



July 2, 2020

Project Name: Summit at West Pryor

Location: 940 NW Pryor Road Lee's Summit MO, 64081

Subject: Narrative of changes to plans under Revision #5, dated July 2, 2020

ARCHITECTURAL

A001 - SHEET INDEX

1. Updated drawing index.

A003 - ACCESSIBILITY REQUIREMENTS - TYPE A UNITS

2. Reformatted sheet so all type A information is on one sheet.
3. Added clarifying information about toilet grab bar exceptions for type B units.

A004 - ACCESSIBILITY REQUIREMENTS -TYPE B UNITS & ADA

4. Reformatted sheet so all type B unit information is on one sheet.

A007 - LIFE SAFETY PLAN - FIRST FLOOR

5. NFPA 13R noted for fire protection at residential locations.

A011 - PARTITION TYPES

6. Types H1a and H2a added for use at Stair B.

A012 - FLOORING ASSEMBLIES

7. Balcony assembly detail updated to show 2x4 attachment at 2x10 to allow for a raised soffit to allow for sprinkler head at unit balconies.
8. Detail 4 & 8 added to show wall / floor rating continuation/connections at the corridor and roof.

A013 - DOOR SCHEDULE & TYPICAL DETAILS

9. Door hardware updated; schedule updated for coordination with RD Jones.

A020 - WINDOW DETAILS

10. Detail 13 updated per location of steel tubes as built on site.
11. Flashing removed per manufacturer.

A021 - WINDOW DETAILS

12. Details updated per James Hardie standard details: trim on top of panels, no flashing at sill locations.

A030 - DOOR DETAILS

13. Details updated per James Hardie standard details: trim on top of panels.

A032 - DOOR DETAILS

14. Balcony door section extended to show turndown, and low wall at planter.

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A050 - ARCHITECTURAL SITE PLAN

15. ADA ramp coordinated as shown on RIC drawings.

A053 - ADDRESS PLAN - SECOND FLOOR

16. Unit address updated.

A054 - ADDRESS PLAN - THIRD FLOOR

17. Unit address updated.

A055 - ADDRESS PLAN - FOURTH FLOOR

18. Unit address updated.

A101A - GARAGE FLOOR PLAN

19. Wall protection changed to bollards.
20. One step added inside and outside of electrical room 006. Slab to be flat on both sides of door. Step for room allowed by building code section 1103.2 accessibility General Exceptions – 1103.2.9 Equipment Spaces

A101B - GARAGE PARKING PLAN

21. Wall protection changed to bollards.

A102 - FIRST FLOOR PLAN

22. Wall location moved a few inches to accommodate field installed steel.

A102-B - FIRST FLOOR PLAN - BLDG. B

23. New elevations created to show unit vents on side walls.

A102-C/D - FIRST FLOOR PLAN - BLDG. C/D

24. Wall location moved a few inches to accommodate field installed steel location.
25. Wall type at unit updated to be fire rated as it is a bearing wall.
26. Door size at fitness updated per RD Jones to allow proper clearance, walls shifted for larger door opening.

A102-E - FIRST FLOOR PLAN - BLDG. E

27. New elevations created to show unit vents on side walls.

A103-B - SECOND / THIRD FLOOR PLAN - BLDG. B

28. New elevations created to show unit vents on side walls.

A103-C/D - SECOND / THIRD FLOOR PLAN - BLDG. C/D

29. Wall type changed to be rated wall as it is a bearing wall.

A103-E - SECOND / THIRD FLOOR PLAN - BLDG. E

30. New elevations created to show unit vents on side walls.

A104-B - FOURTH FLOOR PLAN - BLDG. B

31. New elevations created to show unit vents on side walls.

A104-C/D - FOURTH FLOOR PLAN - BLDG. C/D

32. Wall type changed to rated wall as it is a bearing wall.
33. One grill at roof deck, length of counter updated.
34. Stair B wall type changed (see stair sheet A351) so exterior dimension changed.

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A104-E - FOURTH FLOOR PLAN - BLDG. E

- 35. New elevations created to show unit vents on side walls.

A150 - UNIT 'A1' PLANS & ELEVATIONS

- 36. Heights of towel bars note updated.

A151 - UNIT 'A2' PLANS & ELEVATIONS

- 37. Height of towel bar note updated.
- 38. Towel bar removed from shower door, located in bathroom on wall.

A152 - UNIT 'A3' PLANS & ELEVATIONS

- 39. Height of towel bar note updated.
- 40. Towel bar removed from shower door, located in bathroom on wall.

A153 - UNIT 'A4' PLANS & ELEVATIONS

- 41. Height of towel bar note updated.
- 42. Towel bar removed from shower door, located in bathroom on wall.

A154 - UNIT 'B1' & 'B3' PLANS & ELEVATIONS

- 43. Height of towel bar note updated.
- 44. Towel bar removed from shower door, located in bathroom on wall.

A155 - UNIT 'B2' PLANS & ELEVATIONS

- 45. Height of towel bar note updated.
- 46. Towel bar removed from shower door, located in bathroom on wall.

A156 - UNIT 'B2-TYPE A' PLANS & ELEVATIONS

- 47. Height of towel bar note updated.
- 48. Towel bar removed from shower door, located in bathroom on wall.
- 49. Vanity wall mirrored to allow room for future side wall grab bar at toilet. Pocket door between bedroom and bathroom removed.
- 50. Elevation detail 12 updated.

A157 - UNIT 'C1' & 'C2' PLANS & ELEVATIONS

- 51. Height of towel bar note updated.
- 52. Towel bar removed from shower door, located in bathroom on wall.

A158 - UNIT 'D1' PLANS & ELEVATIONS

- 53. Height of towel bar note updated.
- 54. Towel bar removed from shower door, located in bathroom on wall.

A159 - UNIT 'D2' PLANS & ELEVATIONS

- 55. Height of towel bar note updated.
- 56. Towel bar removed from shower door, located in bathroom on wall.

A160 - UNIT 'F1' PLANS & ELEVATIONS

- 57. Height of towel bar note updated.
- 58. Towel bar removed from shower door, located in bathroom on wall.
- 59. Toilet wall location switched to allow room for future side grab bar at toilet.
- 60. Wall at closet changed type to become plumbing wall.

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- 61. Elevation detail 7 updated to reflect toilet move.

A161 - UNIT 'F1-TYPE A' PLANS & ELEVATIONS

- 62. Height of towel bar note updated.
- 63. Towel bar removed from shower door, located in bathroom on wall.

A162 - UNIT 'G1' & 'G1.1' PLANS

- 64. Height of towel bar note updated.
- 65. Towel bar removed from shower door, located in bathroom on wall.

A163 - UNIT 'G1' & 'G1.1' ELEVATIONS

- 66. Height of towel bar note updated.
- 67. Towel bar removed from shower door, located in bathroom on wall.

A164 - UNIT 'H1' & 'H2' PLANS & ELEVATIONS

- 68. Height of towel bar note updated.
- 69. Towel bar removed from shower door, located in bathroom on wall.

A202 - EAST ELEVATIONS

- 70. Detail 15 added to show elevation for vent cap locations.
- 71. Sconces located on elevations.
- 72. Note 33 added for unit vent caps.

A203 - SOUTH ELEVATION

- 73. Note 33 added for unit vent caps.

A204 - WEST ELEVATIONS

- 74. Note 33 added for unit vent caps.
- 75. Detail 15 added to show elevation for vent cap locations.

A205 - NORTH ELEVATION

- 76. Note 33 added for unit vent caps.

A206 - SOUTH COURTYARD ELEVATIONS

- 77. Note 33 added for unit vent caps.
- 78. Details 16 & 20 added to show unit vent cap locations.
- 79. Dimensions added to show unit balcony opening heights.

A207 - CENTER COURTYARD ELEVATIONS

- 80. Note 33 added for unit vent caps.

A208 - NORTH COURTYARD ELEVATIONS

- 81. Note 33 added for unit vent caps.
- 82. Details 16 & 20 added to show unit vent cap locations.
- 83. Dimensions added to show unit balcony opening heights.

A303 - WALL SECTIONS

- 84. Note for roof insulation updated.
- 85. Notes for roofs/over hangs above balconies updated to clarify what Hardie soffit panel is on, either 1 or 2 layers of gyp.
- 86. Dimensions added where missing for openings.

A304 - WALL SECTIONS

- 87. Note for roof insulation updated.
- 88. Notes for roofs/over hangs above balconies updated to clarify what Hardie soffit panel is on, either 1 or 2 layers of gyp.
- 89. Dimensions added where missing for openings.

A305 - WALL SECTIONS

- 90. Note for roof insulation updated.
- 91. Notes for roofs/over hangs above balconies updated to clarify what Hardie soffit panel is on, either 1 or 2 layers of gyp.
- 92. Dimensions added where missing for openings.
- 93. Details updated to reference correct condition at window & door.

A306 - WALL SECTIONS

- 94. Note for roof insulation updated.
- 95. Notes for roofs/over hangs above balconies updated to clarify what Hardie soffit panel is on, either 1 or 2 layers of gyp.

A307 - WALL SECTIONS

- 96. Note for roof insulation updated.
- 97. Notes for roofs/over hangs above balconies updated to clarify what Hardie soffit panel is on, either 1 or 2 layers of gyp.
- 98. Dimensions added where missing for openings.
- 99. Details updated to reference correct condition at window & door.

A308 - WALL SECTIONS

- 100. Note for roof insulation updated.
- 101. Notes for roofs/over hangs above balconies updated to clarify what Hardie soffit panel is on, either 1 or 2 layers of gyp.
- 102. Dimensions added where missing for openings.
- 103. Details updated to reference correct condition at window & door.

A309 - WALL SECTIONS

- 104. Note for roof insulation updated.
- 105. Notes for roofs/over hangs above balconies updated to clarify what Hardie soffit panel is on, either 1 or 2 layers of gyp.
- 106. Dimensions added where missing for openings.

A310 - WALL SECTIONS

- 107. Note for roof insulation updated.
- 108. Notes for roofs/over hangs above balconies updated to clarify what Hardie soffit panel is on, either 1 or 2 layers of gyp.
- 109. Dimensions added where missing for openings.
- 110. Details updated to reference correct condition at window & door.

A311 - WALL SECTIONS

- 111. Note for roof insulation updated.
- 112. Notes for roofs/over hangs above balconies updated to clarify what Hardie soffit panel is on, either 1 or 2 layers of gyp.
- 113. Dimensions added where missing for openings.

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114.Details updated to reference correct condition at window & door.

A312 - WALL SECTIONS

115.Note for roof insulation updated.

116.Notes for roofs/over hangs above balconies updated to clarify what Hardie soffit panel is on, either 1 or 2 layers of gyp.

117.Dimensions added where missing for openings.

118.Details updated to reference correct condition at window & door.

A313 - CENTER COURTYARD WALL SECTIONS

119.Note for roof insulation updated.

120.Wall moved to align with as built location of tube steel.

A314 - CENTER COURTYARD WALL SECTIONS

121.Note for roof insulation updated.

122.Notes for roofs/over hangs above balconies updated to clarify what Hardie soffit panel is on, either 1 or 2 layers of gyp.

123.Dimensions added where missing for openings.

124.Details updated to reference correct condition at window & door.

A315 - NORTH & SOUTH COURTYARD WALL SECTIONS

125.Note for roof insulation updated.

126.Notes for roofs/over hangs above balconies updated to clarify what Hardie soffit panel is on, either 1 or 2 layers of gyp.

127.Dimensions added where missing for openings.

128.Details updated to reference correct condition at window & door.

A316 - NORTH & SOUTH COURTYARD WALL SECTIONS

129.Note for roof insulation updated.

130.Notes for roofs/over hangs above balconies updated to clarify what Hardie soffit panel is on, either 1 or 2 layers of gyp.

131.Dimensions added where missing for openings.

132.Details updated to reference correct condition at window & door.

A320 - SECTION DETAILS

133. Hardie Panel details updated to show Hardie trim board on top of Hardie panel. All horizontal pieces of Hardie trim have z flashing with a 3/8" gap in Hardie panel with no caulk.

134.Hardie soffit on (2) layers of gyp location clarification

135.Balcony soffits raised to be aligned with 2x10 for connections, headers created where needed to keep elevation conditions the same.

A321 - SECTION DETAILS

136.Hardie Panel details updated to show Hardie trim board on top of Hardie panel. All horizontal pieces of Hardie trim have z flashing with a 3/8" gap in Hardie panel with no caulk.

137.Hardie soffit on (2) layers of gyp location clarification

138.Balcony soffits raised to be aligned with 2x10 for connections, headers created where needed to keep elevation conditions the same.

A322 - SECTION DETAILS

139.Hardie Panel details updated to show Hardie trim board on top of Hardie panel. All horizontal pieces of Hardie trim have z flashing with a 3/8" gap in Hardie panel with no caulk.

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- 140. Hardie soffit on (2) layers of gyp location clarification
- 141. Balcony soffits raised to be aligned with 2x10 for connections, headers created where needed to keep elevation conditions the same.

A323 - SECTION DETAILS

- 142. Hardie Panel details updated to show Hardie trim board on top of Hardie panel. All horizontal pieces of Hardie trim have z flashing with a 3/8" gap in Hardie panel with no caulk.
- 143. Hardie soffit on (2) layers of gyp location clarification
- 144. Balcony soffits raised to be aligned with 2x10 for connections, headers created where needed to keep elevation conditions the same.
- 145. Detail 11 created for the condition of the balcony at the third-floor beam location.

A324 - BALCONY SECTIONS

- 146. New sheet created for courtyard balcony sections.

A350 - STAIR A

- 147. Dimensions updated to read 44" clear between handrails.

A351 - STAIR B

- 148. Dimensions updated to read 44" clear between handrails.
- 149. Stair wall types changed from E1&2 to H1a & H2a.

A352 - STAIR C

- 150. Dimensions updated to read 44" clear between handrails.

A353 - ELEVATOR A/C

- 151. Floors added to avoid chimney effect.

A354 - ELEVATOR B

- 152. Elevator dimensions changed to match as built dimensions.

A401 - ENLARGED COURTYARD PLANS

- 153. Sections added.

A405 - ENLARGED COURTYARD PLANS

- 154. Sections added.

A408 - PERGOLA PLANS

- 155. Note updated to remove any reference to sloping as it is not needed.

A409 - MECHANICAL SHAFTS

- 156. Wall types adjusted where they are not required to be rated.
- 157. Note added for where dimensions are to.

A410 - ENLARGED AMENITY SPACES

- 158. Wall protection changed to bollards.

A411 - ENLARGED AMENITY SPACES

- 159. Dimensions updated for new door size.

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STRUCTURAL

S111B - COMMERCIAL FLOOR FRAMING PLAN- AREA B

160.Added note for 8" concrete stem wall.

S111C/D - COMMERCIAL FLOOR FRAMING PLAN- AREA C/D

161.Added note for 8" concrete stem wall.

S112C/D - FIRST FLOOR 1 FRAMING PLAN- AREA C/D

162.Added note for 8" concrete stem wall.

S113B - SECOND FLOOR FRAMING PLAN- AREA B

163.Revised hatch for geofoam.

S116B - ROOF FRAMING PLAN- AREA B

164.Revised roof framing at unit balconies.

S116E - ROOF FRAMING PLAN- AREA E

165.Revised roof framing at unit balconies.

S333 - WOOD FLOOR FRAMING SECTIONS

166.Revised guardrail attachment in Section 3 and 3a.

S341 - WOOD ROOF FRAMING SECTIONS

167.Remove section 4.

S342 - WOOD ROOF FRAMING SECTIONS

168.Added Section 8.

MECHANICAL

M104 FIRST FLOOR PLAN - AREA C/D – HVAC

169.Fitness room HVAC room configuration changed.

ELECTRICAL

E101 PARTIAL GARAGE PLAN – ELECTRICAL

170.Exit and emergency lighting coordinated. Bicycle storage/work room added.

E102 PARTIAL GARAGE PLAN – ELECTRICAL

171.Exit and emergency lighting coordinated. Bicycle storage/work room added.

E103 FIRST FLOOR PLAN - AREA B – ELECTRICAL

172.Lighting revised per Interior Design new submittal. Various exit, stair and emergency lighting coordinated.
Outside scone locations/quantity updated.

E104 FIRST FLOOR PLAN - AREA C/D – ELECTRICAL

173.Lighting revised per Interior Design new submittal. Various exit, stair and emergency lighting coordinated.
Vestibule 118B lighting added.

E104a FIRST FLOOR PLAN - AREA D – LIGHTING

174.Lighting revised per Interior Design new submittal. Outside scone locations/quantity updated.

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E105 FIRST FLOOR PLAN - AREA E – ELECTRICAL

175. Lighting revised per Interior Design new submittal. Various exit, stair and emergency lighting coordinated.
Trash room lighting coordinated. Outside sconce locations/quantity updated.

E106 SECOND FLOOR PLAN - AREA B – ELECTRICAL

176. Lighting revised per Interior Design new submittal.

E107 ECOND FLOOR PLAN - AREA C/D – ELECTRICAL

177. Lighting revised per Interior Design new submittal.

E108 SECOND FLOOR PLAN - AREA E – ELECTRICAL

178. Lighting revised per Interior Design new submittal.

E109 FOURTH FLOOR PLAN - AREA B – ELECTRICAL

179. Lighting revised per Interior Design new submittal.

E110 OURTH FLOOR PLAN - AREA C/D – ELECTRICAL

180. Lighting revised per Interior Design new submittal.

E110a PARTIAL FOURTH FLOOR PLAN - AREA C/D – LIGHTING

181. Lighting revised per Interior Design new submittal.

E111 FOURTH FLOOR PLAN - AREA E – ELECTRICAL

182. Lighting revised per Interior Design new submittal.

E201 PICAL UNIT PLANS – ELECTRICAL

183. Lighting revised per Interior Design new submittal. Type A unit microwave receptacle moved. Bathroom switching locations revised.

E202 PICAL UNIT PLANS – ELECTRICAL

184. Lighting revised per Interior Design new submittal. Bathroom switching locations revised.

E203 PICAL UNIT PLANS – ELECTRICAL

185. Lighting revised per Interior Design new submittal. Type A unit microwave receptacle moved. Bathroom switching locations revised.

E305 ELECTRICAL SCHEDULES

186. All schedules updated.