

Nick Wintjen, Project Engineer
Brinkmann Constructors
11101 Switzer Road, Suite 310
Overland Park, KS 66210

Date: 11/23/2022

To:
TR,i Architects
Attn: Michaela Silva
1790 S Brentwood Blvd
St. Louis, MO 63144

Re: **Signature at West Pryor**
2100 NW Lowenstein Dr.
Lee's Summit, MO 64081
Job #: 1386

We are sending:

- Product Data
- Reports
- Shop Drawings
- Samples
- Other

Transmitted as checked:

- For Approval
- For Your Use
- As Requested
- Approved as Submitted
- Other

Transmitted via:

- Via email (PDF)
- Copies to follow (USPS/Ground)

Submittal Number	Description	Date Submitted	Due Date
055000-7	Carport Shop Drawings	11/23/2022	12/14/2022



Brinkmann Approval	
Submittals bearing this stamp have been verified or will be verified as to materials, field measurements and construction criteria related thereto and have been coordinated with the Contract Documents. The Sub-contractor is responsible to the General Contractor for dimensions to be confirmed and correlated at the job site, and for information that pertains to the fabrication process or to the technique of construction and for coordination of the work with all trades.	
By: Nick Wintjen	Date: 11/23/2022

Brinkmann Comments in Green

DESIGN LOADS

GROUND SNOW LOAD: 20 PSF

WIND: 115 MPH

ASSUMED SOIL BEARING: 3,000 PSF

SPECIFICATIONS

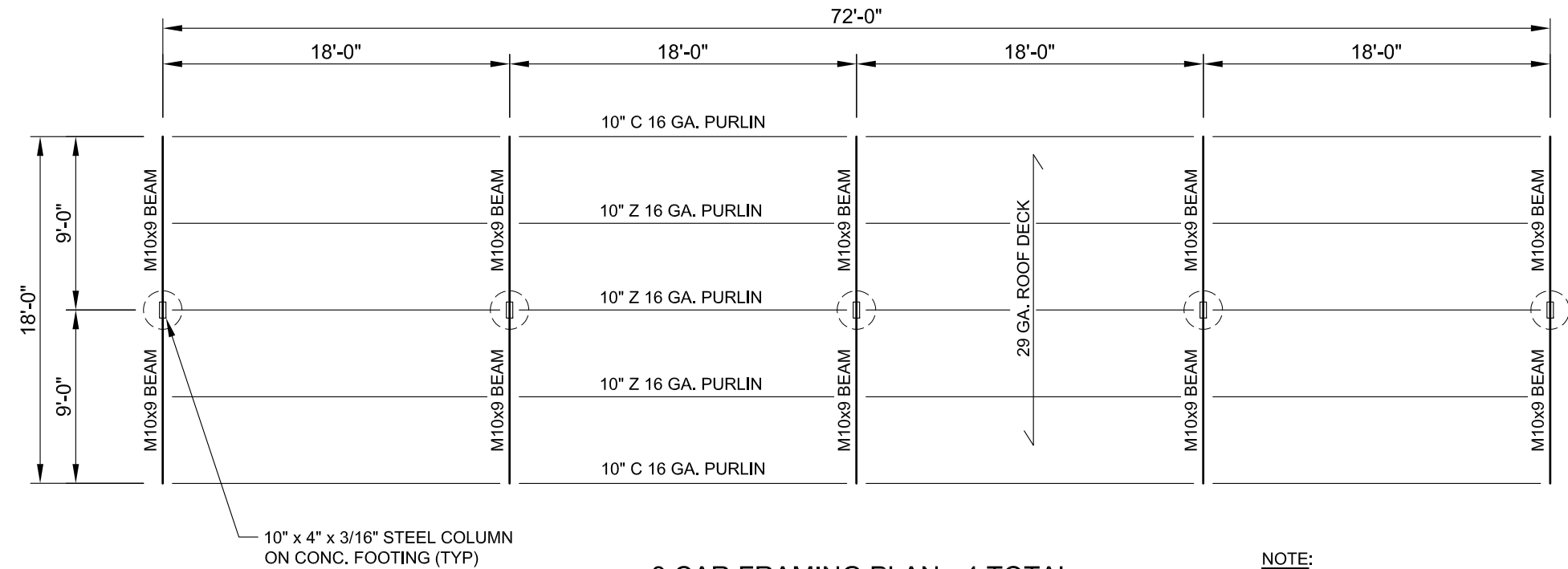
COLUMNS: ASTM A-500 GRADE C (50 KSI).

BEAMS: A-992 GRADE 50.

PURLINS: 16 GA. COLD ROLL STEEL
MIN. YIELD 50,000 P.S.I.

ROOF: ROLLFORMED 29 GAUGE STEEL PANELS.
ATTACHED TO PURLINS AND BEAMS WITH ENGINEERED
STRENGTH SELF TAPPING SCREWS.

FRAME FINISH: ALL COLUMNS AND BEAMS TO RECEIVE
ONE SHOP COAT OF PRIMER WITH TOUCH-UP PRIMER ON
FIELD WELDS AND ONE FINAL FIELD COAT OF PAINT. ALL
EXTERIOR PURLINS SHALL BE GALVANIZED WITH FIELD
PAINT ON EXTERIOR FACE ONLY. ALL INTERIOR PURLINS
SHALL BE GALVANIZED AND RECEIVE NO PAINT.

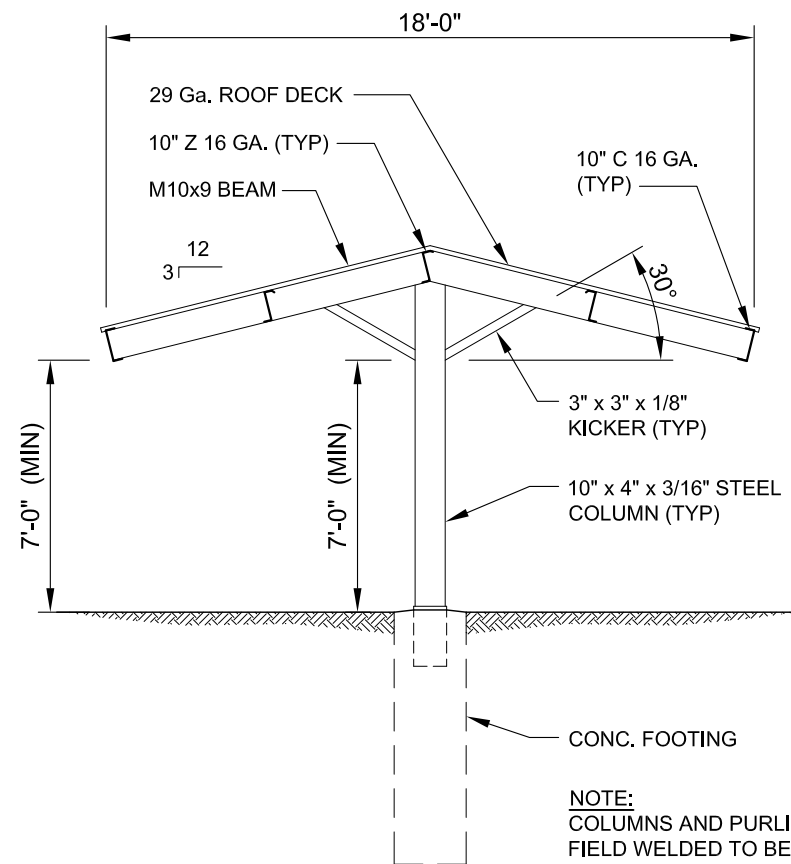


8 CAR FRAMING PLAN - 4 TOTAL

SCALE: 1/8" = 1'-0"

NOTE:
REFER TO NEXT PAGE FOR
OTHER CAR LAYOUT PLANS.

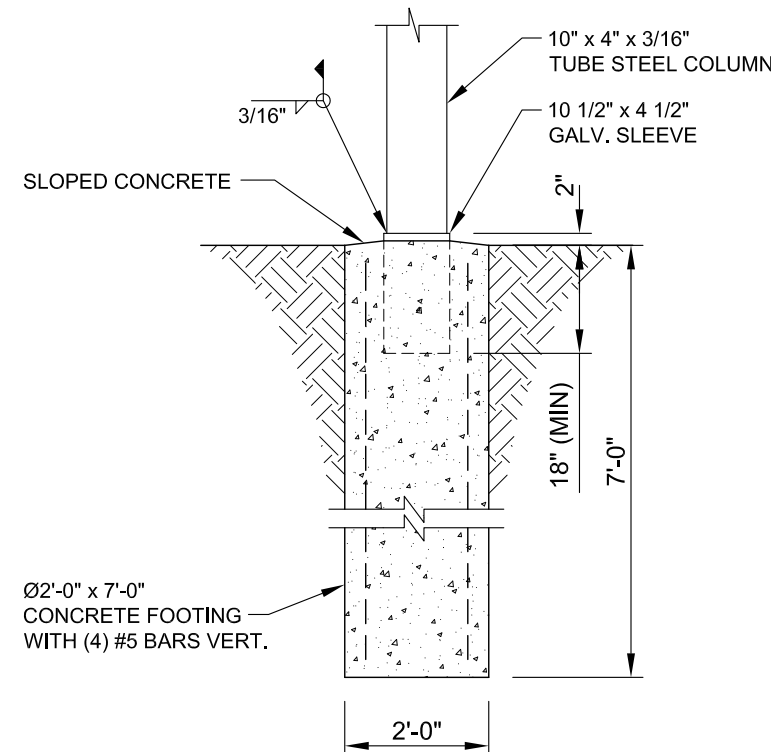
Arch to advise on color selections



TYPICAL CROSS SECTION

SCALE: 3/16" = 1'-0"

NOTE:
COLUMNS AND PURLINS TO BE
FIELD WELDED TO BEAMS.



FOOTING DETAIL

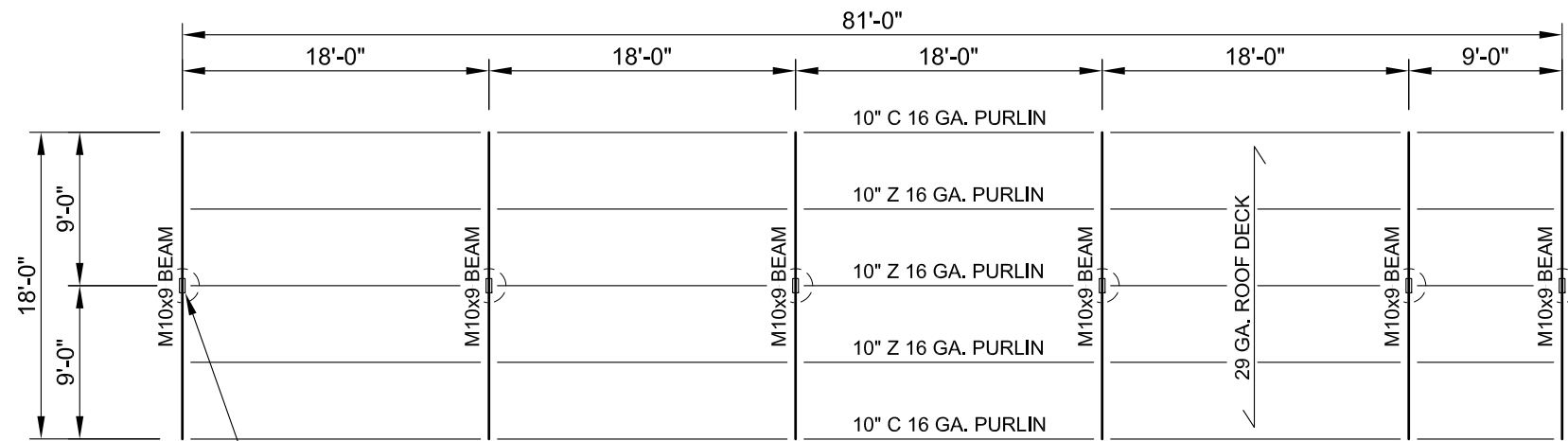
SCALE: 3/8" = 1'-0"

ROSS & BARR, INC.

11800 EAST NINE MILE ROAD
WARREN, MI 48089
PH: 586-754-2840 FAX: 586-754-9130

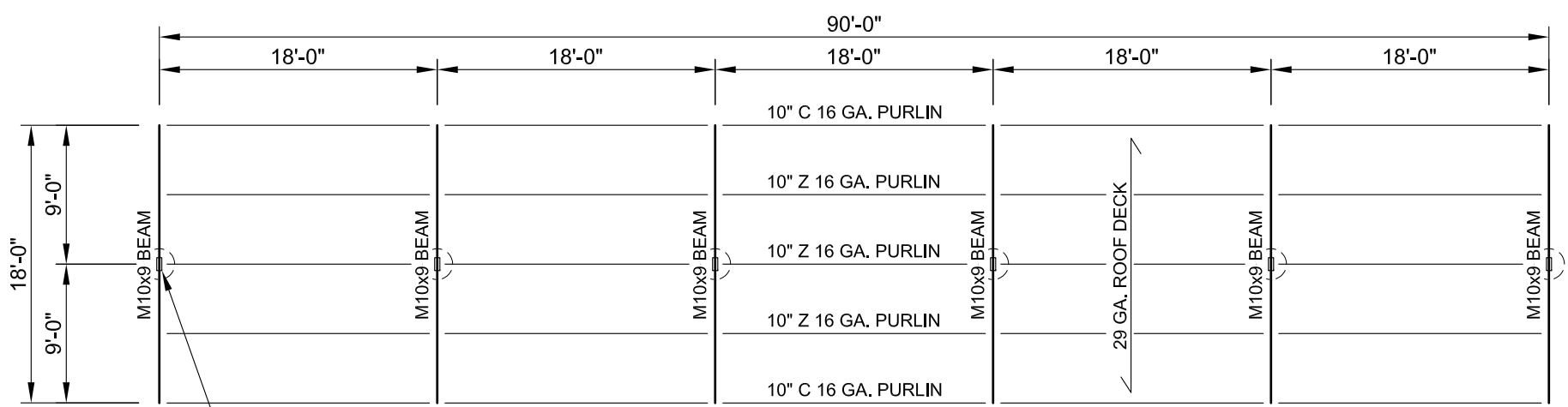
PROJECT: 88 Car Single Post Gable Carports
(3) 5 Car, (2) 6 Car, (4) 8 Car, (1) 9 Car & (2) 10 Car
LOCATION: Signature at West Pryor
2100 NW Lowenstein Dr.
Lee's Summit, MO 64081

PROJECT # 2714-22
DRAWN BY: RH
DATE: 11-22-22
SCALE: AS SHOWN
SHEET: 1 OF 2



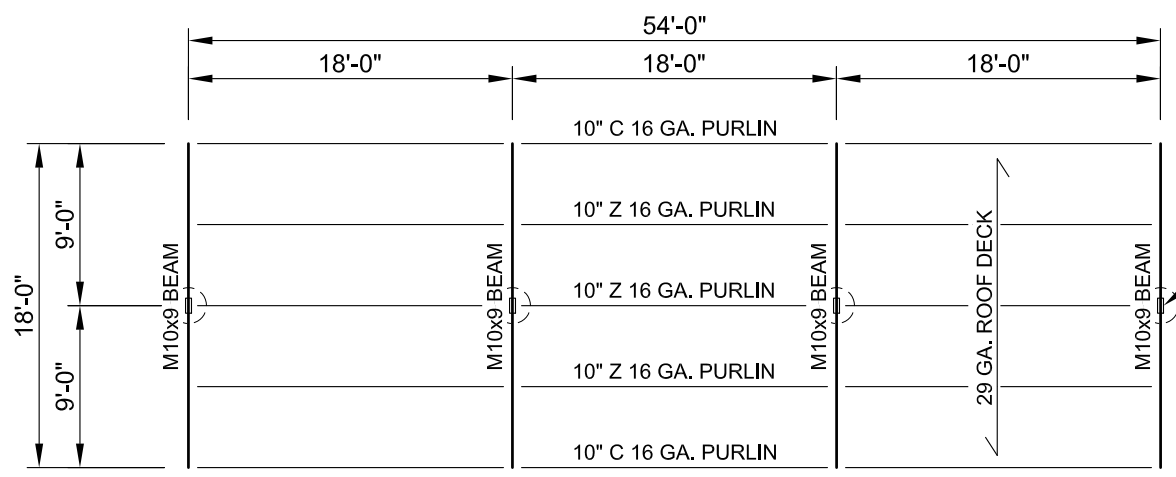
10" x 4" x 3/16" STEEL COLUMN ON CONC. FOOTING (TYP)

9 CAR FRAMING PLAN - 1 TOTAL
SCALE: 3/32" = 1'-0"



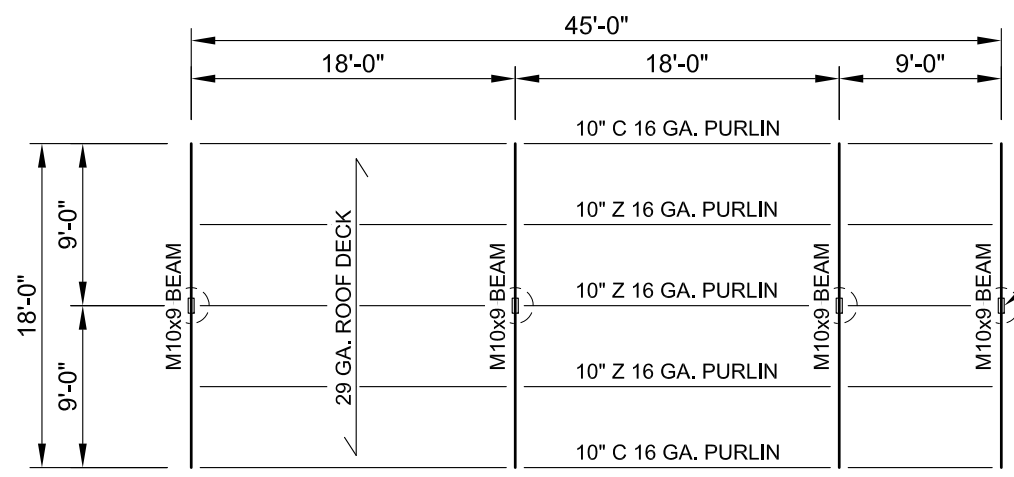
10" x 4" x 3/16" STEEL COLUMN ON CONC. FOOTING (TYP)

10 CAR FRAMING PLAN - 2 TOTAL
SCALE: 3/32" = 1'-0"



10" x 4" x 3/16" STEEL COLUMN ON CONC. FOOTING (TYP)

6 CAR FRAMING PLAN - 2 TOTAL
SCALE: 3/32" = 1'-0"



10" x 4" x 3/16" STEEL COLUMN ON CONC. FOOTING (TYP)

5 CAR FRAMING PLAN - 3 TOTAL
SCALE: 3/32" = 1'-0"

ROSS & BARR, INC.
11800 EAST NINE MILE ROAD
WARREN, MI 48089
PH: 586-754-2840 FAX: 586-754-9130

PROJECT: 88 Car Single Post Gable Carports
(3) 5 Car, (2) 6 Car, (4) 8 Car, (1) 9 Car & (2) 10 Car
LOCATION: Signature at West Pryor
2100 NW Lowenstein Dr.
Lee's Summit, MO 64081

PROJECT #	2714-22
DRAWN BY:	RH
DATE:	11-22-22
SCALE:	AS SHOWN
SHEET:	2 OF 2

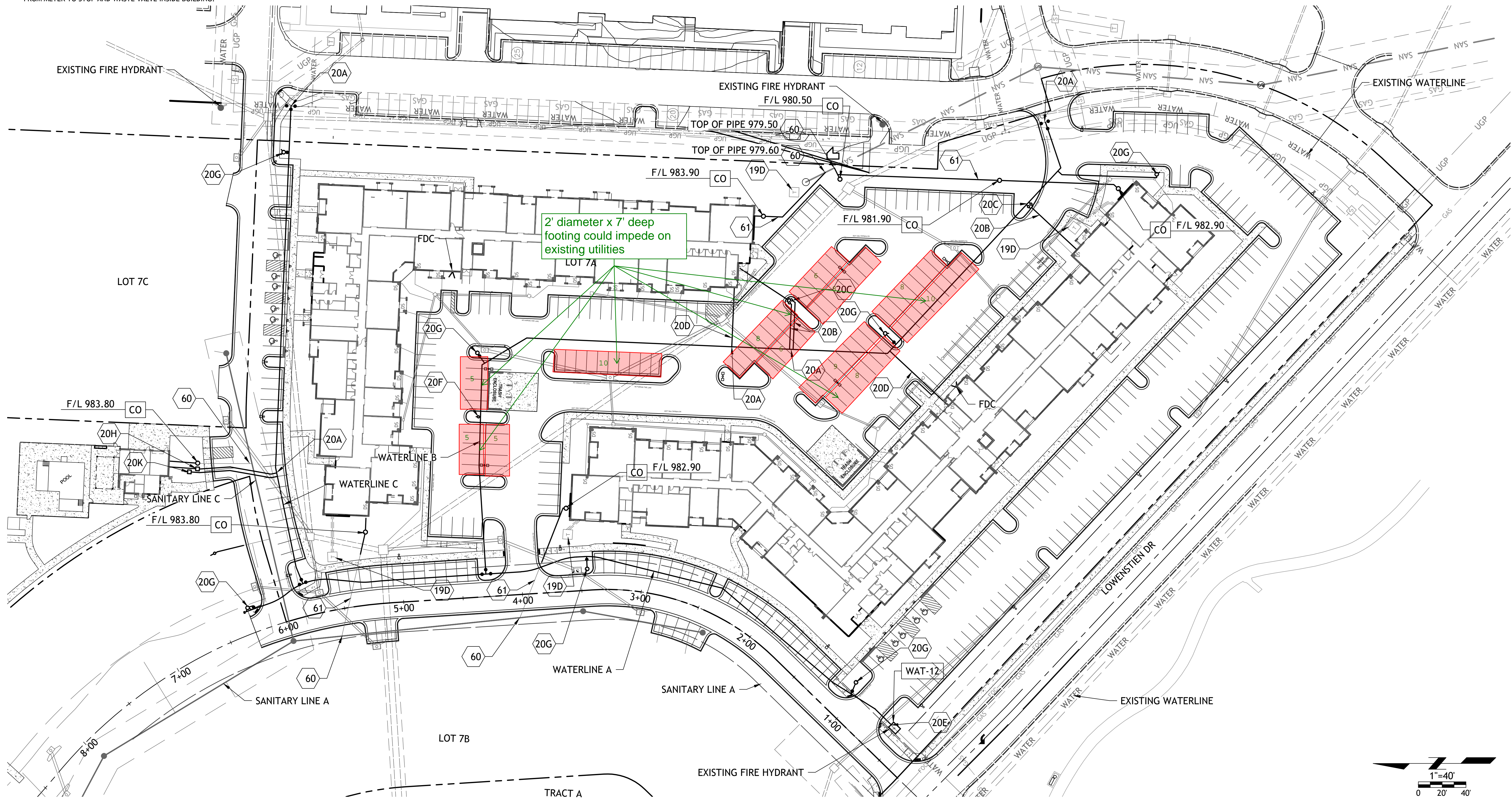
UTILITY NOTES:

1. ALL UTILITY AND STORM SEWER TRENCHES CONSTRUCTED UNDER AREAS THAT RECEIVE PAVING SHALL BE BACKFILLED TO 18 INCHES ABOVE THE TOP OF THE PIPE WITH SELECT GRANULAR MATERIAL PLACED ON EIGHT-INCH LIFTS, AND COMPACTED TO 95% MODIFIED PROCTOR DENSITY.
2. CONTRACTOR SHALL NOT OPEN, TURN OFF, INTERFERE WITH, OR ATTACH ANY PIPE OR HOSE TO OR TAP ANY WATER MAIN BELONGING TO THE CITY UNLESS DULY AUTHORIZED TO DO SO BY THE CITY. ANY ADVERSE CONSEQUENCE OF ANY SCHEDULED OR UNSCHEDULED DISRUPTIONS OF SERVICE TO THE PUBLIC ARE TO BE THE LIABILITY OF THE CONTRACTOR. SM ENGINEERING AND OWNER ARE TO BE HELD HARMLESS.
3. ALL WATER AND SANITARY SEWER SYSTEMS THAT ARE TO BE PUBLIC LINES SHALL BE CONSTRUCTED IN ACCORDANCE WITH SPECIFICATIONS PREVIOUSLY APPROVED BY THE CITY OF LEE'S SUMMIT AND THE STATE OF MISSOURI AND SHALL BE INSPECTED BY THE CITY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ASSURE THAT THIS INSPECTION OCCURS.
4. LOCATIONS SHOWN FOR PROPOSED WATER LINES ARE APPROXIMATE. VARIATIONS MAY BE MADE, WITH APPROVAL OF THE ENGINEER, TO AVOID CONFLICTS.
5. CONTRACTOR TO INSTALL TRACING TAPE ALONG ALL NON-METALLIC WATER MAINS AND SERVICE LINES PER SPECIFICATIONS.
6. CONTRACTOR SHALL EXPOSE EXISTING UTILITIES AT LOCATIONS OF POSSIBLE CONFLICT AND POINTS OF CONNECTION PRIOR TO ANY CONSTRUCTION OF NEW UTILITIES.
7. WATER LINES SHALL HAVE A MINIMUM COVER OF 42 INCHES. ALL VALVES ON MAINS AND FIRE HYDRANT LEADS SHALL BE WITH VALVE BOX ASSEMBLIES. THE SIZE OF VALVE BOX ASSEMBLY TO BE INSTALLED IS DETERMINED BY THE TYPE AND SIZE OF VALVE. VALVE BOX CAPS SHALL HAVE THE WORD "WATER".
8. A MINIMUM HORIZONTAL DISTANCE OF 10 FEET SHALL BE MAINTAINED BETWEEN PARALLEL WATER AND SANITARY SEWER LINES. WHEN IT IS NECESSARY FOR ANY WATER LINE TO CROSS A SANITARY SEWER LINE, THE SEWER LINE SHALL BE CONSTRUCTED OF DUCTILE IRON PIPE AT LEAST 10 FEET EITHER SIDE OF THE WATER LINE UNLESS THE WATER LINE IS AT LEAST 2 FEET CLEAR DISTANCE ABOVE THE SANITARY SEWER LINE.
9. INSTALL 2" TYPE "K" COPPER FROM THE MAIN TO THE METER AND EITHER TYPE "K" OR POLYETHYLENE PLASTIC TUBING (PE 3608) FROM METER TO STOP AND WASTE VALVE INSIDE BUILDING.

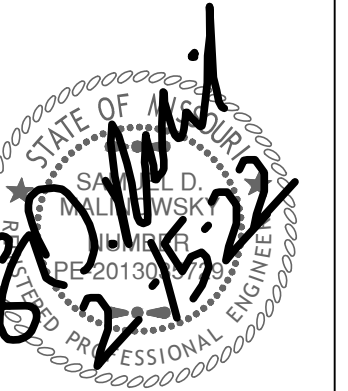
- DETAILS**
- MS1 TRENCH AND BEDDING DETAILS
 - WAT-12 DCD VAULT
 - WAT-11 WATER SERVICE CONNECTION
 - WAT-7 FIRE HYDRANT
 - CO CLEANOUT

NOTES

- 18A POINT OF CONNECTION - TELEPHONE SERVICE - COORDINATE WITH TELEPHONE COMPANY
- 18B UNDERGROUND TELEPHONE SERVICE PER LOCAL TELEPHONE COMPANY
- 18C 2-2" CONDUIT INSTALLED BY CONTRACTOR - TELEPHONE SERVICE
- 19A POINT OF CONNECTION - ELECTRICAL SERVICE
- 19B ELECTRICAL SERVICE (SEE NOTE 10)
- 19C 4" CONDUIT INSTALLED BY CONTRACTOR - ELECTRIC SERVICE
- 19D TRANSFORMER - PER EVERGY DETAIL 700-103
- 20A POINT OF CONNECTION - WATER SERVICE
- 20B 2-2" TAPS WITH WITH 4.0" SERVICE LINE AFTER METERS
- 20C 2-2" METERS
- 20D 6" FIRE LINE
- 60 6" SANITARY SEWER SERVICE LINE SDR-26 PVC CONNECTION SHALL BE A CUT-IN WYE
- 61 6" SANITARY SEWER SERVICE LINE SDR 26 PVC
- 20E INSTALL 8" BACKFLOW PREVENTION ASSEMBLY IN 8'X6' VAULT OR AS REQUIRED PER CLEARANCE SEE DETAIL WAT-12
- 20F 1" IRRIGATION METER & BFP
- 20H 1" WATER TAP & WATER METER
- 20G FIRE HYDRANT ASSEMBLY WITH 1-6" GATE VALVE
- 20K 5/8" TAP, METER AND BFP WITH 1" LINE AFTER METER FOR IRRIGATION



Drawings and/or Specifications are original proprietary work and property of the Engineer and intended specifically for this project. Use of items contained herein without consent of the Engineer is prohibited. Drawings illustrate best information available to the Engineer. Field verification of actual elements, conditions, and dimensions is required.



- Revisions**
- 6-4-21 CITY COMMENTS
 - 6-22-21 CITY COMMENTS
 - 7-12-21 DOUBLE GRATES
 - 8-16-21 STORM SEWER
 - 10-20-21 STORM SEWER
 - 10-26-21 NE ADA RAMP
 - 11-23-21 REV. STORM LINE B
 - 1-3-22 ADA STALLS
 - 2-15-22 IRRIGATION TAP

STREETS OF W. PRYOR
LOT 7A
 LEES SUMMITT, MO.

