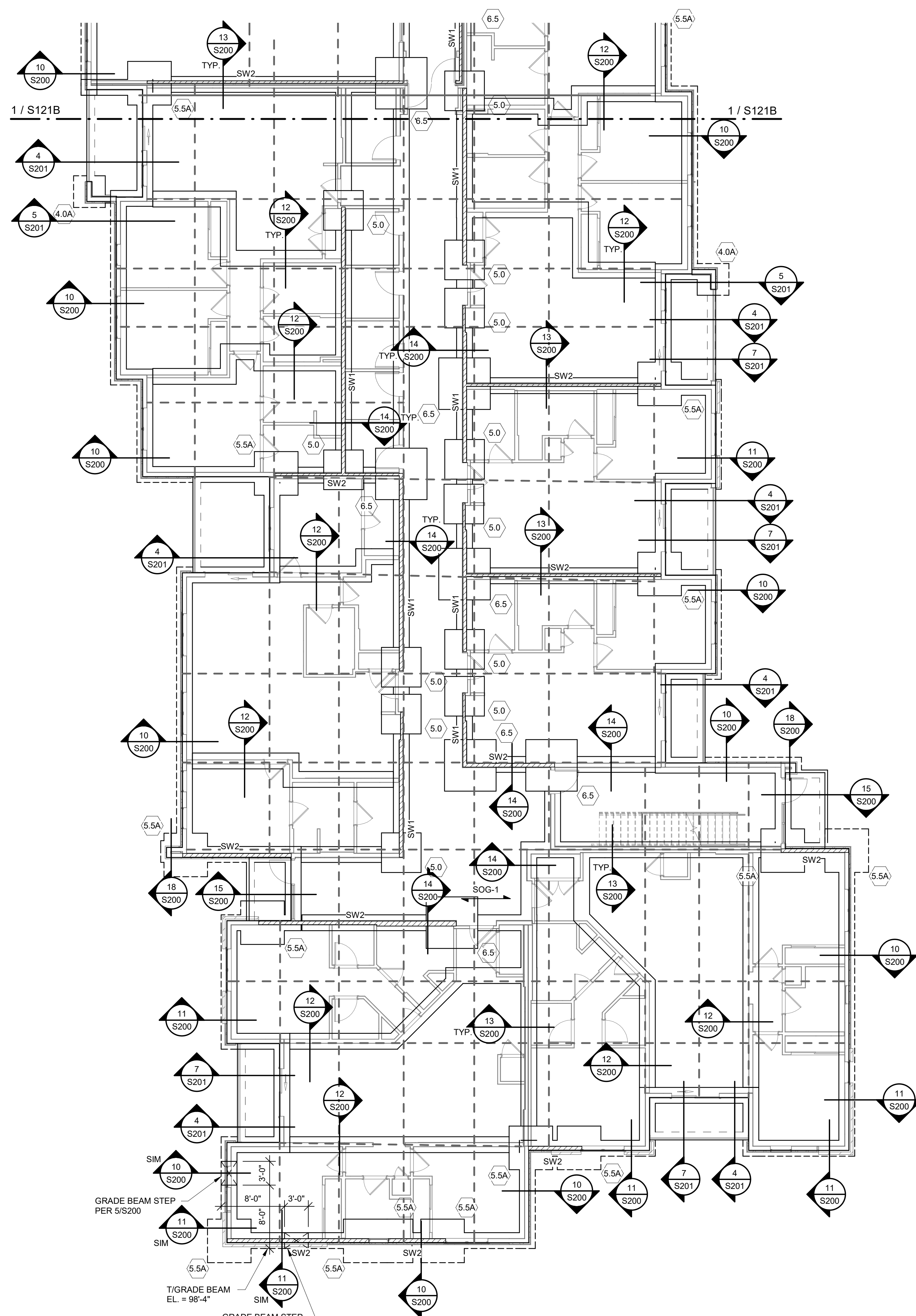
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S121A

BLDG 2- FOUNDATION PLAN - AREA A



1 BLDG 2- FOUNDATION PLAN - AREA A
1/8" = 1'-0"



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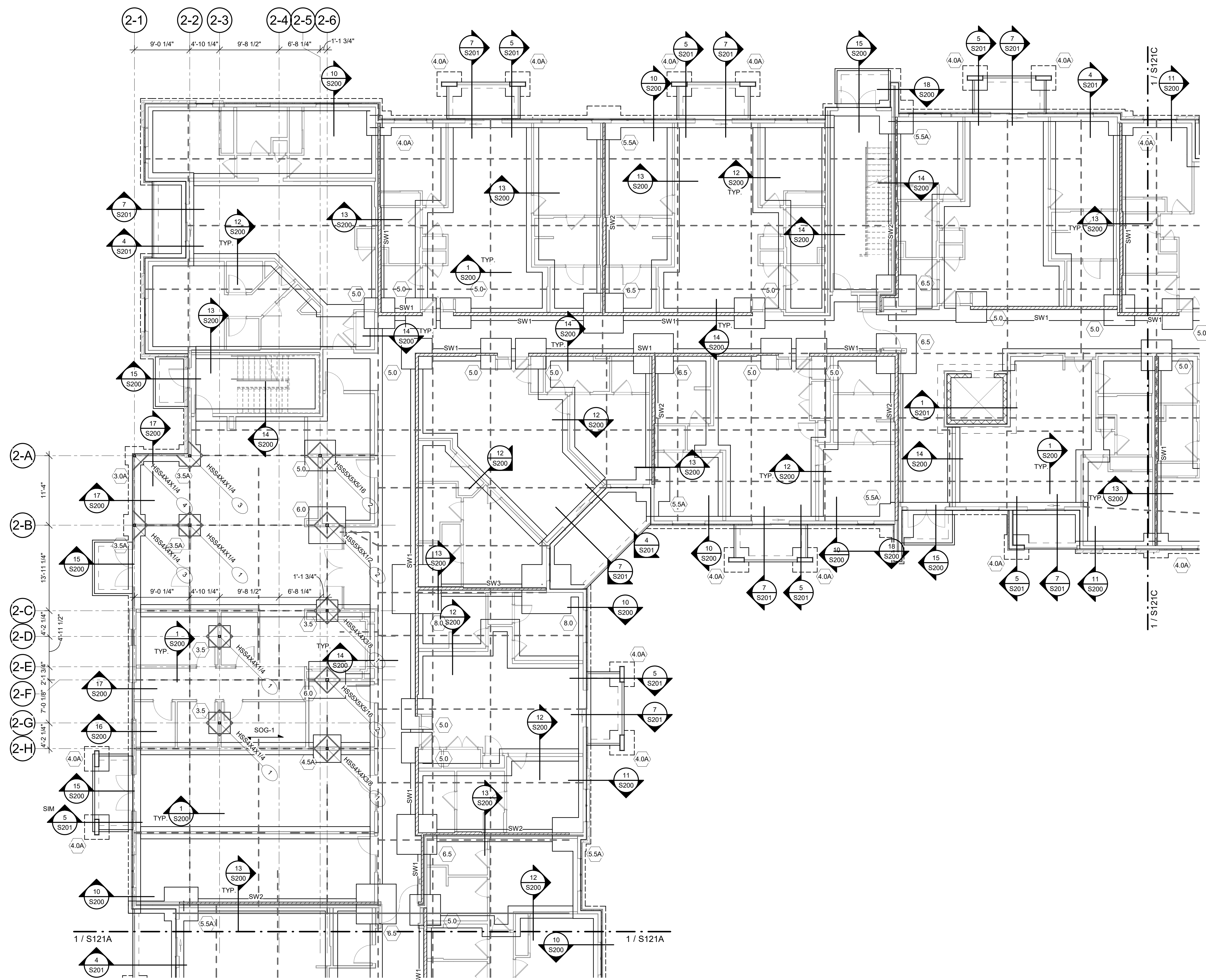
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S121B

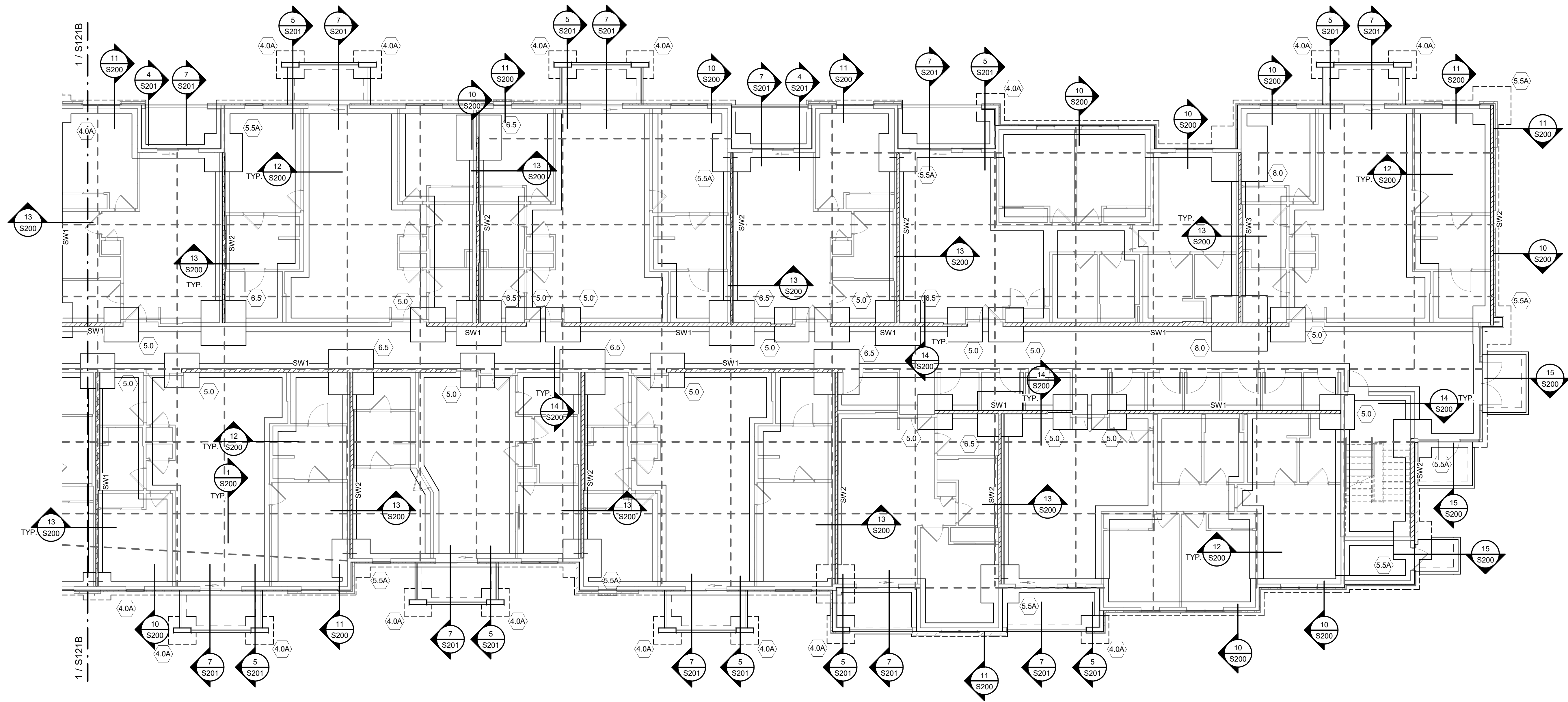
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BLDG 2- FOUNDATION PLAN - AREA 1



1 BLDG 2- FOUNDATION PLAN - AREA B
1/8" = 1'-0"

$$\frac{1}{8}'' = 1'-0''$$



1 BLDG 2- FOUNDATION PLAN - AREA C
1/8" = 1'-0"

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DATE: 7.15.2021

REVISIONS

DWG BY CB

TRI PROJECT NO. 20-001

SHEET NO.

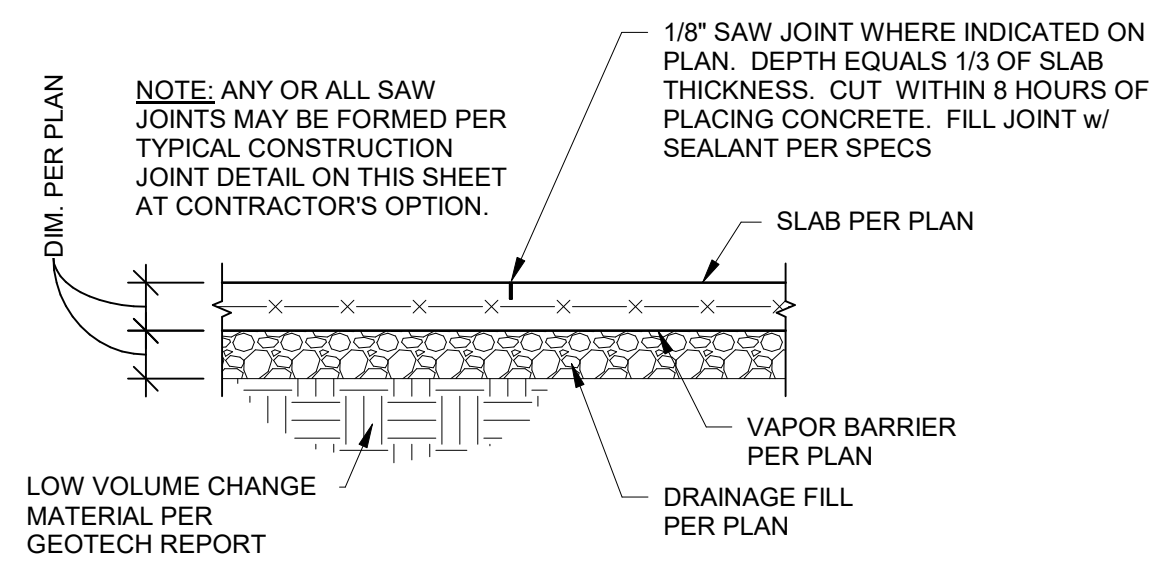
S121C

BLDG 2- FOUNDATION PLAN - AREA C

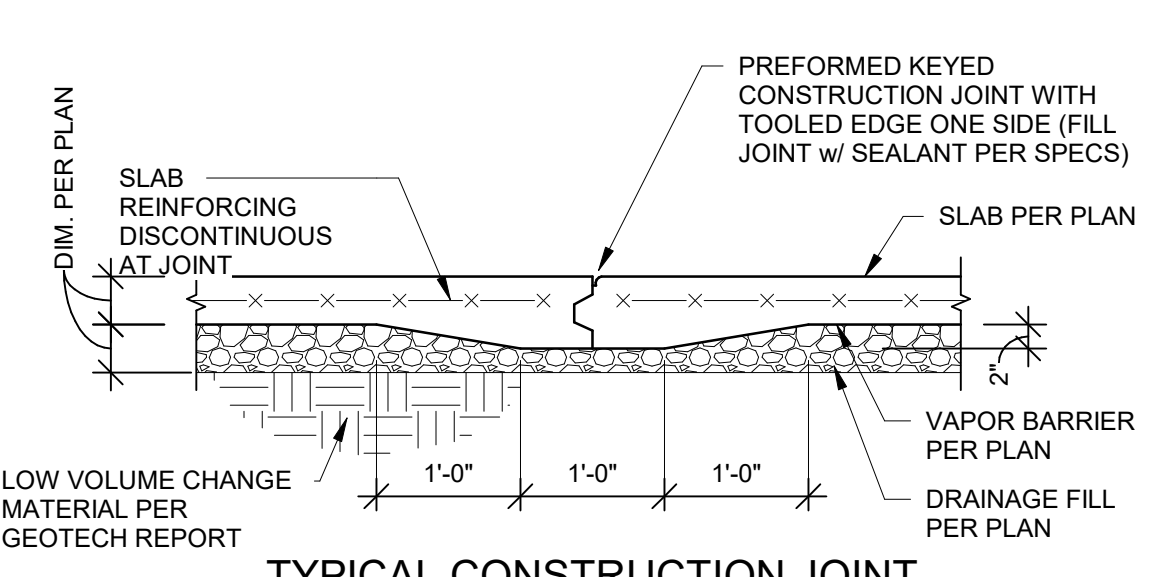
ARCHITECT	STRUCTURAL ENGINEER	CIVIL ENGINEER	GENERAL CONTRACTOR	MECHANICAL ENGINEER	PLUMBING ENGINEER	ELECTRICAL ENGINEER
TRI ARCHITECTS	BOB D CAMPBELL & COMPANY	SM ENGINEERING	BRINKMANN CONSTRUCTORS	LATIMER SOMMERS & ASSOCIATES	LATIMER SOMMERS & ASSOCIATES	LATIMER SOMMERS & ASSOCIATES



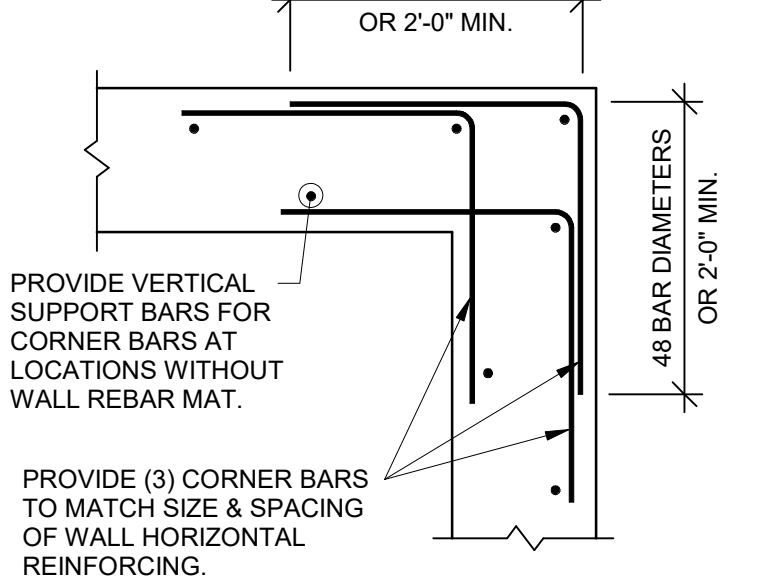
RELEASE FOR CONSTRUCTION
AS NOTED ON PLANS REVIEW
DEVELOPMENT SERVICE
LEE'S SUMMIT, MISSOURI
7/16/2021



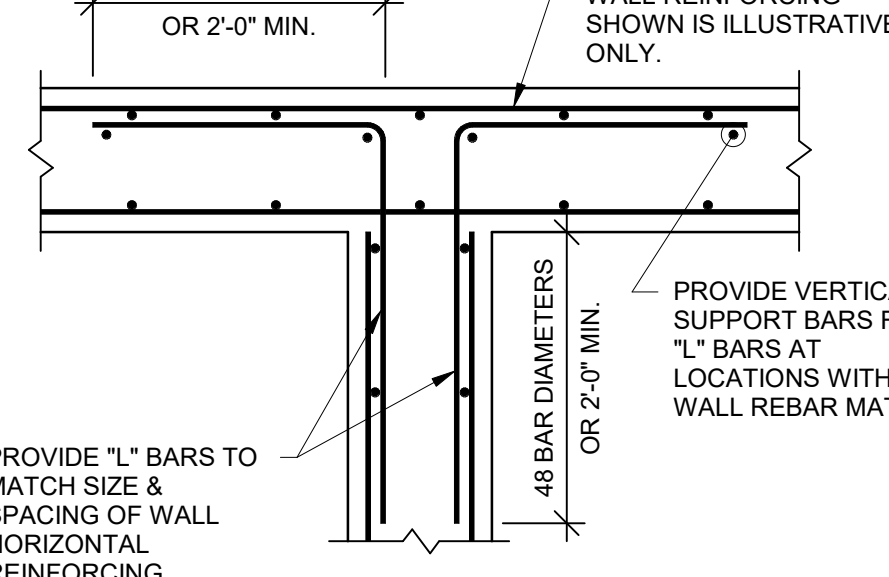
1 SECTION
3/4" = 1'-0"



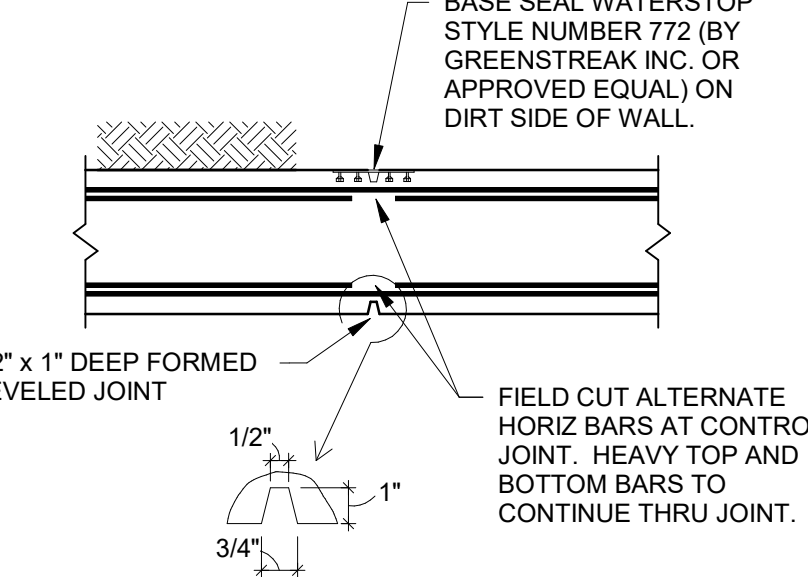
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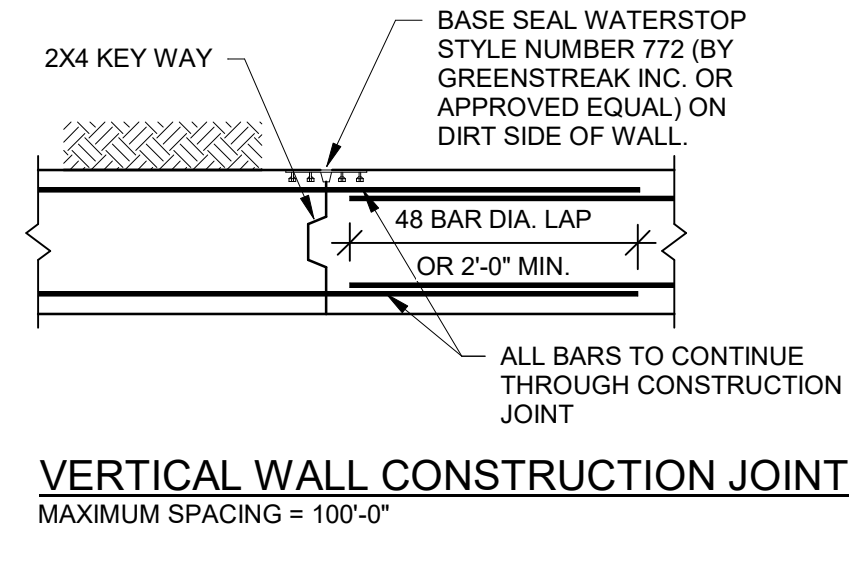
3 WALL REINFORCING
3/4" = 1'-0"



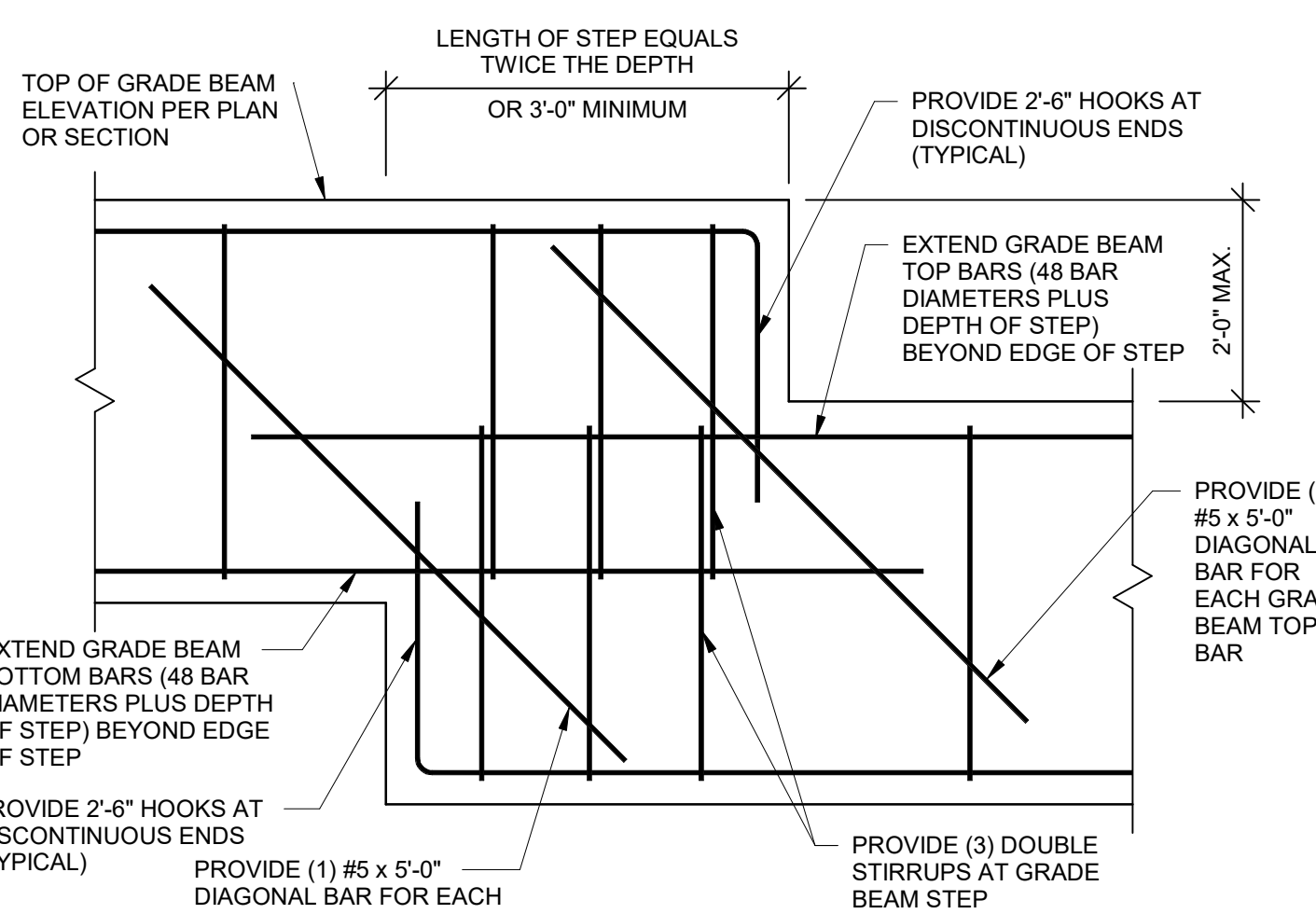
4 VERTICAL WALL CONTROL JOINT
3/4" = 1'-0"



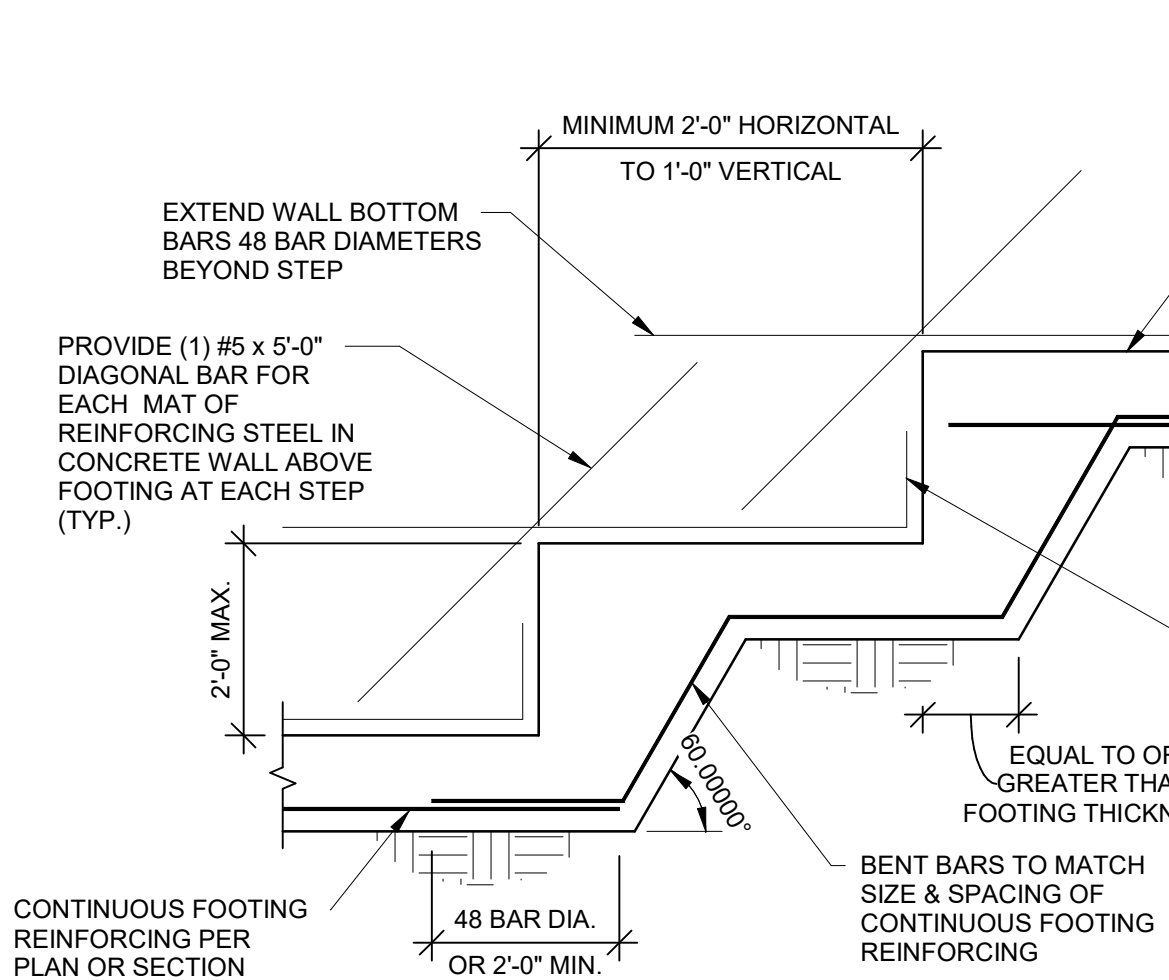
4 VERTICAL WALL CONTROL JOINT
3/4" = 1'-0"



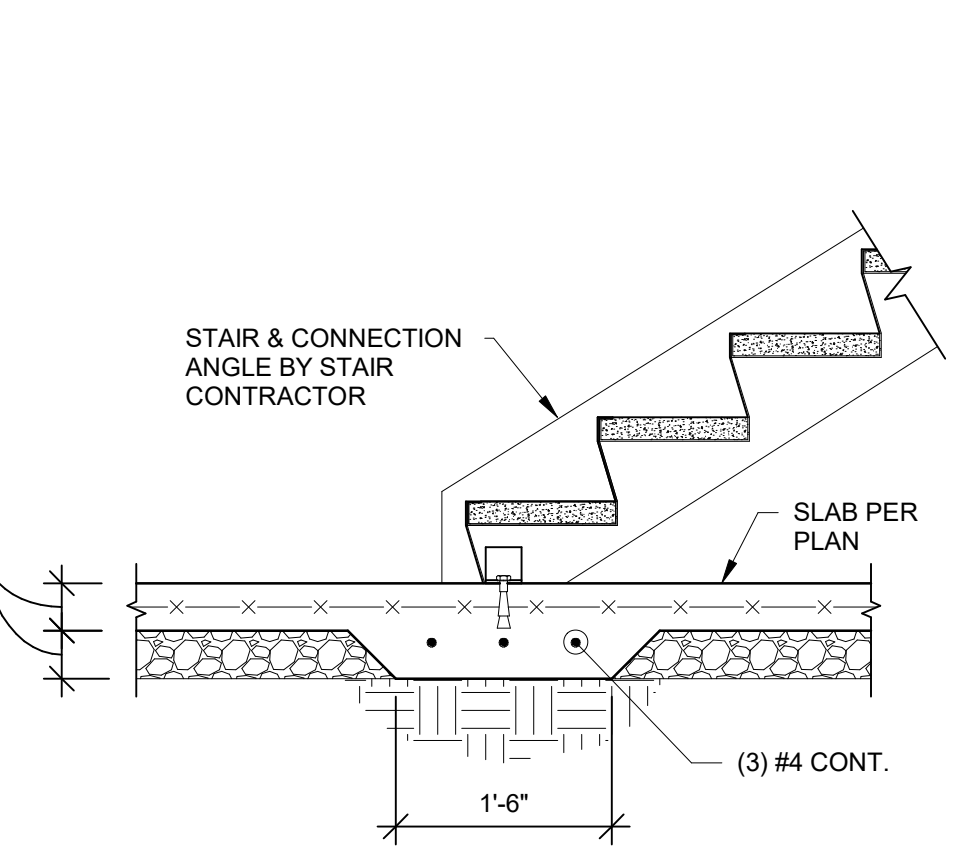
5 TYPICAL GRADE BEAM STEP
3/4" = 1'-0"



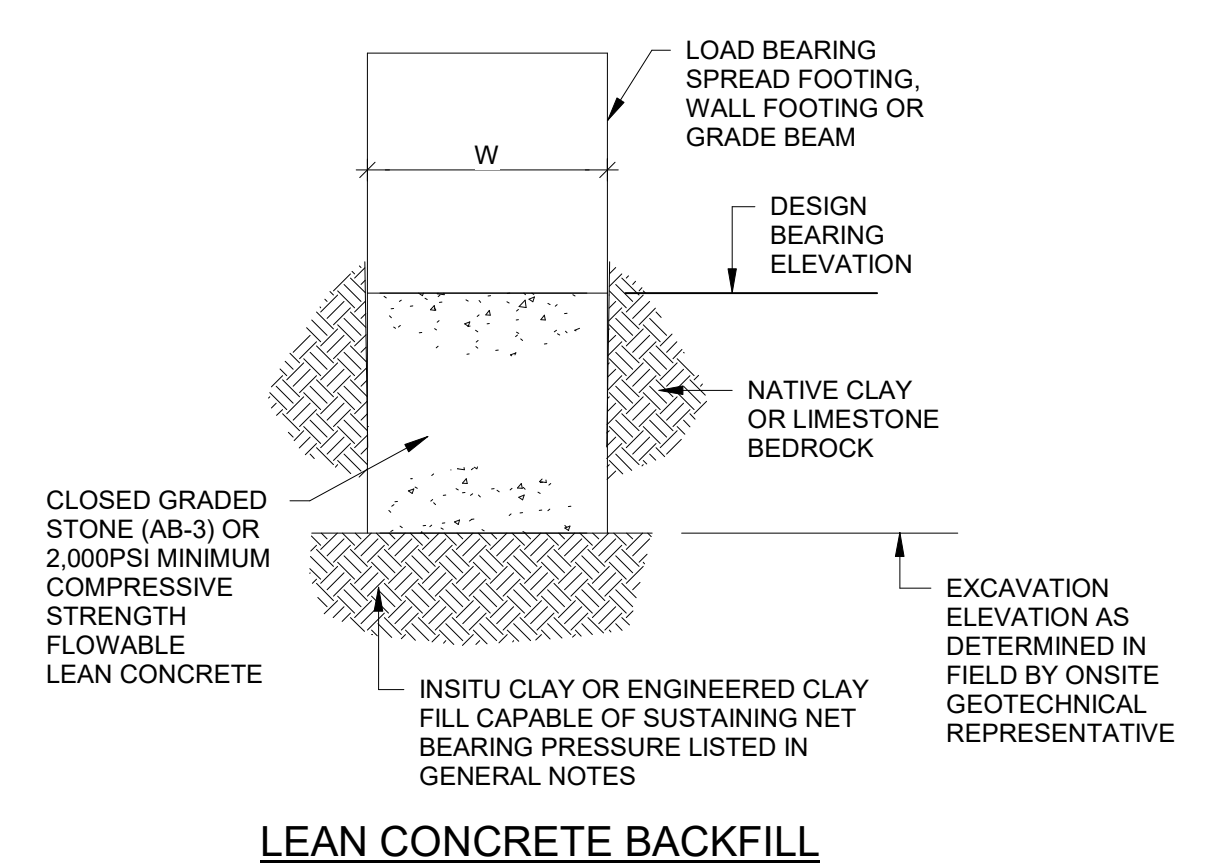
5 TYPICAL GRADE BEAM STEP
3/4" = 1'-0"



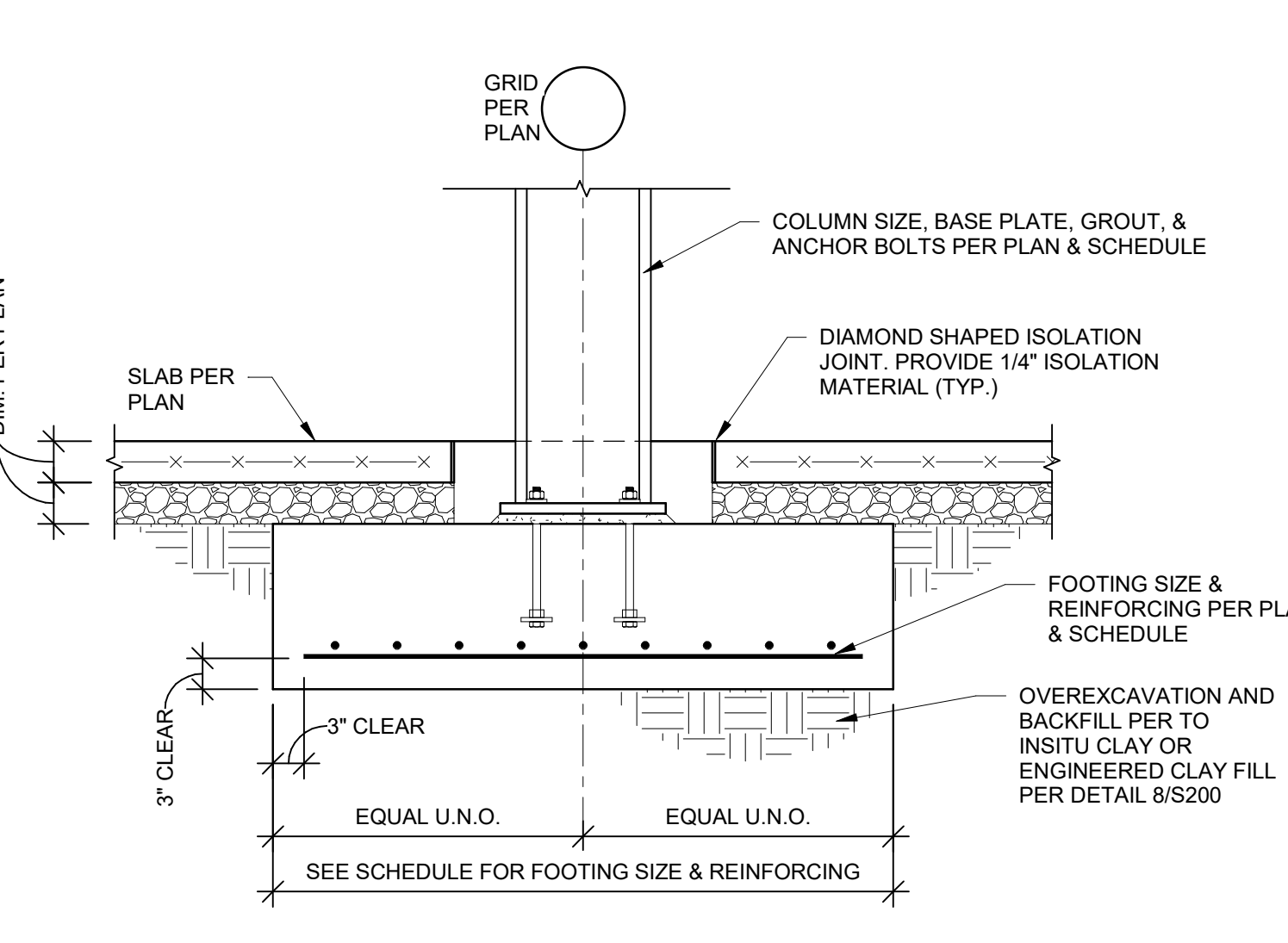
6 TYPICAL FOOTING STEP
1/2" = 1'-0"



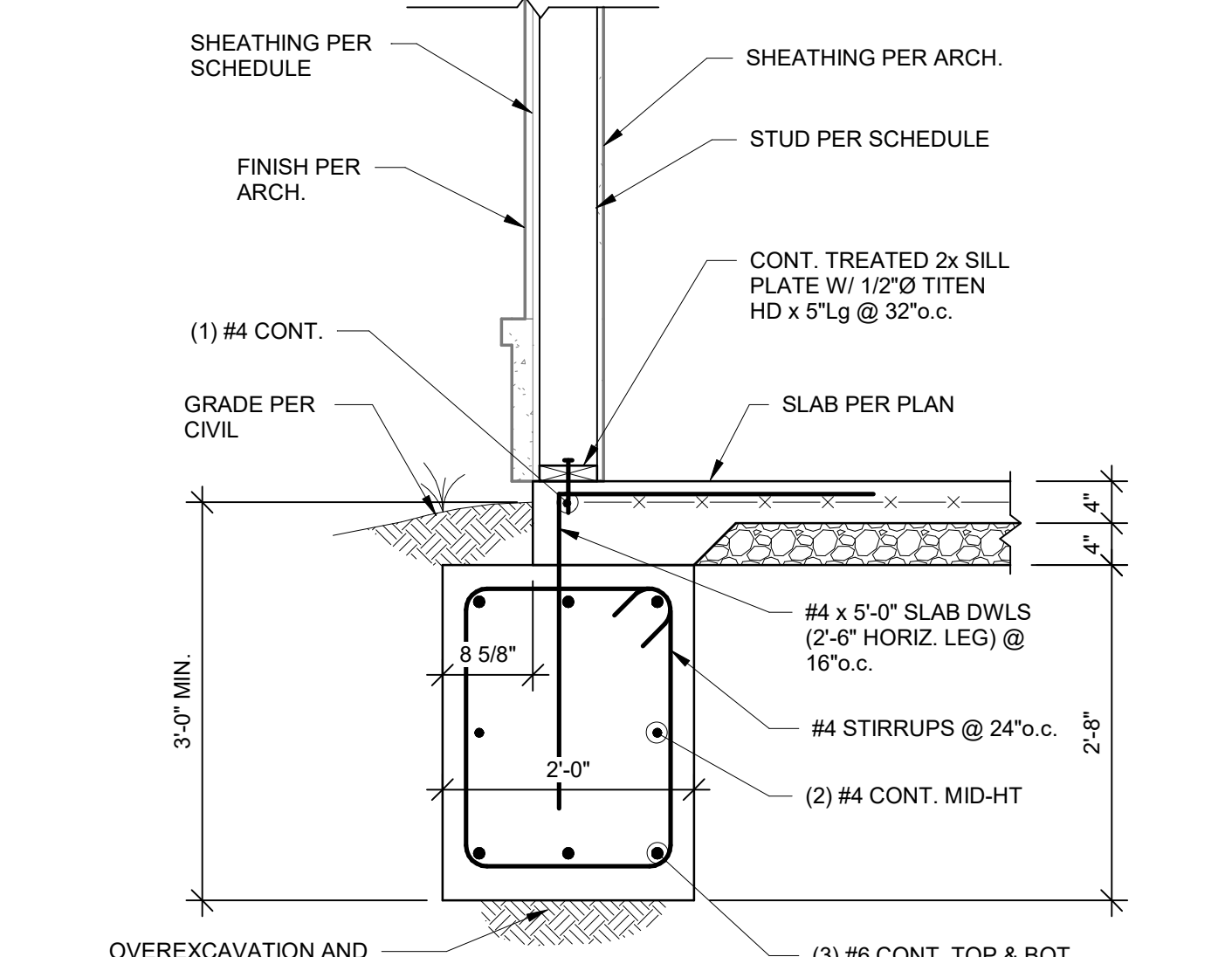
7 SECTION
3/4" = 1'-0"



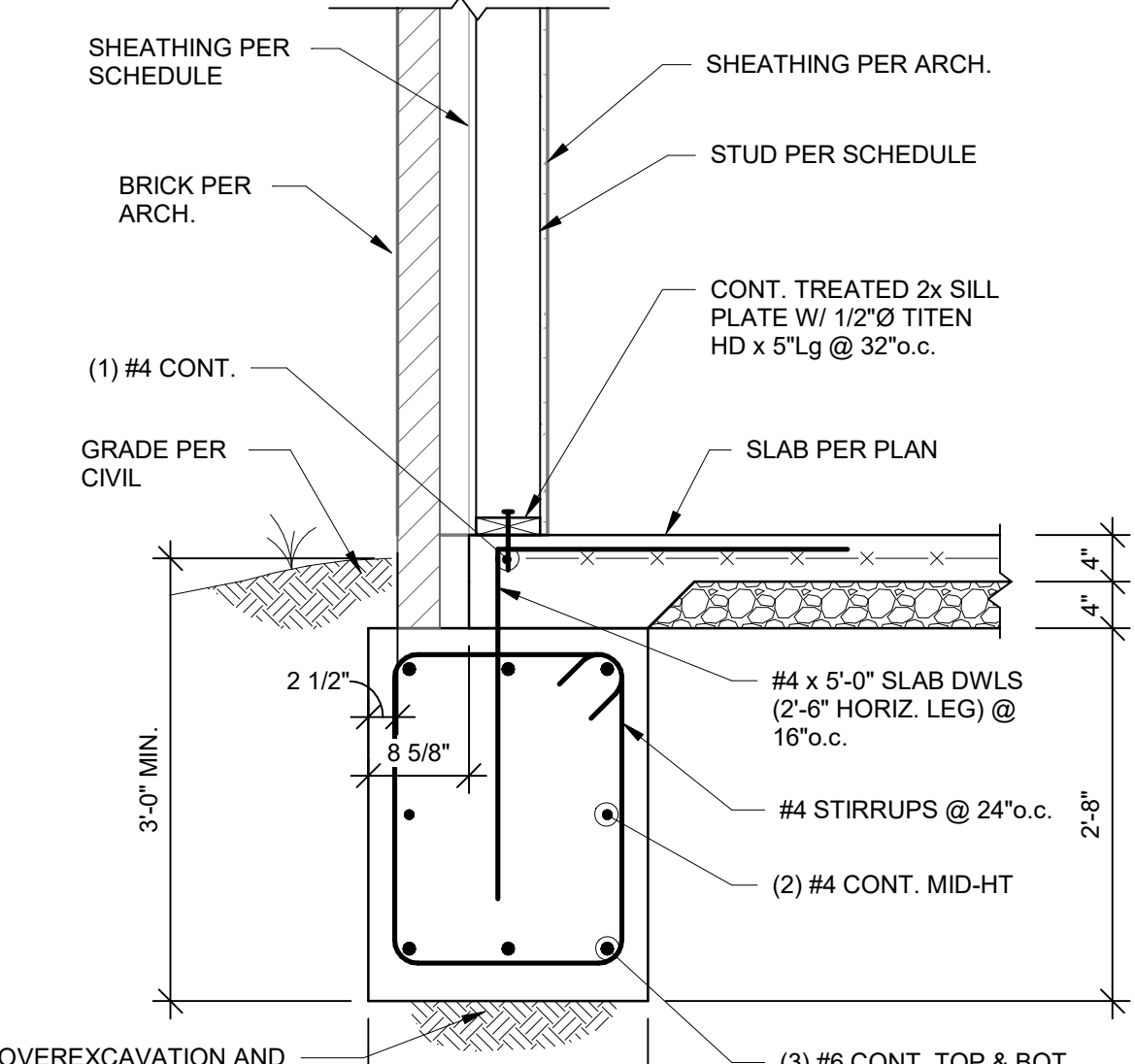
8 OVEREXCAVATION DETAIL
3/4" = 1'-0"



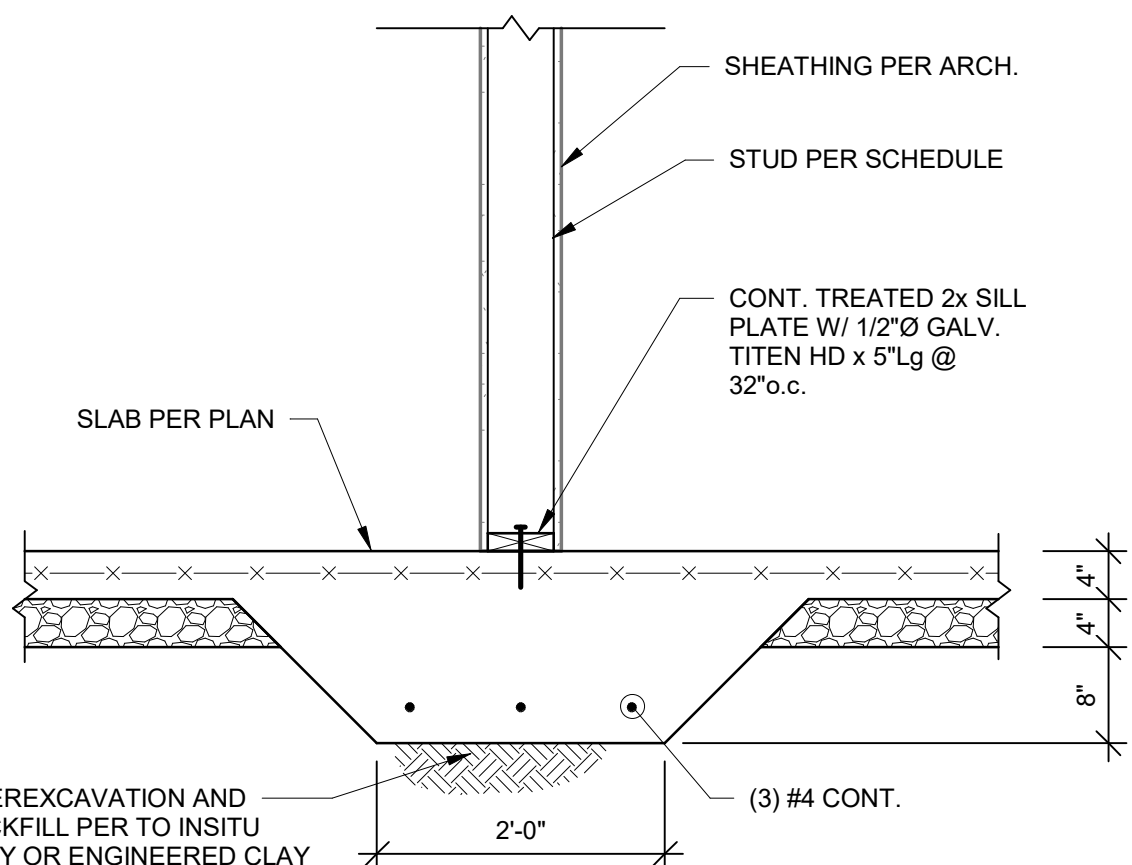
9 SECTION
3/4" = 1'-0"



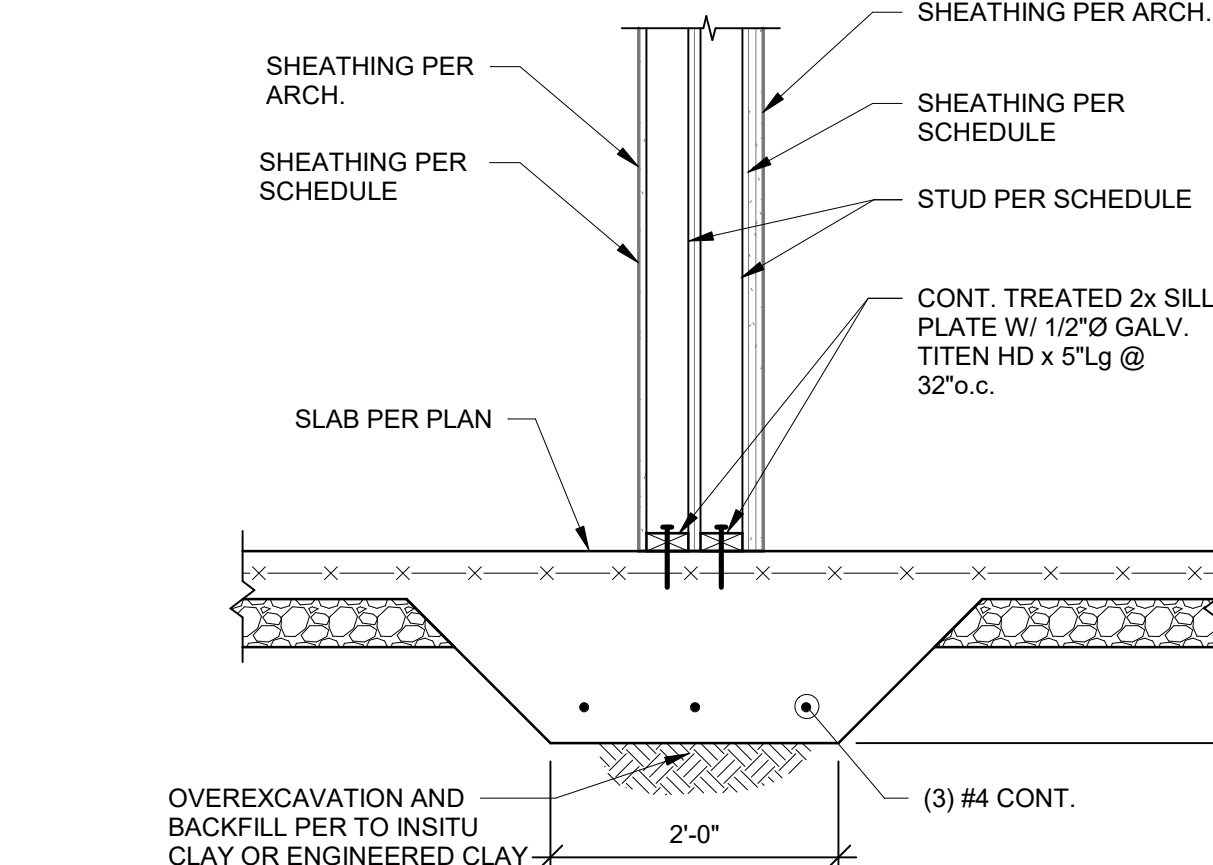
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3/4" = 1'-0"



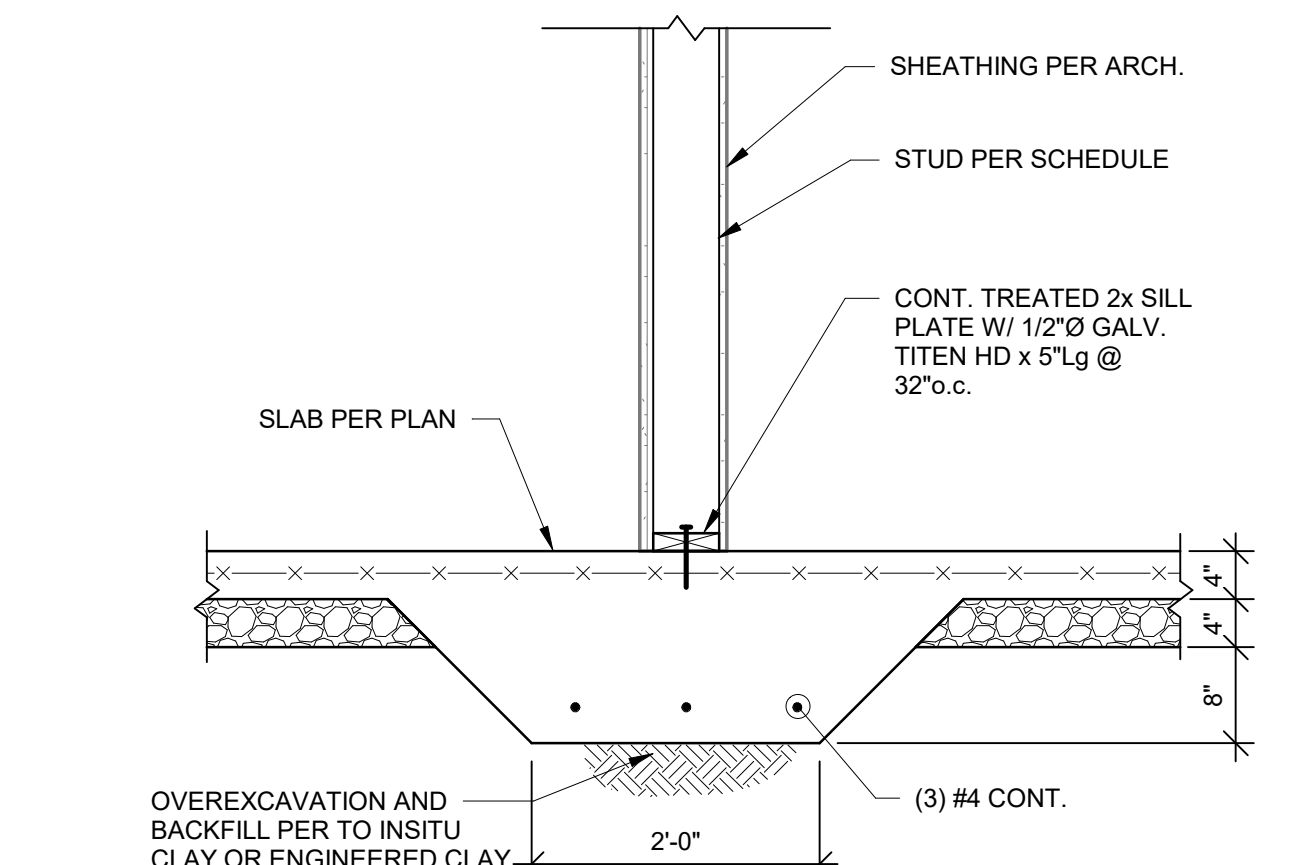
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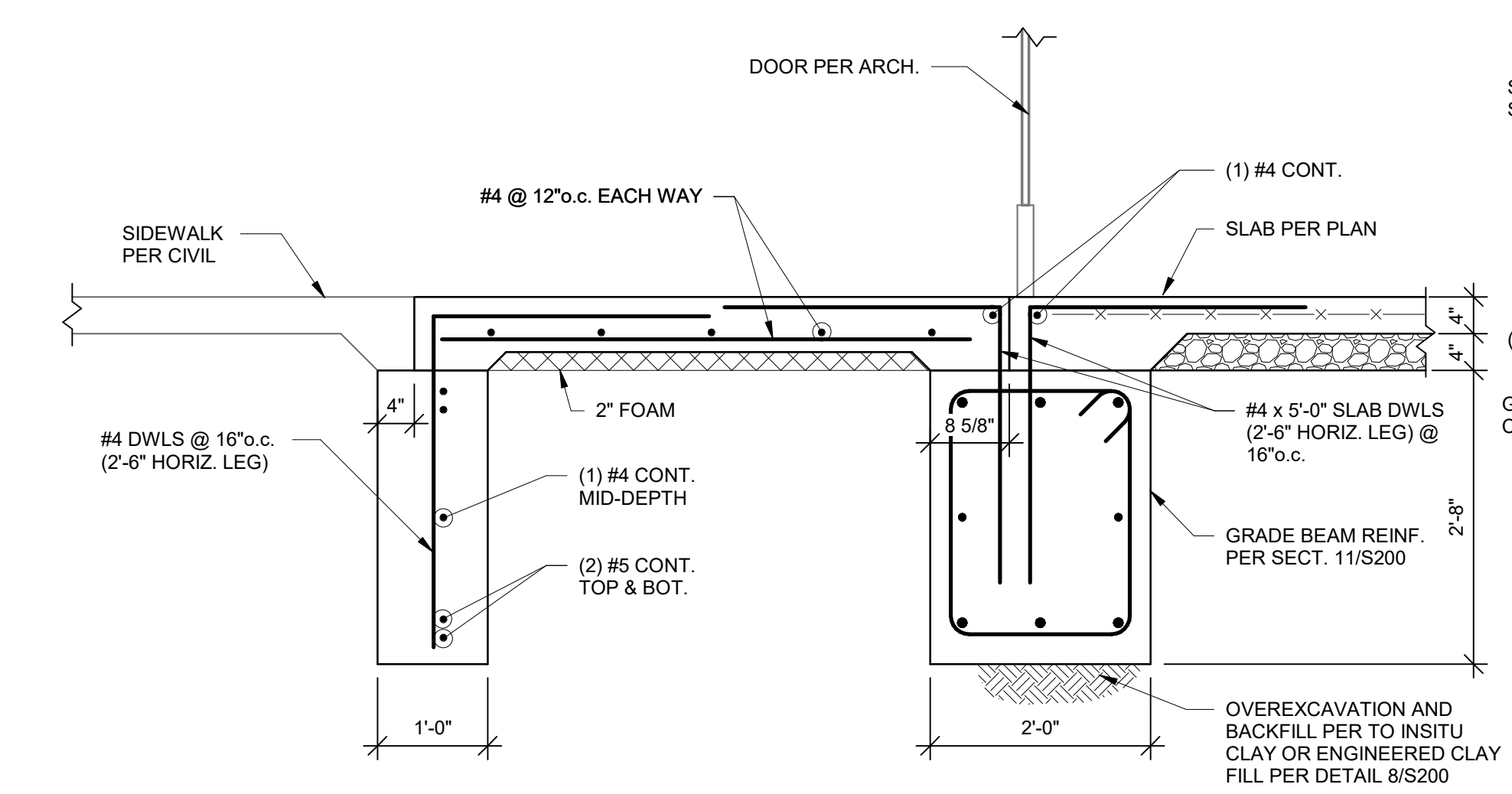
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3/4" = 1'-0"



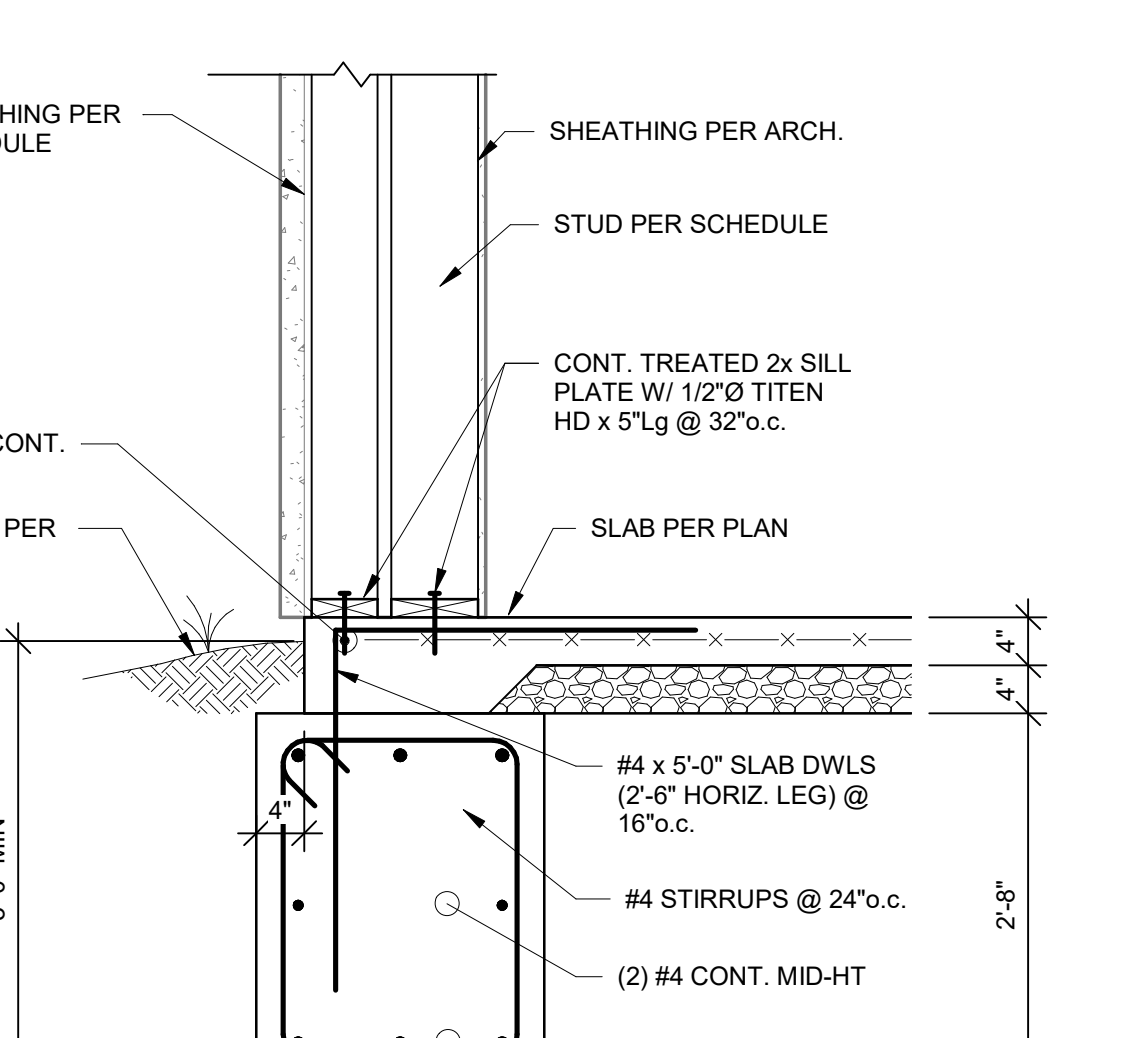
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3/4" = 1'-0"



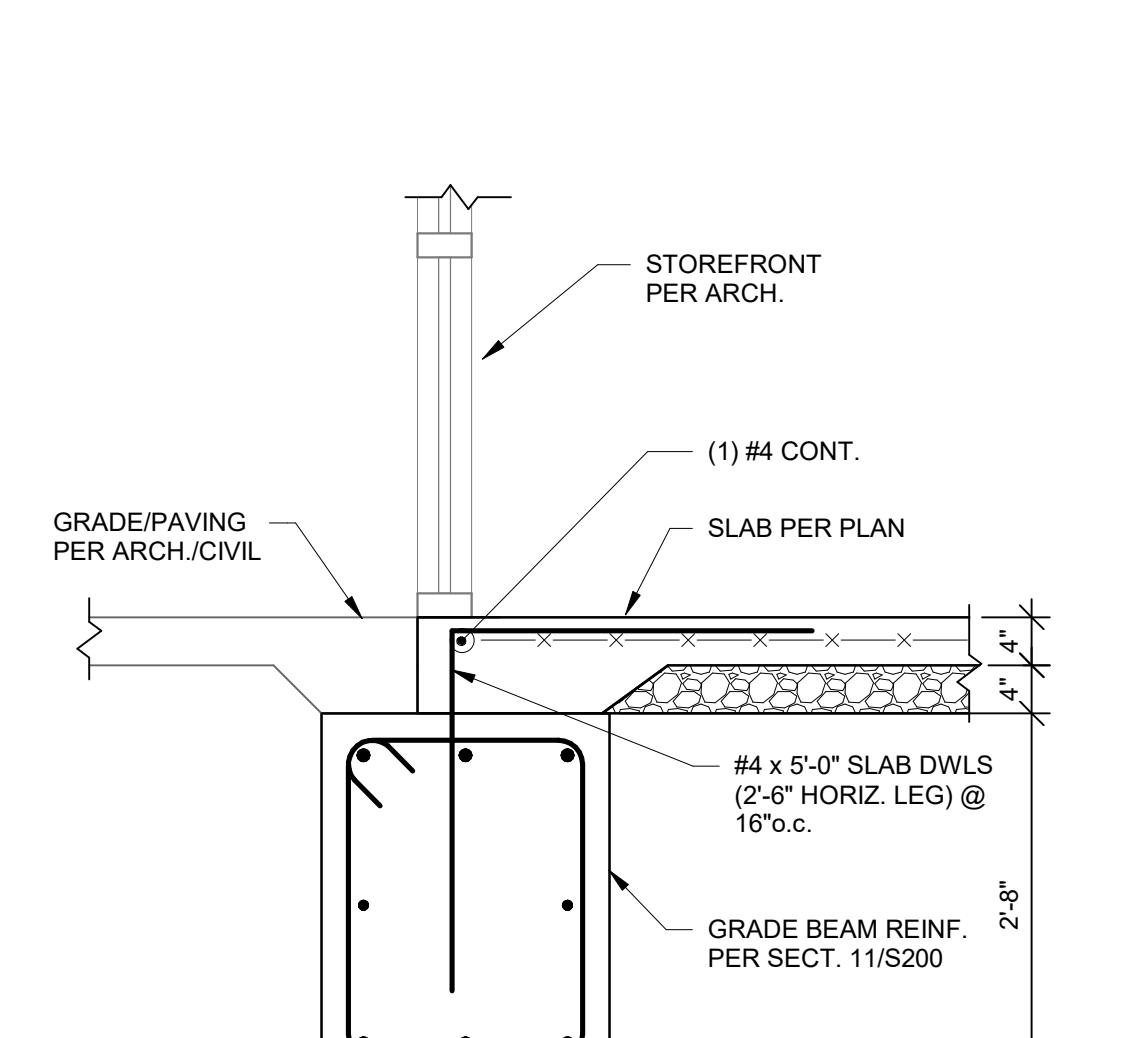
14 SECTION
3/4" = 1'-0"



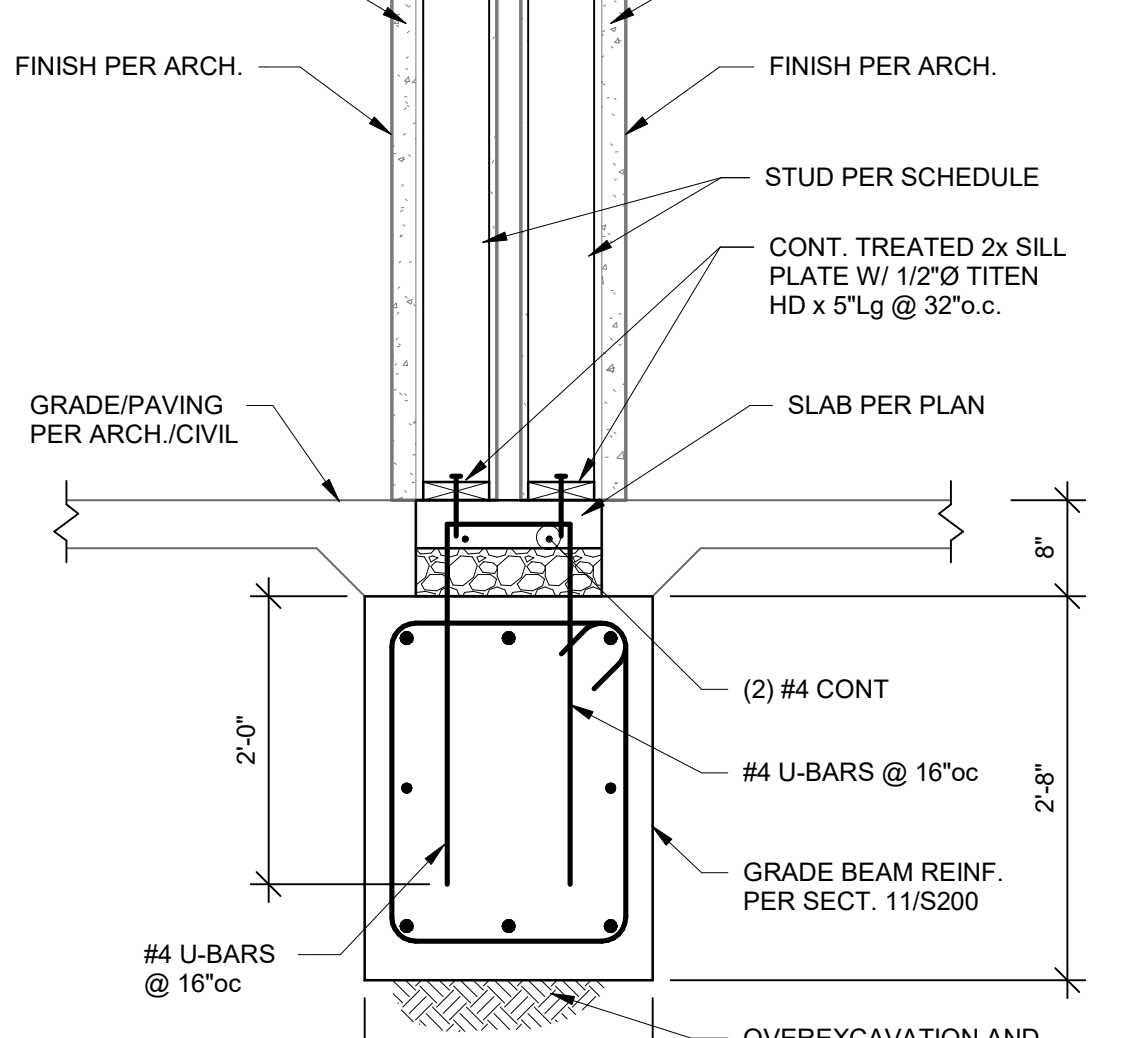
15 SECTION
3/4" = 1'-0"



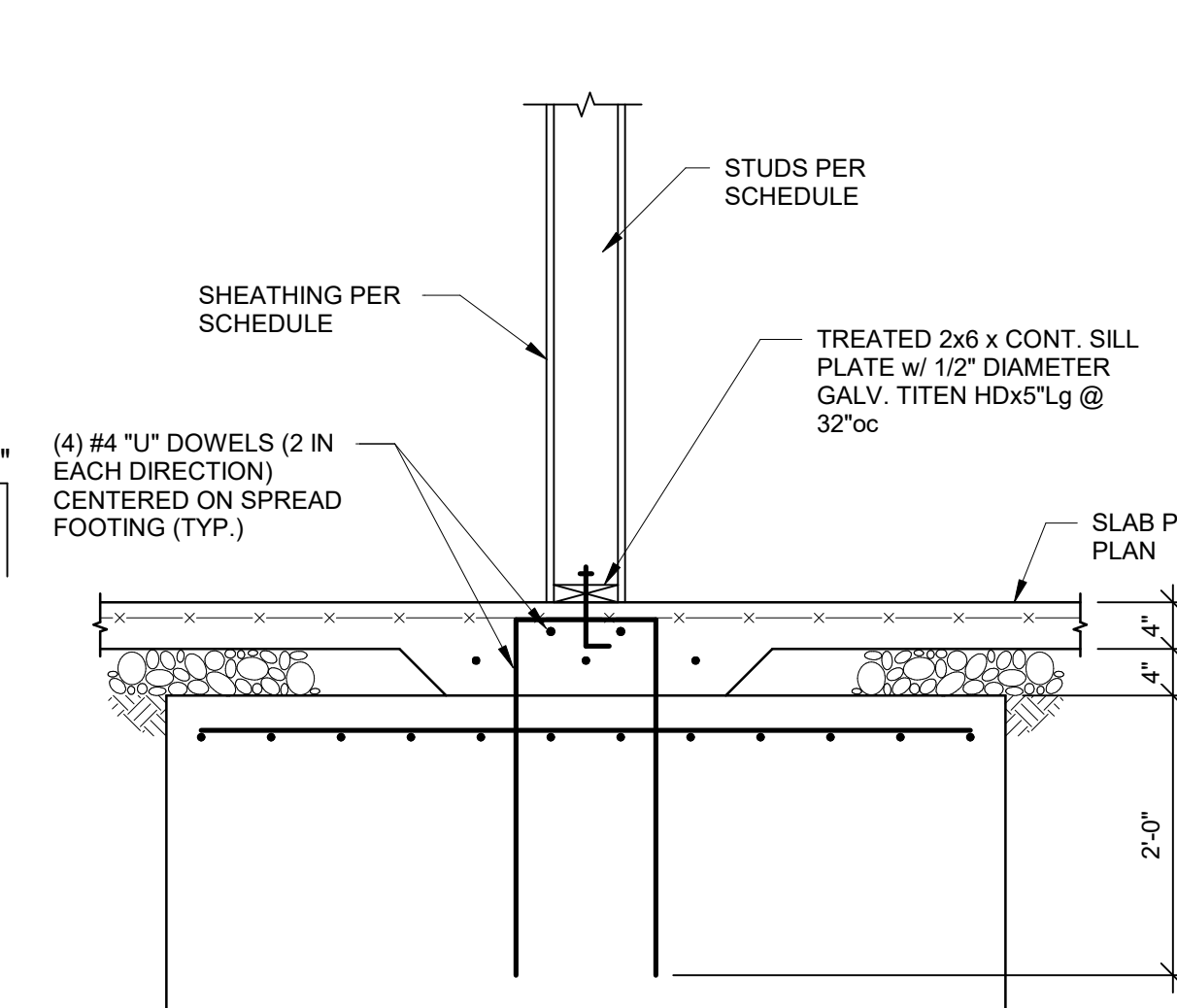
16 SECTION
3/4" = 1'-0"



17 SECTION
3/4" = 1'-0"



18 SECTION
3/4" = 1'-0"



19 SECTION
3/4" = 1'-0"

RELEASE FOR CONSTRUCTION
AS NOTED ON PLANS REVIEW
DEVELOPMENT SERVICE
LEE'S SUMMIT, MISSOURI
11/19/2021

TRi ARCHITECTS
BOB D CAMPBELL & COMPANY
SM ENGINEERING
BRINKMANN CONSTRUCTORS
LATIMER SOMMERS & ASSOCIATES
LATIMER SOMMERS & ASSOCIATES

ARCHITECT
STRUCTURAL ENGINEER
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BOB D CAMPBELL & COMPANY
SM ENGINEERING
BRINKMANN CONSTRUCTORS
LATIMER SOMMERS & ASSOCIATES
LATIMER SOMMERS & ASSOCIATES

The Signature at West Pryor

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

TRi ARCHITECTS

1700 S. Brentwood Blvd.
St. Louis, Missouri 63144
T: 314-305-9750
www.triarchitects.com

DATE: 7.15.2021

REVISIONS

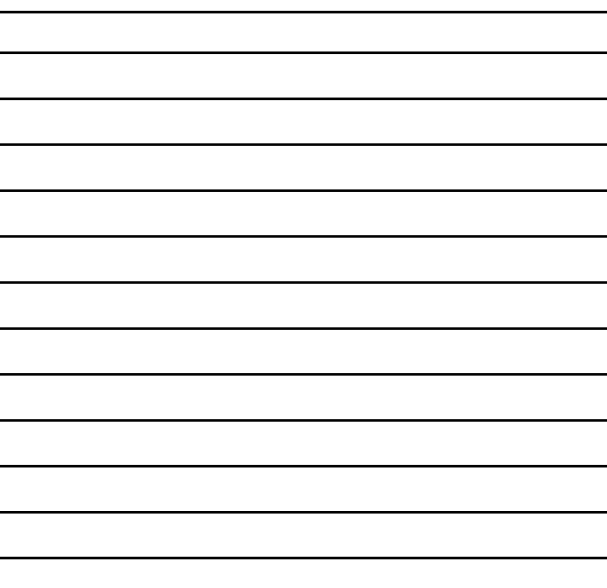
DWG BY CB

TRi PROJECT NO. 20-001

SHEET NO. S200

FOUNDATION SECTIONS

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



FOUNDATION SECTIONS





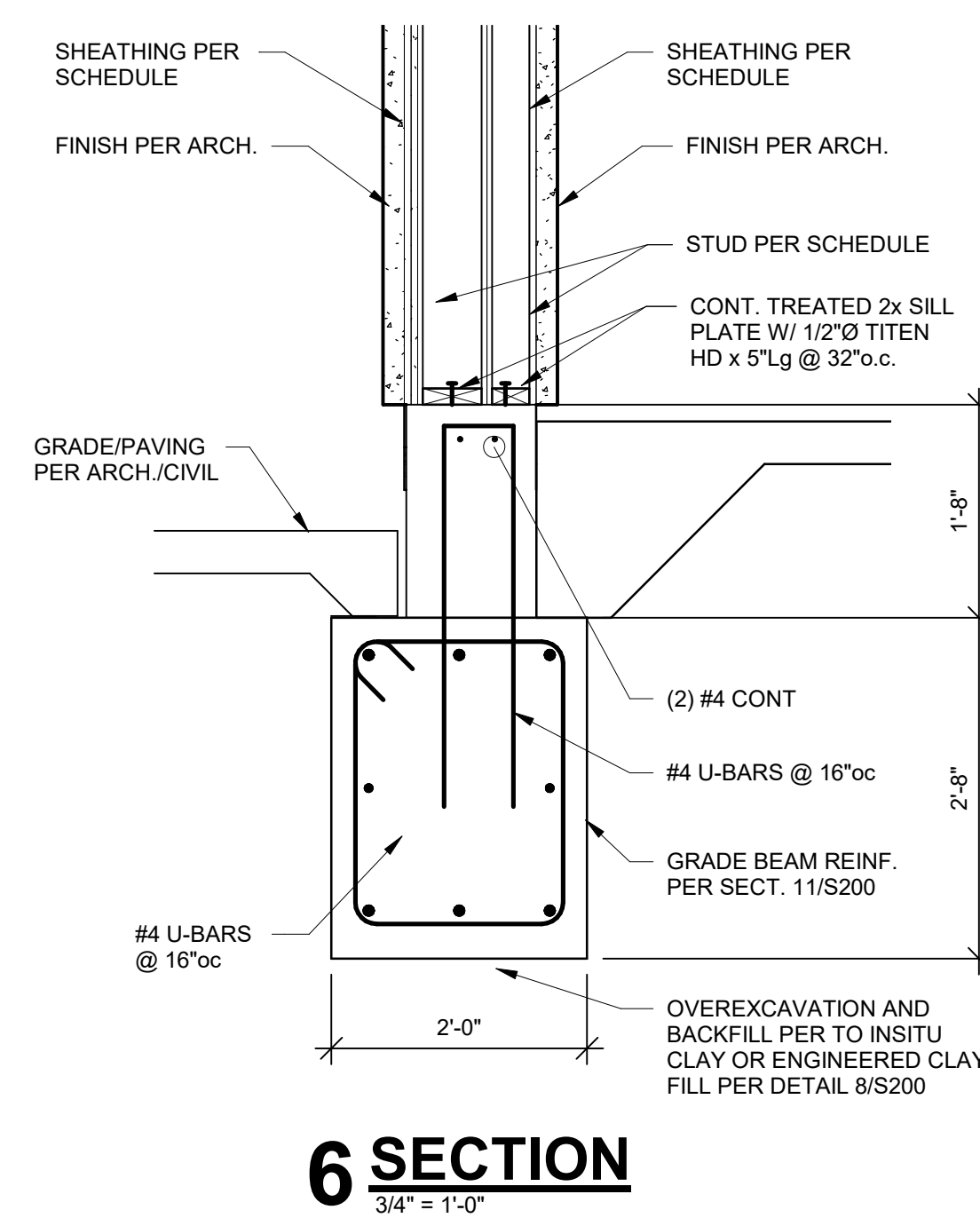
2100 NW LOWENSTEIN DR.
LEE'S SUMMIT, MISSOURI 64081

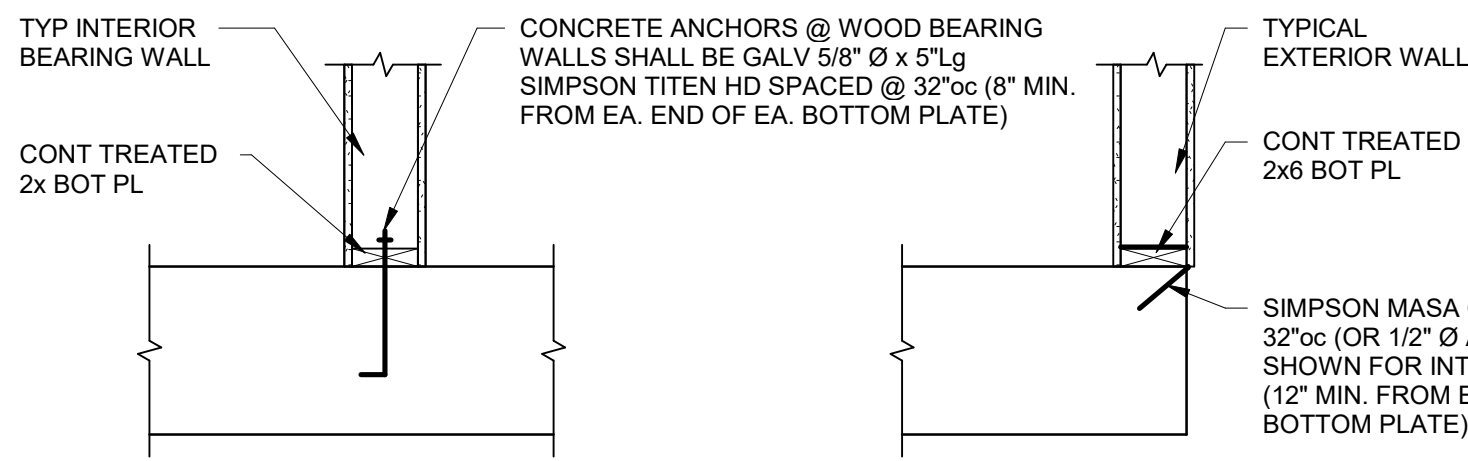
REVISIONS

DWG BY CB

SHEET NO.

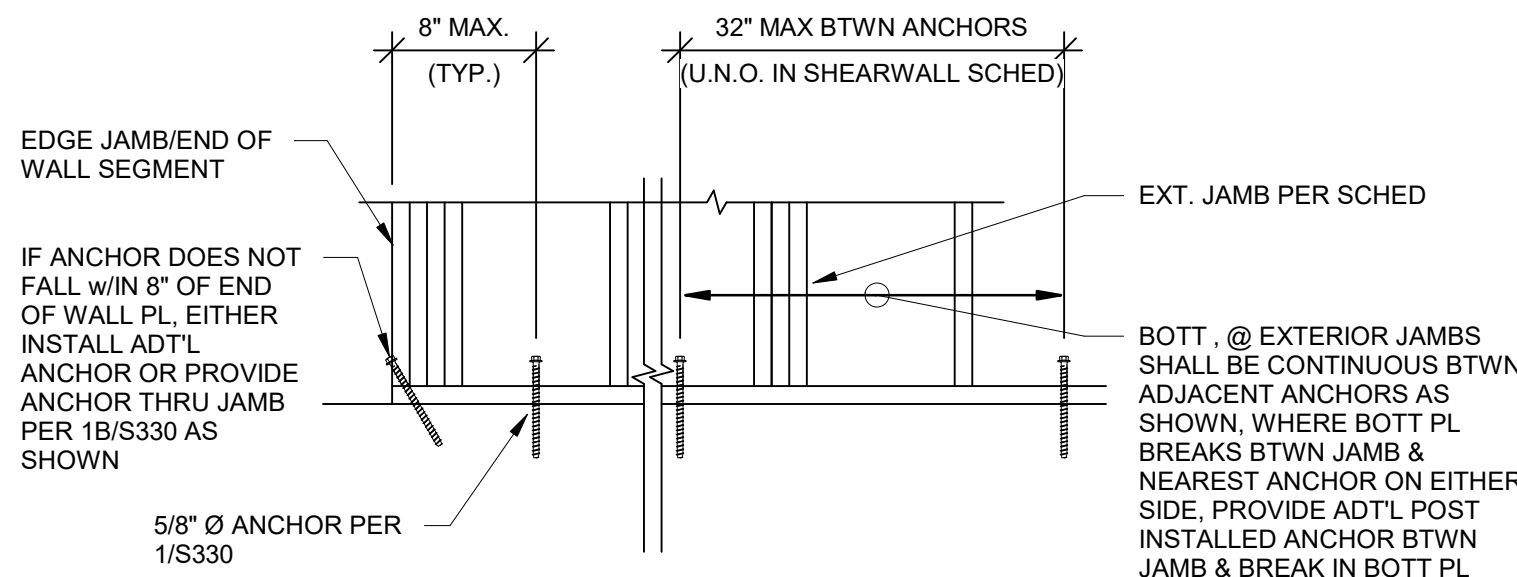
FOUNDATION SECTIONS



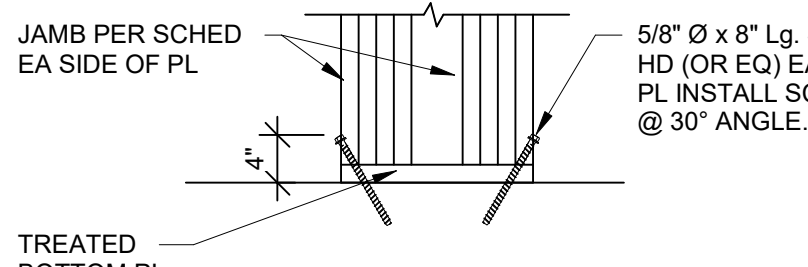


- NOTES:
1. ALL BOT. PL.'s TO HAVE TWO ANCHORS MIN.
 2. RE: SHEARWALL SCHED ON S004 FOR ANCHORS @ SHEARWALLS.
 3. RE: 1A/S330 FOR DETAIL AT JAMB.
 4. RE: 1B/S330 FOR DETAIL AT SHORT BOT. PL. SEGMENTS/JAMBS (WHERE OCCURS).

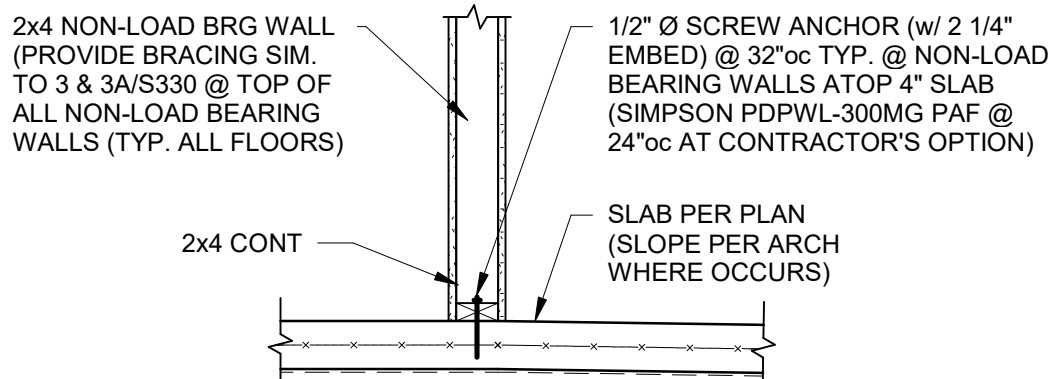
TYPICAL BOT. PL. CONNECTION TO CONCRETE



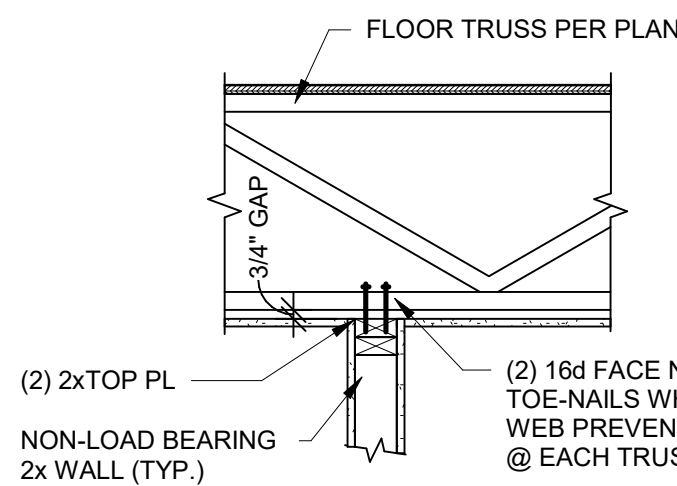
TYPICAL BOT. PL. CONNECTION TO CONCRETE AT EXTERIOR JAMBS & ENDS OF WALL



TYPICAL BOT. PL. CONNECTION TO CONCRETE AT SHORT PL. SEGMENTS & JAMBS



TYPICAL BOT. PL. CONNECTION NON-LOAD BEARING WALLS



TYPICAL NON-LOAD BEARING WALL @ FLOOR TRUSS

1 SECTION

3/4" = 1'-0"

1A SECTION

3/4" = 1'-0"

1B SECTION

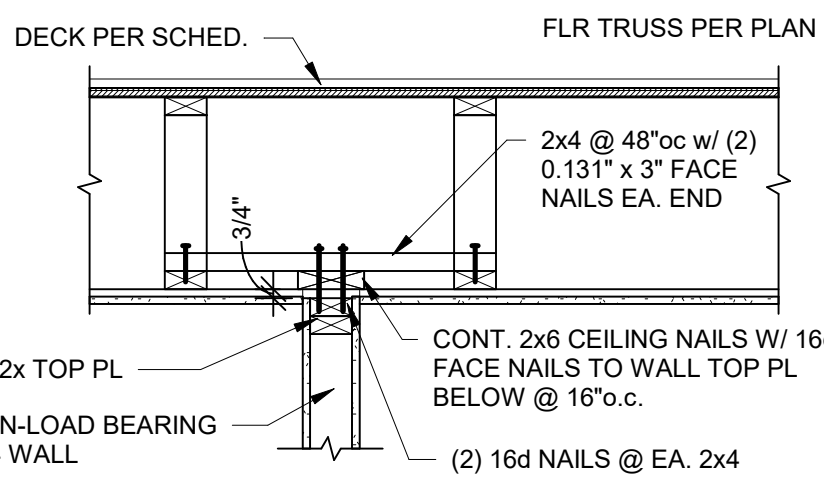
3/4" = 1'-0"

2 SECTION

3/4" = 1'-0"

3 SECTION

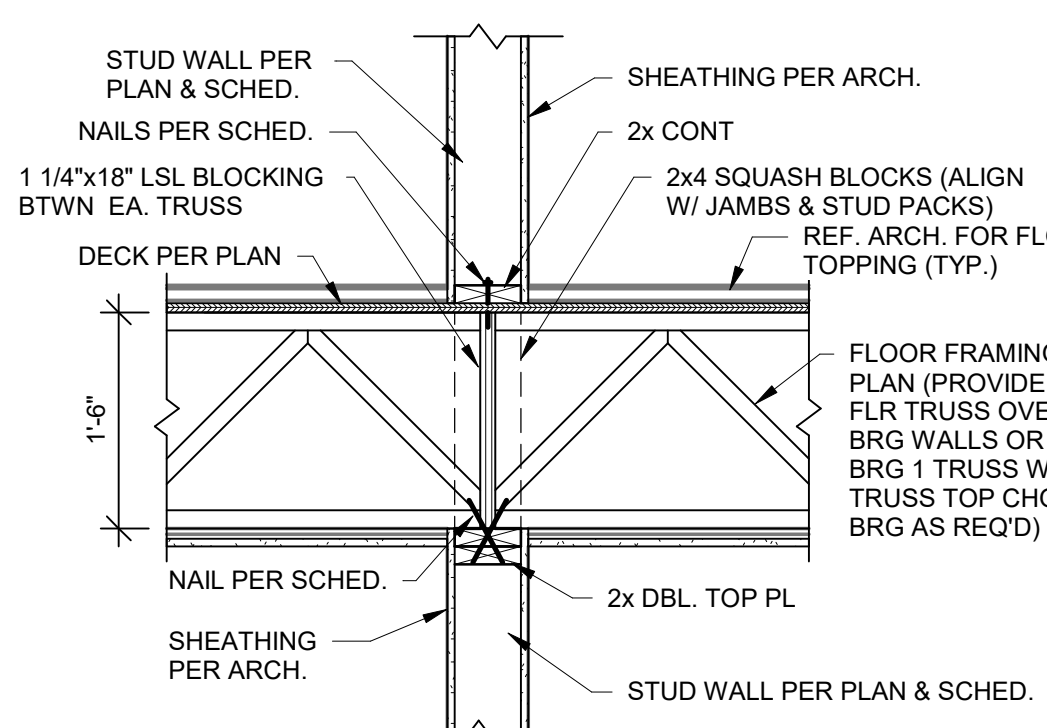
3/4" = 1'-0"



TYPICAL NON-LOAD BEARING WALL @ FLOOR TRUSS

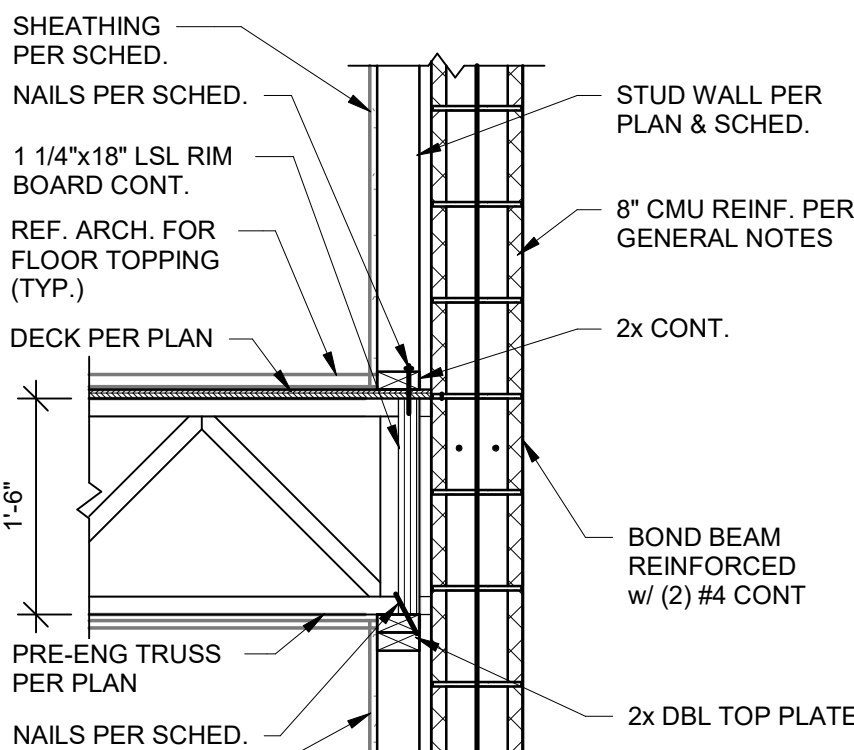
3A SECTION

3/4" = 1'-0"



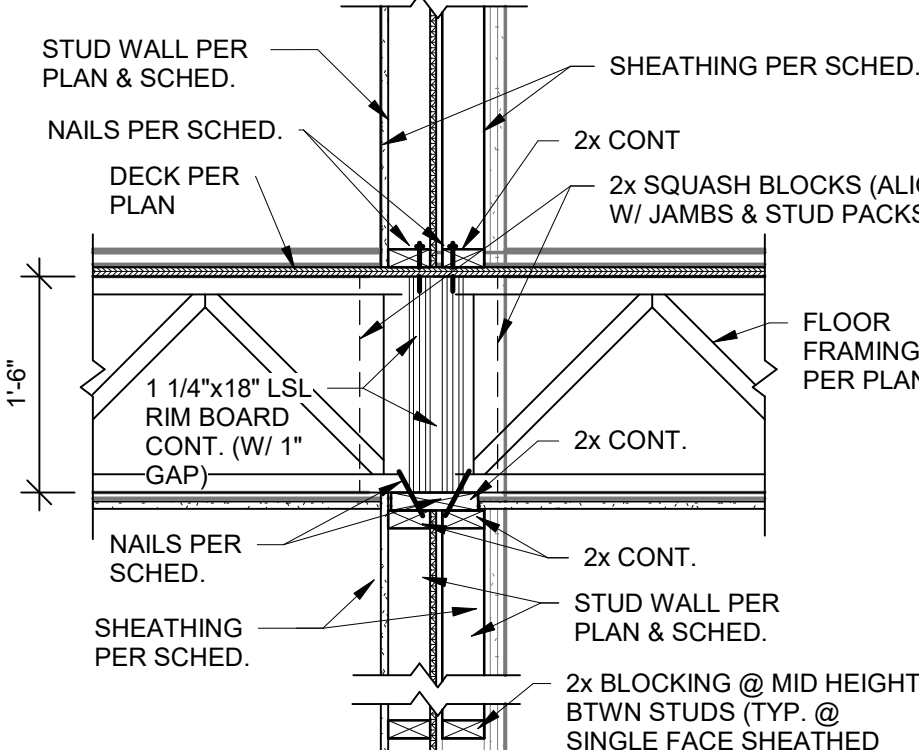
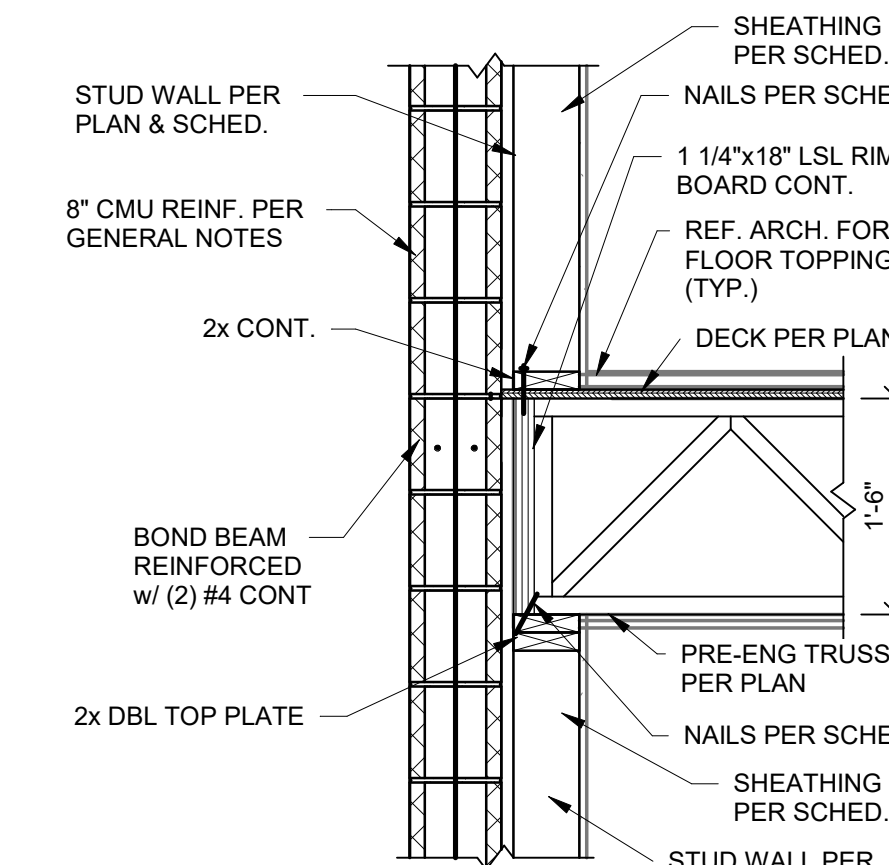
4 SECTION

3/4" = 1'-0"



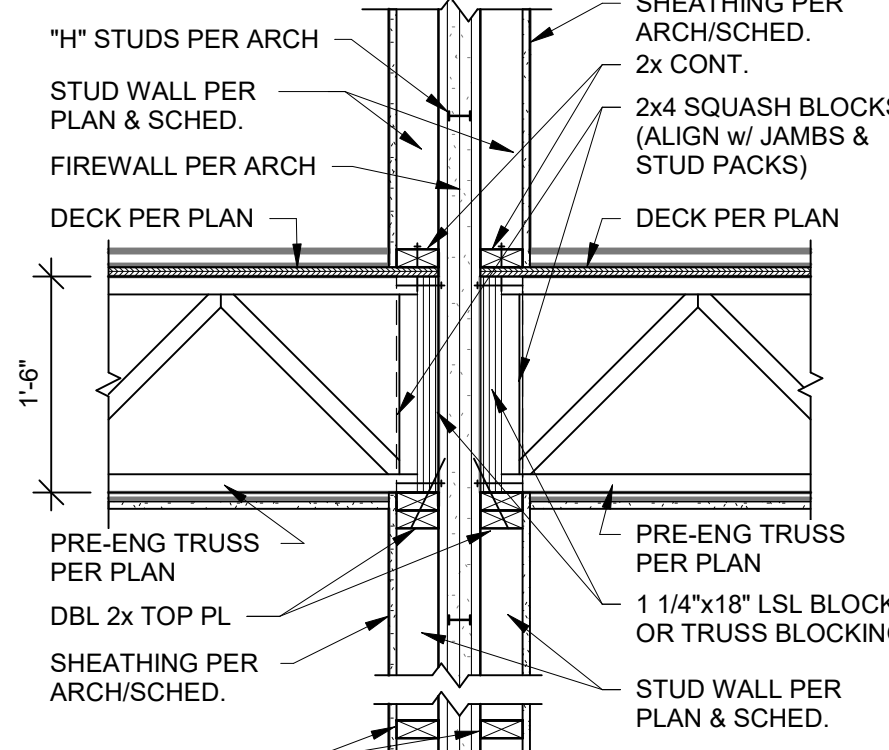
5 SECTION

3/4" = 1'-0"



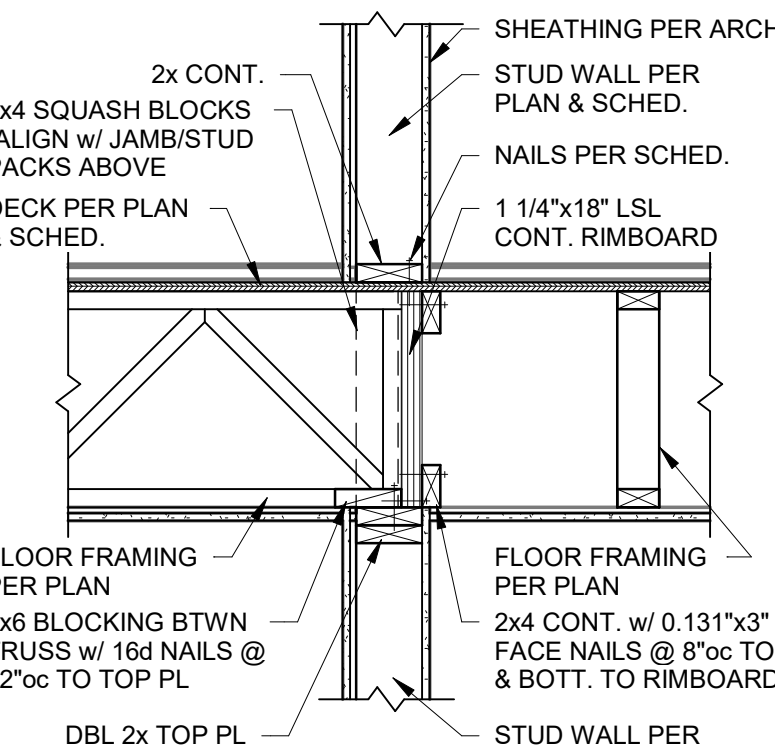
6 SECTION

3/4" = 1'-0"



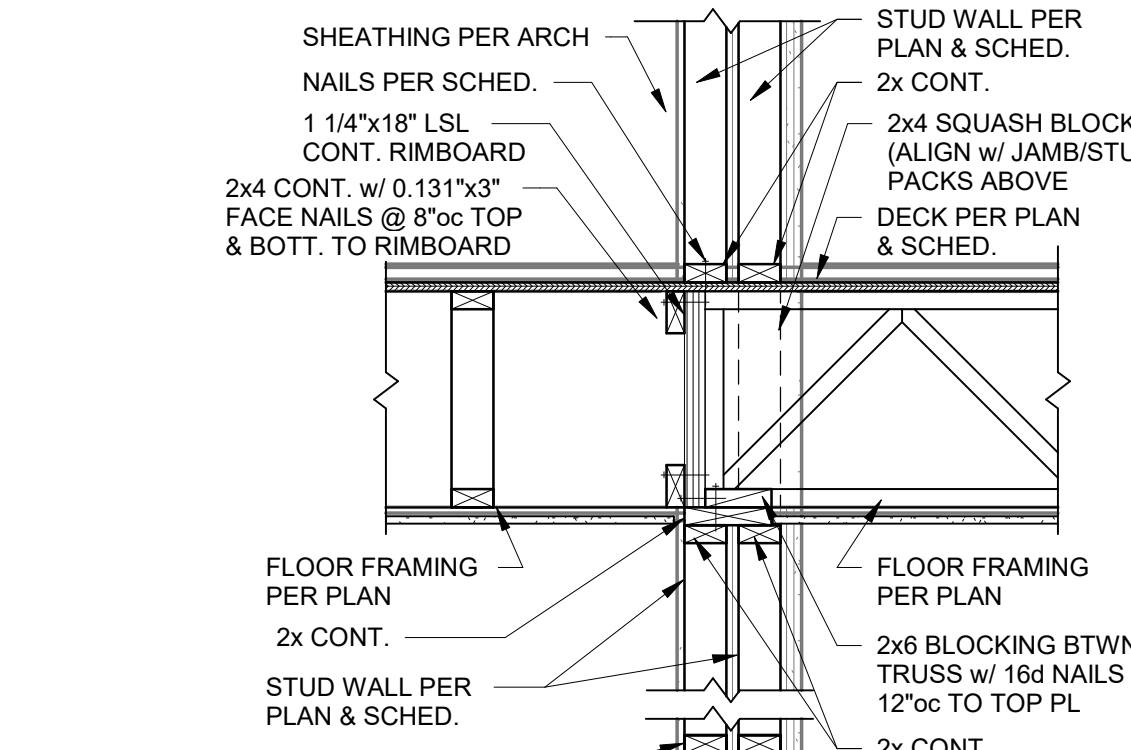
7 SECTION

3/4" = 1'-0"



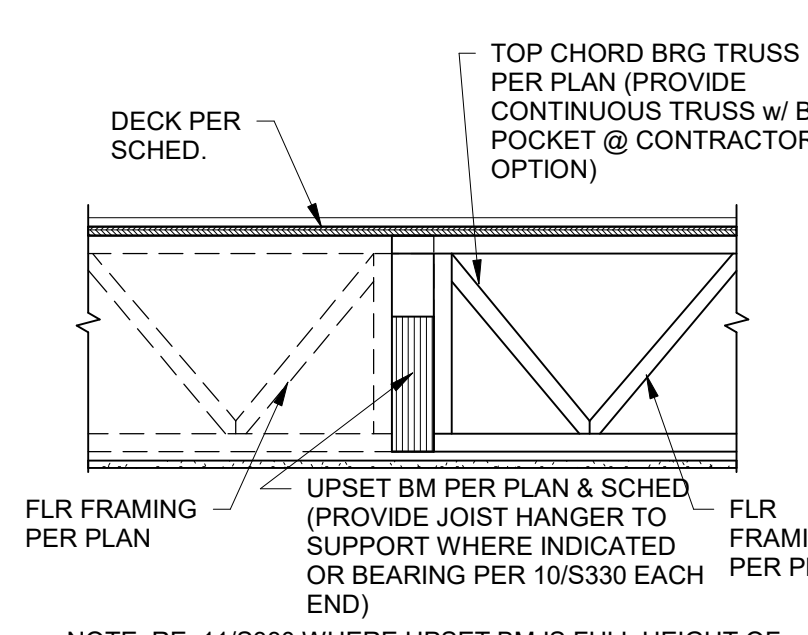
8 SECTION

3/4" = 1'-0"



9 SECTION

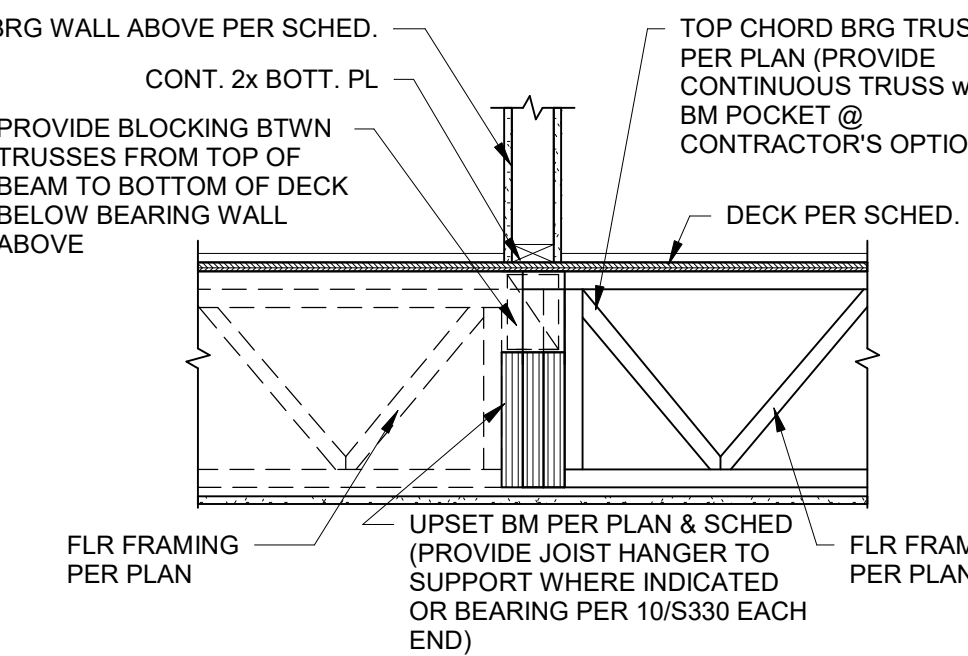
3/4" = 1'-0"



TYPICAL SHALLOW UPSET BEAM

10 SECTION

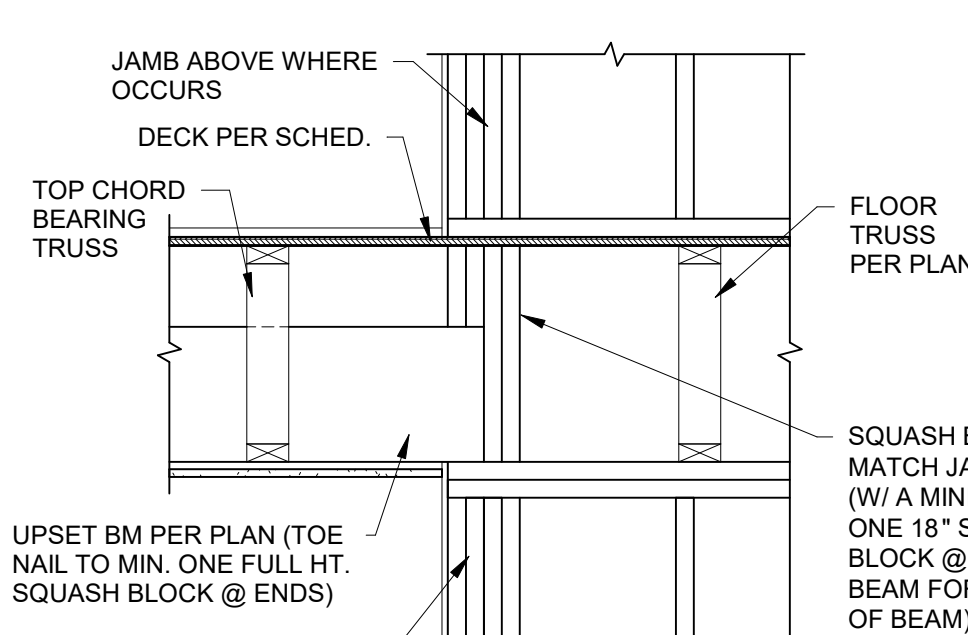
3/4" = 1'-0"



TYPICAL SHALLOW UPSET BEAM SUPPORTING BEARING WALL

10A SECTION

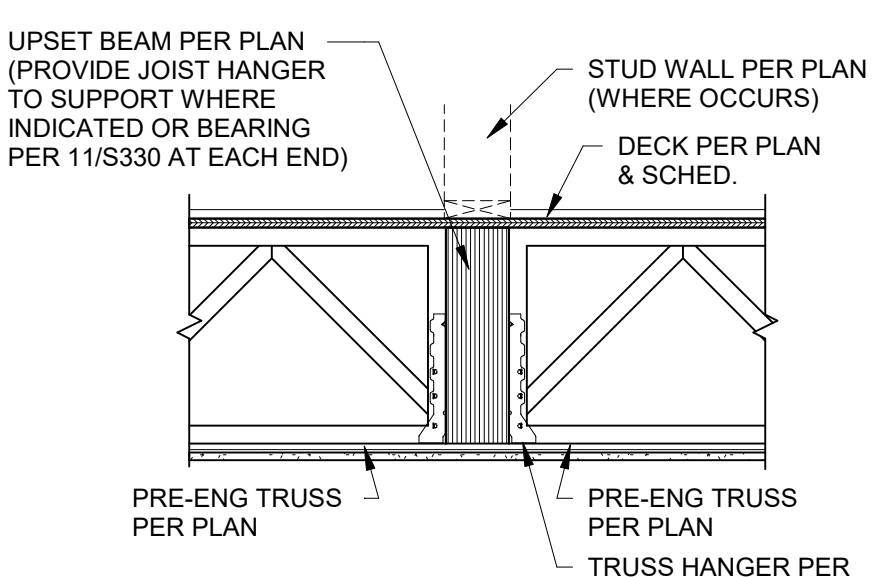
3/4" = 1'-0"



TYPICAL UPSET BEAM BEARING

11 SECTION

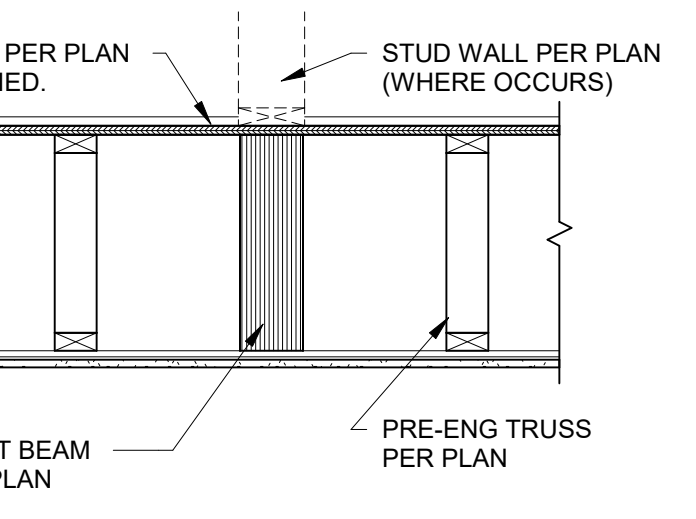
3/4" = 1'-0"



TYPICAL FULL-HEIGHT UPSET BEAM FRAMING

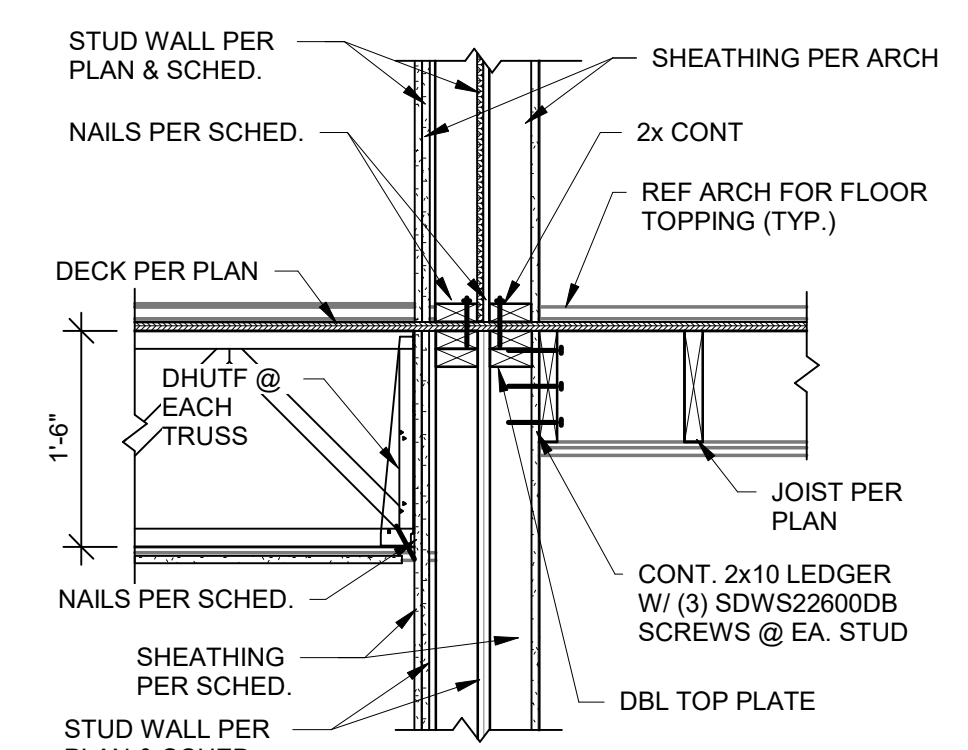
12 SECTION

3/4" = 1'-0"



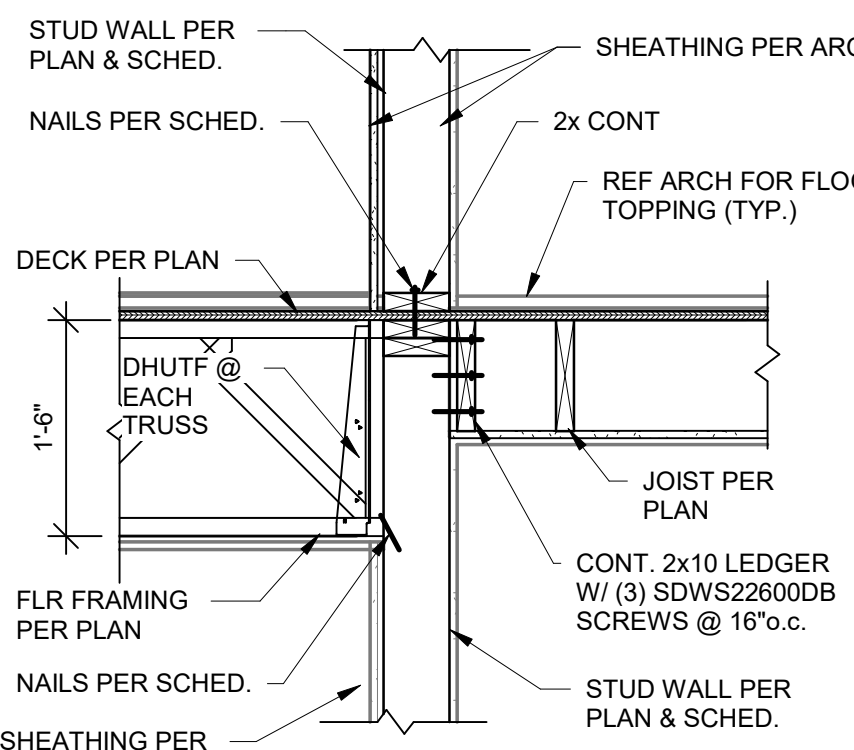
12A SECTION

3/4" = 1'-0"



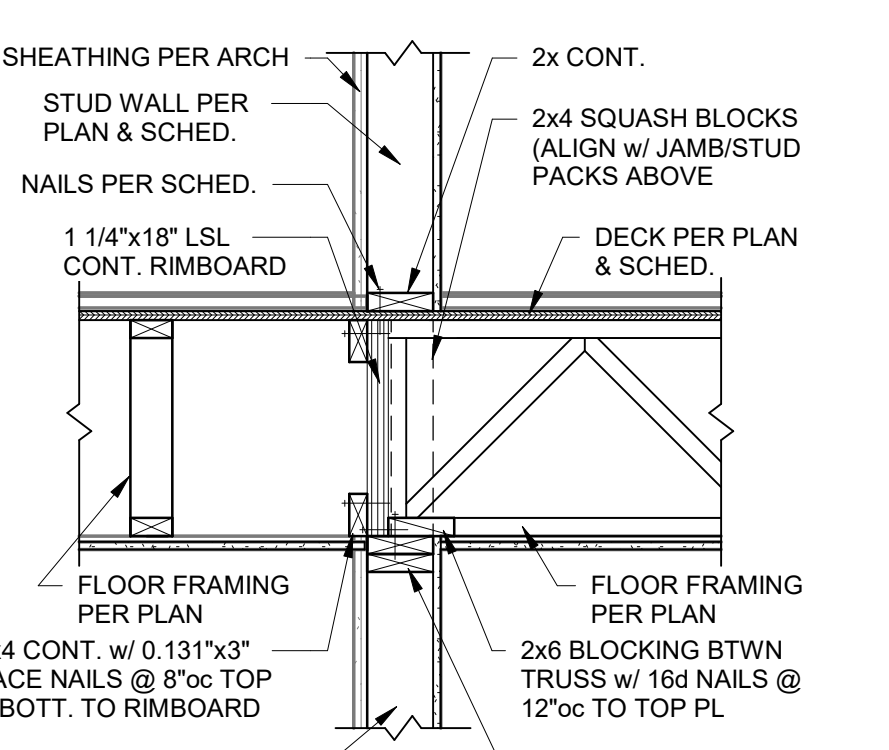
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3/4" = 1'-0"



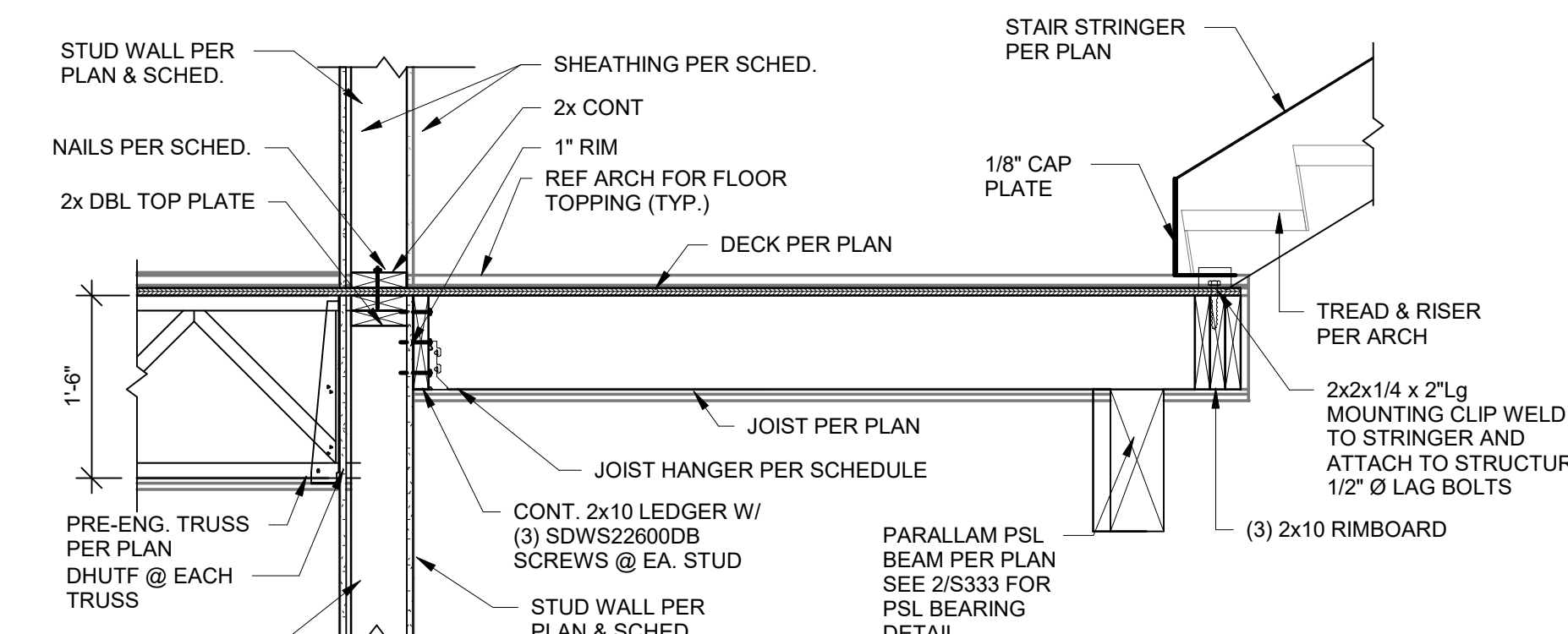
14 SECTION

3/4" = 1'-0"



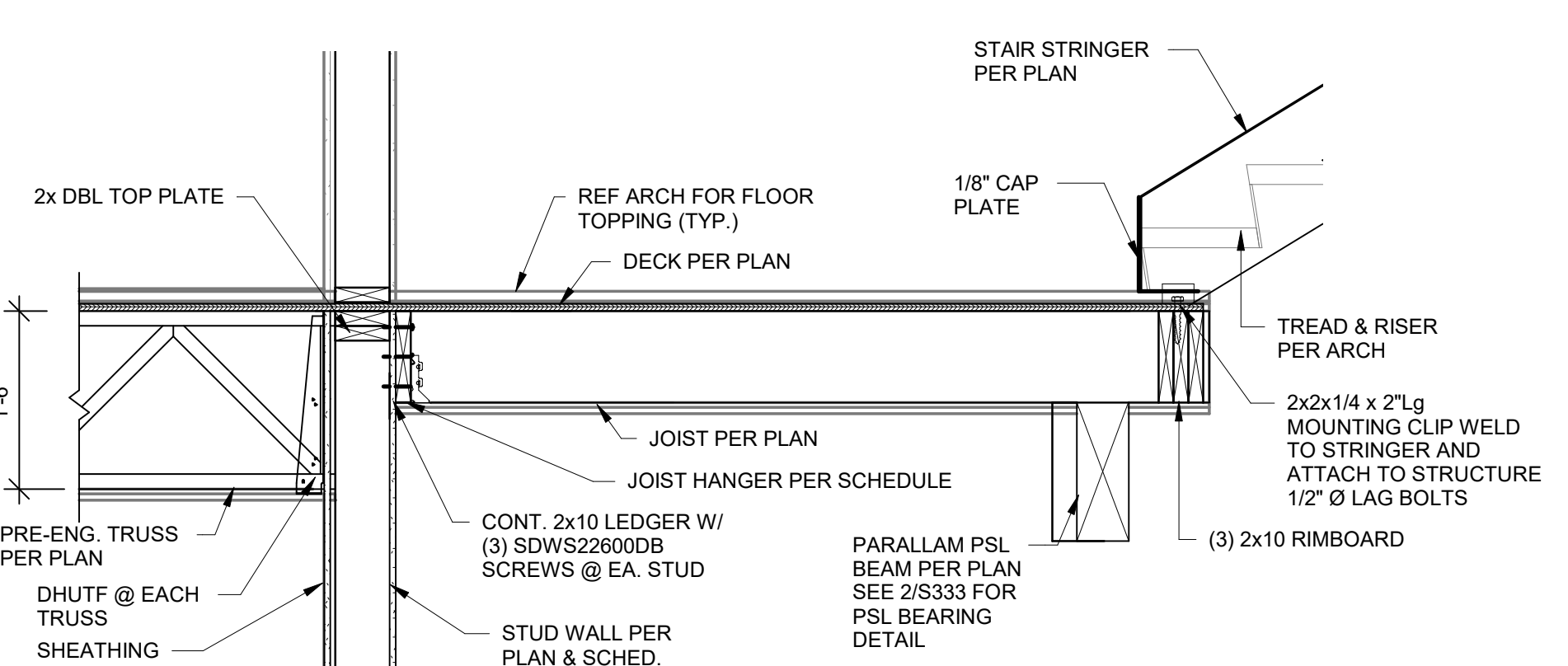
15 SECTION

3/4" = 1'-0"



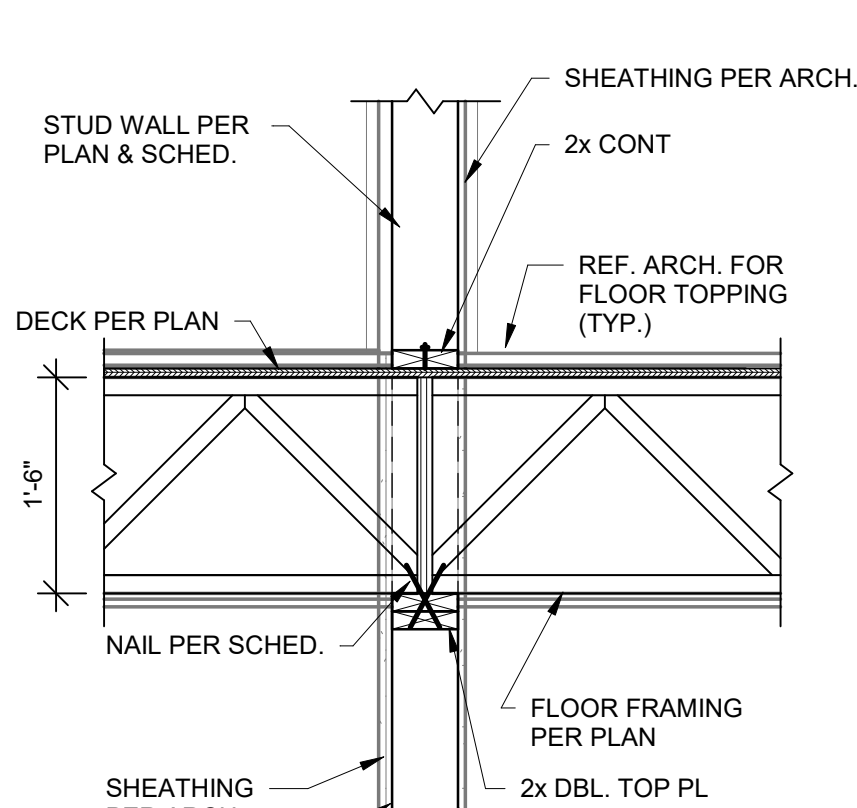
16 SECTION

3/4" = 1'-0"



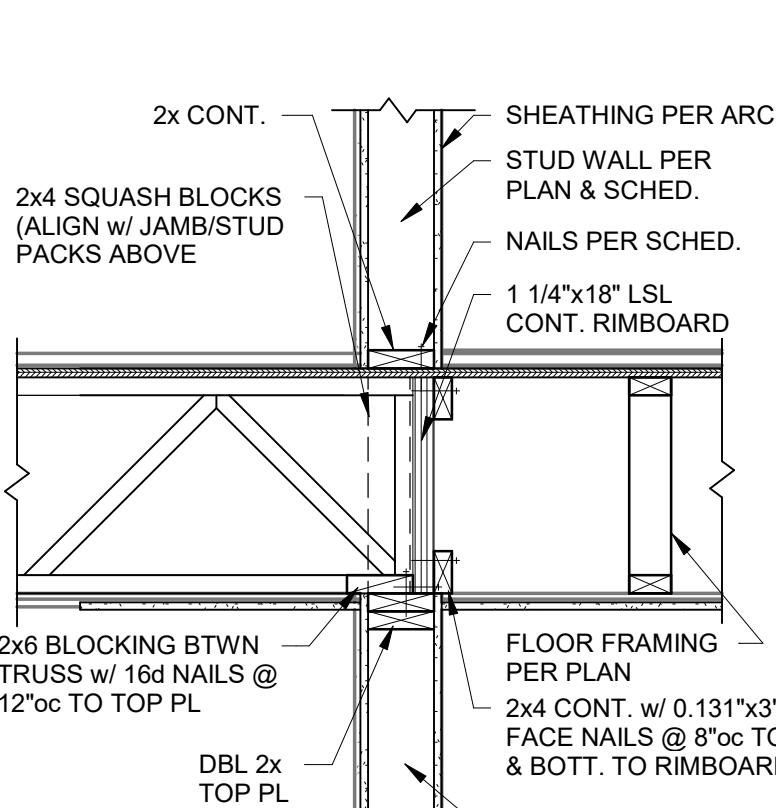
17 SECTION

3/4" = 1'-0"



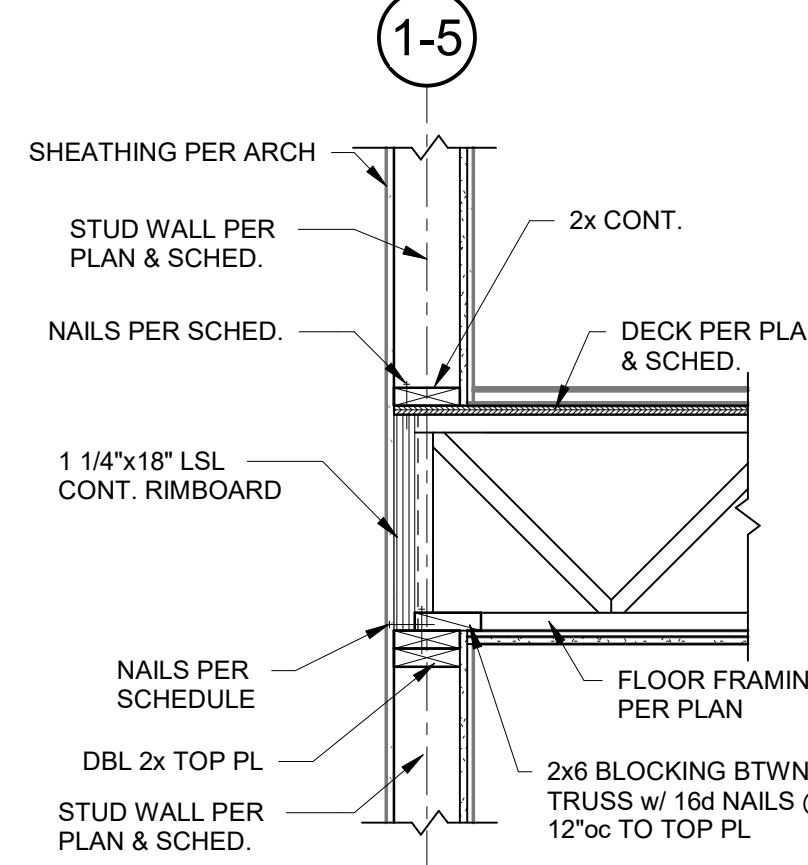
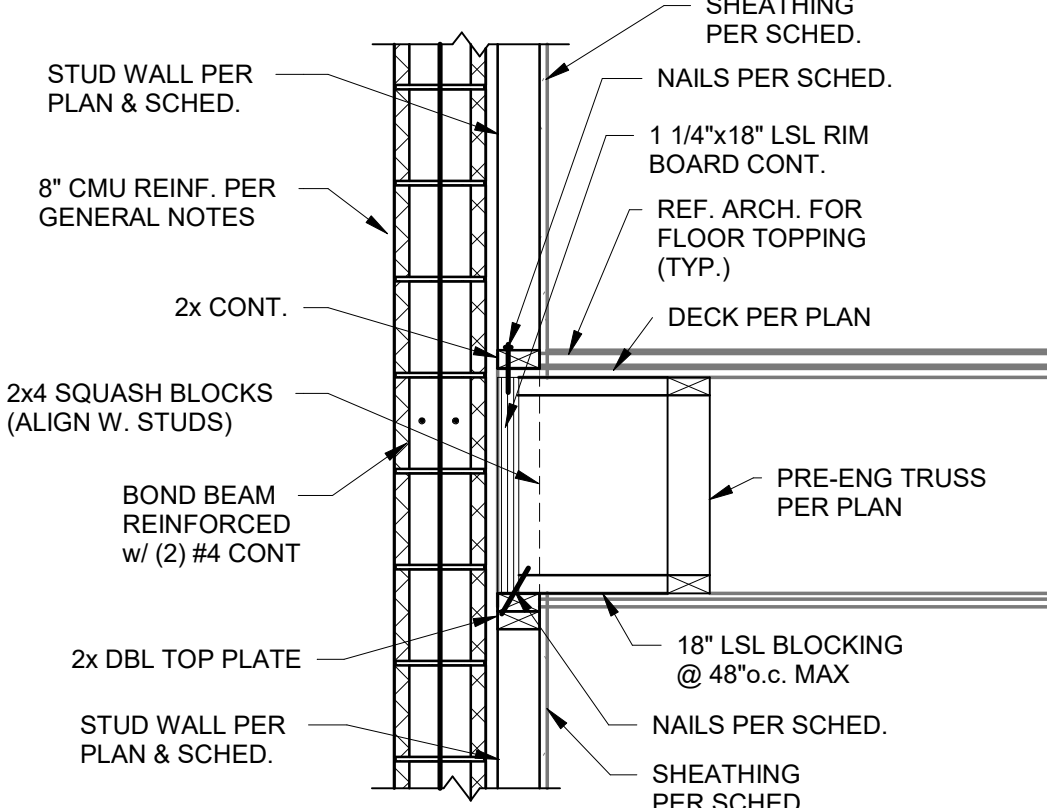
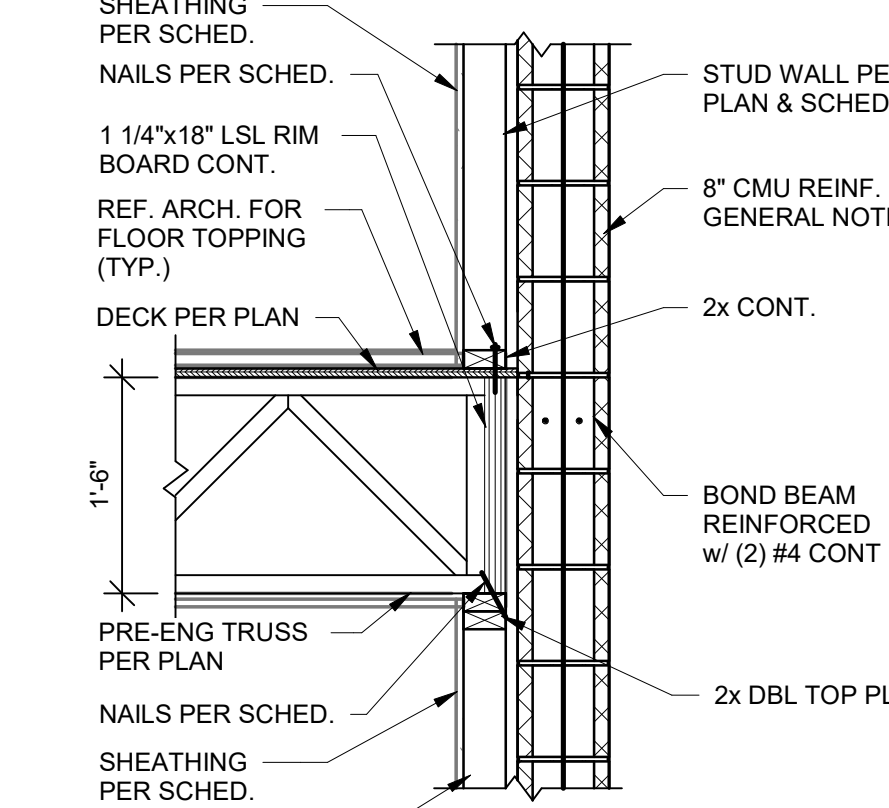
18 SECTION

3/4" = 1'-0"



19 SECTION

3/4" = 1'-0"



20 SECTION

3/4" = 1'-0"

RELEASE FOR CONSTRUCTION AS NOTED ON PLANS REVIEW
JESS SUMMIT, MISSOURI
10/16/2021

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

LATIMER SOMMERS & ASSOCIATES

TR,i ARCHITECTS

The Signature at West Pryor

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LEE'S SUMMIT, MISSOURI 64081

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REVISIONS

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TR,i PROJECT NO. 20-001

SHEET NO. S330

WOOD FLOOR FRAMING SECTIONS



ARCHITECT
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CIVIL ENGINEER
GENERAL CONTRACTOR
MECHANICAL ENGINEER
PLUMBING ENGINEER
ELECTRICAL ENGINEER

TR,I ARCHITECTS
STRUCTURAL
CIVIL
GENERAL CONTRACTOR
ENGINEER
PLUMBING
ELECTRICAL



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St. Louis, Missouri 63114
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DATE: 7.15.2021

REVISIONS
1. PERMIT REVIEW COMMENTS 08-17-21

DWG BY CAD/RRB
TR,I PROJECT NO. 20-001

SHEET NO.

UG101

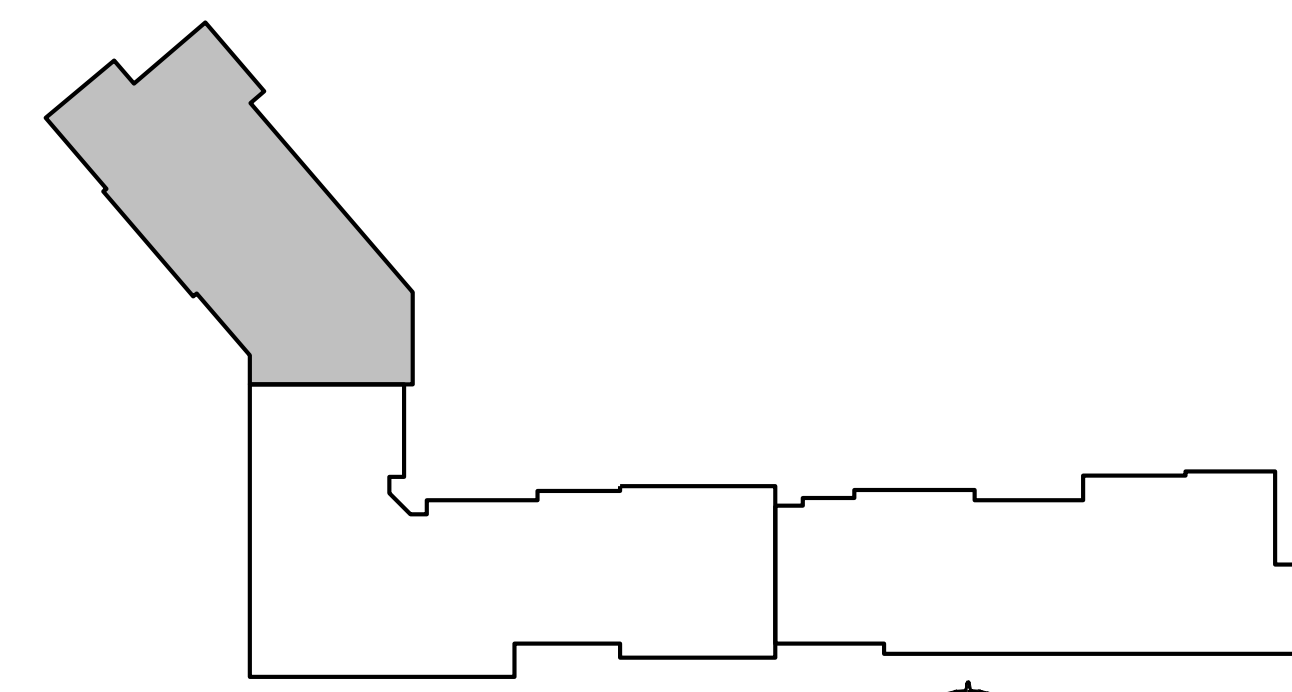
BLDG 1-A, PARTIAL FIRST FLOOR
PLAN - BELOW-GRADE

- NOTES:
1. ALL DRAIN, WASTE AND VENT PIPING IS 2" UNLESS NOTED OTHERWISE.
 2. ALL BELOW SLAB SUPPLY PIPING SHALL BE PEX WITH NO JOINTS. DHW BELOW SLAB TO BE INSULATED TO R-3.
 3. DHW PIPING 3/4" AND LARGER TO BE INSULATED TO R-3 MINIMUM.
 4. ALL SUPPLY PIPING IS 1/2" UNLESS NOTED OTHERWISE.
 5. CONNECT ALL APPLIANCES OR EQUIPMENT PER MANUFACTURERS INSTRUCTIONS.
 6. ALL PLUMBING VENTS SHALL BE 10 FEET FROM OPENINGS OR INTAKE.
 7. THERE SHALL BE NO PVC WITHIN RETURN AIR PLENUMS.
 8. ALL FIXTURES WITH QUICK CLOSING VALVES SHALL HAVE BLADDER OR TYPE SHOCK SUPPRESSORS FOR EACH CHASE.
 9. SEE ARCHITECTURAL DRAWINGS FOR ALL MOUNTING HEIGHTS.
 10. REFER TO THE ARCHITECTURAL DRAWINGS FOR FLOOR DRAIN LOCATIONS AND FLOOR SLOPES IF PRESENT.
 11. ROUTE DRAIN PIPING FROM WATER HEATERS, AIR HANDLERS OR EQUIPMENT TO FLOOR DRAINS. PROVIDE PROPER TRAPS.
 12. ROUTE NO PIPING OVER ELECTRICAL EQUIPMENT.
 13. ALL WASTE AND ROOF DRAIN STACKS SHALL HAVE CLEANOUTS AT THE BASE.

- LEGEND:
- ① 3"V. UP TO RISER FOR FUTURE CONNECTION.
 - ② 6" UP TO DOWNSPOUT CONNECTION.
 - ③ DOWNSPOUT CONNECTION. 6" DOWN TO GARAGE.
 - ④ PENETRATE BEAM PER STRUCTURAL DETAIL.
 - ⑤ 3/4" UP TO ROOF HYDRANT. SEE DETAIL.



1 BLDG 1-A, PARTIAL FIRST FLOOR PLAN
1/8"=1'-0"
BELOW-GRADE
NORTH



KEY PLAN
NO SCALE
NORTH

LS&A
Latter Sommer
& Associates, P.A.
CONSULTING ENGINEERS
3639 SW Summerfield Drive, Suite A
Topeka, Kansas 66614-3974
Telephone: (785) 233-3232
FAX: (785) 233-0647
Email: lsap@lsasa.com
LSA PROJECT NO. 2104008



10-14-2021

ARCHITECT
STRUCTURAL ENGINEER
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GENERAL CONTRACTOR
MECHANICAL ENGINEER
PLUMBING ENGINEER
ELECTRICAL ENGINEER

TRJ ARCHITECTS
STRUCTURAL
CIVIL
GENERAL CONTRACTOR
ENGINEER
PLUMBING
ELECTRICAL



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DATE: 7.15.2021

REVISIONS

DWG BY CAD/RRB

TRJ PROJECT NO. 20-001

SHEET NO.

UG102

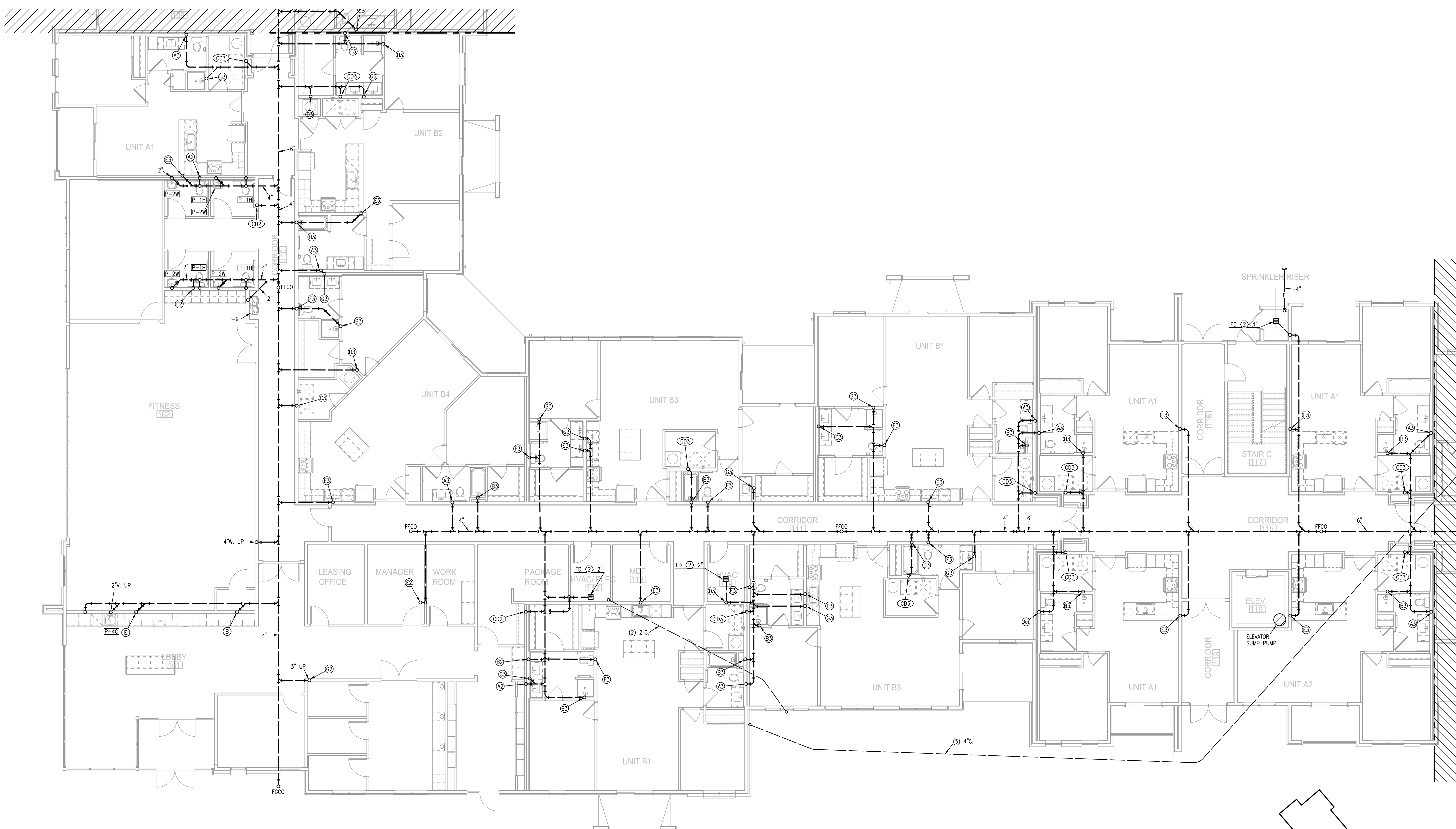
BLDG 1-B, PARTIAL FIRST FLOOR
PLAN - BELOW-GRADE

NOTES:

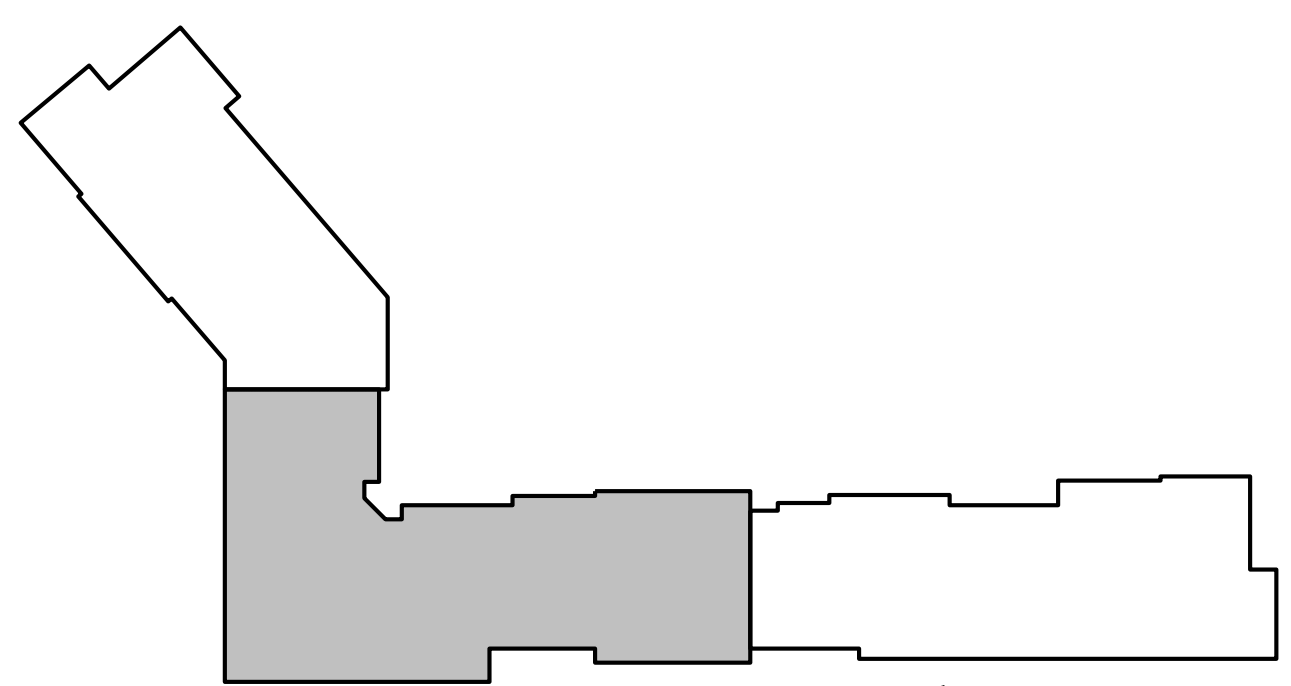
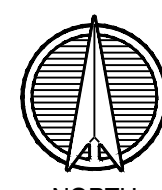
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7. THERE SHALL BE NO PVC WITHIN RETURN AIR PLENUMS.
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9. SEE ARCHITECTURAL DRAWINGS FOR ALL MOUNTING HEIGHTS.
10. REFER TO THE ARCHITECTURAL DRAWINGS FOR FLOOR DRAIN LOCATIONS AND FLOOR SLOPES IF PRESENT.
11. ROUTE DRAIN PIPING FROM WATER HEATERS, AIR HANDLERS OR EQUIPMENT TO FLOOR DRAINS. PROVIDE PROPER TRAPS.
12. ROUTE NO PIPING OVER ELECTRICAL EQUIPMENT.
13. ALL WASTE AND ROOF DRAIN STACKS SHALL HAVE CLEANOUTS AT THE BASE.

LEGEND:

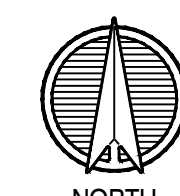
- ① 3"V. UP TO RISER FOR FUTURE CONNECTION.
- ② 6" UP TO DOWNSPOUT CONNECTION.
- ③ DOWNSPOUT CONNECTION. 6" DOWN TO GARAGE.
- ④ PENETRATE BEAM PER STRUCTURAL DETAIL.
- ⑤ 3/4" UP TO ROOF HYDRANT. SEE DETAIL.



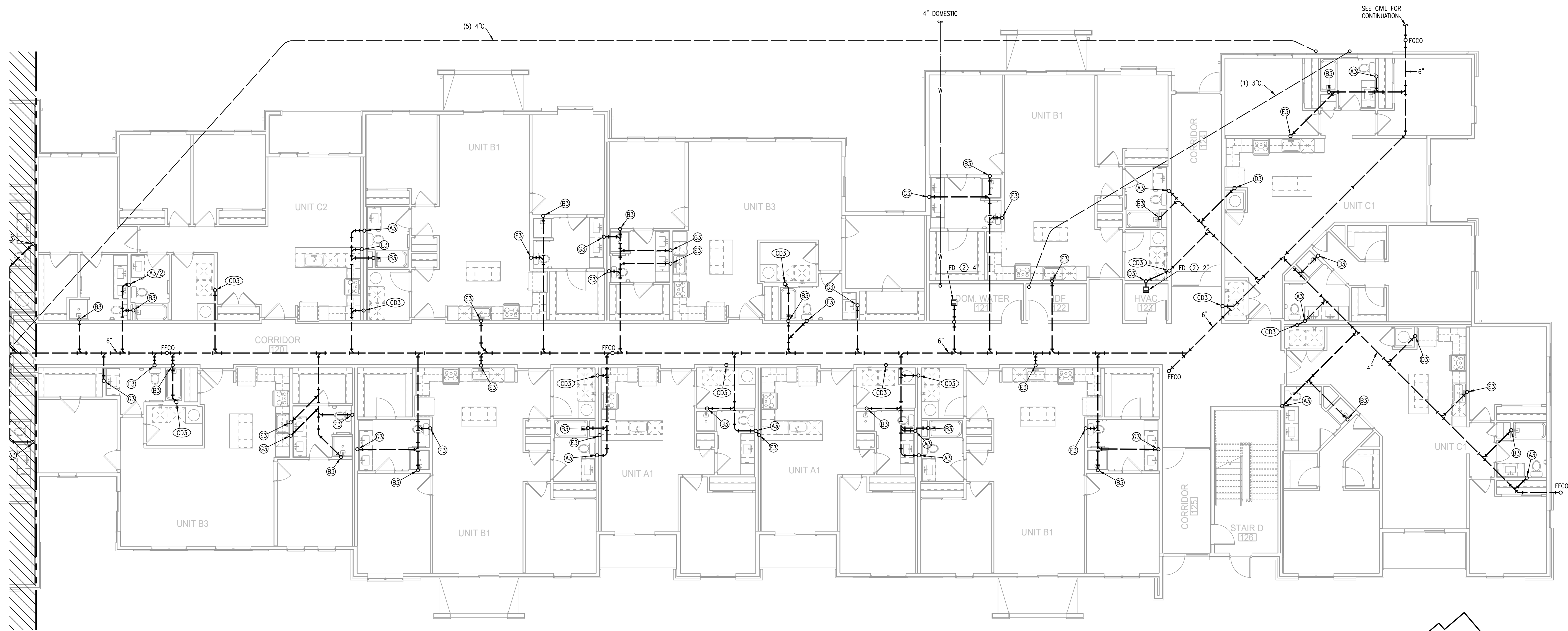
1 BLDG 1-B, PARTIAL FIRST FLOOR PLAN
1/8"=1'-0" BELOW-GRADE



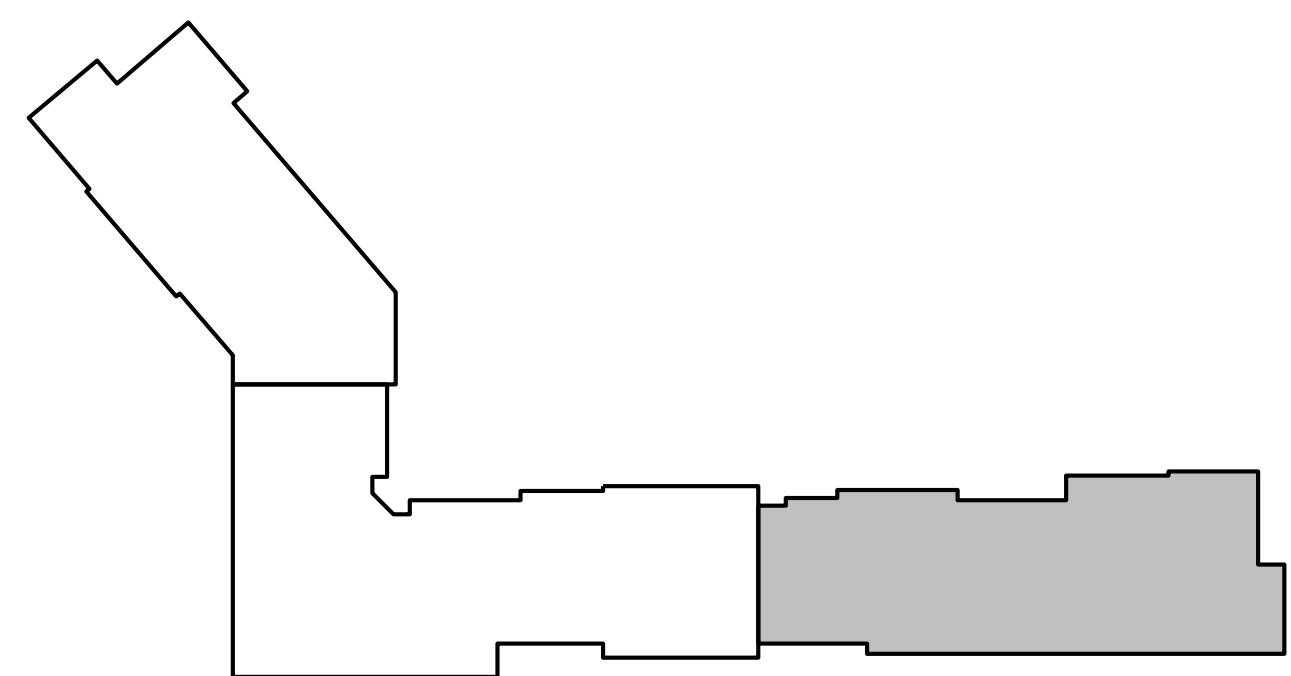
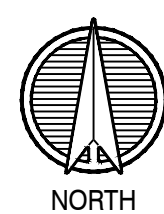
KEY PLAN
NO SCALE



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LSA PROJECT NO. 2104008



1 BLDG 1-C, PARTIAL FIRST FLOOR PLAN
1/8"=1'-0" BELOW-GRADE



KEY PLAN
NO SCALE

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- NOTES:
1. ALL DRAIN, WASTE AND VENT PIPING IS 2" UNLESS NOTED OTHERWISE.
 2. ALL BELOW SLAB SUPPLY PIPING SHALL BE PEX WITH NO JOINTS. DHW BELOW SLAB TO BE INSULATED TO R-3.
 3. DHW PIPING 3/4" AND LARGER TO BE INSULATED TO R-3 MINIMUM
 4. ALL SUPPLY PIPING IS 1/2" UNLESS NOTED OTHERWISE.
 5. CONNECT ALL APPLIANCES OR EQUIPMENT PER MANUFACTURERS INSTRUCTIONS.
 6. ALL PLUMBING VENTS SHALL BE 10 FEET FROM OPENINGS OR INTAKE.
 7. THERE SHALL BE NO PVC WITHIN RETURN AIR PLENUMS.
 8. ALL FIXTURES WITH QUICK CLOSING VALVES SHALL HAVE BLADDER OR TYPE SHOCK SUPPRESSORS FOR EACH CHASE.
 9. SEE ARCHITECTURAL DRAWINGS FOR ALL MOUNTING HEIGHTS.
 10. REFER TO THE ARCHITECTURAL DRAWINGS FOR FLOOR DRAIN LOCATIONS AND FLOOR SLOPES IF PRESENT.
 11. ROUTE DRAIN PIPING FROM WATER HEATERS, AIR HANDLERS OR EQUIPMENT TO FLOOR DRAINS. PROVIDE PROPER TRAPS.
 12. ROUTE NO PIPING OVER ELECTRICAL EQUIPMENT.
 13. ALL WASTE AND ROOF DRAIN STACKS SHALL HAVE CLEANOUTS AT THE BASE.
- LEGEND:
- ① 3"V. UP TO RISER FOR FUTURE CONNECTION.
 - ② 6" UP TO DOWNSPOUT CONNECTION.
 - ③ DOWNSPOUT CONNECTION. 6" DOWN TO GARAGE.
 - ④ PENETRATE BEAM PER STRUCTURAL DETAIL.
 - ⑤ 3/4" UP TO ROOF HYDRANT. SEE DETAIL.

RELEASE FOR CONSTRUCTION
AS NOTED ON PLANS REVIEW
DEVELOPMENT SERVICE
LEE'S SUMMIT, MISSOURI
10/19/2021

STATE OF MISSOURI
MICHAEL B. BLANKENHORN
PROFESSIONAL ENGINEER

10-14-2021

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

Together
DEVELOPMENT

The Signature at West Pryor

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



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DATE: 7.15.2021

REVISIONS

DWG BY CAD/RRB

TR,I PROJECT NO. 20-001

SHEET NO.

UG103
BLDG 1-C, PARTIAL FIRST FLOOR
PLAN - BELOW-GRADE

RELEASE FOR
CONSTRUCTION
AS NOTED ON PLANS REVIEW
DEVELOPMENT SERVICE
LEE'S SUMMIT, MISSOURI
10/19/2021

STATE OF MISSOURI
MICHAEL B. BLANKENHORN
PROFESSIONAL ENGINEER
10-14-2021

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

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STRUCTURAL
CIVIL
GENERAL CONTRACTOR
ENGINEER
PLUMBING
ELECTRICAL

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⑤ 3/4" UP TO ROOF HYDRANT. SEE DETAIL.

1

BLDG 2-A, PARTIAL FIRST FLOOR PLAN
1/8"=1'-0"

BELOW-GRADE

KEY PLAN

NO SCALE

NORTH

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DATE: 7.15.2021

REVISIONS
△ PERMIT REVIEW COMMENTS 08-17-21

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TR,I PROJECT NO. 20-001

SHEET NO. UG104

BLDG 2-A, PARTIAL FIRST FLOOR
PLAN - BELOW-GRADE

ARCHITECT

STRUCTURAL ENGINEER

CIVIL ENGINEER

GENERAL CONTRACTOR

MECHANICAL ENGINEER

PLUMBING ENGINEER

ELECTRICAL ENGINEER

TR,I ARCHITECTS

STRUCTURAL

CIVIL

GENERAL CONTRACTOR

ENGINEER

PLUMBING

ELECTRICAL

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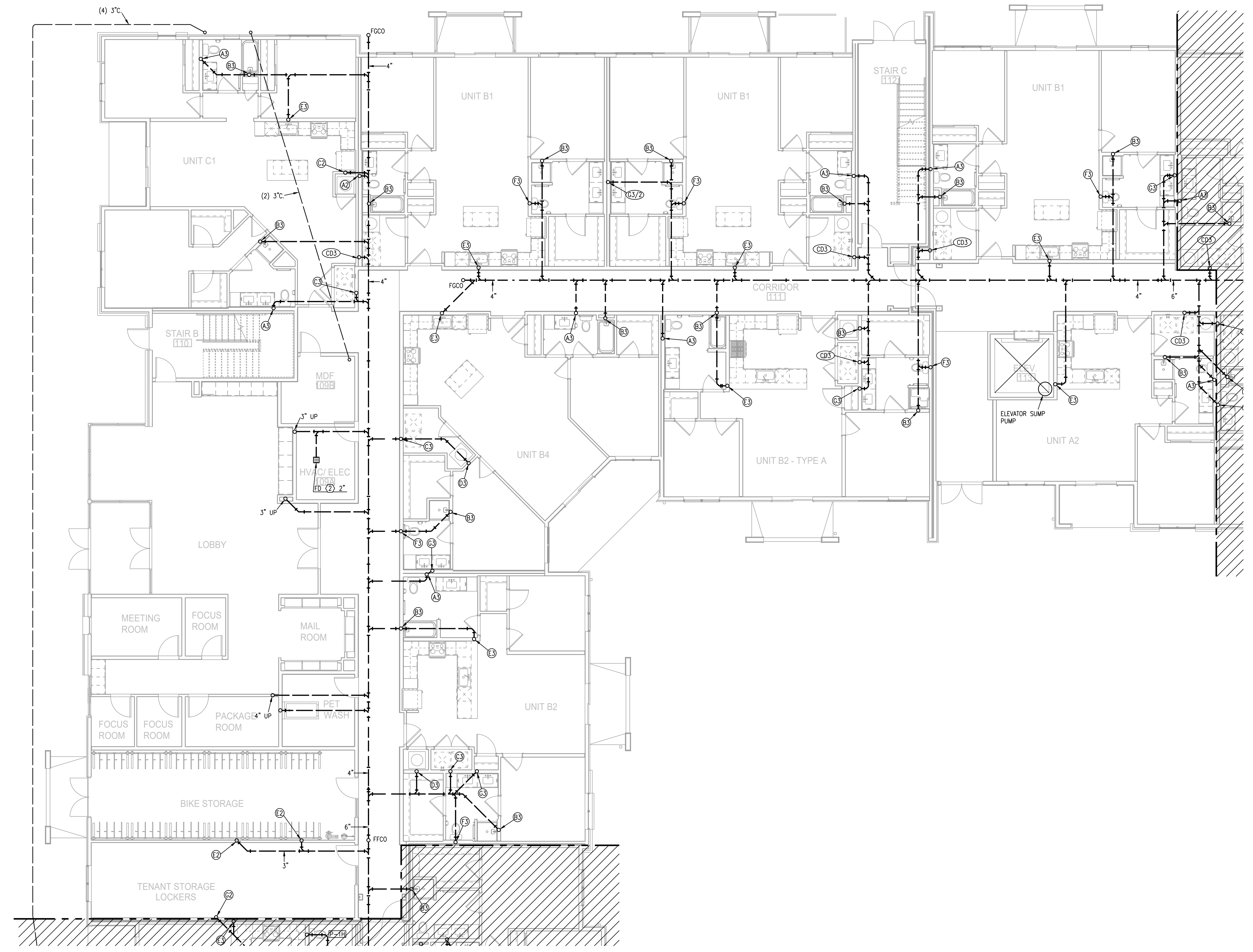
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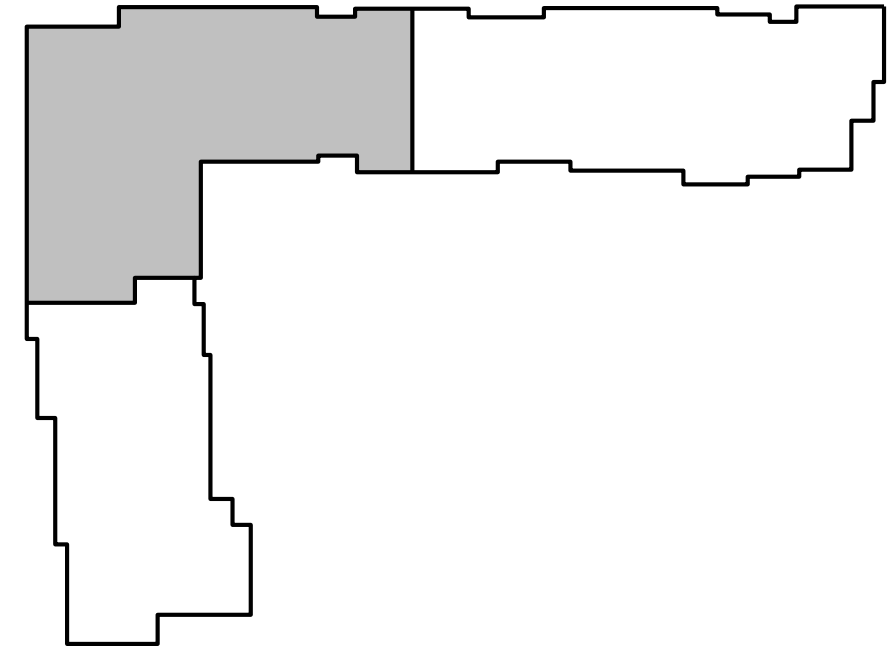


1

BLDG 2-B, PARTIAL FIRST FLOOR PLAN

1/8"=1'-0"

BELOW-GRADE



KEY PLAN

NO SCALE

LS&A

Latimer Sommers & Associates, P.A.

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DATE: 7.15.2021

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TR,I PROJECT NO. 20-001

SHEET NO.

UG105

BLDG 2-B, PARTIAL FIRST FLOOR PLAN - BELOW-GRADE



10-14-2021

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

TRJ ARCHITECTS
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REVISIONS

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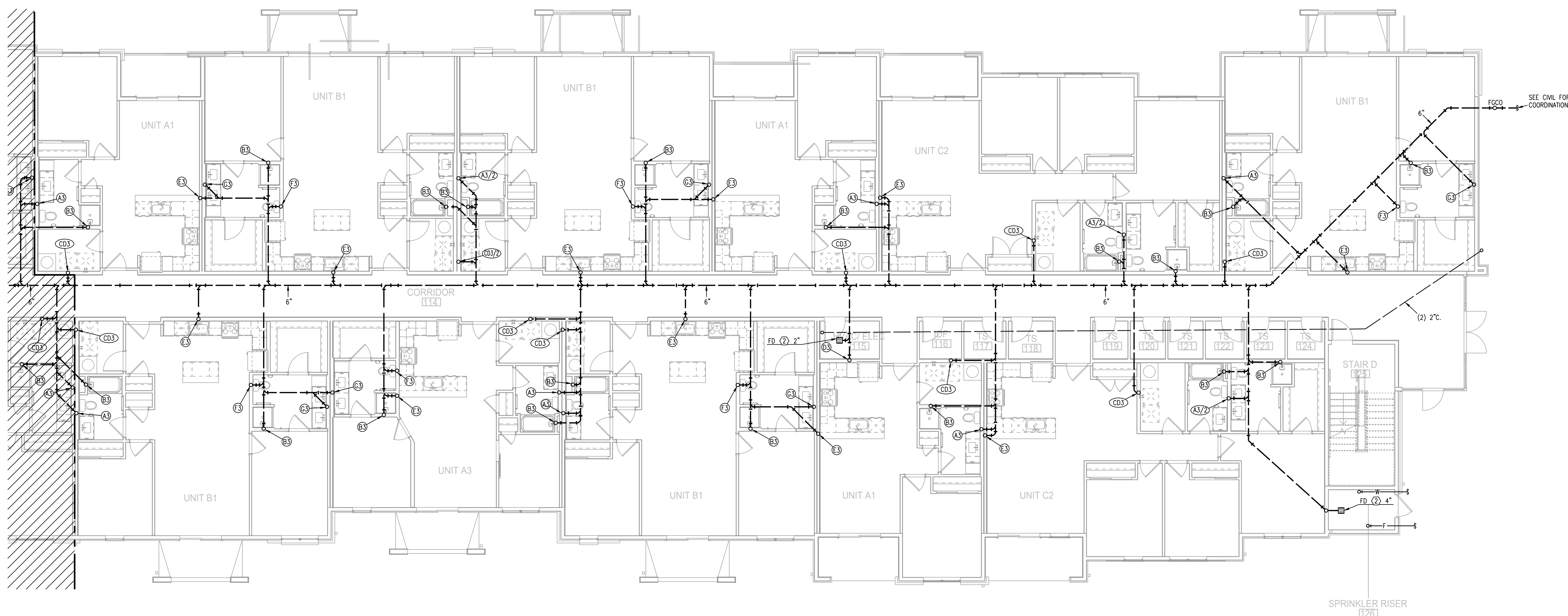
TRJ PROJECT NO. 20-001

SHEET NO.

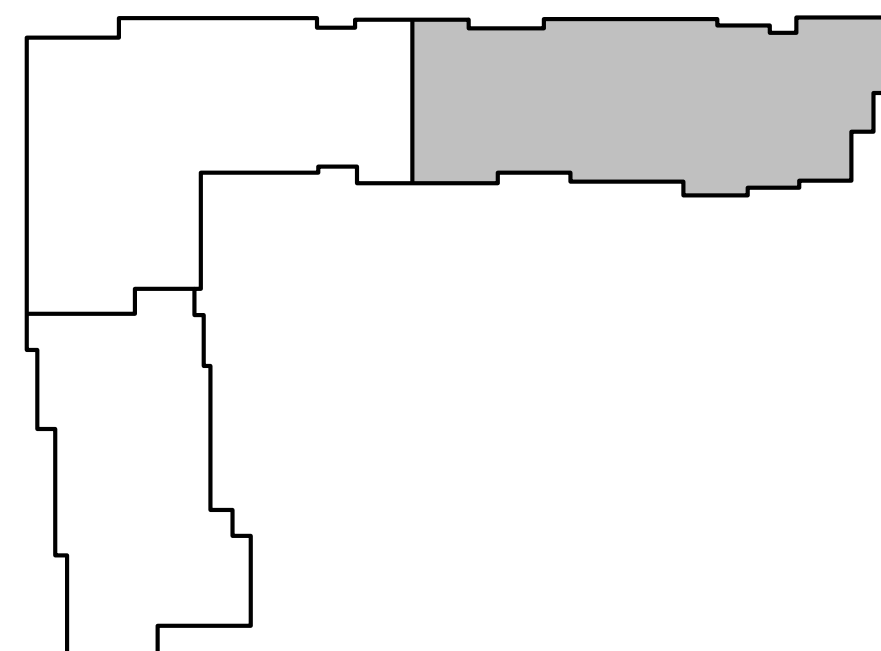
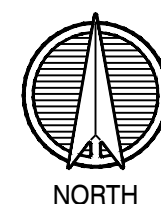
UG106

BLDG 2-C, PARTIAL FIRST FLOOR
PLAN - BELOW-GRADE

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1/8"=1'-0" BELOW-GRADE



KEY PLAN
NO SCALE

