THE Signature AT WEST PRYOR

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

PROJECT NO.: 20-001

ISSUE DATE: 10.11.2021 FOUNDATION PERMIT

GENERAL NOTES

1. AIA DOCUMENT A-201 , GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION, CURRENT EDITION, AND SPECIAL CONDITIONS AS NOTED IN THE PROJECT MANUAL, SHALL GOVERN THE WORK.
2. GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL VERIFY EXISTING FIELD CONDITIONS PRIOR TO THE START OF CONSTRUCTION AND SHALL REPORT ANY DISCREPANCIES TO THE ARCHITECT IMMEDIATELY.
3. GENERAL CONTRACTOR SHALL CROSS-REFERENCE THE VARIOUS DISCIPLINES' PLANS HEREIN AND REVIEWED SHOP DRAWINGS PRIOR TO STARTING CONSTRUCTION PHASE OF CONSTRUCTION AND SHALL REPORT ANY DISCREPANCIES TO THE ARCHITECT IMMEDIATELY.
4. ONLY CONTRACT DOCUMENTS APPROVED FOR CONSTRUCTION AND REVIEWED SHOP DRAWINGS SHALL BE USED FOR CONSTRUCTION. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR DISTRIBUTION OF SAID DOCUMENTS AND UPDATES TO THE FIELD FOR CONSTRUCTION.
5. IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO COORDINATE THE SUBCONTRACTOR WORK WITH THESE PROJECT DOCUMENTS.
6. DIMENSIONS TO THE EXTERIOR OF THE BUILDING ARE TO THE EXTERIOR OF FOUNDATION/MASONRY UNLESS NOTED OTHERWISE.
7. DO NOT SCALE DRAWINGS.
8. THE WORD 'ALIGN' AS USED IN THESE DOCUMENTS SHALL SUPERSEDE DIMENSIONAL INFORMATION.
9. NO PRODUCTS CONTAINING ASBESTOS SHALL BE INSTALLED IN OR USED DURING THE CONSTRUCTION OF THIS PROJECT. IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO CERTIFY TO THE OWNER THAT THIS REQUIREMENT HAS BEEN COMPLIED WITH.
10. ALL HVAC EQUIPMENT AND DUCTWORK SHALL COMPLY WITH THE CURRENT APPLICABLE MECHANICAL CODE AND INSTALLED PER SMACNA RECOMMENDATIONS.
11. CODE COMPLIANCE - THE WORK SHALL BE GOVERNED BY ALL CURRENT APPLICABLE LOCAL, CITY, STATE AND NATIONAL CODES AND LAWS. THESE AUTHORITIES INCLUDE, BUT ARE NOT LIMITED TO THE INTERNATIONAL BUILDING CODE, NATIONAL ELECTRIC CODE, NATIONAL FIRE PROTECTION ASSOCIATION OR ANY OTHER AUTHORITY OR BODY HAVING JURISDICTION OVER WORK. THE SITE, PARKING LOT, AND BUILDING SHALL COMPLY WITH THE ADA (AMERICANS WITH DISABILITIES ACT) REGULATIONS. NOTIFY ARCHITECT OF ANY REQUIRED CHANGES TO COMPLY WITH ADA.
12. REFERENCE CIVIL DRAWINGS FOR SITE WORK, INCLUDING THE BUILDING LOCATION ON THE SITE.

ABBREVIATIONS

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

SYMBOLS

CONCRETE

BRICK

BLOCKING

BATT INSULATION

RIGID INSULATION

CONCRETE BLOCK

5 / A10 — BUILDING SECTION

5 / A10 — WALL SECTION

5 / A10 — DETAIL

P3 — PARTITION TYPE

COL — COL. GRID

ROOM 101 — ROOM

T — TEMPERED GLASS

NEW CONSTRUCTION

EXISTING CONSTR. TO REMAIN

EXISTING CONSTR. REMOVED

PROJECT DIRECTORY

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

PROJECT SUMMARY

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

PROJECT NAME: The Signature at West Pryor

PROJECT ADDRESS: 2100 AND 2150 NW LOWENSTEIN DR.

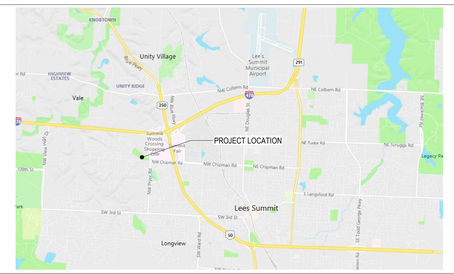
PROJECT DESCRIPTION: LEE'S SUMMIT, MISSOURI 64081
DESCRIPTION

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

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

OCCUPANCY TYPE / USE GROUP: R-2

LOCATION MAP



RELEASED FOR CONSTRUCTION
As Noted on Plans Review
Development Services Department
Lee's Summit, Missouri
02/01/2022

Joe Hrogge

10.11.2021

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

Tegethoff DEVELOPMENT

The Signature at West Pryor

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

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DATE: 7.15.2021

REVISIONS

1	PERMIT COMMENTS	8.17.2021
	FOUNDATION PERMIT	10.11.2021

DWG BY MKSS

TR¡ PROJECT NO. 20-001

SHEET NO.

A000

COVER SHEET

DRAWING INDEX

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

	ARCHITECTURAL	BID / PERMIT SET 7.15.2021	PERMIT COMMENTS 8.17.2021	FOUNDATION PERMIT 10.11.2021
A000	COVER SHEET	●	○	○
A001	SHEET INDEX	●	○	○
A002	ACCESSIBILITY REQUIREMENTS - TYPE A UNITS	●		
A003	ACCESSIBILITY REQUIREMENTS -TYPE B UNITS	●		
A004	SOUND TRANSMISSION ASSEMBLIES	●		
A010	BLDG 1 - LIFE SAFETY PLAN	●		
A011	BLDG 1 - LIFE SAFETY PLAN	●		
A012	BLDG 1 - LIFE SAFETY PLAN	●		
A013	BLDG 2 - LIFE SAFETY PLAN	●		
A014	BLDG 2 - LIFE SAFETY PLAN	●		
A015	BLDG 2 - LIFE SAFETY PLAN	●		
A016	ENLARGED AMENITY LIFE SAFETY PLANS	●		
A017	UNIT LIFE SAFETY PLANS	●		
A018	MAINTENANCE / POOL HOUSE LIFE SAFETY PLAN		●	
A020	ARCHITECTURAL SITE PLAN	●	●	
A021	SITE DETAILS	●		
A022	MAINTENANCE SHED / POOL HOUSE	●	●	
A023	BLDG 1 - FIRST FLOOR ADDRESS PLAN	●	●	
A024	BLDG 1 - SECOND FLOOR ADDRESS PLAN	●		
A025	BLDG 1 - THIRD FLOOR ADDRESS PLAN	●	●	
A026	BLDG 2 - FIRST FLOOR ADDRESS PLAN	●	●	
A027	BLDG 2 - SECOND FLOOR ADDRESS PLAN	●	●	
A028	BLDG 2 - THIRD FLOOR ADDRESS PLAN	●	●	
A030	PARTITION TYPES	●		
A031	FLOORING / ROOFING ASSEMBLIES	●		
A040	DOOR SCHEDULE	●	●	
A041	DOOR DETAILS	●		
A042	DOOR DETAILS	●	●	
A043	FIRE DOOR DETAILS	●		
A050	WINDOW SCHEDULE & DETAILS	●	●	
A051	WINDOW DETAILS	●		
A055	STOREFRONT SCHEDULE	●		
A056	STOREFRONT SCHEDULE	●		
A057	STOREFRONT SCHEDULE	●		
A058	STOREFRONT DETAILS	●		
A059	STOREFRONT DETAILS	●		
A060	UNIT SCHEDULE	●		
A101	BLDG 1 - FIRST FLOOR PLAN	●		
A101A	BLDG 1-A - ENLARGED FIRST FLOOR PLAN	●		
A101B	BLDG 1-B & C - ENLARGED FIRST FLOOR PLAN	●		
A101D	BLDG 1-D - ENLARGED FIRST FLOOR PLAN	●		
A102	BLDG 1 - SECOND FLOOR PLAN	●		
A102A	BLDG 1-A - ENLARGED SECOND FLOOR PLAN	●		
A102B	BLDG 1-B & C - ENLARGED SECOND FLOOR PLAN	●		
A102D	BLDG 1-D - ENLARGED SECOND FLOOR PLAN	●		
A103	BLDG 1 - THIRD FLOOR PLAN	●		
A103A	BLDG 1-A - ENLARGED THIRD FLOOR PLAN	●		
A103B	BLDG 1-B & C - ENLARGED THIRD FLOOR PLAN	●		
A103D	BLDG 1-D - ENLARGED THIRD FLOOR PLAN	●		
A110	BLDG 1 - ROOF PLAN	●	●	
A121	BLDG 2 - FIRST FLOOR PLAN	●		
A121A	BLDG 2-A - ENLARGED FIRST FLOOR PLAN	●		
A121B	BLDG 2-B - ENLARGED FIRST FLOOR PLAN	●		
A121C	BLDG 2-C - ENLARGED FIRST FLOOR PLAN	●		
A122	BLDG 2 - SECOND FLOOR PLAN	●		
A122A	BLDG 2-A - ENLARGED SECOND FLOOR PLAN	●		
A122B	BLDG 2-B - ENLARGED SECOND FLOOR PLAN	●		
A122C	BLDG 2-C - ENLARGED SECOND FLOOR PLAN	●		
A123	BLDG 2 - THIRD FLOOR PLAN	●		
A123A	BLDG 2-A - ENLARGED THIRD FLOOR PLAN	●		
A123B	BLDG 2-B - ENLARGED THIRD FLOOR PLAN	●		
A123C	BLDG 2-C - ENLARGED THIRD FLOOR PLAN	●		
A124	BLDG 2 - ROOF PLAN	●	●	
A130	BLDG 1 - FIRST FLOOR RCP	●		
A131	BLDG 1 - SECOND FLOOR RCP	●		
A132	BLDG 1 - THIRD FLOOR RCP	●		
A140	BLDG 2 - FIRST FLOOR RCP	●		
A141	BLDG 2 - SECOND FLOOR RCP	●		
A142	BLDG 2 - THIRD FLOOR RCP	●		
A150	BLDG 1 - ENLARGED AMENITY PLAN	●		
A151	BLDG 1 - ENLARGED AMENITY RCP	●		
A160	BLDG 2 - ENLARGED AMENITY PLANS	●		
A200	BLDG 1 - OVERALL EXTERIOR ELEVATIONS	●		
A201	BLDG 1 - ENLARGED SOUTHWEST & WEST ELEVATIONS	●		
A202	BLDG 1 - ENLARGED SOUTH ELEVATIONS	●		
A203	BLDG 1 - ENLARGED EAST & NORTHEAST ELEVATIONS	●		
A204	BLDG 1 - ENLARGED NORTH & NORTHWEST ELEVATIONS	●		
A220	BLDG 2 - OVERALL EXTERIOR ELEVATIONS	●		
A221	BLDG 2 - ENLARGED EAST ELEVATIONS	●		
A222	BLDG 2 - ENLARGED NORTH ELEVATIONS	●		
A223	BLDG 2 - ENLARGED WEST ELEVATIONS	●		
A224	BLDG 2 - ENLARGED SOUTH ELEVATIONS	●		
A230	VENT & LOUVER ELEVATIONS	●		
A300	BUILDING 1 SECTIONS	●		
A301	BUILDING 2 SECTIONS	●		
A302	MAINTENANCE/POOL BUILDING & WALL SECTIONS		●	
A310	WALL SECTIONS	●		
A311	WALL SECTIONS	●		
A312	WALL SECTIONS	●		
A313	WALL SECTIONS	●		
A314	WALL SECTIONS	●		
A315	WALL SECTIONS	●		
A316	WALL SECTIONS	●		
A317	WALL SECTIONS	●		
A318	WALL SECTIONS	●		
A350	WALL SECTION DETAILS	●	●	
A351	WALL SECTION DETAILS	●		
A352	WALL SECTION DETAILS		●	
A360	TREX BALCONY DETAILS	●		
A361	CONCRETE BALCONY DETAILS	●		
A362	BALCONY RAILING DETAILS	●		
A365	BLDG 1 CANOPY PLANS & DETAILS	●		
A366	BLDG 2 CANOPY PLANS & DETAILS	●		
A370	COLUMN PLAN DETAILS	●		
A371	PLAN DETAILS	●	●	
A401	UNIT A1, A1.1 & A1.2 - PLANS AND ELEVATIONS	●		
A402	UNIT A2 - PLANS AND ELEVATIONS	●		
A403	UNIT A3 - PLANS AND ELEVATIONS	●		
A404	UNIT A4 - PLANS AND ELEVATIONS	●		
A405	UNIT A4-TYPE A - PLANS AND ELEVATIONS	●		
A406	UNIT A5 - PLANS AND ELEVATIONS	●		
A407	UNIT B1, B1.1, B1.2 & B1.3 - PLANS AND ELEVATIONS	●		
A408	UNIT B1 - TYPE A - PLANS AND ELEVATIONS	●		
A409	UNIT B2 - PLANS AND ELEVATIONS	●		
A410	UNIT B2-TYPE A - PLANS AND ELEVATIONS	●		
A411	UNIT B3 & B3.1 - PLANS AND ELEVATIONS	●		
A412	UNIT B4 - PLANS AND ELEVATIONS	●		
A413	UNIT C1 & C1.1 - PLANS AND ELEVATIONS	●		
A414	UNIT C2 & C2.1 - PLANS AND ELEVATIONS	●		
A415	UNIT C2 -TYPE A - PLANS AND ELEVATIONS	●		
A420	UNIT DETAILS	●		
A421	UNIT DETAILS	●		
A500	BLDG 1 STAIR A - PLAN & SECTIONS	●		
A501	BLDG 1 STAIR B - PLAN & SECTIONS	●		
A502	BLDG 1 STAIR C - PLAN & SECTIONS	●		
A503	BLDG 1 STAIR D - PLAN & SECTIONS	●		
A520	BLDG 2 STAIR A - PLAN & SECTIONS	●		
A521	BLDG 2 STAIR B - PLAN & SECTIONS	●		
A522	BLDG 2 STAIR C - PLAN & SECTIONS	●		
A523	BLDG 2 STAIR D - PLAN & SECTIONS	●		
A530	STAIR DETAILS	●		
A540	BLDG 1 ELEVATOR - PLAN & SECTIONS	●		

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

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

	ELECTRICAL	BID / PERMIT SET 7.15.2021	PERMIT COMMENTS 8.17.2021	FOUNDATION PERMIT 10.11.2021
E001	SITE PLAN - PHOTOMETRIC	●		
E101	BLDG 1-A, PARTIAL FIRST FLOOR PLAN - ELECTRICAL	●		
E102	BLDG 1-B, PARTIAL FIRST FLOOR PLAN - ELECTRICAL	●		
E102a	BLDG 1-B, PARTIAL FIRST FLOOR PLAN - ELECTRICAL	●	●	
E102b	BLDG 1-B, PARTIAL FIRST FLOOR PLAN - ELECTRICAL	●		
E103	BLDG 1-C, PARTIAL FIRST FLOOR PLAN - ELECTRICAL	●		
E104	BLDG 1-A, PARTIAL SECOND FLOOR PLAN - ELECTRICAL	●		
E105	BLDG 1-B, PARTIAL SECOND FLOOR PLAN - ELECTRICAL	●		
E106	BLDG 1-C, PARTIAL SECOND FLOOR PLAN - ELECTRICAL	●		
E107	BLDG 1-A, PARTIAL THIRD FLOOR PLAN - ELECTRICAL	●		
E108	BLDG 1-B, PARTIAL THIRD FLOOR PLAN - ELECTRICAL	●		
E109	BLDG 1-C, PARTIAL THIRD FLOOR PLAN - ELECTRICAL	●		
E110	BLDG 1-A, PARTIAL ROOF PLAN -ELECTRICAL	●		
E111	BLDG 1-B, PARTIAL ROOF PLAN -ELECTRICAL	●		
E112	BLDG 1-C, PARTIAL ROOF PLAN -ELECTRICAL	●		
E113	BLDG 2-A, PARTIAL FIRST FLOOR PLAN - ELECTRICAL	●		
E114	BLDG 2-B, PARTIAL FIRST FLOOR PLAN - ELECTRICAL	●		
E114a	BLDG 2-B, PARTIAL FIRST FLOOR PLAN - ELECTRICAL	●	●	
E115	BLDG 2-C, PARTIAL FIRST FLOOR PLAN - ELECTRICAL	●		
E116	BLDG 2-A, PARTIAL SECOND FLOOR PLAN - ELECTRICAL	●		
E117	BLDG 2-B, PARTIAL SECOND FLOOR PLAN - ELECTRICA	●		
E118	BLDG 2-C, PARTIAL SECOND FLOOR PLAN - ELECTRICAL	●		
E119	BLDG 2-A, PARTIAL THIRD FLOOR PLAN - ELECTRICAL	●		
E120	BLDG 2-B, PARTIAL THIRD FLOOR PLAN - ELECTRICAL	●		
E121	BLDG 2-C, PARTIAL THIRD FLOOR PLAN - ELECTRICAL	●		
E122	BLDG 2-A, PARTIAL ROOF PLAN -ELECTRICAL	●		
E123	BLDG 2-B, PARTIAL ROOF PLAN -ELECTRICAL	●		
E124	BLDG 2-C, PARTIAL ROOF PLAN -ELECTRICAL	●		
E201	TYPICAL UNIT PLANS - ELECTRICAL	●		
E202	TYPICAL UNIT PLANS - ELECTRICAL	●	●	
E203	TYPICAL UNIT PLANS - ELECTRICAL	●		
E301	ELECTRICAL DETAILS	●		
E302	ELECTRICAL DETAILS	●		
E303	ELECTRICAL DETAILS	●		
E304	ELECTRICAL DETAILS	●	●	
E305	ELECTRICAL DETAILS	●	●	
E306	ELECTRICAL DETAILS	●		

	MECHANICAL	BID / PERMIT SET 7.15.2021	PERMIT COMMENTS 8.17.2021	FOUNDATION PERMIT 10.11.2021
M101	BLDG 1-A, PARTIAL FIRST FLOOR PLAN - HVAC	●		
M102	BLDG 1-B, PARTIAL FIRST FLOOR PLAN - HVAC	●		
M103	BLDG 1-C, PARTIAL FIRST FLOOR PLAN - HVAC	●		
M104	BLDG 1-A, PARTIAL SECOND FLOOR PLAN - HVAC	●		
M105	BLDG 1-B, PARTIAL SECOND FLOOR PLAN - HVAC	●		
M106	BLDG 1-C, PARTIAL SECOND FLOOR PLAN - HVAC	●		
M107	BLDG 1-A, PARTIAL THIRD FLOOR PLAN - HVAC	●		
M108	BLDG 1-B, PARTIAL THIRD FLOOR PLAN - HVAC	●		
M109	BLDG 1-C, PARTIAL THIRD FLOOR PLAN - HVAC	●		
M110	BLDG 1-A, PARTIAL ROOF PLAN -HVAC	●		
M111	BLDG 1-B, PARTIAL ROOF PLAN -HVAC	●		
M112	BLDG 1-C, PARTIAL ROOF PLAN -HVAC	●		
M113	BLDG 2-A, PARTIAL FIRST FLOOR PLAN – HVAC	●		
M114	BLDG 2-B, PARTIAL FIRST FLOOR PLAN - HVAC	●		
M115	BLDG 2-C, PARTIAL FIRST FLOOR PLAN - HVAC	●		
M116	BLDG 2-A, PARTIAL SECOND FLOOR PLAN - HVAC	●		
M117	BLDG 2-B, PARTIAL SECOND FLOOR PLAN - HVAC	●		
M118	BLDG 2-C, PARTIAL SECOND FLOOR PLAN - HVAC		●	
M119	BLDG 2-A, PARTIAL THIRD FLOOR PLAN - HVAC	●		
M120	BLDG 2-B, PARTIAL THIRD FLOOR PLAN - HVAC	●		
M121	BLDG 2-C, PARTIAL THIRD FLOOR PLAN - HVAC	●		
M122	BLDG 2-A, PARTIAL ROOF PLAN -HVAC	●		
M123	BLDG 2-B, PARTIAL ROOF PLAN -HVAC	●		
M124	BLDG 2-C, PARTIAL ROOF PLAN -HVAC	●		
M201	TYPICAL UNIT PLANS - HVAC	●		
M202	TYPICAL UNIT PLANS - HVAC	●		
M203	TYPICAL UNIT PLANS - HVAC	●		
ME101	SITE PLAN - MECH/ELEC	●	●	
ME201	MAINTENANCE BLDG - PLUMBING	●	●	
ME202	MAINTENANCE BLDG - HVAC		●	
ME203	MAINTENANCE BLDG - ELECTRICAL		●	
MP101	MECHANICAL DETAILS	●		
MP102	MECHANICAL DETAILS	●		
MP103	MECHANICAL DETAILS	●		
MP104	MECHANICAL SCHEDULES	●	●	

	PLUMBING	BID / PERMIT SET 7.15.2021	PERMIT COMMENTS 8.17.2021	FOUNDATION PERMIT 10.11.2021
P101	BLDG 1-A, PARTIAL FIRST FLOOR PLAN - PLUMBING	●	●	
P102	BLDG 1-B, PARTIAL FIRST FLOOR PLAN - PLUMBING	●		
P103	BLDG 1-C, PARTIAL FIRST FLOOR PLAN - PLUMBING	●		
P104	BLDG 1-A, PARTIAL SECOND FLOOR PLAN - PLUMBING	●		
P105	BLDG 1-B, PARTIAL SECOND FLOOR PLAN - PLUMBING	●		
P106	BLDG 1-C, PARTIAL SECOND FLOOR PLAN - PLUMBING	●		
P107	BLDG 1-A, PARTIAL THIRD FLOOR PLAN - PLUMBING	●		
P108	BLDG 1-B, PARTIAL THIRD FLOOR PLAN - PLUMBING	●		
P109	BLDG 1-C, PARTIAL THIRD FLOOR PLAN - PLUMBING	●		
P110	BLDG 2-A, PARTIAL FIRST FLOOR PLAN - PLUMBING	●	●	
P111	BLDG 2-B, PARTIAL FIRST FLOOR PLAN - PLUMBING	●		
P112	BLDG 2-C, PARTIAL FIRST FLOOR PLAN - PLUMBING	●		
P113	BLDG 2-A, PARTIAL SECOND FLOOR PLAN - PLUMBING	●		
P114	BLDG 2-B, PARTIAL SECOND FLOOR PLAN - PLUMBING	●		
P115	BLDG 2-C, PARTIAL SECOND FLOOR PLAN - PLUMBING	●		
P116	BLDG 2-A, PARTIAL THIRD FLOOR PLAN - PLUMBING	●		
P117	BLDG 2-B, PARTIAL THIRD FLOOR PLAN - PLUMBING	●		
P118	BLDG 2-C, PARTIAL THIRD FLOOR PLAN - PLUMBING	●		
P119	PLUMBING RISERS	●		
P120	PLUMBING RISERS	●		
P121	PLUMBING RISERS	●		
P201	TYPICAL UNIT PLANS - PLUMBING	●		
P202	TYPICAL UNIT PLANS - PLUMBING	●		
P203	TYPICAL UNIT PLANS - PLUMBING	●		

	TELECOM	BID / PERMIT SET 7.15.2021	PERMIT COMMENTS 8.17.2021	FOUNDATION PERMIT 10.11.2021
T101	BLDG 1-A FIRST FLOOR PLAN - TELECOM	●		
T102	BLDG 2-A, PARTIAL FIRST FLOOR PLAN - TELECOM	●		
T201	TELECOM DETAILS	●	●	

RELEASED FOR CONSTRUCTION
As Noted on Plans Review
Development Services Department
Lee's Summit, Missouri
02/01/2022

10.11.2021

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

Together Development

The Signature at West Pryor

2100 AND 2150 NW LOWENSTEIN DR.
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TR¡ ARCHITECTS

TR¡ Architects
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DATE: 7.15.2021

REVISIONS 6

DWG BY MKSS

TR¡ PROJECT NO. 20-001

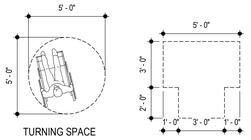
SHEET NO.

A001

SHEET INDEX

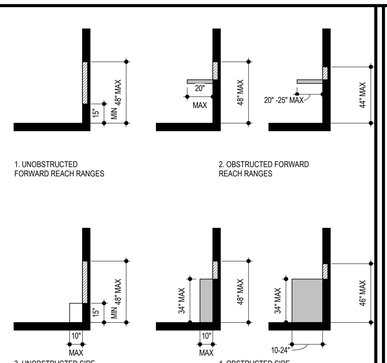
ACCESSIBILITY DIAGRAMS FOR TYPE A & TYPE B DWELLING UNITS PER 2018 INTERNATIONAL BUILDING CODE, 1998 FAIR HOUSING AT & ICC/ANSI A117.1. 1-2009

NOTE:
ALL ROOMS SERVED BY AN ACCESSIBLE ROUTE SHALL PROVIDE A WHEELCHAIR TURNING SPACE OF 60" IN DIAMETER. AN ALTERNATE T-SHAPED SPACE MAY BE PROVIDED. REFER TO ICC/ANSI A117.1-2009 FOR SPECIFIC REQUIREMENTS. TURNING SPACES ARE NOT REQUIRED IN BATHROOMS THAT ARE NOT REQUIRED TO COMPLY. UNLESS SPECIFIED OTHERWISE, DOORS SHALL BE PERMITTED TO SWING INTO WHEELCHAIR TURNING SPACES.

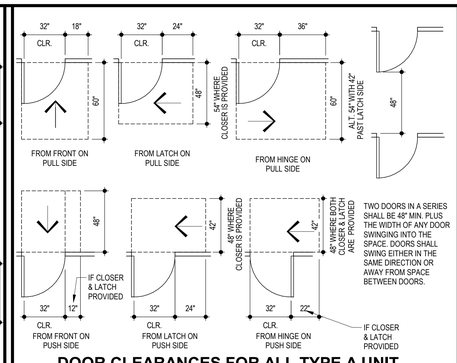


TURNING SPACE

REACH RANGES:
1. WHERE A FORWARD REACH IS UNOBSTRUCTED, THE HIGH FORWARD REACH SHALL BE 48" MAX. AND THE LOW FORWARD REACH SHALL BE 15" MIN. ABOVE THE FLOOR.
2. WHERE A HIGH FORWARD REACH IS OVER AN OBSTRUCTION, THE CLEAR FLOOR SPACE SHALL EXTEND BENEATH THE ELEMENT FOR A DISTANCE NOT LESS THAN THE REQUIRED REACH DEPTH OVER THE OBSTRUCTION. THE HIGH FORWARD REACH SHALL BE 48" MAX. WHERE THE REACH DEPTH IS 20" MAX. WHERE THE REACH DEPTH EXCEEDS 20", THE HIGH FORWARD REACH SHALL BE 44" MAX. AND THE REACH DEPTH SHALL BE 25" MAX.
3. WHERE A CLEAR FLOOR SPACE ALLOWS A PARALLEL APPROACH TO AN ELEMENT AND THE SIDE REACH IS UNOBSTRUCTED, THE HIGH SIDE REACH SHALL BE 48" MAX. AND THE LOW SIDE REACH SHALL BE 15" MIN. ABOVE THE FLOOR.
4. WHERE A CLEAR FLOOR SPACE ALLOWS A PARALLEL APPROACH TO AN OBJECT AND THE HIGH SIDE IS OVER AN OBSTRUCTION, THE HEIGHT OF THE OBSTRUCTION SHALL BE 34" MAX. AND THE DEPTH OF THE OBSTRUCTION SHALL BE 24" MAX. THE HIGH SIDE REACH SHALL BE 48" MAX. FOR A REACH DEPTH OF 10" MAX. WHERE THE REACH DEPTH EXCEEDS 10", THE HIGH SIDE REACH SHALL BE 46" MAX. FOR A REACH DEPTH OF 24" MAX.

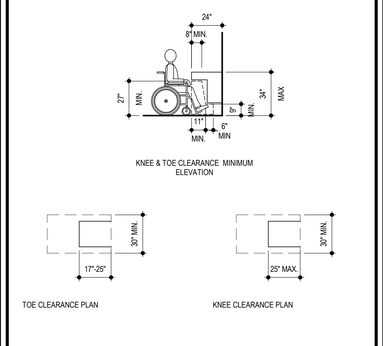


1 TYPE A UNIT REACH RANGE AND TURNING SPACE
SCALE: 1/4" = 1'-0"



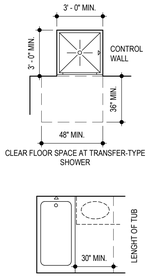
TWO DOORS IN A SERIES SHALL BE 48" MIN. PLUS THE WIDTH OF ANY DOOR SWINGING INTO THE SPACE. DOORS SHALL SWING EITHER IN THE SAME DIRECTION OR AWAY FROM SPACE BETWEEN DOORS.

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



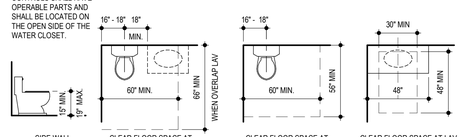
6 TYPE A UNIT KNEE & TOE CLEARANCES
SCALE: 1/4" = 1'-0"

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



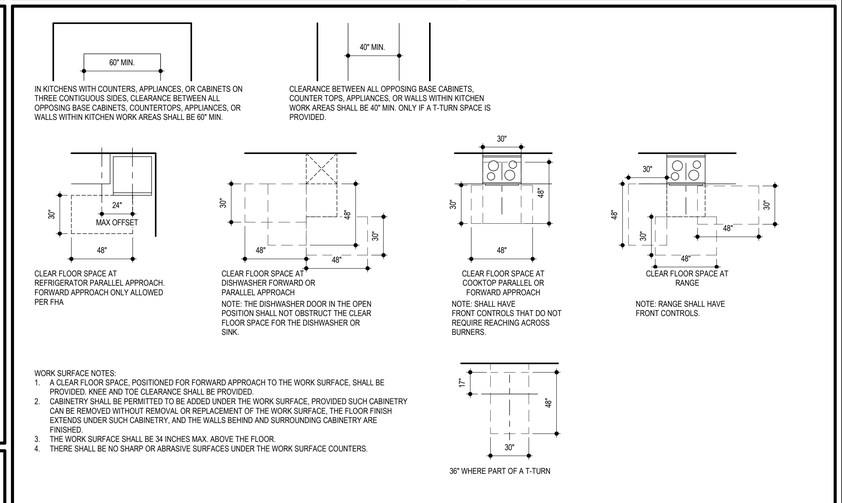
7 TYPE A UNIT BATHROOM ELEMENTS
SCALE: 1/4" = 1'-0"

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



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

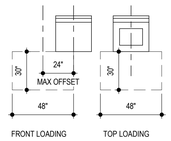
8 TYPE A BATHROOM ELEMENTS TOILET
SCALE: 1/4" = 1'-0"



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

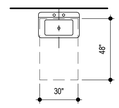
36" WHERE PART OF A T-TURN

LAUNDRY EQUIPMENT NOTES:
1. ALL CONTROLS AND OPERATING MECHANISMS, INCLUDING DOORS, LINT SCREENS, DETERGENT AND BLEACH COMPARTMENTS, SHALL BE ACCESSIBLE.
2. OPERABLE PARTS SHALL BE PLACED WITHIN ONE OR MORE OF THE REACH RANGES.
3. OPERABLE PARTS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE OPERABLE PARTS SHALL BE 5 LB. MAX.
4. FRONT LOAD APPLIANCES TO BE INSTALLED AT RESIDENT'S REQUEST TO COMPLY WITH REACH RANGE REQUIREMENTS.
5. FOR FRONT LOADING MACHINES, THE CENTERLINE OF THE CLEAR FLOOR SPACE SHALL BE OFFSET 24" MAX FROM THE CENTER OF THE DOOR OPENING



CLEAR FLOOR SPACE AT WASHER/DRYER

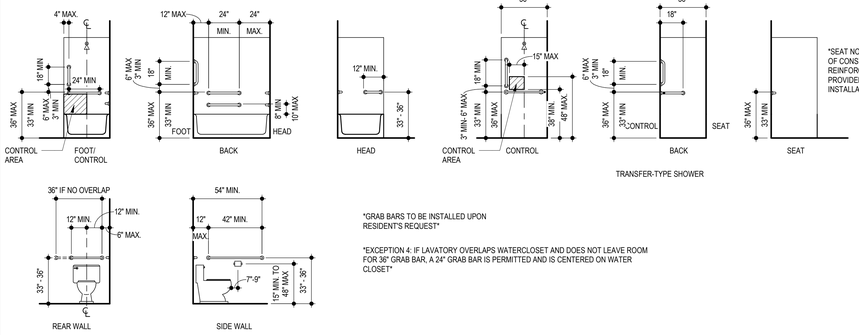
KITCHEN SINK NOTES:
1. A CLEAR FLOOR SPACE POSITIONED FOR A FORWARD APPROACH SHALL TO THE SINK SHALL BE PROVIDED AND SHALL PROVIDE KNEE AND TOE CLEARANCE.
2. CABINETRY SHALL BE PERMITTED TO BE ADDED UNDER THE SINK, PROVIDED SUCH CABINETRY CAN BE REMOVED WITHOUT REMOVAL OR REPLACEMENT OF THE SINK, THE FLOOR FINISH EXTENDS UNDER SUCH CABINETRY, AND THE WALLS BEHIND AND SURROUNDING CABINETRY ARE FINISHED.
3. THE SINK AND SURROUNDING COUNTER SHALL BE 34 INCHES MAX. ABOVE THE FLOOR, MEASURED TO THE HIGHER OF THE FIXTURE RIM OR THE COUNTER SURFACE.
4. THE DEPTH OF THE SINK BOWL SHALL BE 6 1/2 INCHES MAX. MULTIPLE-COMPARTMENT SINKS SHALL HAVE AT LEAST ONE COMPARTMENT COMPLYING WITH THIS REQUIREMENT.
5. FAUCETS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE OPERABLE PARTS SHALL BE 5 LBS. MAX.
6. WATER SUPPLY AND DRAIN PIPES UNDER SINKS SHALL BE INSULATED OR OTHERWISE CONFIGURED TO PROTECT AGAINST CONTACT. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER SINKS.



36" WHERE PART OF A T-TURN

CLEAR FLOOR SPACE AT KITCHEN SINK FOR FORWARD APPROACH

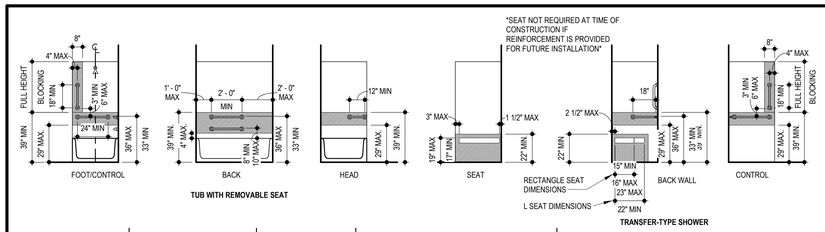
3 TYPE A UNIT KITCHEN AND LAUNDRY ELEMENTS
SCALE: 1/4" = 1'-0"



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

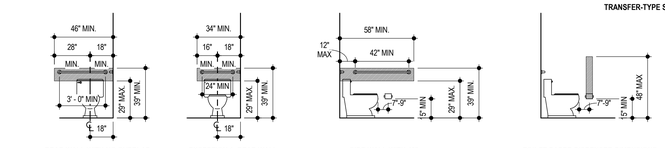
EXCEPTION 4: IF LAVATORY OVERLAPS WATERCLOSET AND DOES NOT LEAVE ROOM FOR 36" GRAB BAR, A 24" GRAB BAR IS PERMITTED AND IS CENTERED ON WATER CLOSET

2 OPTIONAL GRAB BAR INSTALLATION LOCATIONS
SCALE: 1/4" = 1'-0"



TUB WITH REMOVABLE SEAT
TRANSFER-TYPE SHOWER

NOTE:
1. BLOCKING MATERIAL SHALL BE OF WOOD 2X12 LUMBER OR OTHER MATERIAL CAPABLE OF SUPPORTING A MIN. LOAD OF 250 LBS.
2. ALL COVERED UNITS SHALL HAVE BLOCKING INSTALLED IN ALL BATHROOMS AS SHOWN.
3. IT IS RECOMMENDED TO ALLOW AN EXTRA 2 INCHES AT THE SIDES AND BOTTOM OF ALL REINFORCING LOCATION DIMENSIONS FOR GREATER EASE OF FUTURE GRAB BAR INSTALLATION.
4. EXCEPTION 4: WHERE LAVATORY OVERLAPS THE WATER CLOSET CLEARANCE, A 24" MINIMUM GRAB BAR CENTERED ON THE WATER CLOSET SHALL BE PROVIDED. BLOCKING SIZE SHOWN TO THE LEFT FOR BOTH OVERLAP AND NO OVERLAP
5. THE SIDE WALL OF A WATER CLOSET SHOULD HAVE A 42" GRAB BAR.



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

ACCESSIBILITY NOTES

NOTE: COVERED DWELLING UNITS SHALL COMPLY WITH THE 2018 INTERNATIONAL BUILDING CODE, THE 1998 FAIR HOUSING ACT AND ICC/ANSI A117.1-2009, WHICHEVER IS MORE STRINGENT.

TYPE A DWELLING UNITS — DIMENSIONS NOTED AS MINIMUM OR MAXIMUM OR CLEAR DIMENSIONS ARE TO FINISH MATERIALS.

DISTRIBUTION:

TYPE A UNITS SHALL BE DISPERSED AMONG THE VARIOUS UNIT CLASSES. 2% OF THE TOTAL NUMBER OF DWELLING UNITS SHALL BE DESIGNED AS TYPE A UNITS.

ACCESSIBLE ROUTE:

1. THE ACCESSIBLE PRIMARY ENTRANCE SHALL BE ON AN ACCESSIBLE ROUTE FROM PUBLIC AND COMMON AREAS.
2. AT LEAST ONE ACCESSIBLE ROUTE SHALL CONNECT ALL SPACES AND ELEMENTS THAT ARE A PART OF THE UNIT. AN ACCESSIBLE ROUTE SHALL HAVE A CLEAR WIDTH OF 36" MIN. ALL ROOMS SERVED BY AN ACCESSIBLE ROUTE SHALL PROVIDE A 60" WHEELCHAIR TURNING SPACE EXCEPT FOR BATHROOMS NOT REQUIRED TO COMPLY. A TURNING SPACE IS NOT REQUIRED WITHIN CLOSETS OR PANTRIES THAT ARE 48" MAXIMUM IN DEPTH.
3. ACCESSIBLE ROUTES SHALL CONSIST OF ONE OR MORE OF THE FOLLOWING ELEMENTS: FLOOR OR GROUND SURFACES WITH A SLOPE NOT STEEPER THAN 1:20, DOORS / DOORWAYS, RAMPS, ELEVATORS, AND WHEELCHAIR (PLATFORM) LIFTS
4. WHERE CHANGES IN ELEVATION OF GREATER THAN 1/2" BUT LESS THAN 12" EXIST IN THE MEANS OF EGRESS, SLOPED SURFACES SHALL BE USED. CHANGES IN LEVEL OF 1/4" HIGH MAX. SHALL BE PERMITTED TO BE VERTICAL. CHANGES IN LEVEL BETWEEN 1/4" HIGH MIN. AND 1/2" HIGH MAX. SHALL BE BEVELED WITH A SLOPE NOT STEEPER THAN 1:2. THRESHOLDS AT EXTERIOR SLIDING DOORS SHALL BE PERMITTED TO BE 3/4" HIGH MAX. PROVIDED THEY ARE BEVELED WITH A SLOPE NOT GREATER THAN 1:2.

DOORS:

1. THE PRIMARY ENTRANCE DOOR TO THE DWELLING UNIT, AND ALL OTHER DOORWAYS INTENDED FOR USER PASSAGE, SHALL PROVIDE A CLEAR WIDTH OF NOT LESS THAN 32". CLEAR OPENINGS OF DOORWAYS WITH SWINGING DOORS SHALL BE MEASURED BETWEEN THE FACE OF THE DOOR AND THE STOP, WITH THE DOOR OPEN 90 DEGREES. OPENINGS MORE THAN 24" DEEP SHALL PROVIDE A CLEAR OPENING OF 36" MIN. THERE SHALL BE NO PROJECTIONS INTO THE CLEAR OPENING WIDTH LOWER THAN 34 INCHES AFF. PROJECTIONS INTO THE CLEAR OPENING WIDTH BETWEEN 34 INCHES AND 80 INCHES AFF SHALL NOT EXCEED 4 INCHES. THRESHOLDS, IF PROVIDED, AT DOORWAYS SHALL BE 1/2 INCH HIGH MAX. WHERE A THRESHOLD IS OVER 1/4 INCH HIGH, AT LEAST HALF OF THE HEIGHT OF THE THRESHOLD SHOULD BE BEVELED.
2. ALL DOORS INTENDED FOR USER PASSAGE SHALL HAVE MANEUVERING CLEARANCES AS INDICATED ON THIS SHEET. IN TOILET ROOMS AND BATHROOMS NOT REQUIRED TO COMPLY WITH SECTION 1003.11.2 MANEUVERING CLEARANCES ARE NOT REQUIRED ON THE TOILET OR BATHROOM SIDE OF THE DOOR
3. DOOR CLOSERS SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 90 DEGREES, THE TIME REQUIRED TO MOVE THE DOOR TO AN OPEN POSITION OF 12 DEGREES SHALL BE 5 SECONDS MIN. DOOR SPRING HINGES SHALL BE ADJUSTED SO THAT FROM THE OPEN POSITION OF 70 DEGREES, THE DOOR SHALL MOVE TO THE CLOSED POSITION IN 1.5 SEC. MIN.
4. THE FORCE FOR PUSHING OR PULLING OPEN DOORS, OTHER THAN FIRE DOORS, SHALL BE 5.0 LBS. MAX. FOR INTERIOR HINGED DOORS AND 5.0 LBS. MAX. FOR SLIDING OR FOLDING DOORS. THESE FORCES DO NOT APPLY TO THE FORCE REQUIRED TO RETRACT LATCH BOLTS OR DISENGAGE OTHER DEVICES THAT HOLD THE DOOR IN A CLOSED POSITION.
5. HANDLES, PULLS, LATCHES, LOCKS, AND OTHER OPERABLE PARTS ON ALL ACCESSIBLE DOORS SHALL HAVE A SHAPE THAT IS EASY TO GRASP WITH ONE HAND AND DOES NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST TO OPERATE. OPERABLE PARTS OF SUCH HARDWARE SHALL BE 34" MIN. AND 48" MAX. AFF. WHERE SLIDING DOORS ARE IN THE FULLY OPEN POSITION, OPERATING HARDWARE SHALL BE EXPOSED AND USABLE FROM BOTH SIDES.
6. DOOR SURFACES WITHIN 10" OF THE FLOOR MEASURED VERTICALLY SHALL BE A SMOOTH SURFACE ON THE PUSH SIDE EXTENDING THE FULL WIDTH OF THE DOOR EXCEPT SLIDING DOORS.

TOILET AND BATHING FACILITIES:

1. AT LEAST ONE TOILET AND BATHING FACILITY MUST COMPLY HAVING AT LEAST ONE LAVATORY, WATER CLOSET, AND EITHER A BATHTUB OR SHOWER. REFER TO ICC/ANSI A117.1-2009 FOR SHOWER REQUIREMENTS WHEN A SHOWER IS THE ONLY BATHING FACILITY IN THE ACCESSIBLE BATHROOM.
2. DOORS SHALL NOT SWING INTO THE CLEAR FLOOR SPACE OR CLEARANCE FOR ANY FIXTURE EXCEPT WHEN A CLEAR FLOOR SPACE OF 30" BY 48" IS PROVIDED WITHIN THE ROOM BEYOND THE ARC OF THE DOOR SWING.
3. LAVATORIES SHALL COMPLY WITH SECTION 606 OF ICC/ANSI A117.1. CABINETRY SHALL BE PERMITTED UNDER THE LAVATORY PROVIDED THE CABINETRY CAN BE REMOVED WITHOUT REMOVAL OR REPLACEMENT OF THE LAV, THE FLOOR FINISH EXTENDS UNDER THE CABINETRY, AND THE WALLS BEHIND AND SURROUNDING THE CABINETRY ARE FINISHED.
4. THE WATER CLOSET SHALL BE POSITIONED WITH A WALL TO THE REAR AND TO ONE SIDE. THE CENTERLINE OF THE WATER CLOSET SHALL BE 15" MINIMUM AND 18" MAXIMUM FROM THE SIDE WALL.
5. REINFORCEMENT SHALL BE PROVIDED IN WALLS TO PERMIT THE FUTURE INSTALLATION OF GRAB BARS.
6. MIRRORS SHALL HAVE THE BOTTOM EDGE OF THE REFLECTING SURFACE 40" MAXIMUM AFF.

KITCHENS AND APPLIANCES:

1. A CLEAR FLOOR SPACE OF 30" X 48" POSITIONED FOR PARALLEL OR FORWARD APPROACH SHALL BE PROVIDED AT EACH APPLIANCE. HOWEVER, A REFRIGERATOR MUST PROVIDE A PARALLEL APPROACH. REFER TO DIAGRAMS.
2. CLEAR FLOOR SPACE SHALL BE POSITIONED ADJACENT TO THE DISHWASHER DOOR. THE DISHWASHER DOOR IN THE OPEN POSITION SHALL NOT OBSTRUCT THE CLEAR FLOOR SPACE FOR THE DISHWASHER OR THE SINK. BOTTOM-HINGED, WHEN IN THE OPEN POSITION, SHALL NOT BE REQUIRED TO HAVE OPERABLE PARTS WITHIN THE REQUIRED REACH RANGES.
3. TOP LOADING LAUNDRY MACHINES SHALL HAVE THE DOOR TO THE LAUNDRY COMPARTMENT 36 INCHES MAX. ABOVE THE FLOOR. FRONT LOADING MACHINES SHALL HAVE THE BOTTOM OF THE OPENING TO THE LAUNDRY COMPARTMENT 15 INCHES MIN. AND 34 INCHES MAX. ABOVE THE FLOOR.
4. FOR SIDE-OPENING OVENS, THE DOOR LATCH SIDE SHALL BE NEXT TO A COUNTERTOP. OVENS SHALL HAVE CONTROLS ON FRONT PANELS.
5. COMBINATION REFRIGERATORS AND FREEZERS SHALL HAVE AT LEAST 50% OF THE FREEZER SPACE 54" MAX. AFF.
6. ALL CABINETS SHALL HAVE A CLEAR FLOOR SPACE POSITIONED FOR PARALLEL OR FORWARD APPROACH. THE SHELVES NEED NOT BE LOCATED WITHIN REACH RANGES OR THE HANDLES MEET OPERABLE PARTS PROVISIONS.
7. MICROWAVE / HOOD COMBOS ARE NOT ACCESSIBLE DUE TO REACH RANGES. PROVIDE A SEPARATE SWITCHED HOOD VENT AND COUNTERTOP MICROWAVE. SWITCH MUST COMPLY WITH OUTLET REQUIREMENTS AND HAVE A 30" BY 48" CLEAR FLOOR SPACE CENTERED ON THE SWITCH.

WINDOWS:

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

STORAGE FACILITIES (OTHER THAN KITCHEN CABINETS):

1. A CLEAR FLOOR SPACE OF 30" BY 48", POSITIONED FOR EITHER PARALLEL OR FORWARD APPROACH, SHALL BE PROVIDED AT EACH STORAGE FACILITY.
2. A PORTION OF THE STORAGE AREA OF EACH STORAGE FACILITY SHALL ACCOMMODATE A FORWARD REACH OR SIDE REACH WITH THE REQUIRED REACH RANGES (48" AFF).
3. STORAGE FACILITIES SHALL HAVE OPERABLE PARTS.

OPERABLE PARTS:

LIGHTING CONTROLS, ELECTRICAL PANELBOARDS, ELECTRICAL SWITCHES / RECEPTACLE OUTLETS, ENVIRONMENTAL CONTROLS, APPLIANCE CONTROLS, OPERATING HARDWARE FOR OPERABLE INDOWS, PLUMBING FIXTURE CONTROLS, AND USER CONTROLS FOR SECURITY OR INTERCOM SYSTEMS SHALL BE ACCESSIBLE EXCEPT RECEPTACLES SERVING A DEDICATED USE, FLOOR ELECTRICAL RECEPTACLES, HVAC DIFFUSERS, CONTROLS MOUNTED ON RANGE HOODS ONLY IF ACCESSIBLE REDUNDANT CONTROLS ARE PROVIDED, CONTROLS MOUNTED ON CEILING FANS, AND RESET BUTTONS AND SHUT-OFFS SERVING APPLIANCES, PIPING / PLUMBING FIXTURES. WHERE 2 OR MORE RECEPTACLE OUTLETS ARE PROVIDED IN A KITCHEN ABOVE A LENGTH OF COUNTER TOP THAT IS UNINTERRUPTED BY A SINK OR APPLIANCE, ONE RECEPTACLE OUTLET SHALL NOT BE REQUIRED TO COMPLY. ELECTRICAL PANELBOARDS SHALL NOT BE REQUIRED TO COMPLY WITH GRASPING AND FORCE PROVISIONS.

RELEASED FOR CONSTRUCTION
As Noted on Plans Review
Development Services Department
Lee's Summit, Missouri
02/01/2022

7.15.2021

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

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DATE: 7.15.2021

REVISIONS 0

DWG BY MKSS

TR,i PROJECT NO. 20-001

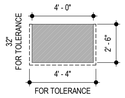
SHEET NO.

A002

ACCESSIBILITY REQUIREMENTS - TYPE A UNITS

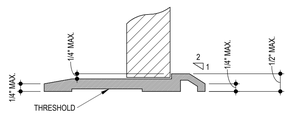
ACCESSIBILITY DIAGRAMS FOR TYPE A & TYPE B DWELLING UNITS PER 2018 INTERNATIONAL BUILDING CODE, 1998 FAIR HOUSING AT & ICC/ANSI A117.1. 1-2009

1 CLEAR FLOOR SPACE
SCALE: 1/4" = 1'-0"

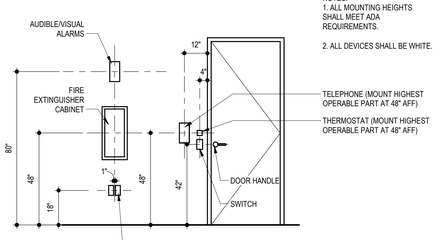


MIN. 30" X 48" CLEAR FLOOR SPACE REQUIRED, PROVIDE 32" X 52" CLEAR FLOOR SPACE FOR FIELD TOLERANCES AND FINISHES.

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



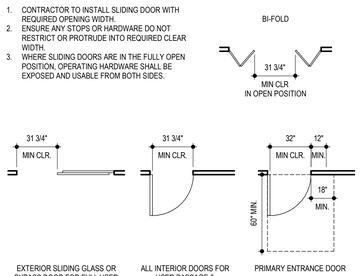
1. ALL DOORWAYS WITHIN TYPE A AND TYPE B UNITS INTENDED FOR USER PASSAGE MUST COMPLY WITH THE DIAGRAM PICTURED ABOVE.
2. THRESHOLDS AT EXTERIOR SLIDING GLASS DOORS SHALL BE PERMITTED TO BE 3/4 INCH HIGH MAX. PROVIDED THEY ARE BEVELED WITH A SLOPE NOT GREATER THAN 1:2.
3. IN TYPE B UNITS ONLY, WHERE EXTERIOR DECK, PATIO OR BALCONY SURFACES ARE IMPERVIOUS, THE FINISHED EXTERIOR IMPERVIOUS SURFACE SHALL BE 4" MAX. BELOW THE FLOOR LEVEL OF THE ADJACENT INTERIOR SPACES OF THE UNIT.



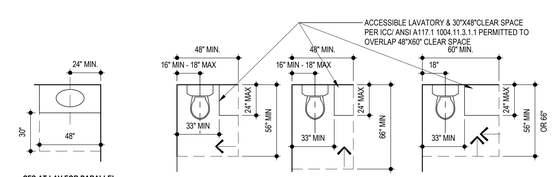
NOTES:
1. ALL MOUNTING HEIGHTS SHALL MEET ADA REQUIREMENTS.
2. ALL DEVICES SHALL BE WHITE.

3 TYPICAL MOUNTING HEIGHTS & ALIGNMENTS
SCALE: 3/8" = 1'-0"

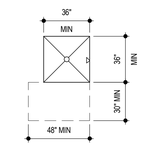
1. CONTRACTOR TO INSTALL SLIDING DOOR WITH REQUIRED OPENING WIDTH.
2. ENSURE ANY STOPS OR HARDWARE DO NOT RESTRICT OR PROTRUDE INTO REQUIRED CLEAR WIDTH.
3. WHERE SLIDING DOORS ARE IN THE FULLY OPEN POSITION, OPERATING HARDWARE SHALL BE EXPOSED AND USABLE FROM BOTH SIDES.



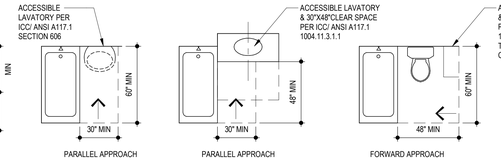
4 TYPE B UNIT DOOR CLEARANCES
SCALE: 1/4" = 1'-0"

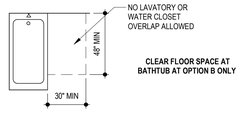


ALLOW FOR FUTURE FOLD-DOWN GRAB BARS



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

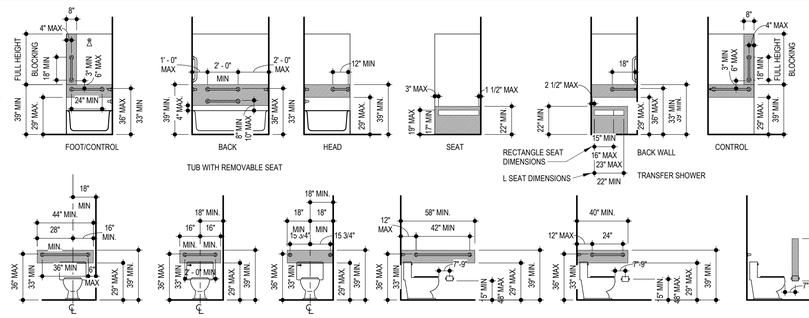


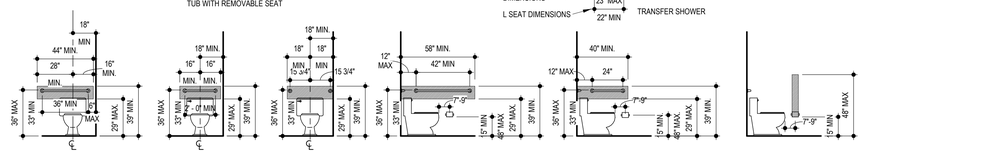


BATHROOM NOTES:
1. IN TYPE B DWELLING UNITS, BATHROOM FIXTURES SHALL COMPLY WITH EITHER "OPTION A" OR "OPTION B".
2. IF "OPTION A" IS CHOSEN, ALL FIXTURES IN ALL BATHROOMS SHALL COMPLY WITH THE DIAGRAMS AS NOTED.
3. IF "OPTION B" IS CHOSEN, ONE OF EACH TYPE OF FIXTURE PROVIDED SHALL COMPLY WITH THE DIAGRAMS AS NOTED.

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

NOTE:
1. BLOCKING MATERIAL SHALL BE OF WOOD 2X12 LUMBER OR OTHER MATERIAL CAPABLE OF SUPPORTING A MIN. LOAD OF 250 LBS.
2. ALL COVERED UNITS SHALL HAVE BLOCKING INSTALLED IN ALL BATHROOMS AS SHOWN.
3. IT IS RECOMMENDED TO ALLOW AN EXTRA 2 INCHES AT THE SIDES, TOP AND BOTTOM OF ALL REINFORCING RANGE LOCATION DIMENSIONS FOR GREATER EASE OF FUTURE GRAB BAR INSTALLATION.
4. 1004.11.1 EXCEPTION 3: WHERE WALL SPACE WILL NOT PERMIT A 36" REAR GRAB BAR, THE REAR GRAB BAR SHALL BE PERMITTED TO BE 24" MINIMUM IN LENGTH CENTERED ON THE WATER CLOSET.
5. 1004.11.1 EXCEPTION 4: WHERE A SIDE WALL IS NOT AVALIABLE FOR A 42" GRAB BAR, REINFORCEMENT FOR A SIDE WALL GRAB BAR 24" MINIMUM IN LENGTH, LOCATED 12" MAXIMUM FROM THE REAR WALL SHALL BE PROVIDED.
6. 1004.11.1 EXCEPTION 5: WHERE A SIDE WALL IS NOT AVALIABLE FOR A 42" GRAB BAR, REINFORCEMENT FOR A SWING UP GRAB BAR SHALL BE PERMITTED.
7. 1004.11.1 EXCEPTION 6: WHERE A SIDE WALL IS NOT AVALIABLE FOR A 42" GRAB BAR, REINFORCEMENT FOR 2 SWING UP GRAB BAR SHALL BE PERMITTED IN LIEU OF REAR AND SIDE GRAB BARS.
8. INSTALL FLUSH CONTROL ON OPEN SIDE OF WATER CLOSET.

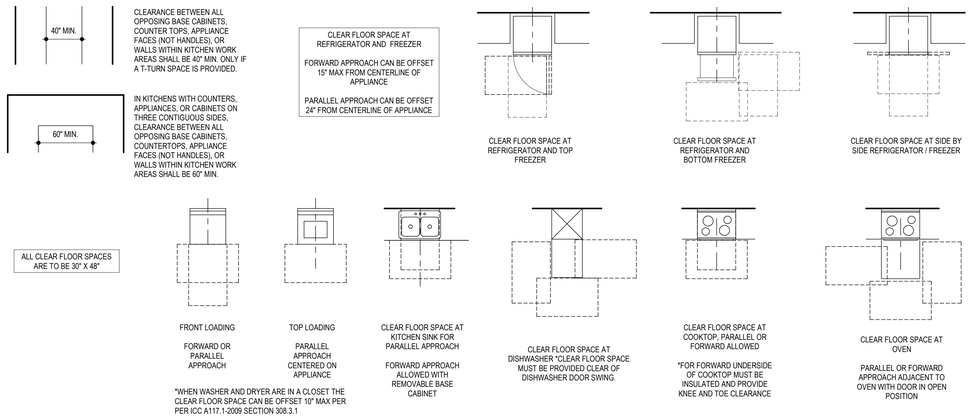




EXCEPTION 6: SIDE WALL WITHOUT SPACE FOR GRAB BAR, PROVIDE REAR WALL BLOCKING FOR 2 SWING UP GRAB BARS IN LIEU OF REAR AND SIDE GRAB BARS

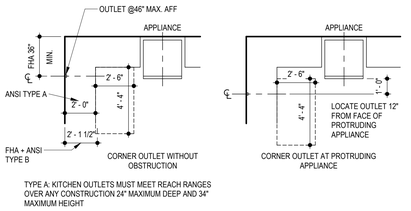
ALSO SHOWING TOILET PAPER DISPENSER BLOCKING DIMENSIONS

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



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

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



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

8 TYPE A AND B UNITS KITCHEN OUTLETS
SCALE: 1/4" = 1'-0"

ACCESSIBILITY NOTES

NOTE: COVERED DWELLING UNITS SHALL COMPLY WITH THE 2018 INTERNATIONAL BUILDING CODE, THE 1998 FAIR HOUSING ACT AND ICC/ANSI A117.1-2009, WHICHEVER IS MORE STRINGENT.

TYPE B DWELLING UNITS — DIMENSIONS NOTED AS MINIMUM OR MAXIMUM OR CLEAR DIMENSIONS ARE TO FINISH MATERIALS.

ACCESSIBLE ROUTE:

1. THE ACCESSIBLE PRIMARY ENTRANCE SHALL BE ON AN ACCESSIBLE ROUTE FROM PUBLIC AND COMMON AREAS.
2. AT LEAST ONE ACCESSIBLE ROUTE SHALL CONNECT ALL SPACES & ELEMENTS WHICH ARE PART OF THE DWELLING UNIT. AN ACCESSIBLE ROUTE SHALL HAVE A CLEAR WIDTH OF 36" MIN.
3. ACCESSIBLE ROUTES SHALL CONSIST OF ONE OR MORE OF THE FOLLOWING ELEMENTS: WALKING SURFACES WITH A SLOPE NOT STEEPER THAN 1:20, DOORS AND DOORWAYS, RAMPS, ELEVATORS, AND WHEELCHAIR (PLATFORM) LIFTS. WHERE EXTERIOR PATIO/BALCONY SURFACES ARE IMPERVIOUS, THE FINISHED IMPERVIOUS SURFACE SHALL BE 4" MAX. BELOW THE FLOOR LEVEL OF THE ADJACENT INTERIOR SPACES OF THE UNIT.

DOORS:

1. THE PRIMARY ENTRANCE DOOR TO THE DWELLING UNIT SHALL PROVIDE A CLEAR WIDTH OF NOT LESS THAN 32". CLEAR OPENINGS OF DOORWAYS WITH SWINGING DOORS SHALL BE MEASURED BETWEEN THE FACE OF THE DOOR AND THE STOP, WITH THE DOOR OPEN 90 DEGREES. MANEUVERING CLEARANCES SHALL BE PROVIDED ON BOTH SIDES OF THE PRIMARY ENTRANCE DOOR.
2. ALL DOORWAYS INTENDED FOR USER PASSAGE WITHIN THE DWELLING UNIT SHALL HAVE A CLEAR OPENING OF 31 3/4" MIN., MEASURED BETWEEN THE FACE OF THE DOOR AND STOP, WITH THE DOOR OPEN 90 DEGREES.
3. THRESHOLDS AT ALL EXTERIOR DOORS SHALL NOT EXCEED 1/2", EXCEPT SLIDING DOORS SHALL NOT EXCEED 3/4". CHANGES IN LEVEL OF 1/4" HIGH MAX. SHALL BE PERMITTED TO BE VERTICAL. CHANGES IN LEVEL BETWEEN 1/4" HIGH MIN. AND 1/2" HIGH MAX. SHALL BE BEVELED WITH A SLOPE NOT STEEPER THAN 1:2.
4. WHERE AN INACTIVE LEAF OF DOUBLE LEAF DOORWAYS WITH OPERABLE PARTS MORE THAN 48 INCHES OR LESS THAN 15" ABOVE THE FLOOR IS PROVIDED, THE ACTIVE LEAF SHALL PROVIDE A CLEAR OPENING OF 31 3/4 INCHES MIN.
5. THE MAXIMUM EFFORT TO OPERATE DOORS SHALL NOT EXCEED 8 1/2 LBS. FOR EXTERIOR DOORS AND 5 LBS. FOR INTERIOR DOORS.
6. HANDLES, PULLS, LATCHES, LOCKS, AND OTHER OPERABLE PARTS ON THE PRIMARY ENTRY DOOR SHALL HAVE A SHAPE THAT IS EASY TO GRASP WITH ONE HAND AND DOES NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST. SUCH HARDWARE SHALL BE 34" MIN. AND 48" MAX. AFF.

TOILET AND BATHING FACILITIES:

1. DOORS SHALL NOT SWING INTO THE CLEAR FLOOR SPACE OR CLEARANCE FOR ANY FIXTURE EXCEPT WHEN A CLEAR FLOOR SPACE OF 30" BY 48" IS PROVIDED, BEYOND THE ARC OF THE DOOR SWING. PROVIDE A CLEAR FLOOR SPACE OF 30" BY 48" BEYOND THE SWING OF ALL DOORS INTO THE ROOM.
2. REINFORCEMENT SHALL BE PROVIDED FOR FUTURE INSTALLATION OF GRAB BARS AND SHOWER SEATS AT WATER CLOSETS, BATHTUBS, AND SHOWER COMPARTMENTS. REINFORCEMENT IS NOT REQUIRED IN A ROOM CONTAINING ONLY A LAVATORY AND A WATER CLOSET, PROVIDED THAT THE ROOM DOES NOT CONTAIN THE ONLY LAVATORY OR WATER CLOSET ON THE ACCESSIBLE LEVEL OF THE DWELLING UNIT.
3. EITHER ALL TOILET AND BATHING AREAS SHALL COMPLY WITH "OPTION A" REQUIREMENTS, OR ONE TOILET AND BATHING AREA SHALL COMPLY WITH "OPTION B" REQUIREMENTS.

OPTION A:

1. ALL FIXTURES WITHIN THE DWELLING UNIT SHALL COMPLY.
2. A CLEAR FLOOR SPACE POSITIONED FOR A PARALLEL APPROACH SHALL BE PROVIDED AND CENTERED AT THE LAVATORY.
3. THE WATER CLOSET SHALL BE POSITIONED TO ALLOW FOR FUTURE INSTALLATION OF A GRAB BAR ON THE SIDE WITH 18" CLEARANCE.
4. THE FRONT OF THE LAVATORY SHALL BE 34" MAX. ABOVE THE FLOOR, MEASURED TO THE HIGHER OF THE FIXTURE RIM OR COUNTER SURFACE.
5. IF A SHOWER COMPARTMENT IS THE ONLY BATHING FACILITY THE SHOWER COMPARTMENT SHALL HAVE MINIMUM DIMENSIONS OF 36" MIN. BY 36" MIN. REINFORCING FOR SHOWER SEAT IS NOT REQUIRED IN SHOWER COMPARTMENTS LARGER THAN 36" BY 36". CLEARANCE 30" MIN. MEASURED FROM THE FACE OF THE SHOWER COMPARTMENT, BY 48" MIN., MEASURED FROM THE SHOWER HEAD WALL SHALL BE PROVIDED.

OPTION B:

1. ONE OF EACH TYPE OF FIXTURE PROVIDED AND SHALL BE IN A SINGLE TOILET/BATHING AREA, SUCH THAT TRAVEL BETWEEN FIXTURES DOES NOT REQUIRE TRAVEL THROUGH OTHER PARTS OF THE UNIT.
2. THE FRONT OF THE LAVATORY SHALL BE 34" MAX. ABOVE THE FLOOR, MEASURED TO THE HIGHER OF THE FIXTURE RIM OR COUNTER SURFACE.
3. THE WATER CLOSET SHALL BE POSITIONED TO ALLOW FOR FUTURE INSTALLATION OF A GRAB BAR ON THE SIDE WITH 18" CLEARANCE.
4. A CLEARANCE 48" MIN IN LENGTH MEASURED PERPENDICULAR FROM THE CONTROL END OF THE BATHTUB, AND 30" MIN IN WIDTH SHALL BE PROVIDED IN FRONT OF BATHTUBS.
5. IF A SHOWER COMPARTMENT IS THE ONLY BATHING FACILITY THE SHOWER COMPARTMENT SHALL HAVE MINIMUM DIMENSIONS OF 36" MIN. BY 36" MIN. REINFORCING FOR SHOWER SEAT IS NOT REQUIRED IN SHOWER COMPARTMENTS LARGER THAN 36" BY 36". CLEARANCE 30" MIN. MEASURED FROM THE FACE OF THE SHOWER COMPARTMENT, BY 48" MIN., MEASURED FROM THE SHOWER HEAD WALL SHALL BE PROVIDED.

KITCHEN AND APPLIANCES:

1. A CLEAR FLOOR SPACE OF 30" BY 48" POSITIONED FOR PARALLEL OR FORWARD APPROACH SHALL BE PROVIDED AT EACH KITCHEN APPLIANCE AND KITCHEN SINK.
2. A CLEAR FLOOR SPACE, POSITIONED FOR FORWARD OR PARALLEL APPROACH, SHALL BE POSITIONED BEYOND THE SWING OF THE DISHWASHER DOOR AND RANGE DOOR.

OPERABLE PARTS:

LIGHTING CONTROLS, ELECTRICAL PANELBOARDS, ELECTRICAL SWITCHES AND RECEPTACLE OUTLETS, ENVIRONMENTAL CONTROLS, AND USER CONTROLS FOR SECURITY OR INTERCOM SYSTEMS SHALL COMPLY WITH CLEAR FLOOR SPACE AND HEIGHT REQUIRMENTS EXCEPT RECEPTACLES SERVING A DEDICATED USE, FLOOR ELECTRICAL RECEPTACLES, HVAC DIFFUSERS, CONTROLS OR SWITCHES MOUNTED ON APPLIANCES, CONTROLS MOUNTED ON CEILING FANS, AND RESET BUTTONS AND SHUT-OFFS SERVING APPLIANCES, PIPING AND PLUMBING FIXTURES. WHERE TWO OR MORE RECEPTACLE OUTLETS ARE PROVIDED IN A KITCHEN ABOVE A LENGTH OF COUNTER TOP THAT IS UNINTERRUPTED BY A SINK OR APPLIANCE, ONE RECEPTACLE OUTLET SHALL NOT BE REQUIRED TO COMPLY. WITHIN KITCHENS AND BATHROOMS, LIGHTING CONTROLS, ELECTRICAL SWITCHES AND RECEPTACLE OUTLETS ARE PERMITTED TO BE LOCATED OVER CABINETS WITH COUNTER TOPS 36" MAX IN HEIGHT AND 25 1/2" MAX IN DEPTH.

ALL COVERED DWELLING UNITS

OPERABLE PARTS:

1. OPERABLE PARTS SHALL BE PLACED WITHIN ONE OR MORE OF THE REACH RANGES AND SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE OPERABLE PARTS SHALL BE 5 LB. MAX.
2. ALL UNITS WITH COMM. FEATURES AS REQUIRED BY CODE.

ACCESSIBLE COMMUNICATION FEATURES:

1. WHERE PROVIDED, UNIT SMOKE DETECTION SHALL INCLUDE AUDIBLE NOTIFICATION COMPLYING WITH NFPA 72.
2. WHERE A BUILDING FIRE ALARM SYSTEM IS PROVIDED, THE SYSTEM WIRING SHALL BE EXTENDED TO A POINT WITHIN THE UNIT IN THE VICINITY OF THE UNIT SMOKE DETECTION SYSTEM.
3. VISIBLE NOTIFICATION APPLIANCES, WHERE PROVIDED WITHIN THE UNIT AS PART OF THE UNIT SMOKE DETECTION SYSTEM OR THE BUILDING FIRE ALARM SYSTEM, SHALL COMPLY WITH NFPA 72, BE POWERED BY A COMMERCIAL LIGHT AND POWER SOURCE, BE PERMANENTLY CONNECTED TO THE WIRING OF THE PREMISES ELECTRIC SYSTEM, AND BE PERMANENTLY INSTALLED.
4. ALL VISIBLE NOTIFICATION APPLIANCES PROVIDED WITHIN THE UNIT FOR SMOKE DETECTION NOTIFICATION SHALL BE ACTIVATED UPON SMOKE DETECTION. ALL VISIBLE NOTIFICATION APPLIANCES PROVIDED WITHIN THE UNIT FOR BUILDING FIRE ALARM NOTIFICATION SHALL BE ACTIVATED UPON ACTIVATION OF THE BUILDING FIRE ALARM IN THE PORTION OF THE BUILDING CONTAINING THE UNIT. THE SAME VISIBLE NOTIFICATION APPLIANCES SHALL BE PERMITTED TO PROVIDE NOTIFICATION OF UNIT SMOKE DETECTION AND BUILDING FIRE ALARM ACTIVATION BUT SHALL NOT BE USED FOR ANY OTHER PURPOSES WITHIN THE UNIT.
5. A HARD-WIRED ELECTRIC DOORBELL SHALL BE PROVIDED. A BUTTON / SWITCH SHALL BE PROVIDED ON THE PUBLIC SIDE OF THE UNIT PRIMARY ENTRANCE. ACTIVATION OF THE BUTTON OR SWITCH SHALL INITIATE AN AUDIBLE TONE WITHIN THE UNIT.
6. A MEANS FOR VISUALLY IDENTIFYING A VISITOR WITHOUT OPENING THE UNIT ENTRY DOOR SHALL BE PROVIDED. PEEPHOLES, WHERE USED, SHALL PROVIDE A MIN. 180-DEGREE RANGE OF VIEW.
7. WHERE A SYSTEM PERMITTING VOICE COMMUNICATION BETWEEN A VISITOR AND THE OCCUPANT OF THE UNIT IS PROVIDED AT A LOCATION OTHER THAN THE UNIT ENTRY DOOR, THE PUBLIC OR COMMON-USE SYSTEM INTERFACE SHALL INCLUDE THE CAPABILITY OF SUPPORTING VOICE AND TTY COMMUNICATION WITH THE UNIT INTERFACE. THE UNIT SYSTEM INTERFACE SHALL INCLUDE A TELEPHONE JACK CAPABLE OF SUPPORTING THE SAME FUNCTIONS. WHERE A CLOSED-CIRCUIT COMMUNICATION SYSTEM IS PROVIDED, THE PUBLIC OR COMMON-USE SYSTEM INTERFACE SHALL PROVIDE THE SAME CAPABILITIES AS THE VOICE COMMUNICATION SYSTEM AND THE UNIT SYSTEM INTERFACE IN UNITS REQUIRED TO HAVE ACCESSIBLE COMMUNICATION FEATURES SHALL BE THE SAME AS THE VOICE COMMUNICATION SYSTEM REQUIRED IN UNITS.

CONTROLS:

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

GRAB BARS:

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

RELEASED FOR CONSTRUCTION
As Noted on Plans Review
Development Services Department
Lee's Summit, Missouri
02/01/2022

7.15.2021

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

TR.i ARCHITECTS
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BRINKMANN CONSTRUCTORS
LATIMER SOMMERS & ASSOCIATES
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DATE: 7.15.2021

REVISIONS 4

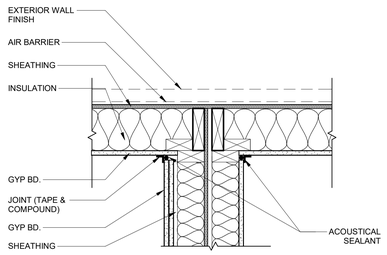
DWG BY MKSS

TR.i PROJECT NO. 20-001

SHEET NO.

A003

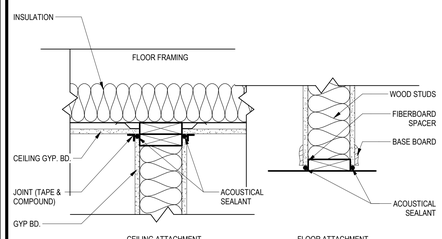
ACCESSIBILITY REQUIREMENTS -TYPE B UNITS



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

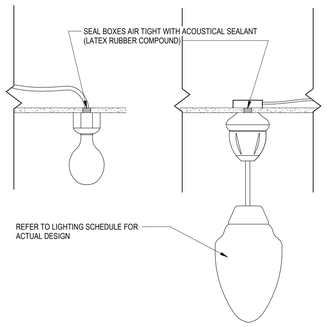
1 INTERSECTION WITH EXTERIOR WALL AT PARTY WALL

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



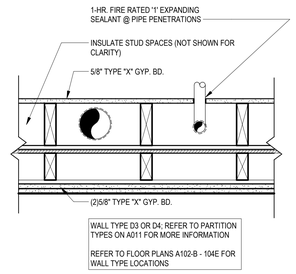
5 SINGLE LAYER WOOD STUD WALL

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



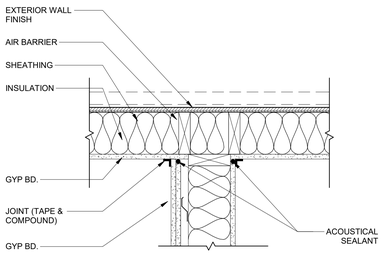
9 LIGHT FIXTURE CONNECTION AT DEMISING ASSEMBLY

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



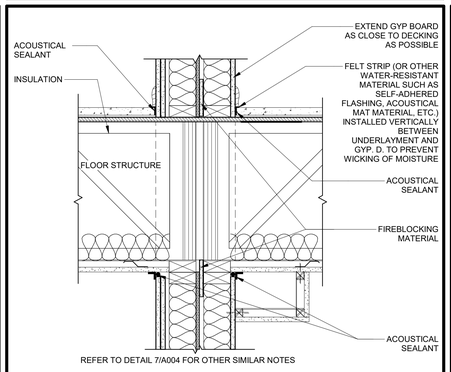
13 PLUMBING PENETRATION AT DEMISING ASSEMBLY

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



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

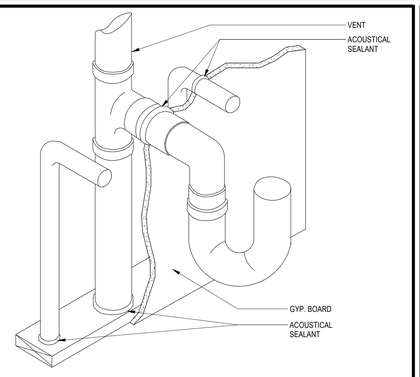
SCALE: 1 1/2" = 1'-0"



REFER TO DETAIL 7/A004 FOR OTHER SIMILAR NOTES

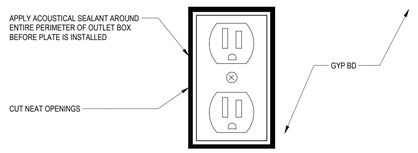
6 FURR DOWN AT DEMISING FLOOR/CEILING ASSEMBLY - OPTIONAL INSTALLATION

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



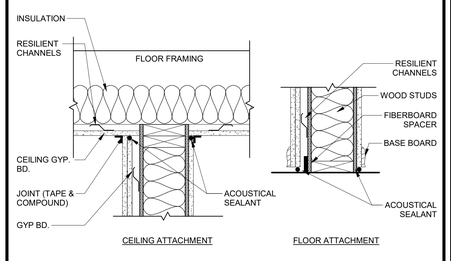
10 PIPE PENTRATIONS AT SILL PLATE AND DEMISING WALL

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



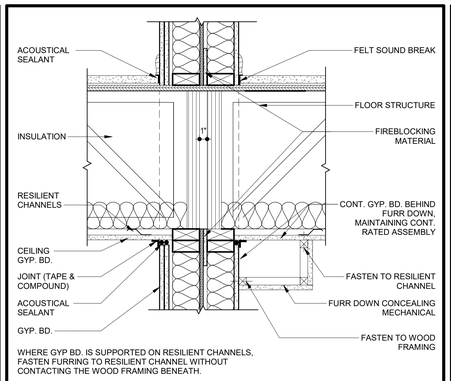
14 ELECTRICAL OUTLET AT DEMISING WALLS

SCALE: 6" = 1'-0"



3 DOUBLE LAYER WOOD STUD WALL W/RES. CHANNEL

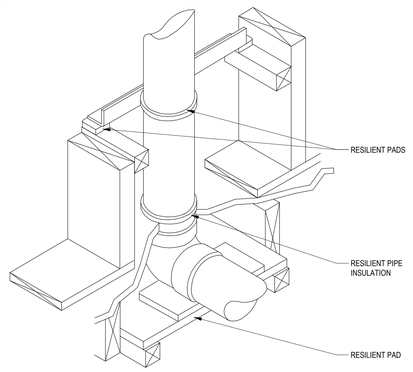
SCALE: 1 1/2" = 1'-0"



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

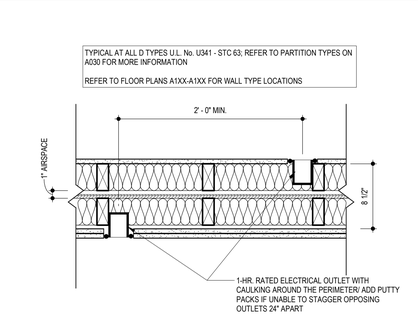
7 FURR DOWN AT DEMISING FLOOR/CEILING ASSEMBLY - PREFERRED INSTALLATION

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



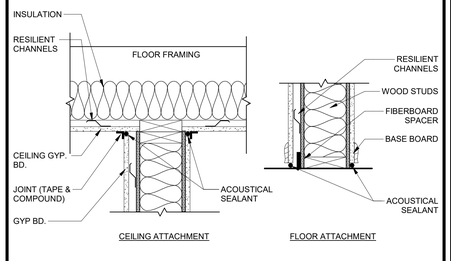
11 PIPE SUPPORT AT SILL PLATE AND DEMISING ASSEMBLY

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



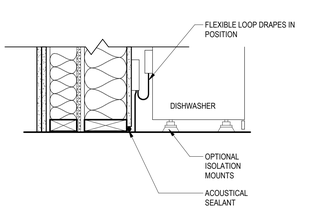
15 ELECTRICAL PENETRATIONS AT DEMISING ASSEMBLY

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



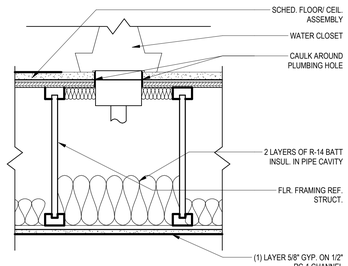
4 SINGLE LAYER WOOD STUD WALL W/RES. CHANNEL

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



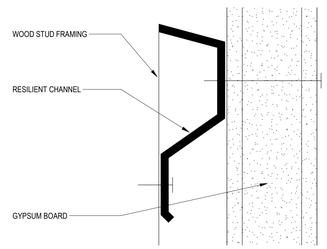
8 DISHWASHER INSTALLATION

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



12 PLUMBING PENETRATION AT RESIDENTIAL FLOOR ASSEMBLY

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



WHEN PART OF THE ASSEMBLY

16 RESILIENT FURRING CHANNEL INSTALATION

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

RELEASED FOR CONSTRUCTION
As Noted on Plans Review
Development Services Department
Lee's Summit, Missouri
02/01/2022

7.15.2021

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

Tegethoff DEVELOPMENT

The Signature at West Pryor

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

TR¡ ARCHITECTS

TR¡ Architects
1700 S. Brentwood Blvd.
St. Louis, Missouri 63144
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www.triarchitects.com

DATE: 7.15.2021

REVISIONS 4

DWG BY MKSS

TR¡ PROJECT NO. 20-001

SHEET NO.

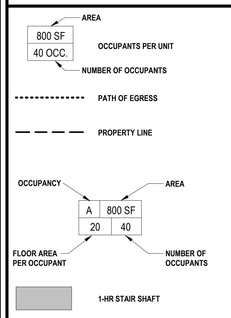
A004

SOUND TRANSMISSION ASSEMBLIES

LIFE SAFETY GENERAL NOTES

1. ALL RESIDENTIAL CORRIDORS ARE 1-HOUR FIRE RATED UNLESS OTHERWISE NOTED.
2. ALL DOORS LEADING TO UNITS ARE 20 MINUTES RATED UNLESS OTHERWISE NOTED.
3. AREA OF REFUGE NOT REQUIRED IN STAIRS PER SECTION 1009.3.3 EXCEPTION 5 2018 IBC.
4. AREA OF REFUGE NOT REQUIRED AT ELEVATOR PER SECTION 1009.4.2 EXCEPTION 2 2018 IBC.
5. MAXIMUM AREA OF EXTERIOR WALL UNPROTECTED OPENING IS BASED ON FIRE SEPARATION DISTANCE AND DEGREE OF OPENING PROTECTION STATED ON TABLE 705.8 OF 2018 IBC.
6. ALL EXTERIOR LOAD BEARING WALLS (WOOD CONSTRUCTION) TO BE 1-HOUR FIRE RATED PER UL U356 UNLESS OTHERWISE NOTED.
7. ALL LOAD BEARING WALLS INSIDE UNITS TO BE 1-HOUR FIRE RATED PER UL U305. REFER TO UNIT PLANS FOR LOCATIONS.
8. GENERAL CONTRACTOR TO FURNISHED AND INSTALL A-B-C RATED FIRE EXTINGUISHERS AT 4'-0" A.F.F. AS REQUIRED BY AUTHORITY HAVING JURISDICTION. MAXIMUM TRAVEL DISTANCE OF 75'-0" FOR PLACEMENT AND PER 906 (NFPA 10). SEE PLAN FOR PROPOSED LOCATIONS. FINAL LOCATIONS AS REQUIRED BY AUTHORITY HAVING JURISDICTION
9. STEEL COLUMN WRAP DETAILS ON SHEETS A058, A059, & A370

SYMBOL LEGEND



BUILDING CODES ADOPTED

Building Code	2018 International Building Code (IBC)
Mechanical Code	2018 International Mechanical Code (IMC)
Plumbing Code	2018 International Plumbing Code (IPC)
Fuel Gas Code	2018 International Fuel Gas Code
Electrical Code	2017 National Electrical Code
Energy Code	2018 International Energy Conservation Code (IECC)

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

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

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

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

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

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

BUILDING 1A

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

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

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

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

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

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

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

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

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

BUILDING 1B

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

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

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

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

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

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

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

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

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

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

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

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

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

BUILDING 1C

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

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

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

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

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

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

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

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

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

BUILDING 1D

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

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

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

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

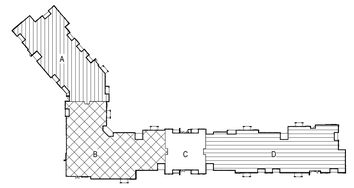
Tabular area factor: 12,000
NS area factor: 12,000

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

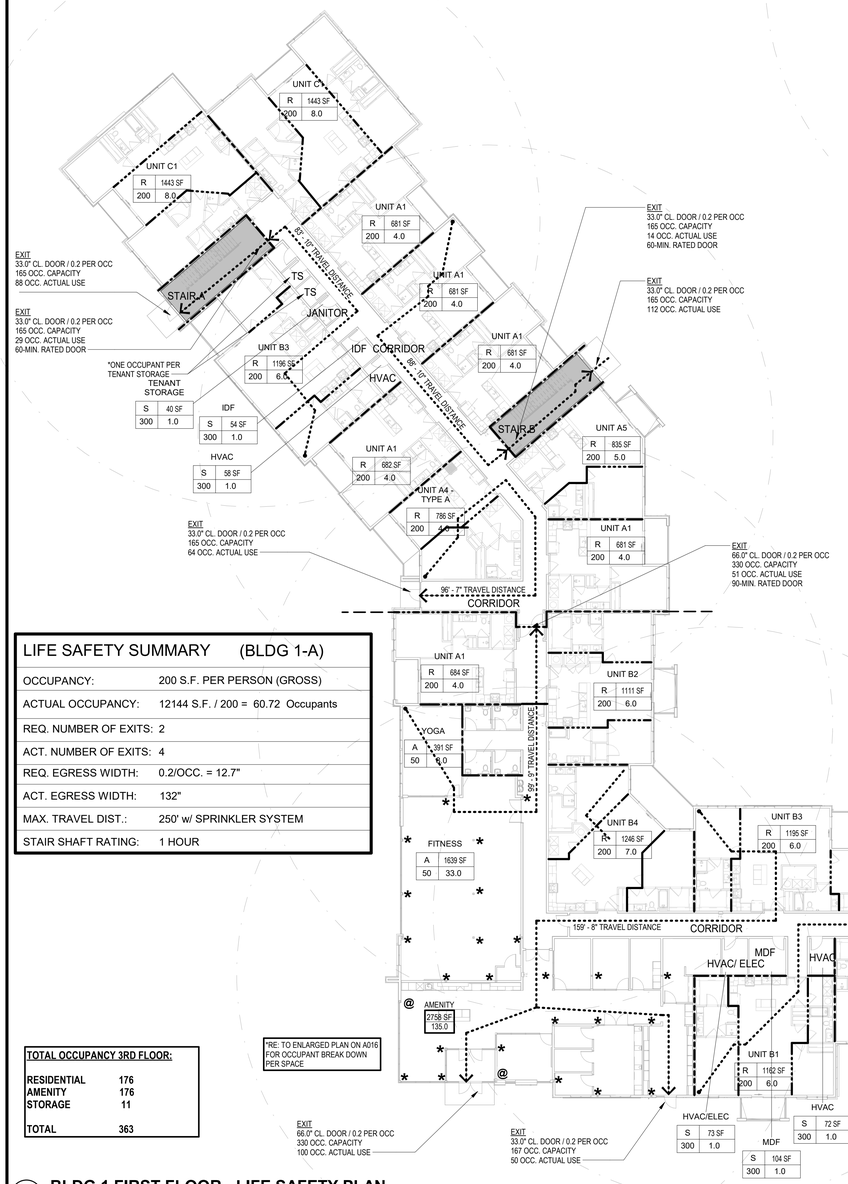
F= 227+79+227=533
P= 695
W=30

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

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



KEYPLAN BLDG 1



LIFE SAFETY SUMMARY (BLDG 1-A)

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

LIFE SAFETY SUMMARY (BLDG 1-B)

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

LIFE SAFETY SUMMARY (BLDG 1-C)

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

LIFE SAFETY SUMMARY (BLDG 1-D)

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

TOTAL OCCUPANCY 3RD FLOOR:

RESIDENTIAL	176
AMENITY	176
STORAGE	11
TOTAL	363

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

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

RELEASED FOR CONSTRUCTION
As Noted on Plans Review
Development Services Department
Lee's Summit, Missouri
02/01/2022

7.15.2021

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

Together Development

The Signature at West Pryor

2100 AND 2150 NW LOWENSTEIN DR.
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DATE: 7.15.2021

REVISIONS 4

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

LIFE SAFETY GENERAL NOTES

1. ALL RESIDENTIAL CORRIDORS ARE 1-HOUR FIRE RATED UNLESS OTHERWISE NOTED.
2. ALL DOORS LEADING TO UNITS ARE 20 MINUTES RATED UNLESS OTHERWISE NOTED.
3. AREA OF REFUGE NOT REQUIRED IN STAIRS PER SECTION 1009.3.3 EXCEPTION 5 2018 IBC.
4. AREA OF REFUGE NOT REQUIRED AT ELEVATOR PER SECTION 1009.4.2 EXCEPTION 2 2018 IBC.
5. MAXIMUM AREA OF EXTERIOR WALL UNPROTECTED OPENING IS BASED ON FIRE SEPARATION DISTANCE AND DEGREE OF OPENING PROTECTION STATED ON TABLE 705.8 OF 2018 IBC.
6. ALL EXTERIOR LOAD BEARING WALLS (WOOD CONSTRUCTION) TO BE 1-HOUR FIRE RATED PER UL U356 UNLESS OTHERWISE NOTED.
7. ALL LOAD BEARING WALLS INSIDE UNITS TO BE 1-HOUR FIRE RATED PER UL U305. REFER TO UNIT PLANS FOR LOCATIONS.
8. GENERAL CONTRACTOR TO FURNISHED AND INSTALL A-B-C RATED FIRE EXTINGUISHERS AT 4'-0" A.F.F. AS REQUIRED BY AUTHORITY HAVING JURISDICTION. MAXIMUM TRAVEL DISTANCE OF 75'-0" FOR PLACEMENT AND PER 906 (NFPA 10). SEE PLAN FOR PROPOSED LOCATIONS. FINAL LOCATIONS AS REQUIRED BY AUTHORITY HAVING JURISDICTION
9. STEEL COLUMN WRAP DETAILS ON SHEETS A058, A059, & A370

SYMBOL LEGEND

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

PATH OF EGRESS

PROPERTY LINE

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

1-HR STAIR SHAFT

1-HR FIRE PARTITION

1-HR FIRE BARRIER

2-HR FIRE WALL

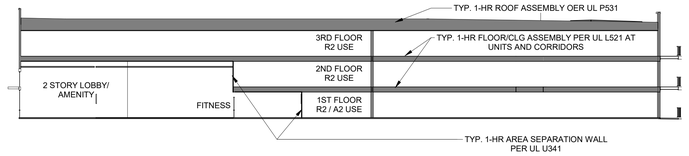
2-HR SHAFT WALL

1-HR INTERIOR BEARING WALL

FEC — FIRE EXTINGUISHER CABINET

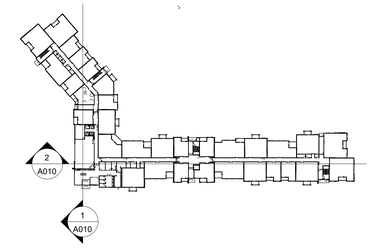
* — STEEL COLUMNS TO HAVE 1 HR PROTECTION PER UL X526, STEEL BEAMS TO BE 1 HR RATED PER UL X649

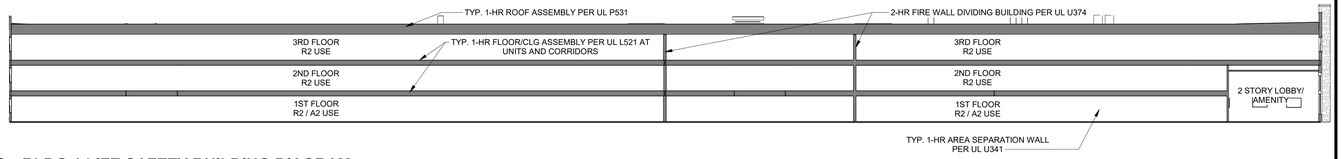
@ — STEEL COLUMNS TO HAVE 1 HR PROTECTION PER UL X650



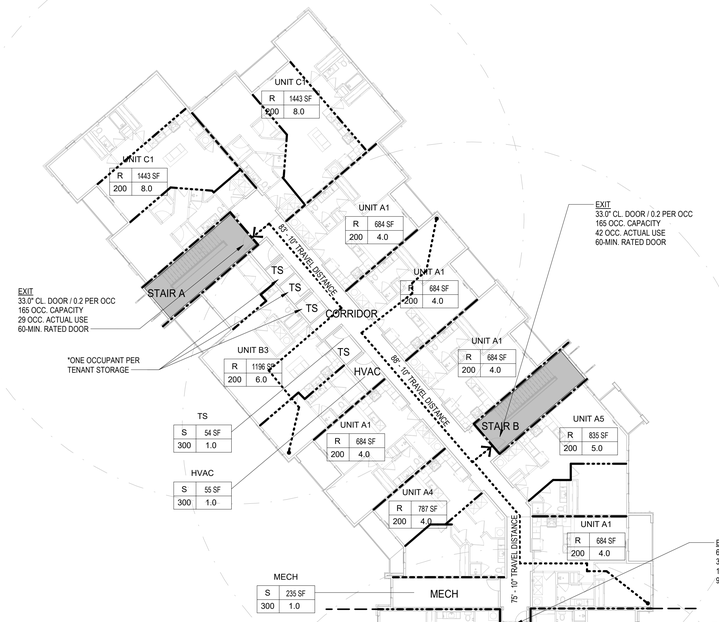
9 BLDG 1 LIFE SAFETY BUILDING DIAGRAM
SCALE: 3/64" = 1'-0"

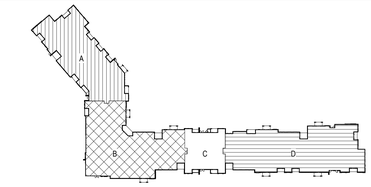
BLDG 1 LIFE SAFETY DIAGRAM KEYPLAN





10 BLDG 1 LIFE SAFETY BUILDING DIAGRAM
SCALE: 3/64" = 1'-0"





KEYPLAN BLDG 1

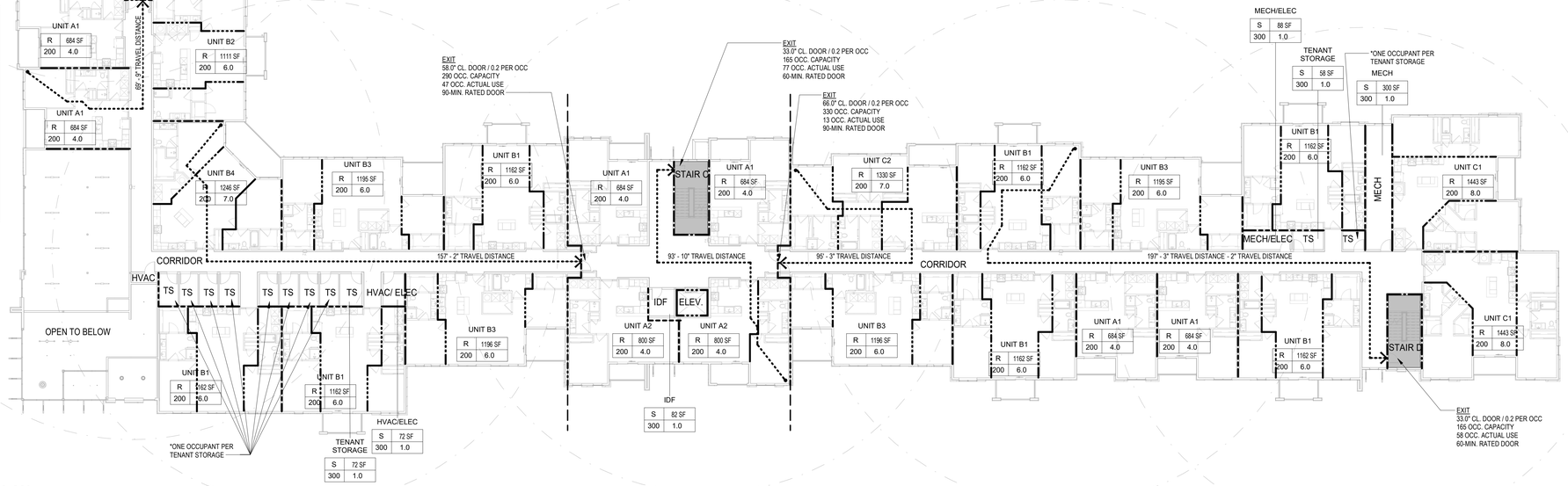
LIFE SAFETY SUMMARY (BLDG 1-A)	
OCCUPANCY:	200 S.F. PER PERSON (GROSS)
ACTUAL OCCUPANCY:	12157 S.F. / 200 = 60.785 Occupants
REQ. NUMBER OF EXITS:	2
ACT. NUMBER OF EXITS:	3
REQ. EGRESS WIDTH:	0.2/OCC. = 12.8" 0.3/OCC. = 19.1355" (STAIRS)
ACT. EGRESS WIDTH:	99" 48" (STAIRS)
MAX. TRAVEL DIST.:	250' w/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

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

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

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

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



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

RELEASED FOR CONSTRUCTION
As Noted on Plans Review
Development Services Department
Lee's Summit, Missouri
02/01/2022

7.15.2021

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

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DATE: 7.15.2021

REVISIONS 0

DWG BY MKSS

TR¡ PROJECT NO. 20-001

SHEET NO.

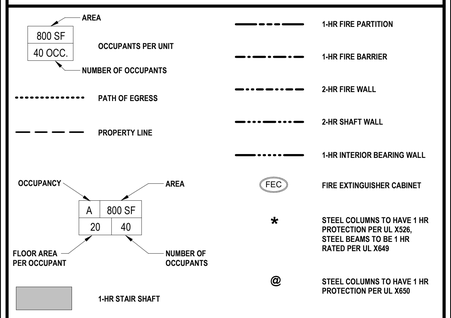
A011

BLDG 1 - LIFE SAFETY PLAN

LIFE SAFETY GENERAL NOTES

1. ALL RESIDENTIAL CORRIDORS ARE 1-HOUR FIRE RATED UNLESS OTHERWISE NOTED.
2. ALL DOORS LEADING TO UNITS ARE 20 MINUTES RATED UNLESS OTHERWISE NOTED.
3. AREA OF REFUGE NOT REQUIRED IN STAIRS PER SECTION 1009.3.3 EXCEPTION 5 2018 IBC.
4. AREA OF REFUGE NOT REQUIRED AT ELEVATOR PER SECTION 1009.4.2 EXCEPTION 2 2018 IBC.
5. MAXIMUM AREA OF EXTERIOR WALL UNPROTECTED OPENING IS BASED ON FIRE SEPARATION DISTANCE AND DEGREE OF OPENING PROTECTION STATED ON TABLE 705.8 OF 2018 IBC.
6. ALL EXTERIOR LOAD BEARING WALLS (WOOD CONSTRUCTION) TO BE 1-HOUR FIRE RATED PER UL U356 UNLESS OTHERWISE NOTED.
7. ALL LOAD BEARING WALLS INSIDE UNITS TO BE 1-HOUR FIRE RATED PER UL U305. REFER TO UNIT PLANS FOR LOCATIONS.
8. GENERAL CONTRACTOR TO FURNISHED AND INSTALL A-B-C RATED FIRE EXTINGUISHERS AT 4'-0" A.F.F. AS REQUIRED BY AUTHORITY HAVING JURISDICTION. MAXIMUM TRAVEL DISTANCE OF 75'-0" FOR PLACEMENT AND PER 906 (NFPA 10). SEE PLAN FOR PROPOSED LOCATIONS. FINAL LOCATIONS AS REQUIRED BY AUTHORITY HAVING JURISDICTION
9. STEEL COLUMN WRAP DETAILS ON SHEETS A058, A059, & A370

SYMBOL LEGEND



BUILDING 1 UNIT BREAKDOWN

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

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

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

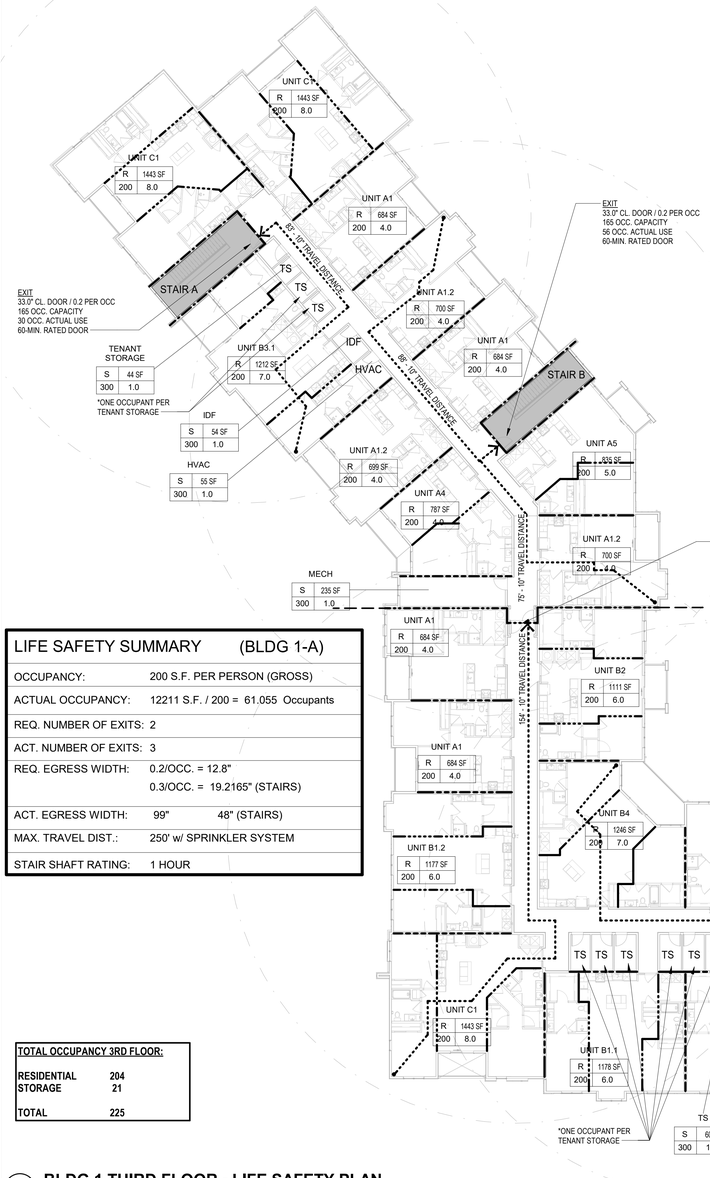
UNITS BLDG 1 TOTAL		
UNIT A1	1 BR	29
UNIT A1.1	1 BR	1
UNIT A1.2	1 BR	3
UNIT A2	1 BR	5
UNIT A4	1 BR	2
UNIT A4 - TYPE A	1 BR	1
UNIT A5	1 BR	3
UNIT B1	2 BR	18
UNIT B1 - TYPE A	2 BR	1
UNIT B1.1	2 BR	1
UNIT B1.2	2 BR	1
UNIT B2	2 BR	3
UNIT B3	2 BR	10
UNIT B3.1	2 BR	5
UNIT B4	2 BR	3
UNIT C1	3 BR	13
UNIT C2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

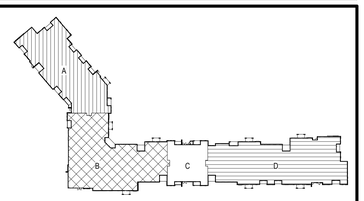
TYPE A UNIT REQUIREMENT: 2% OF TOTAL UNITS ON SITE

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

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

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





KEYPLAN BLDG 1

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

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

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

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

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

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

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PLUMBING ENGINEER	LATIMER SOMMERS & ASSOCIATES
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DATE: 7.15.2021

REVISIONS 0

DWG BY MKSS

TR.i PROJECT NO. 20-001

SHEET NO.

A012

BLDG 1 - LIFE SAFETY PLAN

LIFE SAFETY GENERAL NOTES

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2. ALL DOORS LEADING TO UNITS ARE 20 MINUTES RATED UNLESS OTHERWISE NOTED.
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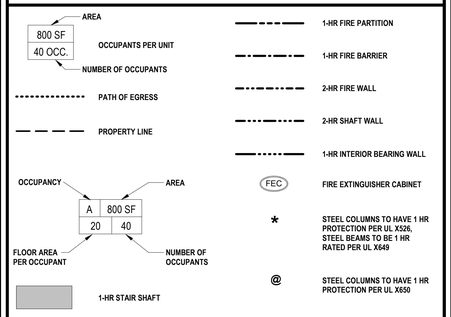
9. STEEL COLUMN WRAP DETAILS ON SHEETS A058, A059, & A370

SYMBOL LEGEND



BUILDING CODES ADOPTED

Building Code	2018 International Building Code (IBC)
Mechanical Code	2018 International Mechanical Code (IMC)
Plumbing Code	2018 International Plumbing Code (IPC)
Fuel Gas Code	2018 International Fuel Gas Code
Electrical Code	2017 National Electrical Code
Energy Code	2018 International Energy Conservation Code (IECC)

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

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

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

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

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

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

BUILDING 2A

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

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

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

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

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

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

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

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

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

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

BUILDING 2B

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

BUILDING 2C

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

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

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

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

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

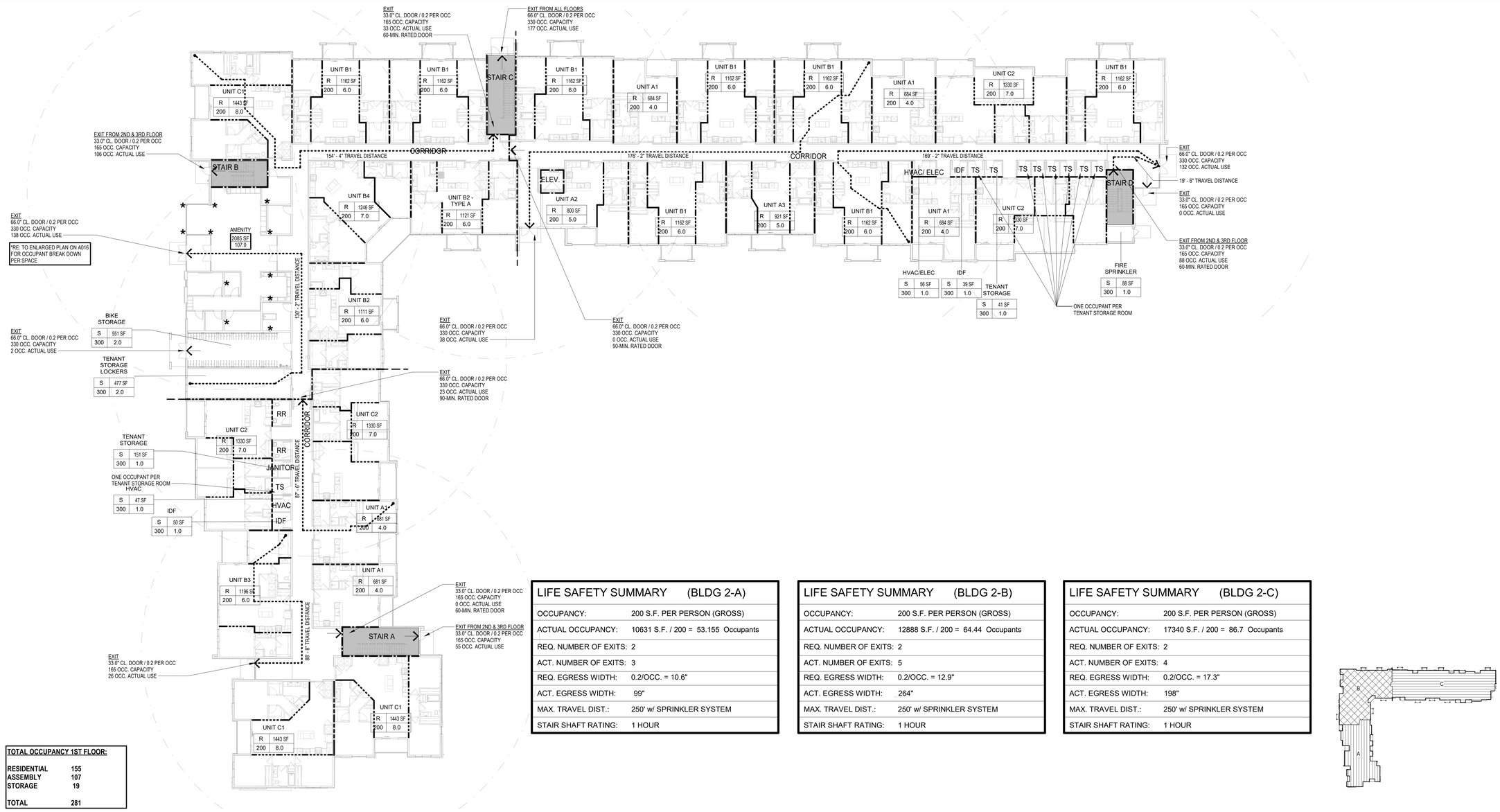
Tabular area factor: 12,000
NS area factor: 12,000

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

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

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

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



TOTAL OCCUPANCY 1ST FLOOR:

RESIDENTIAL	155
ASSEMBLY	107
STORAGE	19
TOTAL	281

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

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

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

KEYPLAN BLDG 2

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

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DATE: 7.15.2021

REVISIONS 6

DWG BY MKSS

TR¡ PROJECT NO. 20-001

SHEET NO.

A013

BLDG 2 - LIFE SAFETY PLAN

LIFE SAFETY GENERAL NOTES

1. ALL RESIDENTIAL CORRIDORS ARE 1-HOUR FIRE RATED UNLESS OTHERWISE NOTED.
2. ALL DOORS LEADING TO UNITS ARE 20 MINUTES RATED UNLESS OTHERWISE NOTED.
3. AREA OF REFUGE NOT REQUIRED IN STAIRS PER SECTION 1009.3.3 EXCEPTION 5 2018 IBC.
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9. STEEL COLUMN WRAP DETAILS ON SHEETS A058, A059, & A370

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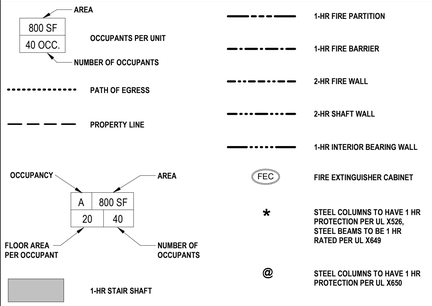
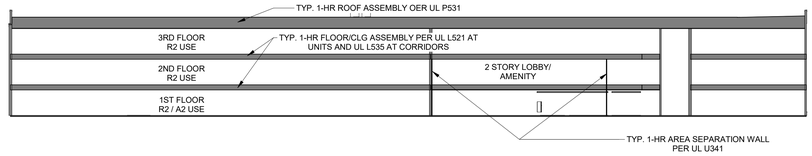
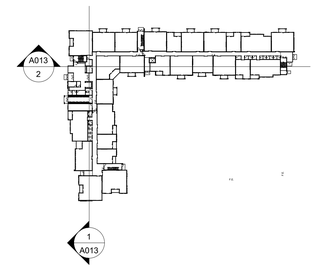


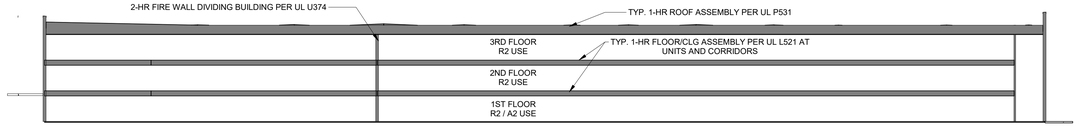


1 BLDG 2 LIFE SAFETY BUILDING DIAGRAM

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

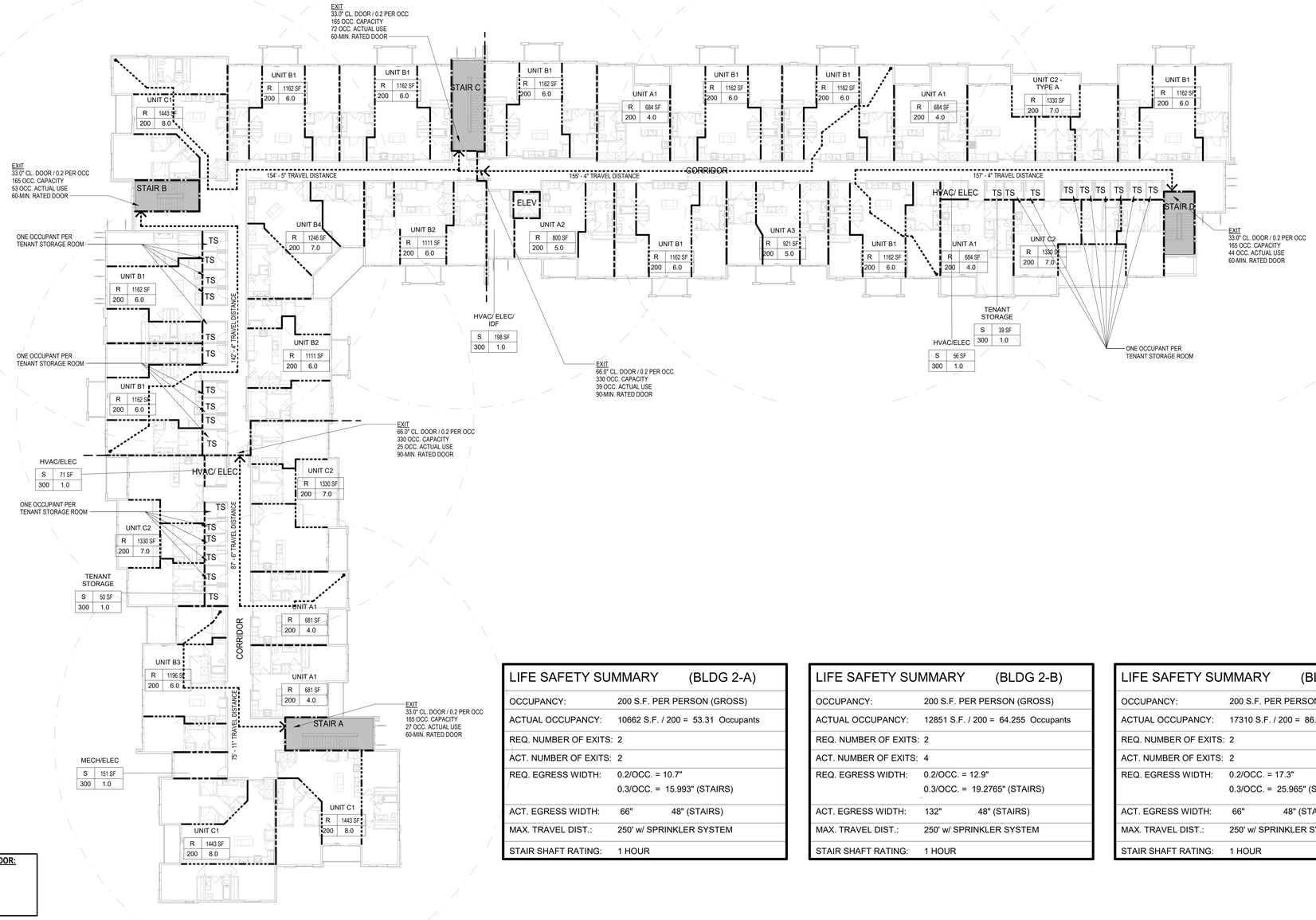
BLDG 2 LIFE SAFETY DIAGRAM KEYPLAN





2 BLDG 2 LIFE SAFETY BUILDING DIAGRAM

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

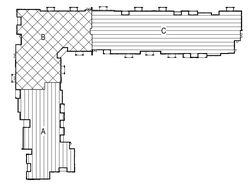


TOTAL OCCUPANCY 2ND FLOOR:	
RESIDENTIAL	167
STORAGE	29
TOTAL	196

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

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

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



KEYPLAN BLDG 2

4 BLDG 2 SECOND FLOOR - LIFE SAFETY PLAN

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

RELEASED FOR CONSTRUCTION
As Noted on Plans Review
Development Services Department
Lee's Summit, Missouri
02/01/2022

7.15.2021

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

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DATE: 7.15.2021

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TR.i PROJECT NO. 20-001

SHEET NO.

A014

BLDG 2 - LIFE SAFETY PLAN

LIFE SAFETY GENERAL NOTES

1. ALL RESIDENTIAL CORRIDORS ARE 1-HOUR FIRE RATED UNLESS OTHERWISE NOTED.
2. ALL DOORS LEADING TO UNITS ARE 20 MINUTES RATED UNLESS OTHERWISE NOTED.
3. AREA OF REFUGE NOT REQUIRED IN STAIRS PER SECTION 1009.3.3 EXCEPTION 5 2018 IBC.
4. AREA OF REFUGE NOT REQUIRED AT ELEVATOR PER SECTION 1009.4.2 EXCEPTION 2 2018 IBC.
5. MAXIMUM AREA OF EXTERIOR WALL UNPROTECTED OPENING IS BASED ON FIRE SEPARATION DISTANCE AND DEGREE OF OPENING PROTECTION STATED ON TABLE 705.8 OF 2018 IBC.
6. ALL EXTERIOR LOAD BEARING WALLS (WOOD CONSTRUCTION) TO BE 1-HOUR FIRE RATED PER UL U356 UNLESS OTHERWISE NOTED.
7. ALL LOAD BEARING WALLS INSIDE UNITS TO BE 1-HOUR FIRE RATED PER UL U305. REFER TO UNIT PLANS FOR LOCATIONS.
8. GENERAL CONTRACTOR TO FURNISHED AND INSTALL A-B-C RATED FIRE EXTINGUISHERS AT 4'-0" A.F.F. AS REQUIRED BY AUTHORITY HAVING JURISDICTION. MAXIMUM TRAVEL DISTANCE OF 75'-0" FOR PLACEMENT AND PER 906 (NFPA 10). SEE PLAN FOR PROPOSED LOCATIONS. FINAL LOCATIONS AS REQUIRED BY AUTHORITY HAVING JURISDICTION
9. STEEL COLUMN WRAP DETAILS ON SHEETS A058, A059, & A370

SYMBOL LEGEND

800 SF / 40 OCC. — AREA; OCCUPANTS PER UNIT; NUMBER OF OCCUPANTS

PATH OF EGRESS

PROPERTY LINE

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

1-HR STAIR SHAFT

1-HR FIRE PARTITION

1-HR FIRE BARRIER

2-HR FIRE WALL

2-HR SHAFT WALL

1-HR INTERIOR BEARING WALL

FEC — FIRE EXTINGUISHER CABINET

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

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

BUILDING 2 UNIT BREAKDOWN

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

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

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

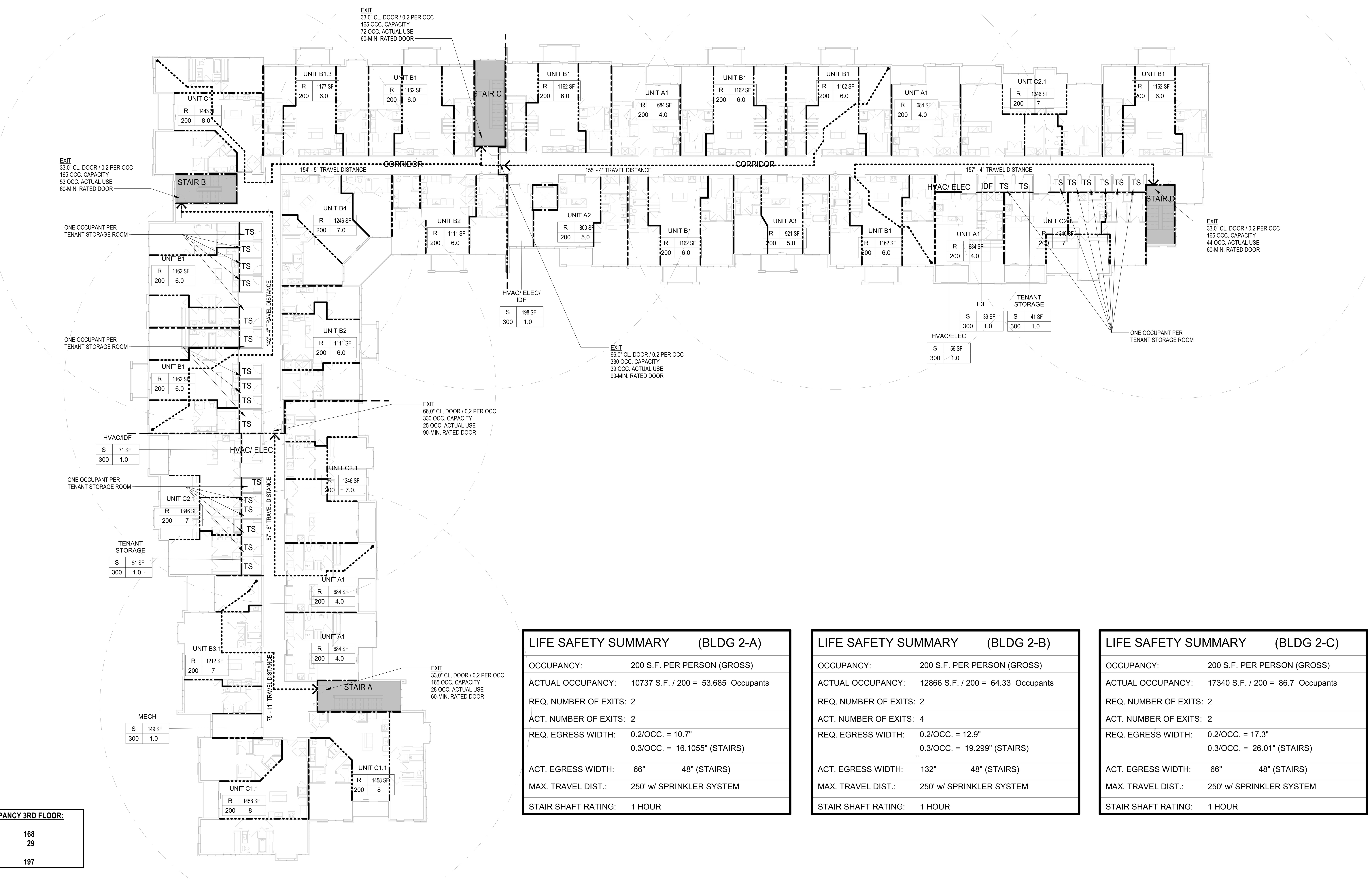
UNITS BLDG 2 TOTAL		
UNIT A1	1 BR	15
UNIT A2	1 BR	3
UNIT A3	1 BR	3
UNIT B1	2 BR	27
UNIT B1.3	2 BR	1
UNIT B2	2 BR	5
UNIT B2 - TYPE A	2 BR	1
UNIT B3	2 BR	2
UNIT B3.1	2 BR	1
UNIT B4	2 BR	3
UNIT C1	3 BR	7
UNIT C1.1	3 BR	2
UNIT C2	3 BR	7
UNIT C2 - TYPE A	3 BR	1
UNIT C2.1	3 BR	4
BUILDING TOTAL		82

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

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

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

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



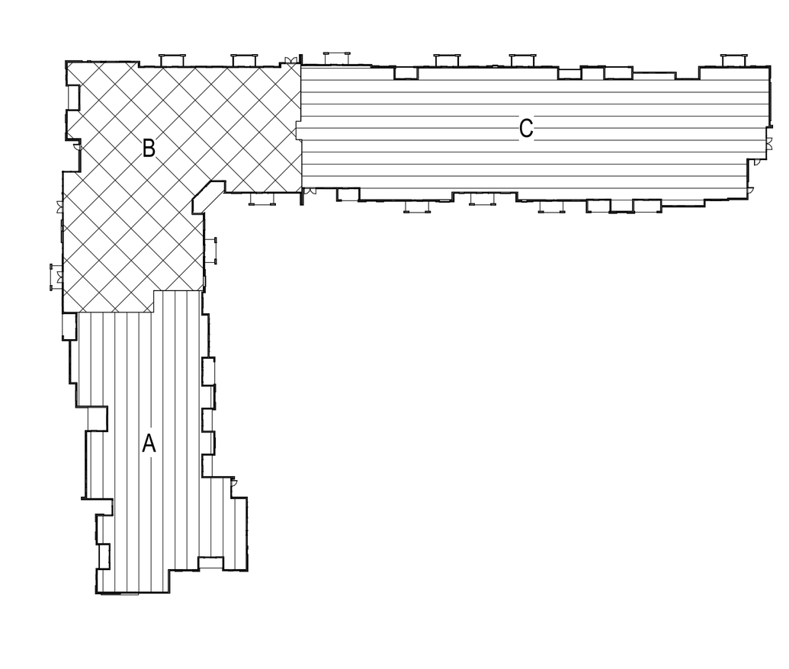
LIFE SAFETY SUMMARY	(BLDG 2-A)
OCCUPANCY:	200 S.F. PER PERSON (GROSS)
ACTUAL OCCUPANCY:	10737 S.F. / 200 = 53.685 Occupants
REQ. NUMBER OF EXITS:	2
ACT. NUMBER OF EXITS:	2
REQ. EGRESS WIDTH:	0.2/OCC. = 10.7" 0.3/OCC. = 16.1055" (STAIRS)
ACT. EGRESS WIDTH:	66" 48" (STAIRS)
MAX. TRAVEL DIST.:	250' w/ SPRINKLER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

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

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

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

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



KEYPLAN BLDG 2

RELEASED FOR CONSTRUCTION
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Lee's Summit, Missouri
02/01/2022

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ARCHITECT	TR,i ARCHITECTS
STRUCTURAL ENGINEER	BOB D CAMPBELL & COMPANY
CIVIL ENGINEER	SM ENGINEERING
GENERAL CONTRACTOR	BRINKMANN CONSTRUCTORS
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PLUMBING ENGINEER	LATIMER SOMMERS & ASSOCIATES
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DWG BY MKSS

TR,i PROJECT NO. 20-001

SHEET NO.

A015

BLDG 2 - LIFE SAFETY PLAN

LIFE SAFETY GENERAL NOTES

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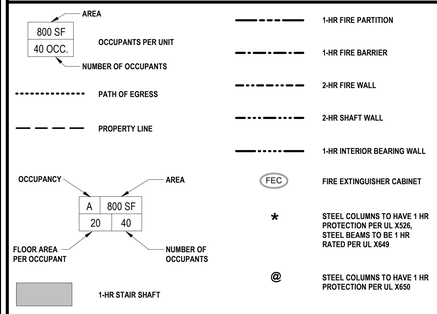
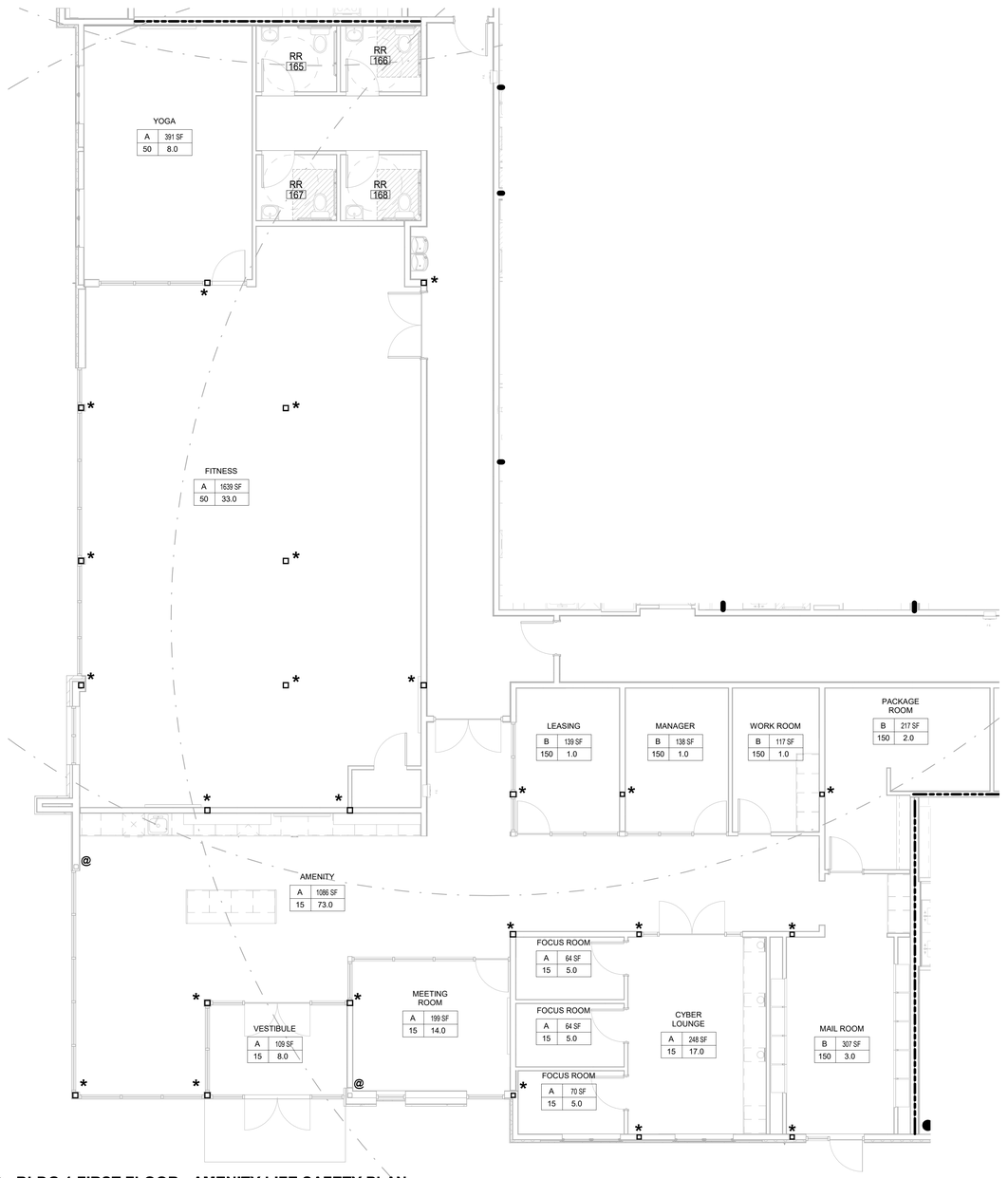
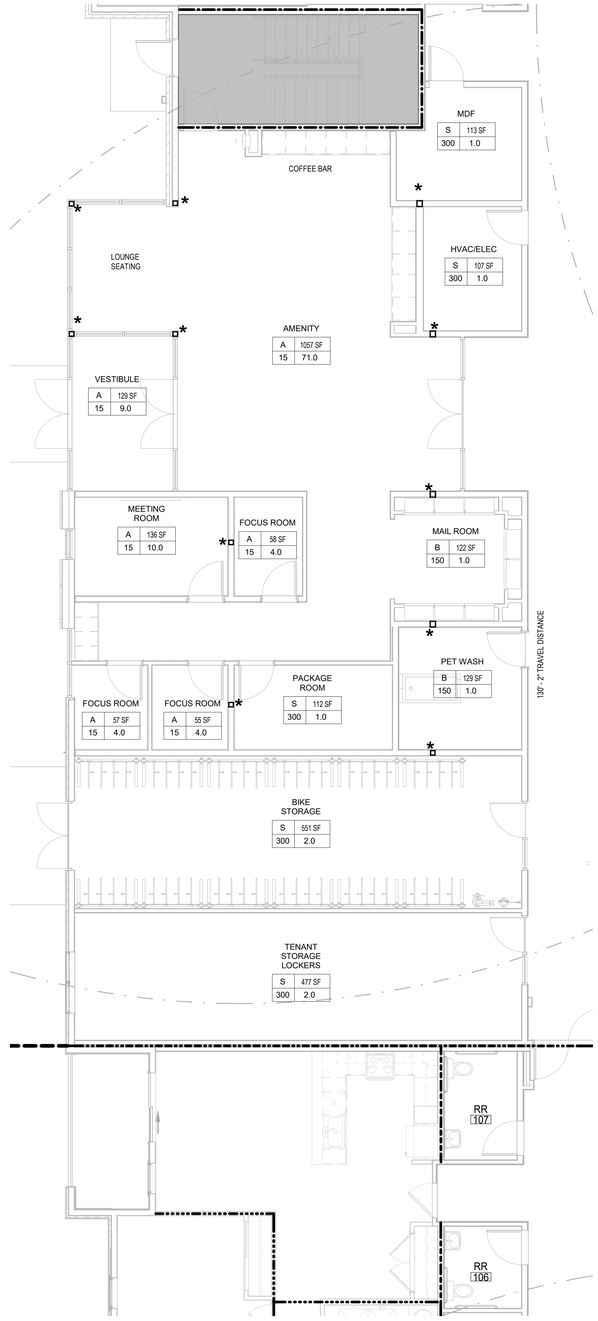
9. STEEL COLUMN WRAP DETAILS ON SHEETS A058, A059, & A370

SYMBOL LEGEND





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



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

RELEASED FOR CONSTRUCTION
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Lee's Summit, Missouri
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ARCHITECT — TR¡ ARCHITECTS
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DATE: 7.15.2021

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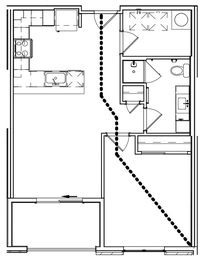
TR¡ PROJECT NO. 20-001

SHEET NO.

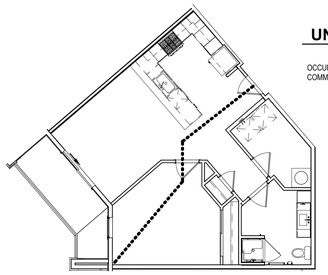
A016

ENLARGED AMENITY LIFE SAFETY PLANS



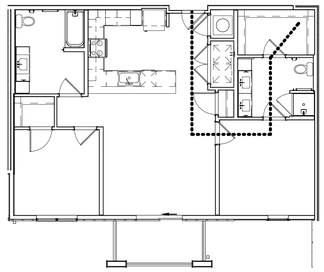
UNIT A1

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



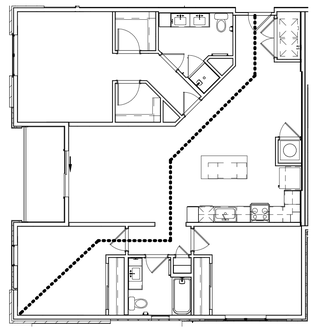
UNIT A4 - TYPE A

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



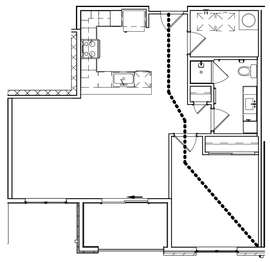
UNIT B2

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



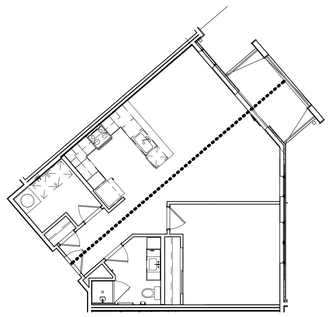
UNIT C1

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



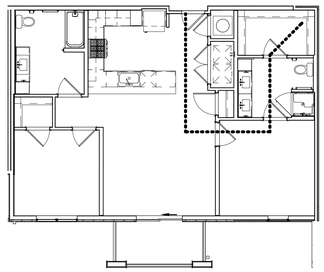
UNIT A2

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



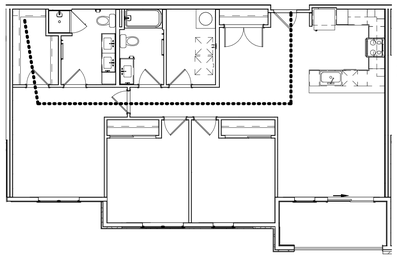
UNIT A5

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



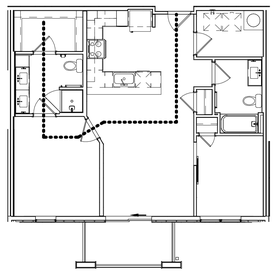
UNIT B2 -TYPE A

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



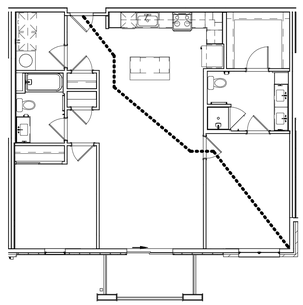
UNIT C2

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



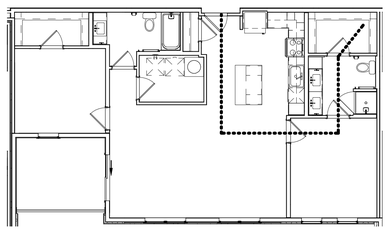
UNIT A3

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



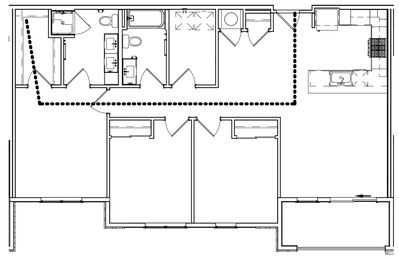
UNIT B1

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



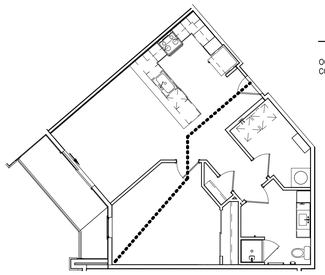
UNIT B3

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



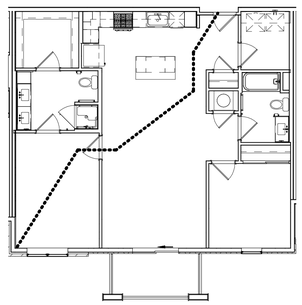
UNIT C2 - TYPE A

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



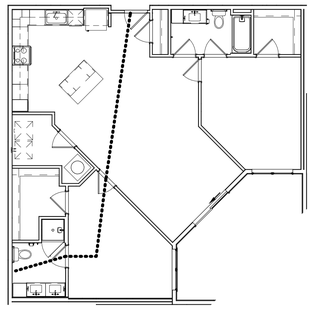
UNIT A4

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



UNIT B1 - TYPE A

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



UNIT B4

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

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REVISIONS 0

DWG BY MKSS

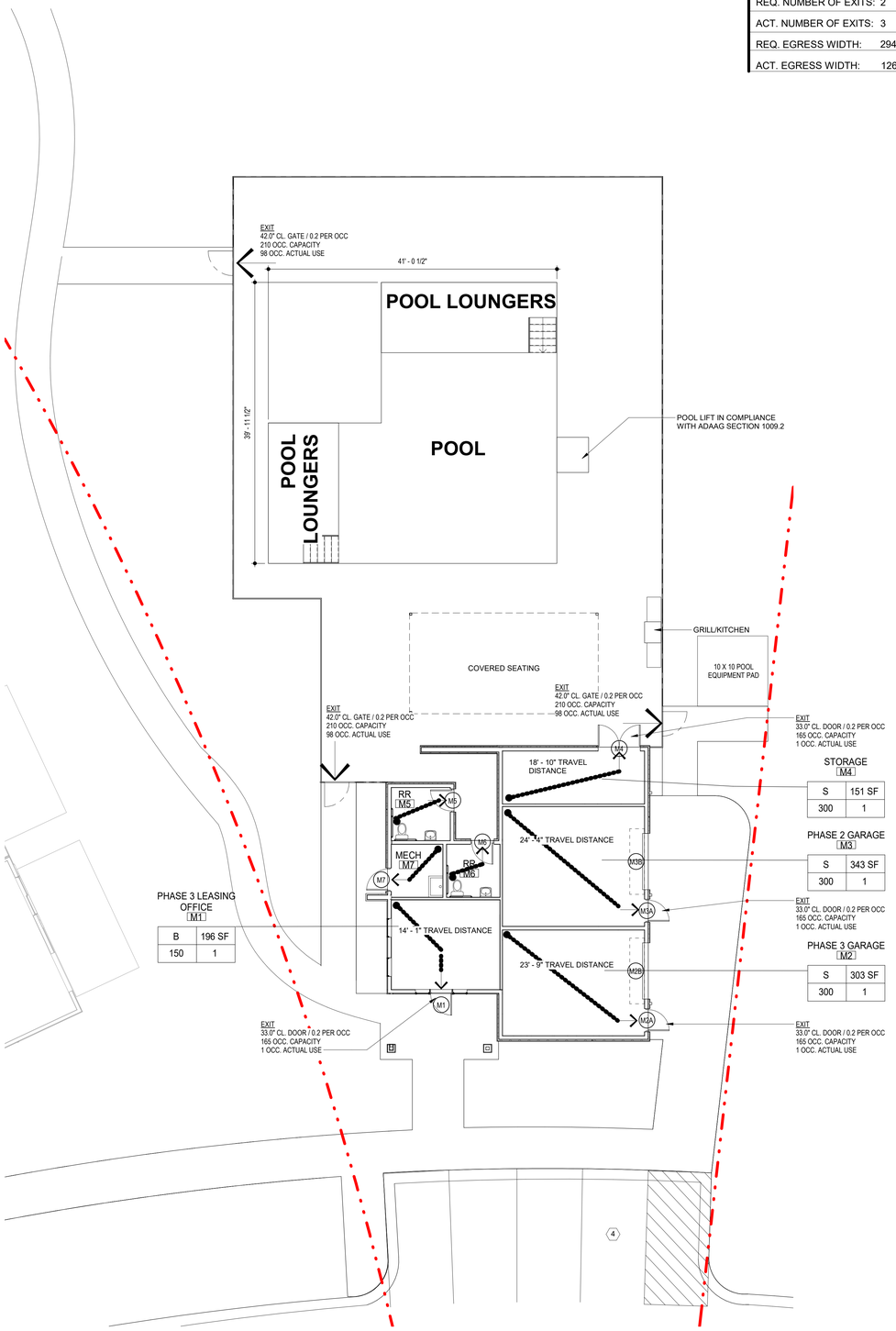
TR¡ PROJECT NO. 20-001

SHEET NO.

A017

UNIT LIFE SAFETY PLANS

LIFE SAFETY SUMMARY (POOL & DECK)	
OCCUPANCY: DECK 15 S.F. / PERSON	POOL 20 S.F. / PERSON
ACTUAL OCCUPANCY:	DECK 3422 S.F. / 15 = 228 OCC. POOL 1319 S.F. /20 = 66 OCC. TOTAL = 294 OCC.
REQ. NUMBER OF EXITS: 2	
ACT. NUMBER OF EXITS: 3	
REQ. EGRESS WIDTH:	294 OCC. * 0.2 / OCC. = 59"
ACT. EGRESS WIDTH:	126"



4 MAINTENANCE / POOL HOUSE LIFE SAFETY PLAN

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

LIFE SAFETY GENERAL NOTES

1. ALL RESIDENTIAL CORRIDORS ARE 1-HOUR FIRE RATED UNLESS OTHERWISE NOTED.
2. ALL DOORS LEADING TO UNITS ARE 20 MINUTES RATED UNLESS OTHERWISE NOTED.
3. AREA OF REFUGE NOT REQUIRED IN STAIRS PER SECTION 1009.3.3 EXCEPTION 5 2018 IBC.
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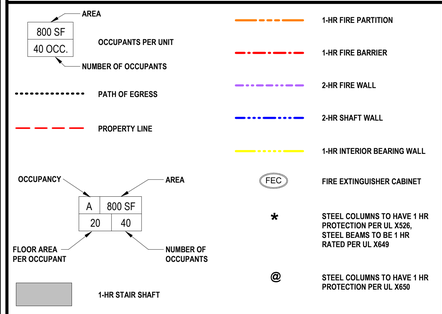
9. STEEL COLUMN WRAP DETAILS ON SHEETS A058, A059, & A370

SYMBOL LEGEND



BUILDING CODES ADOPTED

Building Code	2018 International Building Code (IBC)
Mechanical Code	2018 International Mechanical Code (IMC)
Plumbing Code	2018 International Plumbing Code (IPC)
Fuel Gas Code	2018 International Fuel Gas Code
Electrical Code	2017 National Electrical Code
Energy Code	2018 International Energy Conservation Code (IECC)

ALLOWABLE AREA
Equation 5-1 (506.2.2) - MIXED USE
Aa = At + (NS x If)

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

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

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

MAINTENANCE/ POOL HOUSE

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

GENERAL BUILDING LIMITATIONS (Chapter 5 & 6)

Allowed Building Height (504.3 & 504.4) S-1: 3 / 50' Story / Feet

Allowed Building Height (504.3 & 504.4) B: 3 / 50' Story / Feet

Actual Building Height: 1 / 17' - 11" Story / Feet

ALLOWABLE AREA
Equation 5-1 (506.2.2)
Aa = At + (NS x If)

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

S-1
Tabular area factor: 14,000
NS area factor: 14,000

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

F= 33 + 33
P= 222
W=30

If = (66 / 222 - 0.25) x 30 /30
If = (.30 -.25) x 1
If = .05

FLOOR AREA
Aa = [14,000 + (14,000 x .05)]
Aa = 14,700
S-1 Floor Total Actual Area: 1,443 SF

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ARCHITECT: TR¡ ARCHITECTS
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1	PERMIT COMMENTS	8.17.2021

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TR¡ PROJECT NO. 20-001
SHEET NO. A018
MAINTENANCE / POOL HOUSE LIFE SAFETY PLAN

ARCH SITE PLAN KEYED NOTES

1. CONCRETE SIDEWALK, RE: CIVIL
2. CONTROL JOINT. SEE 4 /A021
3. EXPANSION JOINT. SEE 4 /A021
4. CONCRETE CURB, RE: CIVIL PLANS
5. ACCESSIBLE RAMP, RE: CIVIL PLANS
6. PLANTER AREA.
7. CONCRETE STEPS. COORDINATE AND VERIFY W/ CIVIL PLANS FOR FINAL GRADES AND ALL OTHER GRADING INFO. PROVIDE HANDRAIL EACH SIDE - SEE TYPICAL DETAIL. VERIFY NUMBER OF RISERS REQUIRED WITH GRADING.
8. TRASH ENCLOSURE WITH 30' CONCRETE PAD APPROACH, LOCATE PER CIVIL PLANS.

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

ARCH SITE PLAN LEGEND

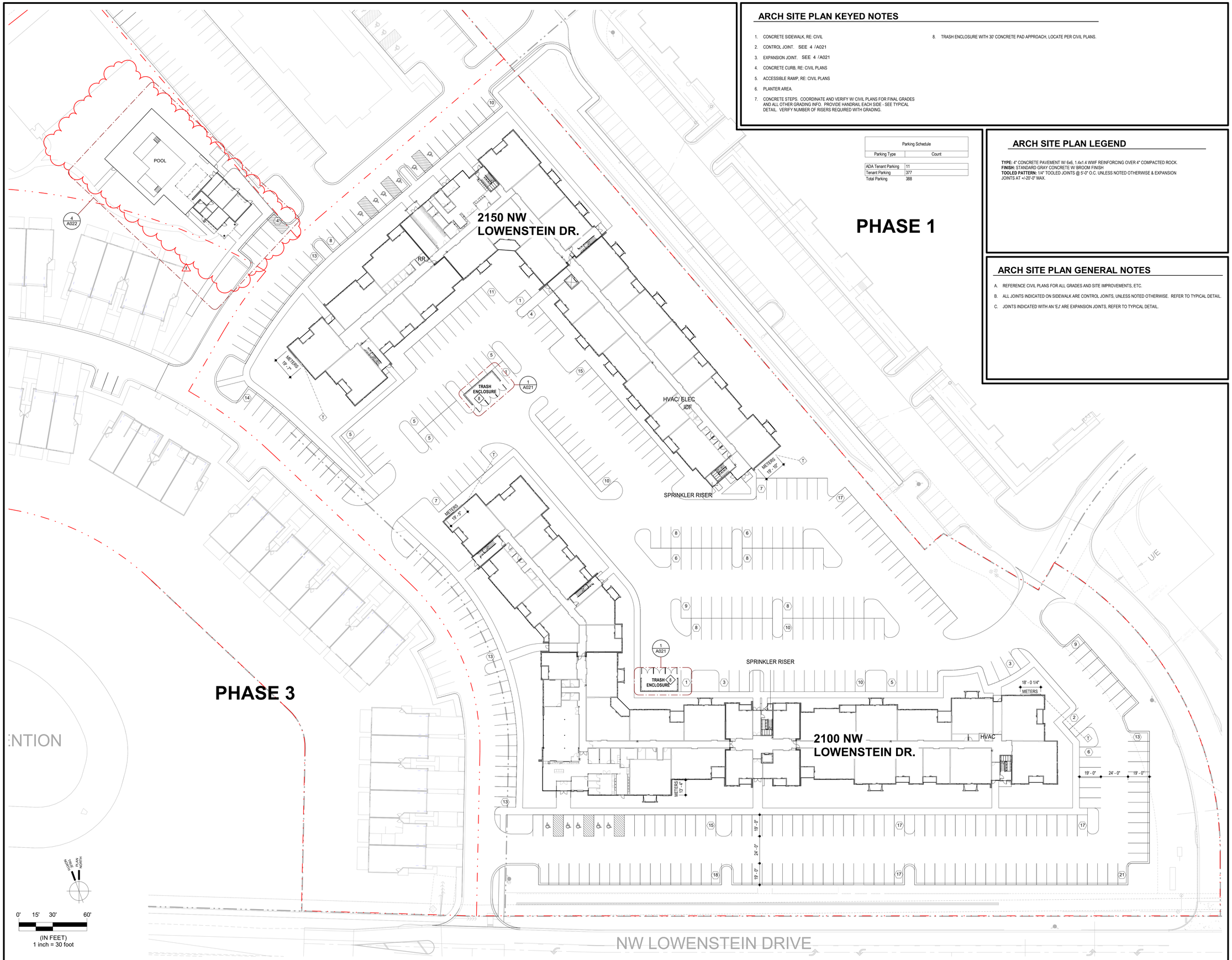
TYPE: 4" CONCRETE PAVEMENT W/ 6x6, 1.4x1.4 WWF REINFORCING OVER 4" COMPACTED ROCK.
FINISH: STANDARD GRAY CONCRETE W/ BROOM FINISH
TOOLED PATTERN: 1/4" TOOLED JOINTS @ 5'-0" O.C. UNLESS NOTED OTHERWISE & EXPANSION JOINTS AT +/-20'-0" MAX.

ARCH SITE PLAN GENERAL NOTES

A. REFERENCE CIVIL PLANS FOR ALL GRADES AND SITE IMPROVEMENTS, ETC.

B. ALL JOINTS INDICATED ON SIDEWALK ARE CONTROL JOINTS, UNLESS NOTED OTHERWISE. REFER TO TYPICAL DETAIL.

C. JOINTS INDICATED WITH AN 'EJ' ARE EXPANSION JOINTS, REFER TO TYPICAL DETAIL.



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

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STRUCTURAL ENGINEER — BOB D CAMPBELL & COMPANY
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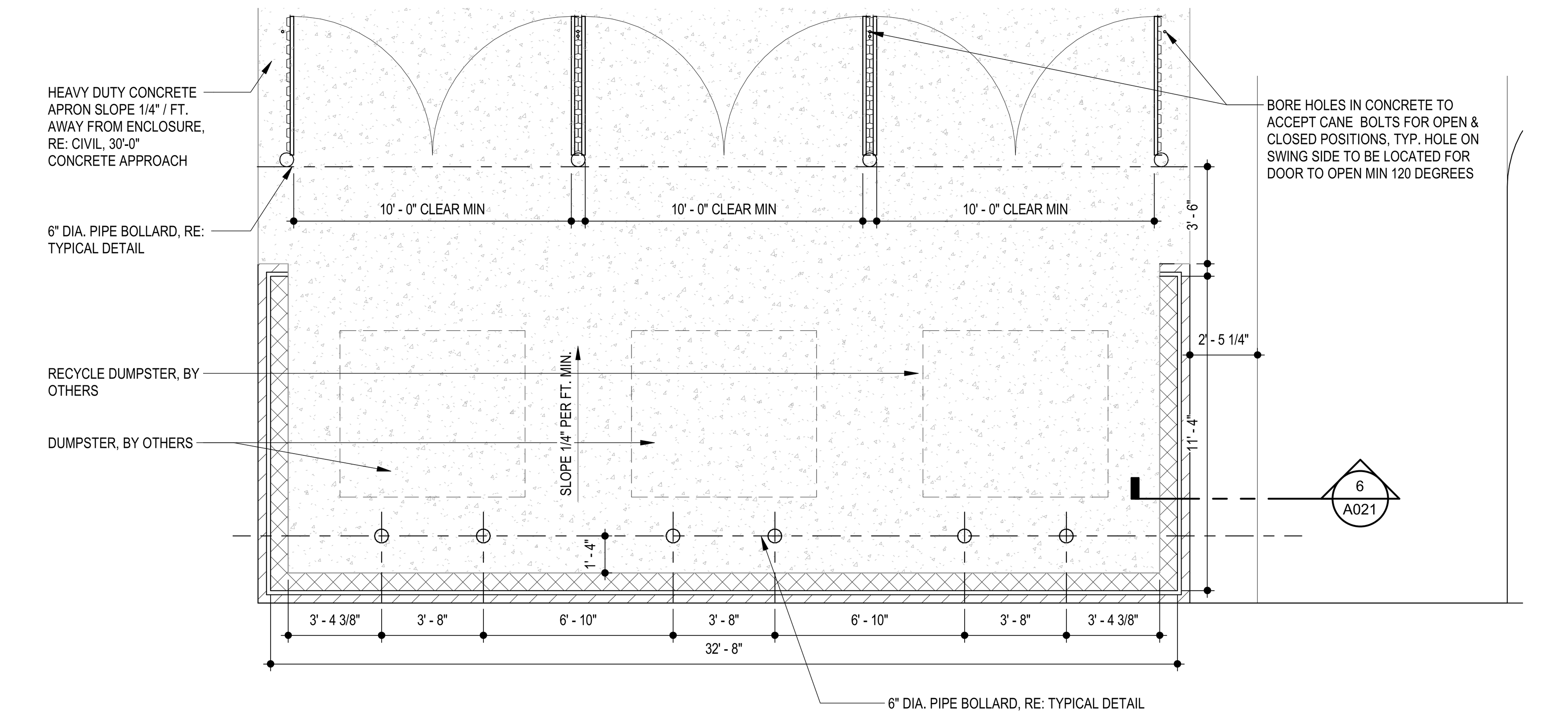
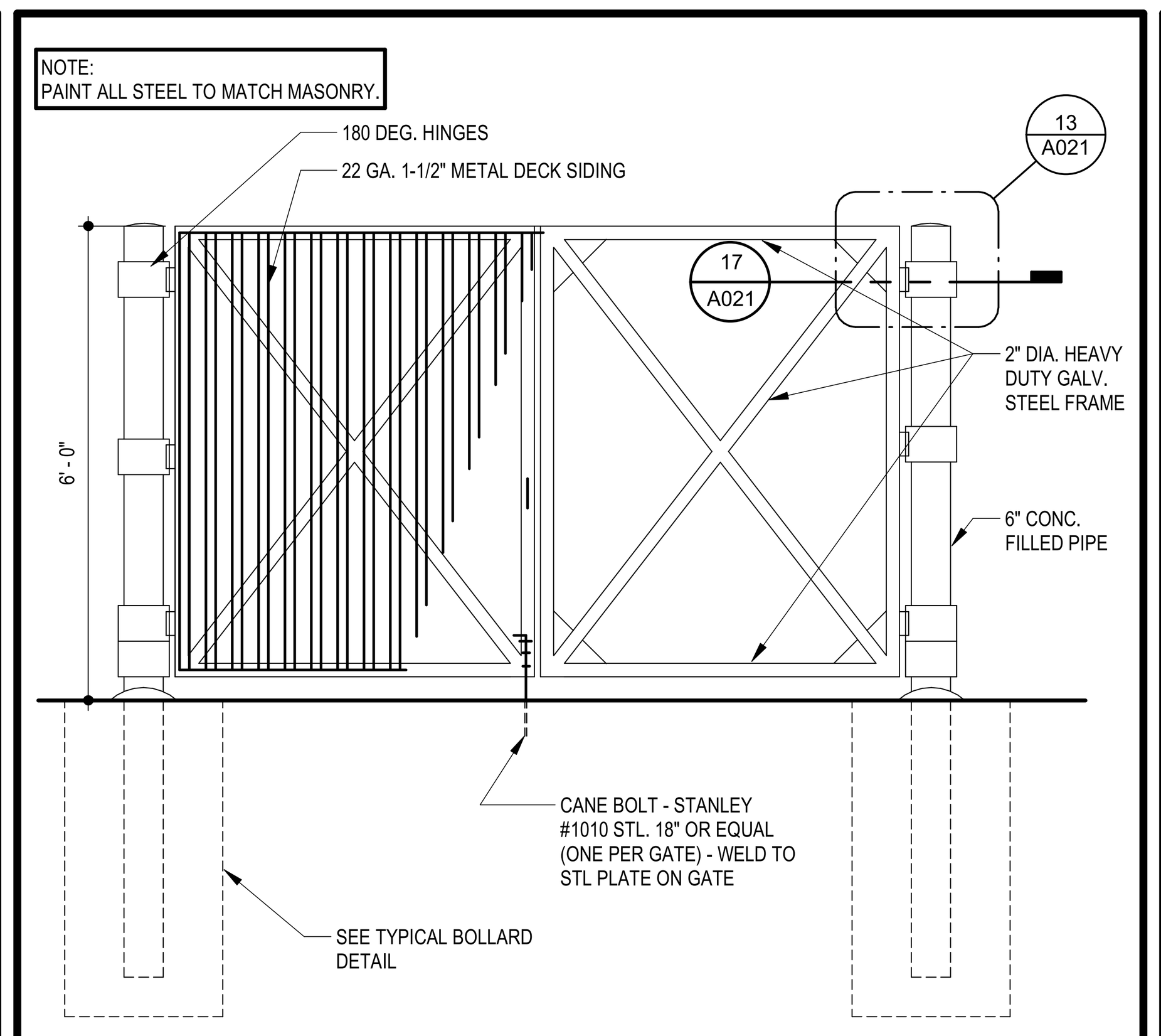
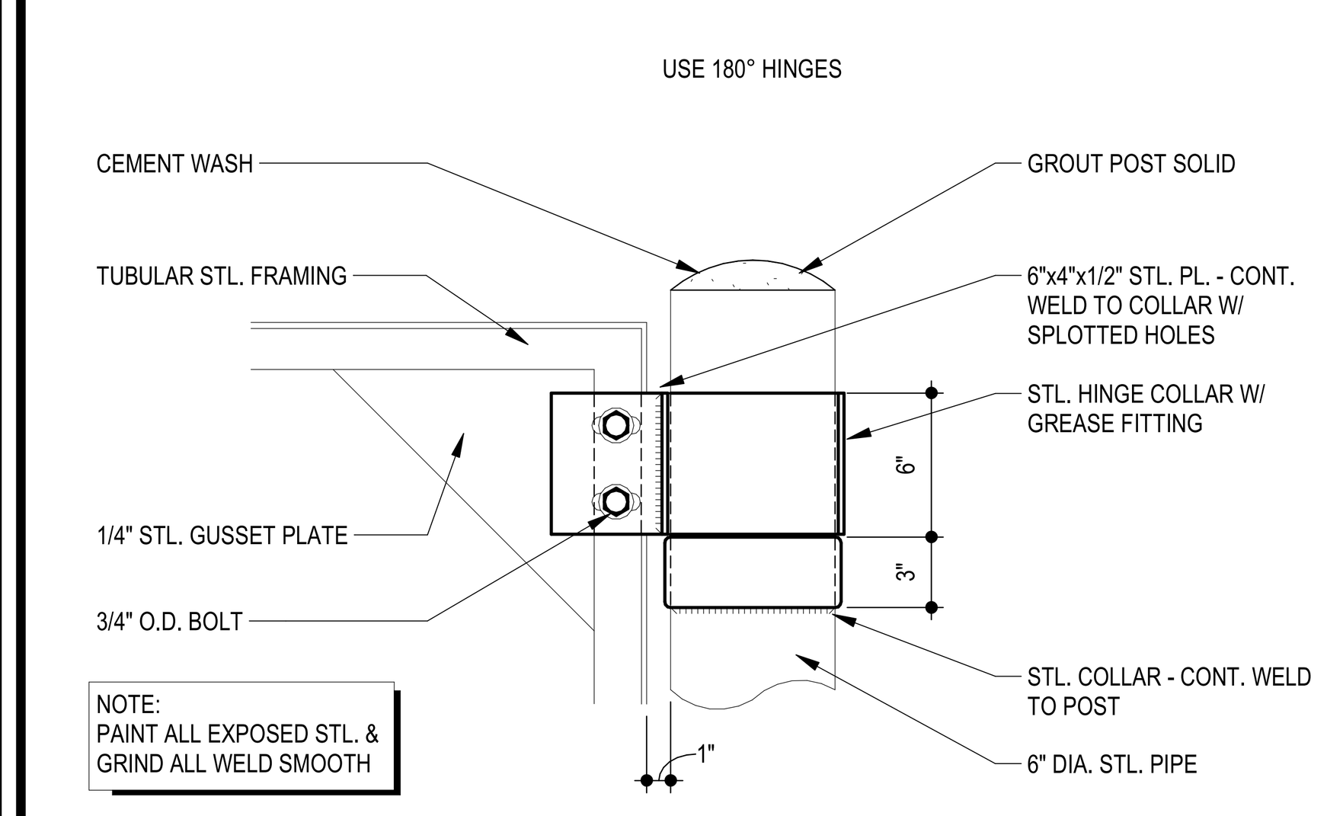
SHEET NO. A020
ARCHITECTURAL SITE PLAN



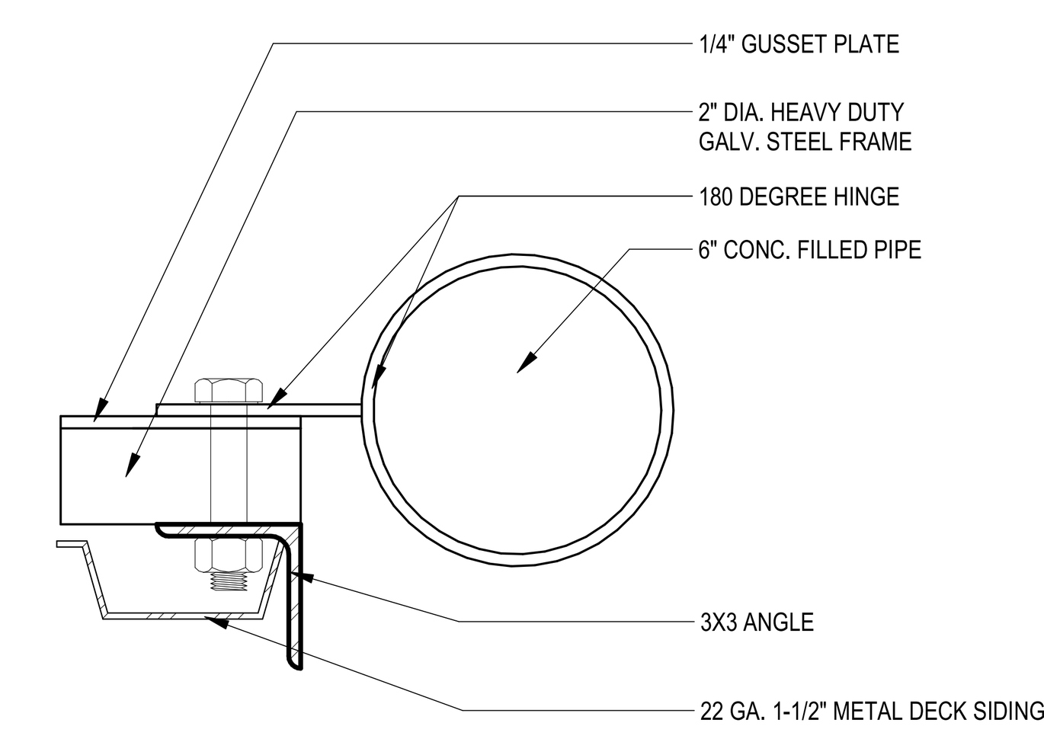
1 **TRASH ENCLOSURE PLAN**
SCALE: 1/4" = 1'-0"



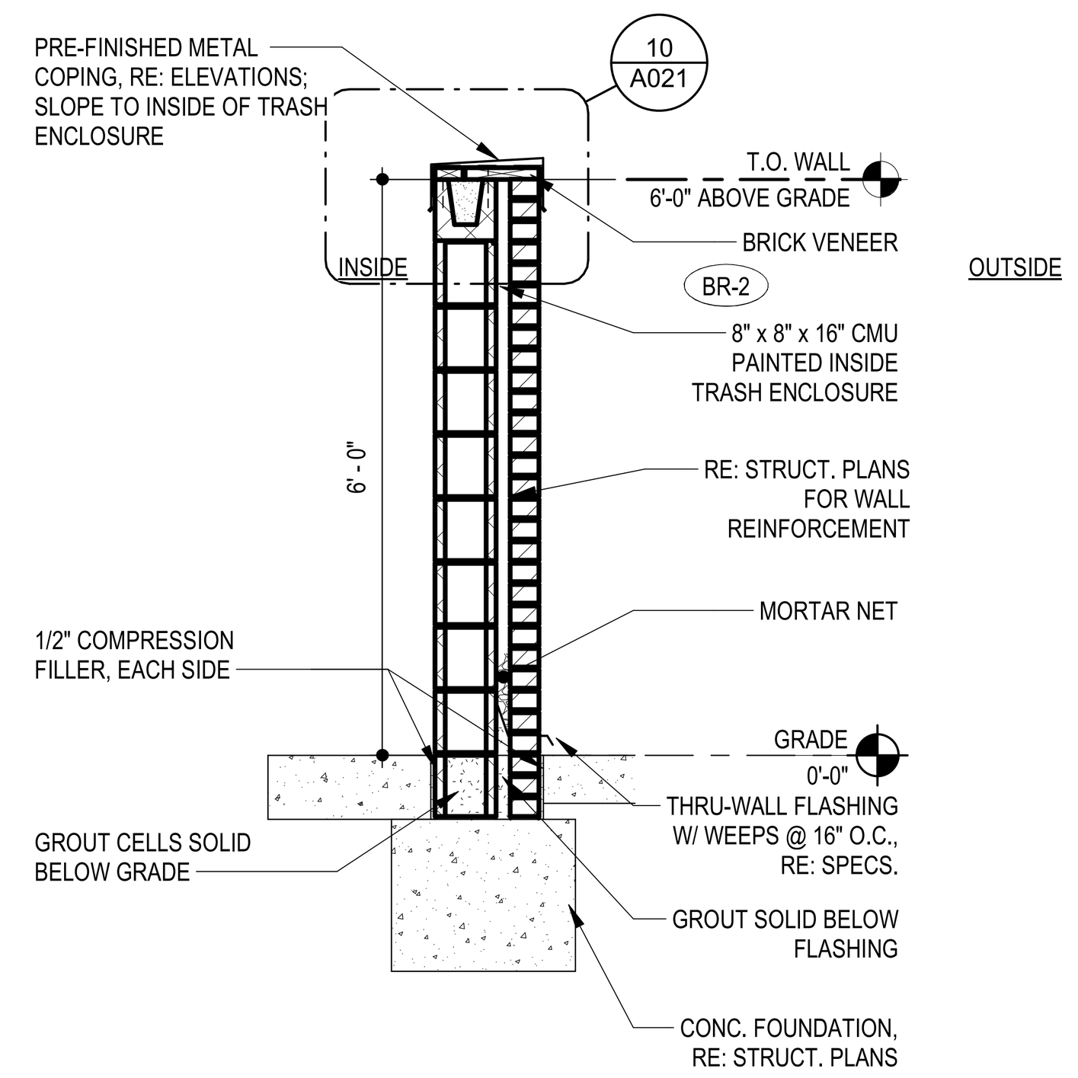
9 **TRASH ENCLOSURE GATE ELEVATION**
SCALE: 1/2" = 1'-0"



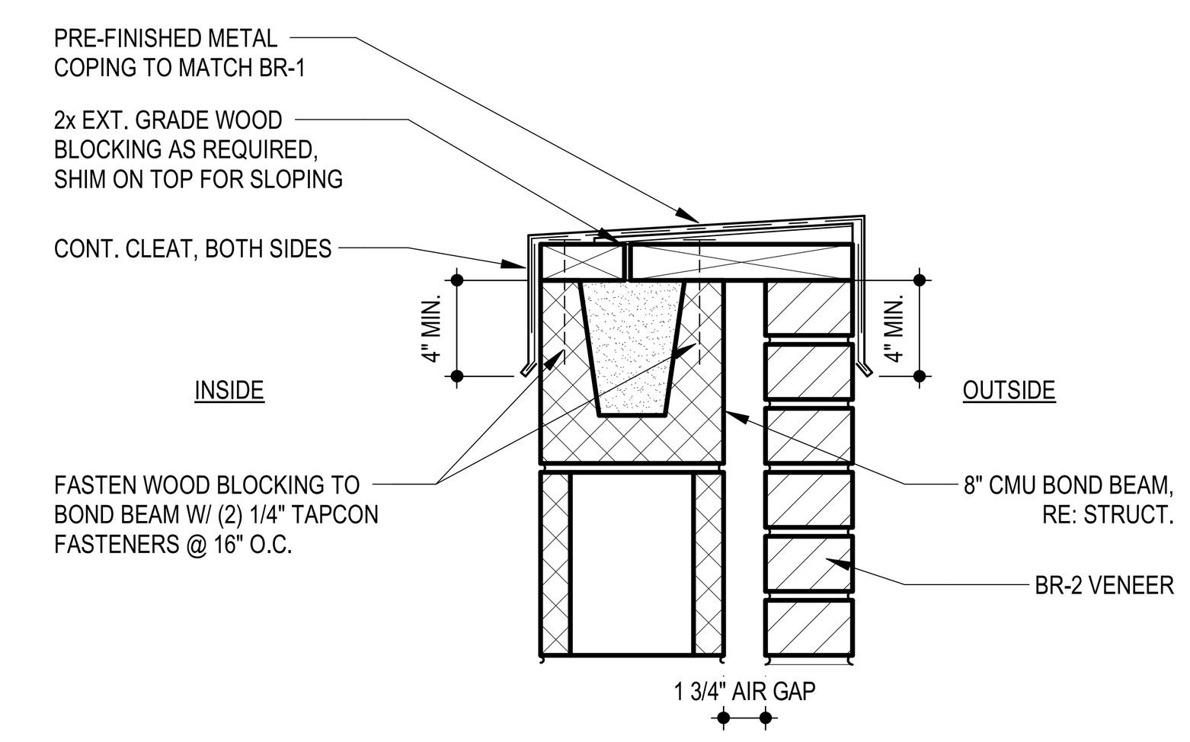
13 **HINGE DETAIL**
SCALE: 1 1/2" = 1'-0"



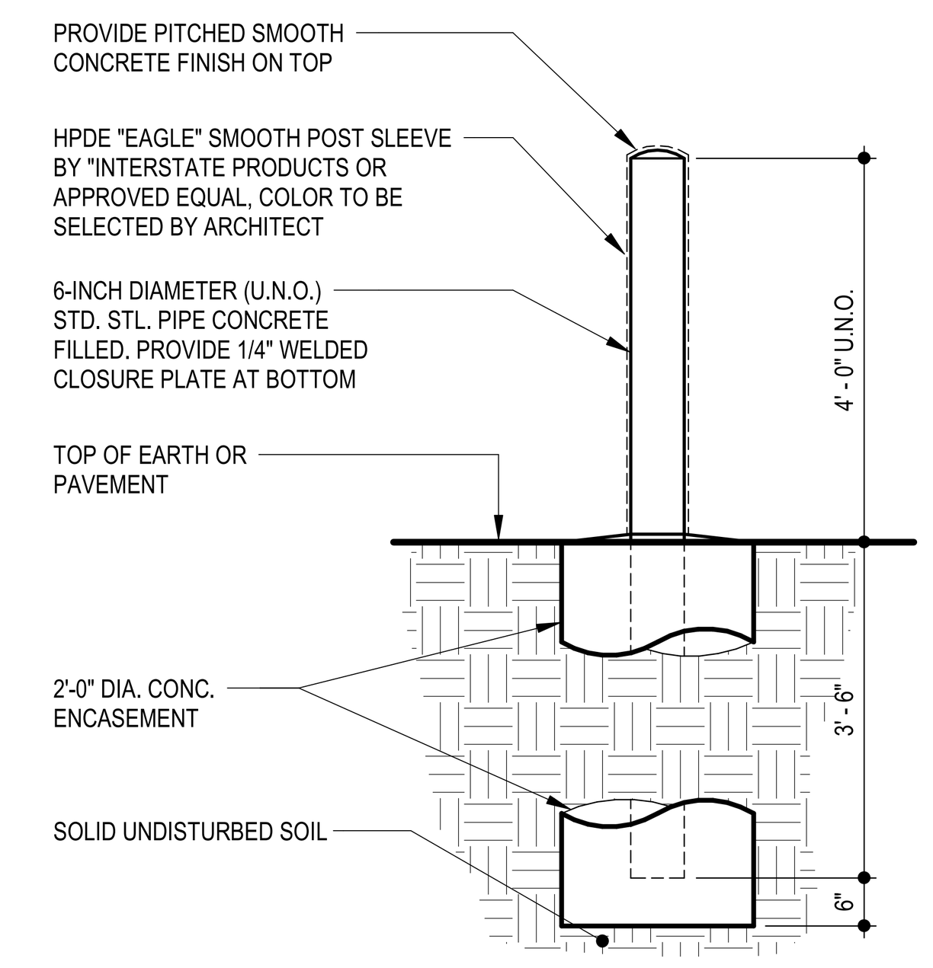
17 **TRASH ENCLOSURE HINGE**
SCALE: 3" = 1'-0"



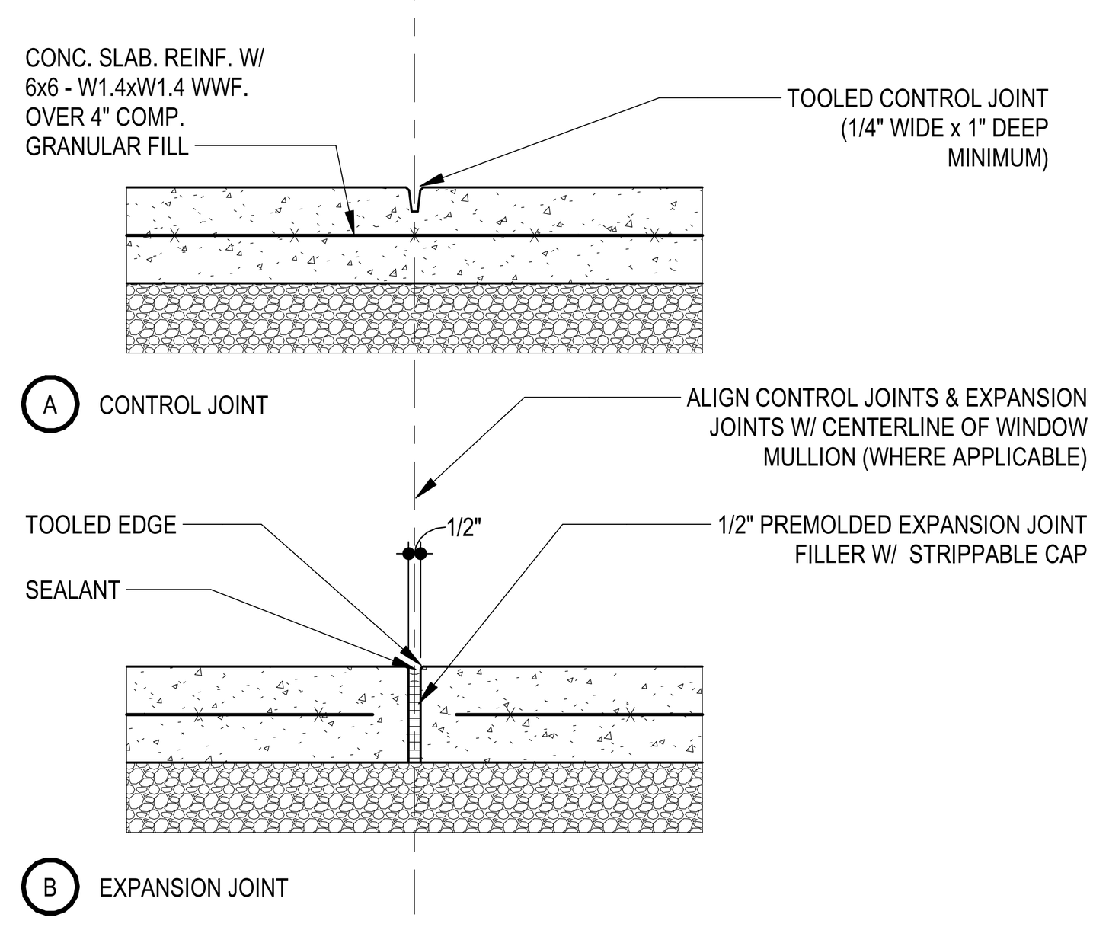
6 **TRASH ENCLOSURE WALL SECTION**
SCALE: 1/2" = 1'-0"



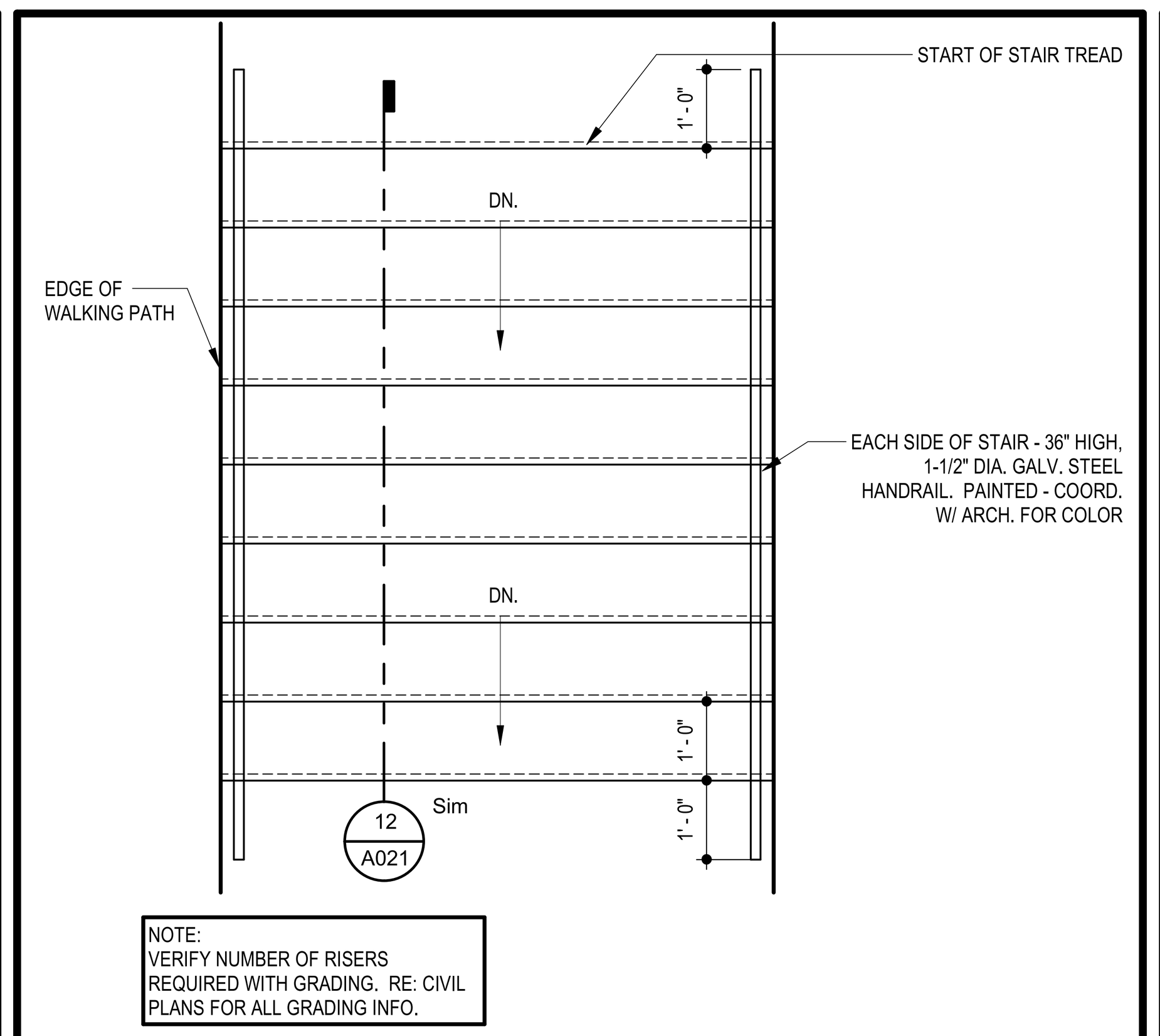
10 **TRASH ENCLOSURE COPING DETAIL**
SCALE: 1 1/2" = 1'-0"



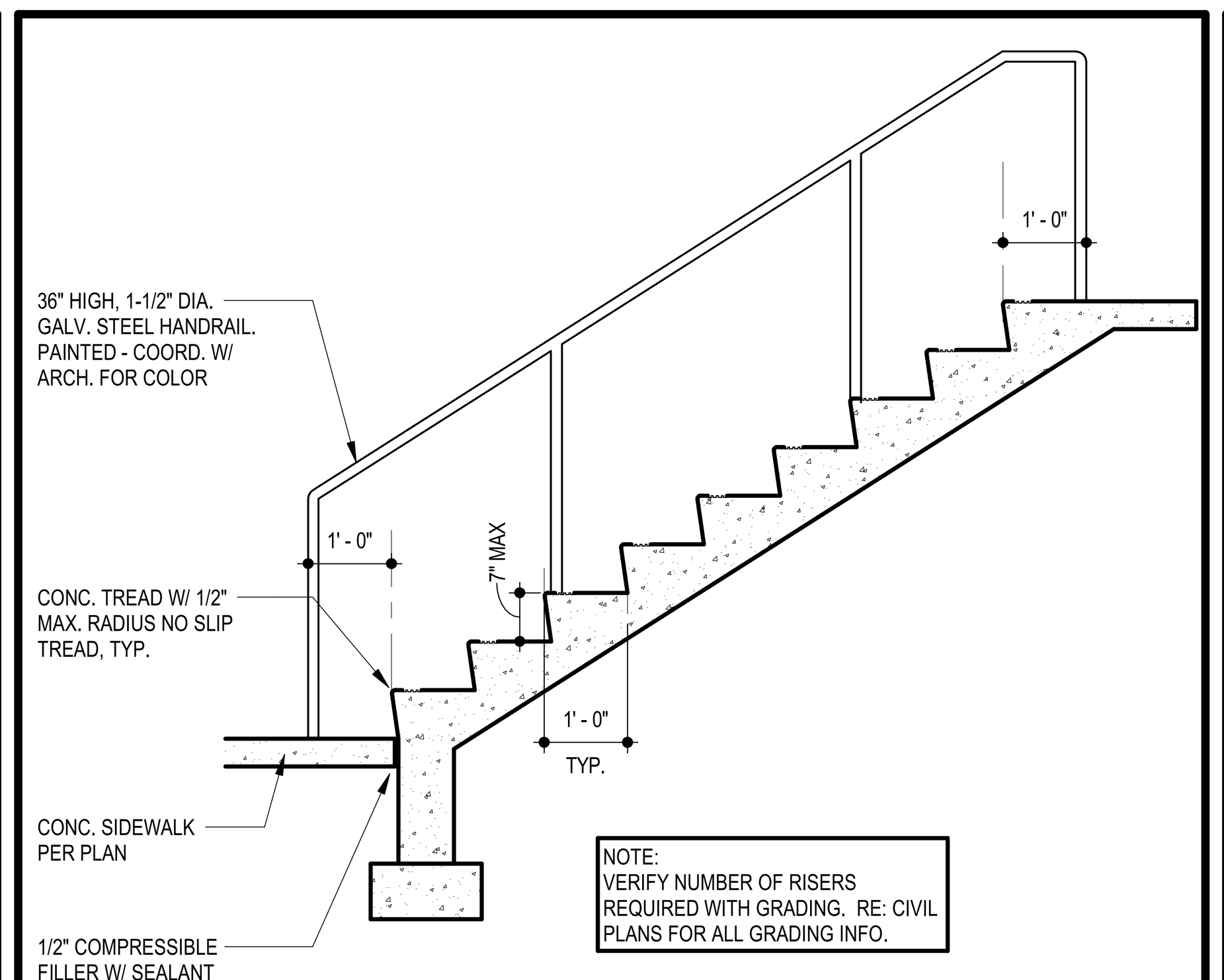
14 **BOLLARD DETAIL**
SCALE: 1/2" = 1'-0"



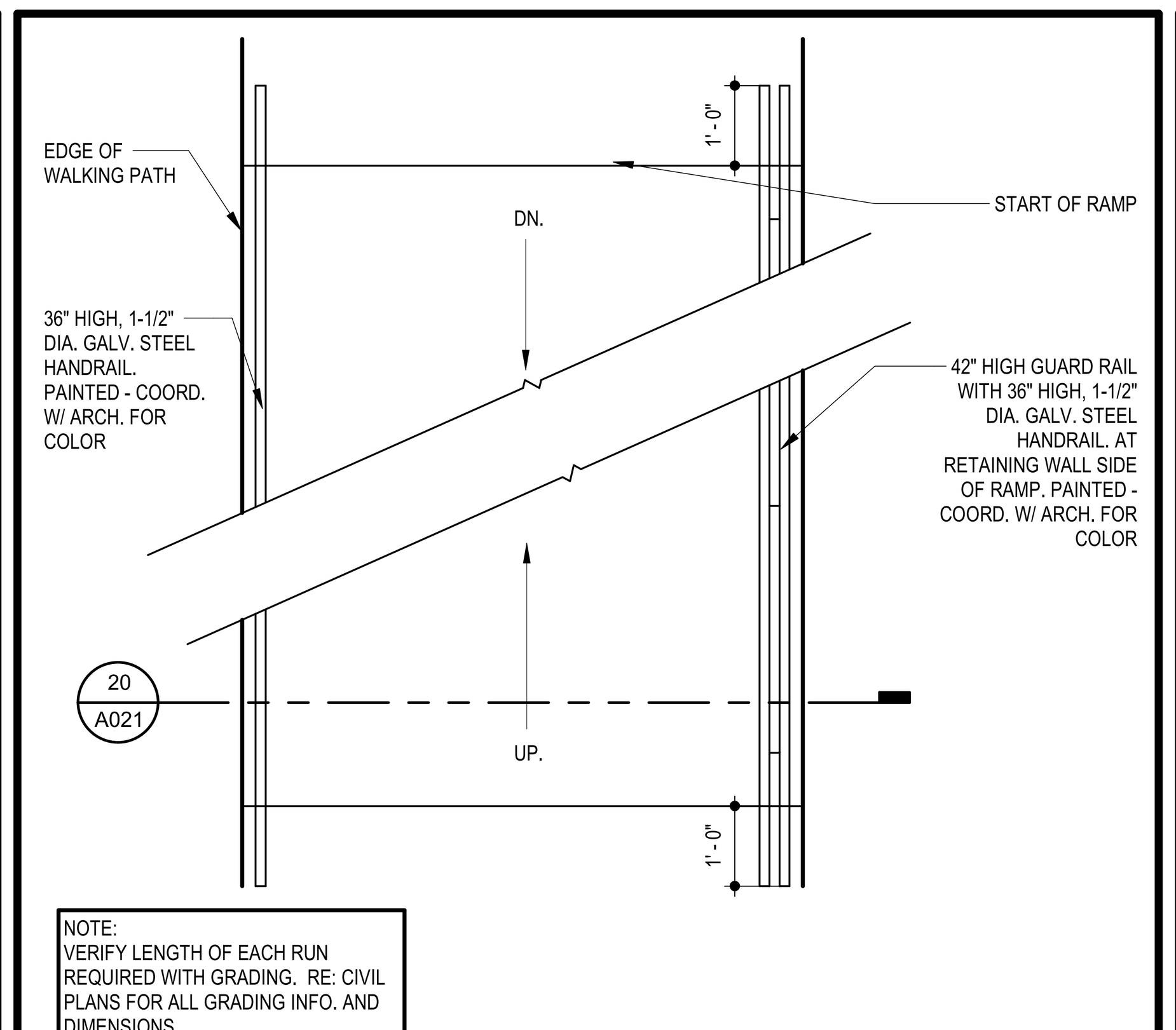
4 **SIDEWALK JOINT DETAIL**
SCALE: 1 1/2" = 1'-0"



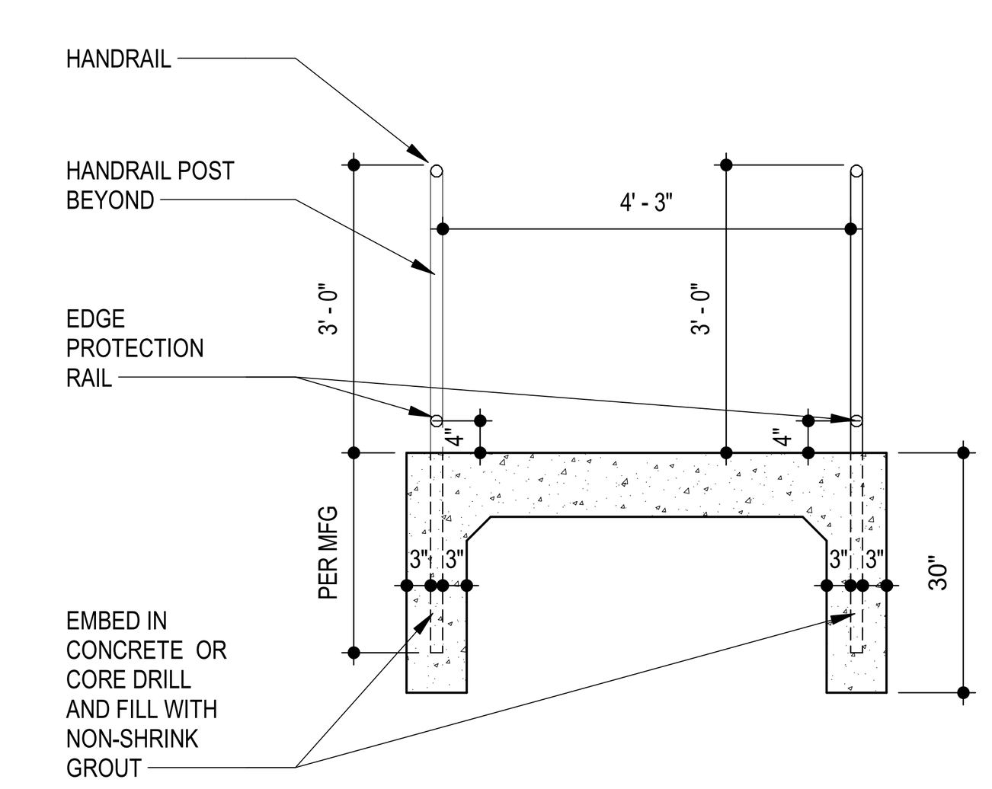
8 **STAIR PLAN**
SCALE: 1/2" = 1'-0"



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



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



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

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SHEET NO.

A021

SITE DETAILS

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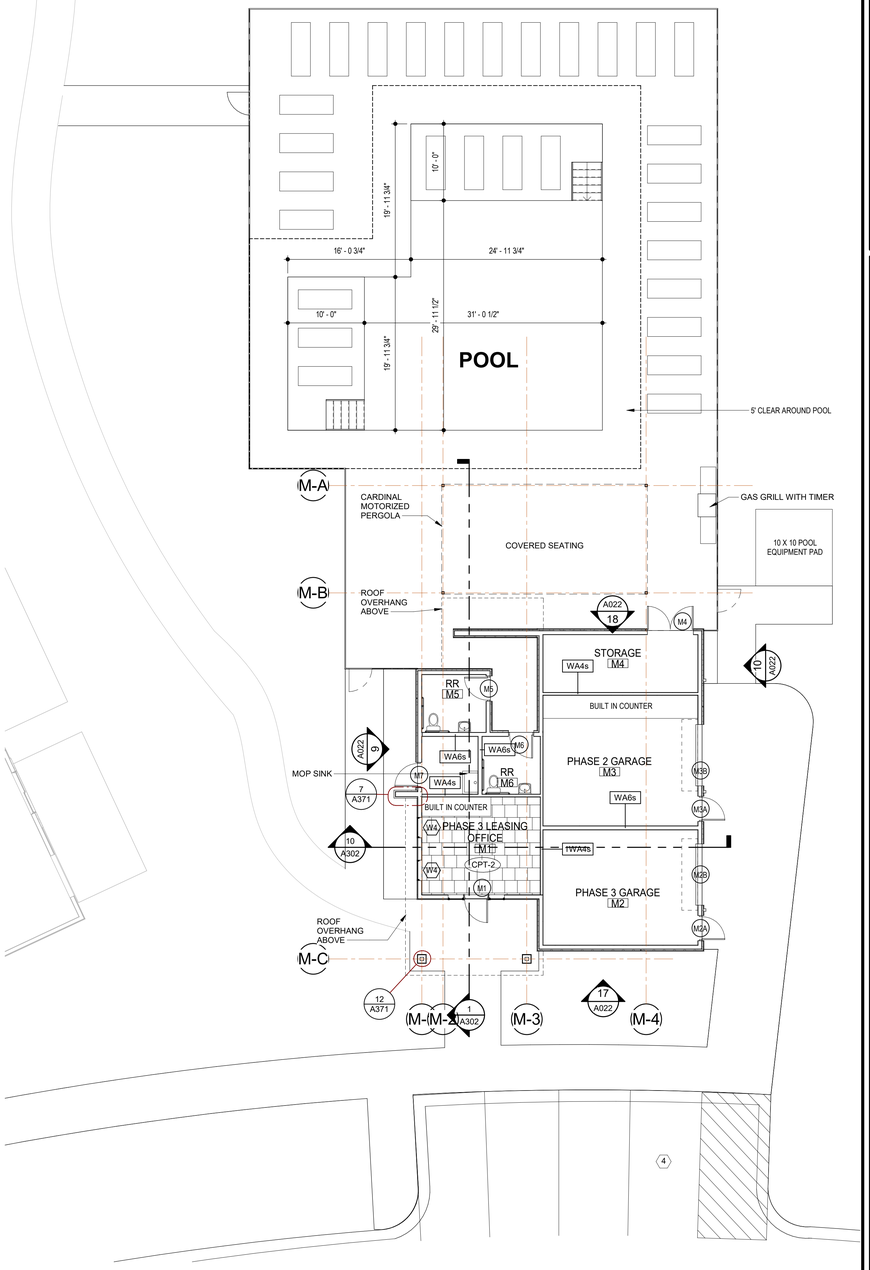
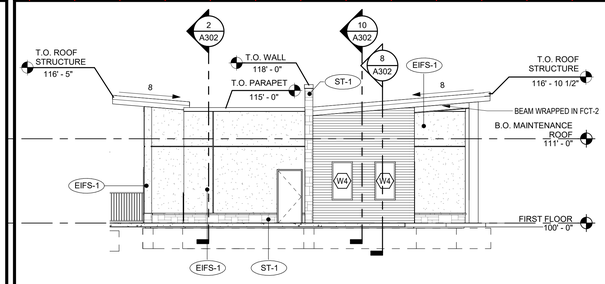
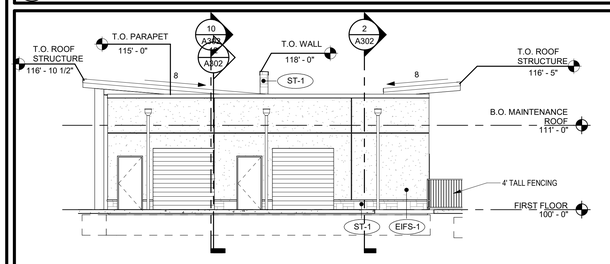


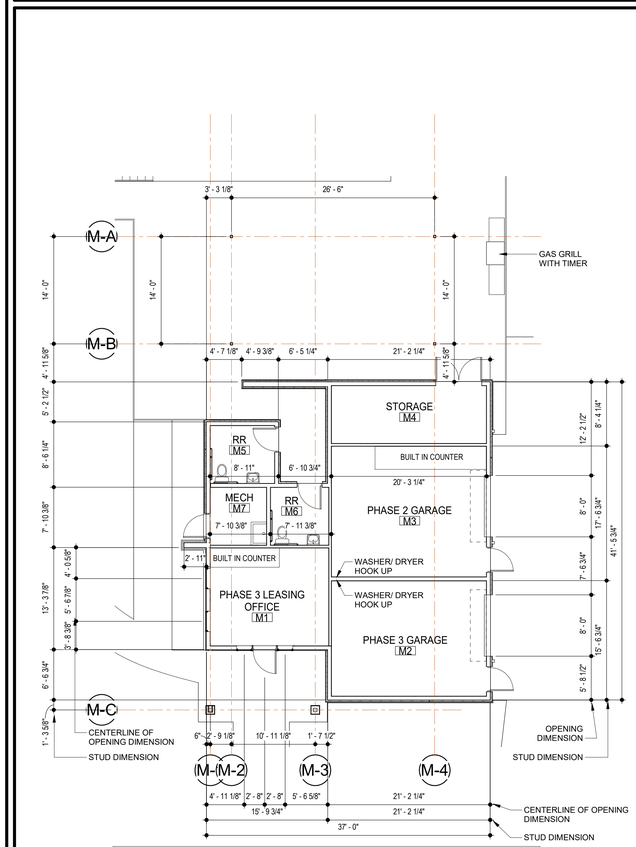
4 MAINTENANCE / POOL HOUSE SITE PLAN
SCALE: 1/8" = 1'-0"



9 WEST ELEVATION
SCALE: 1/8" = 1'-0"



10 EAST ELEVATION
SCALE: 1/8" = 1'-0"



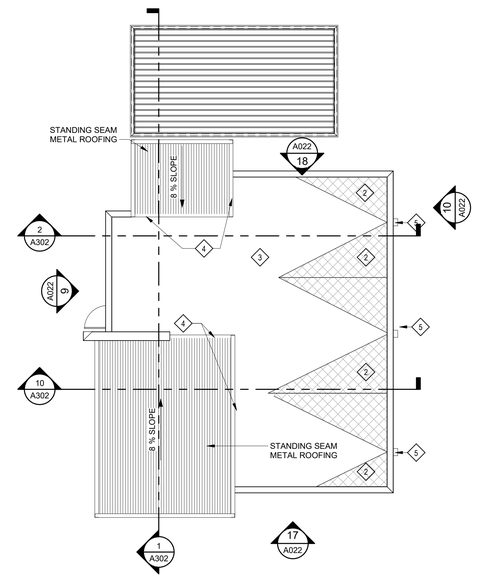
MAINTENANCE / POOL HOUSE ROOM FINISHES

ROOM NUMBER	NAME	CEILING FINISH	FLOOR FINISH	WALL FINISH	BASE FINISH
M1	PHASE 3 LEASING OFFICE	PT-2	CPT-2	PT-3	PT-2
M2	PHASE 3 GARAGE	PT-2	SEALED CONCRETE	PT-2 EPOXY	VB-1
M3	PHASE 2 GARAGE	PT-2	SEALED CONCRETE	PT-2 EPOXY	VB-1
M4	STORAGE	PT-2	SEALED CONCRETE	PT-2 EPOXY	VB-1
M5	RR	PT-2	SEALED CONCRETE	PT-2 EPOXY	VB-1
M6	RR	PT-2	SEALED CONCRETE	PT-2 EPOXY	VB-1
M7	MECH	PT-2	SEALED CONCRETE	PT-2 EPOXY	VB-1

12 MAINTENANCE / POOL HOUSE PLAN
SCALE: 1/8" = 1'-0"

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

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



20 MAINTENANCE / POOL HOUSE ROOF PLAN
SCALE: 1/8" = 1'-0"

DOWNSPOUT CALCS

1,792 S.F. / 3 DOWNSPOUTS = 597 S.F./D.S.
(SMACNA) TABLE 1-2 - 100 YEAR S.F./S.I. = 120
597 /120 = 4.975 SQUARE INCHES OF DOWNSPOUT AREA
USE (3) 4" SQ. DOWNSPOUTS

ROOF KEYED NOTES

1. PROVIDE TAPERED CRICKETS AT ALL ROOF TOP UNITS. SLOPE 1/2" PER FOOT MINIMUM. INSTALL FLASHING AND COUNTER FLASHING PER ROOFING MANUFACTURER'S WRITTEN RECOMMENDATIONS.
2. TAPERED CRICKETS AS REQUIRED. SLOPE 1/2" PER FOOT MINIMUM.
3. FULLY ADHERED T.P.O. ROOF MEMBRANE.
4. CHANGE IN ROOF SLOPE AND/OR ELEVATION.
5. THRU-WALL ROOF SCUPPER WITH OVERFLOW.

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1	PERMIT COMMENTS	8.17.2021

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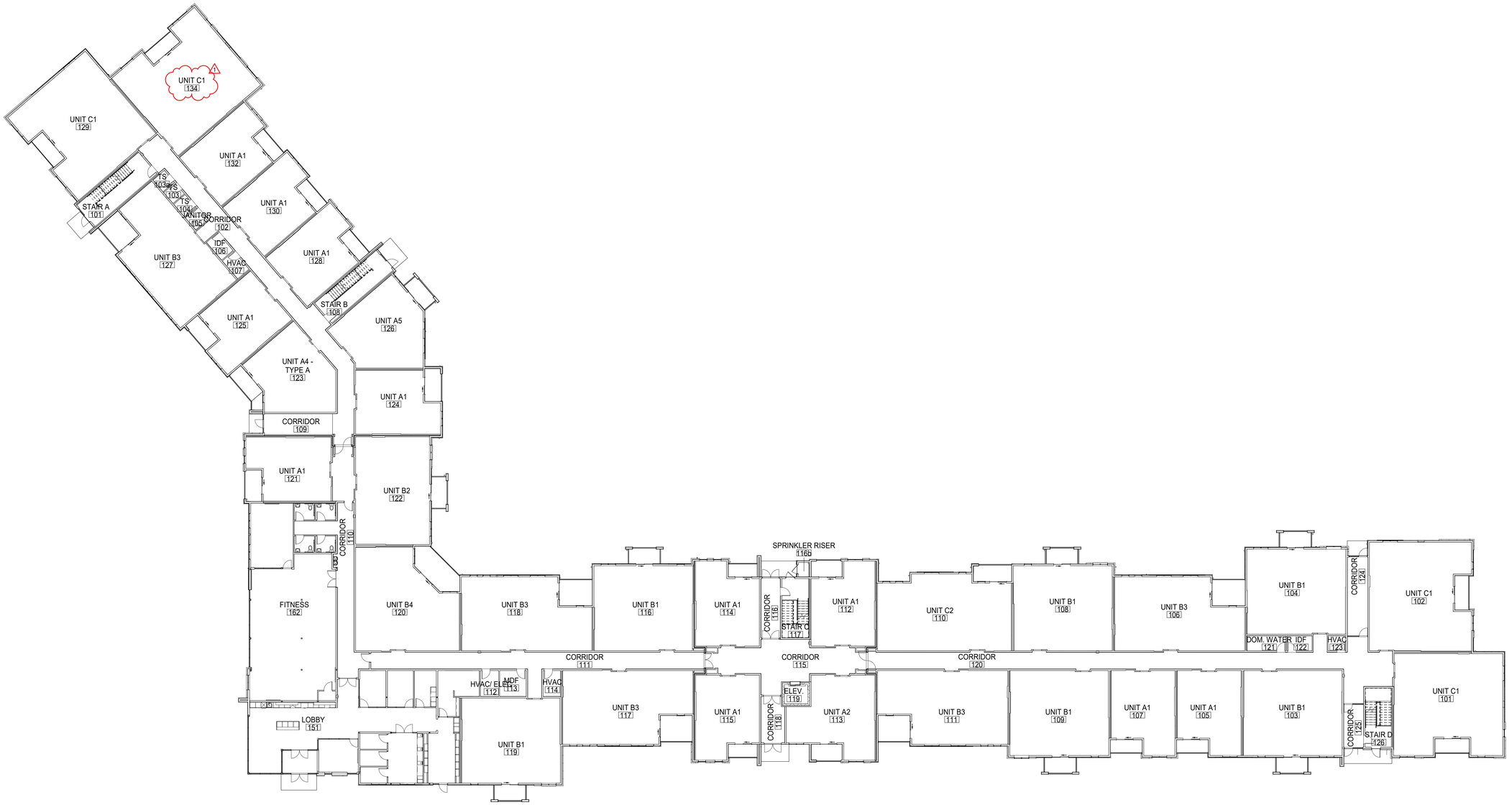
A022

MAINTENANCE SHED / POOL HOUSE

UNIT ADDRESS PLAN

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

UNIT ENTRY ELEVATION DETAIL 1/A420



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

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

RELEASED FOR CONSTRUCTION
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ARCHITECT	TR¡ ARCHITECTS
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A023

BLDG 1 - FIRST FLOOR ADDRESS PLAN

UNIT ADDRESS PLAN

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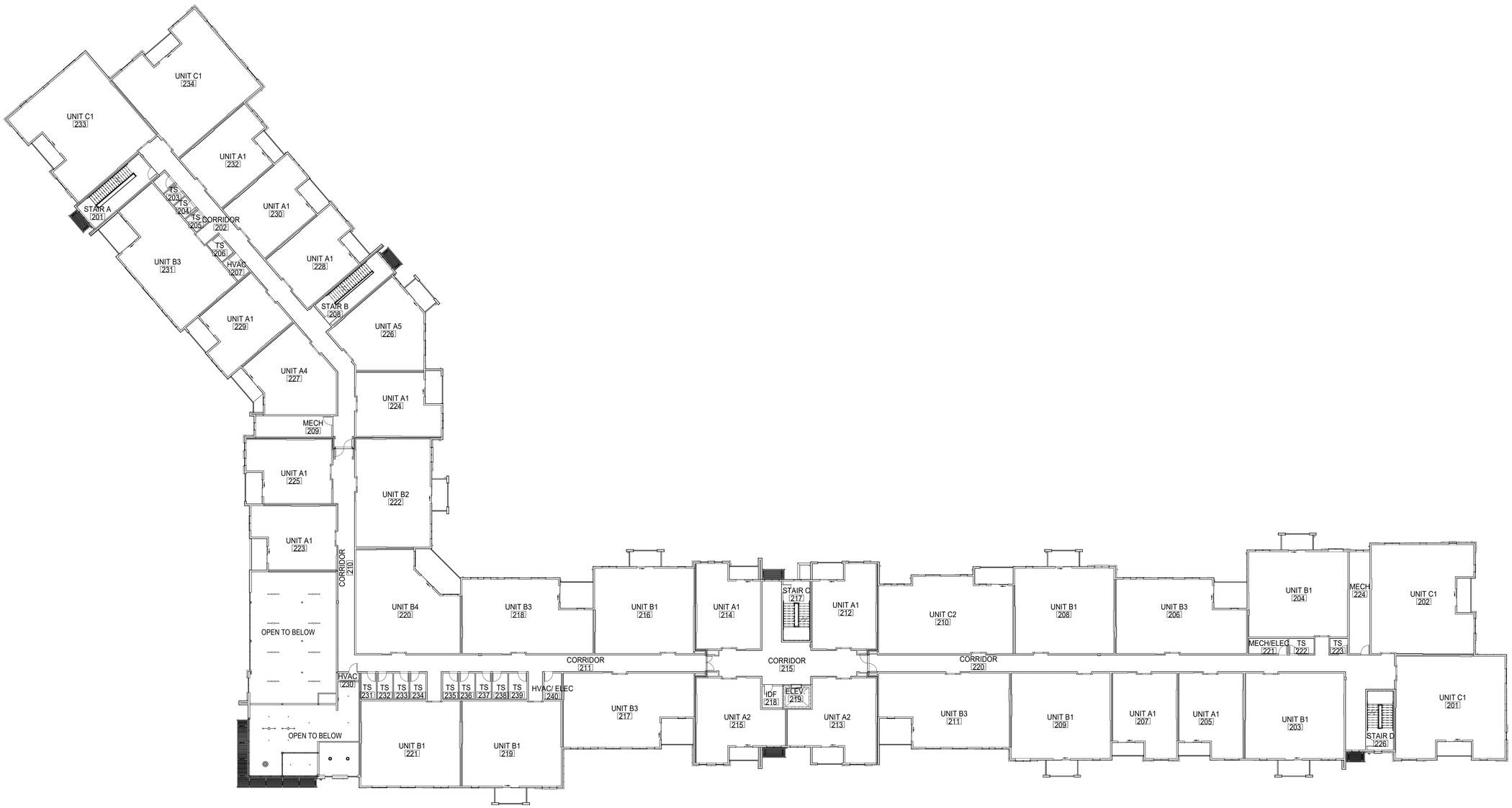
UNIT ENTRY ELEVATION DETAIL 1/A420



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

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SHEET NO.

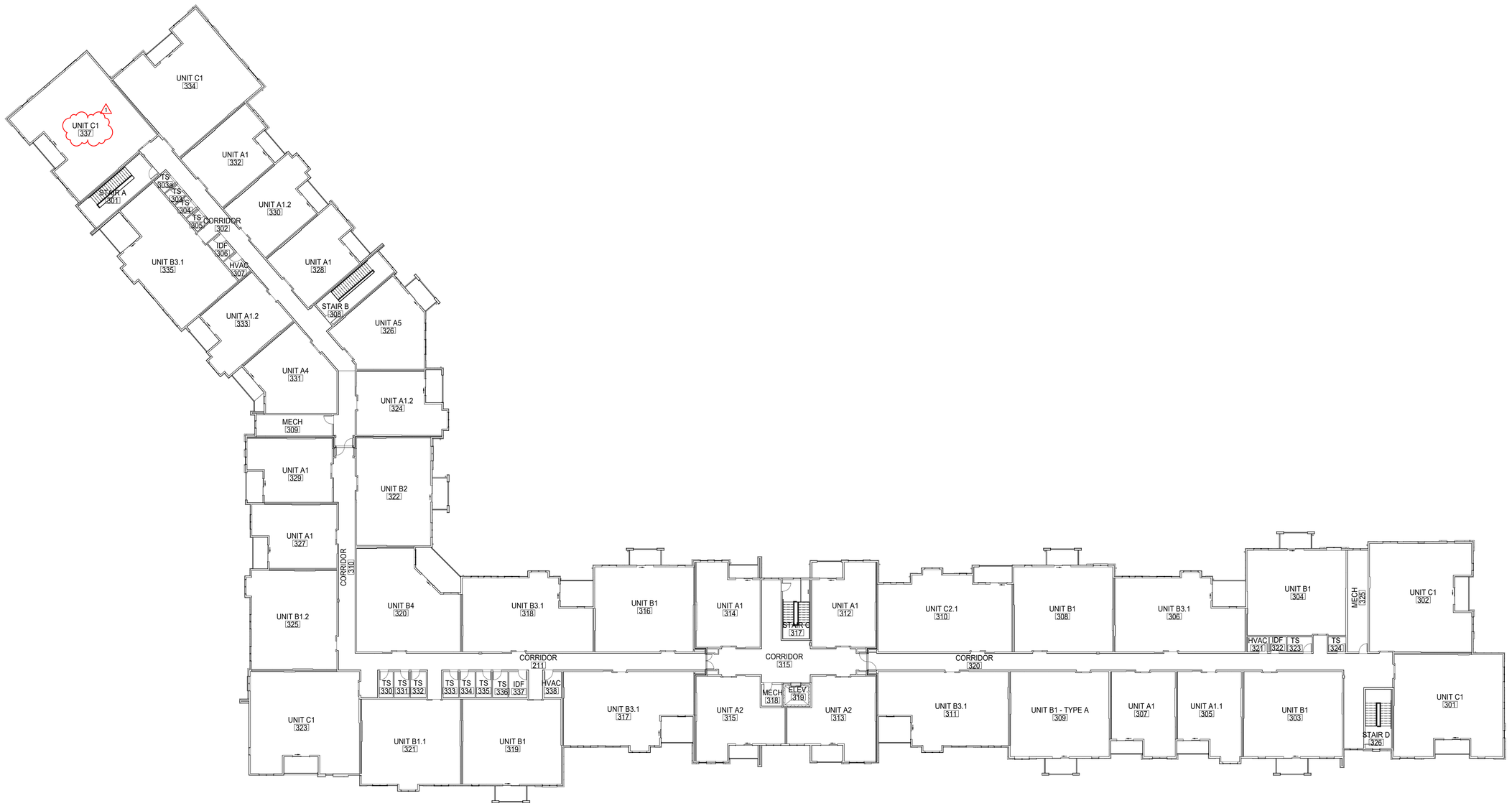
A024

BLDG 1 - SECOND FLOOR ADDRESS PLAN

UNIT ADDRESS PLAN

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

UNIT ENTRY ELEVATION DETAIL 1/A420



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

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

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SM ENGINEERING	CIVIL ENGINEER
BRINKMANN CONSTRUCTORS	GENERAL CONTRACTOR
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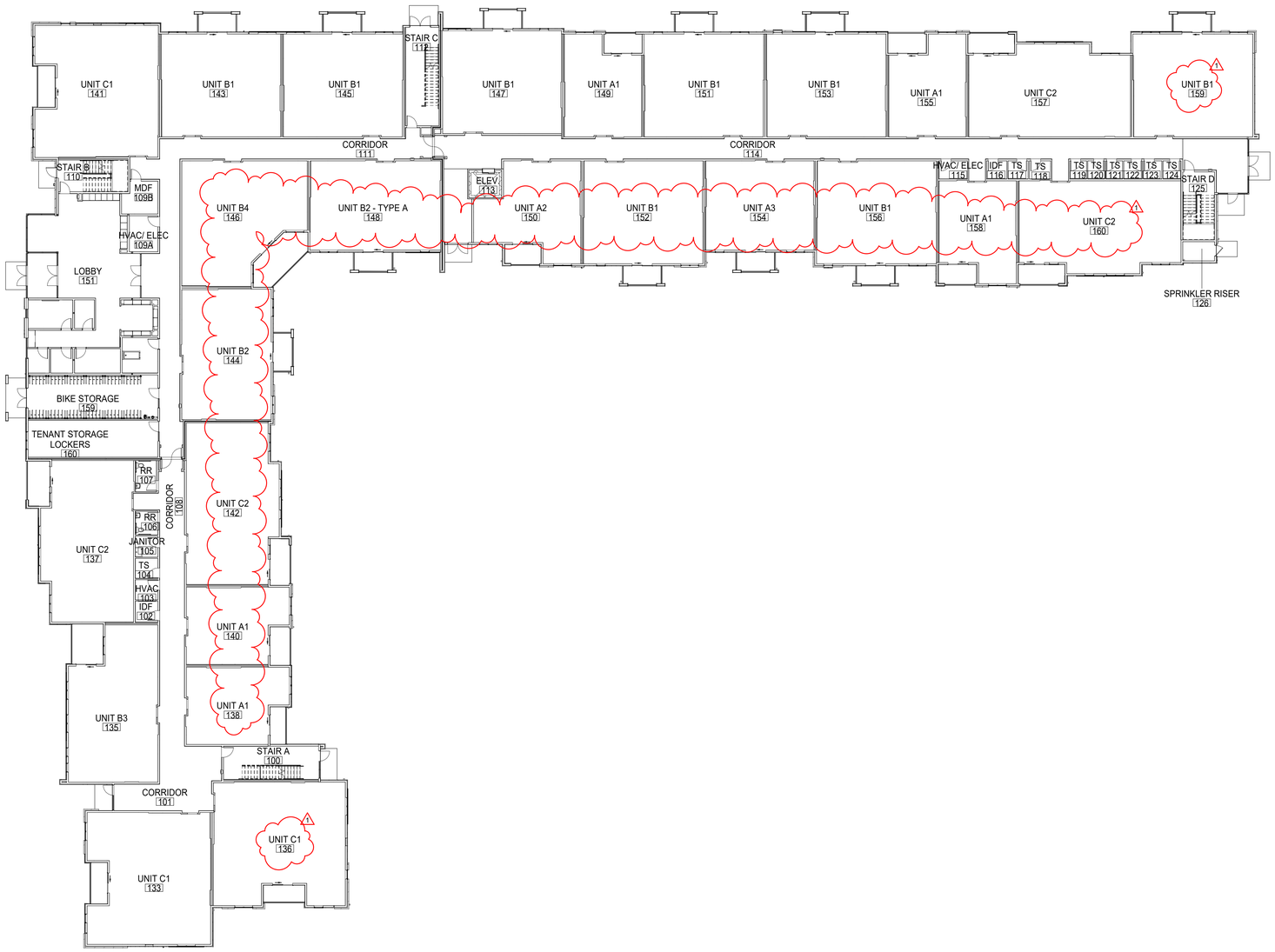
BLDG 1 - THIRD FLOOR ADDRESS PLAN

UNIT ADDRESS PLAN

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

UNIT ENTRY ELEVATION DETAIL 1/A420



4 BLDG 2 - FIRST FLOOR ADDRESS PLAN

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

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SHEET NO.

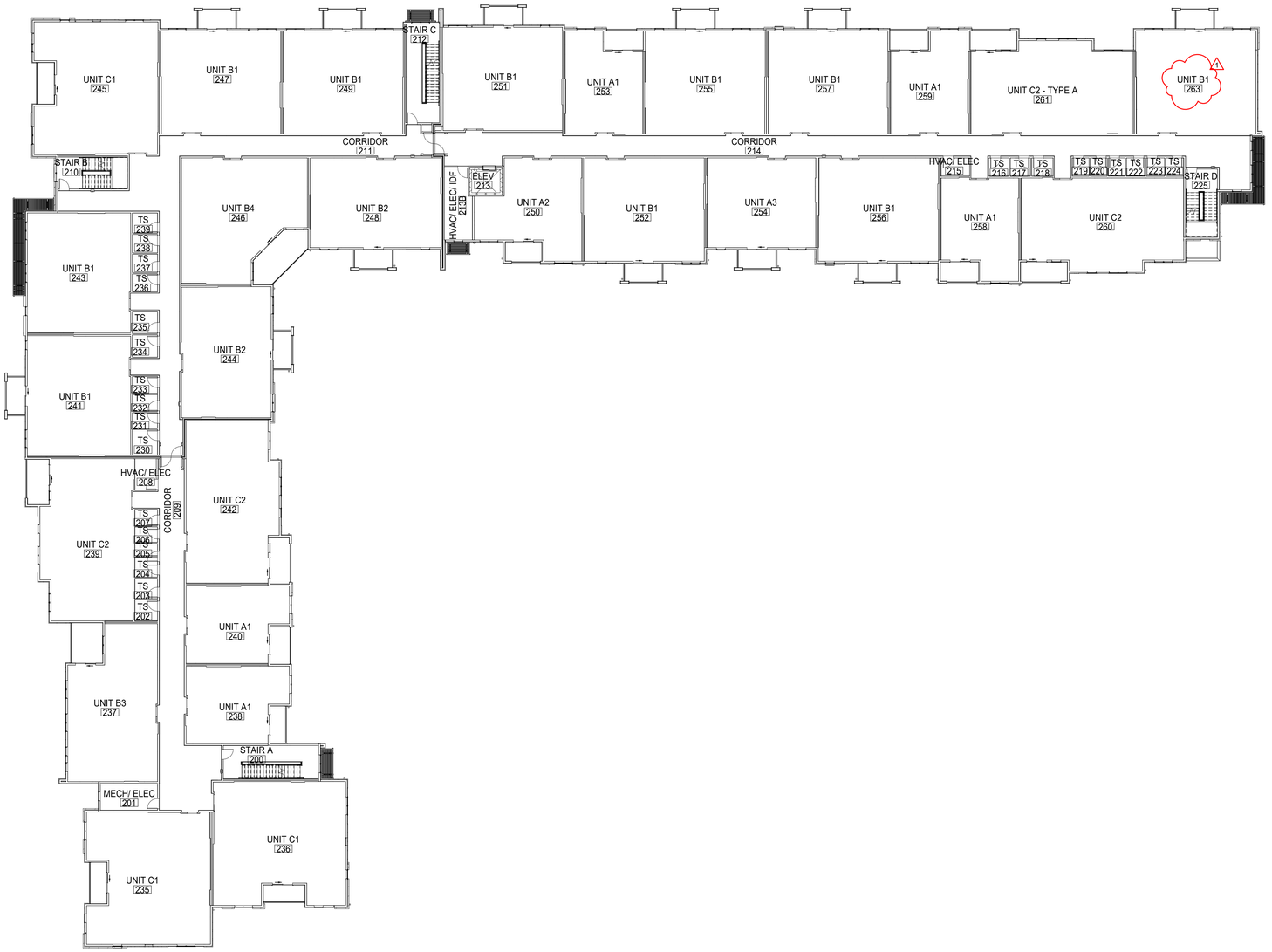
A026

BLDG 2 - FIRST FLOOR ADDRESS PLAN

UNIT ADDRESS PLAN

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

UNIT ENTRY ELEVATION DETAIL 1/A420



4 BLDG 2 - SECOND FLOOR ADDRESS PLAN

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

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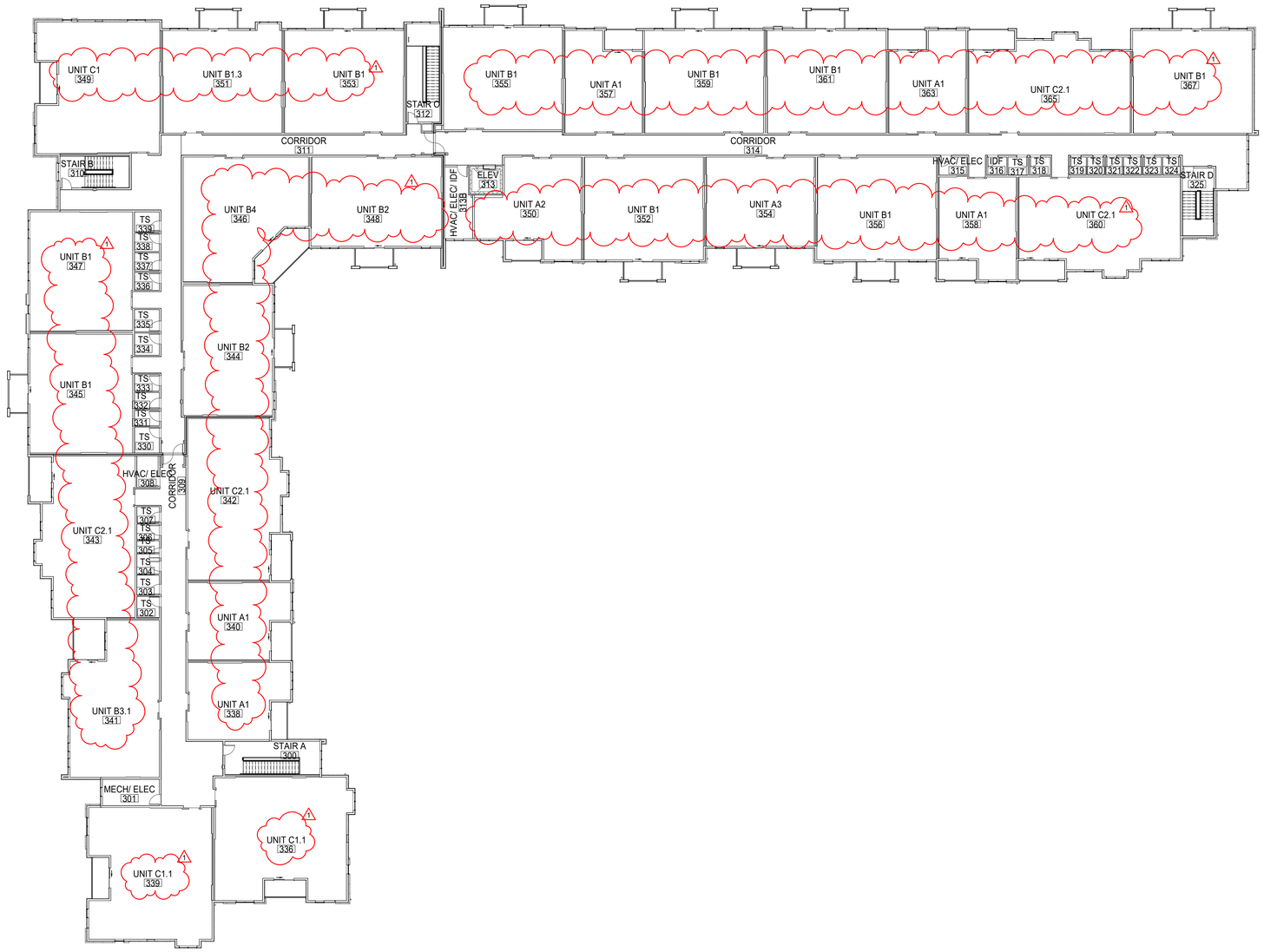
BLDG 2 - SECOND FLOOR ADDRESS PLAN

UNIT ADDRESS PLAN

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

UNIT ENTRY ELEVATION DETAIL 1/A420



4 BLDG 2 - THIRD FLOOR ADDRESS PLAN

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

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As Noted on Plans Review
Development Services Department
Lee's Summit, Missouri
02/01/2022

8.17.2021

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

Together Development

The Signature at West Pryor

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

TRi ARCHITECTS

TRi Architects
1790 S. Brentwood Blvd.
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www.triarchitects.com

DATE: 7.15.2021

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1	PERMIT COMMENTS	8.17.2021

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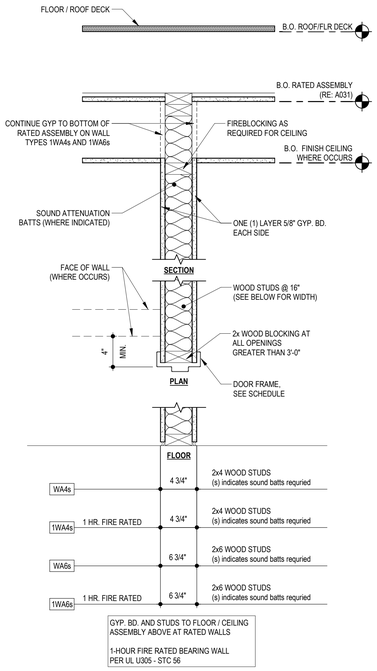
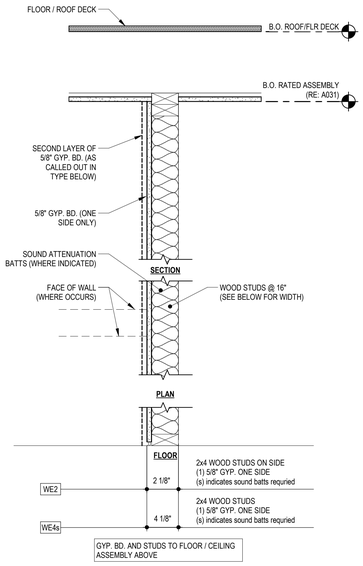
TR¡ PROJECT NO. 20-001

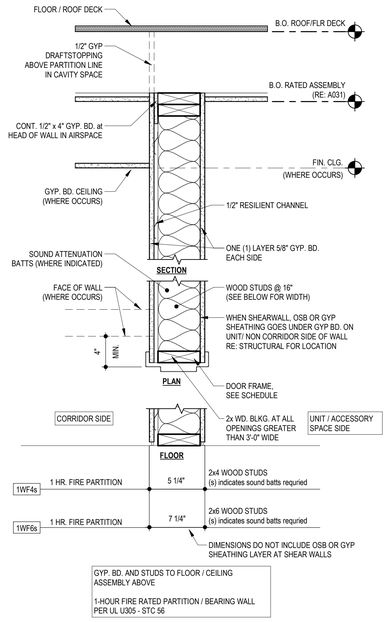
SHEET NO.

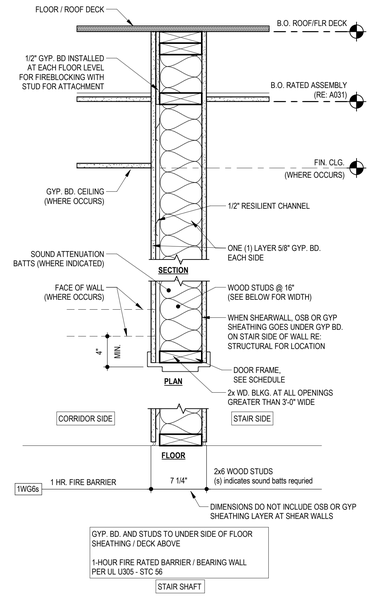
A028

BLDG 2 - THIRD FLOOR ADDRESS PLAN





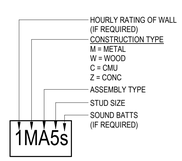




PARTITION TYPE GENERAL NOTES

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

WALL TYPE NAME LEGEND



3 PARTITION TYPES

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

REFER TO PARTITION TYPES FOR VERTICAL FIRE BLOCKING INFORMATION

20 HORIZONTAL FIREBLOCKING PLAN DETAILS

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

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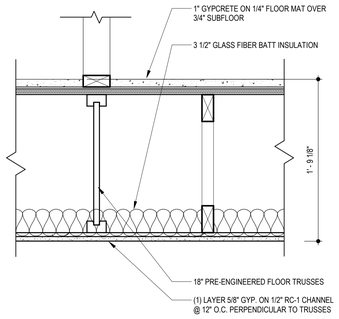
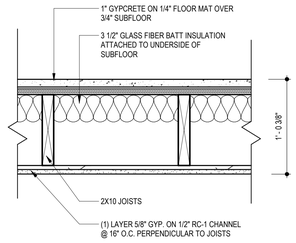
A030

PARTITION TYPES



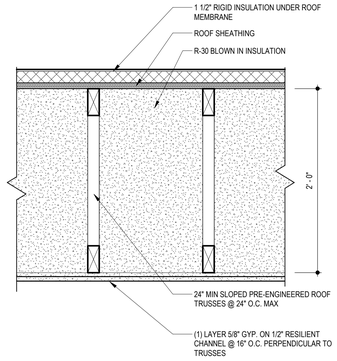
1-HR RATING PER UL DESIGN L521



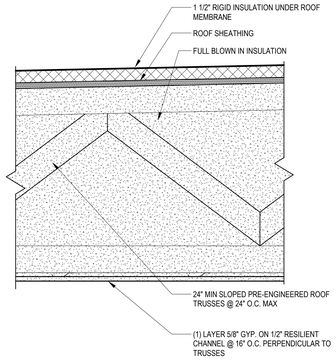
1-HR RATED STAIR LANDING WOOD FLOOR / ASSEMBLY PER UL L598

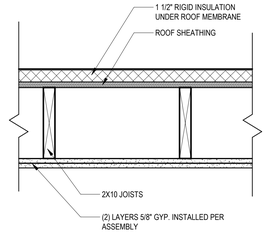
1 FLOOR CEILING ASSEMBLY

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



1-HR RATING PER UL DESIGN P531





1-HR RATED PER GA DESIGN RC-2601

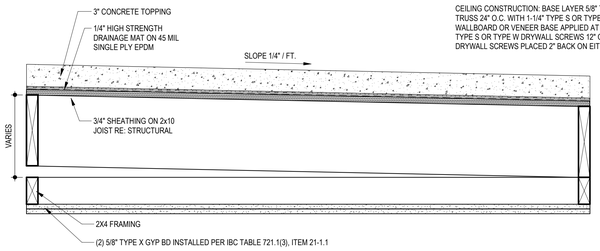
9 ROOF ASSEMBLY

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

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

FLOOR OR ROOF CONSTRUCTION: WOOD JOISTS, WOOD I-JOISTS, FLOOR TRUSSES AND FLAT OR PITCHED ROOF TRUSSES SPACED A MAXIMUM 24" O.C. WITH 1/2" WOOD STRUCTURAL PANELS WITH EXTERIOR GLUE APPLIED AT RIGHT ANGLES TO TOP OF JOIST OR TOP CHORD OF TRUSSES WITH 8D NAILS. THE WOOD STRUCTURAL PANEL THICKNESS SHALL NOT BE LESS THAN NOMINAL 1/2" NOR LESS THAN REQUIRED BY CHAPTER 23.

CEILING CONSTRUCTION: BASE LAYER 5/8" TYPE X GYPSUM WALLBOARD APPLIED AT RIGHT ANGLES TO JOIST OR TRUSS 24" O.C. WITH 1-1/4" TYPE S OR TYPE W DRYWALL SCREWS 24" O.C. FACE LAYER 5/8" TYPE X GYPSUM WALLBOARD OR VENEER BASE APPLIED AT RIGHT ANGLES TO JOIST OR TRUSS THROUGH BASE LAYER WITH 1-7/8" TYPE S OR TYPE W DRYWALL SCREWS 12" O.C. AT JOINTS AND INTERMEDIATE JOIST OR TRUSS. FACE LAYER TYPE G DRYWALL SCREWS PLACED 2" BACK ON EITHER SIDE OF FACE LAYER END JOISTS, 12" O.C.



2 WOOD & CONCRETE BALCONY ASSEMBLY

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

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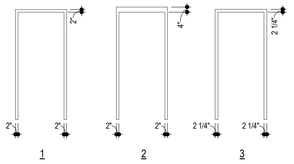
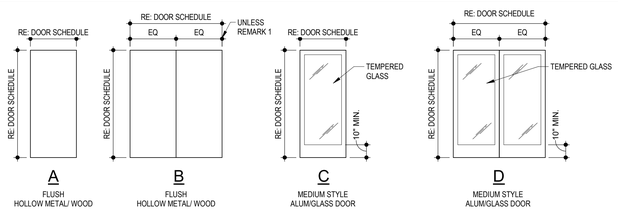
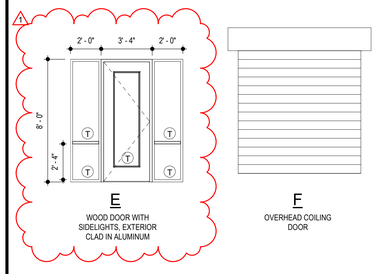
SHEET NO.

A031

FLOORING / ROOFING ASSEMBLIES







DOOR FRAME TYPES

DOOR TYPES

DOOR SCHEDULE REMARKS

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

1

MAINTENANCE SHED DOOR SCHEDULE

MAINTENANCE SHED DOOR SCHEDULE

DOORS									FRAMES					
NO.	TYPE	MAT'L.	WIDTH	HEIGHT	THICKNESS	HW SET	LABEL	REMARKS	TYPE	MAT'L.	HEAD	JAMBS	SILL	LABEL
M1	E	WD	3' - 0"	7' - 10"	0' - 1 3/4"	8.0	-	PELLA DOOR IN SPEC	-	WD	1/A042 SIM	2/A042 SIM	17/A041	-
M2A	A	HM	3' - 0"	7' - 0"	0' - 1 3/4"	8.0	-		1	HM	1/A041	10/A041	17/A041	-
M2B	F	STL	8' - 0"	8' - 0"	0' - 2"	9.0	-	-	-	STL	5/A042	6/A042		-
M3A	A	HM	3' - 0"	7' - 0"	0' - 1 3/4"	8.0	-		1	HM	1/A041	10/A041	17/A041	-
M3B	F	STL	8' - 0"	8' - 0"	0' - 2"	9.0	-	-	-	STL	5/A042	6/A042		-
M4	B	HM	6' - 0"	7' - 0"	0' - 1 3/4"	23.0	-		1	HM	1/A041	10/A041	17/A041	-
M5	A	HM	3' - 0"	7' - 0"	0' - 1 3/4"	22.0	-		1	HM	1/A041	10/A041	17/A041	-
M6	A	HM	3' - 0"	7' - 0"	0' - 1 3/4"	22.0	-		1	HM	1/A041	10/A041	17/A041	-
M7	A	HM	3' - 0"	7' - 0"	0' - 1 3/4"	6.0	-		1	HM	1/A041	10/A041	17/A041	-

BUILDING 1 DOOR SCHEDULES

DOOR SCHEDULE BLDG 1 - FIRST FLOOR

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

DOOR SCHEDULE BLDG 1 - SECOND FLOOR

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

DOOR SCHEDULE BLDG 1 - THIRD FLOOR

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

BUILDING 2 DOOR SCHEDULES

DOOR SCHEDULE BLDG 2 - FIRST FLOOR

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

DOOR SCHEDULE BLDG 2 - SECOND FLOOR

DOORS									FRAMES					
NO.	TYPE	MAT'L.	WIDTH	HEIGHT	THICKNESS	HW SET	LABEL	REMARKS	TYPE	MAT'L.	HEAD	JAMBS	SILL	LABEL
200	A	WD	3' - 0"	7' - 0"	0' - 1 3/4"	17.0	60 MIN		1	HM	9/A041	9/A041	17/A041	60 MIN
201	A	HM	3' - 0"	7' - 0"	0' - 1 3/4"	24.0	20 MIN		1	HM	9/A041	9/A041	17/A041	20 MIN
202	A	WD	3' - 0"	7' - 0"	0' - 1 3/4"	15.0	20 MIN		1	HM	9/A041	9/A041	17/A041	20 MIN
203	A	WD	3' - 0"	7' - 0"	0' - 1 3/4"	15.0	20 MIN		1	HM	9/A041	9/A041	17/A041	20 MIN
204	A	WD	3' - 0"	7' - 0"	0' - 1 3/4"	15.0	20 MIN		1	HM	9/A041	9/A041	17/A041	20 MIN
205	A	WD	3' - 0"	7' - 0"	0' - 1 3/4"	15.0	20 MIN		1	HM	9/A041	9/A041	17/A041	20 MIN
206	A	WD	3' - 0"	7' - 0"	0' - 1 3/4"	15.0	20 MIN		1	HM	9/A041	9/A041	17/A041	20 MIN
207	A	WD	3' - 0"	7' - 0"	0' - 1 3/4"	15.0	20 MIN		1	HM	9/A041	9/A041	17/A041	20 MIN
208	A	HM	3' - 0"	7' - 0"	0' - 1 3/4"	24.0	20 MIN		1	HM	9/A041	9/A041	17/A041	20 MIN
209	B	WD	6' - 0"	7' - 0"	0' - 1 3/4"	26.0	90 MIN		1	HM	9/A041	9/A041	17/A041	90 MIN
210	A	WD	3' - 0"	7' - 0"	0' - 1 3/4"	17.0	60 MIN		1	HM	9/A041	9/A041	17/A041	60 MIN
211	B	WD	6' - 0"	7' - 0"	0' - 1 3/4"	26.0	90 MIN		1	HM	9/A041	9/A041	17/A041	90 MIN
212	A	WD	3' - 0"	7' - 0"	0' - 1 3/4"	17.0	60 MIN		1	HM	9/A041	9/A041	17/A041	60 MIN
213B	A	WD	3' - 0"	7' - 0"	0' - 1 3/4"	24.0	20 MIN		1	HM	9/A041	9/A041	17/A041	20 MIN
215	A	HM	3' - 0"	7' - 0"	0' - 1 3/4"	24.0	20 MIN		1	HM	9/A041	9/A041	17/A041	20 MIN
216	A	WD	3' - 0"	7' - 0"	0' - 1 3/4"	15.0	20 MIN		1	HM	9/A041	9/A041	17/A041	20 MIN
217	A	WD	3' - 0"	7' - 0"	0' - 1 3/4"	15.0	20 MIN		1	HM	9/A041	9/A041	17/A041	20 MIN
218	A	WD	3' - 0"	7' - 0"	0' - 1 3/4"	15.0	20 MIN		1	HM	9/A041	9/A041	17/A041	20 MIN
219	A	HM	3' - 0"	7' - 0"	0' - 1 3/4"	15.0	20 MIN		1	HM	9/A041	9/A041	17/A041	20 MIN
220	A	HM	3' - 0"	7' - 0"	0' - 1 3/4"	15.0	20 MIN		1	HM	9/A041	9/A041	17/A041	20 MIN
221	A	HM	3' - 0"	7' - 0"	0' - 1 3/4"	15.0	20 MIN		1	HM	9/A041	9/A041	17/A041	20 MIN
222	A	HM	3' - 0"	7' - 0"	0' - 1 3/4"	15.0	20 MIN		1	HM	9/A041	9/A041	17/A041	20 MIN
223	A	HM	3' - 0"	7' - 0"	0' - 1 3/4"	15.0	20 MIN		1	HM	9/A041	9/A041	17/A041	20 MIN
224	A	HM	3' - 0"	7' - 0"	0' - 1 3/4"	15.0	20 MIN		1	HM	9/A041	9/A041	17/A041	20 MIN
225	A	WD	3' - 0"	7' - 0"	0' - 1 3/4"	17.0	60 MIN		1	HM	9/A041	9/A041	17/A041	60 MIN
230	A	WD	3' - 0"	7' - 0"	0' - 1 3/4"	15.0	20 MIN		1	HM	9/A041	9/A041	17/A041	20 MIN
231	A	WD	3' - 0"	7' - 0"	0' - 1 3/4"	15.0	20 MIN		1	HM	9/A041	9/A041	17/A041	20 MIN
232	A	WD	3' - 0"	7' - 0"	0' - 1 3/4"	15.0	20 MIN		1	HM	9/A041	9/A041	17/A041	20 MIN
233	A	WD	3' - 0"	7' - 0"	0' - 1 3/4"	15.0	20 MIN		1	HM	9/A041	9/A041	17/A041	20 MIN
234	A	WD	3' - 0"	7' - 0"	0' - 1 3/4"	15.0	20 MIN		1	HM	9/A041	9/A041	17/A041	20 MIN
235	A	WD	3' - 0"	7' - 0"	0' - 1 3/4"	15.0	20 MIN		1	HM	9/A041	9/A041	17/A041	20 MIN
236	A	WD	3' - 0"	7' - 0"	0' - 1 3/4"	15.0	20 MIN		1	HM	9/A041	9/A041	17/A041	20 MIN
237	A	WD	3' - 0"	7' - 0"	0' - 1 3/4"	15.0	20 MIN		1	HM	9/A041	9/A041	17/A041	20 MIN
238	A	WD	3' - 0"	7' - 0"	0' - 1 3/4"	15.0	20 MIN		1	HM	9/A041	9/A041	17/A041	20 MIN
239	A	HM	3' - 0"	7' - 0"	0' - 1 3/4"	15.0	20 MIN		1	HM	9/A041	9/A041	17/A041	20 MIN

DOOR SCHEDULE BLDG 2 - THIRD FLOOR

DOORS									FRAMES					
NO.	TYPE	MAT'L.	WIDTH	HEIGHT	THICKNESS	HW SET	LABEL	REMARKS	TYPE	MAT'L.	HEAD	JAMBS	SILL	LABEL
300	A	WD	3' - 0"	7' - 0"	0' - 1 3/4"	17.0	60 MIN		1	HM	9/A041	9/A041	17/A041	60 MIN
301	A	HM	3' - 0"	7' - 0"	0' - 1 3/4"	24.0	20 MIN		1	HM	9/A041	9/A041	17/A041	20 MIN
302	A	WD	3' - 0"	7' - 0"	0' - 1 3/4"	15.0	20 MIN		1	HM	9/A041	9/A041	17/A041	20 MIN
303	A	WD	3' - 0"	7' - 0"	0' - 1 3/4"	15.0	20 MIN		1	HM	9/A041	9/A041	17/A041	20 MIN
304	A	WD	3' - 0"	7' - 0"	0' - 1 3/4"	15.0	20 MIN		1	HM	9/A041	9/A041	17/A041	20 MIN
305	A	WD	3' - 0"	7' - 0"	0' - 1 3/4"	15.0	20 MIN		1	HM	9/A041	9/A041	17/A041	20 MIN
306	A	WD	3' - 0"	7' - 0"	0' - 1 3/4"	15.0	20 MIN		1	HM	9/A041	9/A041	17/A041	20 MIN
307	A	WD	3' - 0"	7' - 0"	0' - 1 3/4"	15.0	20 MIN		1	HM	9/A041	9/A041	17/A041	20 MIN
308	A	HM	3' - 0"	7' - 0"	0' - 1 3/4"	24.0	20 MIN		1	HM	9/A041	9/A041	17/A041	20 MIN
309	B	WD	6' - 0"	7' - 0"	0' - 1 3/4"	26.0	90 MIN		1	HM	9/A041	9/A041	17/A041	90 MIN
310	A	WD	3' - 0"	7' - 0"	0' - 1 3/4"	17.0	60 MIN		1	HM	9/A041	9/A041	17/A041	60 MIN
311	B	WD	6' - 0"	7' - 0"	0' - 1 3/4"	26.0	90 MIN		1	HM	9/A041	9/A041	17/A041	90 MIN
312	A	WD	3' - 0"	7' - 0"	0' - 1 3/4"	17.0	60 MIN		1	HM	9/A041	9/A041	17/A041	60 MIN
313B	A	WD	3' - 0"	7' - 0"	0' - 1 3/4"	24.0	20 MIN		1	HM	9/A041	9/A041	17/A041	20 MIN
315	A	HM	3' - 0"	7' - 0"	0' - 1 3/4"	24.0	20 MIN		1	HM	9/A041	9/A041	17/A041	20 MIN
316	A	WD	3' - 0"	7' - 0"	0' - 1 3/4"	24.0	20 MIN		1	HM	9/A041	9/A041	17/A041	20 MIN
317	A	WD	3' - 0"	7' - 0"	0' - 1 3/4"	15.0	20 MIN		1	HM	9/A041	9/A041	17/A041	20 MIN
318	A	WD	3' - 0"	7' - 0"	0' - 1 3/4"	15.0	20 MIN		1	HM	9/A041	9/A041	17/A041	20 MIN
319	A	HM	3' - 0"	7' - 0"	0' - 1 3/4"	15.0	20 MIN		1	HM	9/A041	9/A041	17/A041	20 MIN
320	A	HM	3' - 0"	7' - 0"	0' - 1 3/4"	15.0	20 MIN		1	HM	9/A041	9/A041	17/A041	20 MIN
321	A	HM	3' - 0"	7' - 0"	0' - 1 3/4"	15.0	20 MIN		1	HM	9/A041	9/A041	17/A041	20 MIN
322	A	HM	3' - 0"	7' - 0"	0' - 1 3/4"	15.0	20 MIN		1	HM	9/A041	9/A041	17/A041	20 MIN
323	A	HM	3' - 0"	7' - 0"	0' - 1 3/4"	15.0	20 MIN		1	HM	9/A041	9/A041	17/A041	20 MIN
324	A	HM	3' - 0"	7' - 0"	0' - 1 3/4"	15.0	20 MIN		1	HM	9/A041	9/A041	17/A041	20 MIN
325	A	WD	3' - 0"	7' - 0"	0' - 1 3/4"	17.0	60 MIN		1	HM	9/A041	9/A041	17/A041	60 MIN
330	A	WD	3' - 0"	7' - 0"	0' - 1 3/4"	15.0	20 MIN		1	HM	9/A041	9/A041	17/A041	20 MIN
331	A	WD	3' - 0"	7' - 0"	0' - 1 3/4"	15.0	20 MIN		1	HM	9/A041	9/A041	17/A041	20 MIN
332	A	WD	3' - 0"	7' - 0"	0' - 1 3/4"	15.0	20 MIN		1	HM	9/A041	9/A041	17/A041	20 MIN
333	A	WD	3' - 0"	7' - 0"	0' - 1 3/4"	15.0	20 MIN		1	HM	9/A041	9/A041	17/A041	20 MIN
334	A	WD	3' - 0"	7' - 0"	0' - 1 3/4"	15.0	20 MIN		1	HM	9/A041	9/A041	17/A041	20 MIN
335	A	WD	3' - 0"	7' - 0"	0' - 1 3/4"	15.0	20 MIN		1	HM	9/A041	9/A041	17/A041	20 MIN
336	A	WD	3' - 0"	7' - 0"	0' - 1 3/4"	15.0	20 MIN		1	HM	9/A041	9/A041	17/A041	20 MIN
337	A	WD	3' - 0"	7' - 0"	0' - 1 3/4"	15.0	20 MIN		1	HM	9/A041	9/A041	17/A041	20 MIN
338	A	WD	3' - 0"	7' - 0"	0' - 1 3/4"	15.0	20 MIN		1	HM	9/A041	9/A041	17/A041	20 MIN
339	A	HM	3' - 0"	7' - 0"	0' - 1 3/4"	15.0	20 MIN		1	HM	9/A041	9/A041	17/A041	20 MIN

RELEASED FOR CONSTRUCTION
As Noted on Plans Review
Development Services Department
Lee's Summit, Missouri
02/01/2022

RICHARD A. OBERTINO, JR.
A-2001010143
8.17.2021

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

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DATE: 7.15.2021

REVISIONS #

1	PERMIT COMMENTS	8.17.2021

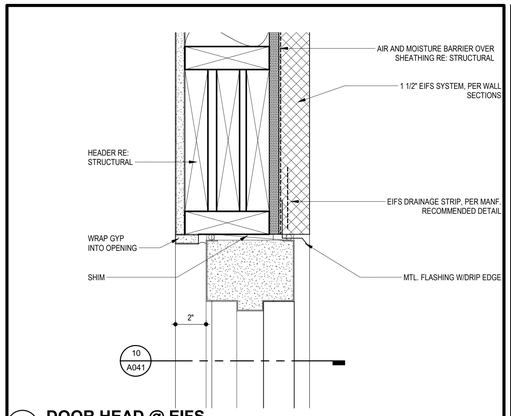
DWG BY MKSS

TR,i PROJECT NO. 20-001

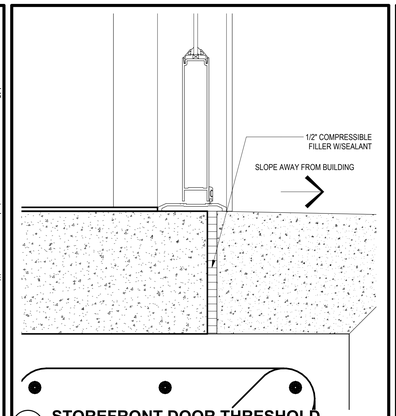
SHEET NO.

A040

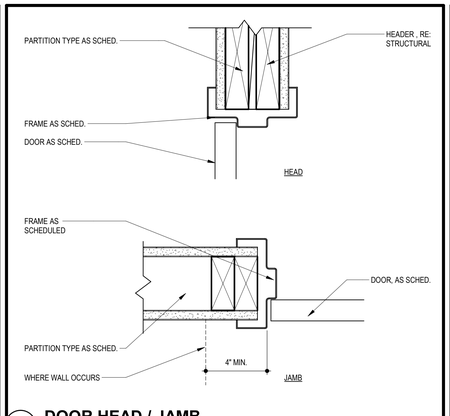
DOOR SCHEDULE



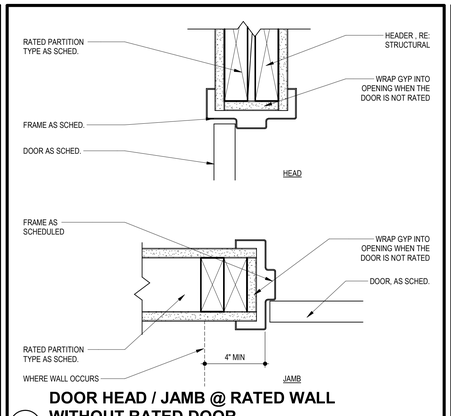
1 DOOR HEAD @ EIFS
SCALE: 3" = 1'-0"



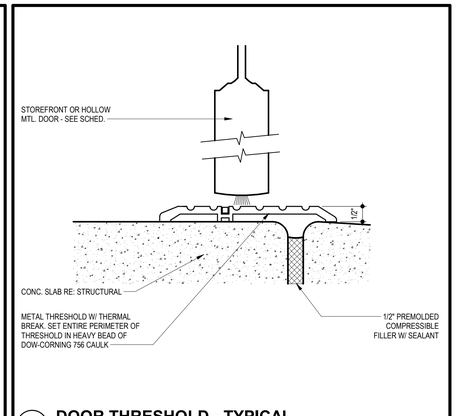
5 STOREFRONT DOOR THRESHOLD
SCALE: 3" = 1'-0"



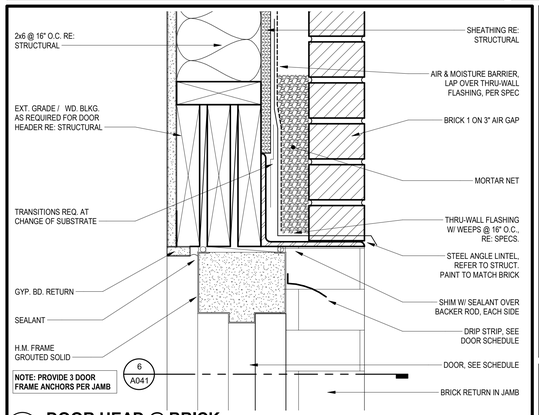
9 DOOR HEAD / JAMB
SCALE: 3" = 1'-0"



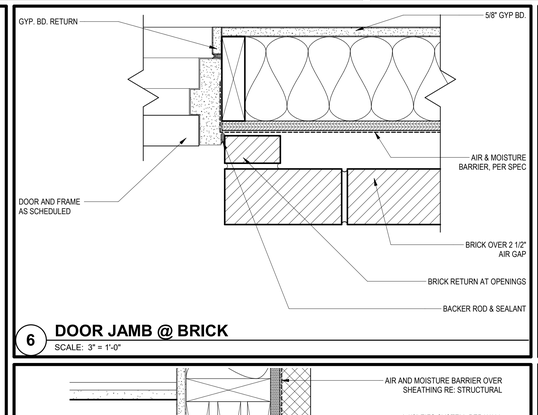
13 DOOR HEAD / JAMB @ RATED WALL WITHOUT RATED DOOR
SCALE: 3" = 1'-0"



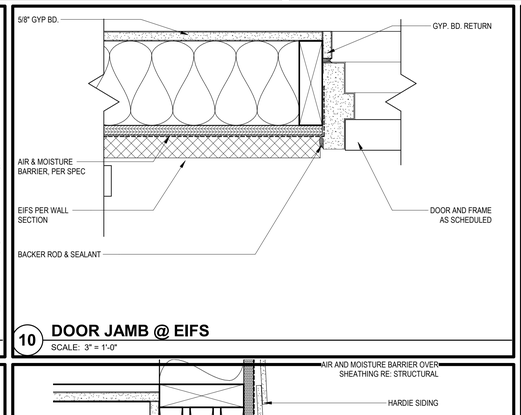
17 DOOR THRESHOLD - TYPICAL
SCALE: 6" = 1'-0"



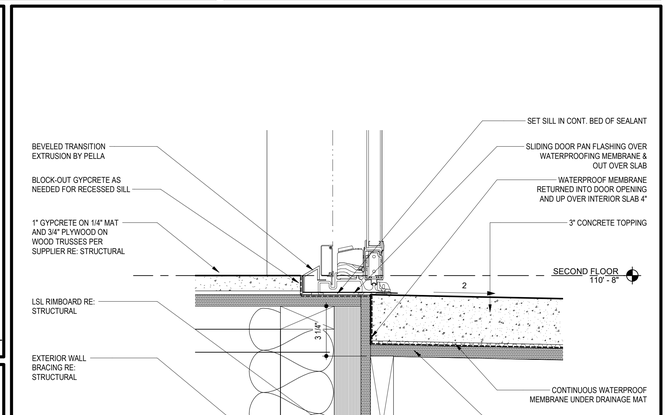
2 DOOR HEAD @ BRICK
SCALE: 3" = 1'-0"



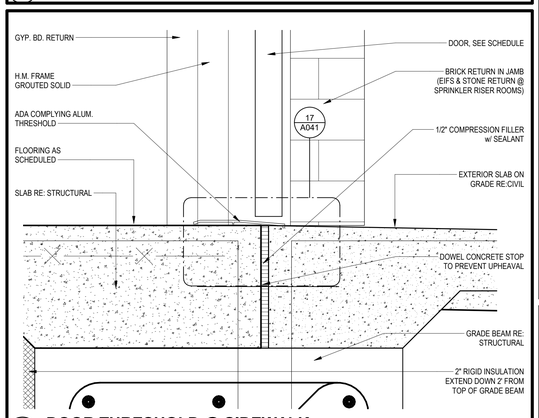
6 DOOR JAMB @ BRICK
SCALE: 3" = 1'-0"



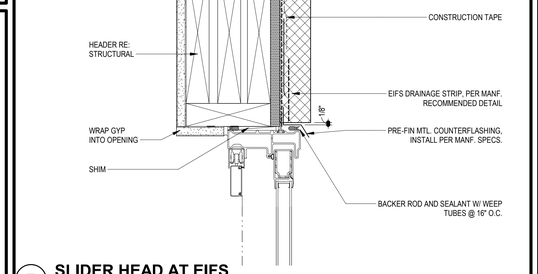
10 DOOR JAMB @ EIFS
SCALE: 3" = 1'-0"



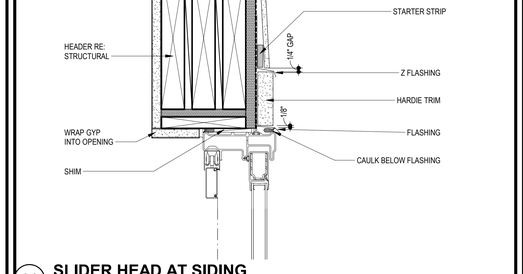
15 BALCONY SLIDER OVER YOGA ROOM
SCALE: 3" = 1'-0"



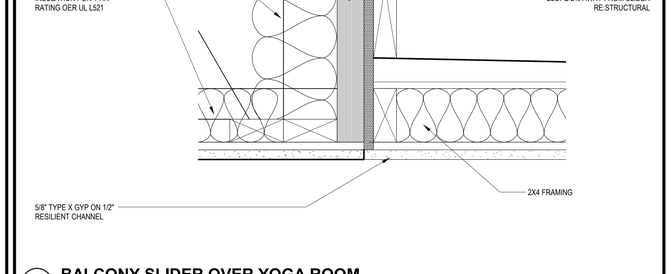
3 DOOR THRESHOLD @ SIDEWALK
SCALE: 3" = 1'-0"



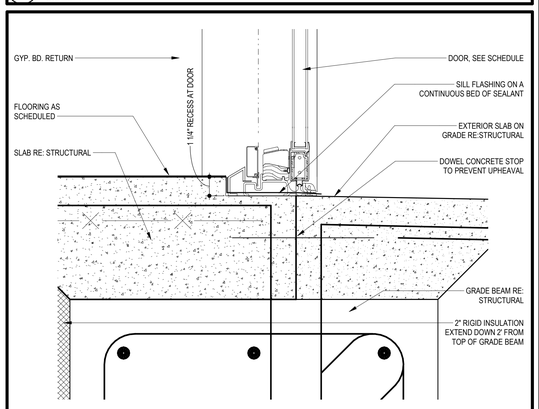
7 SLIDER HEAD AT EIFS
SCALE: 3" = 1'-0"



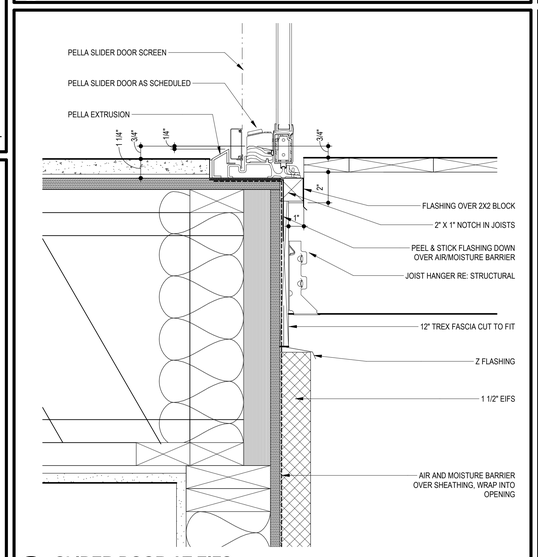
11 SLIDER HEAD AT SIDING
SCALE: 3" = 1'-0"



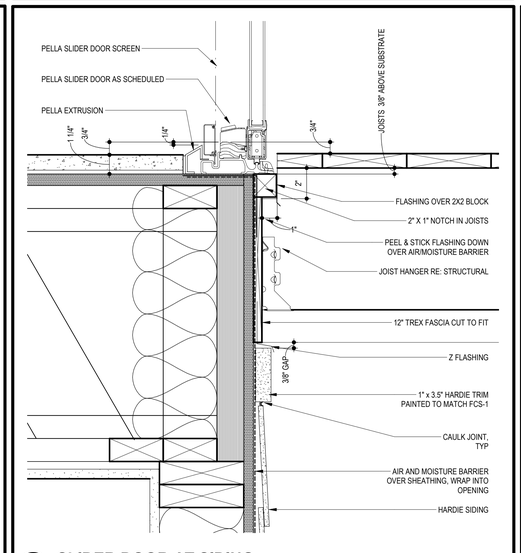
16 BALCONY SLIDER OVER BLDG 1 AMENITY SECTION
SCALE: 3" = 1'-0"



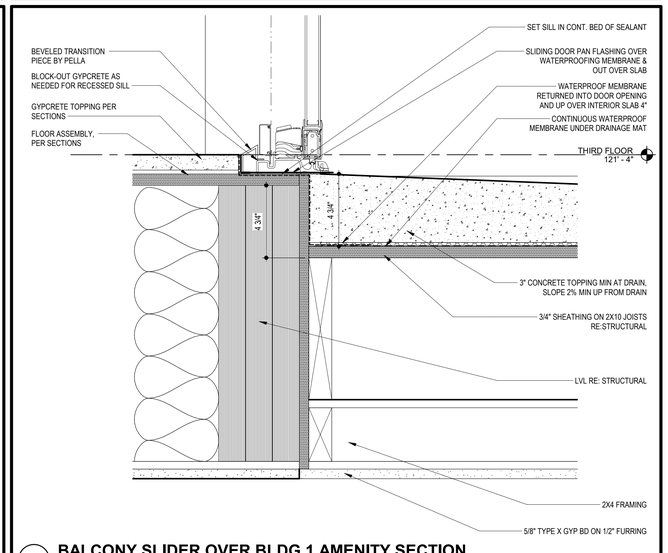
4 SLIDER DOOR THRESHOLD @ FIRST FLOOR
SCALE: 3" = 1'-0"



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



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



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

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

7.15.2021

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DATE: 7.15.2021

REVISIONS 6

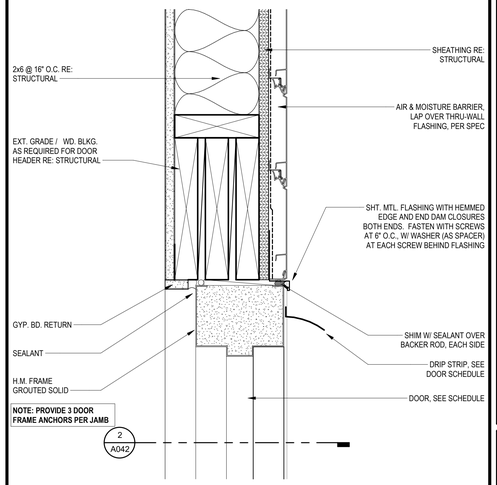
DWG BY MKSS

TR¡ PROJECT NO. 20-001

SHEET NO.

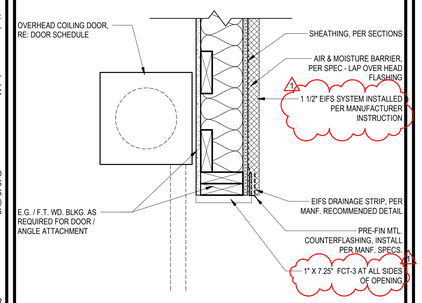
A041

DOOR DETAILS



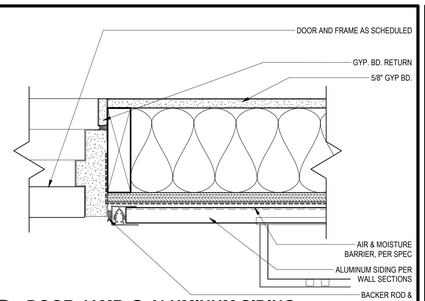
1 DOOR HEAD @ ALUMINUM SIDING

SCALE: 3" = 1'-0"



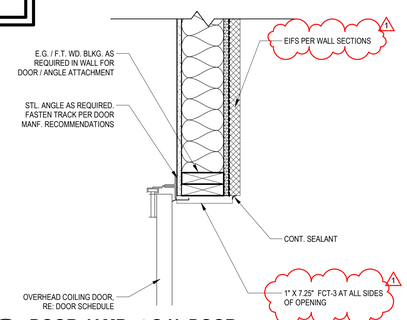
5 DOOR HEAD at O.H. DOOR

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



2 DOOR JAMB @ ALUMINUM SIDING

SCALE: 3" = 1'-0"



6 DOOR JAMB at O.H. DOOR

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

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ARCHITECT	TR,i ARCHITECTS
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GENERAL CONTRACTOR	BRINKMANN CONSTRUCTORS
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PLUMBING ENGINEER	LATIMER SOMMERS & ASSOCIATES
ELECTRICAL ENGINEER	LATIMER SOMMERS & ASSOCIATES

Together Development

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REVISIONS 4

1 PERMIT COMMENTS 8.17.2021

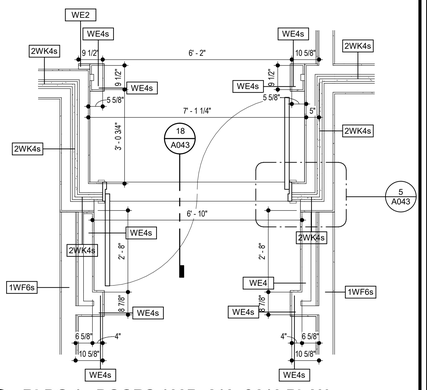
DWG BY MKSS

TR,i PROJECT NO. 20-001

SHEET NO.

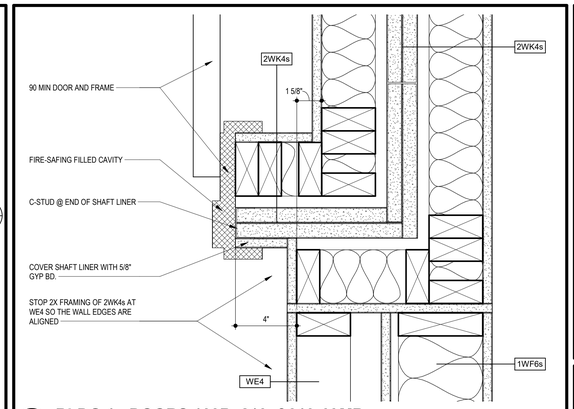
A042

DOOR DETAILS



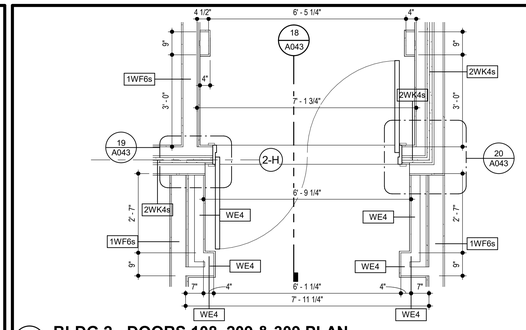
1 BLDG 1 - DOORS 109B, 210, &310 PLAN

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



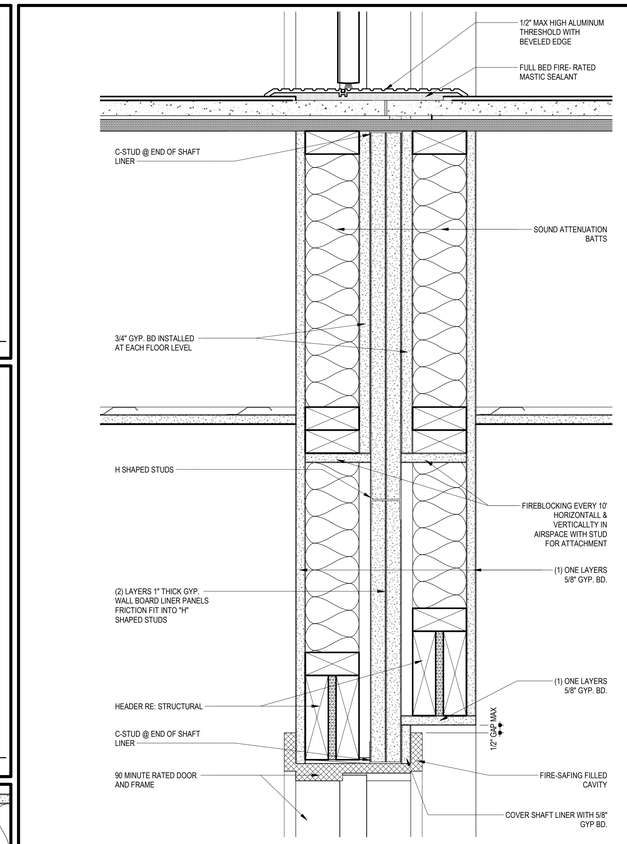
5 BLDG 1 - DOORS 109B, 210, &310 JAMB

SCALE: 3" = 1'-0"



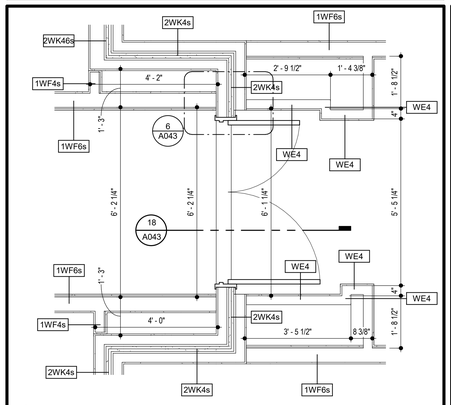
9 BLDG 2 - DOORS 108, 209 & 309 PLAN

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



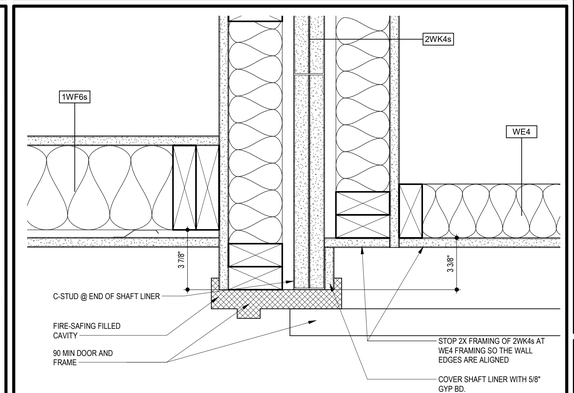
18 FIRE DOOR HEAD/SILL SECTION

SCALE: 3" = 1'-0"



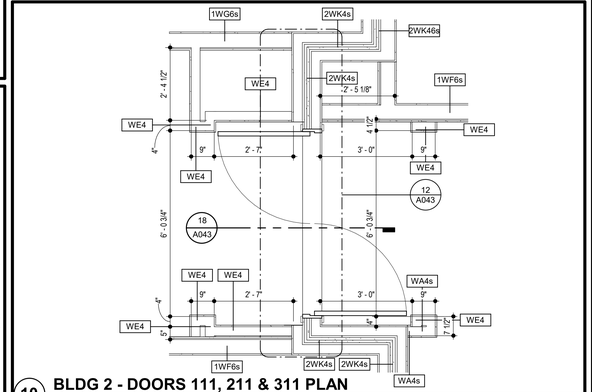
2 BLDG 1 - DOORS 111, 211, & 311 PLAN

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



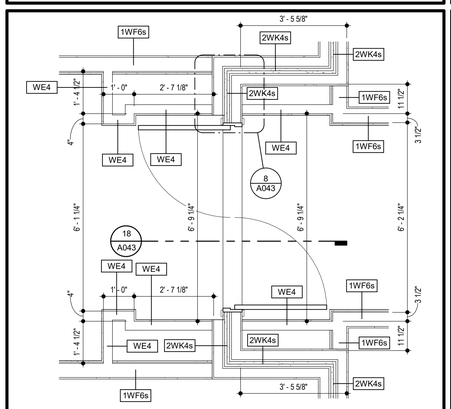
6 BLDG 1 - DOORS 111, 211, & 311 JAMB

SCALE: 3" = 1'-0"



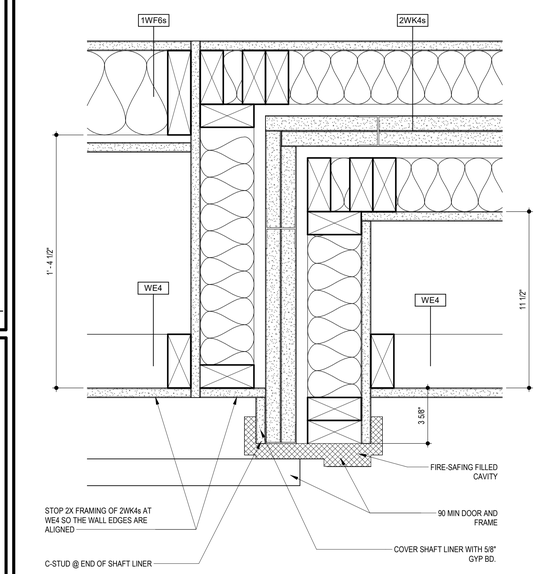
10 BLDG 2 - DOORS 111, 211 & 311 PLAN

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



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

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



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

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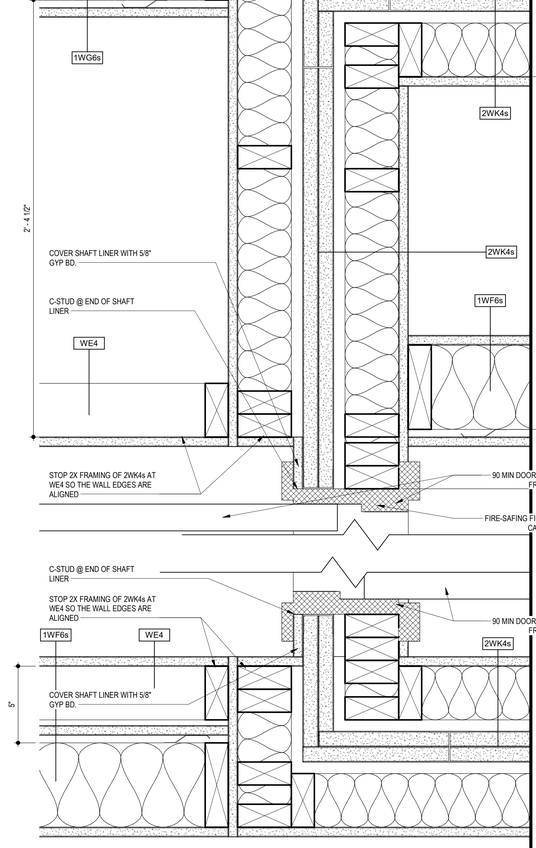

12 BLDG 2 - DOORS 111, 211 & 311 JAMBS

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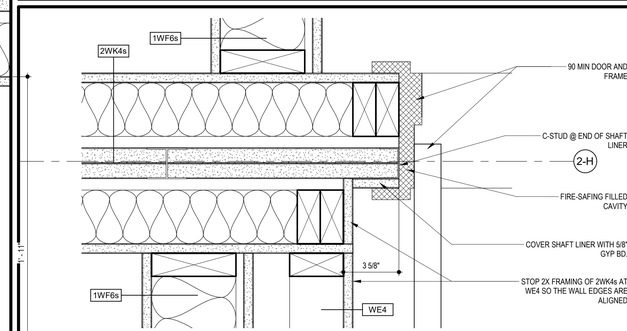
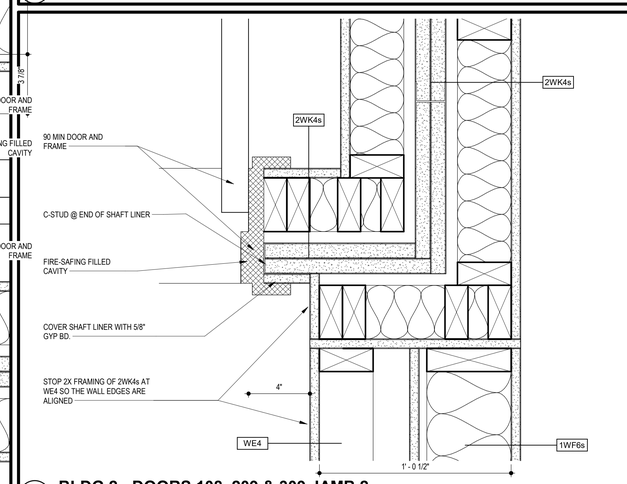


19 BLDG 2 - DOORS 108, 209 & 309 JAMB 1

SCALE: 3" = 1'-0"



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

SCALE: 3" = 1'-0"

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REVISIONS

DWG BY MKSS

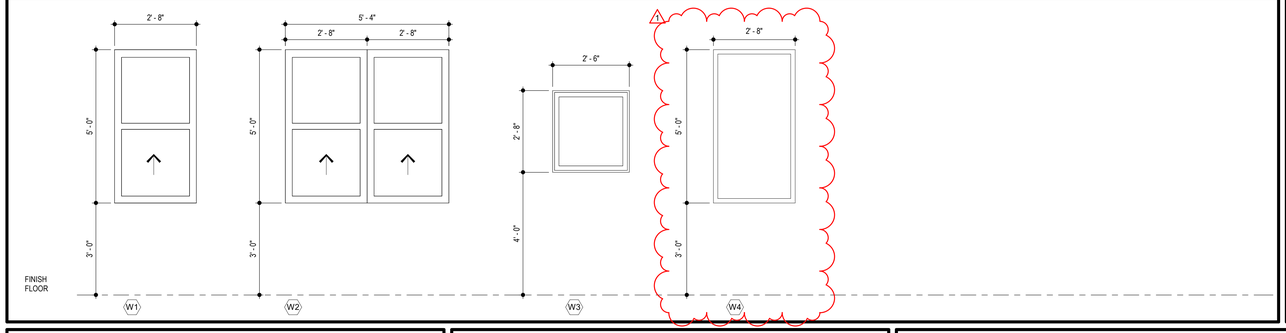
TR.i PROJECT NO. 20-001

SHEET NO.

A043

FIRE DOOR DETAILS

WINDOW ELEVATIONS



WINDOW GENERAL NOTES

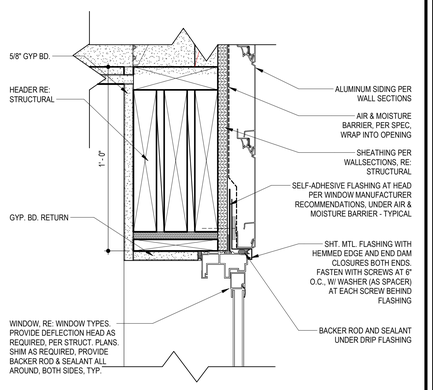
A. G.C. TO VERIFY ALL DIMENSIONS.

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

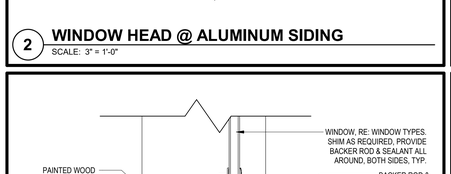
C. ANY GLAZING ADJACENT TO DOORS AND/OR IN CURTAIN WALL SYSTEM LABELED "T" FOR TEMPERED GLASS AND GREATER THAN NINE (9) SQUARE FEET TO BE SAFETY GLASS CATEGORY 2. ANY GLAZING ADJACENT TO DOORS AND/OR IN CURTAINWALL SYSTEM LABELED "T" FOR TEMPERED GLASS NINE (9) SQUARE FEET OR LESS SHALL BE SAFETY GLASS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

WINDOW SCHEDULE

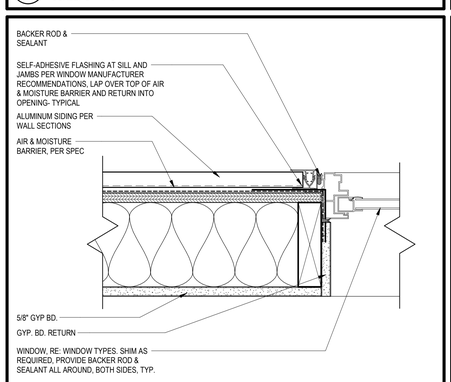
TYPE	HEIGHT	WIDTH	FRAME MATERIAL	FRAME COLOR	COMMENTS
W1	5' - 0"	2' - 8"	VINYL	BLACK OUTSIDE, WHITE INSIDE	SINGLE HUNG
W2	5' - 0"	5' - 4"	VINYL	BLACK OUTSIDE, WHITE INSIDE	SINGLE HUNG
W3	2' - 8"	2' - 6"	VINYL	BLACK OUTSIDE, WHITE INSIDE	FIXED
W4	5' - 0"	2' - 8"	VINYL	BLACK OUTSIDE, WHITE INSIDE	FIXED



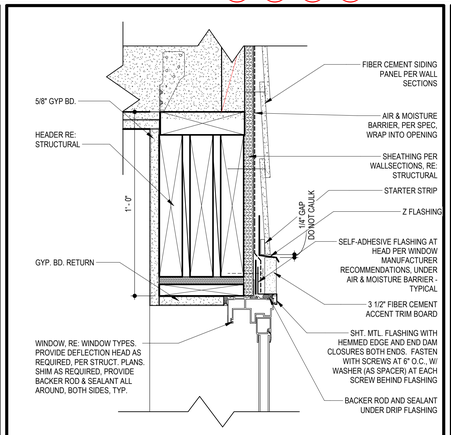
2 **WINDOW HEAD @ ALUMINUM SIDING**
SCALE: 3" = 1'-0"



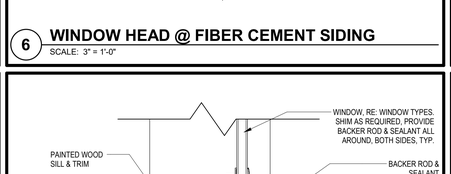
3 **WINDOW SILL @ ALUMINUM SIDING**
SCALE: 3" = 1'-0"



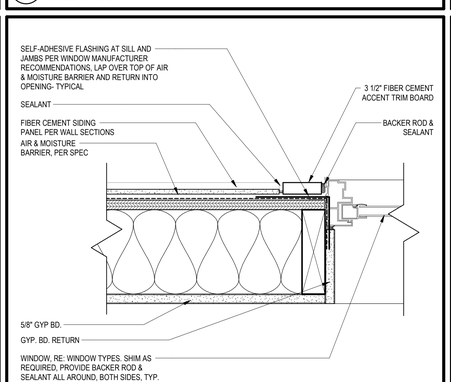
4 **WINDOW JAMB @ ALUMINUM SIDING**
SCALE: 3" = 1'-0"



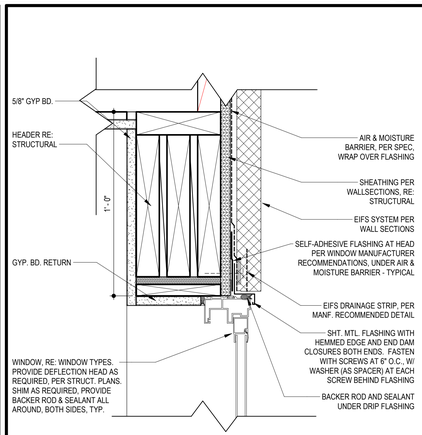
6 **WINDOW HEAD @ FIBER CEMENT SIDING**
SCALE: 3" = 1'-0"



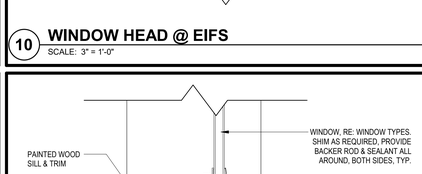
7 **WINDOW SILL @ FIBER CEMENT SIDING**
SCALE: 3" = 1'-0"



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



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



11 **WINDOW SILL @ EIFS**
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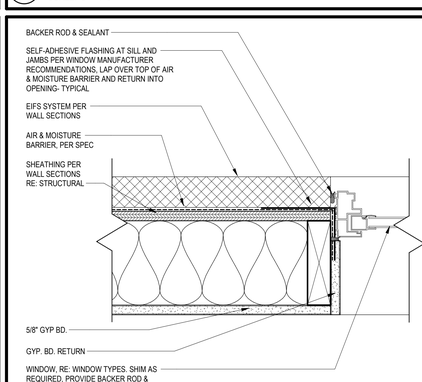
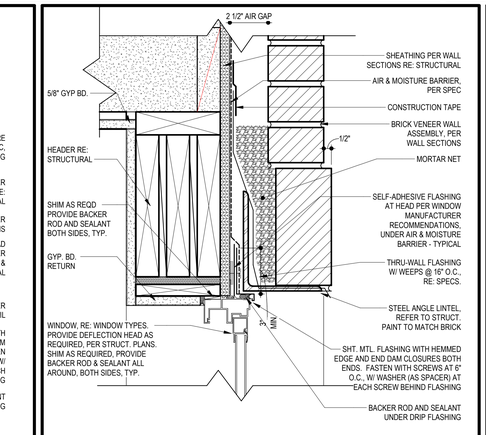
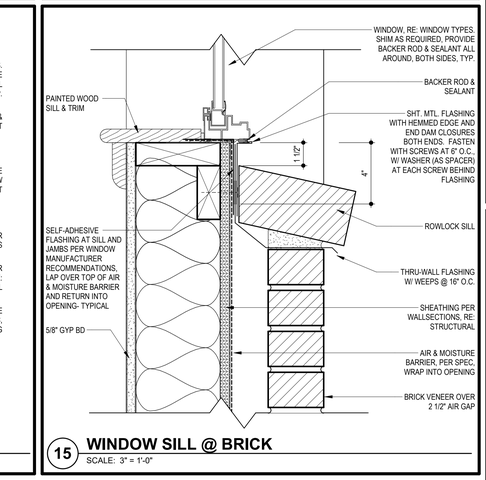


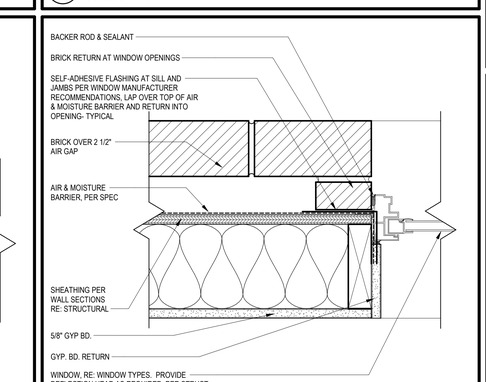
12 **WINDOW JAMB @ EIFS**
SCALE: 3" = 1'-0"



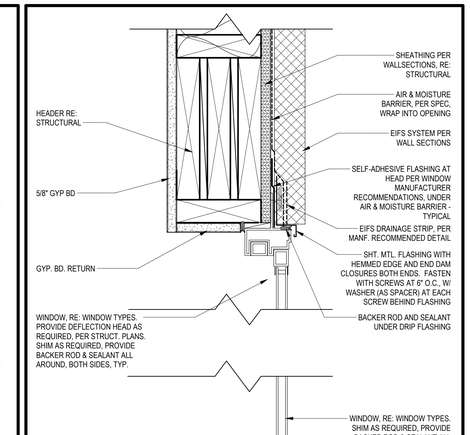
14 **WINDOW HEAD @ BRICK**
SCALE: 3" = 1'-0"

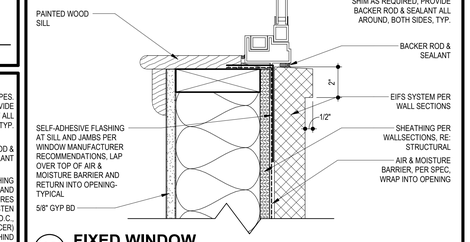


15 **WINDOW SILL @ BRICK**
SCALE: 3" = 1'-0"

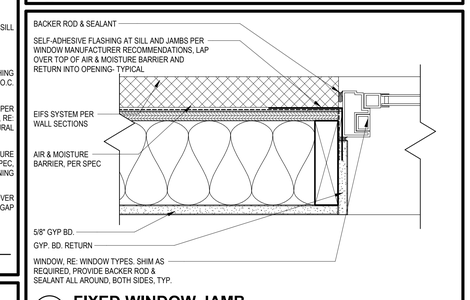


16 **WINDOW JAMB @ BRICK**
SCALE: 3" = 1'-0"





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



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

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Development Services Department
Lee's Summit, Missouri
02/01/2022

8.17.2021

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

Together Development

The Signature at West Pryor

2100 AND 2150 NW LOWENSTEIN DR.
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TR.i ARCHITECTS

TR.i Architects
1700 S. Brentwood Blvd.
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DATE: 7.15.2021

REVISIONS

1	PERMIT COMMENTS	8.17.2021

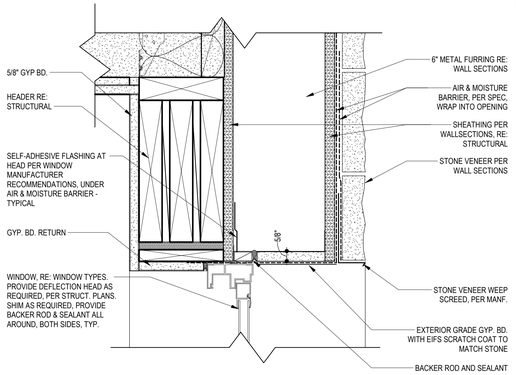
DWG BY MKSS

TR.i PROJECT NO. 20-001

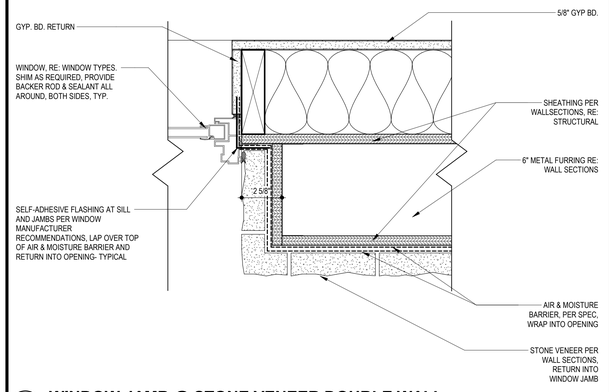
SHEET NO.

A050

WINDOW SCHEDULE & DETAILS



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



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

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CIVIL ENGINEER	SM ENGINEERING
GENERAL CONTRACTOR	BRINKMANN CONSTRUCTORS
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DATE: 7.15.2021

REVISIONS 4

DWG BY MKSS

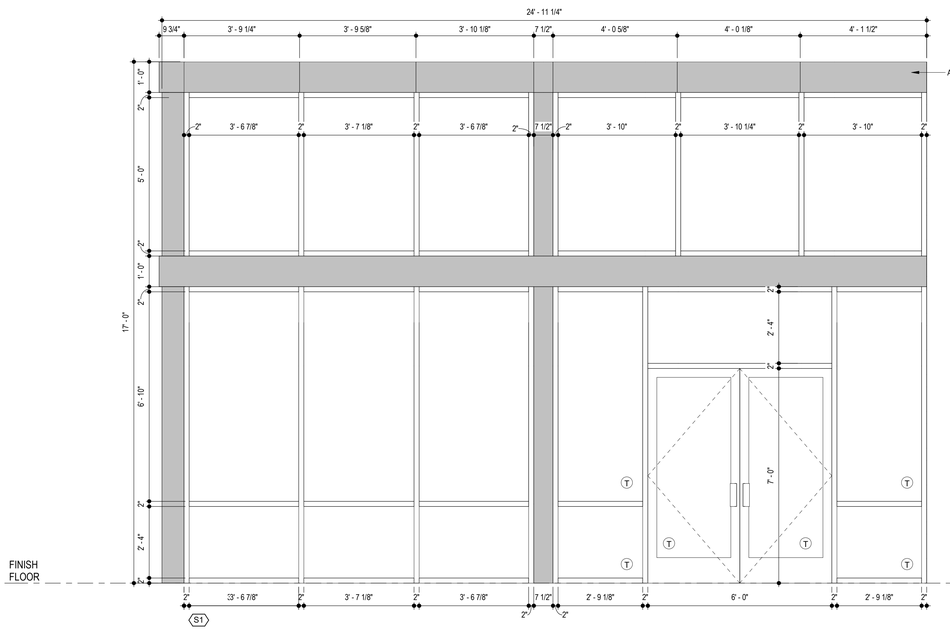
TR¡ PROJECT NO. 20-001

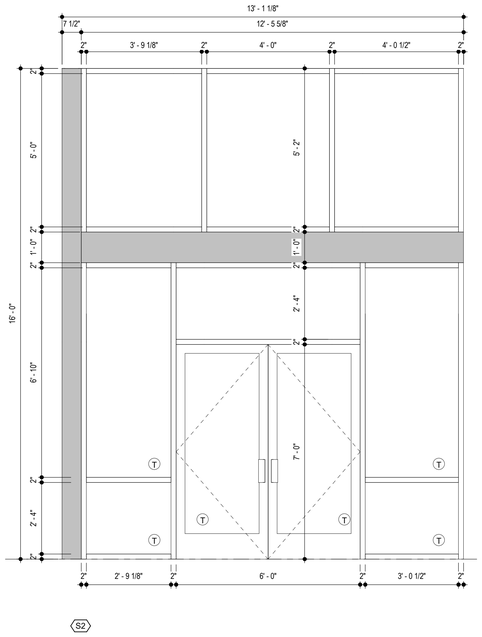
SHEET NO.

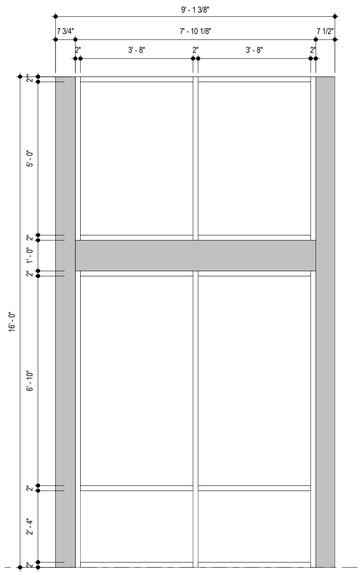
A051

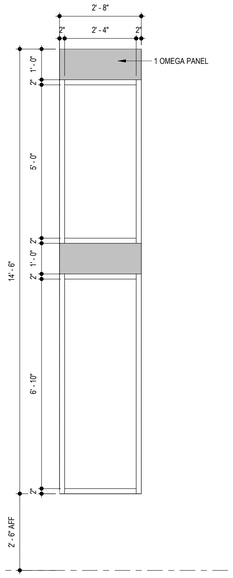
WINDOW DETAILS

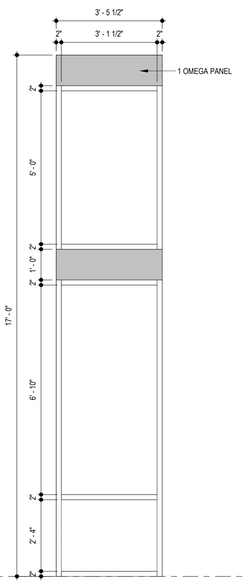
STOREFRONT ELEVATIONS

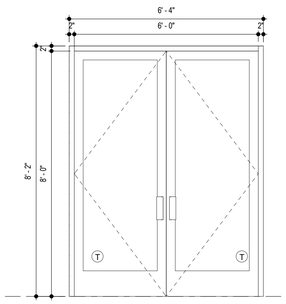


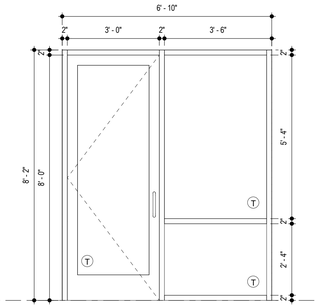


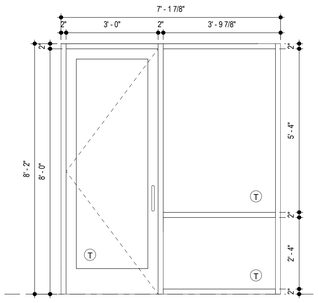


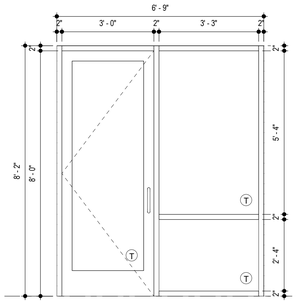


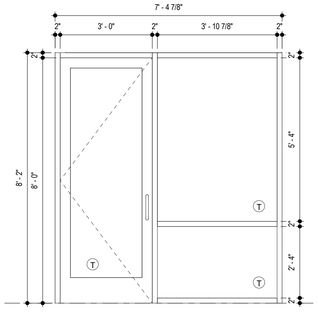


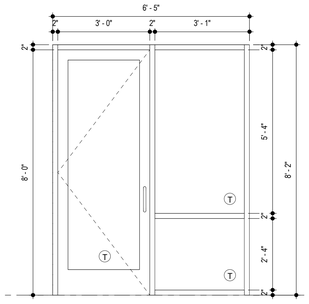


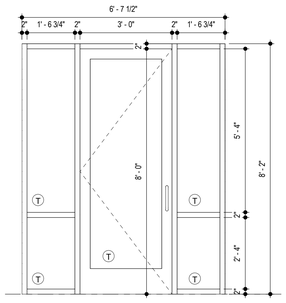












STOREFRONT SCHEDULE					
TYPE	BUILDING	LOCATION	HEIGHT	LENGTH	COMMENTS
S1	BLDG 1	AMENITY ENTRY	17' - 0"	24' - 2 5/8"	
S2	BLDG 1	AMENITY VESTIBULE	18' - 0"	13' - 1 1/8"	
S3	BLDG 1	AMENITY VESTIBULE	16' - 0"	8' - 5 5/8"	
S4	BLDG 1	MEETING ROOM	14' - 6"	2' - 8"	
S5	BLDG 1	MEETING ROOM	17' - 0"	3' - 5 1/2"	
S6	BLDG 1	ENTRY CORRIDOR	8' - 2"	6' - 4"	
S7	BLDG 1	ENTRY CORRIDOR	8' - 2"	6' - 10"	
S8	BLDG 1	ENTRY CORRIDOR	8' - 2"	7' - 1 7/8"	
S9	BLDG 1	ENTRY CORRIDOR	8' - 2"	6' - 9"	
S10	BLDG 1	ENTRY CORRIDOR	8' - 2"	7' - 4 7/8"	
S11	BLDG 1	ENTRY CORRIDOR	8' - 2"	6' - 5"	
S12	BLDG 1	ENTRY CORRIDOR	8' - 2"	6' - 7 1/2"	
S13	BLDG 1	FITNESS	17' - 0"	28' - 2"	
S14	BLDG 1	FITNESS	14' - 6"	5' - 4"	
S15	BLDG 1	AMENITY LOBBY	17' - 0"	20' - 3 1/8"	
S30	BLDG 1	MAILROOM	8' - 2"	5' - 4"	
S31	BLDG 1	YOGA ROOM	7' - 2"	13' - 6 1/4"	
S32	BLDG 1	AMENITY ENTRY	7' - 2"	6' - 4"	
S33	BLDG 1	BLDG 1	7' - 2"	10' - 2 5/8"	
S34	BLDG 1	OFFICES	7' - 2"	20' - 1 1/4"	
S35	BLDG 1	CYBER LOUNGE	7' - 2"	9' - 3"	
S36	BLDG 1	MEETING ROOM	7' - 2"	15' - 1 5/8"	
S37	BLDG 1	MEETING ROOM	7' - 2"	3' - 11 7/8"	
S16	BLDG 2	AMENITY ENTRY	9' - 0"	24' - 8 5/8"	
S17	BLDG 2	AMENITY VESTIBULE	8' - 10 7/8"	13' - 11 1/8"	
S18	BLDG 2	AMENITY VESTIBULE	8' - 10 7/8"	9' - 0 1/4"	
S19	BLDG 2	AMENITY	6' - 6"	2' - 8"	
S20	BLDG 2	AMENITY	8' - 0"	6' - 0"	
S21	BLDG 2	BIKE STORAGE	9' - 0"	6' - 0"	
S22	BLDG 2	ENTRY CORRIDOR	8' - 2"	7' - 8 7/8"	
S23	BLDG 2	ENTRY CORRIDOR	8' - 2"	8' - 4"	
S24	BLDG 2	ENTRY CORRIDOR	8' - 2"	6' - 4"	
S25	BLDG 2	ENTRY CORRIDOR	8' - 10 7/8"	9' - 3 1/4"	
S26	BLDG 2	ENTRY CORRIDOR	8' - 10 7/8"	16' - 6"	
S27	BLDG 2	ENTRY CORRIDOR	8' - 2"	6' - 4"	
S28	BLDG 2	AMENITY LOBBY	9' - 0"	7' - 11 1/2"	
S29	BLDG 2	BIKE STORAGE OR TENANT STORAGE LOCKERS	8' - 10 7/8"	6' - 0"	
S38	BLDG 2	AMENITY ENTRY	7' - 2"	13' - 3 1/2"	

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

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

Tegethoff DEVELOPMENT

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DATE: 7.15.2021

REVISIONS 9

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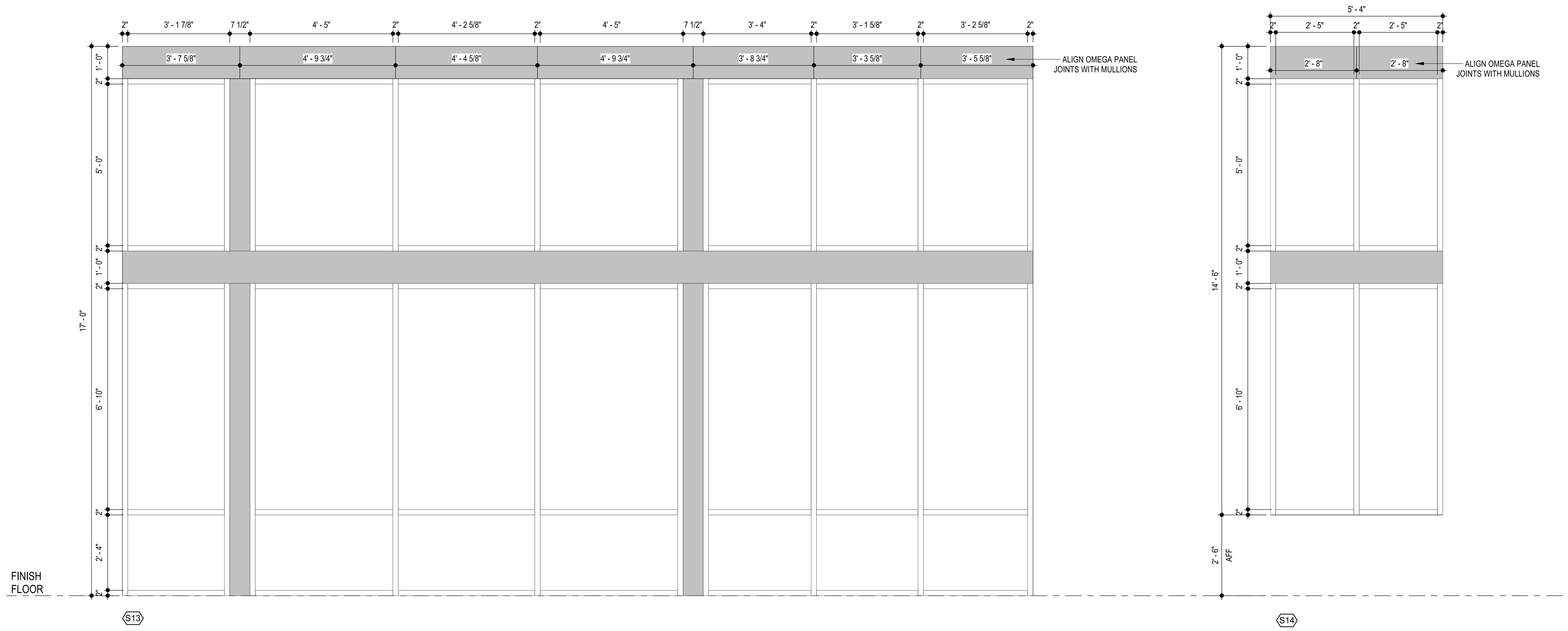
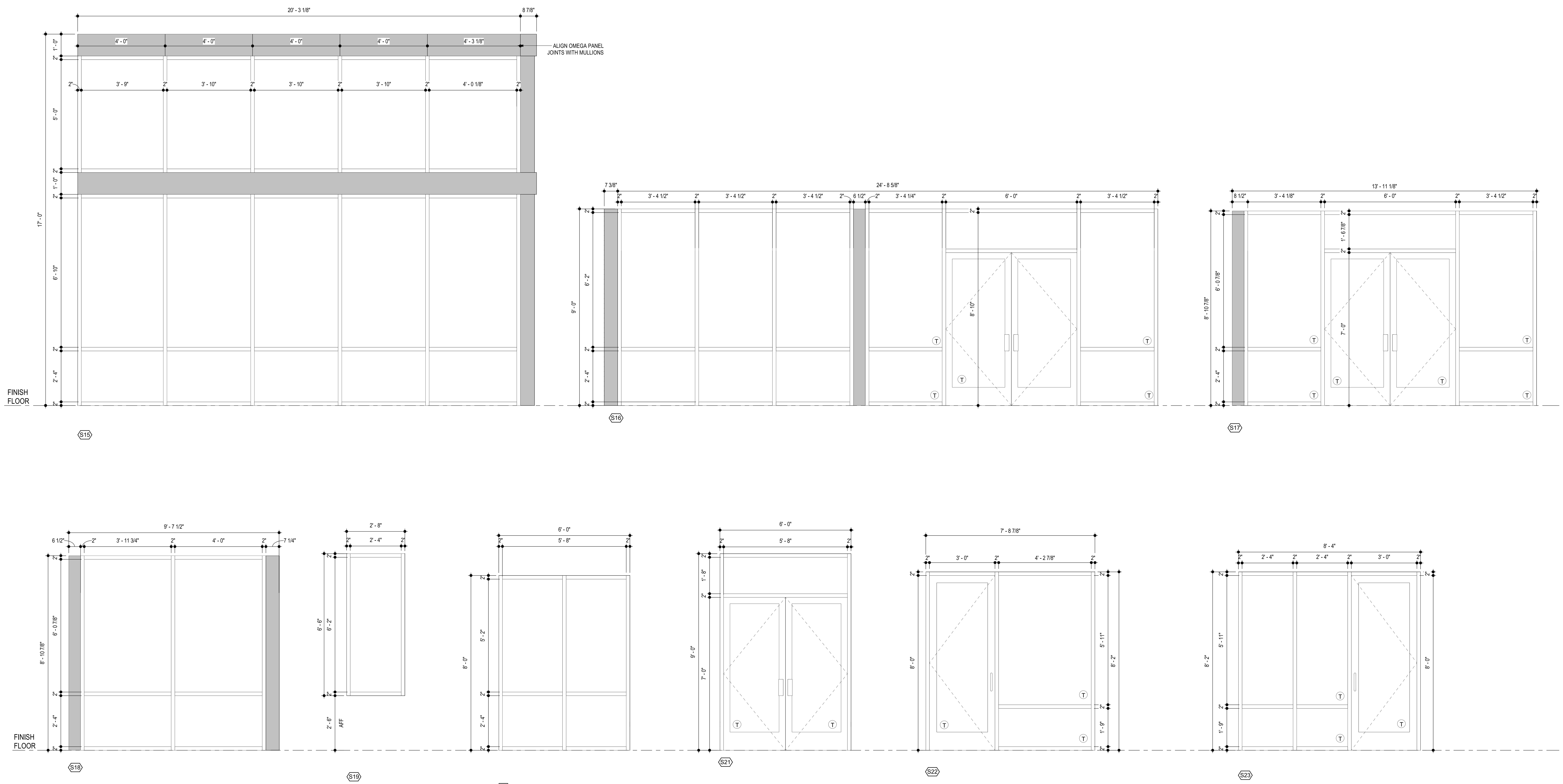
TR;i PROJECT NO. 20-001

SHEET NO.

A055

STOREFRONT SCHEDULE





STOREFRONT SCHEDULE

TYPE	BUILDING	LOCATION	HEIGHT	LENGTH	COMMENTS
S1	BLDG 1	AMENITY ENTRY	17' - 0"	24' - 2 5/8"	
S2	BLDG 1	AMENITY VESTIBULE	16' - 0"	13' - 1 1/8"	
S3	BLDG 1	AMENITY VESTIBULE	16' - 0"	8' - 5 5/8"	
S4	BLDG 1	MEETING ROOM	14' - 6"	2' - 8"	
S5	BLDG 1	MEETING ROOM	17' - 0"	3' - 5 1/2"	
S6	BLDG 1	ENTRY CORRIDOR	8' - 2"	6' - 4"	
S7	BLDG 1	ENTRY CORRIDOR	8' - 2"	6' - 10"	
S8	BLDG 1	ENTRY CORRIDOR	8' - 2"	7' - 1 7/8"	
S9	BLDG 1	ENTRY CORRIDOR	8' - 2"	6' - 9"	
S10	BLDG 1	ENTRY CORRIDOR	8' - 2"	7' - 4 7/8"	
S11	BLDG 1	ENTRY CORRIDOR	8' - 2"	6' - 5"	
S12	BLDG 1	ENTRY CORRIDOR	8' - 2"	6' - 7 1/2"	
S13	BLDG 1	FITNESS	17' - 0"	28' - 2"	
S14	BLDG 1	FITNESS	14' - 6"	5' - 4"	
S15	BLDG 1	AMENITY LOBBY	17' - 0"	20' - 3 1/8"	
S30	BLDG 1	MAILROOM	8' - 2"	5' - 4"	
S31	BLDG 1	YOGA ROOM	7' - 2"	13' - 6 1/4"	
S32	BLDG 1	AMENITY ENTRY	7' - 2"	6' - 4"	
S33	BLDG 1	BLDG 1	7' - 2"	10' - 2 5/8"	
S34	BLDG 1	OFFICES	7' - 2"	20' - 1 1/4"	
S35	BLDG 1	CYBER LOUNGE	7' - 2"	9' - 3"	
S36	BLDG 1	MEETING ROOM	7' - 2"	15' - 1 5/8"	
S37	BLDG 1	MEETING ROOM	7' - 2"	3' - 11 7/8"	
S16	BLDG 2	AMENITY ENTRY	9' - 0"	24' - 8 5/8"	
S17	BLDG 2	AMENITY VESTIBULE	8' - 10 7/8"	13' - 11 1/8"	
S18	BLDG 2	AMENITY VESTIBULE	8' - 10 7/8"	9' - 0 1/4"	
S19	BLDG 2	AMENITY	6' - 6"	2' - 8"	
S20	BLDG 2	AMENITY	8' - 0"	6' - 0"	
S21	BLDG 2	BIKE STORAGE	9' - 0"	6' - 0"	
S22	BLDG 2	ENTRY CORRIDOR	8' - 2"	7' - 8 7/8"	
S23	BLDG 2	ENTRY CORRIDOR	8' - 2"	8' - 4"	
S24	BLDG 2	ENTRY CORRIDOR	8' - 2"	6' - 4"	
S25	BLDG 2	ENTRY CORRIDOR	8' - 10 7/8"	9' - 3 1/4"	
S26	BLDG 2	ENTRY CORRIDOR	8' - 10 7/8"	16' - 6"	
S27	BLDG 2	ENTRY CORRIDOR	8' - 2"	6' - 4"	
S28	BLDG 2	AMENITY LOBBY	9' - 0"	7' - 11 1/2"	
S29	BLDG 2	BIKE STORAGE OR TENANT STORAGE LOCKERS	8' - 10 7/8"	6' - 0"	
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7.15.2021

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

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DATE: 7.15.2021

REVISIONS #

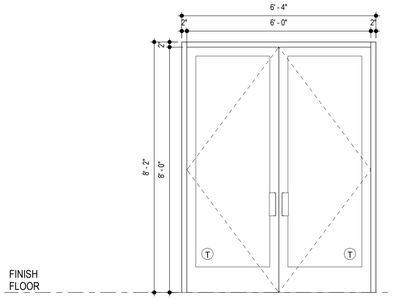
DWG BY MKSS

TR,i PROJECT NO. 20-001

SHEET NO.

A056

STOREFRONT SCHEDULE



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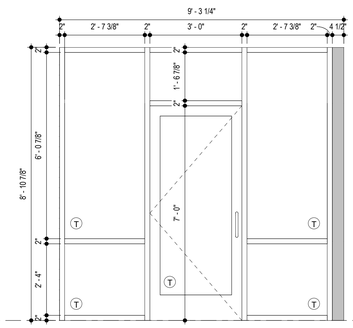

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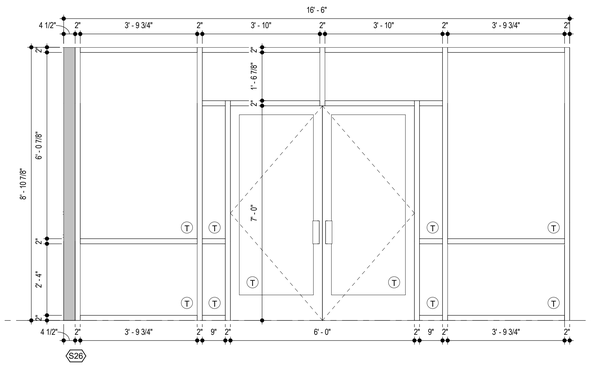
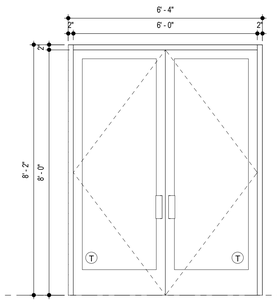


S26

FINISH FLOOR



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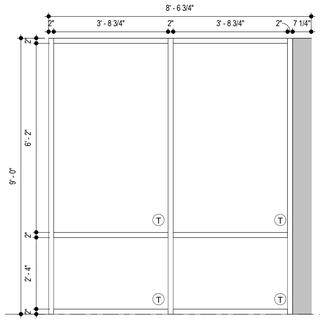

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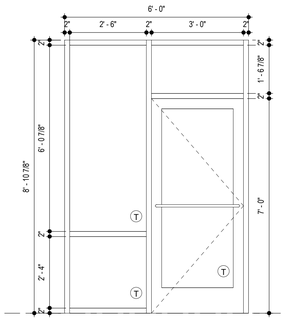

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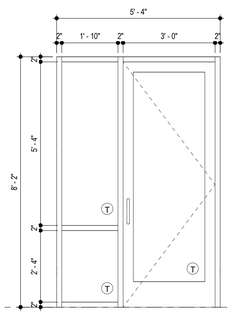

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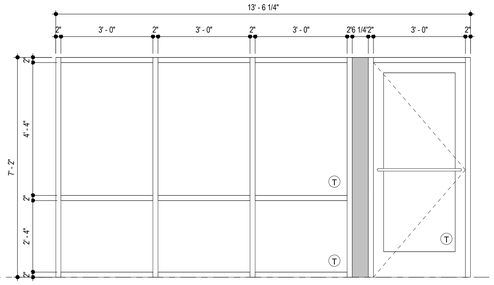

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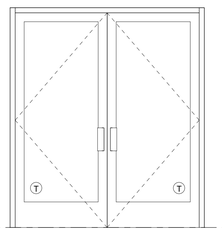

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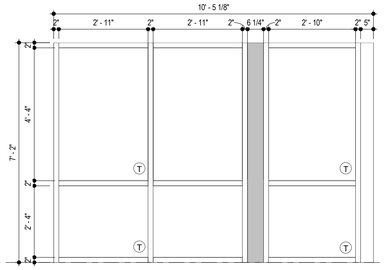

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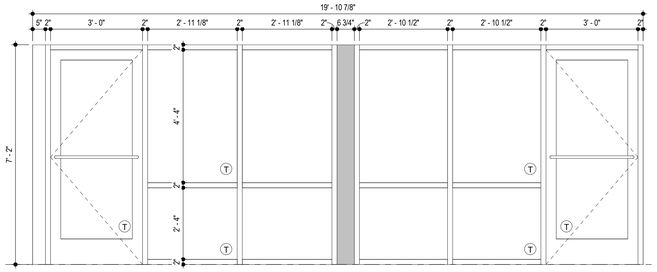

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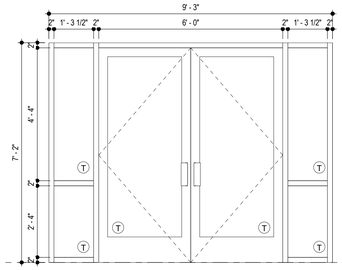

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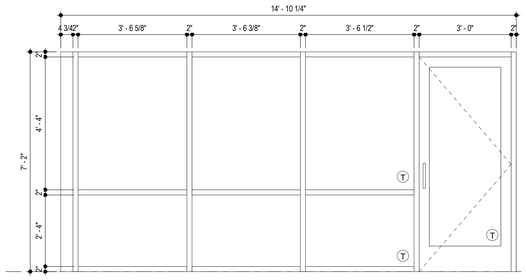

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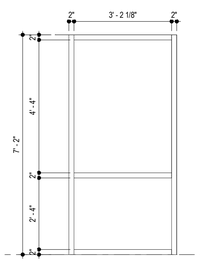

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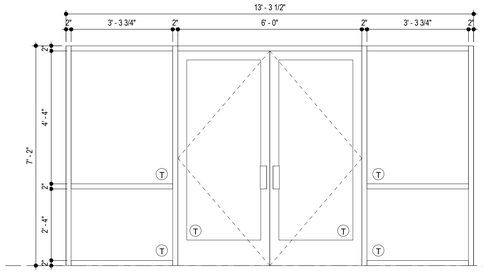

S38

FINISH FLOOR

STOREFRONT SCHEDULE

TYPE	BUILDING	LOCATION	HEIGHT	LENGTH	COMMENTS
S1	BLDG 1	AMENITY ENTRY	17' - 0"	24' - 2 5/8"	
S2	BLDG 1	AMENITY VESTIBULE	16' - 0"	13' - 1 1/8"	
S3	BLDG 1	AMENITY VESTIBULE	16' - 0"	8' - 5 5/8"	
S4	BLDG 1	MEETING ROOM	14' - 6"	2' - 8"	
S5	BLDG 1	MEETING ROOM	17' - 0"	3' - 5 1/2"	
S6	BLDG 1	ENTRY CORRIDOR	8' - 2"	6' - 4"	
S7	BLDG 1	ENTRY CORRIDOR	8' - 2"	6' - 10"	
S8	BLDG 1	ENTRY CORRIDOR	8' - 2"	7' - 1 7/8"	
S9	BLDG 1	ENTRY CORRIDOR	8' - 2"	6' - 9"	
S10	BLDG 1	ENTRY CORRIDOR	8' - 2"	7' - 4 7/8"	
S11	BLDG 1	ENTRY CORRIDOR	8' - 2"	6' - 5"	
S12	BLDG 1	ENTRY CORRIDOR	8' - 2"	6' - 7 1/2"	
S13	BLDG 1	FITNESS	17' - 0"	28' - 2"	
S14	BLDG 1	FITNESS	14' - 6"	5' - 4"	
S15	BLDG 1	AMENITY LOBBY	17' - 0"	20' - 3 1/8"	
S30	BLDG 1	MAILROOM	8' - 2"	5' - 4"	
S31	BLDG 1	YOGA ROOM	7' - 2"	13' - 6 1/4"	
S32	BLDG 1	AMENITY ENTRY	7' - 2"	6' - 4"	
S33	BLDG 1	BLDG 1	7' - 2"	10' - 2 5/8"	
S34	BLDG 1	OFFICES	7' - 2"	20' - 1 1/4"	
S35	BLDG 1	CYBER LOUNGE	7' - 2"	9' - 3"	
S36	BLDG 1	MEETING ROOM	7' - 2"	15' - 1 5/8"	
S37	BLDG 1	MEETING ROOM	7' - 2"	3' - 11 7/8"	
S16	BLDG 2	AMENITY ENTRY	9' - 0"	24' - 8 5/8"	
S17	BLDG 2	AMENITY VESTIBULE	8' - 10 7/8"	13' - 11 1/8"	
S18	BLDG 2	AMENITY VESTIBULE	8' - 10 7/8"	9' - 0 1/4"	
S19	BLDG 2	AMENITY	8' - 6"	2' - 8"	
S20	BLDG 2	AMENITY	8' - 0"	6' - 0"	
S21	BLDG 2	BIKE STORAGE	9' - 0"	6' - 0"	
S22	BLDG 2	ENTRY CORRIDOR	8' - 2"	7' - 8 7/8"	
S23	BLDG 2	ENTRY CORRIDOR	8' - 2"	8' - 4"	
S24	BLDG 2	ENTRY CORRIDOR	8' - 2"	6' - 4"	
S25	BLDG 2	ENTRY CORRIDOR	8' - 10 7/8"	9' - 3 1/4"	
S26	BLDG 2	ENTRY CORRIDOR	8' - 10 7/8"	16' - 6"	
S27	BLDG 2	ENTRY CORRIDOR	8' - 2"	6' - 4"	
S28	BLDG 2	AMENITY LOBBY	9' - 0"	7' - 11 1/2"	
S29	BLDG 2	BIKE STORAGE OR TENANT STORAGE LOCKERS	8' - 10 7/8"	6' - 0"	
S38	BLDG 2	AMENITY ENTRY	7' - 2"	13' - 3 1/2"	

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

RELEASED FOR CONSTRUCTION
As Noted on Plans Review
Development Services Department
Lee's Summit, Missouri
02/01/2022

7.15.2021

TR.i ARCHITECTS	ARCHITECT
BOB D CAMPBELL & COMPANY	STRUCTURAL ENGINEER
SM ENGINEERING	CIVIL ENGINEER
BRINKMANN CONSTRUCTORS	GENERAL CONTRACTOR
LATIMER SOMMERS & ASSOCIATES	MECHANICAL ENGINEER
LATIMER SOMMERS & ASSOCIATES	PLUMBING ENGINEER
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DATE: 7.15.2021

REVISIONS 0

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TR.i PROJECT NO. 20-001

SHEET NO.

A057

STOREFRONT SCHEDULE

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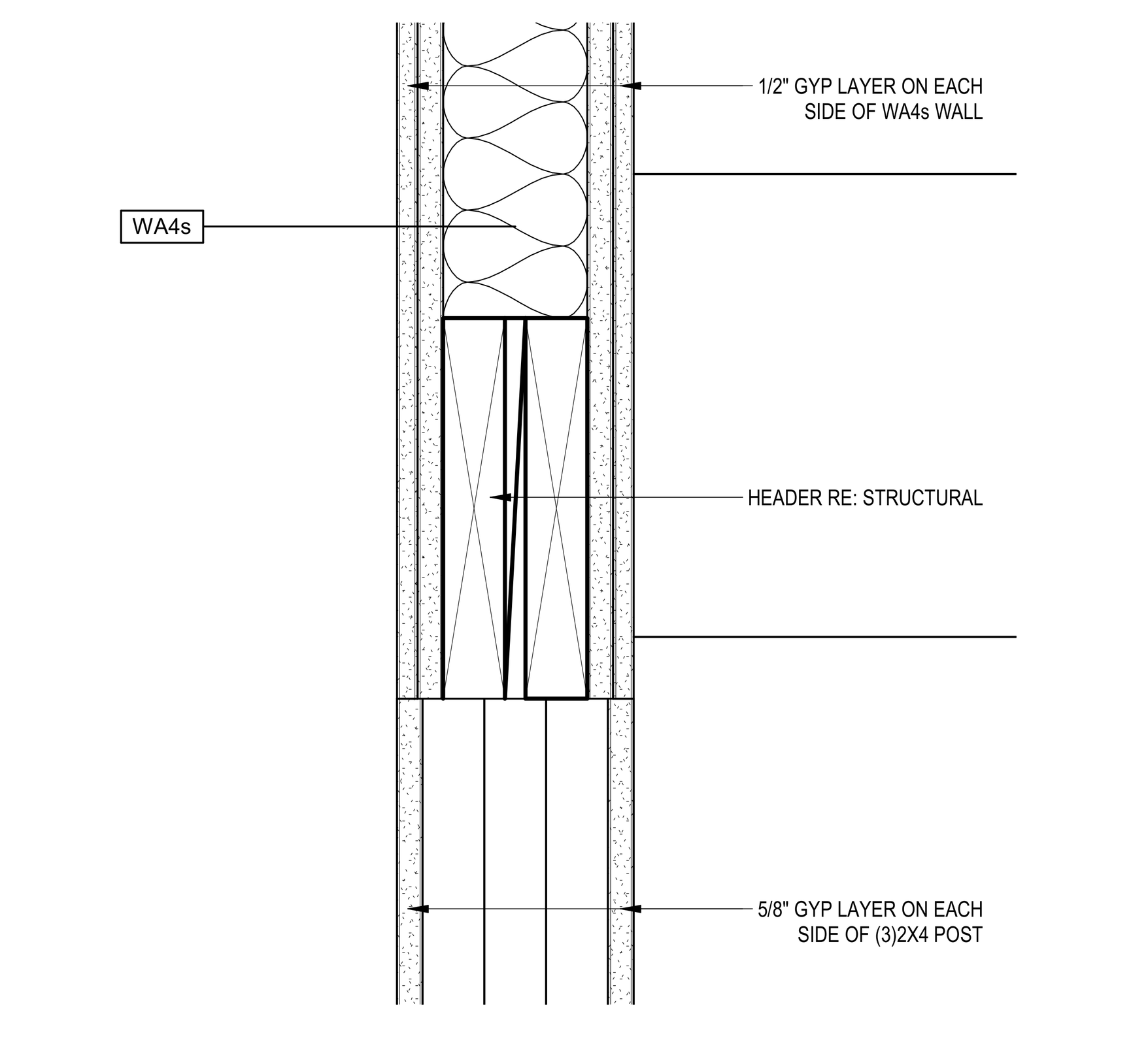
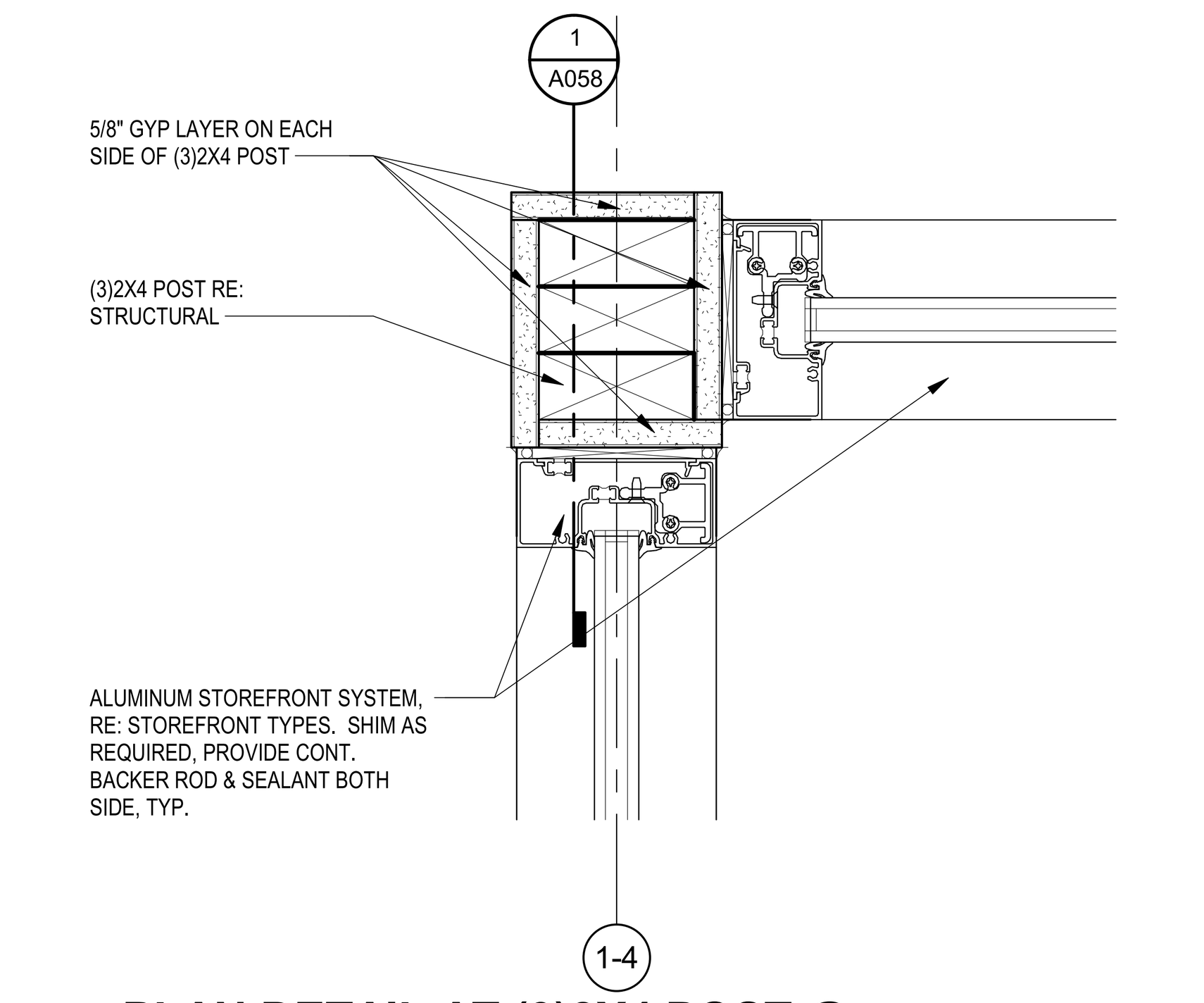
Development Services Department
Lee's Summit, Missouri
02/01/2022



1 **HEADER @ WOOD POST IN STOREFRONT**
SCALE: 3" = 1'-0"



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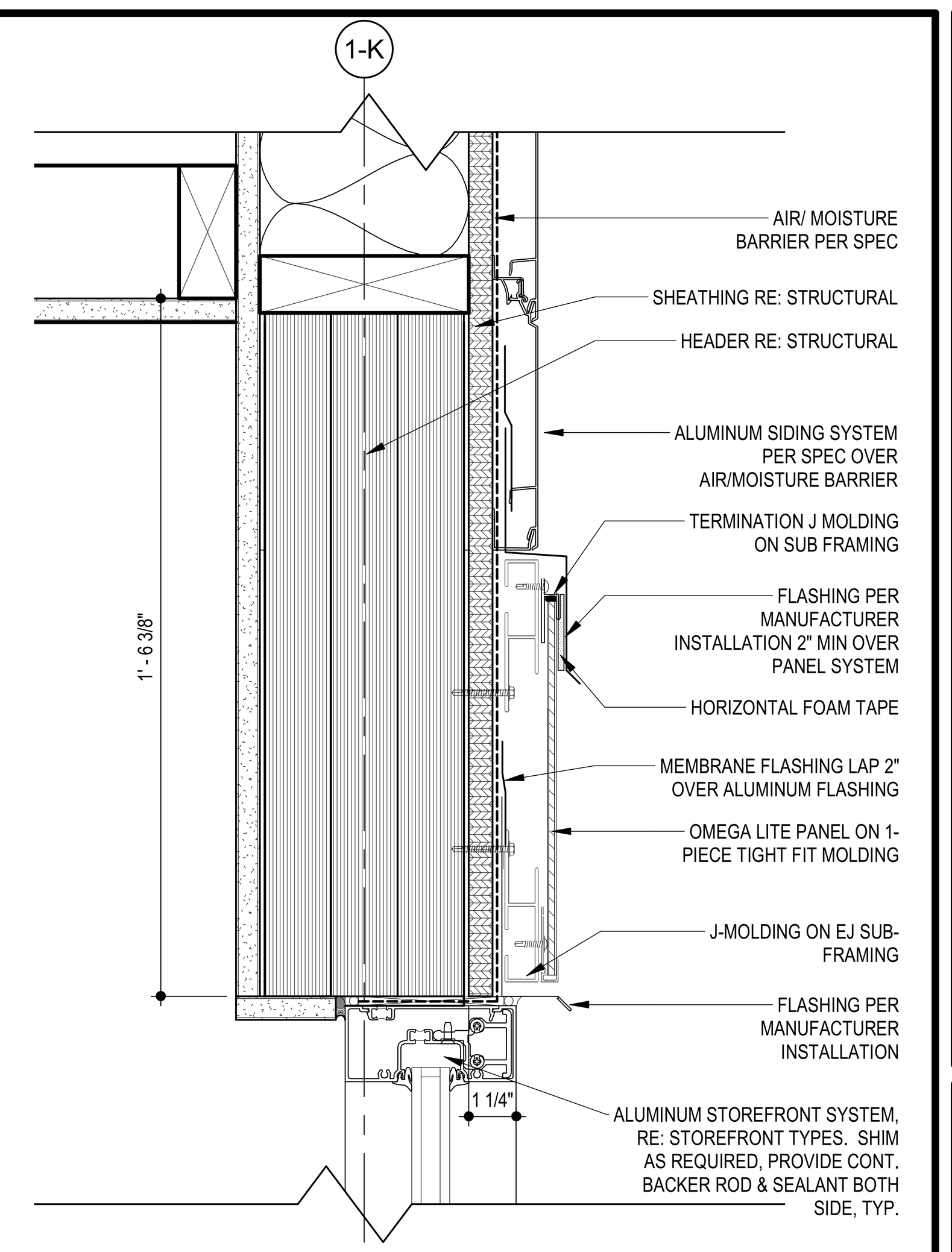
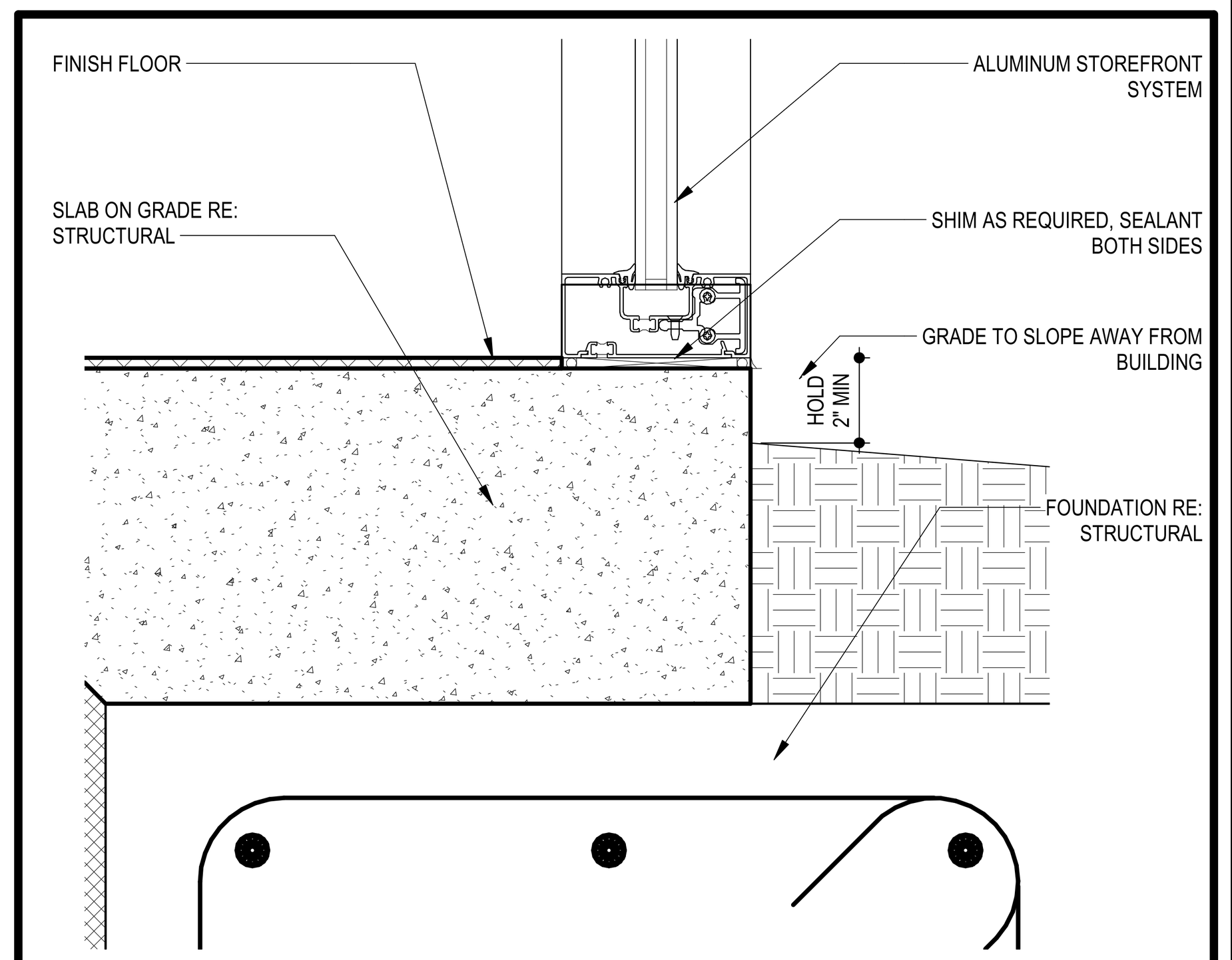


3 **STOREFRONT HEAD @ 2 STORY AMENITY @ ALUMINUM SIDING**
SCALE: 3" = 1'-0"



4 **STOREFRONT SILL**
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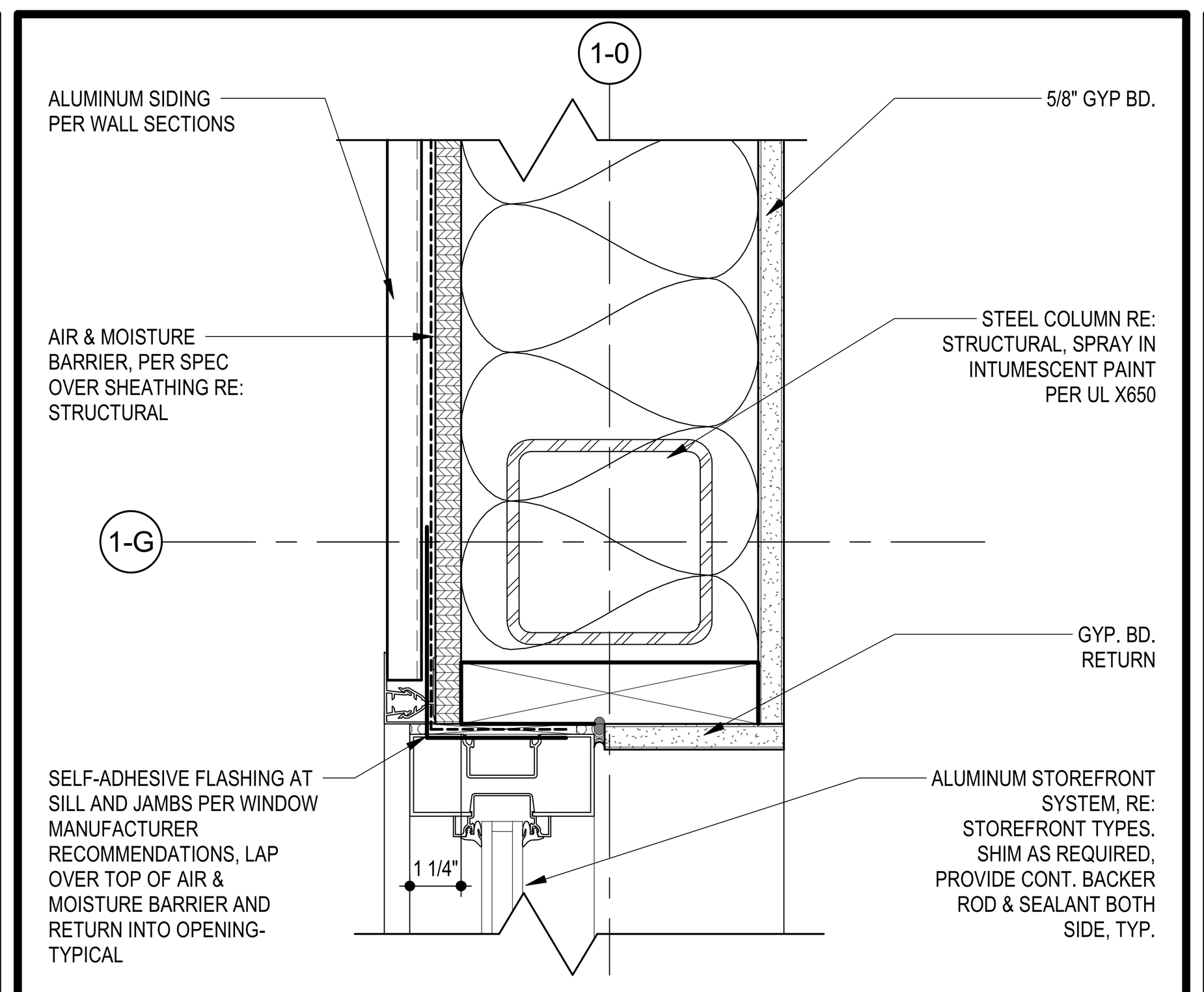

7 **STOREFRONT JAMB @ ALUMINUM SIDING**
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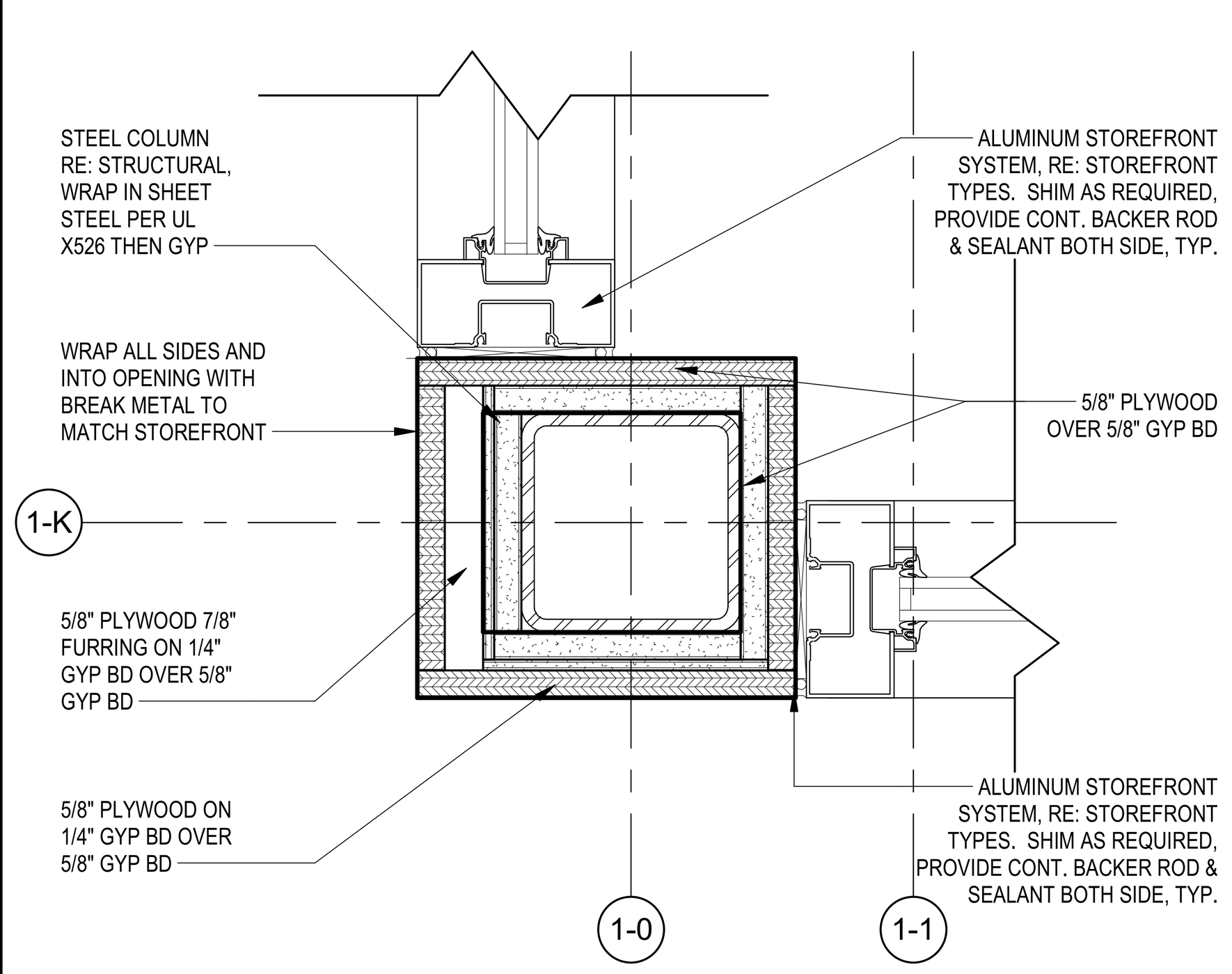

8 **PLAN DETAIL @ STOREFRONT CORNER**
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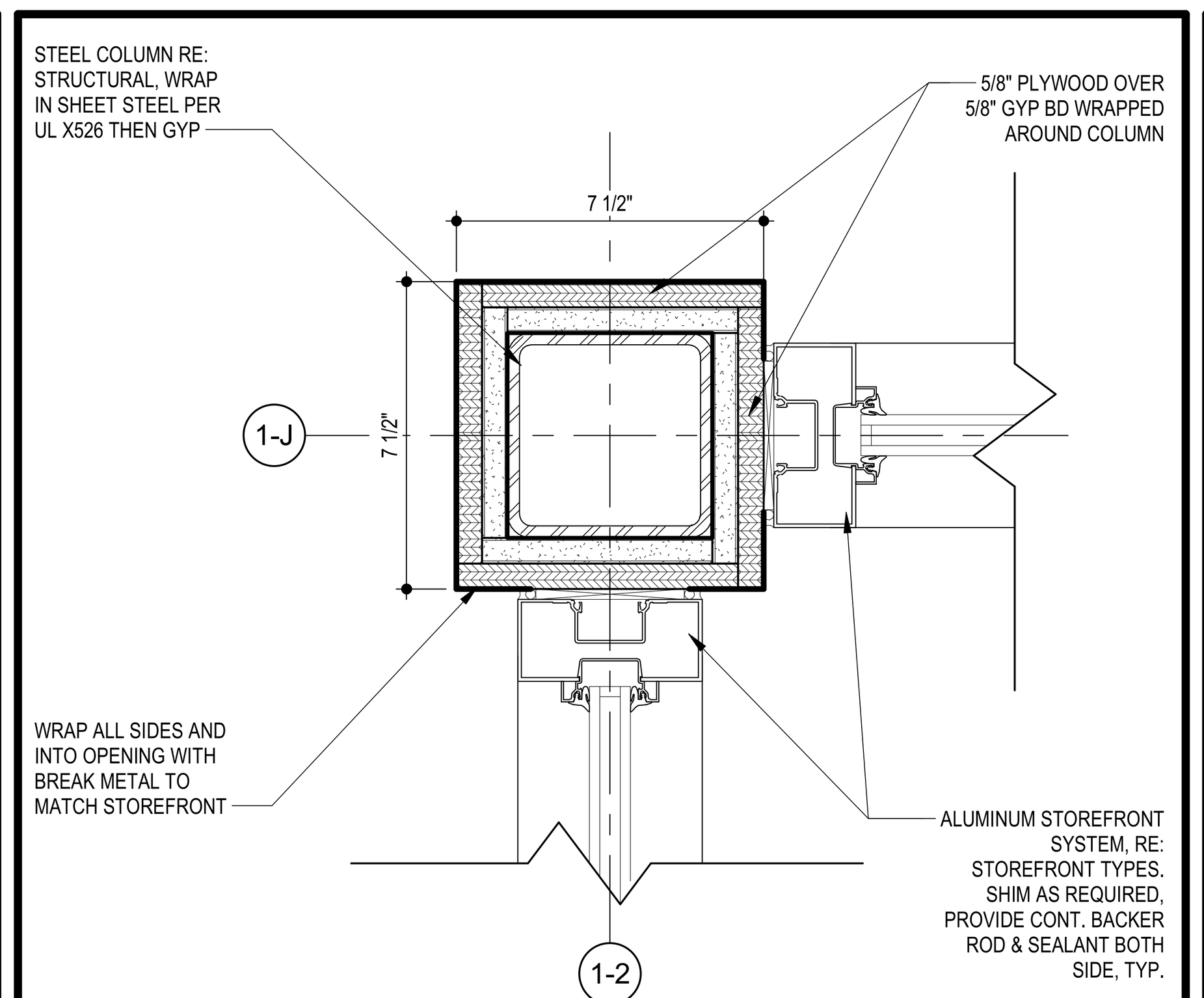
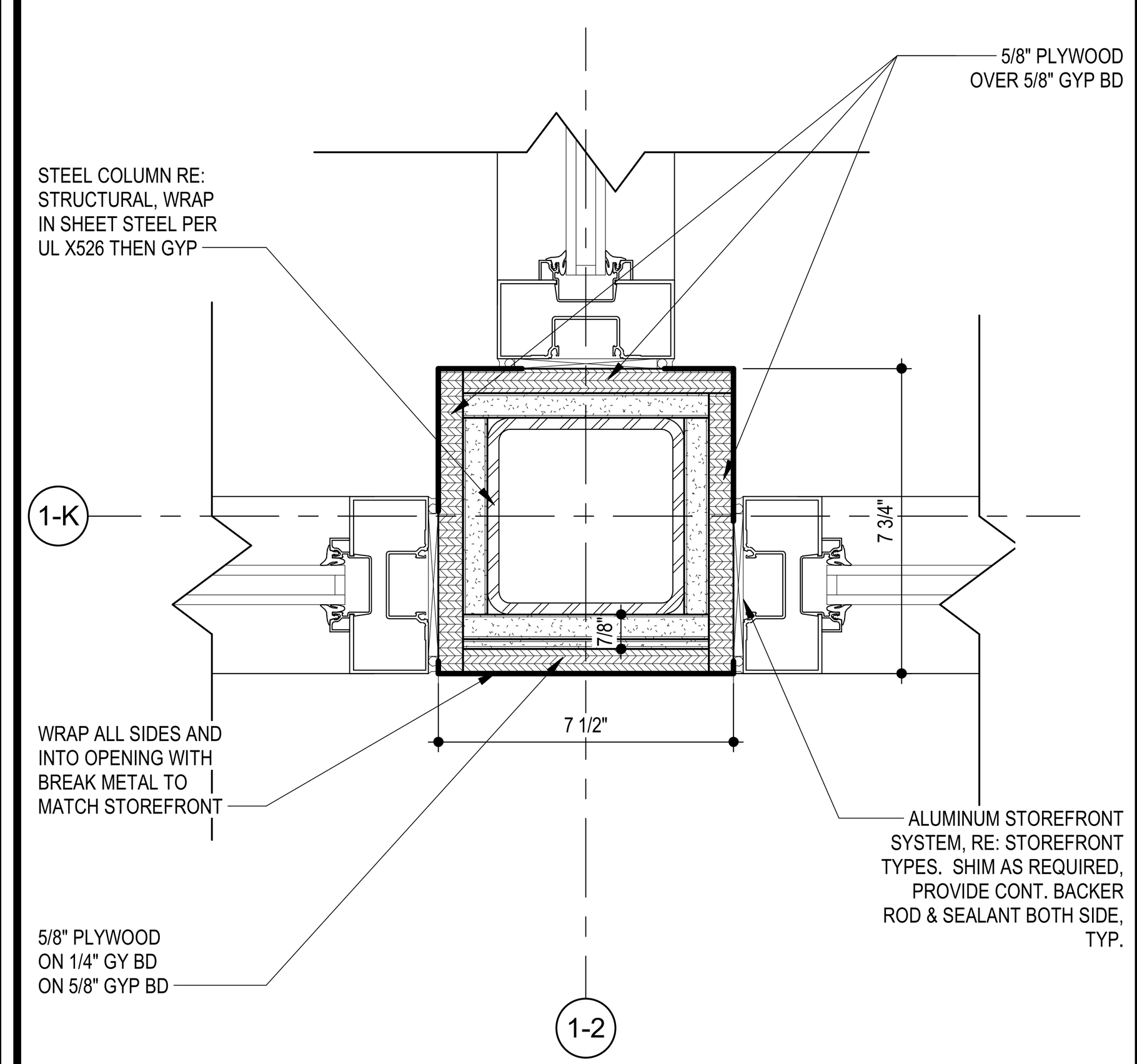
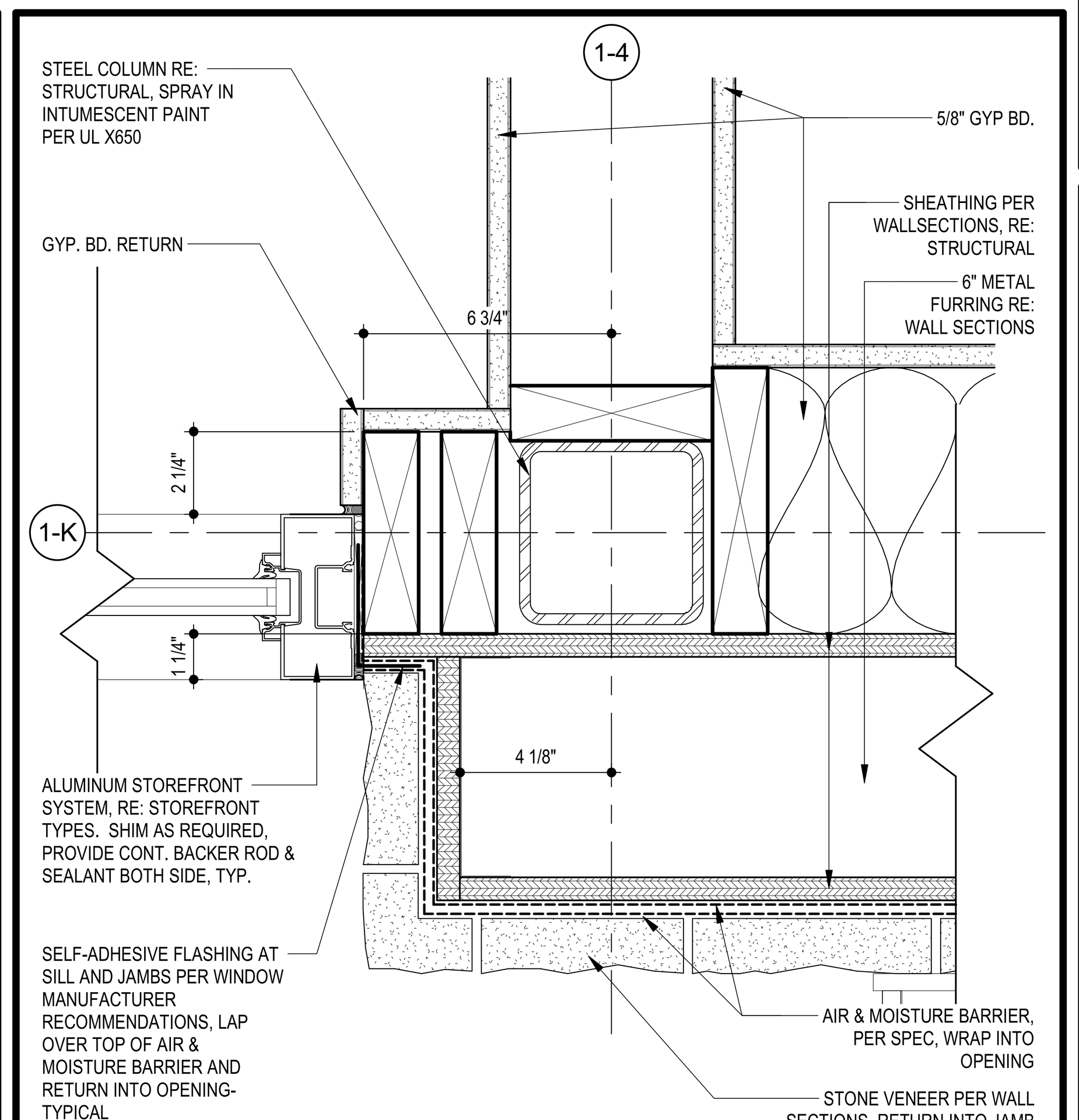


11 **PLAN DETAIL @ VESTIBULE CORNER**
SCALE: 3" = 1'-0"



12 **PLAN DETAIL @ VESTIBULE STOREFRONT**
SCALE: 3" = 1'-0"



16 **STOREFRONT JAMB @ STONE VENEER @ VESTIBULE**
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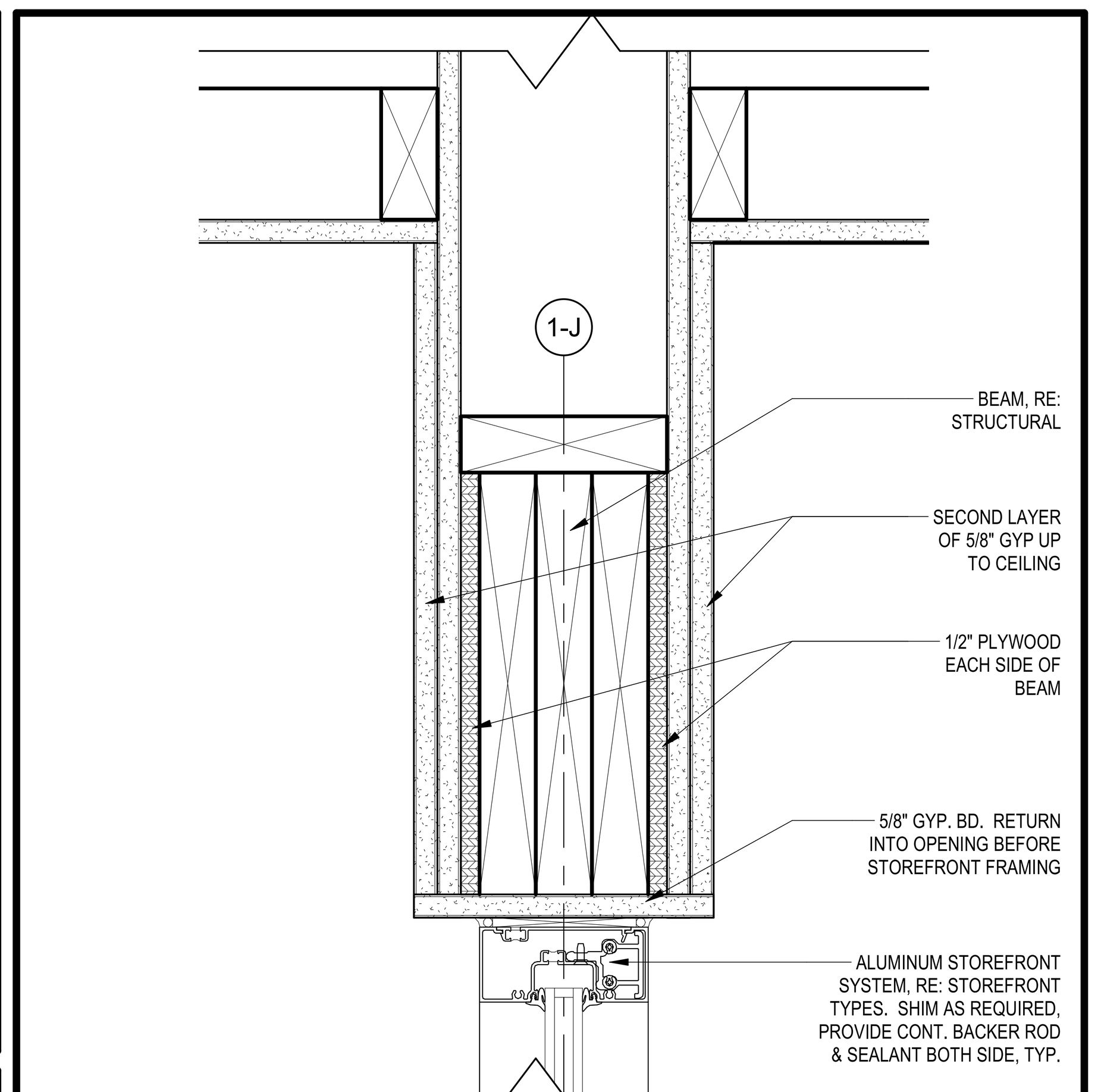

19 **VESTIBULE STOREFRONT HEAD**
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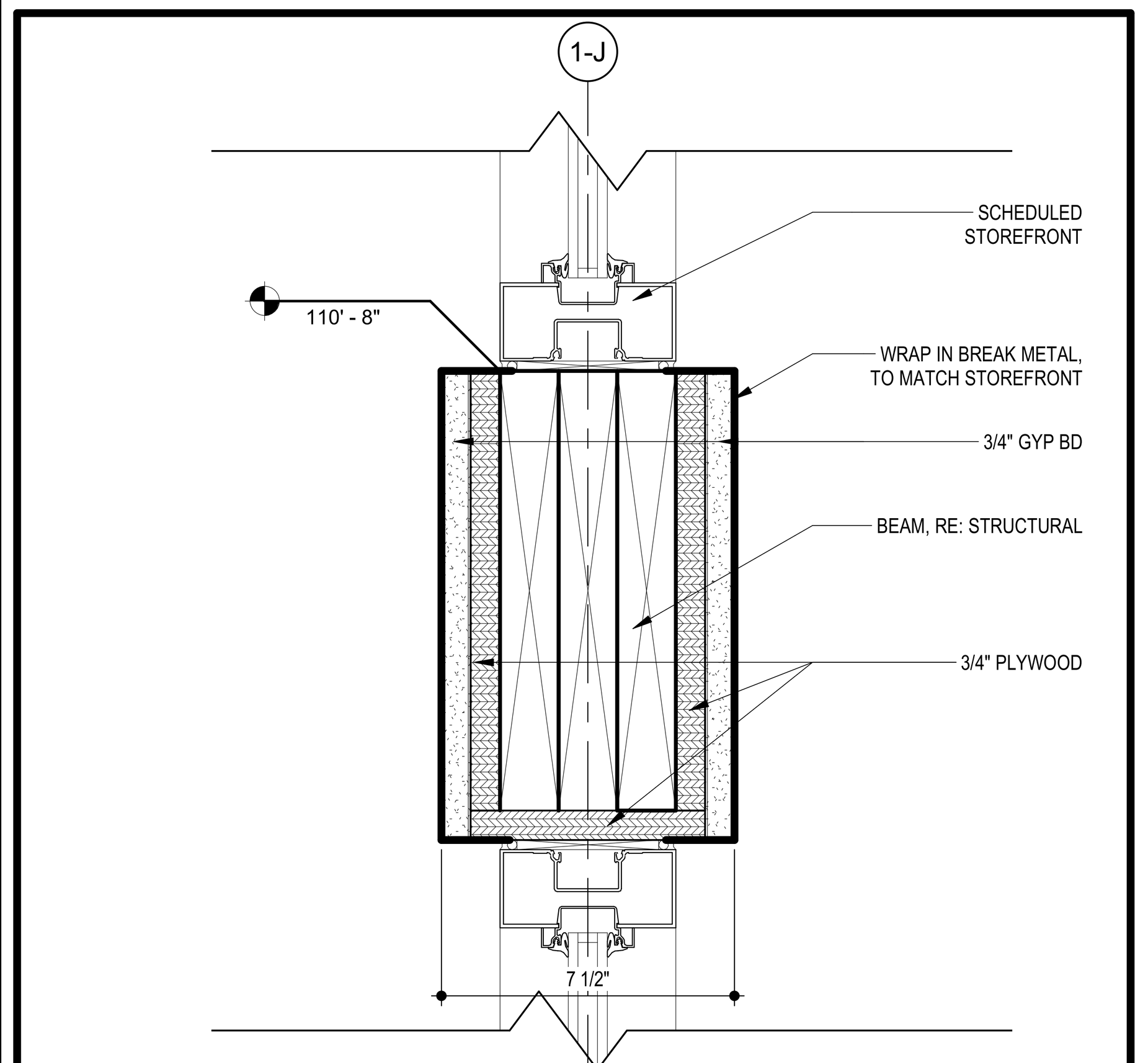

20 **STOREFRONT @ WOOD BEAM @ VESTIBULE**
SCALE: 3" = 1'-0"

7.15.2021

ARCHITECT	TR,i ARCHITECTS
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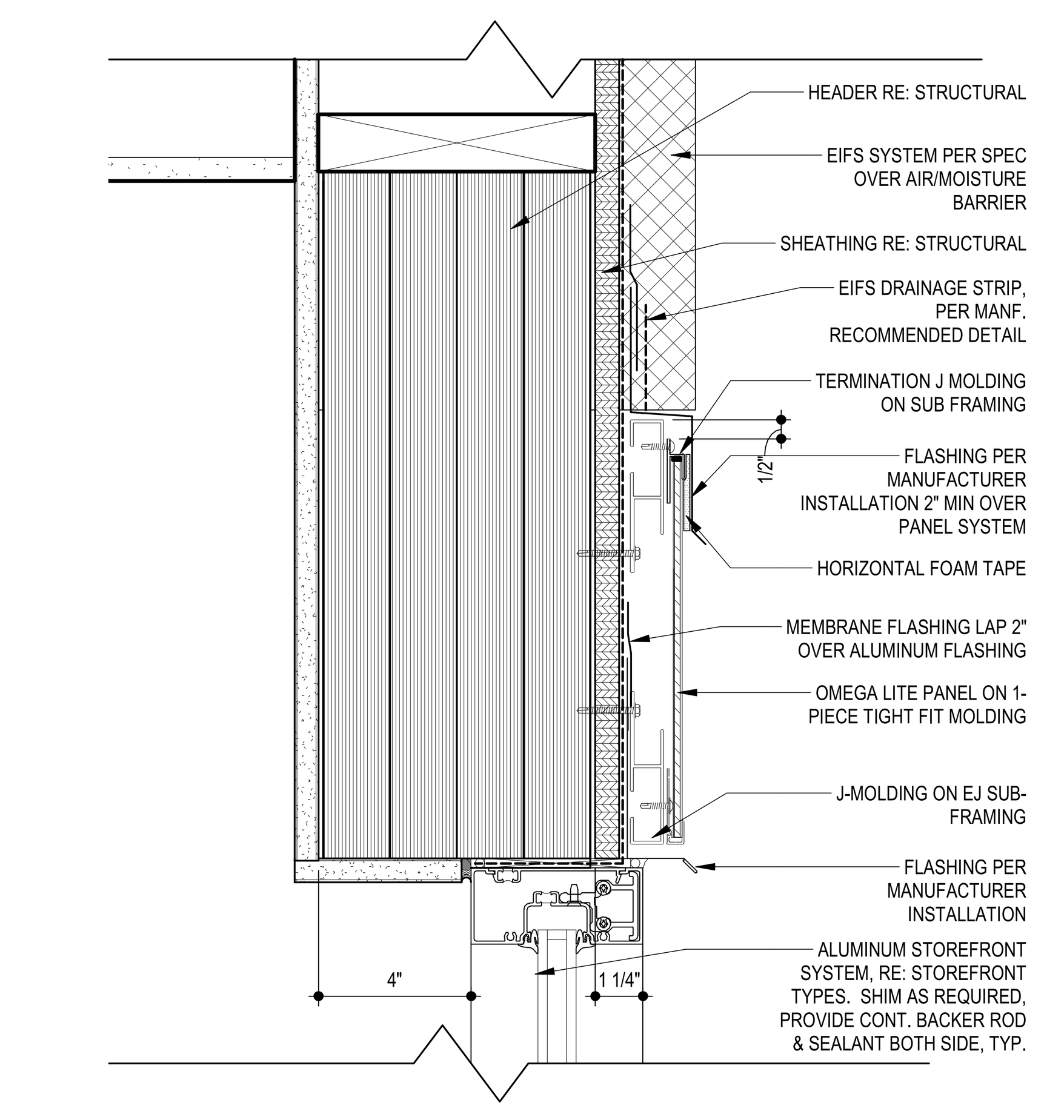
STOREFRONT DETAILS



1 **STOREFRONT HEAD @ EIFS**
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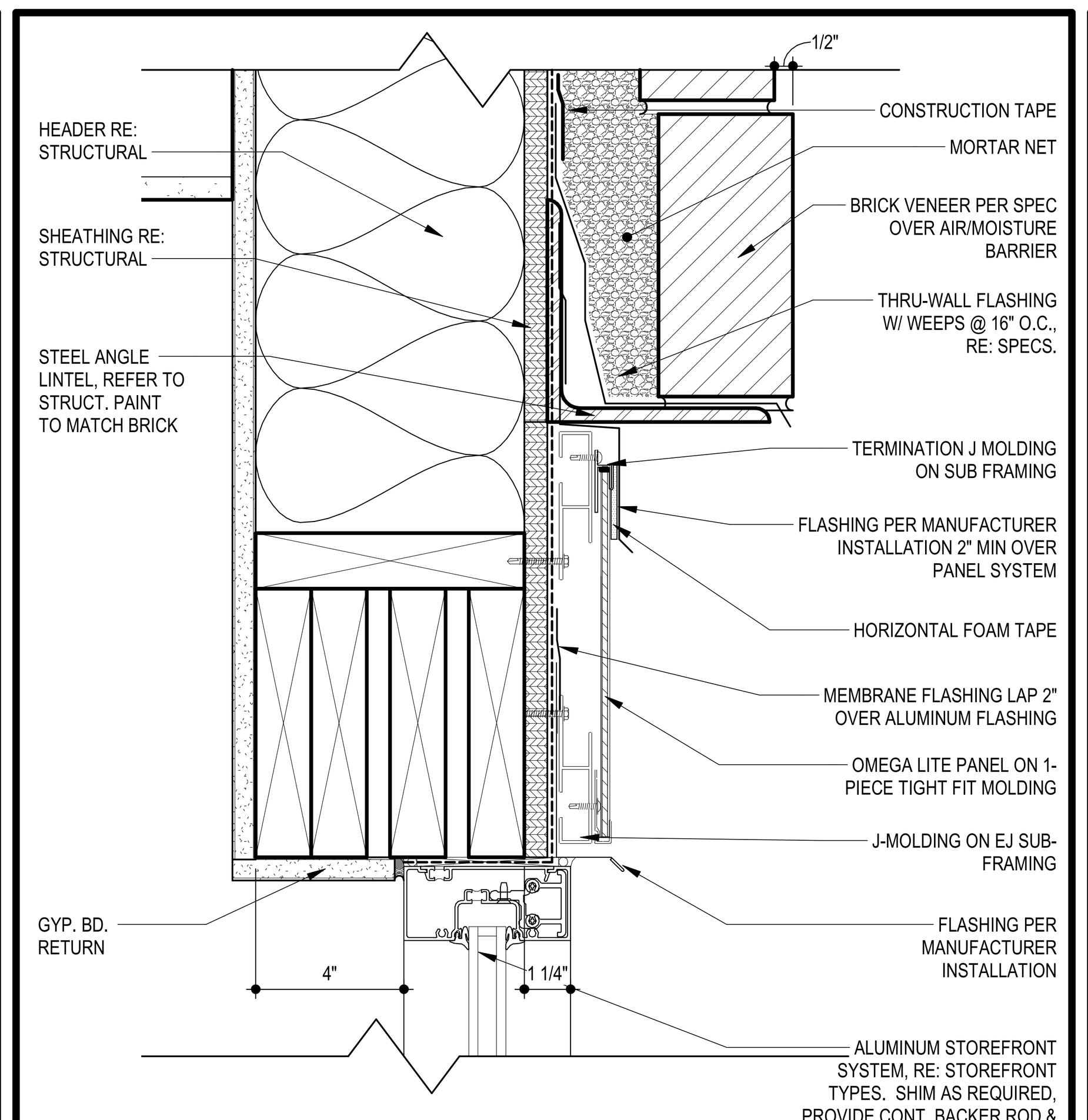

5 **STOREFRONT HEAD @ BRICK**
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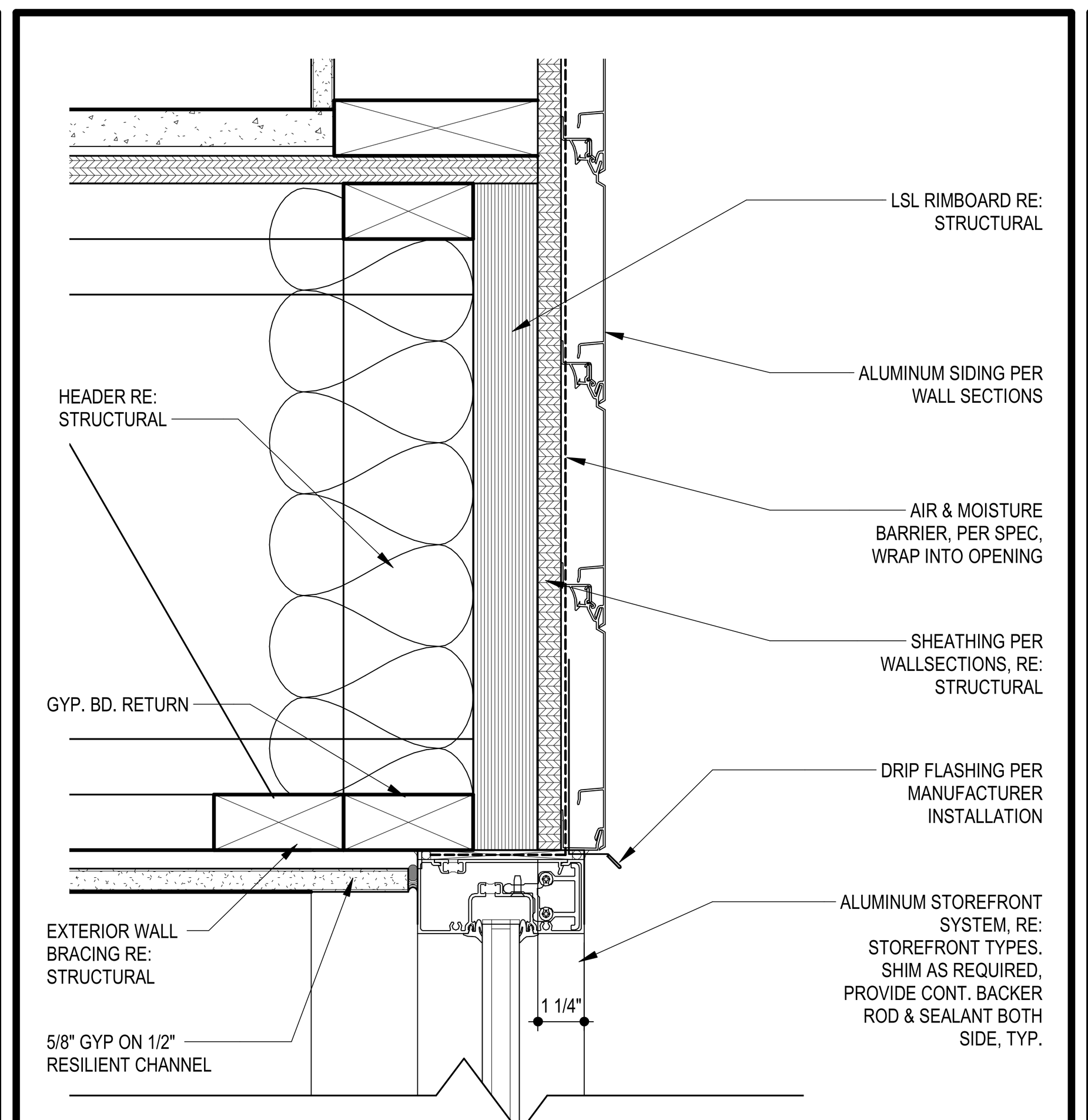
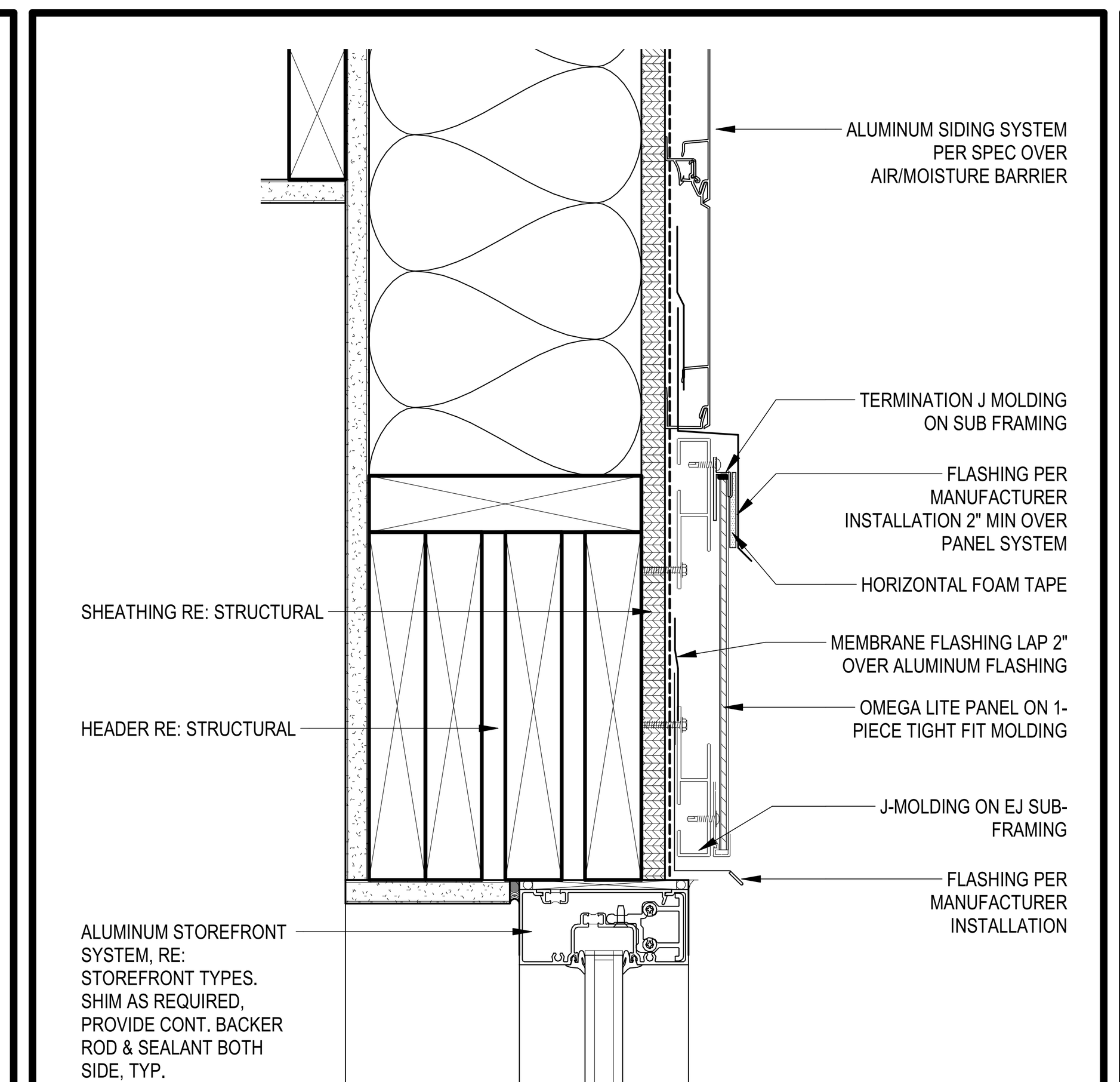
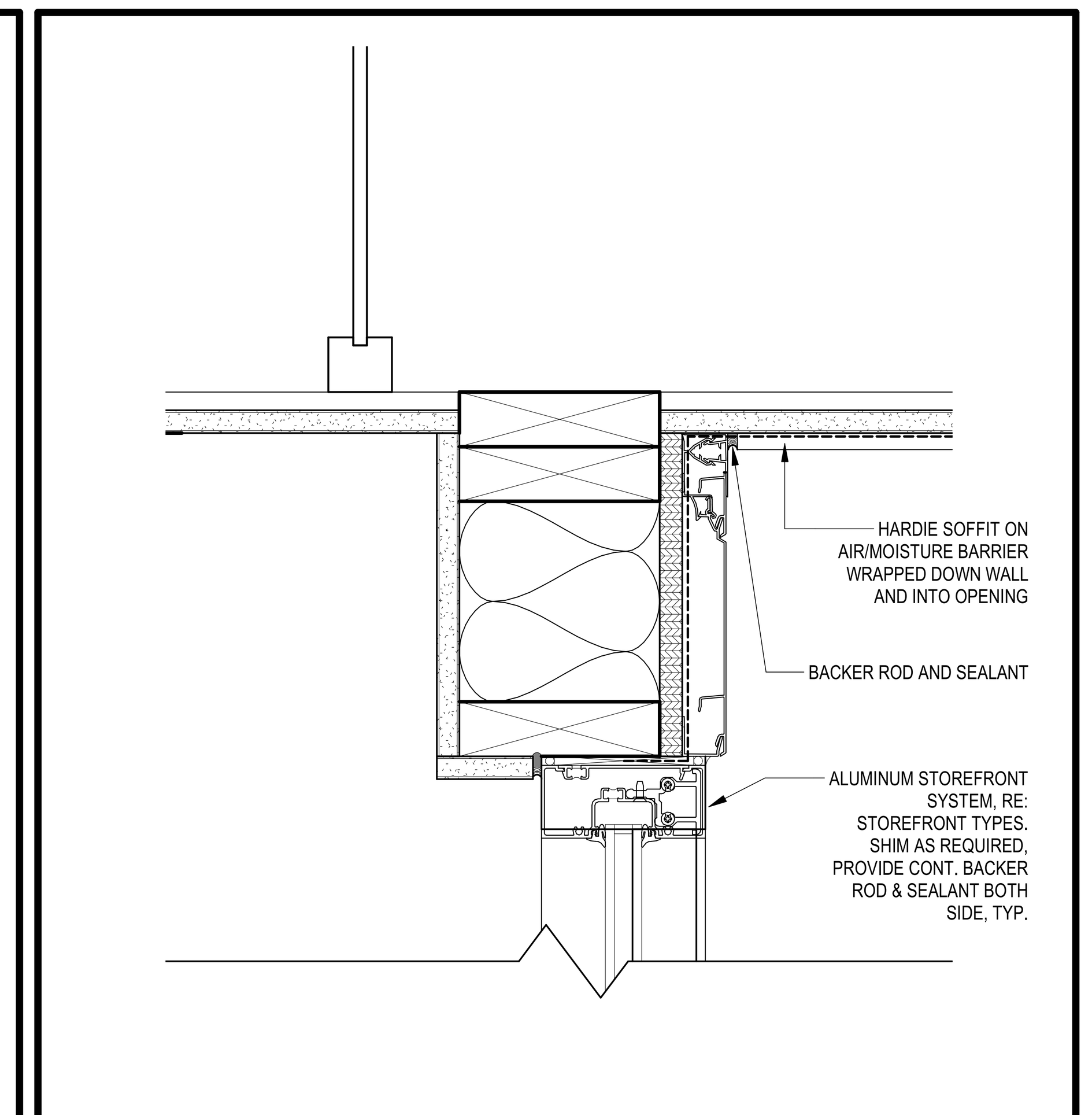


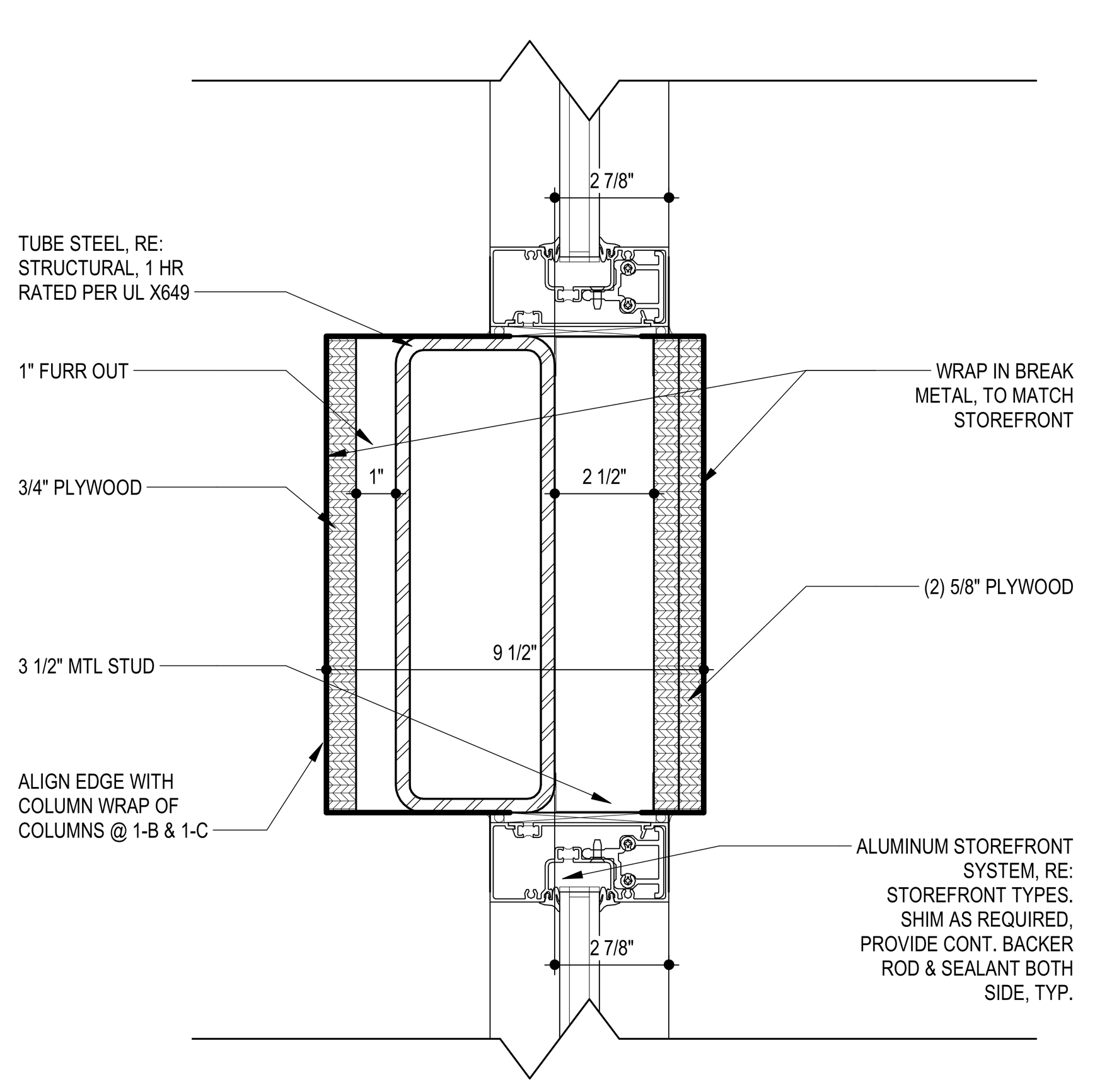
9 **STOREFRONT HEAD @ ALUMINUM SIDING**
SCALE: 3" = 1'-0"



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



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



2 **FITNESS STOREFRONT @ TUBE STEEL**
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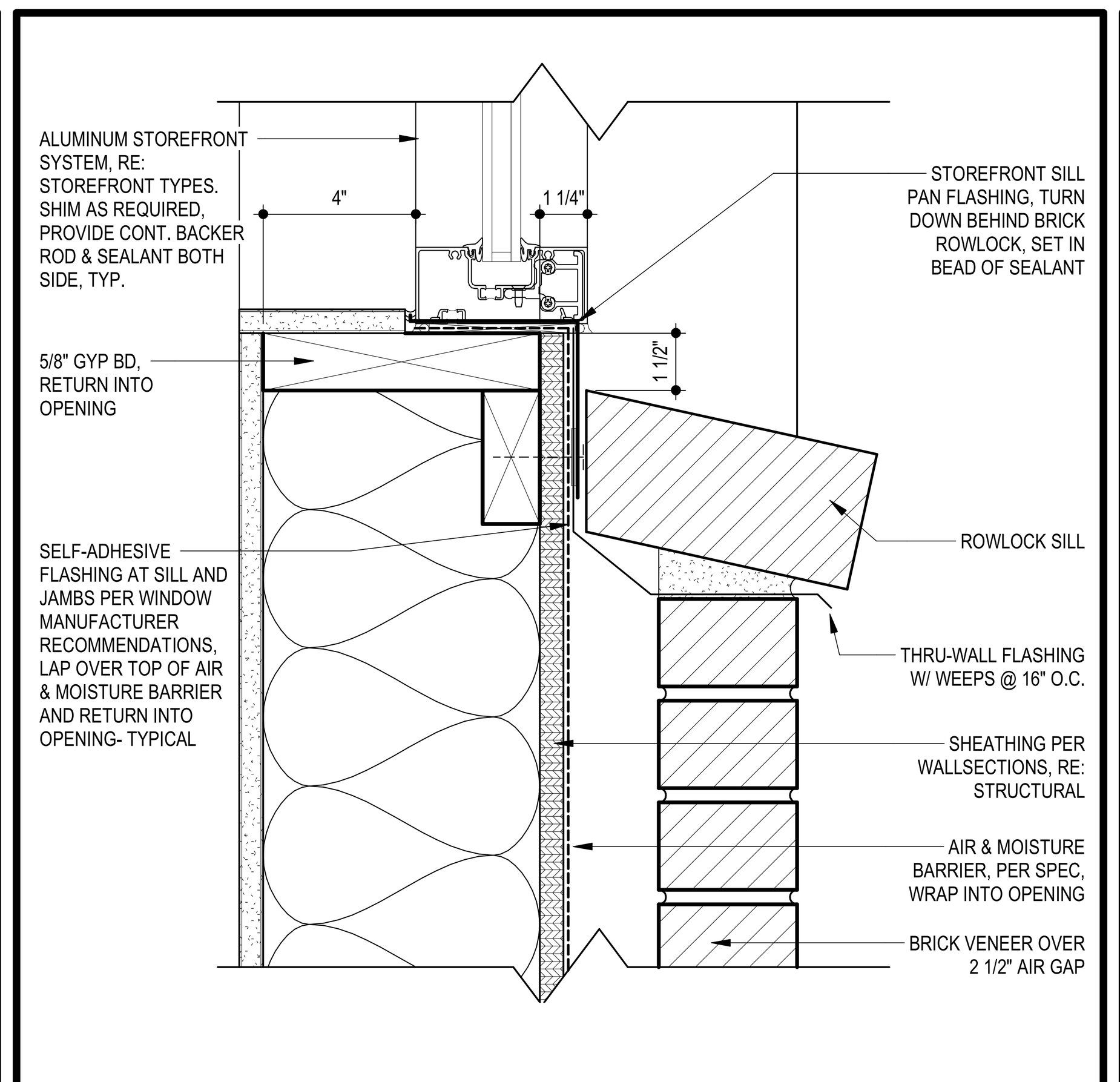
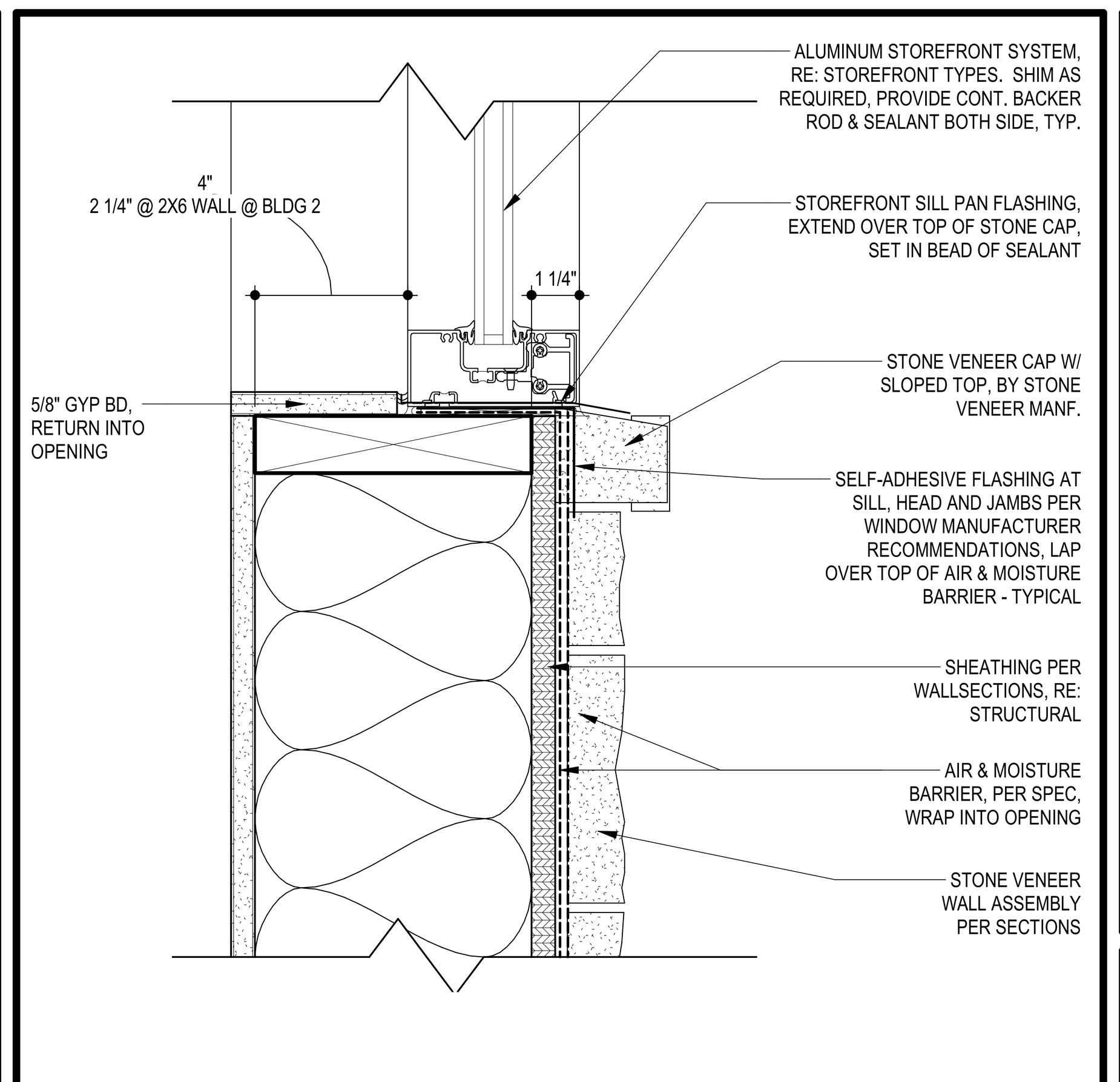


6 **STOREFRONT SILL @ BRICK**
SCALE: 3" = 1'-0"



10 **STOREFRONT SILL AT STONE VENEER**
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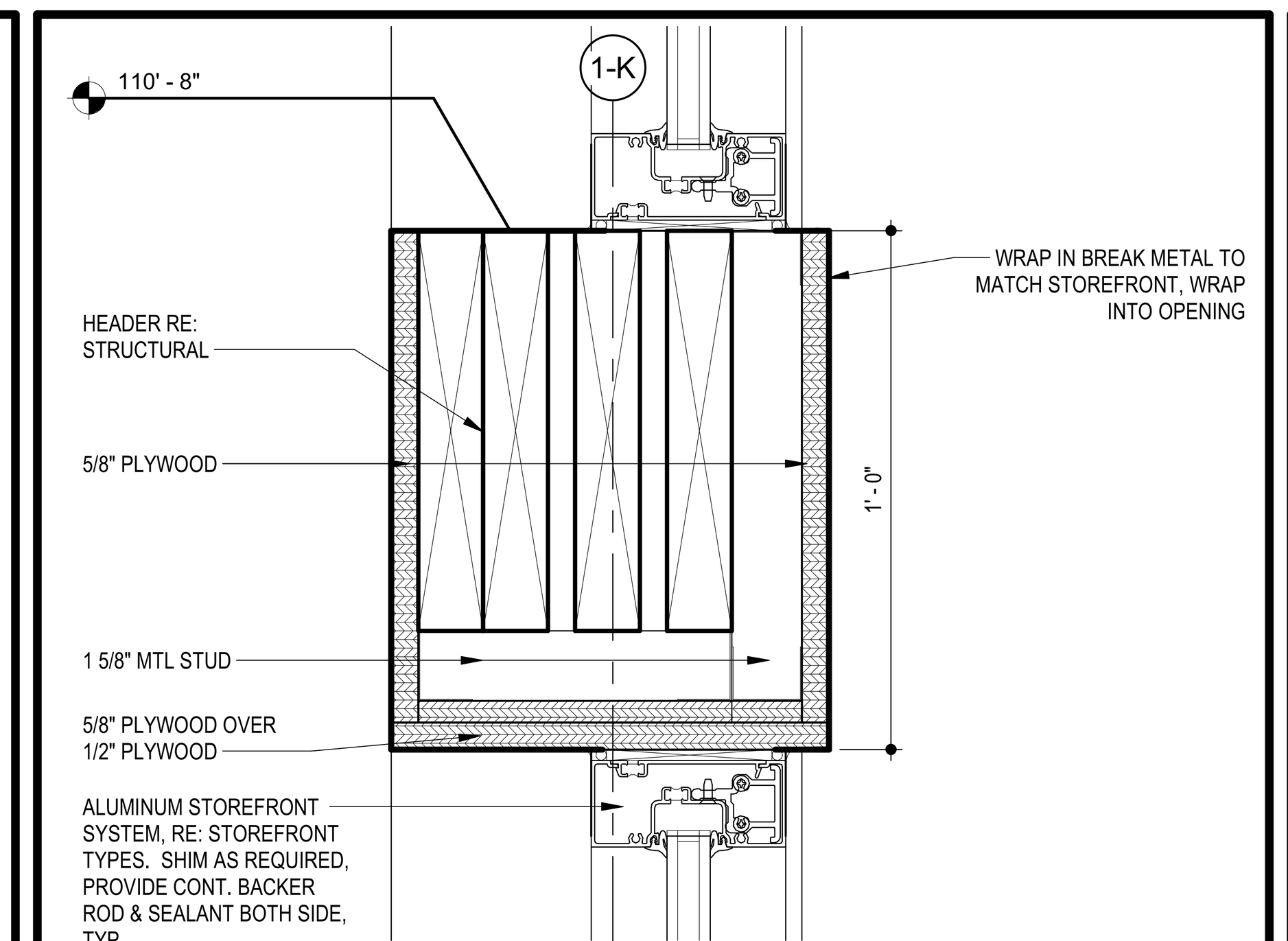

14 **STOREFRONT @ EXTERIOR WOOD BEAM**
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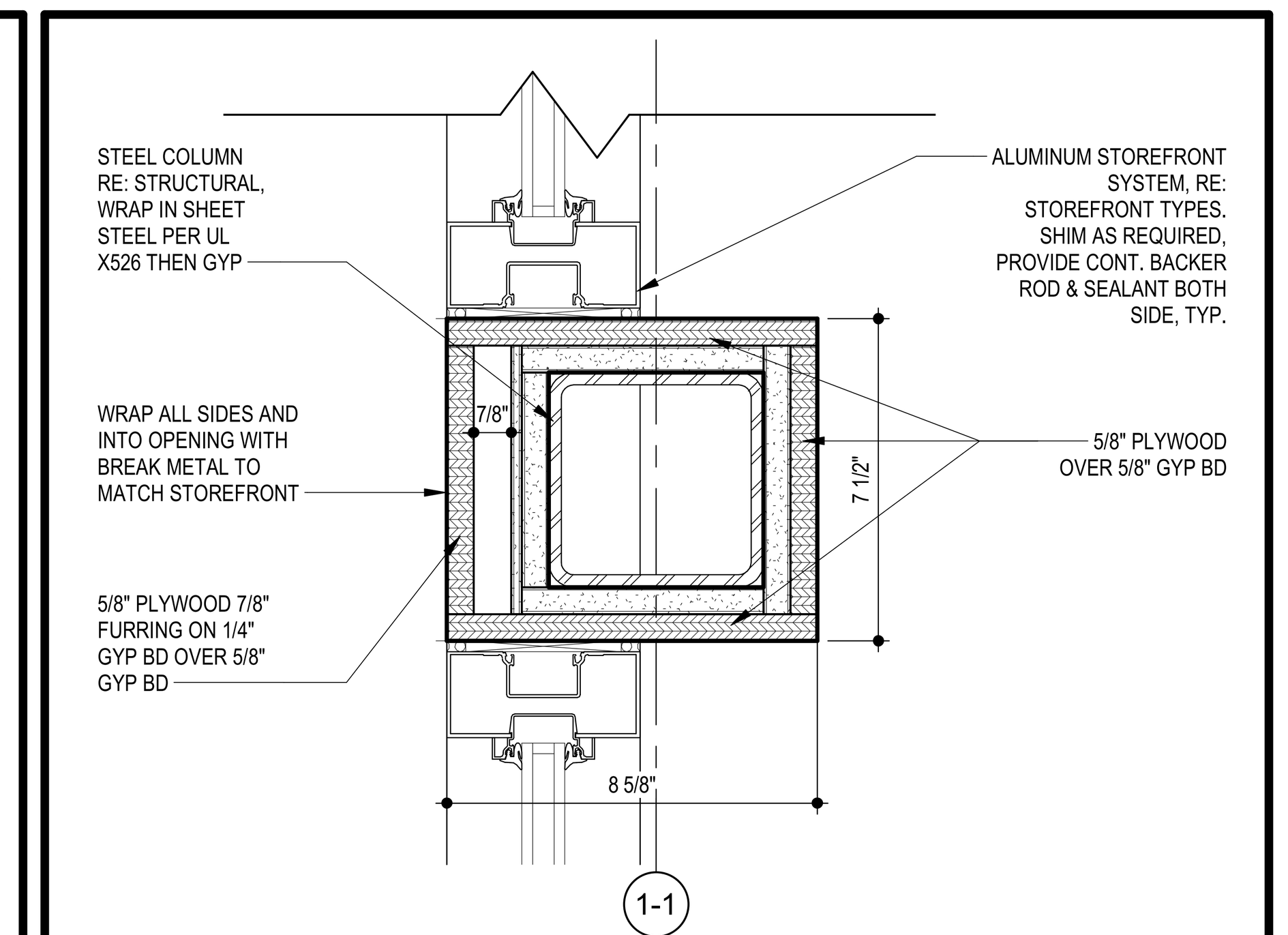

18 **PLAN DETAIL @ COLUMN IN STOREFRONT**
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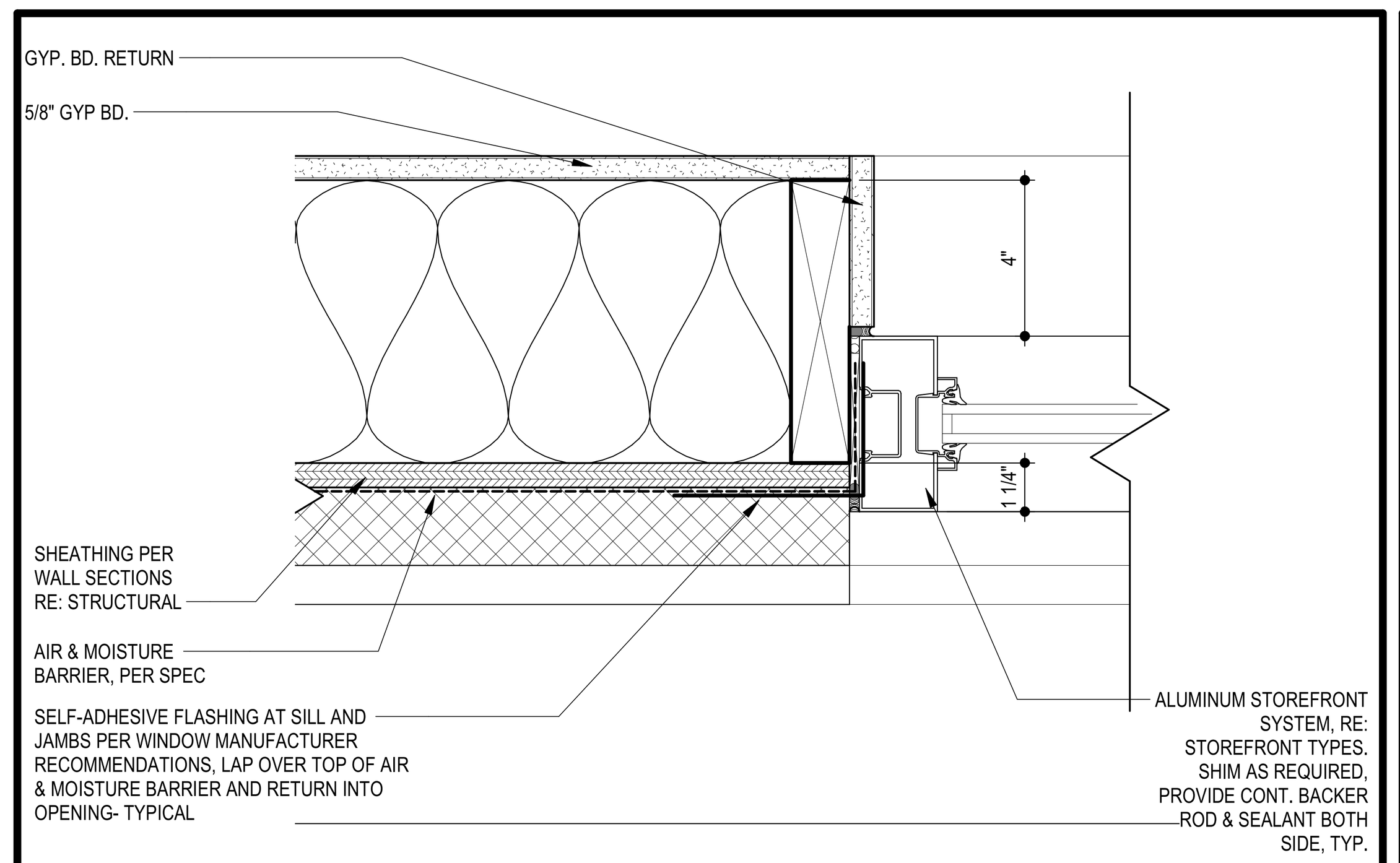

3 **STOREFRONT JAMB @ EIFS**
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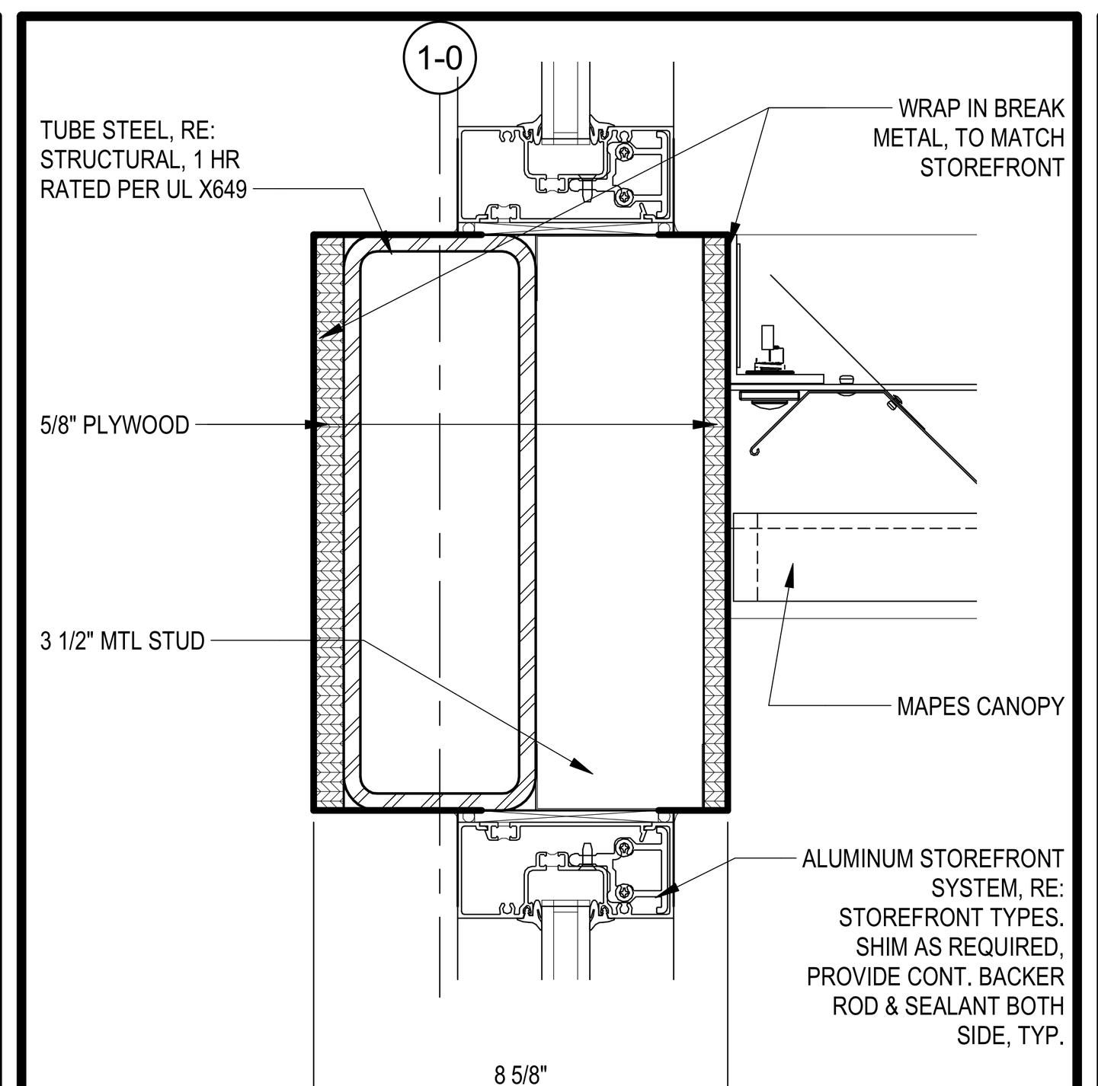

7 **TUBE STEEL IN 2X8 WALL @ CANOPY**
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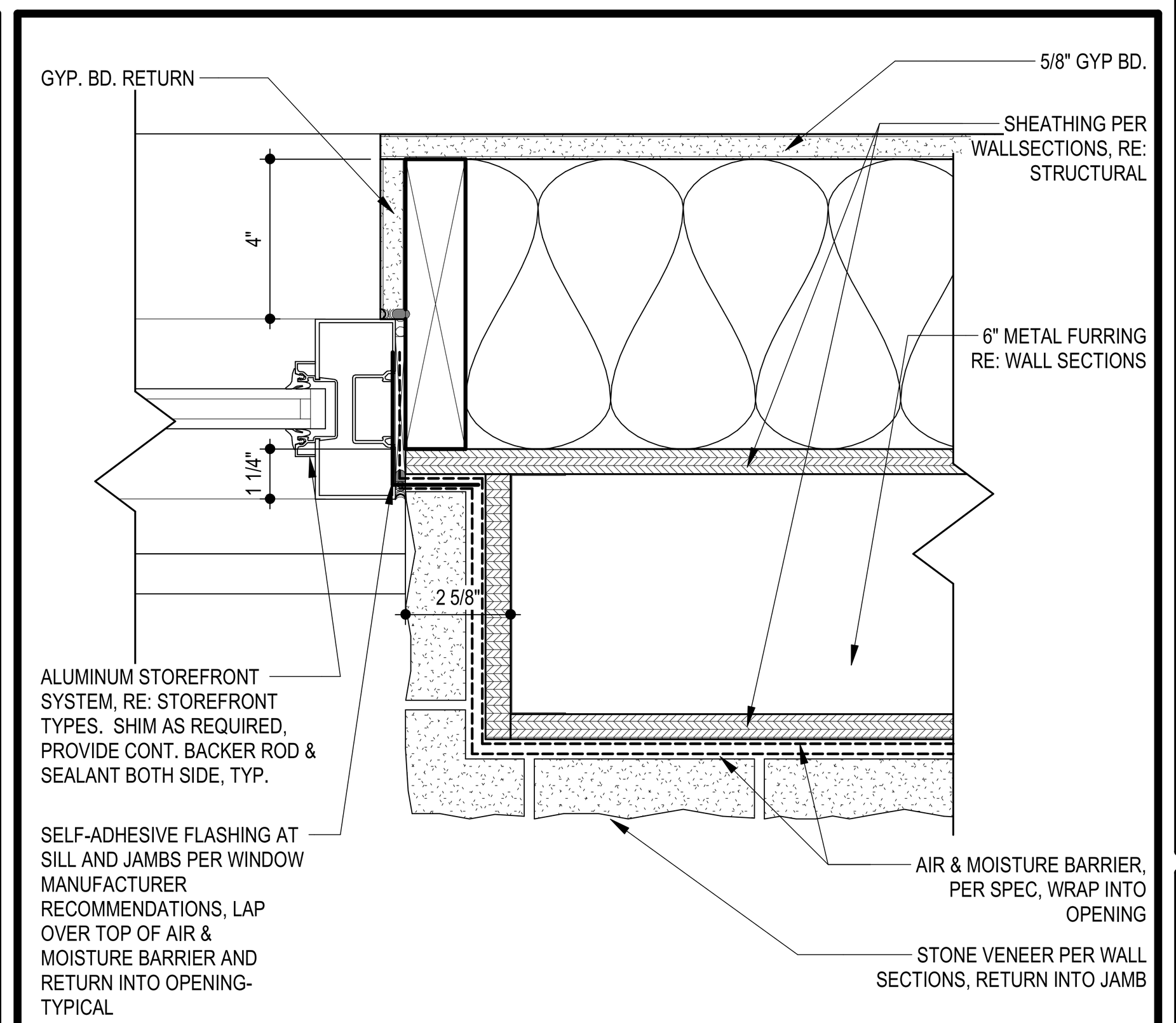

11 **STOREFRONT JAMB @ STONE VENEER**
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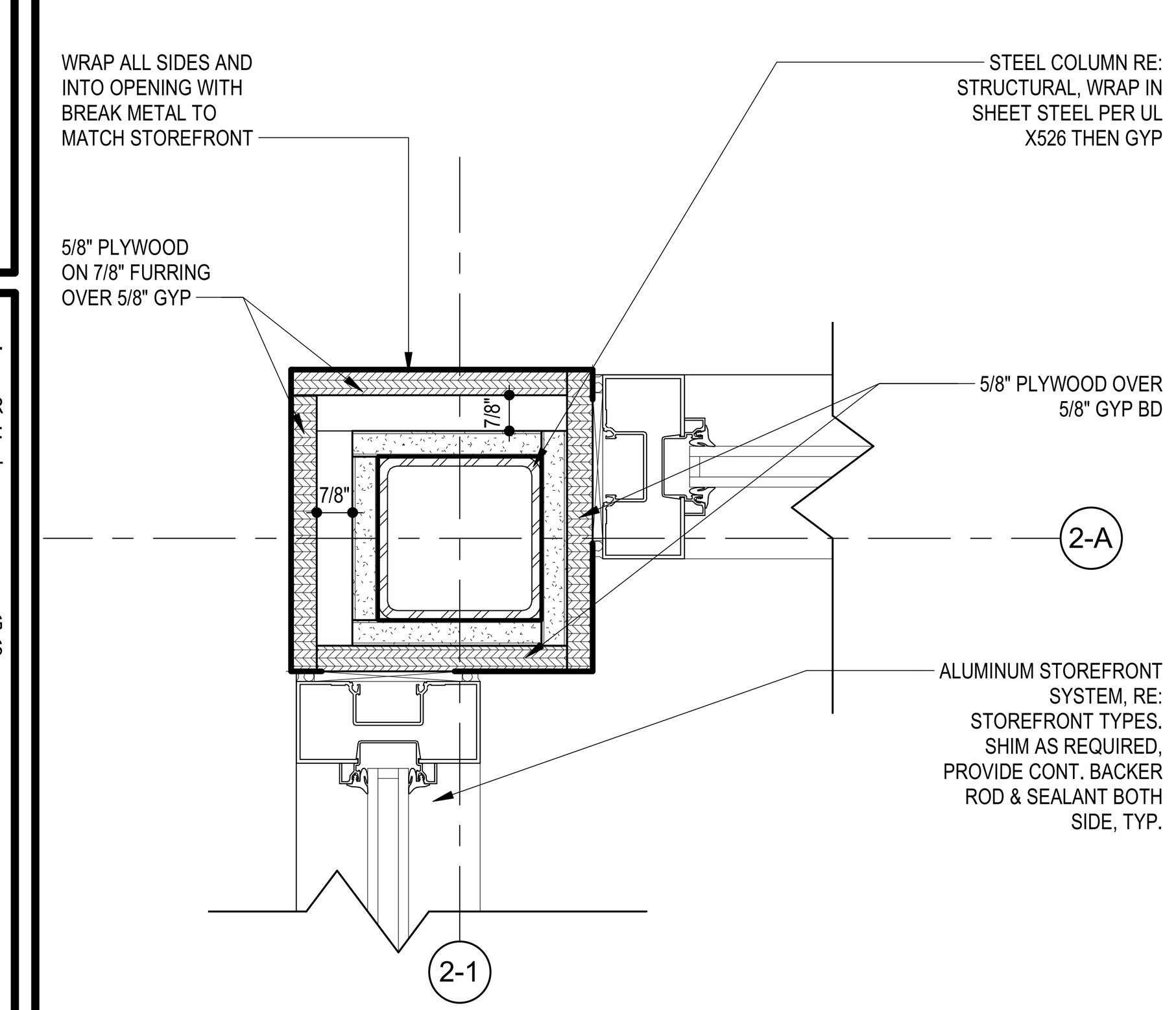

15 **STOREFRONT CORNER @ BLDG 2**
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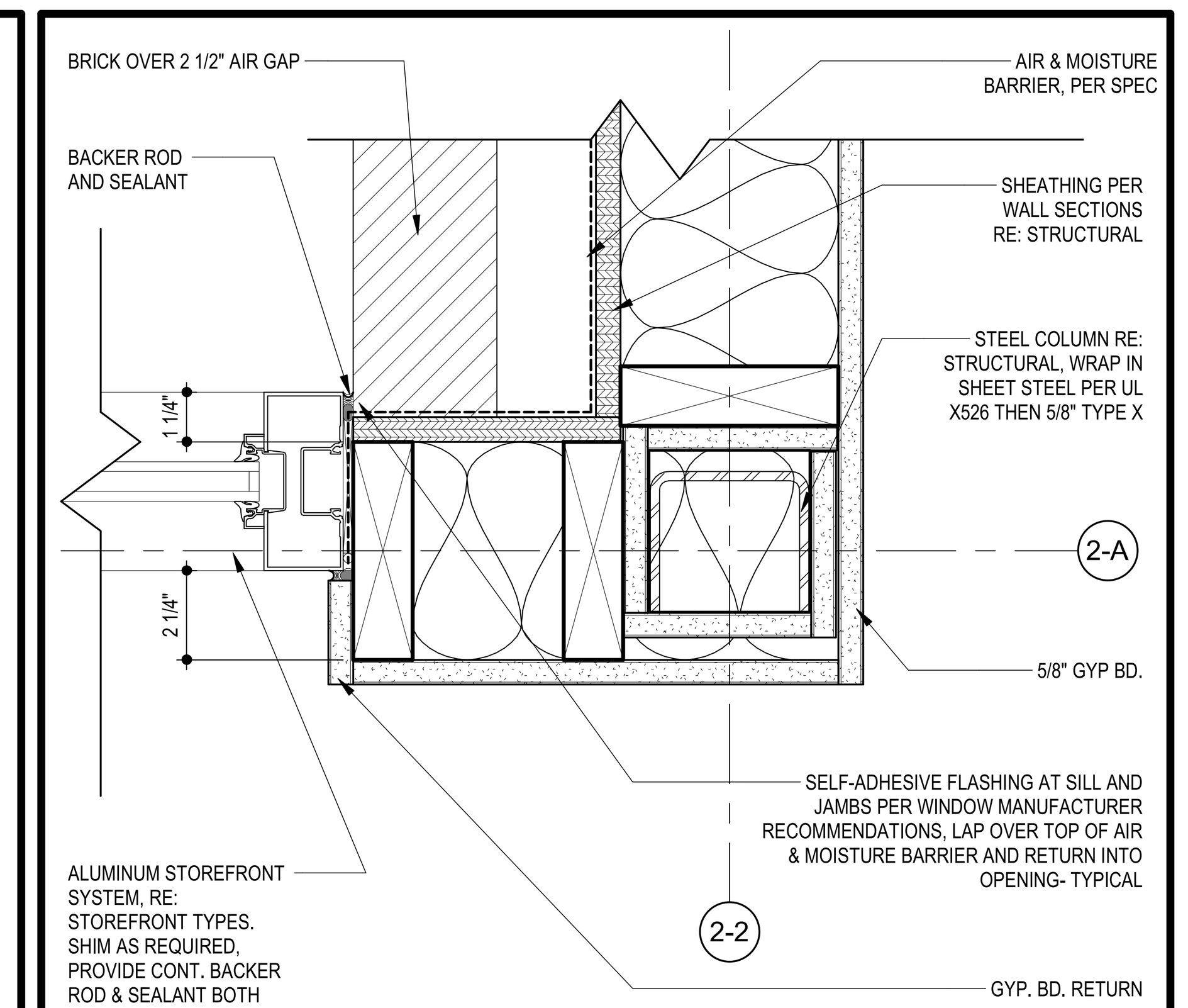

19 **STOREFRONT JAMB @ BRICK CORNER**
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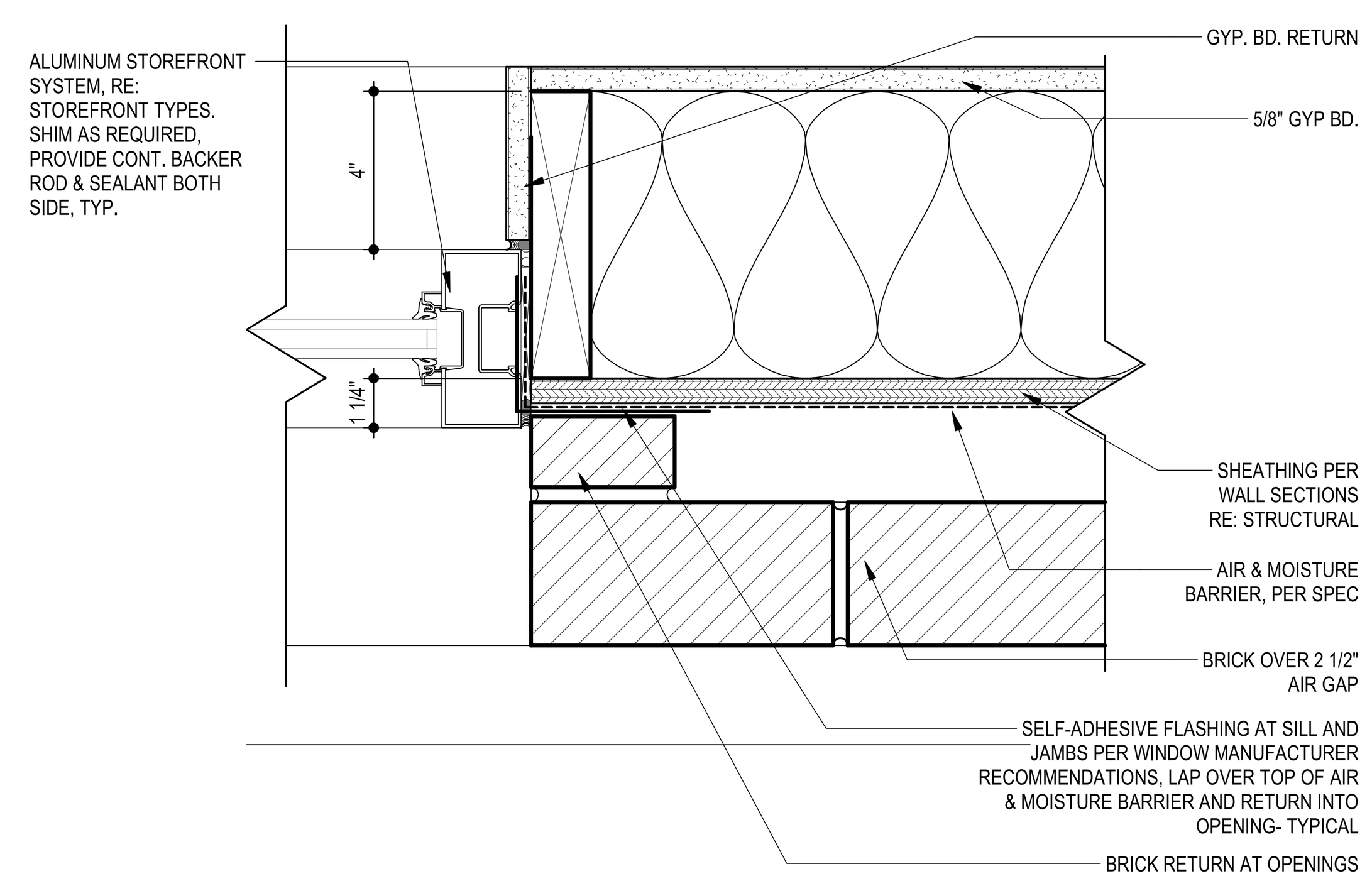

4 **STOREFRONT JAMB AT BRICK**
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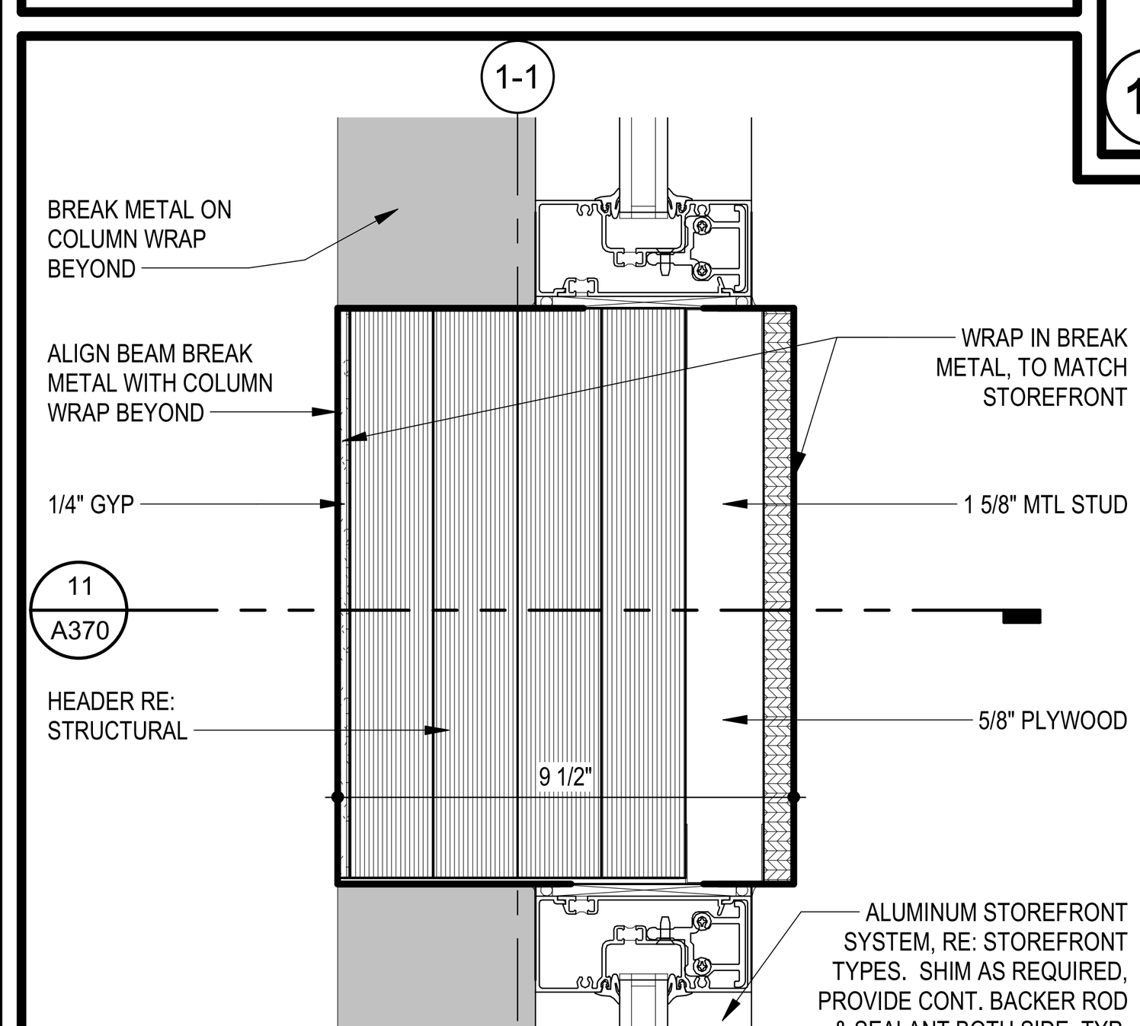

8 **STOREFRONT @ LVL WOOD BEAM**
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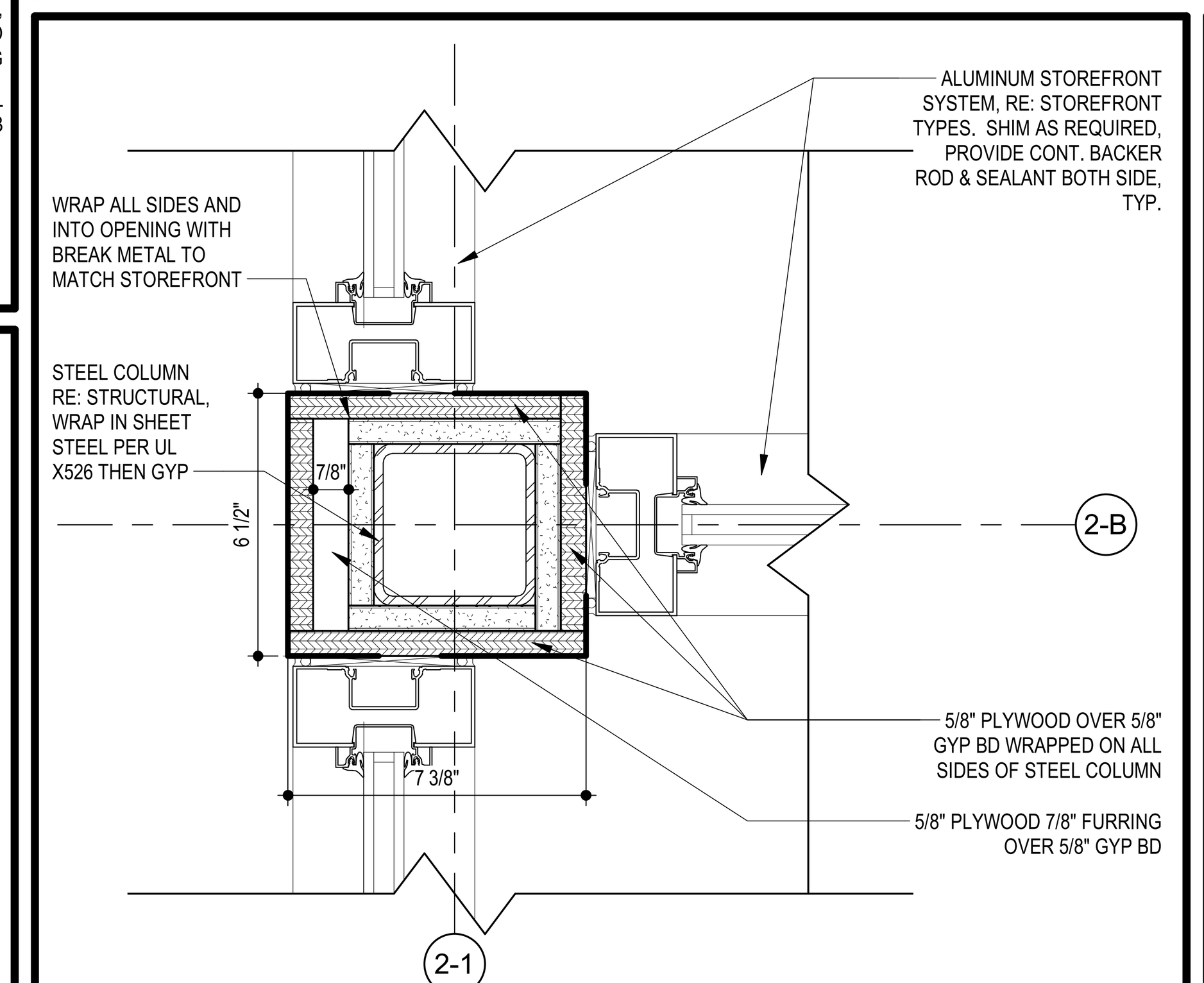

16 **PLAN DETAIL @ BLDG 2 VESTIBULE STOREFRONT**
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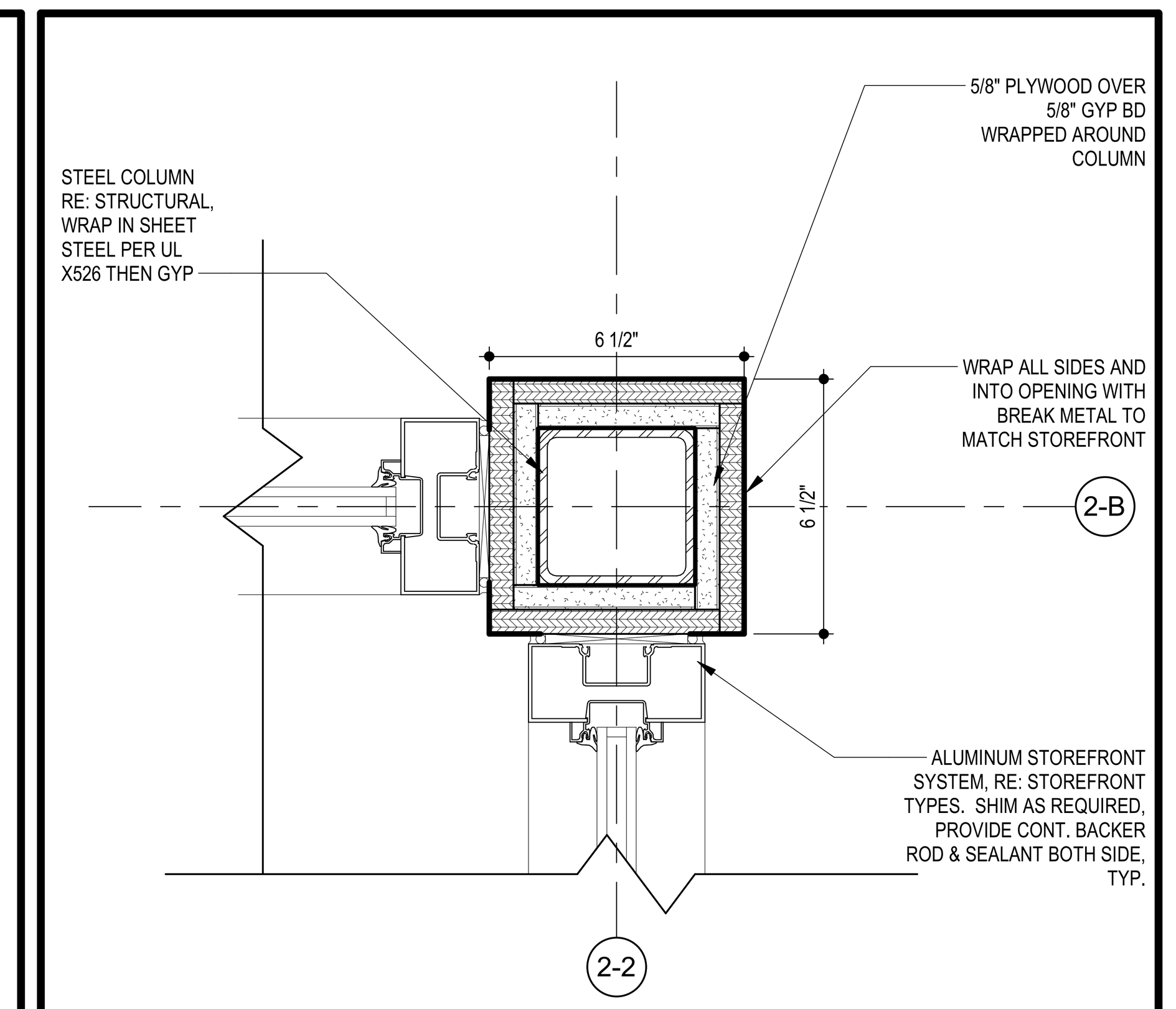

20 **PLAN DETAIL @ BLDG 2 VESTIBULE CORNER**
SCALE: 3" = 1'-0"

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GENERAL CONTRACTOR	BRINKMANN CONSTRUCTORS
MECHANICAL ENGINEER	LATIMER SOMMERS & ASSOCIATES
PLUMBING ENGINEER	LATIMER SOMMERS & ASSOCIATES
ELECTRICAL ENGINEER	LATIMER SOMMERS & ASSOCIATES

Tegethoff DEVELOPMENT

The Signature at West Pryor

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DATE: 7.15.2021

REVISIONS

DWG BY: MKSS
TR,i PROJECT NO.: 20-001
SHEET NO.

A059

STOREFRONT DETAILS