ARCH D 24" x 36"

GENERAL NOTES - STRUCTURAL

1. General Information:

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

2. Structural Design Load Criteria:

A. Dead Loads:

Floor, Apartment	= 35 psf
Floor, Balcony	= 55 psf
Floor, Corridor	= 30 psf
Roof	= 25 psf
Stair, Wood	= 25 psf

B. Live Loads:

Floor, Apartment	= 40 psf
Floor, Balcony	= 60 psf
Floor, Corridor (Serving Apartment)	= 40 psf
Floor, Corridor (Serving Public)	= 100 psf
Floor, Public (Clubhouse)	= 100 psf
Floor, Storage	= 125 psf
Roof	= 20 psf
Roof, MEP Equipment Zone	= 45 psf
Stair	= 100 psf

C . Snow = Pg= 20 psf, Pf=14psf,Is = 1.0
Ce=1.0, Ct=1.0, Drift per ASCE/SEI 7-16
D. Lateral Loads:
1. Wind V= 109 mph, exposure C
Occupancy [Risk] Category II, Iw=1.0
GCpi=+/-0.18
Design wind pressures to be used for the design of exterior component and cladding materials on the designated zones of wall and roof surfaces shall be per section 30.7 and Table 30.7-2 of ASCE/SEI 7-16. Tabulated pressures shall be multiplied by effective area reduction factors, exposure adjustment factors, and topographic factors where applicable.
2. Seismic = Ss = 0.101g, S1 = 0.069g
Occupancy [Risk] Category II, Ie=1.0
Site Classification C; Sds=0.088g; Sd1=0.069g
Seismic Design Category B
Equivalent Lateral Force Procedure
Above Podium:
A.17 - Light framed walls with shear panels of all materials
R = 2; Omega = 2.5; Cd = 2; V = 0.001W
Podium:
A.2 - Ordinary Reinforced Concrete Shearwalls
R = 4; Omega = 4; Cd = 2.5; V = 0.001W
E. This project is designed to resist the most critical effects resulting from the load combinations of section 1605.3 of the 2018 International Building Code.

3. Concrete:

A. All concrete for foundations (grade beams, footings and piers) shall develop minimum ultimate compressive design strength of 3500 psi in 28 days, but not less than 500 pounds of cement shall be used per cubic yard of concrete regardless of strengths obtained, not over 6 gallons of water per 100 pounds of cement and not over 4 inches of slump (excpet piers which shall have a 6" slump).
B. All concrete for interior flat work and walls (including wall columns) shall develop minimum ultimate compressive design strength of 4000 psi in 28 days, but not less than 550 pounds of cement shall be used per cubic yard of concrete regardless of strengths obtained, not over 5.5 gallons of water per 100 pounds of cement and not over 4 inches of slump.
C. All concrete for exterior flatwork shall have a minimum design compressive strength of 4500 psi in 28 days, with not less than 560 pounds of cement per cubic yard of concrete, not over 5 gallons of water per 100 pounds of cement, with 6% +/- 1% air entrainment, and a maximum of 4 inches of slump.
D. All concrete for elevated decks and columns shall develop a minimum ultimate compressive design strength of 5000 psi in 28 days, but not less than 600 pounds of cement shall be used per cubic yard of concrete regardless of strength obtained, not over 5.5 gallons of water per 100 pounds of cement and not over 4 inches of slump.
E. The preceding minimum mix requirements may have water-reducing admixtures conforming to ASTM C494 added to the mix at manufacturer's dosage rates for improved workability.
F. The preceding minimum mix requirements may have up to 15% maximum of the cement content replaced with an approved ASTM C618 Class C fly ash, provided the total minimum cementitious content is not reduced.
G. Combined aggregate (coarse plus fine) for all concrete shall be well graded from coarsest to finest with no more than 18 percent and not less than 8 percent retained on an individual sieve, except that less than 8 percent may be retained on coarsest sieve and on No. 50 and finer sieves. Submit this gradation report with the concrete mix design shop drawings.
H. All interior concrete slabs on grade shall be placed over 15 mil, Class A Vapor Barrier per ASTM E1745 with less than 0.01 perms, tested after mandatory conditioning. All joints shall be lapped and sealed per manufacturer's recommendations. All penetrations, as well as damaged vapor barrier material shall also be sealed per manufacturer's recommendation prior to concrete placement. Install barrier per manufacturer recommended details at all discontinuous edges (at interior columns, exterior edge of slab, etc.) to ensure terms of warranty are followed. The vapor barrier shall be placed over free-draining granular material as prescribed by the project soils report.
I. All concrete is reinforced concrete unless specifically called out as unreinforced. Reinforce all concrete not otherwise shown with same steel as in similar sections or areas. Any details not shown shall be detailed per ACI 315 and meet requirements of ACI 318, current editions.
J. Contractor shall verify that all concrete inserts, reinforcing and embedded items are correctly located and rigidly secured prior to concrete placement.
K. No aluminum items shall be embedded in any concrete.

4. Reinforcing Steel:

A. All reinforcing steel shall conform to the requirements of ASTM A615 or A706 grade 60 steel. Welded plain wire fabric shall be supplied in sheets and conform to the requirements of ASTM A185.
B. Clear minimum coverage of concrete over reinforcing steel shall be as follows:
1. Concrete placed against earth: 3"
2. Formed concrete against earth: 2"
3. Slabs: 1"
4. Beams or Columns: 1-1/2"
5. Other 2"
• All coverage shall be nominal bar diameter minimum.
C. All dowels shall be the same size and spacing as adjoining main bars (splice lap 48 bar diameters or 24" minimum unless noted otherwise).
D. At corners of all walls, beams, and grade beams supply corner bars (minimum 2'-0" in each direction or 48 bar diameters) in outside face of wall, matching size and spacing of horizontal bars. Where there are no vertical bars in outside face of wall, supply 3 - #4 vertical support bars for corner bars.
E. Bars marked continuous and all vertical steel shall be lapped 48 bar diameters (2'-0" minimum) at splices and embedments, unless shown otherwise. Splice top bars near midspan and splice bottom bars over supports, unless noted otherwise.
F. At all holes in concrete walls and slabs, add 2 - #5 bars (opening dimension plus 96 diameters long) at each of four sides and add 2 - #5 x 5'-0" diagonally at each of four corners of hole. Openings in 8" thick walls are reinforced similar, but with 1 - #5 instead of 2 - #5, respectively.
G. Unless otherwise covered on architectural plans or specifications, vertical control joints in concrete wall shall be spaced at a maximum of 20'-0" on center and coordinated with the architect. Every other horizontal wall reinforcing bar shall be discontinuous at control joints except heavy top and bottom bars unless noted otherwise. Provide base seal waterstop style number 772 (by Greenstreak Inc. or approved equal) on dirt face side of wall at all walls below grade.
H. Accessories shall be as specified in latest edition of the ACI Detailing Handbook and the concrete Reinforcing Steel Institute Design Handbook. Maximum accessory spacing shall be 4'-0" on center, and all accessories on exposed surfaces are to have plastic coated feet.
I. All slabs and stairs not shown otherwise shall be 6" thick with #4 bars at 12" on center each way. All exterior porches and stoops not otherwise detailed may be constructed in any standard manner, solid or hollow, but must be reinforced with #4 bars at 12" on center each way minimum. Porches shall be doweled to adjacent walls or grade beams with #4 bars at 12" on center, hooked or embedded 48 diameters into both members. Slope porches 1/8" per foot for drainage unless noted otherwise.
J. Allow 2 tons of reinforcing bars #4 or larger to be used as directed in the field for special conditions by the engineer of record (labor for placing same to be included).

5. Structural Steel:

A. All structural steel beams and columns shall be ASTM A992, grade 50 steel and all miscellaneous steel shall be ASTM A36 grade steel. Hollow Structural Sections (HSS) shall be ASTM A500, grade B. Fabrication and erection shall be in accordance with AISC 303-05 "Code of Standard Practice for Steel Buildings and Bridges" in the 13th Edition of the AISC Steel Construction Manual.
B. All welding shall conform to the recommendations of the AWS.
C. All exterior steel and connections, and brick relief angles shall be hot-dip galvanized.
D. All bolts not otherwise specified shall be 3/4" diameter high strength (ASTM A325-N). All bolts shall be fully pretensioned. All beam connections shall be designed per the AISC Manual of Steel Construction "Framed Beam Connections" for the indicated reactions or at least 0.4 x beam total shear capacity, Vn/Omega, shown in the maximum total uniform load tables.whichever is greater; and, shall account for eccentricity when the bolt line is more than 2" from the center of the support. All connections must be two bolt minimum. Connection design and shop drawing preparation shall be completed under the direct supervision of a professional engineer licensed in the state the project is located and shop drawings and connection calculations shall bear his seal.
E. All anchor bolts shall be 3/4" diameter, ASTM F1554, Grade 36 unless noted otherwise. Washers of minimum size and thickness for the given anchor diameter in Table 14-2 of the AISC Steel Construction Manual shall be provided at every column anchor bolt. Washers shall have a standard size hole for the anchor bolt. At building perimeter columns and columns at braced frames washers shall be welded all around to the column base plate with 3/16" fillet weld.
F. Handrails, guards and grab bars shall be designed to meet the requirements of the 2018 IBC. Refer to specifications for more explicit requirements. Submit structural calculations sealed by a lincensed engineer in the state of the project location.

6. Foundations:

A. The soil investigation was prepared by Terracon Consultants, Inc., and the project number is 02225094 and the telephone number is 913-492-7777.
B. Spread footings, grade beams, and retaining walls are designed to bear on undisturbed clay soil or geotechnical approved structural fill capable of safely sustaining 2500 psf.
C. Retaining structures are designed for an active lateral load of 51 pcf equivalent fluid presssure and an at-rest lateral load of 72 pcf based on geotechnical approved clay backfill.
D. Contractor shall provide for dewatering at excavations from either surface water or seepage.
E. All concrete in the structural portion retaining the backfill shall have attained its design strength prior to being backfilled.
F. All basement walls shall not be backfilled until the first floor slab or wood decking is installed or the wall is temporarily braced by the contractor and the concrete has reached of its design strength.
G. Moisture content in soils beneath building locations should not be allowed to change after footing excavations and after grading for slabs on grade are completed. If subgrade materials become desiccated or softened by water content specified for engineered fill. Do not place concrete on frozen ground.

7. Concrete Masonry Units:

A. Concrete block used in exterior walls or load bearing walls shall meet the requirements of ASTM C90 and have a minimum net compressive strength of 2150 psi and laid up using type N mortar such that f'm equals 1500 psi. Mortar shall be volume proportion based cement lime mortar. Proportioning shall be completed by box measure. Any block in contact with earth shall be normal weight units, laid using type "S" mortar and grouted solid.
B. The contractor shall provide adequate temporary bracing for all masonry walls during construction.
C. All concrete block shall have 9 gage (or larger) horizontal joint reinforcing (ladder or truss) per architectural drawings and specifications (16" maximum vertical spacing).
D. Cavity wall construction shall be reinforced as designed for specific concrete block used. The horizontal joint reinforcing shall be of the ladder or truss style per specification and continuous between brick and block, as prescribed by the architectural drawings.
E. Concrete block shall be reinforced as follows in 8" walls:
1. Vertical reinforcing shall be as indicated on S0.05, on center, at each corner, at each door and window jamb, each side of control joints and in the end void of each length of wall. Lap splices for masonry vertical reinforcing shall be 48 bar diameters or 24" minimum.
2. Horizontal reinforcing:
A. Horizontal joint reinforcing as noted above.
B. Continuous horizontal bars shall be included per section or detail in bond beam or optional running bond beam where noted. Where bond beams are continuous at corners of walls, supply corner bars matching size of horizontal bars (minimum 2'-0" or 40 bar diameters in each direction).
F. Grout, where noted above, shall have a minimum design ultimate compressive strength of 2500 psi at 28 day test and 3/8" maximum aggregate size.
G. Unless otherwise covered on architectural plans or specifications, vertical control joints in masonry construction shall be 3/8" wide, full height of wall. Joints shall be spaced at a maximum of 24'-0" on center and coordinated with the architect. All horizontal joint reinforcing shall be discontinuous at control joints in masonry. All bond beam horizontal reinforcing shall be continuous through control joints.

8. Post-Installed Anchors:

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

9. Timber and Wood Framing:

A. Quality and construction of wood framing members and their fasteners for load supporting purposes not otherwise indicated on the drawings shall be in accordance with the 2018 International Building Code.
B. All studs and top and bottom plates shall be Douglas Fir No. 2 grade or Southern yellow pine No. 2 grade, visually graded lumber, with an allowable fiber stress in bending of 900 psi minimum and an elastic modulus of 1,400,000 psi unless noted otherwise. All joist, truss members and headers to be No. 2 grade DF (unless noted otherwise) All lumber for exterior decks and balconies shall be preservative-treated Southern yellow pine No. 2 grade, visually grade unless noted otherwise.
C. Bridging of stud bearing walls and shear walls shall be solid, matching sheathing joints.
D. Joist blocking and bridging shall be solid wood or cross bridging of either wood or metal straps. Spacing, in any case, shall not exceed 8'-0".
E. Wood members and sheathing shall be fastened with number and size of fasteners not less than that set forth in Table 2304.9.1 of the 2018 International Building Code. Floor sheathing shall be APA rated tongue and groove Sturd-I-Floor, exposure 1, glued and nailed with 10d nails or # 10 screws at 6" on center to supports at edges and 12" on center field. Roof diaphragms shall be edge screwed with #10 screws at 6" on center and screwed to intermediate framing and/or blocking members with #10 screws at 12"on center unless noted on the drawings.
F. Sill plates shall be bolted to concrete slabs with 1/2" diameter bolts at 32" on center (UNO, Re: shearwall sched). Provide plate washers at sill plate anchors for shearwalls per shearwall sched. Plates in direct contact with concrete or masonry shall be treated lumber.
G. All hangers, ties and connections shown are based on Simpson Strong Tie as the basis of design, provide Simpson Strong Tie or an approved equal. Joist hangers shall be equal to "LUS" for wood application and "LB" for steel weld-on application. Roof truss ties shall be equal to "H2.5A" and tie the roof truss to the top plate (provide 2) "H2.5A" Diagonally across from each other when uplift load shown in truss shop submittal exceeds 545 lbs). Roof girder ties shall be equal to a "LGT2", "LGT3" or "LGT4" tie (dependent on number of plies) and tie the truss girder to the top track. Provide "H2.5A" at the top of each stud to top plate when the top track has roof truss attached.
H. Service condition - dry with moisture content at or below 19% in service.
I. Laminated strand lumber (LSL) shall have an allowable flexural stress (Fb) of 1,700 psi (reduced by size factor) and an elastic modulus (E) of 1,300,000 psi.
J. Laminated veneer lumber (LVL) shall have an allowable flexural stress (Fb) of 2,600 psi (reduced by size factor) and an elastic modulus (E) of 1,900,000 psi.
K. Parallel Strand Lumber (PSL) shall have an allowable flexural stress (Fb) of 2,900 psi (reduced by size factor) and an elastic modulus (E) of 2,000,000 psi. ((E) = 2,200,000 psi for members > 18")
L. Pre-engineered wood trusses shall be designed in accordance with the Truss Plate Institute's national design standard for metal-plate connected wood truss construction (ANSI/TPI-1 latest edition). Trusses shall be designed and manufactured by an authorized member of the Wood Truss Council of America (WTCA). Truss design shall conform to specified codes, allowable stress increases, deflection limitations and other applicable criteria of the governing code.
M. Shop drawings showing complete erection and fabrication details and calculations (including connections) shall be submitted to the project architect / engineer for review prior to fabrication and/or erection. Calculations shall bear the seal of a professional engineer, registered in the state of the project location. Shop drawings shall also be submitted to the local government controlling agency when requested by that agency.
N. All trusses shall be securely braced both during erection and permanently, as indicated on the approved truss design drawings and in accordance with TPI's commentary and recommendations for handling, installing and bracing metal-plate connected wood trusses (HIB-91, booklet) and the latest edition of ANSI/TPI-1.
O. The truss manufacturer shall supply all hardware and fasteners for joining truss members together and fastening truss members to their supports. Metal connector plates shall be manufactured by a member of the Wood Truss Council of America (WTCA) and shall be 20 gauge minimum. Connector plates shall meet or exceed ASTM A653, grade 33, with ASTM A924 galvanized coating designation G60.
P. Shipment, handling, and erection of trusses shall be by experienced, qualified persons and shall be performed in a manner so as not to endanger life or property. Apparent truss damage shall be reported to the truss manufacturer for evaluation prior to erection. Cutting or alteration of trusses is not permitted.
Q. Roof Truss Design criteria:

Top Chord Dead Load	= 15 psf.
Top Chord Live Load	= 20 psf. (Plus Rooftop Equipment)
Top Chord Snow Load	= 20 psf or 14 psf plus Drift
Bottom Chord Dead Load	= 10 psf
Bottom Chord Live Load	= 0 psf
Live Load Deflection	= L/360
Total Load Deflection	= L/300 (1" MAX)
Corridor Trusses Only	= 250 # Point Load at any location on the top and bottom chord (non-concurrent with each other or typical live load - concurrent with MEP equipment)

R. Floor Truss Design Criteria:

Top Chord Dead Load	= 30 psf
Top Chord Live Load	= Per General Note 5B
Bottom Chord Dead Load	= 10 psf
Live Load Deflection	= L/480 (1/2" MAX)
Total Load Deflection	= L/360 (3/4" MAX)

S. Roof trusses shall be designed per IBC 2018 for net uplift resulting from wind loading based on component and cladding loading. Reference details 1, 2, 2A, 2B, 3, 3A, 3B, 4 and 5 on S0.20for net uplift holdown detail and requirements.
T. Refer to sheet S0.05 for wood shrinkage recommendations.
U. Construction bracing shall be provided by the contractor as required to keep the building and studs plumb.
V. Structural members shall not be cut for pipes, etc., unless specifically detailed. Notching and boring of studs and top of plates shall conform to the provisions of section 2308.9.10 and 2308.9.11 of the IBC. Where top plates or sole plates are cut for pipes, ametal tie with minimum 0.058 inches thick and 1 1/2" inches wide shall be fastened to each plate across and to each side of the opening with not less than (6) 16d nails, in accordance section 2308.9.8 of the IBC.
W. All fasteners for wood to wood connections and wood connectors shall be as indicated in structural drawings or manufacturer literature to achieve full capacity of connector. Submittal must show that alternative will not reduce the capacity of the connection.

10. Shop Drawing Review:

A. Bob D. Campbell and Company, Inc. will review the General Contractor's (GC) shop drawings and related submittals (as indicated below) with respect to the ability of the detailed work, when complete, to be a properly functioning integral element of the overall structural system designed by Bob D. Campbell and Company, Inc.
B. Prior to submittal of a shop drawing or any related material to Bob D. Campbell and Company, Inc., the GC shall:
1) Review each submission for conformance with the means, methods, techniques, sequences and operations of construction and safety precautions and programs incidental thereto, all of which are the sole responsibility of the GC.
2) Review and approve each submission.
3) Stamp each submission as approved.
C. Bob D. Campbell and Company, Inc. shall assume that no submission comprises a variation unless the GC advises Bob D. Campbell and Company, Inc. with written documentation.
D. Shop drawings and related material (if any) required are indicated below. Should Bob D. Campbell and Company, Inc. require more than ten (10) working days to perform the review, Bob D. Campbell and Company, Inc. shall so notify the GC.
1) Structural steel shop drawings including erection drawings and piece details. Include connection submittals and miscellaneous framing.
2) Miscellaneous anchors shown on the structural drawings.
3) Elevations of all reinforced concrete masonry walls at a scale of no smaller than 3/8"=1'-0" showing all required reinforcing.
4) Grout mix designs (for CMU).
5) Construction and control joint plans and/or elevations.
6) Wood truss desin and calculations and detailed erection and fabrication drawings.
7) Wood shearwall holdown system.
E. Bob D. Campbell and Company, Inc. shall review shop drawings and related materials with comments provided that each submission has met the above requirements. Bob D. Campbell and Company, Inc. shall return without comment unrequired material or submissions without GC approval stamp.

11. Structural Special Inspection:

A. The structural design for this project is based on completion of special inspections during construction in accordance with section 1704 of the International Building Code. The owner shall employ one or more qualified special inspectors to provide the required special inspections.
B. The special inspector shall furnish inspection reports to the building official, owner, architect and structural engineer, and any other designated person.
C. All discrepancies shall be brought to the immediate attention of the contractor for correction, then, if uncorrected, to the proper design authority, building official and structural engineer.
D. The special inspector shall submit a final signed report stating that the work requiring special inspection was, to the best of the inspector's knowledge, in conformance with the approved plans and specifications and the applicable workmanship provisions of the building code.
E. The following inspections and tests are required with the frequency (continuous or periodic) as defined within the referenced section or standard listed below. The General Contractor shall provide notification to the inspector when items requiring inspection are ready to be inspected and provide access for those inspections.
1. Shop Fabrication – structural steel per Section 1704.2.5 unless AISC certified shop
2. Shop Fabrication – pre-engineered wood trusses per Section 1704.2.5 unless TPI certified shop
3. Steel Construction per Section 1705.2 and the quality assurance requirements of AISC 341 Chapter J (as referenced by AISC 360)
4. Concrete Construction per Section 1705.3 and Table 1705.3
a. Reinforcing Steel Placement
b. Reinforcing Steel Welding
c. Cast in Place Anchors
d. Post Installed Anchors
e. Design Mix Verification
f. Concrete Sampling and Testing
g. Concrete Placement
h. Concrete Curing
i. Formwork Shape, Location and Dimensions
5. Masonry Construction per Section 1705.4 and the quality assurance requirements of TMS 402/ACI530/ASCE5 and TMS602/A530.1/ASCE6 Level B
6. Wood Lateral System (periodic)
a. Wood shearwalls (include sheathing, rim board and bottom plate attachments)
b. Portal frames
c. Shear wall and portal frame holdowns
d. Shear wall tension rod system
7. Wood Gravity Framing and Placement (adjust frequency of random sampling where indicated as required)
a. Heavy timber/SCL/glulam beams and supports (periodic)
b. Headers and jambs (random sampling)
c. Bearing walls (random sampling)
d. Connector/hardware installation (random sampling)
e. Floor and roof trusses (random sampling)

12. Structural Observation:

A. The general contractor shall notify the engineer of record and allow for safe access to the appropriate items requiring structural observation.
B. The engineer of record shall be notified such that the following items can be observed:
a. Reinforcment at Elevated Concrete Floors/Roofs
• Reinforcement is placed and 48 hours (min) before a pour
b. Structural Steel Framing
• Erection is completed, prior to covering steel
c. Wood Framed Floors
• Floor/Roof is erected, prior to MEP system routing
• MEP routing is completed and all hardward installed - prior to insulating or sheathing.
C. At the discresion of the engineer of record a site obervation report will be issued to the general contractor and architect of record.
D. The structural observations are performed at the discresion of the engineer of record and are not required per the IBC for this project.

13. Copyright and Disclaimer:

I, Christopher A. Beverlin, P.E., registered engineer and a representative of Bob D. Campbell and Company, Inc., do hereby accept professional responsibility as required by the professional registration laws of this state for the structural design drawings consisting of S-series drawings. I hereby disclaim responsibility for all other drawings in the construction document package, they being the responsibility of other design professionals whose seals and signed statements may appear elsewhere in the construction document package.

LEGEND:

- ...... SPAN DIRECTION OF DECK - TYPE PER SCHED ON S0.01
- (1) HSS 6x6x1/4 COLUMN SIZE
- BASE PLATE MARK - SEE SCHEDULE ON SHEET S0.04
- A# ...... BEAM OR HEADER PER SCHED ON S0.02
- A#-#U ...... UPSET BEAM OR HEADER PER SCHED ON S0.02
- # ...... BEARING WALL TYPE PER SCHED ON S0.02
- A ...... SHEARWALL HOLDDOWN TYPE PER SCHED ON S0.03
- #/# ...... NUMBER OF RESPECTIVE JACK/KING STUDS IN A STUD PACK. REFER TO DETAIL 6 ON S1.11
- # ...... NUMBER OF WALL STUDS IN STUD PACK EQUAL TO KING & JAMB STUDS FROM HEADER ABOVE - TYP @ ALL LOCATIONS WITHIN A PILASTER
- A ...... INDICATED PLAN NOTE PER SCHEDULE ON PLAN SHEET WHERE INDICATED
- SW# ...... SHEARWALL TYPE PER SCHED ON S0.03

STRUCTURAL ABBREVIATIONS

@	AT	FLR	FLOOR	PL	PLATE
&	AND	FS	FAR SIDE	PLF	POUNDS PER LINEAR FOOT
Ø	ROUND, DIAMETER	FTG	FOOTING	PJP	PARTIAL JOINT PENETRATION
ADTL	ADDITIONAL	FV	FIELD VERIFY	PSF	POUNDS PER SQUARE FOOT
AFF	ABOVE FINISHED FLOOR	GA	GAGE	PSI	POUNDS PER SQUARE INCH
ALT	ALTERNATE	GALV	GALVANIZE(D)	QTY	QUANTITY
ARCH	ARCHITECTURAL	GEN	GENERAL	RAD	RADIUS
BLDG	BUILDING	GR	GRADE	RD-#	ROOF DECK TYPE
B/	BOTTOM OF	HORIZ	HORIZONTAL	REF	REFERENCE
BM	BEAM	HSS	HOLLOW STRUCTURAL SECTION	REINF	REINFORCEMENT
BOTT	BOTTOM	IF	INSIDE FACE	REQD	REQUIRED
BRG	BEARING	IJ	ISOLATION JOINT	REV	REVISION
C	CAMBER	INFO	INFORMATION	RLL	ROOF LIVE LOAD
CD-#	CONCRETE DECK TYPE	INT	INTERIOR	RTU	ROOF TOP UNIT
CJ	CONSTRUCTION/CONTROL JOIN	JST	JOIST	SC	SLIP CRITICAL
CJP	COMPLETE JOINT PENETRATION	JT	JOINT	SCHED	SCHEDULE(D)
CL	CENTERLINE	K	KIPS (1000 LBS)	SECT	SECTION
CMU	CONCRETE MASONRY UNIT	KSF	KIPS PER SQUARE FOOT	SHT	SHEET
COL	COLUMN	KSI	KIPS PER SQUARE INCH	SIM	SIMILAR
CONC	CONCRETE	LBS, #	POUNDS	SJ	SAW JOINT
CONN	CONNECTION	Ld	DEVELOPMENT LENGTH	SL	SNOE LOAD
CONT	CONTINUOUS	LL	LIVE LOAD	SOG	SLAB-ON-GRADE
COORD	COORDINATE	LLH	LONG LEG HORIZONTAL	SOG-#	SLAB-ON-GRADE TYPE
COV, CVR	COVER	LLV	LONG LEG VERTICAL	SPCG	SPACING
CTR	CENTER	LONG	LONGITUDINAL	SPEC	SPECIFICATION
DBL	DOUBLE	LSLT	LONG-SLOTTED HOLE TRANSVERSE	SPRT	SUPPORT
DET	DETAIL	LTWT	LIGHTWEIGHT	SQ	SQUARE
DIA	DIAMETER	M	MOMENT FORCE	SS	STAINLESS STEEL
DIM	DIMENSION	MAX	MAXIMUM	SSLT	SHORT-SLOTTED HOLE TRANSVERSE
DL	DEAD LOAD	MECH	MECHANICAL	STD	STANDARD
DWG	DRAWING	MFGR	MANUFACTURER	STIFF	STIFFENER
EA	EACH	MIN	MINIMUM	STIR	STIRRUP
EF	EACH FACE	MISC	MISCELLANEOUS	STL	STEEL
EJ	EXPANSION JOINT	MSRY	MASONRY	STRUCT	STRUCTURE, STRUCTURAL
EL, ELEV	ELEVATION	MTL	METAL	SW	SHEARWALL
EMBED	EMBEDMENT, EMBEDDED	NF	NEAR FACE	T/	TOP OF
ENGR	ENGINEER	NS	NEAR SIDE	THRU	THROUGH
EOD	EDGE OF DECK	NTS	NOT TO SCALE	TOF	TOP OF FOOTING
EOR	ENGINEER OF RECORD	NW	NORMAL WEIGHT	TOS	TOP OF STEEL, TOP OF SLAB
EOS	EDGE OF SLAB	OC	ON CENTER	TRANS	TRANSVERSE
EQ	EQUAL	OF	OUTSIDE FACE	TYP	TYPICAL
EQUIP	EQUIPMENT	OPNG	OPENING	UNO	UNLESS NOTED OTHERWISE
EW	EACH WAY	OPP	OPPOSITE	V	SHEAR FORCE
EXP	EXPANSION	OVS	OVERSIZED HOLE	VERT	VERTICAL
EXT	EXTERIOR	P	AXIAL FORCE	W/	WITH
EXTG, EXIST	EXISTING	PAF	POWDER ACTUATED FASTENER	W/0	WITHOUT
FD-#	FLOOR DECK TYPE	PC	PRECAST	WF	WIDE FLANGE
FDN	FOUNDATION	PCF	POUNDS PER CUBIC FOOT	WL	WIND LOAD
FF	FAR FACE	PEMB	PRE-ENGINEERED METAL BUILDING	WP	WORK POINT
FIN	FINISH	PERP	PERPENDICULAR	WWF	WELDED WIRE FABRIC

STRUCTURAL DECK & SLAB SCHEDULE

MARK	DESCRIPTION
FD-1	¾" GYPCRETE ATOP 23/32" T&G APA-RATED STURD-I FLOOR, EXP I SHEATHING. SHEATHING SHALL BE GLUED AND NAILED W/ 8d RING SHANK NAILS OR #10 SCREWS @ 6"o.c. @ EDGES & 12"o.c. AT FIELD.
CD-1	3" CONCRETE SLAB (4000psi) REINFORCE WITH 6x6 - W2.9xW2.9 WWF ATOP WATERPROOFING MEMBRANE (RE: ARCH.) ATOP 15/32" EXT. GRADE PLYWOOD SHEATHING SLOPE TO DRAIN PER ARCH. RE: NOTE 6 BELOW.
CD-2	6" (MIN) CONCRETE SLAB (4,500psi, AIR-ENTRAINED) REINFORCE WITH #4 @ 12"oc LONGITUDINAL ATOP #4 @ 12"oc TRANSVERSE BOTTOM. T/SLAB EL. = PER PLAN
SOG-1	4" CONC. SLAB (4000psi) REINFORCE WITH 6x6-W2.9xW2.9 WWF ATOP 15 mil VAPOR BARRIER ATOP 6" OF 3/4" CLEAN GRANULAR LEVELING COURSE, ATOP SUITABLE SUBGRADE MATERIAL PER GEOTECH SPECIFICATIONS. T/SLAB EL. = PER PLAN, SLOPE TO DRAIN
SOG-2	4" CONC. SLAB (4500psi, AIR ENTRAINED) REINFORCE WITH 6x6-W2.9xW2.9 WWF ATOP 6" OF 3/4" CLEAN GRANULAR LEVELING COURSE, ATOP SUITABLE SUBGRADE MATERIAL PER GEOTECH SPECIFICATIONS. T/SLAB EL. = PER PLAN, SLOPE TO DRAIN
SOG-3	6" CONC. SLAB (4500psi, AIR ENTRAINED) REINFORCE WITH #4 @ 12"oc EA WAY ATOP 6" OF 3/4" CLEAN GRANULAR LEVELING COURSE, ATOP SUITABLE SUBGRADE MATERIAL PER GEOTECH SPECIFICATIONS. T/SLAB EL. = PER PLAN
RD-1	19/32" APA-RATED, EXP I SHEATHING ATTACHED WITH #10 SCREWS @ 6"o.c. AT EDGES & 12"o.c. AT FIELD. (ATTACH WITH #8 SCREWS AT SAME SPACING AT FLAT ROOF AREAS)

NOTES:
1. FD = FLOOR DECK TYPE.
2. CD = CONCRETE DECK TYP.
3. SOG = SLAB-ON-GRADE TYP.
4. RD = ROOF DECK TYP.
5. PROVIDE 1" DEEP TOOLED CONTROL JOINT (TRANSVERSE DIRECTION) AT MID-SPAN OF SINGLE BAY BALCONY OR AT THIRD POINTS OF DOUBLE BALCONY (8'-0" MAX SPACING). FILL JOINT WITH SEALANT.

CONCRETE FOOTING SCHEDULE

BRG PRESSURE (PSF): 2,500	CONCRETE (PSI): 3500	REBAR (KSI): 60

TYPE	FOOTING SIZE (FT.) THICKNESS (IN.)	QTY/SIZE OF BARS
3	3'-0" x 3'-0" x 18"	#4 @ 6"oc EA WAY BOTTOM
3A	3'-0" x 3'-0" x 32"	#4 @ 6"oc EA WAY TOP & BOTTOM
3/6	3'-0" x 6'-0" x 32"	#4 @ 6"oc EA WAY TOP & BOTTOM
4	4'-0" x 4'-0" x 18"	#4 @ 6"oc EA WAY BOTTOM
4A	4'-0" x 4'-0" x 32"	#4 @ 6"oc EA WAY TOP & BOTTOM
4x2	4'-0" x 2'-0" x 12"	#4 @ 6"oc EA WAY BOTTOM
5	5'-0" x 5'-0" x 18"	#4 @ 6"oc EA WAY BOTTOM
6	6'-0" x 6'-0" x 18"	#4 @ 6"oc EA WAY BOTTOM

NOTE:
1) EXTERIOR FOOTINGS OR FOOTING AT GRADE BEAM SHALL MATCH GRADE BEAM DEPTH AND BE PLACED WITH GRADE BEAM. PROVIDE SPECIFIED REBAR TOP AND BOTTOM WITH 4 STANDEES TO SUPPORT MATS.
2) CENTER FOOTINGS ON COLUMNS AND/OR WALL CENTER LINES PER PLAN, U.N.O.
3) SPREAD FOOTINGS LOCATED AT INTERIOR SHALL BE POURED MONOLITHIC W/ THE SLAB AS A THICKENED PORTION OF SLAB UNLESS THEY HAVE A STEEL COLUMN BEARING ATOP.
4) SPREAD FOOTINGS LOCATED AT INTERIOR WITH STEEL COLUMNS BEARING ATOP SHALL BE LOCATED AT 99'-0".

1

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STATE OF MISSOURI
CHRISTOPHER A. BEVERLIN
NUMBER PE-2017012583
PROFESSIONAL ENGINEER
4.5.23

A NEW DEVELOPMENT:
RESIDENCES AT BLACKWELL
50 Highway & Blackwell, Lee's Summit, MO

DRAWING RELEASE LOG

REVISIONS:
1 4/05/2023 Addendum 1

DATE:
3/24/2023
JOB NO.
696521
DRAWN BY:
CAB/JLF
SHEET NO.
S0.01

PERMIT SET

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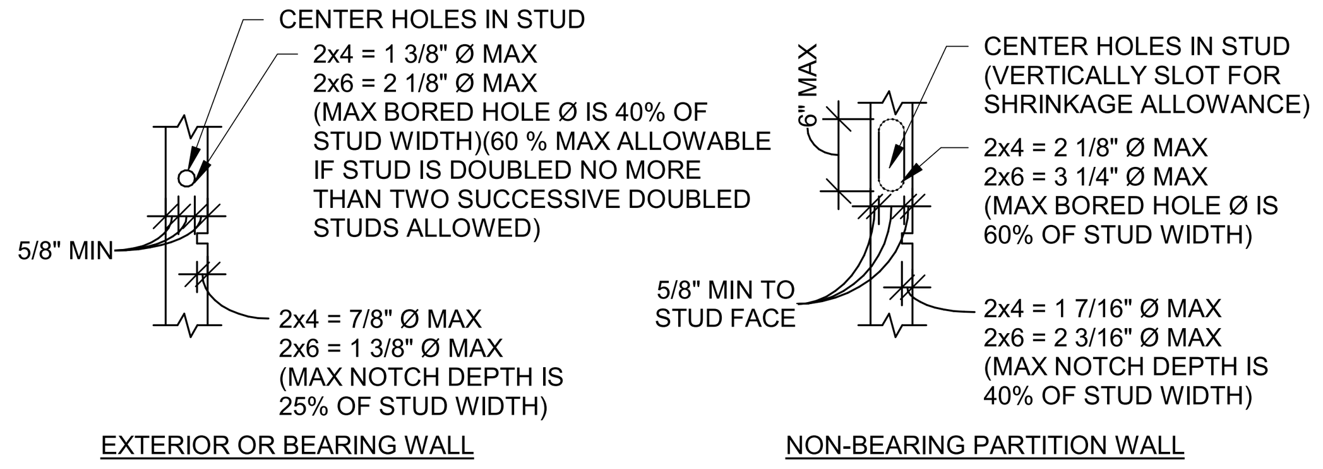
NAILING SCHEDULE (REFER TO NOTES #1 and #2)

No.	CONNECTION	ATTACHMENTS	(REF NOTE #3 and #4)
1	JOIST TO SILL OR GIRDER	3- 3" x 0.131" NAILS-TOENAIL	3-8d NAILS-TOENAIL
2	BRIDGING TO JOIST	2- 3" x 0.131" NAILS-TOENAIL EACH END	2-8d NAILS-TOENAIL EACH END
3	SOLE PLATE TO JOIST OR BLOCKING	3" x 0.131" NAILS AT 8"o.c.- TYPICAL FACE NAIL 4-3" x 0.131" NAILS AT 6"o.c. BRACED WALL PANELS	16d BOX NAILSZ AT 16"o.c. MAX. FACE NAILING 3-16d BOX NAILS AT 16"o.c. BRACED WALL PANEL
4	TOP PLATE TO STUD	3- 3" x 0.131" NAILS-END NAIL	2-16d NAILS-END NAIL
5	STUD TO SOLE PLATE	4- 3" x 0.131" NAILS-TOENAIL OR 3- 3" x 0.131" NAILS-END NAIL	4-8d NAILS-TOENAIL OR 2-16d NAILS-END NAIL
6	DOUBLE STUDS	3" x 0.131" NAILS AT 8"o.c.-FACE NAIL	16d BOX NAILS AT 24"o.c. MAX. FACE NAIL
7	DOUBLED TOP PLATES	3" x 0.131" NAILS AT 12"o.c.-FACE NAIL	16d BOX NAILS AT 16"o.c. MAX. FACE NAIL
8	DOUBLE TOP PLATE LAPS AND INTERSECTIONS	12-3" x 0.131" NAILS	8-16d NAILS
9	BLOCKING BETWEEN JOISTS OR RAFTERS TO TOP PLATE	3-3" x 0.131" NAILS -TOENAIL	3-8d NAILS-TOENAIL
10	RIM JOIST TO TOP PLATE	3" x 0.131" NAILS AT 6"o.c.-TOENAIL	8d NAILS AT 6"o.c. MAX.-TOENAIL
11	TOP PLATE LAPS AND INTERSECTIONS	3- 3" x 0.131" NAILS-FACE NAIL	2-16d NAILS-FACE NAIL
12	CONTINUOUS HEADER, TWO PIECES	3" x 0.131" NAILS AT 10"o.c. ALONG EACH EDGE	16d NAILS AT 16"o.c. MAX. ALONG EACH EDGE-TOENAIL
13	CEILING JOISTS TO PLATE	5- 3" x 0.131" NAILS-TOENAIL	3-8d NAILS-TOENAIL
14	CONTINUOUS HEADER TO STUD	4- 3" x 0.131" NAILS-TOENAIL	4-8d NAILS-TOENAIL
15	CEILING JOISTS, LAPS OVER PARTITIONS	4- 3" x 0.131" NAILS-FACE NAIL	3-16d NAILS-FACE NAIL
16	CEILING JOISTS TO PARALLEL RAFTERS	4- 3" x 0.131" NAILS-FACE NAIL	3-16d NAILS-FACE NAIL
17	RAFTER TO PLATE	3- 3" x 0.131" NAILS-TOENAIL	3-8d NAILS-TOENAIL
18	1" BRACE TO EACH STUD AND PLATE	2- 3" x 0.131" NAILS-FACE NAIL	2-8d NAILS-FACE NAIL
19	BUILT-UP CORNER AND MULTIPLE STUDS	3" x 0.131" NAILS AT 16"o.c.	16d NAILS AT 24"o.c. MAX.
20	BUILT-UP GIRDER AND BEAMS	3" x 0.131" NAILS AT 24"o.c. FACE NAILED TOP AND BOTTOM STAGGERED ON OPPOSITE SIDES 3- 3" x 0.131" NAILS AT ENDS AND EACH SPLICE	20d NAILS AT 32"o.c. MAX. TOP AND BOTTOM, STAGGERED ON 0PPSITE SIDES. 2-20d NAILS AT ENDS AND EACH SPLICE
21	BUILT-UP LAMINATED VENEER LUMBER BEAMS	3" x 0.131" NAILS AT 6"o.c. TOP AND BOTTOM ALONG EDGE	16d NAILS AT 12"o.c. TOP AND BOTTOM ALONG EDGE
22	2" PLANKING	4- 3" x 0.131" NAILS AT EACH SUPPORT	16d NAILS AT EACH SUPPORT
23	RIM BOARD TO TRUSS	2- 3" x 0.131" FACE NAILS (IT/IB @ EA. TRUSS)	2- 10d NAILS - FACE NAILS (IT/IB @ EA. TRUSS)
24	BUILD-UP STUD-PACK COLUMNS	REFER TO DETAIL 5/S0.02	REFER TO DETAIL 5/S0.02

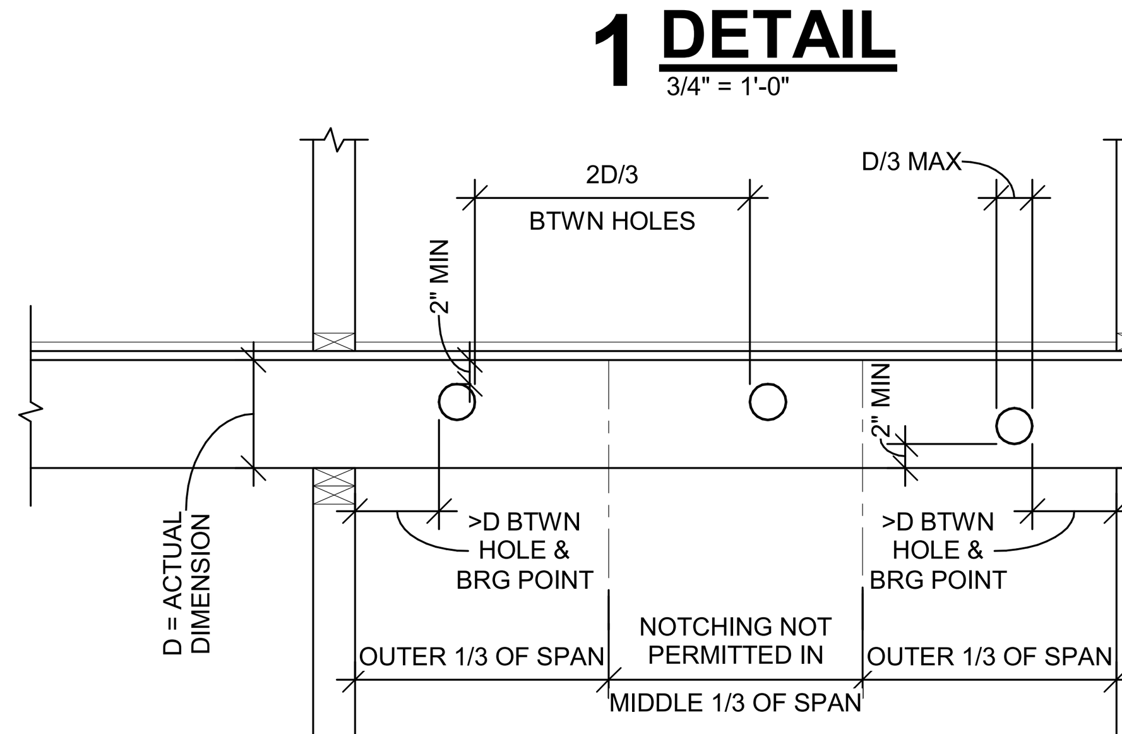
NOTES:
1.) ALL NAILS SHALL BE AS NOTED UNLESS OTHERWISE SPECIFIED ON STRUCTURAL DRAWINGS OR ALTERNATE PROVIDED BY ENGINEER IN WRITING.
2.) CONDITIONS NOT SPECIFIED SHALL BE IN ACCORDANCE WITH CURRENT INTERNATIONAL BUILDING CODE.
3.) NAILING DESIGNATION:
4 - 3" x 0.131" NAILS
DIAMETER IN INCHES
NAIL LENGTH
QUANTITY
4.) ALL NAILS NOTED AS 8d, 10d, 16d, ETC. SHALL BE COMMON NAILS UNLESS NOTED BOX.



TYPICAL NOTES FOR BEARING WALLS
1. HOLES SHALL NOT BE LOCATED IN THE SAME STUD AS A CUT OR NOTCH
2. CONTACT ARCHITECT PRIOR TO CUTTING OR NOTCHING TO VERIFY SIZE AND LOCATION IF HOLE IS GREATER THAN 20% STUD WIDTH OR NOTCHES GREATER THAN 10% STUD WIDTH ARE REQUIRED IN TWO OR MORE CONSECUTIVE STUDS
3. NOTCHES OR HOLES NOT PERMITTED IN JAMBS, STUD PACKS AND AT ENDS OF SHEARWALLS
4. STUD SHOES ARE NOTE AN ACCEPTABLE REMEDIATION OF OVER-NOTCHED OR OVER-CUT STUDS WITHOUT PRIOR APPROVAL BY EOR
5. SLOT HOLES VERTICALLY FOR SHRINKAGE ALLOWANCE.

ALLOWABLE HOLES/NOTCHES IN WALL STUDS

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



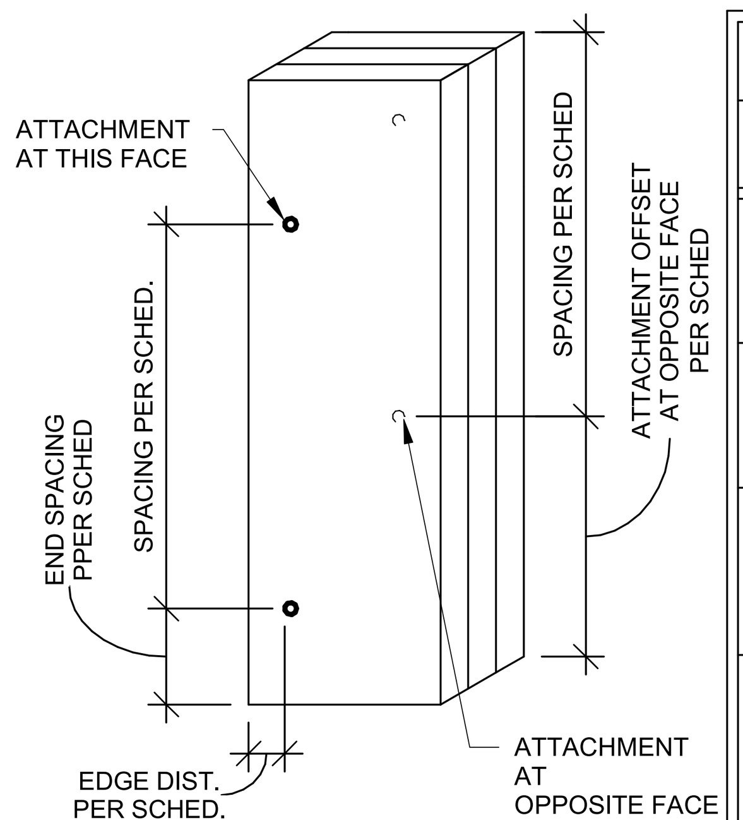
NOTE:
1. CONTACT ARCHITECT PRIOR TO CUTTINH JOISTS TO VERIFY SIZE AND LOCATION
2. DETAIL APPLIES TO 2x FRAMING ONLY. REFER TO ENGINEERED OR COMPOSITE LUMBER MANUFACTURER'S RECOMMENDATIONS AT PSLs, LVLS, LSLs & GLULAM

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

FLOOR/ROOF FRAMING HEADERS/BEAMS SCHEDULE

MARK	HEADER	JAMB TYPE # (U.N.O. W/ COLUMN SCHEDULE) "5" (1st FLR FRAMING, TYP. U.N.O.)	"4" (2nd FLR FRAMING, TYP. U.N.O.)	"3" (3rd FLR FRAMING, TYP. U.N.O.)	"2" (4th FLR FRAMING, TYP. U.N.O.)	"1" (ROOF FRAMING, TYP. U.N.O.)	NOTES
B1-#	(2) 2x10	HUC210-2 HANGER w/ (2) KING	HUC210-2 HANGER w/ (2) KING	HUC210-2 HANGER w/ (2) KING	HUC210-2 HANGER w/ (2) KING		REFER TO DTLS 10 & 10A ON S3.30
C1-#	(2) 2x12					1 JACK / 1 KING	AT GARAGE HEADER w/ (2) BEARING STUDS EA END. EXTEND HEADER ACROSS FULL GARAGE BAY & BEAR PER 8/S4.00
D1-#	(3) 2x8	1 JACK / 1 KING	1 JACK / 1 KING	1 JACK / 1 KING	1 JACK / 1 KING	1 JACK / 1 KING	
D2-#	(3) 2x8	1 JACK / 2 KING	1 JACK / 2 KING	1 JACK / 1 KING	1 JACK / 1 KING	1 JACK / 1 KING	
D3-#	(3) 2x8	1 JACK / 2 KING	1 JACK / 2 KING	1 JACK / 2 KING	1 JACK / 2 KING		REFER TO DTLS 10 & 10A ON S3.30
E1-#	(3) 2x10			4 KING	3 KING	1 JACK / 1 KING	
E2-#	(3) 2x10					2 JACK / 1 KING	
F1-#	(3) 2x12	2 JACK / 2 KING	1 JACK / 2 KING	1 JACK / 2 KING	1 JACK / 1 KING	1 JACK / 2 KING	
J1-#	(3) 1 3/4"x7 1/4" LVL				3 KING		
L1-#	(3) 1 3/4"x9 1/4" LVL	3 KING				1 JACK / 2 KING	REFER TO DTLS 10 & 10A ON S3.30
M1-#	(3) 1 3/4"x11 1/4" LVL	2 JACK / 2 KING					AT GARAGE HEADER w/ (2) BEARING STUDS EA END. EXTEND HEADER ACROSS FULL GARAGE BAY & BEAR PER 8/S4.00
N1-#	(4) 1 3/4"x11 1/4" LVL					1 JACK / 2 KING	REFER TO DTL 8 ON S4.00
T1-#	(3) 1 3/4"x18" LVL		2 KING	2 KING			

NOTES:
1. JAMB STUDS SHALL MATCH SIZE & GRADE OF WALL STUDS U.N.O.
2. WHERE BEAM/HEADER MARK ENDS WITH "-U", THE BEAM SHALL BE UPSET. WHERE BEAM IS NOTED "UPSET", ALL JAMB STUDS NOTED WILL EXTEND TO DOUBLE TOP PLATE.
3. PROVIDE STUDS UNDER ALL JAMBS BETWEEN HEADER/BEAM AND FOUNDATIONS/SLAB. WHEN JAMB IS DISCONT. AT A LEVEL, ALL STUD PACKS BELOW TO MATCH LAST SCHEDULED LEVEL.
4. PROVIDE SQUASH BLOCKS AT TRUSSES @ BLOCKING FRAMING WHERE JAMBS OR STUD PACKS ARE DISCONT. QUANTITY TO MATCH JAMB OR STUD PACK ABOVE.
5. PROVIDE 1/2" PLYWOOD SPACER PLs AT HEADERS CONSTRUCTED WITH 2x LUMBER. ATTACH PLY'S TOGETHER PER 5B/S0.02
6. AT CONTRACTOR'S OPTION, PROVIDE GLULAM IN LIEU OF PSLs OF EQUAL OR GREATER STRUCTURAL PROPERTIES AS LISTED IN GENERAL NOTES.
7. REFER TO DETAIL 5/S0.02 FOR MULTI-PLY MEMBER CONNECTION REQUIREMENTS.
8. ATTACH KING STUDS TOGETHER PER DETAIL 3/S0.02 WITH JACKS ATTACHED TO KINGS PER 4/S0.02.
9. REFER TO DETAILS 1/S0.04 FOR TYPICAL HEADER CONDITION AT FLOOR FRAMING.
10. REFER TO DETAILS 2 THRU 4 ON S0.21 FOR TYPICAL HEADER CONDITIONS AT ROOF FRAMING.
11. ALL EXTERIOR LUMBER TO BE TREATED PER GENERAL NOTE '9B'.



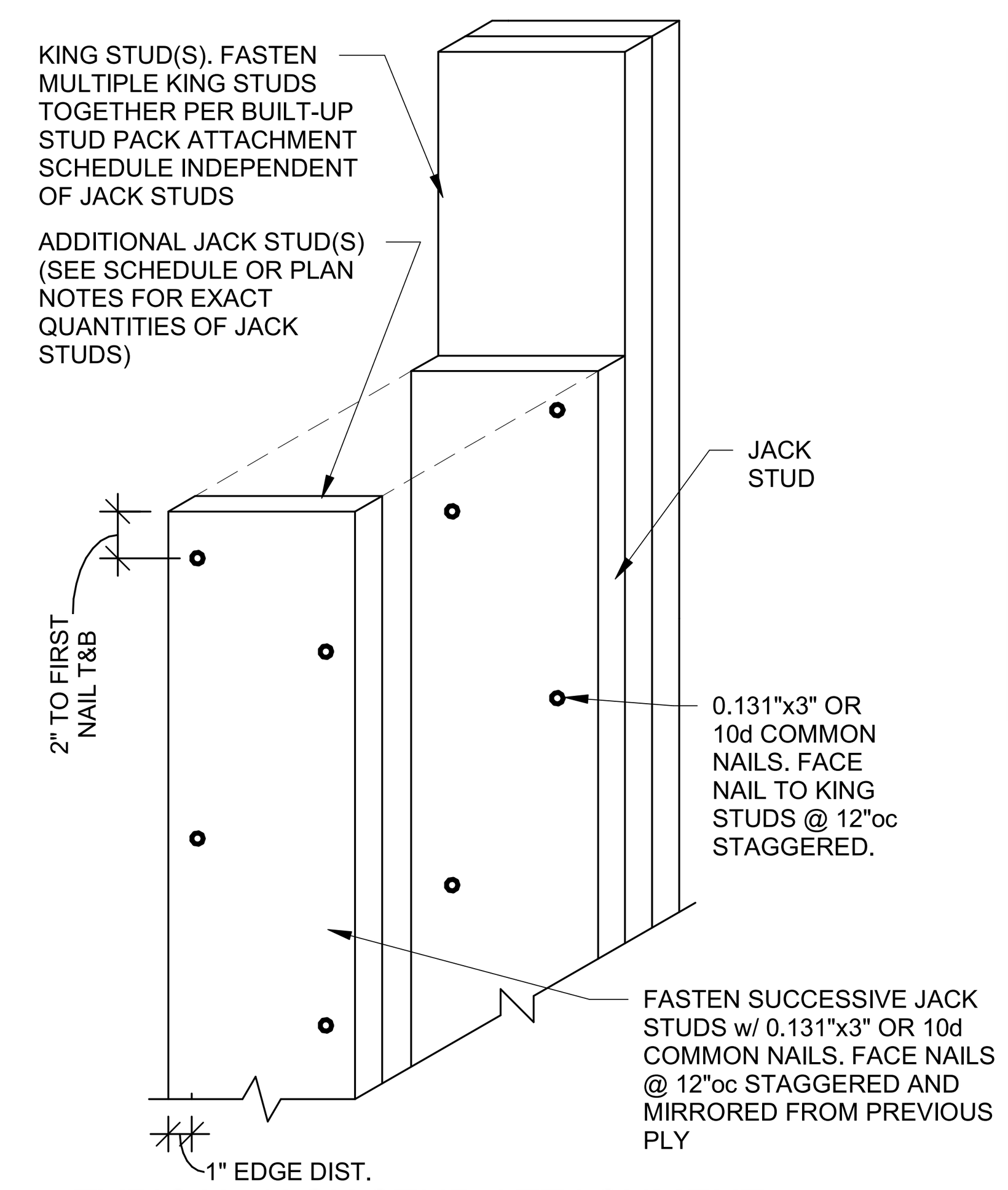
TYPICAL MULTI-PLY STUD CONNECTION

3 DETAIL
1 1/2" = 1'-0"

BUILT-UP STUD PACK COLUMN ATTACHMENT SCHEDULE

NUMBER OF PLIES	ATTACHMENT AT JAMB STUD PACKS	ATTACHMENT AT WALL STUD PACKS
2-PLY MEMBERS	8d NAILS AT 12"oc, 1" FROM EDGE, w/ OPPOSITE EDGE NAILED FROM OPPOSITE SIDE OFFSET 6", @ 12"oc w/ FIRST NAIL 2" FROM EA. END	8d NAILS AT 12"oc, 1" FROM EDGE, w/ OPPOSITE EDGE NAILED FROM OPPOSITE SIDE OFFSET 6", @ 12"oc w/ FIRST NAIL 2" FROM EA. END
3-PLY MEMBERS	20d NAILS AT 16"oc, 1 1/2" FROM EDGE w/ OPPOSITE EDGE NAILED FROM OPPOSITE SIDE OFFSET 8", @ 16"oc w/ FIRST NAIL 4" FROM EA. END	8d NAILS AT 12"oc, 1" FROM EDGE, w/ OPPOSITE EDGE NAILED FROM OPPOSITE SIDE OFFSET 6", @ 12"oc w/ FIRST NAIL 2" FROM EA. END
4-PLY MEMBERS	1/4"Øx5" SIMPSON SDS SCREWS AT 16"oc, 1 1/2" FROM EDGE w/ OPPOSITE EDGE SCREWED FROM OPPOSITE SIDE OFFSET 8", @ 16"oc w/ FIRST SCREW 4" FROM EA. END	3 PLIES ATTACHED PER 3-PLY ATTACHMENT w/ 4th PLY ATTACHED w/ 8d NAILS AT 12"oc IN 2 ROWS, 1 1/2" FROM EDGE, OFFSET ROW 6"
5-PLY MEMBERS	1/4"Øx6" SIMPSON SDS SCREWS AT 12"oc, 1 1/2" FROM EDGE w/ OPPOSITE EDGE SCREWED FROM OPPOSITE SIDE OFFSET 6", @ 12"oc w/ FIRST SCREW 4" FROM EA. END	3 PLIES ATTACHED PER 3-PLY ATTACHMENT w/ 4th & 5th PLY ATTACHED w/ 8d NAILS AT 12"oc IN 2 ROWS, 1 1/2" FROM EDGE, OFFSET ROW 6"
6-PLY MEMBERS	1/4"Øx8" SIMPSON SDS SCREWS AT 12"oc, 1 1/2" FROM EDGE w/ OPPOSITE EDGE SCREWED FROM OPPOSITE SIDE OFFSET 6", @ 12"oc w/ FIRST SCREW 4" FROM EA. END	3 PLIES ATTACHED PER 3-PLY ATTACHMENT w/ 4th PLY ATTACHED w/ 8d NAILS AT 12"oc IN 2 ROWS, 1 1/2" FROM EDGE, OFFSET ROW 6" AND 5th AND 6th PLIES ATTACHED w/ 1/4"Øx5" SIMPSON SDS SCREWS @ 12"oc IN 2 ROWS, 1 1/2" FROM EDGE, OFFSET ROSS 6"oc w/ FIRST SCREW 4" FROM EA. END

NOTES:
1. ALL BUILT-UP STUD PACKS MUST ALIGN FLOOR-TO-FLOOR WITH SOLID BLOCKING (SQUASH BLOCKS) AT FLOOR CAVITIES.
2. EXTEND ALL STUD PACKS TO COLUMNS UNLESS NOTED OTHERWISE.
3. ALL NAILS ARE COMMON NAILS UNLESS NOTED OTHERWISE.
4. JAMB STUD PACKS ARE STUDS SUPPORTING STRUCTURAL MEMBERS SUCH AS BEAMS, HEADERS, GIRDER TRUSSES, ETC.
5. WALL STUD PACKS ARE REPETITIVE STUDS BETWEEN WALL PLATES AS SCHEDULED IN THE "STUD BEARING WALL SCHEDULE".



TYPICAL JACK STUD ATTACHMENT

4 DETAIL
1 1/2" = 1'-0"

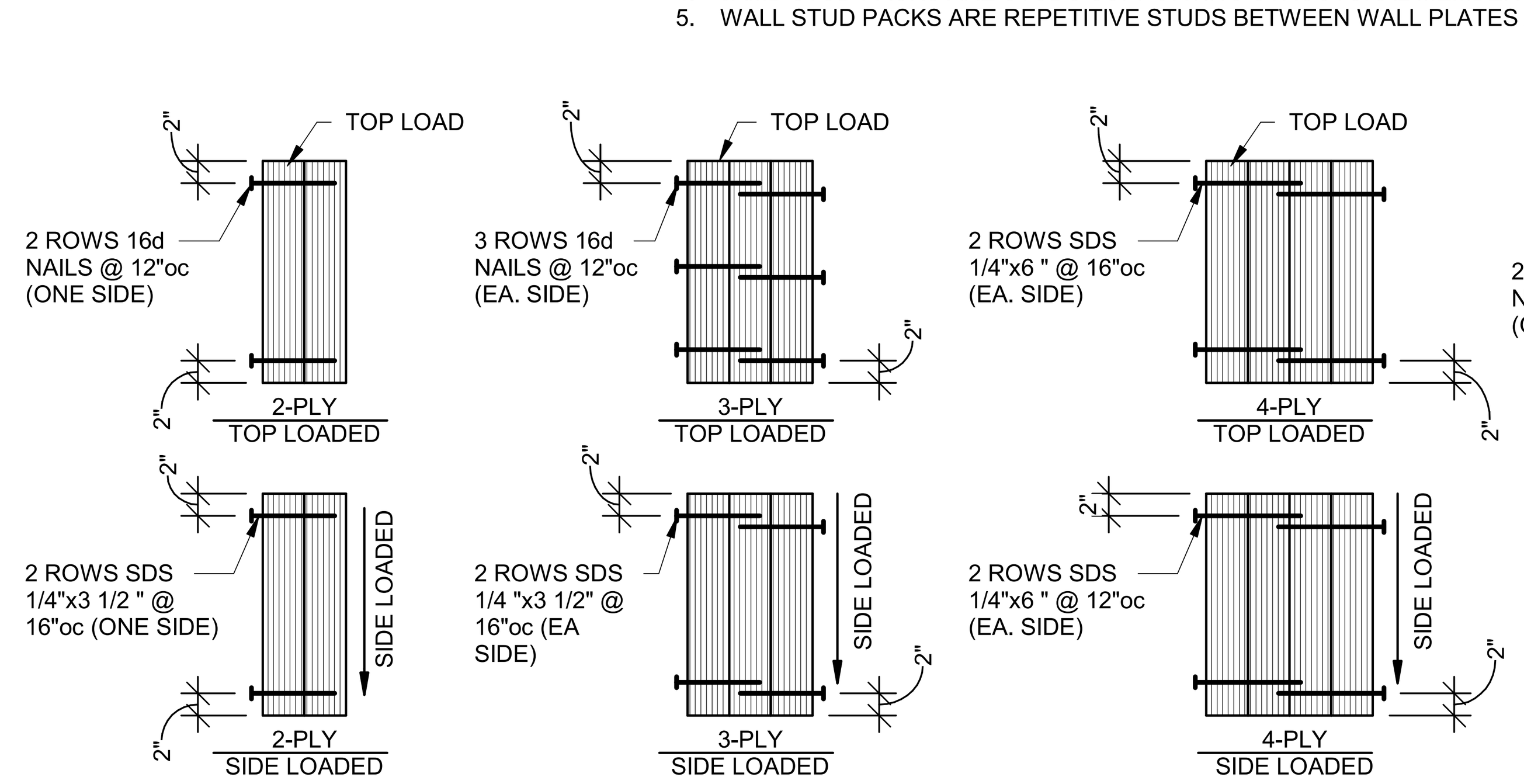
HANGER SCHEDULE

MEMBER TYPE/SIZE	CONNECTION TYPE	HANGER SIZE	NOTES
2x8	FACE MOUNT TO WOOD LEDGER/RIMBOARD/BEAM	LUS28	
2x10	FACE MOUNT TO WOOD LEDGER/RIMBOARD/BEAM	LUS28	TYP @ STAIR
2x12	FACE MOUNT TO WOOD LEDGER/RIMBOARD/BEAM	LUS210	TYP @ LOW ROOF
18" DP PRE-ENG FLOOR TRUSS	FACE MOUNT TO WOOD LEDGER/RIMBOARD/BEAM	LUS410	TYPICAL
18" DP PRE-ENG FLOOR TRUSS	TOP MOUNT TO 2x NAILER ATOP STEEL BEAM	THA426	TYPICAL
18" DP PRE-ENG FLOOR TRUSS*	FACE MOUNT TO WOOD LEDGER/RIMBOARD/BEAM	HGUS414	*@ LOCATIONS WHERE FLR TRUSS SUPPORTS OFFSET BRG WALL ABOVE
18" DP PRE-ENG FLOOR TRUSS*	FACE MOUNT TO WOOD LEDGER/RIMBOARD/BEAM	HB3.56/18	*@ LOCATIONS WHERE FLR TRUSS SUPPORTS OFFSET BRG WALL ABOVE

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

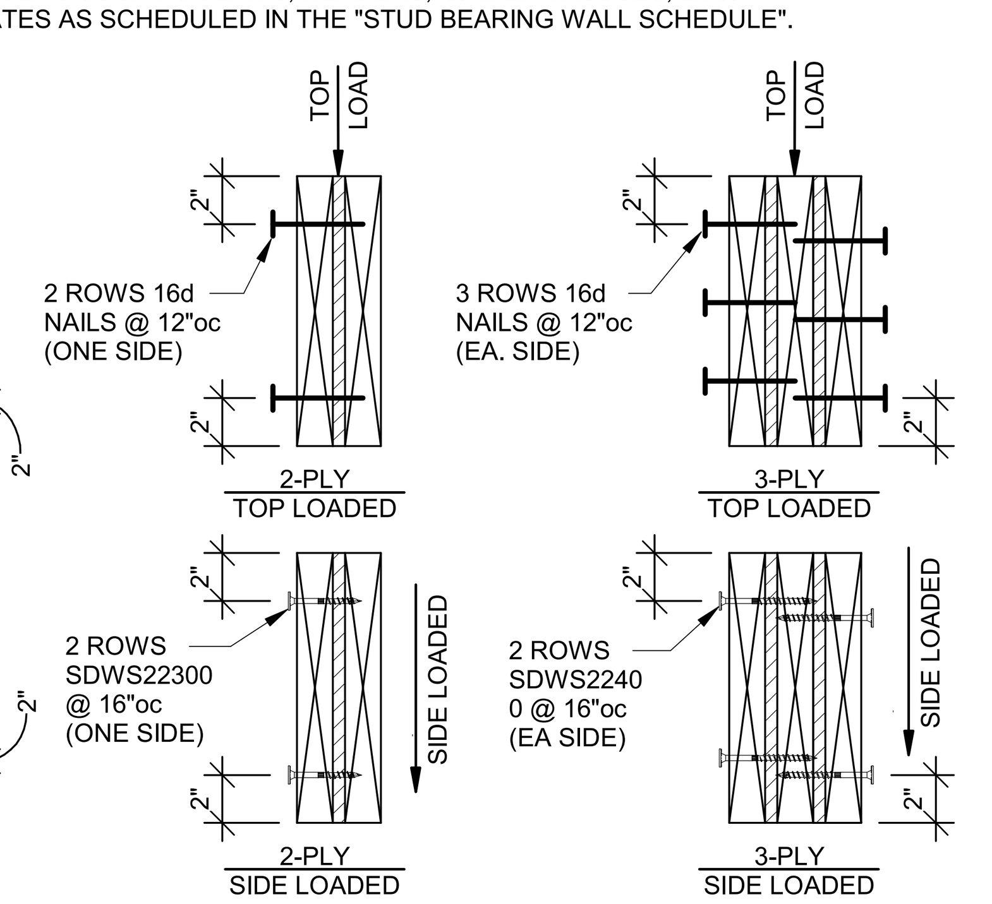
PLAN NOTES

A	18" DEEP PRE-ENGINEERED FLOOR TRUSSES @ 24"oc MAX
A1	18" DEEP PRE-ENGINEERED FLOOR TRUSSES @ 16"oc MAX. ALIGN WALL STUDS ABOVE w/ FLOOR TRUSSES. TRUSS DESIGNER TO DESIGN TRUSS PER GENERAL NOTES ON S0.01 PLUS POINT LOAD OF DL = 1,800lb, LL= 1,000lb FOR OFFSET WALL ABOVE. AT JAMB ABOVE, PROVIDE (2) TRUSSES 6" APART UNDERNEATH. DESIGN EACH JAMB TRUSS PER GENERAL NOTES ON S0.01 PLUS POINT LOAD OF DL=3,000lb, LL=1,500lb FOR EACH JAMB ABOVE. ALL LOADS UNFACTORED.
A2	18" DEEP PRE-ENGINEERED FLOOR TRUSSES @ 16"oc MAX. ALIGN WALL STUDS ABOVE w/ FLOOR TRUSSES. TRUSS DESIGNER TO DESIGN TRUSS PER GENERAL NOTES ON S0.01 PLUS POINT LOAD OF DL = 2,600lb, LL= 2,200lb FOR OFFSET WALL ABOVE. AT JAMB ABOVE, PROVIDE (2) TRUSSES 6" APART UNDERNEATH. DESIGN EACH JAMB TRUSS PER GENERAL NOTES ON S0.01 PLUS POINT LOAD OF DL=4,600lb, LL=3,850lb FOR EACH JAMB ABOVE. ALL LOADS UNFACTORED.
B	PRE-ENGINEERED ROOF TRUSSES @ 24"oc MAX
C1	2x10 @ 16"oc
C2	2x8 @ 16"oc
E	8x8 WOOD COLUMN ATOP SIMPSON ABU88Z W/ (2) 5/8"Øx6"Lg SIMPSON TITEN HD SCREW ANCHORS
F1	UPSET (3) 2x10 BEAM w/ (2) KING STUDS & LSTA12 TWIST STRAP, EA END (TO KING STUDS)
F2	UPSET (2) 2x12 BEAM w/ (2) KING STUDS & LSTA12 TWIST STRAP, EA END (TO KING STUDS)
F3	UPSET (3) 1 3/4"x9 1/4" LVL BEAM w/ (3) KING STUDS & LSTA12 TWIST STRAP, EA END (TO KING STUDS)
F4	UPSET (3) 1 3/4"x11 1/4" LVL BEAM w/ (3) KING STUDS & LSTA12 TWIST STRAP, EA END (TO KING STUDS)
G1	UPSET (3) 1 3/4"x18" LVL BEAM w/ (4) KING STUDS OR (3) 2x6 KING STUDS @ STUD WALL (MATCH WALL STUD SIZE)
G2	UPSET (4) 1 3/4"x18" LVL BEAM w/ (6) 2x4 KING STUDS (3 IN EA WALL) @ DBL WALL OR HHGU7.25-SDS (H=18") HANGER @ BEAM CONNECTION
G3	UPSET (4) 1 3/4"x18" LVL BEAM w/ (5) 2x6 KING STUDS EA END
G4	UPSET (3) 1 3/4"x18" LVL BEAM w/ (8) 2x4 KING STUDS EA END U.N.O. ON PLAN (4 IN EA SIDE OF DBL WALL). EXTEND BEAM TO BEAR FULLY ACROSS DBL WALL
G5	UPSET (2) 1 3/4"x18" LVL BEAM w/ (3) KING STUDS @ STUD WALL OR HUC416 HANGER @ BEAM CONNECTIONS
G6	UPSET (2) 1 3/4"x18" LVL BEAM w/ (3) KING STUDS @ STUD WALL OR HGUS414 HANGER @ BEAM CONNECTIONS
G7	UPSET (4) 1 3/4"x18" LVL BEAM
G8	UPSET (4) 1 3/4"x14" LVL BEAM
H1	7"x7" PSL COLUMN w/ ABW7-7Z POST BASE & CCQ6-7.13SDS2.5 POST CAP. GROUT VOID OF BASE SOLID w/ 6,000psi NON-SHRINK GROUT PRIOR TO COLUMN INSTALLATION
H2	3 1/2"x9 1/4" PSL COLUMN BTWN WALL PLATES (RE: 5/S0.21)
H3	(2) 5 1/4"x5 1/4" PSL COLUMNS w/ ABU65 POST BASE & CCQ7.1-6SDS2.5 POST CAP
J	ALIGN (2) JOISTS w/ CL OF DBL SHEARWALL & PROVIDE TENSION TIE PER 8A/S3.02
K1	SIMPSON HUCQ412-SDS HANGER
K2	SIMPSON HHUS410 HANGER
L	ALUMINUM BOLT-ON BALCONY PER DEFERRED SUBMITTAL. PROVIDE ADDT'L FRAMING PER 8 & 8A ON S1.30
M	UPSET (3) 1 3/4"x18" LVL OUTRIGGER w/ (4) KING STUDS @ EXTERIOR BRG WALL & BACKSPAN OF BEAM. NOTCH OUTRIGGER @ CANTILEVERED TRANSITION PER TO MATCH ROTATED JOIST FRAMING PER 4/S3.31 (DO NOT OVERCUT)
N	(3) 1 3/4"x7 1/4" LVL w/ SIMPSON HUC68 (MAX) EA END
P	(3) 1 3/4"x7 1/4" x 12'-0" OUTRIGGER w/ (3) KING @ EXT WALL (1)



TYPICAL MULTI-PLY BEAM CONNECTION

5A DETAIL
3/4" = 1'-0"



TYPICAL MULTI-PLY HEADER CONNECTION

5B DETAIL
1 1/2" = 1'-0"

STUD BEARING WALL SCHEDULE

WALL TYPE	BASEMENT WALLS (1st FLOOR FRAMING)	BASEMENT WALLS (1st FLOOR FRAMING)	2nd FLOOR WALLS (3rd FLOOR FRAMING)	3rd FLOOR WALLS (4th FLOOR FRAMING)	4th FLOOR WALLS (ROOF FRAMING)
TYPICAL EXTERIOR WALL	2x6 @ 16"oc	2x6 @ 16"oc	2x6 @ 16"oc	2x6 @ 16"oc	2x6 @ 16"oc
BALCONY EXTERIOR WALL	2x6 @ 16"oc w/ ADDT'L 2x6 @ 32"oc	2x6 @ 16"oc	2x6 @ 16"oc	2x6 @ 16"oc	2x6 @ 16"oc
TYPICAL CORRIDOR WALL	2x6 @ 16"oc	2x6 @ 16"oc	2x6 @ 16"oc	2x6 @ 16"oc	2x6 @ 16"oc
TYPICAL UNIT PARTITION WALL	2x6 @ 16"oc w/ ADDT'L 2x6 @ 32"oc	2x6 @ 16"oc	2x6 @ 16"oc	2x6 @ 16"oc	2x6 @ 16"oc
TYPICAL UNIT DEMISING WALL	(2) 2x4 @ 16"oc	2x4 @ 16"oc w/ ADDT'L 2x4 @ 32"oc	2x4 @ 16"oc w/ ADDT'L 2x4 @ 32"oc	2x4 @ 16"oc	2x4 @ 16"oc

NOTES:
1. PROVIDE 2x BLOCKINH AT MID HEIGHT (5'-0" MAX) AT ALL LOAD BEARING WALLS NOT SHEATHED ON BOTH SIDES AND ALL STUDS LARGER THAN 2x6.
2. ALL STUDS TO BE No. 2 GRADE U.N.O.
3. RE: 3/S0.02 FOR NAILING OF MULTIPLE STUDS.
4. REFER TO ARCH/MEP DRAWING FOR LOCATIONS OF FURRED OUT WALLS TO ACCOMODATE PLUMBING OR MEP ITEMS.
5. REFER TO FRAMING PLANS AND ARCH PLANS FOR LEVEL(S) AT WHICH WALLS OCCUR.
6. WHERE SCHEDULE LISTS DIFFERENT WALL SIZES WITH AN "OR", REFER TO ARCHITECTURAL DRAWINGS FOR LOCATIONS WHERE EACH SIZE IS TO BE USED.

PERMIT SET

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STATE OF MISSOURI CHRISTOPHER A. BEVERLIN NUMBER PE-2017012583 PROFESSIONAL ENGINEER 4.5.23

A NEW DEVELOPMENT:
RESIDENCES AT BLACKWELL
50 Highway & Blackwell, Lee's Summit, MO

DRAWING RELEASE LOG

REVISIONS:
1 4/05/2023 Addendum 1

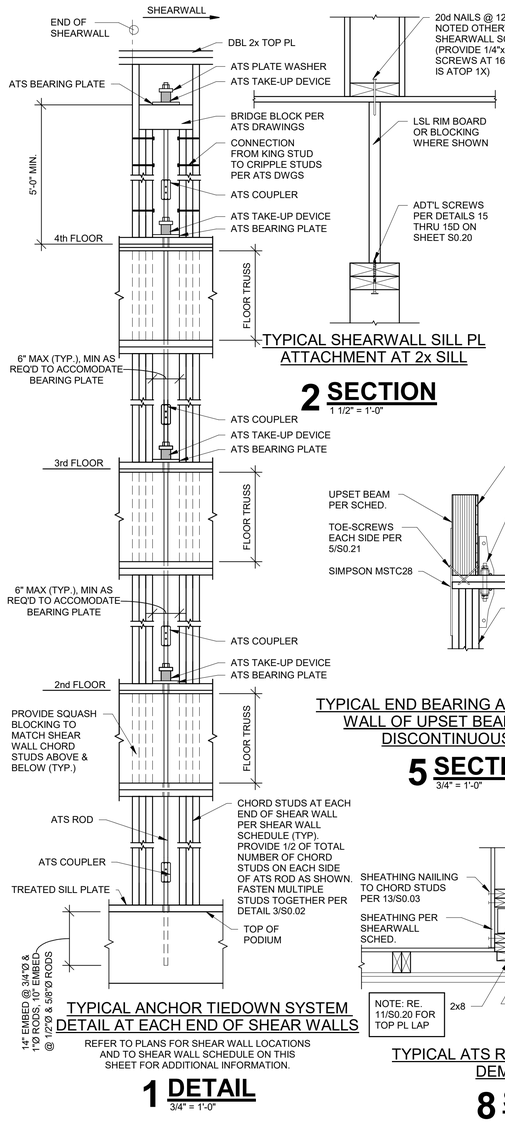
DATE: 3/24/2023
JOB NO. 696521
DRAWN BY: CAB/JLF
SHEET NO. S0.02

ARCH D 24" x 36"

SHEARWALL SCHEDULE

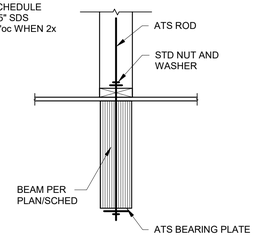
SHEARWALL TYPE		FLOOR					PLATE CONNECTION (SILL TO RIM BOARD & RIM BOARD TO TOP PLATE) (RE: NOTES 6 & 7)
		BASEMENT WALLS	1st FLOOR WALLS	2nd FLOOR WALLS	3rd FLOOR WALLS	4th FLOOR WALLS	
SW1-5	MATERIAL & THICKNESS	7/16" OSB SHEATHING ONE SIDE, w/ EDGES BLOCKED	7/16" OSB SHEATHING ONE SIDE, w/ EDGES BLOCKED	7/16" OSB SHEATHING ONE SIDE, w/ EDGES BLOCKED	7/16" OSB SHEATHING ONE SIDE, w/ EDGES BLOCKED	7/16" OSB SHEATHING ONE SIDE, w/ EDGES BLOCKED	3rd FLR - 20d NAILS @ 8"oc 2nd FLR - 20d NAILS @ 6"oc 1st FLR - 120d NAILS @ 4"oc
	NAIL SIZE & SPACING	8d NAILS 4/12	8d NAILS 4/12	8d NAILS 4/12	8d NAILS 6/12	8d NAILS 6/12	
	SHEAR FORCE	532 plf	532 plf	532 plf	364 plf	364 plf	
SW1-4a	MATERIAL & THICKNESS		7/16" OSB SHEATHING ONE SIDE, w/ EDGES BLOCKED	7/16" OSB SHEATHING ONE SIDE, w/ EDGES BLOCKED	7/16" OSB SHEATHING ONE SIDE, w/ EDGES BLOCKED	7/16" OSB SHEATHING ONE SIDE, w/ EDGES BLOCKED	3rd FLR - 20d NAILS @ 8"oc 2nd FLR - 20d NAILS @ 6"oc
	NAIL SIZE & SPACING		8d NAILS 4/12	8d NAILS 4/12	8d NAILS 6/12	8d NAILS 6/12	
	SHEAR FORCE		532 plf	532 plf	364 plf	364 plf	
SW1-4b	MATERIAL & THICKNESS	7/16" OSB SHEATHING ONE SIDE, w/ EDGES BLOCKED	7/16" OSB SHEATHING ONE SIDE, w/ EDGES BLOCKED	7/16" OSB SHEATHING ONE SIDE, w/ EDGES BLOCKED	7/16" OSB SHEATHING ONE SIDE, w/ EDGES BLOCKED		3rd FLR - 20d NAILS @ 8"oc 2nd FLR - 20d NAILS @ 6"oc 1st FLR - 120d NAILS @ 4"oc
	NAIL SIZE & SPACING	8d NAILS 4/12	8d NAILS 4/12	8d NAILS 6/12	8d NAILS 6/12		
	SHEAR FORCE	532 plf	532 plf	364 plf	364 plf		
SW1-3	MATERIAL & THICKNESS		7/16" OSB SHEATHING ONE SIDE, w/ EDGES BLOCKED	7/16" OSB SHEATHING ONE SIDE, w/ EDGES BLOCKED	7/16" OSB SHEATHING ONE SIDE, w/ EDGES BLOCKED		3rd FLR - 20d NAILS @ 8"oc 2nd FLR - 20d NAILS @ 6"oc 1st FLR - 20d NAILS @ 4"oc
	NAIL SIZE & SPACING		8d NAILS 4/12	8d NAILS 6/12	8d NAILS 6/12		
	SHEAR FORCE		532 plf	364 plf	364 plf		
SW2-5	MATERIAL & THICKNESS	7/16" OSB SHEATHING ONE SIDE, w/ EDGES BLOCKED	7/16" OSB SHEATHING ONE SIDE, w/ EDGES BLOCKED	7/16" OSB SHEATHING ONE SIDE, w/ EDGES BLOCKED	5/8" GYPSUM SHEATHING ONE SIDE, w/ EDGES BLOCKED	5/8" GYPSUM SHEATHING ONE SIDE, w/ EDGES BLOCKED	3rd FLR - 20d NAILS @ 8"oc 2nd FLR - 20d NAILS @ 6"oc 1st FLR - 120d NAILS @ 4"oc
	NAIL SIZE & SPACING	8d NAILS 4/12	8d NAILS 4/12	8d NAILS 6/12	6d NAILS @ 4/4	6d NAILS @ 7/7	
	SHEAR FORCE	532 plf	532 plf	364 plf	175 plf	145 plf	
SW2-4	MATERIAL & THICKNESS		7/16" OSB SHEATHING ONE SIDE, w/ EDGES BLOCKED	7/16" OSB SHEATHING ONE SIDE, w/ EDGES BLOCKED	5/8" GYPSUM SHEATHING ONE SIDE, w/ EDGES BLOCKED	5/8" GYPSUM SHEATHING ONE SIDE, w/ EDGES BLOCKED	3rd FLR - 20d NAILS @ 8"oc 2nd FLR - 20d NAILS @ 6"oc
	NAIL SIZE & SPACING		8d NAILS 4/12	8d NAILS 6/12	6d NAILS @ 4/4	6d NAILS @ 7/7	
			532 plf	364 plf	175 plf	145 plf	
SW3-5	MATERIAL & THICKNESS	7/16" OSB SHEATHING ONE SIDE, w/ EDGES BLOCKED	7/16" OSB SHEATHING ONE SIDE, w/ EDGES BLOCKED	5/8" GYPSUM SHEATHING ONE SIDE, w/ EDGES BLOCKED	5/8" GYPSUM SHEATHING ONE SIDE, w/ EDGES BLOCKED	5/8" GYPSUM SHEATHING ONE SIDE, w/ EDGES UNBLOCKED	3rd FLR - 20d NAILS @ 8"oc 2nd FLR - 20d NAILS @ 6"oc 1st FLR - 20d NAILS @ 4"oc
	NAIL SIZE & SPACING	8d NAILS 6/12	8d NAILS 6/12	6d NAILS @ 4/4	6d NAILS @ 7/7	6d NAILS @ 7/7	
	SHEAR FORCE	364 plf	364 plf	175 plf	145 plf	115 plf	
SW3-4 SW3-3	MATERIAL & THICKNESS		7/16" OSB SHEATHING ONE SIDE, w/ EDGES BLOCKED	5/8" GYPSUM SHEATHING ONE SIDE, w/ EDGES BLOCKED	5/8" GYPSUM SHEATHING EACH SIDE w/ EDGES BLOCKED	5/8" GYPSUM SHEATHING EACH SIDE w/ EDGES UNBLOCKED	NO 4th FLOOR AT SW3-3
	NAIL SIZE & SPACING		8d NAILS 6/12	6d NAILS @ 4/4	6d NAILS 7/7	6d NAILS 7/7	
	SHEAR FORCE		364 plf	175 plf	145 plf	115 plf	
SW4-4	MATERIAL & THICKNESS		(2) 5/8" GYPSUM SHEATHING ONE SIDE w/ EDGES BLOCKED	(2) 5/8" GYPSUM SHEATHING ONE SIDE w/ EDGES BLOCKED	(2) 5/8" GYPSUM SHEATHING ONE SIDE w/ EDGES BLOCKED	(2) 5/8" GYPSUM SHEATHING ONE SIDE w/ EDGES BLOCKED	3rd FLR - 20d NAILS @ 8"oc 2nd FLR - 20d NAILS @ 6"oc 1st FLR - 120d NAILS @ 4"oc
	NAIL SIZE & SPACING		BASE PLY: 6d COOLER NAILS @ 9/9 FACE PLY: 8d COOLER NAIL @ 7/7	BASE PLY: 6d COOLER NAILS @ 9/9 FACE PLY: 8d COOLER NAIL @ 7/7	BASE PLY: 6d COOLER NAILS @ 9/9 FACE PLY: 8d COOLER NAIL @ 7/7	BASE PLY: 6d COOLER NAILS @ 9/9 FACE PLY: 8d COOLER NAIL @ 7/7	
	SHEAR FORCE		250 plf	250 plf	250 plf	250 plf	
SW5 SW5-1 SW5-2	MATERIAL & THICKNESS	7/16" OSB SHEATHING ONE SIDE, w/ EDGES BLOCKED	7/16" OSB SHEATHING ONE SIDE, w/ EDGES BLOCKED				SW5 @ 1ST FLOOR ONLY SW5-1 @ BSMT LEVEL ONLY SW5-2 @ BOTH LEVELS
	NAIL SIZE & SPACING	8d NAILS 6/12	8d NAILS 6/12				
	SHEAR FORCE	364 plf	364 plf				
SW6 SW6-1 SW6-2	MATERIAL & THICKNESS	5/8" GYPSUM SHEATHING ONE SIDE, w/ EDGES BLOCKED	5/8" GYPSUM SHEATHING ONE SIDE, w/ EDGES BLOCKED				SW6 @ 1ST FLOOR ONLY SW6-1 @ BSMT LEVEL ONLY SW6-2 @ BOTH LEVELS
	NAIL SIZE & SPACING	6d NAILS @ 4/4	6d NAILS @ 4/4				
	SHEAR FORCE	175 plf	175 plf				

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



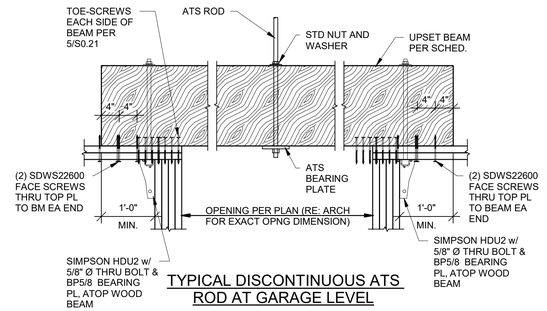
TYPICAL SHEARWALL SILL PL ATTACHMENT AT 2x SILL

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



TYPICAL HOLDOWN ATOP WOOD BM

3 SECTION 1" = 1'-0"

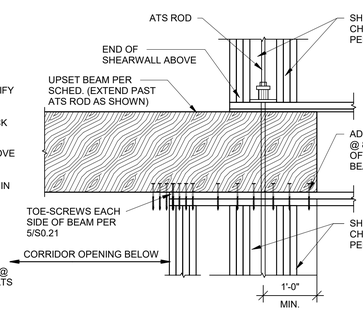


TYPICAL DISCONTINUOUS ATS ROD AT GARAGE LEVEL

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

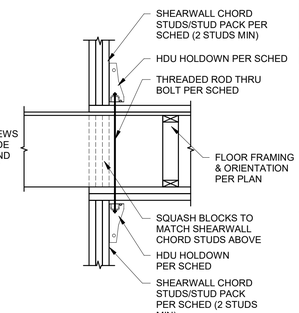
TYPICAL END BEARING AT PERPENDICULAR WALL OF UPSET BEAM SUPPORTING DISCONTINUOUS ATS ROD

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



TYPICAL UPSET BEAM NEAR END OF SHEARWALL

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



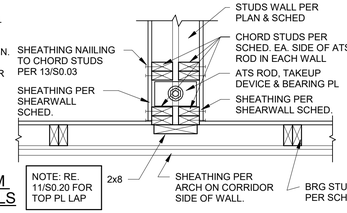
TYPICAL HDU FLOOR TO FLOOR HOLDOWN

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

TYPICAL ANCHOR TIEDOWN SYSTEM DETAIL AT EACH END OF SHEAR WALLS

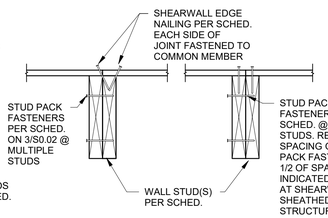
REFER TO PLANS FOR SHEAR WALL LOCATIONS AND TO SHEAR WALL SCHEDULE ON THIS SHEET FOR ADDITIONAL INFORMATION.

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



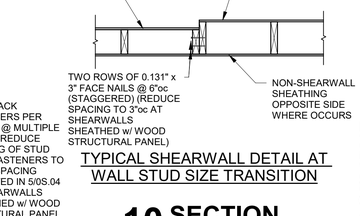
TYPICAL ATS ROD IN CENTER OF UNIT DEMISING WALL

8 SECTION 1" = 1'-0"



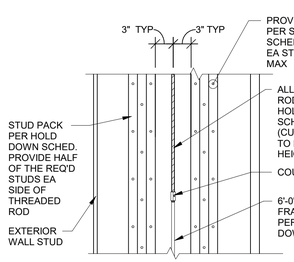
TYPICAL SHEARWALL SHEATHING JOINT

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

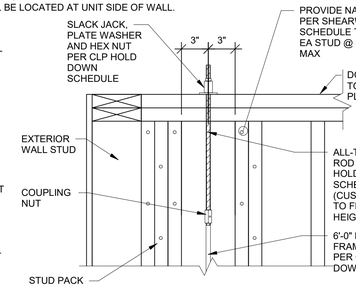


TYPICAL SHEARWALL DETAIL AT WALL STUD SIZE TRANSITION

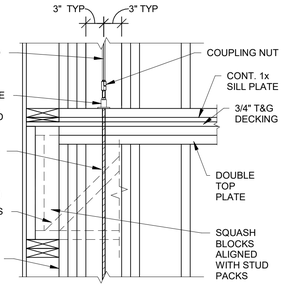
10 SECTION 3/4" = 1'-0"



11 SECTION 1" = 1'-0"



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

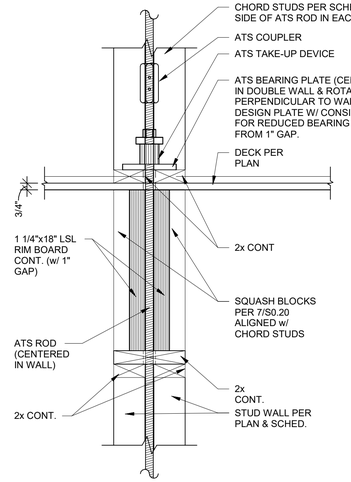


13 SECTION 1" = 1'-0"

HOLDOWN SCHEDULE

MARK	FLOOR LEVEL (W/ APPLICABLE HOLDOWN TYPE PER FLOOR)				
	BASEMENT	1st FLOOR	2nd FLOOR	3rd FLOOR	4th FLOOR
A5	3/4"Ø STANDARD THREADED ROD w/ (6)2x4 OR (4)2x6	3/4"Ø STANDARD THREADED ROD w/ (6)2x4 OR (4)2x6	5/8"Ø STANDARD THREADED ROD w/ (4)2x4 OR (2)2x6	5/8"Ø STANDARD THREADED ROD w/ (4)2x4 OR (2)2x6	5/8"Ø STANDARD THREADED ROD w/ (4)2x4 OR (2)2x6
A4a		3/4"Ø STANDARD THREADED ROD w/ (6)2x4 OR (4)2x6	5/8"Ø STANDARD THREADED ROD w/ (4)2x4 OR (2)2x6	5/8"Ø STANDARD THREADED ROD w/ (4)2x4 OR (2)2x6	5/8"Ø STANDARD THREADED ROD w/ (4)2x4 OR (2)2x6
A4b	3/4"Ø STANDARD THREADED ROD w/ (6)2x4 OR (4)2x6	5/8"Ø STANDARD THREADED ROD w/ (4)2x4 OR (2)2x6	5/8"Ø STANDARD THREADED ROD w/ (4)2x4 OR (2)2x6	5/8"Ø STANDARD THREADED ROD w/ (4)2x4 OR (2)2x6	
A3		5/8"Ø STANDARD THREADED ROD w/ (4)2x4 OR (2)2x6	5/8"Ø STANDARD THREADED ROD w/ (4)2x4 OR (2)2x6	5/8"Ø STANDARD THREADED ROD w/ (4)2x4 OR (2)2x6	
B5	1"Ø STANDARD THREADED ROD w/ (6)2x4 OR (4)2x6	1"Ø STANDARD THREADED ROD w/ (6)2x4 OR (4)2x6	3/4"Ø STANDARD THREADED ROD w/ (6)2x4 OR (4)2x6	5/8"Ø STANDARD THREADED ROD w/ (4)2x4 OR (2)2x6	5/8"Ø STANDARD THREADED ROD w/ (4)2x4 OR (2)2x6
B4		1"Ø STANDARD THREADED ROD w/ (6)2x4 OR (4)2x6	3/4"Ø STANDARD THREADED ROD w/ (6)2x4 OR (4)2x6	5/8"Ø STANDARD THREADED ROD w/ (4)2x4 OR (2)2x6	5/8"Ø STANDARD THREADED ROD w/ (4)2x4 OR (2)2x6
C		SIMPSON HDU2			
D	SIMPSON HDU2				
E	SIMPSON HDU2	SIMPSON HDU2			

NOTES:
1. HOLDOWN TYPES ARE BASED UPON CONTINUOUS THREADED RODS UTILIZING THE SIMPSON ATS SYSTEM.
2. 5/8"Ø RODS SHALL HAVE A MINIMUM TENSILE CAPACITY OF 6,675 LBS.
3. 3/4"Ø RODS SHALL HAVE A MINIMUM TENSILE CAPACITY OF 9,610 LBS.
4. 1"Ø RODS SHALL HAVE A MINIMUM TENSILE CAPACITY OF 17,080 LBS.
5. REFER TO SECTION DETAILS ON S0.03 FOR TYPICAL HOLDOWN DETAILS.
6. ALL HOLDOWN TO HAVE HALF OF THE LISTED REQ'D STUDS EA SIDE OF THREADED ROD TO MATCH STUD SIZE & GRADE NOTED IN WALL SCHEDULE. HOLDOWN STUDS ARE IN ADDITION TO BEARING WALL OR HEADER JAMB STUDS - PROVIDE ADDITIONAL STUDS AS REQ'D TO MEET QUANTITY NOTED IN SCHED. OFFSET STUD PACK 3" TYPICAL FROM CENTERLINE OF THREADED ROD. PROVIDE SQUASH BLOCKS WITHING FLOOR PLATE DEPTH (TRUSS DEPTH) ALIGNED WITH STUD PACKS. QUANITY OF SQUASH BLOCK TO MATCH QUANITY OF STUDS BELOW.
7. PROVIDE SIMPSON ATS-SBC WELDED TO STEEL WIDE-FLANGE (PRIOR TO POURING CONCRETE).
8. PROVIDE PLATE WASHER AND NUT CAPABLE OF DEVELOPING CAPACITY OF ROD AT EACH FLOOR.
9. PROVIDE TAKE-UP DEVISE AT EACH FLOOR CAPABLE OF ACCOMODATING THE SHRINKAGE INDICATED IN DETAIL 1/S0.21
10. PROVIDE COUPLING TAKE-UP DEVISE AS REQUIRED.
11. PROVIDE SHOP DRAWINGS SHOWING LOCATIONS OFF ALL HOLD-DOWNS AND HARDWARE FOR REVIEW BY THE EOR PRIOR TO INSTALLATION.
12. THE HOLE THRU THE TOP AND SILL PLATES SHALL BE EQUAL TO THE ROD DIAMETER PLUS 1/4".



TYPICAL SINGLE ATS ROD AT DOUBLE SHEARWALLS

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

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STATE OF MISSOURI
CHRISTOPHER A. BEVERLIN
NUMBER PE-2017012383
PROFESSIONAL ENGINEER

A NEW DEVELOPMENT:

RESIDENCES AT BLACKWELL

50 Highway & Blackwell, Lee's Summit, MO

DRAWING RELEASE LOG

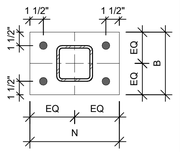
△REVISIONS:

DATE: 3/24/2023
JOB NO. 696521
DRAWN BY: CAB/JLF
SHEET NO. S0.03

PERMIT SET

BASE PLATE SHAPE (NOT TO SCALE)

A



COLUMN BASE PLATE SCHEDULE

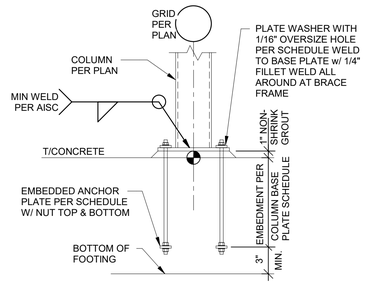
TYPE	COLUMN	BASE PLATE (txBxN)	SHAPE	ANCHOR BOLTS	EMBEDMENT
1	PER PLAN	3/4"x11"x11"	A	4- 3/4" DIA.	12"
2	PER PLAN	3/4"x12"x12"	A	4- 3/4" DIA.	12"

NOTES:

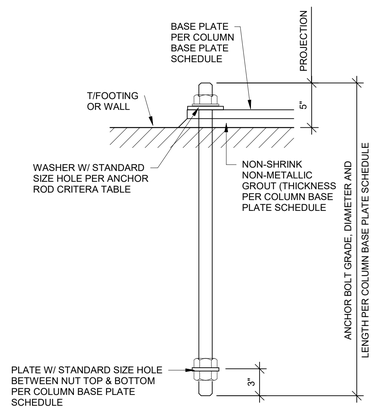
1. SEE PLAN FOR ORIENTATION OF COLUMNS.
2. PROVIDE PLATE WASHER & EMBEDDED PLATE PER SCHEDULE @ ALL ANCHOR BOLTS.
3. U.N.O. ALL THREADED ROD A.B's SHALL BE F1554 (36ksi) MATERIAL.

COLUMN BASE PLATE ANCHOR-ROD CRITERIA

ANCHOR-ROD DIAMETER.	MAX. HOLE DIAMETER.	MIN. WASHER SIZE.	MIN. WASHER THICKNESS	EMBEDDED ANCHOR PLATE SIZE
3/4"	1 5/16"	2"	1/4"	1/2"x2 1/2"x2 1/2"



ELEVATION



1 TYPICAL ANCHOR BOLT
1 1/2" = 1'-0"

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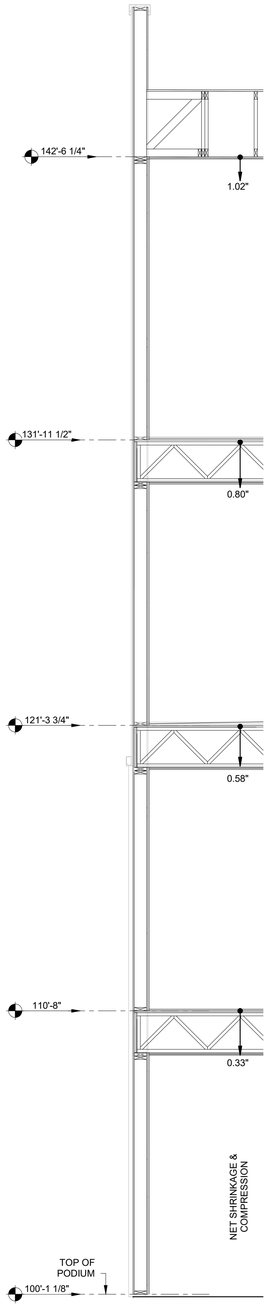
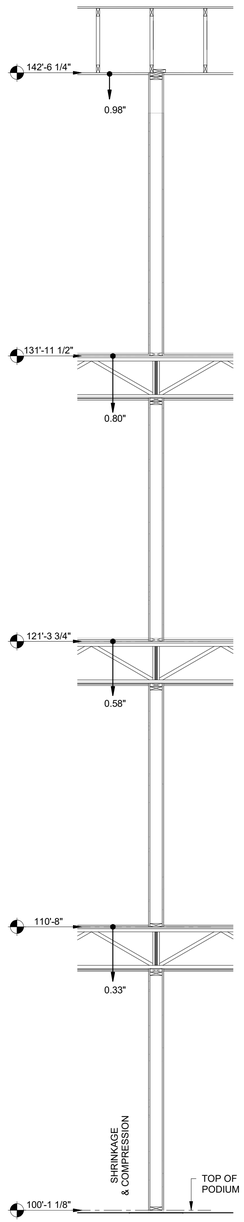
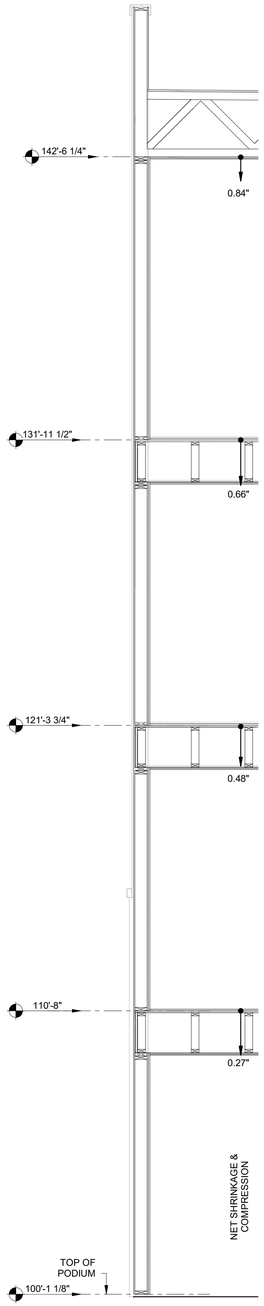


1 EXTERIOR LOAD-BEARING
3/8" = 1'-0"



2 INTERIOR LOAD-BEARING
3/8" = 1'-0"



3 EXTERIOR NON-LOAD-BEARING
3/8" = 1'-0"

Wood Shrinkage Notes:

Bob D. Campbell & Company takes no responsibility for the naturally-occurring shrinkage that will occur in a wood structure or the impact the movement will have on the architectural, mechanical, electrical and plumbing systems that are designed by others. The analysis provided below are estimated values in accordance with IBC Section 2304.3.3 and indicate the systems and/or routing of the systems shall be designed to accommodate the movement. Failure to follow the considerations below can result in a failure of the impacted components within the system.

Estimated values are based on the following moisture content in the framing
- a. MC at delivery to site = 19%
- b. Average Outdoor EMC (Time of Systems Being Installed) = 13%
- c. Average Indoor EMC (During Building Life) = 8%

Reference wall sections on this sheet for estimated cumulative values per floor.

The following is a list of recommendations to minimize potential issues related to wood shrinkage and veneer expansion. Veneer expansion is seasonable and variable depending on sun exposure. The majority of wood shrinkage will occur in the first 24 months of occupancy with minor seasonal variations.

1. MEP System Considerations
   - a. Postpone MEP installation as long as possible to allow as much dead load to be applied--allowing construction gaps to close.
   - b. Provide oversized and vertically slotted holes at pipe horizontal penetration and notches. Refer to typical notching and cutting of stud wall detail for additional considerations on size limitations.
   - c. Plumbing pipe and electrical conduit joints and connections shall be flexible and allow for expansion/contraction to prevent a rigid assembly.
   - d. Hangers and necessary rigid connections shall be adjusted prior to completion of construction or closing of wall/ceiling assembly.
   - e. Horizontal vent penetrations through exterior veneers shall be provided with double flashing.
   - f. All sheet metal vertical down spouts shall have intermediate slip joints.
   - g. Roof drains shall utilize adjustable fittings that are adjusted back to the roof finish sheathing elevation at the completion of construction and then shall be adjusted as required to maintain proper drainage.
2. Architectural System Considerations
   - a. At stucco, EIFS and thin set veneer systems provide horizontal expansion joints, slip joints with appropriate flashing, this includes transitions between changes in veneer material.
   - b. At brick and stone veneers provide veneers ties designed to accommodate differential movement.
   - c. Refer to architectural window and door head and sill; parapet; and horizontal material changes for specific horizontal gap requirements between materials.
   - d. Around rigid (concrete/CMU) stair and elevator towers and at fire seperation walls provide adjustable thresholds or transitions.
3. Construction Tolerance Considerations
   - a. All studs shall be cut level, square and tight to top and bottom plates to reduce any additional shortening of the building due to nesting.
   - b. All wood structural panels on the walls shall have a 1/2" relief gap at each floor level to reduce the potential for bulging.
   - c. All floor sheathing shall have 1/8" gaps around all four sides at time of install to allow for expannsion.
   - d. All shearwall holdown shall be checked and retighten immediately prior to sheathing of the walls. If a continuous rod system is utilized for holdowns or uniform uplift anchors, the take-up devise pins shall be verified to have been pulled prior to sheathing the walls.
   - e. Delay placement of gyp topping around rigid (concrete/CMU) stair and elevator towers until completing of construction.
4. Material Storage and Protection
   - a. All stored material shall remain covered and elevated from the elements to reduce the potential for an increase in moisture content.
   - b. Do not allow water to pond on the floor sheathing. Provide drain holes in the floor sheathing as required to relieve any water that might temporary pond.
5. Post Occupancy Consideration
   - a. Recommend a review of roof drains every 3 months for the first 24 months of occupancy and then annually and adjusted as needed.
   - b. Recommend a review of vertical joints at exterior doors, windows and at changes in materials. Caulked as needed as shrinkage occurs and original joint fails.
   - c. Remedial self-leveling work may be required around concrete or CMU stair and elevator towers as needed as shrinkage occurs.

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REBAR DEVELOPMENT LENGTH AND LAP SPLICE SCHEDULE

CONCRETE STRENGTH = 5000 psi

BAR SIZE \ CASE	DEVELOPMENT LENGTH OR CLASS A LAP		CLASS B LAP	
	TOP BARS	OTHER BARS	TOP BARS	OTHER BARS
#3	24	24	24	24
#4	24	24	29	24
#5	28	24	36	28
#6	34	26	43	34
#7	49	38	63	49
#8	56	43	72	56
#9	63	48	81	63
#10	71	54	92	70
#11	78	60	102	78

CONCRETE STRENGTH = 4000 psi

BAR SIZE \ CASE	DEVELOPMENT LENGTH OR CLASS A LAP		CLASS B LAP	
	TOP BARS	OTHER BARS	TOP BARS	OTHER BARS
#3	24	24	24	24
#4	25	24	33	25
#5	31	24	41	31
#6	37	29	49	37
#7	54	42	71	54
#8	62	48	81	62
#9	70	54	91	70
#10	79	61	102	79
#11	87	67	113	87

CONCRETE STRENGTH = 3500 psi

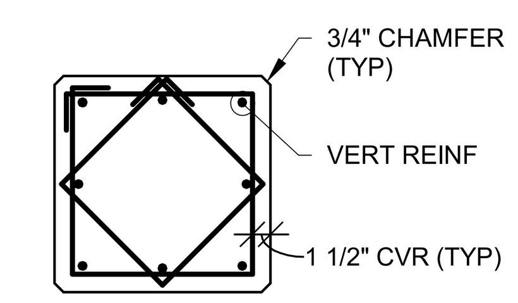
BAR SIZE \ CASE	DEVELOPMENT LENGTH OR CLASS A LAP		CLASS B LAP	
	TOP BARS	OTHER BARS	TOP BARS	OTHER BARS
#3	24	24	26	24
#4	27	24	35	27
#5	33	26	43	33
#6	40	31	52	40
#7	58	45	75	58
#8	66	51	86	66
#9	75	58	97	75
#10	84	65	109	84
#11	93	72	121	93

NOTES:
1. UNLESS SPECIFICALLY INDICATED OTHERWISE, USE THE MINIMUM LENGTH FOR A CLASS B LAP SPLICE OR THE MINIMUM DEVELOPMENT LENGTH INDICATED IN THE TABLES ABOVE MULTIPLIED BY THE APPLICABLE FACTOR(S) LISTED BELOW.
2. WHERE THE CLEAR SPACING BETWEEN BARS LAP SPLICED OR EMBEDDED AT ANY SECTION IS LESS THAN 2 BAR DIAMETERS, OR WHERE THE BAR COVER IS LESS THAN OR EQUAL TO THE BAR DIAMETER. INCREASE THE INDICATED BAR SPLICE OR DEVELOPMENT LENGTH BY 50%.
3. TOP BARS ARE HORIZONTAL BARS WITH MORE THAN 12 INCHES OF CONCRETE CAST BELOW THE BARS.
4. MECHANICAL COUPLERS MAY BE SUBSTITUTED FOR TENSION LAP SPLICED BARS PROVIDED THAT THEY MEET THE REQUIREMENTS OF ACI 318-11, 12.14.
5. AT LOCATIONS WHERE REINFORCING WITHIN A STRUCTURAL ELEMENT WILL BE SPLICED, ALTERNATING SPLICES SHALL BE STAGGERED A MINIMUM OF THE CLASS B SPLICE LENGTH UNLESS INDICATED OTHERWISE.

CONCRETE COLUMN SCHEDULE

COLUMN SIZE	REINFORCEMENT
18x18	(8) #8 VERTICAL (2) #3 TIES @ 12"oc

NOTES:
1) PROVIDE (4) SETS OF TIES AT 3"oc TOP & BOTTOM OF EACH COLUMN
2) ALL COLUMNS TO CENTER ON GRIDLINE AND PIER/FOUNDATION U.N.O.



18"x18" COLUMN

1 COLUMN DETAILS
3/4" = 1'-0"

SLAB NOTES

1. SEE GENERAL NOTES (STRUCTURAL) ON SHEET S0.01.
2. PODIUM SLAB IS 12" THICK AND REINFORCED WITH A CONTINUOUS (12" LAP AT COLUMN CENTERLINE OF COLUMN STRIPS AND 24" LAP AT COLUMN CENTERLINE OF MID-STRIPS) BOTTOM MAT OF #5 @ 12" EACH WAY. THE BOTTOM MAT EXTENDING NORTH-SOUTH (PLAN EAST-WEST) SHALL BE SUPPORTED ON 1" SLAB BOLSTERS @ 4'-0"oc MAX. TOP OF CONCRETE ELEVATION PER PLAN (STEP TOP OF SLAB AND SLOPE AS INDICATED AT EXTERIOR LOCATIONS.)
3. EXTRA REINFORCING BARS PLACING SEQUENCE:

   14 A5 19'-9"
   - TOTAL LENGTH OF BAR IN FEET AND INCHES
   - SIZE OF BAR AND LOCATION IN SLAB AS NOTED BELOW
   - TOTAL NUMBER OF EXTRA BARS IN STRIP DEFINED ON PLAN

   A. #5 EXTRA BOTTOM BARS WITH 1" CLEAR COVER BOTTOM. (PLACE WITH 1" CLEAR COVER BOTTOM MAT BARS.)
   B. #5 EXTRA BOTTOM BARS WITH 1 5/8" CLEAR COVER BOTTOM. (PLACE WITH 1 5/8" CLEAR COVER BOTTOM MAT BARS.) PLACE ON TOP OF PERPENDICULAR (1" CLEAR COVER) BOTTOM MAT AND "A" BARS.
   C. #5 TOP BARS WITH 1 5/8" CLEAR COVER WHERE TWO LAYERS OF BARS OCCUR AND 1" CLEAR COVER WHERE ONE LAYER OF BARS OCCUR ON IHC @4'-0" o.c. AND #5 SUPPORT BARS @4'-0"o.c.
   D. #5 TOP BARS WITH 1" CLEAR COVER TOP. PLACE ON TOP OF "C" BARS WHERE THEY OCCUR OR OTHERWISE PLACE ON IHC AT 4'-0"o.c. AND #5 SUPPORT BARS AT 4'-0" o.c.
   E. #5 TOP BARS WITH 1" CLEAR COVER TOP. PLACE ON IHC AT 4'-0"o.c. AND #5 SUPPORT BARS AT 4'-0"o.c.

4. REINFORCING SHALL BE SPLAYED AROUND OPENINGS LESS THAN 18" WIDE. REINFORCING SHALL BE CUT AT OPENINGS GREATER THAN 18" WIDE WITH EQUAL CONTINUOUS BARS ADDED 0NE-HALF EACH SIDE OF OPENING. PROVIDE REINFORCING PER GENERAL NOTE 4F AT ALL OPENINGS LAGER THAN 8".
5. STRIP LINES ARE LOCATED AT 1/4 POINTS BETWEEN COLUMN CENTERLINES UNLESS NOTED ON PLAN OTHERWISE.
6. SEE DETAIL 2/S3.10 FOR PLACING PATTERN FOR TOP REINFORCING BARS OVER INTERIOR COLUMN AS NOTED.
7. TOP BARS SHOWN STAGGERED ON PLAN SHALL BE STAGGERED WHEN PLACED; THE END OF EVERY OTHER BAR TO BE PLACED AT RELATIVE STRIP LINE, UNLESS NOTED ON PLAN.
8. BOTTOM BARS ARE SHOWN THUS — — — — — — — —
   TOP BARS ARE SHOWN THUS ════════
   TOP BARS SHOWN ON PLAN THUS ——┐ SHALL HAVE A STANDARD ACI 90 DEG. HOOK.
9. UNLESS SHOWN ON "S" SERIES DRAWINGS, NO HOLES LARGER THAN TEN INCH DIAMETER SHALL BE PLACED THROUGH SLAB. NOT MORE THAN ONE, SIX TO EIGHT INCH DIAMETER HOLES, OR TWO FOUR INCH DIAMETER HOLES, OR THREE TWO INCH DIAMETER OR SMALLER HOLES SHALL BE PLACE WITHIN 20"OF THE FACE OF THE COLUMNS.
10. CAMBER ALL SPANS BETWEEN 16'-0" AND 24'-0" (CENTERLINE TO CENTERLINEOF SUPPORTS) FOR L/600 MINIMUM AT MIDSPAN (WITH L = SPAN IN INCHES) (I.E., 3/8 AT MIDSPAN FOR 18'-0" SPAN. CAMBER ALL SPANS LONGER THAN 24'-0" FOR L/480 (I.E., 3/4" AT MIDSPAN FOR 30'-0" SPAN.) DO NOT CAMBER SLAB IN COURTYARD AREA WHEN DRAIN IS LOCATED AT CENTER OF SPAN.
11. AT TERMINATION OF COLUMN STRIP AT COLUMN, WALL, BEAM, PROVIDE 90 DEGREE STANDARD ACI HOOKED END AT (4) BOTTOM BARS NEAREST COLUMN CENTERLINE PER 6/S3.10

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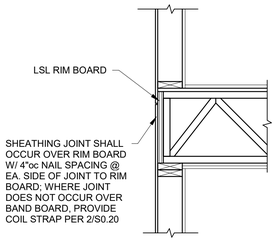
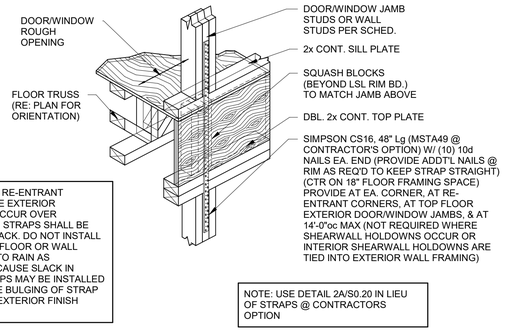


TYPICAL EXTERIOR SHEATHING JOINT

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

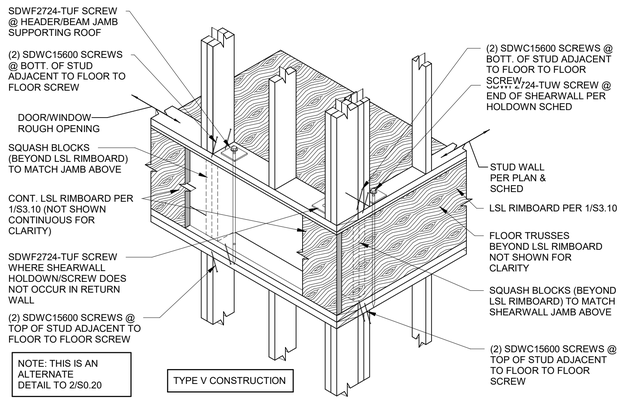


NOTE: STRAPS @ CORNERS & RE-ENTRANT CORNERS REQ'D ONLY WHERE EXTERIOR SHEATHING JOINTS DO NOT OCCUR OVER CONTINUOUS LSL RIM BOARD. STRAPS SHALL BE INSTALLED TIGHT & W/OUT SLACK. DO NOT INSTALL STRAPS AT A TIME WHEN SUBFLOOR OR WALL PALTES ARE WET/DAMP DUE TO RAIN AS TEMPORARY SWELLING MAY CAUSE SLACK IN STRAPS AFTER DRYING. STRAPS MAY BE INSTALLED ON INTERIOR OF BLDG WHERE BULGING OF STRAP WOULD NEGATIVELY IMPACT EXTERIOR FINISH (STUCCO, SIDING, ETC.)

NOTE: USE DETAIL 2A/S0.20 IN LIEU OF STRAPS @ CONTRACTORS OPTION

TYPICAL COIL STRAP @ EXTERIOR JAMBS SUPPORTING ROOF FRAMING AT FLOOR DIRECTLY BELOW ROOF AND FLOOR TO FLOOR TIES WHERE DETAIL 1/S0.20 IS NOT FOLLOWED

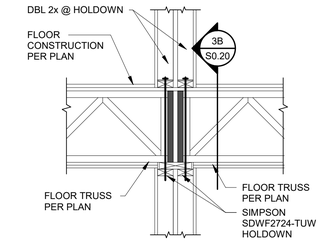
2 SECTION
3/4" = 1'-0"



NOTE: THIS IS AN ALTERNATE DETAIL TO 2/S0.20

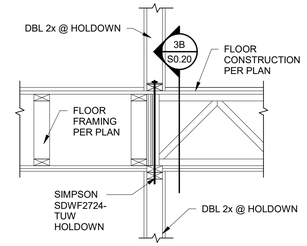
TYPICAL FLOOR-TO-FLOOR SCREW @ EXTERIOR JAMBS SUPPORTING ROOF FRAMING AT FLOOR DIRECTLY BELOW ROOF AND FLOOR TO FLOOR TIES WHERE DETAIL 1/S0.20 IS NOT FOLLOWED

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



TYPICAL UNIT UPLIFT HOLDOWN DETAIL @ TOP FLOOR ROOF TRUSS BEARING WALLS

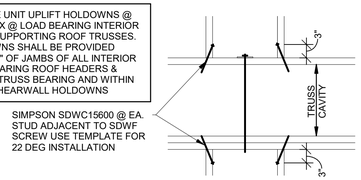
3 SECTION
3/4" = 1'-0"



TYPICAL UNIT UPLIFT HOLDOWN DETAIL @ TOP FLOOR ROOF TRUSS BEARING WALLS

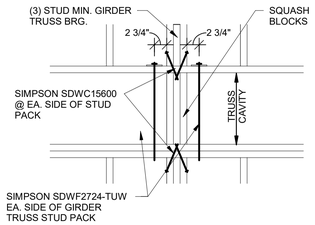
3A SECTION
3/4" = 1'-0"

PROVIDE UNIT UPLIFT HOLDOWNS @ 48"oc MAX @ LOAD BEARING INTERIOR WALLS SUPPORTING ROOF TRUSSES. HOLDOWNS SHALL BE PROVIDED WITHIN 6" OF JAMBS OF ALL INTERIOR LOAD BEARING ROOF HEADERS & GIRDER TRUSS BEARING AND WITHIN 48" OF SHEARWALL HOLDOWNS



TYP SIDE VIEW AT DBL STUD SCREWS AT HOLDOWN

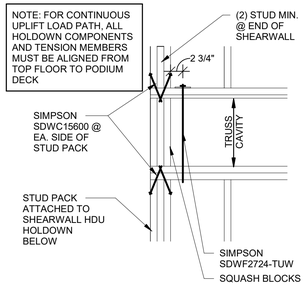
3B DETAIL
3/4" = 1'-0"



TYPICAL GIRDER TRUSS UPLIFT HOLDOWN DETAIL @ TOP FLOOR

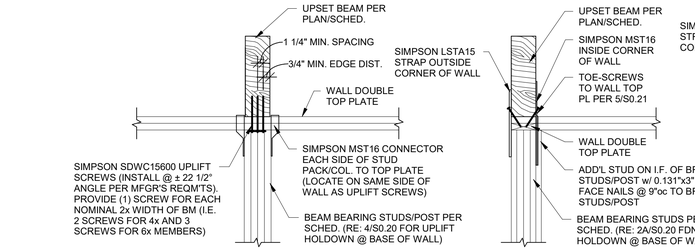
4 SECTION
3/4" = 1'-0"

NOTE: FOR CONTINUOUS UPLIFT LOAD PATH, ALL HOLDOWN COMPONENTS AND TENSION MEMBERS MUST BE ALIGNED FROM TOP FLOOR TO PODIUM DECK



ALTERNATE FLOOR TO FLOOR TIE-DOWN AT END OF WALL

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

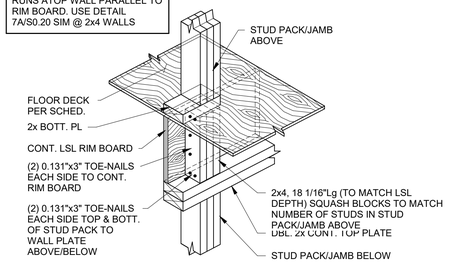


TYPICAL AT PERPENDICULAR WALL | TYPICAL AT WALL CORNERS | TYPICAL AT PARALLEL WALL

TYPICAL UPSET WOOD BEAM UPLIFT HOLDOWN AT BEAMS SUPPORTING ROOF TRUSS BEARING WALLS OR WHERE INDICATED

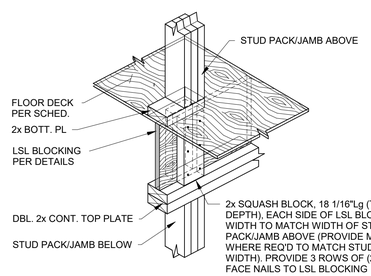
6 SECTION
3/4" = 1'-0"

NOTE: PROVIDE SQUASH BLOCKS SIM TO DETAIL SHOWN HERE WHERE LADDER TRUSS RUNS ATOP WALL PARALLEL TO RIM BOARD. USE DETAIL 7A/S0.20 SIM @ 2x4 WALLS



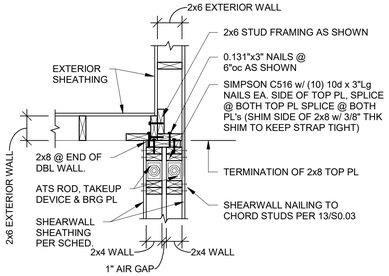
TYPICAL SQUASH BLOCK AT CONTINUOUS RIM BOARD

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



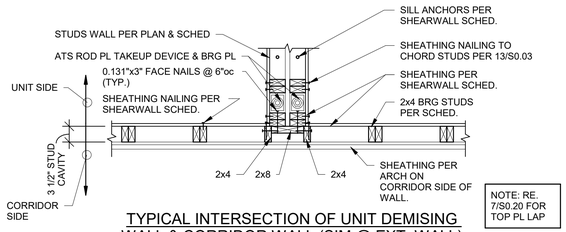
TYPICAL SQUASH BLOCK DETAIL AT LSL BLOCKING

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



TYPICAL @ UNIT PARTY WALL TRANSITION TO 2x6 EXT. WALL

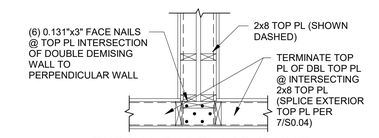
9 SECTION
3/4" = 1'-0"



NOTE: RE. 7/S0.20 FOR TOP PL LAP

TYPICAL INTERSECTION OF UNIT DEMISING WALL & CORRIDOR WALL (SIM @ EXT. WALL)

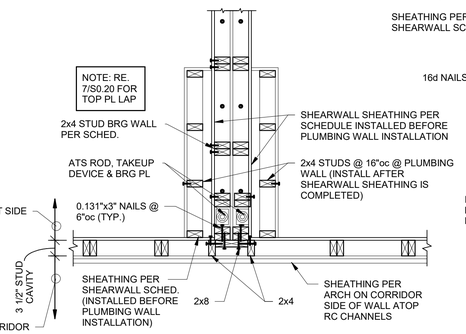
10 SECTION
3/4" = 1'-0"



TYPICAL TOP PL LAP @ UNIT DEMISING WALL AT DISCONT. END

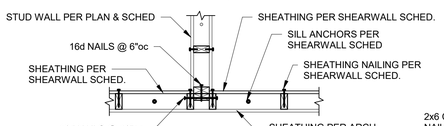
11 SECTION
3/4" = 1'-0"

NOTE: RE. 7/S0.20 FOR TOP PL LAP



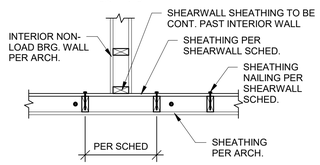
TYPICAL INTERSECTION OF CORRIDOR WALL AND UNIT DEMISING WALL w/ PLUMBING WALL

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



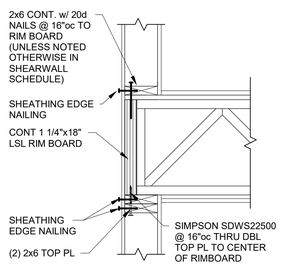
TYPICAL @ DISCONTINUOUS SHEARWALL SHEATHING

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



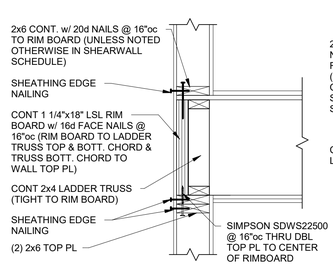
TYPICAL @ SHEARWALL SHEATHING CONTINUOUS PAST NON-LOAD BRG WALL

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



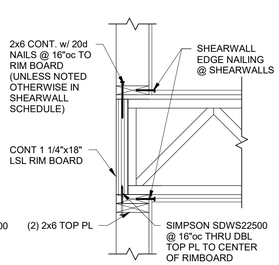
TYPICAL LATERAL NAILING AT EXTERIOR WALL WITH TRUSS BEARING

15 SECTION
1" = 1'-0"



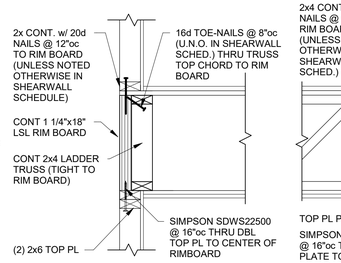
TYPICAL LATERAL NAILING AT EXTERIOR WALL PARALLEL TO TRUSSES

15A SECTION
1" = 1'-0"



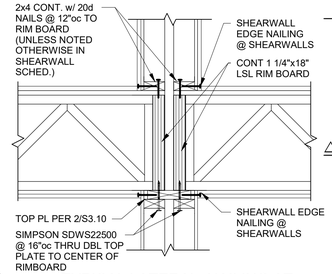
TYPICAL LATERAL NAILING AT ONE SIDED WALL WITH TRUSS BEARING

15B SECTION
1" = 1'-0"



TYPICAL LATERAL NAILING AT UNIT DEMISING WALL OR ONE SIDED WALL PARALLEL TO TRUSSES

15C SECTION
1" = 1'-0"



TYPICAL LATERAL NAILING AT DOUBLE UNIT DEMISING WALLS WITH TRUSS BEARING

15D SECTION
1" = 1'-0"

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STATE OF MISSOURI
CHRISTOPHER A. BEVERLIN
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A NEW DEVELOPMENT:
BLACKWELL RESIDENCES AT BLACKWELL
NW 150 Highway & Blackwell, Lee's Summit, MO

DRAWING RELEASE LOG

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JOB NO. 696521
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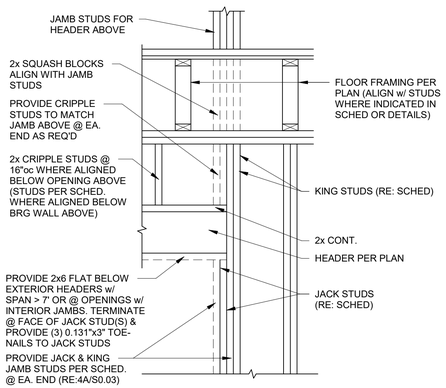
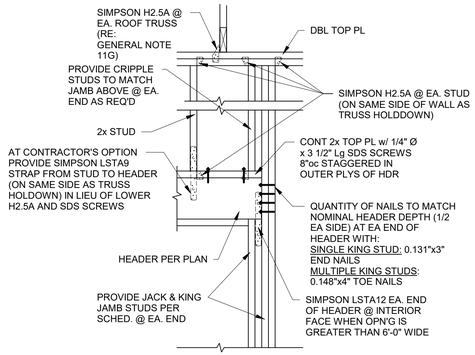
SHEET NO. S0.20



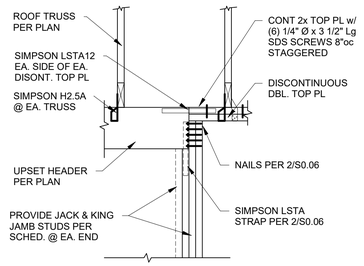
TYPICAL HEADER DETAIL

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



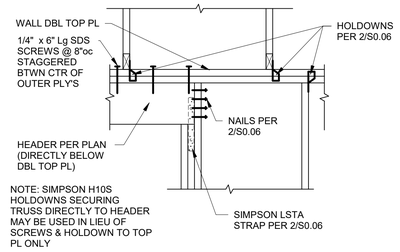
TYPICAL HEADER DETAIL @ ROOF TRUSS BRG LOCATIONS

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



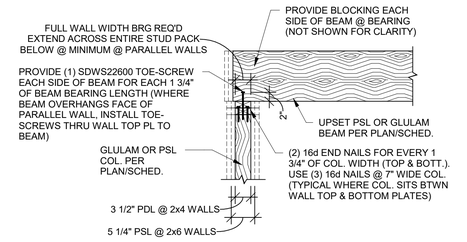
TYPICAL HEADER DETAIL AT DISCONTINUOUS TOP PLATE AT ROOF

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



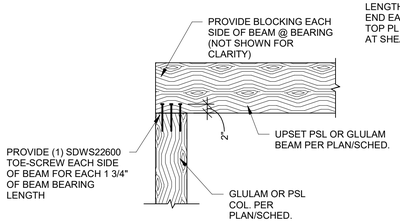
TYPICAL HEADER DEATIL AT ROOF TRUSS BRG LOCATIONS w/HEADER DIRECTLY BELOW DBL TOP PL

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



TYPICAL PSL OR GLULAM BEAM AND/OR COLUMN DETAIL

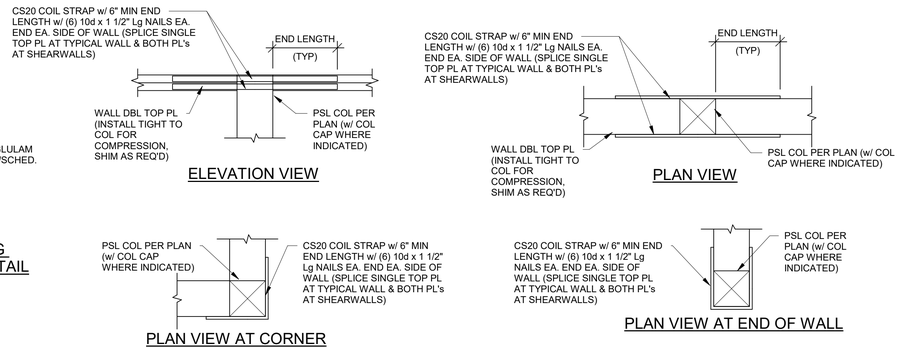
5 SECTION 3/4" = 1'-0"



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

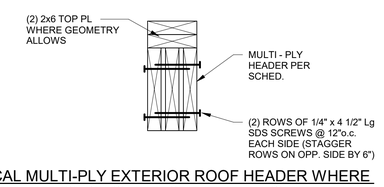
NOTES:
1. REFER TO 5/S0.06 WHERE COL IS SET BTWN WALL TOP & BOTTOM PLATES
2. PROVIDE STRAPS PER 6/S0.06 AT DISCONTINUOUS WALL TOP PLATES.

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



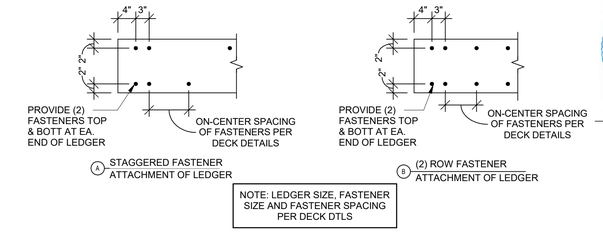
TYPICAL STRAPS @ DISCONTINUOUS TOP PL @ COL

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



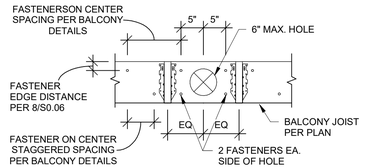
TYPICAL MULTI-PLY EXTERIOR ROOF HEADER WHERE GEOMETRY DOES NOT ALLOW 2x PL BELOW HEADER

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



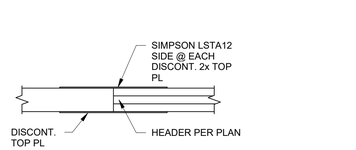
TYPICAL LEDGER CONNECTION

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



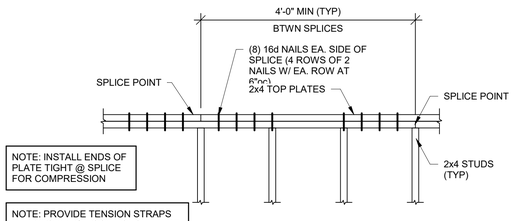
TYPICAL HOLE THRU LEDGER DETAIL

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



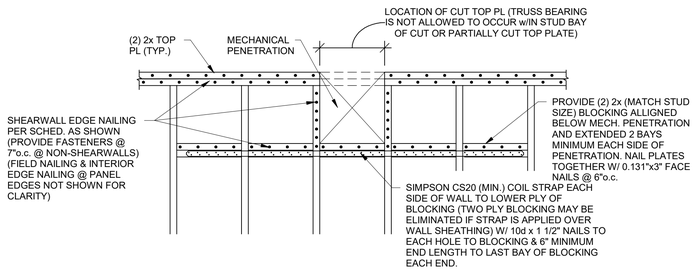
TYPICAL SPLICE AT DISCONTINUOUS TOP PL

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



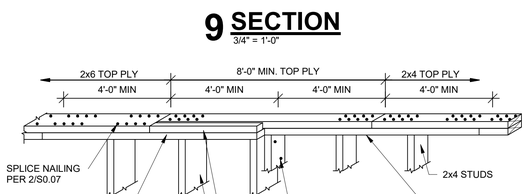
TYPICAL TOP PLATE SPLICE

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



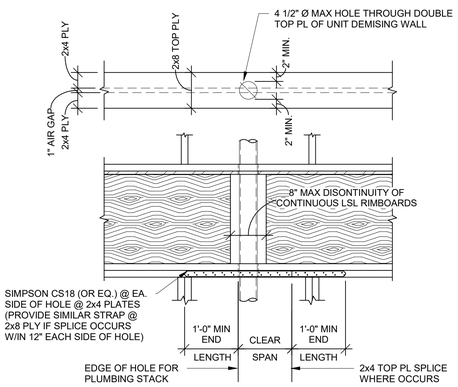
TYPICAL TOP PLATE SPLICE AT SHEARWALL OR BEARING WALL DUE TO MECH. PENETRATION

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



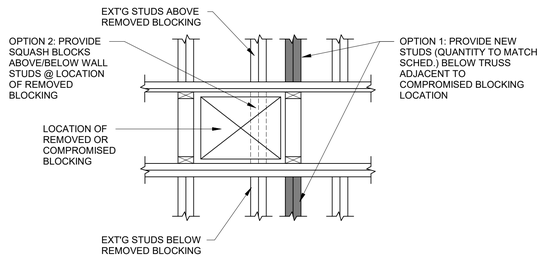
TYPICAL TOP PLATE SPLICE AT WALL SIZE TRANSITION

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



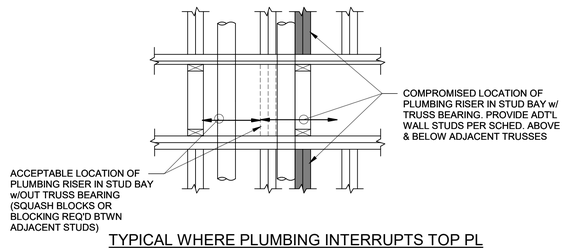
TYPICAL DETAIL AT PLUMBING STACK IN DOUBLE UNIT DEMISING WALLS

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



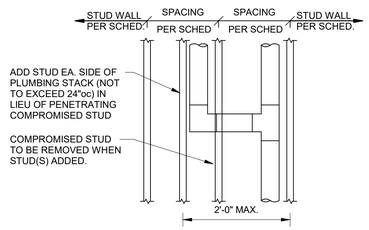
TYPICAL WHERE MECHANICAL DUCT INTERRUPTS LSL

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



TYPICAL WHERE PLUMBING INTERRUPTS TOP PL

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



TYPICAL WHERE PLUMBING STACK HAS HORIZONTAL JOG

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

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STATE OF MISSOURI
CHRISTOPHER A. BEVERLIN
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PROFESSIONAL ENGINEER

A NEW DEVELOPMENT:

RESIDENCES AT BLACKWELL

150 Highway & Blackwell, Lee's Summit, MO

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SHEET NO. S0.21

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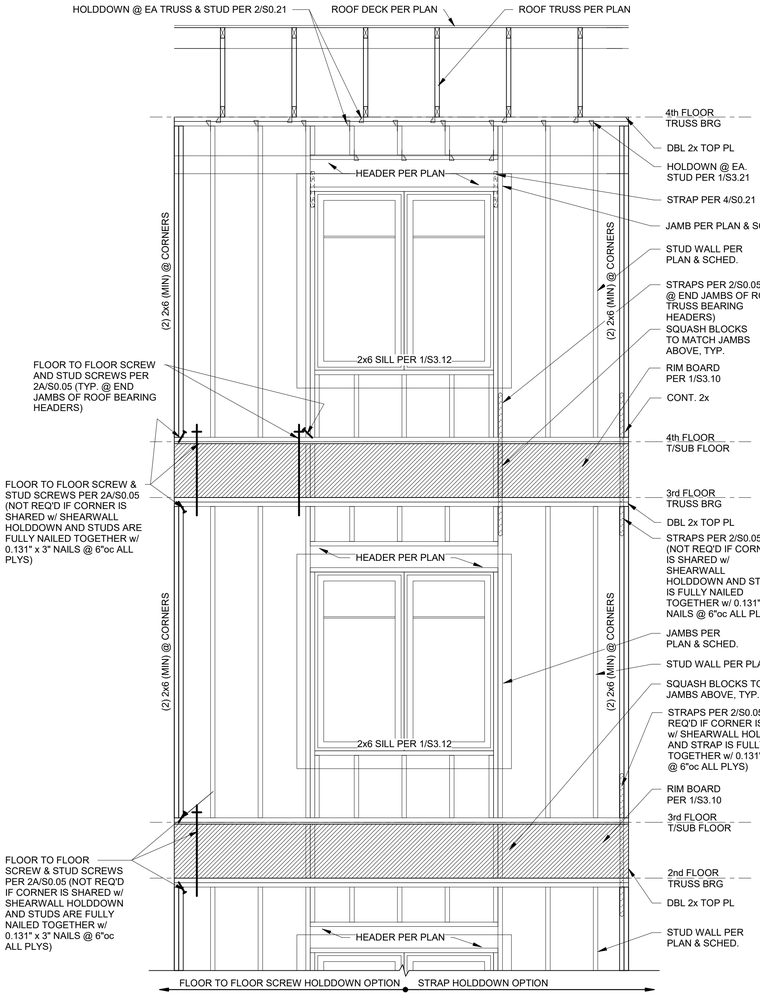
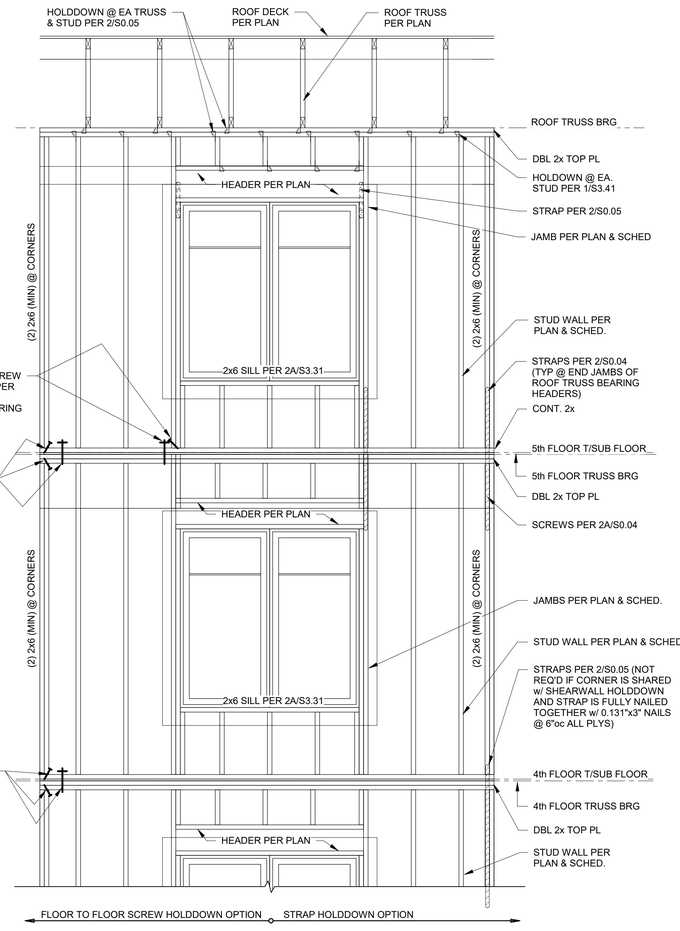


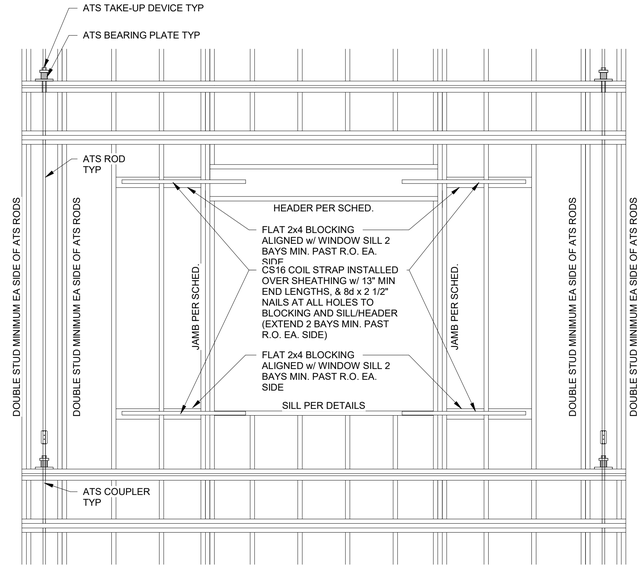
TYPICAL EXTERIOR ELEVATION OF STRUCTURAL BAY
(TYPE V CONSTRUCTION)

1 ELEVATION
1/2" = 1'-0"



TYPICAL EXTERIOR ELEVATION OF STRUCTURAL BAY
(TYPE IIIA CONSTRUCTION)

2 ELEVATION
1/2" = 1'-0"

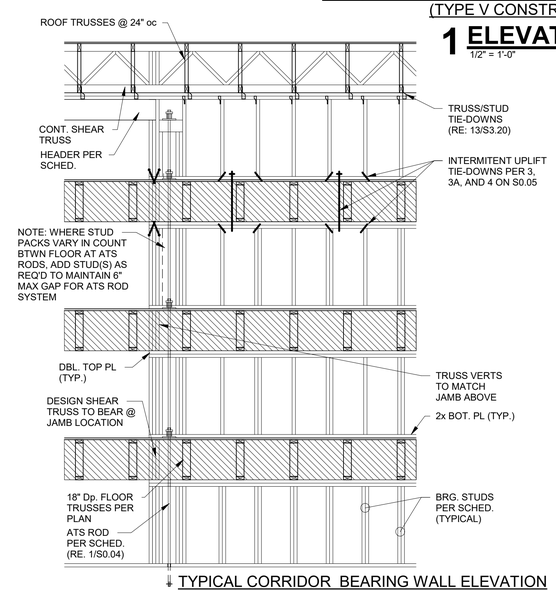


TYPICAL "SW1" FORCE TRANSFER SHEARWALL ELEVATION @ WINDOW OPENINGS

3 ELEVATION
1/2" = 1'-0"

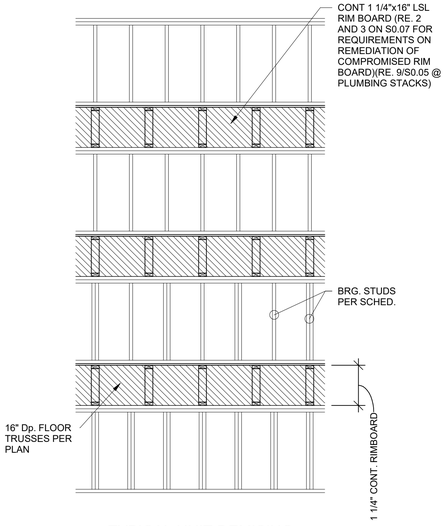
TYPICAL OPENING THROUGH BLOCKED SHEARWALL

4 ELEVATION
1/2" = 1'-0"



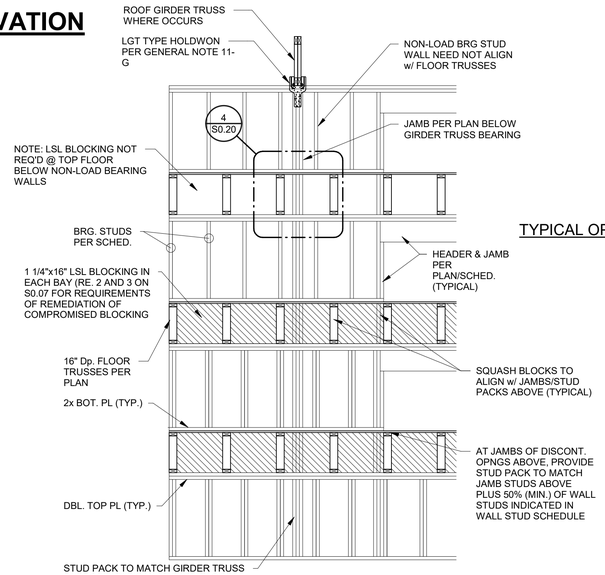
TYPICAL CORRIDOR BEARING WALL ELEVATION

A ELEVATION
3/8" = 1'-0"



TYPICAL UNIT DEMISING
WALL ELEVATION

B ELEVATION
3/8" = 1'-0"



TYPICAL INTERIOR BEARING WALL ELEVATION

C ELEVATION
3/8" = 1'-0"

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A NEW DEVELOPMENT:

RESIDENCES AT BLACKWELL

50 Highway & Blackwell, Lee's Summit, MO

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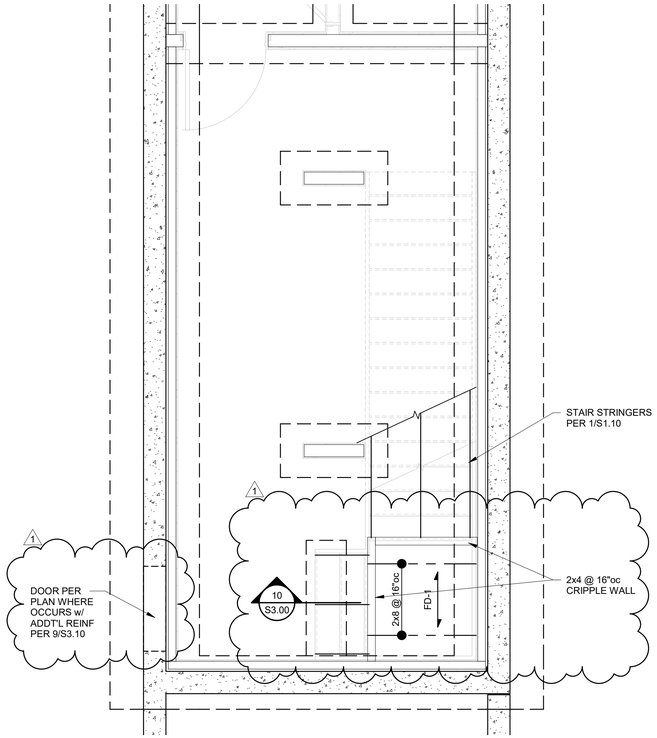
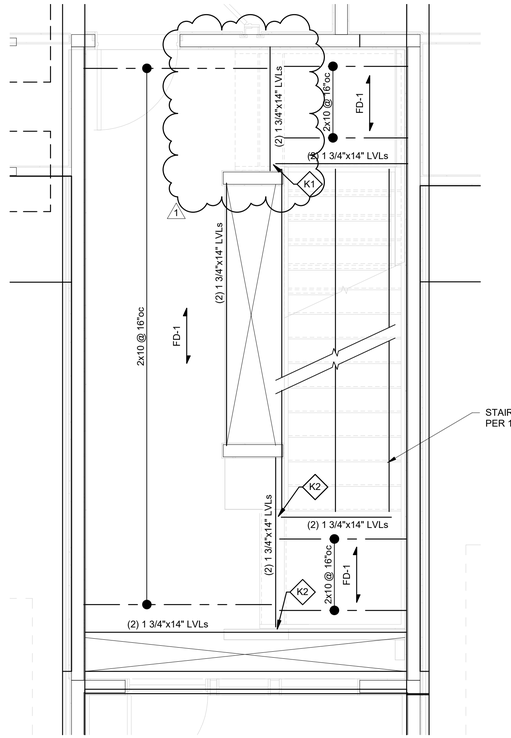
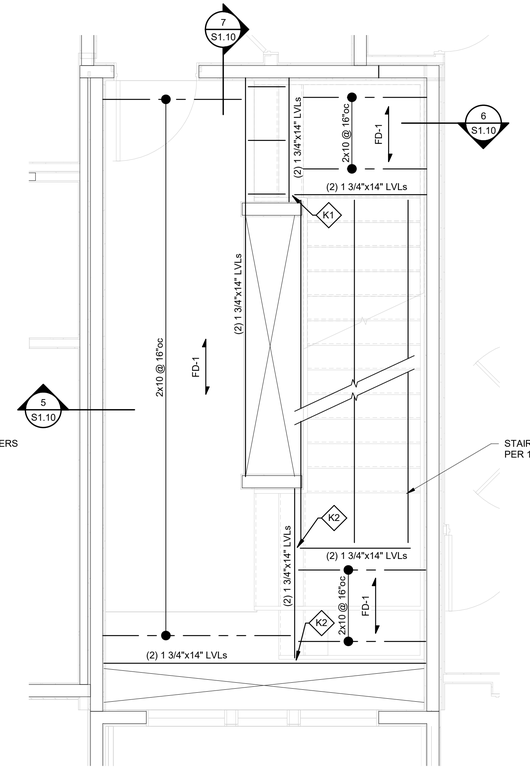


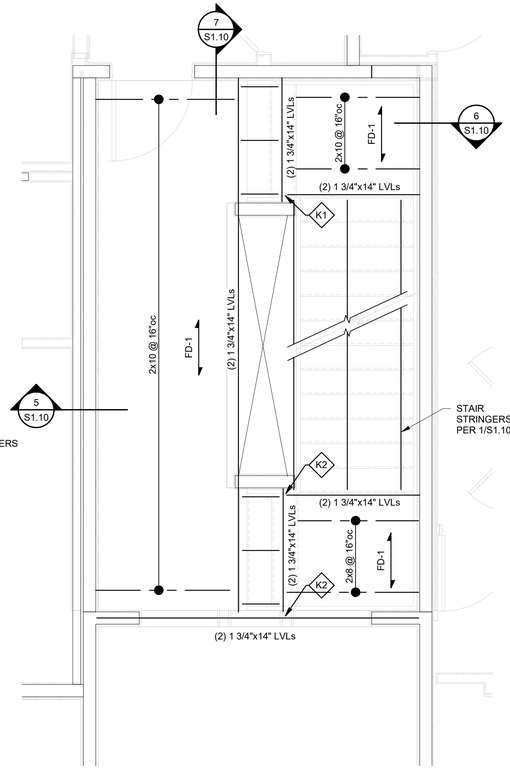
1 STAIR 1 LOWER LEVEL FRAMING PLAN
3/8" = 1'-0"



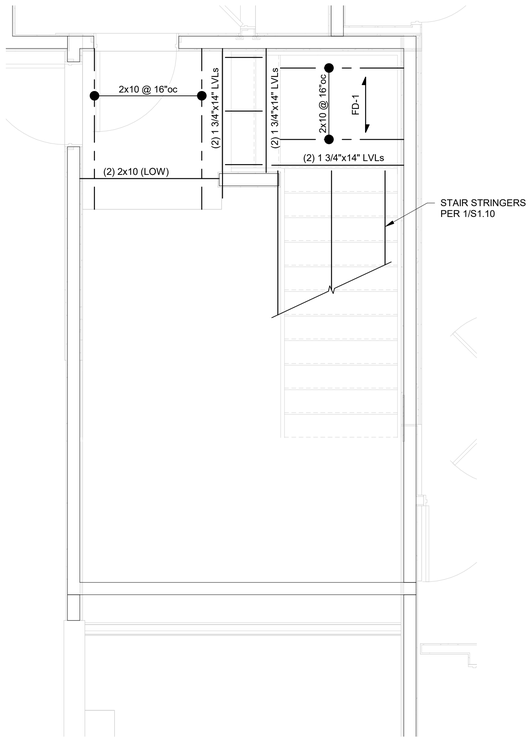
2 STAIR 1 1ST FLOOR FRAMING PLAN
3/8" = 1'-0"



3 STAIR 1 2ND FLOOR FRAMING PLAN
3/8" = 1'-0"



4 STAIR 1 3RD FLOOR FRAMING PLAN
3/8" = 1'-0"



5 STAIR 1 4TH FLOOR FRAMING PLAN
3/8" = 1'-0"

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STATE OF MISSOURI
CHRISTOPHER A. BEVERLIN
NUMBER PE-2017012383
PROFESSIONAL ENGINEER

A NEW DEVELOPMENT:

RESIDENCES AT BLACKWELL

50 Highway & Blackwell, Lee's Summit, MO

DRAWING RELEASE LOG

△REVISIONS:

1	4/05/2023	Addendum 1

DATE:
3/24/2023
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SHEET NO.
S1.00

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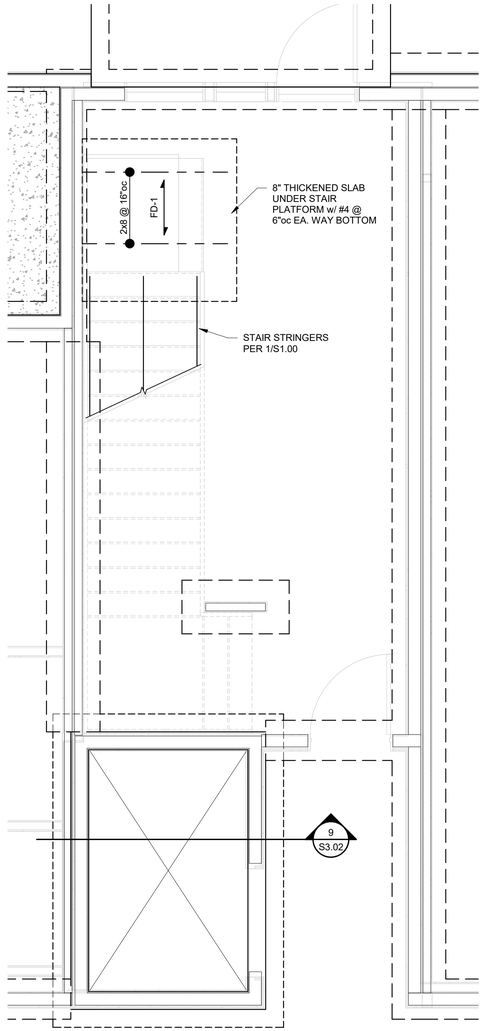
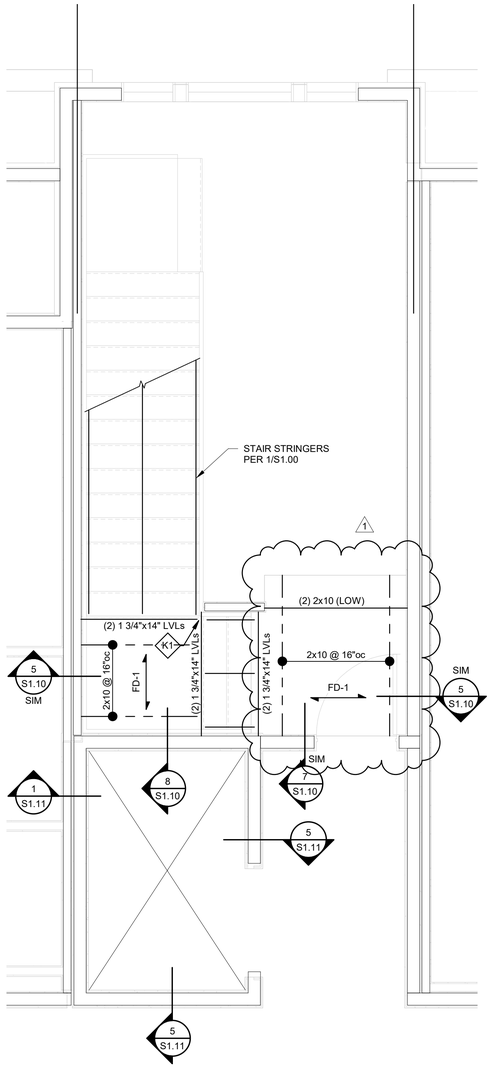
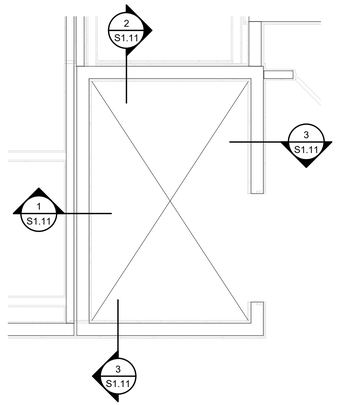


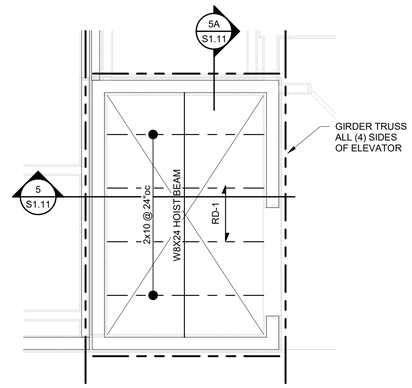
1 STAIR 2 & ELEVATOR LOWER LEVEL FRAMING PLAN
3/8" = 1'-0"



2 STAIR 2 & ELEVATOR 1ST FLOOR FRAMING PLAN
3/8" = 1'-0"



3 ELEVATOR 2ND/3RD/4TH FLOOR FRAMING PLAN
3/8" = 1'-0"



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

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RESIDENCES AT BLACKWELL

50 Highway & Blackwell, Lee's Summit, MO

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1 4/05/2023 Addendum 1

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SHEET NO.
S1.01

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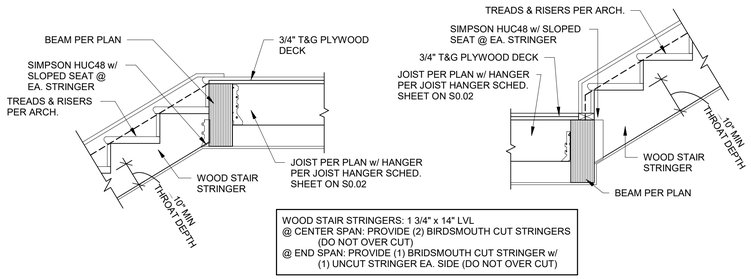
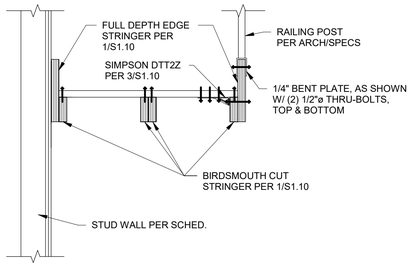


WOOD STAIR STRINGERS: 1 3/4" x 14" LVL
@ CENTER SPAN: PROVIDE (2) BRIDSMOUTH CUT STRINGERS (DO NOT OVER CUT)
@ END SPAN: PROVIDE (1) BRIDSMOUTH CUT STRINGER w/ (1) UNCUT STRINGER EA. SIDE (DO NOT OVER CUT)

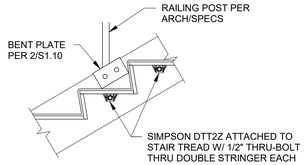
TYPICAL STAIR AND STRINGER CONNECTION DETAIL

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

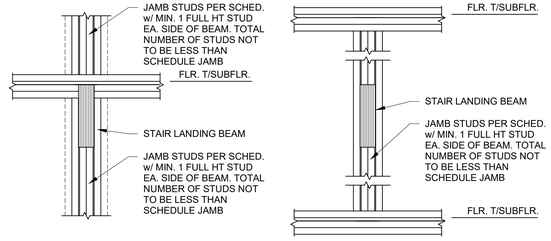


TYPICAL STAIR RUN TYPICAL THRU SECTION

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

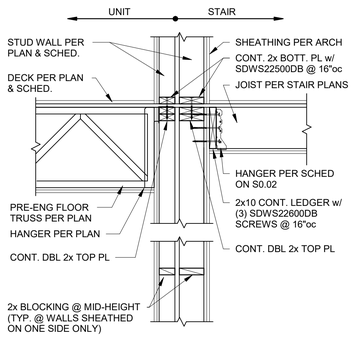


3 SECTION
3/4" = 1'-0"

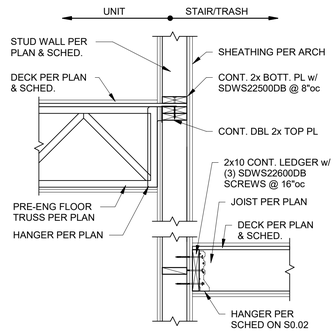


TYPICAL STAIR BEAM JAMBS

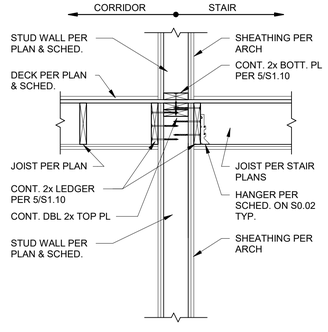
4 SECTION
3/4" = 1'-0"



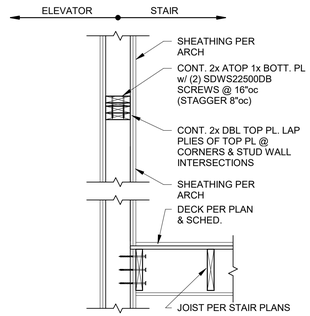
5 SECTION
3/4" = 1'-0"



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



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



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

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CHRISTOPHER A. BEVERLIN
NUMBER PE-2017012383
PROFESSIONAL ENGINEER

A NEW DEVELOPMENT:

RESIDENCES AT BLACKWELL

50 Highway & Blackwell, Lee's Summit, MO

DRAWING RELEASE LOG

△REVISIONS:

DATE:
3/24/2023
JOB NO.
696521
DRAWN BY:
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SHEET NO.
S1.10

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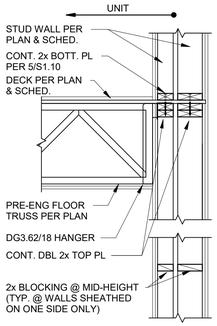
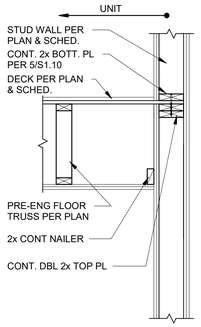


1 SECTION
3/4" = 1'-0"



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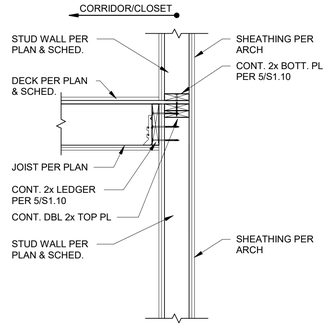
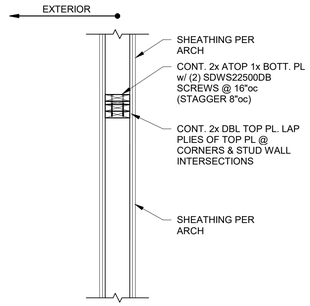
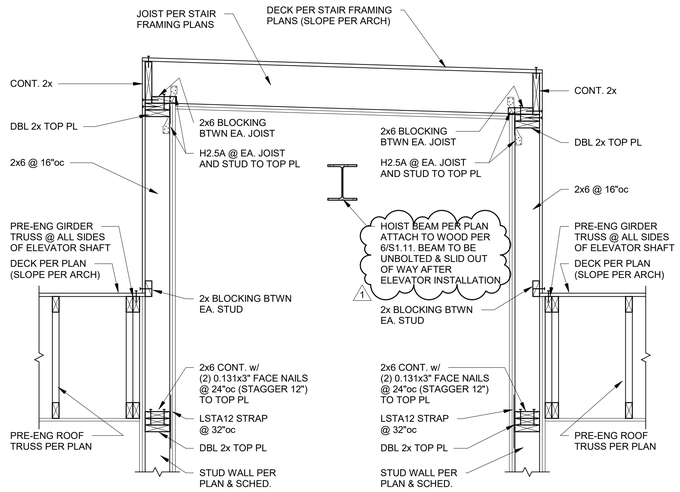
3/4" = 1'-0"



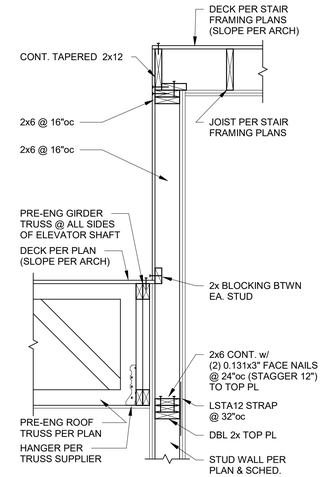
3 SECTION
3/4" = 1'-0"



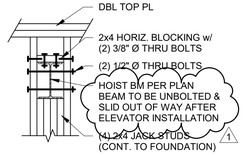
4 SECTION
3/4" = 1'-0"



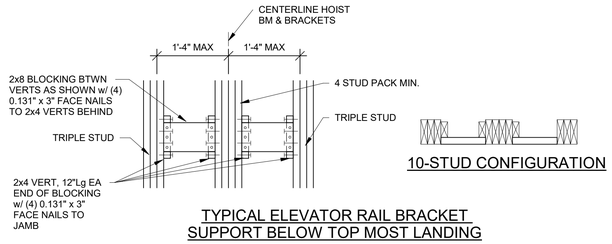
5 SECTION
3/4" = 1'-0"



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



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



TYPICAL ELEVATOR RAIL BRACKET SUPPORT BELOW TOP MOST LANDING

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

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1 4/05/2023 Addendum 1

DATE:
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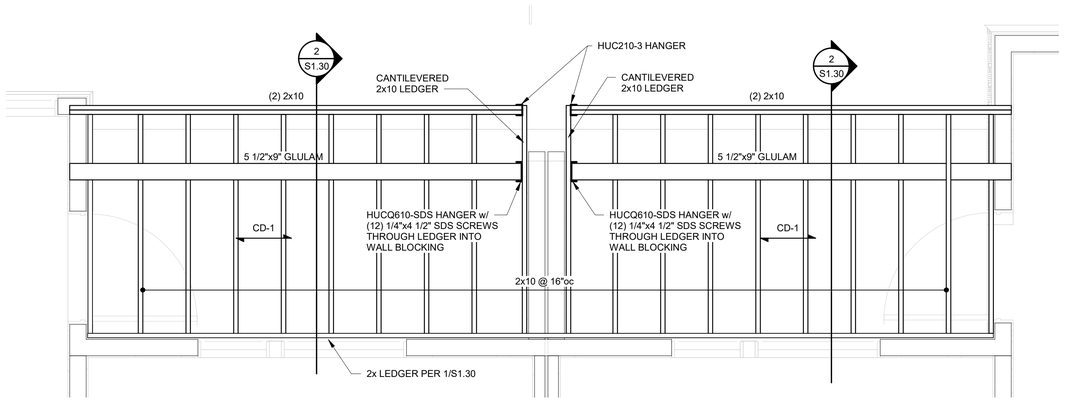
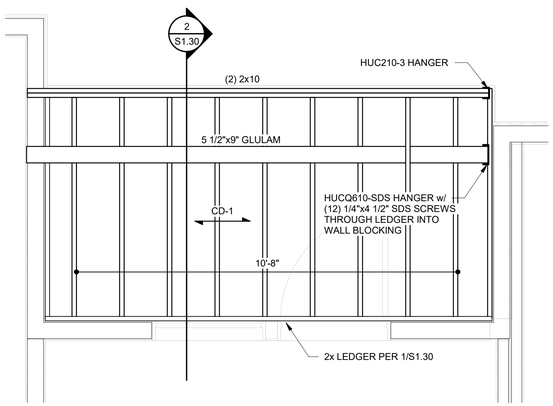
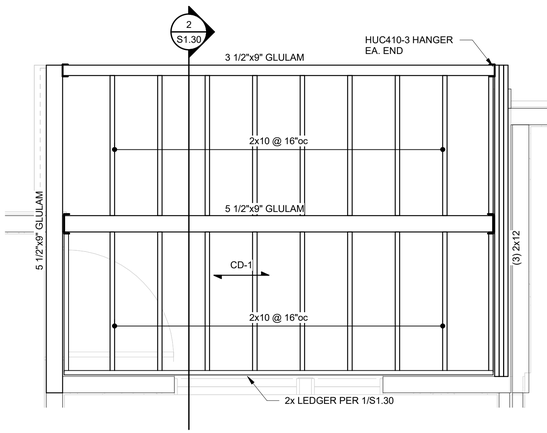


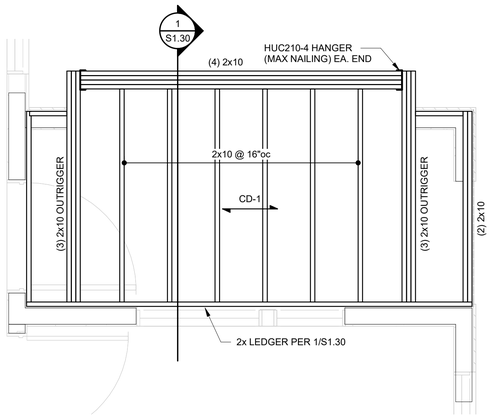
1 BALCONY FRAMING PLAN
1/2" = 1'-0"



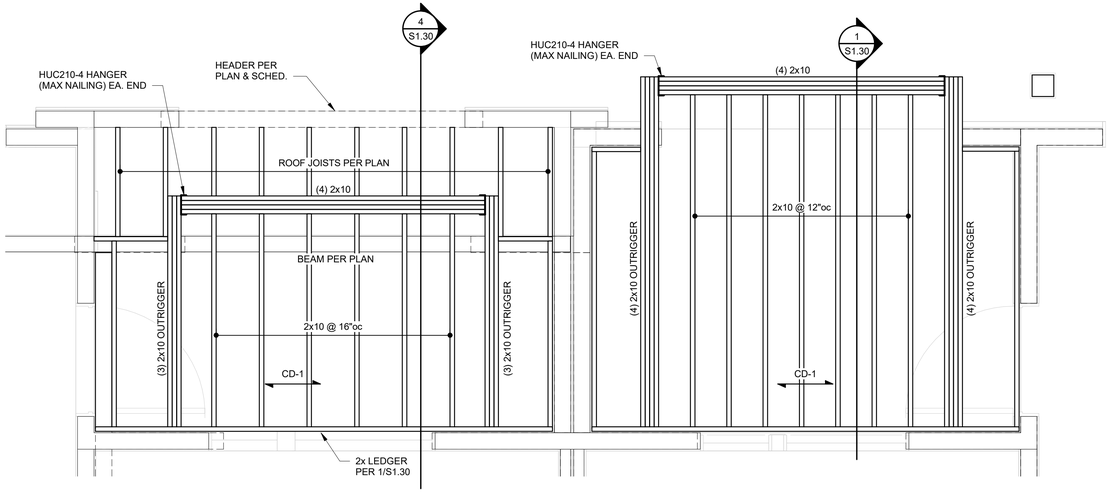
2 BALCONY FRAMING PLAN
1/2" = 1'-0"



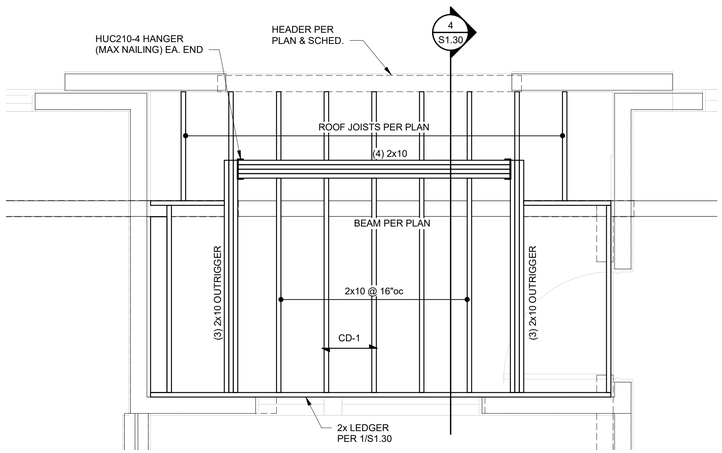
3 BALCONY FRAMING PLAN
1/2" = 1'-0"



4 BALCONY FRAMING PLAN
1/2" = 1'-0"



5 BALCONY FRAMING PLAN
1/2" = 1'-0"



6 BALCONY FRAMING PLAN
1/2" = 1'-0"

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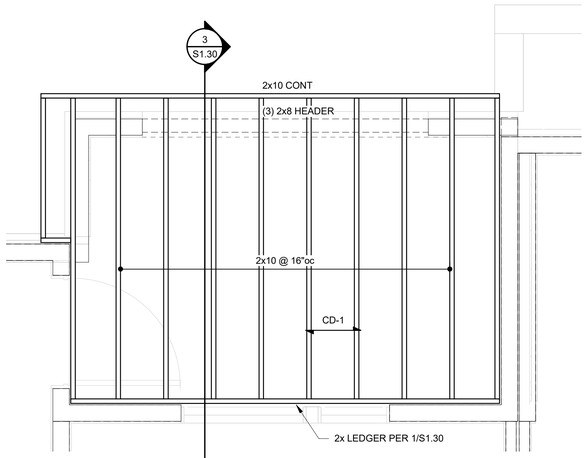
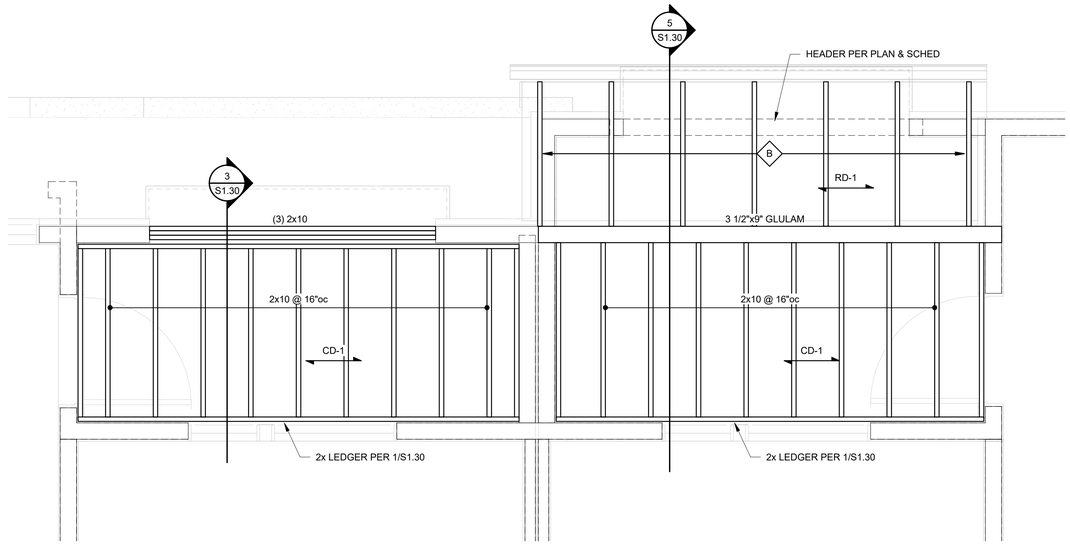
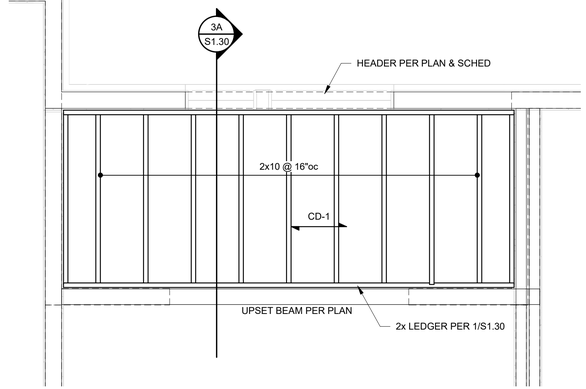


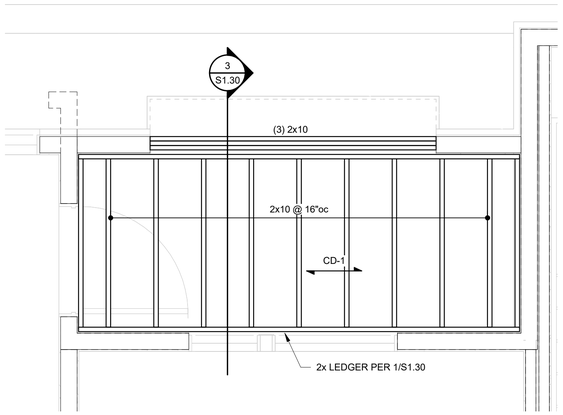
1 BALCONY FRAMING PLAN
1/2" = 1'-0"



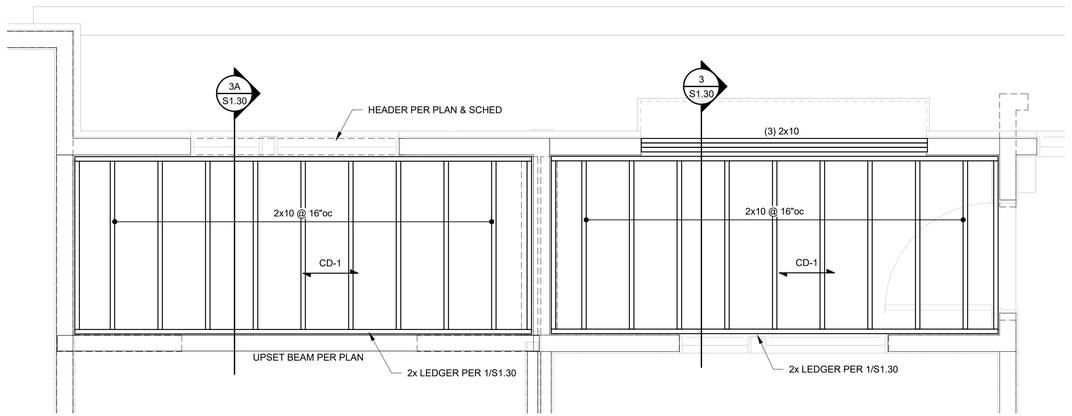
2 BALCONY FRAMING PLAN
1/2" = 1'-0"



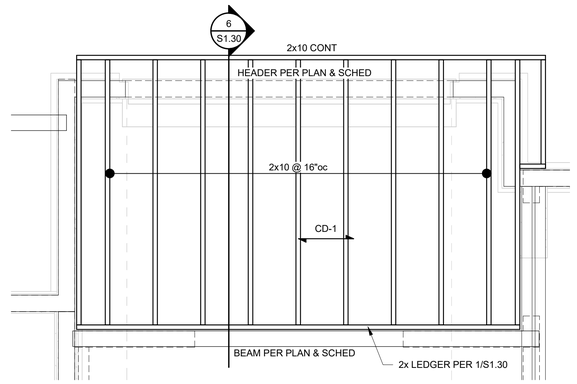
3 BALCONY FRAMING PLAN
1/2" = 1'-0"



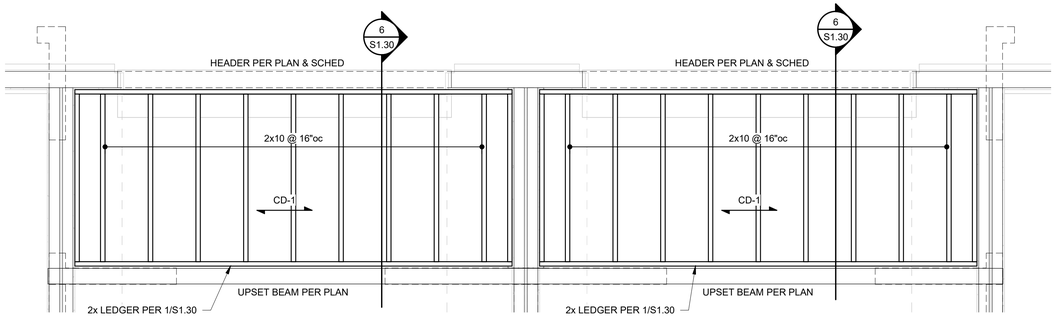
4 BALCONY FRAMING PLAN
1/2" = 1'-0"



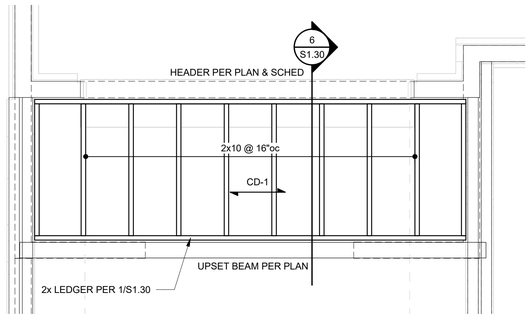
5 BALCONY FRAMING PLAN
1/2" = 1'-0"



6 BALCONY FRAMING PLAN
1/2" = 1'-0"



7 BALCONY FRAMING PLAN
1/2" = 1'-0"



8 BALCONY FRAMING PLAN
1/2" = 1'-0"

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50 Highway & Blackwell, Lee's Summit, MO

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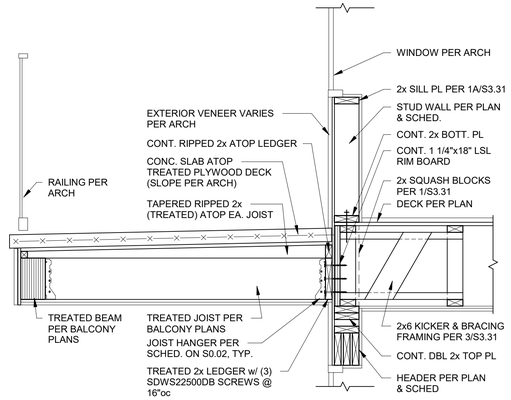
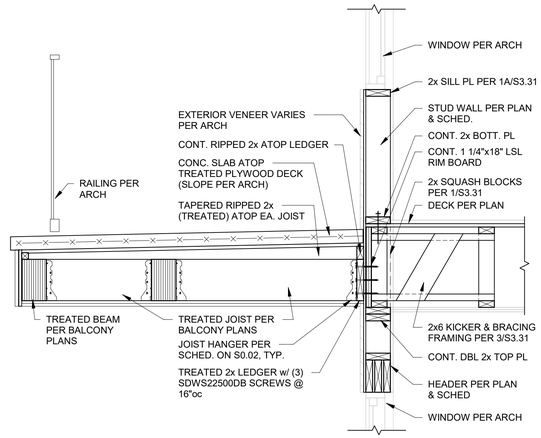
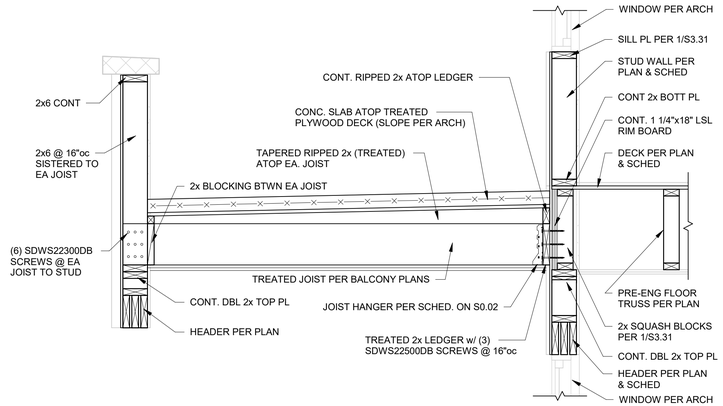


1 SECTION
3/4" = 1'-0"



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

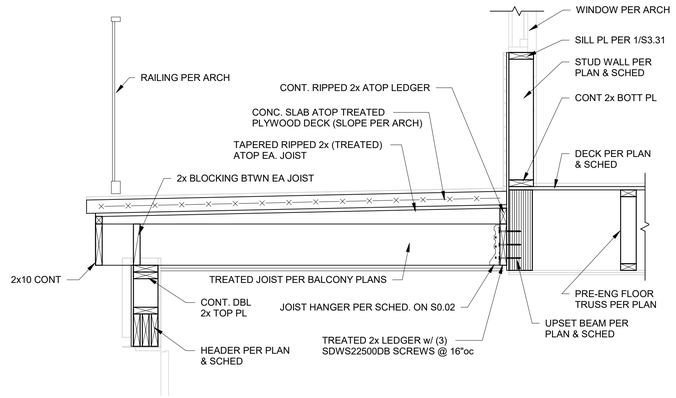


3 SECTION
3/4" = 1'-0"

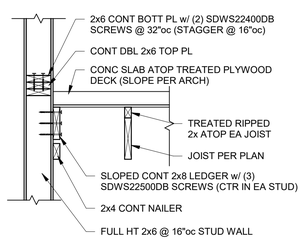
3A SECTION
3/4" = 1'-0"

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

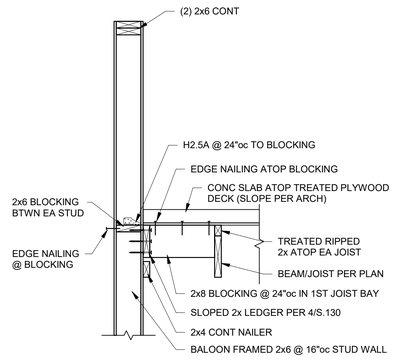
5 SECTION
3/4" = 1'-0"



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



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



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

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S1.30

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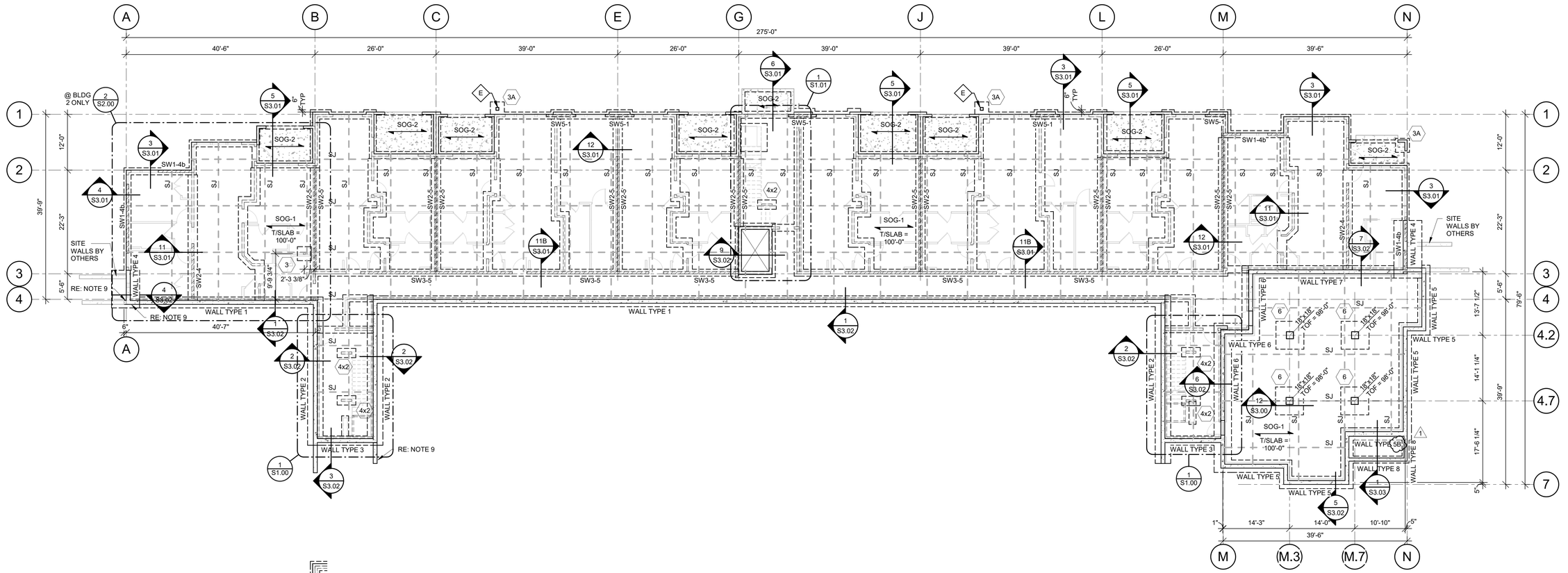

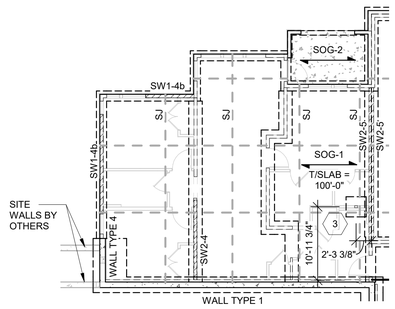

1 LOWER LEVEL FOUNDATION PLAN

3/32" = 1'-0"

FOUNDATION NOTES:

1) REFER TO GENERAL NOTES ON SHEET S0.01.
2) REFER TO CIVIL AND ARCH DRAWING FOR SLAB ELEVATIONS.
3) ELEVATION 100'-0" VARIES PER BUILDING - RE: CIVIL.
4) TOP OF FOOTING ELEVATIONS PER PLAN.
5) REFER TO FOOTING SCHEDULE ON S0.10.
6) REFER TO ARCH AND MECH DRAWINGS FOR LOCATIONS OF SPOT AND TRENCH DRAINS.
7) REFER TO CONCRETE COLUMN SCHEDULE ON S0.10.
8) REFER TO S3.00 SERIES DRAWINGS FOR TYPICAL FOUNDATION DETAILS.
9) PROVIDE POCKET AT TOP OF FOUNDATION WALL TO RECEIVE GRADE BEAM ABOVE PER 15/S3.00

2 LOWER LEVEL FOUNDATION PLAN

3/32" = 1'-0"

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A NEW DEVELOPMENT:

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△REVISIONS:

1 4/05/2023 Addendum 1

DATE: 3/24/2023
JOB NO. 696521
DRAWN BY: CAB/JLF
SHEET NO. S2.00

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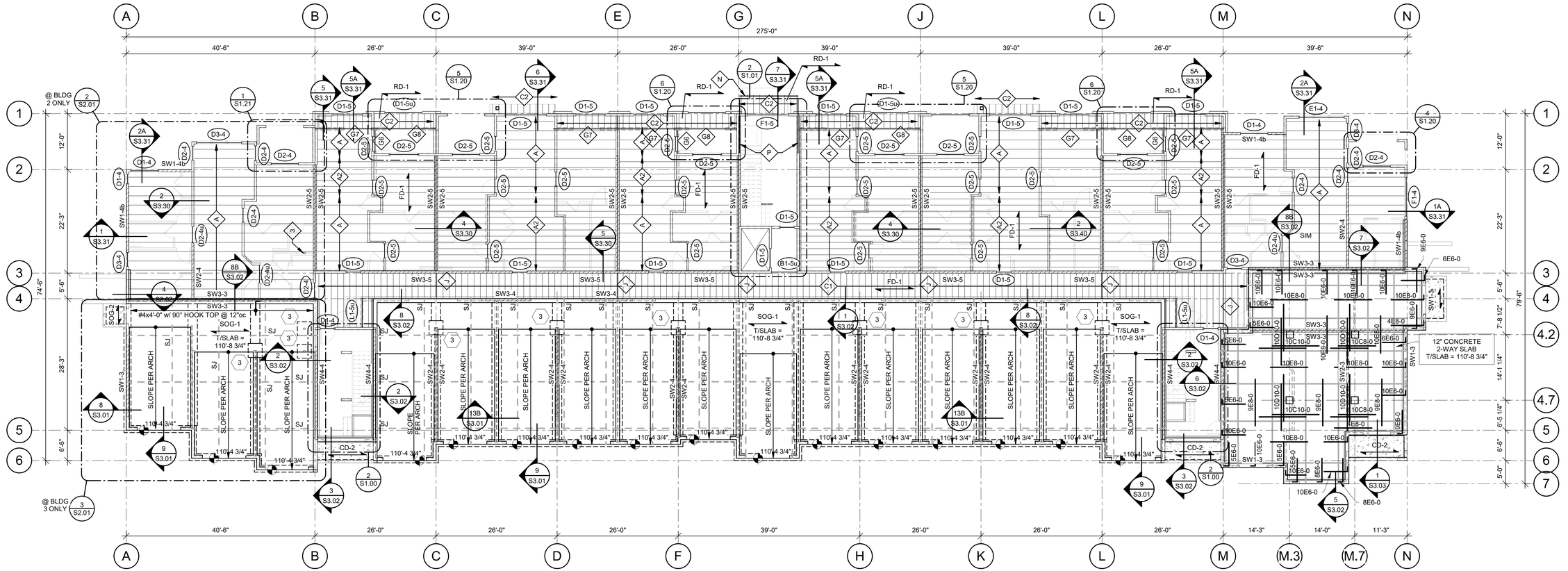
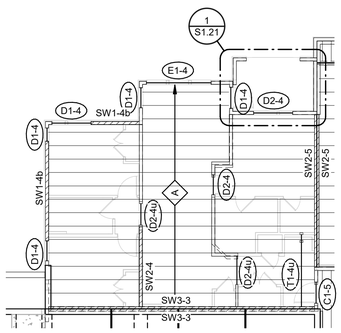
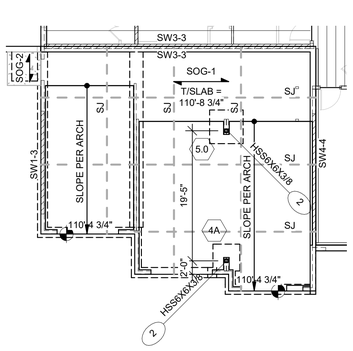




2 1ST FLOOR FRAMING PLAN
3/32" = 1'-0"



3 1ST FLOOR FOUNDATION PLAN
3/32" = 1'-0"

1 1ST FLOOR FRAMING & FOUNDATION PLAN
3/32" = 1'-0"

FOUNDATION NOTES:
1) REFER TO GENERAL NOTES ON SHEET S0.01.
2) REFER TO CIVIL AND ARCH DRAWING FOR SLAB ELEVATIONS.
3) ELEVATION 100'-0" VARIES PER BUILDING - RE: CIVIL.
4) TOP OF FOOTING ELEVATIONS PER PLAN.
5) REFER TO FOOTING SCHEDULE ON S0.10.
6) REFER TO ARCH AND MECH DRAWINGS FOR LOCATIONS OF SPOT AND TRENCH DRAINS.
7) REFER TO CONCRETE COLUMN SCHEDULE ON S0.10.
8) REFER TO S3.00 SERIES DRAWINGS FOR TYPICAL FOUNDATION DETAILS.
9) PROVIDE POCKET AT TOP OF FOUNDATION WALL TO RECEIVE GRADE BEAM ABOVE PER 15/S3.00

WOOD FLOOR FRAMING NOTES:
1) REFER TO GENERAL NOTES ON SHEET S0.01
2) REFER TO STUD BEARING WALL SCHEDULE TO SHEET S0.02
3) REFER TO HEADER/BEAM SCHEDULE ON SHEET S0.02
4) REFER TO SHEARWALL SCHEDULE ON SHEET S0.03
5) REFER TO STAIR FRAMING PLANS ON SHEET S2.00
6) REFER TO BALCONY FRAMING PLANS ON SHEET S1.20
7) REFER TO S3.30-SERIES DRAWINGS FOR ADDITONAL FLOOR FRAMING DETAILS NOT INDICATED HERE
8) PROVIDE TRUSS SPACE DIRECTLY ABOVE AND CENTERED OVER HVAC CLOSETS; REFER TO ARCH & MEP DRAWINGS FOR EXACT LOCATIONS
9) ▭ - STORAGE AREA: DESIGN FOR LL PER GENERAL NOTE 2.B ON S0.01
10) TOP OF STEEL ELEVATION FOR STEEL BEARING ON WOOD MEMBERS SHALL BE FIELD COORDINATED BY THE CONTRACTOR & ARCHITECTURAL ROUGH OPENING SCHEDULE.

CONCRETE FRAMING NOTES:
1) REFER TO GENERAL NOTES ON SHEET S0.01.
2) REFER TO CIVIL AND ARCH DRAWINGS FOR SLAB ELEVATIONS.
3) REFER TO ARCH AND MEP DRAWINGS FOR LOCATIONS OF SPOT AND TRENCH DRAINS.
4) REFER TO CONCRETE COLUMN SCHEDULE ON S0.10.
5) REFER TO STRUCTURAL SLAB (PODIUM SLAB) NOTES ON S0.10.
6) ELEVATIONS AND SLAB STEPS INDICATED OCCUR IN THE STRUCTURAL SLAB. REFER TO ARCH FOR SLOPES OF TOPPING SLAB.
7) ALL ADDITIONAL REINFORCEMENT (PER PLAN) SHALL PROJECT TO OPPOSITE FACE OR STRIP & LAP WITH SAME SIZE BAR.

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NUMBER PE-2010012383
PROFESSIONAL ENGINEER

A NEW DEVELOPMENT:
RESIDENCES AT BLACKWELL
50 Highway & Blackwell, Lee's Summit, MO

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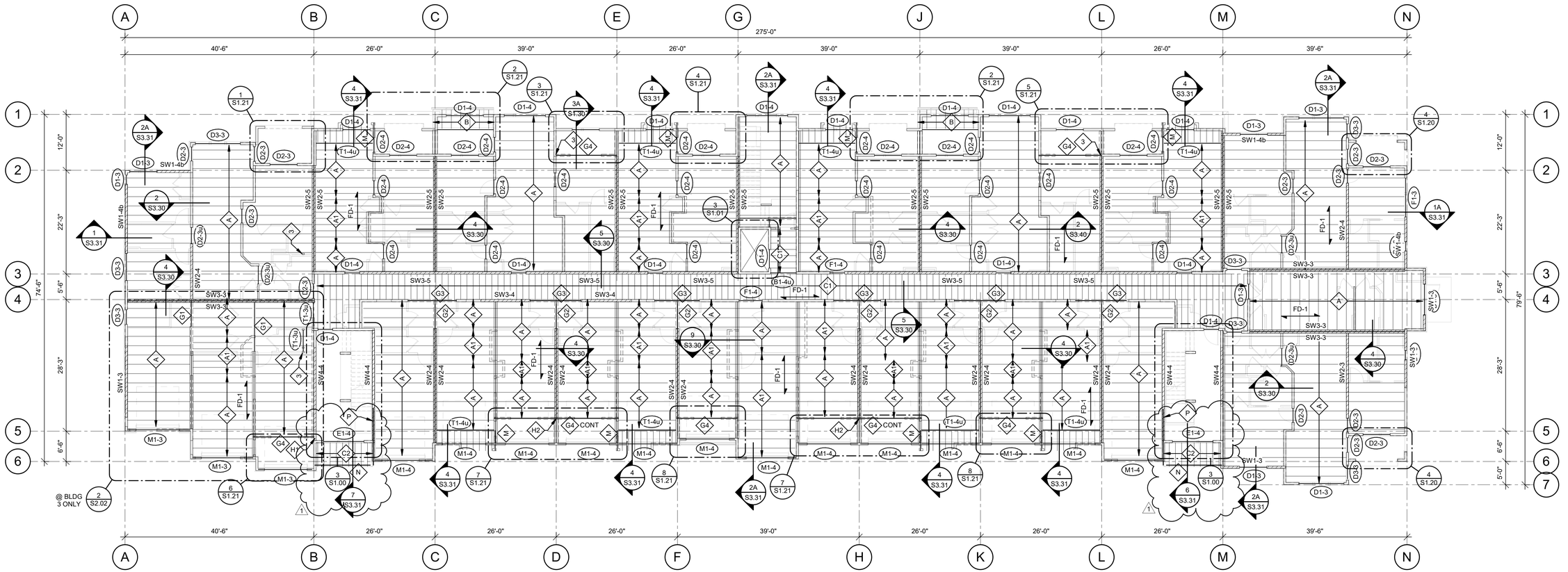

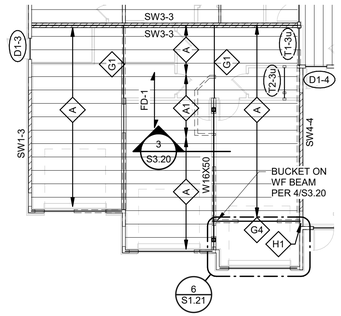

1 2ND FLOOR FRAMING PLAN

3/32" = 1'-0"

WOOD FLOOR FRAMING NOTES:

1) REFER TO GENERAL NOTES ON SHEET S0.01
2) REFER TO STUD BEARING WALL SCHEDULE TO SHEET S0.02
3) REFER TO HEADER/BEAM SCHEDULE ON SHEET S0.02
4) REFER TO SHEARWALL SCHEDULE ON SHEET S0.03
5) REFER TO STAIR FRAMING PLANS ON SHEET S2.00
6) REFER TO BALCONY FRAMING PLANS ON SHEET S1.20
7) REFER TO S3.30-SERIES DRAWINGS FOR ADDITONAL FLOOR FRAMING DETAILS NOT INDICATED HERE
8) PROVIDE TRUSS SPACE DIRECTLY ABOVE AND CENTERED OVER HVAC CLOSETS; REFER TO ARCH & MEP DRAWINGS FOR EXACT LOCATIONS
9) ▭ - STORAGE AREA: DESIGN FOR LL PER GENERAL NOTE 2.B ON S0.01
10) TOP OF STEEL ELEVATION FOR STEEL BEARING ON WOOD MEMBERS SHALL BE FIELD COORDINATED BY THE CONTRACTOR & ARCHITECTURAL ROUGH OPENING SCHEDULE.

2 2ND FLOOR FRAMING PLAN

3/32" = 1'-0"

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1 4/05/2023 Addendum 1

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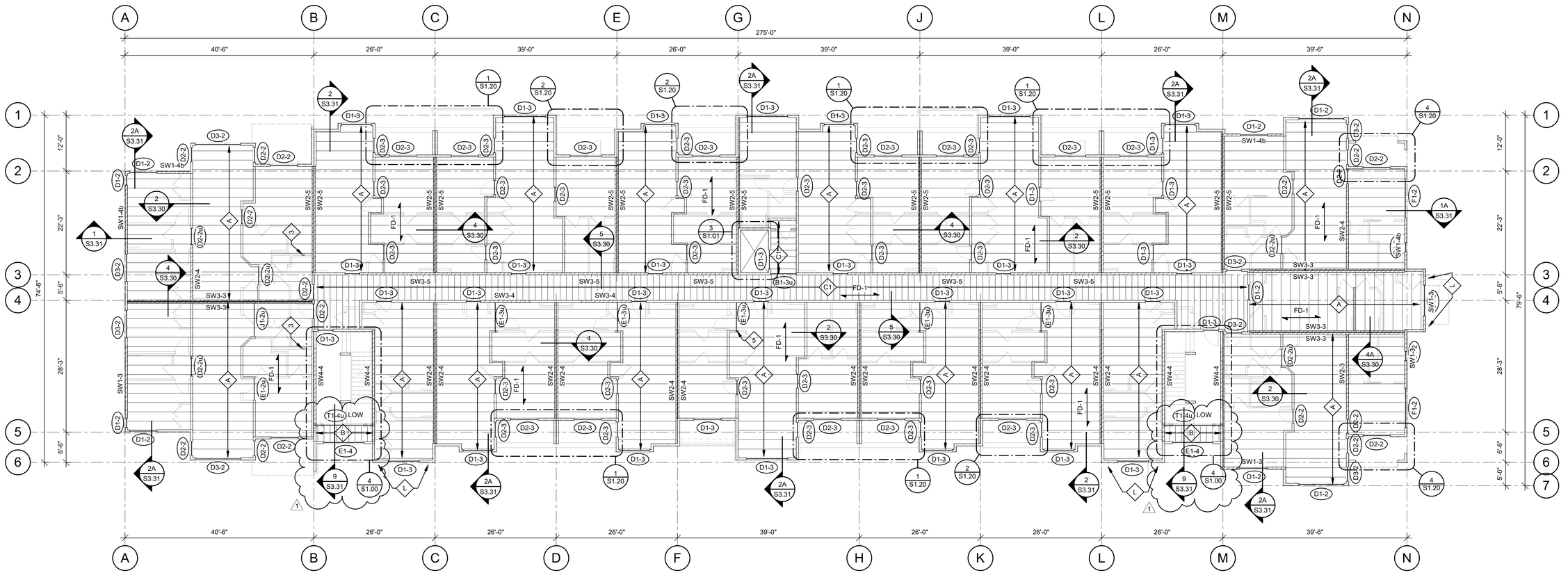

1 3RD FLOOR FRAMING PLAN

3/32" = 1'-0"

WOOD FLOOR FRAMING NOTES:

1) REFER TO GENERAL NOTES ON SHEET S0.01
2) REFER TO STUD BEARING WALL SCHEDULE TO SHEET S0.02
3) REFER TO HEADER/BEAM SCHEDULE ON SHEET S0.02
4) REFER TO SHEARWALL SCHEDULE ON SHEET S0.03
5) REFER TO STAIR FRAMING PLANS ON SHEET S2.00
6) REFER TO BALCONY FRAMING PLANS ON SHEET S1.20
7) REFER TO S3.30-SERIES DRAWINGS FOR ADDITONAL FLOOR FRAMING DETAILS NOT INDICATED HERE
8) PROVIDE TRUSS SPACE DIRECTLY ABOVE AND CENTERED OVER HVAC CLOSETS; REFER TO ARCH & MEP DRAWINGS FOR EXACT LOCATIONS
9) ▭ - STORAGE AREA: DESIGN FOR LL PER GENERAL NOTE 2.B ON S0.01
10) TOP OF STEEL ELEVATION FOR STEEL BEARING ON WOOD MEMBERS SHALL BE FIELD COORDINATED BY THE CONTRACTOR & ARCHITECTURAL ROUGH OPENING SCHEDULE.

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1 4/05/2023 Addendum 1

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S2.03

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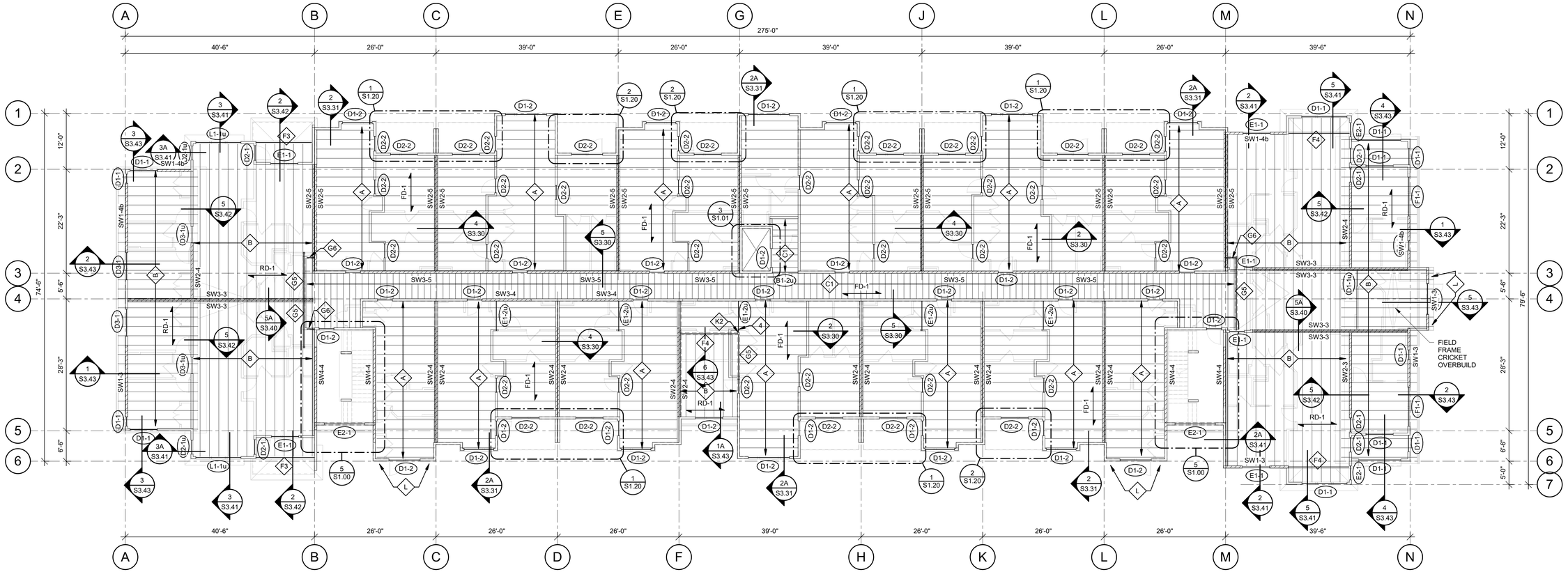

1 4TH FLOOR FRAMING PLAN

3/32" = 1'-0"

WOOD FLOOR FRAMING NOTES:

1) REFER TO GENERAL NOTES ON SHEET S0.01
2) REFER TO STUD BEARING WALL SCHEDULE TO SHEET S0.02
3) REFER TO HEADER/BEAM SCHEDULE ON SHEET S0.02
4) REFER TO SHEARWALL SCHEDULE ON SHEET S0.03
5) REFER TO STAIR FRAMING PLANS ON SHEET S2.00
6) REFER TO BALCONY FRAMING PLANS ON SHEET S1.20
7) REFER TO S3.30-SERIES DRAWINGS FOR ADDITONAL FLOOR FRAMING DETAILS NOT INDICATED HERE
8) PROVIDE TRUSS SPACE DIRECTLY ABOVE AND CENTERED OVER HVAC CLOSETS; REFER TO ARCH & MEP DRAWINGS FOR EXACT LOCATIONS
9) [ ] - STORAGE AREA: DESIGN FOR LL PER GENERAL NOTE 2.B ON S0.01
10) TOP OF STEEL ELEVATION FOR STEEL BEARING ON WOOD MEMBERS SHALL BE FIELD COORDINATED BY THE CONTRACTOR & ARCHITECTURAL ROUGH OPENING SCHEDULE.

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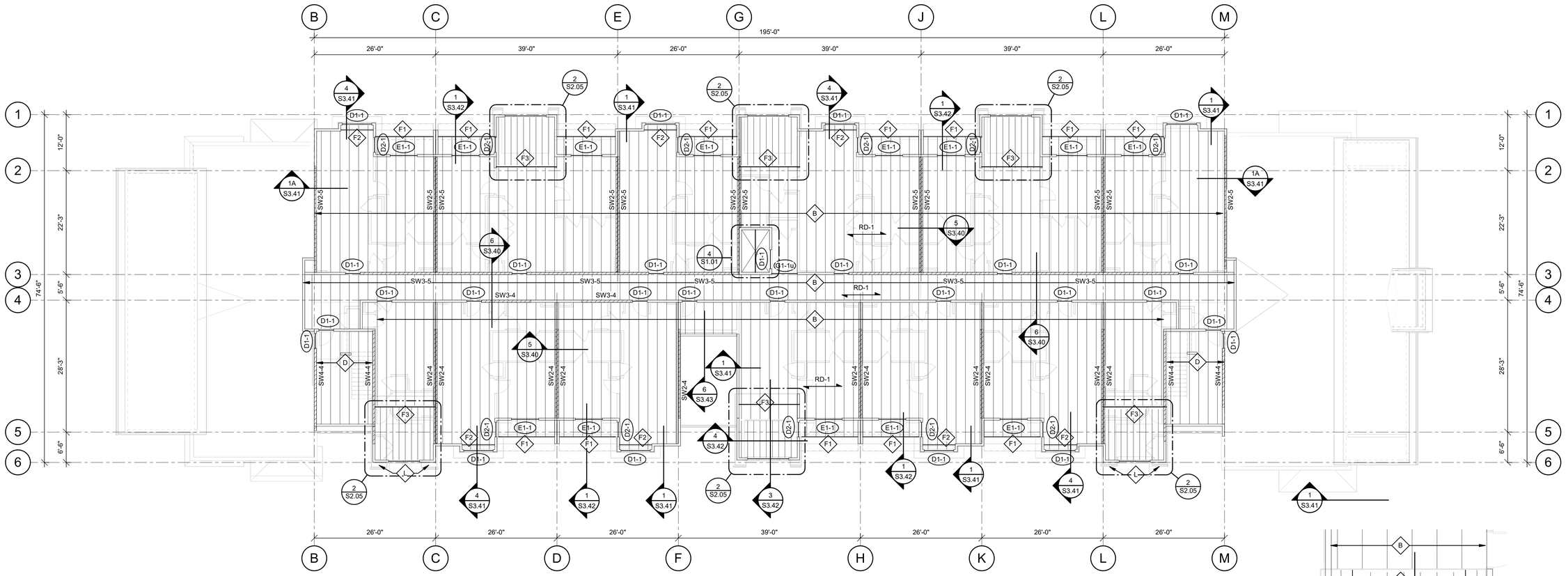
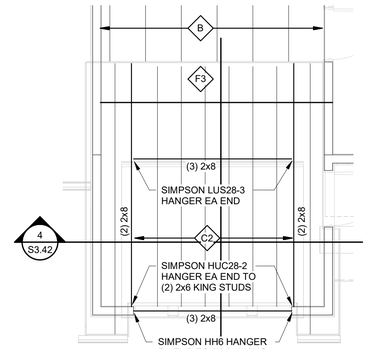


1 ROOF FRAMING PLAN

3/32" = 1'-0"

WOOD ROOF FRAMING NOTES:

1) REFER TO GENERAL NOTES ON SHEET S0.01
2) REFER TO STUD BEARING WALL SCHEDULE TO SHEET S0.02
3) REFER TO HEADER/BEAM SCHEDULE ON SHEET S0.02
4) REFER TO SHEARWALL SCHEDULE ON SHEET S0.03
5) PROVIDE (3) STUD (MINIMUM) ALIGNED UNDER EACH END OF GIRDER TRUSS (CONTINUOUS FOUNDATION) - FINAL QUANTITY TO MATCH NUMBER OF PLIES OF GIRDER TRUSS. PROVIDE SIMPSON LSTA-STYLE HOLDOWN AT EACH END OF GIRDER TRUSS.
6) REFER TO S3.40-SERIES DRAWINGS FOR ADDITIONAL ROOF FRAMING DETAILS NOT INDICATED HERE.
7) PROVIDE UNIFORM UPLIFT SCREWS AT UPPER FLOOR PER DETAILS 2, 2A, 3, 3A, 3B, 4 AND 5 ON SHEET S0.20.
8) PRE-ENGINEERED TRUSSES TO HAVE A MINIMUM DEPTH OF 24". SLOPE TOP CHORD PER ARCHITECTUAL DRAWINGS.
9) - INDICATES AREA ON ROOF THAT IS REQ'D TO BE DESIGNED FOR MEP EQUIPMENT ZONE PER GENERAL NOTE "2.B" ON SHEET S0.01
10) TOP OF STEEL ELEVATION FOR STEEL BEARING ON WOOD MEMBERS SHALL BE FIELD COORDINATED BY THE CONTRACTOR & ARCHITECTURAL ROUGH OPENING SCHEDULE.
11) PRE-ENG TRUSSES TO HAVE SLOPING TOP CHORD WITH MINIMUM TRUSS DEPTH OF 24".



2 ROOF FRAMING PLAN

1/4" = 1'-0"

1

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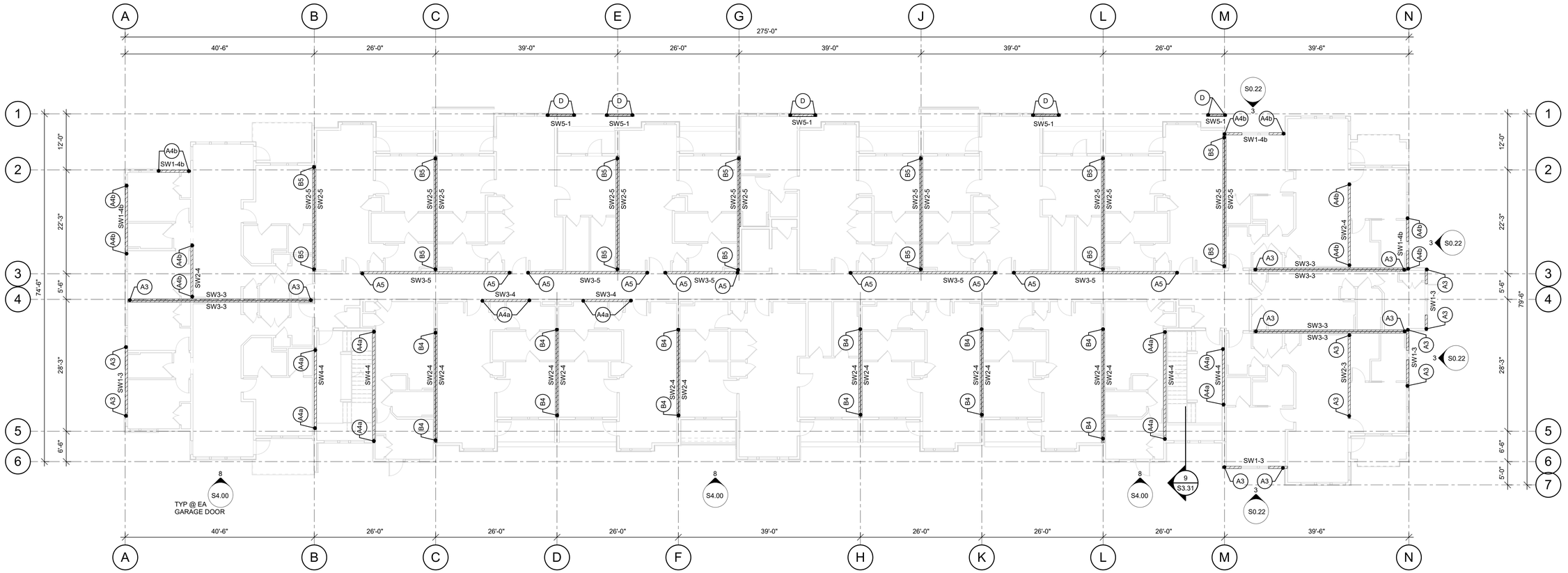
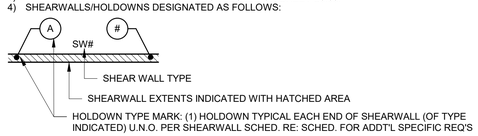


1 SHEARWALL PLAN

3/32" = 1'-0"

NOTES:

1) REFER TO GENERAL NOTES ON SHEET S0.01.
2) REFER TO COLUMN AND STUD BEARING WALL SCHEDULES ON SHEET S0.02.
3) REFER TO SHEAR WALL & HOLDOWN SCHEDULES ON SHEET S0.03.
4) SHEARWALLS/HOLDOWNS DESIGNATED AS FOLLOWS:



5) ALL EXTERIOR WALLS NOT SPECIFICALLY DESIGNATED AS A STRUCTURAL SHEARWALL SHALL BE SHEATHED w/ 7/16" OSB w/ 8d NAILS @ 6"oc EDGES @ 12"oc FIELD.
6) REFER TO DETAILS 15 THRU 15D ON S0.20 FOR SILL PLATE AND RIM BOARD ATTACHMENT AT EXTENTS OF SHEARWALLS.

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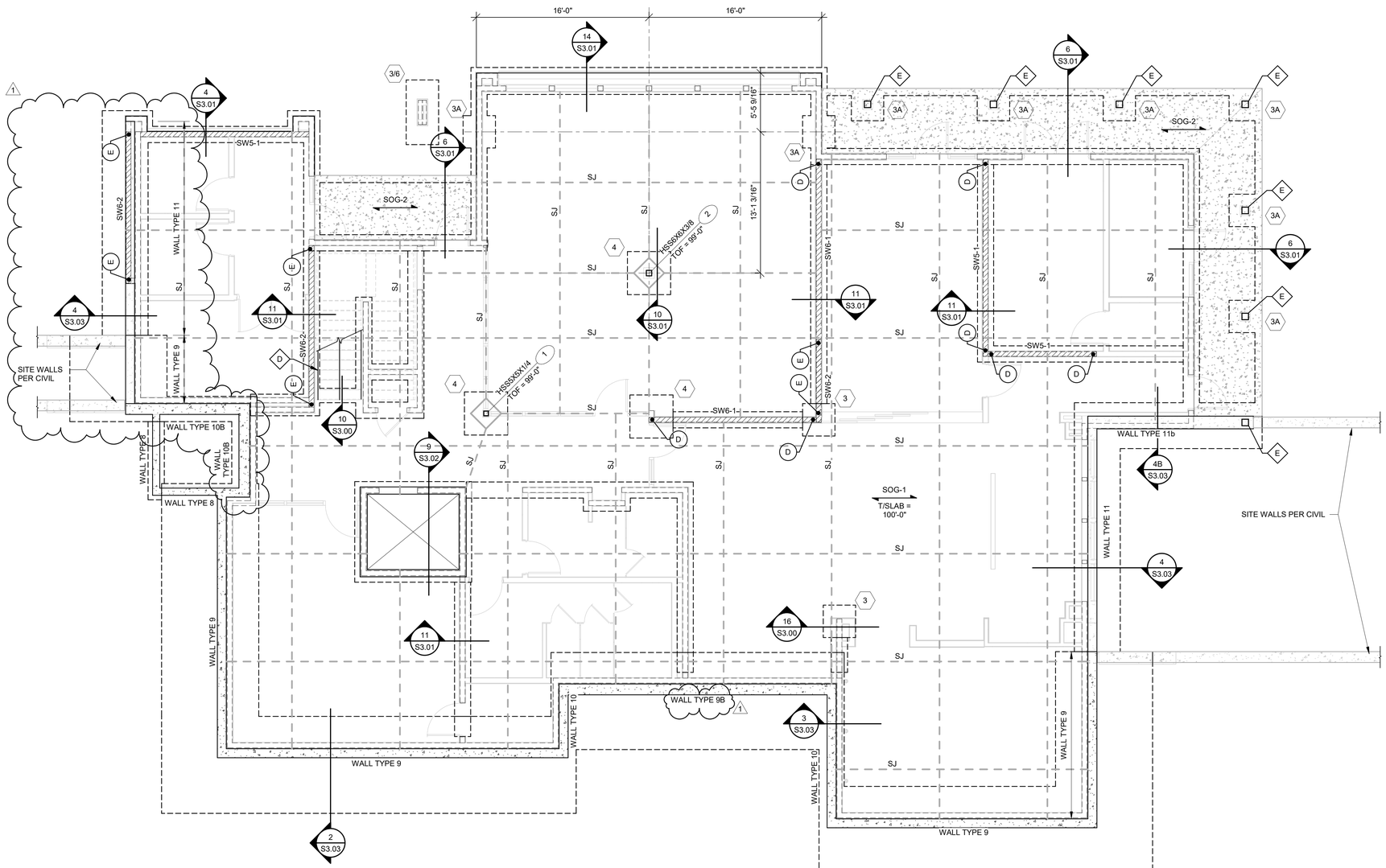

1 CLUBHOUSE FOUNDATION PLAN

3/16" = 1'-0"

FOUNDATION NOTES:

1) REFER TO GENERAL NOTES ON SHEET S0.01.
2) REFER TO CIVIL AND ARCH DRAWING FOR SLAB ELEVATIONS.
3) ELEVATION 100'-0" VARIES PER BUILDING - RE: CIVIL.
4) TOP OF FOOTING ELEVATIONS PER PLAN.
5) REFER TO FOOTING SCHEDULE ON S0.10.
6) REFER TO ARCH AND MECH DRAWINGS FOR LOCATIONS OF SPOT AND TRENCH DRAINS.
7) REFER TO CONCRETE COLUMN SCHEDULE ON S0.10.
8) REFER TO S3.00 SERIES DRAWINGS FOR TYPICAL FOUNDATION DETAILS.
9) PROVIDE POCKET AT TOP OF FOUNDATION WALL TO RECEIVE GRADE BEAM ABOVE PER 15/S3.00

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ARCH D 24" x 36"

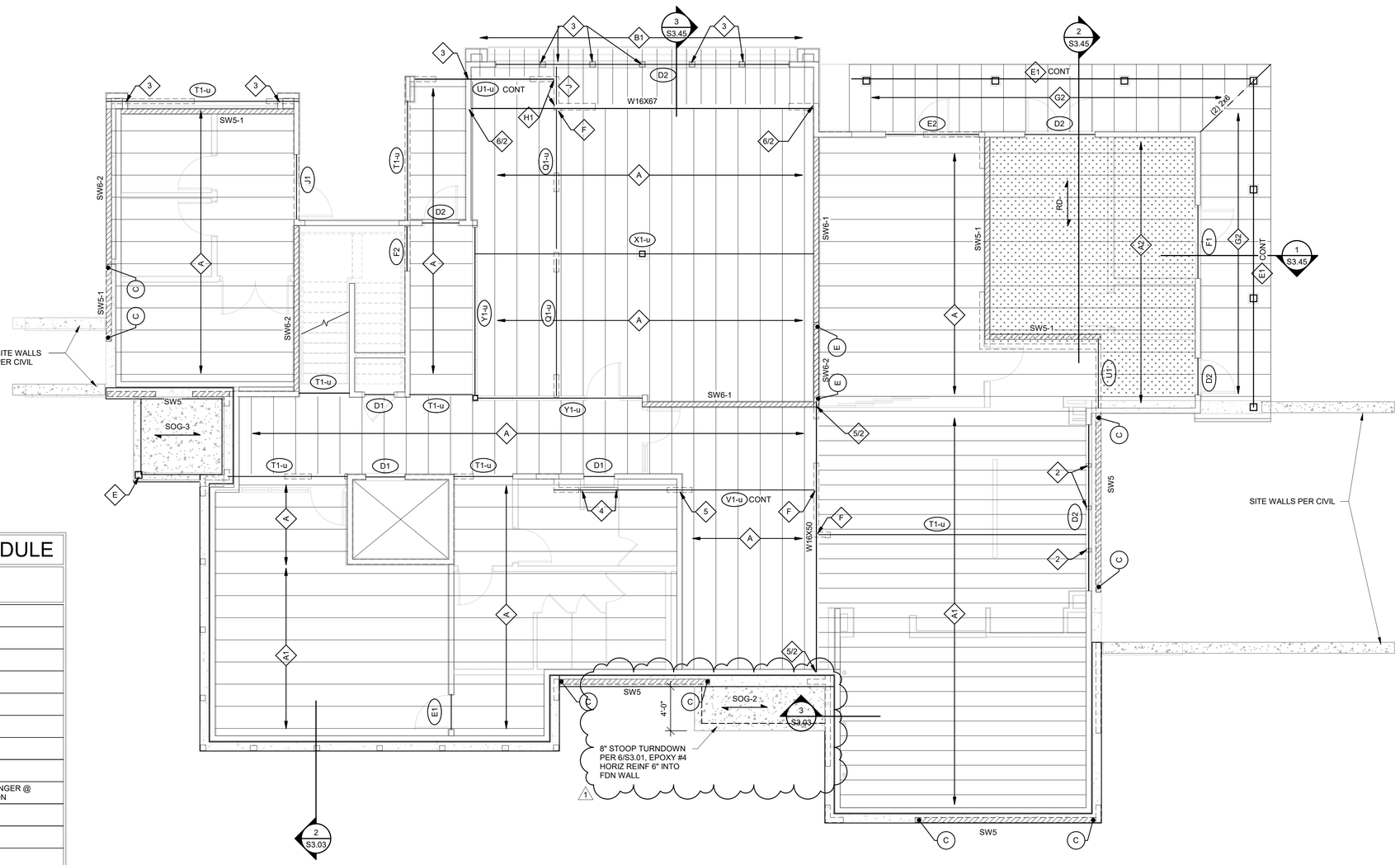
CLUBHOUSE PLAN NOTES

A	18" DEEP PRE-ENGINEERED FLOOR TRUSSES @ 24"oc MAX
A1	18" DEEP PRE-ENGINEERED FLOOR TRUSSES @ 16"oc MAX
A2	24" DEEP PRE-ENGINEERED ROOF TRUSSES @ 24"oc MAX (SLOPE TOP CHORD PER ARCH)
B1	2x12 @ 16"oc JOISTS
B2	(2) 2x12 @ 12"oc JOISTS
C1	2x10 @ 24"oc JOISTS
C2	(2) 2x10 @ 16"oc JOISTS
C3	(2) 2x10 @ 12"oc JOISTS
C4	2x10 @ 24"oc JOISTS OVERBUILD ABOVE
D	STAIR STRINGERS PER 1/S1.10
E	8x8 WOOD COLUMN ATOP SIMPSON ABU88Z W/ (2) 5/8"Ø x6"Lg SIMPSON TITEN HD SCREW ANCHORS
E1	(3) 2x10 CONT W/ XX POST CAP @ EA COLUMN
E2	(3) 2x8 CONT W/ XX POST CAP @ COLUMN & HUC26-3 HANGER FACEMOUNTED TO SHEATHING W/ (3) 2x6 KING STUDS ALIGNED W/ BEAM
F	STEEL BUCKET PER 4/S3.20
G1	2x8 JOISTS @ 16"oc. TAPER JOIST PER 4/S3.42 W/ SLOPE PER ARCH
G2	2x6 JOISTS @ 16"oc. TAPER JOIST PER 1/S3.44
H1	HUCQ612-SDS HANGER
J	UPSET (3) 1 3/4"x11 1/4" BEAM. PROVIDE CONTINUOUS BLOCKING FOR EXTENTS OF EXTERIOR WALL ABOVE BTWN T/BEAM AND B/DECK.
K	(4) 2x8 HIGH & LOW w/ (2) TOP PL & 2x8 BOTT PL w/ 1 JACK / 3 KING EA END w/ (4) 2x8 JACKS AT INTERIOR JAMBS. AT LOW HEADER INTERIOR JAMBS TO HAVE OUTER PLIES INTERRUPTED.

CLUBHOUSE HEADERS/BEAMS SCHEDULE

MARK	HEADER	JAMB TYPE #	NOTES
D1	(3) 2x8	1 JACK / 1 KING	
D2	(3) 2x8	1 JACK / 2 KING	
E1	(3) 2x10	1 JACK / 1 KING	
E2	(3) 2x10	1 JACK / 2 KING	
F1	(3) 2x12	1 JACK / 2 KING	
F2	(3) 2x12	2 JACK / 2 KING	
J1	(3) 1 3/4"x7 1/8" LVL	2 JACK / 2 KING	
N1	(3) 1 3/4"x11 1/4" LVL		
Q1	(3) 1 3/4"x14" LVL		HGU5.50-SDS (H=14") HANGER @ BEAM CONNECTION
S1	(3) 1 3/4"x16" LVL	3 KING	
T1	(2) 1 3/4"x18" LVL	3 KING	
U1	(3) 1 3/4"x18" LVL	3 KING	
V1	(4) 1 3/4"x18" LVL	3 KING	
X1	(5) 1 3/4"x18" LVL	4 KING @ WALL / SIMPSON EG9 HANGER TO Y1 BEAM	ATTACH PLIES TOGETHER w/ 3 ROWS OF 1/4"x8" SDS SCREWS @ 12"oc FROM EA SIDE - MATCH EDGE DISTANCE PER 5A/S0.02
Y1	(3) 1 3/4"x24" LVL	4 KING	

NOTES:
1. JAMB STUDS SHALL MATCH SIZE & GRADE OF WALL STUDS U.N.O.
2. WHERE BEAM IS NOTED "-u", ALL JAMB STUDS NOTED WILL EXTEND TO DOUBLE TOP PLATE.
3. ALL EXTERIOR LUMBER TO BE TREATED AGAINST MOISTURE. REFER TO NOTE 12.T ON SHEET S0.01 FOR FIRE RETARDANT TREATED HEADER AND STUD REQUIREMENTS.
4. PROVIDE SQUASH BLOCKS AT TRUSSES & BLOCKING FRAMING WHERE JAMBS OR STUD PACKS ARE DISCONT AND IN TRUSS CAVITY. QUANTITY TO MATCH JAMB OR STUD PACK ABOVE.
5. PROVIDE ½" PLYWOOD SPACER PLATES AT INTERIOR HEADERS CONSTRUCTED WITH 2x LUMBER.
6. AT CONTRACTOR'S OPTION, PROVIDE GLULAM IN LIEU OF PSL OF EQUAL OR GREATER STRENGTH.
7. REFER TO DETAIL 4/S0.02 FOR MULTI-PLY MEMBER CONNECTION REQUIREMENTS.
8. ATTACH JAMB & KING STUDS TOGETHER PER CONNECTION TYPE 24 ON NAILING SCHEDULE ON S0.01.



1 CLUBHOUSE 1ST FLOOR FRAMING PLAN

3/16" = 1'-0"

WOOD FLOOR FRAMING NOTES:
1) REFER TO GENERAL NOTES ON SHEET S0.01
2) REFER TO STUD BEARING WALL SCHEDULE TO SHEET S0.02
3) REFER TO HEADER/BEAM SCHEDULE ON SHEET S0.02
4) REFER TO SHEARWALL SCHEDULE ON SHEET S0.03
5) REFER TO STAIR FRAMING PLANS ON SHEET S2.00
6) REFER TO BALCONY FRAMING PLANS ON SHEET S1.20
7) REFER TO S3.30-SERIES DRAWINGS FOR ADDITONAL FLOOR FRAMING DETAILS NOT INDICATED HERE
8) PROVIDE TRUSS SPACE DIRECTLY ABOVE AND CENTERED OVER HVAC CLOSETS; REFER TO ARCH & MEP DRAWINGS FOR EXACT LOCATIONS
9) [ ] - STORAGE AREA: DESIGN FOR LL PER GENERAL NOTE 2.B ON S0.01
10) TOP OF STEEL ELEVATION FOR STEEL BEARING ON WOOD MEMBERS SHALL BE FIELD COORDINATED BY THE CONTRACTOR & ARCHITECTURAL ROUGH OPENING SCHEDULE.

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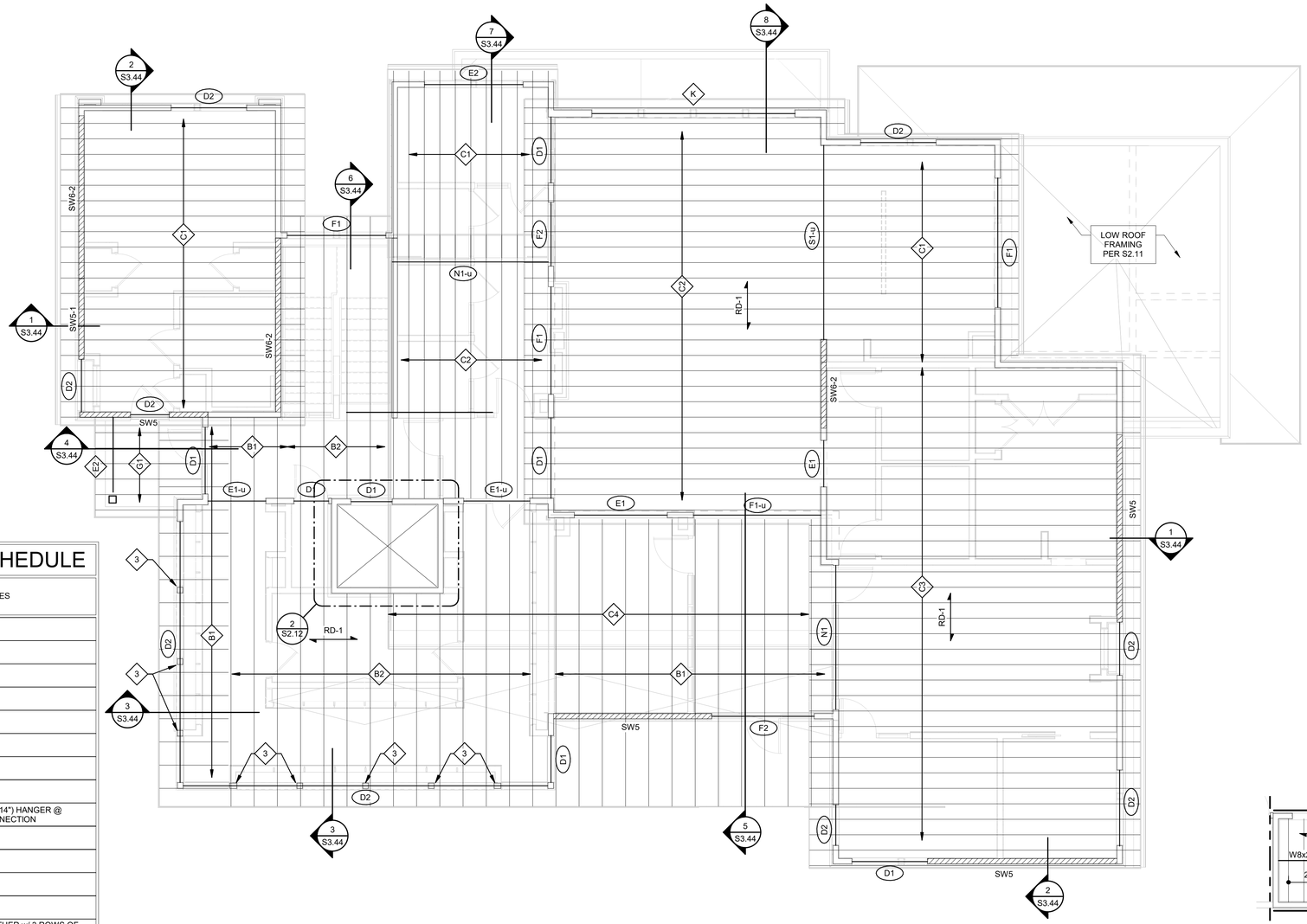
CLUBHOUSE PLAN NOTES

A	18" DEEP PRE-ENGINEERED FLOOR TRUSSES @ 24"oc MAX
A1	18" DEEP PRE-ENGINEERED FLOOR TRUSSES @ 16"oc MAX
A2	24" DEEP PRE-ENGINEERED ROOF TRUSSES @ 24"oc MAX (SLOPE TOP CHORD PER ARCH)
B1	2x12 @ 16"oc JOISTS
B2	(2) 2x12 @ 12"oc JOISTS
C1	2x10 @ 24"oc JOISTS
C2	(2) 2x10 @ 16"oc JOISTS
C3	(2) 2x10 @ 12"oc JOISTS
C4	2x10 @ 24"oc JOISTS OVERBUILD ABOVE
D	STAIR STRINGERS PER 1/S1.10
E	8x8 WOOD COLUMN ATOP SIMPSON ABU88Z W/ (2) 5/8"Ø x6"Lg SIMPSON TITEN HD SCREW ANCHORS
E1	(3) 2x10 CONT W/ XX POST CAP @ EA COLUMN
E2	(3) 2x8 CONT W/ XX POST CAP @ COLUMN & HUC26-3 HANGER FACEMOUNTED TO SHEATHING W/ (3) 2x6 KING STUDS ALIGNED W/ BEAM
F	STEEL BUCKET PER 4/S3.20
G1	2x8 JOISTS @ 16"oc. TAPER JOIST PER 4/S3.42 W/ SLOPE PER ARCH
G2	2x6 JOISTS @ 16"oc. TAPER JOIST PER 1/S3.44
H1	HUCQ612-SDS HANGER
J	UPSET (3) 1 3/4"x11 1/4" BEAM. PROVIDE CONTINUOUS BLOCKING FOR EXTENTS OF EXTERIOR WALL ABOVE BTWN T/BEAM AND B/DECK.
K	(4) 2x8 HIGH & LOW w/ (2) TOP PL & 2x8 BOTT PL w/ 1 JACK / 3 KING EA END w/ (4) 2x8 JACKS AT INTERIOR JAMBS. AT LOW HEADER INTERIOR JAMBS TO HAVE OUTER PLIES INTERRUPTED.

CLUBHOUSE HEADERS/BEAMS SCHEDULE

MARK	HEADER	JAMB TYPE #	NOTES
D1	(3) 2x8	1 JACK / 1 KING	
D2	(3) 2x8	1 JACK / 2 KING	
E1	(3) 2x10	1 JACK / 1 KING	
E2	(3) 2x10	1 JACK / 2 KING	
F1	(3) 2x12	1 JACK / 2 KING	
F2	(3) 2x12	2 JACK / 2 KING	
J1	(3) 1 3/4"x7 1/8" LVL	2 JACK / 2 KING	
N1	(3) 1 3/4"x11 1/4" LVL		
Q1	(3) 1 3/4"x14" LVL		HGU5.50-SDS (H=14") HANGER @ BEAM CONNECTION
S1	(3) 1 3/4"x16" LVL	3 KING	
T1	(2) 1 3/4"x18" LVL	3 KING	
U1	(3) 1 3/4"x18" LVL	3 KING	
V1	(4) 1 3/4"x18" LVL	3 KING	
X1	(5) 1 3/4"x18" LVL	4 KING @ WALL / SIMPSON EG9 HANGER TO Y1 BEAM	ATTACH PLIES TOGETHER w/ 3 ROWS OF 1/4"x8" SDS SCREWS @ 12"oc FROM EA SIDE - MATCH EDGE DISTANCE PER 5A/S0.02
Y1	(3) 1 3/4"x24" LVL	4 KING	

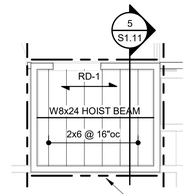
NOTES:
1. JAMB STUDS SHALL MATCH SIZE & GRADE OF WALL STUDS U.N.O.
2. WHERE BEAM IS NOTED "-u", ALL JAMB STUDS NOTED WILL EXTEND TO DOUBLE TOP PLATE.
3. ALL EXTERIOR LUMBER TO BE TREATED AGAINST MOISTURE. REFER TO NOTE 12.T ON SHEET S0.01 FOR FIRE RETARDANT TREATED HEADER AND STUD REQUIREMENTS.
4. PROVIDE SQUASH BLOCKS AT TRUSSES & BLOCKING FRAMING WHERE JAMBS OR STUD PACKS ARE DISCONT AND IN TRUSS CAVITY. QUANTITY TO MATCH JAMB OR STUD PACK ABOVE.
5. PROVIDE ½" PLYWOOD SPACER PLATES AT INTERIOR HEADERS CONSTRUCTED WITH 2x LUMBER.
6. AT CONTRACTOR'S OPTION, PROVIDE GLULAM IN LIEU OF PSL OF EQUAL OR GREATER STRENGTH.
7. REFER TO DETAIL 4/S0.02 FOR MULTI-PLY MEMBER CONNECTION REQUIREMENTS.
8. ATTACH JAMB & KING STUDS TOGETHER PER CONNECTION TYPE 24 ON NAILING SCHEDULE ON S0.01.



1 CLUBHOUSE ROOF FRAMING PLAN

3/16" = 1'-0"

WOOD ROOF FRAMING NOTES:
1) REFER TO GENERAL NOTES ON SHEET S0.01
2) REFER TO STUD BEARING WALL SCHEDULE TO SHEET S0.02
3) REFER TO HEADER/BEAM SCHEDULE ON SHEET S0.02
4) REFER TO SHEARWALL SCHEDULE ON SHEET S0.03
5) PROVIDE (3) STUD (MINIMUM) ALIGNED UNDER EACH END OF GIRDER TRUSS (CONTINUOUS FOUNDATION) - FINAL QUANTITY TO MATCH NUMBER OF PLIES OF GIRDER TRUSS. PROVIDE SIMPSON LSTA-STYLE HOLDOWN AT EACH END OF GIRDER TRUSS.
6) REFER TO S3.40-SERIES DRAWINGS FOR ADDITIONAL ROOF FRAMING DETAILS NOT INDICATED HERE.
7) PROVIDE UNIFORM UPLIFT SCREWS AT UPPER FLOOR PER DETAILS 2, 2A, 3, 3A, 3B, 4 AND 5 ON SHEET S0.20.
8) PRE-ENGINEERED TRUSSES TO HAVE A MINIMUM DEPTH OF 24". SLOPE TOP CHORD PER ARCHITECTUAL DRAWINGS.
9) ▨ - INDICATES AREA ON ROOF THAT IS REQ'D TO BE DESIGNED FOR MEP EQUIPMENT ZONE PER GENERAL NOTE "2.B" ON SHEET S0.01
10) TOP OF STEEL ELEVATION FOR STEEL BEARING ON WOOD MEMBERS SHALL BE FIELD COORDINATED BY THE CONTRACTOR & ARCHITECTURAL ROUGH OPENING SCHEDULE.
11) PRE-ENG TRUSSES TO HAVE SLOPING TOP CHORD WITH MINIMUM TRUSS DEPTH OF 24".



2 CLUBHOUSE ELEVATOR ROOF FRAMING PLAN

3/16" = 1'-0"

PERMIT SET

NSPJ ARCHITECTS PA
ARCHITECTURE LANDSCAPE ARCHITECTURE ENERGY SERVICES
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STATE OF MISSOURI
CHRISTOPHER A. BEVERLIN
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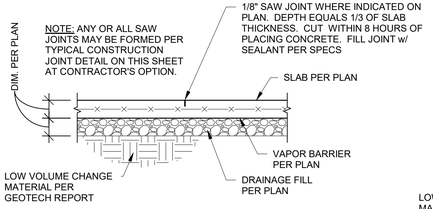
PROFESSIONAL ENGINEER

A NEW DEVELOPMENT:
RESIDENCES AT BLACKWELL
50 Highway & Blackwell, Lee's Summit, MO

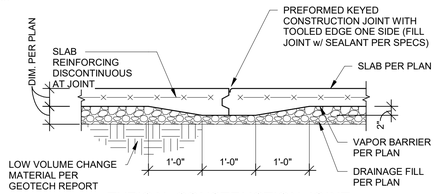
DRAWING RELEASE LOG

△REVISIONS:
1 4/05/2023 Addendum 1

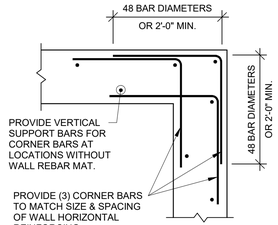
DATE: 3/24/2023
JOB NO. 696521
DRAWN BY: CAB/JLF
SHEET NO. **S2.12**



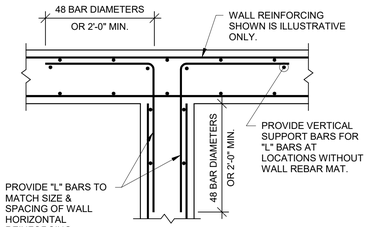
TYPICAL SAW JOINT
NOTED "SJ" ON PLAN



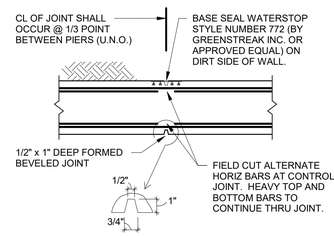
TYPICAL CONSTRUCTION JOINT
NOTED "CJ" ON PLAN



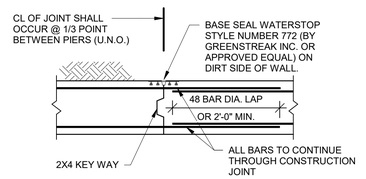
TYPICAL CORNER BARS AT
CONCRETE WALLS & FOUNDATIONS



TYPICAL T-INTERSECTION REINFORCING
AT CONCRETE WALLS & FOUNDATIONS

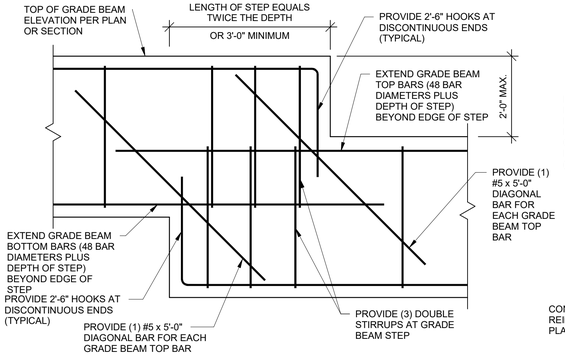


VERTICAL WALL CONTROL JOINT
MAXIMUM SPACING = 48'-0"
(COORDINATE LOCATIONS WITH ARCHITECT/ALIGN WITH MASONRY CONTROL/EXPANSION JOINTS ABOVE)

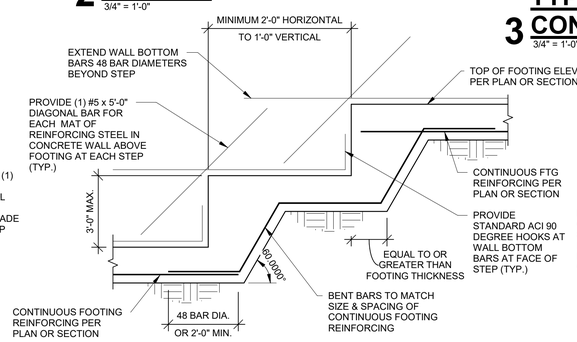


VERTICAL WALL CONSTRUCTION JOINT
MAXIMUM SPACING = 150'-0"

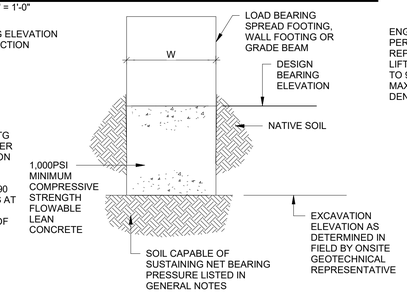
1 SECTION
3/4" = 1'-0"



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

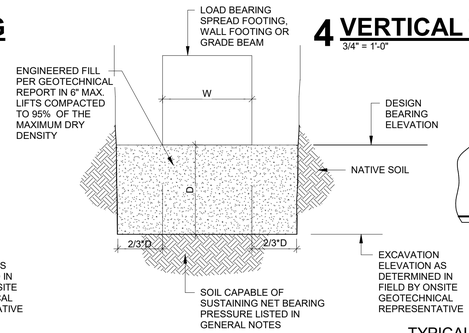


TYPICAL INTERSECTING 3 CONCRETE WALL REINFORCING
3/4" = 1'-0"

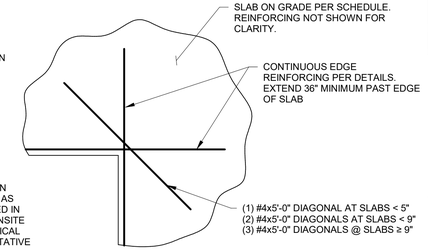


LEAN CONCRETE BACKFILL

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



ENGINEERED FILL BACKFILL

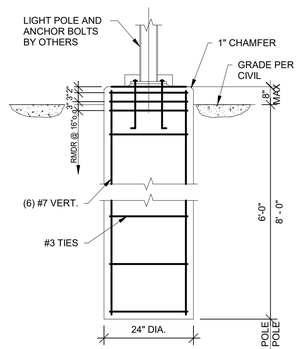


TYPICAL SLAB ON GRADE RE-ENTRANT CORNER BARS

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

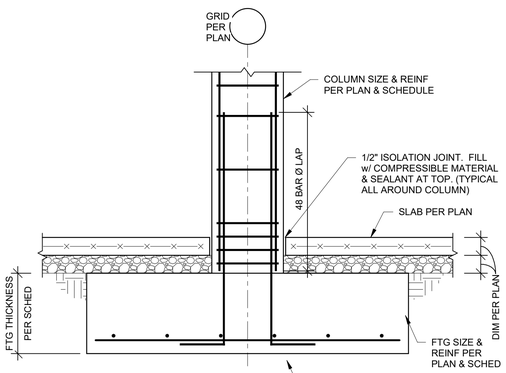
6 TYPICAL FOOTING STEP
1/2" = 1'-0"

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



TYPICAL LIGHT POLE BASE

8 DETAIL
1/2" = 1'-0"

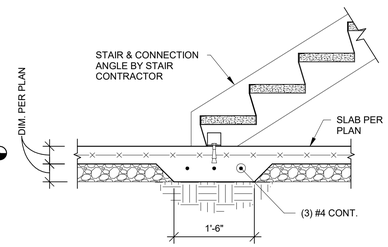


TYPICAL COLUMN ISOLATION DETAIL

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

ALTERNATE COLUMN ISOLATION DETAIL

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

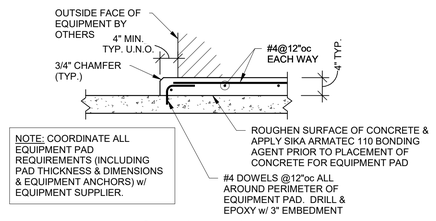


TYPICAL THICKENED SLAB AT BASE OF STAIR

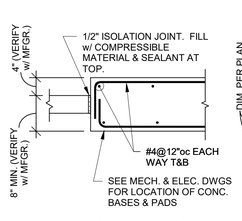
10 SECTION
3/4" = 1'-0"

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

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

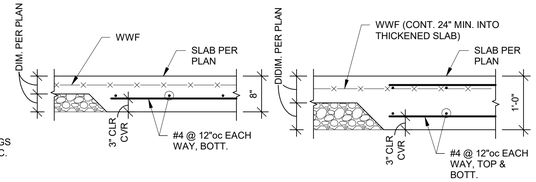


EQUIPMENT PAD



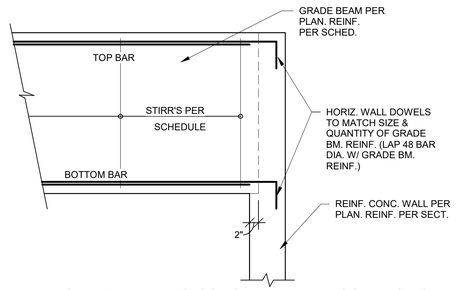
CONCRETE BASES

13 TYPICAL EQUIPMENT PAD AND BASE
3/4" = 1'-0"



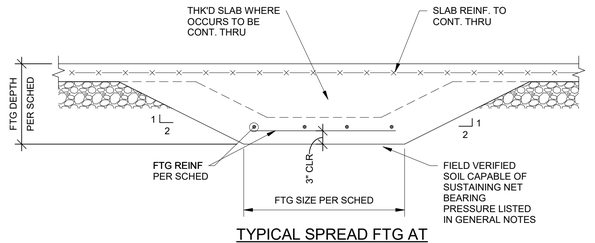
AT 8" SLAB AT 12" SLAB

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



GRADE BEAM TO CONC. FDN. WALL CONNECTION

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



TYPICAL SPREAD FTG AT
CONTINUOUS THICKENED SLAB

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

PERMIT SET

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STATE OF MISSOURI
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4-5-23
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50 Highway & Blackwell, Lee's Summit, MO

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△REVISIONS:

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696521
DRAWN BY:
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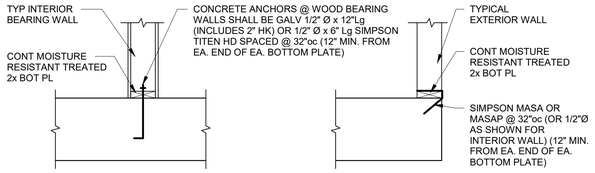
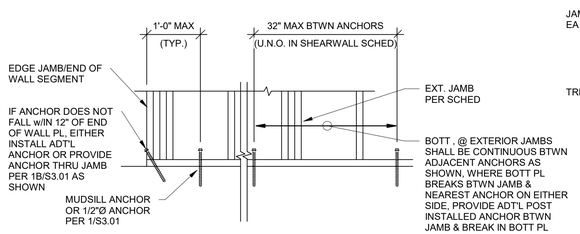
SHEET NO.
S3.00



NOTES:
1. ALL BOTT PL's TO HAVE TWO ANCHORS MIN.
2. RE: SHEARWALL SCHED ON S0.03 FOR ANCHORS @ SHEARWALLS.
3. RE: 1A/S3.01 FOR DETAIL AT JAMB.
4. RE: 1B/S3.01 FOR DETAIL AT SHORT BOTT , SEGMENTS/JAMBS (WHERE OCCURS).

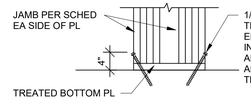
TYPICAL BOTT. PL CONNECTION TO CONCRETE

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



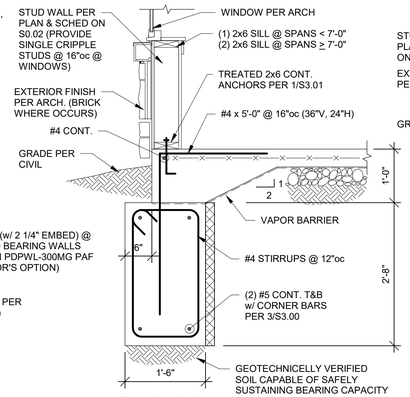
TYPICAL BOTT. PL CONNECTION TO CONCRETE AT EXTERIOR JAMBS & ENDS OF WALL

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

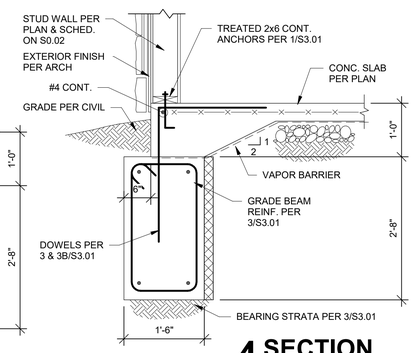


TYPICAL BOTT. PL CONNECTION TO CONCRETE AT SHORT PL SEGMENTS & JAMBS

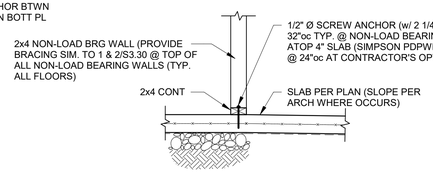
1B SECTION
3/4" = 1'-0"



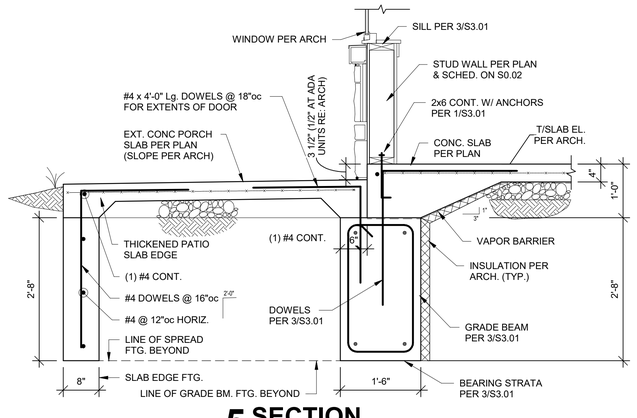
3 SECTION
3/4" = 1'-0"



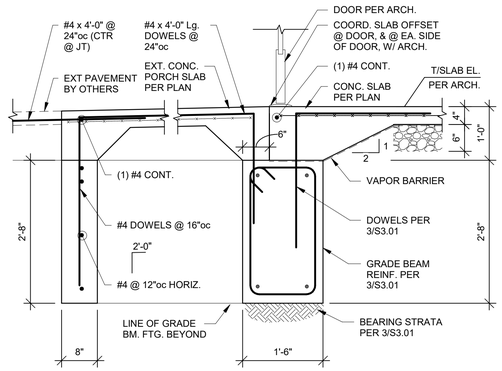
4 SECTION
3/4" = 1'-0"



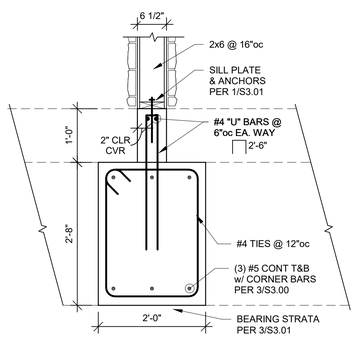
2 SECTION
3/4" = 1'-0"



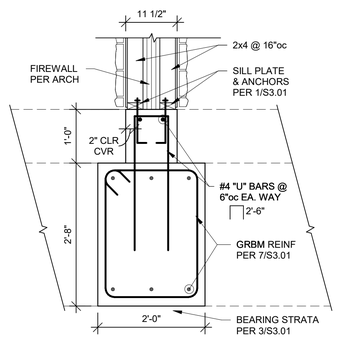
5 SECTION
3/4" = 1'-0"



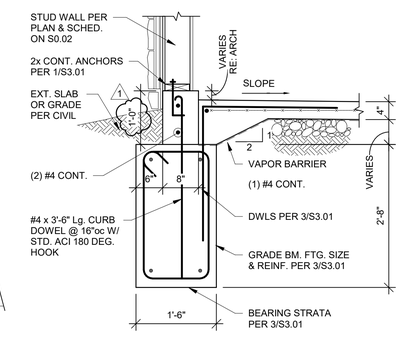
6 SECTION
3/4" = 1'-0"



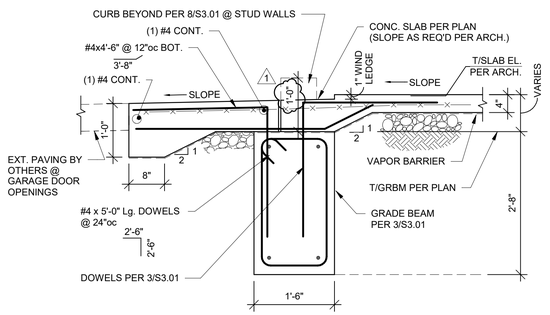
7 SECTION
3/4" = 1'-0"



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

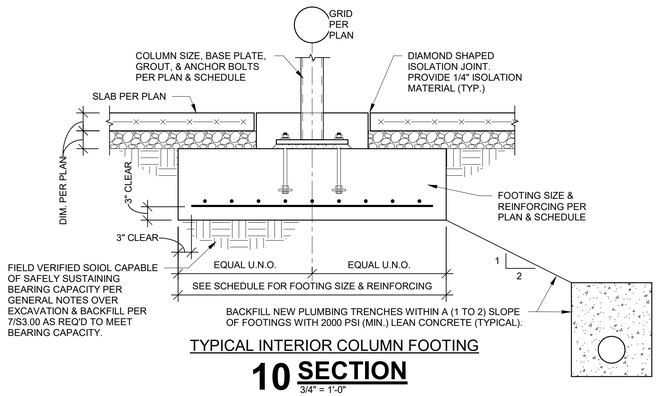


8 SECTION
3/4" = 1'-0"



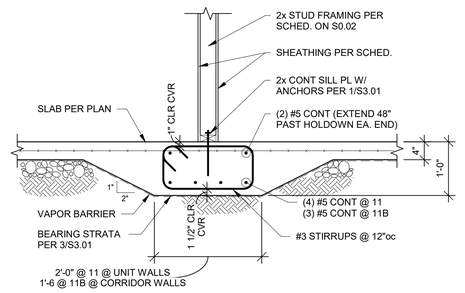
TYP. SECTION AT DOORS/GARAGE DOORS

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



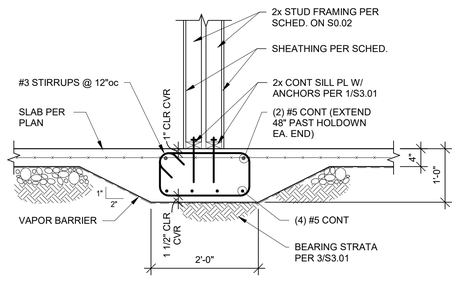
TYPICAL INTERIOR COLUMN FOOTING

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



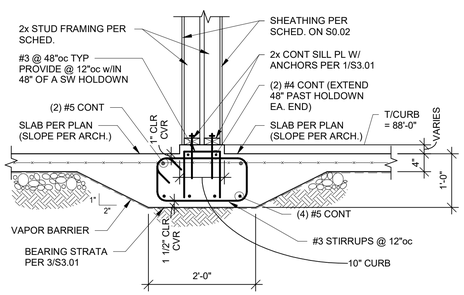
INTERIOR BRG. WALL FTG AT SINGLE WALLS

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



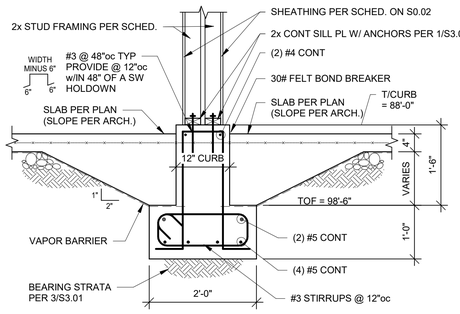
INTERIOR BRG. WALL FTG AT DBL WALLS

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



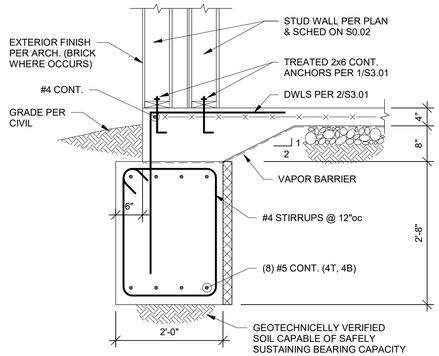
INTERIOR BRG. WALL FTG AT GARAGE WALLS

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



INTERIOR BRG. WALL FTG AT GARAGE WALLS WITH OPTIONAL CONSTRUCTION JOINT

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



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

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STATE OF MISSOURI
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50 Highway & Blackwell, Lee's Summit, MO

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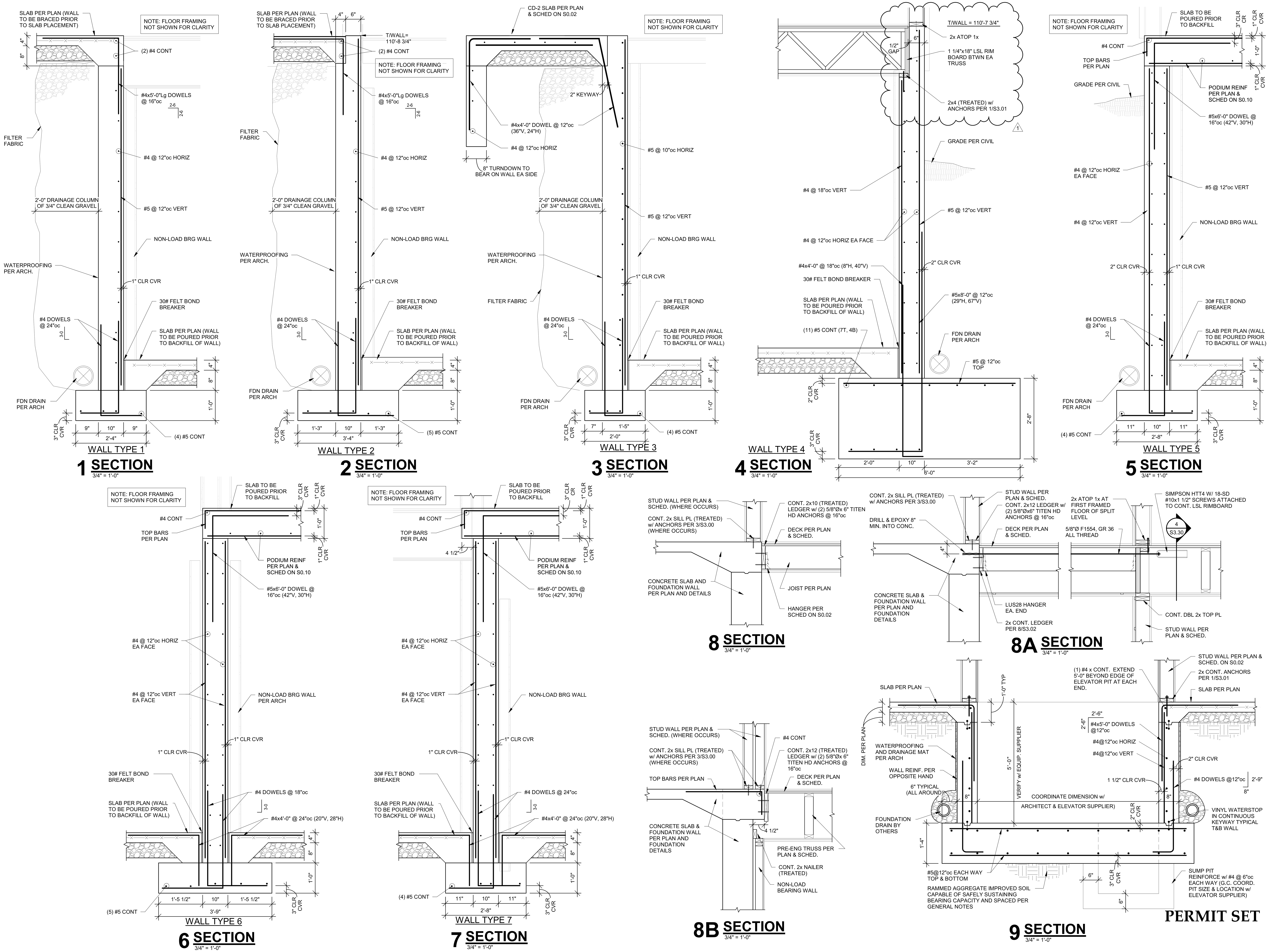
S3.01

PERMIT SET



PERMIT SET

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STATE OF MISSOURI CHRISTOPHER A. BEVERLIN NUMBER PE-2017012583 PROFESSIONAL ENGINEER 4.5.23

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REVISIONS:
1 4/05/2023 Addendum 1

DATE: 3/24/2023
JOB NO. 696521
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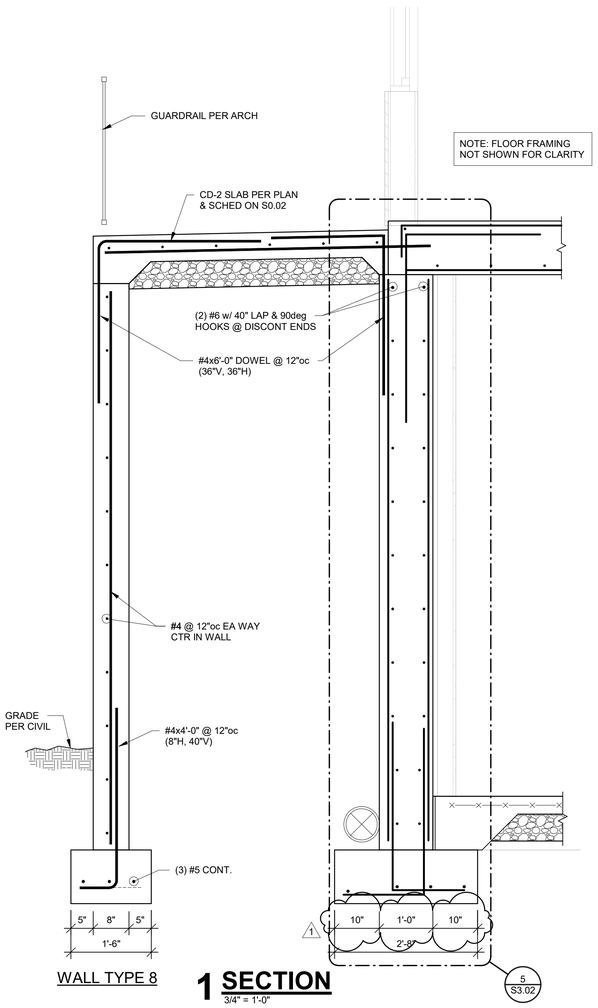
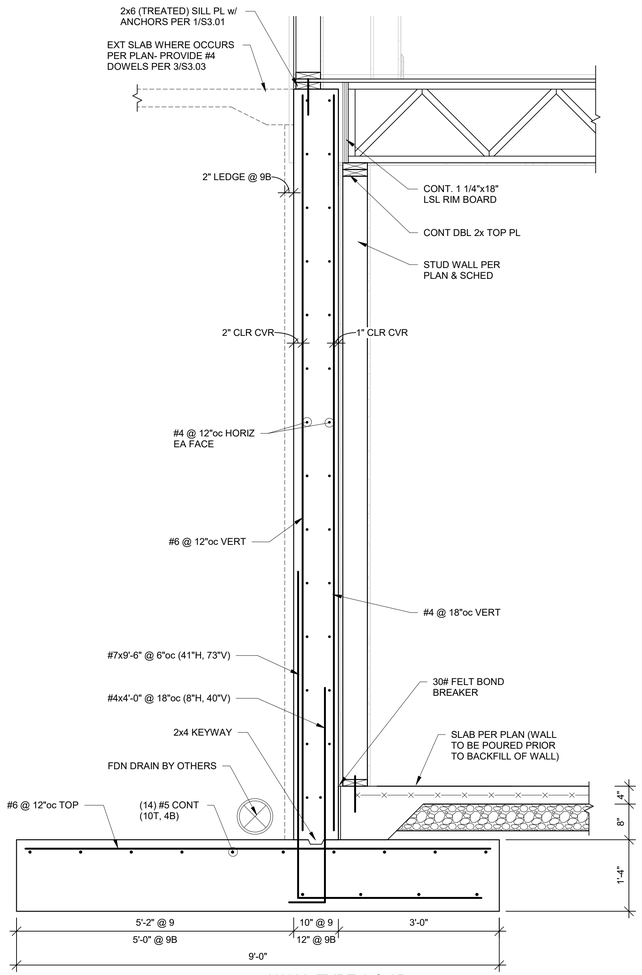
SHEET NO.
S3.02



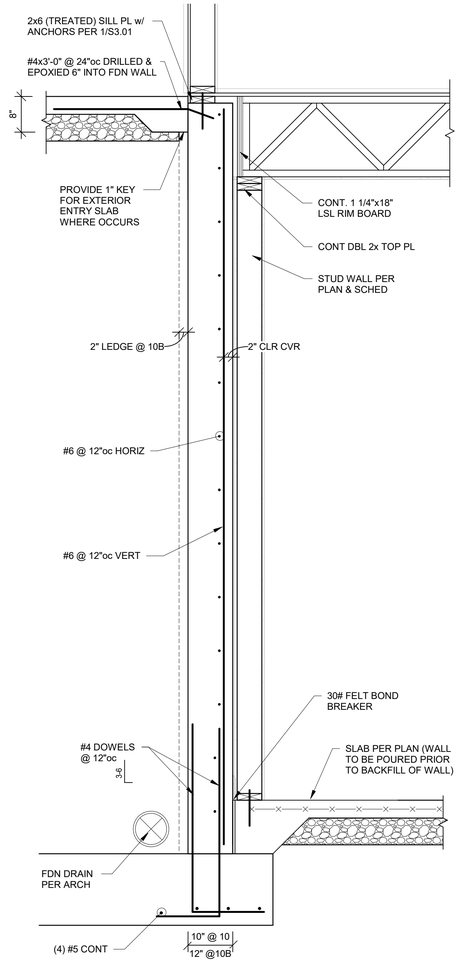
WALL TYPE 8

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



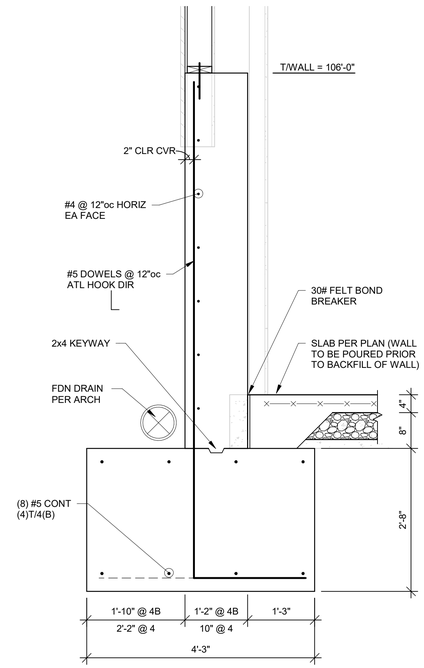
WALL TYPE 9 & 9B

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



WALL TYPE 10 & 10B

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



WALL TYPE 11 & 11b

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

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NUMBER PE-2017012383
PROFESSIONAL ENGINEER

A NEW DEVELOPMENT:

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50 Highway & Blackwell, Lee's Summit, MO

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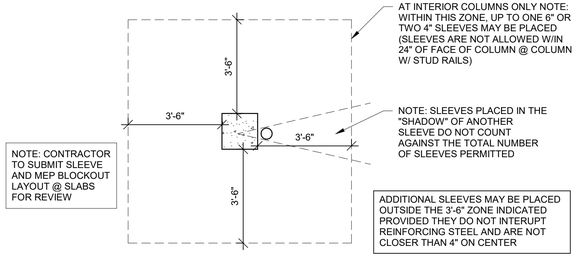
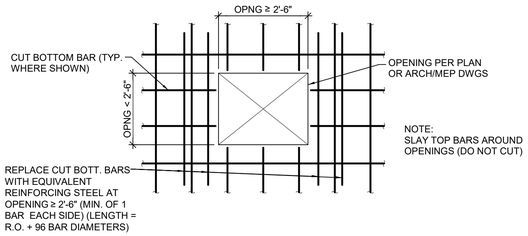


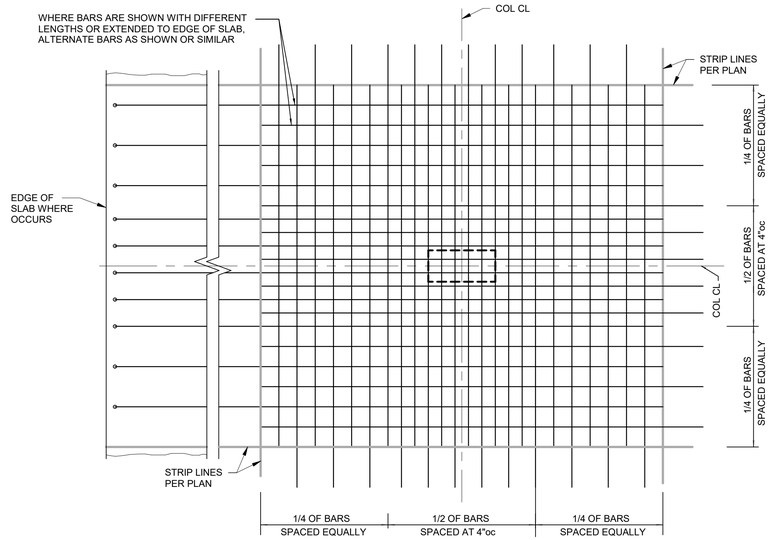
TYPICAL SLEEVE IN PODIUM SLAB RESTRICTIONS

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

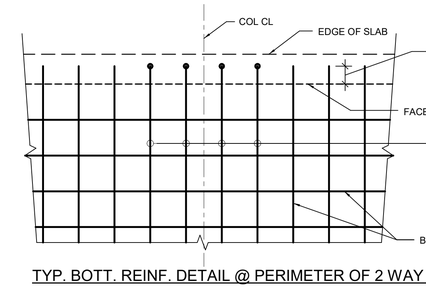


TYPICAL BOTTOM REINFORCING AT INTERIOR OPENING IN PODIUM

5 DETAIL
1/2" = 1'-0"



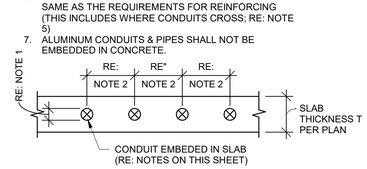
2 TYPICAL TOP BAR LAYOUT OVER INTERIOR COLUMN
3/8" = 1'-0"



TYP. BOTT. REINF. DETAIL @ PERIMETER OF 2 WAY SLABS

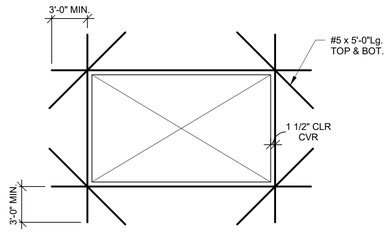
3 DETAIL
1/2" = 1'-0"

NOTES:
1. MAX. CONDUIT DIAMETER SHALL NOT EXCEED 1/3 OF THE OVERALL THICKNESS OF THE SLAB
2. CONDUITS SHALL NOT BE SPACED CLOSER THAN 3 DIAMETERS ON CENTER
3. CONDUITS ARE NOT PERMITTED WITHIN 24" OF THE FACE OF A COLUMN
4. CONDUITS SHALL BE PLACED AS CLOSE TO MID-DEPTH OF SLAB AS POSSIBLE
5. THECROSSING OF CONDUITS SHOULD BE AVOIDED WHERE POSSIBLE. RE-ROUTE CONDUITS WHERE POSSIBLE TO AVOID CROSSING W/IN THE SLAB)
6. CONCRETE COVERAGE FOR CONDUITS SHALL BE THE SAME AS THE REQUIREMENTS FOR REINFORCING (THIS INCLUDES WHERE CONDUITS CROSS; RE: NOTE 5)
7. ALUMINUM CONDUITS & PIPES SHALL NOT BE EMBEDDED IN CONCRETE.



TYPICAL CONDUIT EMBEDMENT IN SLAB

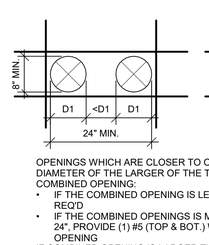
4 DETAIL
3/4" = 1'-0"



MAX. OPENING DIM.	REINFORCING
12" TO 18"	(1) #5 EA. SIDE
18" TO 2'-6"	(1) #5 EA. SIDE
2'-6" & LARGER	(2) #5 TOP & BOT. EA. SIDE

NOTES:
1. ALL OPENINGS LARGER THAN 12" SHALL BE TRIMMED AS SHOWN.
2. THIS REINF. IS IN ADDITION TO REINF. SHOWN ON PLANS
3. FOR MULTIPLE OPENINGS SEE7/S3.10

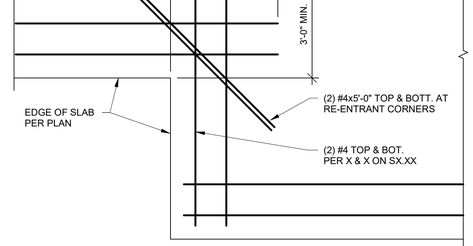
6 DETAIL
1/2" = 1'-0"



OPENINGS WHICH ARE CLOSER TO ONE ANOTHER THAN THE DIAMETER OF THE LARGER OF THE TWO ARE CONSIDERED TO FORM A COMBINED OPENING:
- IF THE COMBINED OPENING IS LESS THAN 12" NO TRIM BARS ARE REQ'D
- IF THE COMBINED OPENINGS IS MORE THAN 12", BUT LESS THAN 24", PROVIDE (1) #5 (TOP & BOT.) W/ 2'-0" EMBEDMENT PAST OPENING

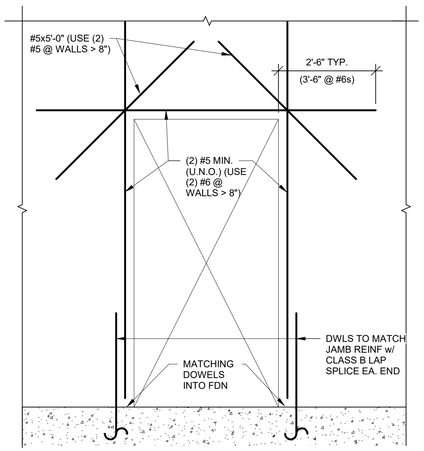
IF COMBINED OPENING IS LARGER THAN 24" SEE 6/S3.10

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



TYPICAL REINFORCING AT RE-ENTRANT CORNERS OF ELEVATED SLAB

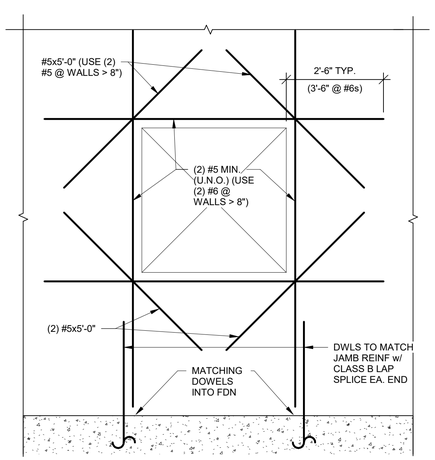
8 SECTION
3/4" = 1'-0"



TYPICAL WALL OPENING REINFORCING

NOTE:
1. THIS DETAIL APPLIES TO OPENINGS ≤ 4'-0"oc
2. DO NOT LOCATE VERTICAL WALL CONSTRUCTION JOINTS W/IN 5'-0" OF OPENINGS
3. THIS DETAIL DOES NOT APPLY TO OPENINGS DIRECTLY BELOW POINT LOADS OR W/IN SHEARWALLS

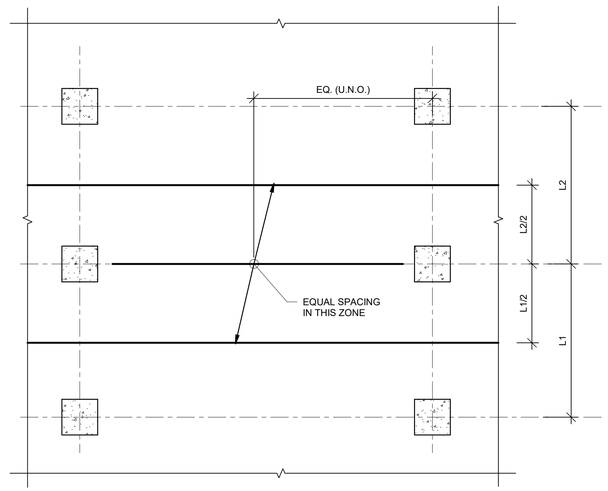
9 ELEVATION
3/4" = 1'-0"



TYPICAL WALL OPENING REINFORCING

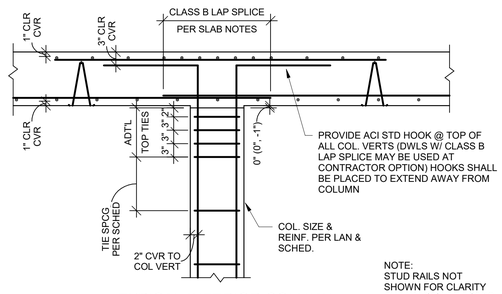
NOTE:
1. THIS DETAIL APPLIES TO OPENINGS ≤ 4'-0"oc
2. DO NOT LOCATE VERTICAL WALL CONSTRUCTION JOINTS W/IN 5'-0" OF OPENINGS
3. THIS DETAIL DOES NOT APPLY TO OPENINGS DIRECTLY BELOW POINT LOADS OR W/IN SHEARWALLS

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



TYPICAL MIDSPAN BOTTOM BAR PLACEMENT (WHERE SHOWN ON PLAN, U.N.O.)

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



NOTE:
STUD RAILS NOT SHOWN FOR CLARITY. REFER TO SHEET S3.19

TYPICAL INTERIOR COLUMN

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

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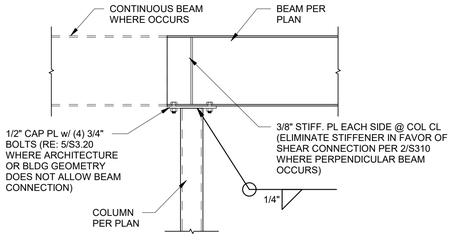
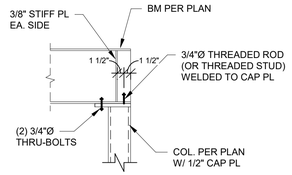


TYPICAL BEAM TO COLUMN CONNECTION

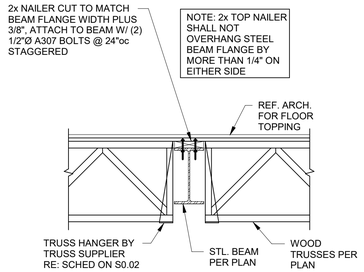
1 DETAIL
3/4" = 1'-0"



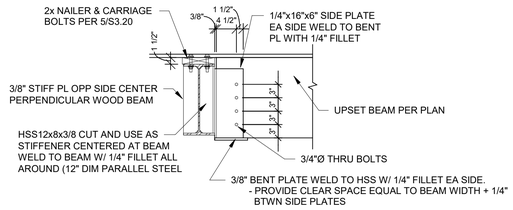
TYPICAL BEAM TO COLUMN CONNECTION @ DISCONTINOUS BEAMS

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

NOTE: WOOD FRAMING NOT SHOWN FOR CLARITY



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



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

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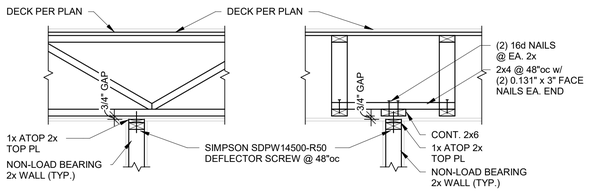
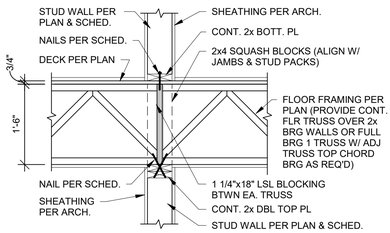
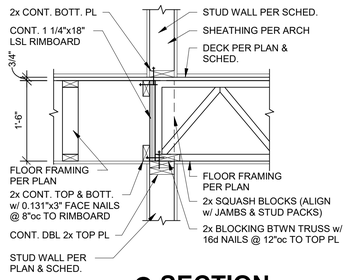


TYPICAL FLOOR TRUSS FRAMING AT NON-LOAD BEARING WALLS

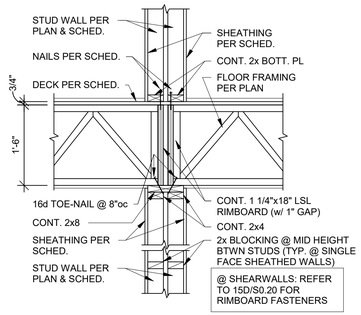
1 SECTION
3/4" = 1'-0"



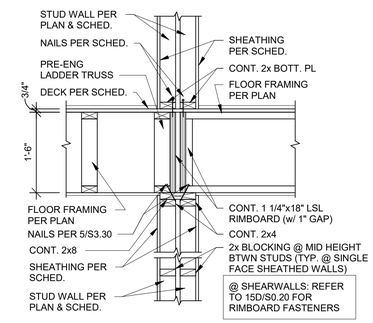
2 SECTION
3/4" = 1'-0"



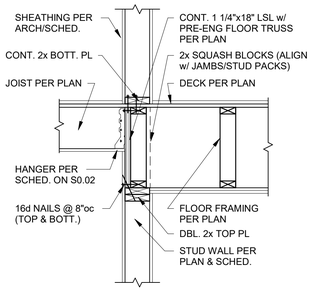
3 SECTION
3/4" = 1'-0"



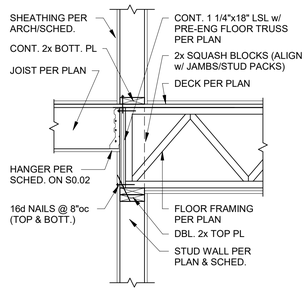
4 SECTION
3/4" = 1'-0"



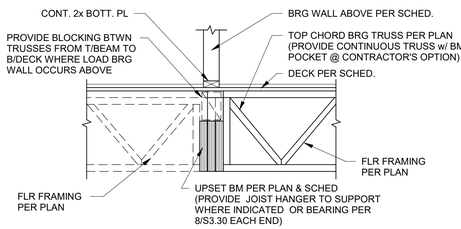
4A SECTION
3/4" = 1'-0"



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

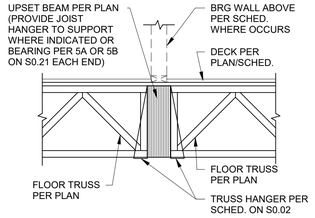


5A SECTION
3/4" = 1'-0"



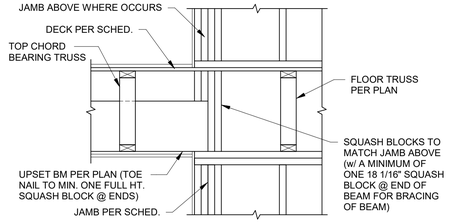
TYPICAL PARTIAL DDEPTH UPSET BEAM

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



TYPICAL FULL DEPTH UPSET BEAM

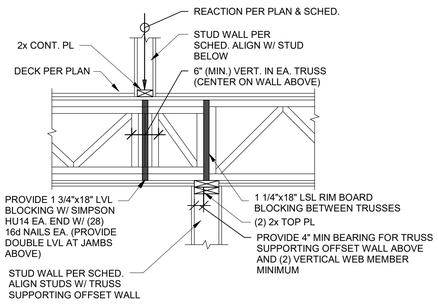
7 SECTION
3/4" = 1'-0"



TYPICAL UPSET BEAM BEARING

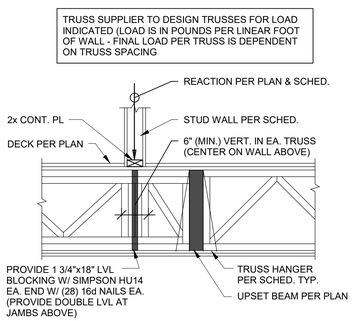
8 SECTION
3/4" = 1'-0"

TRUSS SUPPLIER TO DESIGN TRUSSES FOR LOAD INDICATED (LOAD IS IN POUNDS PER LINEAR FOOT OF WALL - FINAL LOAD PER TRUSS IS DEPENDENT ON TRUSS SPACING

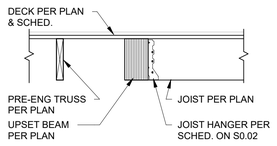


9 SECTION
3/4" = 1'-0"

TRUSS SUPPLIER TO DESIGN TRUSSES FOR LOAD INDICATED (LOAD IS IN POUNDS PER LINEAR FOOT OF WALL - FINAL LOAD PER TRUSS IS DEPENDENT ON TRUSS SPACING

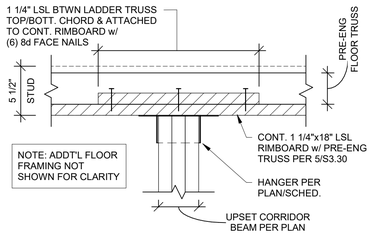


9A SECTION
3/4" = 1'-0"



TYPICAL UPSET CORRIDOR BEAM

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



10A PLAN DETAIL
1 1/2" = 1'-0"

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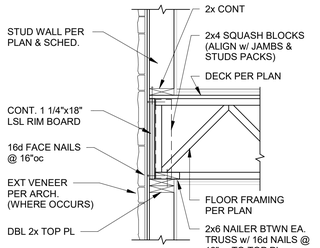
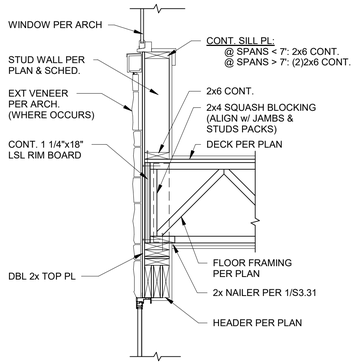
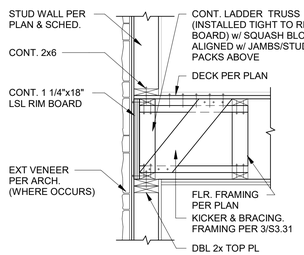


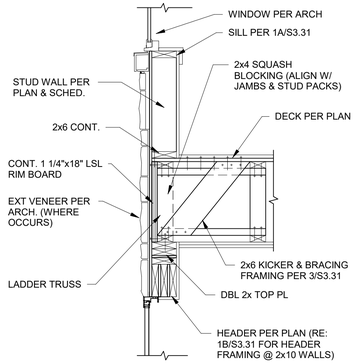
1 SECTION
3/4" = 1'-0"



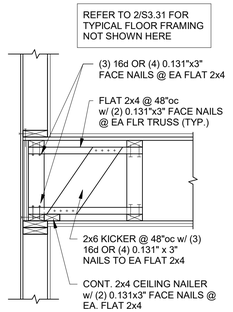
1A SECTION
3/4" = 1'-0"



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

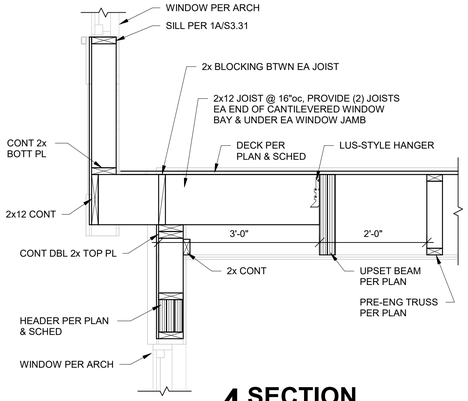


2A SECTION
3/4" = 1'-0"

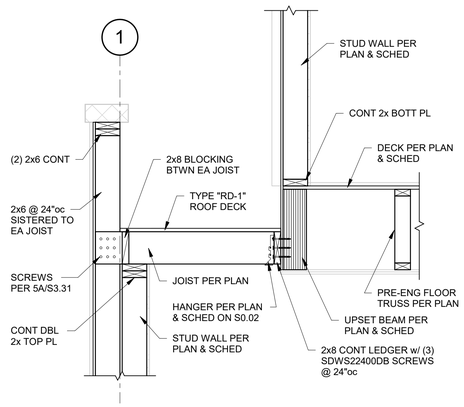


TYPICAL KICKER & BRACING FRAMING DETAIL

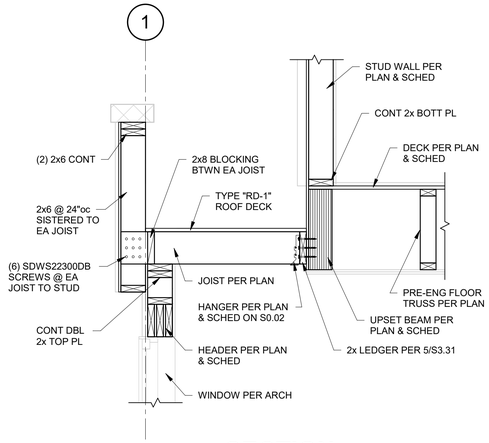
3 SECTION
3/4" = 1'-0"



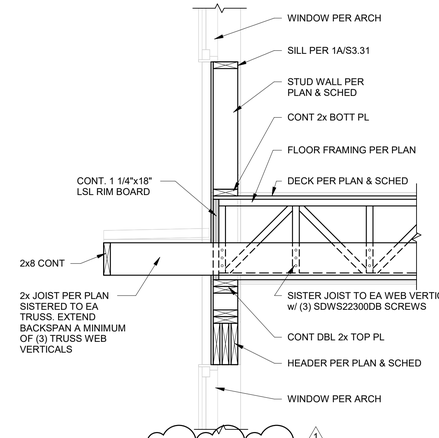
4 SECTION
3/4" = 1'-0"



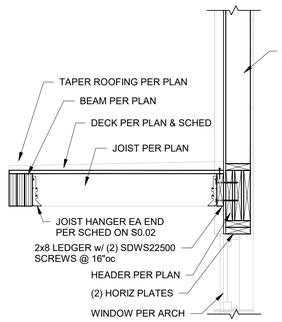
5 SECTION
3/4" = 1'-0"



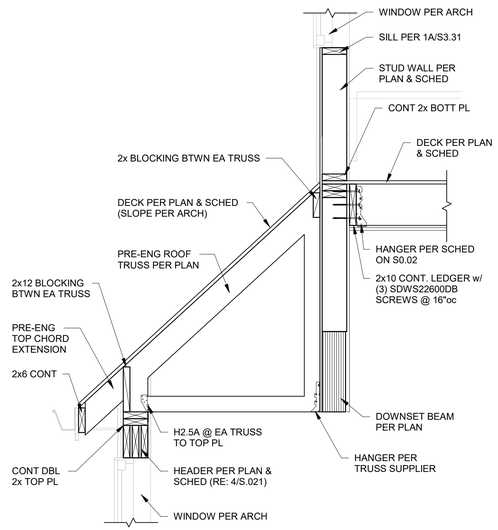
5A SECTION
3/4" = 1'-0"



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



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



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

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CHRISTOPHER A. BEVERLIN
NUMBER PE-2017012383
PROFESSIONAL ENGINEER

A NEW DEVELOPMENT:

RESIDENCES AT BLACKWELL

150 Highway & Blackwell, Lee's Summit, MO

DRAWING RELEASE LOG

△REVISIONS:
1 4/05/2023 Addendum 1

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3/24/2023
JOB NO.
696521
DRAWN BY:
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SHEET NO.
S3.31

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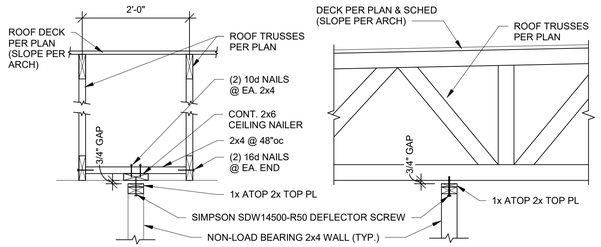
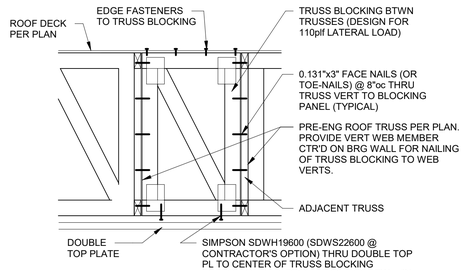


TYPICAL NON-LOAD BEARING WALL AT ROOF TRUSS

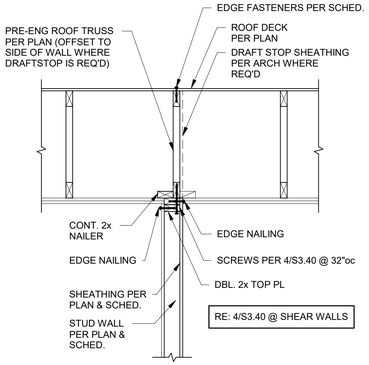
1 SECTION
3/4" = 1'-0"



NOTES:
1. PROVIDE TRUSS BLOCKING @ ROOF LEVEL ATOP ALL SHEARWALLS WHEN A CONTINUOUS SHEAR/GIRDER TRUSS IS NOT USED.
2. TRUSS BLOCK MAY CONSIST OF A FRAMED WOOD STRUCTURAL PANEL OR PREFAB TRUSS BLOCK.
3. TRUSS MANUFACTURER TO DESIGN PREFAB TRUSS BLOCK.

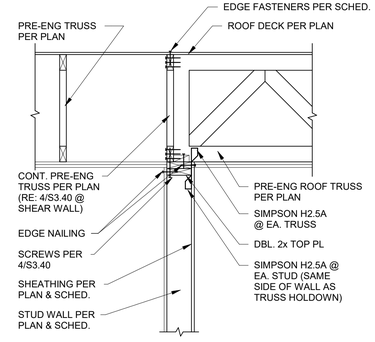
TYPICAL ROOF TRUSS BLOCKING AT SHEARWALLS

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



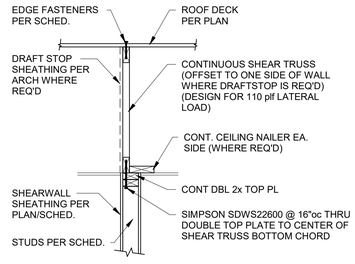
TYP. ROOF TRUSS PARALLEL W/ WALL

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



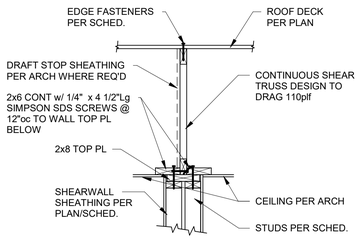
TYP. INTERSECTING ROOF TRUSSES @ BRG. WALL

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



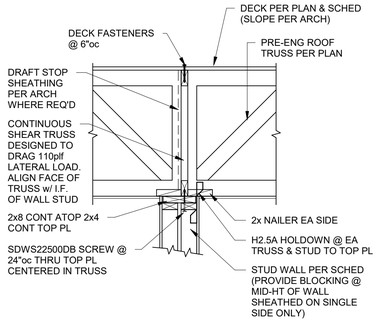
TYPICAL LATERAL TRUSS ATOP PARALLEL SHEARWALL

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

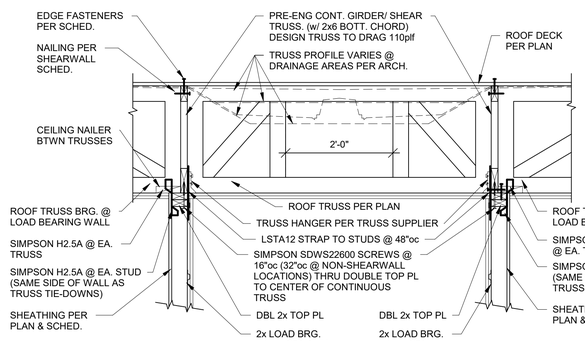


TYPICAL SHEAR TRUSS ATOP SHEARWALL

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

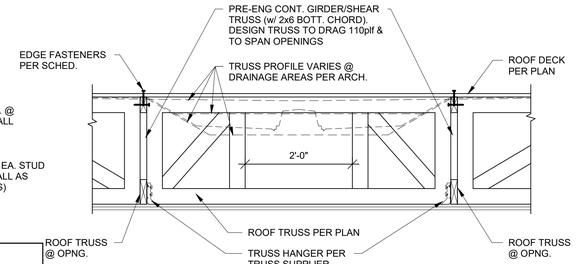


5A SECTION
3/4" = 1'-0"

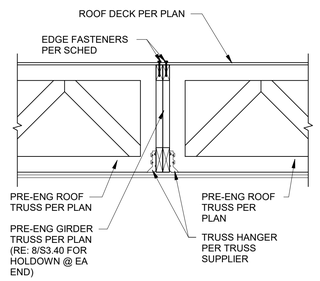


NOTE: WHERE DRAFT STOP IS REQUIRED PER ARCH, PROVIDE SHEATHING DIRECTLY TO CONT. GIRDER/SHEAR TRUSS & PROVIDE JOIST HANGER TO O.F. OF SHEATHING PER 2A/S3.21. REFER TO 6/S3.23 FOR DETAIL @ STAIRS

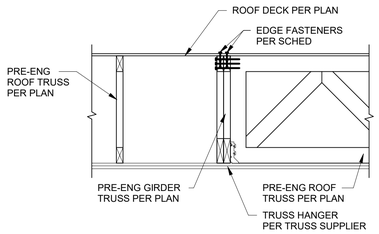
6 SECTION
3/4" = 1'-0"



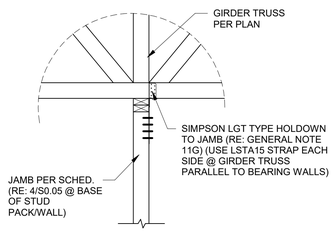
6A SECTION
3/4" = 1'-0"



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

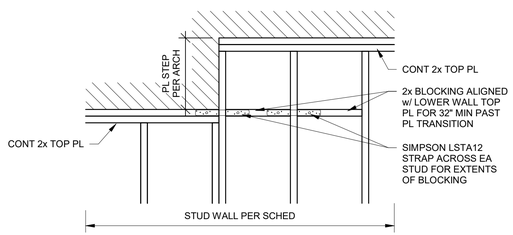


7A SECTION
3/4" = 1'-0"



TYPICAL DETAIL AT ROOF GIRDER TRUSS BEARING

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



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

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STATE OF MISSOURI
CHRISTOPHER A. BEVERLIN
NUMBER PE-2017012383
PROFESSIONAL ENGINEER

A NEW DEVELOPMENT:
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50 Highway & Blackwell, Lee's Summit, MO

DRAWING RELEASE LOG

△REVISIONS:

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S3.40

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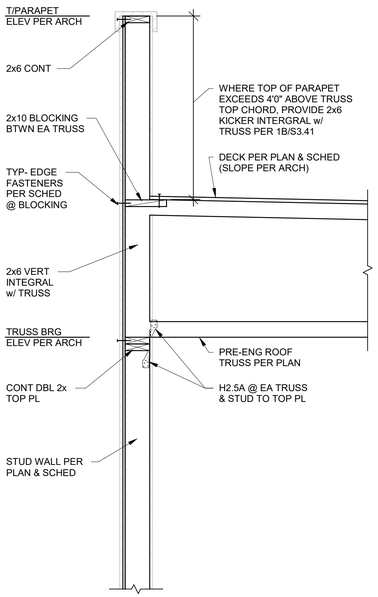
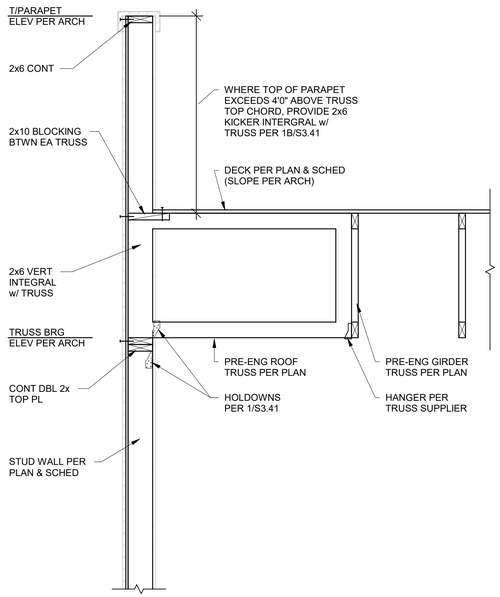
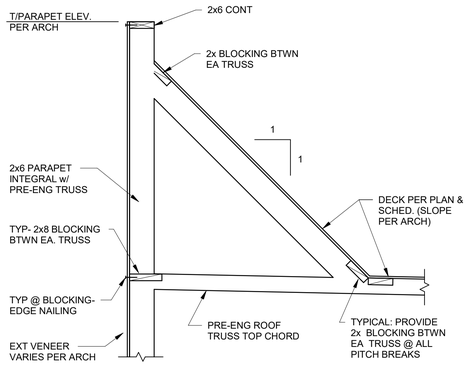
U:\N-P\NSPJ Projects\NSPJ2217- Blackwell Apartments\NSPJ2217 Dwgs\NSPJ2217 - S22 - Blackwell_JLF.rvt



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

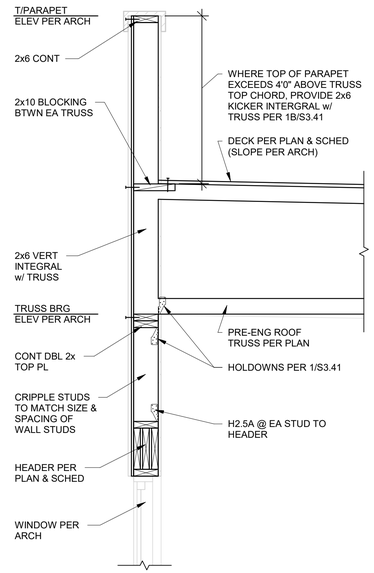


1A SECTION
3/4" = 1'-0"

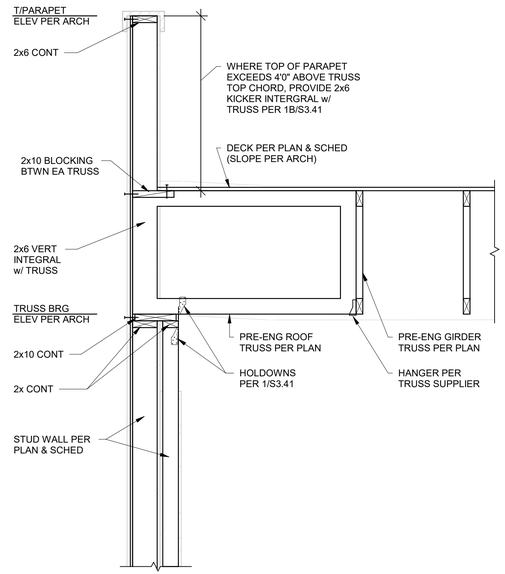


TYPICAL PARAPET KICKER
WHERE T/PARAPET EXCEEDS
4'-0" ABOVE T/TOP CHORD

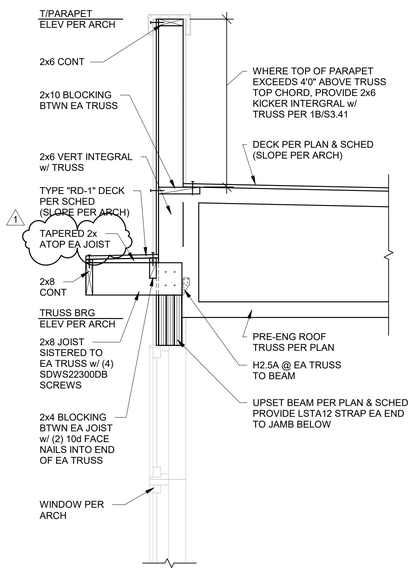
1B SECTION
3/4" = 1'-0"



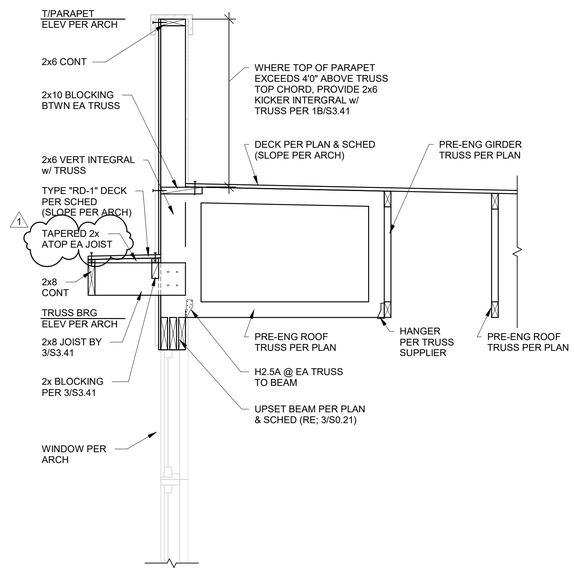
2 SECTION
3/4" = 1'-0"



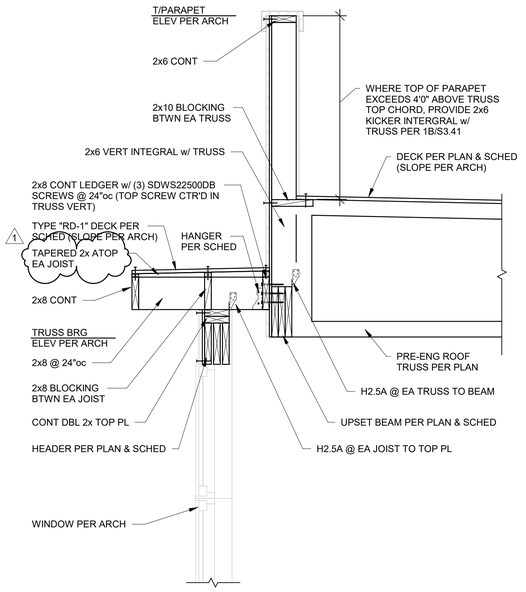
2A SECTION
3/4" = 1'-0"



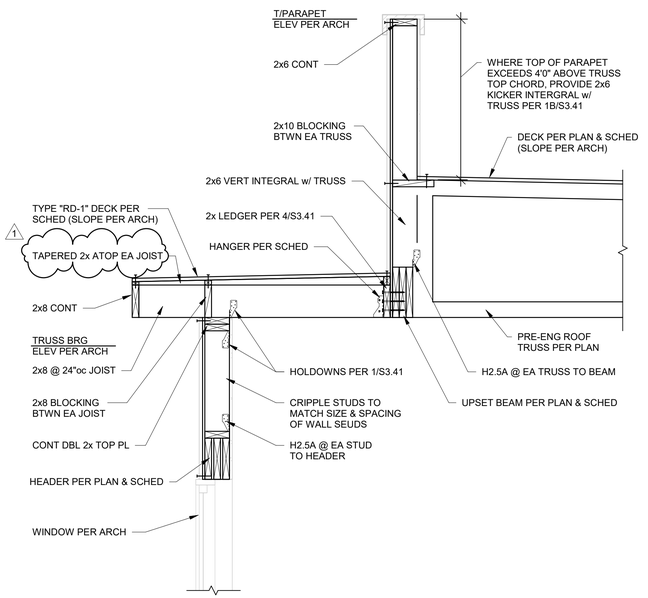
3 SECTION
3/4" = 1'-0"



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



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



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

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STATE OF MISSOURI
CHRISTOPHER A. BEVERLIN
NUMBER PE-2017012383
4-5-23
PROFESSIONAL ENGINEER

A NEW DEVELOPMENT:

RESIDENCES AT BLACKWELL

50 Highway & Blackwell, Lee's Summit, MO

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SHEET NO.
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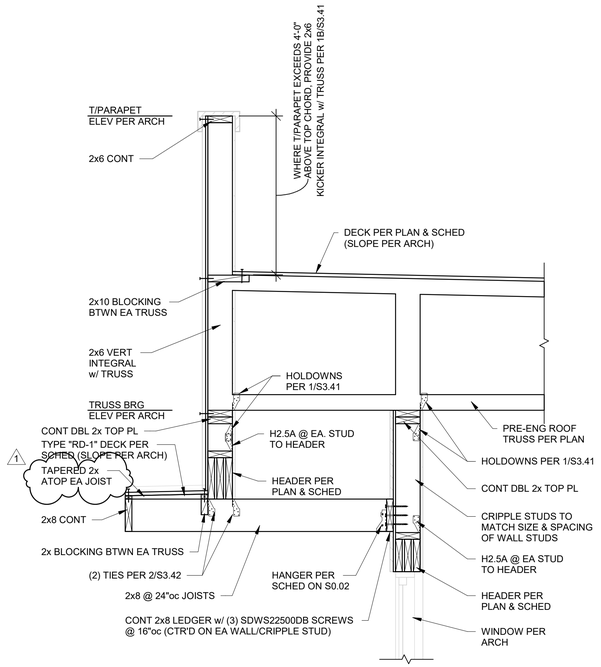
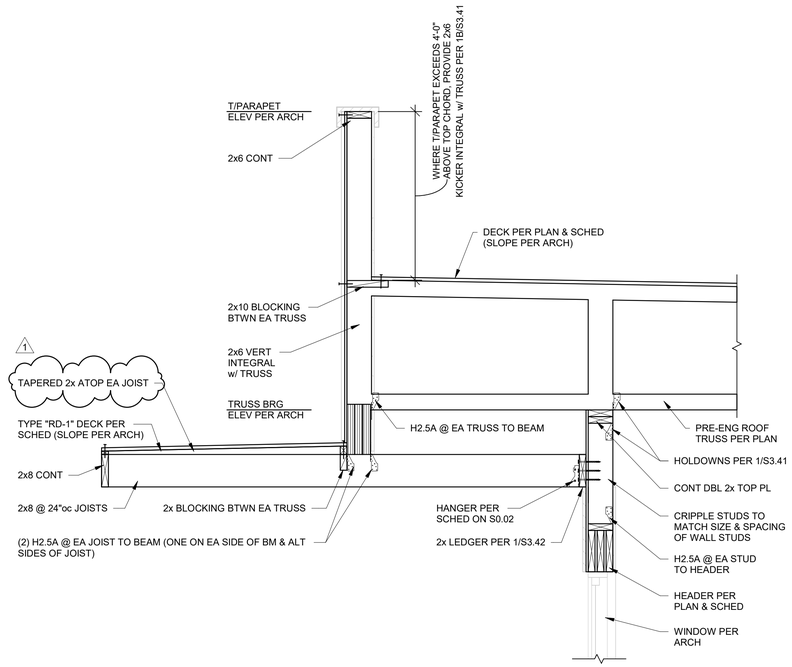
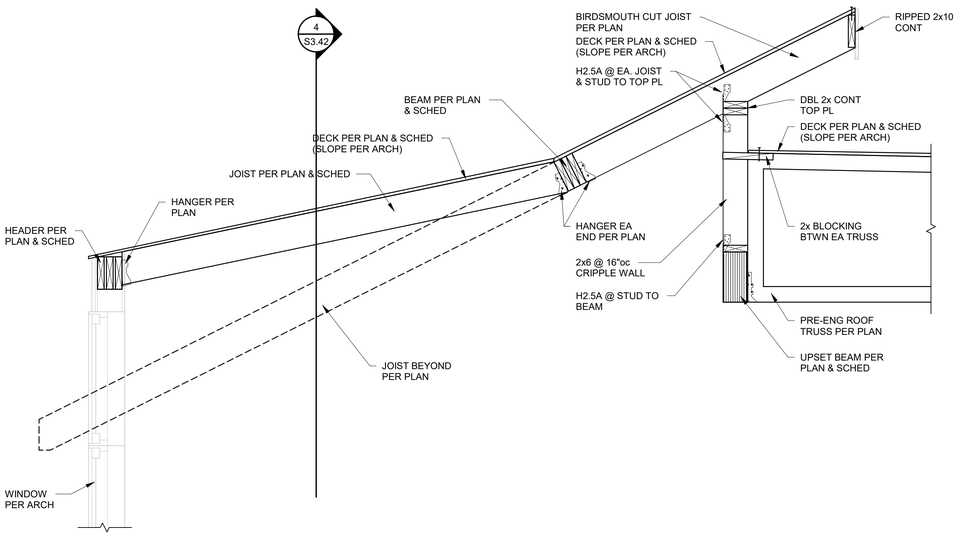


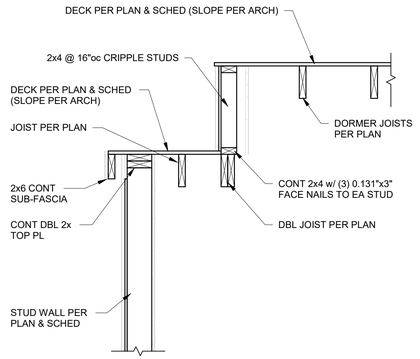
1 SECTION
3/4" = 1'-0"



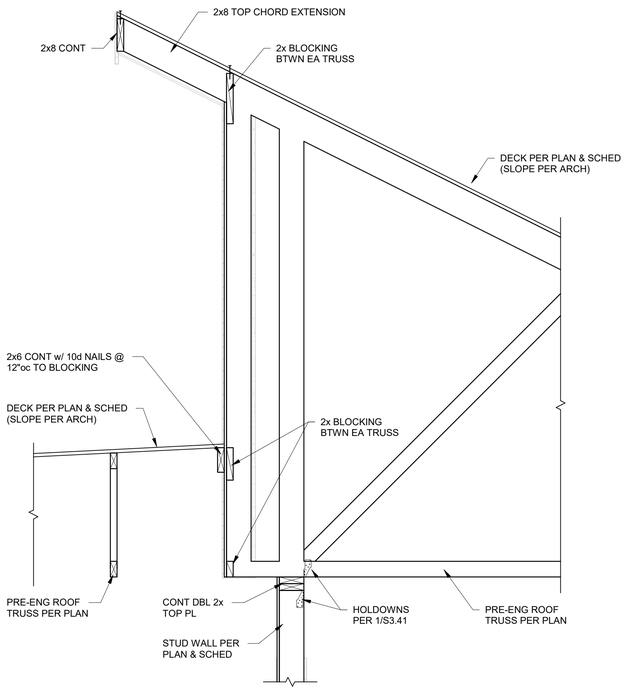
2 SECTION
3/4" = 1'-0"



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



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



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

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1 4/05/2023 Addendum 1

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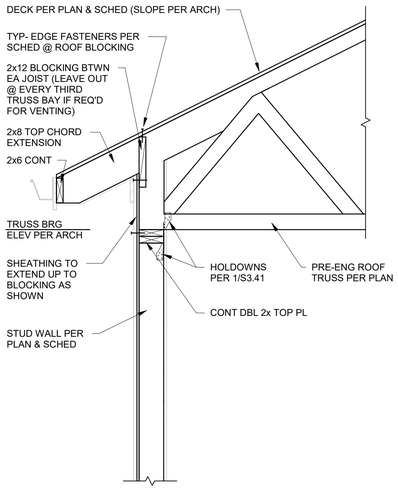
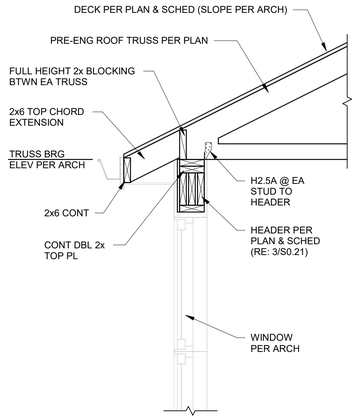
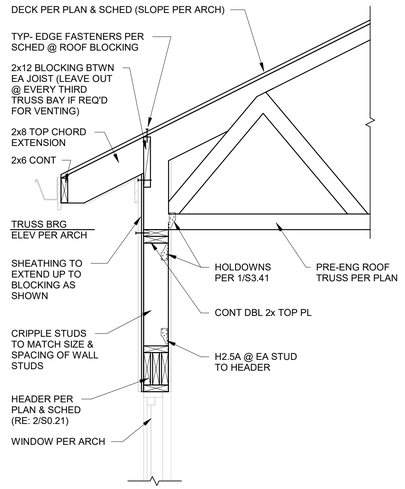


1 SECTION
3/4" = 1'-0"



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



2 SECTION
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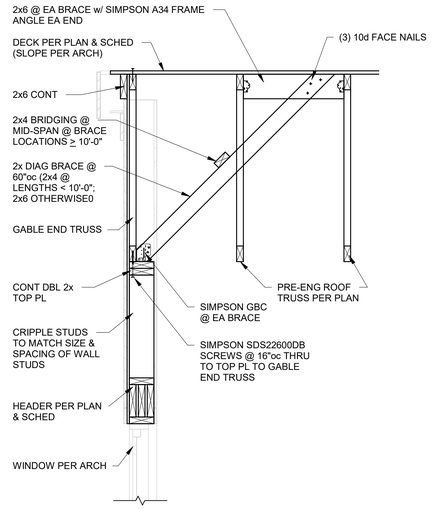
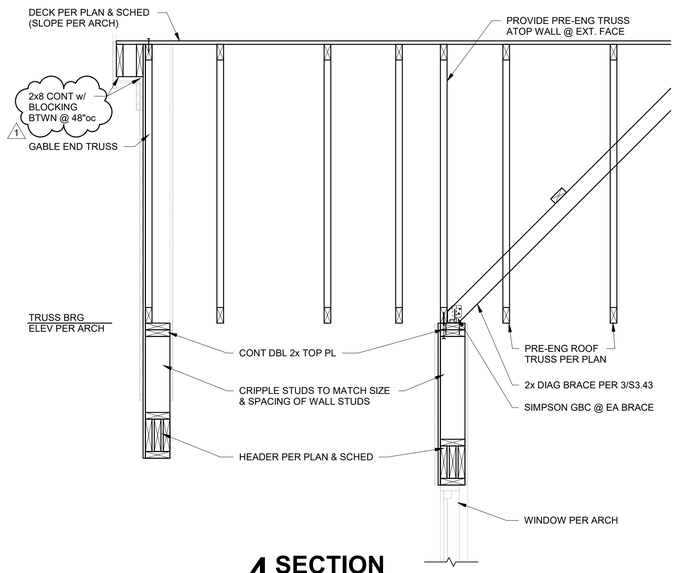
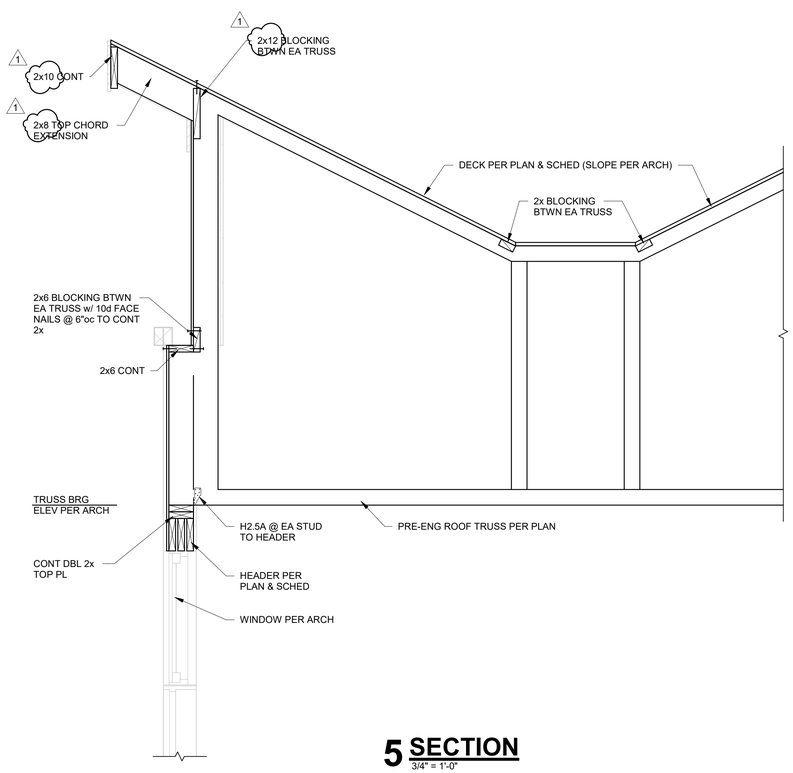


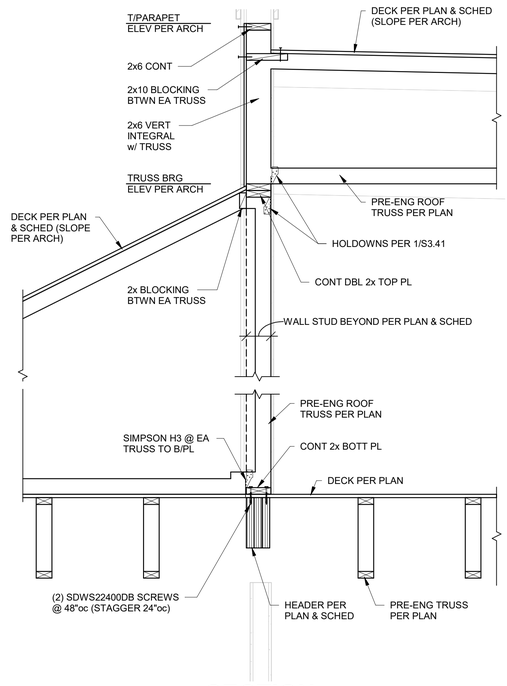
3 SECTION
3/4" = 1'-0"



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



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



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

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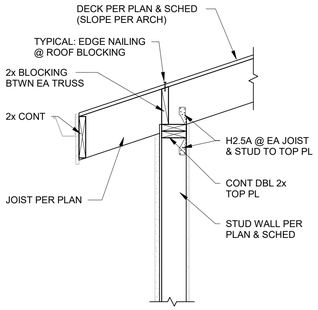
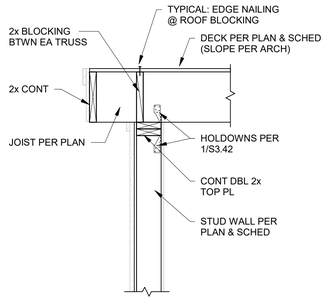
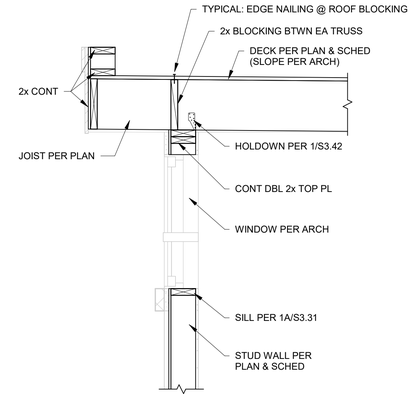


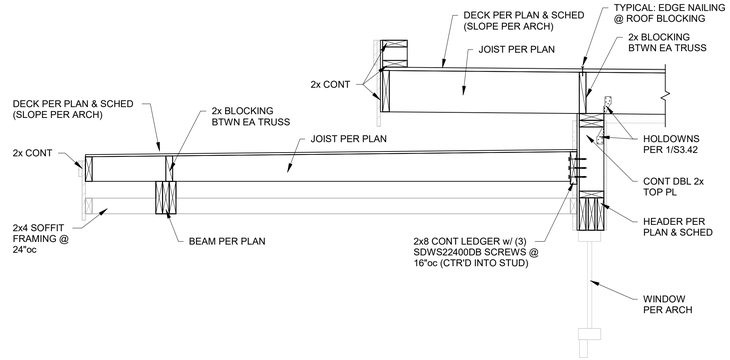
1 **SECTION**
3/4" = 1'-0"



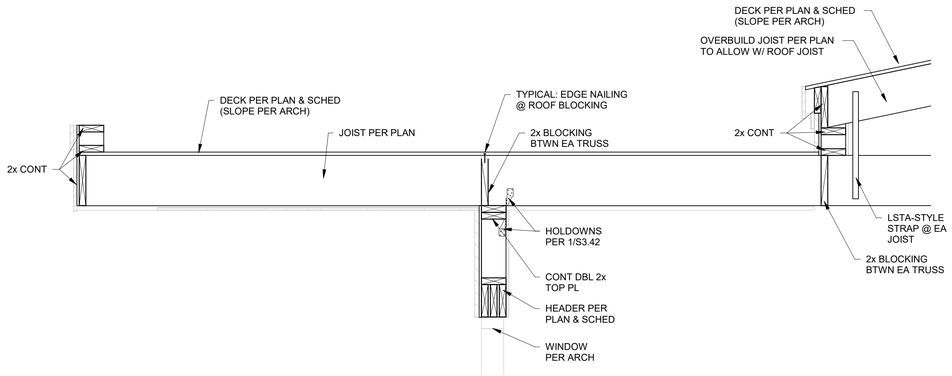
2 **SECTION**
3/4" = 1'-0"



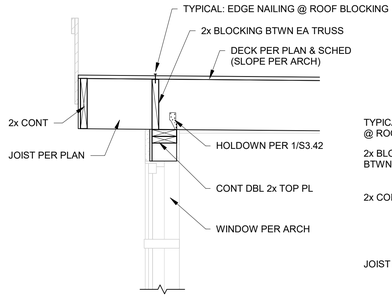
3 **SECTION**
3/4" = 1'-0"



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



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



6 **SECTION**
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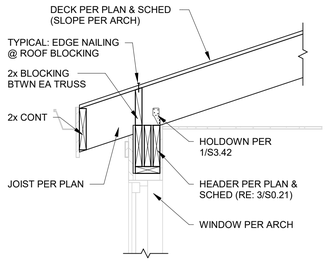
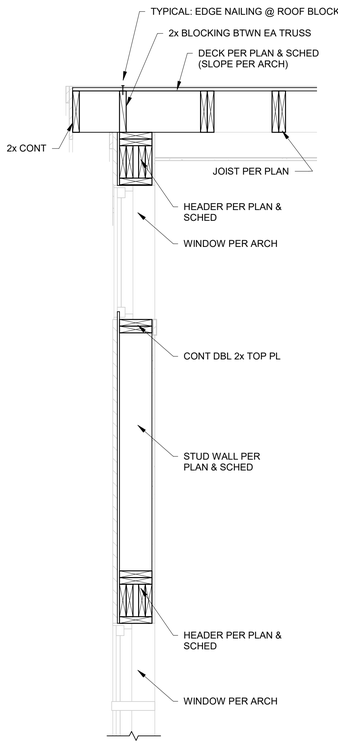


7 **SECTION**
3/4" = 1'-0"



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

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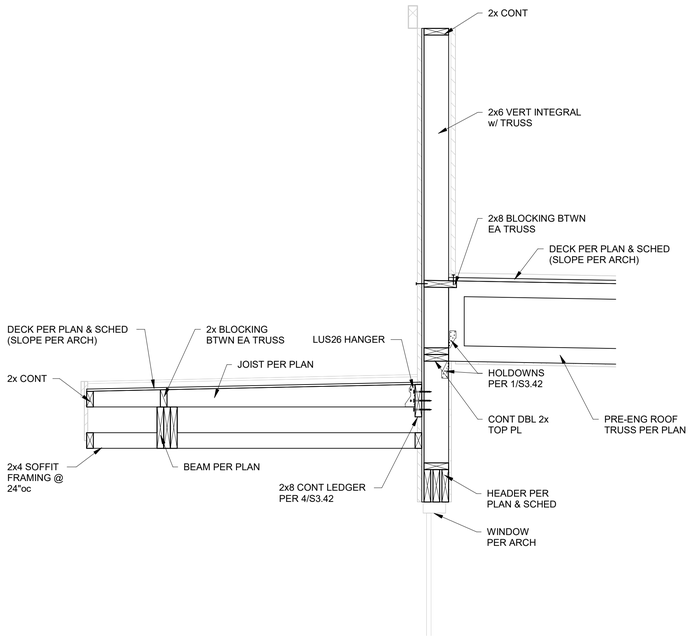

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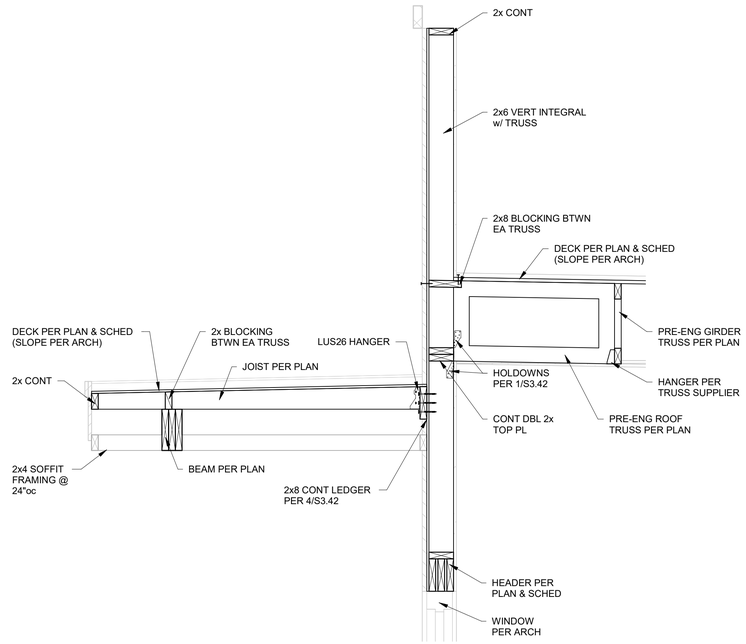

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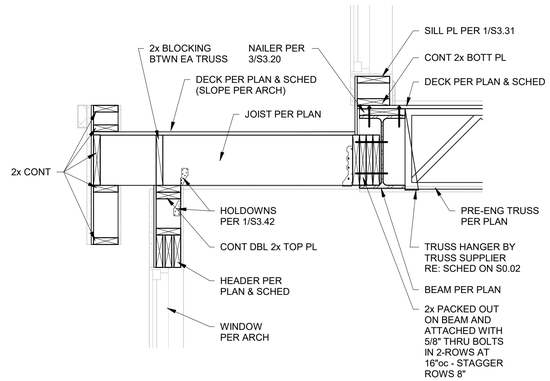

3 **SECTION**
3/4" = 1'-0"

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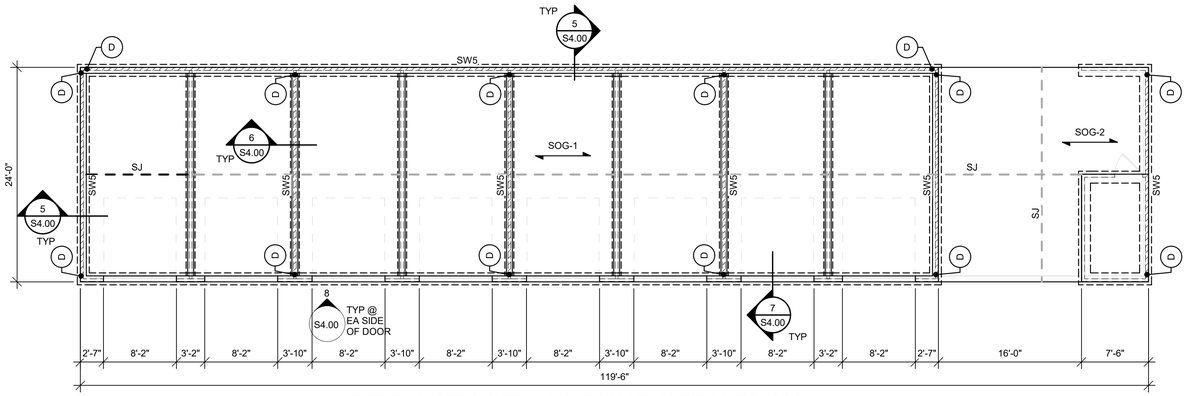
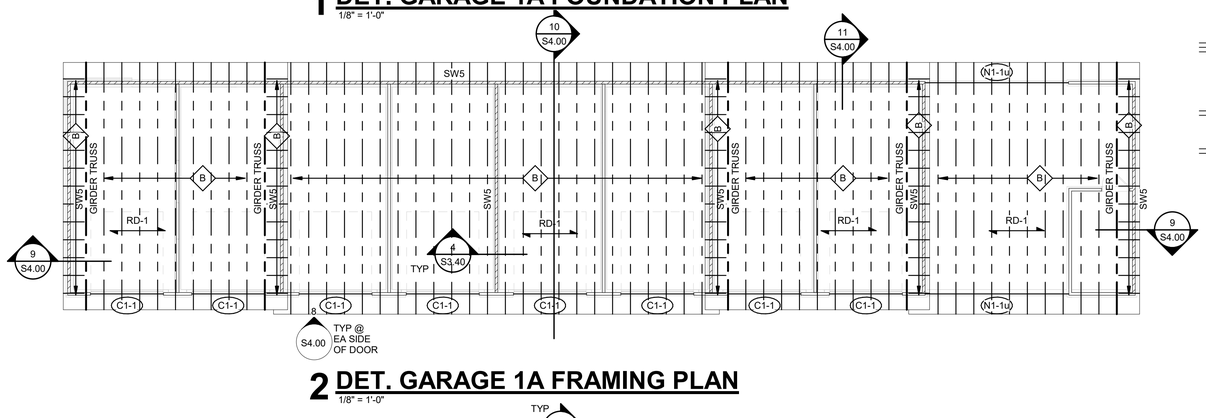
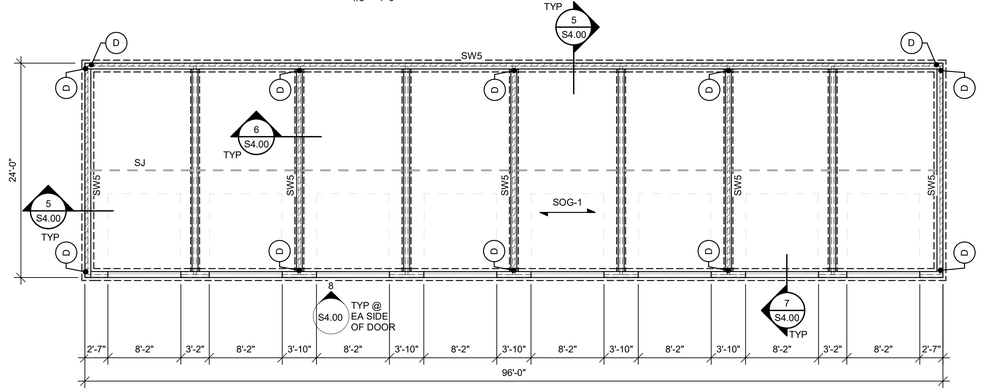


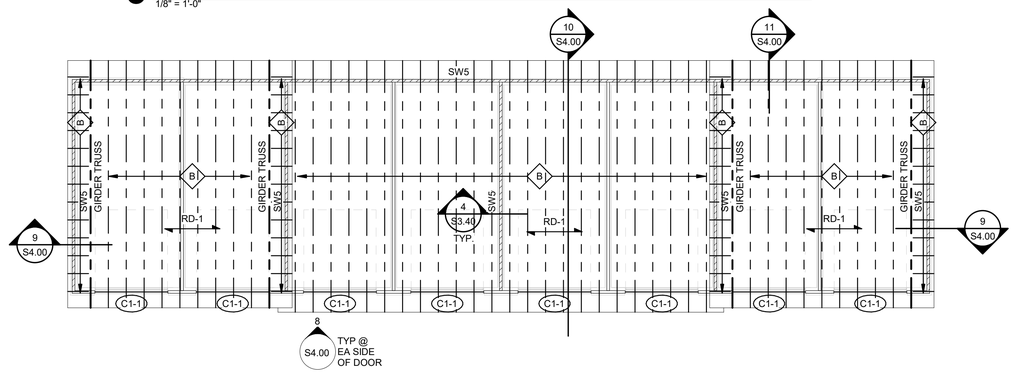
1 DET. GARAGE 1A FOUNDATION PLAN
1/8" = 1'-0"



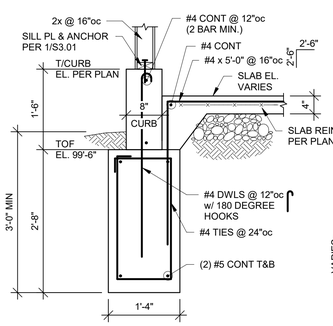
2 DET. GARAGE 1A FRAMING PLAN
1/8" = 1'-0"



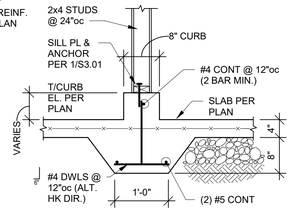
3 DET. GARAGE 1B, 1C, 2A, 2B, & 2C FOUNDATION PLAN
1/8" = 1'-0"



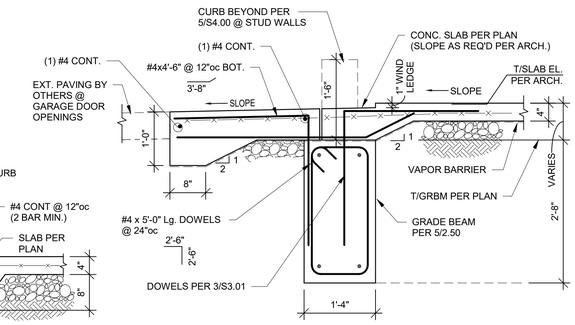
4 DET. GARAGE 1B, 1C, 2A, 2B, & 2C FRAMING PLAN
1/8" = 1'-0"



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

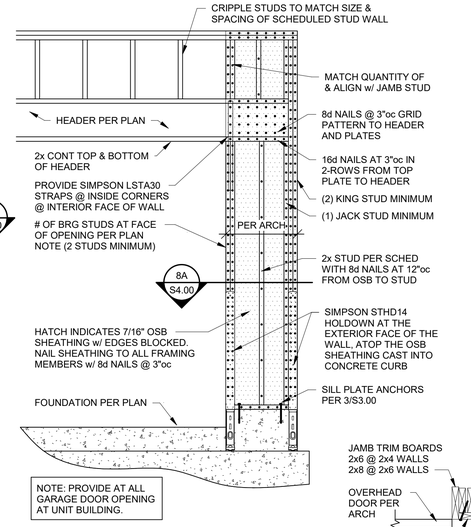


6 SECTION
3/4" = 1'-0"



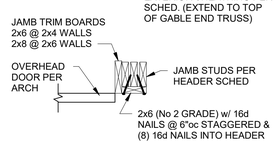
TYP. SECTION AT GARAGE DOORS

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



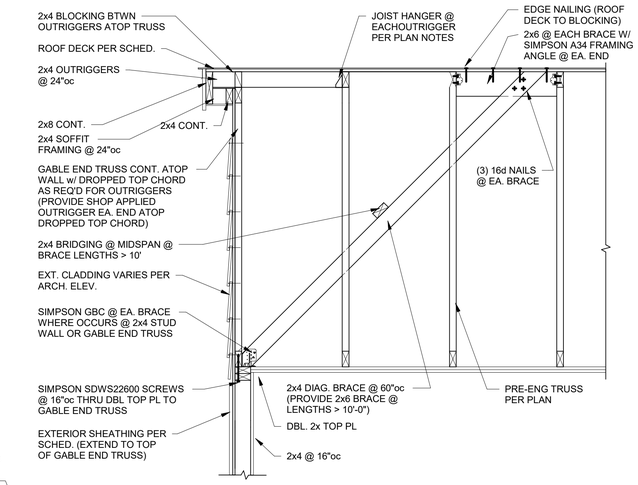
GARAGE PORTAL FRAMING DETAIL

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



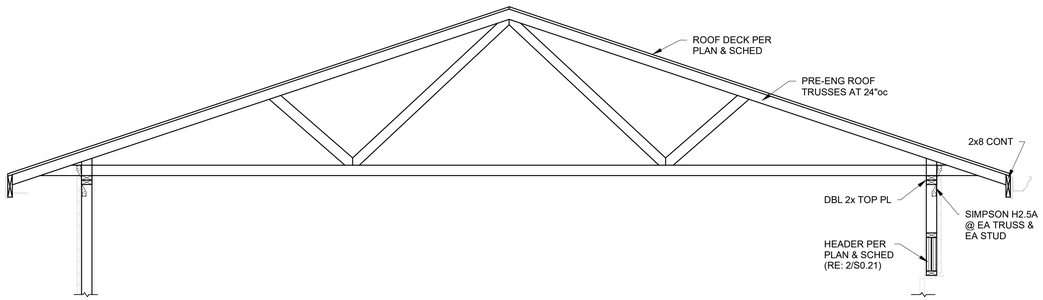
TYP GARAGE SILL DETAIL

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

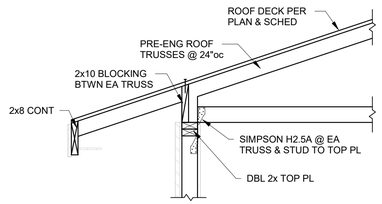


TYP. PARALLEL ROOF TRUSS FRMG. & BRACING DETAIL @ EXT. WALL

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



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



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

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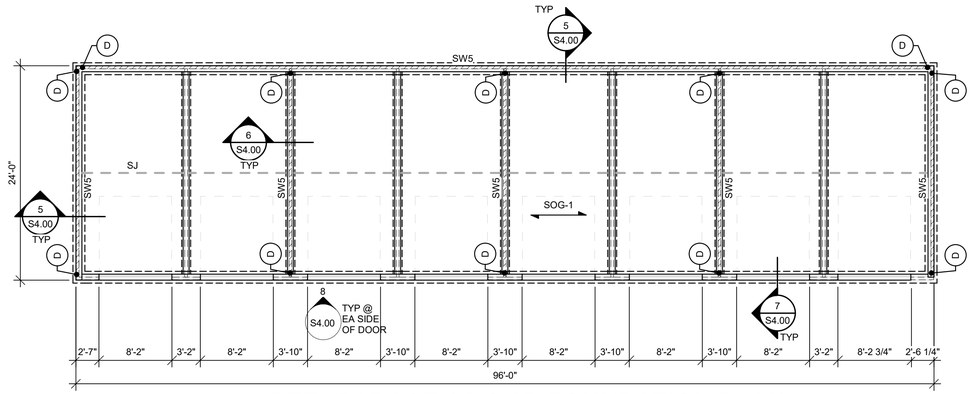
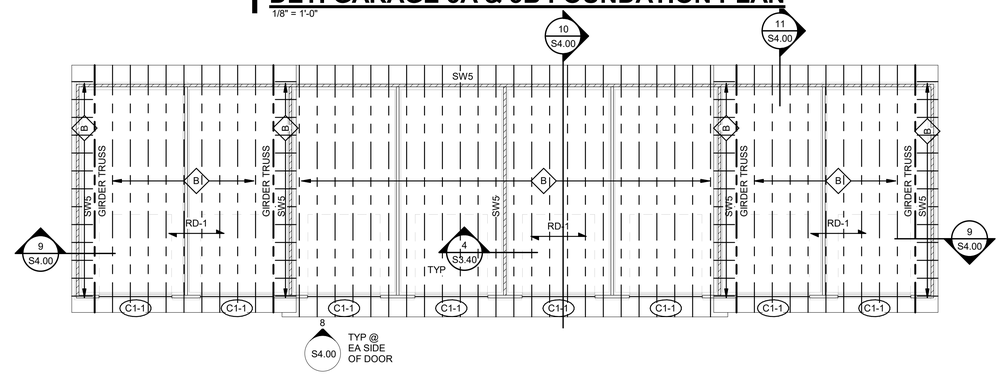


1 DET. GARAGE 3A & 3B FOUNDATION PLAN
1/8" = 1'-0"



2 DET. GARAGE 3A & 3B FRAMING PLAN
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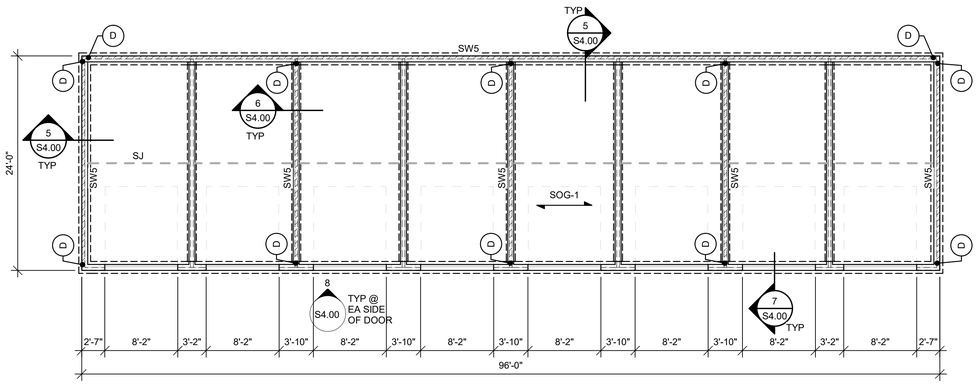
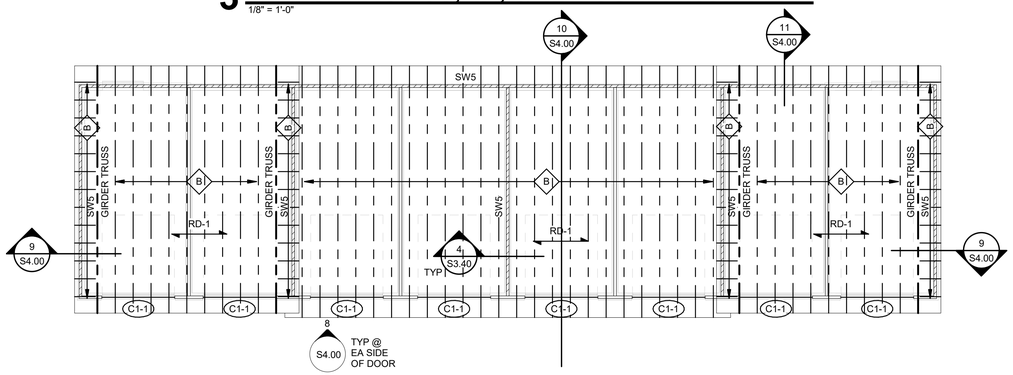
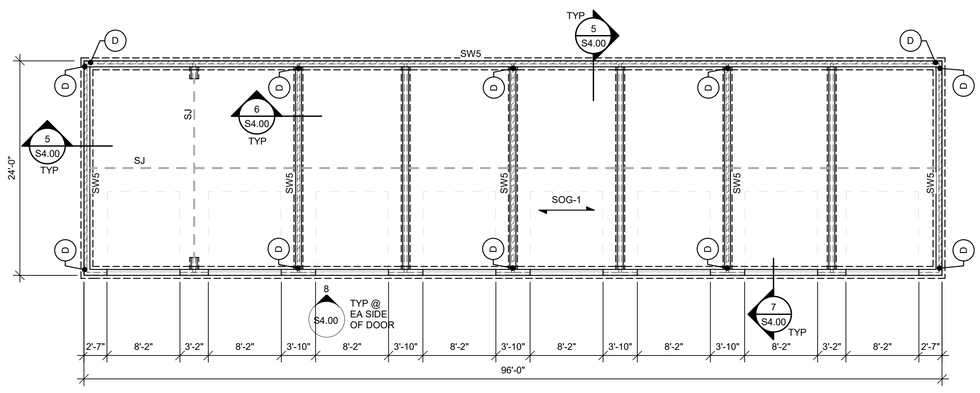


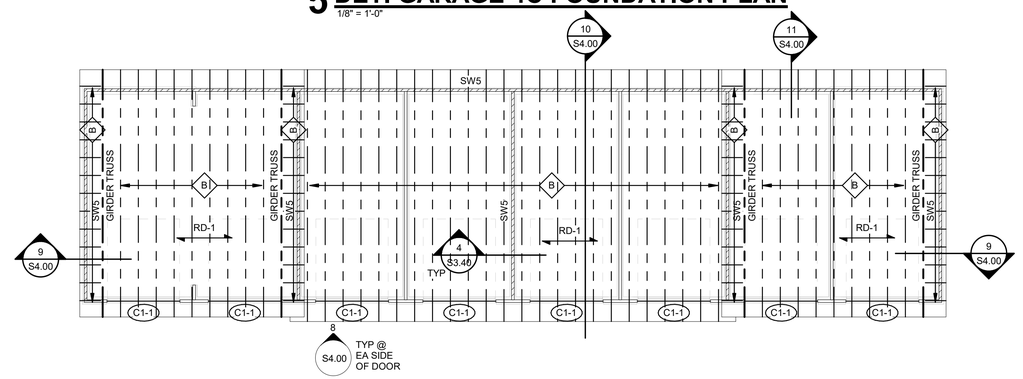
3 DET. GARAGE 3C, 4A, & 4B FOUNDATION PLAN
1/8" = 1'-0"



4 DET. GARAGE 3C, 4A, & 4B FRAMING PLAN
1/8" = 1'-0"



5 DET. GARAGE 4C FOUNDATION PLAN
1/8" = 1'-0"



6 DET. GARAGE 4C FRAMING PLAN
1/8" = 1'-0"

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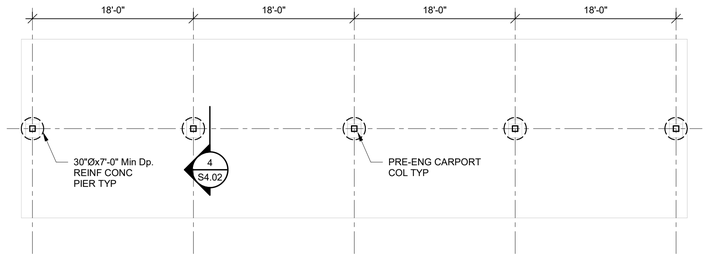
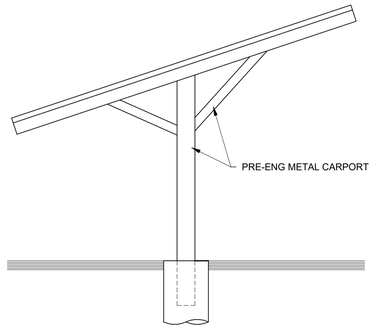


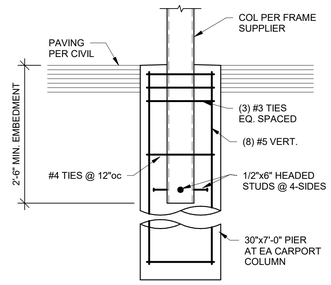
1 CARPORT FOUNDATION PLAN
1/8" = 1'-0"



TYPICAL CARPORT FRAME

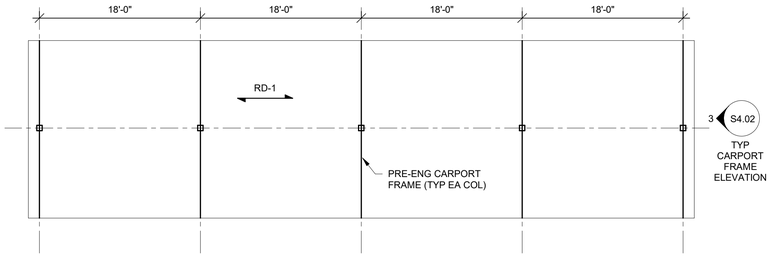
NOTE: FRAME PROFILE APPROXIMATE, RE: PRE-ENG. STRUCTURE MANUFACTURER PER EXACT PROFILE, COORD. W/ ARCH

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



TYPICAL CARPORT COLUMN PIER

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



2 CARPORT FRAMING PLAN
1/8" = 1'-0"

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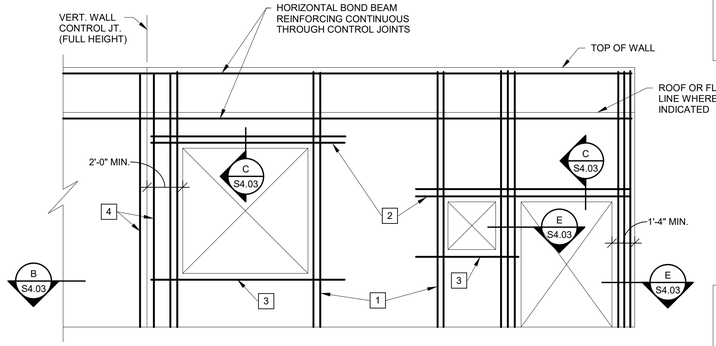


TYPICAL CMU WALL REINFORCING AT OPENINGS

LEGEND:

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

GENERAL CRITERIA: (SECTION A CONTINUED):

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

MASONRY VERTICAL REINFORCING SCHEDULE
FOR LOAD BEARING MASONRY (CMU) WALLS

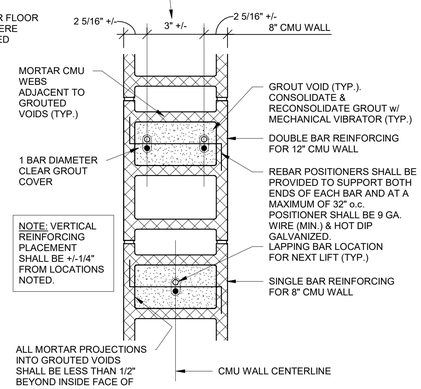
WALL THICKNESS	LOCATION	VERTICAL REINF. (IN GROUTED CELLS)	SPACING
8"	TRASH ENCLOSURE	1- #5	24"oc

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

A CMU WALL ELEVATION
1 1/2" = 1'-0"

NOTE: REINFORCING SHALL BE PLACED IN POSITIONEERS PRIOR TO GROUTING.

ADJUSTMENTS TO DIMENSIONS TO PROVIDE DEFINED CLEAR GROUT COVER ARE ACCEPTABLE, BUT ALL ADJUSTMENTS SHALL BE APPROVED BY ENGINEER PRIOR TO CONSTRUCTION AND SHALL NOT EXCEED 1/4".



NOTE: VERTICAL REINFORCING PLACEMENT SHALL BE +/-1/4" FROM LOCATIONS NOTED.

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

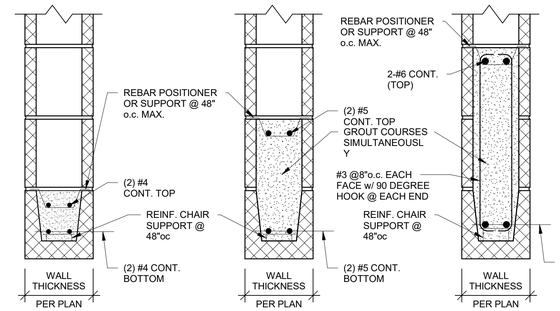
TYPICAL REBAR POSITIONING DETAIL

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

1 TRASH ENCLOSURE FOUNDATION PLAN
1/8" = 1'-0"

TYPICAL MASONRY REINFORCING NOTE:

ALL INTERIOR & EXTERIOR MASONRY WALLS SHOWN ON ARCHITECTURAL AND STRUCTURAL DRAWINGS ARE TO BE REINFORCED HORIZONTALLY WITH BOND BEAMS (2 - #5 BOTTOM) AT BOTTOM COURSE, TOP COURSE, JOIST BEARING ELEVATION AND AT 8'-0" MAXIMUM O.C. AND VERTICALLY AS INDICATED ON DRAWINGS. THESE WALLS ARE TO BE ANCHORED TOP AND BOTTOM TO THE FOUNDATION, FLOOR, OR ROOF PER TYPICAL DETAILS. THE VERTICAL REINFORCING IS CONTINUOUS (IN 6'-6" MAXIMUM LENGTHS, LAPPED 2'-6" MINIMUM). FILL BLOCK CELLS AND BOND BEAMS WITH 2,500psi GROUT. RE: DETAILS "A" THROUGH "E" ON THIS SHEET.

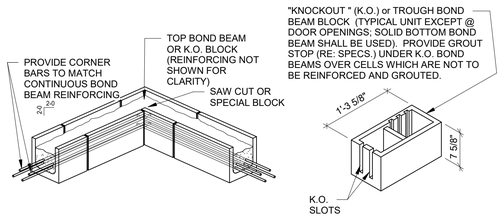


OPENINGS UP TO 4'-0" | OPENINGS 4'-0" TO 7'-4" | OPENINGS 7'-4" TO 12'-0"

TYPICAL LINTELS AT ALL CMU WALLS (U.N.O.)

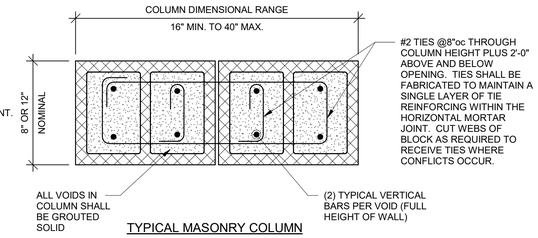
C SECTION
1 1/2" = 1'-0"

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



TYPICAL BOND BEAM DETAIL AT CORNER OF CMU WALL

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



TYPICAL MASONRY COLUMN

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

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