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ME-001 COVER SHEET

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PROJECT TEAM

ARCHITECTFINKLE + WILLIAMS ARCHITECTURE 8787 Renner Blvd., Suite 100 Lenexa, Kansas 66219 PH. 913.498.1550

9801 Renner Blvd, Suite 300 Lenexa, Kansas 66219

LANDSCAPE

PH. 913.492.0400

STRUCTURAL **ELECTRICAL** BOB D. CAMPBELL & CO., INC. 4338 Belleview

PRECAST CONTRACTOR CORESLAB STRUCTURES, INC. 759 S. 65th St. Kansas City, Kansas 66111

PH. 913.287-5725

LS&A, P.A. 8625 College Blvd., Suite 102 Overland Park, Kansas 66210 PH. 785.233.0647 F. 785.233.0647 Kansas City, Missouri 64111 PH. 816.531.4144 F. 816.531.8572

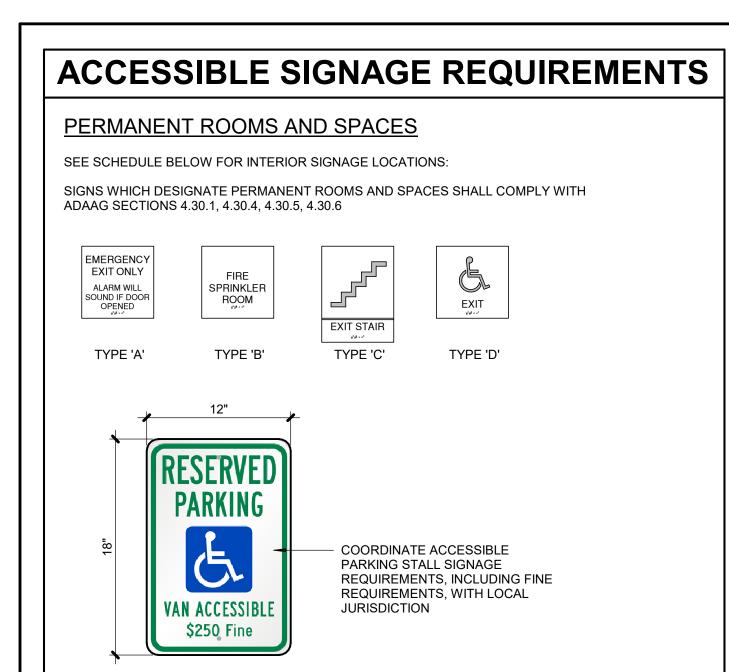
FIRE PROTECTION

PLUMBING LS&A, P.A.

CONTRACTOR
BRINKMANN CONSTRUCTORS

11101 Switzer Rd., Suite 310 Overland Park, Kansas 66210 PH. 913.717.9007 F. 913.717.9407





INTERIOR SIGNAGE SCHEDULE GARAGE

DOOR NO.	ROOM NAME	SIGN TYPE
103.A	WATER SERVICE	TYPE 'B'
105.A	STAIR	TYPE 'A'
206.A	STAIR	TYPE 'C'
206.B	STAIR	TYPE 'C'
306.A	STAIR	TYPE 'C'
406.A	STAIR	TYPE 'C'
506.A	STAIR	TYPE 'C'

- a. CHARACTERS SHALL BE RAISED MINIMUM 1/32"
- CHARATERS SHALL BE ACCOMPANIED BY GRADE 2 BRAILLE
- CHARACTERS SHALL BE UPPER CASE & SANS SERIF OR SERIF TYPESTYLE CHARACTERS SHALL BE A MINIMUM OF 5/8" HIGH AND MAXIMUM 2" HIGH
- PICTOGRAMS SHALL BE ACCOMPANIED BY THE EQUIVALENT VERBAL DESCRIPTION PLACED DIRECTLY BELOW THE PICTORGRAM AS INDICATED. THE BORDER DIMENSION OF THE PICTORGRAM SHALL BE 6" MIN. IN HEIGHT
- CHARACTERS AND BACKGROUND SHALL BE EGGSHELL, MATTE OR OTHER NON-
- GLARE FINISH AS RECOMMENDED BY THE SIGN MANUFACTURER. BACKGROUND SHALL CONSIST OF 1/4" ACRYLIC, COLOR TO MATCH SW 7068
- CHARACTERS AND SYMBOLS SHALL BE WHITE
- MOUNT AT 60" ABOVE FINISH FLOOR TO THE CENTER OF SIGN
- MOUNT ON WALL ADJACENT TO THE LATCH SIDE OF THE DOOR IF NO WALL SPACE EXISTS ON THE LATCH SIDE OF THE DOOR, INCLUDING DOUBLE LEAF DOORS, MOUNT ON THE NEAREST ADJACENT WALL
- INCLUDE 4" HIGH VINYL WHITE LETTERS W/ MIN. 0.5" STROKE READING "SPRINKLER ROOM" APPLIED TO EXTERIOR SIDE OF DOOR, AS REQUIERD BY LOCAL FIRE DEPT.

DIRECTIONAL INFORMATION

OTHER SIGNS WHICH PROVIDE DIRECTION TO OR INFORMATION ABOUT FUNCTIONAL SPACES OF THE BUILDING SHALL COMPLY WITH ADAAG SECTIONS: 4.30.1, 4.30.2, 3.30.3, 4.30.5

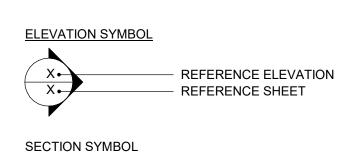
TWO-WAY COMMUNICATION DEVICE SIGNAGE

DIRECTIONS FOR THE USE OF THE TWO-WAY COMMUNICATION SYSTEM, INSTRUCTIONS FOR SUMMONING ASSISTANCE CIA THE TWO-WAY COMMUNICATION SYSTEM AND WRITTEN IDENTIFICATION OF THE LOCATION SHALL BE POSTED ADJACENT TO EACH TWO-WAY COMMUNICATION SYSTEM. EACH SIGN SHALL COMPLY WITH ICC A117.1 FOR VISUAL CHARACTERS. MOUNTING LOCATION OF SIGNAGE AND DEVICE SHALL BE PER DRAWING BELOW.

DRAWING SYMBOLS LEGEND

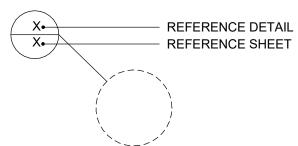
- EXISTING CONSTRUCTION TO REMAIN
- NEW CONSTRUCTION WALL TYPE DESIGNATION -• XX REFERENCE FLOOR PLAN(S) FOR LOCATIONS.
- **ROOM NAME AND NUMBER -**REFERENCE FLOOR PLAN(S) FOR LOCATIONS. REFERENCE FINISH SCHEDULE FOR FINISHES.
- DOOR AND FRAME DESIGNATION -REFERENCE FLOOR PLAN(S) FOR LOCATIONS.

REFERENCE DOOR AND FRAME SCHEDULE FOR REQUIREMENTS.

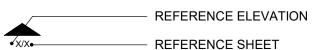


SECTION SYMBOL - REFERENCE SECTION - REFERENCE SHEET

ENLARGED DETAIL / ENLARGED PLAN SYMBOI



INTERIOR ELEVATION SYMBOL



FINISH DESIGNATION SYMBOL

XX-1 WALL FINISH DESIGNATION XX-1- BASE FINISH DESIGNATION LIMITS OF WALL AND BASE FINISHES

> REFERENCE FLOOR PLAN(S) FOR LOCATIONS. REFERENCE FINISH SCHEDULE FOR DESCRIPTIONS.

FLOOR FINISH DESIGNATION -REFERENCE FLOOR PLAN(S) FOR LOCATIONS. REFERENCE FINISH SCHEDULE FOR DESCRIPTIONS.

CONSTRUCTION NOTE

DEMOLITION NOTE

WALL MOUNTED FIRE EXTINGUISHER BY LARSEN'S MANUFACTURING COMPANY, WWW.LARSENMFG.COM, MODEL MP10 W/B2 MOUNTING BRACKET, REFERENCE FLOOR PLAN(S) FOR LOCATIONS. MOUNT SO CENTERLINE OF EXTINGUISHER IS 46" A.F.F.

GENERAL NOTES

ALL CONSTRUCTION SHALL CONFORM TO THE MINIMUM STANDARDS OF THE APPLICABLE CODE INDICATED IN THE BUILDING SUMMARY COLUMN AND ALL LOCAL CODES PRESENTLY IN EFFECT UNLESS MORE STRINGENT REQUIREMENTS ARE INDICATED.

THE GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL OBTAIN AND PAY FOR ALL

UTILITIES BETWEEN CIVIL & MEP DRAWINGS. THE CONTRACTOR SHALL ALSO CONTACT ALL

APPLICABLE UTILITY COMPANIES & PROVIDE CONDUIT & OTHER FACILITIES AS REQUIRED.

PRECEDENCE. THERE SHALL BE NO ADJUSTMENT TO THE COST OR TIME OF THE WORK

- ALL NEW CONSTRUCTION SHALL COMPLY W/THE AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES (ADAAG) AND CHAPTER 11 OF THE INTERNATIONAL BUILDING CODE (INCLUDES ICC A117.1 PER IBC)
- REQUIRED PERMITS, LICENSES, AND ALL UTILITY CHARGES, AND ARRANGE FOR ALL REQUIRED INSPECTIONS. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING BUILDING & SITE
- THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL VERIFY ALL DIMENSIONS & CONDITIONS ON THE JOB SITE PRIOR TO THE BIDDING OF THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES. IN CASES OF DISCREPANCY CONCERNING DIMENSIONS, QUANTITIES AND LOCATION, THE CONTRACTOR SHALL, IN WRITING, CALL TO THE ATTENTION OF THE ARCHITECT ANY DISCREPANCIES BETWEEN SPECIFICATIONS, PLANS, DETAILS OR SCHEDULES. THE ARCHITECT WILL THEN INFORM THE CONTRACTOR, IN WRITING, WHICH DOCUMENT TAKES
- DIMENSIONS ON DRAWINGS ARE SHOWN TO FINISHED FACE OF WALLS AND PARTITIONS OF EXISTING OR NEW CONSTRUCTION UNLESS OTHERWISE NOTED. CEILING HEIGHT DIMENSIONS AND ALL OTHER VERTICAL DIMENSIONS ARE TO THE FINISHED FLOOR SURFACE UNLESS OTHERWISE NOTED.

RESULTING FROM CLARIFICATION OF SUCH DISCREPANCIES.

- ALL MATERIALS SPECIFIED OR NOTED SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR SUBMITTING SHOP DRAWINGS. PRODUCT DATA, OR SAMPLES FOR CASEWORK, FINISHES, DOORS, FRAMES, HARDWARE, MECHANICAL, ELECTRICAL, AND PLUMBING FIXTURES, AND OTHER ITEMS REQUIRING ARCHITECT'S REVIEW FOR CONFORMANCE WITH THE CONTRACT DOCUMENTS, AND FOR ALL ITEMS WHICH ALLOWED CONTRACTOR OPTIONS. PRIOR TO FORWARDING TO THE ARCHITECT FOR REVIEW. THESE SUBMITTALS MUST BE REVIEWED BY THE CONTRACTOR FOR CONFORMANCE WITH THE MEANS, METHODS, TECHNIQUES, SEQUENCES, AND OPERATIONS OF CONSTRUCTION AND SAFETY PRECAUTIONS AND PROGRAMS INCIDENTAL THERETO. ALL OF WHICH ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL AFFIX A STAMP TO SUBMITTAL INDICATING HIS REVIEW. SUBMITTALS FORWARDED WITHOUT A STAMP WILL BE RETURNED. ALL SUBMITTALS MUST BE REVIEWED BY THE ARCHITECT PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL GUARANTEE ALL WORK AGAINST FAULT OF ANY MATERIAL OR WORKMANSHIP FOR A PERIOD OF NOT LESS THAN ONE YEAR AFTER COMPLETION OR ACCEPTANCE. FAULTY WORK SHALL BE REPLACED OR REPAIRED AS REQUIRED AT NO COST TO THE OWNER.
- CONTRACTOR SHALL COORDINATE WITH OWNER ALL ITEMS TO BE SALVAGED PRIOR TO SUBMISSION OF BIDS AND START OF CONSTRUCTION. OWNER SHALL HAVE SALVAGE RIGHTS TO RETAIN ALL REMOVED ITEMS.
- 11. ALL CHANGES PROPOSED DURING CONSTRUCTION WHICH RESULT IN A CHANGE TO THE CONTRACT TIME AND/OR SUM SHALL BE SUBMITTED TO THE ARCHITECT IN WRITING AND APPROVED BY THE ARCHITECT AND OWNER BEFORE SUCH WORK SHALL COMMENCE.
- 12. CONTRACTOR SHALL COORDINATE CLEAR OPENINGS FOR ALL APPLIANCES PRIOR TO CONSTRUCTION OF CASEWORK.
- CONTRACTOR SHALL FURNISH AND INSTALL CONCEALED FIRE-RETARDANT TREATED WOOD BLOCKING BEHIND ALL CABINETS. TOILET ACCESSORIES. PLUMBING FIXTURES. AND OTHER WALL MOUNTED ITEMS AS REQUIRED FOR ADEQUATE SUPPORT.
- 14. CONTRACTOR SHALL COORDINATE ALL LOCK AND LATCH SETS AND FINAL KEYING WITH OWNER. DOUBLE KEYED LOCKS ARE NOT PERMITTED ON ANY REQUIRED OR MARKED EXIT.
- 15. ALL DOOR HARDWARE ON EXIT DOORS SHALL BE READILY OPERABLE FROM THE EGRESS
- SIDE WITHOUT THE USE OF A KEY, SPECIAL KNOWLEDGE, OR EFFORT.
- CONTRACTOR SHALL PREPARE ALL NEW AND EXISTING SURFACES SCHEDULED TO RECEIVE NEW FINISHES IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS FOR THE SUBSTRATE & FINISH BEING APPLIED.

MATCH EXISTING KEYING SYSTEM IF ONE IS EXISTING.

- 17. CONTRACTOR SHALL COORDINATE FINAL QUANTITY AND LOCATIONS OF FIRE EXTINGUISHERS WITH THE FIRE DEPARTMENT AND/OR BUILDING DEPARTMENT. SEE SYMBOLS LEGEND FOR TYPE OF EXTINGUISHER.
- 18. ALL CONSTRUCTION MATERIALS EXPOSED WITHIN PLENUMS SHALL BE NON-COMBUSTIBLE OR SHALL HAVE A MAXIMUM FLAME SPREAD RATING OF 25 AND MAXIMUM SMOKE
- 19. ALL PIPING, LOW VOLTAGE WIRE AND CABLE, OPTICAL FIBER, PNEUMATIC TUBING, AND ALL DUCT AND DUCT COVERINGS, LININGS AND CONNECTORS INSTALLED WITHIN PLENUMS MUST BE RATED FOR PLENUM USE.
- 20. TENANT SHALL BE RESPONSIBLE FOR COORDINATION AND INSTALLATION OF VOICE AND DATA CABLING AND EQUIPMENT.
- 21. CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN OF THE AUTOMATIC SPRINKLER SYSTEM. THE DESIGN SHALL BE PER NFPA REQUIREMENTS.
- 22. ALL NEW GLASS AND GLAZING LOCATED IN HAZARDOUS LOCATIONS AS DEFINED IN IBC SECTION 2406.3 SHALL MEET THE REQUIREMENTS FOR SAFETY GLAZING AS DEFINED IN IBC
- 23. IF THE CONTRACTOR FAILS TO SUBMIT A MATERIAL FOR APPROVAL, THE MATERIAL MAY BE REQUIRED TO BE REMOVED BY THE CONTRACTOR EITHER BY DIRECTION OF THE OWNER
- 24. ALL HIGH-PILED STORAGE SHALL COMPLY WITH THE APPLICABLE REQUIREMENTS OF THE APPLICABLE EDITION OF THE INTERNATIONAL FIRE CODE.
- 25. THE CONTRACTOR IS TO PROVIDE AS BUILT DRAWINGS IN HARD COPY & AN ELECTRONIC AUTOCAD FILE TO THE OWNER AT THE CONCLUSION OF THE PROJECT.
- 26. INSTALL ELASTOMERIC JOINT SEALER AROUND ALL PIPES, DUCTWORK, & STRUCTURE PASSING THRU INTERIOR NON-RATED CONCRETE AND MASONRY WALLS, GYPSUM BOARD PARTITIONS, AND CONCRETE FLOOR/ROOF SLABS. FOR FIRE RATED INTERIOR CONCRETE AND MASONRY WALLS, GYPSUM BOARD PARTITIONS, AND CONCRETE FLOOR/ROOF SLABS SEAL ALL PIPES, DUCTWORK, AND STRUCTURE. INSTALL FIRESTOP MATERIALS IN ALL GAPS PRIOR TO SEALANT APPLICATION. INSTALL SEALER ACCORDING TO MANUFACTURER'S WRITTEN INSTRUCTIONS.
- 27. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF ALL EXISTING CONSTRUCTION INDICATED TO REMAIN AND SHALL REPAIR AND/OR REPLACE ALL AREAS AND /OR MATERIAL DAMAGED DURING CONSTRUCTION AT A MINIMUM TO THE CONDITION WHICH EXISTED PRIOR TO CONSTRUCTION.
- 28. CONTRACTOR SHALL BE RESPONSIBLE FOR PRICING RADIO COVERAGE AMPLIFIER FOR EMERGENCY RESPONDERS AS AN ALTERNATE. PRIOR TO CONSTRUCTION COMPLETION, AMPLIFIER SHALL BE PROVIDED ONLY IF REQUIRED BY AHJ.

PROFESSIONAL SERVICES DISCLAIMER

THIS DISCLAMER SERVES NOTICE OF ACCEPTANCE OF RESPONSIBILITY AND DISCLAIMER OF RESPONSIBILITY AS TO THE CONTRACT DOCUMENTS PREPARED FOR

18017,19050.07,19050.08, PARAGON STAR NORTH VILLAGE BY FINKLE + WILLIAMS, INC. THE UNDERSIGNED ARCHITECT, AND FINKLE + WILLIAMS, INC., ARE RESPONSIBLE FOR PREPARATION OF ONLY THE NOTED CONSTRUCTION DRAWINGS BELOW:

NO.	<u>TITLE</u>	<u>DATE</u>
A0.00G	GARAGE COVER	02/04/22
A0.01G	LEGENDS & GEN. NOTES	02/04/22
A0.03	CODE	02/04/22
A0.10	ARCHITECTURAL SITE PLAN & DETAILS	02/04/22
A1.70G	GARAGE FIRST FLOOR PLAN AT GRADE	02/04/22
A1.71G	GARAGE FIRST FLOOR PLAN	02/04/22
A1.72G	GARAGE SECOND FLOOR PLAN	02/04/22
A1.73G	GARAGE THIRD FLOOR PLAN	02/04/22
A1.74G	GARAGE FOURTH FLOOR PLAN	02/04/22
A1.75G	GARAGE FIFTH FLOOR PLAN	02/04/22
A1.76G	GARAGE SECTIONS	02/04/22
A1.77G	GARAGE STAIRS	02/04/22
A1.78G	GARAGE STAIRS AND SECTIONS	02/04/22
A8.01G	DOOR SCHEDULE AND DETAILS	02/04/22

THE UNDERSIGNED ARCHITECT AND FINKLE + WILLIAMS DISCLAIM RESPONSIBILITY FOR ALL OTHER CONSTRUCTION DOCUMENTS, AND ANY OTHER SPECIFICATIONS, REPORTS, ESTIMATES, SHOP DRAWINGS, ETC. RELATING TO OR INTENDED TO BE USED FOR ANY PART OF THE ARCHITECTURAL OR ENGINEERING PROJECT, INCLUDING ANY GEOTECHNICAL ENGINEERING SERVICES, OR ENVIRONMENTAL REPORTS.

THIS NOTICE IS EXECUTED BY THE UNDERSIGNED AND AUTHENTICATED BY THE ARCHITECTURAL SEAL OF THE PERSON PREPARING THS NOTICE.



ARCHITECT: DAVID A. WILLIAMS

BUILDING SUMMARY

GENERAL BUILDING INFORMATION

PROJECT NAME: PARAGON STAR NORTH VILLAGE ADDRESS: 3200 NW PARAGON PKWY LEE'S SUMMIT, MO 64081

MIXED USE MULTI-FAMILY RESIDENTIAL AND RETAIL

APPLICABLE CODES

ı		
l	INTERNATIONAL BUILDING CODE (IBC)	2018 EDITION
l	INTERNATIONAL MECHANICAL CODE (IMC)	2018 EDITION
ı	INTERNATIONAL PLUMBING CODE (IPC)	2018 EDITION
ı	NATIONAL ELECTRIC CODE (NEC)	2017 EDITION
ı	INTERNATIONAL FIRE CODE (IFC)	2018 EDITION
ı	INTERNATIONAL FUEL GAS CODE (IFGC)	2018 EDITION
l	ICC/ANSI A117.1-2009, ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES	_

GENERAL BUILDING LIMITATIONS

This development is made up of the following multiple adjacent separate and distinct buildings both vertically and horizontally.

Retail Building (SEPARATE PERMIT) Parking Garage Apartment Building A (SEPARATE PERMIT) (SEPARATE PERMIT) Apartment Building B (SEPARATE PERMIT) Apartment Building C Apartment Building D (SEPARATE PERMIT) (SEPARATE PERMIT) Apartment Building E

Apartment Building F

168,460 GSF Parking Garage

(SEPARATE PERMIT)

Low-hazard Storage Group S-2 Occupancy: Construction Type: IIA (Fully Sprinklered NFPA 13) 6 Stories – 85' Above Grade Plane Allowable Height: Allowable Area: 117,000 SF/Flr Max. Travel Distance:

PARAGON STAR

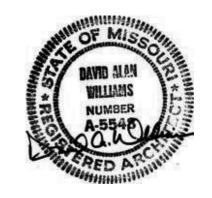
NORTH VILLAGE

3200 NW PARAGON PKWY

LEE'S SUMMIT, MO 64081 Project No.: 18017,19050.07,19050.08 02.04.22

Issued For: GARAGE PERMIT REVISIONS

REGISTRATION



ARCHITECT FINKLE+WILLIAMS **GBA ENGINEERS** LANDSCAPE LAND 3 STRUCTURAL BOB D. CAMPBELL PLUMBING LATIMER SOMMERS

ELECTRICAL LATIMER SOMMERS

FIRE PROTECTION LATIMER SOMMERS

MECHANICAL

CONTRACTOR

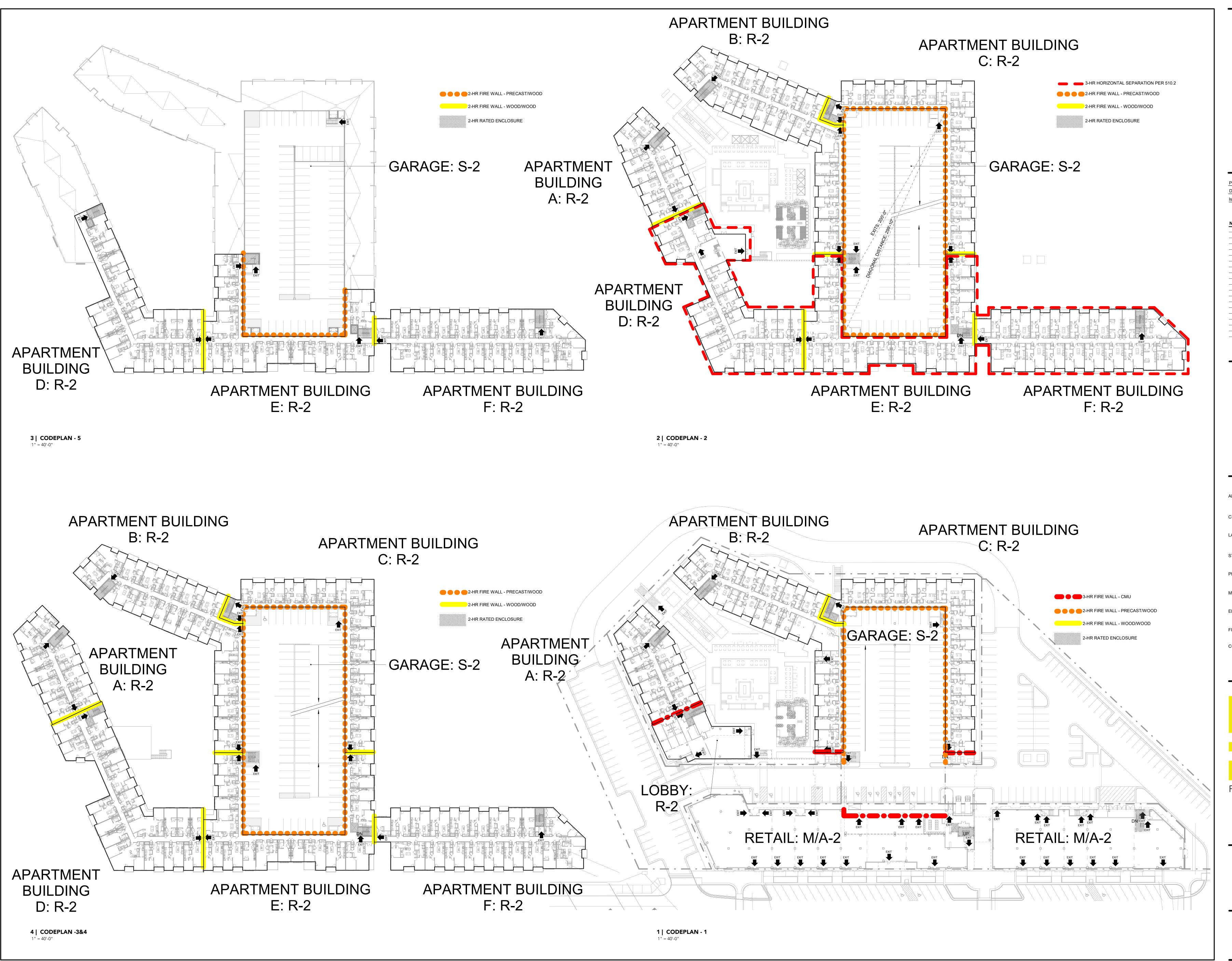
LATIMER SOMMERS

PROJECT TEAM

8787 RENNER BLVD., SUITE 100 LENEXA, KANSAS 66219 913 .498.1550 www.finklewilliams.com

SHEET TITLE

LEGENDS & GEN. NOTES





3200 NW PARAGON PKW` LEE'S SUMMIT, MO 64081

Project No.: 18017,19050.07,19050.

Date: 02.04.22

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Date Description

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PLUMBING LATIMER SOMMERS

PROJECT TEAM

CONTRACTOR

BRINKMANN
CONSTRUCTORS

LATIMER SOMMERS

FINKLE + WILLIAMS
ARCHITECTURE

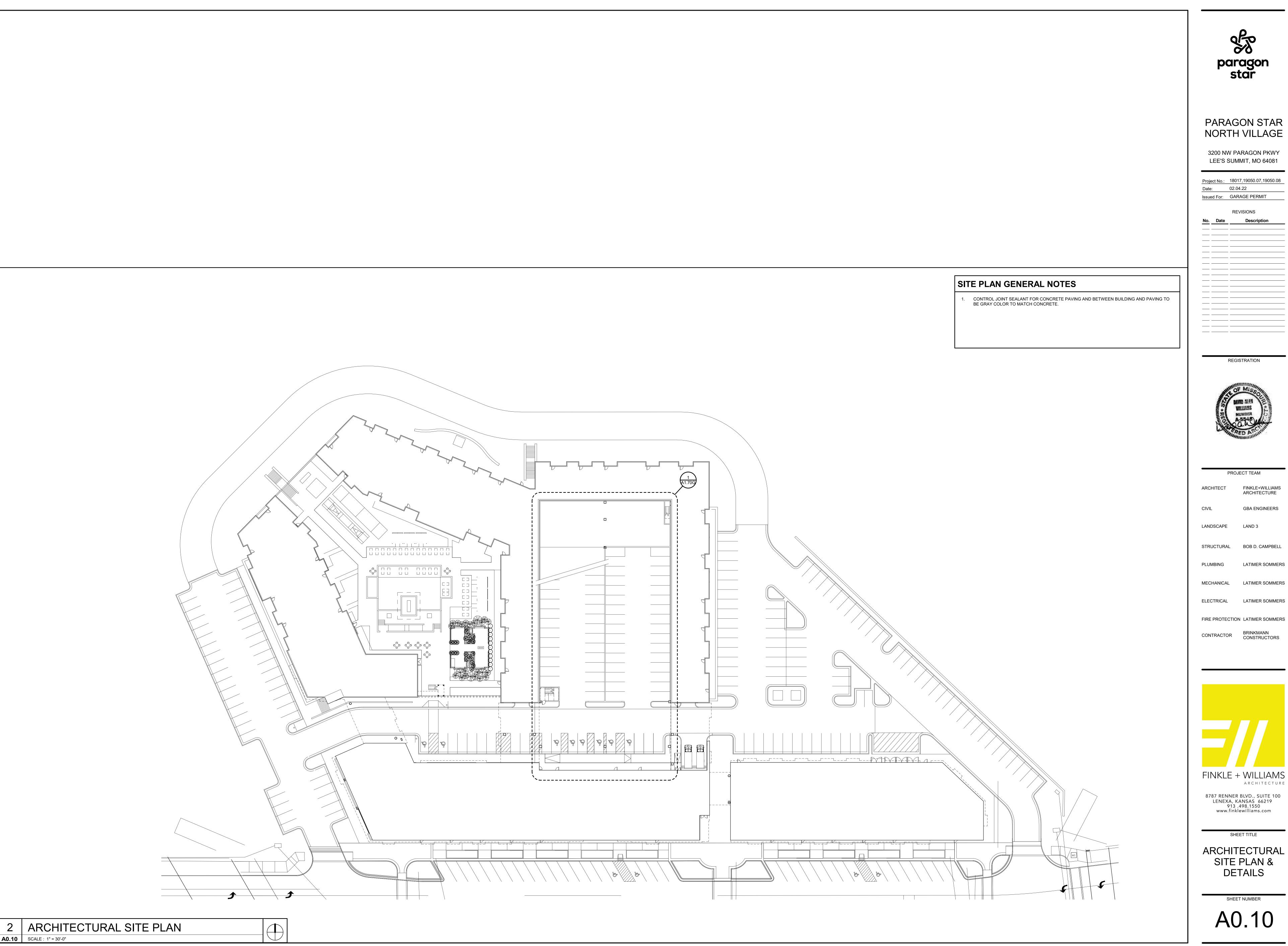
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SHEET TITLE

CODE

CODE

A0.03

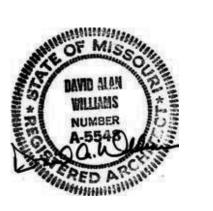




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ELECTRICAL LATIMER SOMMERS

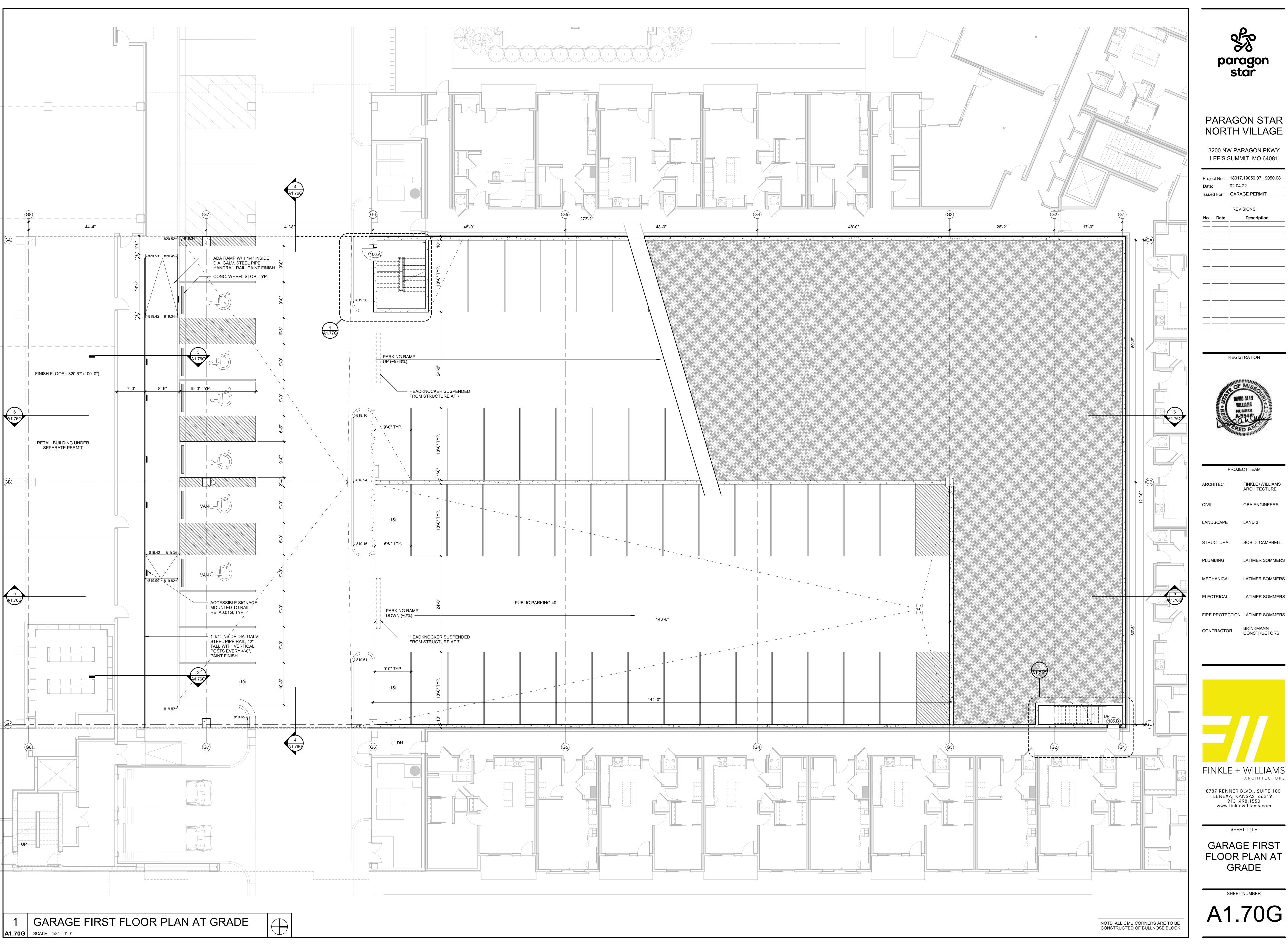
CONTRACTOR BRINKMANN CONSTRUCTORS

FINKLE + WILLIAMS ARCHITECTURE

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SHEET TITLE

ARCHITECTURAL SITE PLAN & **DETAILS**





3200 NW PARAGON PKWY LEE'S SUMMIT, MO 64081

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ELECTRICAL LATIMER SOMMERS

FIRE PROTECTION LATIMER SOMMERS BRINKMANN CONSTRUCTORS CONTRACTOR

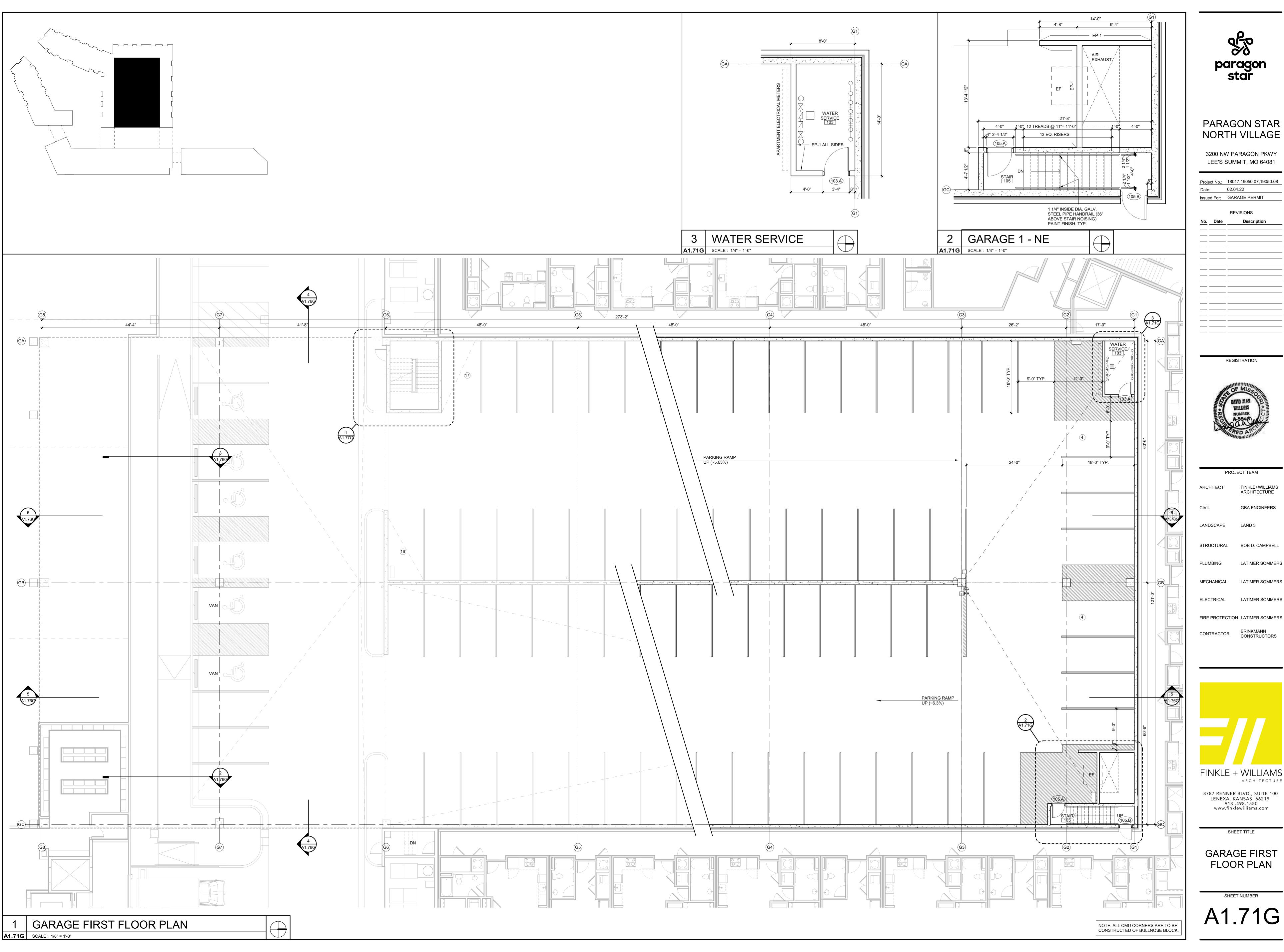
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SHEET TITLE

GARAGE FIRST FLOOR PLAN AT GRADE

SHEET NUMBER A1.70G





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LATIMER SOMMERS

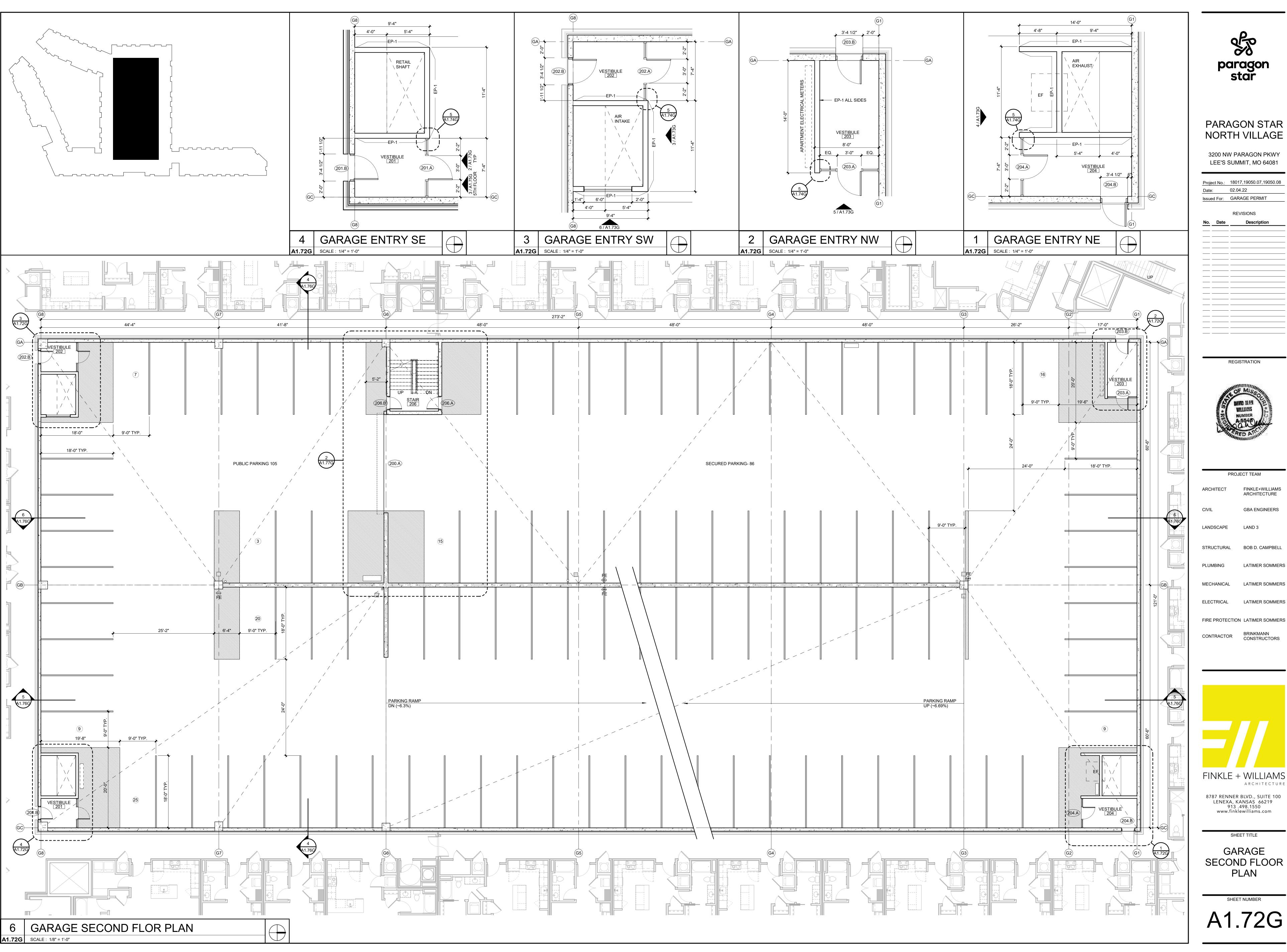
CONTRACTOR BRINKMANN CONSTRUCTORS

ARCHITECTURE

LENEXA, KANSAS 66219 913 .498.1550 www.finklewilliams.com

SHEET TITLE **GARAGE FIRST**

FLOOR PLAN





3200 NW PARAGON PKWY

Project No.: 18017,19050.07,19050.08 02.04.22

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LATIMER SOMMERS LATIMER SOMMERS MECHANICAL

ELECTRICAL LATIMER SOMMERS

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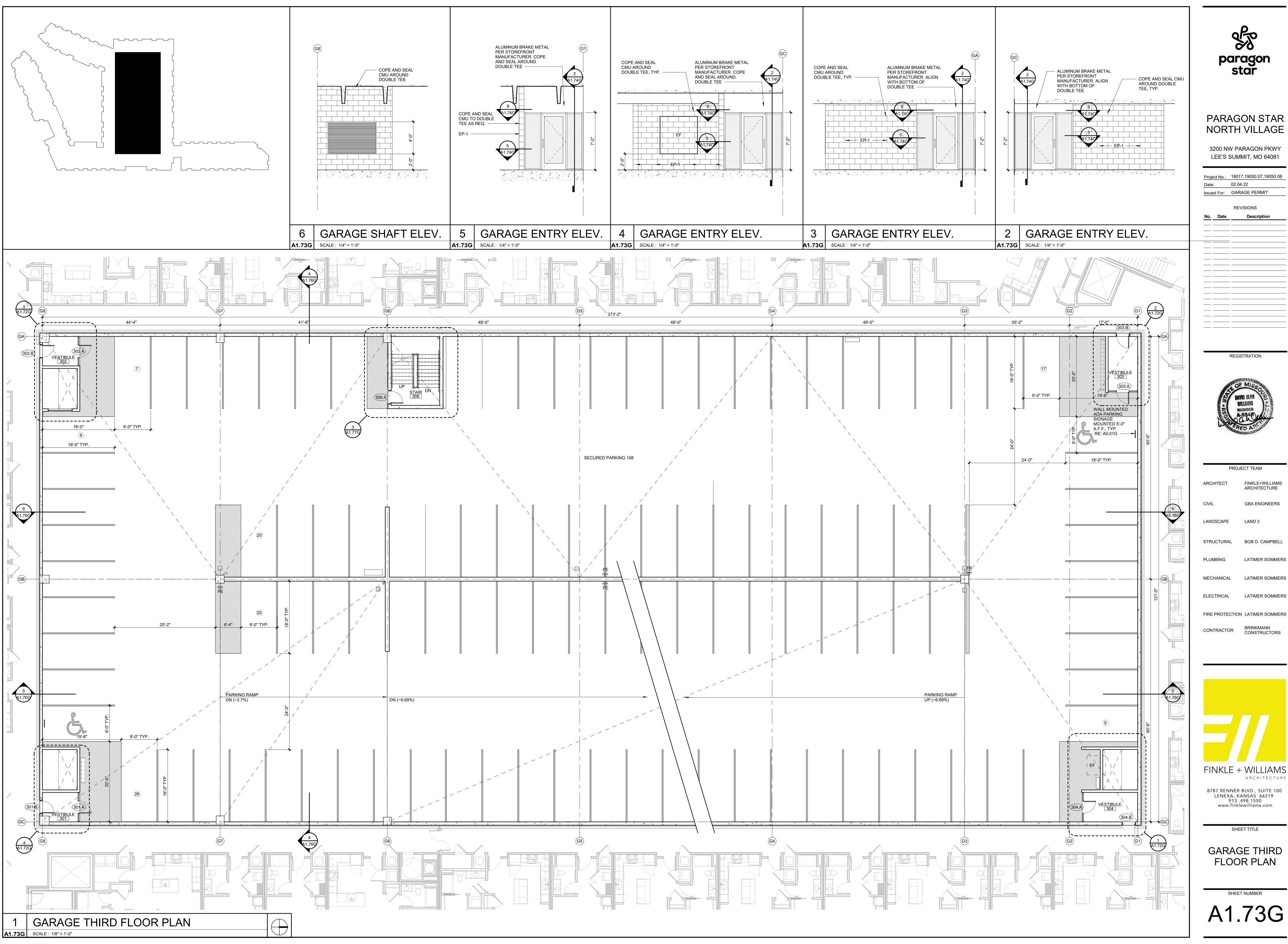
ARCHITECTURE 8787 RENNER BLVD., SUITE 100

LENEXA, KANSAS 66219 913 .498.1550 www.finklewilliams.com

SHEET TITLE

GARAGE SECOND FLOOR PLAN

SHEET NUMBER A1.72G





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ELECTRICAL LATIMER SOMMERS

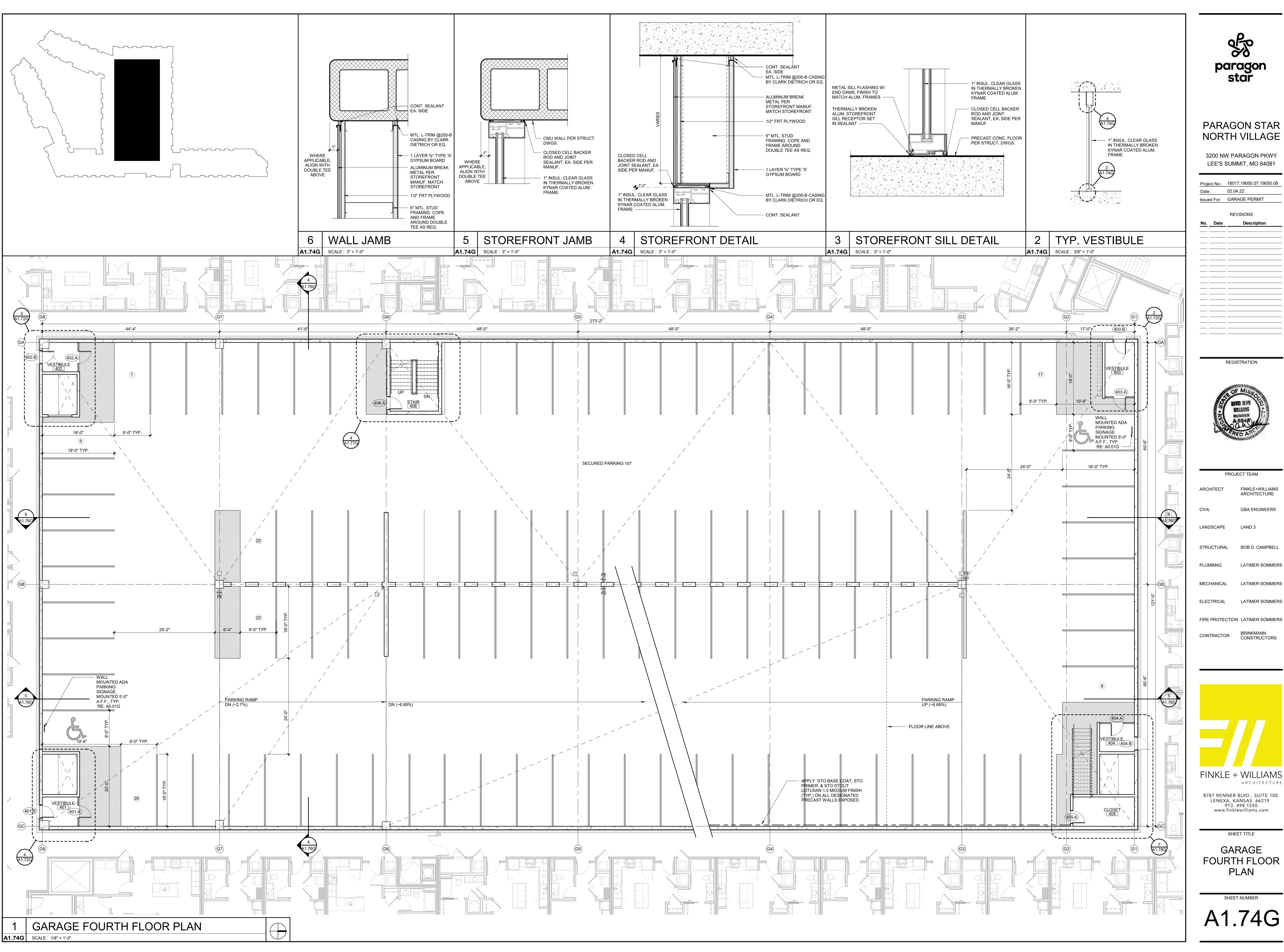
FINKLE + WILLIAMS ARCHITECTURE

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SHEET TITLE

GARAGE THIRD FLOOR PLAN

SHEET NUMBER A1.73G





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FIRE PROTECTION LATIMER SOMMERS

BRINKMANN CONSTRUCTORS CONTRACTOR

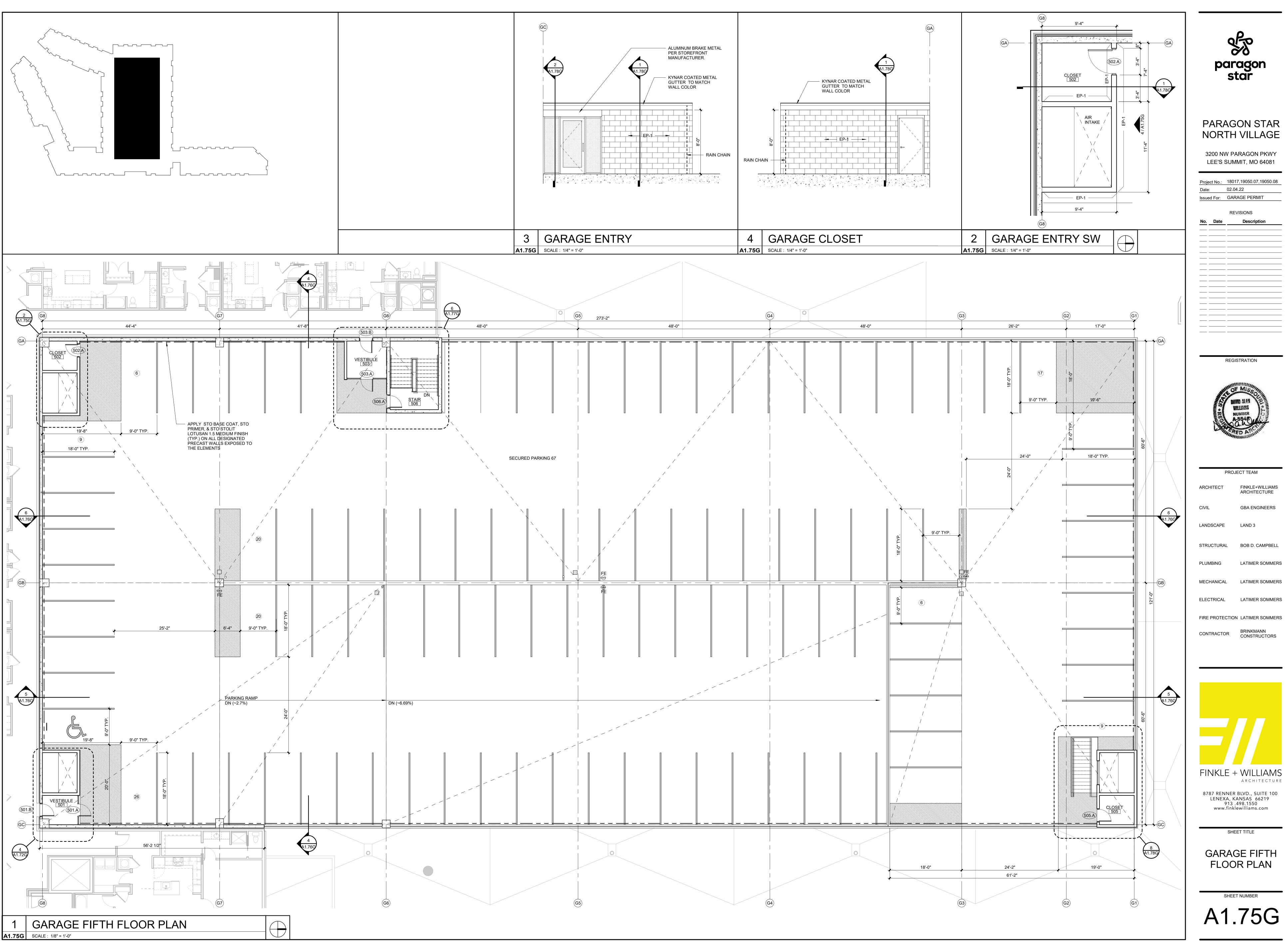
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SHEET TITLE

GARAGE FOURTH FLOOR PLAN

SHEET NUMBER A1.74G





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GBA ENGINEERS LANDSCAPE LAND 3

STRUCTURAL BOB D. CAMPBELL LATIMER SOMMERS

MECHANICAL LATIMER SOMMERS

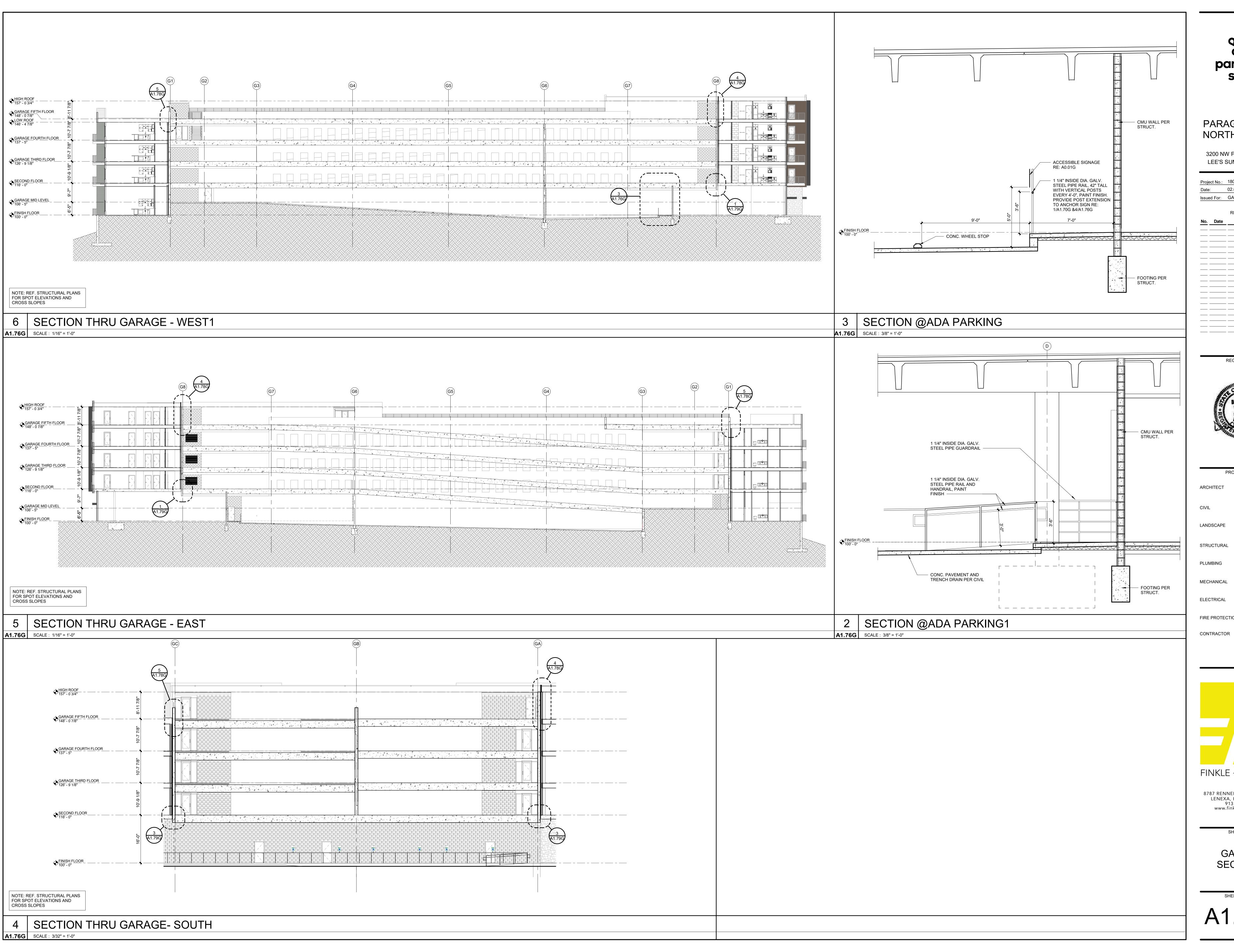
FIRE PROTECTION LATIMER SOMMERS

ARCHITECTURE

8787 RENNER BLVD., SUITE 100 LENEXA, KANSAS 66219 913 .498.1550 www.finklewilliams.com

GARAGE FIFTH FLOOR PLAN

SHEET NUMBER A1.75G





3200 NW PARAGON PKWY

Project No.: 18017,19050.07,19050.08 Issued For: GARAGE PERMIT

PROJECT TEAM

FINKLE+WILLIAMS GBA ENGINEERS STRUCTURAL BOB D. CAMPBELL LATIMER SOMMERS LATIMER SOMMERS MECHANICAL LATIMER SOMMERS FIRE PROTECTION LATIMER SOMMERS

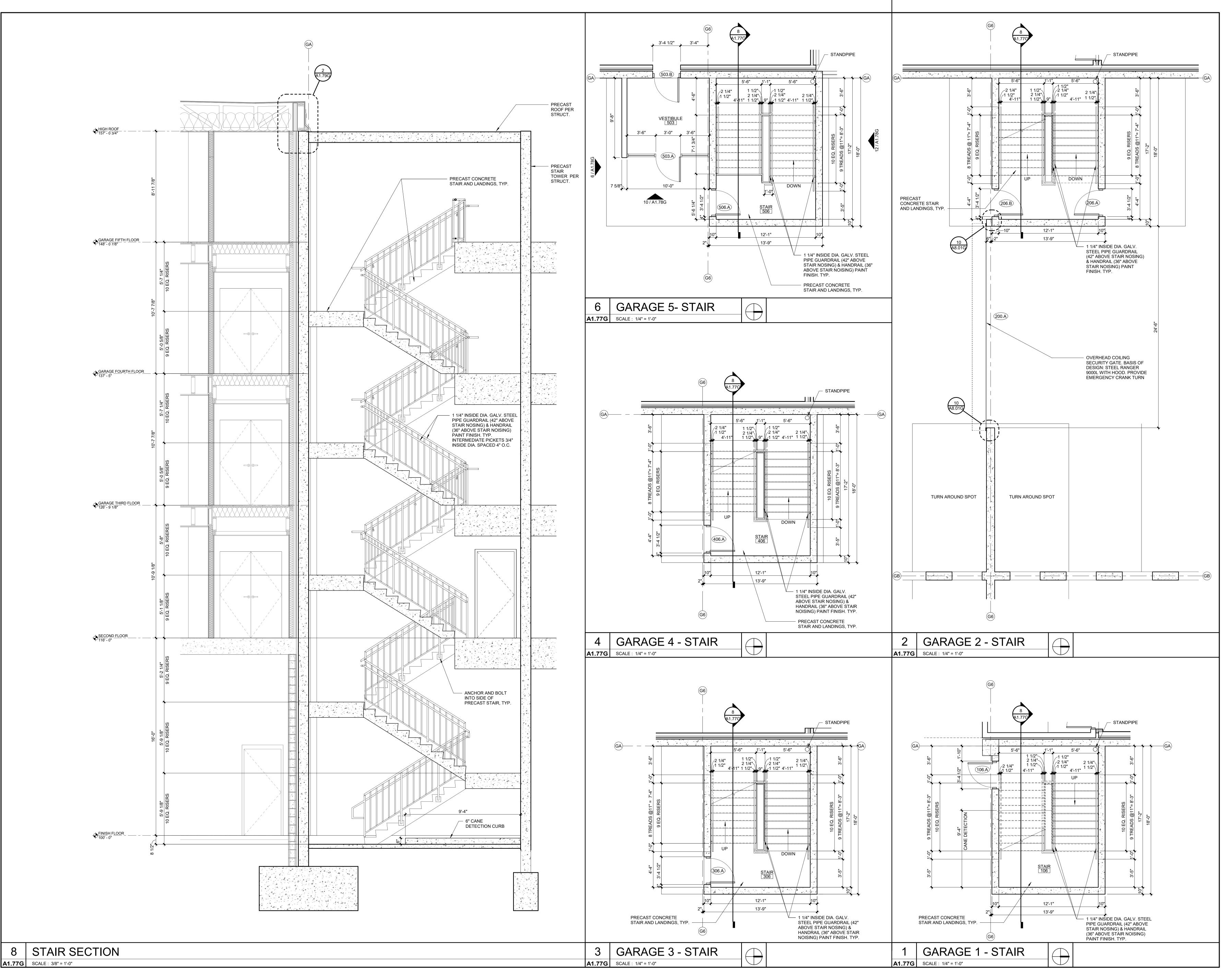
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SHEET TITLE

GARAGE SECTIONS

A1.76G





3200 NW PARAGON PKWY LEE'S SUMMIT, MO 64081

Project No.: 18017,19050.07,19050.08 02.04.22 Issued For: GARAGE PERMIT

REVISIONS

REGISTRATION



PROJECT TEAM FINKLE+WILLIAMS ARCHITECT ARCHITECTURE **GBA ENGINEERS** LANDSCAPE LAND 3 STRUCTURAL BOB D. CAMPBELL LATIMER SOMMERS PLUMBING LATIMER SOMMERS MECHANICAL ELECTRICAL LATIMER SOMMERS FIRE PROTECTION LATIMER SOMMERS BRINKMANN CONSTRUCTORS CONTRACTOR



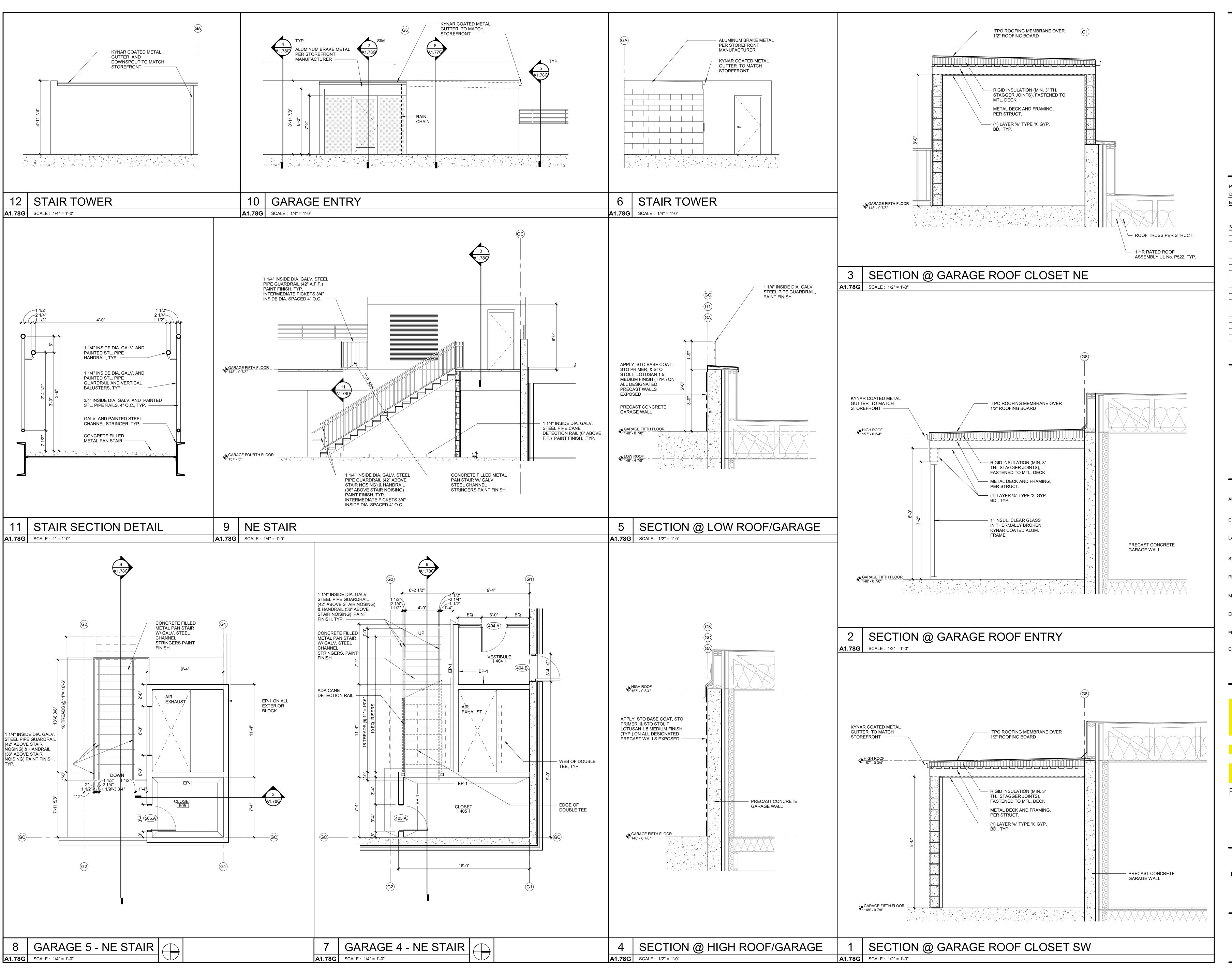
ARCHITECTURE

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SHEET TITLE

GARAGE STAIRS

SHEET NUMBER A1.77G





3200 NW PARAGON PKWY LEE'S SUMMIT, MO 64081

 Project No.:
 18017,19050.07,19050.08

 Date:
 02.04.22

 Issued For:
 GARAGE PERMIT

REVISIONS

Date Description

Description

REGISTRATION



PROJECT TEAM FINKLE+WILLIAMS ARCHITECT GBA ENGINEERS LAND 3 LANDSCAPE STRUCTURAL BOB D. CAMPBELL LATIMER SOMMERS LATIMER SOMMERS MECHANICAL LATIMER SOMMERS ELECTRICAL FIRE PROTECTION LATIMER SOMMERS BRINKMANN CONSTRUCTORS CONTRACTOR

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ARCHITECTURE

8787 RENNER BLVD., SUITE 100

LENEXA, KANSAS 66219

913 .498.1550

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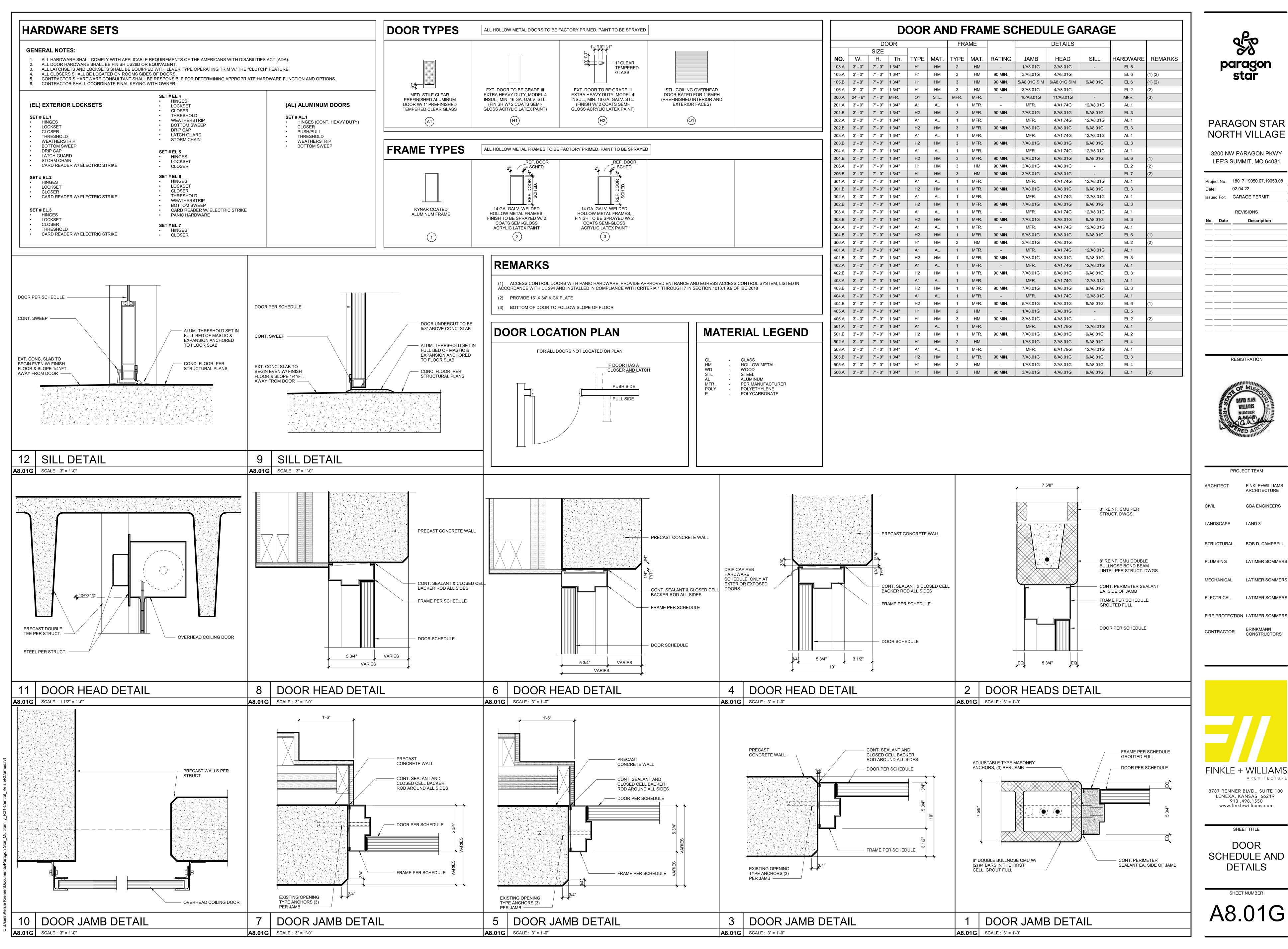
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SHEET TITLE

GARAGE STAIRS

AND SECTIONS

A1.78G





3200 NW PARAGON PKWY LEE'S SUMMIT, MO 64081

Project No.: 18017,19050.07,19050.08 02.04.22 Issued For: GARAGE PERMIT

REVISIONS

REGISTRATION



PROJECT TEAM FINKLE+WILLIAMS ARCHITECTURE GBA ENGINEERS LAND 3 LANDSCAPE STRUCTURAL BOB D. CAMPBELL LATIMER SOMMERS LATIMER SOMMERS MECHANICAL LATIMER SOMMERS ELECTRICAL FIRE PROTECTION LATIMER SOMMERS BRINKMANN CONSTRUCTORS CONTRACTOR



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> SHEET TITLE DOOR

SCHEDULE AND DETAILS

General Information

- A. The contractor shall verify dimensions and conditions before construction and notify
- the engineer of any discrepancies, inconsistencies, or difficulties affecting the work B. The contractor shall coordinate all disciplines, verifying size and location of all openings, whether shown on structural drawings or not, as called for on architectural, mechanical, or electrical drawings. In the case of work in an existing building the contractor shall scan existing structure to locate all rebar in the area of the new core/opening using ground penetrating radar and notify the engineer of record for review prior to coring/cutting. Conflicts, inconsistencies, or other difficulties affecting structural work shall be called to the architect or engineer's attention for direction
- before proceeding. All design and construction work for this project shall conform to the requirements of the following governing design codes: 1. International Building Code (IBC 2018) as amended by the city of Lee's Summit,
- Minimum Design Loads for Buildings and Other Structures (ASCE7-16)
- Specification for Structural Steel Buildings (AISC 360-16) Member Design Basis is Allowable Stress Design (ASD) Connection Design Basis is Allowable Stress Design (ASD)
- 4. Structural Welding Code (AWS D1.4-17) 5. Building Code Requirements for Structural Concrete (ACI 318-14)
- Building Code Requirements for Masonry Structures (TMS 402-16) . North American Specification for the Design of Cold-Formed Steel Structural
- Members (AISI S100-16) 8. National Design Specification (NDS) for Wood Constriction with 2018 Supplements (ANSI/AWC NDS-2018)
- 9. Special Design Provisions for Wind and Seismic (AWC SDPWS-2015) D. These drawings are for this specific project and no other use is authorized.

2. Structural Load Design Criteria

- A. Dead Load: Garage Collateral Deck Floors (Conc.) = 55 psf Deck Floors (Lumber) = 15 psf = 40 psf Apartment Floors = 25 psf= 40 psf
- Live Load: Garage Public Rooms = 100 psf= 100 psfApartment Floors (Private Rooms) = 40 psf= 100 psCorridors
- Storage Areas = 125 psfDecks (Private) = 60 psf= 100 psf Decks (Public) = 20 psf
- Pg = 20psf, Ce = 1.0 Pf = 14 psf (Apt) & 16.8 psf (Garage), Pm = 20 psf Is = 1.0, Cs = 1.0, Ct = 1.0 (Apt) & 1.2 (Garage) Drift & unbalanced snow loads per ASCE/SEI 7-16
- 1.) Wind V(ult) = 109 mph, exposure B. lw=1.0 GCpi=+/-0.18 Design wind pressures to be used for the design of exterior component and cladding materials on the designated zones of wall and roof surfaces shall be per section 30.7 and Table 30.7-2 of ASCE/SEI 7-16. Tabulated pressures shall be multiplied by effective area reduction factors, exposure adjustment factors, and topographic factors where applicable
- 2.) Seismic: Ss = 0.099, S1 = 0.068, le=1.0, Site Classification D Seismic Design Category B Basic Seismic Force-resisting System:
- A.2 Ordinary Reinforced Concrete Shear Walls R = 4, Omega = 4, Cd = 2 1/2, V = 0.053W
- At Apartments Above Podium: A.17 - Light-Framed Walls with Shear Panels of All Other Materials R = 2, Omega = 2 1/2, Cd = 2, V = 0.053W
- At Precast Garage: A.6 - Ordinary Precast Shear Walls (N/S Direction)
- R = 3, Omega = 2 1/2, Cd = 3, V = 0.035W B.9 - Ordinary Precast Shear Walls (E/W Direction) R = 4, Omega = 2 1/2, Cd = 4, V = 0.026W
- E. This project is designed to resist the most critical effects resulting from the load combinations of section 1605.3 of the International Building Code.

3. Concrete

C. Snow:

- A. All concrete for foundations (walls, grade beams, footings and piers) shall develop minimum ultimate compressive design strength of 3500 psi in 28 days, but not less than 500 pounds of cement shall be used per cubic yard of concrete regardless of strengths obtained, not over 6 gallons of water per 100 pounds of cement and not over 4 inches of slump. All concrete for interior flatwork (without floor covering) shall develop minimum
- ultimate compressive design strength of 4000 psi in 28 days, but not less than 525 pounds of cement shall be used per cubic yard of concrete regardless of strengths obtained, not over 5.75 gallons of water per 100 pounds of cement and not over 4 inches of slump. Concrete mix shop drawing shall contain testing data proving concrete design mix shrinkage is less than 0.034% at 28 days when tested according to ASTM C157 (air drying method only).
- All concrete for interior flatwork (with floor covering) shall develop minimum ultimate compressive design strength of 4000 psi in 28 days, but not less than 540 pounds of cement shall be used per cubic yard of concrete regardless of strengths obtained, not over 5.40 gallons of water per 100 pounds of cement and not over 4 inches of slump. Concrete mix shop drawing shall contain testing data proving concrete design mix shrinkage is less than 0.034% at 28 days when tested according to ASTM C157 (air drying method only).
- . All concrete for exterior flatwork shall have a minimum design compressive strength of 4500 psi in 28 days, with not less than 560 pounds of cement per cubic yard of concrete, not over 5 gallons of water per 100 pounds of cement, with 6% +/- 1% air entrainment, and a maximum of 4 inches of slump.
- All concrete for columns shall develop a minimum ultimate compressive design strength of 4000 psi in 28 days, but not less than 560 pounds of cement shall be used per cubic yard of concrete regardless of strengths obtained, not over 5 gallons of water per 100 pounds of cement and not over 4 inches of slump. The preceding minimum mix requirements may have water-reducing admixtures conforming to ASTM C494 added to the mix at manufacturer's dosage rates for improved workability.
- G. The preceding minimum mix requirements may have up to 15% maximum of the cement content replaced with an approved ASTM C618 Class C fly ash, provided the total minimum cementitious content is not reduced. H. Combined aggregate (coarse plus fine) for all concrete shall be well graded from coarsest to finest with no more than 18 percent and not less than 8 percent

retained on an individual sieve, except that less than 8 percent may be retained on

- coarsest sieve and on No. 50 and finer sieves. Submit this gradation report with the concrete mix design shop drawings. All interior concrete slabs on grade shall be placed over 15 mil, Class A Vapor Barrier per ASTM E1745 with less than 0.01 perms, tested after mandatory conditioning. All joints shall be lapped and sealed per manufacturer's recommendations. All penetrations, as well as damaged vapor barrier material shall also be sealed per manufacturer's recommendation prior to concrete placement. Install barrier per manufacturer recommended details at all discontinuous edges (at interior columns, exterior edge of slab, etc.) to ensure terms of warranty are followed. The vapor barrier shall be placed over free-
- draining granular material as prescribed by the project soils report. Basement foundation walls shall be braced at the base and top of wall by the contractor until the slab on grade at the base and the floor framing/slab at the top of wall is complete and the concrete has achieved 75% of the design strength. The contractor is responsible for engineering and design of the wall bracing, if
- K. All concrete is reinforced concrete unless specifically called out as unreinforced. Reinforce all concrete not otherwise shown with same steel as in similar sections or areas. Any details not shown shall be detailed per ACI 315 and meet requirements of ACI 318, current editions.
- Control joints in dirt formed slab to be as shown on plans. Where not shown, limit controlled areas to not more than 144 square feet, or 12 feet on any side. Slab panel side ratio shall not exceed 1 1/2 to 1. M. Contractor shall verify that all concrete inserts, reinforcing and embedded items
- are correctly located and rigidly secured prior to concrete placement. N. Construction joints in beams, slabs, and grade beams shall occur at midspan (middle third) unless noted otherwise. Provide 2 x 4 horizontal keys at construction joints for shear transfer.
- O. No aluminum items shall be embedded in any concrete

4. Reinforcing Steel

- A. All reinforcing steel shall conform to the requirements of ASTM A615 or A706
- to the requirements of ASTM A185. B. Clear minimum coverage of concrete over reinforcing steel shall be as follows: Concrete placed against earth: 3" Formed concrete against earth: 2'
- Beams or Columns:

5 instead of 2 - #5, respectively.

- All coverage shall be nominal bar diameter minimum. All dowels shall be the same size and spacing as adjoining main bars (splice lap 48 bar diameters or 24" minimum unless noted otherwise).
- spacing of horizontal bars. Where there are no vertical bars in outside face of wall, supply 3 - #4 vertical support bars for corner bars. Bars marked continuous and all vertical steel shall be lapped 48 bar diameters (2'-0" minimum) at splices and embedments, unless shown otherwise. Splice top bars near midspan and splice bottom bars over supports, unless noted otherwise. At all holes in concrete walls and slabs, add 2 - #5 bars (opening dimension plus 96 diameters long) at each of four sides and add 2 - #5 x 5'-0" diagonally at each of

. At corners of all walls, beams, and grade beams supply corner bars (minimum 2'-0"

in each direction or 48 bar diameters) in outside face of wall, matching size and

G. Unless otherwise covered on architectural plans or specifications, vertical control joints in concrete wall shall be spaced at a maximum of 20'-0" on center and coordinated with the architect. Every other horizontal wall reinforcing bar shall be discontinuous at control joints except heavy top and bottom bars unless noted otherwise. Provide base seal waterstop style number 772 (by Greenstreak Inc. or approved equal) on dirt face side of wall at all walls below grade.

four corners of hole. Openings in 8" thick walls are reinforced similar, but with 1 - #

- H. Accessories shall be as specified in latest edition of the ACI Detailing Handbook and the concrete Reinforcing Steel Institute Design Handbook. Maximum accessory spacing shall be 4'-0" on center, and all accessories on exposed surfaces are to have plastic coated feet.
- I. All slabs and stairs not shown otherwise shall be 6" thick with #4 bars at 12" on center each way. All exterior porches and stoops not otherwise detailed may be constructed in any standard manner, solid or hollow, but must be reinforced with #4 bars at 12" on center each way minimum. Porches shall be doweled to adjacent walls or grade beams with #4 bars at 12" on center, hooked or embedded 48 diameters into both members. Slope porches 1/8" per foot for drainage unless noted otherwise.
- J. Allow 2 tons of reinforcing bars #4 or larger to be used as directed in the field for special conditions by the engineer of record (labor for placing same to be included).

5. Structural Steel

- A. All structural steel beams and columns shall be ASTM A992, grade 50 steel and all miscellaneous steel shall be ASTM A36 grade steel (except at moment connections where plates shall be ASTM A572, grade 50). Hollow Structural Sections (HSS) shall be ASTM A500, grade C. Fabrication and erection shall be in accordance with AISC 303-05 "Code of Standard Practice for Steel Buildings and Bridges" in the 13th Edition of the AISC Steel Construction Manual.
- B. All welding shall conform to the recommendations of the AWS. C. All exterior steel and connections, and brick relief angles shall be hot-dip galvanized. All bolts not otherwise specified shall be 3/4" diameter high strength (ASTM A325-N). All bolts shall be fully pretensioned. All beam connections shall be designed per the AISC Manual of Steel Construction "Framed Beam Connections" for the indicated reactions or at least 0.4 x beam total shear capacity, Vn/Omega, shown in the
- maximum total uniform load tables, whichever is greater; and, shall account for eccentricity when the bolt line is more than 2" from the center of the support. All connections must be two bolt minimum. Additional connection elements may not be specifically shown in the conceptual details in this set but may be required by the final connection design, such as stiffener plates, doubler plates, supplement/reinforcing plates or other connection material. Connection design and shop drawing preparation shall be completed under the direct supervision of a professional engineer licensed in the state the project is located and shop drawings and connection calculations shall bear his/her seal.
- E. All anchor bolts shall be 3/4" diameter, ASTM F1554, Grade 36 unless noted otherwise. Washers of minimum size and thickness for the given anchor diameter in Table 14-2 of the AISC Steel Construction Manual shall be provided at every column anchor bolt. Washers shall have a standard size hole for the anchor bolt. At braced frames washers shall be welded all around to the column base plate with 3/16" fillet weld. F. Allow 2.0 tons structural steel to be used as directed in field for special conditions by the engineer of record. Cost for shop drawings, fabrication, delivery, detailing, and erection

to be included. 50% of structural steel allowance shall be bid as miscellaneous

6. Post Installed Anchors

galvanized angle and plate.

- A. Post-installed anchors shall be used only where specified on the drawings unless approved in writing by the engineer of record. See drawings for anchor diameter spacing and embedment. Performance values of the anchors shall be obtained for specified products using appropriate design procedures and/or standards as required by the governing building code. Anchors installed in concrete shall have an ICC-ES Evaluation Service Report. Special inspection is required for all post installed anchors. The contractor shall coordinate an on-site meeting with the post installed anchor manufacturer field representative to educate the construction team on the anchor
- installation guidelines and requirements B. Mechanical anchors used in cracked and uncracked concrete shall have been tested and qualified for use in accordance with ACI 355.2 and ICC-ES AC193. All anchors shall be installed per the anchor manufacturer's written instructions.
- C. Adhesive anchors used in cracked and uncracked concrete shall have been tested and qualified for use in accordance with ICC-ES AC308. All anchors shall be installed per the anchor manufacturer's written instructions.
- D. Mechanical anchors used in solid grouted masonry shall have been tested and qualified for use in accordance with ICC-ES AC01. All anchors shall be installed per the anchor manufacturer's written instructions.
- E. Adhesive anchors used in solid grouted masonry shall have been tested and qualified for use in accordance with ICC-ES AC58. All anchors shall be installed per the anchor manufacturer's written instructions. F. Anchors used in hollow concrete masonry shall have been tested and qualified in
- accordance with ICC-ES AC106 or ICC-ES AC58 as appropriate. All anchors shall be installed per the anchor manufacturer's written instructions with appropriate screen tubes used for adhesives

7. Foundations

- A. The soil investigation was prepared by Terracon, the report number is 02215169 and the telephone number is 913-492-7777 B. Structural foundations consist of a network of stright shaft auger pressure grouted piles established on moderatly weathered shale capable of safely supporting 40ksf end bearing. Each pile shall penetrate 5'-0" minimum into the moderately weathered shale. Spread footing and shallow foundations for ancillary structures are designed to bear on
- engineered fill or undisturbed soil capable of safely supporting 1,500 psf. Retaining walls are designed for an active lateral load of 50 pcf equivalent fluid pressure. D. Basement walls are designed for an at rest lateral load of 70 pcf equivalent fluid
- pressure. See General Note 3.J for wall bracing requirements. E. Contractor shall provide for dewatering at excavations from either surface water or
- F. All foundation excavations shall be inspected by a qualified soil engineer, approved by the architect and/or structural engineer, prior to placement of steel or concrete. This inspection shall be at the owner's expense. G. All concrete in the structural portion retaining the backfill shall have attained its design
- strength prior to being backfilled. H. Moisture content in soils beneath building locations should not be allowed to change after footing excavations and after grading for slabs on grade are completed. If subgrade materials become desiccated or softened by water or other conditions, recompact materials to the density and water content specified for engineered fill. Do not place concrete on frozen ground.

8. Drilled Auger Pressure-Grouted Piers

- A. Piers not otherwise indicated shall be 30" diameter. B. All piers shall have (4) #7x6'-0" hooked dowels unless otherwise indicated.
- C. Pier dowels shall extend 40 diameters above top of pier. Driving dowels into concrete after initial set is not allowed
- D. Refer to the specifications (sections for excavation and concrete) for other detailed requirements
- E. Pier concrete to have 6" slump.

9. Concrete Masonry Units

- A. Concrete block used in exterior walls or load bearing walls shall meet the requirements of ASTM C90 and have a minimum net compressive strength of 2650 psi and laid up using type N mortar such that f'm equals 2000 psi. Mortar shall be volume proportion based cement lime mortar. Proportioning shall be completed by box measure. Any block in contact with earth shall be normal weight units, laid using type "S" mortar and arouted solid.
- B. The contractor shall provide adequate temporary bracing for all masonry walls during C. All concrete block shall have 9 gage (or larger) horizontal joint reinforcing (ladder or truss) per architectural drawings and specifications (16" maximum vertical spacing).
- D. Cavity wall construction shall be reinforced as designed for specific concrete block used. The horizontal joint reinforcing shall be of the ladder or truss style per specification and continuous between brick and block, as prescribed by the architectural drawings. E. Concrete block shall be reinforced as follows in 6", 8", 10", and 12" walls: Vertical reinforcing shall be a minimum of 1 - #4 bar in 6" and 8" walls and 2 - #4
- bars in 10" and 12" walls at 4'-0" on center, at each corner, at each door and window jamb, each side of control joints and in the end void of each length of wall. Lap splices for masonry vertical reinforcing shall be 48 bar diameters or 24" Horizontal reinforcing: A. Horizontal joint reinforcing as noted above.
- B. Continuous horizontal bars shall be included per section or detail in bond beam or optional running bond beam where noted. Where bond beams are continuous at corners of walls, supply corner bars matching size of horizontal bars (minimum 2'-0" or 40 bar diameters in each direction). F. Grout, where noted above, shall have a minimum design ultimate compressive strength
- of 2500 psi at 28 day test and 3/8" maximum aggregate size. G. Non-load bearing concrete block walls shall be isolated from adjacent structural elements with vertical 3/8" control joints and at the top of the wall with 1" air space or compressible material and support per architectural detail.
- H. Unless otherwise covered on architectural plans or specifications, vertical control joints in masonry construction shall be 3/8" wide, full height of wall. Joints shall be spaced at a maximum of 24'-0" on center and coordinated with the architect. All horizontal joint reinforcing shall be discontinuous at control joints in masonry. All bond beam horizontal reinforcing shall be continuous through control joints.
- I. Lintels over all openings up to 8'-0" wide in new and existing masonry walls not otherwise covered shall be one 6x3 1/2x5/16 angle for each 4" width of masonry. All exterior lintels to be galvanized.
- J. Walls shall be anchored top and bottom by dowels matching wall vertical reinforcing(unless noted otherwise) from floor slab bottom and bracing angles at the top, per details on the drawings.

10. Light Gage Metal Structural Framing

etc., for review by the architect/engineer.

- A. All load bearing, light gage structural studs, track, and bridging shall be of the type, size, gage, and spacing as shown on the plans, minimum.
- B. All materials shall be 33,000 psi minimum yield, except studs of 16 gage or heavier shall have a minimum yield of 50,000 psi. C. All properties, fabrication, and erection shall be in accordance with latest editions of
- the AISI "Specifications for the Design of Cold-Formed Structural Members." D. All framing components shall be cut squarely or at an angle to fit squarely against abutting members. Splicing of axially loaded members is not permitted. Members shall be held firmly in place until properly fastened. Attachments of similar components shall be by welding, screw attachment, or bolting. Wire
- tying of components is not permitted. E. Tracks shall be securely anchored to floor and overhead members. Special anchorage requirements required for wind bracing shall be as shown on the plans. F. Prior to fabrication and/or erection, the contractor shall submit shop drawings complete with detail of erection, fabrication, attachments, anchorages, lintels,

11. Timber and Wood Framing

- A. Quality and construction of wood framing members and their fasteners for load supporting purposes not otherwise indicated on the drawings shall be in accordance with the 2018
- International Building Code. B. All studs and top and bottom plates shall be Douglas Fir No. 2 grade visually graded lumber, with an allowable fiber stress in bending of 900 psi minimum and an elastic modulus of 1,600,000psi unless noted otherwise. All joist, truss members, and headers to be No. 2 grade (min.) unless noted otherwise. All lumber for exterior decks and balconies shall be treated Southern Yellow Pine No. 2 grade.
- C. Bridging of stud bearing walls and shear walls shall be solid, matching sheathing joints. D. Joist blocking and bridging shall be solid wood or cross bridging of either wood or metal
- straps. Spacing, in any case, shall not exceed 8'-0". E. Wood members and sheathing shall be fastened with number and size of fasteners not less than that set forth in Table 2304.9.1 of the 2018 International Building Code. Floor sheathing shall be APA rated tongue and groove Sturd-I-Floor, exposure 1, glued and nailed with 10d nails or # 10 screws at 12" on center field. Sheathing of shear walls or roof diaphragms shall be edge nailed with 8d common nails at 6" on center and nailed to intermediate framing and/or blocking members with 8d common nails at 12" on center unless otherwise noted on the drawings.
- F. Sill plates shall be bolted to concrete slabs with 1/2" diameter bolts at 32" on center (UNO, re: shearwall schedule.) Provide plate washers at sill plate anchors for shearwalls per shearwall schedule. Plates in direct contact with concrete or masonry shall be preservative-
- G. All hangers, ties and connections shown are based on Simpson Strong Tie as the basis of design, provide Simpson Strong Tie or an approved equal. Joist hangers shall be equal to "LUS" for wood application and "LB" for steel weld-on application. Roof truss ties shall be equal to "H2.5A" and tie the roof truss to the top plate (provide (2) "H2.5A" diagonally across from each other when uplift load shown in truss shop submittal exceeds 600lbs). Roof girder ties shall be equal to a "LGT2", "LTG3" or "LGT4" tie (dependent on number of plies) and tie the truss girder to the top plate. Provide "H2.5A" at the top of each stud to top track when the top track has roof truss attached.
- H. Service condition dry with moisture content at or below 19% in service. I. Laminated strand lumber (LSL) shall have an allowable flexural stress (Fb) of 1,700 psi (reduced by size factor) and an elastic modulus (E) of 1,300,000 psi. J. Laminated veneer lumber (LVL) shall have an allowable flexural stress (Fb) of
- 2.600 psi (reduced by size factor) and an elastic modulus (E) of 2.000.000 psi. K. Parallel Strand Lumber (PSL) shall have an allowable flexural stress (Fb) of 2,900 psi (reduced by size factor) and an elastic modulus (E) of 2,000,000 psi. ((E) = 2,200,000 psi for members > 18").

L. Treated glulams shall be 24F-V8 or better with an allowable flexural stress (Fb) of 2,400 psi

- and an elastic modulus (E) of 1,800,000 psi and treated for exterior applications. M. Pre-engineered wood trusses shall be designed in accordance with the Truss Plate Institute's national design standard for metal-plate connected wood truss construction (ANSI/TPI-1 latest edition). Trusses shall be designed and manufactured by an authorized member of the Wood Truss Council of America (WTCA). Truss design shall conform to specified codes, allowable stress increases, deflection limitations and other applicable criteria of the governing code.
- N. Truss shop drawings showing complete erection and fabrication details and calculations (including connections) shall be submitted to the project architect/engineer for review prior to fabrication and/or erection. Calculations and layout plan shall bear the seal of a professional engineer, registered in the state of the project location. Layout plan shall incldue truss locations, spacing and all hanger designations used to support trusses to beams or other trusses. Calculations shall indicate max reactions in all directions, number of plies for the truss and dead, live and total load deflections along with a list or key of all standard and nonstandard utilized load combination. Shop drawings shall also be submitted to the local
- government controlling agency when requested by that agency. O. All trusses shall be securely braced both during erection and permanently, as indicated on the approved truss design drawings and in accordance with TPI's commentary and recommendations for handling, installing and bracing metal-plate connected wood trusses (HIB-91, booklet) and the latest edition of ANSI/TPI-1. P. The truss manufacturer shall supply all hardware and fasteners for joining truss

members together and fastening truss members to their supports. Metal connector plates

- shall be manufactured by a member of the Wood Truss Council of America (WTCA) and shall be 20 gauge minimum. Connector plates shall meet or exceed ASTM A653, grade 33, with ASTM A924 galvanized coating designation G60. Q. Provide truss space directly above and centered over HVAC closets. Refer to Architectural and MEP drawings for exact locations. R. Shipment, handling, and erection of trusses shall be by experienced, qualified persons and
- shall be performed in a manner so as not to endanger life or property. Apparent truss damage shall be reported to the truss manufacturer for evaluation prior to erection. Cutting or alteration of trusses is not permitted. S. Pre-Engineered Floor Trusses: Top Chord Dead Load = 30 psf= Per General Note 5B Top Chord Live Load
- Bottom Chord Dead Load = 10 psf Live Load Deflection = L/480; (1/2" max) Total Load Deflection = L/360Roof Truss Design Criteria: = 15 psf (TPO Roof) Top Chord Dead Load = 20 psf (Plus Rooftop Equipment) Top Chord Live Load Top Chord Snow Load = 20 psf or 14 psf plus Drift

Bottom Chord Dead Load

- Bottom Chord Live Load = 5 psf Live Load Deflection = L/360Total Load Deflection = L/300U. Roof trusses shall be designed per IBC 2018 for net uplift resulting from wind loading as calculated using components and cladding loading. Top and bottom chord dead load used in
- combination with wind uplift shall be 5psf for each chord. V. Construction bracing shall be provided by the contractor as required to keep the building and W. Structural members shall not be cut for pipes, etc., unless specifically detailed. Nothing and boring of studs and top of plates shall conform to the provisions of section 2308.9.10 and 2308.9.11 of the IBC. Where top plates or sole plates are cut for pipes, a metal tension tie with minimum 0.058 inches thick and 1 1/2" inches wide shall be fastened to each plate across and to each side of the opening with not less than (6) 16d nails, in accordance with
- section 2308.9.8 of the IBC. X. All fasteners for wood to wood connections and wood connectors shall be as indicated in structural drawings or manufacturer literature to achieve full capacity of connector. Alternate fasteners may be submitted as a substitution request. Submittal must show that alternative fasteners will not reduce the capacity of the connection.

12. Precast Concrete Members

- A. The contractor/supplier is responsible for the design of all the precast members and connection between them and other structural members. Submit design calculations, sealed by an engineer licensed in the state of the project location, for review by the
- architect/engineer of record. B. All precast members are to be designed in accordance with ACI 318-11, 2012 IBC and other applicable codes, standards (see specs) and design criteria shown on design
- C. Precast concrete members shall conform to the 2012 IBC for the required fire ratings (refer to architects documents). D. All wall panels should be designed for building wind loads, seismic loads, gravity loads,

and transmit these loads to the foundation through properly designed connections.

E. Provide blockouts and openings for mechanical/electrical equipment. Refer to mechanical/electrical documents. Shop drawings shall be complete and shall include a layout plan, fabrication details, estimated camber, connection and anchorage details and member identification marks. Identification marks shall appear on manufactured units to facilitate correct field

13. Deferred Submittal and Shop Drawing

Review and approve each submission.

or submissions without GC approval stamp.

8. Defferred Submittal: Railings and guardrails

- A. Bob D. Campbell and Company, Inc. will review the General Contractor's (GC) shop drawings and related submittals (as indicated below) with respect to the ability of the detailed work, when complete, to be a properly functioning integral element of the overall structural system designed by Bob D. Campbell and Company, Inc.
- B. Deferred submittals shall be submitted to the architect of record for review who shall forward to the building official for review and approval. Design calculations for deferred sub mittals shall be submitted at the same time as the shop drawings for review. Design calculations shall be prepared and sealed by a Professional Engineer licensed in the state of the project. The deferred submittal items shall not be installed until the deferred submittal documents have been approved by the building official.
- Prior to submittal of a shop drawing or any related material to Bob D. Campbell and Company, Inc., the GC shall: 1. Review each submission for conformance with the means, methods, techniques, sequences and operations of construction and safety precautions and programs incidental thereto, all of which are the sole responsibility of the GC.
- . Stamp each submission as approved. D. Bob D. Campbell and Company, Inc. shall assume that no submission comprises a
- variation unless the GC advises Bob D. Campbell and Company, Inc. with written E. Bob D. Campbell and Company, Inc. shall review shop drawings and related materials with comments provided that each submission has met the above requirements. Bob D. Campbell and Company, Inc. shall return without comment unrequired material
- F. Shop drawings and related material (if any) required are indicated below. Should Bob D. Campbell and Company, Inc. require more than ten (10) working days to perform the review, Bob D. Campbell and Company, Inc. shall so notify the GC. 1. Concrete mix designs and material certificates including admixtures and compounds applied to the concrete after placement.
- Reinforcing steel shop drawings including erection drawings and bending details.Bar list will not be reviewed for correct quantities. 3. Elevations of all reinforced concrete masonry walls at a scale no smaller than 3/8" = 1'-0" showing all required reinforcing. Grout mix designs (for CMU).
- 5. Construction and control joint plans and/or elevations. 6. Structural steel shop drawings including erection drawings and piece details. Include joist, decking and connector submittals. Include miscellaneous framing specified on the structural drawings, but do not submit framing specified on nonstructural drawings for Bob D. Campbell and Company, Inc. review. Defferred Submittal: Structural steel connections
- 9. Defferred Submittal: Metal stair framing 10. Defferred Submittal: Exterior cold-formed metal framing 11. Defferred Submittal: Exterior curtain wall 12. Deferred Submittal: Structural steel connection design calculations submitted concurrently with structural steel shop drawings.

19. Deferred Submittal: Cold-Formed metal framing for exterior walls.

- 13. Miscellaneous anchors shown on the structural drawings. 14. Deferred Submittal: Wood truss design calculations and detailed erection and fabrication drawings. Standard stick framing shop drawings need not be submitted. 15. Standard details and bridging information for light gage metal framing. Erection plans and details for light gage metal joists and lintels spanning more than 6'-0" shall be submitted. Standard wall framing
- need not be submitted. 16. Deferred Submittal: Augured pile foundation plans and details. 17. Deferred Submittal: Precast concrete shop drawings including erection drawings and connection details. 18. Deferred Submittal: Precast concrete connection design calculations.

14. Statement of Structural Special Inspections

- A. The structural design for this project is based on completion of special inspections during construction in accordance with section 1704 of the International Building Code. The owner shall employ one or more qualified special inspectors to provide
- the required special inspections. B. The special inspector shall furnish inspection reports to the building official, owner, architect and structural engineer, and any other designated person.
- C. All discrepancies shall be brought to the immediate attention of the contractor for correction, then, if uncorrected, to the proper design authority, building official and
- D. The special inspector shall submit a final signed report stating that the work requiring special inspection was, to the best of the inspector's knowledge, in conformance with the approved plans and specifications and the applicable workmanship provisions of the building code.
- E. The following inspections and tests are required with the frequency (continuous or periodic) as defined within the referenced section or standard listed below. The General Contractor shall provide notification to the inspector when items requiring inspection are ready to be inspected and provide access for those inspections. 1. Shop Fabrication – structural steel per Section 1704.2.5 unless AISC certified
- 2. Shop Fabrication pre-engineered wood trusses per Section 1704.2.5 unless TPI certified shop
- 3. Shop Fabrication precast concrete per Section 1704.2.5 unless PC certified
- 4. Steel Construction per Section 1705.2 and the quality assurance requirements
- 5. Concrete Construction per Section 1705.3 and Table 1705.3 a. Reinforcing Steel Placement Reinforcing Steel Welding
- c. Cast in Place Anchors d. Post Installed Anchors e. Design Mix Verification
- Concrete Sampling and Testing Concrete Placement

of AISC 341 Chapter J (as referenced by AISC 360)

- Concrete Curing Prestressed Concrete Stressing and Grouting Erection of Precast
- Verification of In-situ Concrete Strength Prior to Stressing Post-Tensioned Formwork Shape, Location and Dimensions
- 6. Masonry Construction per Section 1705.4 and the quality assurance requirements of TMS 402/ACI530/ASCE5 and TMS602/A530.1/ASCE6 Level B Verification of Soils per Table 1705.6 Inspections and Tests of Cast-In-Place Deep Foundation per Table 1705.8
- Wood Lateral System (periodic) a. Wood shearwalls (include sheathing, rim board and bottom plate attachments)
- b. Portal frames Shear wall and portal frame holdowns d. Shear wall tension rod system 10. Wood Gravity Framing and Placement (adjust frequency of random sampling
- a. Heavy timber/SCL/glulam beams and supports (periodic) b. Headers and jambs (random sampling)

where indicated as required)

. Bearing walls (random sampling) Connector/hardware installation (random sampling) e. Floor and roof trusses (random sampling)

elsewhere in the construction document package.

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

STRUCTURAL ABBREVIATIONS

	<u>31RUC1</u>	URAL	ADDREVIATIONS
2)	AT	FLR	FLOOR
k	AND	FS	FAR SIDE
) 	ROUND, DIAMETER	FTG	FOOTING
ADTL	ADDITIONAL	FV	FIELD VERIFY
NFF	ABOVE FINISHED FLOOR	GA	GAGE
ALT	ALTERNATE	GALV	GALVANIZE(D)
ARCH	ARCHITECTURAL	GEN	GENERAL
BLDG	BUILDING	GR	GRADE
3/	BOTTOM OF	GRBM	GRADE BEAM
BM	BEAM	HORIZ	HORIZONTAL
BOTT	BOTTOM	HSS	HOLLOW STRUCTURAL SECTION
RG	BEARING	IF INFO	INSIDE FACE
, ,	CAMBER	INFO	INFORMATION
D-#	CONCRETE DECK TYPE	INT JST	INTERIOR
CJ CJP	CONSTRUCTION/CONTROL JOINT		JOIST
JP JP	COMPLETE JOINT PENETRATION	JT	JOINT
CMU	CENTERLINE CONCRETE MASONRY UNIT	KSE	KIPS (1000 LBS)
		KSF	KIPS PER SQUARE FOOT
COL	COLUMN	KSI	KIPS PER SQUARE INCH
CONC	CONCRETE	LBS,#	POUNDS DEVELOPMENT LENGTH
CONN	CONTINUOUS	Ld LL	LIVE LOAD
CONT	CONTINUOUS COORDINATE	LLH	LONG LEG HORIZONTAL
COV, CVR	COVER	LLU	LONG LEG HORIZONTAL LONG LEG VERTICAL
DBL	DOUBLE	LONG	LONGITUDINAL
DET	DETAIL	LSLT	LONG-SLOTTED HOLE TRANSVERSE
DIA	DIAMETER	LTWT	LIGHTWEIGHT
OIM	DIMENSION	M	MOMENT FORCE
)L	DEAD LOAD	MAX	MAXIMUM
)WG	DRAWING	MECH	MECHANICAL
EA .	EACH	MFGR	MANUFACTURER
-/\ F	EACH FACE	MIN	MINIMUM
 J	EXPANSION JOINT	MISC	MISCELLANEOUS
EL, ELEV	ELEVATION	MSRY	MASONRY
EMBED	EMBEDMENT, EMBEDDED	MTL	METAL
NGR	ENGINEER	NF	NEAR FACE
OD	EDGE OF DECK	NS	NEAR SIDE
OR	ENGINEER OF RECORD	NTS	NOT TO SCALE
OS	EDGE OF SLAB	NW	NORMAL WEIGHT
Q	EQUAL	OC	ON CENTER
EQUIP	EQUIPMENT	OF	OUTSIDE FACE
EW	EACH WAY	OPNG	OPENING
XP	EXPANSION	OPP	OPPOSITE
XT	EXTERIOR	OVS	OVERSIZED HOLE
EXTG, EXIST	EXISTING	Р	AXIAL FORCE
-D-# [^]	FLOOR DECK TYPE	PAF	POWDER ACTUATED FASTENER
DN	FOUNDATION	PC	PRECAST / PILE CAP
F	FAR FACE	PCF	POUNDS PER CUBIC FOOT
IN	FINISH	PEMB	PRE-ENGINEERED METAL BUILDING

STRUCTURAL DECK & SLAB SCHEDULE

(SLOPE PER ARCH.) RE: NOTE 5

1" TO 1 1/4" GYPCRETE ATOP 23/32" APA RATED T&G STURD-I-FLOOR,

SHANK NAILS OR #10 SCREWS AT 6"o.c. AT EDGES & 12"o.c. AT FIELD.

REINFORCE WITH CELLULOSE FIBER AT 1.5lb/cu. yd. ATOP PRECAST

ARCH ATOP PODIUM SLAB. SLOPE TO DRAIN PER ARCH. RE: NOTE 5

3/4" CLEAN GRANULAR LEVELING COURSE ATOP SUITABLE SUBGRADE MATERIAL

SPECIFICATIONS T/SLAB EL. = PER PLAN, SLOPE TO DRAIN

SPECIFICATIONS T/SLAB EL. = PER PLAN, SLOPE TO DRAIN

3" NORMAL WEIGHT CONC. SLAB (4500psi, AIR-ENTRAINED)

3" NORMAL WEIGHT CONC. SLAB (4500psi, AIR-ENTRAINED)

3" NORMAL WEIGHT CONC. SLAB (4500psi, AIR-ENTRAINED)

EXP 1 SHEATHING. SHEATHING SHALL BE GLUED AND NAILED W/ 8d RING

REINFORCE WITH CELLULOSE FIBER AT 1.5 LBS/CU. YD. ATOP WATERPROOFING

REINFORCE WITH CELLULOSE FIBER AT 1.5lb/cu. yd. ATOP WATERPROOFING PER

REINFORCE WITH 6x6-W2.9xW2.9 WWF ATOP 15 MIL VAPOR BARRIER ATOP 4" OF

PER GEOTECH SPECIFICATIONS. T/SLAB EL. = PER PLAN, SLOPE TO DRAIN

REINFORCE WITH 6x6-W2.9xW2.9 WWF ATOP 4" OF 3/4" CLEAN GRANULAR

LEVELING COURSE, ATOP SUITABLE SUBGRADE MATERIAL PER GEOTECH

REINFORCE WITH #4 @ 12"oc EACH WAY BOTTOM ATOP 4" OF 3/4" CLEAN

GEOTECH SPECIFICATIONS. T/SLAB EL. = PER PLAN, SLOPE TO DRAIN

GRANULAR LEVELING COURSE, ATOP SUITABLE SUBGRADE MATERIAL PER

REINFORCE WITH #4 @ 12"o.c. EACH WAY ATOP 4" OF 3/4" CLEAN GRANULAR

LEVELING COURSE, ATOP SUITABLE SUBGRADE MATERIAL PER GEOTECH

19/32" APA RATED, EXP 1 SHEATHING ATTACHED WITH #10 SCREWS AT

6"o.c. AT EDGES & 12"o.c. AT FIELD. (PROVIDE FRT TREATED PLYWOOD AT

FIREWALLS - REFER TO ARCH DRAWINGS FOR LOCATION AND EXTENTS)

MEMBRANE (RE: ARCH.) ATOP 15/32" EXTERIOR GRADE PLYWOOD SHEATHING

MARK

DESCRIPTION

STAIR LANDING

1. FD = FLOOR DECK TYPE.

2. CD = CONCRETE DECK TYP.

4" CONC. SLAB (4000psi)

4" CONC. SLAB (4500psi, AIR-ENTRAINED)

8" CONC. SLAB (4500psi, AIR-ENTRAINED)

6" CONC. SLAB (4500psi, AIR-ENTRAINED)

RSE

WELDED WIRE FABRIC

WWF

1.52Ea BUILDING E PODIUM SLAB REINFORCEMENT PLAN 1.52Eb BUILDING E PODIUM STUD RAIL & SLAB GEOMETRY PLAN 1.53E BUILDING E THIRD FLOOR FRAMING PLAN 1.54E BUILDING E FOURTH FLOOR FRAMING PLAN 1.55E BUILDING E FIFTH FLOOR FRAMING PLAN 1.56E BUILDING E ROOF FRAMING PLAN 1.57E | BUILDING E SHEARWALL PLAN 1.61F BUILDING F FOUNDATION PLAN 1.62Fa BUILDING F PODIUM SLAB REINFORCEMENT PLAN 1.62Fb BUILDING F PODIUM STUD RAIL & SLAB GEOMETRY PLAN 1.63F BUILDING F THIRD FLOOR FRAMING PLAN 1.64F BUILDING F FOURTH FLOOR FRAMING PLAN 1.65F BUILDING F FIFTH FLOOR FRAMING PLAN 1.66F BUILDING F ROOF FRAMING PLAN 1.67F BUILDING F SHEARWALL PLAN S1.71G GARAGE FOUNDATION PLAN S1.72G GARAGE SECOND FLOOR FRAMING PLAN S1.73G GARAGE THIRD FLOOR FRAMING PLAN S1.74G GARAGE FOURTH FLOOR FRAMING PLAN S1.75G GARAGE FIFTH FLOOR FRAMING PLAN S1.76G GARAGE SNOW LOADING PLAN STAIR 1 FRAMING PLANS STAIR 2 FRAMING PLANS STAIR 3 FRAMING PLANS STAIR 4 FRAMING PLANS 2.04 STAIR 5 FRAMING PLANS STAIR FRAMING DETAILS ELEVATOR FRAMING DETAILS BALCONY FRAMING PLANS 2.30 BALCONY FRAMING DETAILS TYPICAL FOUNDATION DETAILS GARAGE FOUNDATION DETAILS S3.02 PILE & PODIUM FOUNDATION DETAILS APARTMENT FOUNDATION DETAILS 33.04 APARTMENT FOUNDATION DETAILS FOUNDATION DETAILS 33.11 CONCRETE FRAMING DETAILS WOOD FLOOR FRAMING DETAILS WOOD FLOOR FRAMING DETAILS S3.50 PRECAST GARAGE FRAMING DETAILS PRECAST GARAGE FRAMING DETAILS

STRUCTURAL SHEET LIST

Sheet Name

WOOD SCHEDULES & TYPICAL DETAILS

WOOD SCHEDULES & TYPICAL DETAILS

WOOD SHRINKAGE & MOVEMENT

SECOND FLOOR FRAMING PLAN

1.12A BUILDING A SECOND FLOOR FRAMING PLAN

1.14A BUILDING A FOURTH FLOOR FRAMING PLAN

1.22B BUILDING B SECOND FLOOR FRAMING PLAN

1.23B BUILDING B THIRD FLOOR FRAMING PLAN

1.24B BUILDING B FOURTH FLOOR FRAMING PLAN

1.32C BUILDING C SECOND FLOOR FRAMING PLAN

1.34C BUILDING C FOURTH FLOOR FRAMING PLAN

1.35C BUILDING CROOF FINDS FLANCLUDED WITH

1.41D BUILDING D FOUNDATION ARAGE PERMIT

1.33C BUILDING C THIRD FLOOR FRAMING PLAN

1.13A BUILDING A THIRD FLOOR FRAMING PLAN

THIRD FLOOR FRAMING PLAN

1.04 FOURTH FLOOR FRAMING PLAN

1.11A BUILDING A FOUNDATION PLAN

1.15A BUILDING A ROOF FRAMING PLAN

1.25B BUILDING B ROOF FRAMING PLAN

1.26B BUILDING B SHEARWALL PLAN

1.31C BUILDING C FOUNDATION PLAN

1.42Da BUILDING D PODIUM SLAB

1.42Db BUILDING D PODIUM STUD RAI

1.46D BUILDING D ROOF FRAMING PLAN

1.47D BUILDING D SHEARWALL PLAN

1.51E BUILDING E FOUNDATION PLAN

1.43D BUILDING D THIRD FLOOR FRAMING PL

1.44D BUILDING D FOURTH FLOOR FRAMING PLAN

1.45D BUILDING D FIFTH FLOOR FRAMING PLAN

1.16A BUILDING A SHEARWALL PLAN

1.21B BUILDING B FOUNDATION PLAN

1.05 FIFTH FLOOR FRAMING PLAN

CONCRETE SCHEDULE

FOUNDATION PLAN

Sheet

Number

GENERAL NOTES

SO.04 STEEL SCHEDULES

S0.05 CMU DETAILS

Current

Revision

Revision

Date

BEAM OR HEADER PER SCHED ON S0.02

BEARING WALL TYPE PER SCHED ON S0.02 SHEARWALL HOLDDOWN TYPE PER SCHED ON S0.03

NUMBER OF WALL STUDS IN STUD PACK NUMBER OF JACK STUDS/KING STUDS IN STUD PACK NUMBER OF WALL STUDS IN STUD PACK EQUAL TO KING &

JAMB STUDS FROM HEADER ABOVE - TYP @ ALL LOCATIONS INDICATED PLAN NOTE PER SCHEDULE ON PLAN SHEET WHERE INDICATED

SHEARWALL TYPE PER SCHED ON S0.03 SW#

PILE CAP SIZE PER SCHEDULE ON S3.02

3. SOG = SLAB-ON-GRADE TYP. 4. RD = ROOF DECK TYP. 5. PROVIDE 1" DEEP TOOLED CONTROL JOINT (TRANSVERSE DIRECTION) @ MID-SPAN OF BALCONY (8'-0" MAX SPACING) FILL JOINT w/ SEALANT.

SPAN DIRECTION OF DECK - DECK TYPE PER SCHEULE ON S0.01 √ HSS 6x6x1/4 COLUMN SIZE

BASE PLATE MARK - SEE SCHEDULE ON SHEET S0.04 (A#-#) UPSET BEAM OR HEADER PER SCHED ON S0.02

CONCRETE SHEARWALL TYPE PER SCHED ON S0.10 AMOUNT OF UPWARD POSITIVE CAMBER

PARAGON STAR NORTH VILLAGE 3200 NW PARAGON PKWY LEE'S SUMMIT, MO 64081 Project No.: 18017,19050.07,19050.08

02.04.22 Issued For: GARAGE PERMIT **REVISIONS**

REGISTRATION



PROJECT TEAM ARCHITECT FINKLE+WILLIAMS ARCHITECTURE CIVIL **GBA ENGINEERS** LANDSCAPE LAND 3 BOB D. CAMPBELL STRUCTURAL LATIMER SOMMERS LATIMER SOMMERS **MECHANICAL**

ELECTRICAL

CONTRACTOR

LATIMER SOMMERS

CONSTRUCTORS

FIRE PROTECTION LATIMER SOMMERS

GENERAL NOTES

SHEET TITLE

TYPICAL CMU WALL REINFORCING AT OPENINGS

LEGEND:

- 1 FULL HEIGHT VERTICAL BARS AS JAMB REINFORCING IN FIRST 2 CELLS ADJACENT TO OPENING. REINFORCE $\overset{ lambda}{\sqcup}$ EACH CELL WITH SIZE & QUANTITY OF BAR TO MATCH WALL REINFORCING (1 BAR TYPICAL IN 8" WALLS AND 2 BARS TYPICAL IN 12" WALLS).
- 2 LINTEL REINFORCING PER SECTION C. EXTEND 2'-0" PAST EDGE OF OPENING ON EACH SIDE (TYPICAL).
- 3 2-#5 CONTINUOUS HORIZONTAL BARS AS SILL REINFORCING IN 8" COURSE BELOW OPENING (U.N.O.). EXTEND 2'-0" PAST EDGE OF OPENING ON EACH SIDE (TYPICAL).
- 4 FULL HEIGHT VERTICAL BARS PER MASONRY VERTICAL REINFORCING SCHEDULE LOCATED IN END CELL AT EACH SIDE OF VERTICAL WALL CONTROL JOINTS.

GENERAL CRITERIA: (SECTION A CONTINUED):

- 1. VERTICAL REINFORCING BARS SHALL BE DOWELED TO FOUNDATION WITH A DOWEL OF MATCHING SIZE
- 2. CONTRACTOR SHALL COORDINATE AND VERIFY OPENINGS IN MASONRY WALLS. OPENINGS SHALL BE DETAILED ON REINFORCING STEEL SHOP DRAWING ELEVATIONS.
- VERTICAL CONTROL JOINTS IN MASONRY WALLS SHALL BE 3/8" WIDE, FULL HEIGHT OF WALL. JOINTS SHALL BE SPACED AT A MAXIMUM OF 24'-0" ON CENTER AND NOT LESS THAN 2'-0" FROM THE EDGE OF ANY OPENING. ALL HORIZONTAL JOINT REINFORCING SHALL BE DISCONTINUOUS AT CONTROL JOINTS. ALL BOND BEAM HORIZONTAL REINFORCING SHALL BE CONTINUOUS THROUGH CONTROL JOINTS. CONTRACTOR SHALL COORDINATE AND VERIFY ALL CONTROL JOINT LOCATIONS.

MASONRY	VERTICAL RE	EINFORCING ASONRY (CMU) WALLS	SCHEDULE
WALL THICKNESS	LOCATION	VERTICAL REINF. (IN GROUTED CELLS)	SPACING
8"	GARAGE ATOP PRECAST	1- #5	48"oc
8"	BTWN GARAGE & RETAIL	1- #5	32"oc
8"	ELEVATOR	1- #5	32"oc

- IN ADDITION TO SPACING SHOWN IN SCHEDULE, VERTICAL REINFORCING SHALL BE PROVIDED IN GROUTED CELLS AT THE FOLLOWING LOCATIONS
- A.) IN THE FIRST 2 CELLS ADJACENT TO EACH OPENING B.) IN THE END CELLS ON EACH SIDE OF VERTICAL CONTROL JOINTS C.) IN THE END CELLS OF EACH LENGTH OF WALL D.) AT EACH CORNER OF WALLS
- ALL MASONRY VOIDS AND BOND BEAMS TO BE GROUTED SHALL BE FREE OF DEBRIS AND MORTAR DROPPINGS PRIOR TO GROUTING. ANY MASONRY w/ DROPPINGS OR DEBRIS OBSERVED IN VOIDS SHALL BE REJECTED.

- 8" CMU REINF

CMU LINTEL

PER C/S0.05

PER GEN NOTES

A CMU WALL ELEVATION

3 SECTION

TYPICAL LOOSE LINTEL DETAIL

@ CMU-FRAMED WALL

MSRY VENEER

LOOSE LINTEL PER

SCHEDULE PLACED w/

VERTICAL LEG AGAINST

BACK OF MSRY VENEET

EXTERIOR LINTELS TO BE

EL. PER ARCH.

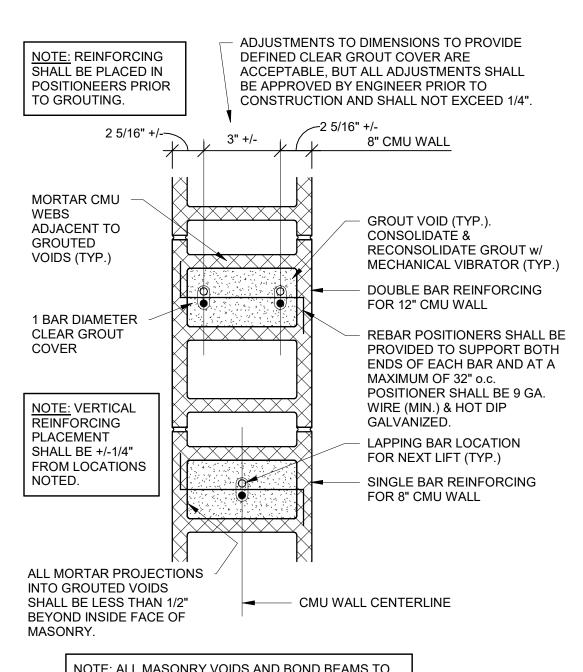
w/ 8" MIN BEARING AT

EACH END (ALL

GALV)

PER ARCH

3A SECTION



NOTE: ALL MASONRY VOIDS AND BOND BEAMS TO BE GROUTED SHALL BE FREE OF DEBRIS AND MORTAR DROPPINGS PRIOR TO GROUTING. ANY MASONRY w/ DROPPINGS OR DEBRIS OBSERVED IN VOIDS SHALL BE REJECTED.

TYPICAL REBAR POSITIONING DETAIL

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

CMU REINF PER

GENERAL NOTES

DOWELS TO MATCH SIZE

& SPACING OF VERTICAL

LOOSE LINTEL SCHEDULE

FOR OPENINGS:

T + 8"

TYPICAL THICKENED SLAB (UNDER NON-LOAD-BEARING MASONRY)

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

REINFORCING. DRILL &

EPOXY 4" INTO SLAB.

REFER TO TYPICAL

DETAILS FOR LATERAL

BEARING MASONRY

O ARCHITECTURAL

─ (3) #4 CONT.

(BOTTOM)

BRACING AT TOP OF WALL

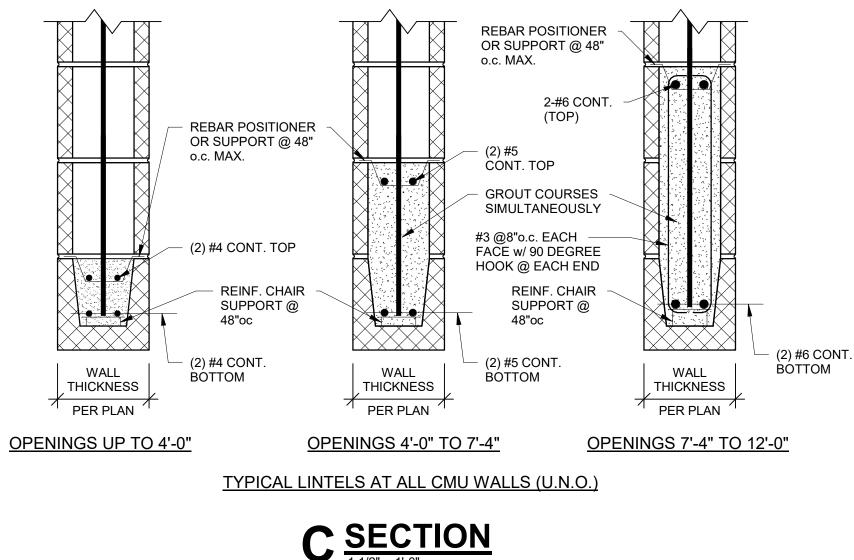
NOTE: PROVIDE THICKENED

SLAB UNDER ALL NON-LOAD-

PARTITION WALLS. REFER

DRAWINGS FOR LOCATIONS.

SLAB PER PLAN



TYPICAL MASONRY REINFORCING NOTE:

ALL INTERIOR & EXTERIOR MASONRY WALLS SHOWN ON ARCHITECTURAL

BOND BEAMS (2 - #5 BOTTOM) AT BOTTOM COURSE, TOP COURSE, JOIST

BEARING ELEVATION AND AT 8'-0" MAXIMUM O.C. AND VERTICALLY AS

RE: DETAILS "A" THROUGH "E" ON THIS SHEET.

AND STRUCTURAL DRAWINGS ARE TO BE REINFORCED HORIZONTALLY WITH

INDICATED ON DRAWINGS. THESE WALLS ARE TO BE ANCHORED TOP AND

BOTTOM TO THE FOUNDATION, FLOOR, OR ROOF PER TYPICAL DETAILS. THE

VERTICAL REINFORCING IS CONTINUOUS (IN 6'-6" MAXIMUM LENGTHS, LAPPED 2'-6" MINIMUM). FILL BLOCK CELLS AND BOND BEAMS WITH 2,500psi GROUT.

C SECTION

- CONCRETE SLAB

SHOWN)

3/4" GAP (FILL w/ FIRE

SAFING INSULATION)

NON-LOAD BEARING

NOTE: NOT REQUIRED

WALL IS LESS THAN 8'-0'

WHERE LENGTH OF

BETWEEN RETURNS

CMU WALL PER

ARCH

(REINFORCING NOT

- L 6 x 3 1/2 x 5/16 x 6"Lg (LLV)

MAX. w/ (2) 1/2" DIAMETER

- 8" DEEP BOND BEAM W/ (2)

#5 CONT. FILL W/ 2500 PSI

EXPANSION ANCHORS w/

3-1/2" EMBEDMENT

CMU WALL REINF.

PER GENERAL

GROUT.

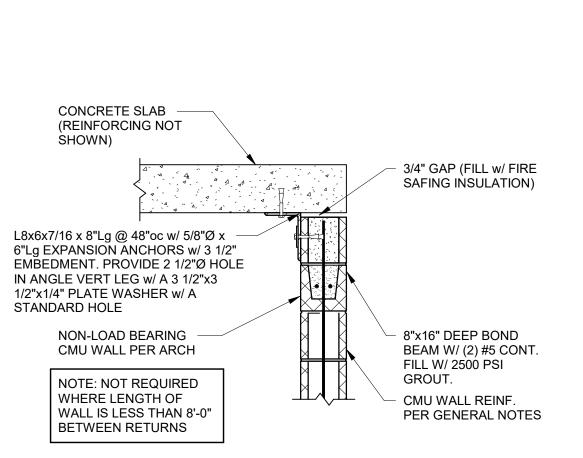
NOTES

TYPICAL TOP OF CMU WALL BRACING

BELOW CONCRETE SLAB

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

EACH SIDE OF WALL AT 48"oc



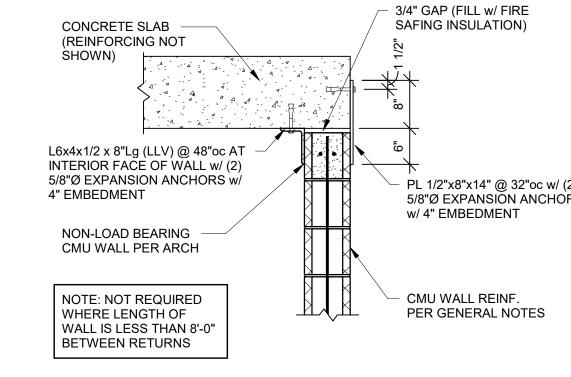
ALL VOIDS IN

BE GROUTED

COLUMN SHALL

TYPICAL TOP OF CMU WALL BRACING AT

EDGE ON CONCRETE SLAB @ INTERIOR WALI



- #2 TIES @8"oc THROUGH

OPENING. TIES SHALL BE

SINGLE LAYER OF TIE

HORIZONTAL MORTAR

JOINT. CUT WEBS OF

RECEIVE TIES WHERE

CONFLICTS OCCUR.

(2) TYPICAL VERTICAL

BARS PER VOID (FULI

HEIGHT OF WALL)

COLUMN HEIGHT PLUS 2'-0" ABOVE AND BELOW

FABRICATED TO MAINTAIN A

REINFORCING WITHIN THE

BLOCK AS REQUIRED TO

"KNOCKOUT " (K.O.) or TROUGH BOND

BEAM BLOCK (TYPICAL UNIT EXCEPT @

DOOR OPENINGS; SOLID BOTTOM BOND

STOP (RE: SPECS.) UNDER K.O. BOND

BE REINFORCED AND GROUTED.

SLOTS

BEAM SHALL BE USED). PROVIDE GROUT

BEAMS OVER CELLS WHICH ARE NOT TO

TOP BOND BEAM

OR K.O. BLOCK

SHOWN FOR

CLARITY)

(REINFORCING NOT

- SAW CUT OR

SPECIAL BLOCK

TYPICAL BOND BEAM DETAIL AT CORNER OF CMU WALL

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

COLUMN DIMENSIONAL RANGE

16" MIN. TO 40" MAX.

<u>TYPICAL MASONRY COLUMN</u>

E SECTION1 1/2" = 1'-0"

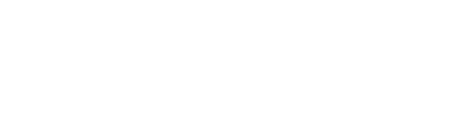
PROVIDE CORNER

CONTINUOUS BOND

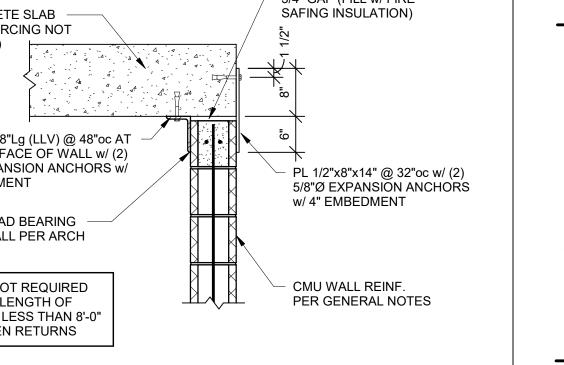
BEAM REINFORCING

BARS TO MATCH

2B <u>SECTION</u>







TYPICAL TOP OF CMU WALL BRACING AT EDGE

OF CONCRETE SLAB @ EXTERIOR WALL

LATIMER SOMMERS ELECTRICAL FIRE PROTECTION LATIMER SOMMERS BRINKMANN CONTRACTOR CONSTRUCTORS

PARAGON STAR

NORTH VILLAGE

3200 NW PARAGON PKWY

LEE'S SUMMIT, MO 64081

Project No.: 18017,19050.07,19050.08

REVISIONS

REGISTRATION

BEVERLIN

NUMBER

2.4.22

ARCHITECT

LANDSCAPE

STRUCTURAL

PLUMBING

MECHANICAL

CIVIL

PROJECT TEAM

FINKLE+WILLIAMS ARCHITECTURE

GBA ENGINEERS

BOB D. CAMPBELL

LATIMER SOMMERS

LATIMER SOMMERS

LAND 3

02.04.22

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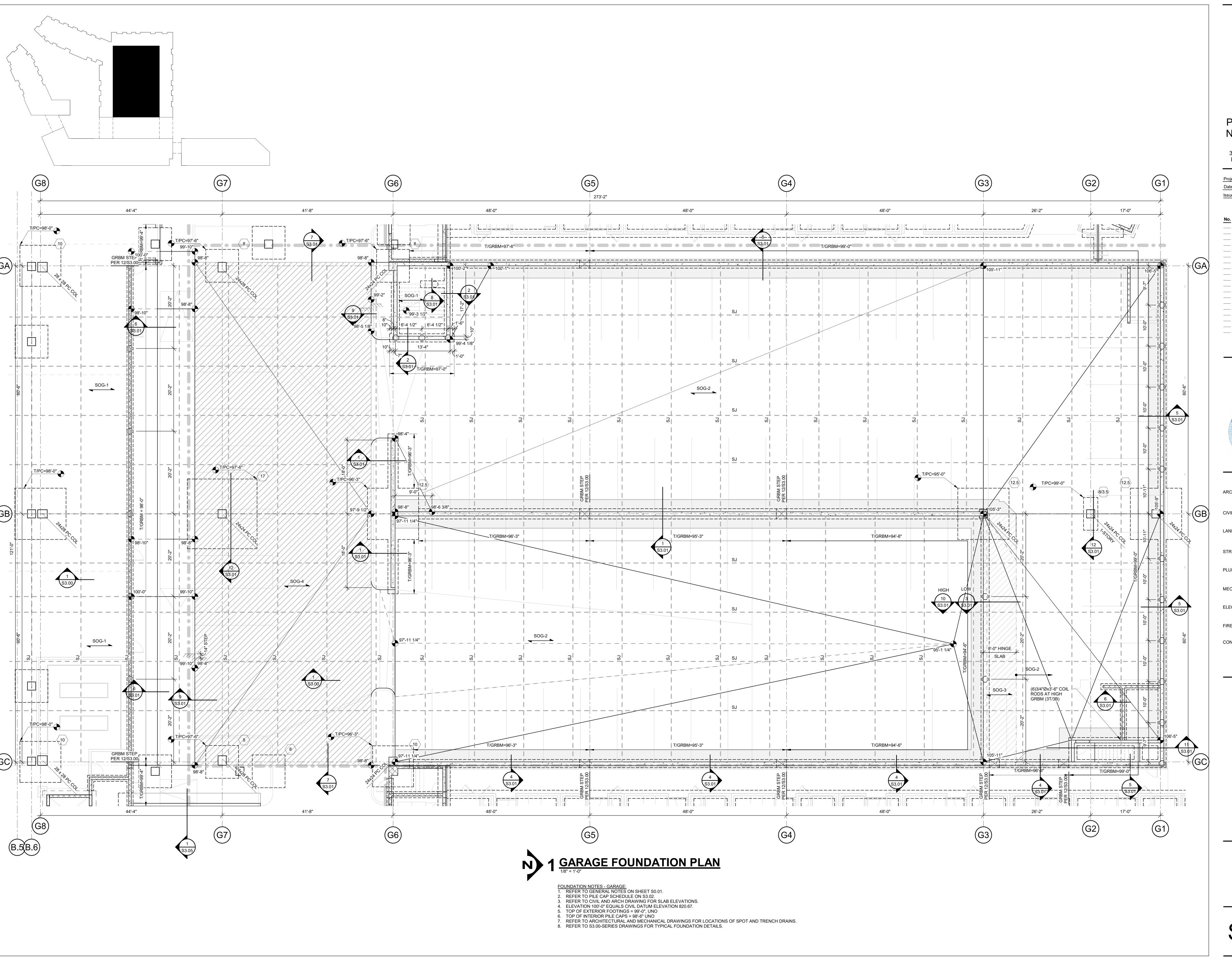
AMPI

CMU DETAILS

SHEET NUMBER

MSRY VENEER PER ARCH STUD WALL PER LOOSE LINTEL PER PLAN & SCHED. SCHEDULE PLACED w/ VERTICAL LEG AGAINST BACK OF MSRY VENEER w/ 8" HEADER PER MIN BEARING AT EA PLAN & SCHED. END (ALL EXTERIOR LINTELS TO BE GALV) EL PER ARCH TYPICAL LOOSE LINTEL DETAIL @ WOOD-FRAMED WALL

GALV. ANGLE LESS THAN 6'-0" L5"x3 1/2"x5/16" (LLV) 6'-0" < OPENING < 9'-0" L6"x3 1/2"x5/16" (LLV) 9'-0" < OPENING < 9'-6" L8"x4"x1/2" (LLV)





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HITECT FINKLE+WILLIAMS ARCHITECTURE

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SCAPE LAND 3

JCTURAL BOB D. CAMPBELL

BING LATIMER SOMMER

ANICAL LATIMER SOMMER

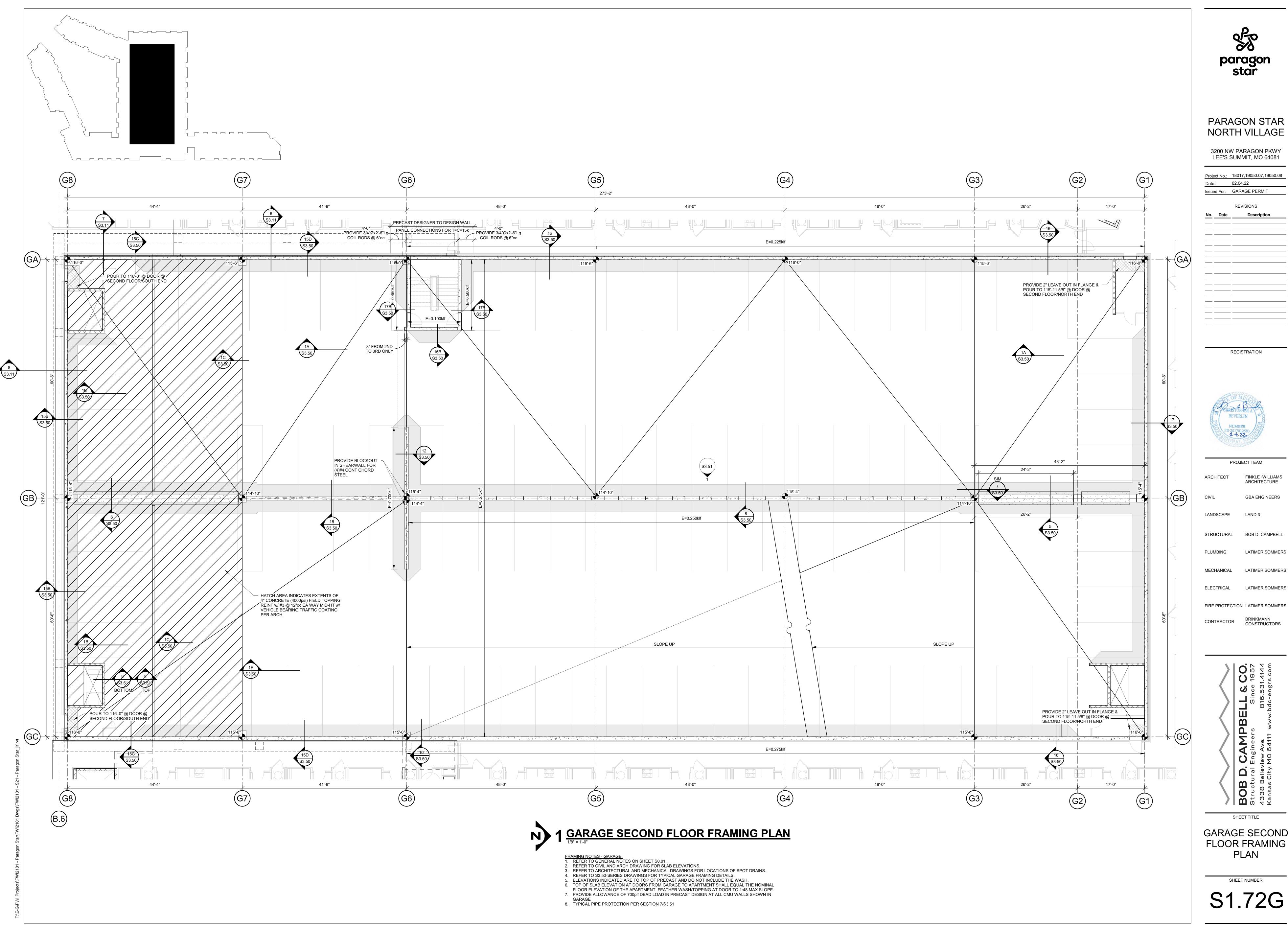
CTRICAL LATIMER SOMM

TRACTOR BRINKMANN

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GARAGE FOUNDATION PLAN

SHEET NUMBER
S1.71G





3200 NW PARAGON PKWY LEE'S SUMMIT, MO 64081

Project No.: 18017,19050.07,19050.08 Date: 02.04.22 Issued For: GARAGE PERMIT

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PROJECT TEAM FINKLE+WILLIAMS ARCHITECTURE **GBA ENGINEERS**

LANDSCAPE STRUCTURAL BOB D. CAMPBELL

LATIMER SOMMERS PLUMBING MECHANICAL LATIMER SOMMERS

ELECTRICAL LATIMER SOMMERS

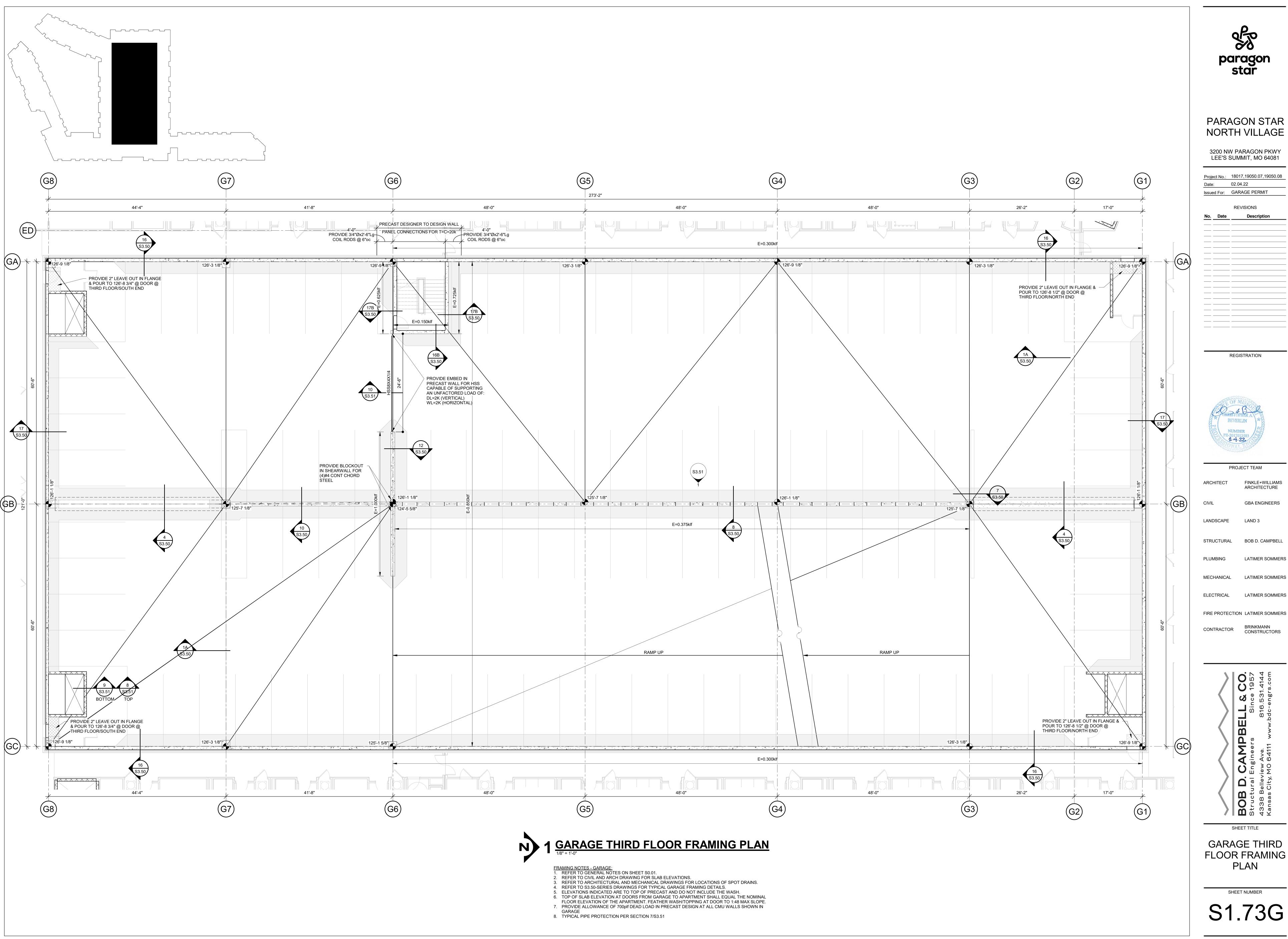
CONTRACTOR

BOB Structu 4338 B Kansas

SHEET TITLE

GARAGE SECOND FLOOR FRAMING PLAN

SHEET NUMBER S1.72G





3200 NW PARAGON PKWY LEE'S SUMMIT, MO 64081

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PROJECT TEAM FINKLE+WILLIAMS **GBA ENGINEERS** LANDSCAPE LAND 3

STRUCTURAL BOB D. CAMPBELL LATIMER SOMMERS

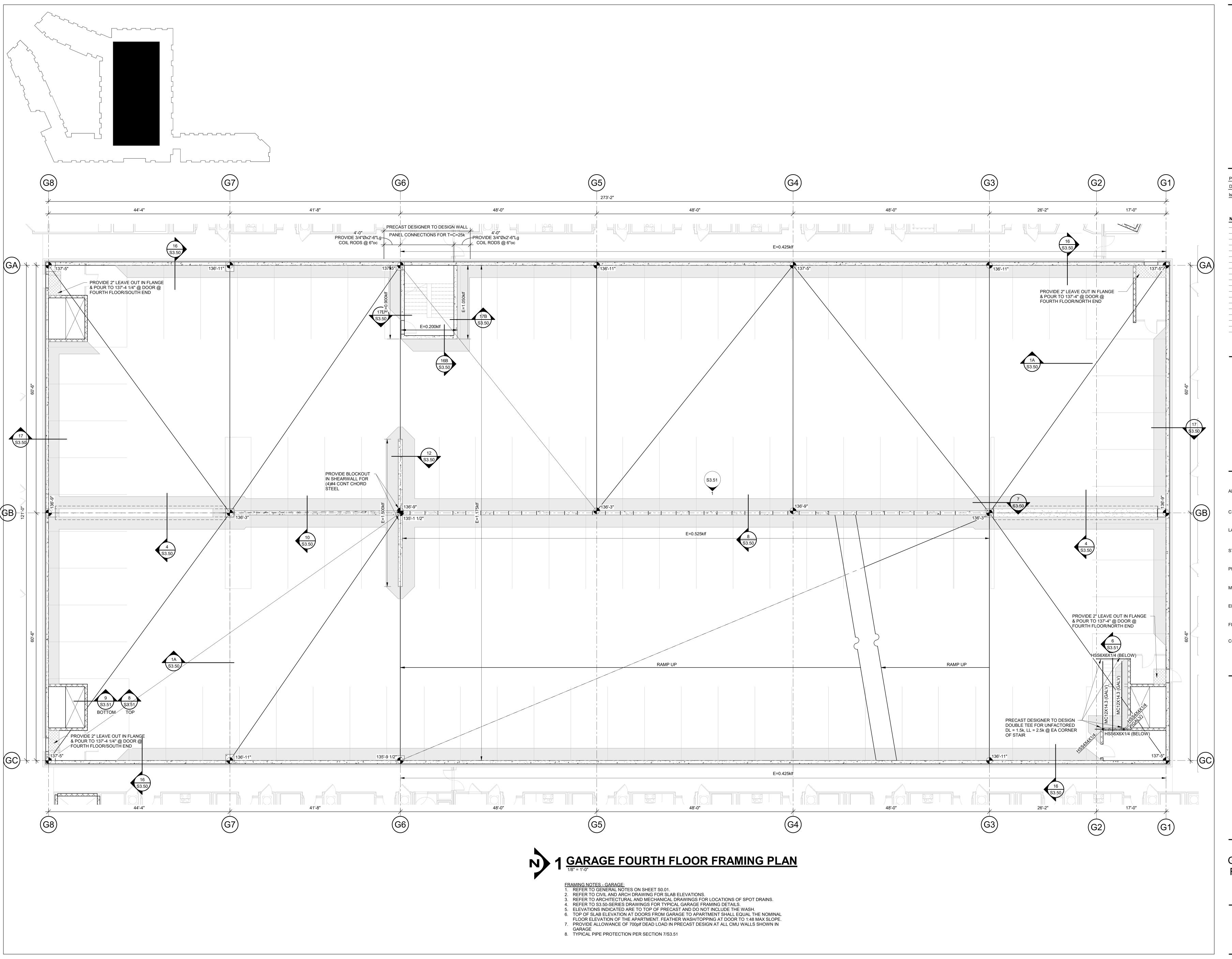
MECHANICAL LATIMER SOMMERS ELECTRICAL LATIMER SOMMERS

CONTRACTOR

SHEET TITLE

GARAGE THIRD FLOOR FRAMING PLAN

SHEET NUMBER S1.73G





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PROJECT TEAM

ARCHITECT FINKLE+WILLIAMS
ARCHITECTURE

LANDSCAPE LAND 3

GBA ENGINEERS

STRUCTURAL BOB D. CAMPBELL
PLUMBING LATIMER SOMMERS

MECHANICAL LATIMER SOMMERS

ELECTRICAL LATIMER SOMMERS

FIRE PROTECTION LATIMER SOMMERS

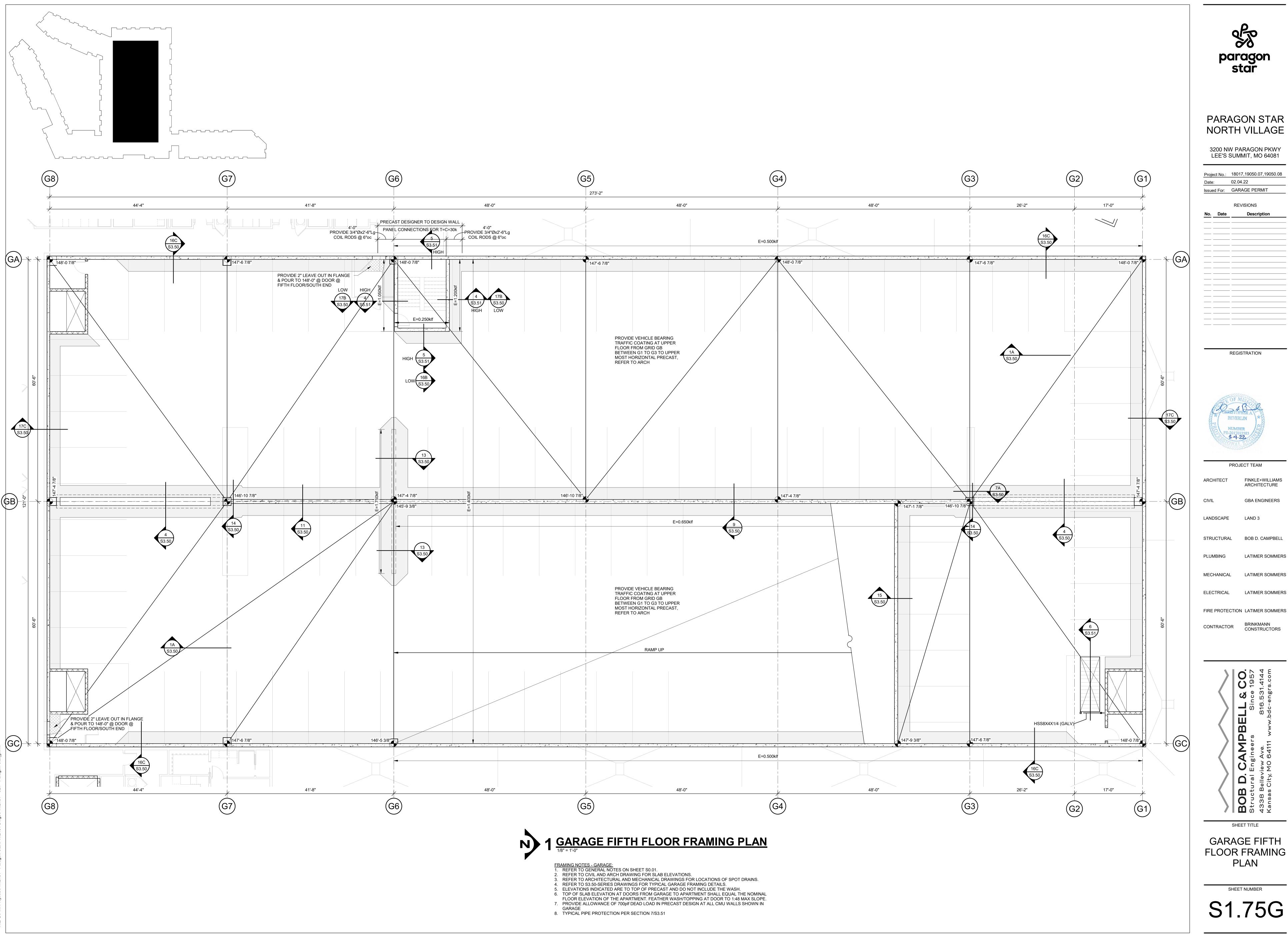
CONTRACTOR BRINKMANN
CONSTRUCTORS

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sas City, MO 64111 www.bdc-engrs.com

SHEET TITLE

GARAGE FOURTH FLOOR FRAMING PLAN





3200 NW PARAGON PKWY LEE'S SUMMIT, MO 64081

Project No.: 18017,19050.07,19050.08 Date: 02.04.22 Issued For: GARAGE PERMIT

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PROJECT TEAM FINKLE+WILLIAMS ARCHITECTURE **GBA ENGINEERS**

LANDSCAPE LAND 3

LATIMER SOMMERS PLUMBING MECHANICAL LATIMER SOMMERS

ELECTRICAL LATIMER SOMMERS

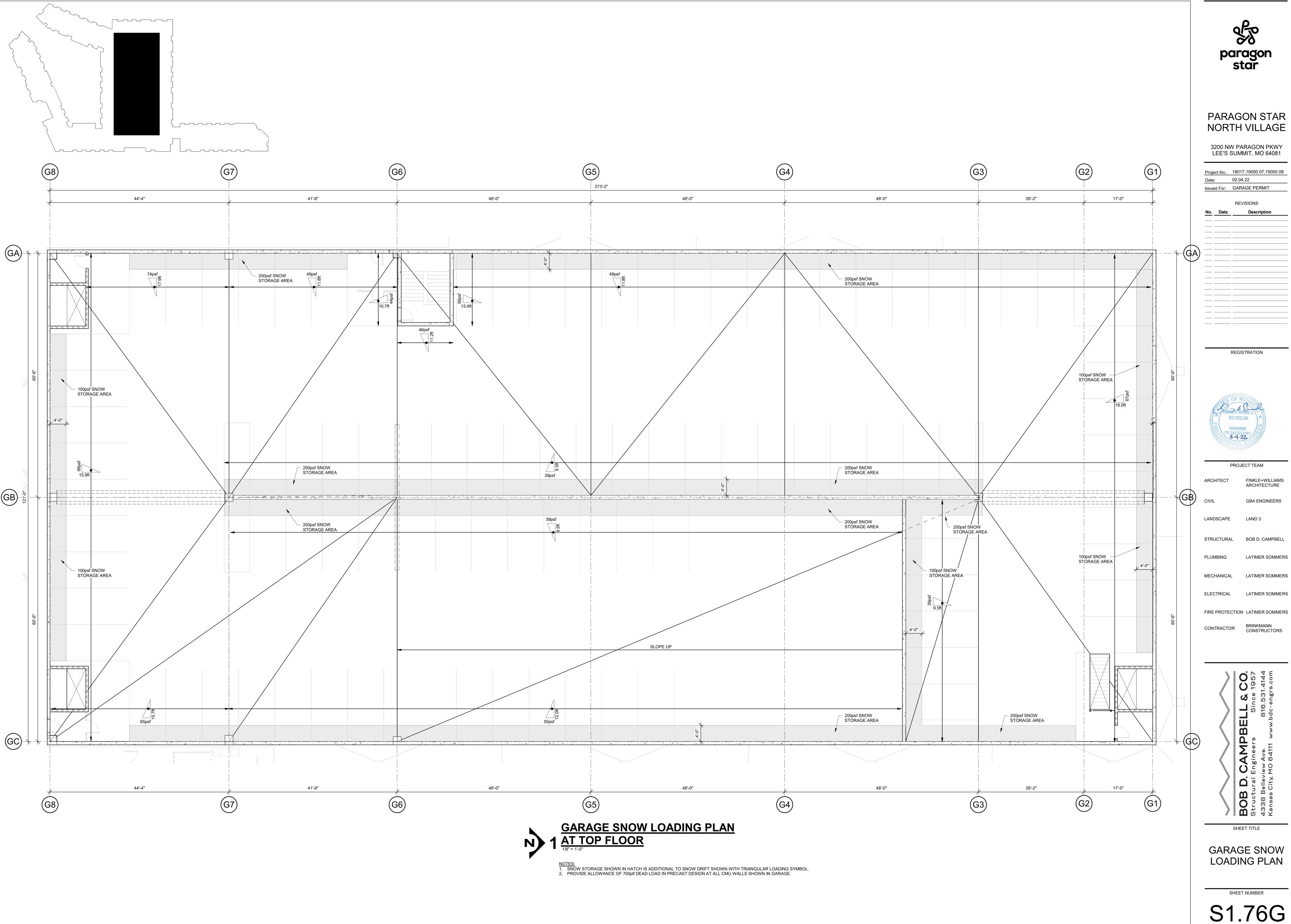
BRINKMANN CONSTRUCTORS CONTRACTOR

SHEET TITLE

GARAGE FIFTH FLOOR FRAMING PLAN

SHEET NUMBER

S1.75G



PARAGON STAR

LEE'S SUMMIT, MO 64081

Project No.: 18017,19050.07,19050.08



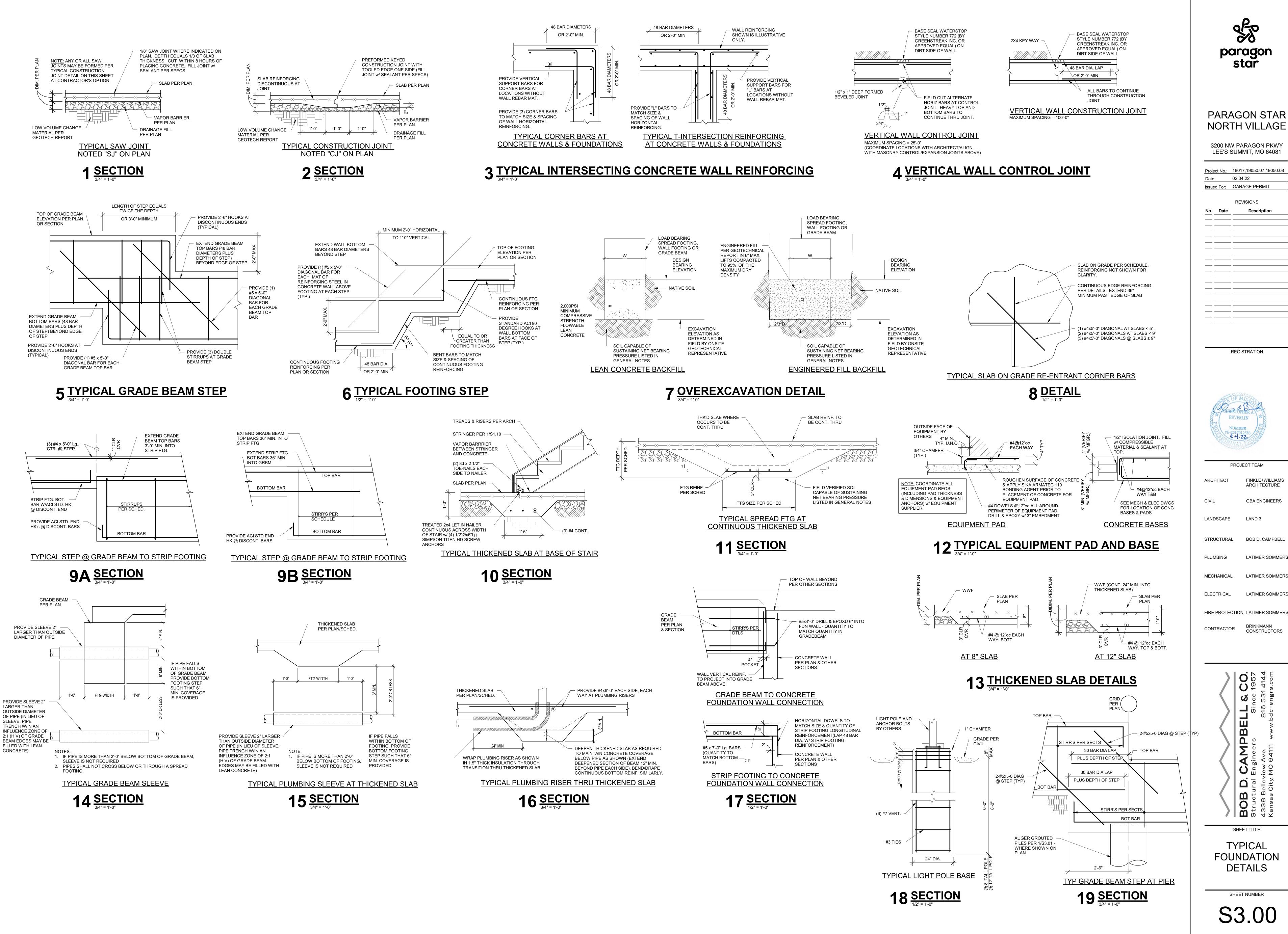
FINKLE+WILLIAMS ARCHITECTURE

GBA ENGINEERS

LATIMER SOMMERS

CONTRACTOR BRINKMANN CONSTRUCTORS

LOADING PLAN



3200 NW PARAGON PKWY LEE'S SUMMIT, MO 64081

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REGISTRATION

NUMBER 2.4.22

PROJECT TEAM ARCHITECT

FINKLE+WILLIAMS ARCHITECTURE **GBA ENGINEERS**

LAND 3 LANDSCAPE

LATIMER SOMMERS

BOB D. CAMPBELL

LATIMER SOMMERS MECHANICAL

LATIMER SOMMERS ELECTRICAL

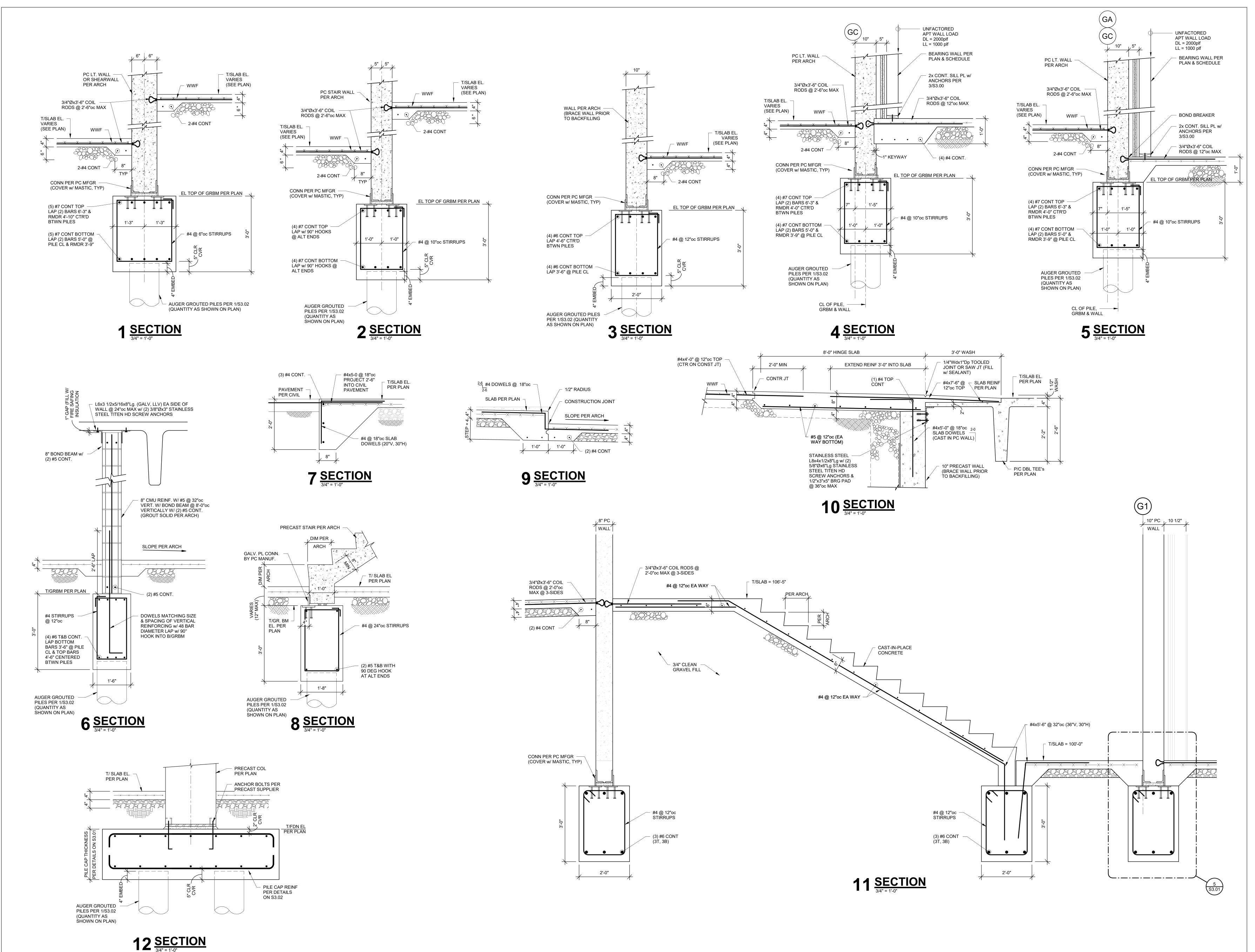
BRINKMANN CONSTRUCTORS CONTRACTOR

Σ Seers BOB Structu 4338 B Kansas

SHEET TITLE **TYPICAL**

FOUNDATION DETAILS

S3.00





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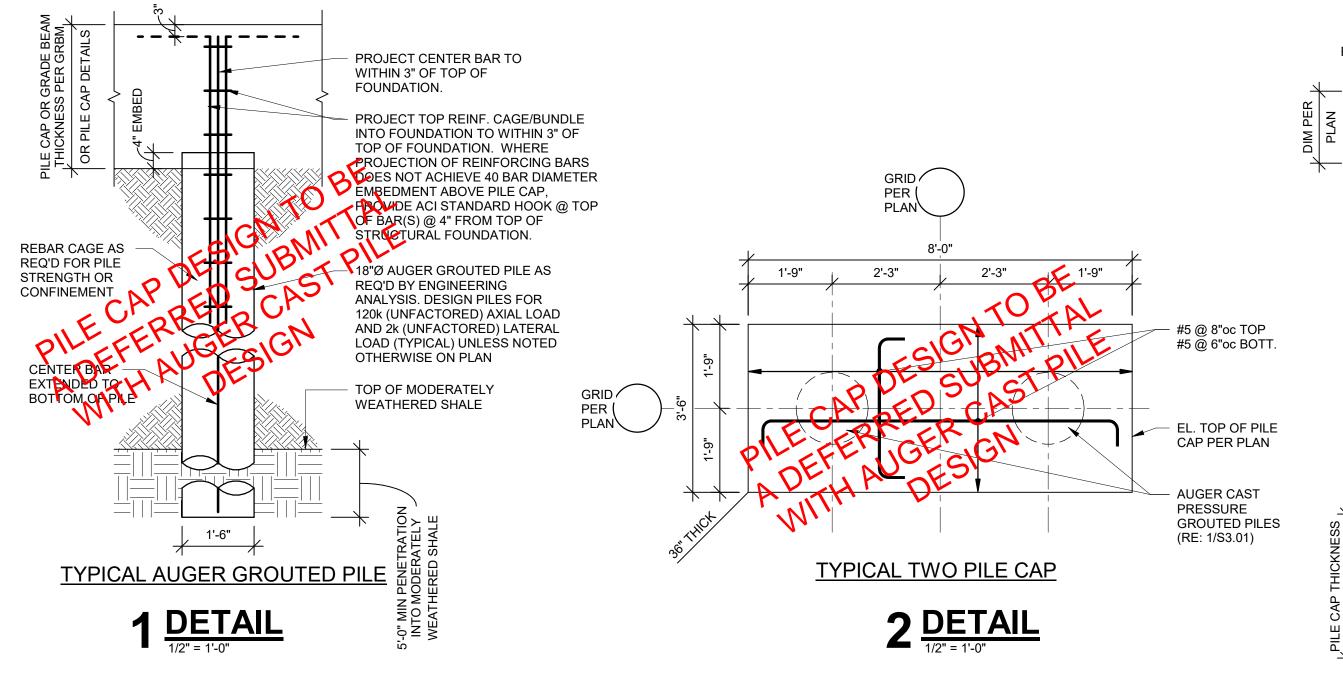
REGISTRATION



PROJECT TEAM FINKLE+WILLIAMS ARCHITECT ARCHITECTURE CIVIL **GBA ENGINEERS** LAND 3 LANDSCAPE STRUCTURAL BOB D. CAMPBELL LATIMER SOMMERS PLUMBING LATIMER SOMMERS MECHANICAL LATIMER SOMMERS ELECTRICAL FIRE PROTECTION LATIMER SOMMERS BRINKMANN CONSTRUCTORS CONTRACTOR

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GARAGE FOUNDATION DETAILS



P.T. SLAB BY OTHERS	3" CVR TO DWLS	GRID PER PLAN	DOWELS TO MATCH VERT. REINF. W/ ACI HK (LAP 48 BAR DIA's W/ COL. VERT. REINF.)
A A A A A A A A A A A A A A A A A A A	4 4 4		
COLUMN SIZE & REINF. PER PLAN & 1/S3.10 SLAB PER PLAN T/FDN EL.	48 BAR DIA's LAP		TYP. T&B DOWELS TO MATCH VERT. REINF. w/ 48 BAR DIA. LAP & ACI STD HOOK IN BOTT. OF FDN (TIE TO TOP OF FTG REINF.) DIAMOND BLOCKOUT @ CONC. COL. PER PLAN (RE: 2/S3.02 FOR ALTERNATE SLAB ISOLATION DETAIL) SLOPE UP @ COLS IN GARAGE TO DRAIN AWAY
AUGER GROUTED PILES PER 1/S3.02 (QUANTITY AS SHOWN ON PLAN) PROVIDE (2) OUTER TIES ON DWLS IN PILE CAP		CAL COLUMI SECTION	DETAILS ON SHEET \$3.02 (RE: PLAN FOR PILE CAP TYPE) N DETAIL

	PILE C	CAP S	CHE	DULE
	PRESSURE (PSF): 25000	CONCRE 3500		REBAR (KSI): 60
TYPE	FOOTING SIZ THICKNESS	ZE (FT.) (IN.)		QTOSE OF BARS
3.0	3'-0" x 3'-0" x	: 16"	CN	(6) #4
3.5	3'-6" x 3'-6" x	18"	UBIN	P(x)#5
(3.5A)	3'-6" x 3 6"	18"	CAY	7) #5 TOP & BOTTOM
4.0	7-0" x 4'-0" X	7° C	RIGH	(7) #5
5.0	530" × 5'-0" x	PUOS	510	(6) #4
8x3.5	8'-b\x 8'-6" x	: 42"		
8	8'-0" x 8'-0" x	: 42"		
(12.5)	12'-6" x 12'-6"	x 48"		
(17)	17'-0" x 17'-0"	x 54"		

NOTE:

1.) EXTERIOR FOOTINGS OR FOOTING AT GRADE BEAM SHALL MATCH GRADE BEAM DEPTH AND BE PLACE WITH GRADE BEAM. PROVIDE SPECIFIED REBAR TOP AND BOTTOM WITH 4 STANDEES TO SUPPORT MATS.

2.) PROVIDE #4 @ 12"o.c. EACH WAY IN TOP OF FTG. AT ALL MOMENT FRAMES AND AT BRACE BAY COLUMNS.

3.) CENTER FOOTINGS ON COLUMNS AND/OR WALL CENTER LINES PER PLAN, UNLESS OTHERWISE NOTED.

4.) PROVIDE ACI STANDARD HOOK AT EACH END OF BARS.

PARAGON STAR NORTH VILLAGE

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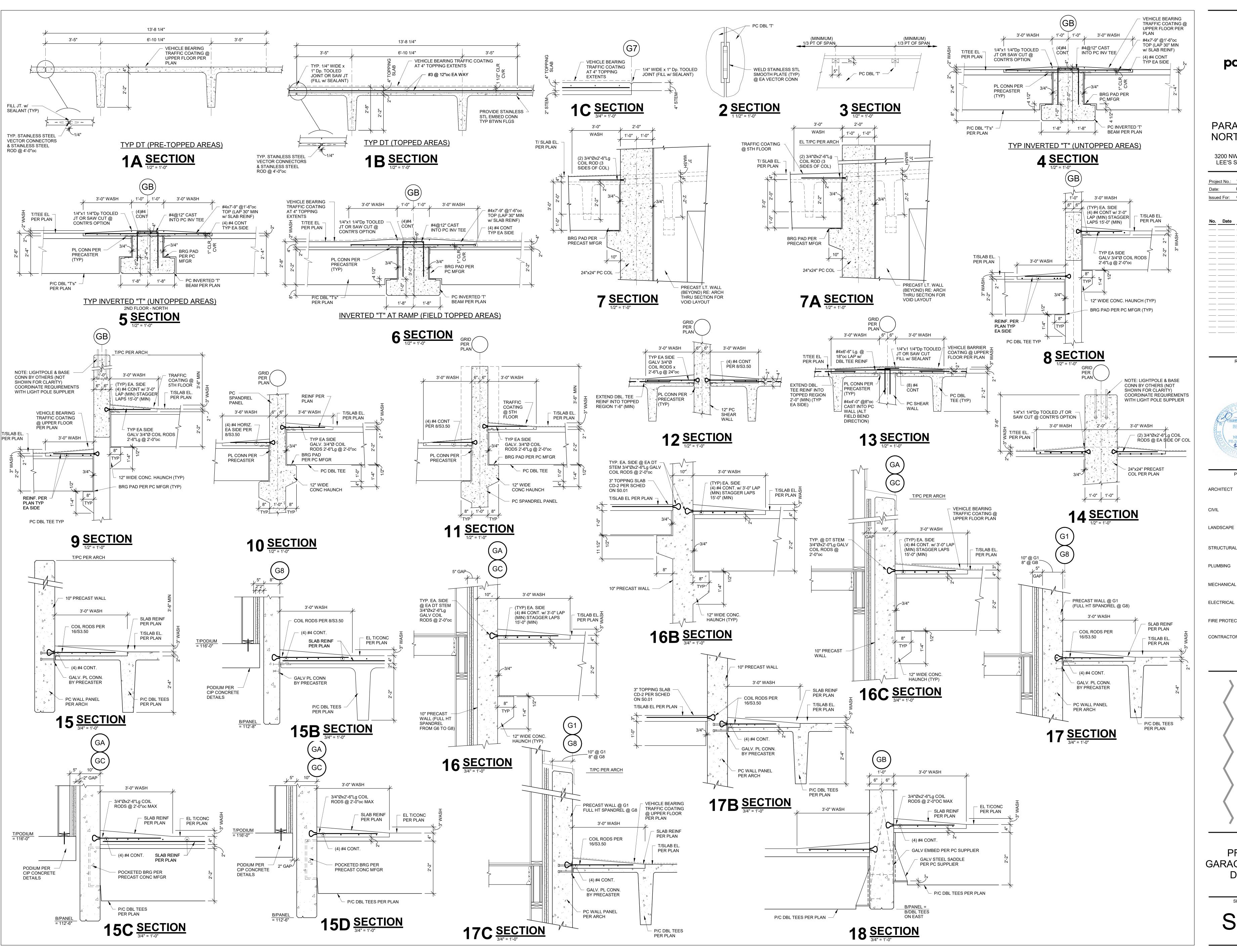
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PROJE	CT TEAM
ARCHITECT	FINKLE+WILLIAMS ARCHITECTURE
CIVIL	GBA ENGINEERS
LANDSCAPE	LAND 3
STRUCTURAL	BOB D. CAMPBELL
PLUMBING	LATIMER SOMMERS
MECHANICAL	LATIMER SOMMERS
ELECTRICAL	LATIMER SOMMERS
FIRE PROTECTION	LATIMER SOMMERS
CONTRACTOR	BRINKMANN CONSTRUCTORS

SHEET TITLE

PILE & PODIUM FOUNDATION **DETAILS**



paragon star

PARAGON STAR NORTH VILLAGE

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MECHANICAL LATIMER SOMMERS

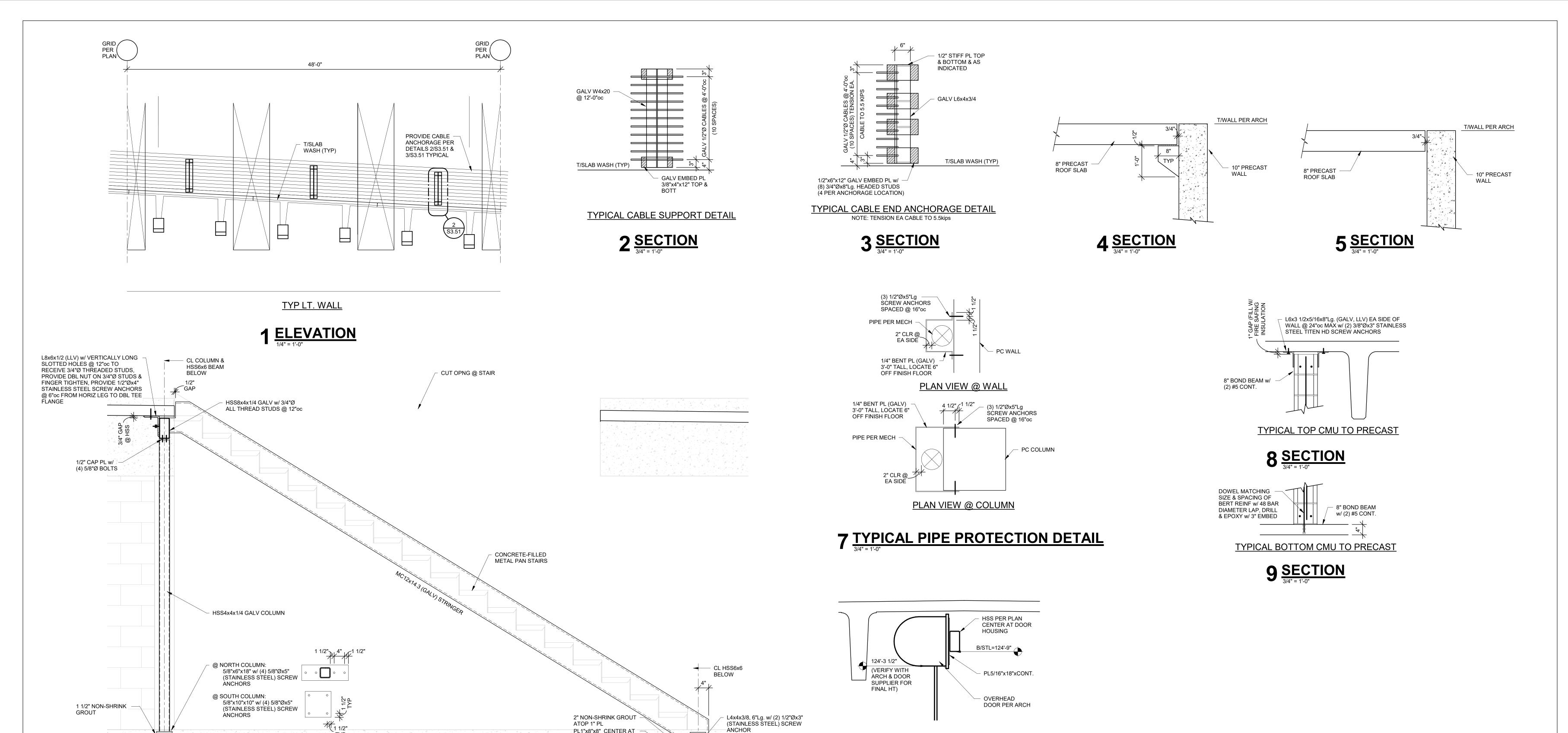
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CONTRACTOR BRINKMANN
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LATIMER SOMMERS

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PRECAST GARAGE FRAMING DETAILS



10 <u>SECTION</u>

PL1"x8"x8" CENTER AT STRINGER ABOVE

HSS6x6x1/4 (GALV) w/ 1/2"x14"x8"

STEM w/ (4) 5/8"Øx5" (STAINLESS STEEL) SCREW ANCHORS

END PLATES, ATTACH TO DBL TEE

HSS6x6x1/4 (GALV) w/ 1/2"x14"x8" END PLATES

 $6\frac{\text{SECTION}}{3/4" = 1'-0"}$

ATTACH TO DBL TEE STEM w/ (4) 5/8"Øx5"

(STAINLESS STEEL) SCREW ANCHORS

paragon star

PARAGON STAR NORTH VILLAGE

> 3200 NW PARAGON PKWY LEE'S SUMMIT, MO 64081

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 18017,19050.07,19050.08

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PROJECT TEAM

ARCHITECT FINKLE+WILLIAMS ARCHITECTURE

CIVIL GBA ENGINEERS

LANDSCAPE LAND 3

STRUCTURAL BOB D. CAMPBELL

PLUMBING LATIMER SOMMERS

MECHANICAL LATIMER SOMMERS

ELECTRICAL LATIMER SOMMERS

FIRE PROTECTION LATIMER SOMMERS

CONTRACTOR

BRINKMANN CONSTRUCTORS

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SHEET TITLE

PRECAST GARAGE FRAMING DETAILS

GENERAL NOTES:

1. ABC

0	SMOKE DETECTOR
⊘s	SMOKE DETECTOR WITH SOUNDER BASE
O ISO	SMOKE DETECTOR WITH ISOLATOR BASE
①	HEAT DETECTOR
<u> </u>	DUCT DETECTOR
	ADDRESSABLE MANUAL PULL STATION
오	DOOR HOLDER
₽∯₽	FLOW DETECTOR/SWITCH
Ř	TAMPER DETECTOR
Τ	TEST STATION
R	MR101/C SHUTDOWN RELAY, SPDT W/RED
$\boxtimes \!\! \vee$	A/V (WALL MOUNTED) 24 VDC
×	STROBE
6	BELL ANNUNCIATOR
	HORN/SPEAKER
FCP	FIRE ALARM CONTROL PANEL
	FIREMAN'S PHONE
ARA	AREA RESCUE CALL STATION
ARA M	AREA RESCUE MASTER STATION
ZAMS	SIGNAL ZAM
ZAM C	CONTROL ZAM
ZAM DET	DETECTOR ZAM
IAM	MONITOR MODULE
IAM R	RELAY IAM
PC	GRAPHIC COMMAND CENTER
FAA	REMOTE FIRE ALARM AUDIO
FSA	REMOTE ANNUNCIATOR WITH AUDIO
ANN	ANNUNCIATOR
-FS-	FIRE SMOKE DAMPER
NAC	NAC POWER EXTENDER

SYMBOL	DESCRIPTION	REMARK
▼ D201/A	TELECOMMUNICATIONS OUTLET WITH ROOM AND TYPE IDENTIFIER	1
ightharpoons	TELECOMMUNICATIONS OUTLET WALL PHONE PLATE	2
V _{AV}	AUDIO/VISUAL OUTLET	3
Tν	TELEVISION OUTLET	1
	EMT CONDUIT BY E/C (1 1/4" UNLESS NOTED OTHERWISE)	4
-[]-	EMT SLEEVE BY E/C (2" UNLESS NOTED OTHERWISE)	4
AFF	ABOVE FINISHED FLOOR	
T/C	TELECOMMUNICATIONS CONTRACTOR	
E/C	ELECTRICAL CONTRACTOR	
G/C	GENERAL CONTRACTOR	
AC	DEVICE LOCATED ABOVE COUNTER	
TMGB	TELECOMMUNICATIONS MAIN GROUNDING BUSBAR	
TGB	TELECOMMUNICATIONS GROUNDING BUSBAR	
	TELECOMMUNICATIONS CABLING	5
FACP	FIRE ALARM CONTROL PANEL	
SM	SINGLEMODE FIBER	
MM	MULTIMODE FIBER	
WAP	WIRELESS ACCESS POINT	6

1 - 4x4 STEEL CITY BACKBOX, MODEL NUMBER 72171-1-1/4 W/ SINGLE GANG PLASTER RING AND 1 1/4" CONDUIT TO ABOVE ACCESSIBLE CEILING AS INDICATED ON DRAWINGS BY E/C. 2 - 2x4 BACKBOX WITH 3/4" CONDUIT TO ABOVE ACCESSIBLE CEILING. 3 - 4x4 STEEL CITY BACKBOX, MODEL NUMBER 72171-1-1/4 WITH DOUBLE GANG PLASTER RING BY E/C. CONDUITS AS INDICATED ON PLANS. 4 - E/C TO PROVIDE CONDUIT BUSHING ON CONDUIT PRIOR TO T/C INSTALLING CABLING. 5 - CABLING SHALL BE SUPPORTED WITH J-HOOKS AT 48" O.C. WHERE NOT IN CONDUIT. 6 - 2x4 SURFACE MOUNT BACKBOX LOCATED ABOVE ACCESSIBLE CEILING.

P-1	WATER CLOSET & TYPE (TYP. FOR ALL PLUMBING FIXTURES)	— CHS—	CHILLED HOT SUPPLY
++	WASTE LINE ABOVE EARTH (W.)	— CHR—	CHILLED HOT RETURN
	WASTE LINE IN EARTH (W.)		UNION
— I I CO	CLEAN OUT		FLEXIBLE PIPE CONNECTION
FFCO O	FLUSH FLOOR CLEAN OUT	F	MANUAL DAMPER
FGCO O	FLUSH GRADE CLEAN OUT	BD	BACKDRAFT DAMPER
2" (1) FD	FLOOR DRAIN AND TYPE	Z AD	AUTOMATIC DAMPER
—RD —	ROOF DRAIN	₹ FD	FIRE DAMPER
—ORD—	OVERFLOW ROOF DRAIN	FS	FIRE/SMOKE DAMPER
2" (1) RD	ROOF DRAIN AND TYPE	SD SD	SMOKE DAMPER
	VENT LINE (V.)	6x6 A 🖂	GRILLE, REGISTER OR DIFFUSER, SIZE, TYPE & CFM
	DOMESTIC COLD WATER SUPPLY (DCW)		VOLUME EXTRACTOR AND TURNING VANES
	DOMESTIC HOT WATER SUPPLY (DHW)		RETURN, EXHAUST OR FRESH AIR DUCT SECTION UP & DOV
	DOMESTIC HOT WATER RETURN (DHWR)		SUPPLY AIR DUCT SECTION UP AND DOWN
──+ HB/36"	HOSE BIBB AND MOUNTING HEIGHT		FLEXIBLE DUCT CONNECTION
─ wh	WALL HYDRANT		ROUND OR RECTANGULAR DUCT
—-F—	FIRE LINE/STANDPIPE		FLEXIBLE DUCT
— D —	DRAIN LINE	P	THERMOSTAT
— G —	NATURAL GAS LINE	— R —	REFRIGERANT LIQUID/SUCTION
-121 -13	RISE & DROP IN PIPE WITH CUT-OFF VALVE	AD	ACCESS DOOR
	REDUCER	AFF	ABOVE FINISHED FLOOR
→	CHECK VALVE	EA	EXHAUST AIR
→ ₩ —	STOP VALVE	OA	OUTSIDE AIR
—₩—	BALANCING VALVE/AUTOFLOW VALVE	RA	RETURN AIR
->>	PLUG VALVE	SA	SUPPLY AIR
——吳——	2-WAY CONTROL VALVE OR SOLENOID VALVE	VBS	VENT BELOW SLAB
─────	3-WAY CONTROL VALVE OR SOLENOID VALVE	VTR	VENT THRU ROOF
─ ₫─	PRESSURE REDUCING VALVE	•	CONNECT NEW TO EXISTING
<u> </u>	STRAINER		LOCKABLE GUARD
—cws—	CHILLED WATER SUPPLY	VFD	VARIABLE FREQUENCY DRIVE
—CWR—	CHILLED WATER RETURN		
—HWS—	HOT WATER SUPPLY		
—HWR—	HOT WATER RETURN		

	ELECTRICAL SYMBOLS LEGEND								
	CONDUIT CONCEALED IN CEILING OR WALL	θ	THERMOSTAT						
/#\	CONDUIT CONCEALED IN FLOOR SLAB		LOCKABLE GUARD						
/-#-\	EXPOSED CONDUIT		JUNCTION BOX						
_	HOMERUN - ARROW INDICATES CKT., LINES INDICATE WIRES	\$	SWITCH - SINGLE POLE						
→	GROUND WIRE	3	SWITCH - 3-WAY						
— II·	GROUNDING ROD	\$ 4	SWITCH - 4-WAY						
ф	SINGLE RECEPTACLE	□ (A)	LIGHT FIXTURE AND TYPE						
þ	DUPLEX RECEPTACLE (20 AMP UNLESS NOTED)		EMERGENCY LIGHT FIXTURE WITH BATTERY PACK						
þ u	DUPLEX RECEPTACLE WITH USB OUTLETS		FIXTURE ON LIFE SAFETY BRANCH OF EMERGENCY SYSTEM						
þ sw	SWITCHED DUPLEX RECEPTACLE	어머	LIGHT FIXTURE (WALL MOUNTED)						
#	FOURPLEX RECEPTACLE	⊗⊗	EXIT LIGHT (CEILING OR WALL MOUNTED)						
ф	208 OR 240 VOLT RECEPTACLE (20 AMP UNLESS NOTED)		FLUSH PANELBOARD (LIGHT & RECEPTACLES)						
Ø	GROUND FAULT INTERRUPTER (GFI) DUPLEX RECEPTACLE		SURFACE PANELBOARD (LIGHT & RECEPTACLES)						
▼	TELE/DATA OUTLET *		DISTRIBUTION PANEL OR SWITCHBOARD						
8	PUSHBUTTON	AC	DEVICE LOCATED ABOVE COUNTER						
VFD	VARIABLE FREQUENCY DRIVE	AFF	ABOVE FINISHED FLOOR						
ORT	OVERRIDE TIMER	D	DIMMER						
PC	PHOTOCELL	Е	INDICATES EXISTING DEVICE						
Ó	MOTOR	EDF	ELECTRIC DRINKING FOUNTAIN						
2	FUSIBLE SWITCH (BUSSMAN SSU)	NL	NIGHTLIGHT FIXTURE, WIRED HOT						
9	DISCONNECT SWITCH (D.S.)	WP	WEATHERPROOF						
Ч⊠	COMBINATION MOTOR STARTER (CMS)	AFCI	ARC FAULT CIRCUIT INTERRUPTER						
R	RELAY	•	CONNECT NEW TO EXISTING						

PARAGON STAR NORTH VILLAGE

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REVISIONS

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GBA ENGINEERS

LATIMER SOMMERS

PROJECT TEAM

ARCHITECT FINKLE+WILLIAMS ARCHITECTURE

CIVIL

LANDSCAPE LAND 3

STRUCTURAL BOB D. CAMPBELL

PLUMBING

ELECTRICAL LATIMER SOMMERS

MECHANICAL LATIMER SOMMERS

FIRE PROTECTION LATIMER SOMMERS

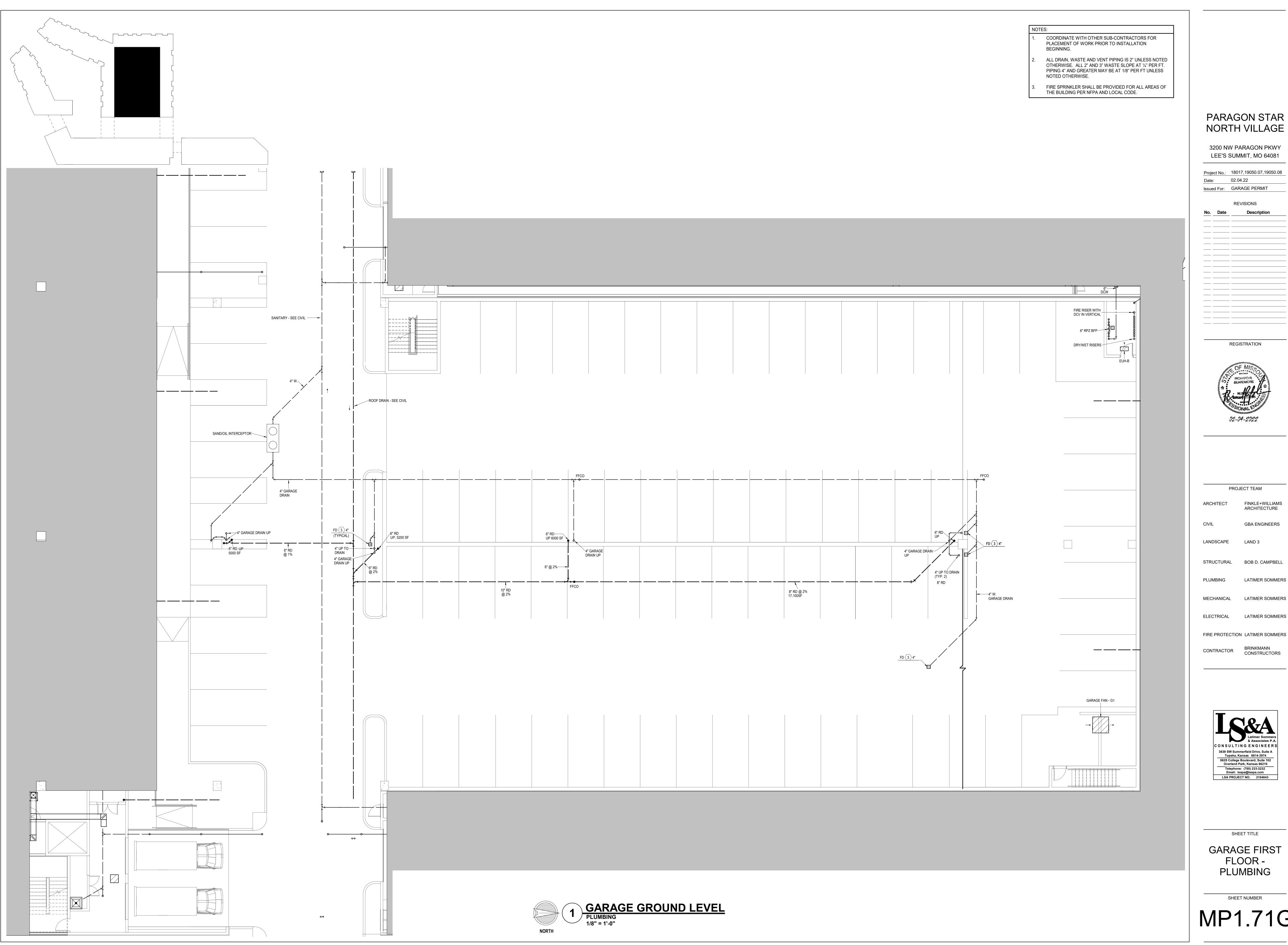
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SHEET TITLE

COVER SHEET

/⊏ ∩∩1



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LATIMER SOMMERS MECHANICAL

FIRE PROTECTION LATIMER SOMMERS

CONTRACTOR BRINKMANN CONSTRUCTORS



SHEET TITLE

GARAGE FIRST FLOOR -PLUMBING

SHEET NUMBER

MP1.71G

UP TO DRAIN

6" RD UP/DN

4" W. GARAGE DRAIN UP/DN

6" RD— UP/DN

4" W. GARAGE DRAIN DN UP TO DRAIN

72"x48" LOUVER WITH BACKDRAFT DAMPER NOTES:

1. COORDINATE WITH OTHER SUB-CONTRACTORS FOR PLACEMENT OF WORK PRIOR TO INSTALLATION BEGINNING.

4" W.—— UP TO DRAIN (TYP. 2) 2. ALL DRAIN, WASTE AND VENT PIPING IS 2" UNLESS NOTED OTHERWISE. ALL 2" AND 3" WASTE SLOPE AT 1/4" PER FT. PIPING 4" AND GREATER MAY BE AT 1/8" PER FT UNLESS NOTED OTHERWISE.

FIRE SPRINKLER SHALL BE PROVIDED FOR ALL AREAS OF THE BUILDING PER NFPA AND LOCAL CODE.

GARAGE FAN - G2

PARAGON STAR NORTH VILLAGE

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RCHITECT FINKLE+WILLIAMS ARCHITECTURE

GBA ENGINEERS

ANDSCAPE LAND 3

STRUCTURAL BOB D. CAMPBELL

LUMBING LATIMER SOMMERS

MECHANICAL LATIMER SOMMERS

ELECTRICAL LATIMER SOMMERS

FIRE PROTECTION LATIMER SOMMERS

CONTRACTOR BRINKMANN
CONSTRUCTORS



SHEET TITLE

GARAGE SECOND FLOOR - PLUMBING

MP1.72G

The second of th

UP TO GARAGE DRAIN

4" W. GARAGE DRAIN UP/DN

6" RD/ UP/DN

NOTES:

COORDINATE WITH OTHER SUB-CONTRACTORS FOR PLACEMENT OF WORK PRIOR TO INSTALLATION BEGINNING.

 ALL DRAIN, WASTE AND VENT PIPING IS 2" UNLESS NOTED OTHERWISE. ALL 2" AND 3" WASTE SLOPE AT 1/4" PER FT. PIPING 4" AND GREATER MAY BE AT 1/8" PER FT UNLESS NOTED OTHERWISE.

FIRE SPRINKLER SHALL BE PROVIDED FOR ALL AREAS OF THE BUILDING PER NFPA AND LOCAL CODE.

EXHAUST FAN - G3

PARAGON STAR NORTH VILLAGE

3200 NW PARAGON PKWY LEE'S SUMMIT, MO 64081

Project No.: 18017,19050.07,19050.08

Date: 02.04.22

Issued For: GARAGE PERMIT

REVISIONS

Description

REGISTRATION



PROJECT TEAM

RCHITECT FINKLE+WILLIAMS

ARCHITECTURE

GBA ENGINEERS

NDSCAPE LAND 3

STRUCTURAL BOB D. CAMPBELL

IMBING LATIMER SOMMERS

CHANICAL LATIMER SOMMERS

ELECTRICAL LATIMER SOMMERS

FIRE PROTECTION LATIMER SOMMERS

CONTRACTOR BRINKMANN CONSTRUCTORS

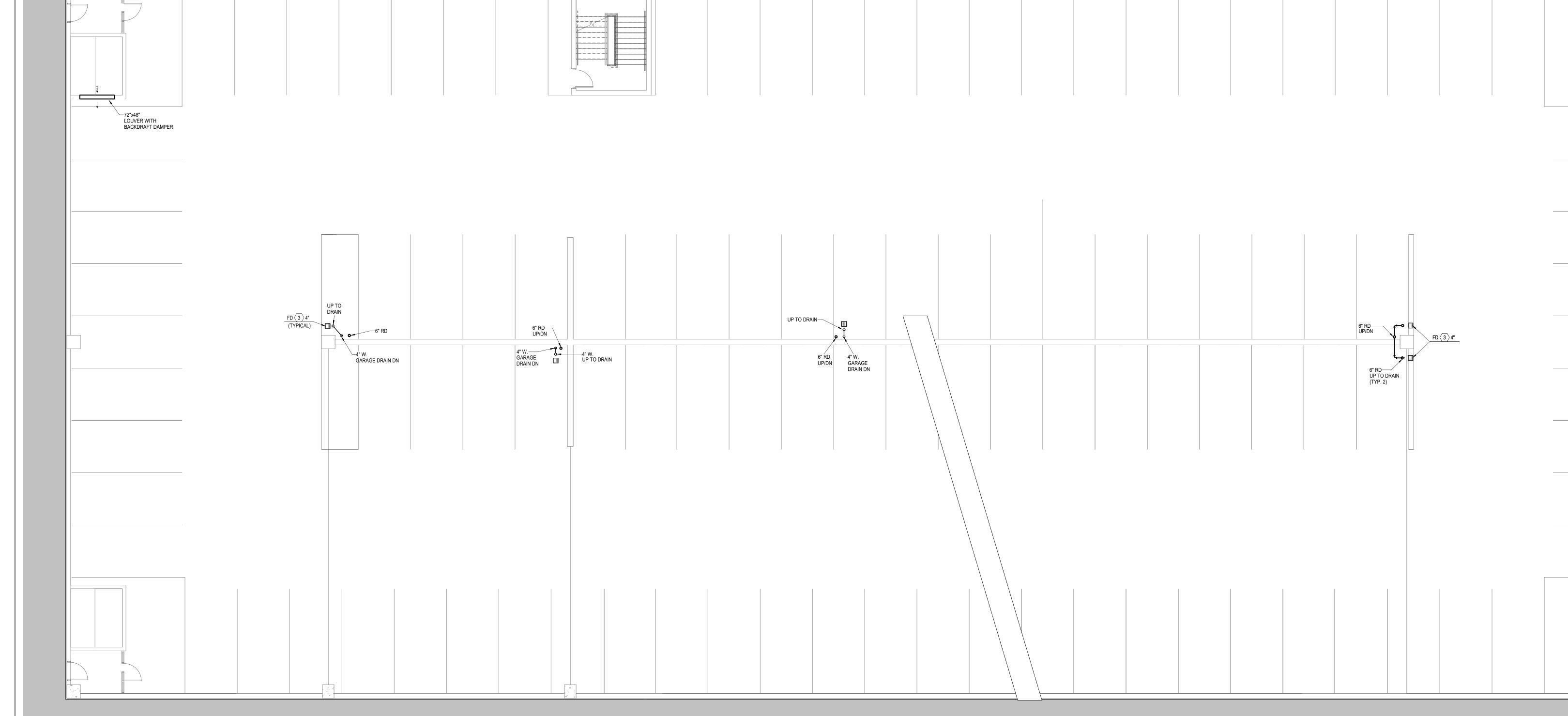
Latimer Sommers & Associates P.A.
CONSULTING ENGINEERS
3639 SW Summerfield Drive, Suite A
Topeka, Kansas 6614-3974
8625 College Boulevard, Suite 102
Overland Park, Kansas 66210
Telephone: (785) 233-3232
Email: Isapa@Isapa.com
LSA PROJECT NO. 2104043

SHEET TITLE

GARAGE THIRD FLOOR -PLUMBING

MP1.73G





> 6" RD UP TO DRAIN

> > 6" RD UP TO RD FD \(\frac{3}{2} \) 4"

72"x48"
LOUVER WITH
BACKDRAFT DAMPER

NOTES:

1. COORD

EDGE OF SLAB

COORDINATE WITH OTHER SUB-CONTRACTORS FOR PLACEMENT OF WORK PRIOR TO INSTALLATION BEGINNING.

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ANDSCAPE LAND 3

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MBING LATIMER SOMMERS

MECHANICAL LATIMER SOMMERS

ELECTRICAL LATIMER SOMMERS

CONTRACTOR BRINKMANN CONSTRUCTORS

FIRE PROTECTION LATIMER SOMMERS



SHEET TITLE

GARAGE FOURTH FLOOR - PLUMBING

MP1.74G

1 GARAGE 4
PLUMBING
1/8" = 1'-0"

6" RD
UP TO
DRAIN

NOTES:

72"x72" EXHAUST LOUVER -WITH BACKDRAFT DAMPER

EDGE OF SLAB

1. COORDINATE WITH OTHER SUB-CONTRACTORS FOR PLACEMENT OF WORK PRIOR TO INSTALLATION BEGINNING.

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ARCHITECTURE

CIVIL GBA ENGINEERS

LANDSCAPE LAND 3

STRUCTURAL BOB D. CAMPBELL

MECHANICAL LATIMER SOMMERS

ELECTRICAL LATIMER SOMMERS

FIRE PROTECTION LATIMER SOMMERS

CONTRACTOR BRINKMANN CONSTRUCTORS

LATIMER SOMMERS



SHEET TITLE

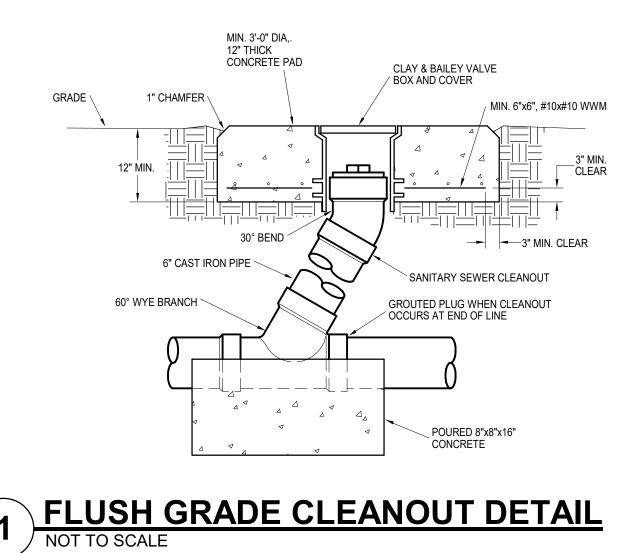
GARAGE FIFTH FLOOR -PLUMBING

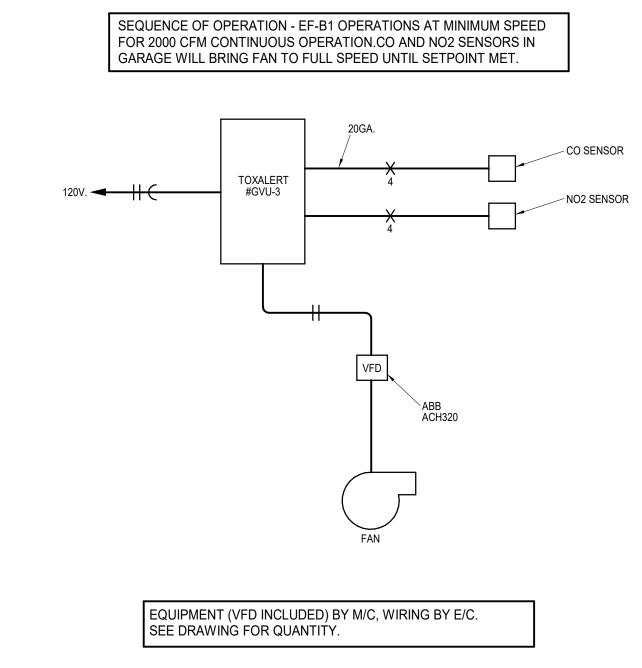
MP1.75G

1 GARAGE 5
PLUMBING
1/8" = 1'-0"

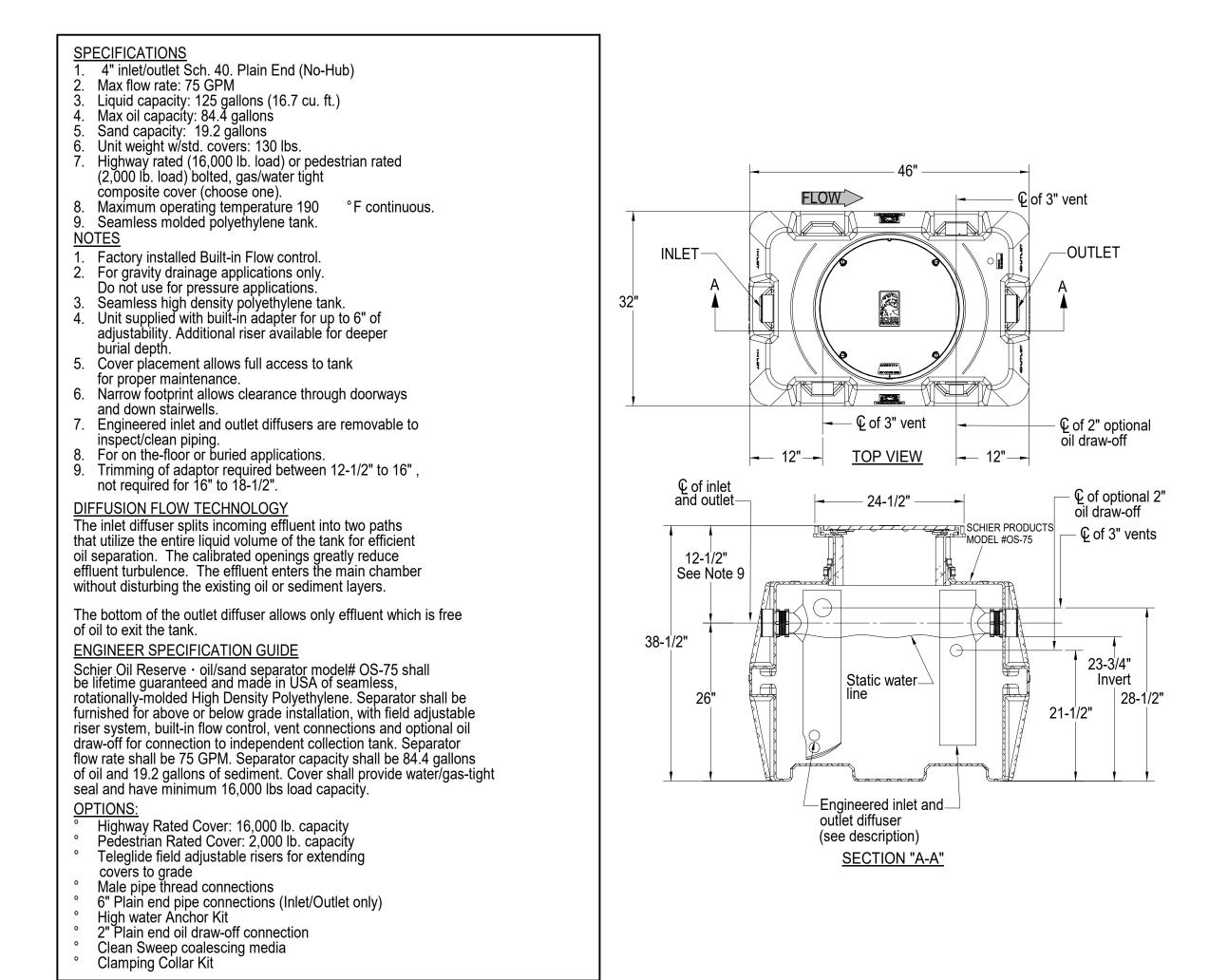
6000 SF

FD 3 6" 5200 SF





2 PARKING GARAGE FAN CONTROL DETAIL
NOT TO SCALE



3 SAND/OIL SEPERATOR DETAIL NOT TO SCALE

1-BD DAMPER, CO/NO2 SENSING SYSTEM, VFD, WALL COLLAR, BACK GUARD

EXHAUST FAN SCHEDULE											
								CTRICAL			
MARK	MFGR	MODEL	CFM	ESP	FAN HP	VOLTS/ PH	FLA	ОСР	WIRING	CONFIGURATION - NOTES	
EF-G1, G2, G3	GREENHECK	SB-2L48-30	25000	0.25	3.00	208/3	8	15	(3) #12	sidewall, 1	
EF-G1, G2, G3	GREENHECK	SB-2L48-30	25000	0.25	3.00	208/3	8	F	15	15 (3) #12	

PARAGON STAR NORTH VILLAGE

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Project No.: 18017,19050.07,19050.08

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Description

REGISTRATION

RICHARD R. BEARDMORE

NUMBER

NUMBER

SONAL ENGINEERING

PROJECT TEAM

ECT FINKLE+WILLIAMS
ARCHITECTURE

CIVIL GBA ENGINEERS

LANDSCAPE LAND 3

STRUCTURAL BOB D. CAMPBELL

PLUMBING LATIMER SOMMERS

MECHANICAL LATIMER SOMMERS

ELECTRICAL LATIMER SOMMERS

FIRE PROTECTION LATIMER SOMMERS

CONTRACTOR

BRINKMANN

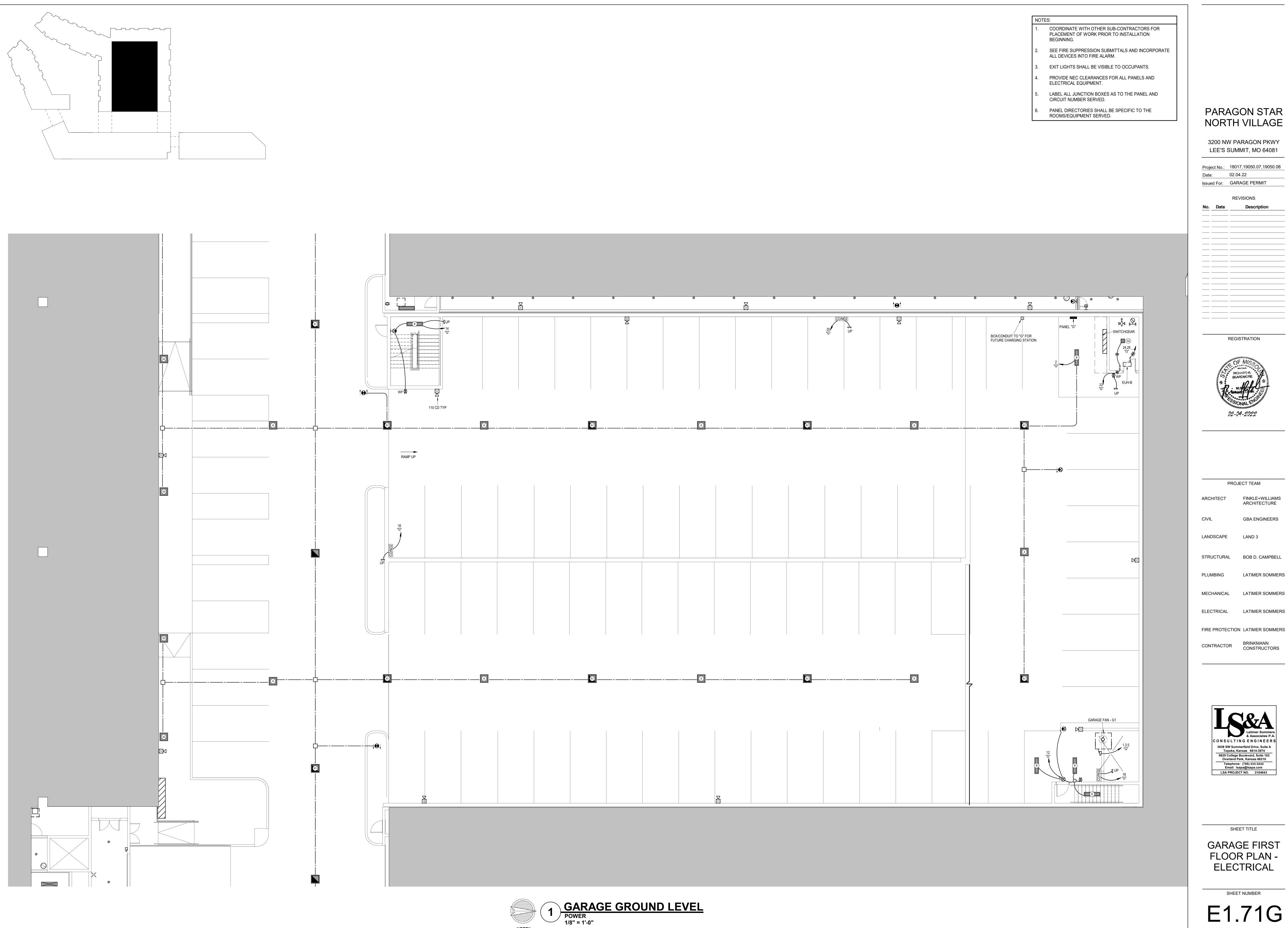
CONSTRUCTORS

Latimer Sommers & Associates P.A.
CONSULTING ENGINEERS
3639 SW Summerfield Drive, Suite A
Topeka, Kansas 6614-3974
8625 College Boulevard, Suite 102
Overland Park, Kansas 66210
Telephone: (785) 233-3232
Email: Isapa@Isapa.com

LSA PROJECT NO. 2104043

SHEET TITLE

MECHANICAL DETAILS/SCHEDULES



3200 NW PARAGON PKWY LEE'S SUMMIT, MO 64081

Project No.: 18017,19050.07,19050.08

Issued For: GARAGE PERMIT

REGISTRATION

PROJECT TEAM FINKLE+WILLIAMS ARCHITECTURE

GBA ENGINEERS

STRUCTURAL BOB D. CAMPBELL

LATIMER SOMMERS

MECHANICAL LATIMER SOMMERS

ELECTRICAL LATIMER SOMMERS

BRINKMANN CONSTRUCTORS



SHEET TITLE

GARAGE FIRST FLOOR PLAN -ELECTRICAL

SHEET NUMBER

E1.71G

B

B

1. C

- . COORDINATE WITH OTHER SUB-CONTRACTORS FOR PLACEMENT OF WORK PRIOR TO INSTALLATION BEGINNING.
- 2. SEE FIRE SUPPRESSION SUBMITTALS AND INCORPORATE ALL DEVICES INTO FIRE ALARM.
- 3. EXIT LIGHTS SHALL BE VISIBLE TO OCCUPANTS.
- 4. PROVIDE NEC CLEARANCES FOR ALL PANELS AND

ELECTRICAL EQUIPMENT.

GARAGE FAN - G2 $_{\backslash}$

- 5. LABEL ALL JUNCTION BOXES AS TO THE PANEL AND
- CIRCUIT NUMBER SERVED.

PANEL DIRECTORIES SHALL BE SPECIFIC TO THE ROOMS/EQUIPMENT SERVED.

3200 NW PARAGON PKWY LEE'S SUMMIT, MO 64081

PARAGON STAR

NORTH VILLAGE

 Project No.:
 18017,19050.07,19050.08

 Date:
 02.04.22

 Issued For:
 GARAGE PERMIT

o. Date Description

REGISTRATION



PROJECT TEAM

FINKLE+WILLIAMS
ARCHITECTURE

GBA ENGINEERS

IDSCAPE LAND 3

STRUCTURAL BOB D. CAMPBELL
PLUMBING LATIMER SOMMERS

MECHANICAL LATIMER SOMMERS

FIRE PROTECTION LATIMER SOMMERS

ELECTRICAL LATIMER SOMMERS

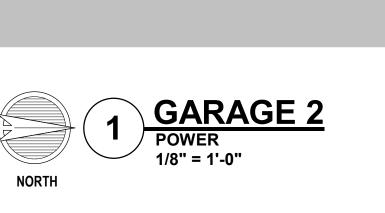
CONTRACTOR BRINKMANN
CONSTRUCTORS

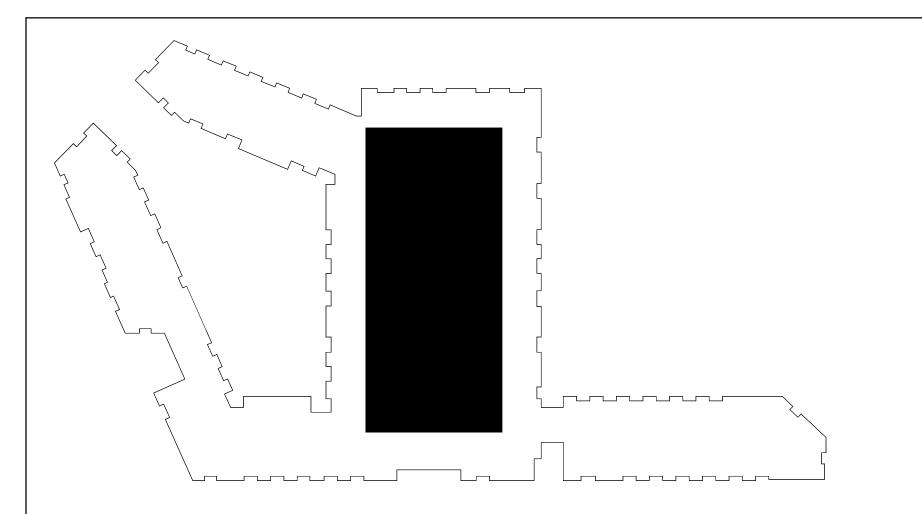


GARAGE
SECOND FLOOR
PLAN ELECTRICAL

SHEET NUMBER

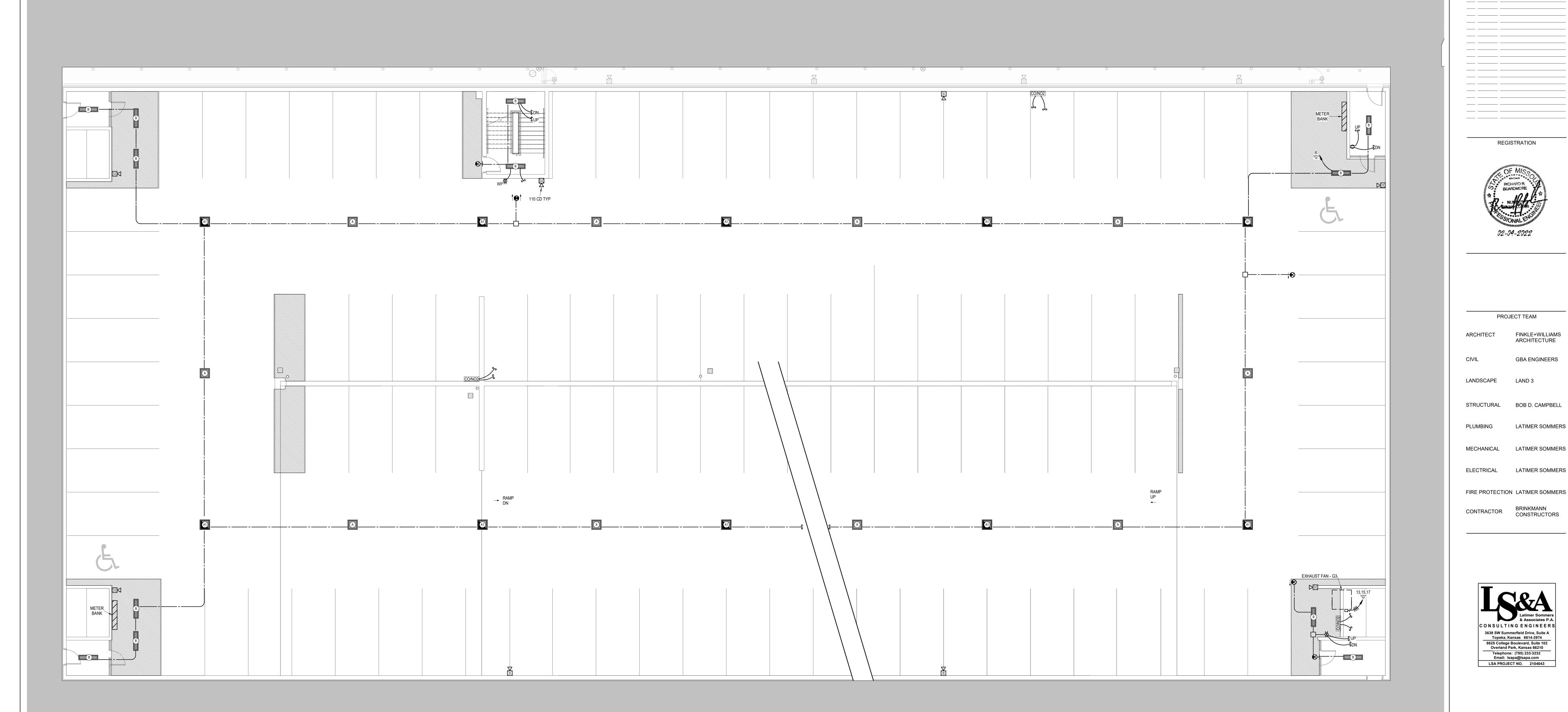
E1.72G





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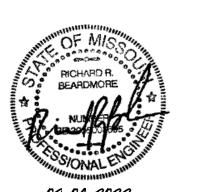
PARAGON STAR NORTH VILLAGE

3200 NW PARAGON PKWY LEE'S SUMMIT, MO 64081

Project No.: 18017,19050.07,19050.08

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REGISTRATION



PROJECT TEAM FINKLE+WILLIAMS ARCHITECTURE

GBA ENGINEERS

STRUCTURAL BOB D. CAMPBELL

LATIMER SOMMERS

MECHANICAL LATIMER SOMMERS

FIRE PROTECTION LATIMER SOMMERS

BRINKMANN CONSTRUCTORS CONTRACTOR



SHEET TITLE

GARAGE THIRD FLOOR PLAN -ELECTRICAL

SHEET NUMBER

E1.73G

B

COORDINATE WITH OTHER SUB-CONTRACTORS FOR PLACEMENT OF WORK PRIOR TO INSTALLATION BEGINNING.

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PARAGON STAR NORTH VILLAGE

3200 NW PARAGON PKWY

LEE'S SUMMIT, MO 64081

Project No.: 18017,19050.07,19050.08

Date: 02.04.22

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REVISIONS

Date Description

RICHARD R.

REGISTRATION

SONAL EXPLINATION OF THE PROPERTY OF THE PROPE

PROJECT TEAM

FINKLE+WILLIAMS
ARCHITECTURE

IL GBA ENGINEERS

ANDSCAPE LAND 3

STRUCTURAL BOB D. CAMPBELL

JMBING LATIMER SOMMERS

ELECTRICAL LATIMER SOMMERS

MECHANICAL LATIMER SOMMERS

FIRE PROTECTION LATIMER SOMMERS

CONTRACTOR BRINKMANN
CONSTRUCTORS

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CONSULTING ENGINEERS

3639 SW Summerfield Drive, Suite A
Topeka, Kansas 6614-3974

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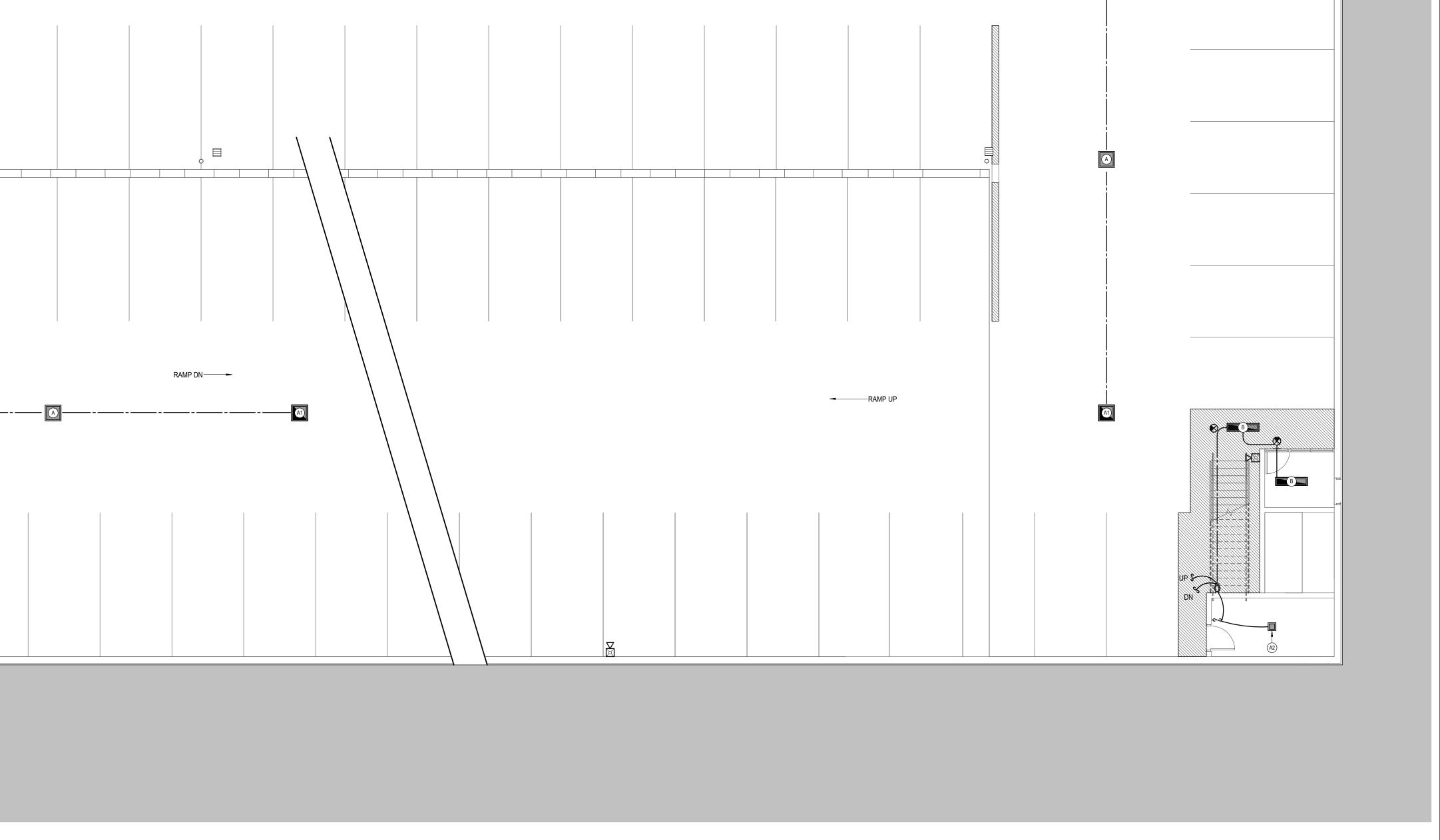
Telephone: (785) 233-3232
Email: Isapa@Isapa.com

LSA PROJECT NO. 2104043

GARAGE
FOURTH FLOOR
PLAN ELECTRICAL

SHEET NUMBER

E1.74G



COORDINATE WITH OTHER SUB-CONTRACTORS FOR

OUT OF WORK PRIOR TO INSTALLATION

- PLACEMENT OF WORK PRIOR TO INSTALLATION BEGINNING.
- SEE FIRE SUPPRESSION SUBMITTALS AND INCORPORATE ALL DEVICES INTO FIRE ALARM.
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ELECTRICAL LATIMER SOMMERS

FIRE PROTECTION LATIMER SOMMERS

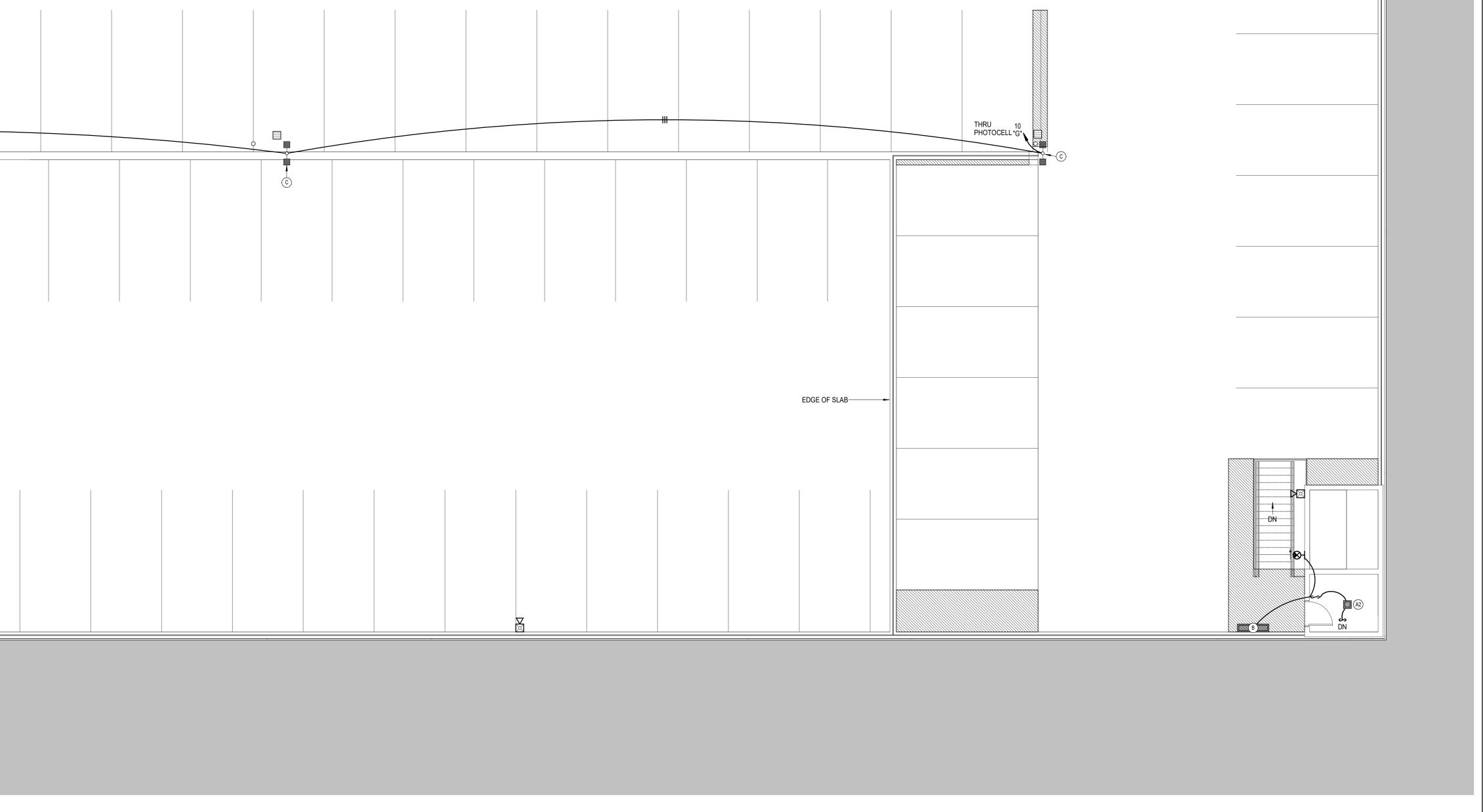
CONTRACTOR BRINKMANN
CONSTRUCTORS



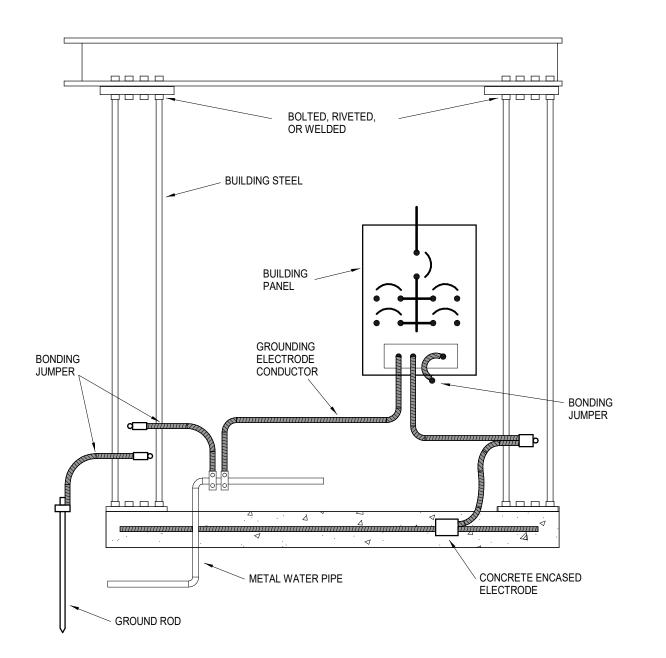
SHEET TITLE

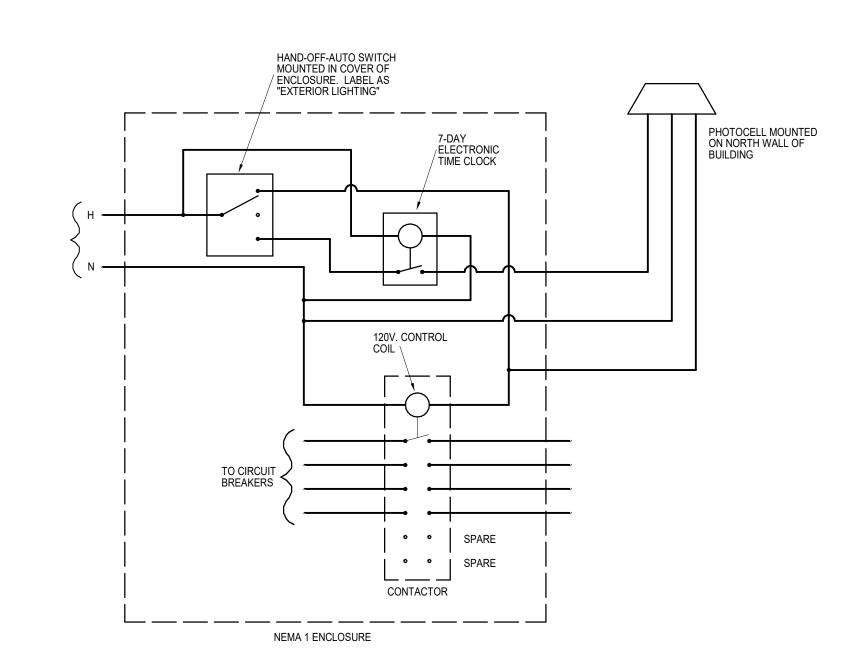
GARAGE FIFTH FLOOR PLAN -ELECTRICAL

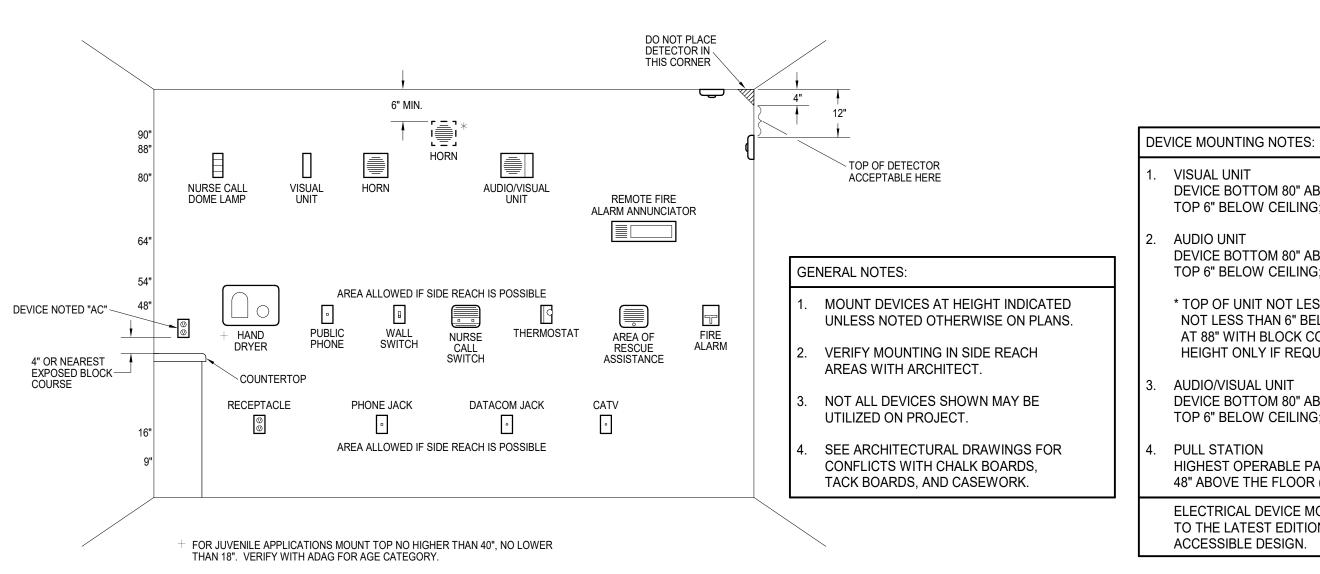
E1.75G











NORTH VILLAGE DEVICE BOTTOM 80" ABOVE HIGHEST FLOOR LEVEL OR TOP 6" BELOW CEILING; WHICHEVER IS LOWER.

DEVICE BOTTOM 80" ABOVE HIGHEST FLOOR LEVEL OR TOP 6" BELOW CEILING; WHICHEVER IS LOWER. * TOP OF UNIT NOT LESS THAN 90" ABOVE FLOOR AND NOT LESS THAN 6" BELOW CEILING (NFPA) (BOTTOM AT 88" WITH BLOCK COURSES). MOUNT AT NFPA HEIGHT ONLY IF REQUIRED BY LOCAL AHJ.

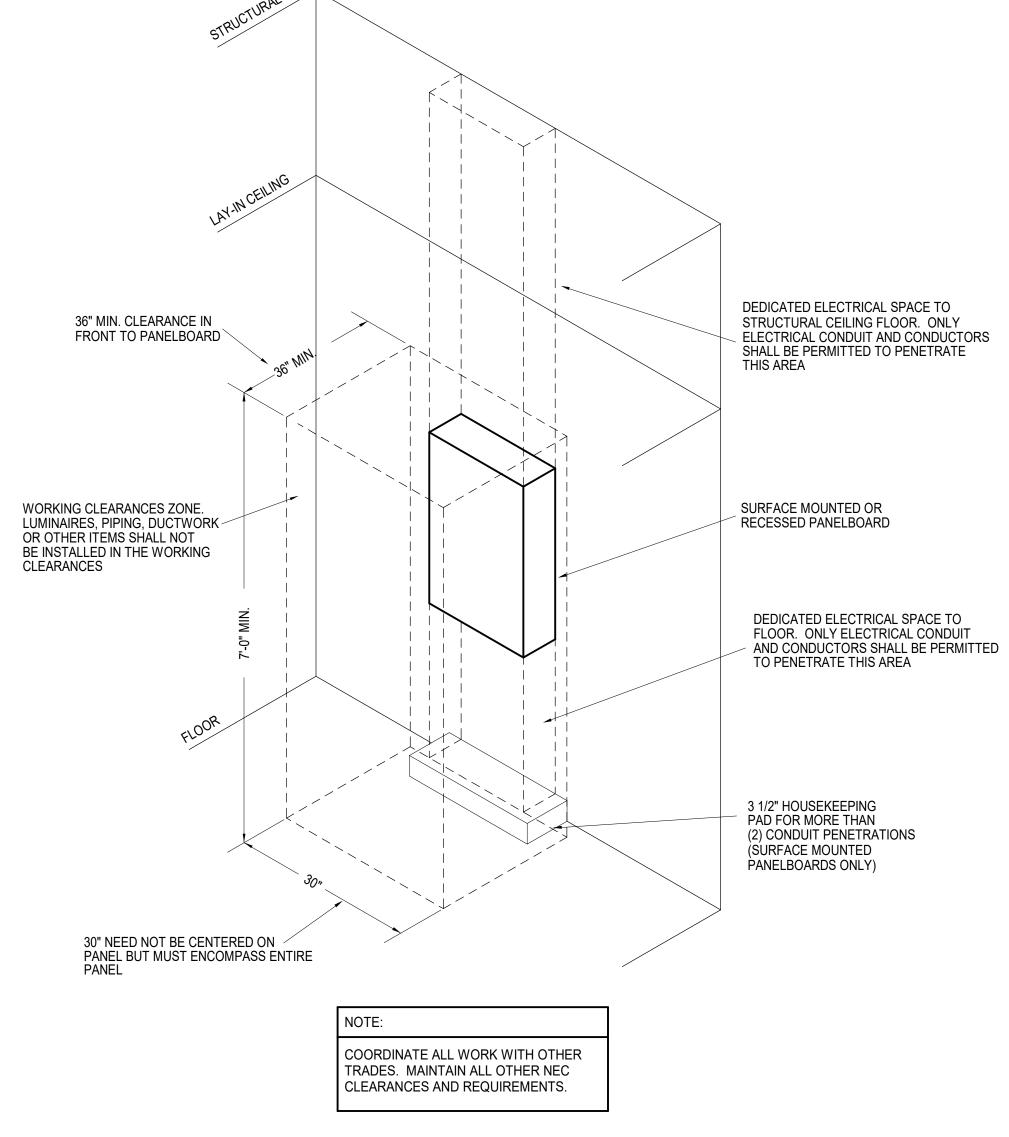
AUDIO/VISUAL UNIT DEVICE BOTTOM 80" ABOVE HIGHEST FLOOR LEVEL OR TOP 6" BELOW CEILING; WHICHEVER IS LOWER.

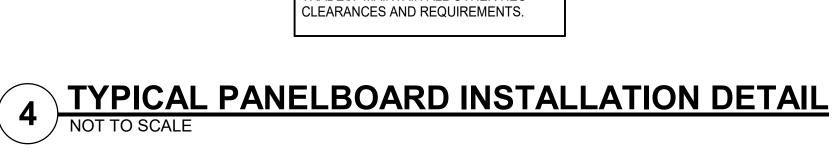
PULL STATION HIGHEST OPERABLE PART SHALL NOT BE MORE THAN 48" ABOVE THE FLOOR (FRONT APPROACH). ELECTRICAL DEVICE MOUNTING HEIGHTS SHALL CONFORM TO THE LATEST EDITION OF THE ADA STANDARDS FOR

GROUNDING ELECTRODE SYSTEM DETAIL
NOT TO SCALE

2 EXTERIOR LIGHTING CONTROL PANEL SCHEMATIC NOT TO SCALE

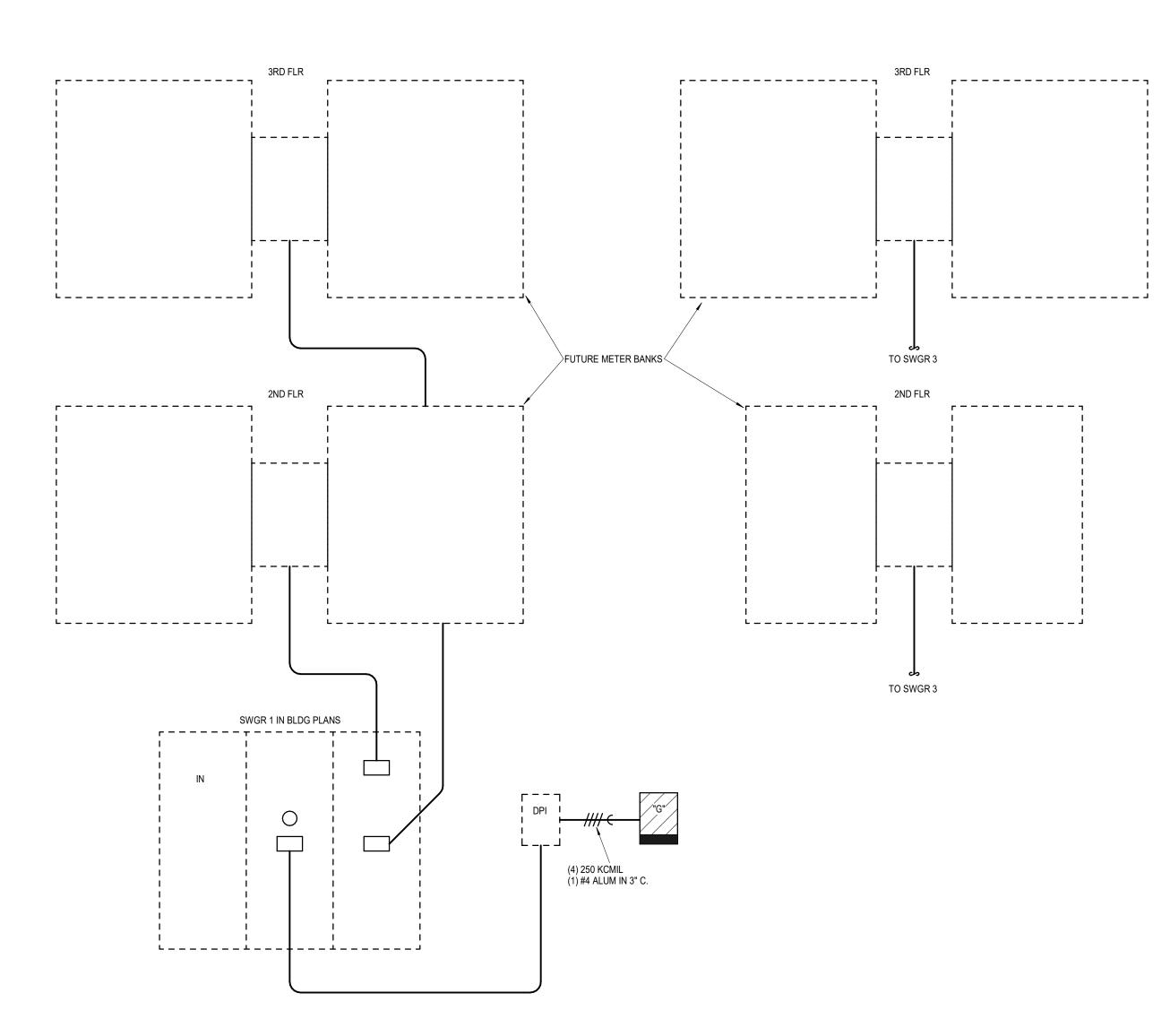
3 ELECTRICAL DEVICE MOUNTING HEIGHTS





	DESCRIPTION	MFGR	MODEL	MOUNTING	FINISH	LAMPS	NOTES
Α	Garage Light	Royal Pacific	44310B-60-MS	surface	standard	60W 4000K	with 50% motion dimming
A1	Garage Light	Royal Pacific	4431OB-60-MS	surface	standard	60W 4000K	with 50% motion dimming/batter
A2	Surface Globe	Lithonia	LDN4CYL-40/LO4/AR/LSS/fcm	surface	white	1000 Lumen 4000K 10W	
В	Strip	Lithonia	MNSL-L46 1LL MVOLt 40k	surface	white	20W 4000K LED	with battery
С	Double head Pole	McGraw Edison	(2) GLEON-SA2C-740-U-5WQ	jb/surface	white	15,200 Lumen 4000K 115W LED	16 ft pole
X1	Exit	Lithonia	LQM SW3R	surface	white/red	LED	
X2	Exit - waterproof	Lithonia	WLTE-W-1R-EL	surface	white/red	LED	

Luminaire Schedule



5 GARAGE ELECTRICAL RISER DIAGRAM
NOT TO SCALE

PANEL: G					LOCATION:							MOUNTING: SURFACE			
BUS: 225 A	MAINS:	VOLTAGE: 120/208 PHASE/W						:/WIRE:	3/4		KAIC: 10				
	WATTS					POL	E			WATTS					
DESCRIPTION	Α	В	С	BRKR	WIRE			WIRE	BRKR	Α	В	С	DESCRIPTION		
GARAGE EF	1300			15	12	1	2	12	20	1600			LIGHTING		
		1300			12	3	4	12	20		1600		LIGHTING		
			1300	3P	12	5	6	12	20			1600	LIGHTING		
GARAGE EF	1300			15	12	7	8	12	20	1600			LIGHTING		
		1300			12	9	10	12	20		900		LIGHTING		
			1300	3P	12	11	12	12	20			1400	LTS/RECEPT		
GARAGE EF	300			15	12	13	14	12	20	1400			LTS/RECEPT		
		1300			12	15	16	12	20		200		CO SENSOR		
			1300	3P	12	17	18	12	20			200	CO SENSOR		
SPARE				20		19	20	12	20	200			CO SENSOR		
SPARE				20		21	22	12	20		800		LTS/RECEPT		
SPARE				20		23	24	10	30			2800	EUH-B		
SPACE						25	26	10	2P	2800					
SPACE						27	28						SPACE		
SPACE						29	30						SPACE		
SPACE						31	32						SPACE		
SPACE						33	34						SPACE		
SPACE						35	36						SPACE		
SPACE			_			37	38						SPACE		
SPACE						39	40						SPACE		
SPACE						41	42						SPACE		
CONNECTED LOAD-WATTS	10500	7400	9900							FEEDER	LOAD-WATT	S			
CONNECTED LOAD-AMPS	88	62	83							FEEDER	LOAD-AMPS				
CONTINUOUS LOAD										FEEDER	WIRE				
RECEPTACLES										FEEDER	OCP				
NON-CONTINUOUS LOAD															
OTHER DIVERSIFIED LOAD				@	0.5										

PARAGON STAR

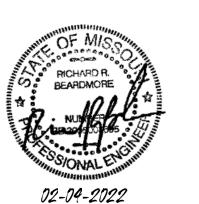
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REGISTRATION



PROJECT TEAM FINKLE+WILLIAMS ARCHITECT ARCHITECTURE **GBA ENGINEERS**

LANDSCAPE STRUCTURAL BOB D. CAMPBELL

LATIMER SOMMERS

MECHANICAL LATIMER SOMMERS LATIMER SOMMERS ELECTRICAL

PLUMBING

FIRE PROTECTION LATIMER SOMMERS

BRINKMANN CONSTRUCTORS CONTRACTOR



SHEET TITLE

ELECTRICAL DETAILS/SCHEDULES

> SHEET NUMBER E3.01