

03. Abbreviation Schedule	
Abbreviation	Abbreviation Name
±	PLUS OR MINUS
ADDNL	ADDITIONAL
ADJ	ADJACENT
AESS	ARCHITECTURALLY EXPOSED STRUCTURAL STEEL
AFF	ABOVE FINISHED FLOOR
ALT	ALTERNATE
AR	ANCHOR ROD
ARCH	ARCHITECT OR ARCHITECTURAL
B/	BOTTOM OF
B/W	BETWEEN
BLDG	BUILDING
BLKG	BLOCKING
BM	BEAM
BOT	BOTTOM
BRG	BEARING
BWP	BRACED WALL PANEL
CFS	COLD FORMED STEEL
CHKD	CHECKED
CIP	CAST IN PLACE
CJ	CONTROL JOINT
CJP	COMPLETE JOINT PENETRATION
CL	CENTERLINE
CLR	CLEAR
COL	COLUMN
CONC	CONCRETE
CONN	CONNECTION
CONT	CONTINUOUS
CTR	CENTER
db	DIA OF REINF BAR, DIA OF BOLT
DBA	DEFORMED BAR ANCHOR
DIA or Ø	DIAMETER
DIAG	DIAGONAL
DIR	DIRECTION
DWL	DOWEL
EA	EACH
EE	EXTENDED END
EJ	EXPANSION JOINT
ELEV	ELEVATION
ENGR	ENGINEER
EOD	EDGE OF DECK
EOS	EDGE OF SLAB
EQ	EQUAL
EW	EACH WAY
EXIST	EXISTING
EXT	EXTERIOR
FDN	FOUNDATION
FLG	FLANGE
FLR	FLOOR
FS	FAR SIDE
FTG	FOOTING
FV	FIELD VERIFY
GA	GAGE
GALV	GALVANIZED
GB	GRADE BEAM
GC	GENERAL CONTRACTOR
HORIZ	HORIZONTAL
HSA	HEADED STUD ANCHOR
HSS	HOLLOW STRUCTURAL SECTION
IF	INSIDE FACE
INT	INTERIOR
JST	JOIST
K	KIPS (1000 LBS)
LCE	COMPRESSION EMBEDMENT LENGTH
LCS	COMPRESSION LAP SPLICE LENGTH
LLH	LONG LEG HORIZONTAL
LLV	LONG LEG VERTICAL
LTE	TENSION EMBEDMENT LENGTH
LTS	TENSION LAP SPLICE LENGTH
LW	LIGHTWEIGHT
MFOR	MANUFACTURER
MTL	METAL
NIC	NOT IN CONTRACT
NS	NEAR SIDE
NTS	NOT TO SCALE
OC	ON CENTER
OF	OUTSIDE FACE
OPP	OPPOSITE
OVS	OVERSIZED
PIC	PRECAST
PAF	POWDER ACTUATED FASTENER
PAR	PARALLEL
PEMB	PRE-ENGINEERED METAL BUILDING
PEN	PENETRATION
PERP	PERPENDICULAR
PL	PLATE
PLF	POUNDS PER LINEAR FOOT
PREFAB	PREFABRICATED
PRELIM	PRELIMINARY
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
RC	REINFORCED CONCRETE
RE	REFER TO
REINF	REINFORCING
REQD	REQUIRED
RF	RIGID FRAME
SC	SUP CRITICAL
SDS	SELF DRILLING SCREW
SIM	SIMILAR
SLV	SHORT LEG VERTICAL
SOG	SLAB ON GRADE
SQ	SQUARE
SS	STAINLESS STEEL
STD	STANDARD
STIR	STIRRUPS
STL	STEEL
SW	SHEAR WALL
SYM	SYMMETRIC
T&B	TOP AND BOTTOM
T/	TOP OF
TRANS	TRANSVERSE
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
VERT	VERTICAL
W/	WITH
WO	WITHOUT
WF	WIDE FLANGE
WP	WORK POINT
WWR	WELDED WIRE REINFORCEMENT

STRUCTURAL DESIGN CRITERIA (2018 IBC AND ASCE 7-16):

1. BUILDING OCCUPANCY RISK CATEGORY II.

2. DEAD LOADS [UNIFORM (PSF)]:	
-- TRUSS SUPPORT FLOOR.....	25 PSF
--2'10"-SUPPORTED FLOOR.....	20 PSF
-- ROOF.....	30 PSF

3. LIVE LOADS [UNIFORM (PSF) / POINT LOADS (KIPS)]:	
-- ROOF.....	20 PSF / 300#
-- RESIDENTIAL.....	40 PSF
-- GROUND LEVEL SLAB.....	100 PSF / 2.0 K
-- STAIRS.....	100 PSF / 300#
-- LOBBIES.....	100 PSF / 2.0 K
-- PUBLIC CORRIDORS.....	100 PSF
-- PRIVATE CORRIDORS.....	40 PSF

4. ROOF SNOW LOAD:	
-- GROUND SNOW LOAD (Pg).....	20 PSF
-- FLAT ROOF SNOW LOAD (Pt).....	15 PSF W/ DRIFT
-- MIN UNIFORM ROOF SNOW LOAD (Pm).....	20 PSF (NO DRIFT OR RAIN)
-- RAIN ON SNOW SURCHARGE (Prs).....	5 PSF
-- SNOW EXPOSURE FACTOR (Ce).....	1.0, EXPOSURE B & C
-- SNOW LOAD IMPORTANCE FACTOR (Is).....	1.0
-- THERMAL FACTOR (Ci).....	1.1 (just above freezing)

5. WIND DESIGN DATA:	
-- BASIC WIND SPEED (3 SEC GUST).....	115 MPH
-- WIND EXPOSURE.....	B
-- DIRECTIONALITY FACTOR (Kd).....	0.85
-- INTERNAL PRESSURE COEFF.....	0.18
-- COMPONENTS AND CLADDING WIND (ULTIMATE 1.0"W) PRESSURES (BASED ON TR10 5.5 F., EXP. B. MAY BE REDUCED FOR COMPONENTS WITH LARGER TRIB PER BLDG CODE):	
-- WALLS AT CORNERS & EDGES.....	+26 / -35 PSF
-- ALL OTHER MAIN WALL CONDITIONS.....	+26 / -28 PSF
-- ROOF CORNERS.....	+16 / -83 PSF
-- ROOF EDGES.....	+16 / -70 PSF
-- ALL OTHER MAIN ROOF CONDITIONS.....	+17 / -48 PSF

6. EARTHQUAKE DESIGN DATA:	
-- SEISMIC IMPORTANCE FACTOR (Ie).....	1.0
-- MAPPED SPECTRAL RESP ACCEL (Ss / S1).....	0.10 / 0.07
-- SITE CLASS.....	D
-- SPECTRAL RESPONSE COEFF (Sds / Sd1).....	0.11 / 0.11
-- SEISMIC DESIGN CATEGORY.....	B
-- SEISMIC FORCE RESISTING SYSTEM.....	R = 6.5
-- (LIGHT-FRAMED WOOD SHEAR WALLS)	
-- DESIGN BASE SHEAR.....	31.3 K (ELF AND ASD)
-- SEISMIC RESPONSE COEFF (Cd).....	0.154
-- ANALYSIS PROCEDURE.....	ELF

7. GUARD RAILS.....50 PLF, AND/OR 200#
CONCENTRATED LOAD APPLIED IN ANY DIRECTION.

8. PREFABRICATED WOOD FLOOR TRUSS DESIGN CRITERIA:	
-- TOP CHORD DEAD LOAD.....	25 PSF
-- TOP CHORD FLOOR LIVE LOAD.....	40 PSF
-- FLANGE	"REFER TO PLANS FOR ADDITIONAL LOAD REQUIREMENTS
-- BOTTOM CHORD DEAD LOAD.....	5 PSF
-- LIVE LOAD DEFLECTION CRITERIA.....	MIN OF L/480 OR 0.5"
-- TOTAL LOAD DEFLECTION CRITERIA.....	MIN OF L/240 OR 1"

9. PREFABRICATED WOOD ROOF TRUSS DESIGN CRITERIA:	
-- TOP CHORD DEAD LOAD.....	25 PSF
-- TOP CHORD ROOF LIVE LOAD.....	20 PSF
-- "REFER TO PLANS FOR ADDITIONAL LOAD REQUIREMENTS (OVERBUILDS)	
-- BOTTOM CHORD DEAD LOAD.....	5 PSF
-- LIVE LOAD DEFLECTION CRITERIA.....	MIN OF L/360 OR 0.5"
-- TOTAL LOAD DEFLECTION CRITERIA.....	MIN OF L/240 OR 1"

10. REFERENCED CODES AND STANDARDS:

- IBC 2018
- ASCE 7-16
- ACI 318-14
- ACI 530-13
- AISC 360-16

11. CALCULATED WOOD SHRINKAGE (CUMULATIVE VALUES)	
-- 3RD STORY STUD.....	0.65"
-- 2ND STORY STUD.....	0.52"
-- 1ST STORY STUD.....	0.28"

STRUCTURAL GENERAL NOTES:

1. DESIGN AND CONSTRUCTION SHALL CONFORM TO THE "INTERNATIONAL BUILDING CODE, 2018 EDITION". REFER TO THE SPECIAL STRUCTURAL INSPECTION NOTES FOR ADDITIONAL REQUIREMENTS.

2. CONTRACTOR TO VERIFY ALL DIMENSIONS, ELEVATIONS AND EXISTING CONDITIONS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT IMMEDIATELY.

3. IF DISCREPANCIES EXIST BETWEEN STRUCTURAL PLANS, ARCHITECTURAL PLANS, OTHER PLANS, OR SPECIFICATIONS, THE CONTRACTOR OR SUBCONTRACTOR SHALL PROVIDE A WRITTEN REQUEST FOR CLARIFICATION FROM THE ARCHITECT AND/OR ENGINEER PRIOR TO PROCEEDING WITH THE WORK

4. THE STRUCTURE IS DESIGNED TO BE SELF-SUPPORTING AND STABLE AFTER THE BUILDING IS FULLY COMPLETED. IT IS SOLELY THE CONTRACTOR'S RESPONSIBILITY TO EXECUTE AND DETERMINE FINAL ERECTION PROCEDURES, SEQUENCING AND TO INSURE THE SAFETY OF THE BUILDING AND ITS COMPONENT PARTS DURING ERECTION. THIS INCLUDES WHATEVER SHORING, SHEETING, TEMPORARY BRACING, GUYING OR TIE DOWNS WHICH MAY BE NECESSARY.

5. THE STRUCTURE AND FOUNDATIONS ARE NOT DESIGNED FOR FUTURE EXPANSION.

6. FABRICATORS AND SUPPLIERS SHALL CLEARLY NOTE AND HIGHLIGHT CHANGES MADE IN SHOP DRAWINGS, WHICH DO NOT COMPLY WITH THE CONTRACT DOCUMENTS.

7. COLUMNS, BEAMS, JOISTS, OR TRUSSES SHALL NOT BE FIELD CUT OR TRIMMED FOR ANY REASON WITHOUT THE WRITTEN APPROVAL OF THE ARCHITECT/ENGINEER.

8. HOLES, PIPES, SLEEVES, ETC. NOT SHOWN ON THE DRAWINGS MUST BE REVIEWED BY THE ARCHITECT BEFORE PLACEMENT THROUGH STRUCTURAL MEMBERS.

9. IF MECHANICAL AND ELECTRICAL EQUIPMENT SIZES, WEIGHTS, OR LOCATIONS DO NOT COINCIDE WITH EQUIPMENT SHOWN ON THE PLANS, COORDINATE ADJUSTMENTS WITH THE ARCHITECT.

10. NO AREA OF THE STRUCTURE SHALL BE LOADED WITH CONSTRUCTION MATERIALS OR EQUIPMENT THAT EXCEEDS FINAL DESIGN CRITERIA.

11. BEAMS, COLUMNS, WALLS AND FOOTING CENTERS SHALL BE CENTERED UNDER SUPPORTING MEMBERS (TYPICAL UNLESS NOTED).

12. DELEGATED DESIGN - DEFERRED SUBMITTALS SHALL BE SIGNED/ SEALED PRIOR TO SUBMITTAL FOR REVIEW. THESE INCLUDE:
A. WOOD ROOF AND FLOOR TRUSSES
B. STAIRS, GUARD RAILS AND HAND RAILS

SUBMIT THESE SHOP DRAWINGS AND CALCULATIONS SEALED BY A STRUCTURAL ENGINEER LICENSED TO PRACTICE IN THE JURISDICTION OF THE PROJECT SHALL BE FURNISHED TO THE ENGINEER OF RECORD FOR REVIEW. CONTRACTOR SHALL SUBMIT COPIES OF DEFERRED SUBMITTALS TO BUILDING DEPARTMENT AFTER ARCH/ENG REVIEW.

13. TYPICAL DETAILS ARE SHOWN ON SHEETS DESIGNATED "SOXX". THE INCLUDED TYPICAL DETAILS MAY OR MAY NOT BE CUT / REFERENCED ON PLANS OR SECTIONS, BUT ARE TO BE USED AS APPLICABLE.

EARTHWORK AND FOUNDATIONS:

1. REFERENCE THE GEOTECHNICAL INVESTIGATION PREPARED BY CFS ENGINEERS DATED FEBRUARY 23, 2021 (PROJECT 21-5065). THE CONTRATOR SHALL OBTAIN A COPY OF THIS REPORT AND FOLLOW ALL RECOMMENDATIONS WITHIN.

2. ALL FOOTINGS SHALL BEAR A MINIMUM DEPTH BELOW GRADE OF 3'-0" ON FIRM NATIVE MATERIALS, COMPACTED OR ENGINEERED FILL CAPABLE OF SUPPORTING AN ALLOWABLE BEARING PRESSURE OF 2,500 PSF PER THE GEOTECHNICAL REPORT. DEEPEN FOOTINGS, AND REMOVE AND REPLACE SOFT SOILS WITH ENGINEERED FILL AS REQUIRED TO PROVIDE THIS MINIMUM DEPTH AND SUITABLE BEARING.

3. UNDERCUT THE PAD TO A DEPTH OF 24-INCHES BELOW BOTTOM OF FLOOR SLAB ELEVATION AND REPLACE WITH LOW-VOLUME-CHANGE MATERIALS PER THE GEOTECHNICAL REPORT.

4. FILL PLACEMENT, COMPACTION, AND SOIL BEARING TESTS SHALL BE PERFORMED BY A GEOTECHNICAL ENGINEER PRIOR TO INSTALLING FOOTINGS TO ENSURE DESIGN ALLOWABLE BEARING VALUES AND SLAB SUBGRADE REQUIREMENTS ARE SATISFIED. IF ACTUAL SITE CONDITIONS DO NOT SATISFY THESE REQUIREMENTS, COORDINATE ADJUSTMENTS WITH ARCHITECT/ENGINEER/ GEOTECHNICAL ENGINEER

5. SURFACE WATER SHALL NOT BE ALLOWED TO STAND ADJACENT TO OR DRAIN TOWARDS THE FOUNDATION AND SLAB SUBGRADES UNDER ANY CIRCUMSTANCES. PAVEMENTS OR GRADED SOILS AT THE PERIMETER OF THE BUILDING, EXCEPT AS REQUIRED AT EXITS OR AS NOTED, SHALL BE SLOPED AWAY AT 5% OR 6" MIN FOR THE FIRST TEN FEET AND AS REQUIRED TO PROVIDE POSITIVE DRAINAGE.

6. FOOTINGS MAY BE POURED TO NEAT LINES OF EXCAVATIONS PROVIDING VERTICAL LINES OF EXCAVATIONS CAN BE MAINTAINED DURING CONCRETE PLACEMENT.

7. FOUNDATION WALL BACKFILL SHALL NOT BE UNBALANCED BY MORE THAN TWO FEET ON EITHER SIDE AT ANY TIME. BASEMENT WALL AND RESTRAINED RETAINING WALL BACKFILL SHALL NOT BE PLACED, UNLESS THE WALL IS ADEQUATELY BRACED. RETAINING WALL AND BASEMENT WALL BACKFILL SHALL BE FREE DRAINING GRANULAR BACKFILL ACCEPTABLE TO THE GEOTECHNICAL ENGINEER.

CAST IN PLACE CONCRETE:

1. SUBMIT PROPOSED MIXED DESIGNS OF EACH TYPE FOR REVIEW.
REQUIRED MINIMUM CONCRETE COMPRESSIVE STRENGTHS AT 28 DAYS:

a. FOOTING CONCRETE.....	4000 PSI
b. BASEMENT / FOUNDATION WALL CONCRETE.....	4000 PSI
c. SLAB ON GRADE AND STRUC SLAB ABOVE GRADE.....	4000 PSI

2. ALL CONCRETE MIX DESIGNS SHALL HAVE WATER TO CEMENT RATIOS LESS THAN 0.52, WITH A MAXIMUM 60/40 FINE TO COARSE AGGREGATE RATIO. CONCRETE MIX DESIGNS THAT DO NOT CONFORM TO THE ABOVE STANDARD AND/OR CONTAIN WATER REDUCING ADMIXTURES SHALL BE SUBMITTED WITH APPROPRIATE TEST DATA PER A.C.I. ALL CONCRETE SHALL BE IN CONFORMANCE WITH THE LATEST A.C.I. 301 STANDARDS PUBLICATION.

3. EXTERIOR CONCRETE (FLOOR SLABS, WALLS, ETC) SHALL HAVE 6% (PLUS/MINUS 1%) ENTRAINED AIR.

4. CHAMFER ALL EXPOSED CONCRETE EDGES 3/4" (VERIFY WITH ARCHITECT).

5. NO ALUMINUM SHALL BE EMBEDDED IN ANY CONCRETE.

6. NO CALCIUM CHLORIDE SHALL BE USED IN CONCRETE

7. THE DESIGN, CONSTRUCTION, AND SAFETY OF ALL FORMWORK IS THE RESPONSIBILITY OF THE CONTRACTOR

8. ALL CONCRETE IS REINFORCED UNLESS SPECIFICALLY NOTED AS UNREINFORCED. REINFORCE ALL CONCRETE NOT OTHERWISE SHOWN WITH THE SAME REINFORCING AS SIMILAR SECTIONS OR AREAS.

9. CONSTRUCTION JOINTS IN GRADE BEAMS, CONTINUOUS FOOTINGS, AND WALLS THAT DO NOT CHANGE DIRECTION SHALL BE SPACED NO GREATER THAN 60"-0". INTERMEDIATE CONTROL JOINTS SHALL BE SPACED AT 25'-0" MAX FOR WALLS. CONTROL JOINTS IN WALLS SHALL ALSO BE LOCATED 15'-0" FROM CORNERS AND AT CHANGES IN WALL THICKNESS

10. WHERE FRESH CONCRETE IS DEPOSITED AGAINST HARDENED CONCRETE (GREATER THAN 8 HRS OLD), CLEAN EXISTING SURFACE OF LAITANCE AND FOREIGN MATERIAL AND DAMPEN THE EXISTING SURFACE. IF REQUIRED, ROUGHEN EXISTING CONCRETE TO 1/4" AMPLITUDE.

11. SLABS ON GRADE SHALL BE 4" THICK MINIMUM ON 4" OF GRANULAR FILL. REINF SLAB WITH 6 X 6-W2.1xW2.1 W.W.F. OR #3 BARS @ 18" OC EA WAY. PLACE REINF IN UPPER 1/3 OF SLAB THICKNESS. AT INTERIOR SLABS, A 10 MIL VAPOR BARRIER SHALL BE PLACED BETWEEN THE CONCRETE AND GRANULAR BASE AND CARE SHOULD BE TAKEN DURING CURING TO PREVENT SLAB CURLING. THIS NOTE SHALL BE TYPICAL UNLESS NOTED OTHERWISE

12. SAW CUT JOINTS OR KEYED CONSTRUCTION JOINTS IN SLABS ON GRADE SHALL BE SPACED TO DIVIDE THE SLAB INTO PANELS NOT TO EXCEED 225 SQUARE FEET. THE LONGER DIMENSION OF EACH PANEL SHALL NOT EXCEED THE SHORTER DIMENSIONS BY MORE THAN 40%. JOINTS SHALL BE LOCATED AT COLUMN CENTERLINES WHERE POSSIBLE. SPACING BETWEEN JOINTS SHALL NOT EXCEED 15 FEET. CONTRACTOR SHALL SUBMIT JOINT LAYOUT TO ARCHITECT FOR APPROVAL. REFER TO TYP DETAIL RC-001A.

13. REINFORCEMENT SHALL BE CONTINUOUS AND LAPPED 53 BAR DIAMETERS (2'-4" MIN.) EXCEPT AS NOTED AND PROVIDE CORNER BARS OF SAME SIZE AND SPACING.

14. MINIMUM CONCRETE WALL REINFORCING (WALL 10" OR GREATER) SHALL BE #5 AT 10" CENTERS EACH WAY, EACH FACE

15. MINIMUM REINFORCING AROUND CONCRETE WALL OPENINGS 2'-0" OR GREATER (TYPICAL UNLESS NOTED): (2) #5, EXTEND REINF 2'-0" PAST OPENINGS. PROVIDE (2) #5 x 4'-0" DIAGONAL BARS AT CORNERS

16. CONTRACTOR SHALL COORDINATE ALL CURING COMPOUNDS WITH FLOOR FINISH REQUIREMENTS TO ENSURE COMPATIBILITY.

17. FOUNDATION CONTRACTOR TO ENSURE PROPER ANCHOR ROD PROJECTION AND THAT ANCHOR RODS ARE HELD SECURELY IN POSITION PRIOR TO CONCRETE PLACEMENT. INSTALL ANCHOR RODS TO THE STRICT DIMENSIONAL TOLERANCES PER AISC REQUIREMENTS. STRUCTURAL STEEL COLUMN ANCHOR RODS SHALL BE SET WITH A RIGID TEMPLATE

18. AGGREGATES AND/OR CONCRETE MIXES SHALL BE CERTIFIED TO BE FREE OF AND ELIMINATE DAMAGE OF CONCRETE DUE TO ALKALI-SILICA REACTION OR ALKALI-AGGREGATE REACTIONS WHEN EXPOSED TO SOILS AND/OR AN EXTERIOR ENVIRONMENT.

19. ALL CONCRETE MIX DESIGNS EXPOSED TO AN EXTERIOR ENVIRONMENT SHALL MEET THE REQUIREMENTS OF THE KANSAS CITY METRO MATERIALS BOARD (KCOMB) OR THE JOHNSON COUNTY CONCRETE BOARD (JCCB).

CONCRETE AND MASONRY REINFORCING STEEL:

1. SUBMIT SHOP DRAWINGS FOR REBAR. ALL REINFORCING BARS SHALL MEET ASTM A615 GRADE 60.

2. ALL MESH SHALL MEET ASTM A-185: LAP A MINIMUM OF 8" OR ONE FULL MESH, WHICHEVER IS GREATER.

3. REINFORCING BARS QUANTITIES SHOWN ARE FOR ESTIMATING PURPOSES ONLY.

4. PROVIDE AN ADDITIONAL ALLOWANCE OF 1% OF THE TOTAL REINFORCING SHOWN ON THE FINAL DRAWINGS TO BE FABRICATED AND ERECTED DURING THE PROGRESS OF THE WORK AT THE DIRECTION OF THE STRUCTURAL ENGINEER. FOR THE ADDITIONAL REINFORCING ALLOWANCE, INCLUDE BOTH THE COST OF THE REINFORCING AND THE LABOR TO PLACE IT.

5. CONCRETE PROTECTION FOR REINFORCEMENT SHALL BE 3/4" CLEAR FOR SLABS, 2" CLEAR FOR FORMED SURFACES AND 3" CLEAR FOR FOOTINGS (TYPICAL UNLESS NOTED).

6. CONTRACTOR SHALL VERIFY THAT ALL REINFORCEMENT, SLAB DOWELS, INSERTS, SLEEVES AND EMBEDDED ITEMS ARE PROPERLY LOCATED AND RIGIDLY SECURED PRIOR TO CONCRETE PLACEMENT, "WET STICKING" DOWELS WILL NOT BE ALLOWED.

7. REINFORCEMENT SHALL BE DETAILED IN ACCORDANCE WITH THE LATEST A.C.I. DETAILING MANUAL BY A QUALIFIED AND EXPERIENCED FIRM AND PERSON. PLACE AND SUPPORT REINFORCEMENT WITH ACCESSORIES: MAXIMUM SPACINGS - 48" CENTERS (PLASTIC-TYPED LEGS FOR EXPOSED SURFACES). USE 3" SBP SUPPORTS AT ALL FOOTINGS.

STRUCTURAL STEEL:

1. SUBMIT SHOP DRAWINGS FOR STEEL.
STRUCTURAL STEEL SHAPES AND PLATE MATERIAL REQUIREMENTS (TYPICAL UNLESS NOTED OTHERWISE):

- a. WIDE FLANGE SHAPES - ASTM A992 (FY = 50 KSI MIN.)
- b. CHANNELS, ANGLES, AND PLATES - ASTM A36 (FY = 36 KSI MIN.)
- c. ROUND HSS - ASTM A500, GR B (FY = 42 KSI)
- d. RECTANGULAR HSS - ASTM A500, GR B (FY = 46 KSI)
- e. PIPE - ASTM A53, GR B (FY = 35 KSI)
- f. ANCHOR RODS - ASTM F1554 (FY = 36 KSI MIN.).

2. STRUCTURAL STEEL SHALL BE NEW AND MEET THE 15TH EDITION AISC "SPECIFICATIONS FOR STRUCTURAL STEEL BUILDINGS AND BRIDGES", AND THE "CODE OF STANDARD PRACTICES FOR STEEL BUILDINGS AND BRIDGES", EXCLUDING SECTION 4.4.1.B.

3. THE STRUCTURAL STEEL FABRICATOR SHALL BE AN AISC QUALITY CERTIFIED COMPANY FOR THE CATEGORY OF WORK IN THIS PROJECT OR PROVIDE A QUALITY ASSURANCE PLAN AND SPECIAL INSPECTIONS AS DEFINED IN THE CODE.

4. USE STANDARD AISC FRAMING CONNECTIONS WITH A325-N BOLTS, F436 WASHERS, AND A563 HEAVY-HEX NUTS AS REQUIRED, UNLESS NOTED OTHERWISE.

5. BOLTS IN MOMENT AND BRACED FRAME CONNECTIONS SHALL BE PRE-TENSIONED. ALL A490 BOLTS SHALL BE PRE-TENSIONED. OTHER BOLTED CONNECTIONS USING A325 BOLTS MAY BE SNUG-TIGHTENED, UNLESS NOTED OTHERWISE.

6. STEEL BEAMS SHALL BE FABRICATED WITH MILL CAMBER UP.

7. WELDING SHALL CONFORM TO THE CURRENT AND APPLICABLE AWS STANDARDS AND BE COMPLETED BY AN AWS CERTIFIED WELDER. ALL WELDS SHALL UTILIZE E70xx ELECTRODES. SHOP DRAWINGS SHALL SHOW FIELD WELDS, AS APPROPRIATE.

- a. AWS D1.1 - STRUCTURAL WELDING CODE - STEEL
- b. AWS D1.3 - STRUCTURAL WELDING CODE - SHEET STEEL
- c. AWS D1.6 - STRUCTURAL WELDING CODE - STAINLESS STEEL

8. WELD SIZES SHALL BE INCREASED TO MEET THE REQUIRED EFFECTIVE THROAT WIDTH IF GAPS EXIST AT THE PAYING SURFACE

9. NO COLUMN OR BEAM SPLICES, UNLESS CLEARLY INDICATED ON THE STRUCTURAL DRAWINGS, WILL BE ALLOWED WITHOUT WRITTEN APPROVAL OF THE STRUCTURAL ENGINEER.

10. SEE ARCHITECTURAL PLANS FOR FIREPROOFING & FINISHING REQUIREMENTS, AND COORDINATE STEEL PRIMING & COATINGS ACCORDINGLY.

11. GROUT WHERE INDICATED ON PLANS AT BASE PLATES SHALL BE NON-METALLIC NON-SHRINK WITH A MINIMUM COMPRESSIVE STRENGTH OF 6000 PSI AT 28 DAYS CONFORMING TO ASTM C1107

12. ALL POST-INSTALLED ANCHORS WHERE NOTED SHALL BE MANUFACTURED BY SIMPSON STRONG-TIE OR HILTI, INC. AND INSTALLED PER MANUFACTURER'S SPECIFICATIONS. SUBSTITUTIONS SHALL BE SUBMITTED FOR REVIEW AND APPROVAL WITH APPROPRIATE I-CES EVALUATION REPORTS.

SPECIAL INSPECTIONS

1. PROVIDE SPECIAL STRUCTURAL INSPECTIONS AND VERIFICATIONS BY A THIRD PARTY MEETING THE REQUIREMENTS OF CHAPTER 17 OF THE BUILDING CODE AND THE BUILDING OFFICIAL.

2. SPECIAL INSPECTORS SHALL BE QUALIFIED AND FURNISH THEIR REPORTS IN A TIMELY MANNER TO THE CONTRACTOR, BUILDING OFFICIALS, ARCHITECT, AND/OR ENGINEER

3. SHOULD INSPECTOR IDENTIFY ANY DISCREPANCY, THEY SHALL NOTIFY CONTRACTOR FIRST, AND THEN ARCHT/ ENGINEER IMMEDIATELY THEREAFTER IF CORRECTIVE ACTION IS NEEDED.

4. SPECIAL INSPECTIONS AS REQUIRED BY CODE:
A. STEEL: SECTION 1705.2, AISC 360, AND TABLE 1705.2.2. PERIODIC OBSERVATIONS OF CONNECTION, ALL BRACED-FRAME CONNECTIONS, WELDERS & FIELD WELDING.
B. CONCRETE: SECTION 1705.3 AND TABLE 1705.3. CONCRETE MATERIAL SAMPLING AND TESTING, REBAR OBSERVATIONS. TAKE SET OF (3) CYLINDERS FOR EVERY 50 C.Y., BUT NOT LESS THAN ONE SET OF SAMPLES PER DAY'S WORK AND PER MIX.
C. EARTHWORK: FOUNDATION BEARING, EXCAVATION, FILL PLACEMENT.

WOOD:

- 1. FRAMING MATERIAL: ALL WOOD FRAMING SHALL MEET OR EXCEED THE FOLLOWING:
 - A. NOMINAL STRUCTURAL LUMBER:
 - JOISTS AND HEADERS: DOUG. FIR -- NO 2 OR BETTER, KILN-DRIED, MIN Fb = 900 PSI, MIN E = 1400 KSI.
 - STUDS: SPRUCE-PINE-FIR -- NO 2 OR BETTER, KILN-DRIED, MIN Fb = 875 PSI, MIN E = 1400 KSI
 - B. EXPOSED TO WEATHER: NOMINAL STRUCT LUMBER -- PRESS TREATED NO 2 OR BETTER, MIN Fb = 1000 PSI, MIN E = 1300 KSI.
 - C. MICROSLAM LVL (LAMINATED VENEER LUMBER) BEAMS SHALL MEET TRUS JOIST SPECIFICATIONS: MINIMUM Fb = 2600 PSI AND MINIMUM E = 1900 KSI.
 - D. TIMBERSTRAND LSL (LAMINATED STRAND LUMBER) BEAMS SHALL MEET TRUS JOIST SPECIFICATIONS: MINIMUM Fb = 2600 PSI AND MINIMUM E = 1700 KSI.
- 2. ALL LUMBER IN DIRECT CONTACT WITH CONCRETE OR MASONRY, SUCH AS SILL PLATES AND BEARING PLATES BELOW BEAMS POCKETED IN CMU, SHALL BE TREATED LUMBER.

- 3. WOOD SHEATHING:
 - A. ROOF SHEATHING SHALL BE 15/32" OR 1/2" WITH AN APA SPAN RATING OF 32/16, EXPOSURE 1, MINIMUM 2 SPAN, FASTEN WITH 10d COMMON NAILS AT 6" CENTERS AT ALL PANEL EDGES AND 12" CENTERS MAXIMUM AT INTERMEDIATE FRAMING MEMBERS (IN THE FIELD). USE PLYCLIPS AT MIDSPAN.
 - B. FLOOR SHEATHING SHALL BE TONGUE AND GROOVE SHEATHING, EXPOSURE 1, MINIMUM 2 SPAN, FASTEN WITH APA APPROVED ADHESIVE AND 10d RING SHANKED NAILS AT 6" ON CENTERS AT ALL PANEL EDGES AND AT 10" ON CENTERS MAXIMUM AT INTERMEDIATE FRAMING MEMBERS (IN THE FIELD).
 - WHEN CLEAR DISTANCE BETWEEN FLOOR JOISTS OR FLOOR TRUSSES IS 16" OR LESS USE 3/4" SHEATHING WITH AN APA SPAN RATING OF 48/24.
 - WHEN CLEAR DISTANCE BETWEEN FLOOR JOISTS OR FLOOR TRUSSES IS GREATER THAN 16" USE 7/8" SHEATHING WITH AN APA SPAN RATING OF 60/32.
 - C. WALL SHEATHING FOR EXTERIOR WALLS SHALL BE 15/32" WITH AN APA SPAN RATING OF 24/16, UNLESS NOTED OTHERWISE. ALL PANEL EDGES SHALL BE BACKED WITH 2 INCH NOMINAL OR WIDER FRAMING. FASTEN WITH 8d COMMON NAILS AT 6" O.C. MAXIMUM AT ALL TOP PLATES, BLOCKING, BOUNDARIES AND 10" O.C. MAXIMUM IN THE FIELD.
- 4. ALL WOOD SHEATHING TO BE STAGGERED 4'X8" SHEETS. ORIENTED PERPENDICULAR TO SUPPORTING MEMBERS.

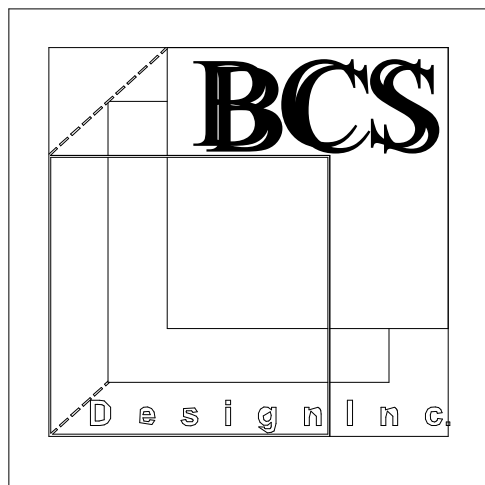
5. PROVIDE 1/8" GAP AT ALL SHEATHING PANEL EDGES AND END JOINTS UNLESS OTHERWISE SPECIFIED BY THE MANUFACTURER. DUE TO CONSTRUCTION CONDITIONS, TEMPORARY EXPANSION JOINTS MAY BE REQUIRED IN FLOOR/ROOF SHEATHING.

6. ALL HEADERS IN EXTERIOR OR INTERIOR BEARING WALLS SPANNING MORE THAN 3'-8" SHALL BE SUPPORTED ON DOUBLE STUDS UNLESS NOTED.

7. MINIMUM NAILING SHALL CONFORM TO IBC TABLE 2304.10.1. USE COMMON NAILS EXCEPT WHERE NOTED. ALL FASTENERS (BOLTS, SCREWS, NAILS, ETC) IN CONTACT WITH PRESSURE TREATED LUMBER SHALL BE HOT DIP GALVANIZED.

8. LIGHT GAGE WOOD FRAMING CONNECTORS AS NOTED ON THE PLANS FOR WOOD JOISTS, COLUMNS, BEAMS AND TRUSSES SHALL BE "STRONG - TIE" CONNECTORS BY THE SIMPSON CO. OR REVIEWED EQUIVALENT. CONNECTORS IN DIRECT CONTACT WITH PRESSURE TREATED LUMBER SHALL HAVE "ZMAX" G185 HOT DIP GALVANIZED COATING OR REVIEWED EQUIVALENT.

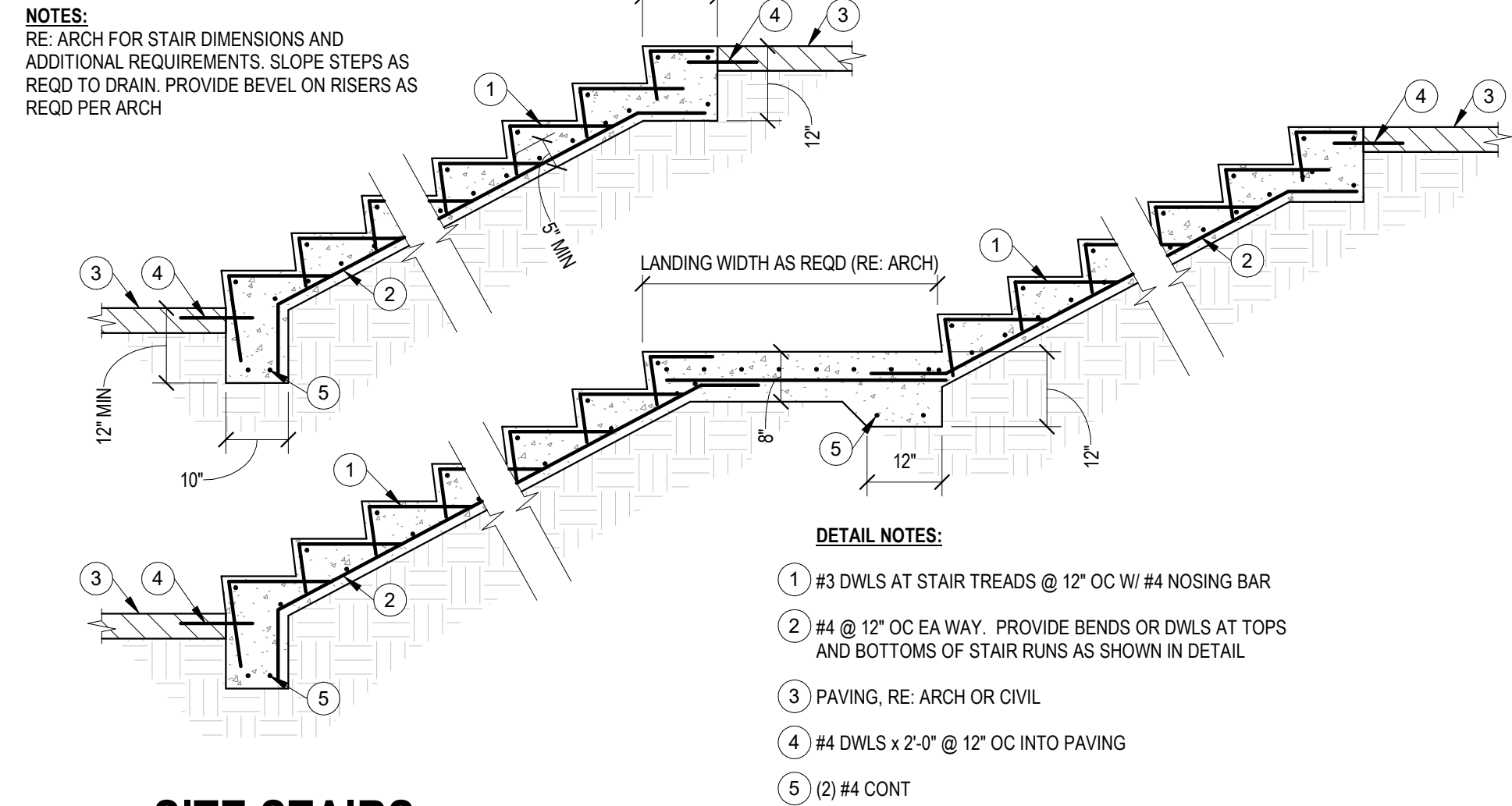
9. CONNECTORS IN DIRECT CONTACT WITH PRESSURE TREATED LUMBER SHALL HAVE "ZMAX" G185 HOT DIP GALVANIZED COATING OR REVIEWED EQUIVALENT.



BCS Design, Inc.

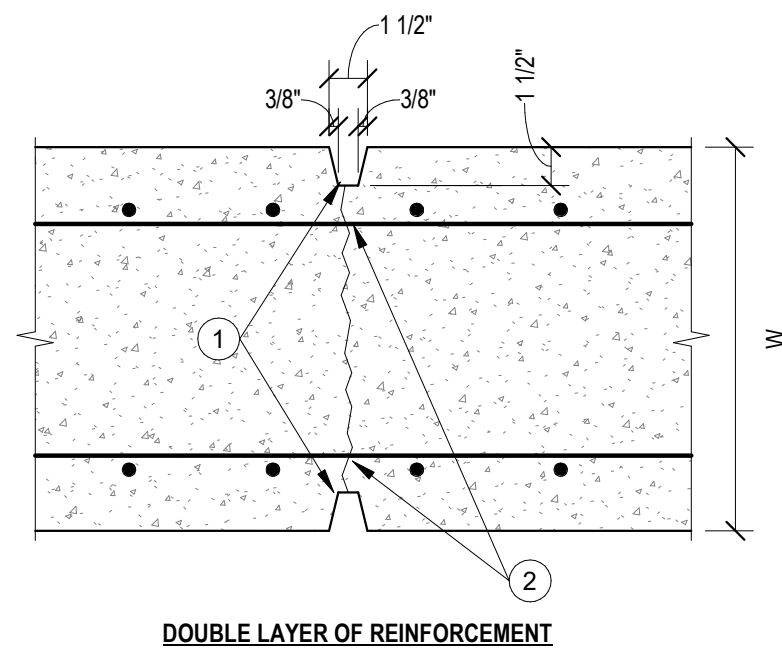
WWW.BCSARCHITECTS.COM
19920 West 161st Street
Olathe, Kansas 66062
Phone: (913) 780-4820
Fax: (913) 780-5088

8234 Robinson Street
Overland Park, KS 66204
913-214-2169
stand-sei.com
CERTIFICATE OF AUTHORIZATION:
KS: E-1897
MO: 2015008897



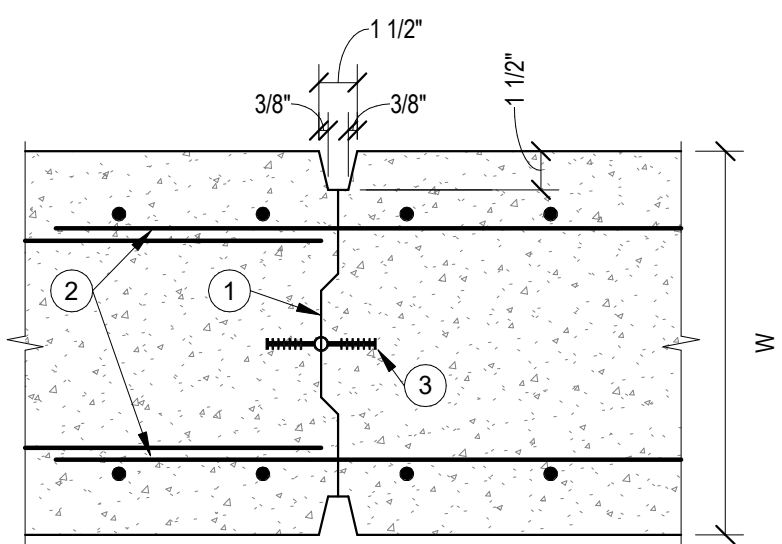
10 SITE STAIRS

1/2" = 1'-0"



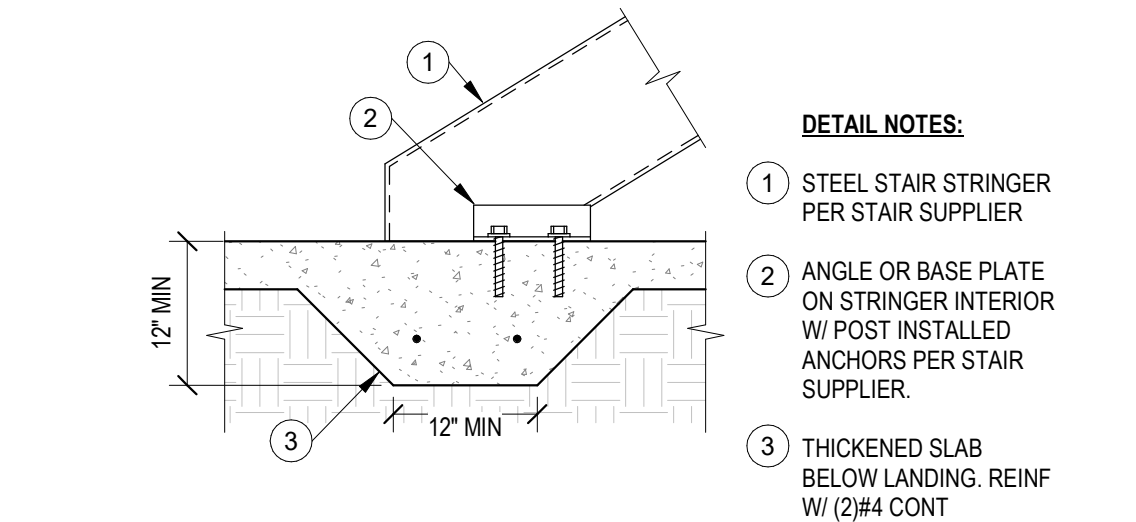
9 CONC WALL CONTROL JOINTS

3/4" = 1'-0"



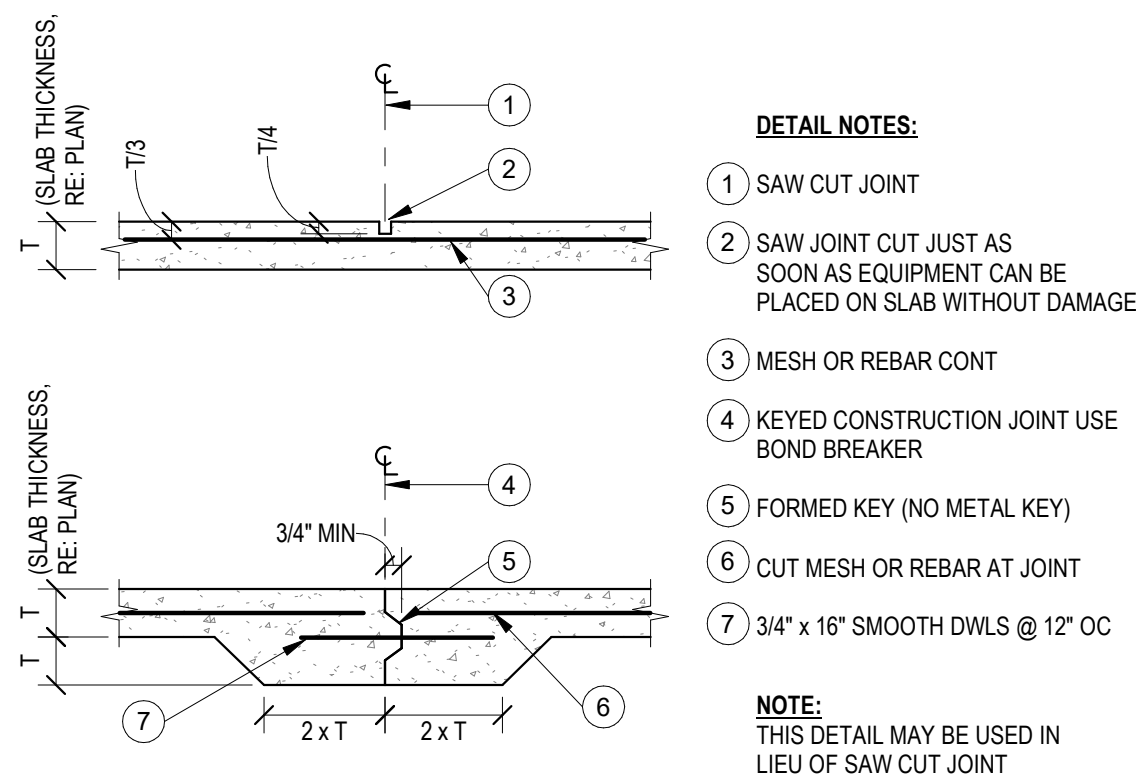
8 CONC WALL CONSTRUCTION JOINTS

3/4" = 1'-0"



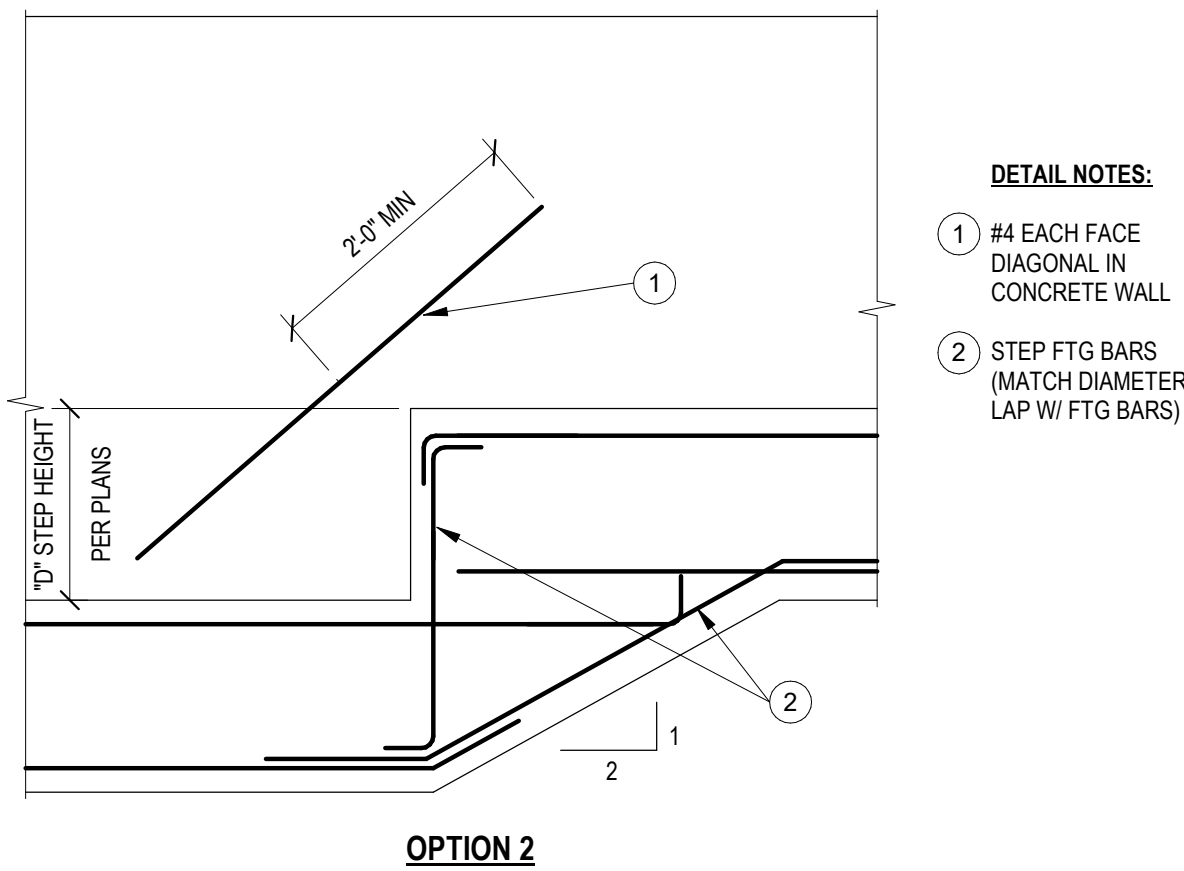
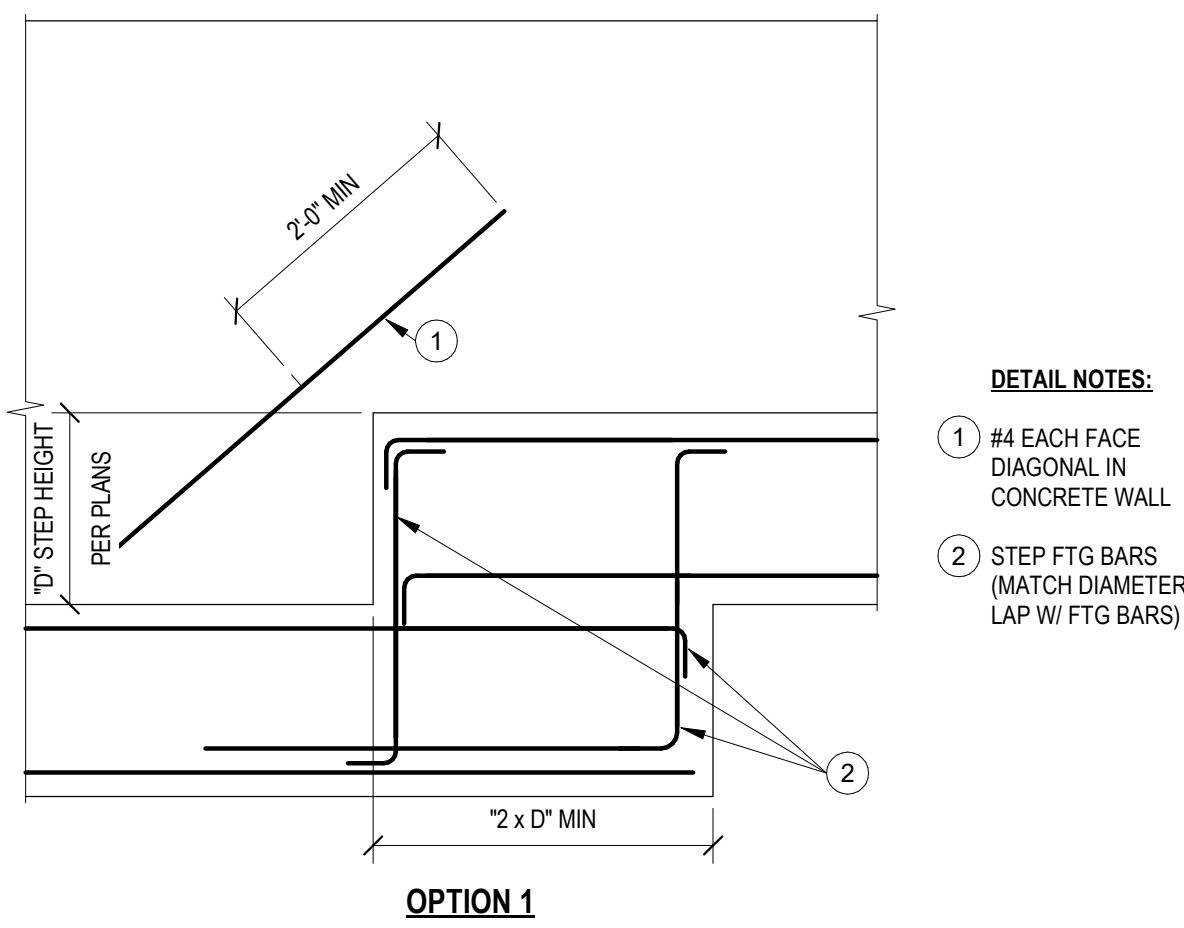
7 STAIR STRINGER ON THICKENED SLAB

3/4" = 1'-0"



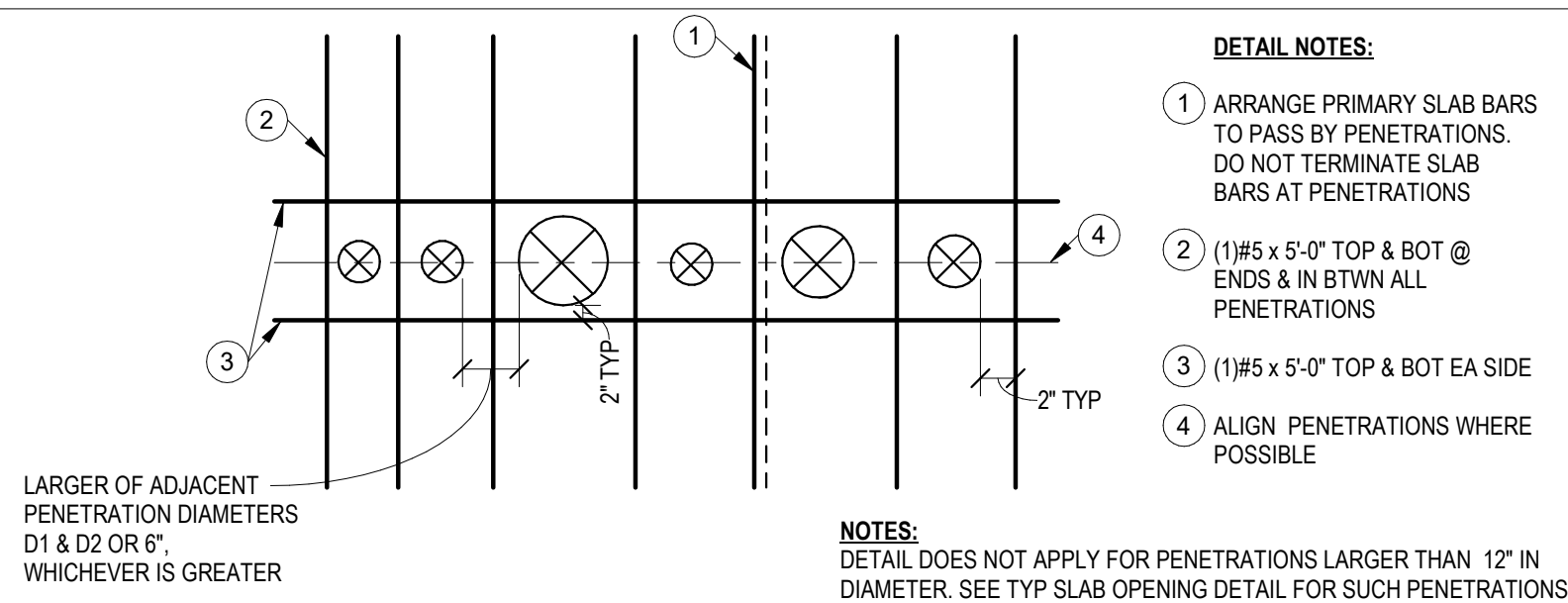
6 SLAB ON GRADE CONTROL JOINTS

3/4" = 1'-0"



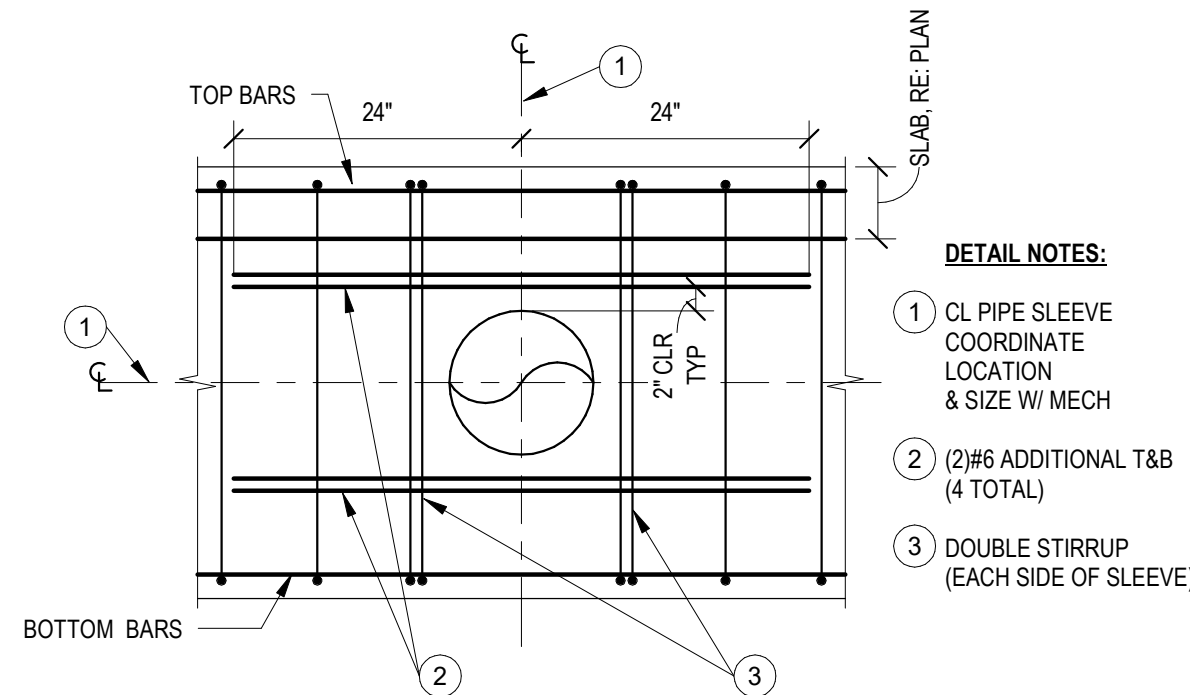
5 FOOTING STEP

1/2" = 1'-0"



4 REINF @ SLAB PENETRATIONS

3/4" = 1'-0"



3 CONC BEAM PENETRATION

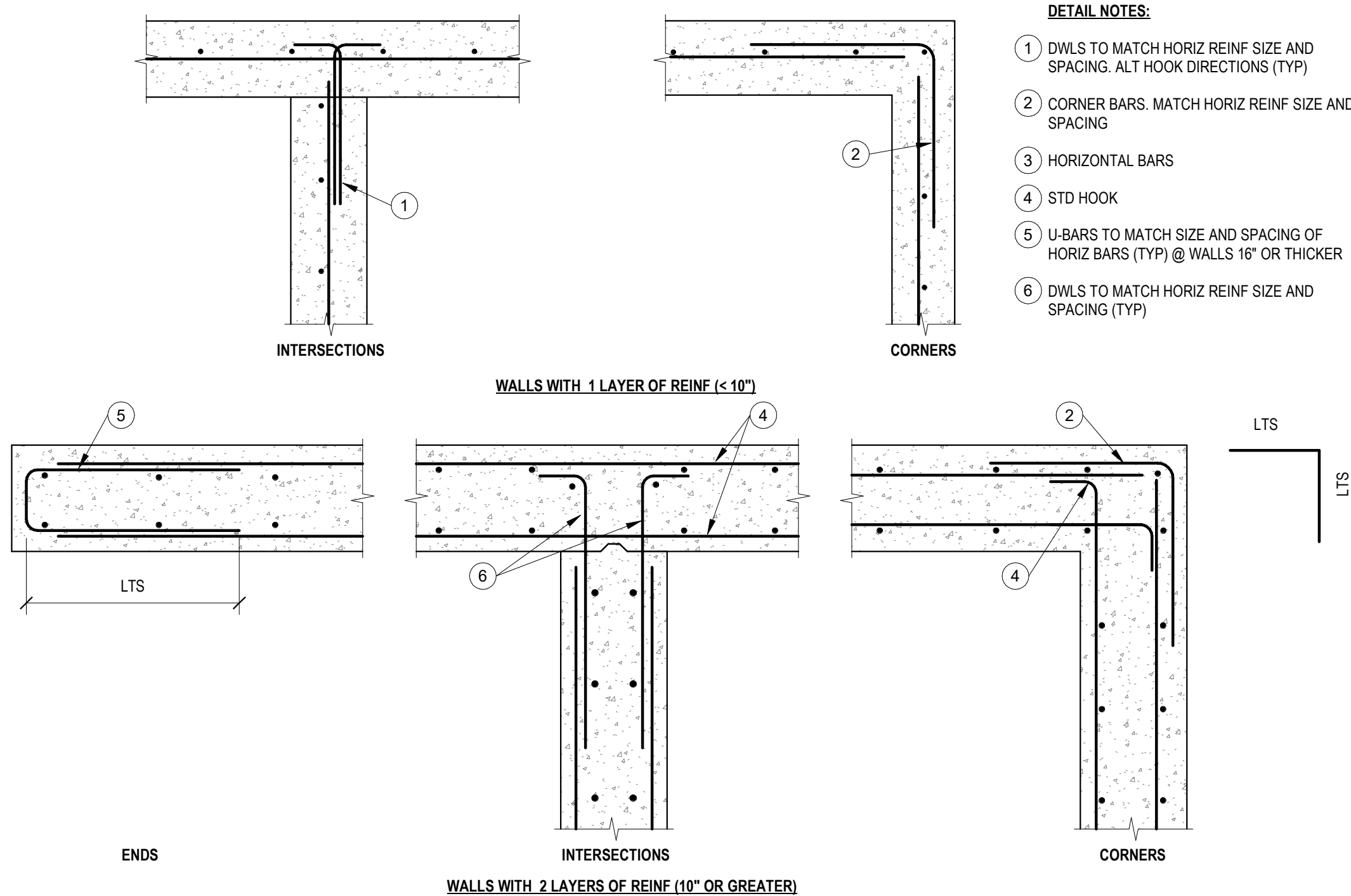
3/4" = 1'-0"

DEVELOPMENT AND LAP SPICE SCHEDULE														
F'c=3000 psi							F'c=4000 psi							
	EMBEDMENT			LAP SPICE				EMBEDMENT			LAP SPICE			
	COMPRESSION	TENSION (LTE)		COMPRESSION	TENSION (LTS)		HOOK	COMPRESSION	TENSION (LTE)		COMPRESSION	TENSION (LTS)		HOOK
BAR	(LCE)	TOP	OTHER	(LCS)	TOP	OTHER	(LDH)	(LCE)	TOP	OTHER	(LCS)	TOP	OTHER	(LDH)
#3	8	13	12	12	28	21	6	8	12	12	12	16	16	7
#4	11	21	16	15	37	28	8	9	18	14	15	24	18	9
#5	14	31	24	19	46	36	10	12	27	21	19	35	27	12
#6	16	43	33	23	56	43	12	14	37	28	23	48	37	14
#7	19	69	53	26	81	62	13	17	60	46	26	78	60	17
#8	22	85	66	30	93	71	15	19	74	57	30	96	74	19
#9	25	103	80	34	105	80	17	21	90	69	34	116	90	21
#10	28	124	96	38	118	90	19	24	108	83	38	140	108	24
#11	31	146	112	42	131	100	22	27	126	97	42	164	126	27

NOTES (PERTAINING TO TABLE):
A. TOP BARS ARE HORIZONTAL BARS THAT HAVE MORE THAN 12" OF FRESH CONCRETE CAST BELOW THEM.
B. ALL BARS THAT ARE NOT "TOP BARS" ARE "OTHER" BARS.
C. ABBREVIATIONS:
- LCE - COMPRESSION EMBEDMENT LENGTH
- LTE - TENSION EMBEDMENT LENGTH
- LCS - COMPRESSION LAP SPICE LENGTH
- LTS - TENSION LAP SPICE LENGTH
- LDH - HOOKED BAR TENSION EMBEDMENT LENGTH
NOTES (GENERAL):
A. STAGGER ALL SPLICES 12 db MIN, BUT NOT LESS THAN 12"
B. ALL DIMENSIONS INDICATED IN TABLE ARE IN INCHES
C. BARS GREATER THAN #11 SHALL BE MECHANICALLY SPLICED
D. ALL SPLICES SHALL BE WIRED IN CONTACT STACKED VERTICAL
MULTIPLIERS:
ALL EMBEDMENT AND LAP SPICE LENGTHS SHALL BE INCREASED AS REQD BY THE MULTIPLIERS BELOW. APPLY MULTIPLE MULTIPLIERS IF APPLICABLE
1.3 - IF CONC CONTAINS LIGHT WEIGHT AGGREGATES
1.3 - IF EPOXY COATED REBAR USED

2 SPLICE & DEVELOPMENT SCHEDULE

3/4" = 1'-0"



1 CONC WALL CORNERS

3/4" = 1'-0"

New Building for:
Summit Point Apartments Phase II

504 NE Chipman Road
Lee's Summit, Missouri 64063



PROJECT NO. : 21202
DATE : 02/07/2022
DRAWN BY : TJS
STAFF REVIEWED BY :

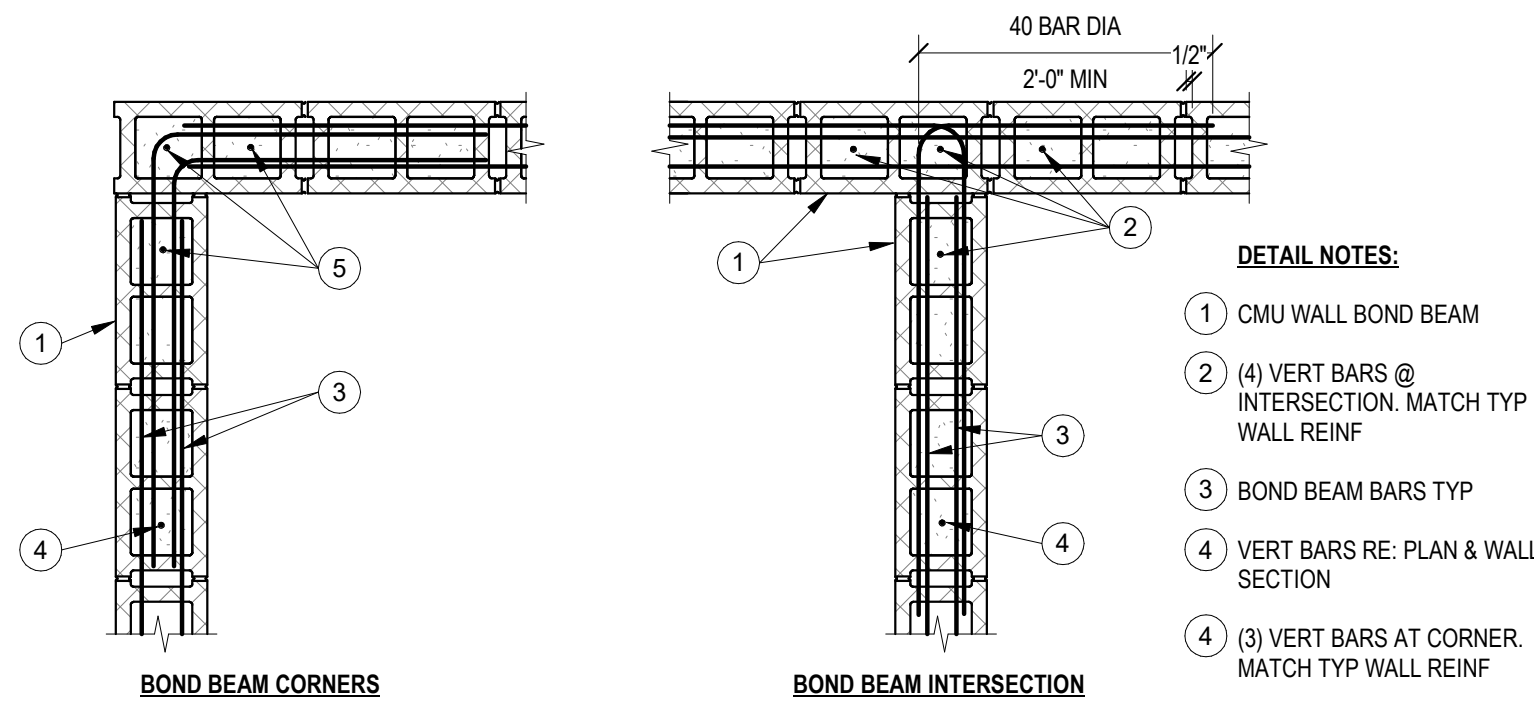
REVISED:

© BCS Design, Inc. 2019
This drawing is COPYRIGHTED work by BCS Design, Inc. in either electronic or printed form. This drawing may not be photocopied, traced, printed or copied in any manner without the written permission of BCS Design, Inc.

SHEET NO.

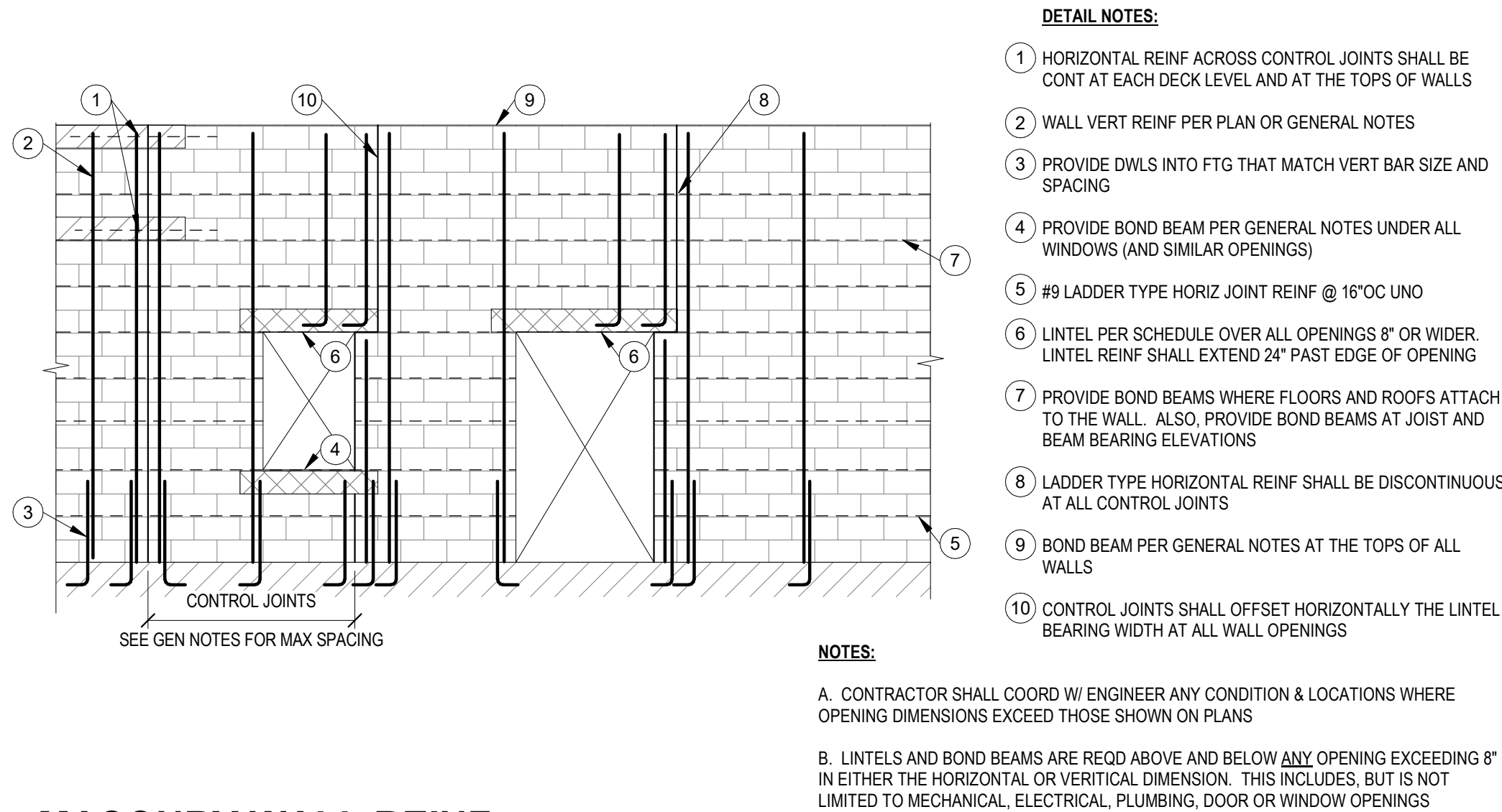
S030

copyright © 2019



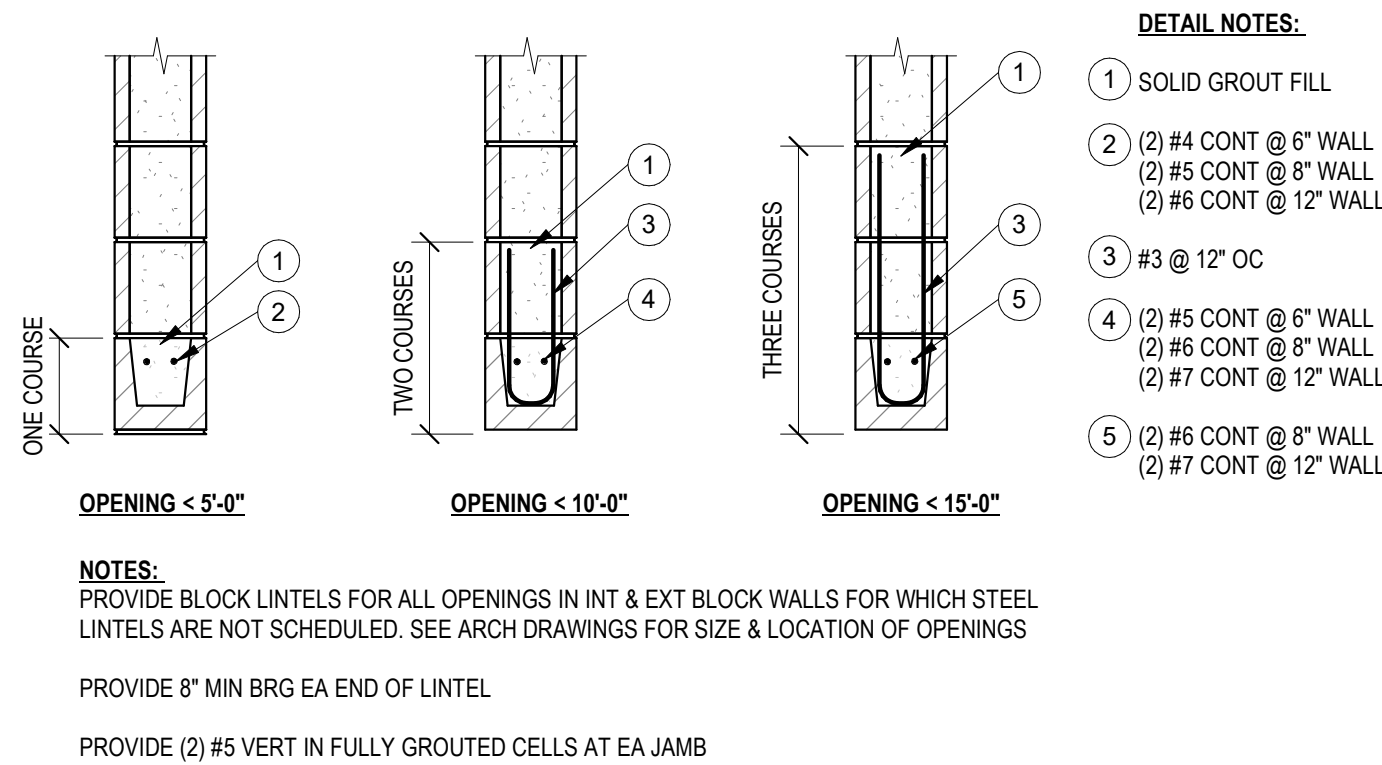
3 MASONRY BOND BEAM

3/4" = 1'-0"



5 MASONRY WALL REINF

1/4" = 1'-0"



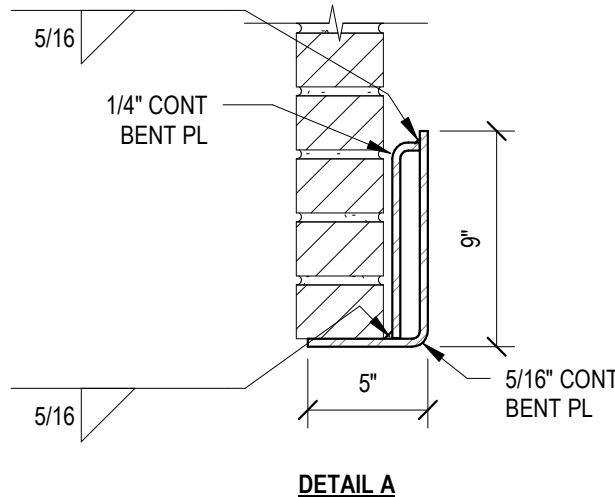
4 MASONRY LINTEL SCHEDULE

3/4" = 1'-0"

LOOSE LINTEL SCHEDULE			
MARK	OPENING SIZE	OPENING SIZE	BRG LENGTH
L1	UP TO 1'-8"	1/4" PL x WALL WIDTH - 1/2"	4"
L2	1'-9" TO 3'-0"	L3 1/2" x 3 1/2" x 1/4"	4"
L3	3'-1" TO 4'-5"	L4" x 3 1/2" x 5/16"	4"
L4	4'-6" TO 6'-3"	L5" x 3 1/2" x 3/8"	4"
L5	6'-4" TO 8'-0"	L6" x 3 1/2" x 3/8"	8"
L6	8'-1" TO 12'-0"	5/16" & 1/4" BENT PL (SEE DETAIL A)	8"

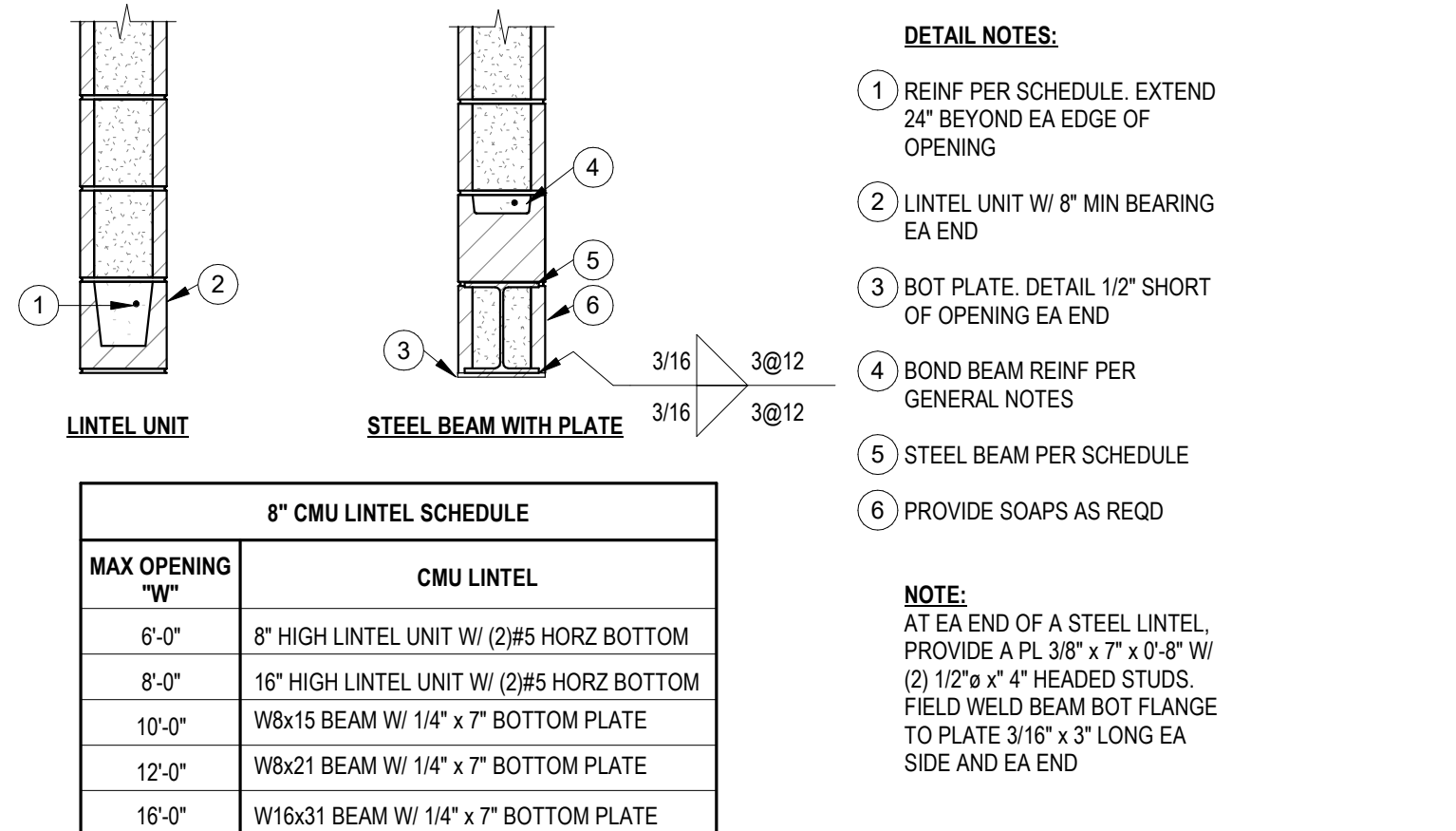
NOTES:

- A. HEIGHT OF MASONRY ABOVE LINTEL MUST BE MIN OF 1/2 THE OPENING WIDTH
- B. PROVIDE ONE STEEL LINTEL FOR EA 4" THICKNESS OF MASONRY. (FOR EXAMPLE: 3 ANGLES FOR 12" OF WALL)
- C. LINTELS SPECIFICALLY CALLED OUT ON DRAWINGS SHALL GOVERN OVER THIS SCHEDULE
- D. ALL STEEL ANGLES SHALL BE GALV AND SHALL HAVE SHORT LEG HORIZONTAL (SLH)
- E. L6 REQUIRES A 2" MIN AIR GAP TO FIT IN WALL CAVITY.



2 LOOSE LINTEL SCHEDULE

1 1/2" = 1'-0"



8" CMU LINTEL SCHEDULE	
MAX OPENING "W"	CMU LINTEL
6'-0"	8" HIGH LINTEL UNIT W/ (2)#5 HORZ BOTTOM
8'-0"	16" HIGH LINTEL UNIT W/ (2)#5 HORZ BOTTOM
10'-0"	W8x15 BEAM W/ 1/4" x 7" BOTTOM PLATE
12'-0"	W8x21 BEAM W/ 1/4" x 7" BOTTOM PLATE
16'-0"	W16x31 BEAM W/ 1/4" x 7" BOTTOM PLATE

1 LINTEL SCHEDULE

3/4" = 1'-0"

New Building for:
Summit Point Apartments Phase II

504 NE Chipman Road
Lee's Summit, Missouri 64063



PROJECT NO. : 21202
DATE : 02/07/2022
DRAWN BY : EJS
STAFF
REVIEWED BY :

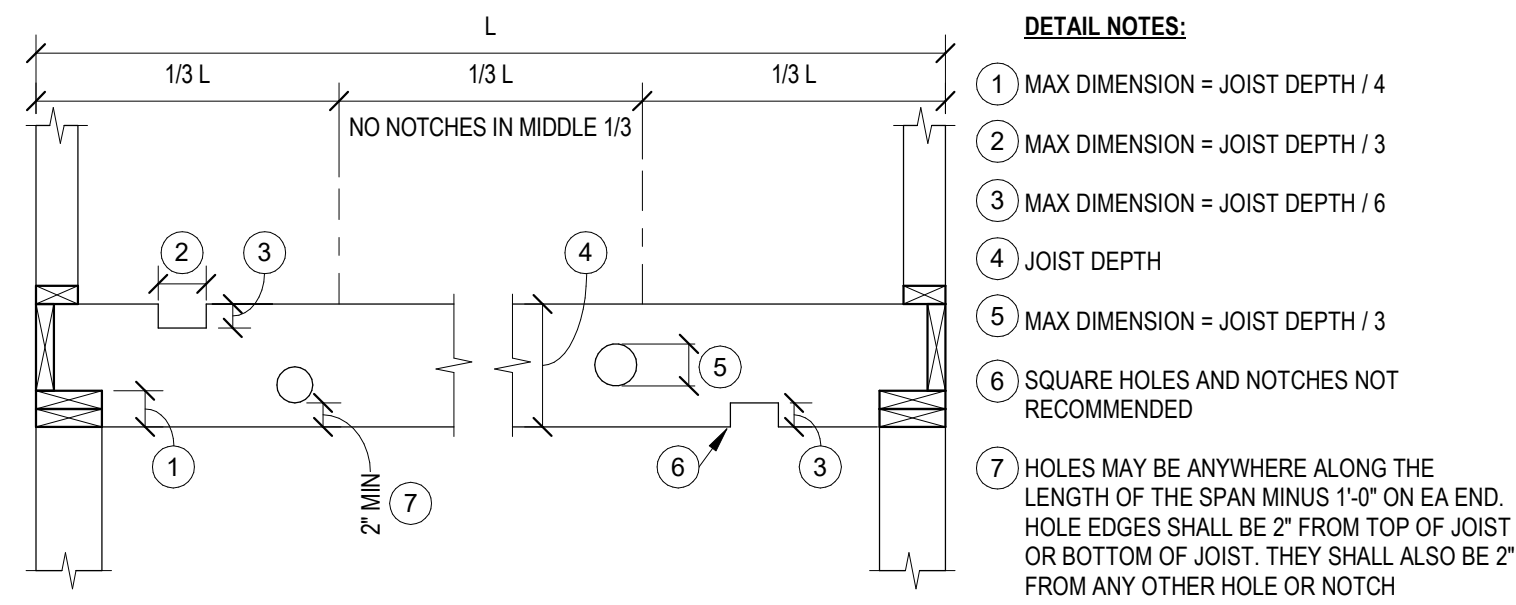
REVISED:

This drawing is COPYRIGHTED work by BCS Design, Inc. in either electronic or printed form. This drawing may not be photographed, traced, printed or copied in any manner without the written permission of BCS Design, Inc.

SHEET NO.

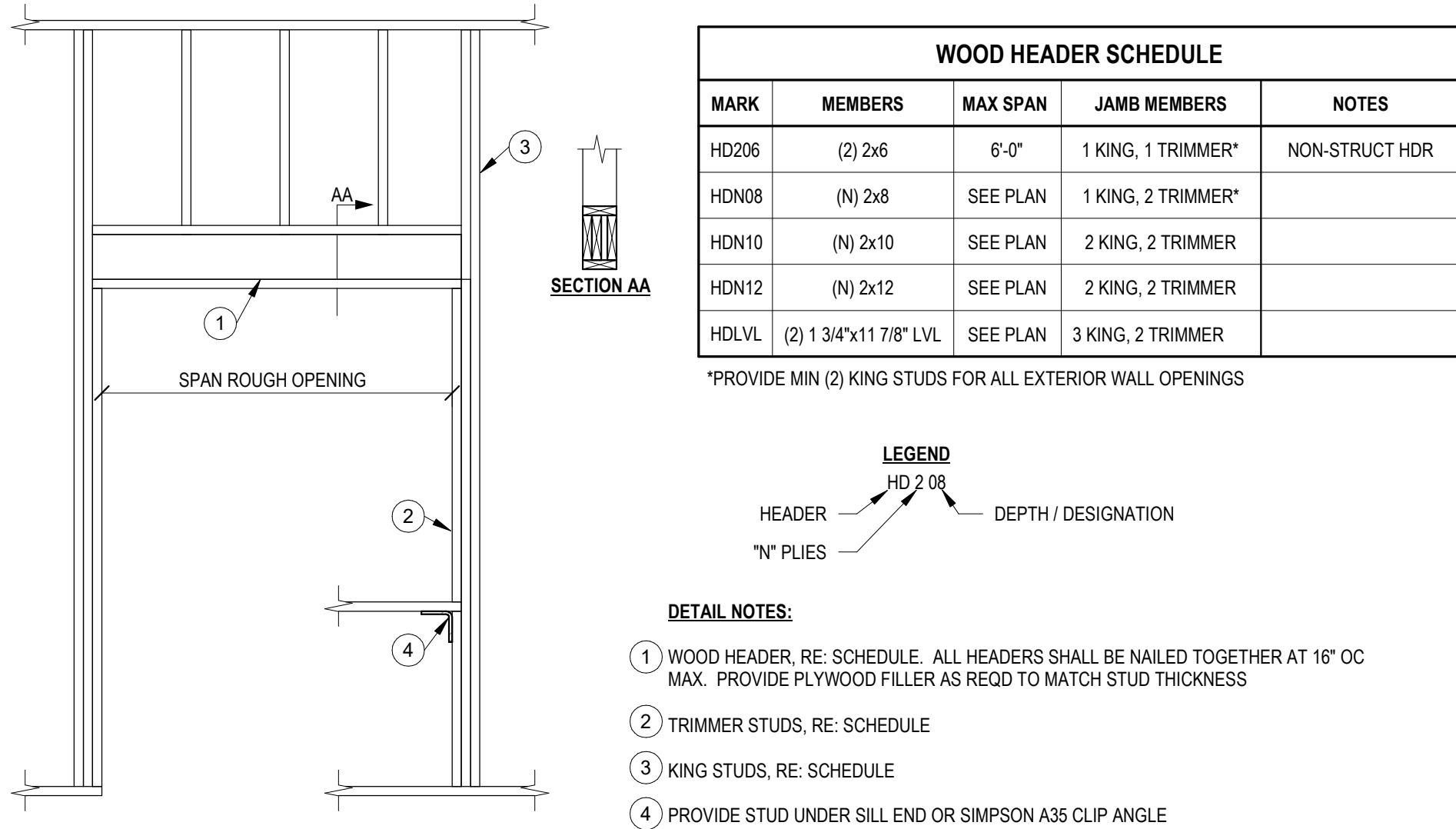
S040

copyright © 2019



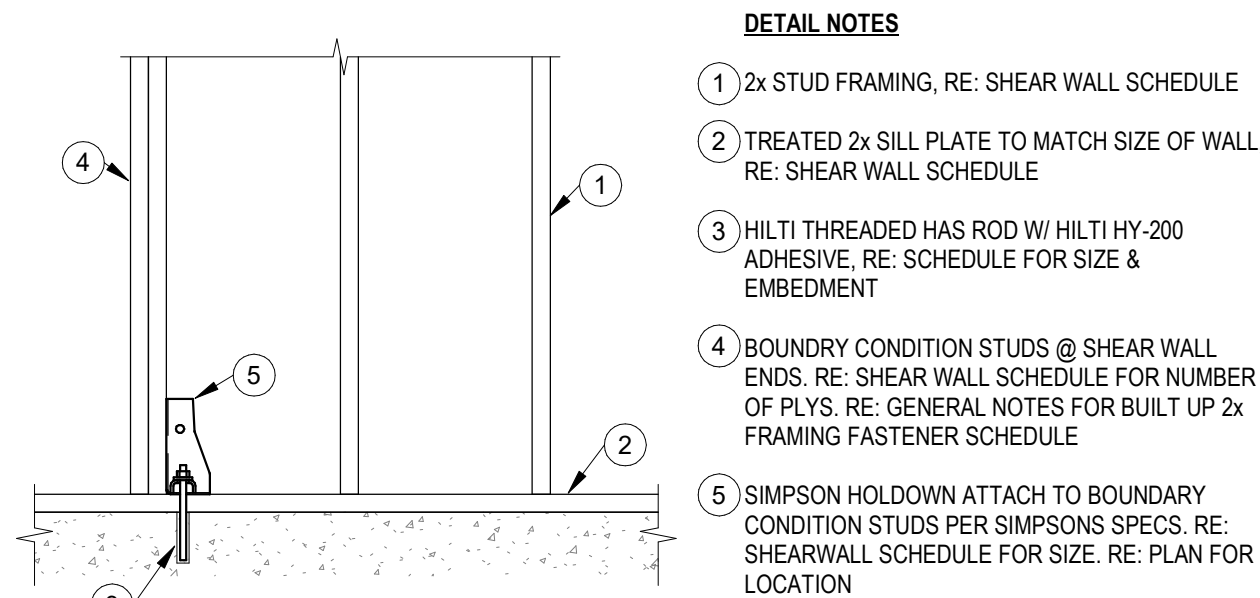
10 BORED HOLE & NOTCHES - HORIZ FRAMING

3/4" = 1'-0"



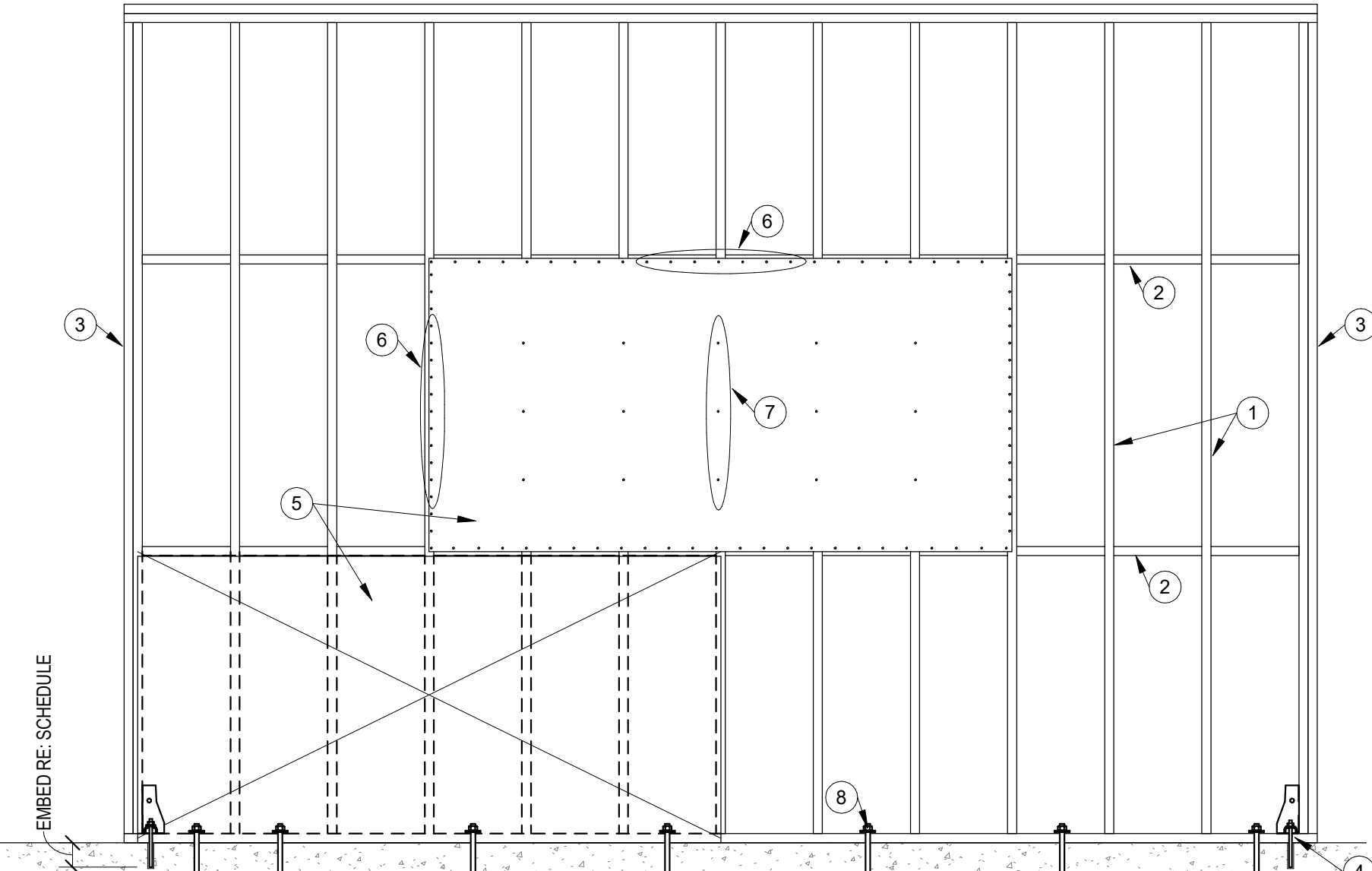
9 HEADER SCHEDULE

1/2" = 1'-0"



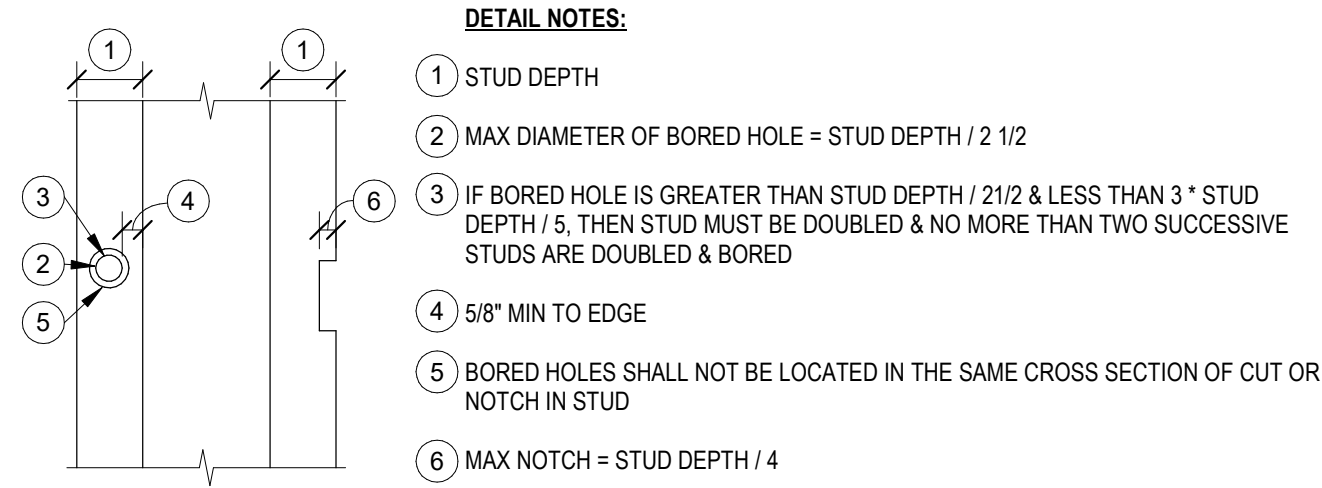
8 SHEAR WALL - BASE HOLDOWN

3/4" = 1'-0"



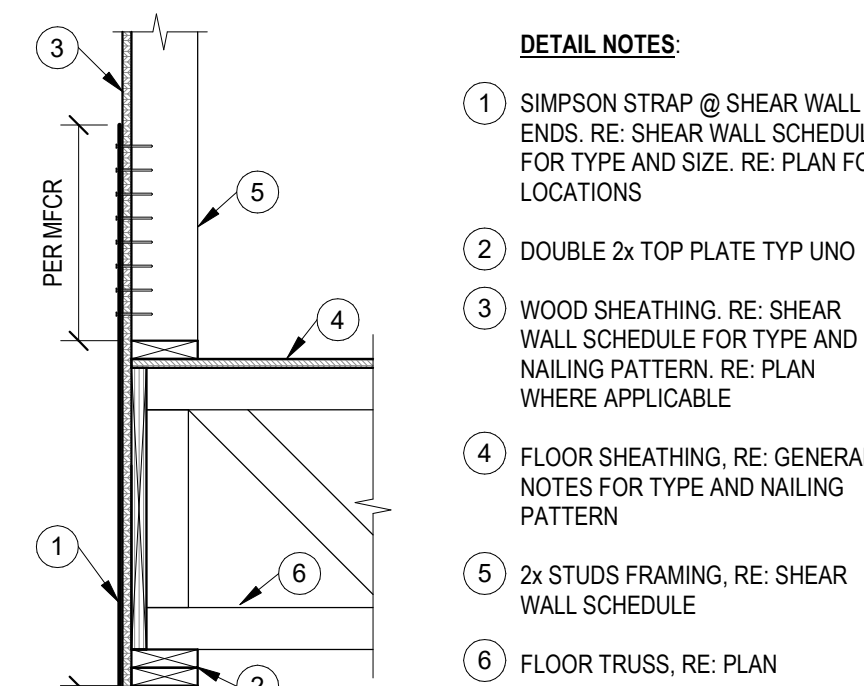
4 SHEAR WALL - ELEVATION

1/2" = 1'-0"



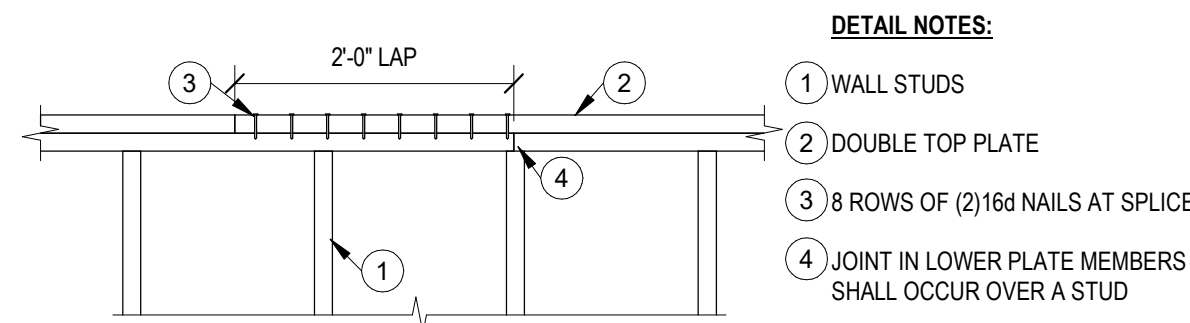
7 BORED HOLE & NOTCHES - VERT FRAMING

3/4" = 1'-0"



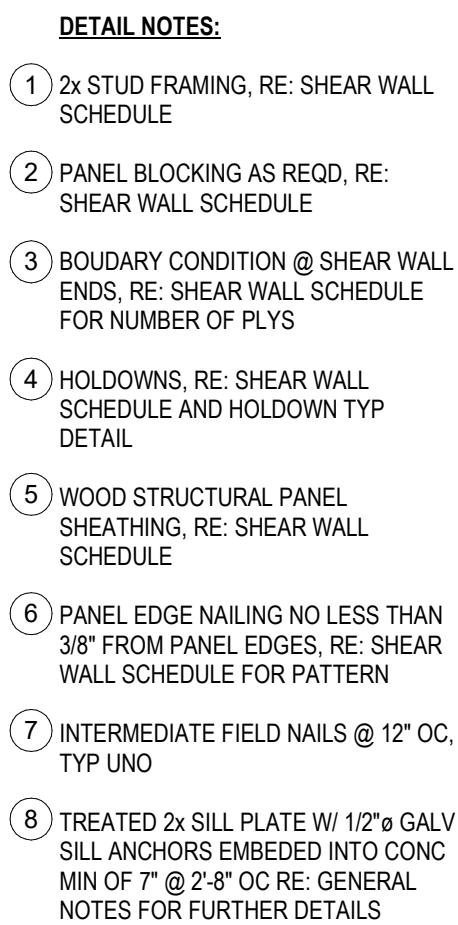
6 SHEAR WALL - FLOOR-TO-FLOOR CONN

3/4" = 1'-0"



5 TOP PLATE SPLICE

3/4" = 1'-0"



2 BEAM BEARING CONDITIONS

3/4" = 1'-0"

SCHEDULE - BEARING WALL				
BRG MARK	3RD FLR STUDS	2ND FLR STUDS	1ST FLR STUDS	COMMENTS
BW-1	2x6 @ 16" OC	2x6 @ 16" OC	2x6 @ 16" OC	
BW-2	2x6 @ 16" OC	2x6 @ 16" OC	2x6 @ 16" OC, DOUBLE EVERY OTHER	
BW-3	2x4 @ 16" OC	2x4 @ 16" OC	2x4 @ 16" OC	DOUBLE DEMISING WALL
BW-4	-	-	2x4 @ 16" OC	
BW-5	-	-	2x6 @ 16" OC	

*PROVIDE 2x BLOCKING AT MIDHEIGHT (4'-6" MAX) AT ALL LOAD BEARING WALLS DURING CONSTRUCTION

SCHEDULE - SHEAR WALL								
SW MARK	SHEATHING	3RD FLR FASTENERS (EDGE / FIELD)	2ND FLR FASTENERS (EDGE / FIELD)	1ST FLR FASTENERS (EDGE / FIELD)	BOUNDARY MEMBERS	RIM JOST/BLOCKING CONNECTION TO TOP PLATE	BOTTOM PLATE ATTACHMENT TO WOOD BELOW	SILL ANCHORS
SW-A	15/32" WSP	10d @ 6" 1/2" (BLOCKED*)	10d @ 6" 1/2" (BLOCKED*)	10d @ 6" 1/2" (BLOCKED*)	2 PLY	A34 @ 16" OC	10d @ 8" OC	HDUS-SDS2.5 + 5/8" @ 7" MIN EMBED
SW-B	15/32" WSP	10d @ 6" 1/2" (UNBLOCKED)	10d @ 6" 1/2" (UNBLOCKED)	10d @ 6" 1/2" (UNBLOCKED)	2 PLY	A34 @ 16" OC	10d @ 8" OC	HDUS-SDS2.5 + 5/8" @ 7" MIN EMBED
SW-C	15/32" WSP	10d @ 6" 1/2" (UNBLOCKED)	10d @ 4" 1/2" (UNBLOCKED)	10d @ 4" 1/2" (UNBLOCKED)	2 PLY	A34 @ 16" OC	10d @ 8" OC	HD7B-3 + 7/8" @ 7" MIN EMBED
SW-D	15/32" WSP	10d @ 6" 1/2" (UNBLOCKED)	10d @ 6" 1/2" (UNBLOCKED)	10d @ 4" 1/2" (UNBLOCKED)	2 PLY	A34 @ 16" OC	10d @ 8" OC	HD9B-4.5 + 7/8" @ 7" MIN EMBED
SW-E	15/32" WSP	-	-	10d @ 6" 1/2" (UNBLOCKED)	2 PLY	-	-	HDUS-SDS2.5 + 5/8" @ 7" MIN EMBED

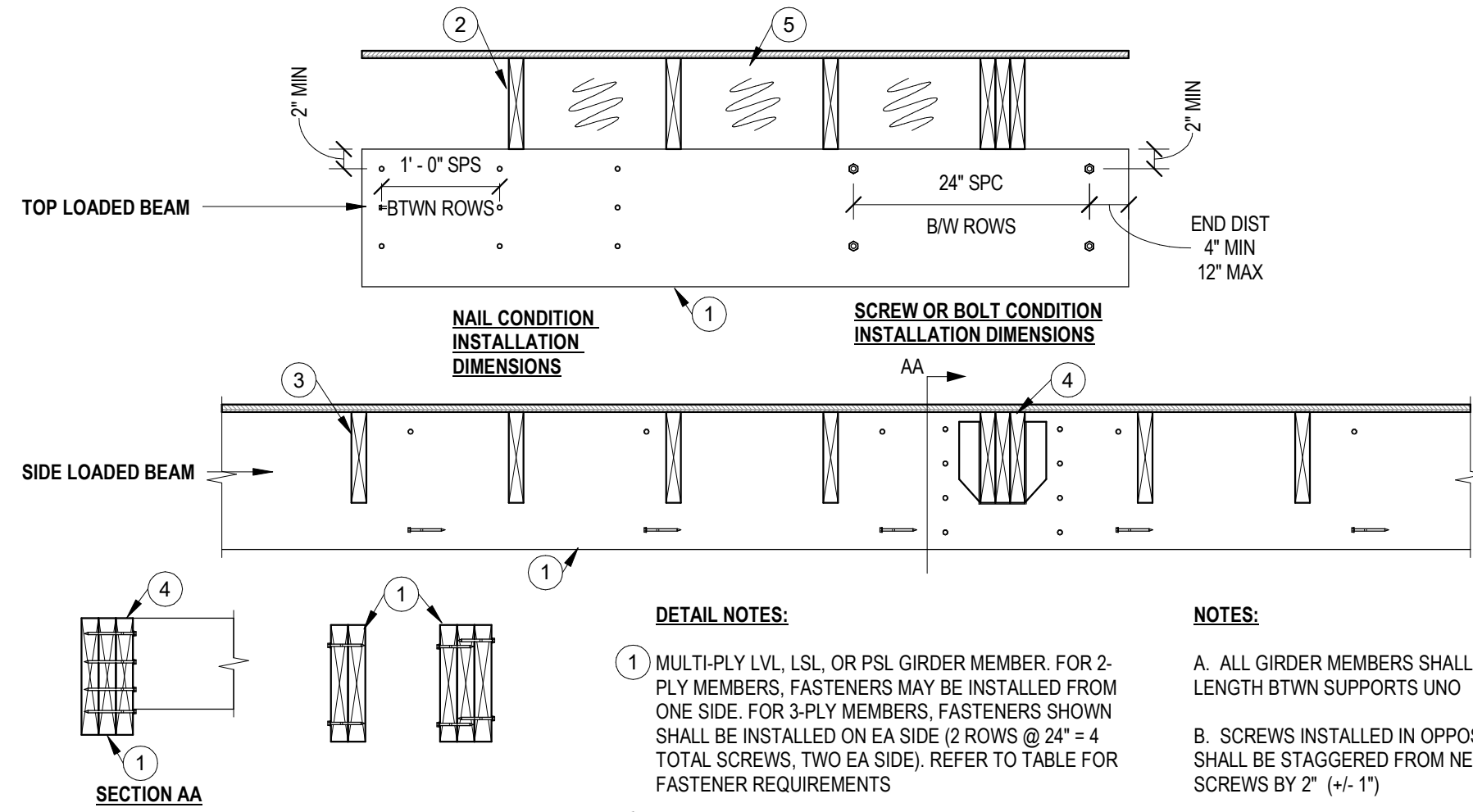
*FOR CONDITIONS NOT AT SHEAR WALLS FASTEN W/ SIMPSON A35 @ 24" OC

*SEE GENERAL NOTES FOR SILL ANCHOR EMBEDMENT REQUIREMENTS

*ALL LISTED PRODUCTS HAVE BEEN SELECTED FROM SIMPSON

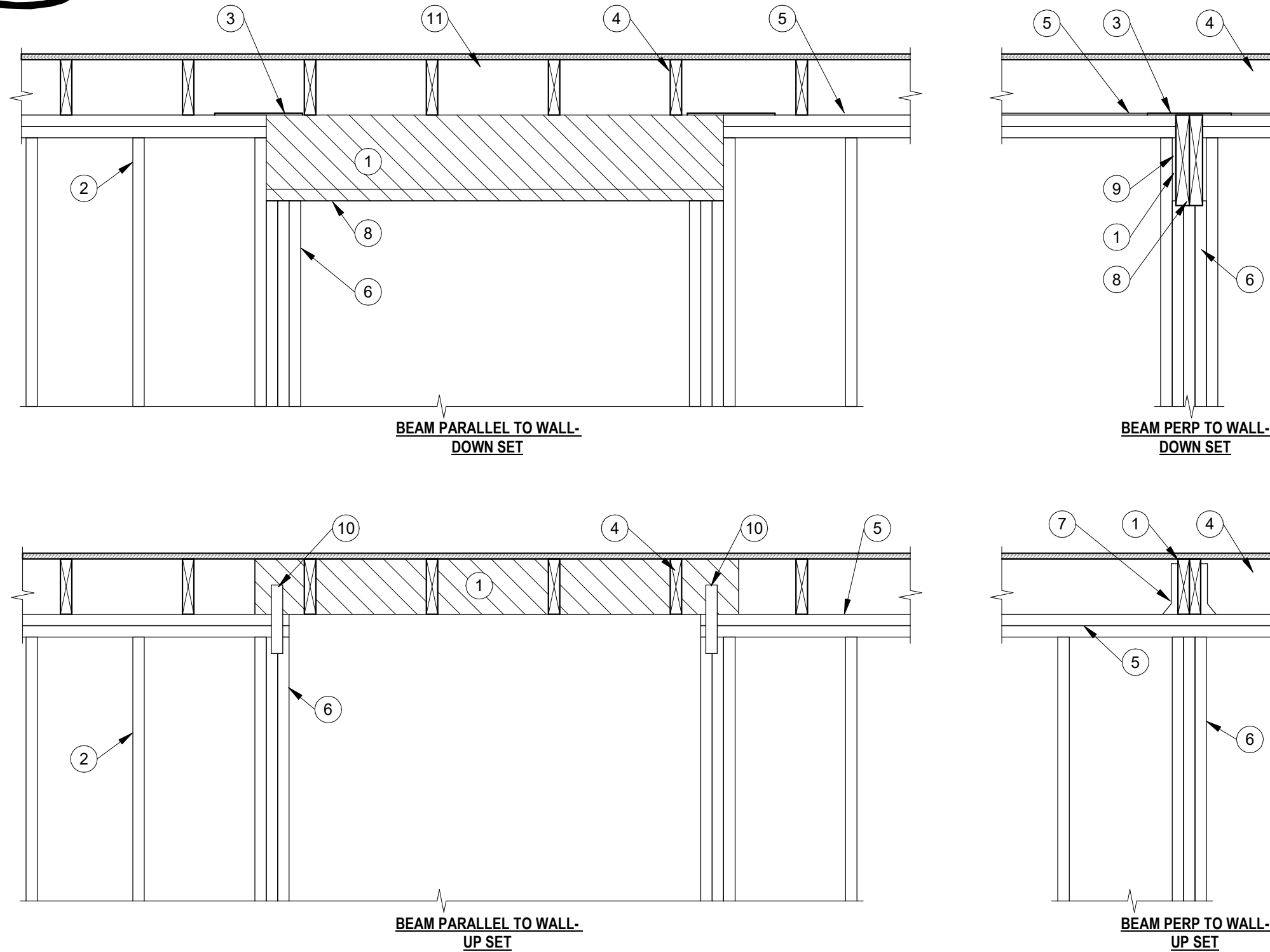
*PROVIDE BLOCKING (WHERE CALLED FOR) AT TOP AND BOTTOM OF OPENINGS

*LAP STRAPS OVER FLOOR TRUSS PANEL ZONE



3 BUILT-UP ENGR LUMBER BEAM

3/4" = 1'-0"



ENG LUMBER - FACE MOUNTED HANGER SCHEDULE				
MARK	HANGER	FACE NAILS	JOIST NAILS	CAPACITY (LB)
H1	HU9	(18) 10d x 1 1/2"	(6) 10d x 1 1/2"	1,715
H21	HUS410	(8) 10d	(8) 10d	1,785
H22	HHUS410	(30) 10d	(10) 10d	4,754
H23	HGUS410	(46) 10d	(16) 10d	7,644
H31	HU610	(18) 10d	(8) 10d	2,251
H32	HHUS5.50/10	(30) 10d	(10) 10d	4,754
H33	HGUS5.50/10	(46) 10d	(16) 10d	7,644
H41	HU410	(18) 10d	(8) 10d	2,251
H42	HHUS7.25/10	(30) 10d	(10) 10d	4,754
H43	HGUS7.25/10	(46) 10d	(16) 10d	7,644

HANGER SCHEDULE NOTES:

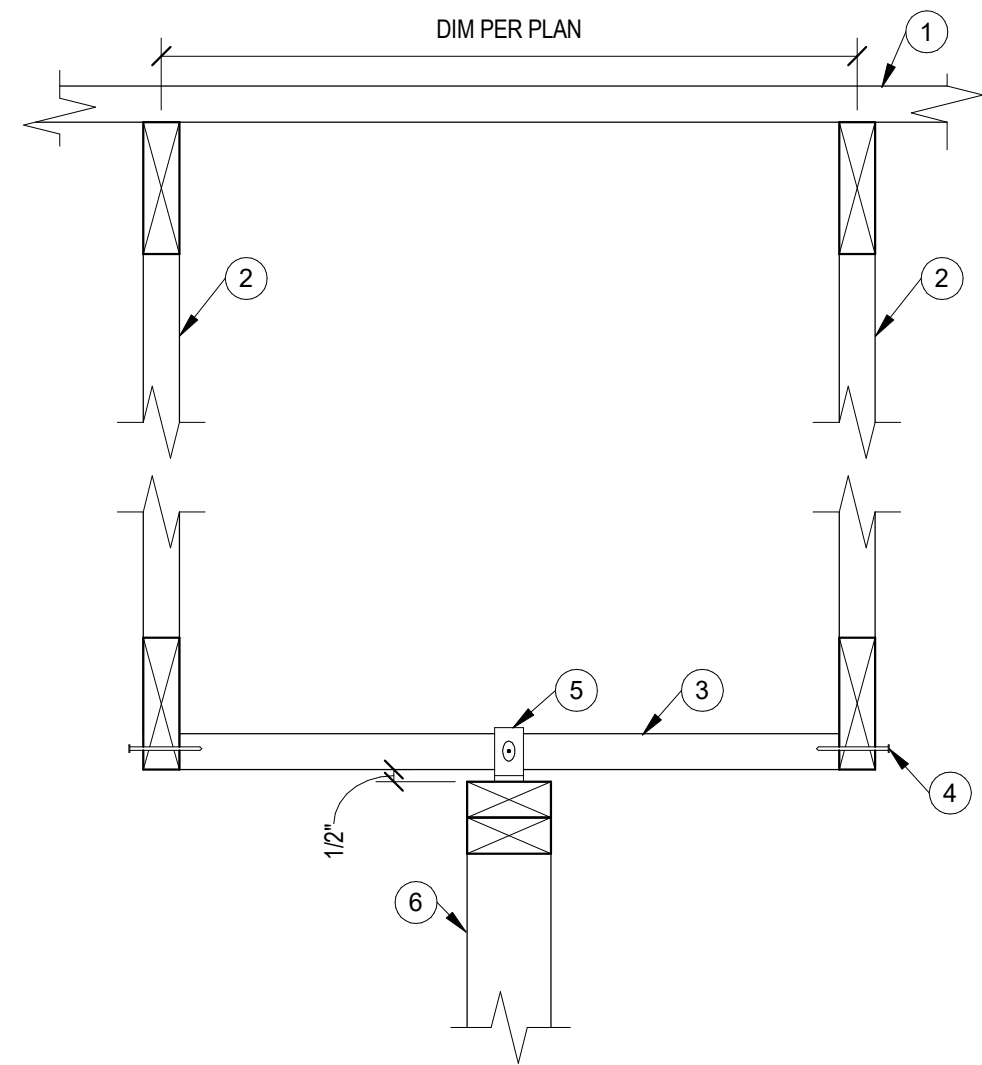
1. ALL HANGER DESIGNATIONS ARE BASED ON SIMPSON STRONG TIE, D, FIR

2. IF HANGER DESIGNATION IS FOLLOWED BY (16d) ON PLANS, USE 16d NAILS IN LIEU OF 10d

3. NAILS: 10d = 0.148" DIA X 3" LONG, 16d = 0.162" DIA X 3.5" LONG, 10d x 1 1/2" = 0.148" DIA x 1 1/2" LONG

1 HANGER SCHEDULE

3/4" = 1'-0"

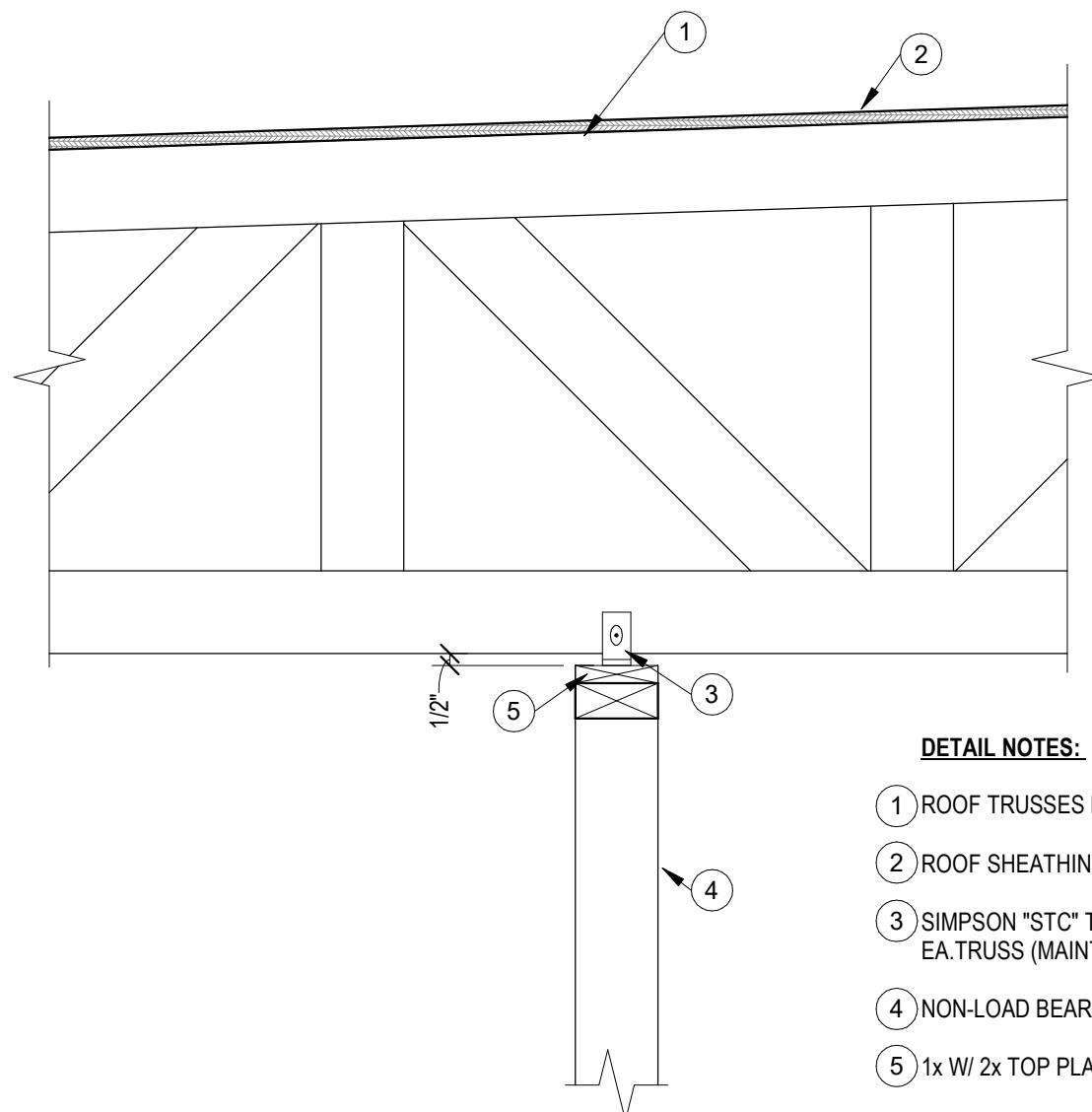


DETAIL NOTES:

- 1 ROOF DECK PER PLAN
- 2 ROOF TRUSSES PER PLAN
- 3 2x4 @ 32" OC
- 4 (2)16d NAILS @ EA END
- 5 SIMPSON "STC" TRUSS CLIP @ EA TRUSS (MAINTAIN 1/2" GAP)
- 6 NON-LOAD BEARING WALL

10 TYP - NON-LOAD BRG WALL - TRUSS

1 1/2" = 1'-0"

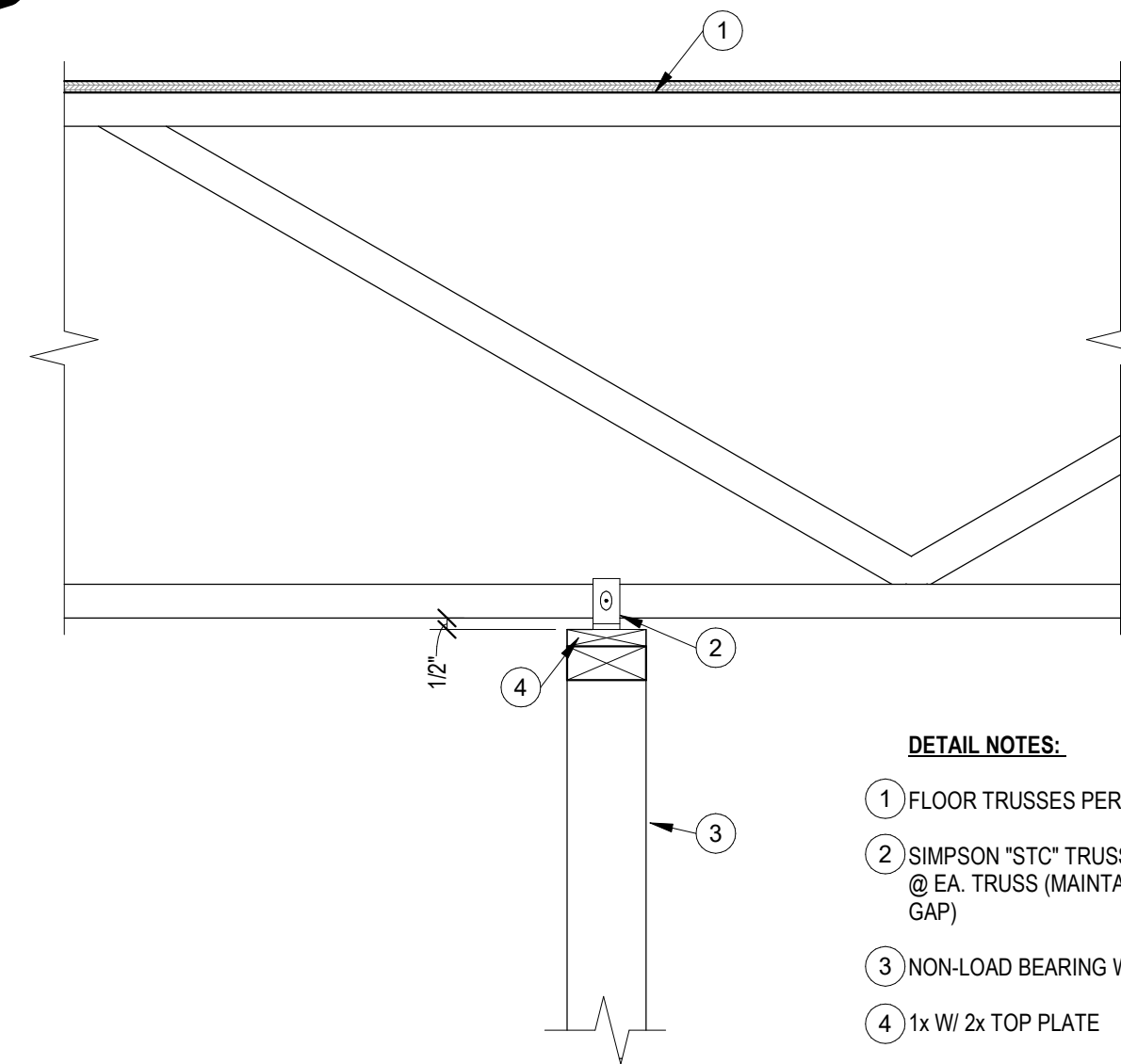


DETAIL NOTES:

- 1 ROOF TRUSSES PER PLAN
- 2 ROOF SHEATHING
- 3 SIMPSON "STC" TRUSS CLIP @ EA TRUSS (MAINTAIN 1/2" GAP)
- 4 NON-LOAD BEARING WALL
- 5 1x W/ 2x TOP PLATE

9 TYP - NON-LOAD BRG WALL - ROOF TRUSS

1 1/2" = 1'-0"

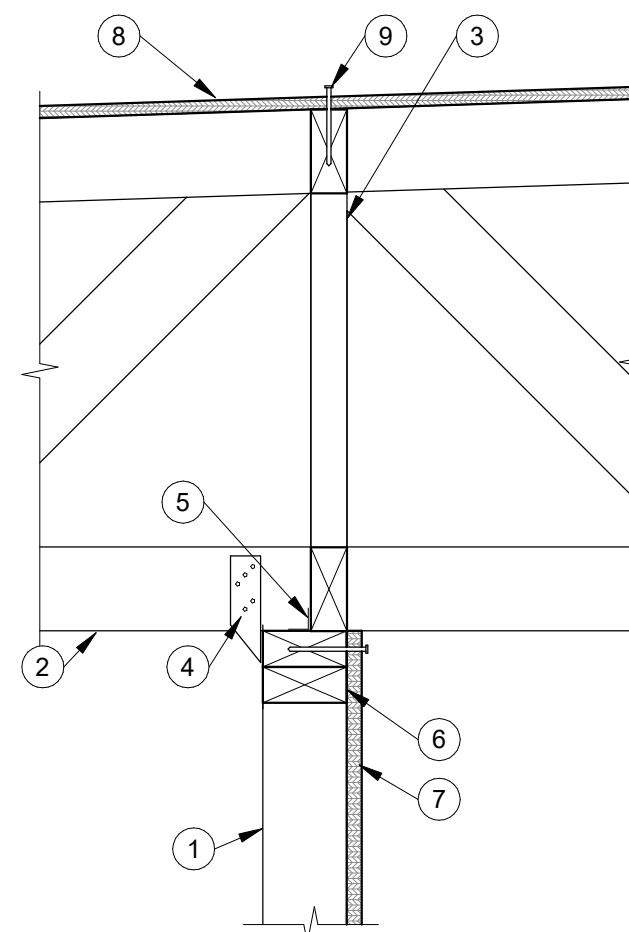


DETAIL NOTES:

- 1 FLOOR TRUSSES PER PLAN
- 2 SIMPSON "STC" TRUSS CLIP @ EA TRUSS (MAINTAIN 1/2" GAP)
- 3 NON-LOAD BEARING WALL
- 4 1x W/ 2x TOP PLATE

8 TYP - NON-LOAD BRG WALL - FLOOR TRUSS

1 1/2" = 1'-0"

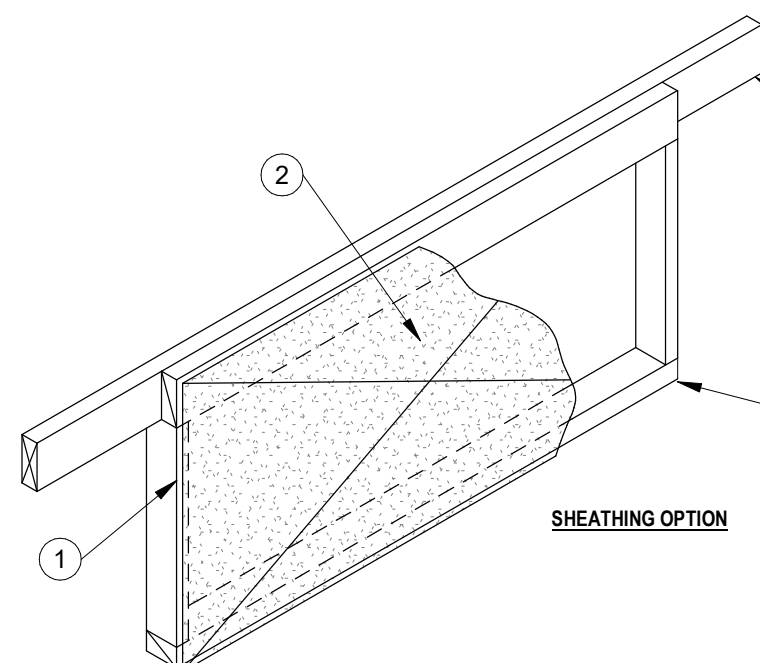


DETAIL NOTES:

- 1 STUD WALL, RE: PLAN, GENERAL NOTES, AND TYPICAL DETAILS
- 2 ROOF TRUSS, RE: PLAN
- 3 TRUSS BLOCKING
- 4 'SIMPSON' H2.5 @ EA TRUSS
- 5 'SIMPSON' CLIP, RE: SHEAR WALL SCHEDULE
- 6 DOUBLE 2x TOP PLATE
- 7 WALL SHEATHING
- 8 ROOF SHEATHING
- 9 DIAPHRAGM CONNECTION

7 SHEAR WALL PERP TO ROOF TRUSS

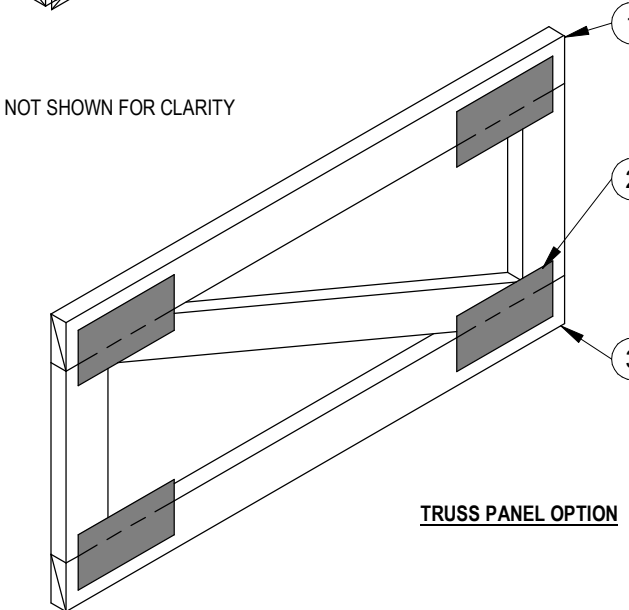
1 1/2" = 1'-0"



DETAIL NOTES:

- 1 SOLID 2x BLOCKING AT EACH EDGE OF WOOD STRUCTURAL PANEL - VERTICAL BLOCKING MAY BE OMITTED WHERE WALLS ABOVE BLOCK ARE NOT BEARING
- 2 SOLID WOOD STRUCTURAL PANEL SHEATHING WITH 10d NAILS AT 3" O.C. AT ALL EDGES
- 3 FASTEN TOP CHORD OF PANEL IN ACCORDANCE WITH BOTTOM PLATE NAILING OF SHEARWALL ABOVE
- 4 FASTEN BOTTOM CHORD OF PANEL IN ACCORDANCE WITH BOTTOM PLATE NAILING OF SHEARWALL BELOW

NOTE:
PREFAB TRUSS NOT SHOWN FOR CLARITY BOTH OPTIONS

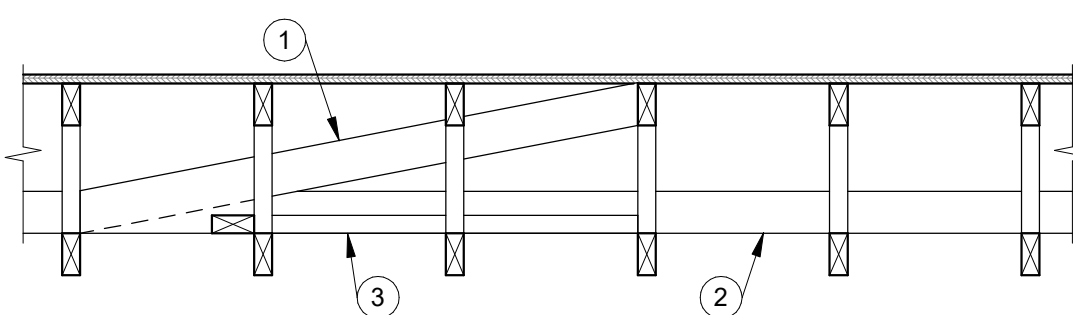


DETAIL NOTES:

- 1 FASTEN TOP CHORD OF PANEL IN ACCORDANCE WITH BOTTOM PLATE NAILING OF SHEARWALL ABOVE
- 2 TRUSS MANUFACTURER TO DESIGN PREFAB TRUSS PANEL FOR LATERAL LOAD SHOWN IN SHEARWALL SCHEDULE
- 3 FASTEN BOTTOM CHORD OF PREFAB TRUSS PANEL WITH CLIPS AT SPACING PER SHEARWALL SCHEDULE

5 TYPICAL FLOOR TRUSS BLOCKING

3/4" = 1'-0"



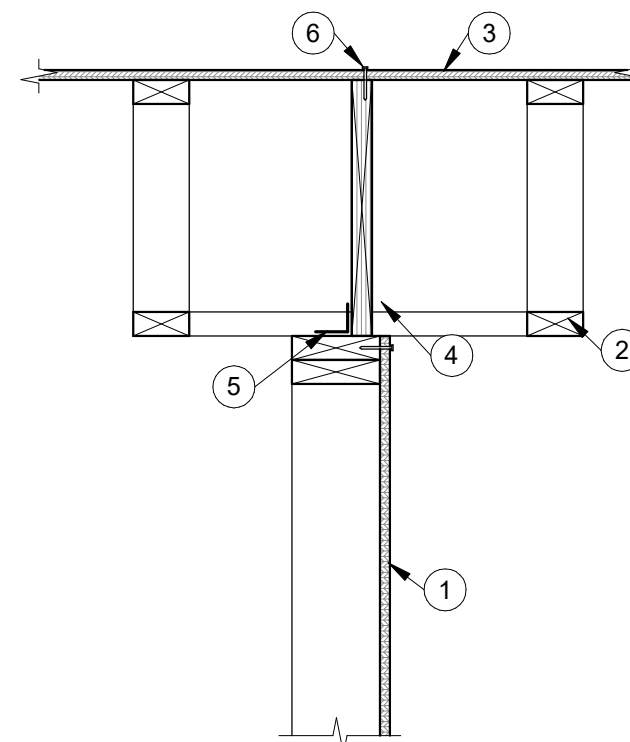
DETAIL NOTES:

- 1 VERTICAL SWAY BRACING AT EACH BOTTOM CHORD STRUT LINE IN SAME LOCATION AS BOTTOM CHORD DIAGONAL BRACING (ALTERNATE DIRECTION). NAIL TO TRUSS TOP CHORD AND BOTTOM CHORD STRUT W/ (2) 16d NAILS
- 2 CONTINUOUS BOTTOM CHORD STRUTS. PROVIDE (4) 16d NAILS AT LAPS
- 3 BOTTOM CHORD DIAGONAL BRACING. NAIL TO EACH TRUSS W/ (2) 16d NAILS

NOTES:
1. ALL BRACING TO BE MINIMUM 2x4 AND NAILED TO EACH TRUSS.
2. DIAGONAL AND SWAY BRACING TO BE PLACED AT APPROXIMATELY 45° ANGLES.
3. WHERE TRUSS FRAMING CHANGES DIRECTION, EXTEND STRUTS TO BOTTOM CHORD OF PERPENDICULAR TRUSSES. THESE TRUSSES ARE CONSIDERED A BRACING LOCATION.

4 TYPICAL TRUSS BRACING DETAIL

3/4" = 1'-0"

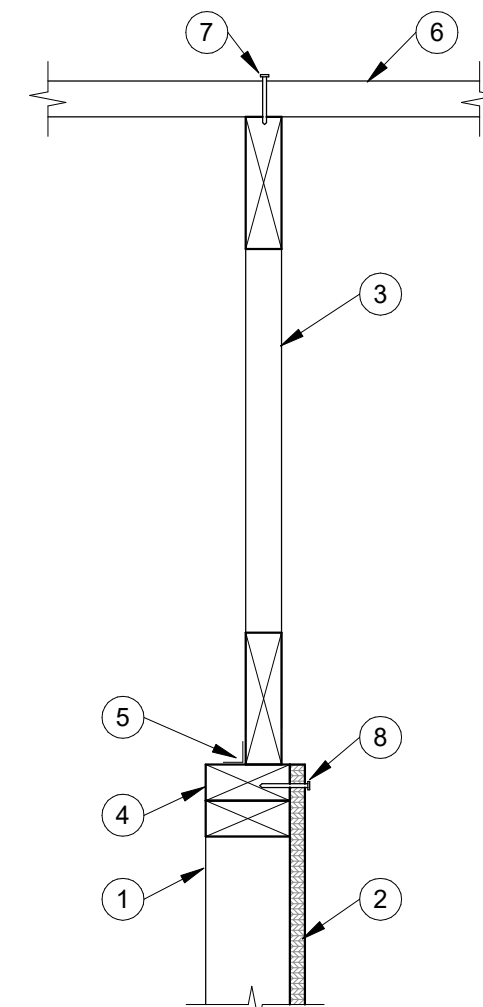


DETAIL NOTES:

- 1 SHEAR WALL, RE: PLAN
- 2 FLOOR TRUSS, RE: TRUSS SUPPLIER
- 3 FLOOR SHEATHING, RE: PLAN
- 4 SINGLE-PLY LVL TO MATCH TRUSS DEPTH
- 5 'SIMPSON' CLIP RE: SHEARWALL SCHEDULE
- 6 DIAPHRAGM NAILING, RE: PLAN

3 SHEARWALL TO TRUSS FRAMED DIAPHRAGM

1" = 1'-0"

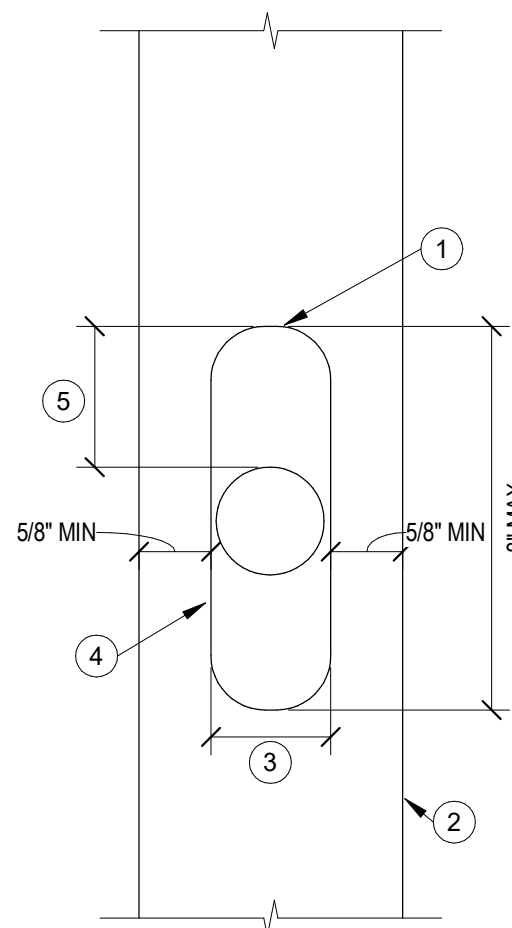


DETAIL NOTES:

- 1 STUD WALL, RE: PLAN, NOTES AND TYPICAL DETAILS
- 2 WALL SHEATHING
- 3 DRAG TRUSS, DESIGN FOR 3200 LB LOAD TRANSFER OVER LENGTH OF TRUSS
- 4 DOUBLE 2x TOP PLATE
- 5 'SIMPSON' CLIPS RE: SHEAR WALL SCHEDULE FOR TYPE AND SPACING
- 6 ROOF SHEATHING
- 7 DIAPHRAGM CONNECTION
- 8 EDGE CONNECTION

2 ROOF DRAG TRUSS @ SHEAR WALL

1 1/2" = 1'-0"

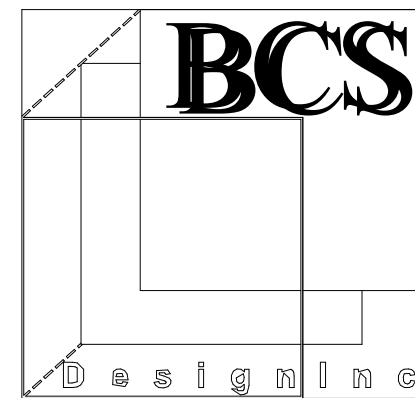


DETAIL NOTES:

- 1 OPENING IN WOOD STUD, MAKE TOP & BOTTOM OF OPENING ROUNDED
- 2 2x STUD
- 3 MAX OPENING IN BEARING OR EXTERIOR STUD:
1 1/2" FOR 2X4 STUD
2 1/4" FOR 2X6 STUD
- 4 CONDUIT OR HORIZONTAL PLUMBING RUN
- 5 GAP REQUIRED ABOVE & BELOW FOR DIFFERENTIAL MOVEMENT. SEE GENERAL NOTES FOR ANTICIPATED SHRINKAGE OF WOOD STRUCTURE. CONSULT W/ MEP ENGINEER FOR ANTICIPATED MOVEMENT OF CONDUIT OR PIPE

1 WOOD STUD BORED HOLE SHRINKAGE DETAIL

3" = 1'-0"



BCS Design, Inc.

WWW.BCSARCHITECTS.COM

19920 West 161st Street
Olathe, Kansas 66062
Phone: (913) 780-4820
Fax: (913) 780-5088

8234 Robinson Street
Overland Park, KS 66204
913-214-2169
stand-sei.com
CERTIFICATE OF AUTHORIZATION:
KS: E-1897
MO: 2015008897

New Building for:
Summit Point Apartments Phase II

504 NE Chipman Road
Lee's Summit, Missouri 64063



PROJECT NO. : 21202
DATE : 02/07/2022
DRAWN BY : CRG
STAFF
REVIEWED BY :

REVISED:

This drawing is COPYRIGHTED work by BCS Design, Inc. in either electronic or printed form. This drawing may not be photocopied, traced, printed or copied in any manner without the written permission of BCS Design, Inc.

SHEET NO.

S061

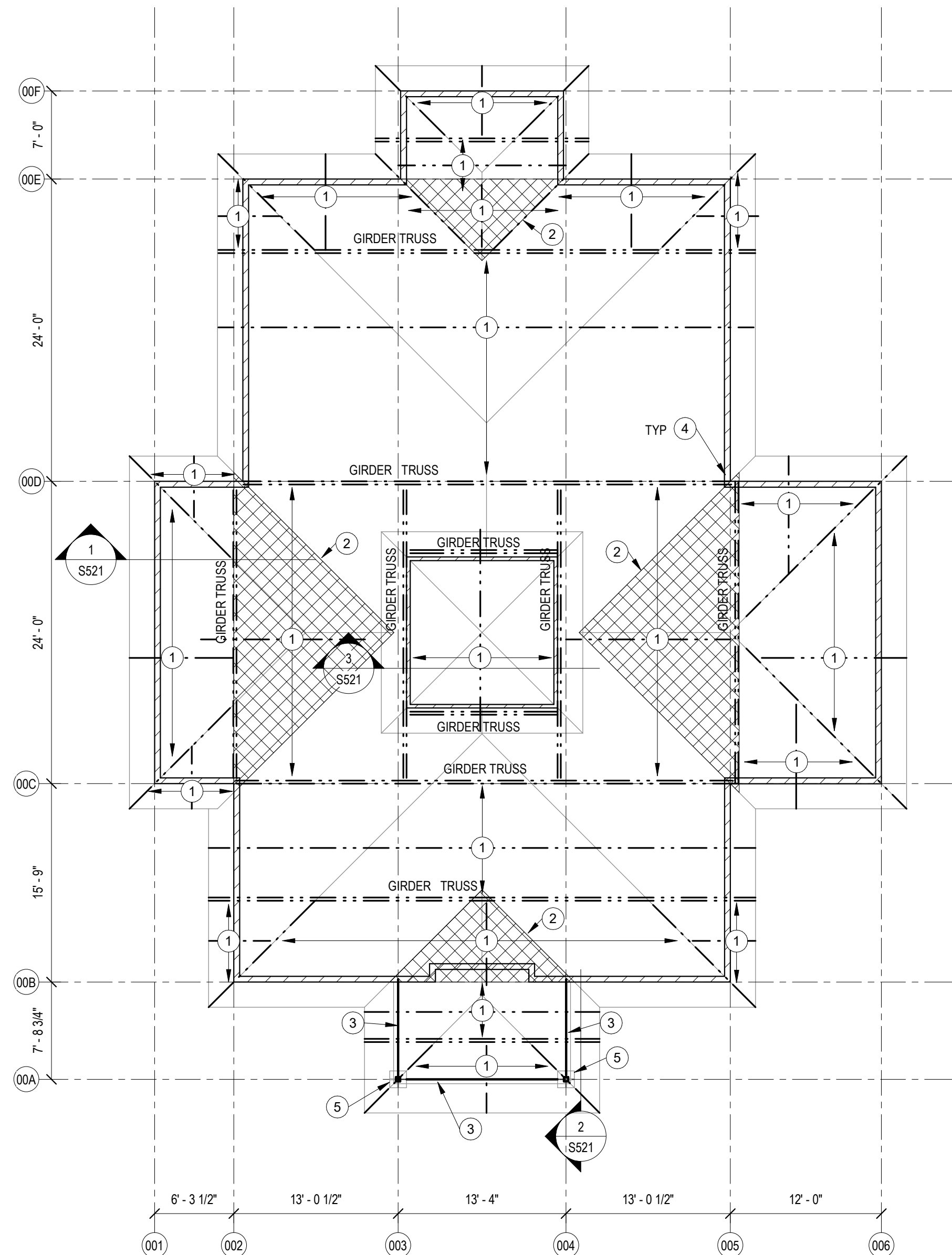
copyright © 2019



2

CLUB HOUSE ROOF FRAMING PLAN

1/8" = 1'-0"



PLAN NOTES:

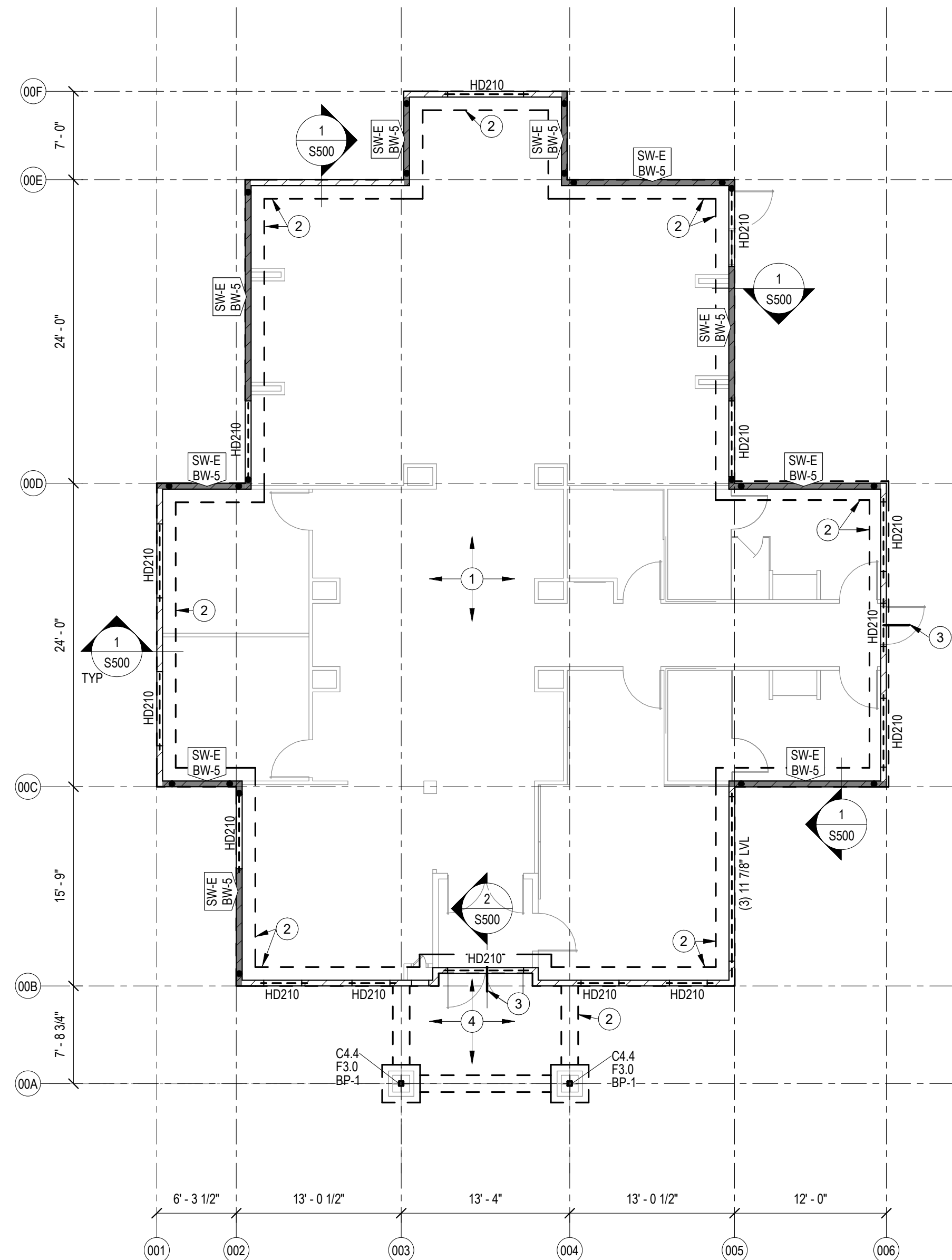
- 1 PRE-ENGINEERED WOOD ROOF TRUSSES @ 24" OC BY TRUSS MFCR
- 2 OVERBUILD FRAMING BY TRUSS MFCR
- 3 (2) 2x10 BEAM (MIN), RE: ARCH FOR CEDAR CLADDING
- 4 PROVIDE (3) 2x6 STUD PACK AT EACH END OF EVERY GIRDER TRUSS
- 5 PROVIDE CEDAR CLADDING AROUND STEEL COLUMN, RE: ARCH



1

CLUB HOUSE FOUNDATION PLAN

1/8" = 1'-0"



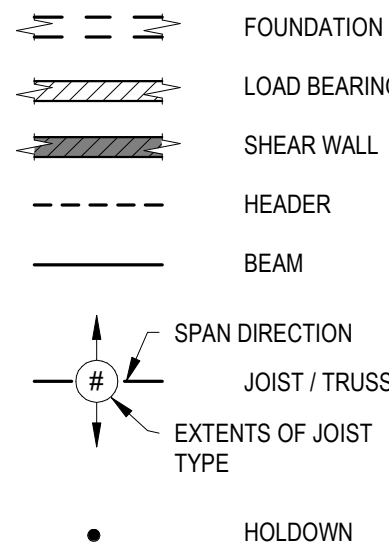
PLAN NOTES:

- 1 4" CONCRETE SLAB ON GRADE, RE: GENERAL NOTES FOR REINFORCEMENT, GRANULAR FILL, VAPOR BARRIER AND JOINTING REQUIREMENTS.
- 2 18" WIDE x 3'-0" DEEP TRENCH FOOTING, REINF W/ (3) #4 CONT TOP AND BOTTOM AND #3 CLOSED TIES @ 18" OC
- 3 PROVIDE (3) #4 DOWELS (2'-0") EQ SPACED AT DOORWAYS, DRILL AND EPOXY, 6" MIN EMBEDMENT
- 4 4" THICK EXTERIOR PORCH SLAB, REINF W/ #4 @ 12" OC EA WAY, PROVIDE WATERSTOP AND SEALANT PER ARCH AT INTERSECTION W/ INTERIOR SLAB, PROVIDE #4 CONT AND #4 DOWELS (2'-0"x2'-0") @ 12" OC AROUND PERIMETER

SCHEDULE - SPREAD FOOTING				
TYPE MARK	LENGTH	WIDTH	THICKNESS	REINF
F3.0	3'-0"	3'-0"	2'-8"	(4) #6 EA WAY, T&B

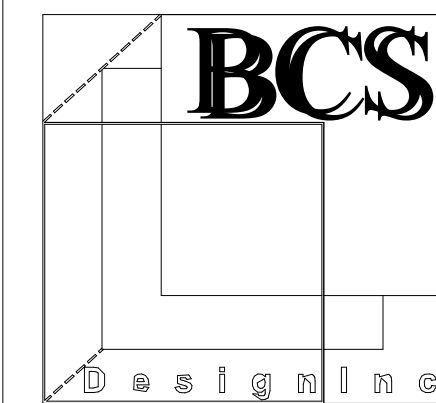
SCHEDULE - COLUMN	
TYPE MARK	SIZE
C4.4	HSS44x1/4

FRAMING LEGEND



SHEET NOTES:

- REFERENCE SHEET S001 FOR STRUCTURAL GENERAL NOTES. REVIEW NOTES & DETAILS FOR APPLICABILITY.
- SEE ARCHITECTURAL DRAWING FOR DETAILS & DIMENSIONS NOT SHOWN.
- REFER TO S0xx FOR TYPICAL DETAILS.
- T/SLAB = 100'-0". COORDINATE WITH CIVIL
- TOP OF TRENCH FOOTING ELEVATION = 8" BELOW T/SLAB ELEVATION, UNO. THE BOTTOM OF ALL EXTERIOR FOOTINGS SHALL BE 3'-0" MIN BELOW GRADE, DEEPEN FOOTINGS AS REQUIRED. GRADE IS GENERALLY 6" BELOW FINISH FLOOR ELEVATION (COORDINATE WITH CIVIL).
- SPREAD FOOTINGS DENOTED ON PLAN BY "Fxx.x". REFER TO SCHEDULE ON THIS SHEET FOR SIZE AND REINFORCING.
- PROVIDE BLOCKOUTS IN SLAB FOR COLUMNS PER TYPICAL DETAIL
- STEEL COLUMNS ARE DENOTED ON PLAN AS "Cx.x". REFER TO SCHEDULE ON THIS SHEET FOR COLUMN SIZE, BASEPLATE TYPE, AND BASEPLATE DIMENSIONS.
- AT ALL CLUBHOUSE SHEAR WALLS WITH OPENINGS, PROVIDE BLOCKING FOR 2 ADJACENT STUD BAYS AT HEADER AND SILL LOCATION.
- TRUSS BEARING = 110'-1 1/2', UNO.



BCS Design, Inc.

WWW.BCSARCHITECTS.COM
19920 West 161st Street
Olathe, Kansas 66062
Phone: (913) 780-4820
Fax: (913) 780-5088



CERTIFICATE OF AUTHORIZATION:
KS: E-1897
MO: 2015008897

New Building for: Summit Point Apartments Phase II

504 NE Chipman Road
Lee's Summit, Missouri 64063



PROJECT NO. : 21202
DATE : 02/07/2022
DRAWN BY : TJS
STAFF
REVIEWED BY :

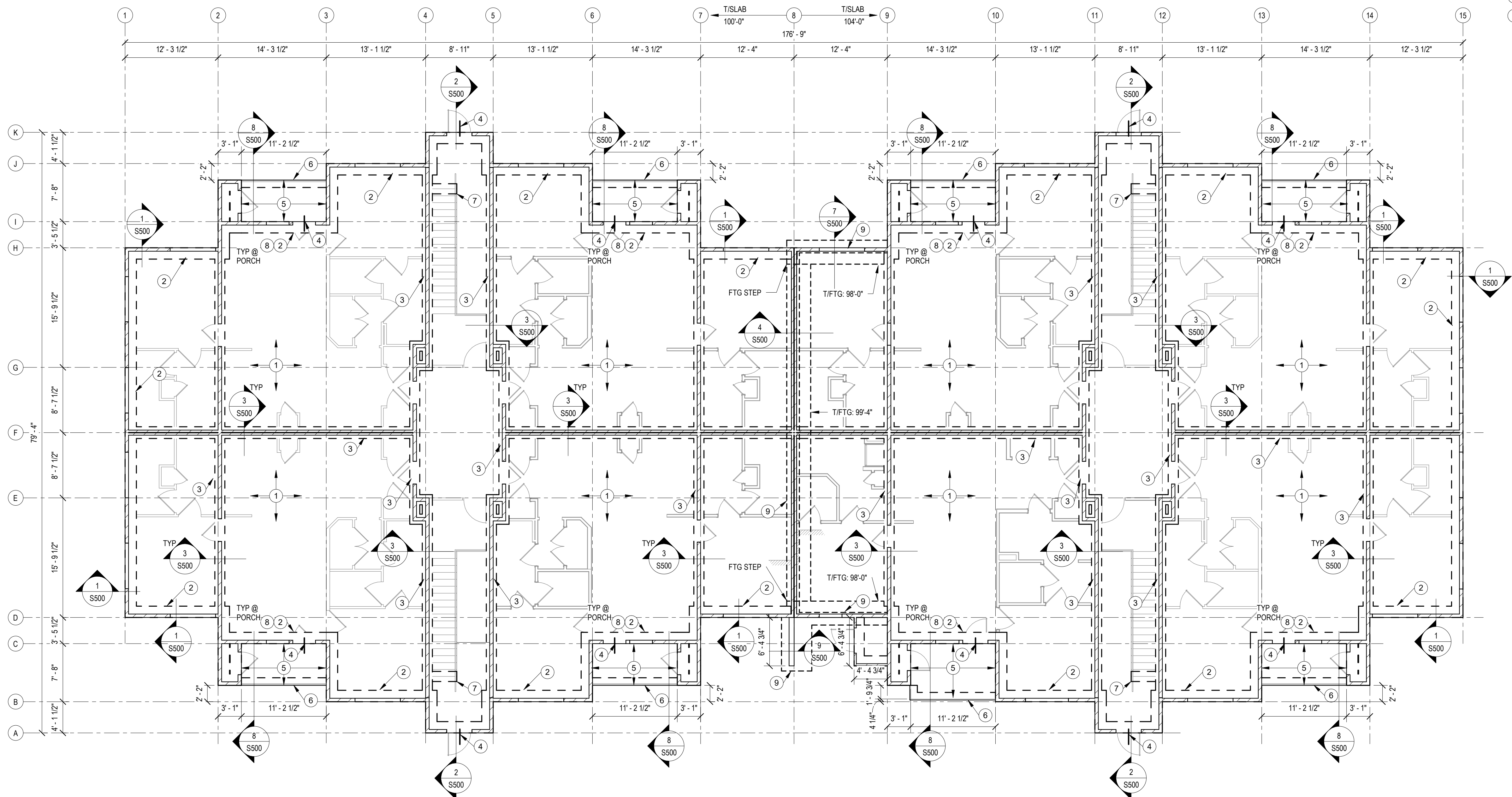
REVISED:

© BCS Design, Inc. 2019
This drawing is COPYRIGHTED work by BCS Design, Inc. in either electronic or printed form. This drawing may not be photocopied, traced, printed or copied in any manner without the written permission of BCS Design, Inc.

SHEET NO.

S100

copyright © 2019



1

FOUNDATION PLAN - BUILDING A2-1

1/8" = 1'-0"

SHEET NOTES:

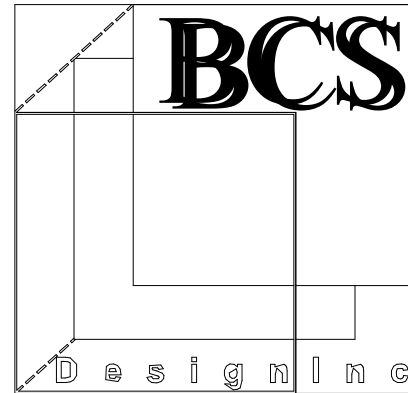
- A. REFERENCE SHEET S00x FOR STRUCTURAL GENERAL NOTES. REVIEW NOTES & DETAILS FOR APPLICABILITY.
- B. SEE ARCHITECTURAL DRAWING FOR DETAILS & DIMENSIONS NOT SHOWN.
- C. REFER TO S0xx FOR TYPICAL DETAILS.
- D. T/SLAB ELEVATION CALLED OUT ON PLAN. COORDINATE WITH CIVIL.
- E. TOP OF TRENCH FOOTING ELEVATION = 8" BELOW T/SLAB ELEVATION. UNO, THE BOTTOM OF ALL EXTERIOR FOOTINGS SHALL BE 3'-0" MIN. BELOW GRADE. DEEPEN FOOTINGS AS REQUIRED. GRADE IS GENERALLY 6" BELOW FINISH FLOOR ELEVATION (COORDINATE WITH CIVIL).
- F. DIMENSIONS TO EXTERIOR WALLS AND GRIDS ARE TO FACE OF STUD / EDGE OF SLAB. DIMENSIONS TO INTERIOR WALLS AND GRIDS ARE TO WALL CENTERLINE.

PLAN NOTES:

1. 4" CONCRETE SLAB ON GRADE, RE: GENERAL NOTES FOR REINFORCING. GRANULAR FILL, VAPOR BARRIER AND JOINTING REQUIREMENTS. PROVIDE ADDITIONAL (2) #3 x 3'-0" EA DIRECTON AT HOLDDOWN LOCATIONS. RE: WALL FRAMING PLAN
2. 18" WIDE x 3'-0" DEEP TRENCH FOOTING. REINF W/ (3) #4 CONT TOP AND BOTTOM AND #3 CLOSED TIES @ 18" OC
3. 18" WIDE x 1'-0" DEEP THICKENED SLAB. REINF W/ (3) #4 CONT AND #3 TRANSV @ 18" OC
4. PROVIDE (3) #4 DOWELS (1'-6") EQ SPACED AT DOORWAYS. DRILL AND EPOXY. 6" MIN EMBEDMENT
5. 4" THICK EXTERIOR PORCH SLAB. REINF W/ #4 @ 12" OC EA WAY. PROVIDE BOND BREAK AND SEALANT PER ARCH AT INTERSECTION W/ INTERIOR SLAB. PROVIDE #4 CONT AND #4 DOWELS (2'-0"x2'-0") @ 12" OC AROUND PERIMETER
6. 12" WIDE x 12" DEEP TURN DOWN. REINF W/ (2) #4 TOP AND BOT
7. 16" WIDE x 12" DEEP THICKENED SLAB UNDER STAIR LANDING, RE: TYPICAL DETAILS
8. PROVIDE 2" LEDGE FOR EXTERIOR SLAB SUPPORT
9. STEM WALL AND CONT WALL FOOTING, RE: 4/S500 AND 7/S500 FOR SIZE & REINF

FRAMING LEGEND

- FOUNDATION
- LOAD BEARING WALL
- SHEAR WALL
- HEADER
- BEAM
- SPAN DIRECTION
- JOIST / TRUSS
- EXTENTS OF JOIST TYPE
- HOLDOWN



BCS Design, Inc.

WWW.BCSARCHITECTS.COM

19920 West 161st Street
Olathe, Kansas 66062
Phone: (913) 780-4820
Fax: (913) 780-5088



CERTIFICATE OF AUTHORIZATION:
KS: E-1897
MO: 2015008897

New Building for: Summit Point Apartments Phase II

504 NE Chipman Road
Lee's Summit, Missouri 64063



PROJECT NO. : 21202
DATE : 02/07/2022
DRAWN BY : TJS
STAFF REVIEWED BY :

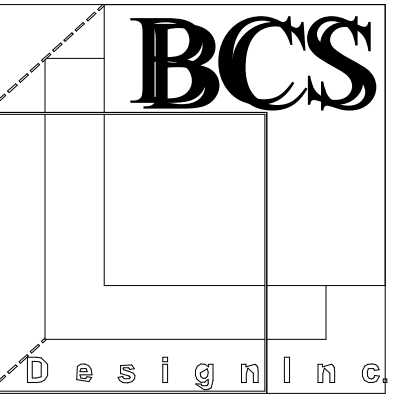
REVISED:

© BCS Design, Inc. 2019
This drawing is COPYRIGHTED work by BCS Design, Inc. in either electronic or printed form. This drawing may not be photocopied, traced, printed or copied in any manner without the written permission of BCS Design, Inc.

SHEET NO.

S110

copyright © 2019



BCS Design, Inc.

WWW.BCSARCHITECTS.COM
19920 West 161st Street
Olathe, Kansas 66062
Phone: (913) 780-4820
Fax: (913) 780-5088



CERTIFICATE OF AUTHORIZATION:
 E-1897
 2015008897

NEW Building 101.
Summit Point Apartments Phase II
504 NE Chipman Road
Lee's Summit, Missouri 64063



OBJECT NO. : 21202
 DATE : 02/07/2022
 DRAWN BY : TJS
 AFF
 REVIEWED BY :

ADVISED:

© BCS Design, Inc. 2019
drawing is COPYRIGHTED work by BCS Design, Inc.
her electronic or printed form. This drawing may not be
graphed, traced, printed or copied in any manner without
the written permission of BCS Design, Inc.

ET NO.

S111

copyright © 2019

SHEET NOTES:

1. REFERENCE SHEET S00x FOR STRUCTURAL GENERAL NOTES, REVIEW NOTES & DETAILS FOR APPLICABILITY.

3. SEE ARCHITECTURAL DRAWING FOR DETAILS & DIMENSIONS NOT SHOWN.

C. REFER TO S0xx FOR TYPICAL DETAILS.

D. DIMENSIONS TO EXTERIOR WALLS AND GRIDS ARE TO FACE OF STUD / EDGE OF SLAB.
DIMENSIONS TO INTERIOR WALLS AND GRIDS ARE TO WALL CENTERLINE.

E. TRUSS BEARING ELEVATION CALLED OUT ON PLAN, UNO.

F. ALL MULTI-PLY ENGINEERING LUMBER BEAMS ARE DESIGNATED BY NUMBER OF PLYS AND DEPTH (EX: (3) 14" LVL). THE PLYS SHALL BE 1 3/4" WIDTH UNO AND STRENGTH SHALL BE PER THE GENERAL NOTES. BEAMS SHALL BE FASTENED TOGETHER PER THE TYPICAL DETAILS.

G. BEAM HANGERS ARE DENOTED ON PLANS AS "Hxx". REFER TO SCHEDULE ON S060 FOR REQUIREMENTS. WHERE NOT CALLED OUT, CONTACT ENGINEER OR USE HEAVIEST HANGER FOR NUMBER OF PLYS IN BEAMS BEING SUPPORTED.

H. PROVIDE (3) STUDS MIN BELOW ALL BEAMS, UNO.

6. HEADERS IN STRUCTURAL WALLS ARE CALLED OUT ON PLANS AS "HDxxx". OPENINGS OF 4'-0" OR LESS ARE (2) 2x8, UNO, RE: TYPICAL DETAIL. HEADERS IN NON-STRUCTURAL WALLS ARE (2) 2x6 UNO.

M. **SW-x** DENOTES WOOD SHEAR WALLS, RE: S060 FOR SHEAR WALL SCHEDULE. AT DEMISING WALL LOCATIONS, WALL IS A DOUBLE WALL AND EACH WALL IS THE SAME TYPE.

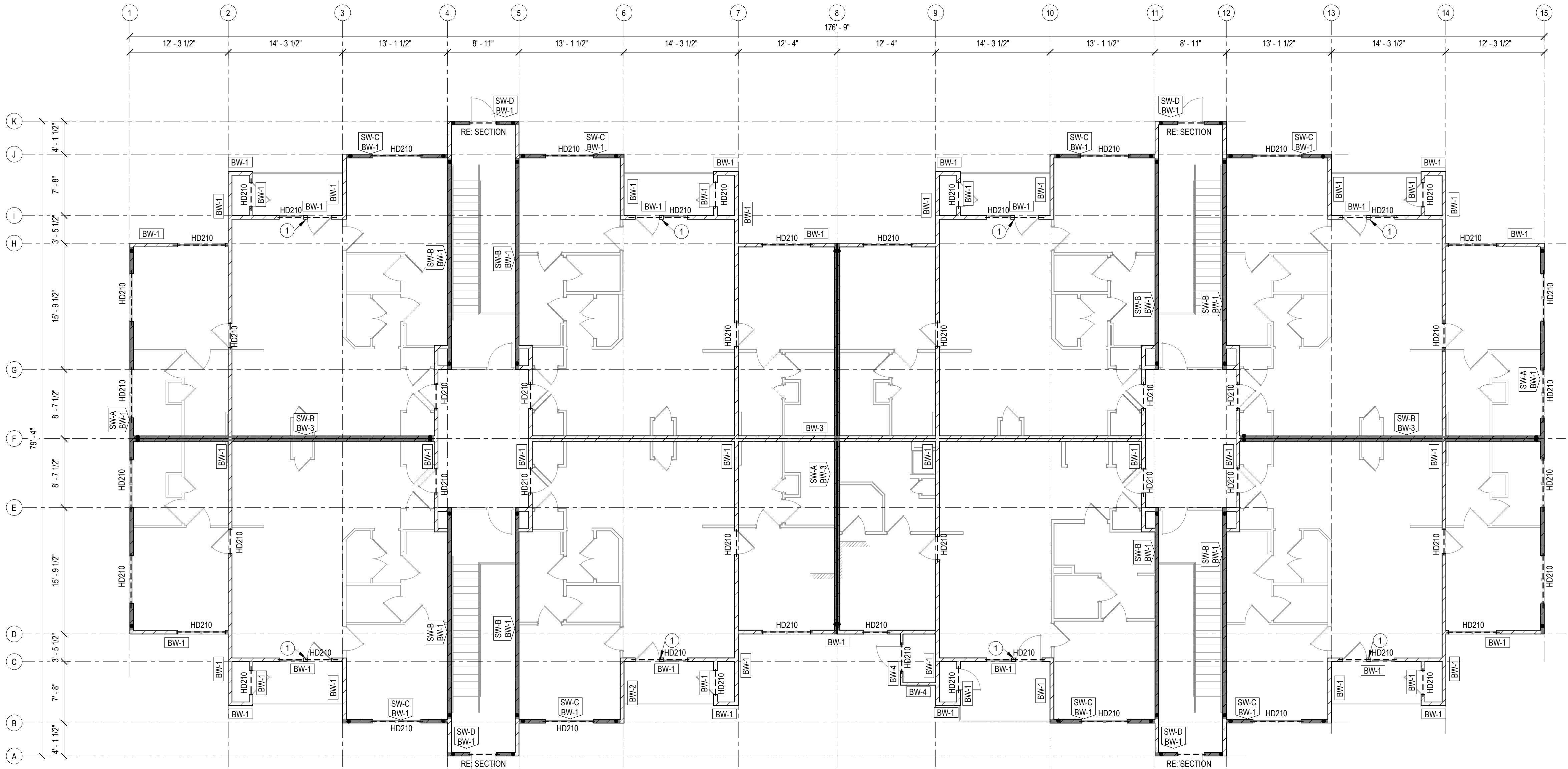
N. [BW-x] DENOTES WOOD BEARING WALLS, RE: S060 FOR BEARING WALL SCHEDULE. BEARING WALL TYPE IS TYPICAL ALONG EACH GRID LINE, UNO. AT DEMISING WALL LOCATIONS, EACH WALL IS THE SAME TYPE.

P. ALL NON-STRUCTURAL WALLS ARE 2x4 @ 16" OC, UNO.

Q. ALL EXTERIOR WOOD TO BE TREATED FOR EXTERIOR USE

PLAN NOTES:

1) PROVIDE (2) STUDS MIN BTWN DOOR & WINDOW



1

1ST FLOOR WALL FRAMING PLAN - BUILDING A2-1

1/8" = 1'-0"

FRAMING LEGEND

	FOUNDATION
	LOAD BEARING WALL
	SHEAR WALL
	HEADER
	BEAM
	SPAN DIRECTION
	JOIST / TRUSS
	EXTENTS OF JOIST TYPE
	HOLDOWN

OBJECT NO. : 21202
 DATE : 02/07/2022
 DRAWN BY : TJS
 AFF
 REVIEWED BY :

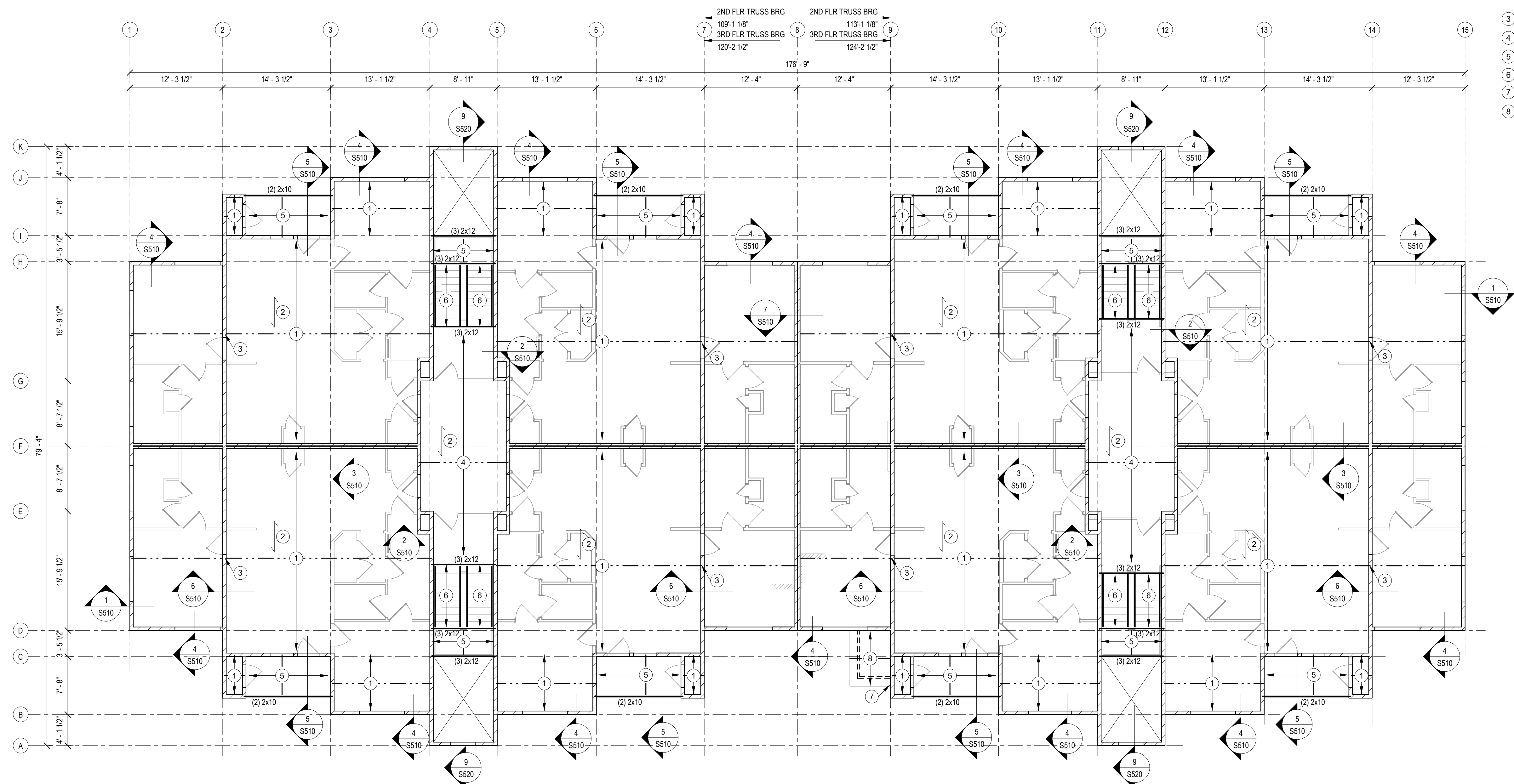
ADVISED:

© BCS Design, Inc. 2019
drawing is COPYRIGHTED work by BCS Design, Inc.
her electronic or printed form. This drawing may not be
graphed, traced, printed or copied in any manner without
the written permission of BCS Design, Inc.

ET NO.

S111

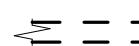
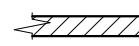
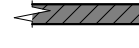
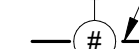
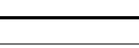
copyright © 2019

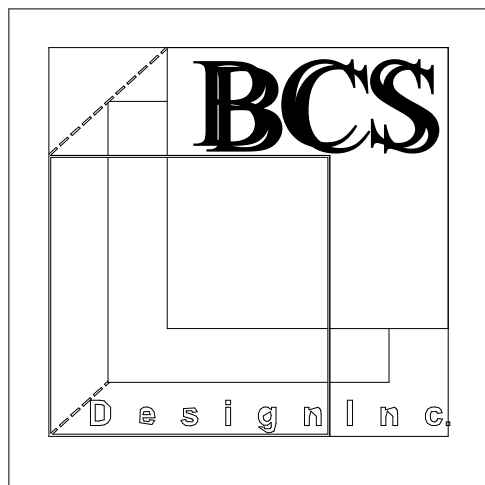


 **1** **2ND & 3RD FLOOR FRAMING PLAN - BUILDING A2-1**
1/8" = 1'-0"

- SHEET NOTES:**
- A. REFERENCE SHEET S00x FOR STRUCTURAL GENERAL NOTES. REVIEW NOTES & DETAILS FOR APPLICABILITY.
- B. SEE ARCHITECTURAL DRAWING FOR DETAILS & DIMENSIONS NOT SHOWN.
- C. REFER TO S0xx FOR TYPICAL DETAILS.
- D. DIMENSIONS TO EXTERIOR WALLS AND GRIDS ARE TO FACE OF STUD / EDGE OF SLAB. DIMENSIONS TO INTERIOR WALLS AND GRIDS ARE TO WALL CENTERLINE.
- E. TRUSS BEARING ELEVATION CALLED OUT ON PLAN, UNO.
- F. ALL MULTI-PLY ENGINEERING LUMBER BEAMS ARE DESIGNATED BY NUMBER OF PLYS AND DEPTH (EX: (3) 14" LVL). THE PLYS SHALL BE 1 3/4" WIDTH UNO AND STRENGTH SHALL BE PER THE GENERAL NOTES. BEAMS SHALL BE FASTENED TOGETHER PER THE TYPICAL DETAILS.
- G. BEAM HANGERS ARE DENOTED ON PLANS AS "hxx". REFER TO SCHEDULE ON S060 FOR REQUIREMENTS. WHERE NOT CALLED OUT, CONTACT ENGINEER OR USE HEAVIEST HANGER FOR NUMBER OF PLYS IN BEAMS BEING SUPPORTED.
- H. PROVIDE (3) STUDS MIN BELOW ALL BEAMS, UNO.
- L. HEADERS IN STRUCTURAL WALLS ARE CALLED OUT ON PLANS AS "HDxxx". OPENINGS OF 4'-0" OR LESS ARE (2) 2x8, UNO, RE: TYPICAL DETAIL. HEADERS IN NON-STRUCTURAL WALLS ARE (2) 2x8, UNO.
- M. **[SW-x]** DENOTES WOOD SHEAR WALLS, RE: S060 FOR SHEAR WALL SCHEDULE. AT DEMISING WALL LOCATIONS, WALL IS A DOUBLE WALL AND EACH WALL IS THE SAME TYPE.
- N. **[BW-x]** DENOTES WOOD BEARING WALLS, RE: S060 FOR BEARING WALL SCHEDULE. BEARING WALL TYPE IS TYPICAL ALONG EACH GRID LINE, UNO. AT DEMISING WALL LOCATIONS, EACH WALL IS THE SAME TYPE.
- P. ALL NON-STRUCTURAL WALLS ARE 2x4 @ 16" OC, UNO.
- Q. ALL EXTERIOR WOOD TO BE TREATED FOR EXTERIOR USE.

- PLAN NOTES:**
- 1 23 1/2" DEEP PRE-ENGINEERED FLOOR TRUSSES @ 19.2" OC BY TRUSS SUPPLIER
- 2 OSB FLOOR SHEATHING W/ 3/4" GYPCRETE TOPPING, RE: GENERAL NOTES FOR SHEATHING THICKNESS AND FASTENING REQUIREMENTS
- 3 PROVIDE SQUASH BLOCKING IN TRUSS @ INTERIOR BEARING WALL LOCATIONS
- 4 2x10 @ 16" OC DOUBLE EVERY OTHER JOIST
- 5 2x10 @ 16" OC
- 6 STEEL PAN STAIR BY STAIR SUPPLIER
- 7 2x8 LEDGER, FASTEN W/ (2) 1/4"x4" SDS SCREWS @ 16" OC
- 8 2x8 RAFTERS @ 16" OC

FRAMING LEGEND	
	FOUNDATION
	LOAD BEARING WALL
	SHEAR WALL
	HEADER
	BEAM
	SPAN DIRECTION
	JOIST / TRUSS
	EXTENTS OF JOIST TYPE
	HOLDOWN



BCS Design, Inc.

WWW.BCSARCHITECTS.COM

19920 West 161st Street
Olathe, Kansas 66062
Phone: (913) 780-4820
Fax: (913) 780-5088



New Building for:
Summit Point Apartments Phase II

504 NE Chipman Road
Lee's Summit, Missouri 64063

PROJECT NO. : 21202
DATE : 02/07/2022
DRAWN BY : TJS
STAFF REVIEWED BY :

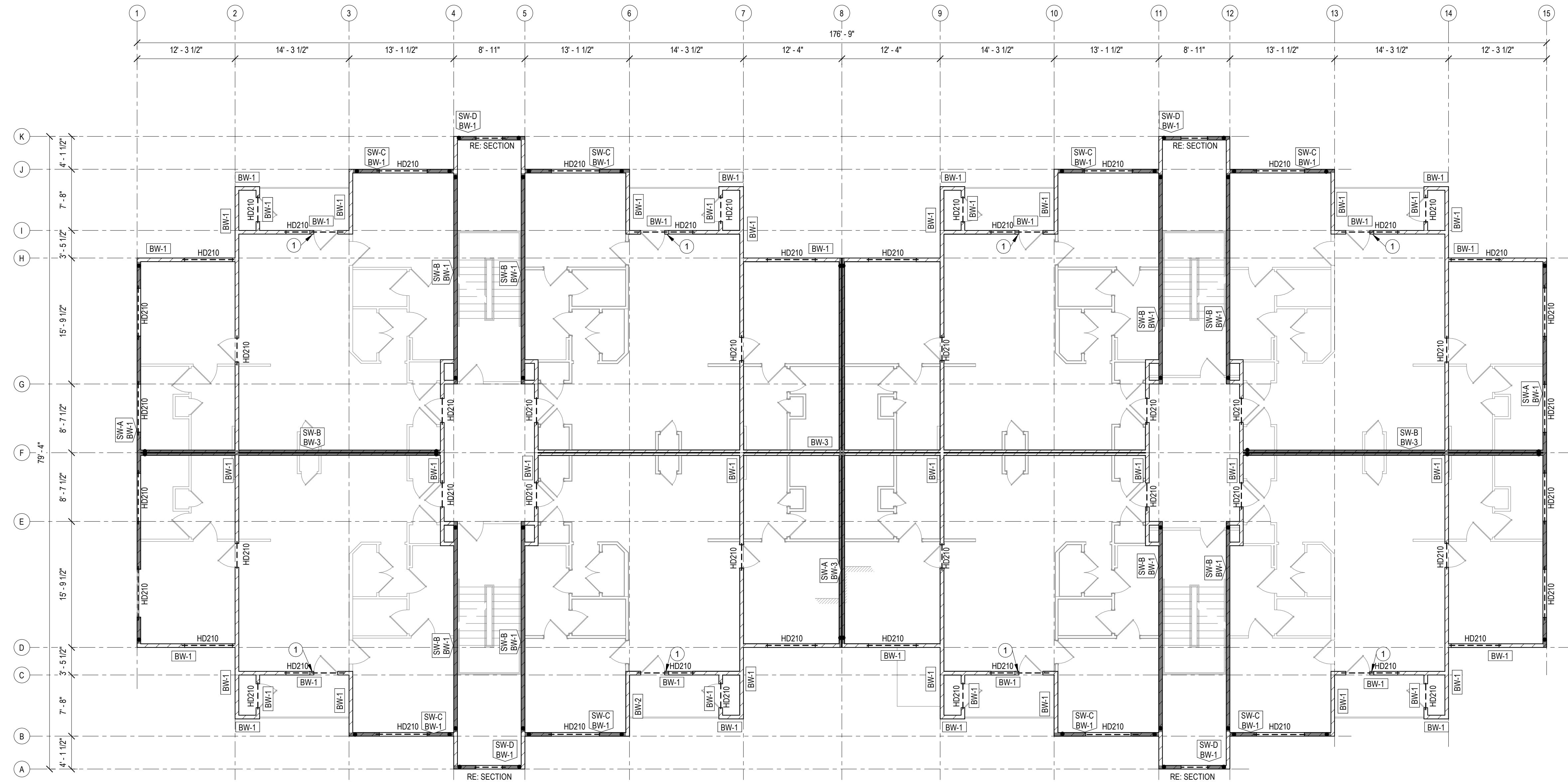
REVISED:

© BCS Design, Inc. 2019
This drawing is COPYRIGHTED work by BCS Design, Inc. in either electronic or printed form. This drawing may not be photocopied, traced, printed or copied in any manner without the written permission of BCS Design, Inc.

SHEET NO.

S112

copyright © 2019



1

2ND & 3RD FLOOR WALL FRAMING PLAN - BUILDING A2-1

1/8" = 1'-0"

SHEET NOTES:

A. REFERENCE SHEET S00x FOR STRUCTURAL GENERAL NOTES. REVIEW NOTES & DETAILS FOR APPLICABILITY.

B. SEE ARCHITECTURAL DRAWING FOR DETAILS & DIMENSIONS NOT SHOWN.

C. REFER TO S0xx FOR TYPICAL DETAILS.

D. DIMENSIONS TO EXTERIOR WALLS AND GRIDS ARE TO FACE OF STUD / EDGE OF SLAB. DIMENSIONS TO INTERIOR WALLS AND GRIDS ARE TO WALL CENTERLINE.

E. TRUSS BEARING ELEVATION CALLED OUT ON PLAN, UNO.

F. ALL MULTI-PLY ENGINEERING LUMBER BEAMS ARE DESIGNATED BY NUMBER OF PLYS AND DEPTH (EX: (3) 14" LVL). THE PLYS SHALL BE 1 3/4" WIDTH UNO AND STRENGTH SHALL BE PER THE GENERAL NOTES. BEAMS SHALL BE FASTENED TOGETHER PER THE TYPICAL DETAILS.

G. BEAM HANGERS ARE DENOTED ON PLANS AS "Hx". REFER TO SCHEDULE ON S060 FOR REQUIREMENTS. WHERE NOT CALLED OUT, CONTACT ENGINEER OR USE HEAVIEST HANGER FOR NUMBER OF PLYS IN BEAMS BEING SUPPORTED.

H. PROVIDE (3) STUDS MIN BELOW ALL BEAMS, UNO.

L. HEADERS IN STRUCTURAL WALLS ARE CALLED OUT ON PLANS AS "HDxxx". OPENINGS OF 4'-0" OR LESS ARE (2) 2x8, UNO, RE: TYPICAL DETAIL. HEADERS IN NON-STRUCTURAL WALLS ARE (2) 2x8, UNO.

M. [SW-x] DENOTES WOOD SHEAR WALLS, RE: S060 FOR SHEAR WALL SCHEDULE. AT DEMISING WALL LOCATIONS, WALL IS A DOUBLE WALL AND EACH WALL IS THE SAME TYPE.

N. [BW-x] DENOTES WOOD BEARING WALLS, RE: S060 FOR BEARING WALL SCHEDULE. BEARING WALL TYPE IS TYPICAL ALONG EACH GRID LINE, UNO. AT DEMISING WALL LOCATIONS, EACH WALL IS THE SAME TYPE.

P. ALL NON-STRUCTURAL WALLS ARE 2x4 @ 16" OC, UNO.

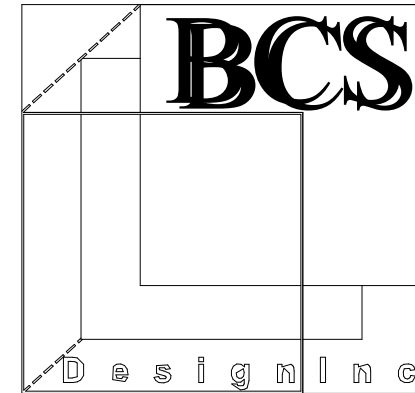
Q. ALL EXTERIOR WOOD TO BE TREATED FOR EXTERIOR USE

PLAN NOTES:

1 PROVIDE (2) STUDS MIN BTWN DOOR & WINDOW

FRAMING LEGEND

- FOUNDATION
- LOAD BEARING WALL
- SHEAR WALL
- HEADER
- BEAM
- SPAN DIRECTION
- JOIST / TRUSS
- EXTENTS OF JOIST TYPE
- HOLDOWN



BCS Design, Inc.

WWW.BCSARCHITECTS.COM

19920 West 161st Street

Olathe, Kansas 66062

Phone: (913) 780-4820

Fax: (913) 780-5088



8234 Robinson Street

Overland Park, KS 66204

913-214-2169

stand-steel.com

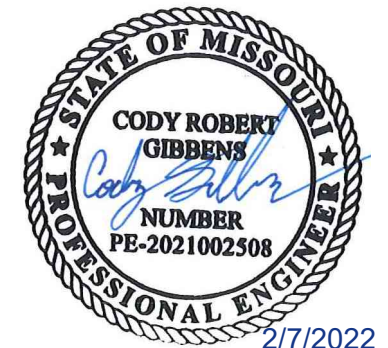
CERTIFICATE OF AUTHORIZATION:

KS: E-1897

MO: 2015008897

New Building for: Summit Point Apartments Phase II

504 NE Chipman Road
Lee's Summit, Missouri 64063



professional seal

PROJECT NO. : 21202

DATE : 02/07/2022

DRAWN BY : TJS

STAFF

REVIEWED BY :

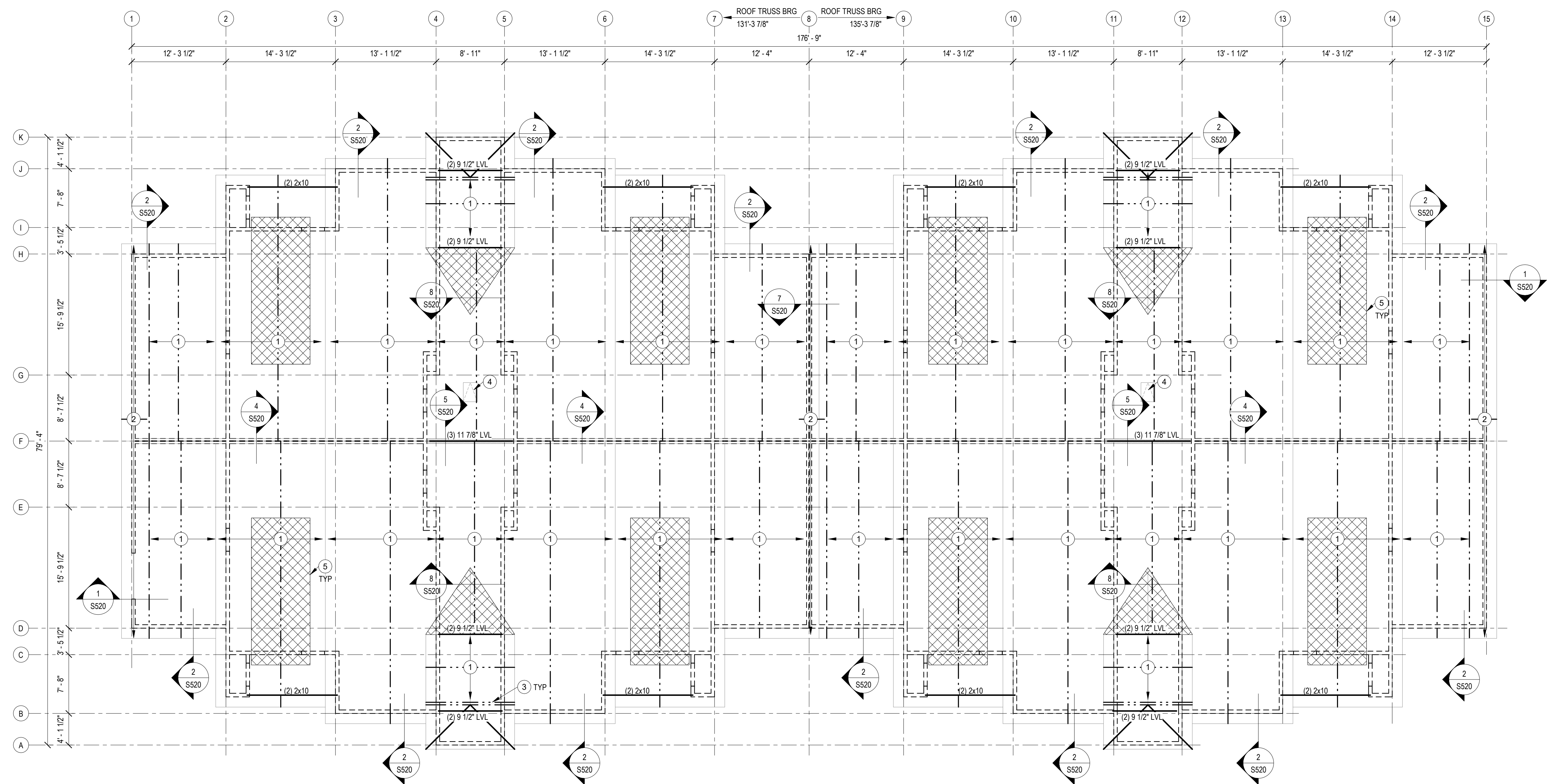
REVISED:

This drawing is COPYRIGHTED work by BCS Design, Inc. in either electronic or printed form. This drawing may not be photocopied, traced, printed or copied in any manner without the written permission of BCS Design, Inc.

SHEET NO.

S113

copyright © 2019

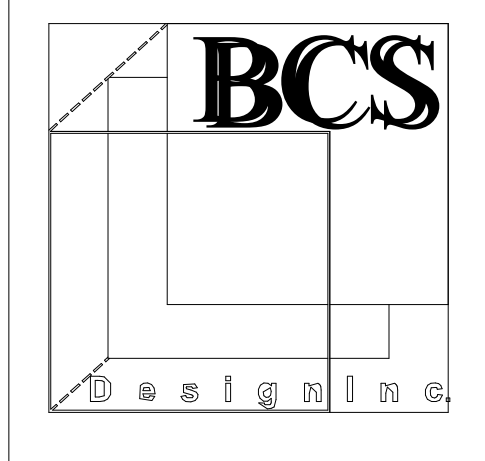


1 ROOF FRAMING PLAN - BUILDING A2-1
1/8" = 1'-0"

- SHEET NOTES:**
- A. REFERENCE SHEET S00x FOR STRUCTURAL GENERAL NOTES. REVIEW NOTES & DETAILS FOR APPLICABILITY.
 - B. SEE ARCHITECTURAL DRAWING FOR DETAILS & DIMENSIONS NOT SHOWN.
 - C. REFER TO S0xx FOR TYPICAL FRAMING DETAILS.
 - D. DIMENSIONS TO EXTERIOR WALLS AND GRIDS ARE TO FACE OF STUD / EDGE OF SLAB. DIMENSIONS TO INTERIOR WALLS AND GRIDS ARE TO CENTERLINE.
 - E. TRUSS BEARING ELEVATION CALLED OUT ON PLAN, UNO.
 - F. ALL MULTI-PLY ENGINEERING LUMBER BEAMS ARE DESIGNATED BY NUMBER OF PLYS AND DEPTH (EX: (3) 14" LVL). THE PLYS SHALL BE 1 3/4" WIDTH UNO AND STRENGTH SHALL BE PER THE GENERAL NOTES. BEAMS SHALL BE FASTENED TOGETHER PER THE TYPICAL DETAILS.
 - G. BEAM HANGERS ARE DENOTED ON PLANS AS "Hxx". REFER TO SHCEDULE ON S060 FOR REQUIREMENTS. WHERE NOT CALLED OUT, CONTACT ENGINEER OR USE HEAVIEST HANGER FOR NUMBER OF PLYS IN BEAMS BEING SUPPORTED.
 - H. PROVIDE (3) STUDS MIN BELOW ALL BEAMS, UNO.
 - J. ALL EXTERIOR WOOD TO BE TREATED FOR EXTERIOR USE

- PLAN NOTES:**
- 1 PRE-ENGINEERED ROOF TRUSS @ 24" OC BY TRUSS SUPPLIER W/ 5/8" OSB SHEATHING
 - 2 2x6 OUTRIGGERS @ 24" OC
 - 3 GIRDER TRUSS
 - 4 ROOF HATCH RE: ARCH
 - 5 OVERBUILD FRAMING BY TRUSS SUPPLIER

FRAMING LEGEND	
	FOUNDATION
	LOAD BEARING WALL
	SHEAR WALL
	HEADER
	BEAM
	SPAN DIRECTION
	JOIST / TRUSS
	EXTENTS OF JOIST TYPE
	HOLDOWN

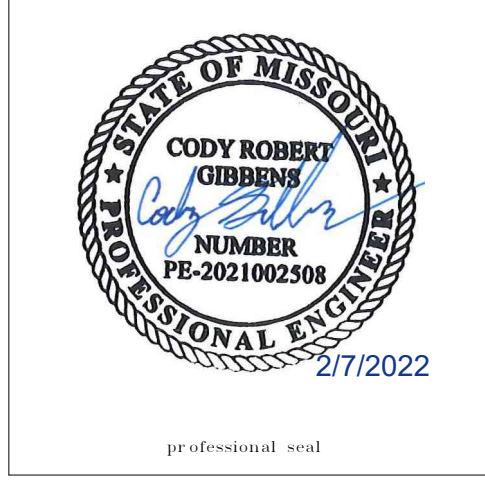


BCS Design, Inc.

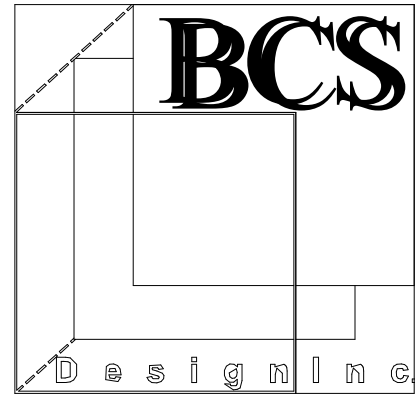
WWW.BCSARCHITECTS.COM
19920 West 161st Street
Olathe, Kansas 66062
Phone: (913) 780-4820
Fax: (913) 780-5088

8224 Robinson Street
Overland Park, KS 66204
913-214-2169
stand-steel.com
CERTIFICATE OF AUTHORIZATION:
KS: E-1897
MO: 2015008897

New Building for:
Summit Point Apartments Phase II
504 NE Chipman Road
Lee's Summit, Missouri 64063



PROJECT NO. : 21202
DATE : 02/07/2022
DRAWN BY : TJS
STAFF
REVIEWED BY :
REVISED:
© BCS Design, Inc. 2019
This drawing is COPYRIGHTED work by BCS Design, Inc. in either electronic or printed form. This drawing may not be photocopied, traced, printed or copied in any manner without the written permission of BCS Design, Inc.
SHEET NO.
S114
copyright © 2019



BCS Design, Inc.

WWW.BCSARCHITECTS.COM
19920 West 161st Street
Olathe, Kansas 66062
Phone: (913) 780-4820
Fax: (913) 780-5088



CERTIFICATE OF AUTHORIZATION:
KS: E-1897
MO: 2015008897

New Building for:
Summit Point Apartments Phase II
504 NE Chipman Road
Lee's Summit, Missouri 64063



PROJECT NO. : 21202
DATE : 02/07/2022
DRAWN BY : TJS
STAFF REVIEWED BY :

REVISED:

© BCS Design, Inc. 2019
This drawing is COPYRIGHTED work by BCS Design, Inc. in either electronic or printed form. This drawing may not be photocopied, traced, printed or copied in any manner without the written permission of BCS Design, Inc.

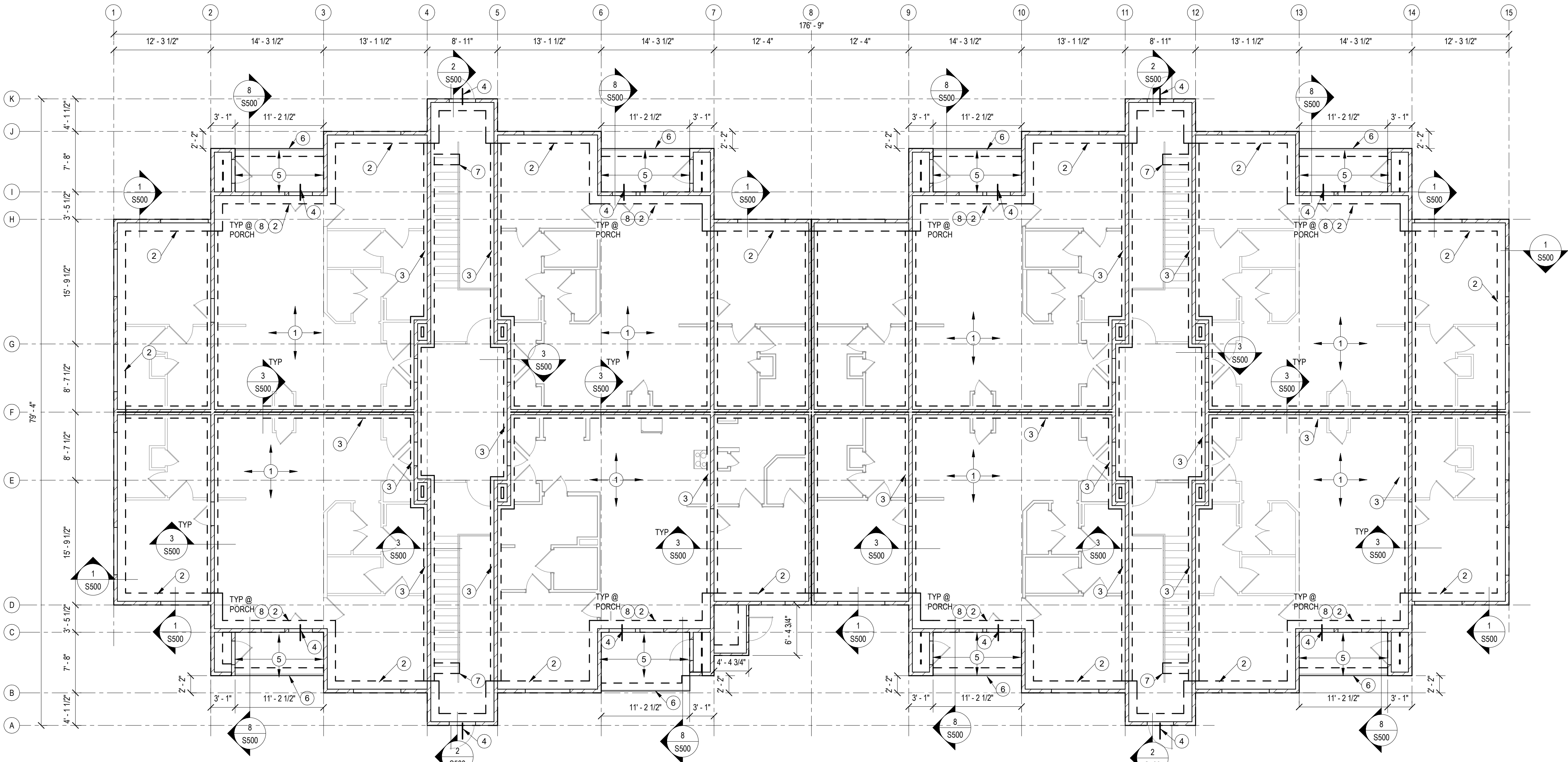
SHEET NO.

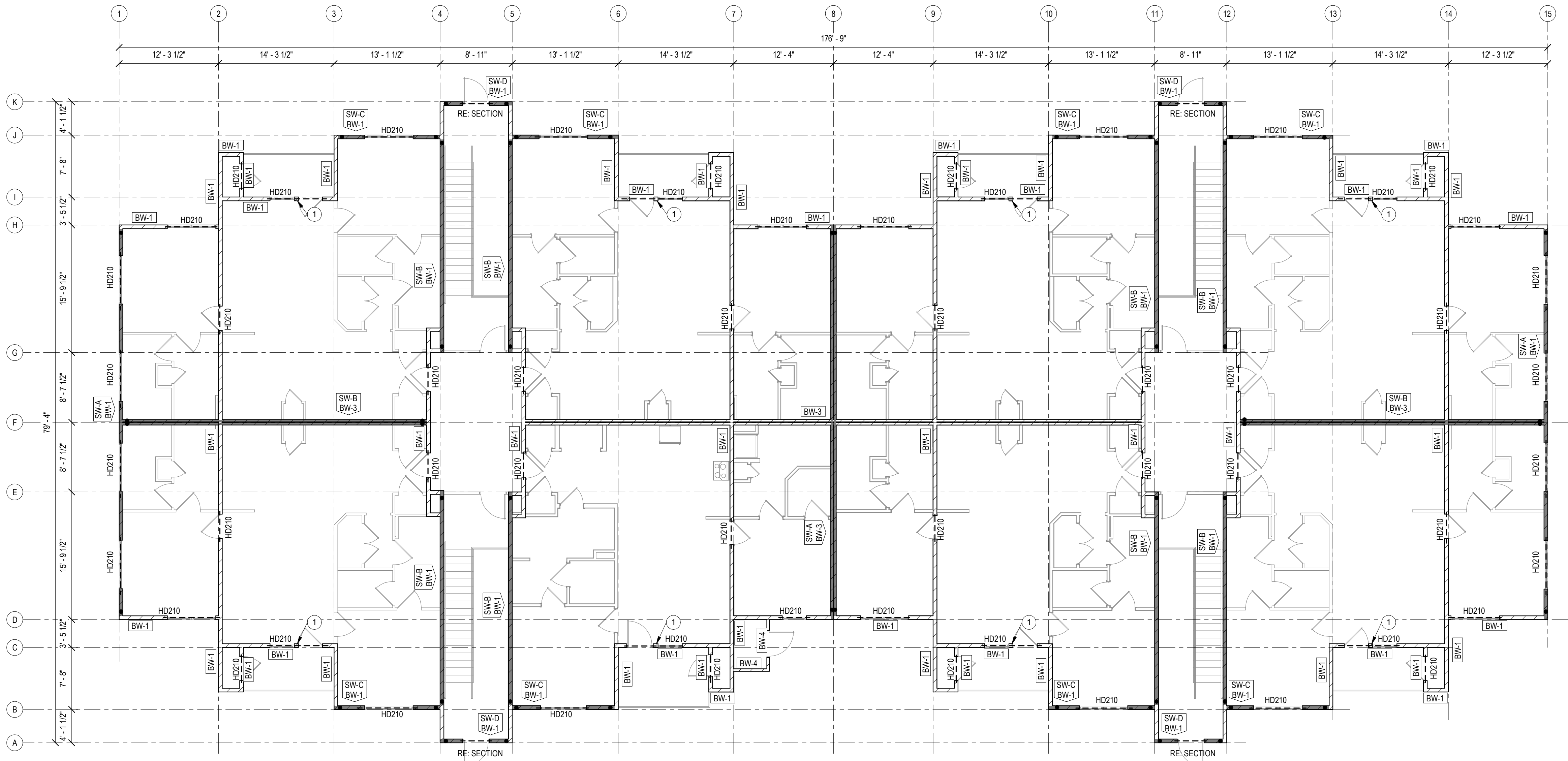
S120

copyright © 2019

- SHEET NOTES:**
- A. REFERENCE SHEET S00x FOR STRUCTURAL GENERAL NOTES. REVIEW NOTES & DETAILS FOR APPLICABILITY.
- B. SEE ARCHITECTURAL DRAWING FOR DETAILS & DIMENSIONS NOT SHOWN.
- C. REFER TO S0x FOR TYPICAL DETAILS.
- D. T/SLAB = 100'-0". COORDINATE WITH CIVIL.
- E. TOP OF TRENCH FOOTING ELEVATION = 8" BELOW T/SLAB ELEVATION, UNO. THE BOTTOM OF ALL EXTERIOR FOOTINGS SHALL BE 3'-0" MIN BELOW GRADE, DEEPEN FOOTINGS AS REQUIRED. GRADE IS GENERALLY 6" BELOW FINISH FLOOR ELEVATION (COORDINATE WITH CIVIL).
- F. DIMENSIONS TO EXTERIOR WALLS AND GRIDS ARE TO FACE OF STUD / EDGE OF SLAB. DIMENSIONS TO INTERIOR WALLS AND GRIDS ARE TO WALL CENTERLINE.

- PLAN NOTES:**
- ① 4" CONCRETE SLAB ON GRADE, RE: GENERAL NOTES FOR REINFORCING, GRANULAR FILL, VAPOR BARRIER AND JOINTING REQUIREMENTS. PROVIDE ADDITIONAL (2) #3 x 3'-0" EA DIRECTON AT HOLDOWN LOCATIONS. RE: WALL FRAMING PLAN
- ② 18" WIDE x 3'-0" DEEP TRENCH FOOTING. REINF W/ (3) #4 CONT TOP AND BOTTOM AND #3 CLOSED TIES @ 18" OC
- ③ 18" WIDE x 1'-0" DEEP THICKENED SLAB. REINF W/ (3) #4 CONT AND #3 TRANSV @ 18" OC
- ④ PROVIDE (3) #4 DOWELS (2'-0") EQ SPACED AT DOORWAYS. DRILL AND EPOXY. 6" MIN EMBEDMENT
- ⑤ 4" THICK EXTERIOR PORCH SLAB. REINF W/ #4 @ 12" OC EA WAY. PROVIDE BONDBREAK AND SEALANT PER ARCH AT INTERSECTION W/ INTERIOR SLAB. PROVIDE #4 CONT AND #4 DOWELS (2'-0"x2'-0") @ 12" OC AROUND PERIMETER
- ⑥ 12" WIDE x 12" DEEP TURN DOWN. REINF W/ (2) #4 TOP AND BOT
- ⑦ 16" WIDE x 12" DEEP THICKENED SLAB UNDER STAIR LANDING, RE: TYPICAL DETAILS
- ⑧ PROVIDE 2" LEDGE FOR EXTERIOR SLAB SUPPORT





1ST FLOOR WALL FRAMING PLAN - BUILDING A2-2

1/8" = 1'-0"

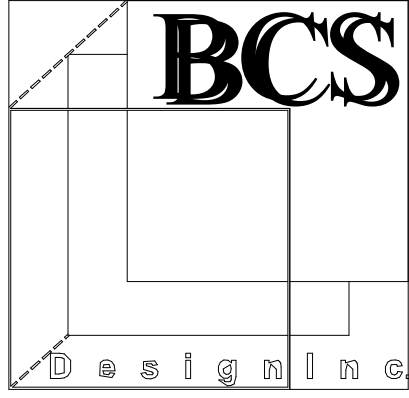
SHEET NOTES:

- A. REFERENCE SHEET S00x FOR STRUCTURAL GENERAL NOTES. REVIEW NOTES & DETAILS FOR APPLICABILITY.
- B. SEE ARCHITECTURAL DRAWING FOR DETAILS & DIMENSIONS NOT SHOWN.
- C. REFER TO S0xx FOR TYPICAL DETAILS.
- D. DIMENSIONS TO EXTERIOR WALLS AND GRIDS ARE TO FACE OF STUD / EDGE OF SLAB. DIMENSIONS TO INTERIOR WALLS AND GRIDS ARE TO WALL CENTERLINE.
- E. TRUSS BEARING ELEVATION CALLED OUT ON PLAN, UNO.
- F. ALL MULTI-PLY ENGINEERING LUMBER BEAMS ARE DESIGNATED BY NUMBER OF PLYS AND DEPTH (EX: (3) 14" LVL). THE PLYS SHALL BE 1 3/4" WIDTH UNO AND STRENGTH SHALL BE PER THE GENERAL NOTES. BEAMS SHALL BE FASTENED TOGETHER PER THE TYPICAL DETAILS.
- G. BEAM HANGERS ARE DENOTED ON PLANS AS "Hxx". REFER TO SCHEDULE ON S060 FOR REQUIREMENTS. WHERE NOT CALLED OUT, CONTACT ENGINEER OR USE HEAVIEST HANGER FOR NUMBER OF PLYS IN BEAMS BEING SUPPORTED.
- H. PROVIDE (3) STUDS MIN BELOW ALL BEAMS, UNO.
- L. HEADERS IN STRUCTURAL WALLS ARE CALLED OUT ON PLANS AS "HDxxx". OPENINGS OF 4'-0" OR LESS ARE (2) 2x8, UNO. RE: TYPICAL DETAIL. HEADERS IN NON-STRUCTURAL WALLS ARE (2) 2x8, UNO.
- M. [SW-x] DENOTES WOOD SHEAR WALLS, RE: S060 FOR SHEAR WALL SCHEDULE. AT DEMISING WALL LOCATIONS, WALL IS A DOUBLE WALL AND EACH WALL IS THE SAME TYPE.
- N. [BW-x] DENOTES WOOD BEARING WALLS, RE: S060 FOR BEARING WALL SCHEDULE. BEARING WALL TYPE IS TYPICAL ALONG EACH GRID LINE, UNO. AT DEMISING WALL LOCATIONS, EACH WALL IS THE SAME TYPE.
- P. ALL NON-STRUCTURAL WALLS ARE 2x4 @ 16" OC, UNO.
- Q. ALL EXTERIOR WOOD TO BE TREATED FOR EXTERIOR USE.

PLAN NOTES:

- 1 PROVIDE (2) STUDS MIN BTWN DOOR & WINDOW

FRAMING LEGEND	
	FOUNDATION
	LOAD BEARING WALL
	SHEAR WALL
	HEADER
	BEAM
	SPAN DIRECTION
	JOIST / TRUSS
	EXTENTS OF JOIST TYPE
	HOLDOWN



BCS Design, Inc.

WWW.BCSARCHITECTS.COM
19920 West 161st Street
Olathe, Kansas 66062
Phone: (913) 780-4820
Fax: (913) 780-5088



8234 Robinson Street
Overland Park, KS 66204
913-214-2169
stand-steel.com
CERTIFICATE OF AUTHORIZATION:
KS: E-1897
MO: 2015008897

New Building for:
Summit Point Apartments Phase II
504 NE Chipman Road
Lee's Summit, Missouri 64063



PROJECT NO. : 21202
DATE : 02/07/2022
DRAWN BY : TJS
STAFF
REVIEWED BY :

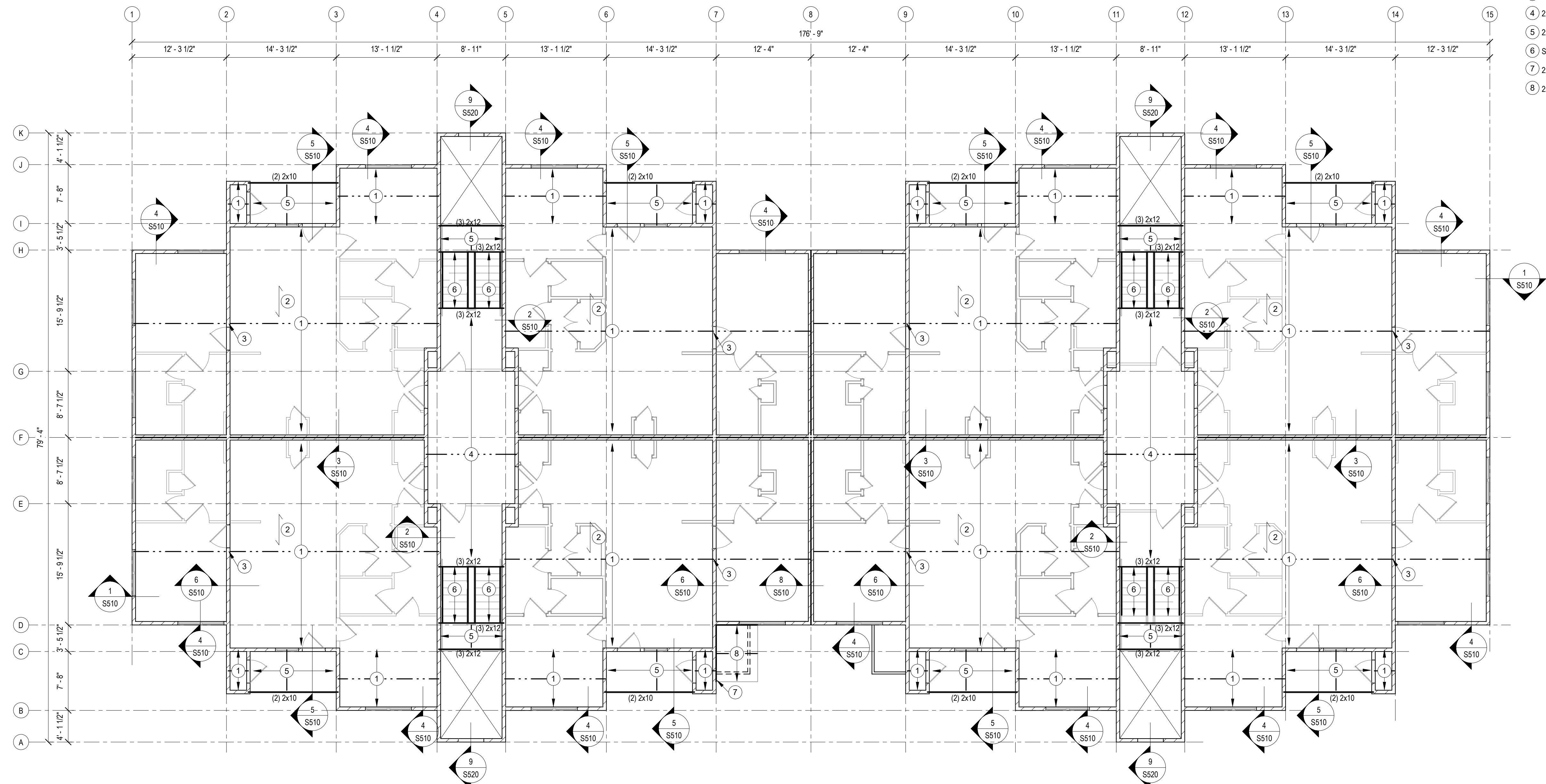
REVISED:

© BCS Design, Inc. 2019
This drawing is COPYRIGHTED work by BCS Design, Inc. in either electronic or printed form. This drawing may not be photocopied, traced, printed or copied in any manner without the written permission of BCS Design, Inc.

SHEET NO.

S121

copyright © 2019



2ND & 3RD FLOOR FRAMING PLAN - BUILDING A2-2

1/8" = 1'-0"

SHEET NOTES:

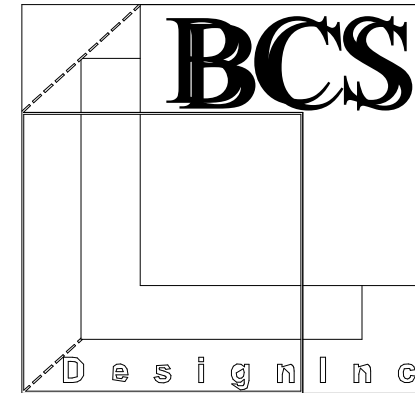
- A. REFERENCE SHEET S00x FOR STRUCTURAL GENERAL NOTES. REVIEW NOTES & DETAILS FOR APPLICABILITY.
- B. SEE ARCHITECTURAL DRAWING FOR DETAILS & DIMENSIONS NOT SHOWN.
- C. REFER TO S0xx FOR TYPICAL DETAILS.
- D. DIMENSIONS TO EXTERIOR WALLS AND GRIDS ARE TO FACE OF STUD / EDGE OF SLAB. DIMENSIONS TO INTERIOR WALLS AND GRIDS ARE TO WALL CENTERLINE.
- E. 2ND FLOOR TRUSS BEARING = 109'-1 1/8", UNO.
3RD FLOOR TRUSS BEARING = 129'-2 1/2", UNO.
- F. ALL MULTI-PLY ENGINEERING LUMBER BEAMS ARE DESIGNATED BY NUMBER OF PLYS AND DEPTH (EX: (3) 14" LVL). THE PLYS SHALL BE 1 3/4" WIDTH UNO AND STRENGTH SHALL BE PER THE GENERAL NOTES. BEAMS SHALL BE FASTENED TOGETHER PER THE TYPICAL DETAILS.
- G. BEAM HANGERS ARE DENOTED ON PLANS AS "Hxx". REFER TO SCHEDULE ON S060 FOR REQUIREMENTS. WHERE NOT CALLED OUT, CONTACT ENGINEER OR USE HEAVIEST HANGER FOR NUMBER OF PLYS IN BEAMS BEING SUPPORTED.
- H. PROVIDE (3) STUDS MIN BELOW ALL BEAMS, UNO.
- L. HEADERS IN STRUCTURAL WALLS ARE CALLED OUT ON PLANS AS "HDxxx". OPENINGS OF 4'-0" OR LESS ARE (2) 2x8, UNO. RE: TYPICAL DETAIL. HEADERS IN NON-STRUCTURAL WALLS ARE (2) 2x8, UNO.
- M. **[SW-X]** DENOTES WOOD SHEAR WALLS, RE: S060 FOR SHEAR WALL SCHEDULE. AT DEMISING WALL LOCATIONS, WALL IS A DOUBLE WALL AND EACH WALL IS THE SAME TYPE.
- N. **[BW-X]** DENOTES WOOD BEARING WALLS, RE: S060 FOR BEARING WALL SCHEDULE. BEARING WALL TYPE IS TYPICAL ALONG EACH GRID LINE, UNO. AT DEMISING WALL LOCATIONS, EACH WALL IS THE SAME TYPE.
- P. ALL NON-STRUCTURAL WALLS ARE 2x4 @ 16" OC, UNO.

PLAN NOTES:

- 1) 23 1/2" DEEP PRE-ENGINEERED FLOOR TRUSSES @ 19.2' OC BY TRUSS SUPPLIER
- 2) OSB FLOOR SHEATHING W/ 3/4" GYPCRETE TOPPING, RE: GENERAL NOTES FOR SHEATHING THICKNESS AND FASTENING REQUIREMENTS
- 3) PROVIDE SQUASH BLOCKING IN TRUSS @ INTERIOR BEARING WALL LOCATIONS
- 4) 2x10 @ 16" OC DOUBLE EVERY OTHER JOIST
- 5) 2x10 @ 16" OC
- 6) STEEL PAN STAIR BY STAIR SUPPLIER
- 7) 2x8 LEDGER, FASTEN W/ (2) 1/4"x4" SDS SCREWS @ 16" OC
- 8) 2x8 RAFTERS @ 16" OC

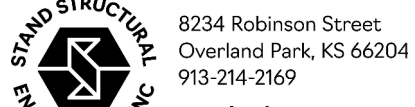
FRAMING LEGEND

- FOUNDATION
- LOAD BEARING WALL
- SHEAR WALL
- HEADER
- BEAM
- SPAN DIRECTION
- JOIST / TRUSS
- EXTENTS OF JOIST TYPE
- HOLDOWN



BCS Design, Inc.

WWW.BCSARCHITECTS.COM
19920 West 161st Street
Olathe, Kansas 66062
Phone: (913) 780-4820
Fax: (913) 780-5088



CERTIFICATE OF AUTHORIZATION:
KS: E-1897
MO: 2015008897

New Building for:
Summit Point Apartments Phase II

504 NE Chipman Road
Lee's Summit, Missouri 64063



PROJECT NO. : 21202
DATE : 02/07/2022
DRAWN BY :
STAFF
REVIEWED BY :

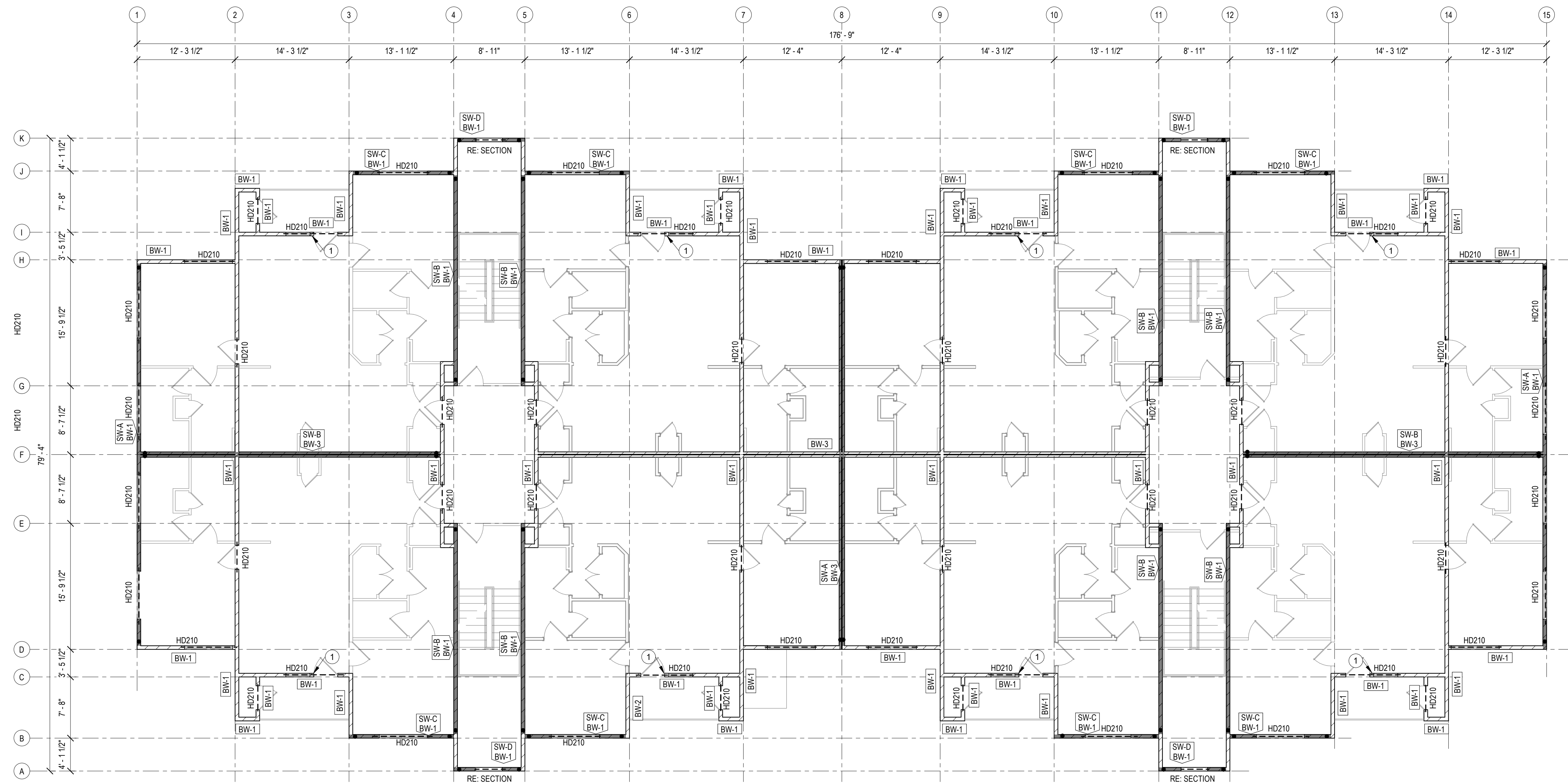
REVISED:

© BCS Design, Inc. 2019
This drawing is COPYRIGHTED work by BCS Design, Inc. in either electronic or printed form. This drawing may not be photocopied, traced, printed or copied in any manner without the written permission of BCS Design, Inc.

SHEET NO.

S122

copyright © 2019



2ND & 3RD WALL FRAMING PLAN - BUILDING A2-2

1/8" = 1'-0"

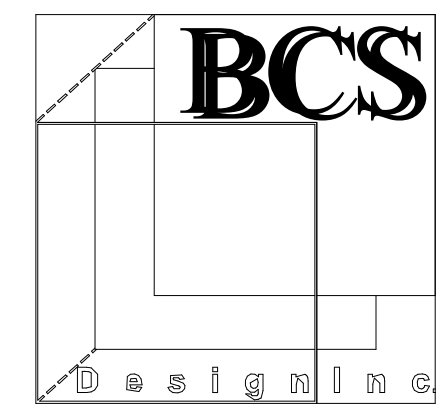
SHEET NOTES:

- A. REFERENCE SHEET S00x FOR STRUCTURAL GENERAL NOTES. REVIEW NOTES & DETAILS FOR APPLICABILITY.
- B. SEE ARCHITECTURAL DRAWING FOR DETAILS & DIMENSIONS NOT SHOWN.
- C. REFER TO S0xx FOR TYPICAL DETAILS.
- D. DIMENSIONS TO EXTERIOR WALLS AND GRIDS ARE TO FACE OF STUD / EDGE OF SLAB. DIMENSIONS TO INTERIOR WALLS AND GRIDS ARE TO WALL CENTERLINE.
- E. 2ND FLOOR TRUSS BEARING = 109'-1 1/8", UNO
3RD FLOOR TRUSS BEARING = 120'-2 1/2", UNO.
- F. ALL MULTI-PLY ENGINEERING LUMBER BEAMS ARE DESIGNATED BY NUMBER OF PLYS AND DEPTH (EX: (3) 14" LVL). THE PLYS SHALL BE 1 3/4" WIDTH UNO AND STRENGTH SHALL BE PER THE GENERAL NOTES. BEAMS SHALL BE FASTENED TOGETHER PER THE TYPICAL DETAILS.
- G. BEAM HANGERS ARE DENOTED ON PLANS AS "Hxx". REFER TO SCHEDULE ON S060 FOR REQUIREMENTS. WHERE NOT CALLED OUT, CONTACT ENGINEER OR USE HEAVIEST HANGER FOR NUMBER OF PLYS IN BEAMS BEING SUPPORTED.
- H. PROVIDE (3) STUDS MIN BELOW ALL BEAMS, UNO.
- L. HEADERS IN STRUCTURAL WALLS ARE CALLED OUT ON PLANS AS "HDxxx". OPENINGS OF 4'-0" OR LESS ARE (2) 2x8, UNO. RE: TYPICAL DETAIL. HEADERS IN NON-STRUCTURAL WALLS ARE (2) 2x6, UNO.
- M. [SW-x] DENOTES WOOD SHEAR WALLS, RE: S060 FOR SHEAR WALL SCHEDULE. AT DEMISING WALL LOCATIONS, WALL IS A DOUBLE WALL AND EACH WALL IS THE SAME TYPE.
- N. [BW-x] DENOTES WOOD BEARING WALLS, RE: S060 FOR BEARING WALL SCHEDULE. BEARING WALL TYPE IS TYPICAL ALONG EACH GRID LINE, UNO. AT DEMISING WALL LOCATIONS, EACH WALL IS THE SAME TYPE.
- P. ALL NON-STRUCTURAL WALLS ARE 2x4 @ 16" OC, UNO.

PLAN NOTES:

- 1 PROVIDE (2) STUDS MIN BTWN DOOR & WINDOW

FRAMING LEGEND	
	FOUNDATION
	LOAD BEARING WALL
	SHEAR WALL
	HEADER
	BEAM
	SPAN DIRECTION
	JOIST / TRUSS
	EXTENTS OF JOIST TYPE
	HOLDOWN



BCS Design, Inc.

WWW.BCSARCHITECTS.COM
19920 West 161st Street
Olathe, Kansas 66062
Phone: (913) 780-4820
Fax: (913) 780-5088

8234 Robinson Street
Overland Park, KS 66204
913-214-2169
stand-sei.com
CERTIFICATE OF AUTHORIZATION:
KS: E-1897
MO: 2015008897

New Building for:
Summit Point Apartments Phase II
504 NE Chipman Road
Lee's Summit, Missouri 64063



PROJECT NO. : 21202
DATE : 02/07/2022
DRAWN BY : TJS
STAFF
REVIEWED BY :

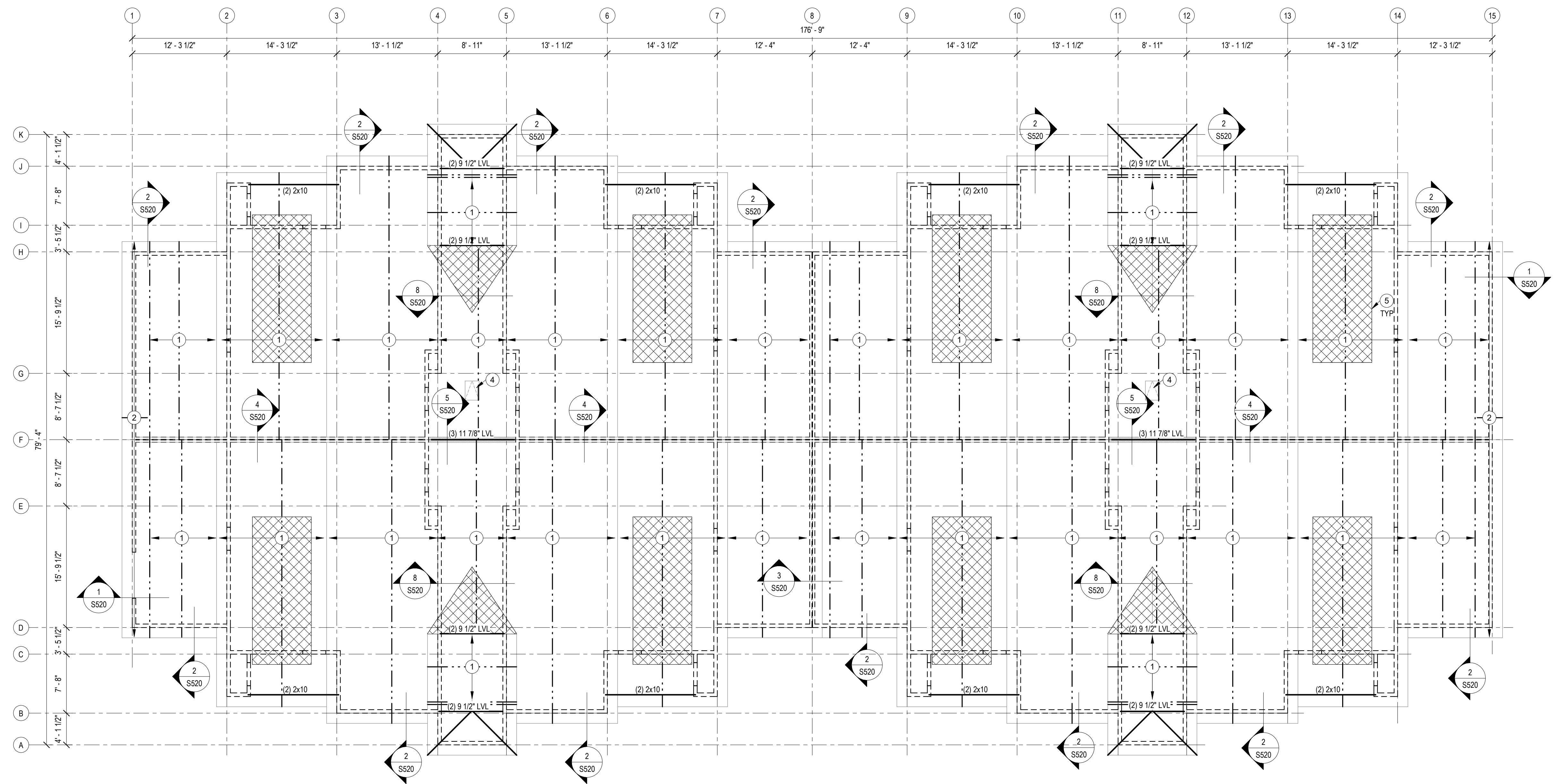
REVISED:

© BCS Design, Inc. 2019
This drawing is COPYRIGHTED work by BCS Design, Inc. in either electronic or printed form. This drawing may not be photocopied, traced, printed or copied in any manner without the written permission of BCS Design, Inc.

SHEET NO.

S123

copyright © 2019



ROOF FRAMING PLAN - BUILDING A2-2

1/8" = 1'-0"

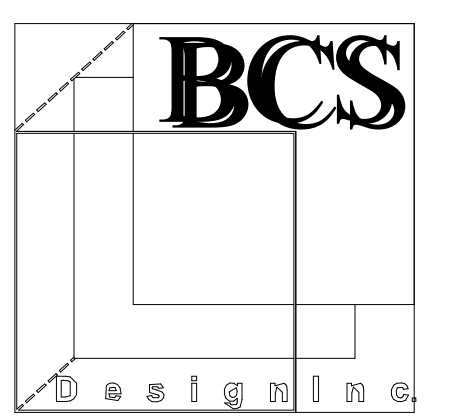
SHEET NOTES:

- A. REFERENCE SHEET S00x FOR STRUCTURAL GENERAL NOTES. REVIEW NOTES & DETAILS FOR APPLICABILITY.
- B. SEE ARCHITECTURAL DRAWING FOR DETAILS & DIMENSIONS NOT SHOWN.
- C. REFER TO S0xx FOR TYPICAL FRAMING DETAILS.
- D. DIMENSIONS TO EXTERIOR WALLS AND GRIDS ARE TO FACE OF STUD / EDGE OF SLAB. DIMENSIONS TO INTERIOR WALLS AND GRIDS ARE TO CENTERLINE.
- E. TRUSS BEARING = 131'-3 7/8", UNO.
- F. ALL MULTI-PLY ENGINEERING LUMBER BEAMS ARE DESIGNATED BY NUMBER OF PLYS AND DEPTH (EX: (3) 14" LVL). THE PLYS SHALL BE 1 3/4" WIDTH UNO AND STRENGTH SHALL BE PER THE GENERAL NOTES. BEAMS SHALL BE FASTENED TOGETHER PER THE TYPICAL DETAILS.
- G. BEAM HANGERS ARE DENOTED ON PLANS AS "hxx". REFER TO SCHEDULE ON S060 FOR REQUIREMENTS. WHERE NOT CALLED OUT, CONTACT ENGINEER OR USE HEAVIEST HANGER FOR NUMBER OF PLYS IN BEAMS BEING SUPPORTED.
- H. PROVIDE (3) STUDS MIN BELOW ALL BEAMS, UNO.

PLAN NOTES:

- 1 PRE-ENGINEERED ROOF TRUSS @ 24" OC BY TRUSS SUPPLIER W/ 5/8" OSB SHEATHING
- 2 2x6 OUTRIGGERS @ 24" OC
- 3 GIRDER TRUSS
- 4 ROOF HATCH RE: ARCH
- 5 OVERBUILD FRAMING BY TRUSS SUPPLIER

FRAMING LEGEND	
	FOUNDATION
	LOAD BEARING WALL
	SHEAR WALL
	HEADER
	BEAM
	SPAN DIRECTION
	JOIST / TRUSS
	EXTENTS OF JOIST TYPE
	HOLDOWN

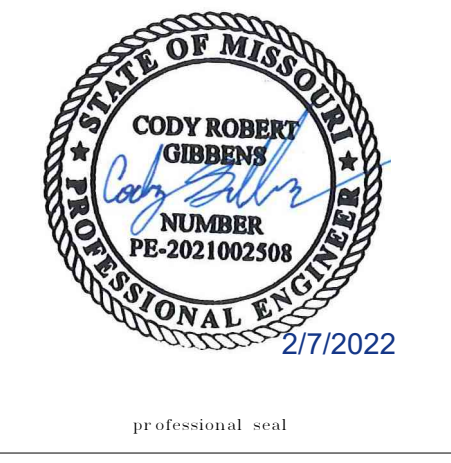


BCS Design, Inc.

WWW.BCSARCHITECTS.COM
19920 West 161st Street
Olathe, Kansas 66062
Phone: (913) 780-4820
Fax: (913) 780-5088

8224 Robinson Street
Overland Park, KS 66204
913-214-2169
stand-sei.com
CERTIFICATE OF AUTHORIZATION:
KS: E-1897
MO: 2015008897

New Building for:
Summit Point Apartments Phase II
504 NE Chipman Road
Lee's Summit, Missouri 64063

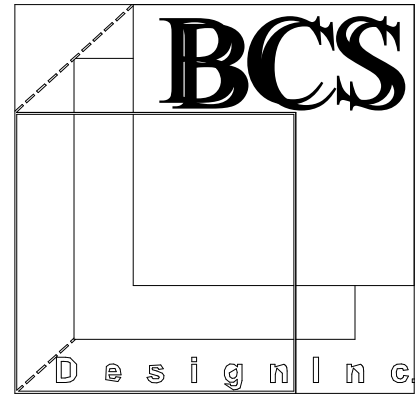


PROJECT NO. : 21202
DATE : 02/07/2022
DRAWN BY : TJS
STAFF
REVIEWED BY :

REVISED:

© BCS Design, Inc. 2019
This drawing is COPYRIGHTED work by BCS Design, Inc. in either electronic or printed form. This drawing may not be photocopied, traced, printed or copied in any manner without the written permission of BCS Design, Inc.

SHEET NO.
S124
copyright © 2019



BCS Design, Inc.

WWW.BCSARCHITECTS.COM
19920 West 161st Street
Olathe, Kansas 66062
Phone: (913) 780-4820
Fax: (913) 780-5088



8224 Robinson Street
Overland Park, KS 66204
913-214-2169
stand-sei.com
CERTIFICATE OF AUTHORIZATION:
KS: E-1897
MO: 2015008897

New Building for:
Summit Point Apartments Phase II
504 NE Chipman Road
Lee's Summit, Missouri 64063



PROJECT NO. : 21202
DATE : 02/07/2022
DRAWN BY : TJS
STAFF REVIEWED BY :

REVISED:

© BCS Design, Inc. 2019
This drawing is COPYRIGHTED work by BCS Design, Inc. in either electronic or printed form. This drawing may not be photocopied, traced, printed or copied in any manner without the written permission of BCS Design, Inc.

SHEET NO.

S130

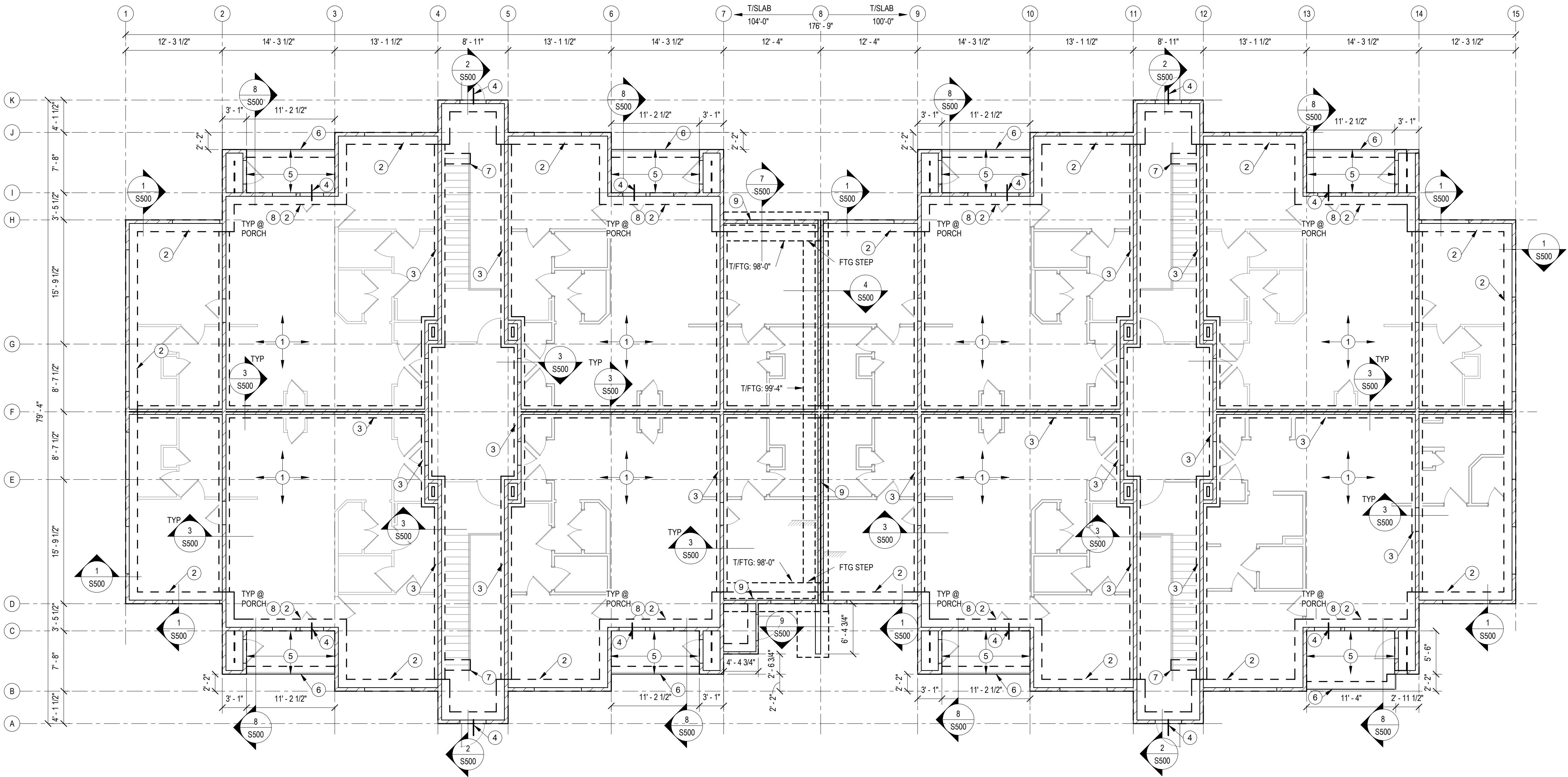
copyright © 2019

SHEET NOTES:

- A. REFERENCE SHEET S00x FOR STRUCTURAL GENERAL NOTES. REVIEW NOTES & DETAILS FOR APPLICABILITY.
- B. SEE ARCHITECTURAL DRAWING FOR DETAILS & DIMENSIONS NOT SHOWN.
- C. REFER TO S0xx FOR TYPICAL DETAILS.
- D. T/SLAB ELEVATION CALLED OUT ON PLAN. COORDINATE WITH CIVIL.
- E. TOP OF TRENCH FOOTING ELEVATION = 8" BELOW T/SLAB ELEVATION. UNO. THE BOTTOM OF ALL EXTERIOR FOOTINGS SHALL BE 3'-0" MIN. BELOW GRADE. DEEPEN FOOTINGS AS REQUIRED. GRADE IS GENERALLY 6" BELOW FINISH FLOOR ELEVATION (COORDINATE WITH CIVIL).
- F. DIMENSIONS TO EXTERIOR WALLS AND GRIDS ARE TO FACE OF STUD / EDGE OF SLAB. DIMENSIONS TO INTERIOR WALLS AND GRIDS ARE TO WALL CENTERLINE.

PLAN NOTES:

1. 4" CONCRETE SLAB ON GRADE. RE: GENERAL NOTES FOR REINFORCING. GRANULAR FILL, VAPOR BARRIER AND JOINTING REQUIREMENTS. PROVIDE ADDITIONAL (2) #3 x 3'-0" EA DIRECTON AT HOLDDOWN LOCATIONS. RE: WALL FRAMING PLAN
2. 18" WIDE x 3'-0" DEEP TRENCH FOOTING. REINF W/ (3) #4 CONT TOP AND BOTTOM AND #3 CLOSED TIES @ 18" OC
3. 18" WIDE x 1'-0" DEEP THICKENED SLAB. REINF W/ (3) #4 CONT AND #3 TRANS @ 18" OC
4. PROVIDE (3) #4 DOWELS (1'-6") EQ SPACED AT DOORWAYS. DRILL AND EPOXY. 6" MIN EMBEDMENT
5. 4" THICK EXTERIOR PORCH SLAB. REINF W/ #4 @ 12" OC EA WAY. PROVIDE BOND BREAK AND SEALANT PER ARCH AT INTERSECTION W/ INTERIOR SLAB. PROVIDE #4 CONT AND #4 DOWELS (2'-0"x2'-0") @ 12" OC AROUND PERIMETER
6. 12" WIDE x 12" DEEP TURN DOWN. REINF W/ (2) #4 TOP AND BOT
7. 16" WIDE x 12" DEEP THICKENED SLAB UNDER STAIR LANDING. RE: TYPICAL DETAILS
8. PROVIDE 2" LEDGE FOR EXTERIOR SLAB SUPPORT
9. STEM WALL AND CONT WALL FOOTING, RE: 4/S500 AND 7/S500 FOR SIZE & REINF



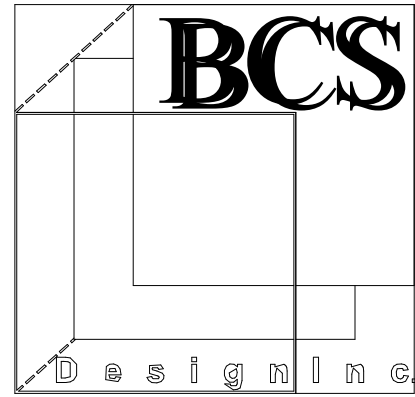
1

FOUNDATION PLAN - BUILDING A2-3

1/8" = 1'-0"

FRAMING LEGEND

- FOUNDATION
- LOAD BEARING WALL
- SHEAR WALL
- HEADER
- BEAM
- SPAN DIRECTION
- JOIST / TRUSS
- EXTENTS OF JOIST TYPE
- HOLDOWN



BCS Design, Inc.

WWW.BCSARCHITECTS.COM
19920 West 161st Street
Olathe, Kansas 66062
Phone: (913) 780-4820
Fax: (913) 780-5088



8234 Robinson Street
Overland Park, KS 66204
913-214-2169
stand-set.com
CERTIFICATE OF AUTHORIZATION:
KS: E-1897
MO: 2015008897

New Building for:
Summit Point Apartments Phase II
504 NE Chipman Road
Lee's Summit, Missouri 64063



PROJECT NO. : 21202
DATE : 02/07/2022
DRAWN BY : TJS
STAFF
REVIEWED BY :

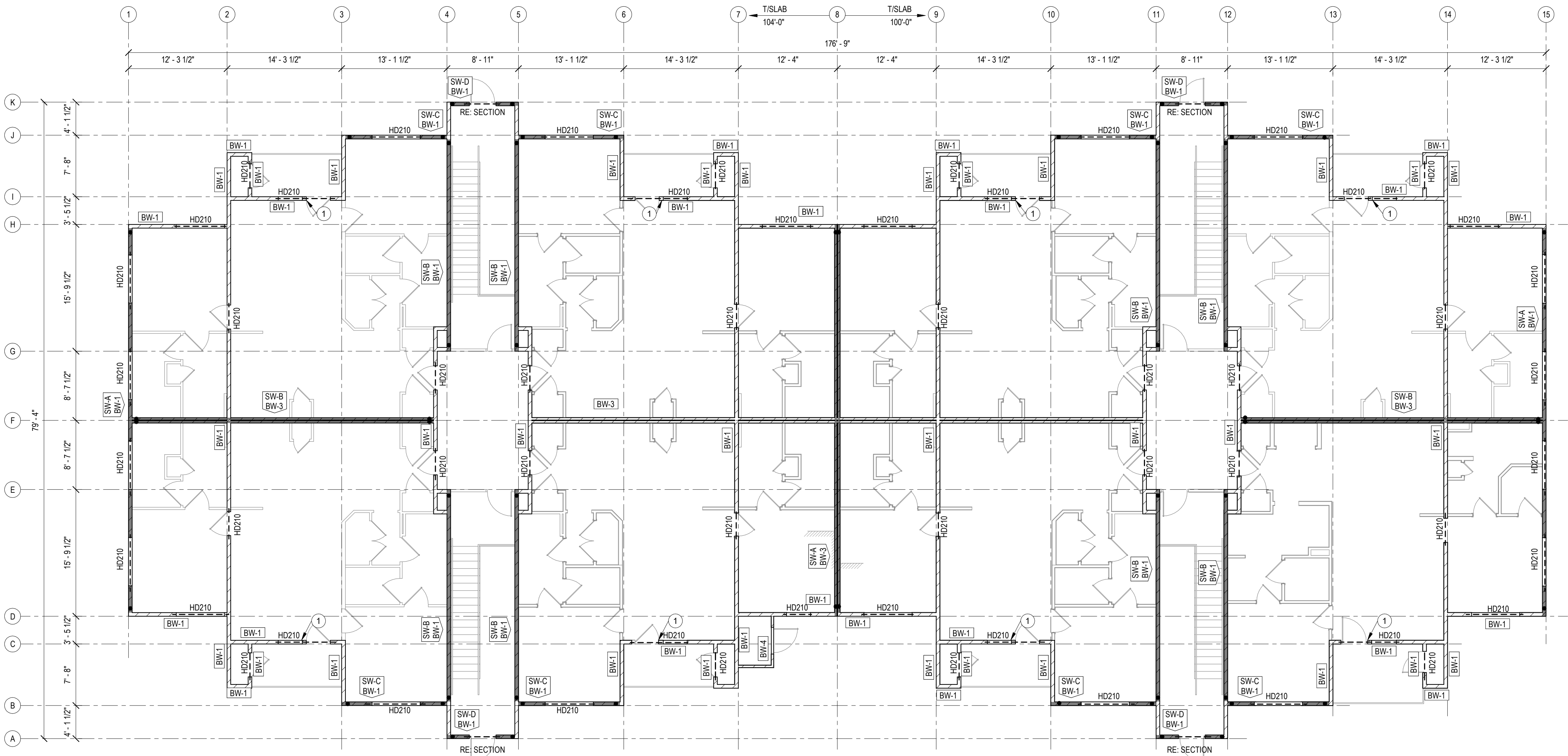
REVISED:
© BCS Design, Inc. 2019
This drawing is COPYRIGHTED work by BCS Design, Inc. in either electronic or printed form. This drawing may not be photocopied, traced, printed or copied in any manner without the written permission of BCS Design, Inc.
SHEET NO.
S131
copyright © 2019

SHEET NOTES:

- A. REFERENCE SHEET S00x FOR STRUCTURAL GENERAL NOTES. REVIEW NOTES & DETAILS FOR APPLICABILITY.
- B. SEE ARCHITECTURAL DRAWING FOR DETAILS & DIMENSIONS NOT SHOWN.
- C. REFER TO S0xx FOR TYPICAL DETAILS.
- D. DIMENSIONS TO EXTERIOR WALLS AND GRIDS ARE TO FACE OF STUD / EDGE OF SLAB. DIMENSIONS TO INTERIOR WALLS AND GRIDS ARE TO WALL CENTERLINE.
- E. TRUSS BEARING ELEVATION CALLED OUT ON PLAN, UNO.
- F. ALL MULTI-PLY ENGINEERING LUMBER BEAMS ARE DESIGNATED BY NUMBER OF PLYS AND DEPTH (EX: (3) 14" LVL). THE PLYS SHALL BE 1 3/4" WIDTH UNO AND STRENGTH SHALL BE PER THE GENERAL NOTES. BEAMS SHALL BE FASTENED TOGETHER PER THE TYPICAL DETAILS.
- G. BEAM HANGERS ARE DENOTED ON PLANS AS "Hxx". REFER TO SCHEDULE ON S060 FOR REQUIREMENTS. WHERE NOT CALLED OUT, CONTACT ENGINEER OR USE HEAVIEST HANGER FOR NUMBER OF PLYS IN BEAMS BEING SUPPORTED.
- H. PROVIDE (3) STUDS MIN BELOW ALL BEAMS, UNO.
- I. HEADERS IN STRUCTURAL WALLS ARE CALLED OUT ON PLANS AS "HDxxx". OPENINGS OF 4'-0" OR LESS ARE (2) 2x8, UNO, RE: TYPICAL DETAIL. HEADERS IN NON-STRUCTURAL WALLS ARE (2) 2x6, UNO.
- M. [SW-x] DENOTES WOOD SHEAR WALLS, RE: S080 FOR SHEAR WALL SCHEDULE. AT DEMISING WALL LOCATIONS, WALL IS A DOUBLE WALL AND EACH WALL IS THE SAME TYPE.
- N. [BW-x] DENOTES WOOD BEARING WALLS, RE: S060 FOR BEARING WALL SCHEDULE. BEARING WALL TYPE IS TYPICAL ALONG EACH GRID LINE, UNO. AT DEMISING WALL LOCATIONS, EACH WALL IS THE SAME TYPE.
- P. ALL NON-STRUCTURAL WALLS ARE 2x4 @ 16" OC, UNO.
- Q. ALL EXTERIOR WOOD TO BE TREATED FOR EXTERIOR USE

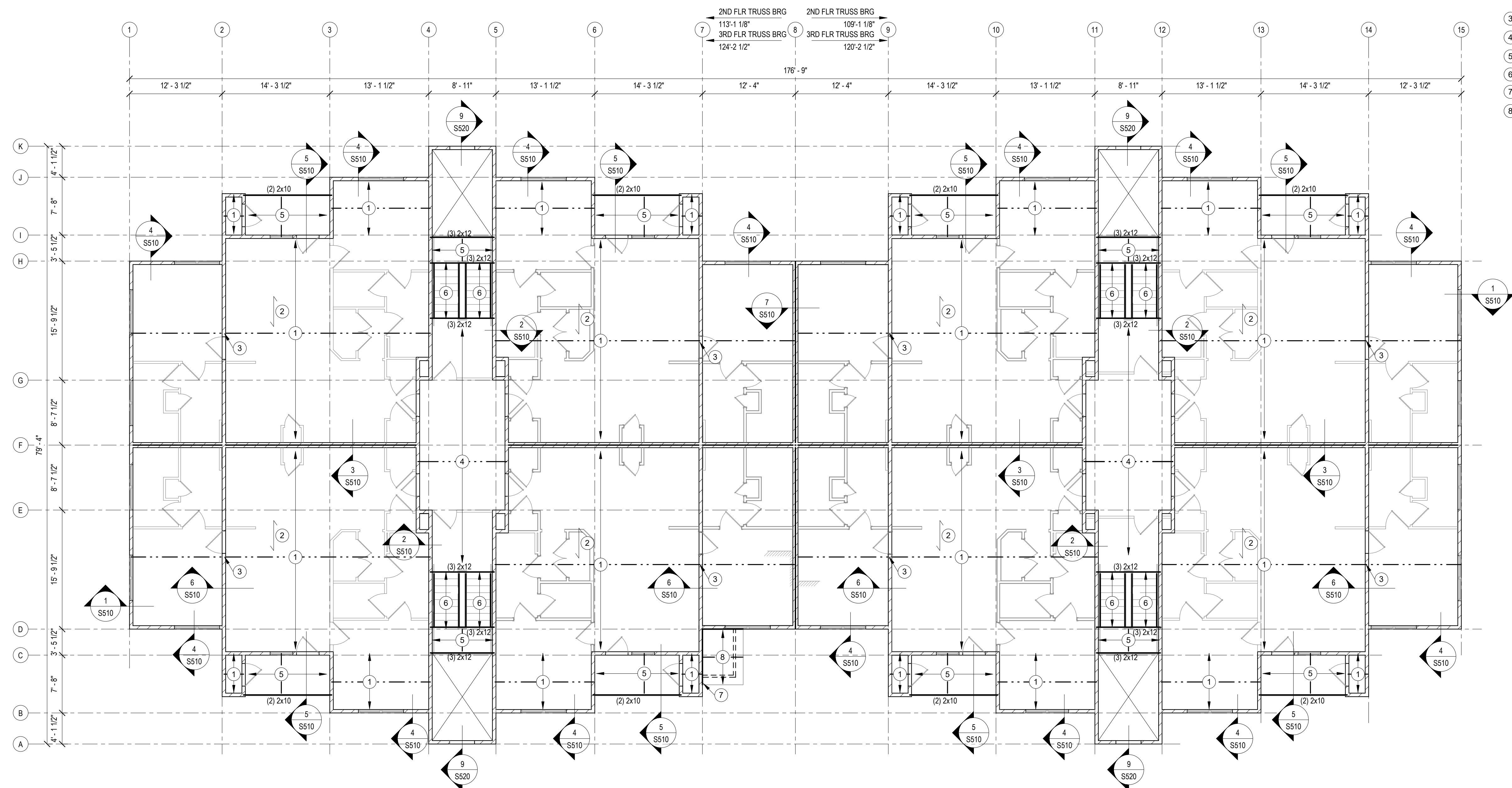
PLAN NOTES:

- 1 PROVIDE (2) STUDS MIN BTWN DOOR & WINDOW



1 1ST FLOOR WALL FRAMING PLAN - BUILDING A2-3
1/8" = 1'-0"

FRAMING LEGEND	
	FOUNDATION
	LOAD BEARING WALL
	SHEAR WALL
	HEADER
	BEAM
	SPAN DIRECTION
	JOIST / TRUSS
	EXTENTS OF JOIST TYPE
	HOLDOWN



1

2ND & 3RD FLOOR FRAMING PLAN - BUILDING A2-3

1/8" = 1'-0"

SHEET NOTES:

A. REFERENCE SHEET S00x FOR STRUCTURAL GENERAL NOTES. REVIEW NOTES & DETAILS FOR APPLICABILITY.

B. SEE ARCHITECTURAL DRAWING FOR DETAILS & DIMENSIONS NOT SHOWN.

C. REFER TO S00x FOR TYPICAL DETAILS.

D. DIMENSIONS TO EXTERIOR WALLS AND GRIDS ARE TO FACE OF STUD / EDGE OF SLAB. DIMENSIONS TO INTERIOR WALLS AND GRIDS ARE TO WALL CENTERLINE.

E. TRUSS BEARING ELEVATION CALLED OUT ON PLAN, UNO.

F. ALL MULTI-PLY ENGINEERING LUMBER BEAMS ARE DESIGNATED BY NUMBER OF PLYS AND DEPTH (EX: (3) 14" LVL). THE PLYS SHALL BE 1 3/4" WIDTH UNO AND STRENGTH SHALL BE PER THE GENERAL NOTES. BEAMS SHALL BE FASTENED TOGETHER PER THE TYPICAL DETAILS.

G. BEAM HANGERS ARE DENOTED ON PLANS AS "Hxx". REFER TO SCHEDULE ON S060 FOR REQUIREMENTS. WHERE NOT CALLED OUT, CONTACT ENGINEER OR USE HEAVIEST HANGER FOR NUMBER OF PLYS IN BEAMS BEING SUPPORTED.

H. PROVIDE (3) STUDS MIN BELOW ALL BEAMS, UNO.

L. HEADERS IN STRUCTURAL WALLS ARE CALLED OUT ON PLANS AS "HDxxx". OPENINGS OF 4'-0" OR LESS ARE (2) 2x8, UNO, RE: TYPICAL DETAIL. HEADERS IN NON-STRUCTURAL WALLS ARE (2) 2x6, UNO.

M. [BW-x] DENOTES WOOD SHEAR WALLS, RE: S060 FOR SHEAR WALL SCHEDULE. AT DEMISING WALL LOCATIONS, WALL IS A DOUBLE WALL AND EACH WALL IS THE SAME TYPE.

N. [BW-x] DENOTES WOOD BEARING WALLS, RE: S060 FOR BEARING WALL SCHEDULE. BEARING WALL TYPE IS TYPICAL ALONG EACH GRID LINE, UNO. AT DEMISING WALL LOCATIONS, EACH WALL IS THE SAME TYPE.

P. ALL NON-STRUCTURAL WALLS ARE 2x4 @ 16" OC, UNO.

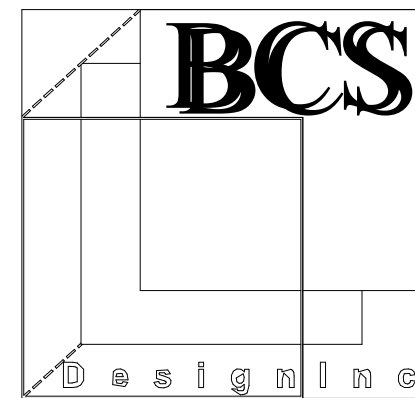
Q. ALL EXTERIOR WOOD TO BE TREATED FOR EXTERIOR USE

PLAN NOTES:

- 23 1/2" DEEP PRE-ENGINEERED FLOOR TRUSSES @ 19.2" OC BY TRUSS SUPPLIER
- OSB FLOOR SHEATHING W/ 3/4" GYPCRETE TOPPING, RE: GENERAL NOTES FOR SHEATHING THICKNESS AND FASTENING REQUIREMENTS
- PROVIDE SQUASH BLOCKING IN TRUSS @ INTERIOR BEARING WALL LOCATIONS
- 2x10 @ 16" OC DOUBLE EVERY OTHER JOIST
- 2x10 @ 16" OC
- STEEL PAN STAIR BY STAIR SUPPLIER
- 2x8 LEDGER, FASTEN W/ (2) 1/4"x4" SDS SCREWS @ 16" OC
- 2x8 RAFTERS @ 16" OC

FRAMING LEGEND

- | | |
|--|-----------------------|
| | FOUNDATION |
| | LOAD BEARING WALL |
| | SHEAR WALL |
| | HEADER |
| | BEAM |
| | SPAN DIRECTION |
| | JOIST / TRUSS |
| | EXTENTS OF JOIST TYPE |
| | HOLDOWN |



BCS Design, Inc.

WWW.BCSARCHITECTS.COM

19920 West 161st Street

Olathe, Kansas 66062

Phone: (913) 780-4820

Fax: (913) 780-5088



CERTIFICATE OF AUTHORIZATION:

KS: E-1897

MO: 2015008897

New Building for: Summit Point Apartments Phase II

504 NE Chipman Road
Lee's Summit, Missouri 64063



professional seal

PROJECT NO. : 21202

DATE : 02/07/2022

DRAWN BY : TJS

STAFF

REVIEWED BY :

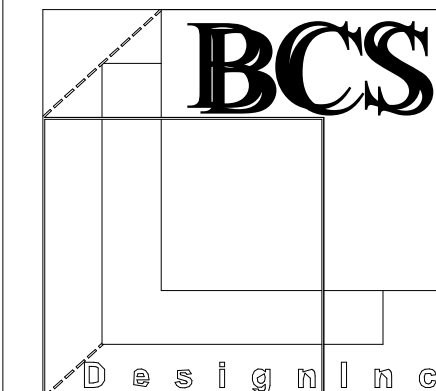
REVISED:

This drawing is COPYRIGHTED work by BCS Design, Inc. in either electronic or printed form. This drawing may not be photocopied, traced, printed or copied in any manner without the written permission of BCS Design, Inc.

SHEET NO.

S132

copyright © 2019



BCS Design, Inc.

WWW.BCSARCHITECTS.COM
19920 West 161st Street
Olathe, Kansas 66062
Phone: (913) 780-4820
Fax: (913) 780-5088



CERTIFICATE OF AUTHORIZATION:
KS: E-1897
MO: 2015008897

SHEET NOTES:

A. REFERENCE SHEET S00x FOR STRUCTURAL GENERAL NOTES, REVIEW NOTES & DETAILS FOR APPLICABILITY.

B. SEE ARCHITECTURAL DRAWING FOR DETAILS & DIMENSIONS NOT SHOWN.

C. REFER TO S0xx FOR TYPICAL DETAILS

D. DIMENSIONS TO EXTERIOR WALLS AND GRIDS ARE TO FACE OF STUD / EDGE OF SLAB.
DIMENSIONS TO INTERIOR WALLS AND GRIDS ARE TO WALL CENTERLINE.

E. TRUSS BEARING ELEVATION CALLED OUT ON PLAN, UNO.

F. ALL MULTI-PLY ENGINEERING LUMBER BEAMS ARE DESIGNATED BY NUMBER OF PLYS AND DEPTH (EX: 13" 4" LVL). THE PLYS SHALL BE 1 3/4" WIDTH UNO AND STRENGTH SHALL BE PER THE GENERAL NOTES. BEAMS SHALL BE FASTENED TOGETHER PER THE TYPICAL DETAILS.

G. BEAM HANGERS ARE DENOTED ON PLANS AS "Hxx". REFER TO SCHEDULE ON S060 FOR REQUIREMENTS. WHERE NOT CALLED OUT, CONTACT ENGINEER OR USE HEAVIEST HANGER FOR NUMBER OF PLYS IN BEAMS BEING SUPPORTED.

H. PROVIDE (3) STUDS MIN BELOW ALL BEAMS, UNO.

L. HEADERS IN STRUCTURAL WALLS ARE CALLED OUT ON PLANS AS "HDxxx". OPENINGS OF 4'-0" OR LESS ARE (2) 2x8, UNO, RE: TYPICAL DETAIL. HEADERS IN NON-STRUCTURAL WALLS ARE (2) 2x6 UNO.

M. **SW-x** DENOTES WOOD SHEAR WALLS, RE: S060 FOR SHEAR WALL SCHEDULE. AT DEMISING WALL LOCATIONS, WALL IS A DOUBLE WALL AND EACH WALL IS THE SAME TYPE.

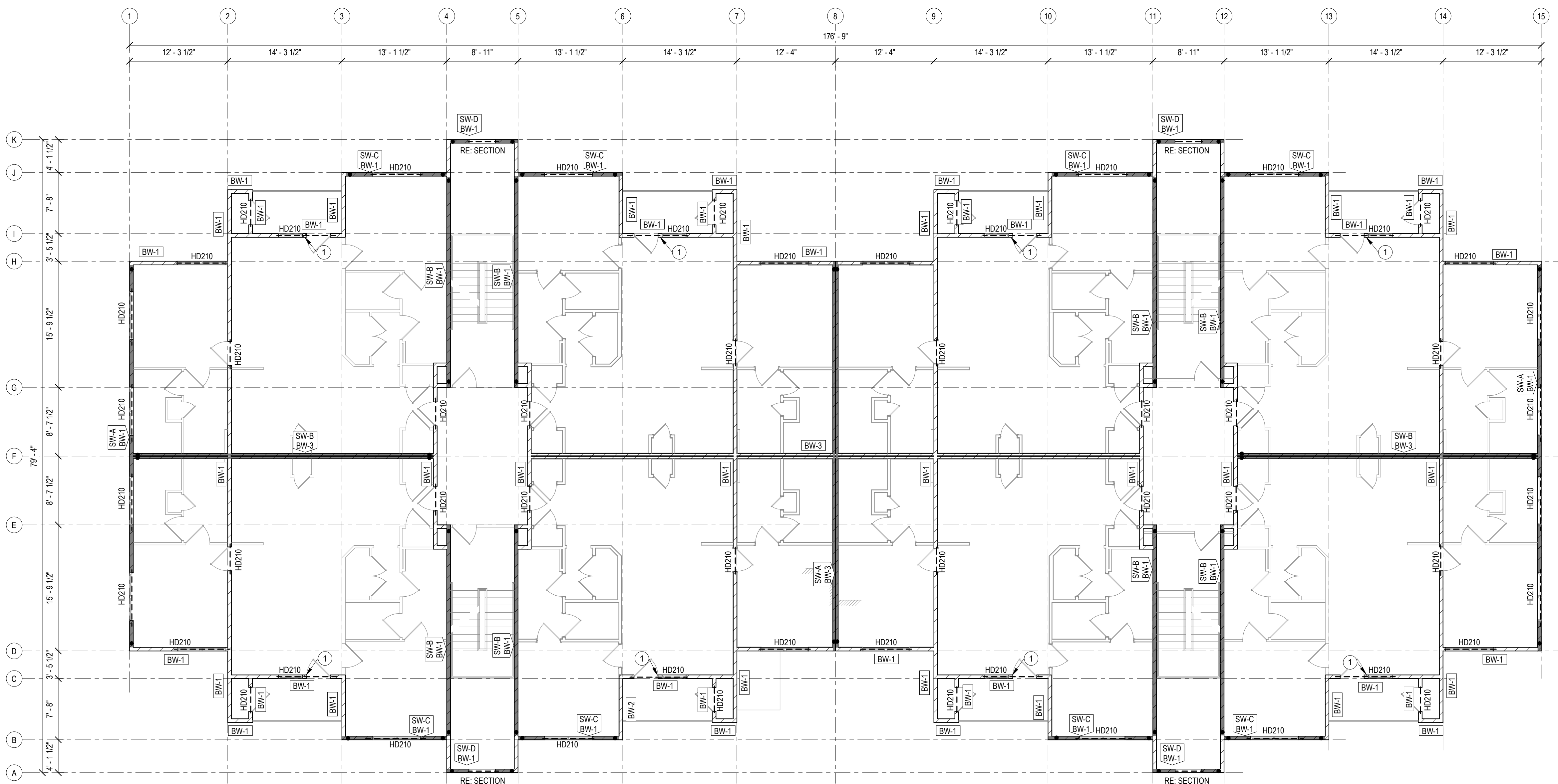
N. **BW-x** DENOTES WOOD BEARING WALLS, RE: S060 FOR BEARING WALL SCHEDULE. BEARING WALL TYPE IS TYPICAL ALONG EACH GRID LINE, UNO. AT DEMISING WALL LOCATIONS, EACH WALL IS THE SAME TYPE.

P. ALL NON-STRUCTURAL WALLS ARE 2x4 @ 16" OC, UNO.

Q. ALL EXTERIOR WOOD TO BE TREATED FOR EXTERIOR USE

PLAN NOTES:

① PROVIDE (2) STUDS MIN BTWN DOOR & WINDOW



1

2ND & 3RD WALL FRAMING PLAN - BUILDING A2-3

1/8" = 1'-0"

FRAMING LEGEND

	FOUNDATION
	LOAD BEARING WALL
	SHEAR WALL
	HEADER
	BEAM
	SPAN DIRECTION JOIST / TRUSS EXTENTS OF JOIST TYPE
	HOLDOWN

PROJECT NO. : 21202
DATE : 02/07/2022
DRAWN BY : TJS
STAFF
REVIEWED BY :

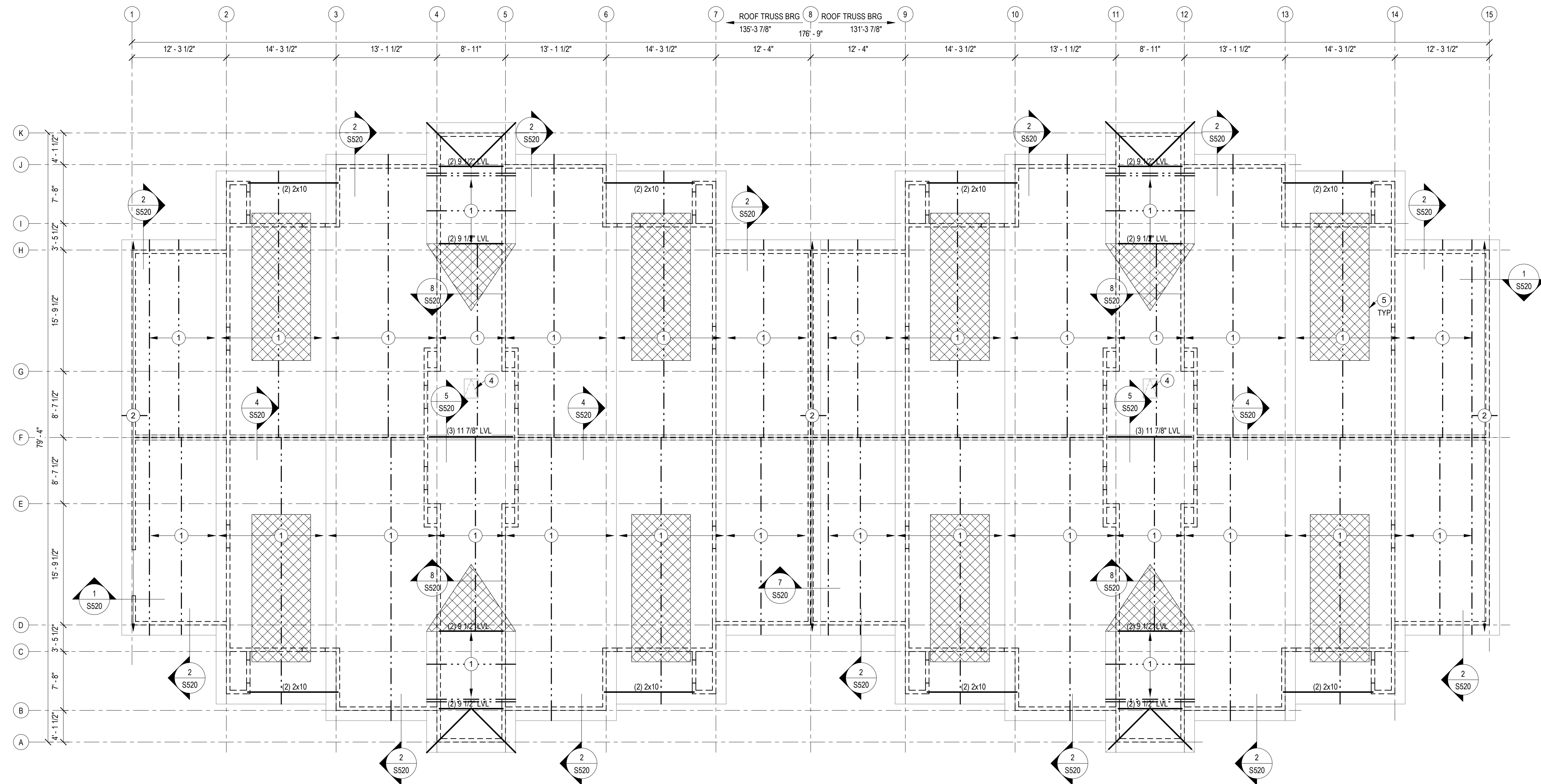
REVISÉ:

© BCS Design, Inc. 2019
This drawing is COPYRIGHTED work by BCS Design, Inc.
in either electronic or printed form. This drawing may not be
photographed, traced, printed or copied in any manner without
the written permission of BCS Design, Inc.

SHEET NO.

S133

copyright © 2019



1

ROOF FRAMING PLAN - BUILDING A2-3

1/8" = 1'-0"

SHEET NOTES:

A. REFERENCE SHEET S00x FOR STRUCTURAL GENERAL NOTES. REVIEW NOTES & DETAILS FOR APPLICABILITY.

B. SEE ARCHITECTURE DRAWING FOR DETAILS & DIMENSIONS NOT SHOWN.

C. REFER TO S00x FOR TYPICAL FRAMING DETAILS.

D. DIMENSIONS TO EXTERIOR WALLS AND GRIDS ARE TO FACE OF STUD / EDGE OF SLAB. DIMENSIONS TO INTERIOR WALLS AND GRIDS ARE TO CENTERLINE.

E. TRUSS BEARING ELEVATION CALLED OUT ON PLAN, UNO.

F. ALL MULTI-PLY ENGINEERING LUMBER BEAMS ARE DESIGNATED BY NUMBER OF PLYS AND DEPTH (EX: (3) 14" LVL). THE PLYS SHALL BE 1 3/4" WIDTH UNO AND STRENGTH SHALL BE PER THE GENERAL NOTES. BEAMS SHALL BE FASTENED TOGETHER PER THE TYPICAL DETAILS.

G. BEAM HANGERS ARE DENOTED ON PLANS AS "hxx". REFER TO SCHEDULE ON S060 FOR REQUIREMENTS. WHERE NOT CALLED OUT, CONTACT ENGINEER OR USE HEAVIEST HANGER FOR NUMBER OF PLYS IN BEAMS BEING SUPPORTED.

H. PROVIDE (3) STUDS MIN BELOW ALL BEAMS, UNO.

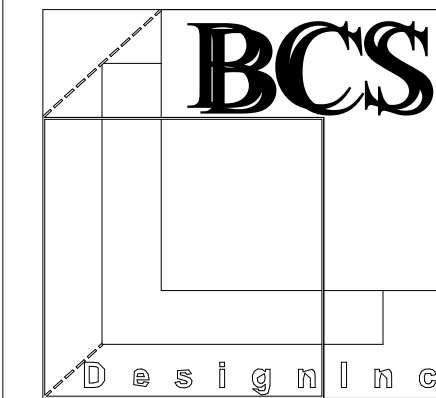
J. ALL EXTERIOR WOOD TO BE TREATED FOR EXTERIOR USE

PLAN NOTES:

- 1 PRE-ENGINEERED ROOF TRUSS @ 24" OC BY TRUSS SUPPLIER W/ 5/8" OSB SHEATHING
- 2 2x6 OUTRIGGERS @ 24" OC
- 3 GIRDER TRUSS
- 4 ROOF HATCH RE: ARCH
- 5 OVERBUILD FRAMING BY TRUSS SUPPLIER

FRAMING LEGEND

	FOUNDATION
	LOAD BEARING WALL
	SHEAR WALL
	HEADER
	BEAM
	SPAN DIRECTION
	JOIST / TRUSS
	EXTENTS OF JOIST TYPE
	HOLDOWN



BCS Design, Inc.

WWW.BCSARCHITECTS.COM
19920 West 161st Street
Olathe, Kansas 66062
Phone: (913) 780-4820
Fax: (913) 780-5088



CERTIFICATE OF AUTHORIZATION:
KS: E-1897
MO: 2015008897

New Building for: Summit Point Apartments Phase II

504 NE Chipman Road
Lee's Summit, Missouri 64063



PROJECT NO. : 21202
DATE : 02/07/2022
DRAWN BY : TJS
STAFF
REVIEWED BY :

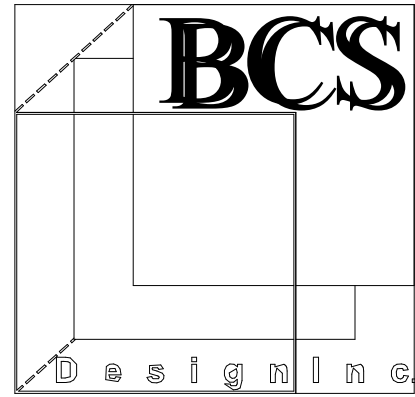
REVISED:

© BCS Design, Inc. 2019
This drawing is COPYRIGHTED work by BCS Design, Inc. in either electronic or printed form. This drawing may not be photocopied, traced, printed or copied in any manner without the written permission of BCS Design, Inc.

SHEET NO.

S134

copyright © 2019



BCS Design, Inc.

WWW.BCSARCHITECTS.COM
19920 West 161st Street
Olathe, Kansas 66062
Phone: (913) 780-4820
Fax: (913) 780-5088



8224 Robinson Street
Overland Park, KS 66204
913-214-2169
stand-sei.com
CERTIFICATE OF AUTHORIZATION:
KS: E-1897
MO: 2015008897

New Building for:
Summit Point Apartments Phase II
504 NE Chipman Road
Lee's Summit, Missouri 64063



PROJECT NO. : 21202
DATE : 02/07/2022
DRAWN BY : TJS
STAFF
REVIEWED BY :

REVISED:

This drawing is COPYRIGHTED work by BCS Design, Inc. in either electronic or printed form. This drawing may not be photocopied, traced, printed or copied in any manner without the written permission of BCS Design, Inc.

SHEET NO.

S140

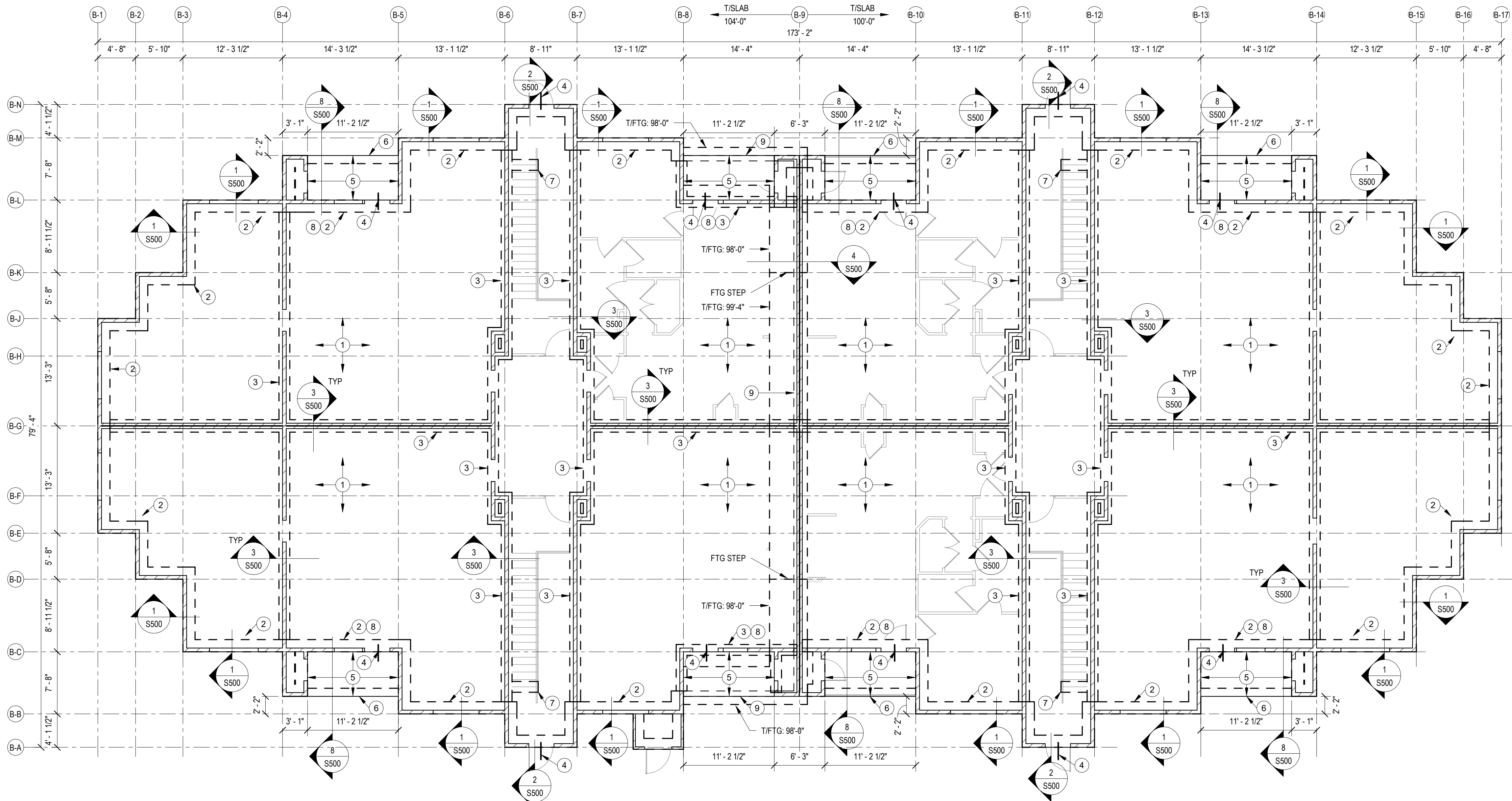
copyright © 2019

SHEET NOTES:

- A. REFERENCE SHEET S00x FOR STRUCTURAL GENERAL NOTES. REVIEW NOTES & DETAILS FOR APPLICABILITY.
- B. SEE ARCHITECTURAL DRAWING FOR DETAILS & DIMENSIONS NOT SHOWN.
- C. REFER TO S0x FOR TYPICAL DETAILS.
- D. T/SLAB ELEVATION CALLED OUT ON PLAN. COORDINATE WITH CIVIL.
- E. TOP OF TRENCH FOOTING ELEVATION = 8" BELOW T/SLAB ELEVATION, UNO. THE BOTTOM OF ALL EXTERIOR FOOTINGS SHALL BE 3'-0" MIN BELOW GRADE, DEEPEN FOOTINGS AS REQUIRED. GRADE IS GENERALLY 6" BELOW FINISH FLOOR ELEVATION (COORDINATE WITH CIVIL).
- F. DIMENSIONS TO EXTERIOR WALLS AND GRIDS ARE TO FACE OF STUD / EDGE OF SLAB. DIMENSIONS TO INTERIOR WALLS AND GRIDS ARE TO WALL CENTERLINE.

PLAN NOTES:

- ① 4" CONCRETE SLAB ON GRADE, RE: GENERAL NOTES FOR REINFORCING, GRANULAR FILL, VAPOR BARRIER AND JOINTING REQUIREMENTS. PROVIDE ADDITIONAL (2) #3 x 3'-0" EA DIRECTON AT HOLDOWN LOCATIONS. RE: WALL FRAMING PLAN
- ② 18" WIDE x 3'-0" DEEP TRENCH FOOTING. REINF W/ (3) #4 CONT TOP AND BOTTOM AND #3 CLOSED TIES @ 18" OC
- ③ 18" WIDE x 1'-0" DEEP THICKENED SLAB. REINF W/ (3) #4 CONT AND #3 TRANS @ 18" OC
- ④ PROVIDE (3) #4 DOWELS (1'-6") EQ SPACED AT DOORWAYS. DRILL AND EPOXY. 6" MIN EMBEDMENT
- ⑤ 4" THICK EXTERIOR PORCH SLAB. REINF W/ #4 @ 12" OC EA WAY. PROVIDE BOND BREAK AND SEALANT PER ARCH AT INTERSECTION W/ INTERIOR SLAB. PROVIDE #4 CONT AND #4 DOWELS (2'-0"x2'-0") @ 12" OC AROUND PERIMETER
- ⑥ 12" WIDE x 12" DEEP TURN DOWN. REINF W/ (2) #4 TOP AND BOT
- ⑦ 16" WIDE x 12" DEEP THICKENED SLAB UNDER STAIR LANDING, RE: TYPICAL DETAILS
- ⑧ PROVIDE 2" LEDGE FOR EXTERIOR SLAB SUPPORT
- ⑨ STEM WALL AND CONT WALL FOOTING, RE: 4/S500 AND 7/S500 FOR SIZE & REINF

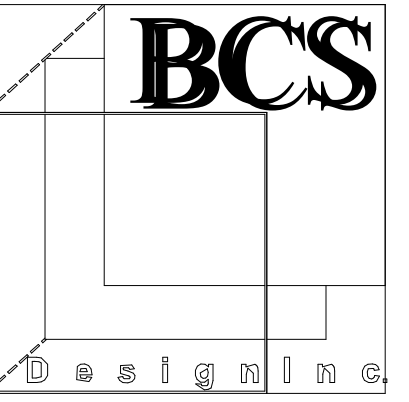


FOUNDATION PLAN - BUILDING B1-1

1/8" = 1'-0"

FRAMING LEGEND

- FOUNDATION
- LOAD BEARING WALL
- SHEAR WALL
- HEADER
- BEAM
- SPAN DIRECTION
- JOIST / TRUSS
- EXTENTS OF JOIST TYPE
- HOLDOWN



BCS Design, Inc.

WWW.BCSARCHITECTS.COM
19920 West 161st Street
Olathe, Kansas 66062
Phone: (913) 780-4820
Fax: (913) 780-5088



CERTIFICATE OF AUTHORIZATION:
 E-1897
 2015008897

NEW Building 101.
Summit Point Apartments Phase II
504 NE Chipman Road
Lee's Summit, Missouri 64063



OBJECT NO. : 21202
 DATE : 02/07/2022
 DRAWN BY : TJS
 AFF
 REVIEWED BY :

ADVISED:

© BCS Design, Inc. 2019
drawing is COPYRIGHTED work by BCS Design, Inc.
her electronic or printed form. This drawing may not be
graphed, traced, printed or copied in any manner without
the written permission of BCS Design, Inc.

ET NO.

S141

copyright © 2019

SHEET NOTES:

A. REFERENCE SHEET S00x FOR STRUCTURAL GENERAL NOTES, REVIEW NOTES & DETAILS FOR APPLICABILITY.

B. SEE ARCHITECTURAL DRAWING FOR DETAILS & DIMENSIONS NOT SHOWN.

C. REFER TO S0xx FOR TYPICAL DETAILS.

D. DIMENSIONS TO EXTERIOR WALLS AND GRIDS ARE TO FACE OF STUD / EDGE OF SLAB.
DIMENSIONS TO INTERIOR WALLS AND GRIDS ARE TO WALL CENTERLINE.

E. TRUSS BEARING ELEVATION CALLED OUT ON PLAN, UNO.

F. ALL MULTI-PLY ENGINEERING LUMBER BEAMS ARE DESIGNATED BY NUMBER OF PLYS AND DEPTH (EX: (3) 14" LVL). THE PLYS SHALL BE 1 3/4" WIDTH UNO AND STRENGTH SHALL BE PER THE GENERAL NOTES. BEAMS SHALL BE FASTENED TOGETHER PER THE TYPICAL DETAILS.

G. BEAM HANGERS ARE DENOTED ON PLANS AS "Hxx". REFER TO SCHEDULE ON S060 FOR REQUIREMENTS. WHERE NOT CALLED OUT, CONTACT ENGINEER OR USE HEAVIEST HANGER FOR NUMBER OF PLYS IN BEAMS BEING SUPPORTED.

H. PROVIDE (3) STUDS MIN BELOW ALL BEAMS, UNO.

L. HEADERS IN STRUCTURAL WALLS ARE CALLED OUT ON PLANS AS "HDxxx". OPENINGS OF 4'-0" OR LESS ARE (2) 2x8, UNO, RE: TYPICAL DETAIL. HEADERS IN NON-STRUCTURAL WALLS ARE (2) 2x8 UNO.

M. SW-x DENOTES WOOD SHEAR WALLS, RE: S060 FOR SHEAR WALL SCHEDULE. AT DEMISING WALL LOCATIONS, WALL IS A DOUBLE WALL AND EACH WALL IS THE SAME TYPE.

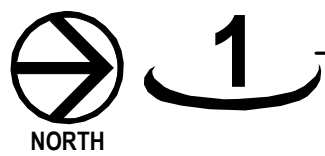
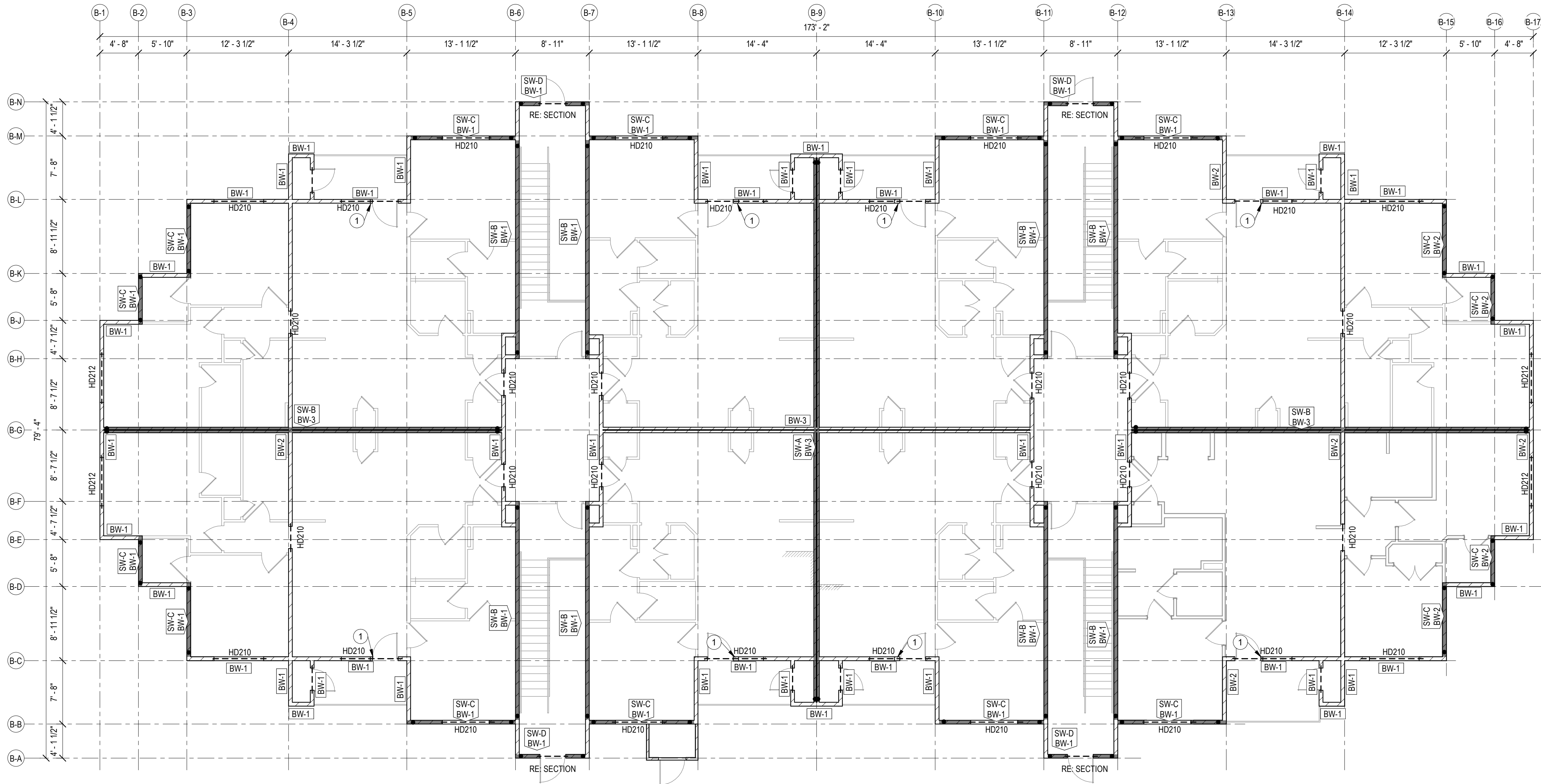
N. [BW-x] DENOTES WOOD BEARING WALLS, RE: S060 FOR BEARING WALL SCHEDULE. BEARING WALL TYPE IS TYPICAL ALONG EACH GRID LINE, UNO. AT DEMISING WALL LOCATIONS, EACH WALL IS THE SAME TYPE.

P. ALL NON-STRUCTURAL WALLS ARE 2x4 @ 16" OC, UNO

Q. ALL EXTERIOR WOOD TO BE TREATED FOR EXTERIOR USE

PLAN NOTES:

1 PROVIDE (2) STUDS MIN BTWN DOOR & WINDOW



1ST FLOOR WALL FRAMING PLAN - BUILDING B1-1

$$1/8'' = 1'-0''$$

FRAMING LEGEND

	FOUNDATION
	LOAD BEARING WALL
	SHEAR WALL
	HEADER
	BEAM
	SPAN DIRECTION
	JOIST / TRUSS
	EXTENTS OF JOIST TYPE
	HOLDOWN

OBJECT NO. : 21202
 DATE : 02/07/2022
 DRAWN BY : TJS
 AFF
 REVIEWED BY :

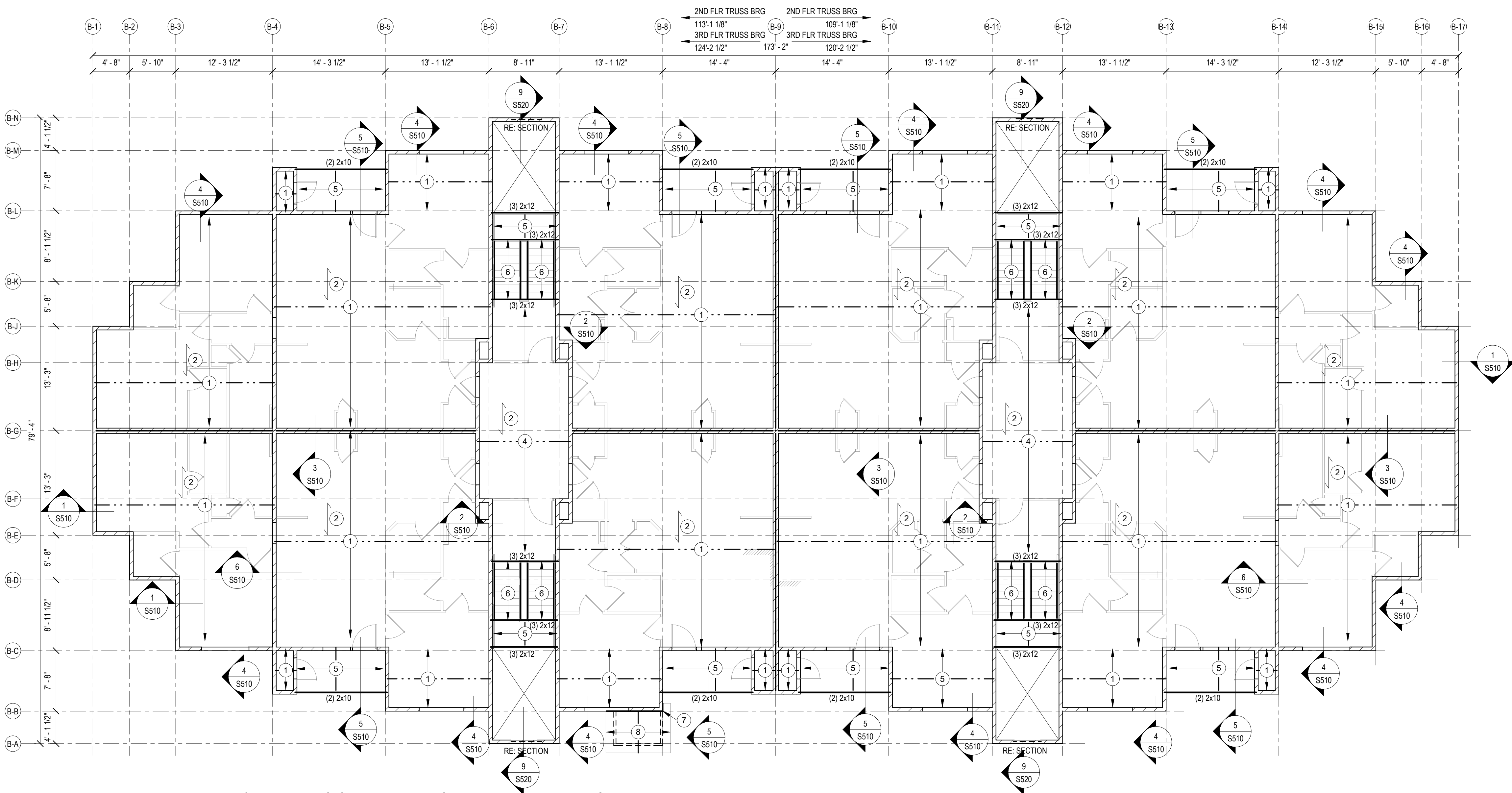
ADVISED:

© BCS Design, Inc. 2019
drawing is COPYRIGHTED work by BCS Design, Inc.
her electronic or printed form. This drawing may not be
graphed, traced, printed or copied in any manner without
the written permission of BCS Design, Inc.

ET NO.

S141

copyright © 2019

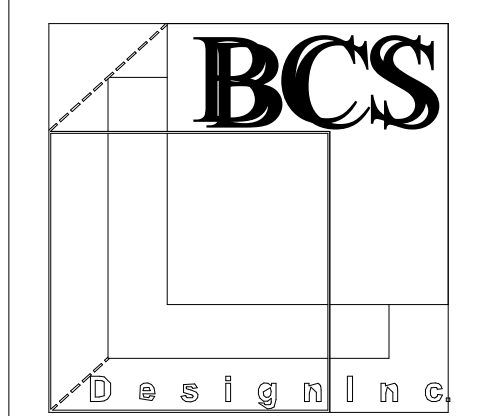


1 2ND & 3RD FLOOR FRAMING PLAN - BUILDING B1-1
1/8" = 1'-0"

- SHEET NOTES:**
- A. REFERENCE SHEET S00x FOR STRUCTURAL GENERAL NOTES. REVIEW NOTES & DETAILS FOR APPLICABILITY.
 - B. SEE ARCHITECTURAL DRAWING FOR DETAILS & DIMENSIONS NOT SHOWN.
 - C. REFER TO S0xx FOR TYPICAL DETAILS.
 - D. DIMENSIONS TO EXTERIOR WALLS AND GRIDS ARE TO FACE OF STUD / EDGE OF SLAB. DIMENSIONS TO INTERIOR WALLS AND GRIDS ARE TO WALL CENTERLINE.
 - E. TRUSS BEARING ELEVATION CALLED OUT ON PLAN, UNO.
 - F. ALL MULTI-PLY ENGINEERING LUMBER BEAMS ARE DESIGNATED BY NUMBER OF PLYS AND DEPTH (EX: (3) 14" LV). THE PLYS SHALL BE 1 3/4" WIDTH UNO AND STRENGTH SHALL BE PER THE GENERAL NOTES. BEAMS SHALL BE FASTENED TOGETHER PER THE TYPICAL DETAILS.
 - G. BEAM HANGERS ARE DENOTED ON PLANS AS "Hxx". REFER TO SCHEDULE ON S060 FOR REQUIREMENTS. WHERE NOT CALLED OUT, CONTACT ENGINEER OR USE HEAVIEST HANGER FOR NUMBER OF PLYS IN BEAMS BEING SUPPORTED.
 - H. PROVIDE (3) STUDS MIN BELOW ALL BEAMS, UNO.
 - L. HEADERS IN STRUCTURAL WALLS ARE CALLED OUT ON PLANS AS "HDxxx". OPENINGS OF 4'-0" OR LESS ARE (2) 2x8, UNO, RE: TYPICAL DETAIL. HEADERS IN NON-STRUCTURAL WALLS ARE (2) 2x6, UNO.
 - M. **[SW-x]** DENOTES WOOD SHEAR WALLS, RE: S080 FOR SHEAR WALL SCHEDULE. AT DEMISING WALL LOCATIONS, WALL IS A DOUBLE WALL AND EACH WALL IS THE SAME TYPE.
 - N. **[BW-x]** DENOTES WOOD BEARING WALLS, RE: S060 FOR BEARING WALL SCHEDULE. BEARING WALL TYPE IS TYPICAL ALONG EACH GRID LINE, UNO. AT DEMISING WALL LOCATIONS, EACH WALL IS THE SAME TYPE.
 - P. ALL NON-STRUCTURAL WALLS ARE 2x4 @ 16" OC, UNO.
 - Q. ALL EXTERIOR WOOD TO BE TREATED FOR EXTERIOR USE.

- PLAN NOTES:**
- 1) 23 1/2" DEEP PRE-ENGINEERED FLOOR TRUSSES @ 19.2" OC BY TRUSS SUPPLIER
 - 2) OSB FLOOR SHEATHING W/ 3/4" GYPCRETE TOPPING, RE: GENERAL NOTES FOR SHEATHING THICKNESS AND FASTENING REQUIREMENTS
 - 3) PROVIDE SQUASH BLOCKING IN TRUSS @ INTERIOR BEARING WALL LOCATIONS
 - 4) 2x10 @ 16" OC DOUBLE EVERY OTHER JOIST
 - 5) 2x10 @ 16" OC
 - 6) STEEL PAN STAIR BY STAIR SUPPLIER
 - 7) 2x8 LEDGER, FASTEN W/ (2) 1/4"x4" SDS SCREWS @ 16" OC
 - 8) 2x8 RAFTERS @ 16" OC

FRAMING LEGEND	
	FOUNDATION
	LOAD BEARING WALL
	SHEAR WALL
	HEADER
	BEAM
	SPAN DIRECTION
	JOIST / TRUSS
	EXTENTS OF JOIST TYPE
	HOLDOWN

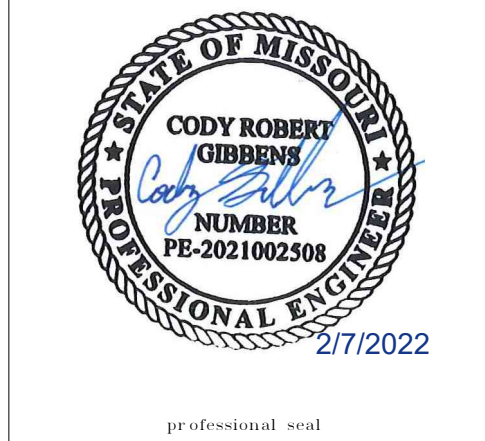


BCS Design, Inc.

WWW.BCSARCHITECTS.COM
19920 West 161st Street
Olathe, Kansas 66062
Phone: (913) 780-4820
Fax: (913) 780-5088

STAND STRUCTURAL ENGINEERING, INC.
8224 Robinson Street
Overland Park, KS 66204
913-214-2169
stand-sei.com
CERTIFICATE OF AUTHORIZATION:
KS: E-1897
MO: 2015008897

New Building for:
Summit Point Apartments Phase II
504 NE Chipman Road
Lee's Summit, Missouri 64063

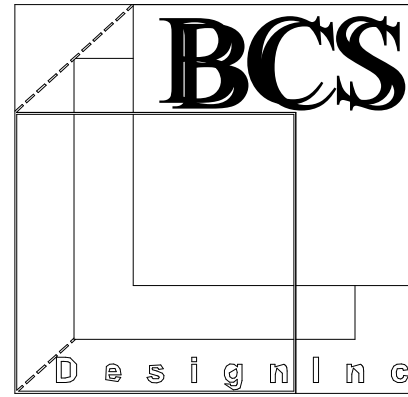


PROJECT NO. : 21202
DATE : 02/07/2022
DRAWN BY : TJS
STAFF
REVIEWED BY :

REVISED:

© BCS Design, Inc. 2019
This drawing is COPYRIGHTED work by BCS Design, Inc. in either electronic or printed form. This drawing may not be photocopied, traced, printed or copied in any manner without the written permission of BCS Design, Inc.

SHEET NO.
S142
copyright © 2019



BCS Design, Inc.

WWW.BCSARCHITECTS.COM
19920 West 161st Street
Olathe, Kansas 66062
Phone: (913) 780-4820
Fax: (913) 780-5088



6234 Robinson Street
Overland Park, KS 66204
913-214-2169
stand-sei.com
CERTIFICATE OF AUTHORIZATION:
KS: E-1897
MO: 201508897

New Building for:
Summit Point Apartments Phase II
504 NE Chipman Road
Lee's Summit, Missouri 64063



PROJECT NO. : 21202
DATE : 02/07/2022
DRAWN BY : TJS
STAFF
REVIEWED BY :

REVISED:
© BCS Design, Inc. 2019
This drawing is COPYRIGHTED work by BCS Design, Inc. in either electronic or printed form. This drawing may not be photocopied, traced, printed or copied in any manner without the written permission of BCS Design, Inc.

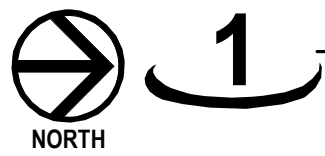
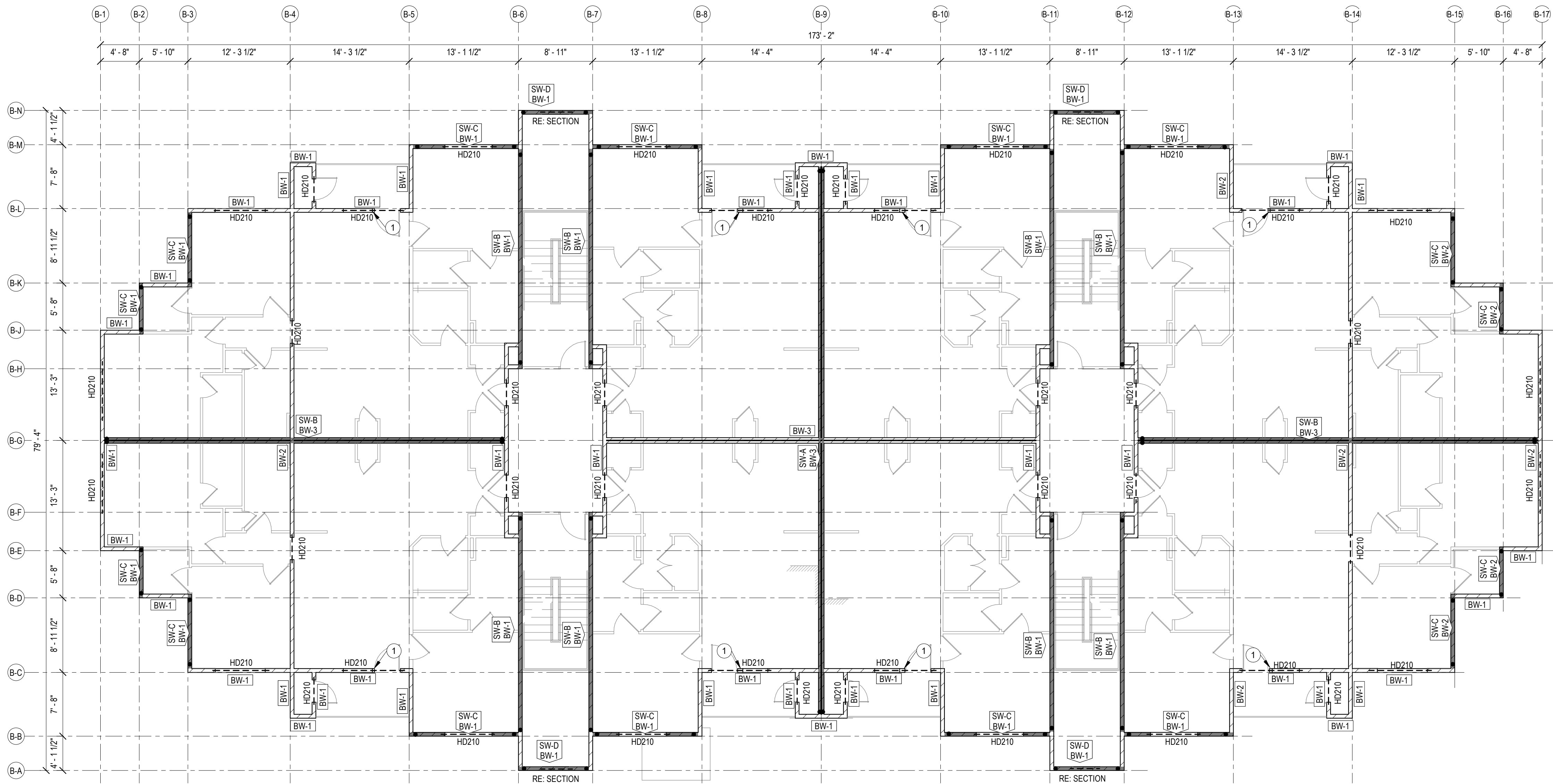
SHEET NO.
S143
copyright © 2019

SHEET NOTES:

- A. REFERENCE SHEET S00x FOR STRUCTURAL GENERAL NOTES. REVIEW NOTES & DETAILS FOR APPLICABILITY.
- B. SEE ARCHITECTURAL DRAWING FOR DETAILS & DIMENSIONS NOT SHOWN.
- C. REFER TO S00x FOR TYPICAL DETAILS.
- D. DIMENSIONS TO EXTERIOR WALLS AND GRIDS ARE TO FACE OF STUD / EDGE OF SLAB. DIMENSIONS TO INTERIOR WALLS AND GRIDS ARE TO WALL CENTERLINE.
- E. TRUSS BEARING ELEVATION CALLED OUT ON PLAN, UNO.
- F. ALL MULTI-PLY ENGINEERING LUMBER BEAMS ARE DESIGNATED BY NUMBER OF PLYS AND DEPTH (EX: (3) 14" LVL). THE PLYS SHALL BE 1 3/4" WIDTH UNO AND STRENGTH SHALL BE PER THE GENERAL NOTES. BEAMS SHALL BE FASTENED TOGETHER PER THE TYPICAL DETAILS.
- G. BEAM HANGERS ARE DENOTED ON PLANS AS "hvx". REFER TO SCHEDULE ON S060 FOR REQUIREMENTS. WHERE NOT CALLED OUT, CONTACT ENGINEER OR USE HEAVIEST HANGER FOR NUMBER OF PLYS IN BEAMS BEING SUPPORTED.
- H. PROVIDE (3) STUDS MIN BELOW ALL BEAMS, UNO.
- L. HEADERS IN STRUCTURAL WALLS ARE CALLED OUT ON PLANS AS "HDxxx". OPENINGS OF 4'-0" OR LESS ARE (2) 2x8, UNO, RE: TYPICAL DETAIL. HEADERS IN NON-STRUCTURAL WALLS ARE (2) 2x6, UNO.
- M. [SW-x] DENOTES WOOD SHEAR WALLS, RE: S060 FOR SHEAR WALL SCHEDULE. AT DEMISING WALL LOCATIONS, WALL IS A DOUBLE WALL AND EACH WALL IS THE SAME TYPE.
- N. [BW-x] DENOTES WOOD BEARING WALLS, RE: S060 FOR BEARING WALL SCHEDULE. BEARING WALL TYPE IS TYPICAL ALONG EACH GRID LINE, UNO. AT DEMISING WALL LOCATIONS, EACH WALL IS THE SAME TYPE.
- P. ALL NON-STRUCTURAL WALLS ARE 2x4 @ 16" OC, UNO.
- Q. ALL EXTERIOR WOOD TO BE TREATED FOR EXTERIOR USE

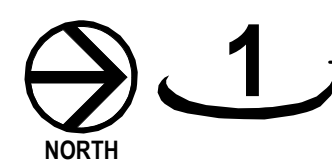
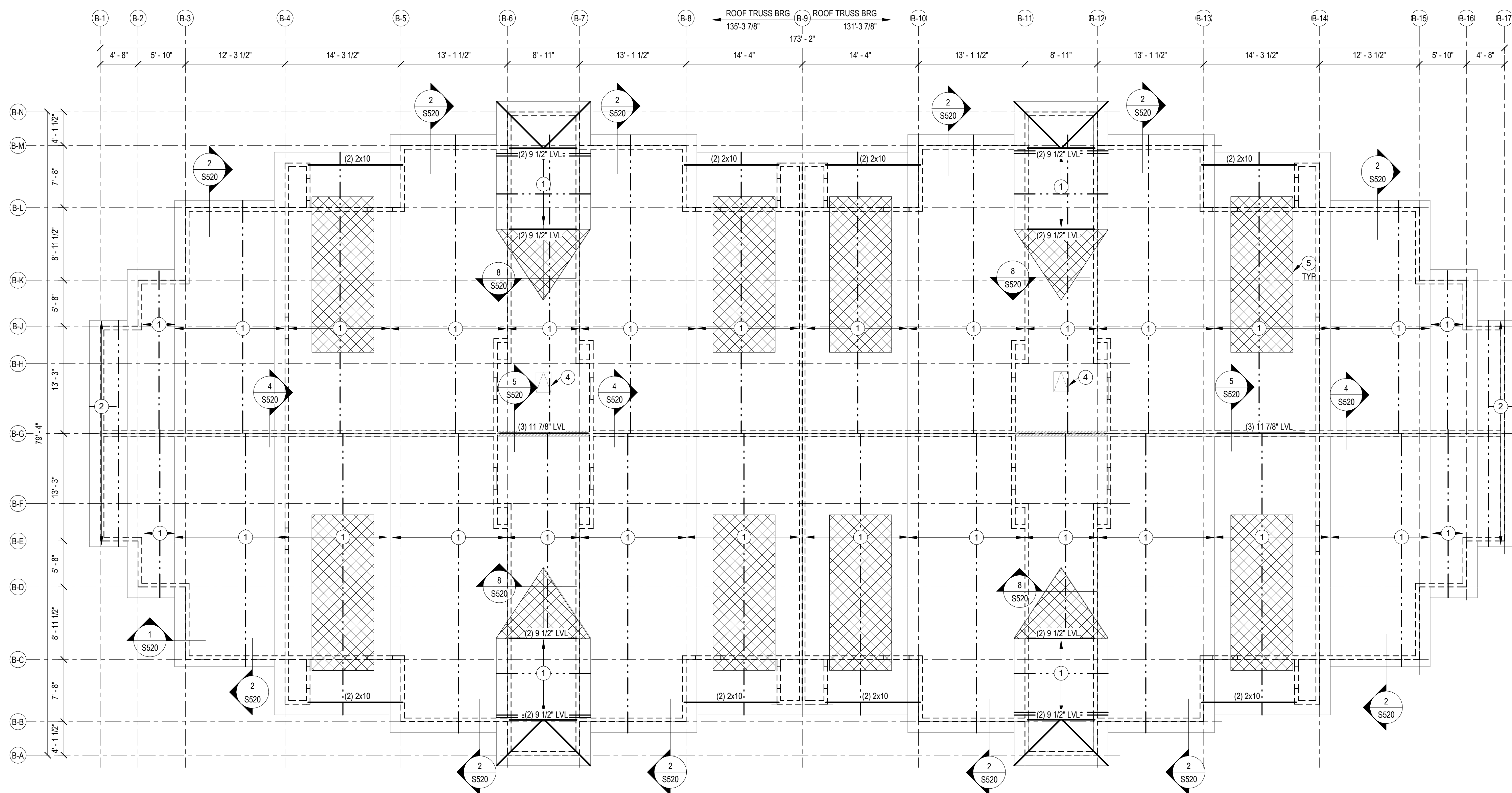
PLAN NOTES:

- 1 PROVIDE (2) STUDS MIN BTWN DOOR & WINDOW



2ND & 3RD FLOOR WALL FRAMING PLAN - BUILDING B1-1
1/8" = 1'-0"

FRAMING LEGEND	
	FOUNDATION
	LOAD BEARING WALL
	SHEAR WALL
	HEADER
	BEAM
	SPAN DIRECTION
	JOIST / TRUSS
	EXTENTS OF JOIST TYPE
	HOLDOWN



1 ROOF FRAMING PLAN - BUILDING B1-1
1/8" = 1'-0"

SHEET NOTES:

A. REFERENCE SHEET S00x FOR STRUCTURAL GENERAL NOTES. REVIEW NOTES & DETAILS FOR APPLICABILITY.

B. SEE ARCHITECTURAL DRAWING FOR DETAILS & DIMENSIONS NOT SHOWN.

C. REFER TO S00x FOR TYPICAL FRAMING DETAILS.

D. DIMENSIONS TO EXTERIOR WALLS AND GRIDS ARE TO FACE OF STUD / EDGE OF SLAB. DIMENSIONS TO INTERIOR WALLS AND GRIDS ARE TO CENTERLINE.

E. TRUSS BEARING ELEVATION CALLED OUT ON PLAN, UNO.

F. ALL MULTI-PLY ENGINEERING LUMBER BEAMS ARE DESIGNATED BY NUMBER OF PLYS AND DEPTH (EX: (3) 14" LVL). THE PLYS SHALL BE 1 3/4" WIDTH UNO AND STRENGTH SHALL BE PER THE GENERAL NOTES. BEAMS SHALL BE FASTENED TOGETHER PER THE TYPICAL DETAILS.

G. BEAM HANGERS ARE DENOTED ON PLANS AS "hxx". REFER TO SCHEDULE ON S060 FOR REQUIREMENTS. WHERE NOT CALLED OUT, CONTACT ENGINEER OR USE HEAVIEST HANGER FOR NUMBER OF PLYS IN BEAMS BEING SUPPORTED.

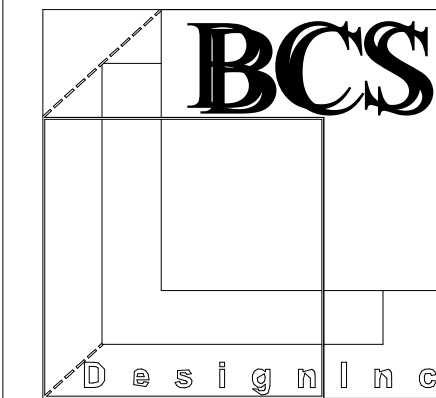
H. PROVIDE (3) STUDS MIN BELOW ALL BEAMS, UNO.

J. ALL EXTERIOR WOOD TO BE TREATED FOR EXTERIOR USE

PLAN NOTES:

- 1 PRE-ENGINEERED ROOF TRUSS @ 24" OC BY TRUSS SUPPLIER W/ 5/8" OSB SHEATHING
- 2 2x6 OUTRIGGERS @ 24" OC
- 3 GIRDER TRUSS
- 4 ROOF HATCH RE: ARCH
- 5 OVERBUILD FRAMING BY TRUSS SUPPLIER

FRAMING LEGEND	
	FOUNDATION
	LOAD BEARING WALL
	SHEAR WALL
	HEADER
	BEAM
	SPAN DIRECTION
	JOIST / TRUSS
	EXTENTS OF JOIST TYPE
	HOLDOWN



BCS Design, Inc.

WWW.BCSARCHITECTS.COM
19920 West 161st Street
Olathe, Kansas 66062
Phone: (913) 780-4820
Fax: (913) 780-5088



CERTIFICATE OF AUTHORIZATION:
KS: E-1897
MO: 2015008897

New Building for:
Summit Point Apartments Phase II
504 NE Chipman Road
Lee's Summit, Missouri 64063



PROJECT NO. : 21202
DATE : 02/07/2022
DRAWN BY : TJS
STAFF
REVIEWED BY :

REVISED:

© BCS Design, Inc. 2019
This drawing is COPYRIGHTED work by BCS Design, Inc. in either electronic or printed form. This drawing may not be photocopied, traced, printed or copied in any manner without the written permission of BCS Design, Inc.

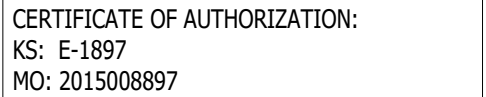
SHEET NO.

S144

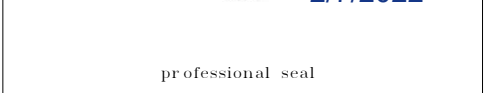
copyright © 2019



WWW.BCSARCHITECTS.COM
19920 West 161st Street
Olathe, Kansas 66062
Phone: (913) 780-4820
Fax: (913) 780-5088



New Building for:
Summit Point Apartments Phase II
504 NE Chipman Road
Lee's Summit, Missouri 64063



PROJECT NO. : 21202
DATE : 02/07/2022
DRAWN BY : TJS
STAFF
REVIEWED BY :

REVISED:

© BCS Design, Inc. 2019
This drawing is COPYRIGHTED work by BCS Design, Inc.
in either electronic or printed form. This drawing may not be
photographed, traced, printed or copied in any manner without
the written permission of BCS Design, Inc.

SHEET NO.

S150

copyright © 2019

SHEET NOTES:

A. REFERENCE SHEET S00x FOR STRUCTURAL GENERAL NOTES. REVIEW NOTES & DETAILS FOR APPLICABILITY.

B. SEE ARCHITECTURAL DRAWING FOR DETAILS & DIMENSIONS NOT SHOWN.

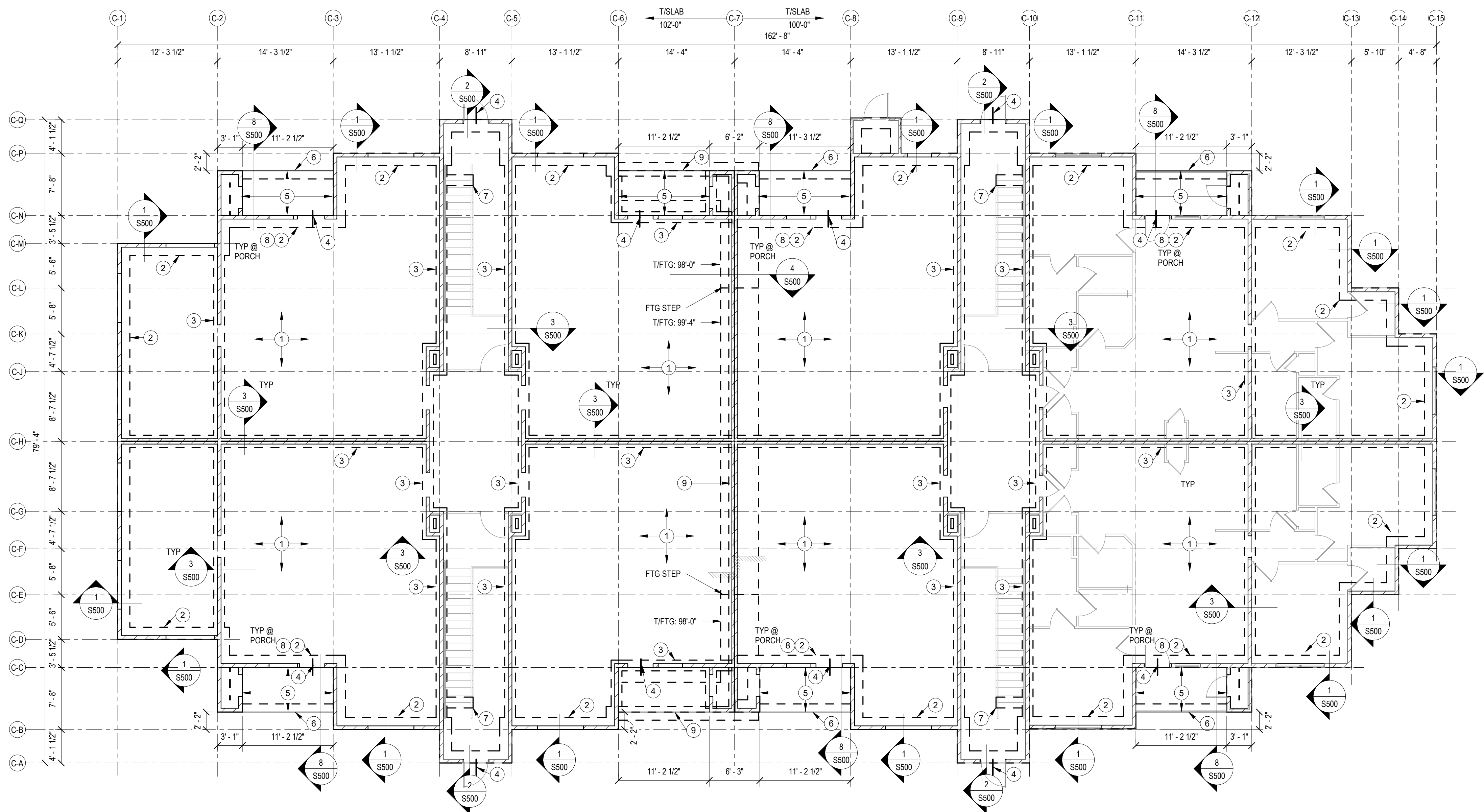
C. REFER TO S00x FOR TYPICAL DETAILS.

D. TISLAB ELEVATION CALLED OUT ON PLAN. COORDINATE WITH CIVIL

E. TOP OF TRENCH FOOTING ELEVATION - 6" BELOW TISLAB ELEVATION. UNDO THE BOTTOM OF ALL EXTERIOR FOOTINGS SHALL BE 3'-0" MIN BELOW GRADE. DEEPEN FOOTINGS AS REQUIRED. GRADE IS GENERALLY 6" BELOW FINISH FLOOR ELEVATION (COORDINATE WITH CIVIL).

PLAN NOTES:

- 1' 4" CONCRETE SLAB ON GRADE. RE: GENERAL NOTES FOR REINFORCING, GRANULAR FILL, VAPOR BARRIER AND JOINTING REQUIREMENTS. PROVIDE ADDITIONAL (2) #3 x 3'-0" EA DIRECTON AT HOLDDOWN LOCATIONS. RE: WALL FRAMING PLAN
- 18" WIDE x 3'-0" DEEP TRENCH FOOTING. REINF W/ (3) #4 CONT TOP AND BOTTOM AND #3 CLOSED TIES @ 18" OC
- 18" WIDE x 1'-0" DEEP THICKENED SLAB. REINF W/ (3) #4 CONT AND #3 TRANSV @ 18" OC
- PROVIDE (3) #4 DOWELS (1'-6") EQ SPACED AT DOORWAYS. DRILL AND EPOXY 6" MIN EMBEDMENT
- 4" THICK EXTERIOR PORCH SLAB. REINF W/ #4 @ 12" OC EA WAY. PROVIDE BOND BREAK AND SEALANT PER ARCH AT INTERSECTION W/ INTERIOR SLAB. PROVIDE #4 CONT AND #4 DOWELS (2'-0"x2'-0") @ 12" OC AROUND PERIMETER
- 12" WIDE x 12" DEEP TURN DOWN. REINF W/ (2) #4 TOP AND BOT
- 16" WIDE x 12" DEEP THICKENED SLAB UNDER STAIR LANDING. RE: TYPICAL DETAILS
- PROVIDE 2" LEDGE FOR EXTERIOR SLAB SUPPORT
- STEM WALL AND CONT WALL FOOTING. RE: 4/S500 AND 7/S500 FOR SIZE & REINF

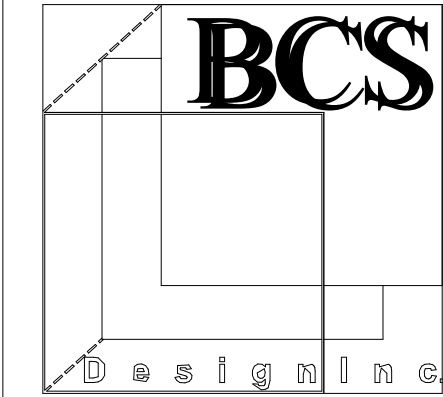


 **1** **FOUNDATION PLAN - BUILDING C1-1**
1/8" = 1'-0"

FRAMING LEGEND

	FOUNDATION
	LOAD BEARING WALL
	SHEAR WALL
	HEADER
	BEAM
	SPAN DIRECTION
	JOIST / TRUSS
	EXTENTS OF JOIST TYPE
	HOLDOWN

© BCS Design, Inc. 2019
This drawing is COPYRIGHTED work by BCS Design, Inc.
in either electronic or printed form. This drawing may not be
photographed, traced, printed or copied in any manner without
the written permission of BCS Design, Inc.



BCS Design, Inc.

WWW.BCSARCHITECTS.COM
19920 West 161st Street
Olathe, Kansas 66062
Phone: (913) 780-4820
Fax: (913) 780-5088



8234 Robinson Street
Overland Park, KS 66204
913-214-2169
stand-sei.com
CERTIFICATE OF AUTHORIZATION:
KS: E-1897
MO: 2015008897

New Building for:
Summit Point Apartments Phase II
504 NE Chipman Road
Lee's Summit, Missouri 64063



PROJECT NO. : 21202
DATE : 02/07/2022
DRAWN BY : TJS
STAFF
REVIEWED BY :

REVISED:
© BCS Design, Inc. 2019
This drawing is COPYRIGHTED work by BCS Design, Inc. in either electronic or printed form. This drawing may not be photocopied, traced, printed or copied in any manner without the written permission of BCS Design, Inc.

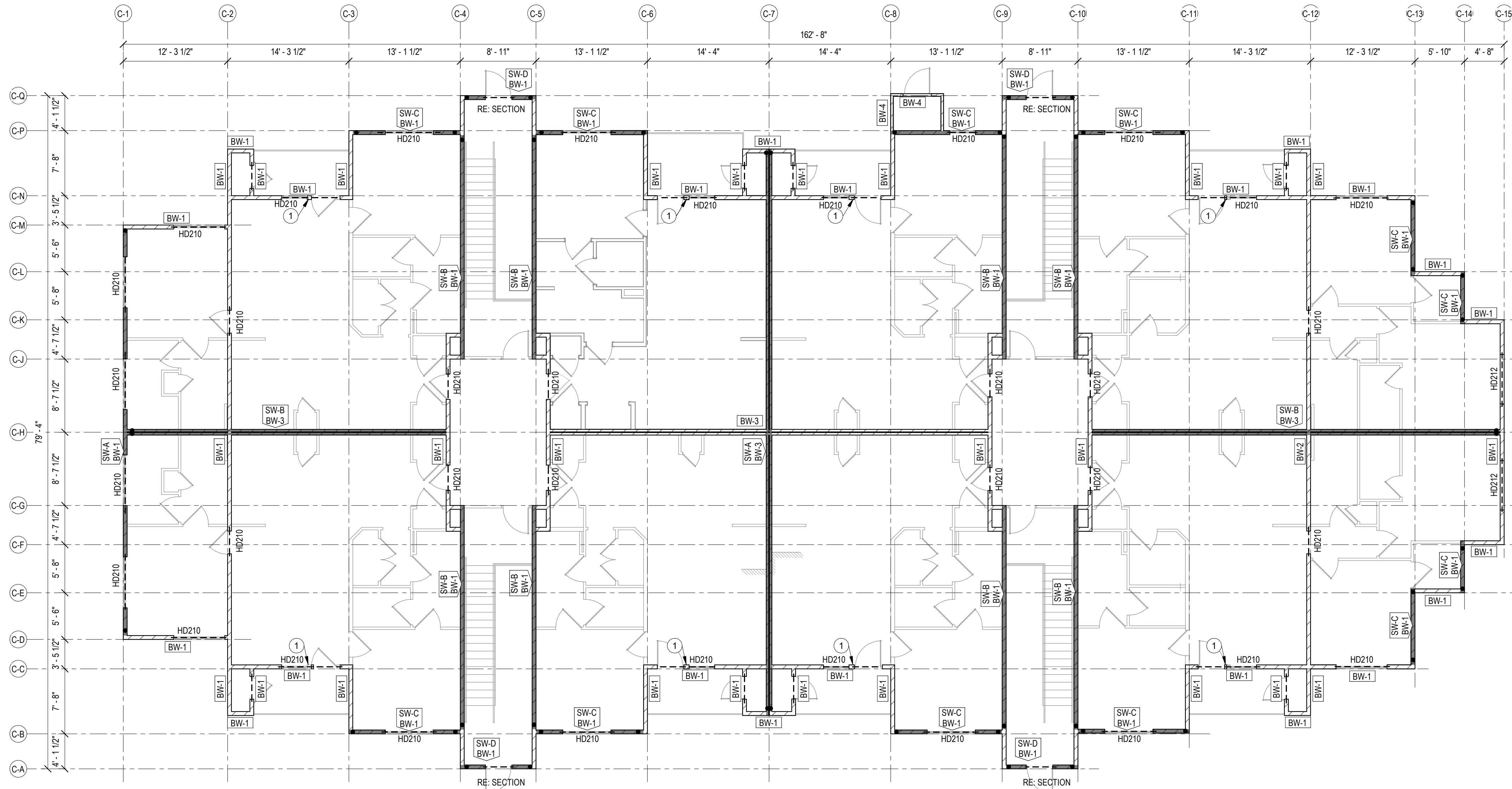
SHEET NO.
S151
copyright © 2019

SHEET NOTES:

- A. REFERENCE SHEET S00x FOR STRUCTURAL GENERAL NOTES. REVIEW NOTES & DETAILS FOR APPLICABILITY.
- B. SEE ARCHITECTURAL DRAWING FOR DETAILS & DIMENSIONS NOT SHOWN.
- C. REFER TO S0xx FOR TYPICAL DETAILS.
- D. DIMENSIONS TO EXTERIOR WALLS AND GRIDS ARE TO FACE OF STUD / EDGE OF SLAB. DIMENSIONS TO INTERIOR WALLS AND GRIDS ARE TO WALL CENTERLINE.
- E. TRUSS BEARING ELEVATION CALLED OUT ON PLAN, UNO.
- F. ALL MULTI-PLY ENGINEERING LUMBER BEAMS ARE DESIGNATED BY NUMBER OF PLYS AND DEPTH (EX: (3) 14" LVL). THE PLYS SHALL BE 1 3/4" WIDTH UNO AND STRENGTH SHALL BE PER THE GENERAL NOTES. BEAMS SHALL BE FASTENED TOGETHER PER THE TYPICAL DETAILS.
- G. BEAM HANGERS ARE DENOTED ON PLANS AS "hxx". REFER TO SCHEDULE ON S060 FOR REQUIREMENTS. WHERE NOT CALLED OUT, CONTACT ENGINEER OR USE HEAVIEST HANGER FOR NUMBER OF PLYS IN BEAMS BEING SUPPORTED.
- H. PROVIDE (3) STUDS MIN BELOW ALL BEAMS, UNO.
- L. HEADERS IN STRUCTURAL WALLS ARE CALLED OUT ON PLANS AS "HDxxx". OPENINGS OF 4'-0" OR LESS ARE (2) 2x8, UNO. RE: TYPICAL DETAIL. HEADERS IN NON-STRUCTURAL WALLS ARE (2) 2x6, UNO.
- M. [SW-x] DENOTES WOOD SHEAR WALLS, RE: S080 FOR SHEAR WALL SCHEDULE. AT DEMISING WALL LOCATIONS, WALL IS A DOUBLE WALL AND EACH WALL IS THE SAME TYPE.
- N. [BW-x] DENOTES WOOD BEARING WALLS, RE: S060 FOR BEARING WALL SCHEDULE. BEARING WALL TYPE IS TYPICAL ALONG EACH GRID LINE, UNO. AT DEMISING WALL LOCATIONS, EACH WALL IS THE SAME TYPE.
- P. ALL NON-STRUCTURAL WALLS ARE 2x4 @ 16" OC, UNO.
- Q. ALL EXTERIOR WOOD TO BE TREATED FOR EXTERIOR USE

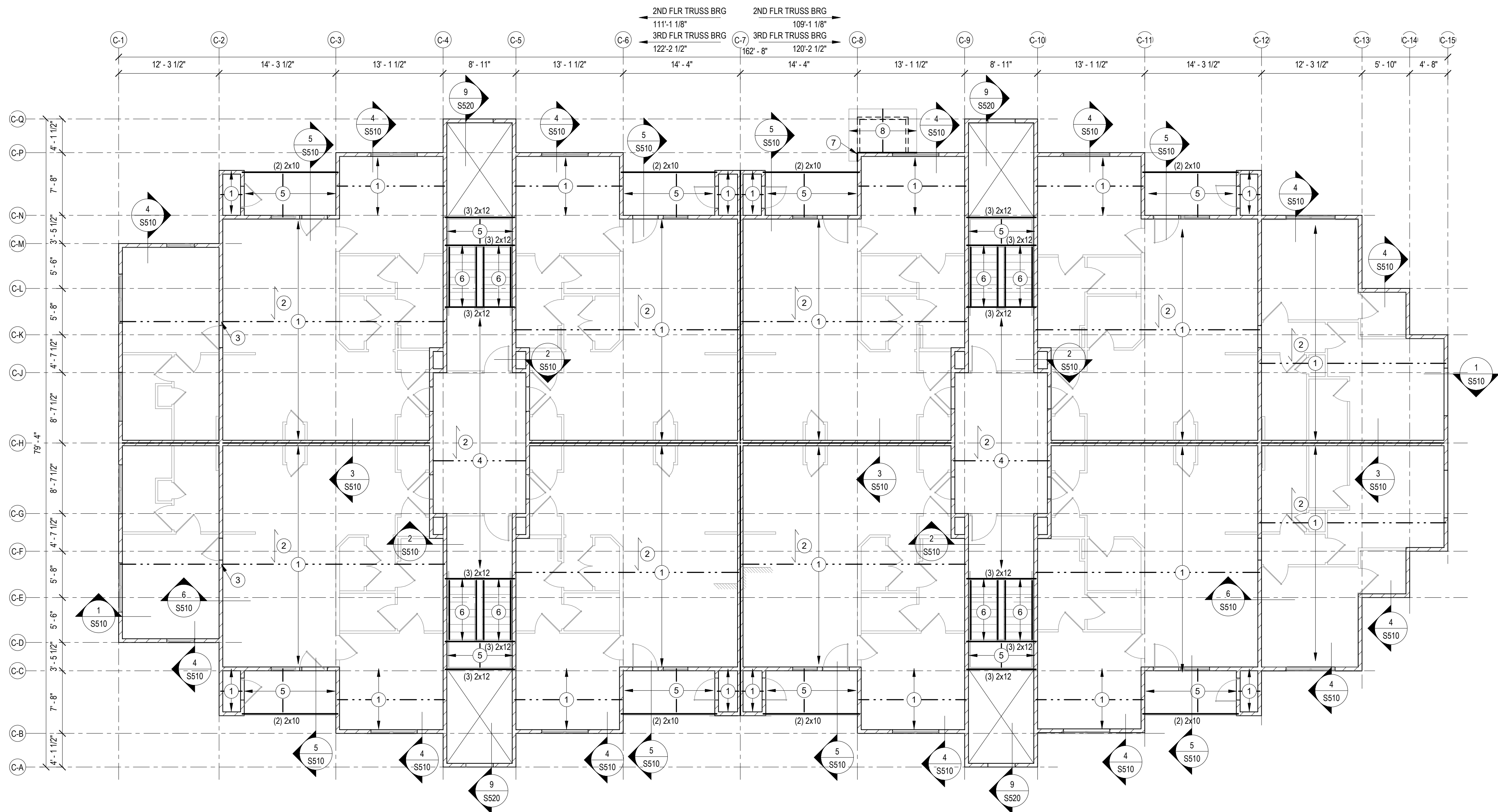
PLAN NOTES:

- 1 PROVIDE (2) STUDS MIN BTWN DOOR & WINDOW



1ST FLOOR WALL FRAMING PLAN - BUILDING C1-1
1/8" = 1'-0"

FRAMING LEGEND	
	FOUNDATION
	LOAD BEARING WALL
	SHEAR WALL
	HEADER
	BEAM
	SPAN DIRECTION
	JOIST / TRUSS
	EXTENTS OF JOIST TYPE
	HOLDOWN



2ND & 3RD FLOOR FRAMING PLAN - BUILDING C1-1

1/8" = 1'-0"

SHEET NOTES:

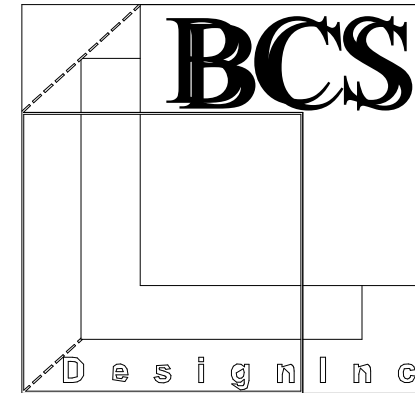
- A. REFERENCE SHEET S00x FOR STRUCTURAL GENERAL NOTES. REVIEW NOTES & DETAILS FOR APPLICABILITY.
- B. SEE ARCHITECTURAL DRAWING FOR DETAILS & DIMENSIONS NOT SHOWN.
- C. REFER TO S00x FOR TYPICAL DETAILS.
- D. DIMENSIONS TO EXTERIOR WALLS AND GRIDS ARE TO FACE OF STUD / EDGE OF SLAB. DIMENSIONS TO INTERIOR WALLS AND GRIDS ARE TO WALL CENTERLINE.
- E. TRUSS BEARING ELEVATION CALLED OUT ON PLAN, UNO.
- F. ALL MULTI-PLY ENGINEERING LUMBER BEAMS ARE DESIGNATED BY NUMBER OF PLYS AND DEPTH (EX: (3) 14" LVL). THE PLYS SHALL BE 1 3/4" WIDTH UNO AND STRENGTH SHALL BE PER THE GENERAL NOTES. BEAMS SHALL BE FASTENED TOGETHER PER THE TYPICAL DETAILS.
- G. BEAM HANGERS ARE DENOTED ON PLANS AS "Hxx". REFER TO SCHEDULE ON S060 FOR REQUIREMENTS. WHERE NOT CALLED OUT, CONTACT ENGINEER OR USE HEAVIEST HANGER FOR NUMBER OF PLYS IN BEAMS BEING SUPPORTED.
- H. PROVIDE (3) STUDS MIN BELOW ALL BEAMS, UNO.
- L. HEADERS IN STRUCTURAL WALLS ARE CALLED OUT ON PLANS AS "HDxxx". OPENINGS OF 4'-0" OR LESS ARE (2) 2x8, UNO, RE: TYPICAL DETAIL. HEADERS IN NON-STRUCTURAL WALLS ARE (2) 2x6, UNO.
- M. [S-W-X] DENOTES WOOD SHEAR WALLS, RE: S060 FOR SHEAR WALL SCHEDULE. AT DEMISING WALL LOCATIONS, WALL IS A DOUBLE WALL AND EACH WALL IS THE SAME TYPE.
- N. [B-W-X] DENOTES WOOD BEARING WALLS, RE: S060 FOR BEARING WALL SCHEDULE. BEARING WALL TYPE IS TYPICAL ALONG EACH GRID LINE, UNO. AT DEMISING WALL LOCATIONS, EACH WALL IS THE SAME TYPE.
- P. ALL NON-STRUCTURAL WALLS ARE 2x4 @ 16" OC, UNO.
- Q. ALL EXTERIOR WOOD TO BE TREATED FOR EXTERIOR USE.

PLAN NOTES:

- 23 1/2" DEEP PRE-ENGINEERED FLOOR TRUSSES @ 19.2" OC BY TRUSS SUPPLIER
- OSB FLOOR SHEATHING W/ 3/4" GYPCRETE TOPPING, RE: GENERAL NOTES FOR SHEATHING THICKNESS AND FASTENING REQUIREMENTS
- PROVIDE SQUASH BLOCKING IN TRUSS @ INTERIOR BEARING WALL LOCATIONS
- 2x10 @ 16" OC DOUBLE EVERY OTHER JOIST
- 2x10 @ 16" OC
- STEEL PAN STAIR BY STAIR SUPPLIER
- 2x8 LEDGER, FASTEN W/ (2) 1/4"x4" SDS SCREWS @ 16" OC
- 2x8 RAFTERS @ 16" OC

FRAMING LEGEND

- FOUNDATION
- LOAD BEARING WALL
- SHEAR WALL
- HEADER
- BEAM
- SPAN DIRECTION
- JOIST / TRUSS
- EXTENTS OF JOIST TYPE
- HOLDOWN



BCS Design, Inc.

WWW.BCSARCHITECTS.COM

19920 West 161st Street
Olathe, Kansas 66062
Phone: (913) 780-4820
Fax: (913) 780-5088



CERTIFICATE OF AUTHORIZATION:
KS: E-1897
MO: 2015008897

New Building for: Summit Point Apartments Phase II

504 NE Chipman Road
Lee's Summit, Missouri 64063



professional seal

PROJECT NO. : 21202
DATE : 02/07/2022
DRAWN BY : TJS
STAFF
REVIEWED BY :

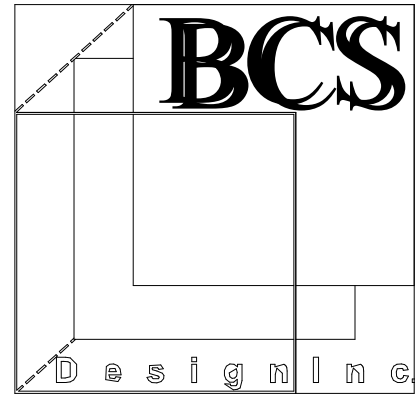
REVISED:

© BCS Design, Inc. 2019
This drawing is COPYRIGHTED work by BCS Design, Inc. in either electronic or printed form. This drawing may not be photocopied, traced, printed or copied in any manner without the written permission of BCS Design, Inc.

SHEET NO.

S152

copyright © 2019



BCS Design, Inc.

WWW.BCSARCHITECTS.COM
19920 West 161st Street
Olathe, Kansas 66062
Phone: (913) 780-4820
Fax: (913) 780-5088



CERTIFICATE OF AUTHORIZATION:
KS: E-1897
MO: 2015008897

New Building for:
Summit Point Apartments Phase II
504 NE Chipman Road
Lee's Summit, Missouri 64063



PROJECT NO. : 21202
DATE : 02/07/2022
DRAWN BY : TJS
STAFF
REVIEWED BY :

REVISED:

© BCS Design, Inc. 2019
This drawing is COPYRIGHTED work by BCS Design, Inc. in either electronic or printed form. This drawing may not be photocopied, traced, printed or copied in any manner without the written permission of BCS Design, Inc.

SHEET NO.

S153

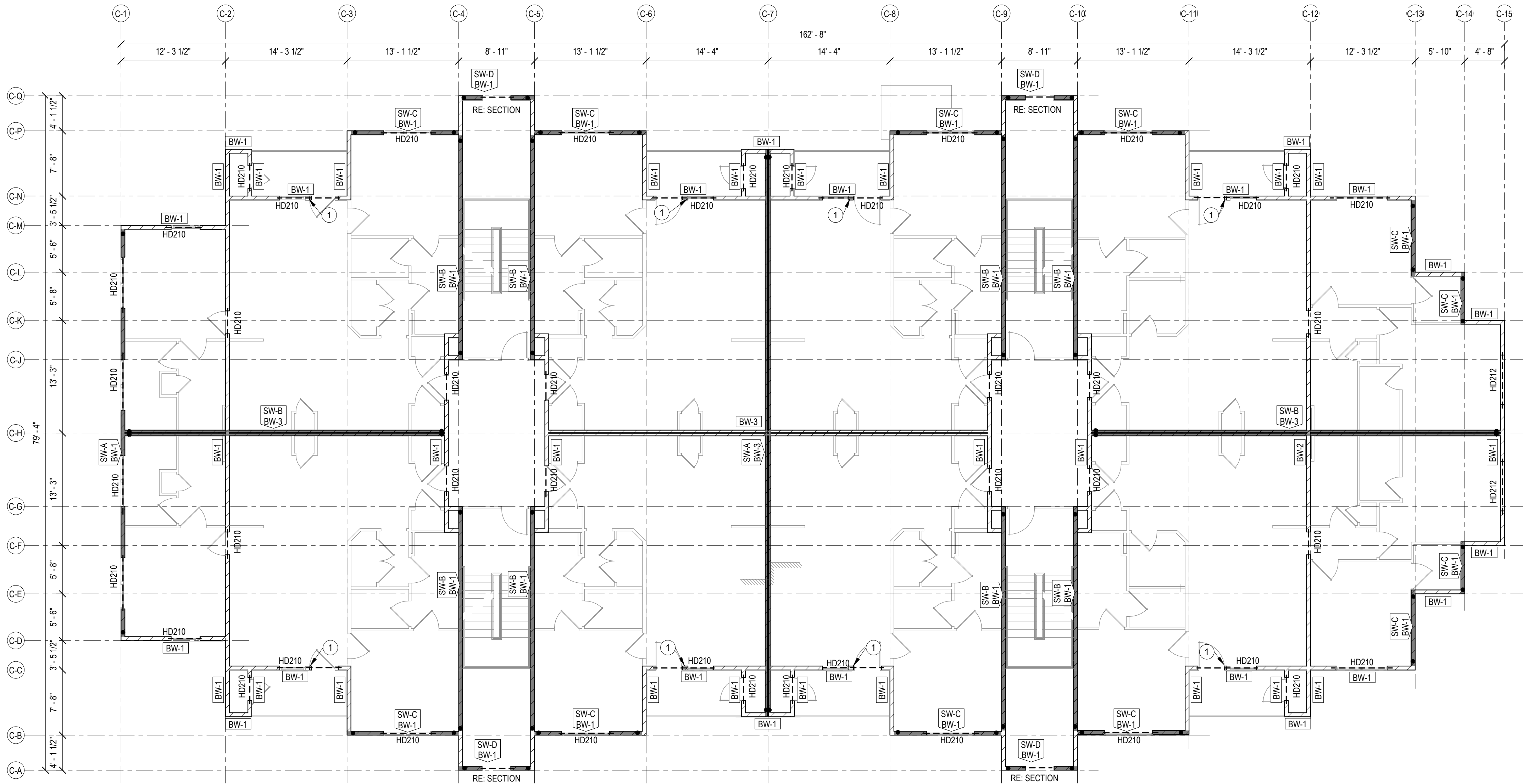
copyright © 2019

SHEET NOTES:

- A. REFERENCE SHEET S00x FOR STRUCTURAL GENERAL NOTES. REVIEW NOTES & DETAILS FOR APPLICABILITY.
- B. SEE ARCHITECTURAL DRAWING FOR DETAILS & DIMENSIONS NOT SHOWN.
- C. REFER TO S0xx FOR TYPICAL DETAILS.
- D. DIMENSIONS TO EXTERIOR WALLS AND GRIDS ARE TO FACE OF STUD / EDGE OF SLAB. DIMENSIONS TO INTERIOR WALLS AND GRIDS ARE TO WALL CENTERLINE.
- E. TRUSS BEARING ELEVATION CALLED OUT ON PLAN, UNO.
- F. ALL MULTI-PLY ENGINEERING LUMBER BEAMS ARE DESIGNATED BY NUMBER OF PLYS AND DEPTH (EX: (3) 14" LVL). THE PLYS SHALL BE 1 3/4" WIDTH UNO AND STRENGTH SHALL BE PER THE GENERAL NOTES. BEAMS SHALL BE FASTENED TOGETHER PER THE TYPICAL DETAILS.
- G. BEAM HANGERS ARE DENOTED ON PLANS AS "hxx". REFER TO SCHEDULE ON S060 FOR REQUIREMENTS, WHERE NOT CALLED OUT, CONTACT ENGINEER OR USE HEAVIEST HANGER FOR NUMBER OF PLYS IN BEAMS BEING SUPPORTED.
- H. PROVIDE (3) STUDS MIN BELOW ALL BEAMS, UNO.
- L. HEADERS IN STRUCTURAL WALLS ARE CALLED OUT ON PLANS AS "HDxxx". OPENINGS OF 4'-0" OR LESS ARE (2) 2x8, UNO, RE: TYPICAL DETAIL. HEADERS IN NON-STRUCTURAL WALLS ARE (2) 2x8, UNO.
- M. [SW-x] DENOTES WOOD SHEAR WALLS, RE: S060 FOR SHEAR WALL SCHEDULE. AT DEMISING WALL LOCATIONS, WALL IS A DOUBLE WALL AND EACH WALL IS THE SAME TYPE.
- N. [BW-x] DENOTES WOOD BEARING WALLS, RE: S060 FOR BEARING WALL SCHEDULE. BEARING WALL TYPE IS TYPICAL ALONG EACH GRID LINE, UNO. AT DEMISING WALL LOCATIONS, EACH WALL IS THE SAME TYPE.
- P. ALL NON-STRUCTURAL WALLS ARE 2x4 @ 16" OC, UNO.
- Q. ALL EXTERIOR WOOD TO BE TREATED FOR EXTERIOR USE

PLAN NOTES:

- 1 PROVIDE (2) STUDS MIN BTWN DOOR & WINDOW

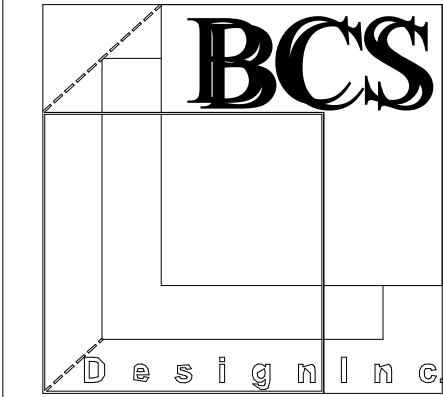


2ND & 3RD WALL FRAMING PLAN - BUILDING C1-1

1/8" = 1'-0"

FRAMING LEGEND

- FOUNDATION
- LOAD BEARING WALL
- SHEAR WALL
- HEADER
- BEAM
- SPAN DIRECTION
- JOIST / TRUSS
- EXTENTS OF JOIST TYPE
- HOLDOWN



BCS Design, Inc.

WWW.BCSARCHITECTS.COM
19920 West 161st Street
Olathe, Kansas 66062
Phone: (913) 780-4820
Fax: (913) 780-5088



New Building for:
Summit Point Apartments Phase II
504 NE Chipman Road
Lee's Summit, Missouri 64063



PROJECT NO. : 21202
DATE : 02/07/2022
DRAWN BY : TJS
STAFF
REVIEWED BY :

REVISED:
© BCS Design, Inc. 2019
This drawing is COPYRIGHTED work by BCS Design, Inc. in either electronic or printed form. This drawing may not be photocopied, traced, printed or copied in any manner without the written permission of BCS Design, Inc.

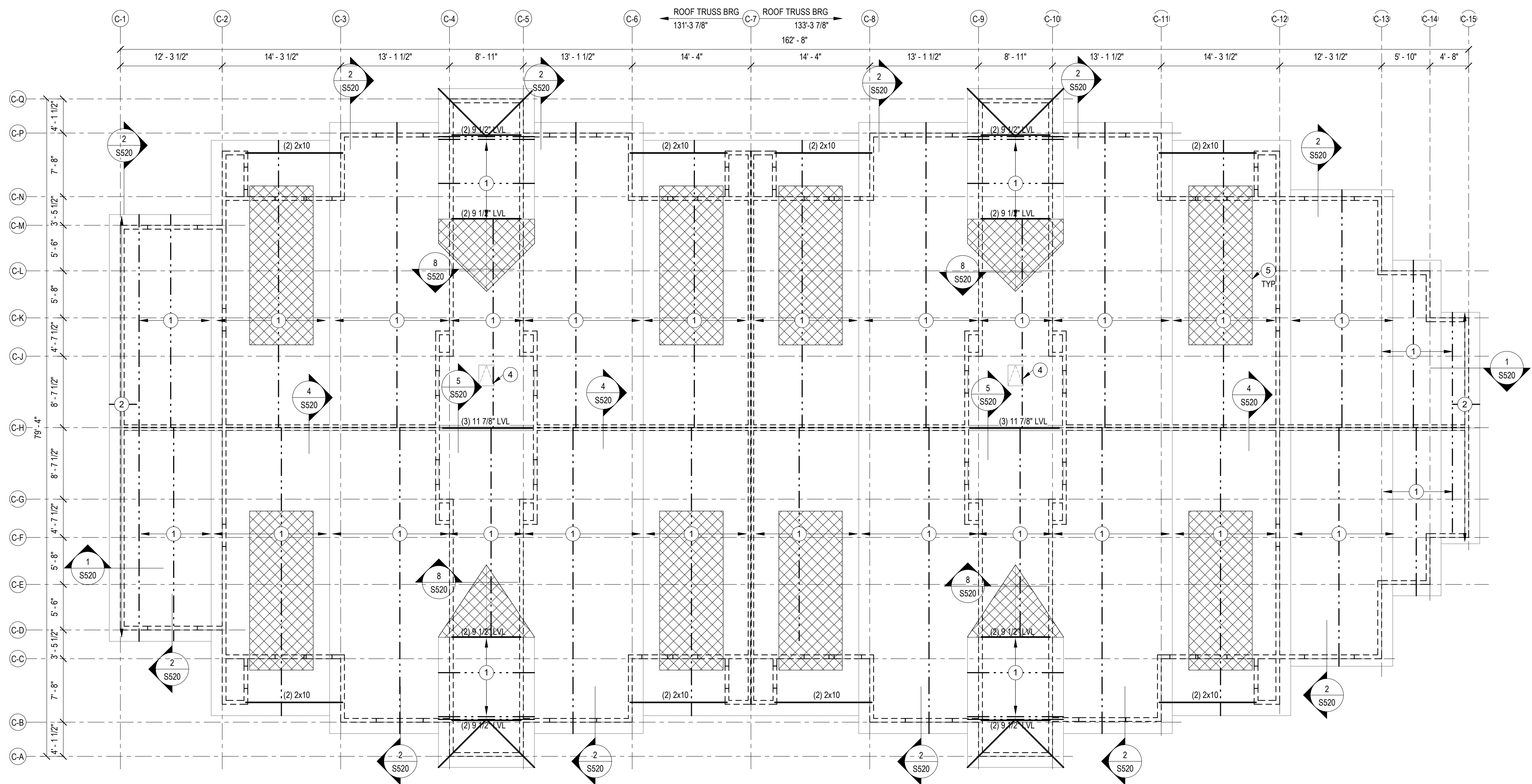
SHEET NO.
S154
copyright © 2019

SHEET NOTES:

- A. REFERENCE SHEET S00x FOR STRUCTURAL GENERAL NOTES. REVIEW NOTES & DETAILS FOR APPLICABILITY.
- B. SEE ARCHITECTURAL DRAWING FOR DETAILS & DIMENSIONS NOT SHOWN.
- C. REFER TO S0xx FOR TYPICAL FRAMING DETAILS.
- D. DIMENSIONS TO EXTERIOR WALLS AND GRIDS ARE TO FACE OF STUD / EDGE OF SLAB. DIMENSIONS TO INTERIOR WALLS AND GRIDS ARE TO CENTERLINE.
- E. TRUSS BEARING ELEVATION CALLED OUT ON PLAN, UNO.
- F. ALL MULTI-PLY ENGINEERING LUMBER BEAMS ARE DESIGNATED BY NUMBER OF PLYS AND DEPTH (EX: (3) 14" LVL). THE PLYS SHALL BE 1 3/4" WIDTH UNO AND STRENGTH SHALL BE PER THE GENERAL NOTES. BEAMS SHALL BE FASTENED TOGETHER PER THE TYPICAL DETAILS.
- G. BEAM HANGERS ARE DENOTED ON PLANS AS "Hxx". REFER TO SCHEDULE ON S060 FOR REQUIREMENTS. WHERE NOT CALLED OUT, CONTACT ENGINEER OR USE HEAVIEST HANGER FOR NUMBER OF PLYS IN BEAMS BEING SUPPORTED.
- H. PROVIDE (3) STUDS MIN BELOW ALL BEAMS, UNO.
- J. ALL EXTERIOR WOOD TO BE TREATED FOR EXTERIOR USE

PLAN NOTES:

- 1 PRE-ENGINEERED ROOF TRUSS @ 24" OC BY TRUSS SUPPLIER W/ 5/8" OSB SHEATHING
- 2 2x6 OUTRIGGERS @ 24" OC
- 3 GIRDER TRUSS
- 4 ROOF HATCH RE: ARCH
- 5 OVERBUILD FRAMING BY TRUSS SUPPLIER

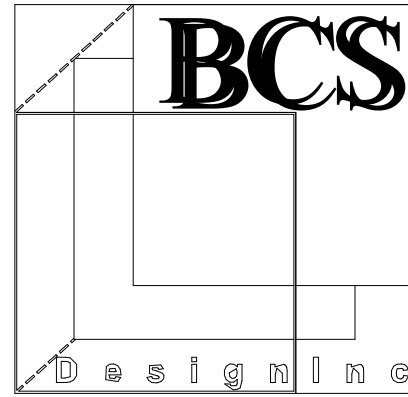


ROOF FRAMING PLAN - BUILDING C1-1

1/8" = 1'-0"

FRAMING LEGEND

- FOUNDATION
- LOAD BEARING WALL
- SHEAR WALL
- HEADER
- BEAM
- SPAN DIRECTION
- JOIST / TRUSS
- EXTENTS OF JOIST TYPE
- HOLDOWN



BCS Design, Inc.

WWW.BCSARCHITECTS.COM
19920 West 161st Street
Olathe, Kansas 66062
Phone: (913) 780-4820
Fax: (913) 780-5088



8234 Robinson Street
Overland Park, KS 66204
913-214-2169
stand-steel.com
CERTIFICATE OF AUTHORIZATION:
KS: E-1897
MO: 2015008897

New Building for:
Summit Point Apartments Phase II
504 NE Chipman Road
Lee's Summit, Missouri 64063



PROJECT NO. : 21202
DATE : 02/07/2022
DRAWN BY : TJS
STAFF
REVIEWED BY :

REVISED:

© BCS Design, Inc. 2019
This drawing is COPYRIGHTED work by BCS Design, Inc. in either electronic or printed form. This drawing may not be photocopied, traced, printed or copied in any manner without the written permission of BCS Design, Inc.

SHEET NO.

S160

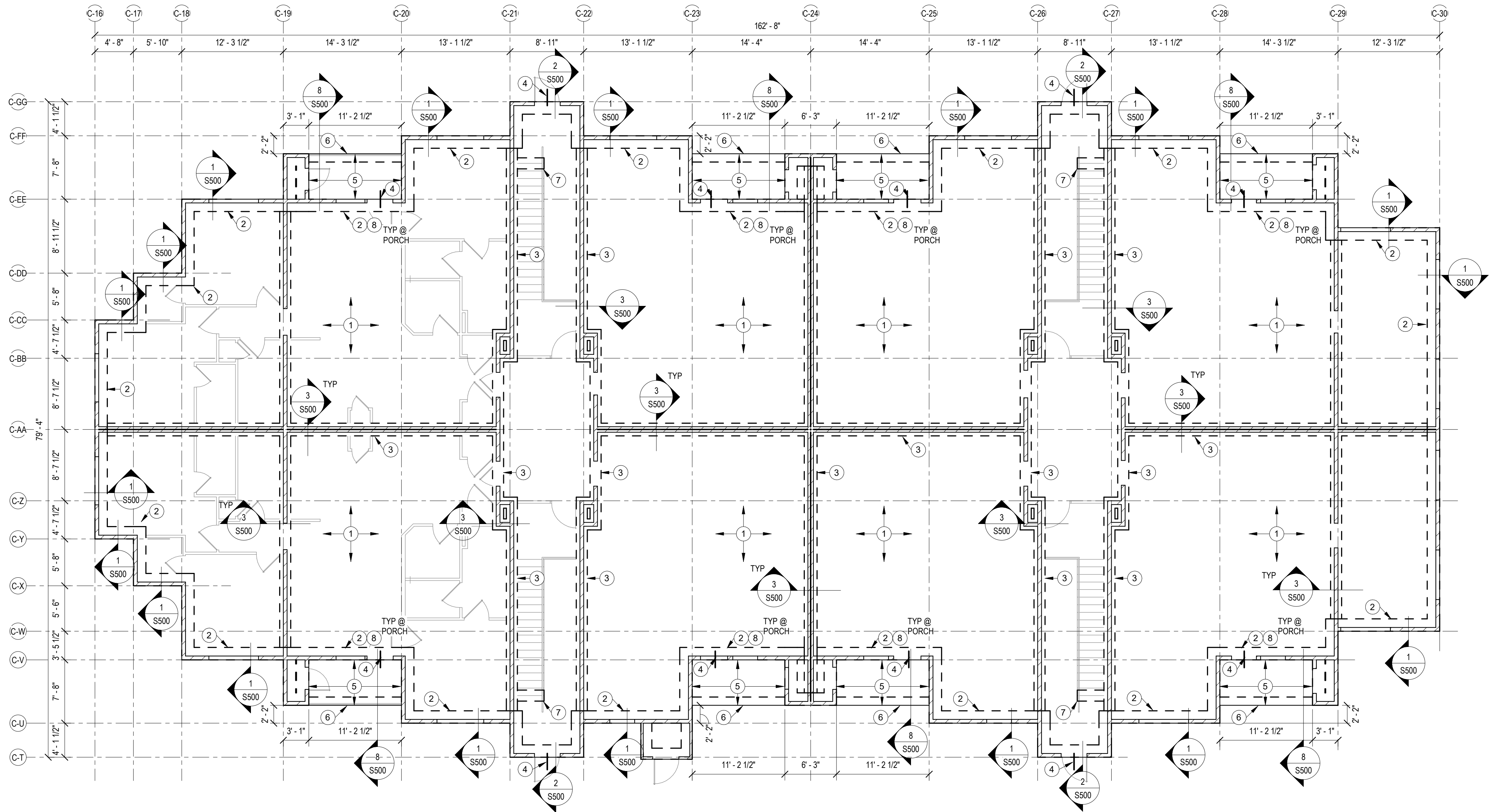
copyright © 2019

SHEET NOTES:

- A. REFERENCE SHEET S00x FOR STRUCTURAL GENERAL NOTES, REVIEW NOTES & DETAILS FOR APPLICABILITY.
- B. SEE ARCHITECTURAL DRAWING FOR DETAILS & DIMENSIONS NOT SHOWN.
- C. REFER TO S00x FOR TYPICAL DETAILS.
- D. T/SLAB = 100'-0". COORDINATE WITH CIVIL.
- E. TOP OF TRENCH FOOTING ELEVATION = 8" BELOW T/SLAB ELEVATION, UNO. THE BOTTOM OF ALL EXTERIOR FOOTINGS SHALL BE 3'-0" MIN BELOW GRADE. DEEPEN FOOTINGS AS REQUIRED. GRADE IS GENERALLY 6" BELOW FINISH FLOOR ELEVATION (COORDINATE WITH CIVIL).
- F. DIMENSIONS TO EXTERIOR WALLS AND GRIDS ARE TO FACE OF STUD / EDGE OF SLAB. DIMENSIONS TO INTERIOR WALLS AND GRIDS ARE TO WALL CENTERLINE.

PLAN NOTES:

- ① 4" CONCRETE SLAB ON GRADE. RE: GENERAL NOTES FOR REINFORCING. GRANULAR FILL. VAPOR BARRIER AND JOINTING REQUIREMENTS. PROVIDE ADDITIONAL (2) #3 x 3'-0" EA DIRECTON AT HOLDOWN LOCATIONS. RE: WALL FRAMING PLAN
- ② 18" WIDE x 3'-0" DEEP TRENCH FOOTING. REINF W/ (3) #4 CONT TOP AND BOTTOM AND #3 CLOSED TIES @ 18" OC
- ③ 18" WIDE x 1'-0" DEEP THICKENED SLAB. REINF W/ (3) #4 CONT AND #3 TRANSV @ 18" OC
- ④ PROVIDE (3) #4 DOWELS (2'-0") EQ SPACED AT DOORWAYS. DRILL AND EPOXY. 6" MIN EMBEDMENT
- ⑤ 4" THICK EXTERIOR PORCH SLAB. REINF W/ #4 @ 12" OC EA WAY. PROVIDE BONDBREAK AND SEALANT PER ARCH AT INTERSECTION W/ INTERIOR SLAB. PROVIDE #4 CONT AND #4 DOWELS (2'-0"x2'-0") @ 12" OC AROUND PERIMETER
- ⑥ 12" WIDE x 12" DEEP TURN DOWN. REINF W/ (2) #4 TOP AND BOT
- ⑦ 16" WIDE x 12" DEEP THICKENED SLAB UNDER STAIR LANDING. RE: TYPICAL DETAILS
- ⑧ PROVIDE 2" LEDGE FOR EXTERIOR SLAB SUPPORT



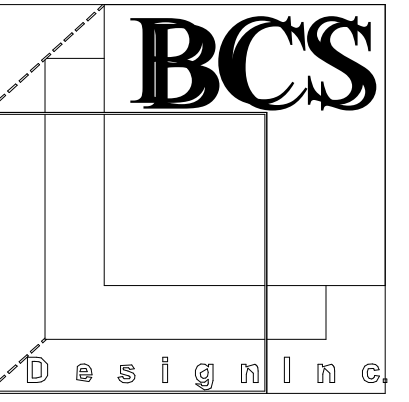
1

FOUNDATION PLAN - BUILDING C1-2

1/8" = 1'-0"

FRAMING LEGEND

- FOUNDATION
- LOAD BEARING WALL
- SHEAR WALL
- HEADER
- BEAM
- SPAN DIRECTION
- JOIST / TRUSS
- EXTENTS OF JOIST TYPE
- HOLDOWN



BCS Design, Inc.

WWW.BCSARCHITECTS.COM
19920 West 161st Street
Olathe, Kansas 66062
Phone: (913) 780-4820
Fax: (913) 780-5088



CERTIFICATE OF AUTHORIZATION:
 E-1897
 2015008897

SHEET NOTES:

A. REFERENCE SHEET S00x FOR STRUCTURAL GENERAL NOTES. REVIEW NOTES & DETAILS FOR APPLICABILITY.

B. SEE ARCHITECTURAL DRAWING FOR DETAILS & DIMENSIONS NOT SHOWN.

C. REFER TO S0xx FOR TYPICAL DETAILS.

D. DIMENSIONS TO EXTERIOR WALLS AND GRIDS ARE TO FACE OF STUD / EDGE OF SLAB.
DIMENSIONS TO INTERIOR WALLS AND GRIDS ARE TO WALL CENTERLINE.

E. 2ND FLOOR TRUSS BEARING = 109'-1 1/8", UNO.
3RD FLOOR TRUSS BEARING = 120'-2 1/2", UNO.

F. ALL MULTI-PLY ENGINEERING LUMBER BEAMS ARE DESIGNATED BY NUMBER OF PLYS AND DEPTH (EX: (3) 14" LVL). THE PLYS SHALL BE 1 3/4" WIDTH UNO AND STRENGTH SHALL BE PER THE GENERAL NOTES. BEAMS SHALL BE FASTENED TOGETHER PER THE TYPICAL DETAILS.

G. BEAM HANGERS ARE DENOTED ON PLANS AS "Hxx". REFER TO SCHEDULE ON S060 FOR REQUIREMENTS. WHERE NOT CALLED OUT, CONTACT ENGINEER OR USE HEAVIEST HANGER FOR NUMBER OF PLYS IN BEAMS BEING SUPPORTED.

H. PROVIDE (3) STUDS MIN BELOW ALL BEAMS, UNO.

L. HEADERS IN STRUCTURAL WALLS ARE CALLED OUT ON PLANS AS "HDxxx". OPENINGS OF 4'-0" OR LESS ARE (2) 2x8, UNO, RE: TYPICAL DETAIL. HEADERS IN NON-STRUCTURAL WALLS ARE (2) 2x6 UNO.

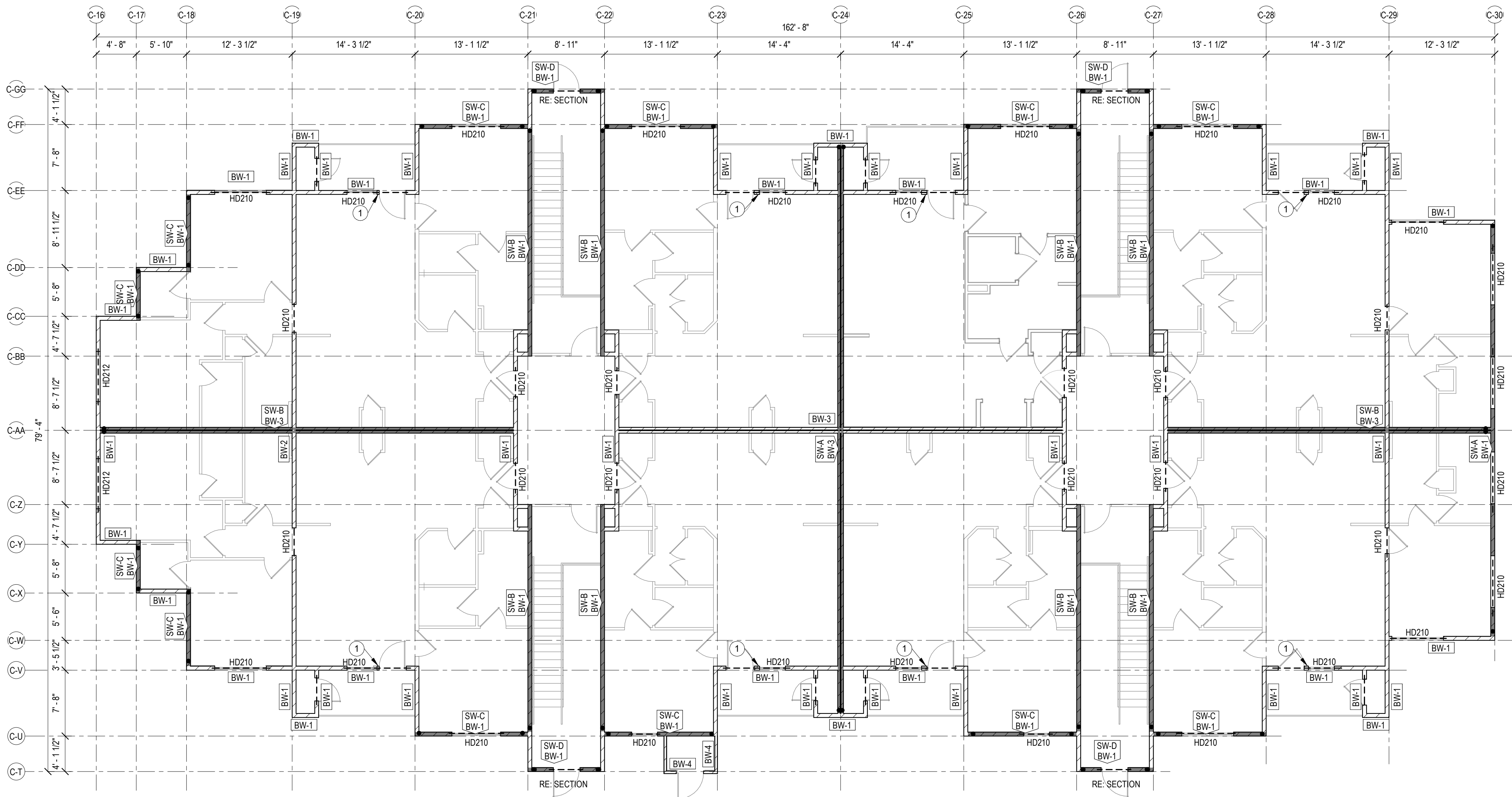
M. **SW-x** DENOTES WOOD SHEAR WALLS, RE: S060 FOR SHEAR WALL SCHEDULE. AT DEMISING WALL LOCATIONS, WALL IS A DOUBLE WALL AND EACH WALL IS THE SAME TYPE.

N. [BW-x] DENOTES WOOD BEARING WALLS, RE: S060 FOR BEARING WALL SCHEDULE. BEARING WALL TYPE IS TYPICAL ALONG EACH GRID LINE, UNO. AT DEMISING WALL LOCATIONS, EACH WALL IS THE SAME TYPE.

P. ALL NON-STRUCTURAL WALLS ARE 2x4 @ 16" OC, UNO.

PLAN NOTES:

1) PROVIDE (2) STUDS MIN BTWN DOOR & WINDOW



1ST FLOOR WALL FRAMING PLAN - BUILDING C1-2

$$1/8'' = 1'-0''$$

FRAMING LEGEND

	FOUNDATION
	LOAD BEARING WALL
	SHEAR WALL
	HEADER
	BEAM
	SPAN DIRECTION
	JOIST / TRUSS
	EXTENTS OF JOIST TYPE
	HOLDOWN

OBJECT NO. : 21202
DATE : 02/07/2022
DRAWN BY : TJS
AFF
VIEWED BY :

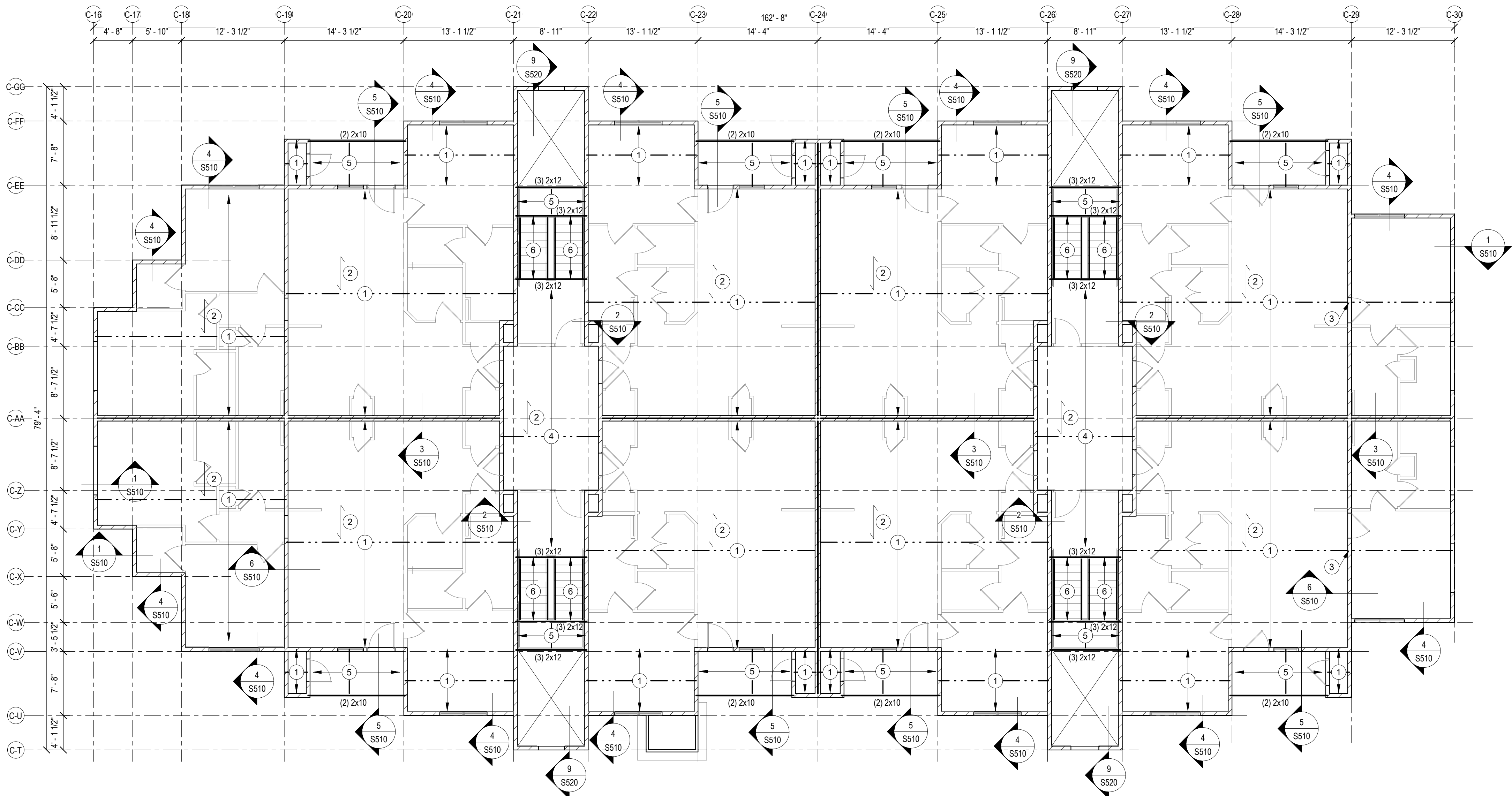
WISED:

© BCS Design, Inc. 2019
drawing is COPYRIGHTED work by BCS Design, Inc.
in any electronic or printed form. This drawing may not be
reproduced, graphed, traced, printed or copied in any manner without
the written permission of BCS Design, Inc.

ET NO.

S161

copyright © 2019



2ND & 3RD FLOOR FRAMING PLAN - BUILDING C1-2

1/8" = 1'-0"

SHEET NOTES:

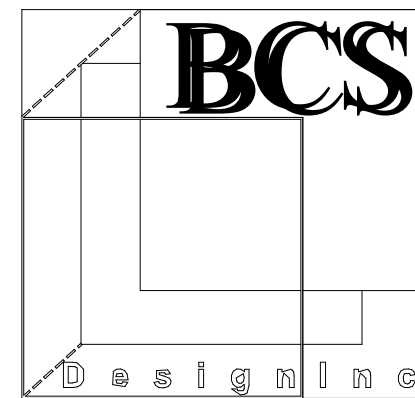
- A. REFERENCE SHEET S00x FOR STRUCTURAL GENERAL NOTES. REVIEW NOTES & DETAILS FOR APPLICABILITY.
- B. SEE ARCHITECTURAL DRAWING FOR DETAILS & DIMENSIONS NOT SHOWN.
- C. REFER TO S00x FOR TYPICAL DETAILS.
- D. DIMENSIONS TO EXTERIOR WALLS AND GRIDS ARE TO FACE OF STUD / EDGE OF SLAB. DIMENSIONS TO INTERIOR WALLS AND GRIDS ARE TO WALL CENTERLINE.
- E. 2ND FLOOR TRUSS BEARING = 109'-1 1/8", UNO.
3RD FLOOR TRUSS BEARING = 120'-2 1/2", UNO.
- F. ALL MULTI-PLY ENGINEERING LUMBER BEAMS ARE DESIGNATED BY NUMBER OF PLYS AND DEPTH (EX: (3) 14" LVL). THE PLYS SHALL BE 1 3/4" WIDTH UNO AND STRENGTH SHALL BE PER THE GENERAL NOTES. BEAMS SHALL BE FASTENED TOGETHER PER THE TYPICAL DETAILS.
- G. BEAM HANGERS ARE DENOTED ON PLANS AS "hxx". REFER TO SCHEDULE ON S060 FOR REQUIREMENTS. WHERE NOT CALLED OUT, CONTACT ENGINEER OR USE HEAVIEST HANGER FOR NUMBER OF PLYS IN BEAMS BEING SUPPORTED.
- H. PROVIDE (3) STUDS MIN BELOW ALL BEAMS, UNO.
- L. HEADERS IN STRUCTURAL WALLS ARE CALLED OUT ON PLANS AS "HDxxx". OPENINGS OF 4'-0" OR LESS ARE (2) 2x8, UNO. RE: TYPICAL DETAIL. HEADERS IN NON-STRUCTURAL WALLS ARE (2) 2x6, UNO.
- M. [SW-x] DENOTES WOOD SHEAR WALLS, RE: S060 FOR SHEAR WALL SCHEDULE. AT DEMISING WALL LOCATIONS, WALL IS A DOUBLE WALL AND EACH WALL IS THE SAME TYPE.
- N. [BW-x] DENOTES WOOD BEARING WALLS, RE: S060 FOR BEARING WALL SCHEDULE. BEARING WALL TYPE IS TYPICAL ALONG EACH GRID LINE, UNO. AT DEMISING WALL LOCATIONS, EACH WALL IS THE SAME TYPE.
- P. ALL NON-STRUCTURAL WALLS ARE 2x4 @ 16" OC, UNO.

PLAN NOTES:

- 23 1/2" DEEP PRE-ENGINEERED FLOOR TRUSSES @ 19.2" OC BY TRUSS SUPPLIER
- OSB FLOOR SHEATHING W/ 3/4" GYPCRETE TOPPING, RE: GENERAL NOTES FOR SHEATHING THICKNESS AND FASTENING REQUIREMENTS
- PROVIDE SQUASH BLOCKING IN TRUSS @ INTERIOR BEARING WALL LOCATIONS
- 2x10 @ 16" OC DOUBLE EVERY OTHER JOIST
- 2x10 @ 16" OC
- STEEL PAN STAIR BY STAIR SUPPLIER
- 2x8 LEDGER. FASTEN W/ (2) 1/4"x4" SDS SCREWS @ 16" OC
- 2x8 RAFTERS @ 16" OC

FRAMING LEGEND

- | | |
|--|-----------------------|
| | FOUNDATION |
| | LOAD BEARING WALL |
| | SHEAR WALL |
| | HEADER |
| | BEAM |
| | SPAN DIRECTION |
| | JOIST / TRUSS |
| | EXTENTS OF JOIST TYPE |
| | HOLDOWN |



BCS Design, Inc.

WWW.BCSARCHITECTS.COM

19920 West 161st Street
Olathe, Kansas 66062
Phone: (913) 780-4820
Fax: (913) 780-5088



CERTIFICATE OF AUTHORIZATION:
KS: E-1897
MO: 2015008897

New Building for: Summit Point Apartments Phase II

504 NE Chipman Road
Lee's Summit, Missouri 64063

PROJECT NO. : 21202
DATE : 02/07/2022
DRAWN BY : TJS
STAFF
REVIEWED BY :

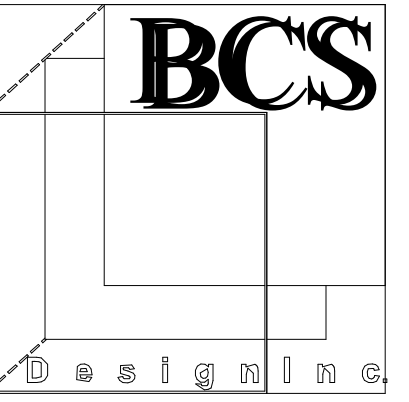
REVISED:

This drawing is COPYRIGHTED work by BCS Design, Inc. in either electronic or printed form. This drawing may not be photocopied, traced, printed or copied in any manner without the written permission of BCS Design, Inc.

SHEET NO.

S162

copyright © 2019



BCS Design, Inc.

WWW.BCSARCHITECTS.COM
19920 West 161st Street
Olathe, Kansas 66062
Phone: (913) 780-4820
Fax: (913) 780-5088



CERTIFICATE OF AUTHORIZATION:
 E-1897
 2015008897

NEW Building 101.
Summit Point Apartments Phase II
504 NE Chipman Road
Lee's Summit, Missouri 64063



OBJECT NO. : 21202
 DATE : 02/07/2022
 DRAWN BY : TJS
 AFF
 REVIEWED BY :

ADVISED:

© BCS Design, Inc. 2019
drawing is COPYRIGHTED work by BCS Design, Inc.
her electronic or printed form. This drawing may not be
graphed, traced, printed or copied in any manner without
the written permission of BCS Design, Inc.

ET NO.

S163

copyright © 2019

SHEET NOTES:

A. REFERENCE SHEET S00x FOR STRUCTURAL GENERAL NOTES, REVIEW NOTES & DETAILS FOR APPLICABILITY.

B. SEE ARCHITECTURAL DRAWING FOR DETAILS & DIMENSIONS NOT SHOWN.

C. REFER TO S0xx FOR TYPICAL DETAILS.

D. DIMENSIONS TO EXTERIOR WALLS AND GRIDS ARE TO FACE OF STUD / EDGE OF SLAB.
DIMENSIONS TO INTERIOR WALLS AND GRIDS ARE TO WALL CENTERLINE.

E. 2ND FLOOR TRUSS BEARING = 109'-1 1/8", UNO.
3RD FLOOR TRUSS BEARING = 120'-2 1/2", UNO.

F. ALL MULTI-PLY ENGINEERING LUMBER BEAMS ARE DESIGNATED BY NUMBER OF PLYS AND DEPTH (EX: (3) 14" LVL). THE PLYS SHALL BE 1 3/4" WIDTH UNO AND STRENGTH SHALL BE PER THE GENERAL NOTES. BEAMS SHALL BE FASTENED TOGETHER PER THE TYPICAL DETAILS.

G. BEAM HANGERS ARE DENOTED ON PLANS AS "Hxx". REFER TO SCHEDULE ON S060 FOR REQUIREMENTS. WHERE NOT CALLED OUT, CONTACT ENGINEER OR USE HEAVIEST HANGER FOR NUMBER OF PLYS IN BEAMS BEING SUPPORTED.

H. PROVIDE (3) STUDS MIN BELOW ALL BEAMS, UNO.

L. HEADERS IN STRUCTURAL WALLS ARE CALLED OUT ON PLANS AS "HDxxx". OPENINGS OF 4'-0" OR LESS ARE (2) 2x8, UNO, RE: TYPICAL DETAIL. HEADERS IN NON-STRUCTURAL WALLS ARE (2) 2x6 UNO.

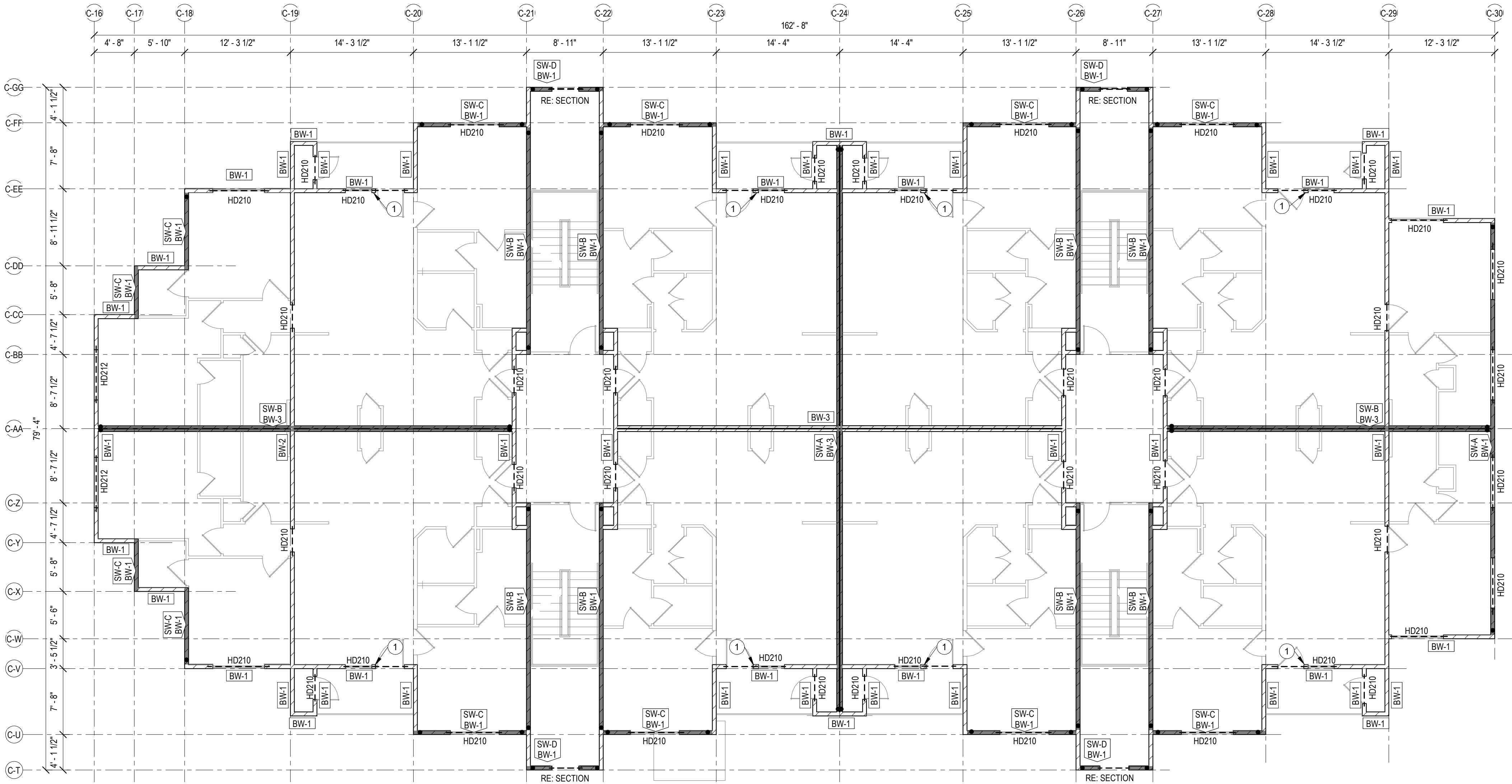
M. SW-x DENOTES WOOD SHEAR WALLS, RE: S060 FOR SHEAR WALL SCHEDULE. AT DEMISING WALL LOCATIONS, WALL IS A DOUBLE WALL AND EACH WALL IS THE SAME TYPE.

N. [BW-x] DENOTES WOOD BEARING WALLS, RE: S060 FOR BEARING WALL SCHEDULE. BEARING WALL TYPE IS TYPICAL ALONG EACH GRID LINE, UNO. AT DEMISING WALL LOCATIONS, EACH WALL IS THE SAME TYPE.

P. ALL NON-STRUCTURAL WALLS ARE 2x4 @ 16" OC, UNO.

PLAN NOTES:

① PROVIDE (2) STUDS MIN BTWN DOOR & WINDOW



2ND & 3RD WALL FRAMING PLAN - BUILDING C1-2

$$1/8" = 1'-0"$$

FRAMING LEGEND

	FOUNDATION
	LOAD BEARING WALL
	SHEAR WALL
	HEADER
	BEAM
	SPAN DIRECTION
	JOIST / TRUSS
	EXTENTS OF JOIST TYPE
	HOLDOWN

OBJECT NO. : 21202
 DATE : 02/07/2022
 DRAWN BY : TJS
 AFF
 REVIEWED BY :

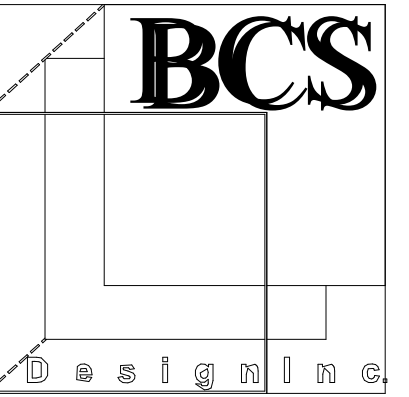
ADVISED:

© BCS Design, Inc. 2019
drawing is COPYRIGHTED work by BCS Design, Inc.
her electronic or printed form. This drawing may not be
graphed, traced, printed or copied in any manner without
the written permission of BCS Design, Inc.

ET NO.

S163

copyright © 2019



BCS Design, Inc.

WWW.BCSARCHITECTS.COM

9920 West 161st Street
Olathe, Kansas 66062
Phone: (913) 780-4820
Fax: (913) 780-5088



234 Robinson Street
Overland Park, KS 66204
913-214-2169
tand-sei.com

tand-sei.com

CERTIFICATE OF AUTHORIZATION
S: E-1897
O: 2015008897

SHEET NOTES:

A. REFERENCE SHEET S00x FOR STRUCTURAL GENERAL NOTES. REVIEW NOTES & DETAILS FOR APPLICABILITY.

B. SEE ARCHITECTUREAL DRAWING FOR DETAILS & DIMENSIONS NOT SHOWN

C. REFER TO S0xx FOR TYPICAL FRAMING DETAILS

D. DIMENSIONS TO EXTERIOR WALLS AND GRIDS ARE TO FACE OF STUD / EDGE OF SLAB.
DIMENSIONS TO INTERIOR WALLS AND GRIDS ARE TO CENTERLINE.

E. TRUSS BEARING = 131'-3 7/8", UNO.

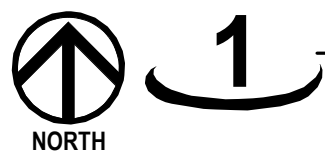
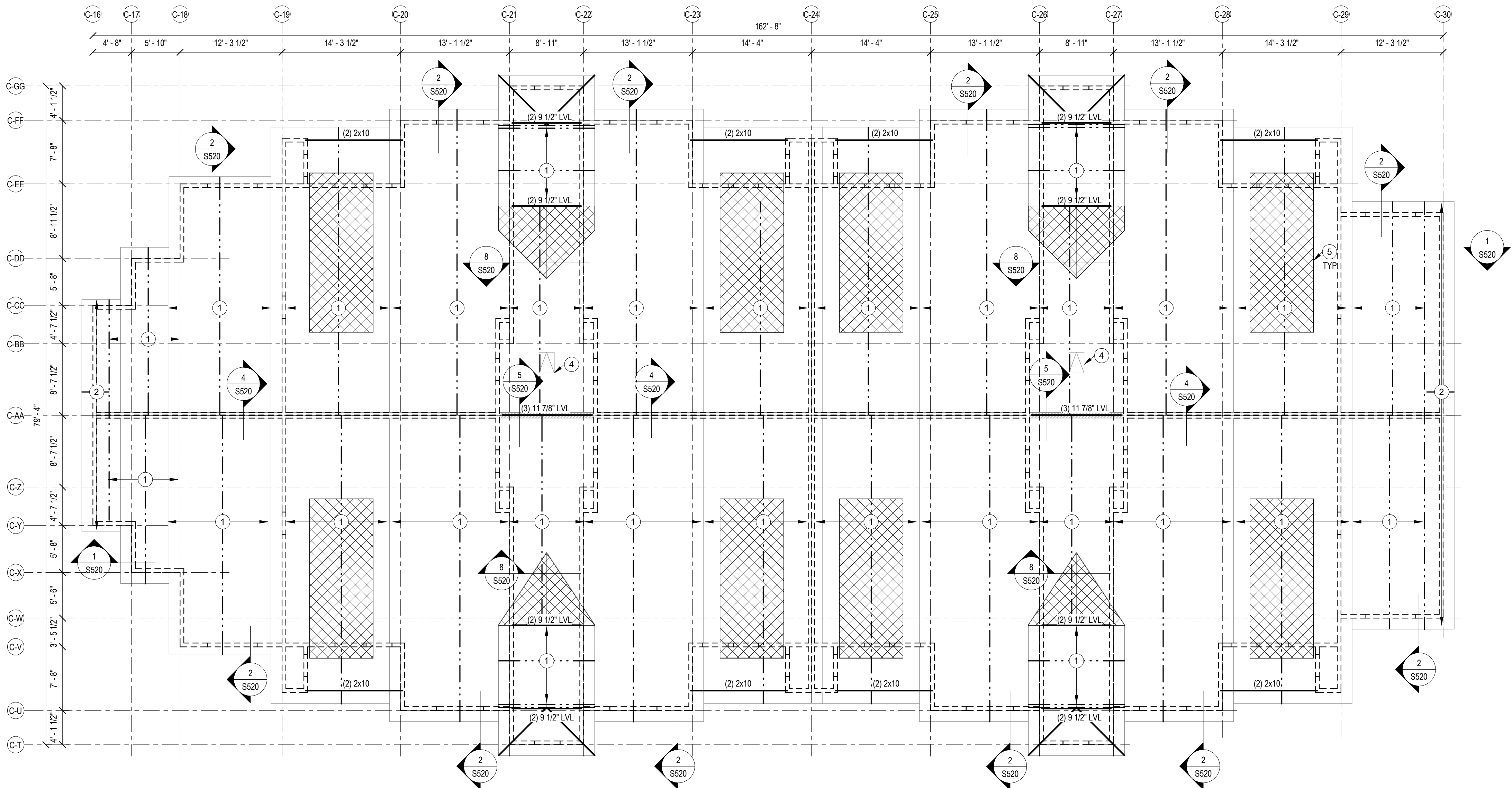
F. ALL MULTI-PLY ENGINEERING LUMBER BEAMS ARE DESIGNATED BY NUMBER OF PLYS AND DEPTH (EX: (3) 14" LVL). THE PLYS SHALL BE 1 3/4" WIDTH UNO AND STRENGTH SHALL BE PER THE GENERAL NOTES. BEAMS SHALL BE FASTENED TOGETHER PER THE TYPICAL DETAILS.

G. BEAM HANGERS ARE DENOTED ON PLANS AS "Hxx". REFER TO SHCHEDULE ON S060 FOR REQUIREMENTS. WHERE NOT CALLED OUT, CONTACT ENGINEER OR USE HEAVIEST HANGER FOR NUMBER OF PLYS IN BEAMS BEING SUPPORTED.

H. PROVIDE (3) STUDS MIN BELOW ALL BEAMS, UNO.

PLAN NOTES:

- 1 PRE-ENGINEERED ROOF TRUSS @ 24" OC BY TRUSS SUPPLIER W/ 5/8" OSB SHEATHING
- 2 2x6 OUTRIGGERS @ 24" OC
- 3 GIRDER TRUSS
- 4 ROOF HATCH RE: ARCH
- 5 OVERBUILD FRAMING BY TRUSS SUPPLIER



ROOF FRAMING PLAN - BUILDING C1-2

$$1/8" = 1'-0"$$

FRAMING LEGEND

	FOUNDATION
	LOAD BEARING WALL
	SHEAR WALL
	HEADER
	BEAM
	SPAN DIRECTION JOIST / TRUSS EXTENTS OF JOIST TYPE
	HOLDOWN

PROJECT NO. : 21202
DATE : 02/07/2022
DRAWN BY : TJS
STAFF
REVIEWED BY :

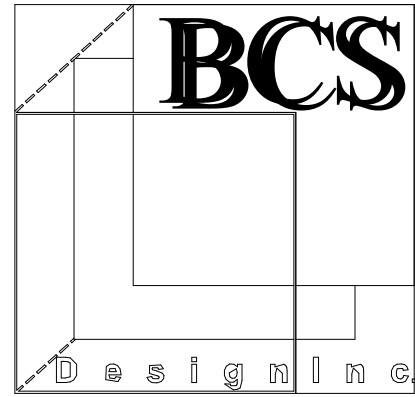
REVISED:

© BCS Design, Inc. 2019
This drawing is COPYRIGHTED work by BCS Design, Inc. in either electronic or printed form. This drawing may not be photographed, traced, printed or copied in any manner without the written permission of BCS Design, Inc.

SHEET NO.

S164

copyright © 2019



BCS Design, Inc.

WWW.BCSARCHITECTS.COM
19920 West 161st Street
Olathe, Kansas 66062
Phone: (913) 780-4820
Fax: (913) 780-5088

8224 Robinson Street
Overland Park, KS 66204
913-214-2169
stand-sei.com
CERTIFICATE OF AUTHORIZATION:
KS: E-1897
MO: 2015008897

New Building for:
Summit Point Apartments Phase II
504 NE Chipman Road
Lee's Summit, Missouri 64063



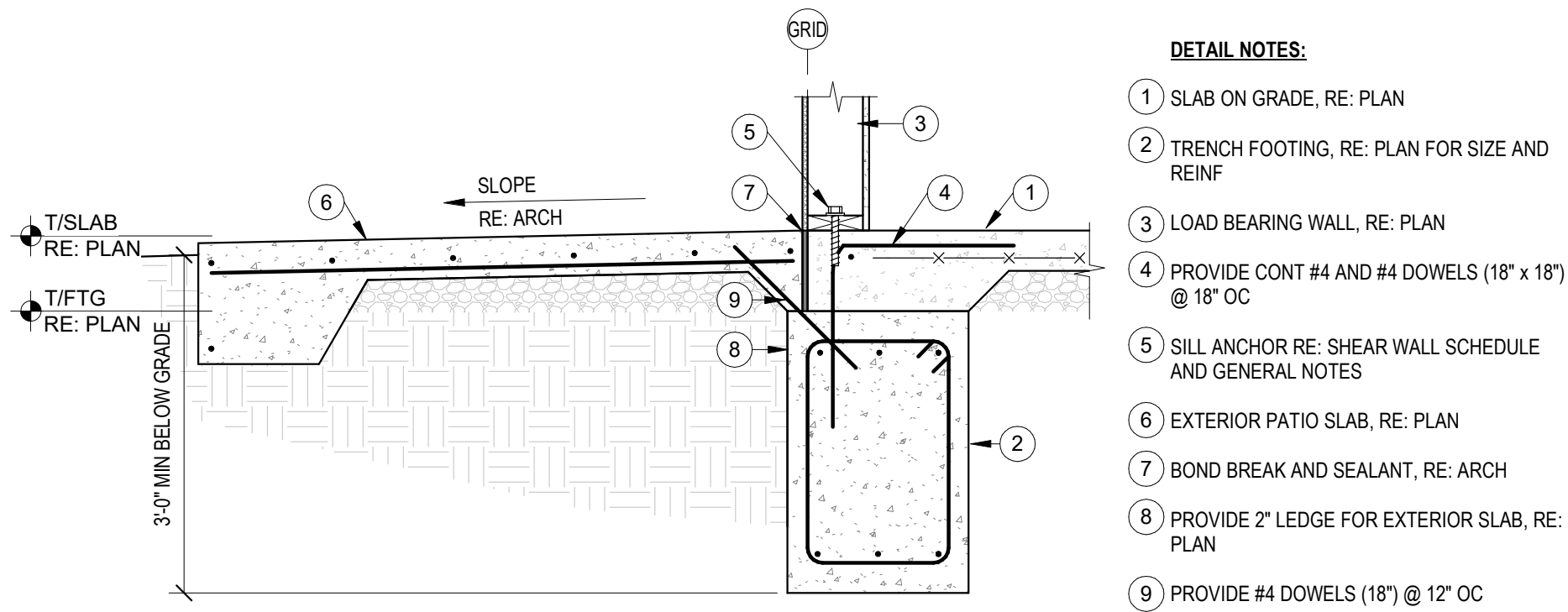
PROJECT NO. : 21202
DATE : 02/07/2022
DRAWN BY : Author
STAFF REVIEWED BY :

REVISED:

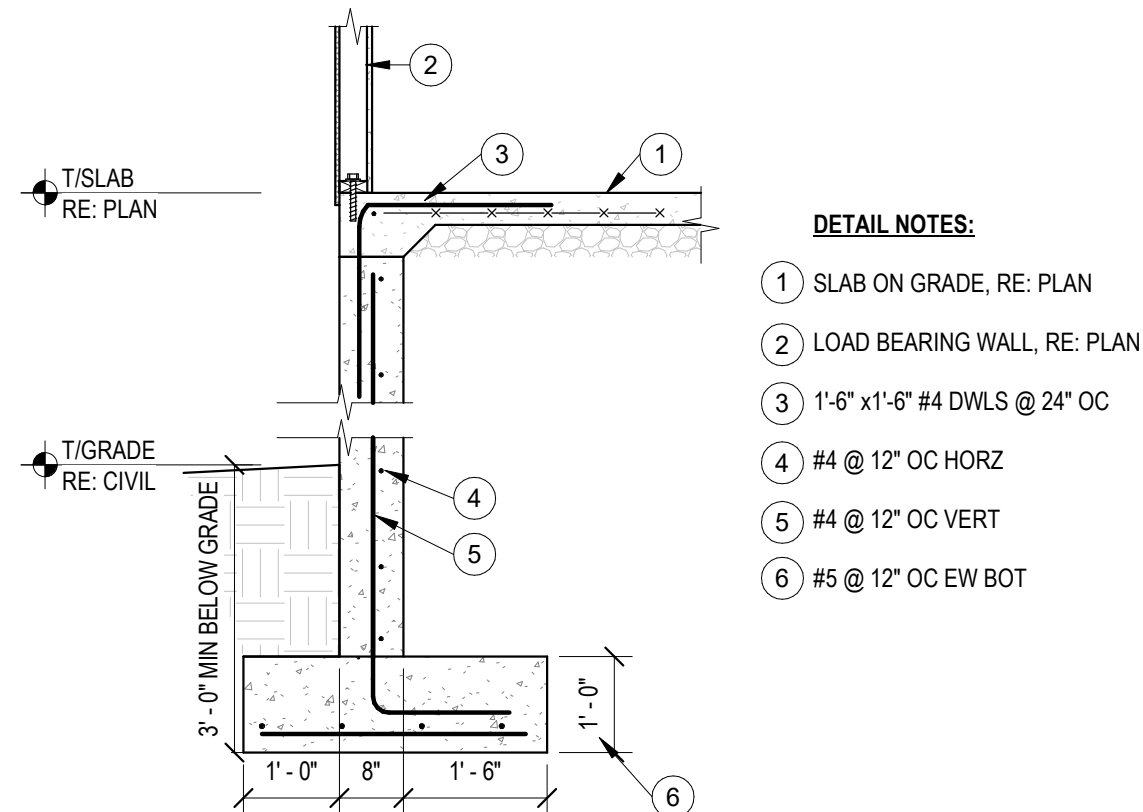
© BCS Design, Inc. 2019
This drawing is COPYRIGHTED work by BCS Design, Inc. in either electronic or printed form. This drawing may not be photocopied, traced, printed or copied in any manner without the written permission of BCS Design, Inc.

SHEET NO.

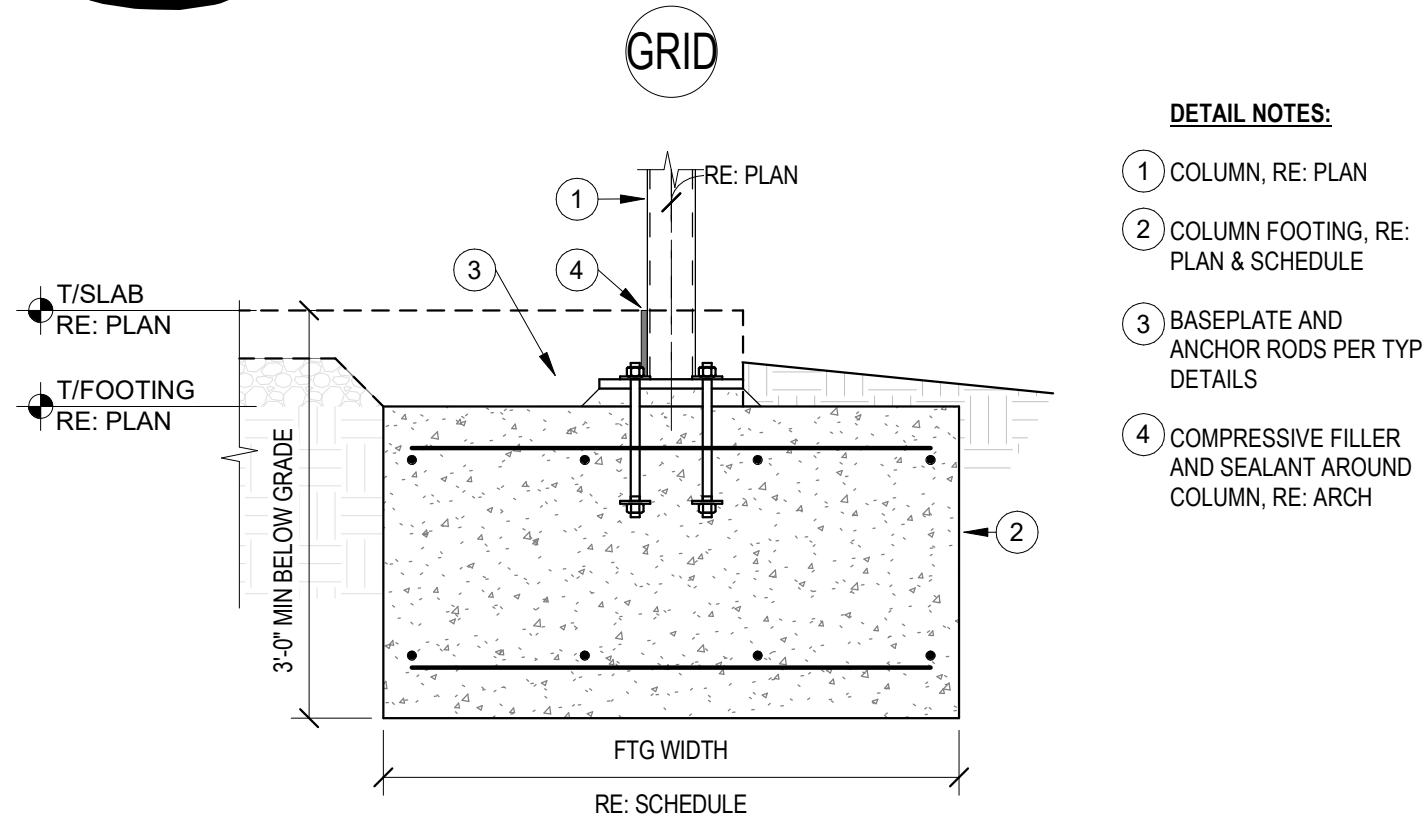
S500
copyright © 2019



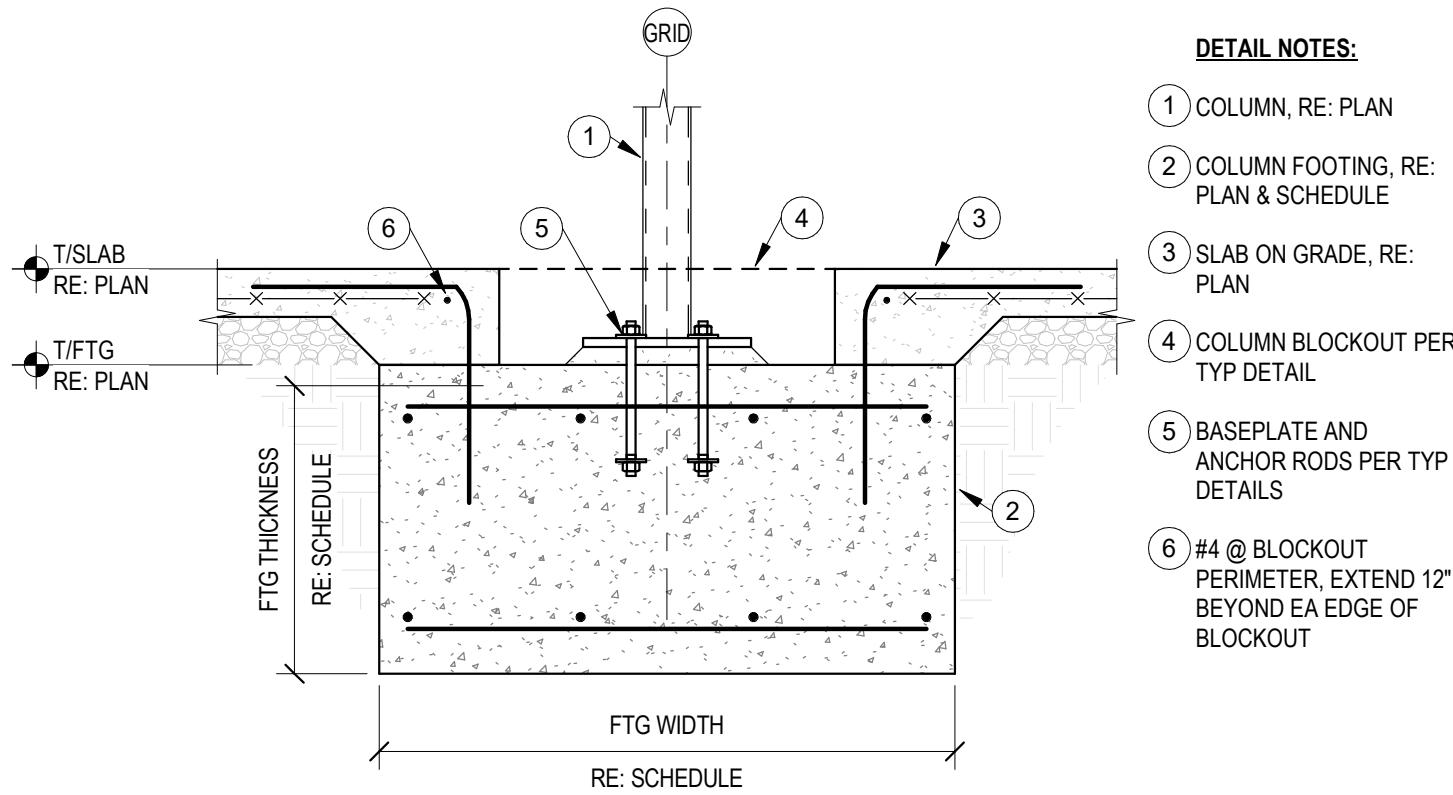
8 FOUNDATION PATIO SECTION
3/4" = 1'-0"



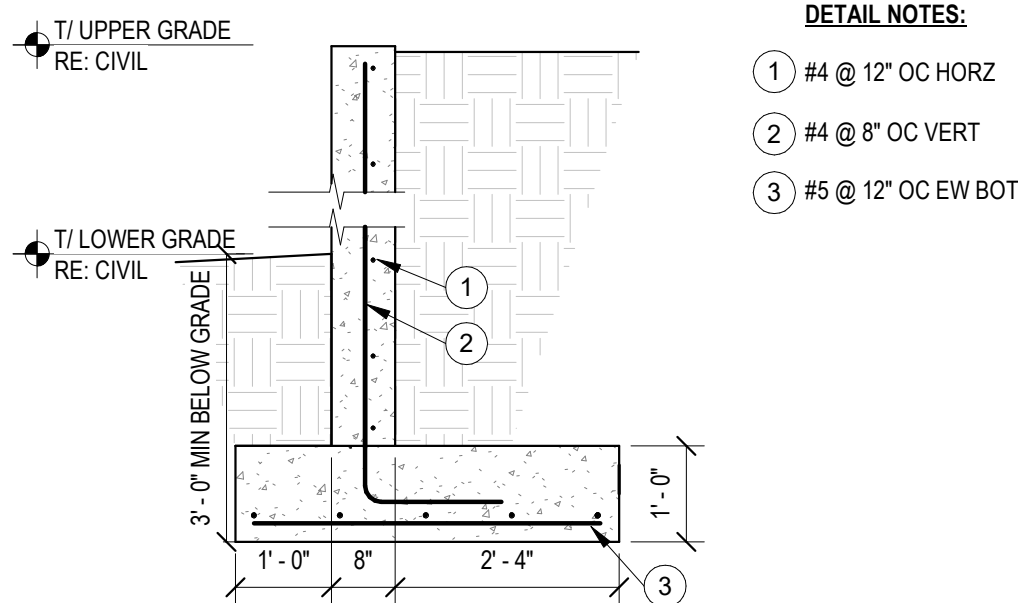
7 FOUNDATION SECTION
1/2" = 1'-0"



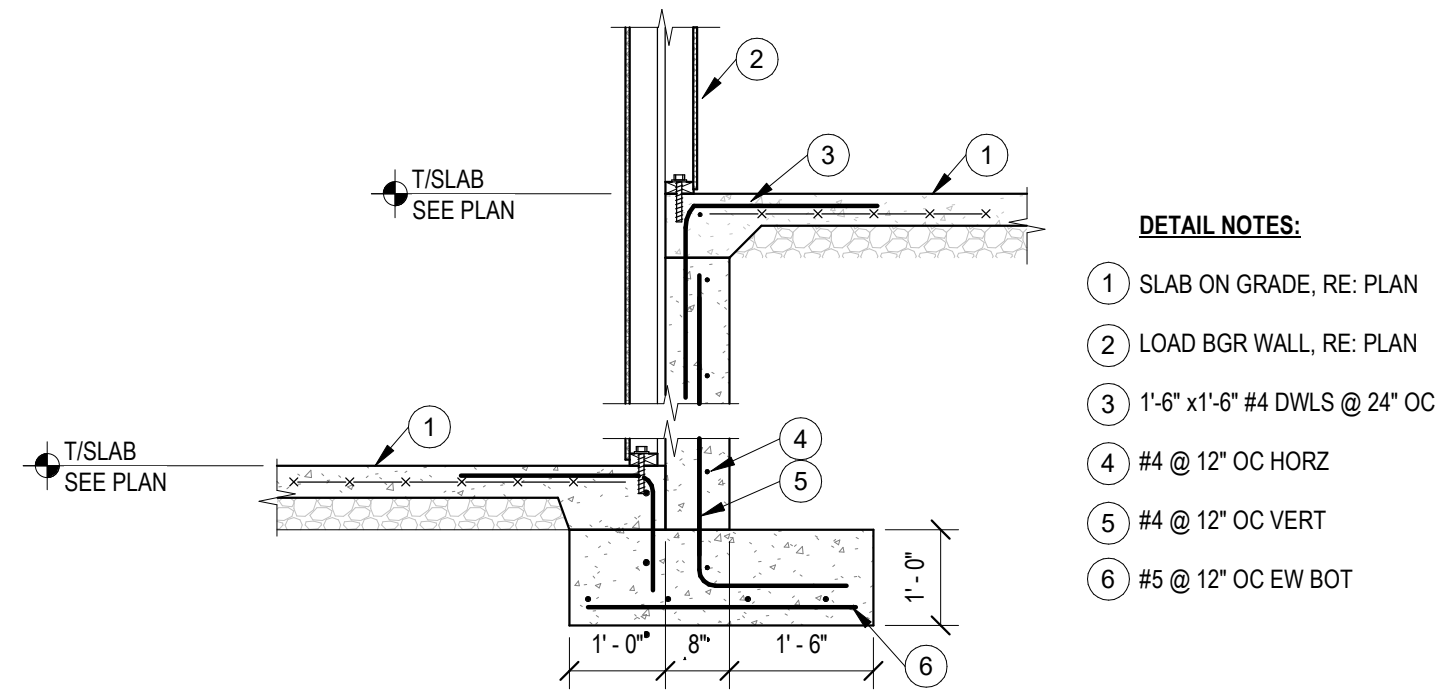
6 TYP EXTERIOR COL FTG
3/4" = 1'-0"



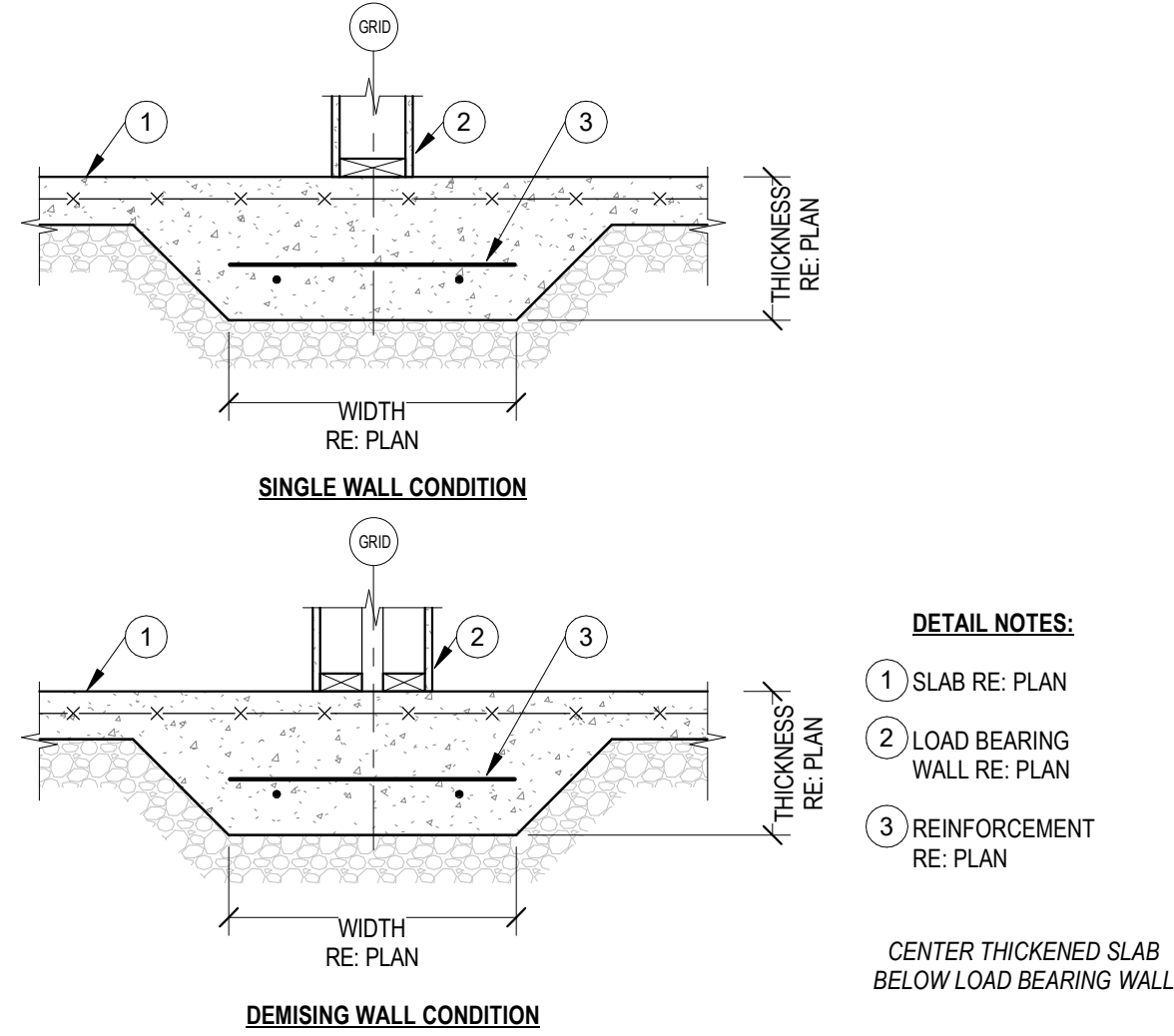
5 TYP INTERIOR COL FTG
3/4" = 1'-0"



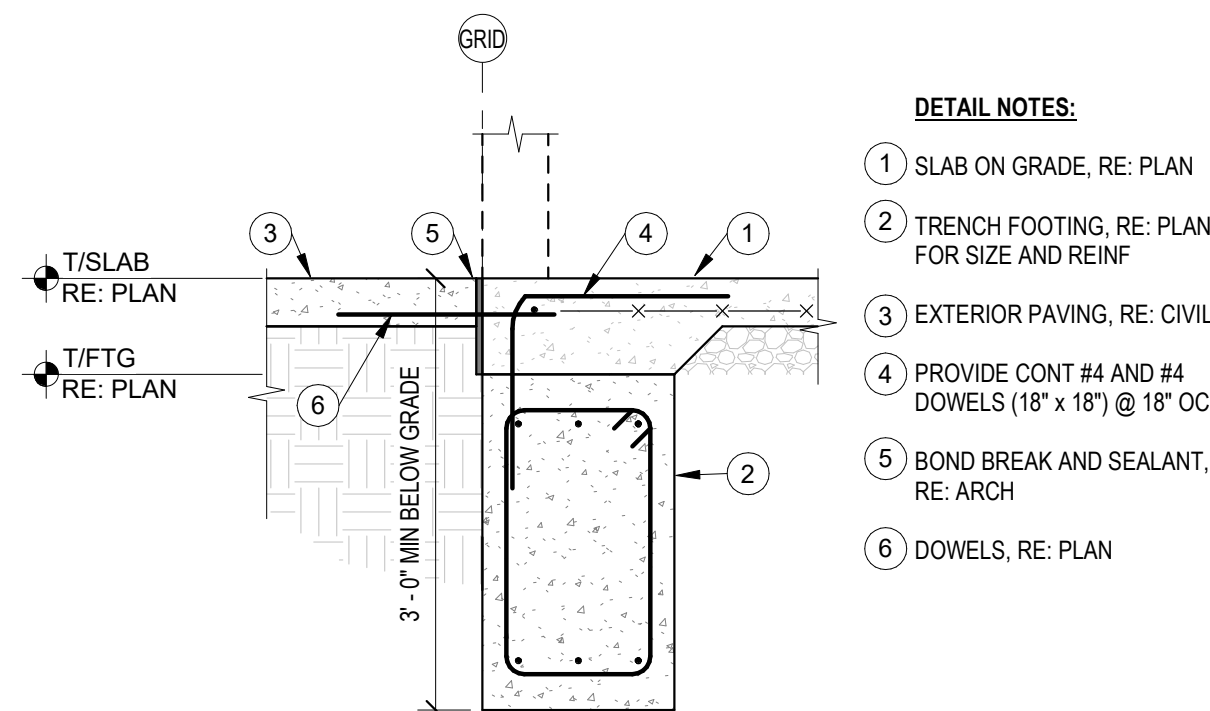
9 RETAINING WALL
1/2" = 1'-0"



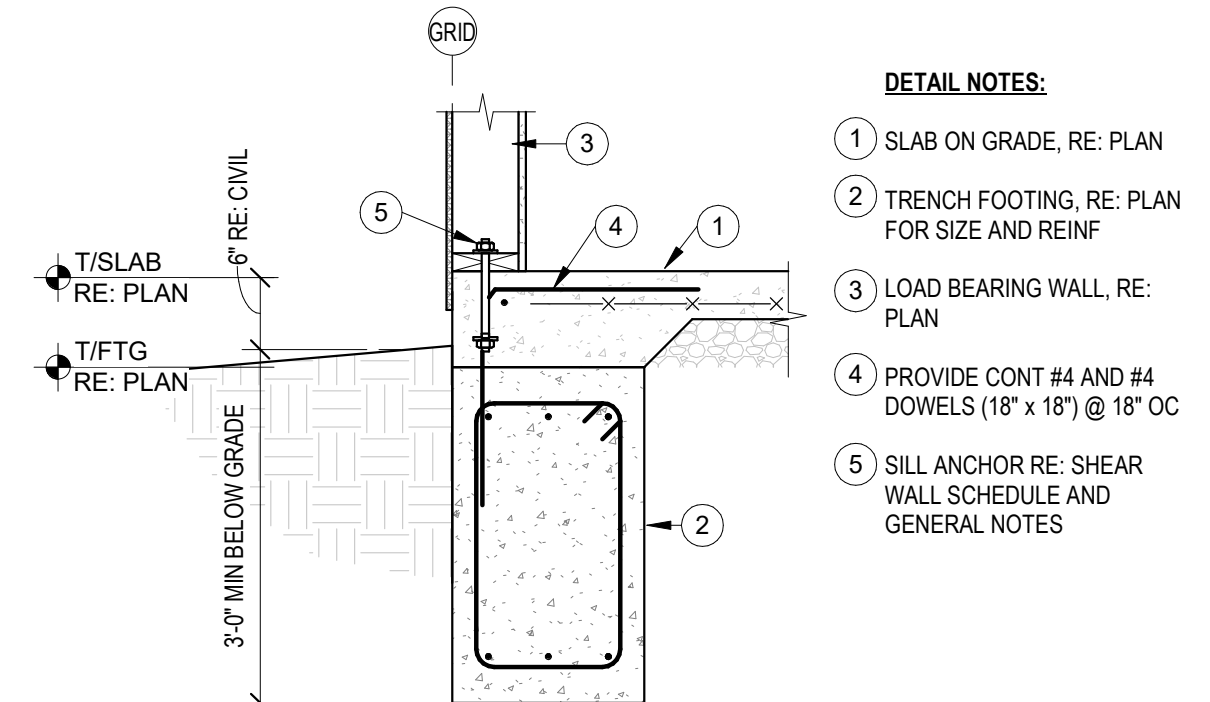
4 FOUNDATION SECTION
1/2" = 1'-0"



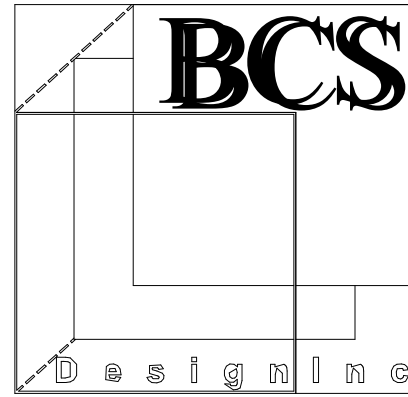
3 THICKENED SLAB
3/4" = 1'-0"



2 FOUNDATION @ ENTRY
3/4" = 1'-0"



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



BCS Design, Inc.

WWW.BCSARCHITECTS.COM
19920 West 161st Street
Olathe, Kansas 66062
Phone: (913) 780-4820
Fax: (913) 780-5088



8234 Robinson Street
Overland Park, KS 66204
913-214-2169
stand-ss.com

CERTIFICATE OF AUTHORIZATION:
KS: E-1897
MO: 2015008897

New Building for:
Summit Point Apartments Phase II
504 NE Chipman Road
Lee's Summit, Missouri 64063



professional seal

PROJECT NO. : 21202
DATE : 02/07/2022
DRAWN BY : Author
STAFF
REVIEWED BY :

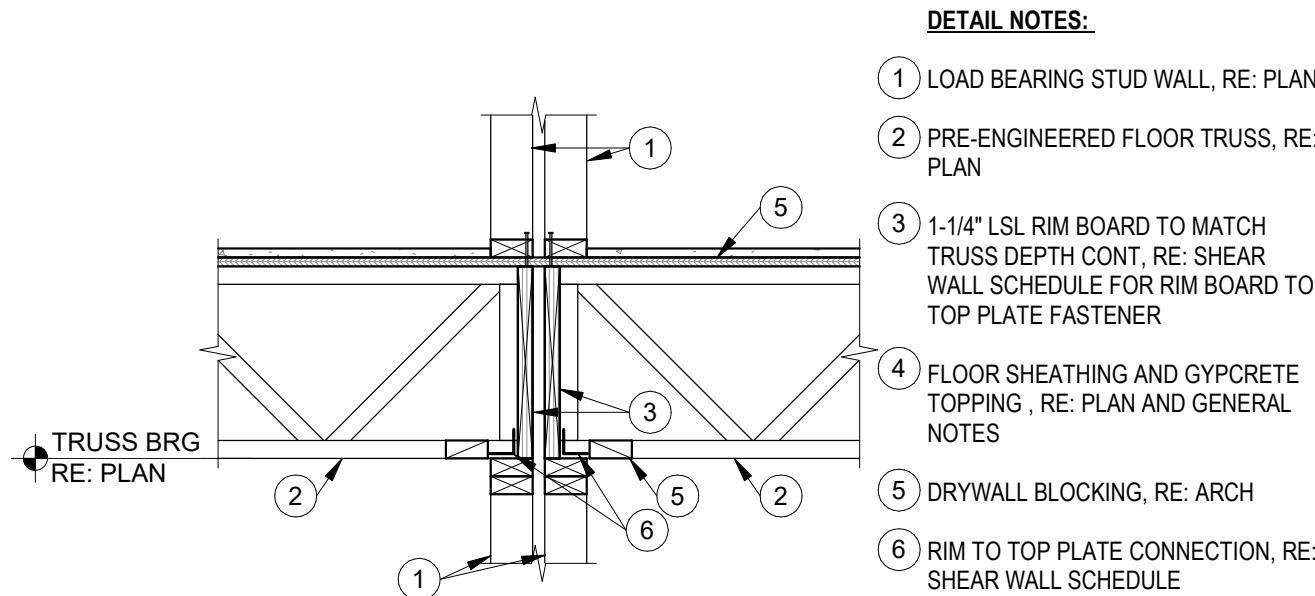
REVISED:

© BCS Design, Inc. 2019
This drawing is COPYRIGHTED work by BCS Design, Inc. in either electronic or printed form. This drawing may not be photocopied, traced, printed or copied in any manner without the written permission of BCS Design, Inc.

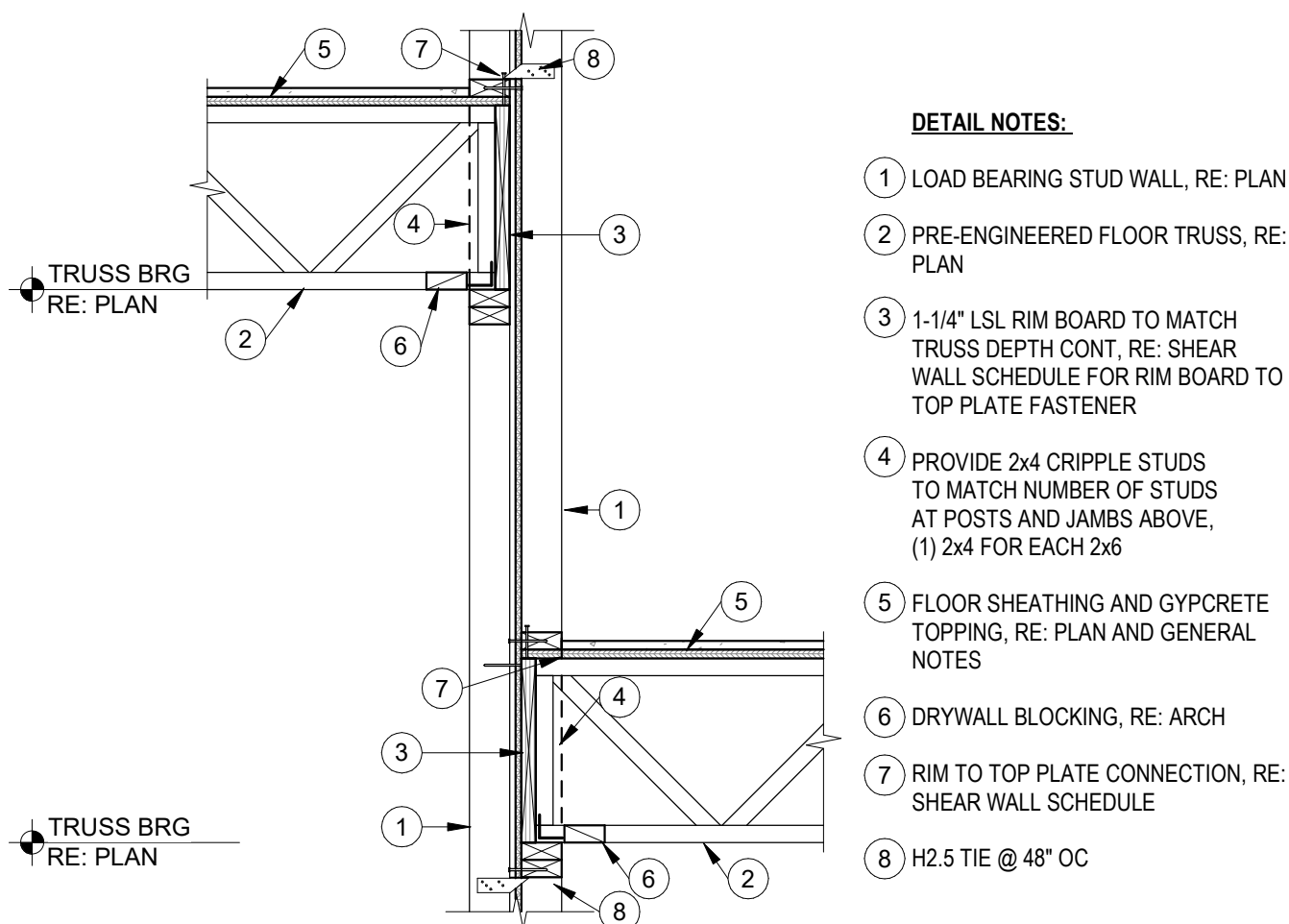
SHEET NO.

S510

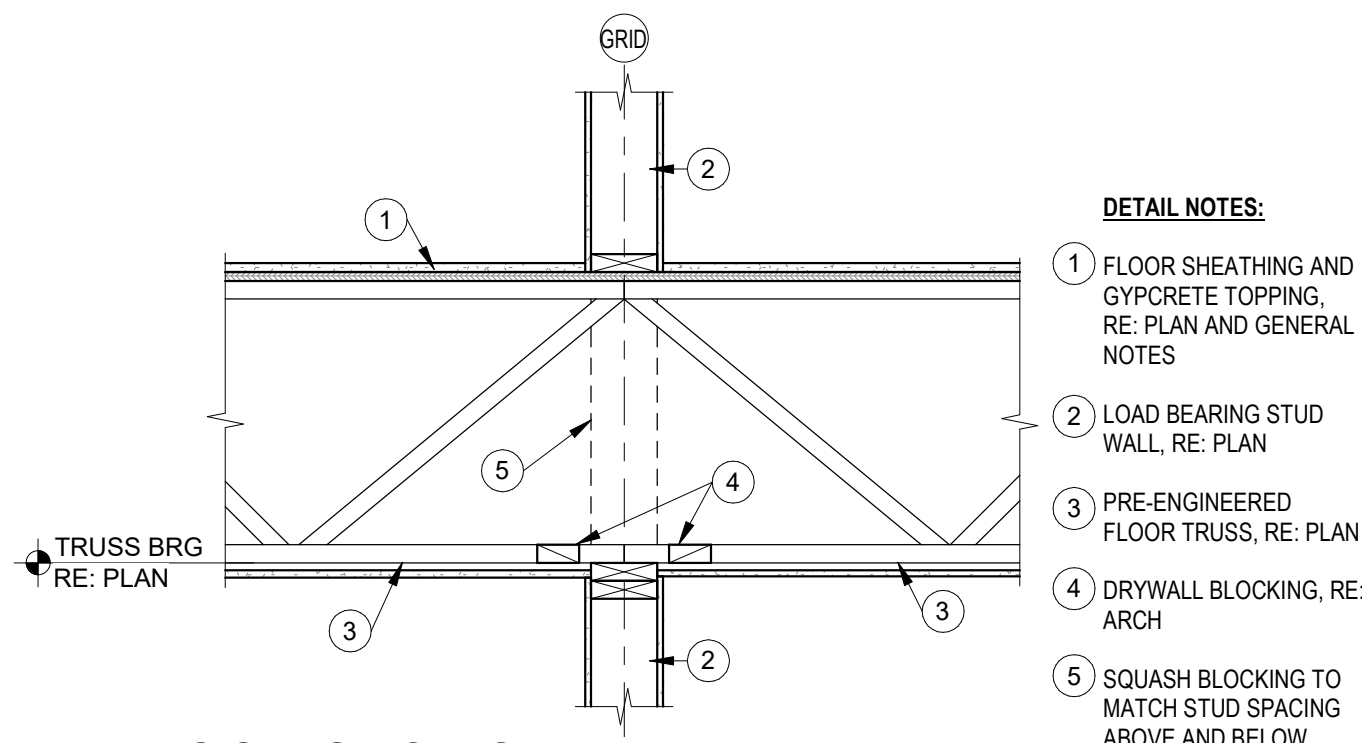
copyright © 2019



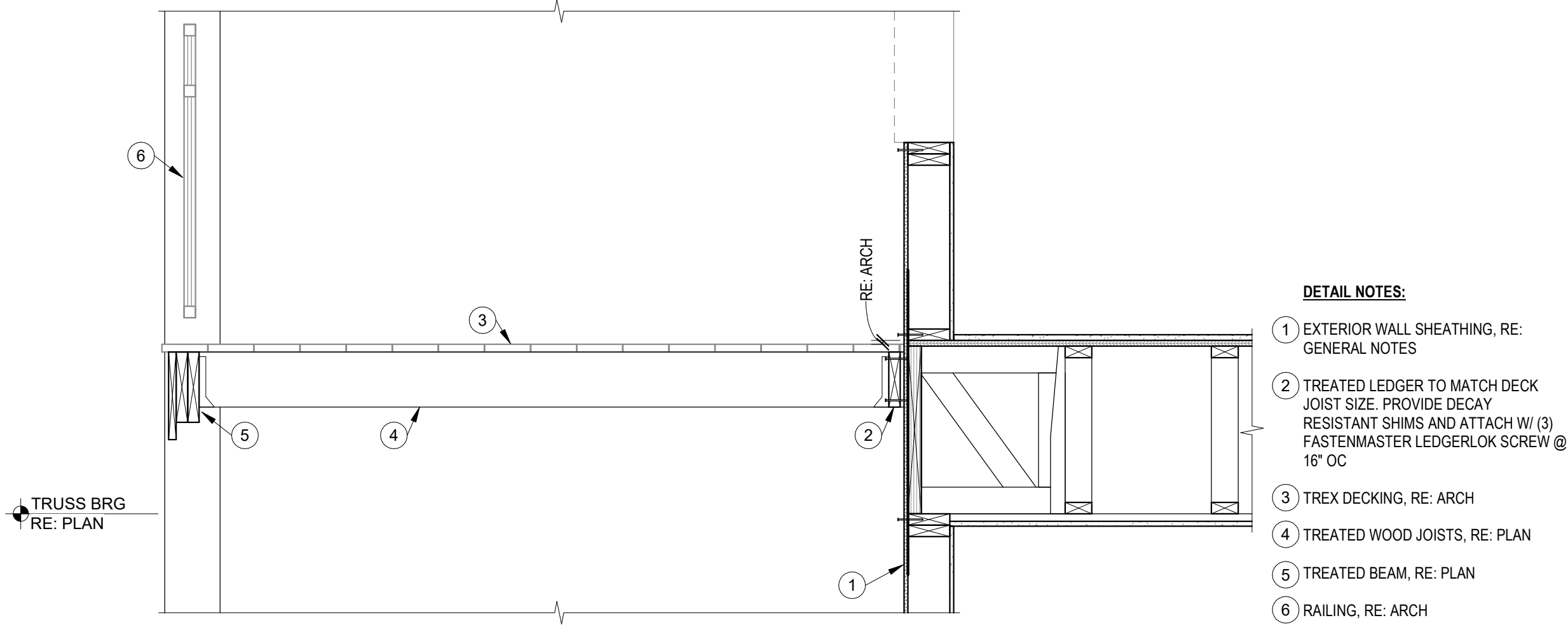
8 DEMISING WALL
3/4" = 1'-0"



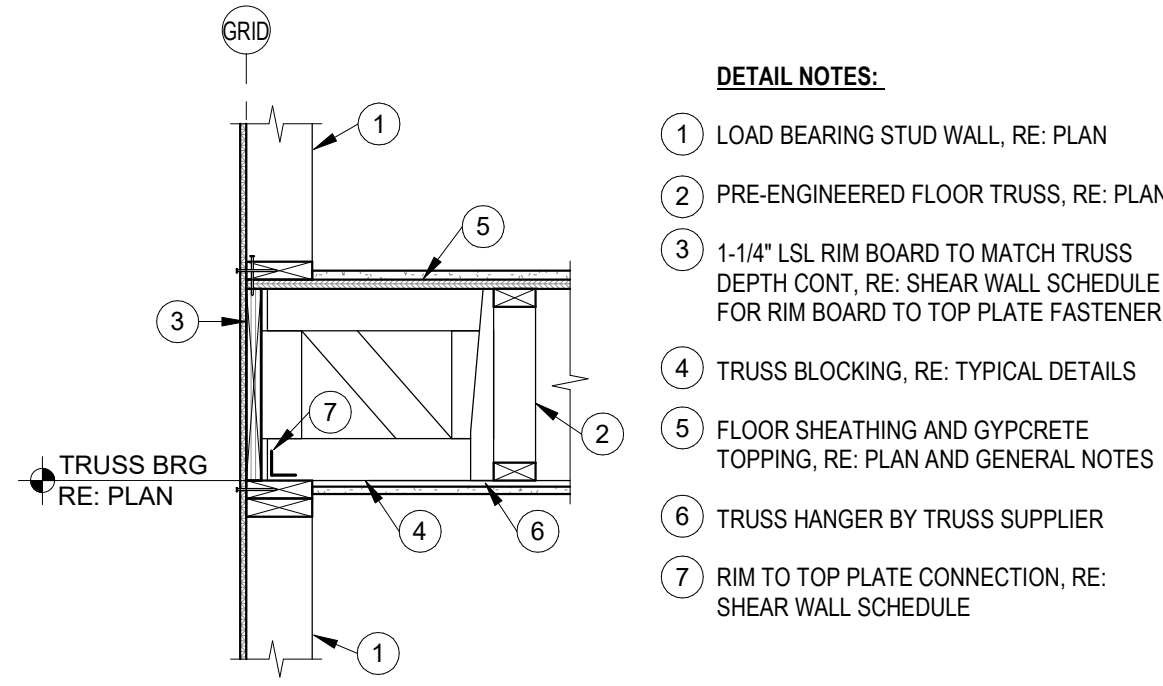
7 DEMISING WALL STEP
3/4" = 1'-0"



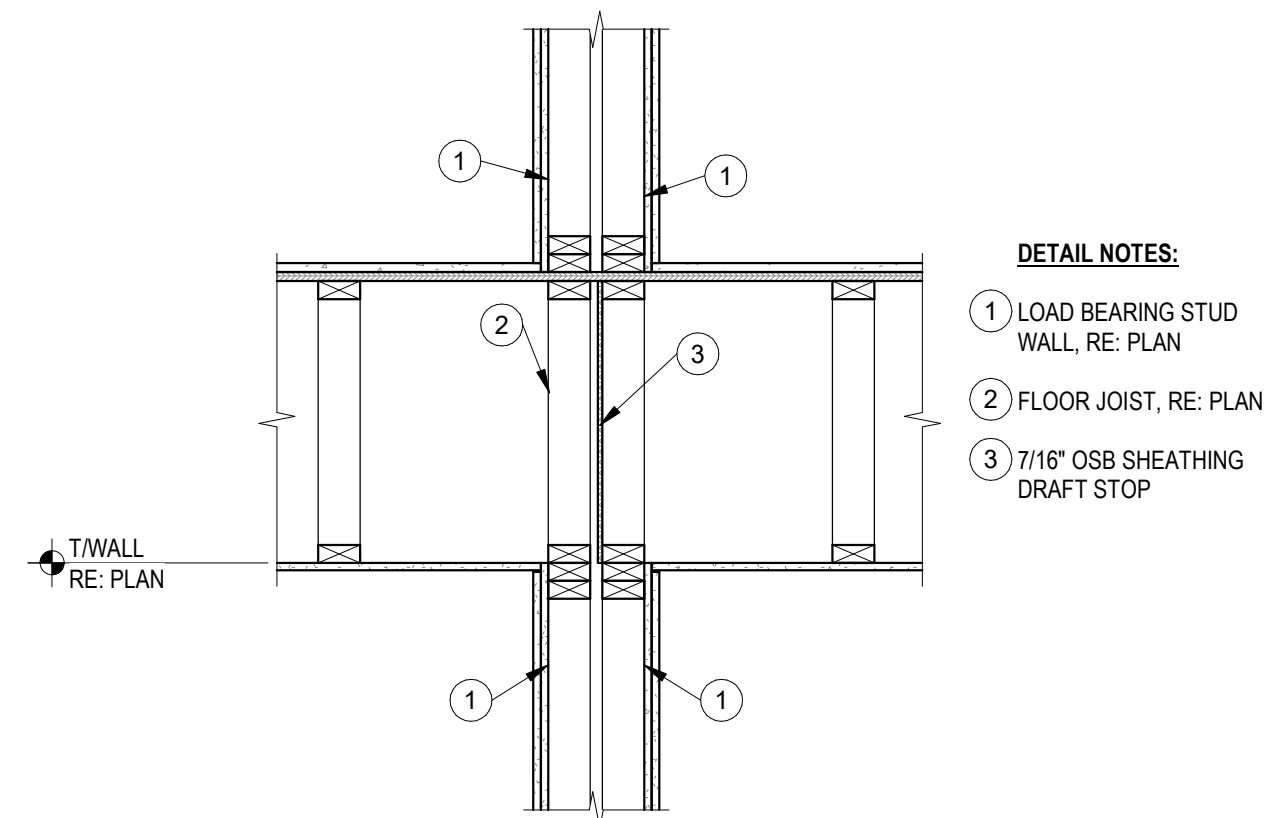
6 FLOOR SECTION
3/4" = 1'-0"



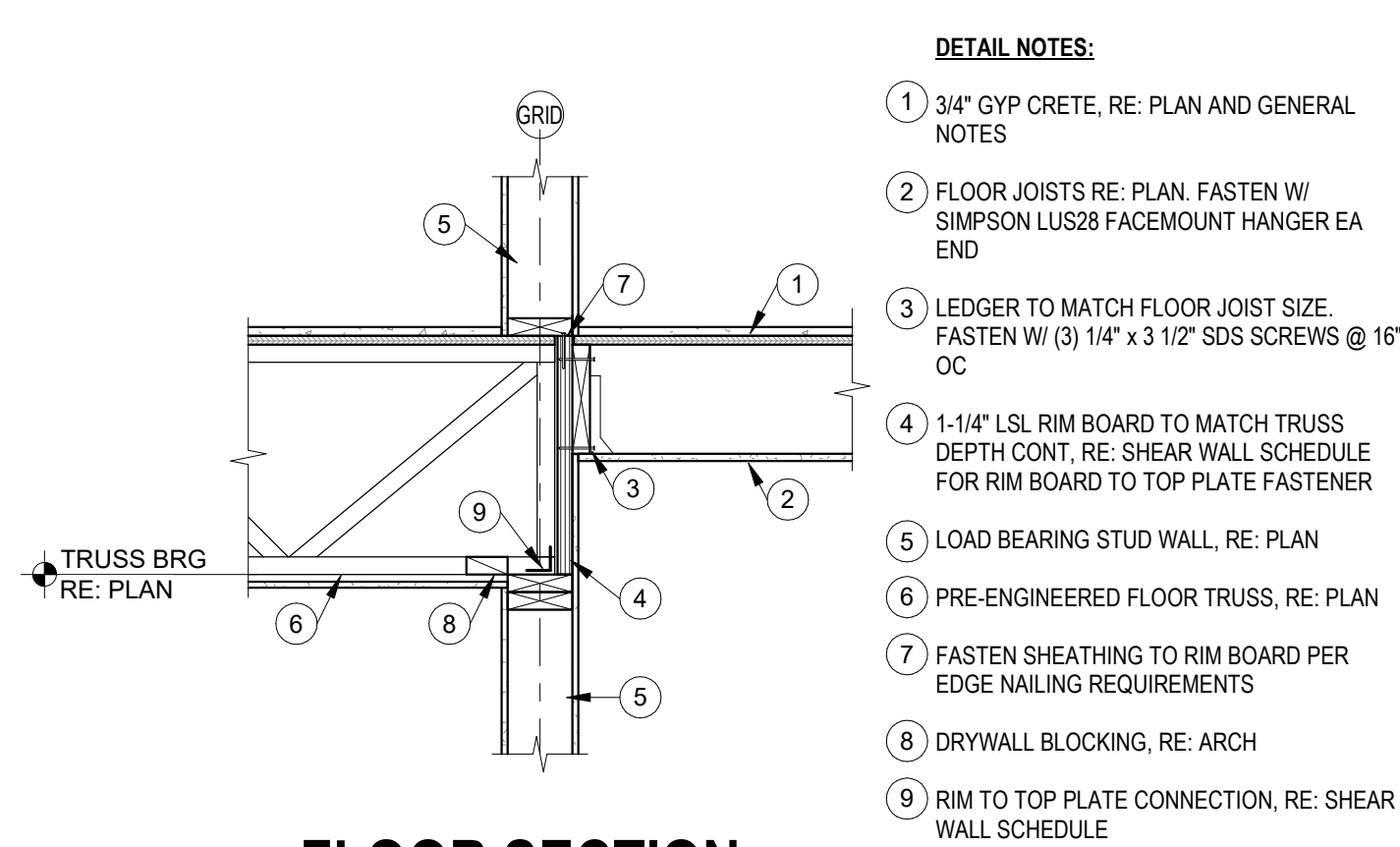
5 FLOOR SECTION
3/4" = 1'-0"



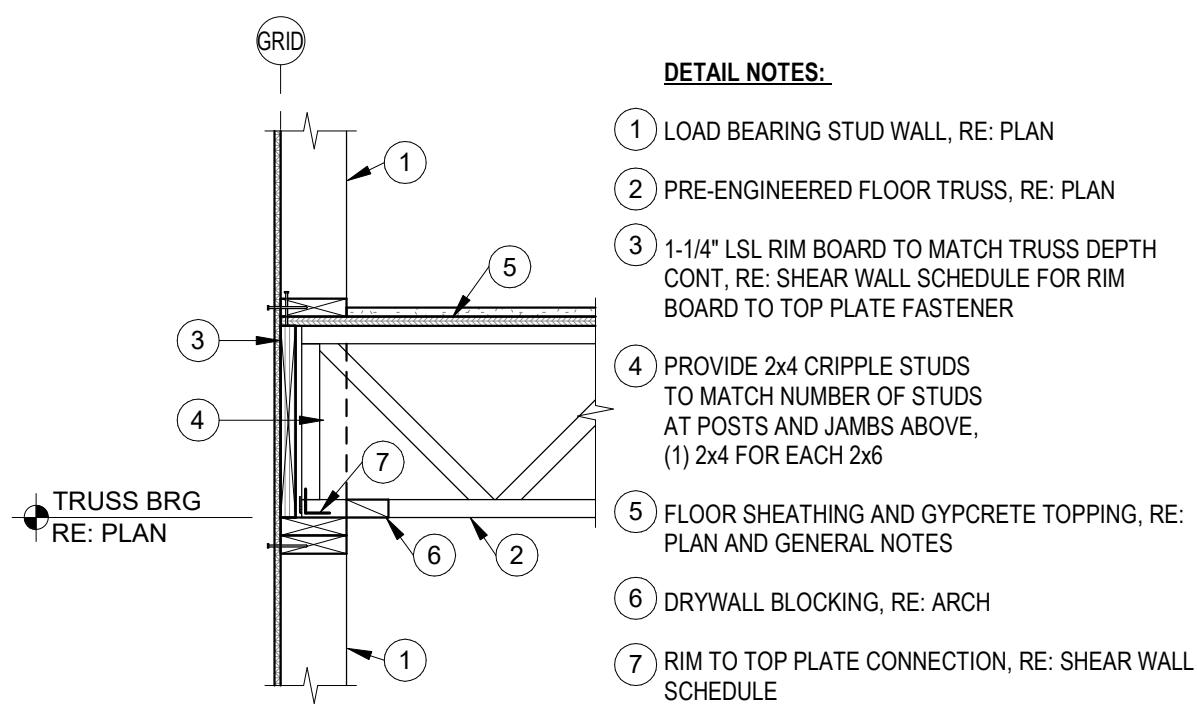
4 TRUSS PAR TO EXTERIOR WALL
3/4" = 1'-0"



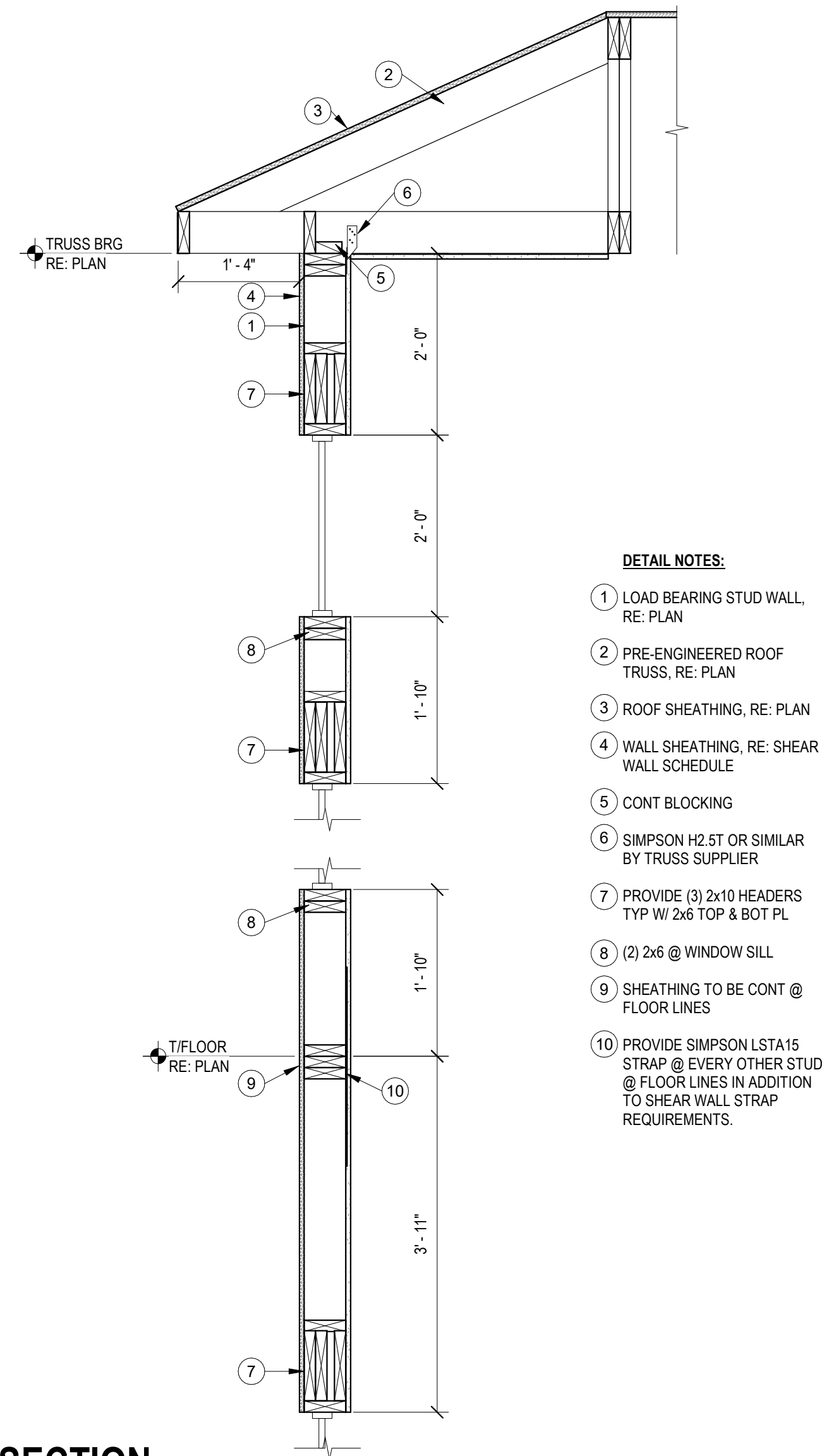
3 FLOOR SECTION
3/4" = 1'-0"



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



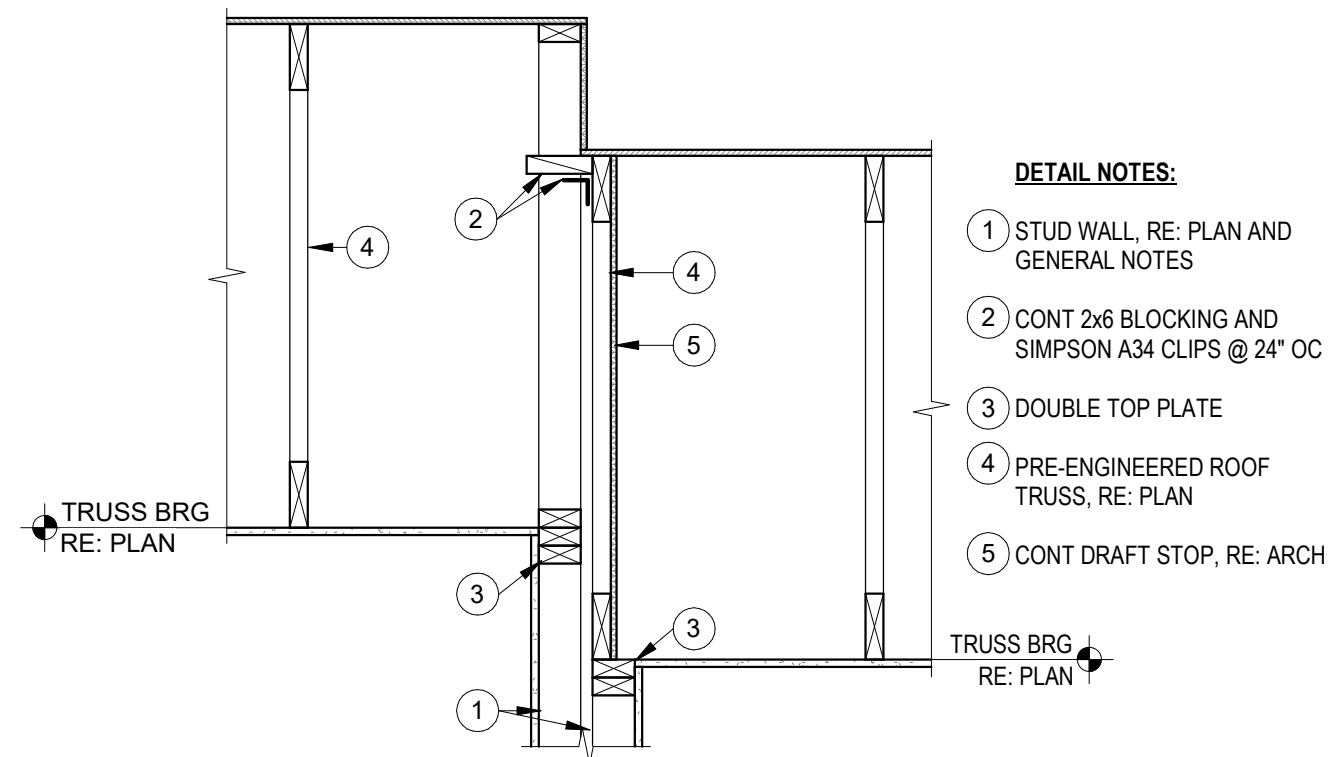
1 TRUSS BRG @ EXTERIOR WALL
3/4" = 1'-0"



- DETAIL NOTES:**
- 1 LOAD BEARING STUD WALL, RE: PLAN
 - 2 PRE-ENGINEERED ROOF TRUSS, RE: PLAN
 - 3 ROOF SHEATHING, RE: PLAN
 - 4 WALL SHEATHING, RE: SHEAR WALL SCHEDULE
 - 5 CONT BLOCKING
 - 6 SIMPSON H2.5T OR SIMILAR BY TRUSS SUPPLIER
 - 7 PROVIDE (3) 2x10 HEADERS TYP W/ 2x6 TOP & BOT PL
 - 8 (2) 2x6 @ WINDOW SILL
 - 9 SHEATHING TO BE CONT @ FLOOR LINES
 - 10 PROVIDE SIMPSON LSTA15 STRAP @ EVERY OTHER STUD @ FLOOR LINES IN ADDITION TO SHEAR WALL STRAP REQUIREMENTS.

9 ROOF SECTION

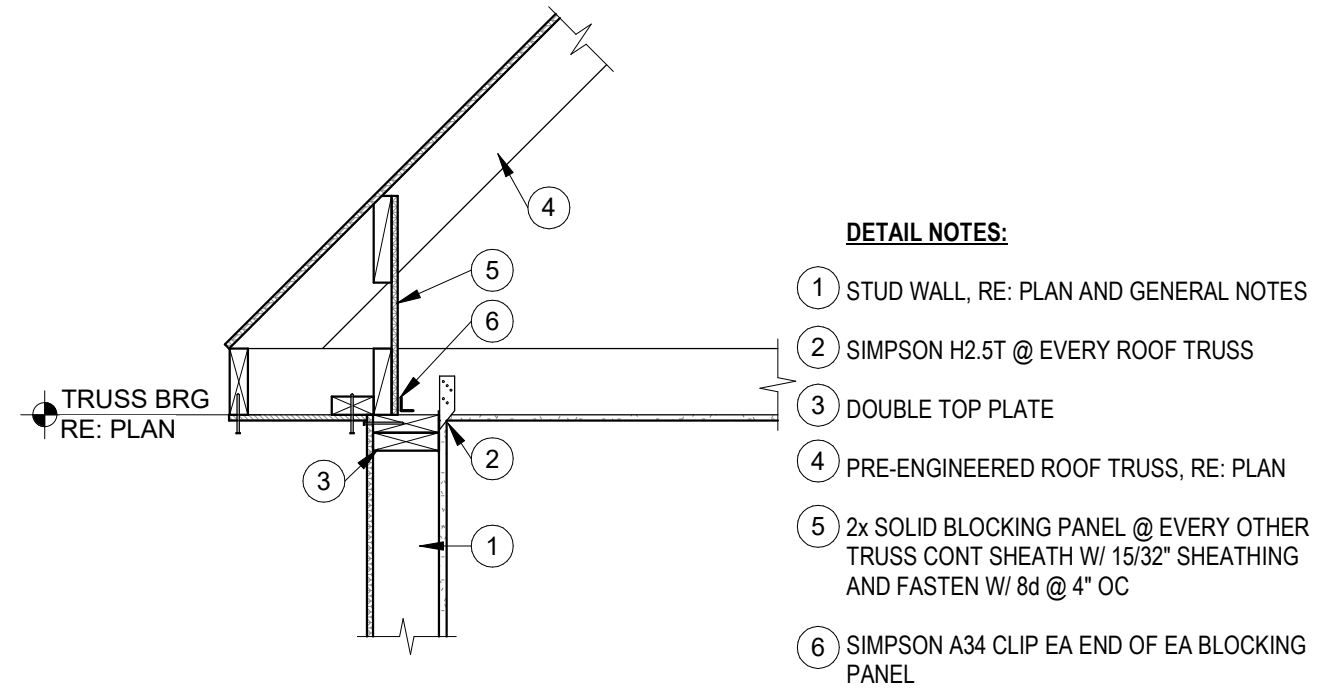
3/4" = 1'-0"



- DETAIL NOTES:**
- 1 STUD WALL, RE: PLAN AND GENERAL NOTES
 - 2 CONT 2x6 BLOCKING AND SIMPSON A34 CLIPS @ 24" OC
 - 3 DOUBLE TOP PLATE
 - 4 PRE-ENGINEERED ROOF TRUSS, RE: PLAN
 - 5 CONT DRAFT STOP, RE: ARCH

7 ROOF SECTION

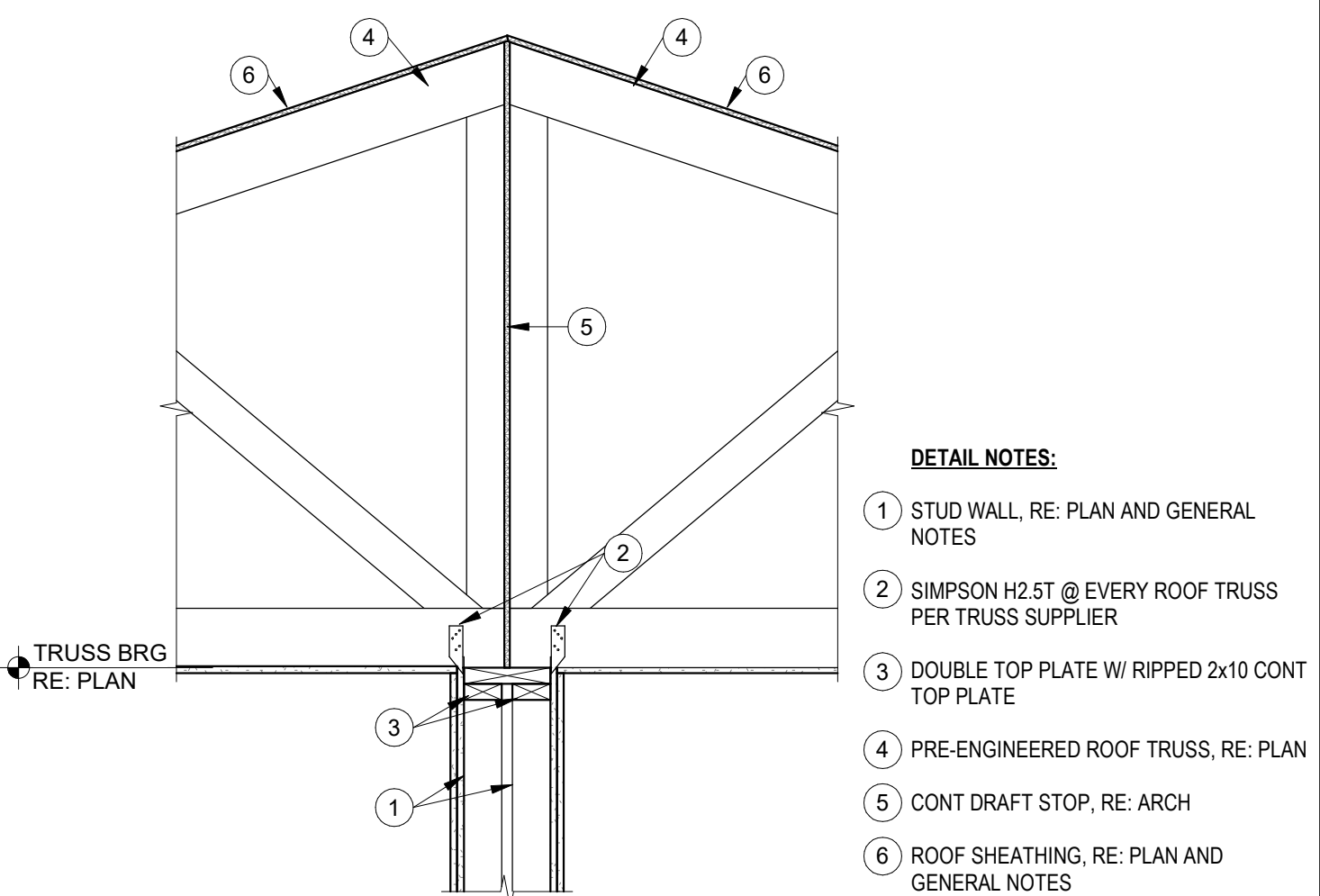
3/4" = 1'-0"



- DETAIL NOTES:**
- 1 STUD WALL, RE: PLAN AND GENERAL NOTES
 - 2 SIMPSON H2.5T @ EVERY ROOF TRUSS
 - 3 DOUBLE TOP PLATE
 - 4 PRE-ENGINEERED ROOF TRUSS, RE: PLAN
 - 5 2x SOLID BLOCKING PANEL @ EVERY OTHER TRUSS CONT SHEATH W/ 15/32" SHEATHING AND FASTEN W/ 8d @ 4" OC
 - 6 SIMPSON A34 CLIP EA END OF EA BLOCKING PANEL

6 ROOF SECTION

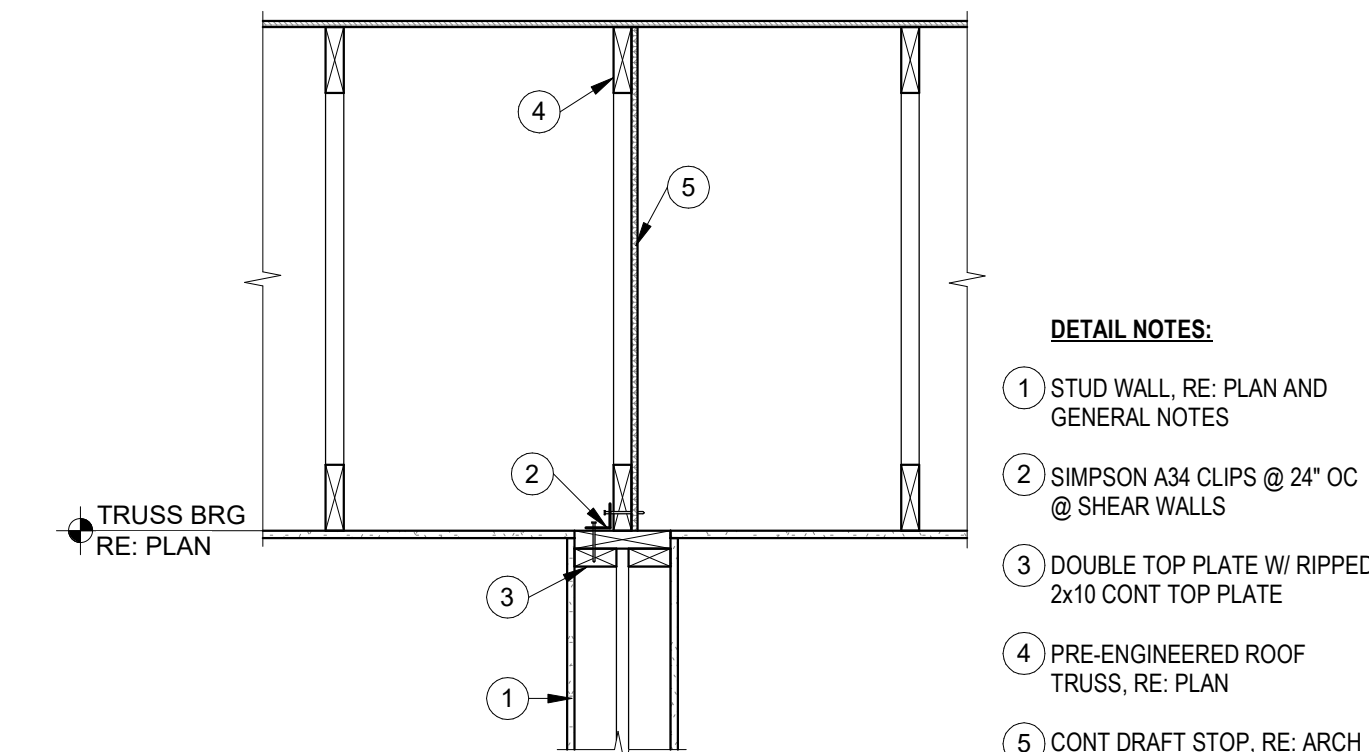
3/4" = 1'-0"



- DETAIL NOTES:**
- 1 STUD WALL, RE: PLAN AND GENERAL NOTES
 - 2 SIMPSON H2.5T @ EVERY ROOF TRUSS PER TRUSS SUPPLIER
 - 3 DOUBLE TOP PLATE W/ RIPPED 2x10 CONT TOP PLATE
 - 4 PRE-ENGINEERED ROOF TRUSS, RE: PLAN
 - 5 CONT DRAFT STOP, RE: ARCH
 - 6 ROOF SHEATHING, RE: PLAN AND GENERAL NOTES

4 ROOF SECTION

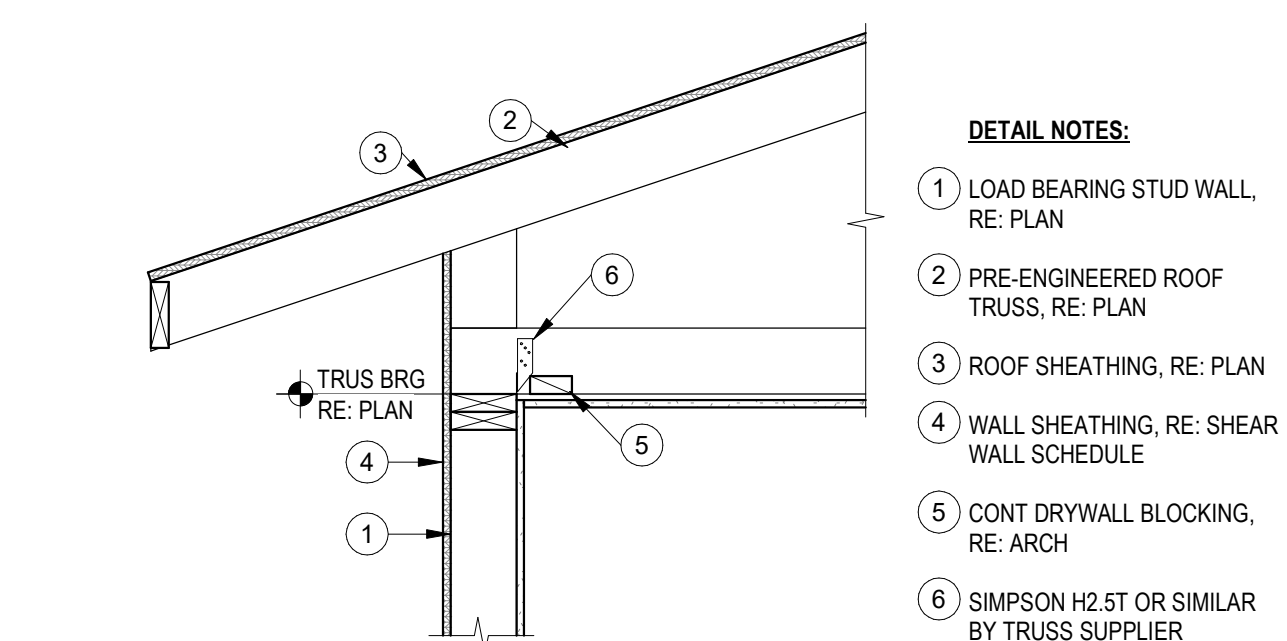
3/4" = 1'-0"



- DETAIL NOTES:**
- 1 STUD WALL, RE: PLAN AND GENERAL NOTES
 - 2 SIMPSON A34 CLIPS @ 24" OC @ SHEAR WALLS
 - 3 DOUBLE TOP PLATE W/ RIPPED 2x10 CONT TOP PLATE
 - 4 PRE-ENGINEERED ROOF TRUSS, RE: PLAN
 - 5 CONT DRAFT STOP, RE: ARCH

3 ROOF SECTION

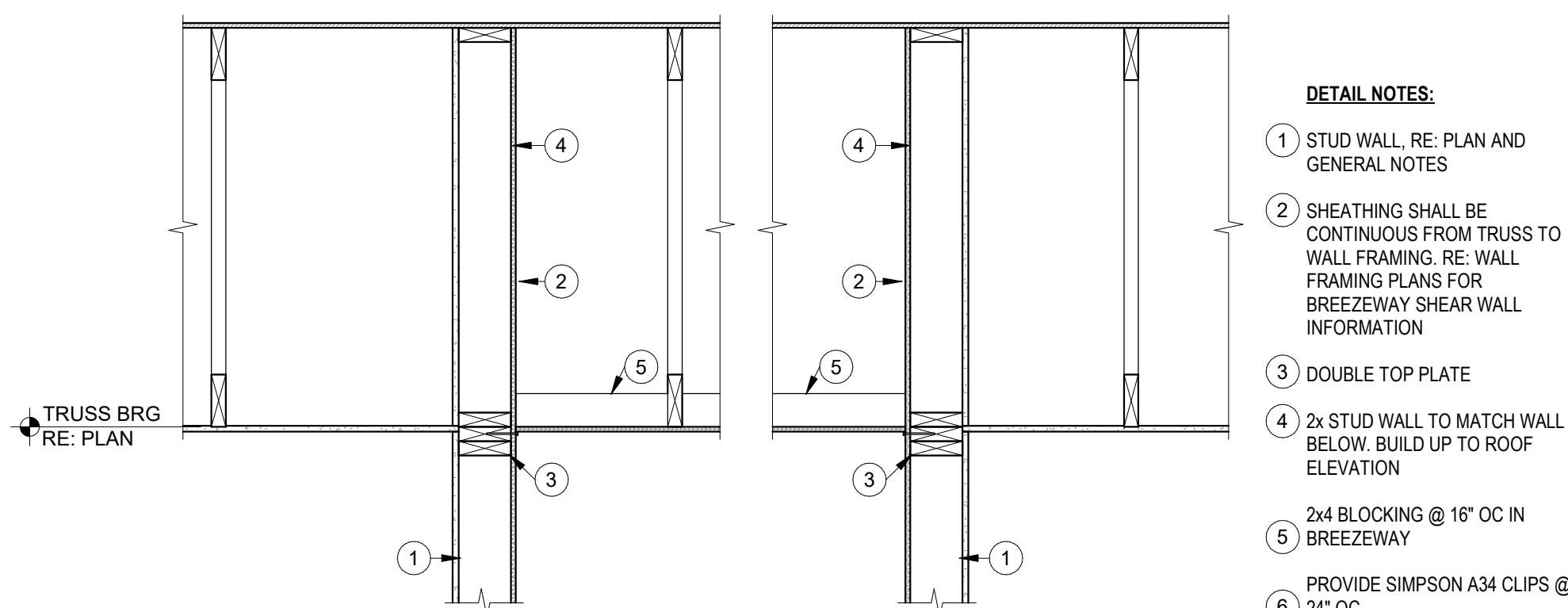
3/4" = 1'-0"



- DETAIL NOTES:**
- 1 LOAD BEARING STUD WALL, RE: PLAN
 - 2 PRE-ENGINEERED ROOF TRUSS, RE: PLAN
 - 3 ROOF SHEATHING, RE: PLAN
 - 4 WALL SHEATHING, RE: SHEAR WALL SCHEDULE
 - 5 CONT DRYWALL BLOCKING, RE: ARCH
 - 6 SIMPSON H2.5T OR SIMILAR BY TRUSS SUPPLIER

2 ROOF SECTION

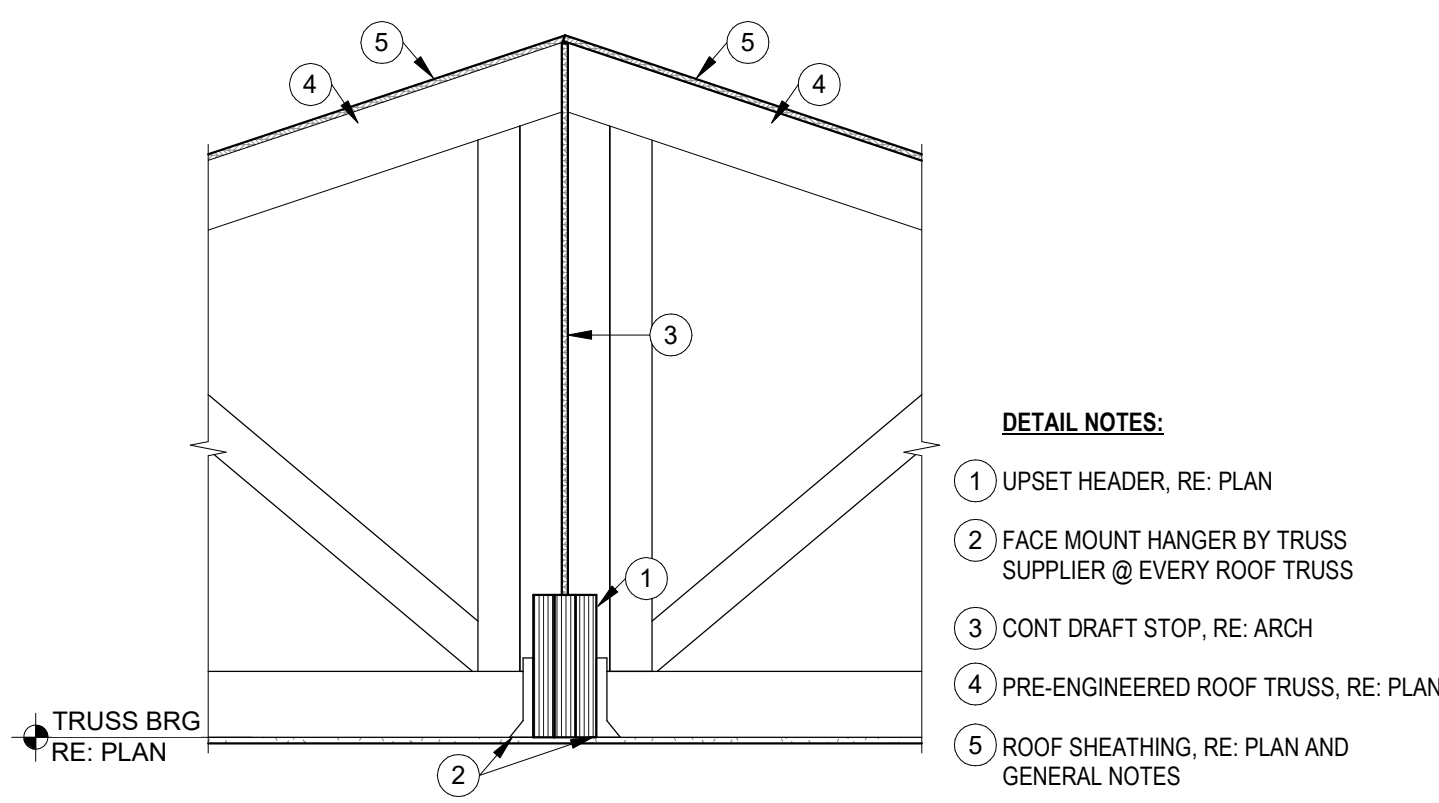
3/4" = 1'-0"



- DETAIL NOTES:**
- 1 STUD WALL, RE: PLAN AND GENERAL NOTES
 - 2 SHEATHING SHALL BE CONTINUOUS FROM TRUSS TO WALL FRAMING. RE: WALL FRAMING PLANS FOR BREEZEWAY SHEAR WALL INFORMATION
 - 3 DOUBLE TOP PLATE
 - 4 2x STUD WALL TO MATCH WALL BELOW. BUILD UP TO ROOF ELEVATION
 - 5 2x4 BLOCKING @ 16" OC IN BREEZEWAY
 - 6 PROVIDE SIMPSON A34 CLIPS @ 24" OC

8 ROOF SECTION

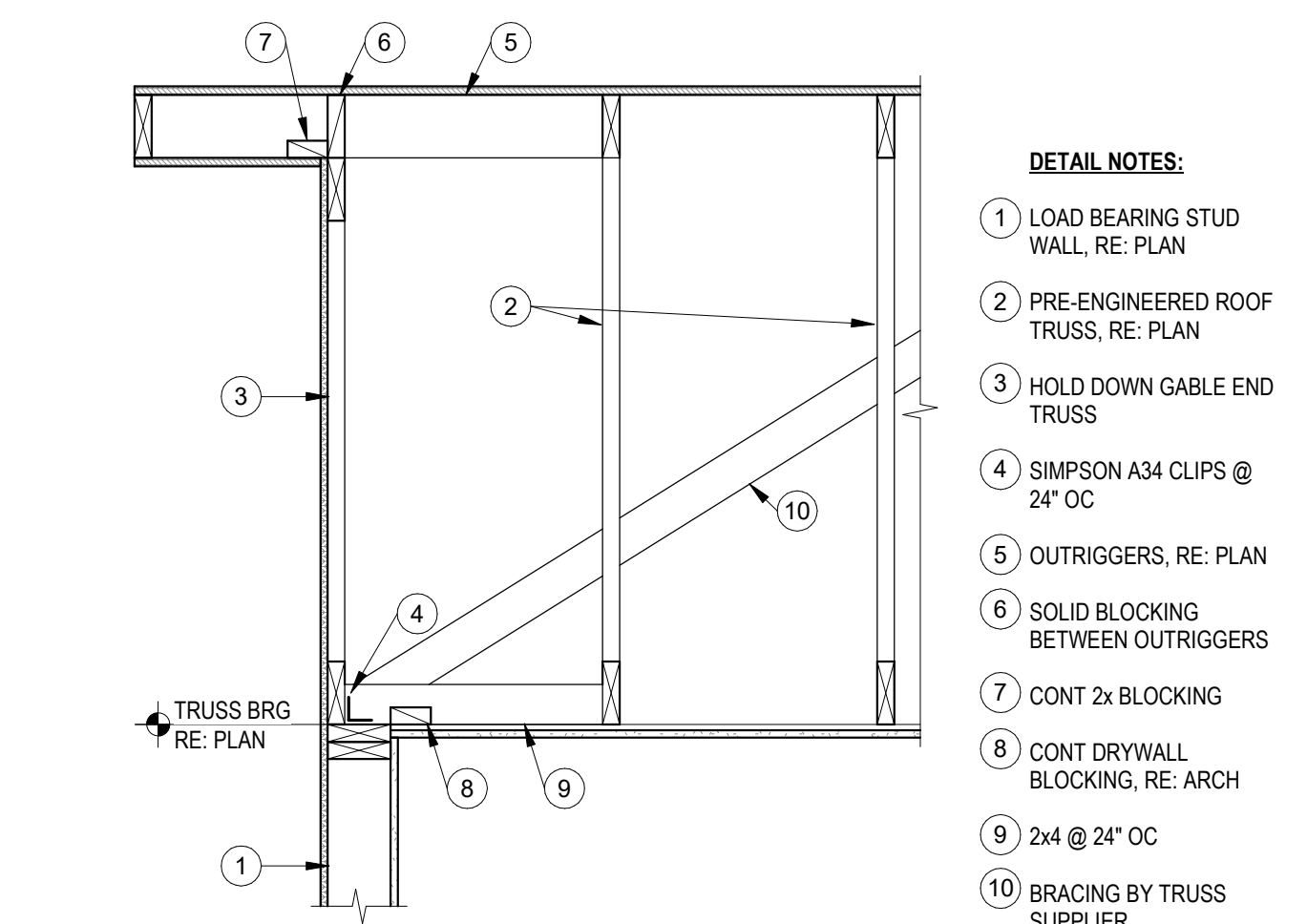
3/4" = 1'-0"



- DETAIL NOTES:**
- 1 UPSET HEADER, RE: PLAN
 - 2 FACE MOUNT HANGER BY TRUSS SUPPLIER @ EVERY ROOF TRUSS
 - 3 CONT DRAFT STOP, RE: ARCH
 - 4 PRE-ENGINEERED ROOF TRUSS, RE: PLAN
 - 5 ROOF SHEATHING, RE: PLAN AND GENERAL NOTES

5 ROOF SECTION

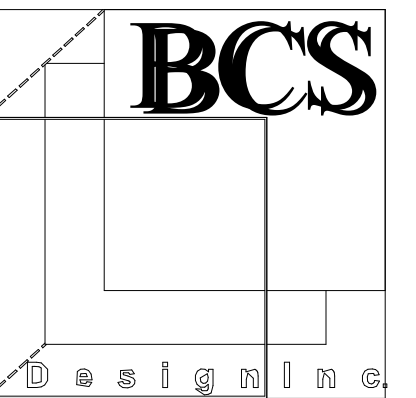
3/4" = 1'-0"



- DETAIL NOTES:**
- 1 LOAD BEARING STUD WALL, RE: PLAN
 - 2 PRE-ENGINEERED ROOF TRUSS, RE: PLAN
 - 3 HOLD DOWN GABLE END TRUSS
 - 4 SIMPSON A34 CLIPS @ 24" OC
 - 5 OUTRIGGERS, RE: PLAN
 - 6 SOLID BLOCKING BETWEEN OUTRIGGERS
 - 7 CONT 2x BLOCKING
 - 8 CONT DRYWALL BLOCKING, RE: ARCH
 - 9 2x4 @ 24" OC
 - 10 BRACING BY TRUSS SUPPLIER

1 ROOF SECTION

3/4" = 1'-0"



BCS Design, Inc.

WWW.BCSARCHITECTS.COM
19920 West 161st Street
Olathe, Kansas 66062
Phone: (913) 780-4820
Fax: (913) 780-5088

8234 Robinson Street
Overland Park, KS 66204
913-214-2169
stand-sei.com
CERTIFICATE OF AUTHORIZATION:
KS: E-1897
MO: 2015008897

New Building for:
Summit Point Apartments Phase II
504 NE Chipman Road
Lee's Summit, Missouri 64063



PROJECT NO. : 21202
DATE : 02/07/2022
DRAWN BY : Author
STAFF REVIEWED BY :

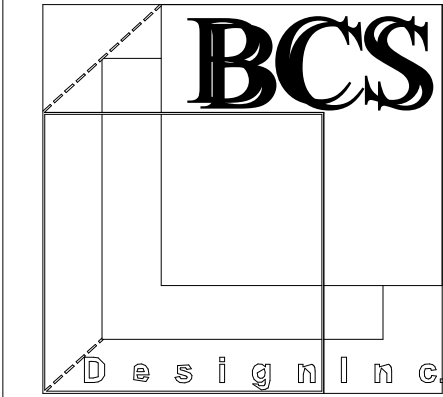
REVISED:

© BCS Design, Inc. 2019
This drawing is COPYRIGHTED work by BCS Design, Inc. in either electronic or printed form. This drawing may not be photocopied, traced, printed or copied in any manner without the written permission of BCS Design, Inc.

SHEET NO.

S520

copyright © 2019



BCS Design, Inc.

WWW.BCSARCHITECTS.COM
19920 West 161st Street
Olathe, Kansas 66062
Phone: (913) 780-4820
Fax: (913) 780-5088



New Building for:
Summit Point Apartments Phase II
504 NE Chipman Road
Lee's Summit, Missouri 64063



PROJECT NO. : 21202
DATE : 02/07/2022
DRAWN BY : Author
STAFF
REVIEWED BY :

REVISED:

© BCS Design, Inc. 2019
This drawing is COPYRIGHTED work by BCS Design, Inc. in either electronic or printed form. This drawing may not be photographed, traced, printed or copied in any manner without the written permission of BCS Design, Inc.

SHEET NO.

S521

copyright © 2019

