

THE VILLAGE AT DISCOVERY - LOT 5

LEE'S SUMMIT, MO

PRINTS ISSUED
09/09/2024 - CITY SUBMISSION

REVISIONS:
1 10/04/2024 RESPONSE TO CITY COMMENTS
4 03/28/2025 ASI 5.3
5 01/23/2026 ASI 5.4 CHANGES TO APPROVED PLANS



ARCHITECTURE
INTERIOR DESIGN
ENGINEERING
PLANNING

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THE VILLAGE AT DISCOVERY -
LOT 5
LEE'S SUMMIT, MO
1900 NE DISCOVERY AVE.

SHEET TITLE
TITLE SHEET

PROJECT NUMBER: 23102

SHEET NUMBER:

G-001

PROJECT CERTIFICATION

I, **David E. Hendrikse**, hereby specify pursuant to the governing requirements of the state, that the documents intended to be authenticated by my seal are limited to:

G-001	G-201	G-212	A-120	A-306	A-503
G-002	G-202	G-213	A-200	A-400	A-504
G-003	G-203	G-300	A-201	A-401	A-505
G-004	G-204	G-301	A-202	A-402	A-506
G-005	G-205	G-302	A-203	A-403	A-600
G-006	G-206	G-303	A-300	A-404	A-601
G-007	G-207	AS-101	A-301	A-405	A-602
G-100	G-208	A-101	A-302	A-415	A-603
G-101	G-209	A-102	A-303	A-500	A-700
G-102	G-210	A-103	A-304	A-501	
G-200	G-211	A-105	A-305	A-502	

and I hereby disclaim any responsibility for all other plans, specifications, reports or other documents or instruments relating to or intended to be used for any part or parts of the architectural or engineering project or survey.

SEAL

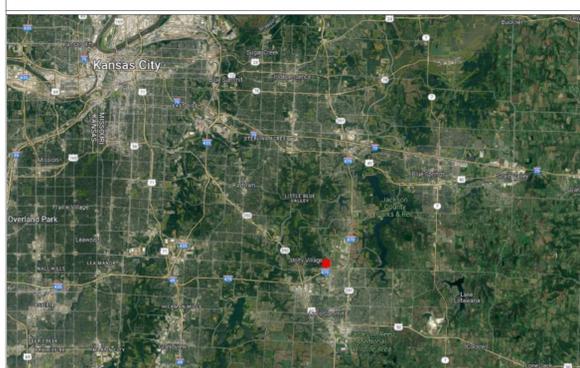


David E. Hendrikse, AIA

REGIONAL MAP



VICINITY MAP



THE VILLAGE AT DISCOVERY - LOT 5
LEE'S SUMMIT, MO



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GENERAL ARCHITECTURAL

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CIVIL UNDER SEPARATE REVIEW, REFERENCE FDP

STRUCTURAL

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09/09/24	S551	SHEAR WALL DETAILS		

ARCHITECTURAL

Sheet Issue Date	Sheet Number	Sheet Name	Rev.	Current Revision Date
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09/09/24	A-102	SECOND FLOOR PLAN	5	01/23/2026
09/09/24	A-103	THIRD FLOOR PLAN	5	01/23/2026
09/09/24	A-105	ROOF PLAN	2	02/17/2025
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09/09/24	A-201	EXTERIOR ELEVATIONS	5	01/23/2026

SOLID FILL INDICATES INCLUSION IN ISSUE SHEET ISSUE DATE

10 / 10 / 2024 A-000 SHEET NAME - 10 / 10 / 2024

SHEET INDEX LEGEND

SHEET NUMBER AND NAME CURRENT REVISION NUMBER & REVISION DATE ON SHEET

PROJECT DATA

PROJECT DESIGN INFORMATION

NEW CONSTRUCTION:
ZONING: PMIX - PLANNED MIXED USE DISTRICT
CODE:
2018 INTERNATIONAL BUILDING CODE
2018 INTERNATIONAL PLUMBING CODE
2018 INTERNATIONAL MECHANICAL CODE
2018 INTERNATIONAL FUEL GAS CODE
2018 INTERNATIONAL FIRE CODE
2017 NATIONAL ELECTRIC CODE
2009 ACCESSIBILITY CODE ICC/ANSI 117-1
LEE'S SUMMIT AMENDMENTS TO ENERGY CODE

OCCUPANCY GROUP: R-2, APARTMENTS
A-2, UNCONCENTRATED

TYPE OF CONSTRUCTION: TYPE VA

BUILDING SUMMARY:

NUMBER:	1 TOTAL BUILDING	
HEIGHT:	3 STORIES, (50')	

SQUARE FOOTAGES:	GROSS	NET
FIRST FLOOR	13,580 S.F.	13,158 S.F.
SECOND FLOOR	13,327 S.F.	12,178 S.F.
THIRD FLOOR	13,327 S.F.	12,178 S.F.
OVERALL BUILDING	40,234 S.F.	37,515 S.F.

UNIT SUMMARY:

TYPE 'A' UNITS (2% OF TOTAL)	(1) UNITS - CLARION 'A'
HIVI UNITS (2% OF TOTAL)	(1) UNITS - ARA 'HIVI'
TYPE 'B' UNITS	(25) UNITS - ARA 'B'
	(1) UNITS - CLARION 'B'
	(4) UNITS - CLEMENT
	(4) UNITS - DYLAN
TOTAL UNITS	(36) UNITS

SQUARE FOOTAGE:	GROSS	NET
ARA - ALT 1	520 S.F.	481 S.F.
ARA - ALT 2	523 S.F.	484 S.F.
ARA - ALT 3	559 S.F.	518 S.F.
ARA - ALT 4	673 S.F.	629 S.F.
ARA - ALT 5	585 S.F.	543 S.F.
ARA - ALT 6	609 S.F.	564 S.F.
CLARION	850 S.F.	794 S.F.
CLEMENT	635 S.F.	580 S.F.
CLEMENT - ALT	569 S.F.	523 S.F.
DYLAN	682 S.F.	636 S.F.

SEE CIVIL FOR SITE SUMMARY

NOTE: SQUARE FOOTAGE

-GROSS - COMMON SPACE CALCULATION: OUTSIDE PERIMETER OF STUD (ENTIRE BUILDING) LESS THE TOTAL OF THE GROSS UNIT SQUARE FOOTAGE PER FLOOR.
-GROSS - UNIT CALCULATION: CENTERLINE OF PARTY WALL TO OUTSIDE OF EXTERIOR STUD WALL AND/OR OUTSIDE OF CORRIDOR STUD WALL.
-NET - PAINT-TO PAINT AT PERIMETER, TAKEN FROM INSIDE OF DEMISING, EXTERIOR, AND CORRIDOR WALLS.

MECHANICAL

Sheet Issue Date	Sheet Number	Sheet Name	Rev.	Current Revision Date
09/09/24	MEP1	MECHANICAL ELECTRICAL PLUMBING COVER SHEET	3	03/14/2025
09/09/24	MEP2	SITE UTILITIES PLAN	3	03/14/2025
09/09/24	MEP3	SITE LIGHTING PLAN		
09/09/24	MEP4	MEP PLAN - ROOF		
09/09/24	M101	HVAC PLAN - 1ST FLOOR		
09/09/24	M102	HVAC PLAN - 2ND FLOOR		
09/09/24	M103	HVAC PLAN - 3RD FLOOR		
09/09/24	M501	HVAC DETAILS		
09/09/24	M601	HVAC SCHEDULES		

ELECTRICAL

Sheet Issue Date	Sheet Number	Sheet Name	Rev.	Current Revision Date
09/09/24	EP101	POWER PLAN - 1ST FLOOR		
09/09/24	EP102	POWER PLAN - 2ND FLOOR		
09/09/24	EP103	POWER PLAN - 3RD FLOOR		
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09/09/24	EL103	LIGHTING PLAN - 3RD FLOOR	1	10/04/2024
09/09/24	E501	ELECTRICAL DETAILS	1	10/04/2024
09/09/24	E601	ELECTRICAL SCHEDULES		
09/09/24	FP101	FIRE PROTECTION PLAN - 1ST FLOOR		
09/09/24	FP102	FIRE PROTECTION PLAN - 2ND & 3RD FLOOR		

PLUMBING

Sheet Issue Date	Sheet Number	Sheet Name	Rev.	Current Revision Date
09/09/24	PS101	SANITARY SEWER PLAN - 1ST FLOOR	1	10/04/2024
09/09/24	PS102	SANITARY SEWER PLAN - 2ND FLOOR	5	01/09/2026
09/09/24	PS103	SANITARY SEWER PLAN - 3RD FLOOR	5	01/09/2026
09/09/24	PS201	STORM DRAIN PLAN - 1ST FLOOR		
09/09/24	PS202	STORM DRAIN PLAN - 2ND FLOOR		
09/09/24	PS203	STORM DRAIN PLAN - 3RD FLOOR		
09/09/24	PW101	WATER & GAS PLAN - 1ST FLOOR		
09/09/24	PW102	WATER & GAS PLAN - 2ND FLOOR		
09/09/24	PW103	WATER & GAS PLAN - 3RD FLOOR		
09/09/24	P501	PLUMBING DETAILS & SCHEDULES	1	10/04/2024
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09/09/24	UMEP1.2	MEP PLAN - ARA - TYPE B SHAFT UNIT		
09/09/24	UMEP1.3	MEP PLAN - CLARION - TYPE A UNIT		
09/09/24	UMEP1.4	MEP PLAN - CLARION - TYPE B UNIT		
09/09/24	UMEP1.5	MEP PLAN - CLEMENT - TYPE B UNIT		
09/09/24	UMEP1.6	MEP PLAN - DYLAN - TYPE B UNIT	5	01/09/2026



2/9/2026

CODE REVIEW

PROJECT NAME: THE VILLAGE AT DISCOVERY - LOT 5
PROJECT LOCATION: LEE'S SUMMIT, MO
CODE: 2018 IBC
CODE REVIEW COMPLETED BY: A.J. DOLPH

CHAPTER SEVEN

704 FIRE-RESISTANCE RATING OF STRUCTURAL MEMBERS:	1 HOUR RATED SPRAY APPLIED FIRE RESISTANT MATERIAL
705.5 EXTERIOR WALLS FIRE-RESISTANCE RATING:	FIRE SEPARATION DISTANCE > 10'-0" RATED EXPOSURE FROM INSIDE ONLY
706 FIRE WALLS:	N/A
707 FIRE BARRIERS:	1 HOUR RATED
708 FIRE PARTITIONS:	1 HOUR RATED
709 SMOKE BARRIERS:	N/A
710 SMOKE PARTITIONS:	N/A
711 FLOOR & ROOF ASSEMBLIES:	1 HOUR RATED
712 VERTICAL OPENINGS:	N/A
713 SHAFT ENCLOSURES:	1 HOUR RATED
714 PENETRATIONS:	MATCH ASSEMBLY RATING
715 FIRE-RESISTANT JOINT SYSTEM:	MATCH ASSEMBLY RATING
TABLE 716.1(2) OPENING FIRE PROTECTION & RATING:	1 HOUR FIRE BARRIER: 60 MINUTE DOOR 1 HOUR CORRIDOR: 20 MINUTE DOOR
717 DUCTS AND AIR TRANSFER OPENINGS:	REQUIRED AT RATED PENETRATIONS, 1.5 HOUR DAMPER RATING
SECTION 718 CONCEALED SPACES:	FIREBLOCK & DRAFTSTOP

CHAPTER THREE

SECTION 302 OCCUPANCY: R-2, APARTMENTS
A-2, UNCONCENTRATED

CHAPTER FOUR

402 COVERED MALL BUILDINGS:	N/A	418 FLAMMABLE FINISHES:	N/A
403 HIGH RISE BUILDINGS:	N/A	417 DRYING ROOMS:	N/A
404 ATRIUMS:	N/A	418 ORGANIC COATINGS:	N/A
405 UNDERGROUND BUILDINGS:	N/A	419 LIV/WORK UNITS:	N/A
407 GROUP I-2:	N/A	421 HYDROGEN FUEL GAS ROOMS:	N/A
408 GROUP I-3:	N/A	422 AMBULATORY CARE FACILITY:	N/A
409 MOTION PICTURE PROJECTION:	N/A	423 STORM SHELTERS:	N/A
410 STAGES AND PLATFORMS:	N/A	424 CHILDREN'S PLAY STRUCTURE:	N/A
411 SPECIAL AMUSEMENT BUILDINGS:	N/A	425 HYPERBARIC FACILITY:	N/A
412 AIRCRAFT RELATED OCCUP:	N/A	426 COMBUSTIBLE DUSTS & GRAINS:	N/A
413 COMBUSTIBLE STORAGE:	N/A	427 MEDICAL GAS SYSTEMS:	N/A
414 HAZARDOUS MATERIALS:	N/A	428 HIGHER EDUCATION LAB:	N/A
415 GROUPS H-1, H-2, H-3, H-4, H-5:	N/A		

420 GROUPS I-1, R-1, R-2, R-3, & R-4:
420.2 SEPARATION WALLS: WALLS SEPARATING SLEEPING UNITS TO BE FIRE PARTITIONS PER SECTION 708

420.3 HORIZONTAL SEPARATION: FLOORS SEPARATING SLEEPING UNITS TO BE HORIZONTAL ASSEMBLY PER SECTION 711

420.4 AUTOMATIC SPRINKLER: 13R PER 903.3.1.2 FOR R

CHAPTER FIVE

TABLE 504.3 ALLOWABLE HEIGHT IN FEET ABOVE GRADE PLANE: CONSTRUCTION TYPE VA
R: ACTUAL: 49'-8" ALLOWABLE: 60'-0"
A: ACTUAL: 16'-0" ALLOWABLE: 50'-0"

TABLE 504.4 ALLOWABLE NUMBER OF STORIES ABOVE GRADE PLANE: CONSTRUCTION TYPE VA
R-2: ACTUAL: 3 ALLOWABLE: 4 STORIES
A-2: ACTUAL: 1 ALLOWABLE: 2 STORIES

TABLE 506.2 ALLOWABLE AREA FACTOR: CONSTRUCTION TYPE VA
R-2: ACTUAL: 13.890 ALLOWABLE: 12,000 SQFT
A-2: ACTUAL: 13.816 ALLOWABLE: 34,500 SQFT

AREA INCREASE TAKEN FOR R-2 OCCUPANCY, SEE CALCULATION 506.2.4

506.2.4 MIXED-OCCUPANCY, R-2 MULTISTORY BUILDING: $A_a = [A + (NS \times I)]$
 $A_a = [12,000 + (12,000 \times 0.75)]$
 $A_a = 21,000$

506.3 FRONTAGE INCREASE: $W = (L_n \times W_n) / F$
 $W = (100 \times 30) / 100$
 $W = 30$

506.3.3. AMOUNT OF INCREASE: $I_f = [FIP - 0.25]W/30$
 $I_f = [100/100 - 0.25]30/30$
 $I_f = 0.75$

TABLE 508.4 REQUIRED SEPARATION OF OCCUPANCIES: R - R: 1 HOUR
R - A: 1 HOUR
R - S: 1 HOUR
A - A: 0 HOUR
A - S: 0 HOUR
S - S: 0 HOUR

TABLE 509 INCIDENTAL USES: LAUNDRY = 100 SF, 1HR
STORAGE = 100 SF, 1HR

CHAPTER SIX

TABLE 601 FIRE RESISTANCE REQS. FOR BUILDING ELEMENTS (HOURS): CONSTRUCTION TYPE VA & IIA
PRIMARY STRUCTURAL FRAME: 1 HOUR
INTERIOR BEARING WALL: 1 HOUR
EXTERIOR BEARING WALL: 1 HOUR
NON-BEARING WALL: 0 HOUR
FLOOR CONSTRUCTION: 1 HOUR
ROOF CONSTRUCTION: 1 HOUR

TABLE 602 FIRE RESISTANCE REQS. FOR EXTERIOR WALLS BASED ON FIRE SEP. DISTANCE: 0 HOUR <30 FEET, 0 >30 FEET

CHAPTER NINE

903 AUTOMATIC SPRINKLER SYSTEM: R-2, REQUIRED: NFPA 13R
A-2, REQUIRED: NFPA 13

905 STANDPIPE SYSTEM: CLASS I REQUIRED

906 PORTABLE FIRE EXTINGUISHERS: REQUIRED PER NFPA 10, 75'-0" MAX TRAVEL

907 FIRE ALARM & DETECTION SYSTEM: REQUIRED PER NFPA 72

909 SMOKE CONTROL SYSTEM: COMPLY WITH IMC

CHAPTER TEN

TABLE 1004.5 MAX FLOOR AREA ALLOWANCES PER OCCUPANT: R-2, 200 GROSS
A-2, 15 NET

SECTION 1005 MEANS OF EGRESS SIZING: STAIRS 0.2/OCC., W/ SPRINKLER EXCEPTION
OTHER EGRESS 0.15/OCC., W/ SPRINKLER EXCP.

TABLE 1006.2.1 SPACES WITH ONE EXIT OR EXIT ACCESS DOORWAY: R-2: 20 OCC., 125' MAX. PATH OF EGRESS
A-2: 49 OCC., 75' MAX. PATH OF EGRESS

TABLE 1006.3.2 MINIMUM NUMBER OF EXITS PER STORY: 2 EXITS REQ'D W/ OCCUPANT LOAD/STORY 1-500

1009.3.3 AREA OF REFUGE: NOT REQUIRED W/ SPRINKLER EXCEPTION

1009.8 TWO-WAY COMMUNICATION: REQ'D AT EACH ELEV. LANDING ABOVE GRADE

1011.2 STAIRWAY WIDTH CAPACITY: 44" MIN.

1011.12 STAIRWAY TO ROOF: UNOCCUPIED ROOF, ACCESS VIA ROOF HATCH

1014.2 HANDRAIL HEIGHT: 34" MIN. - 38" MAX.

1014.6 HANDRAIL EXTENSIONS: EXTEND HORIZONTALLY 12" BEYOND TOP RISER CONTINUE SLOPE 1 DEPTH TREAD AT BOTTOM

1015 GUARDS: 42" MIN. HEIGHT, 4" MAX. OPENING

TABLE 1017.2 EXIT ACCESS TRAVEL DISTANCE: R: 250' W/ 13R SPRINKLER
A: 250' W/ 13 SPRINKLER

1019 EXIT ACCESS STAIRWAYS: 1 HOUR RATED PER 713

TABLE 1020.1 CORRIDOR RATING: R: 1/2 HOUR RATED W/ 13R SPRINKLER
A: NO RATING REQ'D W/ 13 SPRINKLER

1020.1.1 HOISTWAY OPENING PROTECTION: NOT REQUIRED PER 3006.2

TABLE 1020.2 MIN. CORRIDOR WIDTH: 44" MIN.

1020.4 DEAD ENDS: 20'-0" MAX.

CHAPTER ELEVEN

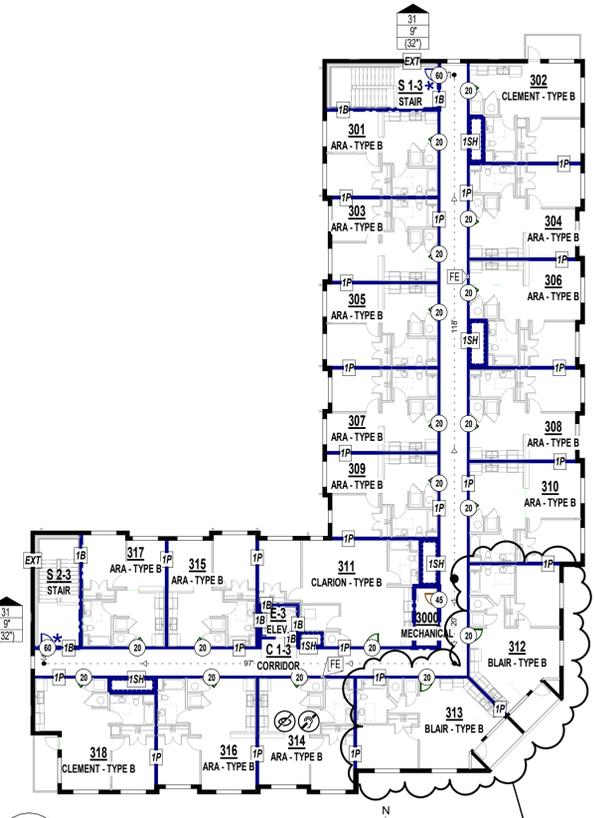
ACCESSIBILITY TO COMPLY WITH THIS CH. OF IBC, ICC A117.1, ADA, & FAIR HOUSING

TABLE 1106.1 ACC. PARKING: SEE CIVIL

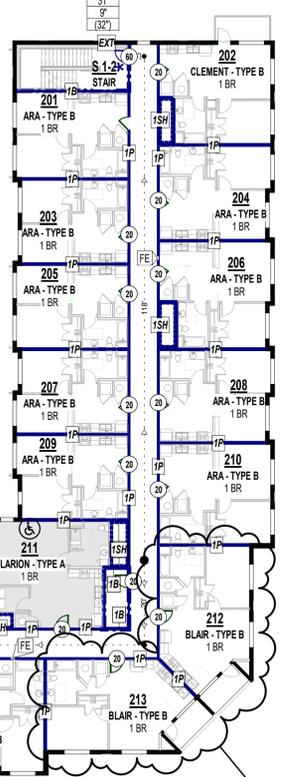
TABLE 1107.6.1.1 ACCESSIBLE DWELLING & SLEEPING UNITS: 2% OF TOTAL REQ'D. TO BE TYPE A

CHAPTER TWELVE

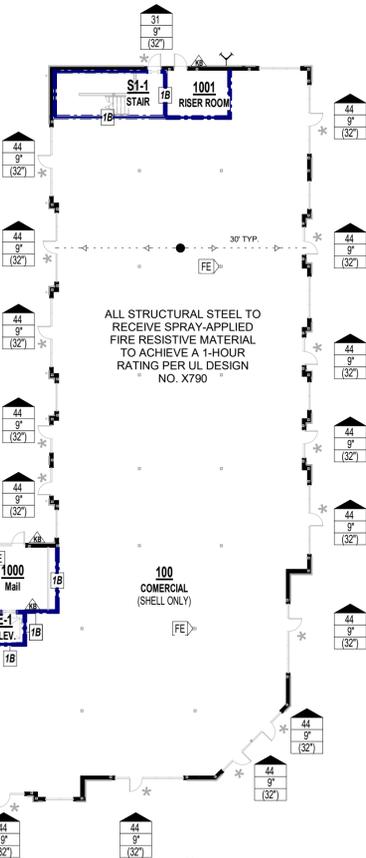
1206 SOUND TRANSMISSION: 50STC RATING BETWEEN SLEEPING UNITS



3 THIRD FLOOR PLAN
1" = 20'-0"

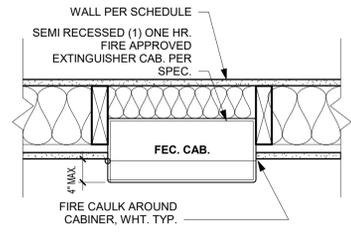


2 2ND FLOOR CODE PLAN
1" = 20'-0"



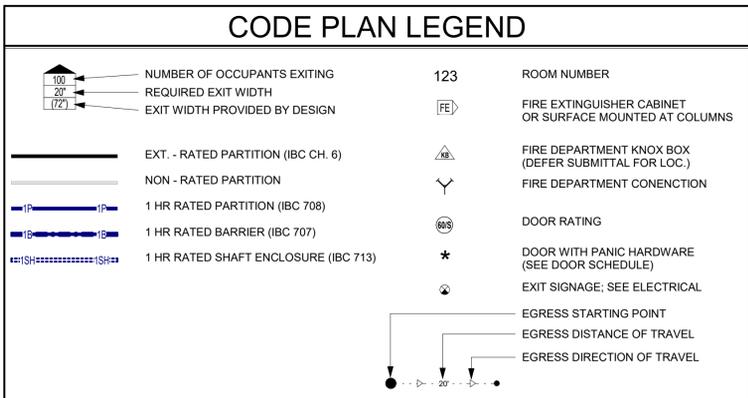
1 1ST FLOOR CODE PLAN
1" = 20'-0"

ALL STRUCTURAL STEEL TO RECEIVE SPRAY-APPLIED FIRE RESISTIVE MATERIAL TO ACHIEVE A 1-HOUR RATING PER UL DESIGN NO. X790



4 FEC CAB
1 1/2" = 1'-0"

- CODE PLAN GENERAL NOTES:**
- FIRE EXTINGUISHERS SHALL BE LOCATED SO THAT THE MAXIMUM TRAVEL DISTANCE SHALL NOT EXCEED 75 FEET. GENERAL CONTRACTOR TO PROVIDE SEMI-RECESSED FIRE EXTINGUISHER CABINETS WITH FIRE EXTINGUISHERS THROUGHOUT AT ACCESSIBLE HEIGHT.
 - SIGNS IDENTIFYING FIRE PROTECTION EQUIPMENT, CONTROLS FOR AIR CONDITIONING SYSTEMS, SPRINKLER RISERS AND VALVES, OR OTHER FIRE DETECTION, SUPPRESSION OR CONTROL ELEMENTS SHALL BE IDENTIFIED FOR THE USE OF THE FIRE DEPARTMENT PER 2012 IBC. SIGNAGE SHALL ALSO MEET 2012 IFC REQUIREMENTS FOR HEIGHT AND LETTERING. GC TO COORDINATE WITH AUTHORITY HAVING JURISDICTION ON ALL SIGNAGE.
 - KNOX BOX QUANTITY AND LOCATION TO BE COORDINATED BY THE GENERAL CONTRACTOR WITH AUTHORITY HAVING JURISDICTION.
 - ANNUNCIATOR PANEL AND FACP QUANTITY AND LOCATION TO BE COORDINATED BY THE GENERAL CONTRACTOR WITH AUTHORITY HAVING JURISDICTION PRIOR TO INSTALL.
 - ALL DIMENSIONS ARE APPROXIMATE ON CODE PLAN. ACTUAL ARCHITECTURAL DIMENSIONS PER ARCHITECTURAL AND STRUCTURAL PLAN.
 - PROJECT COMPLIES WITH 20xx INTERNATIONAL ENERGY CONSERVATION CODE (IECC) - COMCHECK REPORT INCLUDED IN THE SPECIFICATIONS.



REFERENCE G-003 FOR GENERAL NOTES

REFERENCE G-003 FOR GENERAL NOTES

PLAN LEGEND

- PARTIAL HEIGHT PARTITION
- NON-RATED PARTITION; SEE ASSEMBLIES
- 1 HR RATED PARTITION; SEE ASSEMBLIES
- WINDOW TYPE; SEE WINDOW SCHEDULE
- DOOR TYPE; SEE DOOR SCHEDULE
- PARTITION TYPE; SEE ASSEMBLIES
- FRAMING DIMENSIONS
- LAYOUT LINE DIMENSIONS

UNITS - SHEET REFERENCE

Number	Sheet Number
CLARION "A"	A-400
ARA "B"	A-401
ARA "B"	A-402
CLARION "B"	A-403
CLEMENT "B"	A-404
DYLAN "B"	A-405

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THE VILLAGE AT DISCOVERY - LOT 5 LEE'S SUMMIT, MO

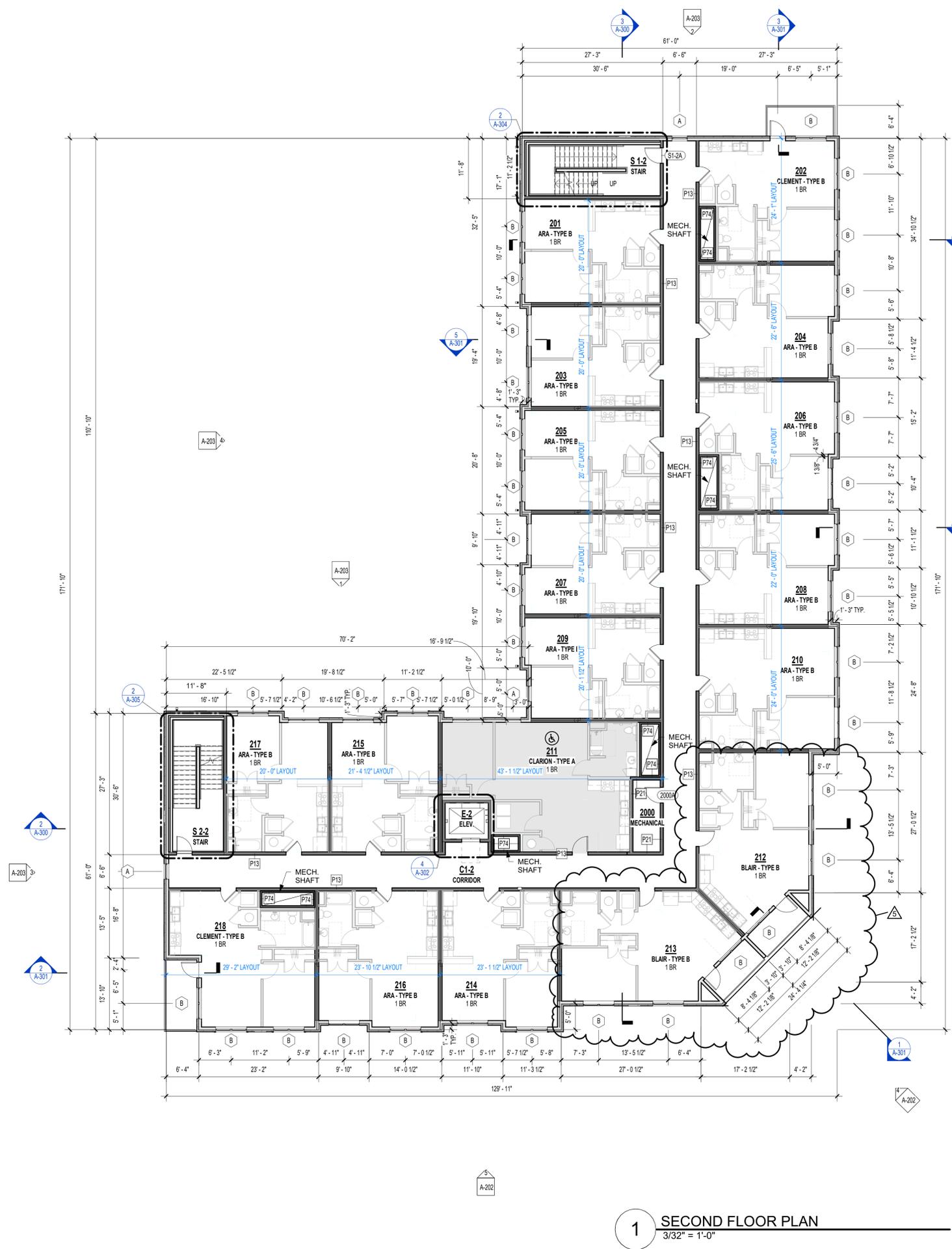
SHEET TITLE
 SECOND FLOOR PLAN

PROJECT NUMBER: 23102

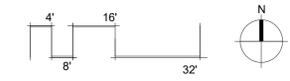
SHEET NUMBER:

A-102

P74	METAL 2 1/2" C-H STUD - 1HR RATED SHAFT - INTERIOR (1) LAYER 5/8" TYPE "X" GYPSUM BOARD PER UL 2-1/2" C-H STUDS SPACED 24" O.C. (1) LAYER 1" SHAFT WALL LINER
INTERIOR PARTITION ASSEMBLIES - (METAL - NON RATED)	
P54	METAL 7/8" FURRING / HAT CHANNEL - NON-RATED FURRING - INTERIOR (1) LAYER 5/8" TYPE "X" GYPSUM BOARD 7/8" FURRING / HAT CHANNEL, SPACED 16" O.C. (GAUGE DETERMINED BY WALL HEIGHT)
EXTERIOR PARTITION ASSEMBLIES - WOOD - NON RATED	
P30	WOOD 2x6 STUD - NON RATED - EXTERIOR EXTERIOR EXTERIOR FINISH SYSTEM PER ELEVATIONS WEATHER RESISTANT BARRIER, PER SPECIFICATIONS (1) LAYER SHEATHING PER STRUCT. DWGS. 2x6 WOOD STUDS SPACED 16" O.C. MAX OR PER STRUCT. DWGS. 5-1/2" KRAFT OR FOIL FACED BATT INSULATION IN STUD CAVITY, R-VALUE PER DRAWINGS/SPECIFICATIONS TO MEET IECC. (1) LAYER 5/8" TYPE "X" GYPSUM BOARD INTERIOR
P36	WOOD 2x6 STUD - NON-RATED EXTERIOR EXTERIOR EXTERIOR FINISH SYSTEM PER ELEVATIONS WEATHER RESISTANT BARRIER, PER SPECIFICATIONS (1) LAYER SHEATHING PER STRUCT. DWGS. 2x6 WOOD STUDS SPACED 16" O.C. MAX OR PER STRUCT. DWGS. (1) LAYER 5/8" TYPE "X" GYPSUM BOARD INTERIOR
P36.1	WOOD 2x6 STUD - NON-RATED EXTERIOR EXTERIOR EXTERIOR FINISH SYSTEM PER ELEVATIONS WEATHER RESISTANT BARRIER, PER SPECIFICATIONS (1) LAYER SHEATHING PER STRUCT. DWGS. 2x4 WOOD STUDS SPACED 16" O.C. MAX OR PER STRUCT. DWGS. 1" AIR GAP 2x4 WOOD STUDS SPACED 16" O.C. MAX OR PER STRUCT. DWGS. (1) LAYER 5/8" TYPE "X" GYPSUM BOARD INTERIOR
INTERIOR BARRIER ASSEMBLIES - WOOD - 1 HR RATED	
P21	WOOD 2x6 STUD - 1HR BARRIER - INTERIOR SOUND DAMPENING (1) LAYER 5/8" TYPE "X" GYPSUM BOARD 25 MSG GALVANIZED RESILIENT CHANNEL (1/2" DEPTH), SPACED 24" O.C. 2x6 WOOD STUDS SPACED 16" O.C. MAX OR PER STRUCT. DWGS. 5-1/2" FRICTION FIT UNFACED BATT INSULATION IN STUD CAVITY (1) LAYER 5/8" TYPE "X" GYPSUM BOARD
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P7	WOOD 2x4 STUD - NON-RATED FURRING - INTERIOR (1) LAYER 5/8" TYPE "X" GYPSUM BOARD ON OCCUPIED SIDE 2x4 WOOD STUDS SPACED 16" O.C.
P9	WOOD 2x6 STUD - NON-RATED FURRING - INTERIOR (1) LAYER 5/8" TYPE "X" GYPSUM BOARD ON OCCUPIED SIDE 2x6 WOOD STUDS SPACED 16" O.C.



1 SECOND FLOOR PLAN
 3/32" = 1'-0"



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PLAN LEGEND	
	PARTIAL HEIGHT PARTITION
	NON-RATED PARTITION; SEE ASSEMBLIES
	1 HR RATED PARTITION; SEE ASSEMBLIES
	WINDOW TYPE; SEE WINDOW SCHEDULE
	DOOR TYPE; SEE DOOR SCHEDULE
	PARTITION TYPE; SEE ASSEMBLIES
	FRAMING DIMENSIONS
	LAYOUT LINE DIMENSIONS

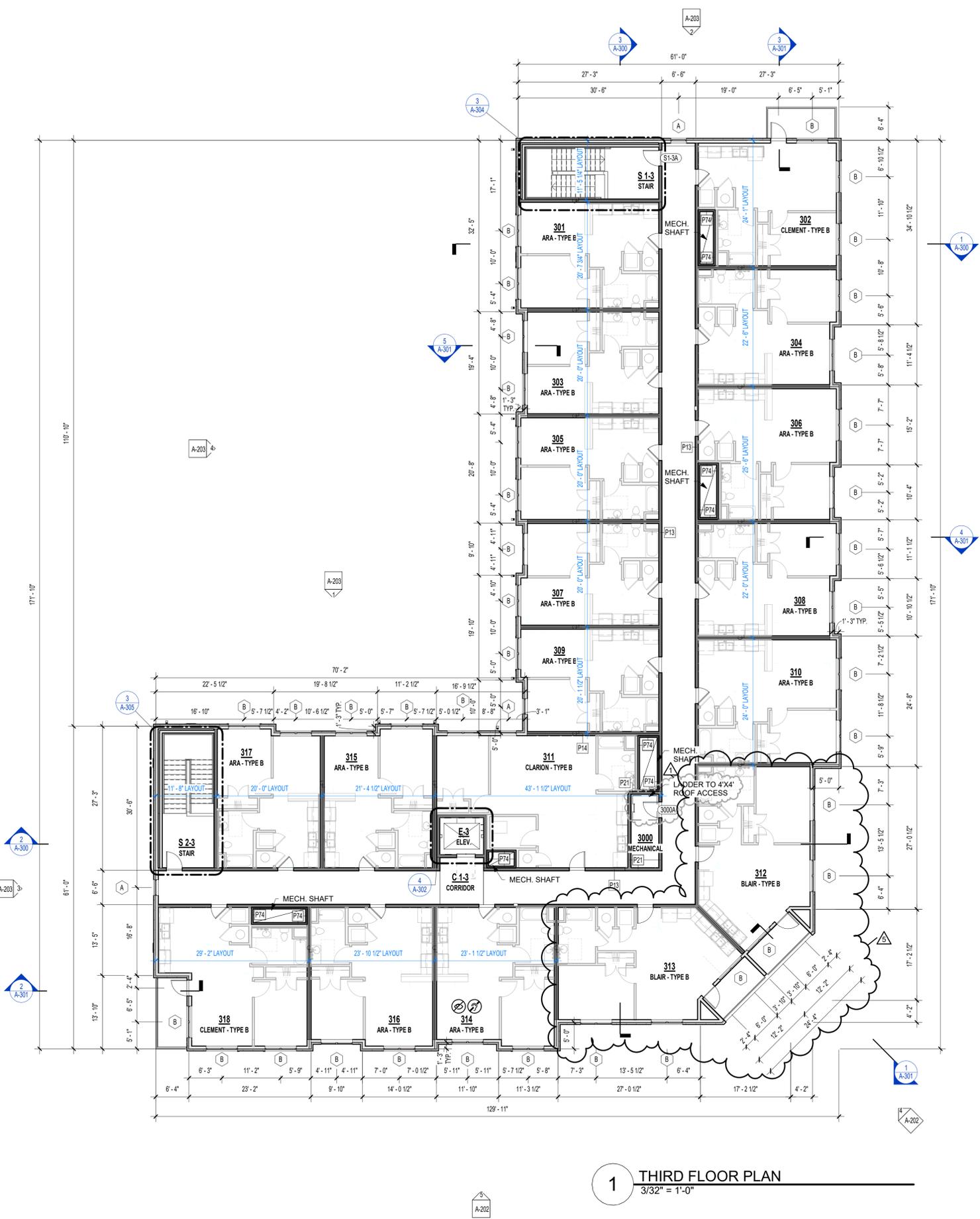
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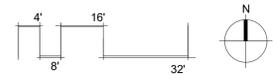
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INTERIOR SHAFT ASSEMBLIES (METAL-RATED)	
P74	METAL 2 1/2" C-H STUD - 1HR RATED SHAFT - INTERIOR • (1) LAYER 5/8" TYPE "X" GYPSUM BOARD PER UL • 2-1/2" C-H STUDS SPACED 24" O.C. • (1) LAYER 1" SHAFT WALL LINER
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P9	WOOD 2X6 STUD - NON-RATED FURRING - INTERIOR • (1) LAYER 5/8" TYPE "X" GYPSUM BOARD ON OCCUPIED SIDE • 2X6 WOOD STUDS SPACED 16" O.C.



1 THIRD FLOOR PLAN
 3/32" = 1'-0"



**THE VILLAGE AT DISCOVERY -
 LOT 5
 LEE'S SUMMIT, MO**

SHEET TITLE
 THIRD FLOOR PLAN

PROJECT NUMBER: 23102

SHEET NUMBER:

A-103

REFERENCE G-003 FOR GENERAL NOTES

RCP LEGEND

-  C1 - 2' X 2' ACT SYSTEM 15/16" THICKNESS- ANGULAR REGULAR EDGE, PER 095113
-  C2 - EXTERIOR RATED GYP - SEE WALL SECTIONS FOR HEIGHTS
-  9-0 INDICATES CEILING HEIGHT

PRINTS ISSUED
 09/09/2024 - CITY SUBMISSION

REVISIONS:
 5 01/23/2026 ASI 5.4 CHANGES TO APPROVED PLANS

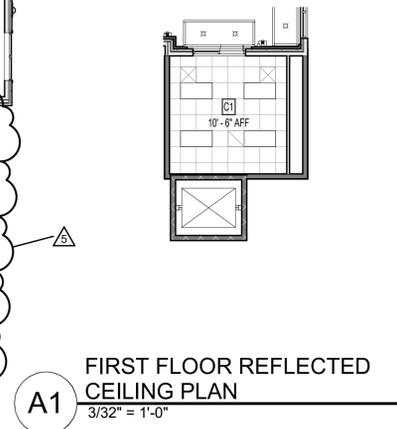
RE: A-400'S FOR UNIT RCP'S TYP.
 RE: ELEC. FOR FIXTURE LOCATION & COUNT



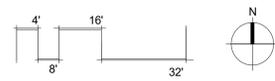
C1 THIRD FLOOR REFLECTED CEILING PLAN
 3/32" = 1'-0"



B1 SECOND FLOOR REFLECTED CEILING PLAN
 3/32" = 1'-0"



A1 FIRST FLOOR REFLECTED CEILING PLAN
 3/32" = 1'-0"



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 INTERIOR DESIGN
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THE VILLAGE AT DISCOVERY -
 LOT 5
 LEE'S SUMMIT, MO

SHEET TITLE
 REFLECTED CEILING PLANS

PROJECT NUMBER: 23102

SHEET NUMBER:

A-120



**J-SQUARED
 ENGINEERING**

2400 Bluff Creek Drive, Suite 101
 Columbia, Missouri 65201
 573.234.4492
 www.j-squaredeng.com

J2 PROJECT No: J21008
 J2 DESIGN: ACW

ISSUE TITLE	DATE
CITY SUBMITTAL	09 - 09 - 2024
ASI 5.4	01 - 28 - 2026

MECHANICAL - ELECTRICAL - PLUMBING DESIGN DRAWINGS FOR:
The Village at Discovery - Lot 5

MECHANICAL - ELECTRICAL - PLUMBING DESIGN DRAWINGS FOR:
The Village at Discovery - Lot 5
 Street Address
 Lee's Summit, Jackson County, MO

AHJ APPROVAL STAMP

SHEET TITLE

**SANITARY SEWER PLAN
 - 2ND FLOOR**

SHEET NUMBER

PS102

SANITARY SEWER PLAN SYMBOL LEGEND

- SANITARY SEWER PIPING
- VENT PIPING
- PIPING TURNED DOWN / TURNED UP
- TIE INTO EXISTING

SANITARY SEWER PLAN GENERAL NOTES:

1. REFER TO P500 AND/OR P600 SERIES SHEETS FOR ADDITIONAL PLUMBING NOTES, DETAILS, REQUIREMENTS, AND SCHEDULES.
2. PLUMBING CONTRACTOR SHALL REVIEW ALL PROJECT DOCUMENTS AND COORDINATE LOCATION OF ALL EQUIPMENT, PIPING, HANGERS / SUPPORTS, ETC. WITH HVAC AND ELECTRICAL TRADES BEFORE INSTALLATION OF ANY MATERIAL. ADDITIONAL COSTS ASSOCIATED WITH LACK OF COORDINATION WILL NOT BE REIMBURSED.

SANITARY SEWER PLAN KEY NOTES:

- ① 3" SAN STACK DOWN FROM ABOVE; 4" VENT UP FROM LEVEL BELOW; CONTINUES TO LEVEL ABOVE.
- ② 4" SAN DOWN TO LEVEL BELOW.
- ③ 3" SAN DOWN TO LEVEL BELOW.
- ④ 3" SAN/VENT STACK UP TO LEVEL ABOVE.
- ⑤ 3" SAN DOWN FROM LEVEL ABOVE.



SANITARY SEWER PLAN - 2ND FLOOR
 SCALE: 1/8" = 1'-0"



**J-SQUARED
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J2 PROJECT No: J21008

J2 DESIGN: ACW

ISSUE TITLE DATE

CITY SUBMITTAL 09 - 09 - 2024

ASI 5.4 01 - 28 - 2026

SANITARY SEWER PLAN SYMBOL LEGEND

- SANITARY SEWER PIPING
- - - VENT PIPING
- PIPING TURNED DOWN / TURNED UP
- ✱ TIE INTO EXISTING

SANITARY SEWER PLAN GENERAL NOTES:

1. REFER TO P500 AND/OR P600 SERIES SHEETS FOR ADDITIONAL PLUMBING NOTES, DETAILS, REQUIREMENTS, AND SCHEDULES.
2. PLUMBING CONTRACTOR SHALL REVIEW ALL PROJECT DOCUMENTS AND COORDINATE LOCATION OF ALL EQUIPMENT, PIPING, HANGERS / SUPPORTS, ETC. WITH HVAC AND ELECTRICAL TRADES BEFORE INSTALLATION OF ANY MATERIAL. ADDITIONAL COSTS ASSOCIATED WITH LACK OF COORDINATION WILL NOT BE REIMBURSED.

SANITARY SEWER PLAN KEY NOTES:

- ① 3" SANITARY STACK DOWN / 4" VENT UP FROM BELOW TO 4" VENT THRU ROOF.
- ② 3" SANITARY STACK DOWN / 3" VENT UP TO VENT THRU ROOF.
- ③ 3" SANITARY DOWN TO SECOND FLOOR.



SANITARY SEWER PLAN - 3RD FLOOR
 SCALE: 1/8" = 1'-0"

MECHANICAL - ELECTRICAL - PLUMBING DESIGN DRAWINGS FOR:
The Village at Discovery - Lot 5
 Street Address
 Lee's Summit, Jackson County, MO

AHJ APPROVAL STAMP

SHEET TITLE

**SANITARY SEWER PLAN
 - 3RD FLOOR**

SHEET NUMBER

PS103

HVAC PLAN SYMBOL LEGEND

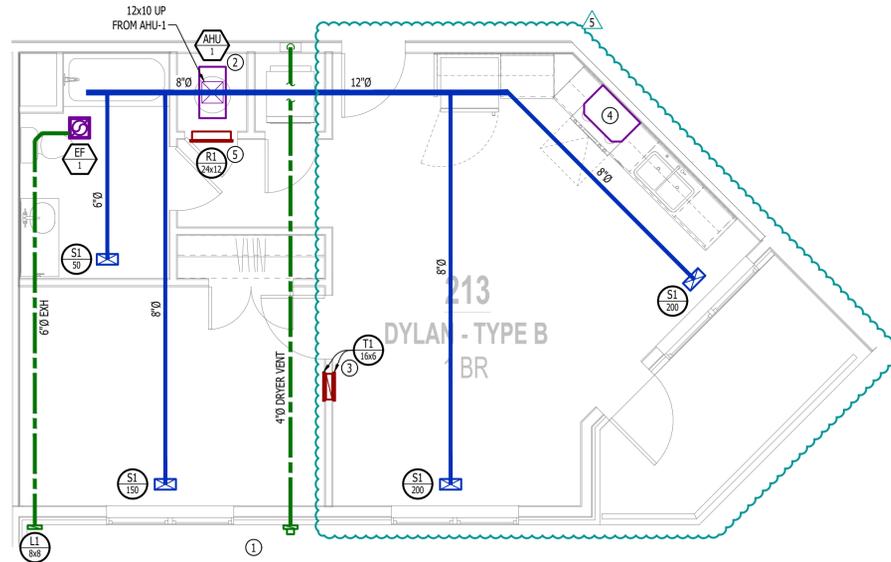
- EQUIPMENT TYPE (REFER TO EQUIPMENT SCHEDULE)
- EQUIPMENT REFERENCE NUMBER
- DIFFUSER/GRILLE TYPE (REFER TO SCHEDULE)
- CUBIC FEET PER MINUTE (CFM) / FACE SIZE
- SUPPLY DUCTWORK
- RETURN DUCTWORK
- EXHAUST DUCTWORK
- FLEX DUCT
- SUPPLY DIFFUSER (HATCH INDICATES "NO FLOW ZONE")
- RETURN DIFFUSER
- BALANCE DAMPER
- MOTORIZED DAMPER
- CEILING RADIATION DAMPER
- BACK DRAFT DAMPER
- THERMOSTAT

HVAC PLAN GENERAL NOTES:

- SEE SHEET M501 FOR HVAC SCHEDULES, DETAILS, REQUIREMENTS, ETC.
- SEE SHEET MEP4 FOR CONDENSING UNIT LOCATIONS. REFRIGERANT PIPING SHALL ROUTE IN SPACES ABOVE FINISHED CEILINGS AND WITHIN WALL CAVITIES TO REMAIN CONCEALED.
- SUPPLY DUCTWORK FROM AHU AT FLOOR/CEILING PENETRATION SHALL BE PROTECTED BY A FIRE DAMPER. INSTALL PER MANUFACTURER'S SPECIFICATIONS.
- WRAP ALL DRYER DUCTS WITH FIREWRATER (OR EQUAL) DUCT WRAP.
- TOTAL DEVELOPED LENGTH OF EXHAUST DUCT SHALL BE INDICATED ON A PERMANENT LABEL WITHIN 6' OF DRYER VENT CONNECTION. DRYER DUCT ROUTING SHOWN IS FOR REFERENCE ONLY. OVERALL DUCT LENGTH SHALL BE CALCULATED BY HVAC CONTRACTOR PER 2018 IMC 504.8.4.
- LOCATE ALL EXHAUST / DRYER VENT TERMINATIONS AT LEAST 36" FROM OPERABLE OPENINGS INTO APARTMENTS (WINDOWS, DOORS, ETC.).
- ALL DUCTWORK SHOWN SHALL ROUTE IN SPACE BETWEEN / THRU TRUSSES UNLESS NOTED OTHERWISE. SEE STRUCTURAL DRAWINGS FOR DETAILS.

HVAC PLAN KEY NOTES:

- TERMINATE 4" DRYER EXHAUST WITH VENT EQUAL TO DRYER WALL VENT #DWV4.
- AHU WALL MOUNTED ABOVE WATER HEATER, COORDINATE WITH PLUMBING CONTRACTOR. CONDENSATE TO DISCHARGE IN FLOOR DRAIN WITHIN CLOSET.
- HI/LOW TRANSFER GRILLE (12" A.F.F. ON BEDROOM SIDE OF WALL; 84" A.F.F. ON OPPOSITE SIDE OF WALL).
- RESIDENTIAL RECIRCULATION HOOD TO BE SUPPLIED & INSTALLED BY GC.
- TRANSFER GRILLE CENTERED ABOVE DOOR.



HVAC PLAN - DYLAN

SCALE: 1/4" = 1'-0"

PLUMBING PLAN SYMBOL LEGEND

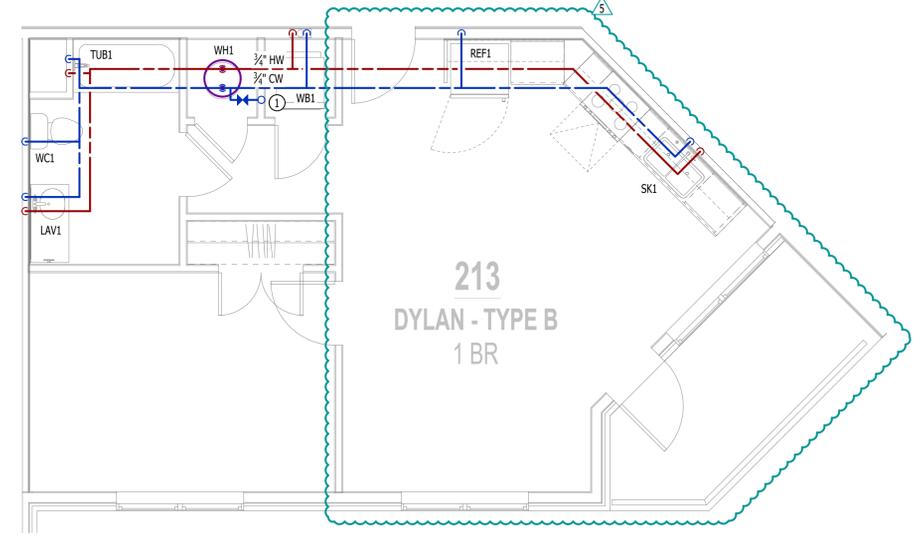
- COLD WATER LINE
- HOT WATER LINE
- VALVE
- PIPING TURNED DOWN / TURNED UP

WATER & GAS PLAN GENERAL NOTES:

- SEE SHEET P501 FOR ADDITIONAL PLUMBING NOTES, DETAILS, & SCHEDULES.
- ALL PLUMBING LOCATED ON EXTERIOR WALLS SHALL ROUTE WITHIN INSULATION BARRIER.
- ALL DOMESTIC SUPPLY LINES SERVING MORE THAN (1) FIXTURE SHALL BE 3/4" UNLESS NOTED OTHERWISE.

WATER & GAS PLAN KEY NOTES:

- 1" CW PIPE UP FROM BELOW WITH SHUT-OFF VALVE IN ACCESSIBLE LOCATION. SEE OVERALL PLUMBING PLANS FOR DETAILS.



WATER PLAN - DYLAN

SCALE: 1/4" = 1'-0"

POWER PLAN SYMBOL LEGEND

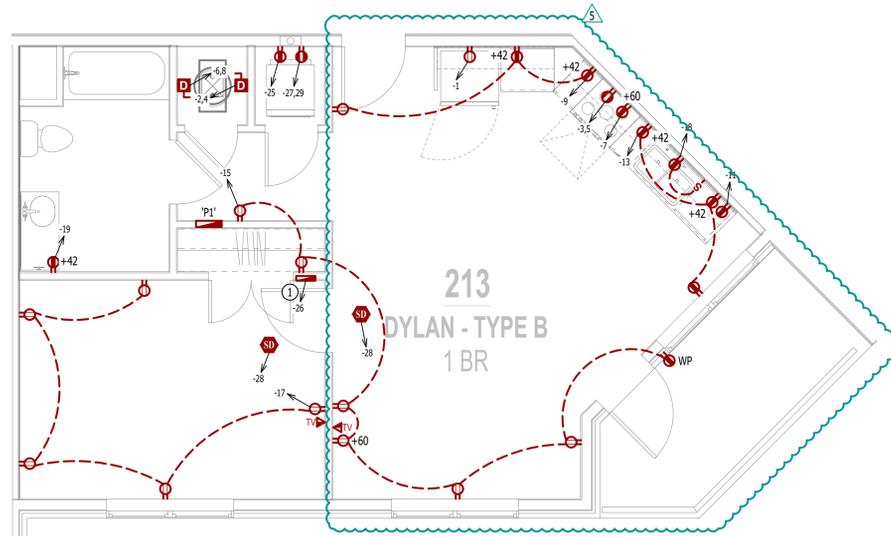
- CIRCUIT WIRING
- CIRCUIT TAG
- JUNCTION BOX
- RECEPTACLE
INDICATES MOUNTING HEIGHT TO BOTTOM OF BOX (STANDARD @ 18" AFF UNLESS NOTED OTHERWISE)
"WP" = WEATHERPROOF OUTDOOR RECEPTACLE
- GFCI DUPLEX CONVENIENCE RECEPTACLE
- 208V RECEPTACLE
- QUADPLEX CONVENIENCE RECEPTACLE
- DATA / PHONE JACK; BOX WITH 1" CONDUIT & CAT6 CABLE BACK TO MEDIA PANEL LOCATION (STANDARD @ 18" AFF UNLESS NOTED OTHERWISE)
- DISCONNECT
- 120V IONIZATION SMOKE 520Hz LOW FREQUENCY ALARM WITH SILENCING CAPABILITIES & LOW-VOLTAGE CONTACTS WIRED TO SHUT DOWN AHU UPON FIRE DETECTION. COORDINATE WITH HVAC CONTRACTOR. SMOKE DETECTOR MUST BE LOCATED AT LEAST 3' FROM CEILING FAN BLADES AND AT LEAST 10' FROM ANY COOKING APPLIANCE (FIELD-COORDINATE)

POWER PLAN GENERAL NOTES:

- SEE E500 & E600 SERIES SHEETS FOR POWER SCHEDULES, DETAILS, REQUIREMENTS, ETC.
- SEE SHEET MEP4 FOR CONDENSING UNIT LOCATIONS.
- VERIFY EACH DATA/RECEPTACLE LOCATION WITH OWNER PRIOR TO INSTALLATION.
- REFER TO "TYPICAL ADA MOUNTING HEIGHTS DETAIL", SHEET E501, FOR MOUNTING HEIGHTS OF DEVICES IN "ANSI A" UNITS.

POWER PLAN KEY NOTES:

- MEDIA PANEL LOCATION; DATA/TV WIRING TO TERMINATE AT THIS LOCATION. DETERMINE EXACT LOCATION & DETAILS WITH OWNER PRIOR TO INSTALLATION.



POWER PLAN - DYLAN

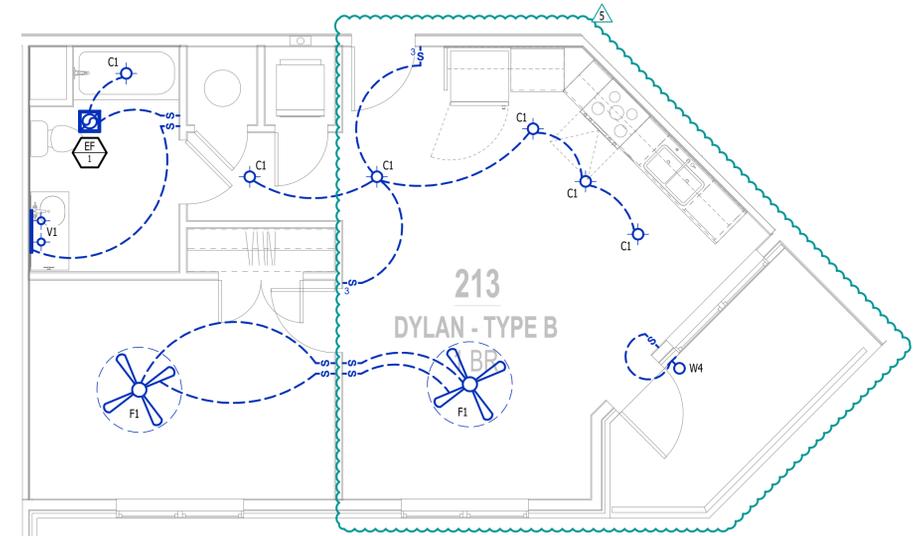
SCALE: 1/4" = 1'-0"

LIGHTING PLAN SYMBOL LEGEND

- LIGHTING FIXTURE
"X1" INDICATES FIXTURE TYPE (REFER TO SCHEDULE)
- TOGGLE SWITCH
SWITCH TYPE
- DIMMER SWITCH

LIGHTING PLAN GENERAL NOTES:

- SEE E500 & E600 SERIES SHEETS FOR ADDITIONAL ELECTRICAL NOTES, DETAILS, & SCHEDULES.
- ALL LIGHTING SHOWN SHALL BE ON CIRCUIT -16 UNLESS NOTED OTHERWISE.



POWER PLAN - DYLAN

SCALE: 1/4" = 1'-0"



J-SQUARED ENGINEERING

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 Columbia, Missouri 65201
 573.234.4492
 www.j-squaredeng.com

J2 PROJECT No:	J21008
J2 DESIGN:	ACW

ISSUE TITLE	DATE
CITY SUBMITTAL	09 - 09 - 2024
ASI 5.4	01 - 28 - 2026

MECHANICAL - ELECTRICAL - PLUMBING DESIGN DRAWINGS FOR:
The Village at Discovery - Lot 5
 Street Address
 Lee's Summit, Jackson County, MO

AHU APPROVAL STAMP

SHEET TITLE

MEP PLAN - DYLAN - TYPE B UNIT

SHEET NUMBER

UMEP1.6