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REVISIONS

[illegible]

Author

PROJECT NO. 20-078

SHEET NO.

A365

CANOPY DETAILS

Lee's Summit, Missouri

PLAN DETAILS

SCALE: 3" = 1'-0"

5) **PRICE**
SCALE: 3

13 SCALE: 1

17 SCALE:

SCALE: 3" = 1'-0"

10 SCALE: 3

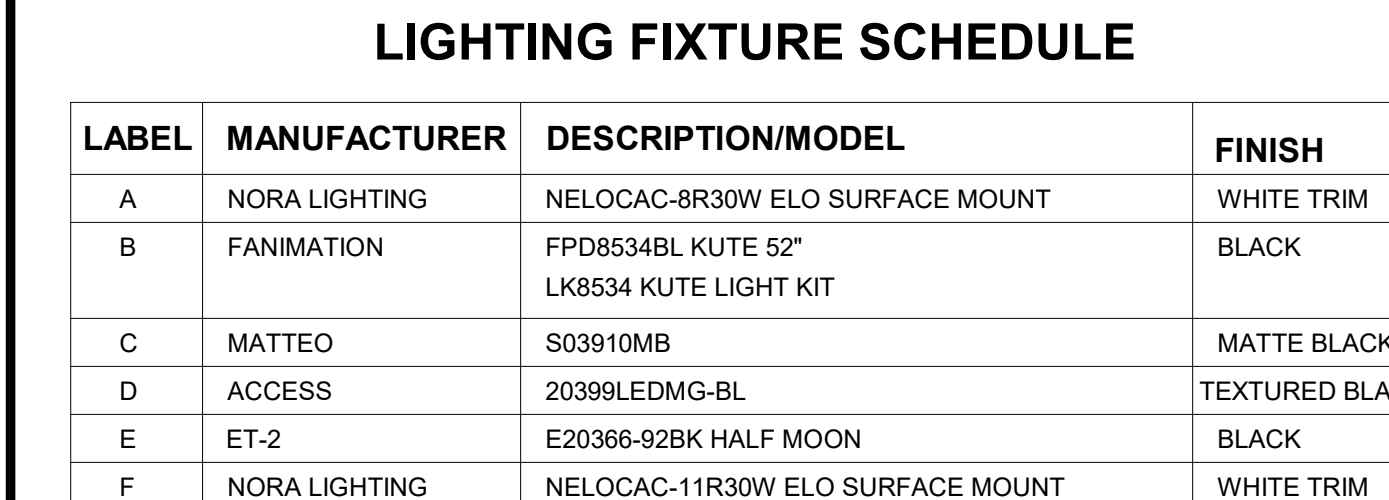
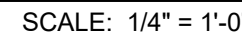
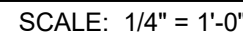
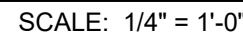
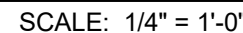
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SCALE: 3" = 1' 0"

7) FIDELITY
SCALE: 3"

11) **TIDE**
SCALE: 2

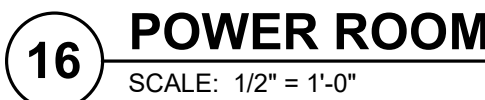
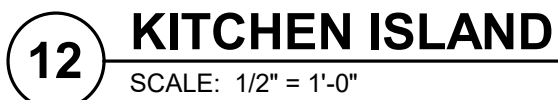
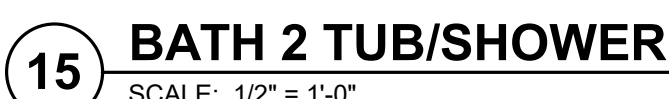
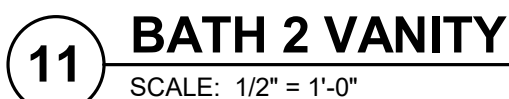
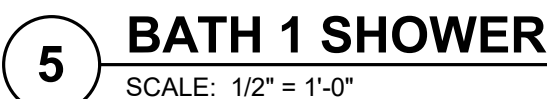
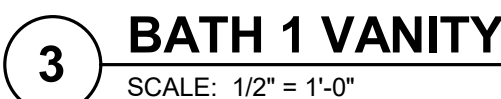
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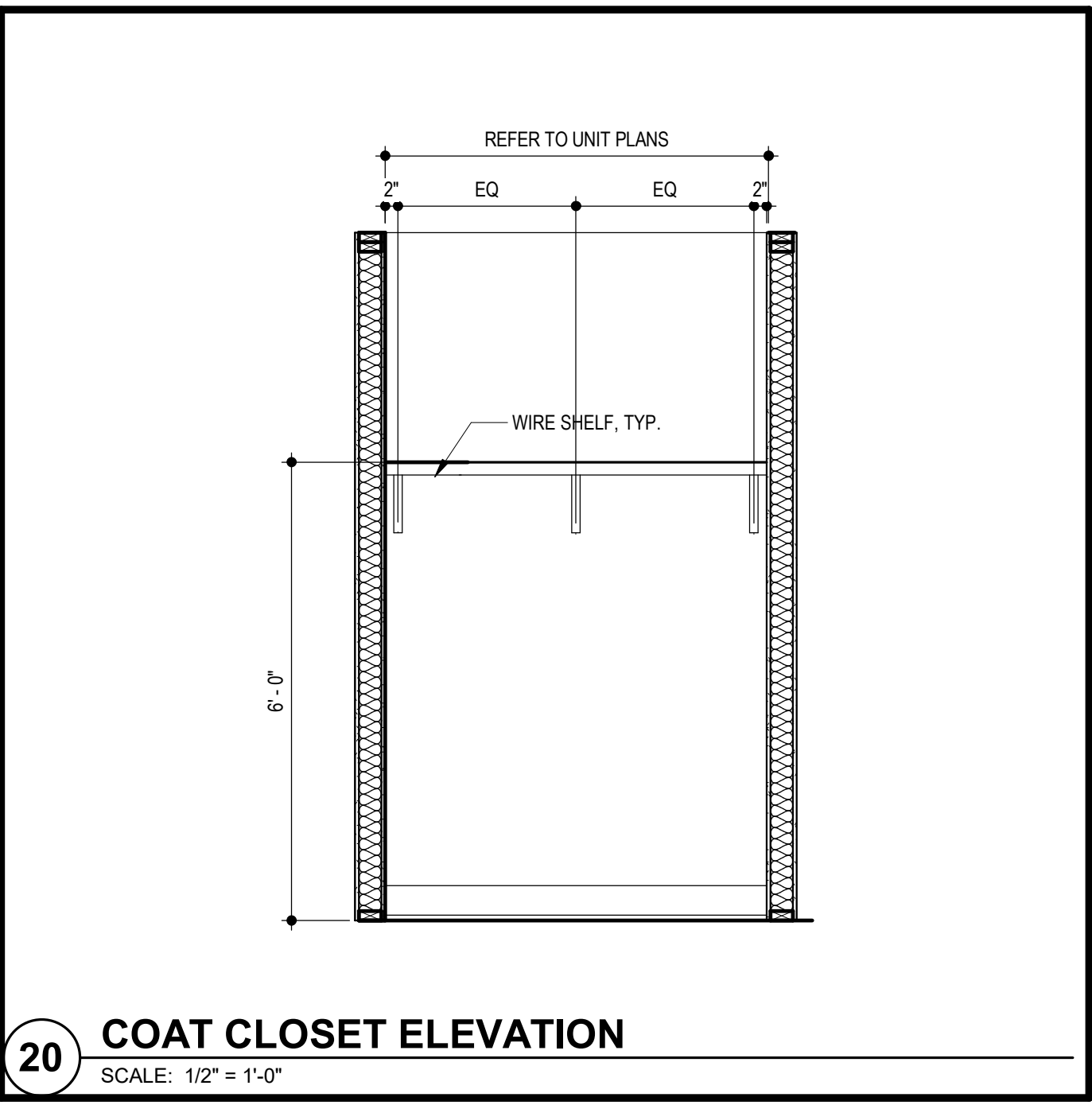
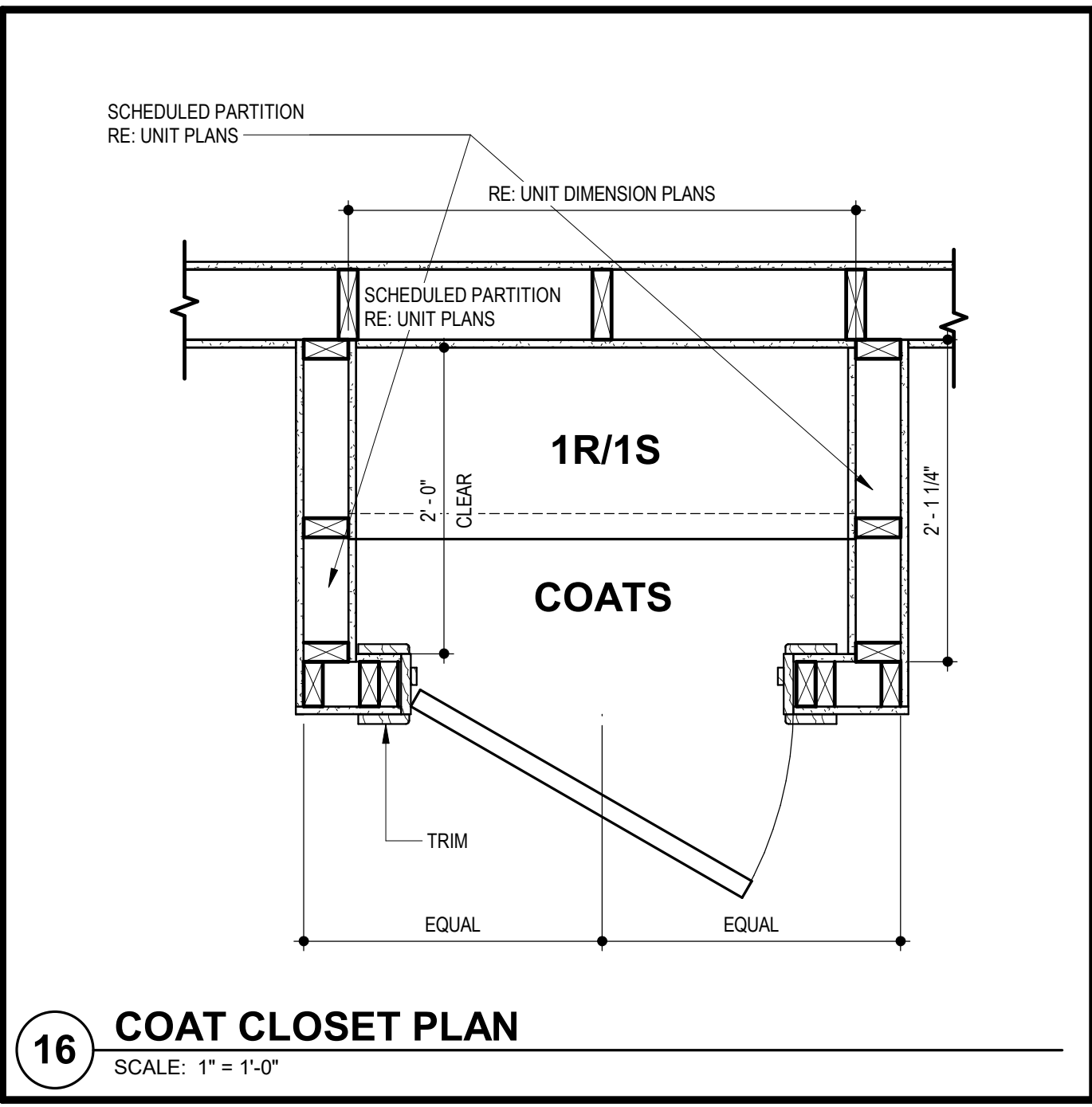
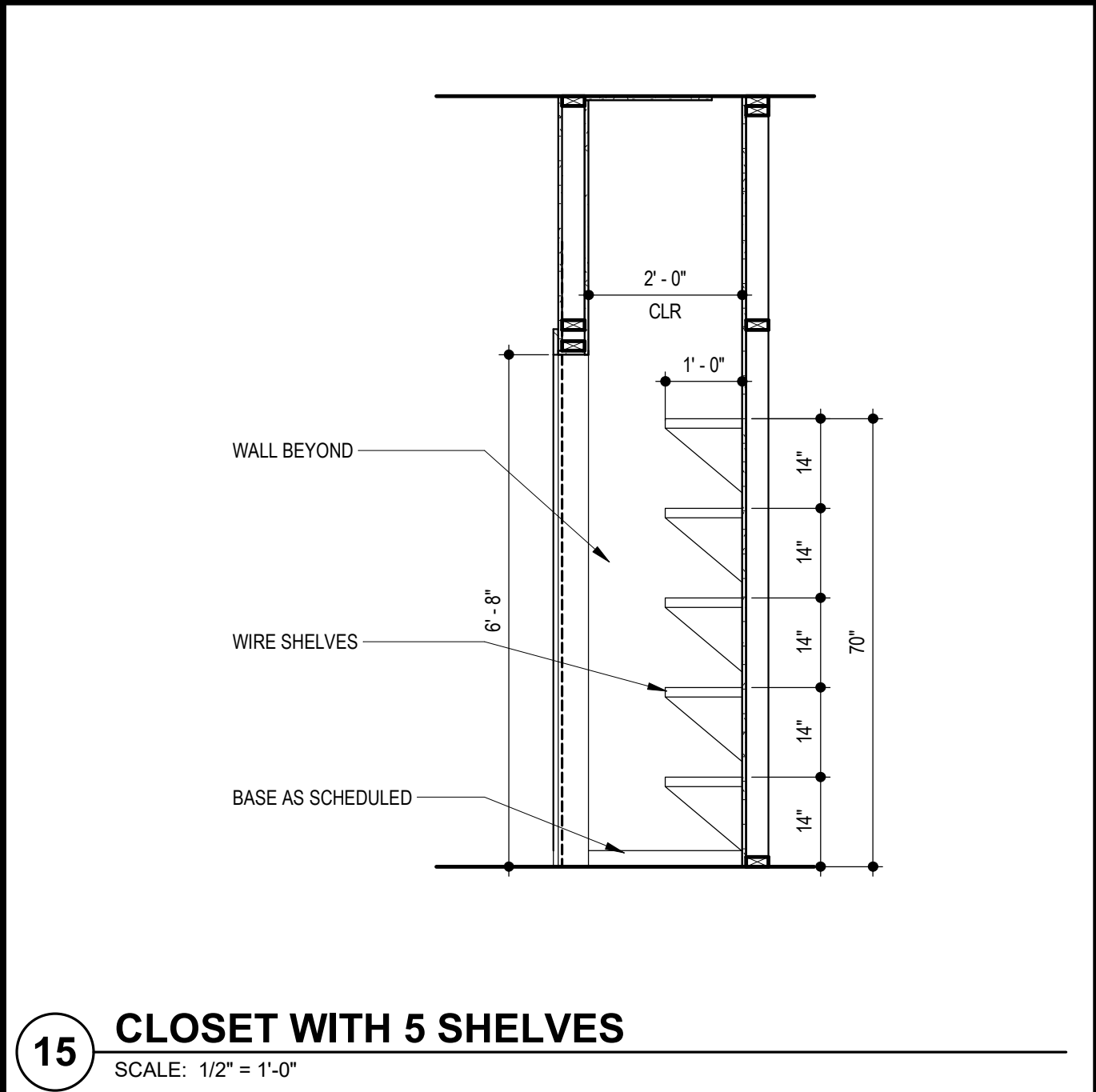
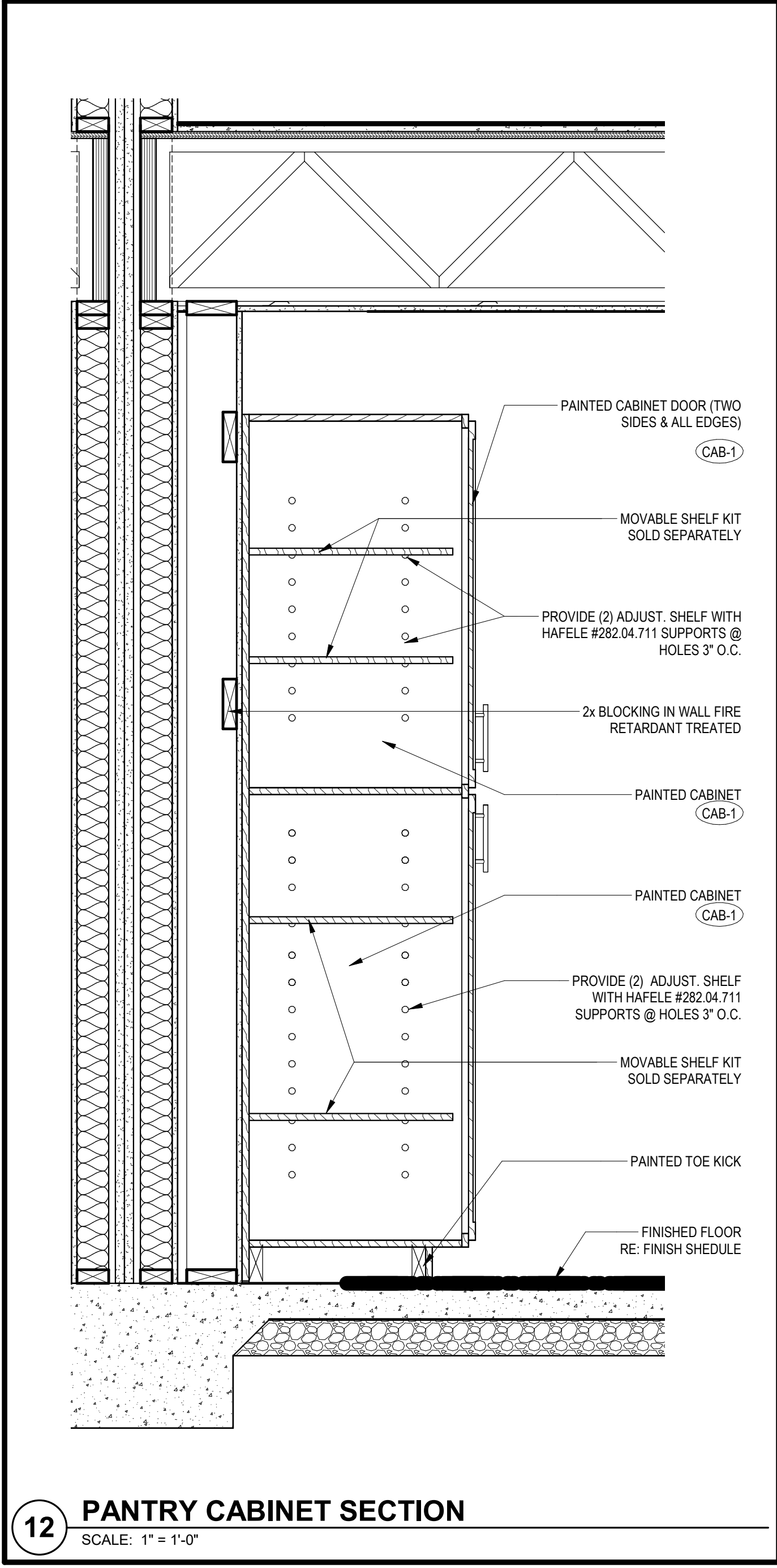
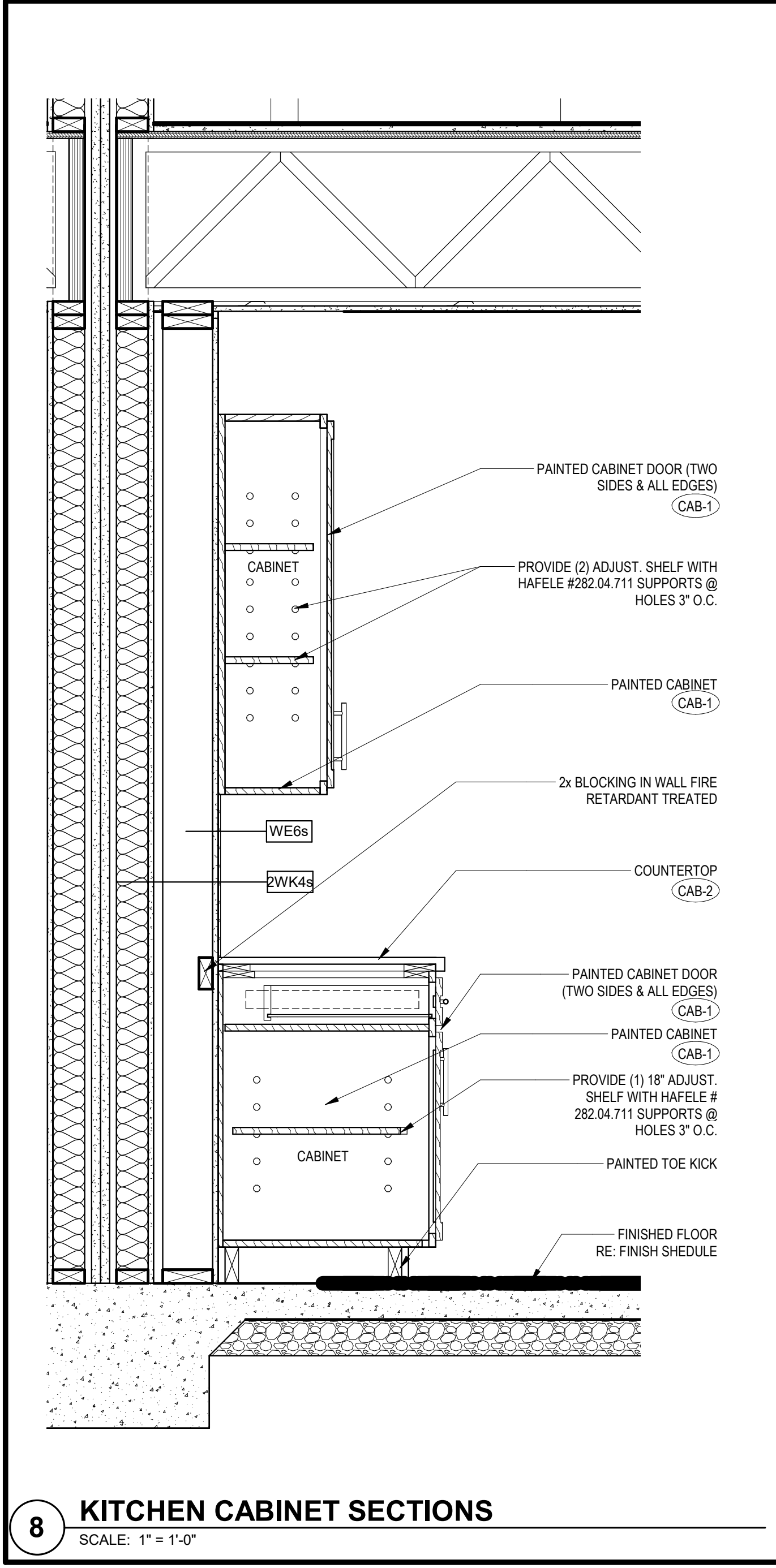
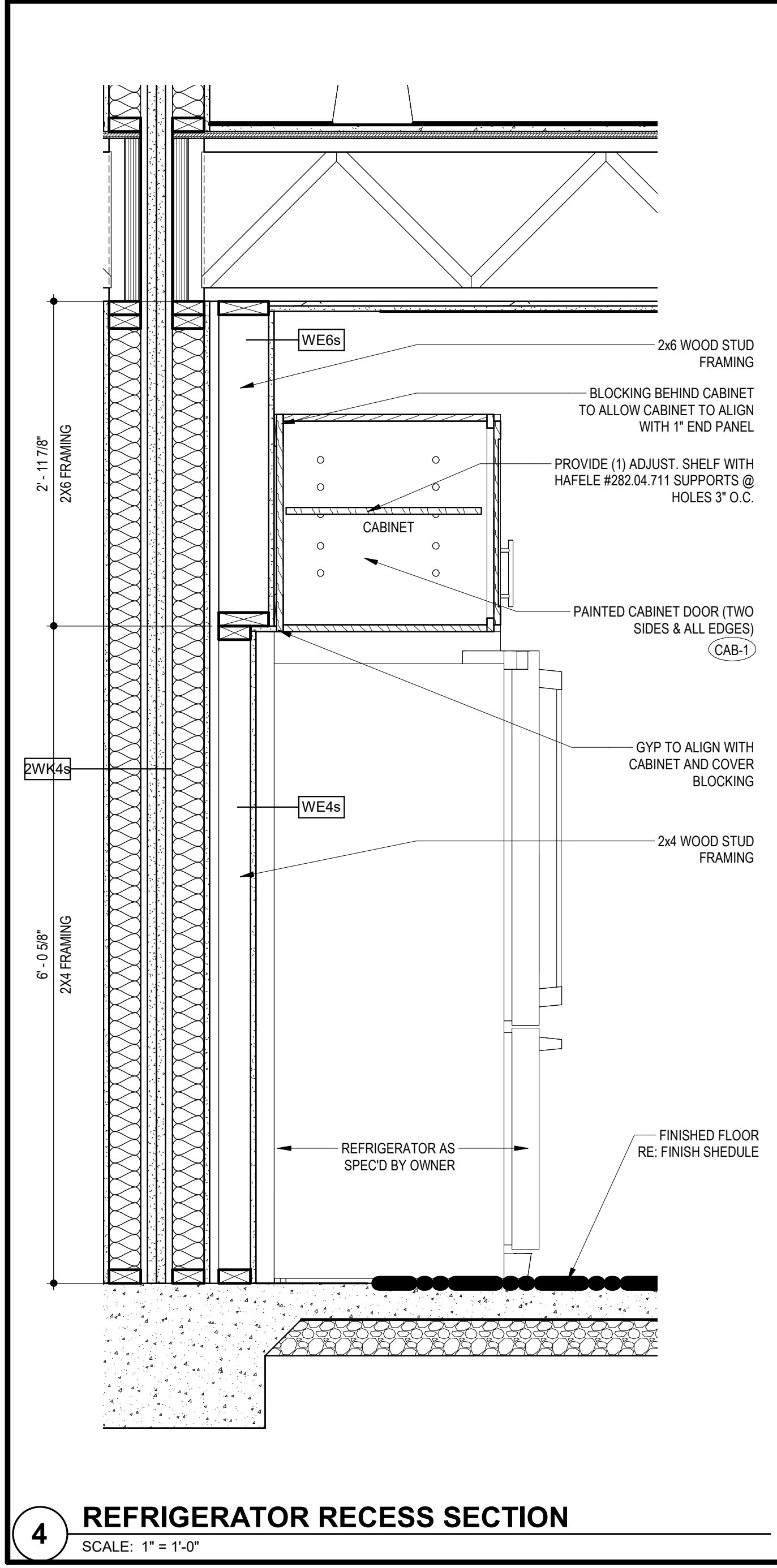
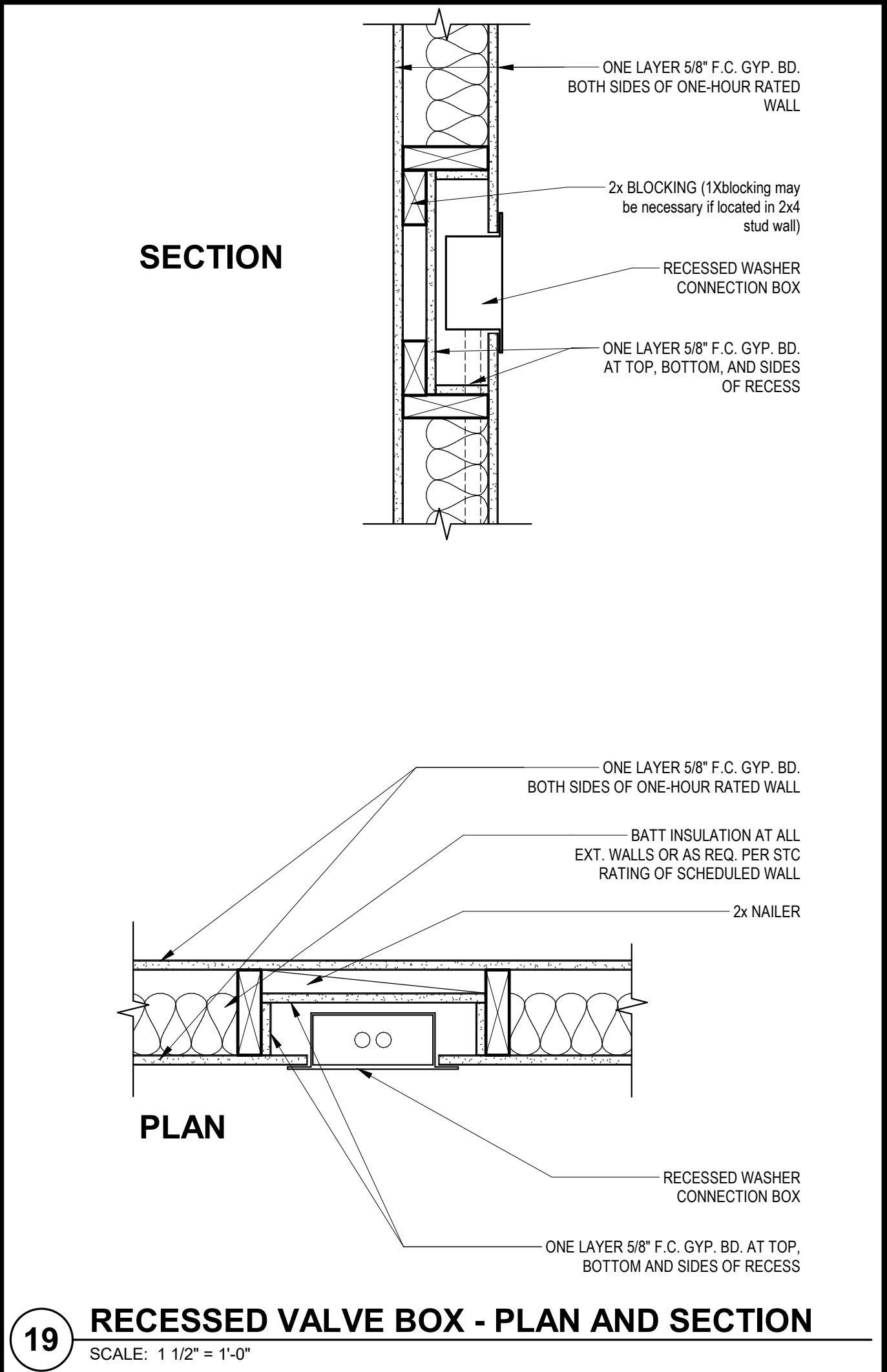
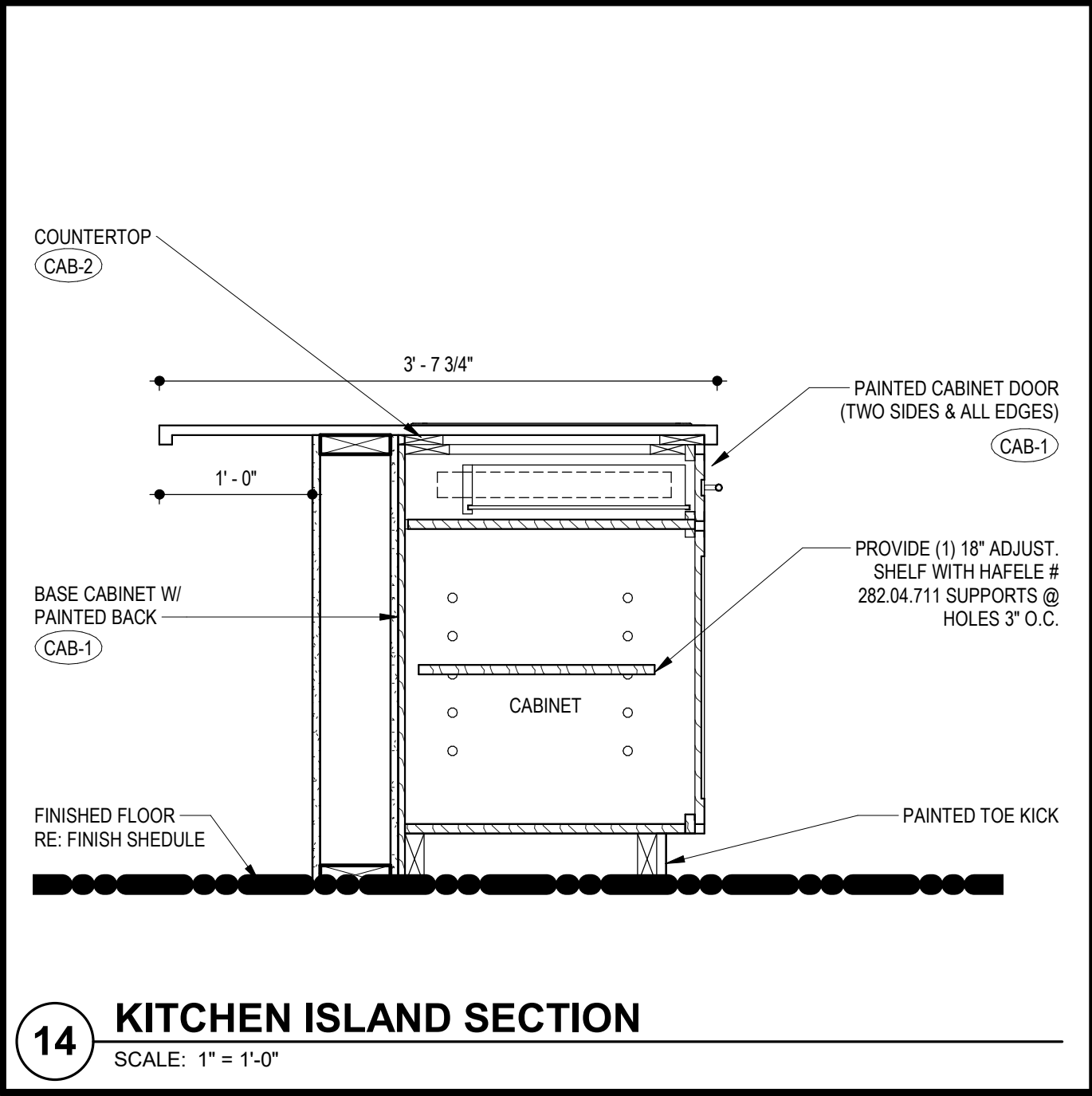
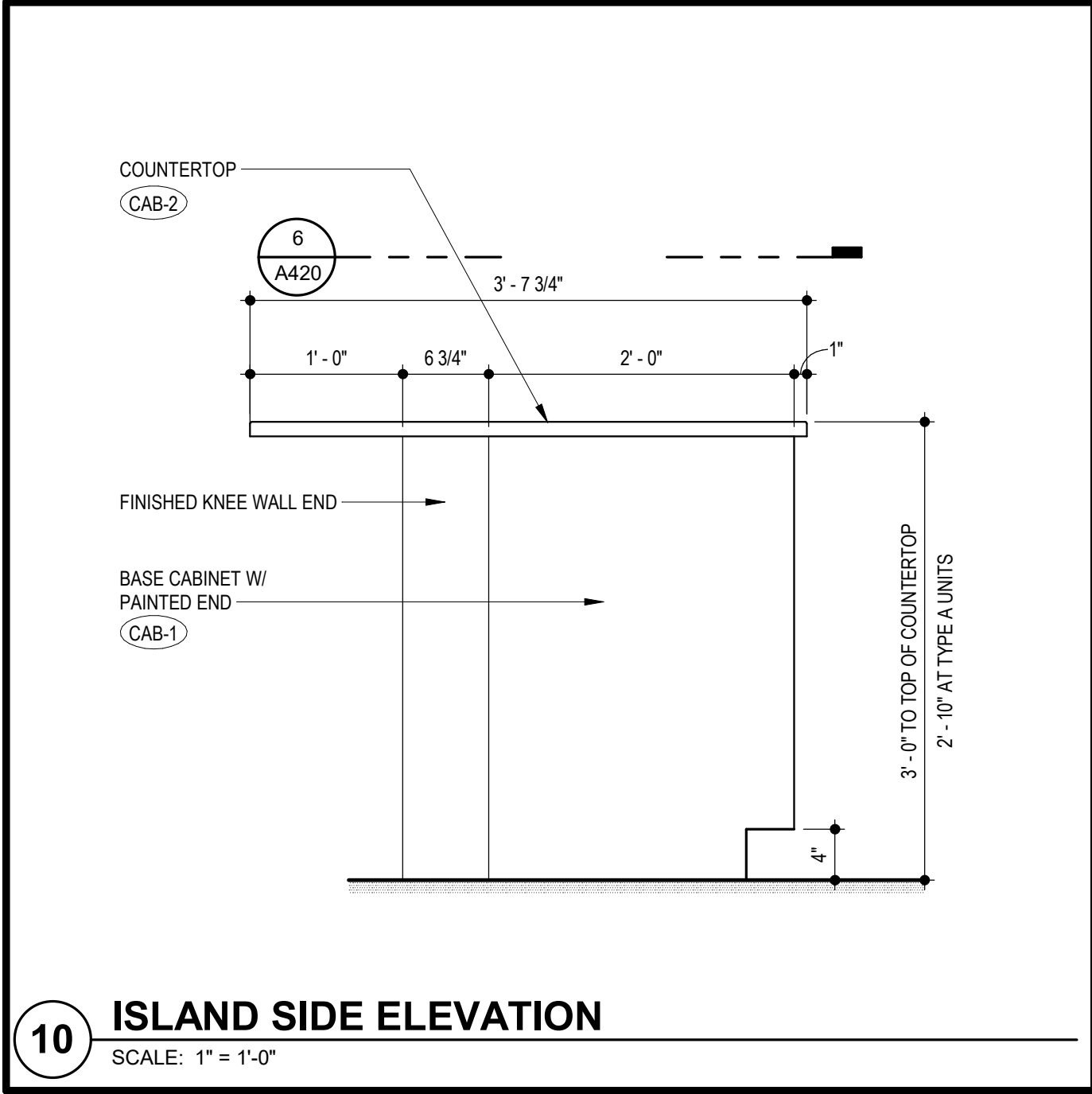
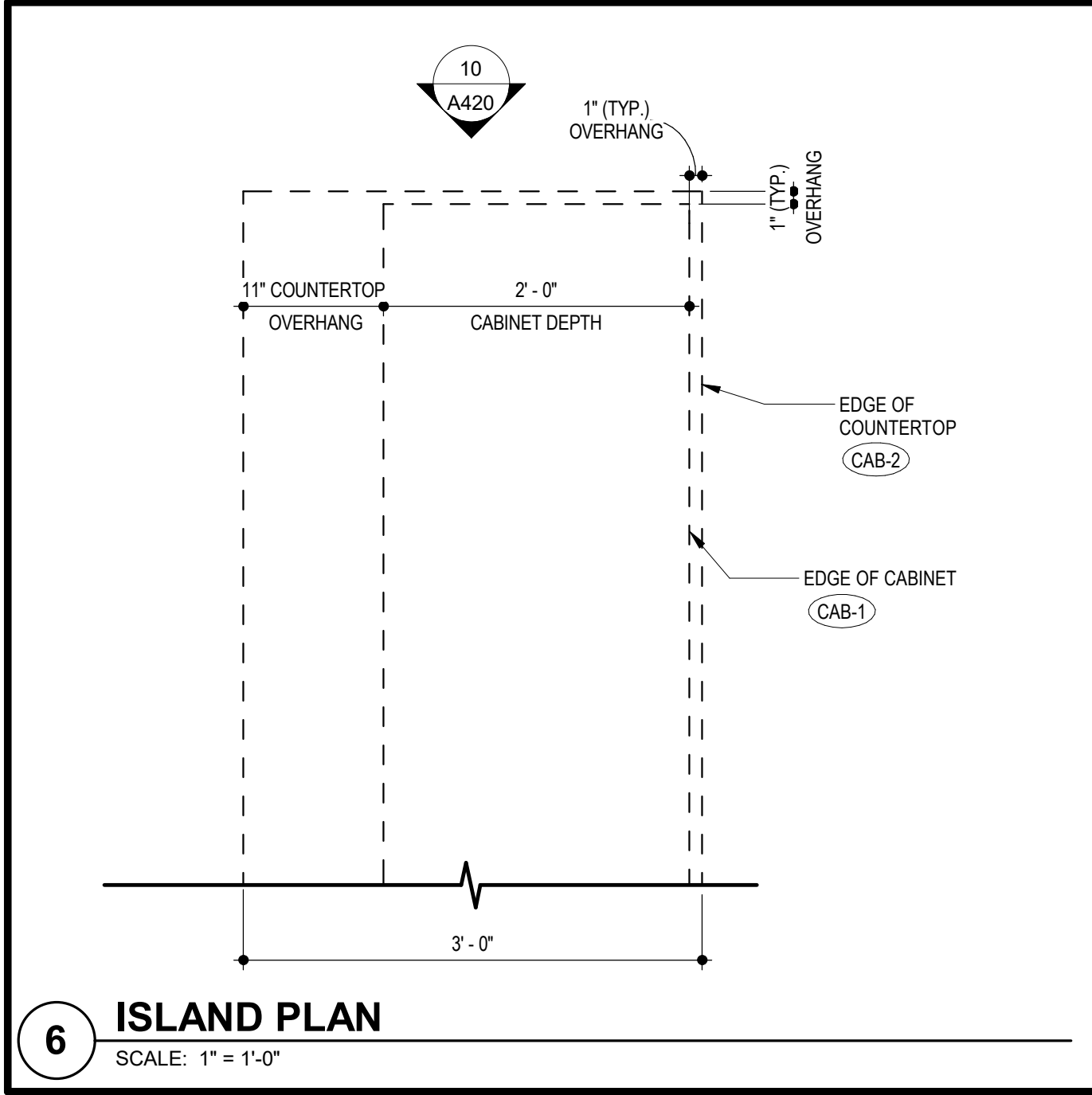
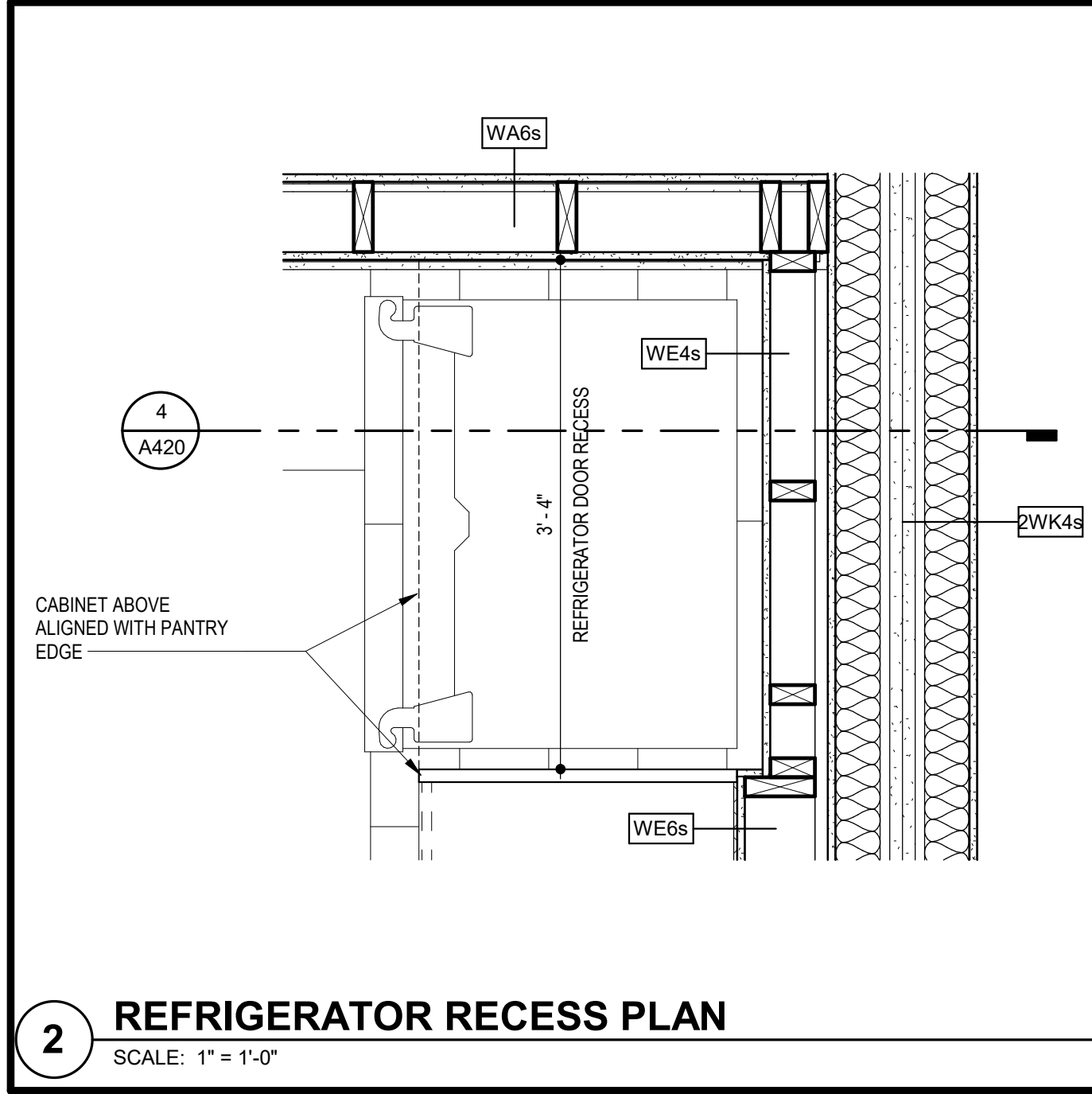
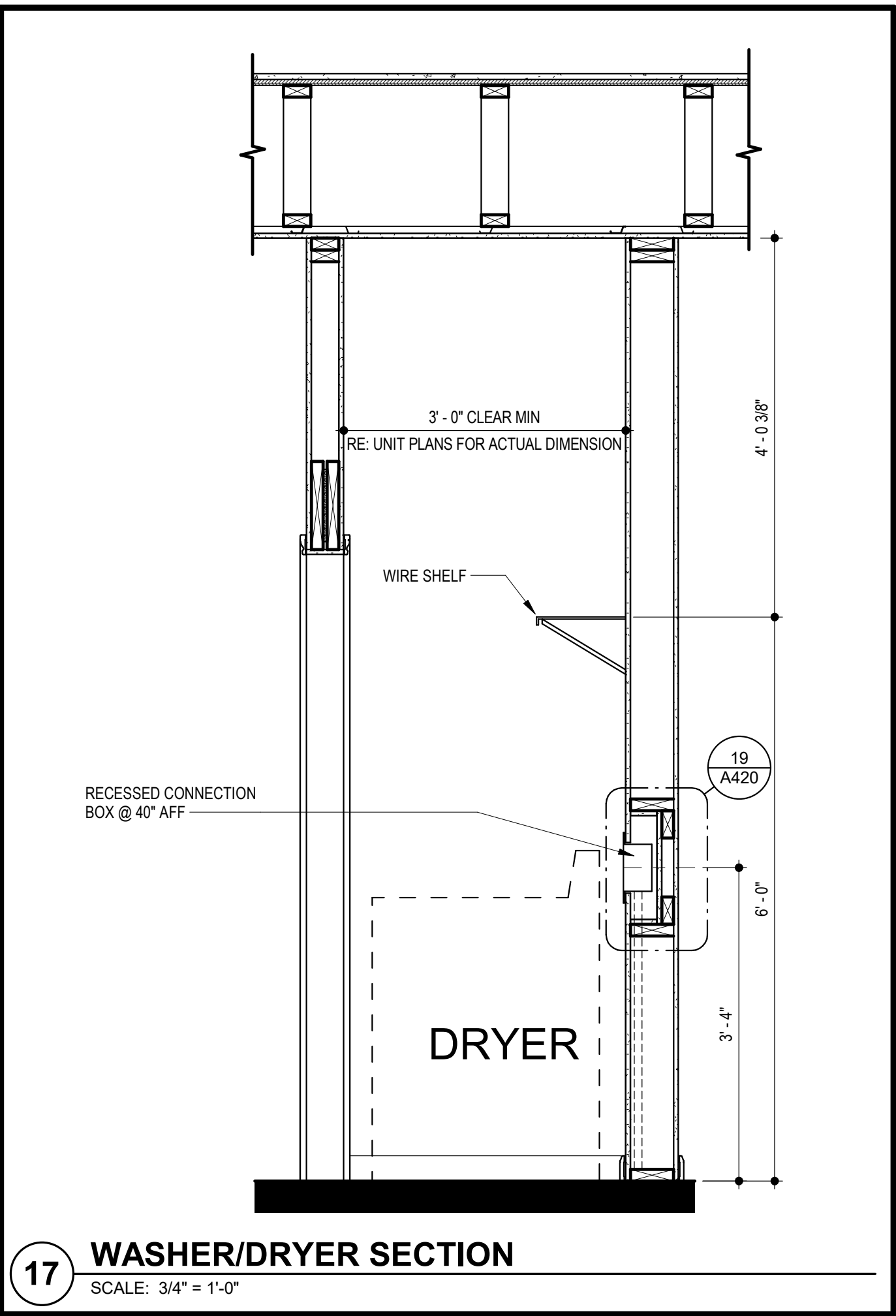
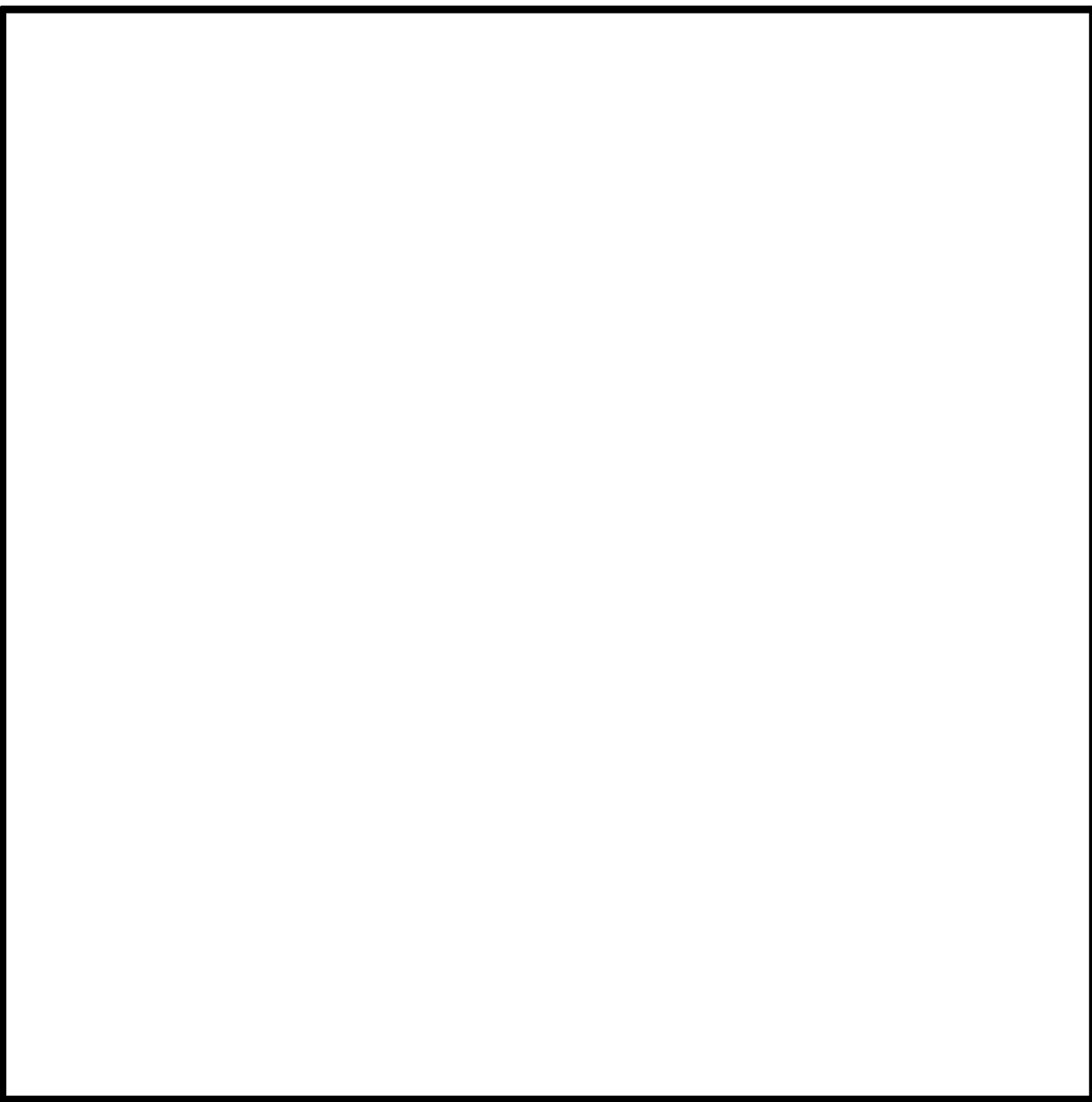
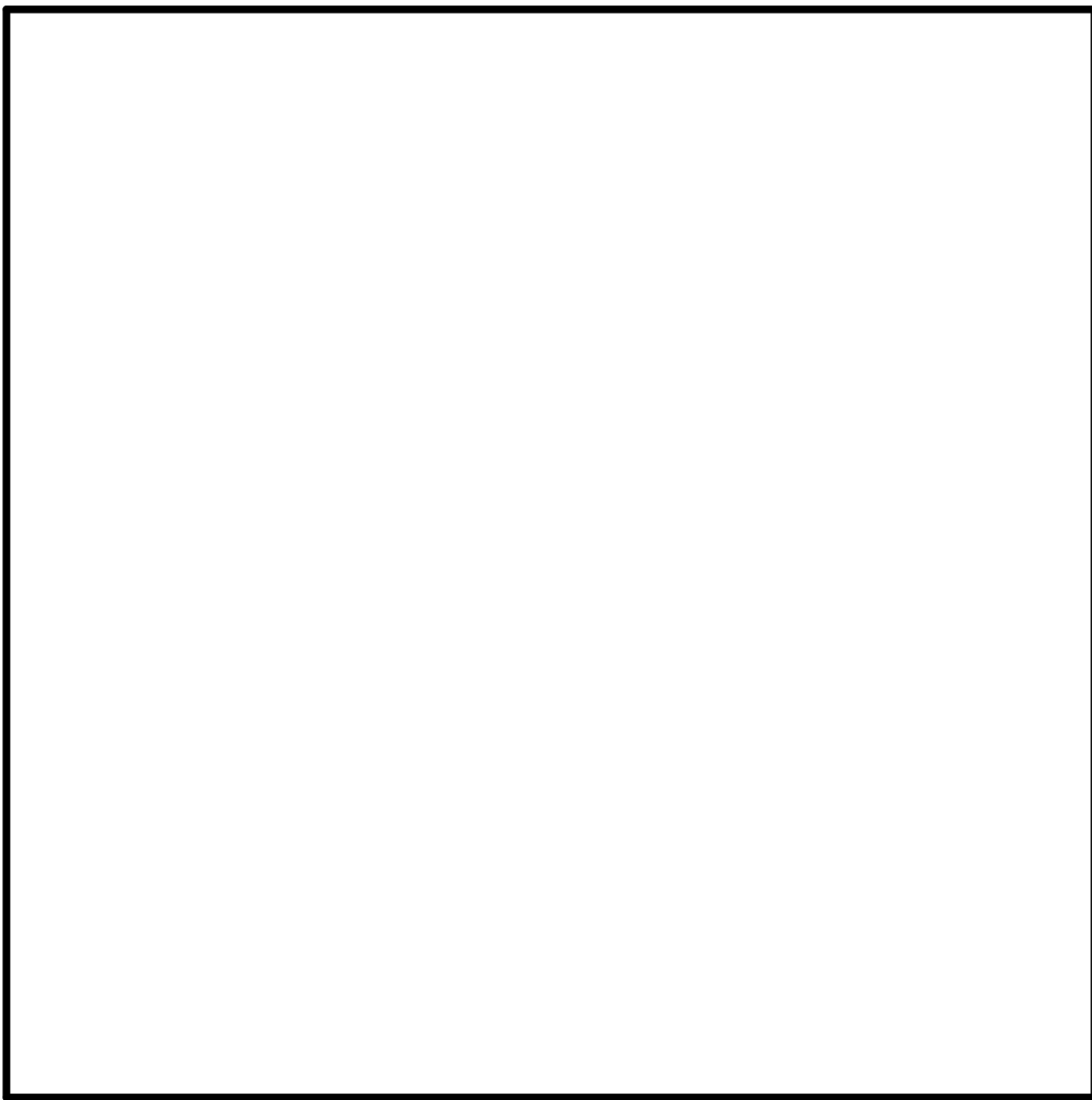
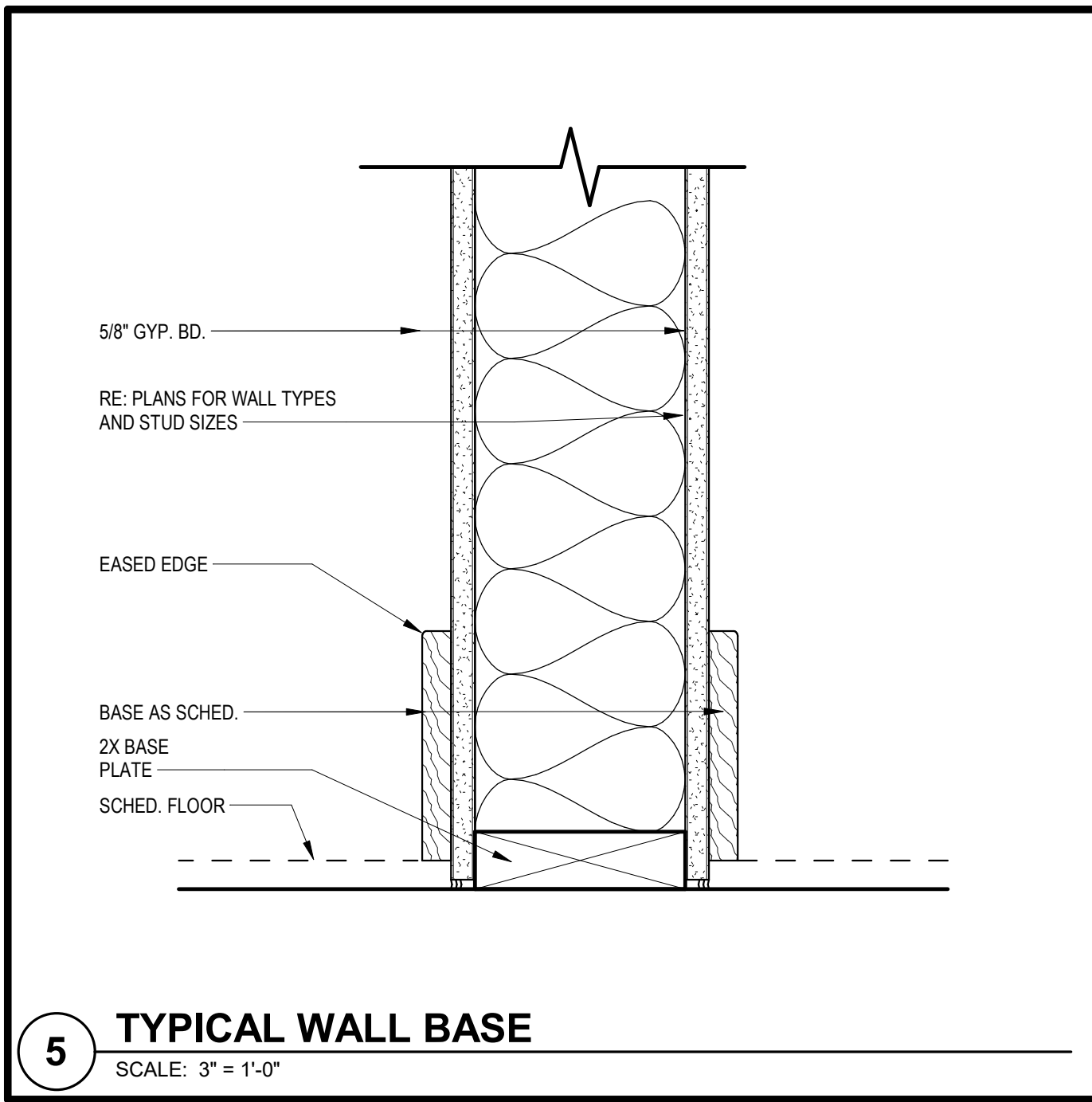
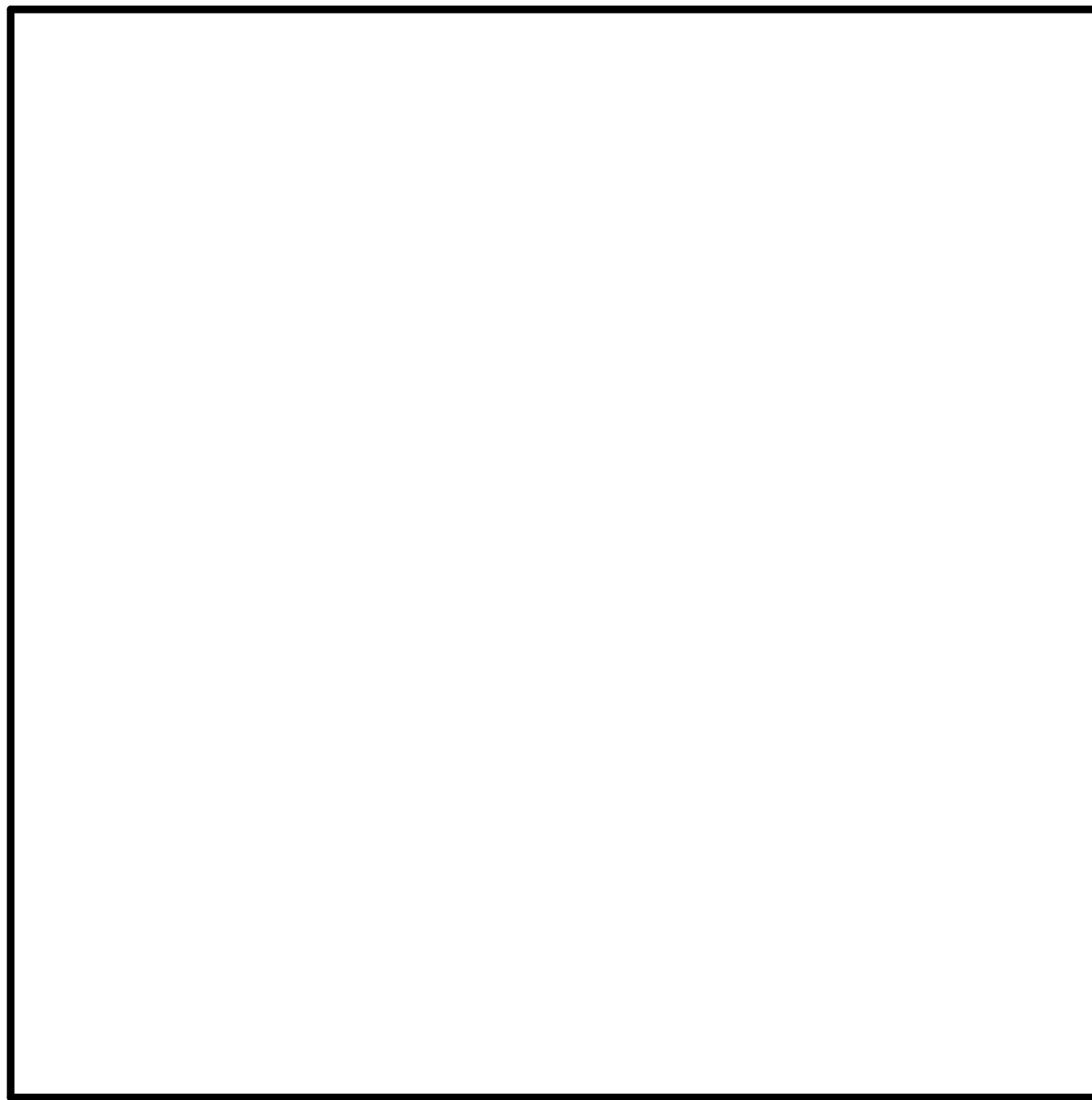


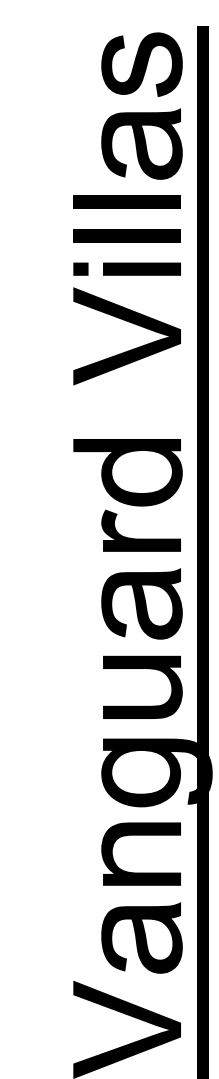
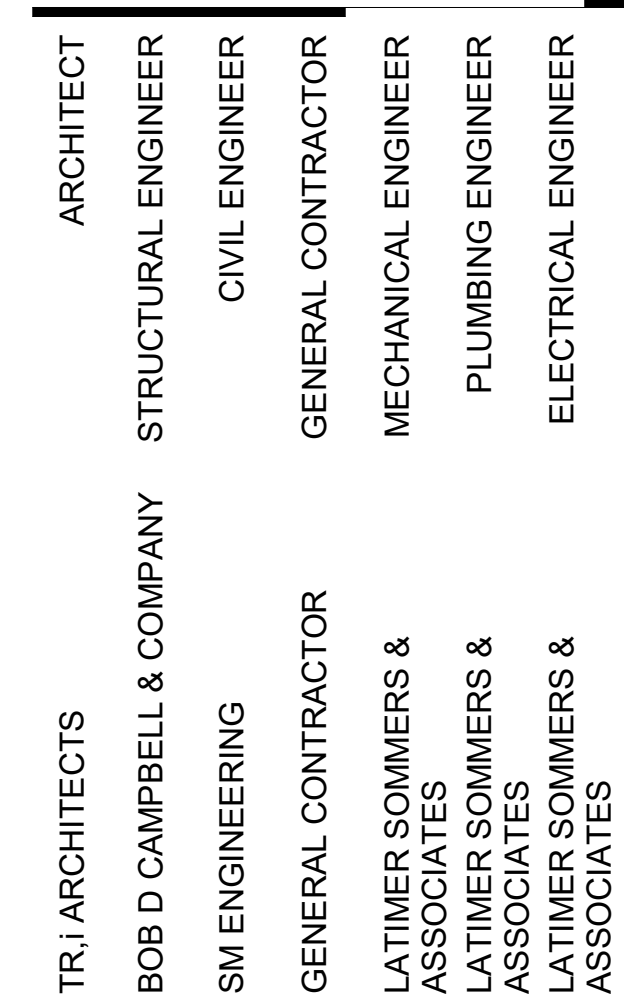
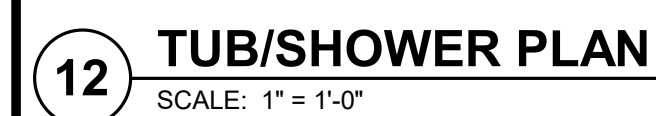
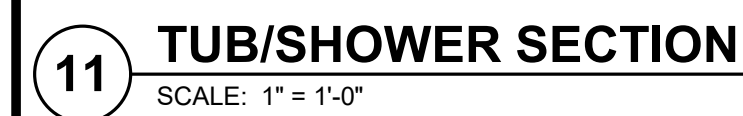
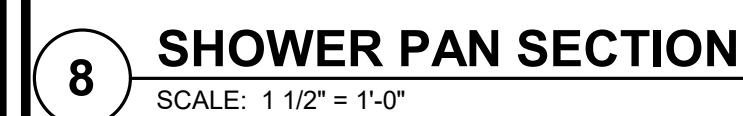
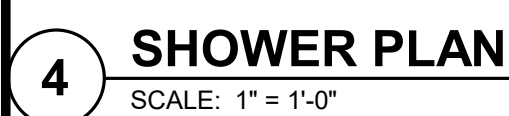
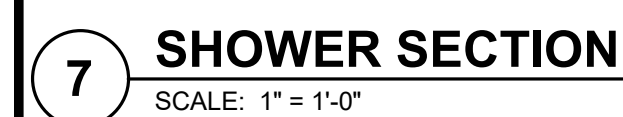
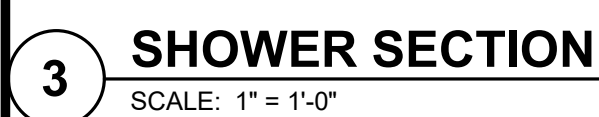
1. ALL WALL DIMENSION LINE TO STUD.
2. INTERIOR WALL UNIT TYPES ARE W444 (TYPICAL) UNLESS OTHERWISE NOTED
3. REFER TO SCHEDULE A000 FOR TYPICAL WALL TYPES AND FINISHES
4. REFER TO SHEET A000 FOR UNIT DOOR SCHEDULE & A041 FOR DETAILS
5. ALL INTERIOR DOORS SHALL ALLOW 24" AIRFLOW FOR RETURN AT BOTTOM OF DOOR
6. INTERIOR DOORS FOR LOCATING VENTILATION DOORS SHALL BE 24" MIN. CLEAR
7. REFER TO SHEET A000 FOR WINDOW SCHEDULE AND A050 - A051 FOR DETAILS
8. ALL EXTERIOR WINDOWS SHALL MEET ALL FEDERAL, STATE AND ANY LOCAL GLAZING STANDARDS
9. ALL WINDOW SILLINGS SHALL BE 2" MIN. CLEAR
10. BEDROOM SHALL HAVE A MINIMUM OF ONE OPENING WHICH MEETS EGRESS REQUIREMENTS, 20" NET CLEAR WIDTH, 24" NET CLEAR HEIGHT, 5.7 SQFT NET CLEAR OPENABLE AREA AND SHALL BE 44" MIN. CLEAR FROM FLOOR TO BOTTOM OF OPENING
11. REFER TO BUILDING PLANS FOR CORRIDOR AND DIMMING WALL LIGHTS
12. ALL MOISTURE RESISTANT GYPSUM DRYWALL IN ALL UNIT BATHROOM WALLS AND OTHER UNIT WALLS
13. PROVIDE SOUND BATTS IN ALL CORRIDOR AND TENANT SEPARATION WALLS
14. PROVIDE SOUND INSULATION IN WALLS AROUND ALL LAUBRY STOPS, FLOORING, AND ALL HVAC CLOSETS.
15. REFER TO STRUCTURAL DRAWINGS FOR SHEARWALL AND BEARING WALL LOCATIONS
16. VERIFY SOUND INSULATION CHASES WITHIN GROUND ALL LAUBRY STOPS, FLOORING, AND ALL HVAC CLOSETS.
17. ALL ANGLES ARE 45° TO HORIZONTAL & VERTICAL DIRECTIONS. UNO. TYP. AT ALL UNITS.
18. PROVIDE DIMENSIONS AND NOTES STATING "CLEAR" ARE FROM FACE OF FINISH
19. REFER TO A002 & A003 FOR ALL INTERIOR FAIR HOUSING ACT AND OTHER ACCESSIBILITY REQUIREMENTS.
20. ALL TOWEL BARS ARE TO BE MOUNTED AT 54" A.F.F., ROBE HOOKS ARE MOUNTED AT 66", TOWEL RINGS TO BE MOUNTED 1'6" ABOVE COUNTER HEIGHT, AND TOILET PAPER DISPENSERS AT 20" A.F.F.
21. PROVIDE 2" MIN. CLEARANCE BETWEEN TOWEL BARS AND ROBE HOOKS IN TYPE 1 UNITS TO BE MOUNTED AT 48" HIGH MAX.
22. INTERIOR ELEVATIONS ARE FOR SCHEMATIC CABINET LAYOUT ONLY. CONTRACTOR TO VERIFY ALL DIMENSIONS AND FINISHES ARE REQUIRED. REFER TO CABINET SHOP DRAWINGS.
23. VANITY MIRRORS TO BE 42" HIGH AND TO BE MOUNTED WITH THE BOTTOM OF THE REFLECTING SURFACE NO MORE THAN 42" A.F.F. IN ANSI TYPE UNITS.
24. PROVIDE 2" MIN. CLEARANCE TO 24" TO 18" C.F. FROM EACH COUNTER UNDER THE SINK
25. VERIFY ALL TUB WALL LENGTHS AND DIMENSIONS WITH ACTUAL TUB PROVIDED. CONTRACTOR TO VERIFY ALL TUB WALLS TO BE 1/2" MIN. THICK
26. PROVIDE SLOPE BLOCKING IN WALLS FOR FUTURE INSTALLATION OF GRAB BARS AS SHOWN ON A002 & A003, OR ALTERNATIVE MEANS OF REINFORCING THE CAVITY BETWEEN THE FIBERGLASS TUB AND THE WALL.
27. SEE ARCHITECTURAL ELEVATION, MEP AND STRUCTURAL DRAWINGS FOR EXTERIOR FEATURES THAT MAY REQUIRE BLOCKING OR OTHER CONSIDERATIONS SPECIFIC TO THE UNIT LOCATION IN ORDER TO PROTECT SHUTTERS, FIXTURES, BUILDOUTS, CORNICES, RAILINGS, LANDSCAPE FEATURES AND ADJACENT ATTACHED STRUCTURES
28. PROVIDE SLOPE BLOCKING TO COVER SO THAT TV IN LIVING ROOM CAN BE MOUNTED AT 46" A.F.F. TO THE CENTER OF TV. REFER TO MEP AND TELECOM. PROVIDE 2x10 BLOCKING FOR TV ATTACHMENT
29. PROVIDE SLOPE BLOCKING TO SLOPE DOWN 1/8" TO EDGE OF SLAB. LIGHT BROOM FINISH ON SLOPED SURFACE. VERIFY WITH STRUCTURE.
30. REFER TO UNIT FINISH SCHEDULE FOR FINISHES ON A060. FOR ADDITIONAL, ROOM FINISH NOTES
31. PROVIDE SLOPE BLOCKING TO SLOPE DOWN 1/8" TO EDGE OF SLAB. LIGHT BROOM FINISH ON SLOPED SURFACE. VERIFY WITH STRUCTURE.
32. FLOOR FINISHES TO EXTEND UNDER SHELVEY, WASHER/DRYER, AND REFRIGERATOR. FLOOR FINISHES EXTEND UNDER ALL RAISED COUNTERS, AND CABINETS INDICATED WITH "REMOVABLE CABINET"
33. ALL SINK BASES TO BE REMOVABLE IN TYPE A UNITS, REMOVABLE BASE AT KITCHEN WORK SURFACE IN TYPE A UNITS, EXTEND FLOOR FINISH UNDER THESE REMOVABLE CABINETS 3" MIN. FROM SINK
34. SHOWER HEAD HEIGHT 42" - 48" AFF, SHOWER CENTER HEIGHT 34" - 40" AFF
35. SHOWER HEAD ORNAMENT SHOWER HEAD HEIGHT 7'-0" AFF, CONTROL 3'-0" AFF, TUB FAUCET 2'-0" AFF, FOR TUBS TO TUBS RE A240-421

TR-I ARCHITECTS
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Lee's Summit, Missouri





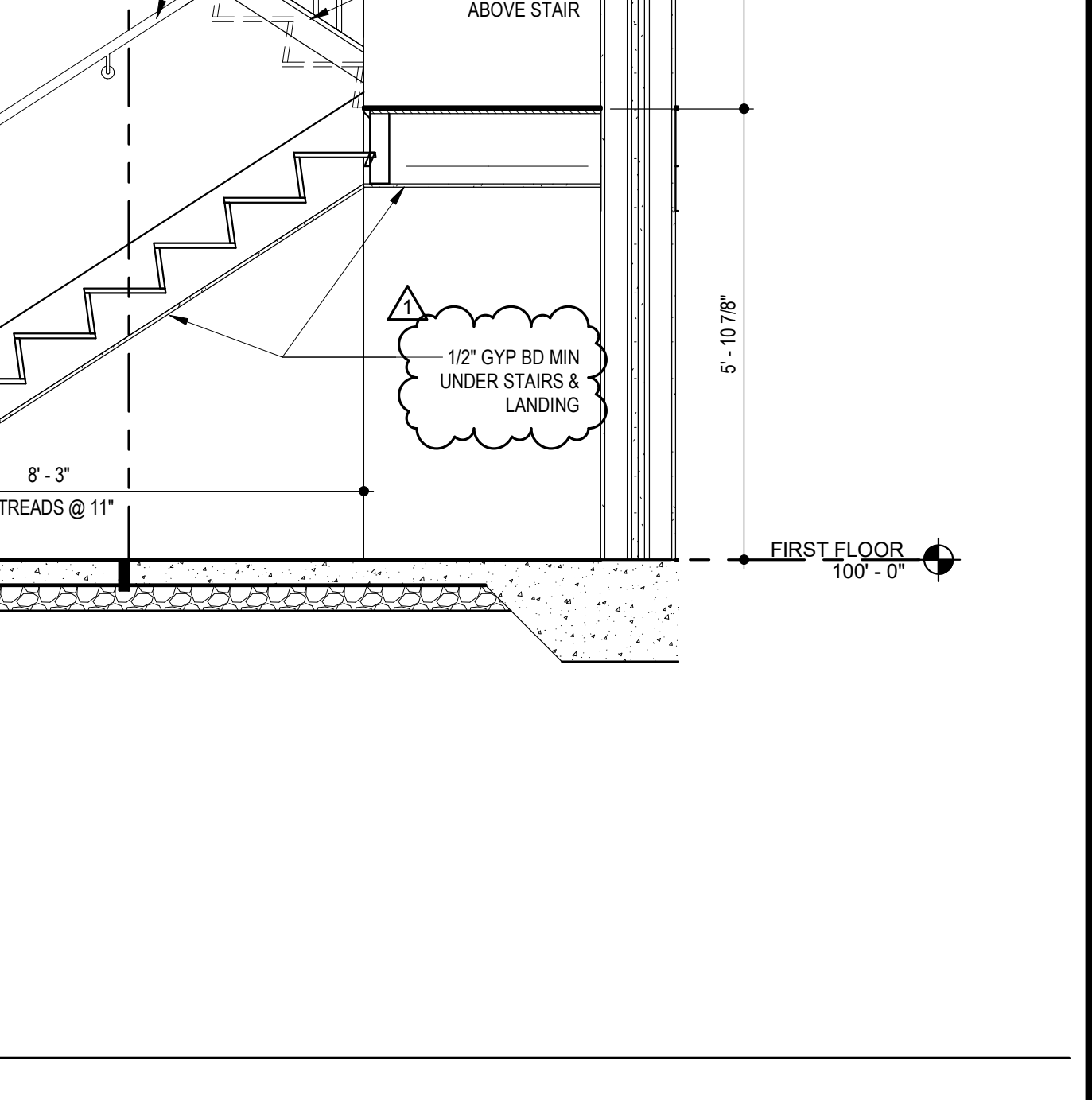
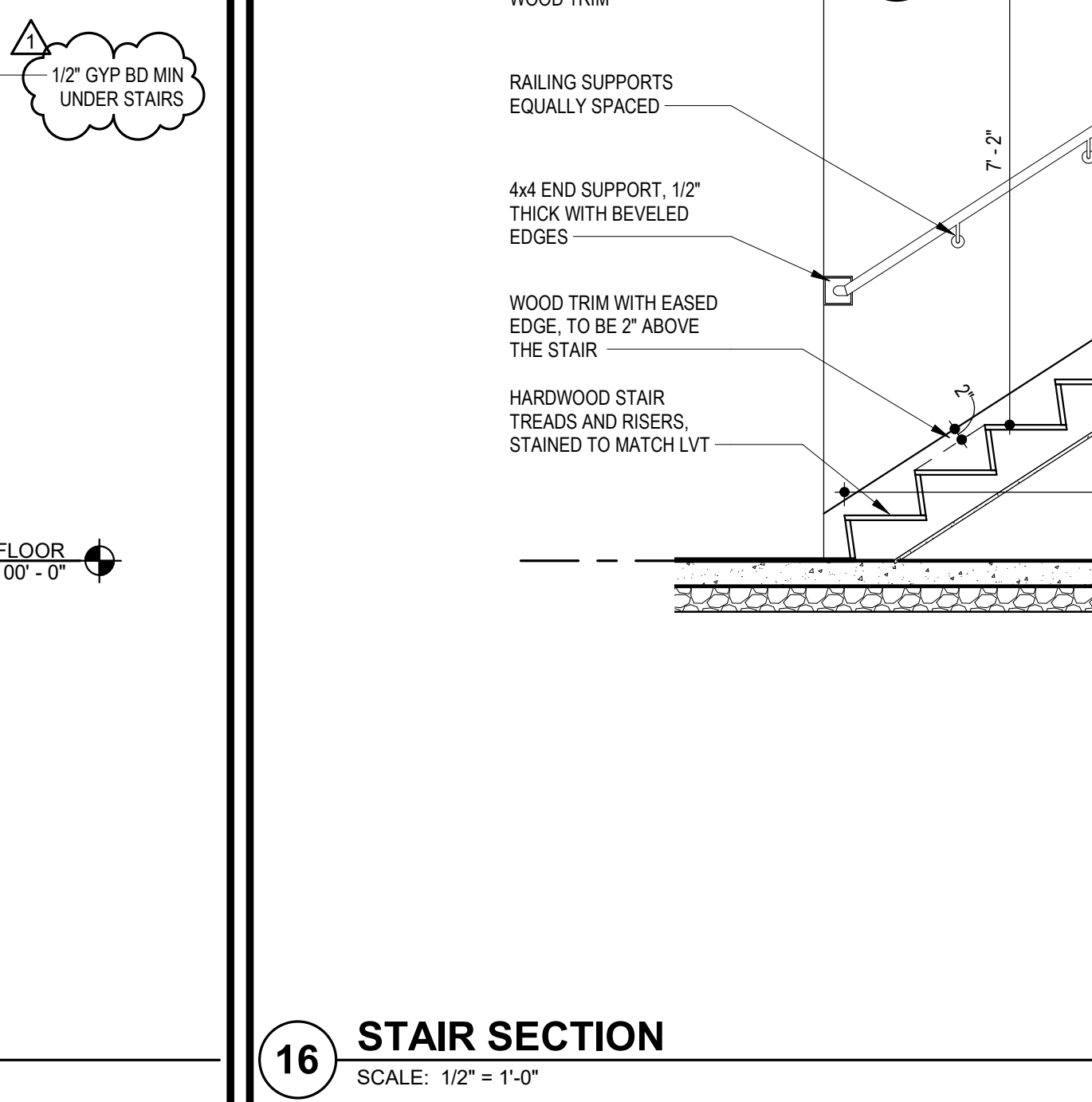
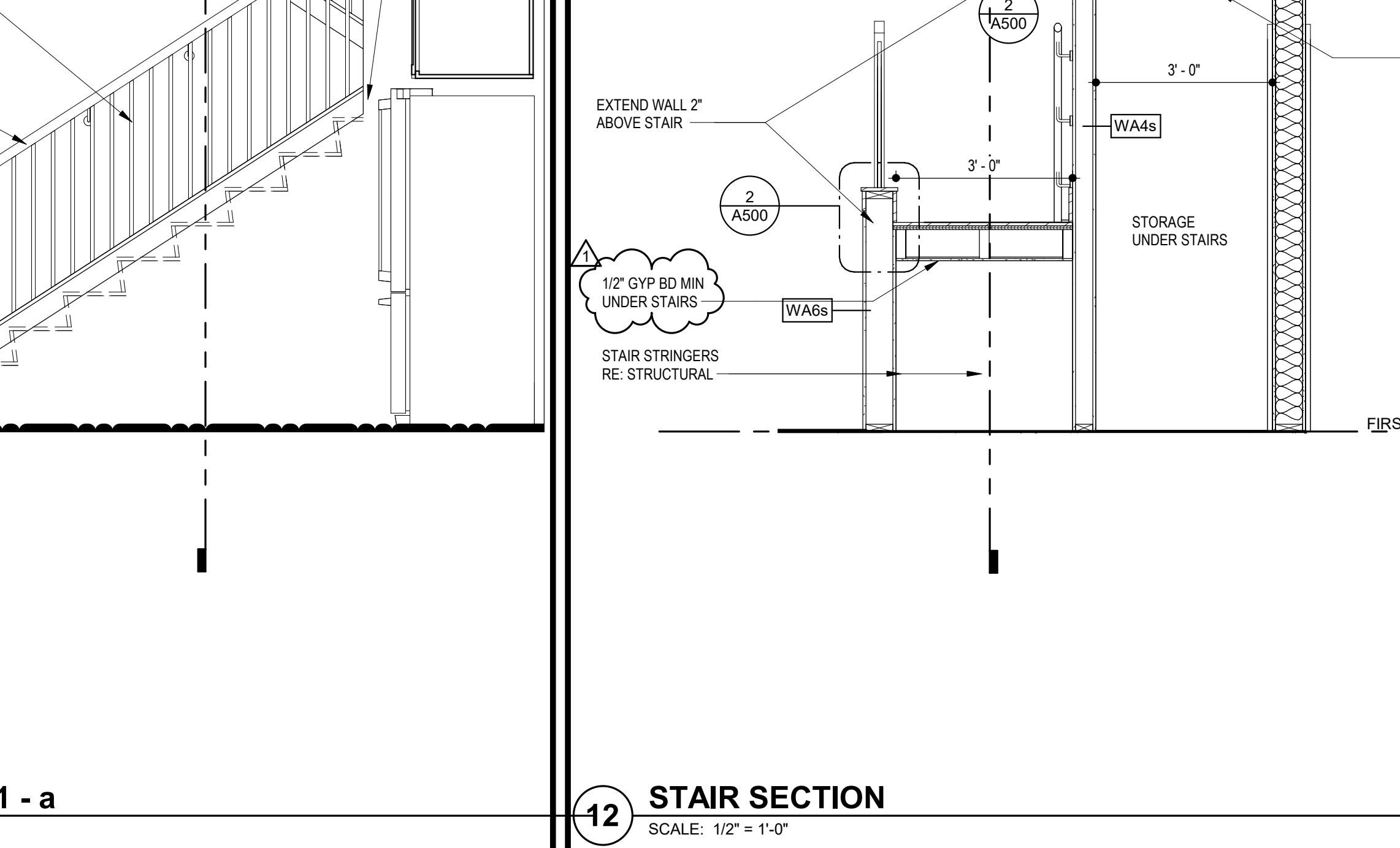
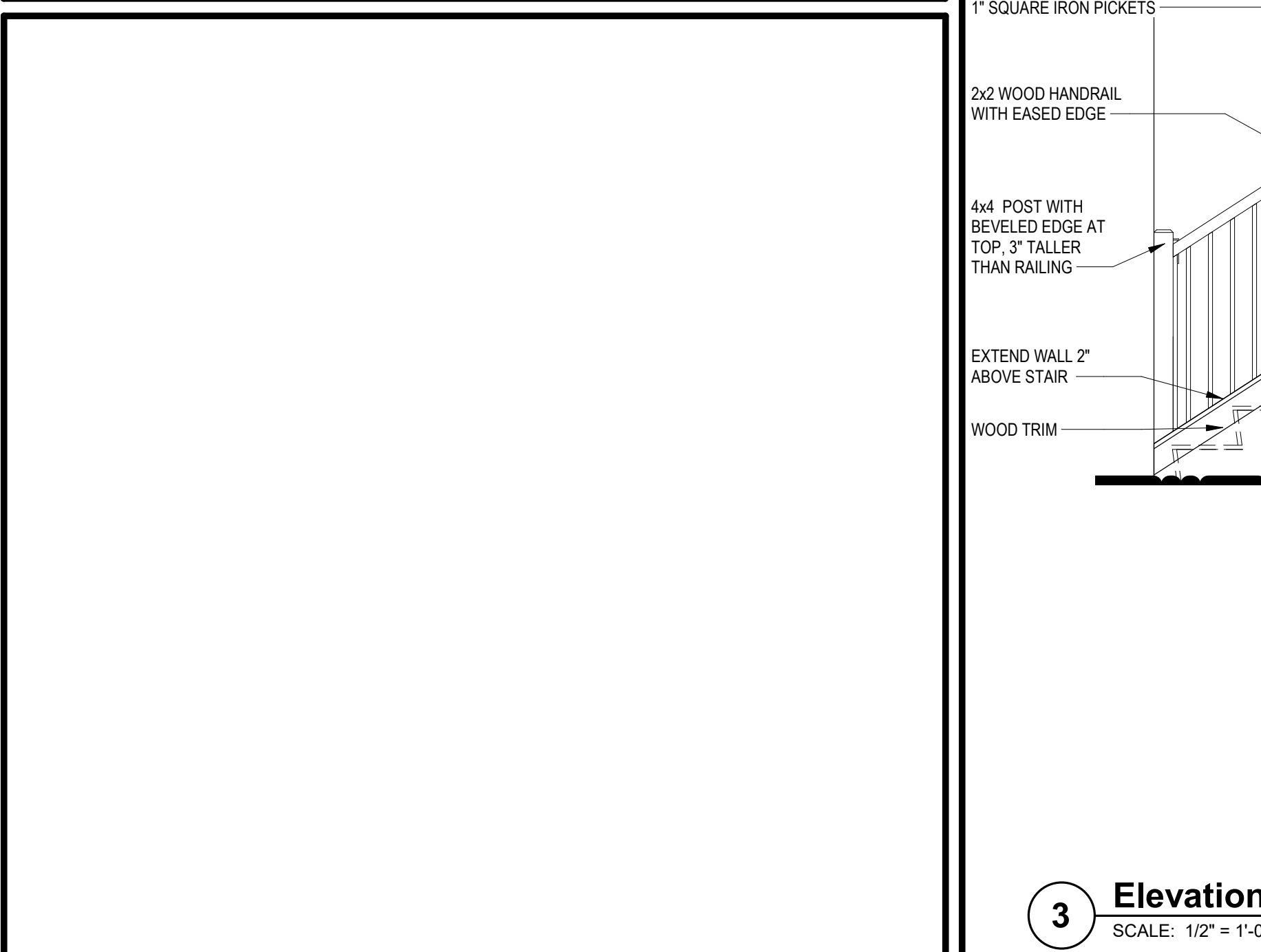


Lee's Summit, Missouri



A421

UNIT DETAILS



GENERAL NOTES - STRUCTURAL

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 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 (ASCE7-16)
 - 3) Building Code Requirements for Structural Concrete (ACI 318-14)
 - 4) North American Specification for the Design of Cold-Formed Steel Structural Members (AISII 500-07/51-1)
 - 5) National Design Specification (NDS) for Wood Construction with 2015 Supplements (ANSI/AWC NDS-2015)
 - 6) 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, Ce = 1.0
Pf = 14 psf, Pm = 20 psf
Is = 1.0, Cs = 1.0, Ct = 1.0
Drift & unbalanced snow loads per ASCE/SEI-10
- D. Lateral Loads:
- 1) Wind (Vult) = 109 mph, Exposure B, Cgcl = +/- 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 surfaces shall be per section 30.7 and table 30.7.2 of ASCE/SEI-16. Tabulated pressures shall be multiplied by effective area reduction factors, exposure adjustment factors, and topographic factors where applicable.
- 2) Seismic: Ss = 0.099, Si = 0.068, Ie = 1.0
SDC= D(0.96), Sd1= 0.088, 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=2, Omega = 2.12, Cd = 2, V=0.043W
- E. This project is designed in accordance with 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 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 floor slabs (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).
- D. All concrete for exterior footwall 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.
- G. 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 free-draining granular material as prescribed by the project soils report.
- H. Basement foundation walls shall be braced at the base and top of wall by the contractor until the slab on grade at the base and the floor framing/slab at the top of wall is complete and the concrete has achieved 75% of the design strength. The contractor is responsible for engineering and design of the wall bracing, if required.
- I. 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 318 and meet requirements of ACI 318, current editions.
- J. Control joints in dirt formed slabs shall be shown on plans. Where not shown, limit controlled 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.
- K. Contractor shall verify that all concrete inserts, reinforcing and embedded items are correctly located and rigidly secured prior to concrete placement.
- L. 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.
- M. 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 A188.
- 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 steel shall be lapped 48 bar diameters (2-0" minimum) at splices and embedments, unless shown otherwise. Splice lap bars near midspan and splice bottom bars over 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 #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 sheet 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 bn 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 be included).

5. Structural Steel

- A. All structural steel beams and columns shall be ASTM A992, grade 50 steel and all miscellaneous steel shall be ASTM A572, grade 50. Hollow Structural Sections (HSS) shall be ASTM A500, grade B. Fabrication and erection shall be in accordance with AISC 303-15 "Code of Standard Practice for Steel Buildings and Bridges" in the 13th Edition of the AISC Steel Construction Manual.
- B. All welding shall conform to the recommendations of the AWS.
- C. All exterior steel and steel connections and steel members 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 the reaction of 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 at 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 308.2 and ICC-ES ECR-1031. 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 ACI 308.2 and ICC-ES ECR-1031. 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 ACI 308.2 and ICC-ES ECR-1031. 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 for use in accordance with ACI 308.2 and ICC-ES ECR-1031. 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 AC108 and ICC-ES AC108.2. 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 engineering soil having a minimum bearing capacity of 2,000 psf.
- C. Retaining walls are designed for an active lateral load of 55 psf equivalent fluid pressure.
- D. Basement walls are designed for an at rest lateral load of 80 psf equivalent fluid pressure. See General Note 3H for wall bracing requirements.
- E. Contractor shall prepare 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 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, recompact materials to the density and moisture content specified for engineered fill. Do not place concrete on frozen ground.

8. Timber and Wood Framing

- A. Quality and construction of wood framing members and their fasteners for load supporting ultimate stress not 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 and treated Southern Yellow Pine No. 2 grade visually graded and an elastic modulus of 1,600,000 psi unless noted otherwise. All joist, truss members, and headers to be No. 2 grade (No. 1) unless noted otherwise. All lumber for exterior decks and balconies shall be treated for Insect and Fungal Decay Protection.
- 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 (steel or aluminum). Spacing shall be 48 inches on center for joists and 60 inches on center for blocking.
- 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 Select-Pine or Select-Fir, 1/2" thick, 48 inches wide, and nailed with 8d ring shank nails at 8" or 10" centers 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 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. All plates shall be 1/2" thick steel or steel beams with 1/2" diameter bolts at 32" on center. All 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" 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 2,000,000 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. 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/TP1 - 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 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, with TP1s and other bracing as recommended and recommendations for handling, installing and bracing metal-plate connected wood trusses (HIB-31, booklet) and the latest edition of ANSI/TP1-1.
- 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 (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 roof truss and Joist design load and deflection criteria are as follows:
- | | |
|---------------------------------|-----------------------|
| Top Chord Dead Load | = 20psf |
| 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; 1/2" maximum |
- R. Pre-engineered roof truss design load and deflection criteria are as follows:
- | | |
|---------------------------------|---------|
| Top Chord Dead Load | = 15psf |
| Top Chord Live Load | = 20psf |
| Bottom Chord Dead Load | = 10psf |
| Allowable Total Load Deflection | = L/300 |
| Allowable Live Load Deflection | = L/360 |
- Roof trusses shall be designed for wind uplift loads indicated in Building Components & Cladding Wind Load Diagram.

9. 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 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 submittals with comments provided that each submission has met the above requirements. Bob D. Campbell and Company, Inc. shall return without comment unneeded 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 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) Construction and control plans and/or elevations.
 - 4) Miscellaneous anchors shown on the structural drawings.
 - 5) Wood truss design calculations and detailed erection and fabrication drawings. Standard shop drawing details need not be submittal.

10. 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 independent special inspections.
- B. The special inspector 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 conforms to the approved plans and specifications and the applicable 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 requiring inspection are ready to be inspected and provide access for those inspections.
- 1) Shop Fabrication - pre-engineered wood trusses per Section 1704.2.5 unless TPI certified shop
 - 2) Concrete Construction per Section 1705.3 and Table 1705.3
 - 3) Verification of Soils per Table 1705.6
 - 4) Wood Lateral System (periodic)
 - 5) Wood Gravity Framing and Placement (adjust frequency of random sampling where indicated as required)
 - 6) Heavy timber/SC/Lg/Lg/Lg beams and supports (periodic)
 - 7) Headers and jacks (random sampling)
 - 8) Bearing walls (random sampling)
 - 9) Connector/hardware installation (random sampling)
 - 10) Floor and roof trusses (random sampling)

11. 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 photocopied, reproduced, 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.

| ESTIMATED BUILDING MOVEMENT TABLE | | | |
|-----------------------------------|------------------------|-----------------|------------------------------|
| FLOOR | ACCORDU WOOD SHRINKAGE | HEIGHT OF BRICK | ACCUMULATIVE BRICK EXPANSION |
| ROOF | 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 2304.3.4 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 initial (MC) = 19%
- 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 a 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. Hanger 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. 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.
 - c. The special inspector shall submit a final signed report stating that the work conforms to the approved plans and specifications and the applicable workmanship provisions of the building code.
 - d. 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.
2. Architectural System Considerations:
 - a. At structo, EFS and this set veneer systems provide horizontal expansion joints, slip joints with appropriate flashing, this includes transitions between changes in veneer material. At brick and stone veneers provide veneers ties designed to accommodate differential movement.
 - b. 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 shrinkage.
 - d. All sheathwall holddown shall be checked and re-tightened immediately prior to sheathing of the walls. If a continuous rod system is utilized for holdowns or uniform uplift anchor system, 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 be 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- 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 NAILS AT 16" o.c. MAX. FACE NAILING 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 | RIM 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 | 3- 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 2-20d NAILS AT ENDS AND EACH SPLICE |
| 21 | BUILT-UP LAMINATED VENEER LUMBER BEAMS | 3" x 0.131" NAILS AT 12" 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 (17/8 @ EA. TRUSS) | 2- 16d NAILS AT EACH NAILS (17/8 @ 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 WRITING.
 - 2) CONDITIONS NOT SPECIFIED SHALL BE IN ACCORDANCE WITH CURRENT INTERNATIONAL BUILDING CODE.
 - 3) NAILING DESIGNATION:

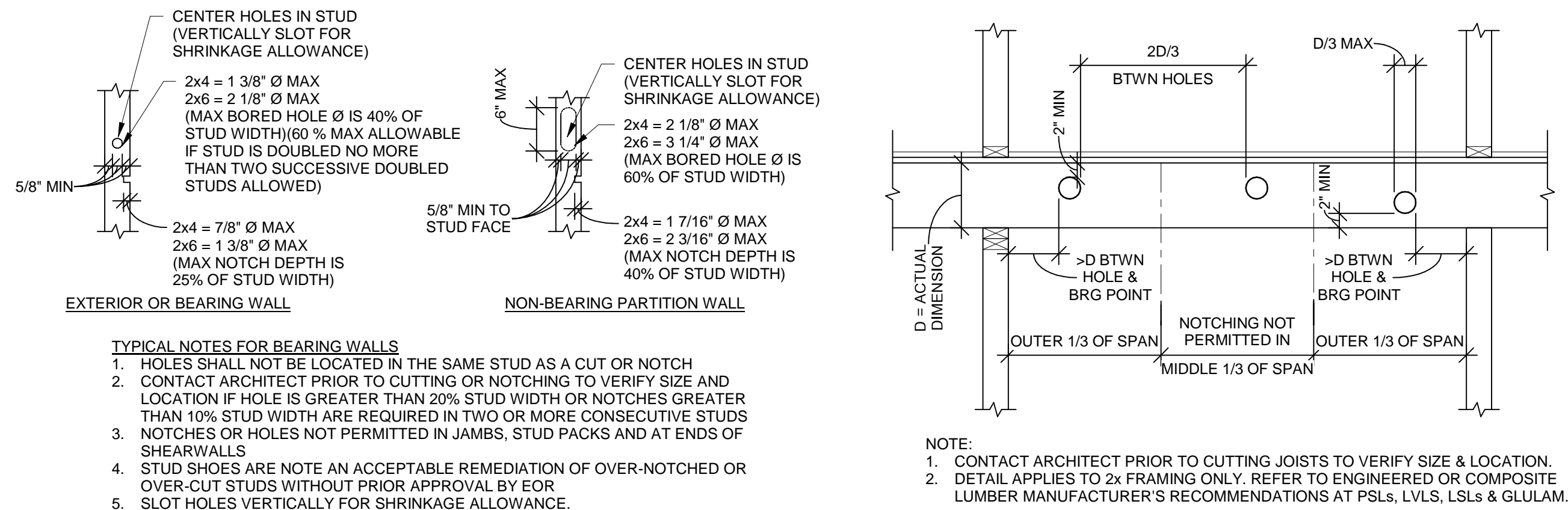
| | |
|------------------------|--------------------|
| 1" x 3" x 0.131" NAILS | DIAMETER IN INCHES |
| 2" x 3" x 0.131" NAILS | NAIL LENGTH |
 - 4) ALL NAILS NOTED AS 8d, 10d, 16d, ETC. SHALL BE COMMON NAILS UNLESS NOTED BOX.

| STRUCTURAL DECK & SLAB SCHEDULE | |
|---------------------------------|--|
| MARK | DESCRIPTION |
| T-1 | COMPOSITE DECKING PER ARCHITECTURAL DRAWINGS/SPECIFICATIONS |
| FD-1 | 1/2" GYPCRETE ATOP 23/32" T&G PLYWOOD SHEATHING. SHEATHING SHALL BE FULLY AND NAILED W/ 8d RING SHANK NAILS OR #10 SCREWS @ 6" o.c. @ EDGES & 12" o.c. AT FIELD |
| RD-1 | 19/32" PLYWOOD SHEATHING ATTACHED WITH 8d NAILS @ 6" o.c. AT EDGES & 12" o.c. AT FIELD |
| SOG-1 | 4" CONCRETE SLAB REINFORCED W/ 6x6-W2 6W/2 9 WWF ATOP VAPOR BARRIER PER GENERAL NOTES ATOP 4" PEENED CONCRETE. PROVIDE 12" OF SUBGRADE TREATED WITH 5% PORTLAND CEMENT (DRY UNIT WEIGHT) |

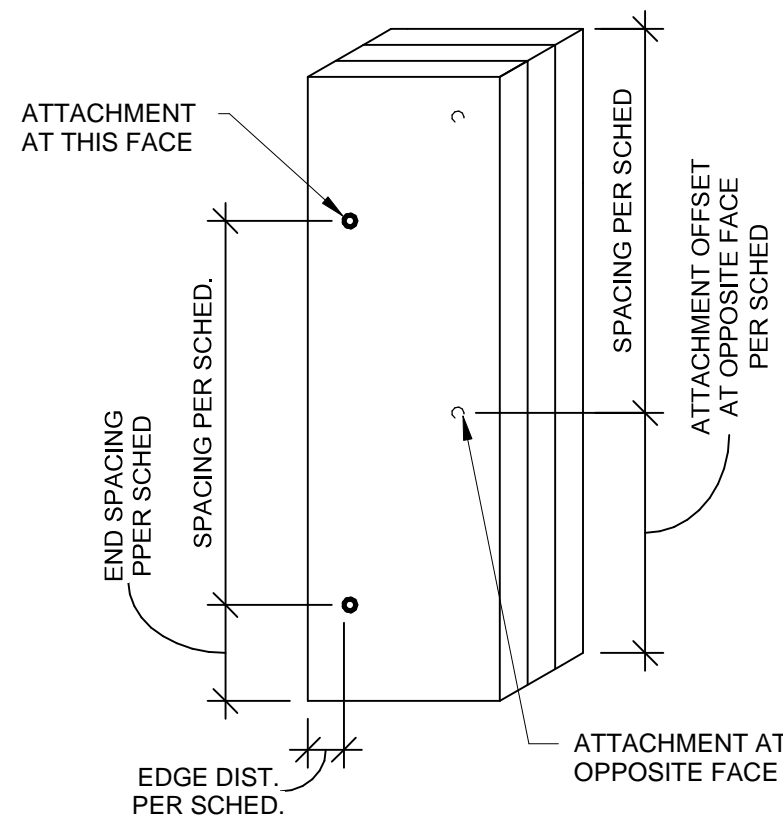
- NOTES:
- 1) FD = COMPOSITE/CONCRETE DECK TYPE
 - 2) FD = FLOOR DECK TYPE
 - 3) NCD = NON-COMPOSITE DECK TYPE
 - 4) RD = ROOF DECK TYPE
 - 5) SOG = SLAB-ON-GRADE TYPE
 - 6) REFER TO NOTE 10.1 ON SHEET S0.01 FOR FIRE - RETARDANT TREAD SHEATHING REQUIREMENTS.
 - 7) PROVIDE 1" DEEP TPOUR JOINT (TRANSVERSE DIRECTLY @ MIDSPAN OF SINGLE BAY BALCONY OR 8" THIR POINTS OF DOUBLE BAY BALCONY. FILL JOINT W/ SEALANT

STRUCTURAL ABBREVIATIONS

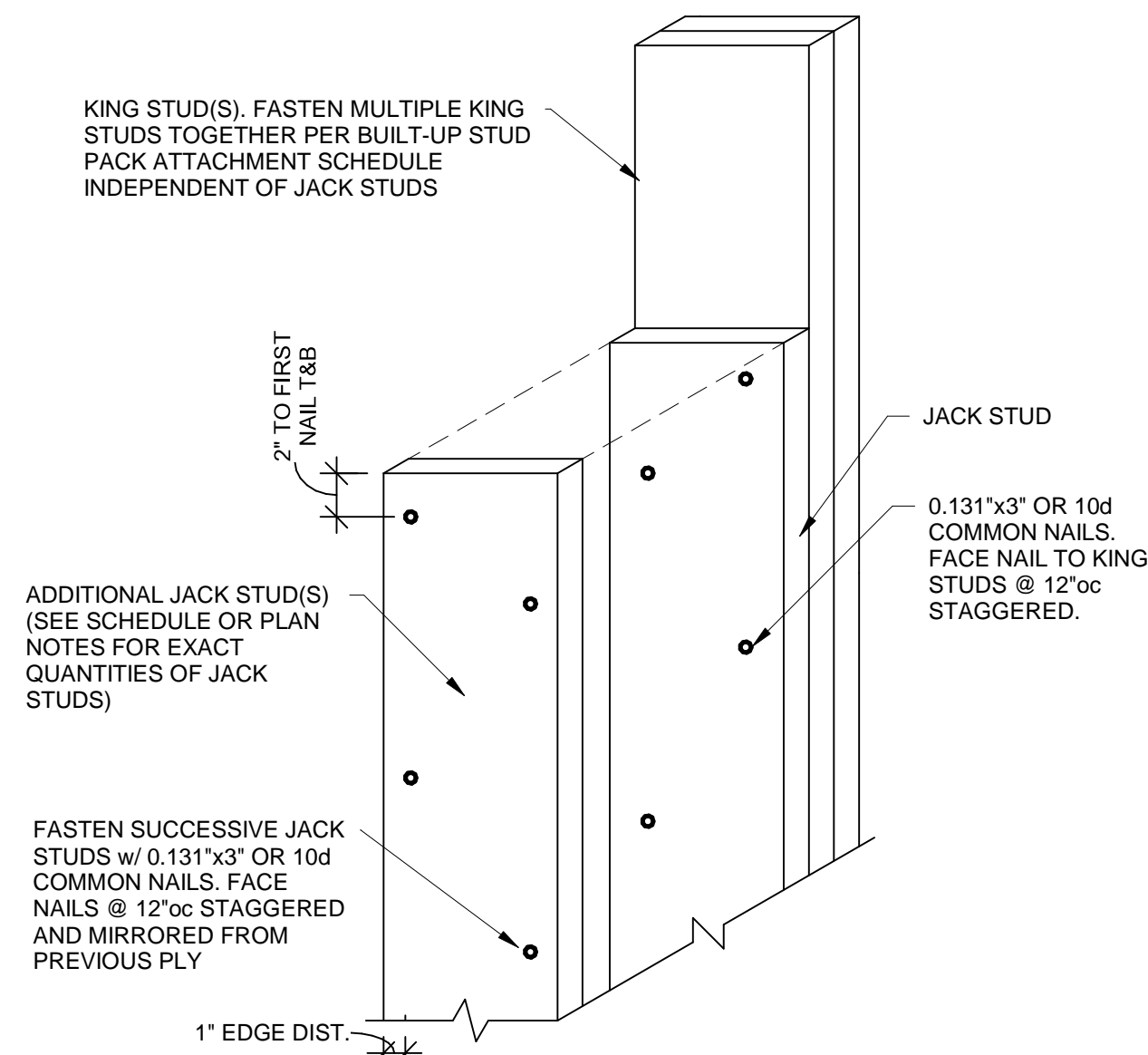
| | | | | | |
|--------------|----------------------------|--------------|-------------------------------|--------|-------------------------------|
| @ | AT | GA | GAGE | RAD | RADIUS |
| Ø | AND | GALVANIZE(D) | | RD# | ROOF DECK TYPE |
| Ø | ROUND, DIAMETER | GEN | GENERAL | REF | REFERENCE |
| ADTL | ADDITIONAL | GR | GRADE | REIN | REINFORCEMENT |
| ADT | ADDITIONAL | 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 |
| BT | BOTTOM OF | INT | INTERIOR | SC | SLIP CRITICAL |
| BEAM | JOIST | JO | JOIST | SCHED | SCHEDULE(D) |
| BOTT | BOTTOM | JT | JOINT | SECT | SECTION |
| BRG | BEARING | K | KIPS (1000 LBS) | SHT | SHEET |
| CB | CAMBER | KSF | KIPS PER SQUARE FOOT | SHM | SIMILAR |
| CD-# | CONCRETE DECK TYPE | KSI | KIPS PER SQUARE INCH | SJ | SAW JOINT |
| CON | CONSTRUCTION/CONTROL JOIN | LBS, # | POUNDS | SL | SNOW LOAD |
| CP | COMPLETE JOINT PENETRATION | LD | 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 | LLV | LONG LEG VERTICAL | SPEC | SPECIFICATION |
| CONC | CONCRETE | LONG | LONGITUDINAL | SPRT | SUPPORT |
| CONN | CONNECTION | LSLT | LONG-SLOTTED HOLE TRANSVERSE | SQ | SQUARE |
| CONT | CONTINUOUS | LTWT | LIGHTWEIGHT | SS | STAINLESS STEEL |
| COORD | COORDINATE | M | MOMENT FORCE | SSLT | SHORT-SLOTTED HOLE TRANSVERSE |
| COV, CVR | COVER | MAX | MAXIMUM | STD | STANDARD |
| DET | DOUBLE | MECH | MECHANICAL | STIFF | STIFFENER |
| DBL | DETAIL | MFR | MANUFACTURER | STR | STIRRUP |
| DIA | DIAMETER | MIN | MINIMUM | STL | STEEL |
| DM | DIMENSION | MISC | MISCELLANEOUS | STRUCT | STRUCTURE, STRUCTURAL |
| DLD | 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 |
| EJ | EACH FACE | NS | NEAR SIDE | TRANS | TRANSVERSE |
| EXP | EXPANSION JOINT | NTS | NOT TO SCALE | TYP | TYPICAL |
| EL, ELEV | ELEVATION | NW | NORMAL WEIGHT | UNO | UNLESS NOTED OTHERWISE |
| EMBED | EMBEDMENT, EMBEDDED | OC | ON CENTER | V | VEAR FORCE |
| ENG | ENGINEER | OF | OUTSIDE FACE | V | VERTICAL |
| EOD | EDGE OF DECK | OPNG | OPENING | W/ | WITH |
| EOS | ENGINEER OF RECORD | OPP | OPPOSITE | W/O | WITHOUT |
| EQ | ENGINEER OF SLAB | OVS | OVERSIZED HOLE | WF | WIDE FLANGE |
| EQ | EQUAL | P | AXIAL FORCE | WL | WIND LOAD |
| EQUIP | EQUIPMENT | PAF | POWDER ACTUATED FASTENER | WP | WORK POINT |
| EW | EACH WAY | PC | PRECAST | WWF | WELODED WIRE FABRIC |
| EXP | EXPANSION | PCF | POUNDS PER CUBIC FOOT | | |
| EXT | EXTERIOR | PEMB | PRE-ENGINEERED METAL BUILDING | | |
| EXIST, EXIST | EXISTING | PERP | PERPENDICULAR | | |
| FD-# | FLOOR DECK TYPE | PL | PLATE | | |
| FDN | FOUNDATION | PLF | POUNDS PER LINEAR FOOT | | |
| FF | FAR FACE | PJP | PARTIAL JOINT PENETRATION | | |
| FIN | FINISH | PSF | POUNDS PER SQUARE FOOT | | |
| FLR | FLOOR | PSI | POUNDS PER SQUARE INCH | | |
| FS | FAR SIDE | QTY | QUANTITY | | |
| FTG | FOOTING | | | | |
| FV | FIELD VERIFY | | | | |



1 DETAIL

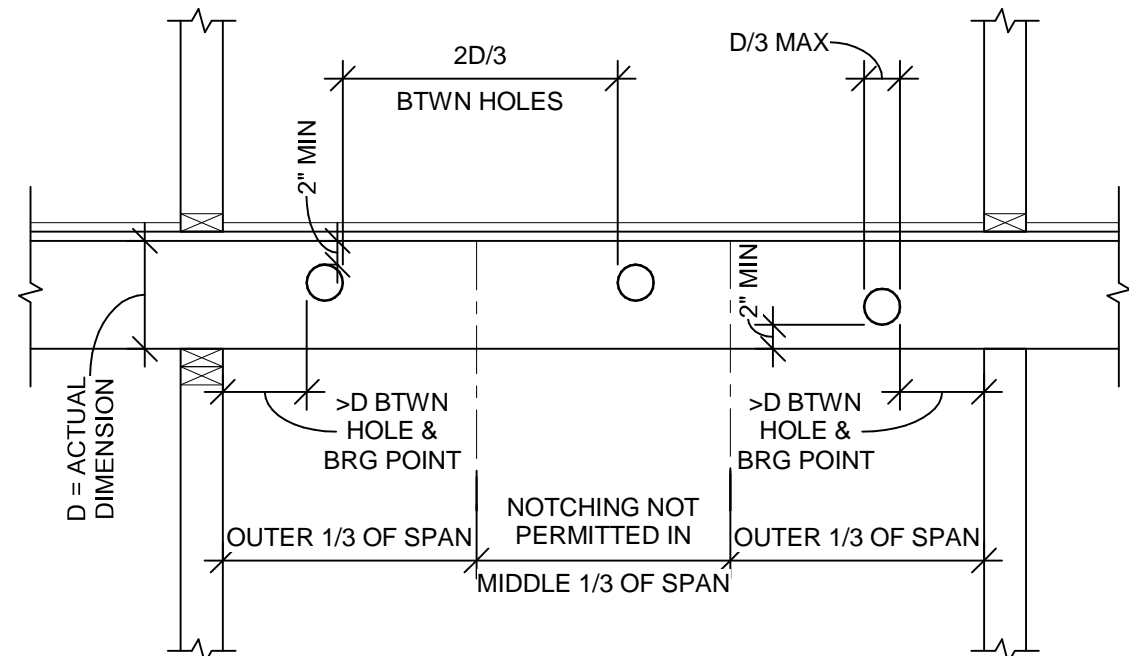


3 DETAIL



TYPICAL MULTI-PLY BEAM CONNECTION

5A DETAIL



- NOTE:
- CONTACT ARCHITECT PRIOR TO CUTTING JOISTS TO VERIFY SIZE & LOCATION.
 - DETAIL APPLIES TO 2x FRAMING ONLY. REFER TO ENGINEERED OR COMPOSITE LUMBER MANUFACTURER'S RECOMMENDATIONS AT PSLs, LVLs, LSLs & GLULAM.

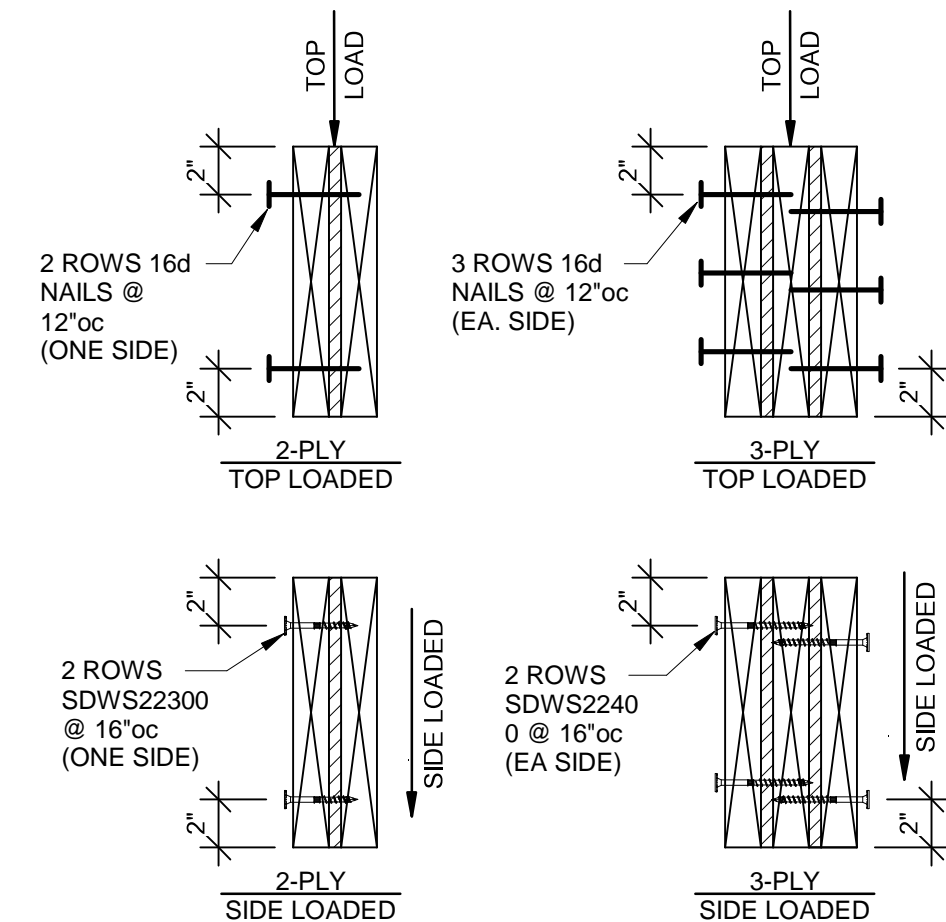
2 DETAIL

| BUILT-UP STUD PACK COLUMN ATTACHMENT SCHEDULE | | |
|---|--|--|
| NUMBER OF PLIES | ATTACHMENT AT COLUMN STUD PACKS SUPPORTING BEAMS | ATTACHMENT AT COLUMN STUD PACKS SUPPORTING TRUSSES |
| 2-PLY MEMBERS | 8d NAILS AT 12"oc, 1" FROM EDGE, w/ OPPOSITE EDGE NAILED FROM OPPOSITE SIDE OFFSET 6", @ 12"oc w/ FIRST NAIL 2" FROM EA. END | 8d NAILS AT 12"oc, 1" FROM EDGE, w/ OPPOSITE EDGE NAILED FROM OPPOSITE SIDE OFFSET 6", @ 12"oc w/ FIRST NAIL 2" FROM EA. END |
| 3-PLY MEMBERS | 20d NAILS AT 16"oc, 1 1/2" FROM EDGE w/ OPPOSITE EDGE NAILED FROM OPPOSITE SIDE OFFSET 6", @ 16"oc w/ FIRST NAIL 4" FROM EA. END | 8d NAILS AT 12"oc, 1" FROM EDGE, w/ OPPOSITE EDGE NAILED FROM OPPOSITE SIDE OFFSET 6", @ 12"oc w/ FIRST NAIL 2" FROM EA. END |
| 4-PLY MEMBERS | 1/4"Øx5" SIMPSON SDS SCREWS AT 16"oc, 1 1/2" FROM EDGE w/ OPPOSITE EDGE SCREWED FROM OPPOSITE SIDE OFFSET 6", @ 16"oc w/ FIRST SCREW 4" FROM EA. END | 3 PLIES ATTACHED PER 3-PLY ATTACHMENT w/ 4th PLY ATTACHED w/ 8d NAILS AT 12"oc IN 2 ROWS, 1 1/2" FROM EDGE, OFFSET ROW 6" |
| 5-PLY MEMBERS | 1/4"Øx6" SIMPSON SDS SCREWS AT 12"oc, 1 1/2" FROM EDGE w/ OPPOSITE EDGE SCREWED FROM OPPOSITE SIDE OFFSET 6", @ 12"oc w/ FIRST SCREW 4" FROM EA. END | 3 PLIES ATTACHED PER 3-PLY ATTACHMENT w/ 4th & 5th PLY ATTACHED w/ 8d NAILS AT 12"oc IN 2 ROWS, 1 1/2" FROM EDGE, OFFSET ROW 6" |
| 6-PLY MEMBERS | 1/4"Øx8" SIMPSON SDS SCREWS AT 12"oc, 1 1/2" FROM EDGE w/ OPPOSITE EDGE SCREWED FROM OPPOSITE SIDE OFFSET 6", @ 12"oc w/ FIRST SCREW 4" FROM EA. END | 3 PLIES ATTACHED PER 3-PLY ATTACHMENT w/ 4th PLY ATTACHED w/ 8d NAILS AT 12"oc IN 2 ROWS, 1 1/2" FROM EDGE, OFFSET ROW 6" AND 5th AND 6th PLIES ATTACHED w/ 1/4"Øx5" SIMPSON SDS SCREWS @ 12"oc IN 2 ROWS, 1 1/2" FROM EDGE, OFFSET ROWS 6"oc w/ FIRST SCREW 4" FROM EA. END |

- NOTES:
- ALL BUILT-UP STUD PACKS MUST ALIGN FLOOR-TO-FLOOR WITH SOLID BLOCKING (SQUASH BLOCKS) AT FLOOR CAVITIES.
 - EXTEND ALL STUD PACKS TO COLUMNS UNLESS NOTED OTHERWISE.
 - ALL NAILS ARE COMMON NAILS UNLESS NOTED OTHERWISE.

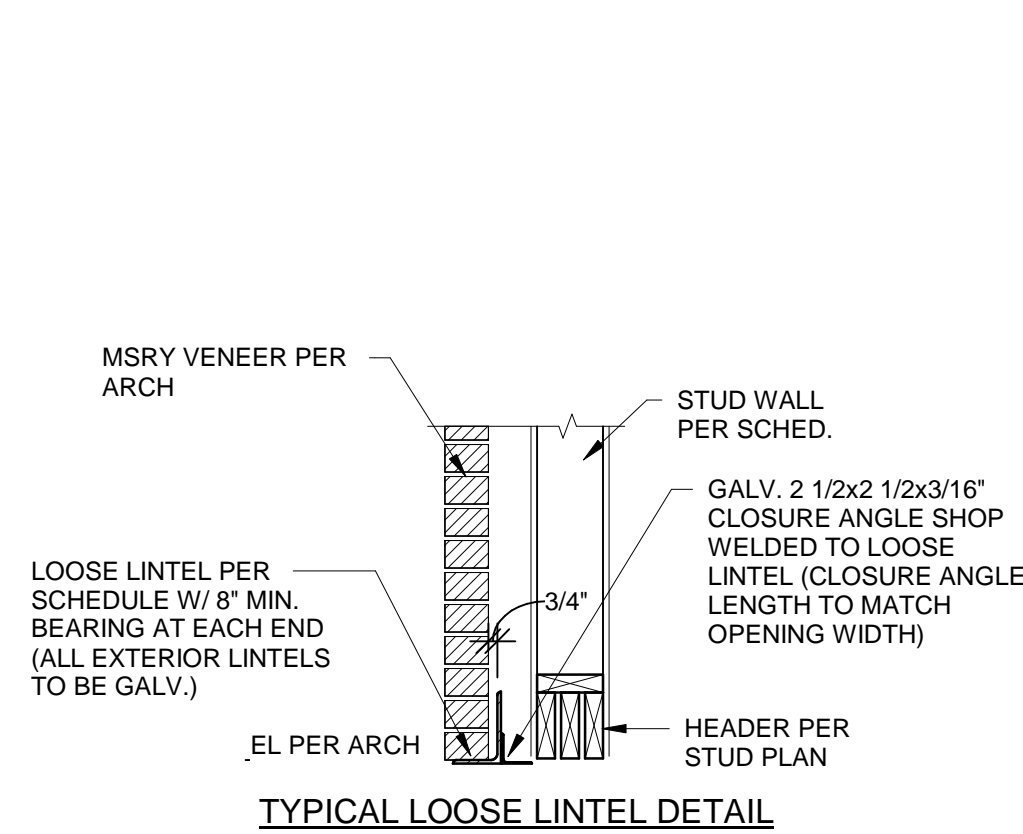
| WOOD STUD BEARING WALL SCHEDULE | | | | |
|---------------------------------|-------------------------------------|--------------------------------|--|---|
| TYPE | 1st FLOOR WALLS (2nd FLOOR FRAMING) | 2nd FLOOR WALLS (ROOF FRAMING) | | NOTES |
| EXTERIOR | 2x6 @ 16"oc | 2x6 @ 16"oc | | |
| DEMISING | (2) 2x4 @ 16"oc | 2x4 @ 16"oc | | PROVIDE 2x BLOCKING AT MID HEIGHT BTWN EA. STUD |

- NOTES:
- PROVIDE 2x BLOCKING AT MID HEIGHT (5'-0" MAX) AT ALL LOAD BEARING WALLS NOT SHEATHED ON BOTH SIDES.
 - ALL STUDS TO BE No. 2 GRADE U.N.O.
 - RE: 3S003 FOR NAILING OF MULTIPLE STUDS.
 - REFER TO ARCH/MEP DRAWING FOR LOCATIONS OF FURRED OUT WALLS TO ACCOMMODATE PLUMBING OR MEP ITEMS.
 - REFER TO FRAMING PLANS AND ARCH PLANS FOR LEVEL(S) AT WHICH WALLS OCCUR.
 - STACK/ALIGN WALL STUDS FROM FLOOR TO FLOOR AT ALL EXTERIOR WALLS.



TYPICAL MULTI-PLY HEADER CONNECTION

5B DETAIL



6 TYPICAL LOOSE LINTEL DETAIL

| LOOSE LINTEL SCHEDULE | |
|-----------------------|-------------------|
| FOR OPENINGS: | GALV. ANGLE |
| OPENING < 9'-0" | 6"x4"x5/16" (LLV) |

| JOIST/BEAM/TRUSS HANGER SCHEDULE | | |
|------------------------------------|-----------------|--|
| JOIST/BEAM/TRUSS SIZE | HANGER SIZE | NOTES |
| 2x10 | LUS28 HU210 | AT CORRIDOR & BALCONY * AT SKEWED CONDITIONS |
| 2x12 | LUS210 | AT CORRIDOR |
| (2) 2x12 | LUS210-2 | AT CORRIDOR |
| 18" TRUSS FACE MOUNT TO UPSET BEAM | LUS410 *HHUS419 | * AT SKEWED CONDITIONS |

- NOTES:
- HANGERS APPLY TO ALL LOCATIONS WHERE NOT OTHERWISE SPECIFIED IN DETAIL OR PLAN NOTE

| ROOF TRUSS HOLDOWN SCHEDULE | |
|---|-------------------------------|
| TRUSS TYPE | SIMPSON STRONG TIE CONNECTION |
| COMMON HIP/JACK AND 1-PLY TRUSSES | H2.5A |
| 1-PLY TRUSS PER TRUSS SHOP DWGS GIRDER TRUSS AS NOTED PER PLAN | (2) H2.5A (ONE EACH SIDE) |
| 2-PLY TRUSS PER TRUSS SHOP DWGS GIRDER TRUSS AS NOTED PER PLAN | LGT2 |
| 3-PLY TRUSS PER TRUSS SHOP DWGS OR GIRDER TRUSS AS NOTED PER PLAN | LGT3 |

- NOTES:
- GC COORDINATE HOLDOWN CONNECTION TYPE, QUANTITY & LOCATION WITH FINAL ROOF TRUSS SHOP DRAWINGS.



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



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DATE: 9.2.21

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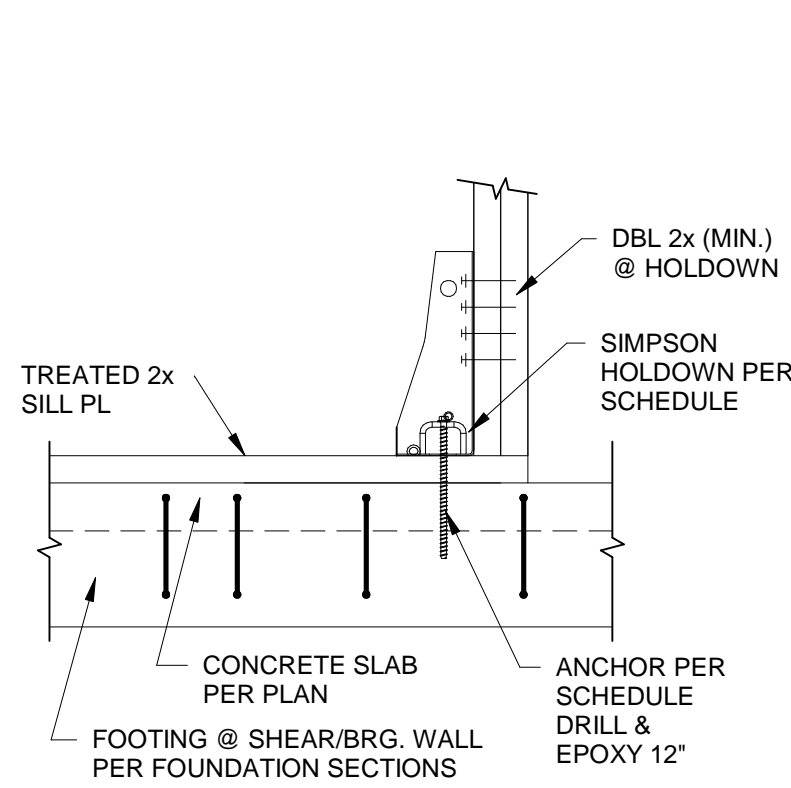
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SHEET NO.

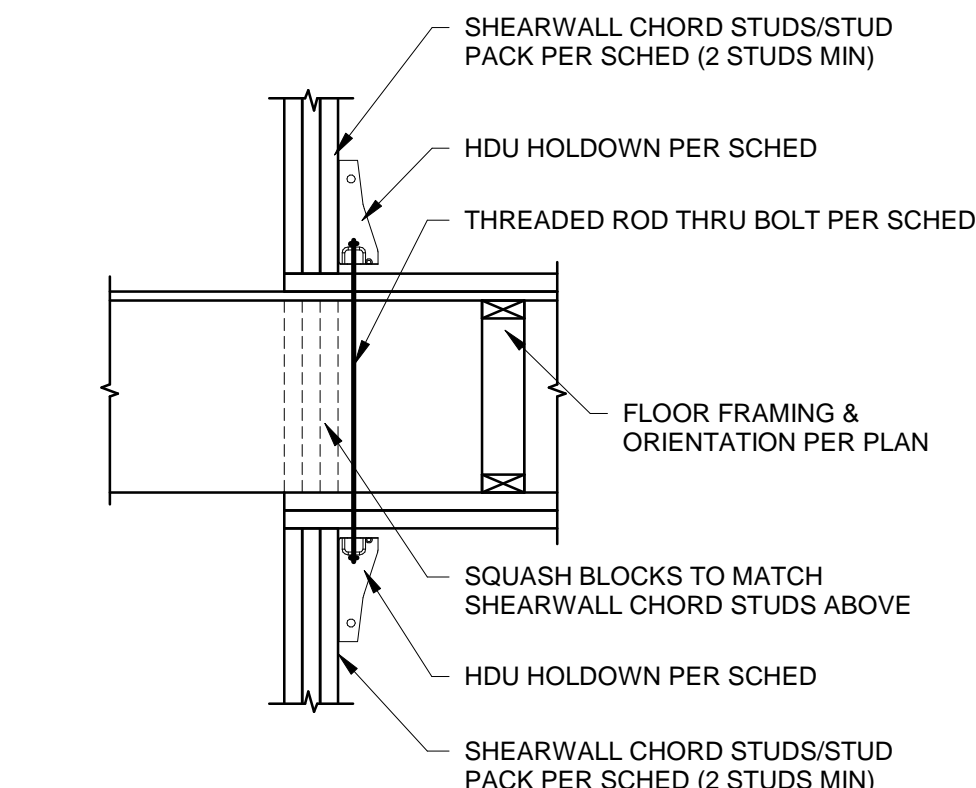
S002

TYPICAL WOOD GRAVITY SCHEDULES & DETAILS



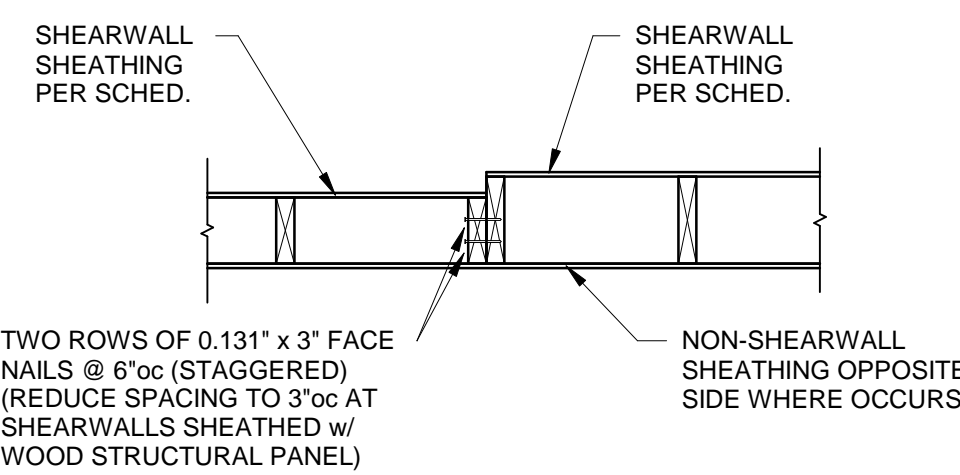
TYPICAL HDU HOLDOWN DETAIL

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



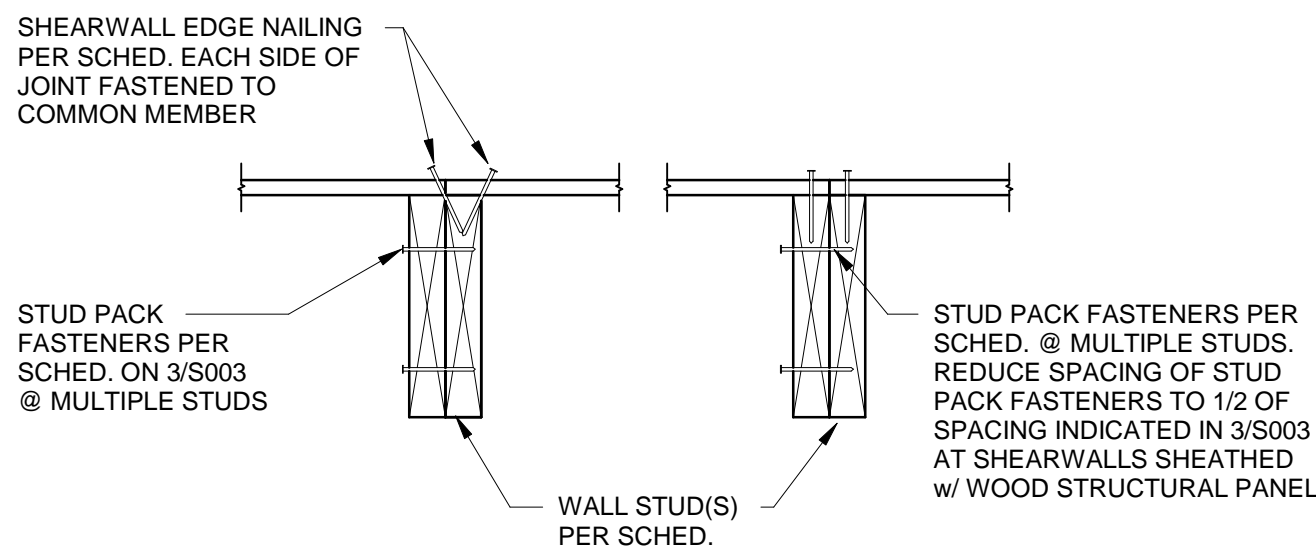
TYPICAL HDU FLOOR TO FLOOR HOLDOWN

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



TYPICAL SHEARWALL DETAIL AT WALL STUD SIZE TRANSITION

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



TYPICAL SHEARWALL SHEATHING JOINT

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

| SHEARWALL SCHEDULE | | | |
|--------------------|-----------------------|--|--|
| SHEARWALL TYPE | | FLOOR | |
| | | 1st FLOOR WALLS | 2nd FLOOR WALLS |
| SW1 | SHEATHING & FASTENING | 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 |
| | HOLDOWN | HDU2 W/ (2) STUDS | HDU2 W/ (2) STUDS |
| SW2 | SHEATHING & FASTENING | 7/16" OSB SHEATHING AIR SIDE, w/ EDGES BLOCKED 8d NAILS @ 6/12 | 7/16" OSB SHEATHING AIR SIDE, w/ EDGES BLOCKED 8d NAILS @ 6/12 |
| | HOLDOWN | HDU4 W/ (2) STUDS | HDU4 W/ (2) STUDS |

- NOTES:
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.
 2. HOLDOWNS PER PLAN & SCHEDULE.
 3. 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.
 6. 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"x6" Lg SIMPSON TITEN HD ANCHOR: AT 2'4" 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 2'6" 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 2'8" WALLS STAGGER AT 16"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.

ARCHITECT

STRUCTURAL ENGINEER

CIVIL ENGINEER

GENERAL CONTRACTOR

MECHANICAL ENGINEER

PLUMBING ENGINEER

ELECTRICAL ENGINEER

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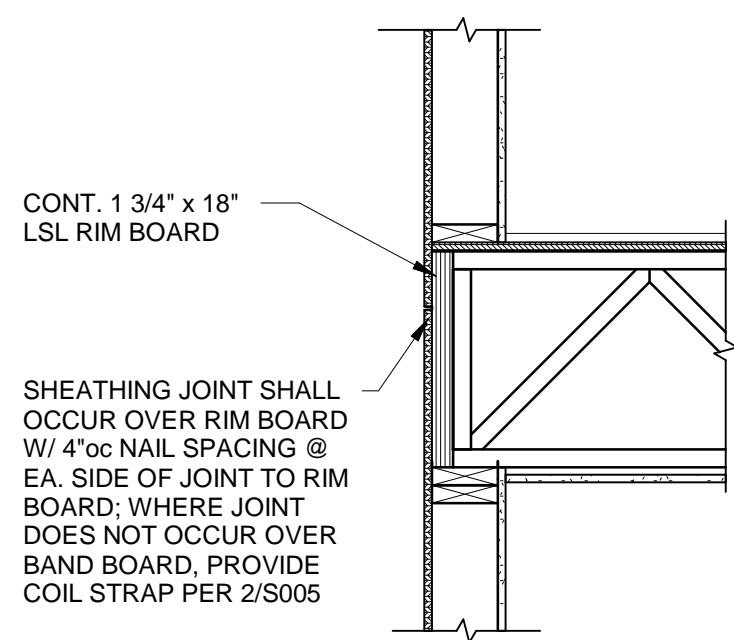
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SHEET NO.

S003

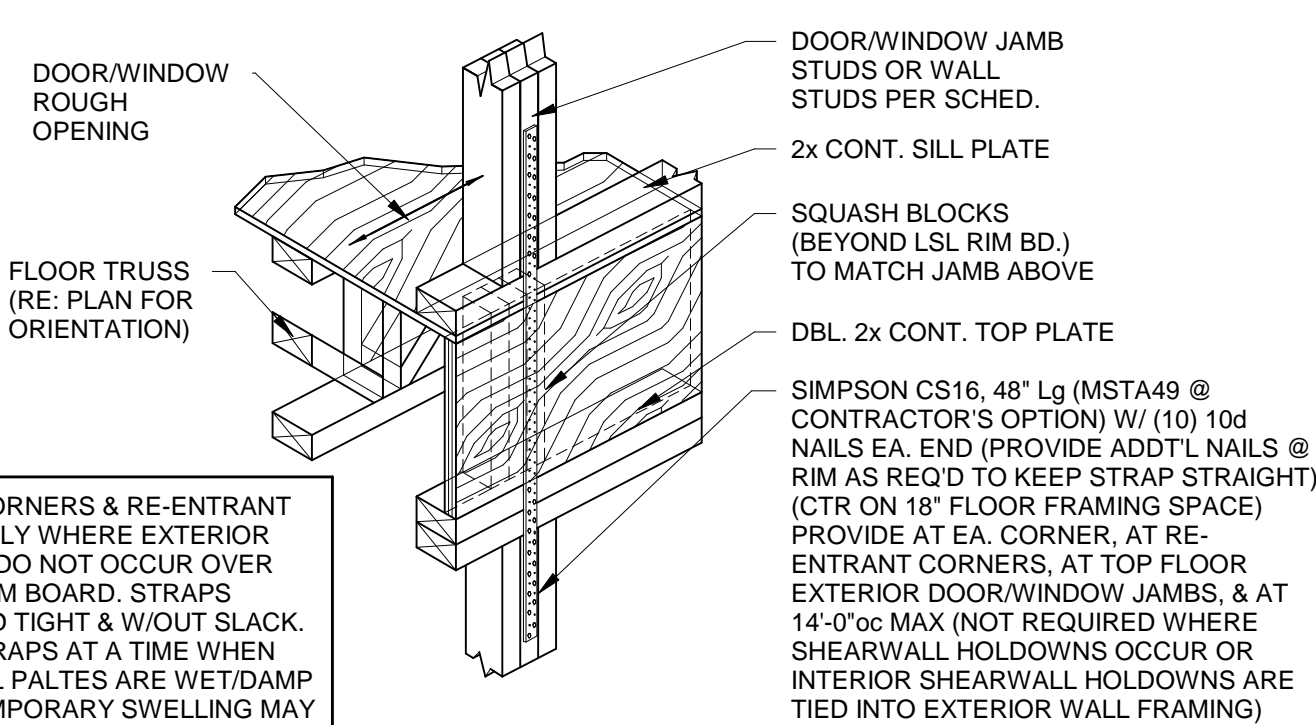
TYPICAL WOOD LATERAL SCHEDULES & DETAILS



TYPICAL EXTERIOR SHEATHING JOINT

1 SECTION

3/4" = 1'-0"



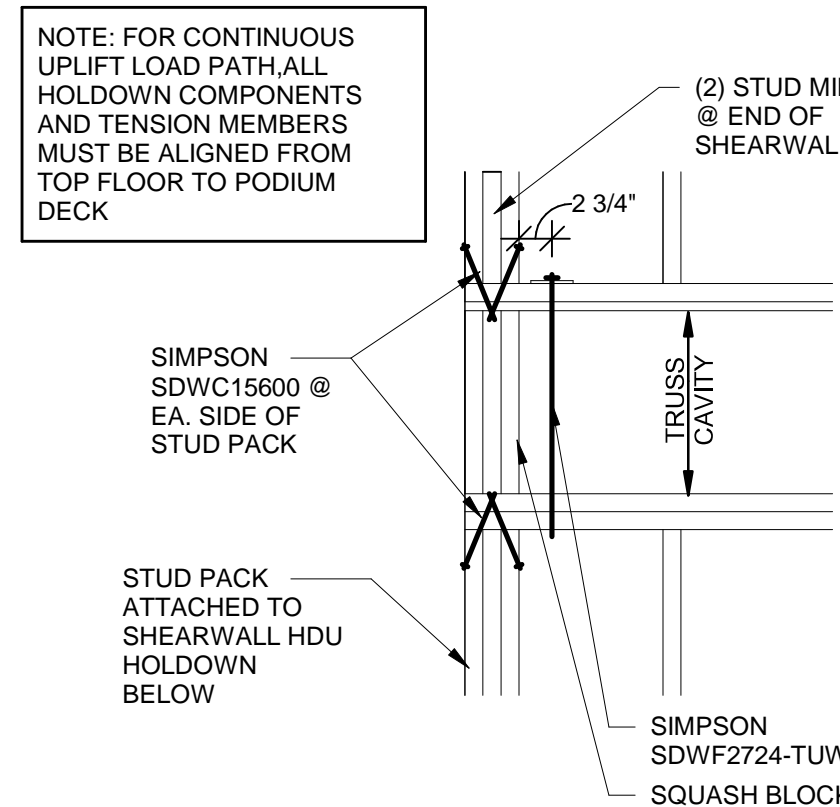
NOTE: STRAPS @ CORNERS & RE-ENTRANT CORNERS REQ'D ONLY WHERE EXTERIOR SHEATHING JOINTS DO NOT OCCUR OVER CONTINUOUS LSL RIM BOARD. STRAPS SHALL BE INSTALLED TIGHT & W/OUT SLACK. DO NOT INSTALL STRAPS AT A TIME WHEN SUBFLOOR OR WALL PATES ARE WET/DAMP DUE TO RAIN AS TEMPORARY SWELLING MAY CAUSE SLACK IN STRAPS AFTER DRYING. STRAPS MAY BE INSTALLED ON INTERIOR OF BLDG WHERE BULGING OF STRAP WOULD NEGATIVELY IMPACT EXTERIOR FINISH (STUCCO, SIDING, ETC.)

NOTE: USE DETAIL 2A/S005 IN LIEU OF STRAPS @ CONTRACTORS OPTION

TYPICAL COIL STRAP @ EXTERIOR JAMBS SUPPORTING ROOF FRAMING AT FLOOR DIRECTLY BELOW ROOF AND FLOOR TO FLOOR TIES WHERE DETAIL 1/S005 IS NOT FOLLOWED

2 SECTION

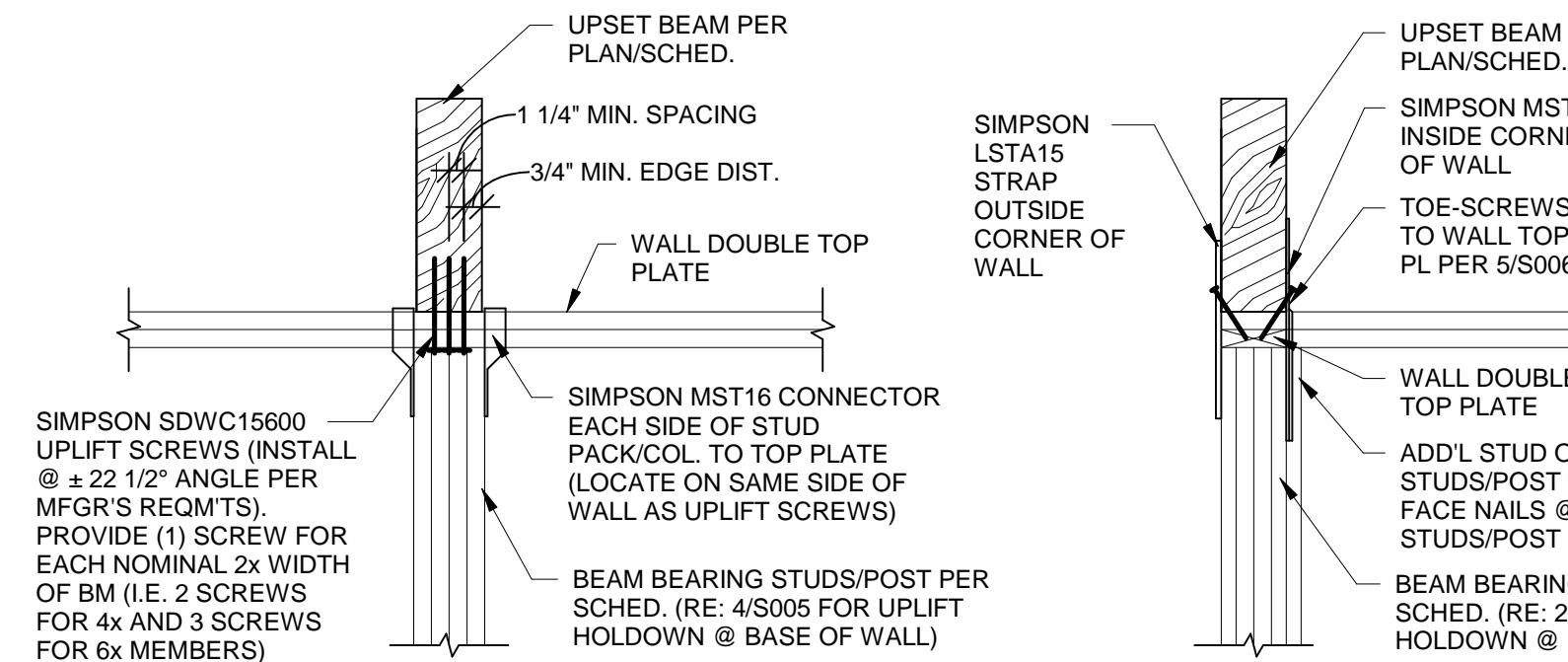
3/4" = 1'-0"



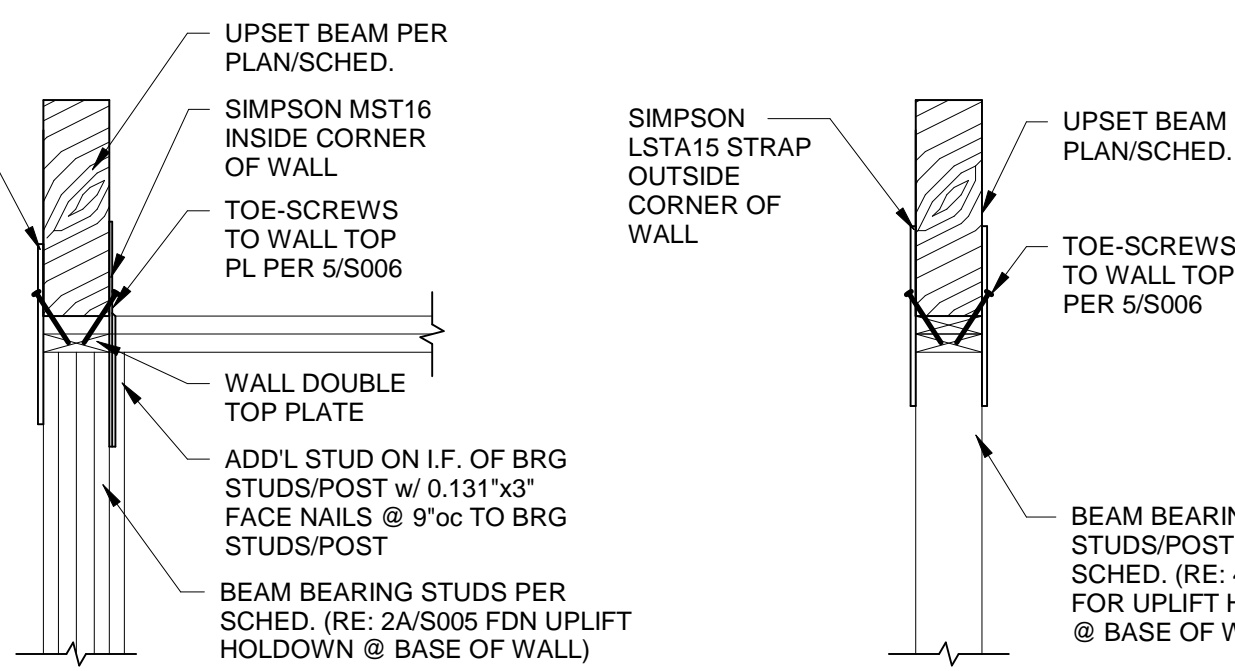
ALTERNATE FLOOR TO FLOOR TIE-DOWN AT END OF WALL

5 SECTION

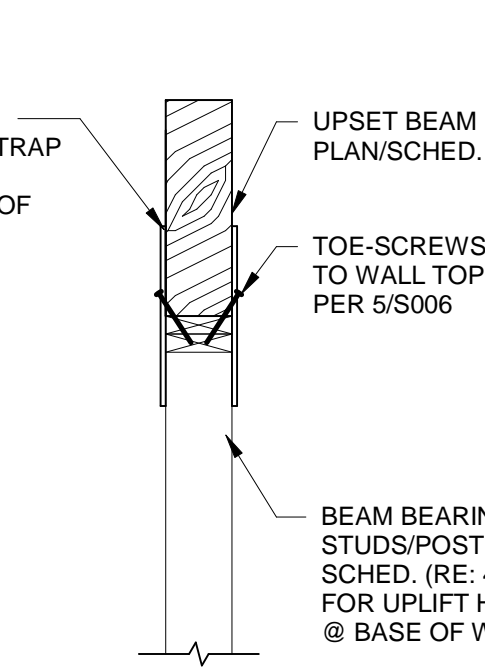
3/4" = 1'-0"



TYPICAL AT PERPENDICULAR WALL



TYPICAL AT WALL CORNERS

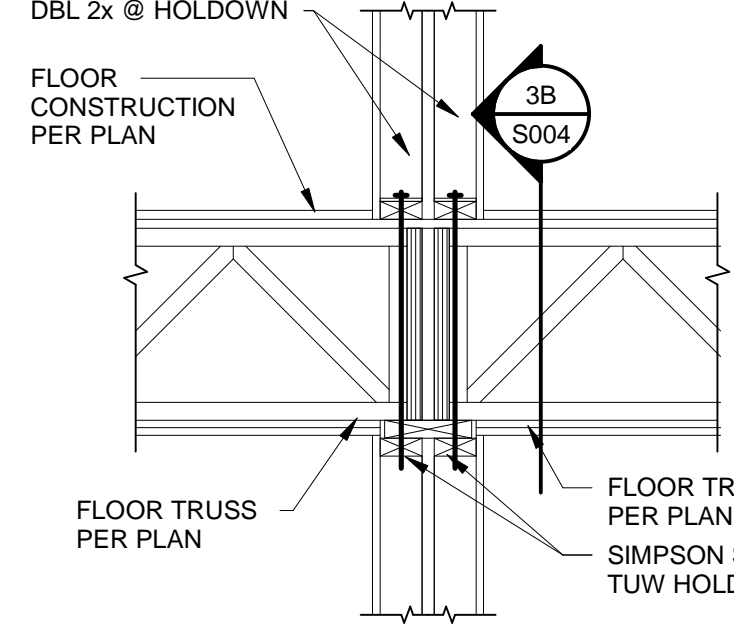


TYPICAL AT PARALLEL WALL

TYPICAL FLOOR-TO-FLOOR SCREW @ EXTERIOR JAMBS SUPPORTING ROOF FRAMING AT FLOOR DIRECTLY BELOW ROOF AND FLOOR TO FLOOR TIES WHERE DETAIL 1/S005 IS NOT FOLLOWED

2A SECTION

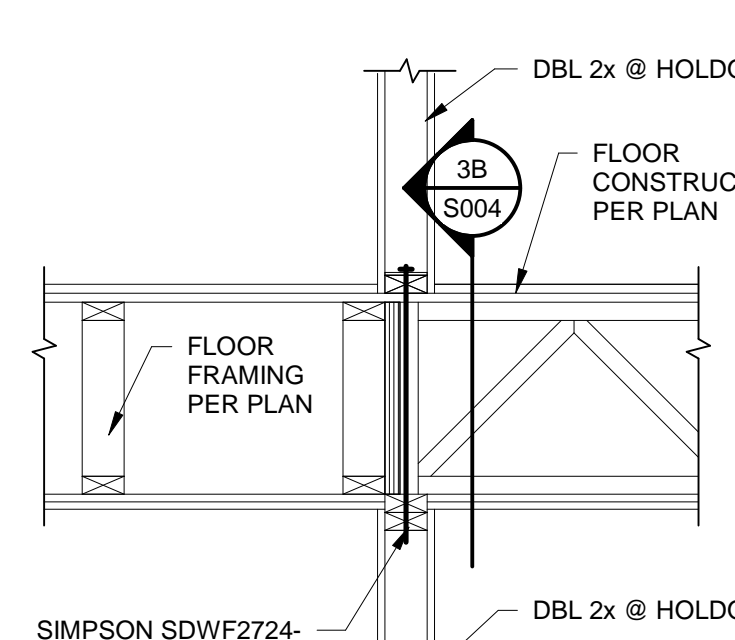
3/4" = 1'-0"



TYPICAL UNIT UPLIFT HOLDOWN DETAIL @ TOP FLOOR ROOF TRUSS BEARING WALLS

3 SECTION

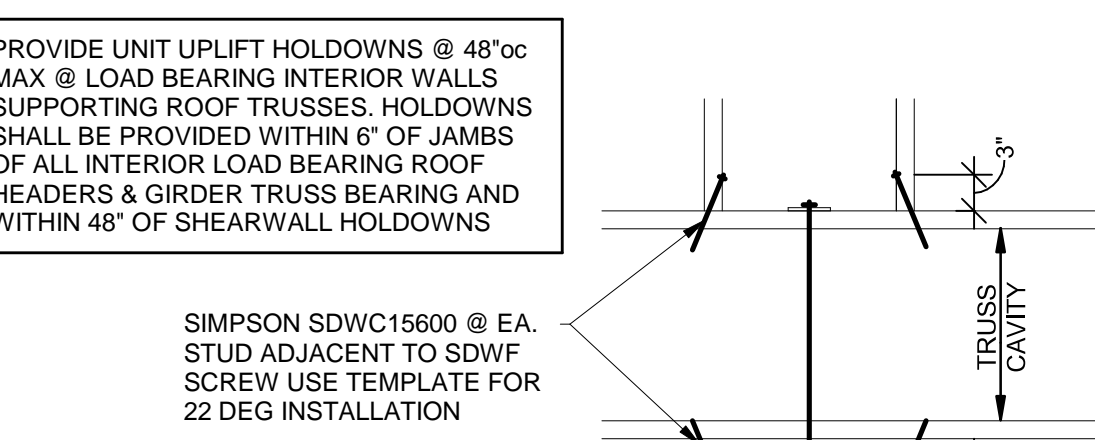
3/4" = 1'-0"



TYPICAL UNIT UPLIFT HOLDOWN DETAIL @ TOP FLOOR ROOF TRUSS BEARING WALLS

3A SECTION

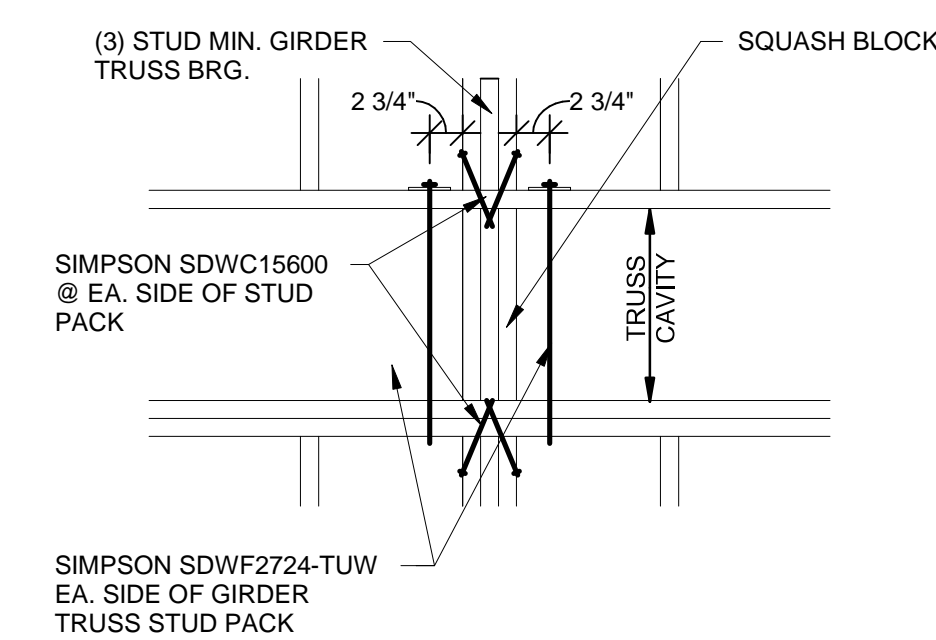
3/4" = 1'-0"



TYP SIDE VIEW AT DBL STUD SCREWS AT HOLDOWN

3B DETAIL

3/4" = 1'-0"



TYPICAL GIRDER TRUSS UPLIFT HOLDOWN DETAIL @ TOP FLOOR

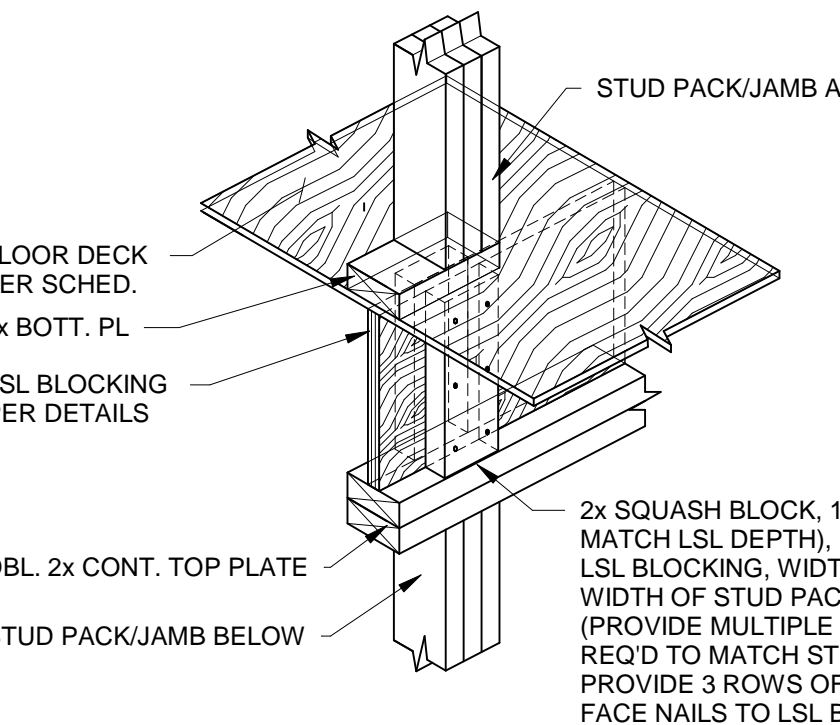
4 SECTION

3/4" = 1'-0"

TYPICAL SQUASH BLOCK DETAIL AT CONTINUOUS RIM BOARD

7 SECTION

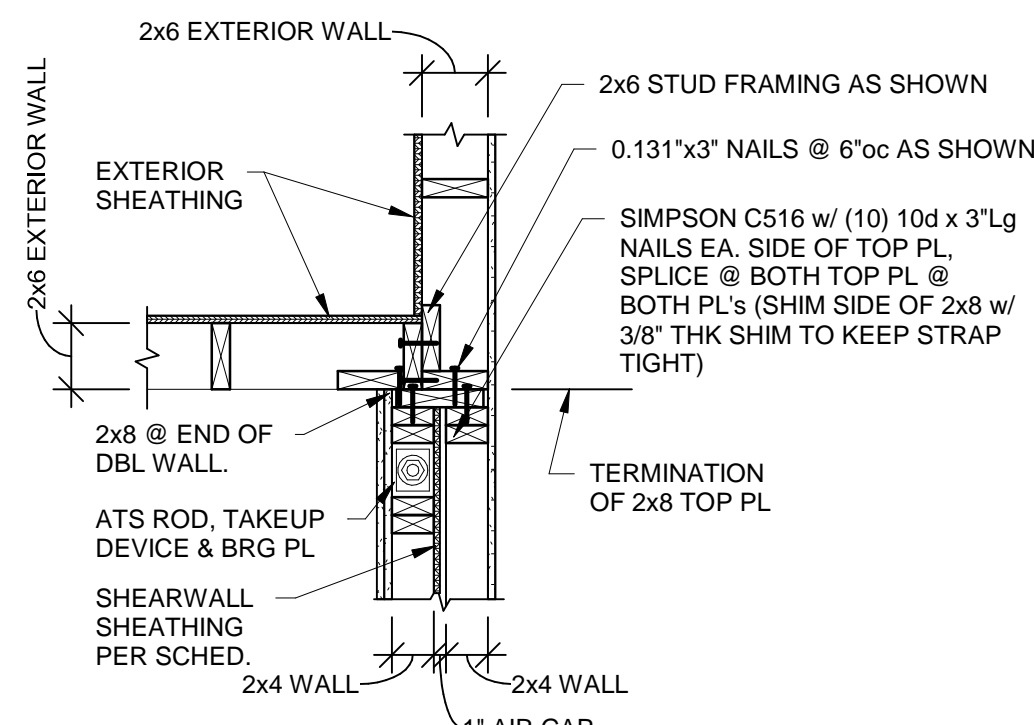
3/4" = 1'-0"



TYPICAL SQUASH BLOCK DETAIL AT LSL BLOCKING

7A SECTION

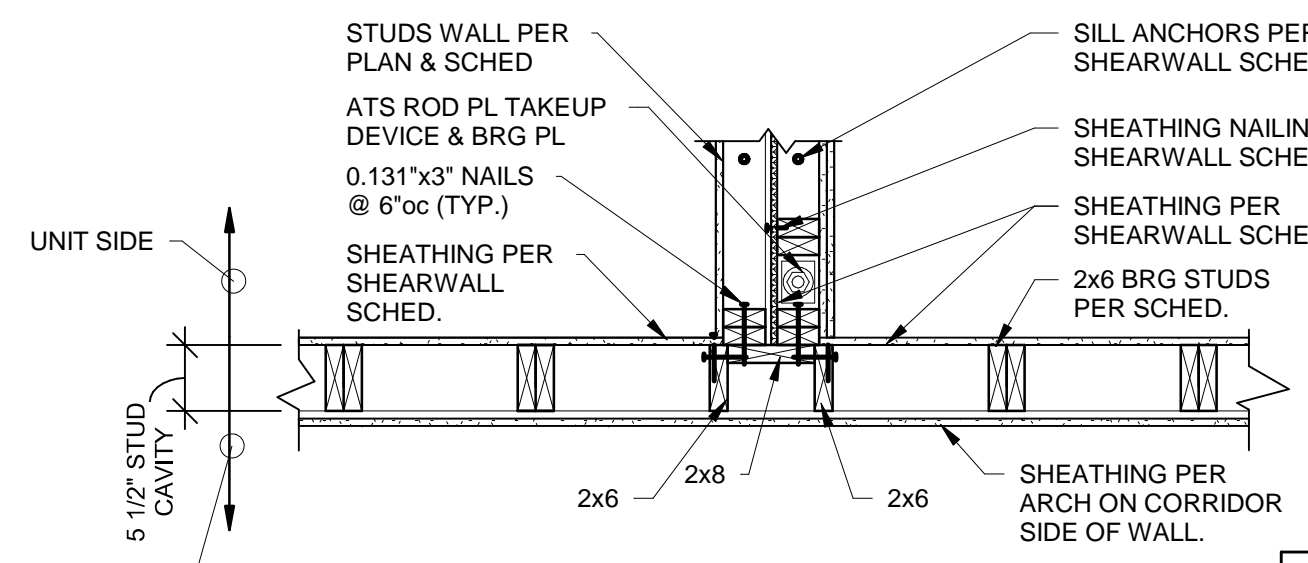
3/4" = 1'-0"



TYPICAL @ UNIT PARTY WALL TRANSITION TO 2x6 EXT. WALL

8 SECTION

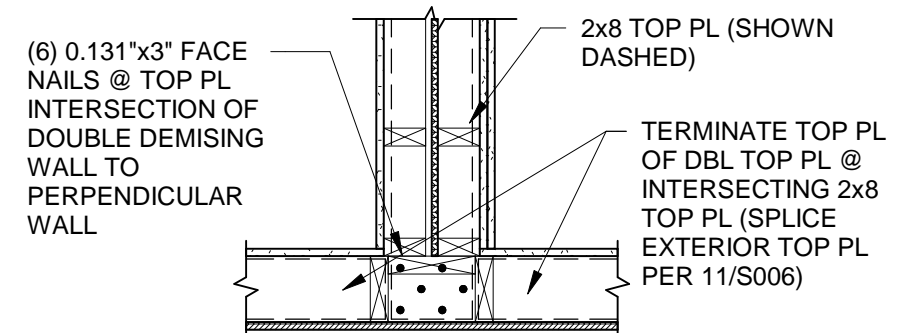
3/4" = 1'-0"



TYPICAL INTERSECTION OF UNIT DEMISING WALL & CORRIDOR WALL (SIM @ EXT. WALL)

9 SECTION

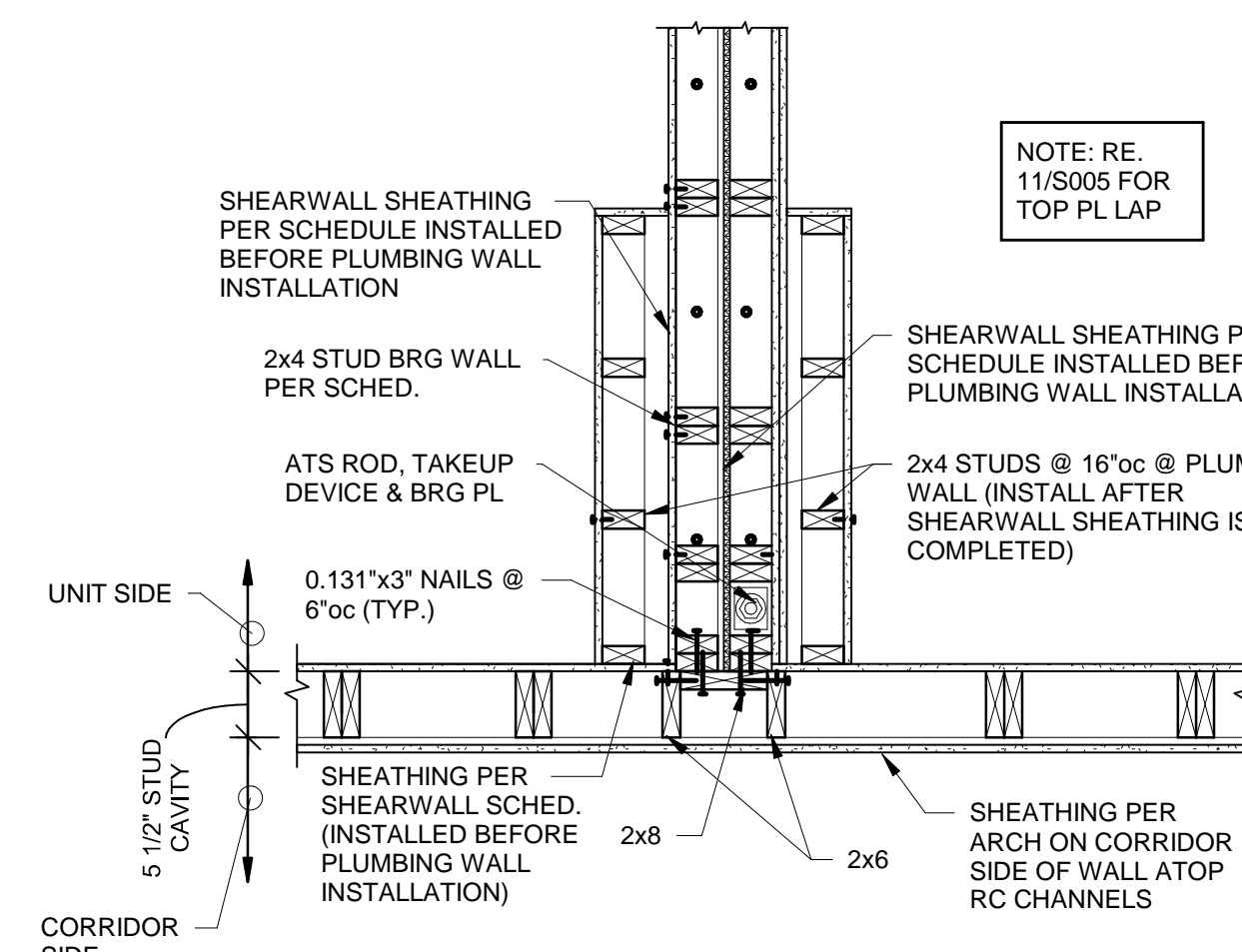
3/4" = 1'-0"



TYPICAL TOP PL LAP @ UNIT DEMISING WALL AT DISCONT. END

10 SECTION

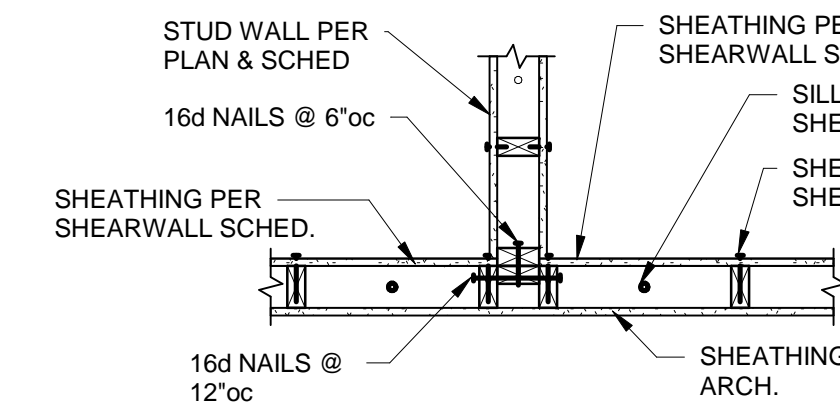
3/4" = 1'-0"



TYPICAL INTERSECTION OF CORRIDOR WALL AND UNIT DEMISING WALL w/ PLUMBING WALL

11 SECTION

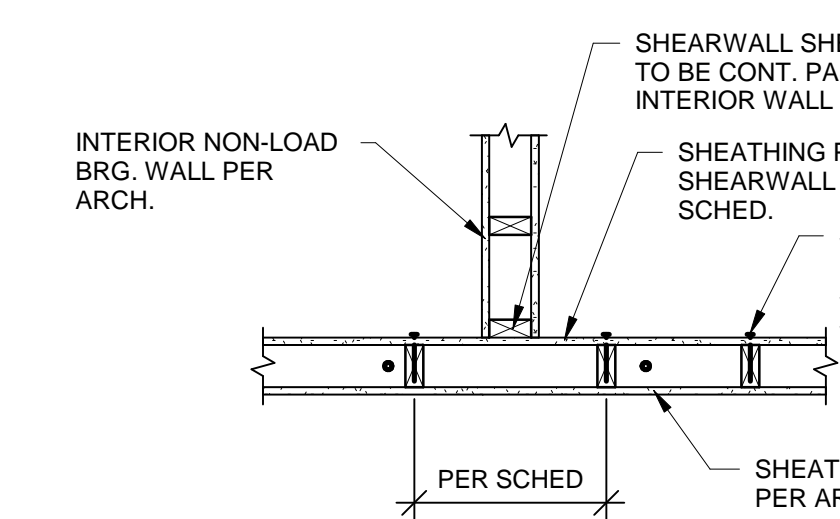
3/4" = 1'-0"



TYPICAL @ DISCONTINUOUS SHEARWALL SHEATHING

12 SECTION

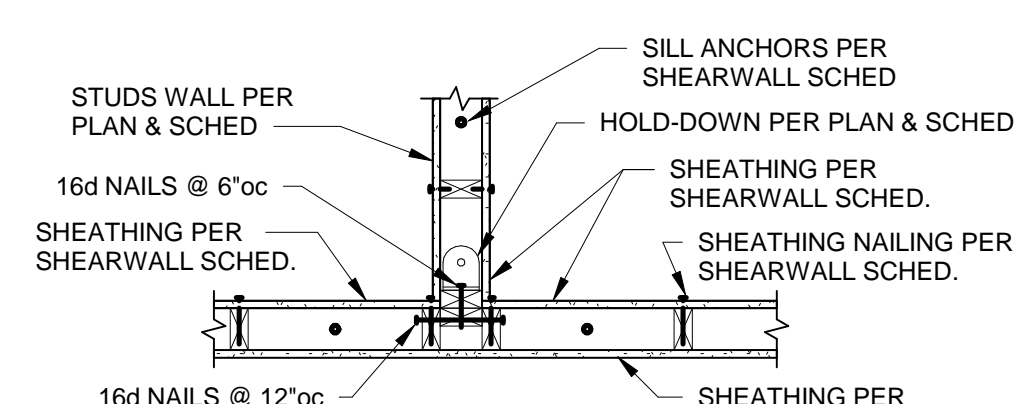
3/4" = 1'-0"



TYPICAL @ SHEARWALL SHEATHING CONTINUOUS PAST NON-LOAD BRG WALL

13 SECTION

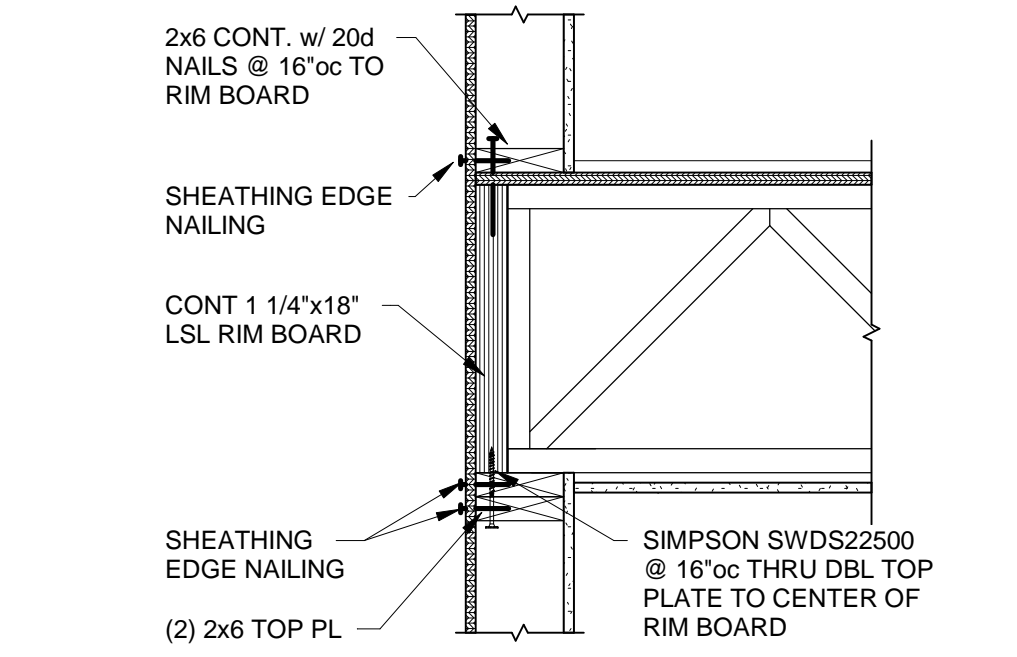
3/4" = 1'-0"



TYPICAL LATERAL NAILING AT EXTERIOR WALL WITH TRUSS BEARING

14 SECTION

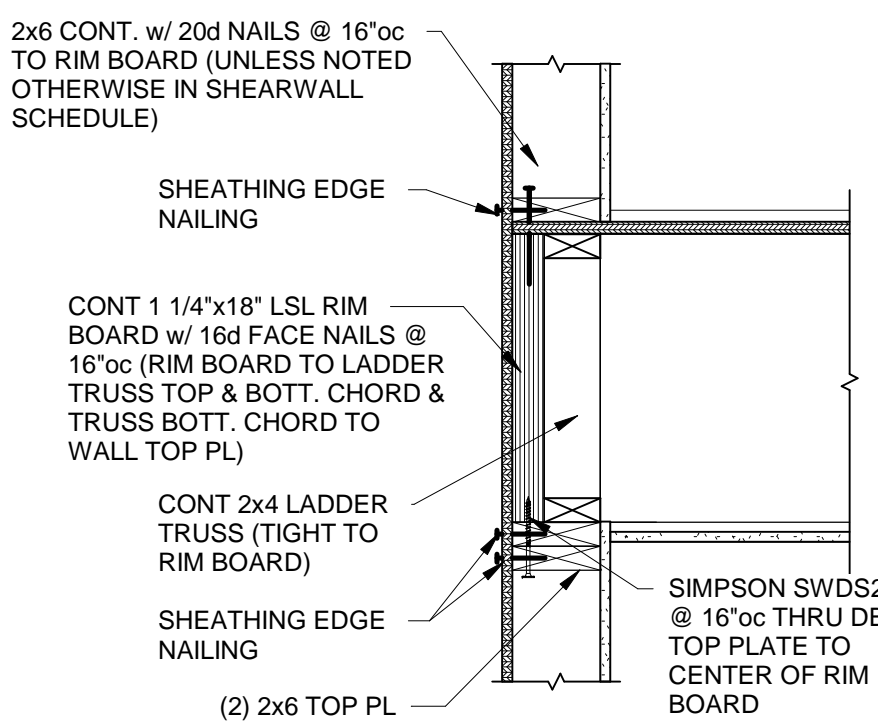
3/4" = 1'-0"



TYPICAL LATERAL NAILING AT EXTERIOR WALL WITH TRUSS BEARING

15 SECTION

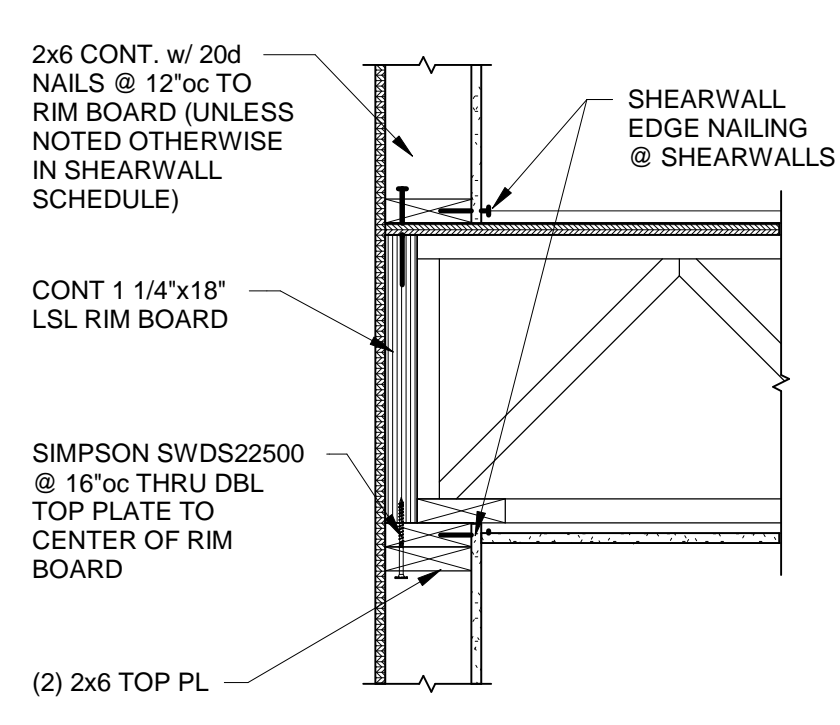
1" = 1'-0"



TYPICAL LATERAL NAILING AT EXTERIOR WALL PARALLEL TO TRUSSES

15A SECTION

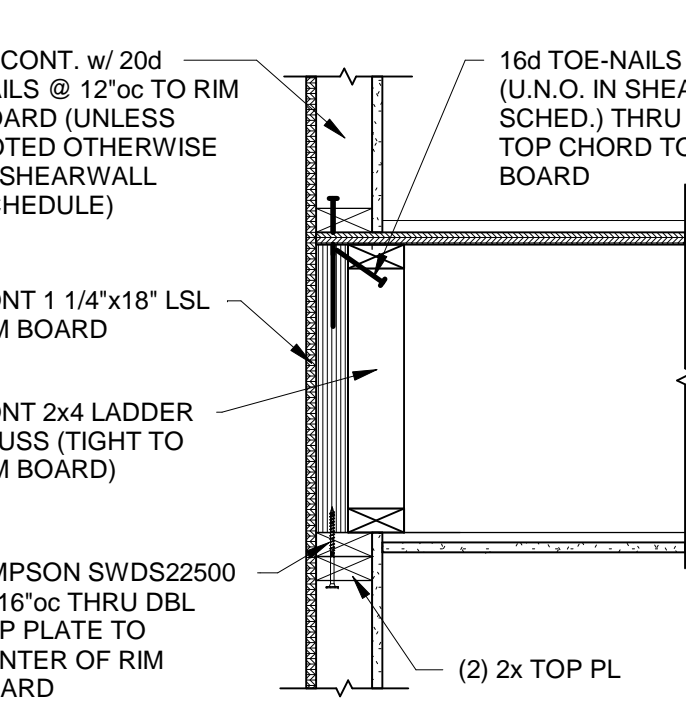
1" = 1'-0"



TYPICAL LATERAL NAILING AT ONE SIDED WALL WITH TRUSS BEARING

15B SECTION

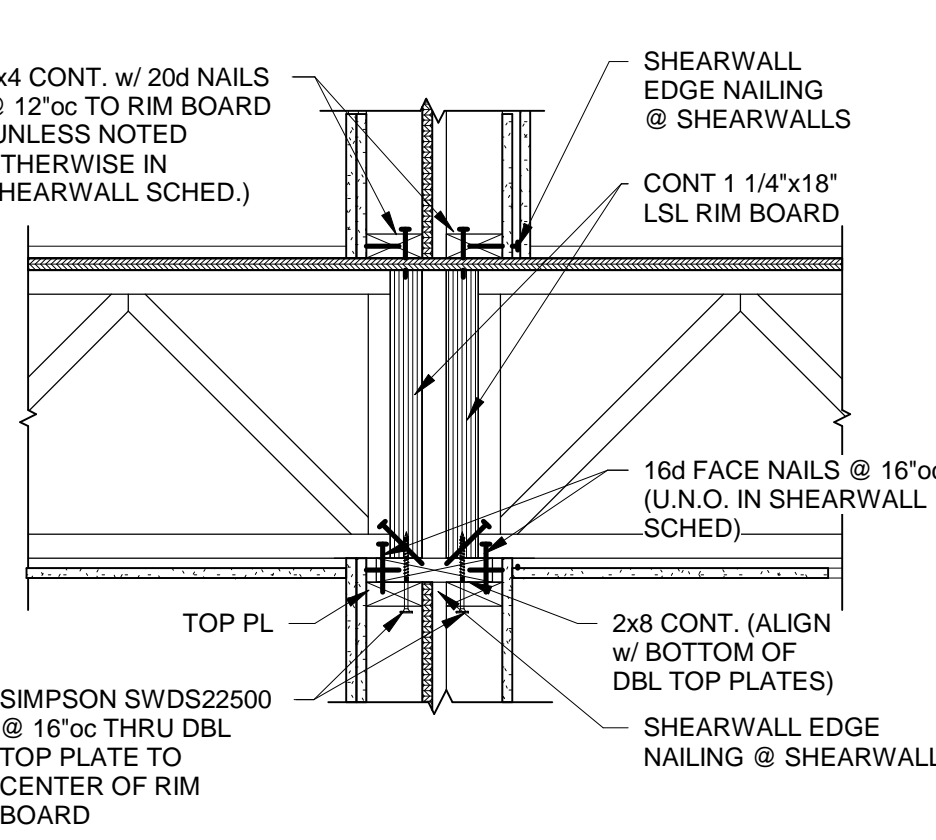
1" = 1'-0"



TYPICAL LATERAL NAILING AT UNIT DEMISING WALL OR ONE SIDED WALL PARALLEL TO TRUSSES

15C SECTION

1" = 1'-0"



TYPICAL LATERAL NAILING AT DOUBLE UNIT DEMISING WALLS WITH TRUSS BEARING

15D SECTION

1" = 1'-0"

$\frac{3}{4}'' = 1'-0''$

1 A SEC
 $\frac{3/4''}{1' - 0''}$

TYPICAL HEADER DETAIL @ ROOF
TRUSS BRG LOCATIONS

2 SECTION

3 SECTION

TYPICAL HEADER DETAIL AT ROOF TRUSS BRG
LOCATIONS w/HEADER DIRECTLY BELOW DBL TOP PL

4 SECTION

TYPICAL PSL OR GLULAM BEAM AND/OR COLUMN DETAIL

5 SECTION

TYPICAL PSL OR GLULAM BEAM BEARING
DIRECTLY ON GLULAM OR PSL COLUMN DETAIL

5A SECTION

ELEVATION VIEW

PLAN VIEW

PLAN VIEW AT CORNER

PLAN VIEW AT END OF WALL

TYPICAL STRAPS @ DISCONTINUOUS TOP PL @ COL

6 SECTION

TYPICAL MULTI-PLY EXTERIOR ROOF HEADER WHERE
GEOMETRY DOES NOT ALLOW 2x PL BELOW HEADER

7 SECTION

(A) STAGGERED FASTENER ATTACHMENT OF LEDGER

(B) (2) ROW FASTENER ATTACHMENT OF LEDGER

TYPICAL LEDGER CONNECTION

8 SECTION

TYPICAL HOLE THRU LEDGER DETAIL

9 SECTION

TYPICAL SPLICE AT DISCONTINUOUS TOP PL

10 SECTION

TYPICAL TOP PLATE SPLICE

11 SECTION

TYPICAL TOP PLATE SPLICE AT SHEARWALL OR BEARING WALL DUE TO MECH. PENETRATION

11A SECTION

**TYPICAL DETAIL AT PLUMBING STACK IN
DOUBLE UNIT DEMISING WALLS**

13 SECTION

TYPICAL WHERE MECHANICAL DUCT INTERRUPTS | SI

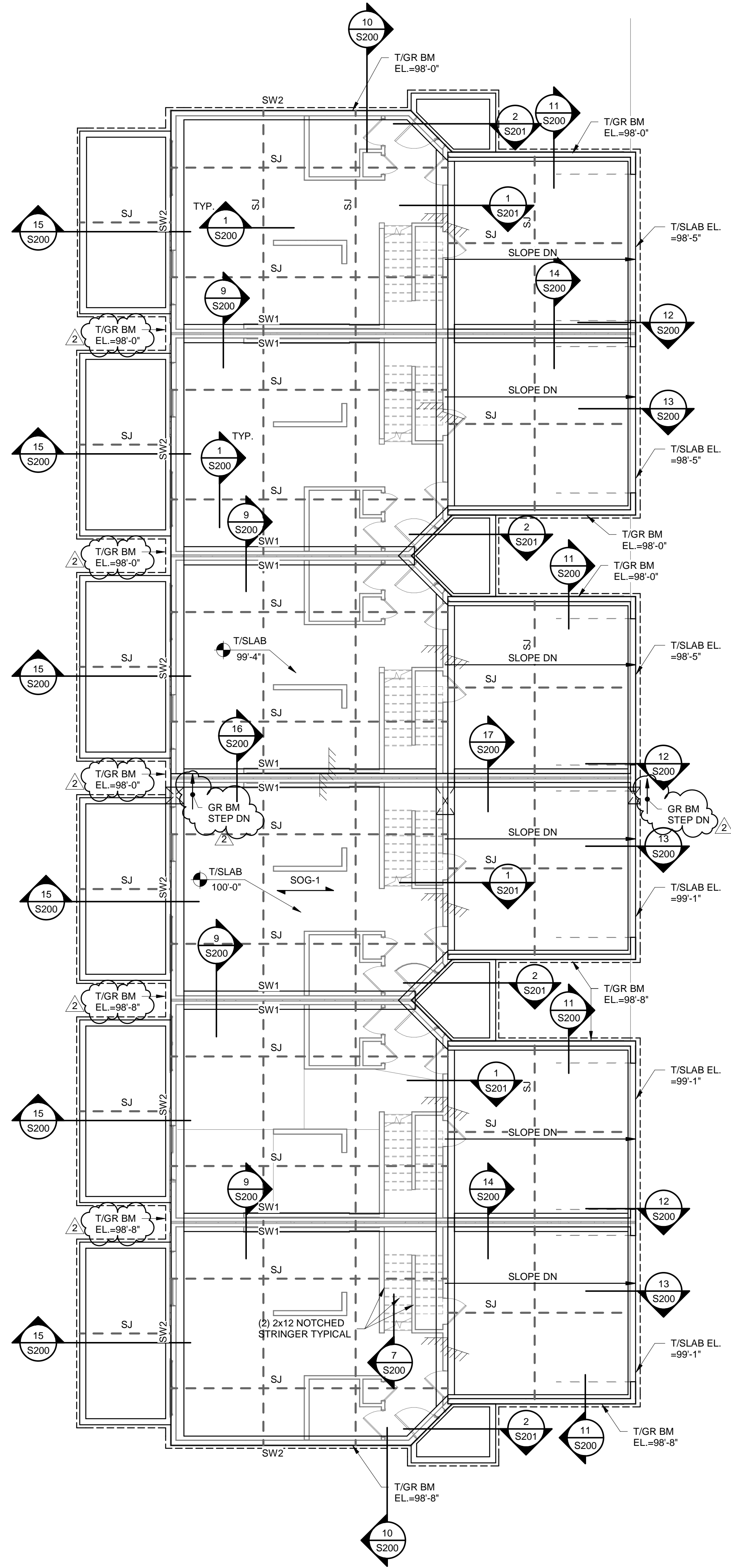
14 SECTION

TYPICAL WHERE PLUMBING INTERRUPTS TOP PI

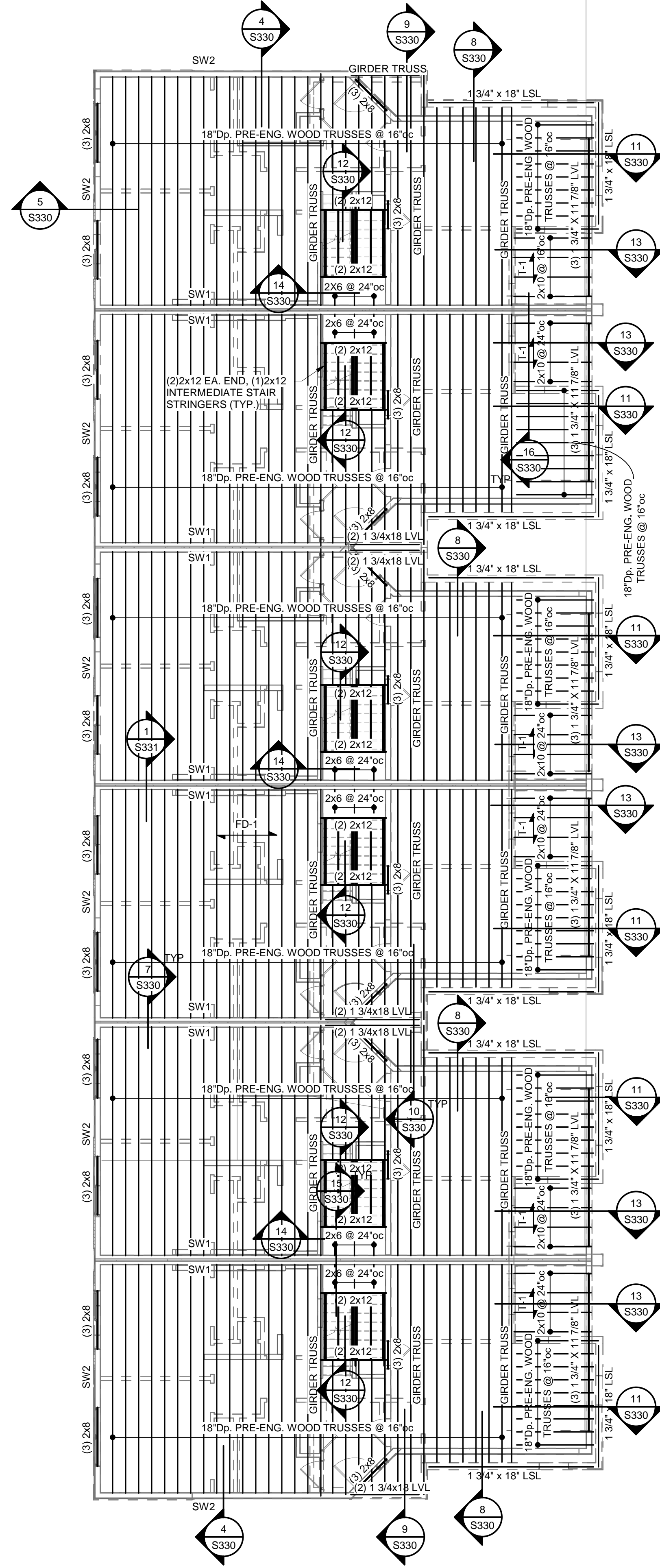
15 SECTION

TYPICAL WHERE PLUMBING STACK
HAS HORIZONTAL JOG

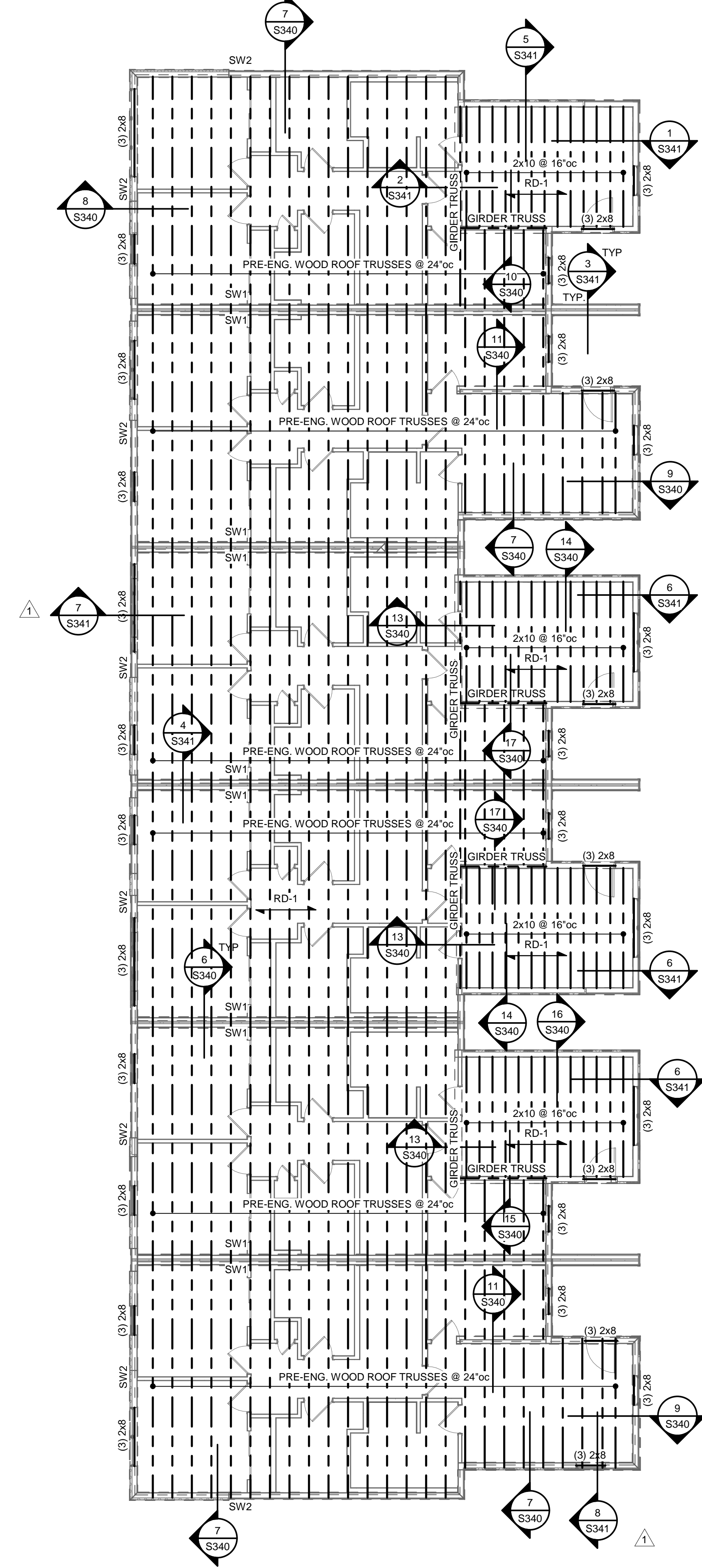
16 SECTION



1 GROUP 1 - FOUNDATION PLAN
1/8" = 1'-0"



2 GROUP 1 - SECOND FLOOR FRAMING PLAN
1/8" = 1'-0"



3 GROUP 1 - ROOF FRAMING PLAN
1/8" = 1'-0"



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

TRI ARCHITECTS
BOB D CAMPBELL & COMPANY
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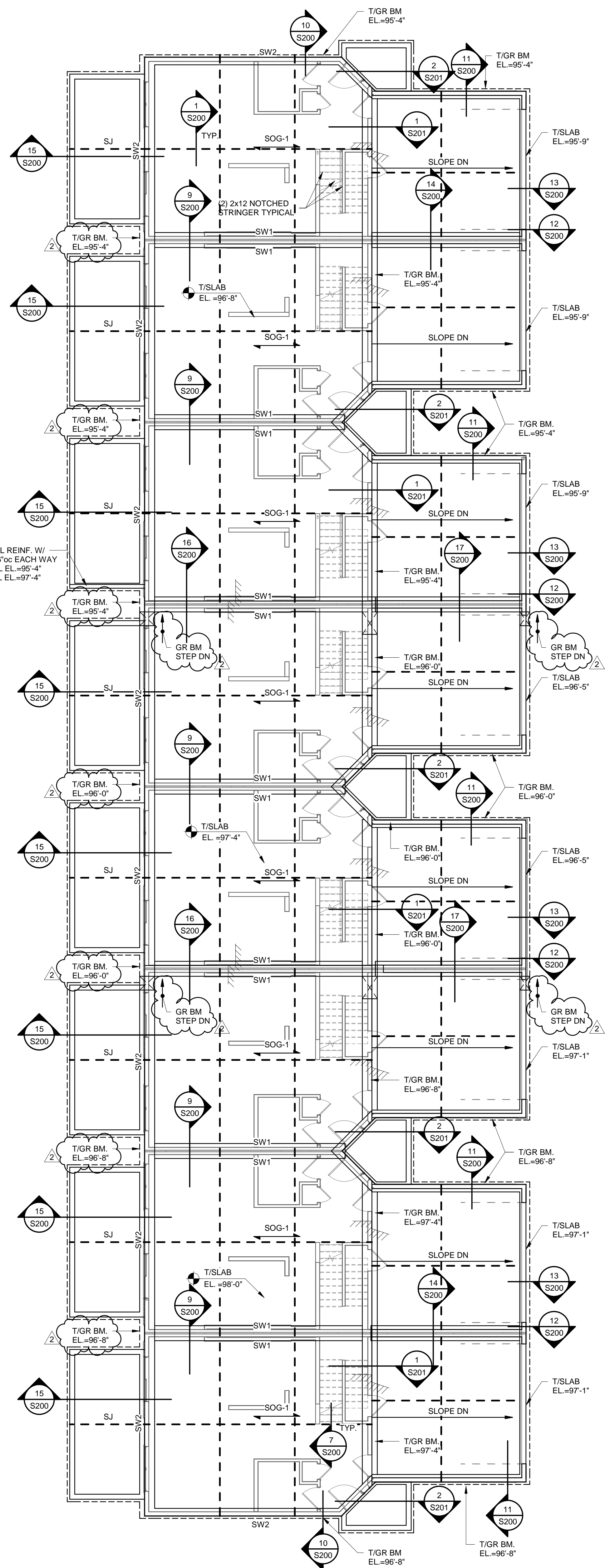
1 PERMIT COMMENTS 9.24.2021
2 ADDENDUM 1 11.12.2021

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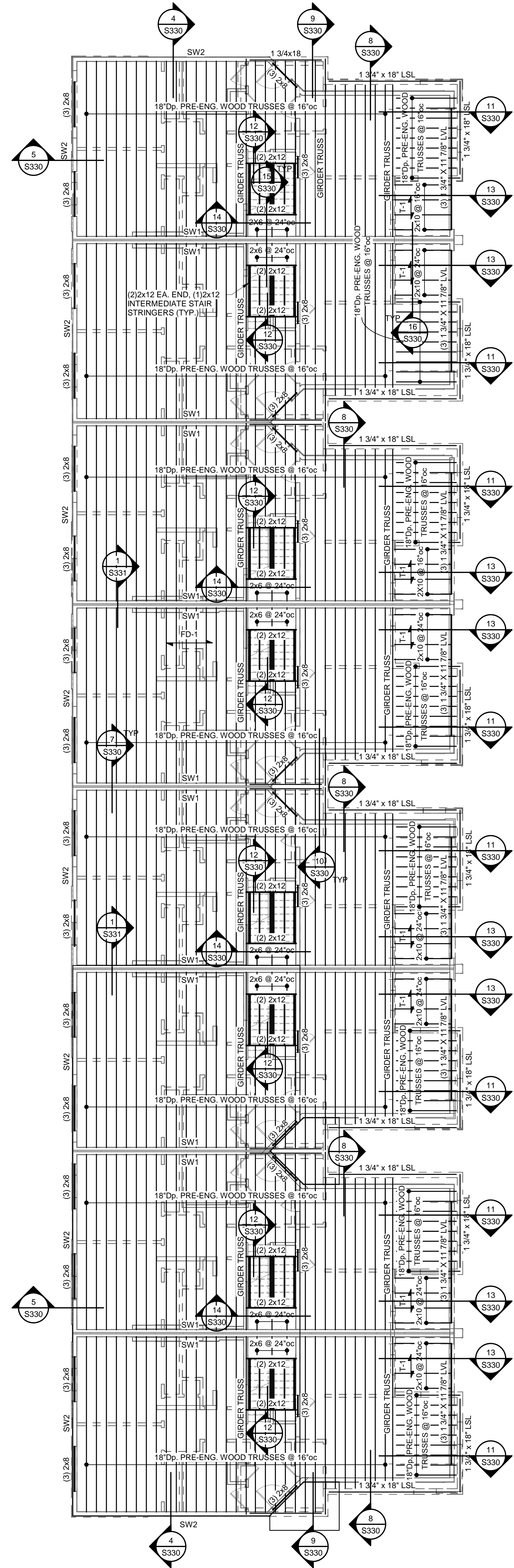
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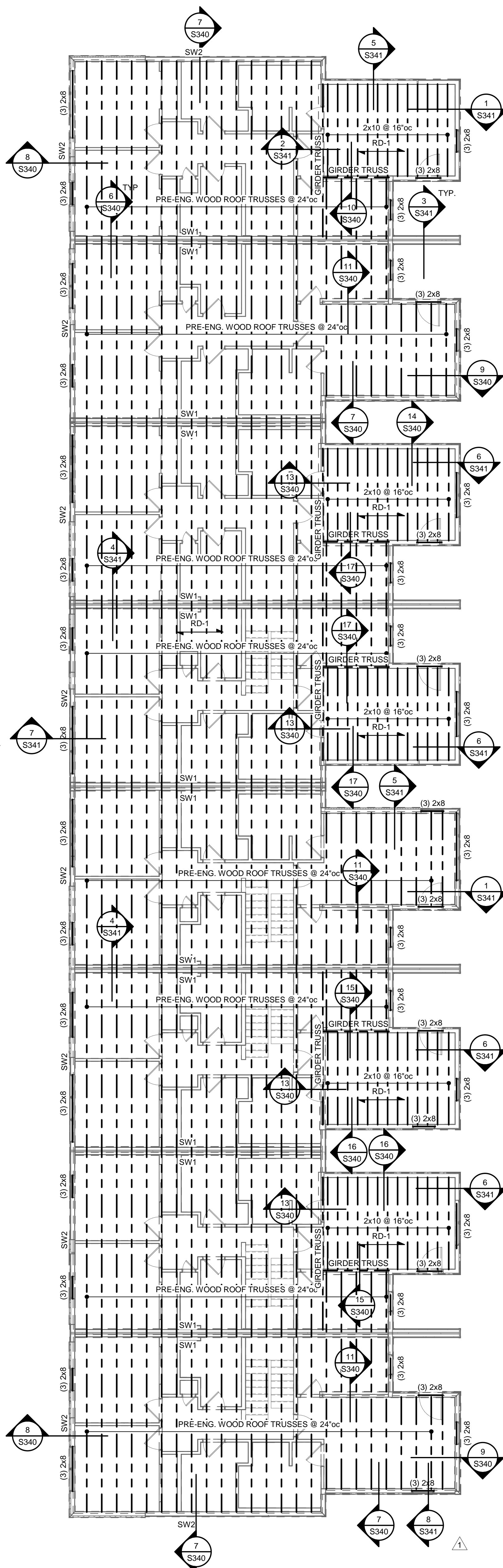
S101
GROUP 1 PLANS



1 GROUP 2 - FOUNDATION PLAN
1/8" = 1'-0"



2 GROUP 2 - SECOND FLOOR FRAMING PLAN
1/8" = 1'-0"



3 GROUP 2 - ROOF FRAMING PLAN
1/8" = 1'-0"

ARCHITECT
BOB D CAMPBELL & COMPANY
SM ENGINEERING
GENERAL CONTRACTOR
LATIMER SOMMERS & ASSOCIATES

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ELECTRICAL ENGINEER

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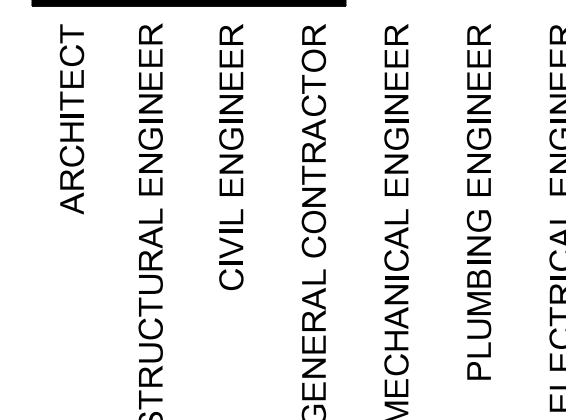
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| 2 ADDENDUM 1 | 11.12.2021 |

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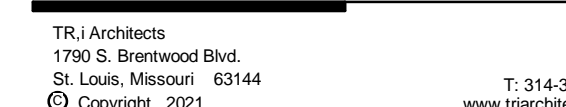
SHEET NO.

S102
GROUP 2 PLANS



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| | | |
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| 1 | PERMIT COMMENTS | 9.24 |
| 2 | ADDENDUM 1 | 11.12 |

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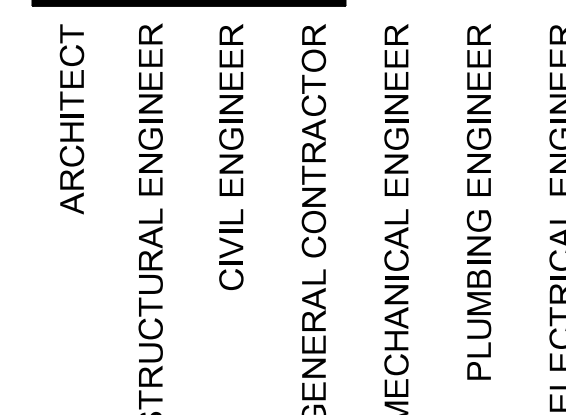
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S103

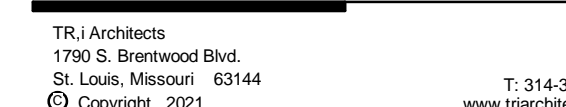
GROUP 3 PLANS





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TR, i PROJECT NO. 20-

(C104)

2





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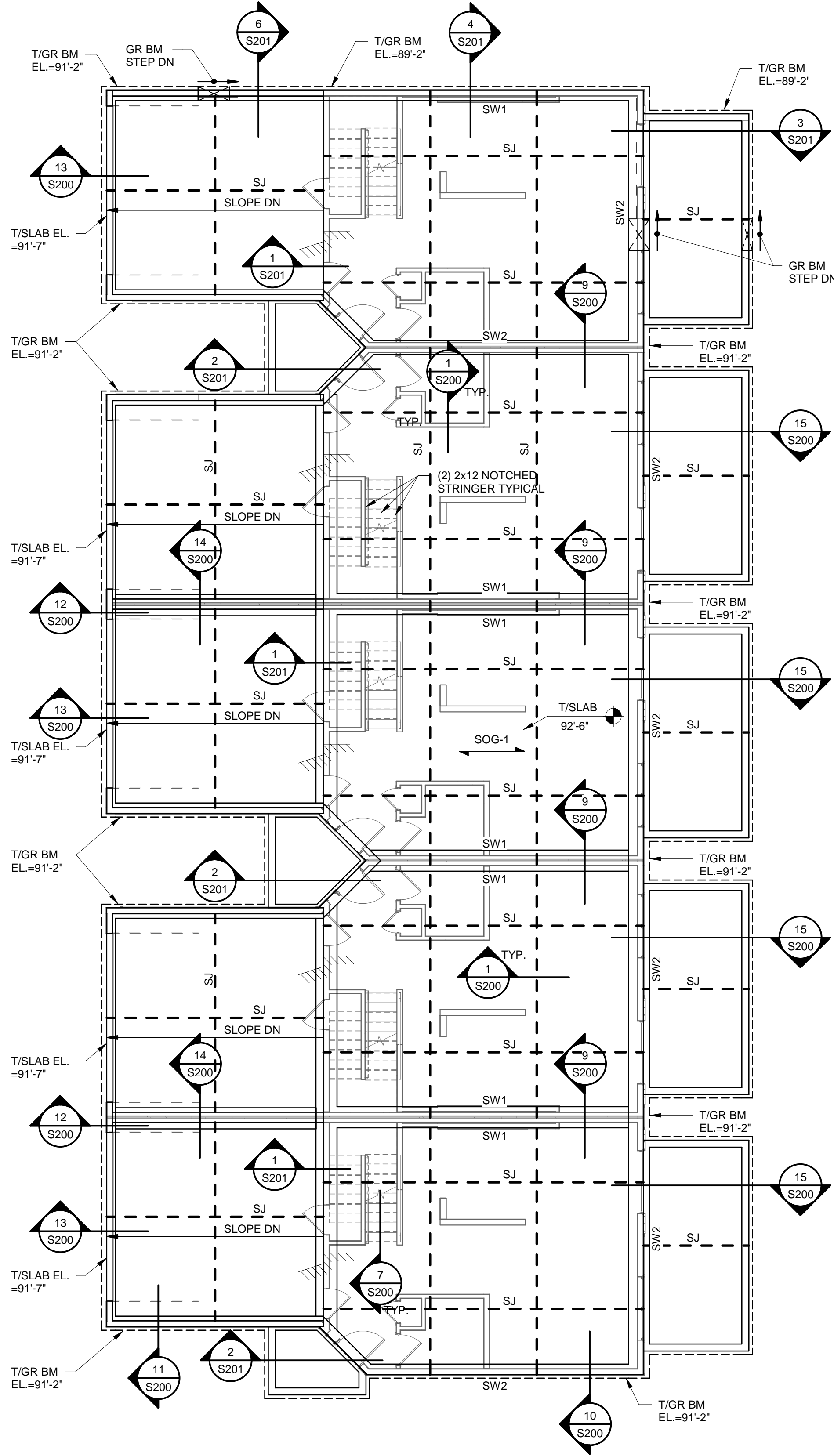
2 ADDENDUM 1 11.12.202

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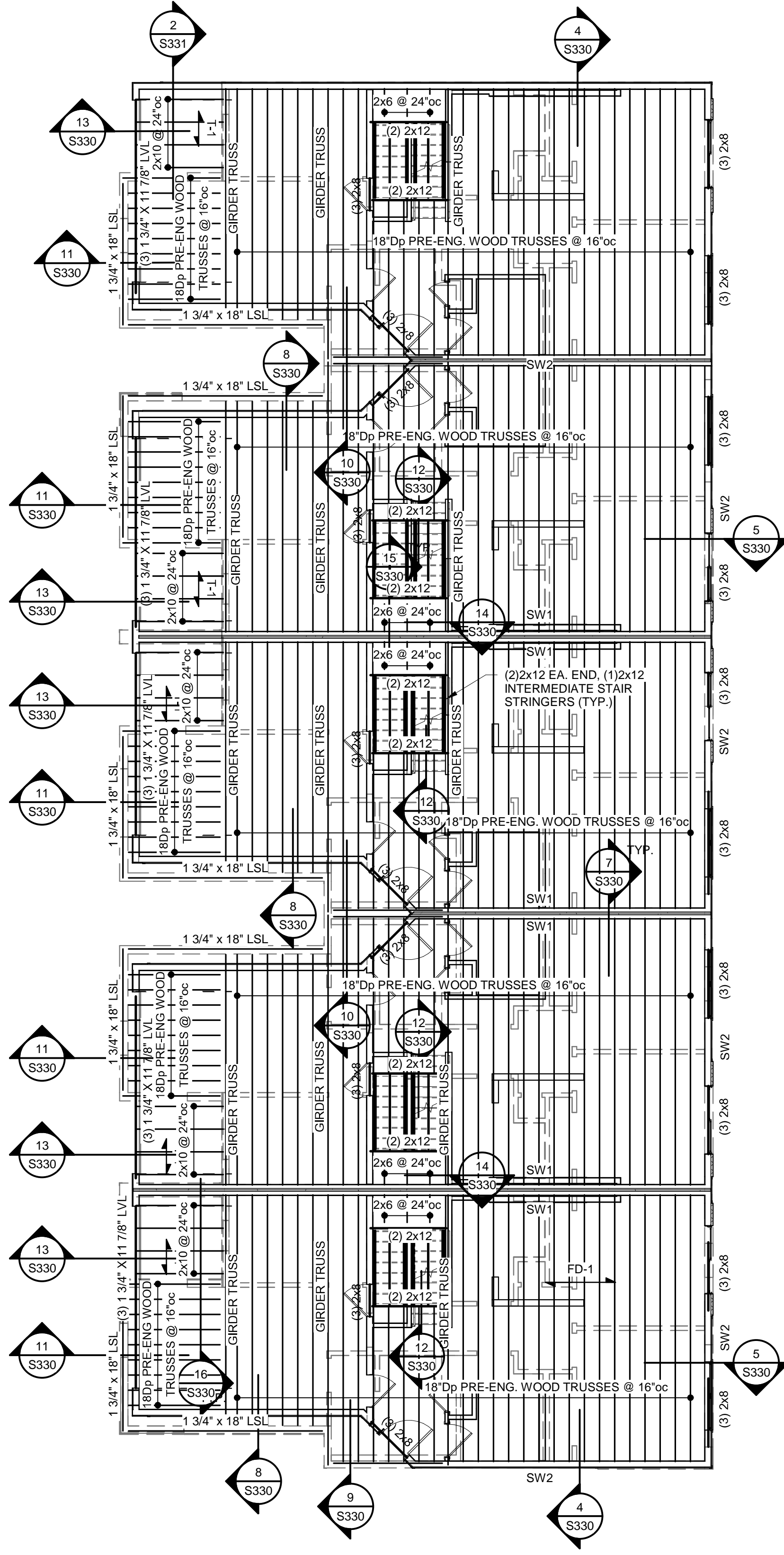
TR,i PROJECT NO. 20-078

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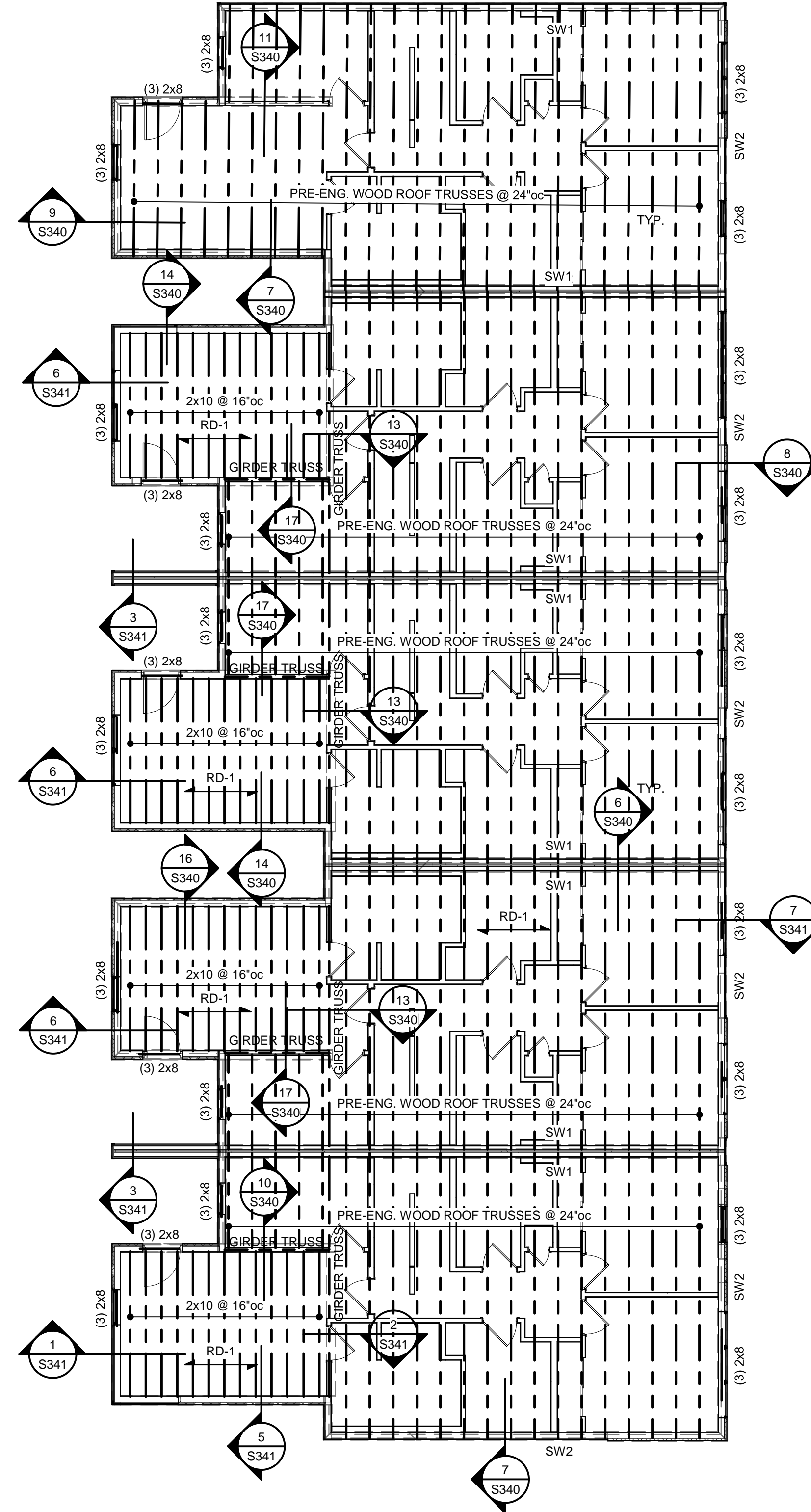
S105
GROUP 5 PLANS



1 GROUP 6 - FOUNDATION PLAN
1/8" = 1'-0"



2 GROUP 6 - SECOND FLOOR FRAMING PLAN
1/8" = 1'-0"



3 GROUP 6 - ROOF FRAMING PLAN
1/8" = 1'-0"



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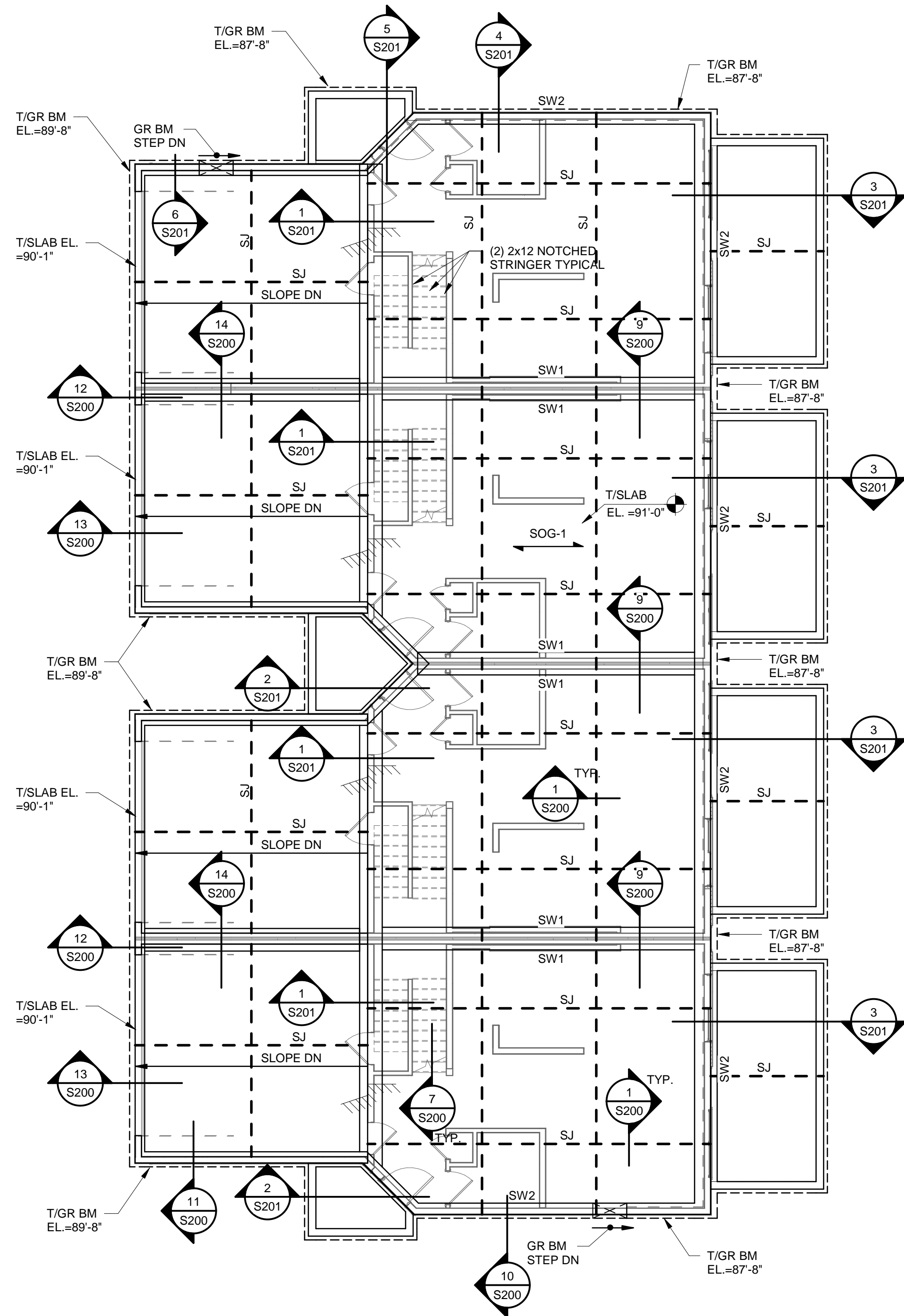
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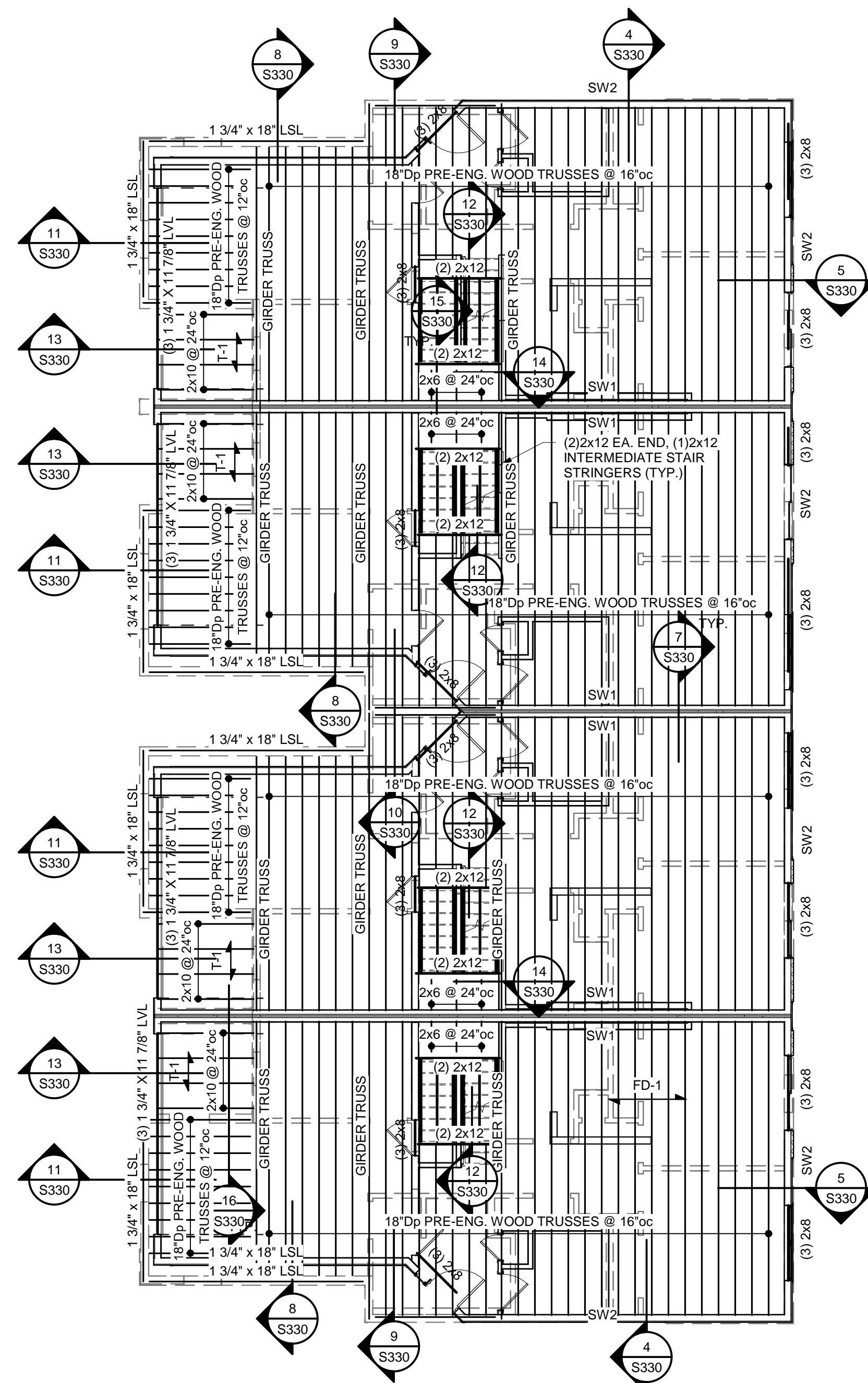
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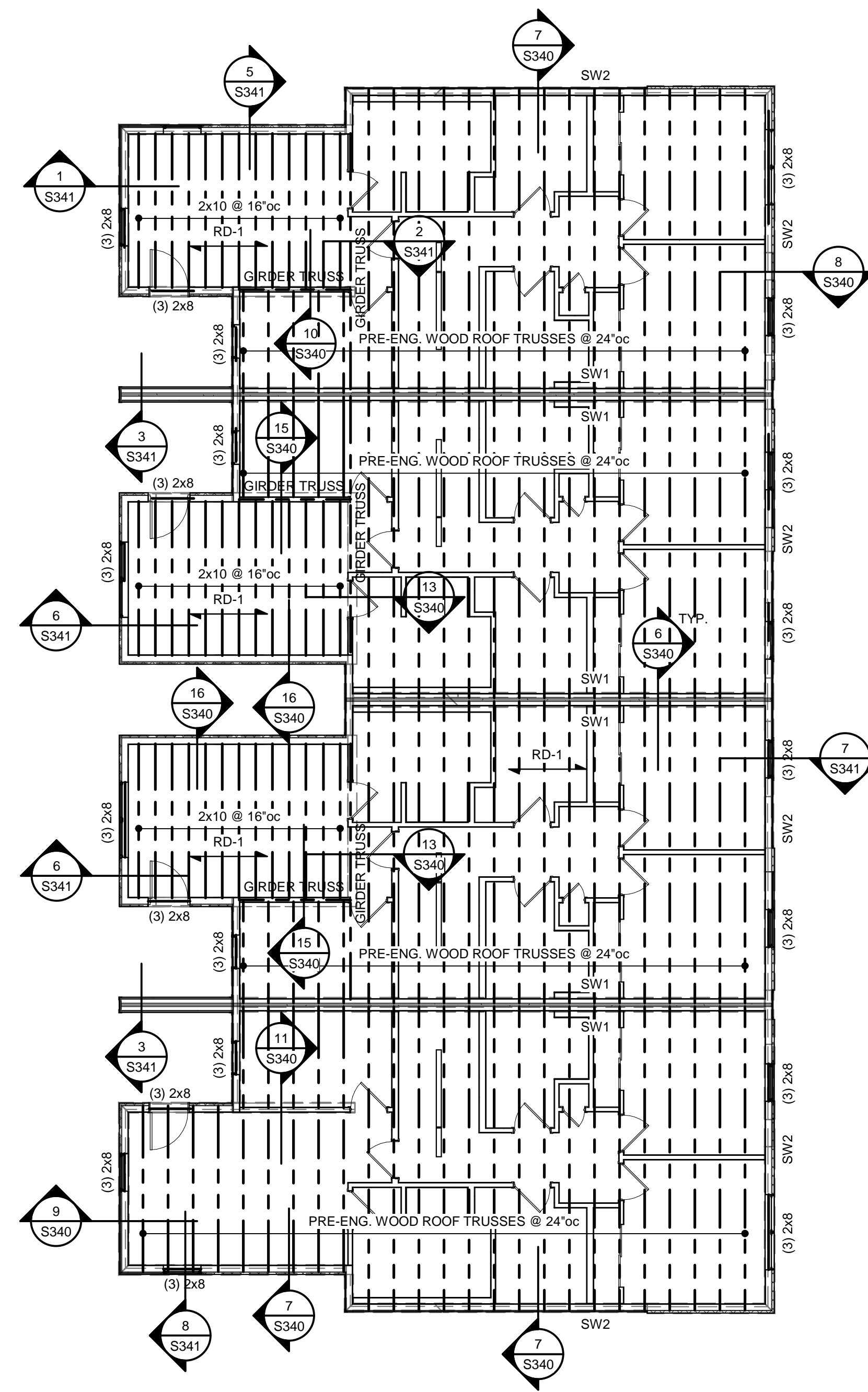
S106
GROUP 6 PLANS



1 GROUP 7 - FOUNDATION PLAN
1/8" = 1'-0"



2 GROUP 7 - SECOND FLOOR FRAMING PLAN
1/8" = 1'-0"



3 GROUP 7 - ROOF FRAMING PLAN
1/8" = 1'-0"



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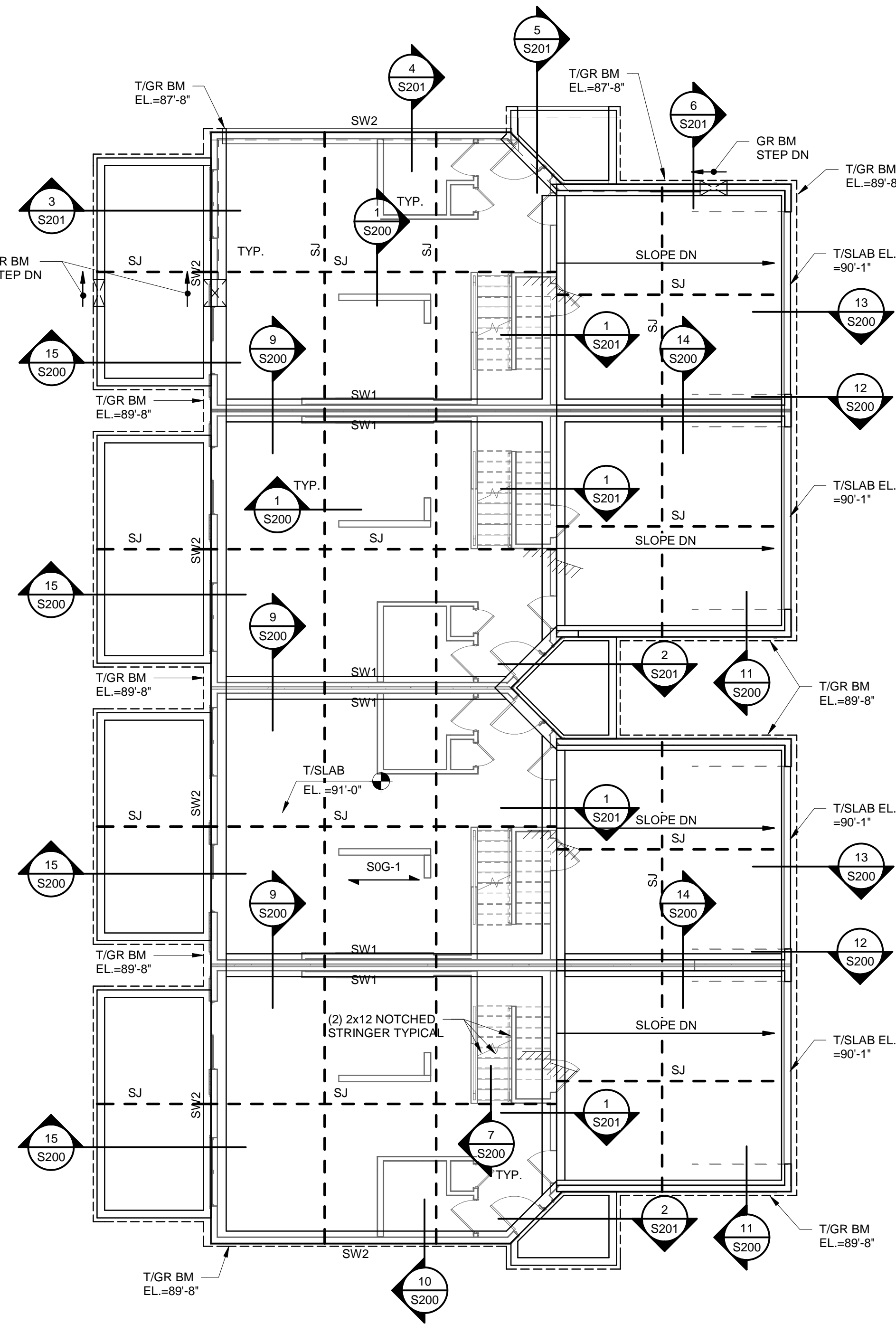
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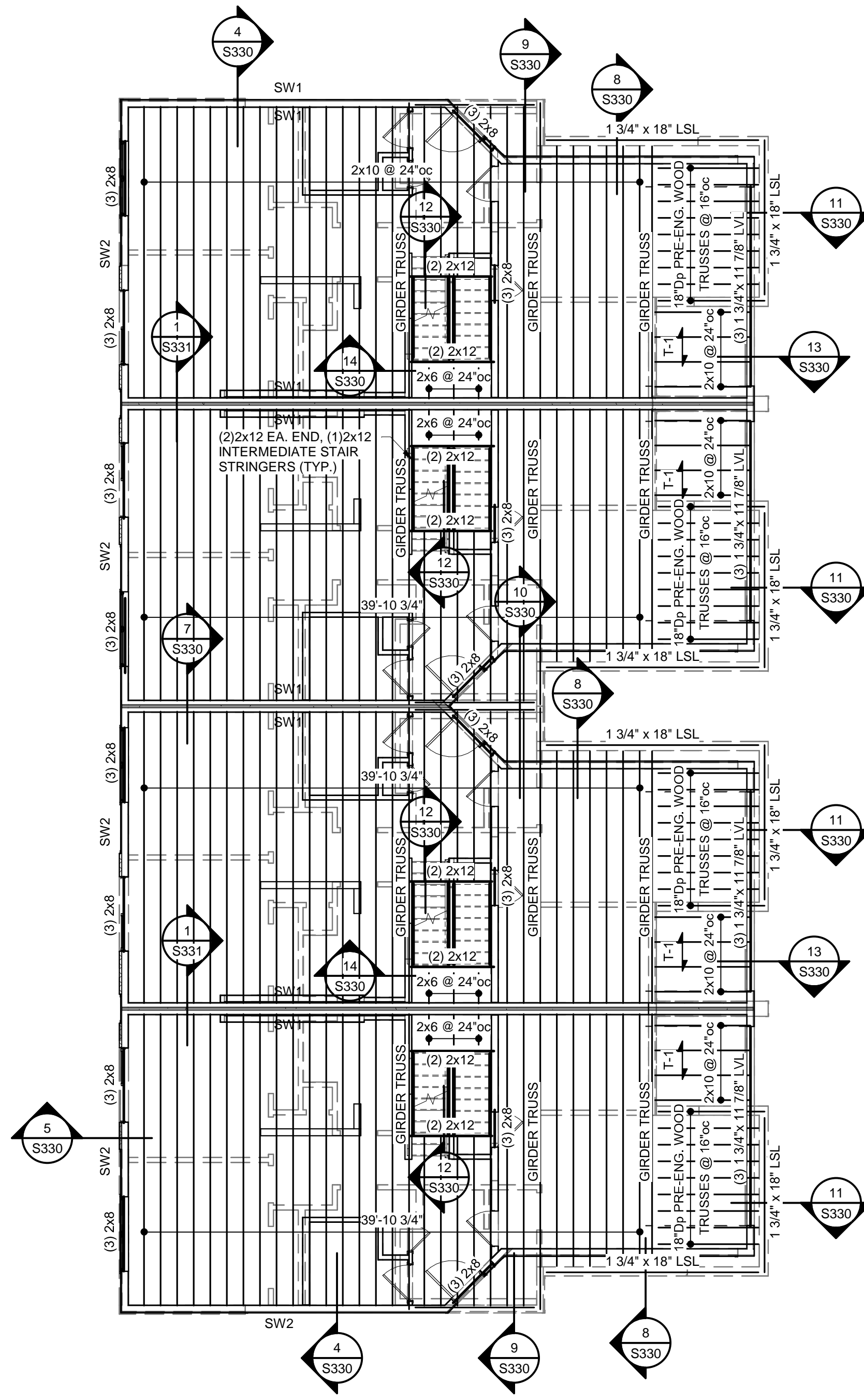
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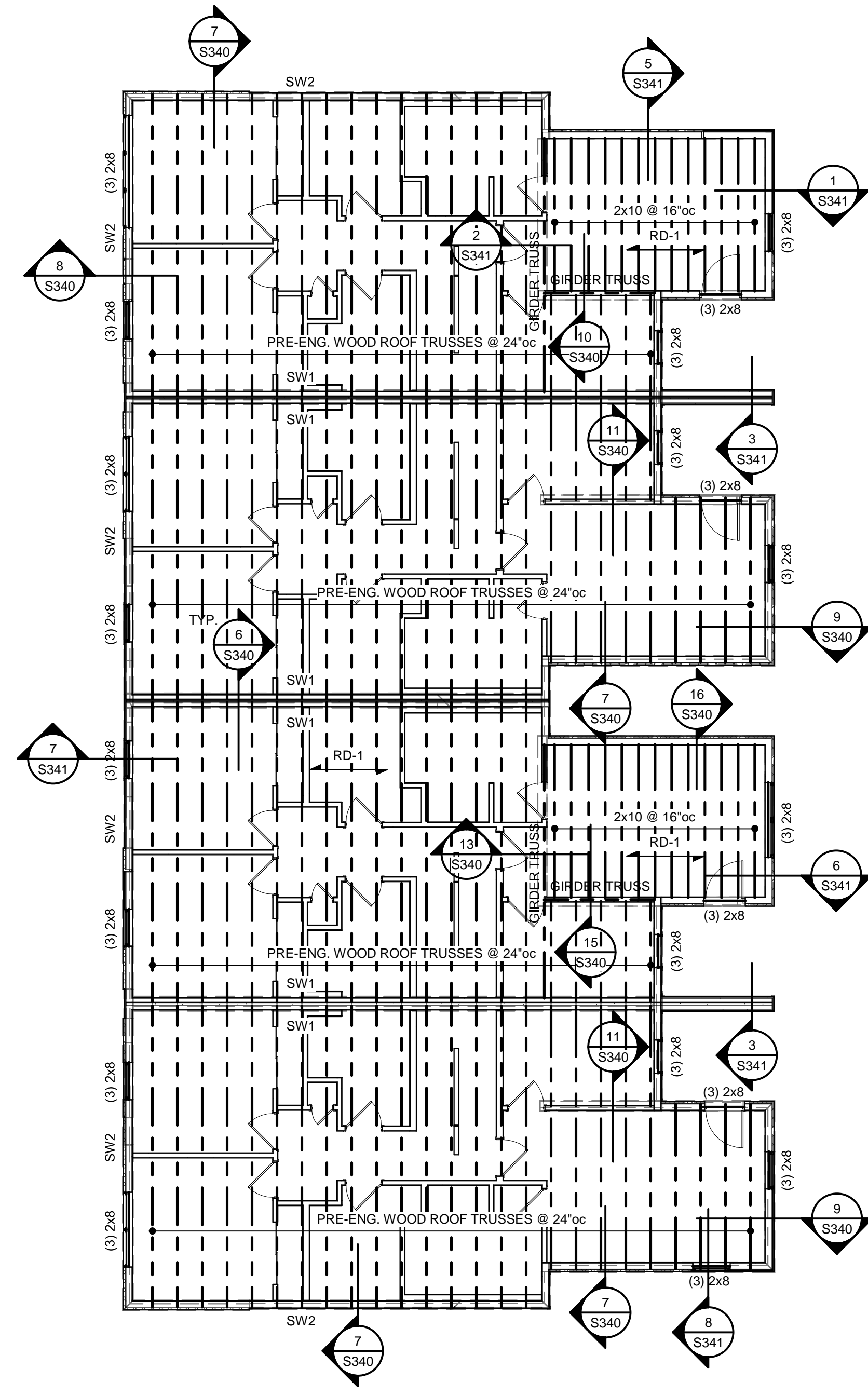
S107
GROUP 7 PLANS



1 GROUP 8 - FOUNDATION PLAN
1/8" = 1'-0"



2 GROUP 8 - SECOND FLOOR FRAMING PLAN
1/8" = 1'-0"



3 GROUP 8 - ROOF FRAMING PLAN
1/8" = 1'-0"



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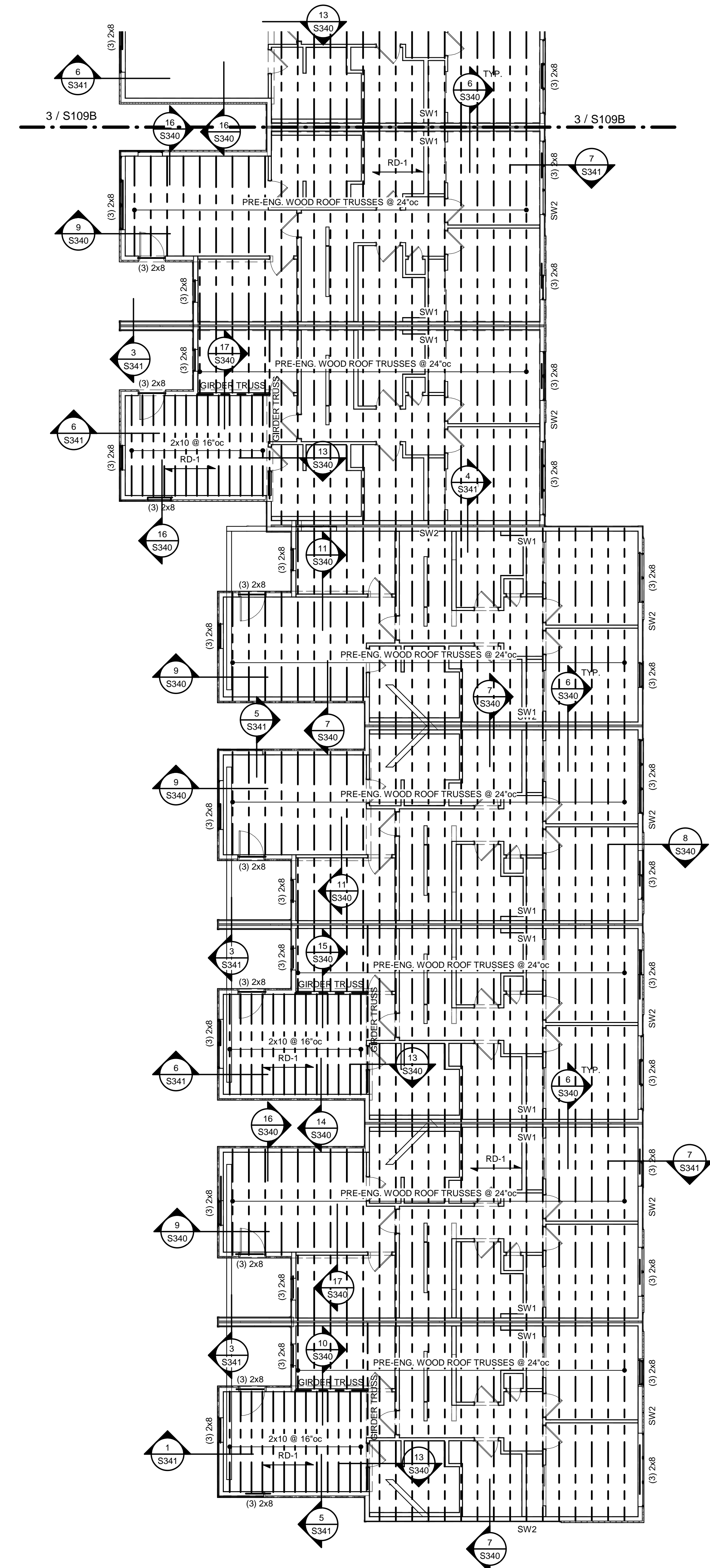
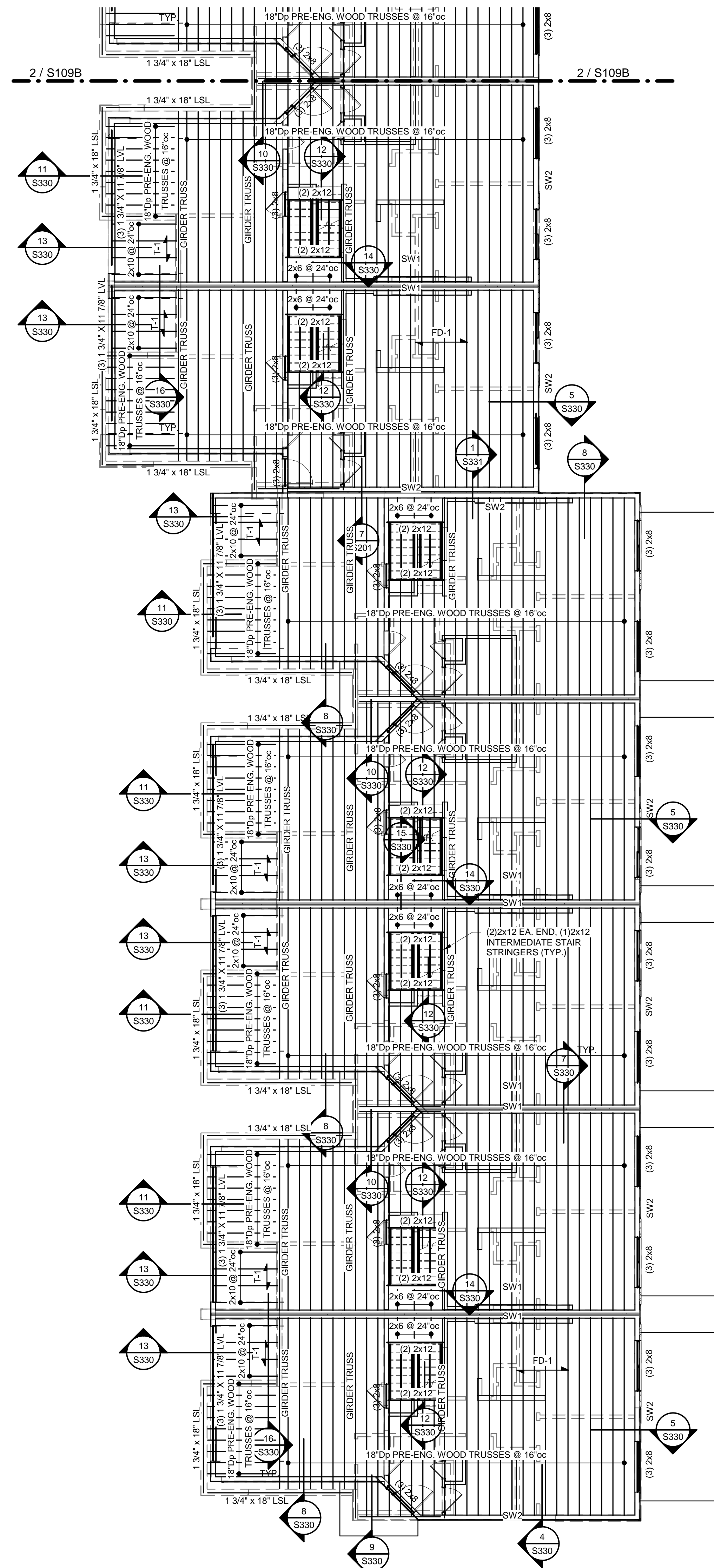
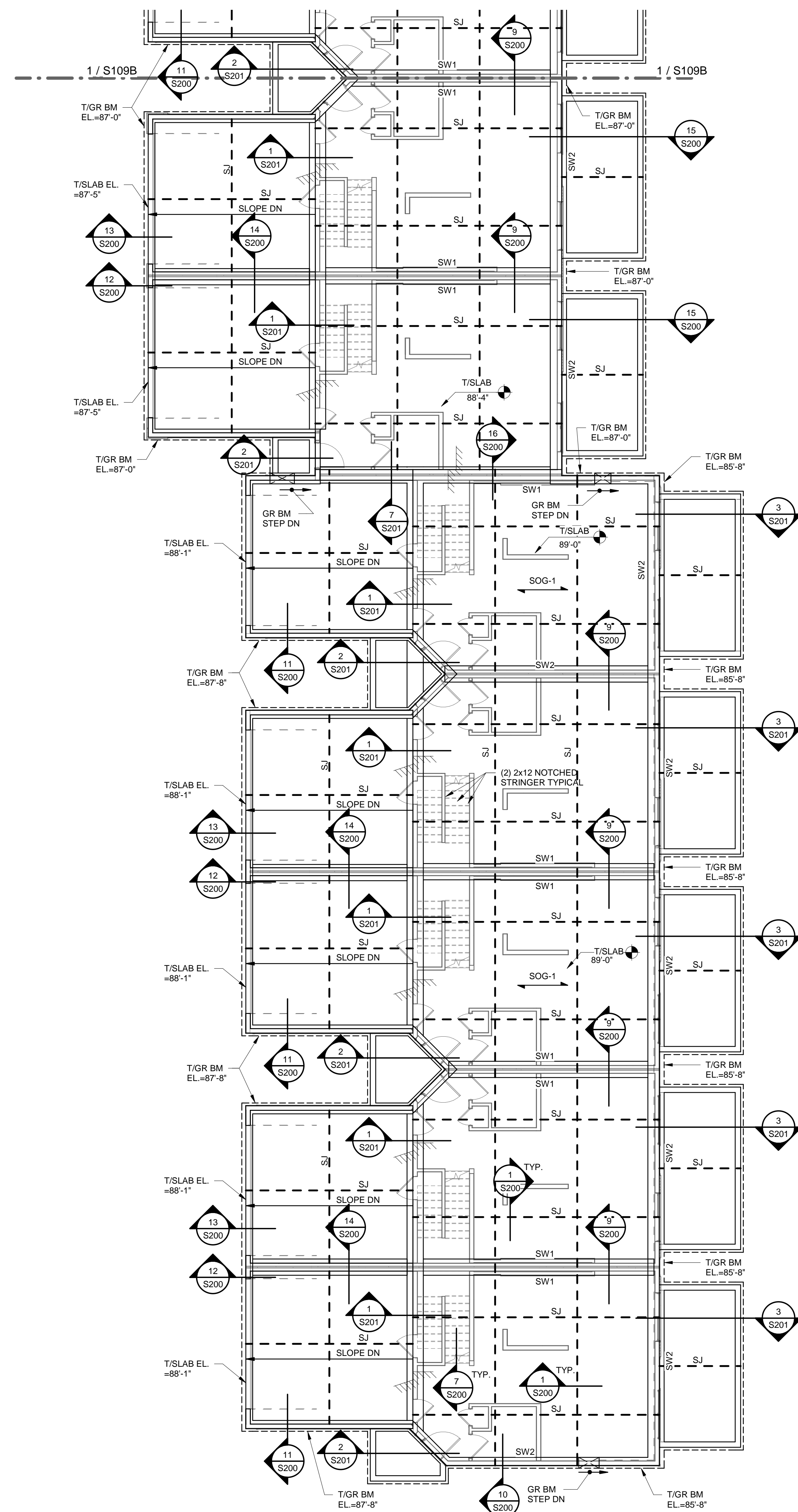
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SHEET NO.

S108
GROUP 8 PLANS



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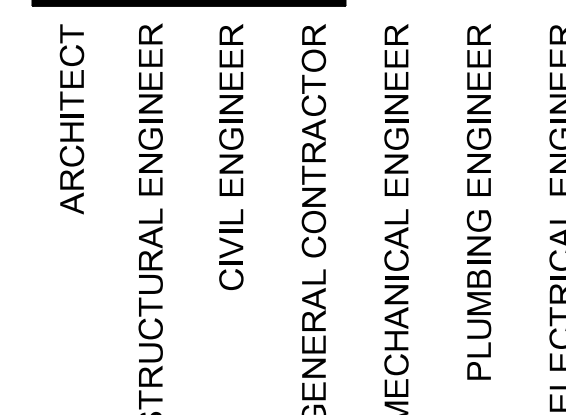
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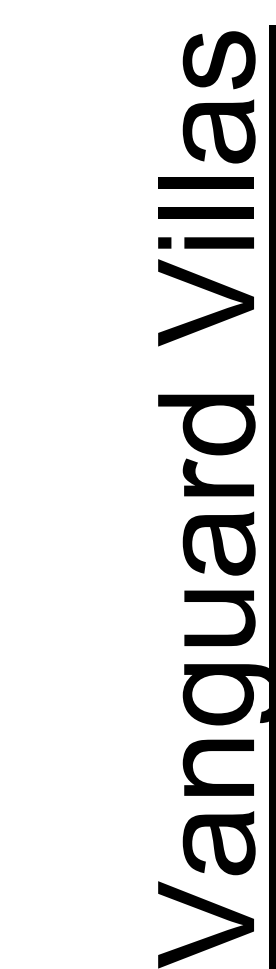
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S109A

GROUP 9 PLANS



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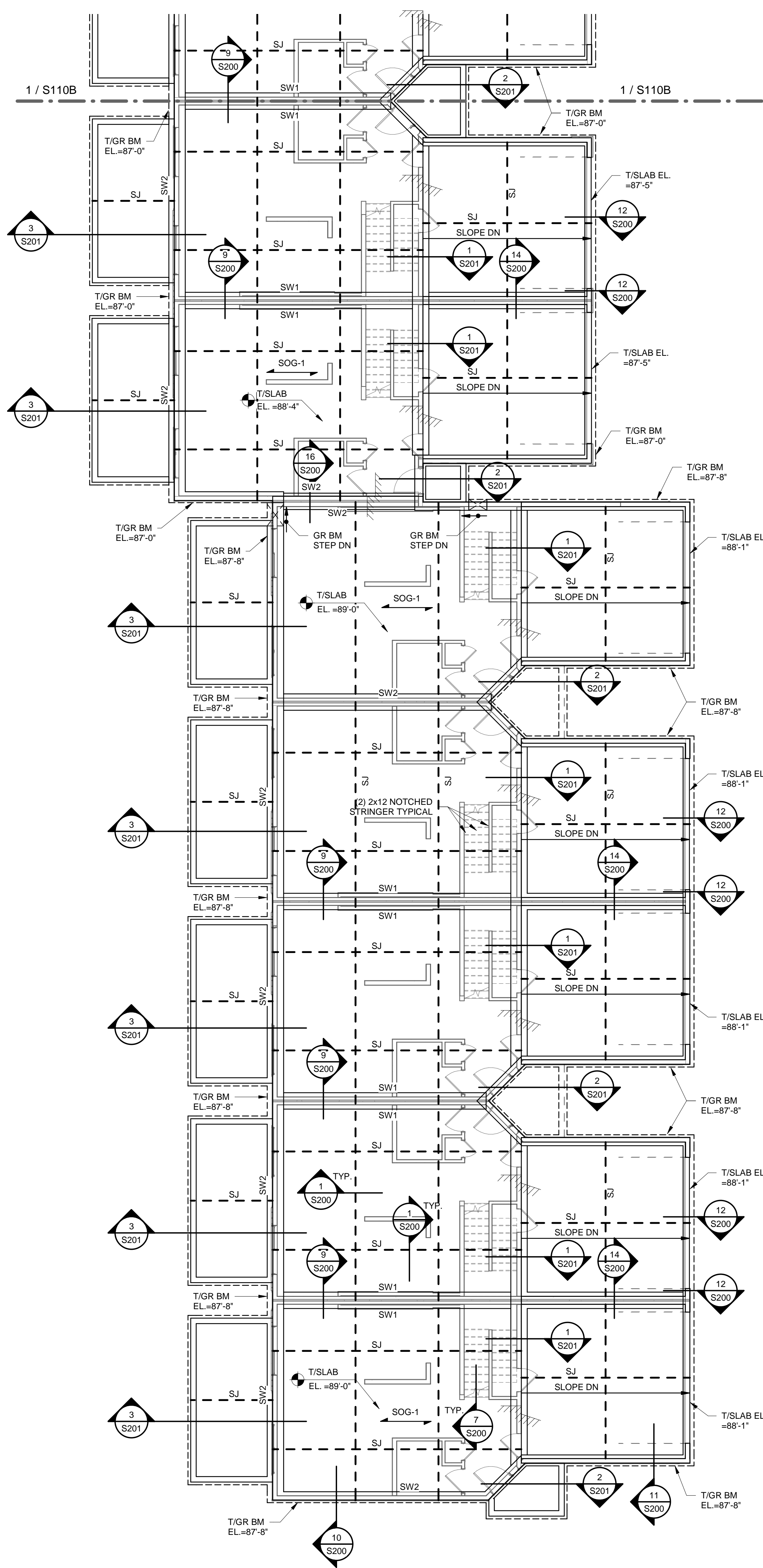
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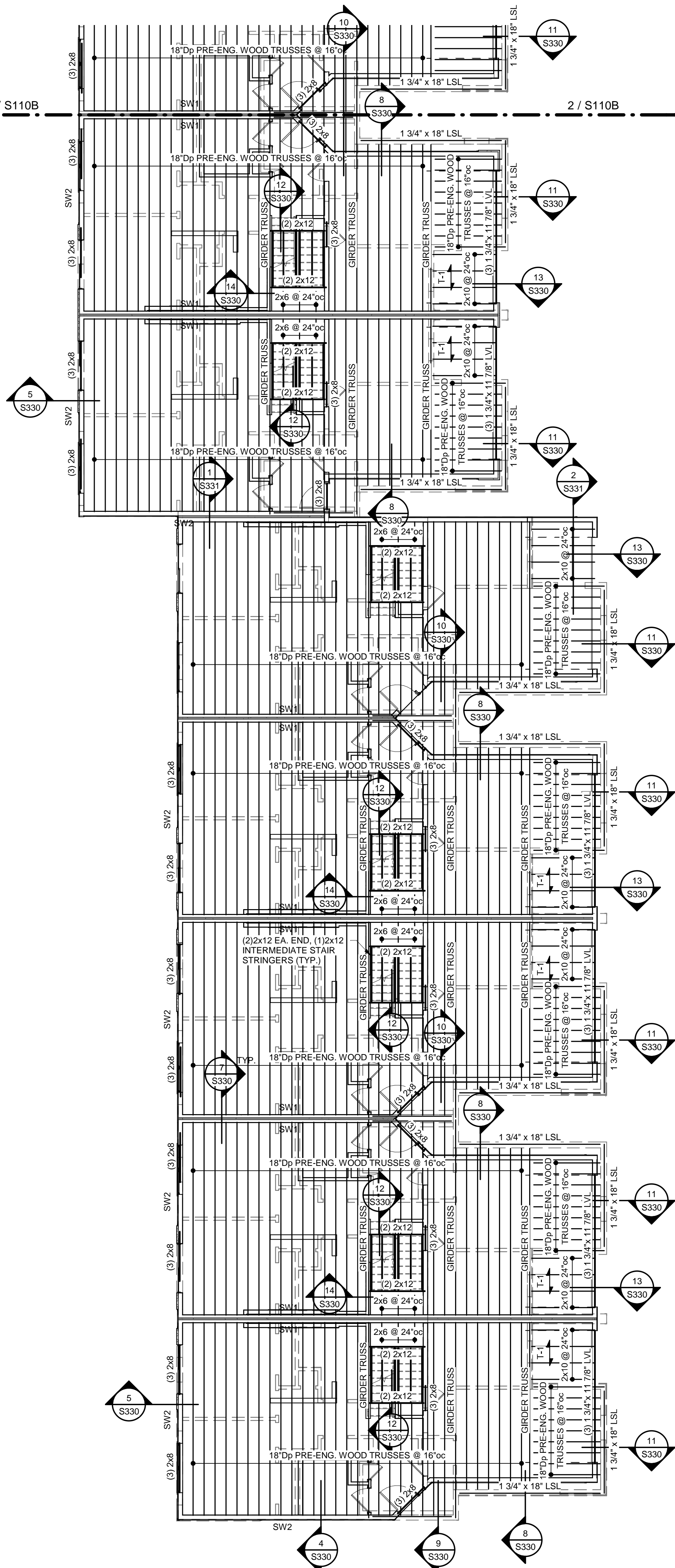
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GROUP 9 PLANS

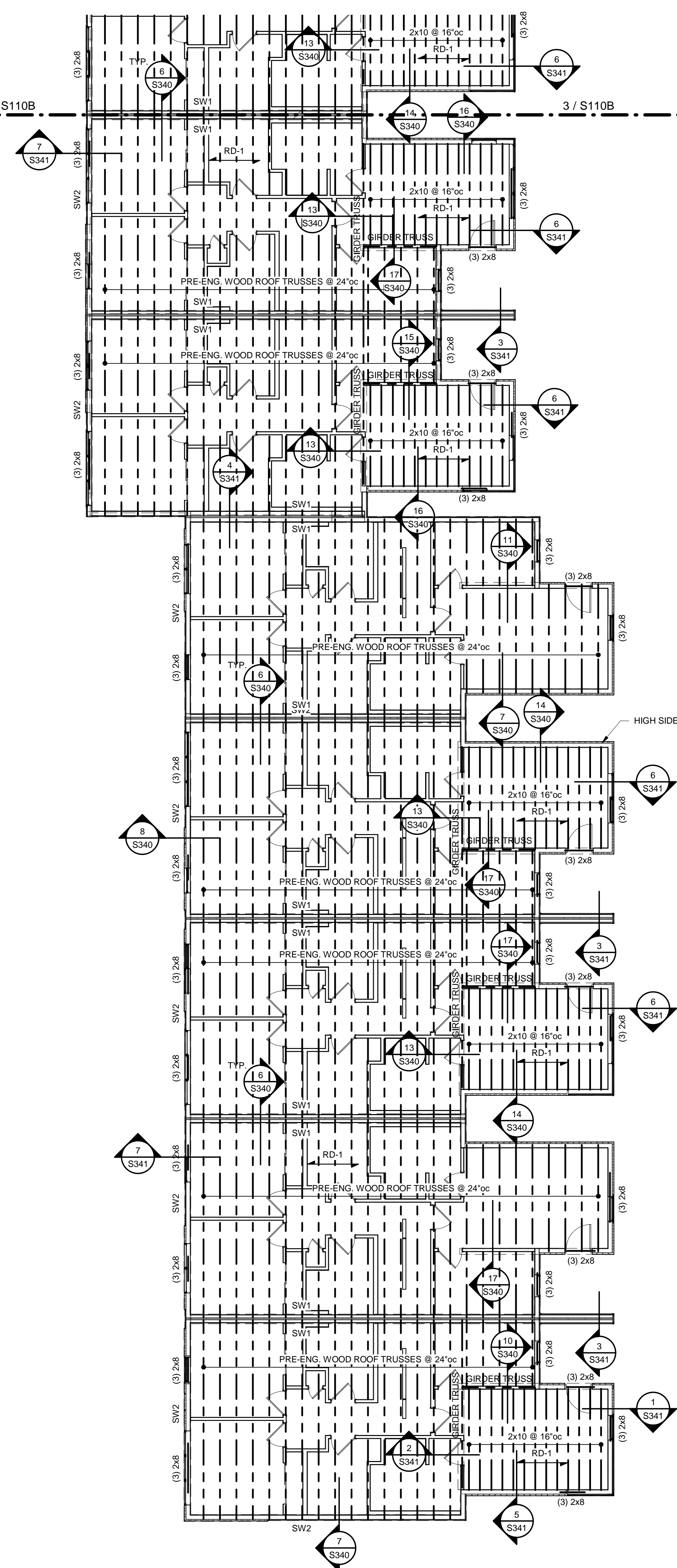


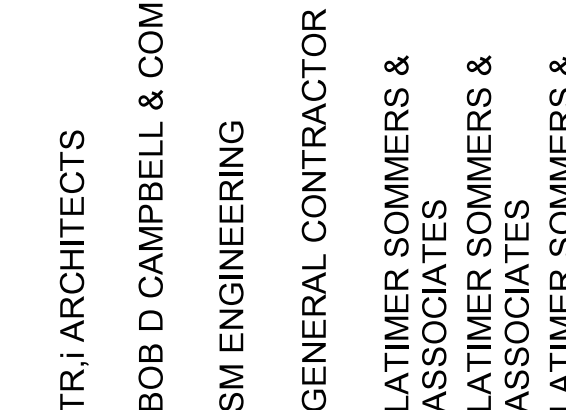
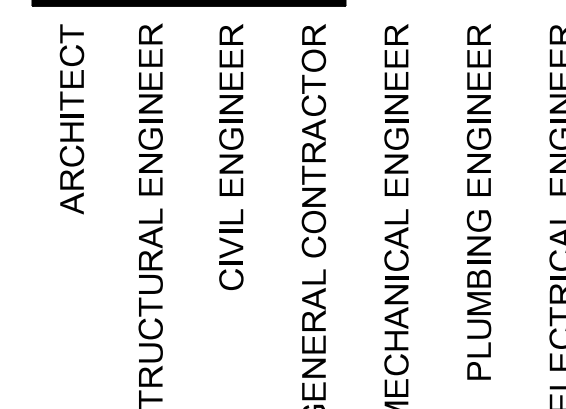


1 GROUP 10 - FOUNDATION PLAN
1/8" = 1'-0"

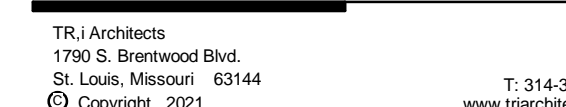


2 GROUP 10 - SECOND FLOOR FRAMING PLAN
1/8" = 1'-0"





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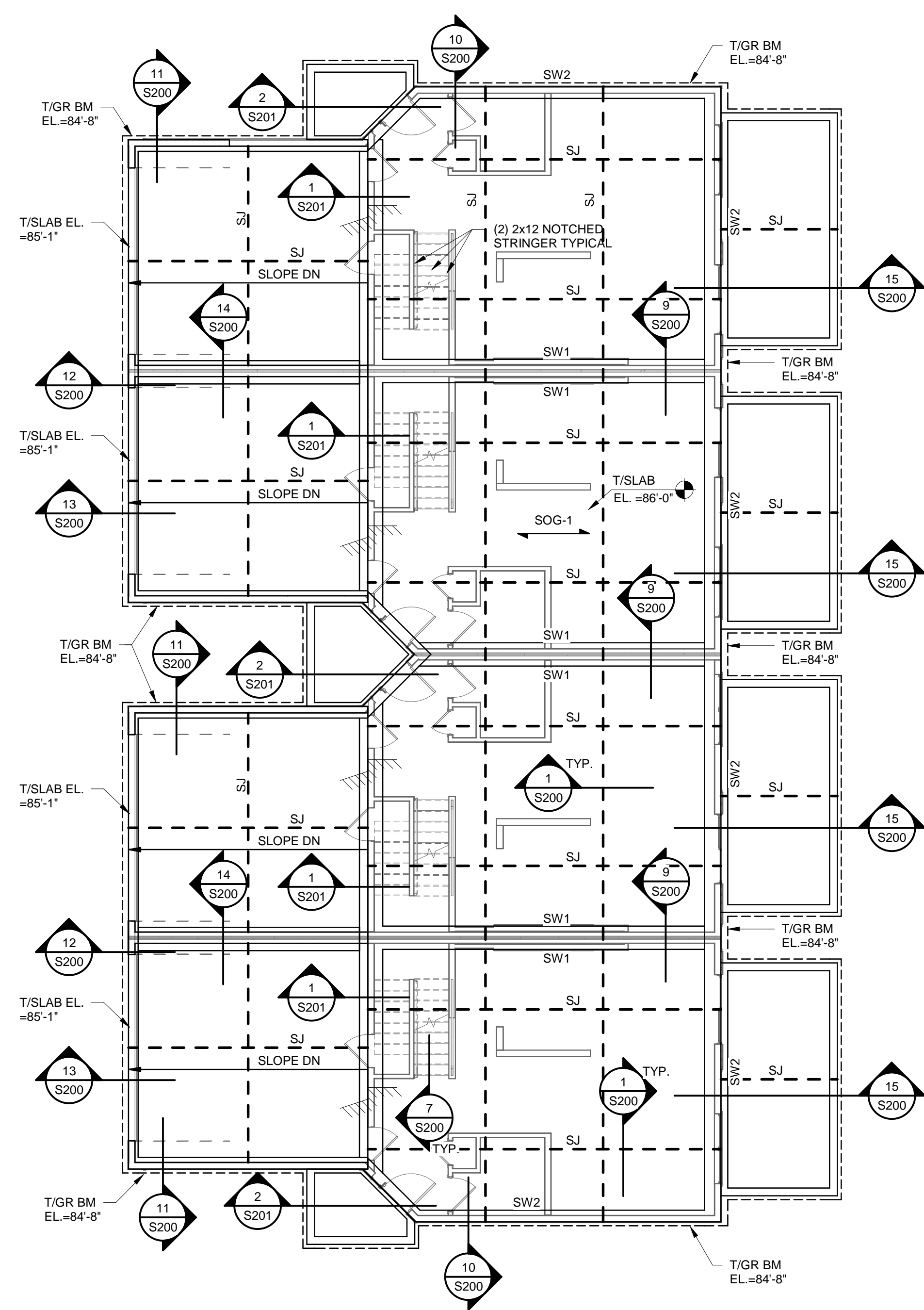
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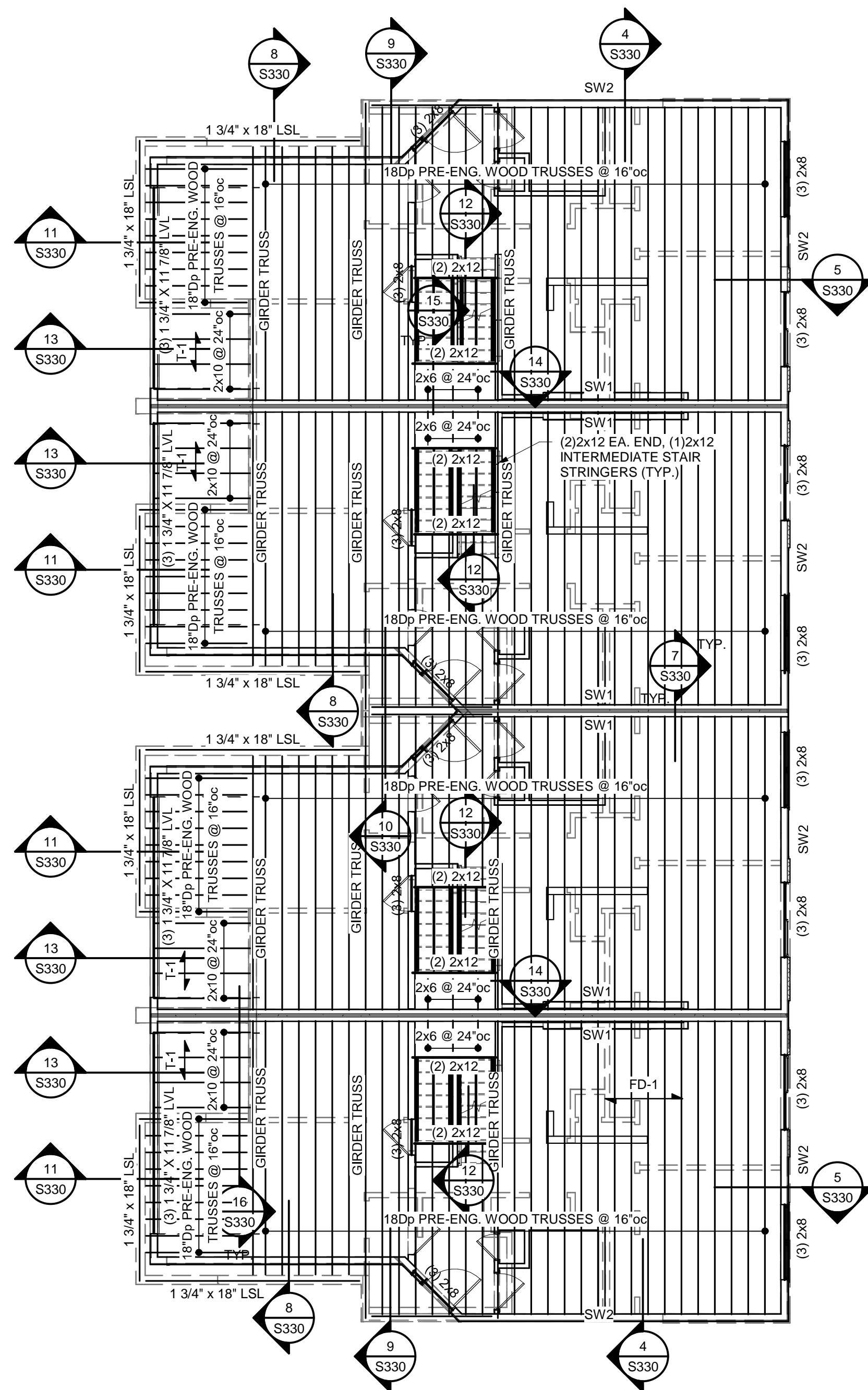
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GROUP 10 PLANS

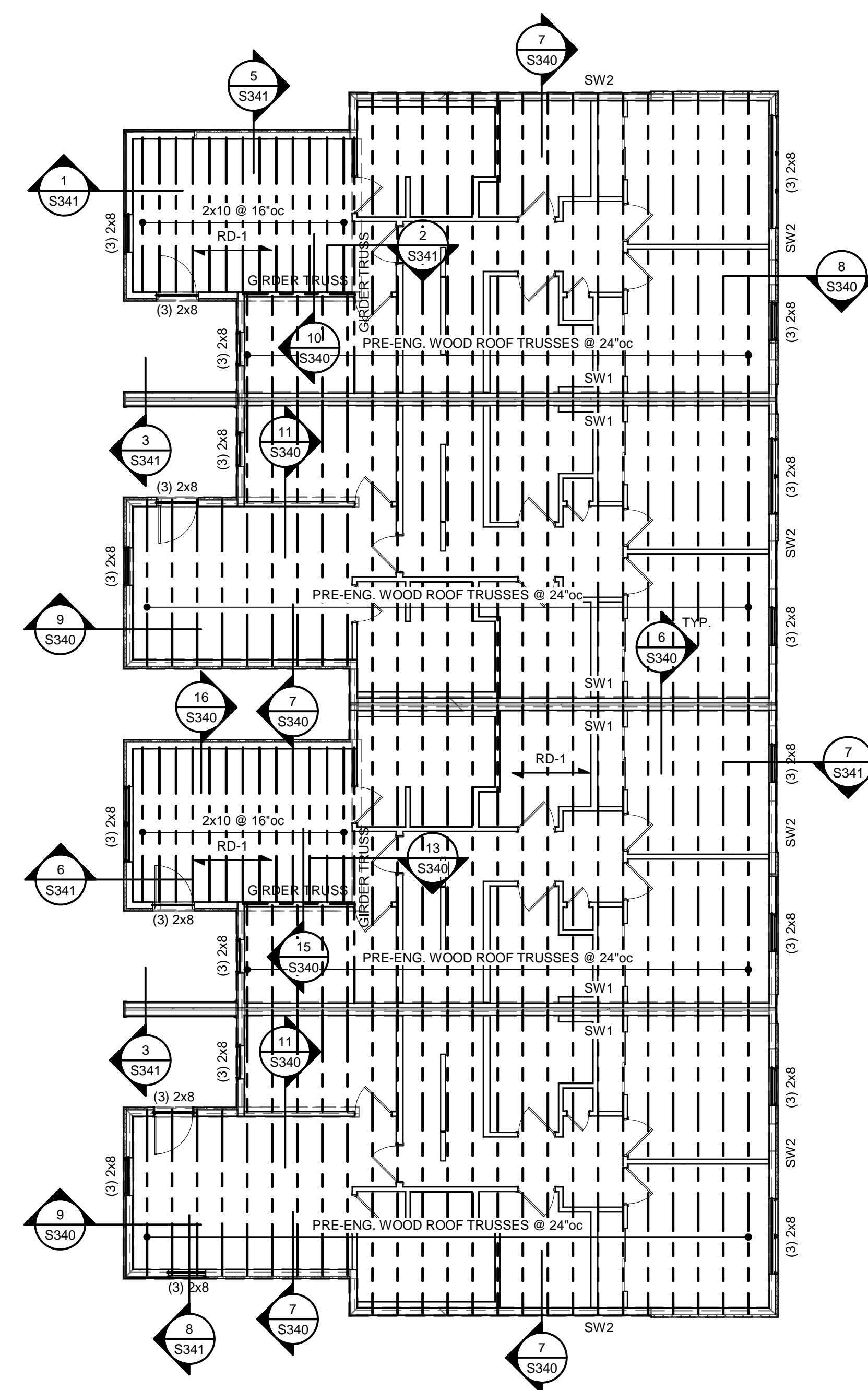




1 GROUP 11 - FOUNDATION PLAN
1/8" = 1'-0"



2 GROUP 11 - SECOND FLOOR FRAMING PLAN
1/8" = 1'-0"



3 GROUP 11 - ROOF FRAMING PLAN
1/8" = 1'-0"



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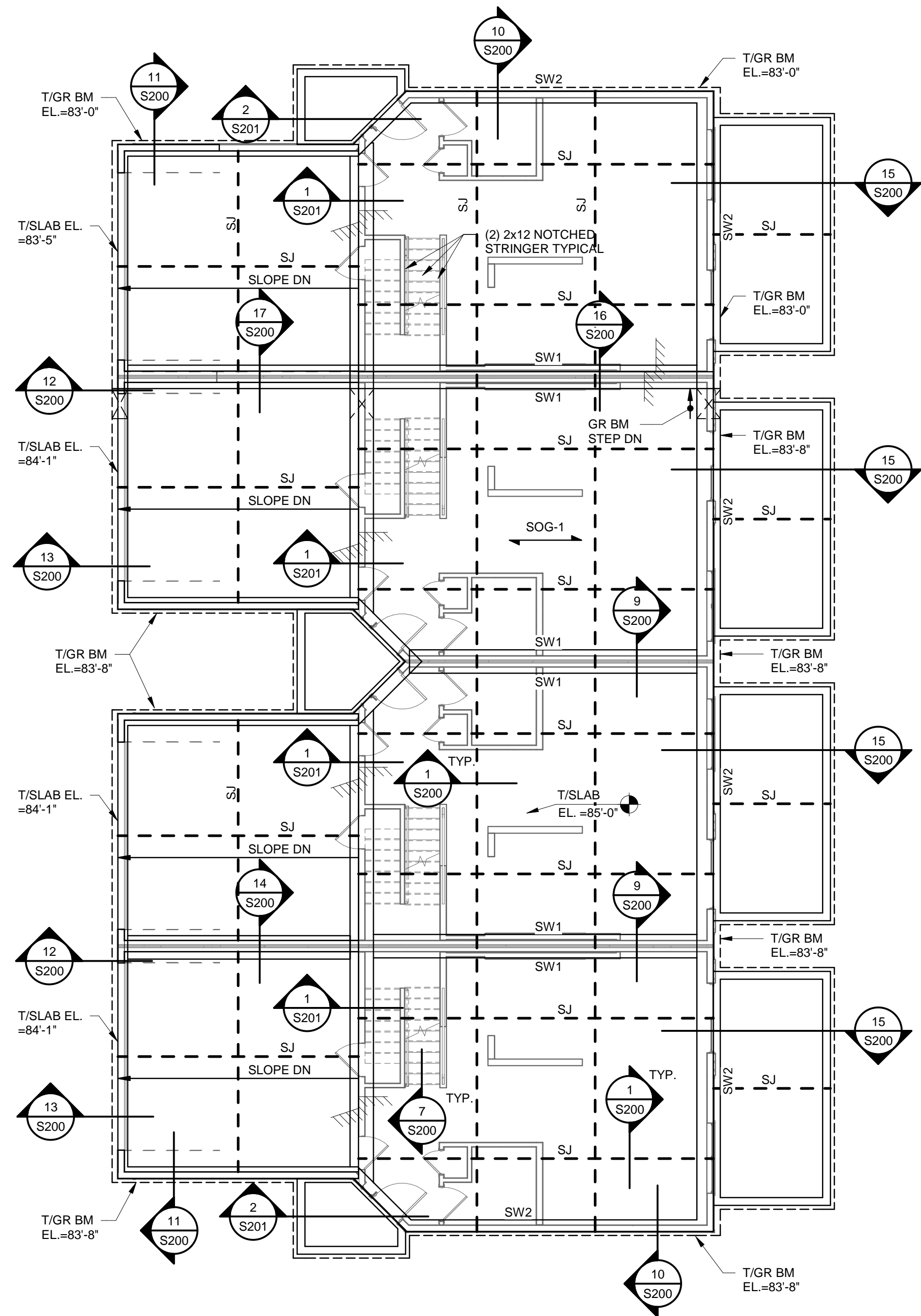
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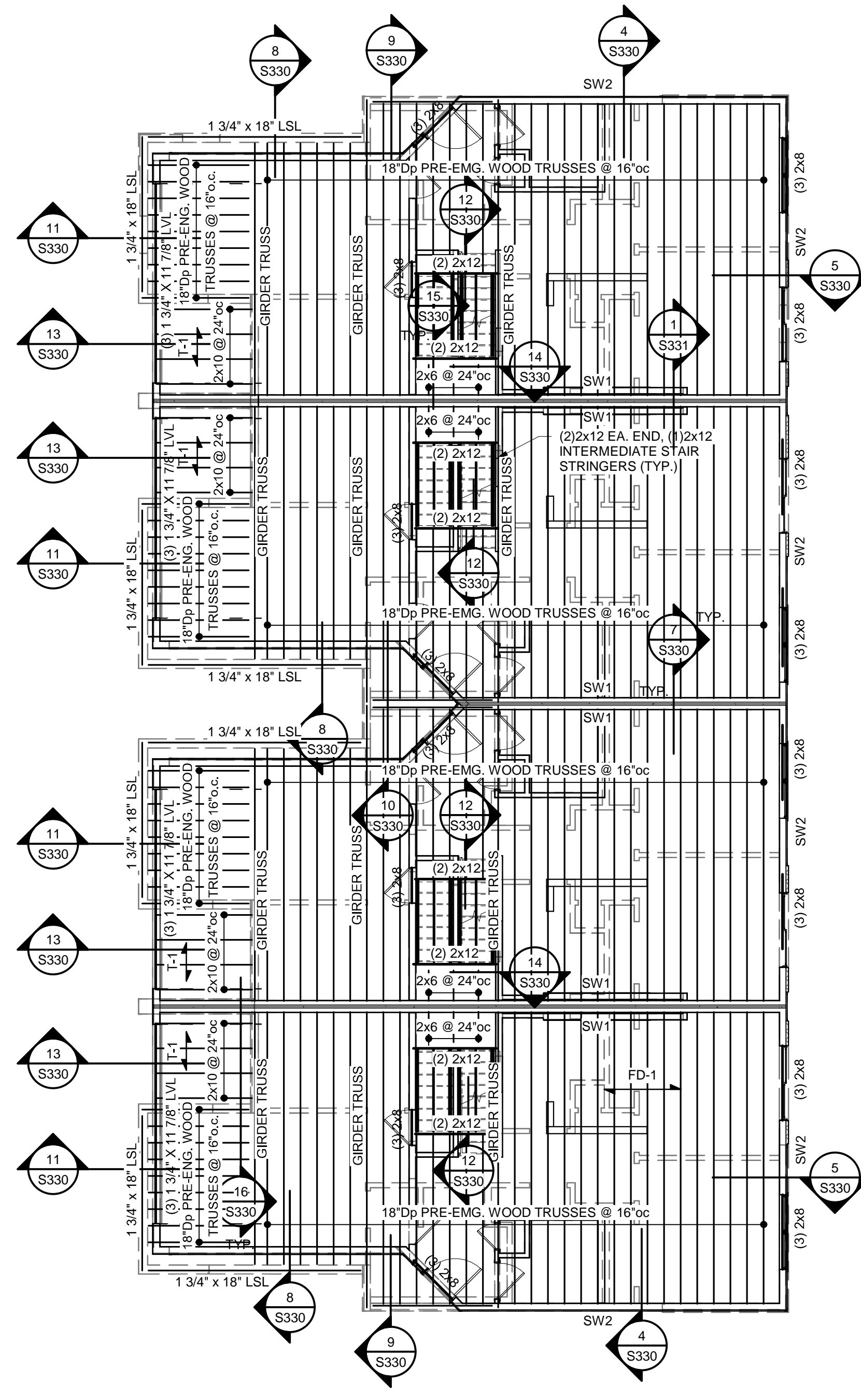
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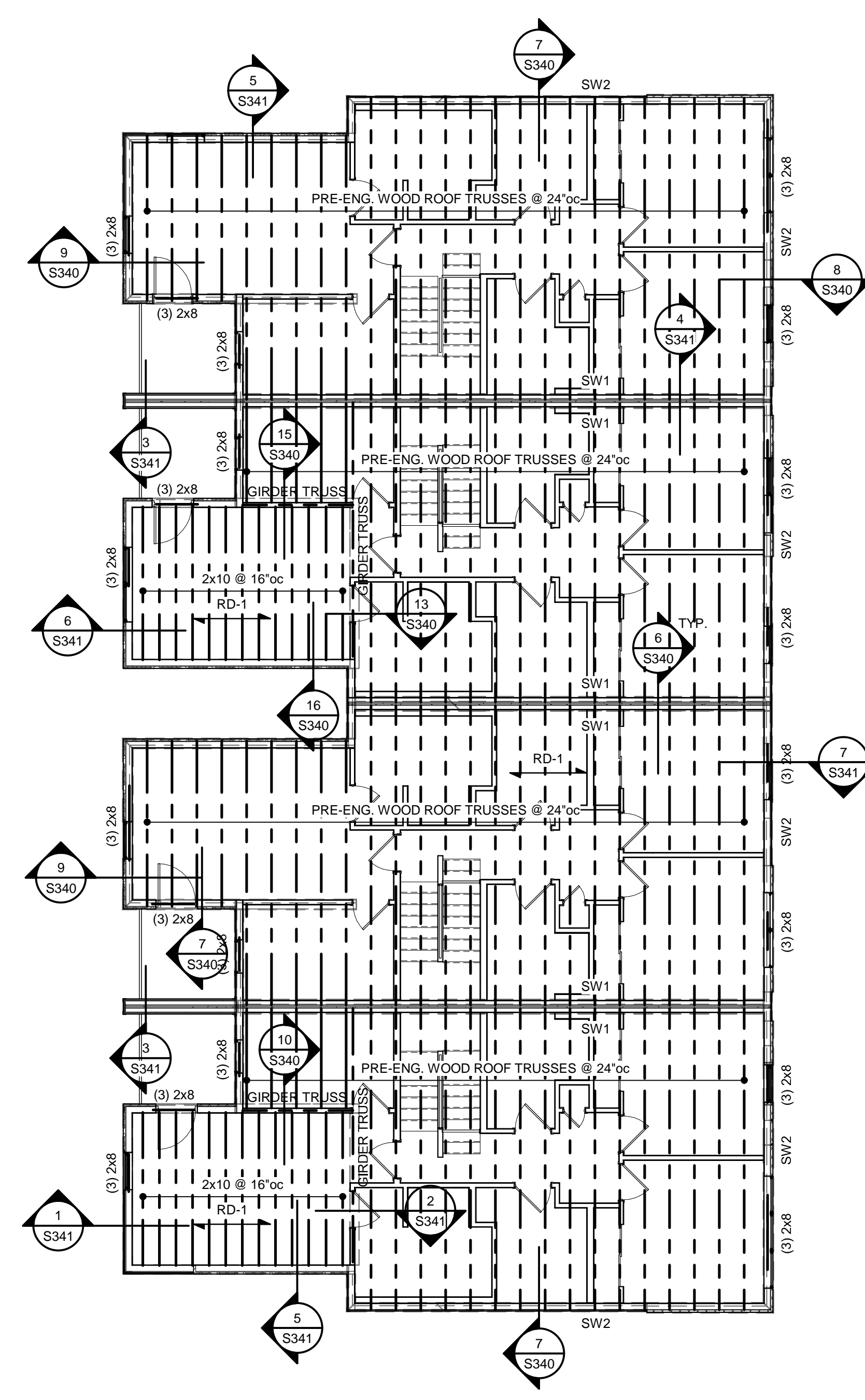
S111
GROUP 11 PLANS



1 GROUP 12 - FOUNDATION PLAN
1/8" = 1'-0"



2 GROUP 12 - SECOND FLOOR FRAMING PLAN
1/8" = 1'-0"



3 GROUP 12 - ROOF FRAMING PLAN
1/8" = 1'-0"



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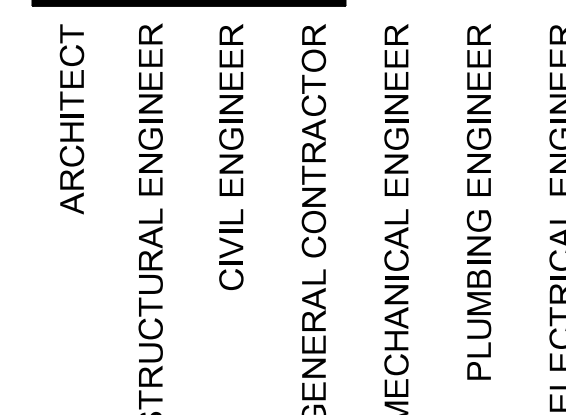
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SHEET NO.

S112
GROUP 12 PLANS



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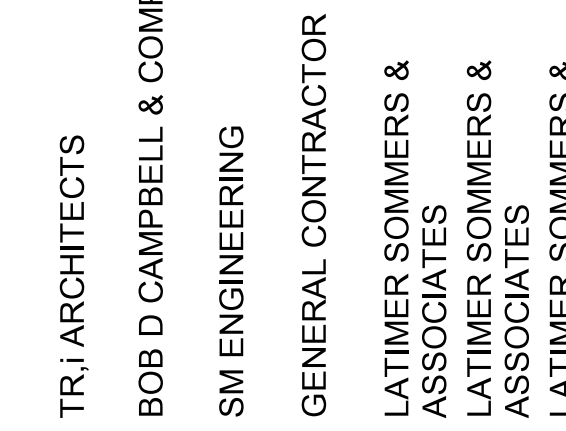
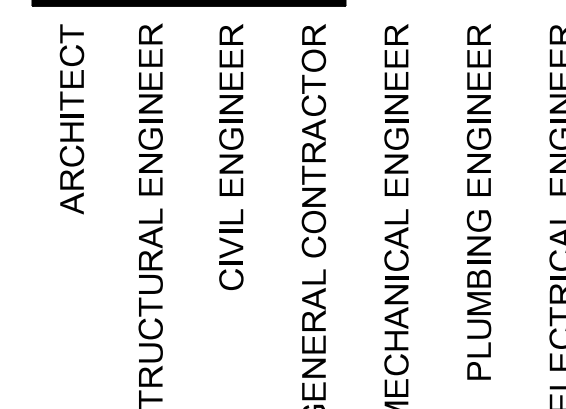
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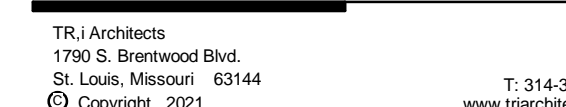
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2515

GROUP 13 PLANS



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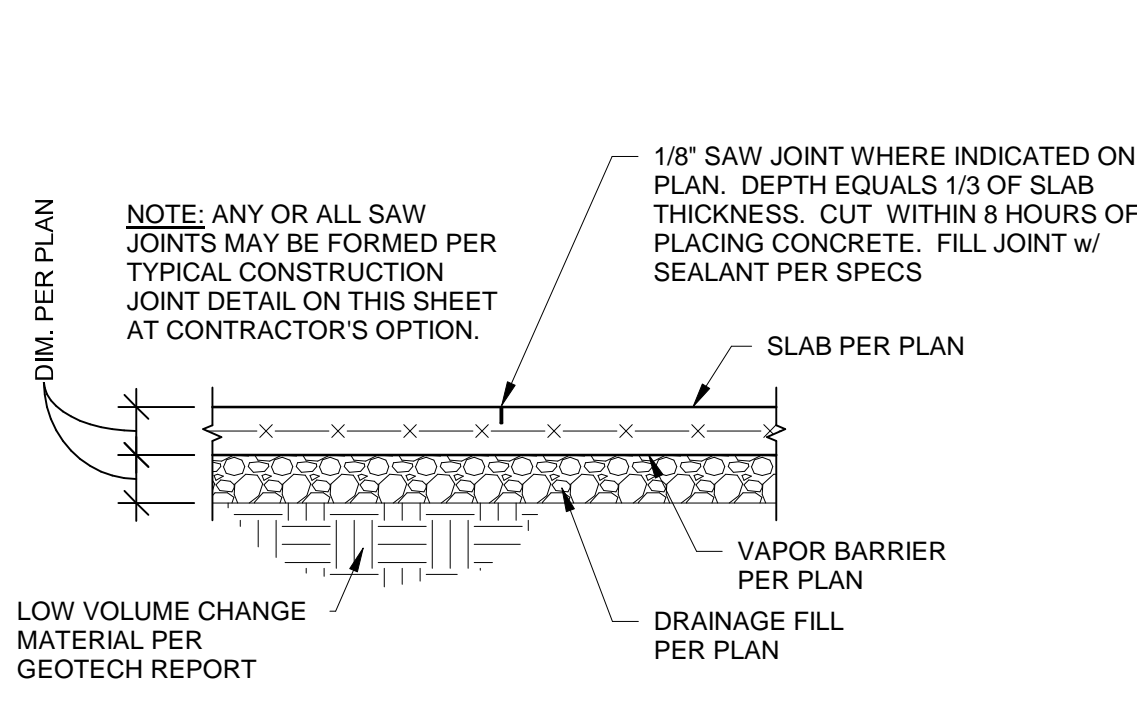
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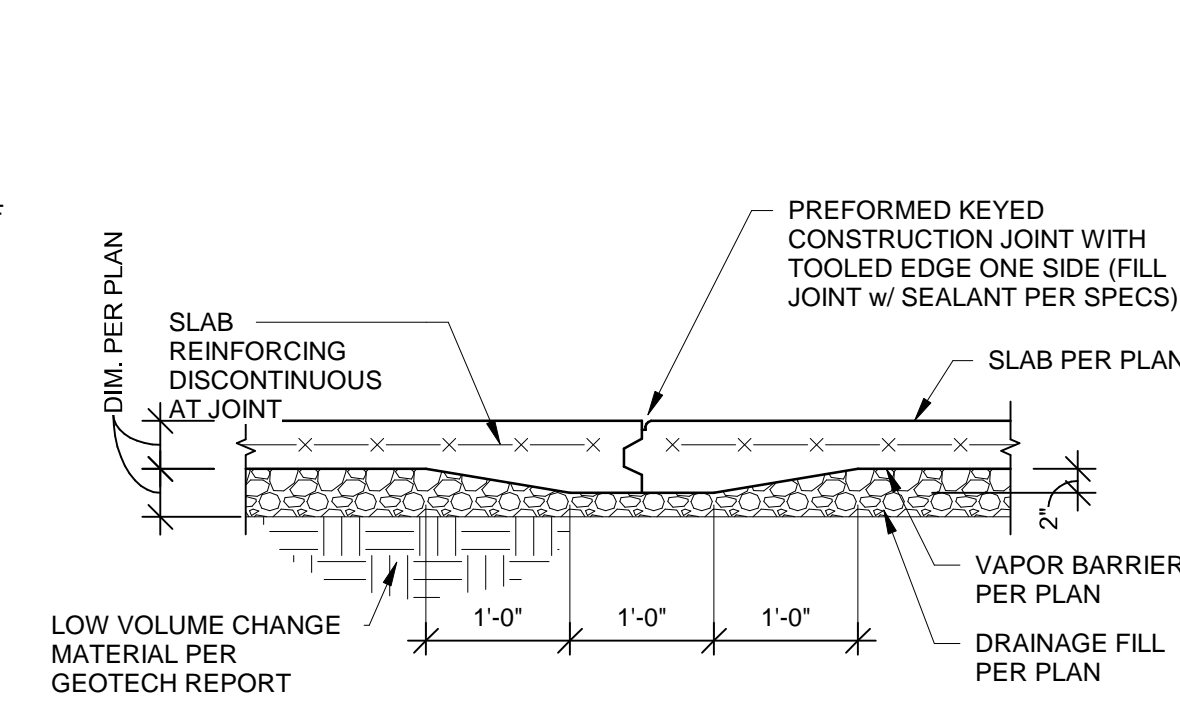
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GROUP 14 PLANS

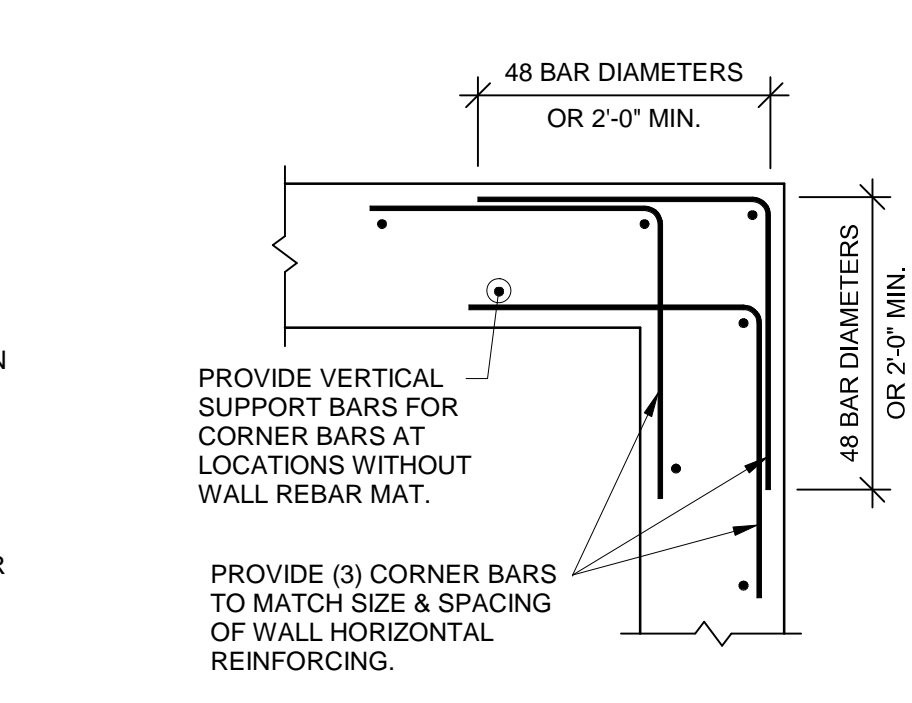




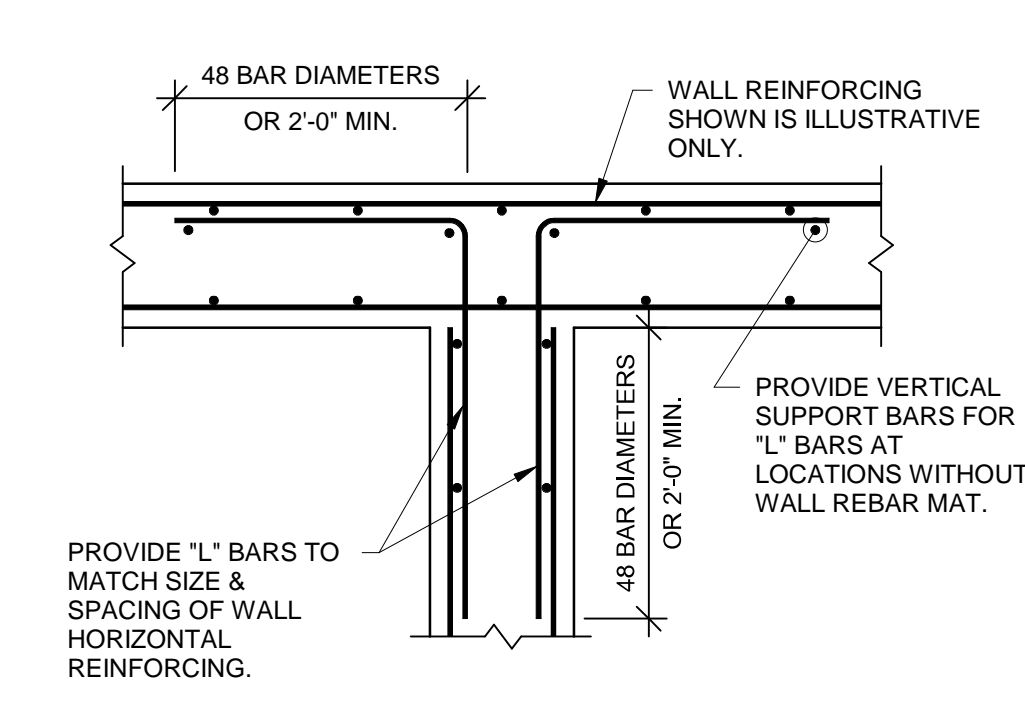
**TYPICAL SAW JOINT
NOTED "SJ" ON PLAN**
1 SECTION
3/4" = 1'-0"



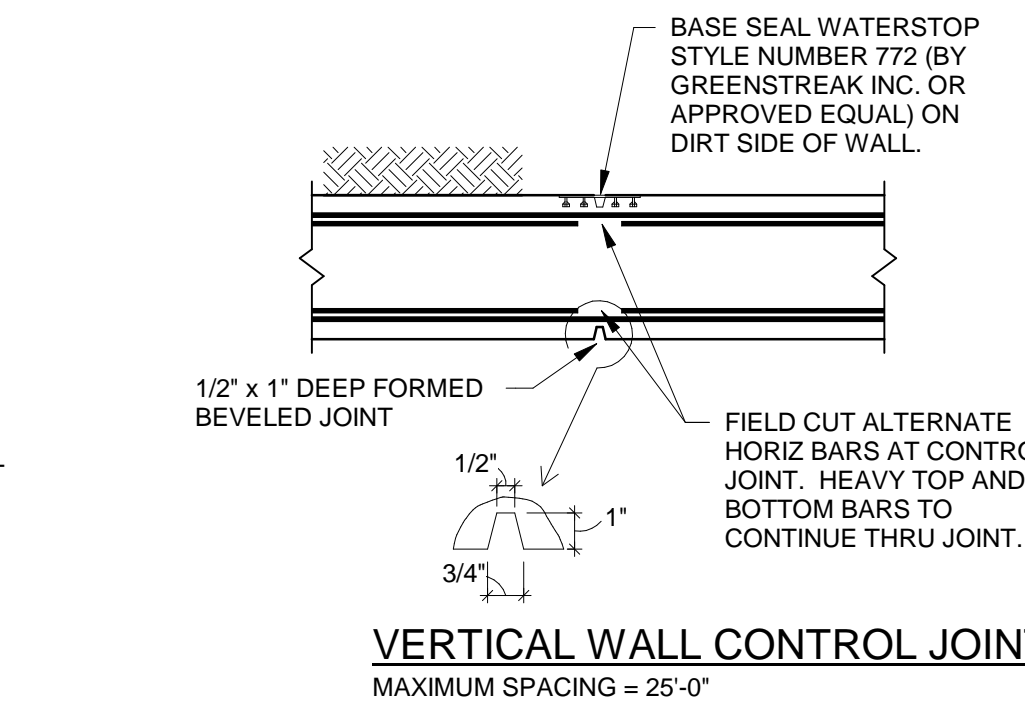
**TYPICAL CONSTRUCTION JOINT
NOTED "CJ" ON PLAN**
2 SECTION
3/4" = 1'-0"



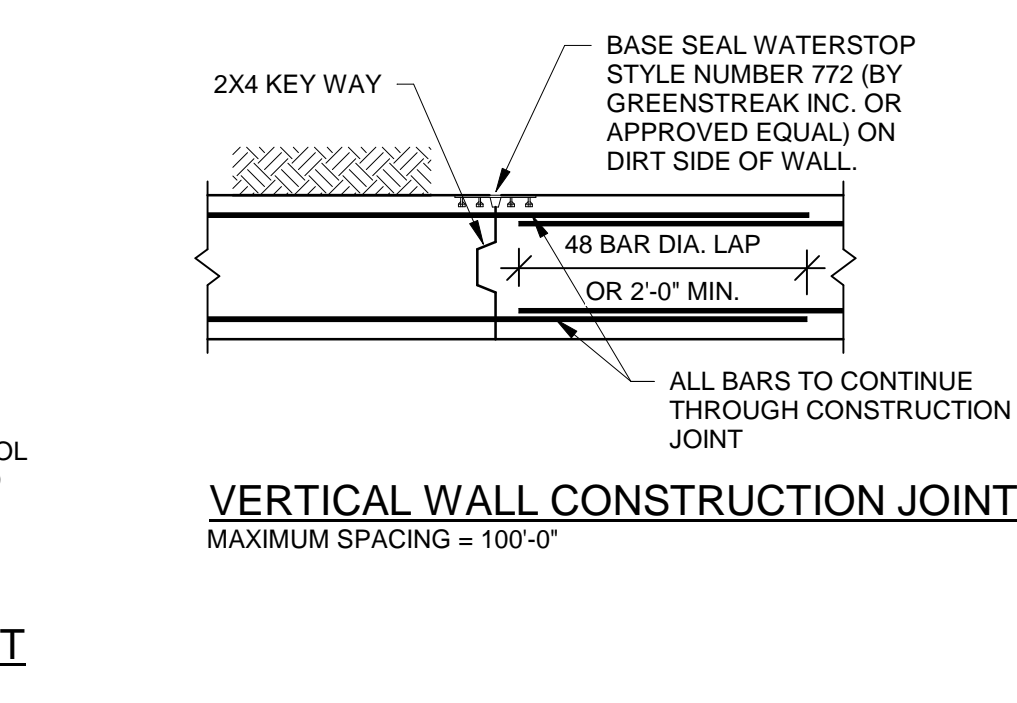
**TYPICAL CORNER BARS AT
CONCRETE WALLS & FOUNDATIONS**
3 TYPICAL INTERSECTING CONCRETE WALL REINFORCING
3/4" = 1'-0"



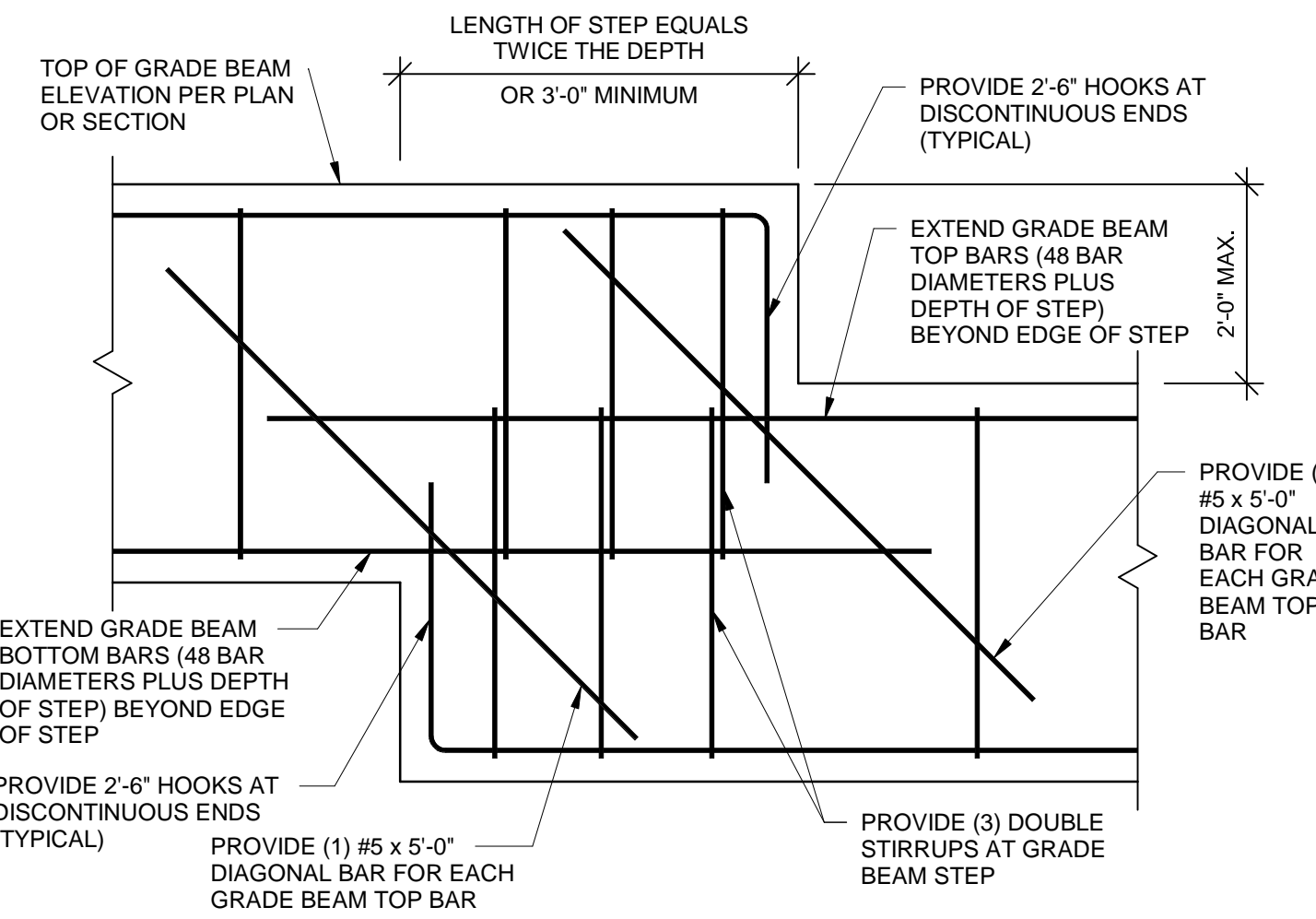
**TYPICAL T-INTERSECTION REINFORCING
AT CONCRETE WALLS & FOUNDATIONS**



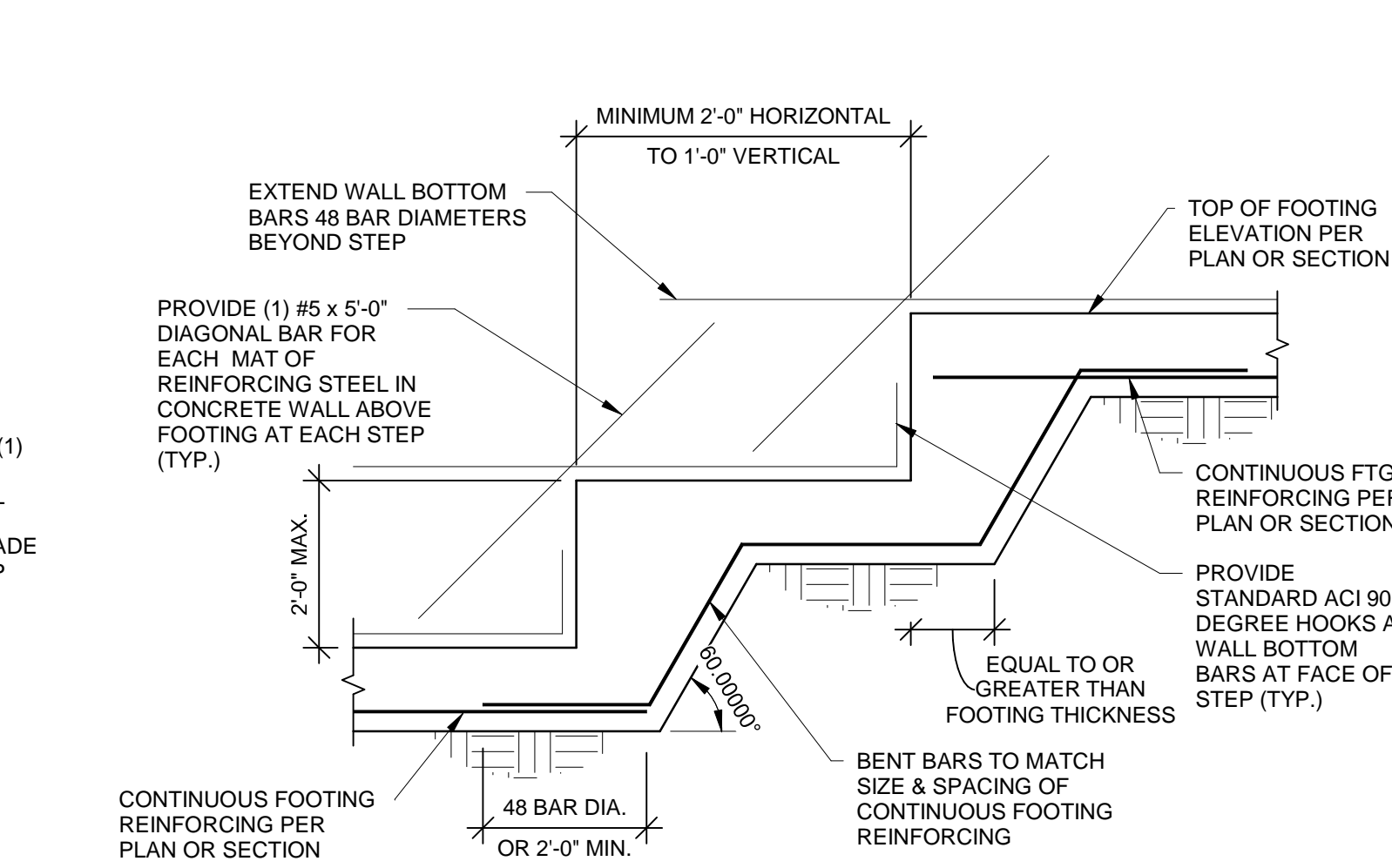
VERTICAL WALL CONTROL JOINT
MAXIMUM SPACING = 25'-0"
(COORDINATE LOCATIONS WITH ARCHITECT/ALIGN WITH MASONRY CONTROL/EXPANSION JOINTS ABOVE)



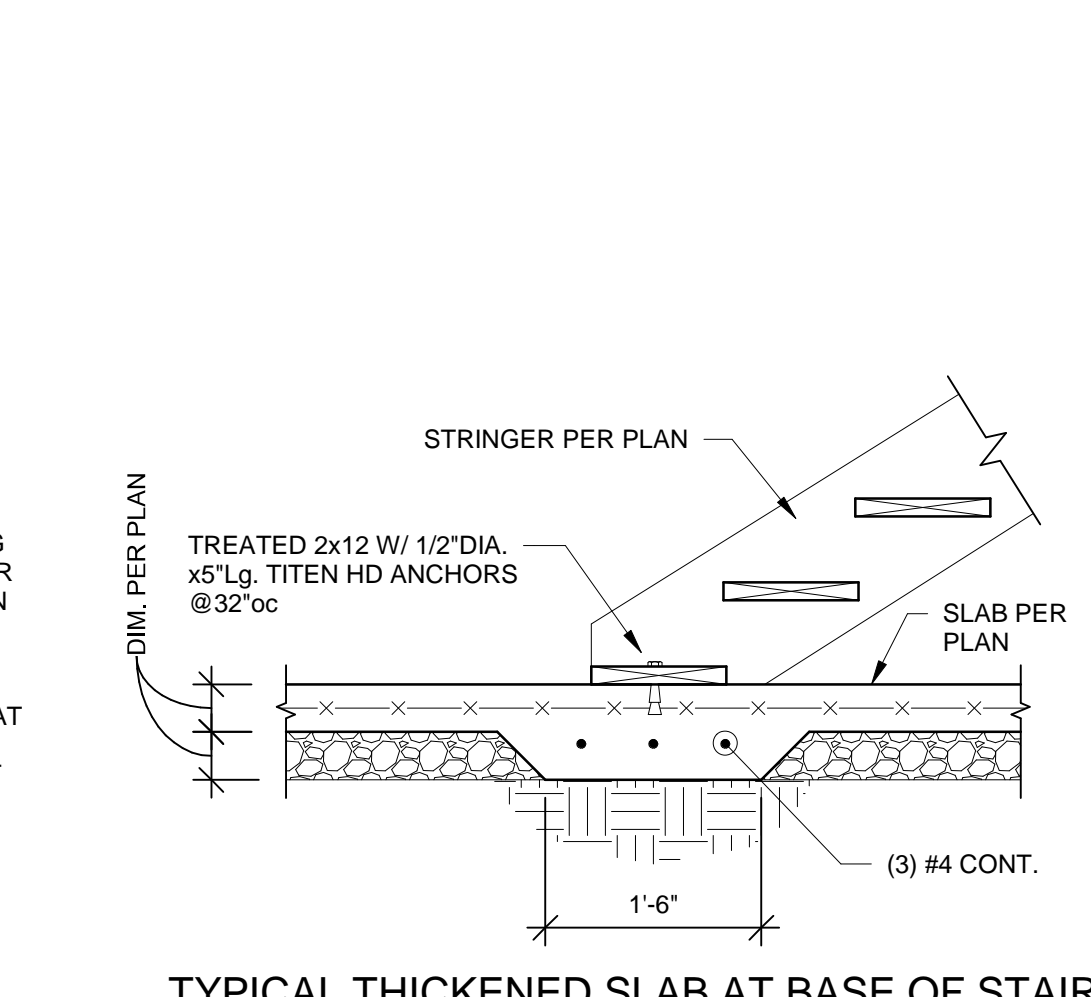
VERTICAL WALL CONSTRUCTION JOINT
MAXIMUM SPACING = 100'-0"



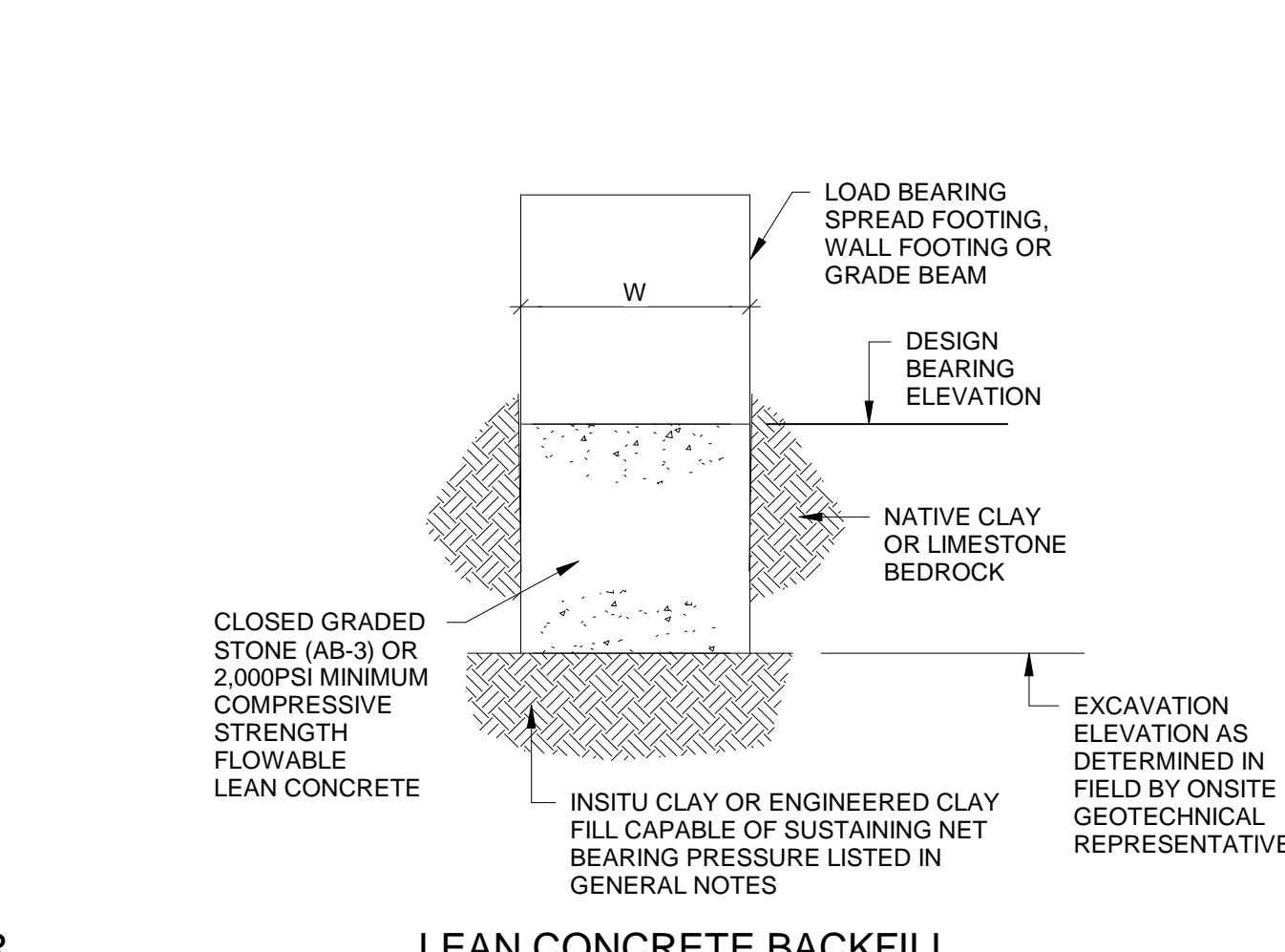
5 TYPICAL GRADE BEAM STEP
3/4" = 1'-0"



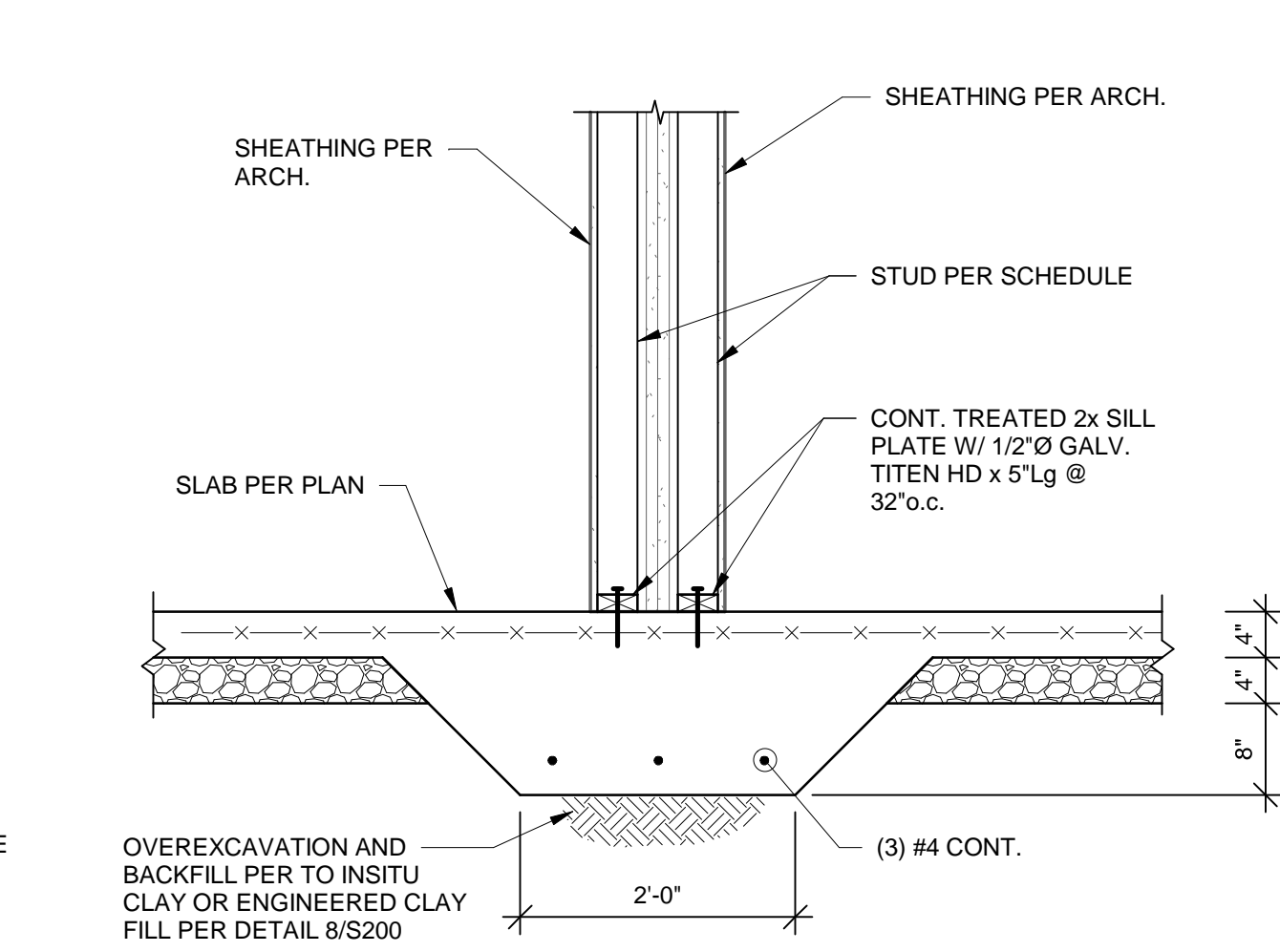
6 TYPICAL FOOTING STEP
1/2" = 1'-0"



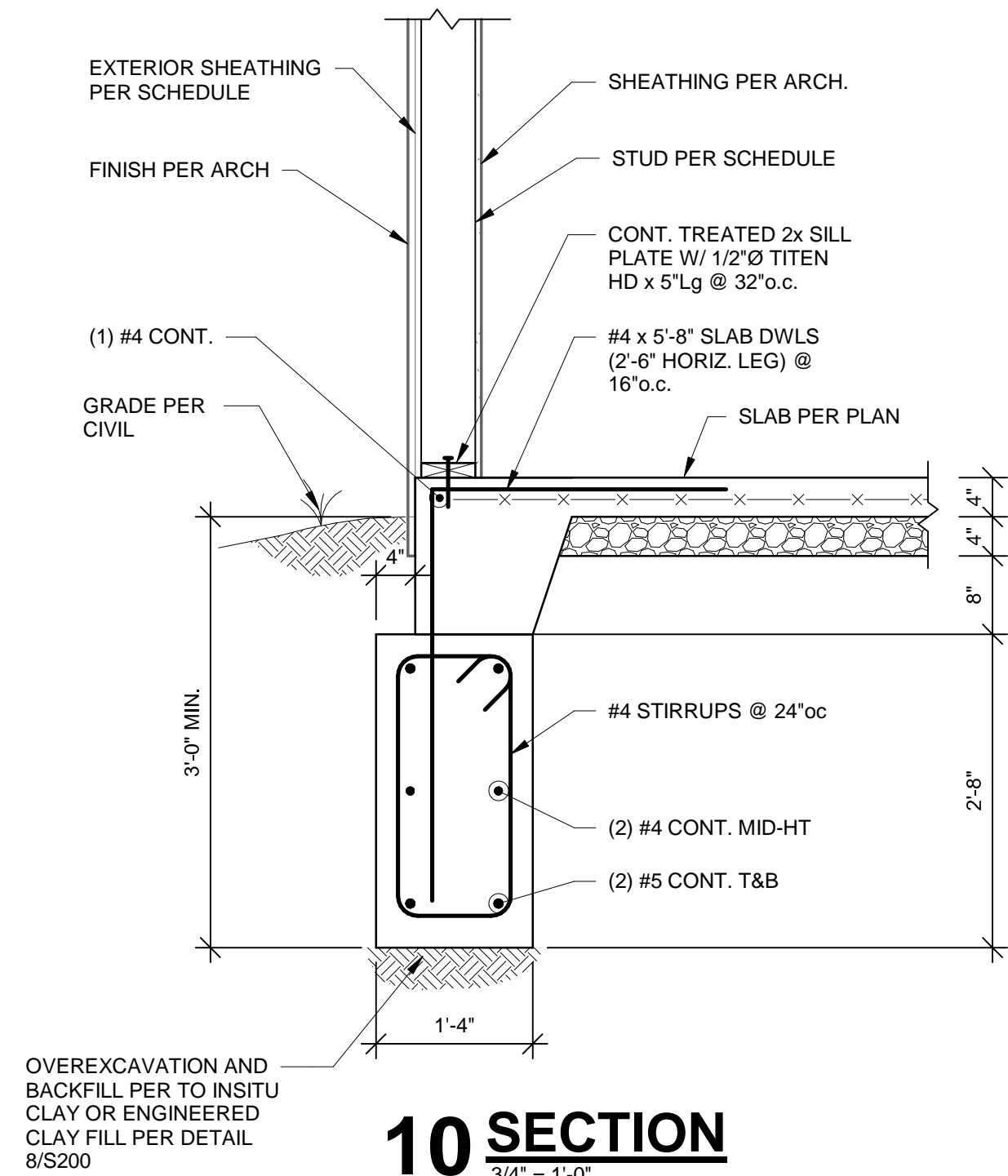
TYPICAL THICKENED SLAB AT BASE OF STAIR



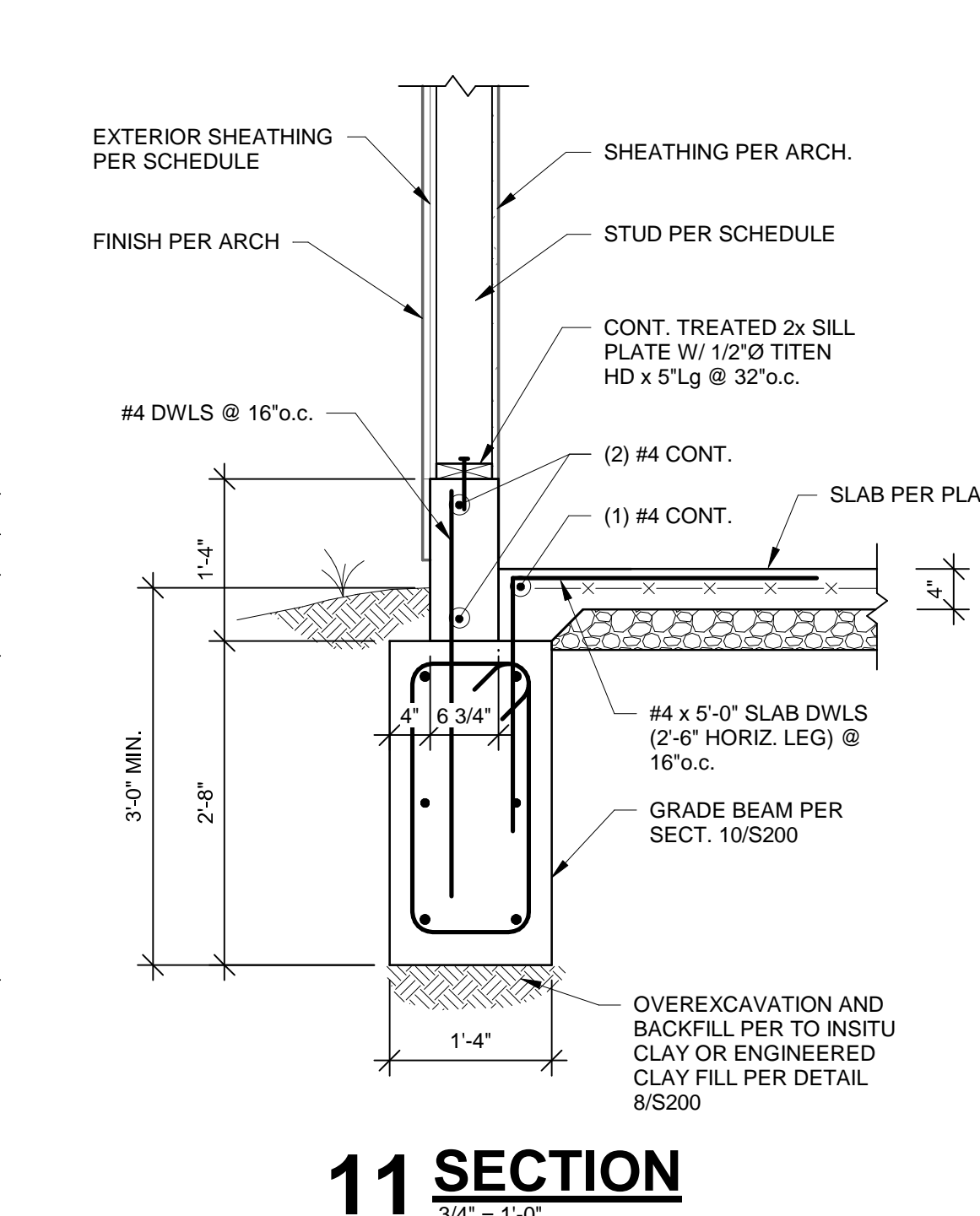
LEAN CONCRETE BACKFILL
8 OVEREXCAVATION DETAIL
3/4" = 1'-0"



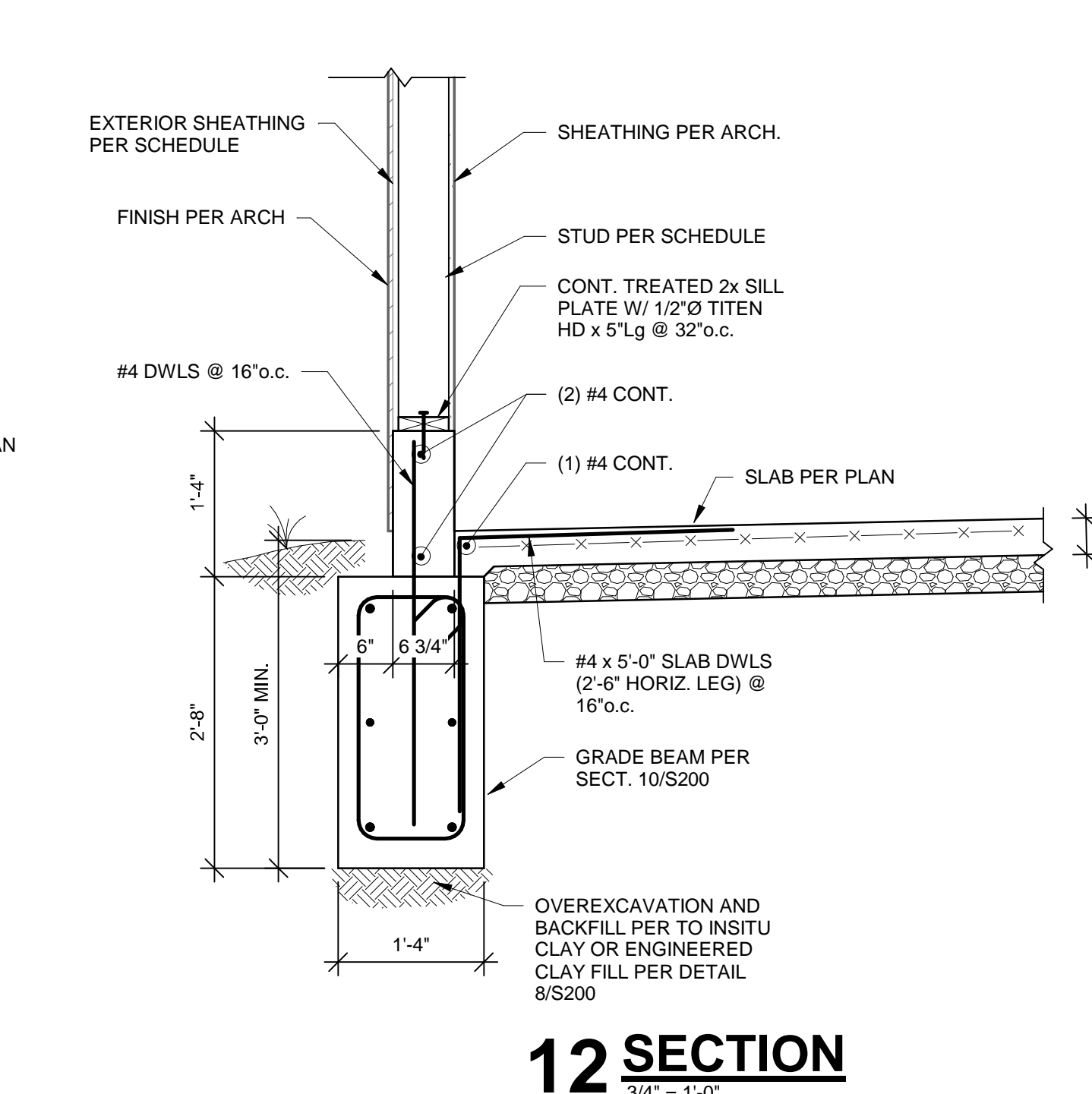
9 SECTION



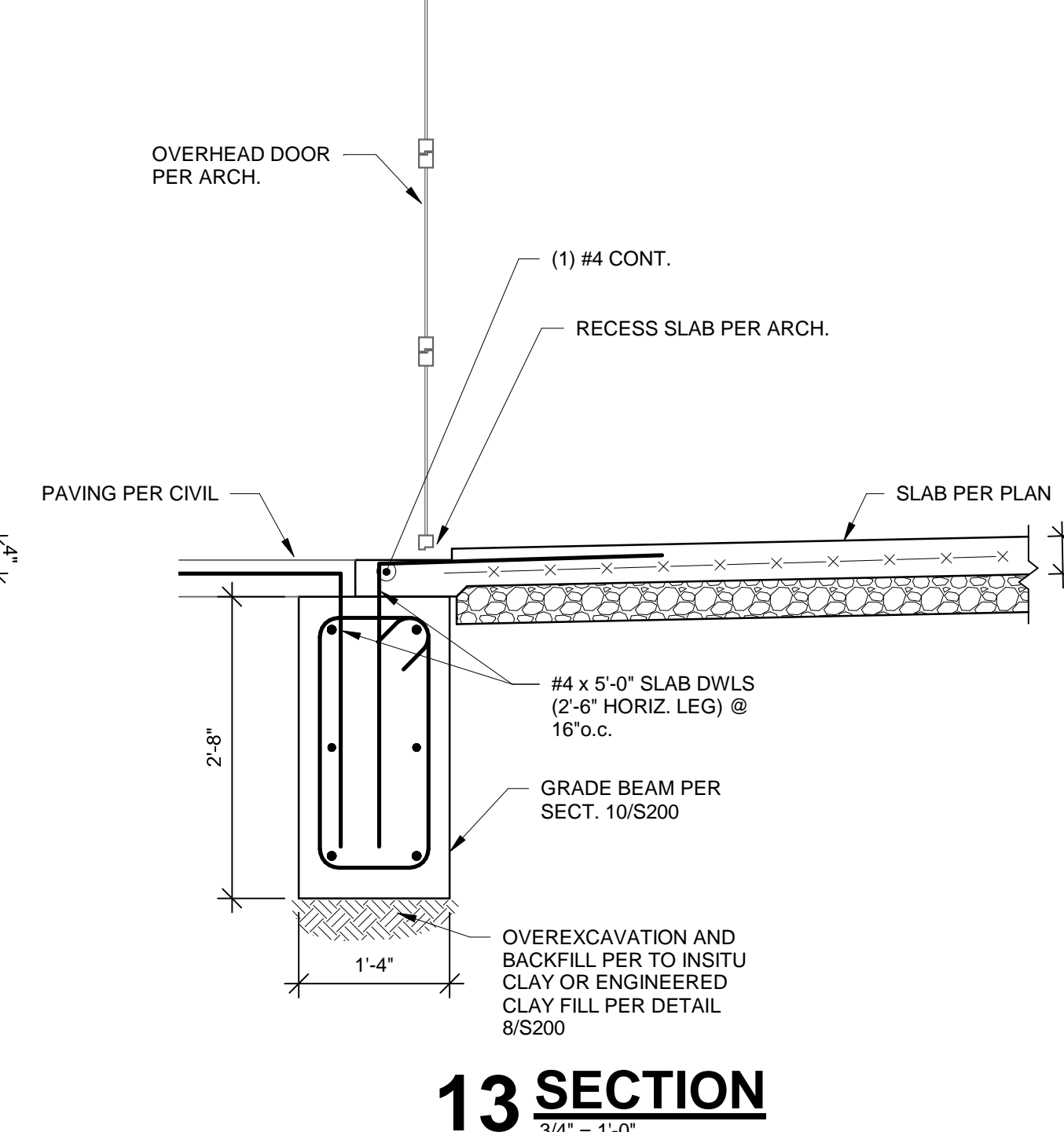
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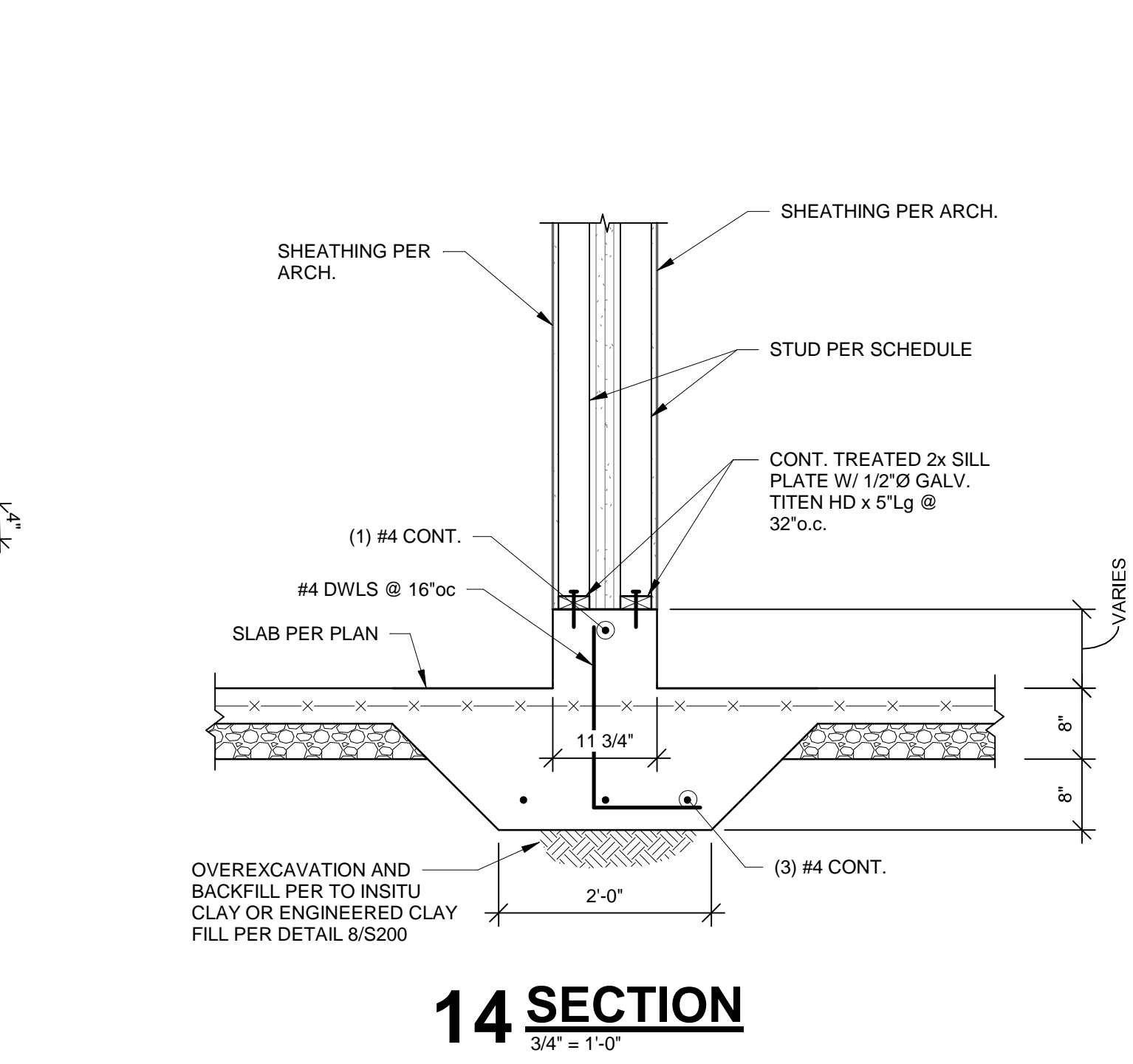
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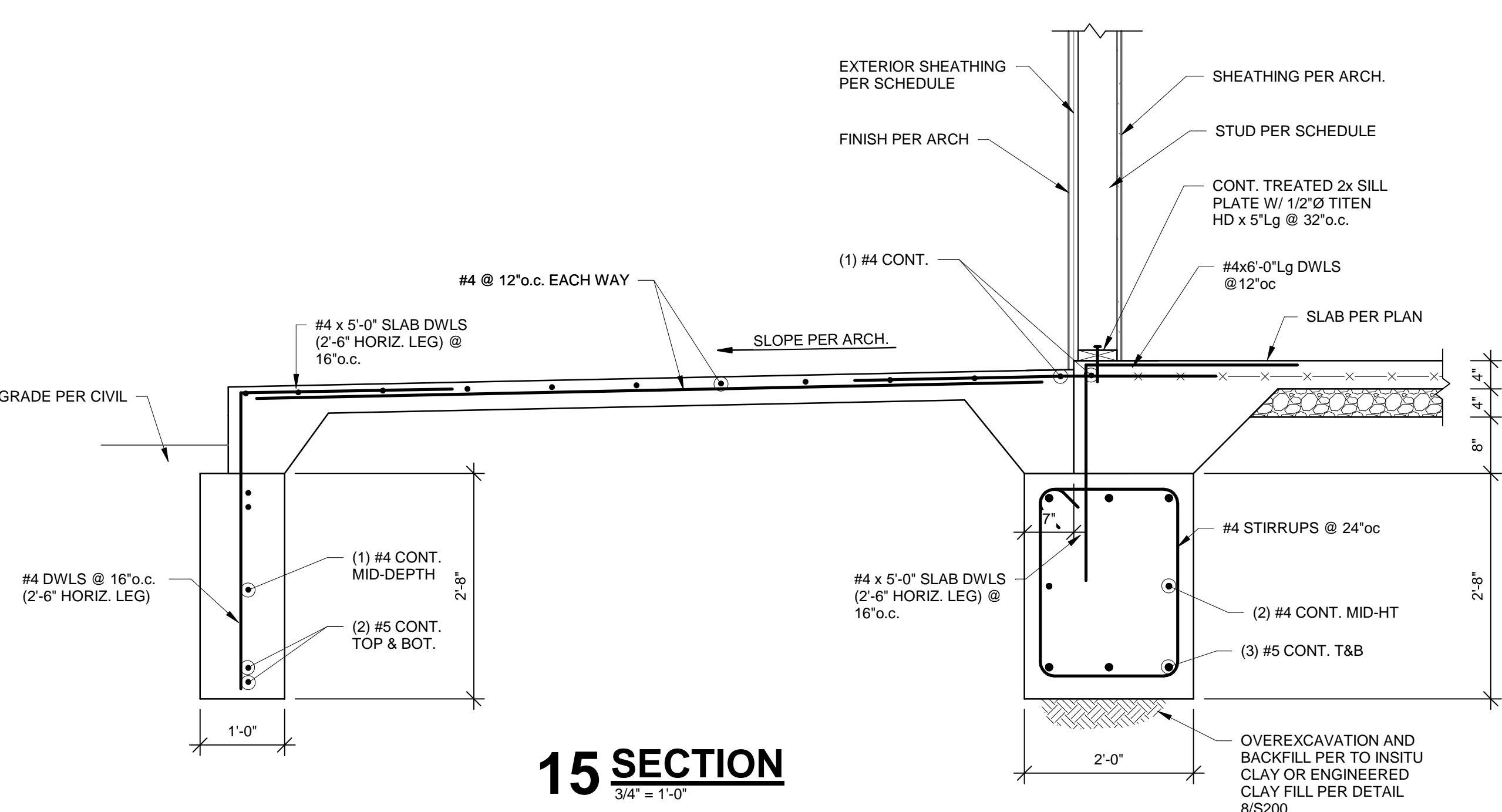
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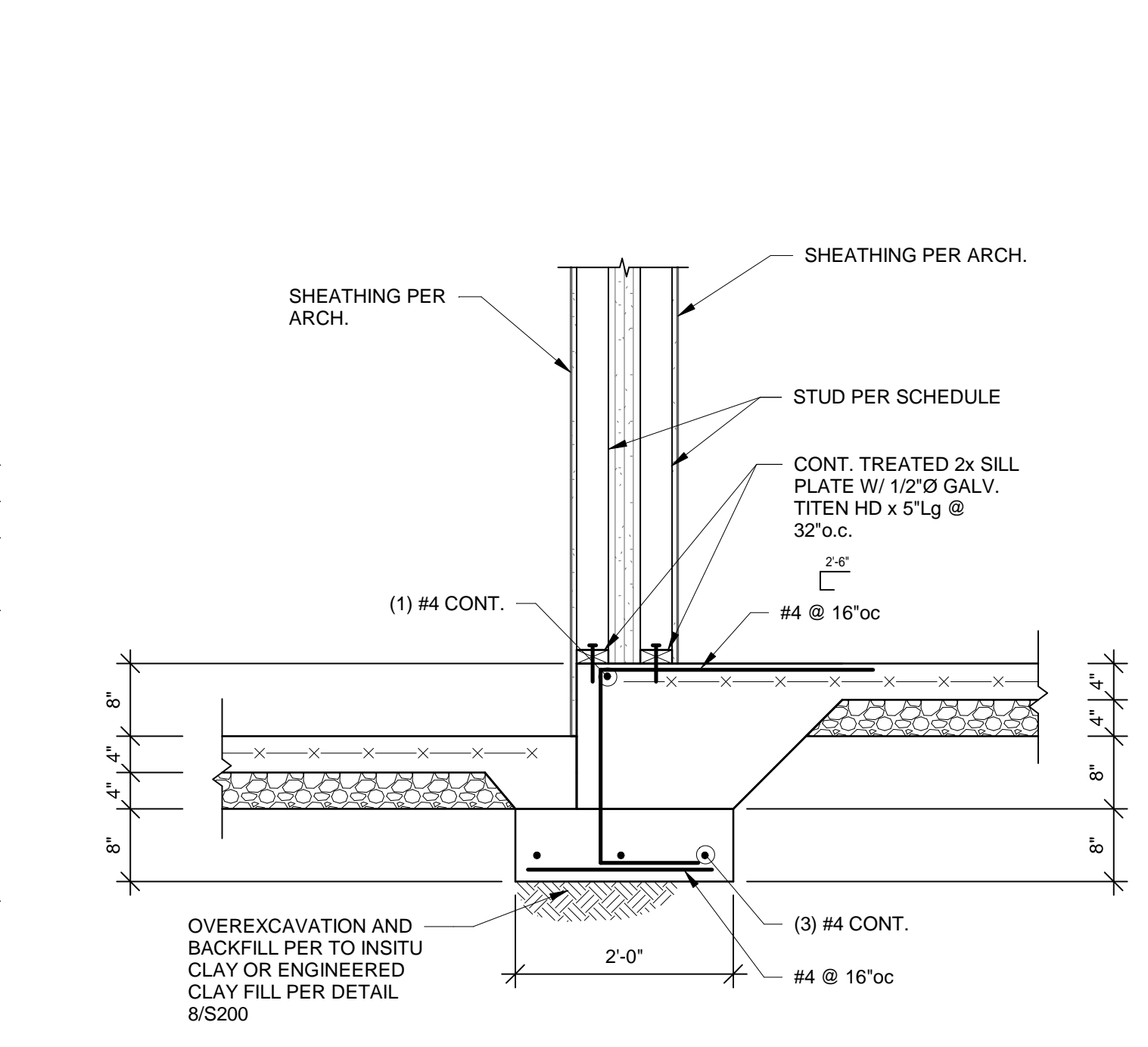
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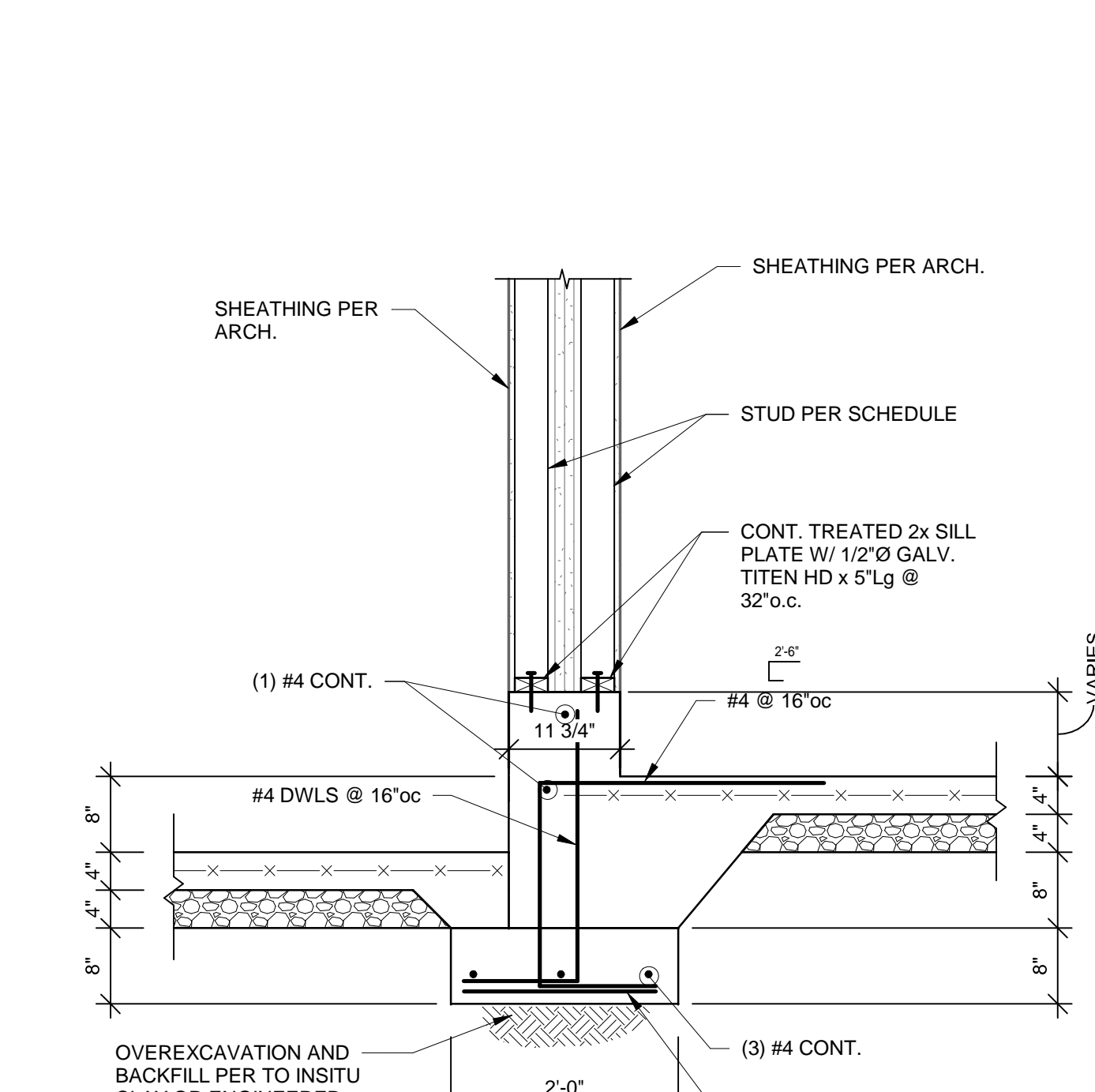
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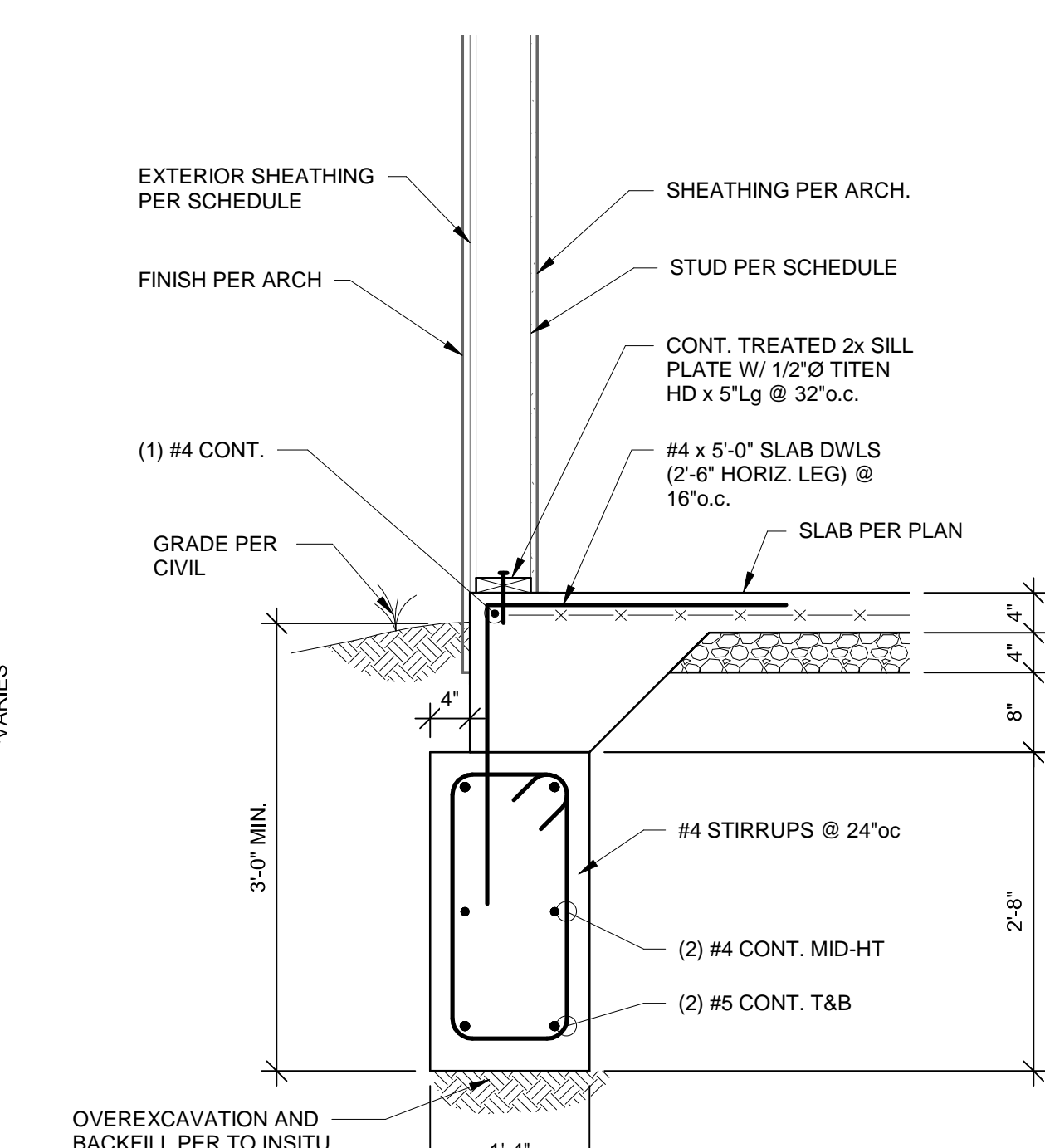
15 SECTION



16 SECTION



17 SECTION



18 SECTION

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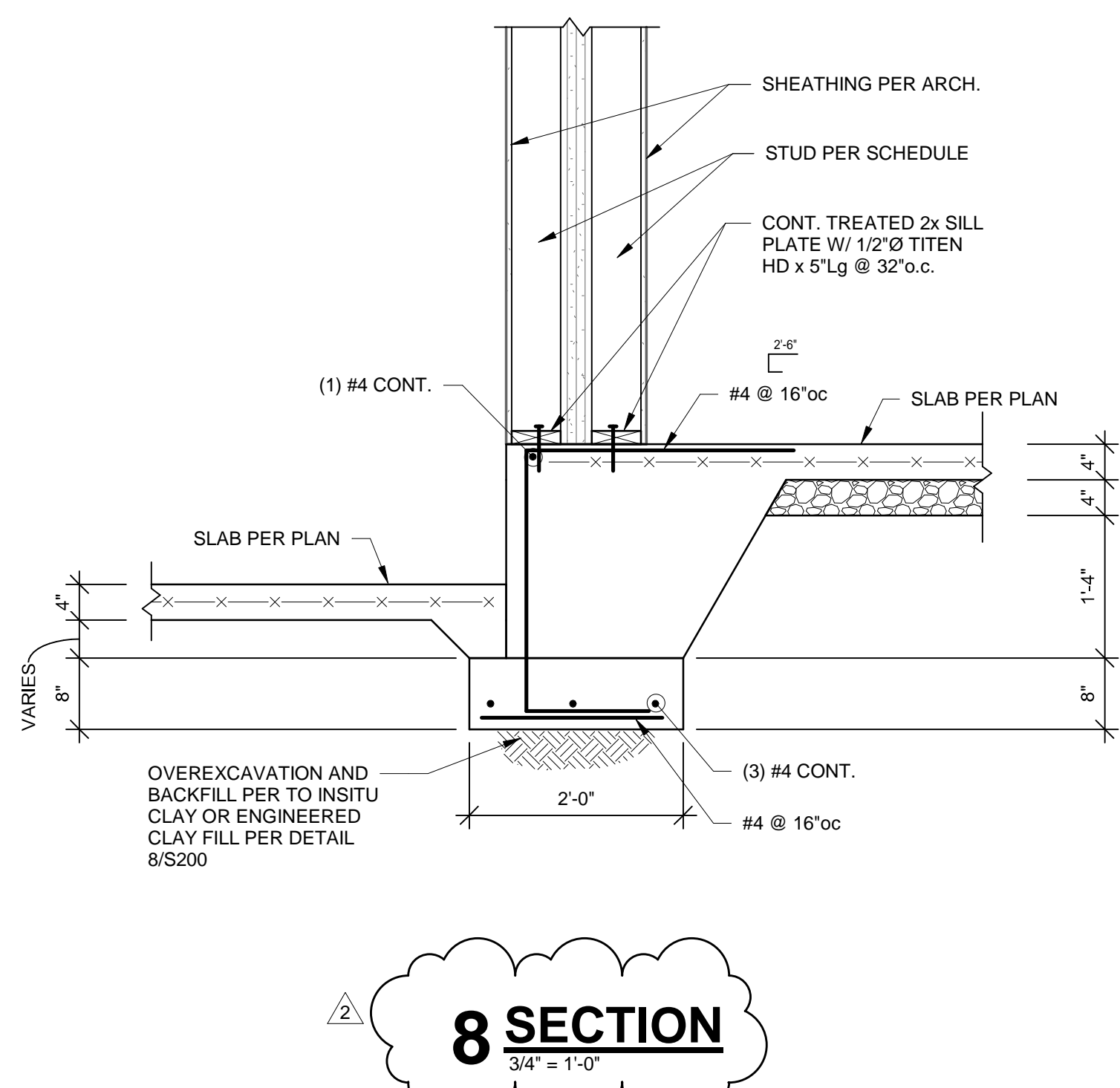
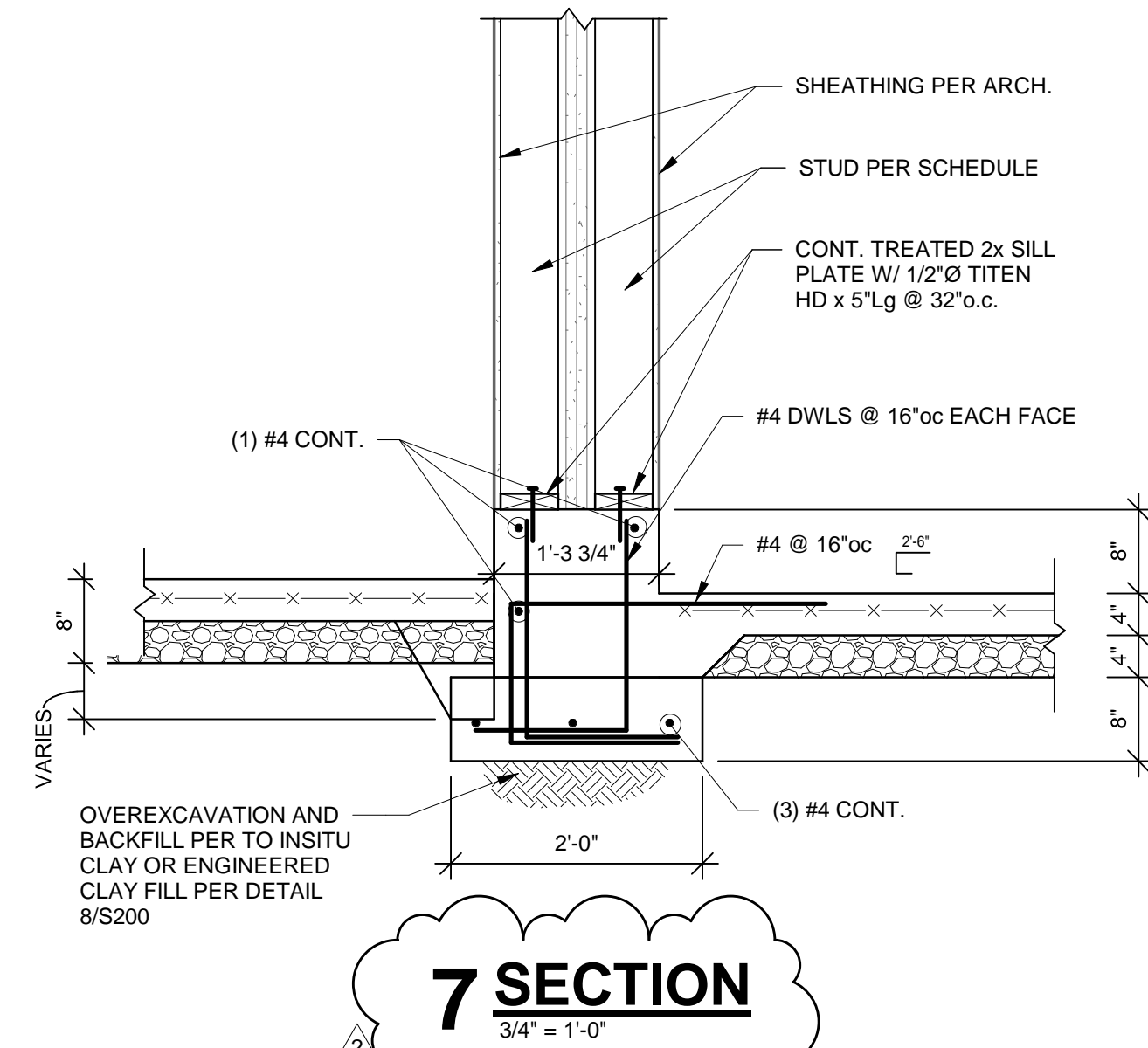
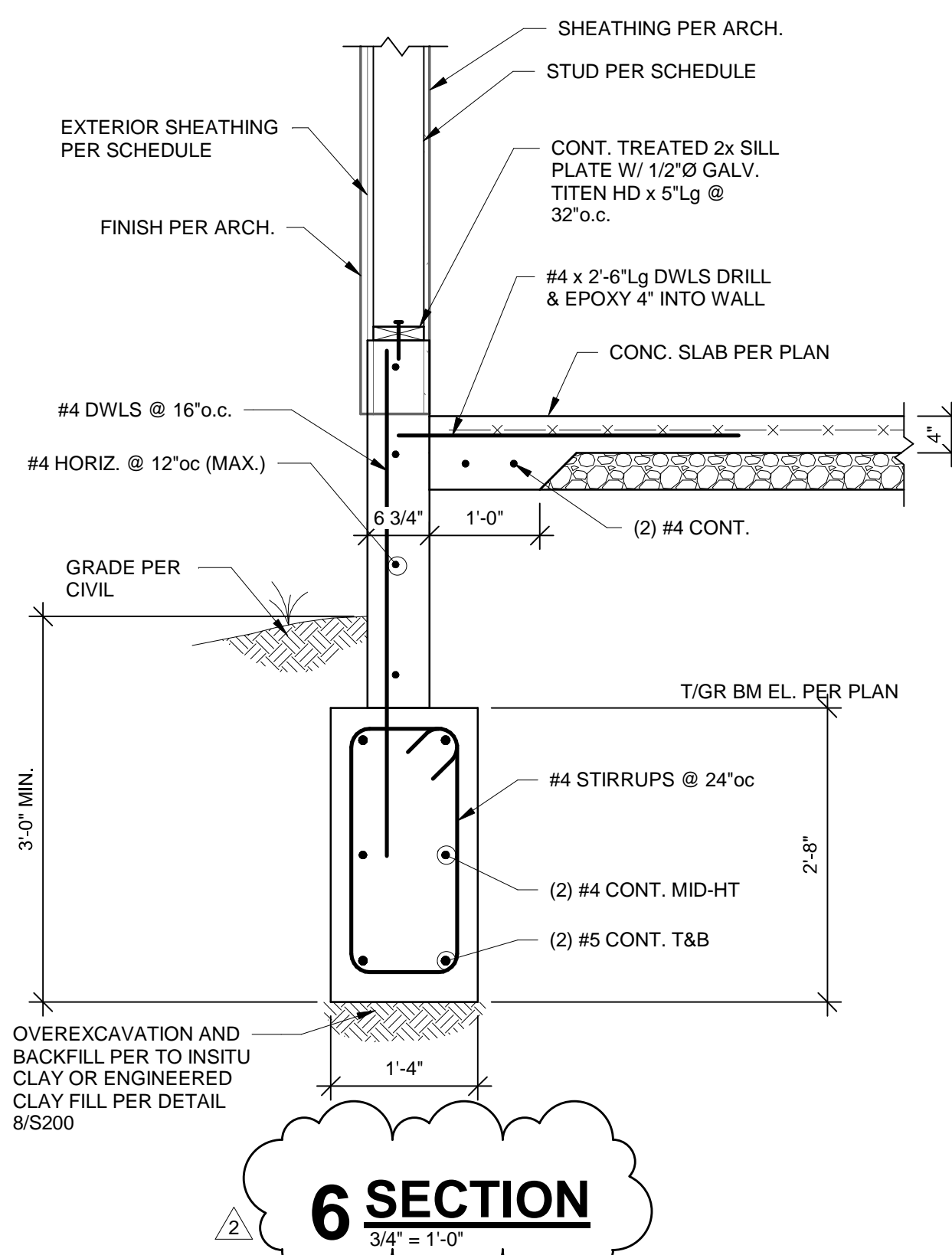
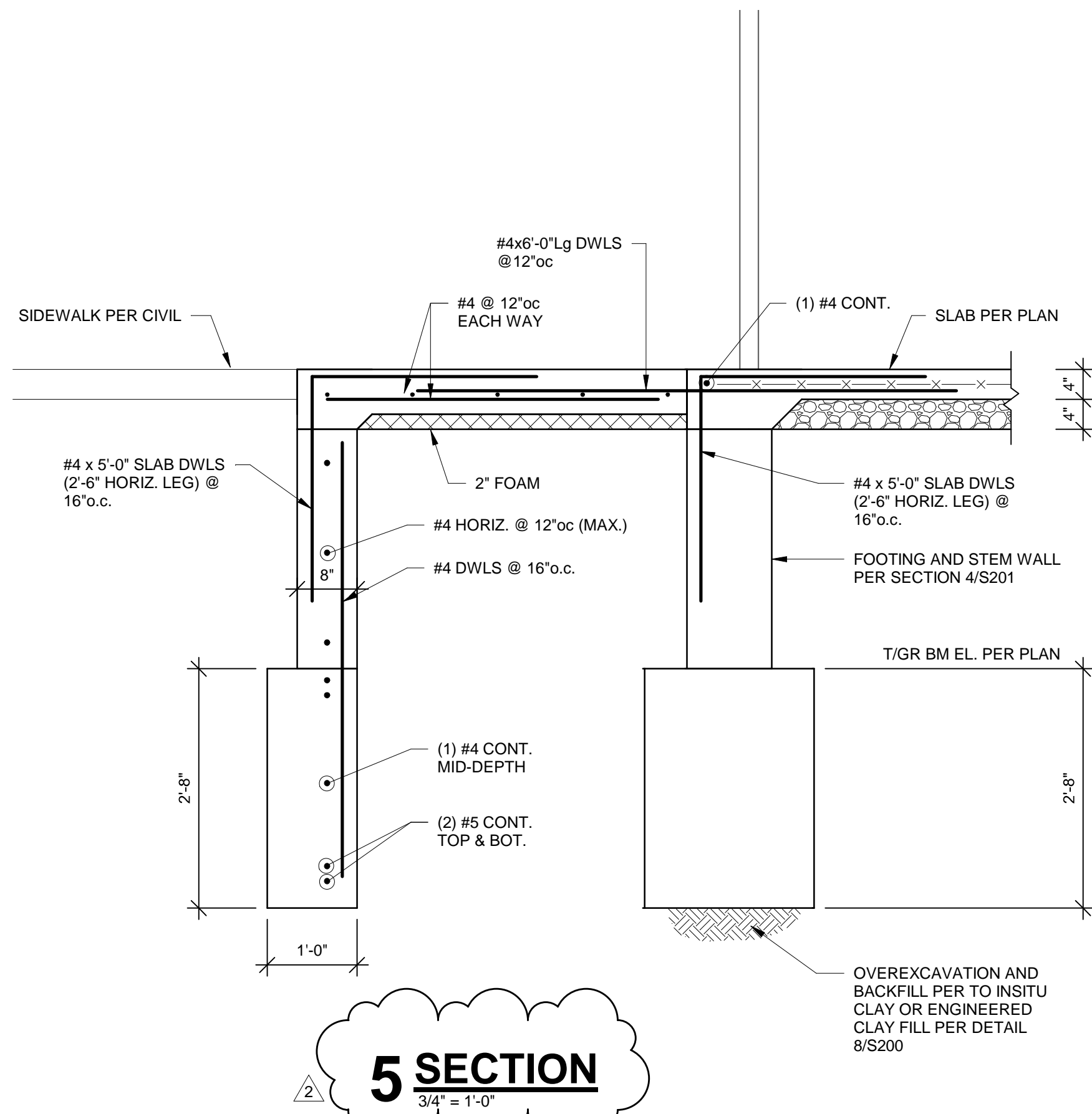
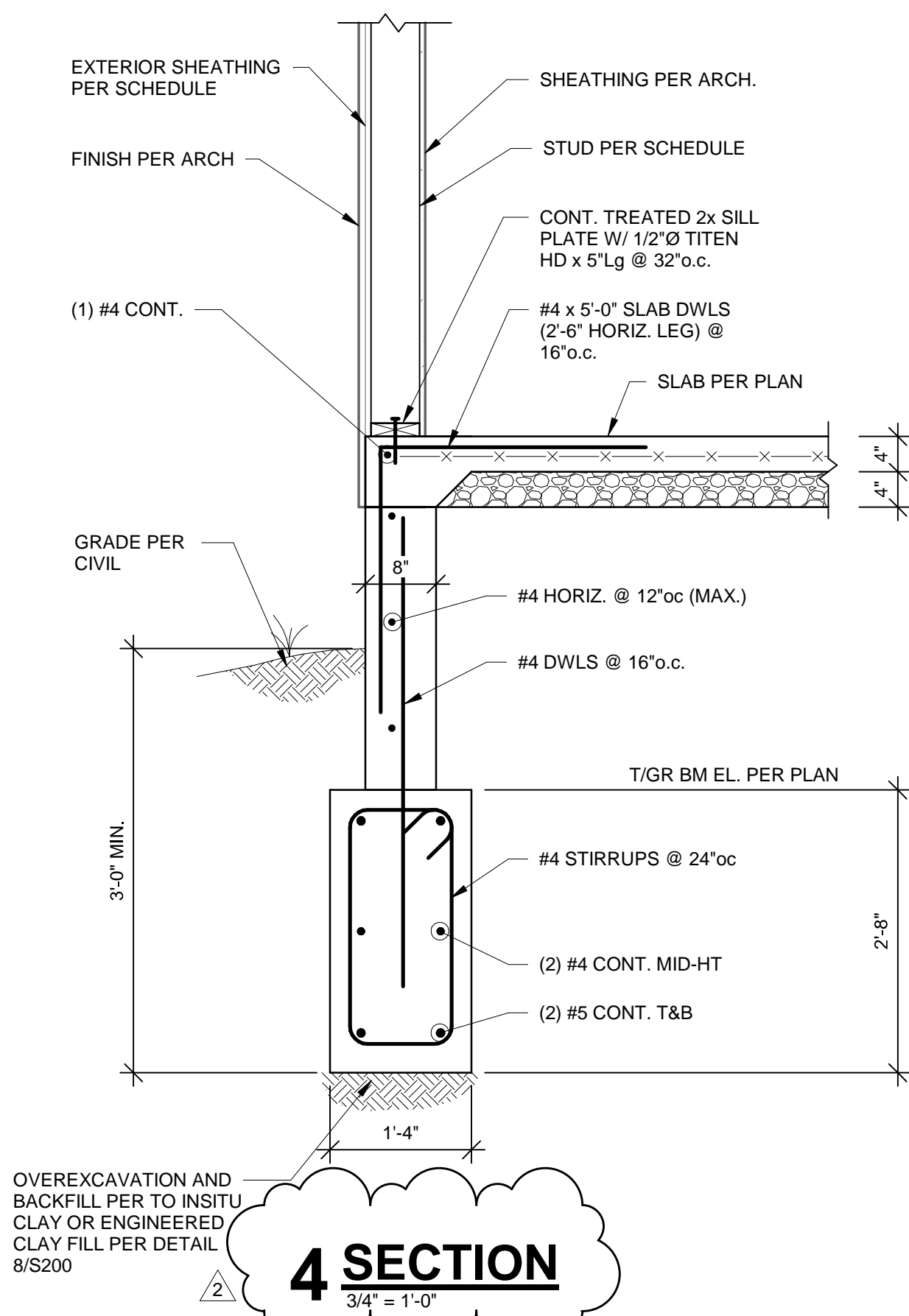
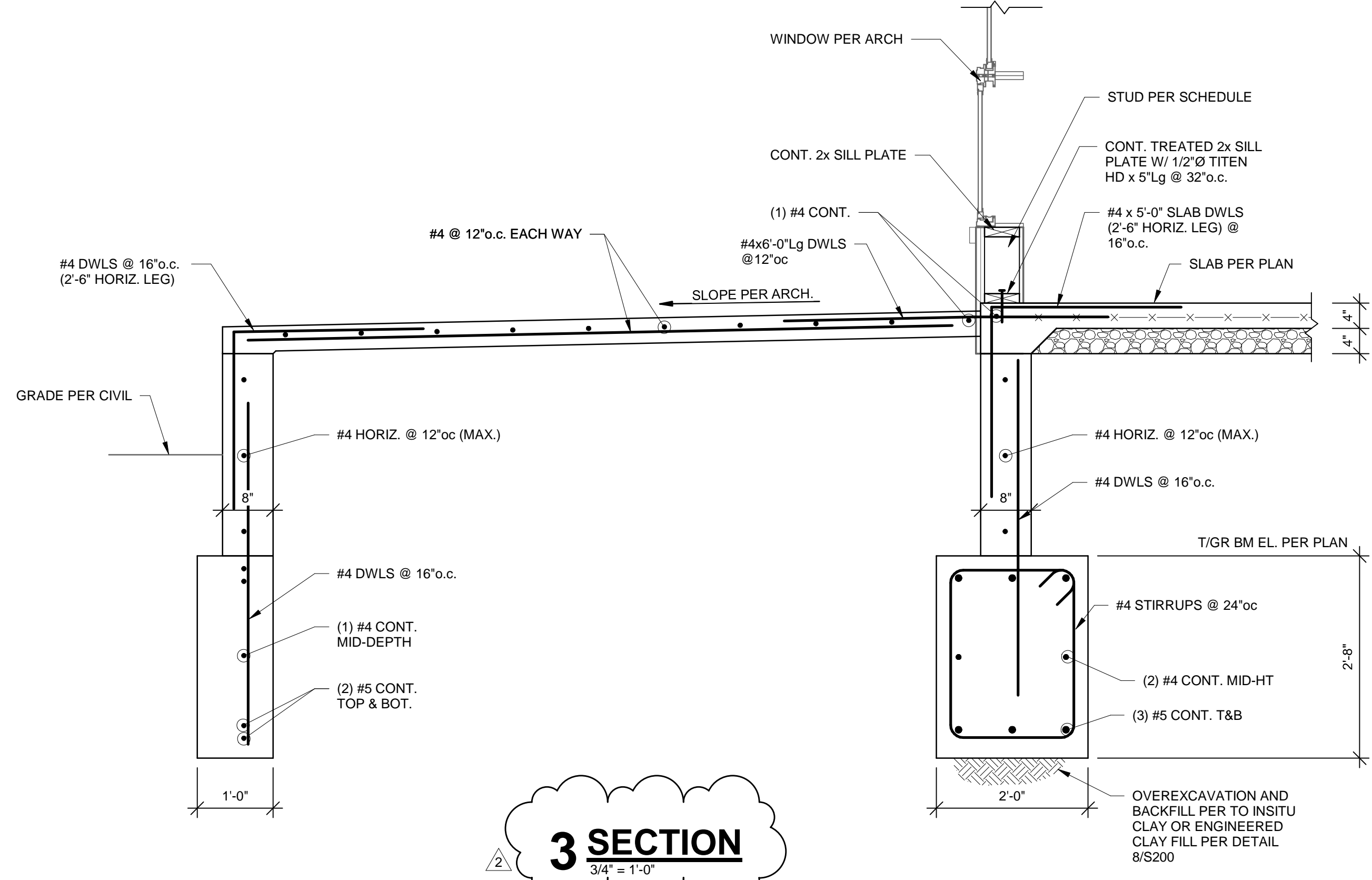
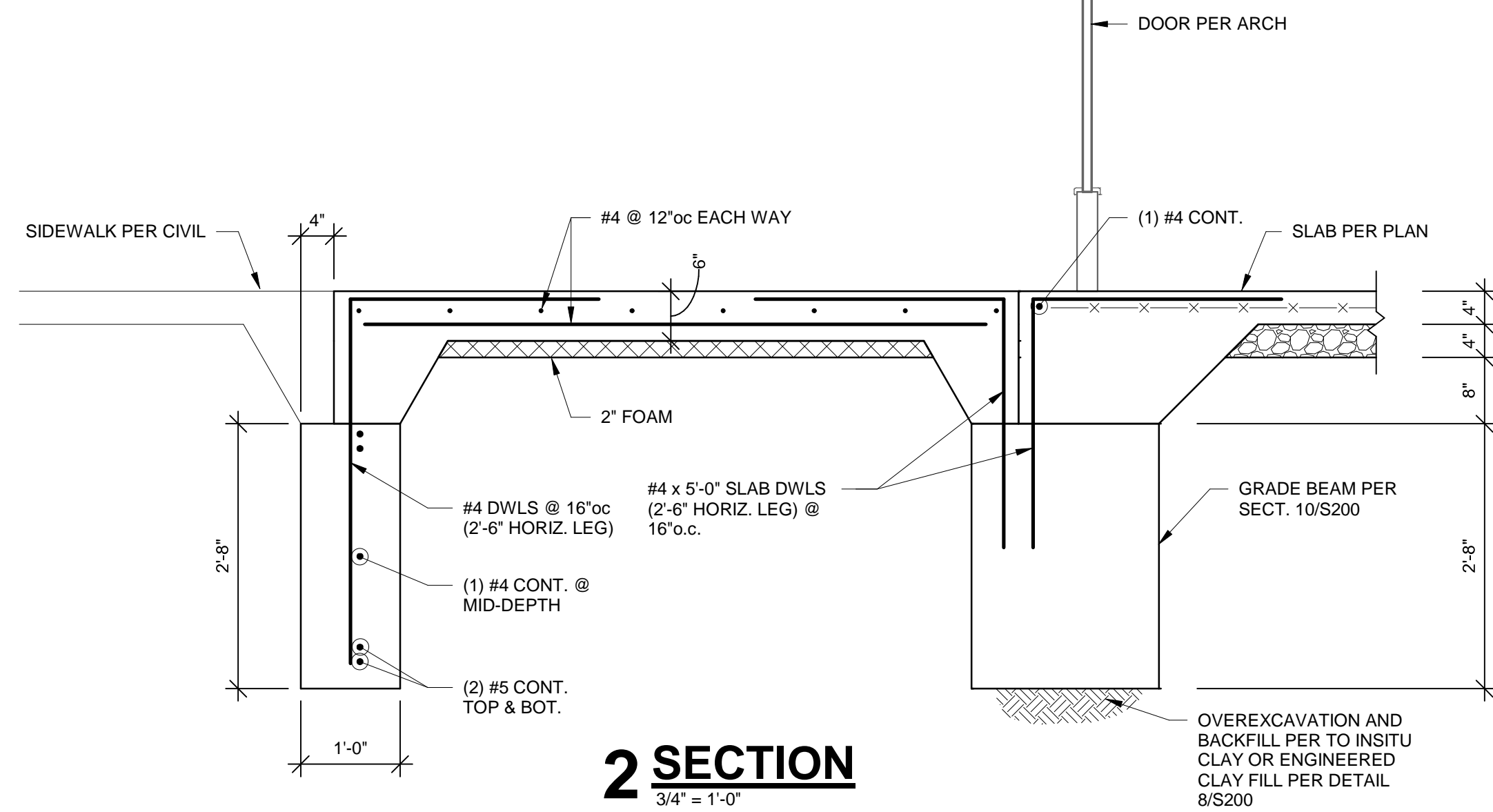
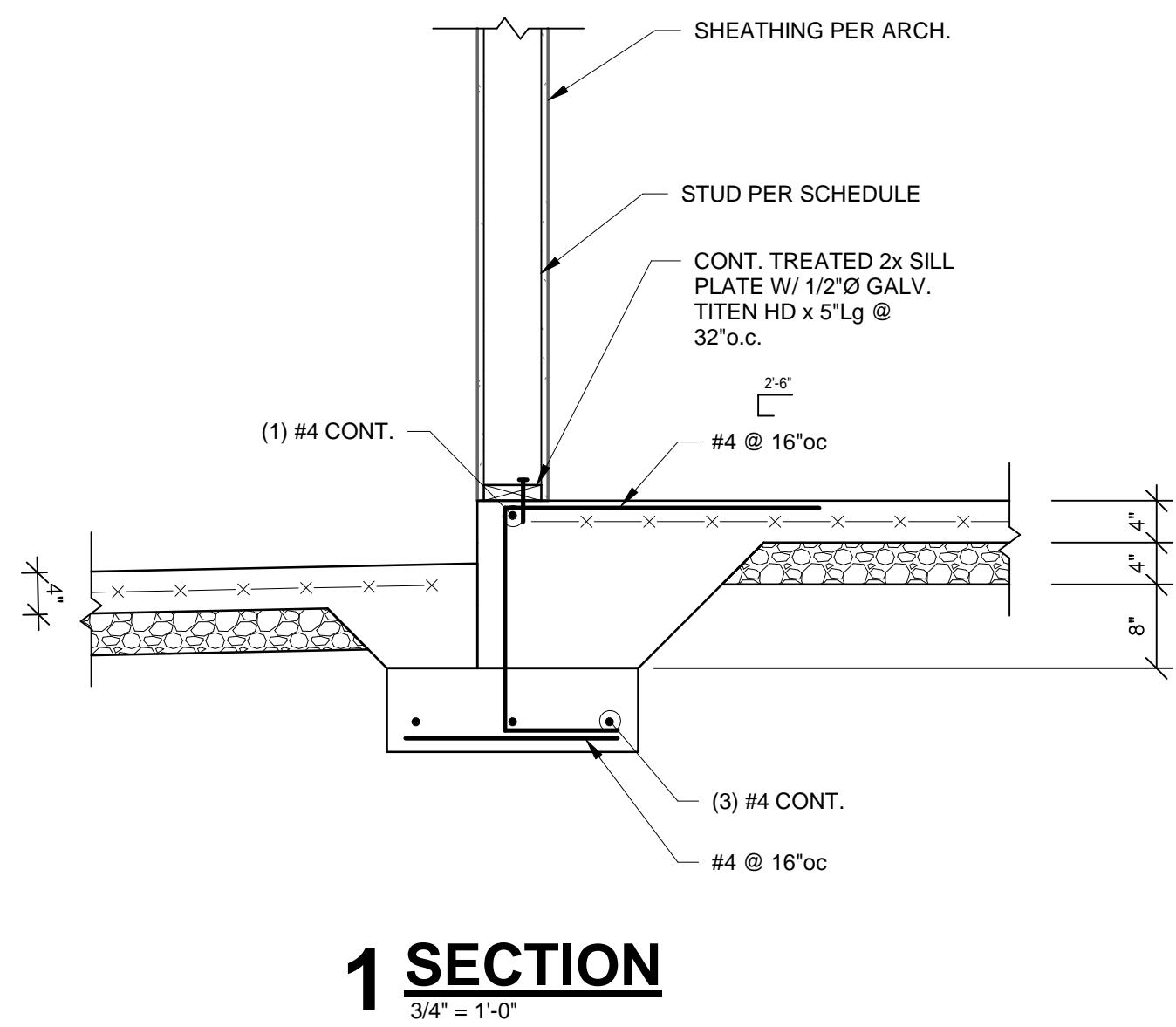
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TRi PROJECT NO. 20-078

SHEET NO. S200

FOUNDATION SECTIONS



| | | | | | | |
|-----------------|--------------------------|----------------|--------------------|------------------------------|------------------------------|------------------------------|
| ARCHITECT | STRUCTURAL ENGINEER | CIVIL ENGINEER | GENERAL CONTRACTOR | MECHANICAL ENGINEER | PLUMBING ENGINEER | ELECTRICAL ENGINEER |
| TR,J ARCHITECTS | BOB D CAMPBELL & COMPANY | SM ENGINEERING | GENERAL CONTRACTOR | LATIMER SOMMERS & ASSOCIATES | LATIMER SOMMERS & ASSOCIATES | LATIMER SOMMERS & ASSOCIATES |

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| 2 | ADDENDUM 1 | 11.12.2021 |
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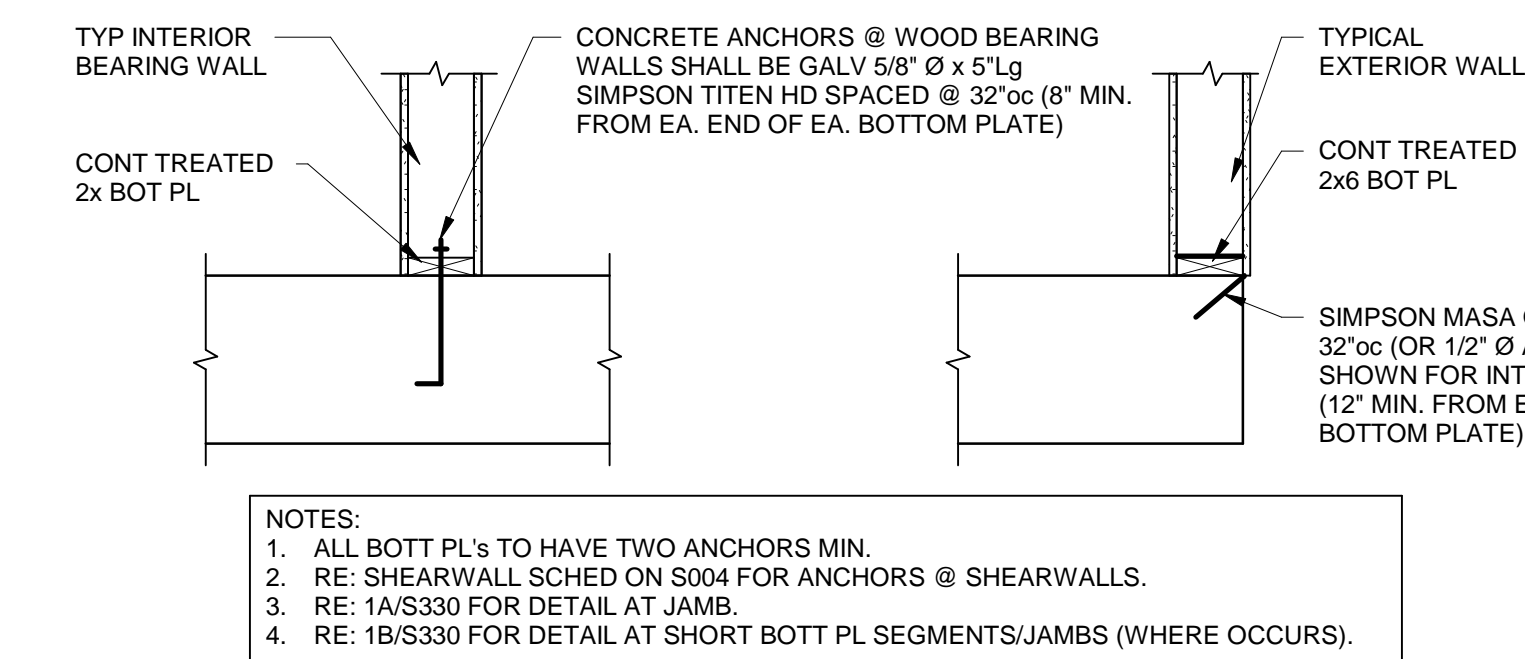
TR,J PROJECT NO.

20-078

SHEET NO.

S201

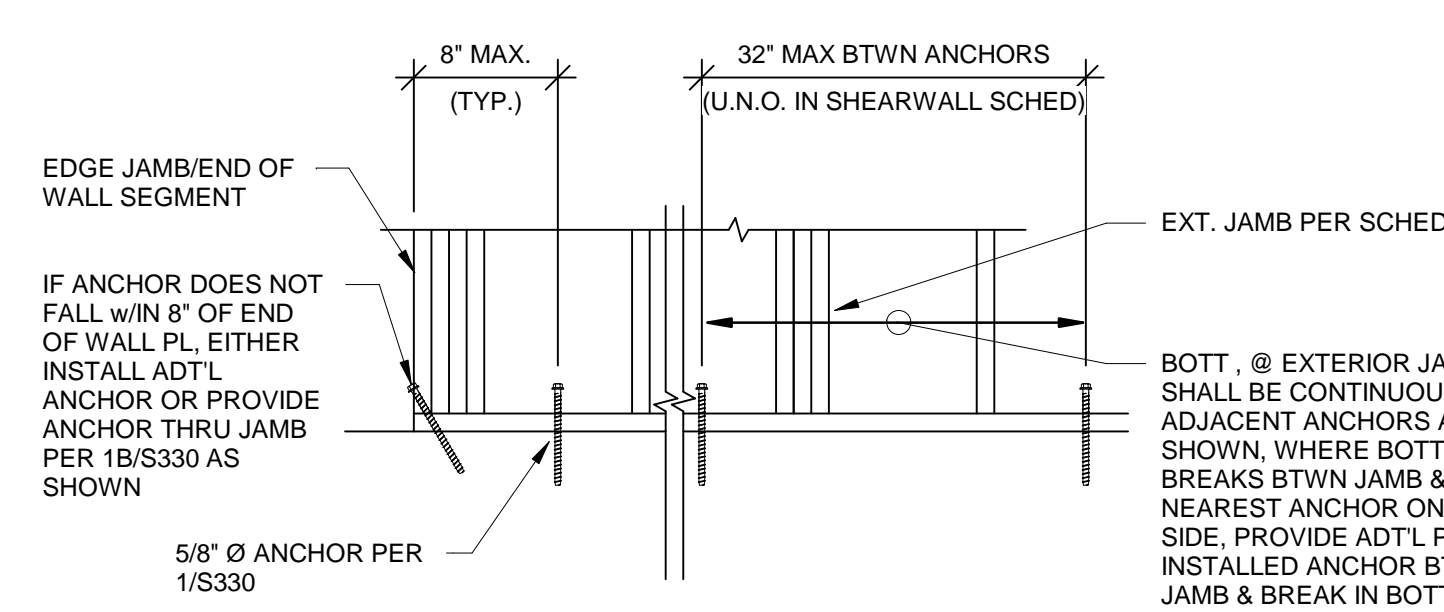
FOUNDATION SECTIONS



TYPICAL BOTTL. PL CONNECTION TO CONCRETE

1 SECTION

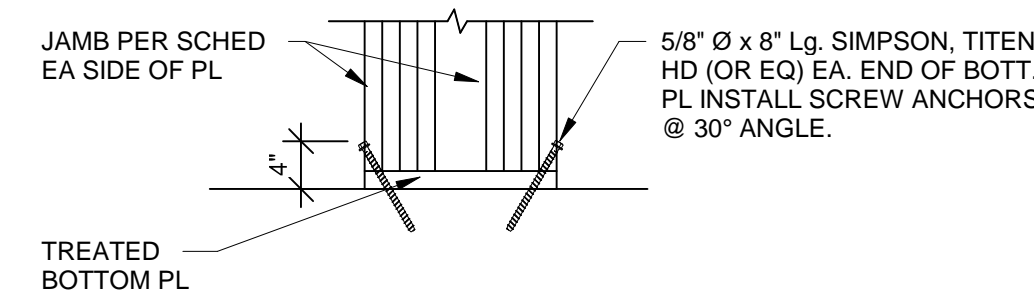
3/4" = 1'-0"



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

1A SECTION

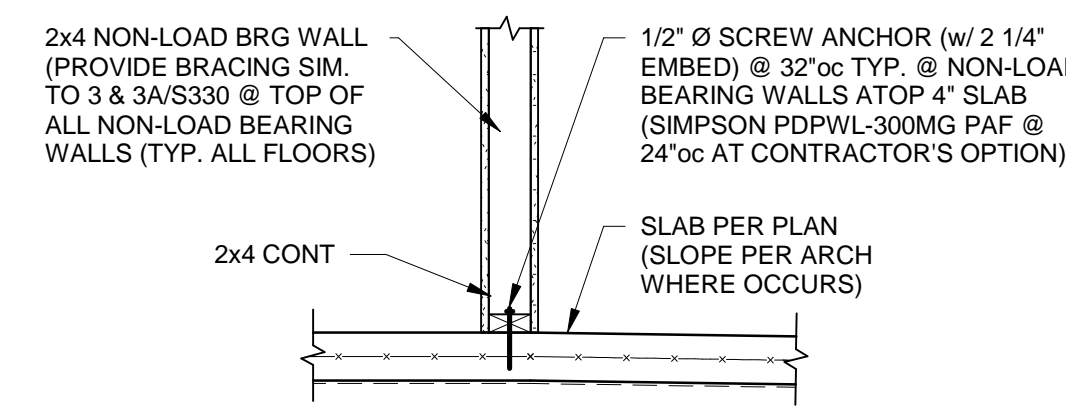
3/4" = 1'-0"



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

1B SECTION

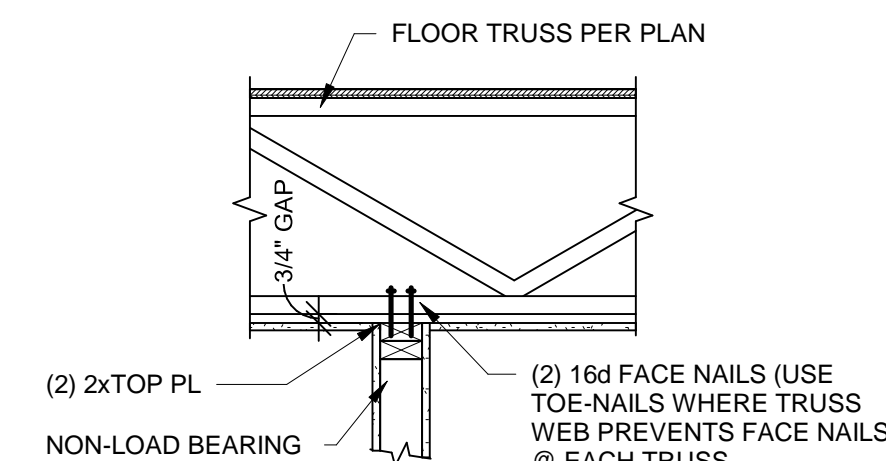
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TYPICAL BOTTL PL CONNECTION NON-LOAD BEARING WALLS

2 SECTION

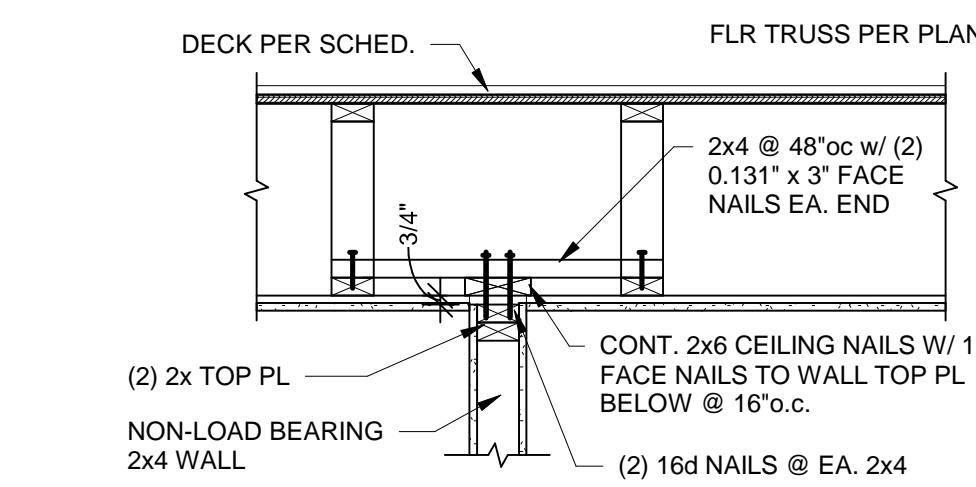
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TYPICAL NON-LOAD BEARING WALL @ FLOOR TRUSS

3 SECTION

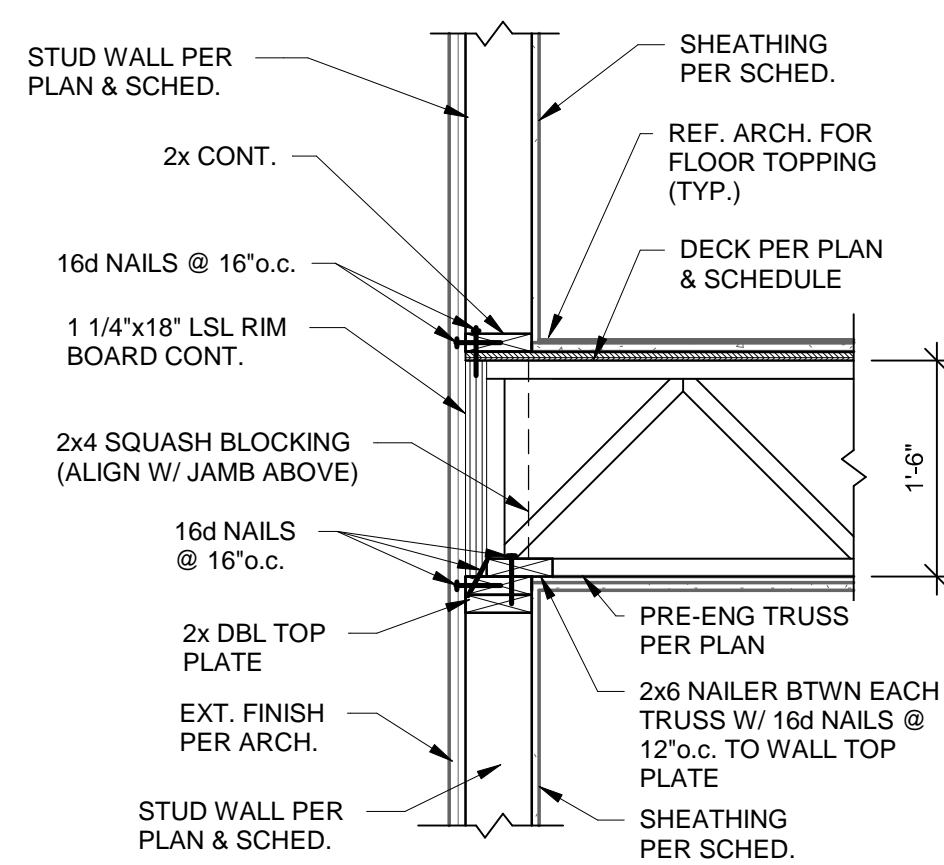
3/4" = 1'-0"



TYPICAL NON-LOAD BEARING WALL @ FLOOR TRUSS

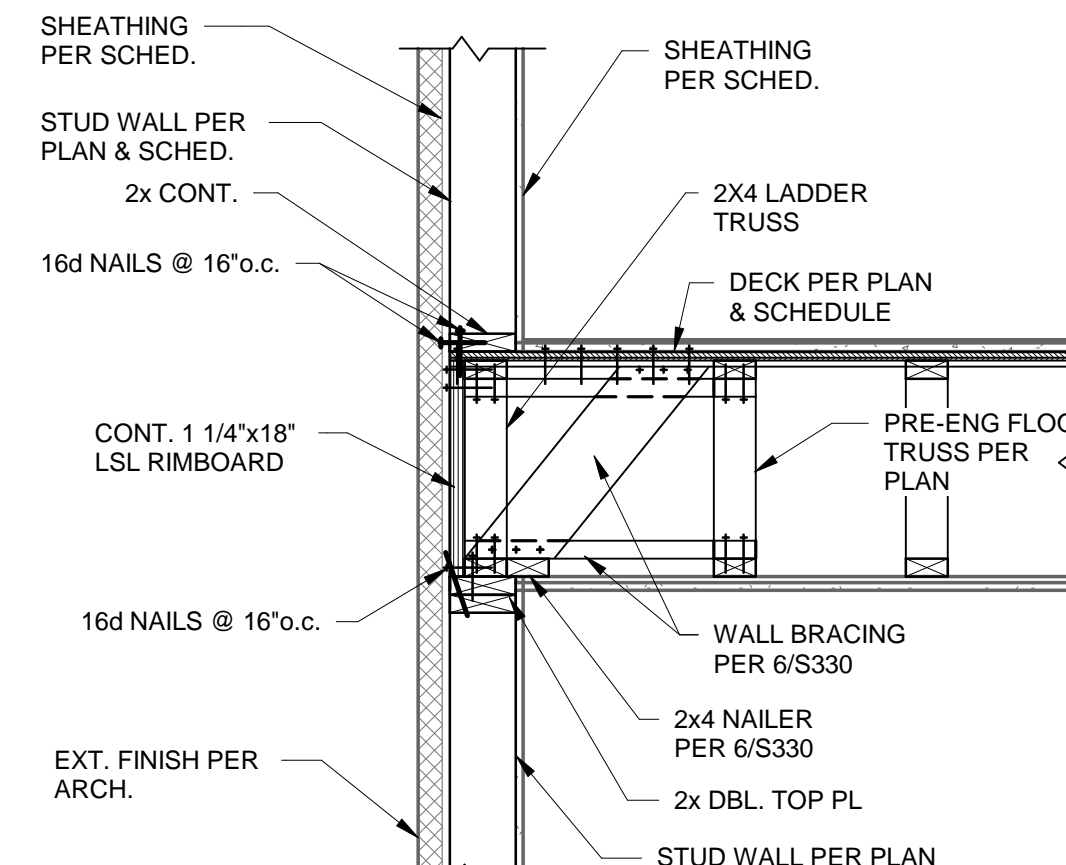
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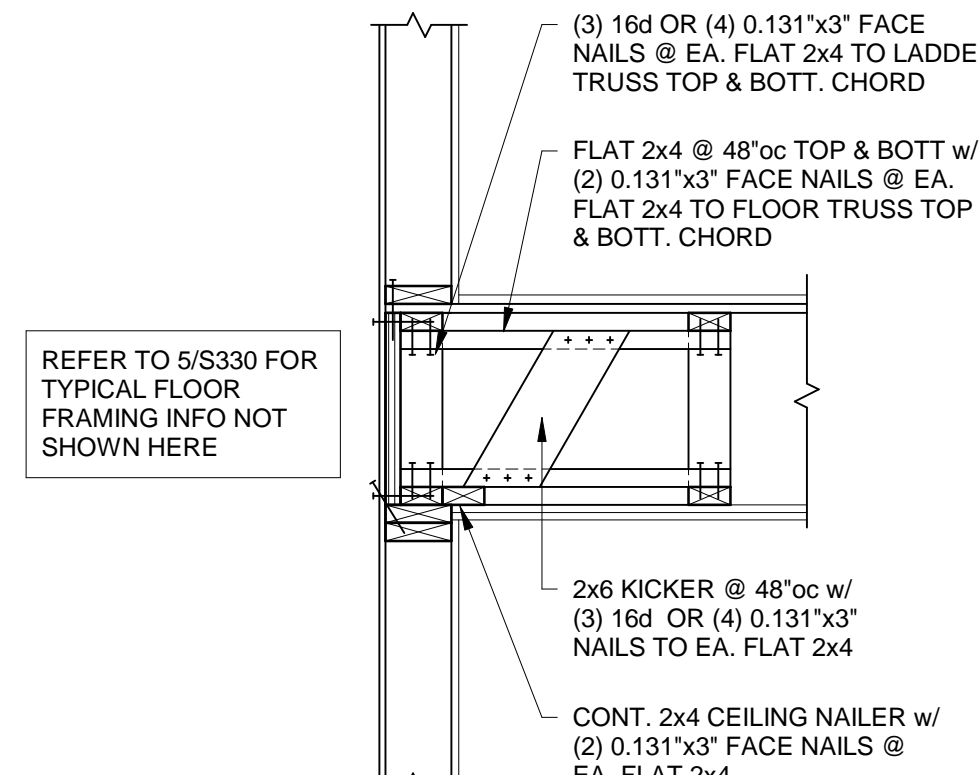
4 SECTION

3/4" = 1'-0"



5 SECTION

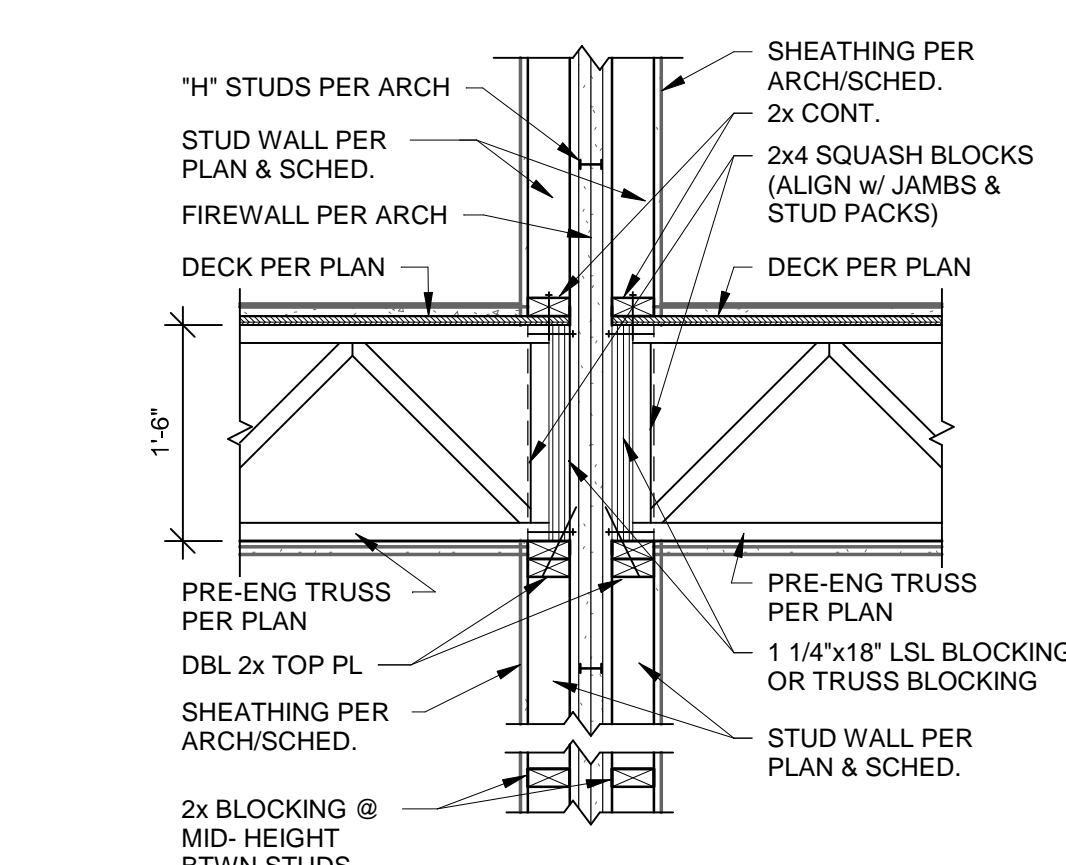
3/4" = 1'-0"



TYPICAL EXTERIOR WALL BRACING

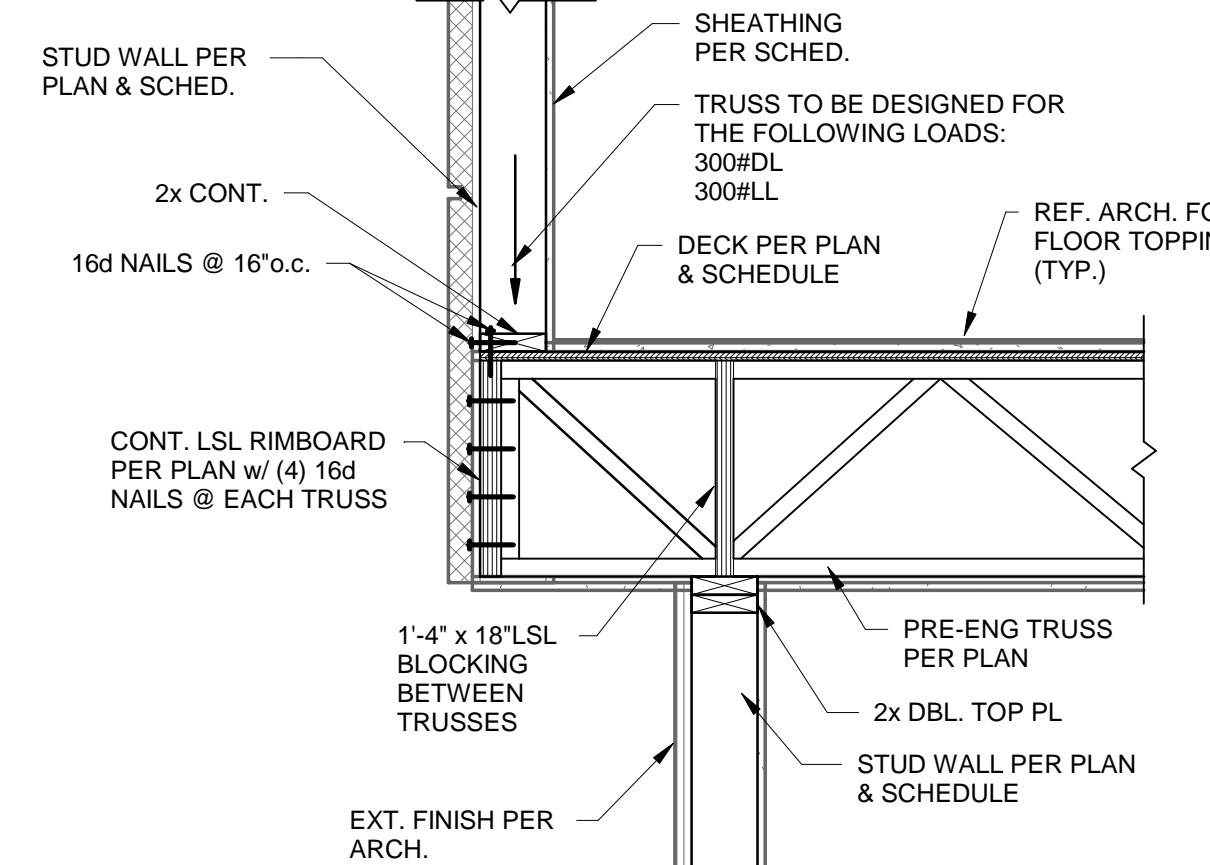
6 SECTION

3/4" = 1'-0"



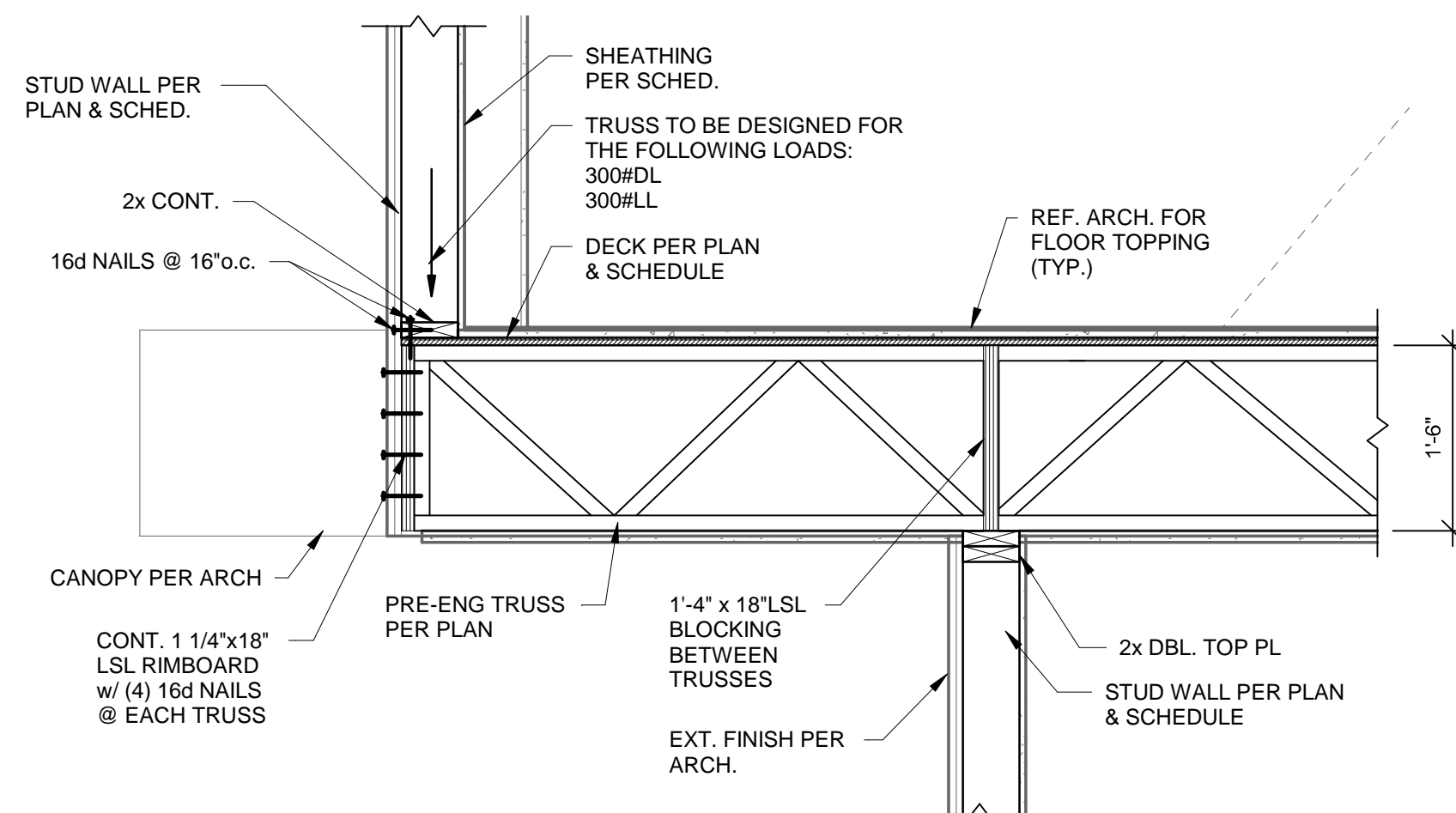
7 SECTION

3/4" = 1'-0"



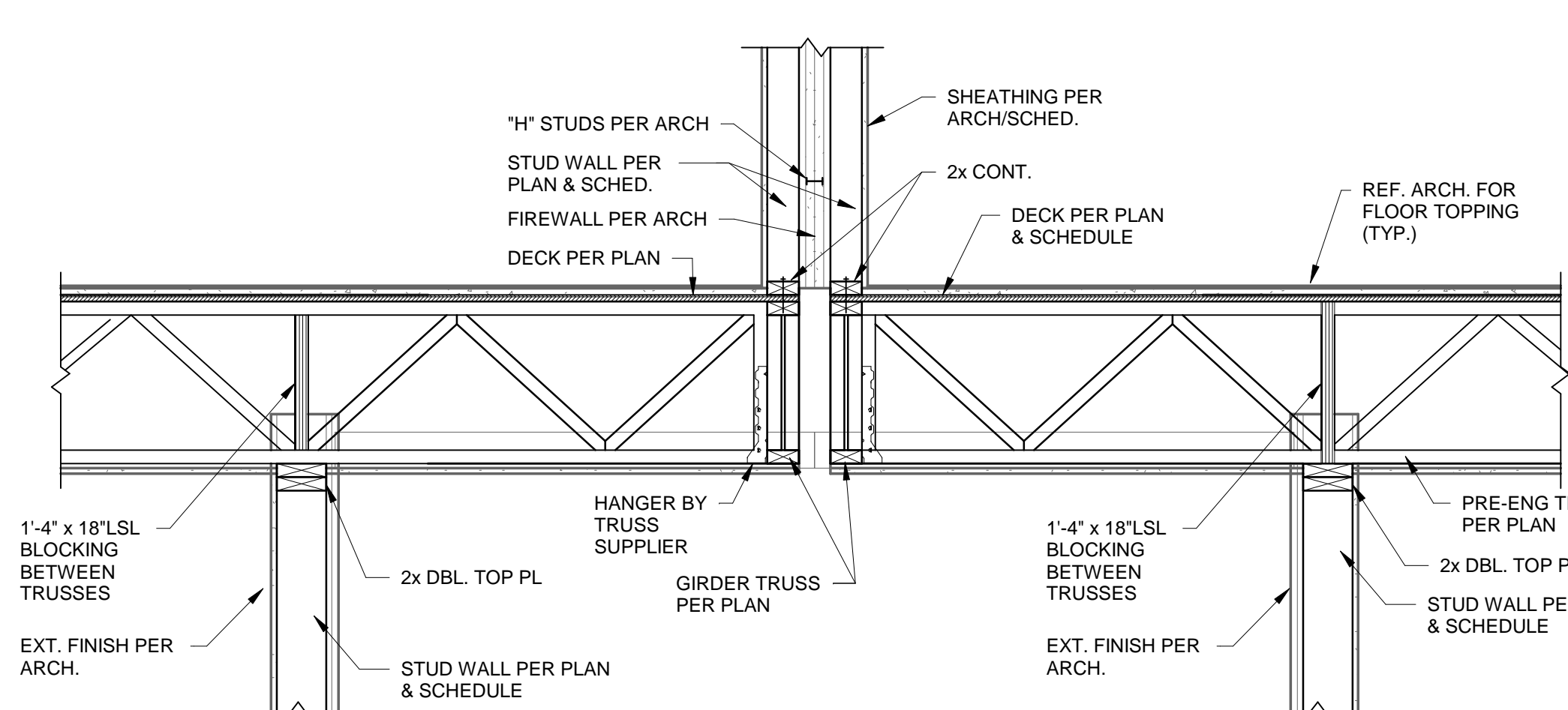
8 SECTION

3/4" = 1'-0"



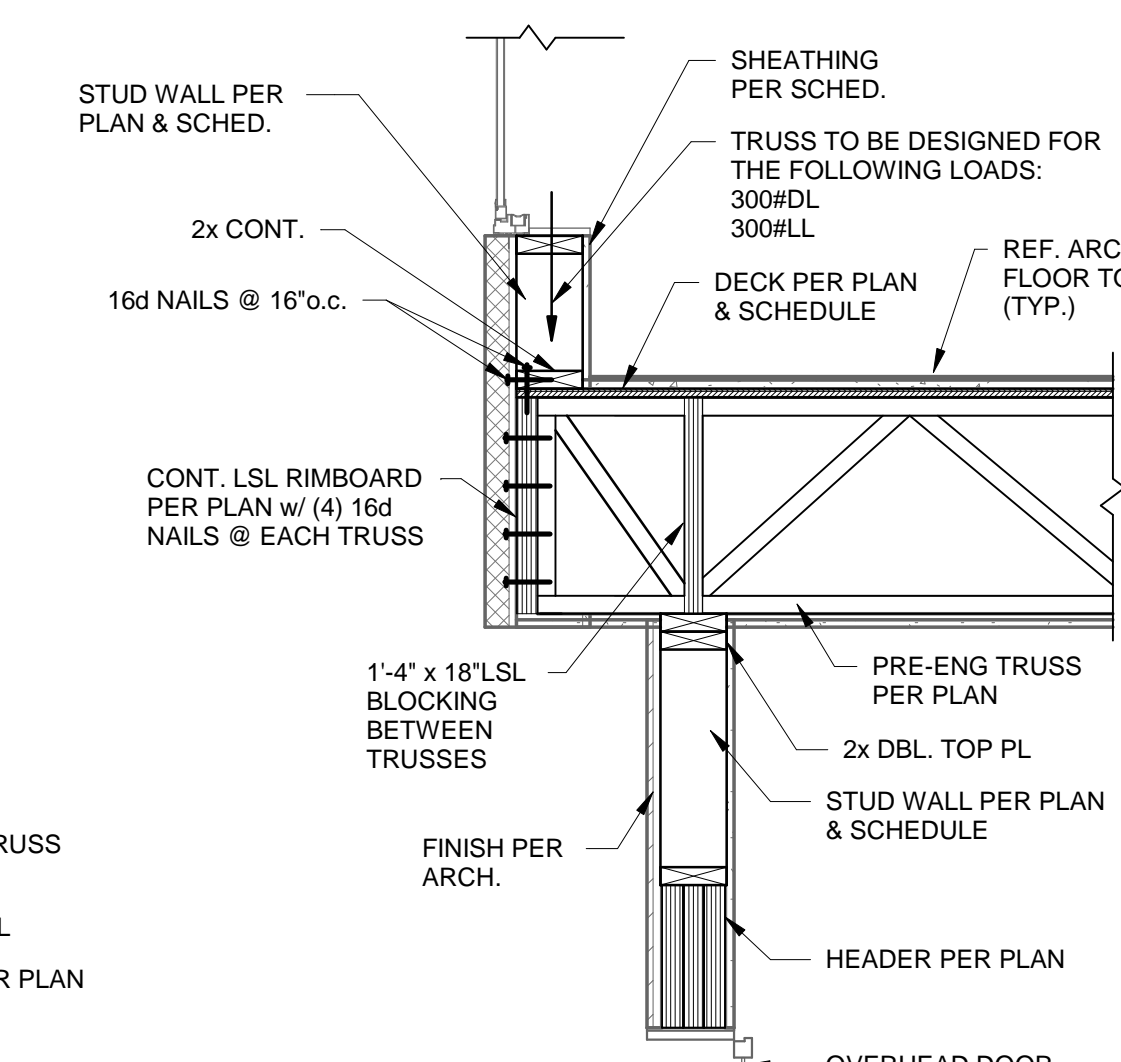
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3/4" = 1'-0"



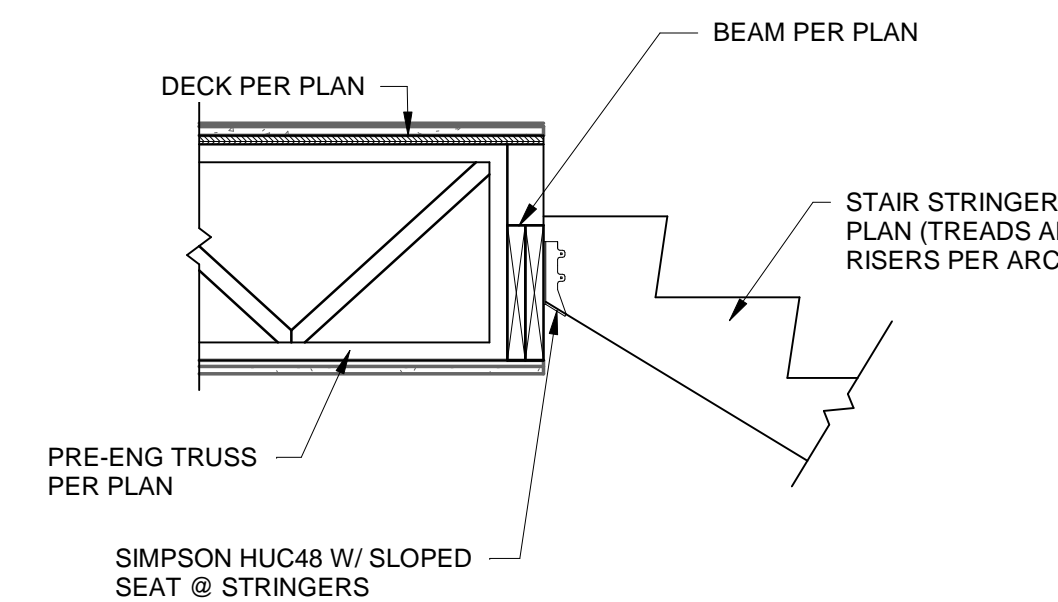
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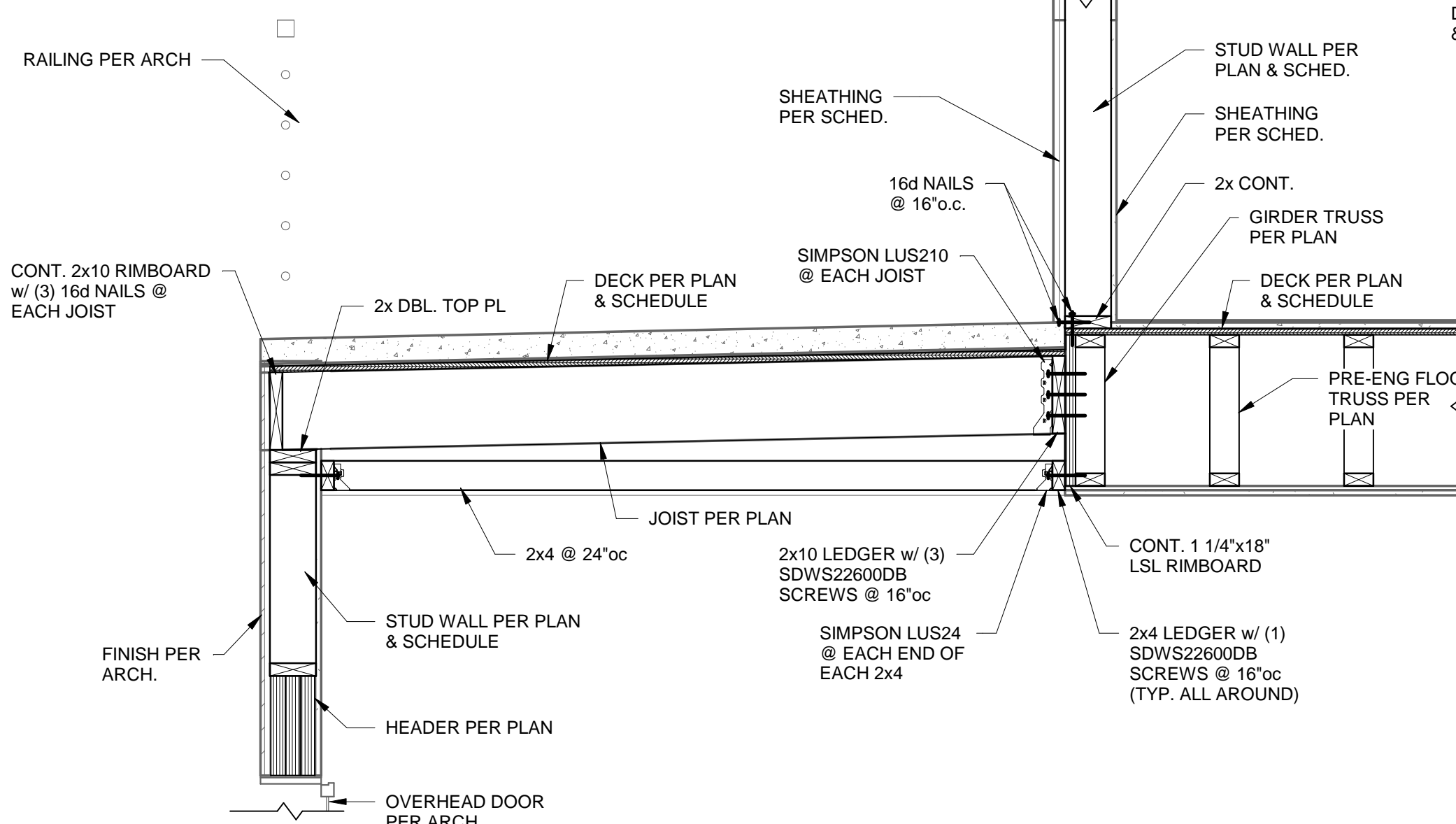
11 SECTION

3/4" = 1'-0"



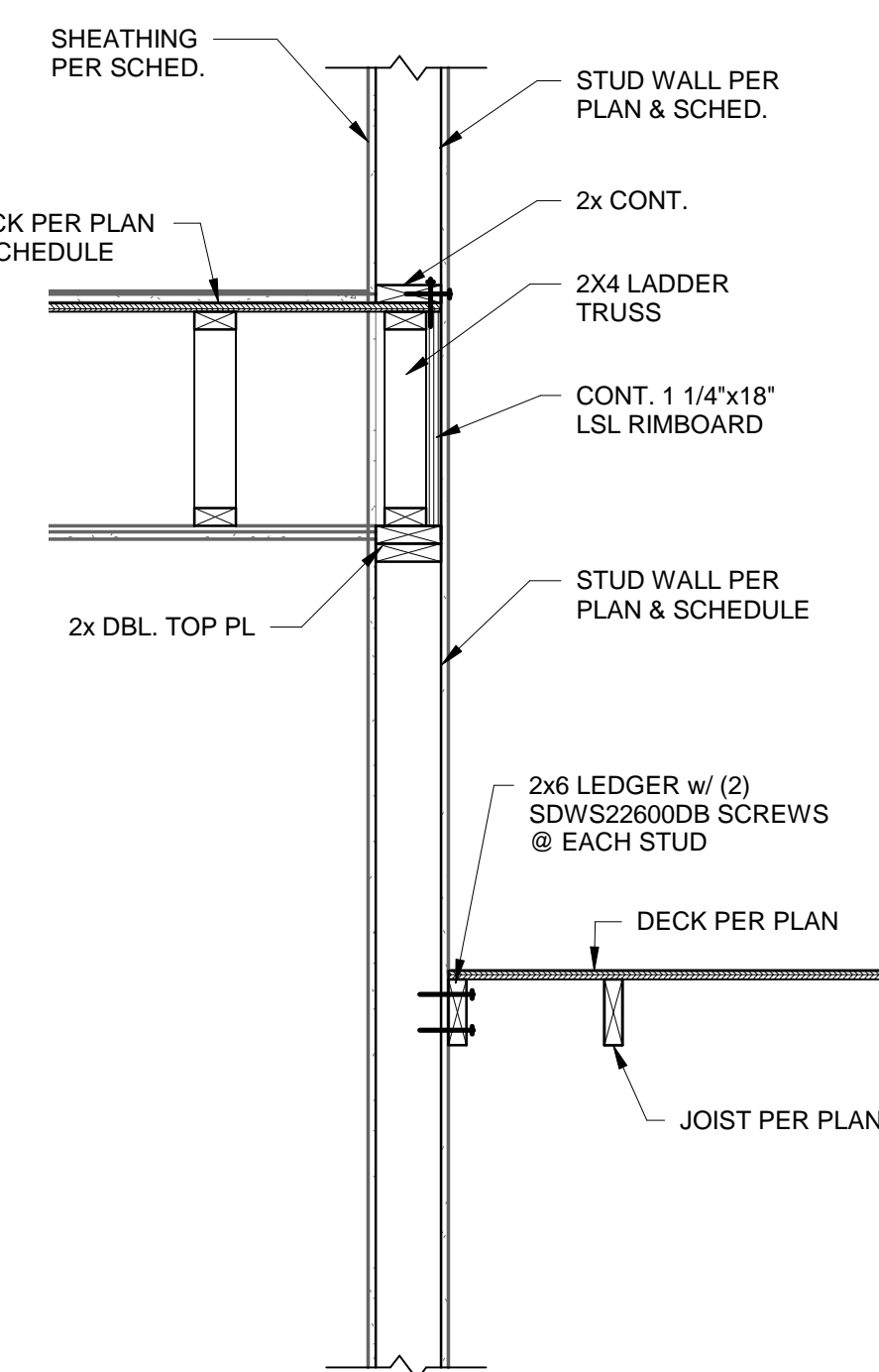
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3/4" = 1'-0"



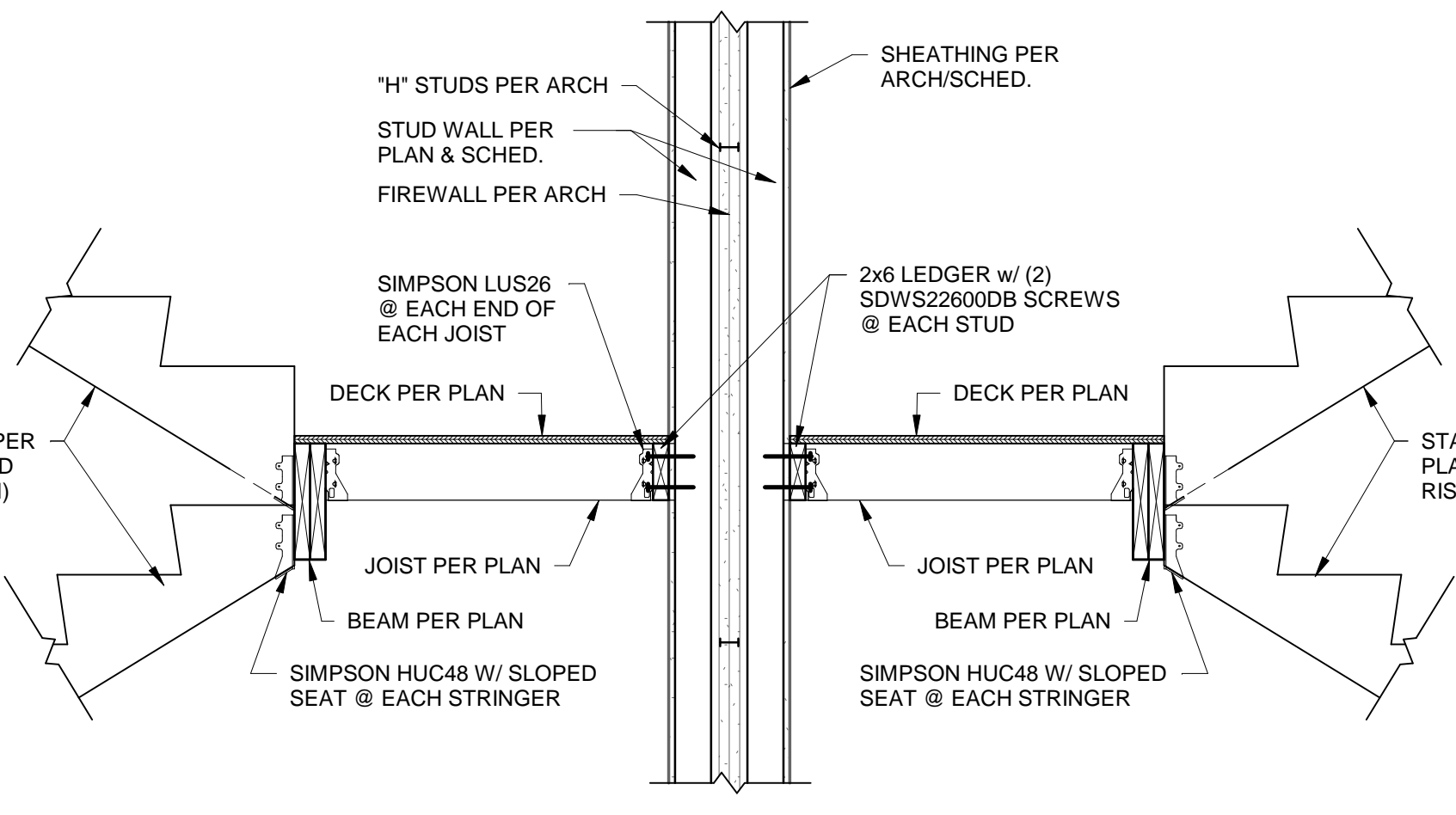
13 SECTION

3/4" = 1'-0"



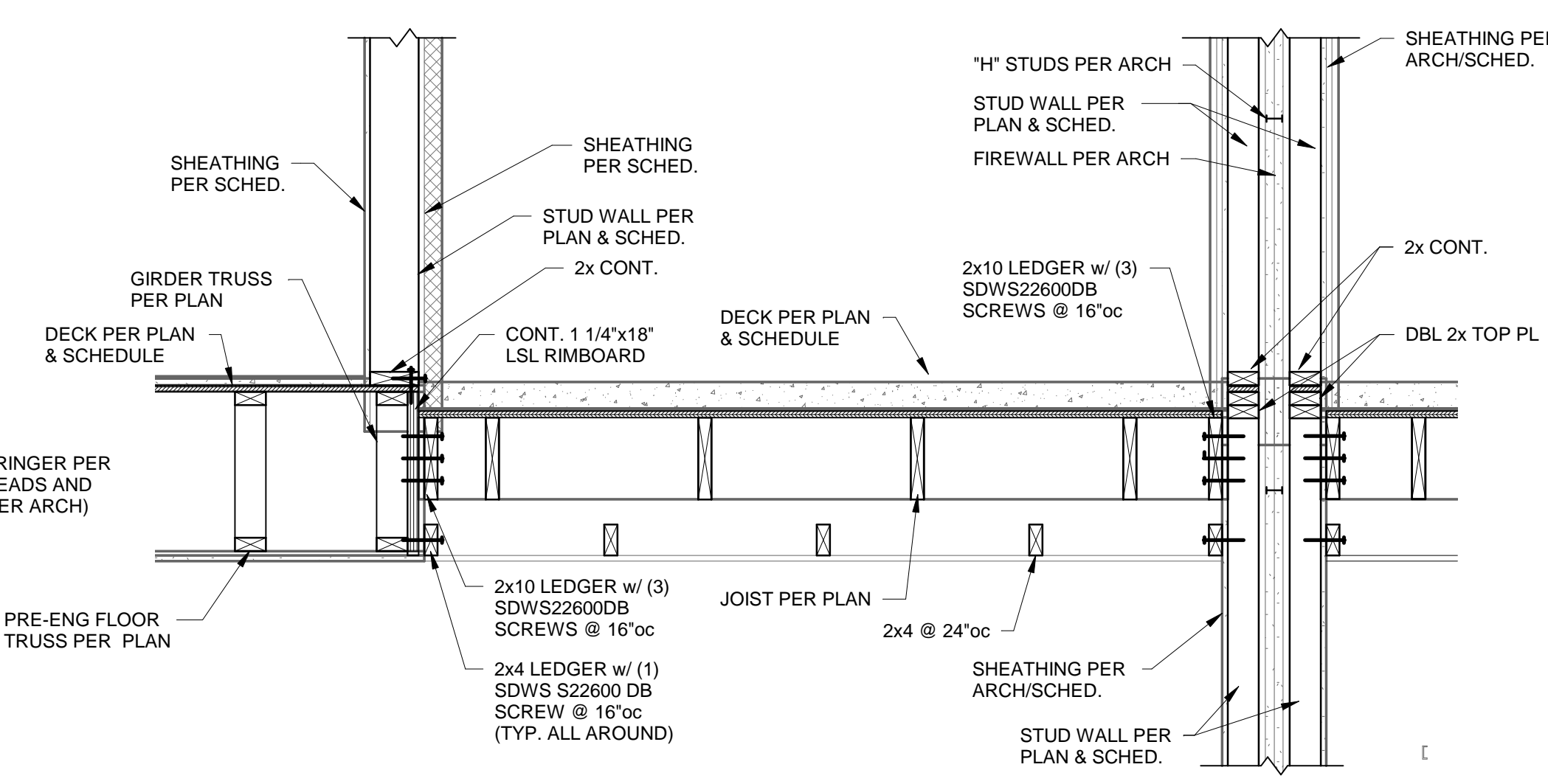
14 SECTION

3/4" = 1'-0"



15 SECTION

3/4" = 1'-0"



16 SECTION

3/4" = 1'-0"



ARCHITECT: TRJ ARCHITECTS
 STRUCTURAL ENGINEER: BOB D CAMPBELL & COMPANY
 CIVIL ENGINEER: SM ENGINEERING
 GENERAL CONTRACTOR: LATIMER SOMMERS & ASSOCIATES
 MECHANICAL ENGINEER: LATIMER SOMMERS & ASSOCIATES
 PLUMBING ENGINEER: LATIMER SOMMERS & ASSOCIATES
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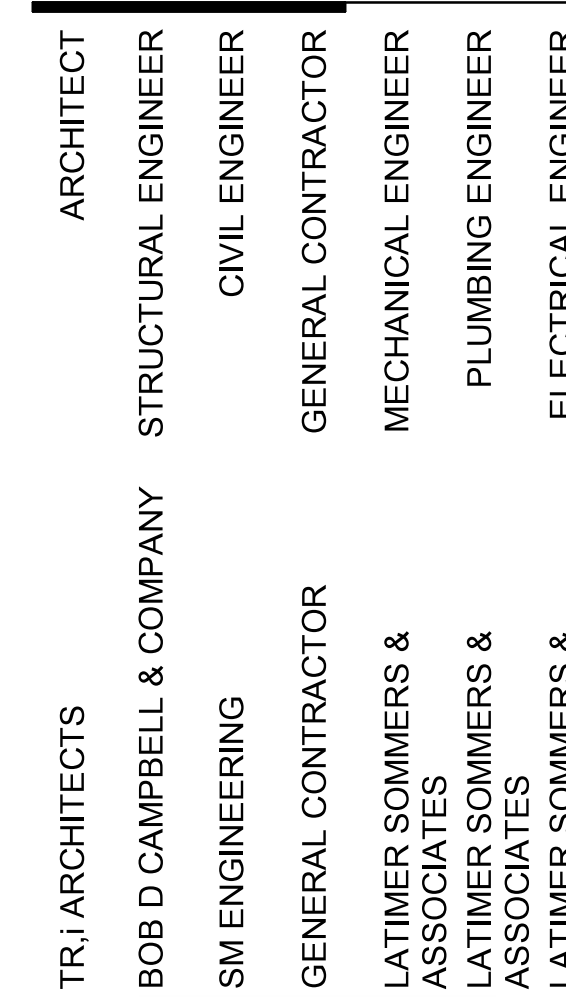
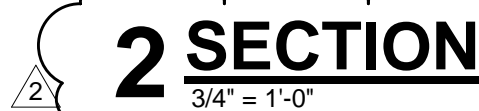
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TRJ PROJECT NO.: 20-078

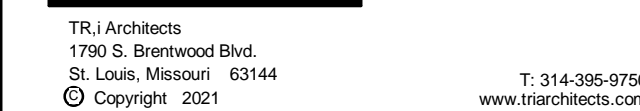
SHEET NO.

S330

WOOD FLOOR FRAMING SECTIONS



Lee's Summit, Missouri



DATE: 9.2.21

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2 ADDENDUM 1 11.12.2024

| | |
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| DWG BY | CB |
|--------|----|

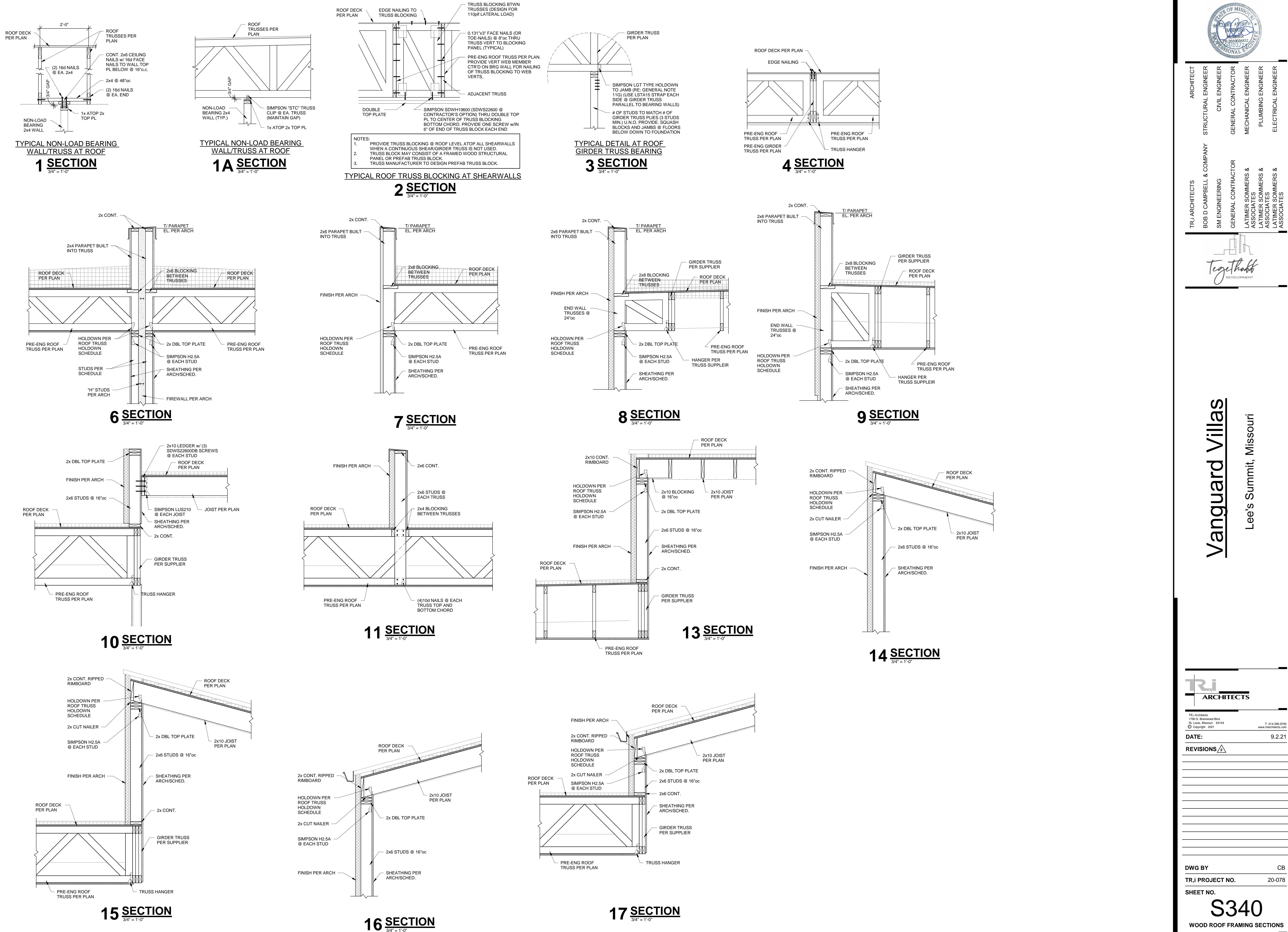
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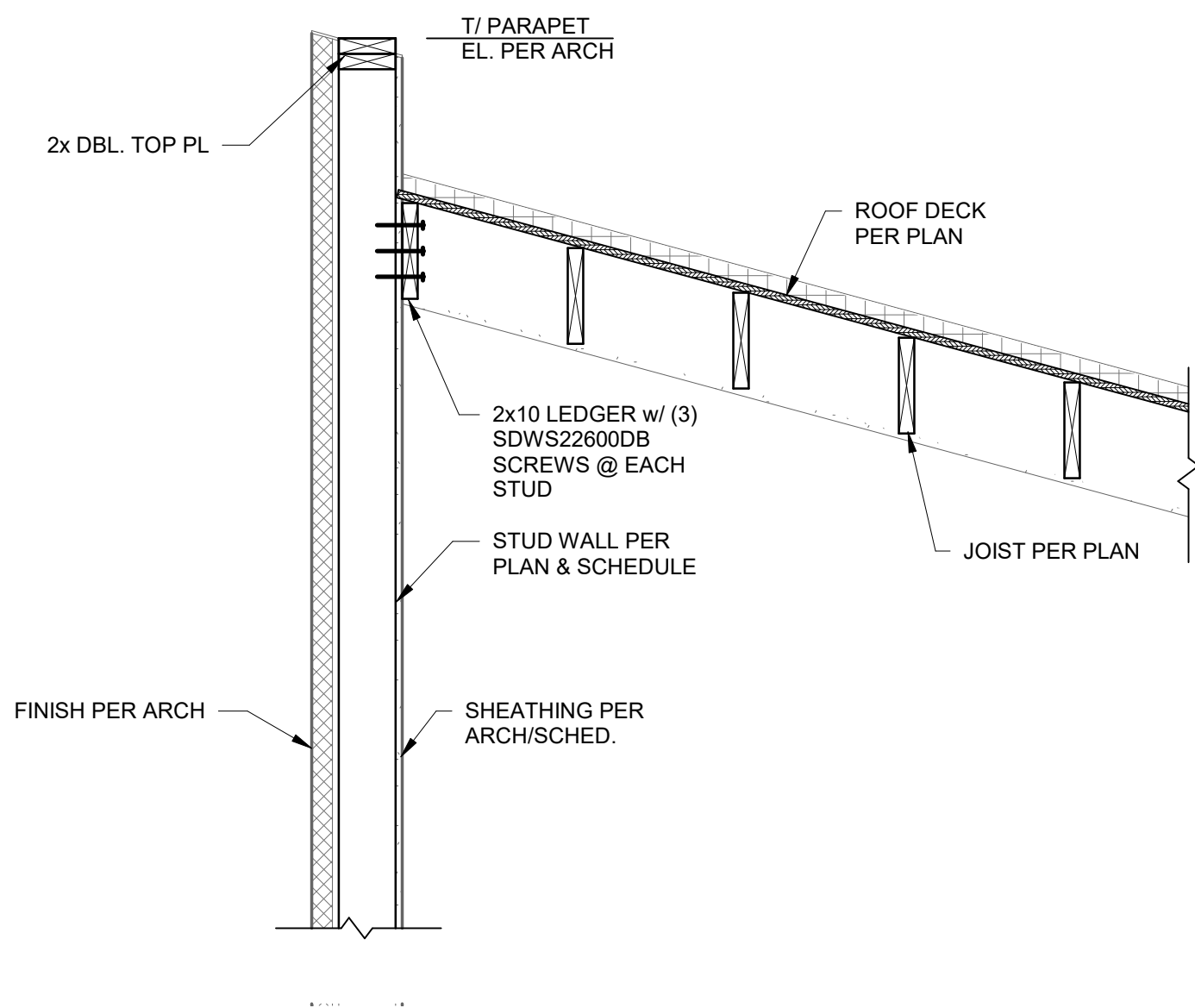
SHEET NO. _____

SHEET NO. 0001

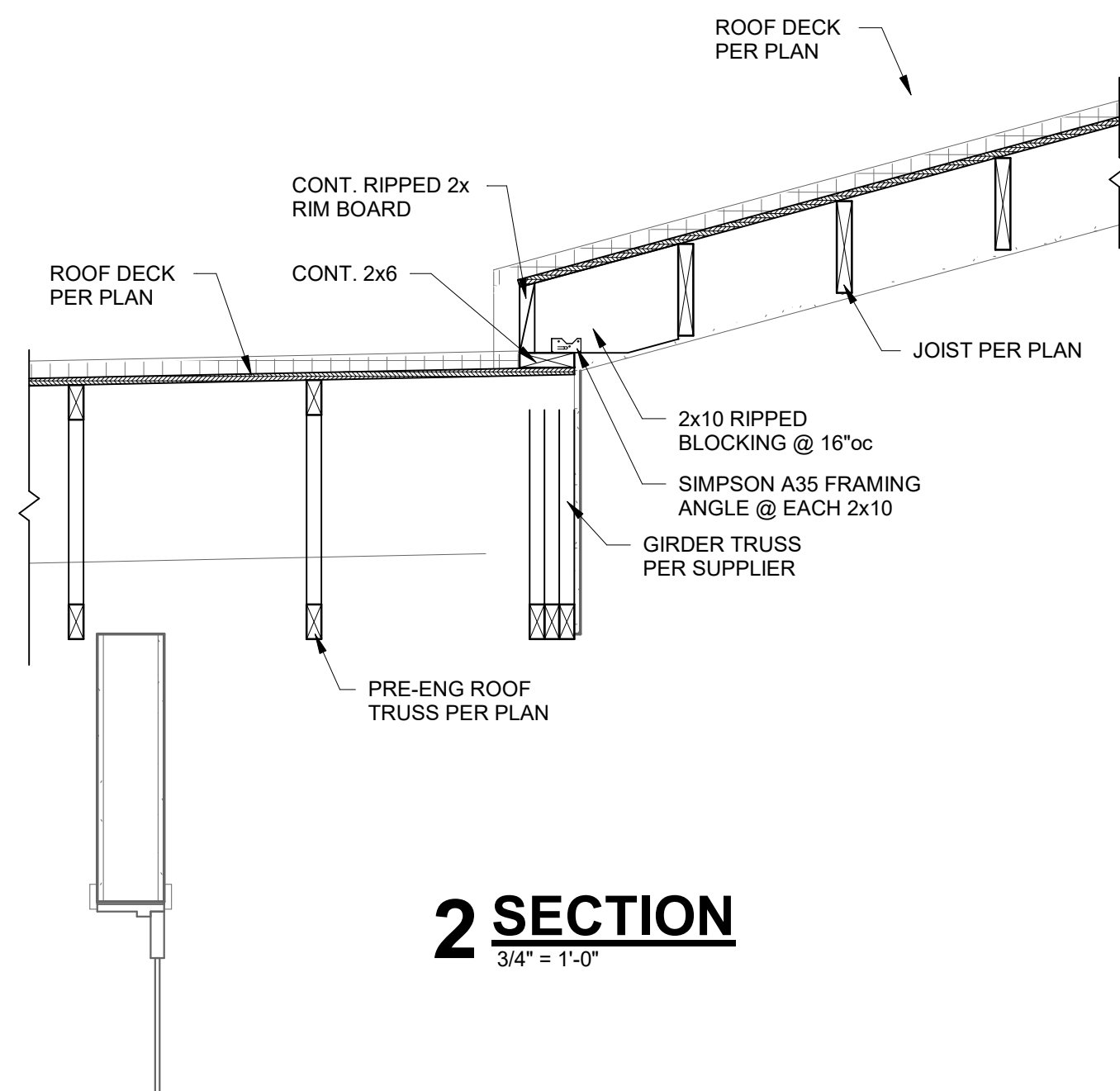
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WOOD FLOOR FRAMING SECTIONS

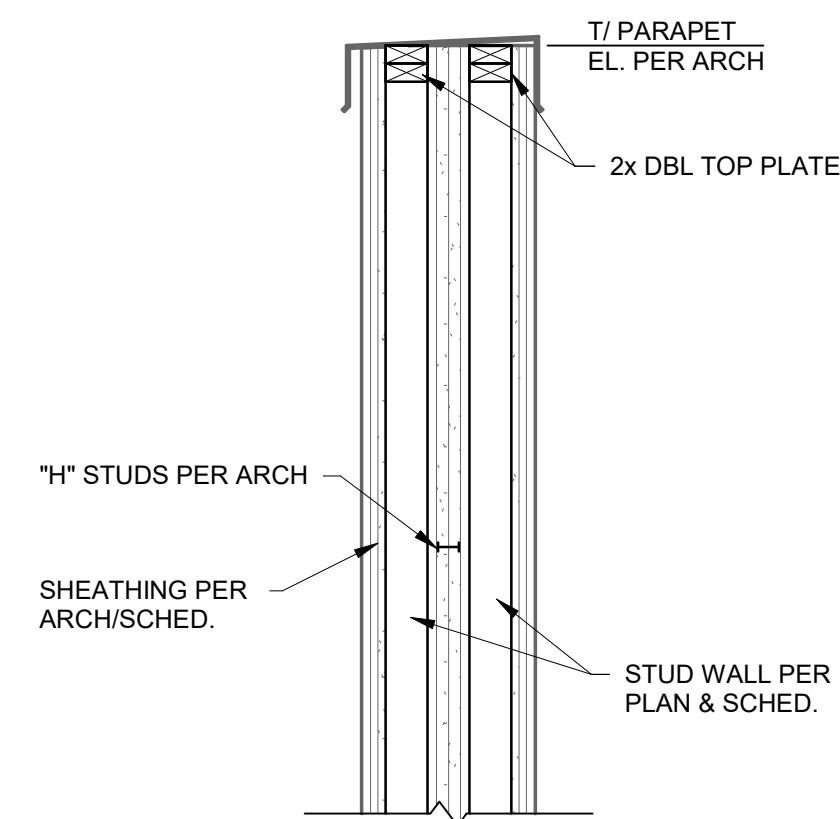




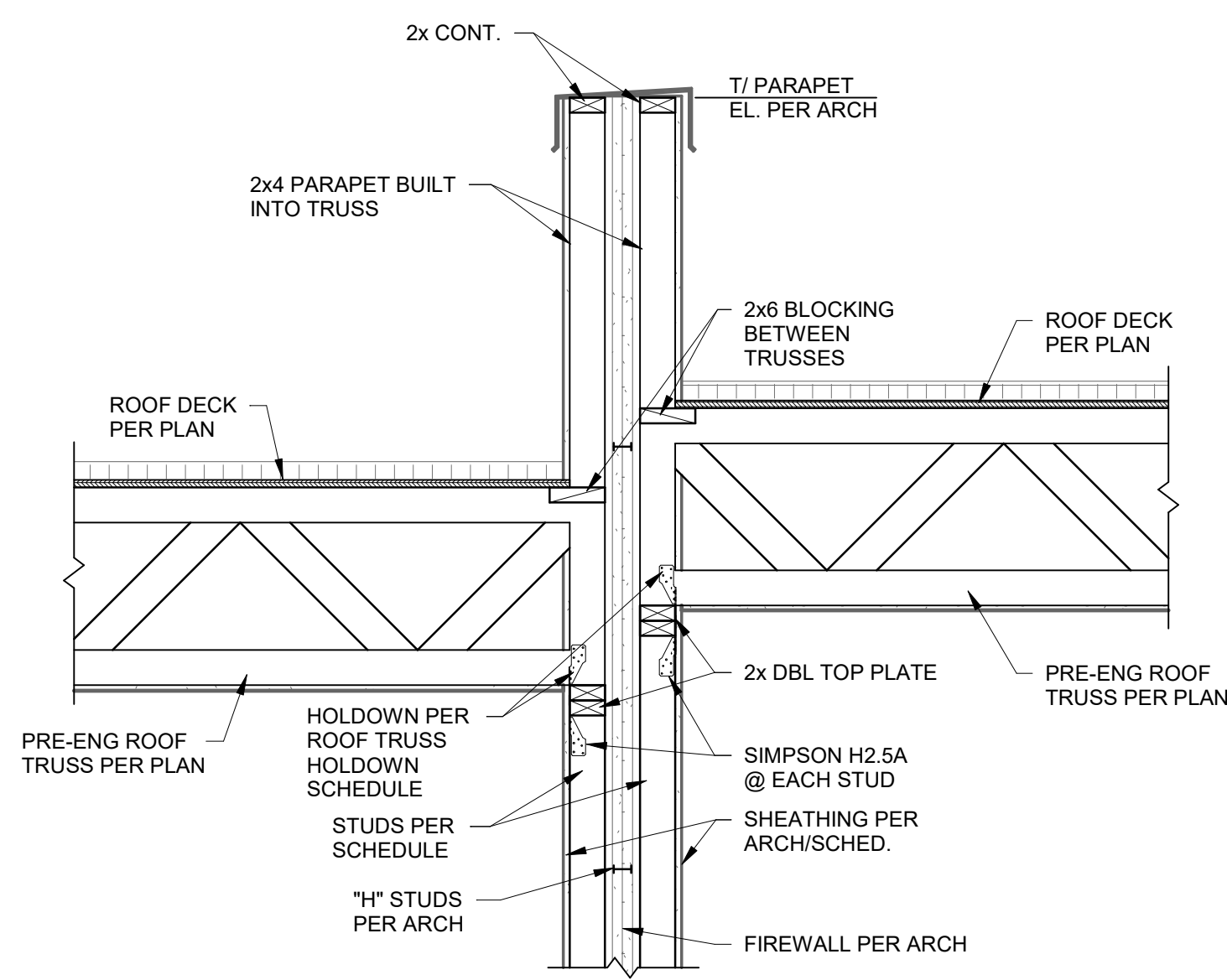
1 SECTION
3/4" = 1'-0"



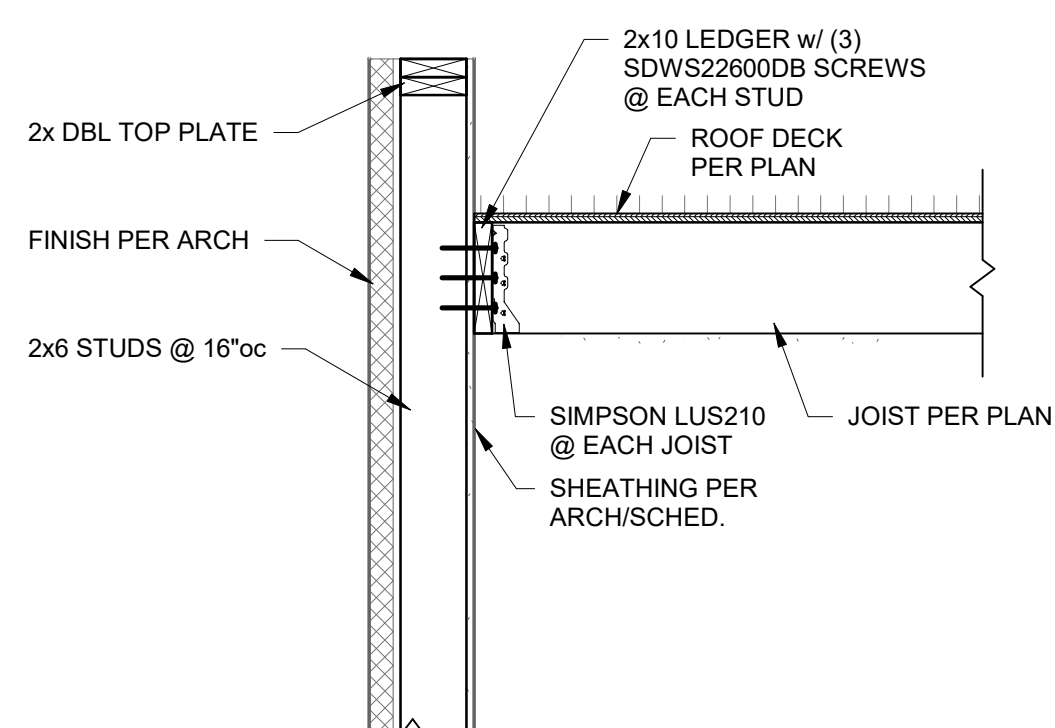
2 SECTION
3/4" = 1'-0"



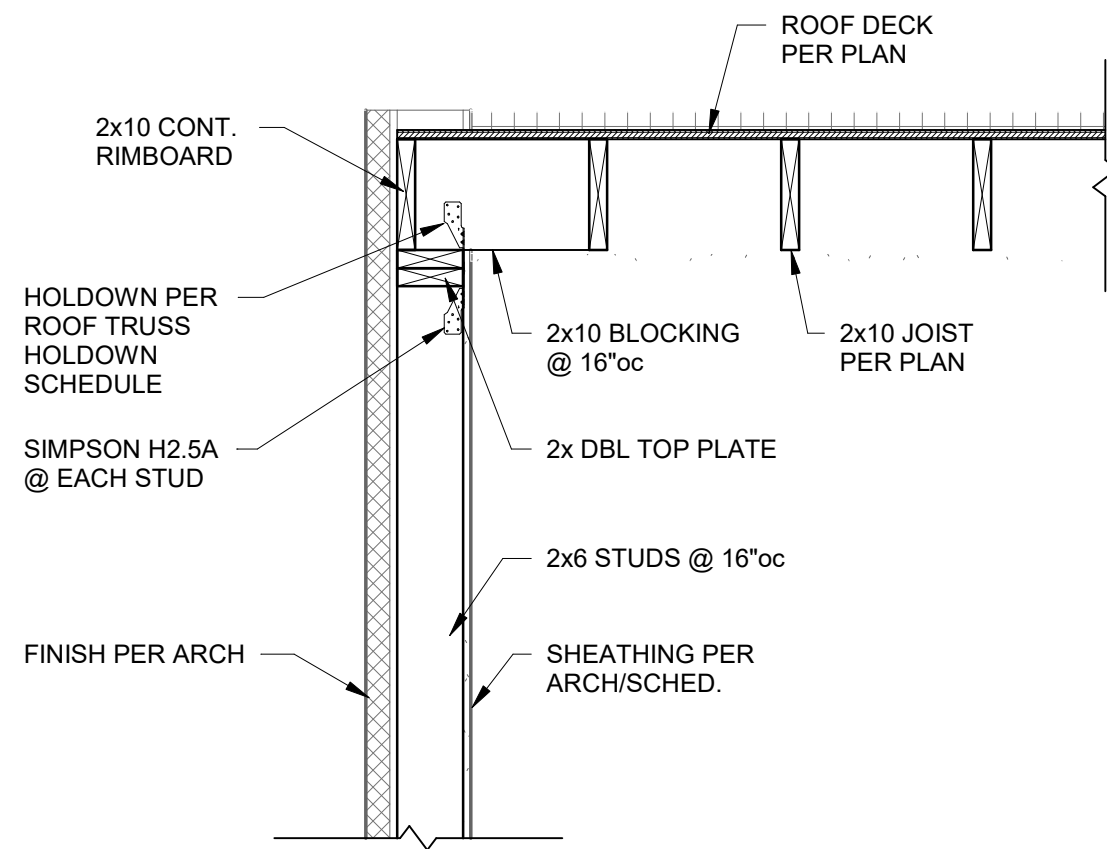
3 SECTION
3/4" = 1'-0"



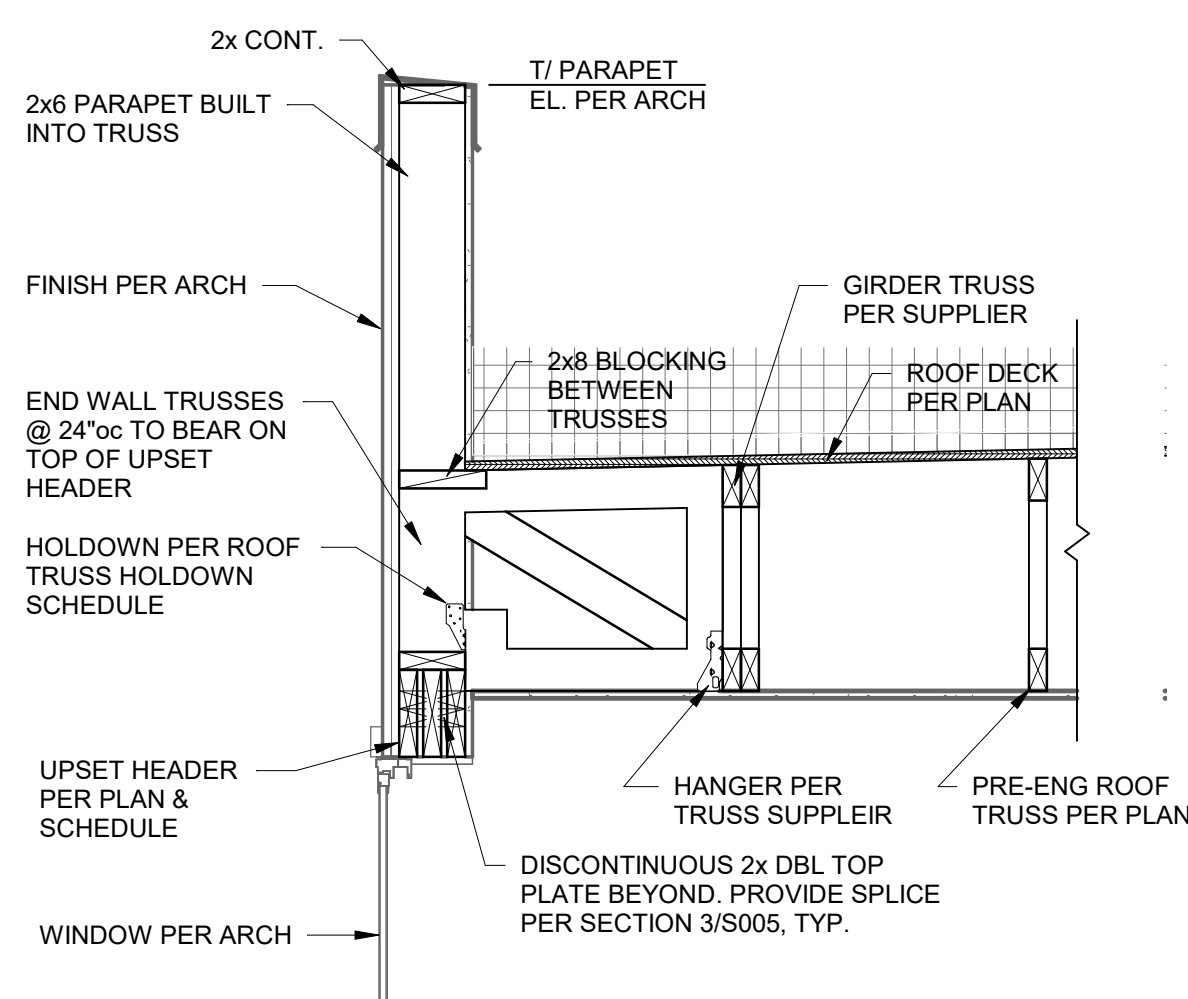
4 SECTION
3/4" = 1'-0"



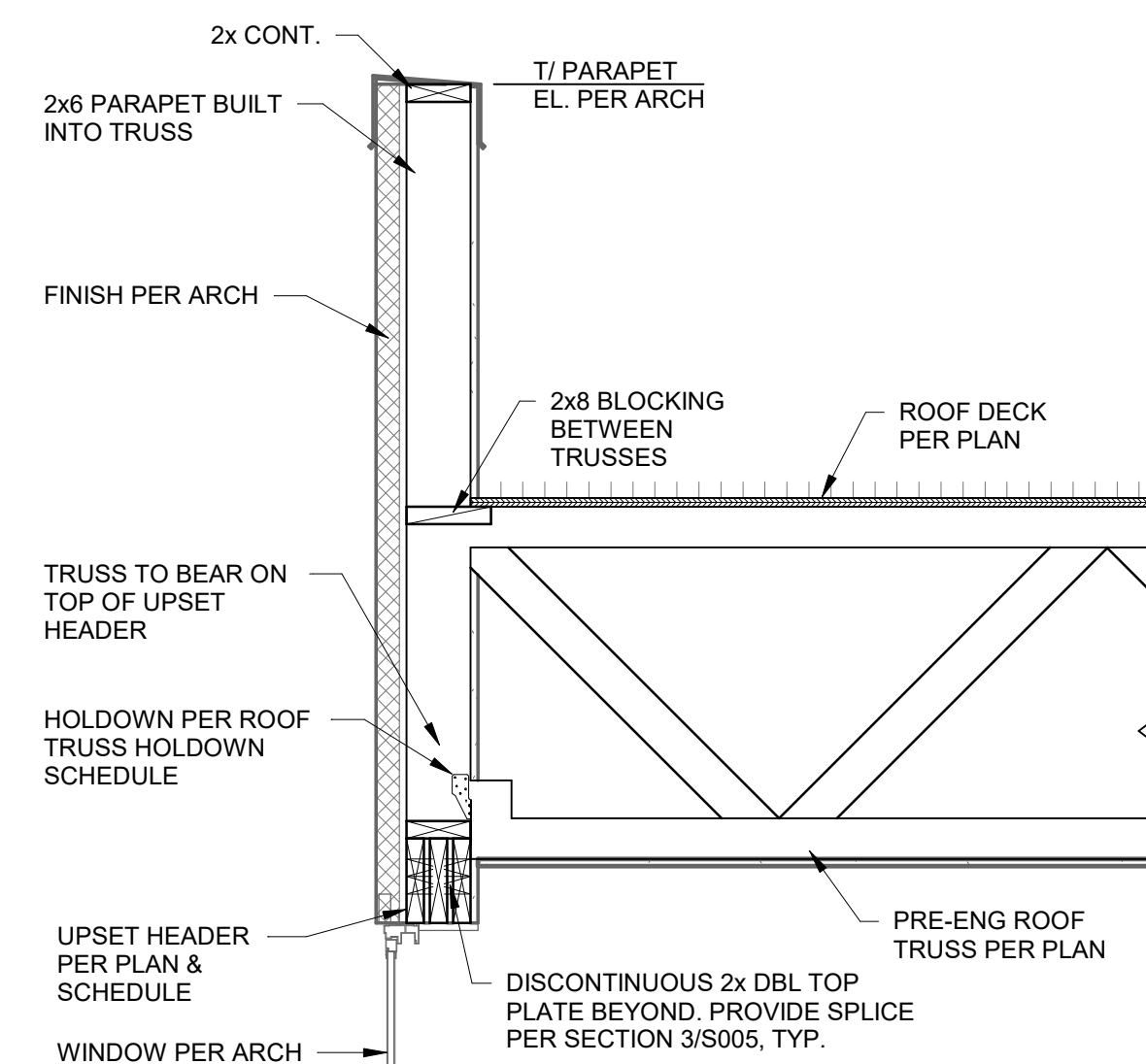
5 SECTION
3/4" = 1'-0"



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



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



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



| | | | | | | |
|-----------------|--------------------------|----------------|--------------------|------------------------------|------------------------------|------------------------------|
| ARCHITECT | STRUCTURAL ENGINEER | CIVIL ENGINEER | GENERAL CONTRACTOR | MECHANICAL ENGINEER | PLUMBING ENGINEER | ELECTRICAL ENGINEER |
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1 PERMIT COMMENTS 9.24.2021

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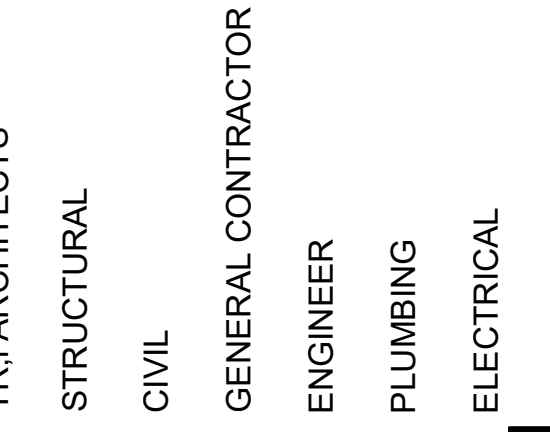
SHEET NO.

S341

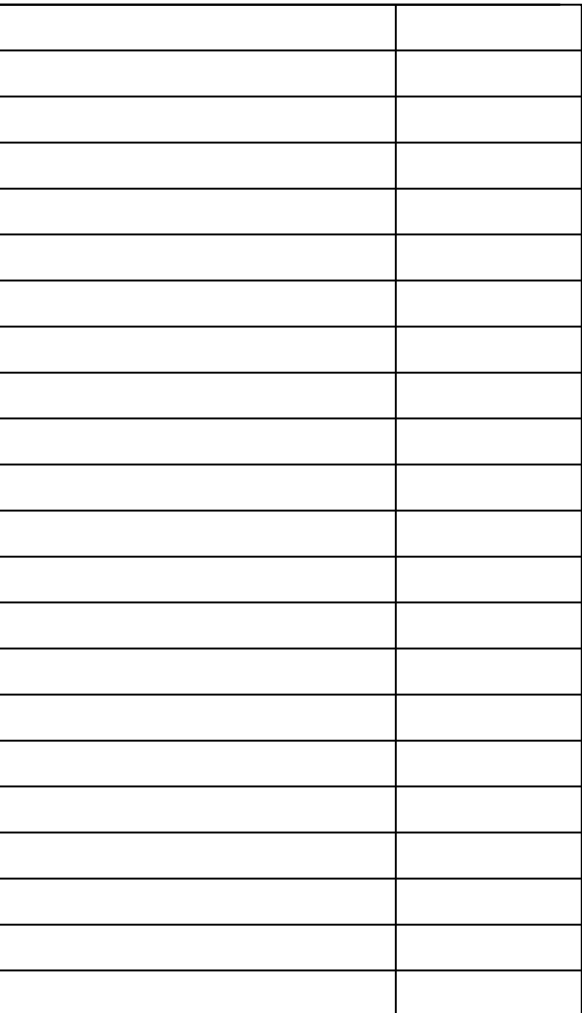
WOOD ROOF FRAMING SECTIONS



- LEGEND:
- ① 1" CW SERVICE FROM 5/8" METER
- ② 4" SANITARY EXIT.



Lee's Summit, Missouri

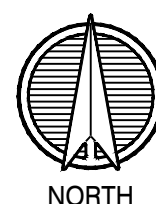


TE PLAN - MECHANICAL





1 SITE PLAN
1"=30'-0" MECH



NORTH

LS&A
Latimer Sommers
& Associates, P.A.
CONSULTING ENGINEERS
3639 SW Summerfield Drive, Suite A
Topeka, Kansas 66614-3974
Telephone: (785) 233-3232
FAX: (785) 233-0647
Email: lsapa@lsapa.com

LSA PROJECT NO. 2104028

LSA PROJECT NO. 2104028

| | |
|--------|--|
| NOTES: | |
| 1. | VERIFY UTILITIES WITH CIVIL DRAWING AND PROVIDERS. |
| 2. | SEE 1-ME1.02 FOR GARAGE DETAIL. |
| 3. | ELECTRICAL SERVICE PRIMARY AND TRANSFORMER LOCATIONS ARE PROPOSED. OBTAIN KCPL DESIGN PRIOR TO CONSTRUCTION OR ORDERING EQUIPMENT. |
| 4. | FOR GAS SERVICES TO AMENITIES, PROVIDE STEEL RISER, SHUT-OFF AND KEY OPERATED VALVE. VERIFY WITH LANDSCAPE ARCHITECT. |
| 5. | CARPOTS ROUTE TO GARAGE PANELS. |
| 6. | ALL SITE LIGHTING IS (3) #10 IN 3/4" PVC CONDUIT AND ROUTES THRU PHOTOCELL. |
| 7. | <input checked="" type="checkbox"/> = PROPOSED TRANSMISSION LOCATION. |

| LEGEND: | |
|---------|-------------------------------|
| ① | 4--UNIT ELECTRICAL SERVICE |
| ② | 5--UNIT ELECTRICAL SERVICE |
| ③ | 6--UNIT ELECTRICAL SERVICE |
| ④ | 8--UNIT ELECTRICAL SERVICE |
| ⑤ | 4" SANITARY CONNECTION |
| ⑥ | 1" CW SERVICE FROM 3/4" METER |

A circular professional engineer seal for the State of Missouri. The outer ring contains the text "STATE OF MISSOURI" at the top and "PROFESSIONAL ENGINEER" at the bottom, separated by two stars. Inside the ring, the name "RICHARD R. BEARDMORE" is printed. Below the name, it says "LICENSE NO. 000000000". A handwritten signature is scrawled across the center of the seal.

11.12.2021

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GENERAL CONTRACTOR
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PLUMBING ENGINEER
ELECTRICAL ENGINEER

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Lee's Summit, Missouri

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9612 Manchester Road
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| 2 | ADDENDUM 1 |
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| | 11.12.202 |
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CAD/RR

TR.i PROJECT NO. 20-078

20-07

SHEET NO. A Δ

ME002
SITE PLAN - MECHANICAL

| | |
|----------|--|
| Supplies | <ul style="list-style-type: none"> 1- Flexible braided stainless steel 2- Flexible braided compression hose. |
| Stops | <ul style="list-style-type: none"> 1- Angle handle compression |
| Carrier | <ul style="list-style-type: none"> 1- Steel tube foot-mounted in-wall carrier with arms |
| P-Trap | <ul style="list-style-type: none"> 1- PVC with deep escutcheon 2- PVC 3- deep seal PVC trap and 30" standpipe. |
| Drain | <ul style="list-style-type: none"> 1- Metal pop-up with tailpiece 2- Basket strainers in finish to match faucet, tailpiece |
| Other | <ul style="list-style-type: none"> 1- Provide trap and supply guard if exposed. 2- Provide mop bracket, hose bracket, SS wall guards |

| WATER HEATER SCHEDULE | | | | | | | | | | | | |
|-----------------------|-----------|--------|------|-----------------|--------|---------------|-----------------|-------------------------|-----------|-----------|-------------------|---------|
| MARK | MFR | MODEL | FUEL | VOLTAGE/PH/AMPS | INPUT | EFFICIENCY PF | GALLONS STORAGE | GPH RECOVERY @ 80° RISE | FLUE TYPE | EXPANSION | CIRCULATOR GPM/HD | NOTES |
| TYP APT | A.O. SMTH | ENJ-40 | ELEC | 240/1/19 | 4.5 KW | 0.95 | 38 | 23 | N/A | | | 1, 2, 3 |

NOTES

1- PROVIDE ASME P&T VALVE, DRAIN VALVE

2- PROVIDE COMBINATION STOP AND OPERATING PRESSURE RELIEF VALVE

3- LOW TYPE, SIDE CONNECT

| DRAIN SCHEDULE | | | | | | | | |
|----------------|-------------|------------|-------|-----------|-------|---------------|-------------|-------------|
| MARK | APPLICATION | MFGR | MODEL | BODY MATL | DEPTH | GRATE MATL | GRATE SHAPE | ACCESSORIES |
| APT FD | FLOOR | SIUOXCHIEF | 842 | ABS/PVC | 3" | NICKEL BRONZE | 6" ROUND | 1 |

ACCESSORIES:
1 - USE WIDE FLANGE MODEL WHERE IN WOOD CONSTRUCTION

NOTE: PROVIDE LONG LINE ACCESSORY KIT ON ALL SPLIT SYSTEMS THAT EXCEED MFGR'S LIMITS

| FAN SCHEDULE | | | | | | | | | | |
|--------------|---|-------|-----|-----|------------|------------|-----|-----|---------|-----------------------|
| MARK | MFG# | MODEL | CFM | ESP | ELECTRICAL | | | | | CONFIGURATION - NOTES |
| | | | | | FAN HP | VOLTS / PH | FLA | OCF | WIRING | |
| APT EF | BROAN | AES0 | 80 | 0.1 | Fr. | 120V1 | 1 | 15 | (3) #12 | ceiling_1 |
| APT EF2 | BROAN | AES0 | 50 | 0.1 | Fr. | 120V1 | 1 | 15 | (3) #12 | ceiling_2 |
| NOTES | 1-CEILING GRILLE, DS, WALL/ROOF CAP, HUMIDITY-SENSING WALL CONTROL 2-CEILING GRILLE, DS, WALL/ROOF CAP | | | | | | | | | |

9-2-21

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DATE: 9.2.2021

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TR,i PROJECT NO. 20-075

SHEET NO.

MP102

MECHANICAL SCHEDULES

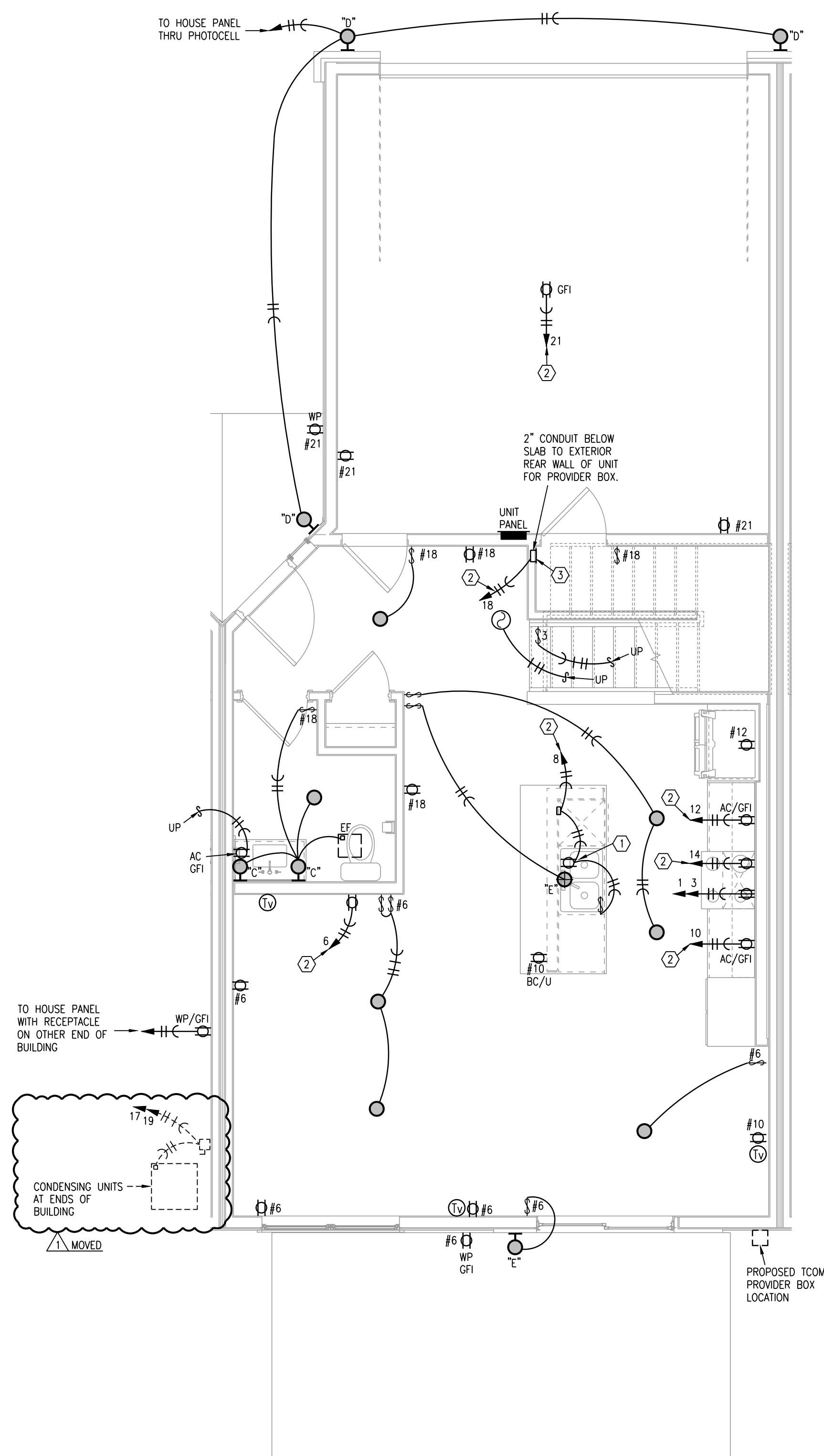


| LABEL | MANUFACTURER | DESCRIPTION/MODEL | FINISH |
|-------|---------------|--|----------------|
| A | NORA LIGHTING | NEL0CAC-8R30W ELO SURFACE MOUNT | WHITE TRIM |
| B | FANIMATION | FPD8534BL KUTE 52" LK8534 KITE LIGHT KIT | BLACK |
| C | MATTEO | SQ39104MB | MATTE BLACK |
| D | ACCESS | 20399.1EDMG-BL | TEXTURED BLACK |
| E | ET-2 | 202366-62BK HALF MOON | BLACK |
| F | NORA LIGHTING | NEL0CAC-11R30W ELO SURFACE MOUNT | WHITE TRIM |

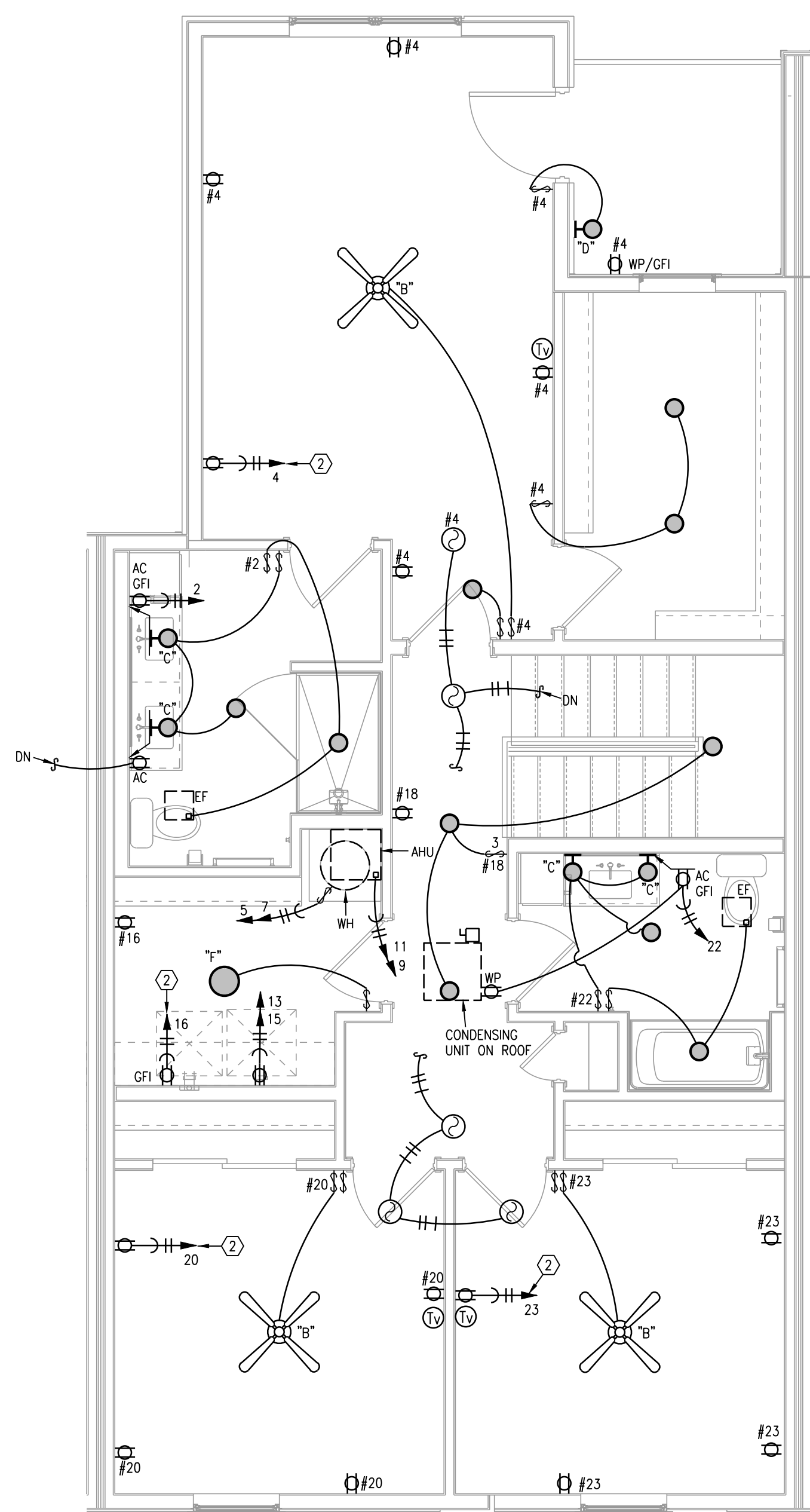
- NOTES:
1. CEILING FAN SWITCHES PROVIDED WITH FAN, CONTROL UNIT AND FAN SEPARATELY, INTENDED FOR SINGLE GANG BOX.
 2. CENTER ISLAND PENDANT LIGHTS OVER BASE BACK CENTERED EQUALLY LEFT TO RIGHT OVER SINK. THESE ARE SEPARATELY SWITCHED.
 3. GENERALLY CENTER LIGHT ON WINDOWS, DOOR, HALLWAYS, SINKS, OVER TUBS, ETC. VERIFY ALL LOCATIONS IN EACH UNIT DIMENSIONALLY WITH ARCHITECT, INTERIOR DESIGNER AND OWNER. MOUNT SWITCHES CLOSE TO DOORS OR WALL CORNERS.
 4. THERMOSTATS HAVE LOW VOLTAGE WIRE BACK TO AHU. CONDENSING UNITS HAVE LOW VOLTAGE WIRE BACK TO AHU.
 5. $\varnothing = 120V$. SMOKE/CO ALARM WITH BATTERY BACK-UP AND AUXILIARY CABLE TO ALL SOUND TOGETHER.
 6. ALL ARC-FAULT CIRCUIT BREAKERS SHALL BE COMPATIBLE WITH CEILING FANS, LED FIXTURES AND OTHER ELECTRONIC DEVICES.
 7. FIXTURES ARE TYPE "A" UNLESS NOTED OTHERWISE.
 8. FIRE ALARM HORN/STROBE CIRCUITS SHALL BE SIZED TO ACCEPT BEDROOM HORN/STROBES IN FUTURE INCLUDING WIRING AND PANEL CAPACITY.
 9. ALL RANGES SERVED BY (3) #8 AND (1) # 10 AND 50A. RECEPTACLE.
 10. ALL WATER HEATERS SERVED BY (3) #10.
 11. ALL WASHERS AND REFRIGERATORS HAVE RECEPTACLES AT 48". MW RECEPTACLES AT 66" (VERIFY).
 12. SEE HVAC SCHEDULE AND SHOP DRAWINGS FOR AHU AND OUTDOOR UNIT CIRCUITS.
 13. ALL DRYERS SERVED BY (4) #10 AND 30A. RECEPTACLE.
 14. BELOW COUNTER RECEPTACLES AND PLATES SHALL MATCH THE BASE CABINETS WHERE THEY ARE MOUNTED (BROWN, WHITE, ETC.) VERIFY WITH ARCHITECT.

LEGEND:

- ① SWITCHED GFI RECEPTACLE FOR GARBAGE DISPOSER
CONTINUE CIRCUIT TO DISHWASHER.
- ② PROVIDE ARC-FAULT CIRCUIT BREAKER IN PANEL.
- ③ TELE/TV DEMARK FLUSH BOX. PROVIDE WITH DUPLEX
OUTLET. PROVIDE 1" CONDUIT FROM BOX TO ABOVE
CEILING AND OUT TO CEILING IN THE HALLWAY. SEE
DETAILS.



1 TYPICAL UNIT PLAN - FIRST FLOOR
1/4" = 1'-0" ELECTRICAL



2 TYPICAL UNIT PLAN - SECOND FLOOR
1/4" = 1'-0" ELECTRICAL



9-2-21

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STRUCTURAL
CIVIL
GENERAL CONTRACTOR
ENGINEER
PLUMBING
ELECTRICAL

Vanguard Villas

Lee's Summit, Missouri

Lee's Summit, Missouri



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REVISIONS

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TR,i PROJECT NO. 20-078

SHEET NO.

E101

TYPICAL UNIT PLAN - ELECTRICAL



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

- # Vanguard Villas
-
- Lee's Summit, Missouri

Lee's Summit, Missouri



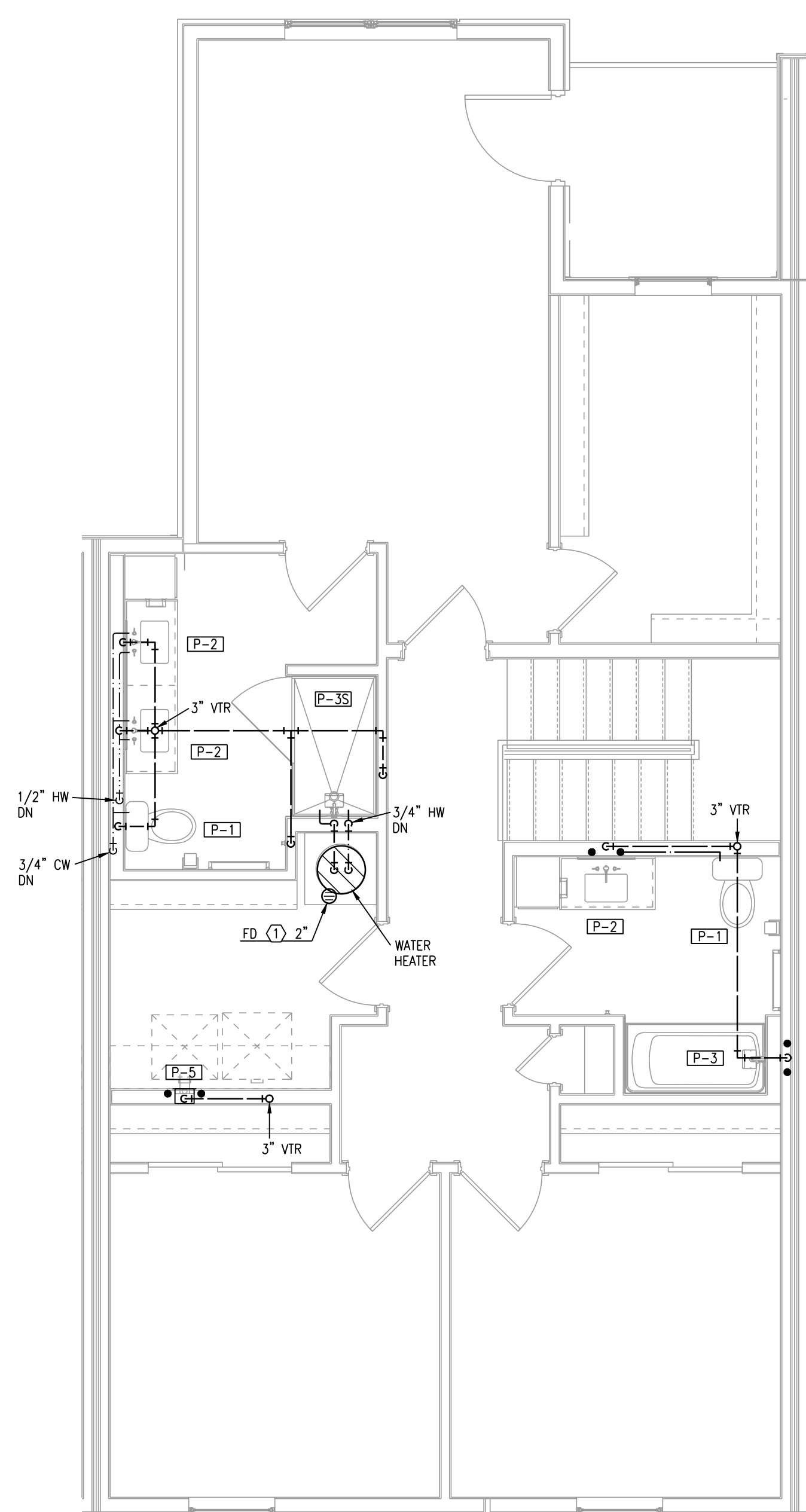
REVISIONS

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P101

TYPICAL UNIT PLAN - PLUMBING



2 TYPICAL UNIT PLAN - SECOND FLOOR
1/4" = 1'-0" PLUMBING

