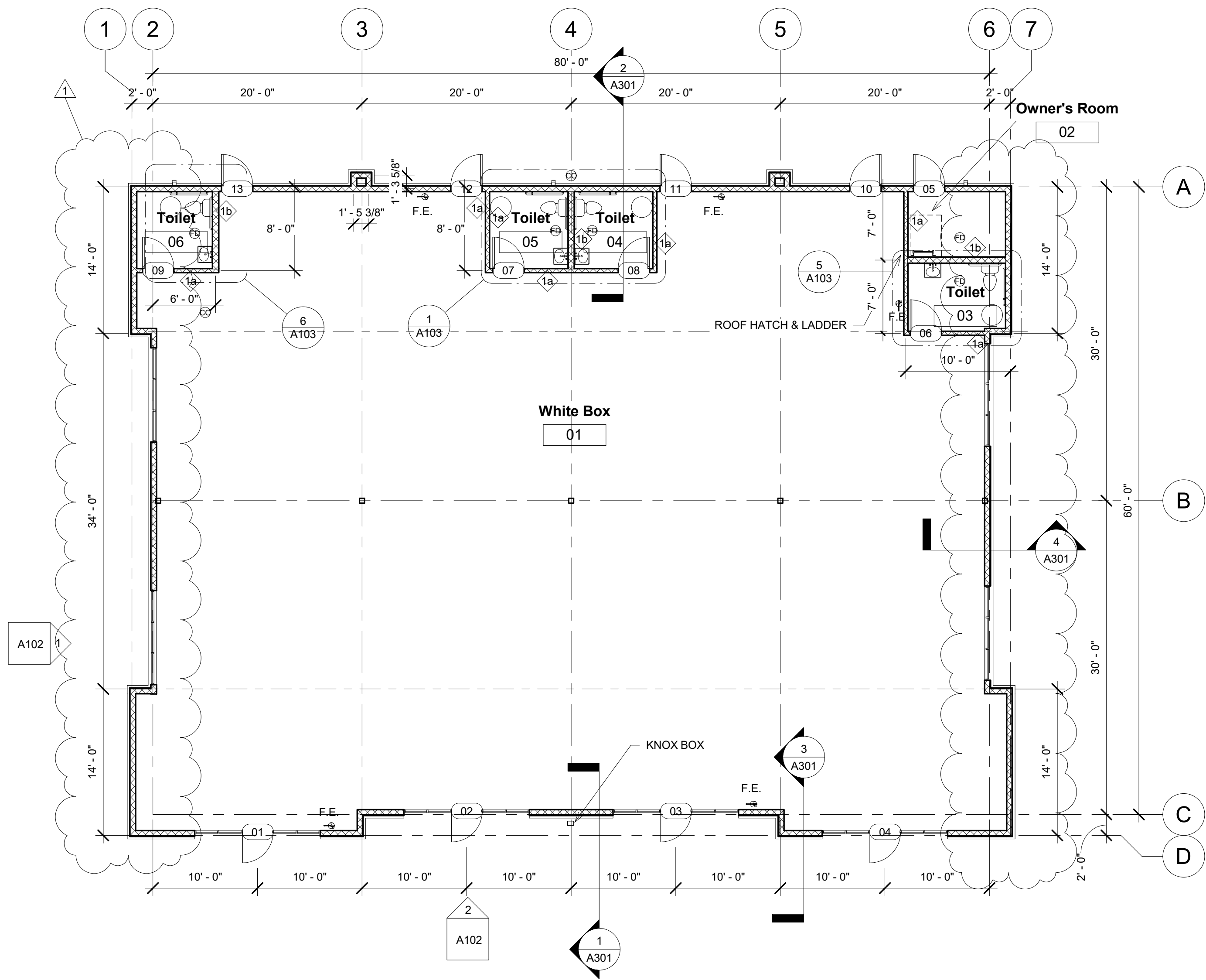




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BUILDING CODE SUMMARY

APPLICABLE CODES
2018 INTERNATIONAL BUILDING CODE
2018 INTERNATIONAL MECHANICAL CODE
2018 INTERNATIONAL PLUMBING CODE
2018 INTERNATIONAL FIRE CODE
2018 INTERNATIONAL ENERGY CONSERVATION CODE
2017 NATIONAL ELECTRICAL CODE
2017 ICC/ANSI A117.1

SUMMARY OF WORK
NEW SHELL SPEC BUILDING. NO C.O. IS REQUESTED WITH
THIS SUBMITTAL. SEPARATE TENANT FINISH PLANS WILL BE
SUBMITTED FOR EACH SPACE AT A LATER DATE.

FIRE SUPPRESSION SUMMARY
NONE

OCCUPANCY CLASSIFICATION
M (RETAIL) & B (OFFICE)

TYPE OF CONSTRUCTION
V-B, NON-SPRINKLED

FLOOR AREA
BUILDING AREA: 5,110 SQ.FT.

OCCUPANT LOAD
TO BE DETERMINED

EXITS REQUIRED
TO BE DETERMINED

EXITS PROVIDED
TWO PER SPACE

TOILET FACILITIES REQUIRED
TO BE DETERMINED

TOILET FACILITIES PROVIDED
ONE UNISEX TOILET PER SPACE (ADA)

DEFERRED SUBMITTALS TO BE COMPLETED BY OTHERS
ROOF TRUSS PLANS (PLANS BY SUBCONTRACTOR)

INTERIOR FINISH REQUIREMENTS
FLOOR FINISHES: CLASS I or CLASS II
WALL FINISHES: CLASS A (non-sprinkled)
CEILING FINISHES: CLASS A (non-sprinkled)

**EGRESS DOORS SHALL BE READILY OPENABLE FROM
THE EGRESS SIDE WITHOUT THE USE OF A KEY OR
SPECIAL KNOWLEDGE OR EFFORT.**

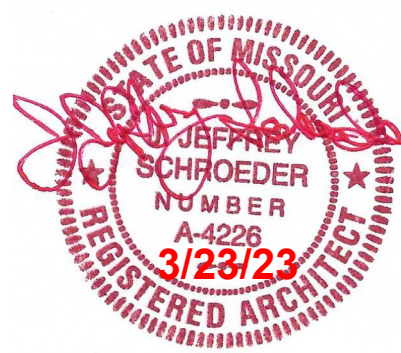
**PREMISES SHALL BE IDENTIFIED ON ALL EXTERIOR DOORS, WITH
NUMBERS AND/OR LETTERS. EACH CHARACTER SHALL BE NOT
LESS THAN 6" HIGH WITH A MINIMUM STROKE WIDTH OF 1.0" INCHES.
THEY SHOULD BE INSTALLED ON A CONTRASTING BACKGROUND.
STREET FACING DOORS SHALL HAVE ADDRESSES THAT ARE PLAINLY
LEGIBLE AND VISIBLE FROM THE STREET FRONTING THE PROPERTY. ADDRESS
NUMBERS AND/OR LETTERS SHALL BE ARABIC NUMBERS
OR ALPHABETIC LETTERS.**

NEW BUILDING FOR

SUMMIT ORCHARDS

LEES SUMMIT, MO

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1	City Comments	3.23
No.	Description	Date
Revision Schedule		

Floor Plan

Project number 2491
Date 03.01.2023

A101

Scale 1/8" = 1'-0"

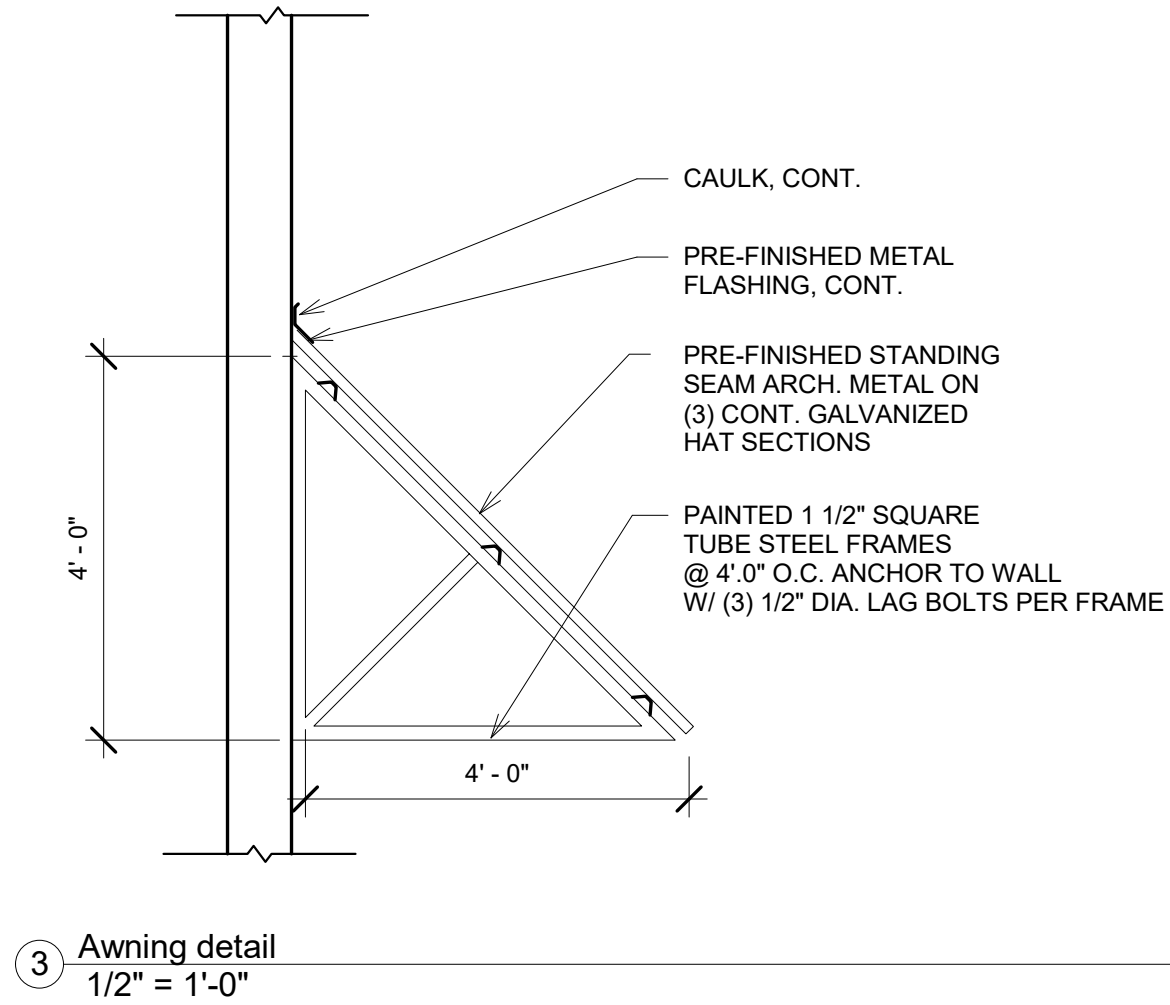
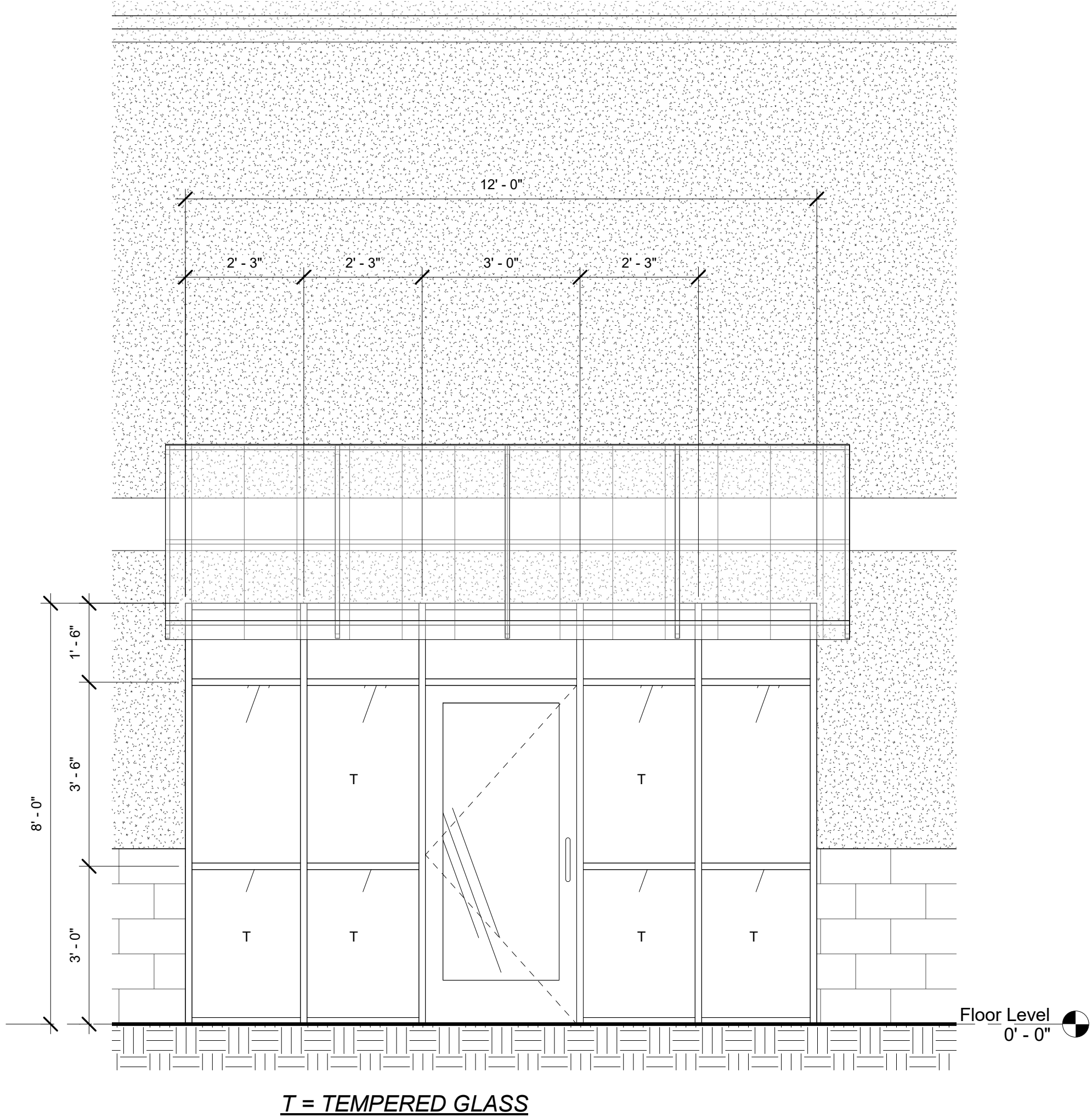
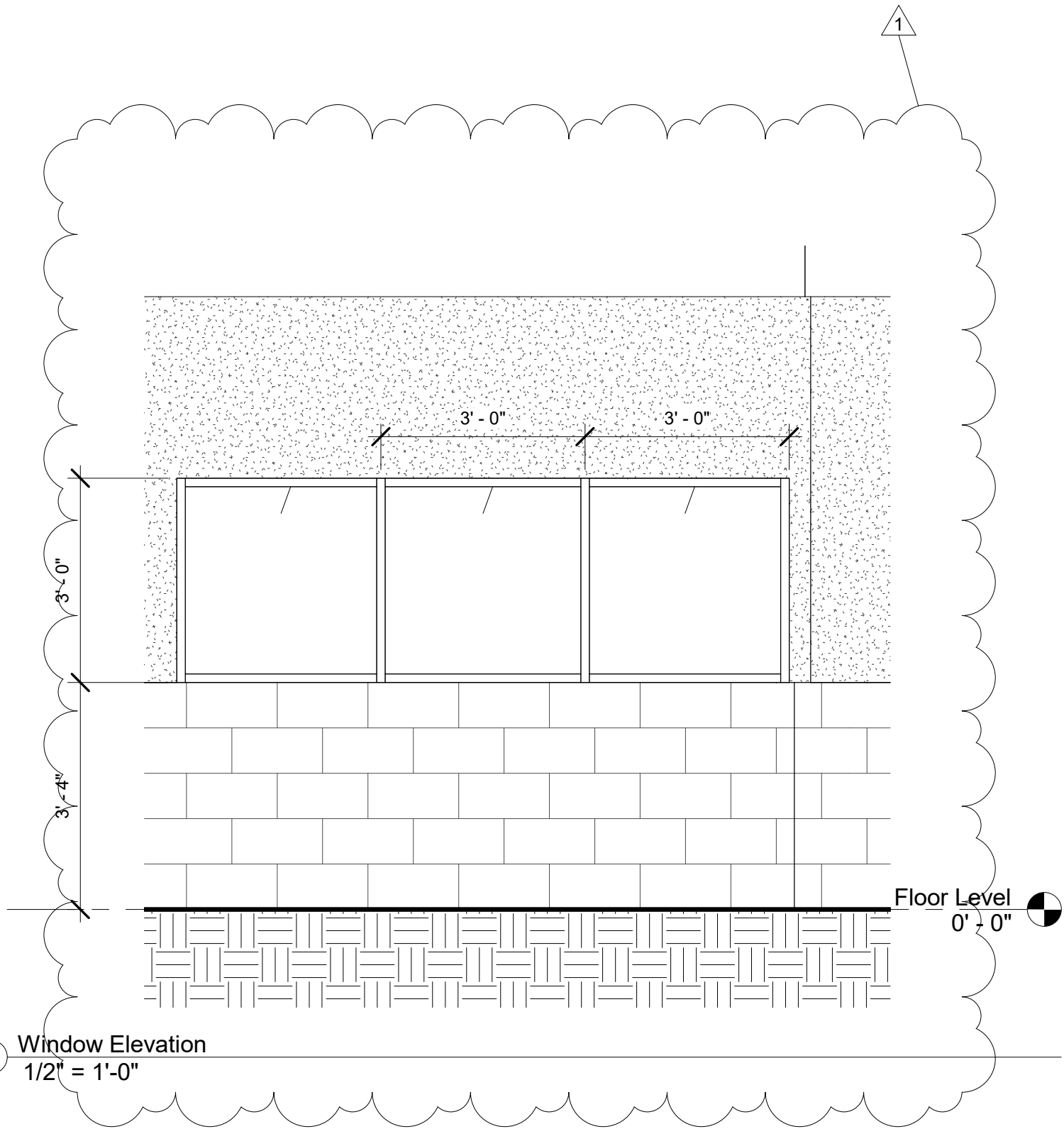
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Door Schedule					
Number	Family	Type	hardware type	Door type	Frame Type
01	Storefront Entry Single	3'-0" x 7'-0"		AL	AL
02	Storefront Entry Single	3'-0" x 7'-0"		AL	AL
03	Storefront Entry Single	3'-0" x 7'-0"		AL	AL
04	Storefront Entry Single	3'-0" x 7'-0"		AL	AL
05	Single-Flush	3 x7 Exterior	Lockset w/ lever handles, strike plate, 1 1/2 pair hinges, closer, drip cap, gasketing, bottom sweep	HM	HM
06	Single-Flush	3 x 7 Toilet	Latchset w/ lever handles, strike plate, 1 1/2 pair hinges, closer	WD	HM
07	Single-Flush	3 x 7 Toilet	Latchset w/ lever handles, strike plate, 1 1/2 pair hinges, closer	WD	HM
08	Single-Flush	3 x 7 Toilet	Latchset w/ lever handles, strike plate, 1 1/2 pair hinges, closer	WD	HM
09	Single-Flush	3 x 7 Toilet	Latchset w/ lever handles, strike plate, 1 1/2 pair hinges, closer	WD	HM
10	Single-Flush	3 x7 Exterior	Lockset w/ lever handles, strike plate, 1 1/2 pair hinges, closer, drip cap, gasketing, bottom sweep	HM	HM
11	Single-Flush	3 x7 Exterior	Lockset w/ lever handles, strike plate, 1 1/2 pair hinges, closer, drip cap, gasketing, bottom sweep	HM	HM
12	Single-Flush	3 x7 Exterior	Lockset w/ lever handles, strike plate, 1 1/2 pair hinges, closer, drip cap, gasketing, bottom sweep	HM	HM
13	Single-Flush	3 x7 Exterior	Lockset w/ lever handles, strike plate, 1 1/2 pair hinges, closer, drip cap, gasketing, bottom sweep	HM	HM

HM = 16 GA. HOLLOW METAL, PAINTED
WD = SOLID CORE RED OAK, STAINED
AL = ANODIZED ALUMINUM
IRP = IMPACT RESISTANT PLASTIC

HARDWARE SHALL BE MEDIUM DUTY COMMERCIAL GRADE. DOOR HARDWARE SHALL CONSIST OF BUTTS, LATCHSET OR LOCKSET, SILENCERS, SMOKE GASKETING FOR RATED DOORS, CLOSERS WHERE NOTED, PANIC DEVICES WHERE NOTED. EXTERIOR DOORS SHALL ALSO HAVE THRESHOLD, WEATHERSTRIPPING, SWEEP AND KEYED LOCK. CONTRACTOR SHALL COORDINATE ALL LATCH/LOCK FUNCTIONS AND KEYING OF LOCKS WITH OWNER. MAX. THRESHOLD = 1/2". ALL HARDWARE TO BE LEVER TYPE OR PUSH/PULL. ALL DOORS IN EGRESS PATHWAYS SHALL BE FREE TURNING FOR EXITING. ALL EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT. FURTHER, ALL EGRESS DOORS FROM ROOMS AND EXTERIOR EGRESS DOORS, FOR GROUP A AND GROUP E OCCUPANCIES SHALL NOT HAVE A LOCK OR LATCH OTHER THAN PANIC HARDWARE. ALL DOOR THRESHOLDS SHALL BE A MAX. OF 1/2" ABOVE FLOOR LEVEL AND BOTH SIDES SHALL BE BEVELED AT A SLOPE OF 1:2. SCHLAGE OR EQUAL STANDARD DUTY HARDWARE (SATIN CHROME) WITH LEVERS.

GLASS IN DOORS AND SIDELIGHTS SHALL BE SAFETY GLASS PER IBC SEC. 2406.1



Wall Schedule			
Type Mark	Type	Type Comments	Function
1a	Interior Partition - Wood Stud	2x4 Wood studs @ 16" o.c. w/ 3 1/2" batt insulation and (1) layer 5/8" gyp. board each side. To 10'-0" aff	Interior
1b	Interior Partition -wet wall	2x6 Wood studs at 16" o.c. w/ 6" fiberglass batt insulation and (1) layer 5/8" gyp. board each side. To 10'-0" aff	Interior

Room Schedule					
Number	Name	Base Finish	Wall Finish	Floor Finish	Ceiling Finish
01	White Box	None	Painted gyp. b'd	Concrete	None
02	Owner's Room	None	Painted gyp. b'd	Concrete	2x4 Suspended Acoustical
03	Toilet	6" rubber cove	Epoxy Paint	LVT	2x4 Suspended Acoustical
04	Toilet	6" rubber cove	Epoxy Paint	LVT	2x4 Suspended Acoustical
05	Toilet	6" rubber cove	Epoxy Paint	LVT	2x4 Suspended Acoustical
06	Toilet	6" rubber cove	Epoxy Paint	Concrete	2x4 Suspended Acoustical

CEILING HEIGHT TO BE 9'-0" AFF

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NEW BUILDING FOR

SUMMIT ORCHARDS

LEES SUMMIT, MO

JOSEPH A. TOWNS MO. LIC. E 22017
LORAC DESIGN GROUP
CERT. OF AUTHORITY E-2005032846-D



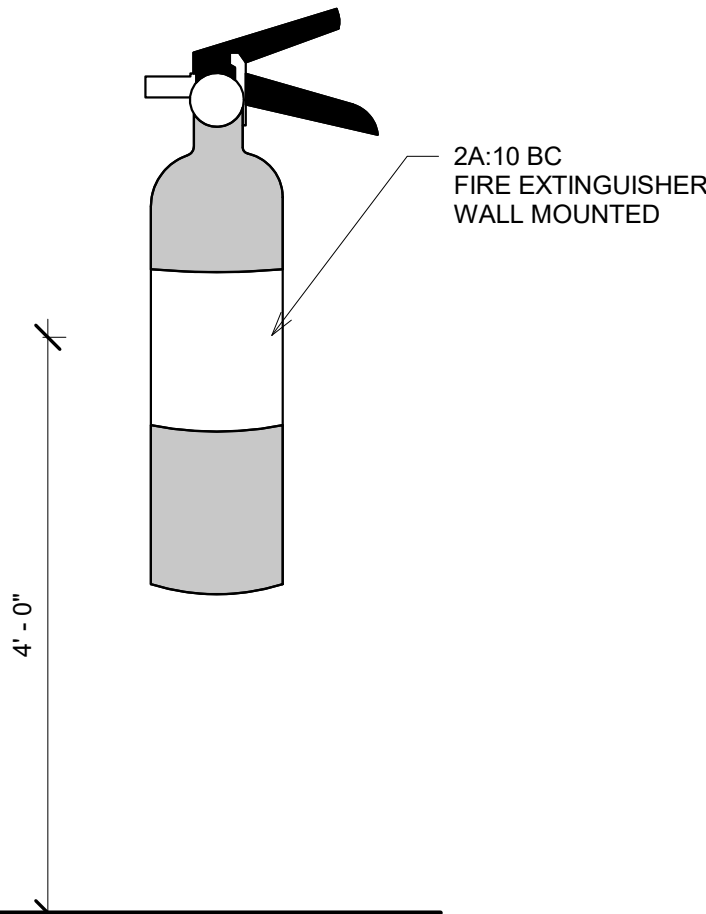
1	City Comments	3.23
No.	Description	Date
Revision Schedule		

Architectural
Details

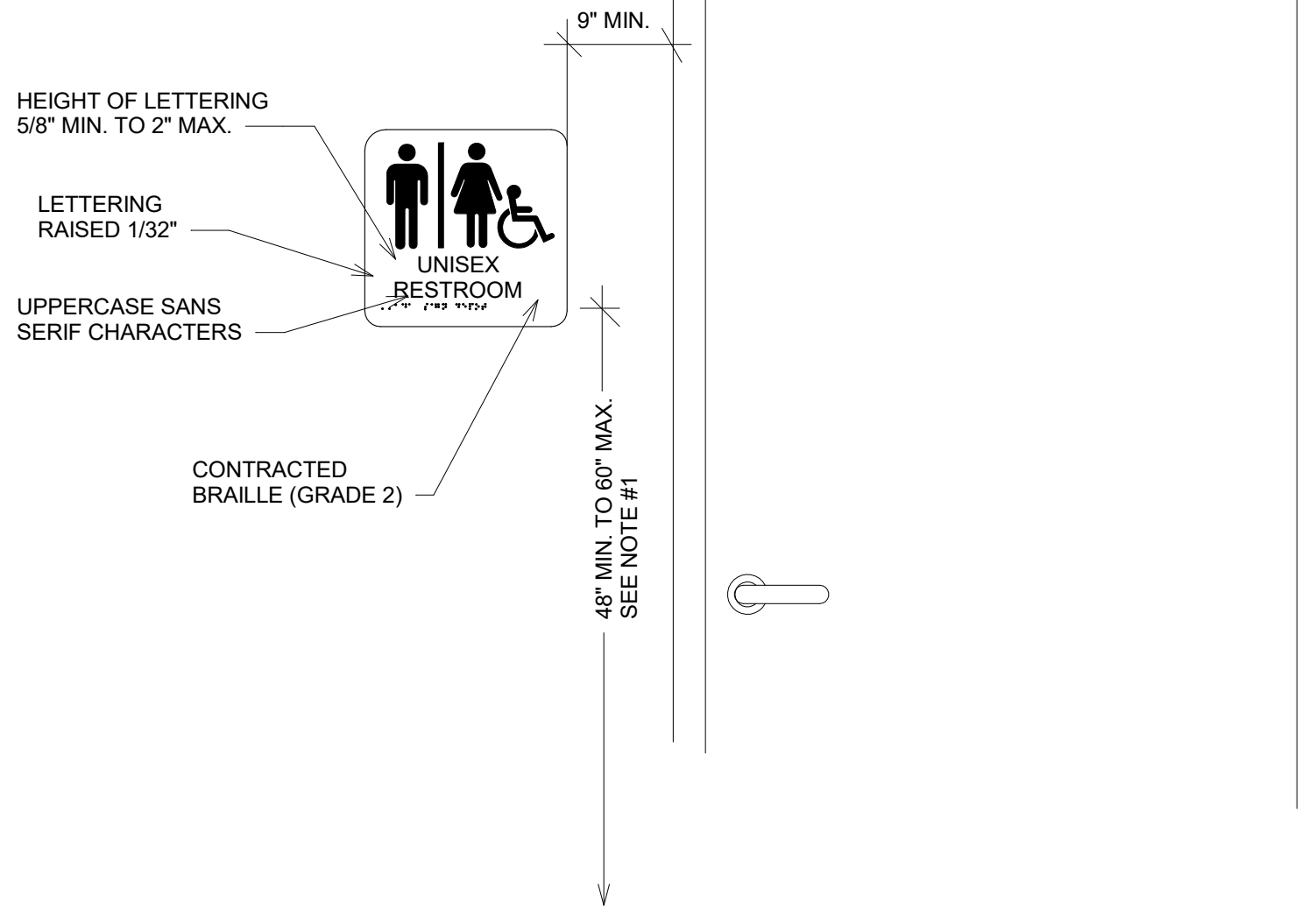
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Date	03.01.2023

A102

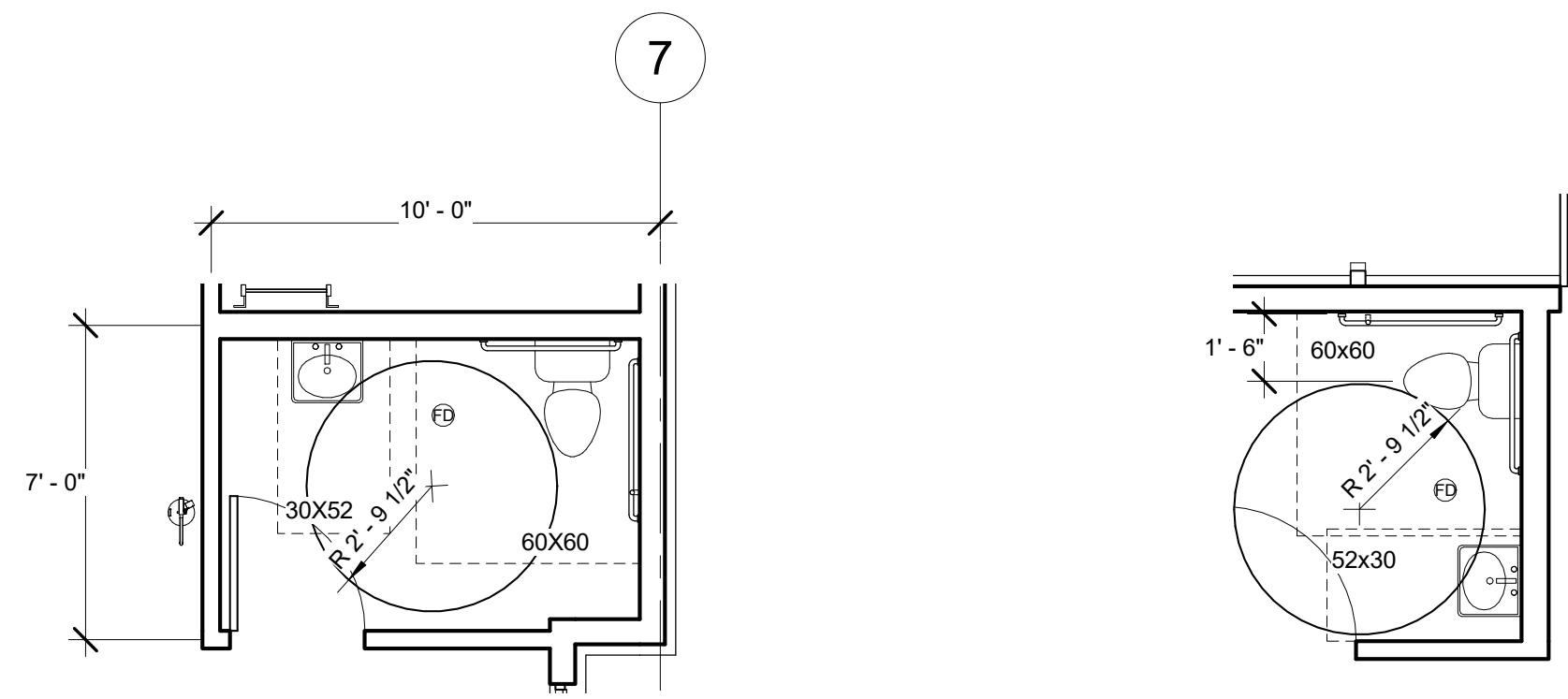
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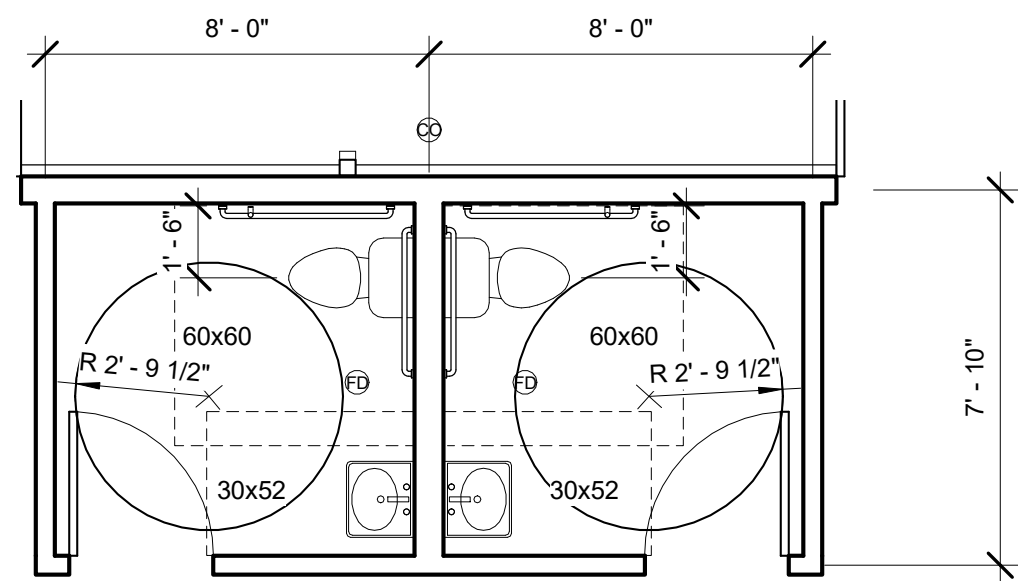
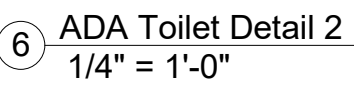
③ Fire Extinguisher Detail
3/4" = 1'-0"



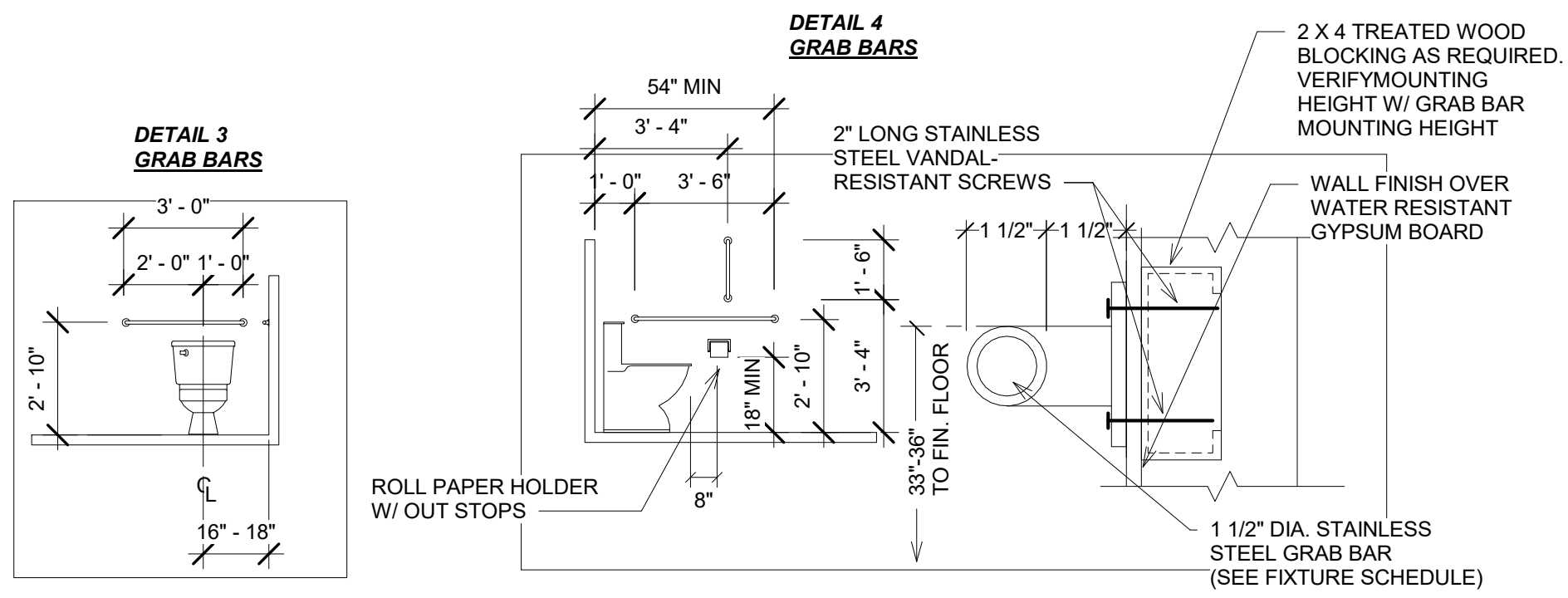
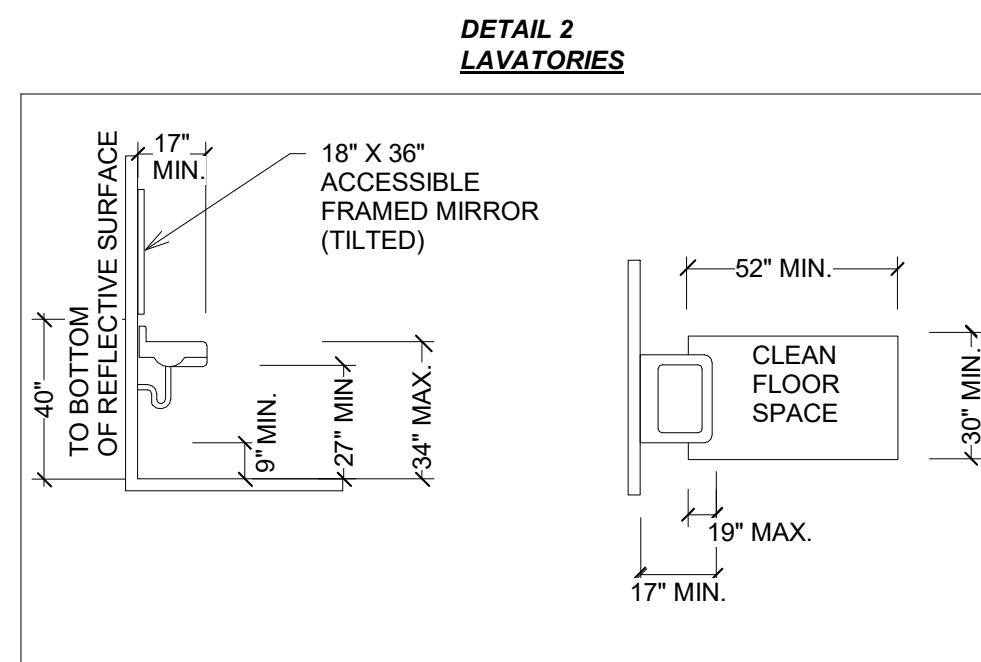
4 Unisex Handicapped toilet door detail
1/32" = 1'-0"



⑤ ADA Toilet Detail 1
1/4" = 1'-0"



① ADA Toilet Detail 3
1/4" = 1'-0"



② ADA Toilet Details 2017
1/4" = 1'-0"

<u>SANITARY FACILITIES</u>		ICC/ANSI A117.1-2017
1.	<u>GENERAL</u> -PROVIDE SUFFICIENT SPACE IN THE BATHROOM FOR A WHEELCHAIR MEASURING 30" WIDE X 48" LONG TO ENTER THE ROOM AND PERMIT THE DOOR TO CLOSE. THERE SHALL BE ROOM FOR A 67" DIA. TURNING CIRCLE AS SHOWN ON PLAN. THE WATER CLOSET SHALL BE LOCATED IN A SPACE WHICH PROVIDES A 60" WIDE CLEAR SPACE FROM A FIXTURE OR A WALL AT ONE SIDE AND 60" OF CLEAR SPACE IN FRONT OF THE WATER CLOSET.	
2.	<u>DOORS</u> -SANITARY FACILITY DOORS SHALL HAVE AN AUTOMATIC CLOSING DEVICE & BE 3'.0" WIDE	
3.	<u>GRAB BARS</u> - GRAB BARS SHALL BE AS PER DETAIL 3 & 4 AND SHALL BE CAPABLE OF CARRYING 250 LBS PER FT.	
4.	<u>LAVATORY</u> - LAVATORY HEIGHTS AND CLEARANCES SHALL COMPLY WITH DETAIL 2. INSULATE HOT WATER AND DRAIN PIPES UNDER LAVATORIES. NO SHARP OR ABRASIVE SURFACES ARE ALLOWED UNDER LAVATORIES. FAUCET CONTROLS AND OPERATING MECHANISMS ARE REQUIRED TO BE OPERABLE WITH ONE HAND AND CAN NOT REQUIRE GRASPING, PINCHING OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE CONTROLS IS NOT TO EXCEED 5 L.B. LEVER-OPERATED, PUSH-TYPE, AND ELECTRONICALLY CONTROLLED MECHANISMS ARE EXAMPLES OF ACCEPTABLE DESIGNS. SELF-CLOSING VALVES ARE ALLOWED IF THE FAUCET REMAINS OPEN FOR AT LEAST 10 SECONDS.	
5.	<u>ACCESSORIES</u> - IF MIRRORS, PAPER TOWEL, SANITARY NAPKIN, WASTE RECEPTACLES AND SIMILAR DISPENSING AND DISPOSAL FIXTURES ARE PROVIDED, AT LEAST ONE OF EACH TYPE IS TO BE LOCATED WITH BOTTOM MAX. 40 INCHES ABOVE THE FLOOR.	
6.	<u>FINISHES</u> - FLOOR FINISH SHALL BE VCT WITH 6" RUBBER COVE BASE. WALL FINISHES WILL BE EPOXY PAINT	
7.	<u>URINAL</u> - IF PROVIDED, URINAL LIP SHALL BE MAX. 17" ABOVE FLOOR WITH A CLEAR SPACE OF 30" WIDE X 52" IN FRONT OF URINAL..	

NEW BUILDING FOR

SUMMIT ORCHARDS

LEES SUMMIT, MO

J. Jeffry Schroeder Mo. Licence A-4226
Herman Scharnag Co., Arch. Cert. of Authority A-22



No.	Description	Date
Revision Schedule		

Architectural Details

Project number	2491
Date	03.01.2023

A103

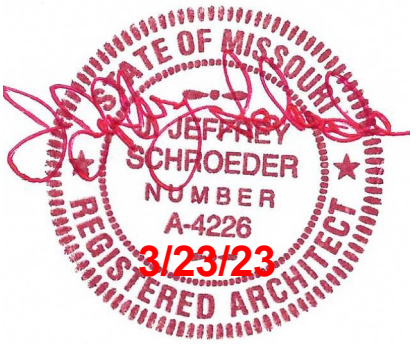
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NEW BUILDING FOR
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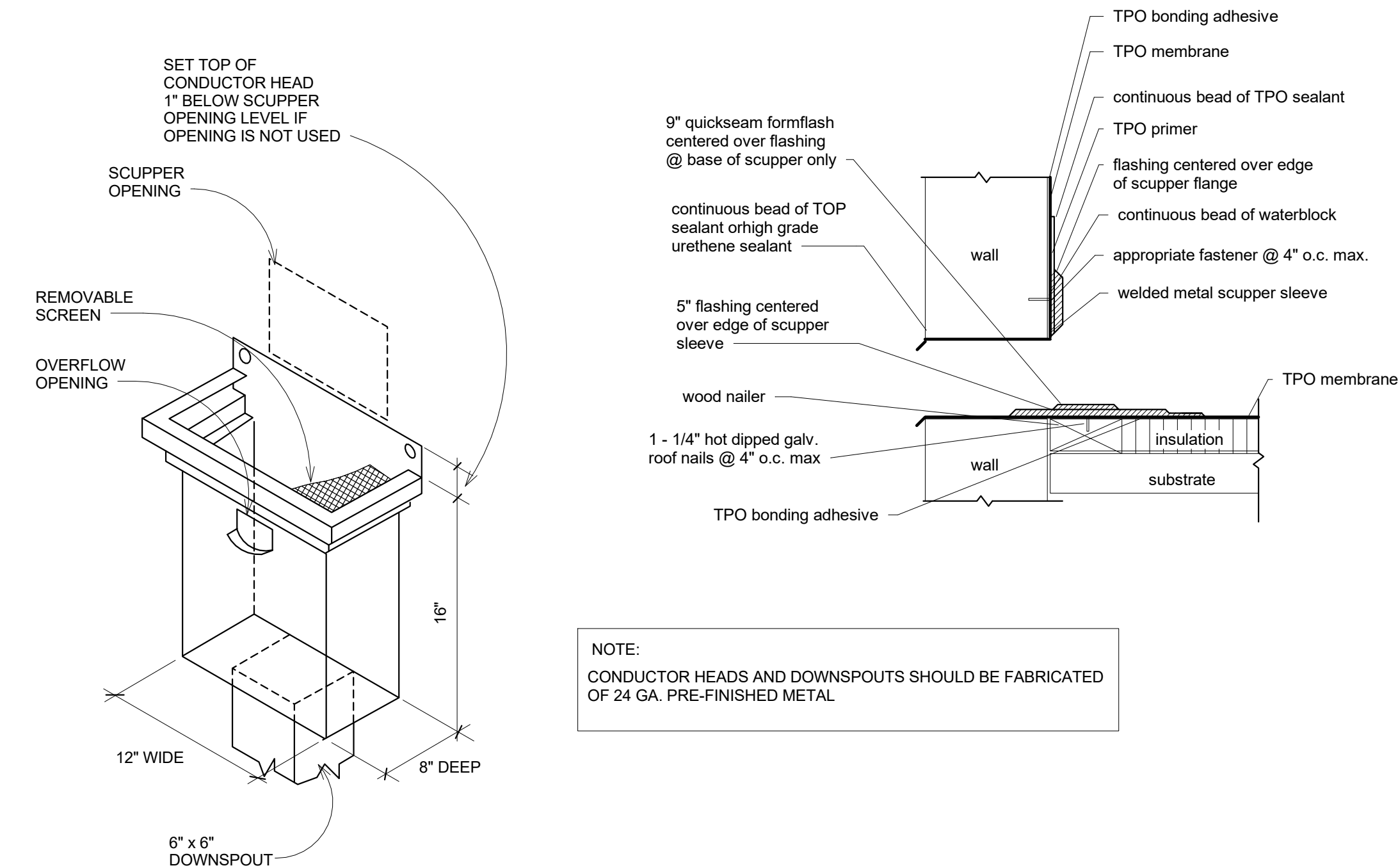
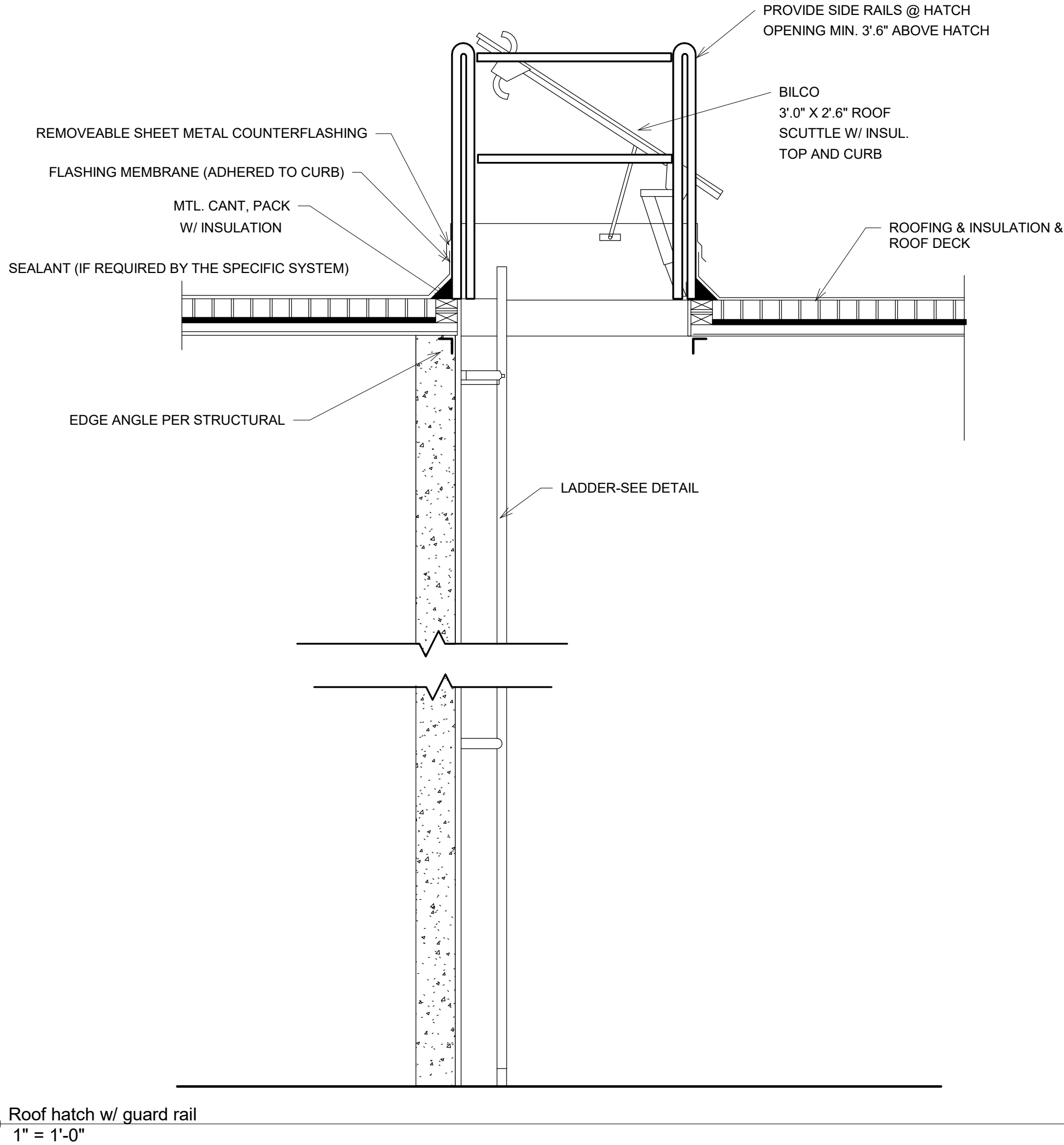
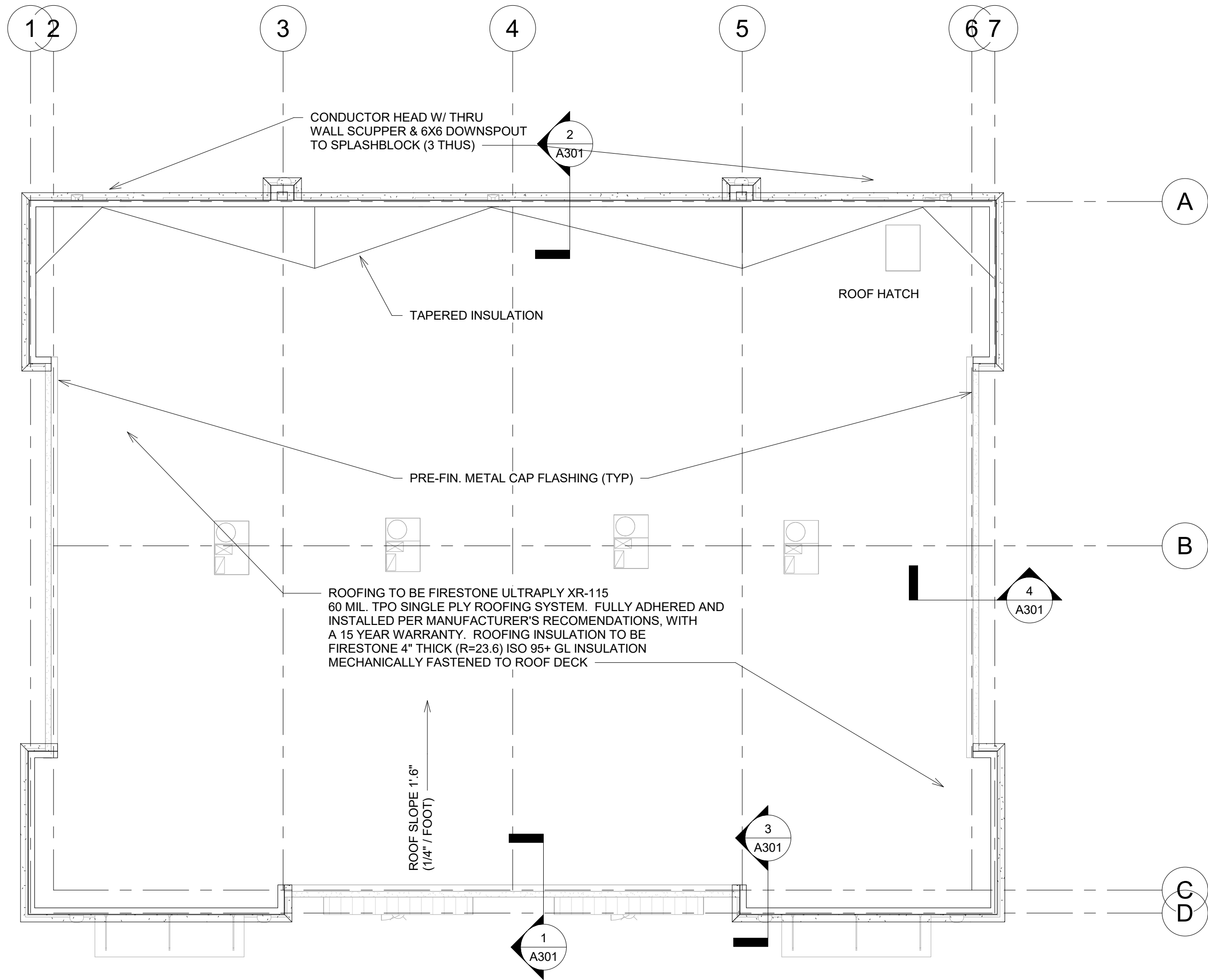
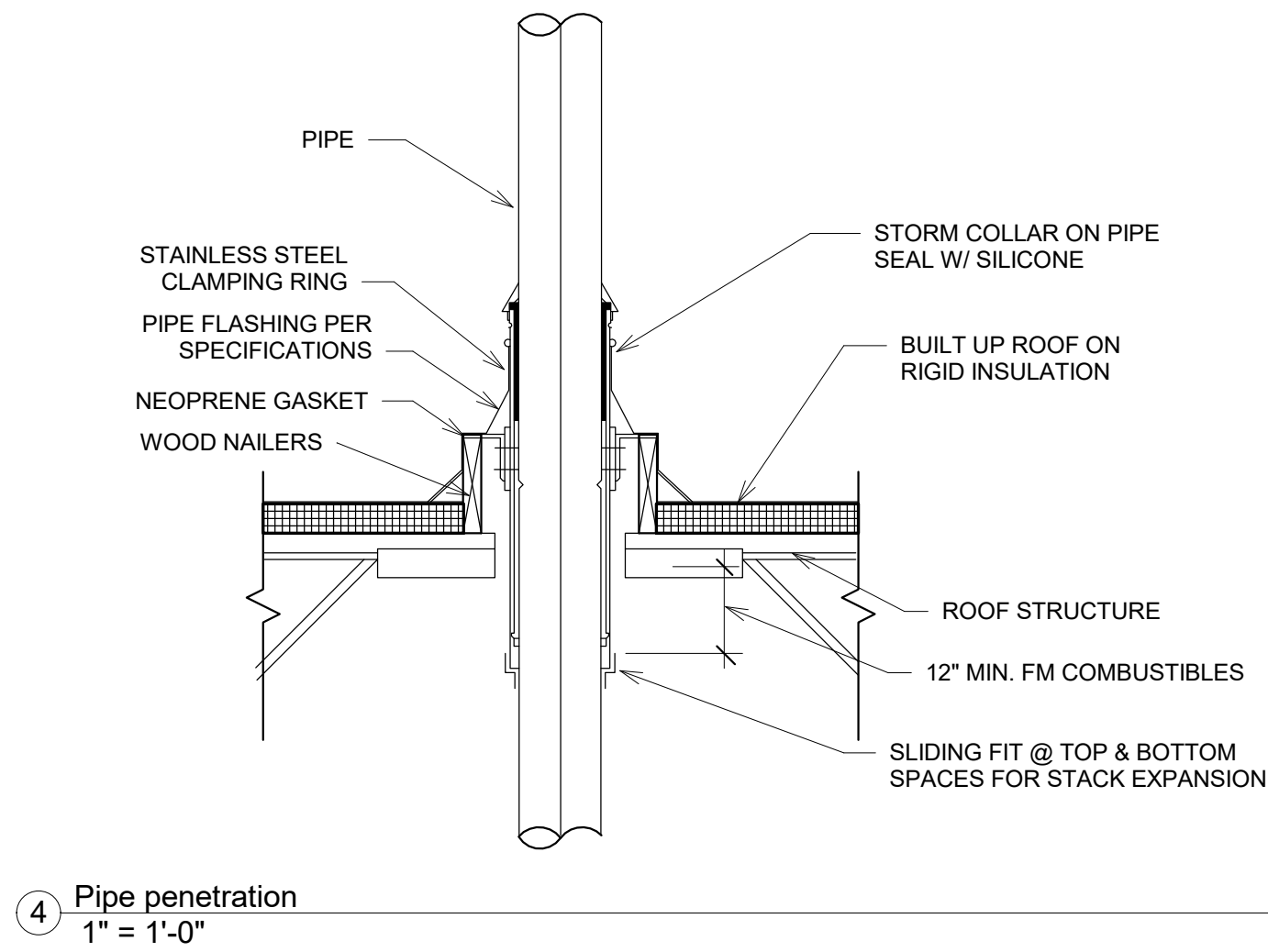
No.	Description	Date
Revision Schedule		

Roof Plan

Project number 2491
Date 03.01.2023

A104

Scale As indicated



SCUPPER DETAIL AT PARAPET WALL
NOT TO SCALE

3 Scupper detail
1/2" = 1'-0"

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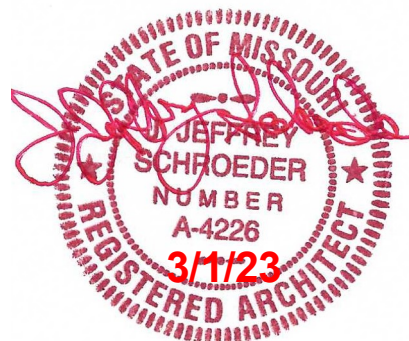
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No.	Description	Date
Revision Schedule		

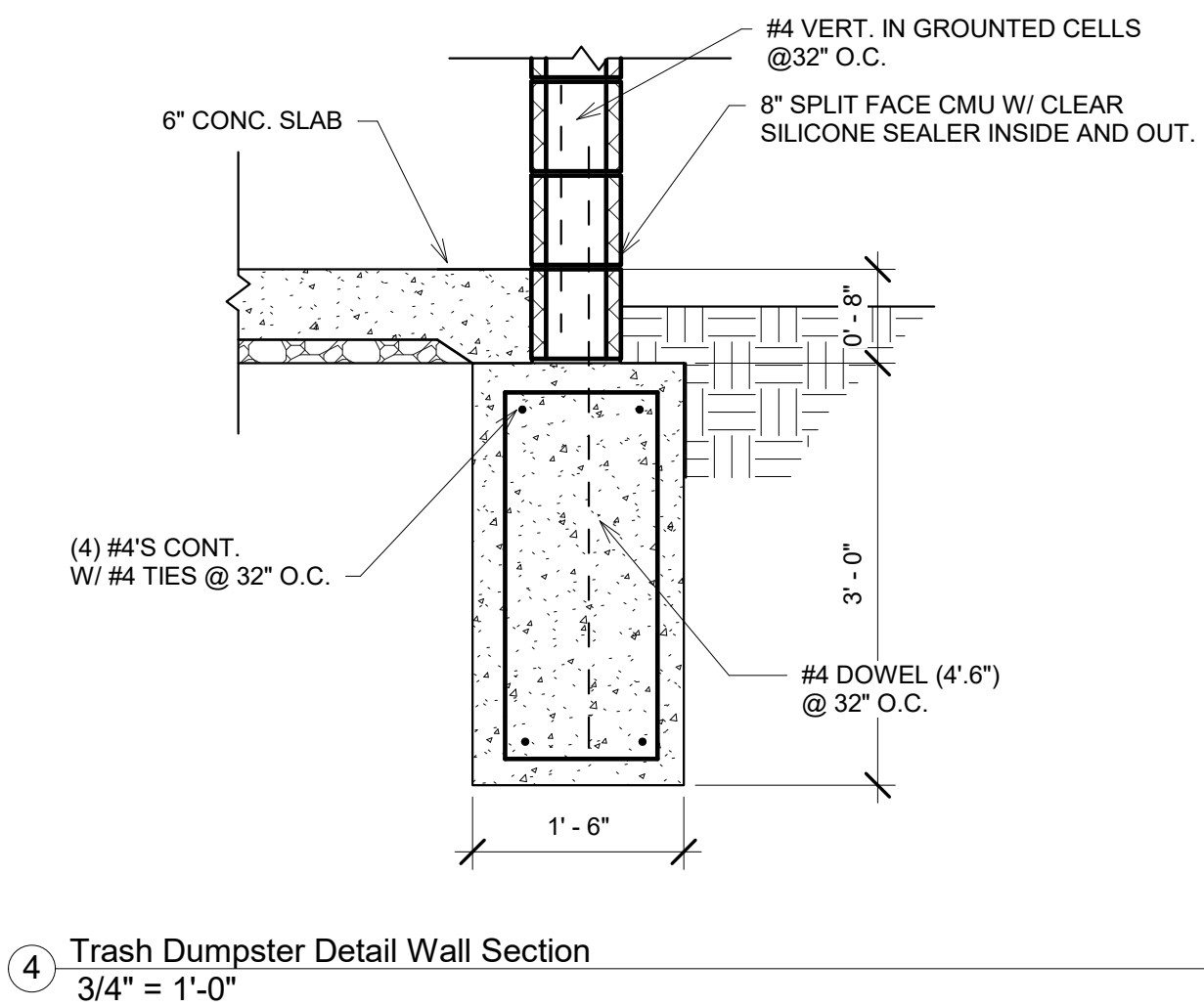
Trash Dumpster Details- 11x12

Project number	2491
Date	03.01.2023

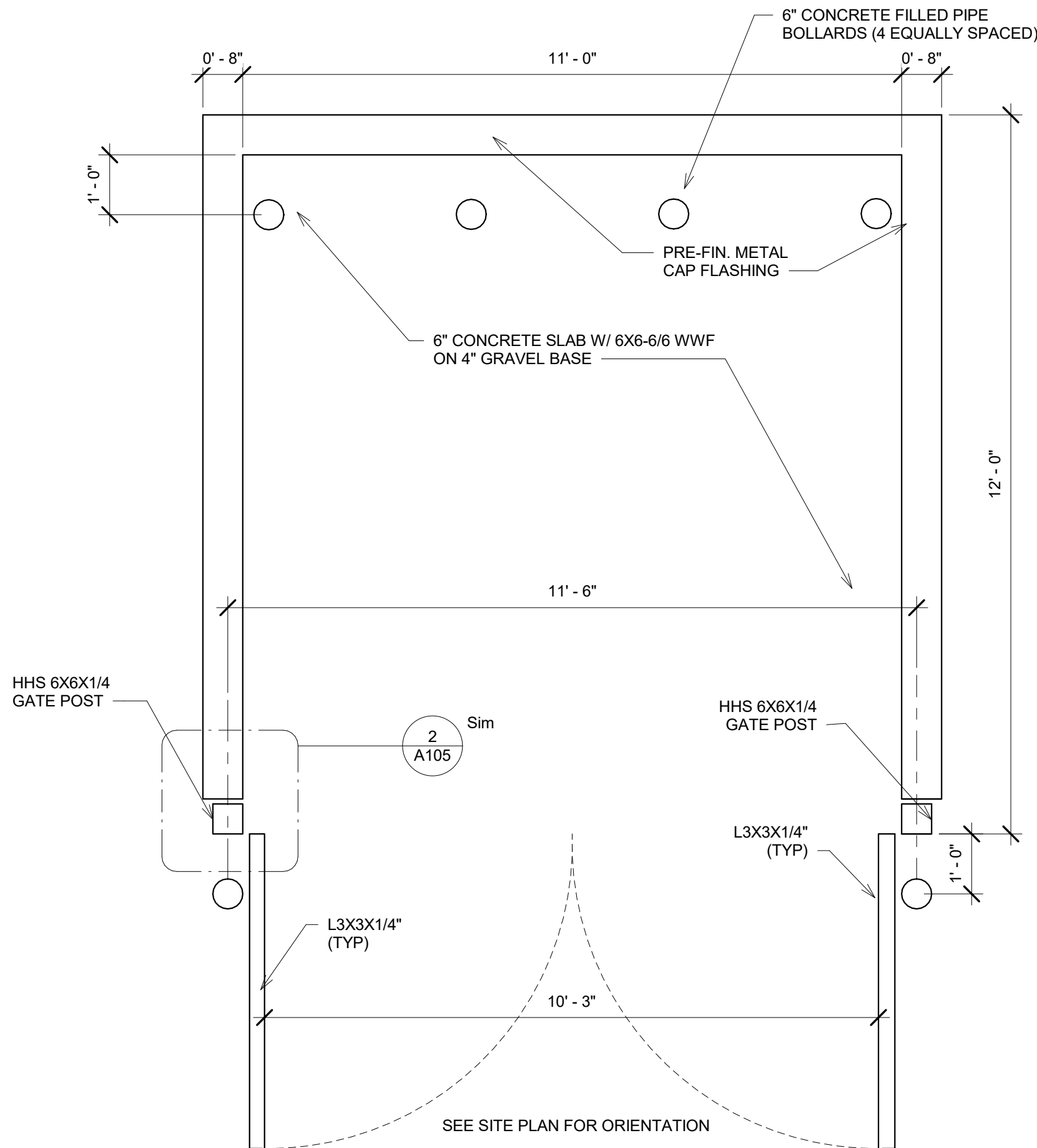
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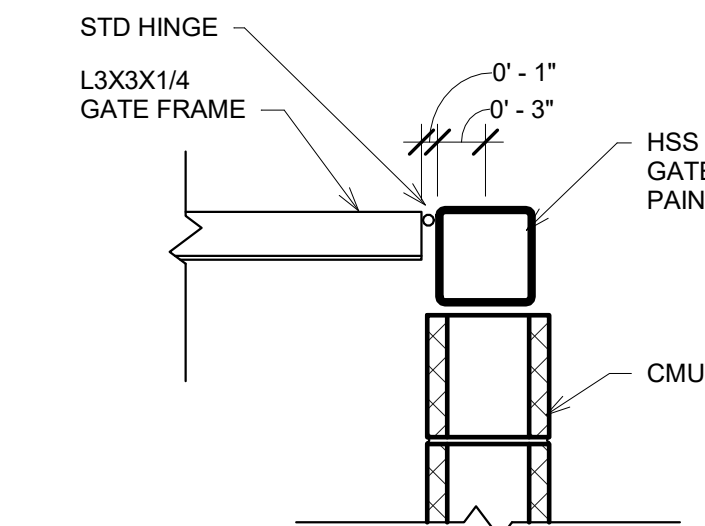
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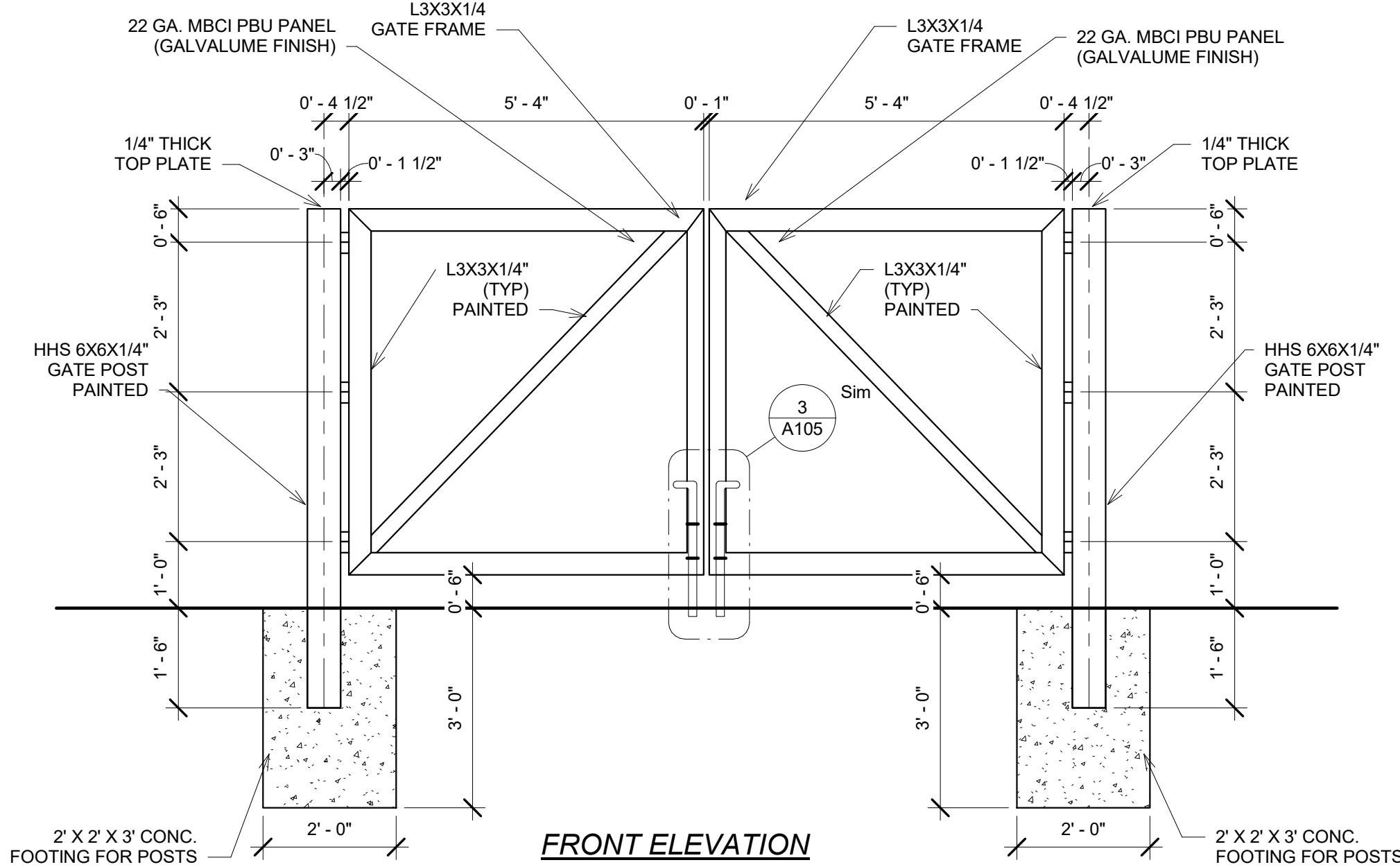
④ Trash Dumpster Detail Wall Section
3/4" = 1'-0"



PLAN VIEW



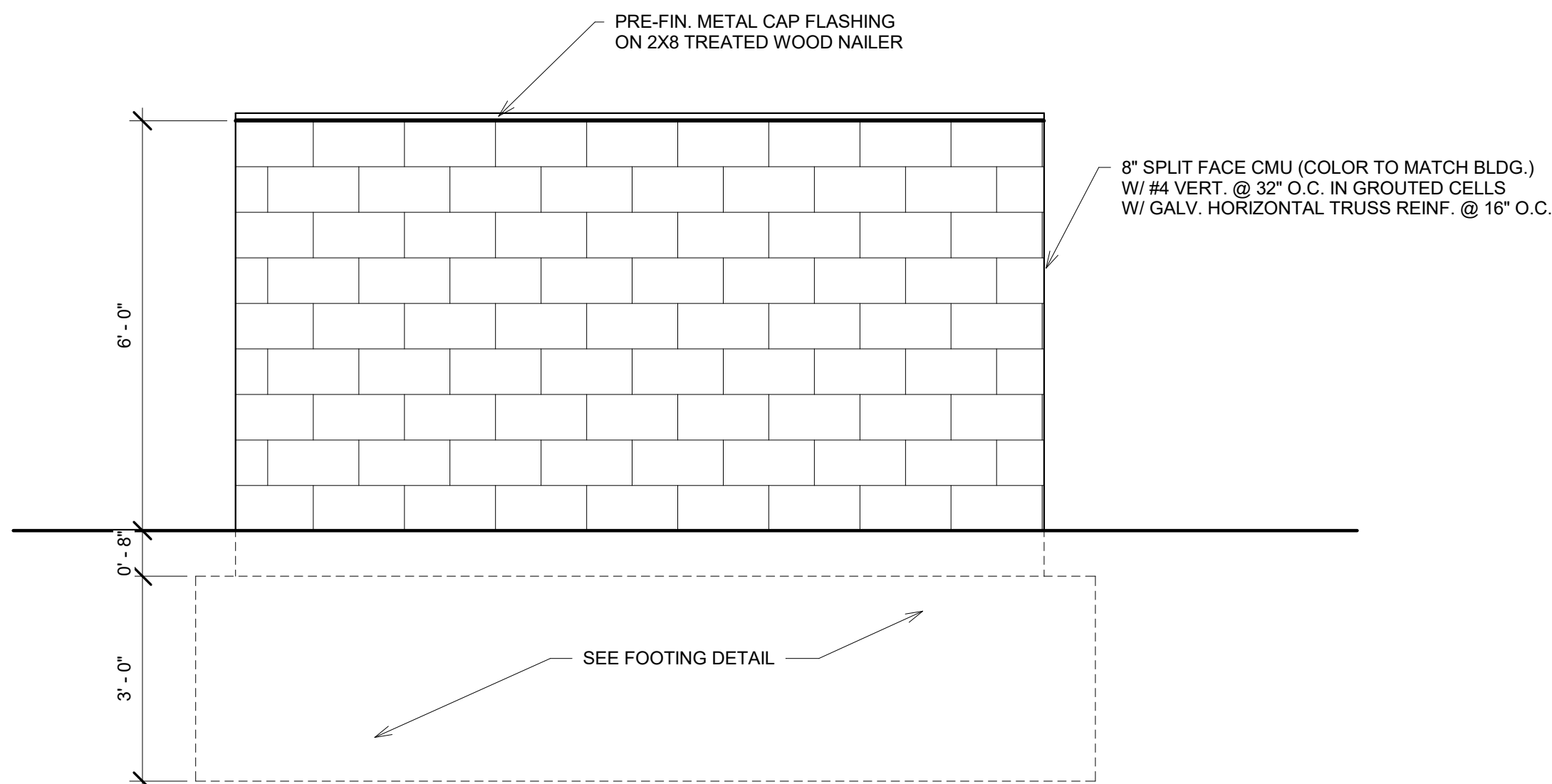
② Hinge Detail Plan 12x11
1" = 1'-0"



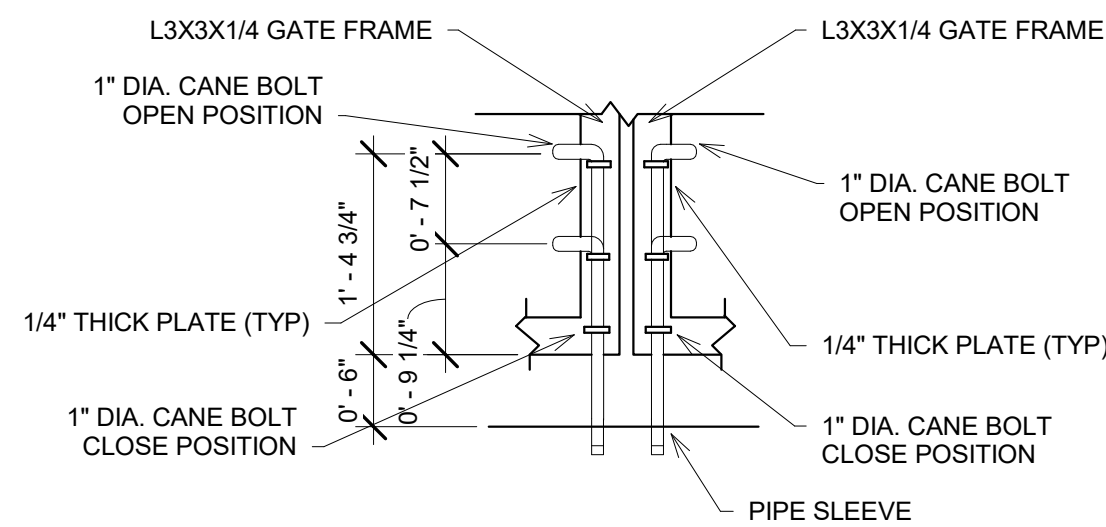
FRONT ELEVATION

ALL STEEL TO BE PAINTED
ALL CMU TO BE RECEIVE CLEAR SILICONE SEALANT @ EXTERIOR

① Trash Dumpster Detail 11x12
1/2" = 1'-0"



SIDE ELEVATION



③ Trash Dumpster Detail - Hinge Detail
3/4" = 1'-0"

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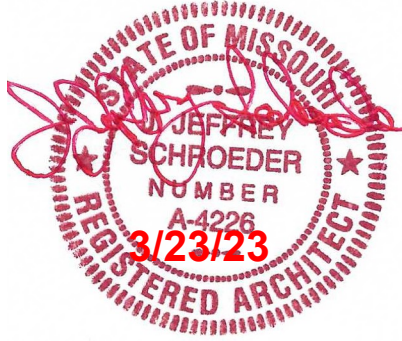
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NEW BUILDING FOR

SUMMIT ORCHARDS

LEES SUMMIT, MO

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1	City Comments	3.23
No.	Description	Date
Revision Schedule		

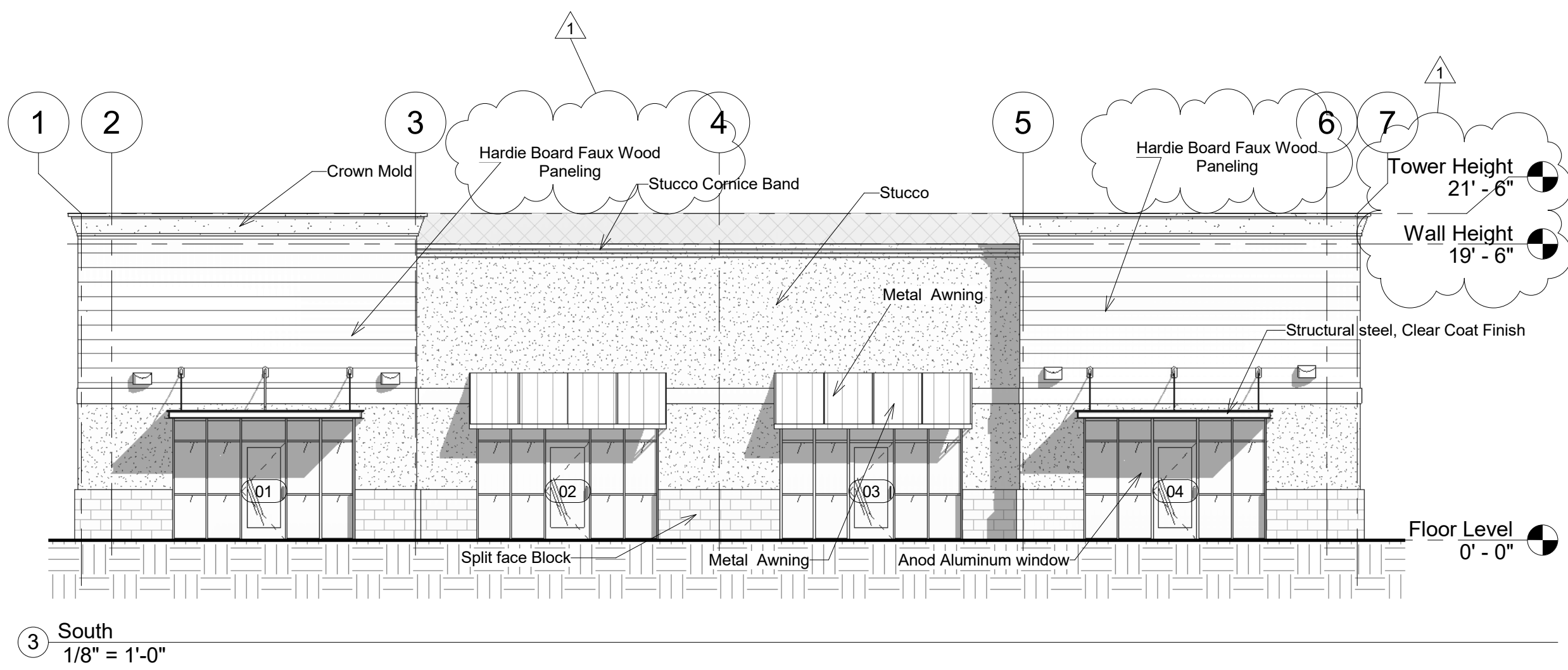
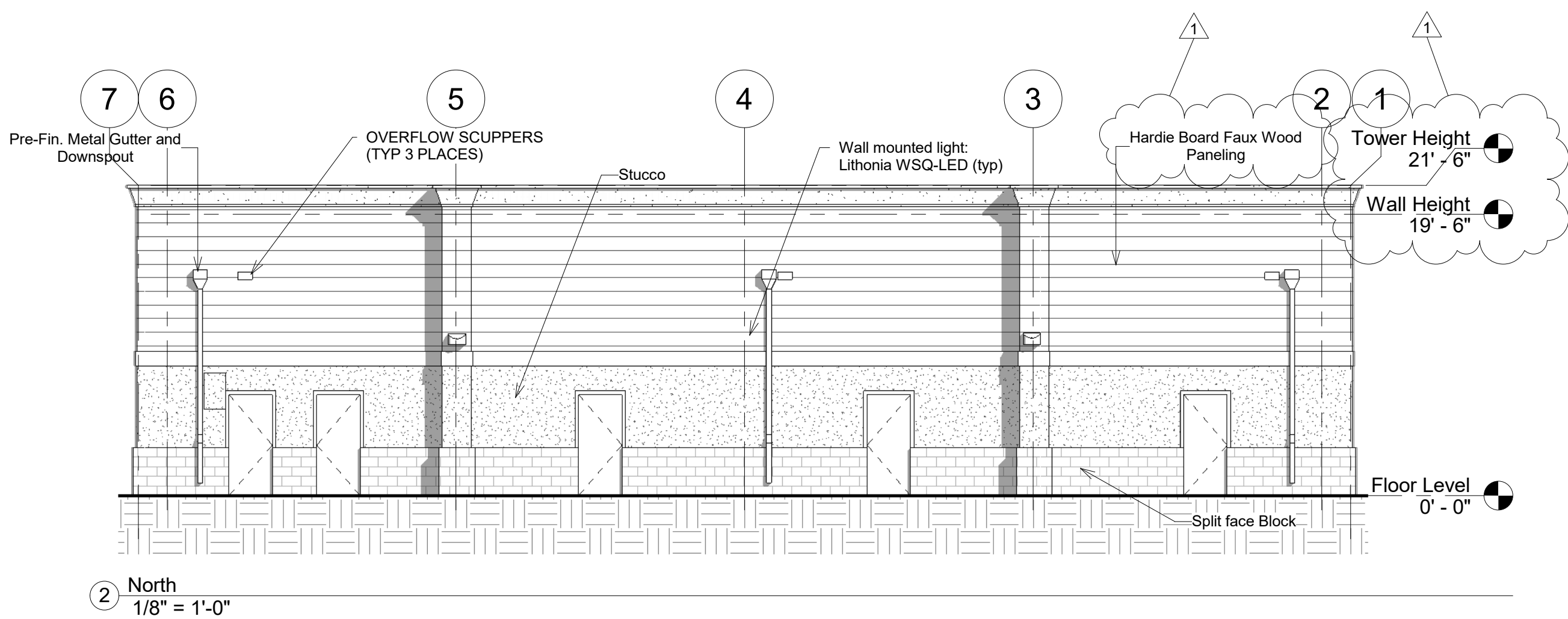
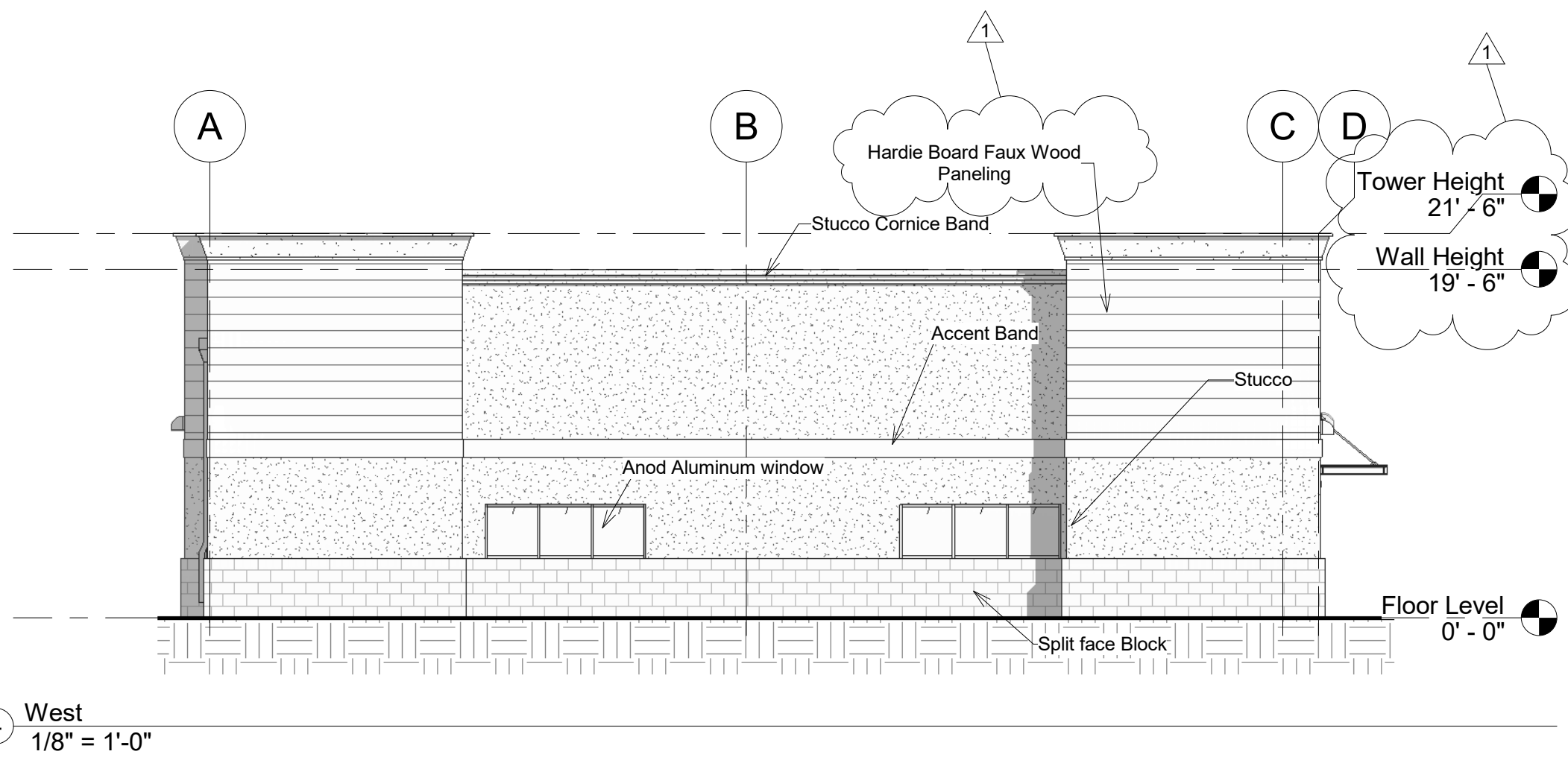
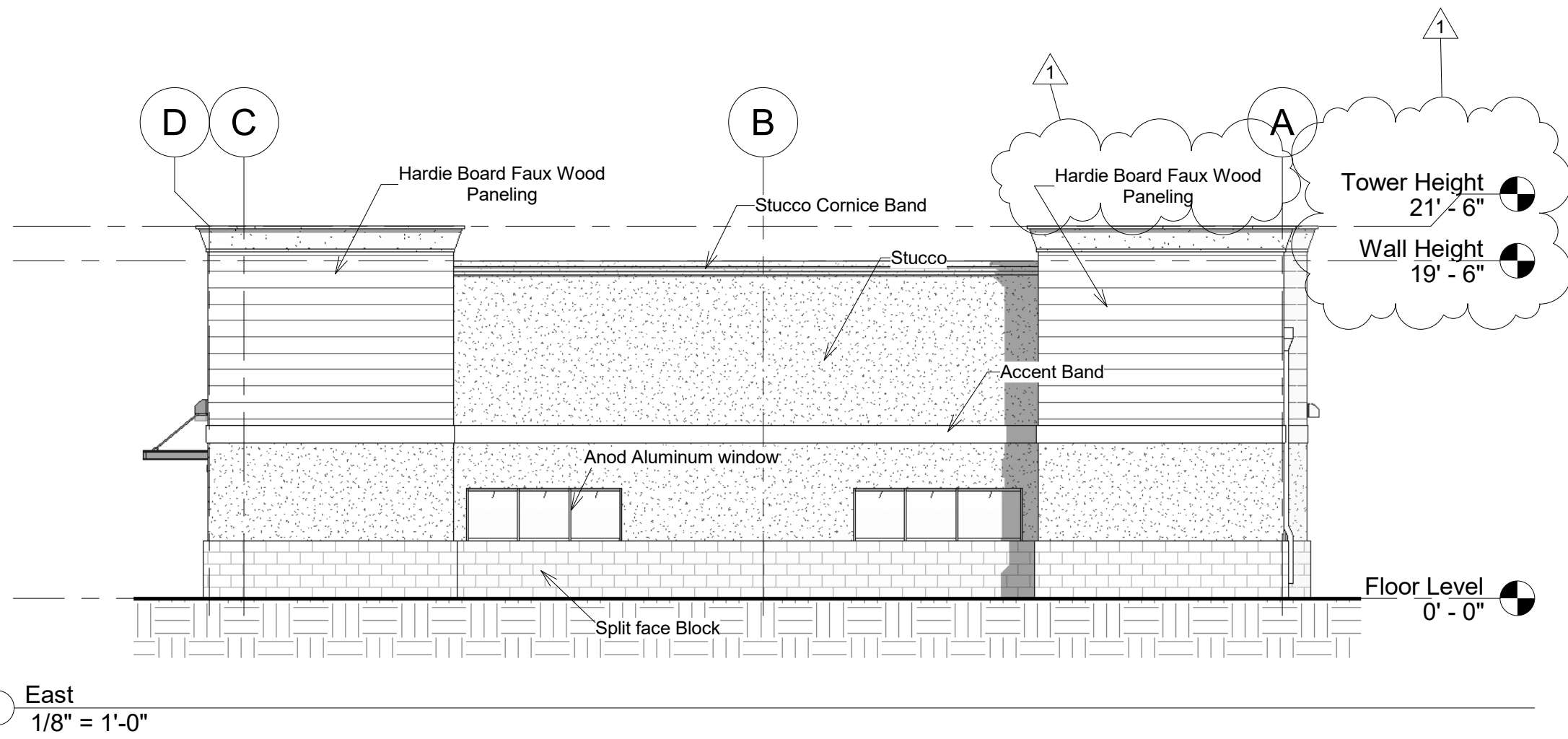
Elevations

Project number	2491
Date	03.01.2023

A201

Scale	1/8" = 1'-0"
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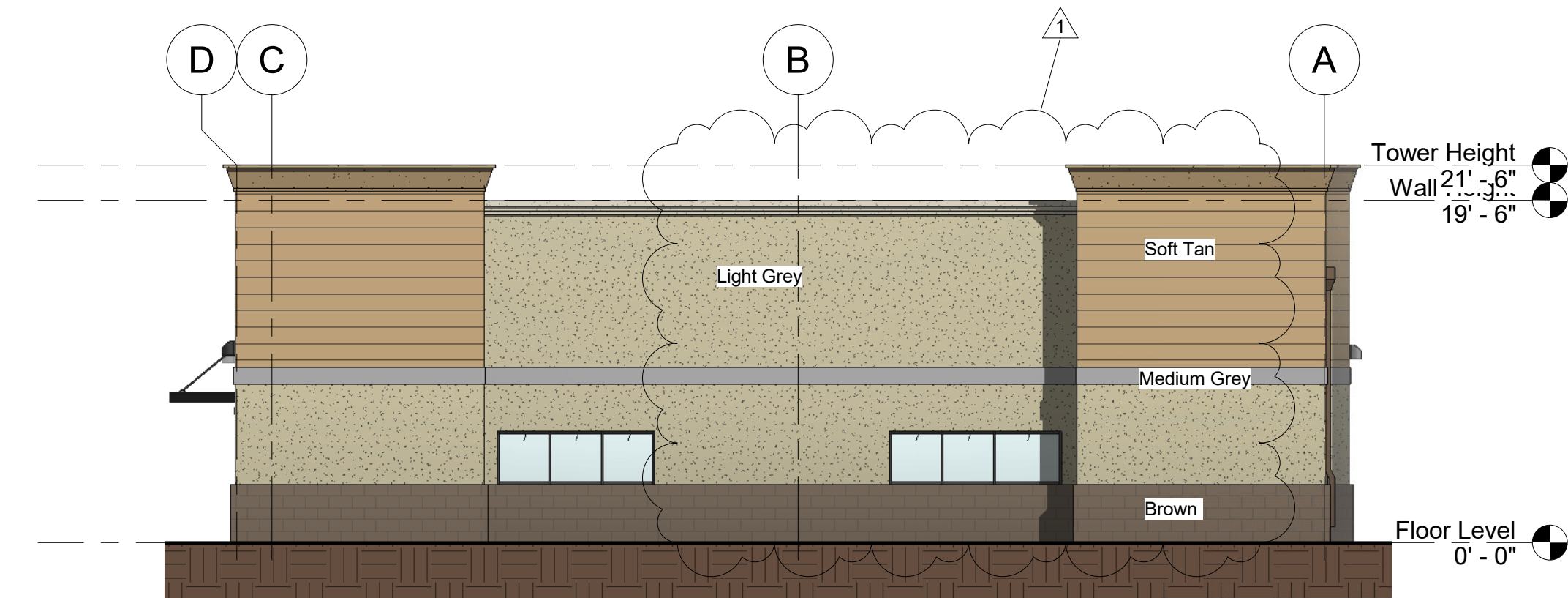


PROVIDE CLEAR SILICONE SEALER FOR BRICK

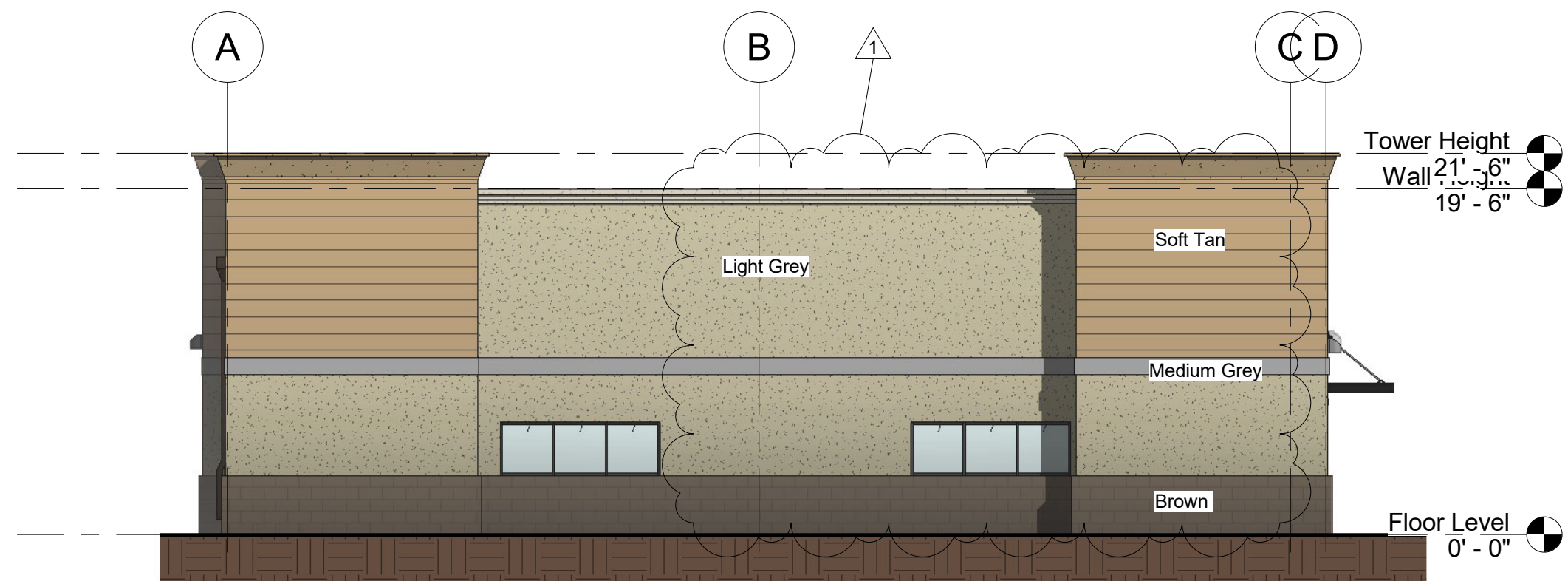
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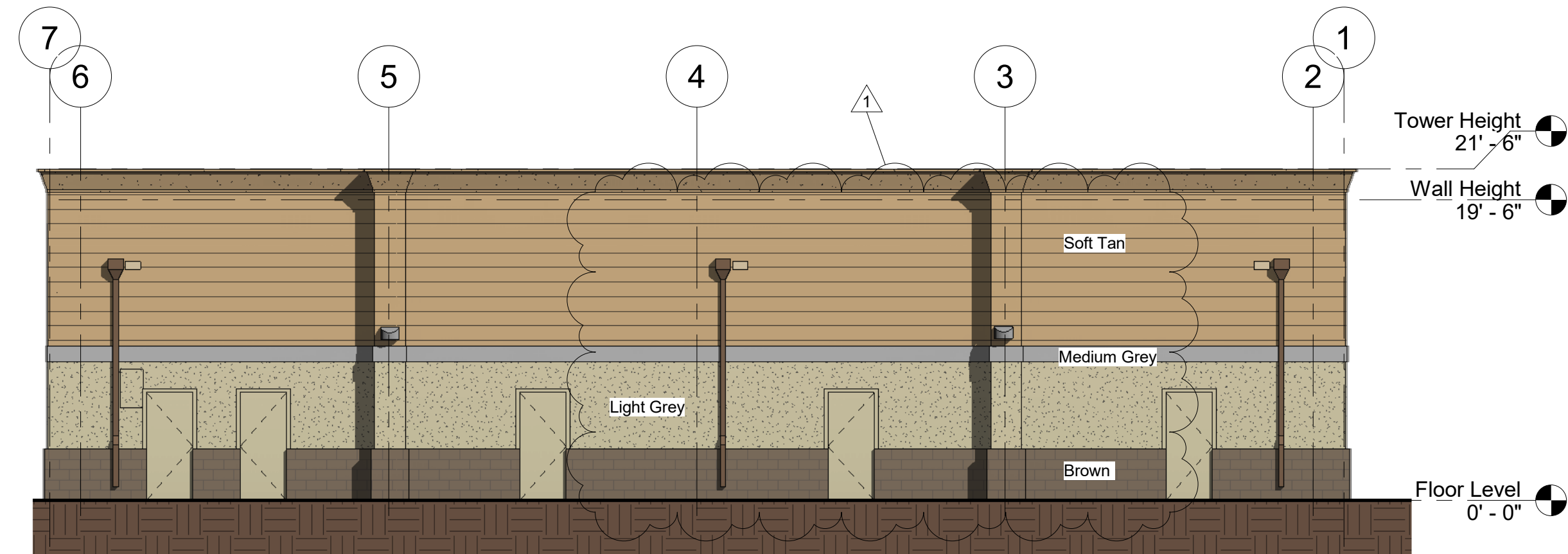
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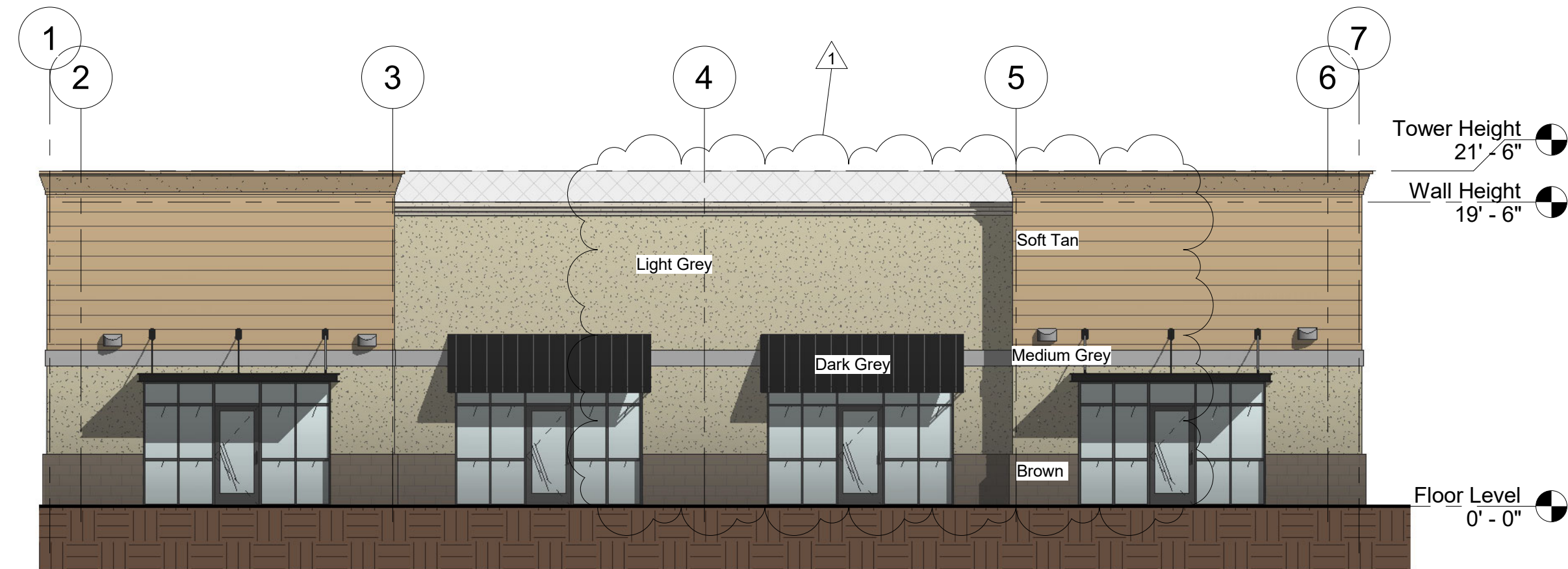
① East Color
1/8" = 1'-0"



④ West Color
1/8" = 1'-0"



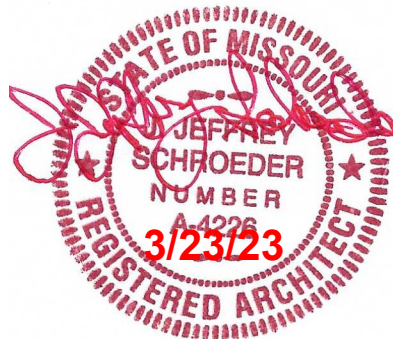
② North Color
1/8" = 1'-0"



③ South Color
1/8" = 1'-0"

NEW BUILDING FOR
SUMMIT ORCHARDS
LEES SUMMIT, MO

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No.	City Comments	Description	Date
1	City Comments	3.23	
Revision Schedule			

Colored
Elevations

Project number 2491
Date 03.01.2023

A202

Scale 1/8" = 1'-0"

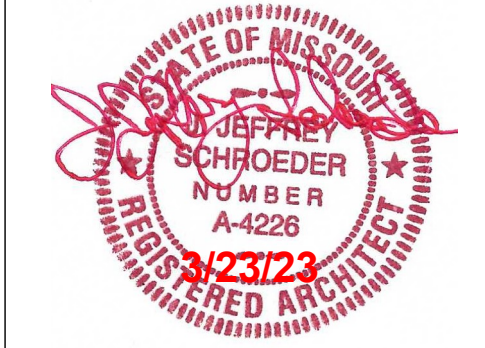
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No.	Description	Date
Revision Schedule		

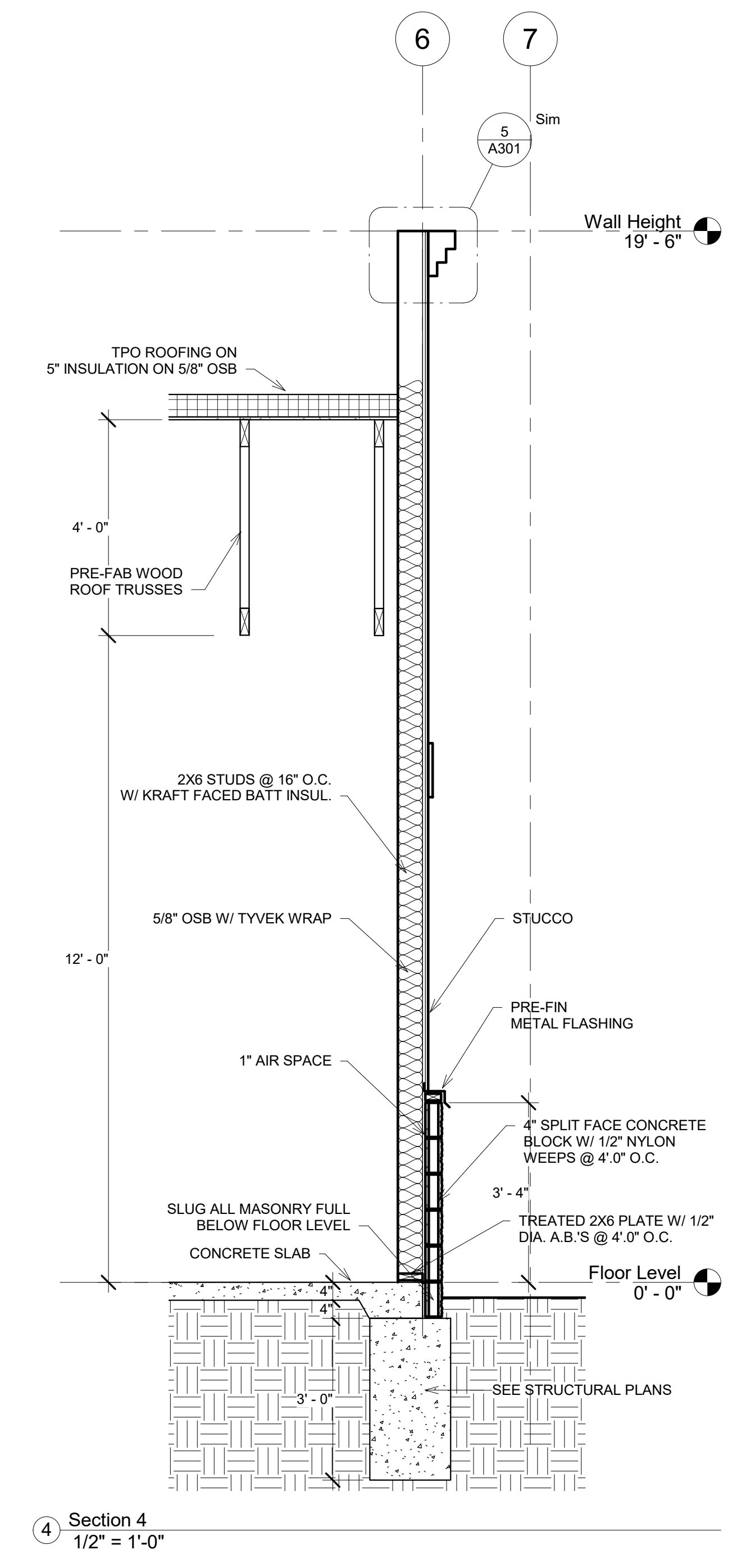
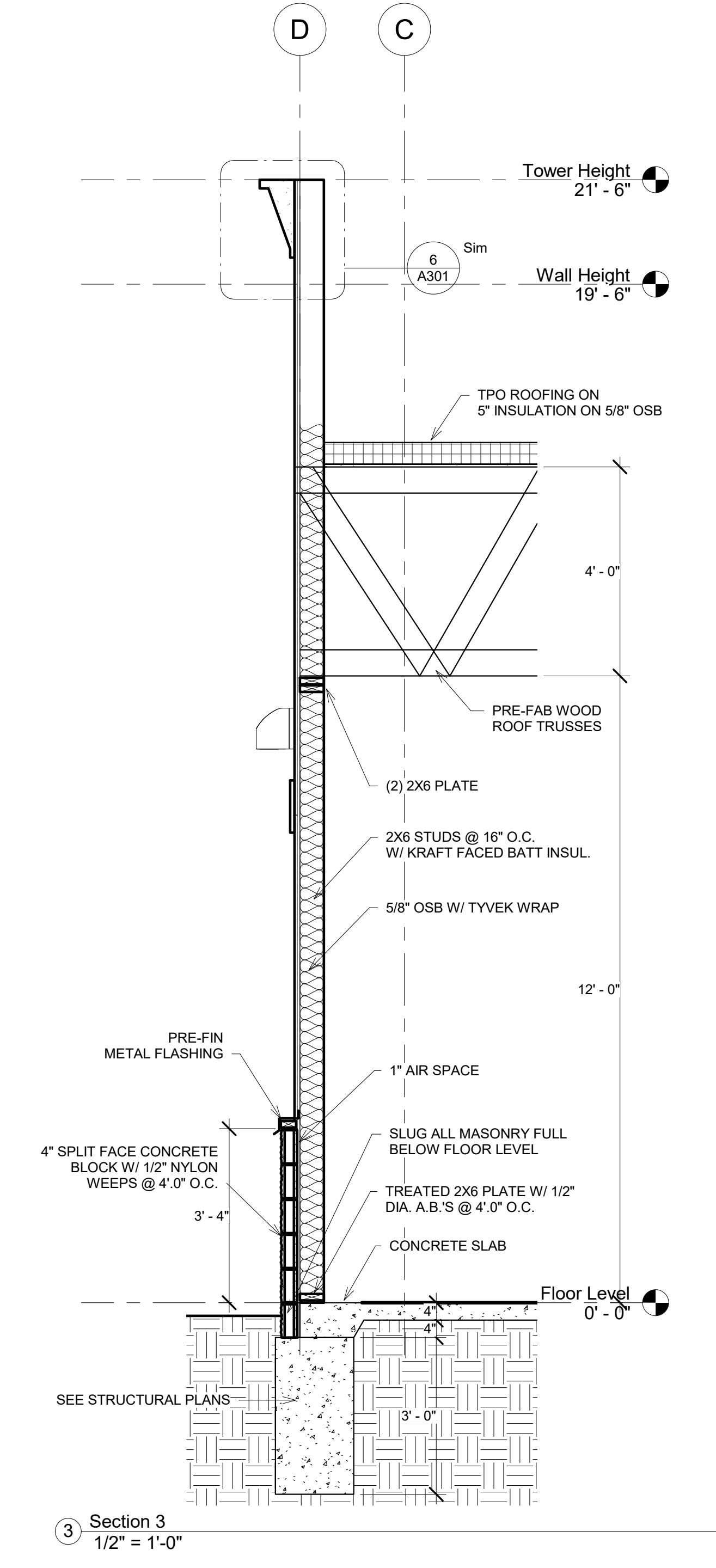
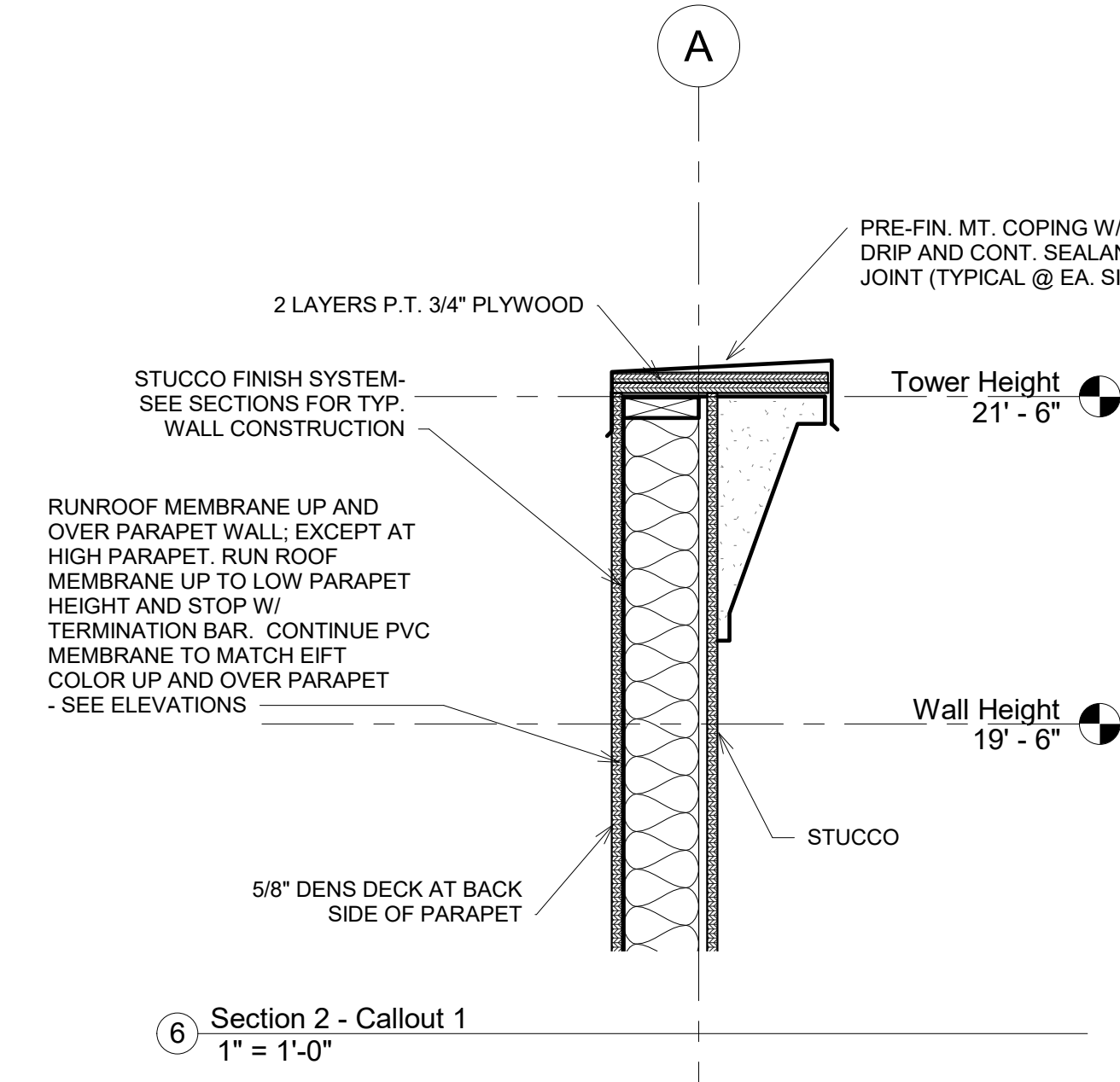
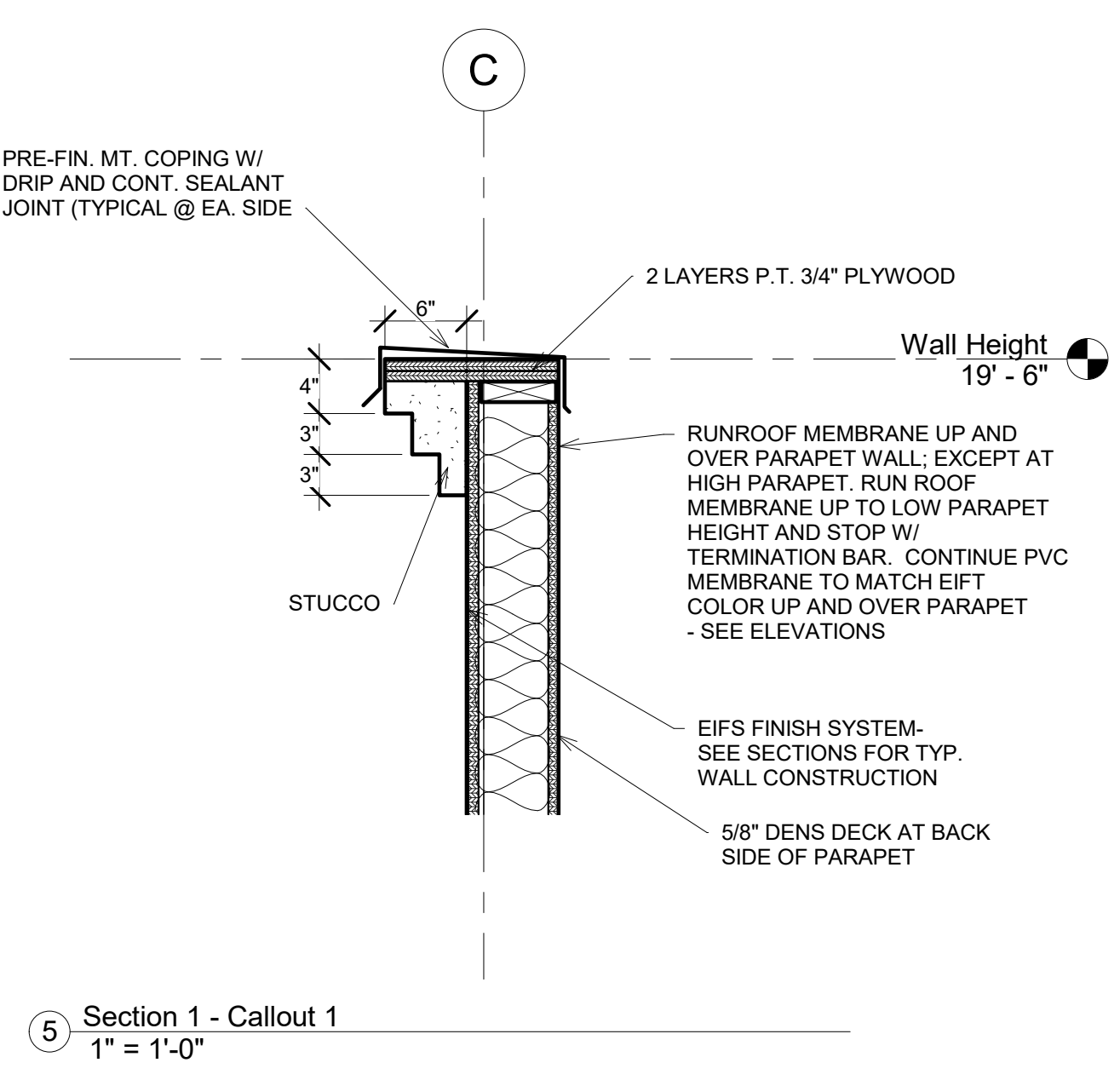
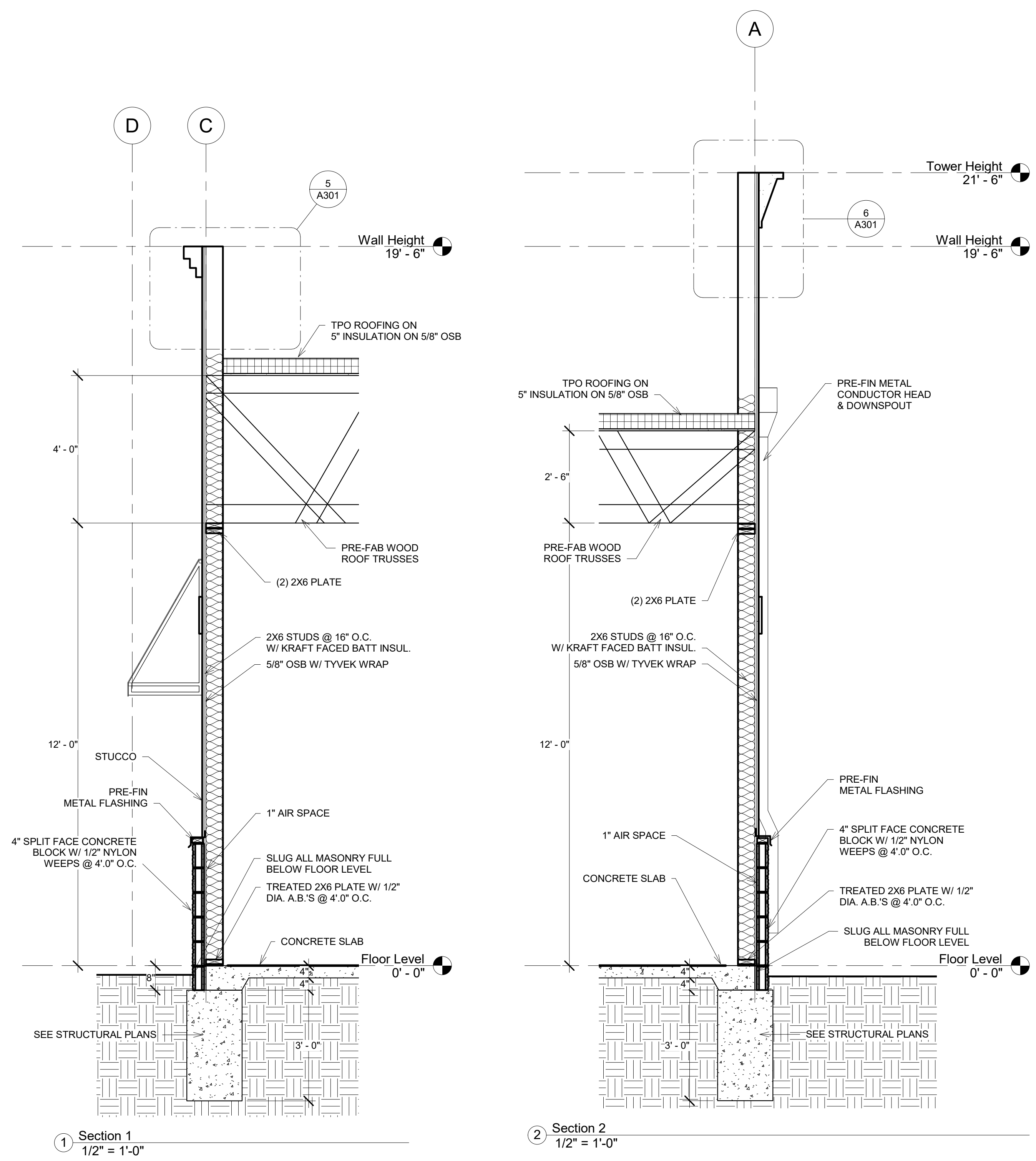
Wall Sections

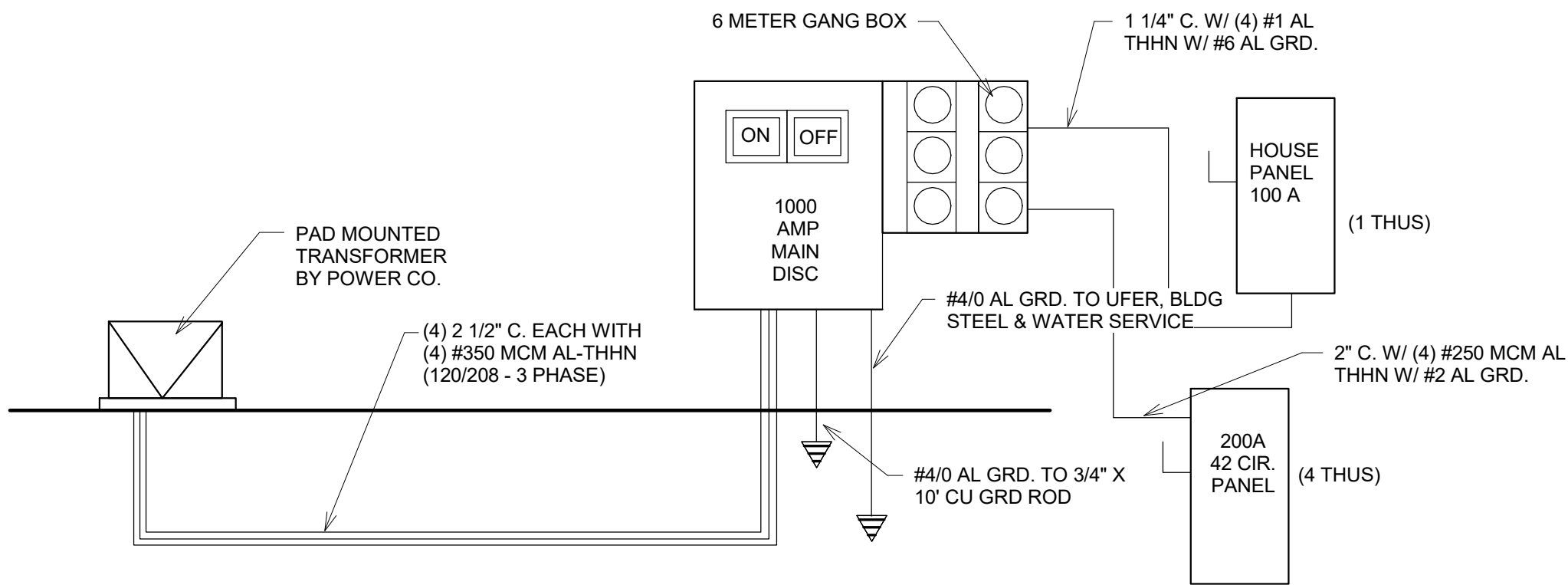
Project number	2491
Date	03.01.2023

A301

Scale As indicated

PROVIDE CLEAR SILICONE
SEALANT ON ALL SPLIT FACE
BLOCK



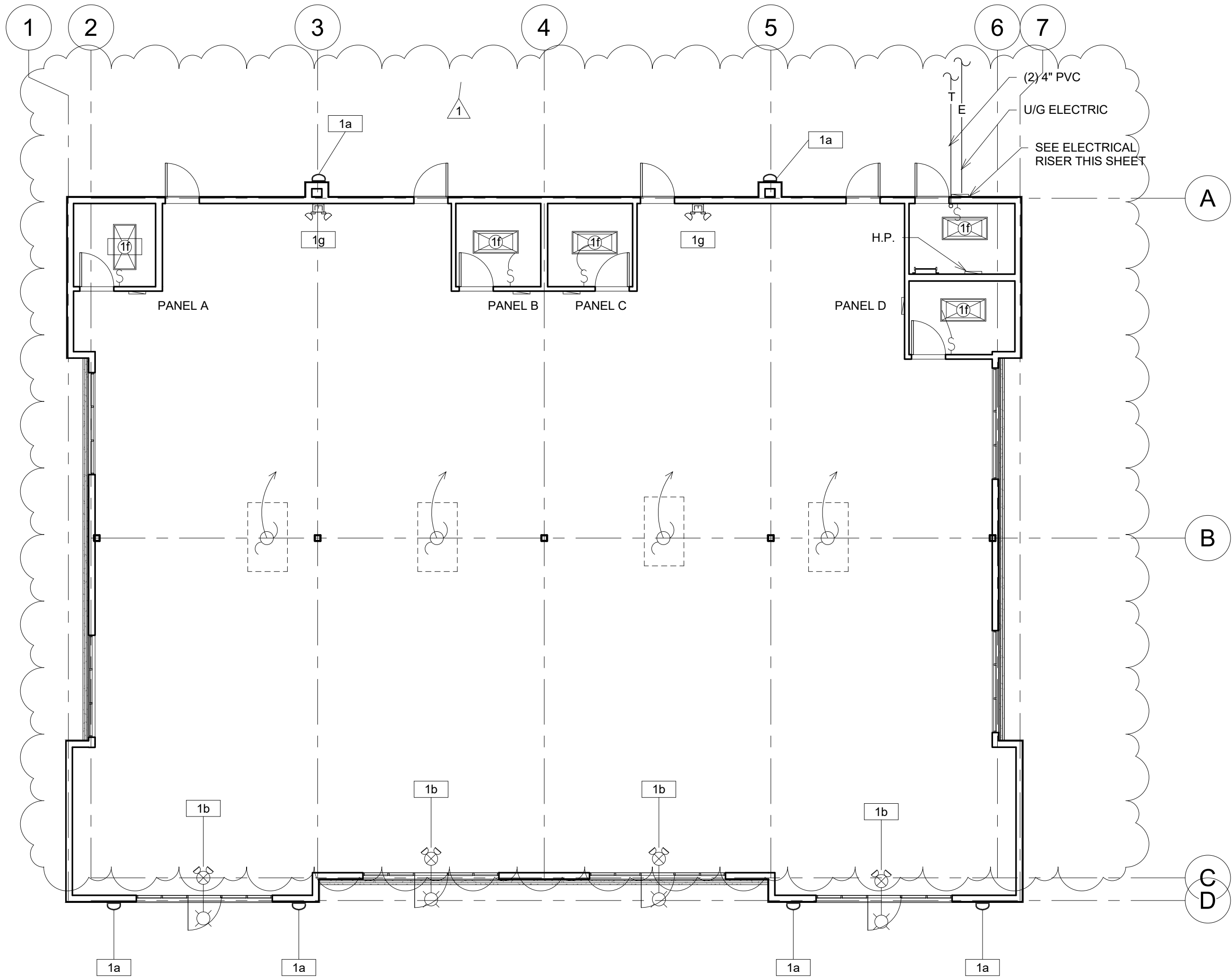


MULTI-TENANT ELECTRIC RISER

MAXIMUM ANTICIPATED LOAD = 1000 AMPS

GROUNDING AND BONDING SHALL BE IN COMPLIANCE WITH ARTICLE 250 OF THE NATIONAL ELECTRIC CODE. GROUND CONNECTION AT THE MAIN SERVICE EQUIPMENT SHALL BE MADE TO THE METALLIC WATER SERVICE AND TO A COPPER CLAD ROD 3/4\"/>

AFC/AIC = 36,115 EST. AVAILABLE FAULT CURRENT.
ELECTRICAL GEAR SHALL BE RATED AT 42,000 AFC/AIC



1 Electrical Plan
1/8\"/>

Lighting Fixture Schedule			
Type Mark	Type	Type Comments	Count
1a	Lithonia Exterior Wall Mounted LED Fixture	WSQ LED 40KP3 MVOLT DDBXD, 40W	6
1b	Exit Light- Exterior	Combo exit and emergency LED light w/ remote exterior head. All with 90 min. battery backup. With remote head	4
1f	Lithonia LED Recessed Troffer	EPANL-2X4-5400L-80CRI-40K-MIN10-ZT-MVOLT, 40 WATT	5
1g	Emergency Light	Two sealed beam lamps, LED w/ battery backup with 90 minute minimum operation on battery, battery charger, battery test button and light. 120 volt. Wall mounted	2

ELECTRICAL NOTES:

ALL ELECTRICAL LIGHT AND POWER WIRE SHALL NOT BE SMALLER THAN #12 AWG. ALL LIGHTING AND POWER WIRING #10 AWG AND SMALLER SHALL BE SOLID. ALL CONDUCTORS SHALL BE COPPER ONLY. NO ALUMINUM IS ALLOWED

ALL CONDUITS SHALL BE SIZED IN ACCORDANCE WITH THE LATEST NEC TABLES. MINIMUM CONDUIT SIZES SHALL BE 1/2\"/>

ALL POWER WIRING IN ALL AREAS SHALL BE IN EMT CONDUIT, BOTH IN WALLS AND THROUGH EXPOSED JOISTS. MC CABLE AND ARMORED CABLE ARE ALSO ALLOWABLE IN AREAS WHERE CONDUITS ARE NOT EXPOSED

ELECTRICAL CONTRACTOR SHALL FURNISH, INSTALL AND CONNECT, FOR WORK DESIGNATED AS HIS RESPONSIBILITY. ALL WIRE, WIRE WAY, CONDUIT, CONNECTORS, OUTLETS, ETC. NECESSARY TO ACHIEVE A COMPLETE ELECTRICAL INSTALLATION. WHERE AN ELECTRICAL DEVICE IS REQUIRED BY CODE BUT NOT SHOWN, IT SHALL BE FURNISHED AND INSTALLED BY ELECTRICAL CONTRACTOR AS THOUGH FULLY SHOWN AND SPECIFIED. ALL LABOR, TOOLS, MATERIALS, EQUIPMENT SHALL BE PROVIDED AS NECESSARY TO PROVIDE AND INSTALL A COMPLETE SYSTEM. ALL WORK SHALL BE PER CURRENT CODE. COORDINATE ALL WORK WITH OTHER TRADES

ELECTRICAL CONTRACTOR SHALL CIRCUIT FIXTURES AND SHALL PROVIDE AND INSTALL CIRCUIT DIRECTORY WITH TYPED CIRCUIT DESIGNATION CARD UNDER PLASTIC COVER ON THE INSIDE OF EACH PANEL DOOR. ELECTRICAL CONTRACTOR SHALL ALSO FURNISH AND INSTALL NAMEPLATES ON ALL DISCONNECT SWITCHES AND PANEL BOARDS

ALL CONDUIT, JUNCTION BOXES, ETC. ABOVE CEILINGS SHALL BE SUPPORTED FROM STRUCTURE

ELECTRICAL CONTRACTOR SHALL PROVIDE ALL POWER WIRING, ALL CONTROL WIRING AND ALL STARTERS, DISCONNECTS AND THERMAL OVERLOAD SWITCHES NOT SUPPLIED WITH THE EQUIPMENT

Scharhag
HERMAN A. SCHARHAG COMPANY ARCHITECTS

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NEW BUILDING FOR

SUMMIT ORCHARDS

LEES SUMMIT, MO



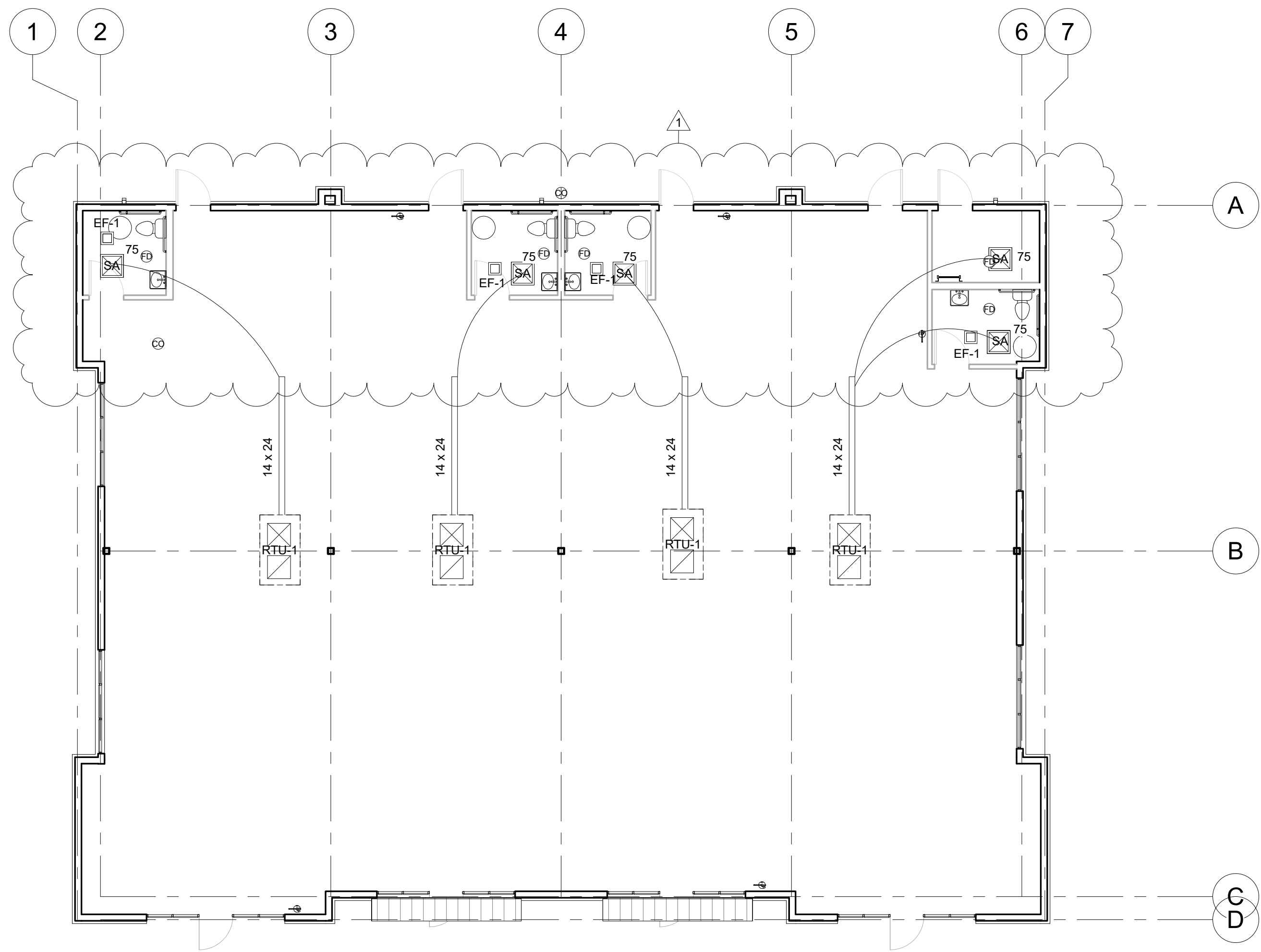
1	City Comments	3.23
No.	Description	Date
Revision Schedule		

Electrical

Project number 2491
Date 03.01.2023

E101

Scale As indicated



1 Mechanical Plan
1/8" = 1'-0"

Mechanical Equipment Schedule			
Type Mark	Type	Type Comments	Count
EF-1	75 CFM Exhaust Fan	Broan ceiling mounted exhaust fan rated at 75 CFM. Provide 4" dia. duct through roof with weatherhood and birdscreen. switch with lights.	4
RTU-1	New 5 Ton RTU	Trane 5 Ton RTU. Electric cooling and gas heat 1,950 CFM w/ roof curb, economizer, and programable thermostat. 115,000 BTU. 12.6 IEER.	4
SA	24" x 24"Supply	As Located per plans	5

HVAC NOTES

MAIN DUCTWORK SHALL BE STEEL GALVANIZED SEALED AIR TIGHT.

SHEET METAL GUAGES SHALL BE PER SMACNA AND NO LESS THAN 24 GA. INSULATED DUCTS WITH 1/2" - 3# INSULATION. DO NOT LINE TOILET/SHOWER EXHAUST DUCTS.

GRILLES AND DIFFUSERS SHALL BE TITUS, TUTTLE & BAILEY OR EQUAL. SEE ARCHITECTURAL OR ELECTRICAL DRAWINGS FOR CEILING GRID. ALL SHALL BE 4-WAY.

FLEX BRANCH CONNECTIONS SHALL HAVE INSULATED FLEX DUCT, SPIN COLLARS WITH ADJUSTABLE DAMPER AND 90 DEGREE ELL AT DIFFUSER TO PREVENT KINKS, IN BOTH SUPPLY AND RETURN.

COORDINATE ALL WORK WITH OTHER TRADES. ALL WORK SHALL COMPLY WITH CURRENT BUILDING CODE LISTED IN THE CODE ANALYSIS. ENTIRE SYSTEM SHALL BE TESTED AND BALANCED AT COMPLETION OF WORK.

ALL FLUES FROM GAS FIRED EQUIPMENT SHALL BE TYPE B DOUBLE METAL WALL TYPE WITH GALVANIZED EXTERIOR SHELL AND ALUMINUM INTERIOR LINER AS MANUFACTURED BY METALBESTOS OR EQUAL. ALL FLUES SHALL BE KEPT AT LEAST 1" FROM COMBUSTIBLE MATERIALS.

FLEX DUCT SIZES (MAX. 8' RUN)

500 - 600 CFM	12" DIA. FLEX
400 CFM	10" DIA. FLEX
300 - 200 CFM	8" DIA. FLEX
100 - 150 CFM	6" DIA. FLEX

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NEW BUILDING FOR
SUMMIT ORCHARDS
LEES SUMMIT, MO



1	City Comments	3.23
No.	Description	Date
Revision Schedule		

Mechanical

Project number 2491
Date 03.01.2023

M101

Scale 1/8" = 1'-0"

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NEW BUILDING FOR

SUMMIT ORCHARDS

LEES SUMMIT, MO



1	City Comments	3.23
No.	Description	Date
Revision Schedule		

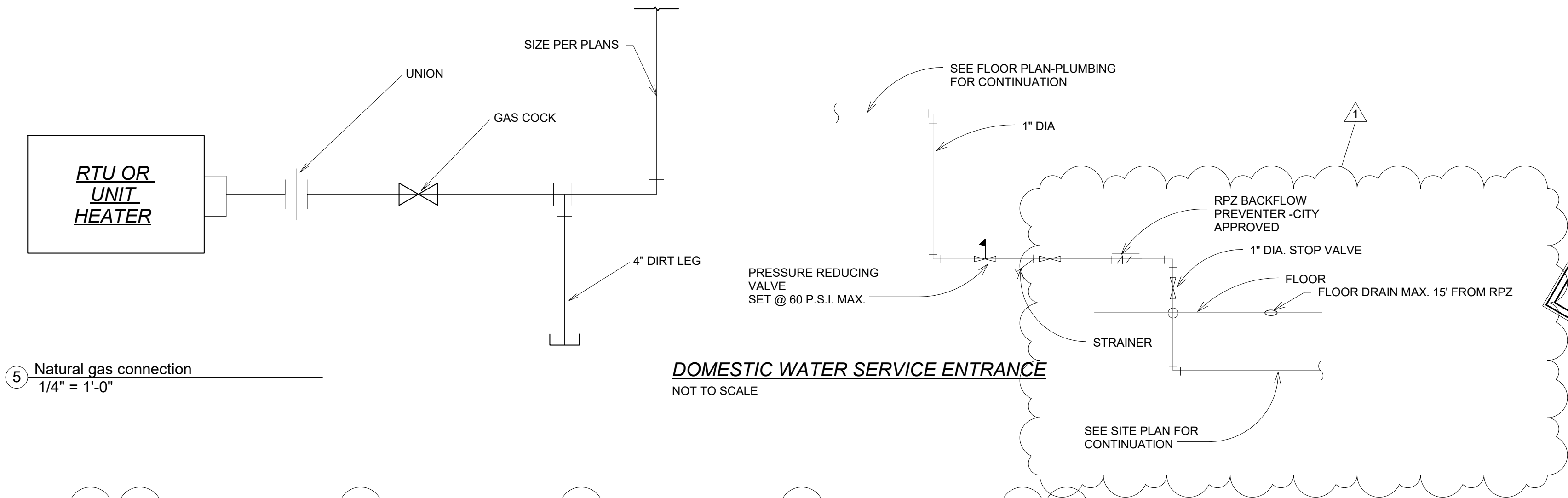
Plumbing

Project number 2491
Date 03.01.2023

P101

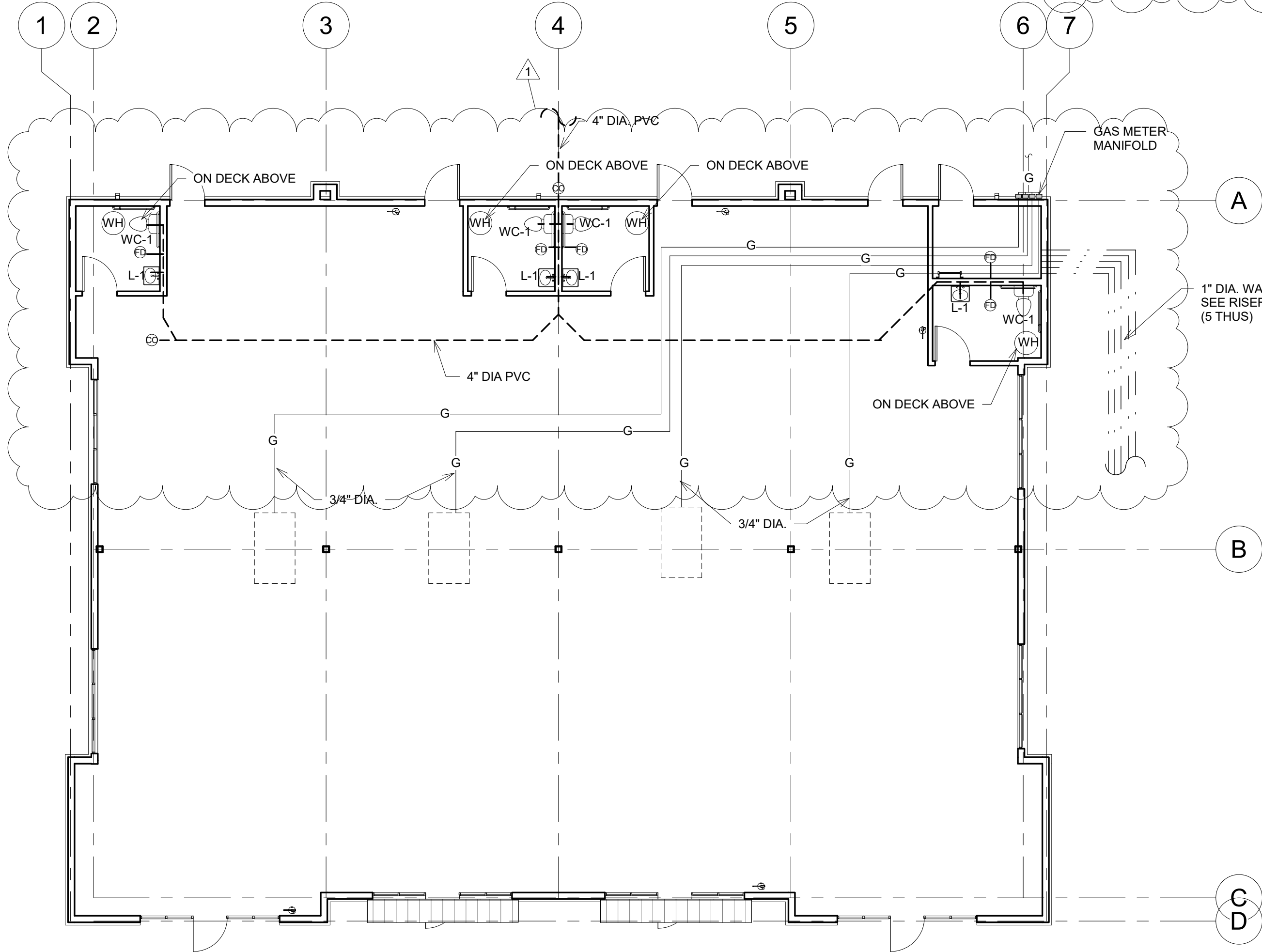
Scale As indicated

Plumbing Fixture Schedule		
Type Mark	Type	Description
CO	Clean Out	Ancon #CO-200-R Universal floor clean out w/ lacquered all cast iron body. Neoprene secondary "O" ring and adjustable satin nickel bronze combined access cover and plug
FD	Floor Drain	Anco #FD-1000-ER. Extended rim drain w/ lacquered allcast iron body. serrated clamping flange w/ integral double drainage weep holes and adjustable satin nickel brone strainer w/ extended rim. provide "P" trap size as shown on plans.
L-1	Lavatory (handicapped)	Lavatory: Handicap accessible wall mount lavatory with carrier, Toto model LT155#01, vitreous china, white, self-rimming counter top. Toto TL362SD12 ADA compliant faucet, SS flex suply risers with chrome plated stop valves, P-trap with cleanout and escutcheons. Insulated with "Handi-Lav-Gluard" model 102, or equal.
WC-1	Handicapped Toilet	Water Closet, (handicapped) American Standard #208.408 "Elongated Cadet Water Saver". Siphon jet flush action, 18" rim height. Provide w/ open front seat less cover, 2'bolt caps, chrome angle valve and supply riser.
WH	Electric Water Heater	6 gallon electric water heater. A.O. Smith or equal with expansion tank and tempering valve



5 Natural gas connection
1/4" = 1'-0"

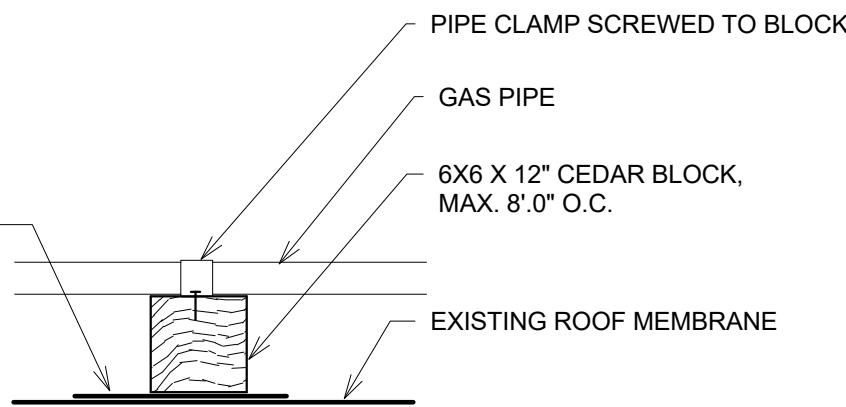
DOMESTIC WATER SERVICE ENTRANCE
NOT TO SCALE



1 Plumbing Plan
1/8" = 1'-0"

1" DIA. WATER SERVICE LINES
SEE RISER DIAGRAM THIS SHEET
(5 THUS)

4 Gas pipe Roof detail
1" = 1'-0"



FIXTURE PIPING SCHEDULE				
FIXTURE	WASTE	VENT	CW	HW
WC	4	2	1/2	0
Lavatory	2	1 1/2	1/2	1/2
Sink	2	1 1/2	1/2	1/2
Urinal	2	1 1/2	3/4	0
EWC	1 1/2	1 1/2	1/2	0
Shower	2	1 1/2	3/4	3/4
FD	2	1 1/2	0	0
Hose Bib	0	0	3/4	0

6 Plumbing Riser Dia.
1/8" = 1'-0"

PLUMBING NOTES:

PIPING DRAWINGS ARE SCHEMATIC ONLY. PLUMBING CONTRACTOR TO DETERMINE EXACT ROUTING AND LOCATIONS OF ALL PIPING ON JOB SITE IN COMPLETE COORDINATION WITH ALL OTHER TRADES INVOLVED. HE SHALL ALSO VERIFY EXACT FLOOR PLAN LAYOUT, FIXTURE LOCATIONS, STRUCTURAL CONDITIONS AND ALL DIMENSIONS ON ARCHITECTURAL DRAWINGS.

PROVIDE ALL FIXTURES SHOWN ON THE DRAWINGS. COMPLETE WITH HOT AND COLD WATER, WASTE AND VENT CONNECTIONS AS REQUIRED. EACH FIXTURE SHALL HAVE SHUTOFF VALVES FOR HOT AND COLD WATER. HOT AND COLD WATER LINES TO HAVE WATER HAMMER ARRESTOR CONFORMING TO ASSE 1010. PIPING SHALL BE INSTALLED PROPERLY TO ELIMINATE CROSS CONTAMINATION OR SIPHONING OF WASTE MATERIAL INTO THE SUPPLY WATER SYSTEM. PIPING SHALL BE PITCHED TO VENT AND/OR DRAIN. VERIFY EXACT LOCATIONS AND REQUIREMENTS BEFORE BEGINNING THE INSTALLATION.

ALL VENTS SHALL BE INCREASED TO A MIN. OF 3" BEFORE PASSING THROUGH THE ROOF.

THOROUGHLY CLEAN ALL ITEMS BEFORE INSTALLATION. CAP PIPE OPENINGS TO EXCLUDE DIRT UNTIL FIXTURES ARE INSTALLED AND FINAL CONNECTIONS HAVE BEEN MADE. SET FIXTURES LEVEL AND IN PROPER ALIGNMENT. INSTALL SILICONE SEALANT BETWEEN FIXTURES AND ADJACENT MATERIAL FOR SANITARY JOINT.

TEST WATER SYSTEM UNDER 150 PSIG HYDROSTATIC PRESSURE FOR FOUR HOURS MINIMUM. ALL WORK SHALL BE IN ACCORDANCE WITH CURRENT CODE.

PIPING MATERIALS:

DOMESTIC WATER BELOW GRADE: TYPE 'K' SOFT TEMPER COPPER WITH FLARE FITTING CONNECTIONS, EXCEPT NO FITTINGS TO BE USED BELOW FLOOR SLAB. USE LONG RADIUS BENDS ONLY.

DOMESTIC WATER BELOW SLAB: TYPE 'K' SOFT TEMPER COPPER WITH FLARE FITTING CONNECTIONS, EXCEPT NO FITTINGS TO BE USED BELOW FLOOR SLAB. USE LONG RADIUS BENDS ONLY.

DOMESTIC WATER ABOVE SLAB: TYPE 'L' HARD TEMPER COPPER WITH SWEAT SOLDER CONNECTIONS. USE NO-LEAD TYPE SOLDER. PEX MAY BE USED IF ALLOWED BY JURISTITION.

ALL WATER LINES ABOVE SLAB SHALL BE INSULATED WITH EXPANDED CELL OR MOLDED SECTIONAL FIBEROUS GLASS WITH FACTORY APPLIED UL LISTED VAPOR BARRIER JACKET. FLAME SPREAD FOR INSULATION SHALL BE 25 OR LESS.

SANITARY WASTE AND VENT: CAST IRON NO-HUB CONNECTIONS ABOVE SLAB. CAST IRON WITH SLIP CONNECTIONS BELOW SLAB. SCHEDULE 40 PVC PIPING MAY BE USED IN ALL LOCATIONS WHERE PERMITTED BY LOCAL AUTHORITIES, HOWEVER PVC MAY NOT BE USED IN ABOVE CEILING PLENUM RETURN AREAS.

GAS PIPING TO BE TYPE 'S' SEAMLESS GRADE B SCHEDULE 40 BLACK OR ASTM A53 STEEL PIPE, TYPE 'E' ELECTRIC RESISTANT WELDED. WHERE INSTALLED BELOW GRADE, PIPE MUST BE COATED AND WRAPPED AND HAVE CATHODIC PROTECTION. ALL CAST IRON PIPE THAT IS OVER 3" DIAMETER AND NOT EXPOSED, MUST BE WELDED PIPE

GENERAL NOTES

A. GENERAL

- These notes shall be read in conjunction with the Specifications and the Drawings. In the event of a conflict, notify the Architect for clarification.
- Before executing anything herein shown, examine actual job conditions. Report any discrepancy, dimensional or otherwise, between architectural and structural Drawings and any other error, omission, or difficulty affecting the work to the Architect and to the Structural Engineer for review.
- The Owner or his Representative reserves the right to inspect any material, fabrication, or workmanship at any time in field or shop for conformance to the Specifications and Drawings.
- All details and sections are intended to be typical and shall be construed to apply to any similar situation elsewhere, except where a different detail is shown.

B. DESIGN

- Codes, specifications and standards (latest editions, U.N.O.)
 - All design and construction shall conform to the International Building Code (currently adopted edition) as amended and adopted by the City of jurisdiction.
 - All construction shall comply with the provisions of the following codes, specifications and standards, except where noted to the contrary on drawings and specifications or where more stringent requirements are specified or shown:
 - ACI 117 "Standard Specifications for Tolerance for Concrete Construction and Materials"
 - ACI 301 "Specifications for Structural Concrete for Buildings"
 - ACI 318 "Building Code Requirements for Reinforced Concrete"
 - ACI 530 "Building Code Requirements for Masonry Structures"
 - AISC "Load and Resistance Factor Design (LRFD) Specification for Structural Steel Buildings"
 - SDI "Steel Deck Manual for Floor Decks and Roof Decks"
 - AWS D1.1 "Structural Welding Code - Steel"
- Design Loads:
 - Roof - Snow (incl. rain on snow)
 - PF = 20 psf
 - Ce = 1.00
 - I = 1.00
 - Ct = 1.00
 - Wind
 - Basic Wind Speed = 115 mph
 - I = 1.00
 - Wind Exposure B
 - Internal Pressure Coefficient = 0.3
 - Floor Live Load - Office
 - Entrances (exits), stairs 50 psf
 - Light Storage 100 psf
 - Heavy storage 125 psf
 - 250 psf
 - Canopy Roof Design Dead Loads:
 - Roof Panels 30 psf
 - Steel Framing 5 psf
 - Roofing 5 psf
 - Total 40 psf
- Foundations are designed for the following net allowable bearing capacities:
 - Isolated Footings: 2 ksf
 - Continuous Footings: 2 ksf
- Foundations and retaining walls have been designed for an equivalent fluid pressure of 100 pcf.

C. CONCRETE

- Concrete used in the Work shall have the following minimum 28-day ultimate compressive strengths:
 - Columns 4000 psi
 - Retaining walls, slabs on grade, and footings 4000 psi
 - Framed slabs 4000 psi
- Air entrain all exterior concrete (admixture: ASTM C 260).
- Do not use calcium chloride admixtures under any circumstances.
- Reinforcing bars: ASTM A 615 Specifications, Grade 60, deformed. Bend bars cold.
- Welded wire fabric (WWF): ASTM A 185.
- Maintain minimum concrete coverage for reinforcing as indicated, unless noted otherwise. Reference details 17/S1.0 and 18/S1.0 for placement of reinforcement in typical framed slabs.
 - 5 in. clear where concrete is deposited directly against earth.
 - 2 in. clear where concrete is exposed to earth or weather but poured against forms for bars larger than #5.
 - 1-1/2 in. clear where concrete is exposed to earth or weather, but poured against forms for bars #5 or smaller.
 - 3/4 in. clear for slabs and walls formed above grade not exposed to weather.
 - 1-1/2 in. clear for beam and columns formed above grade and not exposed to weather.
- Lap all bars at splices in accordance with ACI 318, unless specifically noted otherwise.
- Top and bottom bars in continuous grade beams shall run continuous through multiple spans, where possible. Otherwise, top bars shall splice within the middle 1/3 span and bottom bars shall splice over supports.
- Pour columns, walls, and pilasters to be monolithic.
- All concrete walls shall be properly braced and held in line until supporting slabs or floors are in place.
- All bar steel and WWF shall be properly supported and held accurately in place as recommended by the Concrete Reinforcing Steel Institute, except that maximum spacing of any bar or mesh support shall be 3 feet.
 - Support top slab bars with continuous high chairs.
 - Support beam bars on heavy beam bolsters.
 - Support footing and grade beam bottom reinforcing on concrete bricks, concrete blocks, or mounds of poured concrete.
 - Support WWF in slab-on-grade properly at the mid-depth of the slab. Hooking and pulling up mesh after concrete has started to take its initial set is prohibited.
 - Supports for reinforcement for exposed-to-view concrete surfaces shall have legs that are in contact with forms plastic protected (CRSI, Class 1) or stainless steel (CRSI, Class 2).
- Where slabs-on-grade make an abrupt change in direction, such as at doors and corners or ends of walls, provide 2-#4 by 4 feet across the reentrant corner.
- Provide the following minimum concrete cover for fire rating:

Interior load bearing walls and columns	2 hrs	1 1/2" cover
Concrete beams	2 hrs	1 1/2" cover
Concrete joists	2 hrs	1 1/2" cover
Floor slab	2 hrs	3/4" cover

D. MASONRY

- Concrete masonry units (CMU): ASTM C 90, lightweight units (105 pcf or less), with the minimum net area compressive strength of 2200 psi.
- Mortar: Portland cement and lime, and proportioned in accordance with ASTM C 270 for the following types:
 - Type N - for all walls above grade
 - Type S - for all walls below grade, in contact with earth
- f'm = 1500 psi.
- Provide mortar bed on webs between grouted cells and hollow cells.
- Grout: ASTM C 476, 3000 psi minimum 28-day compressive strength.
- Grout all vertical cells and spaces containing reinforcing bars (as detailed) bond beams, and lintels.
- Vertically reinforce walls as shown on drawings. However, if not indicated on the drawing, reinforce wall as indicated below, at each corner, at ends of 48 inches horizontally throughout the wall, of walls, each side of control joints and openings, and at a maximum spacing unless noted otherwise.

8" or 6" wall	#6
12" or 10" wall	(2) #6

- Horizontally provide continuous bond beam with 2 #5 minimum for 12" or 10" CMU; 1 #5 minimum for 8" or 6" CMU at floor/roof, near midheight (10'-0" maximum spacing) and top of wall, unless noted otherwise. Provide #5 corner bar for each horizontal bond beam corners.
- Place reinforcement prior to grouting. Hold vertical reinforcement in position with rebar positioner.
- Provide horizontal joint reinforcement as indicated on the drawings and specifications, at a minimum provide at 16" o.c.
- Lap joint reinforcement a minimum of 12 in.
- In no case shall shores and forms at lintels be removed until it is certain that the masonry has hardened sufficiently to carry its own weight and all other reasonable temporary loads that may be placed on it during construction.
- Do not wet concrete masonry units.
- Do not use calcium chloride.
- Do not use masonry cement.
- Keep masonry walls shored during construction until the roof deck and floor slabs are in place to provide lateral stability.

E. STEEL

- Qualifications for Welding Work:
 - Perform all welding by a certified welder.
 - Qualify welding processes and welding operators in accordance with AWS "Standard Qualification Procedure".
 - Provide certifications that welders to be employed in work have satisfactorily passed AWS qualification tests within previous 12 months.
 - If recertification of welders is required, retesting will be Contractor's responsibility.
- Erector must examine areas and conditions under which structural steel work is to be installed, and notify Contractor in writing of conditions detrimental to proper and timely completion of Work. Do not proceed with work until unsatisfactory conditions have been corrected in a manner acceptable to the Erector.
- Submit shop drawings prepared under supervision of a registered professional engineer, including complete details and schedules for fabrication and assembly of structural steel members procedures and diagrams. Include details of cuts, connections, camber, holes, and other pertinent data. Indicate welds by standard AWS symbols, and show size, length, and type of each weld. Show size and type of bolt for all bolted connections.
- Provide setting drawings, templates, and directions for installation of anchor bolts and other anchorages to be installed by others.
- Paragraph 4.2.1 of the (AISC) "Code of Standard Practice for Steel Buildings and Bridges" is hereby modified by deletion of the following sentence: "This approval constitutes the owner's acceptance of all responsibility for the design adequacy of any detail configuration of connections developed by the fabricator as a part of his preparation of these shop drawings." If required cut edges of backing strips, extension bars, or run-off plates flush with edge of abutting parts.
- Where framing members and/or connections for steel stairs are not indicated on either structural or architectural drawings, Design the members and/or connections and submit calculations or supporting data to verify their adequacy. A live load of 125 psf shall be used in the design. Fully detail stair connections, including attachments to supporting members.
- Structural steel: ASTM A 572 - wide flange sections, ASTM A 36 - angles, channels, and plates, ASTM A 501 - pipes, and ASTM A 500, Grade B - tubes.
- High Strength Bolts (steel-to-steel connections): ASTM A 325N, with twist-off load indicator type heads.
- Anchor bolts: ASTM A 307, sizes indicated are based on preliminary reactions and spacing.
- Welded connections: AWS Standards and Specifications using E70xx electrodes, unless noted otherwise.
- Expansion Bolts: Stud type expansion anchors. (Hilti Kwik Bolt II).
- Injection Adhesive: Hilti Dowelling Anchor (HY-150); Rawl/Sika Foil-Fast; Ramset/Redhead Epcon Ceramic 6.
- Drill holes for anchors using a bit incapable of cutting steel. Do not cut existing concrete reinforcing steel. If, while drilling, reinforcing steel is encountered, notify the Structural Engineer for approval of new location. Cleaned and patch the abandoned hole grout.
- Ends of beams which have copes to the extent that allowable shear or bending stress of steel is exceeded shall have web plates of sufficient size welded to the beam to reduce such stresses.
- Provide holes required for securing other work to structural steel framing, and for passage of other work through steel framing members, as shown on final shop drawings.
- Do not flame cut holes or enlarge holes by burning.
- Set structural frames accurately to lines and elevations indicated. Align and adjust various members forming apart of a complete frame or structure before permanently fastening. Perform necessary adjustments to compensate for discrepancies in elevations and alignment.
- Provide temporary shoring and bracing members with connections of sufficient strength to bear imposed loads. Remove temporary members and connections when permanent members are in place and final connections are made. Provide temporary guy line to achieve proper alignment of structure as erection proceeds.
- Clean bearing surfaces of bond-reducing materials and roughen to improve bond to surfaces. Clean bottom surface of base plates.
- Grout plates are prohibited. Tighten anchor bolts after supported members have been positioned and plumbed. Do not remove wedges or shims, but if protruding, cut off flush with edge of base plate prior to packing with grout.
- Nonshrink grout: CRD-621 Type A, premixed, nonmetallic, noncorrosive, nonstaining.
- Provide open-web joists (K-series), longspan joists (LH-series), and joist girders as indicated on the Drawings and in accordance with specifications of SJI.
 - Weld K-series joists to supporting steel with 1/8 in. fillet welds in long, each side, u.n.o.
 - Weld LH-series joists to supporting steel with 1/4 in. fillet welds 2 in. long, each side, u.n.o.
 - Bolt joists at or nearest a column to supporting steel in conformance with O.S.H.A. with erection bolts.
 - Provide continuous horizontal bridging for joists (u.n.o.) and bottom chord braces for joist girders as required by SJI, except where the net uplift loading requires additional bridging.
 - Provide horizontal bridging to resist 10psf uplift for main roof at service building and main building penthouse.
 - Extend bottom cord to brace beam bottom flange at mid-span of beams in service building.
- Form deck: 9/16 in. galvanized deck with the following minimum properties:

Minimum thickness	0.0295
Moment of inertia	0.024 in ^4
Section Modulus	0.070 in ^3
- Composite floor deck: 1-1/2 in. galvanized deck with the following minimum properties:

Minimum thickness	0.0358
Moment of Inertia	0.195 in ^4
Section Modulus	0.240 in ^3
- Roof deck: 1-1/2" painted wide rib deck with the following minimum properties:

Minimum thickness	0.358
Moment of inertia	0.212 in ^4
Section Modulus	0.234 in ^3
- Roof deck shall be welded to supports to resist a net uplift of 20 PSF.
- Provide 2-1/2" x 2-1/2" x 1/4" angles as required to support deck at columns, ends of beams, around openings, etc. Except as noted otherwise.
- Provide 1,500 # misc. steel for use by Engineer, as needed.

E. EPOXY AND MECHANICAL ANCHORS

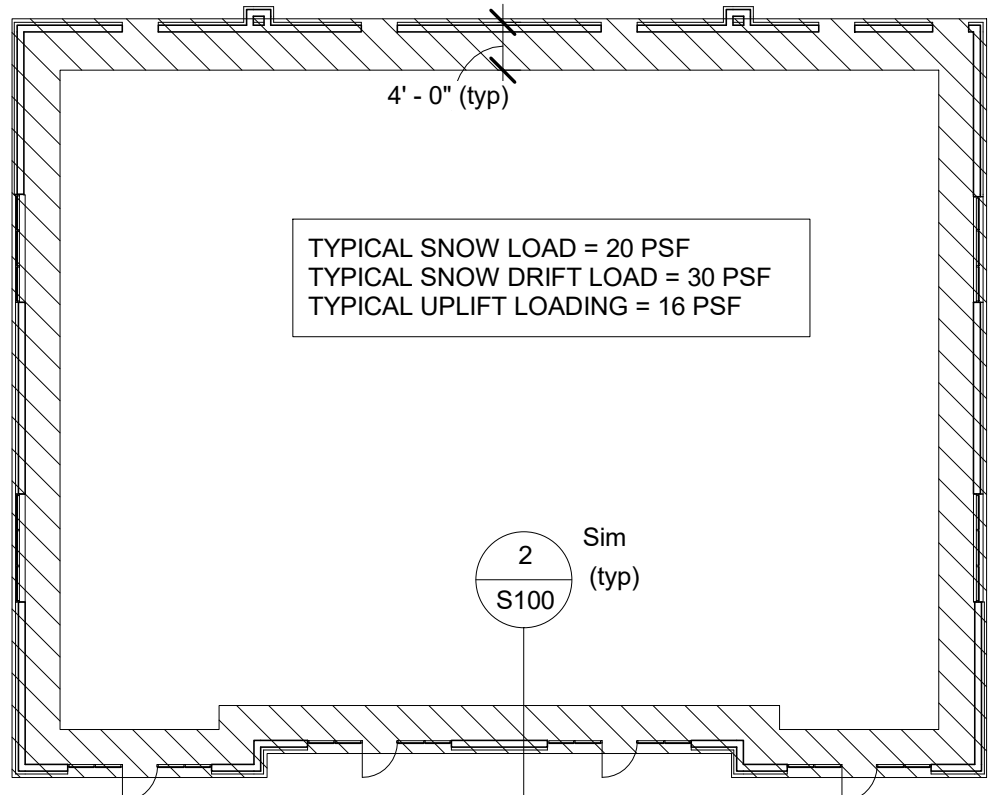
- For concrete, grouted CMU, and solid masonry use Hilti HIT HY 150 two-part hybrid adhesive. For hollow CMU and masonry use Hilti HIT HY20 two-part hybrid adhesive with screen tubes. Equivalent adhesives may be used with prior written approval by the Structural Engineer.
- Thoroughly clean holes with nylon brush and pressurized air per manufacturers instructions.
- Drill holes to the embedment depths indicated on the drawings. If no depths are indicated, use 9 bolt or bar diameters with HY150 and 12 bolt diameters for HY 20.
- "Wedge" or "Expansion" anchors shall be Hilti Kwik bolt II expansion anchors. Embed anchor 7 bolt diameters unless noted otherwise. Equivalent anchors may be substituted with prior written approval of the Structural Engineer.

F. METAL STUDS

- Install cold-formed metal studs per drawings and manufacturer's recommendations. See Structural Plan for sizes and gauges.

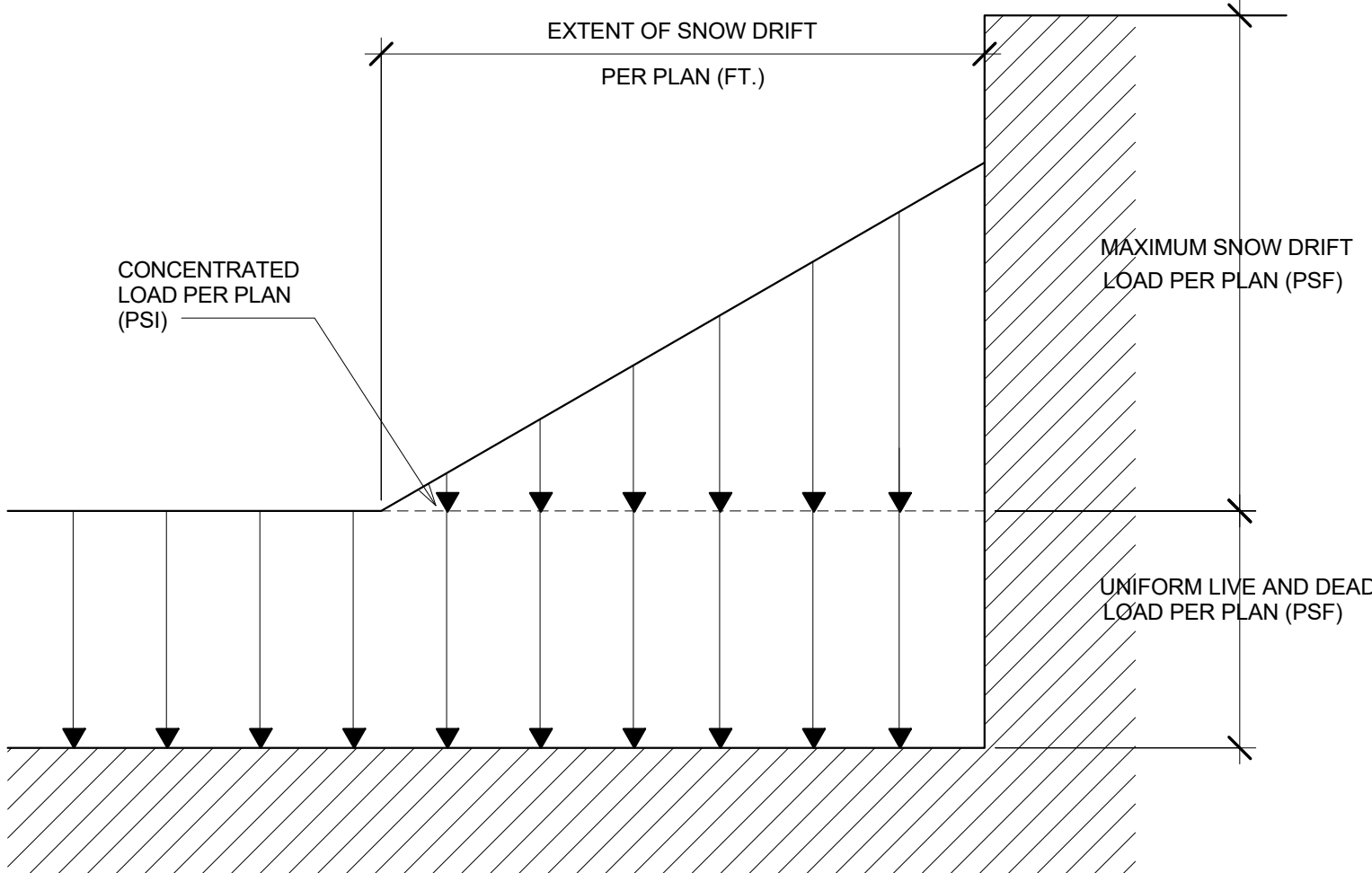
G. CONSTRUCTION

- See architectural and mechanical requirements for embedded items not shown herein and to verify size and location of all openings.
- Coordinate the sizes and locations of all miscellaneous metal items required for mechanical and electrical.
- Requirements for embedded items, sleeves, block outs, duct openings etc., in the concrete frame shall be submitted (plans and details) to the structural engineer for approval at least two weeks prior to the proposed date of casting concrete. No such items, other than those shown, shall be provided in the structure without the approval of the structural engineer.
- Provide adequate shoring or bracing during construction to resist forces such as wind and unbalanced loading due to construction.
- Field verify the location and depth (or height) of all utilities prior to beginning construction in order to provide adequate clearances and to insure noninterruption of service.



NOTE: TRUSS PROVIDER TO ALLOW 1500# RTU AT MID SPAN.

3 Snow Load Plan
1/16" = 1'-0"



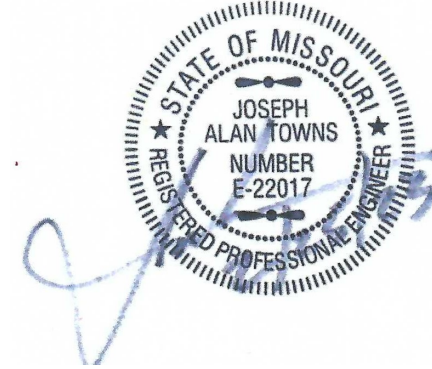
2 Snow load
1/2" = 1'-0"

NEW BUILDING FOR

SUMMIT ORCHARDS

LEES SUMMIT, MO

JOSEPH A. TOWNS MO. LIC. E 22017
LORAC DESIGN GROUP
CERT. OF AUTHORITY E-2005032846-D



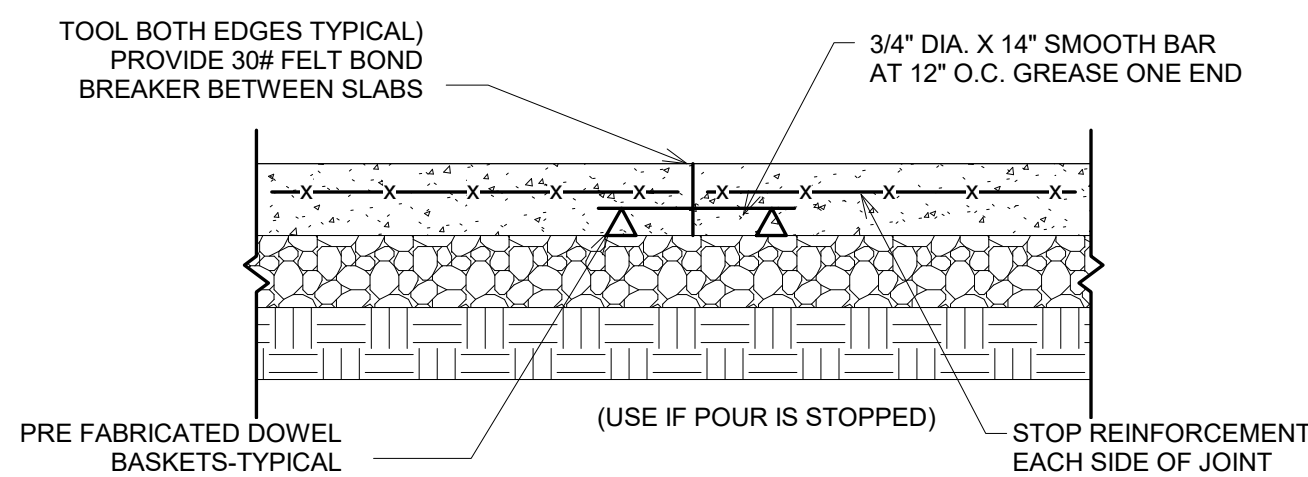
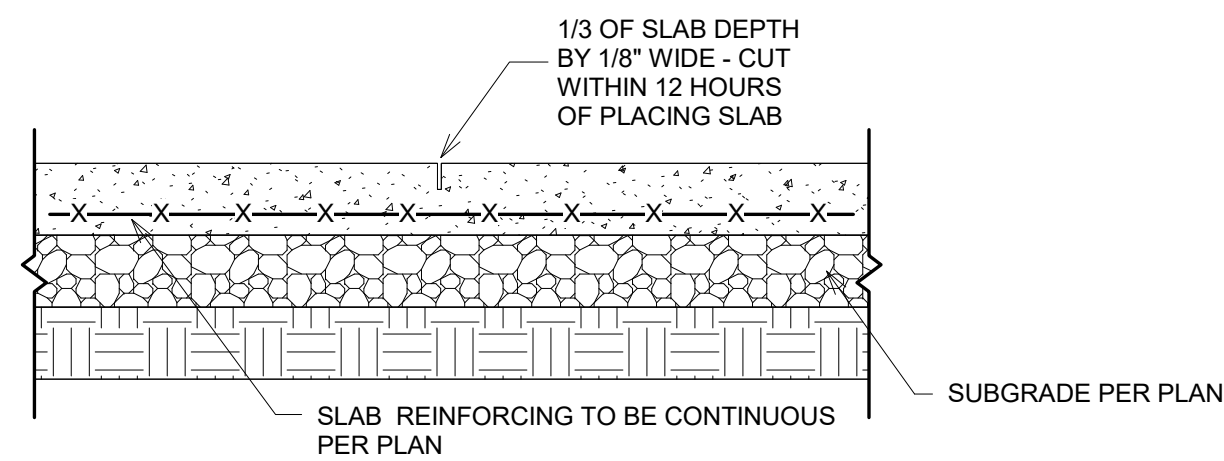
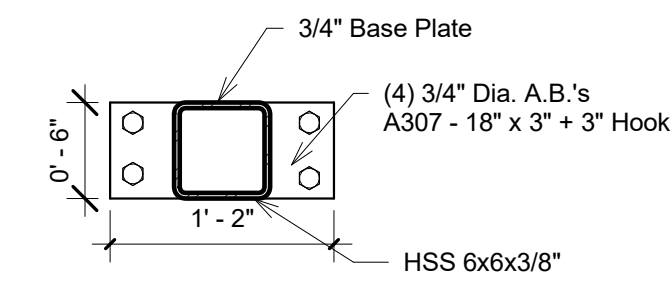
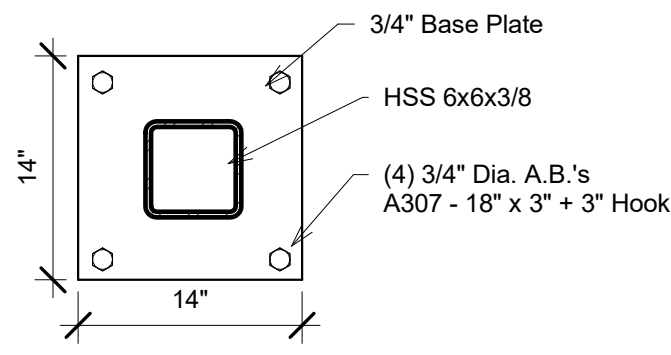
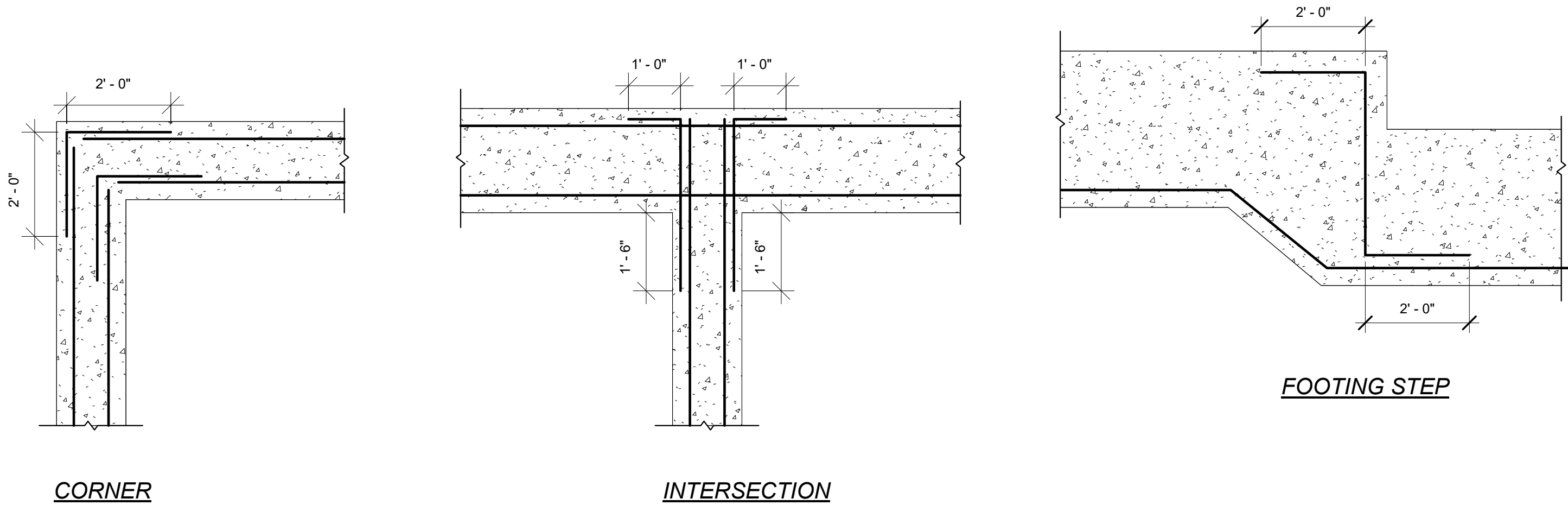
No.	Description	Date
Revision Schedule		

Structural Notes

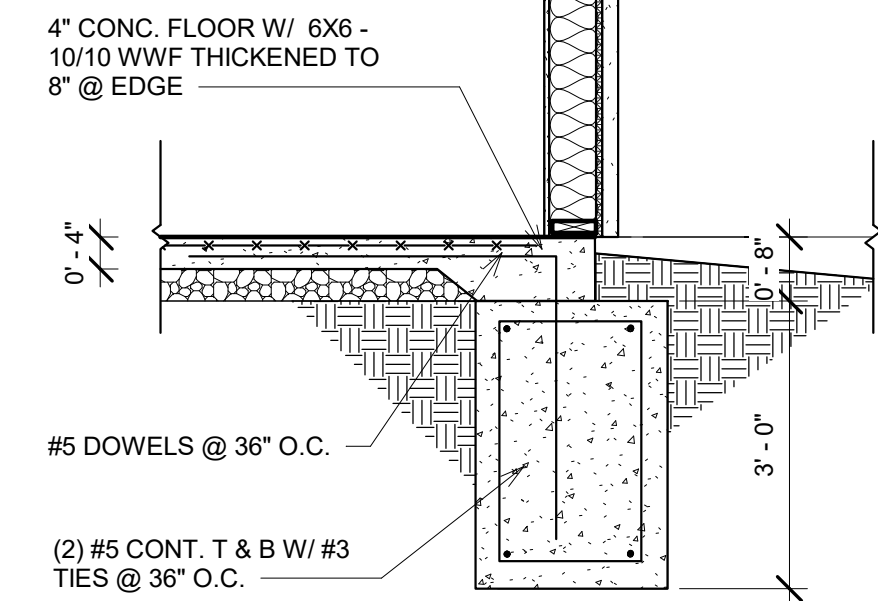
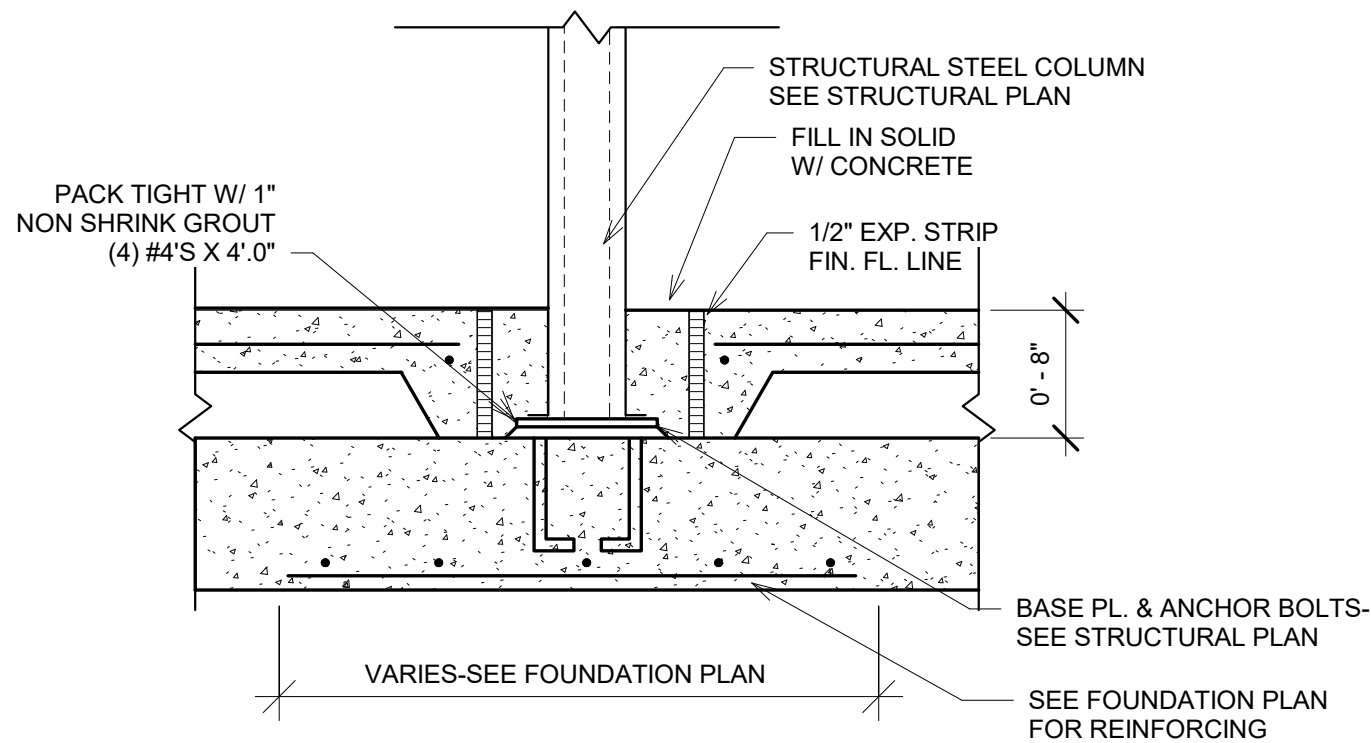
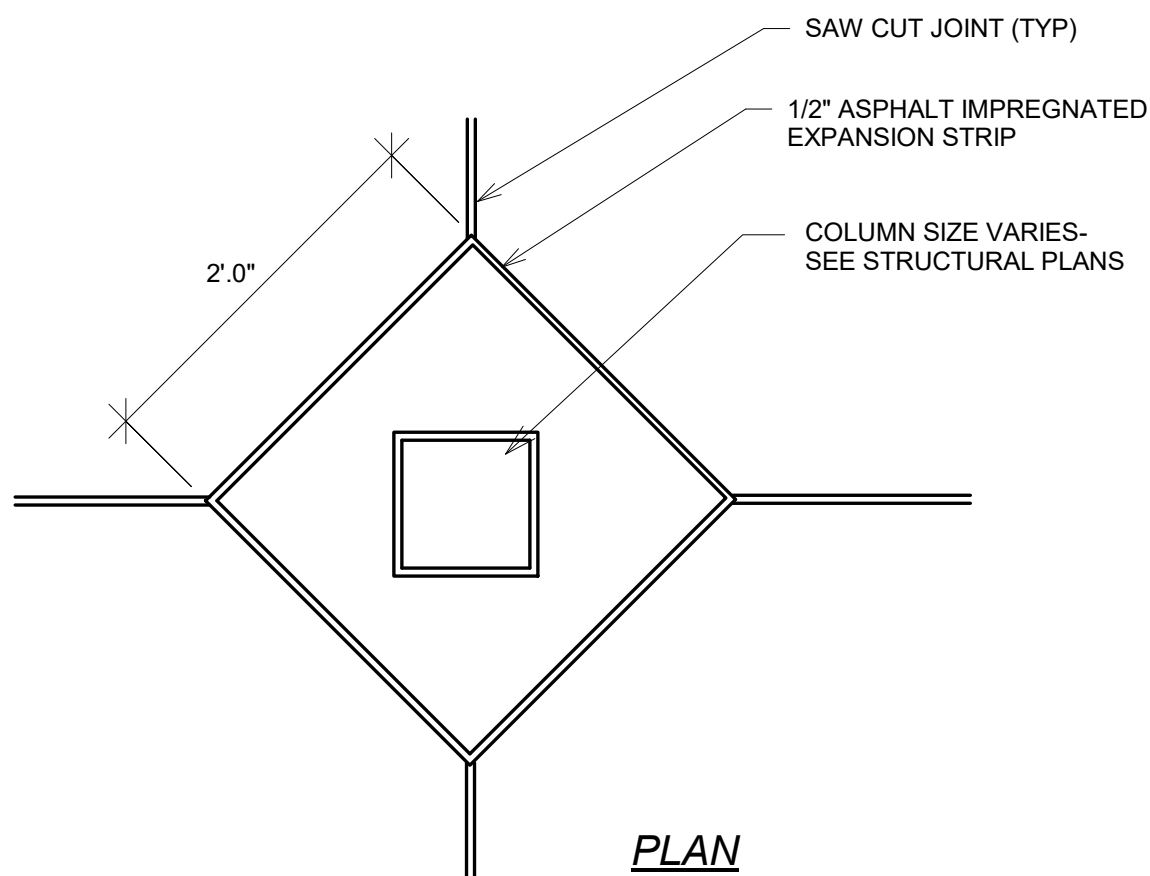
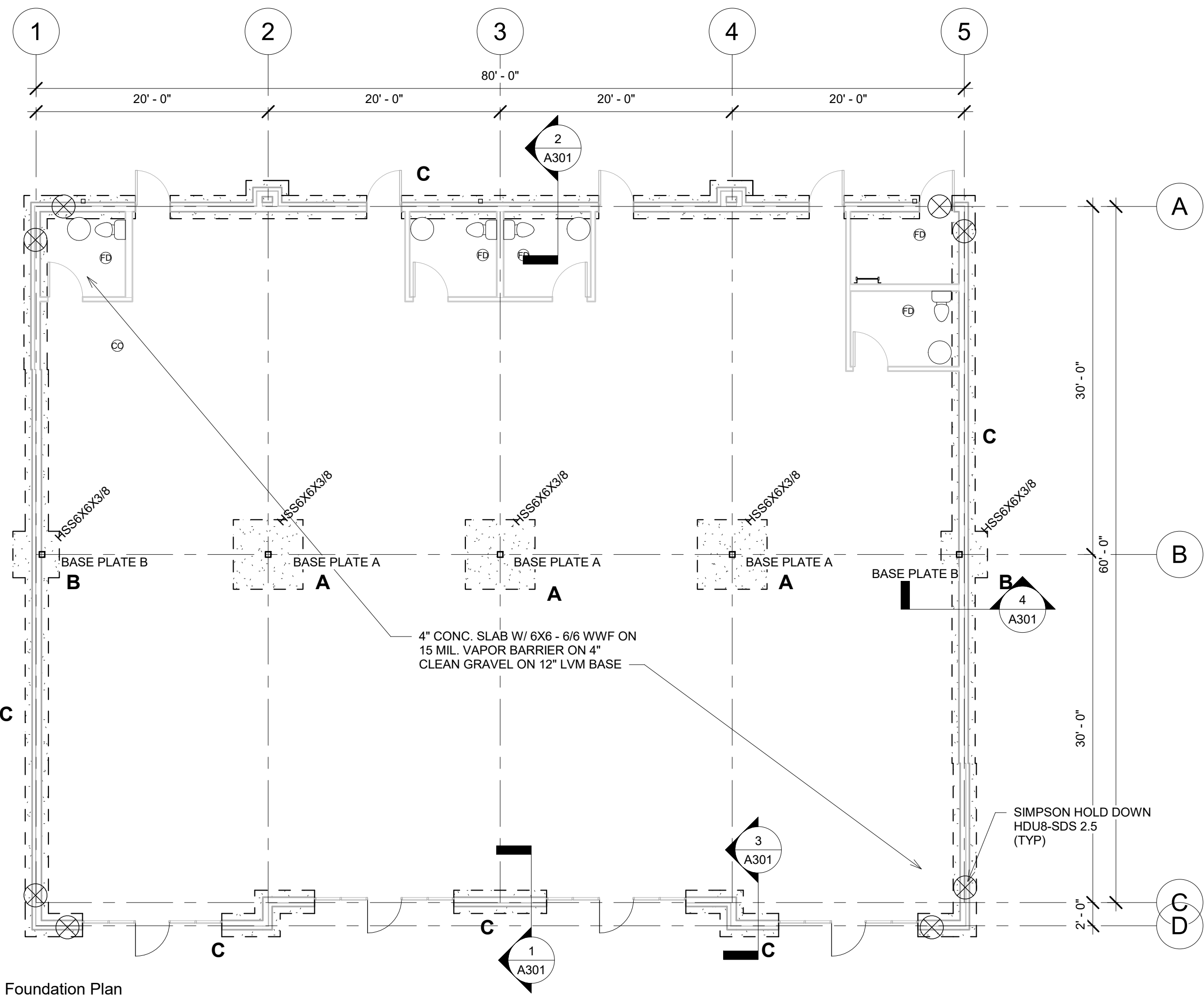
Project number	2491
Date	03.01.2023

S100

Scale	As indicated
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Structural Foundation Schedule		
Type Mark	Type	Type Comments
A	6'x 6' x 2'.0" deep	(7) #6's each way
B	4' x 4' x 3'.0" deep	(5) #5's each way at T & B w/ (1) #6 vert. @ each corner
C	Bearing Footing	2'.0" w x 3'.0" deep w2/ (4) #5's cont. & #3 ties # 36" O.C. w/ #5 dowel 3' x 3' into slab @ 36" O.C.



scharhag

HERMAN A. SCHARHAG COMPANY ARCHITECTS

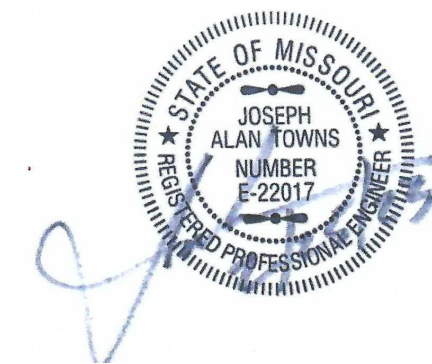
6247 Brookside Blvd, #204 Kansas City, Mo 64113
Phone: 816-656-5055 Scharhagarch@gmail.com

SUMMIT ORCHARDS

LEES SUMMIT, MO

NEW BUILDING FOR

JOSEPH A. TOWNS, MO. L.I.C. E-22017
LORAC DESIGN GROUP
CERT. OF AUTHORITY E-2005032846-D



No.	Description	Date
Revision Schedule		

Foundation

Project number 2491
Date 03.01.2023

S101

Scale As indicated

LINTEL SCHEDULE

LINTEL TYPE 'A' TWO 2X12'S
LINTEL TYPE 'B' THREE 2X12'S
PROVIDE (4) 2X6'S BEARING AT EACH END OF LINTELS

STRUCTURAL NOTES

1.

TRUSS MANUFACTURER TO FURNISH ALL HOLD DOWNS AND CLIPS FOR WOOD TRUSSES

2.

PROVIDE HEAVY DUTY CLIPS AT ALL PANEL EDGES PERPENDICULAR TO TRUSSES AT 2'-0" O.C. STAGGER END OF PANELS AND GAP ALL PANELS 1/16" AT ALL EDGES

3.

PROVIDE SIMPSON H1 HOLD DOWN CLIPS FOR EACH TRUSS

4.

ROOF SHEATHING TO BE 5/8" EXTERIOR APA PLYWOOD, NAILED WITH 10d NAILS AT 6" O.C. ALL AROUND PLYWOOD EDGES (BLOCKING AS REQUIRED) AND ALL AROUND ROOF PERIMETER WITH 10d NAILS AT 6" O.C. AT ALL INTERMEDIATE SUPPORTS

5.

BRACING DESIGN BY TRUSS MANUFACTURER

6.

TRUSS MANUFACTURER TO PROVIDE DESIGN DRAWINGS AND CALCULATIONS AND LAYOUT PLAN, SEALED BY REGISTERED ENGINEER, FOR REVIEW, AND FOR APPROVAL BY THE CITY

7.

WALL SHEATHING TO BE 5/8" OSB, NAILED WITH 8d NAILS AT 6" O.C. AT ALL STUDS AND FULL PERIMETER OF EACH PLYWOOD SHEET (BLOCKING AS REQUIRED) AND ALL AROUND PERIMETER OF WALL AND AROUND ALL OPENINGS

8.

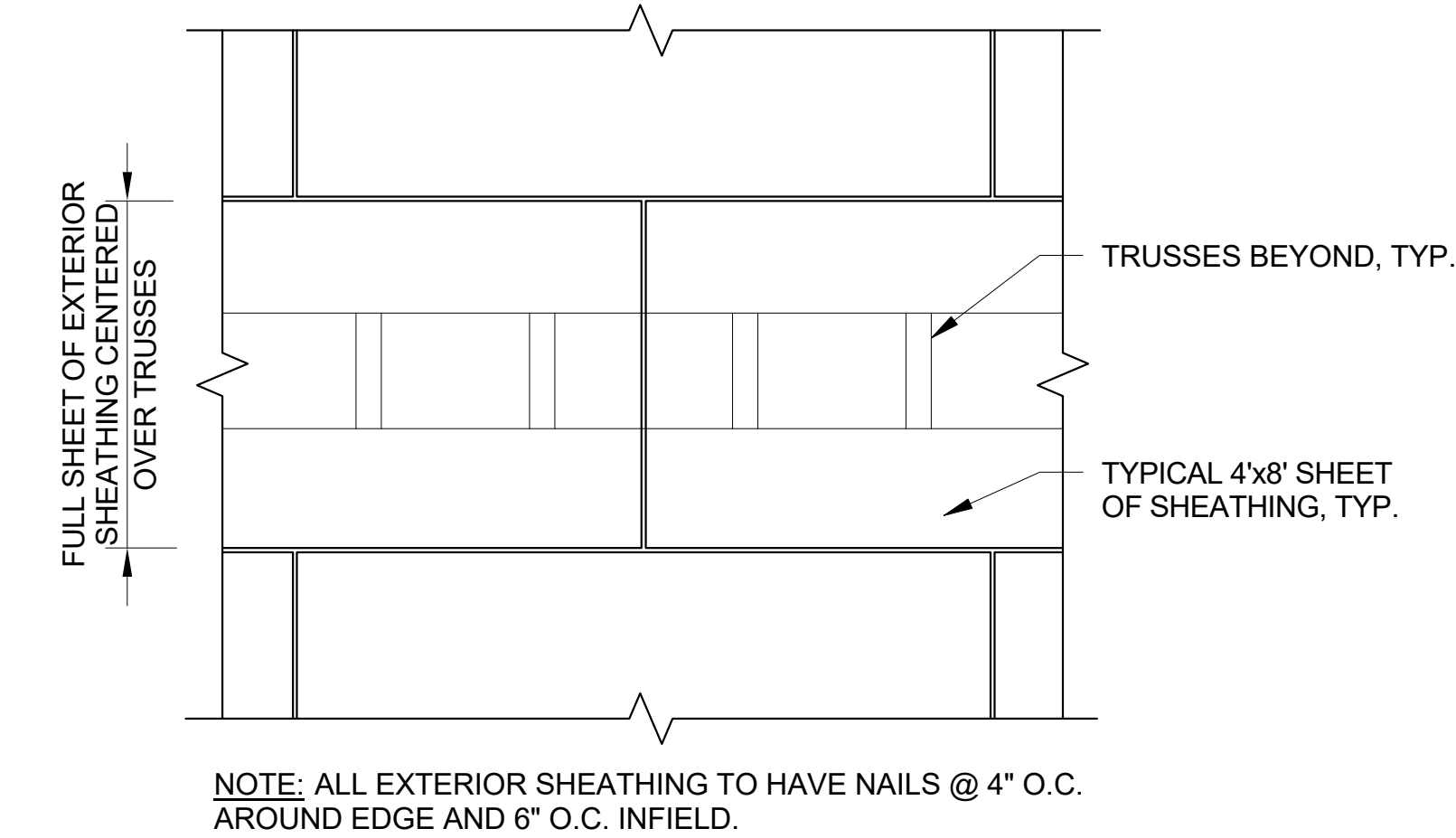
SEE ARCHITECTURAL SHEETS FOR ALL OPENING HEIGHTS AND WIDTHS

9.

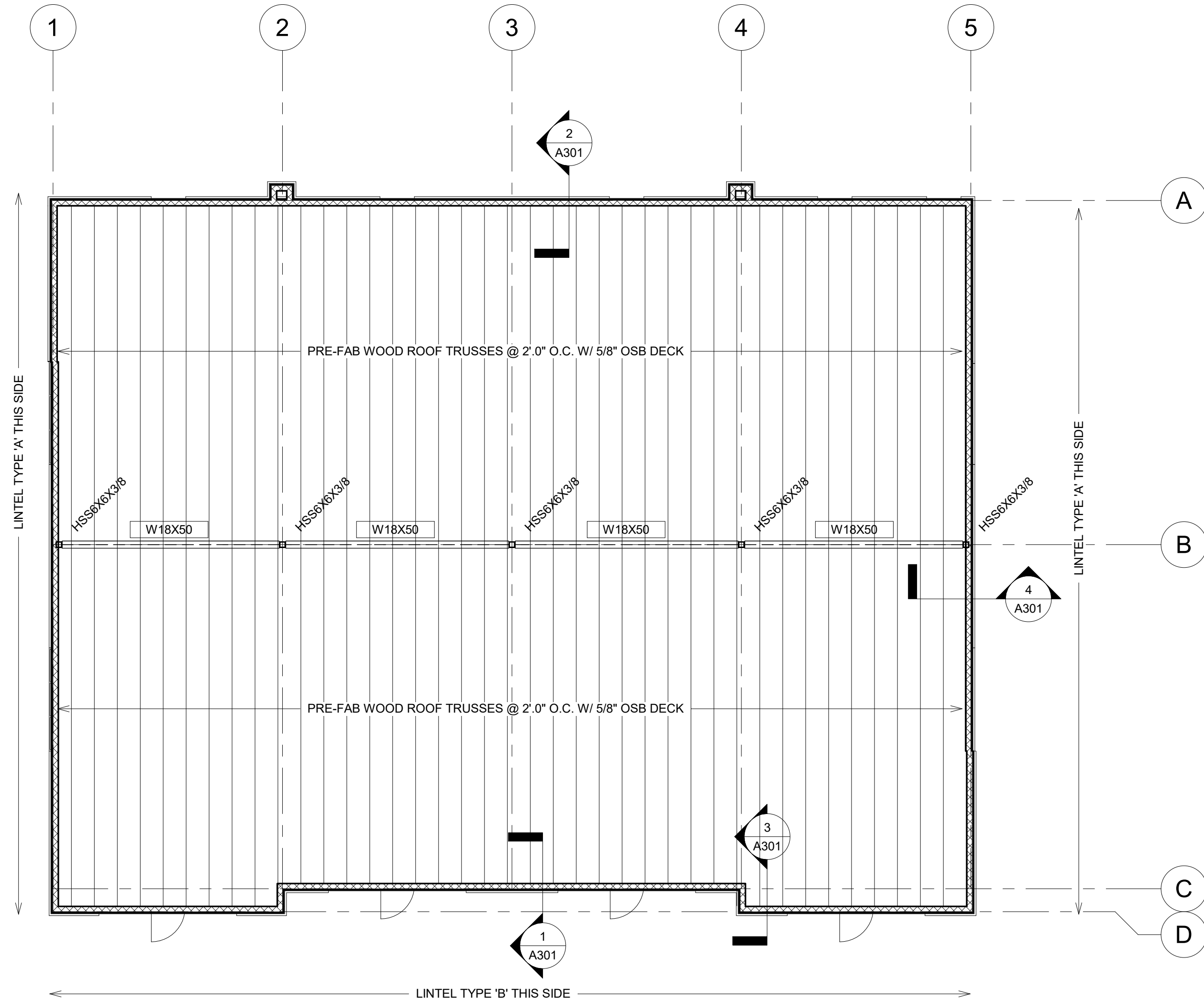
ALL DOOR AND WINDOW OPENINGS TO BE SUPPORTED BY MIN. (3) 2X12 LINTEL ABOVE OPENING, BEARING ON (2) STUDS AT EACH SIDE

10.

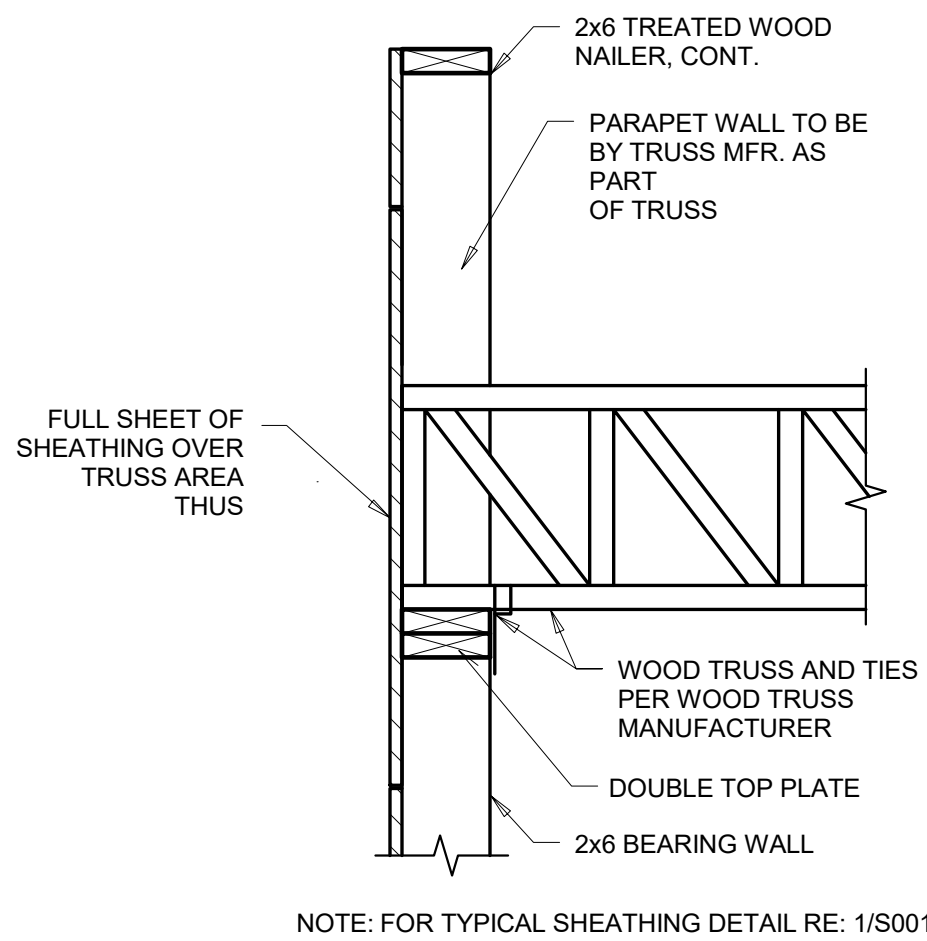
ALL STEEL LINTEL BEAMS TO BE SUPPORTED BY (4) 2X STUDS AT EACH END



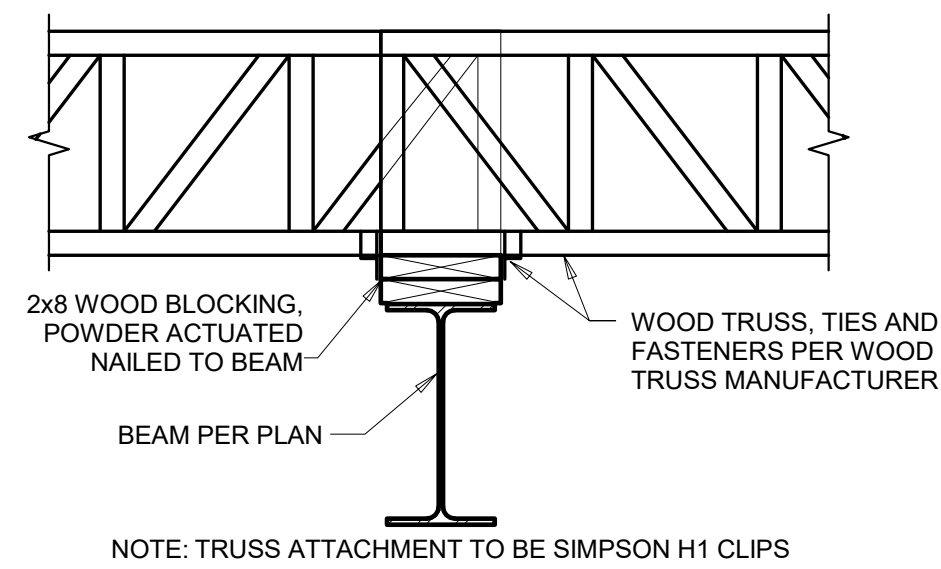
5 Typical Exterior sheathing wood
1/2" = 1'-0"



1 Roof Framing Plan
1/8" = 1'-0"



3 typical section at truss bearing wood
1" = 1'-0"



2 typical section at truss bearing 2 wood
1" = 1'-0"

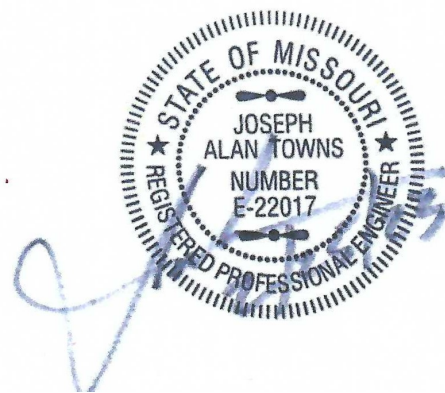
scharhag
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NEW BUILDING FOR
SUMMIT ORCHARDS
LEES SUMMIT, MO

J. Jeffrey Schroeder Mo. License A-4226
Herman Scharhag Co., Arch. Cert. of Authority A-22



No.	Description	Date
Revision Schedule		

Framing

Project number 2491
Date 03.01.2023

S102

Scale As indicated