



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



JOIST/BEAM/TRUSS HANGER SCHEDULE

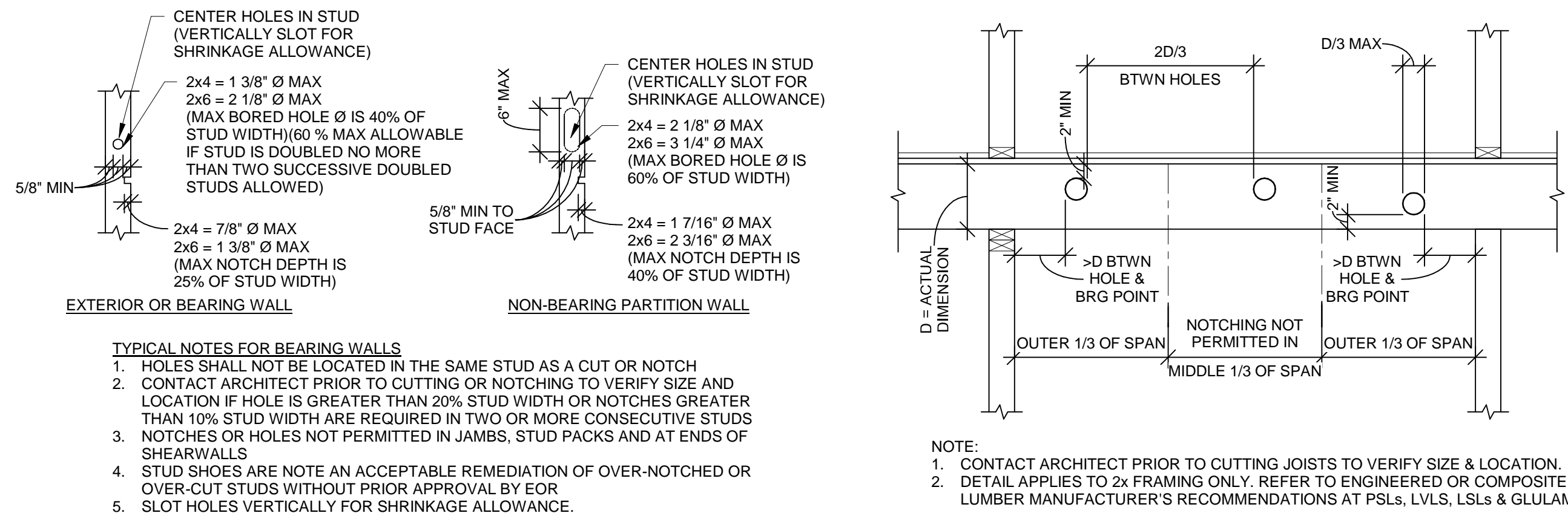
JOIST/BEAM/TRUSS SIZE	HANGER SIZE	NOTES
2x10	LUS28 HU210	AT CORRIDOR & BALCONY * AT SKEWED CONDITIONS
2x12	LUS210	AT CORRIDOR
(2) 2x12	LUS210-2	AT CORRIDOR
18" TRUSS FACE MOUNT TO UPSET BEAM	LUS410 *HHUS419	* AT SKEWED CONDITIONS

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

ROOF TRUSS HOLDOWN SCHEDULE

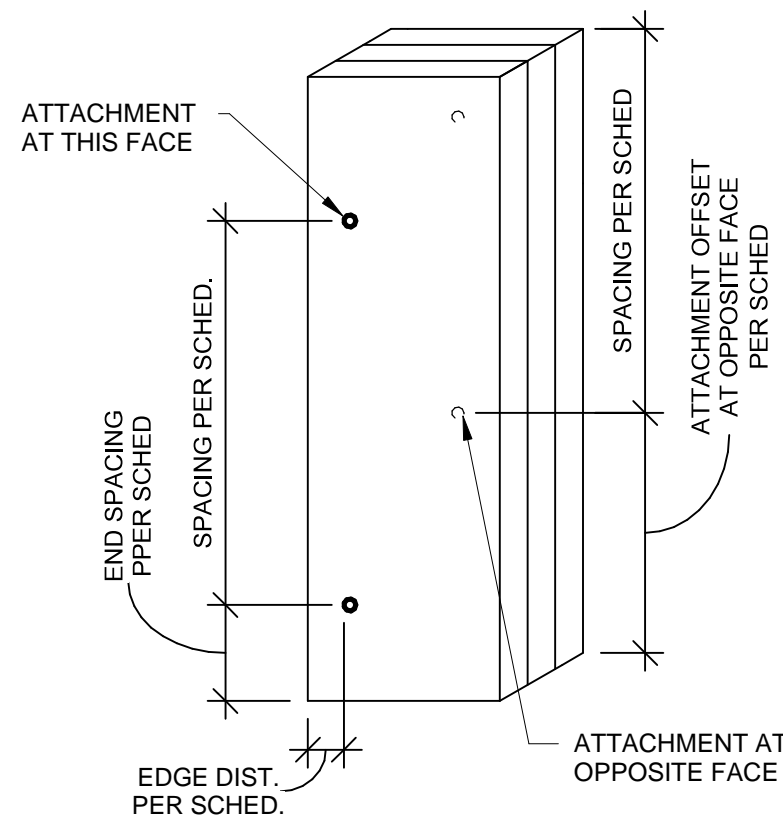
TRUSS TYPE	SIMPSON STRONG TIE CONNECTION
COMMONHIP/JACK AND 1-PLY TRUSSES	H2.5A
1-PLY TRUSS PER TRUSS SHOP DWGS GIRDER TRUSS AS NOTED PER PLAN	(2) H2.5A (ONE EACH SIDE)
2-PLY TRUSS PER TRUSS SHOP DWGS GIRDER TRUSS AS NOTED PER PLAN	LGT2
3-PLY TRUSS PER TRUSS SHOP DWGS OR GIRDER TRUSS AS NOTED PER PLAN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

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



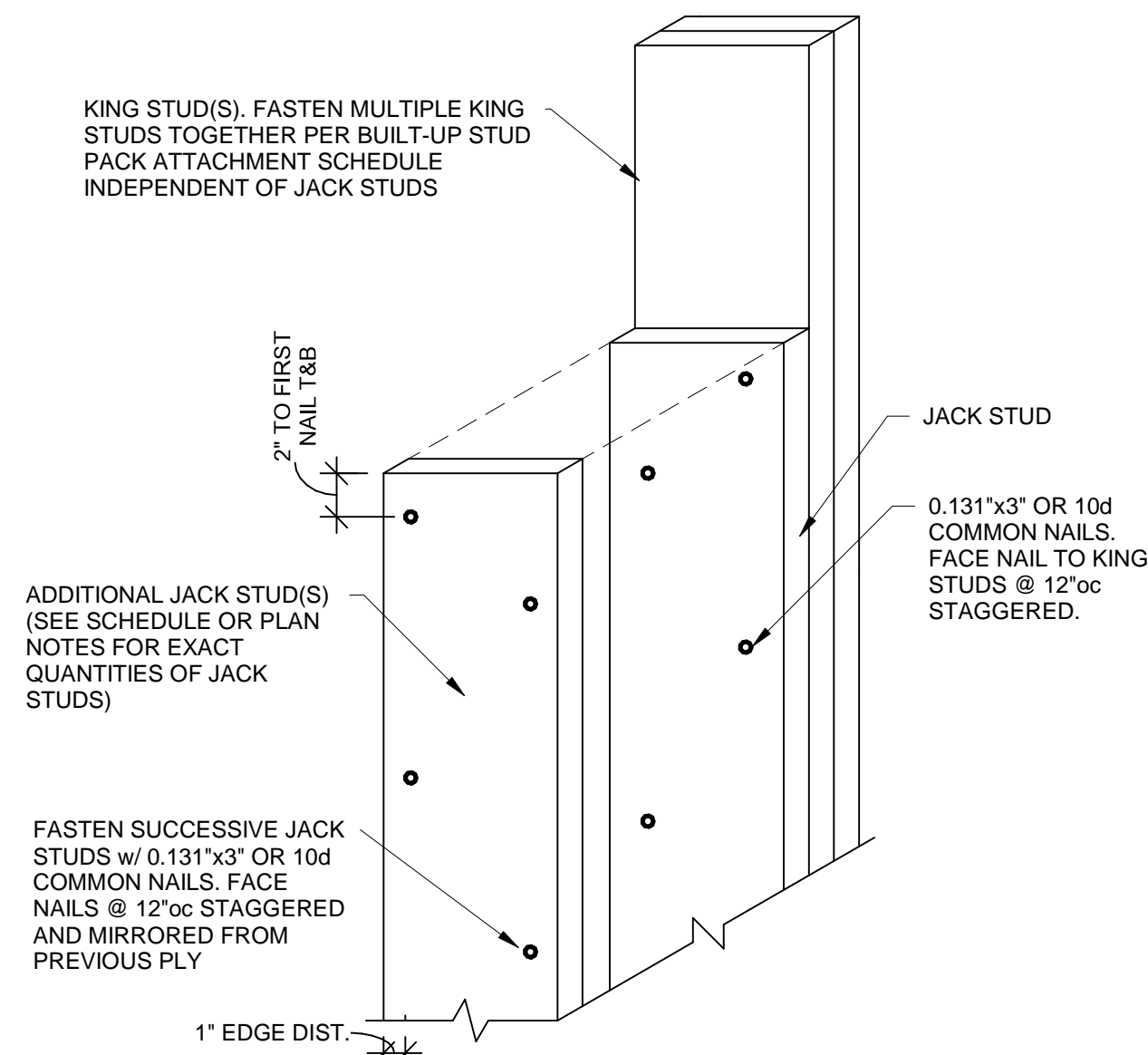
2 DETAIL

3/4" = 1'-0"



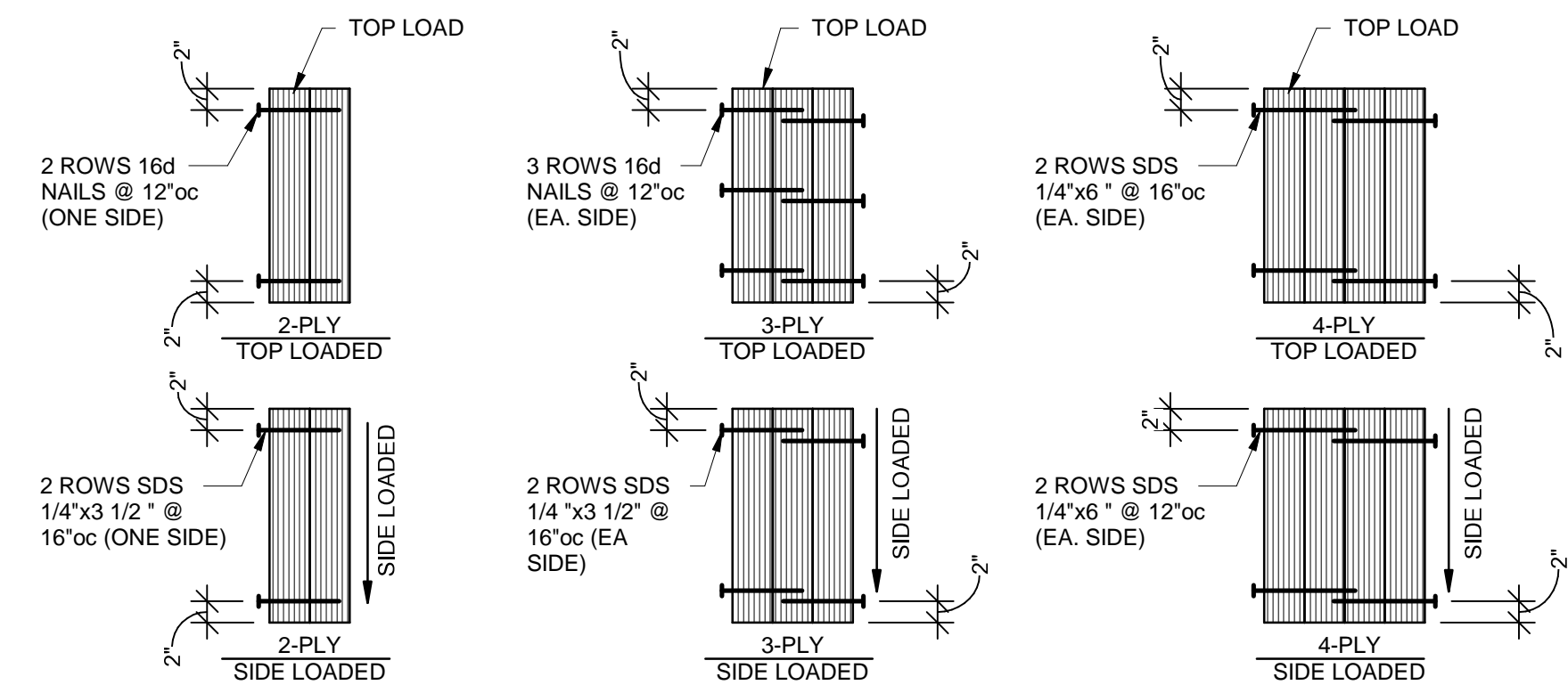
3 DETAIL

1 1/2" = 1'-0"



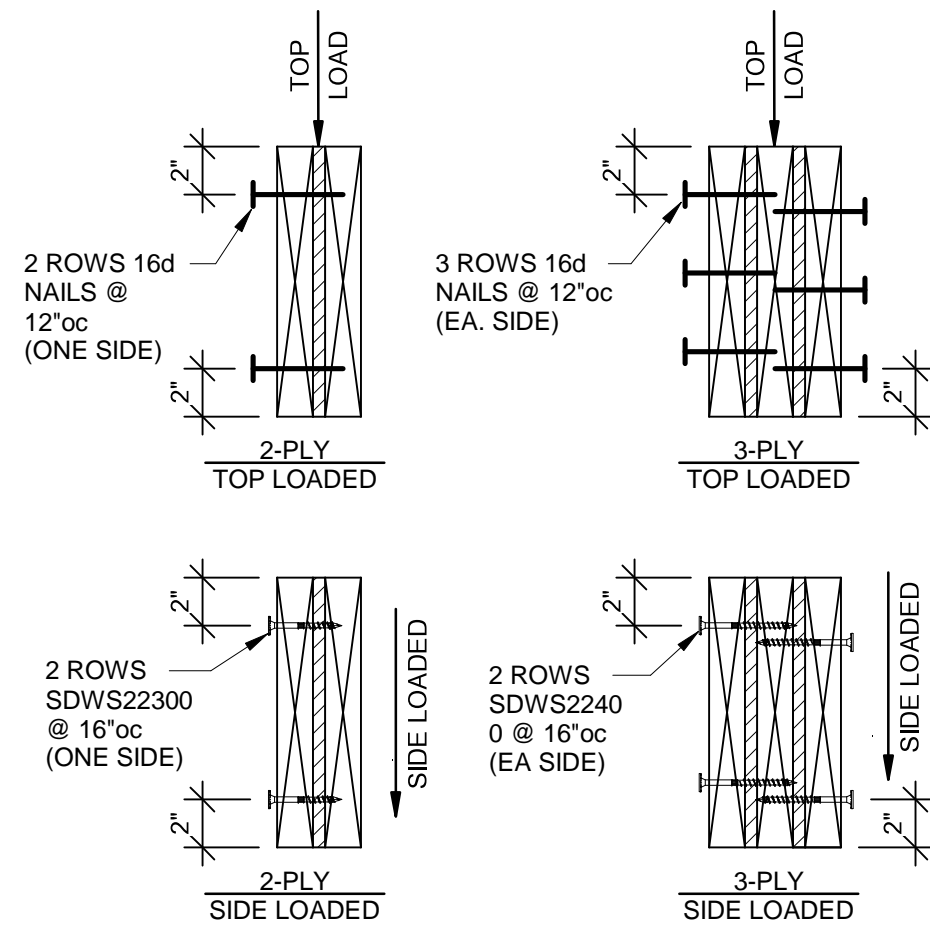
4 DETAIL

1 1/2" = 1'-0"



5A DETAIL

3/4" = 1'-0"

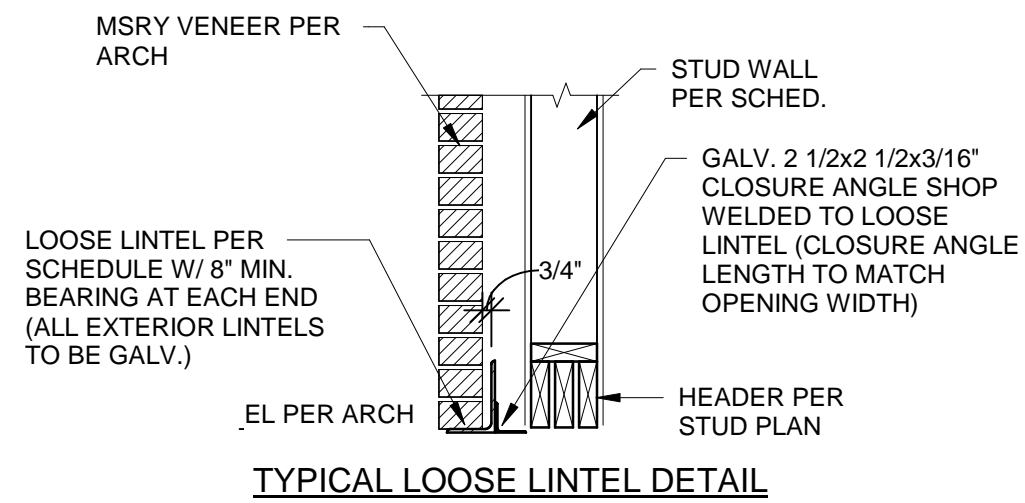


5B DETAIL

1 1/2" = 1'-0"

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

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



6 TYPICAL LOOSE LINTEL DETAIL

3/4" = 1'-0"

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

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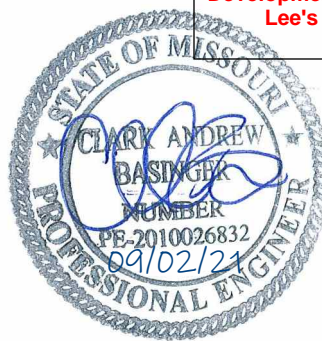
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TRJ PROJECT NO. 20-078

SHEET NO.

S002

TYPICAL WOOD GRAVITY
SCHEDULES & DETAILS



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BOB D CAMPBELL & COMPANY	STRUCTURAL ENGINEER
	CIVIL ENGINEER
	GENERAL CONTRACTOR
	MECHANICAL ENGINEER
	PLUMBING ENGINEER
	ELECTRICAL ENGINEER
	GENERAL CONTRACTOR
	SM ENGINEERING
LATIMER SOMMERS & ASSOCIATES	
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SHEET NO.

S003

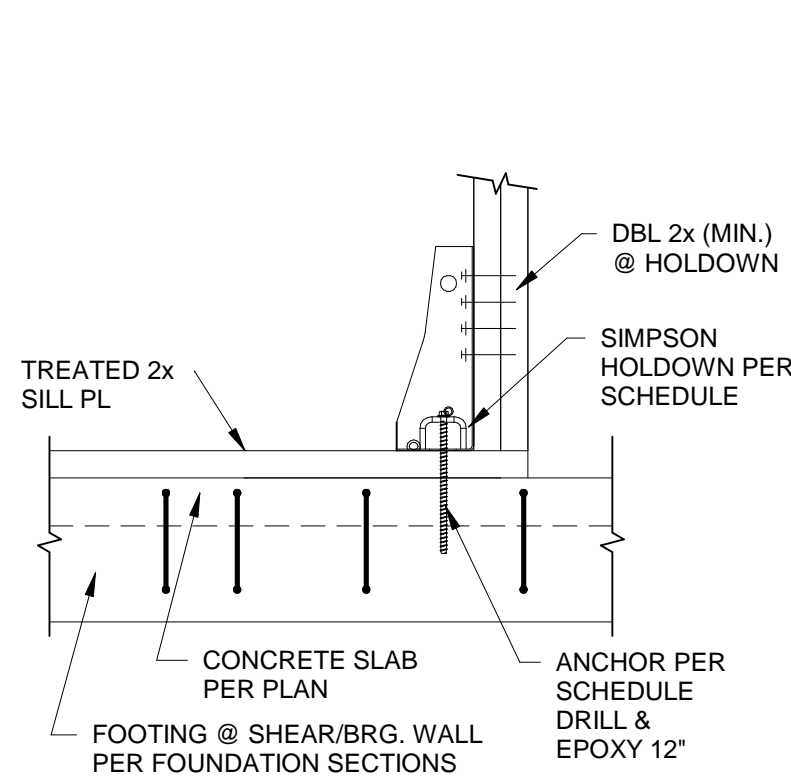
TYPICAL WOOD LATERAL
SCHEDULES & DETAILS

SHEARWALL SCHEDULE

SHEARWALL TYPE		FLOOR	
		1st FLOOR WALLS	2nd FLOOR WALLS
SW1	SHEATHING & FASTENING	5/8" GYPSUM SHEATHING FINISH SIDE, w/ EDGES BLOCKED 8d NAILS @ 7/7	5/8" GYPSUM SHEATHING FINISH SIDE, w/ EDGES BLOCKED 8d NAILS @ 7/7
	HOLDOWN	HDU2 W/ (2) STUDS	HDU2 W/ (2) STUDS
SW2	SHEATHING & FASTENING	7/16" OSB SHEATHING AIR SIDE, w/ EDGES BLOCKED 8d NAILS @ 6/12	7/16" OSB SHEATHING AIR SIDE, w/ EDGES BLOCKED 8d NAILS @ 6/12
	HOLDOWN	HDU4 W/ (2) STUDS	HDU4 W/ (2) STUDS

NOTES:

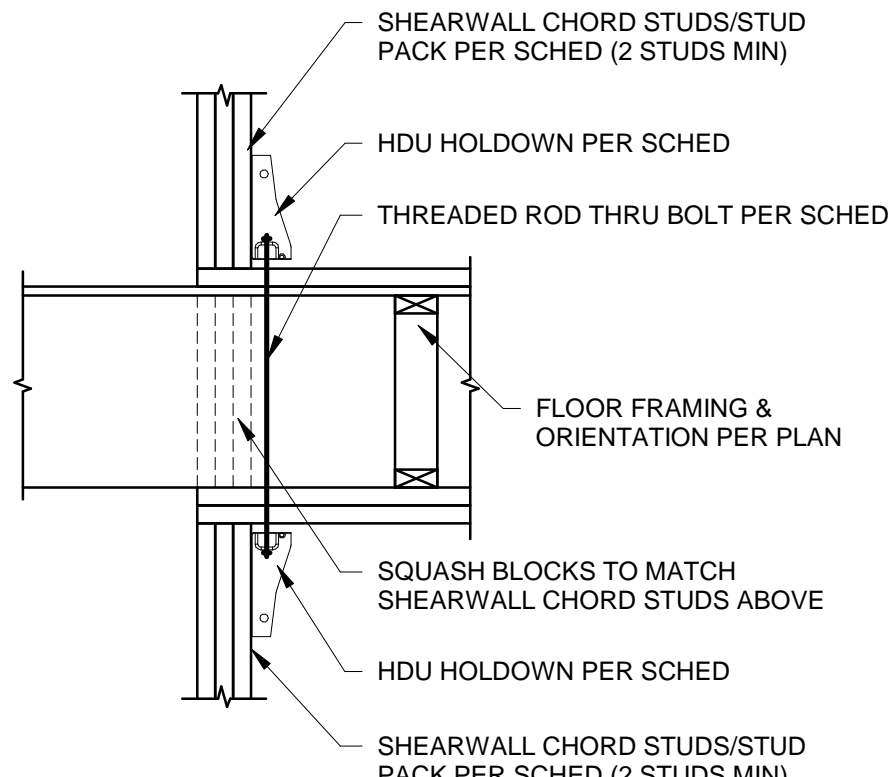
1. NAILING SHALL BE TO ALL STUDS, TOP & BOTTOM PLATES, AND BLOCKING WHERE INDICATED. NAILS FOR GYPSUM SHEATHING ARE COOLER NAILS AND NAILS FOR OSB SHEATHING ARE COMMON NAILS. GYPSUM CAN BE ATTACHED WITH DRYWALL SCREWS AT SAME SPACING INDICATED FOR NAILS.
2. HOLDOWNS PER PLAN & SCHEDULE.
3. WHERE THE ENDS OF PERPENDICULAR SHEAR WALLS INTERSECT AND ONLY ON HOLDOWN SHOWN ON PLAN, FASTEN ALL STUDS TOGETHER PER SCHEDULE AND USE LARGER OF THE TWO HOLDOWNS SHOWN IN THE SHEARWALL SCHEDULE.
4. REFER TO HOLDOWN SCHEDULE FOR NUMBER OF STUDS REQ'D AT EA END OF THE SHEARWALL.
5. NAIL AND STAPLE SPACING SHOWN AS (#/8) INDICATES FASTENERS SPACING IN INCHES AT THE EDGES/FIELD WHERE FIELD IS THE INTERMEDIATE MEMBERS.
6. TYPICAL SILL PLATE TO WOOD (RIM BOARD) SHALL BE 20d NAILS AT 12"oc UNLESS NOTED OTHERWISE IN SCHEDULE. TYPICAL WOOD (RIM BOARD) TO TOP PLATES SHALL BE SDWS22500 SCREWS @ 16"oc.
7. TYPICAL SILL PLATE TO CONCRETE SHALL BE 1/2"x6" Lg SIMPSON TITEN HD ANCHOR:
AT 2x4 WALLS SPACE AT 24"oc MAX WITH 1/4"x2 1/2"x2 1/2" PLATE WASHER OR SIMPSON BPS1/2-3 @ CONTRACTORS OPTION.
AT 2x6 WALLS SPACE AT 24"oc MAX WITH 1/4"x2 1/2"x4 1/2" PLATE WASHER OR SIMPSON BPS1/2-6 @ CONTRACTORS OPTION.
AT 2x8 WALLS STAGGER AT 16"oc MAX WITH 1/4"x2 1/4"x2 1/2" PLATE WASHER OR SIMPSON BPS1/2-3 @ CONTRACTORS OPTION.
8. PLATE WASHERS TO MAINTAIN MAX OF 1/2" BETWEEN EDGE OF SILL PLATE AND EDGE OF PLATE WASHER.



TYPICAL HDU HOLDOWN DETAIL

1 SECTION

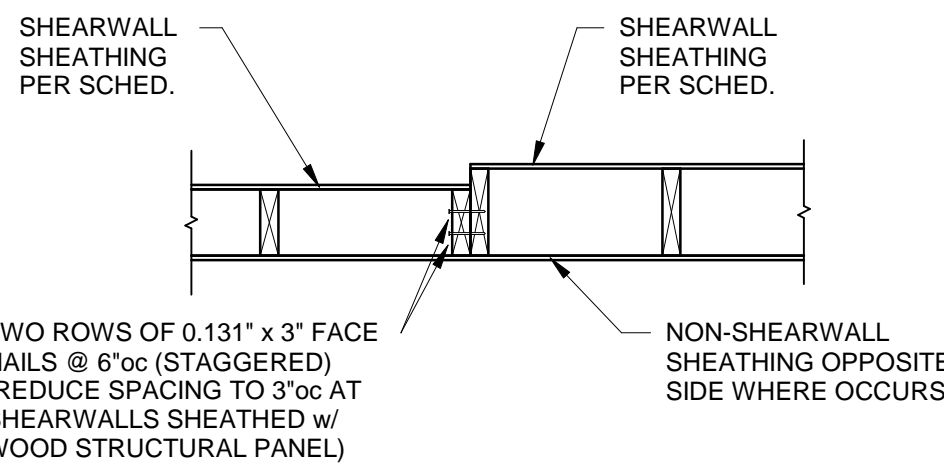
3/4" = 1'-0"



TYPICAL HDU FLOOR TO FLOOR HOLDOWN

2 SECTION

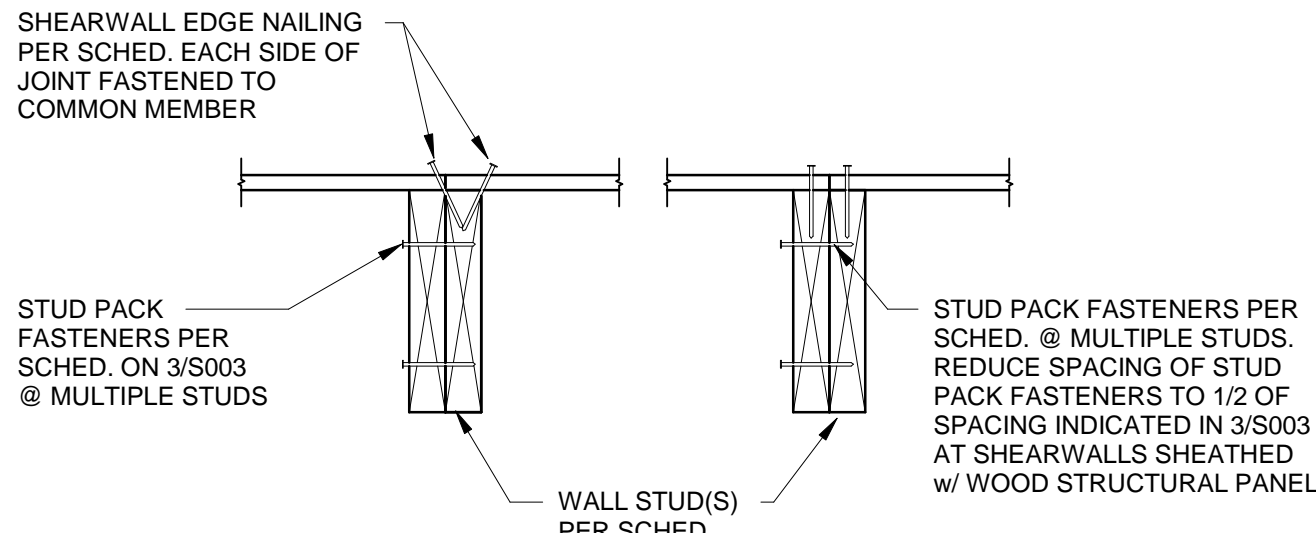
3/4" = 1'-0"



TYPICAL SHEARWALL DETAIL AT
WALL STUD SIZE TRANSITION

3 SECTION

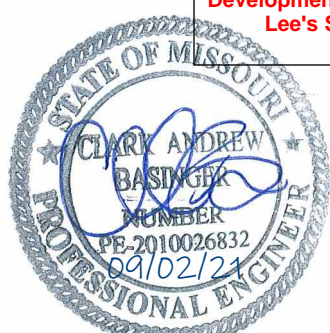
3/4" = 1'-0"



TYPICAL SHEARWALL SHEATHING JOINT

4 SECTION

1 1/2" = 1'-0"

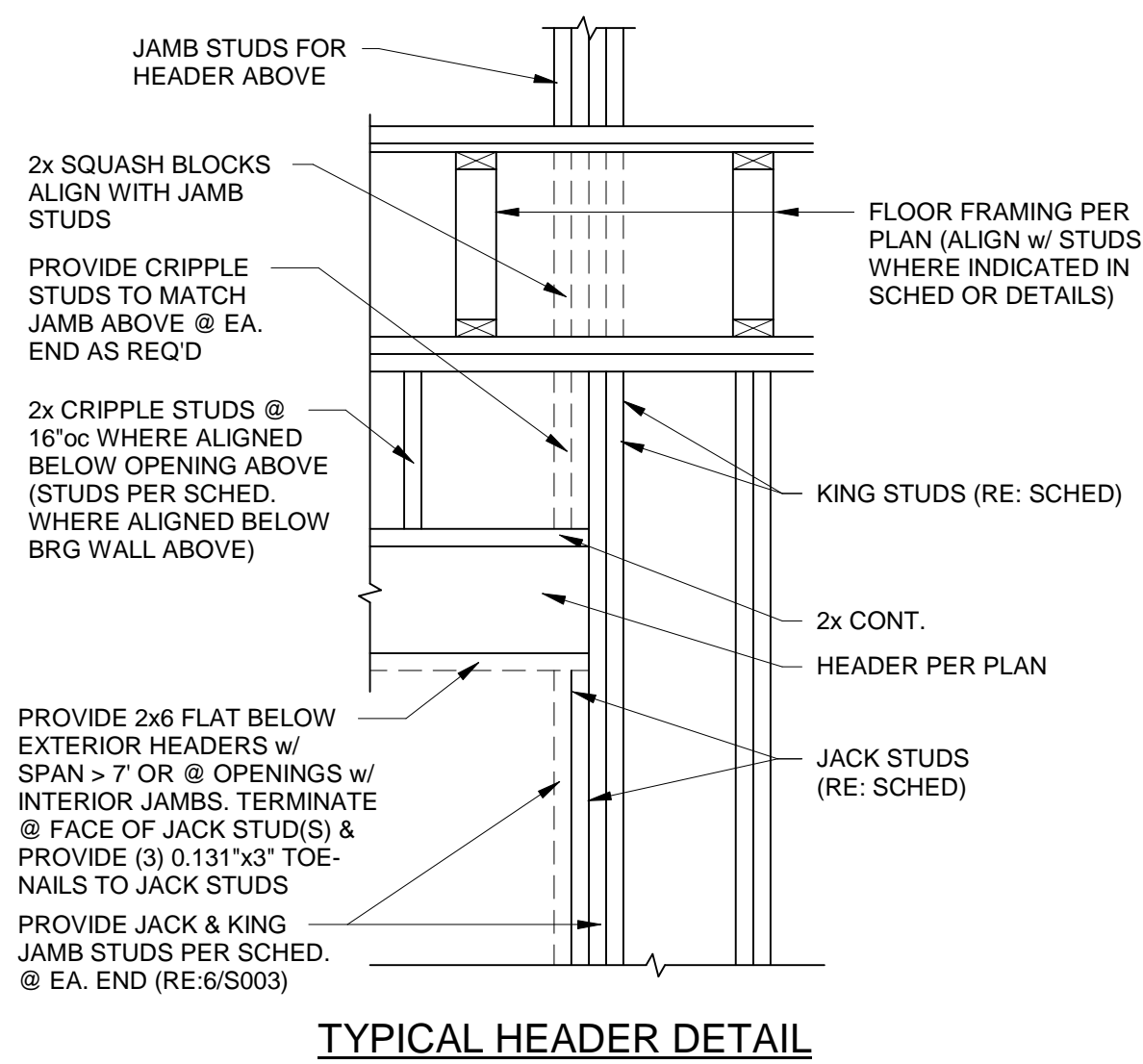


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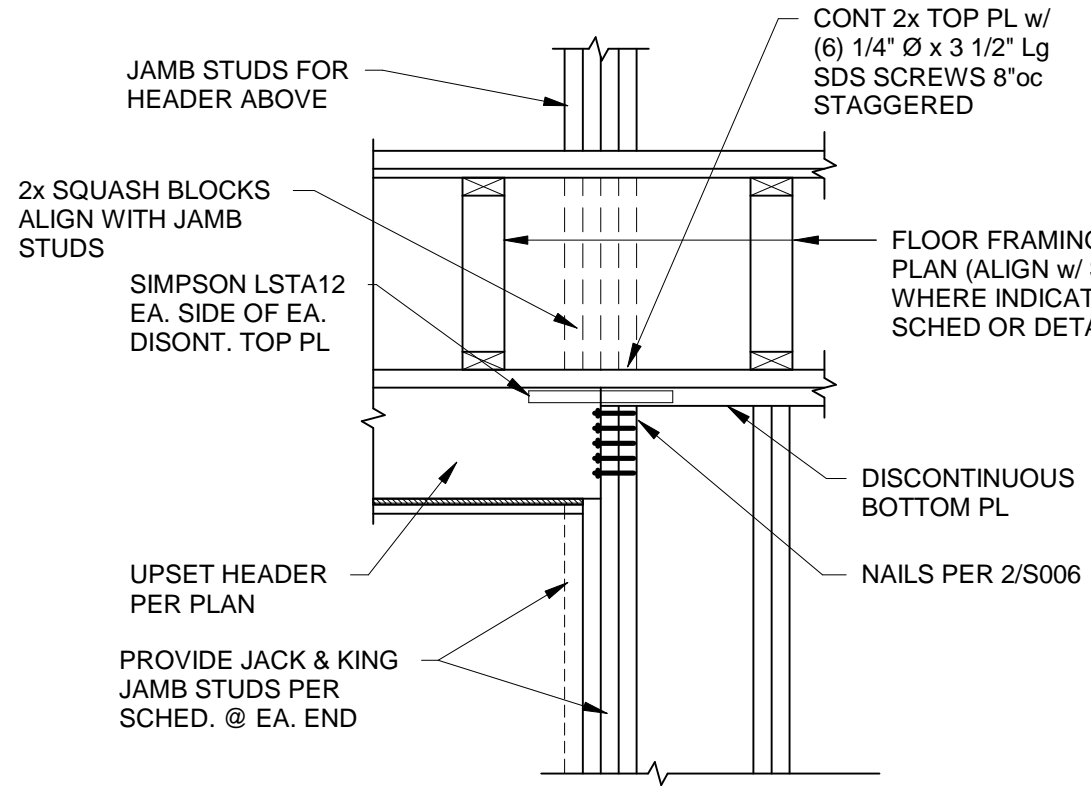
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TYPICAL HEADER DETAIL

1 SECTION

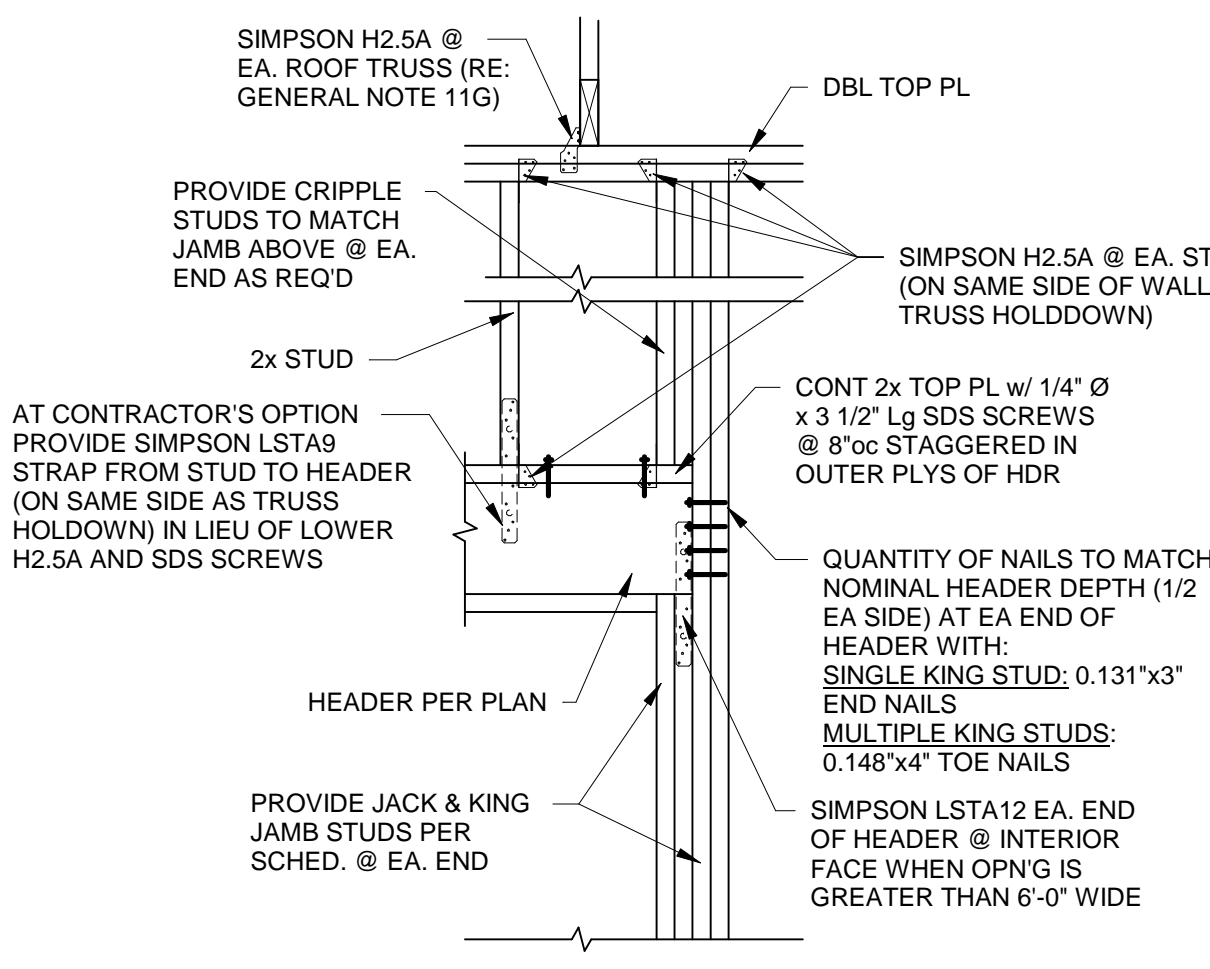
3/4" = 1'-0"



TYPICAL HEADER DETAIL AT DISCONTINUOUS TOP PLATE AT FLOOR

1A SECTION

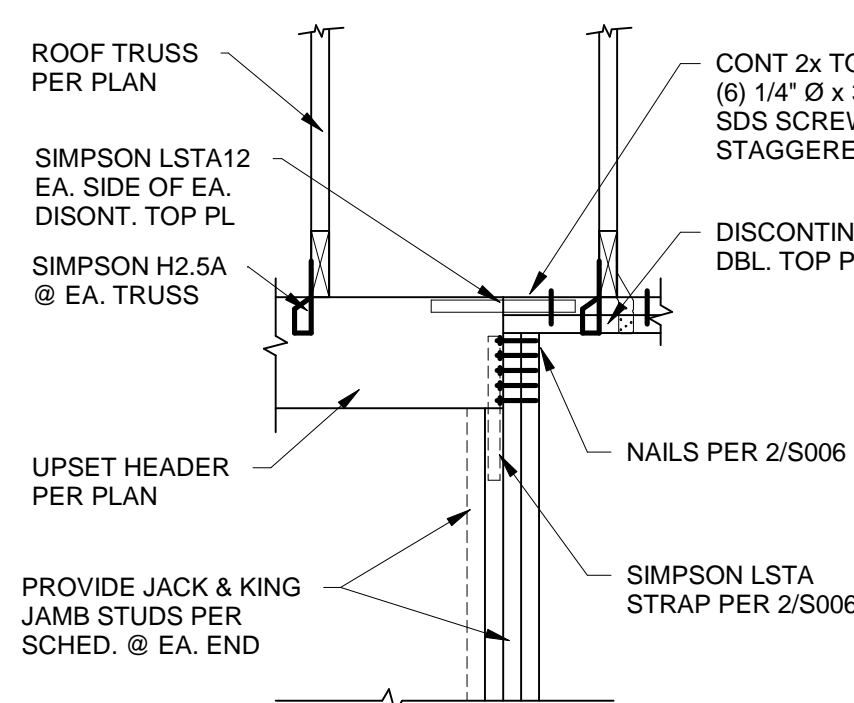
3/4" = 1'-0"



TYPICAL HEADER DETAIL @ ROOF TRUSS BRG LOCATIONS

2 SECTION

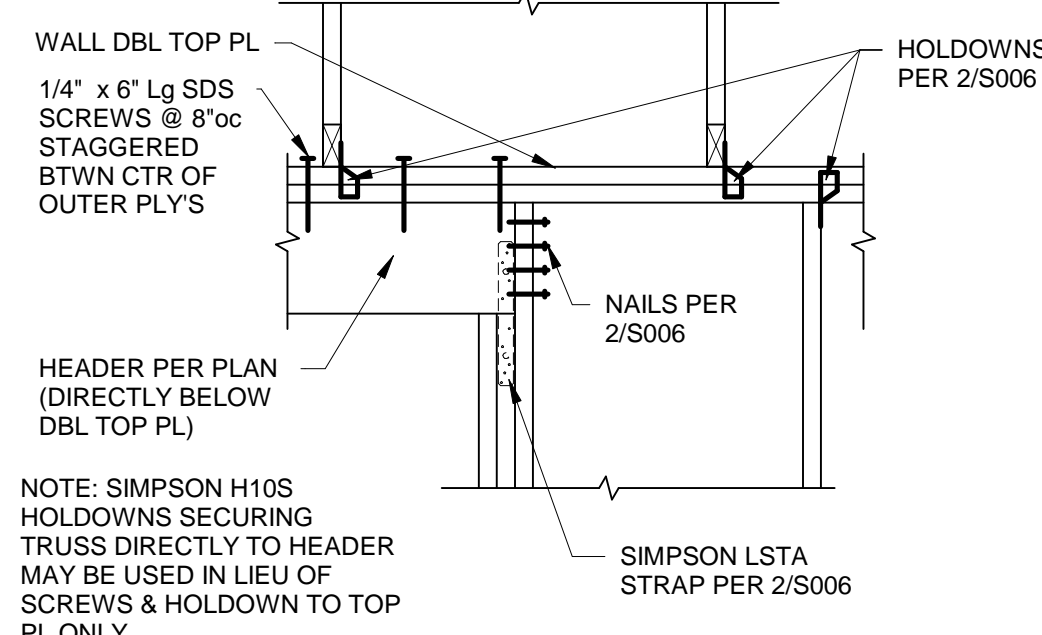
3/4" = 1'-0"



TYPICAL HEADER DETAIL AT DISCONTINUOUS TOP PLATE AT ROOF

3 SECTION

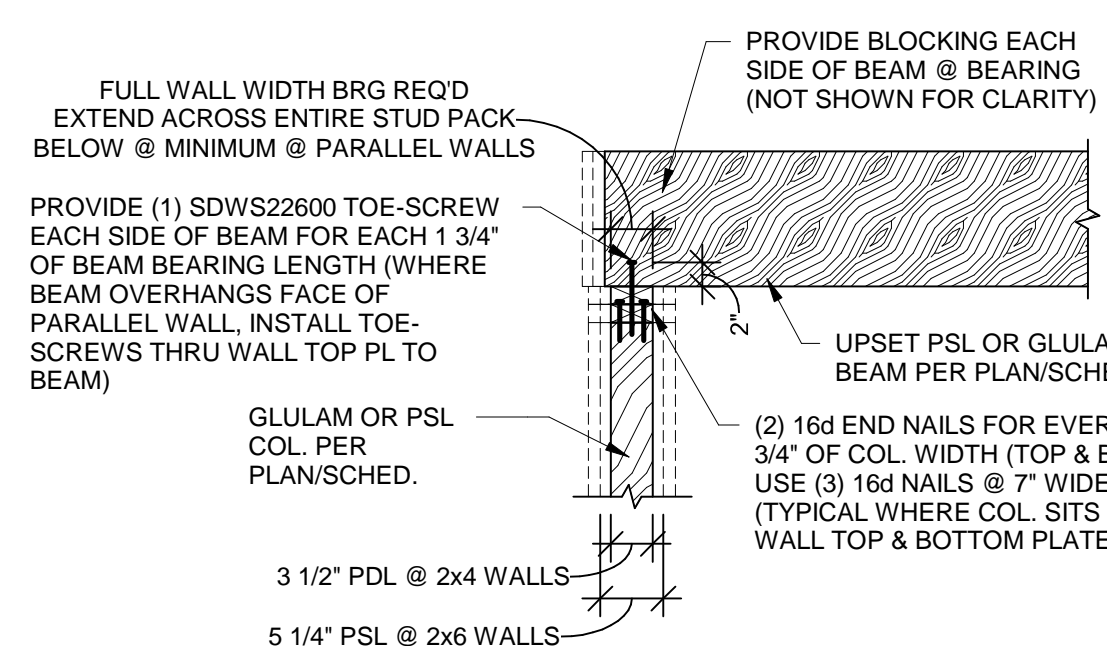
3/4" = 1'-0"



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

4 SECTION

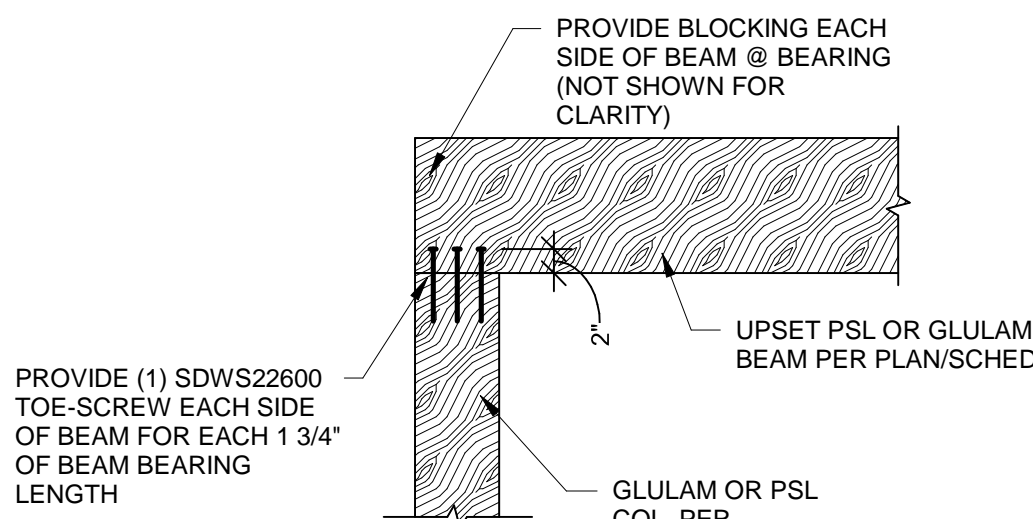
3/4" = 1'-0"



TYPICAL PSL OR GLULAM BEAM AND/OR COLUMN DETAIL

5 SECTION

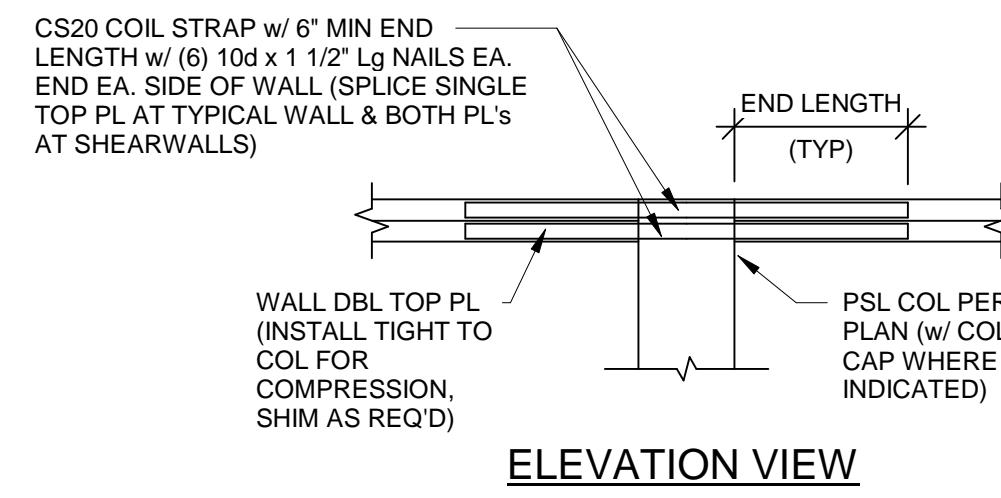
3/4" = 1'-0"



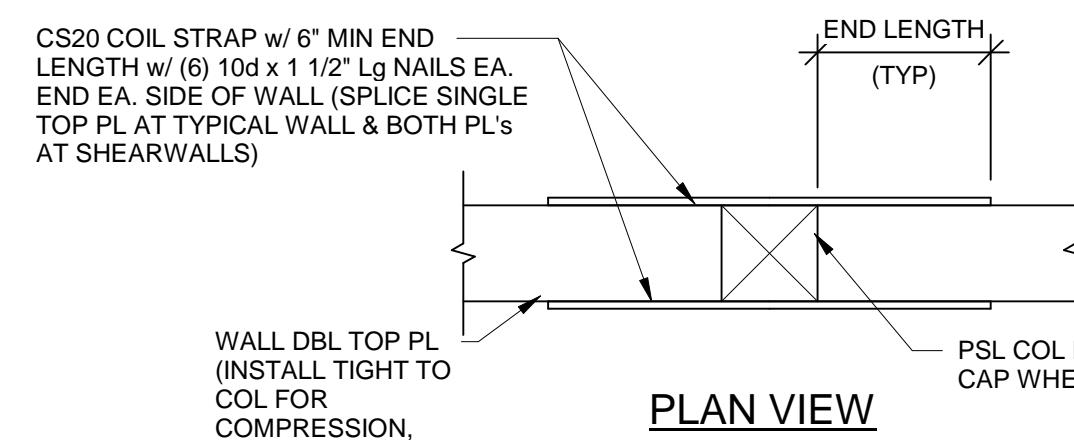
TYPICAL PSL OR GLULAM BEAM BEARING DIRECTLY ON GLULAM OR PSL COLUMN DETAIL

5A SECTION

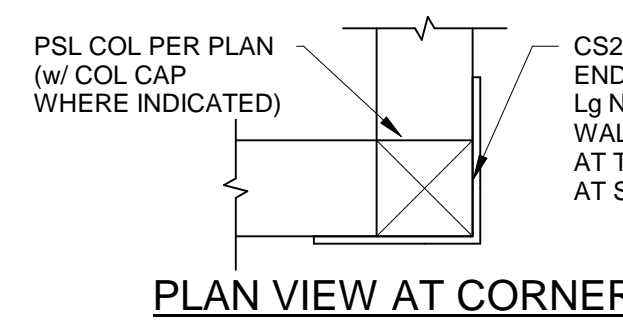
3/4" = 1'-0"



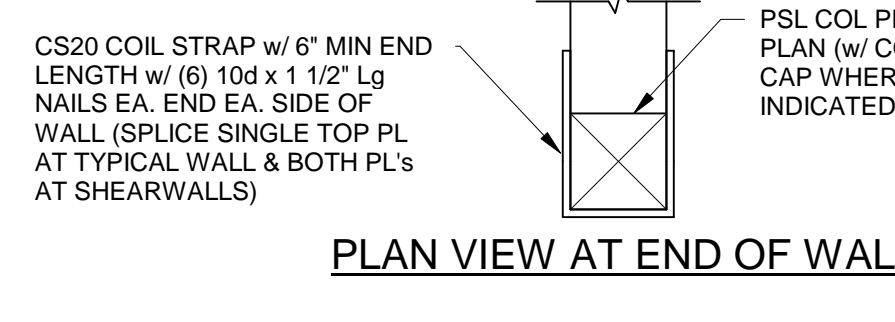
ELEVATION VIEW



PLAN VIEW



PLAN VIEW AT CORNER

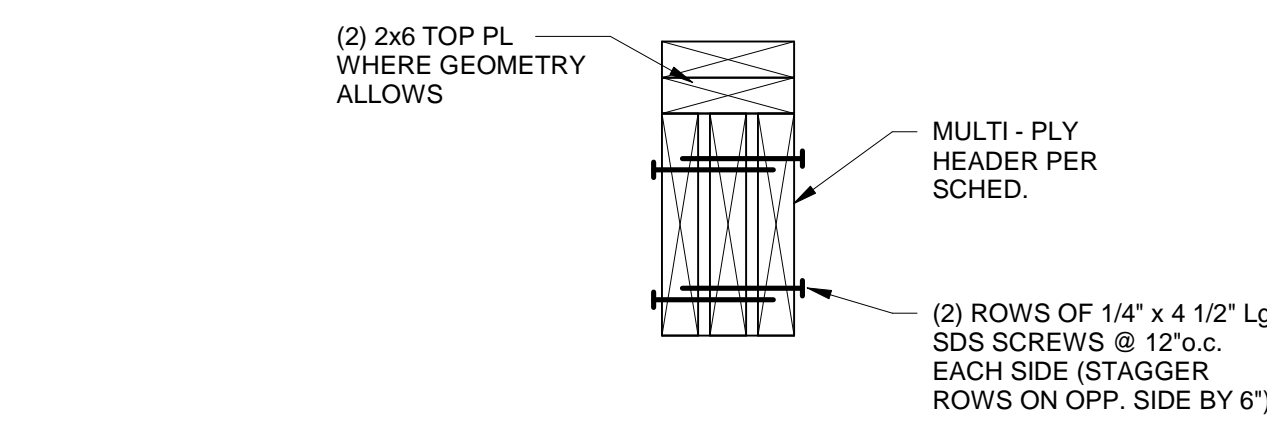


PLAN VIEW AT END OF WALL

TYPICAL STRAPS @ DISCONTINUOUS TOP PL @ COL

6 SECTION

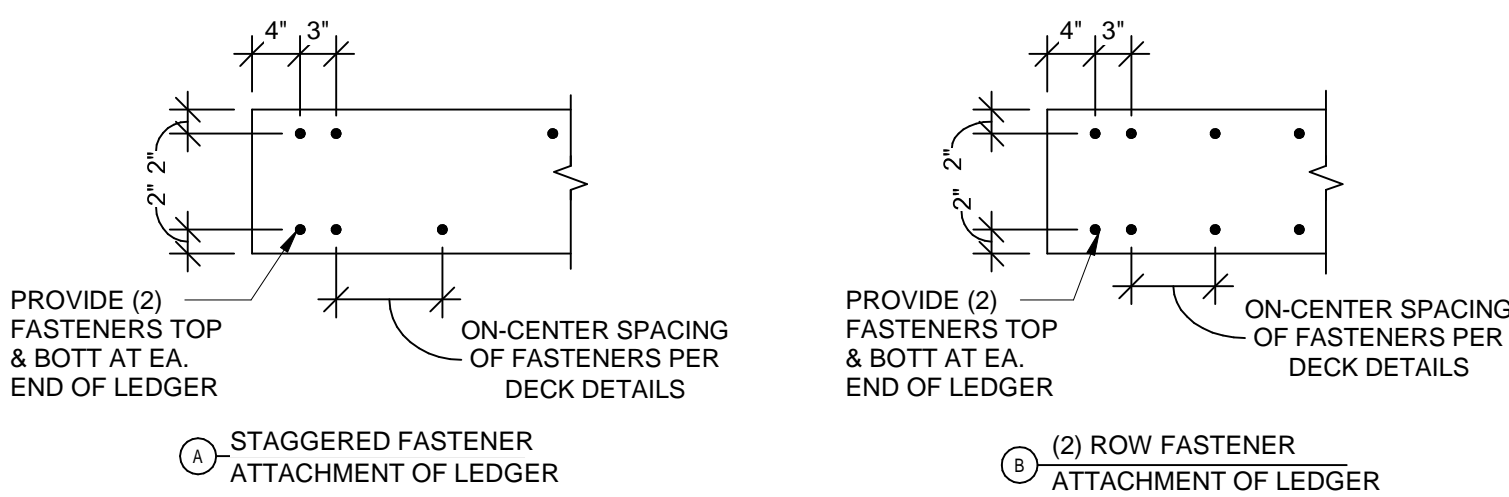
3/4" = 1'-0"



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

7 SECTION

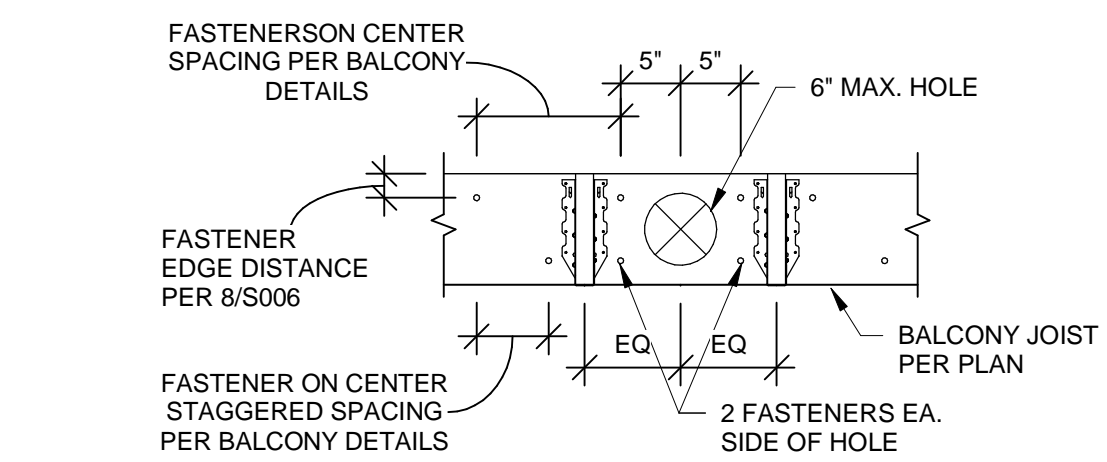
1 1/2" = 1'-0"



TYPICAL LEDGER CONNECTION

8 SECTION

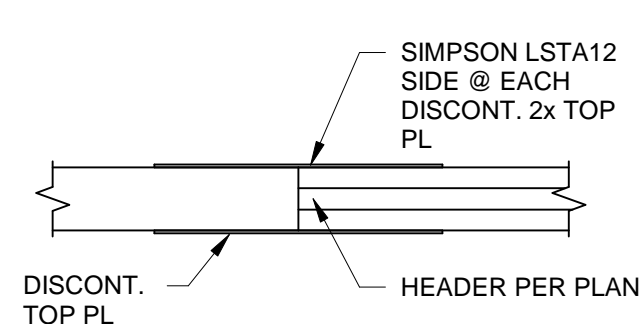
3/4" = 1'-0"



TYPICAL HOLE THRU LEDGER DETAIL

9 SECTION

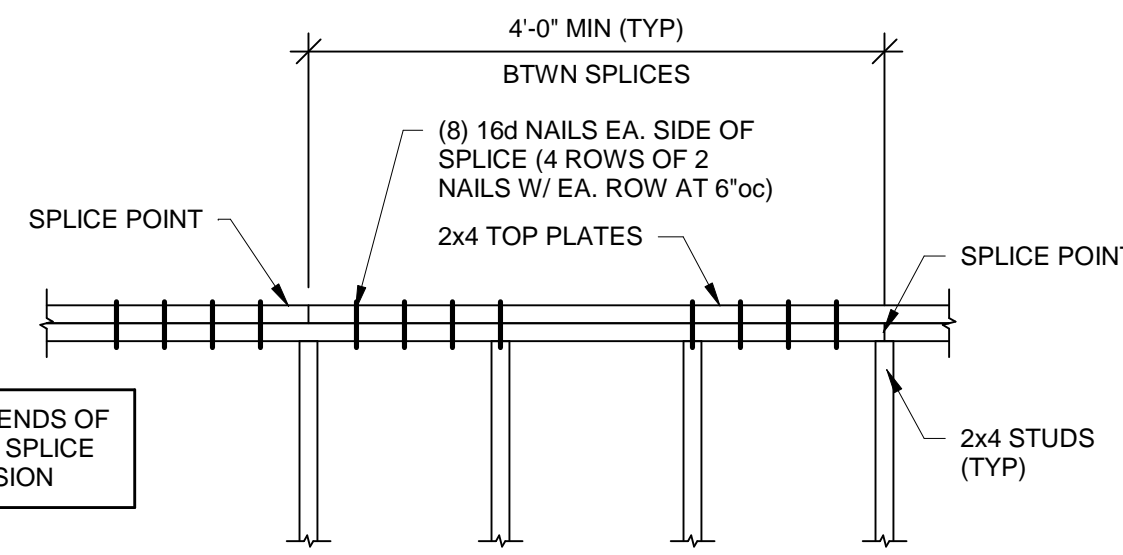
3/4" = 1'-0"



TYPICAL SPLICE AT DISCONTINUOUS TOP PL

10 SECTION

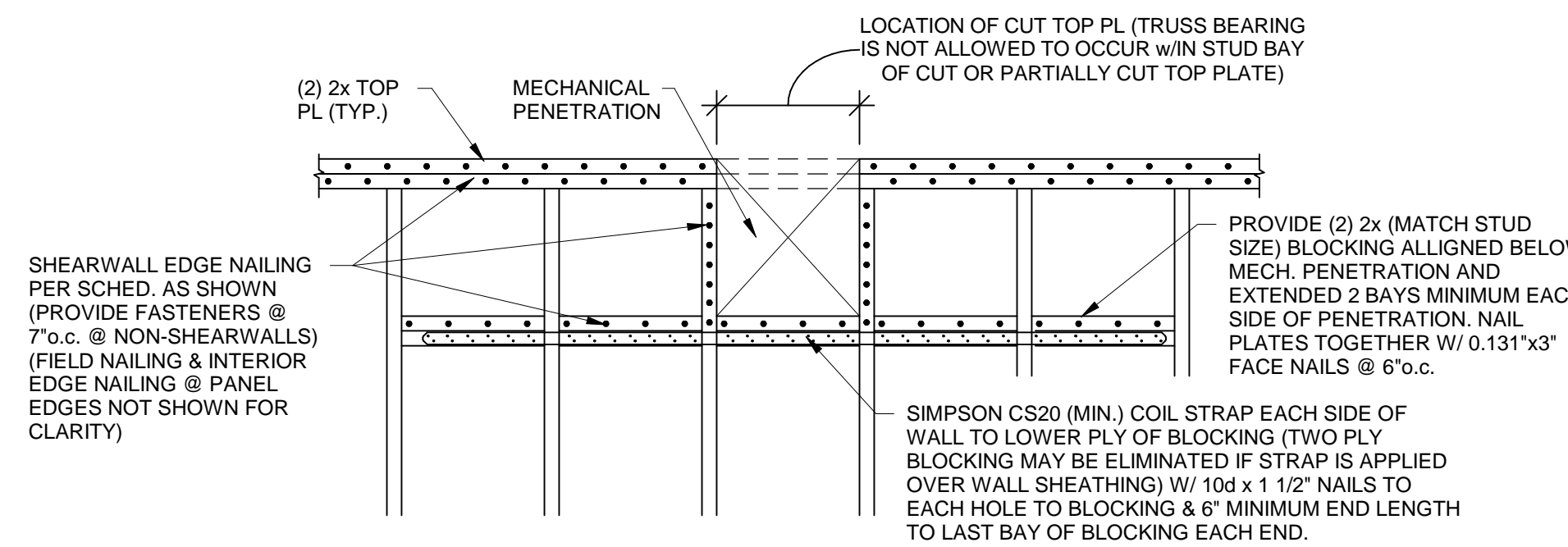
3/4" = 1'-0"



TYPICAL TOP PLATE SPLICE

11 SECTION

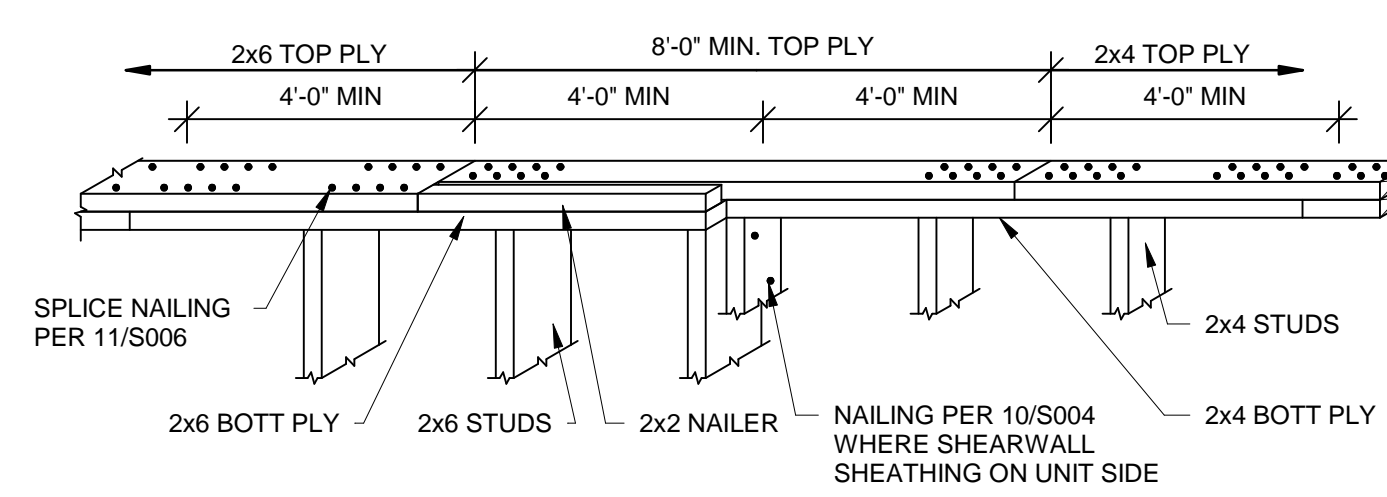
3/4" = 1'-0"



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

11A SECTION

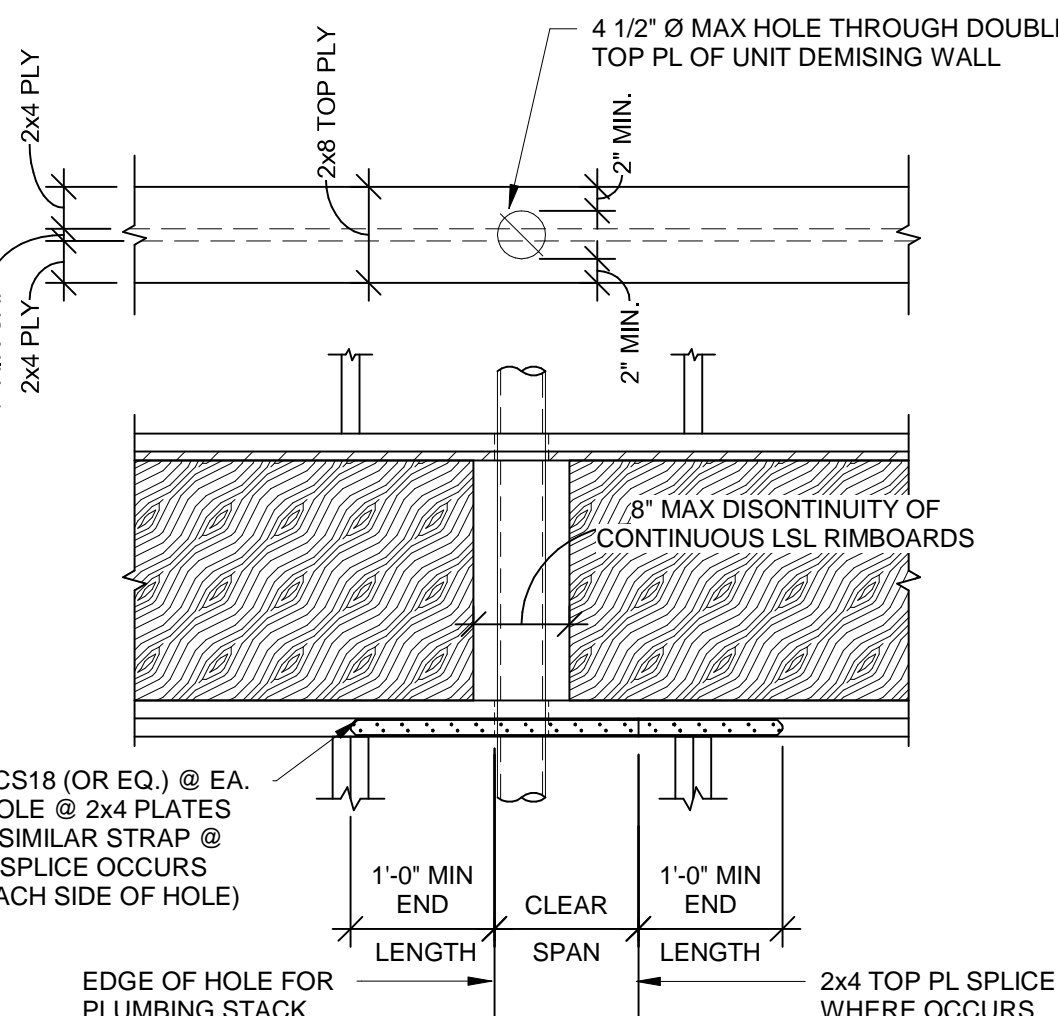
3/4" = 1'-0"



TYPICAL TOP PLATE SPLICE AT WALL SIZE TRANSITION

12 SECTION

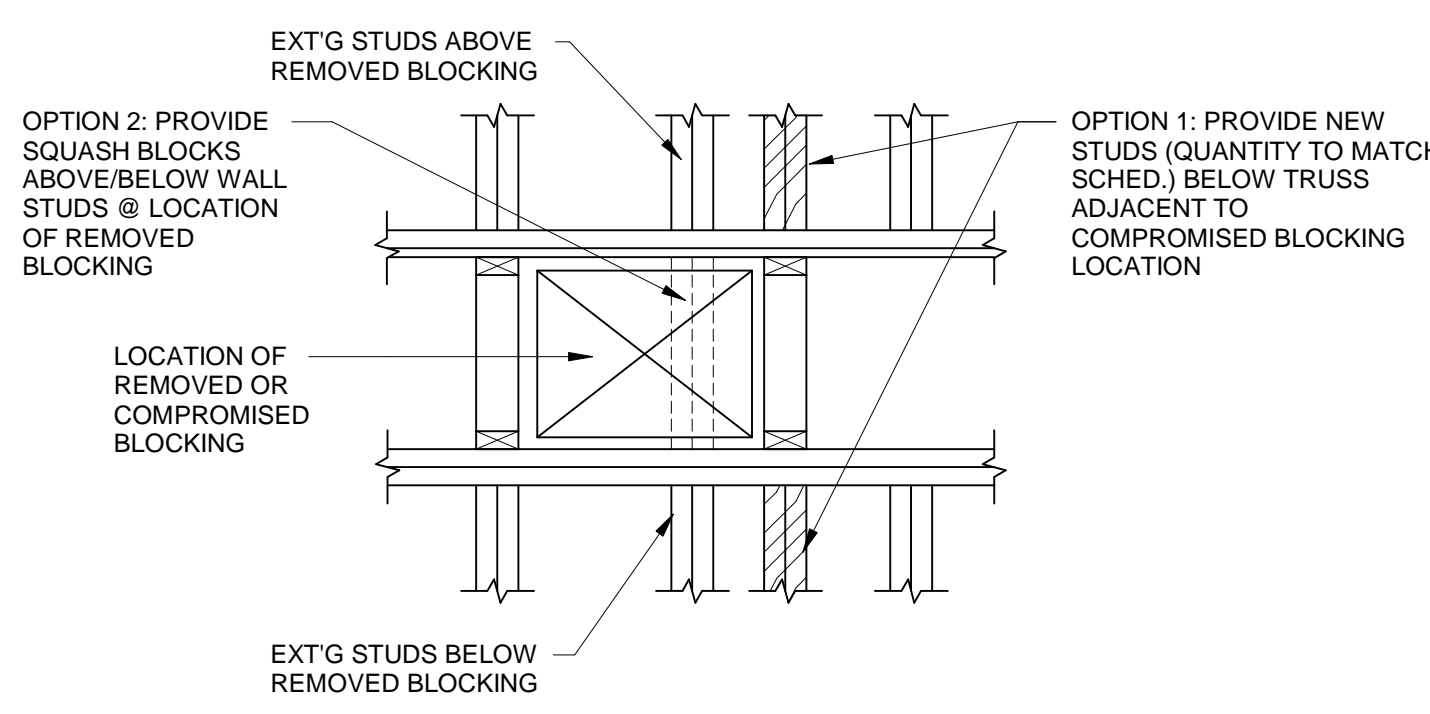
3/4" = 1'-0"



TYPICAL DETAIL AT PLUMBING STACK IN DOUBLE UNIT DEMISING WALLS

13 SECTION

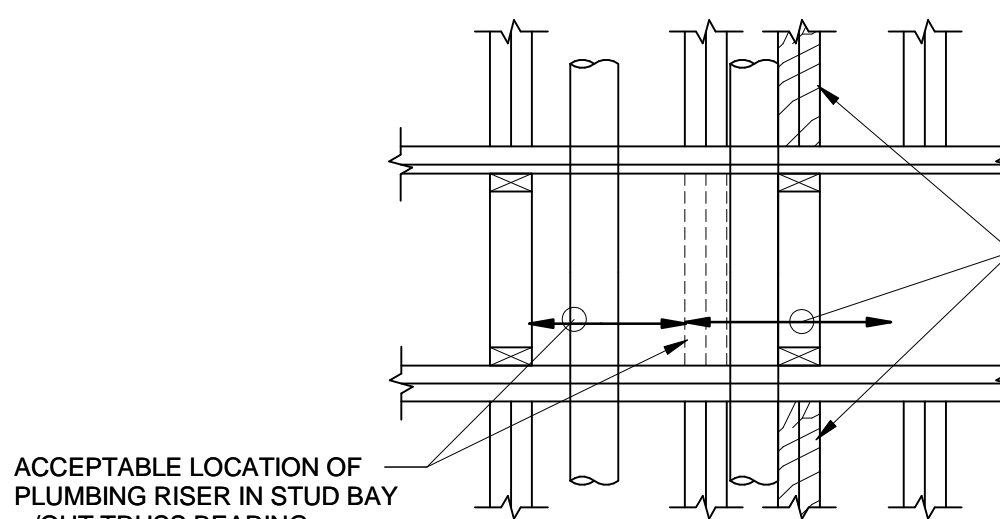
3/4" = 1'-0"



TYPICAL WHERE MECHANICAL DUCT INTERRUPTS LSL

14 SECTION

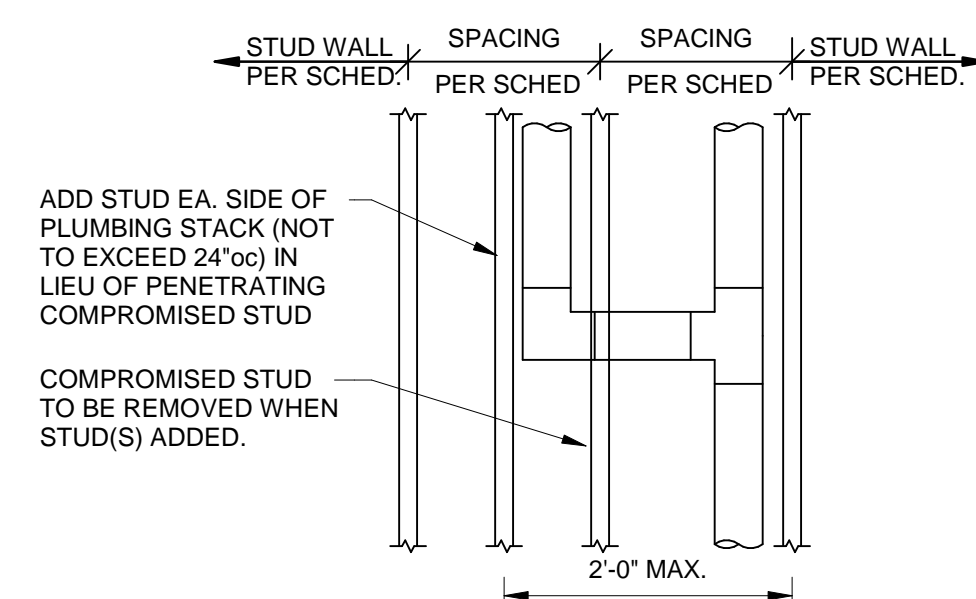
3/4" = 1'-0"



TYPICAL WHERE PLUMBING INTERRUPTS TOP PL

15 SECTION

3/4" = 1'-0"



TYPICAL WHERE PLUMBING STACK HAS HORIZONTAL JOG

16 SECTION

3/4" = 1'-0"



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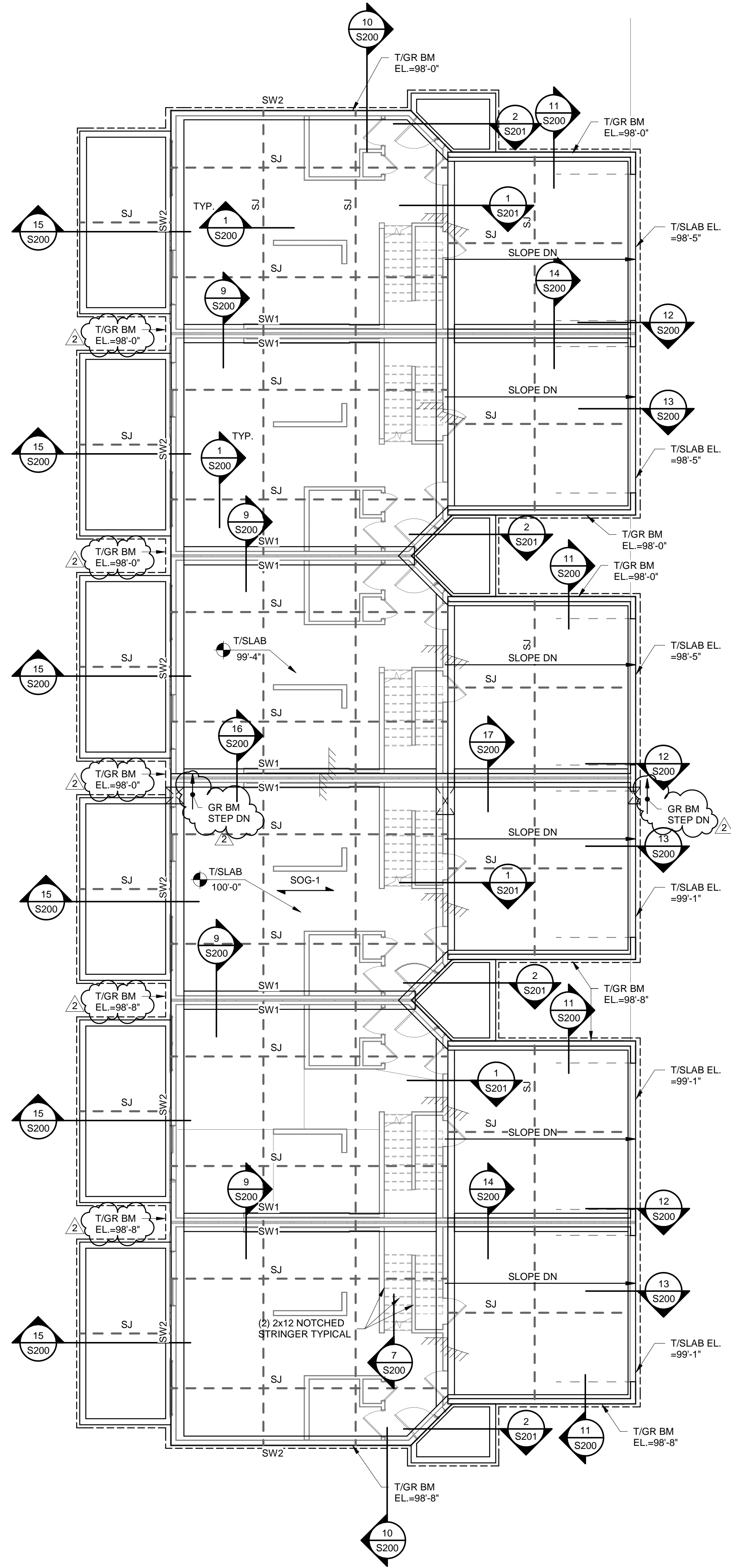
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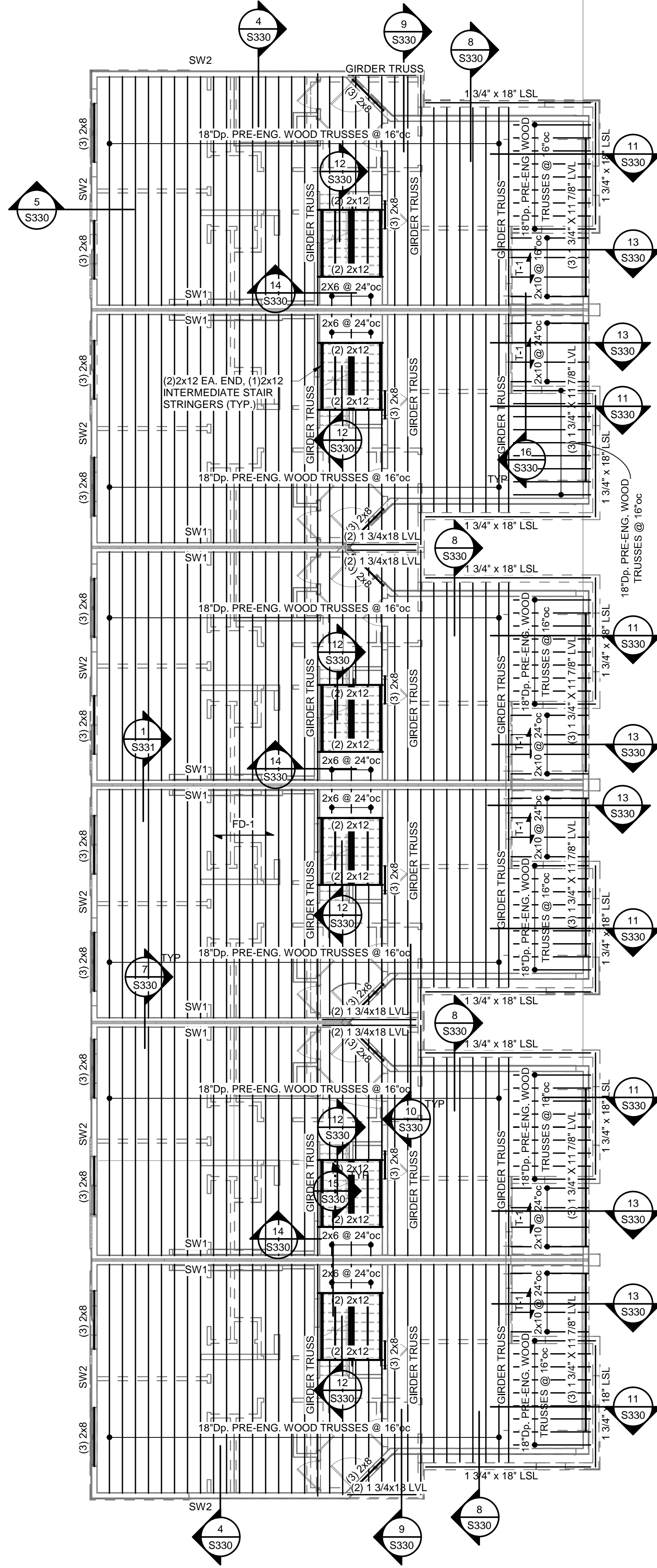
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S005

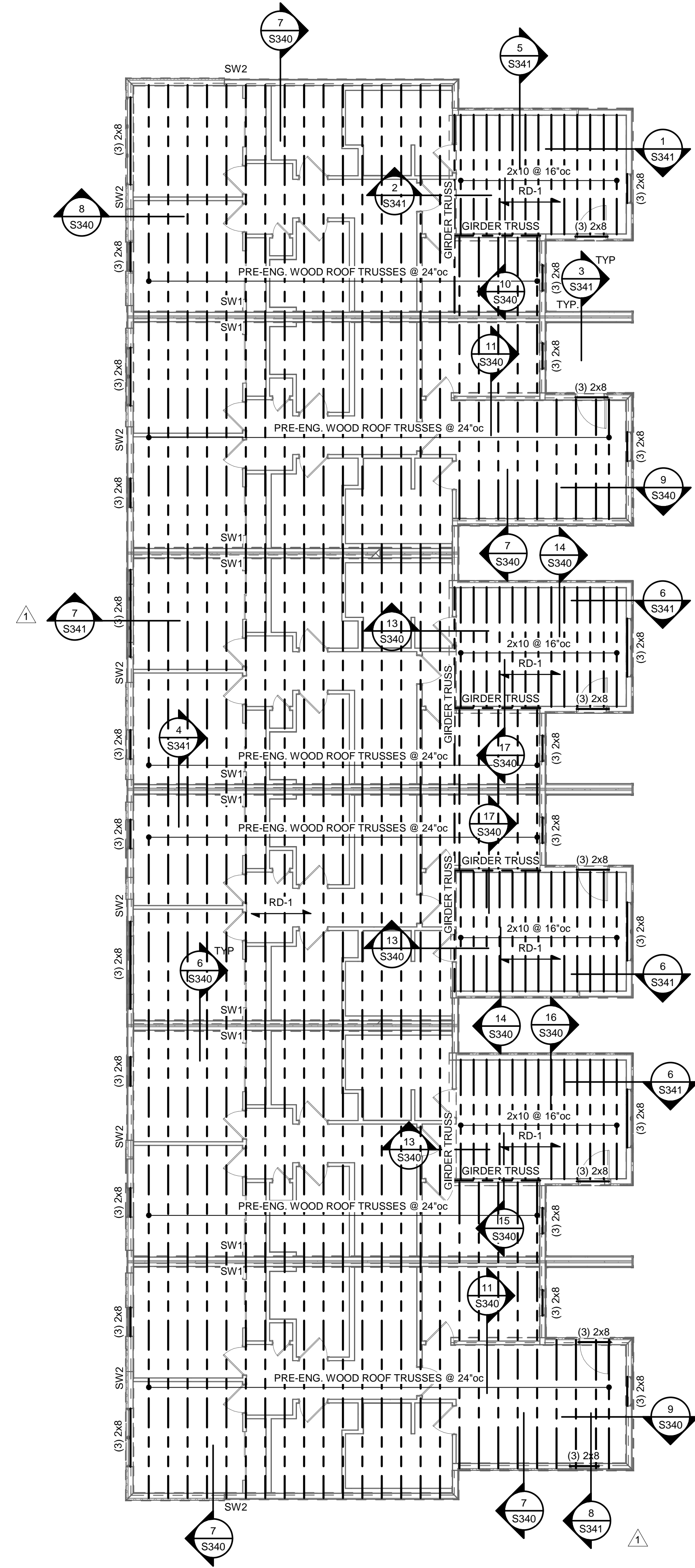
TYPICAL WOOD DETAILS




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



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



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



TRi ARCHITECTS

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RELEASED FOR CONSTRUCTION
As Noted on Plans Review

Development Services Department
Lee's Summit, Missouri
02/18/2022

ARCHITECT: TRi ARCHITECTS

STRUCTURAL ENGINEER: BOB D CAMPBELL & COMPANY

CIVIL ENGINEER: SM ENGINEERING

GENERAL CONTRACTOR: LATIMER SOMMERS & ASSOCIATES

MECHANICAL ENGINEER: LATIMER SOMMERS & ASSOCIATES

PLUMBING ENGINEER: LATIMER SOMMERS & ASSOCIATES

ELECTRICAL ENGINEER: LATIMER SOMMERS & ASSOCIATES

Vanguard Villas

Lee's Summit, Missouri

DATE: 9.2.21

REVISIONS:

NO.	DESCRIPTION	DATE
1	PERMIT COMMENTS	9.24.2021
2	ADDENDUM 1	11.12.2021

DWG BY: CB

TRi PROJECT NO.: 20-078

SHEET NO.: **S101**
GROUP 1 PLANS



ARCHITECT: TRJ ARCHITECTS
STRUCTURAL ENGINEER: BOB D CAMPBELL & COMPANY
CIVIL ENGINEER: SM ENGINEERING
GENERAL CONTRACTOR: LATIMER SOMMERS & ASSOCIATES
MECHANICAL ENGINEER: LATIMER SOMMERS & ASSOCIATES
PLUMBING ENGINEER: LATIMER SOMMERS & ASSOCIATES
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1 PERMIT COMMENTS 9.24.2021
2 ADDENDUM 1 11.12.2021

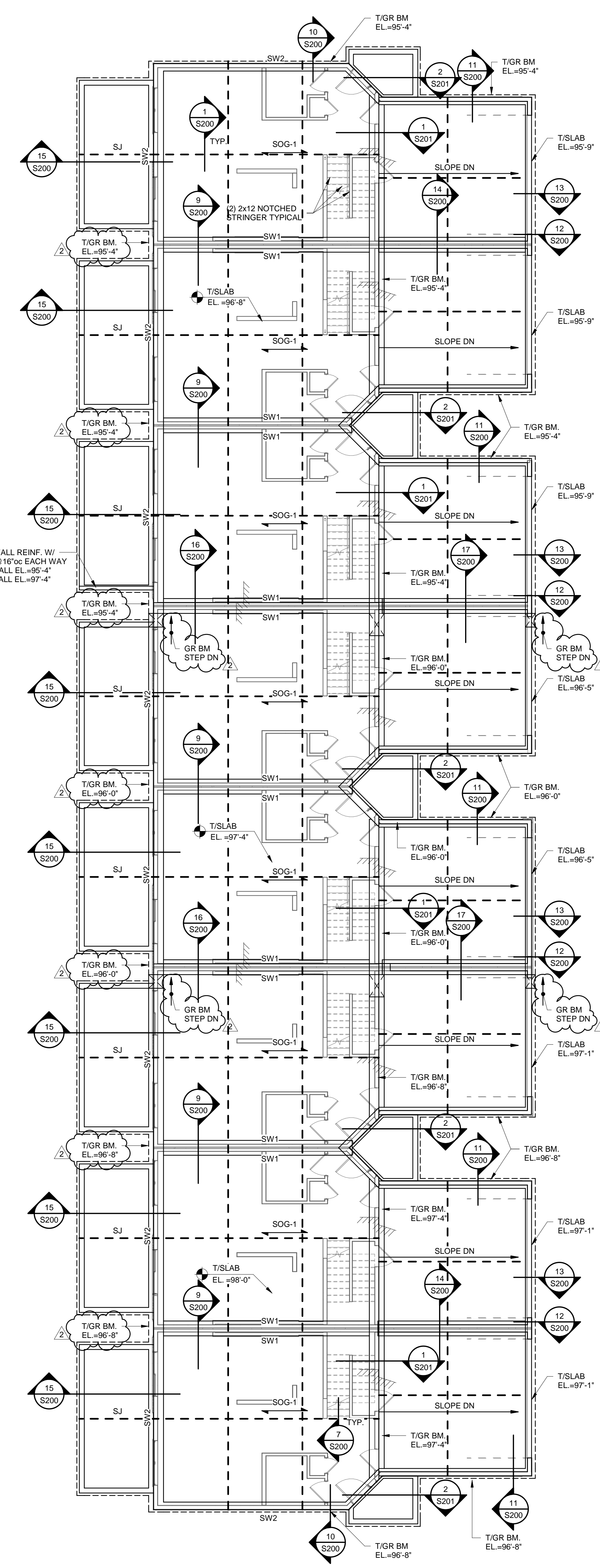
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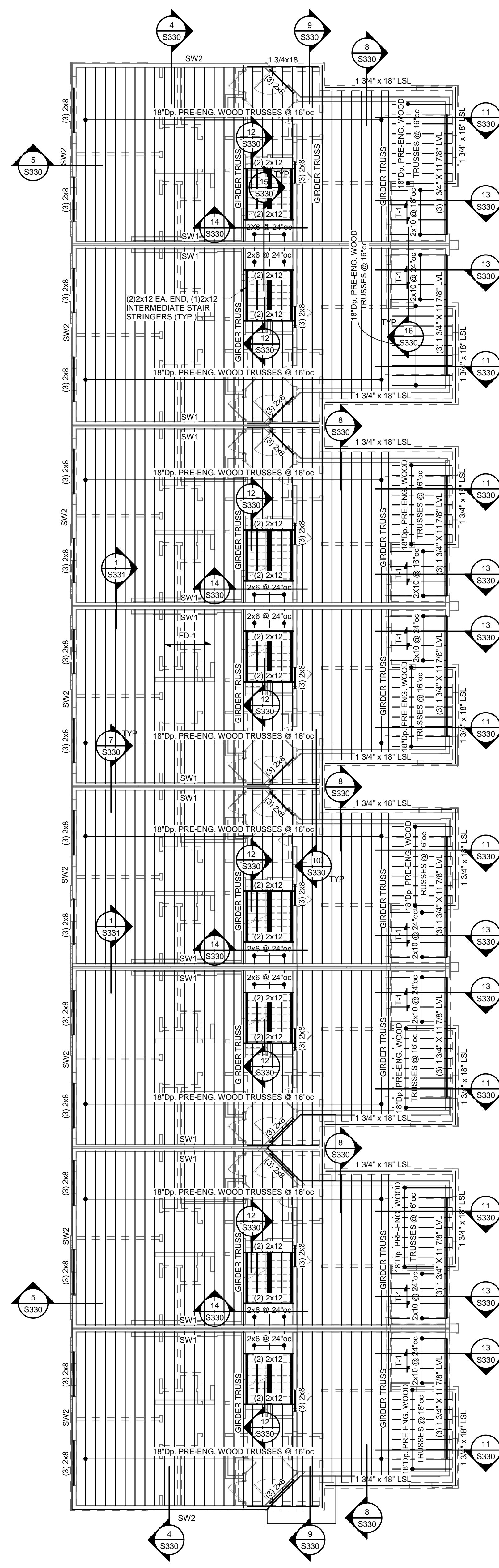
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S102

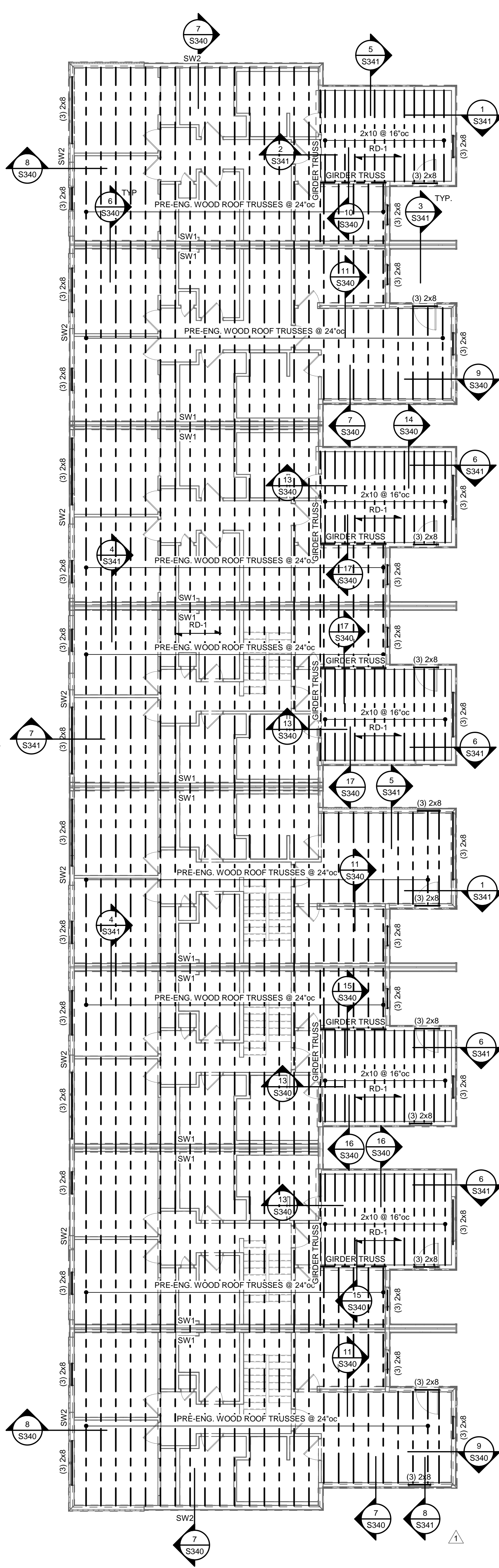
GROUP 2 PLANS



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



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



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



Lee's Summit, Missouri



DATE: 9.2.21

REVISIONS

1 PERMIT COMMENTS 9/24/2023

1	PERMIT COMMENTS	9.24.202
2	ADDENDUM 1	11.12.202

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TR,i PROJECT NO. 20-078

SHEET NO. _____

SHEET NO. **0100**

\$103

0105

GROUP 3 PLANS



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STRUCTURAL ENGINEER
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MECHANICAL ENGINEER
PLUMBING ENGINEER
ELECTRICAL ENGINEER

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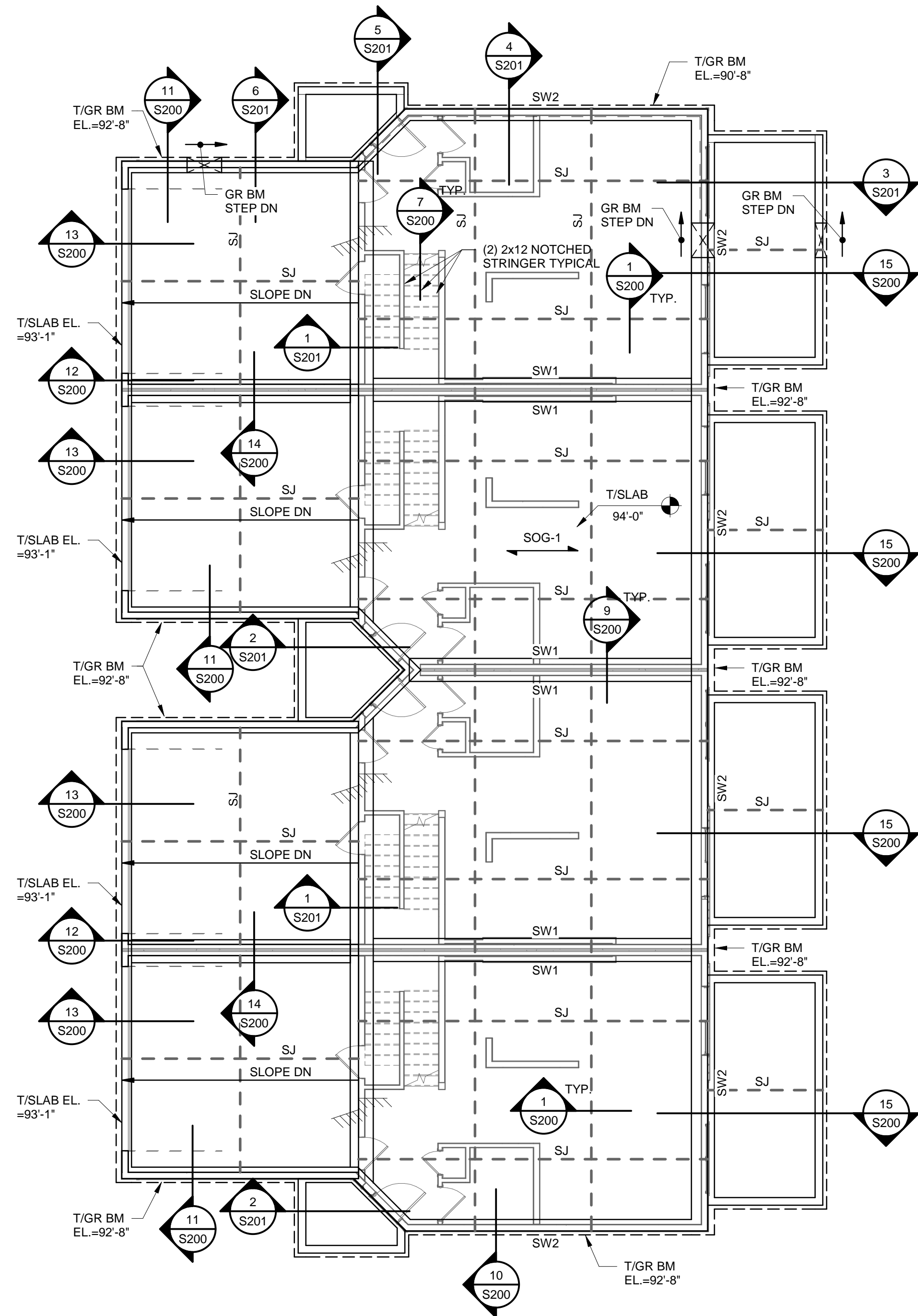
2 ADDENDUM 1 11.12.2021

DWG BY Author

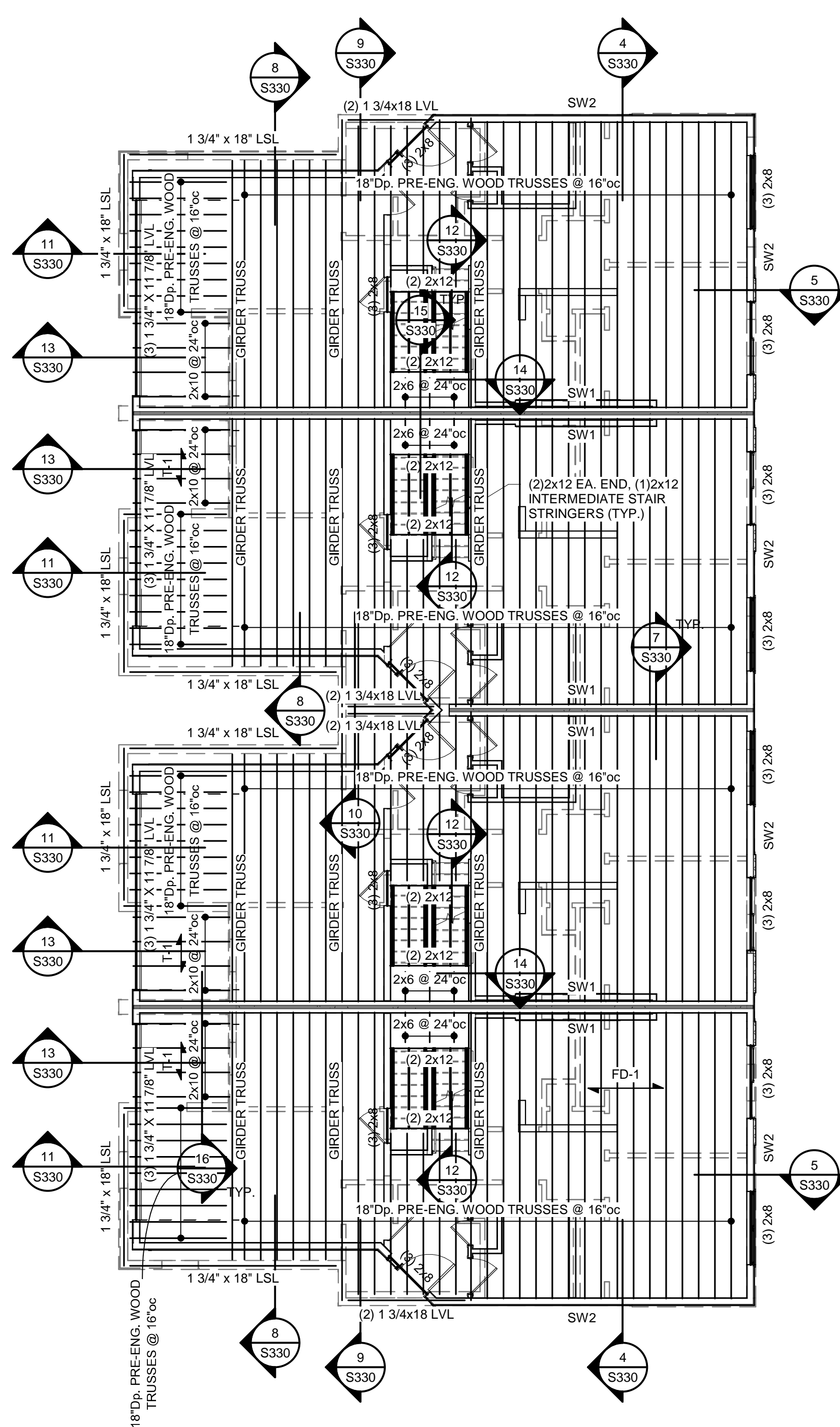
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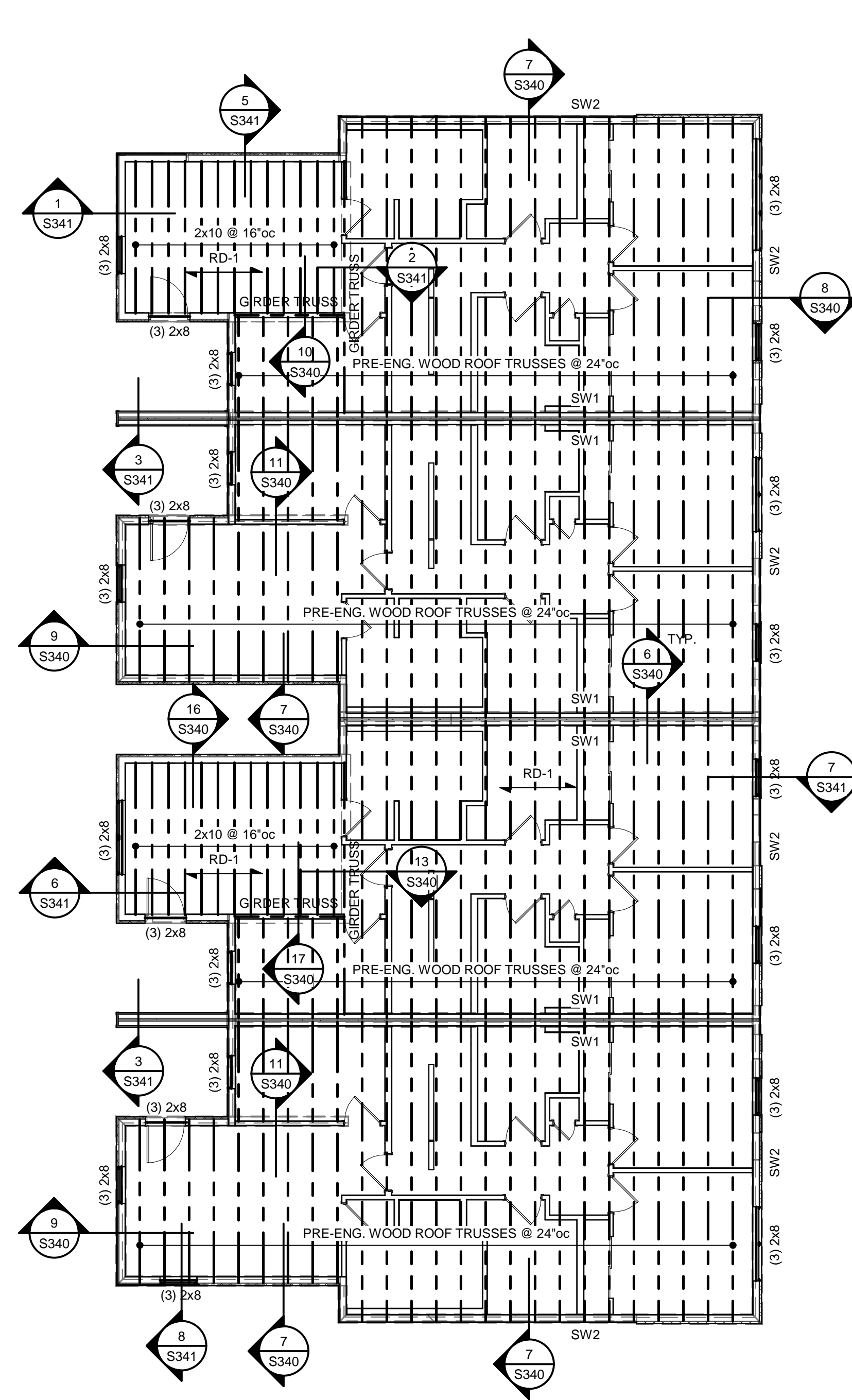
S104
GROUP 4 PLANS



1 GROUP 4 - FOUNDATION PLAN
1/8" = 1'-0"



2 GROUP 4 - SECOND FLOOR FRAMING PLAN
1/8" = 1'-0"



3 GROUP 4 - ROOF FRAMING PLAN
1/8" = 1'-0"

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SM ENGINEERING
GENERAL CONTRACTOR
LATIMER SOMMERS &
ASSOCIATES
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ASSOCIATES
LATIMER SOMMERS &
ASSOCIATES

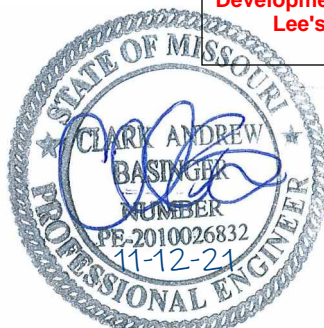


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STRUCTURAL ENGINEER
CIVIL ENGINEER
GENERAL CONTRACTOR
MECHANICAL ENGINEER
PLUMBING ENGINEER
ELECTRICAL ENGINEER

TRJ ARCHITECTS
BOB D CAMPBELL & COMPANY
SM ENGINEERING
GENERAL CONTRACTOR
LATIMER SOMMERS &
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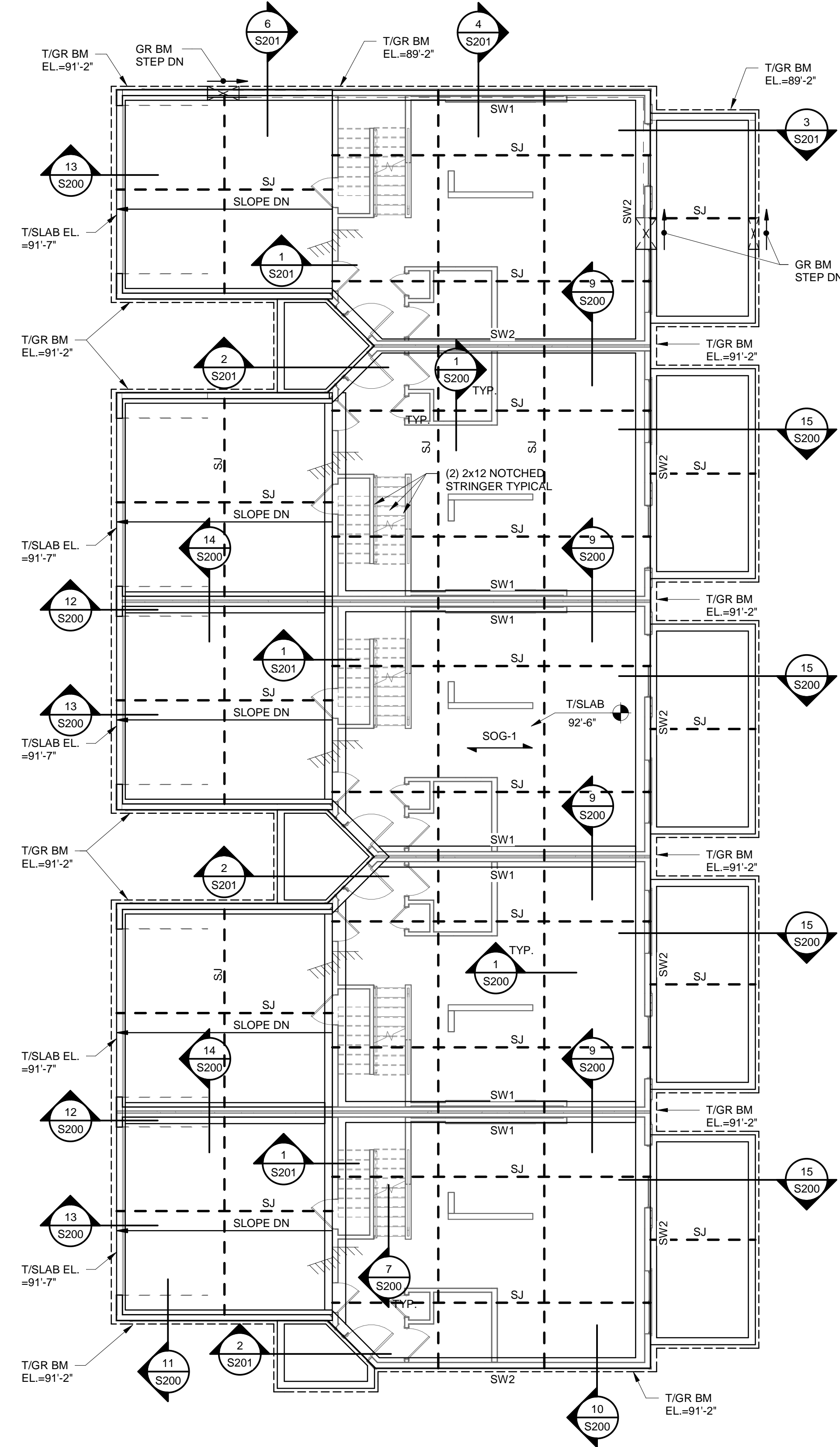
2 ADDENDUM 1 11.12.2021

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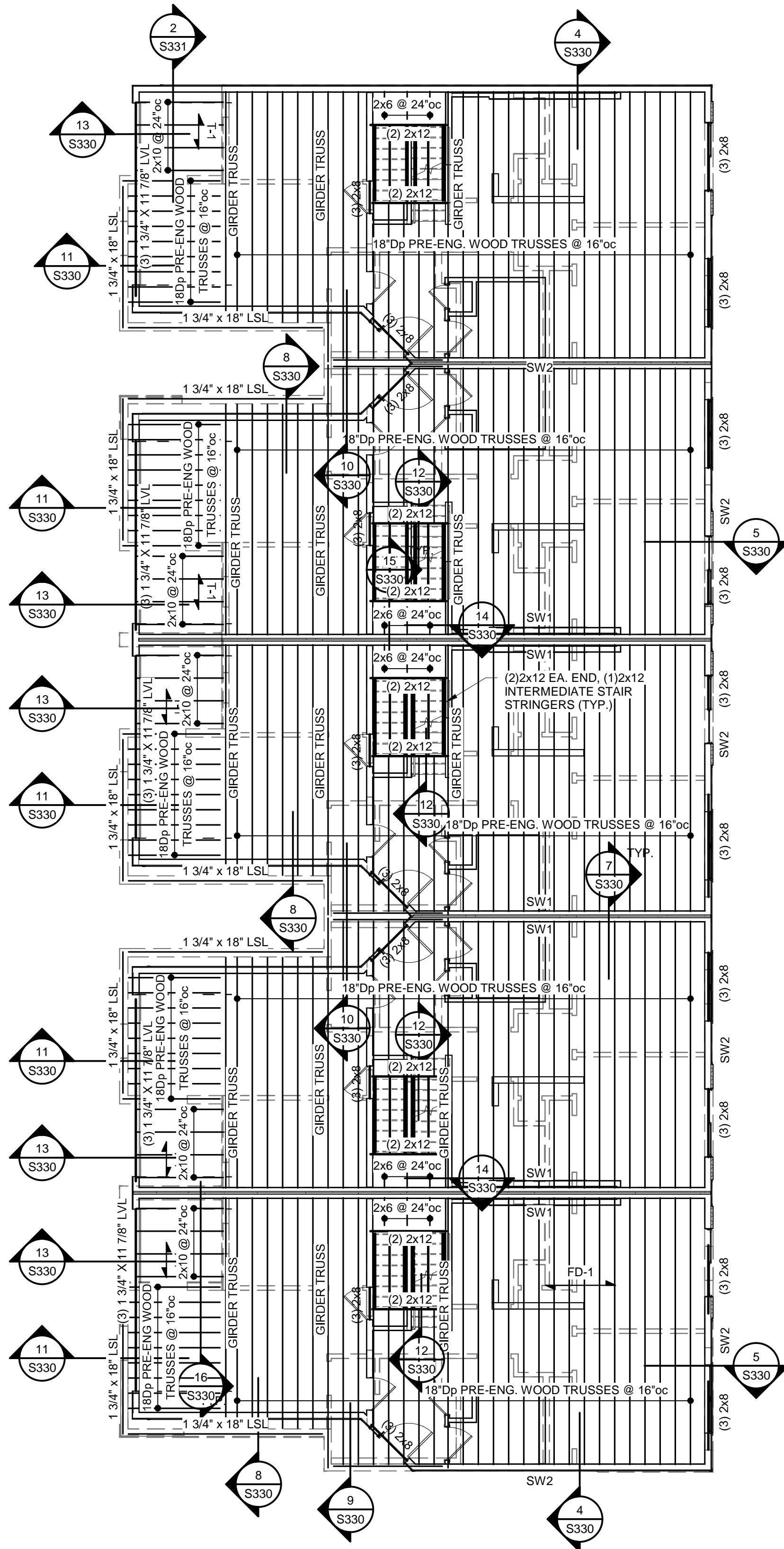
TRJ PROJECT NO. 20-078

SHEET NO.

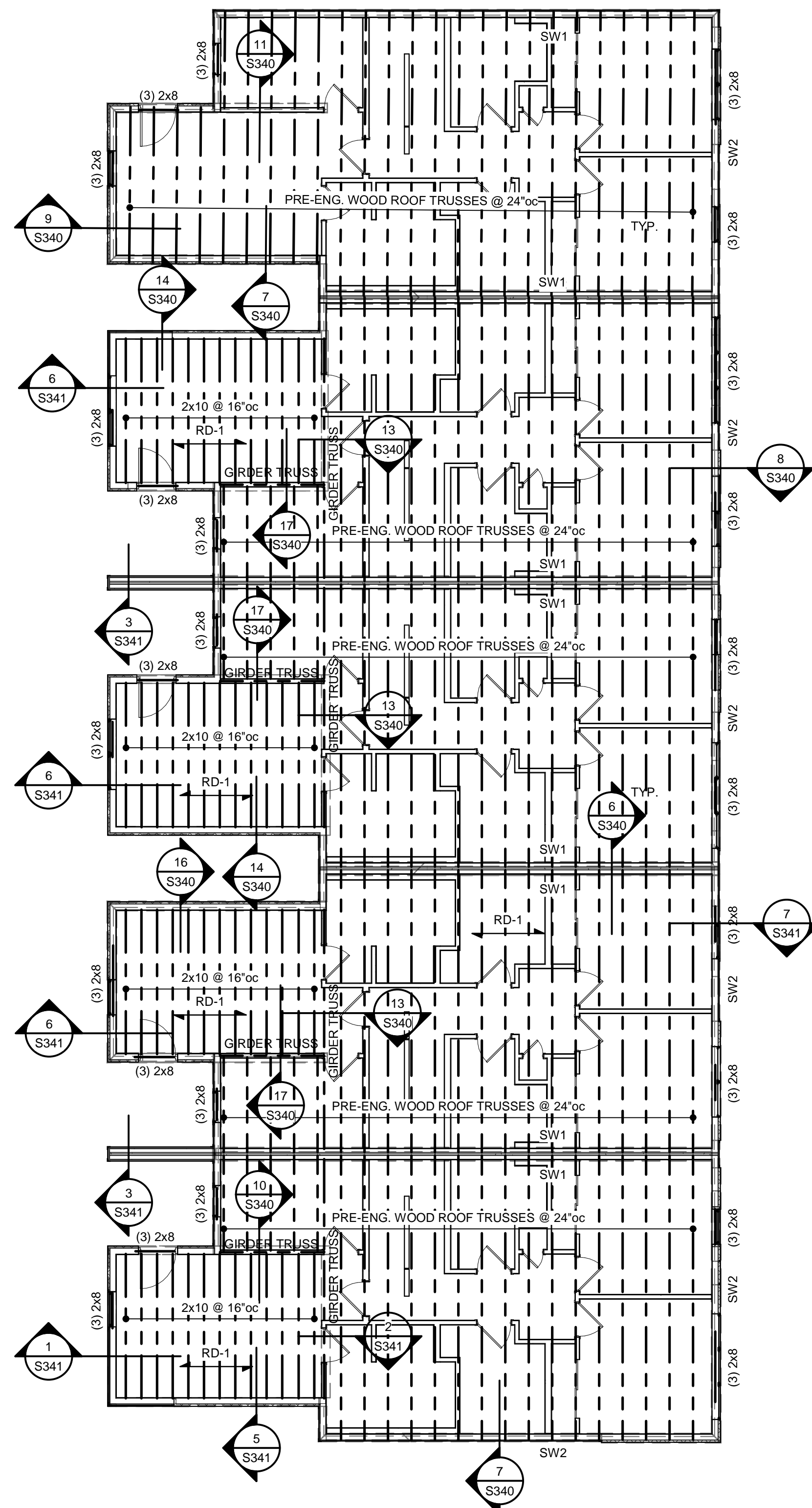
S106
GROUP 6 PLANS



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



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



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



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2 ADDENDUM 1 11.12.202

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\$107

GROUP 7 PLANS



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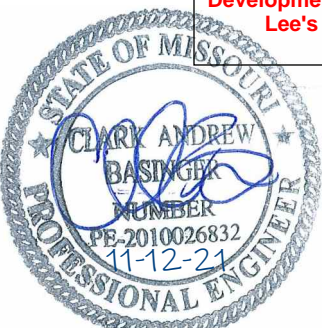
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\$108

GROUP 8 PLANS





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



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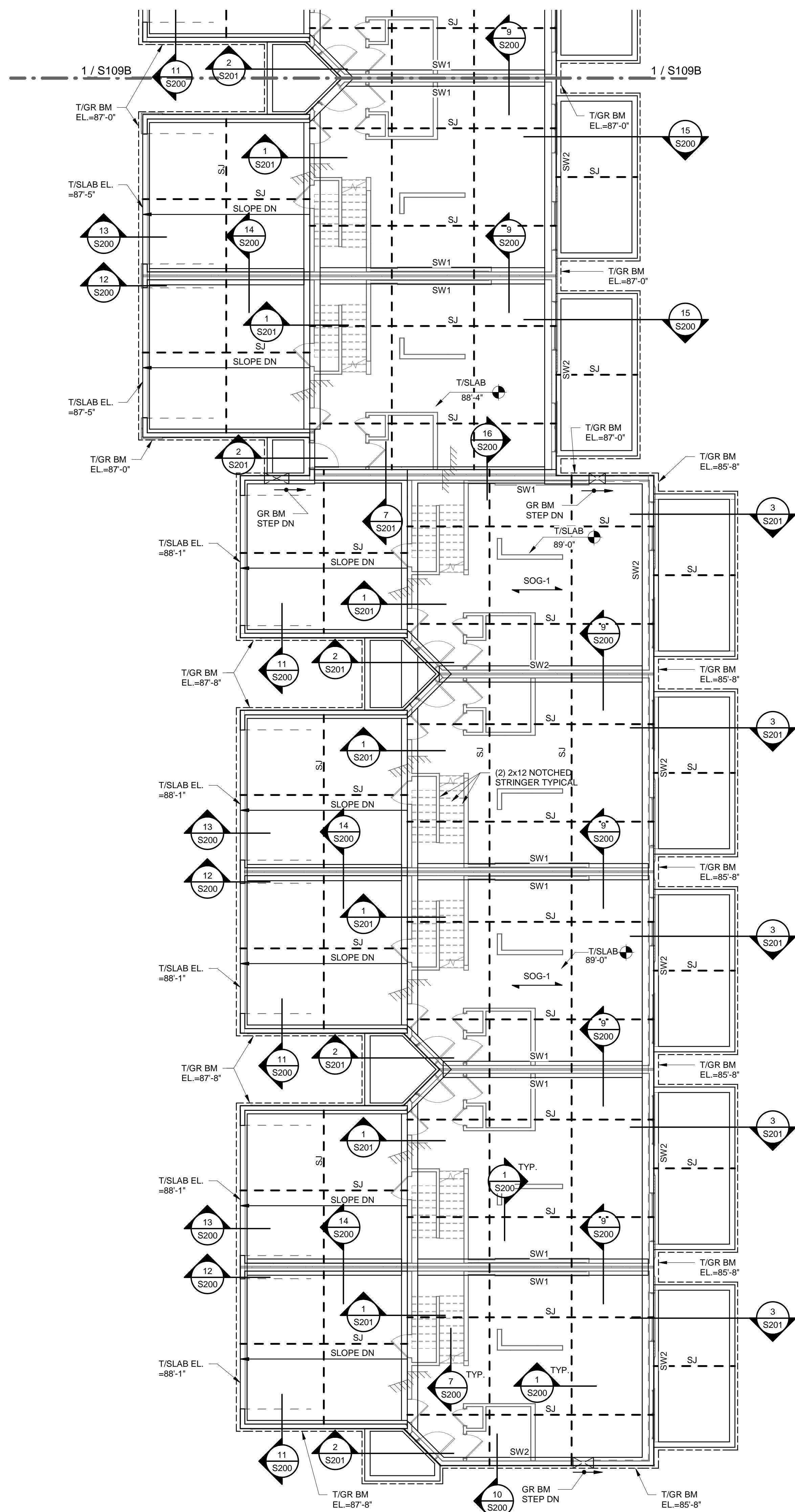
2 ADDENDUM 1 11.12.2021

DWG BY Author

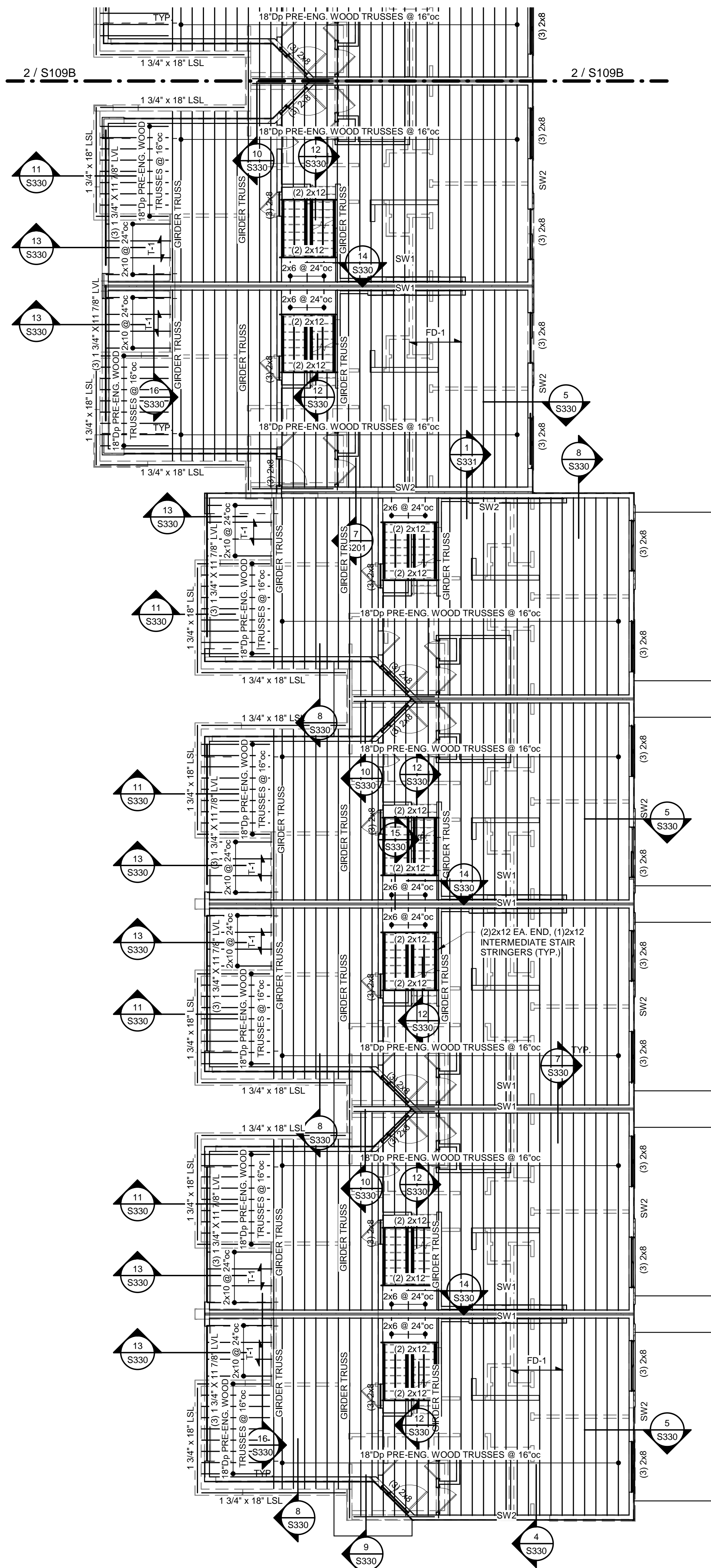
TRJ PROJECT NO. 20-078

SHEET NO.

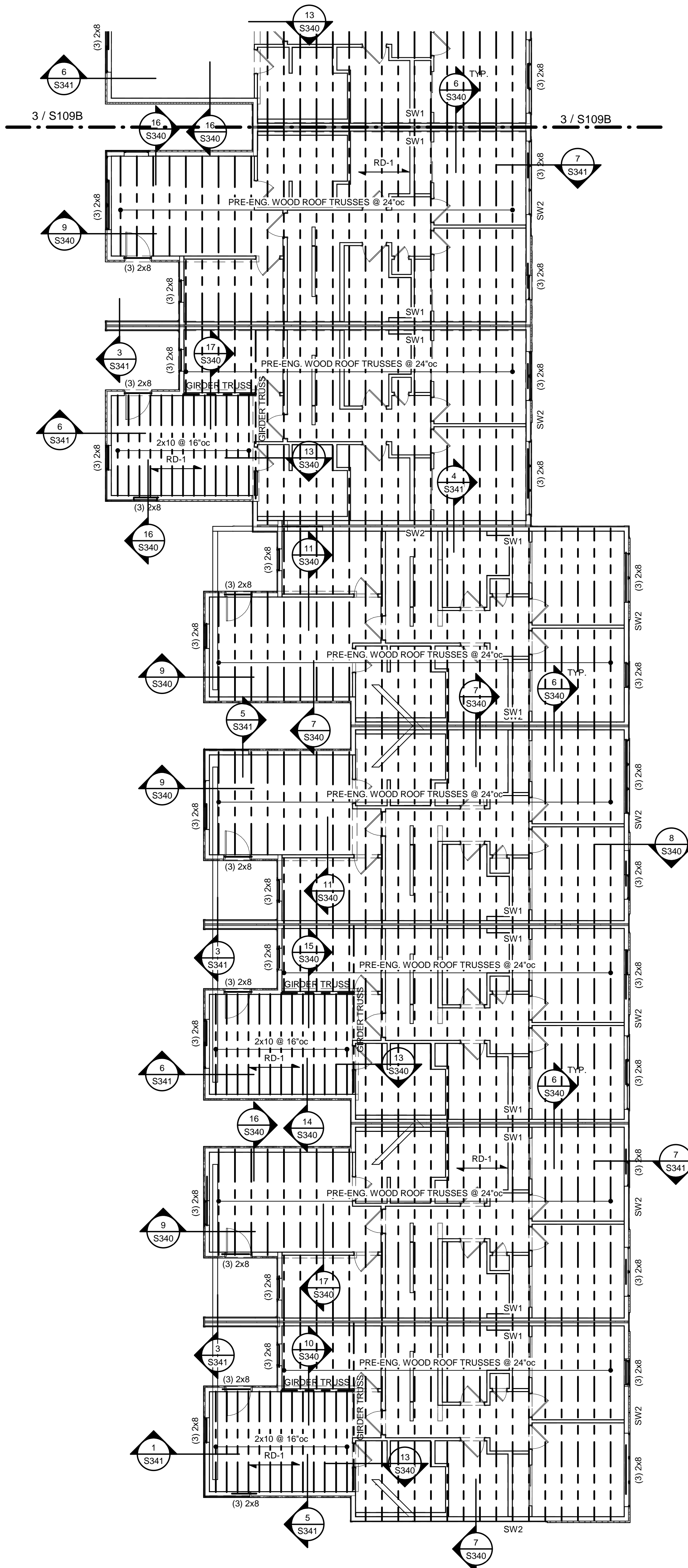
S109A
GROUP 9 PLANS



1 GROUP 9 - FOUNDATION PLAN
1/8" = 1'-0"



2 GROUP 9 - SECOND FLOOR FRAMING PLAN
1/8" = 1'-0"



3 GROUP 9 - ROOF FRAMING PLAN
1/8" = 1'-0"

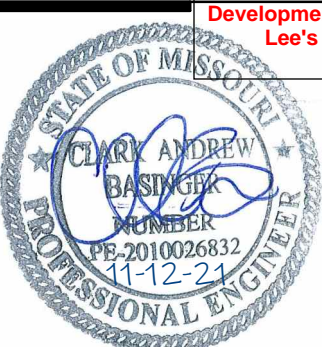
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SM ENGINEERING
GENERAL CONTRACTOR
LATIMER SOMMERS &
ASSOCIATES
LATIMER SOMMERS &
ASSOCIATES
LATIMER SOMMERS &
ASSOCIATES



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



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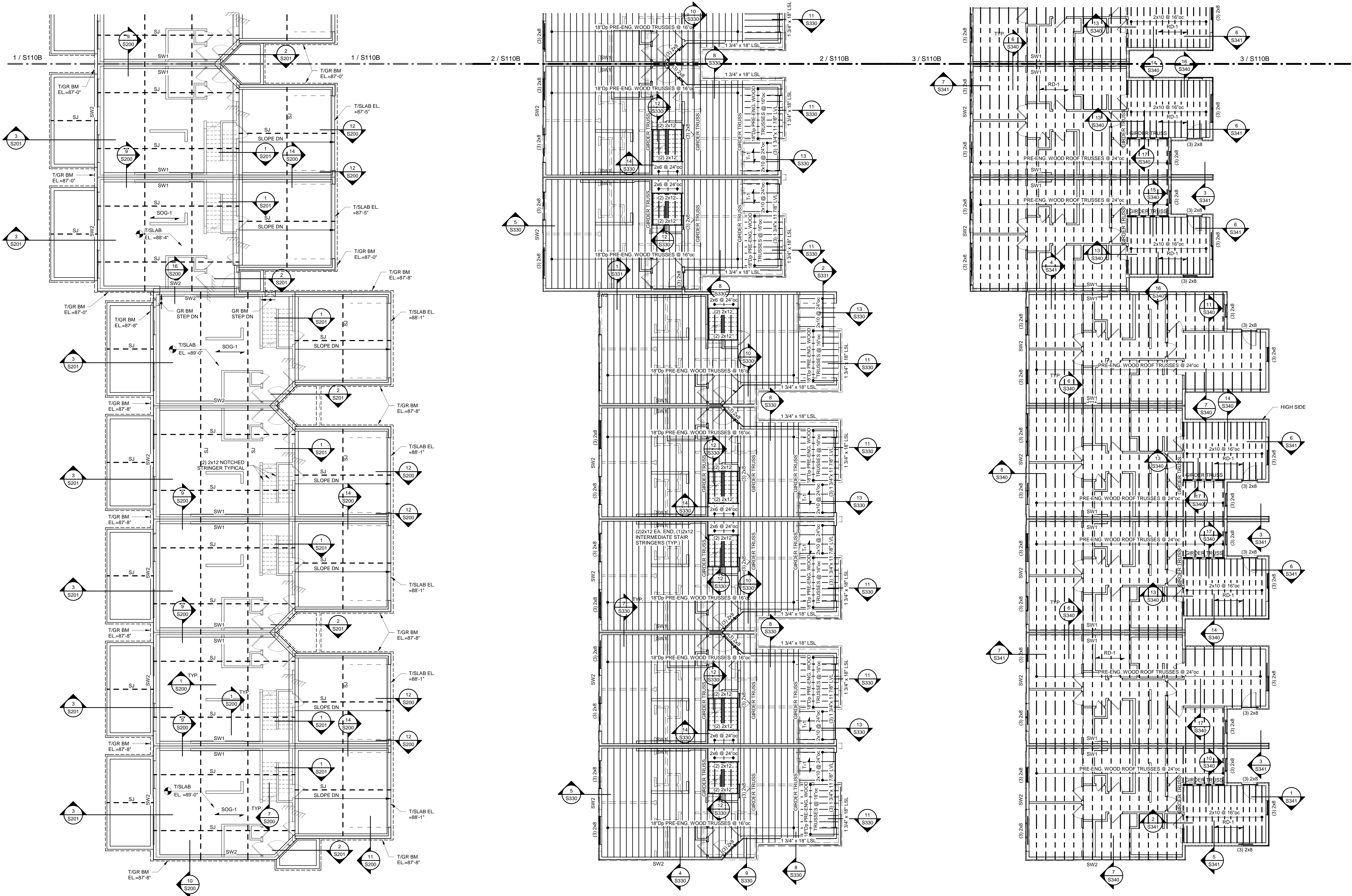
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SHEET NO. S110A

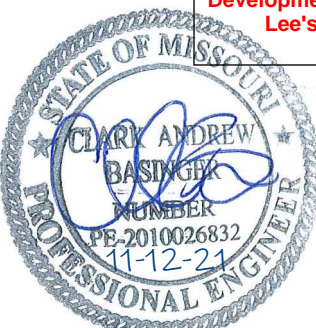
GROUP 10 PLANS



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

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

3 GROUP 10 - ROOF FRAMING PLAN
1/8" = 1'-0"



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



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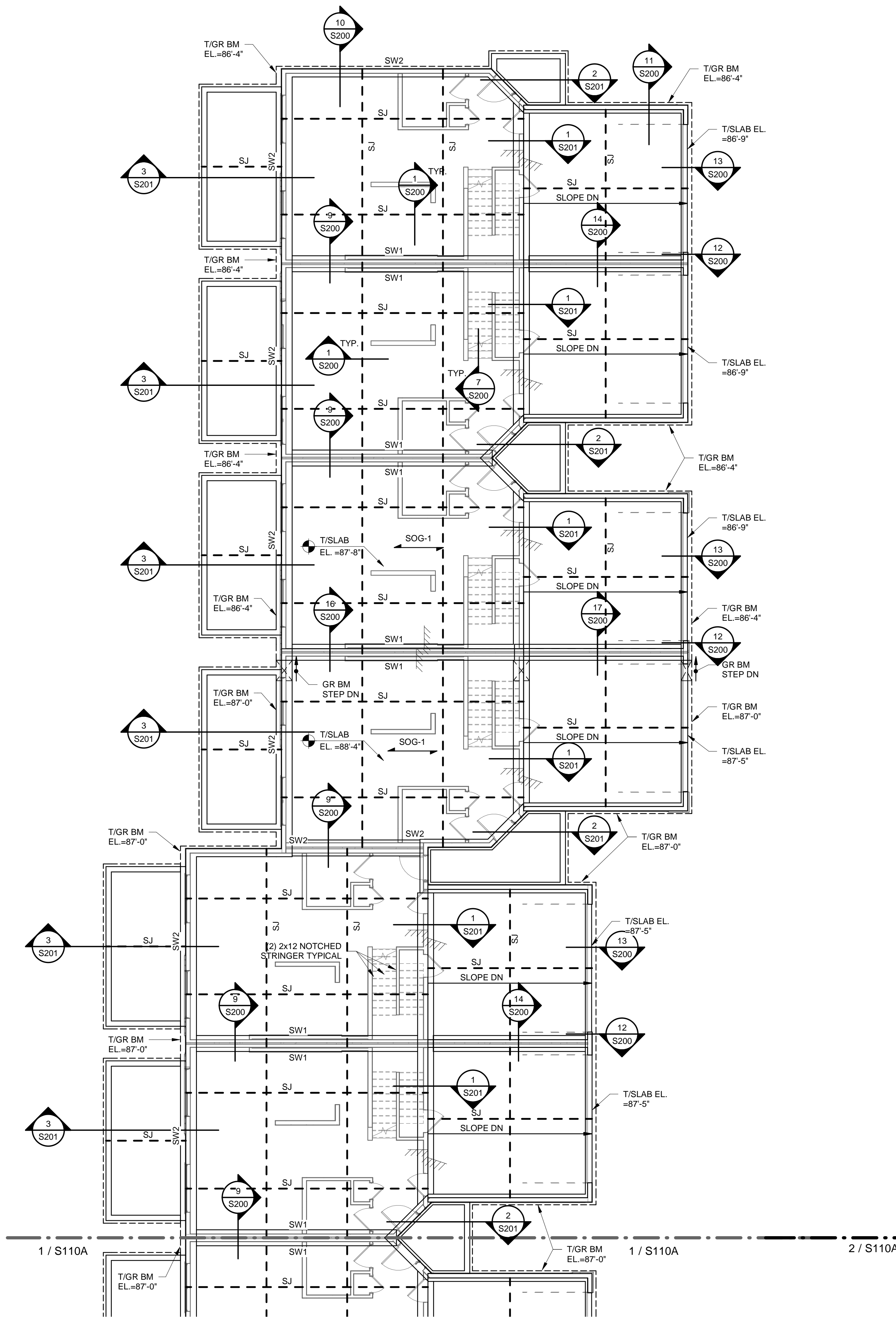
2 ADDENDUM 1 11.12.2021

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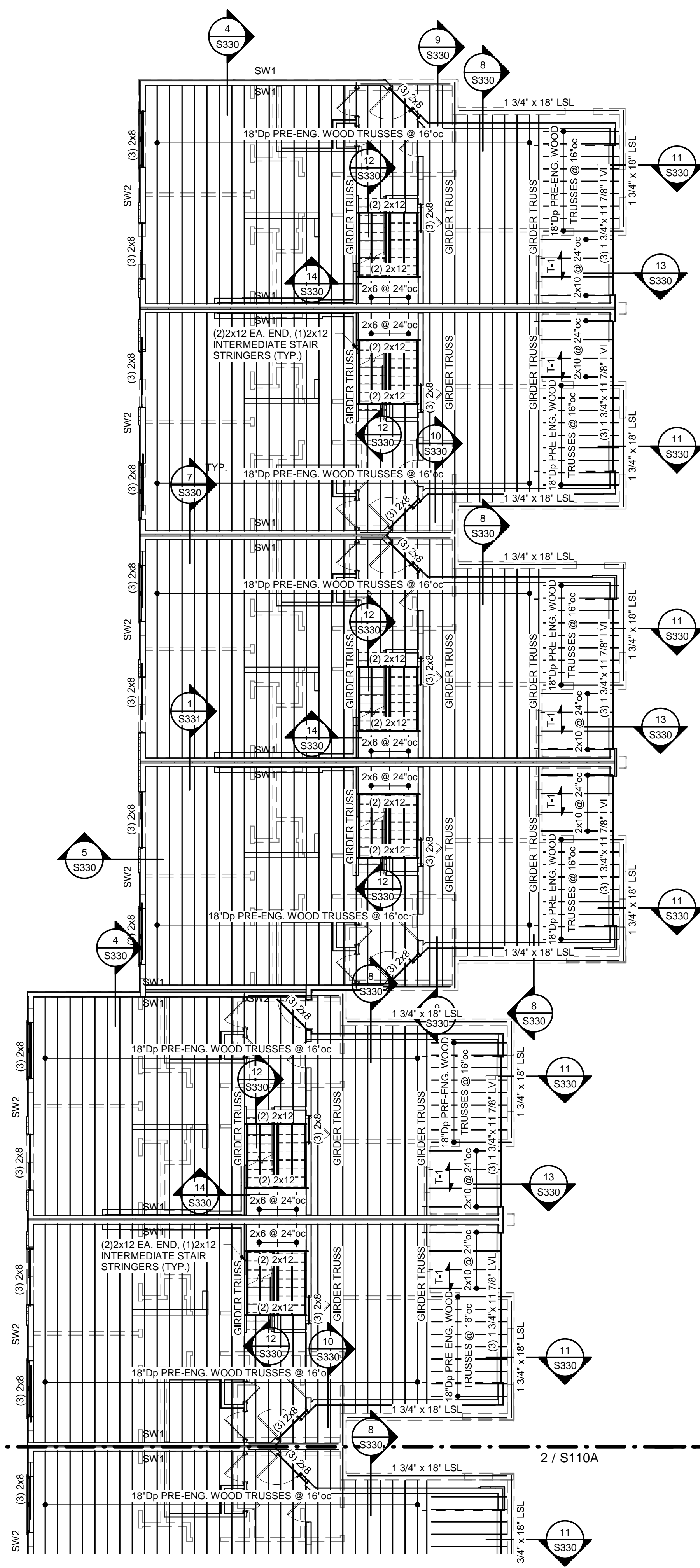
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SHEET NO.

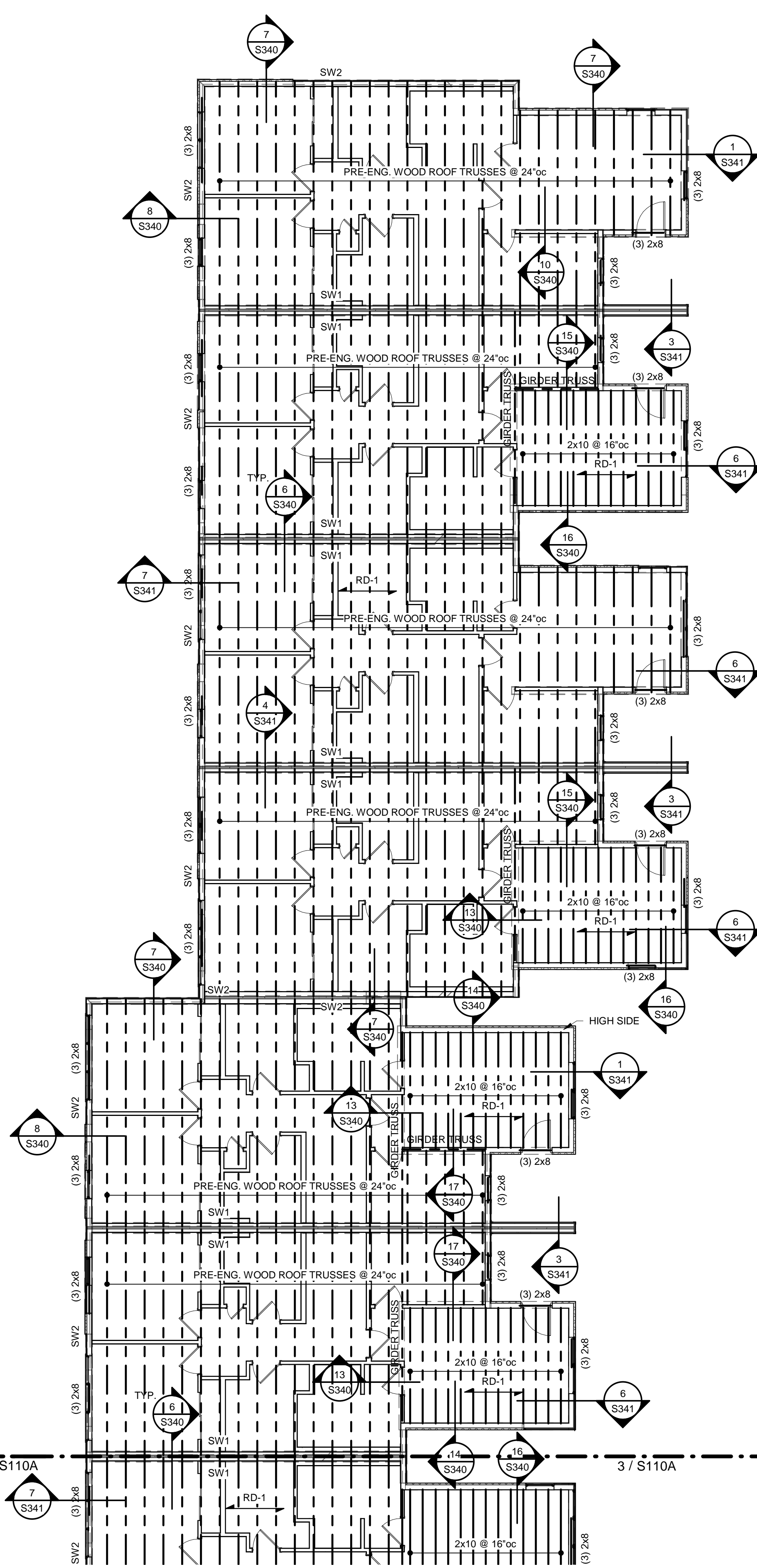
S110B
GROUP 10 PLANS



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



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



3 GROUP 10 - ROOF FRAMING PLAN
1/8" = 1'-0"




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2





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TABLE 1

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TR,i PROJECT NO. 20-078

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C112

S113

2 GROUP 13 PLANS

GROUP 13 PLANS

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2





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ELECTRICAL ENGINEER

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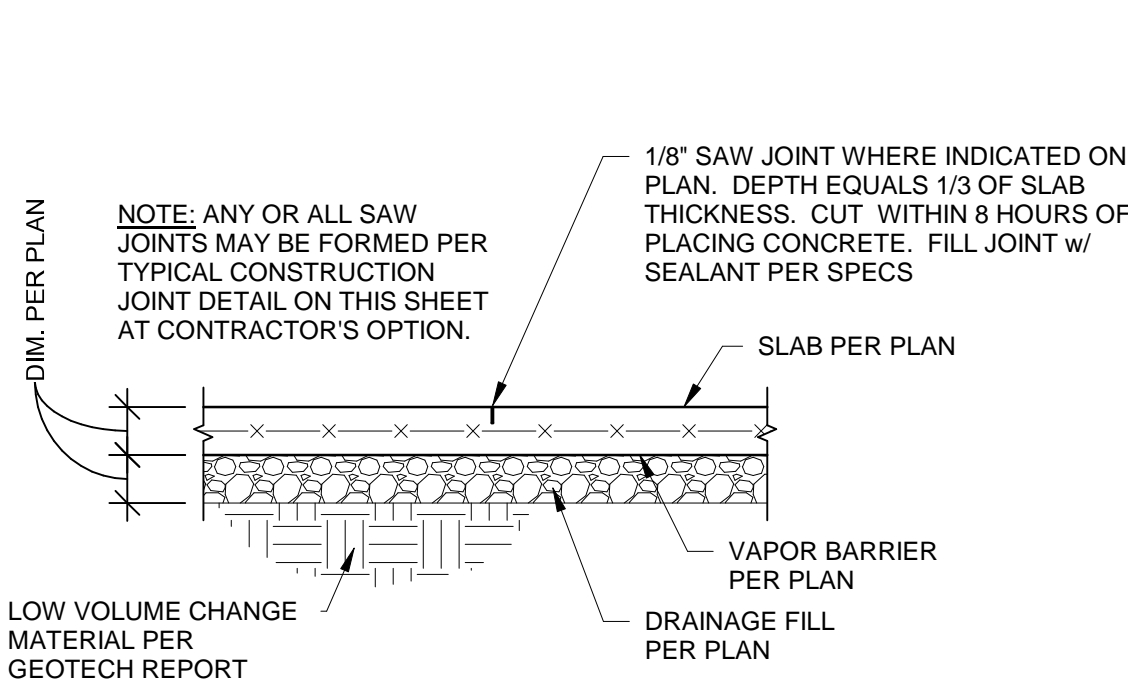
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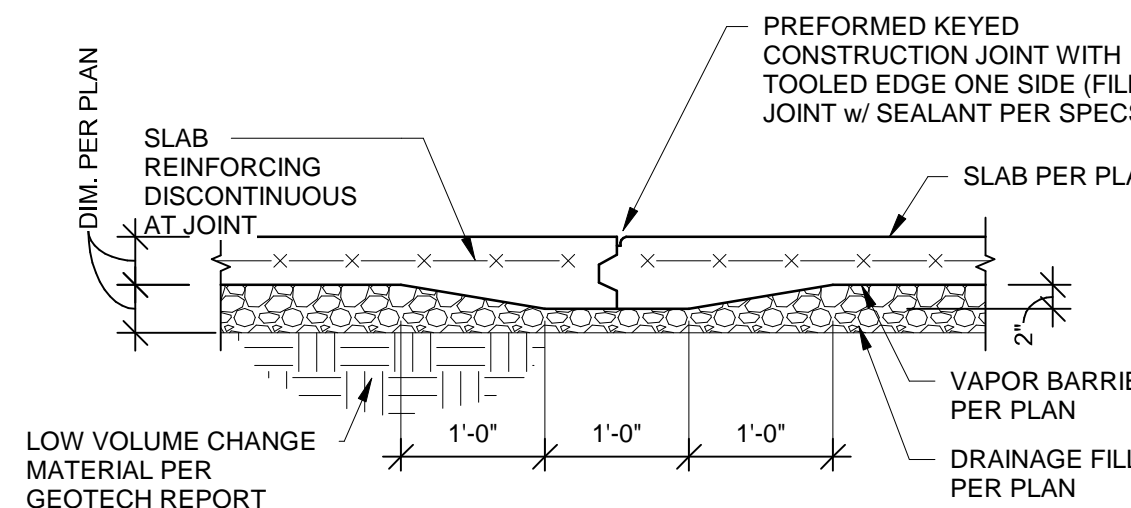
S200

FOUNDATION SECTIONS



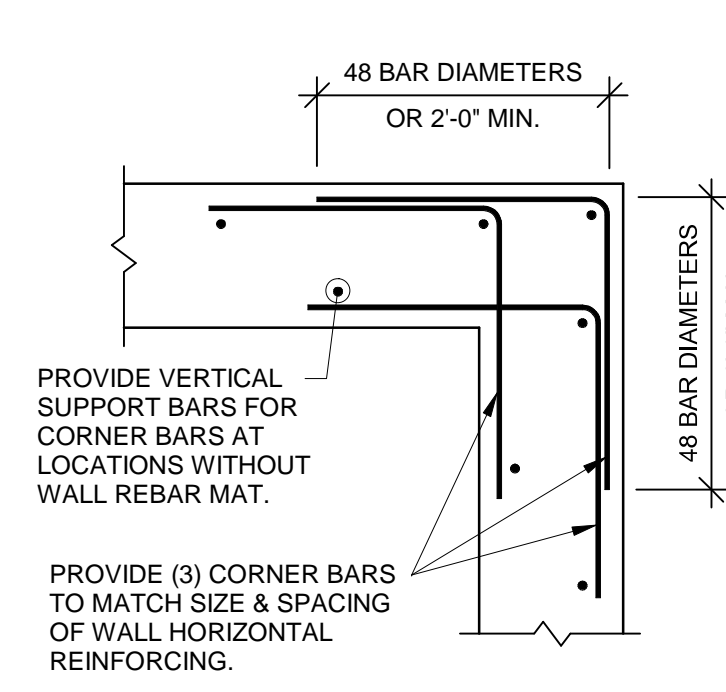
TYPICAL SAW JOINT
NOTED "SJ" ON PLAN

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



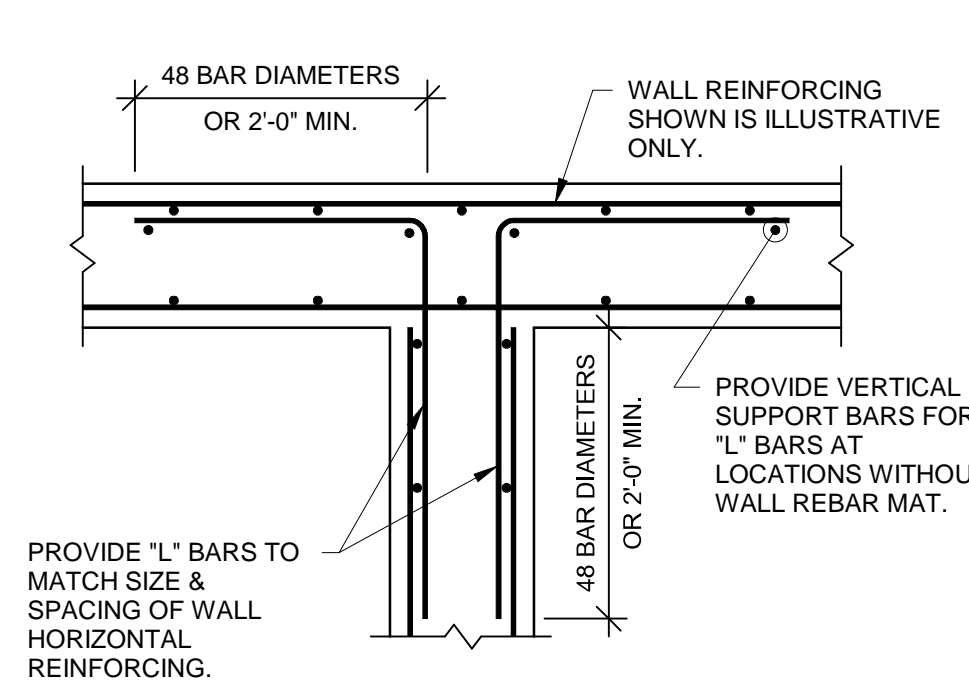
TYPICAL CONSTRUCTION JOINT
NOTED "CJ" ON PLAN

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

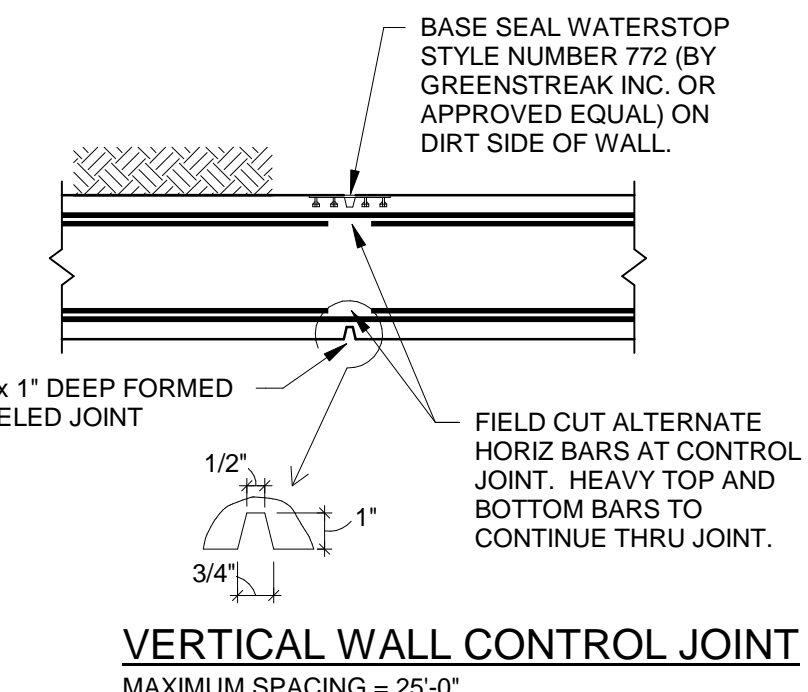


TYPICAL CORNER BARS AT
CONCRETE WALLS & FOUNDATIONS

3 TYPICAL INTERSECTING CONCRETE WALL REINFORCING
3/4" = 1'-0"



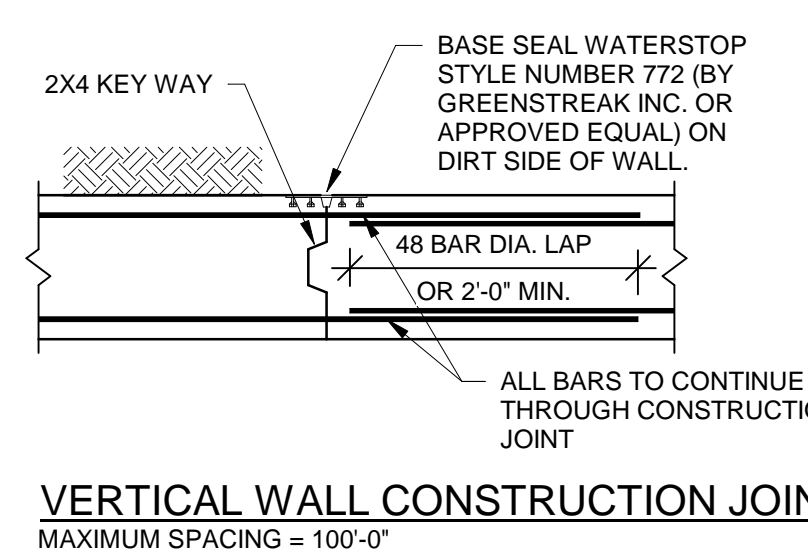
TYPICAL T-INTERSECTION REINFORCING
AT CONCRETE WALLS & FOUNDATIONS



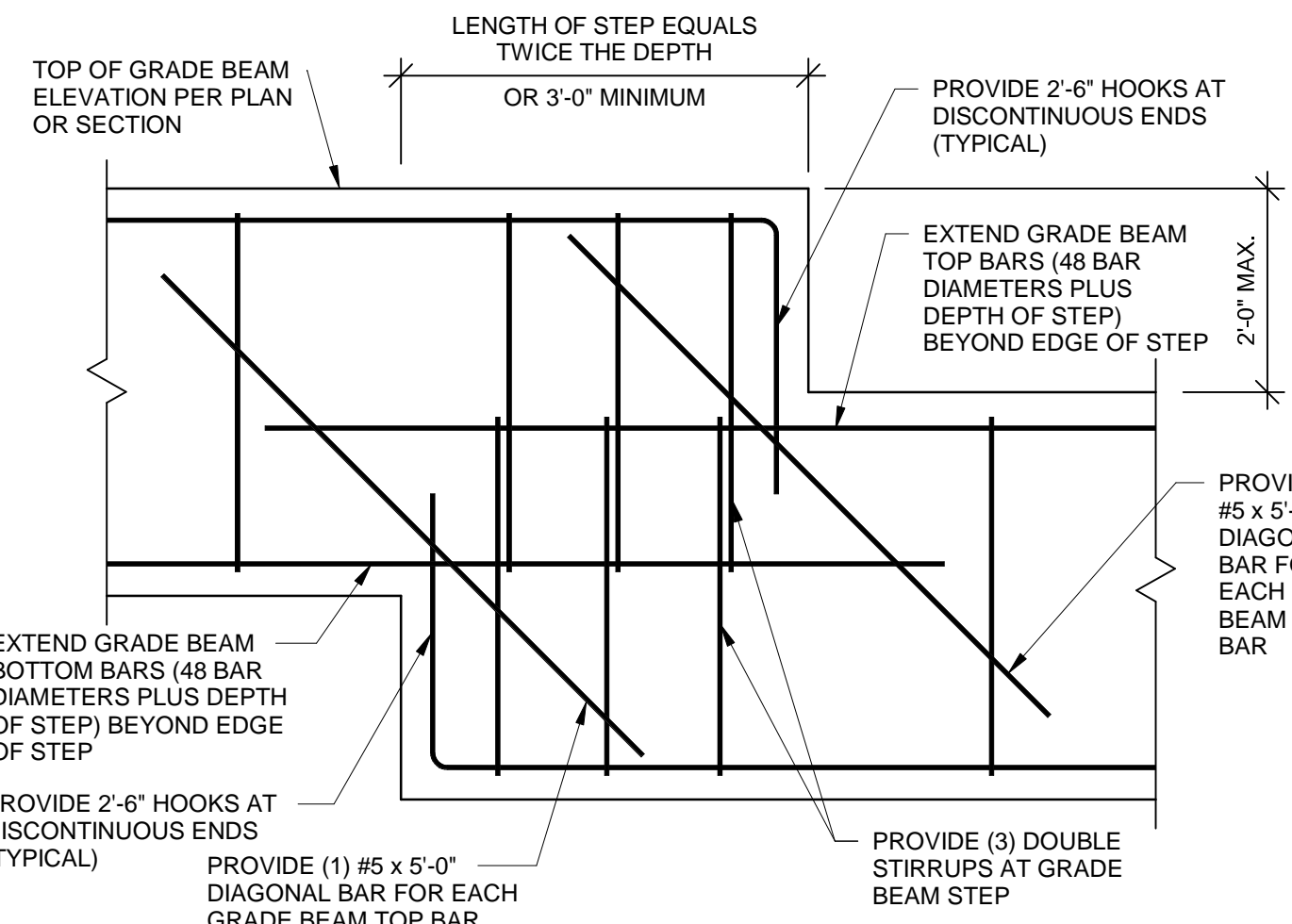
VERTICAL WALL CONTROL JOINT

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

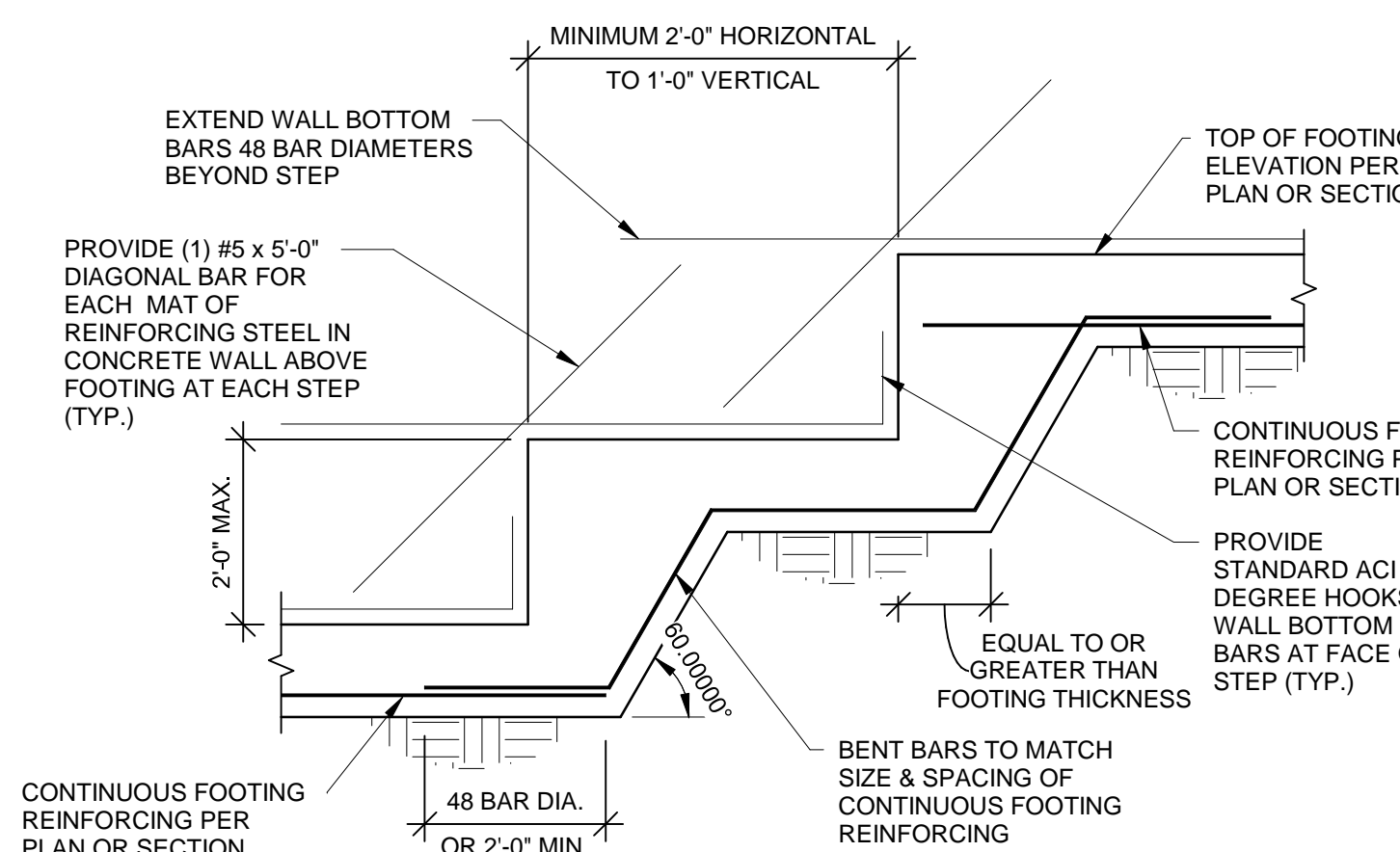
4 VERTICAL WALL CONTROL JOINT
3/4" = 1'-0"



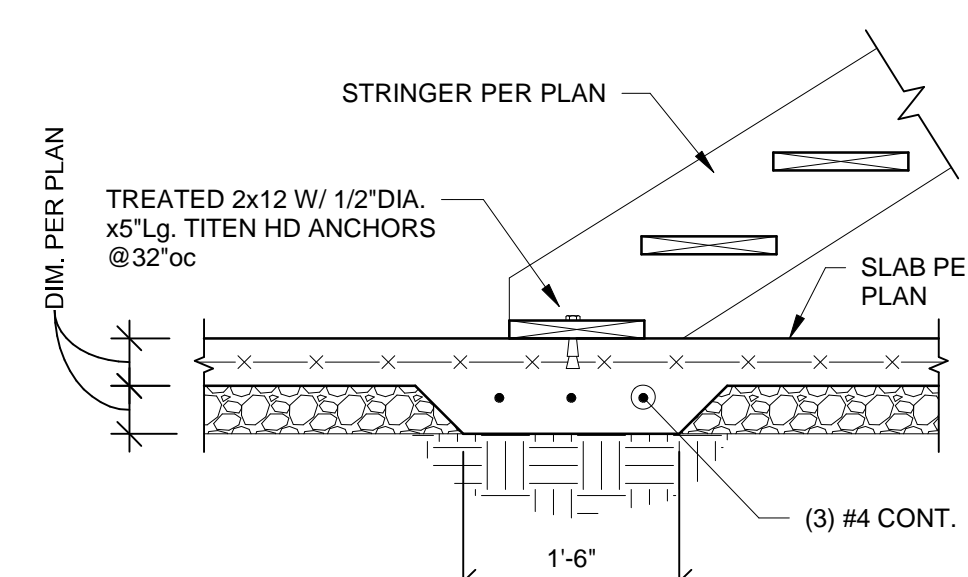
VERTICAL WALL CONSTRUCTION JOINT
MAXIMUM SPACING = 100'-0"



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

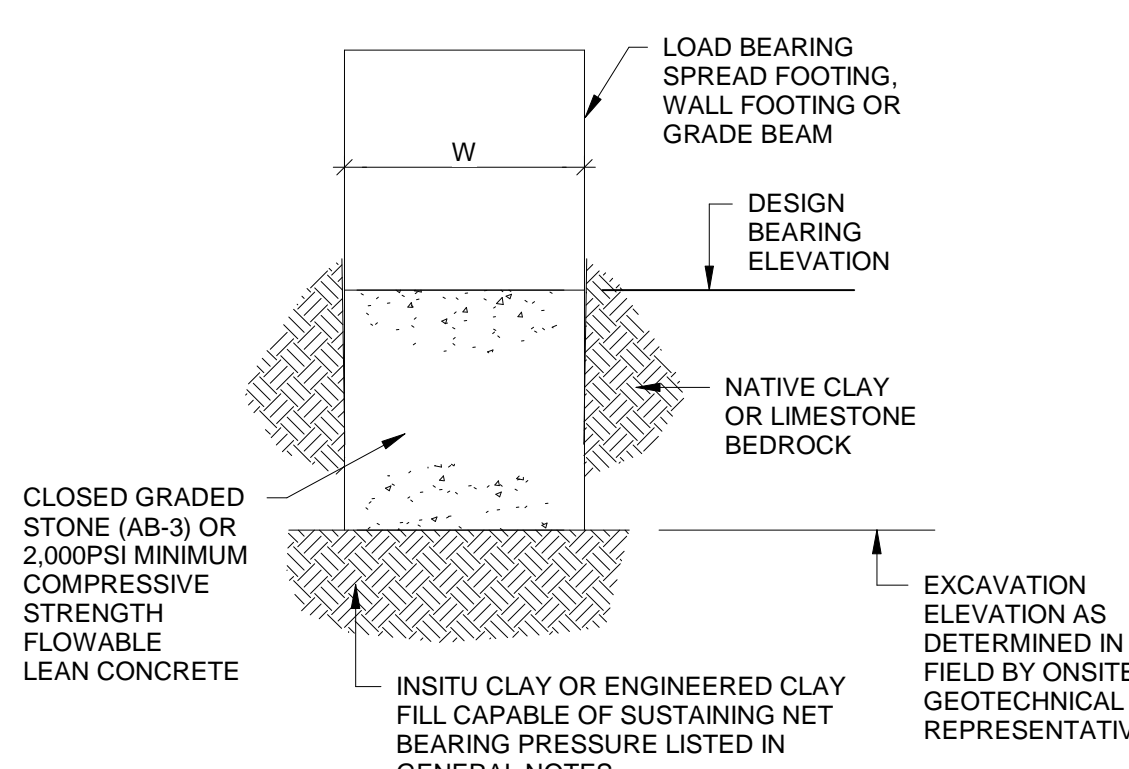


6 TYPICAL FOOTING STEP
1/2" = 1'-0"



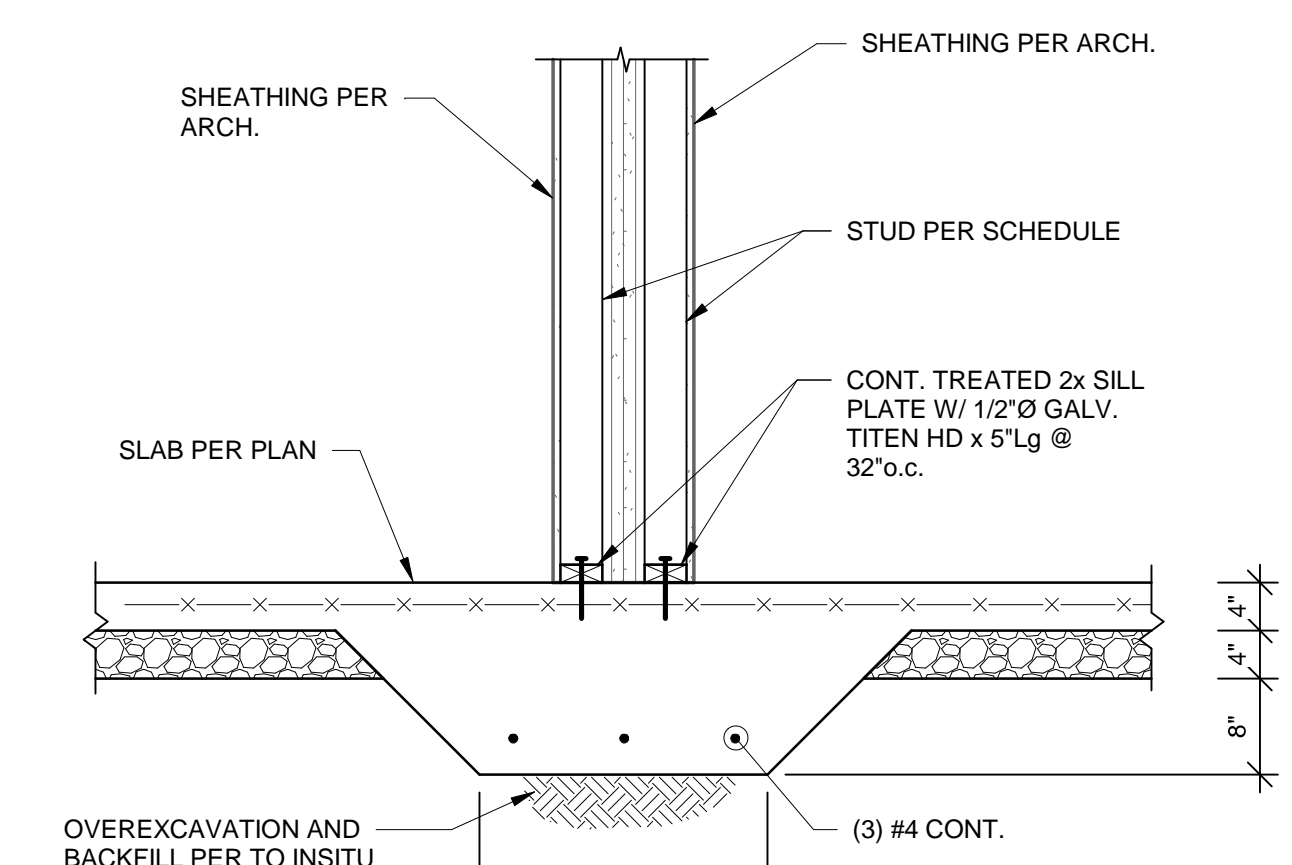
TYPICAL THICKENED SLAB AT BASE OF STAIR

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

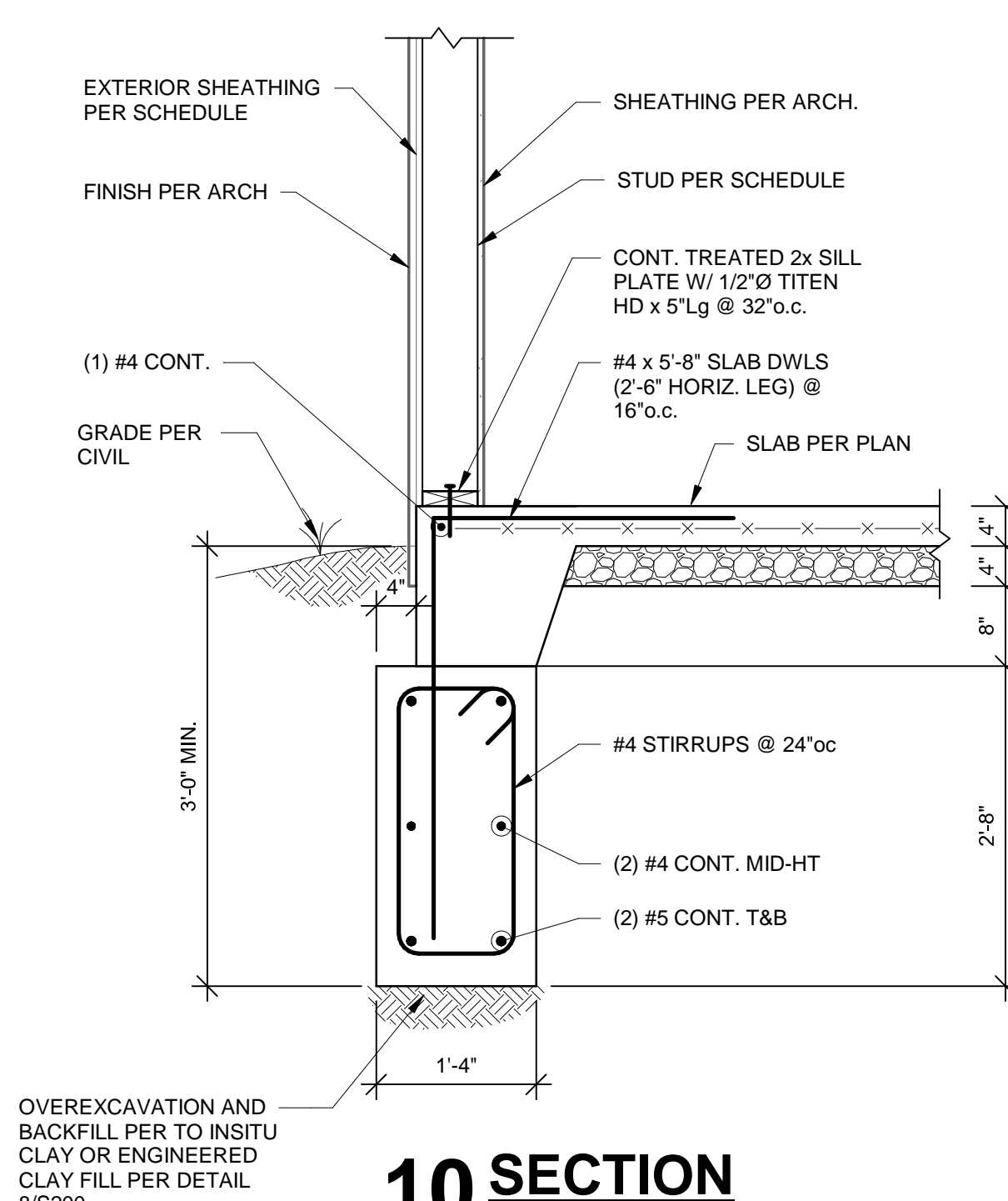


LEAN CONCRETE BACKFILL

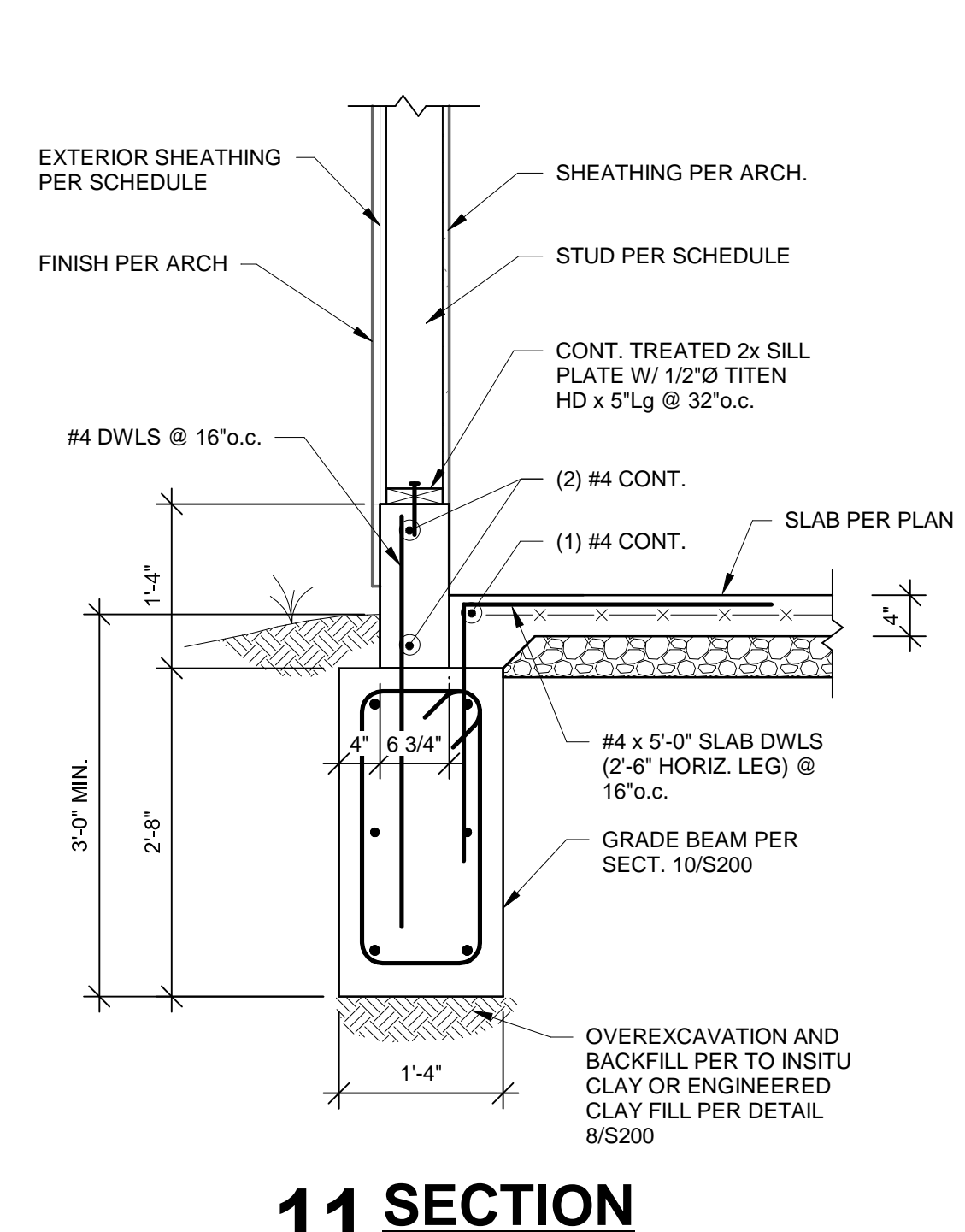
8 OVEREXCAVATION DETAIL
3/4" = 1'-0"



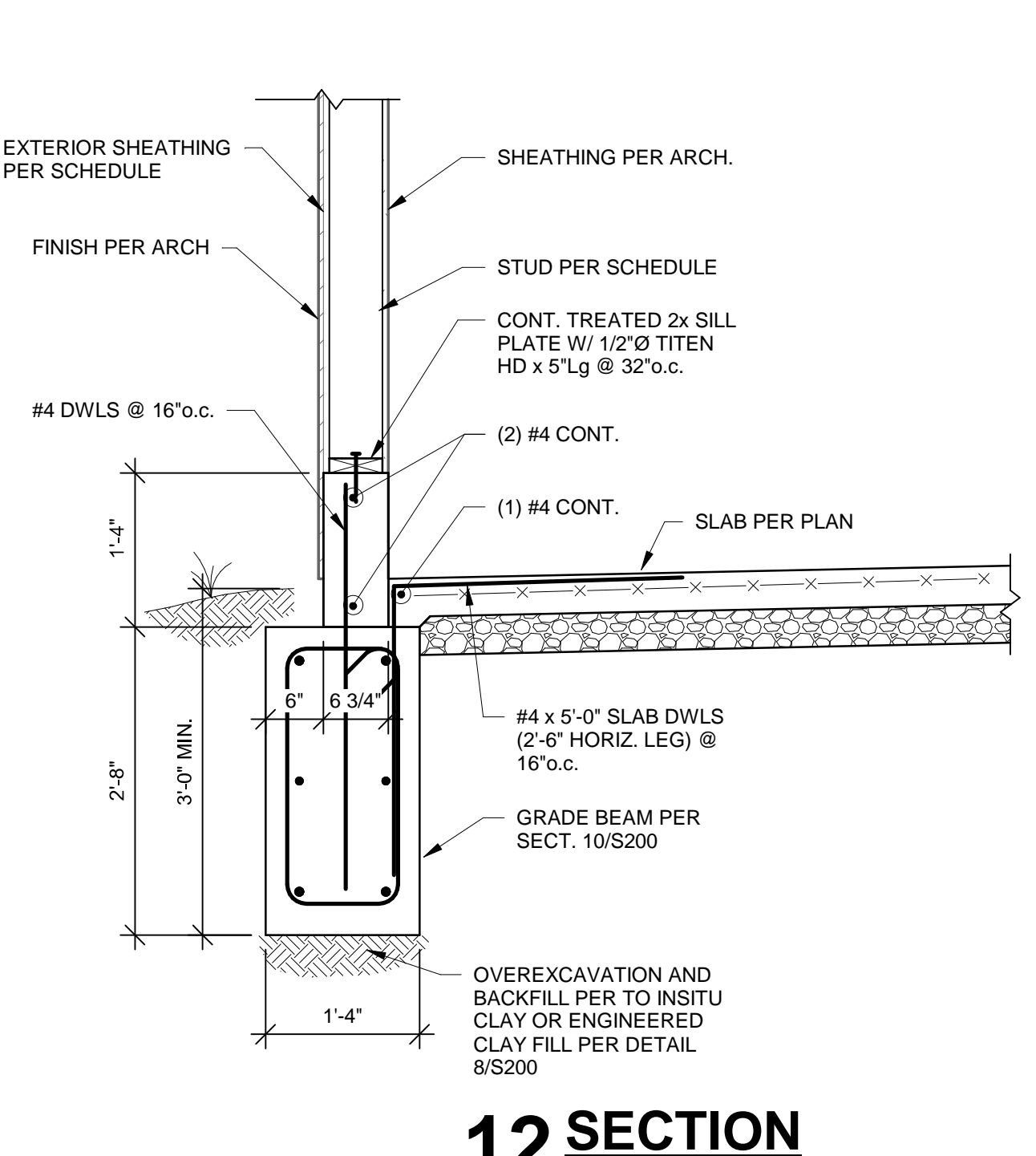
9 SECTION
3/4" = 1'-0"



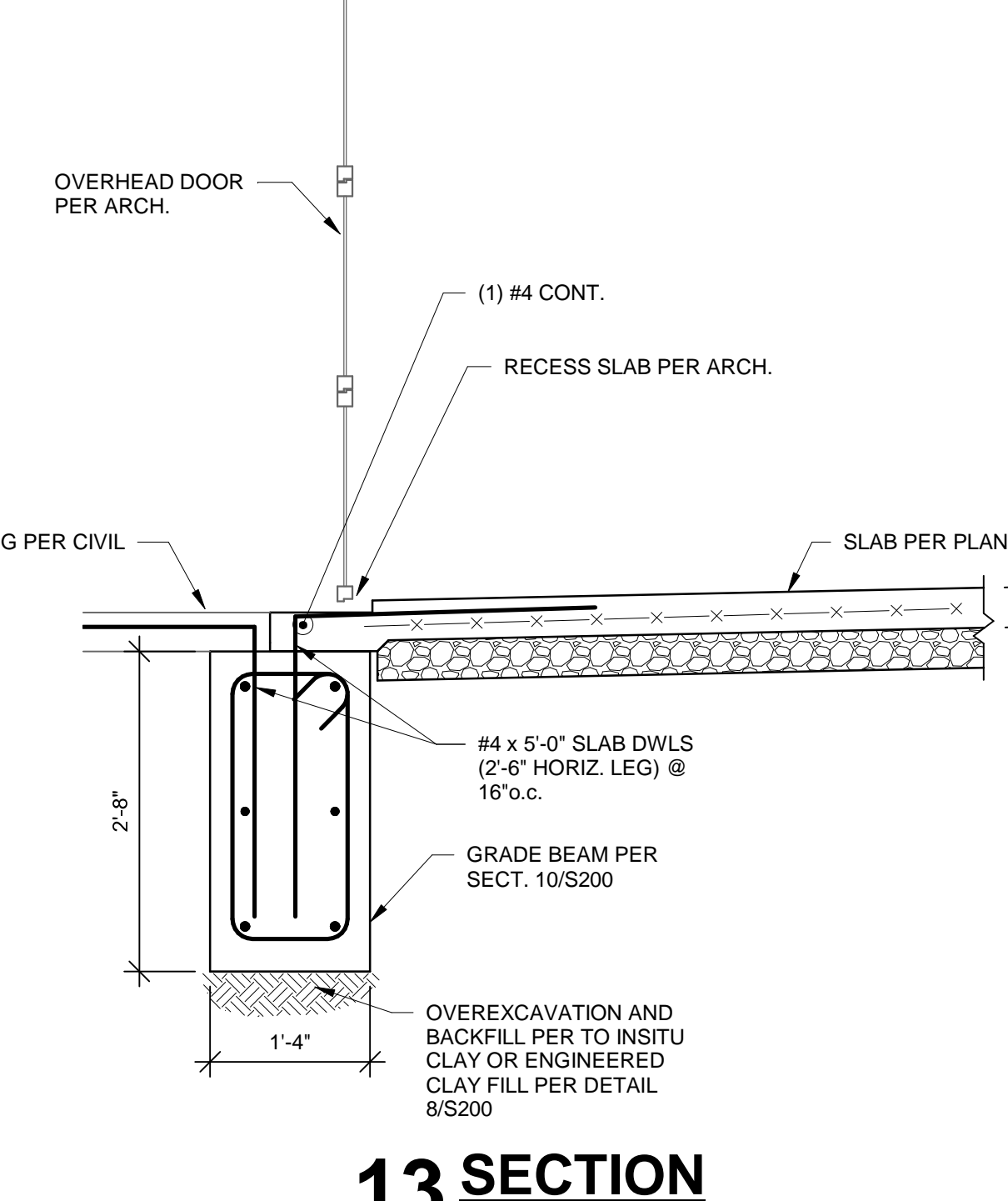
10 SECTION
3/4" = 1'-0"



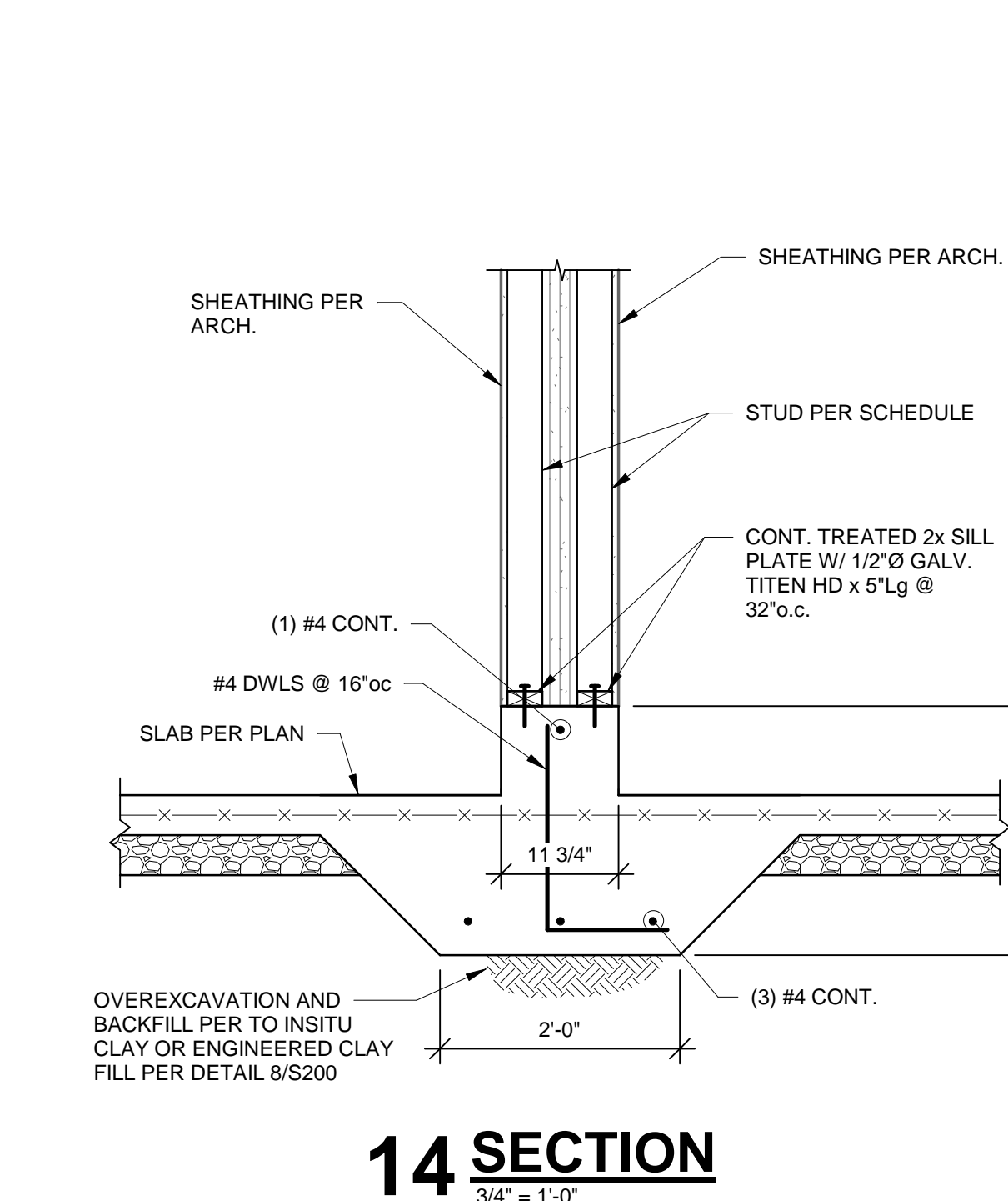
11 SECTION
3/4" = 1'-0"



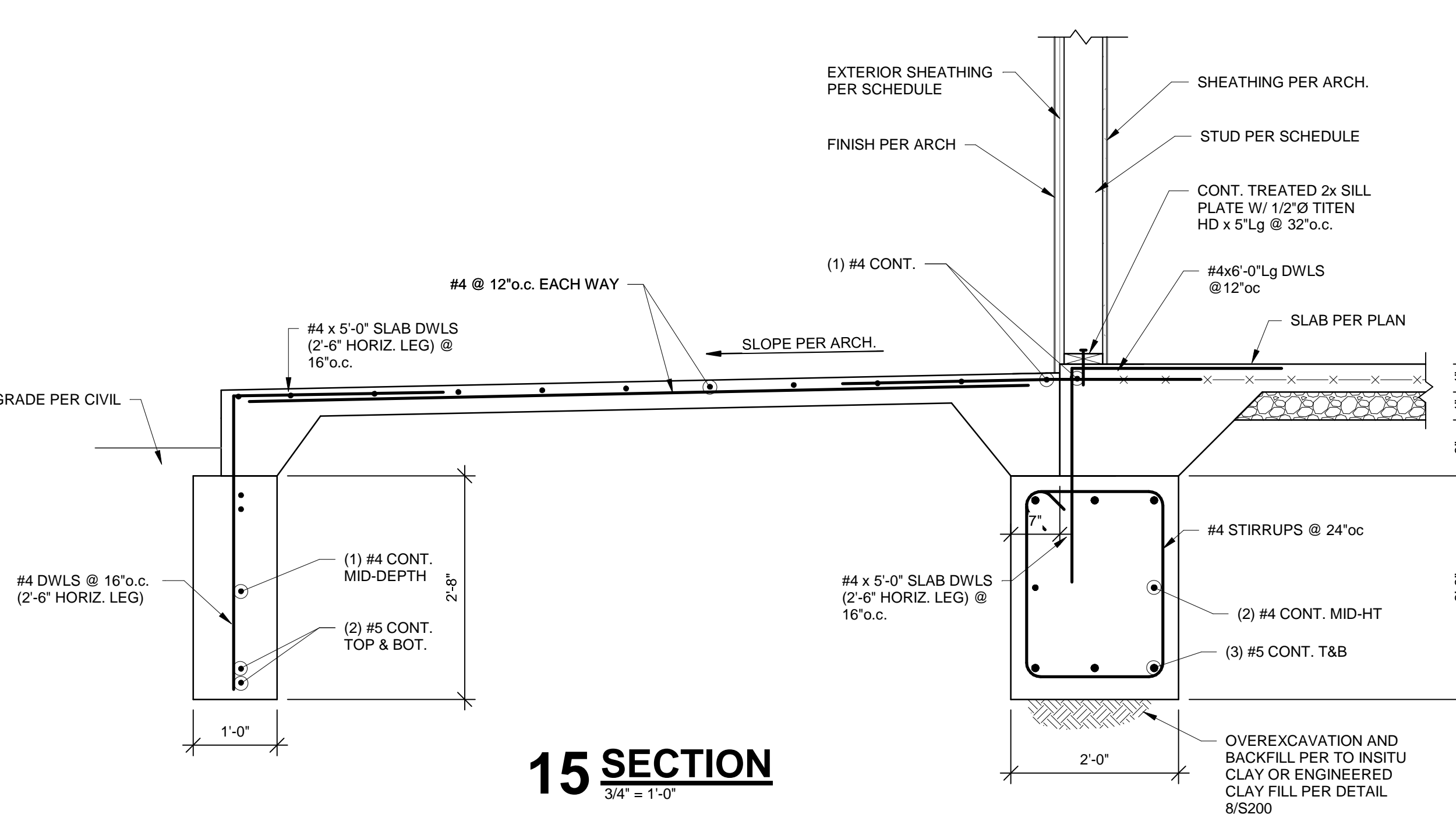
12 SECTION
3/4" = 1'-0"



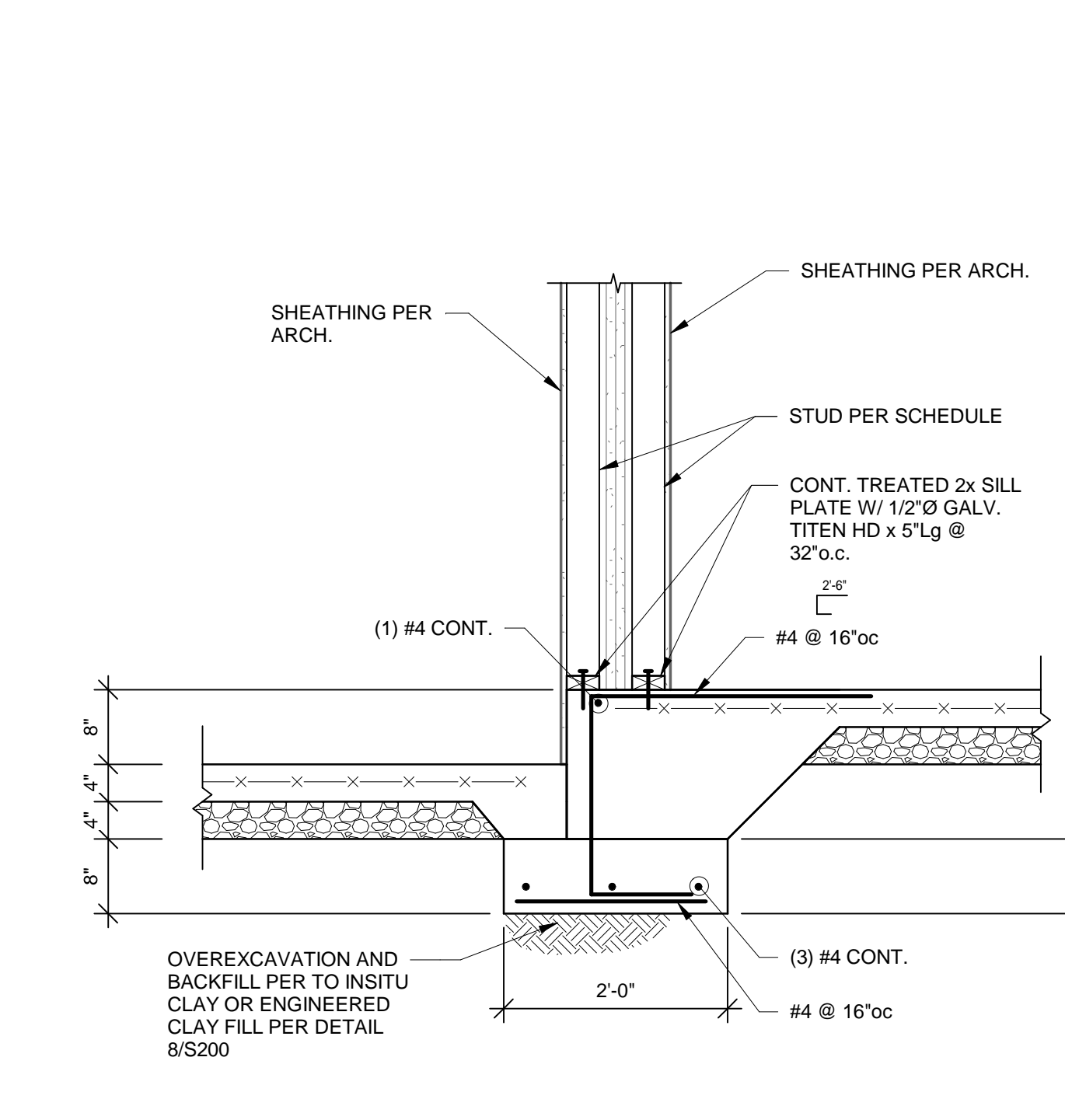
13 SECTION
3/4" = 1'-0"



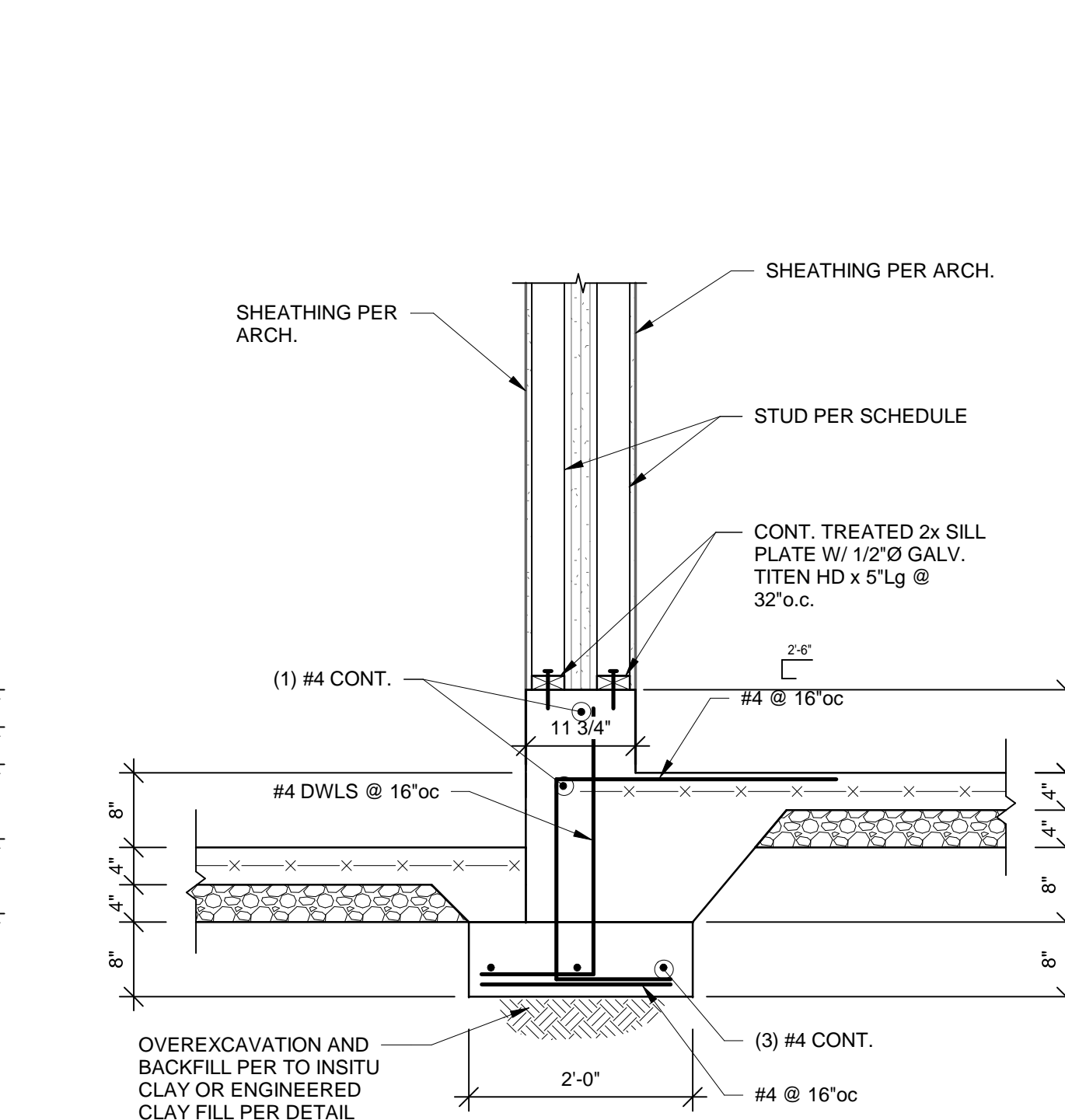
14 SECTION
3/4" = 1'-0"



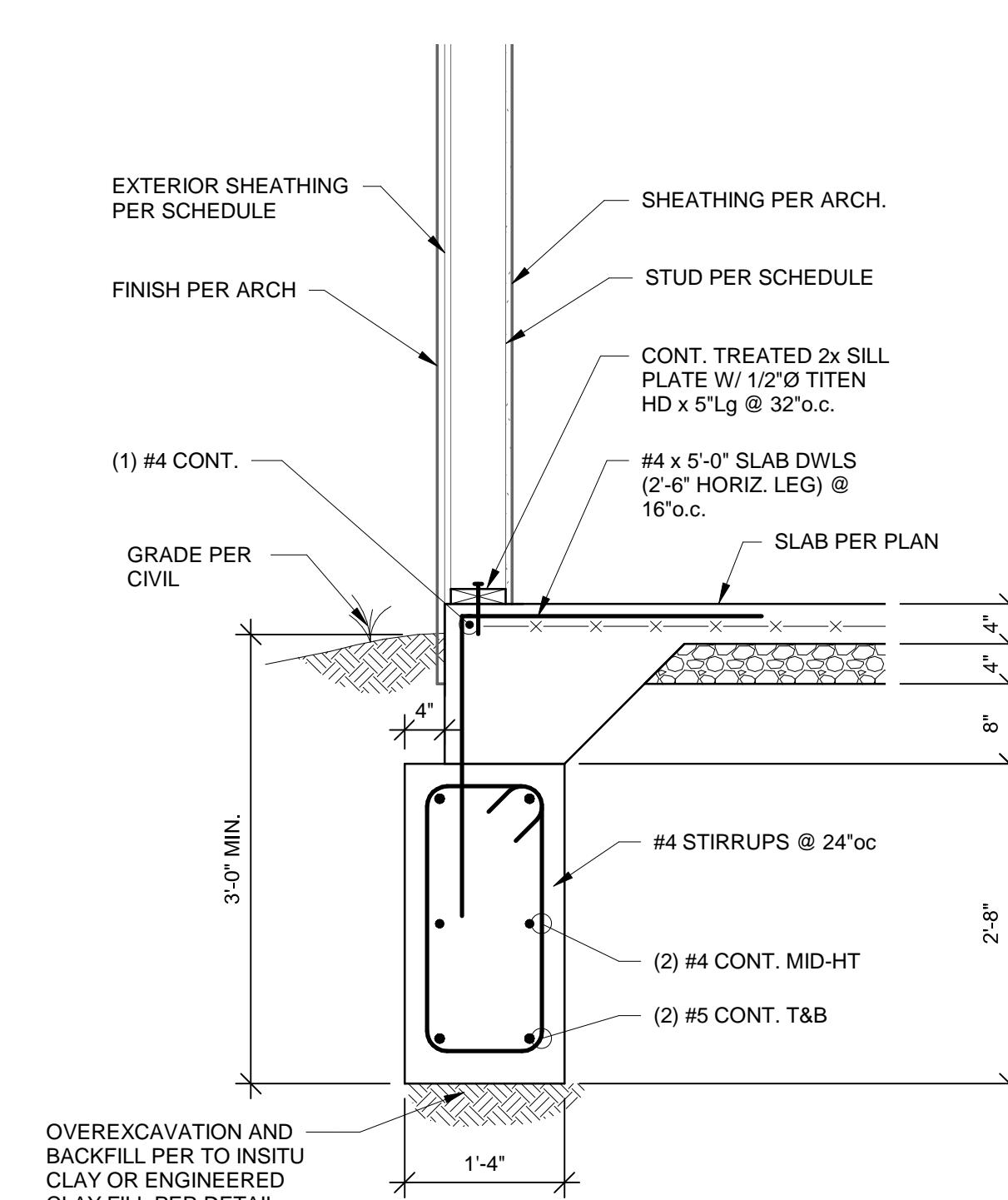
15 SECTION
3/4" = 1'-0"



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

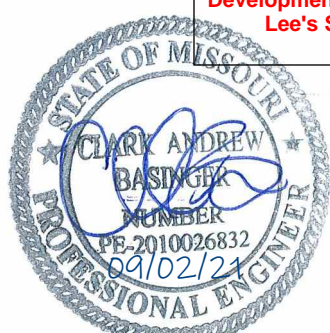


17 SECTION
3/4" = 1'-0"



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





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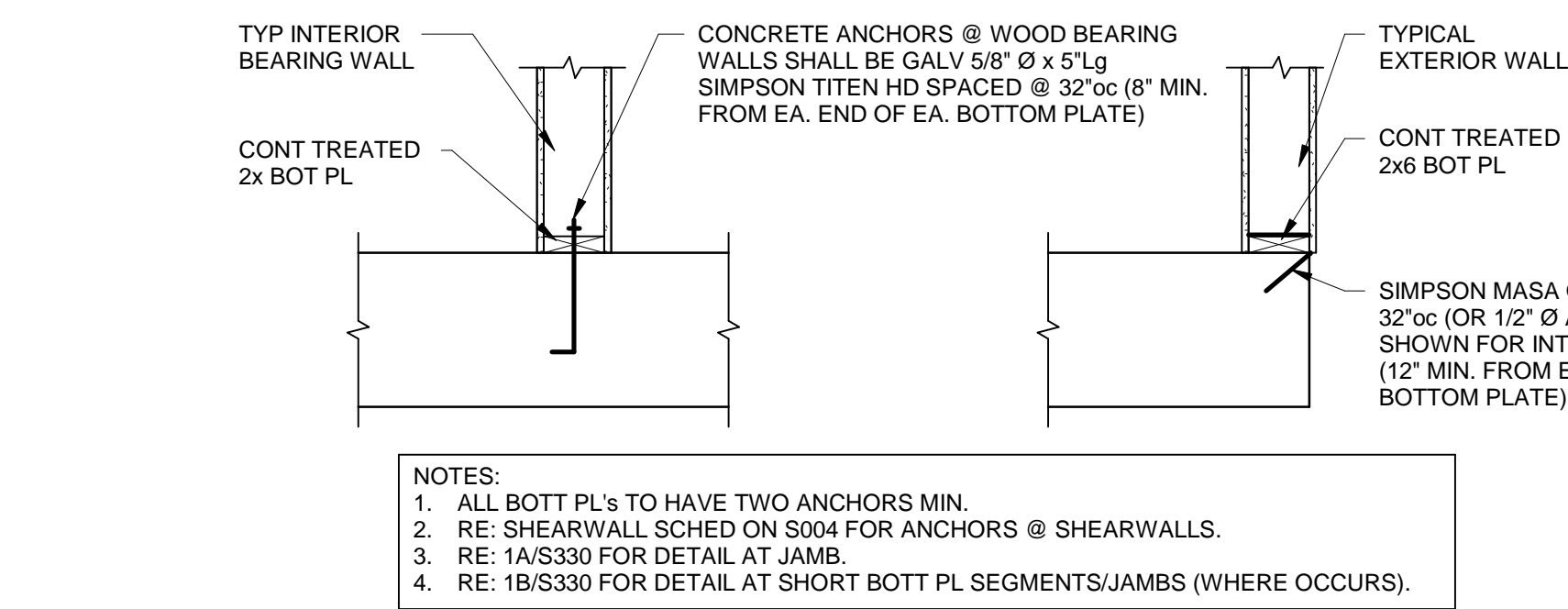
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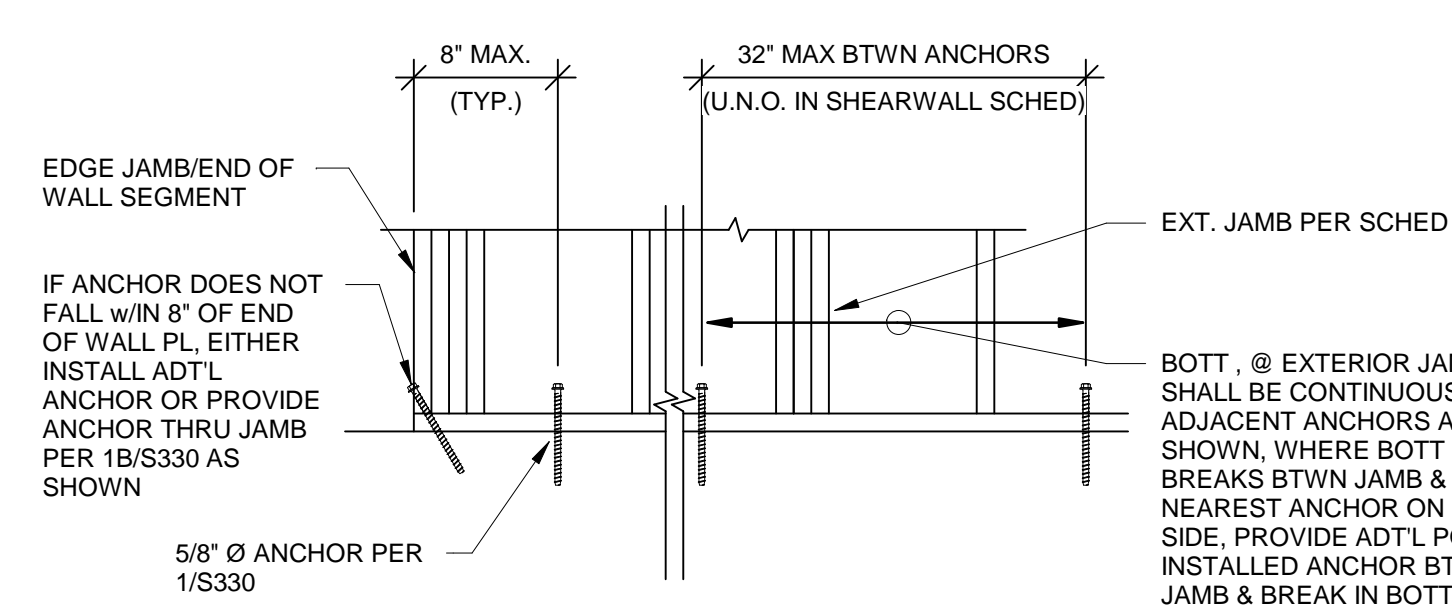
S330

WOOD FLOOR FRAMING SECTIONS



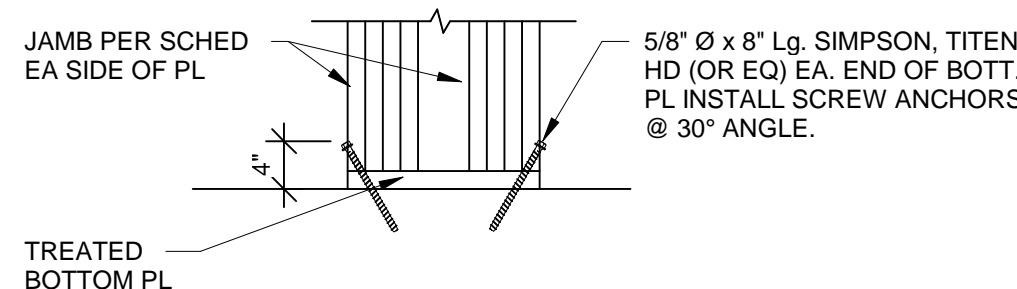
TYPICAL BOTT. PL CONNECTION TO CONCRETE

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



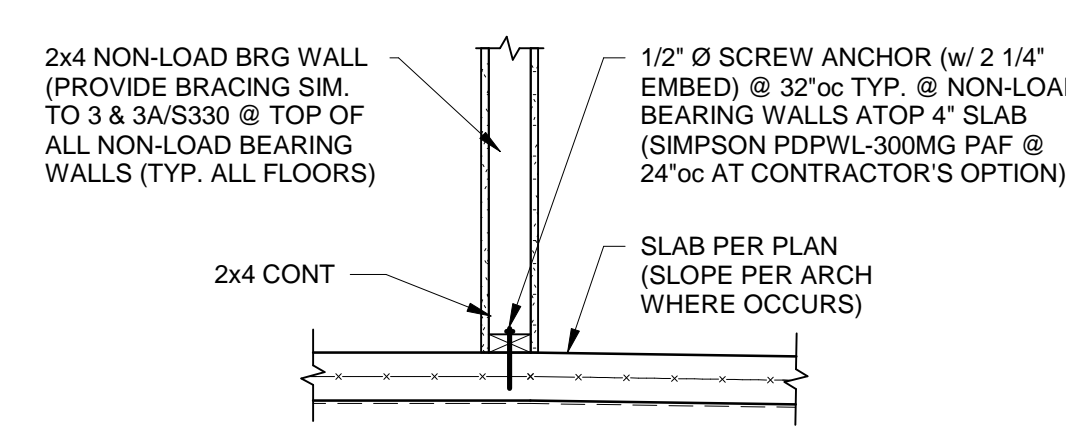
TYPICAL BOTT. PL CONNECTION TO CONCRETE AT EXTERIOR JAMBS & ENDS OF WALL

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



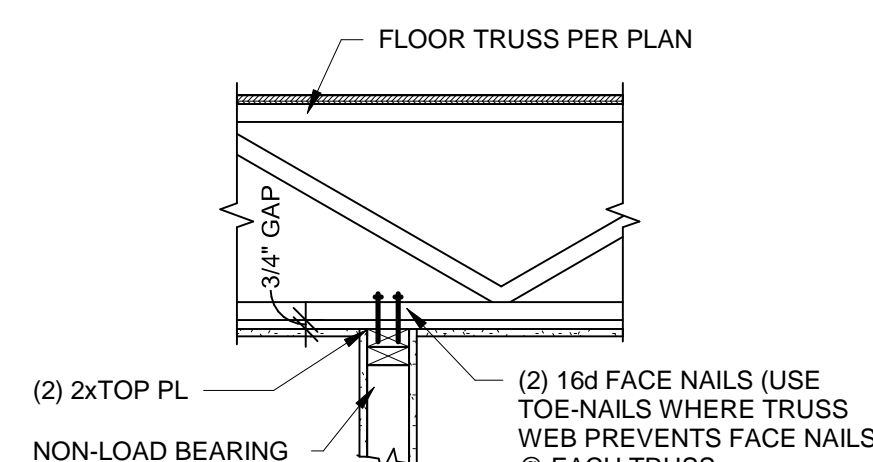
TYPICAL BOTT. PL CONNECTION TO CONCRETE AT SHORT PL SEGMENTS & JAMBS

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



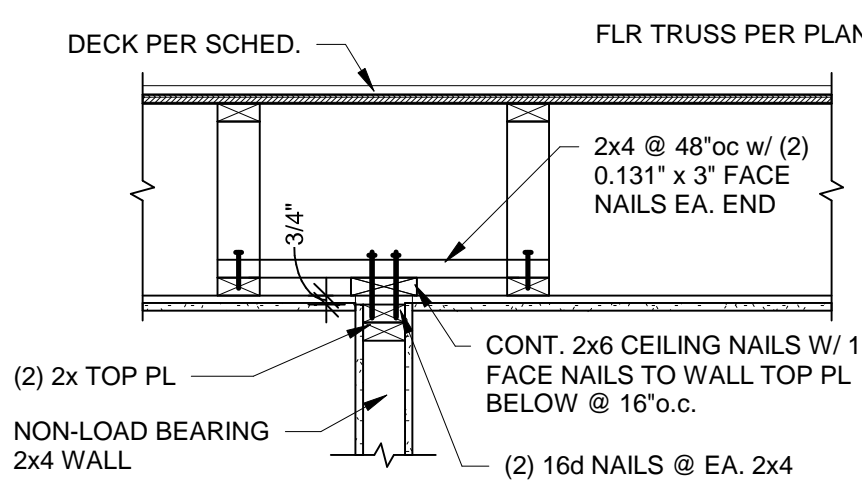
TYPICAL BOTT PL CONNECTION NON-LOAD BEARING WALLS

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



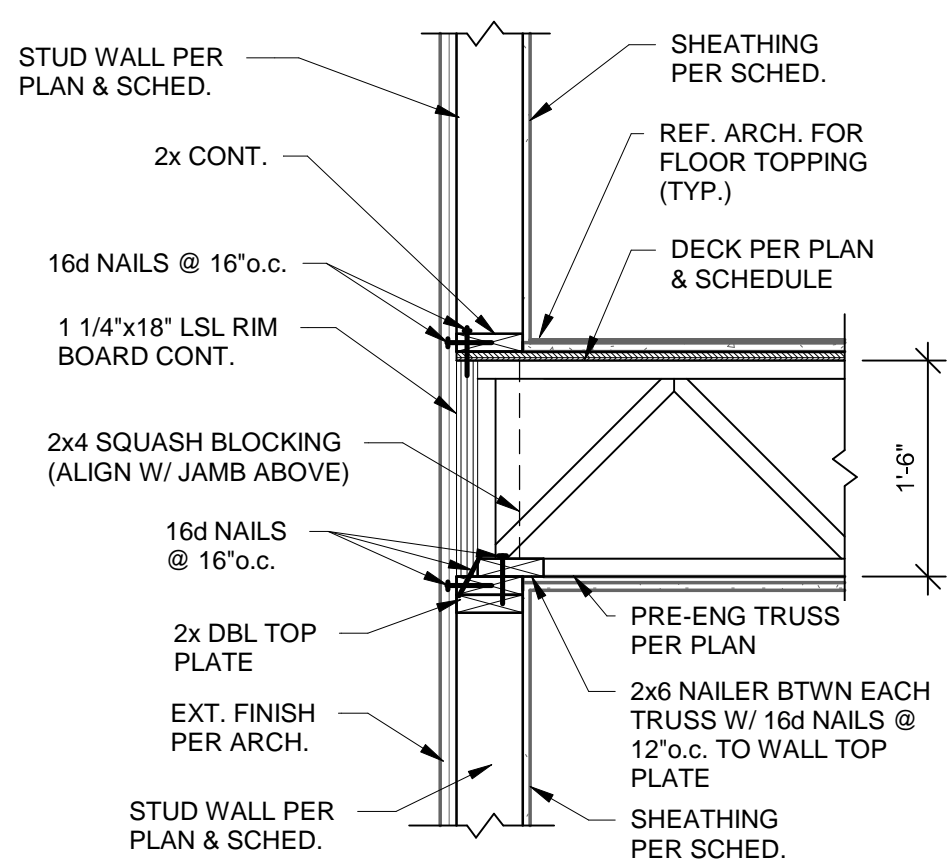
TYPICAL NON-LOAD BEARING WALL @ FLOOR TRUSS

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

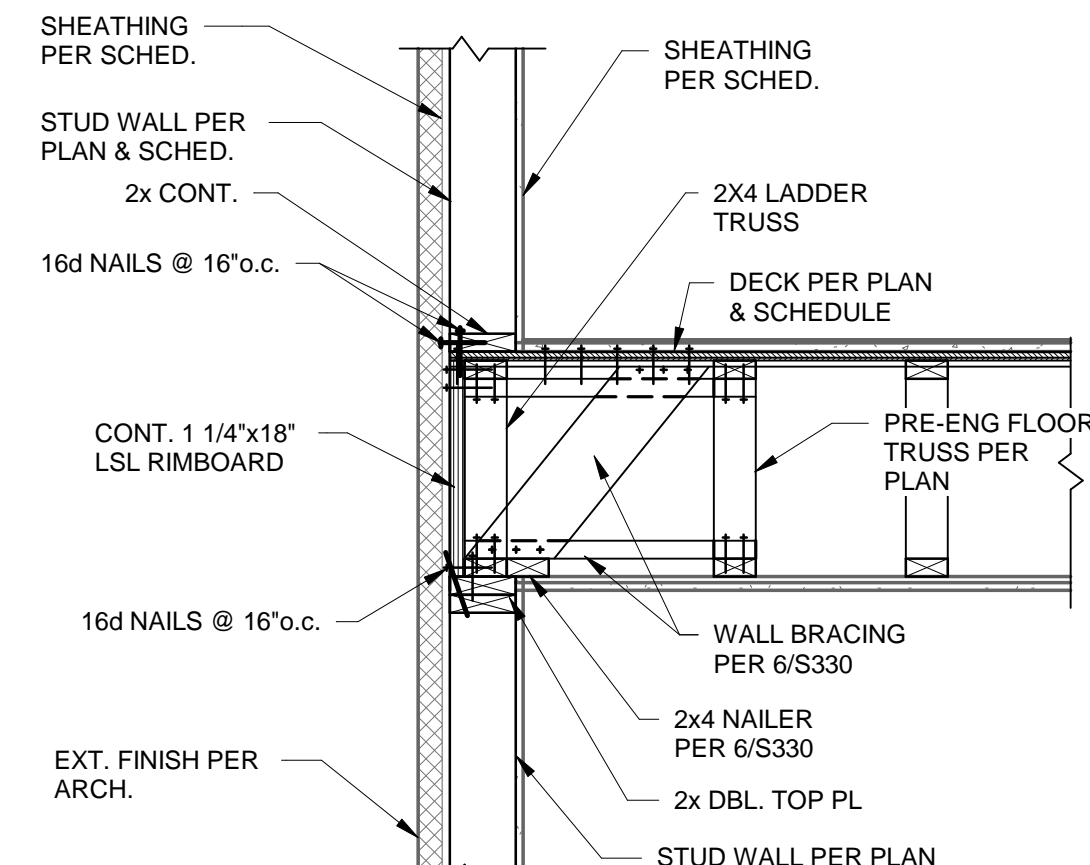


TYPICAL NON-LOAD BEARING WALL @ FLOOR TRUSS

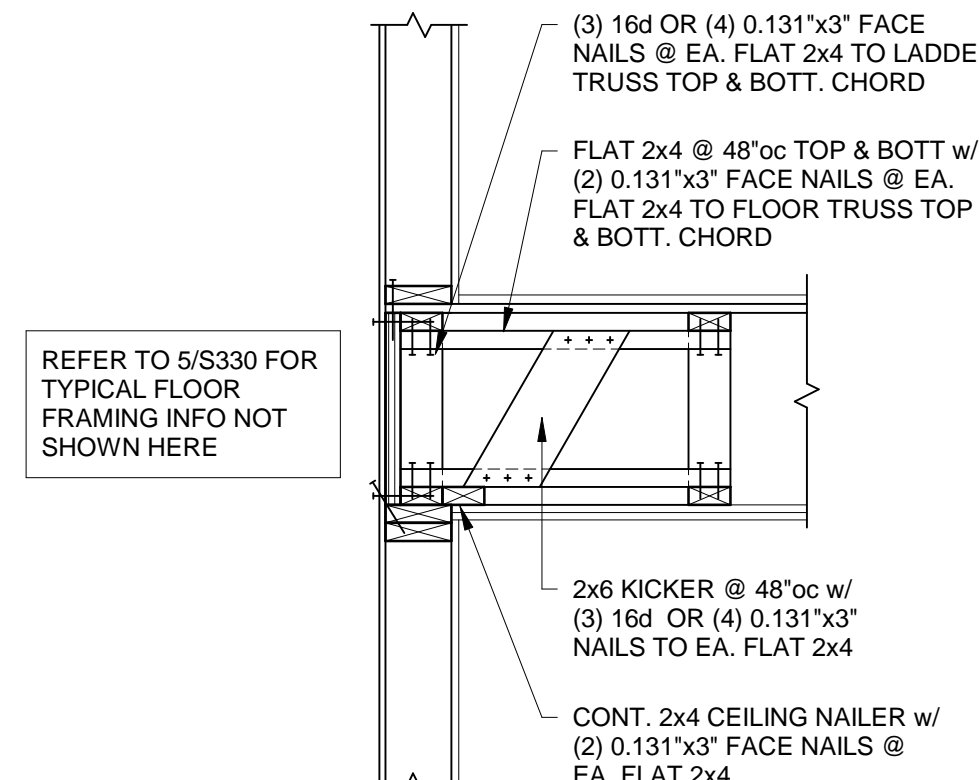
3A SECTION
3/4" = 1'-0"



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

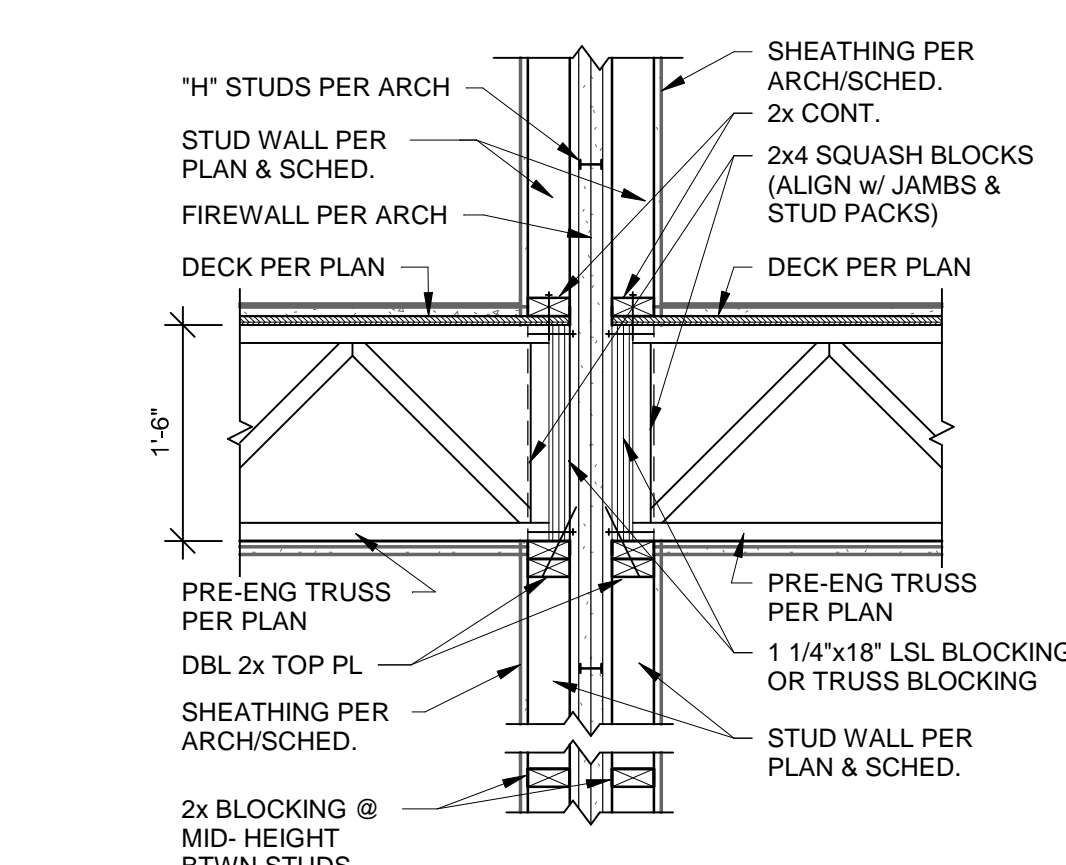


5 SECTION
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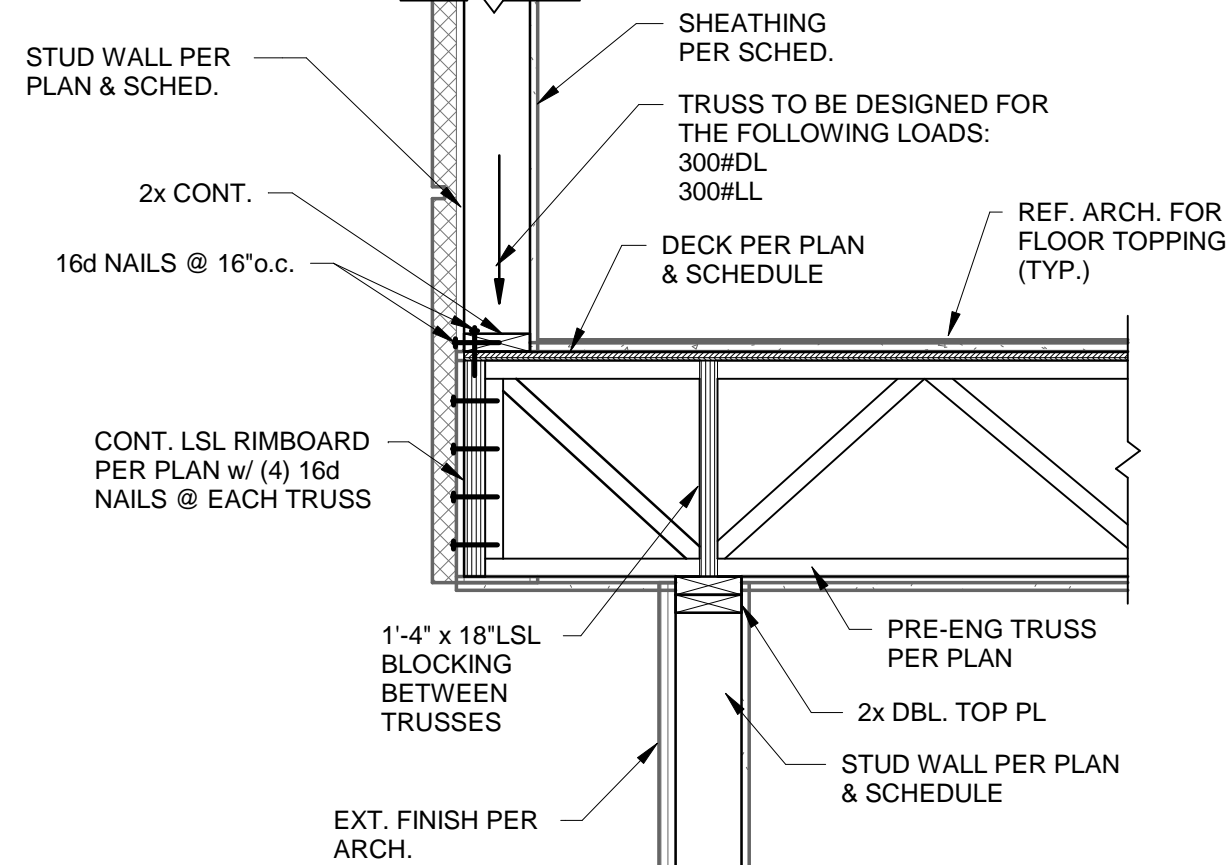


TYPICAL EXTERIOR WALL BRACING

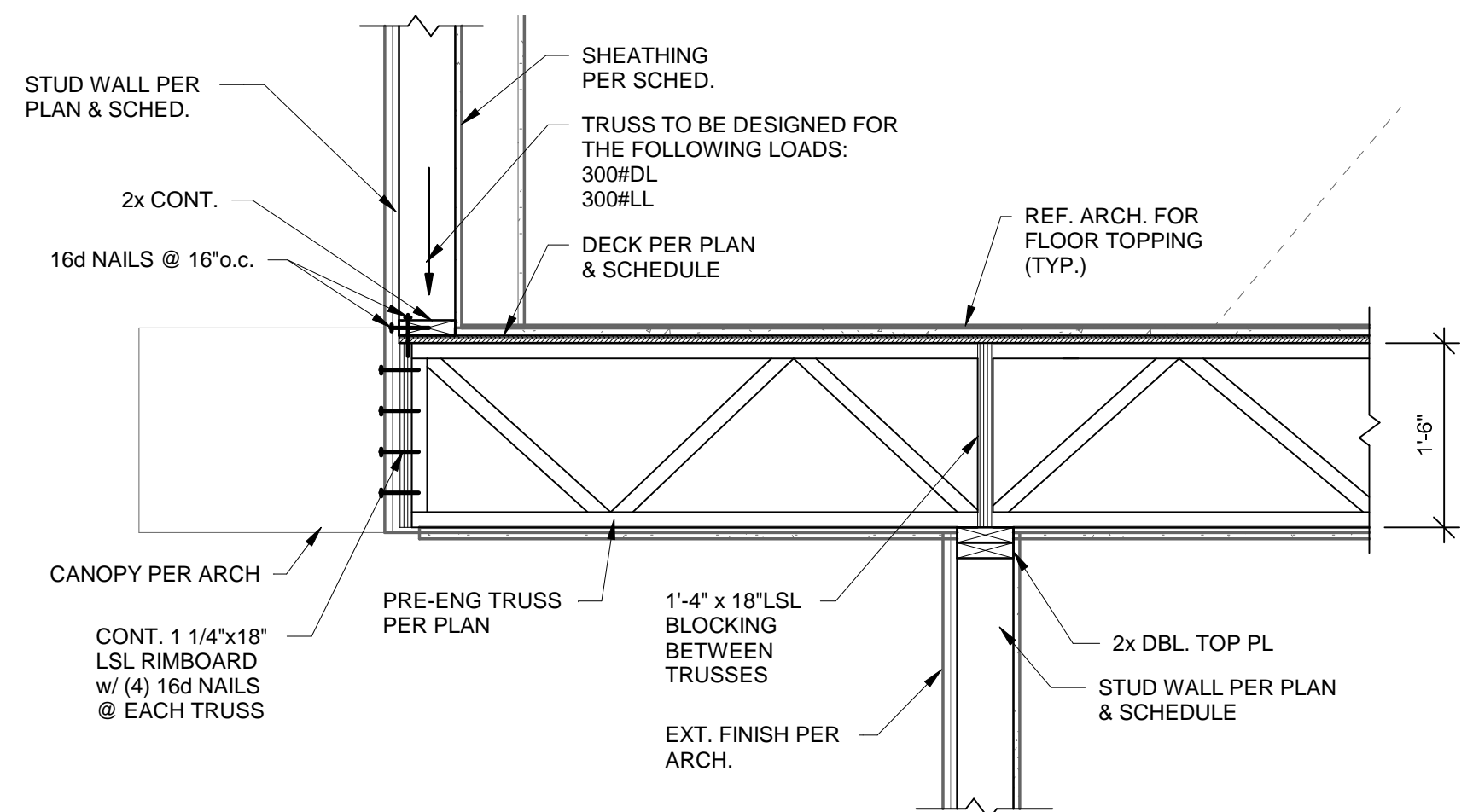
6 SECTION
3/4" = 1'-0"



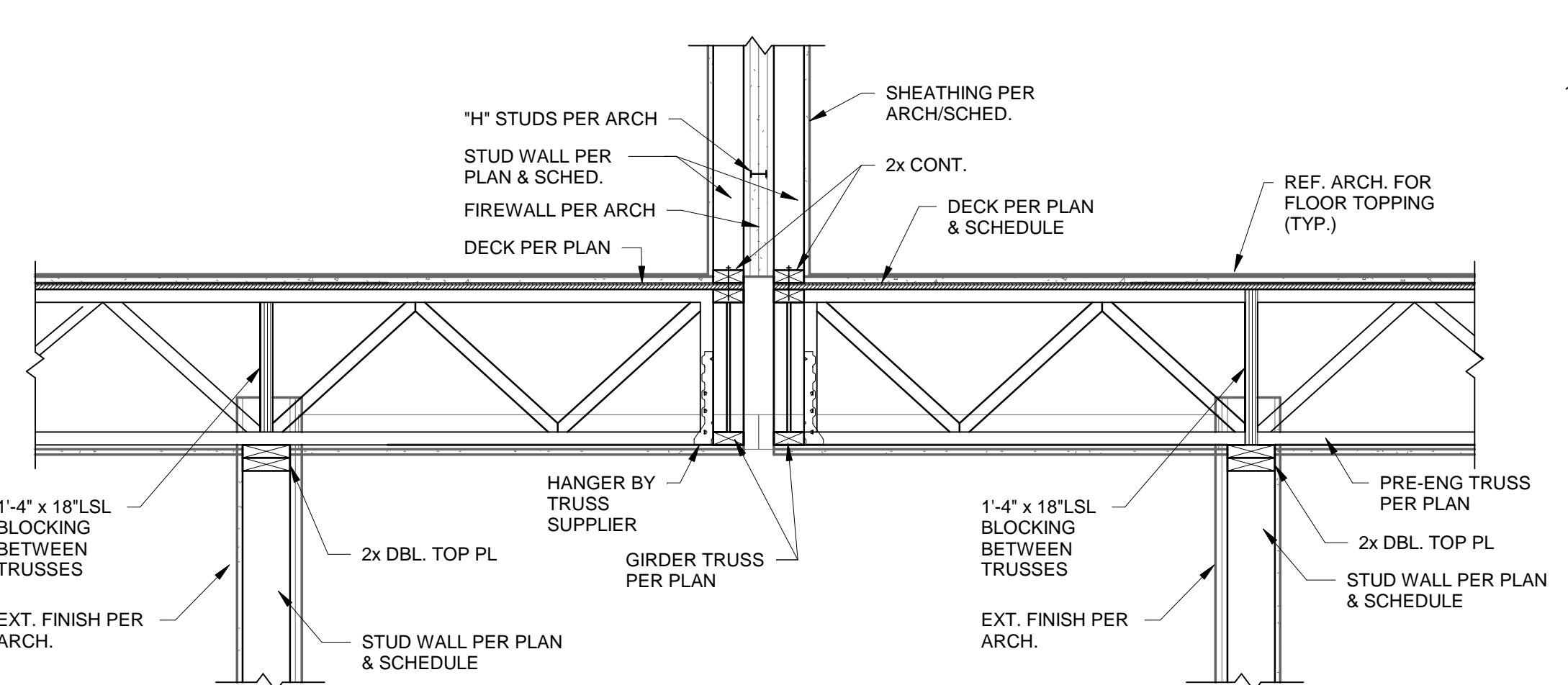
7 SECTION
3/4" = 1'-0"



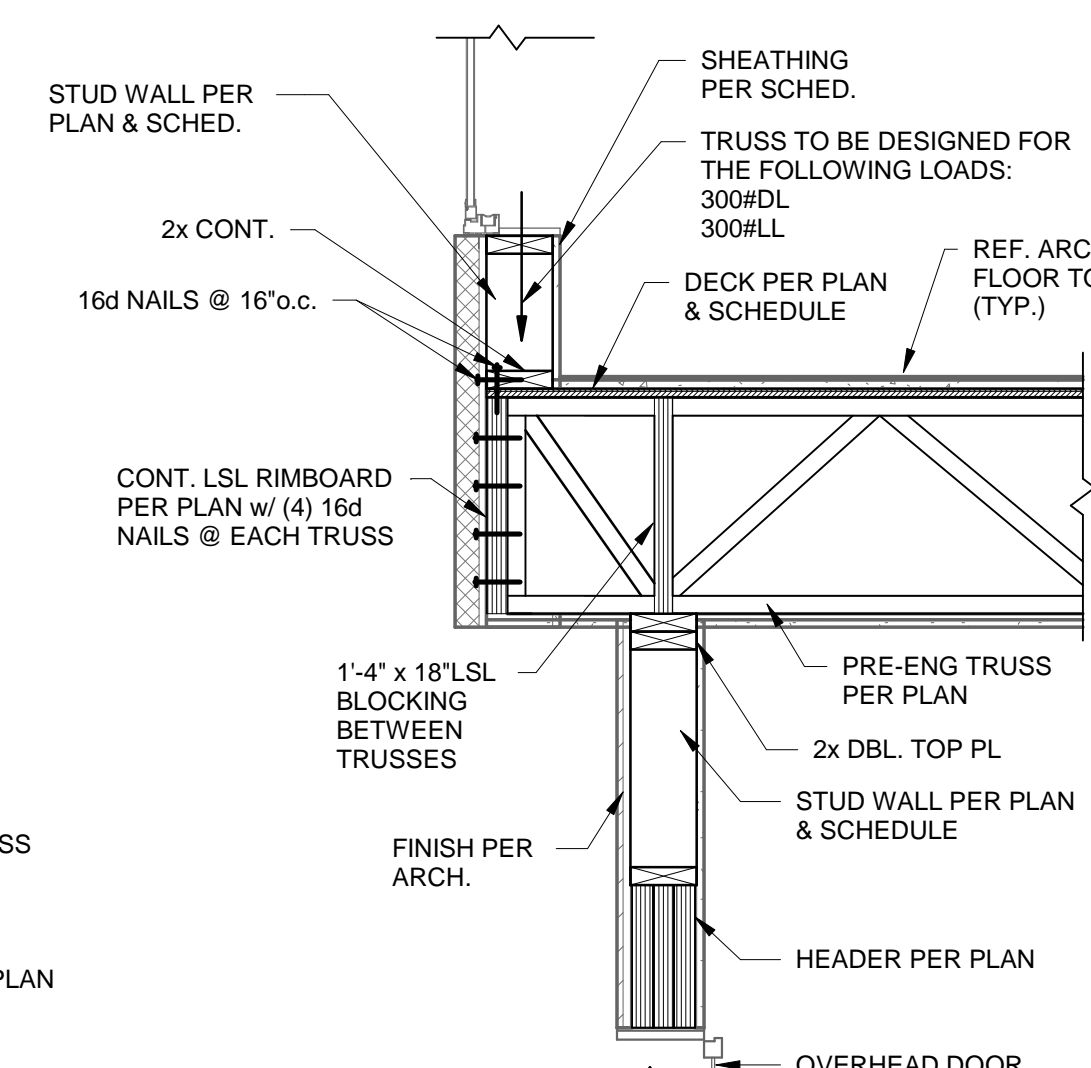
8 SECTION
3/4" = 1'-0"



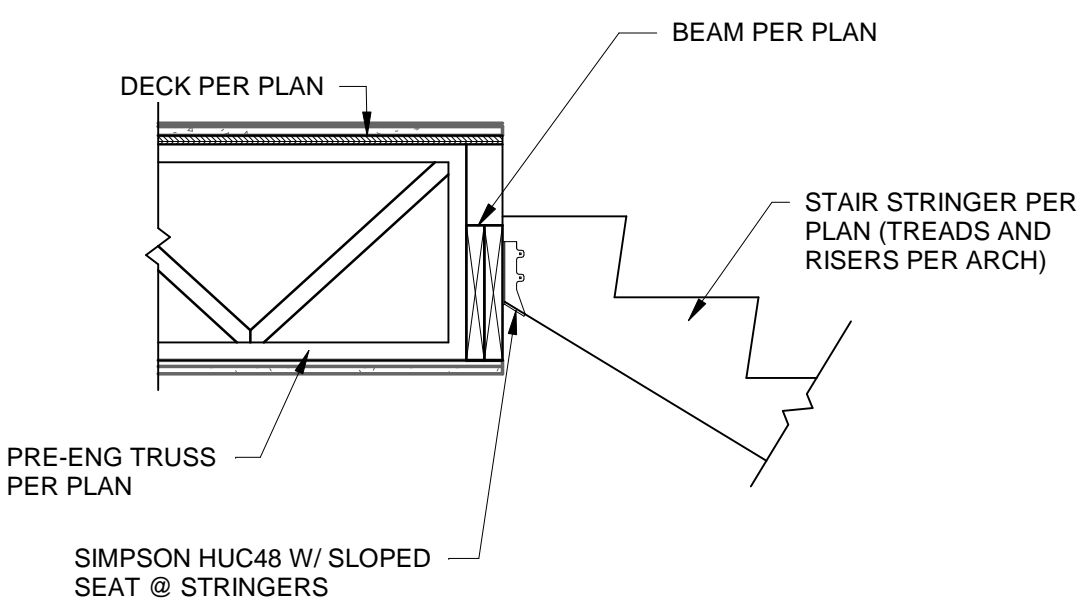
9 SECTION
3/4" = 1'-0"



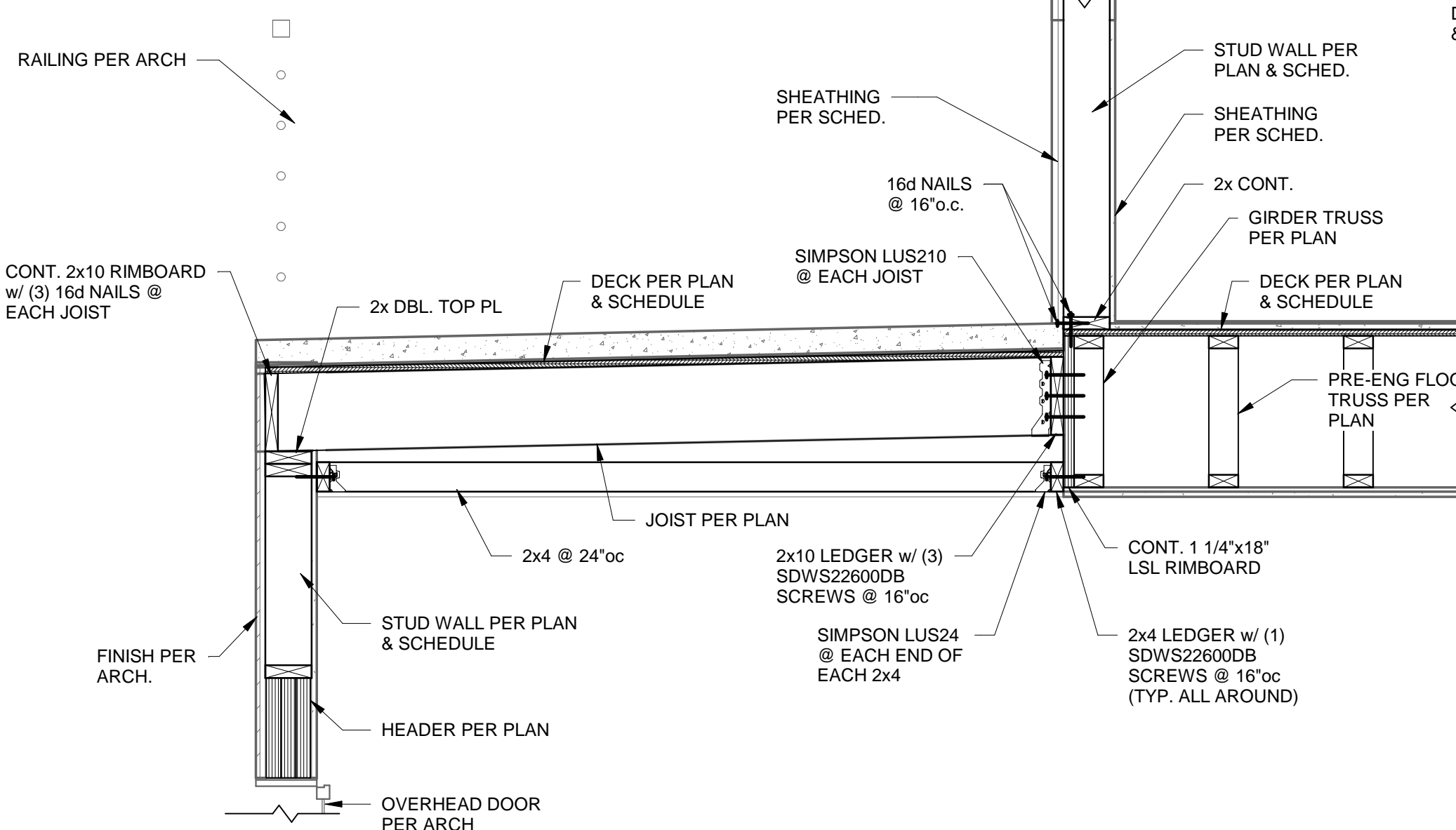
10 SECTION
3/4" = 1'-0"



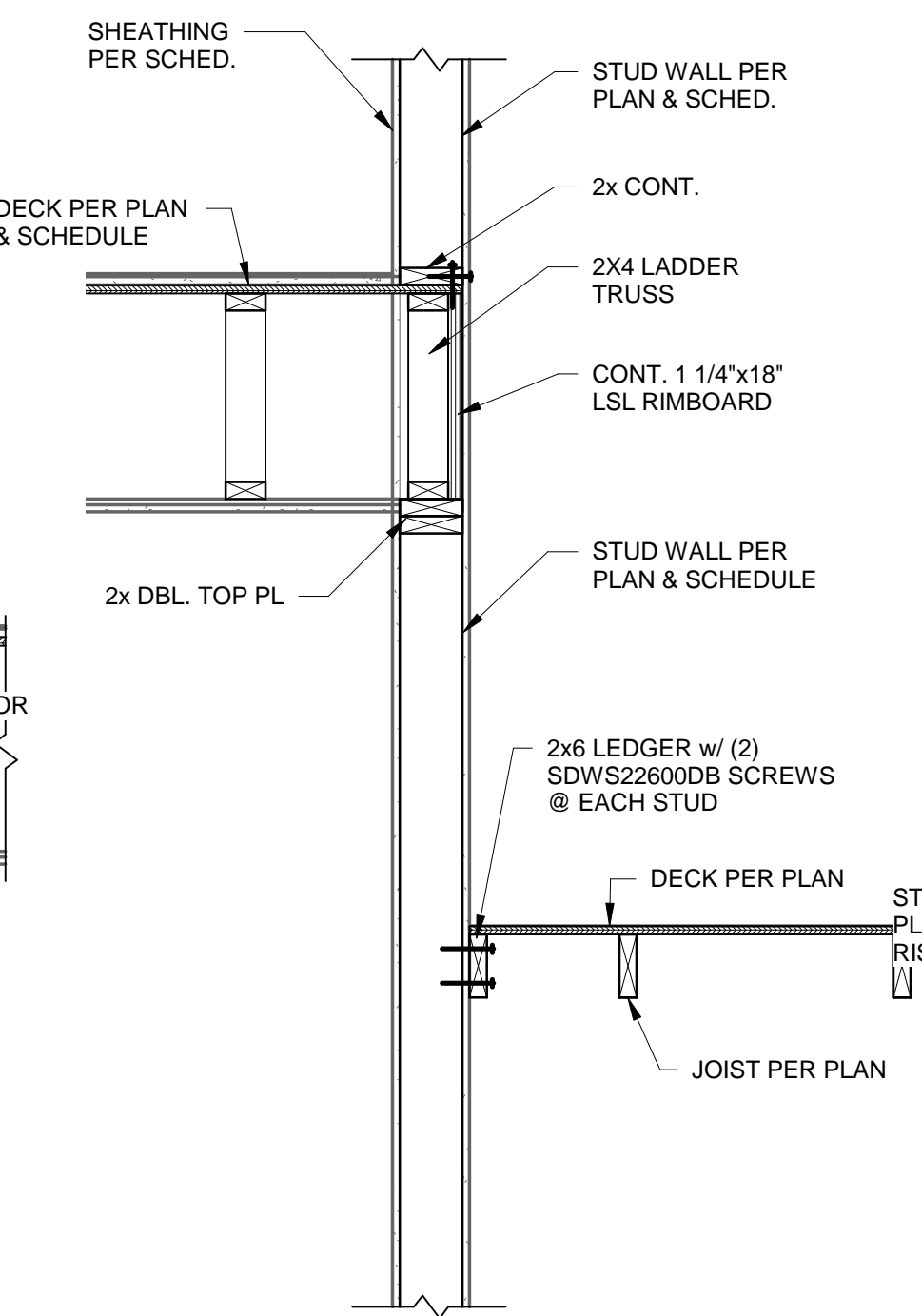
11 SECTION
3/4" = 1'-0"



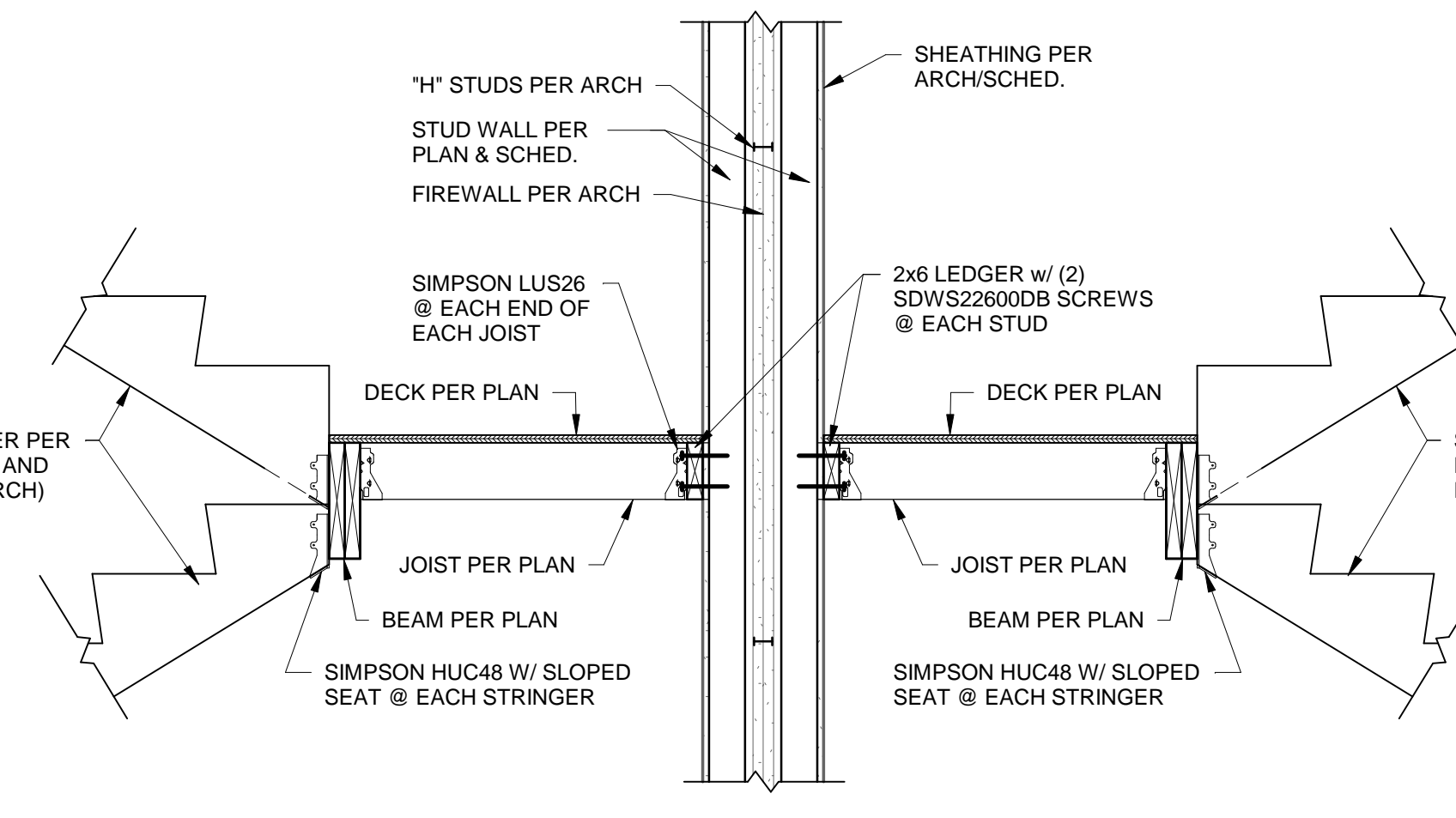
12 SECTION
3/4" = 1'-0"



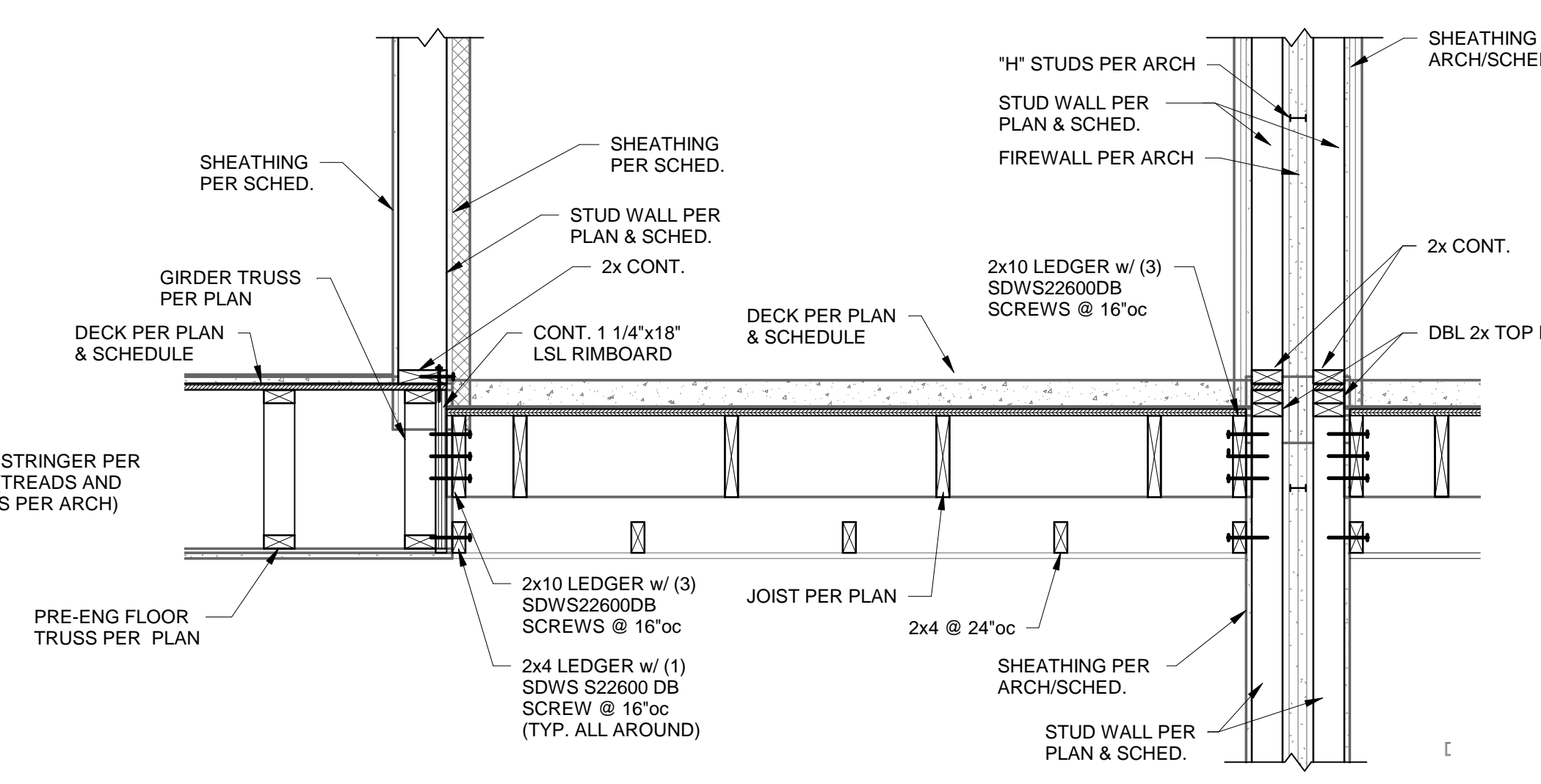
13 SECTION
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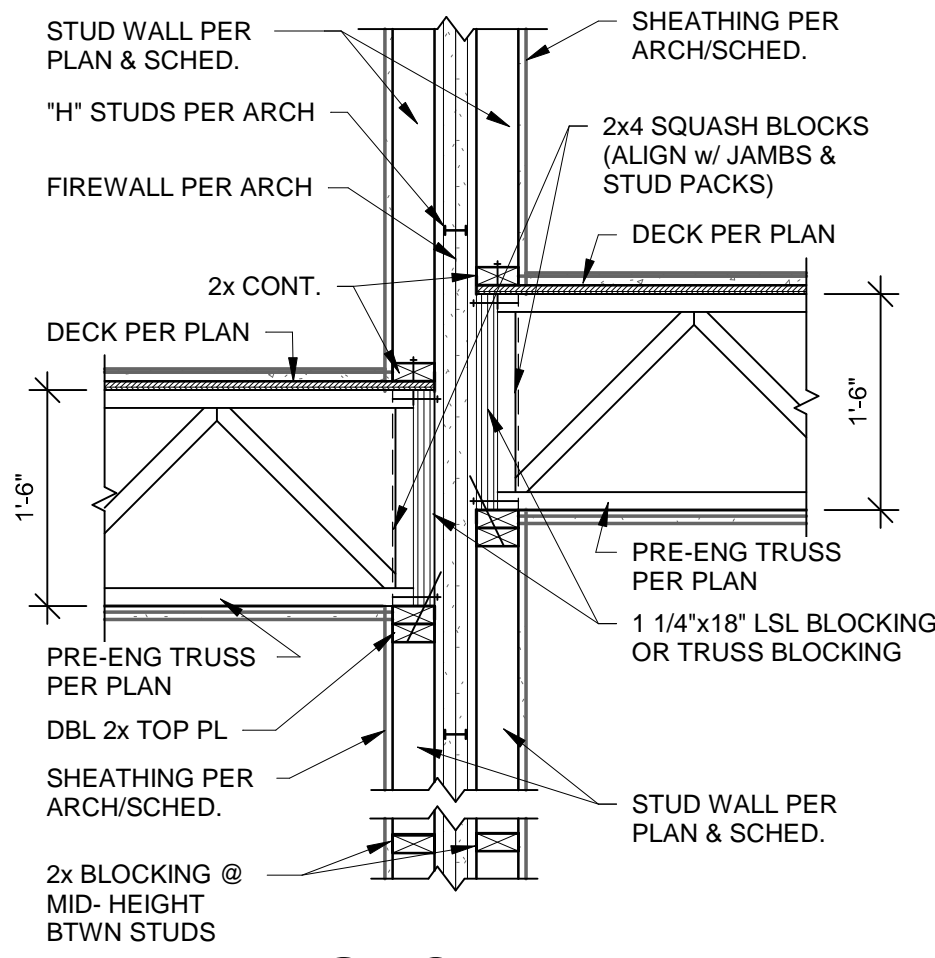
14 SECTION
3/4" = 1'-0"



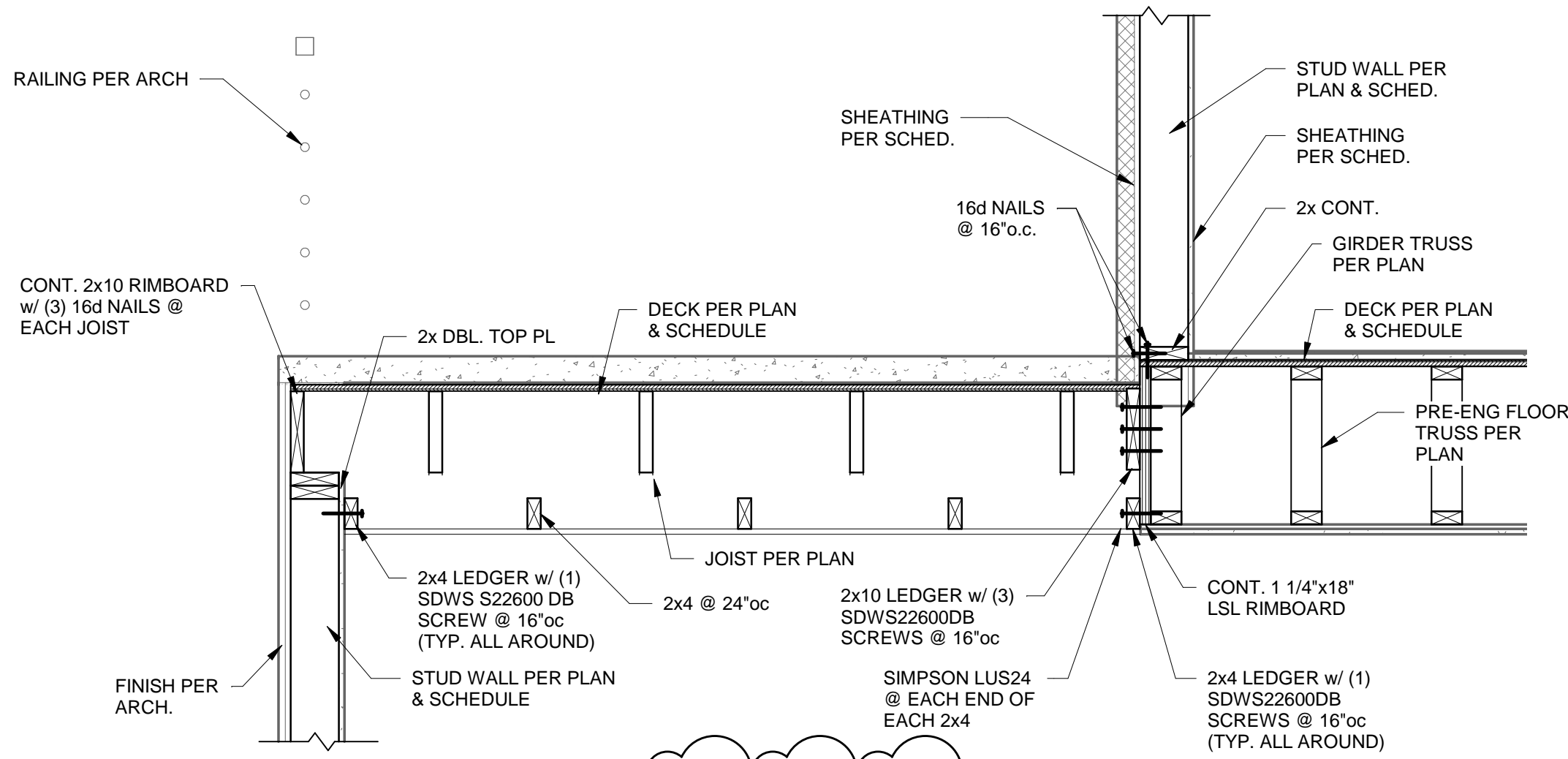
15 SECTION
3/4" = 1'-0"



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



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



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

RELEASED FOR CONSTRUCTION
As Noted on Plans Review

Development Services Department
Lee's Summit, Missouri
02/18/2023

DAVID A. SOMMERS
ENGINEER
12-24084
STATE OF MISSOURI
PROFESSIONAL ENGINEER

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

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DEVELOPMENT

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REVISIONS

2 ADDENDUM 1 11.12.2021

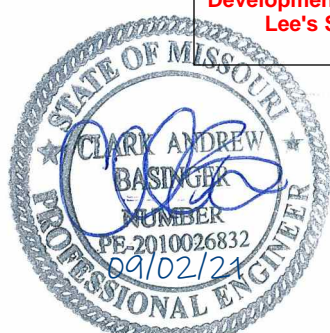
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TR,J PROJECT NO. 20-078

SHEET NO.

S331

WOOD FLOOR FRAMING SECTIONS



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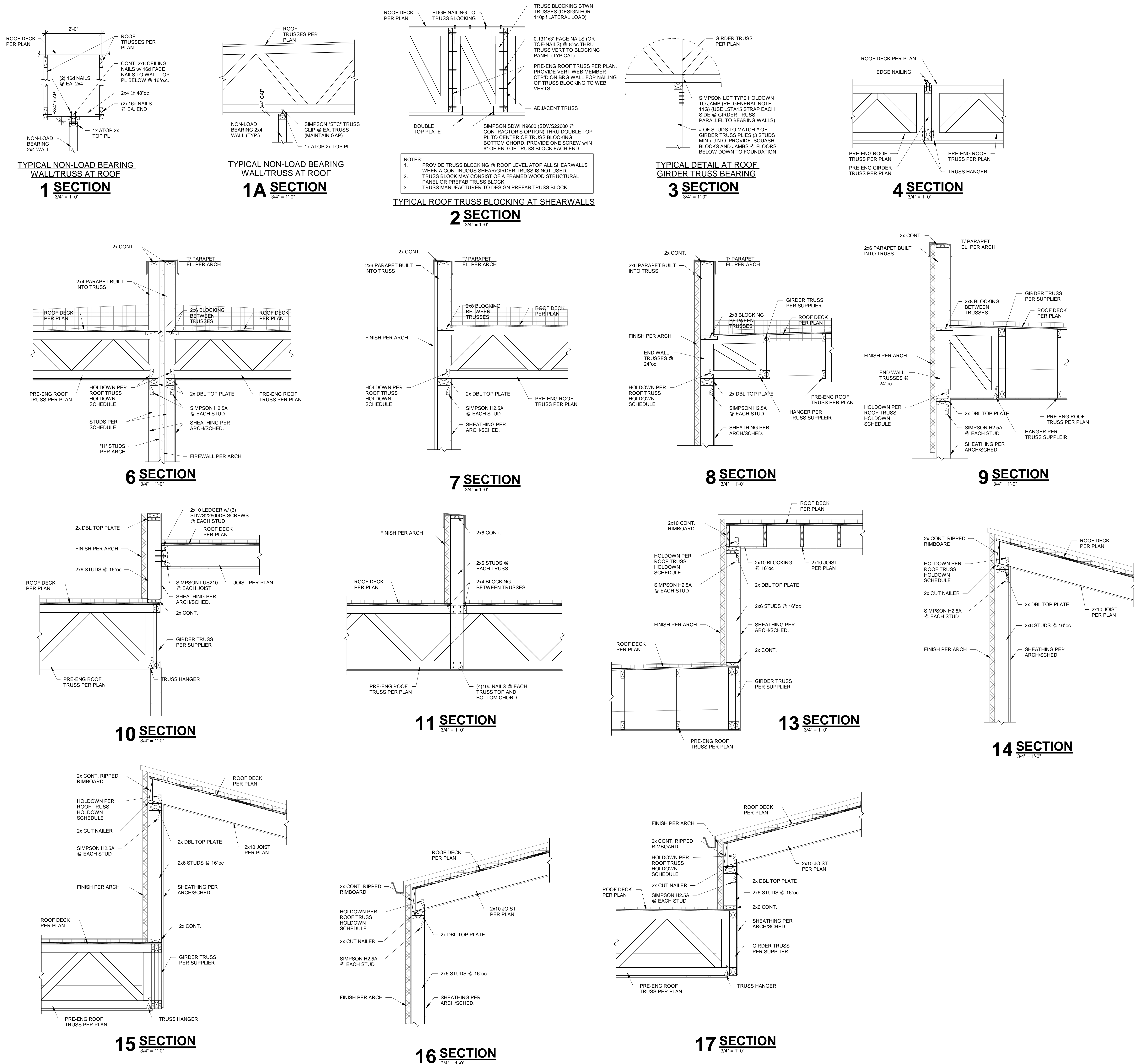
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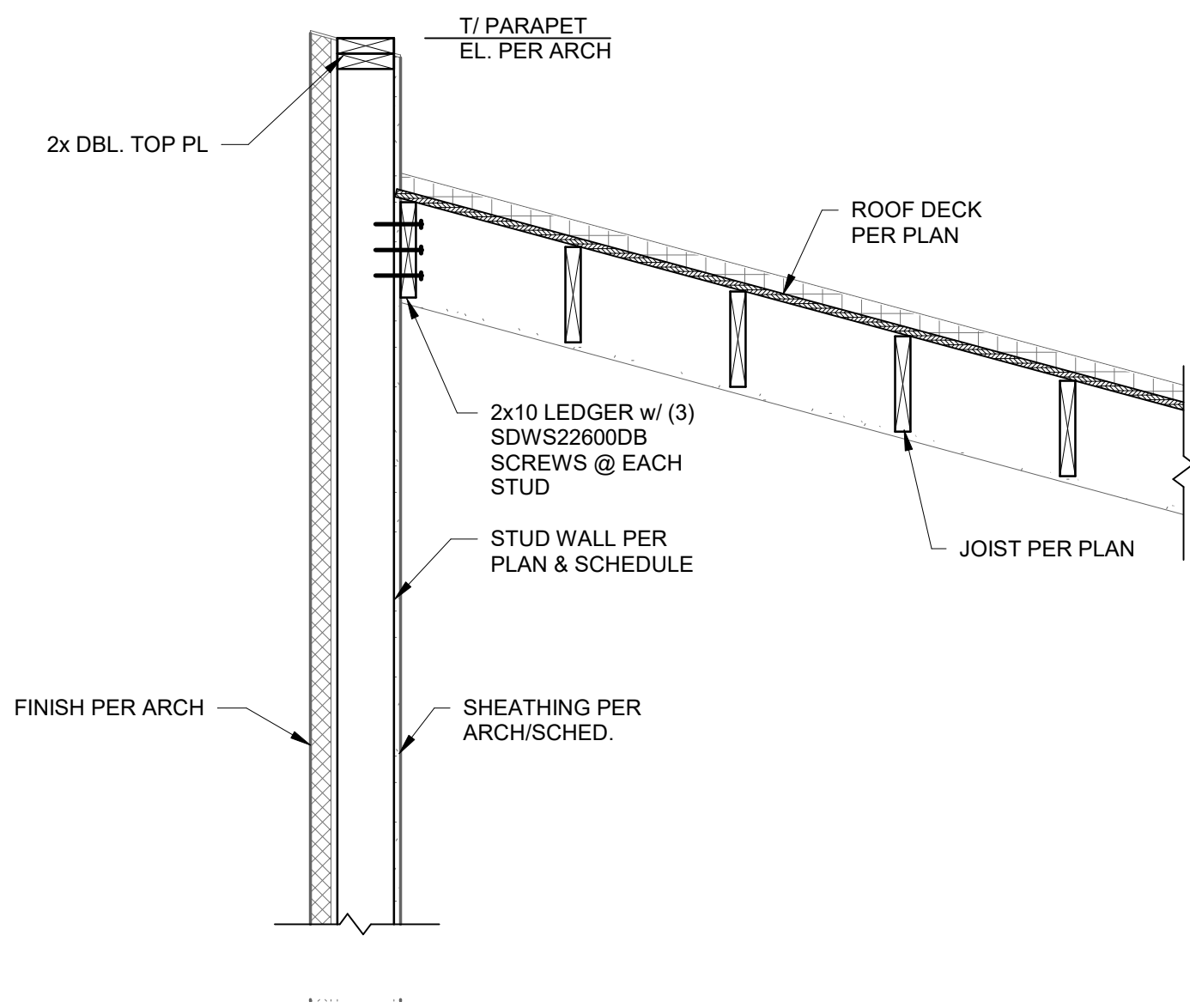
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SHEET NO.

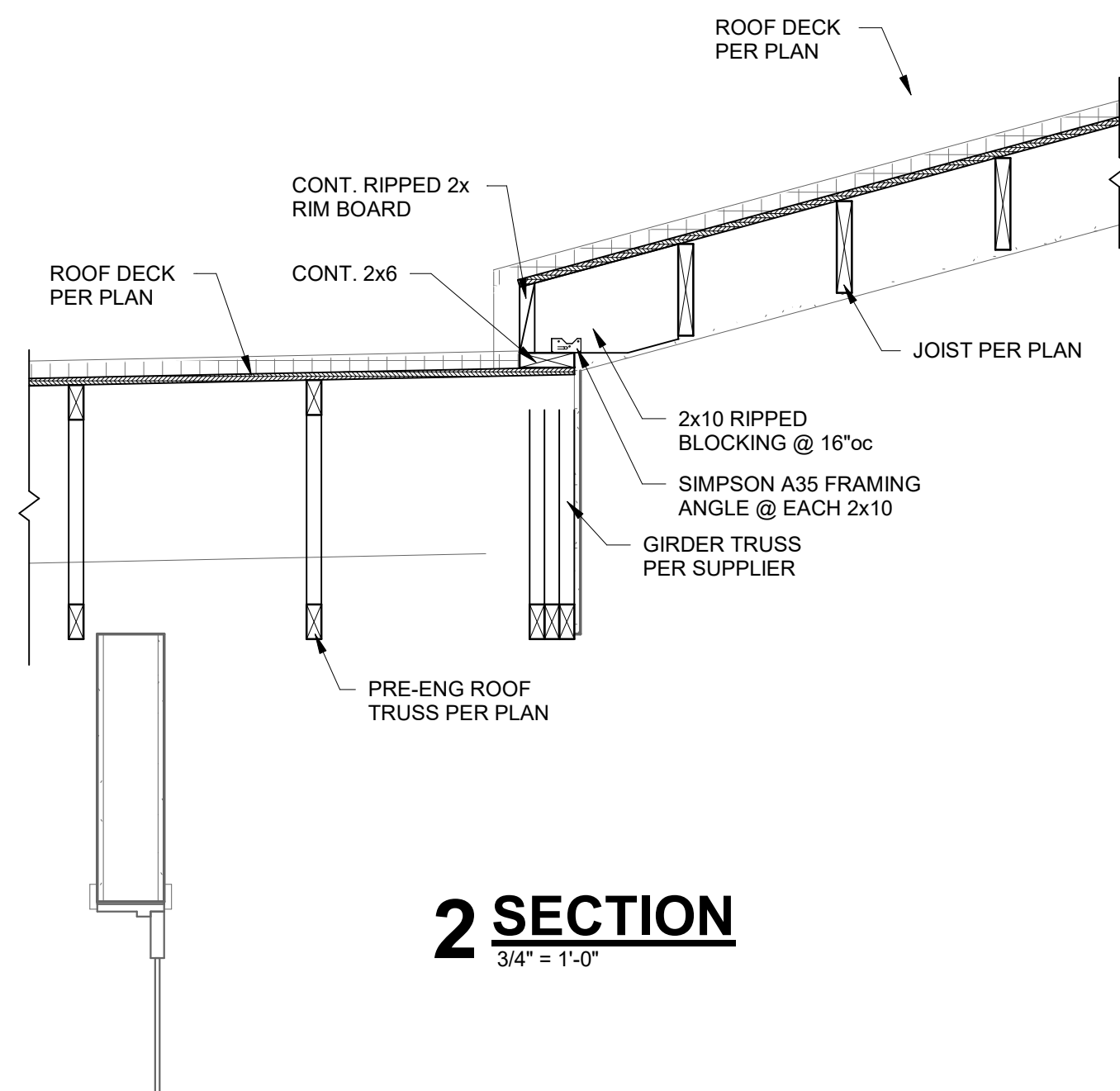
S340

WOOD ROOF FRAMING SECTIONS

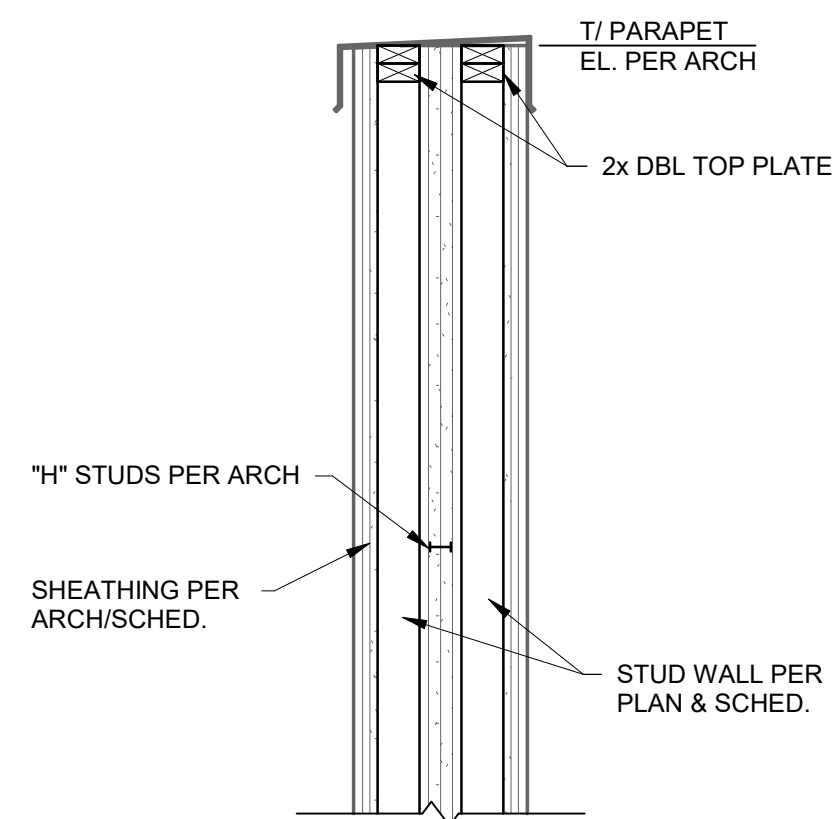




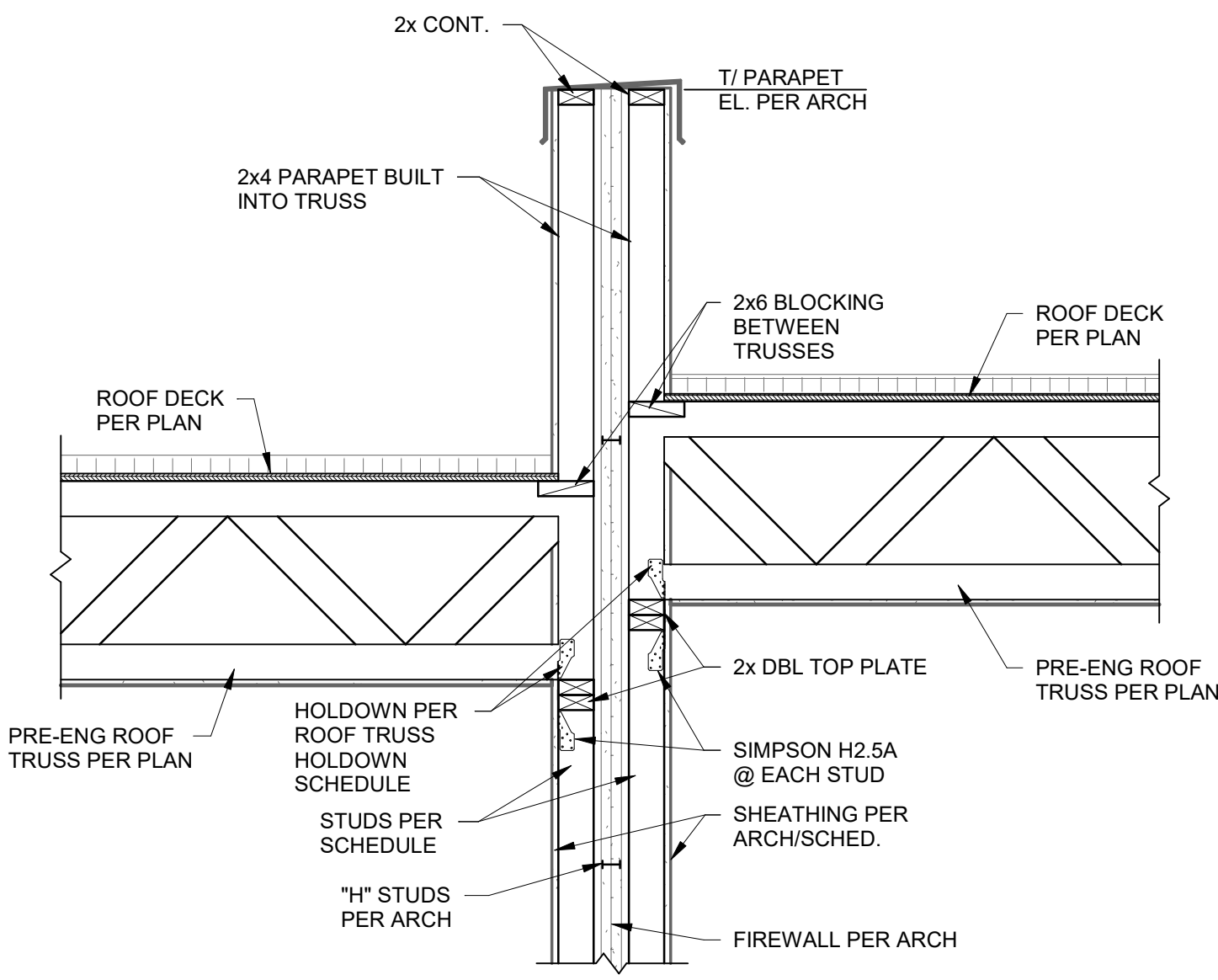
1 SECTION
3/4" = 1'-0"



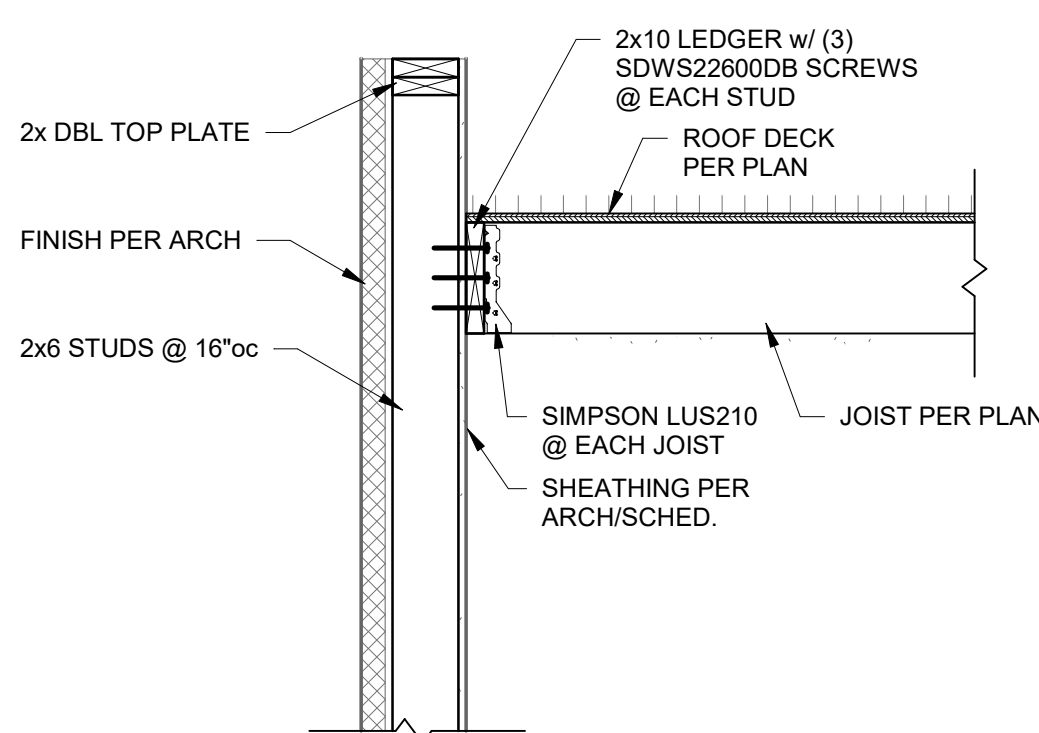
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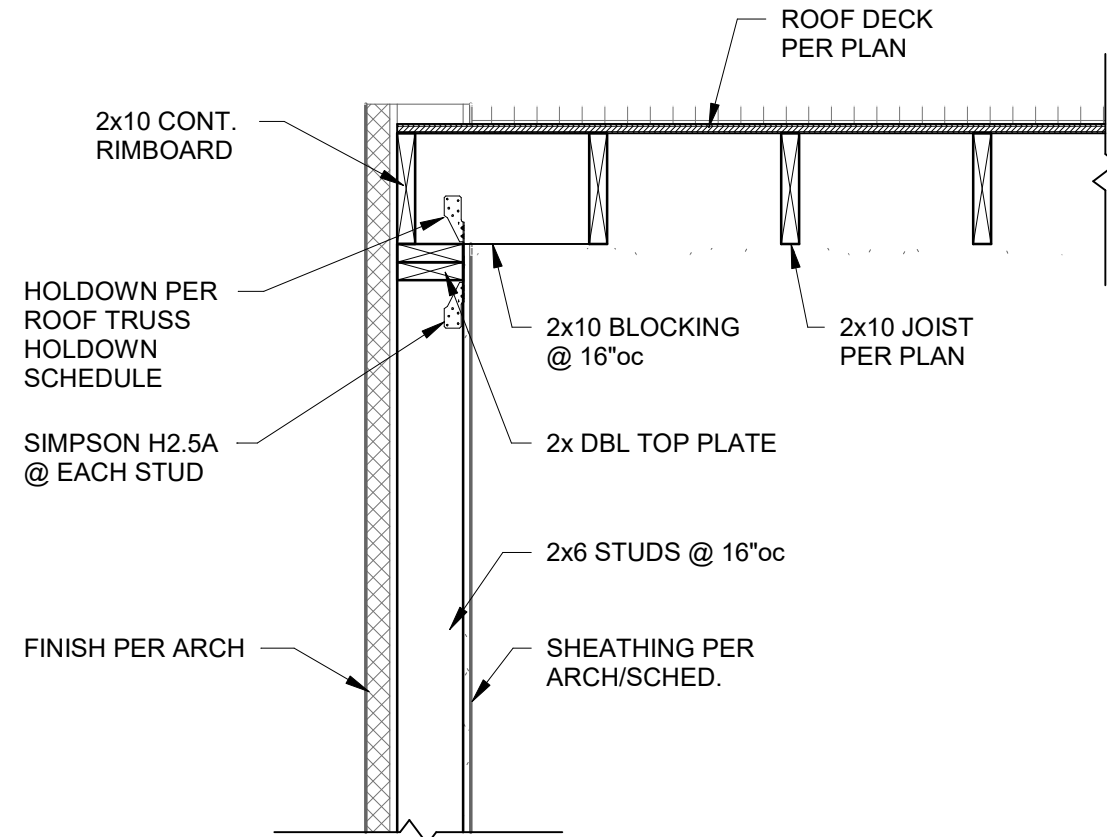
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3/4" = 1'-0"



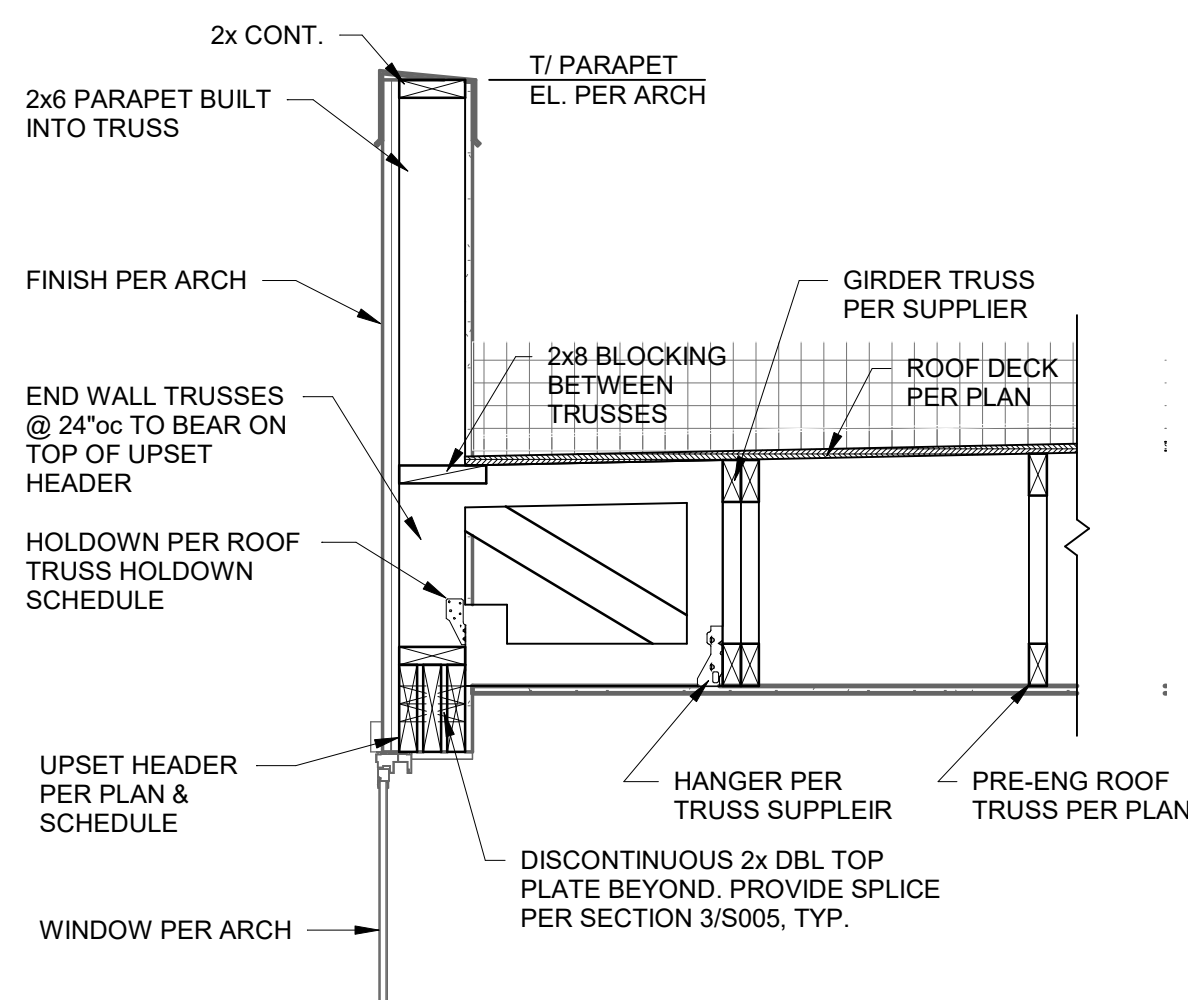
4 SECTION
3/4" = 1'-0"



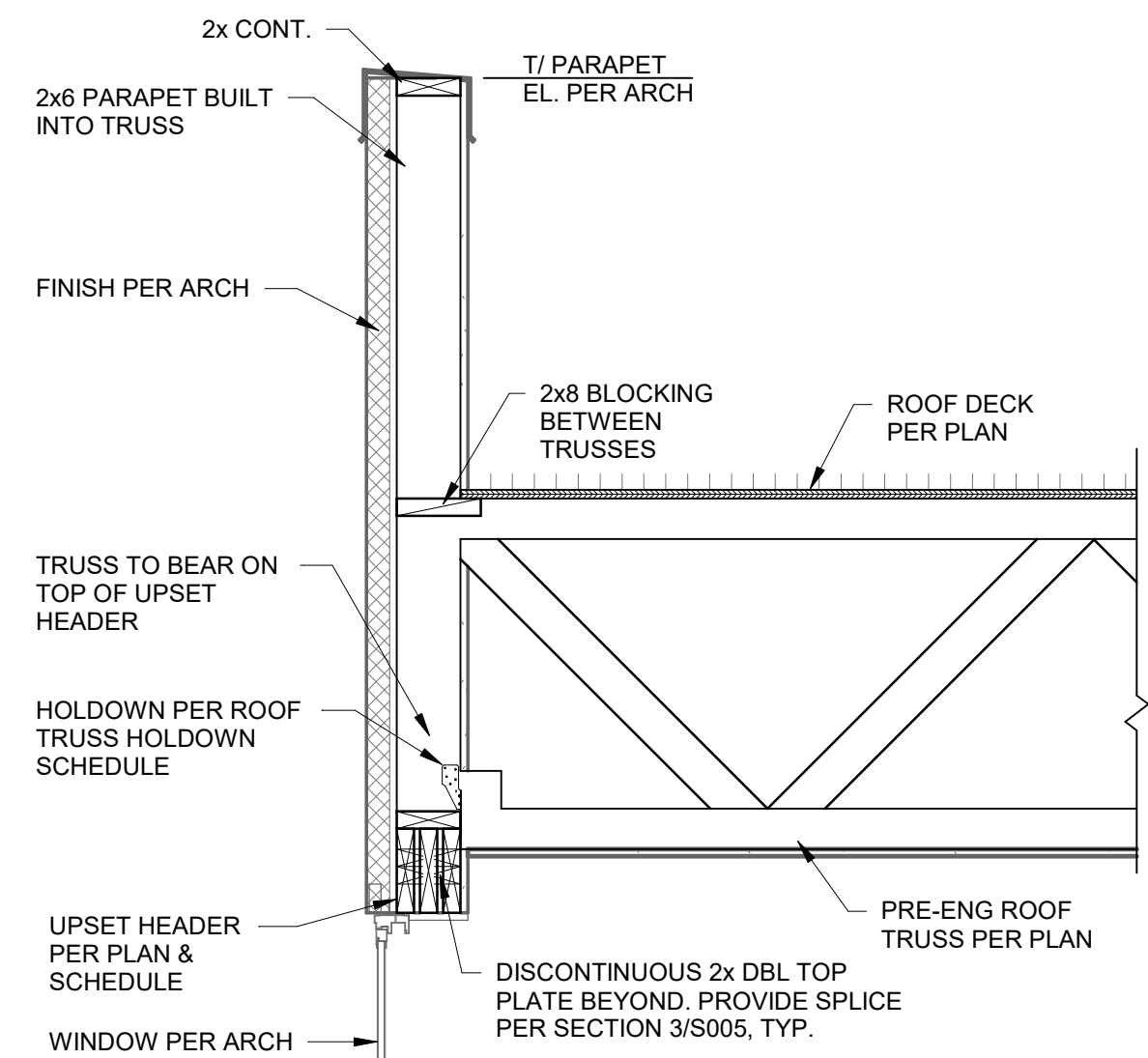
5 SECTION
3/4" = 1'-0"



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



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



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

RELEASED FOR CONSTRUCTION
As Noted on Plans Review

Development Services Department
Lee's Summit, Missouri
02/18/2023

STATE OF MISSOURI
JAMES W. MOULTON
Professional Engineer
No. 000000000
Exp. 08/31/2025

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1	PERMIT COMMENTS	9.24.2021

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TR,I PROJECT NO. 20-078

SHEET NO.

S341

WOOD ROOF FRAMING SECTIONS

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TR, PROJECT NO. 20-07

SHEET NO.

ME001

SITE PLAN - MECHANICAL

NOTES:

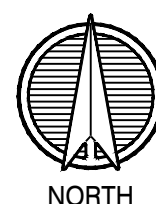
1. VERIFY UTILITIES WITH CIVIL DRAWING AND PROVIDERS
2. SEE 1-ME1.02 FOR GARAGE DETAIL.
3. ELECTRICAL SERVICE PRIMARY AND TRANSFORMER LOCATIONS ARE PROPOSED. OBTAIN KCPL DESIGN PRIOR TO CONSTRUCTION OR ORDERING EQUIPMENT.
4. FOR GAS SERVICES TO AMENITIES, PROVIDE STEEL RISER, SHUT-OFF AND KEY OPERATED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

LEGEND:

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



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



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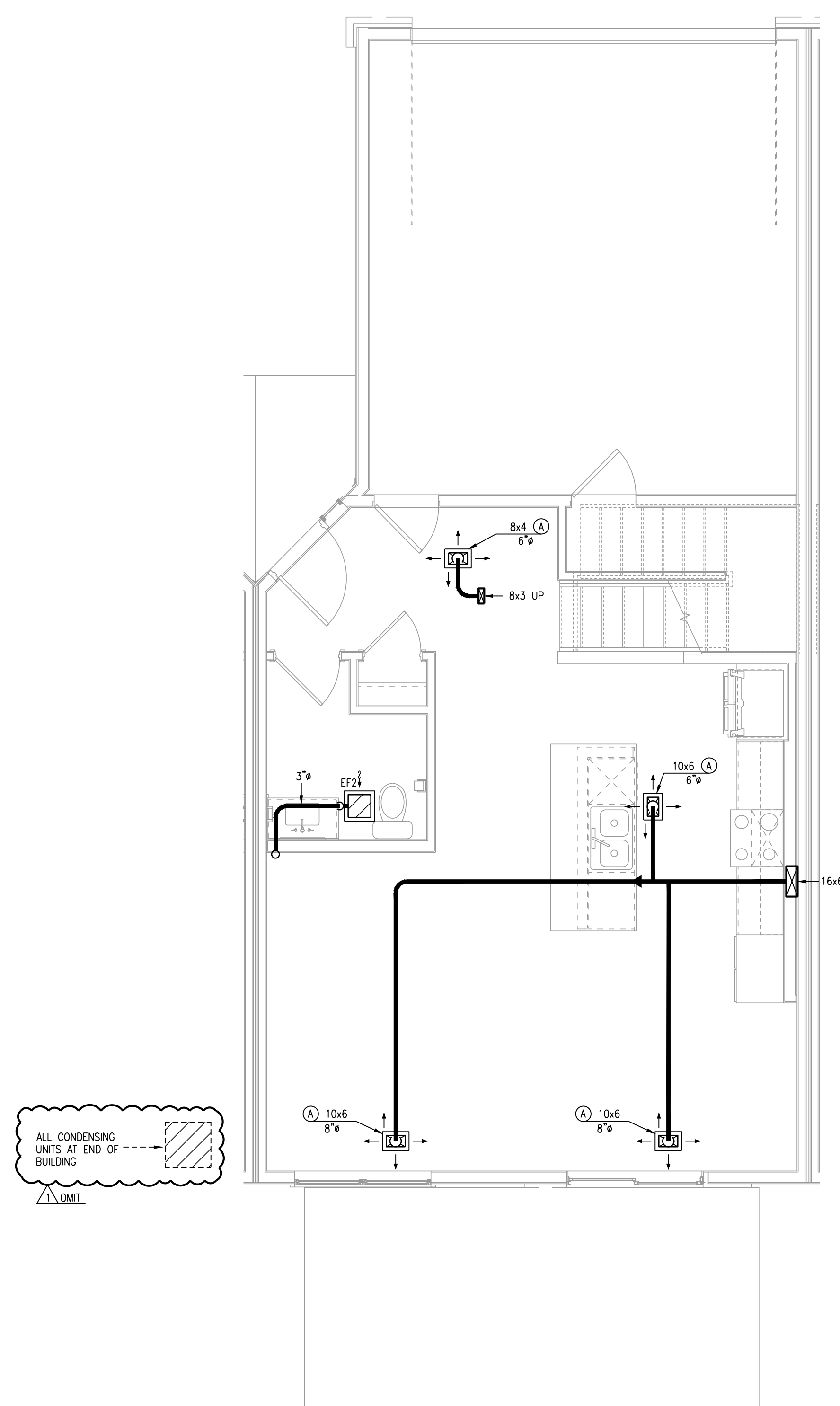
TR,i PROJECT NO. 20-07



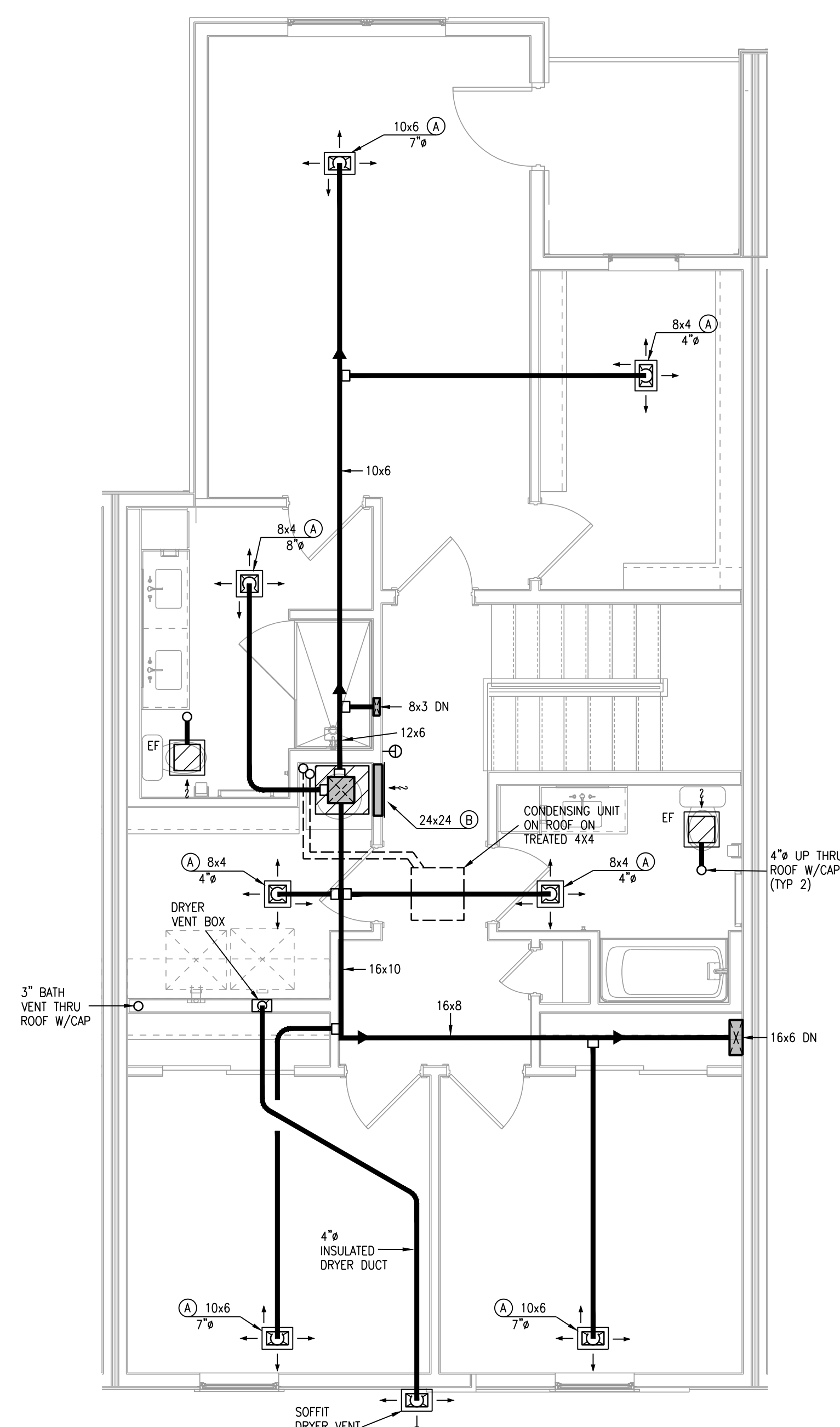
M101

TYPICAL UNIT PLAN - MECHANICAL

- | NOTES: | |
|--------|---|
| 1. | PROVIDE MANUFACTURER REQUIRED CLEARANCES FOR AHU'S AND WATER HEATERS. |
| 2. | ALL CONDENSING UNITS ARE GROUND MOUNTED. MANUFACTURER SHALL PROVIDE ANY ACCESSORIES REQUIRED FOR PROPER OPERATION INCLUDING LONG LINE SETS. |
| 3. | PROVIDE GUY GRAY MODEL DB350/DB3D DRYER VENT BOX AT ALL DRYER LOCATIONS. NOTE TOP FLOOR SHALL ROUTE THRU FLOOR BELOW TO EXTERIOR WALL. |
| 4. | GENERALLY CENTER GRILLES/REGISTERS IN WALLS, OVER DOORS, ALIGN WITH WINDOWS, ETC. |
| 5. | MAINTAIN 3' FT. FROM EXHAUST/VENTS TO BUILDING OPENINGS. DRYER VENT CAPS SHALL HAVE 4" DEEP BY 4" WIDE OPENING FOR AIR FLOW. |
| 6. | ROUTE AHU CONDENSATE INDIRECT TO FLOOR DRAINS IN AHU CLOSETS. |
| 7. | EXHAUST FANS AT TOP FLOOR VENT TO ROOF. |
| 8. | EXHAUST FANS TO BE HUMIDITY-SENSING TYPE. |
| 9. | TOP FLOOR DUCTS SHALL BE R-B INSULATED AND SEALED TO PREVENT CONDENSATION. |



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



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



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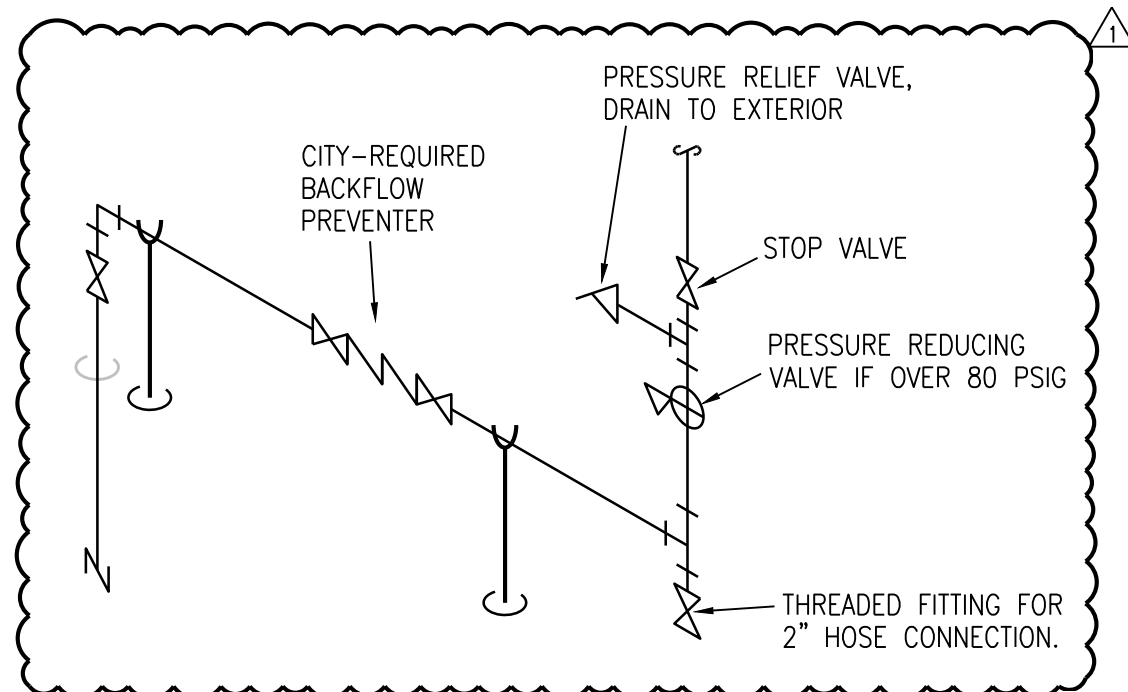
Lee's Summit, Missouri

	WATER CLOSET & TYPE (TYP. FOR ALL PLUMBING FIXTURES)		MANUAL DAMPER
	WASTE LINE ABOVE EARTH (W.)		BACKDRAFT DAMPER
	WASTE LINE IN EARTH (W.)		AUTOMATIC DAMPER
	CLEAN OUT		FIRE DAMPER
	FLUSH FLOOR CLEAN OUT		FIRE/SMOKE DAMPER
	FLUSH GRADE CLEAN OUT		SMOKE DAMPER
	FLOOR DRAIN AND TYPE		GRILLE, REGISTER OR DIFFUSER, SIZE, TYPE & CFM
	ROOF DRAIN		VOLUME EXTRACTOR AND TURNING VANES
	ROOF DRAIN AND TYPE		RETURN EXHAUST OR FRESH AIR DUCT SECTION UP & DOWN
	VENT LINE (V.)		SUPPLY AIR DUCT SECTION UP AND DOWN
	DOMESTIC COLD WATER SUPPLY (DCW)		FLEXIBLE DUCT CONNECTION
	DOMESTIC HOT WATER SUPPLY (DHW)		ROUND OR RECTANGULAR DUCT
	DOMESTIC HOT WATER RETURN (DHW-R)		FLEXIBLE DUCT
	HOSE BIBB AND MOUNTING HEIGHT		THERMOSTAT
	WALL HYDRANT		REFRIGERANT LIQUID
	FIRE LINE/STANDPIPE		REFRIGERANT SUCTION
	DRAIN LINE		ACCESS DOOR
	NATURAL GAS LINE		ABOVE FINISHED FLOOR
	RISE & DROP IN PIPE WITH CUT-OFF VALVE		EXHAUST AIR
	REDUCER		OUTSIDE AIR
	CHECK VALVE		RETURN AIR
	STOP VALVE		SUPPLY AIR
	BALANCING VALVE		VENT BELOW SLAB
	PLUG VALVE		VENT THRU ROOF
	2-WAY CONTROL VALVE OR SOLENOID VALVE		CONNECT NEW TO EXISTING
	3-WAY CONTROL VALVE OR SOLENOID VALVE		LOCKABLE GUARD
	PRESSURE REDUCING VALVE		
	STRAINER		
	UNION		
	FLEXIBLE PIPE CONNECTION		

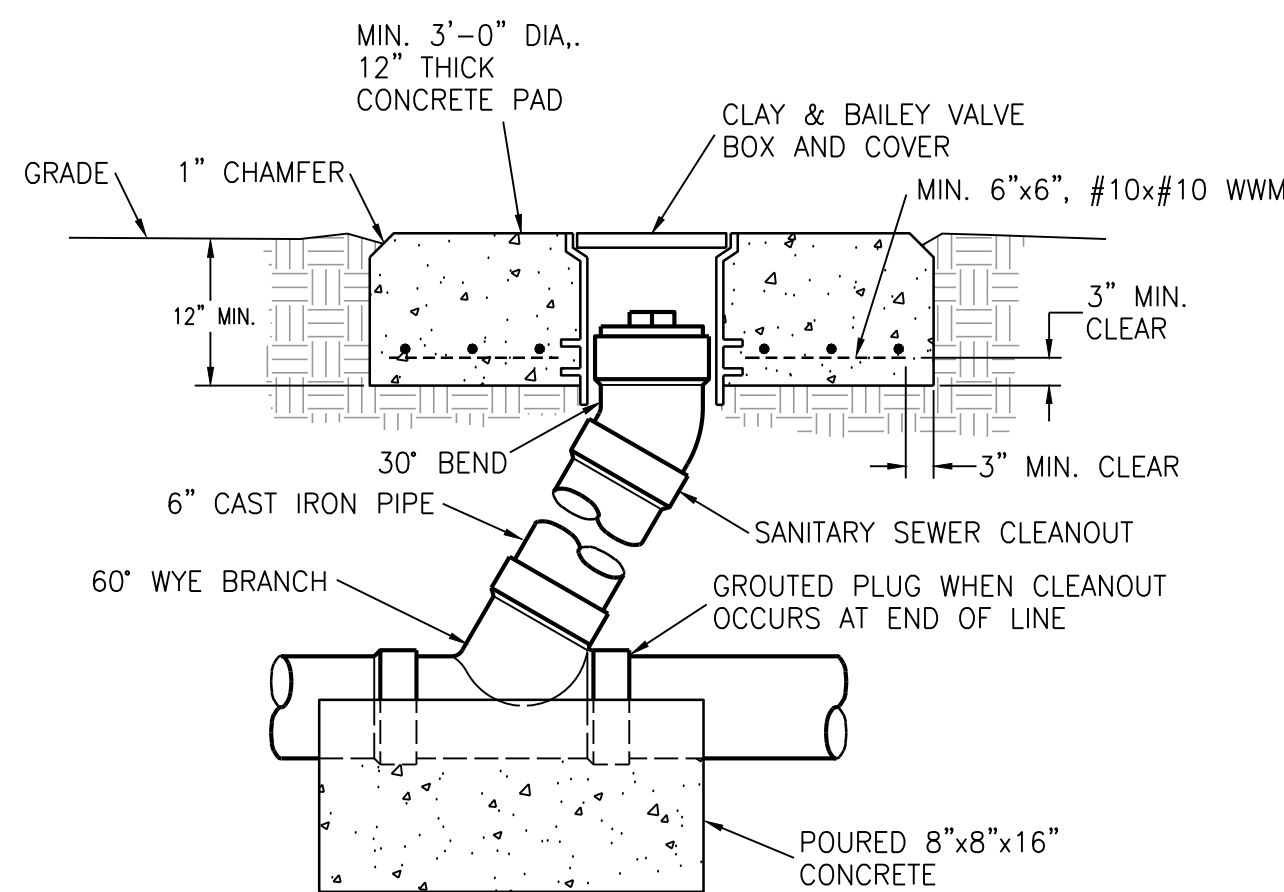
NOTES: ALL SYMBOLS SHOWN ABOVE REFER TO ELECTRICAL SYMBOLS LEGEND FOR ELECTRICAL SYMBOLS THAT MAY BE SHOWN ON PLANS.

NOTES: ALL SYMBOLS SHOWN ABOVE REFER TO ELECTRICAL SYMBOLS LEGEND FOR ELECTRICAL PLANS.
MAY NOT APPEAR ON PLANS. SYMBOLS THAT MAY BE SHOWN ON MECHANICAL PLANS.

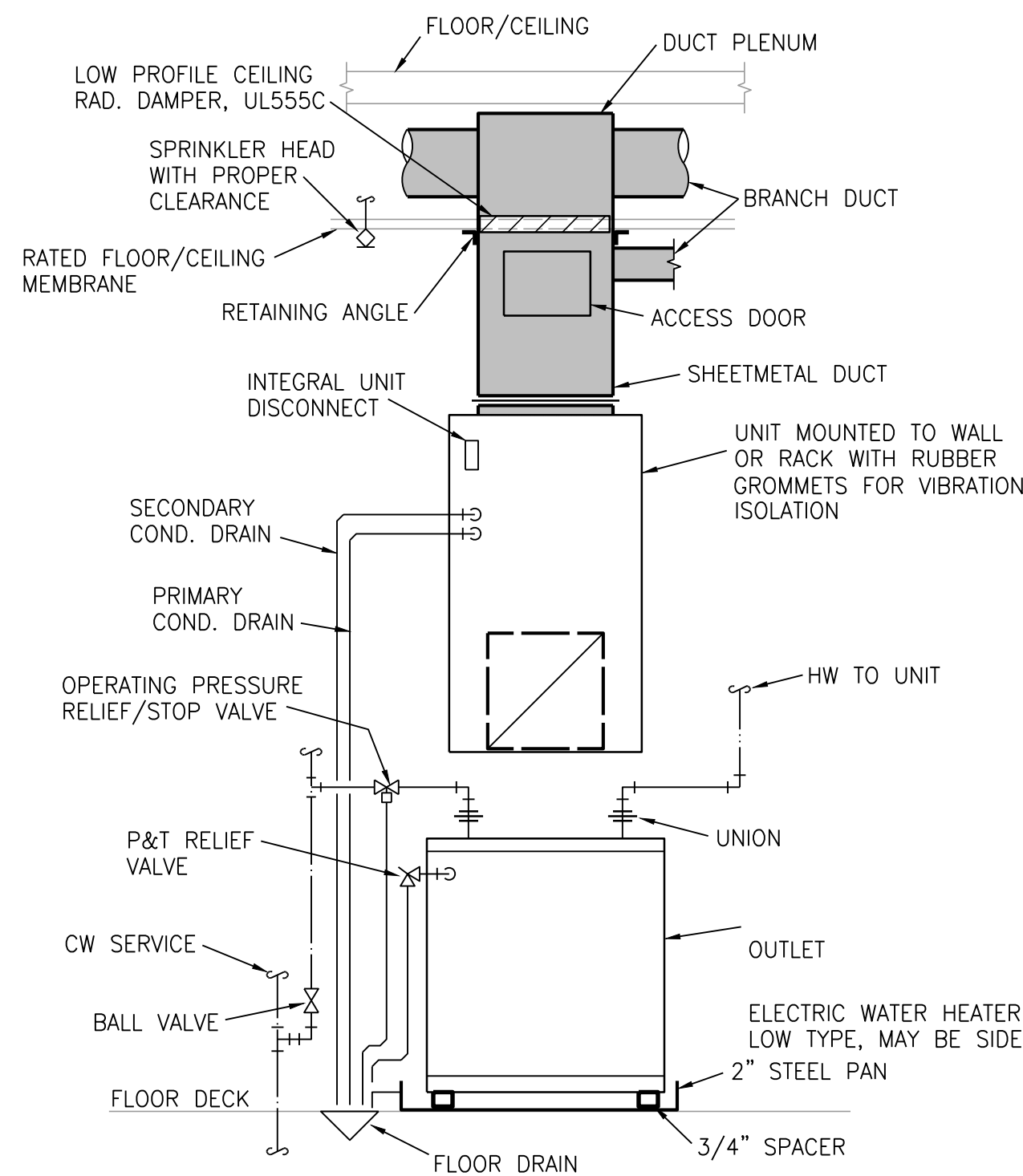
1 DOM NO SCALE



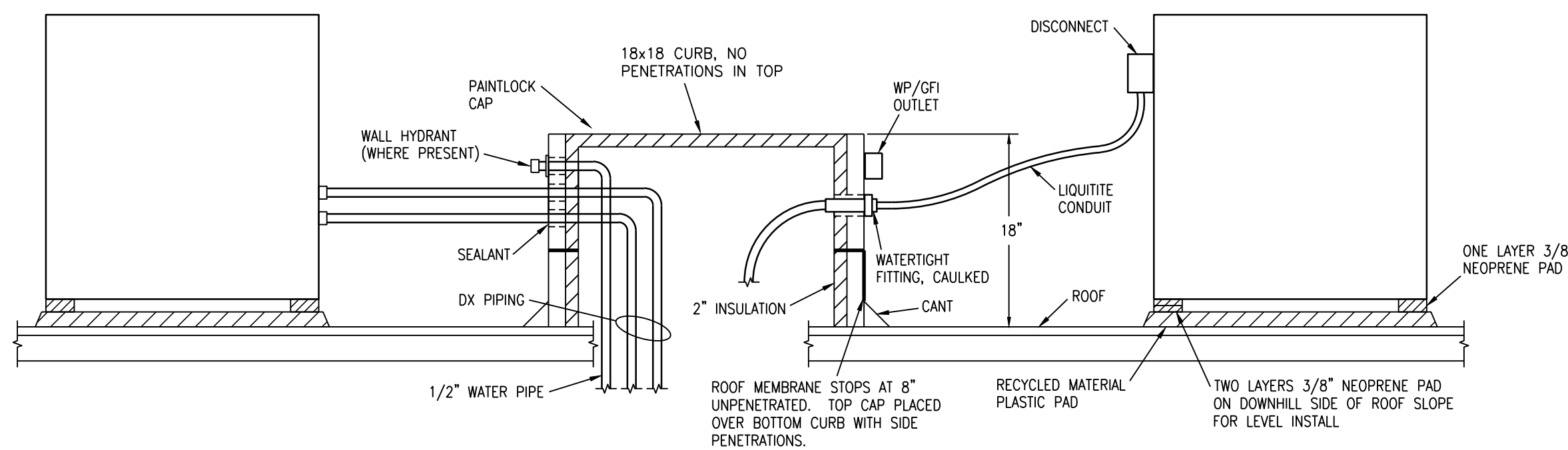
2 FLUSH
NO SCALE



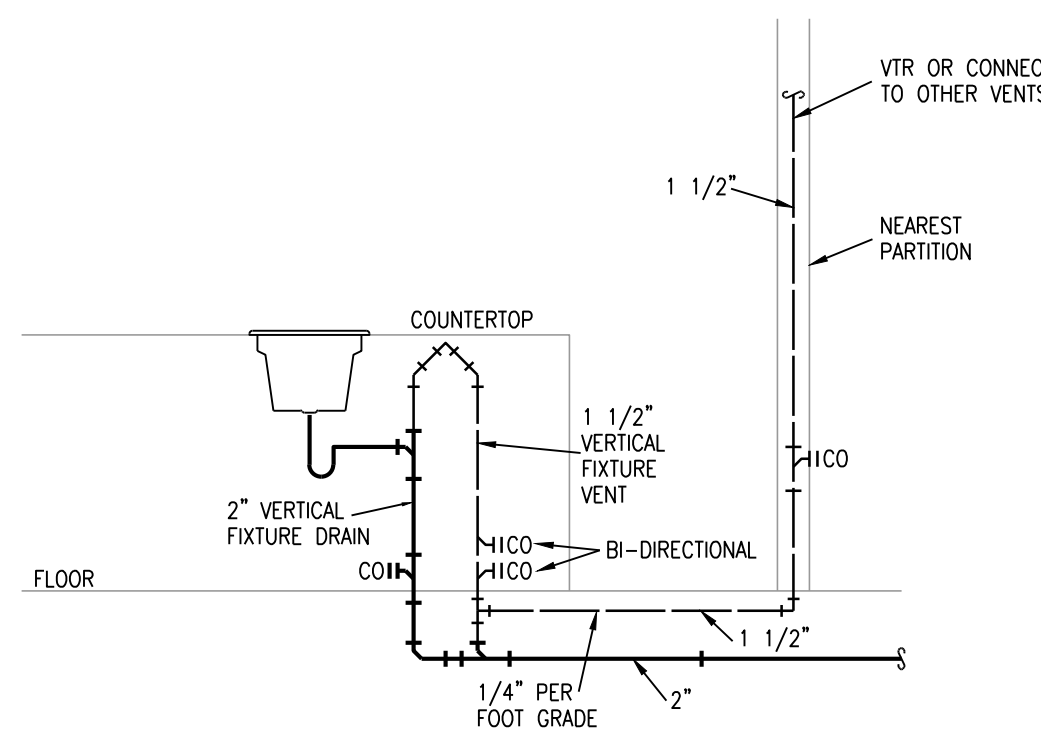
3 MECH
NO SCALE



4 ROOM
NO SCALE

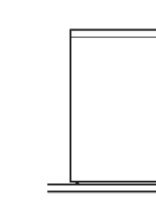


5 ISLAND
NO SCALE



Special provisions for mobile home installations:

The exhaust vent must be securely fastened to a noncombustible portion of the mobile home structure and must not terminate beneath the mobile home. Terminate the exhaust vent outside.



Determine vent path:

- Select route that will provide straightest and most direct path outdoors.
- When installing use fewest number of elbows and turns.
- Plan using elbows or making turns, allow as much room as possible.
- Turn vent gradually to avoid kinking.
- Use as few 90° turns as possible.

Determine vent length and elbows needed for best drying performance:

- Use following "Vent System Chart" to determine type of vent material and hood combinations applicable to vents.

NOTE: Do not vent run longer than those specified in "Vent System Chart." Exhaust systems longer than those specified will:

- Shorten life of dryer.
- Reduce performance, resulting in longer drying times and increased energy usage.

The "Vent System Chart" provides venting requirements that will help achieve best drying performance.

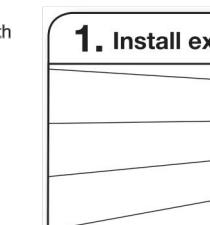
Vent System Chart

100" Wide Long Vent WGD/4370
or the
WGD/4375 Models Only

Number of 90° turns or elbows	Type of vent	Booster hood or angled hood
0	Rigid metal	150" L (68.8 m)
1	Rigid metal	150" L (68.8 m)
2	Rigid metal	150" L (68.8 m)
3	Rigid metal	150" L (68.8 m)
4	Rigid metal	150" L (68.8 m)
5	Rigid metal	110" L (33.5 m)

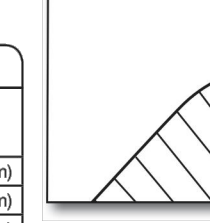
INSTALL VENT SYSTEM

1. Install exhaust hood



Install exhaust hood and seal caulking compound to seal exhaust vent! Opening around exhaust hood.

2. Connect vent to exhaust hood



Vent must fit over the exhaust hood. Secure vent to exhaust hood with a 1102 mm clamp. Run vent to dryer location using straightest path possible. Avoid 90° turns. Use clamps to seal all joints. Do not use duct tape, screws, or other fastening devices that extend into interior of vent to secure vent, because they can catch lint.

19

6 **DRY**
NO SCALE

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MP102
MECHANICAL SCHEDULES

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

NOTES

1- PROVIDE ASME P&T VALVE, DRAIN VALVE

2- PROVIDE COMBINATION STOP AND OPERATING PRESSURE RELIEF VALVE

3- LOW TYPE, SIDE CONNECT

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

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

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



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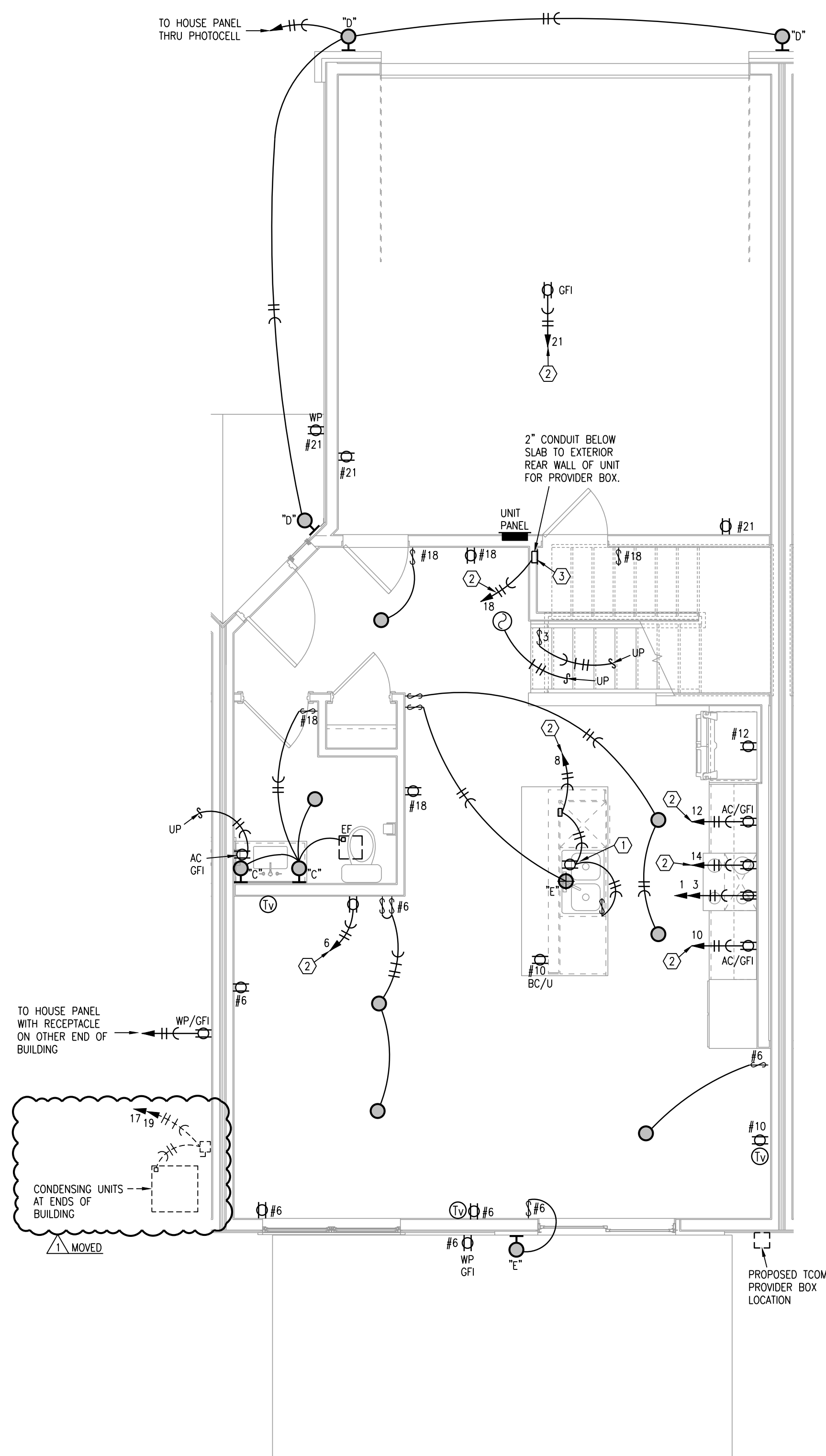
E101

TYPICAL UNIT PLAN - ELECTRICAL

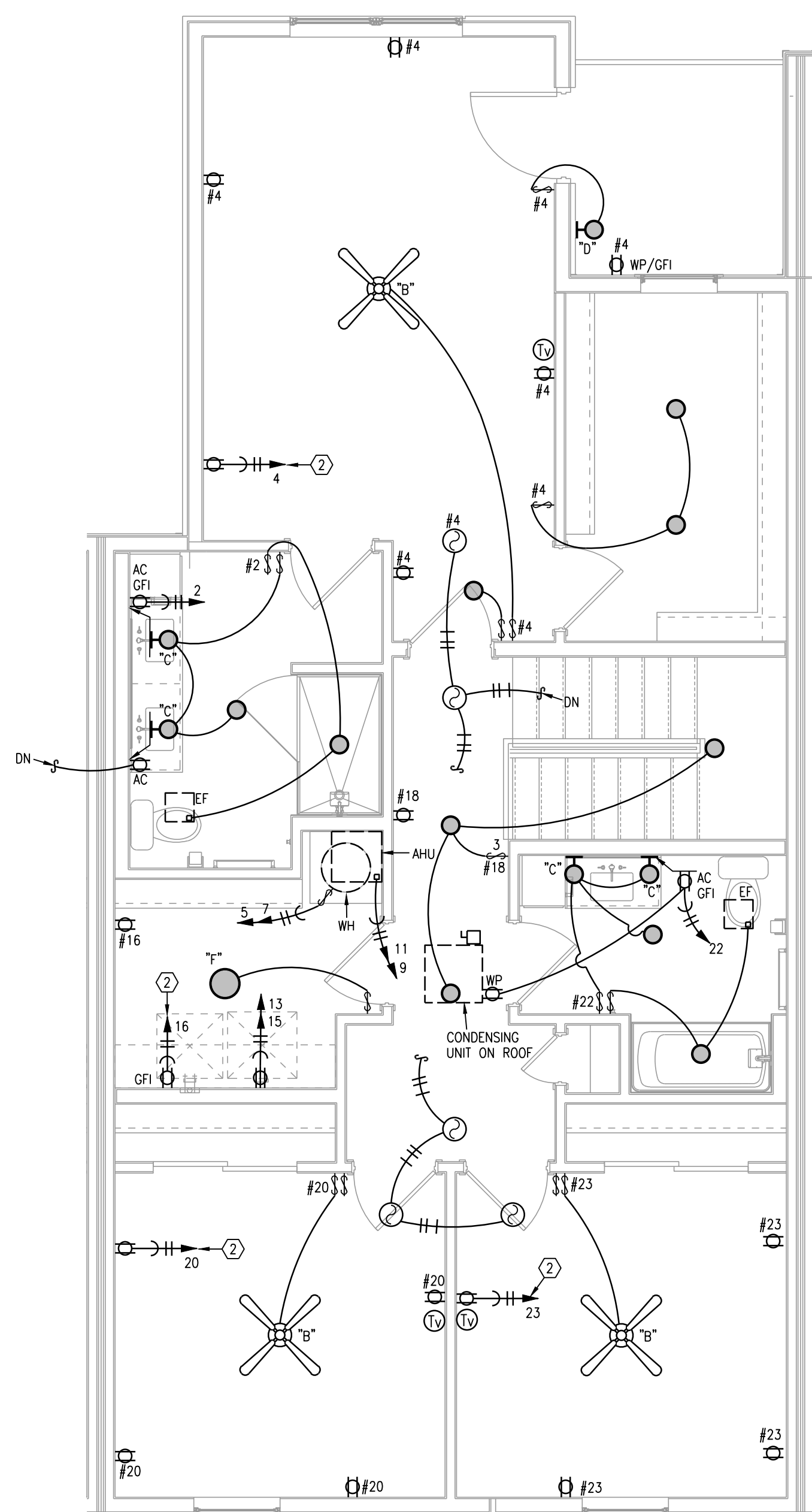
LABEL	MANUFACTURER	DESCRIPTION/MODEL	FINISH
A	NORA LIGHTING	NELOCAC-8R30W ELO SURFACE MOUNT	WHITE TRIM
B	FANIMATION	FPD8534BL KUTE 52" LK8534 KUTE LIGHT KIT	BLACK
C	MATTEO	S03910MB	MATTE BLACK
D	ACCESS	20399LEDMDG-BL	TEXTURED BLACK
E	ET-2	E2036-602BK HALF MOON	BLACK
F	NORA LIGHTING	NELOCAC-11R30W ELO SURFACE MOUNT	WHITE TRIM

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

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



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

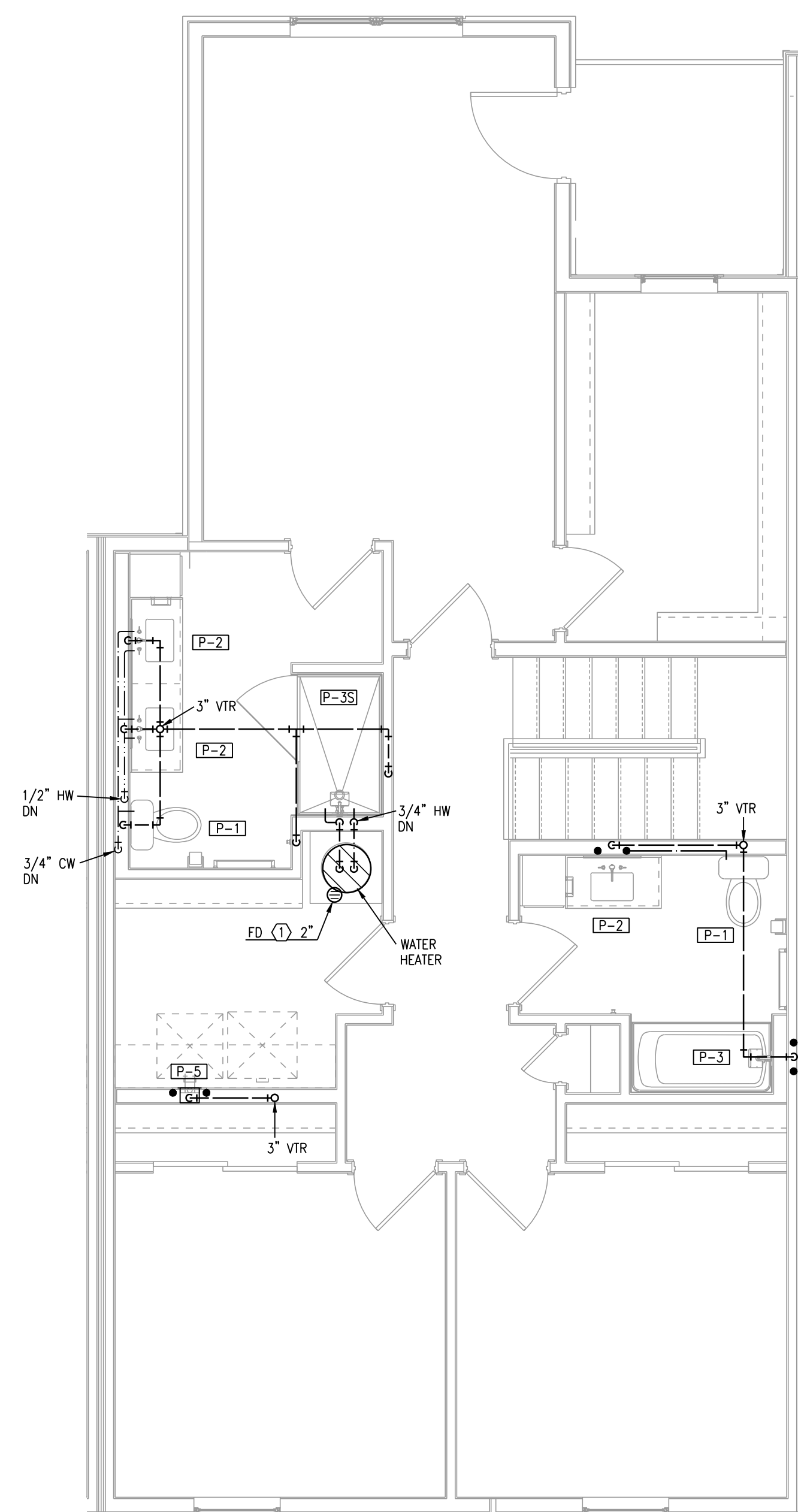
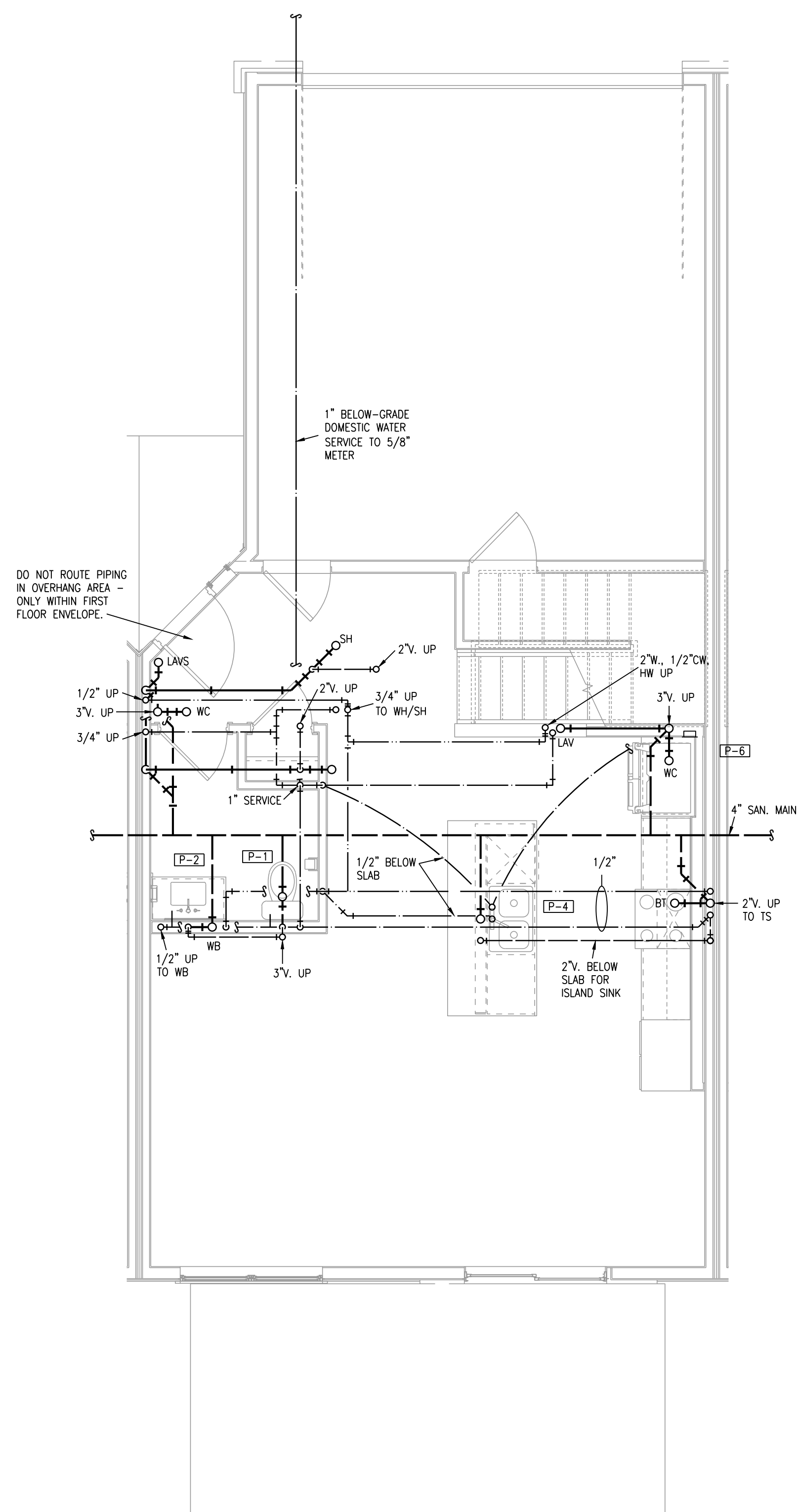


2 TYPICAL UNIT PLAN - SECOND FLOOR
1/4" = 1'-0" ELECTRICAL



- NOTES:**

 1. ROUTE TOP FLOOR SUPPLY PLUMBING IN CEILING BELOW. NO SUPPLY IN ATTIC.
 2. PROVIDE AIR SHOCK SUPPRESSORS CONFORMING TO ASSE 1010 ON P-4, P-5, AND P-6.
 3. CONNECT DISHWASHERS, DISPOSERS, ICE MAKERS, WASHERS.
 4. PROVIDE 2" FLOOR DRAIN AT EACH AHU/WH LOCATION.
 5. ROUTE 1/2" PEX TO EACH FIXTURE FROM MANIFOLD, 3/4" TO TWO OR MORE FIXTURES.



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P101

TYPICAL UNIT PLAN - PLUMBING

