ARCH E1.30" x 42"

Fdtn & Underslab only
Digitally signed by Joe Frogge
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Date: 2023.04.12 14:55:24 -05'00'
RELEASED FOR CONSTRUCTION
As Noted on Plans Review
Development Services Department
Lee's Summit, Missouri
04/12/2023

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GENERAL NOTES - STRUCTURAL:

1. General Information:
   - A. The contractor shall verify dimensions and conditions before construction and notify the engineer of record of any conflicts, 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.
   - 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 Structure (ASCE 7-16)
     3. Structural Welding Code (AWS D1.1-15)
     4. Building Code Requirements for Structural Concrete (ACI 318-14). Building Code Requirements for Masonry Structures (ACI 530-16 / TMS 402-16)
     5. National Design Specification (NDS) for Wood Construction with 2018 Supplements (ANSI/AWC NDS-2018)
   - D. These drawings are for this specific project ("Trilogy") and no other use is authorized.
2. Structural Load Design Criteria:
   - A. Dead Load:
     Deck Floors = 55 psf
     Apartment Floors = 35 psf
     Roofs = 20 psf
     Stairs = 40 psf
   - B. Live Load:
     Public Rooms = 100 psf
     Stairs and Corridors = 100 psf
     Apartment Floors (Private Rooms) = 40 psf
     Storage Areas = 100 psf
     Deck (Private) = 60 psf
   - C. Roof Live = 20 psf; Roof Collateral Dead = 5 psf
   - D. Snow: Pg = 20psf, Pf =14psf, Pm = 20 psf, Is = 1.0, Ce = 1.0, Ct = 1.0, Drift per ASCE/SEI 7
   - E. Lateral Loads:
     1. Wind: V = 115 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. Tabulated pressures shall be multiplied by effective area reduction factors, exposure adjustment factors, and topographic factors where applicable
     2. Seismic: Ss = 0.111, S1 = 0.062
        Occupancy [Risk] Category II, Ie=1.0,
        Site Classification C; Sds = 0.089; Sd1 = 0.07
        Seismic Design Category B
        Basic Seismic Force-resisting System:
        Light-Framed Walls with Shear Panels of All other Materials
        Equivalent Lateral Force Procedure
        R = 2; V = 0.046 W; Omega = 2.5; Cd= 2
   - F. This project is designed to resist the most critical effects resulting from the load combinations of section 1605.3 of the International Building Code
3. Concrete:
   - A. All concrete for foundations shall develop the minimum ultimate compressive design strength of 4000 psi in 28 days, but not less than 540 pounds of cement shall be used per cubic yard of concrete regardless of strengths obtained, not over 6 gallons of water per 100 pounds of cement and not over 4 inches of slump.
   - B. All concrete for interior flatwork shall develop the minimum ultimate compressive design strength of 4000 psi in 28 days, but not less than 540 pounds of cement shall be used per cubic yard of concrete regardless of strengths obtained, not over 5.40 gallons of water per 100 pounds of cement and not over 4 inches of slump. Concrete mix shop drawing shall contain testing data proving concrete mix design shrinkage in less than 0.034% at 28 days when tested according to ASTM C157 (air drying method only).
   - C. 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. The preceding minimum mix requirements may have water-reducing admixtures conforming to ASTM C494 added to the mix at the manufacturer's dosage rates for improved workability.
   - E. 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 the terms of warranty are followed. The vapor barrier shall be placed over free-draining granular material as prescribed by the project soils report.
   - 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. All concrete is reinforced concrete unless specifically called out as unreinforced. Reinforce all concrete (not otherwise shown) with same reinforcing steel as in similar sections or areas. Any details not shown shall be detailed per ACI 315 and meet requirements of ACI 318 (edition specified in Section 1, "General Information", above).
   - H. Control joints in conventionally reinforced dirt formed slab are to be as shown on plans. Where not shown, limit controlled areas to not more than 144 square feet, or 12 feet on any side. Slab panel side ratio shall not exceed 1 1/2 to 1.
   - I. Contractor shall verify that all concrete inserts, reinforcing and embedded items (embeds) are correctly located and rigidly secured prior to concrete placement.
   - J. Construction joints in beams, slabs, and grade beams shall occur at midspan (middle third) unless noted otherwise. Provide nominal 2x4 horizontal formed keys at construction joints for shear transfer.
   - K. No aluminum items shall be embedded in any concrete.
4. Reinforcing Steel:
   - A. All reinforcing steel shall conform to the requirements of either 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: (U.N.O. on concrete drawings)
     Concrete placed against earth 3"
     Formed concrete against earth 2"
     Slabs 1"
     Beams or Columns 1-1/2"
     Other 2"
     All coverage shall be, as a minimum, at least the thickness of the largest diameter of the covered reinforcing bars.
   - C. All dowels shall be the same size and spacing as adjoining main bars (splice lap 48 bar diameters or 30" minimum unless noted otherwise).
   - D. At corners of all walls, beams, and grade beams, supply corner bars (minimum 2'-6" 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. Reinforcing bars marked continuous and all vertical steel shall be lapped 48 bar diameters (2'-6" 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 80 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. 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.
   - H. 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 1/4" per foot for drainage unless noted otherwise.
5. Post Tension:
   - A. Post tensioning cables shall be unbonded 0.5" diameter, 270 ksi tensile strength, with a minimum ultimate load capacity of 41.3 kips per cable, manufactured in accordance with ASTM A416 and conforming to the recommendations of the Post-Tensioning Institute. Effective prestress force calculations shall be provided by the post-tensioning supplier prepared and sealed by a professional civil/structural engineer licensed in the State of Missouri.
   - B. Post-tensioning cables shall be installed as follows:
     1. Under direct supervision of supplier's certified representative.
     2. All drapes to be smooth curves between elevations posted (within 1/4" +/-)
     3. Pull all cables to 80% of ultimate strength.
     4. Set all cables off at 70% of ultimate strength.
     5. Use calibrated hydraulic jacks; calibrate before first pull and periodically (6 week intervals) thereafter.
     6. Measure and log elongation of each cable during stressing and report in writing to the structural engineer of record. Do not cut off stressed cable ends until structural engineer of record has reviewed and accepted the elongations.
     7. All cables to be inspected / observed by the special inspector before placing concrete.
     8. Do not stress cables until concrete has attained a minimum of 75% of its specified design compressive strength. Slab on grade only: to reduce or eliminate possible shrinkage cracks each tendon should be stressed to 11 kips, 16 hours after concrete placement or at approximately 1000 psi concrete strength. Long and narrow slabs may be stressed in the long direction only. Final stressing shall be performed when concrete in foundation beams and slabs has attained a minimum compressive strength of 2000psi.
6. 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 and guidelines.
   - 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 and guidelines.
   - 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 and guidelines.
   - 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 and guidelines.
   - 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 and guidelines with appropriate screen tubes used for adhesives.
7. Foundations:
   - A. The soil investigation was prepared by Cook, Flatt & Strobel Engineers, P.A., and the project number is CFS Project No. 20-5674 and the telephone number is 913-627-9040.
   - B. Refer to concrete structural drawings for more information.
8. 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 International Building Code.
   - B. All studs and top and bottom plates shall be Douglas Fir No. 2 grade visually graded lumber, with an allowable fiber stress in bending of 900 psi minimum and an elastic modulus of 1,600,000 psi unless noted otherwise. All joist, truss members, and headers to be No. grade 2 (min.) unless noted otherwise. All lumber for exterior decks and balconies shall be treated Southern Yellow Pine No. 2 grade.
   - C. Blocking of stud bearing walls and shear walls shall be solid, matching stud material.
   - D. Joist blocking and bridging shall be solid wood or cross bridging of either wood or metal straps. Spacing 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 2304.10.1 of the International Building Code. Floor sheathing shall be APA rated tongue and groove Sturd-I-Floor, exposure 1, glued and nailed with 8d ring shank nails or # 10 screws at 12" on center to all supports. Sheathing of shear walls or roof diaphragms shall be edge nailed with 8d common nails at 6" on center and nailed to intermediate framing and/or blocking members with 8d common nails at 12" on center unless otherwise noted on the drawings. All floor sheathing shall be installed with 1/8 inch gaps between panel edges and end joints.
   - F. Sill plates shall be bolted to concrete walls or steel beams with 1/2" diameter bolts at 32" on center. Sill plates in direct contact with concrete or masonry shall be treated lumber.
   - G. Joist hangers shall be equal to Simpson Strong Tie "LUS" for wood application and "LB" for steel weld-on application.
   - H. Service condition - dry with moisture content at or below 19% in service.
   - I. 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.
   - J. 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.
   - K. 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.
   - L. 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. Such drawings 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.
   - M. 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.
   - N. 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.
   - O. 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.
   - P. Contractor shall coordinate truss layout for openings and penetrations required by other trades including for plumbing, HVAC, electrical, roof access hatches, chases, etc.
   - Q. Pre-engineered floor truss design load and deflection criteria are as follows:
     Top Chord Dead Load = 25psf
     Top Chord Live Load = Per General Note 2B
     Bottom Chord Dead Load = 10psf
     Allowable Total Load Deflection = L/360
     Allowable Live Load Deflection = L/480; ½" maximum
   - R. Pre-engineered roof truss design load and deflection criteria are as follows:
     Top Chord Dead Load = 15psf
     Top Chord Live Load = 20psf
     Bottom Chord Dead Load = 10psf
     Allowable Total Load Deflection = L/300
     Allowable Live Load Deflection = L/360
     Roof trusses shall be designed for wind uplift loads indicated in Building Components & Cladding Wind Loads Diagram.
9. Shop Drawing Review:
   - A. Krudwig Structural Engineers, 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 Krudwig Structural Engineers, Inc.
   - B. Prior to submittal of a shop drawing or any related material to Krudwig Structural Engineers, 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. Krudwig Structural Engineers, Inc. shall assume that no submission comprises a variation unless the GC advises Krudwig Structural Engineers, Inc. with written documentation.
   - D. Shop drawings and related material (if any) required are indicated below. Should Krudwig Structural Engineers, Inc. require more than ten (10) working days to perform the review, Krudwig Structural Engineers, Inc. shall so notify the GC.
     1. Concrete mix designs and material certificates including admixtures and compounds applied to the concrete after placement.
     2. Reinforcing steel shop drawings including erection drawings and bending details. Bar list will not be reviewed for correct quantities.
     3. Construction and control joint plans and/or elevations.
     4. Structural steel shop drawings including erection drawings and piece details. Include connection submittals and miscellaneous framing.
     5. Miscellaneous anchors shown on the structural drawings.
     6. Wood truss design calculations and detailed erection and fabrication drawings. Standard stick framing shop drawings need not be submitted.
     7. Post tensioned tendon layout, details, accessories, and elongation calculations.
   - E. Krudwig Structural Engineers, Inc. shall review shop drawings and related materials with comments provided that each submission has met the above requirements. Krudwig Structural Engineers, Inc. shall return without comment unrequired material or submissions without GC approval stamp.
10. Statement of Structural Special Inspections:
    - A. The structural design for this project is based on completion of special inspections during construction in accordance with section 1704 of the International Building Code (edition specified in Section 1, "General Information", above). 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 of record.
    - 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 of record.
    - 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 – pre-engineered wood trusses per Section 1704.2.5 or 1705.5.2 unless TPI certified shop
      2. 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. Prestressed Concrete Stressing and Grouting
         j. Verification of In-situ Concrete Strength Prior to Stressing Post-Tensioned Concrete
      3. Verification of Soils per Table 1705.6
      4. 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
      5. 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)
11. Structural Observations:
    - A. The general contractor shall notify the engineer of record and allow for safe access to the appropriate items requiring structural observations.
    - B. The engineer of record shall be notified such that the following items can be observed:
      1. Wood Framed Floors
         a. Floor/Roof is erected, prior to MEP system routing
         b. MEP routing is completed and all hardward installed - prior to insulating or sheathing
    - C. At the direction of the engineer of record, a site observation report will be issued to the general contractor and architect of record.
    - D. The structural observations are performed at the discretion of the engineer of record and are not required per the IBC for this project.
12. Copyright and Disclaimer:
    - A. All drawings in the structural set (S-series drawings) are the copyrighted work of Krudwig Structural Engineers, Inc. These drawings may not be photographed, traced, or copied in any manner without the written permission of Krudwig Structural Engineers, Inc. Exception: Original drawings may be printed for distribution to the owner, architect, and general contractor for coordination, bidding, and construction. Subcontractors may not reproduce these drawings for any purpose.
    - B. I, John A. Krudwig, P.E., registered engineer and a representative of Krudwig Structural Engineers, 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.
13. Submittals:
    - A. Deferred submittals:
      1. The structural design of the following items is deferred to the general contractor. These items shall be designed per the criteria listed on these documents:
         a. Pre-engineered pre-fabricated roof trusses
         b. Steel Connections
    - B. Shop drawings:
      1. Contractor shall submit structural shop drawings for the following items:
         a. Concrete mix design and materials
         b. Concrete reinforcing
         c. Structural steel
14. Wood Shrinkage Notes:

Krudwig Structural Engineers, Inc. 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 values provided below are estimated 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. At install (MC) = 19%
- b. At equilibrium (EMC) = 9% (1)

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 overly rigid (fixed) 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 expansion.
   - 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.

TYPICAL SYMBOLS LEGEND:

- X# — BEAM OR HEADER PER SCHEDULE ON SHEET S0.03
- uX# — UPSET BEAM OR HEADER PER SCHEDULE ON SHEET S0.03
- X — PLAN NOTES, FLOOR & ROOF FRAMING TYPE PER SCHEDULE ON SHEET S0.03
- X — BEARING WALL TYPE PER SCHEDULE ON SHEET S0.04
- X — SHEARWALL HOLDDOWN TYPE PER SCHEDULE ON SHEET S0.05
- SW# — SHEARWALL TYPE PER SCHEDULE ON SHEET S0.05
- XX-#.# — FOOTING TYPE PER SCHEDULE ON SHEET S0.03
- TYPE — INDICATES ROOF SNOW DRIFT LOADING CONDITION PER SHEET S0.02
- INFO — SPAN DIRECTION FOR DECK / SLAB. REFER TO PLAN OR DECK SCHEDULE FOR DECK / SLAB TYPE
- T/SLAB "100'-0" — SLAB-ON-GRADE ELEVATION. REFER TO PLAN OR DECK SCHEDULE FOR TYPE / DESCRIPTION
- SCHEMATIC POST TENSIONED TENDONS
- MATCH LINE — BUILDING SEGMENT MATCH LINE

TYPICAL FOUNDATION & FRAMING PLAN ELEMENTS LEGEND:

- 2x WOOD STUD BEARING WALLS (TYPE PER PLAN & SCHED.)
- 2x WOOD STUD BEARING WALL ABOVE (TYPE PER PLAN & SCHED.)
- SHEARWALL (BEARING, TYPE PER PLAN & SCHED.)
- SHEARWALL (NON-LOAD BEARING, TYPE PER PLAN & SCHED.)
- 2ND (1ST) 1ST (0 BSMT.) — SHEARWALL UNDERLAY BELOW (SHOWN FOR REFERENCE, RE: SHEARWALL PLANS. TYPE PER PLAN & SCHED.)
- HEADER / BEAM (WOOD, TYPE PER PLAN & SCHED.)
- HEADER / BEAM (STEEL, TYPE PER PLAN & SCHED.)
- SPECIAL LOAD BEARING WALL (WHERE INDICATED (AS REQ'D) ON SHEARWALL / HOLDOWN PLANS)
- COLUMN (WOOD OR STEEL, TYPE PER PLAN & SCHED.)
- CONCRETE FOOTING (BELOW BRG. WALL, GRADE BEAM, STRIP FOOTING OR THICKENED SLAB PER PLAN & SCHED.)
- CONCRETE SPREAD FOOTING (BELOW COLUMN OR JAMB POINT LOAD, TYPE PER PLAN & SCHED.)
- PT DELAY / CLOSURE STRIP. COORD. W/ ADJACENT THICKENED SLAB FTG's & REINF. WHERE OCCURS PER PLAN
- ROOF ITEMS:
- DARK GREY DIAGONAL LINE HATCH = STANDARD ROOF POP-UP (FRAMED W/ PRE-ENGINEERED ROOF TRUSSES)
- LIGHT GREY DIAGONAL LINE HATCH = ALTERNATE (ALT.) RAISED PLATE / CEILING @ ROOF POP-UP (SMALL CROSS HATCH INDICATES RAISED EXTERIOR SOFFIT @ COVERED BALCONIES)
- HEAVY LINE = ROOF POP-UP EDGE / BOUNDARY
- WOOD FILL W/ LIGHT GREY HIDDEN LINE = ROOF POP-UP OVERHANG EXTENTS (FRAMED W/ 2x OUTRIGGERS OR ROOF TRUSS TOP CHORD EXTENSIONS TYP., RE: SECTION DETAILS)
- LIGHT GREY CROSS HATCH = TALL ROOF POP-UP (FRAMED W/ PRE-ENGINEERED ROOF TRUSSES)
- LIGHT GREY CROSS HATCH = RAISED PLATE / CEILING @ TALL ROOF POP-UP (SMALL CROSS HATCH INDICATES RAISED EXTERIOR SOFFIT @ COVERED BALCONIES)
- HEAVY LINE = ROOF POP-UP EDGE / BOUNDARY
- WOOD FILL W/ LIGHT GREY HIDDEN LINE = ROOF POP-UP OVERHANG EXTENTS (FRAMED W/ 2x OUTRIGGERS OR ROOF TRUSS TOP CHORD EXTENSIONS TYP., RE: SECTION DETAILS) (1)

ABBREVIATIONS:

@ - AT
BM. - BEAM
BOT. - BOTTOM
B.O. - BOTTOM OF
C.I.P. - CAST-IN-PLACE
℄ - CENTER LINE
C.C. - CENTER TO CENTER
CLR. - CLEAR
CONT. - CONTINUOUS
℄ - CONTROL JOINT
CVR. - COVER (1)
CV-BRACE - CHEVRON STYLE BRACE
Ø / DIA. - DIAMETER
E.W. –OR– EA. WAY - EACH WAY
FTG - FOOTING
FDN. - FOUNDATION
GRAP - GEOGRID REINFORCED AGGREGATE PAD (1)
G.T. - GIRDER TRUSS
GRBM. - GRADE BEAM
HT. - HEIGHT
HK. - HOOK
HORIZ. - HORIZONTAL
Lg. - LONG (OR LENGTH)
MIN. - MINIMUM
N.T.S. - NOT TO SCALE
NW - NORMAL WEIGHT
O.C. - ON CENTER (1)
OH. - OVERHANG
SIM. - SIMILAR
S.O.G. - SLAB-ON-GRADE
T.O. - TOP OF (1)
T.O.C. - TOP OF CONCRETE
T.O.F. - TOP OF FOOTING
T.O.W. - TOP OF WALL
T&B - TOP AND BOTTOM
TYP. - TYPICAL
U.N.O. - UNLESS NOTED OTHERWISE
VERT. - VERTICAL
W/ - WITH

STRUCTURAL SHEET INDEX

S0.01	GENERAL NOTES
S0.02	WIND & SNOW LOAD INFO, NAILING SCHEDULE
S0.03	FRAMING, FOOTING & SLAB/DECK SCHEDULES
S0.04	STUD BEARING WALL SCHEDULE
S0.05	SHEARWALL SCHEDULE & DETAILS
S0.06	SHEARWALL & FRAMING DETAILS
S0.07	SHEARWALL & FRAMING DETAILS
S0.08	GENERAL FRAMING DETAILS
S0.09	GENERAL FRAMING DETAILS
S0.10	STAIR FRAMING DETAILS (1)
S0.20	STEEL FRAMING INFO & DETAILS
S1.99	BLDG's 1 & 2 OVERALL GRID REFERENCE PLAN
S2.00	BLDG 1 - OVERALL 1ST FLOOR PT SLAB PLAN
S2.01	BLDG 1 - OVERALL 1ST FLOOR FDN. PLAN
S2.02	BLDG 1 - OVERALL 2ND FLOOR FRAMING PLAN
S2.03	BLDG 1 - OVERALL 3RD FLOOR FRAMING PLAN
S2.04	BLDG 1 - OVERALL 4TH FLOOR FRAMING PLAN
S2.05	BLDG 1 - OVERALL ROOF FRAMING PLAN
S2.06	SEG (A) 1ST FLOOR PT SLAB & FDN. PLANS
S2.07	SEG (A) 2ND & 3RD FLOOR FRAMING PLANS
S2.08	SEG (A) 4TH FLOOR & ROOF FRAMING PLANS
S2.08a	SEG (A) SHEARWALL PLAN
S2.09	SEG (B) 1ST FLOOR PT SLAB & FDN. PLANS
S2.10	SEG (B) 2ND & 3RD FLOOR FRAMING PLANS
S2.11	SEG (B) 4TH FLOOR & ROOF FRAMING PLANS
S2.11a	SEG (B) SHEARWALL PLAN
S2.12	SEG (C) 1ST FLOOR PT SLAB PLAN
S2.13	SEG (C) 1ST FLOOR FDN. PLAN
S2.14	SEG (C) 2ND FLOOR FRAMING PLAN
S2.15	SEG (C) 3RD FLOOR FRAMING PLAN
S2.16	SEG (C) 4TH FLOOR FRAMING PLAN
S2.17	SEG (C) ROOF FRAMING PLAN
S2.17a	SEG (C) SHEARWALL PLAN
S2.18	SEG (D) 1ST FLOOR PT SLAB PLAN
S2.19	SEG (D) 1ST FLOOR FDN. PLAN
S2.20	SEG (D) 2ND FLOOR FRAMING PLAN
S2.21	SEG (D) 3RD FLOOR FRAMING PLAN
S2.22	SEG (D) 4TH FLOOR FRAMING PLAN
S2.23	SEG (D) ROOF FRAMING PLAN
S2.23a	SEG (D) SHEARWALL PLAN
S2.24	SEG (E) 1ST FLOOR PT SLAB & FDN. PLANS
S2.25	SEG (E) 2ND & 3RD FLOOR FRAMING PLANS
S2.26	SEG (E) 4TH FLOOR & ROOF FRAMING PLANS
S2.26a	SEG (E) SHEARWALL PLAN
S2.30	BLDG 2 - OVERALL PT SLAB PLANS
S2.31	BLDG 2 - OVERALL FDN. & 1ST FLOOR FRAMING PLANS
S2.32	BLDG 2 - OVERALL 2ND FLOOR FRAMING PLAN
S2.33	BLDG 2 - OVERALL 3RD FLOOR FRAMING PLAN
S2.34	BLDG 2 - OVERALL 4TH FLOOR FRAMING PLAN
S2.35	BLDG 2 - OVERALL ROOF FRAMING PLAN
S2.36	SEG (F) 1ST FLOOR PT SLAB & FDN. PLANS
S2.37	SEG (F) 2ND & 3RD FLOOR FRAMING PLANS
S2.38	SEG (F) 4TH FLOOR & ROOF FRAMING PLAN
S2.38a	SEG (F) SHEARWALL PLAN
S2.39a	SEG (G) BASEMENT & 1ST FLOOR PT SLAB PLANS
S2.39b	SEG (G) FDN. & 1ST FLOOR FRAMING PLANS
S2.40	SEG (G) 2ND & 3RD FLOOR FRAMING PLANS
S2.41	SEG (G) 4TH FLOOR & ROOF FRAMING PLANS
S2.41a	SEG (G) SHEARWALL PLAN
S2.42	SEG (H) BASEMENT & 1ST FLOOR PT SLAB PLANS
S2.43	SEG (H) FDN. & 1ST FLOOR FRAMING PLANS
S2.44	SEG (H) 2ND & 3RD FLOOR FRAMING PLANS
S2.45	SEG (H) 4TH FLOOR & ROOF FRAMING PLANS
S2.45a	SEG (H) SHEARWALL PLAN
S2.46a	SEG (J) BASEMENT & 1ST FLOOR PT SLAB PLANS
S2.46b	SEG (J) FDN. & 1ST FLOOR FRAMING PLANS
S2.47	SEG (J) 2ND & 3RD FLOOR FRAMING PLAN
S2.48	SEG (J) 4TH FLOOR & ROOF FRAMING PLAN
S2.48a	SEG (J) SHEARWALL PLAN
S2.80	BLDG 2 - SHEARWALL ELEVATIONS
S2.70	DETACHED GARAGES & TRASH ENCLOSURE (1)
S2.80	BRACE ELEVATIONS
S3.00	FOUNDATION DETAILS
S3.01	FOUNDATION DETAILS
S3.02	FOUNDATION DETAILS
S3.03	FOUNDATION DETAILS (1)
S3.04	FOUNDATION DETAILS
S3.10	FLOOR FRAMING DETAILS
S3.11	FLOOR FRAMING DETAILS
S3.12	FLOOR FRAMING DETAILS
S3.13	FLOOR FRAMING DETAILS
S3.14	FLOOR FRAMING DETAILS (1)
S3.15	GARAGE FRAMING DETAILS
S3.20	ROOF FRAMING DETAILS
S3.21	ROOF FRAMING DETAILS
S3.22	ROOF FRAMING DETAILS
S3.23	ROOF FRAMING DETAILS

WOOD SHRINKAGE TABLES & DIAGRAMS:

**EST. BLDG. COMPONENT MOVEMENT TABLE - 4-STORY

ARCH E1.30" x 42"

TABLE 2304.10.1
FASTENING SCHEDULE

DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER	SPACING AND LOCATION
Roof		
1. Blocking between ceiling joists, rafters or trusses to top plate or other framing below	3-8d common ($2^1/_2$" × 0.131"); or 3-10d box (3" × 0.128"); or 3-3" × 0.131" nails; or 3-3" 14 gage staples, $^7/_{16}$" crown	Each end, toenail
Blocking between rafters or truss not at the wall top plate, to rafter or truss	2-8d common ($2^1/_2$" × 0.131") 2-3" × 0.131" nails 2-3" 14 gage staples	Each end, toenail
	2-10 d common ($3^1/_2$" × 0.162") 3-3" × 0.131" nails 3-3" 14 gage staples	End nail
Flat blocking to truss and web filler	16d common ($3^1/_2$" × 0.162") @ 6" o.c. 3" × 0.131" nails @ 6" o.c. 3" × 14 gage staples @ 6" o.c	Face nail
2. Ceiling joists to top plate	3-8d common ($2^1/_2$" × 0.131"); or 3-10d box (3" × 0.128"); or 3-3" × 0.131" nails; or 3-3" 14 gage staples, $^7/_{16}$" crown	Each joist, toenail
3. Ceiling joist not attached to parallel rafter, laps over partitions (no thrust) (see Section 2308.7.3.1, Table 2308.7.3.1)	3-16d common ($3^1/_2$" × 0.162"); or 4-10d box (3" × 0.128"); or 4-3" × 0.131" nails; or 4-3" 14 gage staples, $^7/_{16}$" crown	Face nail
4. Ceiling joist attached to parallel rafter (heel joint) (see Section 2308.7.3.1, Table 2308.7.3.1)	Per Table 2308.7.3.1	Face nail
5. Collar tie to rafter	3-10d common (3" × 0.148"); or 4-10d box (3" × 0.128"); or 4-3" × 0.131" nails; or 4-3" 14 gage staples, $^7/_{16}$" crown	Face nail
6. Rafter or roof truss to top plate (See Section 2308.7.5, Table 2308.7.5)	3-10 common (3" × 0.148"); or 3-16d box ($3^1/_2$" × 0.135"); or 4-10d box (3" × 0.128"); or 4-3" × 0.131 nails; or 4-3" 14 gage staples, $^7/_{16}$" crown	Toenail[c]
7. Roof rafters to ridge valley or hip rafters; or roof rafter to 2-inch ridge beam	2-16d common ($3^1/_2$" × 0.162"); or 3-10d box (3" × 0.128"); or 3-3" × 0.131" nails; or 3-3" 14 gage staples, $^7/_{16}$" crown; or	End nail
	3-10d common (3" × 0.148"); or 4-16d box ($3^1/_2$" × 0.135"); or 4-10d box (3" × 0.128"); or 4-3" × 0.131" nails; or 4-3" 14 gage staples, $^7/_{16}$" crown	Toenail
Wall		
8. Stud to stud (not at braced wall panels)	16d common ($3^1/_2$" × 0.162");	24" o.c. face nail
	10d box (3" × 0.128"); or 3" × 0.131" nails; or 3-3" 14 gage staples, $^7/_{16}$" crown	16" o.c. face nail
9. Stud to stud and abutting studs at intersecting wall corners (at braced wall panels)	16d common ($3^1/_2$" × 0.162"); or	16" o.c. face nail
	16d box ($3^1/_2$" × 0.135"); or	12" o.c. face nail
	3" × 0.131" nails; or 3-3" 14 gage staples, $^7/_{16}$" crown	12" o.c. face nail
10. Built-up header (2" to 2" header)	16d common ($3^1/_2$" × 0.162"); or	16" o.c. each edge, face nail
	16d box ($3^1/_2$" × 0.135")	12" o.c. each edge, face nail
11. Continuous header to stud	4-8d common ($2^1/_2$" × 0.131"); or 4-10d box (3" × 0.128")	Toenail
12. Top plate to top plate	16d common ($3^1/_2$" × 0.162"); or	16" o.c. face nail
	10d box (3" × 0.128"); or 3" × 0.131" nails; or 3" 14 gage staples, $^7/_{16}$" crown	12" o.c. face nail
13. Top plate to top plate, at end joints	8-16d common ($3^1/_2$" × 0.162"); or 12-10d box (3" × 0.128"); or 12-3" × 0.131" nails; or 12-3" 14 gage staples, $^7/_{16}$" crown	Each side of end joint, face nail (minimum 24" lap splice length each side of end joint)
14. Bottom plate to joist, rim joist, band joist or blocking (not at braced wall panels)	16d common ($3^1/_2$" × 0.162"); or	16" o.c. face nail
	16d box ($3^1/_2$" × 0.135"); or 3" × 0.131" nails; or 3" 14 gage staples, $^7/_{16}$" crown	12" o.c. face nail
15. Bottom plate to joist, rim joist, band joist or blocking at braced wall panels	2-16d common ($3^1/_2$" × 0.162"); or 3-16d box ($3^1/_2$" × 0.135"); or 4-3" × 0.131" nails; or 4-3" 14 gage staples, $^7/_{16}$" crown	16" o.c. face nail
16. Stud to top or bottom plate	4-8d common ($2^1/_2$" × 0.131"); or 4-10d box (3" × 0.128"); or 4-3" × 0.131" nails; or 4-3" 14 gage staples, $^7/_{16}$" crown; or	Toenail
	2-16d common ($3^1/_2$" × 0.162"); or 3-10d box (3" × 0.128"); or 3-3" × 0.131" nails; or 3-3" 14 gage staples, $^7/_{16}$" crown	End nail
17. Top plates, laps at corners and intersections	2-16d common ($3^1/_2$" × 0.162"); or 3-10d box (3" × 0.128"); or 3-3" × 0.131" nails; or 3-3" 14 gage staples, $^7/_{16}$" crown	Face nail
18. 1" brace to each stud and plate	2-8d common ($2^1/_2$" × 0.131"); or 2-10d box (3" × 0.128"); or 2-3" × 0.131" nails; or 2-3" 14 gage staples, $^7/_{16}$" crown	Face nail
19. 1" × 6" sheathing to each bearing	2-8d common ($2^1/_2$" × 0.131"); or 2-10d box (3" × 0.128")	Face nail
20. 1" × 8" and wider sheathing to each bearing	3-8d common ($2^1/_2$" × 0.131"); or 3-10d box (3" × 0.128")	Face nail
Floor		
21. Joist to sill, top plate, or girder	3-8d common ($2^1/_2$" × 0.131"); or floor 3-10d box (3" × 0.128"); or 3-3" × 0.131" nails; or 3-3" 14 gage staples, $^7/_{16}$" crown	Toenail
22. Rim joist, band joist, or blocking to top plate, sill or other framing below	8d common ($2^1/_2$" × 0.131"); or 10d box (3" × 0.128"); or 3" × 0.131" nails; or 3" 14 gage staples, $^7/_{16}$" crown	6" o.c., toenail
23. 1" × 6" subfloor or less to each joist	2-8d common ($2^1/_2$" × 0.131"); or 2-10d box (3" × 0.128")	Face nail
24. 2" subfloor to joist or girder	2-16d common ($3^1/_2$" × 0.162")	Face nail
25. 2" planks (plank & beam – floor & roof)	2-16d common ($3^1/_2$" × 0.162")	Each bearing, face nail
26. Built-up girders and beams, 2" lumber layers	20d common (4" × 0.192")	32" o.c., face nail at top and bottom staggered on opposite sides
	10d box (3" × 0.128"); or 3" × 0.131" nails; or 3" 14 gage staples, $^7/_{16}$" crown	24" o.c. face nail at top and bottom staggered on opposite sides
	And: 2-20d common (4" × 0.192"); or 3-10d box (3" × 0.128"); or 3-3" × 0.131" nails; or 3-3" 14 gage staples, $^7/_{16}$" crown	Ends and at each splice, face nail
27. Ledger strip supporting joists or rafters	3-16d common ($3^1/_2$" × 0.162"); or 4-10d box (3" × 0.128"); or 4-3" × 0.131" nails; or 4-3" 14 gage staples, $^7/_{16}$" crown	Each joist or rafter, face nail
28. Joist to band joist or rim joist	3-16d common ($3^1/_2$" × 0.162"); or 4-10d box (3" × 0.128"); or 4-3" × 0.131" nails; or 4-3" 14 gage staples, $^7/_{16}$" crown	End nail
29. Bridging or blocking to joist, rafter or truss	2-8d common ($2^1/_2$" × 0.131"); or 2-10d box (3" × 0.128"); or 2-3" × 0.131" nails; or 2-3" 14 gage staples, $^7/_{16}$" crown	Each end, toenail

DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER	SPACING AND LOCATION	
Wood structural panels (WSP), subfloor, roof and interior wall sheathing to framing and particleboard wall sheathing to framing[a]			
		Edges (inches)	Intermediate supports (inches)
30. $^3/_8$" – $^1/_2$"	6d common or deformed (2" × 0.113") (subfloor and wall)	6	12
	8d common or deformed ($2^1/_2$" × 0.131") (roof) or RSRS-01 ($2^3/_8$" × 0.113") nail (roof)[d]	6	12
	$2^3/_8$" × 0.113" nail (subfloor and wall)	6	12
	$1^3/_4$" 16 gage staple, $^7/_{16}$" crown (subfloor and wall)	4	8
	$2^3/_8$" × 0.113" nail (roof)	4	8
	$1^3/_4$" 16 gage staple, $^7/_{16}$" crown (roof)	3	6
31. $^{19}/_{32}$" – $^3/_4$"	8d common or deformed ($2^1/_2$" × 0.131"); or 6d deformed (2" × 0.113") (subfloor and wall)	6	12
	8d common or deformed ($2^1/_2$" × 0.131") (roof) or RSRS-01 ($2^3/_8$" × 0.113") nail (roof)[d]	6	12
	$2^3/_8$" × 0.113" nail; or 2" 16 gage staple, $^7/_{16}$" crown	4	8
32. $^7/_8$" – $1^1/_8$"	10d common (3" × 0.148"); or 8d deformed ($2^1/_2$" × 0.131")	6	12
Other exterior wall sheathing			
33. $^1/_2$" fiberboard sheathing[b]	$1^1/_2$" galvanized roofing nail ($^7/_{16}$" head diameter); or $1^1/_2$" 16 gage staple with $^7/_{16}$" or 1" crown	3	6
34. $^{25}/_{32}$" fiberboard sheathing[b]	$1^3/_4$" galvanized roofing nail ($^7/_{16}$" diameter head); or $1^1/_2$" 16 gage staple with $^7/_{16}$" or 1" crown	3	6
Wood structural panels, combination subfloor underlayment to framing			
35. $^3/_4$" and less	8d common ($2^1/_2$" × 0.131"); or 6d deformed (2" × 0.113")	6	12
36. $^7/_8$" – 1"	8d common ($2^1/_2$" × 0.131"); or 8d deformed ($2^1/_2$" × 0.131")	6	12
37. $1^1/_8$" – $1^1/_4$"	10d common (3" × 0.148"); or 8d deformed ($2^1/_2$" × 0.131")	6	12
Panel siding to framing			
38. $^1/_2$" or less	6d corrosion-resistant siding ($1^7/_8$" × 0.106"); or 6d corrosion-resistant casing (2" × 0.099")	6	12
39. $^5/_8$"	8d corrosion-resistant siding ($2^1/_8$" × 0.128"); or 8d corrosion-resistant casing ($2^1/_2$" × 0.113")	6	12

DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER	SPACING AND LOCATION	
Wood structural panels (WSP), subfloor, roof and interior wall sheathing to framing and particleboard wall sheathing to framing[a]			
		Edges (inches)	Intermediate supports (inches)
Interior paneling			
40. $^1/_4$"	4d casing ($1^1/_2$" × 0.080"); or 4d finish ($1^1/_2$" × 0.072")	6	12
41. $^3/_8$"	6d casing (2" × 0.099"); or 6d finish (Panel supports at 24 inches)	6	12

For SI: 1 inch = 25.4 mm.

a. Nails spaced at 6 inches at intermediate supports where spans are 48 inches or more. For nailing of wood structural panel and particleboard diaphragms and shear walls, refer to Section 2305. Nails for wall sheathing are permitted to be common, box or casing.

b. Spacing shall be 6 inches on center on the edges and 12 inches on center at intermediate supports for nonstructural applications. Panel supports at 16 inches (20 inches if strength axis in the long direction of the panel, unless otherwise marked).

c. Where a rafter is fastened to an adjacent parallel ceiling joist in accordance with this schedule and the ceiling joist is fastened to the top plate in accordance with this schedule, the number of toenails in the rafter shall be permitted to be reduced by one nail.

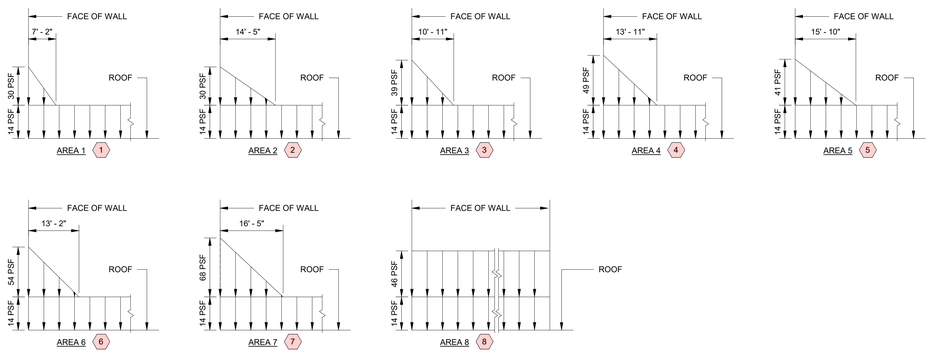
d. RSRS-01 is a Roof Sheathing Ring Shank nail meeting the specifications in ASTM F1667.

NOTES:
1. ALL NAILS SHALL BE AS INDICATED U.N.O. OR SPECIFIED ON STRUCTURAL DRAWINGS OR ALTERNATE PROVIDED BY ENGINEER IN WRITING.
2. NAILING DESIGNATION:

   (2) 16d NAILS
   - 16d: DIAMETER & LENGTH PER NAIL TYPE DESIGNATION (BELOW)
   - (2): QUANTITY

3. ALL NAILS NOTED AS 6d, 8d, 10d, 16d ETC. SHALL BE COMMON NAILS, INFO AS FOLLOWS:

NAME:	SHANK Ø:	LENGTH:
6d	0.113"	2"
8d	0.131"	2 1/2"
10d	0.148"	3"
16d	0.162"	3 1/2"



1 SNOW DRIFT LOADING DIAGRAMS
1/16" = 1'-0"

NOTES:
1. REFER TO BUILDING SEGMENT ROOF FRAMING PLANS FOR SNOW DRIFT LOADING TYPE LOCATIONS.

RELEASED FOR CONSTRUCTION
As Noted on Plans Review
Development Services Department
Lee's Summit, Missouri
04.11.23

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JOB NO. PN1129
DATE 03/15/23
DRAWN BY KSE

4.11.2023
CITY COMMENTS

SHEET NAME
WIND & SNOW LOAD INFO, NAILING SCHEDULE

SHEET NO.
S0.02

4/11/2023 5:24:04 PM

ARCH E1 30" x 42"

FLOOR & ROOF FRAMING NOTES SCHEDULE

MARK	DESCRIPTION
A	18" DP. PRE-ENGINEERED FLOOR TRUSSES @ 24" O.C. (16" O.C. @ SPANS OVER 20'-0" and 16" O.C. W/ DOUBLE TOP & BOT. CHORD AT SPANS OVER 24'-0" OR AS REQUIRED BY TRUSS DESIGN CRITERIA). DESIGN FOR CONCENTRATED LOADS @ OFFSET WALLS ABOVE (RE. S/S3.11). FINAL FLOOR TRUSS SPACINGS NOTED ABOVE SHALL BE DETERMINED / CONFIRMED BY PRE-ENGINEERED TRUSS MANUFACTURER.
A1	UPSET 1 3/4" x 18" LVL SISTERED TO 18" DP. PRE-ENGINEERED FLOOR TRUSS. CUT OPENINGS IN SIDE OF LVL AS REQ'D FOR MEP PENETRATIONS; MAINTAIN A MINIMUM DEPTH OF 3 1/2" ABOVE & BELOW OPENINGS DESIGN SISTERED FLOOR TRUSS FOR REACTIONS FROM PERPENDICULAR CORRIDOR TRUSSES @ ATTACH TO LVL PER DETAIL 12/S3.11. PROVIDE BEARING STUDS EA. END AS FOLLOWS: LEVEL 3 WALLS: (2) 2x4 LEVEL 2 WALLS: (3) 2x4 LEVEL 1 WALLS: (4) 2x4 BASEMENT WALLS: (4) 2x4
A2	18" DP. PRE-ENGINEERED FLOOR TRUSSES ALIGNED W/ SHEARWALL W/ TENSION TIES PER 1 OR 1A/S3.11. DESIGN TRUSS FOR COMPRESSION FORCE INDICATED
B1	PRE-ENGINEERED ROOF TRUSSES @ 24" O.C. (REFER TO ARCH. DWG's FOR SCHEMATIC TRUSS PROFILES). PROVIDE HOLDOWN EA. END PER DETAIL 1/S3.21 (U.N.O.) OR TRUSS TO TRUSS CONNECTION PER TRUSS SUPPLIER
B2	2x12's @ 16" O.C. W/ TAPERED 2x's ATOP. SLOPE TO INTERNAL ROOF DRAIN PER ARCH. COORDINATE JOIST SPACING W/ DRAIN LOCATION.
B3	PRE-ENGINEERED ROOF TRUSSES @ 24" O.C. ROTATED PERPENDICULAR TO EXT. WALL (REFER TO ARCH. DWG's FOR SCHEMATIC TRUSS PROFILES). PROVIDE HOLDOWN EA. END PER DETAIL 1/S3.21 (U.N.O.) OR TRUSS TO TRUSS CONNECTION PER TRUSS SUPPLIER
B4	PRE-ENGINEERED ROOF TRUSSES @ 24" O.C. (RE: ARCH. FOR SLOPE) OVER CORRIDOR. PROVIDE HEADER TRUSS EA. SIDE OF ROOF DRAINS W/ TRUSS TO TRUSS CONNECTION BY TRUSS SUPPLIER
B5	2x10 ROOF JOISTS @ 16" O.C. OVER ELEVATOR SHAFT W/ SIMPSON LUS210 TO 2x10 LEDGER EA. END. PROVIDE CEILING FRAMING & RATED CEILING ASSEMBLY PER ARCH. DWG's. RE: 8/S3.20
C1	W8x24 ELEVATOR HOIST BEAM. RE: 8/S3.20 @ BEARING EA. END.
D1	2x10 TREATED SOUTHERN YELLOW PINE NO. 2 GRADE BALCONY JOISTS (TOP OF JOIST = TOP OF TRUSS ELEVATION - 6 3/4") @ 16" O.C. W/ SIMPSON LUS28 JOIST HANGER TO SUPPORT(S). PROVIDE RIPPED & TAPERED 2x ATOP EACH JOIST TO SLOPE BALCONY DECK TO DRAIN (RE: ARCHITECTURAL DRAWINGS FOR EXACT DIMENSIONS)
D2	2x12 TREATED SOUTHERN YELLOW PINE NO. 2 GRADE BALCONY JOISTS (TOP OF JOIST = TOP OF TRUSS ELEVATION - 6 3/4") @ 16" O.C. (PROVIDE DOUBLE JOIST ALIGNED W/ INNER EDGE OF PILASTER ABOVE WHERE OCCURS W/ SIMPSON LUS210-2) W/ SIMPSON LUS28 JOIST HANGER TO SUPPORT(S). PROVIDE RIPPED & TAPERED 2x ATOP EACH JOIST TO SLOPE BALCONY DECK TO DRAIN (RE: ARCHITECTURAL DRAWINGS FOR EXACT DIMENSIONS)

FOOTING SCHEDULE

TYPE:	WIDTH:	LENGTH:	DEPTH:	REINFORCING:
SF-2.5	2'-6"	CONT.	14"	REINFORCING PER DETAIL 2A/S3.03
SF-3.0	3'-0"	CONT.	14"	REINFORCING PER DETAIL 2B/S3.03
SF-3.0B	3'-0"	CONT.	12"	REINFORCING PER DETAIL S/S3.04 (OCCURS @ TRASH ENCLOSURE)
SF-4.0	4'-0"	CONT.	12"	REINFORCING PER DETAIL 1/S3.03 (OCCURS @ 4/5 SPLIT FOUNDATION WALL ONLY)
SF-5.5	5'-6"	CONT.	14"	REINFORCING PER DETAIL 2C/S3.03
SF-7.0	7'-0"	CONT.	16"	REINFORCING PER DETAIL 2D/S3.03
TS-1.5	1'-6" (WIDTH @ BASE)	CONT.	8"	THICKENED SLAB W/ (3) #4 CONT. BOT.
TS-2.0	2'-0" (WIDTH @ BASE)	CONT.	8"	THICKENED SLAB W/ (3) #4 CONT. BOT.
TS-2.5	2'-6" (WIDTH @ BASE)	CONT.	8"	THICKENED SLAB W/ (3) #4 CONT. BOT.
TS-3.0	3'-0" (WIDTH @ BASE)	CONT.	8"	THICKENED SLAB W/ (3) #4 CONT. BOT.
TS-3.0B	3'-0" (WIDTH @ BASE, LOW)	CONT.	12"	THICKENED SLAB W/ (4) #4 CONT. BOT. (OCCURS @ SEG. B / CLUB S.O.G. STEP ONLY)
TS-3.5	3'-6" (WIDTH @ BASE)	CONT.	8"	THICKENED SLAB W/ (3) #4 CONT. BOT.
GB-1.0	1'-0"	CONT.	2'-8"	#3 STIRRUPS @ 24" O.C. W/ (2) #4 CONT. TOP & BOT.
GB-1.0B	1'-0"	CONT.	3'-8"	#3 STIRRUPS @ 24" O.C. W/ (2) #4 CONT. TOP & BOT.
GB-1.0C	1'-0"	CONT.	2'-8"	#4 @ 12" O.C. HORIZ. W/ #4 DOWELS @ 16" O.C. (2'-0" Lg. HK. INTO SLAB)
GB-1.0D	1'-0"	CONT.	3'-8"	#4 @ 12" O.C. HORIZ. W/ #4 DOWELS @ 16" O.C. (2'-0" Lg. HK. INTO SLAB)
GB-1.5	1'-6"	CONT.	2'-8"	#3 STIRRUPS @ 24" O.C. W/ (3) #4 CONT. TOP & BOT.
GB-1.6	1'-6"	CONT.	3'-8"	#3 STIRRUPS @ 24" O.C. W/ (3) #4 CONT. TOP & BOT.
GB-2.0	2'-0"	CONT.	2'-8"	#3 STIRRUPS @ 24" O.C. W/ (3) #5 CONT. TOP & BOT.
GB-2.0B	2'-0"	CONT.	3'-8"	#3 STIRRUPS @ 24" O.C. W/ (3) #5 CONT. TOP & BOT.
GB-2.5	2'-6"	CONT.	2'-8"	#3 STIRRUPS @ 24" O.C. W/ (3) #5 CONT. TOP & BOT.
GB-3.0	3'-0"	CONT.	2'-8"	#3 STIRRUPS @ 24" O.C. W/ (4) #5 CONT. TOP & BOT.
GB-3.9	3'-9"	CONT.	2'-8"	#3 STIRRUPS @ 24" O.C. W/ (5) #5 CONT. TOP & BOT.
F-2.5	2'-6"	2'-6"	1'-0" **	(4) #4 @ 8" O.C. EA. WAY BOT.
F-3.0	3'-0"	3'-0"	1'-0" **	(4) #4 @ 8" O.C. EA. WAY BOT.
F-3.5	3'-6"	3'-6"	1'-0" **	(5) #4 @ 8" O.C. EA. WAY BOT.
F-4.0	4'-0"	4'-0"	1'-0" **	(6) #4 @ 8" O.C. EA. WAY BOT.
F-4.5	4'-6"	4'-6"	1'-0" **	(7) #4 @ 8" O.C. EA. WAY BOT.
F-4.6C	4'-6"	6'-0"	1'-0"	(3) #4 TOP & (6) #4 BOT. LEFT / RIGHT; (3) #4 TOP & (6) #4 BOT. MIDDLE (RE: NOTE 6.)
F-4.7C	4'-9"	6'-0"	1'-0"	(3) #4 TOP & (6) #4 BOT. LEFT / RIGHT; (3) #4 TOP & (6) #4 BOT. MIDDLE (RE: NOTE 6.)
F-5.0	5'-0"	5'-0"	1'-0" **	(7) #4 @ 8" O.C. EA. WAY BOT.
F-5.5	5'-6"	5'-6"	1'-0" **	(8) #4 @ 8" O.C. EA. WAY BOT.
F-6.0	6'-0"	6'-0"	1'-0" **	(9) #4 @ 8" O.C. EA. WAY BOT.
F-6.5	6'-6"	6'-6"	1'-4" **	(10) #5 @ 8" O.C. EA. WAY BOT.
F-7.0	7'-0"	7'-0"	1'-4" **	(10) #5 @ 8" O.C. EA. WAY BOT.
F-7.5	7'-6"	7'-6"	1'-4" **	(11) #5 @ 8" O.C. EA. WAY BOT.
F-8.0	8'-0"	8'-0"	1'-6" **	(12) #5 @ 8" O.C. EA. WAY BOT.
F-8.5	8'-6"	8'-6"	1'-6" **	(13) #5 @ 8" O.C. EA. WAY BOT.
F-2.5E	2'-6"	2'-6"	2'-8"	(3) #4 @ 8" O.C. EA. WAY BOT.
F-3.0E	3'-0"	3'-0"	2'-8"	(4) #4 @ 8" O.C. EA. WAY BOT.
F-3.5E	3'-6"	3'-6"	2'-8"	(5) #4 @ 8" O.C. EA. WAY BOT.
F-4.0E	4'-0"	4'-0"	2'-8"	(6) #4 @ 8" O.C. EA. WAY BOT.
F-4.5E	4'-6"	4'-6"	2'-8"	(7) #4 @ 8" O.C. EA. WAY BOT.
F-5.0E	5'-0"	5'-0"	2'-8"	(7) #4 @ 8" O.C. EA. WAY BOT.
F-5.5E	5'-6"	5'-6"	2'-8"	(8) #4 @ 8" O.C. EA. WAY BOT.
F-6.5E	6'-6"	6'-6"	2'-8"	(10) #5 @ 8" O.C. EA. WAY BOT.
F-7.0E	7'-0"	7'-0"	2'-8"	(10) #5 @ 8" O.C. EA. WAY BOT.
F-8.5E	8'-6"	8'-6"	2'-8"	(13) #5 @ 8" O.C. EA. WAY BOT.

NOTES:

1. EXTERIOR FOOTINGS OR FOOTING @ GRADE BEAM SHALL MATCH GRADE BEAM DEPTH & BE PLACED W/ GRADE BEAM. PROVIDE SPECIFIED REBAR TOP & BOT. W/ (4) STANDEES TO SUPPORT MATS.
2. CENTER FOOTINGS ON COLUMNS &/OR WALL CENTER LINES PER PLAN U.N.O.
3. REFER TO SECTION 6/S3.01 @ INTERIOR FOOTINGS.
4. ABBREVIATIONS:
   SF = CONTINUOUS STRIP FOOTING.
   TS = CONTINUOUS THICKENED SLAB.
   GB = CONTINUOUS GRADE BEAM.
   F = SPREAD FOOTING (OR ISOLATED FOOTING).
5. FOOTING DEPTHS NOTED W/ " ** " ARE TO BE MIN. 1'-4" Dp. (OR LARGER DEPTH AS NOTED IN SCHED.) @ SEGMENT B / CLUB FOOTINGS (AS / WHERE OCCURS). COORDINATE FINAL FOOTING DEPTHS W/ REQ'D ANCHOR BOLT EMBEDMENTS & ADJUST FOOTING DEPTHS ACCORDINGLY.
6. FOOTINGS THAT CONTAIN A "C" (F-X.XC) INDICATE A "COMBINED" FOOTING TYPE (A FOOTING THAT CARRIES (2) POINT LOADS). PROVIDE 28 1/2" LAP SPLICE @ OVERLAP BTWN. MIDDLE REINF. (BTWN. POINT LOADS) & OUTER REINF. (LEFT & RIGHT OF POINT LOADS). PROVIDE 3" CLR. COVER TOP & BOT., TYP.

FLOOR & ROOF FRAMING JACK & KING STUDS FOR HEADERS SCHEDULE - FOR 2x6 WALLS

WIDTH / CONDITION	# OF (J) JACK STUDS & # OF (K) KING STUDS					NOTES
	BASEMENT WALLS	1ST FLR. WALLS	2ND FLR. WALLS	3RD FLR. WALLS	4TH FLR. WALLS	
0'-0" TO 3'-6"	1 (J) / 2 (K)	1 (J) / 1 (K)	1 (J) / 1 (K)	1 (J) / 1 (K)	1 (J) / 1 (K)	USE JACK STUDS PER TABLE U.N.O. PER PLAN
3'-7" TO 4'-6"	1 (J) / 3 (K)	1 (J) / 2 (K)	1 (J) / 2 (K)	1 (J) / 1 (K)	1 (J) / 1 (K)	USE JACK STUDS PER TABLE U.N.O. PER PLAN
4'-7" TO 5'-6"	1 (J) / 3 (K)	1 (J) / 2 (K)	1 (J) / 2 (K)	1 (J) / 2 (K)	1 (J) / 2 (K)	USE JACK STUDS PER TABLE U.N.O. PER PLAN
5'-7" TO 6'-6"	2 (J) / 3 (K)	2 (J) / 2 (K)	2 (J) / 2 (K)	2 (J) / 2 (K)	2 (J) / 2 (K)	USE JACK STUDS PER TABLE U.N.O. PER PLAN
6'-7" TO 7'-0"	N/A	2 (J) / 3 (K)	2 (J) / 3 (K)	2 (J) / 3 (K)	2 (J) / 3 (K)	USE JACK STUDS PER TABLE U.N.O. PER PLAN
7'-0" TO 11'-0"	N/A	3 1/2" x 5 1/2" 28F-E1 SP/SP (U) GLULAM (J) / 4 (K)	3 1/2" x 5 1/2" 28F-E1 SP/SP (U) GLULAM (J) / 4 (K)	N/A	N/A	USE JACK STUDS PER TABLE U.N.O. PER PLAN
GARAGE DOOR OPENINGS	2 (J) / 3 (K)	2 (J) / 3 (K)	N/A	N/A	N/A	USE JACK STUDS PER TABLE U.N.O. PER PLAN
CANTILEVERED BALCONY MEMBERS	5 1/2" x 5 1/2" 28F-E1 SP/SP (U) GLULAM (J)	5 1/2" x 5 1/2" 28F-E1 SP/SP (U) GLULAM (J)	3 1/2" x 5 1/2" 28F-E1 SP/SP (U) GLULAM (J)	(3) 2x6 (J)	(3) 2x6 (J)	USE STUD PACKS STUDS PER TABLE U.N.O. PER PLAN

NOTES:

1. EXTERIOR HEADERS @ EA. FLOOR PERMITTED TO USE (2) 2x6 JACK STUDS U.N.O. ON TABLE ABOVE OR PER PLANS.

FLOOR & ROOF FRAMING JACK & KING STUDS FOR HEADERS SCHEDULE - FOR 2x4 WALLS

WIDTH / CONDITION	# OF (J) JACK STUDS & # OF (K) KING STUDS					NOTES
	BASEMENT WALLS	1ST FLR. WALLS	2ND FLR. WALLS	3RD FLR. WALLS	4TH FLR. WALLS	
0'-0" TO 3'-6"	2 (J) / 2 (K)	2 (J) / 1 (K)	2 (J) / 1 (K)	2 (J) / 1 (K)	2 (J) / 1 (K)	USE JACK STUDS PER TABLE U.N.O. PER PLAN
3'-7" TO 4'-6"	3 (J) / 3 (K)	3 (J) / 2 (K)	3 (J) / 2 (K)	3 (J) / 1 (K)	2 (J) / 1 (K)	USE JACK STUDS PER TABLE U.N.O. PER PLAN
4'-7" TO 5'-6"	3 (J) / 3 (K)	3 (J) / 2 (K)	3 (J) / 2 (K)	3 (J) / 2 (K)	2 (J) / 2 (K)	USE JACK STUDS PER TABLE U.N.O. PER PLAN
5'-7" TO 6'-6"	3 (J) / 3 (K)	3 (J) / 2 (K)	3 (J) / 2 (K)	3 (J) / 2 (K)	2 (J) / 2 (K)	USE JACK STUDS PER TABLE U.N.O. PER PLAN
6'-7" TO 7'-0"	5 (J) / 3 (K)	4 (J) / 3 (K)	4 (J) / 3 (K)	4 (J) / 3 (K)	2 (J) / 3 (K)	USE JACK STUDS PER TABLE U.N.O. PER PLAN
7'-0" TO 11'-0"	3 1/2" x 5 1/2" 28F-E1 SP/SP (U) GLULAM (J) / 4 (K)	3 1/2" x 5 1/2" 28F-E1 SP/SP (U) GLULAM (J) / 4 (K)	3 1/2" x 5 1/2" 28F-E1 SP/SP (U) GLULAM (J) / 4 (K)	N/A	N/A	USE JACK STUDS PER TABLE U.N.O. PER PLAN
GARAGE DOOR OPENINGS	N/A	N/A	N/A	N/A	N/A	USE JACK STUDS PER TABLE U.N.O. PER PLAN

STRUCTURAL DECK & SLAB SCHEDULE

MARK	DESCRIPTION
3/4" FD	3/4" GYPCRETE ATOP 23/32" T&G APA RATED SHEATHING. SHEATHING SHALL BE GLUED & NAILED W/ 8d RING SHANK NAILS OR #10 SCREWS @ 6" O.C. @ EDGES & 12" O.C. @ FIELD
3" TS	3" NORMAL-WEIGHT CONCRETE TOPPING SLAB (RE: ARCH.) REINFORCED W/ 6x6xW3.5xW3.5 WWF. ATOP DRAINAGE MAT (PER ARCH.), ATOP WATERPROOFING MEMBRANE (PER ARCH.), ATOP 15/32" EXTERIOR GRADE PLYWOOD SHEATHING (SLOPE PER ARCH.). PROVIDE 1" TOOLED CONTROL JOINT (TRANSVERSE DIRECTION) @ MIDSPAN OF SINGLE BAY BALCONIES OR THIRD POINTS OF TWO BAY BALCONIES (EA. WAY @ LARGER DECKS), 8'-0" MAX. SPACING. FILL JOINT WITH SEALANT
4" PT SOG	4" POST TENSION CONCRETE SLAB (AIR ENTRAINED @ ANCILLARY BUILDINGS), ATOP 15 MIL VAPOR BARRIER, ATOP 4" GRANULAR LEVELING COURSE, ATOP 8" SUITABLE LVC SUBGRADE MATERIAL PER GEOTECH REPORT
8" PT SOG APRON	8" POST TENSION CONCRETE APRON SLAB (AIR ENTRAINED), ATOP 4" GRANULAR LEVELING COURSE, ATOP 8" SUITABLE LVC SUBGRADE MATERIAL PER GEOTECH REPORT
4" EXT SOG	4" CONCRETE SLAB (AIR ENTRAINED), ATOP 4" GRANULAR LEVELING COURSE, ATOP SUITABLE SUBGRADE MATERIAL PER GEOTECH REPORT. REINFORCE SLAB W/ #4 @ 16" O.C. EA. WAY MID-DEPTH. T/SLAB ELEVATION VARIES W/ SLOPE. RE: ARCHITECTURAL/CIVIL DRAWINGS
5/8" RD	19/32" APA RATED SHEATHING ATTACHED WITH 8d NAILS OR #10 SCREWS (SCREWS REQ'D AT TPO/LOW SLOPED ROOFS) @ 6" O.C. @ EDGES & 12" O.C. @ FIELD

NOTES:

1. FD = FLOOR DECK TYPE
2. TS = TOPPING SLAB TYPE
3. SOG = SLAB-ON-GRADE TYPE
4. RD = ROOF DECK TYPE
5. PT = POST TENSION

FLOOR & ROOF FRAMING HEADERS SCHEDULE

MARK	HEADER	NOTES
HR1	(2) 2 x 8	
HR2	(3) 2 x 8	
HR3	(2) 2 x 10	
HR4	(2) 2 x 12	
HR5	(3) 2 x 12	
HR6	1 1/4" x 18" LSL RIM W/ (2) 2 x 8	
HR7	1 1/4" x 18" LSL RIM W/ (2) 2 x 12	
HR8	1 1/4" x 18" LSL RIM W/ (2) 1 3/4" x 11 7/8" LVL	NOTCH LSL @ INTERSECTING HEADER (USE CONCEALED FLANGE HANGER). RE: 4A/S3.10
HR9	1 1/4" x 18" LSL RIM W/ (2) 1 3/4" x 18" LVL	
HR10	(2) 1 3/4" x 9 1/4" LVL	
HR11	(2) 1 3/4" x 11 7/8" LVL	NOTE 13.
HR12	(2) 1 3/4" x 18" LVL	
HR13	GIRDER TRUSS	
HR14	1 1/4" x 18" LSL RIM W/ (3) 1 3/4" x 18" LVL	NOTE 9.

NOTES:

1. JAMB STUDS SHALL MATCH SIZE & GRADE OF WALL STUDS, U.N.O.
2. WHERE BEAM IS DESIGNATED AS UPSET (W/ "u"), ALL JAMB STUDS NOTED WILL EXTEND TO DOUBLE TOP PLATE.
3. ALL EXTERIOR FRAMING TO BE TREATED.
4. PROVIDE SQUASH BLOCKS @ TRUSSES & BLOCKING @ FRAMING WHERE JAMBS OR STUD PACKS ARE DISCONTINUOUS. QUANITITY TO MATCH JAMB OR STUD PACK ABOVE. RE: 7 & 7A/S0.06.
5. PROVIDE 1/2" PLYWOOD SPACER PLATES @ INTERIOR HEADERS CONSTRUCTED W/ 2x FRAMING (RE: 5B/S0.04) WHERE REQ'D. PROVIDE PLYWOOD SPACERS @ ROOF TRUSS BEARING HEADERS FOR HOLDOWN INSTALLATION.
6. RE: DETAIL 5A OR 5B/S0.04 FOR MULTI-PLY MEMBER CONNECTION REQUIREMENTS.
7. ATTACH JAMB & KING STUDS TOGETHER PER DETAILS 4 & 5/S0.04.
8. PROVIDE (2) KING STUDS MIN. WHEN PL. HEIGHT > 9'. WHERE TRANSOM WINDOWS OCCUR, PROVIDE INTERMEDIATE GIRT PER SECTIONS BTWN. FULL HEIGHT JAMB STUDS.
9. WHERE SHEARWALL ATS ROD(S) TIE INTO BEAM, UTILIZE 28F-E2 SP/SP (B) GLULAM OF EQUIVALENT SIZE TO THE MULTIPLE LVL's SPECIFIED IN SCHEDULE.
10. REFER TO COL. & KING STUDS SCHEDULES FOR JACK & KING STUD REQUIREMENTS.
11. HEADERS TO BE TREATED WHERE OCCURS BELOW BALCONY FRAMING, TYP.
12. PROVIDE ADDITIONAL 2x(s) (TO MATCH REQUIRED HEADER DEPTH) AS REQ'D FOR FASTENING OF STEEL ANGLE BOLTED LINTELS @ WHERE MASONRY VENEER OCCURS @ ABOVE DOOR &/OR WINDOW OPENINGS (RE: SHEET S0.20 FOR LINTEL INFO).
13. WHERE "HR11" OCCURS @ EXT. MSRY. OPNG's, UTILIZE (3) 1 3/4" x 11 7/8" LVL's FOR FASTENING OF STEEL ANGLE BOLTED LINTELS (RE: SHEET S0.20 FOR LINTEL INFO).

FLOOR & ROOF FRAMING BEAMS SCHEDULE

MARK	BEAM SIZE	BEAM SPECIFICATIONS	BEAM END BEARING / GENERAL BEARING CONDITIONS
uB1	5 1/2" x 11 1/4"	24F-V5M1 SP/SP (B), TREATED	UPSET WITHIN BALCONY FRMG., W/ HANGER EA. END
uB2	3 1/2" x 11 7/8"	28F-E2 SP/SP (B), TREATED	UPSET WITHIN FLOOR FRMG., CANTILEVERED, W/ 14'-0" Lg. BACK-SPAN FROM EXTERIOR FACE OF BALCONY BACK WALL FRMG. INFILL BLOCKING ATOP BEAM AS REQ'D @ INTERIOR FLOOR FRMG.
uB3	(2) 2x12	TREATED SOUTHERN YELLOW PINE, NO. 2 GRADE	UPSET WITHIN FLOOR FRMG., CANTILEVERED, W/ INVERTED HANGER CONN. TO INTERIOR BEAM @ ABOVE GARAGES --OR-- W/ MIN. 2:1 BACK-SPAN (5'-4"-2'-8" TYP.) LENGTH REQ'D @ ABOVE PATIOS. INFILL BLOCKING ATOP BEAM AS REQ'D @ INTERIOR FLOOR FRMG.
uB4	7" x 18"	30F-E2 SP/SP (B), NOT TREATED	UPSET WITHIN FLOOR FRMG., W/ FULL WALL BRG. ON STUD PACKS @ EA. END
uB5	(1) 2x12	TREATED SOUTHERN YELLOW PINE, NO. 2 GRADE	UPSET WITHIN BALCONY FRMG. @ OUTER EDGE
uB6	W16x26	WIDE-FLANGE STEEL BEAM	UPSET WITHIN FLOOR FRMG., W/ FULL WALL BRG. ON STUD PACKS @ MIDDLE SPAN & @ EA. END --OR-- UPSET HEADER CONDITION W/ FULL WALL BRG. ON STUD PACKS @ EA. END.
uB7	7" x 18"	30F-V5M1 SP/SP (B), NOT TREATED	UPSET WITHIN FLOOR FRMG., W/ FULL WALL BRG. ON STUD PACKS @ MIDDLE SPAN & @ EA. END
uB8	5 1/2" x 11 7/8"	24F-V5M1 SP/SP (B), TREATED	DOWNSET BELOW BALCONY FRMG., W/ FULL WALL BRG. ON STUD PACKS @ EA. END
uB9	3 1/2" x 11 1/4"	24F-V5M1 SP/SP (B), TREATED	UPSET WITHIN FLOOR FRMG., CANTILEVERED, W/ MIN. 2:1 (5'-4"-2'-8" TYP.) BACK-SPAN LENGTH REQ'D @ TYP. BALCONY --OR-- W/ INVERTED HANGER CONN, TO INTERIOR BEAM @ ABOVE GARAGE
uB10	(2) 2x12	TREATED SOUTHERN YELLOW PINE, NO. 2 GRADE	UPSET WITHIN FLOOR FRMG., CANTILEVERED W/ MIN. 2:1 (5'-4"-2'-8" TYP.) BACK-SPAN LENGTH REQ'D. INFILL BLOCKING ATOP BEAM AS REQ'D @ INTERIOR FLOOR FRMG.
uB11	(2) 2x12	TREATED SOUTHERN YELLOW PINE, NO. 2 GRADE	UPSET WITHIN BALCONY FRMG., W/ HANGER CONN. @ EA. END
uB12	(3) 2x12	TREATED SOUTHERN YELLOW PINE, NO. 2 GRADE	UPSET WITHIN BALCONY FRMG., W/ HANGER CONN. @ EA. END
uB13	3 1/2" x 11 1/4"	24F-V5M1 SP/SP (B), TREATED	UPSET WITHIN BALCONY FRMG., W/ HANGER CONN. @ EA. END (SKEWED HANGER @ END THAT CONNECTS TO STEEL BEAM)
uB14	W10x19 CONT.	WIDE-FLANGE STEEL BEAM	UPSET WITHIN FLOOR FRMG., CANTILEVERED, W/ FULL WALL BRG. ON STUD PACKS @ END, @ (1) MID-SPAN PORTION, & @ EXTERIOR WALL NEAR CANTILEVERED END
uB15	W12x26	WIDE-FLANGE STEEL BEAM	UPSET WITHIN FLOOR FRMG., W/ SKEWED BOLTED CONN. TO STEEL BEAM @ END & FULL WALL BRG. ON STUD PACKS @ OPPOSITE END. PROVIDE FULL WIDTH x WEB DEPTH BLOCKING AS REQ'D FOR BALCONY LEDGER ATTACHMENT @ EXTERIOR, RE: 7/S0.20
uB16	W12x72	WIDE-FLANGE STEEL BEAM	UPSET WITHIN FLOOR FRMG., CANTILEVERED, W/ SKEWED BOLTED CONN. TO STEEL BEAM @ END & FULL WALL BRG. ON STUD PACKS @ EXTERIOR WALL NEAR CANTILEVERED END
uB17	W12x14	WIDE-FLANGE STEEL BEAM	UPSET WITHIN FLOOR FRMG., W/ SKEWED BOLTED CONN. TO STEEL BEAM @ EA. END. PROVIDE FULL WIDTH x WEB DEPTH BLOCKING AS REQ'D FOR BALCONY LEDGER ATTACHMENT @ EXTERIOR, RE: 7/S0.20
uB18	W12x50	WIDE-FLANGE STEEL BEAM	UPSET WITHIN FLOOR FRMG., W/ FULL WALL BRG. ON STUD PACKS @ END & SKEWED BOLTED CONN. TO STEEL BEAM @ OPPOSITE END. BEAM uB16 INTERSECTS THIS BEAM W/ A SKEWED BOLTED CONN.
uB19	W12x19 CONT.	WIDE-FLANGE STEEL BEAM	UPSET WITHIN FLOOR FRMG., CANTILEVERED, W/ FULL WALL BRG. ON STUD PACKS @ END & @ EXTERIOR WALL NEAR CANTILEVERED END, W/ ADDT'L SUPPORT VIA STEEL COLUMNS @ (2) MID-SPAN PORTIONS
uB20	5 1/4" x 18"	LVL, NOT TREATED	UPSET WITHIN FLOOR FRMG., W/ FULL WALL BRG. ON STUD PACKS @ ONE END & SKEWED HANGER CONN. TO STEEL BEAM @ OPPOSITE END OR W/ FULL WALL BRG. ON STUD PACKS @ OPPOSITE END
B21	W12x45 --OR-- HSS 12 x 8 x 5/8	WIDE-FLANGE BEAM --OR-- HSS (A500 GR. B)	DOWNSET BELOW BALCONY FRMG., FULL WALL BRG. ON STUD PACKS EA. END
uB22	3 1/2" x 11 1/4"	24F-V5M1 SP/SP (B), TREATED	UPSET WITHIN BALCONY FRMG., FULL WALL BRG. ON STUD PACKS EA. END
uB23	3 1/2" x 11 1/4"	24F-V5M1 SP/SP (B), TREATED	UPSET WITHIN FLOOR FRMG., CANTILEVERED, W/ MIN. 2:1 (10'-0"-5'-0" TYP.) BACK-SPAN LENGTH REQ'D @ TYP. INSET CORNER BALCONY
uB24	(3) 2x12	TREATED SOUTHERN YELLOW PINE, NO. 2 GRADE	UPSET WITHIN BALCONY FRMG., W/ SKEWED HANGER CONN. @ EA. END
uB25	5 1/2" x 11 1/4"	30F-E2 SP/SP (B), TREATED	UPSET WITHIN FLOOR FRMG., CANTILEVERED, W/ 16'-0" Lg. BACK-SPAN FROM EXTERIOR FACE OF BALCONY BACK WALL FRMG. INFILL BLOCKING ATOP BEAM AS REQ'D @ INTERIOR FLOOR FRMG.
uB26	5 1/2" x 11 1/4"	30F-E2 SP/SP (B), TREATED	UPSET WITHIN FLOOR FRMG., CANTILEVERED, W/ 16'-0" Lg. BACK-SPAN FROM EXTERIOR FACE OF BALCONY BACK WALL FRMG., W/ HANGER CONN. TO INTERIOR BEAM. PROVIDE STUD PACK BRG. @ EXTERIOR WALL DOWN TO TOP OF WINDOW HEADER SUPPORT NEAR CANTILEVERED END
uB27	7" x 11 1/4"	30F-E2 SP/SP (B), TREATED	UPSET WITHIN FLOOR FRMG., CANTILEVERED, W/ 15'-0" Lg. BACK-SPAN FROM EXTERIOR FACE OF BALCONY BACK WALL FRMG., W/ HANGER CONN. TO INTERIOR BEAM. PROVIDE STUD PACK BRG. @ EXTERIOR WALL DOWN TO TOP OF WINDOW HEADER SUPPORT NEAR CANTILEVERED END
uB28	3 1/2" x 11 1/4"	30F-E2 SP/SP (B), TREATED	UPSET WITHIN FLOOR FRMG., CANTILEVERED, W/ 15'-0" Lg. BACK-SPAN FROM EXTERIOR FACE OF BALCONY BACK WALL FRMG. INFILL BLOCKING ATOP BEAM AS REQ'D @ INTERIOR FLOOR FRMG.
uB29	3 1/2" x 11 1/4"	LVL, NOT TREATED	UPSET WITHIN FLOOR FRMG., W/ FULL WALL BRG. ON STUD PACKS @ EA. END. PROVIDE HANGER SUPPORT NEAR MID-SPAN FOR SUPPORT OF uB27 CANTILEVERED BEAM
uB30	7" x 9 1/2"	30F-E2 SP/SP (B), NOT TREATED	UPSET WITHIN FLOOR FRMG., W/ FULL WALL BRG. ON STUD PACKS @ EA. END. PROVIDE HANGER SUPPORT NEAR MID-SPAN FOR SUPPORT OF uB26 CANTILEVERED BEAM
B31	W12x30 --OR-- HSS 12 x 6 x 1/4	WIDE-FLANGE BEAM --OR-- HSS (A500 GR. B)	DOWNSET BELOW BALCONY FRMG., FULL WALL BRG. ON STUD PACKS EA. END
uB32	5 1/2" x 11 1/4"	30F-E2 SP/SP (B), TREATED	UPSET WITHIN FLOOR FRMG., CANTILEVERED, W/ 14'-0" Lg. BACK-SPAN FROM EXTERIOR FACE OF BALCONY BACK WALL FRMG., W/ HANGER CONN. TO INTERIOR BEAM. PROVIDE STUD PACK BRG. @ EXTERIOR WALL NEAR CANTILEVERED END. INFILL BLOCKING ATOP BEAM AS REQ'D @ INTERIOR FLOOR FRMG.
uB33	5 1/2" x 11 7/8"	30F-E2 SP/SP (B), TREATED	UPSET WITHIN FLOOR FRMG., CANTILEVERED, W/ 14'-0" Lg. BACK-SPAN FROM EXTERIOR FACE OF BALCONY BACK WALL FRMG., W/ HANGER CONN. TO INTERIOR BEAM. PROVIDE STUD PACK BRG. @ EXTERIOR WALL NEAR CANTILEVERED END. INFILL BLOCKING ATOP BEAM AS REQ'D @ INTERIOR FLOOR FRMG.
uB34	5 1/2" x 11 7/8"	30F-E2 SP/SP (B), TREATED	UPSET WITHIN FLOOR FRMG., CANTILEVERED, W/ 14'-0" Lg. BACK-SPAN FROM EXTERIOR FACE OF BALCONY BACK WALL FRMG., W/ HANGER CONN. TO INTERIOR BEAM. PROVIDE STUD PACK BRG. @ EXTERIOR WALL DOWN TO TOP OF WINDOW HEADER NEAR CANTILEVERED END. INFILL BLOCKING ATOP BEAM AS REQ'D @ INTERIOR FLOOR F

ARCH E1.30" x 42"

SHEARWALL SCHEDULE

SHEARWALL TYPE		FLOOR				
		BASEMENT WALLS	1ST FLR. WALLS	2ND FLR. WALLS	3RD FLR. WALLS	4TH FLR. WALLS
SW1	MATERIAL THICKNESS	7/16" W.S.P.-SHEATHING ONE SIDE W/ EDGES BLOCKED (EA. WALL)	7/16" W.S.P.-SHEATHING ONE SIDE W/ EDGES BLOCKED (EA. WALL)	7/16" W.S.P.-SHEATHING ONE SIDE W/ EDGES BLOCKED (EA. WALL)	7/16" W.S.P.-SHEATHING ONE SIDE W/ EDGES BLOCKED (EA. WALL)	7/16" W.S.P.-SHEATHING ONE SIDE W/ EDGES BLOCKED (EA. WALL)
	NAIL SIZE & SPACING	8d NAILS @ 3/3	8d NAILS @ 6/6	8d NAILS @ 4/4	8d NAILS @ 6/6	8d NAILS@ 6/6
	SILL PL. ANCHORS	1/2" Ø ANCHOR BOLTS @ 32" O.C.	1/2" Ø ANCHOR BOLTS @ 32" O.C. OR SDWS22400 @ 16" O.C.	SDWS22400 @ 24" O.C.	SDWS22400 @ 24" O.C.	SDWS22400 @ 32" O.C.
	TOP PL. SCREWS	SDWS22500 @ 24" O.C.	SDWS22500 @ 24" O.C.	SDWS22500 @ 32" O.C.	SDWS22500 @ 32" O.C.	SDWS22500 @ 32" O.C.
	SHEAR FORCE	587 PLF (WORST)	383 PLF (WORST)	484 PLF (WORST)	266 PLF (WORST)	262 PLF (WORST)

NOTES:

1. NAILING SHALL BE TO ALL STUDS, TOP & BOT. PLATES, & BLOCKING WHERE INDICATED.
2. PROVIDE CONT. ATS ROD SYSTEM OR MECH. HOLDOWNS PER PLAN & SCHED.
3. NAIL SPACING SHOWN AS (# / #) WHICH INDICATES FASTENERS SPACING IN INCHES @ THE EDGES / FIELD WHERE FIELD IS THE INTERMEDIATE MEMBERS.
4. TYP. SILL PL. TO WOOD SHALL BE 16d @ 12" O.C. U.N.O. IN SCHEDULE.
5. TYP. SILL PL. TO CONCRETE SHALL BE 1/2" Ø ANCHORS PER 3/S3.01.
   A. @ 2x4 WALLS SPACE AS INDICATED IN SCHED. W/ 1/4" x 2 1/2" x 2 1/2" PL. WASHER OR SIMPSON BPS 1/2 - 3 @ CONTRACTOR'S OPTION.
   B. @ 2x6 WALLS SPACE AS INDICATED IN SCHED. W/ 1/4" x 2 1/2" x 4 1/2" PL. WASHER OR SIMPSON BPS 1/2 - 6 @ CONTRACTOR'S OPTION.
6. PL. WASHERS TO MAINTAIN MAX. OF 1/2" BTWN. EDGE OF SILL PL. (ON SIDE OF SHEARWALL SHEATHING; ALT. SIDES WHERE SHEATHING IS INSTALLED ON BOTH SIDES) & EDGE OF PL. WASHER.
7. SHEARWALL SHEATHING CALLED OUT @ CORRIDOR WALLS SHALL BE LOCATED @ UNIT SIDE OF WALL.
8. DESIGN SHEAR TRUSSES FOR FORCES INDICATED IN SCHED.
9. NAILS @ WOOD STRUCTURAL PANEL SHEARWALLS SHALL BE GALVANIZED COMMON OF TYPE INDICATED.
10. EXTERIOR BUILDING SHEATHING SHALL BE 7/16" OSB (OR EQ.) BLOCKED W/ 8d NAILS @ 6/12 NAILING PATTERN. INSTALL SHEATHING VERTICALLY & SPLICE PANELS @ FLOOR PER 1/S0.06 (PROVIDE STRAPS PER 2/S0.06 WHERE SHEATHING JOINTS DO NOT CONFORM TO 1/S0.06).
11. RE: DETAILS 2B/S0.08 & 3/S0.09 @ OPENINGS THROUGH SHEARWALLS.
12. NAILING @ (2) LAYERS OF 5/8" GYPSUM SHEATHING, ONE SIDE, W/ EDGES BLOCKED:
    A. BASE PLY: 6d COOLER NAILS @ 9/9.
    B. FACE PLY: 8d COOLER NAILS @ 7/7.
    NOTE: IN LIEU OF (2) LAYERS OF 5/8" SHEATHING, @ CONTRACTOR'S OPTION, 7/16" APA-RATED SHEATHING MAY BE USED W/ EDGES BLOCKED W/ 8d NAILS @ 6/12.
13. RE: DETAILS 9 THROUGH 12/S0.06 & DETAILS 10 THROUGH 12A ON SHEET S0.07 FOR SHEARWALL DETAILING @ ENDS OF WALLS, INTERSECTIONS & JOISTS.
14. ALL TOP PL. SCREWS INDICATED IN SCHED. ARE SIMPSON SDWS22500.
15. WHERE SHEARWALL IS CALLED OUT ON EA. SIDE OF SINGLE WALL, PROVIDE INDICATED SHEATHING ON EA. SIDE OF WALL.
16. FASTENING OF GYP. BD. PER MANFACTURER'S SPECIFICATIONS.
17. W.S.P. = WOOD STRUCTURAL PANEL OR OSB EQUIVALENT.

SHEARWALL HOLDOWN SCHEDULE

MARK	BASEMENT WALLS	1ST FLR. WALLS	2ND FLR. WALLS	3RD FLR. WALLS	4TH FLR. WALLS	MIN. ALLOWABLE ROD TENSILE CAPACITY	EMBEDDED ANCHOR OR EQ.
1	5/8" STANDARD THREADED ROD W/ (4) 2x4 OR (4) 2x6	5/8" STANDARD THREADED ROD W/ (4) 2x4 OR (4) 2x6	1/2" STANDARD THREADED ROD W/ (4) 2x4 OR (4) 2x6	1/2" STANDARD THREADED ROD W/ (4) 2x4 OR (4) 2x6	1/2" STANDARD THREADED ROD W/ (4) 2x4 OR (4) 2x6	5/8" = 6,675 lbs 1/2" = 4,270 lbs	SIMPSON PAB5-24
2	3/4" STANDARD THREADED ROD W/ (4) 2x4 OR (4) 2x6	3/4" STANDARD THREADED ROD W/ (4) 2x4 OR (4) 2x6	1/2" STANDARD THREADED ROD W/ (4) 2x4 OR (4) 2x6	1/2" STANDARD THREADED ROD W/ (4) 2x4 OR (4) 2x6	1/2" STANDARD THREADED ROD W/ (4) 2x4 OR (4) 2x6	3/4" = 9,610 lbs 1/2" = 4,270 lbs	SIMPSON PAB6-24

NOTES:

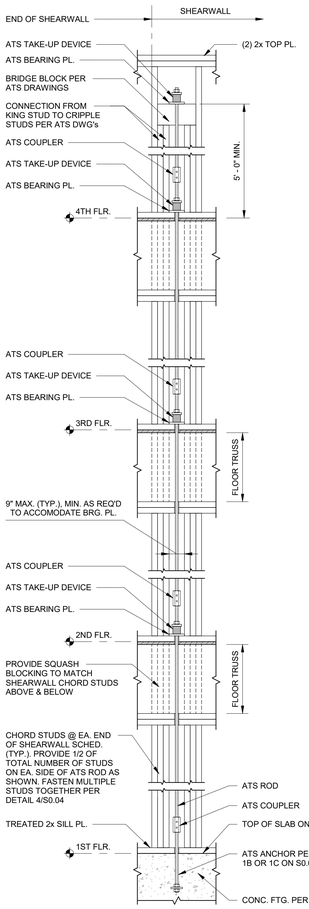
1. CONT. ROD SYSTEM BASED UPON CONT. THREADED RODS UTILIZING EITHER CLP SYSTEM OR SIMPSON ATS SYSTEM.
2. RODS SHALL HAVE A MIN. TENSILE CAPACITY SHOWN IN SCHED.
3. RE: SECTION DETAILS ON S0.05 & S0.07 FOR TYP. HOLDOWN DETAILS.
4. ALL HOLDOWNS TO HAVE HALF THE LISTED REQ'D STUDS EA. SIDE OF THREADED ROD TO MATCH STUD SIZE & GRADE NOTED IN WALL SCHED. HOLDOWN STUDS ARE IN ADDITION TO BEARING WALL STUDS - PROVIDE ADDT'L STUDS AS REQ'D TO MEET QUANTITY NOTED IN SCHED. OFFSET STUD PACK 3" TYP. FROM CENTERLINE OF THREADED ROD. PROVIDE SQUASH BLOCKS WITHIN FLOOR PLATE DEPTH (TRUSS DEPTH) ALIGNED W/ STUD PACKS. QUANTITY OF SQUASH BLOCKS TOP MATCH QUANTITY OF STUDS BELOW.
5. PROVIDE CAST-IN-PLACE ANCHOR PER SCHED. OR DRILL & EPOXY THREADED ROD INTO FOUNDATION/SLAB W/ 9" EMBED (CAST IN ANCHOR REQ'D @ EDGE OF SLAB CONDITIONS PER 1C/S0.05). ROD SHALL BE CLEAN OF GREASE. ATTACHMENT TO CONC. REQUIRES FULL TIME SPECIAL INSPECTION.
6. PROVIDE PL. WASHER, NUT & BRG. PL. CAPABLE OF DEVELOPING CAPACITY OF ROD @ EA. FLOOR.
7. PROVIDE TAKE-UP DEVICE @ EA. FLOOR (RE: ESTIMATED BUILDING MOVEMENT TABLE).
8. PROVIDE COUPLING TAKE-UP DEVICE AS REQ'D (RE: ESTIMATED BUILDING MOVEMENT TABLE).
9. PROVIDE SHOP DRAWINGS SHOWING LOCATIONS OF ALL HOLDOWNS & HARDWARE FOR REVIEW PRIOR TO INSTALLATION.
10. HOLE THROUGH TOP & SILL PLATES SHALL BE ROD DIAMETER PLUS 1/4".
11. PROVIDE BRG. PL. ON UNDERSIDE OF UPSET BEAM (RE: 3/S0.05) @ "D" SERIES RODS.
12. SHEARWALL HOLDOWN TYPE INFO:

REV 11

SHEARWALL HOLDOWN BASE CONDITION:
s = TYPICAL FOUNDATION / SLAB-ON-GRADE CONNECTION / TERMINATION FOR CONTINUOUS ROD
b = CONTINUOUS ROD HOLDOWN TERMINATION @ WOOD OR STEEL BEAM, RE: DETAILS FOR ADDT'L INFO (RE: SHOP DRAWINGS FOR STEEL TERMINATION DETAILS)
g = SIMPSON HDU2 HOLDOWN @ OFFSET END OF WALL CONDITION @ FOUNDATION / SLAB-ON-GRADE CONNECTION / TERMINATION
f = FLOOR-TO-FLOOR OR FLOOR-TO-BEAM / HEADER / FRMG. SIMPSON HDU2 HOLDOWN CONDITION @ WOOD FRAMING WHERE OFFSET SHEARWALL OCCURS BEYOND CONTINUOUS ROD
a = TYPICAL FOUNDATION / SLAB-ON-GRADE CONNECTION / TERMINATION W/ LOWER TOP OF CONTINUOUS ROD TERMINATION DUE TO UNIT LAYOUT(S) ABOVE
c = CONTINUOUS ROD HOLDOWN TERMINATION @ WOOD OR STEEL BEAM, W/ LOWER TOP OF CONTINUOUS ROD TERMINATION DUE TO UNIT LAYOUT(S) ABOVE, RE: DETAILS FOR ADDT'L INFO (RE: SHOP DRAWINGS FOR STEEL TERMINATION DETAILS)

SHEARWALL HOLDOWN TYPE MARK #

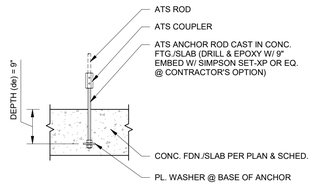
NOTE: REFER TO SHEARWALL ELEVATIONS FOR ADDT'L INFO ON SHEARWALL HOLDOWN BASE CONDITIONS & WHERE THEY TYPICALLY OCCUR.



TYPICAL ANCHOR TIEDOWN SYSTEM DETAIL @ EA. END OF SHEARWALLS

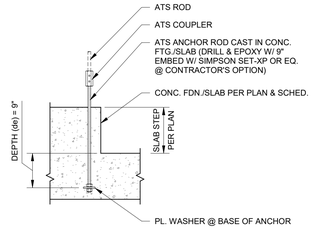
RE: PLANS FOR SHEARWALL LOCATIONS & SHEARWALL SCHED. ON THIS SHEET FOR ADDT'L INFO

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



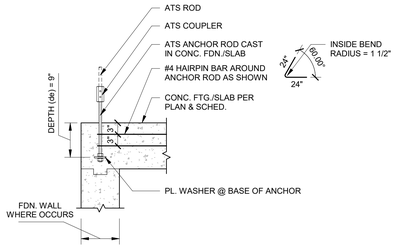
TYPICAL ATS ANCHOR @ INTERIOR SLAB LOCATIONS

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



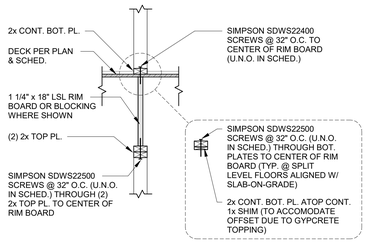
TYPICAL ATS ANCHOR @ STEP IN FOUNDATION SLAB

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



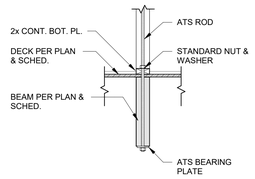
TYPICAL ATS CAST IN ANCHOR @ EDGE OF FOUNDATION SLAB

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



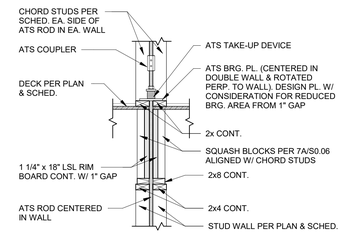
TYPICAL SHEARWALL SILL PL. ATTACHMENT @ 2x SILL

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



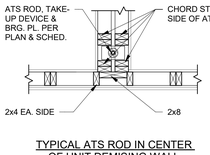
TYPICAL HOLDOWN ATOP WOOD BEAM

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



TYPICAL SINGLE ATS ROD @ DOUBLE SHEARWALLS

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



TYPICAL ATS ROD IN CENTER OF UNIT DEMISING WALL

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

RELEASED FOR CONSTRUCTION
As Noted on Plans Review
Development Services Department
Lee's Summit, Missouri
04.28.23

ARCHITECTURE LANDSCAPE ARCHITECTURE ENERGY SERVICES
P. 913.831.1500
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STATE OF MISSOURI
JOHN A. KRUDWIG
NUMBER E-PE-2005000284
PROFESSIONAL ENGINEER
04.28.23

KRUDWIG STRUCTURAL ENGINEERS, LLC
11200 Corporate Ave., Suite 110 Lenexa, Kansas 66219

A NEW RESIDENTIAL COMMUNITY AT::
TRILOGY
NW WARD RD. | LEE'S SUMMIT, MO

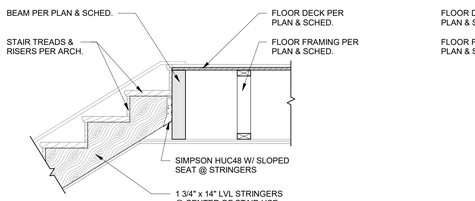
DRAWING RELEASE LOG
• 03.15.2023 - PERMIT SUBMITTAL

△ REVISIONS
1 23.0411 CITY COMMENTS
2 23.0428 ADD 1 / CC 2

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DATE 03/15/23
DRAWN BY KSE
4.11.2023 CITY COMMENTS
SHEET NAME SHEARWALL SCHEDULE & DETAILS
SHEET NO. S0.05

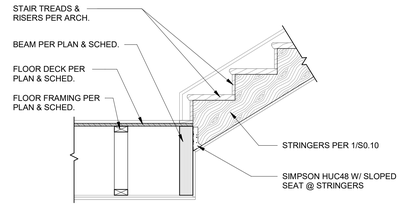
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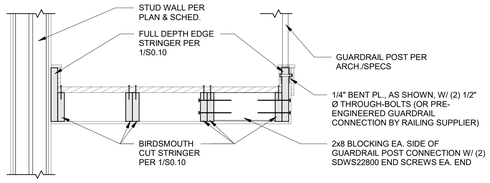
TYPICAL STAIR & STRINGER CONNECTION DETAIL

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



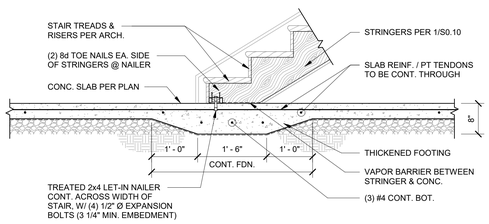
TYPICAL STAIR STRINGER CONNECTION DETAIL

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



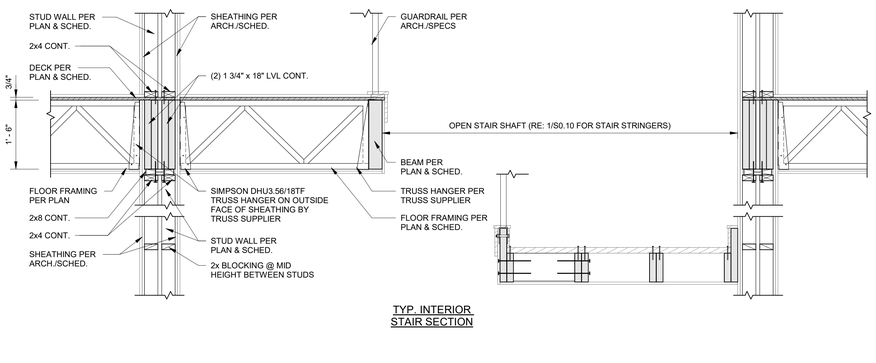
TYPICAL STAIR RUN THROUGH SECTION

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



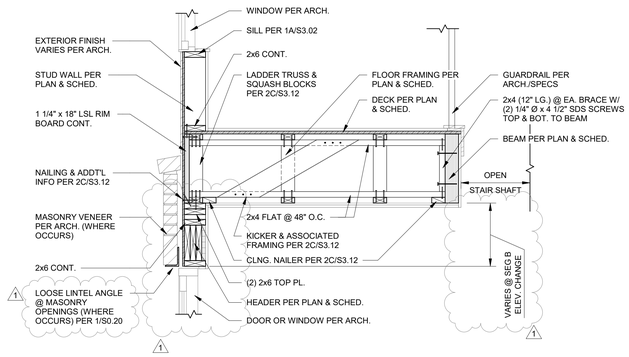
TYP. THICKENED SLAB @ INTERIOR STAIRS

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



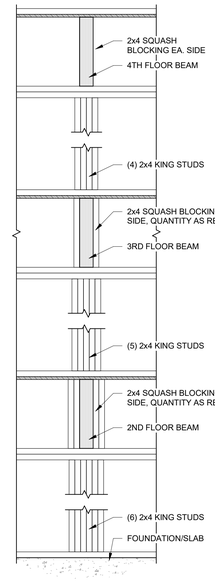
TYP. INTERIOR STAIR SECTION

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



TYP. INTERIOR STAIR SECTION @ EXTERIOR WALL

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



TYP. INTERIOR STAIR BEAM JAMBS/STUD PACKS

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

RELEASED FOR CONSTRUCTION
As Noted on Plans Review
Development Services Department
Lee's Summit, Missouri
04.12.23

ARCHITECTURE
LANDSCAPE ARCHITECTURE
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P. 913.831.1515
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04.11.23

KRUDWIG STRUCTURAL ENGINEERS
11200 Corporate Ave., Suite 110 Lenexa, Kansas 66219

A NEW RESIDENTIAL COMMUNITY AT::
TRILOGY
NW WARD RD. | LEE'S SUMMIT, MO

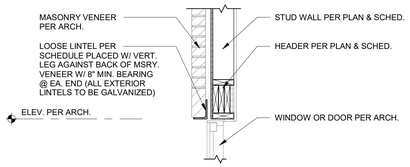
DRAWING RELEASE LOG
• 03.13.2023 - PERMIT SUBMITTAL

REVISIONS
1 23.0411 CITY COMMENTS

JOB NO. PN1129
DATE 03/15/23
DRAWN BY KSE
4.11.2023
CITY COMMENTS
SHEET NAME
STAIR FRAMING DETAILS
SHEET NO.
S0.10

4/11/2023 5:24:37 PM

ARCH E1.30" x 42"

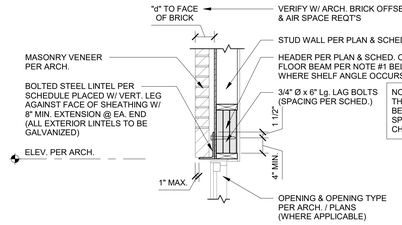


STEEL LINTEL @ HEADER OR BEAM

LOOSE STEEL LINTEL SCHEDULE @ WOOD FRAMING

FOR OPENINGS	GALV. ANGLE (WOOD)	GALV. ANGLE (CONC.)
LESS THAN 6'-0"	L5 x 3 1/2 x 5/16 (LLV)	N/A
6'-0" < OPNG. < 9'-0"	N/A	N/A

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



STEEL LINTEL @ HEADER OR UPSET BEAM

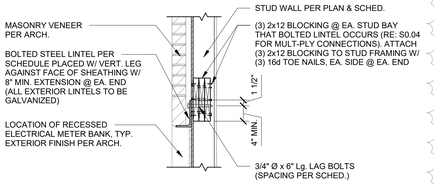
BOLTED STEEL LINTEL SCHEDULE @ WOOD FRAMING

ANGLE SIZE	"d" DIMENSION	MAX. BRICK HEIGHT	LAG BOLT SPACING	USE	NOTES
L7 x 4 x 3/8 (LLV)	4" < d ≤ 5"	10' - 0"	24" O.C.	@ OPNG. HEADERS	
L7 x 4 x 3/8 (LLV)	4" < d ≤ 5"	30' - 0"	12" O.C.	@ SHELF ANGLES	1.

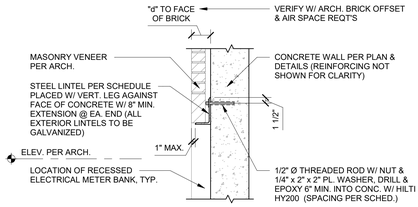
NOTES:

1. SHELF ANGLE OCCURS @ 3RD FLOOR LEVEL TO ACCOUNT FOR EXPANSION & CONTRACTION RELATIVE TO OVERALL WOOD SHRINKAGE @ WHERE BRICK VENEER OCCURS @ ALL STORIES ON A GIVEN PORTION OF THE EXTERIOR FACADE. PROVIDE 5 1/2" x 18" GLULAM BACK-UP FOR LAG BOLT ATTACHMENT IN LIEU OF USING LSL RIM BOARD & SQUASH BLOCKING, TYP. PROVIDE EXPANSION JOINT @ WHERE SHELF ANGLE OCCURS. SIZE RELATIVE TO BRICK EXPANSION VS. WOOD SHRINKAGE CONTRACTION, COORD. W/ ARCH.

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



STEEL LINTEL @ WALL / BLOCKING (TYP. @ ELECTRICAL METER BANK)

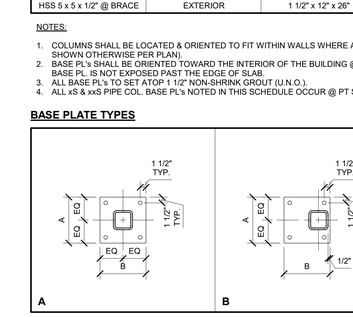


STEEL LINTEL @ CONCRETE WALL (TYP. @ ELECTRICAL METER BANK)

THREADED ROD ANCHORED STEEL LINTEL SCHEDULE @ CONCRETE

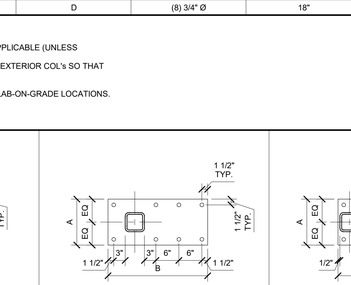
ANGLE SIZE	"d" DIMENSION	MAX. BRICK HEIGHT	ANCHOR SPACING	USE	NOTES
L7 x 4 x 3/8 (LLV)	4" < d ≤ 5"	10' - 0"	1/2" Ø @ 24" O.C.	@ RECESSED MSRY.	
L7 x 4 x 3/8 (LLV)	4" < d ≤ 5"	30' - 0"	1/2" Ø @ 12" O.C.	@ RECESSED MSRY.	

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



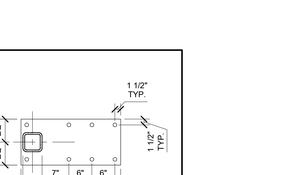
TYPICAL INTERIOR STEEL BEAM SUPPORTING FLOOR TRUSSES

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



TYPICAL INTERIOR STEEL BEAM PARALLEL TO FLOOR TRUSSES / SUPPORTING WALL ABOVE

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



TYPICAL WIDE FLANGE BEAM WEB BLOCKING WHERE REQ'D / INDICATED

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

NOTES:

1. ADJUST FTG. DEPTH AS REQ'D FOR ANCHOR BOLT EMBED DEPTH REQ'S NOTED IN THE STEEL COL. SCHEDULE, MAINTAINING 4" MIN. CLEARANCE FROM BOT. OF FTG., TYP.

TYP. INTERIOR COLUMN FOOTING / FOUNDATION

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

TYP. EXTERIOR COLUMN FOOTING / FOUNDATION

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

STEEL BEAM STIFFENER PLATE NOTES:

1. USE 1/2" STIFFENER PLATES WHERE THE FOLLOWING OCCURS:
   a. STEEL BEAM SUPPORTS COL. POINT LOAD.
   b. STEEL BEAM RUNNING CONTINUOUS OVER COL. ABOVE FTG. EQUAL TO F-4.0 OR GREATER IN SIZE.
   c. STEEL BEAM SUPPORTS INTERSECTING STEEL BEAM.

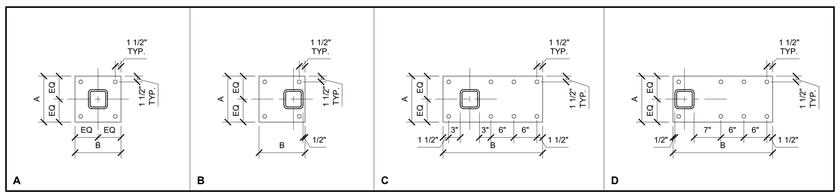
STEEL COLUMN SCHEDULE

COLUMN SIZE	LOCATION	BASE PL. SIZE (t x A x B)	BASE PL. TYPE	ANCHOR BOLTS	EMBEDMENT
HSS 5 x 5 x 1/2"	INTERIOR	1" x 12" x 12"	A	(4) 3/4" Ø	12"
HSS 5 x 5 x 1/2"	EXTERIOR	1" x 12" x 12"	B	(4) 3/4" Ø	18"
3-1/2" Ø xS PIPE COL.	INTERIOR	1" x 12" x 12"	A	(4) 3/4" Ø	12"
4" Ø xS PIPE COL.	INTERIOR	1" x 12" x 12"	A	(4) 3/4" Ø	12"
5" Ø xS PIPE COL.	INTERIOR	1" x 12" x 12"	A	(4) 3/4" Ø	12"
3" Ø xxS PIPE COL.	INTERIOR	1" x 12" x 12"	A	(4) 3/4" Ø	12"
4" Ø xxS PIPE COL.	INTERIOR	1" x 12" x 12"	A	(4) 3/4" Ø	12"
HSS 5 x 5 x 1/2" @ BRACE	INTERIOR	1 1/2" x 12" x 26"	C	(8) 3/4" Ø	18"
HSS 5 x 5 x 1/2" @ BRACE	EXTERIOR	1 1/2" x 12" x 26"	D	(8) 3/4" Ø	18"

NOTES:

1. COLUMNS SHALL BE LOCATED & ORIENTED TO FIT WITHIN WALLS WHERE APPLICABLE (UNLESS SHOWN OTHERWISE PER PLAN).
2. BASE PL's SHALL BE ORIENTED TOWARD THE INTERIOR OF THE BUILDING @ EXTERIOR COL's SO THAT BASE PL. IS NOT EXPOSED PAST THE EDGE OF SLAB.
3. ALL BASE PL's TO SET ATOP 1 1/2" NON-SHRINK GROUT (U.N.O.).
4. ALL xS & xxS PIPE COL. BASE PL's NOTED IN THIS SCHEDULE OCCUR @ PT SLAB-ON-GRADE LOCATIONS.

BASE PLATE TYPES



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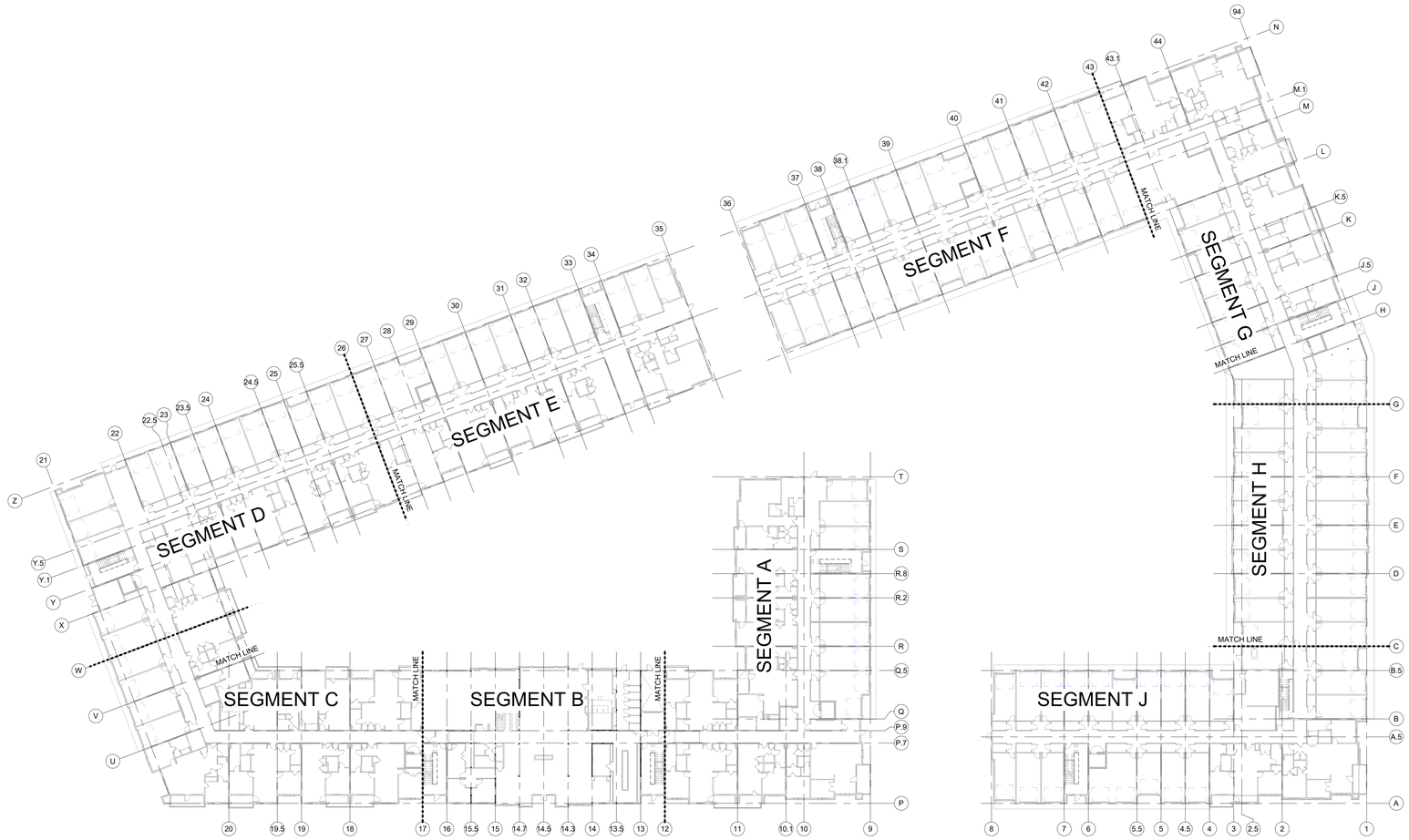
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1	23.0411	CITY COMMENTS
2	23.0428	ADD 1 / CC 2

JOB NO. PN1129
DATE 03/15/23
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SHEET NAME STEEL FRAMING INFO & DETAILS
SHEET NO. S0.20

ARCH E1.30" x 42"

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1 BLDG's 1 & 2 - OVERALL GRID REFERENCE PLAN
1" = 30'-0"

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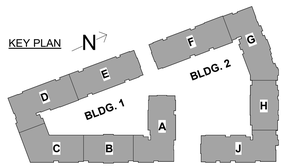
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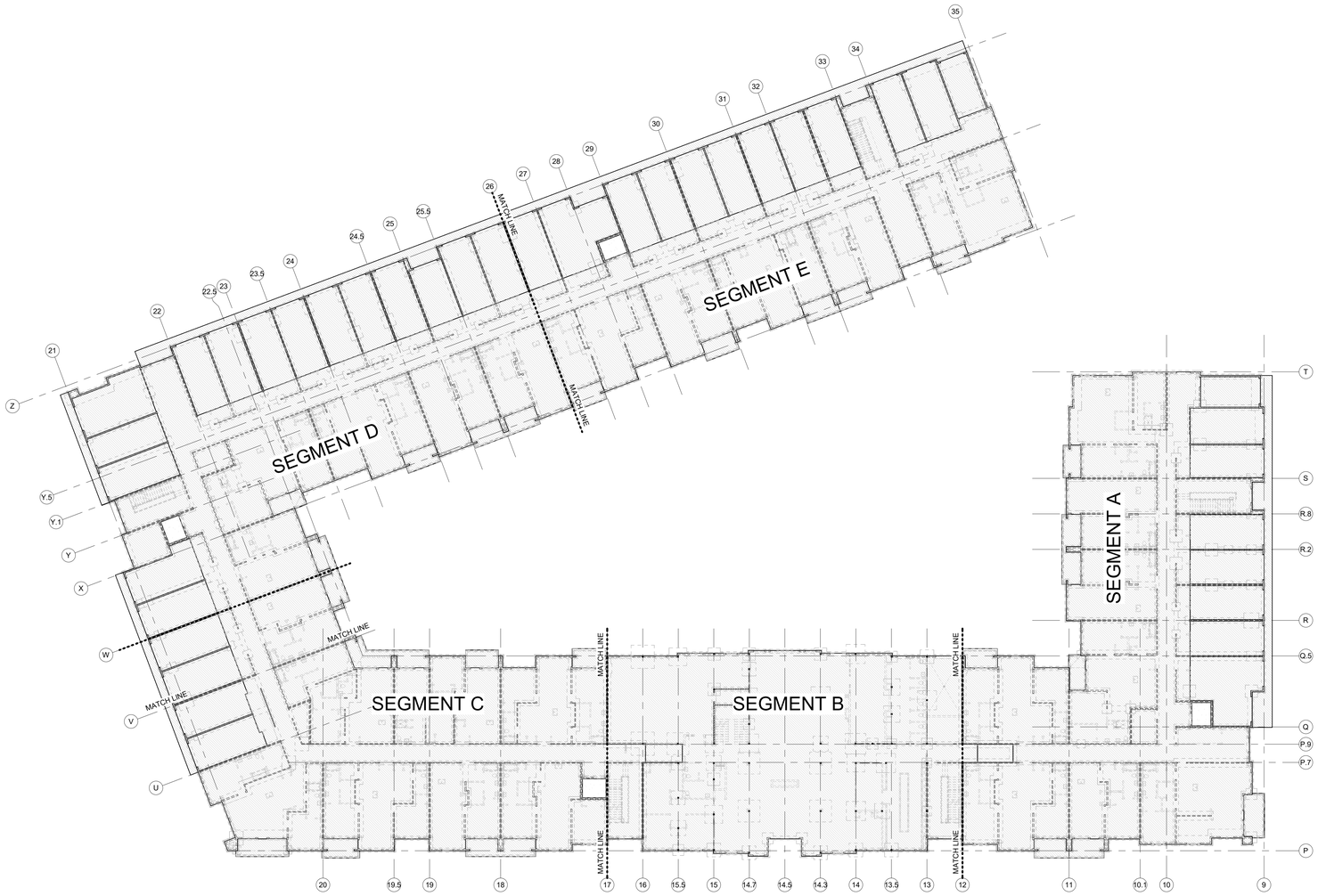
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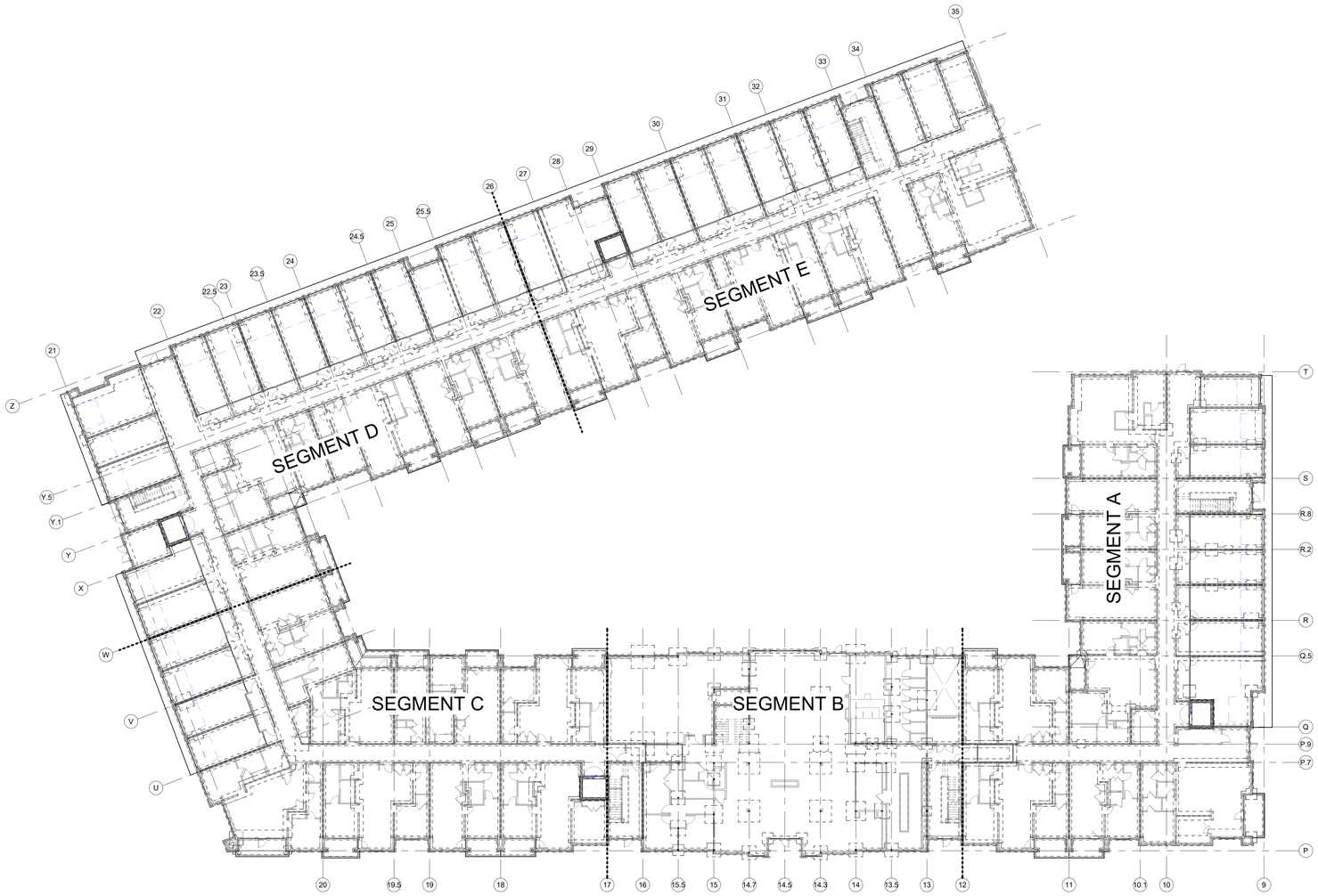
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SHEET NAME
BLDG's 1 & 2 OVERALL GRID REFERENCE PLAN
SHEET NO.
S1.99

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ARCH E1.30" x 42"


SEGMENT A
SEGMENT B
SEGMENT C
SEGMENT D
SEGMENT E
MATCH LINE
MATCH LINE
MATCH LINE

ARCH E1.30" x 42"



1 BLDG 1 - OVERALL 1ST FLOOR FOUNDATION PLAN
1" = 20'-0"

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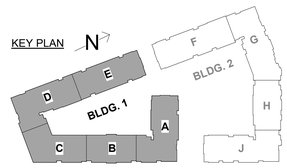
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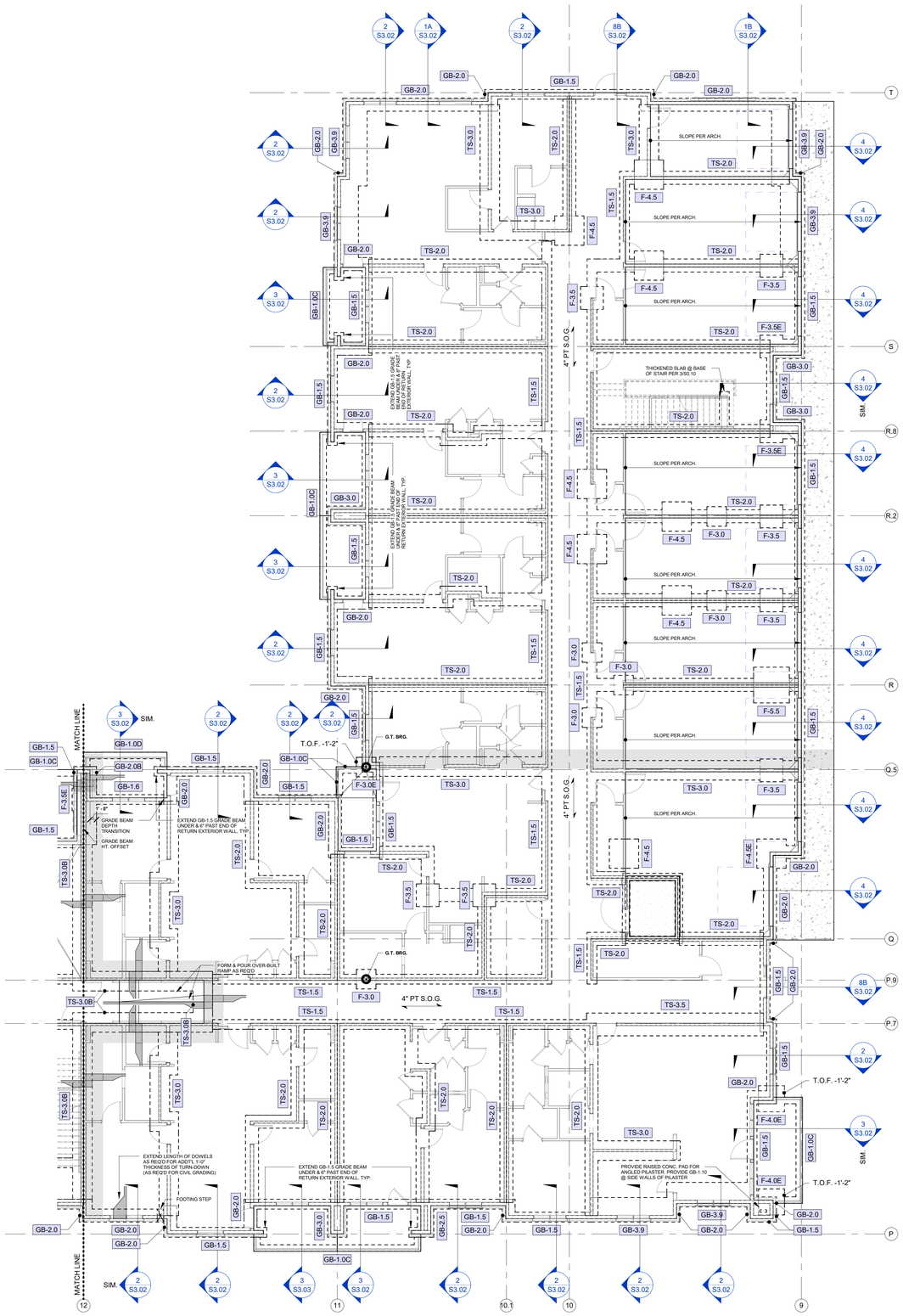
KEY PLAN N



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SHEET NAME
BLDG 1 - OVERALL 1ST FLOOR FDN. PLAN
SHEET NO.
S2.01

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ARCH E1.30" x 42"



1 SEGMENT A - 1ST FLOOR FOUNDATION PLAN

1/8" = 1'-0"

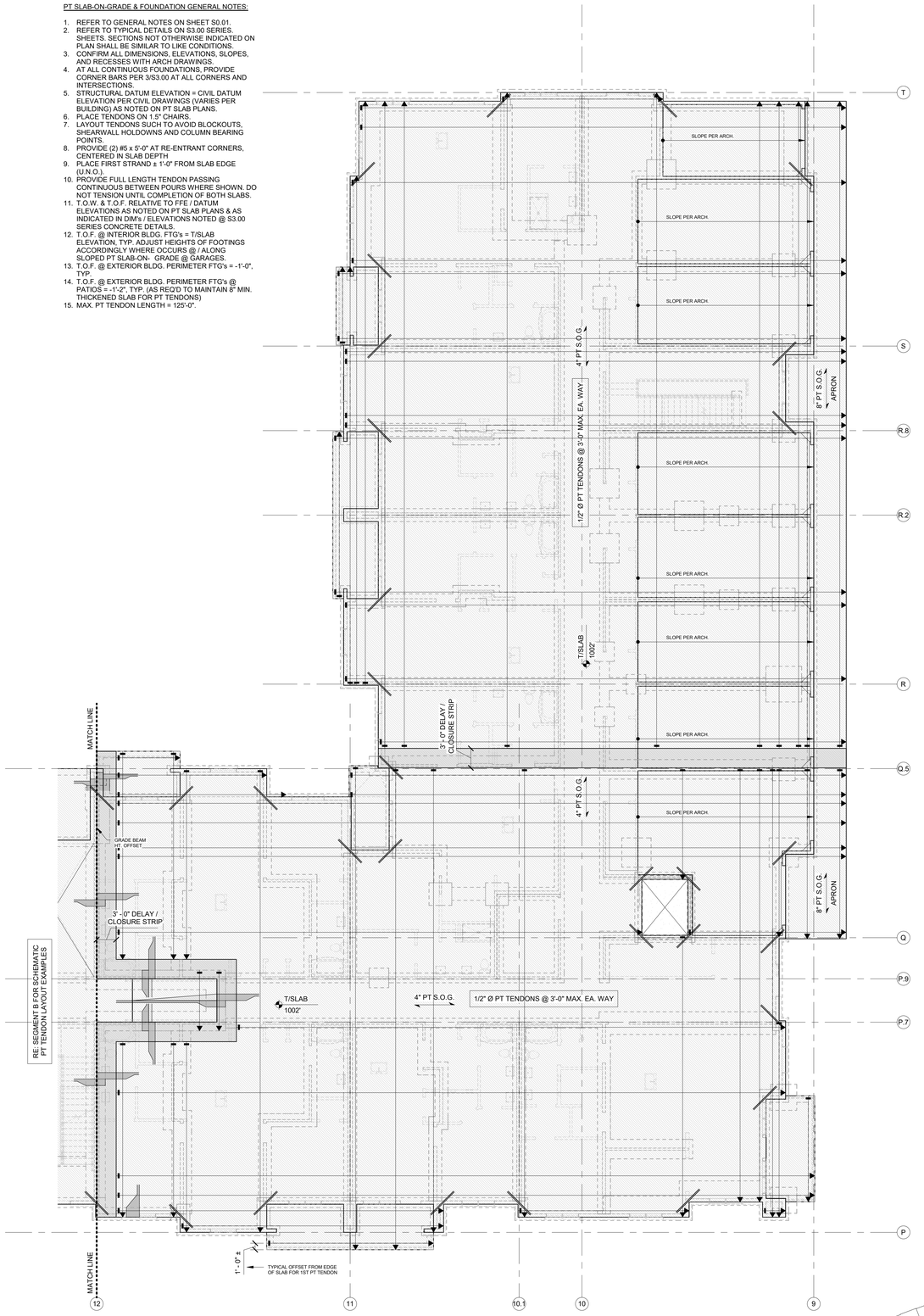
NOTES:
1. REFER TO "PT SLAB-ON-GRADE & FOUNDATION GENERAL NOTES" ON THIS SHEET.

COL./STUD PACK OPTIONS BY FTG. SIZE (1ST FLR. / BASEMENT)

FOOTING	GLULAM COL's (28F-E1 SP/SP (U))	STUD PACKS	A53 Gr. B xS COL's	A53 Gr. B xxS COL's
F-2.5	3 1/2" x 5 1/2"	(3) 2x6	3 1/2" Ø xS PIPE	3" Ø xxS PIPE
F-3.0	3 1/2" x 5 1/2"	(4) 2x6	3 1/2" Ø xS PIPE	3" Ø xxS PIPE
F-3.5	3 1/2" x 5 1/2"	(5) 2x6	3 1/2" Ø xS PIPE	3" Ø xxS PIPE
F-4.0	3 1/2" x 7" --OR-- 5 1/2" x 5 1/2"	N/A	3 1/2" Ø xS PIPE	3" Ø xxS PIPE
F-4.5	5 1/2" x 7"	N/A	3 1/2" Ø xS PIPE	3" Ø xxS PIPE
F-5.0	5 1/2" x 7"	N/A	3 1/2" Ø xS PIPE	3" Ø xxS PIPE
F-5.5	5 1/2" x 7"	N/A	4" Ø xS PIPE	3" Ø xxS PIPE
F-6.0	N/A	N/A	5" Ø xS PIPE	4" Ø xxS PIPE
F-6.5	N/A	N/A	5" Ø xS PIPE	4" Ø xxS PIPE

PT SLAB-ON-GRADE & FOUNDATION GENERAL NOTES:

1. REFER TO GENERAL NOTES ON SHEET S0.01.
2. REFER TO TYPICAL DETAILS ON S3.00 SERIES. SHEETS. SECTIONS NOT OTHERWISE INDICATED ON PLAN SHALL BE SIMILAR TO LIKE CONDITIONS.
3. CONFIRM ALL DIMENSIONS, ELEVATIONS, SLOPES, AND RECESSES WITH ARCH DRAWINGS.
4. AT ALL CONTINUOUS FOUNDATIONS, PROVIDE CORNER BARS PER 3/S3.00 AT ALL CORNERS AND INTERSECTIONS.
5. STRUCTURAL DATUM ELEVATION = CIVIL DATUM ELEVATION PER CIVIL DRAWINGS (VARIES PER BUILDING) AS NOTED ON PT SLAB PLANS.
6. PLACE TENDONS ON 1.5" CHAIRS.
7. LAYOUT TENDONS SUCH TO AVOID BLOCKOUTS, SHEARWALL HOLDOWNS AND COLUMN BEARING POINTS.
8. PROVIDE (2) #5 x 5'-0" AT RE-ENTRANT CORNERS, CENTERED IN SLAB DEPTH
9. PLACE FIRST STRAND ± 1'-0" FROM SLAB EDGE (U.N.O.).
10. PROVIDE FULL LENGTH TENDON PASSING CONTINUOUS BETWEEN POURS WHERE SHOWN. DO NOT TENSION UNTIL COMPLETION OF BOTH SLABS.
11. T.O.W. & T.O.F. RELATIVE TO FFE / DATUM ELEVATIONS AS NOTED ON PT SLAB PLANS & AS INDICATED IN DIM's / ELEVATIONS NOTED @ S3.00 SERIES CONCRETE DETAILS.
12. T.O.F. @ INTERIOR BLDG. FTG's = T/SLAB ELEVATION, TYP. ADJUST HEIGHTS OF FOOTINGS ACCORDINGLY WHERE OCCURS @ / ALONG SLOPED PT SLAB-ON- GRADE @ GARAGES.
13. T.O.F. @ EXTERIOR BLDG. PERIMETER FTG's = -1'-0", TYP.
14. T.O.F. @ EXTERIOR BLDG. PERIMETER FTG's @ PATIOS = -1'-2", TYP. (AS REQ'D TO MAINTAIN 8" MIN. THICKENED SLAB FOR PT TENDONS)
15. MAX. PT TENDON LENGTH = 125'-0".

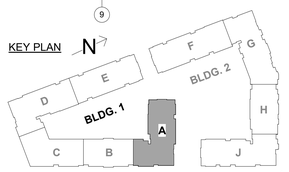


2 SEGMENT A - 1ST FLOOR PT SLAB PLAN

1/8" = 1'-0"

NOTES:
1. REFER TO "PT SLAB-ON-GRADE & FOUNDATION GENERAL NOTES" ON THIS SHEET.

KEY PLAN



GENERAL SHEET REVISIONS:
1. GRADE BEAM (GB), THICKENED SLAB (TS) & STRIP FTG. (SF) SIZES UPDATED PER FTG. SCHEDULE UPDATES / REVISIONS.
2. FDTN. WALLS ADDED IN LIEU OF GRADE BEAMS WHERE NOTED.
3. RE: FDTN. DETAIL SHEETS FOR UPDATES / REVISIONS TO CONC. SECTION DETAILS.

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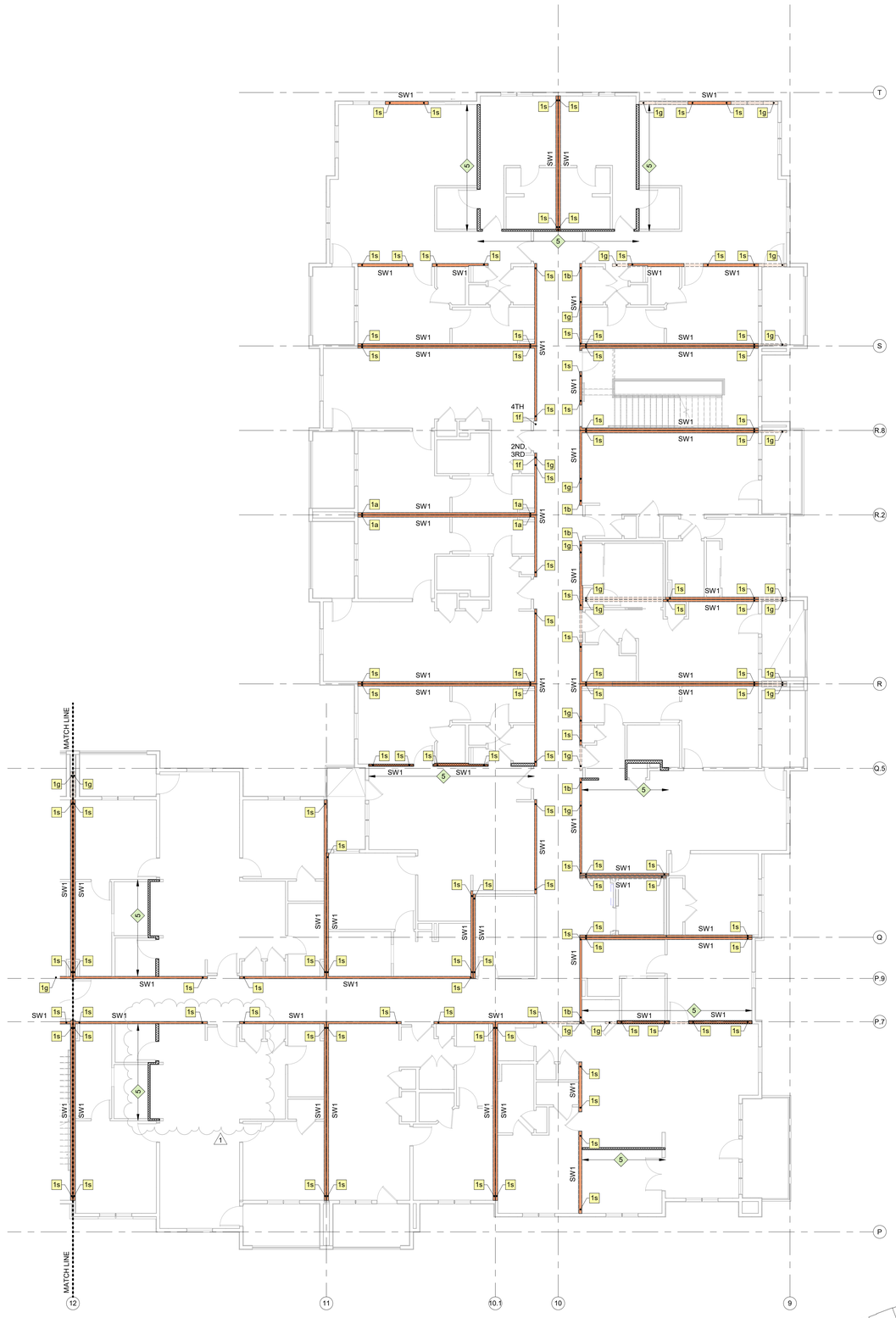
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2	23 0428	ADD 1 / CC 2

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SEG (A) 1ST FLOOR PT SLAB & FDN. PLANS
SHEET NO.
S2.06

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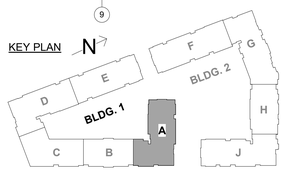


1 SEGMENT A - SHEARWALL / HOLDOWN PLAN

1/8" = 1'-0"

NOTES:
1. SHEARWALL PLANS ARE SHOWN @ 4TH FLOOR FRAMING (3RD FLR. LN.) W/ 2ND (1ST FLR. LN.) & 1ST (0 BSMT. LN.) FLOOR FRMG. SHEARWALL UNDERLAYS FOR REFERENCE / COORDINATION.
2. RE: BLDG. 1 (SEGMENTS D / E) & BLDG. 2 (SEGMENTS G / H / J) SHEARWALL ELEVATIONS FOR TYPICAL CONDITIONS WHERE FLOOR-TO-FLOOR OR FLOOR-TO-BEAM HOLDOWNS ARE REQ'D.
3. RE: DETAILS 1A & 1B FOR HOLDOWNS @ GARAGE PORTAL FRAMES @ UNIT BLDG's.

KEY PLAN



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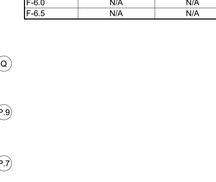
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DATE 03/15/23
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SHEET NAME SEG (A) SHEARWALL PLAN
SHEET NO. S2.08a

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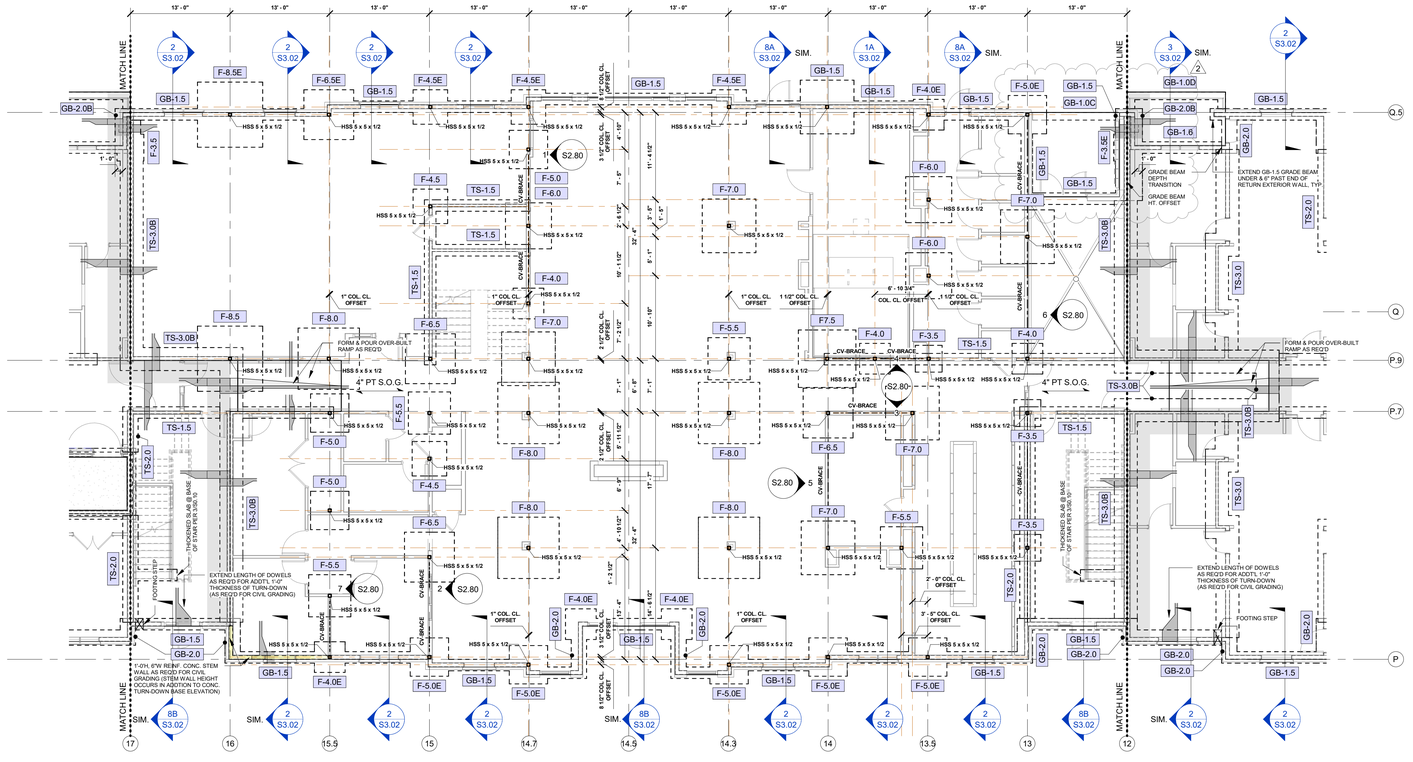
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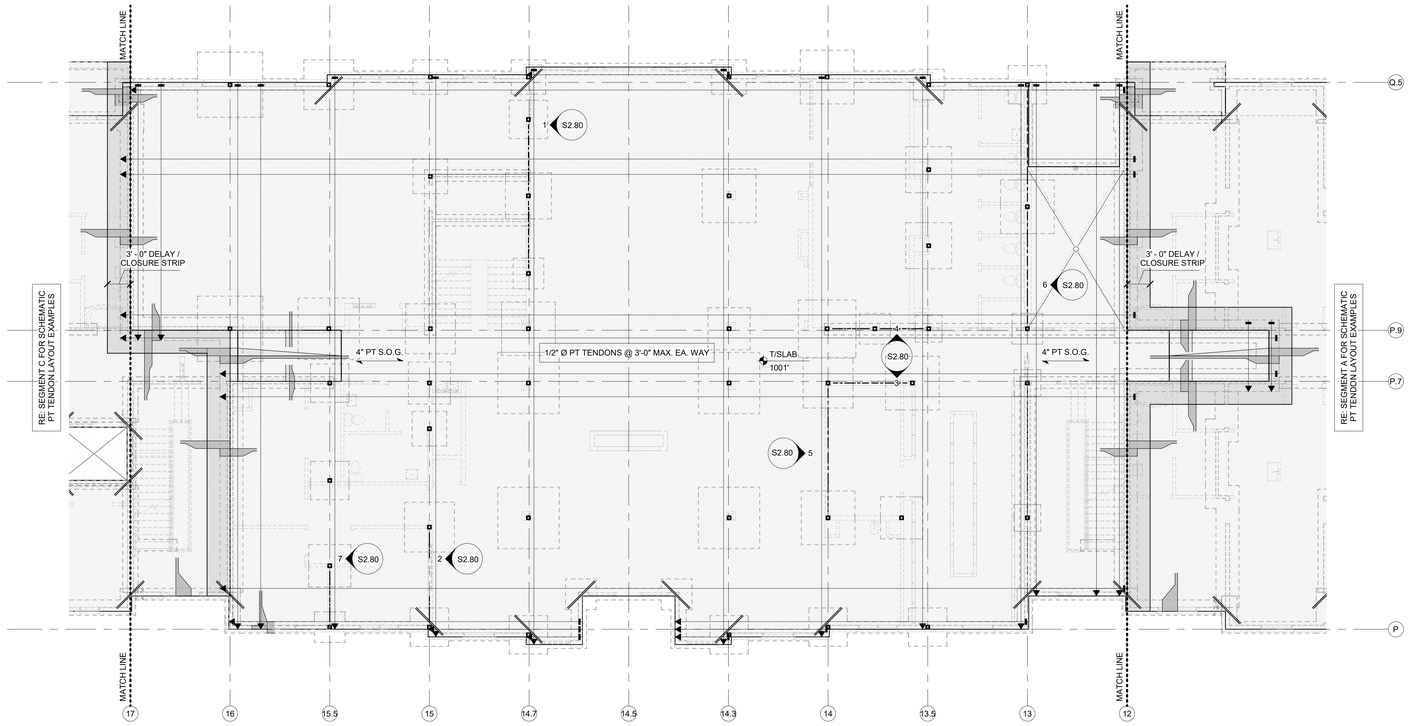
1 SEGMENT B - 1ST FLOOR FOUNDATION PLAN

1/8" = 1'-0"

NOTES:
1. REFER TO "PT SLAB-ON-GRADE & FOUNDATION GENERAL NOTES" ON THIS SHEET.

COL./STUD PACK OPTIONS BY FTG. SIZE (1ST FLR. / BASEMENT)

FOOTING	GLULAM COL's (28F-E1 SP/SP (U))	STUD PACKS	A53 Gr. B xS COL's	A53 Gr. B xxS COL's
F-2.5	3 1/2" x 5 1/2"	(3) 2x6	3 1/2" Ø xS PIPE	3" Ø xxS PIPE
F-3.0	3 1/2" x 5 1/2"	(4) 2x6	3 1/2" Ø xS PIPE	3" Ø xxS PIPE
F-3.5	3 1/2" x 5 1/2"	(5) 2x6	3 1/2" Ø xS PIPE	3" Ø xxS PIPE
F-4.0	3 1/2" x 7" --OR-- 5 1/2" x 5 1/2"	N/A	3 1/2" Ø xS PIPE	3" Ø xxS PIPE
F-4.5	5 1/2" x 7"	N/A	3 1/2" Ø xS PIPE	3" Ø xxS PIPE
F-5.0	5 1/2" x 7"	N/A	3 1/2" Ø xS PIPE	3" Ø xxS PIPE
F-5.5	5 1/2" x 7"	N/A	4" Ø xS PIPE	3" Ø xxS PIPE
F-6.0	N/A	N/A	5" Ø xS PIPE	4" Ø xxS PIPE
F-6.5	N/A	N/A	5" Ø xS PIPE	4" Ø xxS PIPE



2 SEGMENT B - 1ST FLOOR PT SLAB PLAN

1/8" = 1'-0"

NOTES:
1. REFER TO "PT SLAB-ON-GRADE & FOUNDATION GENERAL NOTES" ON THIS SHEET.

PT SLAB-ON-GRADE & FOUNDATION GENERAL NOTES:

1. REFER TO GENERAL NOTES ON SHEET S0.01.
2. REFER TO TYPICAL DETAILS ON S3.00 SERIES. SHEETS. SECTIONS NOT OTHERWISE INDICATED ON PLAN SHALL BE SIMILAR TO LIKE CONDITIONS.
3. CONFIRM ALL DIMENSIONS, ELEVATIONS, SLOPES, AND RECESSES WITH ARCH DRAWINGS.
4. AT ALL CONTINUOUS FOUNDATIONS, PROVIDE CORNER BARS PER 3/S3.00 AT ALL CORNERS AND INTERSECTIONS.
5. STRUCTURAL DATUM ELEVATION = CIVIL DATUM ELEVATION PER CIVIL DRAWINGS (VARIES PER BUILDING) AS NOTED ON PT SLAB PLANS.
6. PLACE TENDONS ON 1.5" CHAIRS.
7. LAYOUT TENDONS SUCH TO AVOID BLOCKOUTS, SHEARWALL HOLDOWNS AND COLUMN BEARING POINTS.
8. PROVIDE (2) #5 x 5'-0" AT RE-ENTRANT CORNERS, CENTERED IN SLAB DEPTH
9. PLACE FIRST STRAND ± 1'-0" FROM SLAB EDGE (U.N.O.).
10. PROVIDE FULL LENGTH TENDON PASSING CONTINUOUS BETWEEN POURS WHERE SHOWN. DO NOT TENSION UNTIL COMPLETION OF BOTH SLABS.
11. T.O.W. & T.O.F. RELATIVE TO FFE / DATUM ELEVATIONS AS NOTED ON PT SLAB PLANS & AS INDICATED IN DIM's / ELEVATIONS NOTED @ S3.00 SERIES CONCRETE DETAILS.
12. T.O.F. @ INTERIOR BLDG. FTG's = T/SLAB ELEVATION, TYP. ADJUST HEIGHTS OF FOOTINGS ACCORDINGLY WHERE OCCURS @ / ALONG SLOPED PT SLAB-ON- GRADE @ GARAGES.
13. T.O.F. @ EXTERIOR BLDG. PERIMETER FTG's = -1'-0", TYP.
14. T.O.F. @ EXTERIOR BLDG. PERIMETER FTG's @ PATIOS = -1'-2", TYP. (AS REQ'D TO MAINTAIN 8" MIN. THICKENED SLAB FOR PT TENDONS)
15. MAX. PT TENDON LENGTH = 125'-0".

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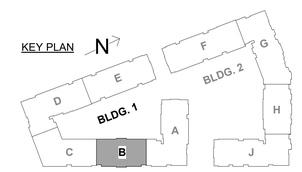
NW WARD RD. | LEE'S SUMMIT, MO

DRAWING RELEASE LOG
- 03.15.2023 - PERMIT SUBMITTAL

REVISIONS

1	23.0411	CITY COMMENTS
2	23.0428	ADD 1 / CC 2

KEY PLAN



GENERAL SHEET REVISIONS: 2
1. GRADE BEAM (GB), THICKENED SLAB (TS) & STRIP FTG. (SF) SIZES UPDATED PER FTG. SCHEDULE UPDATES / REVISIONS.
2. FDTN. WALLS ADDED IN LIEU OF GRADE BEAMS WHERE NOTED.
3. RE: FDTN. DETAIL SHEETS FOR UPDATES / REVISIONS TO CONC. SECTION DETAILS.

JOB NO. PN1129
DATE 03/15/23
DRAWN BY KSE

4.11.2023
CITY COMMENTS

SHEET NAME
SEG (B) 1ST FLOOR PT SLAB & FDN. PLANS

SHEET NO.
S2.09

4/28/2023 6:34:12 PM

ARCH E1.30" x 42"

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Development Services Department
Lee's Summit, Missouri
04.11.23

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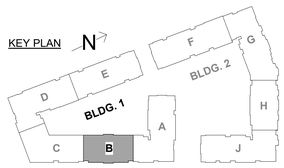
DRAWING RELEASE LOG
- 03.15.2023 - PERMIT SUBMITTAL

△REVISIONS

1 SEGMENT B - SHEARWALL / HOLDOWN PLAN
1/8" = 1'-0"

NOTES:
1. SHEARWALL PLANS ARE SHOWN @ 4TH FLOOR FRAMING (3RD FLR. LN.) W/ 2ND (1ST FLR. LN.) & 1ST (0 BSMT. LN.) FLOOR FRMG. SHEARWALL UNDERLAYS FOR REFERENCE / COORDINATION.
2. RE: BLDG. 1 (SEGMENTS D / E) & BLDG. 2 (SEGMENTS G / H / J) SHEARWALL ELEVATIONS FOR TYPICAL CONDITIONS WHERE FLOOR-TO-FLOOR OR FLOOR-TO-BEAM HOLDOWNS ARE REQ'D.
3. RE: DETAILS 1A & 1B FOR HOLDOWNS @ GARAGE PORTAL FRAMES @ UNIT BLDG's.

KEY PLAN N



JOB NO. PN1129
DATE 03/15/23
DRAWN BY KSE

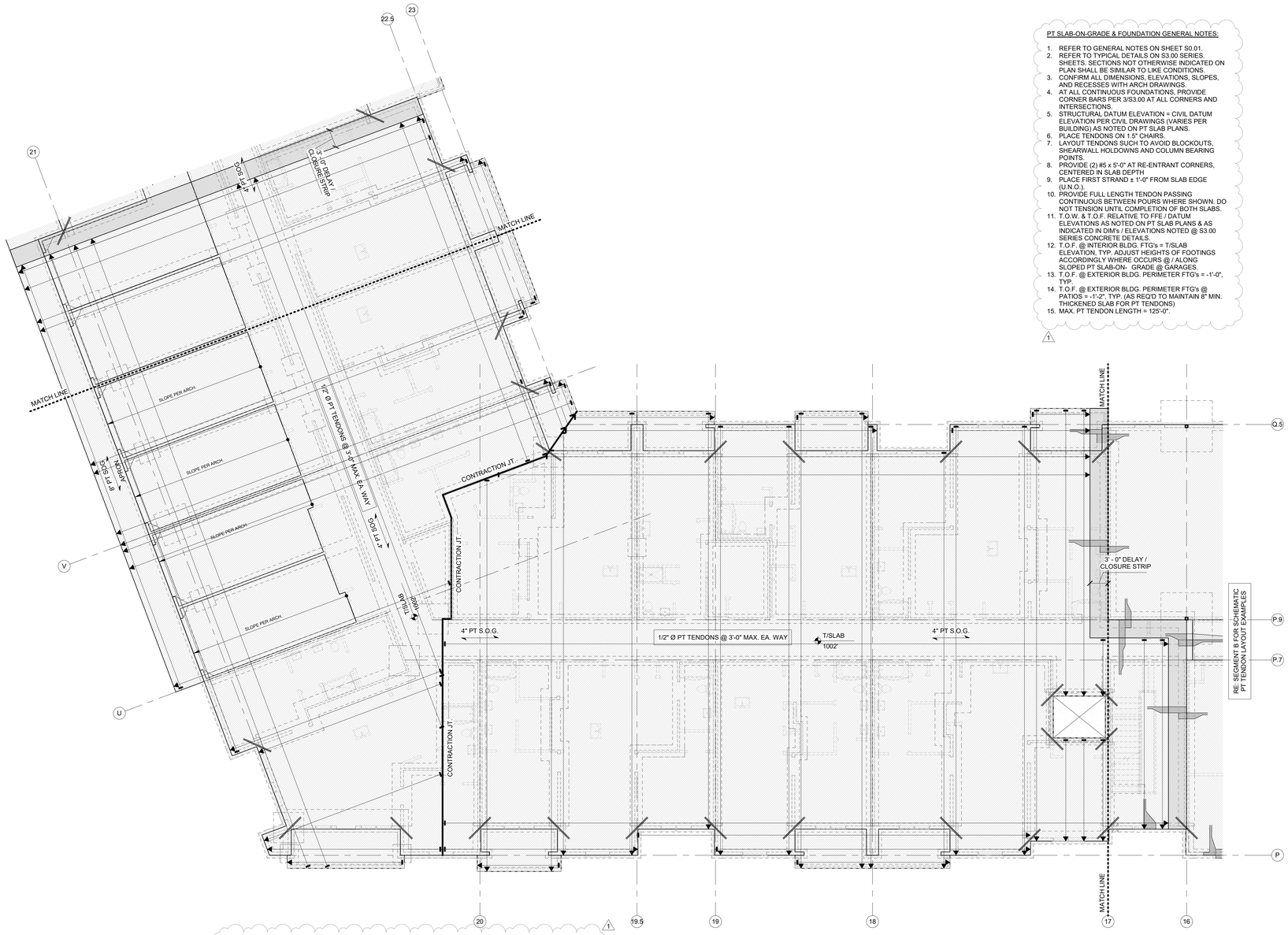
4.11.2023
CITY COMMENTS

SHEET NAME
SEG (B) SHEARWALL PLAN

SHEET NO.
S2.11a

4/11/2023 5:27:58 PM

ARCH E1.30" x 42"



PT SLAB-ON-GRADE & FOUNDATION GENERAL NOTES:

1. REFER TO GENERAL NOTES ON SHEET S0.01.
2. REFER TO TYPICAL DETAILS ON S3.00 SERIES. SHEETS. SECTIONS NOT OTHERWISE INDICATED ON PLAN SHALL BE SIMILAR TO LIKE CONDITIONS.
3. CONFIRM ALL DIMENSIONS, ELEVATIONS, SLOPES, AND RECESSES WITH ARCH DRAWINGS.
4. AT ALL CONTINUOUS FOUNDATIONS, PROVIDE CORNER BARS PER 3/S3.00 AT ALL CORNERS AND INTERSECTIONS.
5. STRUCTURAL DATUM ELEVATION = CIVIL DATUM ELEVATION PER CIVIL DRAWINGS (VARIES PER BUILDING) AS NOTED ON PT SLAB PLANS.
6. PLACE TENDONS ON 1.5" CHAIRS.
7. LAYOUT TENDONS SUCH TO AVOID BLOCKOUTS, SHEARWALL HOLDOWNS AND COLUMN BEARING POINTS.
8. PROVIDE (2) #5 x 5'-0" AT RE-ENTRANT CORNERS, CENTERED IN SLAB DEPTH
9. PLACE FIRST STRAND ± 1'-0" FROM SLAB EDGE (U.N.O.).
10. PROVIDE FULL LENGTH TENDON PASSING CONTINUOUS BETWEEN POURS WHERE SHOWN. DO NOT TENSION UNTIL COMPLETION OF BOTH SLABS.
11. T.O.W. & T.O.F. RELATIVE TO FFE / DATUM ELEVATIONS AS NOTED ON PT SLAB PLANS & AS INDICATED IN DIM's / ELEVATIONS NOTED @ S3.00 SERIES CONCRETE DETAILS.
12. T.O.F. @ INTERIOR BLDG. FTG's = T/SLAB ELEVATION, TYP. ADJUST HEIGHTS OF FOOTINGS ACCORDINGLY WHERE OCCURS @ / ALONG SLOPED PT SLAB-ON- GRADE @ GARAGES.
13. T.O.F. @ EXTERIOR BLDG. PERIMETER FTG's = -1'-0", TYP.
14. T.O.F. @ EXTERIOR BLDG. PERIMETER FTG's @ PATIOS = -1'-2", TYP. (AS REQ'D TO MAINTAIN 8" MIN. THICKENED SLAB FOR PT TENDONS)
15. MAX. PT TENDON LENGTH = 125'-0".

1

2 SEGMENT C - 1ST FLOOR PT SLAB PLAN

1/8" = 1'-0"

NOTES:
1. REFER TO "PT SLAB-ON-GRADE & FOUNDATION GENERAL NOTES" ON THIS SHEET.

ARCHITECTURE
LANDSCAPE ARCHITECTURE
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PROFESSIONAL ENGINEER
04.11.23

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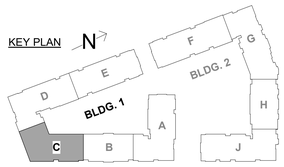
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As Noted on Plans Review
Development Services Department
Lee's Summit, Missouri
04/11/2023

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• 03.15.2023 - PERMIT SUBMITTAL

REVISIONS
1 23.0411 CITY COMMENTS

KEY PLAN N



JOB NO. PN1129
DATE 03/15/23
DRAWN BY KSE
4.11.2023 CITY COMMENTS
SHEET NAME SEG (C) 1ST FLOOR PT SLAB PLAN
SHEET NO. S2.12

4/11/2023 5:28:06 PM

ARCH E1 30" x 42"

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Development Services Department
Lee's Summit, Missouri
04.28.23

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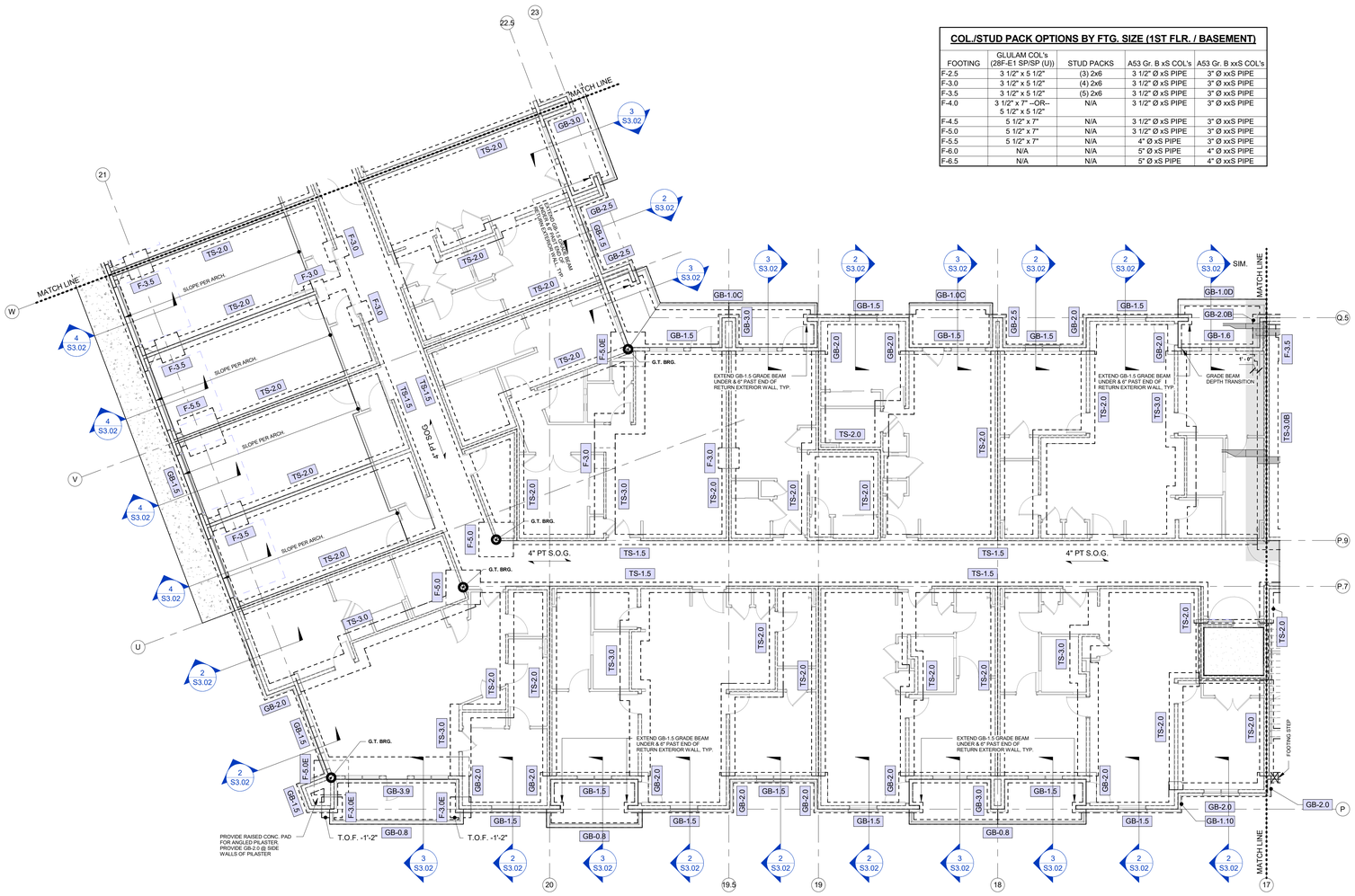
STATE OF MISSOURI
JOHN A. SCHLICHTE
NUMBER PE-2005000258
PROFESSIONAL ENGINEER
04.28.23

KRUDWIG
STRUCTURAL ENGINEERS
11200 Corporate Ave., Suite 110 Lenexa, Kansas 66219

COL./STUD PACK OPTIONS BY FTG. SIZE (1ST FLR. / BASEMENT)				
FOOTING	GLULAM COL's (28F-E1 SP/SP (U))	STUD PACKS	A53 Gr. B xS COL's	A53 Gr. B xxS COL's
F-2.5	3 1/2" x 5 1/2"	(3) 2x6	3 1/2" Ø xS PIPE	3" Ø xxS PIPE
F-3.0	3 1/2" x 5 1/2"	(4) 2x6	3 1/2" Ø xS PIPE	3" Ø xxS PIPE
F-3.5	3 1/2" x 5 1/2"	(5) 2x6	3 1/2" Ø xS PIPE	3" Ø xxS PIPE
F-4.0	3 1/2" x 7" --OR-- 5 1/2" x 5 1/2"	N/A	3 1/2" Ø xS PIPE	3" Ø xxS PIPE
F-4.5	5 1/2" x 7"	N/A	3 1/2" Ø xS PIPE	3" Ø xxS PIPE
F-5.0	5 1/2" x 7"	N/A	3 1/2" Ø xS PIPE	3" Ø xxS PIPE
F-5.5	5 1/2" x 7"	N/A	4" Ø xS PIPE	3" Ø xxS PIPE
F-6.0	N/A	N/A	5" Ø xS PIPE	4" Ø xxS PIPE
F-6.5	N/A	N/A	5" Ø xS PIPE	4" Ø xxS PIPE

PT SLAB-ON-GRADE & FOUNDATION GENERAL NOTES:

1. REFER TO GENERAL NOTES ON SHEET S0.01.
2. REFER TO TYPICAL DETAILS ON S3.00 SERIES SHEETS. SECTIONS NOT OTHERWISE INDICATED ON PLAN SHALL BE SIMILAR TO LIKE CONDITIONS.
3. CONFIRM ALL DIMENSIONS, ELEVATIONS, SLOPES, AND RECESSES WITH ARCH DRAWINGS.
4. AT ALL CONTINUOUS FOUNDATIONS, PROVIDE CORNER BARS PER 3/S3.00 AT ALL CORNERS AND INTERSECTIONS.
5. STRUCTURAL DATUM ELEVATION = CIVIL DATUM ELEVATION PER CIVIL DRAWINGS (VARIES PER BUILDING) AS NOTED ON PT SLAB PLANS.
6. PLACE TENDONS ON 1.5" CHAIRS.
7. LAYOUT TENDONS SUCH TO AVOID BLOCKOUTS, SHEARWALL HOLDOWNS AND COLUMN BEARING POINTS.
8. PROVIDE (2) #5 x 5'-0" AT RE-ENTRANT CORNERS, CENTERED IN SLAB DEPTH
9. PLACE FIRST STRAND ± 1'-0" FROM SLAB EDGE (U.N.O.).
10. PROVIDE FULL LENGTH TENDON PASSING CONTINUOUS BETWEEN POURS WHERE SHOWN. DO NOT TENSION UNTIL COMPLETION OF BOTH SLABS.
11. T.O.W. & T.O.F. RELATIVE TO FFE / DATUM ELEVATIONS AS NOTED ON PT SLAB PLANS & AS INDICATED IN DIM's / ELEVATIONS NOTED @ S3.00 SERIES CONCRETE DETAILS.
12. T.O.F. @ INTERIOR BLDG. FTG's = T/SLAB ELEVATION, TYP. ADJUST HEIGHTS OF FOOTINGS ACCORDINGLY WHERE OCCURS @ / ALONG SLOPED PT SLAB-ON- GRADE @ GARAGES.
13. T.O.F. @ EXTERIOR BLDG. PERIMETER FTG's = -1'-0", TYP.
14. T.O.F. @ EXTERIOR BLDG. PERIMETER FTG's @ PATIOS = -1'-2", TYP. (AS REQ'D TO MAINTAIN 8" MIN. THICKENED SLAB FOR PT TENDONS)
15. MAX. PT TENDON LENGTH = 125'-0".



1 SEGMENT C - 1ST FLOOR FOUNDATION PLAN

1/8" = 1'-0"

NOTES:
1. REFER TO "PT SLAB-ON-GRADE & FOUNDATION GENERAL NOTES" ON THIS SHEET.

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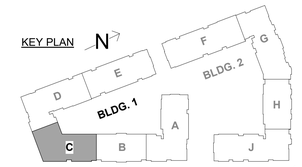
NW WARD RD. | LEE'S SUMMIT, MO

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- 03.15.2023 - PERMIT SUBMITTAL

REVISIONS

1	23 W1	CITY COMMENTS
2	23 D28	ADD 1 / CC 2

KEY PLAN

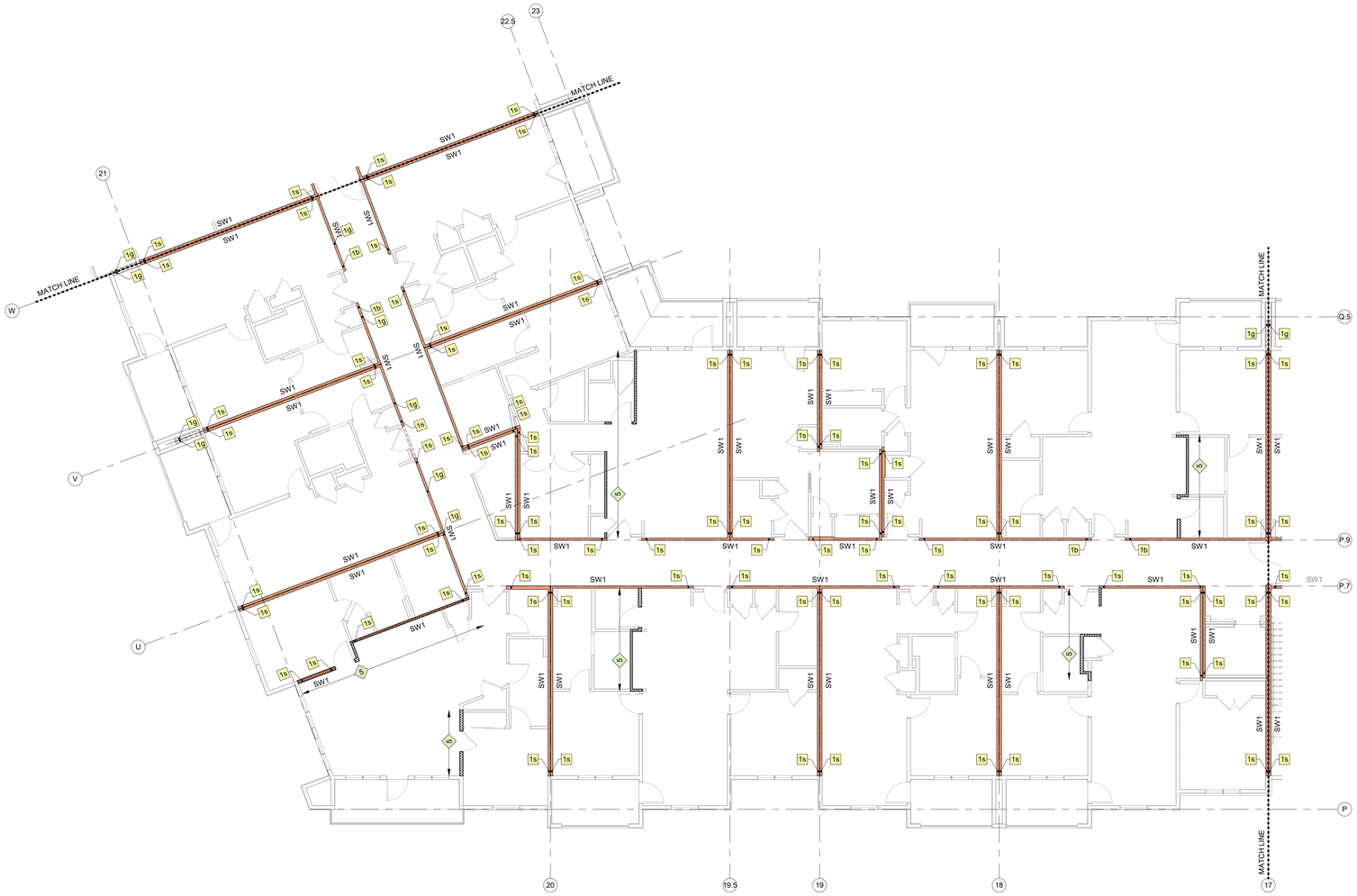


GENERAL SHEET REVISIONS:
1. GRADE BEAM (GB), THICKENED SLAB (TS) & STRIP FTG. (SF) SIZES UPDATED PER FTG. SCHEDULE UPDATES / REVISIONS.
2. FDTN. WALLS ADDED IN LIEU OF GRADE BEAMS WHERE NOTED.
3. RE: FDTN. DETAIL SHEETS FOR UPDATES / REVISIONS TO CONC. SECTION DETAILS.

JOB NO. PN1129
DATE 03/15/23
DRAWN BY KSE
4.11.2023 CITY COMMENTS
SHEET NAME SEG (C) 1ST FLOOR FDN. PLAN
SHEET NO. S2.13

5/1/2023 8:40:42 AM

ARCH E1.30" x 42"



1 SEGMENT C - SHEARWALL / HOLDOWN PLAN

1/8" = 1'-0"

NOTES:
1. SHEARWALL PLANS ARE SHOWN @ 4TH FLOOR FRAMING (3RD FLR. LN.) W/ 2ND (1ST FLR. LN.) & 1ST (0 BSMT. LN.) FLOOR FRMG. SHEARWALL UNDERLAYS FOR REFERENCE / COORDINATION.
2. RE: BLDG. 1 (SEGMENTS D / E) & BLDG. 2 (SEGMENTS G / H / J) SHEARWALL ELEVATIONS FOR TYPICAL CONDITIONS WHERE FLOOR-TO-FLOOR OR FLOOR-TO-BEAM HOLDOWNS ARE REQ'D.
3. RE: DETAILS 1A & 1B FOR HOLDOWNS @ GARAGE PORTAL FRAMES @ UNIT BLDG's.

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NUMBER PE-2005000028
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04.11.23

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11200 Corporate Ave., Suite 110 Lenexa, Kansas 66219

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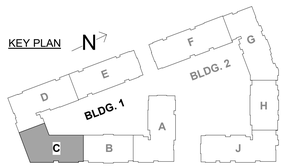
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NW WARD RD. | LEE'S SUMMIT, MO

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- 03.15.2023 - PERMIT SUBMITTAL

△REVISIONS

KEY PLAN N

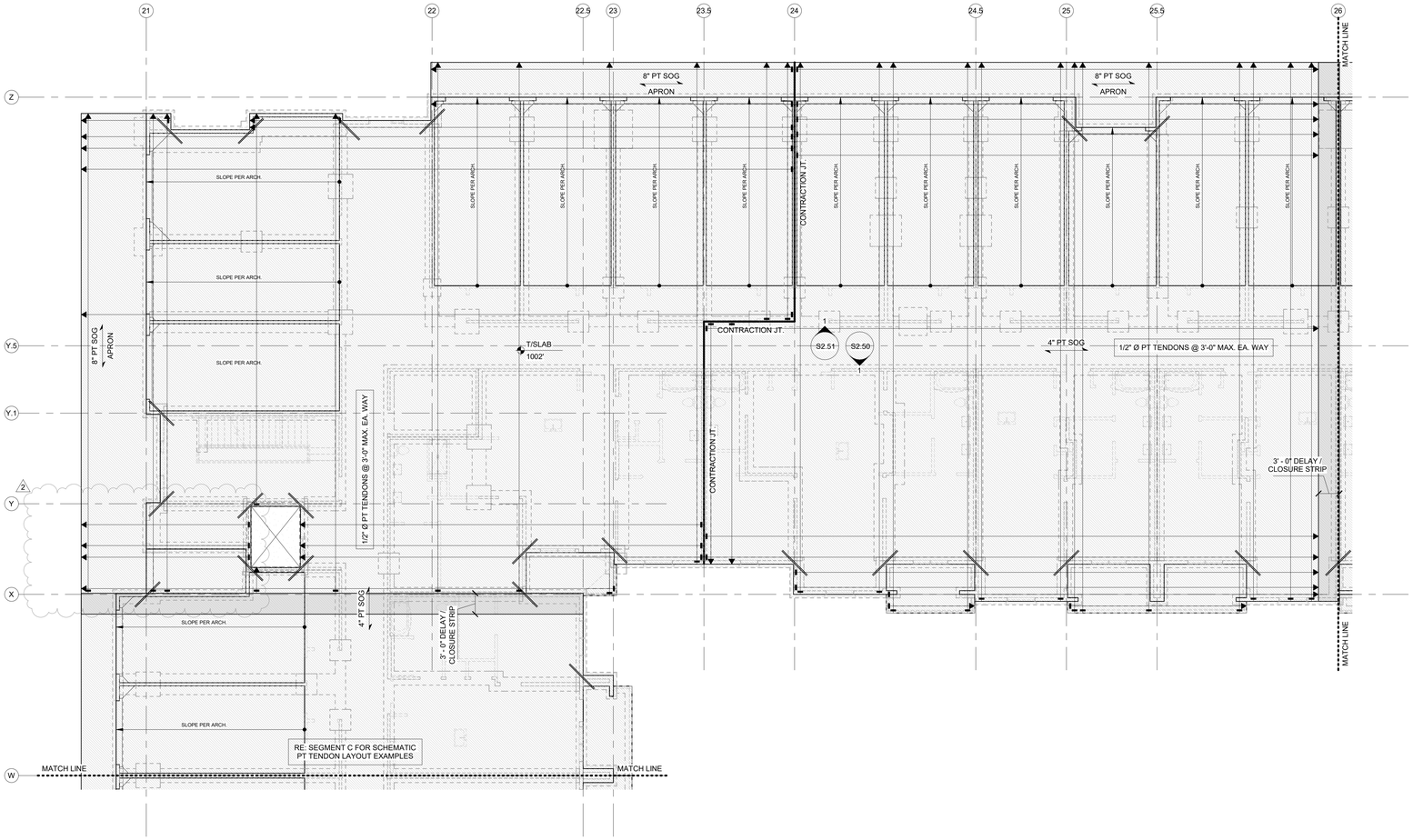


JOB NO. PN1129
DATE 03/15/23
DRAWN BY KSE
4.11.2023 CITY COMMENTS
SHEET NAME SEG (C) SHEARWALL PLAN

SHEET NO. S2.17a

4/11/2023 5:29:08 PM

ARCH E1.30" x 42"



1 SEGMENT D - 1ST FLOOR PT SLAB PLAN

1/8" = 1'-0"

NOTES:
1. REFER TO "PT SLAB-ON-GRADE & FOUNDATION GENERAL NOTES" ON THIS SHEET.

PT SLAB-ON-GRADE & FOUNDATION GENERAL NOTES:

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6. PLACE TENDONS ON 1.5" CHAIRS.
7. LAYOUT TENDONS SUCH TO AVOID BLOCKOUTS, SHEARWALL HOLDOWNS AND COLUMN BEARING POINTS.
8. PROVIDE (2) #5 x 5'-0" AT RE-ENTRANT CORNERS, CENTERED IN SLAB DEPTH
9. PLACE FIRST STRAND ± 1'-0" FROM SLAB EDGE (U.N.O.).
10. PROVIDE FULL LENGTH TENDON PASSING CONTINUOUS BETWEEN POURS WHERE SHOWN. DO NOT TENSION UNTIL COMPLETION OF BOTH SLABS.
11. T.O.W. & T.O.F. RELATIVE TO FFE / DATUM ELEVATIONS AS NOTED ON PT SLAB PLANS & AS INDICATED IN DIM's / ELEVATIONS NOTED @ S3.00 SERIES CONCRETE DETAILS.
12. T.O.F. @ INTERIOR BLDG. FTG's = T/SLAB ELEVATION, TYP. ADJUST HEIGHTS OF FOOTINGS ACCORDINGLY WHERE OCCURS @ / ALONG SLOPED PT SLAB-ON- GRADE @ GARAGES.
13. T.O.F. @ EXTERIOR BLDG. PERIMETER FTG's = -1'-0", TYP.
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15. MAX. PT TENDON LENGTH = 125'-0".

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LANDSCAPE ARCHITECTURE
ENERGY SERVICES

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NUMBER PE-2005000228
PROFESSIONAL ENGINEER
04.28.23

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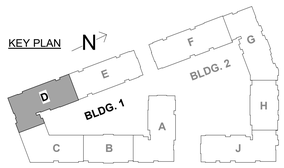
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- 03.15.2023 - PERMIT SUBMITTAL

REVISIONS

1	23.0411	CITY COMMENTS
2	23.0428	ADD 1 / CC 2

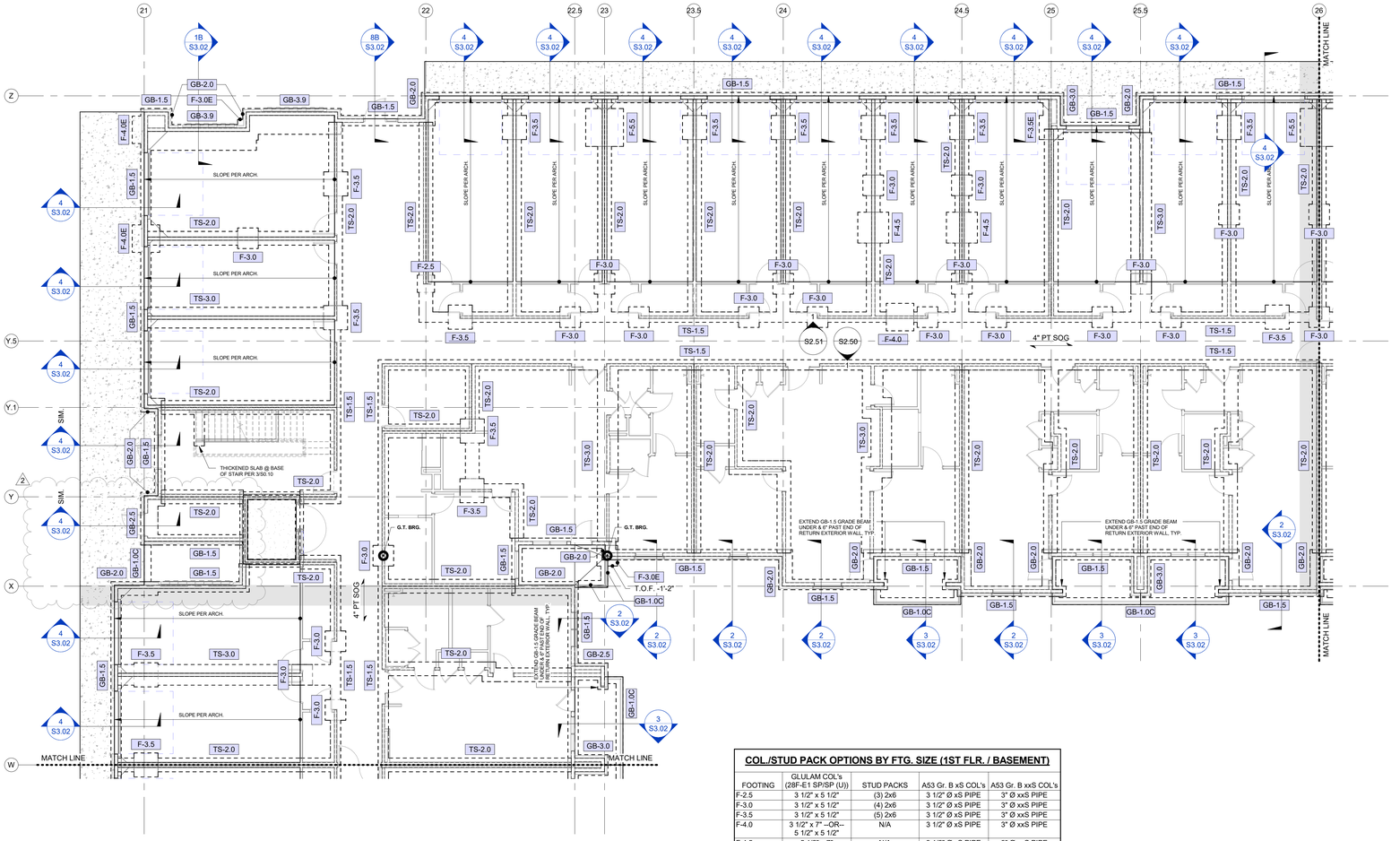
KEY PLAN



JOB NO. PN1129
DATE 03/15/23
DRAWN BY KSE
4.11.2023 CITY COMMENTS
SHEET NAME SEG (D) 1ST FLOOR PT SLAB PLAN
SHEET NO. S2.18

4/28/2023 6:37:54 PM

ARCH E1.30" x 42"



1 SEGMENT D - 1ST FLOOR FOUNDATION PLAN
1/8" = 1'-0"

NOTES:
1. REFER TO "PT SLAB-ON-GRADE & FOUNDATION GENERAL NOTES" ON THIS SHEET.

COL./STUD PACK OPTIONS BY FTG. SIZE (1ST FLR. / BASEMENT)

FOOTING	GLULAM COL's (28F-E1 SP/SP (U))	STUD PACKS	A53 Gr. B xS COL's	A53 Gr. B xxS COL's
F-2.5	3 1/2" x 5 1/2"	(3) 2x6	3 1/2" Ø xS PIPE	3" Ø xxS PIPE
F-3.0	3 1/2" x 5 1/2"	(4) 2x6	3 1/2" Ø xS PIPE	3" Ø xxS PIPE
F-3.5	3 1/2" x 5 1/2"	(5) 2x6	3 1/2" Ø xS PIPE	3" Ø xxS PIPE
F-4.0	3 1/2" x 7" –OR– 5 1/2" x 5 1/2"	N/A	3 1/2" Ø xS PIPE	3" Ø xxS PIPE
F-4.5	5 1/2" x 7"	N/A	3 1/2" Ø xS PIPE	3" Ø xxS PIPE
F-5.0	5 1/2" x 7"	N/A	3 1/2" Ø xS PIPE	3" Ø xxS PIPE
F-5.5	5 1/2" x 7"	N/A	4" Ø xS PIPE	3" Ø xxS PIPE
F-6.0	N/A	N/A	5" Ø xS PIPE	4" Ø xxS PIPE
F-6.5	N/A	N/A	5" Ø xS PIPE	4" Ø xxS PIPE

PT SLAB-ON-GRADE & FOUNDATION GENERAL NOTES:

1. REFER TO GENERAL NOTES ON SHEET S0.01.
2. REFER TO TYPICAL DETAILS ON S3.00 SERIES SHEETS. SECTIONS NOT OTHERWISE INDICATED ON PLAN SHALL BE SIMILAR TO LIKE CONDITIONS.
3. CONFIRM ALL DIMENSIONS, ELEVATIONS, SLOPES, AND RECESSES WITH ARCH DRAWINGS.
4. AT ALL CONTINUOUS FOUNDATIONS, PROVIDE CORNER BARS PER 3/S3.00 AT ALL CORNERS AND INTERSECTIONS.
5. STRUCTURAL DATUM ELEVATION = CIVIL DATUM ELEVATION PER CIVIL DRAWINGS (VARIES PER BUILDING) AS NOTED ON PT SLAB PLANS.
6. PLACE TENDONS ON 1.5" CHAIRS.
7. LAYOUT TENDONS SUCH TO AVOID BLOCKOUTS, SHEARWALL HOLDOWNS AND COLUMN BEARING POINTS.
8. PROVIDE (2) #5 x 5'-0" AT RE-ENTRANT CORNERS, CENTERED IN SLAB DEPTH
9. PLACE FIRST STRAND ± 1'-0" FROM SLAB EDGE (U.N.O.).
10. PROVIDE FULL LENGTH TENDON PASSING CONTINUOUS BETWEEN POURS WHERE SHOWN. DO NOT TENSION UNTIL COMPLETION OF BOTH SLABS.
11. T.O.W. & T.O.F. RELATIVE TO FFE / DATUM ELEVATIONS AS NOTED ON PT SLAB PLANS & AS INDICATED IN DIM's / ELEVATIONS NOTED @ S3.00 SERIES CONCRETE DETAILS.
12. T.O.F. @ INTERIOR BLDG. FTG's = T/SLAB ELEVATION, TYP. ADJUST HEIGHTS OF FOOTINGS ACCORDINGLY WHERE OCCURS @ / ALONG SLOPED PT SLAB-ON- GRADE @ GARAGES.
13. T.O.F. @ EXTERIOR BLDG. PERIMETER FTG's = -1'-0", TYP.
14. T.O.F. @ EXTERIOR BLDG. PERIMETER FTG's @ PATIOS = -1'-2", TYP. (AS REQ'D TO MAINTAIN 8" MIN. THICKENED SLAB FOR PT TENDONS)
15. MAX. PT TENDON LENGTH = 125'-0".

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NUMBER PE-2005000226
PROFESSIONAL ENGINEER
04.28.23

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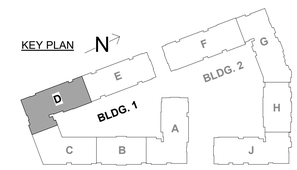
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DRAWING RELEASE LOG
- 03.15.2023 - PERMIT SUBMITTAL

△ REVISIONS

1	23.0411	CITY COMMENTS
2	23.0428	ADD 1 / CC 2

KEY PLAN

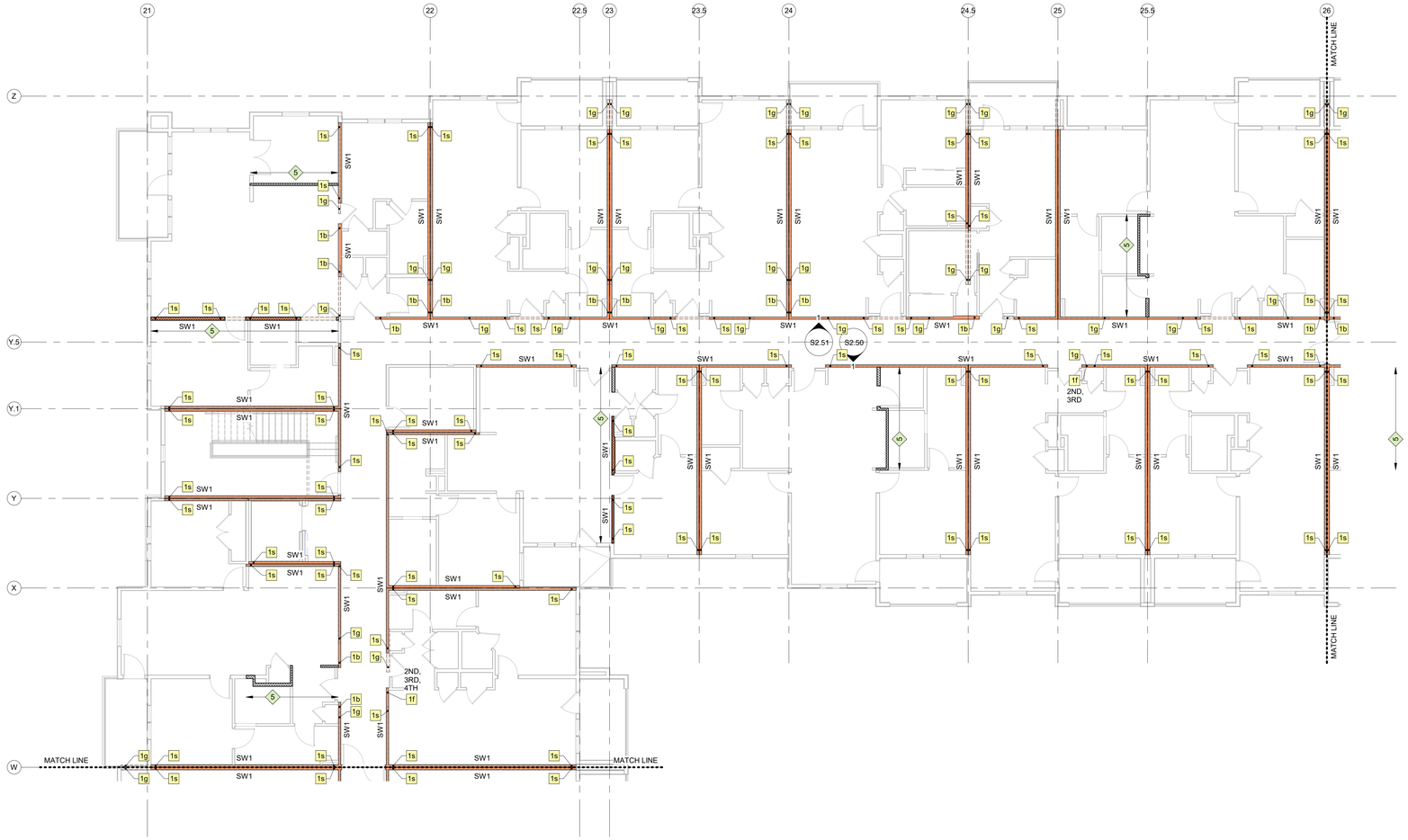


GENERAL SHEET REVISIONS: 2
1. GRADE BEAM (GB), THICKENED SLAB (TS) & STRIP FTG. (SF) SIZES UPDATED PER FTG. SCHEDULE UPDATES / REVISIONS.
2. FDTN. WALLS ADDED IN LIEU OF GRADE BEAMS WHERE NOTED.
3. RE: FDTN. DETAIL SHEETS FOR UPDATES / REVISIONS TO CONC. SECTION DETAILS.

JOB NO. PN1129
DATE 03/15/23
DRAWN BY KSE
4.11.2023 CITY COMMENTS
SHEET NAME SEG (D) 1ST FLOOR FDN. PLAN
SHEET NO. S2.19

5/1/2023 8:43:06 AM

ARCH E1.30" x 42"



1 SEGMENT D - SHEARWALL / HOLDOWN PLAN

1/8" = 1'-0"

NOTES:
1. SHEARWALL PLANS ARE SHOWN @ 4TH FLOOR FRAMING (3RD FLR. LN.) W/ 2ND (1ST FLR. LN.) & 1ST (0 BSMT. LN.) FLOOR FRMG. SHEARWALL UNDERLAYS FOR REFERENCE / COORDINATION.
2. RE: BLDG. 1 (SEGMENTS D / E) & BLDG. 2 (SEGMENTS G / H / J) SHEARWALL ELEVATIONS FOR TYPICAL CONDITIONS WHERE FLOOR-TO-FLOOR OR FLOOR-TO-BEAM HOLDOWNS ARE REQ'D.
3. RE: DETAILS 1A & 1B FOR HOLDOWNS @ GARAGE PORTAL FRAMES @ UNIT BLDG's.

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04.11.23

KRUDWIG
STRUCTURAL ENGINEERS
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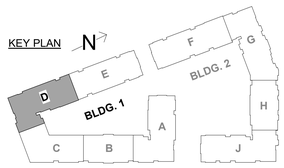
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△ REVISIONS

KEY PLAN N



JOB NO. PN1129
DATE 03/15/23
DRAWN BY KSE
4.11.2023 CITY COMMENTS
SHEET NAME SEG (D) SHEARWALL PLAN
SHEET NO. S2.23a

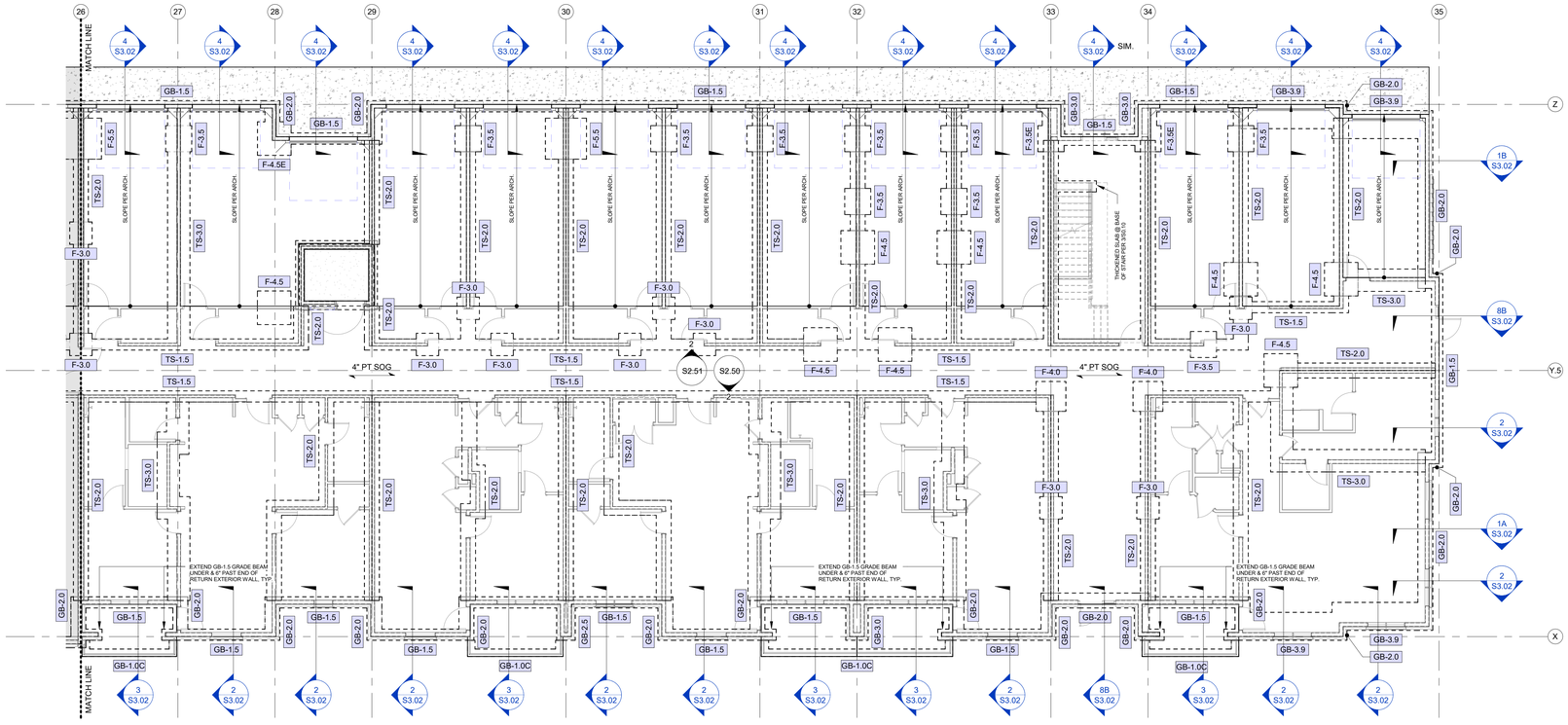
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ARCH E1 30" x 42"

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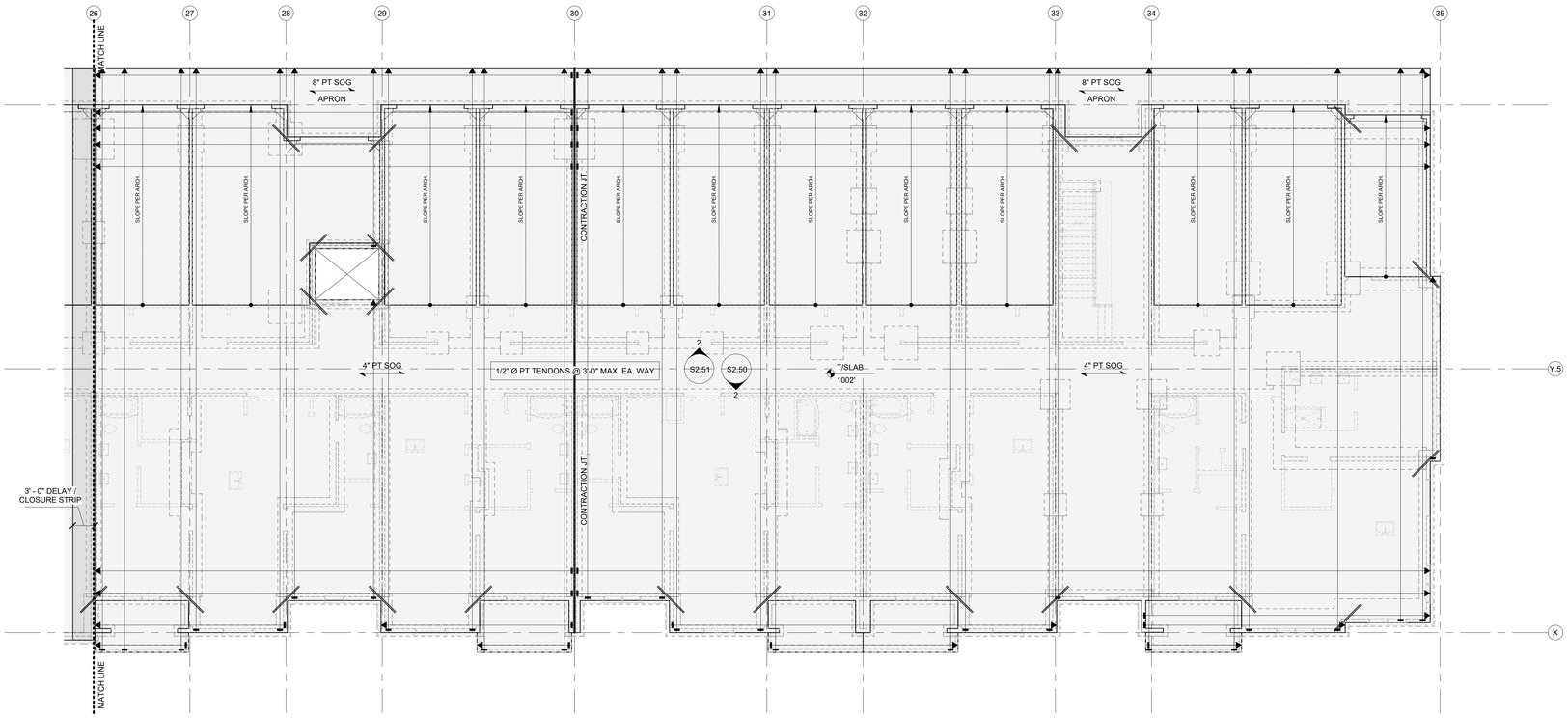
1 SEGMENT E - 1ST FLOOR FOUNDATION PLAN

1/8" = 1'-0"

NOTES:
1. REFER TO "PT SLAB-ON-GRADE & FOUNDATION GENERAL NOTES" ON THIS SHEET.

COL./STUD PACK OPTIONS BY FTG. SIZE (1ST FLR. / BASEMENT)

FOOTING	GLULAM COL's (28F-E1 SP/SP (U))	STUD PACKS	A53 Gr. B xS COL's	A53 Gr. B xxS COL's
F-2.5	3 1/2" x 5 1/2"	(3) 2x6	3 1/2" Ø xS PIPE	3" Ø xxS PIPE
F-3.0	3 1/2" x 5 1/2"	(4) 2x6	3 1/2" Ø xS PIPE	3" Ø xxS PIPE
F-3.5	3 1/2" x 5 1/2"	(5) 2x6	3 1/2" Ø xS PIPE	3" Ø xxS PIPE
F-4.0	3 1/2" x 7" --OR-- 5 1/2" x 5 1/2"	N/A	3 1/2" Ø xS PIPE	3" Ø xxS PIPE
F-4.5	5 1/2" x 7"	N/A	3 1/2" Ø xS PIPE	3" Ø xxS PIPE
F-5.0	5 1/2" x 7"	N/A	3 1/2" Ø xS PIPE	3" Ø xxS PIPE
F-5.5	5 1/2" x 7"	N/A	4" Ø xS PIPE	3" Ø xxS PIPE
F-6.0	N/A	N/A	5" Ø xS PIPE	4" Ø xxS PIPE
F-6.5	N/A	N/A	5" Ø xS PIPE	4" Ø xxS PIPE



2 SEGMENT E - 1ST FLOOR PT SLAB PLAN

1/8" = 1'-0"

NOTES:
1. REFER TO "PT SLAB-ON-GRADE & FOUNDATION GENERAL NOTES" ON THIS SHEET.

PT SLAB-ON-GRADE & FOUNDATION GENERAL NOTES:

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8. PROVIDE (2) #5 x 5'-0" AT RE-ENTRANT CORNERS, CENTERED IN SLAB DEPTH
9. PLACE FIRST STRAND ± 1'-0" FROM SLAB EDGE (U.N.O.).
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14. T.O.F. @ EXTERIOR BLDG. PERIMETER FTG's @ PATIOS = -1'-2", TYP. (AS REQ'D TO MAINTAIN 8" MIN. THICKENED SLAB FOR PT TENDONS)
15. MAX. PT TENDON LENGTH = 125'-0".

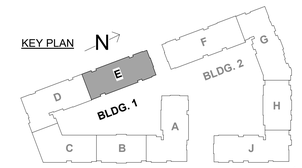
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REVISIONS

1	23.0411	CITY COMMENTS
2	23.0428	ADD 1 / CC 2

KEY PLAN



GENERAL SHEET REVISIONS: 2
1. GRADE BEAM (GB), THICKENED SLAB (TS) & STRIP FTG. (SF) SIZES UPDATED PER FTG. SCHEDULE UPDATES / REVISIONS.
2. FDTN. WALLS ADDED IN LIEU OF GRADE BEAMS WHERE NOTED.
3. RE: FDTN. DETAIL SHEETS FOR UPDATES / REVISIONS TO CONC. SECTION DETAILS.

JOB NO. PN1129
DATE 03/15/23
DRAWN BY KSE

4.11.2023
CITY COMMENTS

SHEET NAME
SEG (E) 1ST FLOOR PT SLAB & FDN. PLANS
SHEET NO.
S2.24

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11200 Corporate Ave., Suite 110 Lenexa, Kansas 66219

STATE OF MISSOURI
JOHN A. KRUDWIG
NUMBER PE-2005000228
PROFESSIONAL ENGINEER
04.28.23

4/28/2023 6:40:18 PM

ARCH E1.30" x 42"

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E-PE-2005000282
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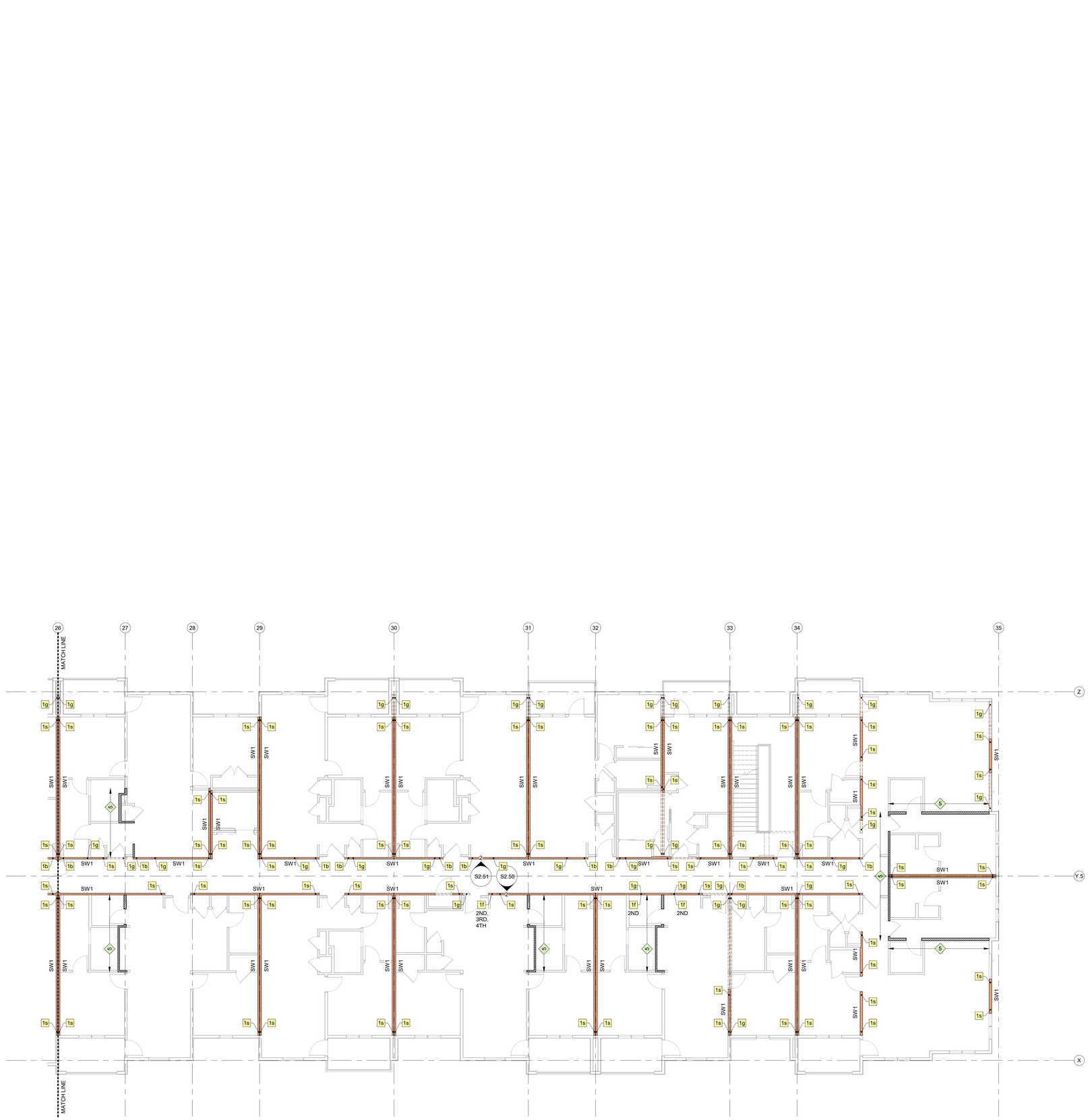
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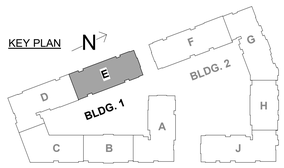
△REVISIONS



1 SEGMENT E - SHEARWALL / HOLDOWN PLAN
1/8" = 1'-0"

NOTES:
1. SHEARWALL PLANS ARE SHOWN @ 4TH FLOOR FRAMING (3RD FLR. LN.) W/ 2ND (1ST FLR. LN.) & 1ST (0 BSMT. LN.) FLOOR FRMG. SHEARWALL UNDERLAYS FOR REFERENCE / COORDINATION.
2. RE: BLDG. 1 (SEGMENTS D / E) & BLDG. 2 (SEGMENTS G / H / J) SHEARWALL ELEVATIONS FOR TYPICAL CONDITIONS WHERE FLOOR-TO-FLOOR OR FLOOR-TO-BEAM HOLDOWNS ARE REQ'D.
3. RE: DETAILS 1A & 1B FOR HOLDOWNS @ GARAGE PORTAL FRAMES @ UNIT BLDG's.

KEY PLAN N



JOB NO. PN1129
DATE 03/15/23
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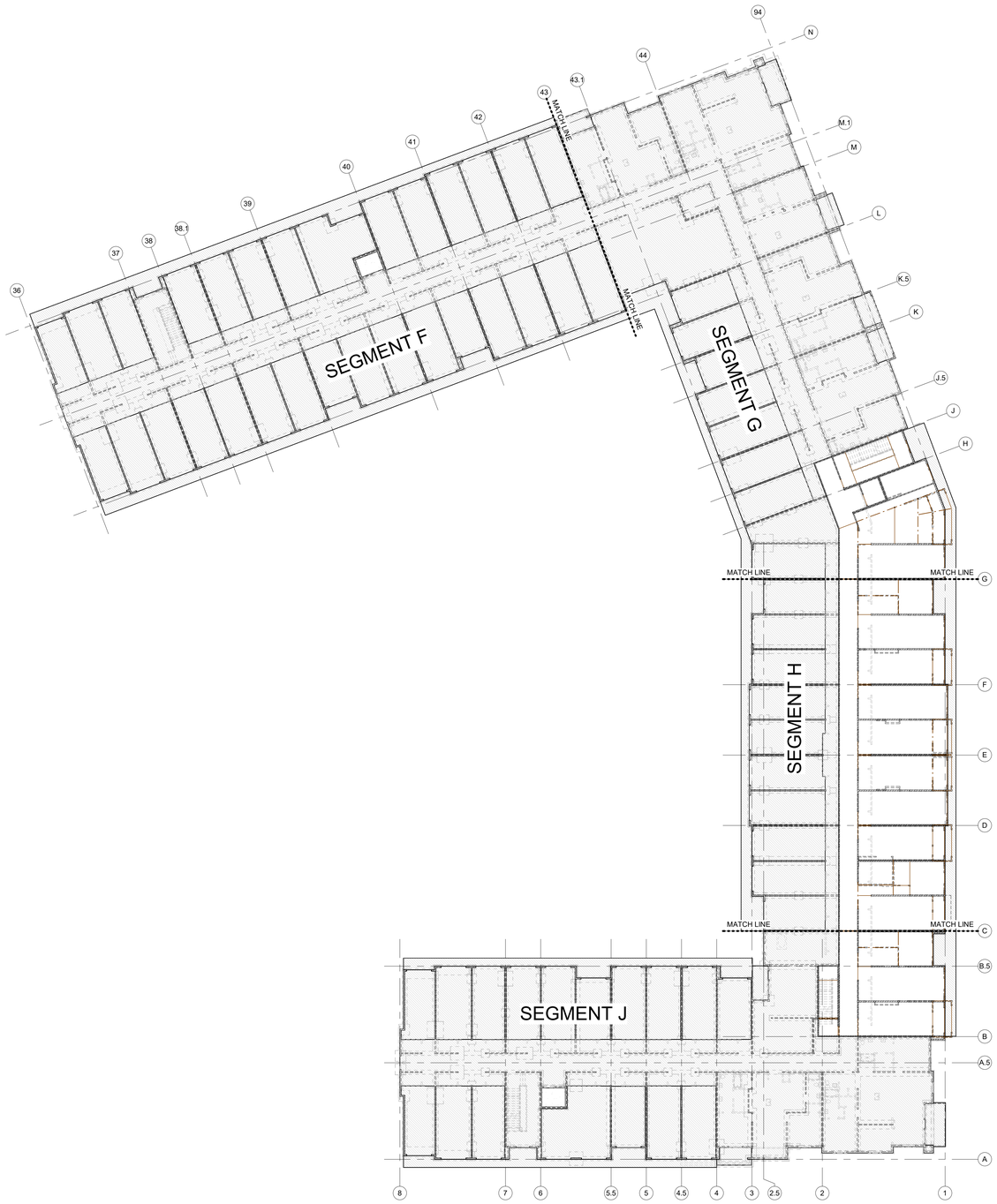
4.11.2023
CITY COMMENTS

SHEET NAME
SEG (E) SHEARWALL PLAN

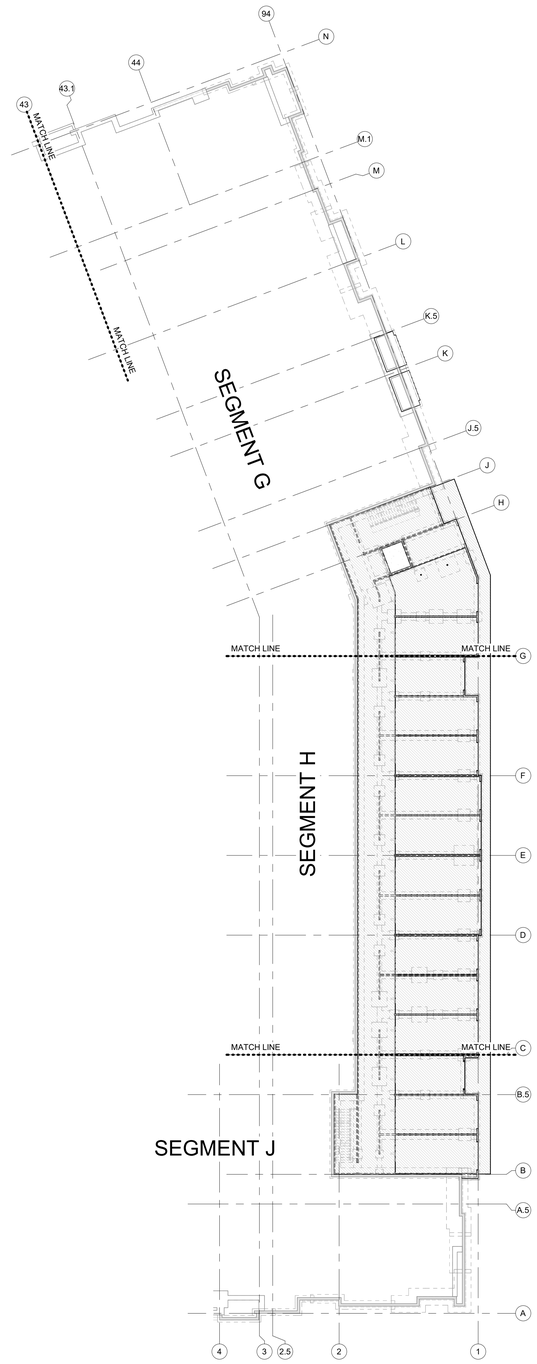
SHEET NO.
S2.26a

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ARCH E1.30" x 42"



1 BLDG 2 - OVERALL PT SLAB PLAN N
1" = 20'-0"



2 BLDG 2 - OVERALL BASEMENT PT SLAB PLAN N
1" = 20'-0"

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NUMBER PE-2005000283
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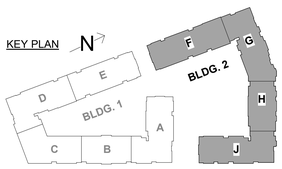
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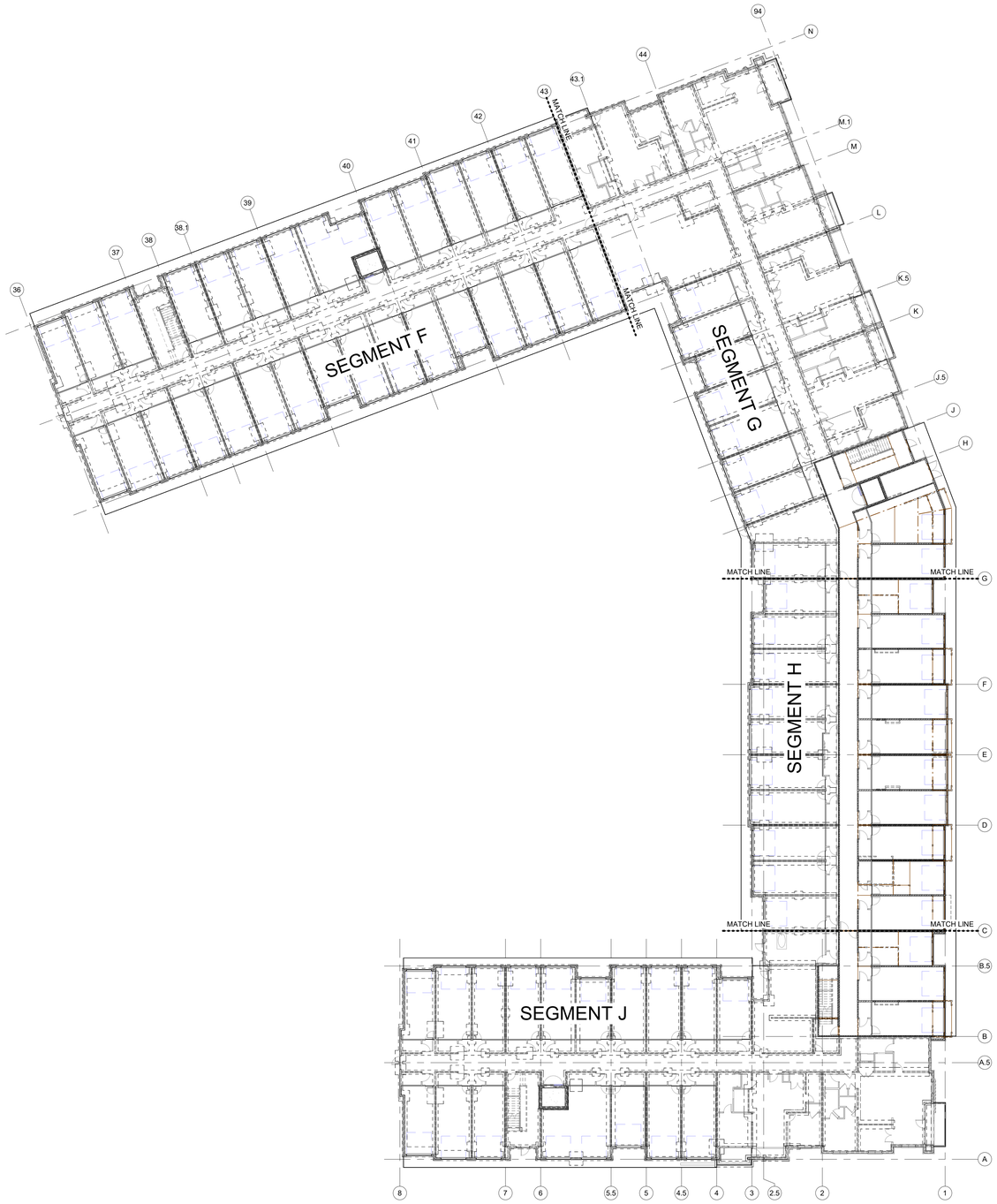
KEY PLAN N



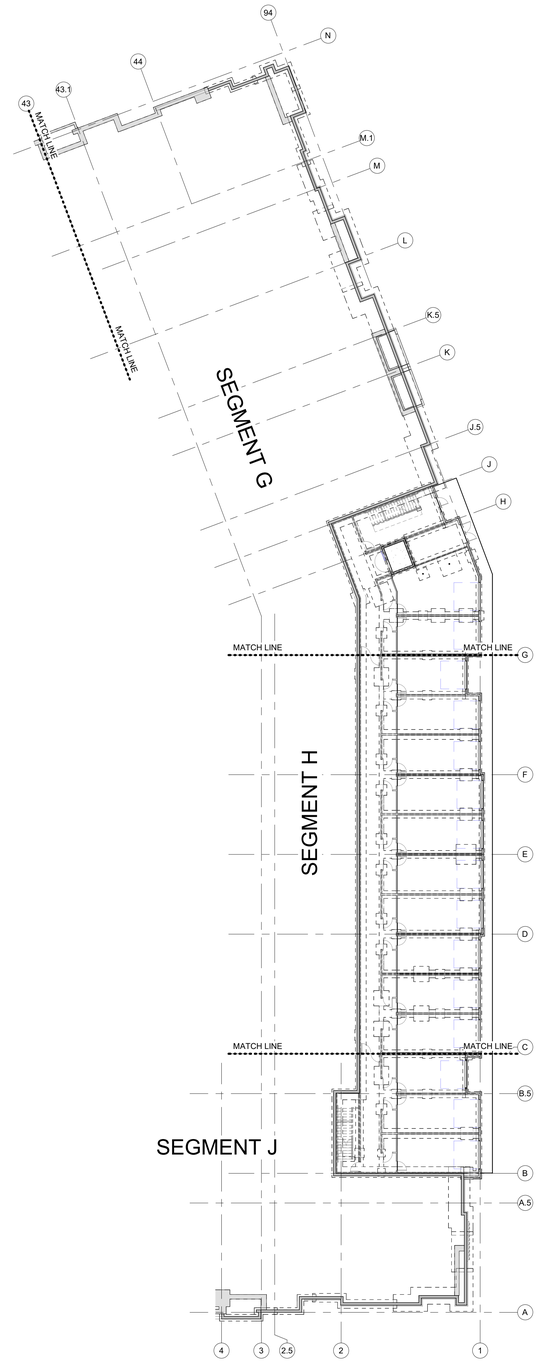
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DATE 03/15/23
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4.11.2023 CITY COMMENTS
SHEET NAME BLDG 2 - OVERALL PT SLAB PLANS
SHEET NO. S2.30

4/11/2023 5:33:11 PM

ARCH E1.30" x 42"

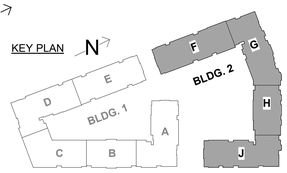


1 BLDG 2 - OVERALL 1ST FLOOR FOUNDATION & FRAMING PLAN
1" = 20'-0"



2 BLDG 2 - OVERALL BASEMENT FOUNDATION PLAN
1" = 20'-0"

KEY PLAN N



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SHEET NAME
BLDG 2 - OVERALL FDN. & 1ST FLOOR FRAMING PLANS
SHEET NO.
S2.31

4/11/2023 5:33:29 PM

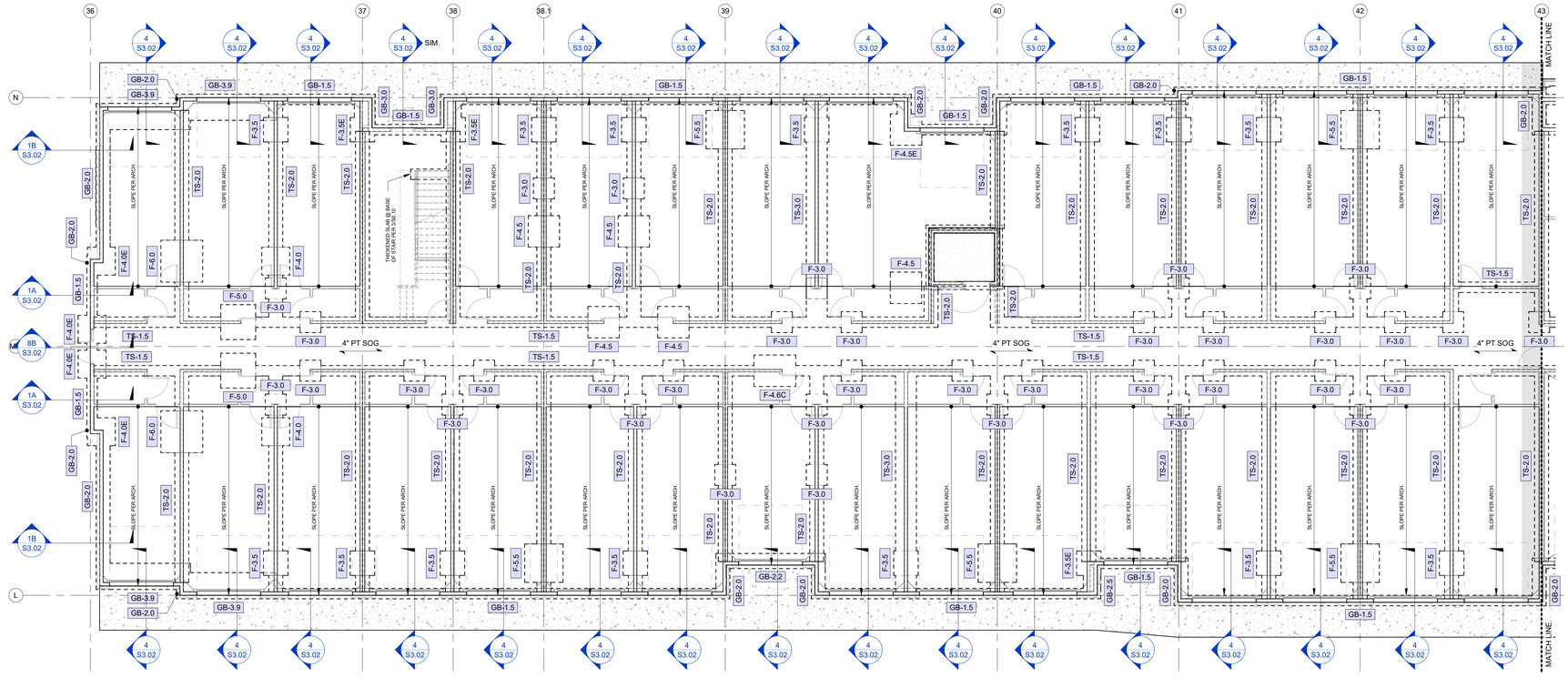
ARCH E1 30" x 42"

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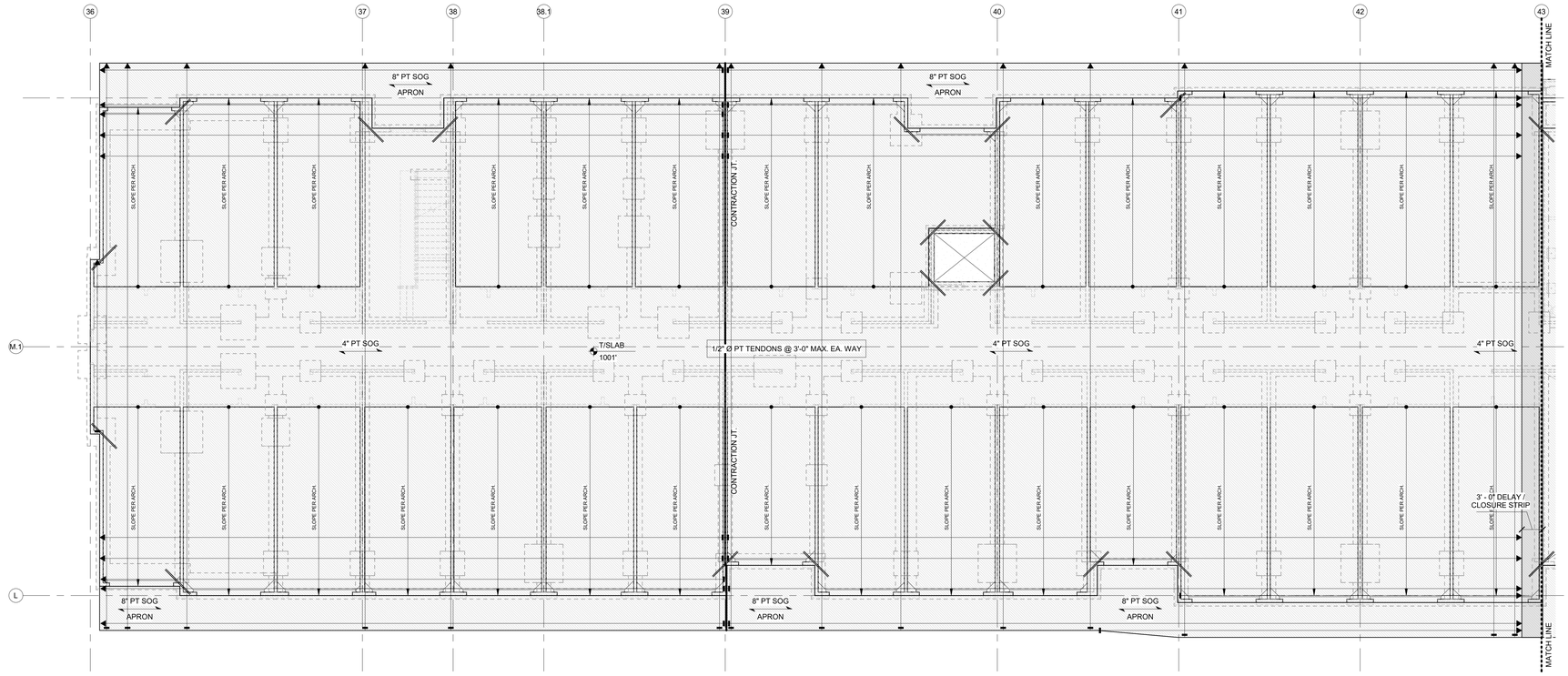
1 SEGMENT F - 1ST FLOOR FOUNDATION PLAN

1/8" = 1'-0"

NOTES:
1. REFER TO "PT SLAB-ON-GRADE & FOUNDATION GENERAL NOTES" ON THIS SHEET.

COL./STUD PACK OPTIONS BY FTG. SIZE (1ST FLR. / BASEMENT)

FOOTING	GLULAM COL's (28F-E1 SP/SP (U))	STUD PACKS	A53 Gr. B xS COL's	A53 Gr. B xxS COL's
F-2.5	3 1/2" x 5 1/2"	(3) 2x6	3 1/2" Ø xS PIPE	3" Ø xxS PIPE
F-3.0	3 1/2" x 5 1/2"	(4) 2x6	3 1/2" Ø xS PIPE	3" Ø xxS PIPE
F-3.5	3 1/2" x 5 1/2"	(5) 2x6	3 1/2" Ø xS PIPE	3" Ø xxS PIPE
F-4.0	3 1/2" x 7" --OR-- 5 1/2" x 5 1/2"	N/A	3 1/2" Ø xS PIPE	3" Ø xxS PIPE
F-4.5	5 1/2" x 7"	N/A	3 1/2" Ø xS PIPE	3" Ø xxS PIPE
F-5.0	5 1/2" x 7"	N/A	3 1/2" Ø xS PIPE	3" Ø xxS PIPE
F-5.5	5 1/2" x 7"	N/A	4" Ø xS PIPE	3" Ø xxS PIPE
F-6.0	N/A	N/A	5" Ø xS PIPE	4" Ø xxS PIPE
F-6.5	N/A	N/A	5" Ø xS PIPE	4" Ø xxS PIPE



2 SEGMENT F - 1ST FLOOR PT SLAB PLAN

1/8" = 1'-0"

NOTES:
1. REFER TO "PT SLAB-ON-GRADE & FOUNDATION GENERAL NOTES" ON THIS SHEET.

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9. PLACE FIRST STRAND ± 1'-0" FROM SLAB EDGE (U.N.O.).
10. PROVIDE FULL LENGTH TENDON PASSING CONTINUOUS BETWEEN POURS WHERE SHOWN. DO NOT TENSION UNTIL COMPLETION OF BOTH SLABS.
11. T.O.W. & T.O.F. RELATIVE TO FFE / DATUM ELEVATIONS AS NOTED ON PT SLAB PLANS & AS INDICATED IN DIM's / ELEVATIONS NOTED @ S3.00 SERIES CONCRETE DETAILS.
12. T.O.F. @ INTERIOR BLDG. FTG's = T/SLAB ELEVATION, TYP. ADJUST HEIGHTS OF FOOTINGS ACCORDINGLY WHERE OCCURS @ / ALONG SLOPED PT SLAB-ON- GRADE @ GARAGES.
13. T.O.F. @ EXTERIOR BLDG. PERIMETER FTG's = -1'-0", TYP.
14. T.O.F. @ EXTERIOR BLDG. PERIMETER FTG's @ PATIOS = -1'-2", TYP. (AS REQ'D TO MAINTAIN 8" MIN. THICKENED SLAB FOR PT TENDONS)
15. MAX. PT TENDON LENGTH = 125'-0".

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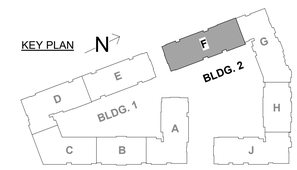
NW WARD RD. | LEE'S SUMMIT, MO

DRAWING RELEASE LOG
- 03.15.2023 - PERMIT SUBMITTAL

REVISIONS

1	23.0411	CITY COMMENTS
2	23.0428	ADD 1 / CC 2

KEY PLAN



GENERAL SHEET REVISIONS:
1. GRADE BEAM (GB), THICKENED SLAB (TS) & STRIP FTG. (SF) SIZES UPDATED PER FTG. SCHEDULE UPDATES / REVISIONS.
2. FDTN. WALLS ADDED IN LIEU OF GRADE BEAMS WHERE NOTED.
3. RE: FDTN. DETAIL SHEETS FOR UPDATES / REVISIONS TO CONC. SECTION DETAILS.

KRUDWIG
STRUCTURAL ENGINEERS
11200 Corporate Ave., Suite 110 Lenexa, Kansas 66219

JOB NO. PN1129
DATE 03/15/23
DRAWN BY KSE

4.11.2023
CITY COMMENTS

SHEET NAME
SEG (F) 1ST FLOOR PT SLAB & FDN. PLANS

SHEET NO.
S2.36

5/1/2023 8:48:03 AM

ARCH E1.30" x 42"

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Lee's Summit, Missouri
04.11.2023

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JOHN A. KRUDWIG
NUMBER
E-1 PE-2005000258
PROFESSIONAL ENGINEER
04.11.23

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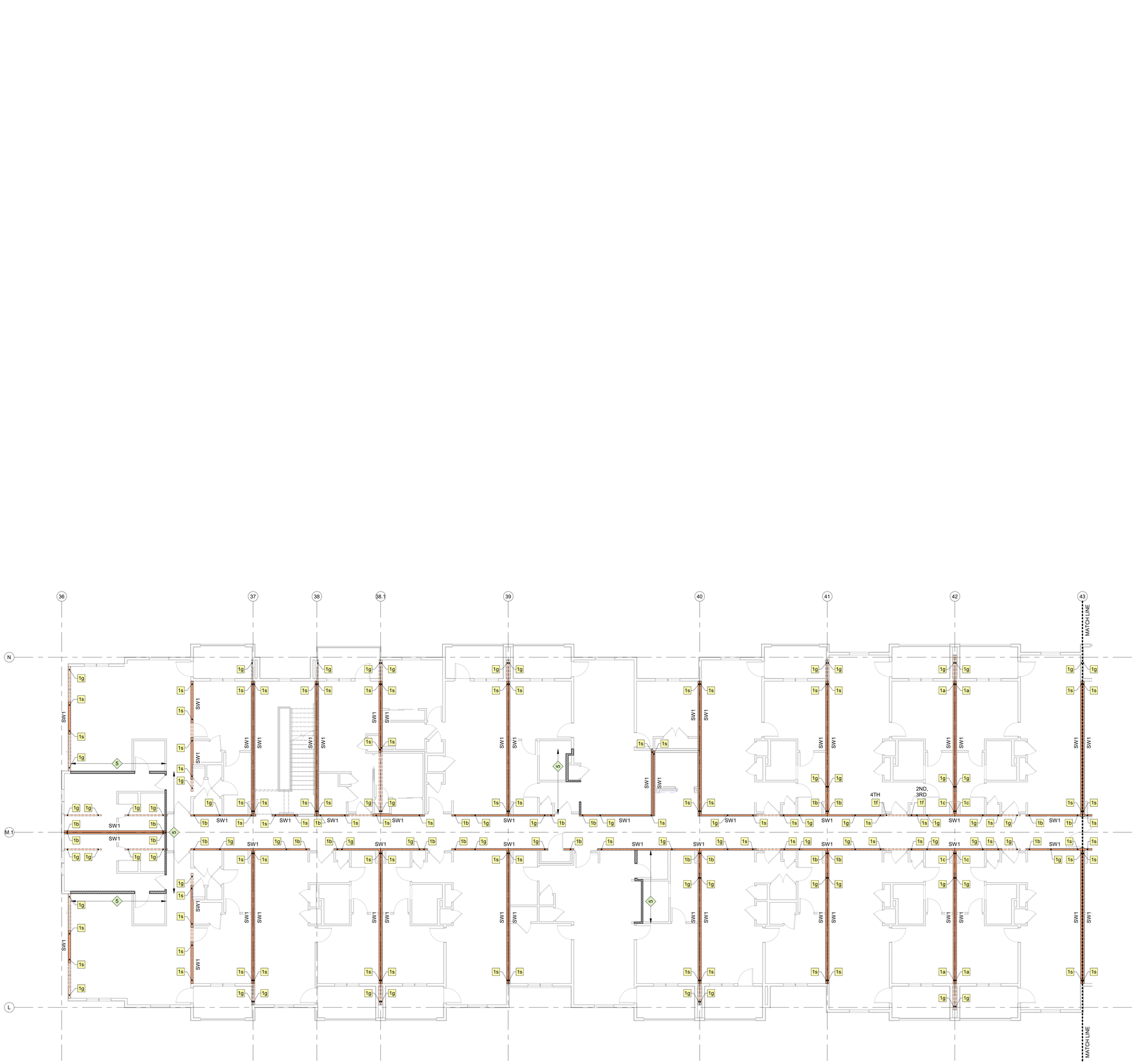
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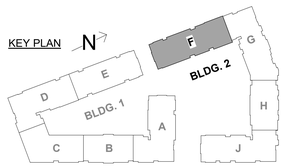
△REVISIONS



1 SEGMENT F - SHEARWALL / HOLDOWN PLAN
1/8" = 1'-0"

NOTES:
1. SHEARWALL PLANS ARE SHOWN @ 4TH FLOOR FRAMING (3RD FLR. LN.) W/ 2ND (1ST FLR. LN.) & 1ST (0 BSMT. LN.) FLOOR FRMG. SHEARWALL UNDERLAYS FOR REFERENCE / COORDINATION.
2. RE: BLDG. 1 (SEGMENTS D / E) & BLDG. 2 (SEGMENTS G / H / J) SHEARWALL ELEVATIONS FOR TYPICAL CONDITIONS WHERE FLOOR-TO-FLOOR OR FLOOR-TO-BEAM HOLDOWNS ARE REQ'D.
3. RE: DETAILS 1A & 1B FOR HOLDOWNS @ GARAGE PORTAL FRAMES @ UNIT BLDG's.

KEY PLAN N



JOB NO. PN1129
DATE 03/15/23
DRAWN BY KSE

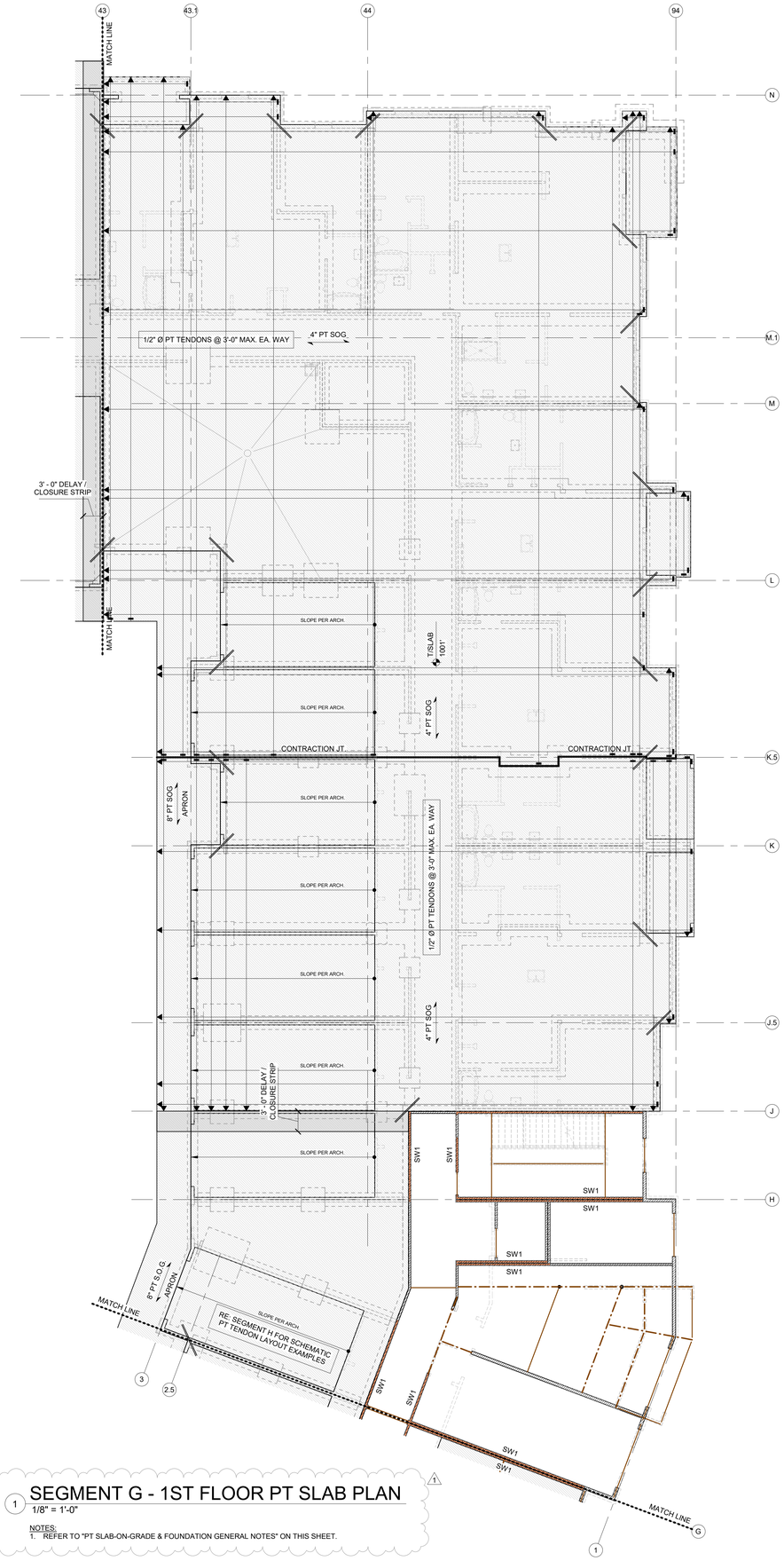
4.11.2023
CITY COMMENTS

SHEET NAME
SEG (F) SHEARWALL PLAN

SHEET NO.
S2.38a

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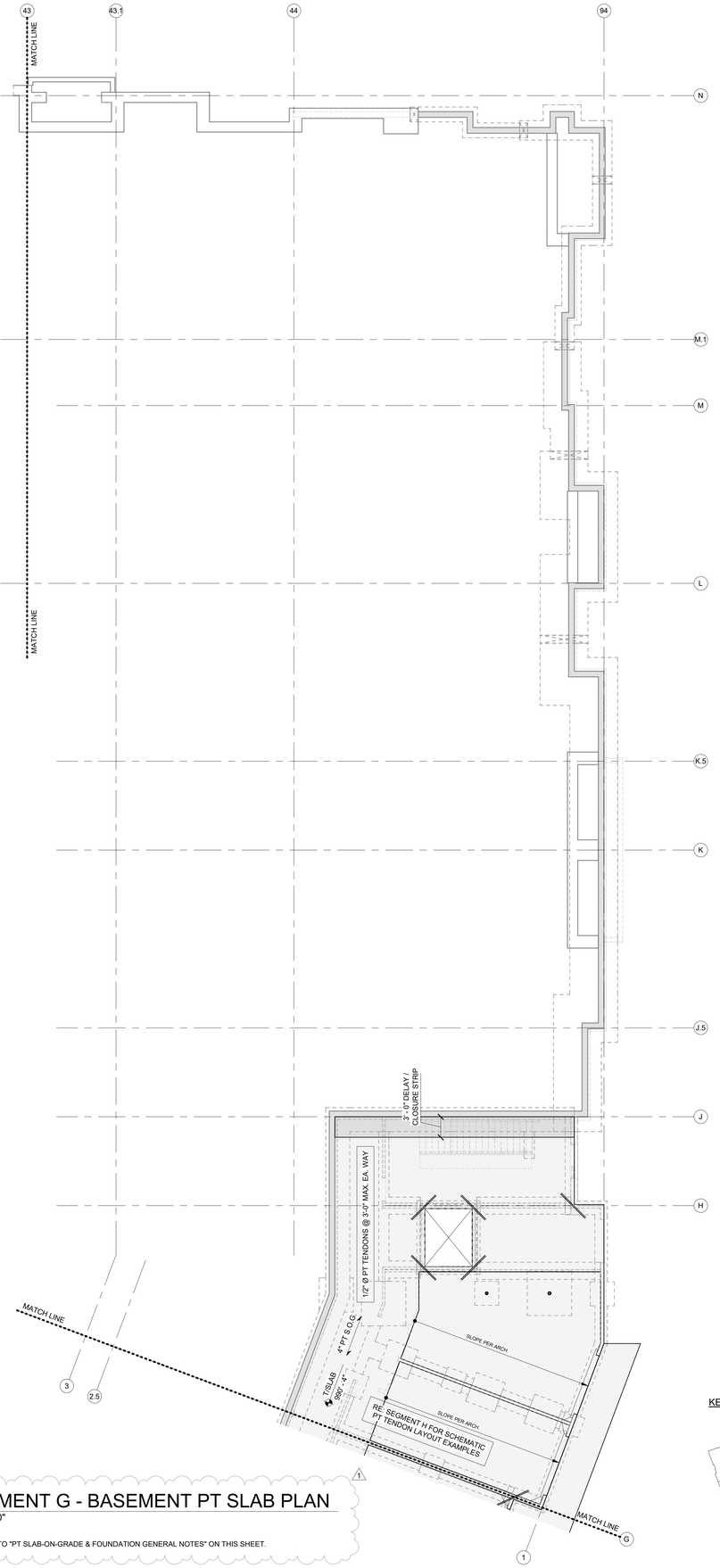
ARCH E1.30" x 42"



1 SEGMENT G - 1ST FLOOR PT SLAB PLAN

1/8" = 1'-0"

NOTES:
1. REFER TO "PT SLAB-ON-GRADE & FOUNDATION GENERAL NOTES" ON THIS SHEET.



2 SEGMENT G - BASEMENT PT SLAB PLAN

1/8" = 1'-0"

NOTES:
1. REFER TO "PT SLAB-ON-GRADE & FOUNDATION GENERAL NOTES" ON THIS SHEET.

PT SLAB-ON-GRADE & FOUNDATION GENERAL NOTES:

1. REFER TO GENERAL NOTES ON SHEET S0.01.
2. REFER TO TYPICAL DETAILS ON S3.00 SERIES. SHEETS. SECTIONS NOT OTHERWISE INDICATED ON PLAN SHALL BE SIMILAR TO LIKE CONDITIONS.
3. CONFIRM ALL DIMENSIONS, ELEVATIONS, SLOPES, AND RECESSES WITH ARCH DRAWINGS.
4. AT ALL CONTINUOUS FOUNDATIONS, PROVIDE CORNER BARS PER S/S3.00 AT ALL CORNERS AND INTERSECTIONS.
5. STRUCTURAL DATUM ELEVATION = CIVIL DATUM ELEVATION PER CIVIL DRAWINGS (VARIES PER BUILDING) AS NOTED ON PT SLAB PLANS.
6. PLACE TENDONS ON 1.5" CHAIRS.
7. LAYOUT TENDONS SUCH TO AVOID BLOCKOUTS, SHEARWALL HOLDOWNS AND COLUMN BEARING POINTS.
8. PROVIDE (2) #5 x 5'-0" AT RE-ENTRANT CORNERS, CENTERED IN SLAB DEPTH
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15. MAX. PT TENDON LENGTH = 125'-0".

△1

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NUMBER PE-2005000226
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04.11.23

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Lee's Summit, Missouri
04/15/2024

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STRUCTURAL ENGINEERS
11200 Corporate Ave., Suite 110 Lenexa, Kansas 66219

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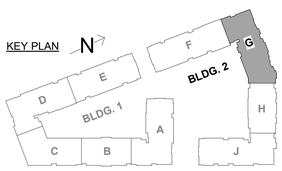
TRILOGY

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△REVISIONS
1 23.0411 CITY COMMENTS

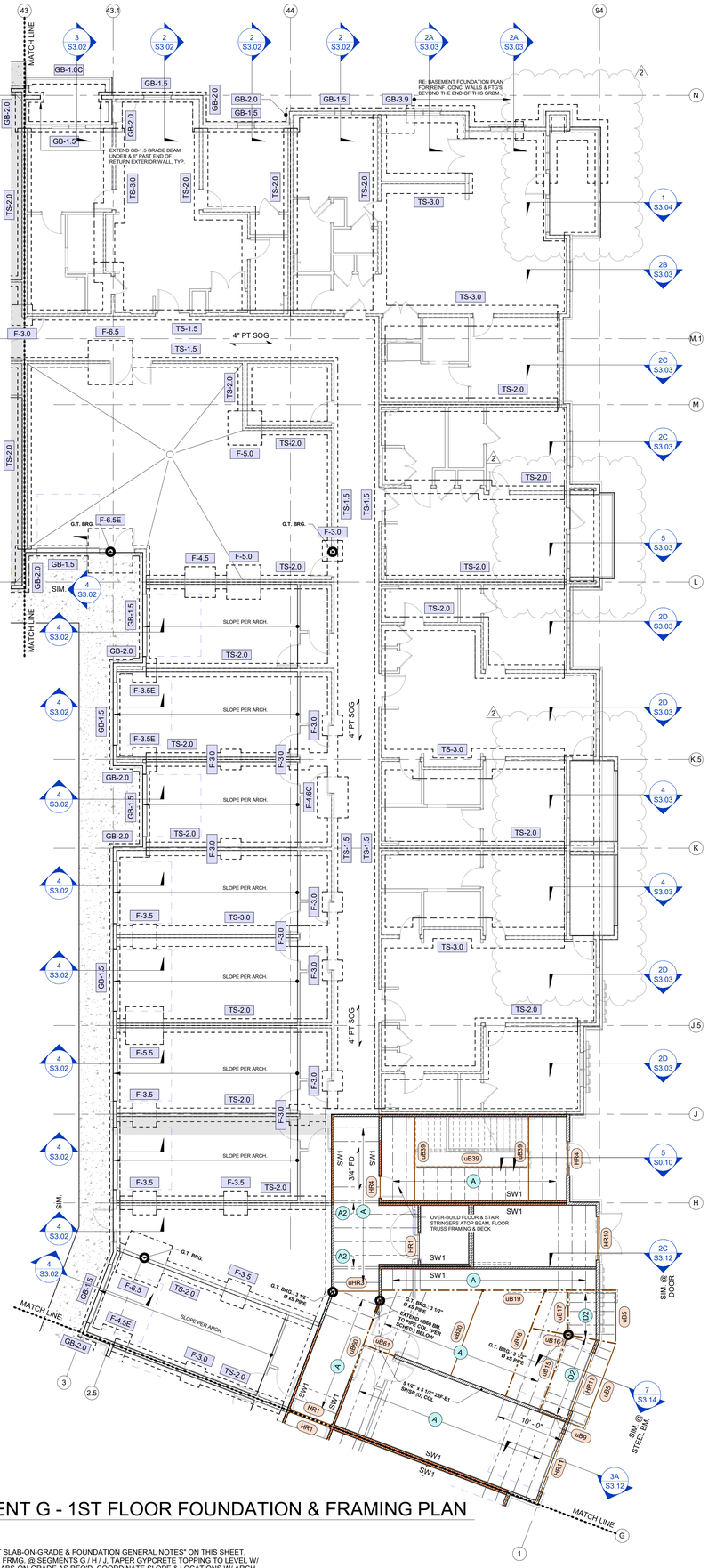
KEY PLAN N



JOB NO. PN1129
DATE 03/15/23
DRAWN BY KSE
4.11.2023 CITY COMMENTS
SHEET NAME SEG (G) BASEMENT & 1ST FLOOR PT SLAB PLANS
SHEET NO. S2.39a

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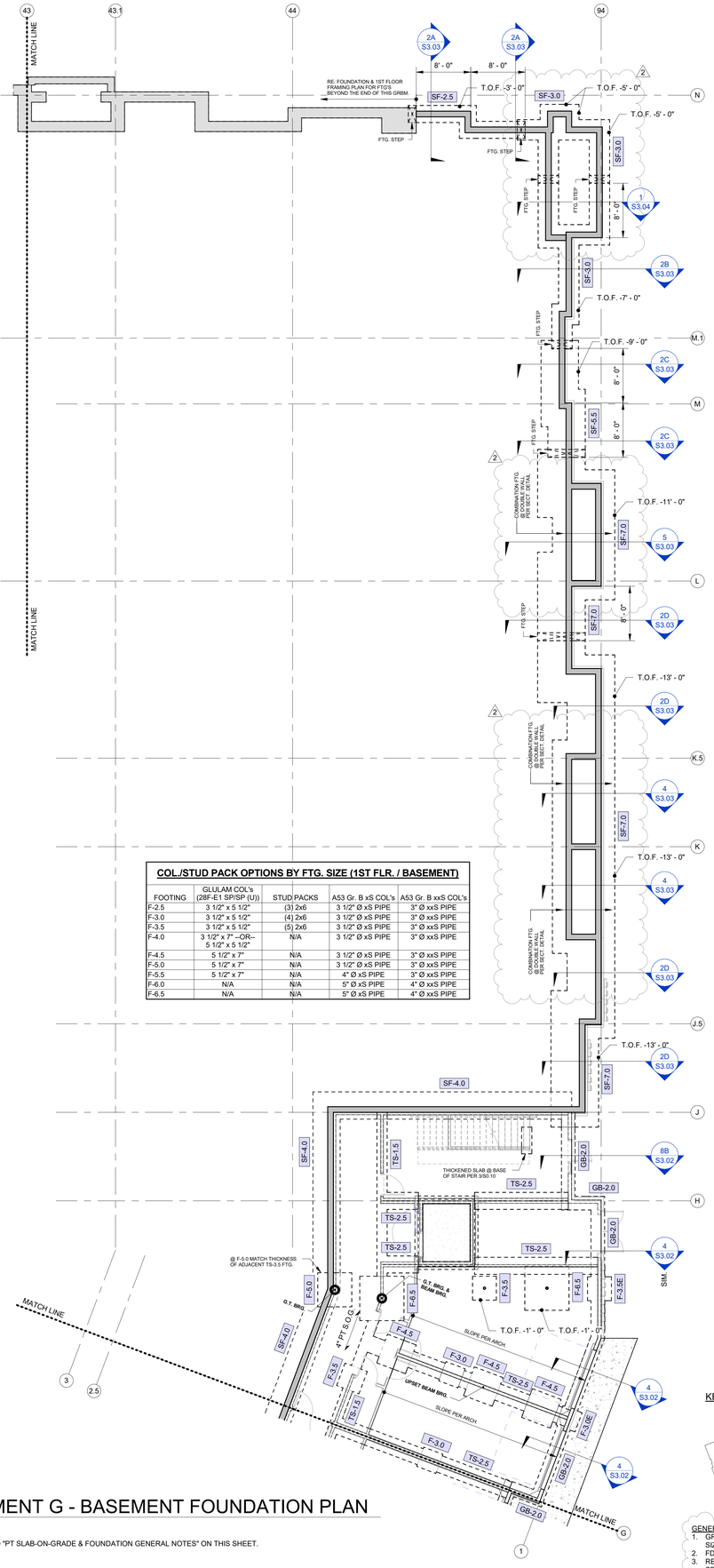
ARCH E1.39" x 42"



1 SEGMENT G - 1ST FLOOR FOUNDATION & FRAMING PLAN

1/8" = 1'-0"

NOTES:
1. REFER TO "PT SLAB-ON-GRADE & FOUNDATION GENERAL NOTES" ON THIS SHEET.
2. @ 1ST FLOOR FRMG. @ SEGMENTS G / H / J, TAPER GYPCRETE TOPPING TO LEVEL W/ ADJACENT SLABS-ON-GRADE AS REQ'D. COORDINATE SLOPE & LOCATIONS W/ ARCH.



COL./STUD PACK OPTIONS BY FTG. SIZE (1ST FLR. / BASEMENT)				
FOOTING	GULAM COL's (28F-E1 SP/SP (U))	STUD PACKS	A53 Gr. B xS COL's	A53 Gr. B xxS COL's
F-2.5	3 1/2" x 5 1/2"	(3) 2x6	3 1/2" Ø xS PIPE	3" Ø xxS PIPE
F-3.0	3 1/2" x 5 1/2"	(4) 2x6	3 1/2" Ø xS PIPE	3" Ø xxS PIPE
F-3.5	3 1/2" x 5 1/2"	(5) 2x6	3 1/2" Ø xS PIPE	3" Ø xxS PIPE
F-4.0	3 1/2" x 7" --OR-- 5 1/2" x 5 1/2"	N/A	3 1/2" Ø xS PIPE	3" Ø xxS PIPE
F-4.5	5 1/2" x 7"	N/A	3 1/2" Ø xS PIPE	3" Ø xxS PIPE
F-5.0	5 1/2" x 7"	N/A	3 1/2" Ø xS PIPE	3" Ø xxS PIPE
F-5.5	5 1/2" x 7"	N/A	4" Ø xS PIPE	3" Ø xxS PIPE
F-6.0	N/A	N/A	5" Ø xS PIPE	4" Ø xxS PIPE
F-6.5	N/A	N/A	5" Ø xS PIPE	4" Ø xxS PIPE

2 SEGMENT G - BASEMENT FOUNDATION PLAN

1/8" = 1'-0"

NOTES:
1. REFER TO "PT SLAB-ON-GRADE & FOUNDATION GENERAL NOTES" ON THIS SHEET.

PT SLAB-ON-GRADE & FOUNDATION GENERAL NOTES:

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15. MAX. PT TENDON LENGTH = 125'-0".

GENERAL SHEET REVISIONS:
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2. FDTN. WALLS ADDED IN LIEU OF GRADE BEAMS WHERE NOTED.
3. RE: FDTN. DETAIL SHEETS FOR UPDATES / REVISIONS TO CONC. SECTION DETAILS.

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PROFESSIONAL ENGINEER
04.28.23

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Lee's Summit, Missouri
04.28.2023

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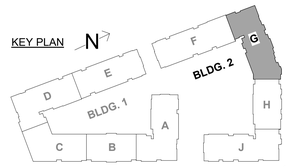
NW WARD RD. | LEE'S SUMMIT, MO

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• 03.15.2023 - PERMIT SUBMITTAL

△ REVISIONS

1	23 0411	CITY COMMENTS
2	23 0428	ADD 1 / CC 2

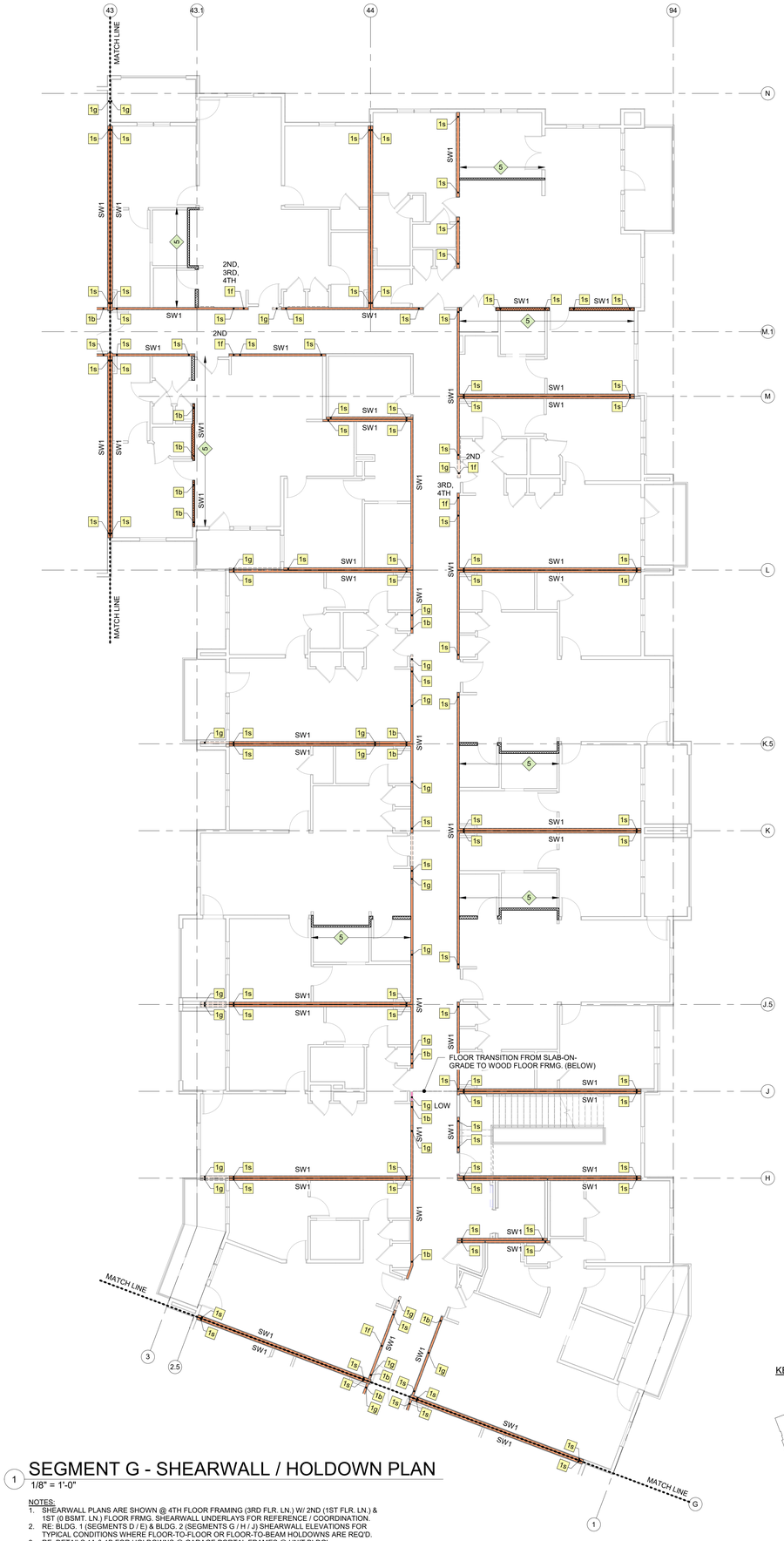
KEY PLAN



JOB NO. PN1129
DATE 03/15/23
DRAWN BY KSE
4.11.2023 CITY COMMENTS
SHEET NAME SEG (G) FDN. & 1ST FLOOR FRAMING PLANS
SHEET NO. S2.39b

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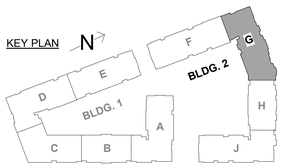
ARCH E1.30" x 42"



1 SEGMENT G - SHEARWALL / HOLDOWN PLAN
1/8" = 1'-0"

NOTES:
1. SHEARWALL PLANS ARE SHOWN @ 4TH FLOOR FRAMING (3RD FLR. LN.) W/ 2ND (1ST FLR. LN.) & 1ST (0 BSMT. LN.) FLOOR FRMG. SHEARWALL UNDERLAYS FOR REFERENCE / COORDINATION.
2. RE: BLDG. 1 (SEGMENTS D / E) & BLDG. 2 (SEGMENTS G / H / J) SHEARWALL ELEVATIONS FOR TYPICAL CONDITIONS WHERE FLOOR-TO-FLOOR OR FLOOR-TO-BEAM HOLDOWNS ARE REQ'D.
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KEY PLAN N



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NUMBER PE-2005000826
PROFESSIONAL ENGINEER
04.11.23

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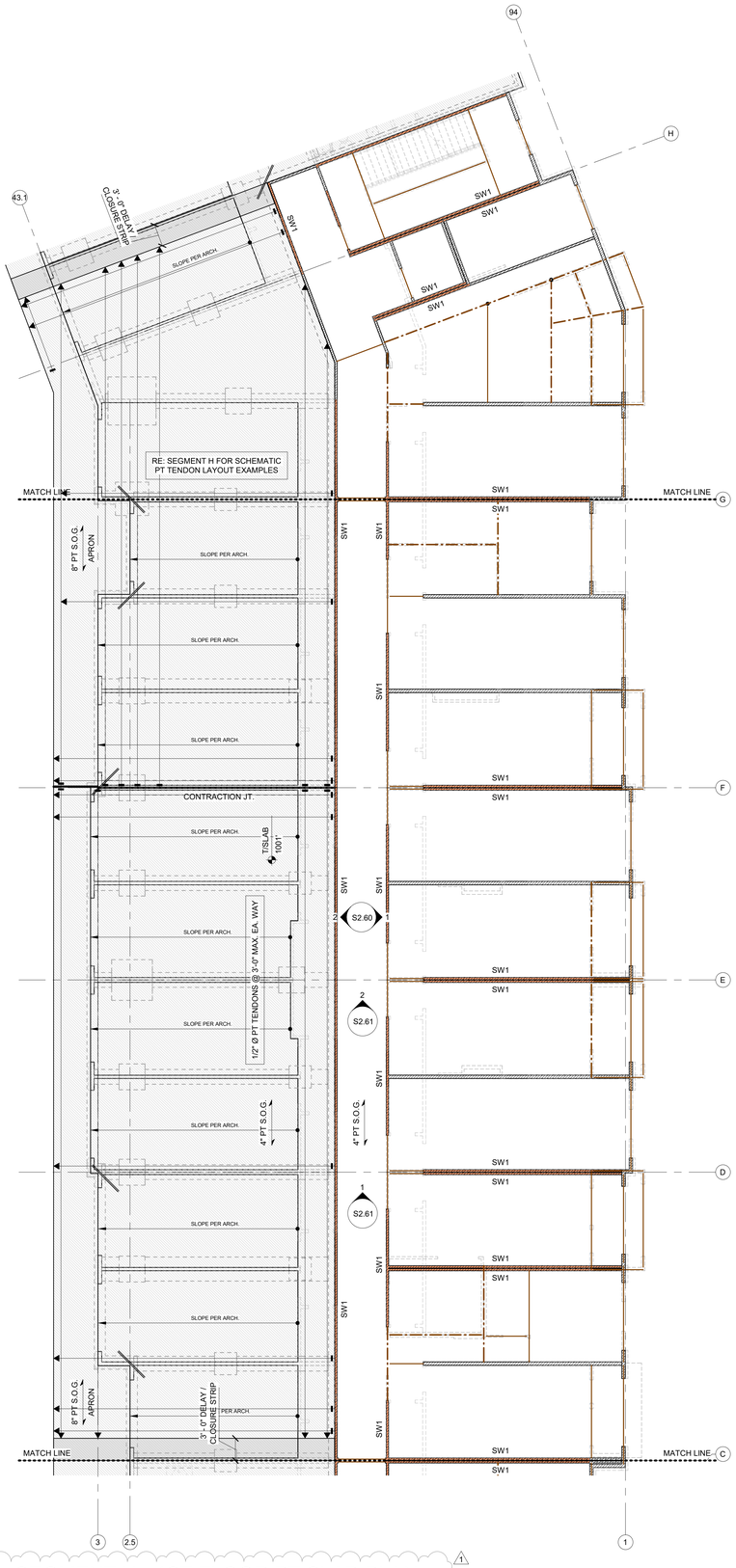
△ REVISIONS

JOB NO. PN1129
DATE 03/15/23
DRAWN BY KSE
4.11.2023 CITY COMMENTS
SHEET NAME SEG (G) SHEARWALL PLAN

SHEET NO.
S2.41a

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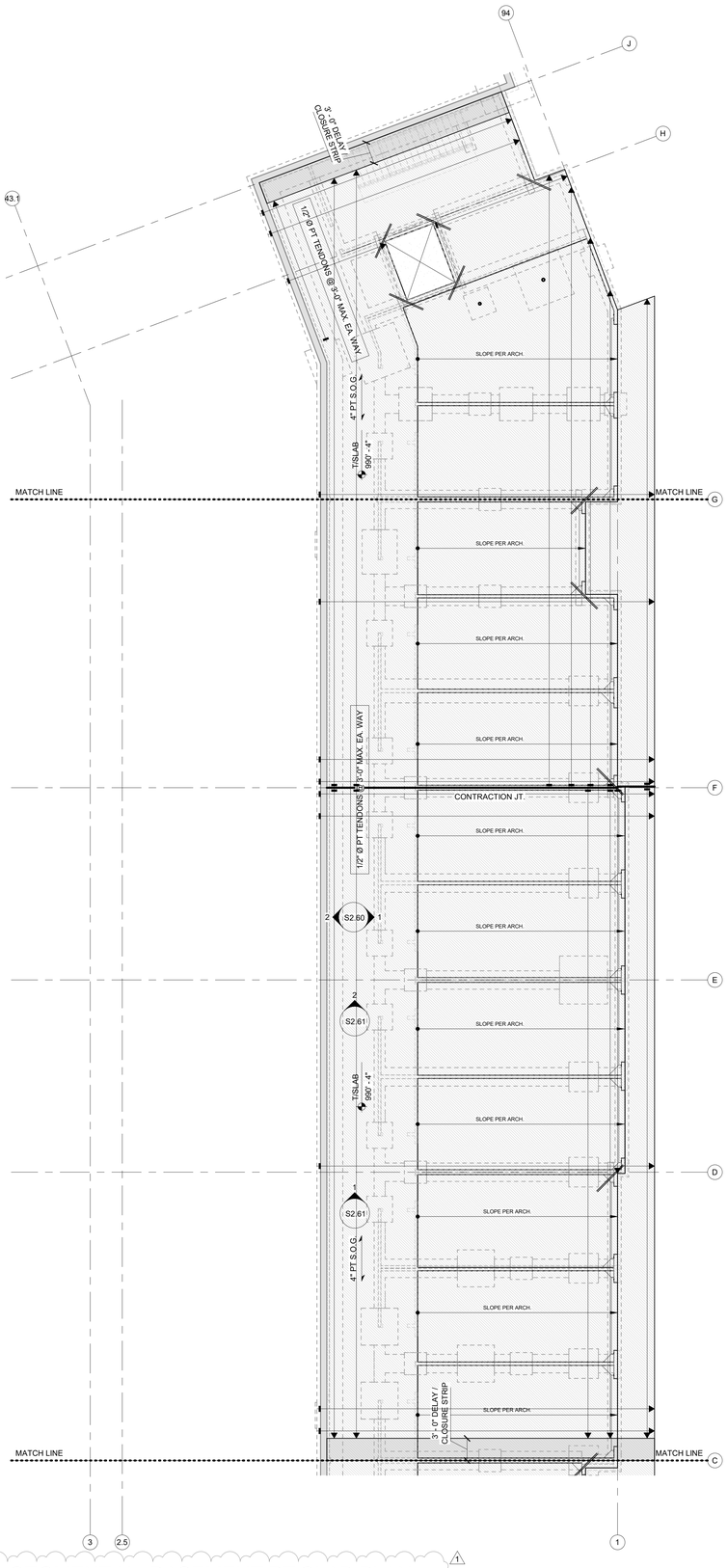
ARCH E1.30" x 42"



1 SEGMENT H - 1ST FLOOR PT SLAB PLAN

1/8" = 1'-0"

NOTES:
1. REFER TO "PT SLAB-ON-GRADE & FOUNDATION GENERAL NOTES" ON THIS SHEET.



2 SEGMENT H - BASEMENT PT SLAB PLAN

1/8" = 1'-0"

NOTES:
1. REFER TO "PT SLAB-ON-GRADE & FOUNDATION GENERAL NOTES" ON THIS SHEET.

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Lee's Summit, Missouri
Date: 04/11/23

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NUMBER PE-2005000028
PROFESSIONAL ENGINEER
04.11.23

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11200 Corporate Ave., Suite 110 Lenexa, Kansas 66219

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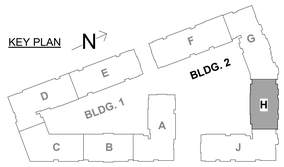
TRILOGY

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• 03.13.2023 - PERMIT SUBMITTAL

△REVISIONS
1 23.0411 CITY COMMENTS

KEY PLAN N



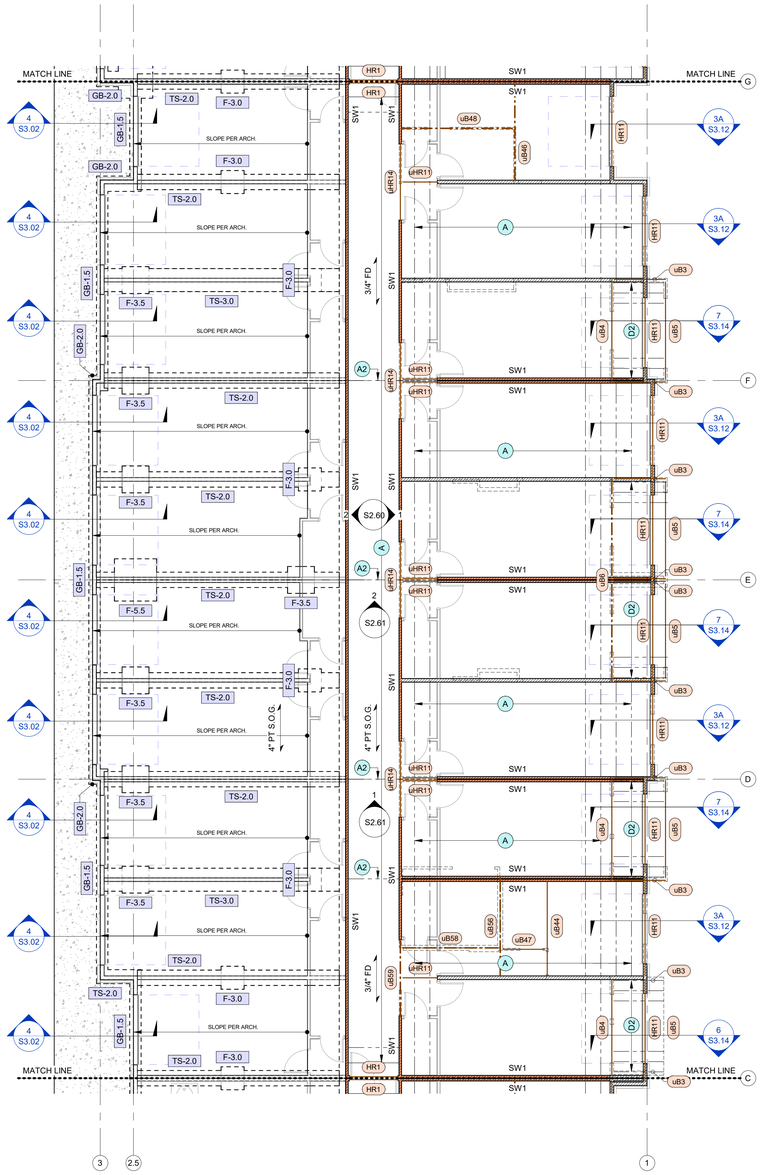
JOB NO. PN1129
DATE 03/15/23
DRAWN BY KSE
4.11.2023 CITY COMMENTS
SHEET NAME
SEG (H) BASEMENT & 1ST FLOOR PT SLAB PLANS
SHEET NO.
S2.42

4/11/2023 5:38:22 PM

ARCH E1.30" x 42"

COL./STUD PACK OPTIONS BY FTG. SIZE (1ST FLR. / BASEMENT)

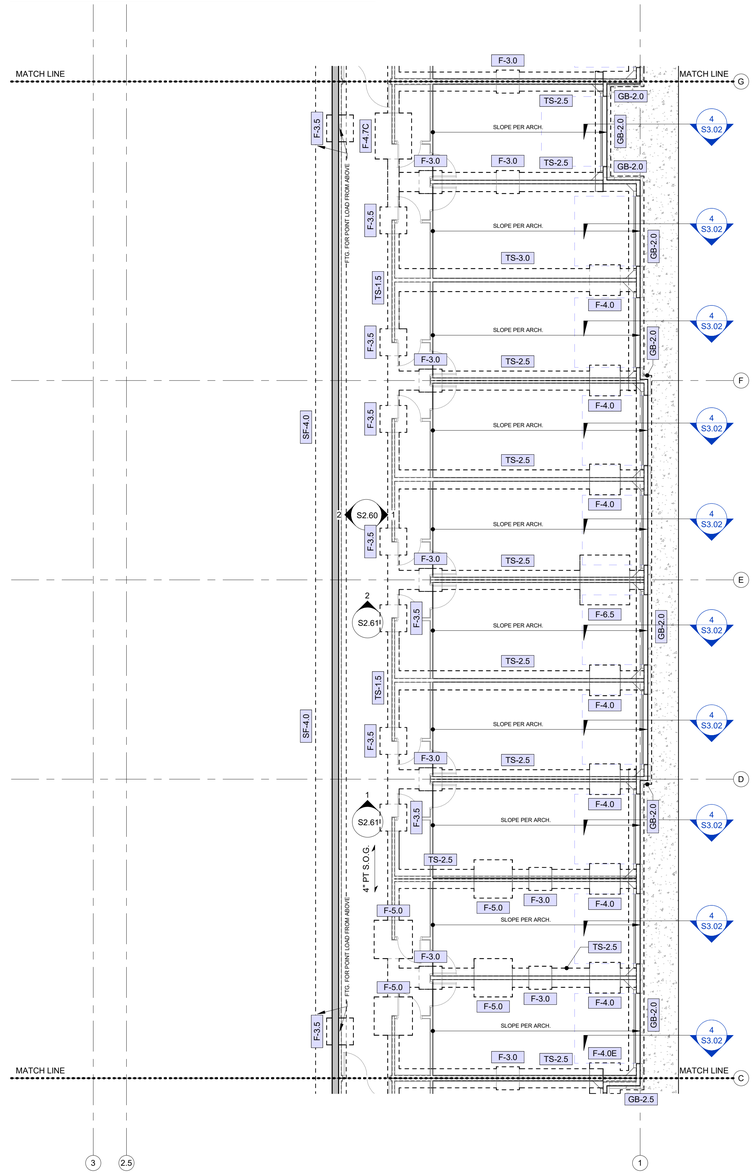
FOOTING	GLULAM COL's (28F-E1 SP/SP (U))	STUD PACKS	A53 Gr. B xS COL's	A53 Gr. B xxS COL's
F-2.5	3 1/2" x 5 1/2"	(3) 2x6	3 1/2" Ø xS PIPE	3" Ø xxS PIPE
F-3.0	3 1/2" x 5 1/2"	(4) 2x6	3 1/2" Ø xS PIPE	3" Ø xxS PIPE
F-3.5	3 1/2" x 5 1/2"	(5) 2x6	3 1/2" Ø xS PIPE	3" Ø xxS PIPE
F-4.0	3 1/2" x 7" --OR-- 5 1/2" x 5 1/2"	N/A	3 1/2" Ø xS PIPE	3" Ø xxS PIPE
F-4.5	5 1/2" x 7"	N/A	3 1/2" Ø xS PIPE	3" Ø xxS PIPE
F-5.0	5 1/2" x 7"	N/A	3 1/2" Ø xS PIPE	3" Ø xxS PIPE
F-5.5	5 1/2" x 7"	N/A	4" Ø xS PIPE	3" Ø xxS PIPE
F-6.0	N/A	N/A	5" Ø xS PIPE	4" Ø xxS PIPE
F-6.5	N/A	N/A	5" Ø xS PIPE	4" Ø xxS PIPE



1 SEGMENT H - 1ST FLOOR FOUNDATION & FRAMING PLAN

1/8" = 1'-0"

NOTES:
1. REFER TO "PT SLAB-ON-GRADE & FOUNDATION GENERAL NOTES" ON THIS SHEET.
2. @ 1ST FLOOR FRMG. @ SEGMENTS G / H / J, TAPER GYPCRETE TOPPING TO LEVEL W/ ADJACENT SLABS-ON-GRADE AS REQ'D. COORDINATE SLOPE & LOCATIONS W/ ARCH.



2 SEGMENT H - BASEMENT FOUNDATION PLAN

1/8" = 1'-0"

NOTES:
1. REFER TO "PT SLAB-ON-GRADE & FOUNDATION GENERAL NOTES" ON THIS SHEET.

PT SLAB-ON-GRADE & FOUNDATION GENERAL NOTES:

1. REFER TO GENERAL NOTES ON SHEET S0.01.
2. REFER TO TYPICAL DETAILS ON S3.00 SERIES SHEETS. SECTIONS NOT OTHERWISE INDICATED ON PLAN SHALL BE SIMILAR TO LIKE CONDITIONS.
3. CONFIRM ALL DIMENSIONS, ELEVATIONS, SLOPES, AND RECESSES WITH ARCH DRAWINGS.
4. AT ALL CONTINUOUS FOUNDATIONS, PROVIDE CORNER BARS PER 3/S3.00 AT ALL CORNERS AND INTERSECTIONS.
5. STRUCTURAL DATUM ELEVATION = CIVIL DATUM ELEVATION PER CIVIL DRAWINGS (VARIES PER BUILDING) AS NOTED ON PT SLAB PLANS.
6. PLACE TENDONS ON 1.5" CHAIRS.
7. LAYOUT TENDONS SUCH TO AVOID BLOCKOUTS, SHEARWALL HOLDOWNS AND COLUMN BEARING POINTS.
8. PROVIDE (2) #5 x 5'-0" AT RE-ENTRANT CORNERS, CENTERED IN SLAB DEPTH
9. PLACE FIRST STRAND ± 1'-0" FROM SLAB EDGE (U.N.O.).
10. PROVIDE FULL LENGTH TENDON PASSING CONTINUOUS BETWEEN POURS WHERE SHOWN. DO NOT TENSION UNTIL COMPLETION OF BOTH SLABS.
11. T.O.W. & T.O.F. RELATIVE TO FFE / DATUM ELEVATIONS AS NOTED ON PT SLAB PLANS & AS INDICATED IN DIM's / ELEVATIONS NOTED @ S3.00 SERIES CONCRETE DETAILS.
12. T.O.F. @ INTERIOR BLDG. FTG's = T/SLAB ELEVATION, TYP. ADJUST HEIGHTS OF FOOTINGS ACCORDINGLY WHERE OCCURS @ / ALONG SLOPED PT SLAB-ON- GRADE @ GARAGES.
13. T.O.F. @ EXTERIOR BLDG. PERIMETER FTG's = -1'-0", TYP.
14. T.O.F. @ EXTERIOR BLDG. PERIMETER FTG's @ PATIOS = -1'-2", TYP. (AS REQ'D TO MAINTAIN 8" MIN. THICKENED SLAB FOR PT TENDONS)
15. MAX. PT TENDON LENGTH = 125'-0".

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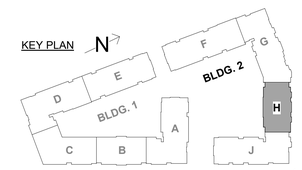
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NUMBER PE-2005000228
PROFESSIONAL ENGINEER
04.28.23

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REVISIONS
1 23.0411 CITY COMMENTS
2 23.0428 ADD T / CC 2

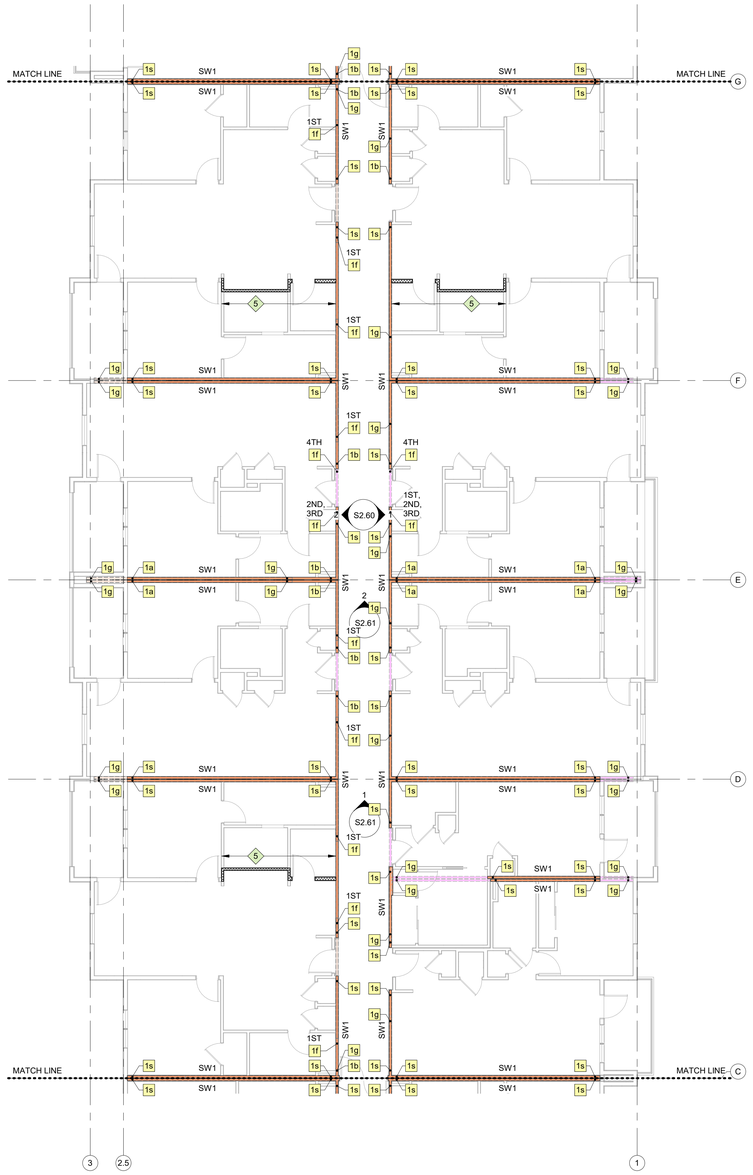


GENERAL SHEET REVISIONS: 2
1. GRADE BEAM (GB), THICKENED SLAB (TS) & STRIP FTG. (SF) SIZES UPDATED PER FTG. SCHEDULE UPDATES / REVISIONS.
2. FDTN. WALLS ADDED IN LIEU OF GRADE BEAMS WHERE NOTED.
3. RE: FDTN. DETAIL SHEETS FOR UPDATES / REVISIONS TO CONC. SECTION DETAILS.

JOB NO. PN1129
DATE 03/15/23
DRAWN BY KSE
4.11.2023 CITY COMMENTS
SHEET NAME
SEG (H) FDN. & 1ST FLOOR FRAMING PLANS
SHEET NO.
S2.43

4/28/2023 6:48:03 PM

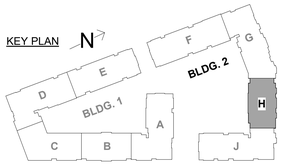
ARCH E1.30" x 42"



1 SEGMENT H - SHEARWALL / HOLDOWN PLAN
1/8" = 1'-0"

NOTES:
1. SHEARWALL PLANS ARE SHOWN @ 4TH FLOOR FRAMING (3RD FLR. LN.) W/ 2ND (1ST FLR. LN.) & 1ST (0 BSMT. LN.) FLOOR FRMG. SHEARWALL UNDERLAYS FOR REFERENCE / COORDINATION.
2. RE: BLDG. 1 (SEGMENTS D / E) & BLDG. 2 (SEGMENTS G / H / J) SHEARWALL ELEVATIONS FOR TYPICAL CONDITIONS WHERE FLOOR-TO-FLOOR OR FLOOR-TO-BEAM HOLDOWNS ARE REQ'D.
3. RE: DETAILS 1A & 1B FOR HOLDOWNS @ GARAGE PORTAL FRAMES @ UNIT BLDG's.

KEY PLAN N



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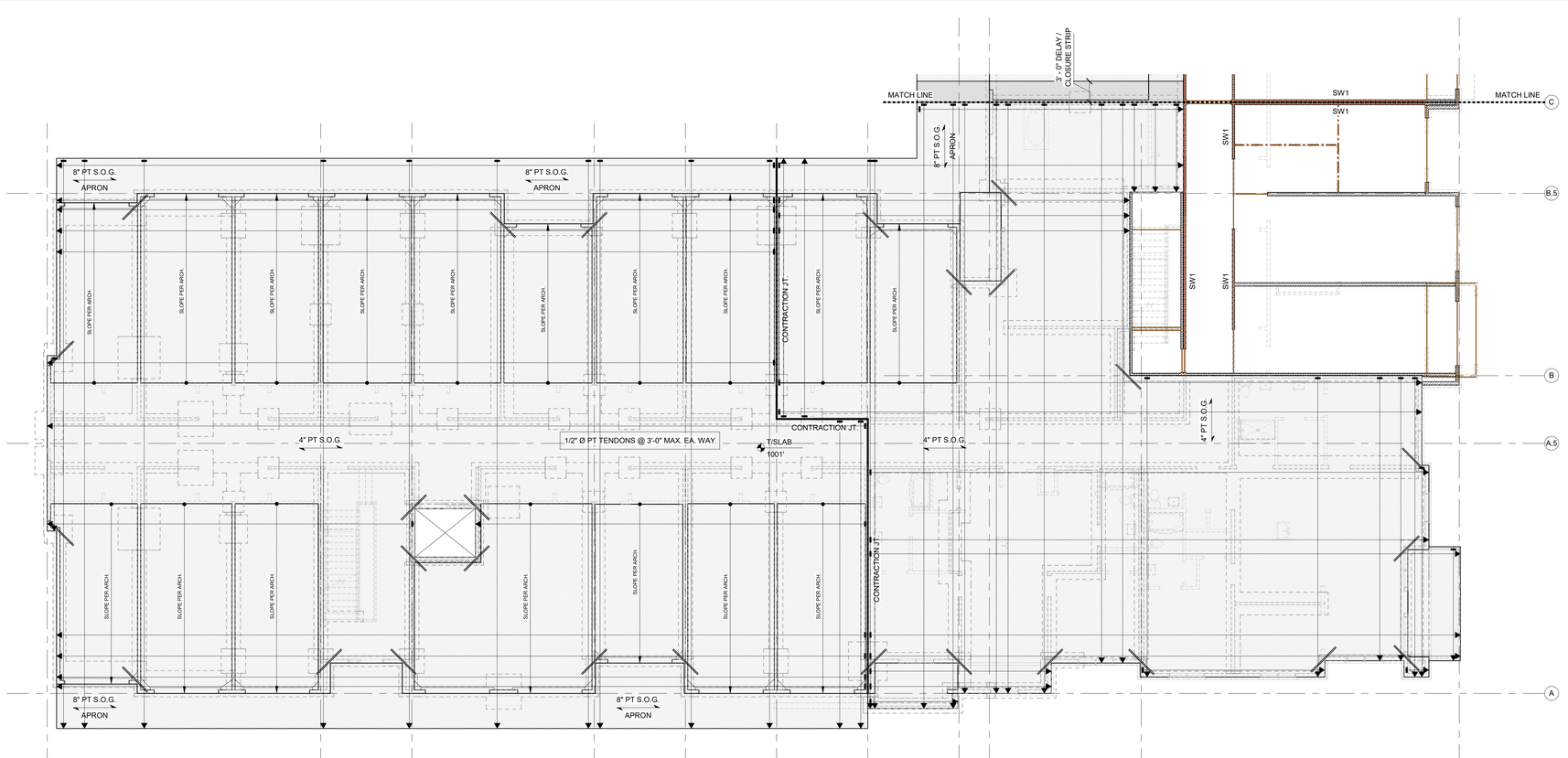
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JOB NO. PN1129
DATE 03/15/23
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4.11.2023 CITY COMMENTS
SHEET NAME SEG (H) SHEARWALL PLAN
SHEET NO. S2.45a

4/11/2023 5:00:01 PM

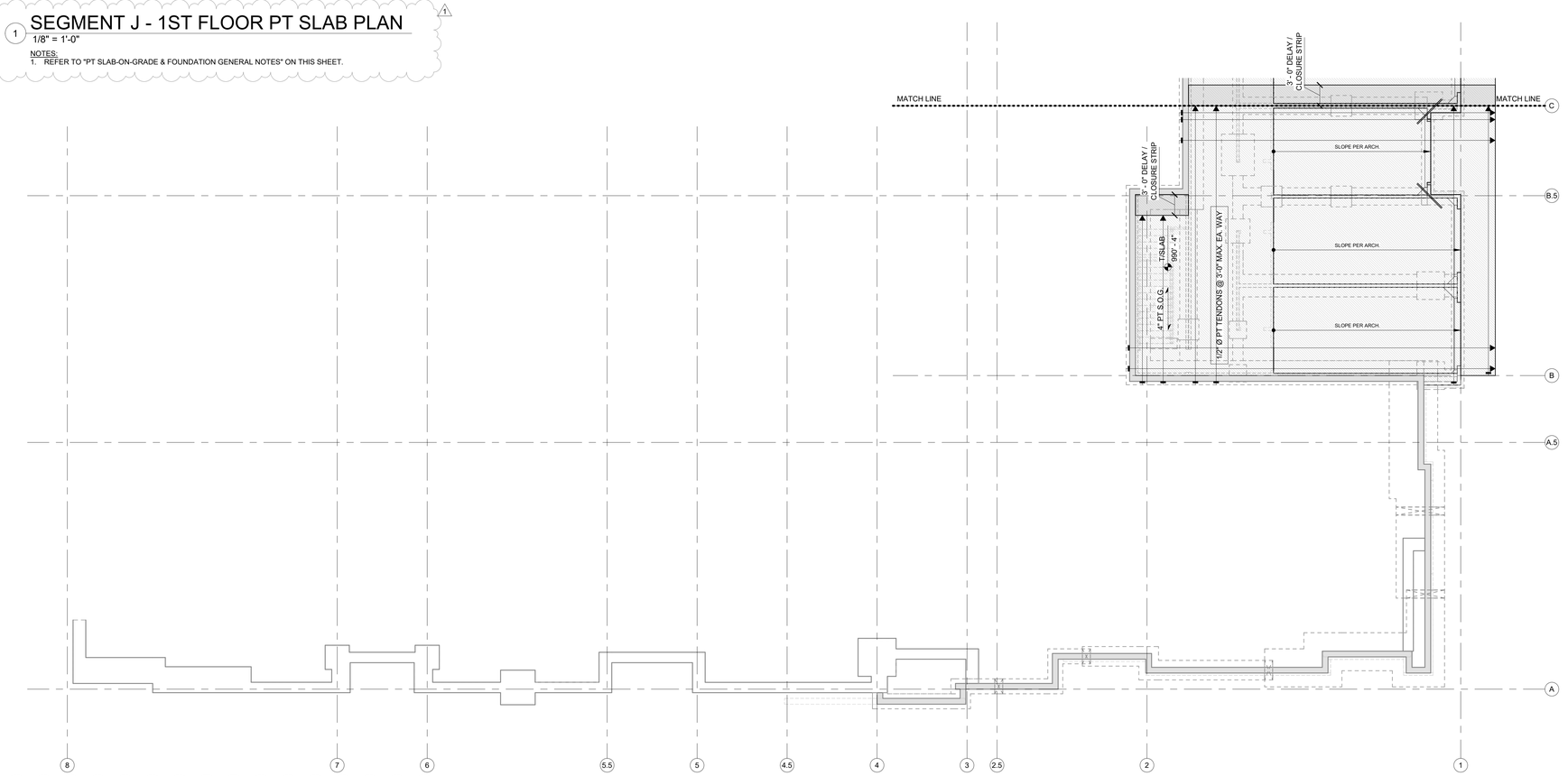
ARCH E1.30" x 42"



1 SEGMENT J - 1ST FLOOR PT SLAB PLAN

1/8" = 1'-0"

NOTES:
1. REFER TO "PT SLAB-ON-GRADE & FOUNDATION GENERAL NOTES" ON THIS SHEET.



2 SEGMENT J - BASEMENT PT SLAB PLAN

1/8" = 1'-0"

NOTES:
1. REFER TO "PT SLAB-ON-GRADE & FOUNDATION GENERAL NOTES" ON THIS SHEET.

PT SLAB-ON-GRADE & FOUNDATION GENERAL NOTES:

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9. PLACE FIRST STRAND ± 1'-0" FROM SLAB EDGE (U.N.O.).
10. PROVIDE FULL LENGTH TENDON PASSING CONTINUOUS BETWEEN POURS WHERE SHOWN. DO NOT TENSION UNTIL COMPLETION OF BOTH SLABS.
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14. T.O.F. @ EXTERIOR BLDG. PERIMETER FTG's @ PATIOS = -1'-2", TYP. (AS REQ'D TO MAINTAIN 8" MIN. THICKENED SLAB FOR PT TENDONS)
15. MAX. PT TENDON LENGTH = 125'-0".

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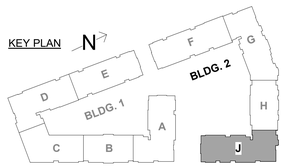
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REVISIONS
1 23.0411 CITY COMMENTS

KEY PLAN N



JOB NO. PN1129
DATE 03/15/23
DRAWN BY KSE
4.11.2023 CITY COMMENTS
SHEET NAME SEG (J) BASEMENT & 1ST FLOOR PT SLAB PLANS
SHEET NO. S2.46a

4/11/2023 5:40:13 PM

ARCH E1.30" x 42"

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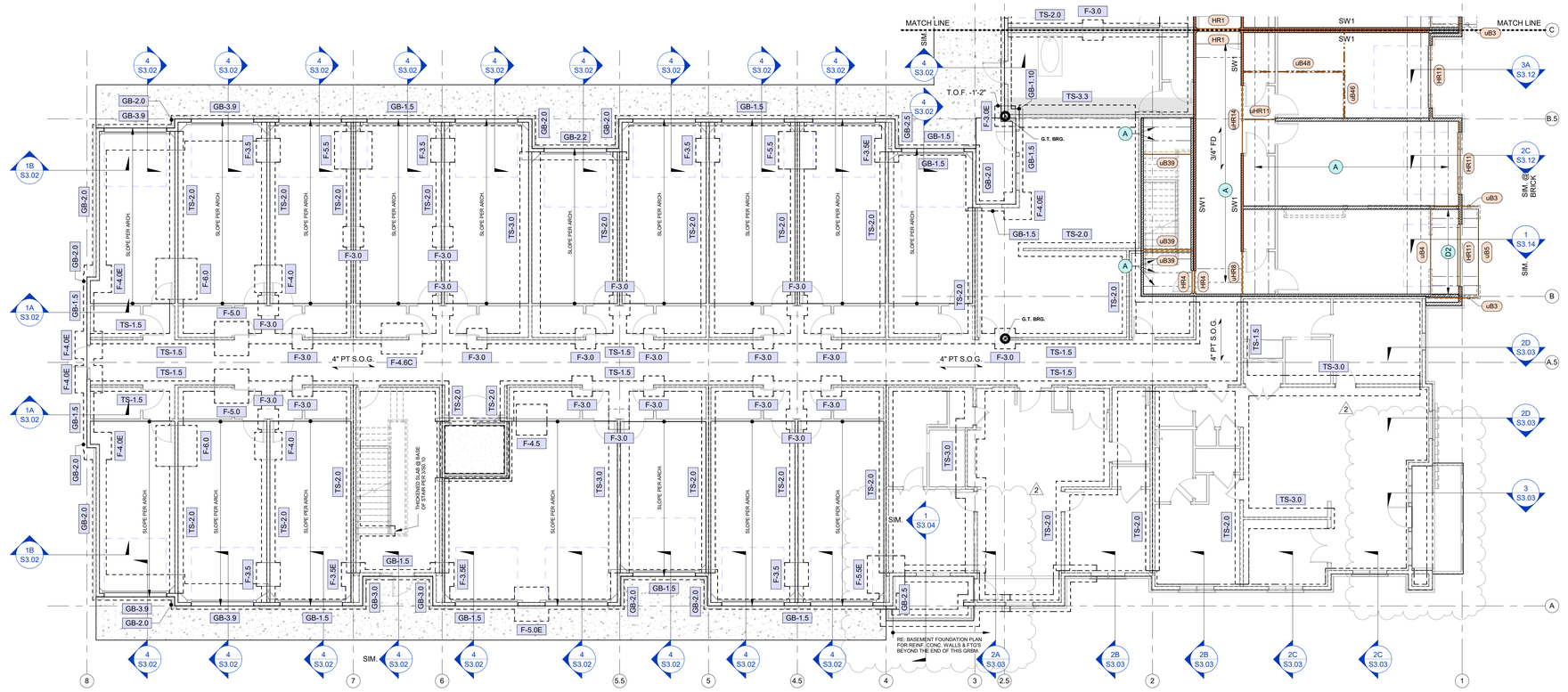
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COL./STUD PACK OPTIONS BY FTG. SIZE (1ST FLR. / BASEMENT)

FOOTING	GLULAM COL's (28F-E1 SP/SP (U))	STUD PACKS	A53 Gr. B xS COL's	A53 Gr. B xxS COL's
F-2.5	3 1/2" x 5 1/2"	(3) 2x6	3 1/2" Ø xS PIPE	3" Ø xxS PIPE
F-3.0	3 1/2" x 5 1/2"	(4) 2x6	3 1/2" Ø xS PIPE	3" Ø xxS PIPE
F-3.5	3 1/2" x 5 1/2"	(5) 2x6	3 1/2" Ø xS PIPE	3" Ø xxS PIPE
F-4.0	3 1/2" x 7" --OR-- 5 1/2" x 5 1/2"	N/A	3 1/2" Ø xS PIPE	3" Ø xxS PIPE
F-4.5	5 1/2" x 7"	N/A	3 1/2" Ø xS PIPE	3" Ø xxS PIPE
F-5.0	5 1/2" x 7"	N/A	3 1/2" Ø xS PIPE	3" Ø xxS PIPE
F-5.5	5 1/2" x 7"	N/A	4" Ø xS PIPE	3" Ø xxS PIPE
F-6.0	N/A	N/A	5" Ø xS PIPE	4" Ø xxS PIPE
F-6.5	N/A	N/A	5" Ø xxS PIPE	4" Ø xxS PIPE

1 SEGMENT J - 1ST FLOOR FOUNDATION & FRAMING PLAN
1/8" = 1'-0"

NOTES:
1. REFER TO "PT SLAB-ON-GRADE & FOUNDATION GENERAL NOTES" ON THIS SHEET.
2. @ 1ST FLOOR FRMG. @ SEGMENTS G / H / J, TAPER GYPCRETE TOPPING TO LEVEL W/ ADJACENT SLABS-ON-GRADE AS REQ'D. COORDINATE SLOPE & LOCATIONS W/ ARCH.


MATCH LINE
MATCH LINE
T.O.F. -1'-2"
G.T. BRG.
G.T. BRG.
4" PT S.O.G.
4" PT S.O.G.
4" PT S.O.G.
SLOPE PER ARCH.
RE: BASEMENT FOUNDATION PLAN FOR REINF. CONC. WALLS & FTG'S BEYOND THE END OF THIS GRBM.
SW1
3/4" FD
SIM.
SIM.
SIM.

ARCH E1.30" x 42"

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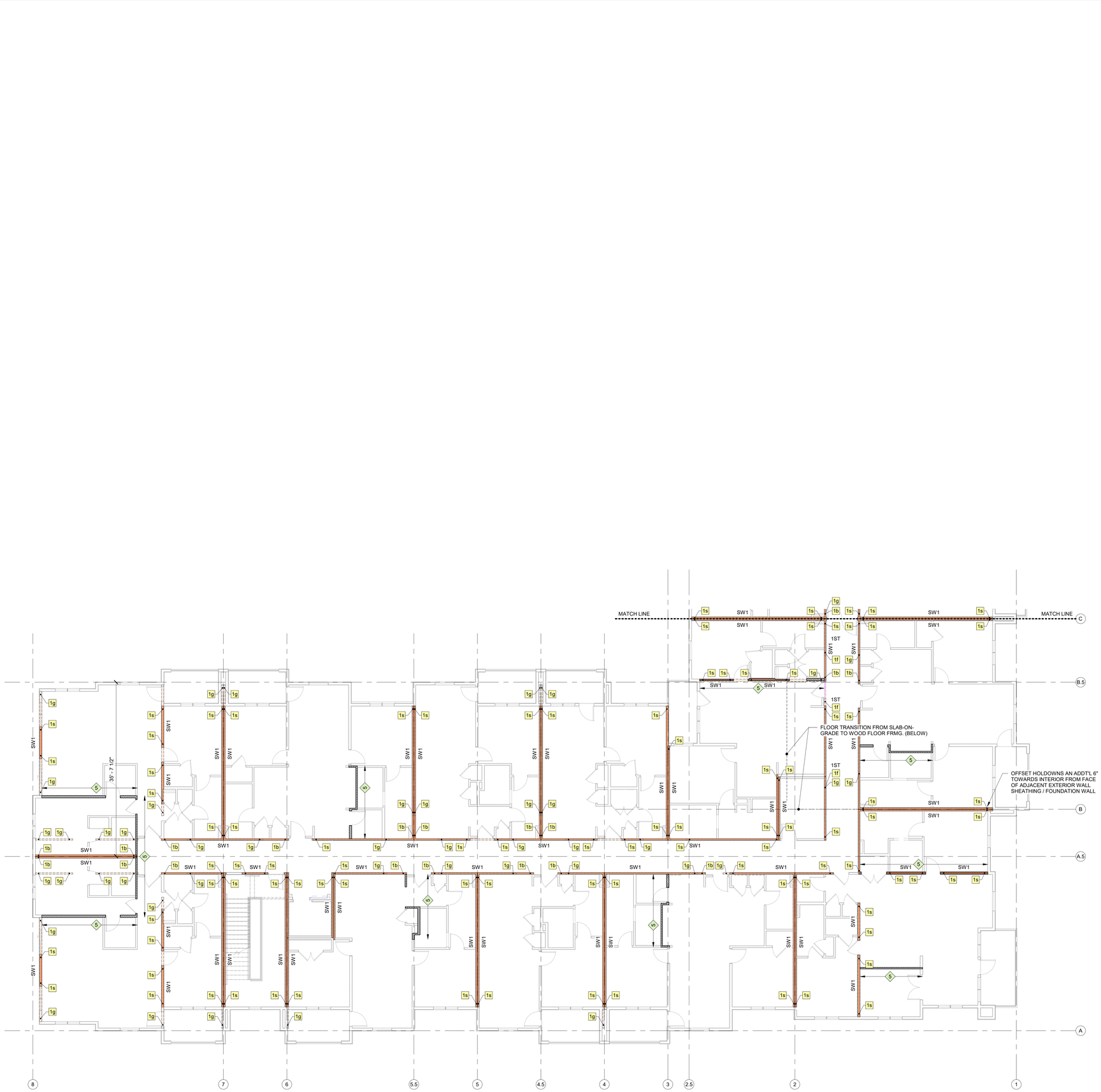
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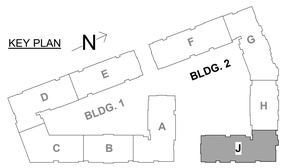
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1 SEGMENT J - SHEARWALL / HOLDOWN PLAN
1/8" = 1'-0"

NOTES:
1. SHEARWALL PLANS ARE SHOWN @ 4TH FLOOR FRAMING (3RD FLR. LN.) W/ 2ND (1ST FLR. LN.) & 1ST (0 BSMT. LN.) FLOOR FRMG. SHEARWALL UNDERLAYS FOR REFERENCE / COORDINATION.
2. RE: BLDG. 1 (SEGMENTS D / E) & BLDG. 2 (SEGMENTS G / H / J) SHEARWALL ELEVATIONS FOR TYPICAL CONDITIONS WHERE FLOOR-TO-FLOOR OR FLOOR-TO-BEAM HOLDOWNS ARE REQ'D.
3. RE: DETAILS 1A & 1B FOR HOLDOWNS @ GARAGE PORTAL FRAMES @ UNIT BLDG's.

KEY PLAN N



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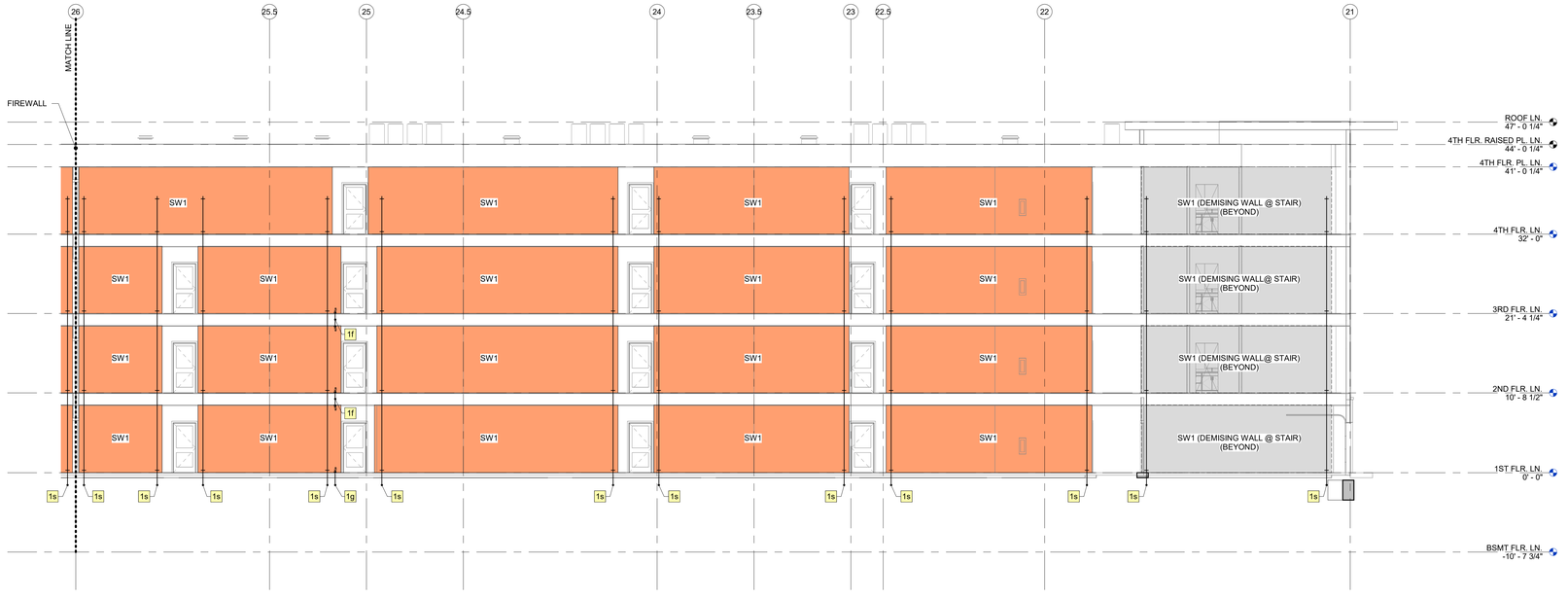
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JOB NO. PN1129
DATE 03/15/23
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4.11.2023 CITY COMMENTS
SHEET NAME SEG (J) SHEARWALL PLAN

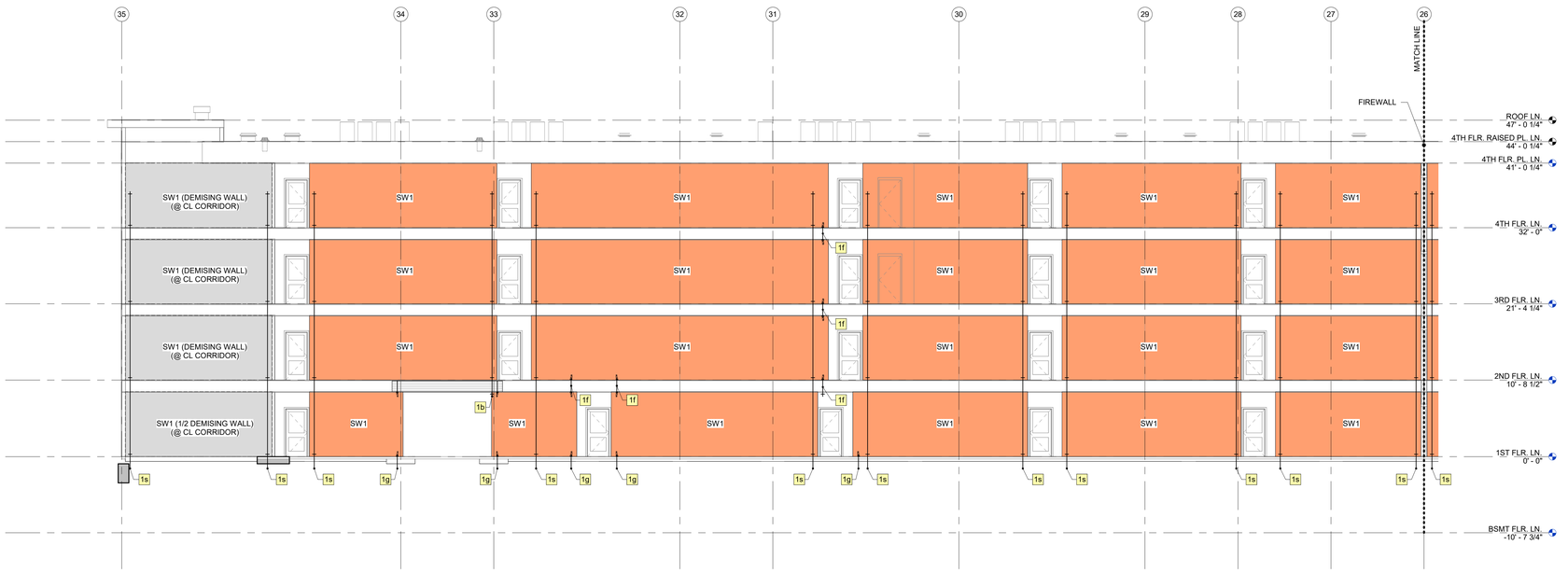
SHEET NO. S2.48a

4/11/2023 5:42:08 PM

ARCH E1.30" x 42"



1 SHEARWALL ELEVATION - BLDG 1 - SEG D - CORR. LOOKING EAST
1/8" = 1'-0"



2 SHEARWALL ELEVATION - BLDG 1 - SEG E - CORR. LOOKING EAST
1/8" = 1'-0"

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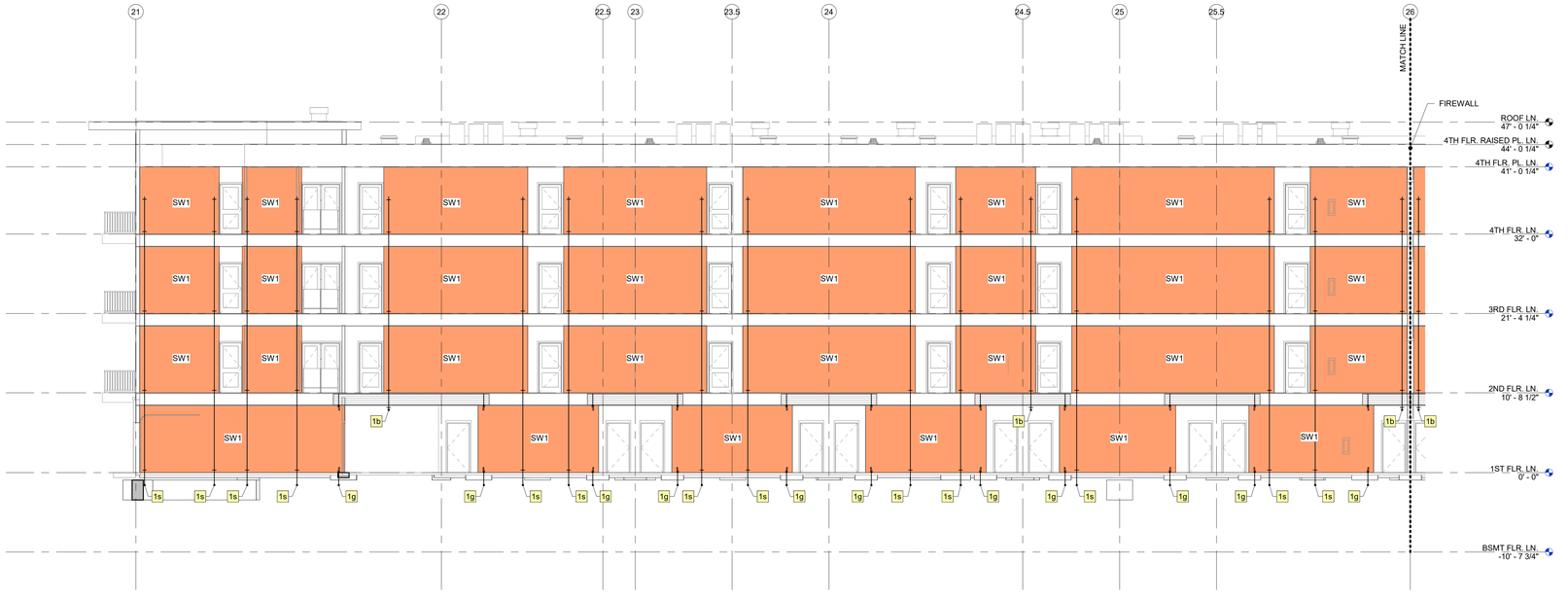
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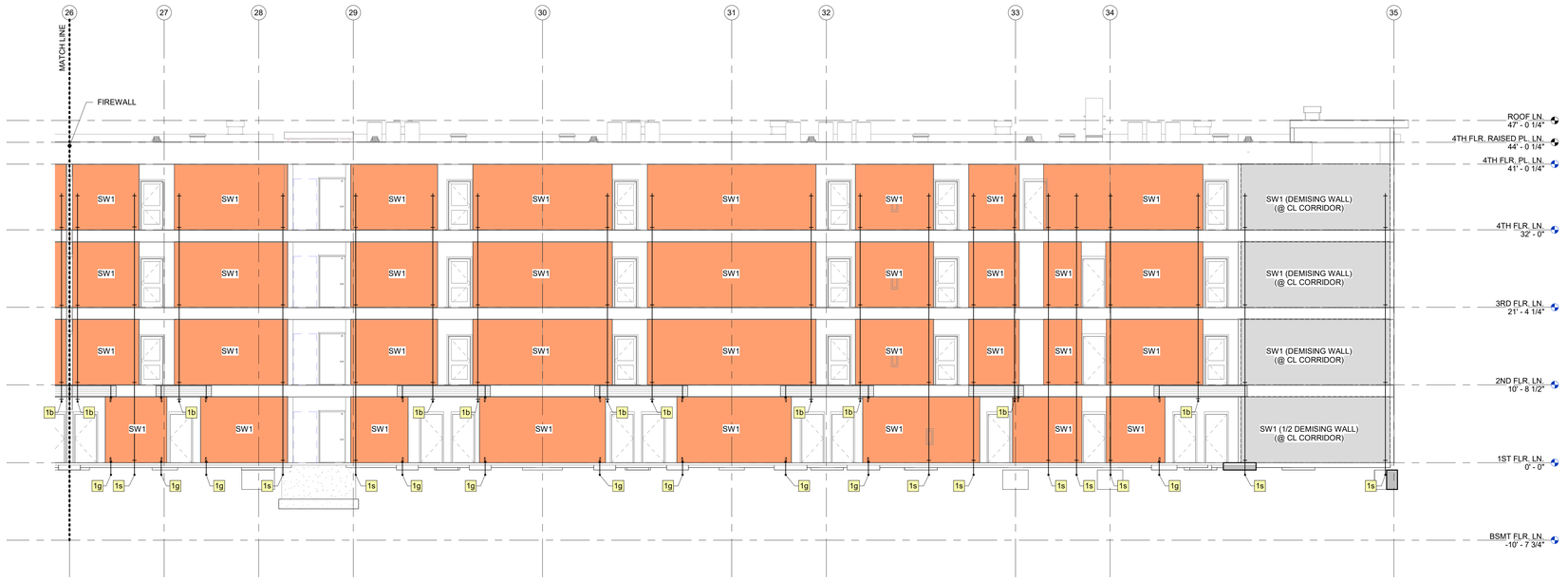
JOB NO. PN1129
DATE 03/15/23
DRAWN BY KSE
4.11.2023 CITY COMMENTS
SHEET NAME BLDG 1 - SHEARWALL ELEVATIONS
SHEET NO. S2.50

4/11/2023 5:42:16 PM

ARCH E1.30" x 42"



1 SHEARWALL ELEVATION - BLDG 1 - SEG D - CORR. LOOKING WEST
1/8" = 1'-0"



2 SHEARWALL ELEVATION - BLDG 1 - SEG E - CORR. LOOKING WEST
1/8" = 1'-0"

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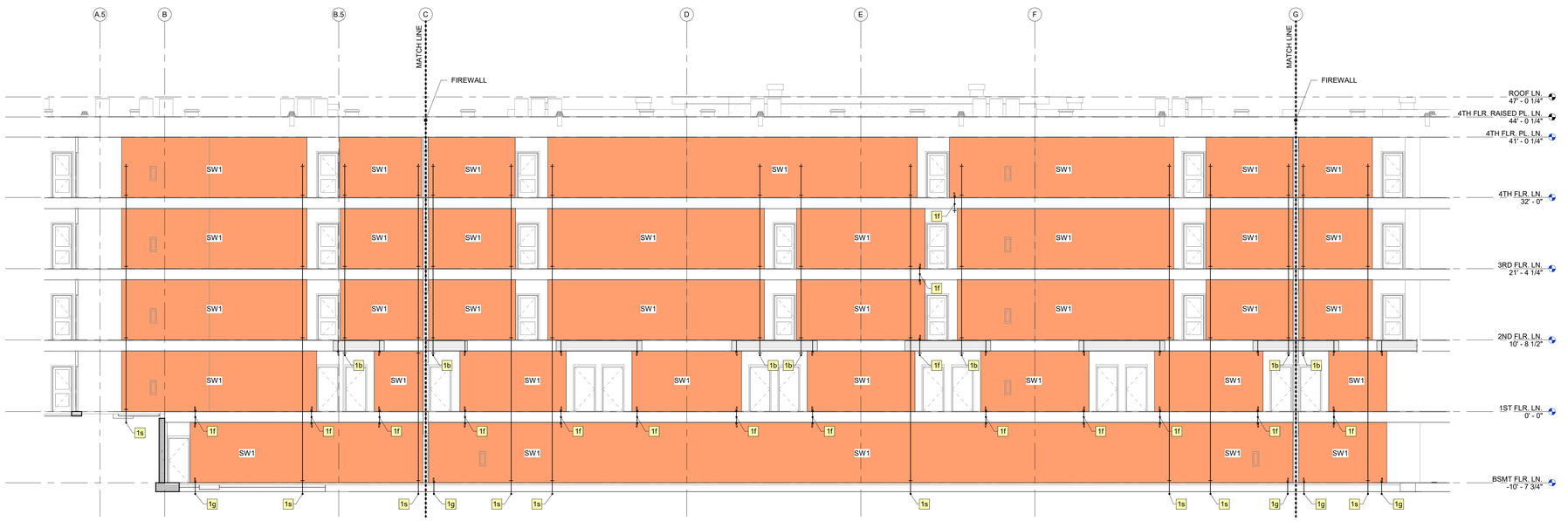
△REVISIONS

JOB NO. PN1129
DATE 03/15/23
DRAWN BY KSE
4.11.2023 CITY COMMENTS
SHEET NAME BLDG 1 - SHEARWALL ELEVATIONS
SHEET NO. S2.51

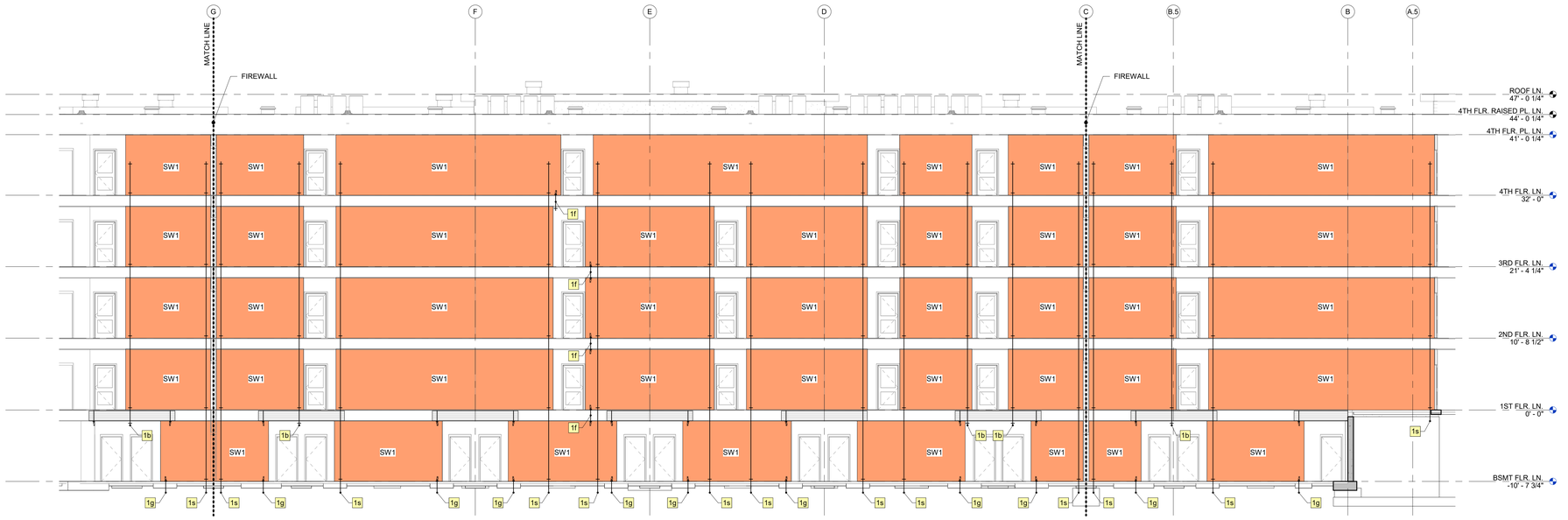
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ARCH E1.30" x 42"

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2 SHEARWALL ELEVATION - BLDG 2 - SEG G/H/J - CORR. LOOKING SOUTH
1/8" = 1'-0"



1 SHEARWALL ELEVATION - BLDG 2 - SEG G/H/J - CORR. LOOKING NORTH
1/8" = 1'-0"

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NUMBER
PE-2005000228
PROFESSIONAL ENGINEER
04.11.23

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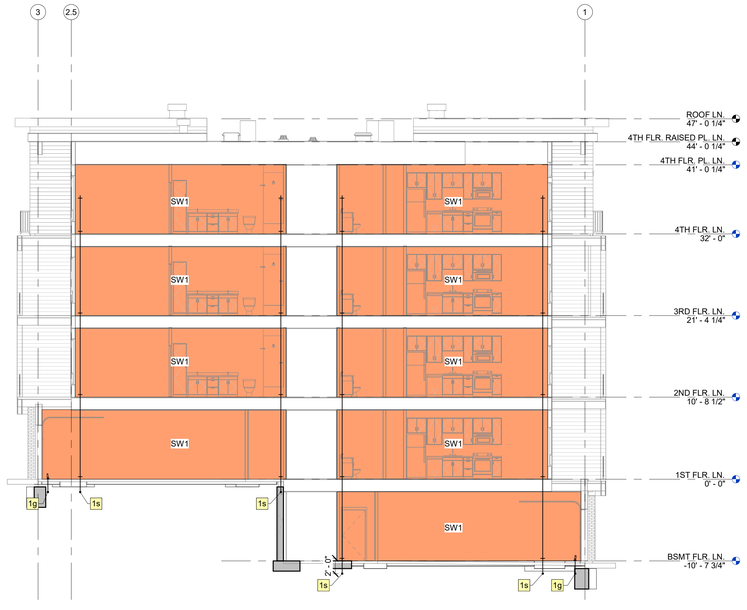
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△ REVISIONS

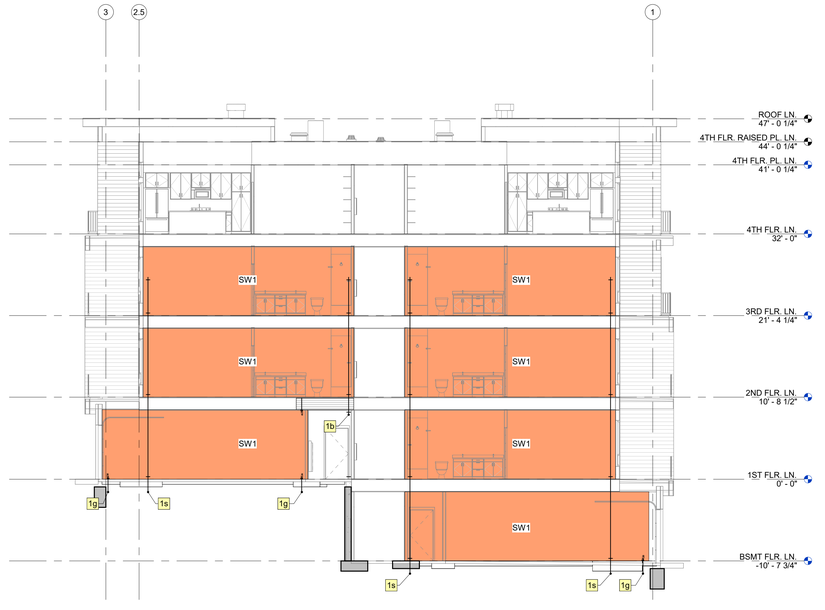
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DATE 03/15/23
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4.11.2023
CITY COMMENTS
SHEET NAME
BLDG 2 - SHEARWALL ELEVATIONS
SHEET NO.
S2.60

4/11/2023 5:42:39 PM

ARCH E1.30" x 42"



1 SHEARWALL ELEVATION - BLDG 2 - SEG H - GRID D
1/8" = 1'-0"



2 SHEARWALL ELEVATION - BLDG 2 - SEG H - GRID E
1/8" = 1'-0"

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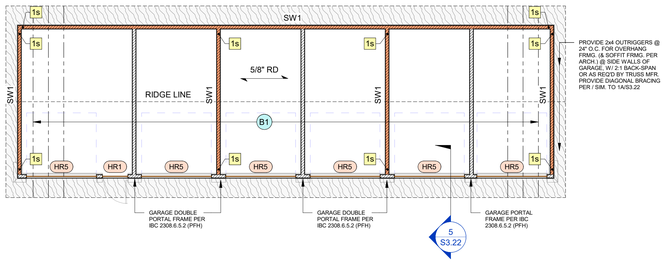
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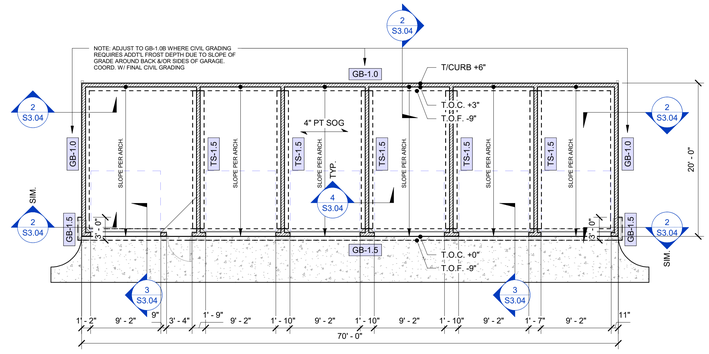
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DATE **03/15/23**
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4.11.2023
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SHEET NAME
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SHEET NO.
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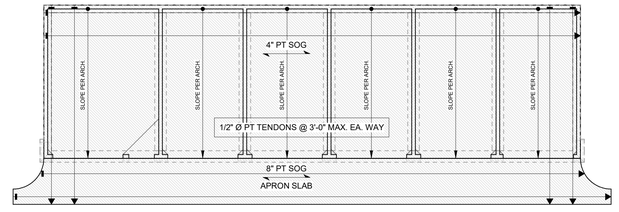
ARCH E1.30" x 42"



2A ACCESSIBLE GARAGE ROOF FRAMING PLAN
1/8" = 1'-0"



2B ACCESSIBLE GARAGE FOUNDATION PLAN
1/8" = 1'-0"

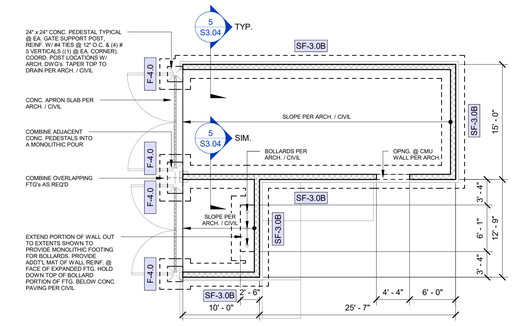


2 ACCESSIBLE GARAGE PT SLAB PLAN
1/8" = 1'-0"

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

3B GARAGE FOUNDATION PLAN
1/8" = 1'-0"

3 GARAGE PT SLAB PLAN
1/8" = 1'-0"



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

GENERAL SHEET REVISIONS:
1. GRADE BEAM (GB), THICKENED SLAB (TS) & STRIP FTG. (SF) SIZES UPDATED PER FTG. SCHEDULE UPDATES / REVISIONS.
2. FDTN. WALLS ADDED IN LIEU OF GRADE BEAMS WHERE NOTED.
3. RE: FDTN. DETAIL SHEETS FOR UPDATES / REVISIONS TO CONC. SECTION DETAILS.

△2

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1	23.0411	CITY COMMENTS
2	23.0428	ADD 1 / CC 2

JOB NO. PN1129
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CITY COMMENTS
SHEET NAME
DETACHED GARAGES & TRASH ENCLOSURE
SHEET NO.
S2.70

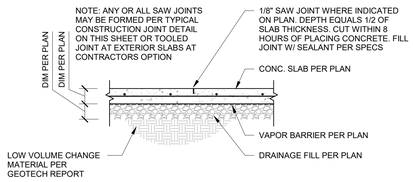
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ARCH E1 30" x 42"

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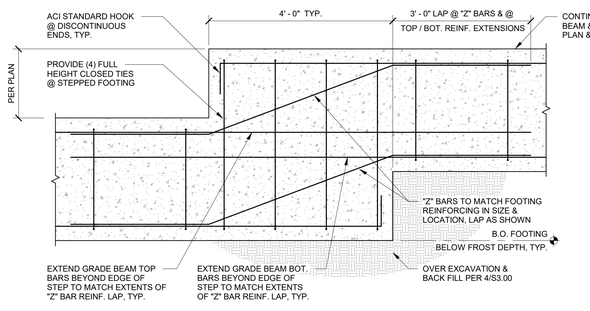
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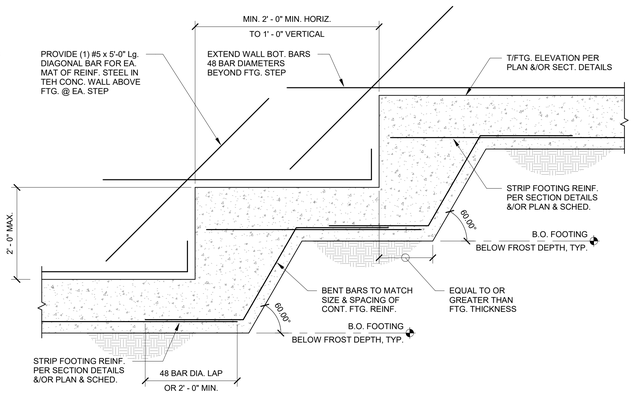
TYPICAL SAW JOINT NOTED "SJ" ON PLAN

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



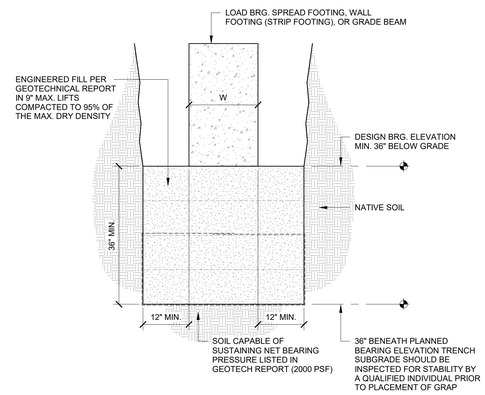
TYPICAL GRADE BEAM STEP

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



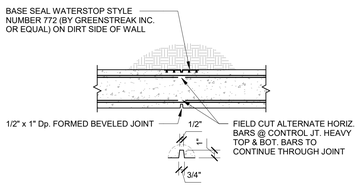
TYPICAL STRIP FOOTING STEP

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



ENGINEERED FILL BACKFILL

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

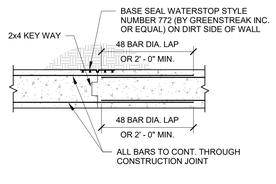


TYPICAL VERTICAL WALL CONTROL JOINT

NOTES:

1. MAXIMUM SPACING = 25'-0".
2. COORD. LOCATIONS W/ ARCHITECT / ALIGN W/ MASONRY CONTROL / EXPANSION JOINTS ABOVE.
3. COORDINATE W/ POST TENSION SLAB REQ'TS WHEN APPLICABLE & AS REQ'D.

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

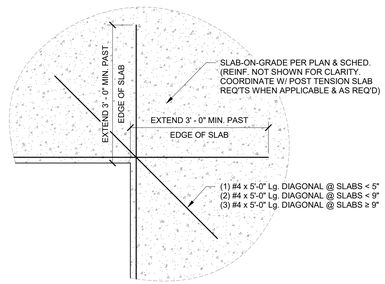


TYPICAL VERTICAL WALL CONSTRUCTION JOINT

NOTES:

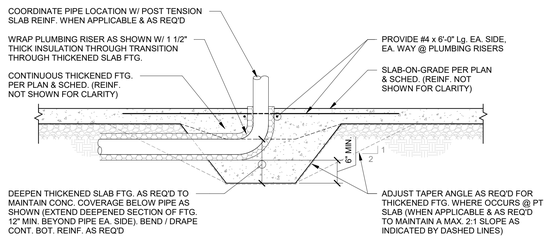
1. MAXIMUM SPACING = 100'-0".
2. COORDINATE W/ POST TENSION SLAB REQ'TS WHEN APPLICABLE & AS REQ'D.

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



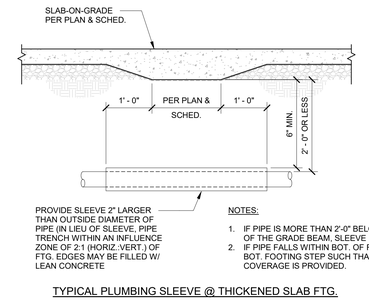
TYPICAL SLAB-ON-GRADE RE-ENTRANT CORNER BARS

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



TYPICAL PLUMBING RISER THROUGH THICKENED SLAB FTG.

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

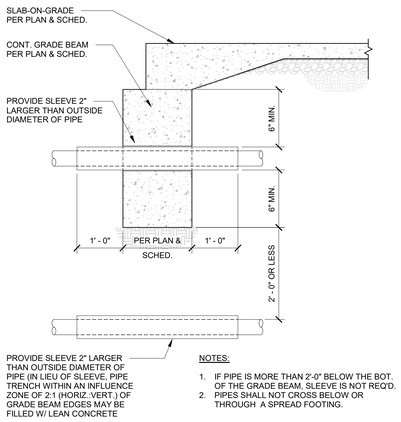


NOTES:

1. IF PIPE IS MORE THAN 2'-0" BELOW THE BOT. OF THE GRADE BEAM, SLEEVE IS NOT REQ'D.
2. IF PIPE FALLS WITHIN BOT. OF FTG. PROVIDE BOT. FOOTING STEP SUCH THAT 6" MIN.

TYPICAL PLUMBING SLEEVE @ THICKENED SLAB FTG.





NOTES:

1. IF PIPE IS MORE THAN 2'-0" BELOW THE BOT. OF THE GRADE BEAM, SLEEVE IS NOT REQ'D.
2. PIPES SHALL NOT CROSS BELOW OR THROUGH A SPREAD FOOTING.

TYPICAL GRADE BEAM PLUMBING SLEEVE

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

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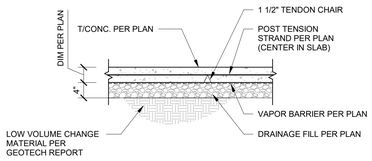
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1 23.0411 CITY COMMENTS

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SHEET NAME FOUNDATION DETAILS
SHEET NO. S3.00

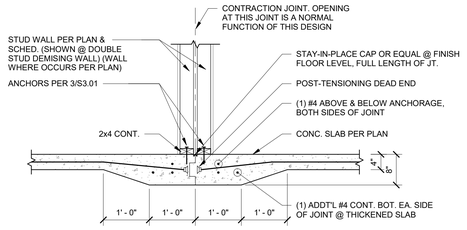
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ARCH E1.30" x 42"



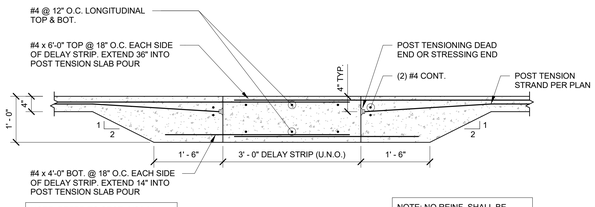
TYPICAL PT SLAB DETAIL

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



TYPICAL PT SLAB CONTRACTION JT. DETAIL

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

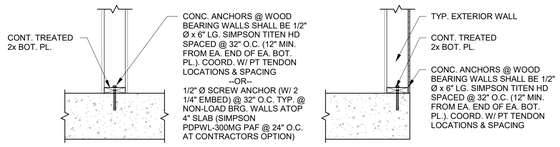


NOTE: REFER TO SECT. 8/S3.01 FOR ALTERNATE PT DELAY / CLOSURE STRIP DETAIL @ CONC. SLAB STEP-DOWN LOCATIONS

TYPICAL PT DELAY / CLOSURE STRIP DETAIL

NOTE: NO REINF. SHALL BE CONTINUOUS THROUGH DELAY STRIP. DELAY MAY BE POURED A MINIMUM OF 28 DAYS AFTER FINAL STRESSING OF THE SECOND SLAB POUR

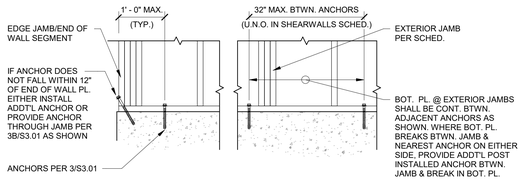
2A SECTION 3/4" = 1'-0"



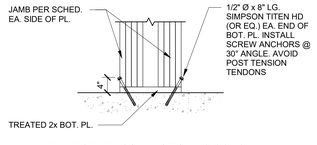
NOTES:
1. ALL BOT. PL's TO HAVE (2) ANCHORS MIN.
2. RE: SHEARWALL SCHEDULE ON SHEET S0.04 FOR ANCHORS @ SHEARWALLS
3. RE: 3A/S3.01 FOR DETAIL @ JAMB
4. RE: 3B/S3.01 FOR DETAIL AT SHORT BOT. PL. SEGMENTS/JAMBS (WHERE OCCURS)
5. CONTRACTOR SHALL IDENTIFY AND MARK RELATIVE POST TENSION TENDON LOCATIONS ON SLAB SO THAT TENDONS CAN BE AVOIDED DURING POST INSTALLED ANCHOR INSTALLATION

TYPICAL BOT. PL. CONNECTION TO CONCRETE

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

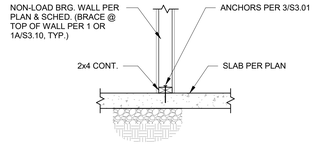


3A SECTION 3/4" = 1'-0"

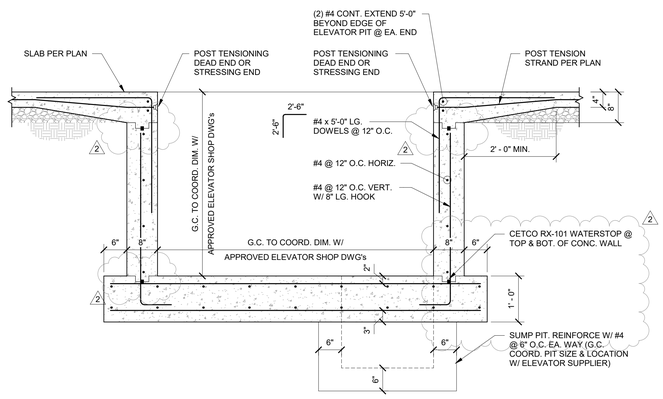


TYP. BOT. PL. CONNECTION TO CONC. @ SHORT PL. SEGMENTS & JAMBS

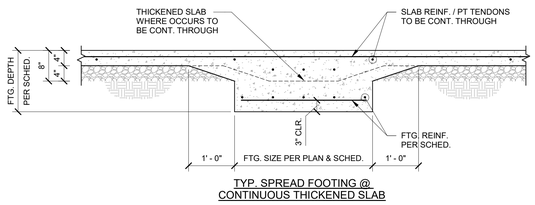
3B SECTION 3/4" = 1'-0"



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

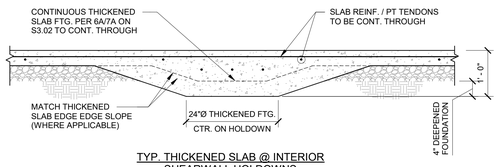


5 SECTION 3/4" = 1'-0"



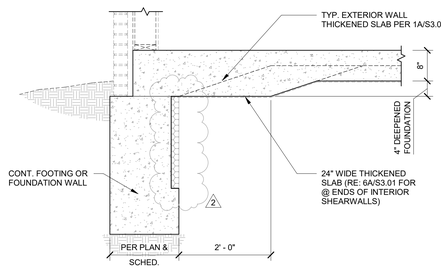
TYP. SPREAD FOOTING @ CONTINUOUS THICKENED SLAB

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



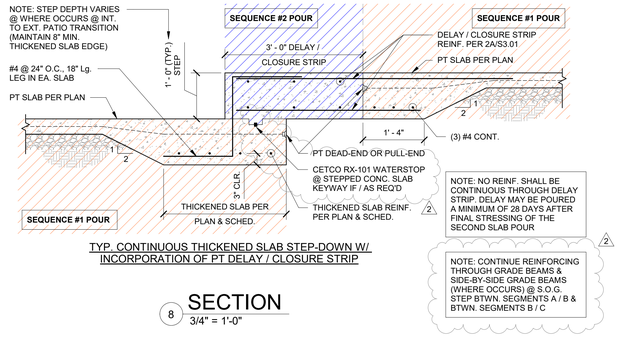
TYP. THICKENED SLAB @ INTERIOR SHEARWALL HOLDOWNS

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



TYP. THICKENED SLAB @ INTERIOR SHEARWALL HOLDOWNS

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

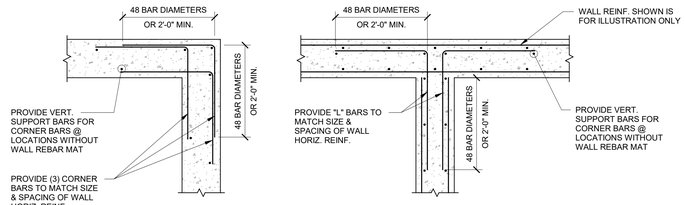


NOTE: NO REINF. SHALL BE CONTINUOUS THROUGH DELAY STRIP. DELAY MAY BE POURED A MINIMUM OF 28 DAYS AFTER FINAL STRESSING OF THE SECOND SLAB POUR

NOTE: CONTINUE REINFORCING THROUGH GRADE BEAMS & SIDE-BY-SIDE GRADE BEAMS (WHERE OCCURS) @ S.O.G. STEP BTWN. SEGMENTS A / B & BTWN. SEGMENTS B / C

TYP. CONTINUOUS THICKENED SLAB STEP-DOWN W/ INCORPORATION OF PT DELAY / CLOSURE STRIP

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



TYP. CORNER REINFORCING BARS @ CONCRETE WALLS & FOUNDATIONS

TYP. T-INTERSECTION REINFORCING BARS @ CONCRETE WALLS & FOUNDATIONS

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

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2	23 0428	ADD 1 / CC 2

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CITY COMMENTS
SHEET NAME FOUNDATION DETAILS
SHEET NO. S3.01

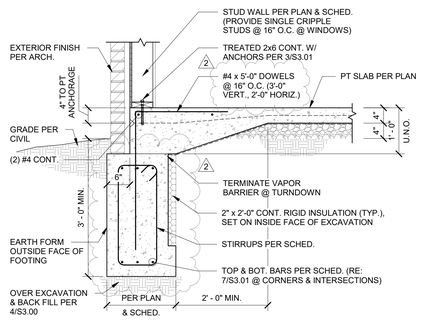
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ARCH E1.30" x 42"

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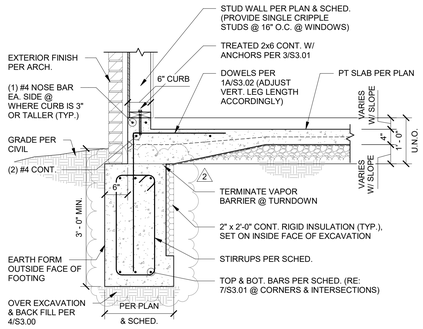
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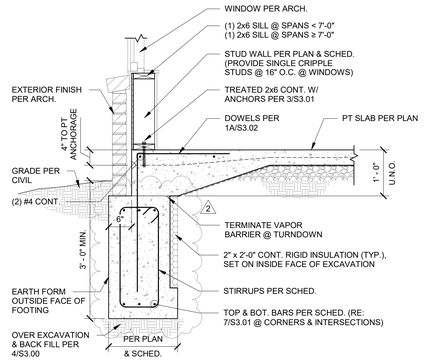
TYP. EXTERIOR WALL GRADE BEAM

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



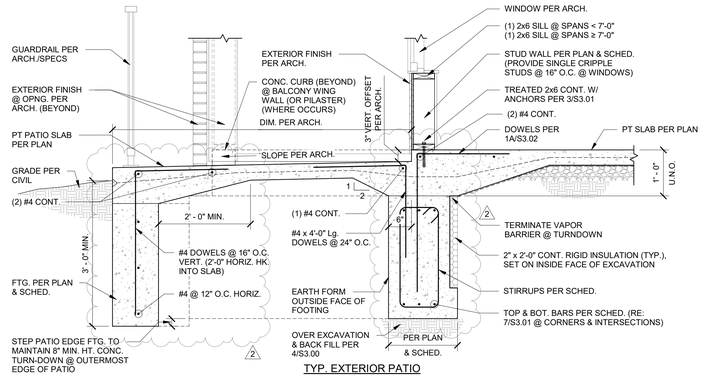
TYP. EXTERIOR WALL GRADE BEAM @ GARAGE SIDE WALL

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



TYP. EXTERIOR GRADE BEAM @ WINDOW

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



TYP. EXTERIOR PATIO

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

TYP. GARAGE APRON SLAB

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

TYP. EXTERIOR GRADE BEAM @ PATIO PILASTER (END PILASTER SIM.)

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

TYP. THICKENED SLAB FOUNDATION @ SINGLE INTERIOR BRG. WALL

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

TYP. THICKENED SLAB FOUNDATION W/ CURB @ SINGLE INTERIOR BRG. WALL

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

TYP. THICKENED SLAB FOUNDATION W/ DOUBLE INTERIOR BRG. WALL

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

TYP. THICKENED SLAB FOUNDATION W/ CURB @ DOUBLE INTERIOR BRG. WALL

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

TYP. @ EXTERIOR DOORS W/OUT STOOP

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

TYP. @ EXTERIOR DOORS W/ STOOP

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

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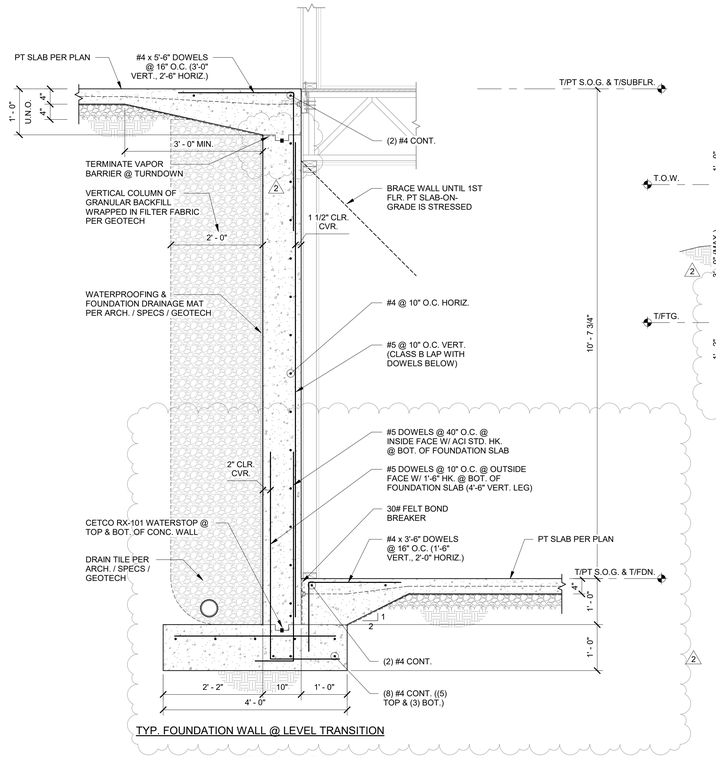
REVISIONS

1	23 0411	CITY COMMENTS
2	23 0428	ADD 1 / CC 2

JOB NO. PN1129
DATE 03/15/23
DRAWN BY KSE
4.11.2023
CITY COMMENTS
SHEET NAME FOUNDATION DETAILS
SHEET NO. S3.02

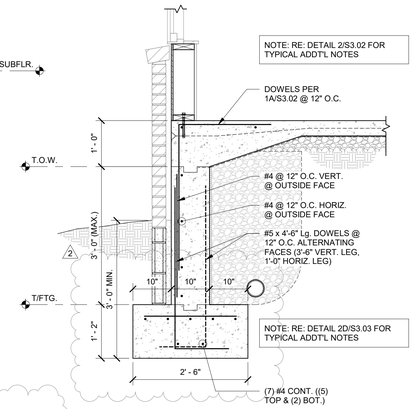
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ARCH E1.30" x 42"

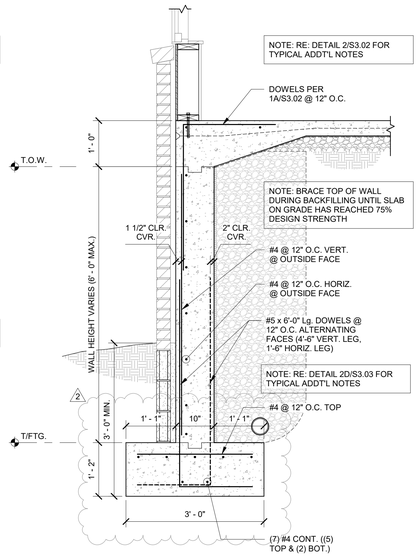


TYP. FOUNDATION WALL @ LEVEL TRANSITION

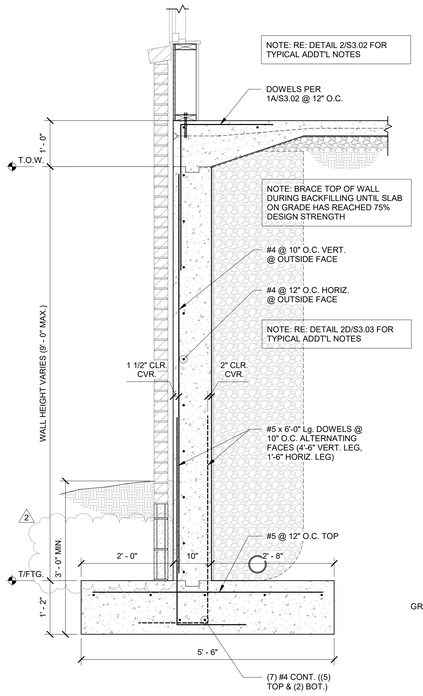
1 SECTION
3/4" = 1'-0"



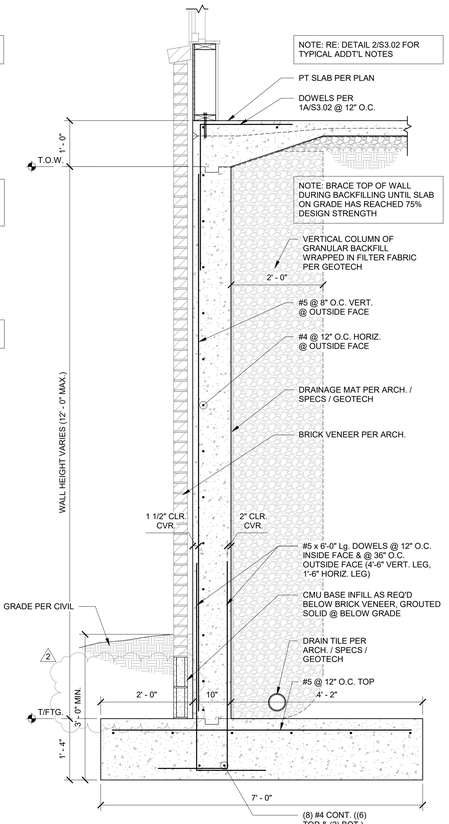
2A SECTION
3/4" = 1'-0"



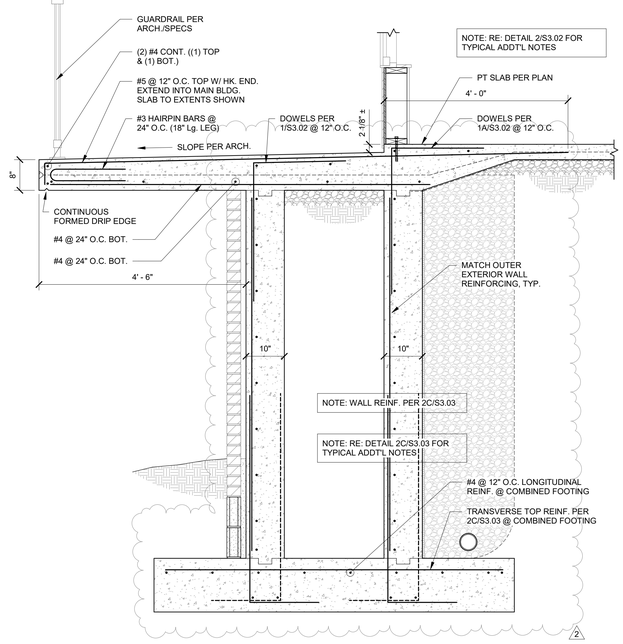
2B SECTION
3/4" = 1'-0"



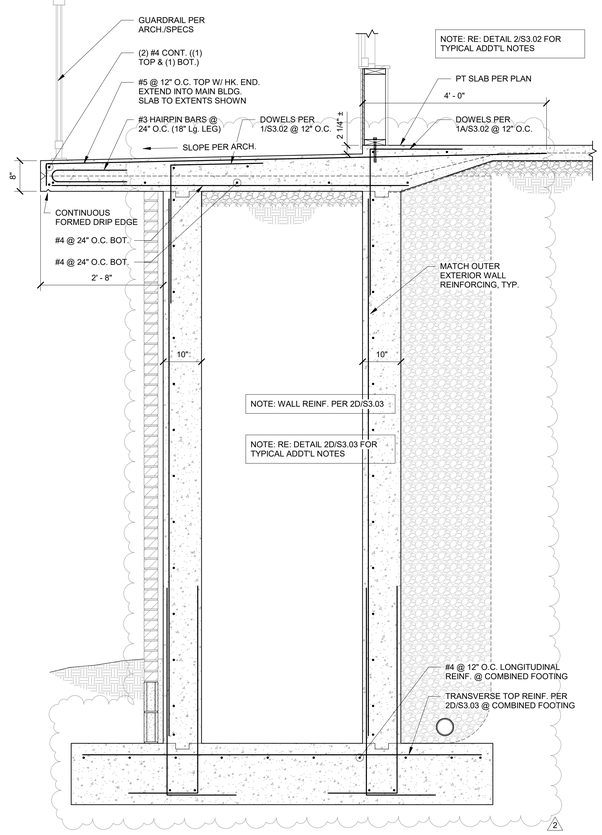
2C SECTION
3/4" = 1'-0"



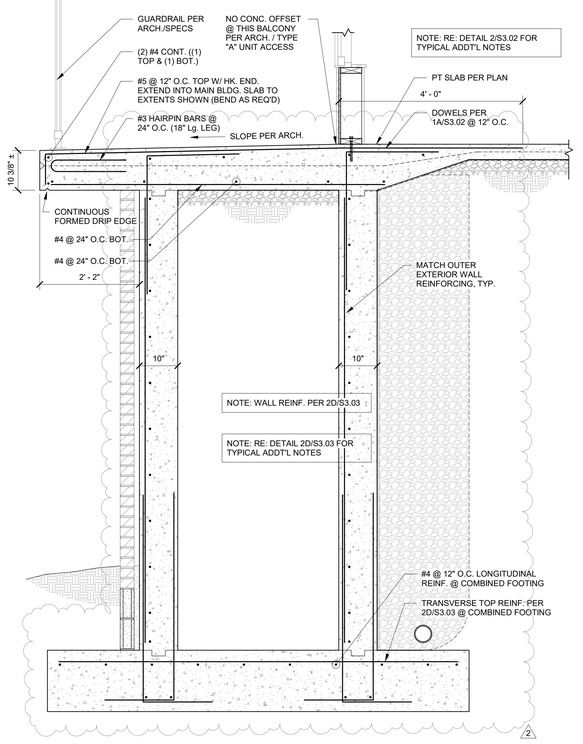
2D SECTION
3/4" = 1'-0"



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



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



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

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04.28.23

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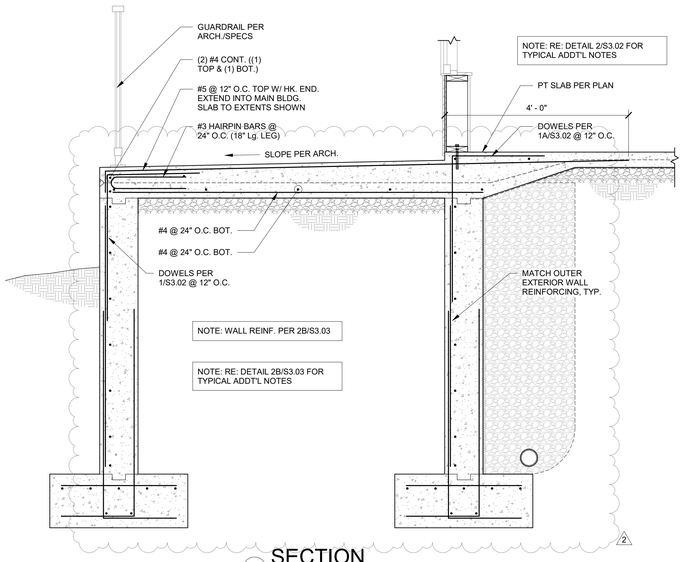
REVISIONS
1	23.0411	CITY COMMENTS
2	23.0428	ADD T / CC 2

JOB NO. PN1129
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SHEET NAME FOUNDATION DETAILS

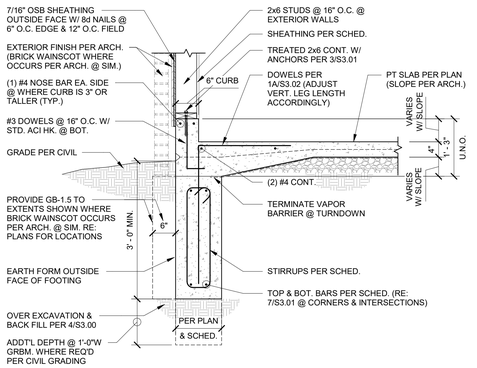
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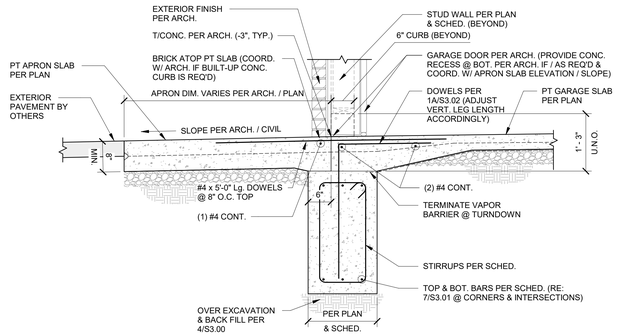


1 SECTION
3/4" = 1'-0"



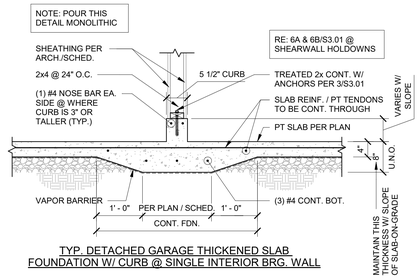
TYP. GRADE BEAM @ DETACHED GARAGE SIDE WALL

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



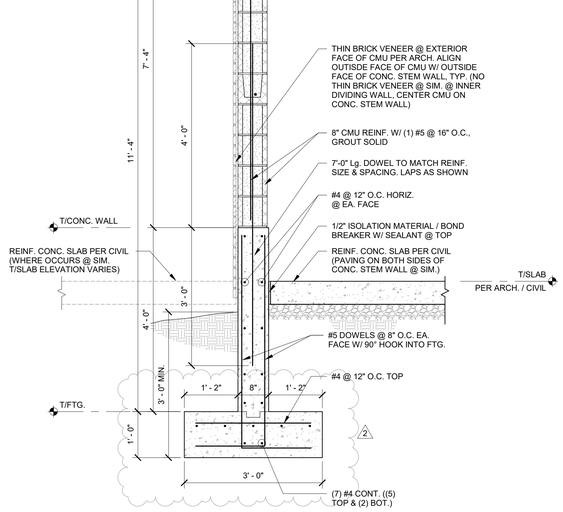
TYP. DETACHED GARAGE APRON SLAB

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



TYP. DETACHED GARAGE THICKENED SLAB FOUNDATION W/ CURB @ SINGLE INTERIOR BRG. WALL

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



TYP. TRASH ENCLOSURE SECTION

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

4/8/2023 7:21:07 PM

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REVISIONS

1	23.0411	CITY COMMENTS
2	23.0428	ADD 1 / CC 2

JOB NO. PN1129
DATE 03/15/23
DRAWN BY Author
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CITY COMMENTS
SHEET NAME
FOUNDATION DETAILS
SHEET NO.
S3.04

ARCH E1.30" x 42"

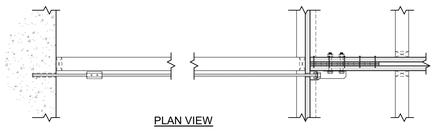
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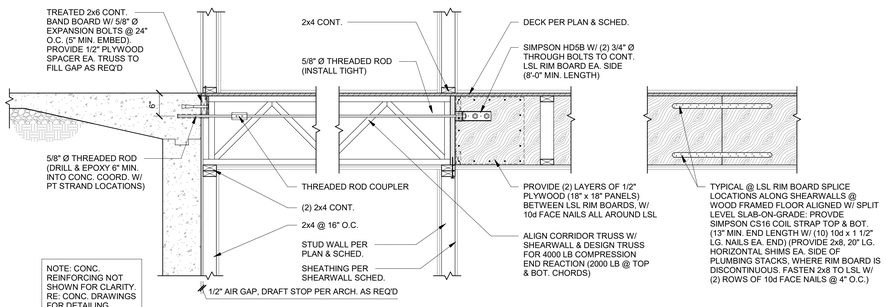
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NUMBER PE-2005000262
PROFESSIONAL ENGINEER
04.11.23

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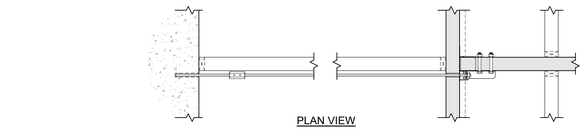


PLAN VIEW

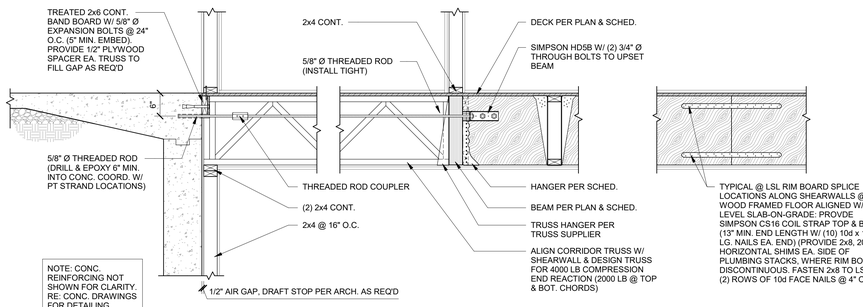


SHEARWALL CORRIDOR CONNECTION PARALLEL TO WALL

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

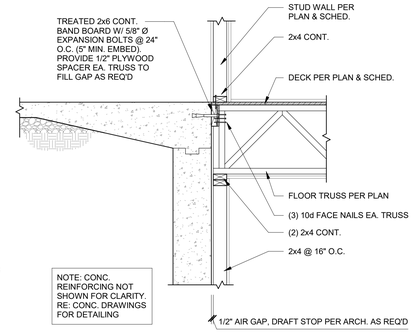


PLAN VIEW

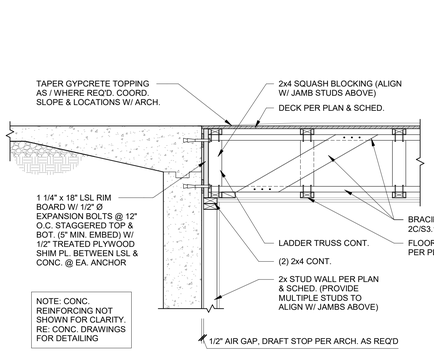


SHEARWALL CORRIDOR CONNECTION PARALLEL TO BEAM

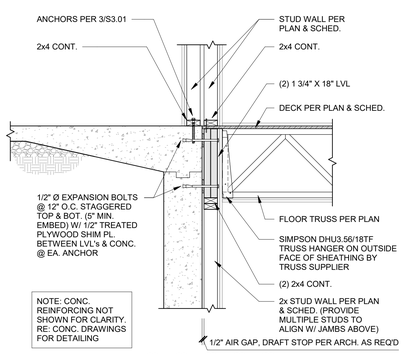
1A SECTION 3/4" = 1'-0"



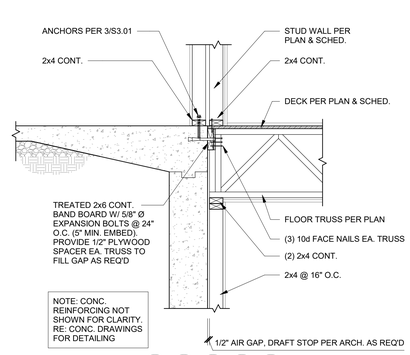
2 SECTION 3/4" = 1'-0"



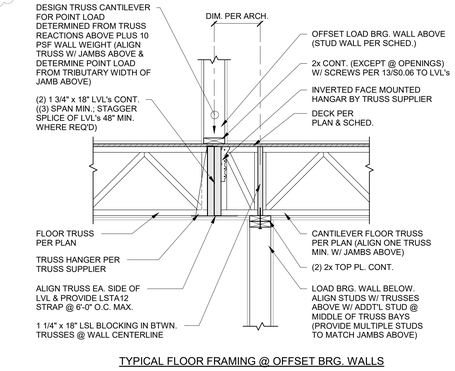
2A SECTION 3/4" = 1'-0"



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

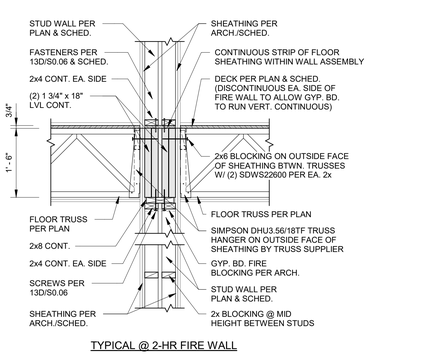


2C SECTION 3/4" = 1'-0"



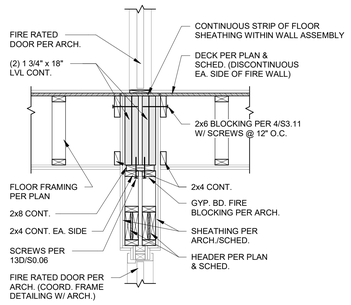
TYPICAL FLOOR FRAMING @ OFFSET BRG. WALLS

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



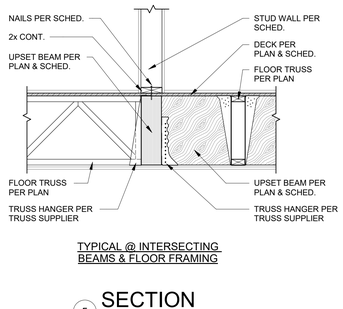
TYPICAL @ 2-HR FIRE WALL

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



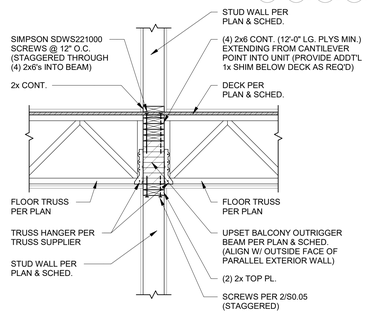
TYPICAL @ 2-HR FIRE WALL DOOR OPENING

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

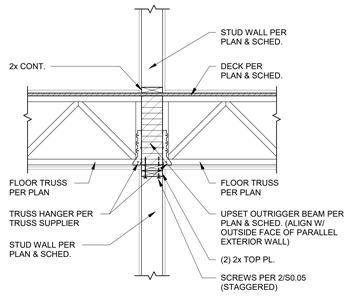


TYPICAL @ INTERSECTING BEAMS & FLOOR FRAMING

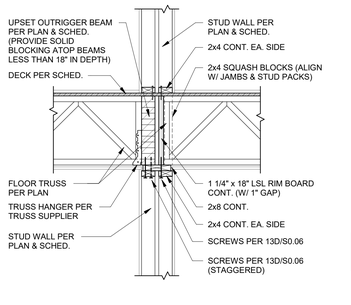
5 SECTION 3/4" = 1'-0"



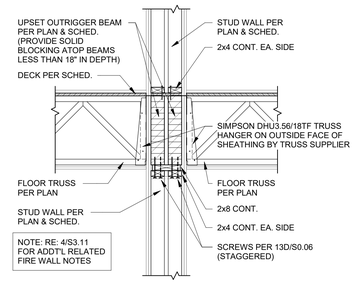
6 SECTION 3/4" = 1'-0"



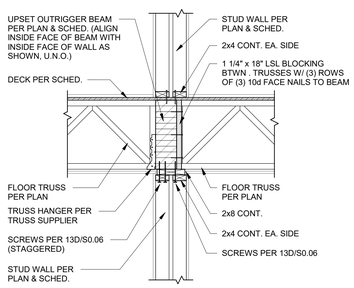
6A SECTION 3/4" = 1'-0"



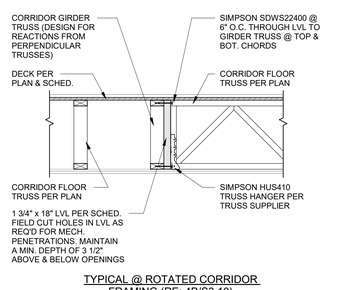
7 SECTION 3/4" = 1'-0"



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



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



TYPICAL @ ROTATED CORRIDOR FRAMING (RE: 4B/S3.10)

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

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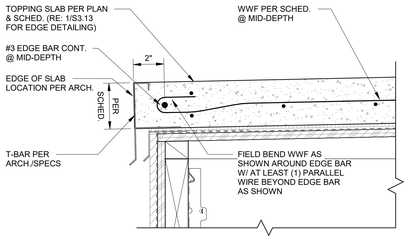
REVISIONS
1 23.0411 CITY COMMENTS

JOB NO. PN1129
DATE 03/15/23
DRAWN BY KSE
4.11.2023 CITY COMMENTS
SHEET NAME FLOOR FRAMING DETAILS

SHEET NO. S3.11

4/17/2023 5:43:56 PM

ARCH E1.30" x 42"



TYPICAL BALCONY SLAB EDGE DETAIL

1 SECTION
3" = 1'-0"

GENERAL BALCONY NOTES:

1. PROVIDE #3 CONT. @ BALCONY CONC. SLAB EDGES, TYP.
2. @ SIDES OF PROJECTING BALCONY SLABS, PROVIDE #3 EXTENDED TO EDGE OF SLAB W/ 24" Lg. LEG @ EDGE OF SLAB & EXTEND 24" PAST CORNER OF WALL @ OPPOSITE END.
3. CENTER PILASTERS / DIVIDING WALLS FRAMED W/ 2x6's @ 16" O.C., TYP.
4. @ PILASTERS & RETURN WALLS, PROVIDE BEARING STUDS @ BALCONY BEAM SUPPORTS PER SCHED.
5. @ CENTER PILASTER SIDE WALLS, PROVIDE (2) 2x JOISTS (MATCH SIZE PER PLAN & SCHED.) @ BELOW WALL EDGES FOR WALL SUPPORT WITHIN BALCONY FLOOR FRMG.
6. @ CENTER PILASTER OUTER WALL, PROVIDE (2) 2x12 BLOCKING @ END OF / IN BETWEEN ENDS OF BALCONY BEAMS @ TOP OF WALL CONNECTED W/ (2) SDWS22800 END SCREWS EA. END OF EA. PLY.
7. 2x LEDGERS TO BE CONNECTED W/ SIMPSON SDWS22400DB SCREWS @ 6" O.C. STAGGERED. RE: 3/S0.04 & 8/S0.07.
8. PROVIDE FULL DEPTH BLOCKING @ MID-HEIGHT OF STUDS (TYP. @ STUDS SHEATHED ON ONE SIDE).

△1

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NUMBER
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PROFESSIONAL ENGINEER
04.11.23

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△REVISIONS
1 23.0411 CITY COMMENTS

JOB NO. PN1129
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CITY COMMENTS
SHEET NAME
FLOOR FRAMING DETAILS

SHEET NO.
S3.13

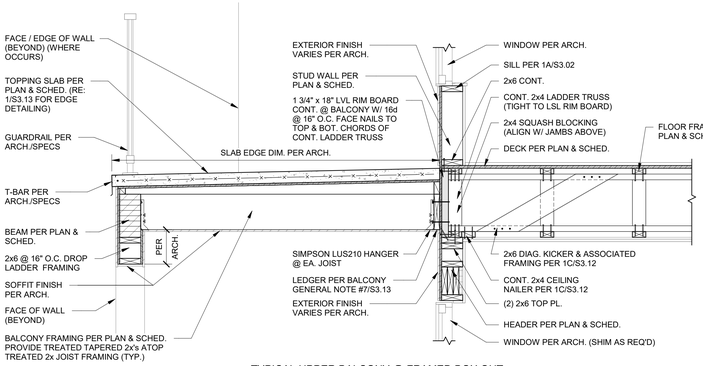
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ARCH E1.30" x 42"

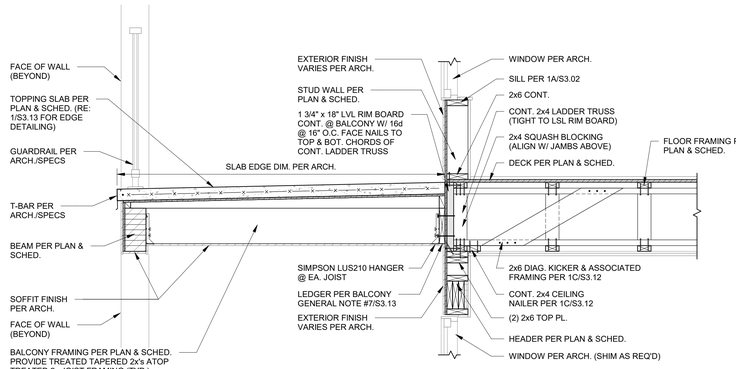
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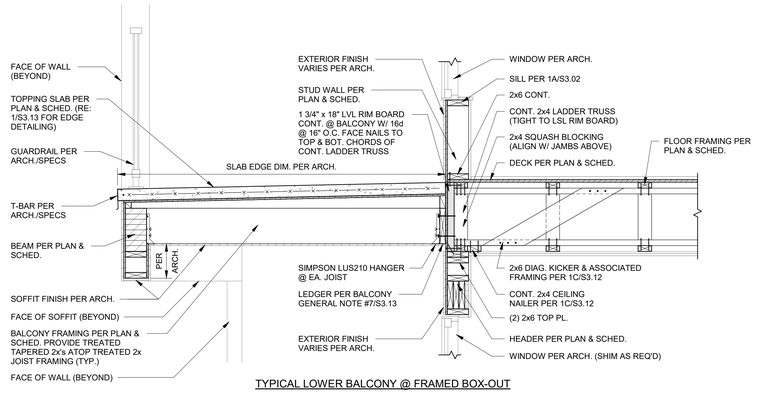
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TYPICAL UPPER BALCONY @ FRAMED BOX-OUT

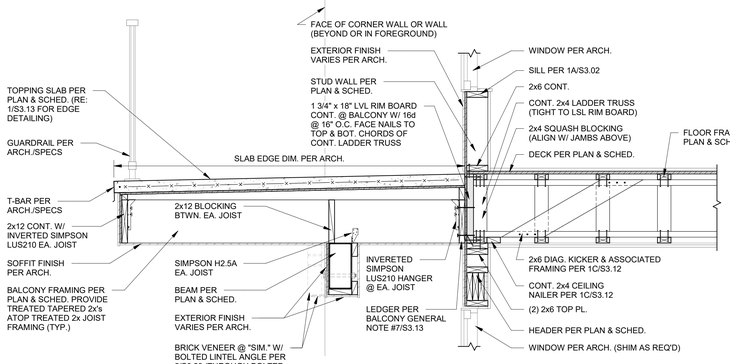


TYPICAL MIDDLE BALCONY @ FRAMED BOX-OUT



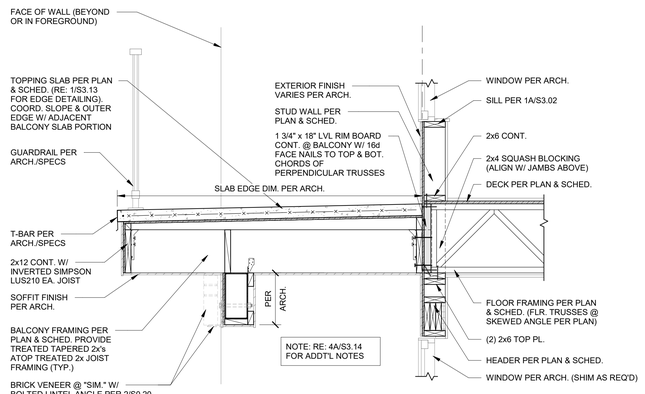
TYPICAL LOWER BALCONY @ FRAMED BOX-OUT

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



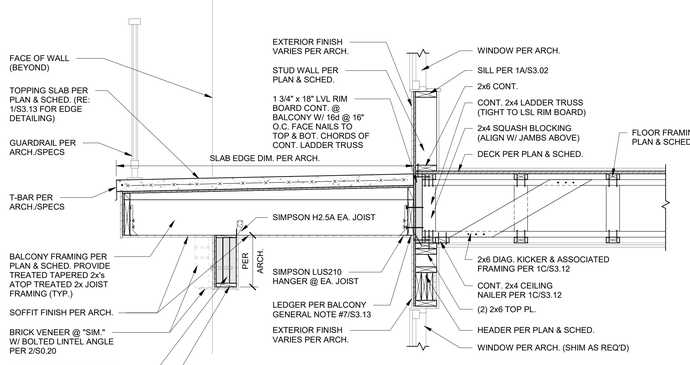
TYPICAL CORNER UNIT BALCONY W/ CANTILEVERED JOISTS

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



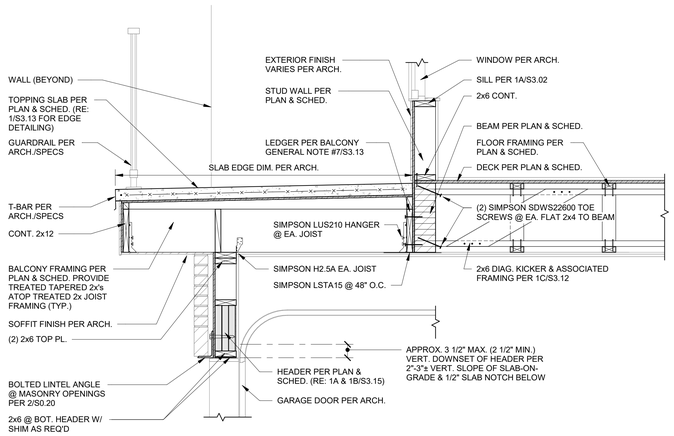
TYPICAL ANGLED CORNER UNIT BALCONY W/ CANTILEVERED JOISTS (@ ROTATED FRMG.)

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



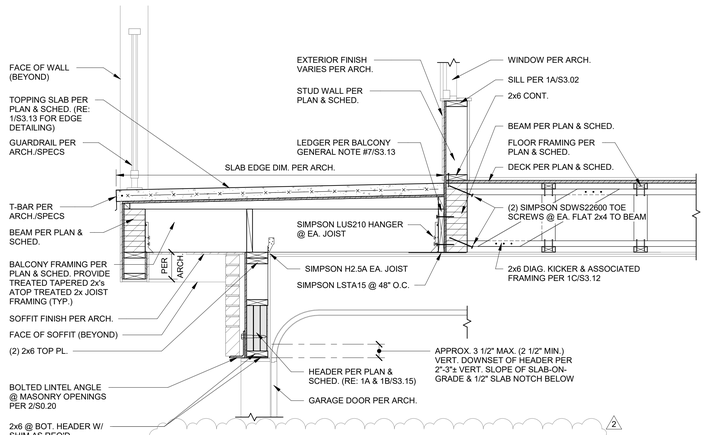
TYPICAL OPEN EDGE BALCONY

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



TYPICAL OPEN EDGE BALCONY @ GARAGE DOOR W/ PARALLEL TRUSS FRAMING @ MASONRY

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



TYPICAL BALCONY @ FRAMED BOX-OUT @ GARAGE DOOR W/ PARALLEL TRUSS FRAMING @ MASONRY (SIM. @ WHERE OCCURS OVER OCCUPIED SPACE)

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

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

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

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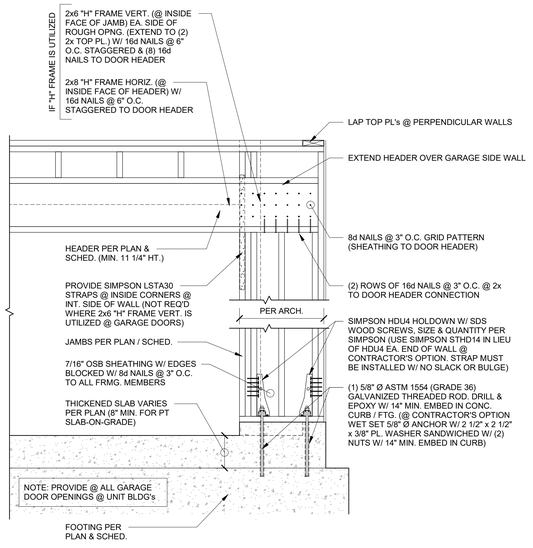
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1	23.0411	CITY COMMENTS
2	23.0428	ADD 1 / CC 2

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SHEET NAME FLOOR FRAMING DETAILS
SHEET NO. S3.14

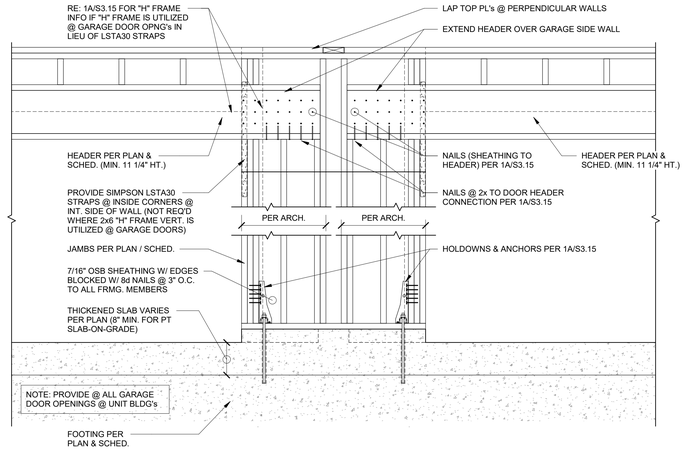
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ARCH E1.30" x 42"



TYPICAL PORTAL FRAME DETAIL @ END OF SINGLE GARAGE DOOR OPNG.

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



TYPICAL PORTAL FRAME DETAIL @ BTWN. GARAGE DOOR OPNG's

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

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SHEET NAME
GARAGE FRAMING DETAILS
SHEET NO.
S3.15

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MECHANICAL SYMBOLS LEGEND

P-1	WATER CLOSET & TYPE (TYP. FOR ALL PLUMBING FIXTURES)	CHS	CHILLED HOT SUPPLY
	WASTE LINE ABOVE EARTH (W.)	CHR	CHILLED HOT RETURN
	WASTE LINE IN EARTH (W.)		UNION
CO	CLEAN OUT		FLEXIBLE PIPE CONNECTION
FFCO	FLUSH FLOOR CLEAN OUT		MANUAL DAMPER
FGCO	FLUSH GRADE CLEAN OUT	BD	BACKDRAFT DAMPER
1" 1 FD	FLOOR DRAIN AND TYPE	AD	AUTOMATIC DAMPER
RD	ROOF DRAIN	FD	FIRE DAMPER
ORD	OVERFLOW ROOF DRAIN	FS	FIRE/SMOKE DAMPER
2" 1 RD	ROOF DRAIN AND TYPE	SD	SMOKE DAMPER
	VENT LINE (V.)	6x6 A 30	GRILLE, REGISTER OR DIFFUSER, SIZE, TYPE & CFM
	DOMESTIC COLD WATER SUPPLY (DCW)		VOLUME EXTRACTOR AND TURNING VANES
	DOMESTIC HOT WATER SUPPLY (DHW)		RETURN, EXHAUST OR FRESH AIR DUCT SECTION UP & DOWN
	DOMESTIC HOT WATER RETURN (DHWR)		SUPPLY AIR DUCT SECTION UP AND DOWN
HB/36"	HOSE BIBB AND MOUNTING HEIGHT		FLEXIBLE DUCT CONNECTION
WH	WALL HYDRANT		ROUND OR RECTANGULAR DUCT
F	FIRE LINE/STANDPIPE		FLEXIBLE DUCT
D	DRAIN LINE		THERMOSTAT
G	NATURAL GAS LINE	R	REFRIGERANT LIQUID/SUCTION
	RISE & DROP IN PIPE WITH CUT-OFF VALVE	AD	ACCESS DOOR
	REDUCER	AFF	ABOVE FINISHED FLOOR
	CHECK VALVE	EA	EXHAUST AIR
	STOP VALVE	OA	OUTSIDE AIR
	BALANCING VALVE/AUTOFLOW VALVE	RA	RETURN AIR
	PLUG VALVE	SA	SUPPLY AIR
	2-WAY CONTROL VALVE OR SOLENOID VALVE	VBS	VENT BELOW SLAB
	3-WAY CONTROL VALVE OR SOLENOID VALVE	VTR	VENT THRU ROOF
	PRESSURE REDUCING VALVE		CONNECT NEW TO EXISTING
	STRAINER		LOCKABLE GUARD
CWS	CHILLED WATER SUPPLY	VFD	VARIABLE FREQUENCY DRIVE
CWR	CHILLED WATER RETURN	H	EUH
HWS	HOT WATER SUPPLY	C	DSS, COOLING ONLY
HWR	HOT WATER RETURN	H C	DSS, HEATING/COOLING

NOTES: ALL SYMBOLS SHOWN ABOVE MAY NOT APPEAR ON PLANS.

ELECTRICAL SYMBOLS LEGEND

	CONDUIT CONCEALED IN CEILING OR WALL (1 HOT, 1 NEUTRAL, 1 GROUND UNLESS NOTED OTHERWISE)		LOCKABLE GUARD
	CONDUIT CONCEALED IN FLOOR SLAB		JUNCTION BOX
	EXPOSED CONDUIT		SWITCH - SINGLE POLE
	HOMERUN - ARROW INDICATES CKT., LINES INDICATE WIRES	3	SWITCH - 3-WAY
	GROUND WIRE	4	SWITCH - 4-WAY
	GROUNDING ROD	M	SWITCH - MOTION
	SINGLE RECEPTACLE	M	CEILING MOUNTED, MOTION SENSING SWITCH
	DUPLEX RECEPTACLE (20 AMP UNLESS NOTED)	A	LIGHT FIXTURE AND TYPE
U	DUPLEX RECEPTACLE WITH USB OUTLETS		EMERGENCY LIGHT FIXTURE WITH BATTERY PACK
SW	SWITCHED DUPLEX RECEPTACLE		FIXTURE ON LIFE SAFETY BRANCH OF EMERGENCY SYSTEM
	FOURPLEX RECEPTACLE		LIGHT FIXTURE (WALL MOUNTED)
	208 OR 240 VOLT RECEPTACLE (20 AMP UNLESS NOTED)		EXIT LIGHT (CEILING OR WALL MOUNTED)
	GROUND FAULT INTERRUPTER (GFI) DUPLEX RECEPTACLE		FLUSH PANELBOARD (LIGHT & RECEPTACLES)
	TELE/DATA OUTLET *		SURFACE PANELBOARD (LIGHT & RECEPTACLES)
	PUSHBUTTON		DISTRIBUTION PANEL OR SWITCHBOARD
VFD	VARIABLE FREQUENCY DRIVE	AC	DEVICE LOCATED ABOVE COUNTER
ORT	OVERRIDE TIMER	AFF	ABOVE FINISHED FLOOR
PC	PHOTOCELL	D	DIMMER
	MOTOR	M	MOTION SENSING
	FUSIBLE SWITCH (BUSSMAN SSU)	E	INDICATES EXISTING DEVICE
	DISCONNECT SWITCH (D.S.)	EDF	ELECTRIC DRINKING FOUNTAIN
	COMBINATION MOTOR STARTER (CMS)	NL	NIGHTLIGHT FIXTURE, WIRED HOT
R	RELAY	WP	WEATHERPROOF
	THERMOSTAT	AFCI	ARC FAULT CIRCUIT INTERRUPTER
CO	CO SENSOR		CONNECT NEW TO EXISTING

NOTES: ALL SYMBOLS SHOWN ABOVE MAY NOT APPEAR ON PLANS. REFER TO MECHANICAL SYMBOLS LEGEND FOR MECHANICAL SYMBOLS THAT MAY BE SHOWN ON ELECTRICAL PLANS. ⚹ 4x4 BACKBOX WITH SINGLE GANG PLASTER RING AND A 1 1/4" CONDUIT TO ABOVE ACCESSIBLE CEILING.

NFPA SYMBOLS LEGEND

	SMOKE DETECTOR
S	SMOKE DETECTOR WITH SOUNDER BASE
ISO	SMOKE DETECTOR WITH ISOLATOR BASE
	HEAT DETECTOR
	DUCT DETECTOR
	ADDRESSABLE MANUAL PULL STATION
	DOOR HOLDER
	FLOW DETECTOR/SWITCH
	TAMPER DETECTOR
T	TEST STATION
R	MR101/C SHUTDOWN RELAY, SPDT W/RED
	A/V (WALL MOUNTED) 24 VDC
	STROBE
	BELL ANNUNCIATOR
	HORN/SPEAKER
FCP	FIRE ALARM CONTROL PANEL
	FIREMAN'S PHONE
ARA	AREA RESCUE CALL STATION
ARA M	AREA RESCUE MASTER STATION
ZAM S	SIGNAL ZAM
ZAM C	CONTROL ZAM
ZAM DET	DETECTOR ZAM
IAM	MONITOR MODULE
IAM R	RELAY IAM
PC	GRAPHIC COMMAND CENTER
FAA	REMOTE FIRE ALARM AUDIO
FSA	REMOTE ANNUNCIATOR WITH AUDIO
ANN	ANNUNCIATOR
FS	FIRE SMOKE DAMPER
NAC	NAC POWER EXTENDER

* ALL SYMBOLS SHOWN ABOVE MAY NOT APPEAR ON PLANS

TELECOMMUNICATIONS LEGEND

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

TELECOMMUNICATIONS CABLING IDENTIFIER

TELECOM ROOM ——► D201/A ◄—— OUTLET TYPE

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

AUDIO/VISUAL LEGEND

SYMBOL	DESCRIPTION	REMARKS
AV	AUDIO/VISUAL OUTLET	1
AV	AUDIO/VISUAL FLOORBOX/POKE-THRU (REFER TO ELECTRICAL DRAWINGS)	
TS	TOUCH SCREEN CONTROL PANEL	
	OVERHEAD PROJECTOR	
S	AUDIO/VISUAL SPEAKER	
V	VOLUME CONTROL	
M	MICROPHONE	
	EMT CONDUIT BY E/C (1 1/4" UNLESS NOTED OTHERWISE)	2
	EMT SLEEVE BY E/C (2" UNLESS NOTED OTHERWISE)	2
	DUPLEX RECEPTACLE	
	FOURPLEX RECEPTACLE	
	AUDIO/VISUAL CABLING	3
AFF	ABOVE FINISHED FLOOR	
AV/C	AUDIO/VISUAL CONTRACTOR	
T/C	TELECOMMUNICATION CONTRACTOR	
E/C	ELECTRICAL CONTRACTOR	
G/C	GENERAL CONTRACTOR	
AC	DEVICE LOCATED ABOVE COUNTER	
SM	SINGLEMODE FIBER	
MM	MULTIMODE FIBER	

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

SECURITY LEGEND

ACP	ACCESS CONTROL PANEL	
PPS	ACCESS CONTROL PANEL POWER SUPPLY	
CR	HID CARD READER	
REX	REQUEST TO EXIT *	
DP	DOOR POSITION SWITCH *	
EL	ELECTRIC LOCK *	
PS	DOOR POWER SUPPLY *	
PB	PUSH BUTTON	
M	MOTION DETECTOR	
GB	GLASS BREAKER SENSOR	
ADA	ADA PUSH BUTTON *	
DADA	DUAL ADA PUSH BUTTON *	
ADAM	ADA MOTORIZED OPERATOR *	
VIC	VIDEO INTERCOM DOOR STATION	
MVIC	MASTER VIDEO INTERCOM STATION	
BURG	BURGLAR/INTRUSION DETECTION PANEL	
	VIDEO SURVEILLANCE CAMERA	
NVR	NETWORK VIDEO RECORDER	
PTZ	PAN/TILT/ZOOM	

* - INDICATES PROVIDED BY DOOR HARDWARE SUPPLIER. REFER TO DOOR HARDWARE SPECIFICATIONS FOR FURTHER WIRING/POWER REQUIREMENTS.

PAGING LEGEND

SYMBOL	DESCRIPTION	REMARKS
PS	PAGING SYSTEM	
P	CEILING PAGING SPEAKER	
	WALL-MOUNTED PAGING SPEAKER	
15W	PAGING HORN	
V	VOLUME CONTROL	

ALL SYMBOLS SHOWN MAY NOT APPEAR ON THIS PROJECT

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RICHARD R. BEARDMORE
NUMBER A-5435
PROFESSIONAL ENGINEER
03/15/2023

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Email: lsapa@lsapa.com
LSA PROJECT NO. 2204061

JOB NO. 705921
DATE 03.15.2023
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SHEET NAME COVER SHEET
SHEET NO. ME0.01

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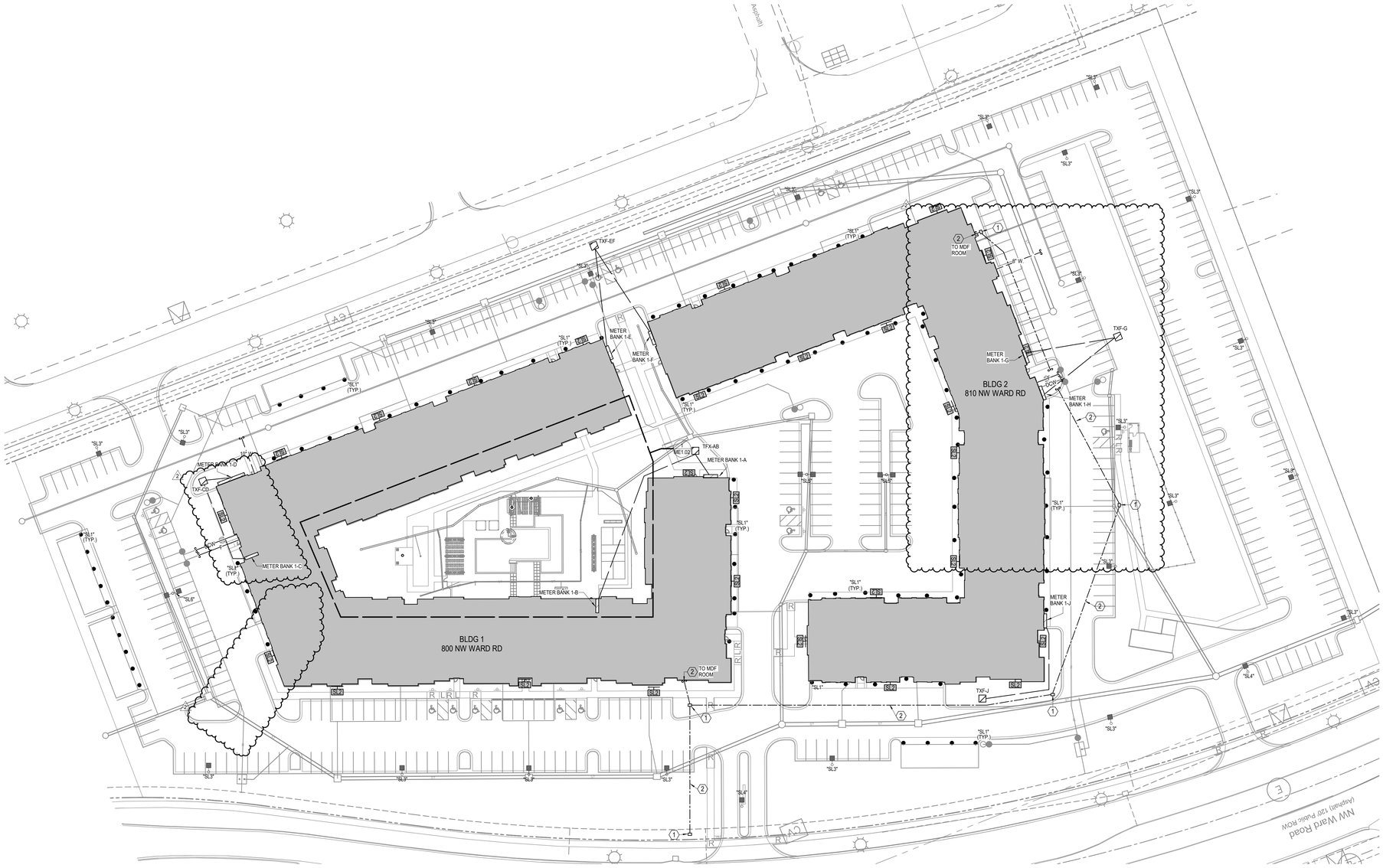
SITE LIGHT FIXTURE SCHEDULE

MARK	MANUFACTURE	MODEL NUMBER	MOUNTING			FINISH	LAMPS				QUANTITY	REMARKS
			RECESS	SURFACE	WALL		LED	FLOUR.	HID	CODE		
SL 1		SEE OWNER FINISH SCHEDULE			X	BLACK	X				1	1
SL 2	HUBBELL	LMC-30LU-3-K-4			X	BLACK	X				1	5
SL 3	CREE INC.	ARE-EDG-4MB-DA-12-E-UL-BK-525-40K		POLE		BLACK	X				1	2, 3. 4
SL 4	CREE INC.	ARE-EDG-3MP-DA-06-E-UL-BK-700-40K		POLE		BLACK	X				1	3, 4
SL 5	CREE INC.	ARE-EDG-3MP-DA-06-E-UL-BK-700-40K		POLE		BLACK	X				1	2, 3. 4
SL 6	CREE INC.	ARE-EDG-4MB-DA-12-E-UL-BK-525-40K		POLE		BLACK	X				1	3, 4

REMARKS:
1 MOUNT AT 8'AFG.
2 PROVIDE WITH (1) HEAD.
3 MOUNT ON 20' POLE ROUND STRAIGHT STEEL, 80 MPH RATED.
4 VERIFY EPA RATING OF POLE WITH MANUFACTURER.
5 MOUNT AT 16' AFG

NOTES:
1. SEE CIVIL, ARCHITECTURAL AND LANDSCAPE DRAWING FOR FURTHER INFORMATION AND WORK.
2. NOTIFY UTILITY PROVIDERS PRIOR TO ANY EXCAVATION, TRENCHING OR GRADING TO MARK UTILITIES.
3. PROVIDE ALL UTILITY PROVIDER REQUIREMENTS WITH REGARDS TO INTERFACING WITH THEIR WORK AND INCLUDE ALL ITEMS REQUIRED FOR PROPER INSTALLATION.
4. TRANSFORMER AND PRIMARY LOCATIONS ARE AS PREFERRED AND NEED VERIFICATION WITH THE PROVIDER AS TO FINAL LOCATIONS BASED ON THEIR DESIGN AND CONTRACTOR REQUIREMENTS.
5. ALL SITE LIGHTING CIRCUITS ROUTE THROUGH PHOTOCELL AND HAVE (3) #10 WIRES UNLESS NOTED OTHERWISE.

LEGEND:
(1) 24"Wx36"Lx30"D QUAZITE HANDHOLE FOR VOICE/DATA PROVIDER CABLING. VERIFY SIZE, QUANTITY AND LOCATION WITH UTILITY PROVIDER(S) AND CIVIL PLANS
(2) (3) 4"C. WITH PULL STRINGS FOR VOICE/DATA PROVIDER CABLING AT 36" MINIMUM BELOW GRADE.



1 SITE PLAN
MECH./ELEC.
1" = 40'-0"
NORTH

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Email: lsapa@lsapa.com
LSA PROJECT NO. 2204061

JOB.NO. 705921 DATE 03.15.2023
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SHEET NAME SITE PLAN
SHEET NO. ME1.01

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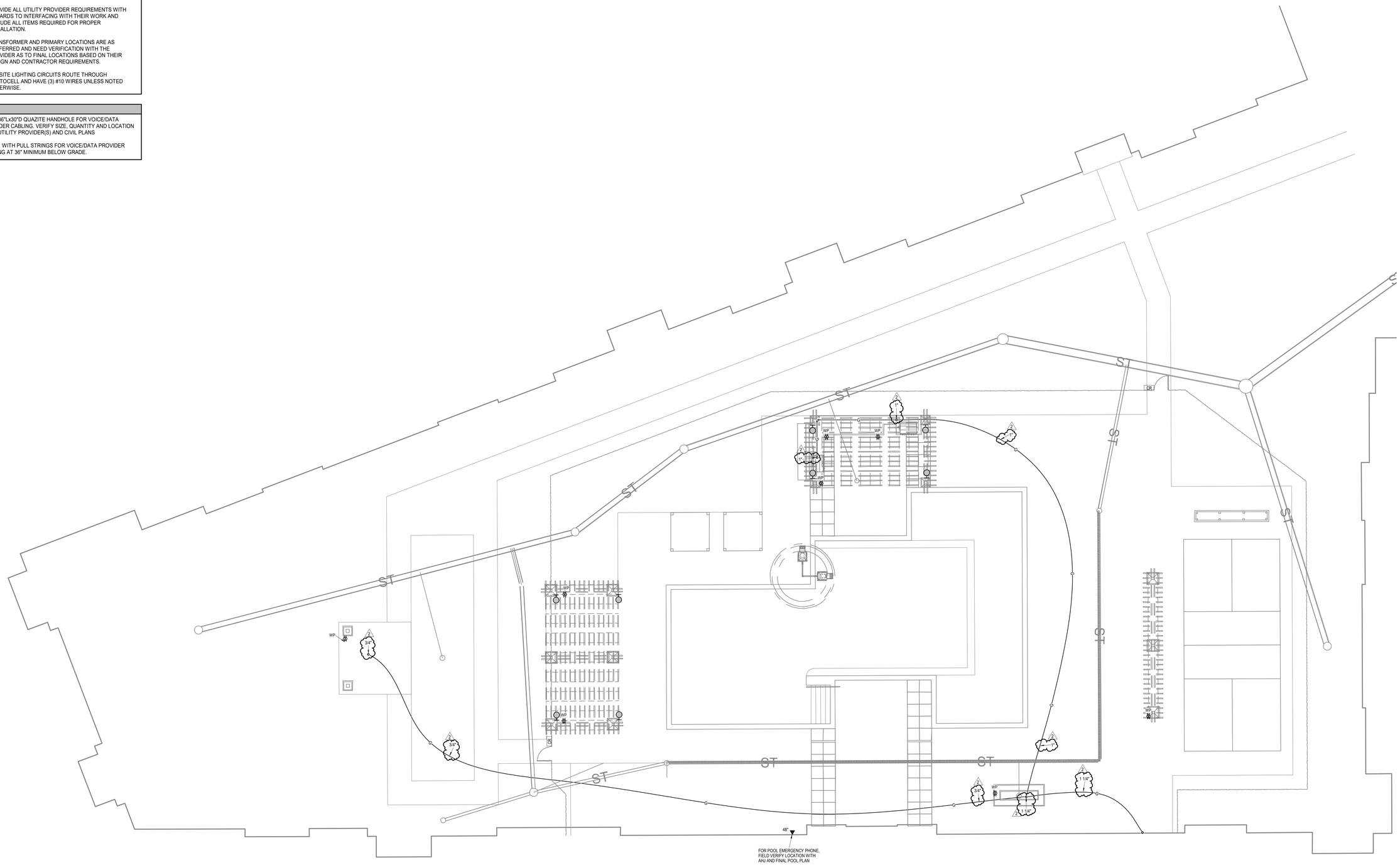
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(2) (3) 4"C. WITH PULL STRINGS FOR VOICE/DATA PROVIDER CABLING AT 36" MINIMUM BELOW GRADE.



NORTH

1 PARTIAL SITE PLAN
MECH./ELEC.
1/8" = 1'-0"

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2 23 0428 ADD 1/CC 2

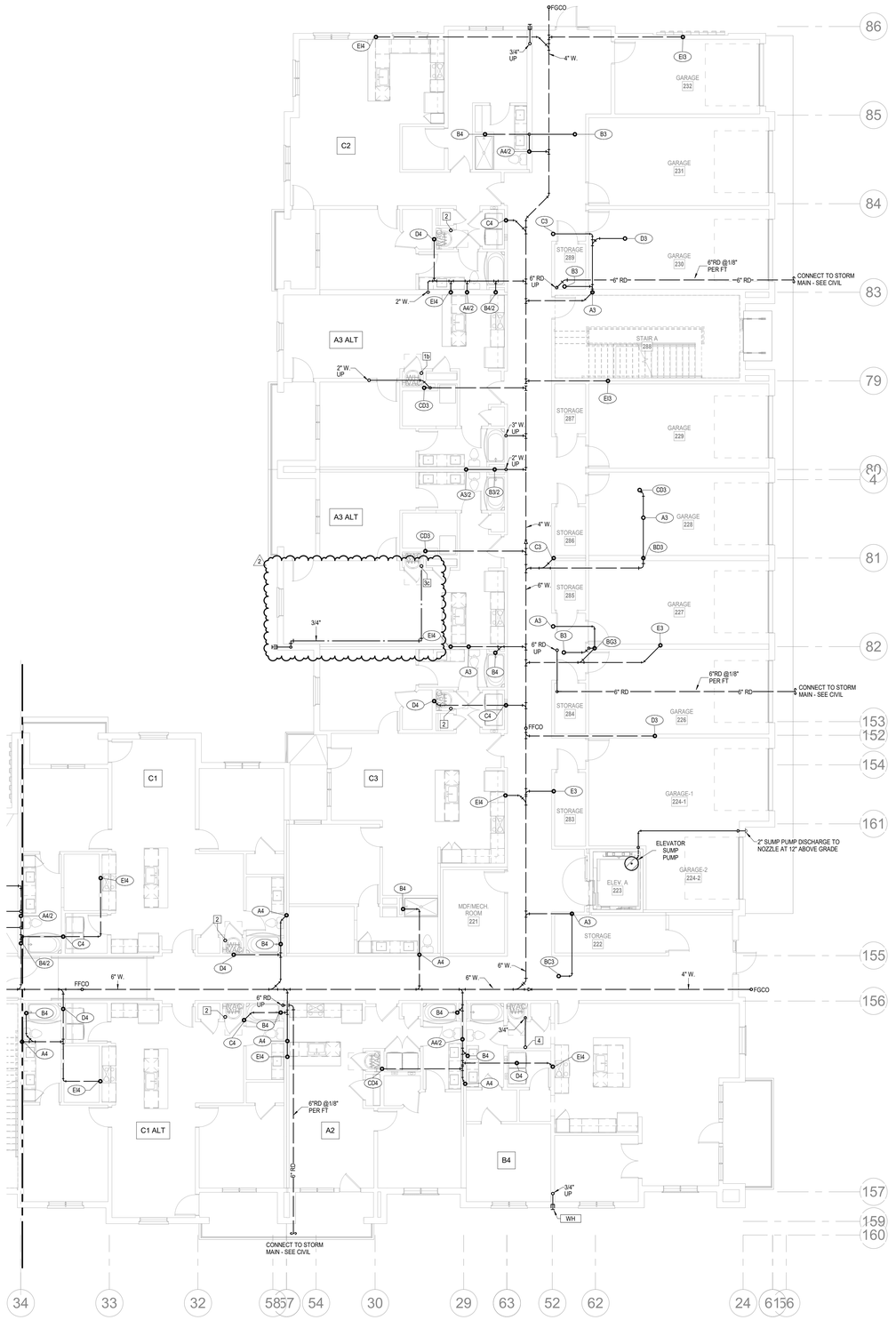
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Email: lsapa@lsapa.com
LSA PROJECT NO. 2204061

JOB NO. 705921
DATE 03.15.2023
DRAWN BY LSA CAD
4/28/2023 ADDENDUM 1/ CITY COMMENTS #2
SHEET NAME PARTIAL SITE PLAN
SHEET NO. ME1.02

5/1/2023 3:50:36 PM

ARCH E1.30" x 42"

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Lee's Summit, Missouri
Jan 12, 2024



NORTH

1 1ST FLOOR - SEGMENT A

PLUMBING
1/8" = 1'-0"

NOTES:

1. COORDINATE WITH OTHER SUB-CONTRACTORS FOR PLACEMENT OF WORK PRIOR TO INSTALLATION BEGINNING.
2. ALL DRAIN, WASTE AND VENT PIPING IS 2" UNLESS NOTED OTHERWISE. ALL 2" AND 3" WASTE SLOPE AT ¼" PER FT. PIPING 4" AND GREATER MAY BE AT 1/8" PER FT UNLESS NOTED OTHERWISE.
3. ANY BELOW SLAB SUPPLY PIPING SHALL BE PEX WITH NO JOINTS.
4. ALL SUPPLY PIPING IS ½" UNLESS NOTED OTHERWISE OR REQUIRED BY THE PLUMBING CODE.
5. CONNECT ALL APPLIANCES OR EQUIPMENT PER MANUFACTURER'S INSTRUCTIONS.
6. ALL PLUMBING VENTS SHALL BE 10 FEET FROM OPENINGS OR INTAKES.
7. THERE SHALL BE NO PVC WITHIN RETURN AIR PLENUMS.
8. ALL FIXTURES SHALL HAVE EXPANSION COMPENSATOR OR BLADDER TYPE SHOCK SUPPRESSORS FOR EACH CHASE.
9. SEE THE ARCHITECTURAL DRAWINGS FOR ALL MOUNTING HEIGHTS.
10. REFER TO THE ARCHITECTURAL DRAWINGS FOR FLOOR DRAIN LOCATIONS AND FLOOR SLOPES IF PRESENT. ALL FLOOR DRAINS ARE 2" TYPE 1 UNLESS NOTED OTHERWISE.
11. ROUTE DRAIN PIPING FROM WATER HEATERS, AIR HANDLERS OR EQUIPMENT TO FLOOR DRAINS. PROVIDE PROPER TRAPS.
12. ROUTE NO PIPING OVER ELECTRICAL EQUIPMENT.
13. FIRE SPRINKLER SHALL BE PROVIDED FOR ALL AREAS OF THE BUILDING PER NFPA. THIS INCLUDES A PROTECTED OR DRY SYSTEM FOR ANY UNHEATED AREAS. NO PIPE SHALL BE EXPOSED TO FREEZING TEMPERATURES.

LEGEND:

1. CLASS 1MANUAL STANDPIPE WITH VALVE.
2. 3/4" CW UP TO ROOF HYDRANT.

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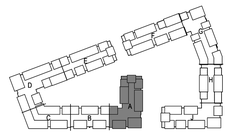
04/28/2023

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KEY PLAN
NO SCALE

NORTH

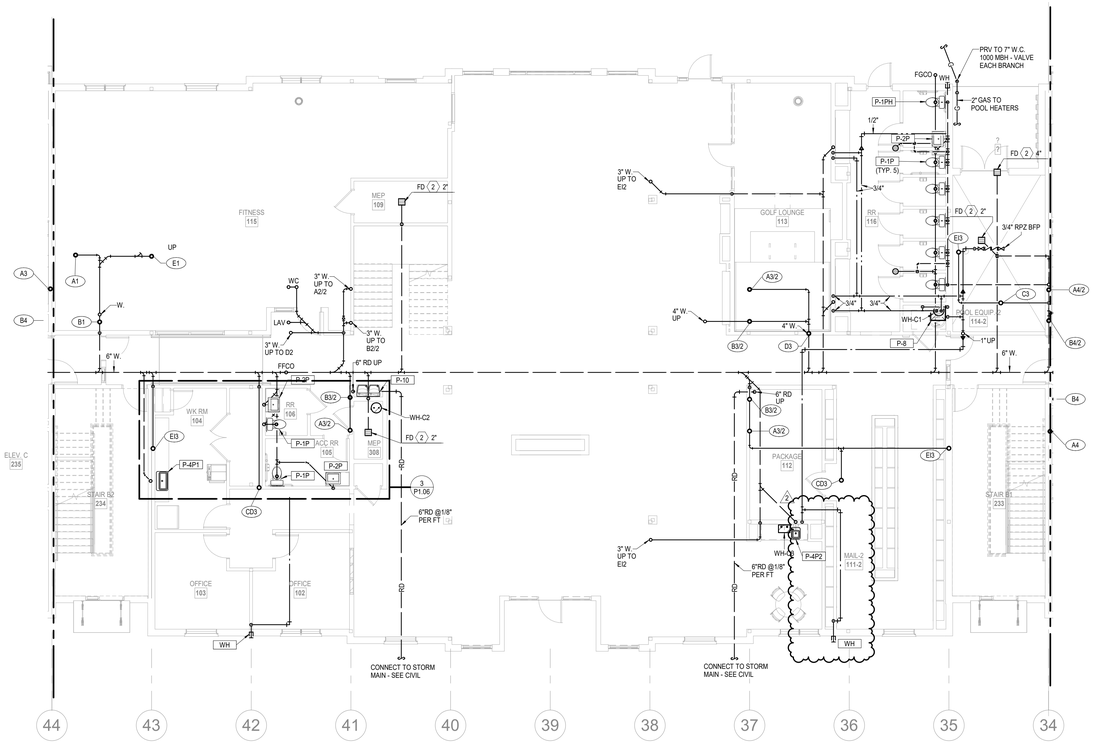
REVISIONS
2 23 0428 ADD 1/CC 2

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LSA PROJECT NO. 2204061

JOB NO. 705921
DATE 03.15.2023
DRAWN BY LSA CAD
4/28/2023 ADDENDUM 1/ CITY COMMENTS #2
SHEET NAME SEGMENT A - 1ST FLOOR - PLUMBING
SHEET NO. P1.01

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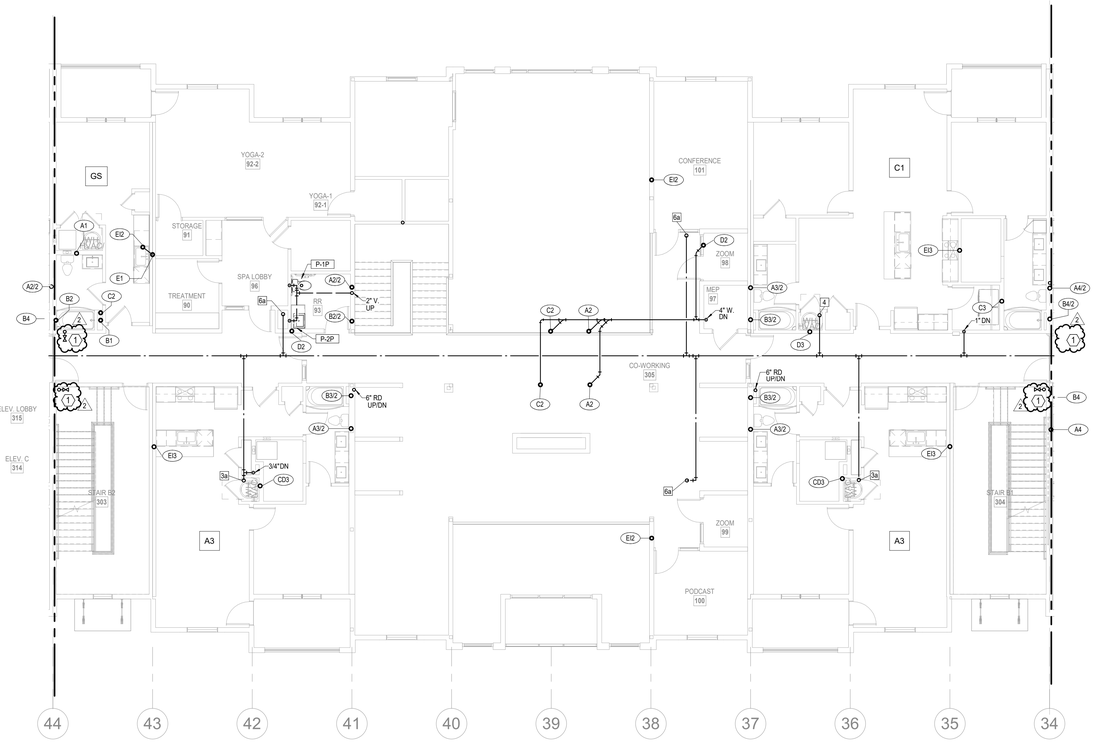


NORTH

1 1ST FLOOR - SEGMENT B

PLUMBING

1/8" = 1'-0"



NORTH

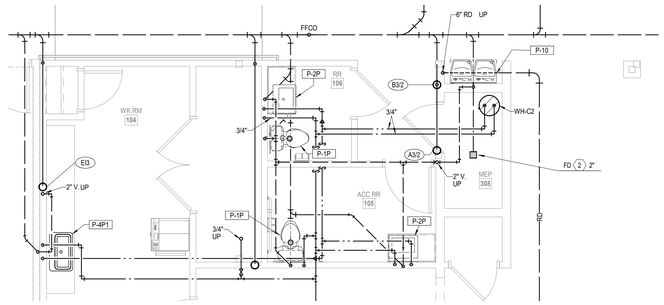
2 2ND FLOOR - SEGMENT B

PLUMBING

1/8" = 1'-0"

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LEGEND:
1 CLASS 1MANUAL STANDPIPE WITH VALVE.
2 3/4" CW UP TO ROOF HYDRANT.

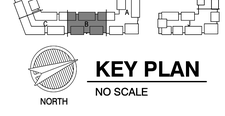


NORTH

3 PARTIAL PLAN - SEGMENT B

PLUMBING

1/4" = 1'-0"



NORTH

KEY PLAN

NO SCALE

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LSA PROJECT NO. 2204061

JOB NO. 705921
DATE 03.15.2023
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SHEET NAME
SEGMENT B - 1ST & 2ND FLOOR - PLUMBING

SHEET NO.
P1.06

5/1/2023 3:51:01 PM

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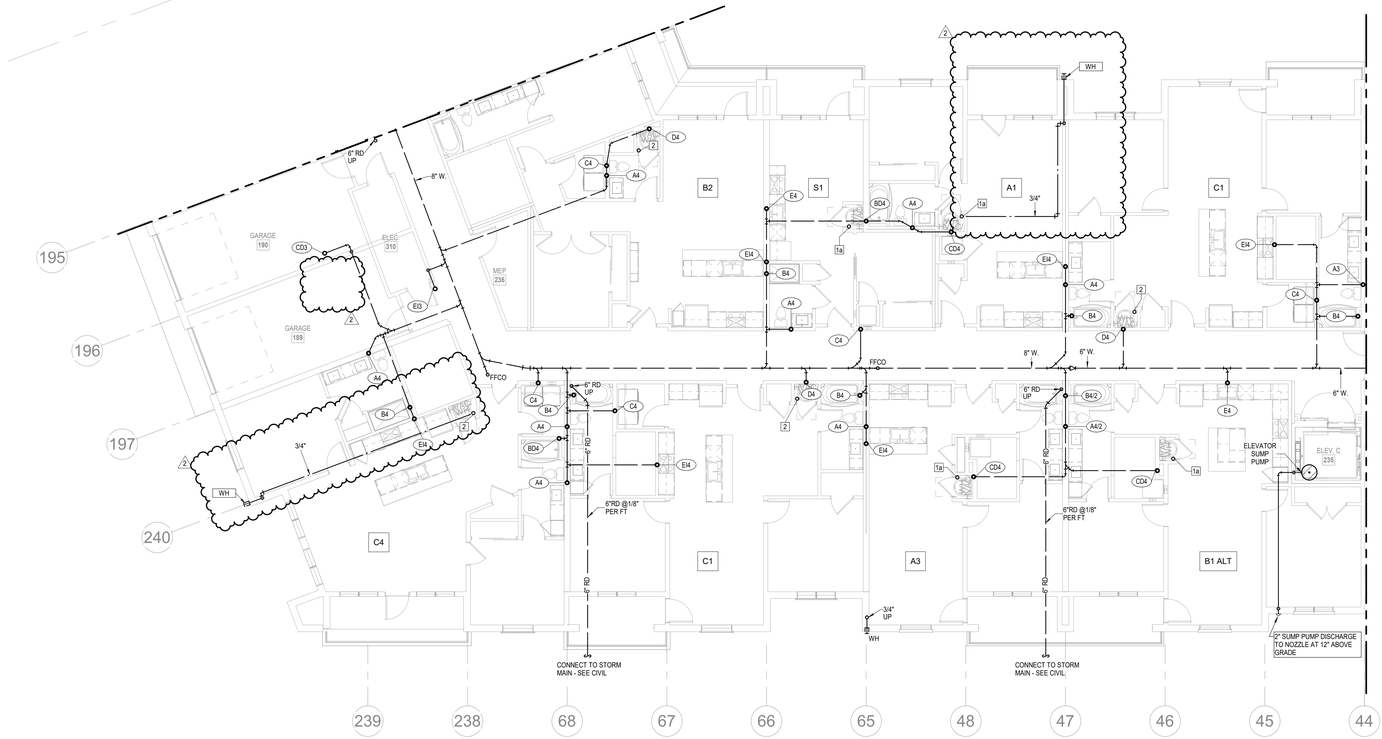
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Lee's Summit, Missouri
04/28/2023

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LEGEND:

1. CLASS 1MANUAL STANDPIPE WITH VALVE.
2. 3/4" CW UP TO ROOF HYDRANT.



1 1ST FLOOR - SEGMENT C

PLUMBING
1/8" = 1'-0"

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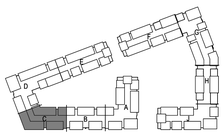
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KEY PLAN
NO SCALE

NORTH

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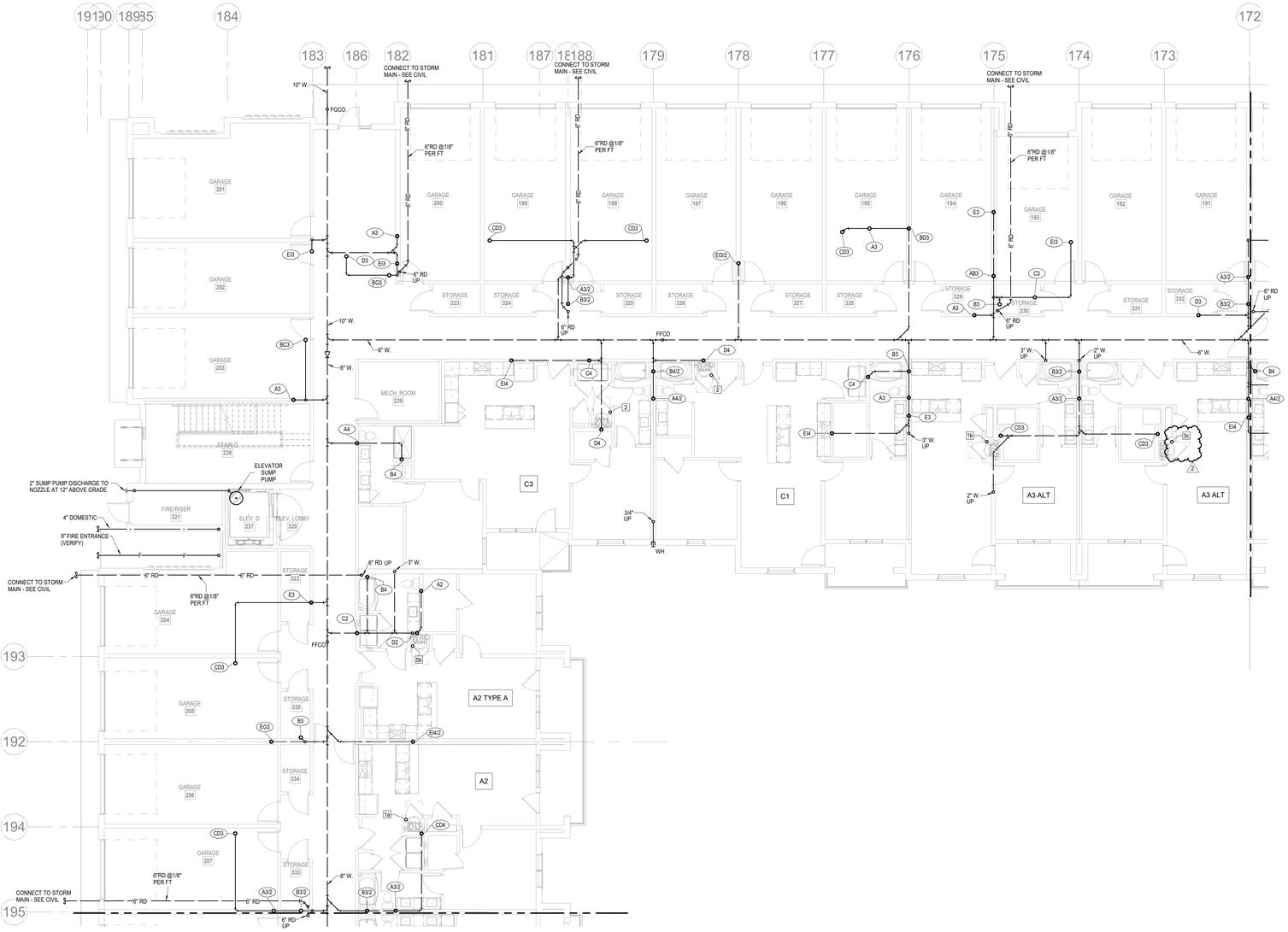
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LSA PROJECT NO. 2204061

JOB NO. 705921
DATE 03.15.2023
DRAWN BY LSA CAD
4/28/2023 ADDENDUM 1/ CITY COMMENTS #2
SHEET NAME SEGMENT C - 1ST FLOOR - PLUMBING
SHEET NO. P1.09

5/1/2023 3:51:07 PM

ARCH E1.30" x 42"

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04/28/2023



1 **1ST FLOOR - SEGMENT D**
PLUMBING
1/8" = 1'-0"

NORTH

NOTES:
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LEGEND:
1 CLASS 1MANUAL STANDPIPE WITH VALVE.
2 3/4" CW UP TO ROOF HYDRANT.

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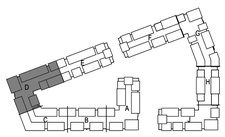
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04/28/2023

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LSA PROJECT NO. 2204061

JOB NO. 705921
DATE 03.15.2023
DRAWN BY LSA CAD
4/28/2023 ADDENDUM 1/ CITY COMMENTS #2
SHEET NAME SEGMENT D - 1ST FLOOR - PLUMBING
SHEET NO. P1.14

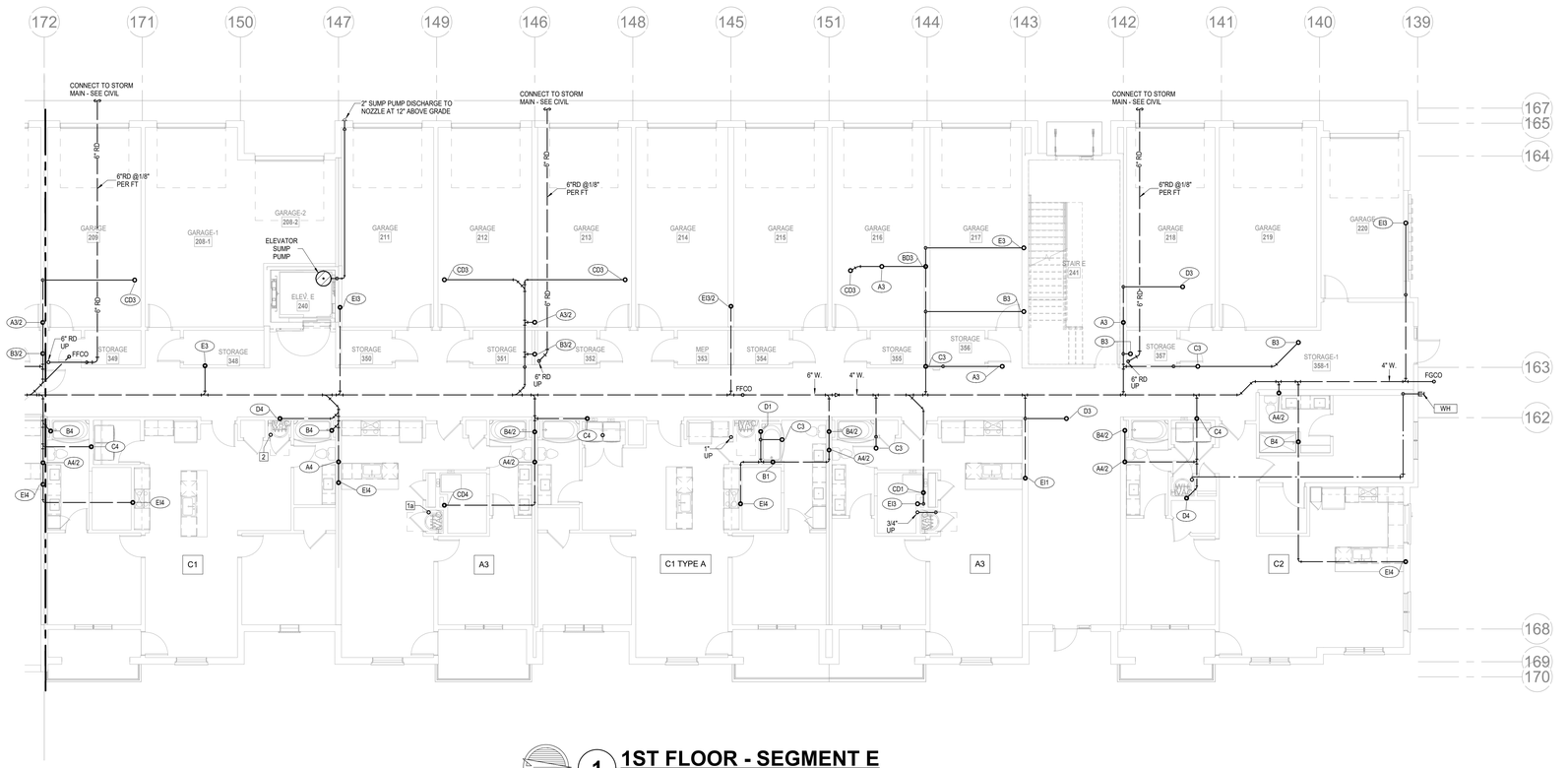
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ARCH E1.39" x 42"

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Jan 15, 2025

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1 1ST FLOOR - SEGMENT E

PLUMBING
1/8" = 1'-0"

NORTH

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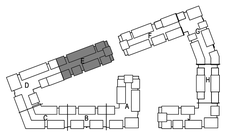
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KEY PLAN

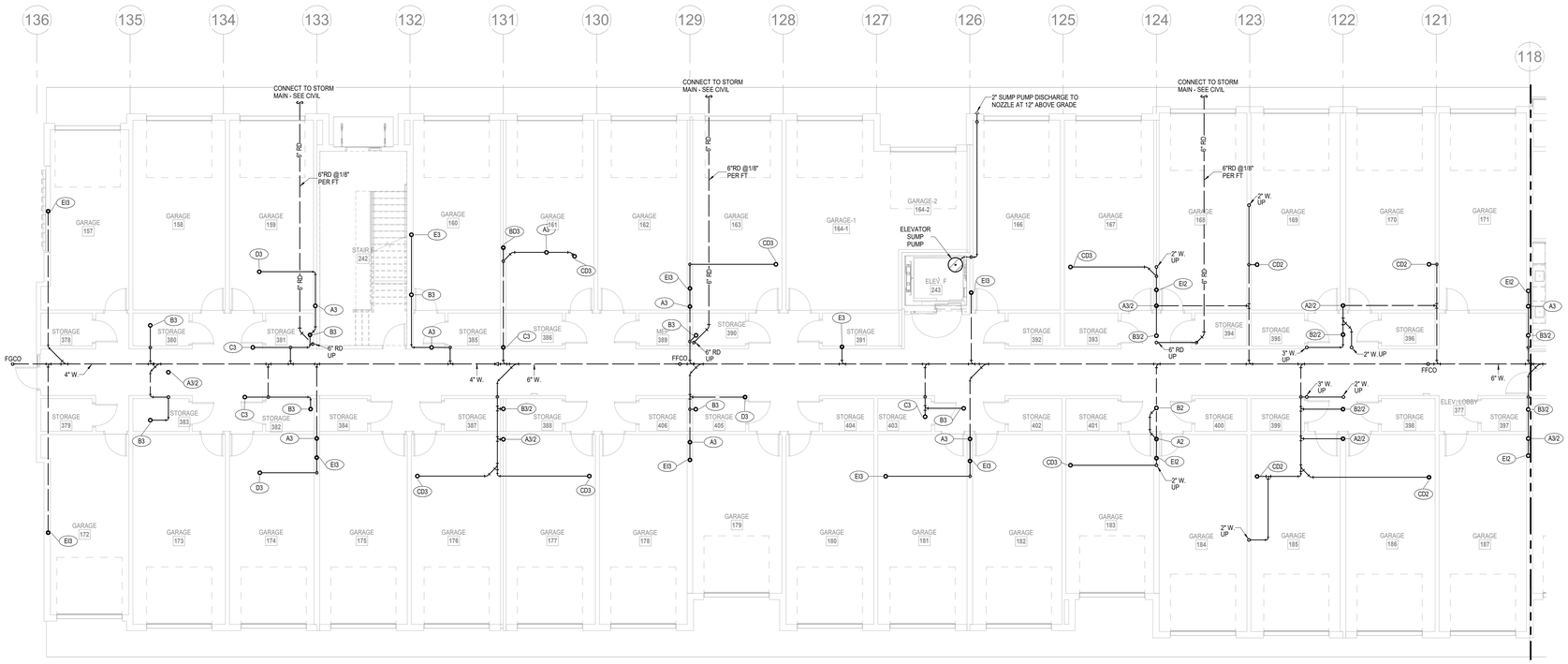
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LSA PROJECT NO. 2204061

JOB NO. 705921
DATE 03.15.2023
DRAWN BY LSA CAD
4/11/2023 CITY COMMENTS
SHEET NAME SEGMENT E - 1ST FLOOR - PLUMBING
SHEET NO. P1.19

4/13/2023 9:10:51 PM

ARCH E1.30" x 42"



1 1ST FLOOR - SEGMENT F

PLUMBING
1/8" = 1'-0"

NORTH

NOTES:

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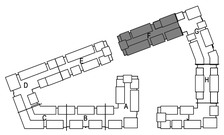
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NUMBER A-2007018010
PROFESSIONAL ENGINEER
03/15/2023

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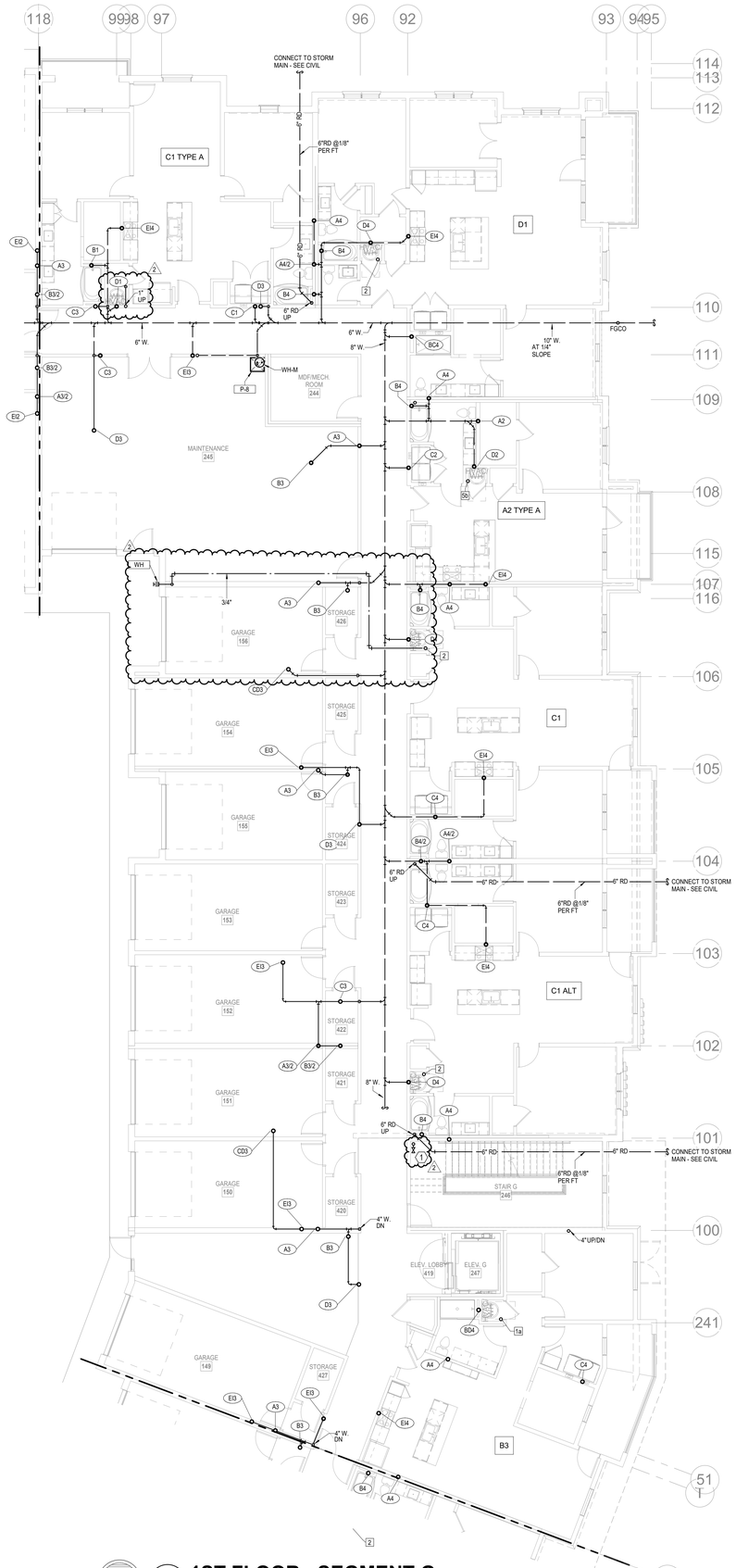
KEY PLAN

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8625 College Boulevard, Suite 102
Overland Park, Kansas 66210
Telephone: (785) 233-3232
Email: lsapa@lsapa.com
LSA PROJECT NO. 2204061

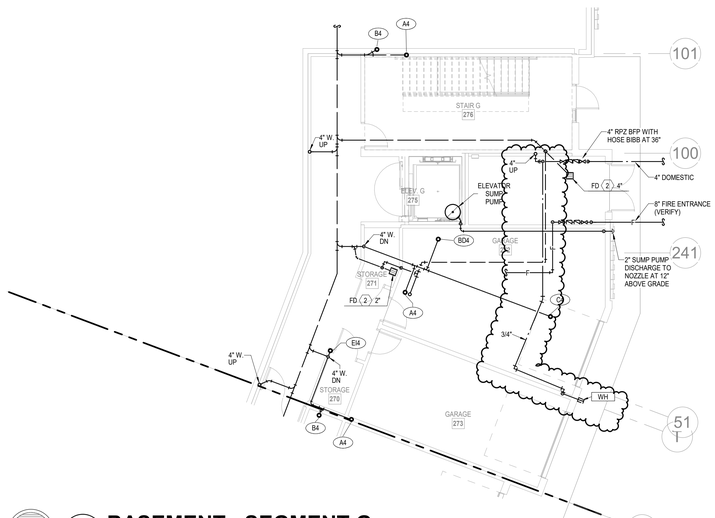
JOB NO. 705921
DATE 03.15.2023
DRAWN BY LSA CAD
4/11/2023 CITY COMMENTS
SHEET NAME SEGMENT F - 1ST FLOOR - PLUMBING
SHEET NO. P1.24

4/3/2023 9:11:01 PM

ARCH E1.30" x 42"



1 **1ST FLOOR - SEGMENT G**
PLUMBING
1/8" = 1'-0"
NORTH



2 **BASEMENT - SEGMENT G**
PLUMBING
1/8" = 1'-0"
NORTH

NOTES:
1. COORDINATE WITH OTHER SUB-CONTRACTORS FOR PLACEMENT OF WORK PRIOR TO INSTALLATION BEGINNING.
2. ALL DRAIN, WASTE AND VENT PIPING IS 2" UNLESS NOTED OTHERWISE. ALL 2" AND 3" WASTE SLOPE AT ¼" PER FT. PIPING 4" AND GREATER MAY BE AT 1/8" PER FT UNLESS NOTED OTHERWISE.
3. ANY BELOW SLAB SUPPLY PIPING SHALL BE PEX WITH NO JOINTS.
4. ALL SUPPLY PIPING IS ½" UNLESS NOTED OTHERWISE OR REQUIRED BY THE PLUMBING CODE.
5. CONNECT ALL APPLIANCES OR EQUIPMENT PER MANUFACTURER'S INSTRUCTIONS.
6. ALL PLUMBING VENTS SHALL BE 10 FEET FROM OPENINGS OR INTAKES.
7. THERE SHALL BE NO PVC WITHIN RETURN AIR PLENUMS.
2 8. ALL FIXTURES SHALL HAVE EXPANSION COMPENSATOR OR BLADDER TYPE SHOCK SUPPRESSORS FOR EACH CHASE.
9. SEE THE ARCHITECTURAL DRAWINGS FOR ALL MOUNTING HEIGHTS.
10. REFER TO THE ARCHITECTURAL DRAWINGS FOR FLOOR DRAIN LOCATIONS AND FLOOR SLOPES IF PRESENT. ALL FLOOR DRAINS ARE 2" TYPE 1 UNLESS NOTED OTHERWISE.
11. ROUTE DRAIN PIPING FROM WATER HEATERS, AIR HANDLERS OR EQUIPMENT TO FLOOR DRAINS. PROVIDE PROPER TRAPS.
12. ROUTE NO PIPING OVER ELECTRICAL EQUIPMENT.
13. FIRE SPRINKLER SHALL BE PROVIDED FOR ALL AREAS OF THE BUILDING PER NFPA. THIS INCLUDES A PROTECTED OR DRY SYSTEM FOR ANY UNHEATED AREAS. NO PIPE SHALL BE EXPOSED TO FREEZING TEMPERATURES.

LEGEND:
1 CLASS 1MANUAL STANDPIPE WITH VALVE.
2 3/4" CW UP TO ROOF HYDRANT.

RELEASED FOR CONSTRUCTION
As Noted on Plans Review
Development Services Department
Lee's Summit, Missouri
04/28/2023

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STATE OF MISSOURI
RICHARD R. BEARDMORE
NUMBER A-2007018
PROFESSIONAL ENGINEER
04/28/2023

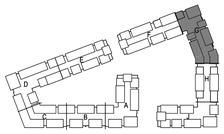
A NEW RESIDENTIAL COMMUNITY AT:

TRILOGY

800 & 810 NW WARD RD. | LEE'S SUMMIT, MO

DRAWING RELEASE LOG
• 03.15.2023 - PERMIT SUBMITTAL

△REVISIONS
2 23 0428 ADD 1/CC 2



KEY PLAN
NO SCALE
NORTH

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LSA PROJECT NO. 2204061

JOB NO. 705921
DATE 03.15.2023
DRAWN BY LSA CAD
4/28/2023 ADDENDUM 1/ CITY COMMENTS #2
SHEET NAME
SEGMENT G - BASEMENT & 1ST FLOOR - PLUMBING
SHEET NO.
P1.29

5/1/2023 3:51:52 PM

ARCH E1.30" x 42"

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Development Services Department
Lee's Summit, Missouri
Jan 12, 2024

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LEGEND:

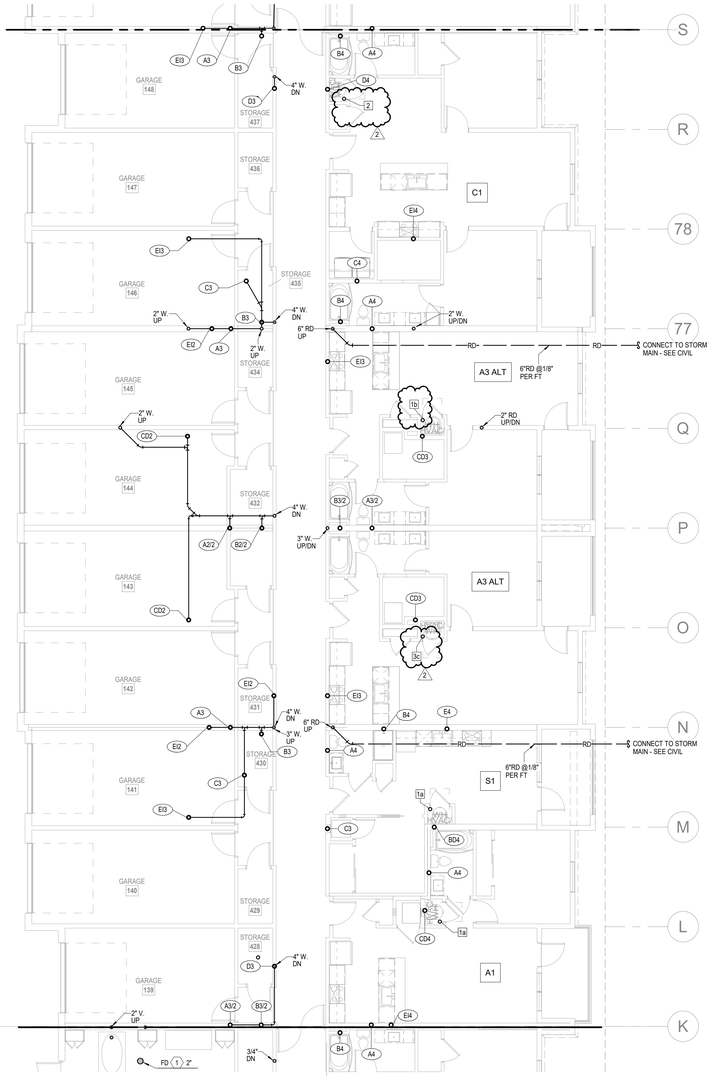
1. CLASS 1MANUAL STANDPIPE WITH VALVE.
2. 3/4" CW UP TO ROOF HYDRANT.

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LANDSCAPE ARCHITECTURE
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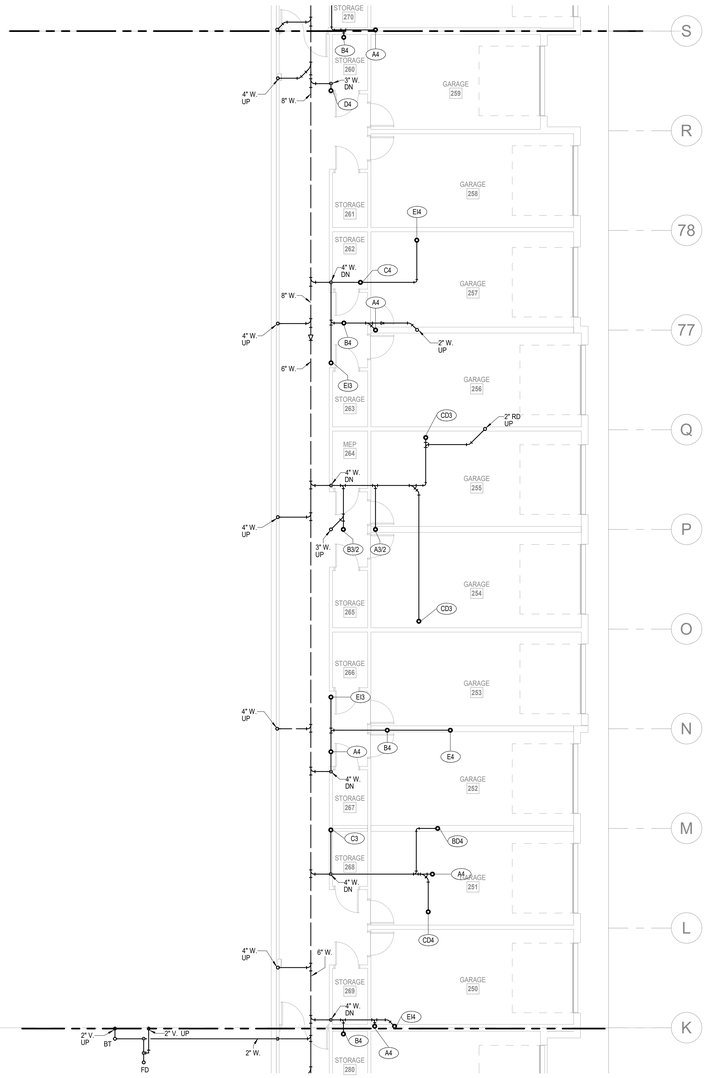
STATE OF MISSOURI
RICHARD R. BEARDMORE
NUMBER A-2010035
PROFESSIONAL ENGINEER

04/28/2023



1 **1ST FLOOR - SEGMENT H**
PLUMBING
1/8" = 1'-0"

NORTH



2 **BASEMENT - SEGMENT H**
PLUMBING
1/8" = 1'-0"

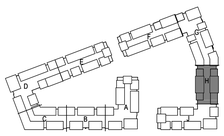
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KEY PLAN
NO SCALE

NORTH

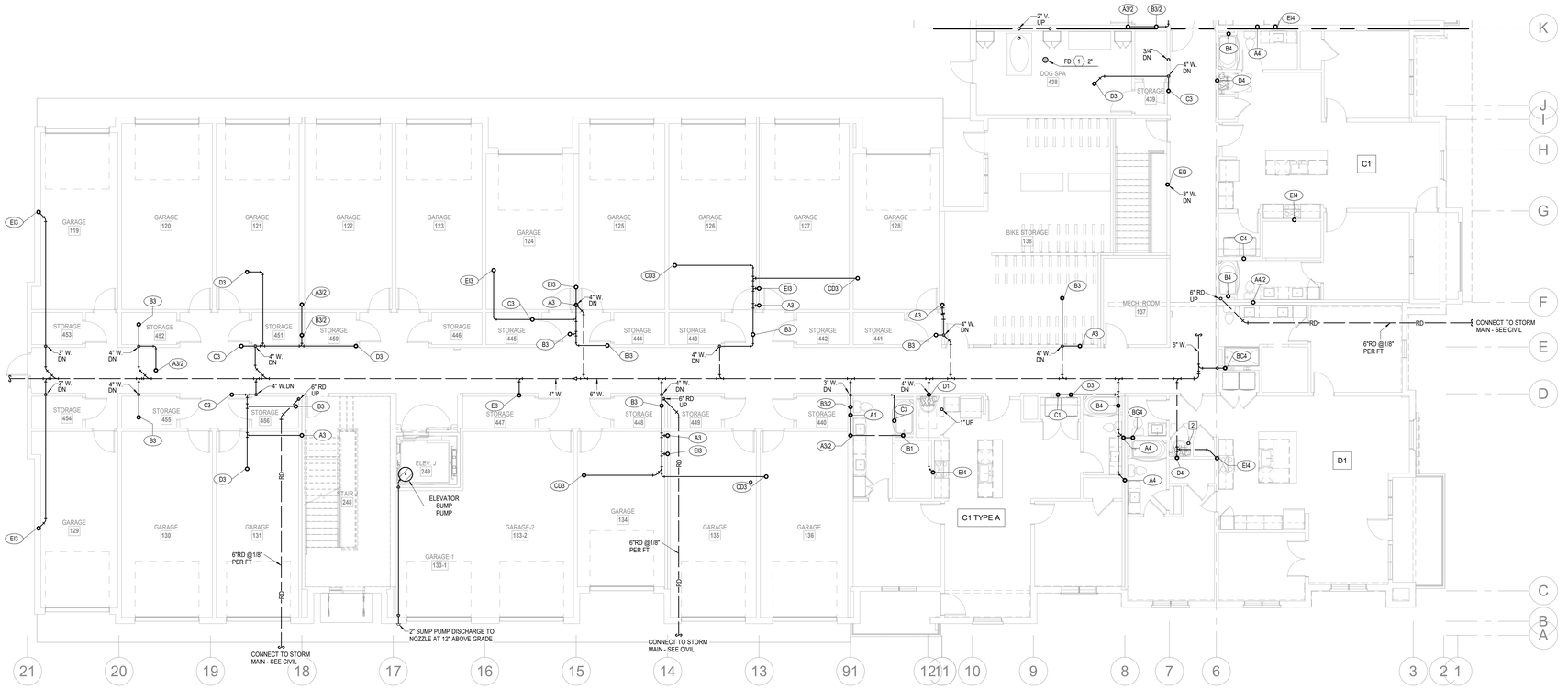
△REVISIONS
2 2) 0428 ADD 1/CC 2

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LSA PROJECT NO. 2204061

JOB NO. 705921
DATE 03.15.2023
DRAWN BY LSA CAD
4/28/2023 ADDENDUM 1/ CITY COMMENTS #2
SHEET NAME SEGMENT H - BASEMENT & 1ST FLOOR - PLUMBING
SHEET NO. P1.32

5/1/2023 3:52:06 PM

ARCH E1.30" x 42"

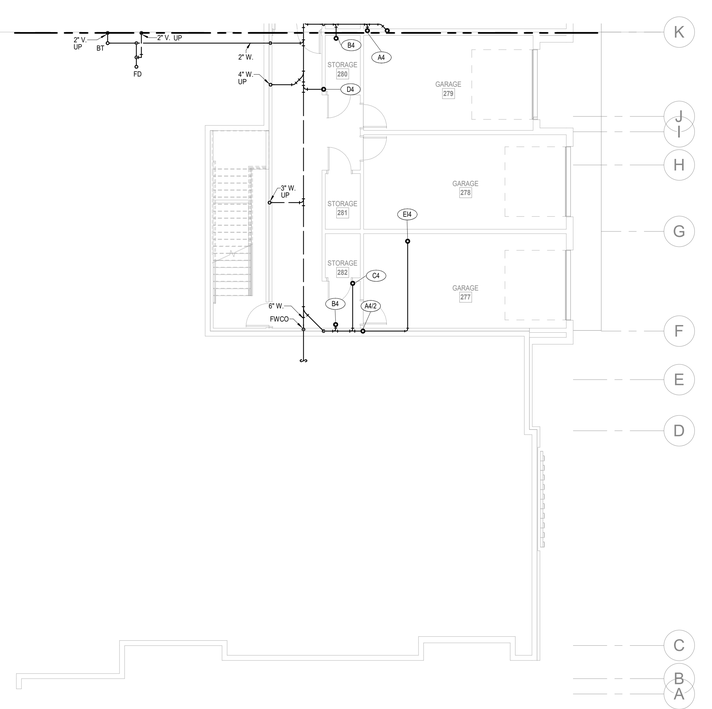


NORTH

1 1ST FLOOR - SEGMENT J

PLUMBING

1/8" = 1'-0"

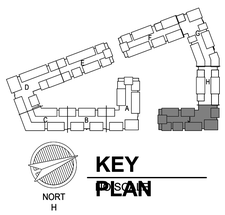


NORTH

2 BASEMENT - SEGMENT J

PLUMBING

1/8" = 1'-0"



KEY PLAN

NORTH

NOTES:
1. COORDINATE WITH OTHER SUB-CONTRACTORS FOR PLACEMENT OF WORK PRIOR TO INSTALLATION BEGINNING.
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Development Services Department
Lee's Summit, Missouri
Jan 12, 2024

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RICHARD R. BEARDMORE
NUMBER A-2007036
PROFESSIONAL ENGINEER

03/15/2023

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Email: lsapa@lsapa.com
LSA PROJECT NO. 2204061

JOB NO. 705921
DATE 03.15.2023
DRAWN BY LSA CAD
4/11/2023 CITY COMMENTS
SHEET NAME SEGMENT J - BASEMENT & 1ST FLOOR - PLUMBING
SHEET NO. P1.35

4/13/2023 5:11:33 PM

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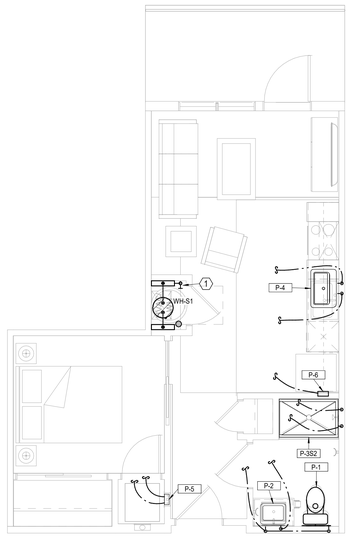
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Development Services Department
Lee's Summit, Missouri
Jan 15, 2025

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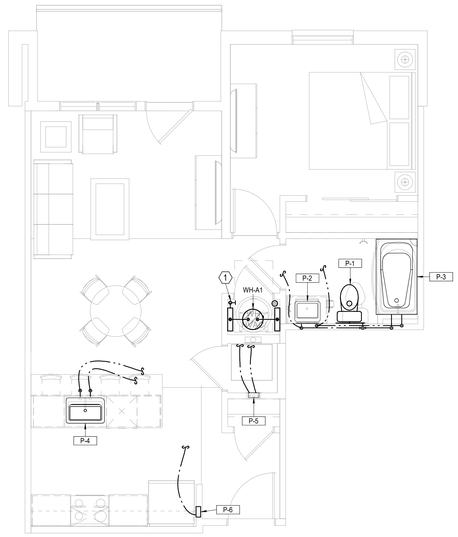
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UNIT PLUMBING NOTES:
1. ROUTE TOP FLOOR SUPPLY PLUMBING IN CEILING BELOW. NO SUPPLY IN ATTIC.
2. PROVIDE AIR CHAMBERS ON P-4, P-5. AND P-6.
3. CONNECT DISHWASHERS, DISPOSERS, ICE MAKERS, WASHERS.
4. PROVIDE 2" HUB DRAIN AT EACH AHU/WH LOCATION.
5. ROUTE 1/2" PEX TO EACH FIXTURE FROM MANIFOLD OR COMBINE FIXTURES WITH 3/4" TO TWO FIXTURES OR MORE.
6. P-5, P-6 ON CORRIDOR WALLS SHALL HAVE FIRE PUTTY PADS OR EQUIVALENT FIRE PROTECTION.

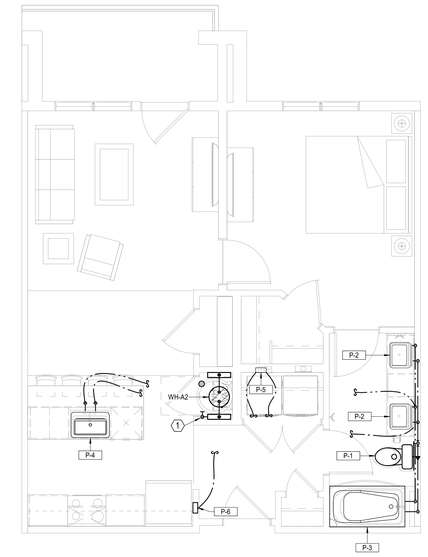
LEGEND:
(1) 3/4" WATER SERVICE/SHUT-OFF WITH 3/4" MANIFOLD.
(2) 1" WATER SERVICE/SHUT-OFF WITH MANIFOLD.



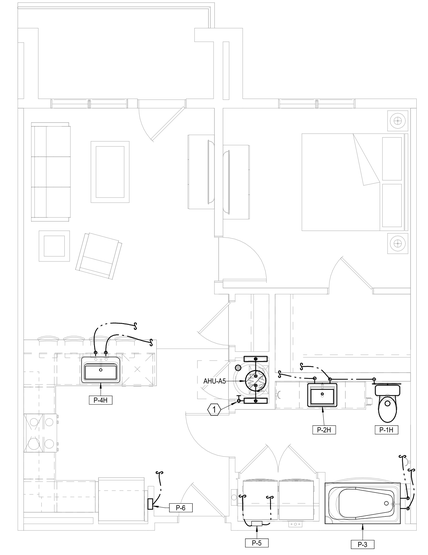
1 UNIT S1
PLUMBING
1/4" = 1'-0"



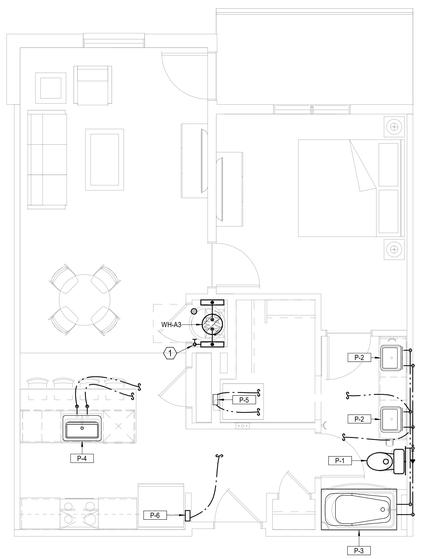
2 UNIT A1
PLUMBING
1/4" = 1'-0"



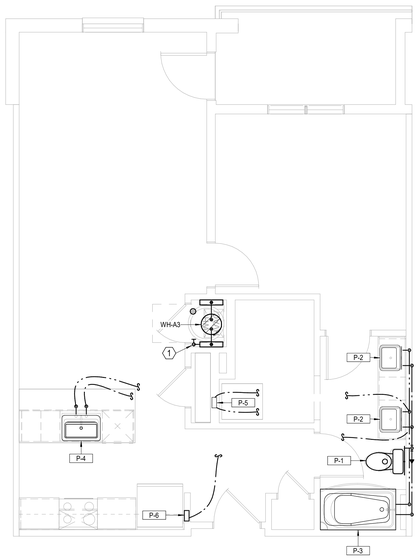
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PLUMBING
1/4" = 1'-0"



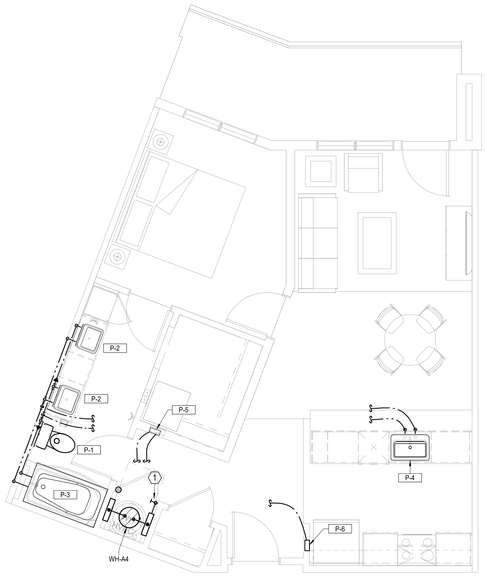
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PLUMBING
1/4" = 1'-0"



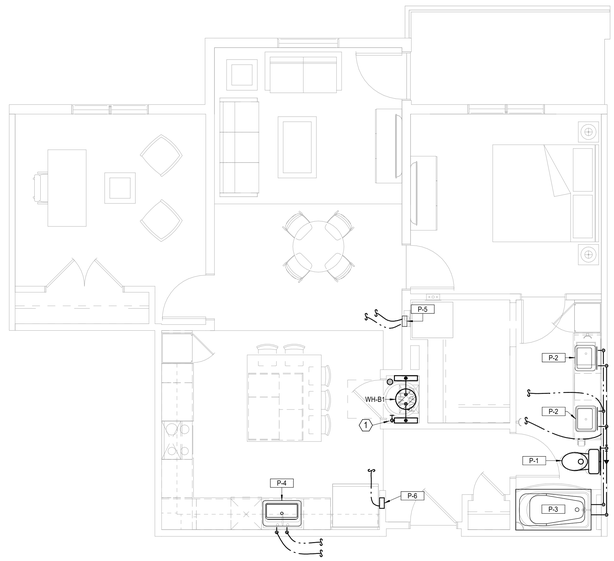
5 UNIT A3
PLUMBING
1/4" = 1'-0"



6 UNIT A3 ALT 1
PLUMBING
1/4" = 1'-0"



7 UNIT A4
PLUMBING
1/4" = 1'-0"



8 UNIT B1
PLUMBING
1/4" = 1'-0"

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LSA PROJECT NO. 2204061

JOB NO. 705921
DATE 03.15.2023
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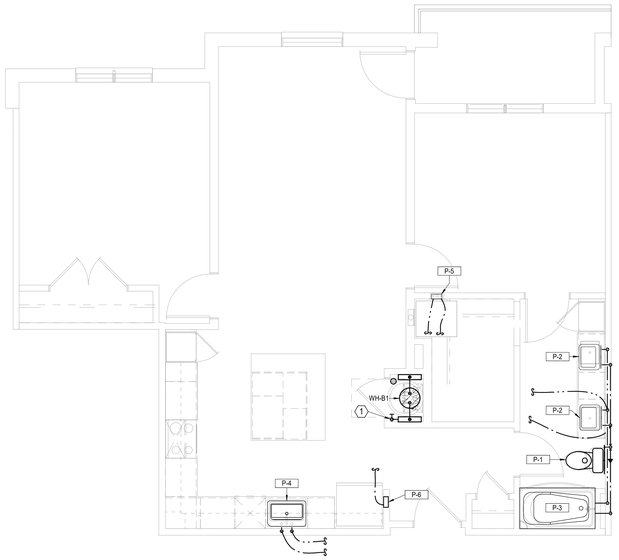
4/11/2023
CITY COMMENTS

SHEET NAME
UNIT PLANS - PLUMBING

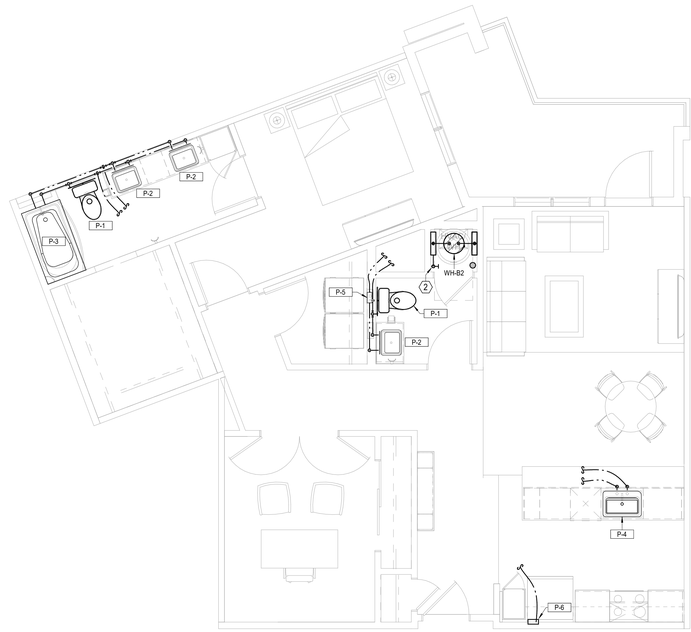
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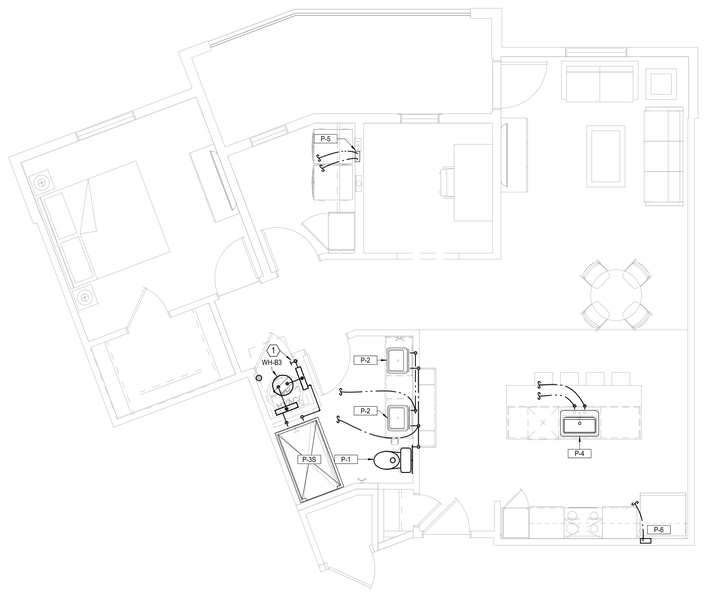
ARCH E1.30" x 42"



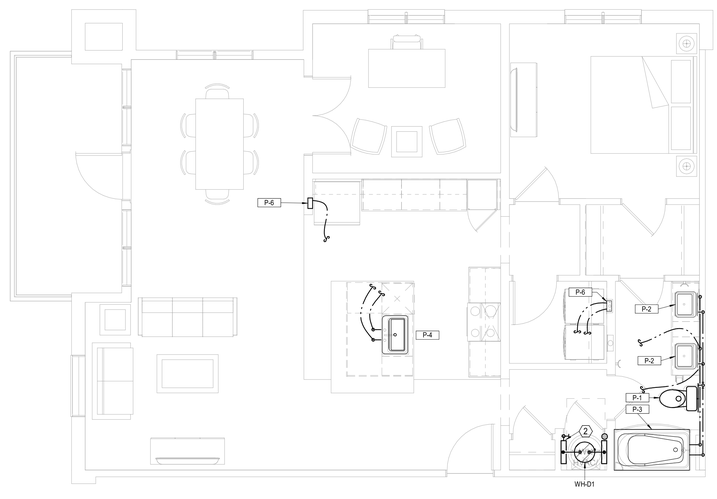
1 UNIT B1 ALT
PLUMBING
1/4" = 1'-0"



2 UNIT B2
PLUMBING
1/4" = 1'-0"



3 UNIT B3
PLUMBING
1/4" = 1'-0"



4 UNIT B4
PLUMBING
1/4" = 1'-0"

UNIT PLUMBING NOTES:

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LEGEND:

(1) 3/4" WATER SERVICE/SHUT-OFF WITH 3/4" MANIFOLD.

(2) 1" WATER SERVICE/SHUT-OFF WITH MANIFOLD.

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Development Services Department
Lee's Summit, Missouri
04/12/2023

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STATE OF MISSOURI
RICHARD R. BEARDMORE
NUMBER
PROFESSIONAL ENGINEER
03/15/2023

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800 & 810 NW WARD RD. | LEE'S SUMMIT, MO

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• 03.15.2023 - PERMIT SUBMITTAL

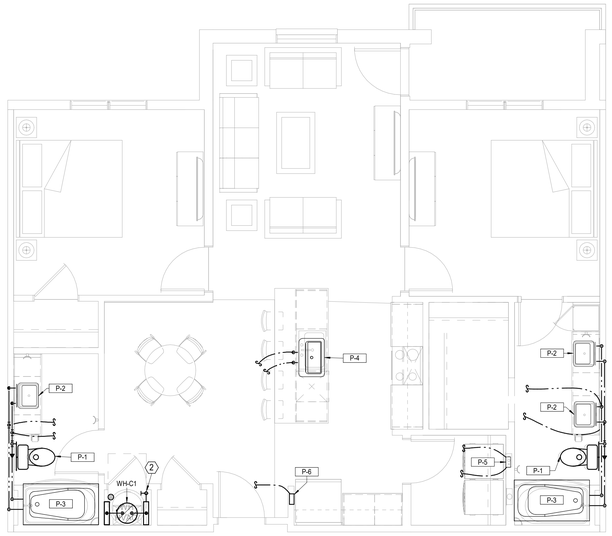
△REVISIONS

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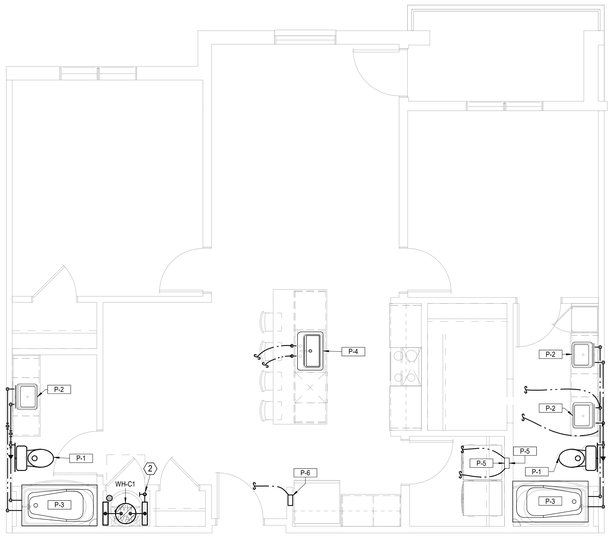
JOB NO. 705921
DATE 03.15.2023
DRAWN BY LSA CAD
4/11/2023 CITY COMMENTS
SHEET NAME UNIT PLANS - PLUMBING
SHEET NO. P2.02

4/13/2023 5:11:49 PM

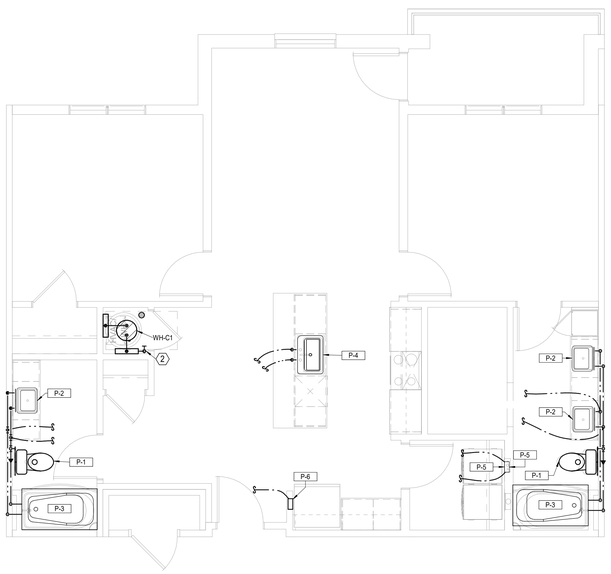
ARCH E1.30" x 42"



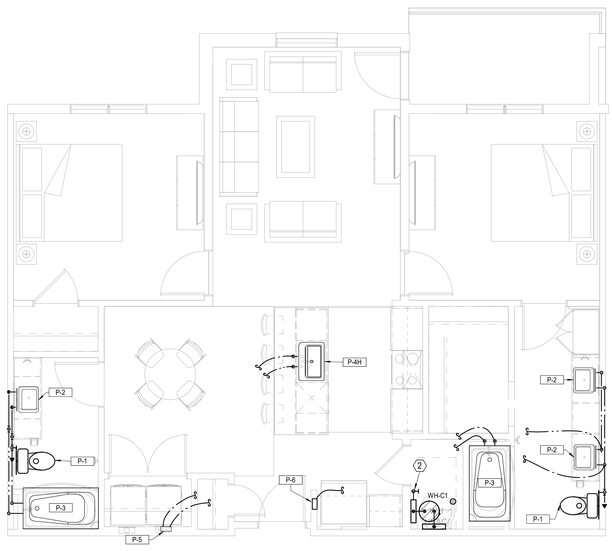
1 UNIT C1
PLUMBING
1/4" = 1'-0"



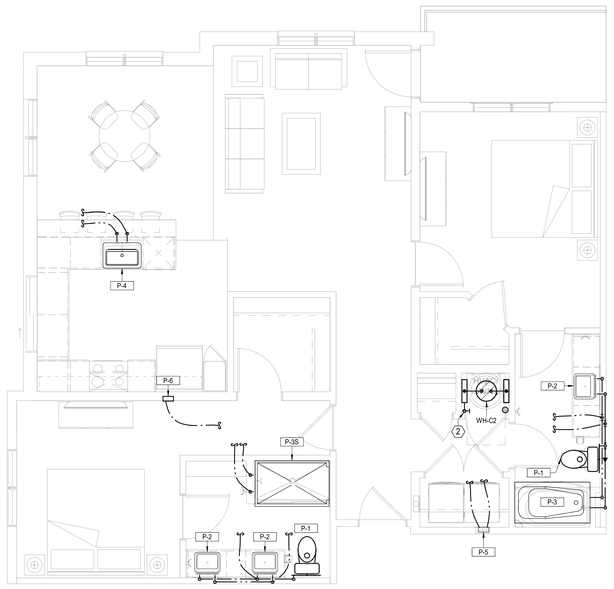
2 UNIT C1 ALT
PLUMBING
1/4" = 1'-0"



3 UNIT C1 ALT 2
PLUMBING
1/4" = 1'-0"



4 UNIT C1 TYPE A
PLUMBING
1/4" = 1'-0"



5 UNIT C2
PLUMBING
1/4" = 1'-0"

UNIT PLUMBING NOTES:
1. ROUTE TOP FLOOR SUPPLY PLUMBING IN CEILING BELOW. NO SUPPLY IN ATTIC.
2. PROVIDE AIR CHAMBERS ON P-4, P-5. AND P-6.
3. CONNECT DISHWASHERS, DISPOSERS, ICE MAKERS, WASHERS.
4. PROVIDE 2" HUB DRAIN AT EACH AHU/WH LOCATION.
5. ROUTE 1/2" PEX TO EACH FIXTURE FROM MANIFOLD OR COMBINE FIXTURES WITH 3/4" TO TWO FIXTURES OR MORE.
6. P-5, P-6 ON CORRIDOR WALLS SHALL HAVE FIRE PUTTY PADS OR EQUIVALENT FIRE PROTECTION.

LEGEND:
(1) 3/4" WATER SERVICE/SHUT-OFF WITH 3/4" MANIFOLD.
(2) 1" WATER SERVICE/SHUT-OFF WITH MANIFOLD.

RELEASED FOR CONSTRUCTION
As Noted on Plans Review
Development Services Department
Lee's Summit, Missouri
04/12/2023

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RICHARD R. BEARDMORE
NUMBER A-2007018010
PROFESSIONAL ENGINEER
03/15/2023

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DRAWING RELEASE LOG
• 03.15.2023 - PERMIT SUBMITTAL

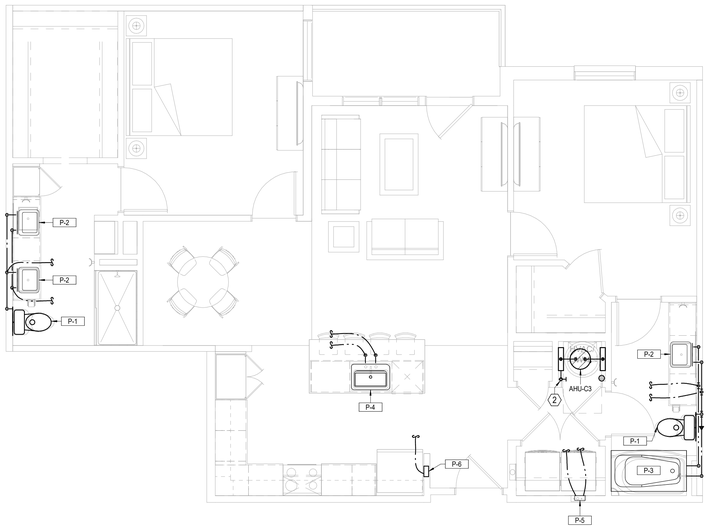
△REVISIONS

LS&A
Latimer Sommers & Associates P.A.
CONSULTING ENGINEERS
3639 SW Summerfield Drive, Suite A
Topeka, Kansas 6614-3974
8625 College Boulevard, Suite 102
Overland Park, Kansas 66210
Telephone: (785) 233-3232
Email: lsapa@lsapa.com
LSA PROJECT NO. 2204061

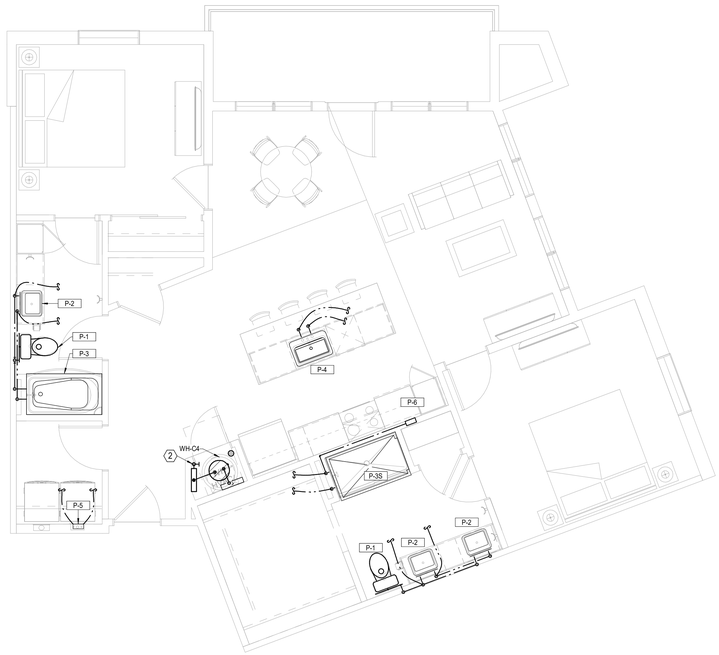
JOB NO. 705921 DATE 03.15.2023
DRAWN BY LSA CAD
4/11/2023 CITY COMMENTS
SHEET NAME UNIT PLANS - PLUMBING
SHEET NO. P2.03

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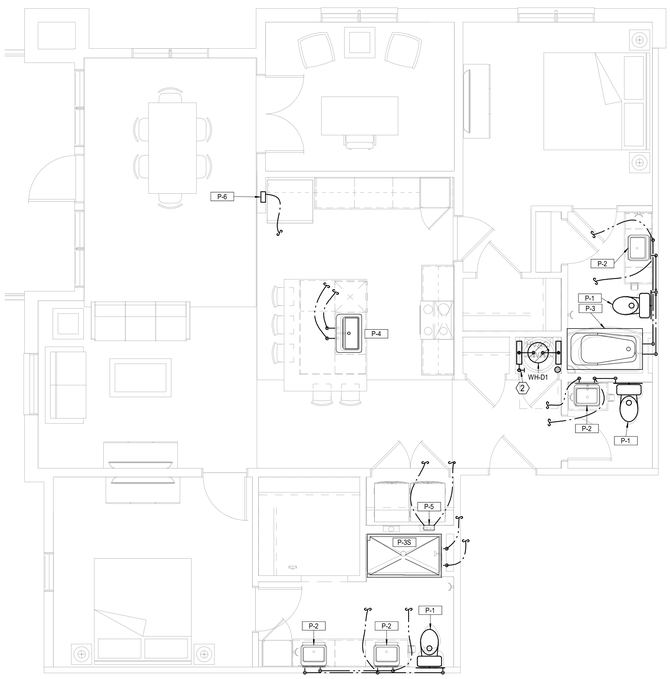
ARCH E1.30" x 42"



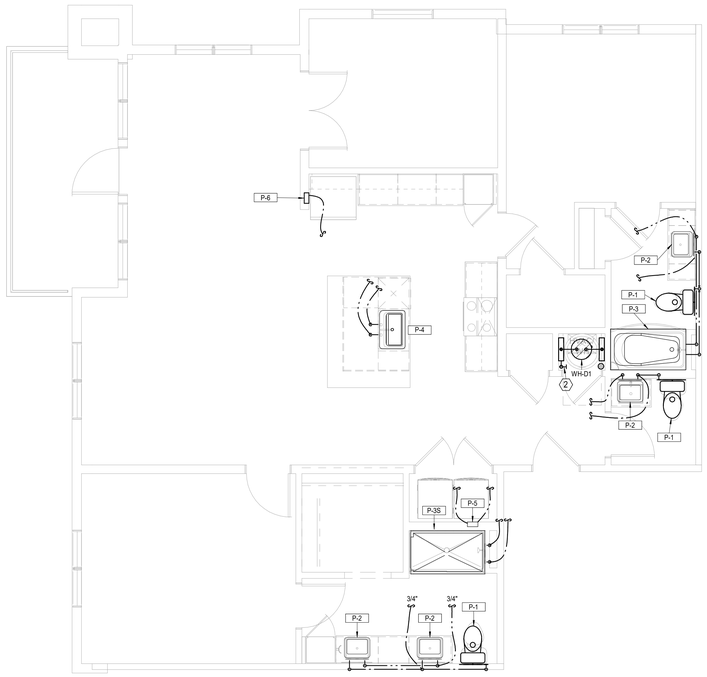
1 UNIT C3
PLUMBING
1/4" = 1'-0"



2 UNIT C4
PLUMBING
1/4" = 1'-0"



3 UNIT D1
PLUMBING
1/4" = 1'-0"



4 UNIT D1 ALT 2
PLUMBING
1/4" = 1'-0"

UNIT PLUMBING NOTES:

1. ROUTE TOP FLOOR SUPPLY PLUMBING IN CEILING BELOW. NO SUPPLY IN ATTIC.
2. PROVIDE AIR CHAMBERS ON P-4, P-5, AND P-6.
3. CONNECT DISHWASHERS, DISPOSERS, ICE MAKERS, WASHERS.
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6. P-5, P-6 ON CORRIDOR WALLS SHALL HAVE FIRE PUTTY PADS OR EQUIVALENT FIRE PROTECTION.

LEGEND:

(1) 3/4" WATER SERVICE/SHUT-OFF WITH 3/4" MANIFOLD.

(2) 1" WATER SERVICE/SHUT-OFF WITH MANIFOLD.

RELEASED FOR CONSTRUCTION
As Noted on Plans Review
Development Services Department
Lee's Summit, Missouri
Jan 15, 2026

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RICHARD R. BEARDMORE
NUMBER
PROFESSIONAL ENGINEER
03/15/2023

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• 03.15.2023 - PERMIT SUBMITTAL

△REVISIONS

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Email: lsapa@lsapa.com
LSA PROJECT NO. 2204061

JOB NO. 705921
DATE 03.15.2023
DRAWN BY LSA CAD

4/11/2023
CITY COMMENTS

SHEET NAME
UNIT PLANS - PLUMBING

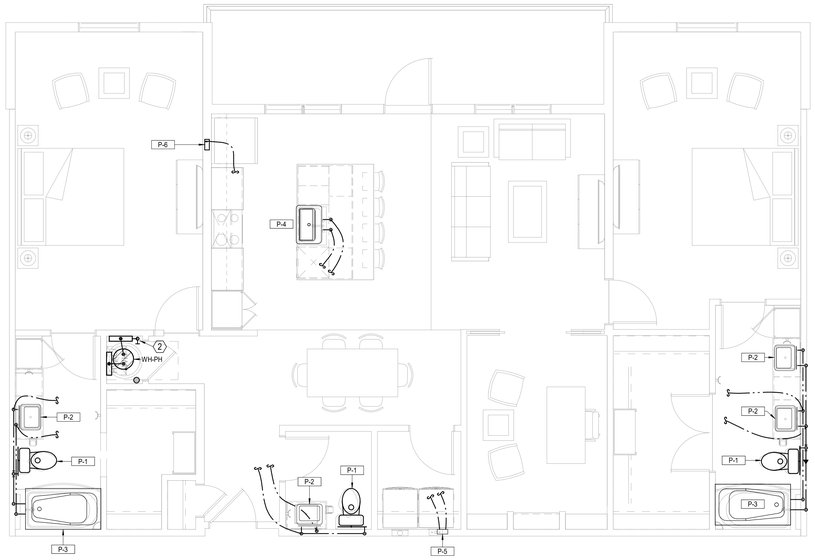
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P2.04

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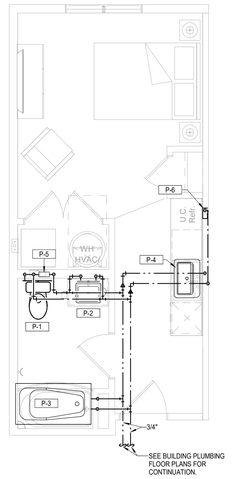
ARCH E1.50" x 42"

UNIT PLUMBING NOTES:
1. ROUTE TOP FLOOR SUPPLY PLUMBING IN CEILING BELOW. NO SUPPLY IN ATTIC.
2. PROVIDE AIR CHAMBERS ON P-4, P-5. AND P-6.
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LEGEND:
(1) 3/4" WATER SERVICE/SHUT-OFF WITH 3/4" MANIFOLD.
(2) 1" WATER SERVICE/SHUT-OFF WITH MANIFOLD.



1 PENTHOUSE
PLUMBING
1/4" = 1'-0"



2 UNIT - GUEST SUITE
PLUMBING
1/4" = 1'-0"

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As Noted on Plans Review
Development Services Department
Lee's Summit, Missouri
04/18/2023

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STATE OF MISSOURI
RICHARD R. BEARDMORE
NUMBER A-5
PROFESSIONAL ENGINEER

03/15/2023

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• 03.15.2023 - PERMIT SUBMITTAL

△REVISIONS

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Email: lsapa@lsapa.com
LSA PROJECT NO. 2204061

JOB NO. 705921
DATE 03.15.2023
DRAWN BY LSA CAD
4/11/2023 CITY COMMENTS
SHEET NAME UNIT PLANS - PLUMBING
SHEET NO. P2.05

4/13/2023 9:11:59 PM

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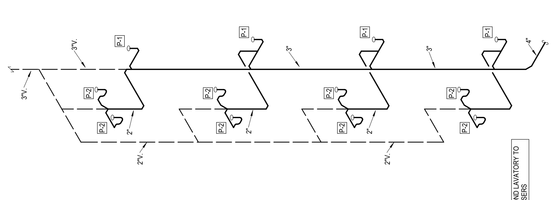
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3839 SW Summerfield Drive, Suite A
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Overland Park, Kansas 66210
Phone: 785.272.2252 Fax: 785.272.2253
Email: lsa@lsapa.com
LSA PROJECT NO. 2345681

JOB NO. 705921
DRAWN BY LSA/JD
DATE 03.15.2023

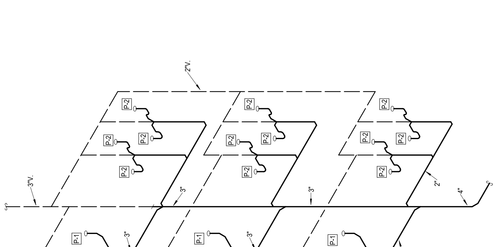
4/7/2023 COMMENTS

SHEET NAME PLUMBING RISERS

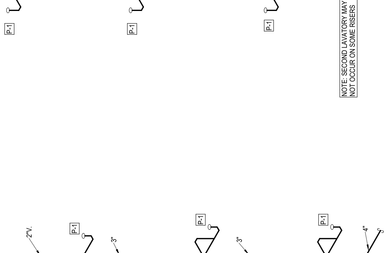
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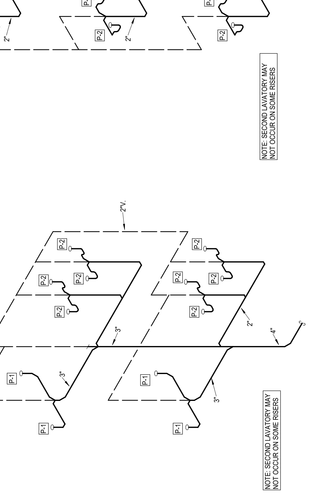
A1 Plumbing Riser
NOT TO SCALE



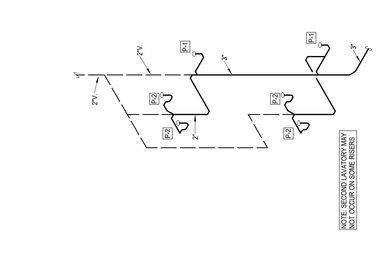
A1/2 Plumbing Riser
NOT TO SCALE



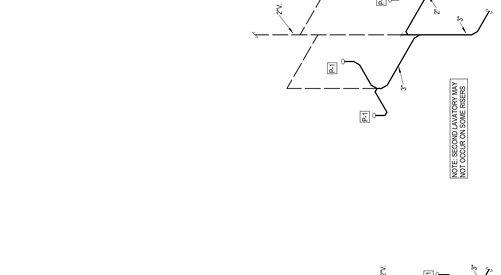
A2 Plumbing Riser
NOT TO SCALE



A2/2 Plumbing Riser
NOT TO SCALE



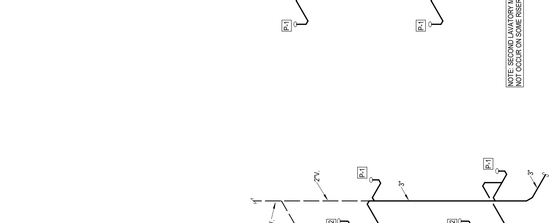
A3 Plumbing Riser
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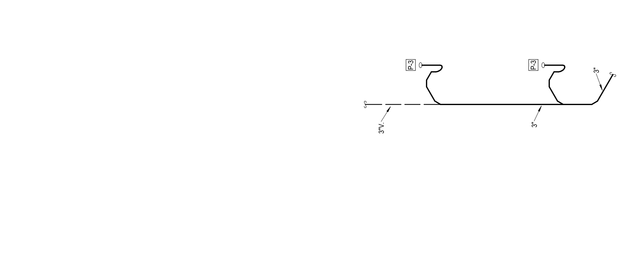
A3/2 Plumbing Riser
NOT TO SCALE



A4 Plumbing Riser
NOT TO SCALE

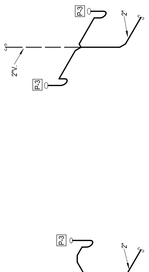


A4/2 Plumbing Riser
NOT TO SCALE



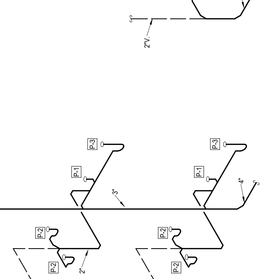
AB3 Plumbing Riser
NOT TO SCALE

B1 Plumbing Riser
NOT TO SCALE

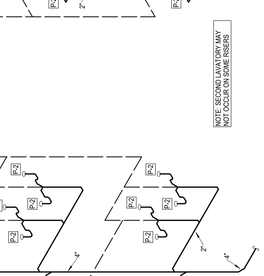


B1/2 Plumbing Riser
NOT TO SCALE

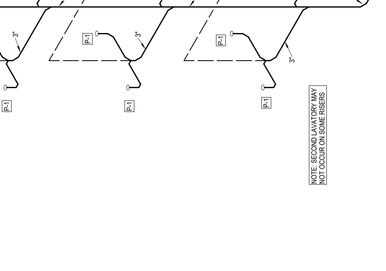
B2 Plumbing Riser
NOT TO SCALE



B2/2 Plumbing Riser
NOT TO SCALE



B3 Plumbing Riser
NOT TO SCALE



B3/2 Plumbing Riser
NOT TO SCALE

B4 Plumbing Riser
NOT TO SCALE

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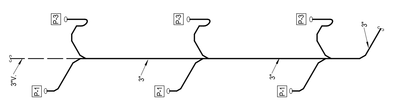
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CONSULTING ENGINEERS
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Topeka, Kansas 66610 785.272.2252
8826 College Boulevard, Suite 102
Overland Park, Kansas 66210
Fax 913.814.9007
Email: lsa@lsakan.com
LSA PROJECT NO. 2345681

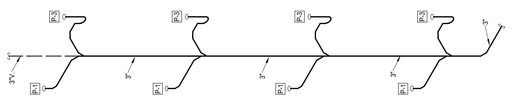
JOB NO. 705921
DRAWN BY LSA / JD
DATE 03.15.2023
4/17/2023 CITY COMMENTS
SHEET NAME PLUMBING RISERS
SHEET NO. P3.02

B4/2 Plumbing Riser — NOT TO SCALE

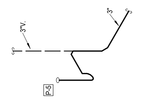
BG3 Plumbing Riser — NOT TO SCALE



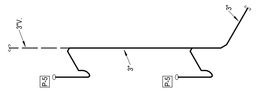
BG4 Plumbing Riser — NOT TO SCALE



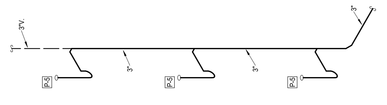
C1 Plumbing Riser — NOT TO SCALE



C2 Plumbing Riser — NOT TO SCALE



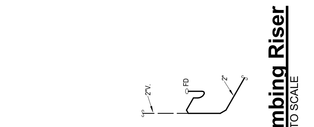
C3 Plumbing Riser — NOT TO SCALE



D1 Plumbing Riser — NOT TO SCALE



D2 Plumbing Riser — NOT TO SCALE



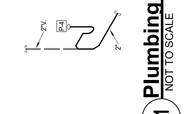
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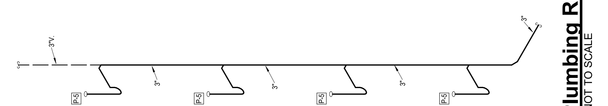
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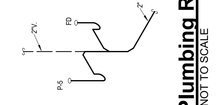
E1 Plumbing Riser — NOT TO SCALE



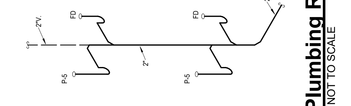
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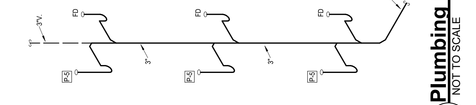
CD1 Plumbing Riser — NOT TO SCALE



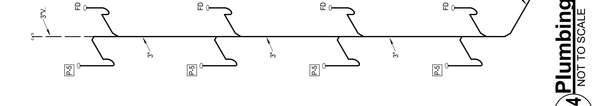
CD2 Plumbing Riser — NOT TO SCALE



CD3 Plumbing Riser — NOT TO SCALE

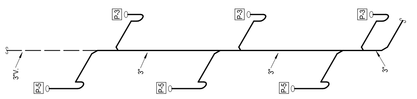


CD4 Plumbing Riser — NOT TO SCALE

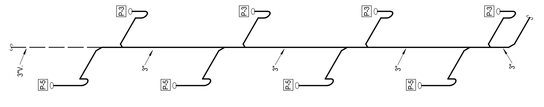


D1 Plumbing Riser — NOT TO SCALE

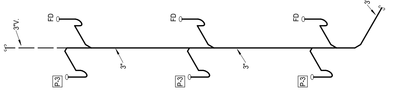
BC3 Plumbing Riser — NOT TO SCALE



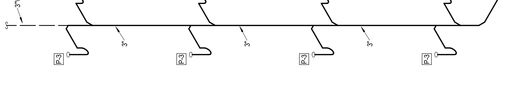
BC4 Plumbing Riser — NOT TO SCALE



BD3 Plumbing Riser — NOT TO SCALE



BD4 Plumbing Riser — NOT TO SCALE



RELEASED FOR CONSTRUCTION
As Noted on Plans Review
The Department of Development Assumes No Liability for Errors or Omissions in These Documents
Lee's Summit, Missouri

ARCHITECTURE
LANDSCAPE
ARCHITECTURE
ENERGY SERVICES

NSPJ ARCHITECTS, Inc.
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NSPARCH.COM

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STATE OF MISSOURI — JEFFREY R. BEARDMORE — NUMBER A-2009018744 — REGISTERED PROFESSIONAL ENGINEER
03/15/2023

A NEW RESIDENTIAL COMMUNITY AT:

TRILOGY

800 & 810 NW WARD RD. | LEE'S SUMMIT, MO

DRAWING RELEASE LOG
• 03.15.2023 - PERMIT SUBMITTAL

△ REVISIONS

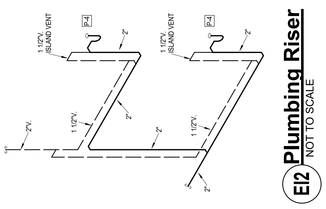
LS&A
CONSULTING ENGINEERS
Lattner Sommers & Associates, LLC
3839 SW Summerfield Drive, Suite A
Lee's Summit, Missouri 64082
8826 College Boulevard, Suite 102
Overland Park, Kansas 66210
Telephone: (816) 524-2227
Email: lsa@lsaeng.com
LSA PROJECT NO. 2345681

JOB NO. 705921
DRAWN BY LSA/AD
DATE 03.15.2023

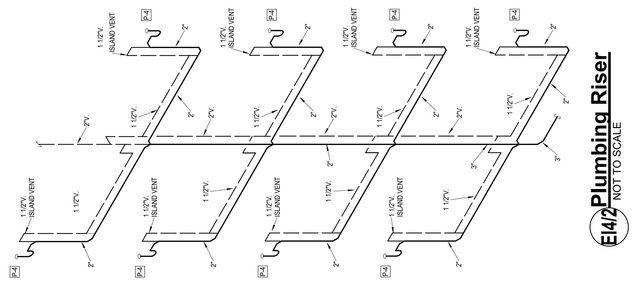
4/17/2023 COMMENTS

SHEET NAME
PLUMBING RISERS

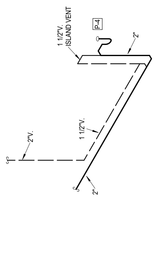
SHEET NO.
P3.03



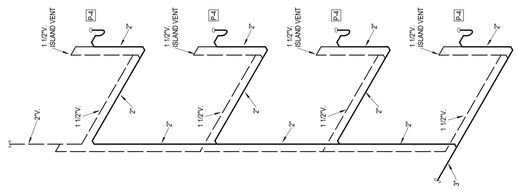
EI2 Plumbing Riser
NOT TO SCALE



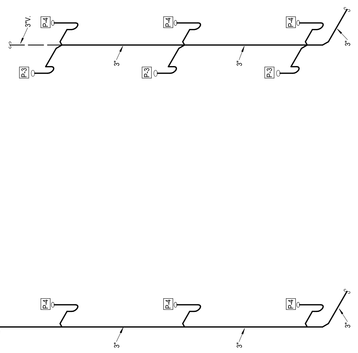
EI4/2 Plumbing Riser
NOT TO SCALE



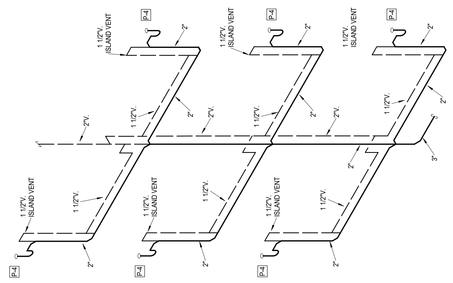
EI1 Plumbing Riser
NOT TO SCALE



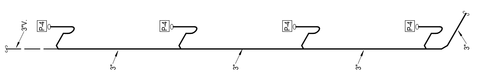
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NOT TO SCALE



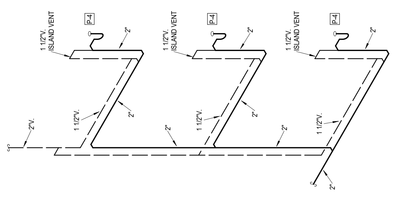
EG3 Plumbing Riser
NOT TO SCALE



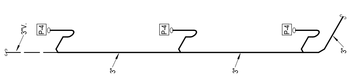
EI3/2 Plumbing Riser
NOT TO SCALE



E4 Plumbing Riser
NOT TO SCALE

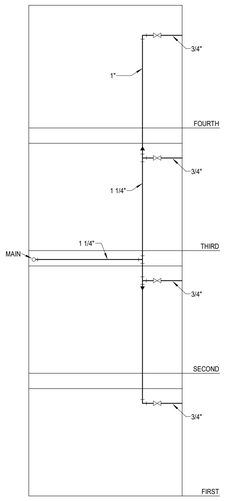


EI3 Plumbing Riser
NOT TO SCALE

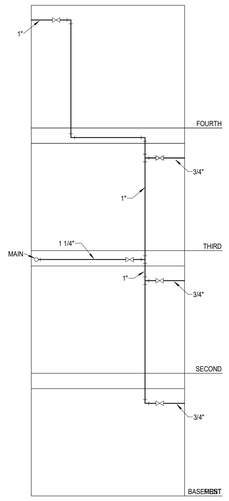


E3 Plumbing Riser
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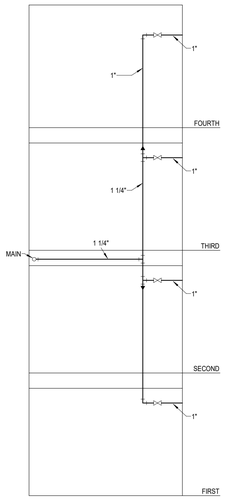
ARCH E1.30" x 42"



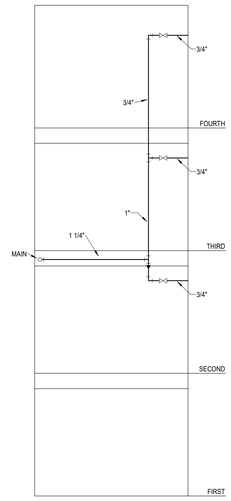
1a Plumbing Riser
NOT TO SCALE
1 BATH



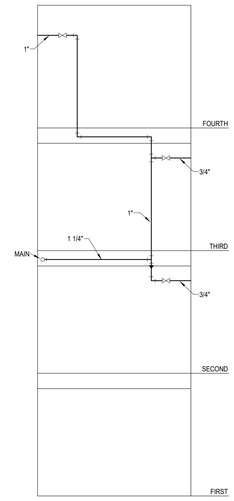
1b Plumbing Riser
NOT TO SCALE
1 BATH + PENTHOUSE



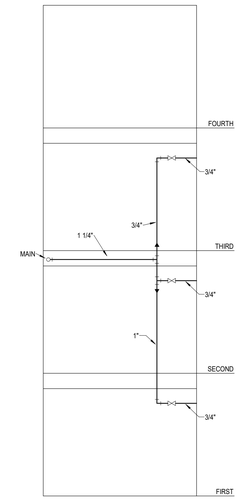
2 Plumbing Riser
NOT TO SCALE
2 BATH



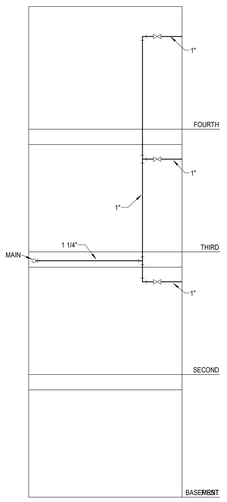
3a Plumbing Riser
NOT TO SCALE
1 BATH



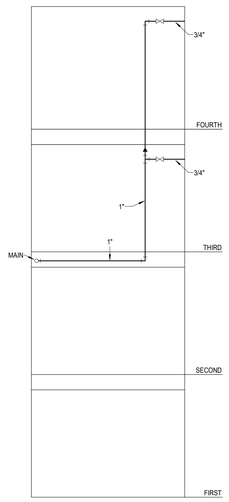
3b Plumbing Riser
NOT TO SCALE
1 BATH + PENTHOUSE



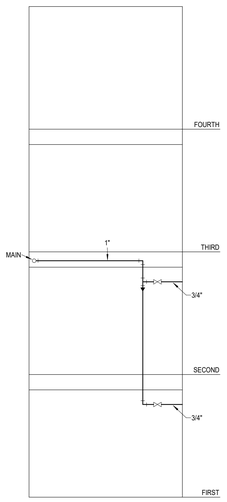
3c Plumbing Riser
NOT TO SCALE
1 BATH



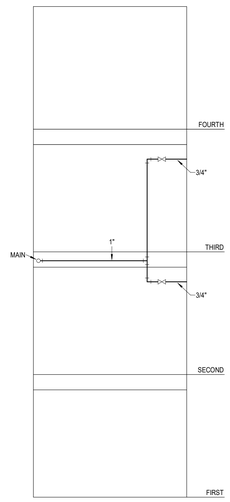
4 Plumbing Riser
NOT TO SCALE
2 BATH



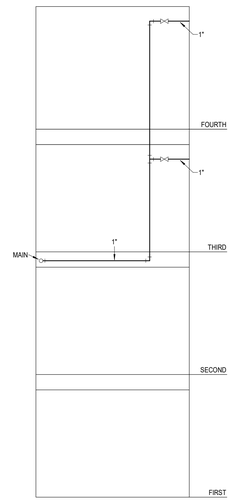
5a Plumbing Riser
NOT TO SCALE
1 BATH



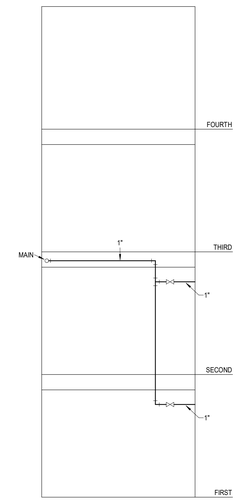
5b Plumbing Riser
NOT TO SCALE
1 BATH



5c Plumbing Riser
NOT TO SCALE
1 BATH



6a Plumbing Riser
NOT TO SCALE
2 AND PENTHOUSE



6b Plumbing Riser
NOT TO SCALE
2 BATH

ARCHITECTURE
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NSPJARCH.COM
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RELEASED FOR CONSTRUCTION
As Noted on Plans Review
Development Services Department
Lee's Summit, Missouri
Jan 16, 2024

STATE OF MISSOURI
RICHARD R. BEARDMORE
NUMBER A-2007018010
PROFESSIONAL ENGINEER
03/15/2023

A NEW RESIDENTIAL COMMUNITY AT:
TRILOGY
800 & 810 NW WARD RD. | LEE'S SUMMIT, MO

DRAWING RELEASE LOG
• 03.15.2023 - PERMIT SUBMITTAL

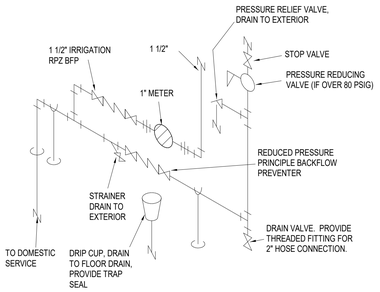
△REVISIONS

LS&A
Lastimer Sommers & Associates P.A.
CONSULTING ENGINEERS
3639 SW Summerfield Drive, Suite A
Topeka, Kansas 6614-3974
8625 College Boulevard, Suite 102
Overland Park, Kansas 66210
Telephone: (785) 233-3232
Email: lsapa@lsapa.com
LSA PROJECT NO. 2204061

JOB NO. 705921
DATE 03.15.2023
DRAWN BY LSA CAD
4/11/2023 CITY COMMENTS
SHEET NAME PLUMBING RISERS
SHEET NO. P3.04

4/13/2023 5:12:02 PM

ARCH E1 30" x 42"

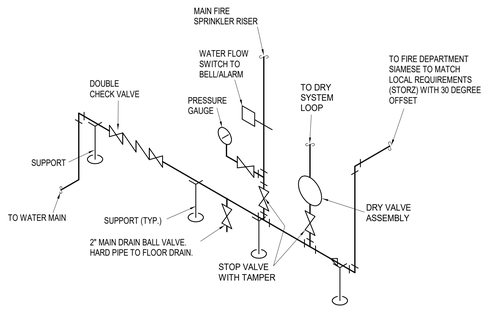


RADON SYSTEM COMPONENTS

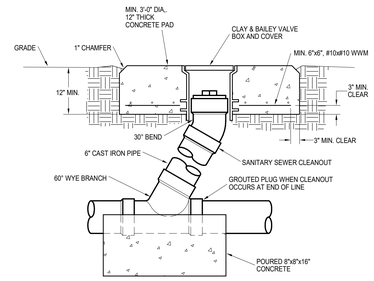
CONTRACTOR TO PROVIDE THE FOLLOWING ITEMS TO PROVIDE THE INFRASTRUCTURE FOR A FUTURE RADON EVACUATION SYSTEM.

1) PROVIDE 4" PERFORATED PVC TUBES IN THE SLAB GRANULAR FILL ON ~25 FT CENTERS ACROSS THE EXTENT OF ALL SLABS ON GRADE INCLUDING THE PERIMETER INTERCONNECTED AS TO ALLOW AIRFLOW BETWEEN ALL TUBES.
2) TUBES SHALL CONNECT TO A HARD PVC PIPE CONNECTION THAT EXTENDS UP THROUGH THE SLAB THROUGH THE ROOF AT 12" ABOVE THE ROOF IN AS STRAIGHT OF A PATH AS POSSIBLE. THIS TUBE SHALL BE AIRTIGHT. THIS SHALL OCCUR IN TWO PLACES ON EACH BUILDING ROUGHLY AT THIRD POINTS ACROSS ITS LENGTH.
3) CAP TUBE AT ROOF AND MARK AS "FUTURE RADON SYSTEM ".
4) ELECTRICAL CONTRACTOR SHALL PROVIDE A JUNCTION BOX IN THE ATTIC JUST BELOW EACH ROOF PENETRATION AND #12 WIRING BACK TO THE NEAREST HOUSE PANEL. CAPPED AND LABELED AS "FUTURE RADON SYSTEM " FANSEACH WIRING RUN CAN BE SEPARATE OR TOGETHER.

1 DOMESTIC WATER RISER
NOT TO SCALE



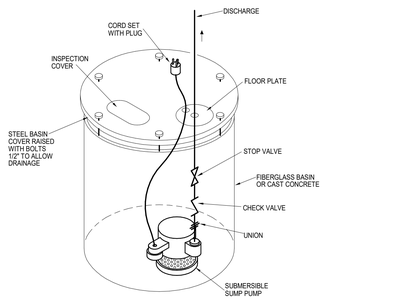
2 FIRE SUPPRESSION ENTRANCE DETAIL
NOT TO SCALE



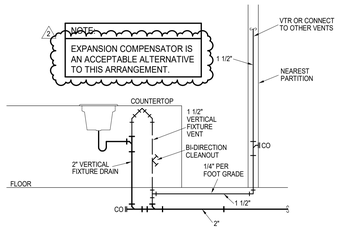
3 FLUSH GRADE CLEANOUT DETAIL
NOT TO SCALE

NOTES:

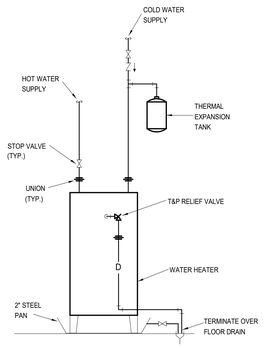
WATER IN PIT DRAINS INTO SUMP AND IS DISCHARGED TO GRADE. THIS IS AN ELECTRIC ELEVATOR SO NO HYDRAULIC FLUID IS PRESENT.



4 ELEVATOR SUMP PUMP DETAIL
NOT TO SCALE



5 ISLAND VENT DETAIL
NOT TO SCALE

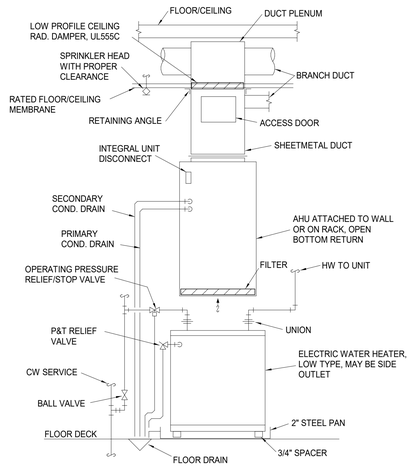


6 ELECTRIC WATER HEATER DETAIL WITH EXP TANK
NOT TO SCALE

NOTES:

1. Floor-Ceiling Assembly The fire-rated solid or trussed lumber joist floor-ceiling assembly shall be constructed of the materials and in the manner specified in the individual L500 Series Floor-Ceiling Designs in the UL Fire Resistance Directory. The general construction details of the floor-ceiling assembly are summarized below:
   A. Flooring System Lumber or plywood subfloor with finish floor of lumber, plywood or Floor Topping Mixture* as specified in the individual Floor-Ceiling Design. Max diam of floor opening is 3 in.
   B. Wood Joists Nom 2 by 10 in. lumber joists spaced 16 in. OC with nom 1 by 3 in. lumber bridging and with ends firestopped. As an alternate to lumber joists, nom 10 in. deep (or deeper) lumber, steel or combination lumber and steel joists, trusses or Structural Wood Members* with bridging as required with ends firestopped.
   C. Furring Channels (Not shown) - Resilient galv steel furring installed perpendicular to wood joists (Item 1B) between wallboard (Item 1D) and wood joists as required in the individual Floor-Ceiling Design.
   D. Gypsum Board* Nom 4 ft wide by 5/8 in. thick as specified in the individual Floor-Ceiling Design.
2. Chase Wall The through penetrant (Item 3) shall be routed through a 1 hr fire-rated single, double or staggered wood stud/gypsum wallboard chase wall constructed of the materials and in the manner specified in the individual U300 Series Wall and Partition Designs in the UL Fire Resistance Directory and shall include the following construction features:
   A. Studs Nom 2 by 4 in. lumber studs.
   B. Sole Plate Nom 2 by 4 in. lumber plates.
   C. Top Plate The double top plate shall consist of two nom 2 by 4 in. lumber plates. Max diam of opening is 3 in.
   D. Gypsum Board* Thickness, type, number of layers and fasteners shall be as specified in individual Wall and Partition Design.
3. Through - Penetrants One nonmetallic pipe to be installed either eccentrically or concentrically within the firestop system. The annular space between the through penetrant and the periphery of the opening shall be a min 0 in. (point contact) to a max of 5/8 in. Pipe to be rigidly supported on both sides of the floor-ceiling assembly. The following types and sizes of nonmetallic pipes may be used.
   A. Polyvinyl Chloride (PVC) Pipe Nom 2 in. diam (or smaller) Schedule 40 cellular or solid core PVC pipe for use in closed (process or supply) or vented (drain, waste, or vent) piping systems.
   B. Acrylonitrile Butadine Styrene (ABS) Pipe Nom 2 in diam (or smaller) Schedule 40 cellular or solid core ABS pipe for use in closed (process or supply) or vented (drain, waste or vent) piping systems.
   C. Chlorinated Polyvinyl Chloride (CPVC) Pipe Nom 2 in. diam (or smaller) SDR17 CPVC pipe for use in closed (process or supply) or vented (drain, waste or vent) piping systems.
4. Fill, Void or Cavity Material* -- Sealant Min 3/4 in. thickness of fill material applied within the annulus, flush with top surface of floor and flush with bottom surface of lower top plate.
   HILTI CONSTRUCTION CHEMICALS, DIV OF HILTI INC - FS - ONE Sealant

*Bearing the UL Classification Marking



7 APARTMENT AHU/WATER HEATER
NOT TO SCALE

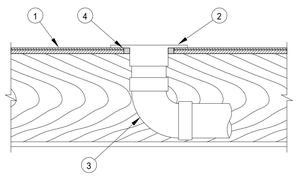
NOTES:

1. Floor-Ceiling Assembly The 1 hr fire-rated solid or trussed lumber joist floor-ceiling assembly shall be constructed of the materials and in the manner specified in the individual L500 Series Floor-Ceiling Designs in the UL Fire Resistance Directory. The general construction features of the floor-ceiling assembly are summarized below:

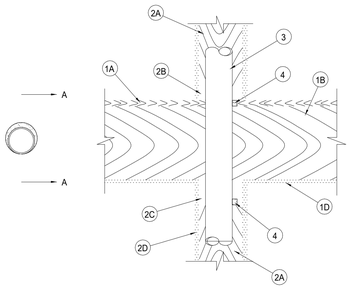
   A. Flooring System Lumber or plywood subfloor with finish floor of lumber, plywood or Floor Topping Mixture* as specified in the individual Floor-Ceiling Design. Max diam of opening shall be 5 in.

   B. Wood Joist* Nom 10 in. deep (or deeper) lumber, steel or combination lumber and steel joists, trusses or Structural Wood Members* with bridging as required and with ends firestopped.

   C. Gypsum Board* Nom 5/8 in. thick, 4 ft wide as specified in the individual Floor-Ceiling Design.
2. Closet Flange Acrylonitrile butadiene styrene (ABS) or polyvinyl chloride (PVC) closet stub sized to accommodate drain pipe. Closet flange installed over drain piping within floor opening with flange secured to plywood floor with steel screws. Diam of circular opening through flooring (Item 1A) to be max ½ in. larger than outside diam of closet flange.
3. Drain Piping Nom 4 in. diam (on smaller) Schedule 40 acrylonitrile butadiene styrene (ABS) or polyvinyl chloride (PVC) drain pipe and 90 degree elbow for use in vented (drain, waste or vent) piping systems. Pipe installed concentrically within firestop system.
4. Fill, Void or Cavity Materials*--Sealant Min 3/4 in. thickness of fill material applied within the annulus, flush with the bottom surface of floor.
   HILTI CONSTRUCTION CHEMICALS, DIV OF HILTI INC -- FS-ONE Sealant
5. Water Closet (Not Shown)--Floor mounted vitreous china water closet.
   *Bearing the UL Classification Mark



8 FIRE RATED PENETRATION DETAIL
NO SCALE — SYSTEM FC-2203



9 FIRE RATED PENETRATION DETAIL
NO SCALE — SYSTEM FC-2142

NSPJ ARCHITECTS
3515 W. 75TH ST., SUITE 201
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Lee's Summit, Missouri
04/28/2023

STATE OF MISSOURI
RICHARD R. BEARDMORE
NUMBER A-2007018010
PROFESSIONAL ENGINEER
04/28/2023

A NEW RESIDENTIAL COMMUNITY AT:
TRILOGY
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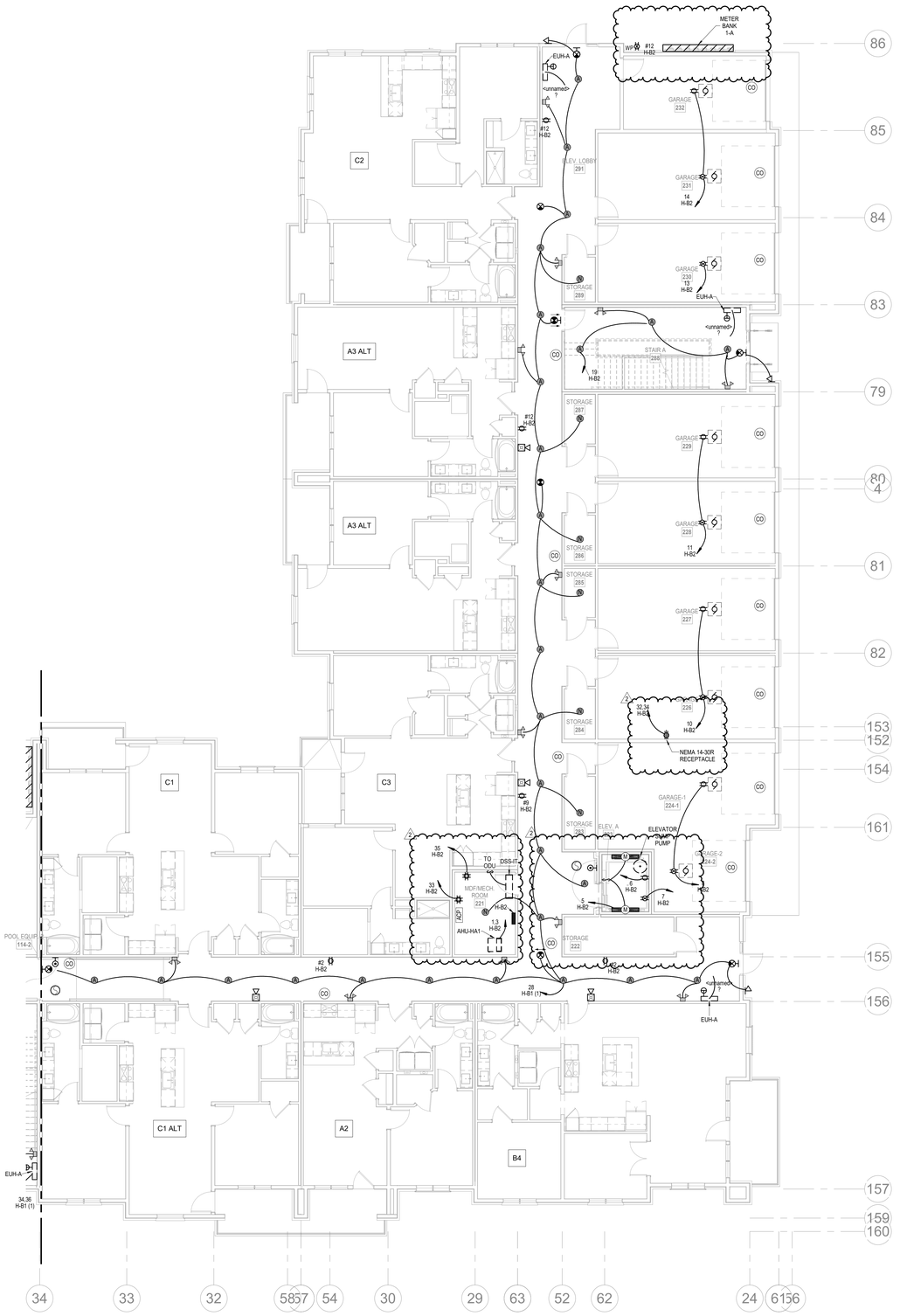
REVISIONS
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Telephone: (785) 233-3232
Email: lsapa@lsapa.com
LSA PROJECT NO. 2204061

JOB NO. 705921
DATE 03.15.2023
DRAWN BY LSA CAD
4/28/2023 ADDENDUM 1/ CITY COMMENTS #2
SHEET NAME MECHANICAL DETAILS
SHEET NO. MP1.01

5/1/2023 3:50:39 PM

ARCH E1.50" x 42"



1 **1ST FLOOR - SEGMENT A**
ELECTRICAL
1/8" = 1'-0"

NORTH

NOTES:
1. COORDINATE WITH OTHER SUB-CONTRACTORS FOR PLACEMENT OF WORK PRIOR TO INSTALLATION BEGINNING.
2. SEE FIRE SUPPRESSION SUBMITTALS AND INCORPORATE ALL DEVICES INTO FIRE ALARM.
3. EXIT LIGHTS SHALL BE VISIBLE TO OCCUPANTS.
4. PROVIDE NEC CLEARANCES FOR ALL PANELS AND ELECTRICAL EQUIPMENT.
5. FOLLOW THE DRAWINGS FOR HOME RUNS AND CIRCUIT NUMBERS. DO NOT COMBINE CIRCUITS IN LARGER CONDUITS UNLESS PRE-APPROVED BY THE ENGINEER.
6. LABEL ALL JUNCTION BOXES AS TO THE PANEL AND CIRCUIT NUMBER SERVED.
7. PANEL DIRECTORIES SHALL BE SPECIFIC TO THE ROOMS/EQUIPMENT SERVED.
8. SEE ARCHITECTURAL DRAWINGS FOR MOUNTING HEIGHTS AND DETAILS.
9. SEE TELECOM DETAILS FOR MISCELLANEOUS POWER NEEDS.
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12. VERTICALLY ALIGNED FLOOR TO FLOOR RECEPTACLES TO BE ON SINGLE CIRCUIT
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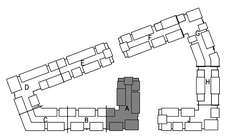
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04/28/2023

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KEY PLAN
NO SCALE

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LSA PROJECT NO. 2204061

JOB NO. 705921
DATE 03.15.2023
DRAWN BY LSA CAD
4/28/2023 ADDENDUM 1/
CITY COMMENTS #2
SHEET NAME
SEGMENT A - 1ST FLOOR - ELECTRICAL
SHEET NO.
E1.01

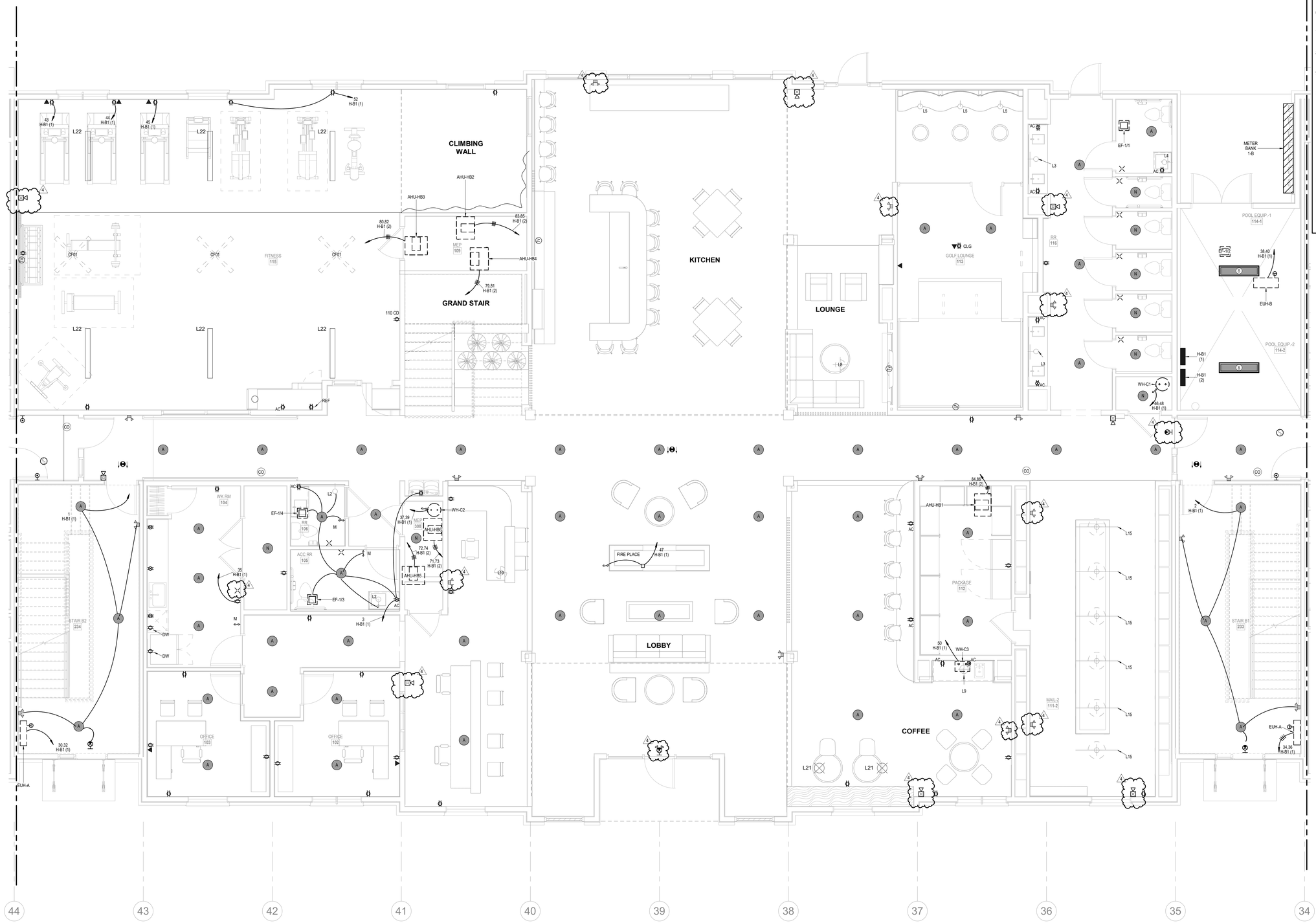
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ARCH E1.30" x 42"

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    ALL ⊗ ⊗ ⊗ FIXTURES ARE TYPE X1 UNLESS NOTED OTHERWISE
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NORTH

2 1ST FLOOR - SEGMENT B

ELECTRICAL
1/4" = 1'-0"

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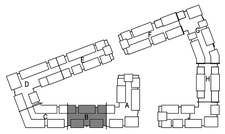
STATE OF MISSOURI
RICHARD R. BEARDMORE
NUMBER 2010035010
PROFESSIONAL ENGINEER
05/17/2023

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KEY PLAN
NO SCALE

△REVISIONS

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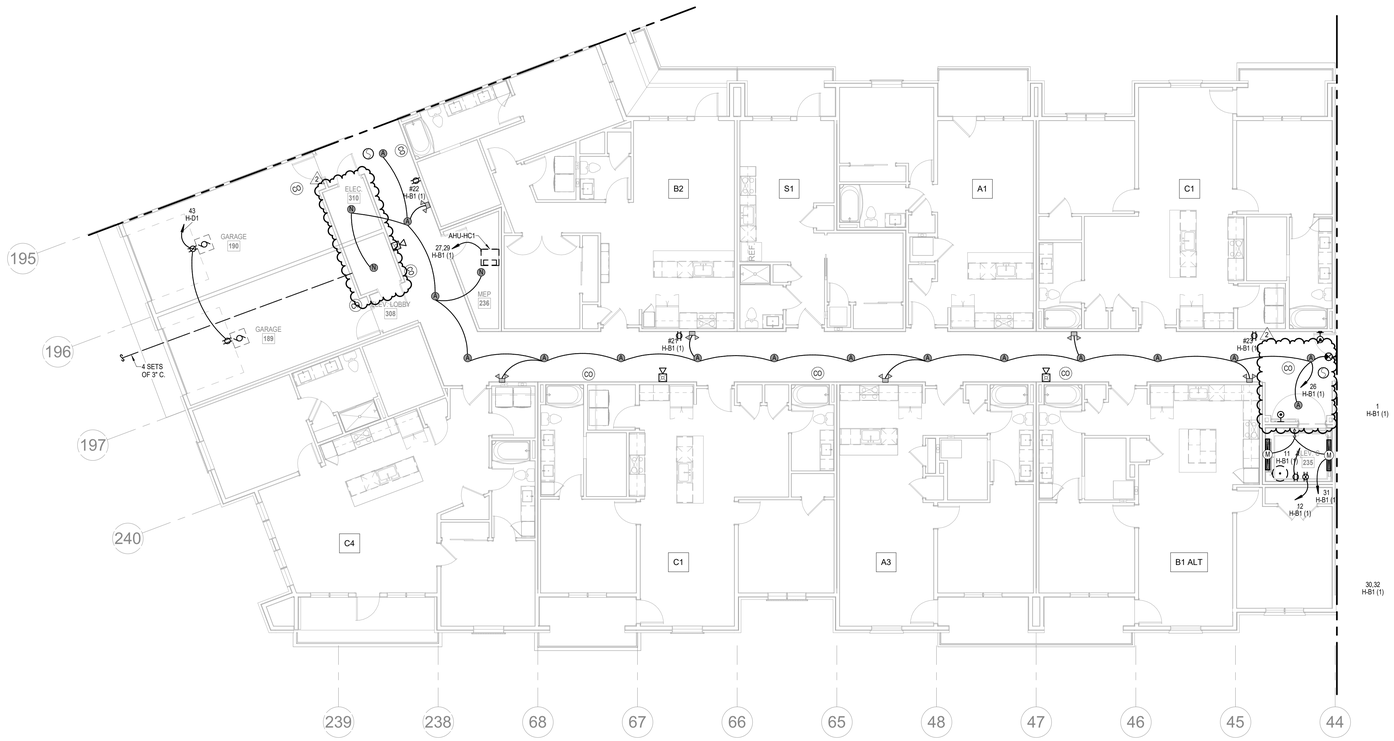
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Email: lsapa@lsapa.com
LSA PROJECT NO. 2204061

JOB NO. 705921
DATE 03.15.2023
DRAWN BY LSA CAD
5/17/2023 CITY COMMENTS #3
SHEET NAME SEGMENT B - 1ST FLOOR - ELECTRICAL
SHEET NO. E1.06.1

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ARCH E1.30" x 42"

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NORTH

1 1ST FLOOR - SEGMENT C

ELECTRICAL

1/8" = 1'-0"

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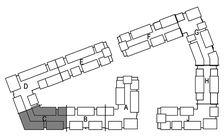
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KEY PLAN

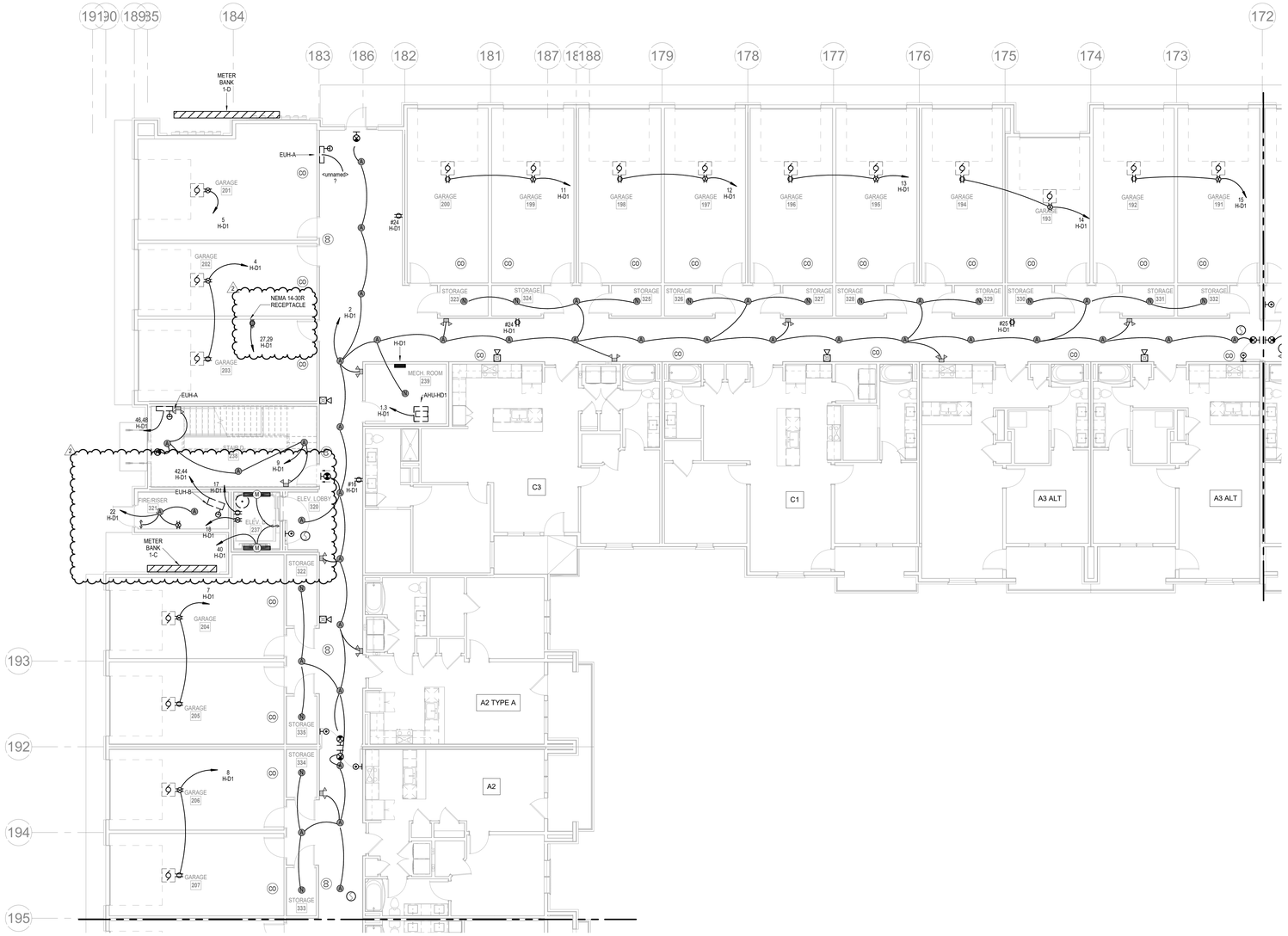
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LSA PROJECT NO. 2204061

JOB NO. 705921
DATE 03.15.2023
DRAWN BY LSA CAD
4/28/2023 ADDENDUM 1/ CITY COMMENTS #2
SHEET NAME SEGMENT C - 1ST FLOOR - ELECTRICAL
SHEET NO. E1.09

5/1/2023 3:48:40 PM

ARCH E1.30" x 42"



NORTH

1 1ST FLOOR - SEGMENT D

ELECTRICAL
1/8" = 1'-0"

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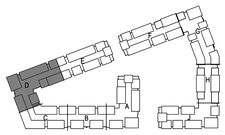
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LSA PROJECT NO. 2204061

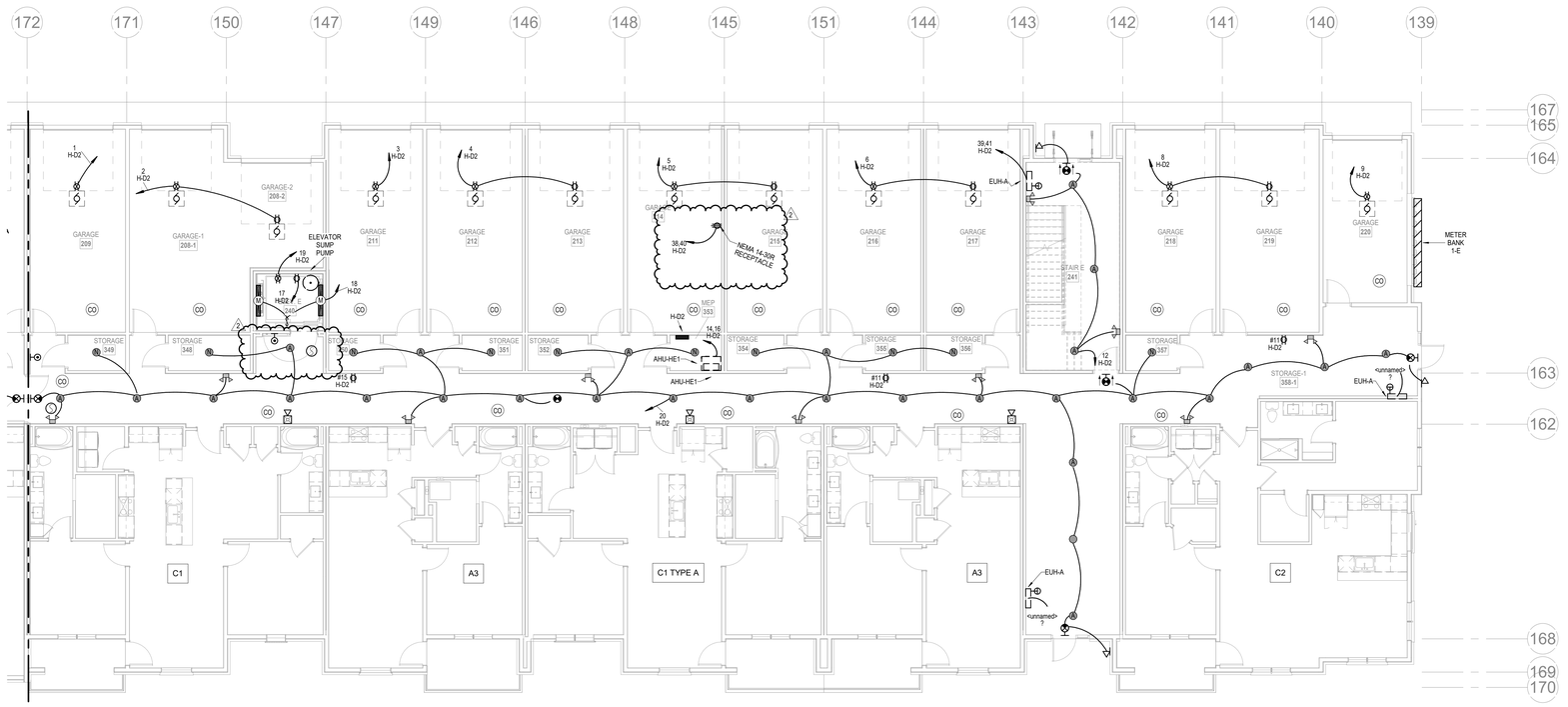
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SEGMENT D - 1ST FLOOR - ELECTRICAL
SHEET NO.
E1.14

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ARCH E1.30" x 42"

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1 1ST FLOOR - SEGMENT E

ELECTRICAL
1/8" = 1'-0"

NORTH

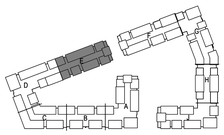
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KEY PLAN

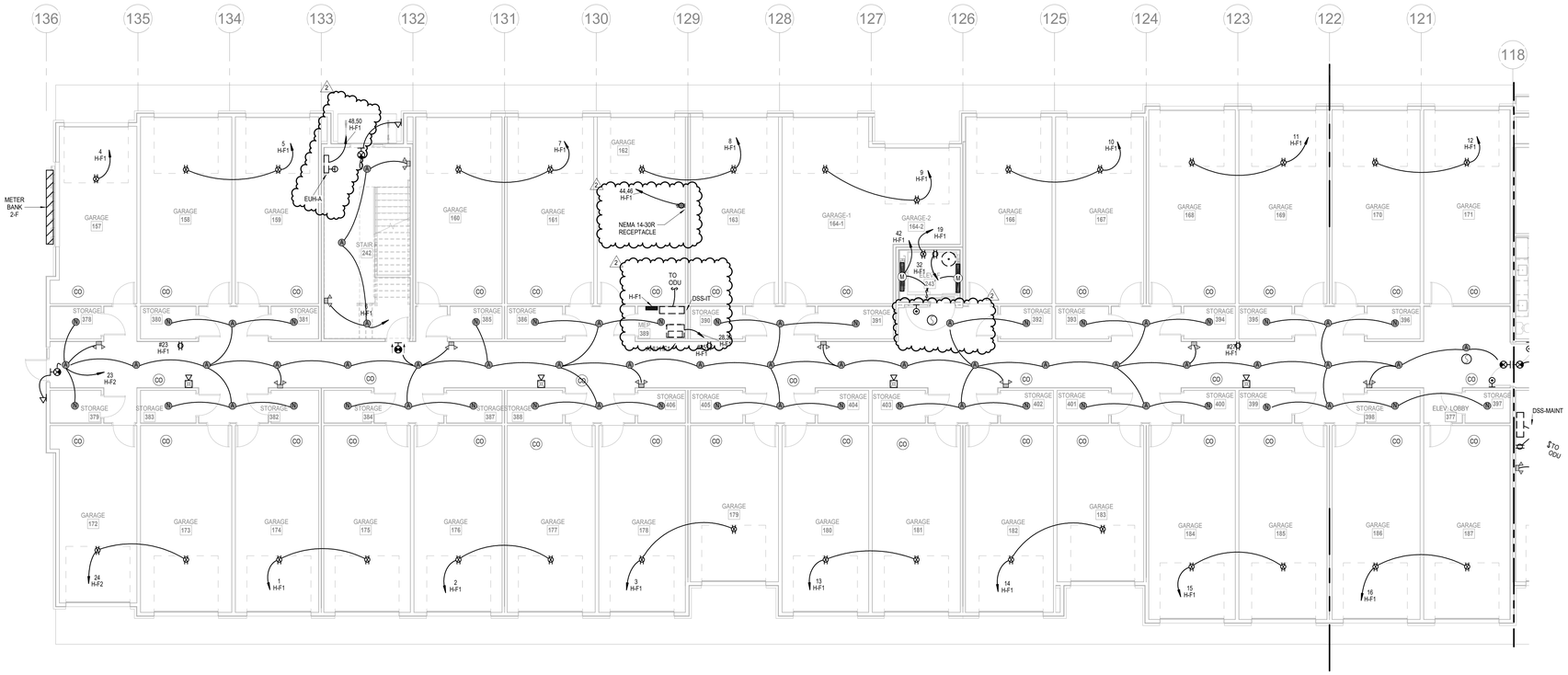
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SHEET NAME SEGMENT E - 1ST FLOOR - ELECTRICAL
SHEET NO. E1.19

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ARCH E1.30" x 42"



NORTH

1 1ST FLOOR - SEGMENT F

ELECTRICAL

1/8" = 1'-0"

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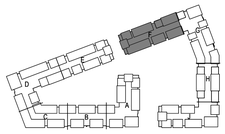
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KEY PLAN

NO SCALE

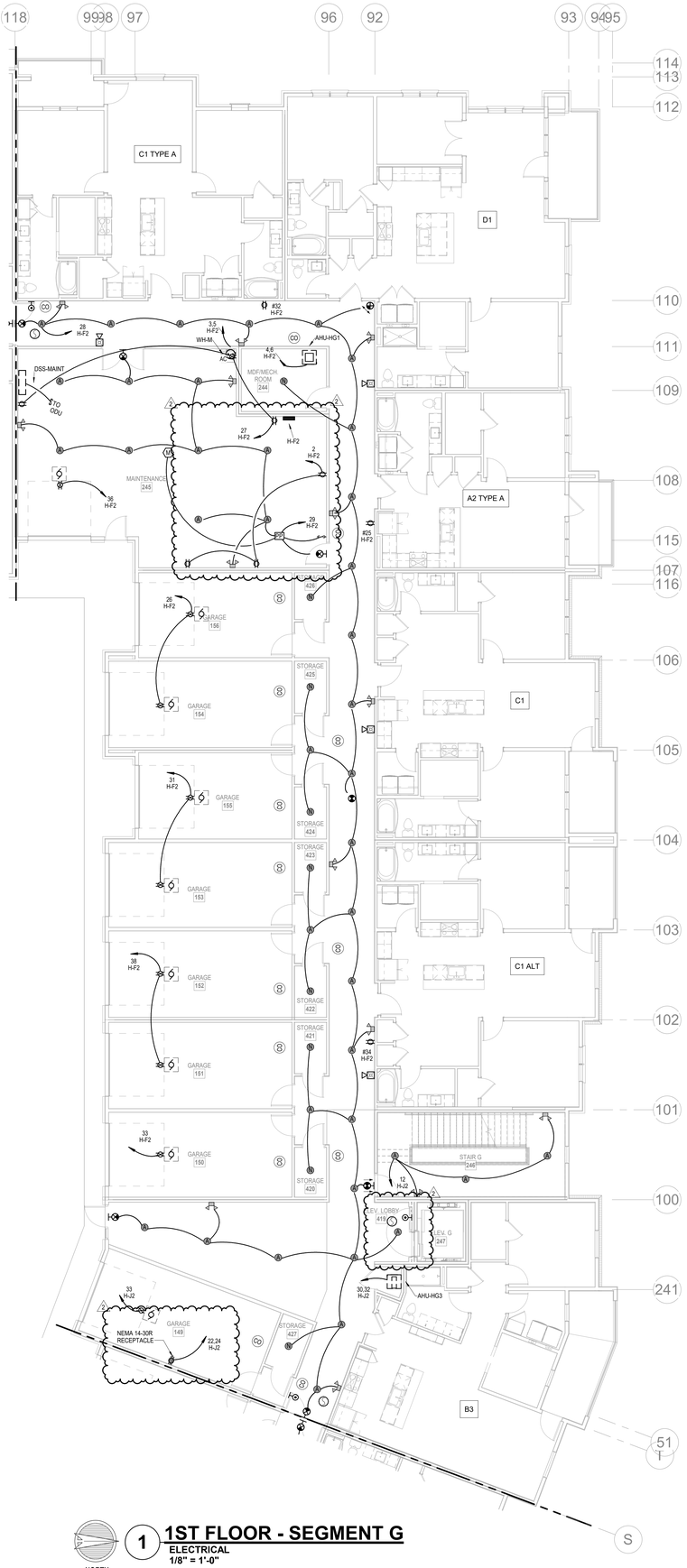
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SHEET NO. E1.24

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ARCH E1.30" x 42"

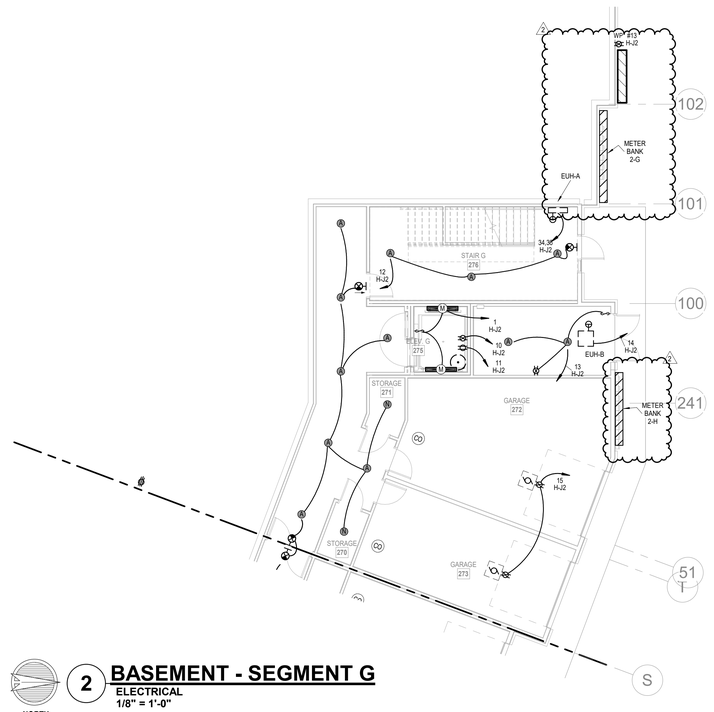


NORTH

1 1ST FLOOR - SEGMENT G

ELECTRICAL

1/8" = 1'-0"



NORTH

2 BASEMENT - SEGMENT G

ELECTRICAL

1/8" = 1'-0"

NOTES:
1. COORDINATE WITH OTHER SUB-CONTRACTORS FOR PLACEMENT OF WORK PRIOR TO INSTALLATION BEGINNING.
2. SEE FIRE SUPPRESSION SUBMITTALS AND INCORPORATE ALL DEVICES INTO FIRE ALARM.
3. EXIT LIGHTS SHALL BE VISIBLE TO OCCUPANTS.
4. PROVIDE NEC CLEARANCES FOR ALL PANELS AND ELECTRICAL EQUIPMENT.
5. FOLLOW THE DRAWINGS FOR HOME RUNS AND CIRCUIT NUMBERS. DO NOT COMBINE CIRCUITS IN LARGER CONDUITS UNLESS PRE-APPROVED BY THE ENGINEER.
6. LABEL ALL JUNCTION BOXES AS TO THE PANEL AND CIRCUIT NUMBER SERVED.
7. PANEL DIRECTORIES SHALL BE SPECIFIC TO THE ROOMS/EQUIPMENT SERVED.
8. SEE ARCHITECTURAL DRAWINGS FOR MOUNTING HEIGHTS AND DETAILS.
9. SEE TELECOM DETAILS FOR MISCELLANEOUS POWER NEEDS.
10. ALL DISC FIXTURES ARE TYPE A UNLESS NOTED OTHERWISE ALL CLOSET FIXTURES ARE TYPE N UNLESS NOTED OTHERWISE ALL ⊗ ⊗ ⊗ FIXTURES ARE TYPE X1 UNLESS NOTED OTHERWISE ALL ⊠ FIXTURES ARE TYPE X2 UNLESS NOTED OTHERWISE ALL ⊠ FIXTURES ARE TYPE X3 UNLESS NOTED OTHERWISE ALL ▽ FIXTURES ARE TYPE X4 UNLESS NOTED OTHERWISE
11. LIGHTING AND RECEPTACLES IN STAIR TOWER TO BE ON SINGLE CIRCUIT.
12. VERTICALLY ALIGNED FLOOR TO FLOOR RECEPTACLES TO BE ON SINGLE CIRCUIT
13. REVIEW HVAC PLANS FOR FIRE/SMOKE DAMPERS AND CONNECT TO 120V AND FIRE ALARM.

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Development Services Department
Lee's Summit, Missouri
Jan 12, 2024

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RICHARD R. BEARDMORE
NUMBER 2010035010
PROFESSIONAL ENGINEER

04/28/2023

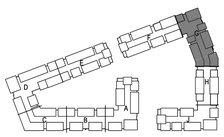
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△REVISIONS
2 23 0428 ADD 1CC 2



NORTH

KEY PLAN

NO SCALE

LS&A
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CONSULTING ENGINEERS
3639 SW Summerfield Drive, Suite A
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8625 College Boulevard, Suite 102
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Email: lsapa@lsapa.com
LSA PROJECT NO. 2204061

JOB NO. 705921
DATE 03.15.2023
DRAWN BY LSA CAD
4/28/2023 ADDENDUM 1/ CITY COMMENTS #2

SHEET NAME
SEGMENT G - BASEMENT & 1ST FLOOR - ELECTRICAL

SHEET NO.
E1.29

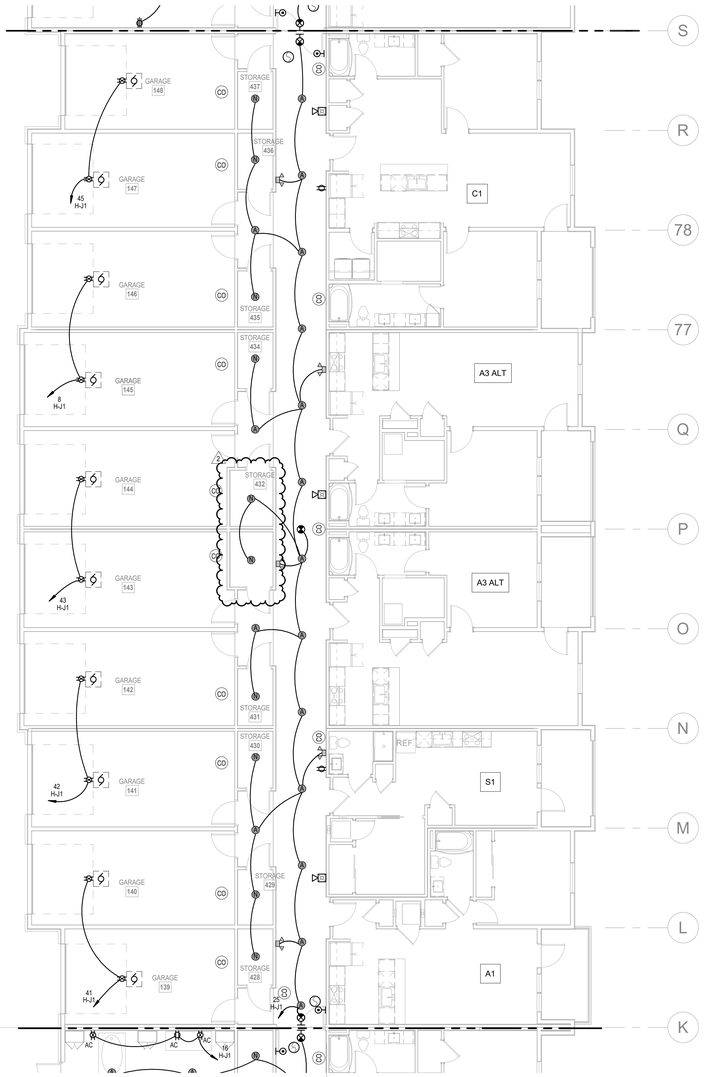
5/1/2023 3:49:31 PM

ARCH E1.30" x 42"

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As Noted on Plans Review
Development Services Department
Lee's Summit, Missouri
04/28/2023

NOTES:

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9. SEE TELECOM DETAILS FOR MISCELLANEOUS POWER NEEDS.
10. ALL DISC FIXTURES ARE TYPE A UNLESS NOTED OTHERWISE
    ALL CLOSET FIXTURES ARE TYPE N UNLESS NOTED OTHERWISE
    ALL ⊗ ⊗ ⊗ FIXTURES ARE TYPE X1 UNLESS NOTED OTHERWISE
    ALL FIXTURES ARE TYPE X2 UNLESS NOTED OTHERWISE
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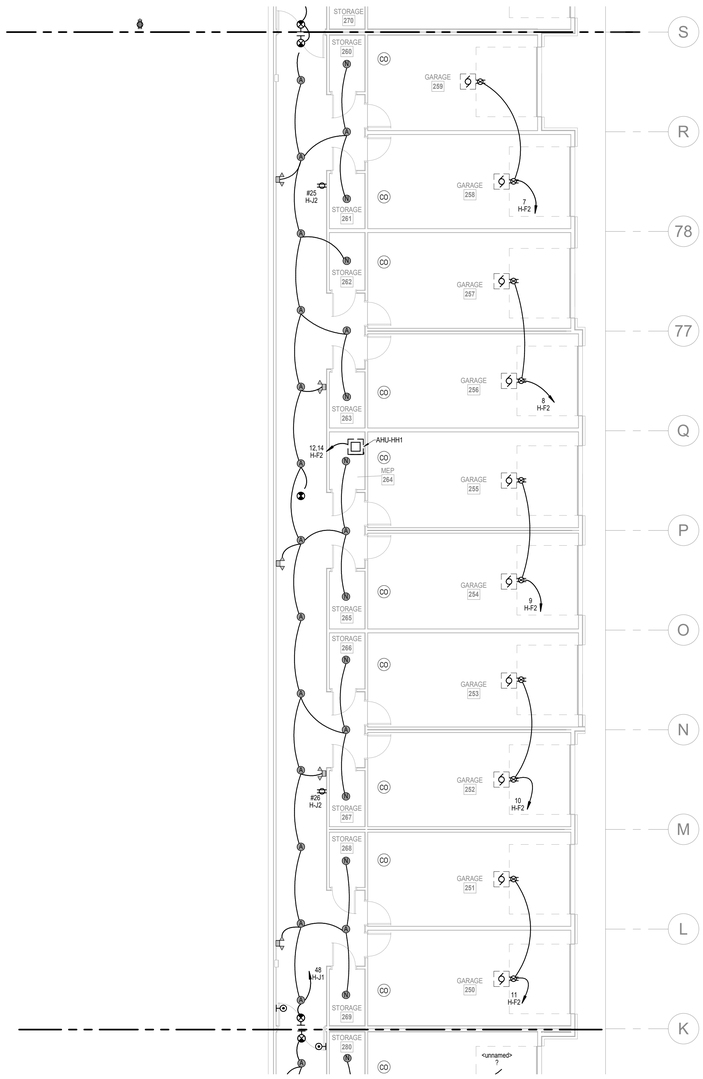


6

NORTH

1 1ST FLOOR - SEGMENT H

ELECTRICAL
1/8" = 1'-0"



NORTH

2 BASEMENT - SEGMENT H

ELECTRICAL
1/8" = 1'-0"

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STATE OF MISSOURI
RICHARD R. BEARDMORE
NUMBER
PROFESSIONAL ENGINEER

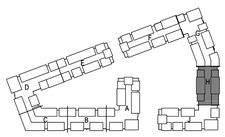
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NORTH

KEY PLAN

NO SCALE

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Telephone: (785) 233-3232
Email: lsapa@lsapa.com
LSA PROJECT NO. 2204061

JOB NO. 705921
DATE 03.15.2023
DRAWN BY LSA CAD
4/28/2023 ADDENDUM 1/
CITY COMMENTS #2

SHEET NAME
SEGMENT H - BASEMENT & 1ST FLOOR - ELECTRICAL

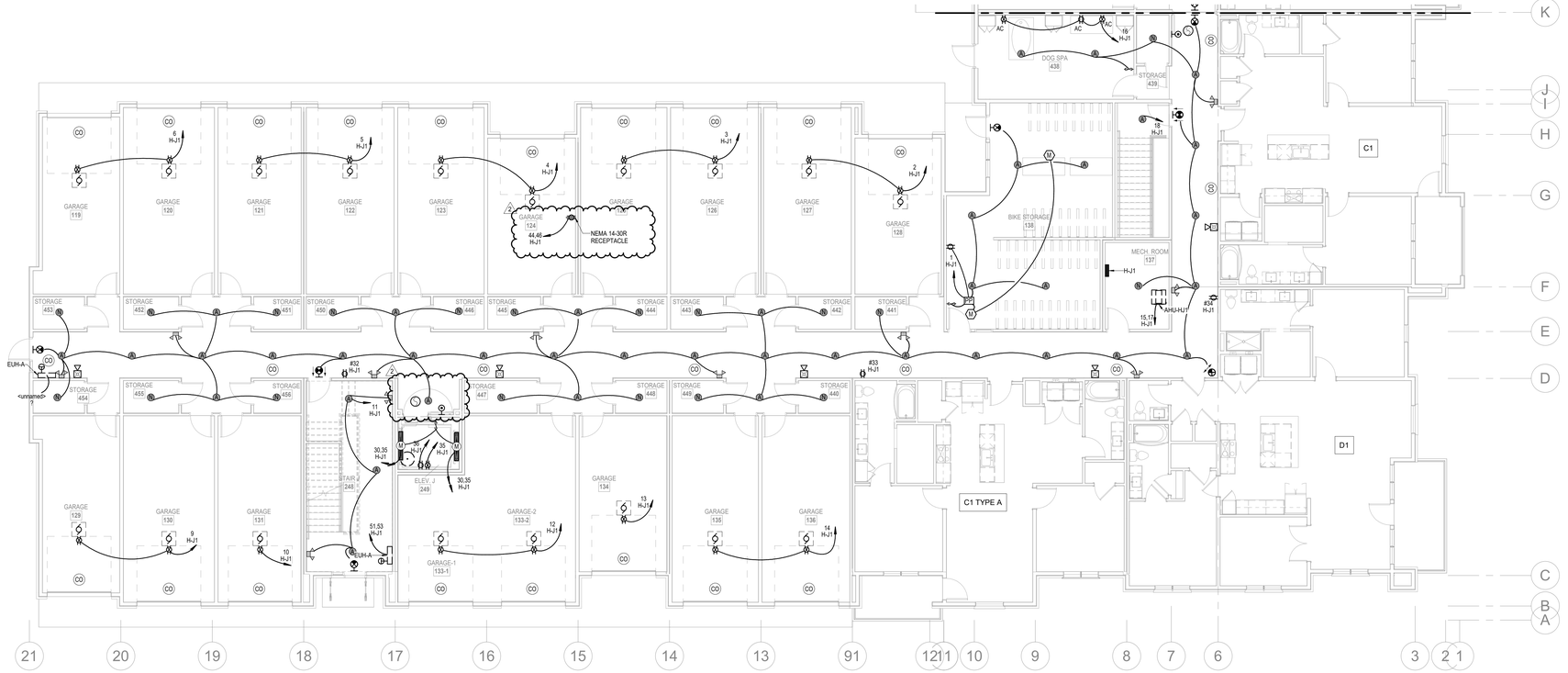
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E1.32

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ARCH E1.35" x 42"

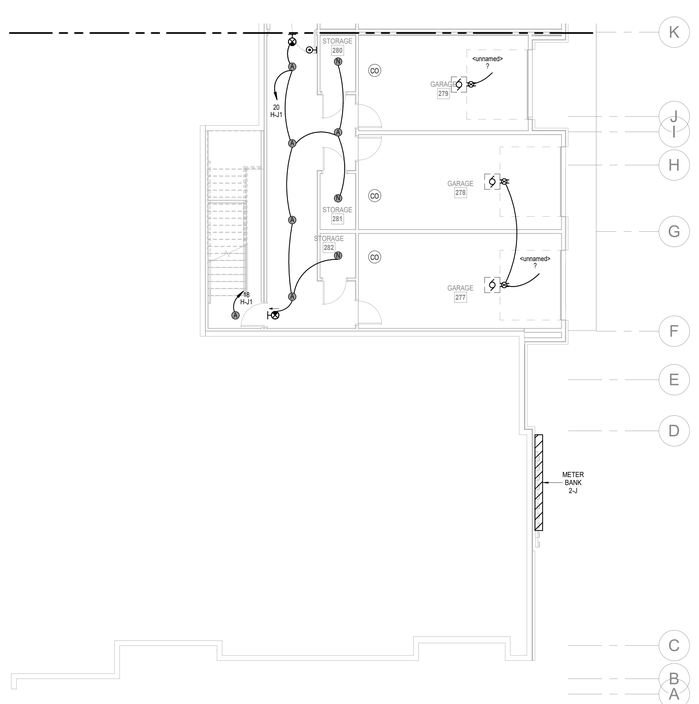
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Lee's Summit, Missouri
04/28/2023

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NORTH

1 1ST FLOOR - SEGMENT J
ELECTRICAL
1/8" = 1'-0"



NORTH

2 BASEMENT - SEGMENT J
ELECTRICAL
1/8" = 1'-0"

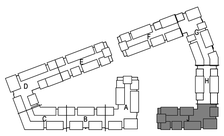
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RICHARD R. BEARDMORE
NUMBER 2010035010
PROFESSIONAL ENGINEER
04/28/2023

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NORTH

KEY PLAN
NO SCALE

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Telephone: (785) 233-3232
Email: lsapa@lsapa.com
LSA PROJECT NO. 2204061

JOB NO. 705921 DATE 03.15.2023
DRAWN BY LSA CAD
4/28/2023 ADDENDUM 1/ CITY COMMENTS #2
SHEET NAME
SEGMENT J - BASEMENT & 1ST FLOOR - ELECTRICAL
SHEET NO.
E1.35

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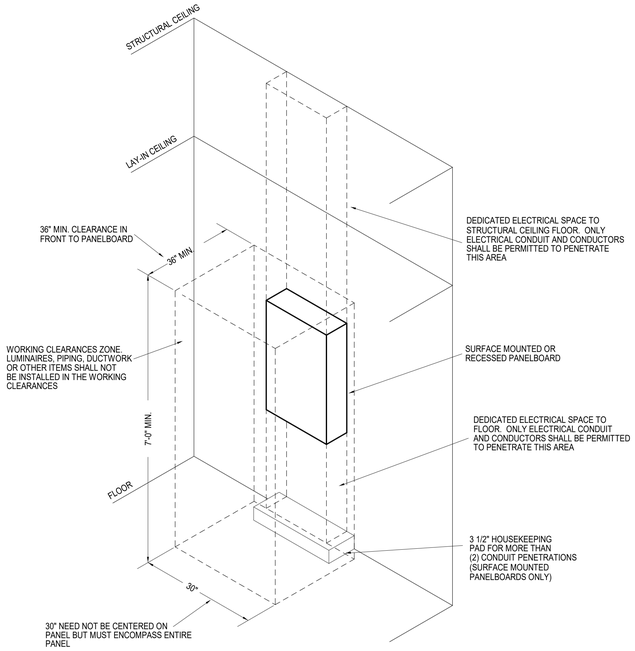
ARCH E1 30" x 42"

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Lee's Summit, Missouri
Jan 12, 2023

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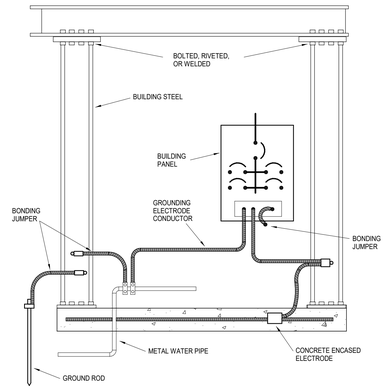


03/15/2023

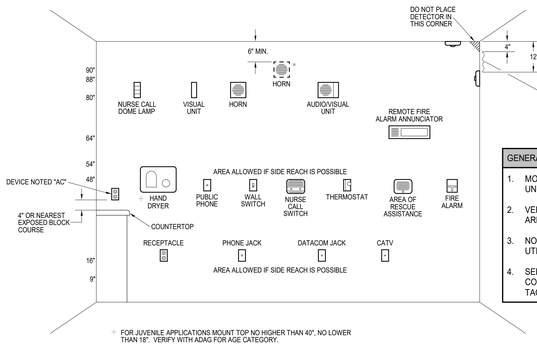


NOTE:
COORDINATE ALL WORK WITH OTHER TRADES. MAINTAIN ALL OTHER NEC CLEARANCES AND REQUIREMENTS.

1 TYPICAL PANELBOARD INSTALLATION DETAIL
NOT TO SCALE



2 GROUNDING ELECTRODE SYSTEM DETAIL
NOT TO SCALE

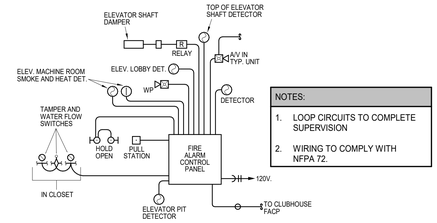


+ FOR JUVENILE APPLICATIONS MOUNT TOP NO HIGHER THAN 40", NO LOWER THAN 18". VERIFY WITH ADAG FOR AGE CATEGORY.

GENERAL NOTES:
1. MOUNT DEVICES AT HEIGHT INDICATED UNLESS NOTED OTHERWISE ON PLANS.
2. VERIFY MOUNTING IN SIDE REACH AREAS WITH ARCHITECT.
3. NOT ALL DEVICES SHOWN MAY BE UTILIZED ON PROJECT.
4. SEE ARCHITECTURAL DRAWINGS FOR CONFLICTS WITH CHALK BOARDS, TACK BOARDS, AND CASEWORK.

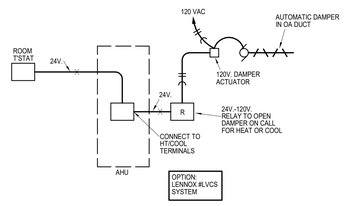
DEVICE MOUNTING NOTES:
1. VISUAL UNIT DEVICE BOTTOM 80" ABOVE HIGHEST FLOOR LEVEL OR TOP 6" BELOW CEILING; WHICHEVER IS LOWER.
2. AUDIO UNIT DEVICE BOTTOM 80" ABOVE HIGHEST FLOOR LEVEL OR TOP 6" BELOW CEILING; WHICHEVER IS LOWER. * TOP OF UNIT NOT LESS THAN 90" ABOVE FLOOR AND NOT LESS THAN 6" BELOW CEILING (NFPA) (BOTTOM AT 88" WITH BLOCK COURSES). MOUNT AT NFPA HEIGHT ONLY IF REQUIRED BY LOCAL AHJ.
3. AUDIO/VISUAL UNIT DEVICE BOTTOM 80" ABOVE HIGHEST FLOOR LEVEL OR TOP 6" BELOW CEILING; WHICHEVER IS LOWER.
4. PULL STATION HIGHEST OPERABLE PART SHALL NOT BE MORE THAN 48" ABOVE THE FLOOR (FRONT APPROACH).
ELECTRICAL DEVICE MOUNTING HEIGHTS SHALL CONFORM TO THE LATEST EDITION OF THE ADA STANDARDS FOR ACCESSIBLE DESIGN.

3 ELECTRICAL DEVICE MOUNTING HEIGHTS
NOT TO SCALE

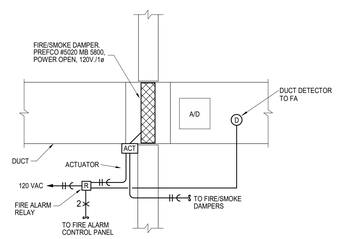


NOTES:
1. LOOP CIRCUITS TO COMPLETE SUPERVISION
2. WIRING TO COMPLY WITH NFPA 72.

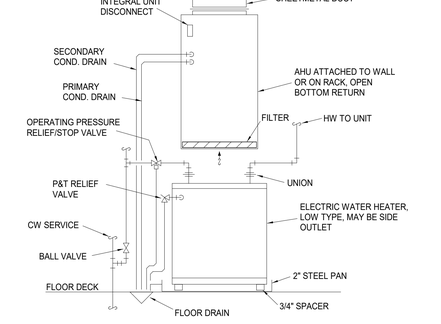
4 FIRE ALARM RISER DIAGRAM
NOT TO SCALE



5 OUTSIDE AIR DAMPER CONTROL SCHEMATIC
NOT TO SCALE

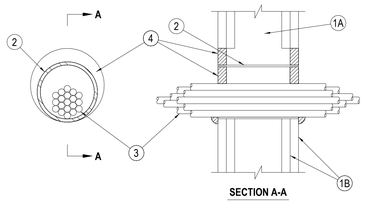


6 FIRE/SMOKE DAMPER DETAIL
NOT TO SCALE



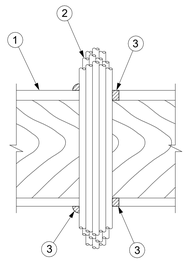
7 APARTMENT AHU/WATER HEATER
NOT TO SCALE

8 ELEVATOR DETAIL
NOT TO SCALE



9 FIRE RATED PENETRATION DETAIL
NO SCALE SYSTEM WL-3065

NOTES AND LEGENDS:
1. 1. Wall Assembly — The 1 or 2 fire-rated gypsum wallboard/stud wall assembly shall be constructed of the materials and in the manner specified in the individual U300, U400 or V400 Series Wall and Partition Designs in the UL Fire Resistance Directory and shall include the following construction features: A. Studs — Steel framing may consist of either wood studs or steel channel studs. Wood studs to consist of nom 2 by 4 in. (51 by 102 mm) lumber spaced 16 in. (406 mm) OC. Steel studs to be min 2-1/2 in. (64 mm) wide and spaced max 24 in. (610 mm) OC. B. Gypsum Board — Nom 5/8 in. (16 mm) thick gypsum board, with square or tapered edges. The gypsum board type, thickness, number of layers, fastener type and sheet orientation shall be as specified in the individual U300, U400 or V400 Series Design in the UL Fire Resistance Directory. Max diam of opening is 5-1/2 in. (138 mm) when sleeve (Item 2) is employed. Max diam of opening is 4 in. (102 mm) when sleeve (Item 2) is not employed. The F Rating of the firestop system is equal to the fire rating of the wall assembly. Metallic Sleeve — (Optional) - Nom 4 in. (102 mm) diam (or smaller) steel electrical metallic tubing (EMT) or Schedule 5 (or heavier) steel pipe or min 0.016 in. thick (0.41 mm, NZs. 28 ga) galv steel sleeves installed flush with wall surfaces. The annular space between steel sleeve and periphery of opening shall be min 0 in. (0 mm, point contact) to max 1 in. (25mm). When Schedule 5 steel pipe or EMT is used, sleeve may extend up to 18 in. (457 mm) beyond the wall surfaces. Cables — Aggregate cross-sectional area of cable in opening to be max 45 percent of the cross-sectional area of the opening. The annular space between the cable bundle and the periphery of the opening to be min 0 in. (0 mm, point contact) to max 1 in. (25 mm) Cables to be rigidly supported on both sides of the wall assembly. Any combination of the following types and sizes of copper conductor cables may be used: A. Max 7/C No. 12 AWG with polyvinyl chloride (PVC) insulation and jacket. B. Max 25 pair No. 24 AWG telephone cable with PVC insulation and jacket. C. Type RG/U coaxial cable with polyethylene (PE) insulation and PVC jacket having a max outside diameter of ½ in. (13 mm). D. Multiple fiber optical communication cable jacketed with PVC and having a max OD of 5/8 in. (16 mm). E. Through Penetrating Product — Three copper conductor No. 8 AWG . Metal-Clad Cable+. AFC CABLE SYSTEMS INC: F. Max 3/C (with ground)(or smaller) No. 8 AWG copper conductor cable with PVC insulation and jacketing. G. Max 3/4 in. (19 mm) diam copper ground cable with or without a PVC jacket. H. Fire Resistive Cables* - Max 1-1/4 in. (32 mm) diam single conductor or multi conductor Type MI cable. A min 1/8 in. (3 mm) separation shall be maintained between MI cables and any other types of cable. Through Penetrating Product* - Any cables. Metal-Clad Cable+ or Armored Cable+ currently Classified under the Through Penetrating Products category. See Through Penetrating Product (XHLY) category in the Fire Resistance Directory for names of manufacturers. Fill, Void or Cavity Material* — Sealant or Putty — Fill material applied within the annulus, flush with each end of the steel sleeve or wall surface. Fill material installed symmetrically on both sides of the wall. A min 5/8 in. (16 mm) thickness of sealant is required for the 1 or 2 hr F Rating . An additional 1/2 in. (13 mm) diam bead of fill material shall be applied around the perimeter of sleeve on both sides of the wall when sleeve extends beyond surface of wall. HILTI CONSTRUCTION CHEMICALS, DIV OF HILTI INC — CP601S, CP606, FS-One Sealants or CP618 Putty *Bearing the UL Classification Mark 4. •Bearing the UL Listing Mark



10 FIRE RATED PENETRATION DETAIL
NO SCALE SYSTEM FC-3074

NOTES AND LEGENDS:
1. 1. Floor-Ceiling Assembly - The 1 hr fire-rated solid or trussed lumber joist floor-ceiling assembly shall be constructed of the materials and in the manner specified in the individual L500 Series Floor-Ceiling Designs in the UL Fire Resistance Directory. The general construction features of the floor-ceiling assembly are summarized below: A. Flooring System - Lumber or plywood subfloor with finish floor of lumber, plywood or Floor Topping Mixture* as specified in the individual Floor-Ceiling Design. Max diam of opening shall be 3 in. B. Wood Joists* - Nom 10 in. deep (or deeper) lumber, steel or combination lumber and steel joists, trusses or Structural Wood Members* with bridging as required and with ends firestopped. C. Gypsum Board* - Nom 4 ft wide by 5/8 in. thick as specified in the individual Floor-Ceiling Design. Gypsum board secured to wood joists or furring channels as specified in the individual Floor-Ceiling Design. Chase Wall - (Optional, Not Shown) - The through penetrants (Item 2) may be routed through a 1 hr fire rated single, double or staggered wood stud/gypsum board chase wall. Depth of chase wall stud cavity to be min 1/2 in. greater than diameter of opening cut in sole and top plates to accommodate the through penetrant (Item 2). The chase wall shall be constructed of the materials and in the manner specified in the individual U300 Series Wall and Partition Designs in the UL Fire Resistance Directory and shall include the following construction features: 1A. A. Studs - Nom 2 by 4 in., 2 by 6 in. or double nom 2 by 4 in. lumber studs. B. Sole Plate - Nom 2 by 4 in., 2 by 6 in. or parallel 2 by 4 in. lumber plates, tightly butted. Max diam of opening is 3 in. C. Top Plate - The double top plate shall consist of two nom 2 by 4 in., two nom 2 by 6 in. or two sets of parallel 2 by 4 in. lumber plates, tightly butted. Max diam of opening is 3 in. D. Gypsum Board* - Thickness, type, number of layers and fasteners shall be as specified in the individual Wall and Partition Design. Cables - Aggregate cross-sectional area of cable in opening to be max 50 percent of the cross-sectional area of the opening. The annular space between the cable bundle and the periphery of the opening to be min 0 in. (point contact) to max 1 in. Cables to be rigidly supported on both sides of the floor-ceiling assembly. Any combination of the following types and sizes of copper conductor cables may be used: A. Max 150 pair No. 24 AWG telephone cable with PVC insulation and jacket. 2. B. Max 2/C No. 10 with ground Type NM nonmetallic sheathed (Romex) cable with PVC insulation and jacket. C. Max 3/C with ground 2/0 AWG aluminum SER cable with PVC insulation and jacket. D. Max 3/C No. 10 AWG copper conductor steel clad cable. E. Max 24 fiber optic cable. F. RG 59U coaxial cable. G. CAT 5 data cable. Fill, Void or Cavity Materials*-Sealant - Min 3/4 in. thickness of sealant applied within the annulus flush with the top surface of the floor or sole plate and min 5/8 in. thickness of sealant applied within the annulus flush with the bottom surface of gypsum board or lower top plate. A min 1/2 in. diameter bead of sealant applied at the cable bundle/subflooring or sole plate interface and the cable bundle/gypsum board or top plate interface at point contact locations. HILTI CONSTRUCTION CHEMICALS, DIV OF HILTI INC - CP 606 Flexible Firestop Sealant 3. *Bearing the UL Classification Mark

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Latimer Sommers & Associates P.A.
CONSULTING ENGINEERS
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Topeka, Kansas 66614-3974
8625 College Boulevard, Suite 102
Overland Park, Kansas 66210
Telephone: (785) 233-3232
Email: lsapa@lsapa.com
LSA PROJECT NO. 2204061

JOB NO. 705921
DATE 03.15.2023
DRAWN BY LSA CAD

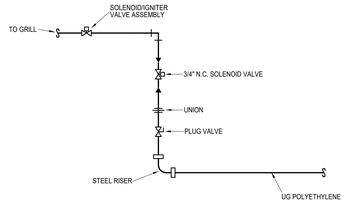
4/11/2023 CITY COMMENTS

SHEET NAME
ELECTRICAL DETAILS

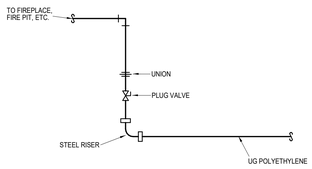
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E3.01

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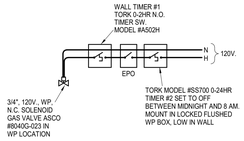
ARCH E1.39" x 42"



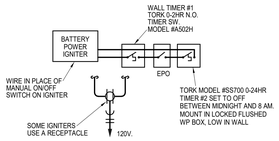
PIPING SCHEMATIC



PIPING SCHEMATIC

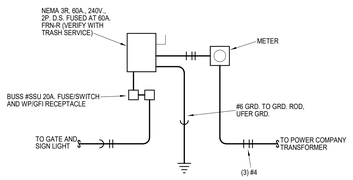


CONTROL SCHEMATIC
(GRILL)

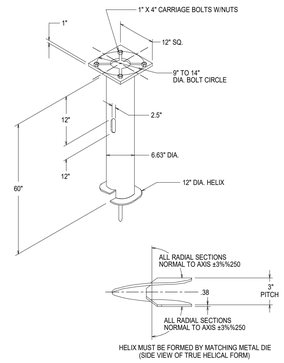


CONTROL SCHEMATIC
(FIRE PIT)

1 GAS GRILL/FIRE PIT DETAIL
NOT TO SCALE



2 COMPACTOR ELECTRICAL SERVICE DETAIL
NOT TO SCALE



HELIX MUST BE FORMED BY MATCHING METAL DIE
(SIDE VIEW OF TRUE HELICAL FORM)

3 LIGHT POLE FOUNDATION DETAIL
NOT TO SCALE

-NOTES-

1. FINISH: HOT DIP GALVANIZE PER ASTM-A153 (LATEST REVISION).
2. BASEPLATE TO BE PERPENDICULAR TO SHAFT AXIS (±1%%250) AND HOLE CENTERLINE CONCENTRIC (.000 TO SHAFT AXIS.
3. STENCIL MIN. 1/2 IN. LETTERS MANUFACTURER'S NUMBER AFTER GALVANIZING.
4. PILOT POINT AND SHAFT AXES TO BE CONCENTRIC (± 125 FIM) AND IN LINE (±2%%250).
5. FLAME CUT SLOT PERPENDICULAR TO THE BASEPLATE.
6. PREHEAT, TUMBLE/BLAST, HANDGRIND, AND CLEAN BASEPLATE, HELIX, AND PILOT POINT ON ALL WELDED AREAS.
7. FLAMECUT IRREGULARITIES PERMISSIBLE. (1) VALLEYS NOT TO EXCEED 3/32 IN. BELOW NOMINAL SURFACES LEVEL, (2) PEAKS OR RIDGES NOT TO EXCEED 1/8 IN. ABOVE NOMINAL SURFACE LEVEL, (3) NOMINAL SURFACE LEVEL OR INTERSECTIONS OF NOMINAL SURFACES.
8. MANUFACTURER TO HAVE IN EFFECT INDUSTRY RECOGNIZED WRITTEN QUALITY CONTROL FOR ALL MATERIALS AND MANUFACTURING PROCESSES.
9. ALL MATERIAL IS TO BE NEW, UNUSED AND MILL TRACEABLE MEETING THE FOLLOWING SPECIFICATIONS.

   BASEPLATE: ASTM A36-(LATEST REVISION) HOT ROLLED STEEL PLATE, (CONFORM TO AASHTO TECH. BUL. #270)

   SHAFT: STEEL PIPE PILES, SEAMLESS OR STRAIGHT WELDED, GRADE-B PER ASTM-A53 (LATEST REVISION), MATERIAL STEEL PIPE TYPE E OR S, GRADE-B PER ASTM A53.

   HELIX: ASTM A635 (LATEST REVISION) HOT ROLLED STEEL.

   PILOT POINT: ASTM A575 (LATEST REVISION) STEEL BAR.

   BOLTS: CARR BOLT PER ANSI B-18.2.1,SAE J429 GRADE-5.

10. BASEPLATE IS PERMANENTLY STAMPED WITH MANUFACTURER'S IDENTIFICATION "ABC" IN 1/2" LETTERS AND DATE CODE IN 1/4" LETTERS.

SEQUENCE:
GARAGE DOOR
TO OPEN WHEN
CO SENSOR IS
TRIPPED

4 GARAGE CARBON MONOXIDE SENSOR DOOR CONNECTION DETAIL
NOT TO SCALE

RELEASED FOR
CONSTRUCTION
As Noted on Plans Review
Development Services Department
Lee's Summit, Missouri
04/12/2023

ARCHITECTURE
LANDSCAPE
ARCHITECTURE
ENERGY SERVICES
P. 913.831.1000
F. 913.831.1001
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3515 W. 75TH ST., SUITE 201
PRAIRIE VILLAGE, KS 66208

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STATE OF MISSOURI
RICHARD R. BEARDMORE
PROFESSIONAL ENGINEER
03/15/2023

A NEW RESIDENTIAL COMMUNITY AT:
TRILOGY
800 & 810 NW WARD RD. | LEE'S SUMMIT, MO

DRAWING RELEASE LOG
• 03.15.2023 - PERMIT SUBMITTAL

△REVISIONS

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Latimer Sommers & Associates P.A.
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4/13/2023 5:08:19 PM

ARCH E1.30" x 42"

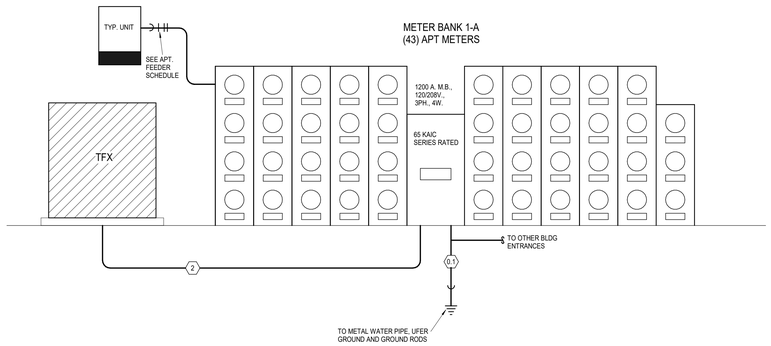
RELEASED FOR CONSTRUCTION
As Noted on Plans Review
City of Lee's Summit, Missouri
Development Services Department
Lee's Summit, Missouri

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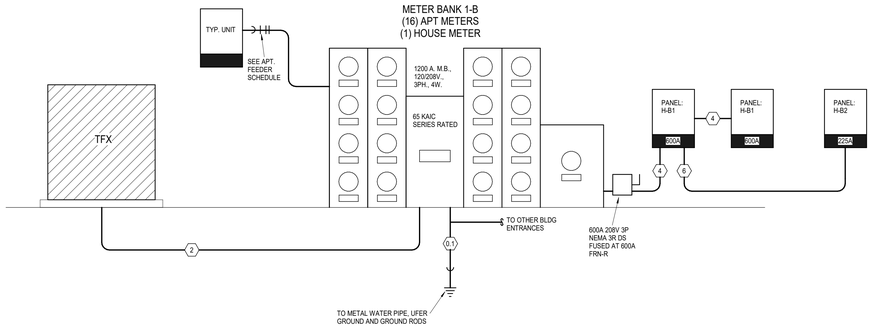
STATE OF MISSOURI
RICHARD R. BEARDMORE
NUMBER
PROFESSIONAL ENGINEER
04/28/2023

NOTES:
1. VERIFY AVAILABLE FAULT CURRENT WITH POWER CO.
2. LABEL DISCONNECTS AS SERVICE DISCONNECTS AT THE SWITCHBOARDS.



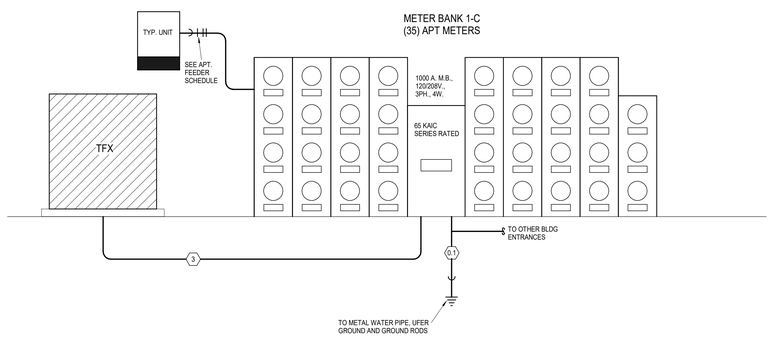
1 METER BANK 1-A ELECTRICAL RISER
NOT TO SCALE

NOTES:
1. VERIFY AVAILABLE FAULT CURRENT WITH POWER CO.
2. LABEL DISCONNECTS AS SERVICE DISCONNECTS AT THE SWITCHBOARDS.



2 METER BANK 1-B ELECTRICAL RISER
NOT TO SCALE

NOTES:
1. VERIFY AVAILABLE FAULT CURRENT WITH POWER CO.
2. LABEL DISCONNECTS AS SERVICE DISCONNECTS AT THE SWITCHBOARDS.



3 METER BANK 1-C ELECTRICAL RISER
NOT TO SCALE

Unit Load Calculation - Complete Analysis

	General													NEC 220-84 Calculation								
	Area Calculation			General Load										Heater Calculation			General Load Calculation					
Unit Type	Sq. Ft.	Load per Sq Ft	Total Per Sq Ft.	2 Small Appliance Circuits	Dishwasher	Disposer	Dryer	Microwave	Range	Oven	Combined Oven Range	Washer	Water Heater	Total General Load	Heater	NEC Diversificati on	Heater Load	First 10KVA at 100%	Remainder at 40%	Total Load	Voltage	Load for Unit Service (AMPS)	Total Connected Load	Breaker Size
A1	660	3 VA	1980 VA	3000 VA	740 VA	850 VA	4400 VA	1000 VA	0 VA	0 VA	7000 VA	1500 VA	4500 VA	24970 VA	3700 VA	65.00%	2405 VA	10000 VA	5988 VA	18393 VA	208 V	88.43	28670 VA	100
A2	660	3 VA	1980 VA	3000 VA	740 VA	850 VA	4400 VA	1000 VA	0 VA	0 VA	7000 VA	1500 VA	4500 VA	24970 VA	3700 VA	65.00%	2405 VA	10000 VA	5988 VA	18393 VA	208 V	88.43	28670 VA	100
A2 TYPE A	660	3 VA	1980 VA	3000 VA	740 VA	850 VA	4400 VA	1000 VA	0 VA	0 VA	7000 VA	1500 VA	4500 VA	24970 VA	3700 VA	65.00%	2405 VA	10000 VA	5988 VA	18393 VA	208 V	88.43	28670 VA	100
A3	730	3 VA	2190 VA	3000 VA	740 VA	850 VA	4400 VA	1000 VA	0 VA	0 VA	7000 VA	1500 VA	4500 VA	25180 VA	3700 VA	65.00%	2405 VA	10000 VA	6072 VA	18477 VA	208 V	88.83	28880 VA	100
A3 ALT	730	3 VA	2190 VA	3000 VA	740 VA	850 VA	4400 VA	1000 VA	0 VA	0 VA	7000 VA	1500 VA	4500 VA	25180 VA	3700 VA	65.00%	2405 VA	10000 VA	6072 VA	18477 VA	208 V	88.83	28880 VA	100
A4	680	3 VA	2040 VA	3000 VA	740 VA	850 VA	4400 VA	1000 VA	0 VA	0 VA	7000 VA	1500 VA	4500 VA	25030 VA	3700 VA	65.00%	2405 VA	10000 VA	6012 VA	18417 VA	208 V	88.54	28730 VA	100
B1	970	3 VA	2910 VA	3000 VA	740 VA	850 VA	4400 VA	1000 VA	0 VA	0 VA	7000 VA	1500 VA	4500 VA	25900 VA	5600 VA	65.00%	3640 VA	10000 VA	6360 VA	20000 VA	208 V	96.15	31500 VA	100
B1 ALT	1000	3 VA	3000 VA	3000 VA	740 VA	850 VA	4400 VA	1000 VA	0 VA	0 VA	7000 VA	1500 VA	4500 VA	25990 VA	5600 VA	65.00%	3640 VA	10000 VA	6396 VA	20036 VA	208 V	96.33	31590 VA	100
B2	1100	3 VA	3300 VA	3000 VA	740 VA	850 VA	4400 VA	1000 VA	0 VA	0 VA	7000 VA	1500 VA	4500 VA	26290 VA	5600 VA	65.00%	3640 VA	10000 VA	6516 VA	20156 VA	208 V	96.90	31890 VA	100
B3	1000	3 VA	3000 VA	3000 VA	740 VA	850 VA	4400 VA	1000 VA	0 VA	0 VA	7000 VA	1500 VA	4500 VA	25990 VA	5600 VA	65.00%	3640 VA	10000 VA	6396 VA	20036 VA	208 V	96.33	31590 VA	100
B4	1050	3 VA	3150 VA	3000 VA	740 VA	850 VA	4400 VA	1000 VA	0 VA	0 VA	7000 VA	1500 VA	4500 VA	26140 VA	5600 VA	65.00%	3640 VA	10000 VA	6456 VA	20096 VA	208 V	96.62	31740 VA	100
C1	1080	3 VA	3240 VA	3000 VA	740 VA	850 VA	4400 VA	1000 VA	0 VA	0 VA	7000 VA	1500 VA	4500 VA	26230 VA	7500 VA	65.00%	4875 VA	10000 VA	6492 VA	21367 VA	208 V	102.73	33730 VA	110
C1 ALT	1080	3 VA	3240 VA	3000 VA	740 VA	850 VA	4400 VA	1000 VA	0 VA	0 VA	7000 VA	1500 VA	4500 VA	26230 VA	7500 VA	65.00%	4875 VA	10000 VA	6492 VA	21367 VA	208 V	102.73	33730 VA	110
C1 ALT 2	1080	3 VA	3240 VA	3000 VA	740 VA	850 VA	4400 VA	1000 VA	0 VA	0 VA	7000 VA	1500 VA	4500 VA	26230 VA	7500 VA	65.00%	4875 VA	10000 VA	6492 VA	21367 VA	208 V	102.73	33730 VA	110
C1 TYPE A	1080	3 VA	3240 VA	3000 VA	740 VA	850 VA	4400 VA	1000 VA	0 VA	0 VA	7000 VA	1500 VA	4500 VA	26230 VA	7500 VA	65.00%	4875 VA	10000 VA	6492 VA	21367 VA	208 V	102.73	33730 VA	110
C2	1160	3 VA	3480 VA	3000 VA	740 VA	850 VA	4400 VA	1000 VA	0 VA	0 VA	7000 VA	1500 VA	4500 VA	26470 VA	7500 VA	65.00%	4875 VA	10000 VA	6588 VA	21463 VA	208 V	103.19	33970 VA	110
C3	1150	3 VA	3450 VA	3000 VA	740 VA	850 VA	4400 VA	1000 VA	0 VA	0 VA	7000 VA	1500 VA	4500 VA	26440 VA	7500 VA	65.00%	4875 VA	10000 VA	6576 VA	21451 VA	208 V	103.13	33940 VA	110
C4	1175	3 VA	3525 VA	3000 VA	740 VA	850 VA	4400 VA	1000 VA	0 VA	0 VA	7000 VA	1500 VA	4500 VA	26515 VA	7500 VA	65.00%	4875 VA	10000 VA	6606 VA	21481 VA	208 V	103.27	34015 VA	110
D1	1440	3 VA	4320 VA	3000 VA	740 VA	850 VA	4400 VA	1000 VA	0 VA	0 VA	7000 VA	1500 VA	4500 VA	27310 VA	7500 VA	65.00%	4875 VA	10000 VA	6924 VA	21799 VA	208 V	104.80	34810 VA	110
D1 ALT 2	1430	3 VA	4290 VA	3000 VA	740 VA	850 VA	4400 VA	1000 VA	0 VA	0 VA	7000 VA	1500 VA	4500 VA	27280 VA	7500 VA	65.00%	4875 VA	10000 VA	6912 VA	21787 VA	208 V	104.75	34780 VA	110
GS	320	3 VA	960 VA	3000 VA	740 VA	850 VA	4400 VA	1000 VA	0 VA	0 VA	7000 VA	1500 VA	4500 VA	23950 VA	3700 VA	65.00%	2405 VA	10000 VA	5580 VA	17985 VA	208 V	86.47	27650 VA	100
PH	1500	3 VA	4500 VA	3000 VA	740 VA	850 VA	4400 VA	1000 VA	0 VA	0 VA	7000 VA	1500 VA	4500 VA	27490 VA	7500 VA	65.00%	4875 VA	10000 VA	6996 VA	21871 VA	208 V	105.15	34990 VA	110
S1	445	3 VA	1335 VA	3000 VA	740 VA	850 VA	4400 VA	1000 VA	0 VA	0 VA	7000 VA	1500 VA	4500 VA	24325 VA	3700 VA	65.00%	2405 VA	10000 VA	5730 VA	18135 VA	208 V	87.19	28025 VA	100

FEEDER SCHEDULE

MARK	OCP	SETS	NO. COND.	SIZE ALUM.	SIZE GRD.	CONDUIT
0.1	0 A	1	1		3/0 CU	2"
1	1600 A	5	4	600 KCMIL		4"
2	1200 A	4	4	500 KCMIL		3"
3	1000 A	3	4	600 KCMIL		4"
4	600 A	2	4	500 KCMIL	#2/0	3"
5	400 A	2	4	#4/0	#1	2"
6	225 A	1	4	300 KMCIL	#2	3"

APARTMENT PANEL FEEDER - TYPE SER ALUMINUM	
100A: 2 - 2 - 2 - 6 UP TO 120 FT. 1 - 1 - 1 - 4 UP TO 150 FT. 0 - 0 - 0 - 4 UP TO 185 FT. 2/0 - 2/0 - 2/0 - 3 UP TP 235 FT.	110A: 1 - 1 - 1 - 4 UP TO 135 FT. 0 - 0 - 0 - 4 UP TP 170 FT. 2/0 - 2/0 - 2/0 - 3 UP TO 215 FT.

NOTE:
- UNDERGROUND CONDUIT MATERIAL = SCH. 40 PVC.
- CONDUCTOR INSULATION = THHN/THWN.

PERMANENT PLACARDS SHALL BE POSTED AT EACH EXTERIOR SERVICE ENTRANCE AND METER BANK TO DISPLAY AREA SERVED.

SEE UNIT LOAD CALCS FOR APT PANEL BREAKER, 100A/2P, 110A/2P.

MULTI-FAMILY BUILDING LOAD ANALYSIS BLDG 1

Panel Unit Type (Connected Load)	Total Units Unit Quantity	Total Connected Load Sum of Units	Total KVA	NEC Building Diversity	Diversified KVA	Amps @ 208V/3PH	House Load	Total Demand - Amps
METER BANK 1-A	43	1,367,095 VA	1367	27%	369	1025	0	1025
A1-(28,670 VA)	3	86010 VA						
A2-(28,670 VA)	4	114680 VA						
A3 ALT-(28,880 VA)	6	173280 VA						
B1-(31,500 VA)	3	94500 VA						
B4-(31,740 VA)	1	31740 VA						
C1-(33,730 VA)	4	134920 VA						
C1 ALT-(33,730 VA)	4	134920 VA						
C2-(33,970 VA)	7	237790 VA						
C3-(33,940 VA)	4	135760 VA						
D1-(34,810 VA)	3	104430 VA						
PH-(34,990 VA)	1	34990 VA						
S1-(28,025 VA)	3	84075 VA						
METER BANK 1-B	16	509,540 VA	510	39%	199	552	525	1077
A3-(28,880 VA)	6	173280 VA						
C1-(33,730 VA)	5	168650 VA						
GUEST SUITE-(27,650 VA)	1	27650 VA						
PH-(34,990 VA)	4	139960 VA						
METER BANK 1-C	35	1,088,760 VA	1089	30%	327	907	0	907
A1-(28,670 VA)	4	114680 VA						
A3-(28,880 VA)	7	202160 VA						
B1 ALT-(31,590 VA)	4	126360 VA						
B2-(31,890 VA)	4	127560 VA						
C1-(33,730 VA)	8	269840 VA						
C4-(34,015 VA)	4	136060 VA						
S1-(28,025 VA)	4	112100 VA						
METER BANK 1-D	33	1,012,230 VA	1012	31%	314	872	350	1222
A1-(28,670 VA)	2	57340 VA						
A2-(28,670 VA)	5	143350 VA						
A2 TYPE A-(28,670 VA)	1	28670 VA						
A3-(28,880 VA)	6	173280 VA						
A3 ALT-(28,880 VA)	4	115520 VA						
B1-(31,500 VA)	2	63000 VA						
C1-(33,730 VA)	5	168650 VA						
C3-(33,940 VA)	3	101820 VA						
D1 ALT 2-(34,780 VA)	2	69560 VA						
PH-(34,990 VA)	1	34990 VA						
S1-(28,025 VA)	2	56050 VA						
METER BANK 1-E	38	1,190,875 VA	1191	29%	345	959	0	959
A1-(28,670 VA)	3	86010 VA						
A2-(28,670 VA)	1	28670 VA						
A3-(28,880 VA)	10	288800 VA						
B1-(31,500 VA)	3	94500 VA						
C1-(33,730 VA)	9	303570 VA						
C1 ALT 2-(33,730 VA)	1	33730 VA						
C1 TYPE A-(33,730 VA)	1	33730 VA						
C2-(33,970 VA)	7	237790 VA						
S1-(28,025 VA)	3	84075 VA						

MULTI-FAMILY BUILDING LOAD ANALYSIS BLDG 2

Panel Unit Type (Connected Load)	Total Units Unit Quantity	Total Connected Load Sum of Units	Total KVA	NEC Building Diversity	Diversified KVA	Amps @ 208V/3PH	House Load	Total Demand - Amps
METER BANK 2-F	34	1,031,045 VA	1031	30%	309	859	350	1209
A1-(28,670 VA)	3	86010 VA						
A2-(28,670 VA)	3	86010 VA						
A3-(28,880 VA)	9	259920 VA						
A3 ALT-(28,880 VA)	4	115520 VA						
B1-(31,500 VA)	3	94500 VA						
C1-(33,730 VA)	2	67460 VA						
C1 ALT 2-(33,730 VA)	1	33730 VA						
C2-(33,970 VA)	6	203820 VA						
S1-(28,025 VA)	3	84075 VA						
METER BANK 2-G	45	1,432,390 VA	1432	27%	387	1074	0	1074
A2-(28,670 VA)	5	143350 VA						
A2 TYPE A-(28,670 VA)	2	57340 VA						
A3-(28,880 VA)	3	86640 VA						
A3 ALT-(28,880 VA)	4	115520 VA						
A4-(28,730 VA)	3	86190 VA						
B3-(31,500 VA)	4	126360 VA						
C1-(33,730 VA)	10	337300 VA						
C1 ALT-(33,730 VA)	4	134920 VA						
C1 TYPE A-(33,730 VA)	1	33730 VA						
C3-(33,940 VA)	3	101820 VA						
D1-(34,810 VA)	4	139240 VA						
PH-(34,990 VA)	2	69980 VA						
METER BANK 2-H	30	922,860 VA	923	33%	305	846	0	846
A1-(28,670 VA)	4	114680 VA						
A3 ALT-(28,880 VA)	10	288800 VA						
C1-(33,730 VA)	10	337300 VA						
PH-(34,990 VA)	2	69980 VA						
S1-(28,025 VA)	4	112100 VA						
METER BANK 2-J	33	1,083,060 VA	1083	31%	336	933	400	1333
A2-(28,670 VA)	3	86010 VA						
A3-(28,880 VA)	3	86640 VA						
B1-(31,500 VA)	3	94500 VA						
C1-(33,730 VA)	10	337300 VA						
C1 TYPE A-(33,730 VA)	1	33730 VA						
C2-(33,970 VA)	6	203820 VA						
C3-(33,940 VA)	3	101820 VA						
D1-(34,810 VA)	4	139240 VA						

LUMINAIRE SCHEDULE

MARK	DESCRIPTION	MFGR	MODEL	MOUNTING	FINISH	LAMPS	NOTES
A	Disk Light	Halo	SLD612/8027/WH	jb/surface	white	1200 Lumen 2700K 15W LED	Wet Location
B	Patio Sconce		SEE FINISH SCHEDULE	wall	Black	1-10W LED	Wet Location
C	Shower Disk Light		SEE FINISH SCHEDULE	jb/surface	white	600 Lumen 2700K 10W LED	Wet Location
D	Vanity Sconce		SEE FINISH SCHEDULE	wall	br. Nickel	1740 Lumen 24W LED	
E	Kitchen Pendant		SEE FINISH SCHEDULE	jb/surface		1-13W 3000K LED	
F	5-blade fan, 3-spd, rev. w/globe		SEE FINISH SCHEDULE	surface	br. Nickel	2-8W LED	Energy Star Rated
G	NOT USED						
H	NOT USED						
J				jb/surface	CONFIRM	1500 Lumen 3000K 20W	
K	Exterior Sconce		CONFIRM WITH OWNER	wall	black	1-10W LED	Wet Location
L	Strip Light	Lithonia	CSS-L48-4000LM-MVOLT-40K-80CRI	surface	white	4000 Lumen 4000K LED	
L1	Strip Light	Lithonia	CSS-L48-4000LM-MVOLT-40K-80CRI	surface	white	4000 Lumen 4000K LED	With 2HR Battery
M	Vapor Tight Strip	Lithonia	CSVT-L48-4000LM-MVOLT-35K-80CRI-IE7WCP	surface	white	4000 Lumen 3500K LED	With 2HR Battery
N	Surface Downlight	Satco	62-1312	jb/surface	white	1050 Lumen 3000k 15W	
X1	Exit	Progress	PETPE-UR-30-RC	surface	white/red	1.5W LED	
X2	Exit w/heads	Progress	PECUE-UR-30-RC	surface	white/red	1.5W LED	
X3	Dual-Head Emergency	NICOR	EML7	surface	std	700 lumen	
X4	Exterior Remote Head	Progress	PERHC-SG-OD-30	surface	std	1W LED	

A NEW RESIDENTIAL COMMUNITY AT:
TRILOGY
800 & 810 NW WARD RD. | LEE'S SUMMIT, MO

DRAWING RELEASE LOG
- 03.15.2023 - PERMIT SUBMITTAL

REVISIONS
2 23.0428 ADD 1/CC 2

LS&A
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CONSULTING ENGINEERS
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LSA PROJECT NO. 2204061

JOB NO. 705921 DATE 03.15.2023
DRAWN BY LSA CAD
4/28/2023 ADDENDUM 1/ CITY COMMENTS #2
SHEET NAME ELECTRICAL DETAILS/SCHEDULES
SHEET NO. E3.03

5/1/2023 3:50:16 PM

ARCH E1 30" x 42"

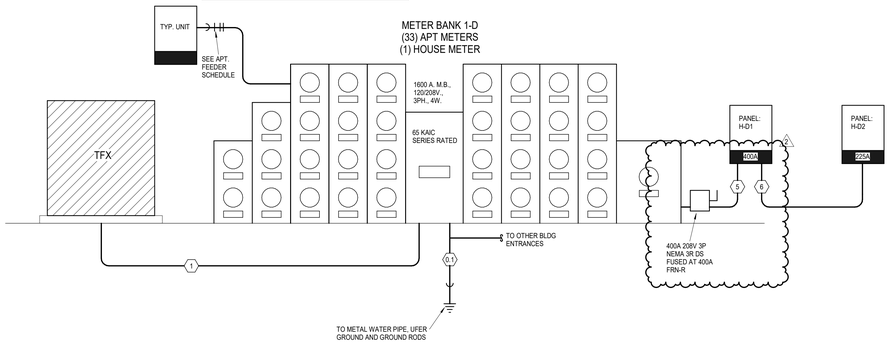
RELEASED FOR CONSTRUCTION
As Noted on Plans Review
Development Services Department
Lee's Summit, Missouri
04/28/2023

ARCHITECTURE
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ENERGY SERVICES
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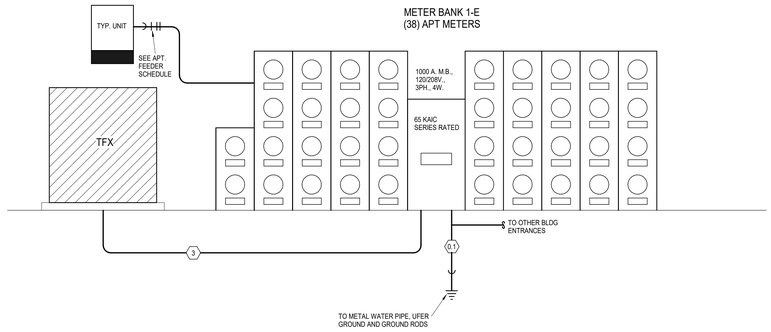
STATE OF MISSOURI
RICHARD R. BEARDMORE
NUMBER
PROFESSIONAL ENGINEER
04/28/2023

NOTES:
1. VERIFY AVAILABLE FAULT CURRENT WITH POWER CO.
2. LABEL DISCONNECTS AS SERVICE DISCONNECTS AT THE SWITCHBOARDS.



1 METER BANK 1-D ELECTRICAL RISER
NOT TO SCALE

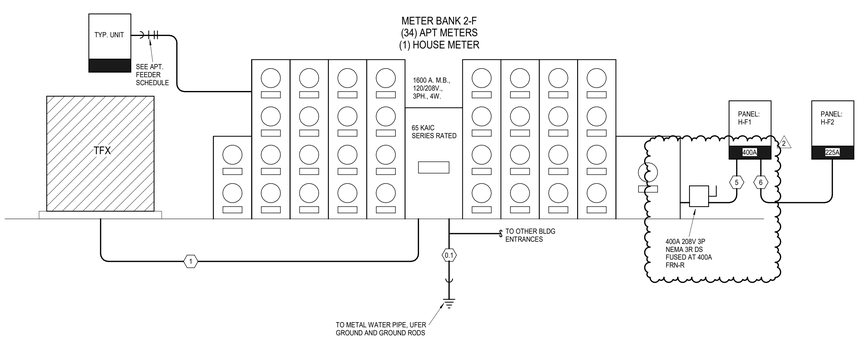
NOTES:
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2 METER BANK 1-E ELECTRICAL RISER
NOT TO SCALE

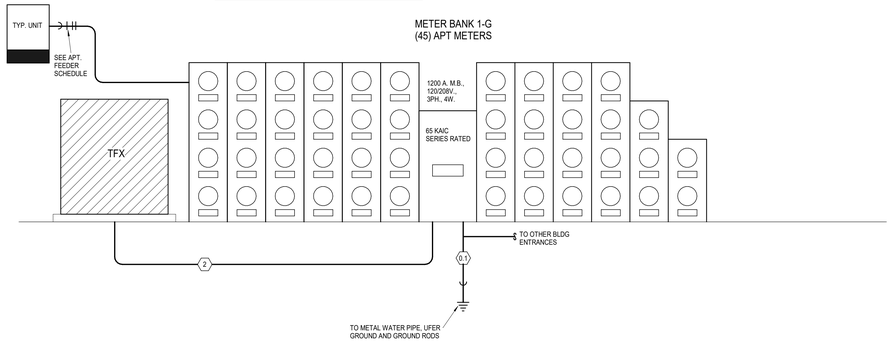
FEEDER SCHEDULE						
MARK	OCP	SETS	NO. COND.	SIZE ALUM.	SIZE GRD.	CONDUIT
0.1	0 A	1	1		3/0 CU	2"
1	1600 A	5	4	600 KCMIL		4"
2	1200 A	4	4	500 KCMIL		3"
3	1000 A	3	4	600 KCMIL		4"
4	600 A	2	4	500 KCMIL	#2/0	3"
5	400 A	2	4	#4/0	#1	2"
6	225 A	1	4	300 KMCIL	#2	3"

NOTES:
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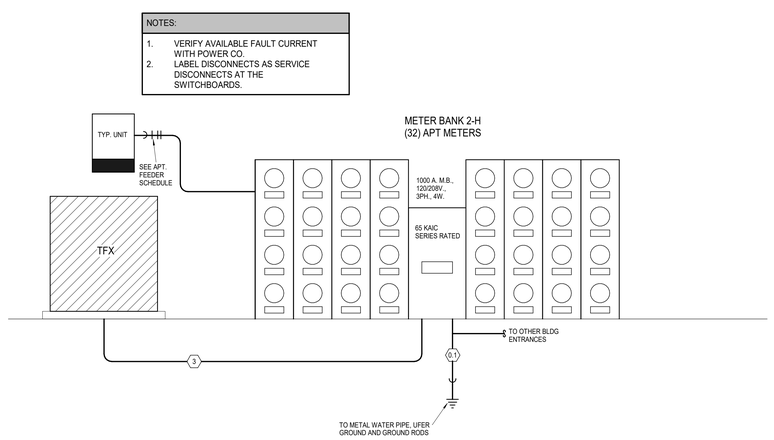
3 METER BANK 2-F ELECTRICAL RISER
NOT TO SCALE

NOTES:
1. VERIFY AVAILABLE FAULT CURRENT WITH POWER CO.
2. LABEL DISCONNECTS AS SERVICE DISCONNECTS AT THE SWITCHBOARDS.



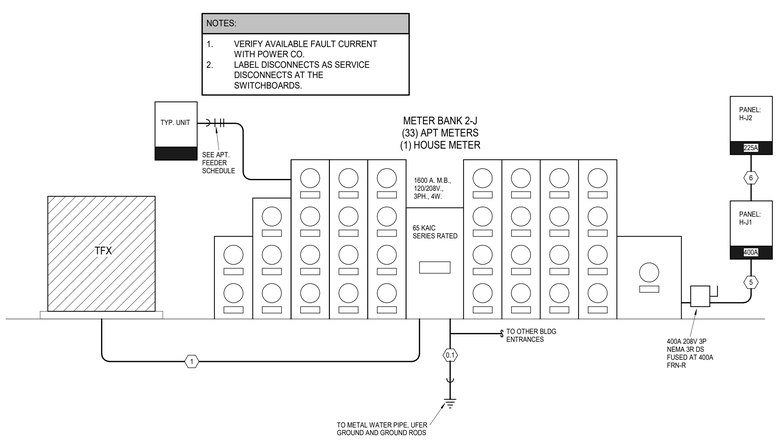
4 METER BANK 2-G ELECTRICAL RISER
NOT TO SCALE

NOTES:
1. VERIFY AVAILABLE FAULT CURRENT WITH POWER CO.
2. LABEL DISCONNECTS AS SERVICE DISCONNECTS AT THE SWITCHBOARDS.



5 METER BANK 2-H ELECTRICAL RISER
NOT TO SCALE

NOTES:
1. VERIFY AVAILABLE FAULT CURRENT WITH POWER CO.
2. LABEL DISCONNECTS AS SERVICE DISCONNECTS AT THE SWITCHBOARDS.



6 METER BANK 2-J ELECTRICAL RISER
NOT TO SCALE

A NEW RESIDENTIAL COMMUNITY AT:

TRILOGY

800 & 810 NW WARD RD. | LEE'S SUMMIT, MO

DRAWING RELEASE LOG
- 03.15.2023 - PERMIT SUBMITTAL

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