

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

PROJECT NO.: 20-001

ISSUE DATE: 10.11.2021 FOUNDATION PERMIT

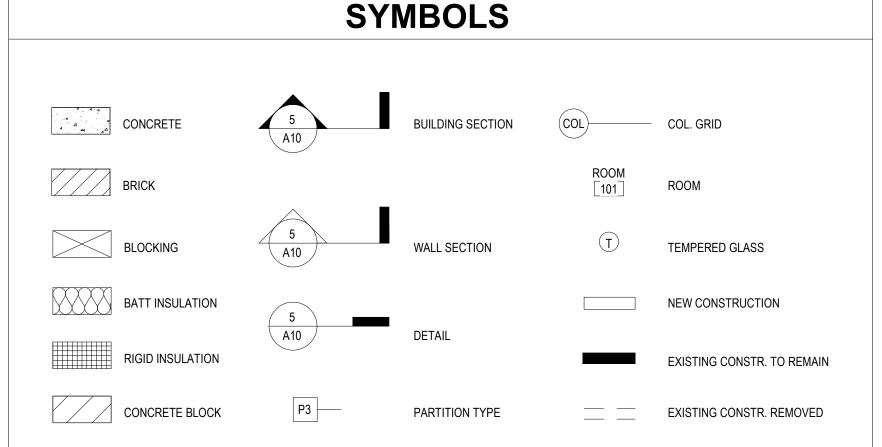
GENERAL NOTES AIA DOCUMENT A-201, GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION, CURRENT EDITION, AND SPECIAL CONDITIONS AS NOTED IN THE PROJECT MANUAL, SHALL GOVERN THE WORK. GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL VERIFY EXISTING FIELD CONDITIONS PRIOR TO THE START OF CONSTRUCTION AND SHALL REPORT ANY DISCREPANCIES TO THE ARCHITECT IMMEDIATELY ONLY CONTRACT DOCUMENTS APPROVED FOR CONSTRUCTION AND REVIEWED SHOP DRAWINGS SHALL BE USED FOR CONSTRUCTION. GENERAL IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO COORDINATE THE SUBCONTRACTOR WORK WITH THESE PROJECT

- DO NOT SCALE DRAWINGS.

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

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





PROJECT DIRECTORY TEGETHOFF DEVELOPMENT P.O. BOX 6331 FISHERS, IN 46038 Phone: 765.639.6300 Contact: LINDSEY KING

BOB D CAMPBELL & COMPANY

Structural Engineer

4338 BELLEVIEW AVENUE

Contact: CLARK BASIGNER

(DIRECT:816.778.7151)

TOPEKA, KANSAS 66614

Contact: RICH BEARDMORE

Phone: 785.233.3232

Phone: 816.531.4144

KANSAS CITY, MISSOURI 64111

Mech. / Elec. / Plumb. Eng.

3639 SW SUMMERFIELD DR STE A

LATIMER SOMMERS & ASSOCIATES

TR,i ARCHITECTS 1790 BRENTWOOD BLVD. ST. LOUIS, MISSOURI 63144 Phone: 314.395.9750 Contact: MICHAELA SILVA

Civil Engineer

SM ENGINEERING

Contact: SAM MALINOWSKY

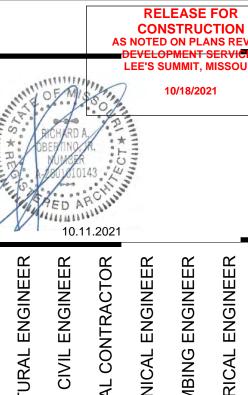
Phone: 785.341.9747

General Contractor BRINKMANN CONSTRUCTORS 8700 INDIAN CREEK PARKWAY SUITE 150 OVERLAND PARK, KANSAS 66210 Phone: 785.554.2280 Contact: SCOTT GRAUSE

*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 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

PROJECT SUMMARY

LOCATION MAP — PROJECT LOCATION



ARCHITECTS 7.15.2021

REVISIONS /#\ PERMIT COMMENTS 8.17.2021 FOUNDATION PERMIT 10.11.2021

DWG BY TR,i PROJECT NO. SHEET NO.

COVER SHEET

	JED AS 8.5x11	BID / PERMIT SET 7.15.2021	PERMIT COMMENTS 8.17.2021	FOUNDATION PERMIT 10.11.2021		
A000 A001 A002 A003 A004 A010	ARCHITECTURAL COVER SHEET SHEET INDEX ACCESSIBILITY REQUIREMENTS - TYPE A UNITS ACCESSIBILITY REQUIREMENTS - TYPE B UNITS SOUND TRANSMISSION ASSEMBLIES BLDG 1 - LIFE SAFETY PLAN	• • BID /	O O	• FOUN		
A011 A012 A013 A014 A015 A016	BLDG 1 - LIFE SAFETY PLAN BLDG 1 - LIFE SAFETY PLAN BLDG 2 - LIFE SAFETY PLAN ENLARGED AMENITY LIFE SAFETY PLANS	•				
A017 A018 A020	UNIT LIFE SAFETY PLANS MAINTENANCE / POOL HOUSE LIFE SAFETY PLAN ARCHITECTURAL SITE PLAN	•	•			
A021 A022 A023 A024 A025 A026 A027	SITE DETAILS MAINTENANCE SHED / POOL HOUSE BLDG 1 - FIRST FLOOR ADDRESS PLAN BLDG 1 - SECOND FLOOR ADDRESS PLAN BLDG 1 - THIRD FLOOR ADDRESS PLAN BLDG 2 - FIRST FLOOR ADDRESS PLAN BLDG 2 - SECOND FLOOR ADDRESS PLAN	•	•			
A028 A030 A031 A040 A041	BLDG 2 - THIRD FLOOR ADDRESS PLAN PARTITION TYPES FLOORING / ROOFING ASSEMBLIES DOOR SCHEDULE DOOR DETAILS	•	•			
A042 A043 A050	DOOR DETAILS FIRE DOOR DETAILS WINDOW SCHEDULE & DETAILS	•	•			
A051 A055 A056 A057 A058 A059 A060	WINDOW DETAILS STOREFRONT SCHEDULE STOREFRONT SCHEDULE STOREFRONT DETAILS STOREFRONT DETAILS UNIT SCHEDULE	•				
	BLDG 1-B & C - ENLARGED FIRST FLOOR PLAN	•				
A102 A102A		•				
A102B A102D A103	BLDG 1-B & C - ENLARGED SECOND FLOOR PLAN BLDG 1-D - ENLARGED SECOND FLOOR PLAN BLDG 1 - THIRD FLOOR PLAN	•				
A103A A103B A103D A110 A121 A121A	BLDG 1-B & C - ENLARGED THIRD FLOOR PLAN BLDG 1-D - ENLARGED THIRD FLOOR PLAN BLDG 1 - ROOF PLAN BLDG 2 - FIRST FLOOR PLAN BLDG 2-A - ENLARGED FIRST FLOOR PLAN	•	•			
A121B A121C A122	BLDG 2-B - ENLARGED FIRST FLOOR PLAN BLDG 2-C - ENLARGED FIRST FLOOR PLAN BLDG 2 - SECOND FLOOR PLAN	•				
A122A A122B A122C	BLDG 2-B - ENLARGED SECOND FLOOR PLAN	•				
A123 A123A A123B A123C A124 A130 A131	BLDG 2 - THIRD FLOOR PLAN BLDG 2-A - ENLARGED THIRD FLOOR PLAN BLDG 2-B - ENLARGED THIRD FLOOR PLAN BLDG 2-C - ENLARGED THIRD FLOOR PLAN BLDG 2 - ROOF PLAN BLDG 1 - FIRST FLOOR RCP BLDG 1 - SECOND FLOOR RCP	•	•			
A132 A140 A141 A142	BLDG 1 - THIRD FLOOR RCP BLDG 2 - FIRST FLOOR RCP BLDG 2 - SECOND FLOOR RCP BLDG 2 - THIRD FLOOR RCP BLDG 1 - ENLARGED AMENITY PLAN	•				
A150 A151 A160	BLDG 1 - ENLARGED AMENITY RCP BLDG 2 - ENLARGED AMENITY PLANS	•				
A200 A201 A202 A203 A204 A220 A221	BLDG 1 - OVERALL EXTERIOR ELEVATIONS BLDG 1 - ENLARGED SOUTHWEST & WEST ELEVATIONS BLDG 1 - ENLARGED SOUTH ELEVATIONS BLDG 1 - ENLARGED EAST & NORTHEAST ELEVATIONS BLDG 1 - ENLARGED NORTH & NORTHWEST ELEVATIONS BLDG 2 - OVERALL EXTERIOR ELEVATIONS BLDG 2 - ENLARGED EAST ELEVATIONS	•				
A222 A223 A224 A230 A300 A301	BLDG 2 - ENLARGED NORTH ELEVATIONS BLDG 2 - ENLARGED WEST ELEVATIONS BLDG 2 - ENLARGED SOUTH ELEVATIONS VENT & LOUVER ELEVATIONS BUILDING 1 SECTIONS BUILDING 2 SECTIONS	•				
A302 A310 A311	MAINTENANCE/POOL BUILDING & WALL SECTIONS WALL SECTIONS WALL SECTIONS	•	•			
A312 A313 A314 A315 A316 A317	WALL SECTIONS	•				
A318 A350 A351 A352 A360	WALL SECTIONS WALL SECTION DETAILS WALL SECTION DETAILS WALL SECTION DETAILS TREX BALCONY DETAILS	•	•			
A361 A362 A365	CONCRETE BALCONY DETAILS BALCONY RAILING DETAILS BLDG 1 CANOPY PLANS & DETAILS	•				
A366 A370 A371	BLDG 2 CANOPY PLANS & DETAILS COLUMN PLAN DETAILS PLAN DETAILS	•	•			
A371 A401 A402 A403 A404 A405 A406	UNIT A1, A1.1 & A1.2 - PLANS AND ELEVATIONS UNIT A2 - PLANS AND ELEVATIONS UNIT A3 - PLANS AND ELEVATIONS UNIT A4 - PLANS AND ELEVATIONS UNIT A4-TYPE A - PLANS AND ELEVATIONS UNIT A5 - PLANS AND ELEVATIONS	•	•			
A407 A408 A409 A410 A411	UNIT B1, B1.1, B1.2 & B1.3 - PLANS AND ELEVATIONS UNIT B1 - TYPE A - PLANS AND ELEVATIONS UNIT B2 - PLANS AND ELEVATIONS UNIT B2-TYPE A - PLANS AND ELEVATIONS UNIT B3 & B3.1 - PLANS AND ELEVATIONS	•				
A412 A413 A414 A415 A420 A421 A500 A501	UNIT B4 - PLANS AND ELEVATIONS UNIT C1 & C1.1 - PLANS AND ELEVATIONS UNIT C2 & C2.1 - PLANS AND ELEVATIONS UNIT C2 - TYPE A - PLANS AND ELEVATIONS UNIT DETAILS UNIT DETAILS BLDG 1 STAIR A - PLAN & SECTIONS BLDG 1 STAIR B - PLAN & SECTIONS	•				
A502 A503 A520 A521	BLDG 1 STAIR C - PLAN & SECTIONS BLDG 1 STAIR D - PLAN & SECTIONS BLDG 2 STAIR A - PLAN & SECTIONS BLDG 2 STAIR B - PLAN & SECTIONS	•				
A522 A523 A530	BLDG 2 STAIR C - PLAN & SECTIONS BLDG 2 STAIR D - PLAN & SECTIONS STAIR DETAILS	•				

	ARCHITECTURAL	BID / PERMIT SET 7.15.2021	PERMIT COMMENTS 8.17.2021	FOUNDATION PERMIT 10.11.2021			
A541	BLDG 2 ELEVATOR - PLAN & SECTIONS	•					
A600	BLDG 1 - INTERIOR ELEVATIONS	•	•				
A601	BLDG 1 - INTERIOR ELEVATIONS	•	•				
A650	BLDG 2 - INTERIOR ELEVATIONS	•	•				
A651	BLDG 2 - INTERIOR ELEVATIONS	•					
A700	FINISH SCHEDULE	•					
A701	BLDG 1 - FIRST FLOOR FINISH PLAN	•	•				
A702	BLDG 1 - SECOND FLOOR FINISH PLAN	•					
A703	BLDG 1 - THIRD FLOOR FINISH PLAN	•					
A704	BLGD 1 - ENLARGED AMENITY FINISH PLAN	•					
A720	BLDG 2 - FIRST FLOOR FINISH PLAN	•	•				
A721	BLDG 2 - SECOND FLOOR FINISH PLAN	•					
A722	BLDG 2 - THIRD FLOOR FINISH PLAN	•					
A723	BLDG 2 - ENLARGED AMENITY FINISH PLAN	•					
A750	INTERIOR DETAILS	•					

S001	STRUCTURAL GENERAL NOTES	● BID / PERMIT SET 7.15.2021	PERMIT COMMENTS 8.17.2021	FOUNDATION PERMIT 10.11.2021		
S002	SCHEDULES & CMU DETAILS	•		•		H
S003	TYPICAL WOOD GRAVITY SCHEDULES & DETAILS	•		-		H
S004	TYPICAL WOOD LATERAL SCHEDULES & DETAILS	•		•		H
S005	TYPICAL WOOD DETAILS	•				
S006	TYPICAL WOOD DETAILS	•				F
S007	TYPICAL WOOD DETAILS	•				r
S022	MAINTENANCE SHED/POOL HOUSE	•	•	•		Γ
S023	MAINTENANCE SHED/POOL HOUSE		•			
S101	FOUNDATION PLAN	•		•		ſ
S101A	FOUNDATION PLAN - AREA A	•		•		ſ
S101B	FOUNDATION PLAN - AREA B	•		•		Ĺ
S101C	FOUNDATION PLAN - AREA C	•		•		Ĺ
S102	SECOND FLOOR FRAMING PLAN	•				L
S102A	SECOND FLOOR FRAMING PLAN- AREA A	•				L
S102B	SECOND FLOOR FRAMING PLAN- AREA B	•				L
S102C	SECOND FLOOR FRAMING PLAN- AREA C	•				L
S103	THIRD FLOOR FRAMING PLAN	•				L
S103A S103B	THIRD FLOOR FRAMING PLAN- AREA A	•				L
S103B S103C	THIRD FLOOR FRAMING PLAN- AREA B THIRD FLOOR FRAMING PLAN- AREA C	•				H
S103C S104	ROOF FRAMING PLAN	•				H
S104 S104A	ROOF FRAMING PLAN- AREA A	•				H
S104A S104B	ROOF FRAMING PLAN- AREA B	•				H
S104C	ROOF FRAMING PLAN- AREA C	•				
S121	BLDG 2 - FOUNDATION PLAN	•		•		r
S121A	BLDG 2- FOUNDATION PLAN - AREA A	•		•		Γ
S121B	BLDG 2- FOUNDATION PLAN - AREA B	•		•		
S121C	BLDG 2- FOUNDATION PLAN - AREA C			•		
S122	BLDG 2 - SECOND FLOOR FRAMING PLAN	•				ſ
S122A	BLDG 2 - SECOND FLOOR FRAMING PLAN - AREA A	•				
S122B	BLDG 2- SECOND FLOOR FRAMING PLAN - AREA B	•				Ĺ
S122C	BLDG 2- SECOND FLOOR FRAMING PLAN - AREA C	•				L
S123	BLDG 2 - THIRD FLOOR FRAMING PLAN	•				L
S123A	BLDG 2- THIRD FLOOR FRAMING PLAN - AREA A	•				
S123B	BLDG 2- THIRD FLOOR FRAMING PLAN - AREA B	•				L
S123C	BLDG 2- THIRD FLOOR FRAMING PLAN - AREA C	•				\vdash
S124 S124A	BLDG 2 - ROOF FRAMING PLAN BLDG 2- ROOF FRAMING PLAN - AREA A	•				H
S124A S124B	BLDG 2- ROOF FRAMING PLAN - AREA B	•				H
S124B S124C	BLDG 2- ROOF FRAMING PLAN - AREA B	•				H
S200	FOUNDATION SECTIONS	•		•		
S200 S201	FOUNDATION SECTIONS	•		•		F
S202	FOUNDATION SECTIONS	•		•		r
S300	STEEL FRAMING SECTIONS	•				r
S301	STEEL FRAMING SECTIONS	•				r
S330	WOOD FLOOR FRAMING SECTIONS	•		•		Г
S331	WOOD FLOOR FRAMING SECTIONS	•				
S332	WOOD FLOOR FRAMING SECTIONS	•				ſ
S333	WOOD FLOOR FRAMING SECTIONS	•				Ĺ
S340	WOOD ROOF FRAMING SECTIONS	•				Ĺ
S341	WOOD ROOF FRAMING SECTIONS	•				L
S342	WOOD ROOF FRAMING SECTIONS			ı T	Ī	Ĺ

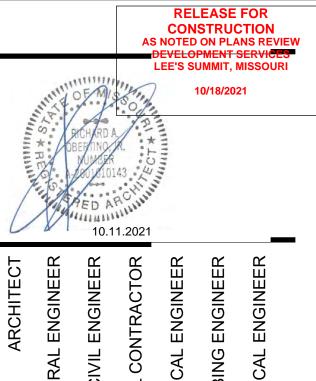
		/ PERMIT SET 7.15.2021	PERMIT COMMENTS 8.17.2021	FOUNDATION PERMIT 10.11.2021			
	UNDERGROUND PLUMBING & ELECTRICAL	BID /	PER	Four			
UG101	BLDG 1-A, PARTIAL FIRST FLOOR PLAN - BELOW GRADE			•			
UG102	BLDG 1-B, PARTIAL FIRST FLOOR PLAN - BELOW GRADE			•			
UG103	BLDG 1-C, PARTIAL FIRST FLOOR PLAN - BELOW GRADE			•			
UG104	BLDG 2-A, PARTIAL FIRST FLOOR PLAN - BELOW GRADE			•			
UG105	BLDG 2-B, PARTIAL FIRST FLOOR PLAN - BELOW GRADE			•			
UG106	BLDG 2-C, PARTIAL FIRST FLOOR PLAN - BELOW GRADE			•			

	ELECTRICAL	BID / PERMIT SET 7.15.2021	PERMIT COMMENTS 8.17.2021	FOUNDATION PERMIT 10.11.2021			
E001	SITE PLAN - PHOTOMETRIC	•					
E101	BLDG 1-A, PARTIAL FIRST FLOOR PLAN - ELECTRICAL	•					
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 BLDG 2-B, PARTIAL SECOND FLOOR PLAN - ELECTRICA	•					
E117 E118	BLDG 2-B, PARTIAL SECOND FLOOR PLAIN - ELECTRICA BLDG 2-C, PARTIAL SECOND FLOOR PLAIN - 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	•	<u> </u>				
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	PERMIT COMMENTS 8.17.2021	FOUNDATION PERMIT 10.11.2021			
M101	BLDG 1-A, PARTIAL FIRST FLOOR PLAN - HVAC	•					
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	•					\Box
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	•					\neg
ME101	SITE PLAN - MECH/ELEC	•	•				\neg
ME201	MAINTENANCE BLDG - PLUMBING	•	•				\neg
ME202	MAINTENANCE BLDG - HVAC		•				\neg
ME203	MAINTENANCE BLDG - ELECTRICAL		•				\neg
MP101	MECHANICAL DETAILS	•					\dashv
MP102	MECHANICAL DETAILS	•					\neg
MP103	MECHANICAL DETAILS	•					\neg
MP104	MECHANICAL SCHEDULES	•					-

	PLUMBING	BID / PERMIT SET 7.15.2021	PERMIT COMMENTS 8.17.2021	FOUNDATION PERMIT 10.11.2021				
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	•						<u> </u>
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	•						\perp
P119	PLUMBING RISERS	•						\perp
P120	PLUMBING RISERS	•						\perp
P121	PLUMBING RISERS	•						_
P201	TYPICAL UNIT PLANS - PLUMBING	•						\perp
P202	TYPICAL UNIT PLANS - PLUMBING	•						\perp
P203	TYPICAL UNIT PLANS - PLUMBING	•			 		 	

MODELE MO	PERMIT COMMENTS 8.17	TION PERMIT				
101 BLDG 1-A FIRST FLOOR PLAN - TELECOM •						
102 BLDG 2-A, PARTIAL FIRST FLOOR PLAN - TELECOM •						
201 TELECOM DETAILS •	•					



2100 AND 2150 NW LOWENSTEIN DR LEE'S SUMMIT, MISSOURI 64081 at West Signature

ARCHITECTS

The

REVISIONS #

2 FOUNDATION PERMIT 10.11.2021

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

7.15.2021

TR,i PROJECT NO.

SHEET NO.

1. General Information

- A. The contractor shall verify dimensions and conditions before construction and notify the engineer of any discrepancies, inconsistencies, or difficulties affecting the work
- 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 core/opening using ground penetrating radar and notify the engineer of record for review prior to coring/cutting. Conflicts, inconsistencies, or other difficulties affecting structural work shall be called to the architect or engineer's attention for direction
- . 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 (ASCE7-16) 3.) Specification for Structural Steel Buildings (AISC 360-16) Member Design Basis is Allowable Stress Design (ASD) Connection Design Basis is Allowable Stress Design (ASD)
- 4.) Structural Welding Code (AWS D1.3-98) 5.) Building Code Requirements for Structural Concrete (ACI 318-14)
- 6.) Building Code Requirements for Masonry Structures (TMS 402-14) 7.) North American Specification for the Design of Cold-Formed Steel Structural
- Members (AISI S100-16/S1-1) 8.) National Design Specification (NDS) for Wood Constriction with 2015 Supplements (ANSI/AWC NDS-2015)
- 9.) 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 Apartment Floors Roofs Stairs	= 35 psf = 35 psf = 20 psf = 40 psf
B.	Live Load: Public Rooms Stairs Apartment Floors (Private Rooms) Corridors Storage Areas Decks/Balconies (Private) Decks/Balconies (Public) Roofs	= 100 psf = 100 psf = 40 psf = 100 psf = 125 psf = 60 psf = 100 psf = 20 psf

- Pg = 20 psf, Ce = 1.0 Pf = 14 psf, Pm = 20 psfls = 1.0, Cs = 1.0, Ct = 1.0Drift & unbalanced snow loads per ASCE/SEI 7-10
- D. Lateral Loads: 1.) Wind V(ult) = 109 mph, Exposure B, GCpi = \pm 0.18 Design wind pressures to be used for the deisgn of exterior components and cladding material son 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 are reduction factors, exposure adjustment factors, and
- topographic factors where applicable. 2.) Seismic: Ss = 0.099. S1 = 0.068. le = 1.0 Sds=0.086; Sd1=0.068; Site Classification C Seismic Design Category B Basic Seismic Force-Resisting System A.17- Light-Framed Walls with Shear Panels of All
- R=2, Omega = 2 1/2, Cd = 2, V=0.043W E. This project is designed to resist the most critical effects esulting 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 3500 psi in 28 days, but not less than 500 pounds of cement shall be used per cubic yard of concrete regardless of strengths obtained, not over 6 gallons of water per 100 pounds of cement and not over 4 inches of slump.
- B. All concrete for garage slab on grade shall develop minimum ultimate compressive design strength of 4000 psi in 28 days, but not less than 525 pounds of cement shall be used per cubic yard of concrete regardless of strengths obtained, not over 5.75 gallons of water per 100 pounds of cement and not over 4 inches of slump. Concrete mix shop drawing shall contain testing data proving concrete design mix shrinkage is less than 0.034% at 28 days when tested according to ASTM C157 (air drying method only).
- C. All concrete for interior flatwork (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 mix shrinkage is less than 0.034% at 28 days when tested according to ASTM C157 (air drying method only).
- All concrete for exterior flatwork shall have a minimum design compressive strength of 4500 psi in 28 days, with not less than 560 pounds of cement per cubic yard of concrete, not over 5 gallons of water per 100 pounds of cement, with 6% +/- 1% air entrainment, and a maximum of 4 inches of slump.
- E. 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. 6. All interior concrete slabs on grade shall be placed over 15 mil, Class A Vapor
- Barrier per ASTM E1745 with less than 0.01 perms, tested after mandatory conditioning. All joints shall be lapped and sealed per manufacturer's recommendations. All penetrations, as well as damaged vapor barrier material shall also be sealed per manufacturer's recommendation prior to concrete placement. Install barrier per manufacturer recommended details at all discontinuous edges (at interior columns, exterior edge of slab, etc.) to ensure terms of warranty are followed. The vapor barrier shall be placed over freedraining 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. Control joints in dirt formed slab to be as shown on plans. Where not shown,
- limit controlled areas to not more than 144 square feet, or 12 feet on any side. Slab panel side ratio shall not exceed 1 1/2 to 1. J. Contractor shall verify that all concrete inserts, reinforcing and embedded items
- are correctly located and rigidly secured prior to concrete placement. K. Construction joints in beams, slabs, and grade beams shall occur at midspan (middle third) unless noted otherwise. Provide 2 x 4 horizontal keys at
- construction joints for shear transfer. L. No aluminum items shall be embedded in any concrete.

4. Reinforcing Steel

otherwise.

- 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:
- 4.) Beams or Columns: 1-1/2"
- 5.) Other All coverage shall be nominal bar diameter minimum.
- 5. All dowels shall be the same size and spacing as adjoining main bars (splice lap 48 bar diameters or 24" minimum unless noted otherwise). D. 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. Bars marked continuous and all vertical steel shall be lapped 48 bar diameters (2'-0" minimum) at splices and embedments, unless shown otherwise. Splice top bars near midspan and splice bottom bars over supports, unless noted
- F. At all holes in concrete walls and slabs, add 2 #5 bars (opening dimension plus 96 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. G. Unless otherwise covered on architectural plans or specifications, vertical control
- 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 waterstop style number 772 (by Greenstreak Inc. or approved equal) on dirt face side of wall at all walls below grade. H. Accessories shall be as specified in latest edition of the ACI Detailing Handbook

joints in concrete wall shall be spaced at a maximum of 20'-0" on center and

- 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.
- 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 1/8" per foot for
- drainage unless noted otherwise. Allow 1 ton of reinforcing bars #4 or larger to be used as directed in the field for special conditions by the engineer of record (labor for placing same to

5. Structural Steel

- A. All structural steel beams and columns shall be ASTM A992, grade 50 steel and all miscellaneous steel shall be ASTM A36 grade steel (except at 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 303-16 "Code of Standard Practice for Steel Buildings and Bridges" in the
- 15th Edition of the AISC Steel Construction Manual. 3. All welding shall conform to the recommendations of the AWS.
- . All exterior steel and connections, and brick relief angles shall be hot-dip galvanized. D. All bolts not 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 "Framed 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 tables, 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 field representative to educate the construction
- team on the anchor installation guidelines and requirements. B. Mechanical anchors used in cracked and uncracked concrete shall have been tested and qualified for use in accordance with ACI 355.2 and ICC-ES AC193. All anchors shall be installed per the anchor manufacturer's written instructions.
- 2. 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 AC01. All anchors shall be installed
- per the anchor manufacturer's written instructions. . Adhesive anchors used in solid grouted masonry shall have been tested and qualified for use in accordance with ICC-ES AC58. All anchors shall be installed per the anchor manufacturer's written instructions.
- F. Anchors used in hollow concrete masonry shall have been tested and gualified in accordance with ICC-ES AC106 or ICC-ES AC58 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 insitu clay or engineered clay fill capable of safely sustaining 2,500 psf.
- Retaining walls are designed for an active lateral load of 55 pcf equivalent fluid pressure. D. Basement walls are designed for an at rest lateral load of 80 pcf equivalent fluid
- pressure. See General Note 3H for wall bracing requirements. E. Contractor shall provide for dewatering at excavations from either surface water or
- 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 locations 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, ecompact materials to the density and water 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 up 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.
- 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

B. The contractor shall provide adequate temporary bracing for all masonry walls

- 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 void 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. 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 3/8" maximum aggregate size. G. Non-load bearing concrete block 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 3/8" 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. Lintels over all openings up to 8'-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 lintels 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.

- 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
- B. The special inspector shall furnish inspection reports to the building official, owner, architect and structural engineer, and any other designated person.
- 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
- workmanship 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
- Shop Fabrication structural steel per Section 1704.2.5 unless AISC 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
- 6. Masonry Construction per Section 1705.4 and the quality assurance requirements of TMS 402/ACI530/ASCE5 and TMS602/A530.1/ASCE6 [Level B]
- a. Wood shearwalls (include sheathing, rim board and bottom plate
- 9. Wood Gravity Framing and Placement (adjust frequency of random sampling where indicated as required) a. Heavy timber/SCL/glulam beams and supports (periodic) b. Headers and jambs (random sampling)

9. Timber and Wood Framing

- A. Quality and construction of wood framing members and their fasteners for load supporting purposes not otherwise indicated on the drawings shall be in accordance with the International Building Code. B. All studs and top and bottom plates shall be Douglas Fir No. 2 grade visually graded lumber, with an allowable fiber stress in bending of 900 psi minimum and an elastic modulus
- of 1,600,000psi unless noted otherwise. All joist, truss members, and headers to be No. grade 2 (min.) unless noted otherwise. All lumber for exterior decks and balconies shall be treated Southern 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 straps. Spacing, in any case, shall not exceed 8'-0". E. Wood members and sheathing shall be fastened with number and size of fasteners not less
- than that set forth in Table 2304.9.1 of the International Building Code. Floor sheathing shall be APA rated tongue and groove Sturd-I-Floor, exposure 1, glued and nailed with 8d ring shank nails or # 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/or 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
- gaps between panel edges and end 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 "LB" 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 (Fb) of 2,600 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 (Fb) 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/TPI-1 latest edition). Trusses shall be designed and manufactured by an authorized member of the Wood Truss Council of America (WTCA). 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
- M. All trusses shall be securely braced both during erection and permanently, as indicated on the approved truss design drawings and in accordance with TPI's commentary and recommendations for handling, installing and bracing metal-plate connected wood trusses (HIB-91, booklet) and the latest edition of ANSI/TPI-1. N. The truss manufacturer shall supply all hardware and fasteners for joining truss

local government controlling agency when requested by that agency.

- 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 (WTCA) and shall be 20 gauge minimum. Connector plates shall meet or exceed ASTM A653, grade 33, with ASTM A924 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 for plumbing, HVAC, electrical, roof access hatches, chases, etc.
- Q. Pre-engineered floor truss and I-Joist design load and deflection criteria are as Top Chord Dead Load Top Chord Live Load = Per General Note 2A Bottom Chord Dead Load = 5psf Allowable Total Load Deflection = L/360
- Allowable Live Load Deflection = L/480; ½" maximum R. Pre-engineered roof truss design load and deflection criteria are as follows: Top Chord Dead Load = 15psf = 20psf Top Chord Live Load = 10psf Bottom Chord Dead Load
 - Allowable Total Load Deflection = L/300 Allowable Live Load Deflection = L/360Roof trusses shall be designed for wind uplift loads indicated in Building Components & Cladding Wind Loads Diagram.

- A. Bob D. Campbell and Company, Inc. will review the General Contractor's (GC) shop drawings and related submittals (as indicated below) with respect to the ability of the detailed work, when complete, to be a properly functioning integral element of the overall structural system designed by
- Bob D. Campbell and Company, Inc. B. Prior to submittal of a shop drawing or any related material to Bob D. Campbell and Company, Inc., the GC shall: 1.) Review each submission for conformance with the means, methods, techniques, sequences and operations of construction and safety
 - precautions and programs incidental thereto, all of which are the sole responsibility of the GC. 2.) Review and approve each submission. 3.) Stamp each submission as approved.
- C. Bob D. Campbell and Company. Inc. shall assume that no submission comprises a variation unless the GC advises Bob D. Campbell and Company, Inc. with written documentation. D. Bob D. Campbell and Company, Inc. shall review shop drawings and related materials with comments provided that each submission has met the above
- unrequired 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

requirements. Bob D. Campbell and Company, Inc. shall return without comment

- 1.) Concrete mix designs and material certificates including admixtures and compounds applied to the concrete after placement.
- 2.) Reinforcing steel shop drawings including erection drawings and bending details. Bar list will not be reviewed for correct quantities. 3.) 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 joist, 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

- special inspectors to provide the required special inspections. C. All discrepancies shall be brought to the immediate attention of the contractor
- conformance with the approved plans and specifications and the applicable
- requiring inspection are ready to be inspected and provide access for those
- 2. Shop Fabrication pre-engineered wood trusses per Section 1704.2.5 unless TPI
- g. Concrete Placement h. Concrete Curing
- 7. Verification of Soils per Table 1705.6
- b. Portal frames c. Shear wall and portal frame holdowns d. Shear wall tension rod system
- 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 photographed, 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. Basinger, 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.
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ES.	TIMATED BUILDII	NG MOVEMENT T	ABLE
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) = 19% b. At equilibrium (EMC) = 8%

Reference wall sections on this sheet for estimated cumilative values per floor. The following is a list of recommendations to minimize potential issues related to wood shrinkage and veneer expansion. Veneer expansion is seasonable 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. c. 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/ceiling 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 ioints. 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. 2. Architectural System Considerations
- a. At stucco. 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 expannsion. d. All shearwall holdown 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 devise 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

b. Do not allow water to pond on the floor sheathing. Provide drain holes

moisture content.

original joint fails.

LEGEND:

LEVEL BEAM W14x22 — STEEL BEAM SIZE

DESIGNATION T 117'-6"—— TOP OF BEAM ELEVATION

SLOPING BEAM W14x22 — STEEL BEAM SIZE

DESIGNATION T 132'-5" TOP OF BEAM ELEVATION

SAW JOINT PER 1/S200

CONSTRUCTION JOINT PER 2/S200

SPAN DIRECTION OF DECK

HSS 8"x8"x5/16"COLUMN SIZE

FOOTING MARK - SEE SCHEDULE ON

BASE PLATE MARK - SEE SCHEDULE ON SHEET S002

EACH END

UPSET BEAM OR HEADER PER SCHEDULE ON S003

"WIDE CORRIDOR" WITH ADDITIONAL STUDS PER

SHEAR WALL PER SCHEDULE ON SHEET S004

WOOD STUD BEARING WALL SCHEDULE ON SHEET S003

BEAM OR HEADER PER SCHEDULE ON S003

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

	NAIL	ING SCHEDULE (REFER T	O 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 NAIL 4-3" x 0.131" NAILS AT 6"o.c. BRACED WALL PANELS	16d BOX NAILSZ AT 16"o.c. MAX. FACE NAILING 3-16d 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	4- 3" x 0.131" NAILS-TOENAIL OR 3- 3" x 0.131" NAILS-END NAIL	4-8d NAILS-TOENAIL OR 2-16d NAILS-END NAIL
6	DOUBLE STUDS	3" x 0.131" NAILS AT 8"o.cFACE NAIL	16d BOX NAILS AT 24"o.c. MAX. FACE NAIL
7	DOUBLED TOP PLATES	3" x 0.131" NAILS AT 12"o.cFACE NAIL	16d BOX NAILS AT 16"o.c. MAX. FACE NAIL
8	DOUBLE TOP PLATE LAPS AND INTERSECTIONS	12-3" x 0.131" NAILS	3-16d NAILS
9	BLOCKING BETWEEN JOISTS OR RAFTERS TO TOP PLATE	3-3" x 0.131" NAILS -TOENAIL	3-8d NAILS-TOENAIL
10	RIM JOIST TO TOP PLATE	3" x 0.131" NAILS AT 6"o.cTOENAIL	8d NAILS AT 6"o.c. MAXTOENAIL
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	5- 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 OPPSITE SIDES. 2-20d NAILS AT ENDS AND EACH SPLICE
21	BUILT-UP LAMINATED VENEER LUMBER BEAMS	3" x 0.131" NAILS AT 6"o.c. TOP AND BOTTOM ALONG EDGE	16d NAILS AT 12"o.c. TOP AND BOTTOM ALONG EDGE
22	2" PLANKING	4- 3" x 0.131" NAILS AT EACH SUPPORT	16d NAILS AT EACH SUPPORT
23	RIM BOARD TO TRUSS	2- 3" x 0.131" FACE NAILS (IT/IB @ EA. TRUSS)	2- 10d NAILS - FACE NAILS (IT/IB @ EA. TRUSS)
24	BUILD-UP STUD-PACK 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 WRITING. 2.) CONDITIONS NOT SPECIFIED SHALL BE IN ACCORDANCE WITH CURRENT INTERNATIONAL BUILDING CODE. 3.) NAILING DESIGNATION: 4 - 3" x 0.131" NAILS DIAMETER IN INCHES ———— NAIL LENGTH

4.) ALL NAILS NOTED AS 8d, 10d, 16d, ETC. SHALL BE COMMON NAILS UNLESS NOTED BOX.

— QUANITY

STRUCTURAL DECK & SLAB SCHEDULE DESCRIPTION COMPOSITE DECKING PER ARCHITECTURAL DRAWINGS/SPECIFICATIONS 3/4" GYPCRETE ATOP 23/32" T&G PLYWOOD SHEATHING. SHEATHING SHALL BE GLUED AND NAILED W/ 8d RING SHANK NAILS OR #10 SCREWS @ 6"o.c. @ EDGES & 12"o.c. AT FIELD.

19/32" PLYWOOD SHEATHING ATTACHED WITH 8d NAILS @ 6"o.c. AT EDGES

BARRIER PER GENEARL NOTES ATOP 4" COMPACTED GRANULAR FILL ATOP 4"

RAD

RADIUS

ROOF DECK TYPE

4" CONCRETE SLAB REINFORCED W/ 6x6-W2.9xW2.9 WWF ATOP VAPOR

ΑT

FDN

FTG

FOUNDATION

FAR FACE

FINISH

FLOOR

FAR SIDE

FOOTING FIELD VERIFY 1. CD = COMPOSITE/CONCRETE DECK TYPE

& 12"o.c. AT FIELD.

- 2. FD = FLOOR DECK TYPE 3. NCD = NON-COMPOSITE DECK TYPE
- 4. RD = ROOF DECK TYPE SOG = SLAB-ON-GRADE TYPE 6. REFER TO NOTE 10.T ON SHEET S0.01 FOR FIRE - RETERDANT TREAD SHEATHING REQUIREMENTS. PROVIDE 1" DEEP TOOLED CONTROL JOINT (TRANSVERSE DIRECTION) @ MID-SPAN OF SINGLE BAY

BALCONY OR @ THIRD POINTS OF DOUBLE BAY BALCONY. FILL JOINT w/ SEALANT

MINIMUM OPEN GRADED STONE ATOP PREVIOUSLY

PREPARED PAD IN COMPLIANCE WITH SOILS REPORT

STRUCTURAL ABBREVIATIONS

GAGE

&	AND	GALV	GALVANIZE(D)	RD-#	ROOF DECK TYPE
Ø	ROUND, DIAMETER	GEN	GENERAL	REF	REFERENCE
ADTL	ADDITIONAL	GR	GRADE	REINF	REINFORCEMENT
AFF	ABOVE FINISHED FLOOR	HORIZ	HORIZONTAL	REQD	REQUIRED
ALT	ALTERNATE	HSS	HOLLOW STRUCTURAL SECTION	REV	REVISION
ARCH	ARCHITECTURAL	IF	INSIDE FACE	RLL	ROOF LIVE LOAD
BLDG	BUILDING	INFO	INFORMATION	RTU	ROOF TOP UNIT
B/	BOTTOM OF	INT	INTERIOR	SC	SLIP CRITICAL
BM	BEAM	JST	JOIST	SCHED	SCHEDULE(D)
BOTT	BOTTOM	JT	INTERIOR JOIST JOINT KIPS (1000 LBS) KIPS PER SQUARE FOOT	SECT	SECTION
BRG	BEARING	K	KIPS (1000 LBS)	SHT	SHEET
C	CAMBER	KSF	KIPS DER SOLIARE FOOT	SIM	SIMILAR
CD-#	CONCRETE DECK TYPE	KSI	KIPS PER SQUARE INCH	SJ	SAW JOINT
CJ	CONSTRUCTION/CONTROL JOIN	LBS, #	POUNDS	SL	SNOW LOAD
CJP	COMPLETE JOINT PENETRATION	LDS, #	DEVELOPMENT LENGTH	SOG	SLAB-ON-GRADE
CL	CENTERLINE	LL	LIVE LOAD	SOG-#	SLAB-ON-GRADE TYPE
CMU	CONCRETE MASONRY UNIT	LLH	LONG LEG HORIZONTAL	SPCG	SPACING
COL	COLUMN	LLU	LONG LEG HORIZONTAL LONG LEG VERTICAL	SPEC	SPECIFICATION
CONC		LLV LONG		SPRT	
	CONCRETE		LONGITUDINAL		SUPPORT
CONN CONT	CONNECTION	LSLT LTWT	LONG-SLOTTED HOLE TRANSVERSE	SQ SS	SQUARE STAINLESS STEEL
	CONTINUOUS		LIGHTWEIGHT	SSLT	
COORD	COORDINATE	M	MOMENT FORCE	STD	SHORT-SLOTTED HOLE TRANSVERSE
COV, CVR	COVER	MAX	MAXIMUM		STANDARD
DBL	DOUBLE	MECH	MECHANICAL	STIFF	STIFFENER
DET	DETAIL	MFGR	MANUFACTURER	STIR	STIRRUP
DIA	DIAMETER	MIN	MINIMUM MISCELLANEOUS MASONRY METAL NEAR FACE NEAR SIDE NOT TO SCALE NORMAL WEIGHT	STL	STEEL
DIM	DIMENSION	MISC	MISCELLANEOUS	STRUCT	STRUCTURE, STRUCTURAL
DL	DEAD LOAD	MSRY	MASONRY	T/	TOP OF
DWG	DRAWING	MTL	METAL	THRU	THROUGH
EA	EACH	NF	NEAR FACE	TOS	TOP OF STEEL, TOP OF SLAB
EF	EACH FACE	NS	NEAR SIDE	TRANS	TRANSVERSE
EJ	EXPANSION JOINT	NTS	NOT TO SCALE	TYP	TYPICAL
EL, ELEV	ELEVATION	NW	NORMAL WEIGHT	UNO	UNLESS NOTED OTHERWISE
EMBED	EMBEDMENT, EMBEDDED	OC	NOT TO SCALE NORMAL WEIGHT ON CENTER OUTSIDE FACE OPENING	V	SHEAR FORCE
ENGR	ENGINEER	OF	OUTSIDE FACE	VERT	VERTICAL
EOD	EDGE OF DECK	OPNG	OPENING	W/	WITH
EOR	ENGINEER OF RECORD	OPP	OPPOSITE	W/0	WITHOUT
EOS	EDGE OF SLAB	OVS	OVERSIZED HOLE	WF	WIDE FLANGE
EQ	EQUAL	Р	AXIAL FORCE	WL	WIND LOAD
EQUIP	EQUIPMENT	PAF	POWDER ACTUATED FASTENER	WP	WORK POINT
EW	EACH WAY	PC	PRECAST	WWF	WELDED WIRE FABRIC
EXP	EXPANSION	PCF	POUNDS PER CUBIC FOOT		
EXT	EXTERIOR	PEMB	PRE-ENGINEERED METAL BUILDING		
EXTG, EXIST	EXISTING	PERP	PERPENDICULAR		
FD-#	FLOOR DECK TYPE	PL	PLATE		
EDNI	FOLINDATION	D. F.	DOLINDO DED LINEAD FOOT		

POUNDS PER LINEAR FOOT

PARTIAL JOINT PENETRATION

POUNDS PER SQUARE FOOT

POUNDS PER SQUARE INCH

QUANTITY

PSI

QTY

at ature

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2100 E'S

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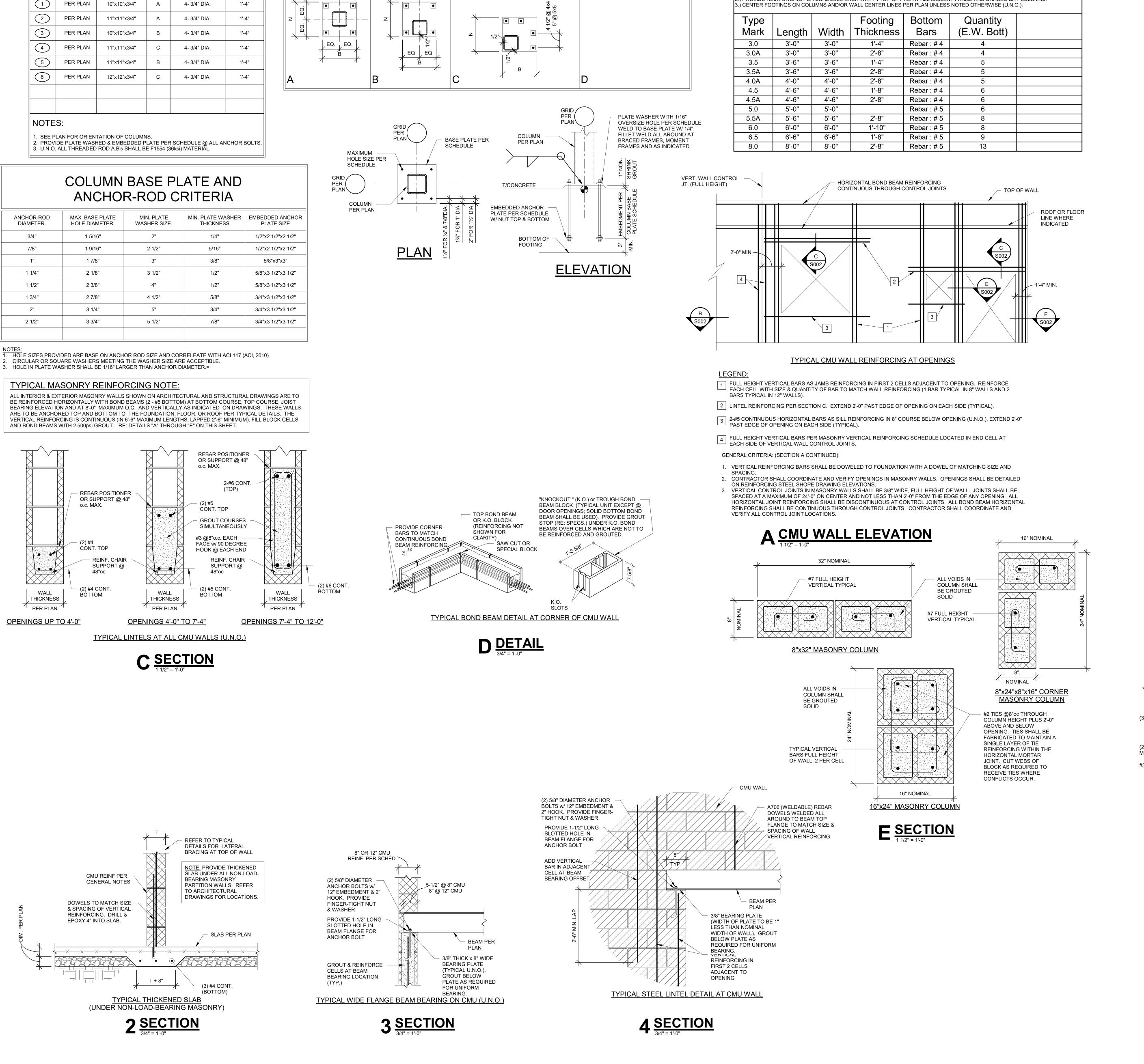
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BASE PLATE SHAPE (NOT TO SCALE)

COLUMN BASE PLATE SCHEDULE

ANCHOR RODS

COLUMN

Structural Foundation Schedule

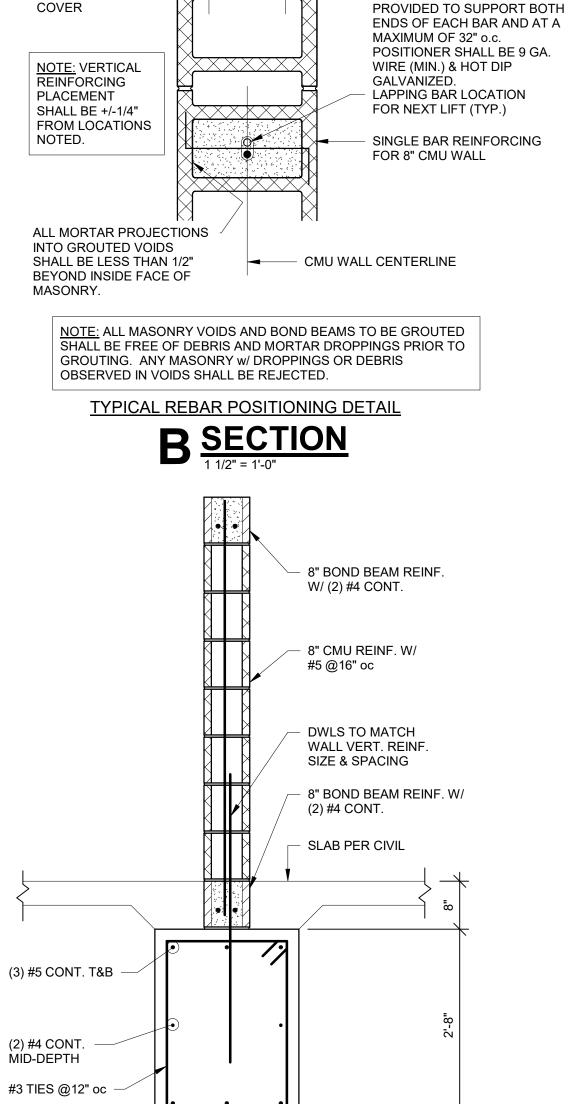
1) EXTERIOR FOOTINGS OR FOOTING AT GRADE BEAM SHALL MATCH GRADE BEAM DEPTH AND BE PLACED WITH GRADE BEAM. PROVIDE

.) PROVIDE REINFORCING PER SCHEDULE EACH WAY IN TOP OF FTG. AT ALL MOMENT FRAME AND BRACED BAY COLUMNS

SPECIFIED REBAR TOP AND BOTTOM WITH 4 STANDEES TO SUPPORT MATS.

2'-0"

TYPICAL CMU TRASH ENCLOSURE



- ADJUSTMENTS TO DIMENSIONS TO PROVIDE

ACCEPTABLE, BUT ALL ADJUSTMENTS SHALL

12" CMU WALL

8" CMU WALL

GROUT VOID (TYP.)

FOR 12" CMU WALL

RECONSOLIDATE GROUT w/

DOUBLE BAR REINFORCING

MECHANICAL VIBRATOR (TYP.)

REBAR POSITIONERS SHALL BE

CONSOLIDATE &

DEFINED CLEAR GROUT COVER ARE

-2 5/16" +/-

6 3/8" +/-

BE APPROVED BY ENGINEER PRIOR TO

CONSTRUCTION AND SHALL NOT EXCEED

NOTE: REINFORCING SHALL BE PLACED IN

POSITIONEERS PRIOR

2 5/16" +/-

TO GROUTING.

MORTAR CMU

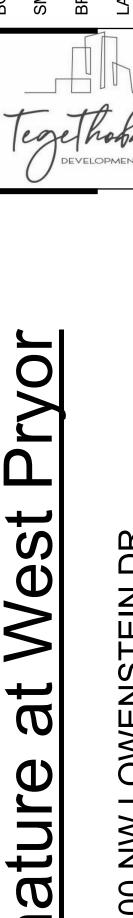
ADJACENT TO

GROUTED

VOIDS (TYP.)

1 BAR DIAMETER **CLEAR GROUT**

WEBS



-

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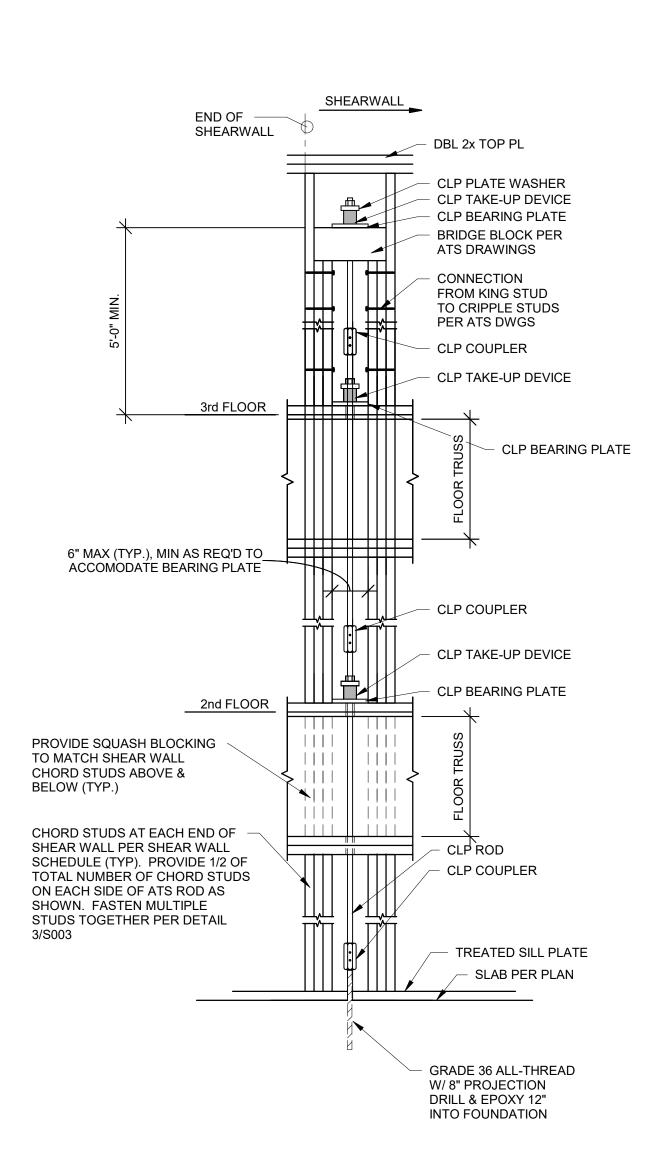
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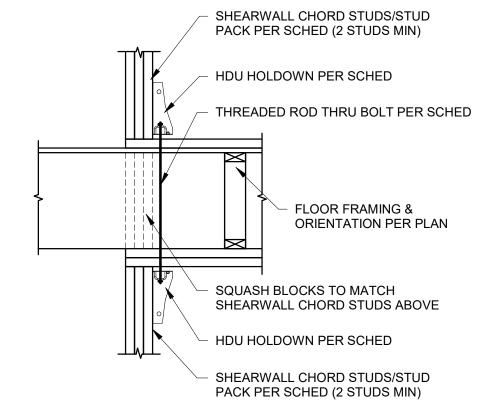
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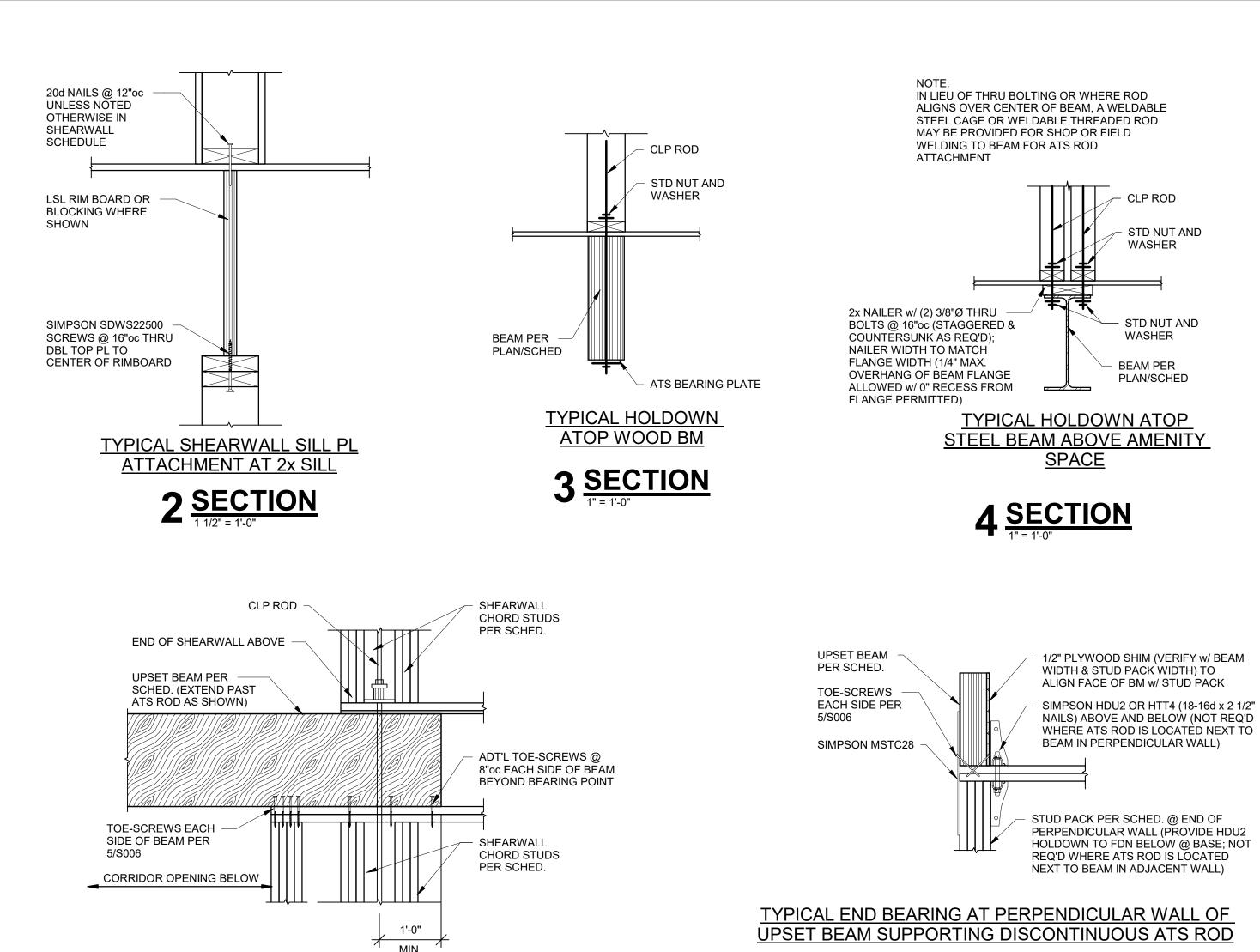
TYPICAL ANCHOR TIEDOWN SYSTEM DETAIL AT EACH END OF SHEAR WALLS REFER TO PLANS FOR SHEAR WALL LOCATIONS AND TO SHEAR WALL SCHEDULE ON THIS SHEET FOR ADDITIONAL INFORMATION.

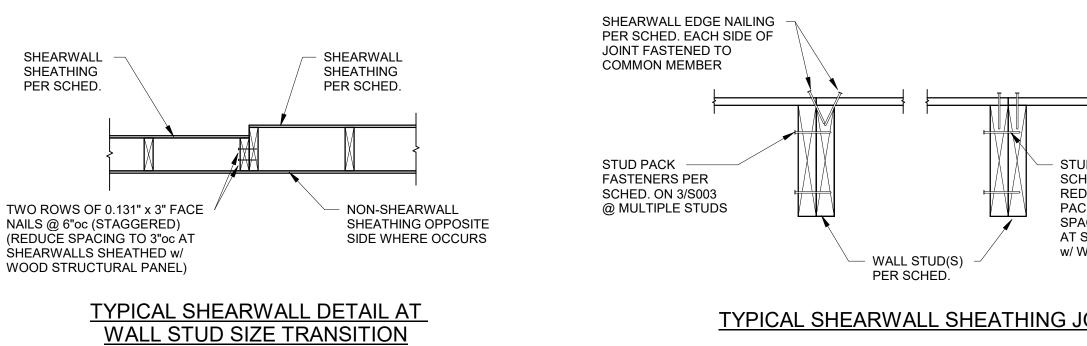
1 **DETAIL** 3/4" = 1'-0"



TYPICAL HDU FLOOR TO FLOOR HOLDOWN

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





TYPICAL UPSET BEAM NEAR END OF SHEARWALL

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

8 <u>SECTION</u>

STENERS PER HED. ON 3/S003 MULTIPLE STUDS SCHED. @ M REDUCE SPA PACK FASTE SPACING INI AT SHEARW	K FASTENERS PER MULTIPLE STUDS. PACING OF STUD ENERS TO 1/2 OF NDICATED IN 3/S003 WALLS SHEATHED STRUCTURAL PANEL
---	---

TYPICAL SHEARWALL SHEATHING JOINT

SHEARWALL TYPE		FLOOR			PLATE CONNECTION (SILL TO RIM BOARD & RIM
		1st FLOOR WALLS	2nd FLOOR WALLS	3rd FLOOR WALLS	BOARD TO TOP PLATE) (RE: NOTES 6 & 7)
SW1	SHEATHING	5/8" GYPSUM SHEATHING FINISH SIDE, w/ EDGES BLOCKED 6d NAILS @ 7/7	5/8" GYPSUM SHEATHING FINISH SIDE, w/ EDGES BLOCKED 6d NAILS @ 7/7	5/8" GYPSUM SHEATHING FINISH SIDE, w/ EDGES BLOCKED 6d NAILS @ 7/7	
	& FASTENING	7/16" OSB SHEATHING AIR SIDE, w/ EDGES BLOCKED 6d NAILS @ 6/12	7/16" OSB SHEATHING AIR SIDE, w/ EDGES BLOCKED 6d NAILS @ 6/12	7/16" OSB SHEATHING AIR SIDE, w/ EDGES BLOCKED 6d NAILS @ 6/12	
	HOLDOWN	3/8"Ø STANDARD THREADED ROD w/ (2)2x4 OR (2)2x6	3/8"Ø STANDARD THREADED ROD w/ (2)2x4 OR (2)2x6	3/8"Ø STANDARD THREADED ROD w/ (2)2x4 OR (2)2x6	
SW2		5/8" GYPSUM SHEATHING FINISH SIDE, w/ EDGES BLOCKED 6d NAILS @ 7/7	5/8" GYPSUM SHEATHING FINISH SIDE, w/ EDGES BLOCKED 6d NAILS @ 7/7	5/8" GYPSUM SHEATHING FINISH SIDE, w/ EDGES BLOCKED 6d NAILS @ 7/7	2nd FLR - 20d NAILS @ 8"oc
		7/16" OSB SHEATHING AIR SIDE, w/ EDGES BLOCKED 6d NAILS @ 6/12	7/16" OSB SHEATHING AIR SIDE, w/ EDGES BLOCKED 6d NAILS @ 6/12	7/16" OSB SHEATHING AIR SIDE, w/ EDGES BLOCKED 6d NAILS @ 6/12	
	HOLDOWN	5/8"Ø STANDARD THREADED ROD w/ (6)2x4 OR (4)2x6	3/8"Ø STANDARD THREADED ROD w/ (2)2x4 OR (2)2x6	3/8"Ø STANDARD THREADED ROD w/ (2)2x4 OR (2)2x6	
SW3		5/8" GYPSUM SHEATHING FINISH SIDE, w/ EDGES BLOCKED 6d NAILS @ 7/7	5/8" GYPSUM SHEATHING FINISH SIDE, w/ EDGES BLOCKED 6d NAILS @ 7/7	5/8" GYPSUM SHEATHING FINISH SIDE, w/ EDGES BLOCKED 6d NAILS @ 7/7	3rd FLR - 20d NAILS @ 8"oc 2nd FLR - 20d NAILS @ 6"oc
		7/16" OSB SHEATHING AIR SIDE, w/ EDGES BLOCKED 6d NAILS @ 6/12	7/16" OSB SHEATHING AIR SIDE, w/ EDGES BLOCKED 6d NAILS @ 6/12	7/16" OSB SHEATHING AIR SIDE, w/ EDGES BLOCKED 6d NAILS @ 6/12	
	HOLDOWN	5/8"Ø STANDARD THREADED ROD w/ (6)2x4 OR (4)2x6	3/8"Ø STANDARD THREADED ROD w/ (2)2x4 OR (2)2x6	3/8"Ø STANDARD THREADED ROD w/ (2)2x4 OR (2)2x6	

- 1. NAILING SHALL BE TO ALL STUDS, TOP & BOTTOM PLATES, AND BLOCKING WHERE INDICATED. NAILS FOR GYPSUM SHEATHING ARE COOLER NAILS AND NAILS FOR OSB SHEATHING ARE COMMON NAILS. GYPSUM CAN BE ATTACHED WITH DRYWALL SCREWS AT SAME SPACING INDICATED FOR NAILS.
- . HOLDOWNS PER PLAN & SCHEDULE. . WHERE THE ENDS OF PERPENDICULAR SHEAR WALLS INTERSECT AND ONLY ON HOLDOWN SHOWN ON PLAN, FASTEN ALL STUDS TOGETHER PER SCHEDULE AND USE LARGER OF THE TWO HOLDOWNS SHOWN IN THE SHEARWALL SCHEDULE.
- 4. REFER TO HOLDOWN SCHEDULE FOR NUMBER OF STUDS REQ'D AT EA END OF THE SHEARWALL 5. NAIL AND STAPLE SPACING SHOWN AS (#/#) INDICATES FASTENERS SPACING IN INCHES AT THE EDGES/FIELD WHERE FIELD IS THE INTERMEDIATE MEMBERS. TYPICAL SILL PLATE TO WOOD (RIM BOARD) SHALL BE 20d NAILS AT 12"oc UNLESS NOTED OTHERWISE IN SCHEDULE. TYPICAL WOOD (RIM BOARD) TO TOP
- PLATES SHALL BE SDWS22500 SCREWS @ 16"oc. 7. TYPICAL SILL PLATE TO CONCRETE SHALL BE 1/2"Øx6" Lg SIMPSON TITEN HD ANCHOR:
 - AT 2x4 WALLS SPACE AT 24"oc MAX WITH 1/4"x2 1/2"x2 1/2" PLATE WASHER OR SIMPSON BPS1/2-3 @ CONTRACTORS OPTION AT 2x6 WALLS SPACE AT 24"oc MAX WITH 1/4"x2 1/2"x4 1/2" PLATE WASHER OR
 - SIMPSON BPS1/2-6 @ CONTRACTORS OPTION AT 2x8 WALLS STAGGER AT 18"oc MAX WITH 1/4"x2 1/4"x2 1/2" PLATE WASHER OR
- SIMPSON BPS1/2-3 @ CONTRACTORS OPTION 8. PLATE WASHERS TO MAINTAIN MAX OF 1/2" BETWEEN EDGE OF SILL PLATE AND EDGE OF PLATE WASHER. 9. OSB @ INTERIOR WALL SHALL BE IN ADDITION TO 5/8" GYP SHEATHING.
- 10. SHEARWALL SHEATHING CALLED OUT AT CORRIDOR WALLS SHALL BE LOCATED AT UNIT SIDE OF WALL.
- 11. HOLDOWN TYPES ARE BASED UPON CONTINUOUS THREADED RODS UTILIZING CLP SYSTEMS. 12. RODS SHALL HAVE THE FOLLOWING MINIMUM TENSILE CAPACITY:
- A. 3/8"Ø = 2,900 LBS B. 1/2"Ø = 4,270 LBS C. 5/8"Ø = 6,675 LBS
- D. 3/4"Ø = 9,610 LBS 13. REFER TO SECTION DETAILS ON S004 FOR TYPICAL HOLDOWN DETAILS.
- 14. ALL RODS TO HAVE HALF OF THE LISTED REQ'D STUDS EA SIDE OF THREADED ROD TO MATCH STUD SIZE & GRADE NOTED IN WALL SCHEDULE. CHORD STUDS ARE IN ADDITION TO BEARING WALL OR HEADER JAMB STUDS - PROVIDE ADDITIONAL STUDS AS REQ'D TO MEET QUANTITY NOTED IN SCHED. OFFSET STUD PACK 3" TYPICAL FROM CENTERLINE OF THREADED
- ROD. PROVIDE SQUASH BLOCKS WITHING FLOOR PLATE DEPTH (TRUSS DEPTH) ALIGNED WITH STUD PACKS. QUANITY OF SQUASH BLOCK TO MATCH QUANITY OF STUDS BELOW. 15. PROVIDE PLATE WASHER AND NUT CAPABLE OF DEVELOPING CAPACITY OF ROD AT EACH FLOOR.
- 16. PROVIDE TAKE-UP DEVICE AT EACH FLOOR CAPABLE OF ACCOMODATING THE SHRINKAGE INDICATED IN DETAIL 1/S004. 17. PROVIDE COUPLING TAKE-UP DEVICE AS REQUIRED. 18. PROVIDE SHOP DRAWINGS SHOWING LOCATIONS OF ALL HOLD-DOWNS AND HARDWARE FOR REVIEW BY THE EOR PRIOR
- TO INSTALLATION. 19. THE HOLE THRU THE TOP AND SILL PLATES SHALL BE EQUAL TO THE ROD DIAMETER PLUS 1/4".

at ature

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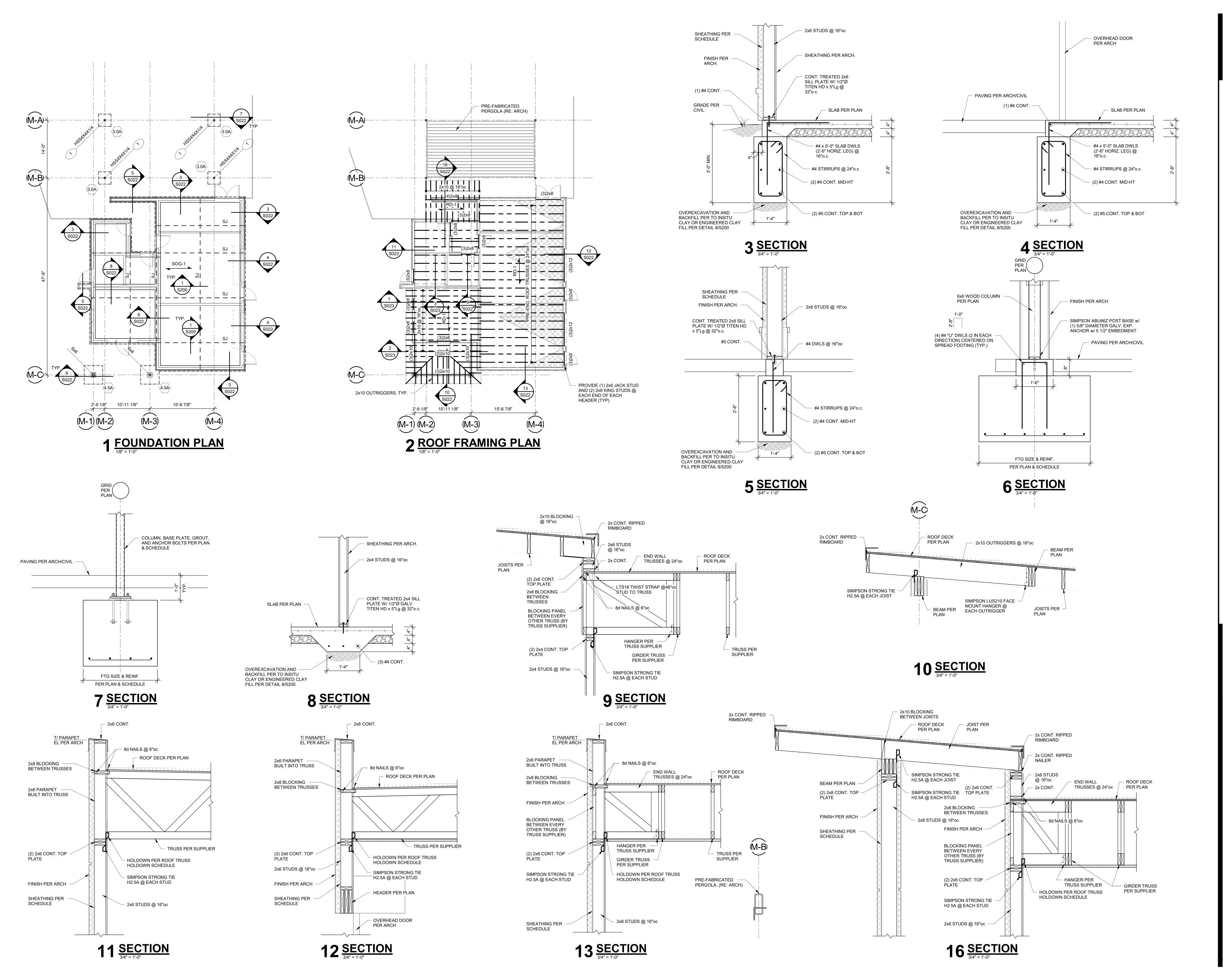
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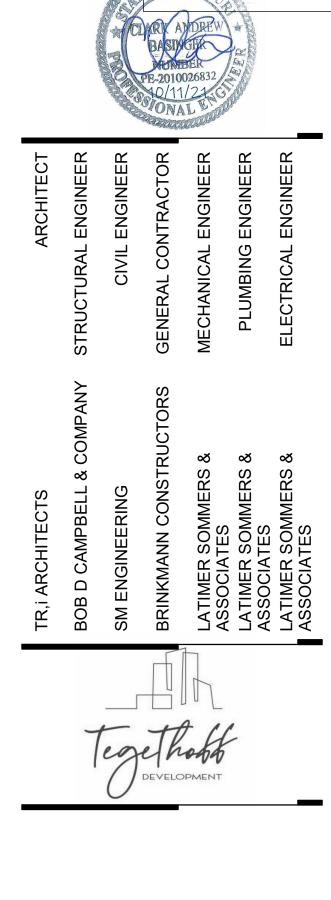
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1 PERMIT COMMENTS 8.17.2021

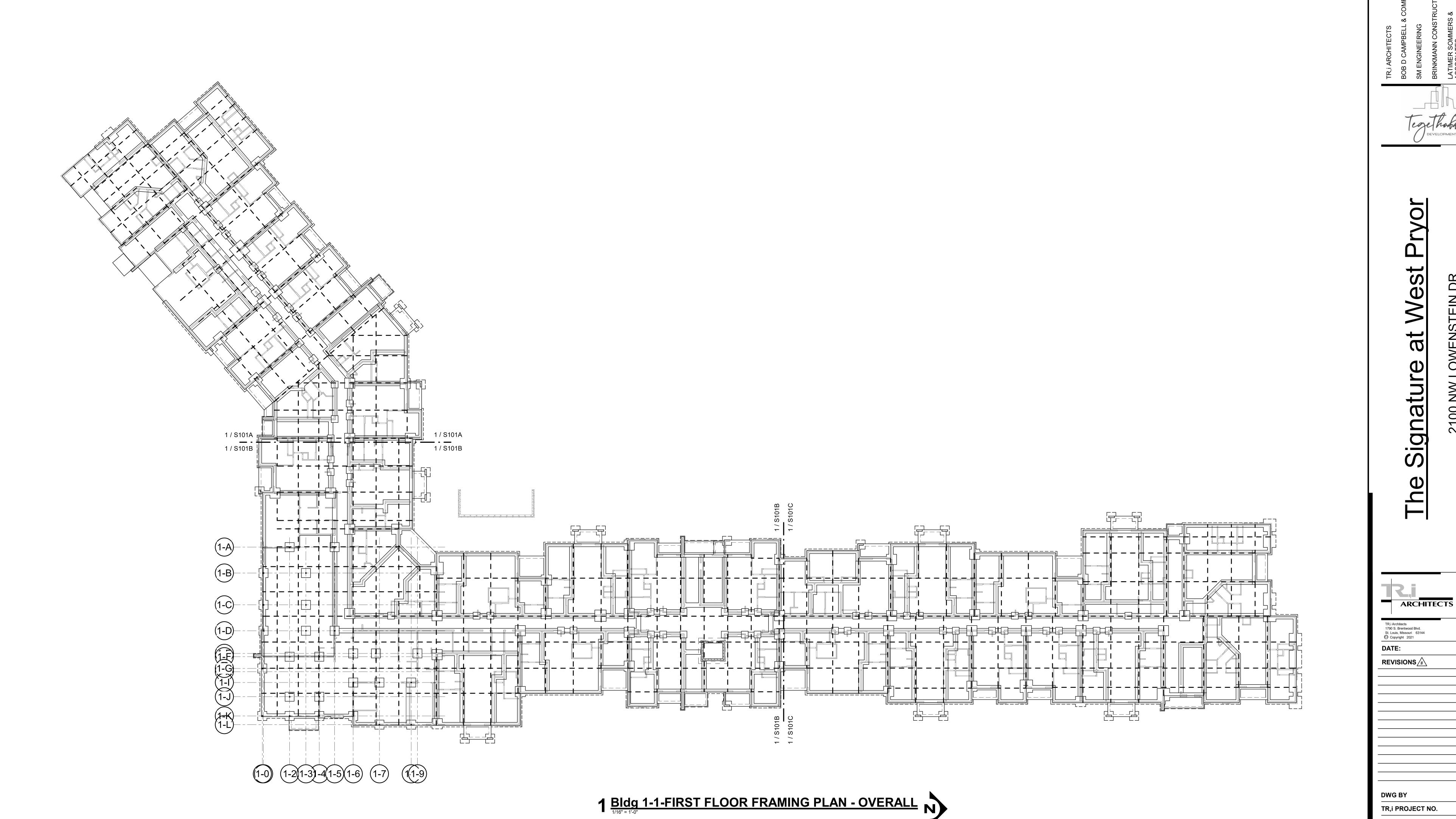
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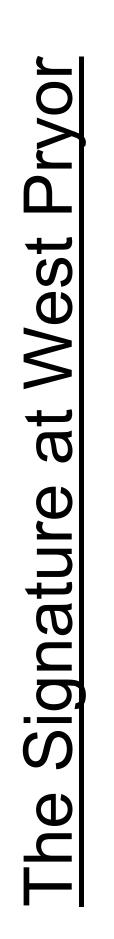
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MAINTENANCE SHED/POOL HOUSE





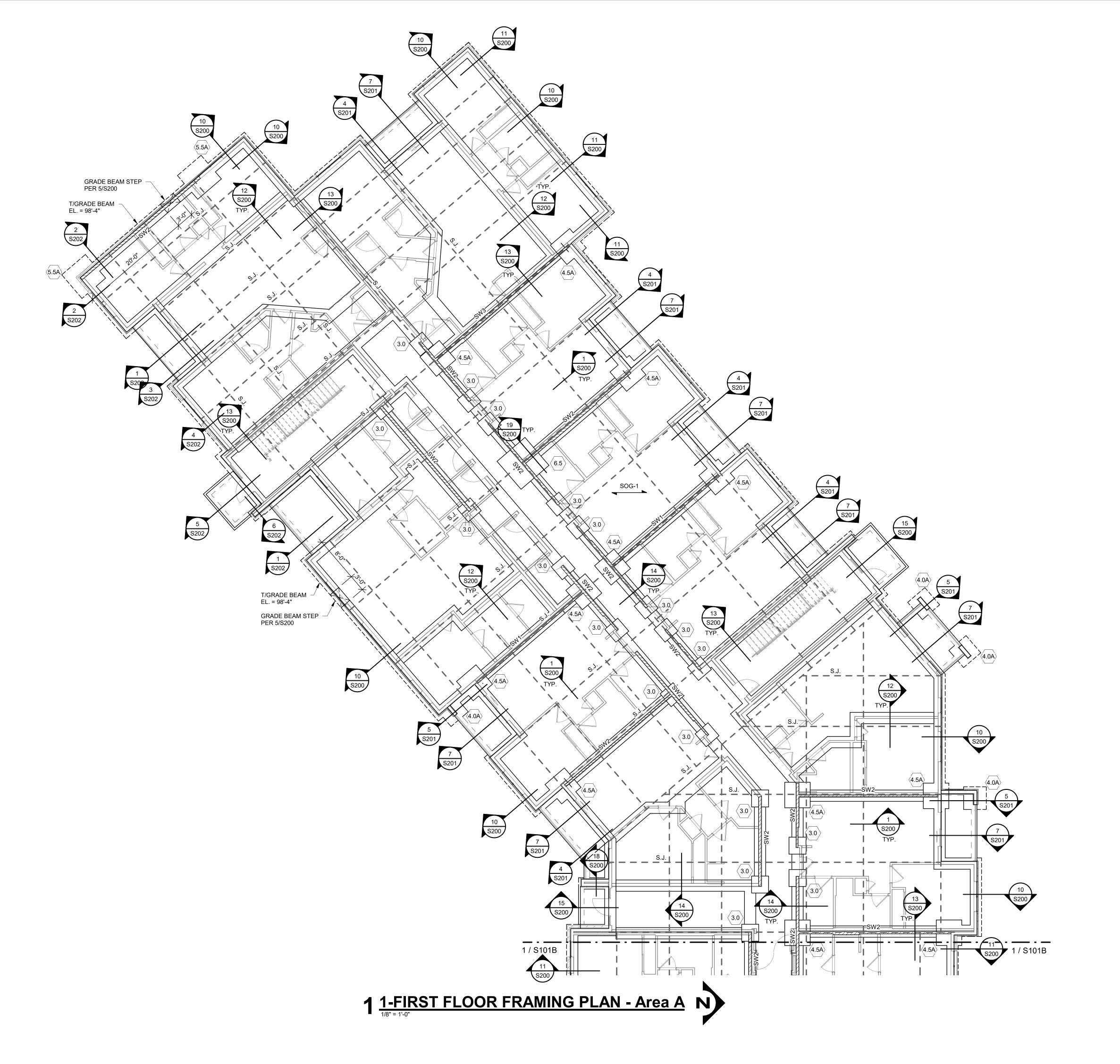
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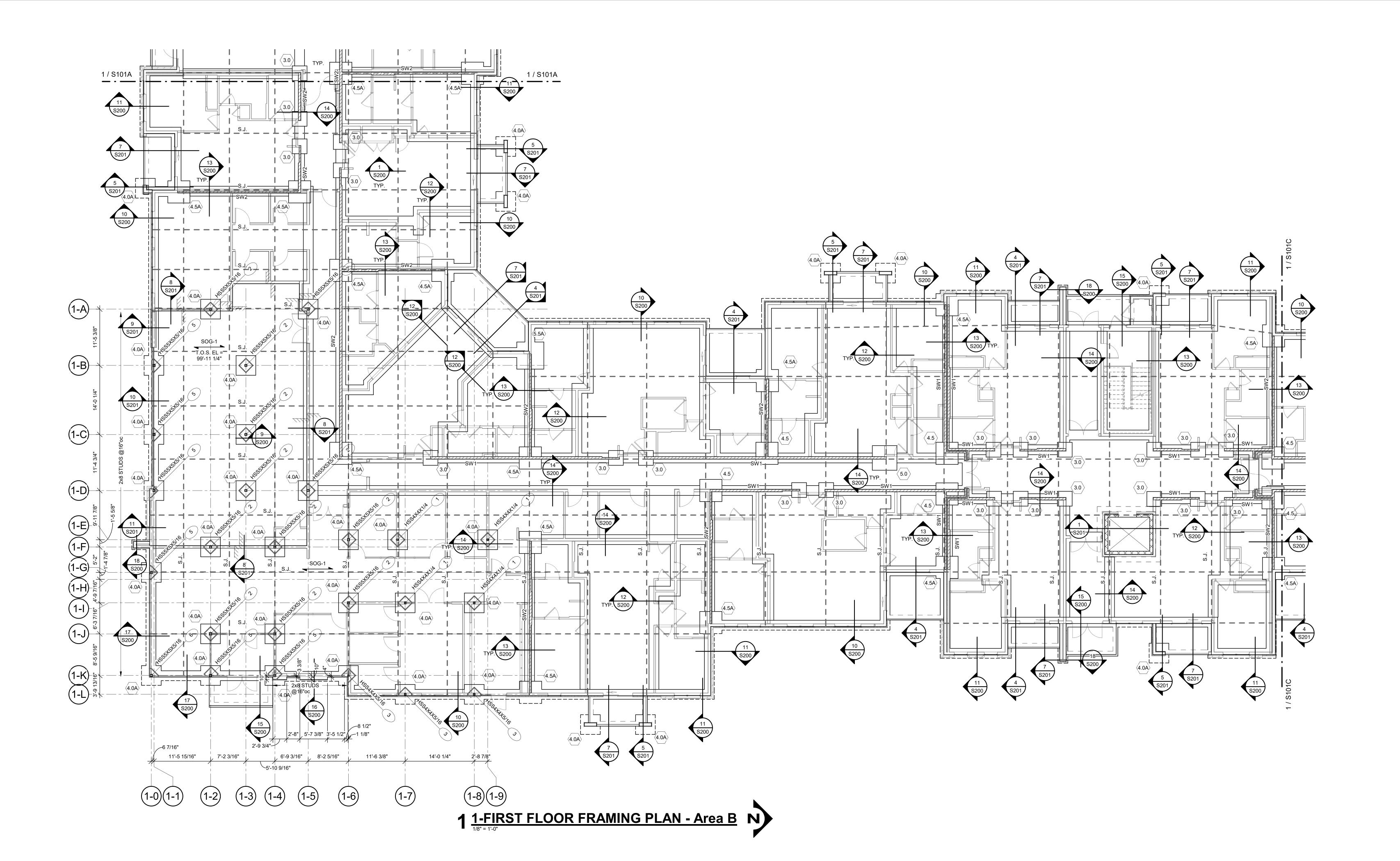
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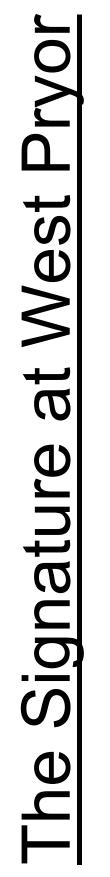
FOUNDATION PLAN - AREA A

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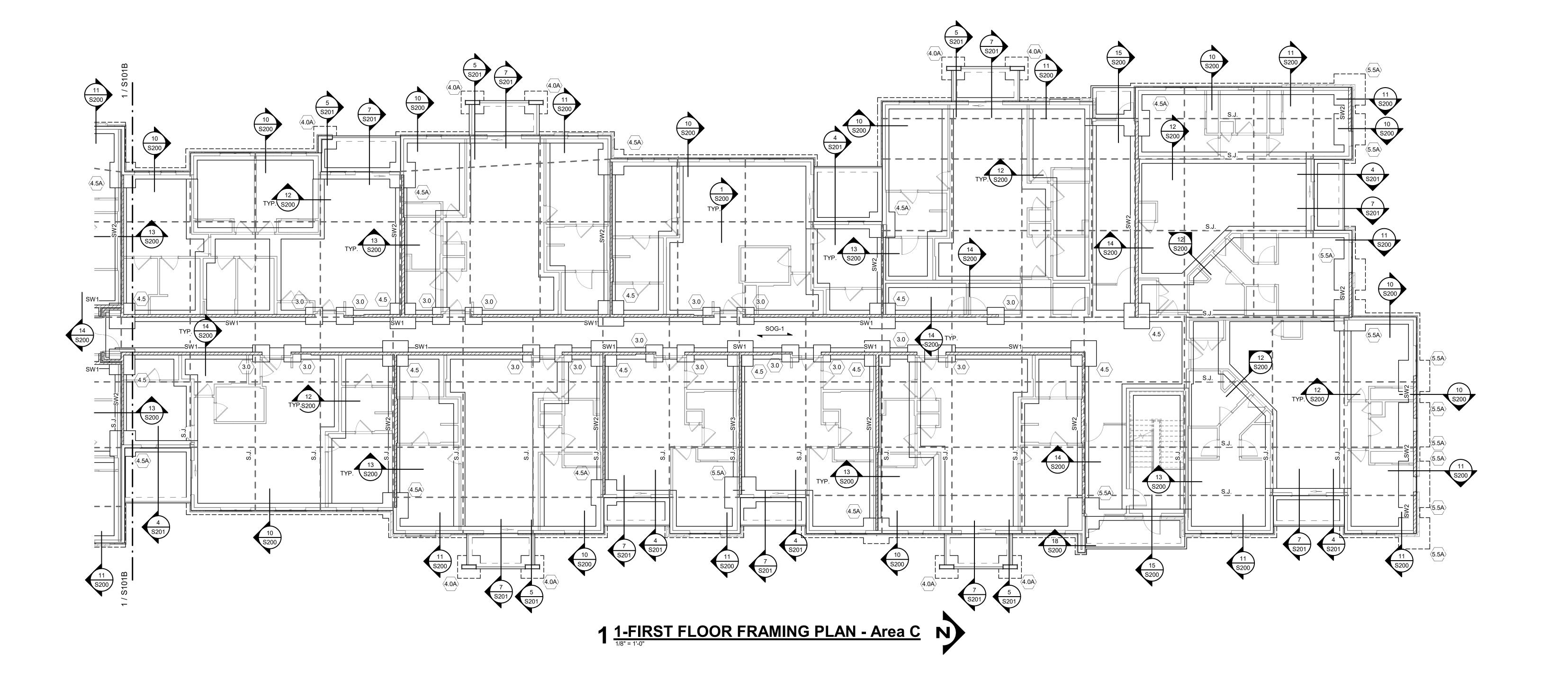


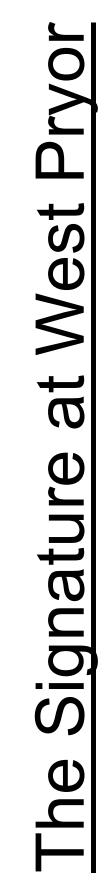


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S101	В

FOUNDATION PLAN - AREA B

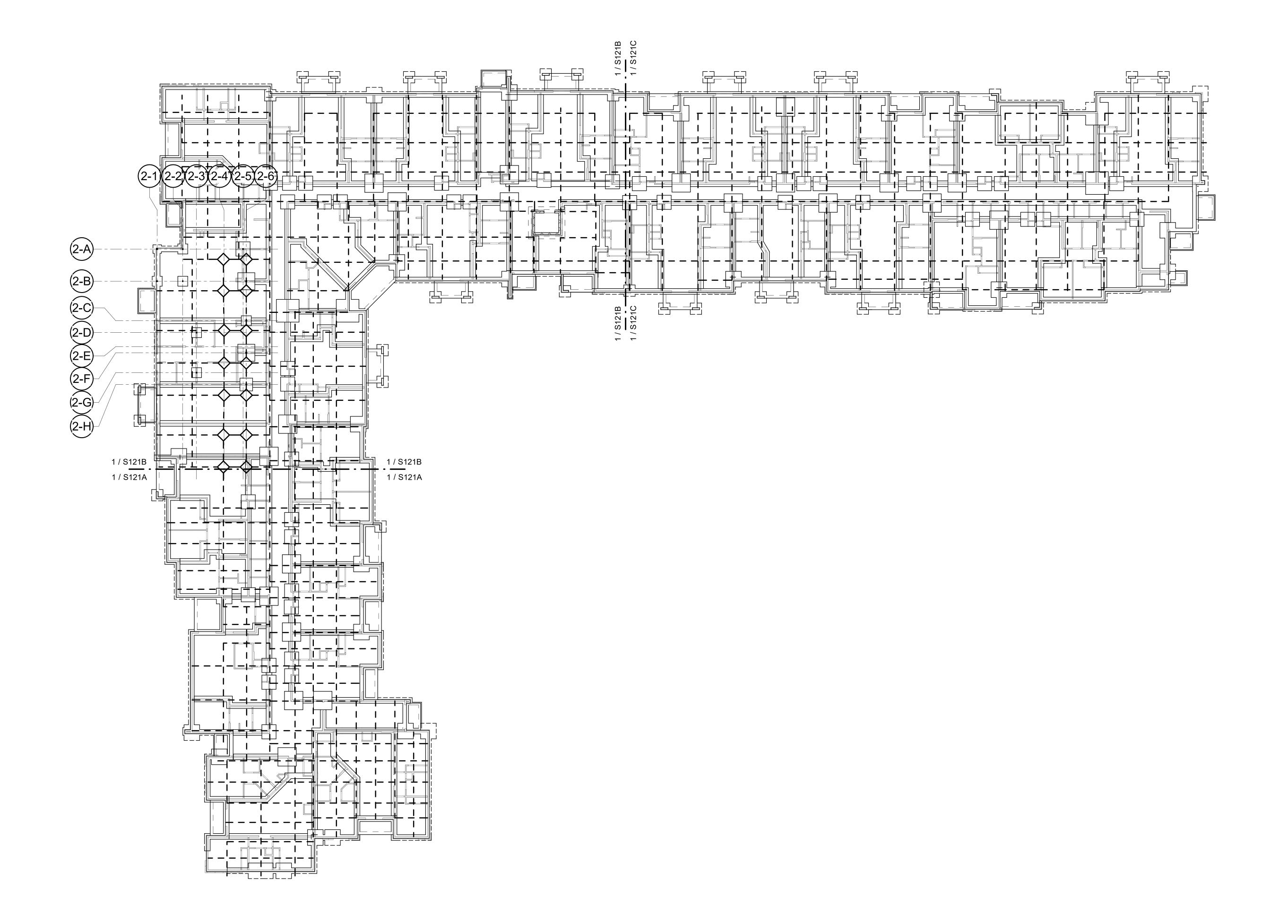




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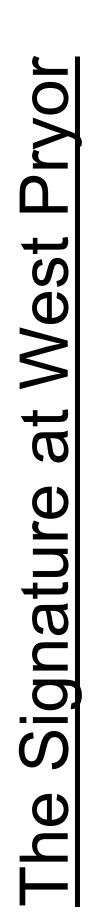
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FOUNDATION PLAN - AREA C



1 Bldg 2- FOUNDATION PLAN

1/16" = 1'-0"



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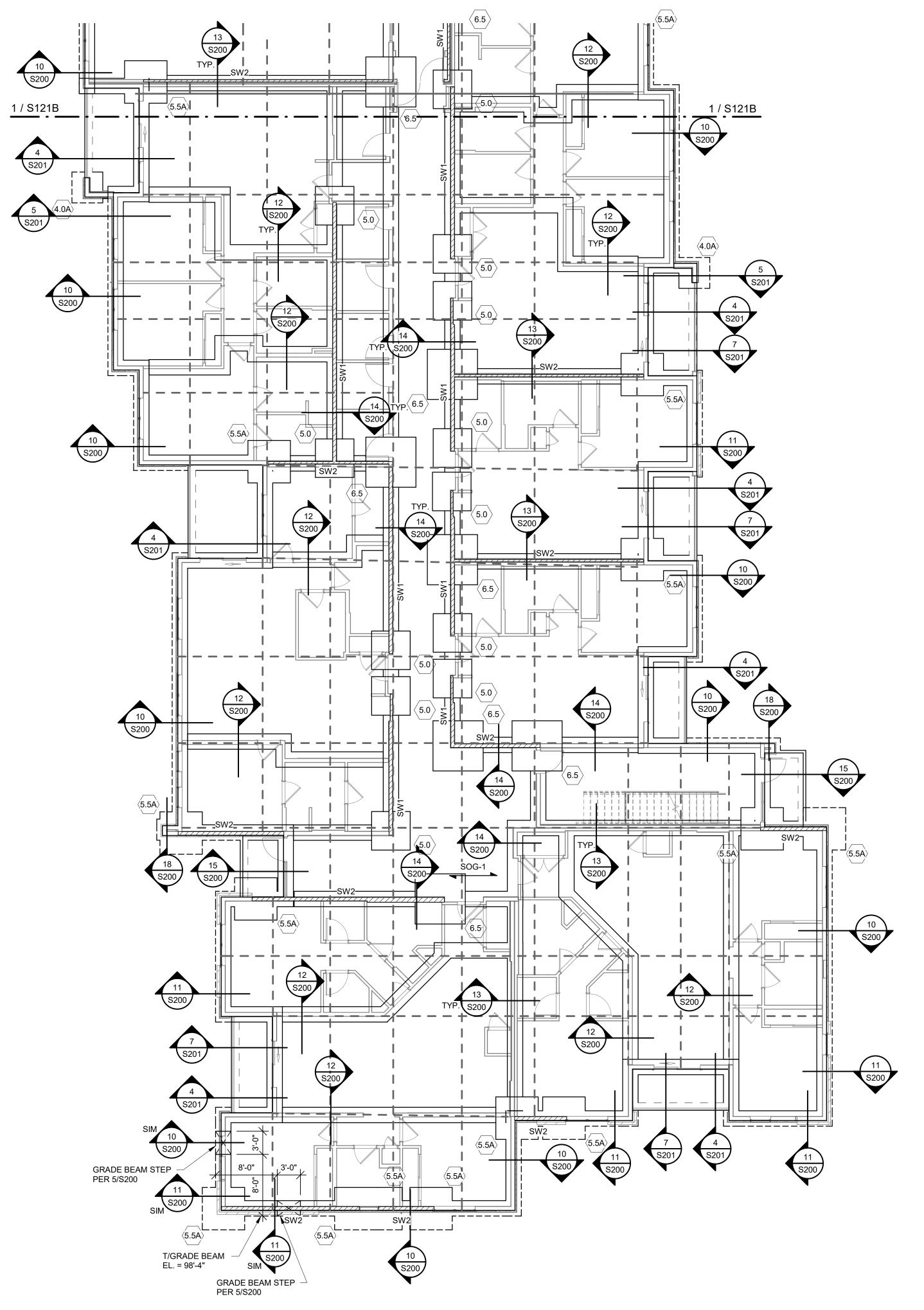
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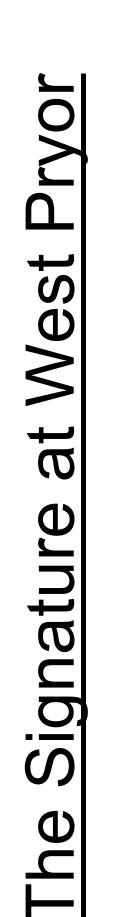
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1 BLDG 2- FOUNDATION PLAN - AREA A



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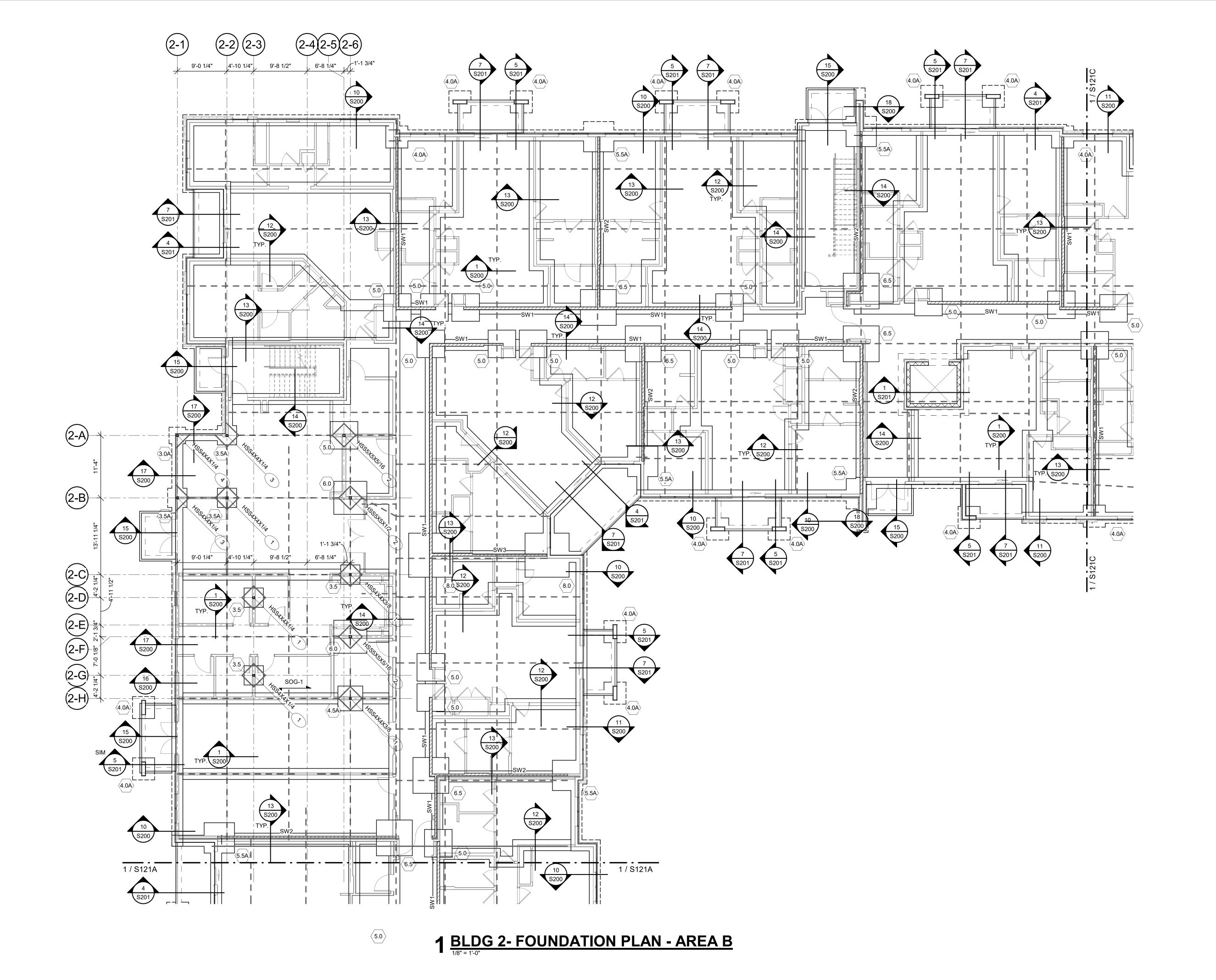
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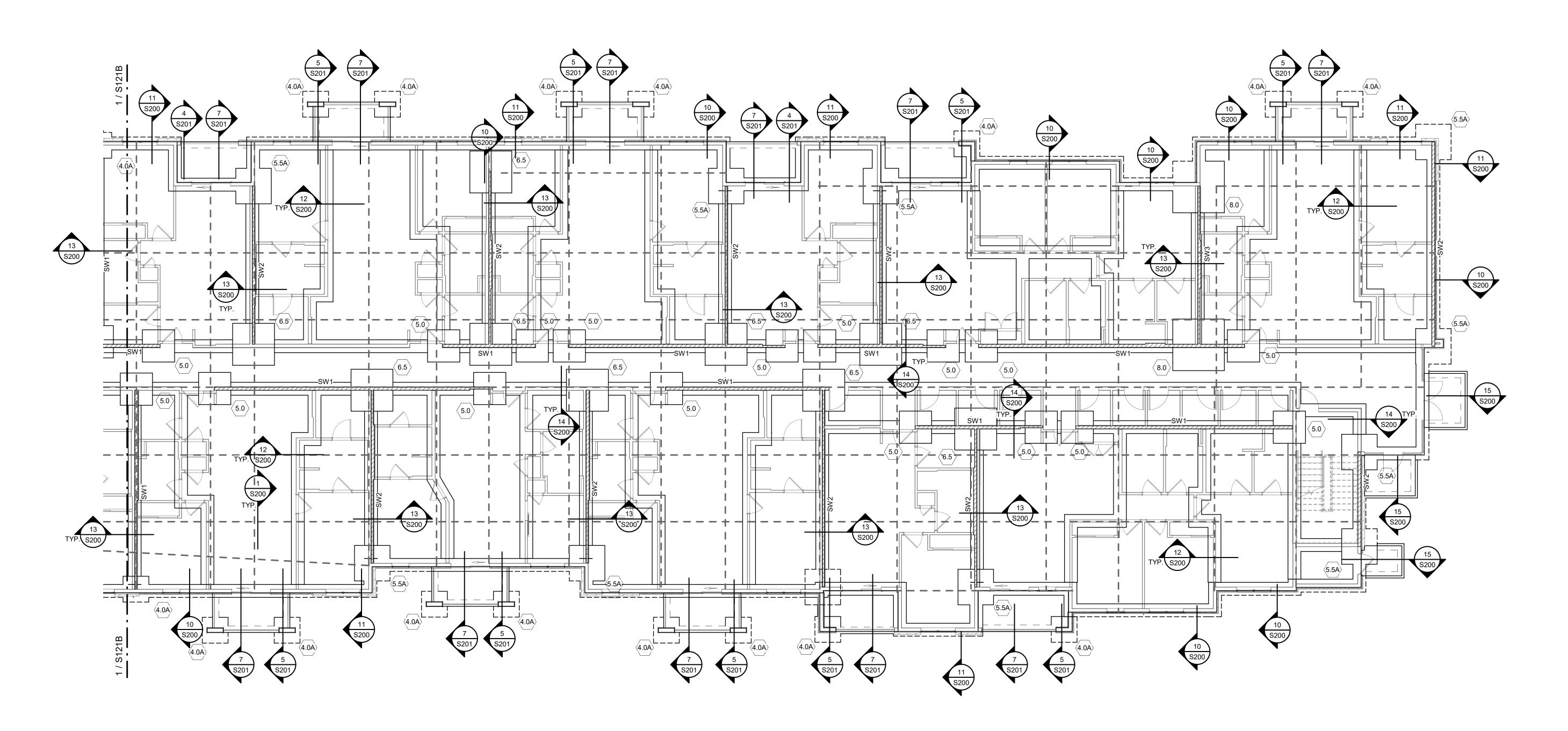


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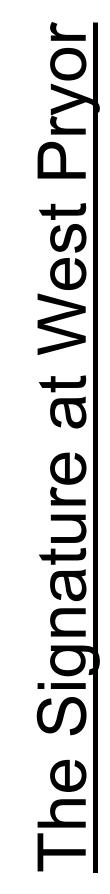
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1 BLDG 2- FOUNDATION PLAN - AREA C



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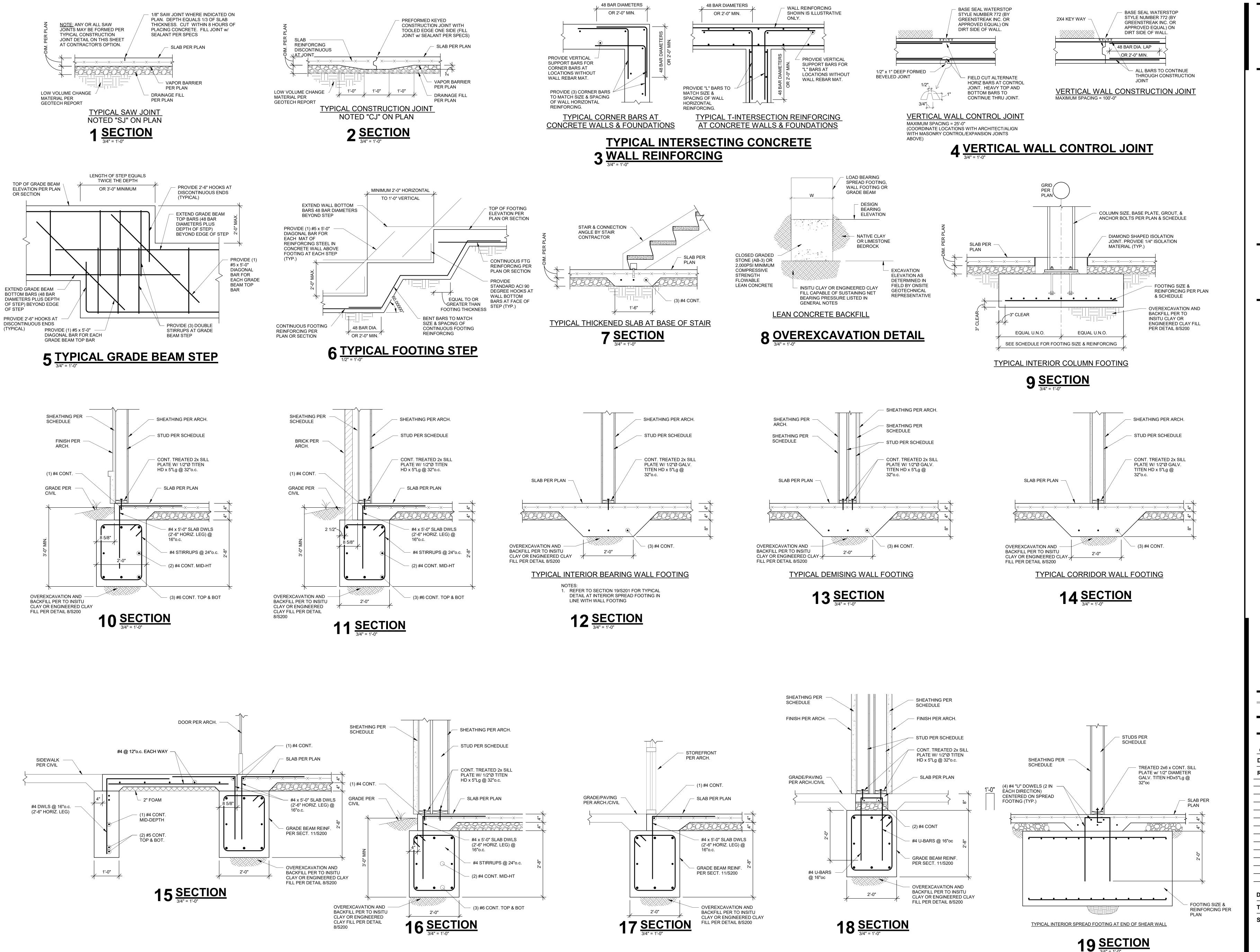
BLDG 2- FOUNDATION PLAN - AREA C

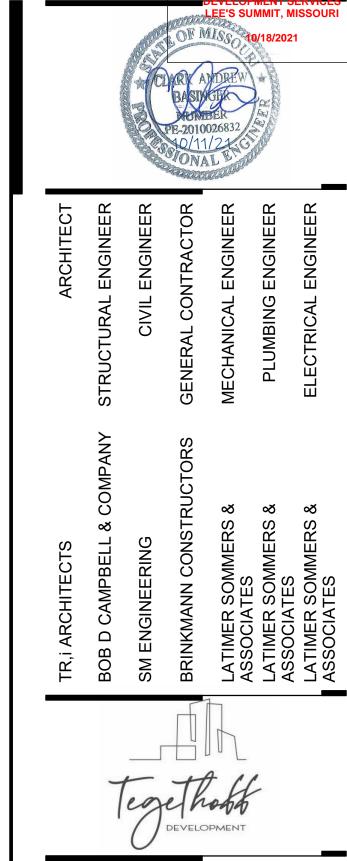
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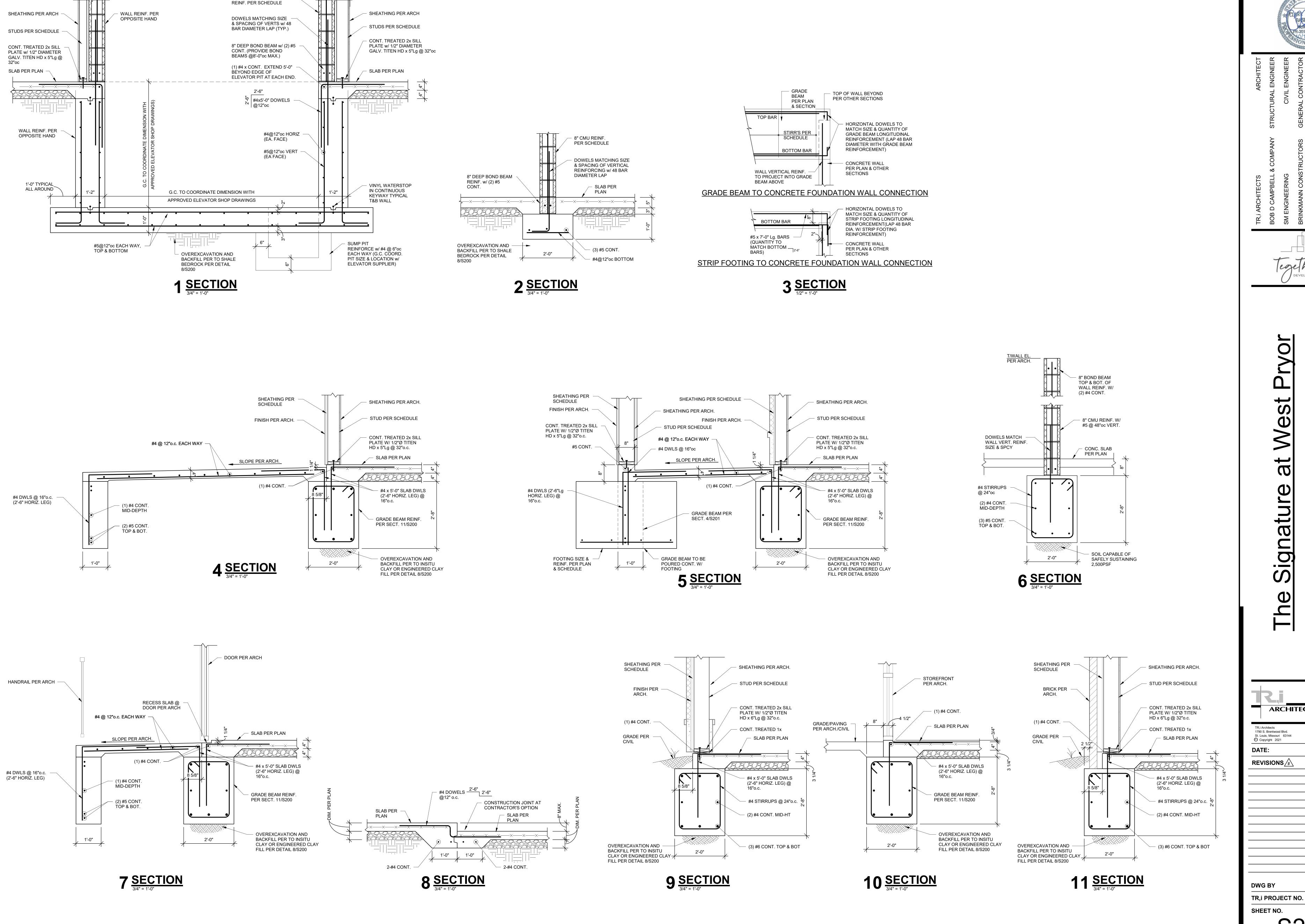
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SHEET NO.

SHEET NO.

S200



8" CMU WALL GROUTED &

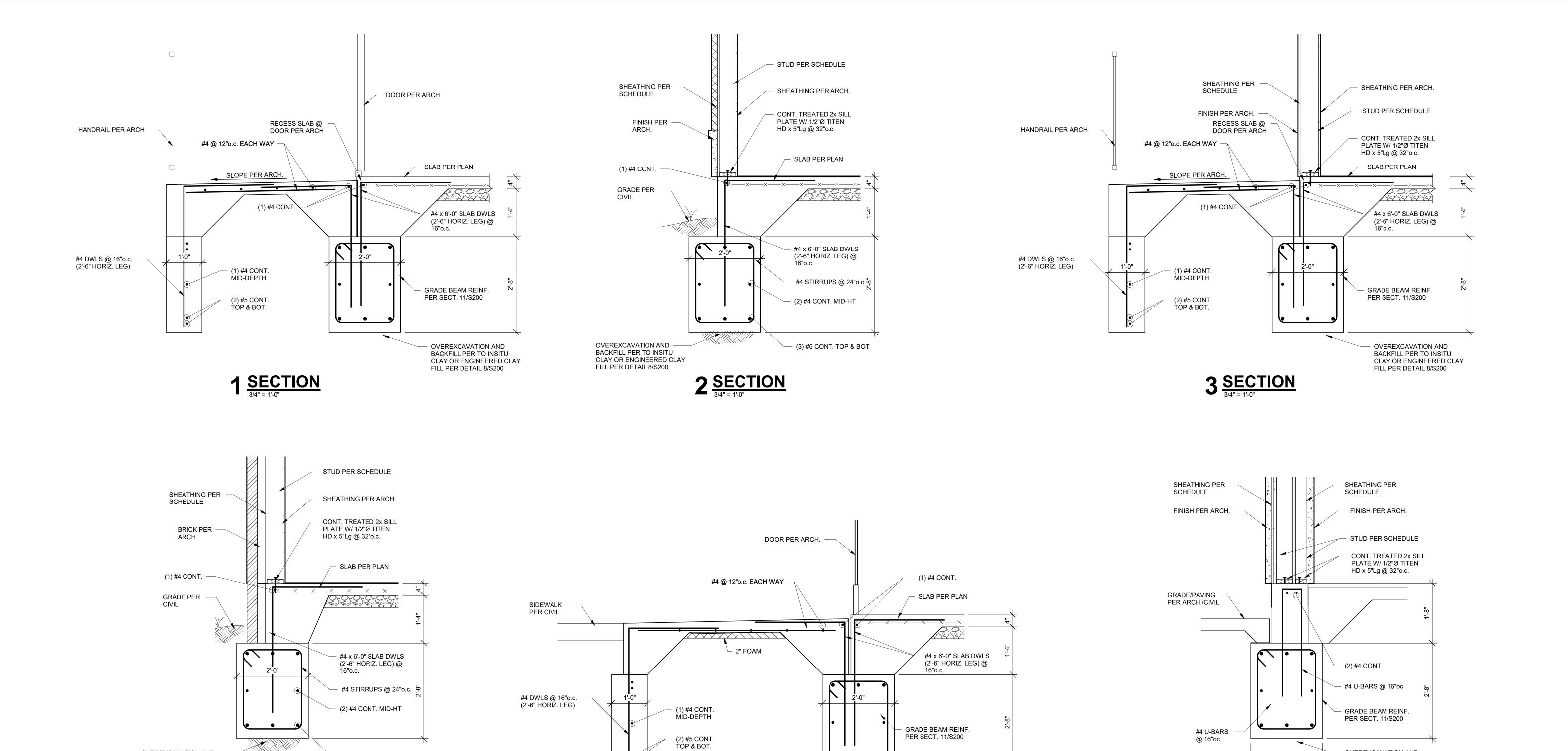
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FOUNDATION SECTIONS

20-001



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

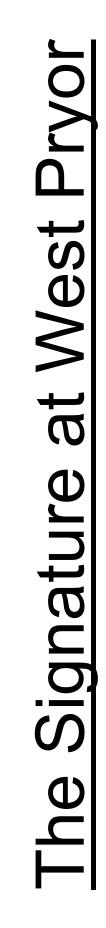
OVEREXCAVATION AND
BACKFILL PER TO INSITU
CLAY OR ENGINEERED CLAY
FILL PER DETAIL 8/S200

OVEREXCAVATION AND -

BACKFILL PER TO INSITU CLAY OR ENGINEERED CLAY FILL PER DETAIL 8/S200

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

- (3) #6 CONT. TOP & BOT



 OVEREXCAVATION AND BACKFILL PER TO INSITU CLAY OR ENGINEERED CLAY FILL PER DETAIL 8/S200

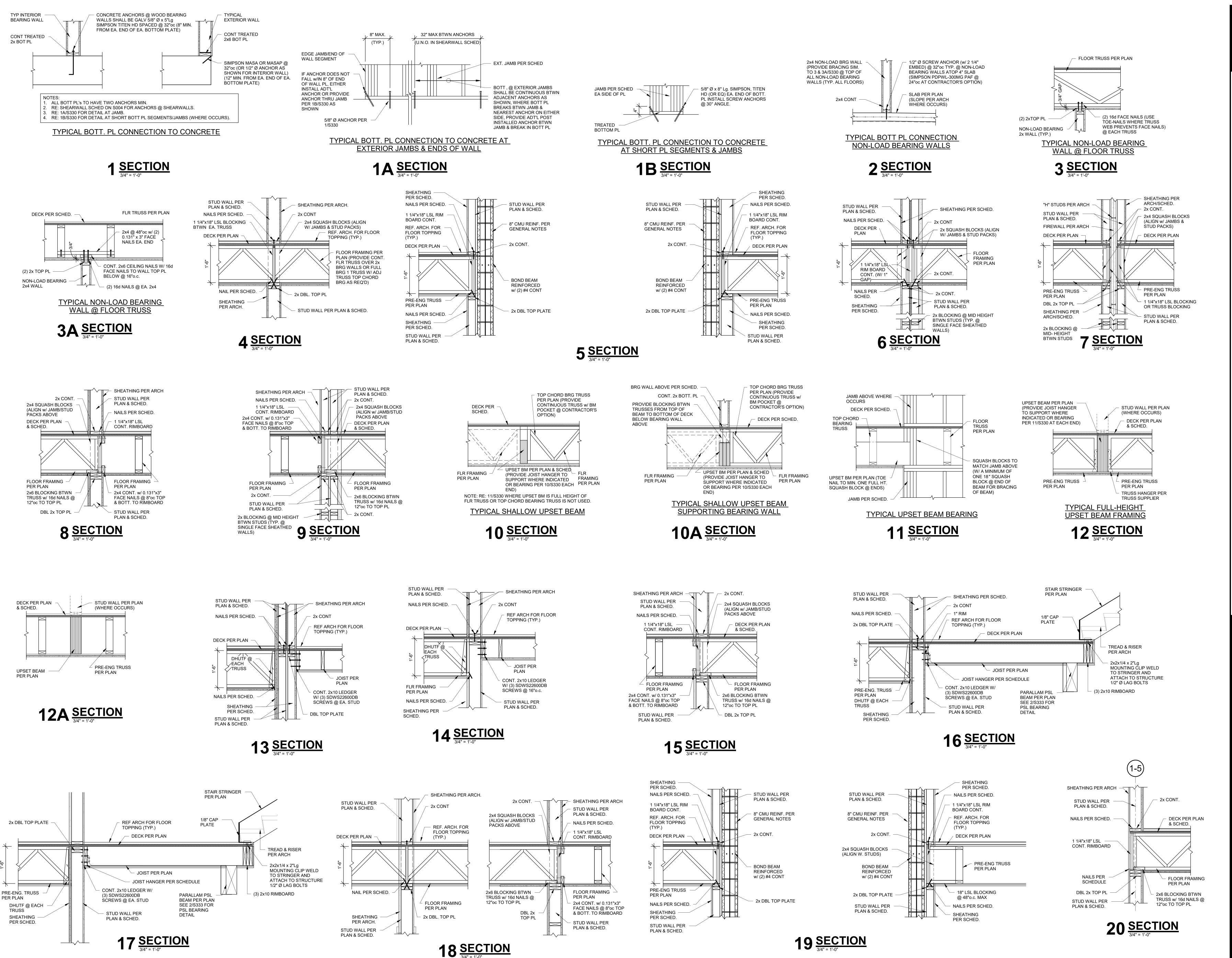
2'-0"

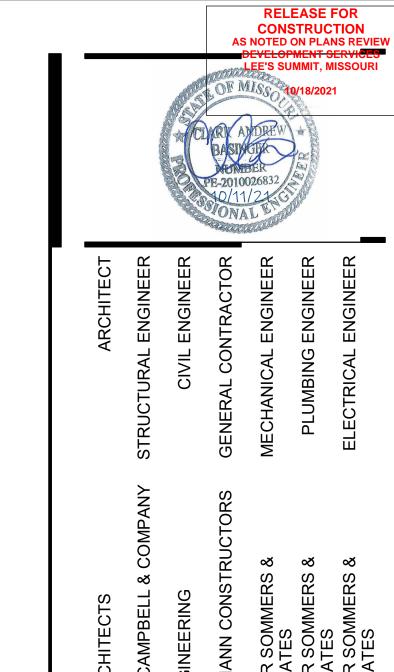
6 **SECTION**

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S330
WOOD FLOOR FRAMING SECTIONS



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

. DHW PIPING 3/4" AND LARGER TO BE INSULATED TO

R-3 MINIMUM

. ALL SUPPLY PIPING IS 1/2" UNLESS NOTED

CONNECT ALL APPLIANCES OR EQUIPMENT PER MANUFACTURERS INSTRUCTIONS.

ALL PLUMBING VENTS SHALL BE 10 FEET FROM OPENINGS OR INTAKE.

THERE SHALL BE NO PVC WITHIN RETURN AIR PLENUMS.

3. 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. . ROUTE DRAIN PIPING FROM WATER HEATERS, AIR HANDLERS OR EQUIPMENT TO FLOOR DRAINS. PROVIDE

12. ROUTE NO PIPING OVER ELECTRICAL EQUIPMENT.

PROPER TRAPS.

13. ALL WASTE AND ROOF DRAIN STACKS SHALL HAVE CLEANOUTS AT THE BASE.

LEGEND: $\langle 1 \rangle$ 3"V. UP TO RISER FOR FUTURE CONNECTION. $\langle 2 \rangle$ 6" UP TO DOWNSPOUT CONNECTION.

 $\langle \overline{3} \rangle$ DOWNSPOUT CONNECTION. 6" DOWN TO GARAGE. (4) PENETRATE BEAM PER STRUCTURAL DETAIL. $\langle 5 \rangle$ 3/4" up to roof hydrant. See detail.

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10-14-2021

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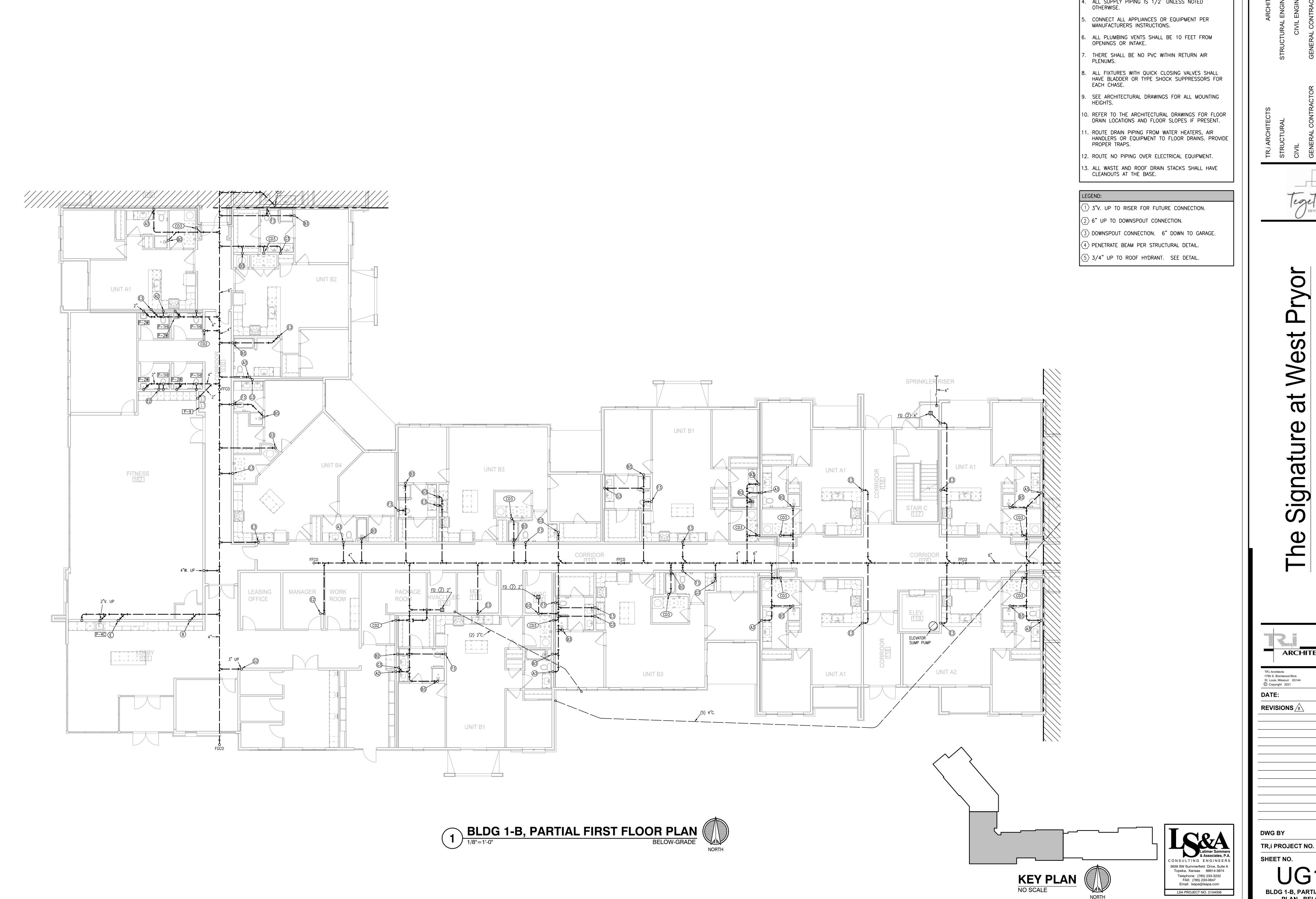
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LSA PROJECT NO. 2104008

KEY PLAN NO SCALE

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



ALL DRAIN, WASTE AND VENT PIPING IS 2" UNLESS NOTED OTHERWISE.

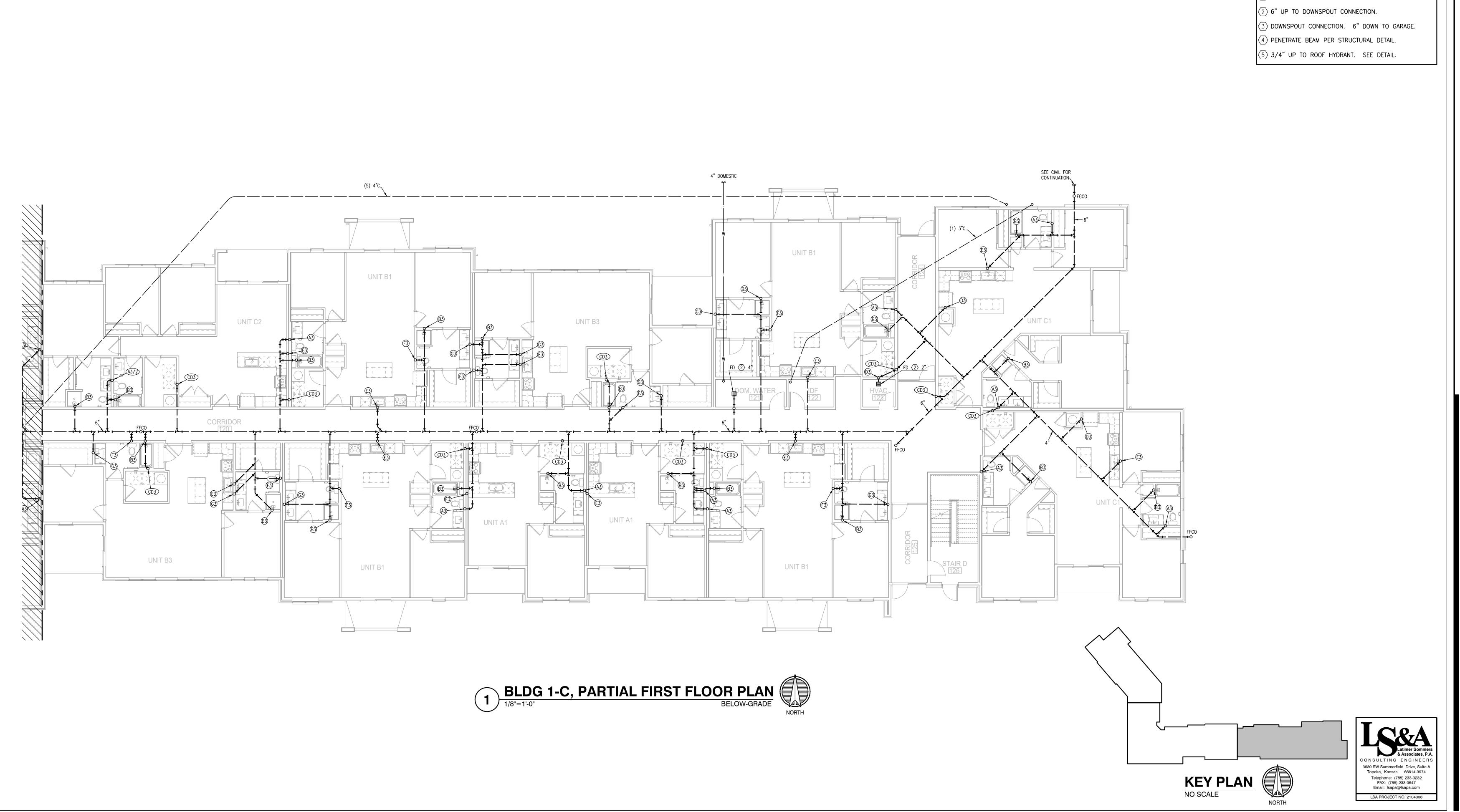
- 2. ALL BELOW SLAB SUPPLY PIPING SHALL BE PEX WITH NO JOINTS. DHW BELOW SLAB TO BE INSULATED TO
- . DHW PIPING 3/4" AND LARGER TO BE INSULATED TO R-3 MINIMUM
- . ALL SUPPLY PIPING IS 1/2" UNLESS NOTED

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ALL DRAIN, WASTE AND VENT PIPING IS 2" UNLESS NOTED OTHERWISE.
 ALL BELOW SLAB SUPPLY PIPING SHALL BE PEX WITH

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

. ALL SUPPLY PIPING IS 1/2" UNLESS NOTED

OTHERWISE.

5. CONNECT ALL APPLIANCES OR EQUIPMENT PER

MANUFACTURERS INSTRUCTIONS.

3. ALL PLUMBING VENTS SHALL BE 10 FEET FROM OPENINGS OR INTAKE.

THERE SHALL BE NO PVC WITHIN RETURN AIR PLENUMS.

3. ALL FIXTURES WITH QUICK CLOSING VALVES SHALL HAVE BLADDER OR TYPE SHOCK SUPPRESSORS FOR EACH CHASE.

9. SEE ARCHITECTURAL DRAWINGS FOR ALL MOUNTING

10. REFER TO THE ARCHITECTURAL DRAWINGS FOR FLOOR DRAIN LOCATIONS AND FLOOR SLOPES IF PRESENT.

HANDLERS OR EQUIPMENT TO FLOOR DRAINS. PROVIDE PROPER TRAPS.

12. ROUTE NO PIPING OVER ELECTRICAL EQUIPMENT.

I. ROUTE DRAIN PIPING FROM WATER HEATERS, AIR

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.

Tegethoff DEVELOPMENT

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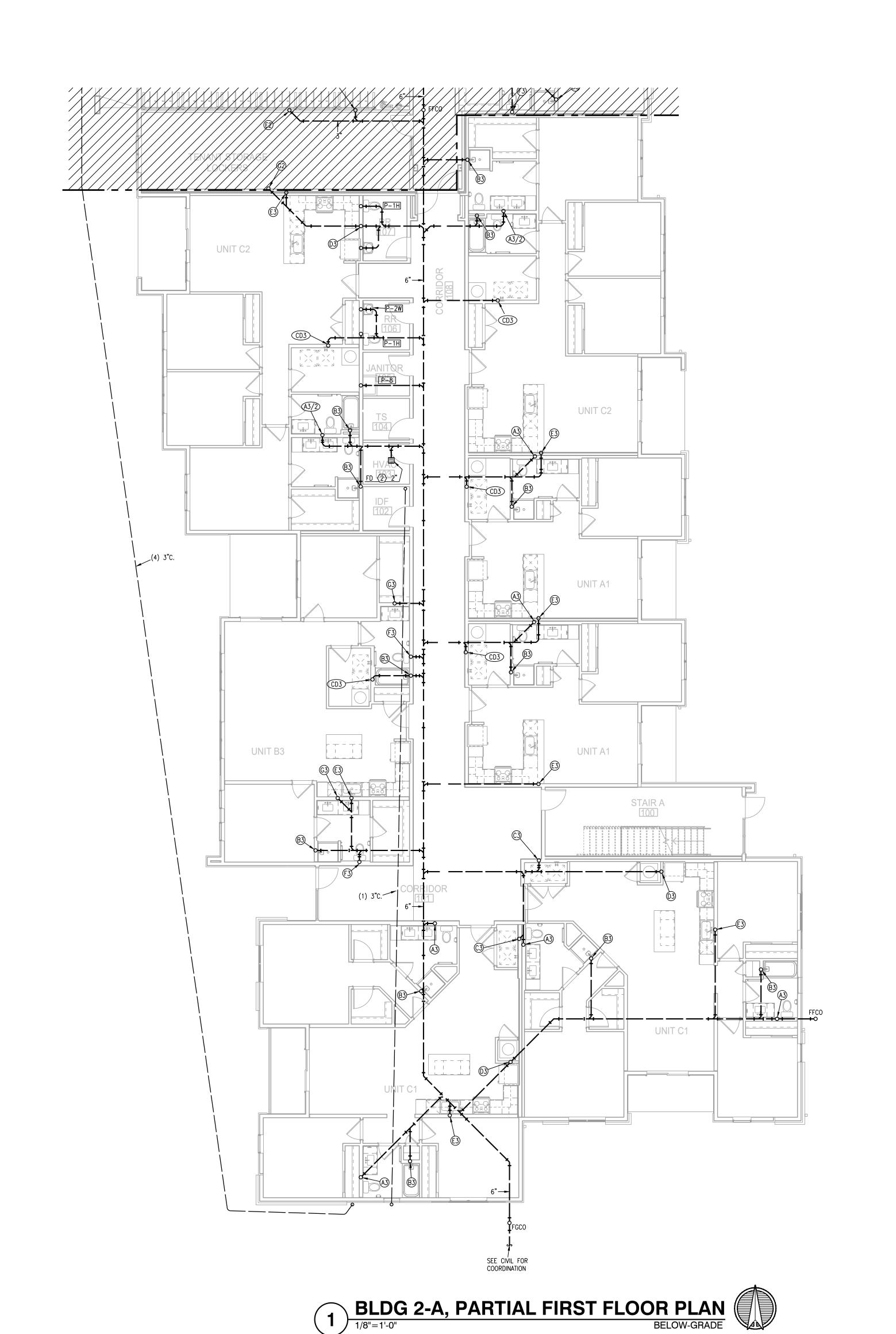
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UG103

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



1. ALL DRAIN, WASTE AND VENT PIPING IS 2" UNLESS NOTED OTHERWISE.

2. ALL DELOW OLAR CURRING STATE OF REAL PROPERTY.

2. ALL DELOW OLAR CURRING STATE OF REAL PROPERTY.

3. ALL DELOW OLAR CURRING STATE OF REAL PROPERTY.

- 2. ALL BELOW SLAB SUPPLY PIPING SHALL BE PEX WITH NO JOINTS. DHW BELOW SLAB TO BE INSULATED TO R-3.
- . DHW PIPING 3/4" AND LARGER TO BE INSULATED TO R-3 MINIMUM
- . ALL SUPPLY PIPING IS 1/2" UNLESS NOTED
- CONNECT ALL APPLIANCES OR EQUIPMENT PER MANUFACTURERS INSTRUCTIONS.
- 6. ALL PLUMBING VENTS SHALL BE 10 FEET FROM OPENINGS OR INTAKE.
- THERE SHALL BE NO PVC WITHIN RETURN AIR PLENUMS.
- 3. 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:

 $\langle 1 \rangle$ 3"V. UP TO RISER FOR FUTURE CONNECTION.

 $\langle 5 \rangle$ 3/4" up to roof hydrant. See detail.

2 6" UP TO DOWNSPOUT CONNECTION.
3 DOWNSPOUT CONNECTION. 6" DOWN TO GARAGE.
4 PENETRATE BEAM PER STRUCTURAL DETAIL.

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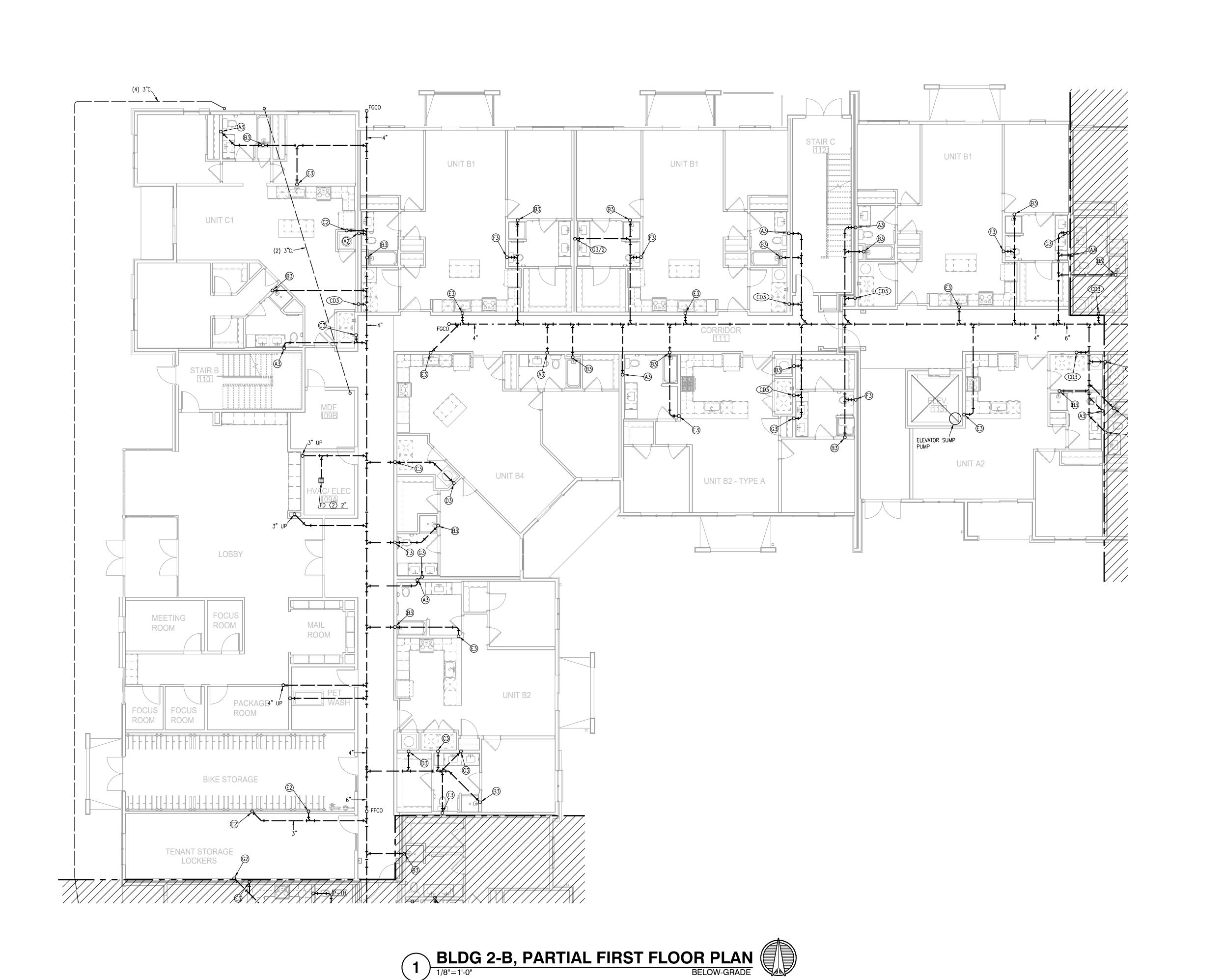
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BLDG 2-A, PARTIAL FIRST FLOOR PLAN - BELOW-GRADE





ALL DRAIN, WASTE AND VENT PIPING IS 2" UNLESS NOTED OTHERWISE. . ALL BELOW SLAB SUPPLY PIPING SHALL BE PEX WITH

- NO JOINTS. DHW BELOW SLAB TO BE INSULATED TO
- . DHW PIPING 3/4" AND LARGER TO BE INSULATED TO R-3 MINIMUM
- . ALL SUPPLY PIPING IS 1/2" UNLESS NOTED
- CONNECT ALL APPLIANCES OR EQUIPMENT PER

MANUFACTURERS INSTRUCTIONS.

- ALL PLUMBING VENTS SHALL BE 10 FEET FROM OPENINGS OR INTAKE.
- THERE SHALL BE NO PVC WITHIN RETURN AIR PLENUMS.
- 3. ALL FIXTURES WITH QUICK CLOSING VALVES SHALL HAVE BLADDER OR TYPE SHOCK SUPPRESSORS FOR EACH CHASE.
-). SEE ARCHITECTURAL DRAWINGS FOR ALL MOUNTING
- HEIGHTS. 10. REFER TO THE ARCHITECTURAL DRAWINGS FOR FLOOR DRAIN LOCATIONS AND FLOOR SLOPES IF PRESENT.
- HANDLERS OR EQUIPMENT TO FLOOR DRAINS. PROVIDE PROPER TRAPS. 12. ROUTE NO PIPING OVER ELECTRICAL EQUIPMENT.

I. ROUTE DRAIN PIPING FROM WATER HEATERS, AIR

13. ALL WASTE AND ROOF DRAIN STACKS SHALL HAVE CLEANOUTS AT THE BASE.

LEGEND: $\langle 1 \rangle$ 3"V. UP TO RISER FOR FUTURE CONNECTION. $\langle 2 \rangle$ 6" UP TO DOWNSPOUT CONNECTION. $\overline{\langle 3 \rangle}$ DOWNSPOUT CONNECTION. 6" DOWN TO GARAGE. $\overline{\langle 4 \rangle}$ PENETRATE BEAM PER STRUCTURAL DETAIL. $\langle 5 \rangle$ 3/4" up to roof hydrant. See detail.

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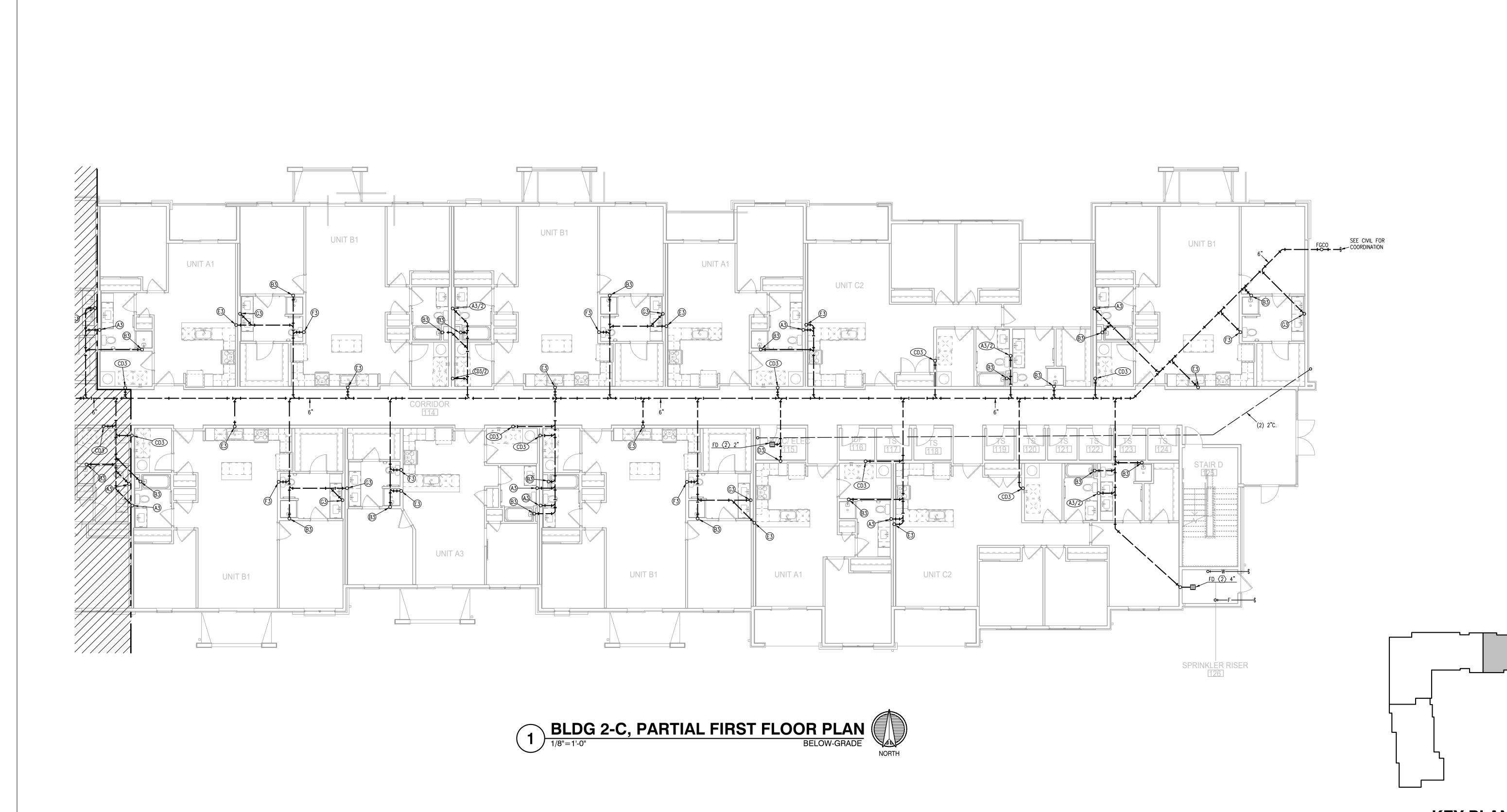
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BLDG 2-B, PARTIAL FIRST FLOOR PLAN - BELOW-GRADE



ALL DRAIN, WASTE AND VENT PIPING IS 2" UNLESS NOTED OTHERWISE. . ALL BELOW SLAB SUPPLY PIPING SHALL BE PEX WITH

- NO JOINTS. DHW BELOW SLAB TO BE INSULATED TO
- 3. DHW PIPING 3/4" AND LARGER TO BE INSULATED TO R-3 MINIMUM
- . ALL SUPPLY PIPING IS 1/2" UNLESS NOTED OTHERWISE.
- CONNECT ALL APPLIANCES OR EQUIPMENT PER

MANUFACTURERS INSTRUCTIONS.

- ALL PLUMBING VENTS SHALL BE 10 FEET FROM OPENINGS OR INTAKE.
- THERE SHALL BE NO PVC WITHIN RETURN AIR PLENUMS.
- . ALL FIXTURES WITH QUICK CLOSING VALVES SHALL HAVE BLADDER OR TYPE SHOCK SUPPRESSORS FOR EACH CHASE.
- 9. SEE ARCHITECTURAL DRAWINGS FOR ALL MOUNTING
- 10. REFER TO THE ARCHITECTURAL DRAWINGS FOR FLOOR DRAIN LOCATIONS AND FLOOR SLOPES IF PRESENT. I. 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:

- $\langle \overline{3} \rangle$ DOWNSPOUT CONNECTION. 6" DOWN TO GARAGE. (4) PENETRATE BEAM PER STRUCTURAL DETAIL.
- $\langle 1 \rangle$ 3"V. UP TO RISER FOR FUTURE CONNECTION. $\langle 2 \rangle$ 6" UP TO DOWNSPOUT CONNECTION. $\langle 5 \rangle$ 3/4" up to roof hydrant. See detail.

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UG106 BLDG 2-C, PARTIAL FIRST FLOOR PLAN - BELOW-GRADE

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