ARIA APARTMENTS LEE'S SUMMIT

MASTER

LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

PROJECT INFORMATION

SITE DATA	
SITE ZONING:	(SEE CIVIL)
SITE SIZE:	(SEE CIVIL)
SITE DENSITY:	(SEE CIVIL)
NO. OF PARKING SPACES:	(SEE CIVIL)
CODES AND REGULATIONS	
BLDG. & RELATED CODES:	2018 IBC, IPC, IMC & 2018 IECC W/ LOCAL AMMENDMENTS
ELECT. CODE:	2017 NEC W/ LOCAL AMMENDMENTS
FIRE CODE:	2018 IFC W/ LOCAL AMMENDMENTS
ACCESSIBILITY:	AMERICANS WITH DISABILITIES ACT- 2010; FAIR HOUSING ACT; ICC/ANSI A117.1-2009
MISC.:	ALL APPLICABLE FEDERAL, STATE & LOCAL CODES, LAWS & ORDINANCES
BUILDING CODE DATA	
USE GROUP:	(SEE SPECIFIC BUILIDING COVER SHEETS)
CONSTRUCTION TYPE:	(SEE SPECIFIC BUILIDING COVER SHEETS)
EXT. WALL CONSTRUCTION:	(SEE SPECIFIC BUILIDING COVER SHEETS)
OTHER WALL CONSTRUCTION:	(SEE SPECIFIC BUILIDING COVER SHEETS)
TOTAL ALLOW. AREA:	(SEE SPECIFIC BUILIDING COVER SHEETS)
TOTAL ACTUAL AREA:	(SEE SPECIFIC BUILIDING COVER SHEETS)
ALLOW. HEIGHT & FLOORS:	(SEE SPECIFIC BUILIDING COVER SHEETS)
ACTUAL HEIGHT & FLOORS:	(SEE SPECIFIC BUILIDING COVER SHEETS)
HEIGHT/AREA ADJUSTMENTS:	(SEE SPECIFIC BUILIDING COVER SHEETS)
OCCUPANT LOAD	(SEE SPECIFIC BUILIDING COVER SHEETS)
SPRINKLER SYSTEM:	(SEE SPECIFIC BUILIDING COVER SHEETS)

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SP1.1M	CONSTRUCTION SPECIFICATIONS	04 FEB 2021	12 MAR 2021	ADDENDUM #1
SP1.2M	CONSTRUCTION SPECIFICATIONS	04 FEB 2021	12 MAR 2021	ADDENDUM #1
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RW5	RETAINING WALL PROFILE	04 FEB 2021	04 FEB 2021	PERMIT SET
RW6	RETAINING WALL PROFILE	04 FEB 2021	04 FEB 2021	PERMIT SET
RW7	RETAINING WALL PROFILE	04 FEB 2021	04 FEB 2021	PERMIT SET
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ASD1.0M	SITE DETAILS	04 FEB 2021	12 MAR 2021	ADDENDUM #1
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M113	BUILDING "A" - THIRD FLOOR - HVAC PLAN	07 JAN 2021	07 JAN 2021	PERMIT SET

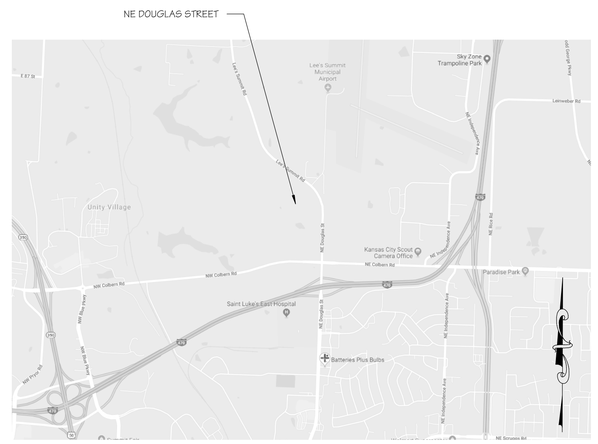
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EL124	BUILDING "B" - FOURTH FLOOR - LIGHTING PLAN	07 JAN 2021	07 JAN 2021	PERMIT SET
EL131	BUILDING "C" - FIRST FLOOR - LIGHTING PLAN	07 JAN 2021	07 JAN 2021	PERMIT SET
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ARCHITECT'S JOB NO. 3984

PROJECT LOCATION MAP



SIGNATURE AREAS

NOTE: PROJECT CONSTRUCTION MUST BE IN COMPLIANCE WITH ALL APPLICABLE CODES, ORDINANCES, LAWS, AND REGULATIONS AS ENUMERATED ELSEWHERE IN THE PLANS AND SPECIFICATIONS.

ARCHITECT: WALLACE ARCHITECTS, L.L.C.
302 CAMPUSVIEW DRIVE SUITE 208, COLUMBIA, MO 65201
BY: DATE:

OWNER: ARIA LS, LLC.
4240 PHILIPS FARM ROAD, COLUMBIA, MO 65201
BY: DATE:

CONTRACTOR: CENTRAL STATES CONSTRUCTION
4215 PHILIPS FARM ROAD, STE. 109, COLUMBIA, MO 65201
BY: DATE:

\-
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\- DATE:

PM: RP
PC: RS

PLAN SET NO. _____

MASTER COVER SHEET

ADDENDUM #1

STATE OF MISSOURI
M. RANDALL PORTER
2012006244
ARCHITECT
12 MAR 2021
M. RANDALL PORTER
A-2012006244

ARIA APARTMENTS LEE'S SUMMIT
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

Wallace ARCHITECTS L.L.C.
Columbia, MO
P 573-256-7200

WALLACE ARCHITECTS, LLC
MISSOURI STATE CERTIFICATE OF AUTHORITY: 2003019614

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04 FEB 2021

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EL141	MAINTENANCE BUILDING - LIGHTING PLAN	07 JAN 2021	07 JAN 2021	PERMIT SET
EL151	GARAGE "A", "B", & "C" - LIGHTING PLAN	07 JAN 2021	07 JAN 2021	PERMIT SET
EL152	GARAGE "D" - LIGHTING PLAN	07 JAN 2021	07 JAN 2021	PERMIT SET
EL153	GARAGE "E" LIGHTING PLAN	07 JAN 2021	07 JAN 2021	PERMIT SET
EL161	CLUBHOUSE - LIGHTING PLAN	07 JAN 2021	07 JAN 2021	PERMIT SET
EL162	CLUBHOUSE - LIGHTING PLAN	07 JAN 2021	07 JAN 2021	PERMIT SET
EL163	CLUBHOUSE - LIGHTING PLAN	07 JAN 2021	07 JAN 2021	PERMIT SET
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FA113	BUILDING "A" - THIRD FLOOR - FIRE ALARM PLAN	07 JAN 2021	07 JAN 2021	PERMIT SET
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FA121	BUILDING "B" - FIRST FLOOR - FIRE ALARM PLAN	07 JAN 2021	07 JAN 2021	PERMIT SET
FA122	BUILDING "B" - SECOND FLOOR - FIRE ALARM PLAN	07 JAN 2021	07 JAN 2021	PERMIT SET
FA123	BUILDING "B" - THIRD FLOOR - FIRE ALARM PLAN	07 JAN 2021	07 JAN 2021	PERMIT SET
FA124	BUILDING "B" - FOURTH FLOOR - FIRE ALARM PLAN	07 JAN 2021	07 JAN 2021	PERMIT SET
FA131	BUILDING "C" - FIRST FLOOR - FIRE ALARM PLAN	07 JAN 2021	07 JAN 2021	PERMIT SET
FA132	BUILDING "C" - SECOND FLOOR - FIRE ALARM PLAN	07 JAN 2021	07 JAN 2021	PERMIT SET
FA133	BUILDING "C" - THIRD FLOOR - FIRE ALARM PLAN	07 JAN 2021	07 JAN 2021	PERMIT SET
FA134	BUILDING "C" - FOURTH FLOOR - FIRE ALARM PLAN	07 JAN 2021	07 JAN 2021	PERMIT SET
FA161	CLUBHOUSE - FIRE ALARM PLAN	07 JAN 2021	07 JAN 2021	PERMIT SET
FA162	CLUBHOUSE - FIRE ALARM PLAN	07 JAN 2021	07 JAN 2021	PERMIT SET
FA163	CLUBHOUSE - FIRE ALARM PLAN	07 JAN 2021	07 JAN 2021	PERMIT SET
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FS121	BUILDING "B" - FIRST FLOOR - SANITARY SEWER PLAN	07 JAN 2021	07 JAN 2021	PERMIT SET
FS131	BUILDING "C" - FIRST FLOOR - SANITARY SEWER PLAN	07 JAN 2021	07 JAN 2021	PERMIT SET
FS141	MAINTENANCE BUILDING - SANITARY SEWER PLAN	07 JAN 2021	07 JAN 2021	PERMIT SET
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FW161	CLUBHOUSE - WATER & GAS PLAN	07 JAN 2021	07 JAN 2021	PERMIT SET
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UP.11B-ACC	11B-ACC MEP UNIT PLAN	07 JAN 2021	15 MAR 2021	ADDENDUM #1
UP.11C	11C MEP UNIT PLAN	07 JAN 2021	15 MAR 2021	ADDENDUM #1
UP.11D	11D MEP UNIT PLAN	07 JAN 2021	15 MAR 2021	ADDENDUM #1
UP.11E	11E MEP UNIT PLAN	07 JAN 2021	15 MAR 2021	ADDENDUM #1
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STATE OF MISSOURI
M. RANDALL PORTER
2012006244
ARCHITECT
12 MAR 2021

ARIA APARTMENTS LEE'S SUMMIT
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

Wallace ARCHITECTS L.L.C.
Columbia, MO
P 573-256-7200

WALLACE ARCHITECTS, LLC
MISSOURI STATE CERTIFICATE OF AUTHORITY: 2003019614

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ADDENDUM #1

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Glazed Aluminum Doors: Extruded aluminum tube frame, full glazed, without middle rail; factory glazed.
Thickness: 1-3/4 inches, nominal.
Stile Width: As indicated on drawings.
Finish: Class I - Color anodized.
Glazing, Exterior Doors: Sealed insulating units, 1 inch thick, made of clear 1/4 inch thick fully tempered glass.

Aluminum Frames for Doors, Sidelights, or Transoms: Extruded aluminum, thermally broken hollow or C-shaped sections; no steel components.
Frame Depth: 4-1/4 inches.
Finish: Same as doors.
Weatherstripping: Replaceable pile type; at jambs and head.

Dimensions and Shapes: As indicated on drawings; dimensions indicated are nominal.
Provide the following clearances:
Hinge and Lock Stiles: 1/8 inch.
Between Meeting Stiles: 1/4 inch.
At Top Rail and Bottom Rail: 1/8 inch.

PERFORMANCE REQUIREMENTS

Provide door assemblies that have been designed and fabricated in compliance with specified performance requirements.

Water Leakage: No uncontrolled leakage on interior face when tested in accordance with ASTM E331 at differential pressure of 7.5 psf.

Air Leakage: Maximum of 0.1 cu ft/min/sq ft at 6.27 psf differential pressure, when tested in accordance with ASTM E283.

Condensation Resistance Factor: 50, measured in accordance with AAMA 1503.

Overall U-value, Including Glazing: 0.35, minimum, measured on exterior door size required for this project.

SECTION 08 11 20 - STEEL PATIO DOORS

COMPONENTS

Steel Patio Doors: Insulated steel door; prehung in wood frames.
Style: As indicated on drawings.
Thickness: 1-3/4 inches, unless otherwise indicated.
Exterior Skin: 24 gauge (0.022 inch), tension leveled cold rolled steel, zinc coated, factory primed.
Interior Frame: Kiln-dried pine or engineered lumber; door bottom edge: moisture/decay resistant composite.
Core: Foamed-in-place, CFC-free, polyurethane foam bonded to exterior skin; density 1.9 pcf minimum.
U-Factor: 0.32 maximum.
Reinforcement: Solid wood blocking in full area of passage and deadbolt locksets.
Provide continuous blocking for top 8 inches of door for installation of automatic closer devise where scheduled.
Finish: Factory primed; ready for field painting.

Dwelling Unit Patio Door:
Configuration: Single door.
Glazing: As indicated on drawings.

Frames: Provided and assembled by third party fabricators to manufacturer's specifications.
Frame: Milled from 5/4 kiln-dried white pine, finger-jointed composite at bottom of frame, profiled 1/2 inch stops, and factory-clad with prefinished metal or vinyl. Provide 6 degree sill grain prep.

Thresholds: Low profile complying with ANSI or USAF Accessibility requirements. Refer to Section 08 71 00 - Door Hardware
Inswing: Aluminum with Thermal Break.

Glazing: Double glazed, clear, Low-E coated, argon gas filled, fully tempered, with glass thicknesses as recommended by manufacturer for specified wind conditions.

Grilles:
Simulated Divided Lites: Permanent exterior and interior grills, style and color as selected by Architect from manufacturer's standard line.

Weatherstripping: Jacketed thermoset closed-cell foam, press-fit in kerfs at jamb stops in frames.

Door Sweeps: Extruded thermoplastic elastomer, finned and chambered design, press-fit into bottom edge of doors.

PERFORMANCE REQUIREMENTS

Comply with AAMA/WDMA/CSA 101/I.S.2/A440 requirements in accordance with the following:
Performance Class (PC): R.

Design Pressure (DP): In accordance with applicable codes.

FABRICATION

Fabricate doors in accordance with door quality standard specified.

Factory machine doors for hardware other than surface-mounted hardware, in accordance with hardware requirements and dimensions.

Factory fit doors for frame opening dimensions identified on shop drawings, with edge clearances in accordance with specified quality standard.

SECTION 08 14 16 - WOOD DOORS

DOORS

Doors:
Quality Standard: Standard Grade, Standard Duty performance, in accordance with AWI/AWMAC/WI (AWS), unless noted otherwise.

Interior Doors: 1-3/8 inches thick unless otherwise indicated; molded panel construction.
Style: Single-panel stile and rail

DOOR AND PANEL CORES

Hollow Core Doors: Type - Standard (FSHC); plies and faces as indicated above.

DOOR FACINGS

Hardboard Facing for Opaque Finish: ANSI A135.4, Class 2 - Standard, Molded Panel hardboard, 1/8 inch thick.

DOOR CONSTRUCTION

Fabricate doors in accordance with door quality standard specified.

Factory machine doors for hardware other than surface-mounted hardware, in accordance with hardware requirements and dimensions.

Vertical door edges to be beveled lock strike side and meeting rails.

Factory fit and hang doors to frames constructed for the opening dimensions identified on the Drawings, with edge clearances in accordance with specified quality standard.

FRAMES

Jambs: Wood jambs shall be fabricated as a flat jamb with applied stops, or a one piece jamb with milled stops, solid or finger-jointed white pine. Factory primed, white.

Hinges: Mortise jamb for 3-1/2 inch, standard duty radius hinges.

Strike: Jamb to be machined for a full lip cylindrical strike plate.

FACTORY FINISHING

Factory prime door faces with manufacturer's standard water based latex primer; white.

SECTION 08 14 33 - STILE AND RAIL WOOD DOORS

DOORS

Refer to Specification/Selection Detail sheets.

Quality Standard: Standard Grade, Standard Duty performance, in accordance with AWI/AWMAC/WI (AWS) or AWMAC/WI (NAAWS), unless otherwise indicated.

Interior Doors: 1-3/4 inches thick unless otherwise indicated; veneer and lumber stile and rail construction; dowel joints. Opaque finish.

Wood veneer facing for field transparent finish.

DOOR FACINGS

Veneer Facing for Transparent Finish: Natural Birch, veneer grade in accordance with quality standard indicated, plain sliced (flat cut), with book match between leaves of veneer, running match of spliced veneer leaves assembled on door or panel face.

Adhesive: Type I - Waterproof.

DOOR CONSTRUCTION

Fire Rated Doors: Tested to ratings indicated on drawings in accordance with NFPA 252 or UL 10B - Negative (Neutral) Pressure; listed in UL (DIR) or ITS (DIR) and without any visible seals when door is open.

FRAMES

Jambs: Wood jambs shall be fabricated as a flat jamb with applied stops, or a one piece jamb with milled stops, solid or finger-jointed white pine. Factory primed, white.

Hinges: Mortise jamb for 3-1/2 inch, standard duty radius hinges.

Strike: Jamb to be machined for a full lip cylindrical strike plate.

SECTION 08 36 13 - SECTIONAL OVERHEAD DOORS

SUBMITTALS

Product Data: Show component construction, anchorage method, and hardware.

STEEL DOORS

Refer to Specification/Selection Detail sheets.

Steel Doors: embossed panel; standard lift operating style with track and hardware; complying with DASMA 102, Residential application.
Door Nominal Thickness: 1-3/4 inches thick.
Exterior Finish: Factory finished with polyester baked enamel; color as selected from manufacturers standard line.
Interior Finish: Factory finished with polyester baked enamel; white.
Electric Operation: Electric control station.

Door Panels: Hot-dipped steel construction; outer steel sheet of 24 gauge, 0.0239 inch minimum thickness, embossed profile; inner steel sheet of 27 gauge, 0.0164 inch minimum thickness, flat profile; core reinforcement sheet steel roll formed to channel shape, rabbeted weather joints at meeting rails; expanded polystyrene (EPS) insulation.

COMPONENTS

Track: Rolled galvanized steel, 0.090 inch minimum thickness; 2 inch wide, sectional; galvanized steel mounting brackets 1/8 inch thick.

Hinge and Roller Assemblies: Manufacturer's standard hinges and adjustable roller holders of galvanized steel; floating hardened steel bearing rollers, located at top and bottom of each panel, each side.

Lift Mechanism: Torsion spring on cross head shaft, with braided galvanized steel lifting cables.

ELECTRIC OPERATION

Electric Operators:
Motor Rating: 1/2 hp; continuous duty.

Control Station: Standard single button momentary type control for each electric operator.

SECTION 08 53 13 - VINYL WINDOWS

DESCRIPTION

Refer to Specification/Selection Detail sheets.

Vinyl Windows: Factory fabricated frame and sash members of extruded, hollow, ultra-violet-resistant, polyvinyl chloride (PVC) with integral color; with factory-installed glazing, hardware, related flashings, anchorage and attachment devices.
Configuration: As indicated on drawings.
Product Type: H - Hung window, vertically sliding; Single Hung.
Egress Units: Window units installed in dwelling unit bedrooms shall meet or exceed minimum requirements for classification as emergency egress units per the currently adopted edition of the building code.
Color: White.

Energy Star Rating: Provide windows eligible for Energy Star Rating.

PERFORMANCE REQUIREMENTS

Grade: AAMA/WDMA/CSA 101/I.S.2/A440 requirements for specific window type:
Performance Class (PC): R.
Performance Grade (PG): 15, with minimum design pressure (DP) of 15.04 psf.

HARDWARE

Vertical Sliding Sash: Concealed, heavy duty block and tackle balancers, provide two for each sash and jamb.

Sash lock: Lever handle and keeper with cam lock, provide at least one for each operating sash.

Window Opening Control Devices: ASTM F2090-13 opening control devices that limit opening size to less than 4 inches maximum with release function to permit window to open fully.
Required for all Dwelling Unit operable windows when sill is less than 36 inches above finish floor, and window unit is located greater than 72 inches above finish grade.

Finish of Exposed Hardware: Baked enamel, match interior sash and frame color.

SECTION 08 71 00 - DOOR HARDWARE

DESIGN AND PERFORMANCE CRITERIA

Provide specified door hardware as required to make doors fully functional, compliant with applicable codes, and secure to extent indicated.

Provide door hardware products that comply with the following requirements:
Applicable provisions of federal, state, and local codes.

HINGES

Hinges: Comply with BHMA A156.1, Grade 3.
Provide hinges on every swinging door.
Provide self-closing spring hinges on dwelling unit entry doors.
Provide ball-bearing hinges at each door with closer.
Provide non-removable pins on exterior outswinging doors.

CYLINDRICAL LOCKS

Cylindrical Locks (Bored): Comply with BHMA A156.2, Grade 3.
Bored Hole: 2-1/8 inch diameter.
Latchbolt Throw: 1/2 inch, minimum.
Backset: 2-3/4 inch unless otherwise indicated.

AUXILIARY LOCKS (DEADLOCKS)

Auxiliary Locks (Deadlocks): Comply with BHMA A156.36, Grade 3.

CLOSERS

Closers: Comply with BHMA A156.4, Grade 3.

WALL STOPS

Wall Stops: Comply with BHMA A156.16, Grade 3 and Resilient Material Retention Test as described in this standard.

THRESHOLDS

Thresholds: Comply with BHMA A156.21.
Provide threshold at each exterior door, unless otherwise indicated.

BALL CATCH

Ball Catch: Provide on doors not provided with latchsets that must stay in closed position within the frame.

VIEWER

Viewer: Provide at inside of door at eye level to see who is on outside of door.

KEY CONTROL SYSTEMS

Key Control Systems: Comply with guidelines of BHMA A156.28.

FINISHES

Finishes: Provide door hardware of same finish, unless otherwise indicated.
Primary Finish: 619; satin nickel plated, clear coated, with brass or bronze base material; BHMA A156.18.

DIVISION 09 - FINISHES

SECTION 09 21 16 - GYPSUM BOARD ASSEMBLIES

METAL FRAMING MATERIALS

Non-structural Framing System Components: ASTM C645; galvanized sheet steel, of size and properties necessary to comply with ASTM C754 for the spacing indicated, with maximum deflection of wall framing of L/120 at 5 psf.

BOARD MATERIALS

Refer to Specification/Selection Detail sheets.

Gypsum Wallboard: Paper-faced gypsum panels as defined in ASTM C1396/C1396M; sizes to minimize joints in place; ends square cut.
Application: Use for vertical surfaces and ceilings, unless otherwise indicated.
Glass mat faced gypsum panels as defined in ASTM C1658/C1658M, suitable for paint finish, of the same core type and thickness may be substituted for paper-faced board.
At Assemblies Indicated with Fire-Rating: Use type required by indicated tested assembly; if no tested assembly is indicated, use Type X board, UL or WH listed.

Mold-Resistant Board For Wet Areas:
Application: Surfaces in wet areas including tub and shower surrounds, shower ceilings, and toilet area.

Ceiling Board: Special sag resistant gypsum ceiling board as defined in ASTM C1396/C1396M; sizes to minimize joints in place; ends square cut.
Application: Ceilings, unless otherwise indicated.

GYPSUM WALLBOARD ACCESSORIES

Acoustic Insulation: As specified in Section 07 21 00.

Finishing Accessories: ASTM C1047, galvanized steel or rolled zinc, unless noted otherwise.

Joint Materials: ASTM C475/C475M and as recommended by gypsum board manufacturer for project conditions.
Joint Compound: Drying type, vinyl-based, ready-mixed.

SECTION 09 30 00 - TILING

TILE

Refer to Specification/Selection Detail sheets.

Glazed Wall Tile, Type Kitchen Backsplash:
Size: 3 by 6 inch, nominal.
Surface Finish: High gloss.

Glazed Wall Tile, Type Tub Accent:
Size: 6_by 12 inch, nominal.
Surface Finish: High gloss.

Porcelain Tile, Type Bathroom Floor: ANSI A137.1, standard grade.
Size: 12_by_24 inch, nominal.
Surface Finish: Non-slip.

TRIM AND ACCESSORIES

Non-Ceramic Trim: Satin natural anodized extruded aluminum, style and dimensions to suit application, for setting using tile mortar or adhesive.

Thresholds: Marble, white or gray, honed finish; 2 inches wide by full width of wall or frame opening; 1/2 inch thick; beveled one long edge with radiused corners on top side; without holes, cracks, or open seams.

SETTING MATERIALS

Latex-Portland Cement Mortar Bond Coat: ANSI A118.4.
Applications: Use this type of bond coat where indicated and where no other type of bond coat is indicated.

GROUTS

High Performance Polymer Modified Grout: ANSI A118.7 polymer modified cement grout.
Applications: Use this type of grout where indicated and where no other type of grout is indicated.

MAINTENANCE MATERIALS

Grout Sealer: Liquid-applied, moisture and stain protection for existing or new Portland cement grout.
Composition: Water-based colorless silicone.

ACCESSORY MATERIALS

Waterproofing Membrane at Floors: Specifically designed for bonding to cementitious substrate under thick mortar bed or thin-set tile; complying with ANSI A118.10.

SECTION 09 65 00 - RESILIENT FLOORING

TILE FLOORING

Refer to Specification/Selection Detail sheets.

Vinyl Plank: Printed film type, with transparent or translucent wear layer, floating floor.
Minimum Requirements: Comply with ASTM F1700, of Class corresponding to type specified.
Plank Tile Size: 6 by 48 inch.
Wear Layer Thickness: 0.020 inch.
Total Thickness: 0.100 inch.
Color: As indicated on drawings.

SOUND CONTROL UNDERLAYMENT

Sound Control Underlayment: Recycled rubber type.
Roll Thickness: 3/8 inch, nominal.

SECTION 09 68 16 - SHEET CARPETING

CARPET

Refer to Specification/Selection Detail sheets.

Carpet, Type C2; Dwelling Units:

Carpet: Tufted, nylon.
Color: As selected by Owner.
Pattern: Impress Me1.
Primary Backing:
Material: Polypropylene.

For each type of carpeting specified; all carpeting shall be from the manufacturer's same dye lot.

CUSHION

Cushion: Synthetic Fiber; Typical Dwelling Units (omit at Accessible Units).
Nominal Thickness: 0.275 inch.
Weight: 24 oz/sq yd.

SECTION 09 91 13 - EXTERIOR PAINTING

SECTION INCLUDES

Scope: Finish exterior surfaces exposed to view, unless fully factory-finished and unless otherwise indicated, including the following:
Factory-primed Entry doors.
Exposed surfaces of steel lintels and ledge angles.
Galvanized roof flashings and drip edges.
Steel Bollards.
Mechanical and Electrical:
Exposed pipe and conduit.

Do Not Paint or Finish the Following Items:
Items factory-finished unless otherwise indicated; materials and products having factory-applied primers are not considered factory finished.
Items indicated to receive other finishes.
Fire rating labels, equipment serial number and capacity labels, and operating parts of equipment.
Stainless steel, anodized aluminum, bronze, terne coated stainless steel, zinc, and lead.
Floors, unless specifically indicated.
Brick, glass unit masonry, architectural concrete, cast stone, integrally colored plaster and stucco.
Glass.

PAINTS AND FINISHES - GENERAL

Refer to Specification/Selection Detail Sheets.

Volatile Organic Compound (VOC) Content: Comply with Section 01 61 16.

Colors: As indicated on drawings.

PAINT SYSTEMS - EXTERIOR

Paint E-OP - Exterior Surfaces to be Painted, Unless Otherwise Indicated: Including concrete masonry units, fiber cement siding, primed wood, primed metal, and primed urethane decorative elements.
Two top coats and one coat primer.
Top Coat(s): Exterior Latex.
Primer: As recommended by top coat manufacturer for specific substrate.

Paint ME-OP-2A - Ferrous Metals, Primed, Alkyd, Water Based, 2 Coat:

Paint MgE-OP-3A - Galvanized Metals, Alkyd, 3 Coat:

PRIMERS

Primers: Provide the following unless other primer is required or recommended by manufacturer of top coats.
Interior/Exterior Latex Block Filler.
Rust-Inhibitive Water Based Primer; MPI #107.
Latex Primer for Exterior Wood; MPI #6.

SECTION 09 91 23 - INTERIOR PAINTING

SECTION INCLUDES

Scope: Finish interior surfaces exposed to view, unless fully factory-finished and unless otherwise indicated.
Both sides and edges of plywood backboards for electrical and telecom equipment before installing equipment.
Both sides and all edges of interior wood doors.
Mechanical and Electrical:
Paint interior surfaces of air ducts that are visible through grilles and louvers with one coat of flat black paint to visible surfaces.

Do Not Paint or Finish the Following Items:
Items factory-finished unless otherwise indicated; materials and products having factory-applied primers are not considered factory finished.
Items indicated to receive other finishes.
Fire rating labels, equipment serial number and capacity labels, bar code labels, and operating parts of equipment.
Floors, unless specifically indicated.
Ceramic and other tiles.
Glass.
Concealed pipes, ducts, and conduits.

PAINTS AND FINISHES - GENERAL

Refer to Specification/Selection Detail Sheets.

Volatile Organic Compound (VOC) Content: Comply with Section 01 61 16.

Colors: To be selected from manufacturer's full range of available colors.

PAINT SYSTEMS - INTERIOR

Paint I-OP - Interior Surfaces to be Painted, Unless Otherwise Indicated: Including gypsum board, wood, uncoated steel, and shop primed steel.
Two top coats and one coat primer.
Top Coat(s): Interior Latex.
Primer: As recommended by top coat manufacturer for specific substrate.

PRIMERS

Primers: Provide the following unless other primer is required or recommended by manufacturer of top coats.
Interior Latex Primer Sealer.
Latex Primer for Interior Wood.

DIVISION 10 - SPECIALTIES

SECTION 10 14 00 - SIGNAGE

SIGNAGE APPLICATIONS

Refer to Specification/Selection Detail sheets.

Accessibility Compliance: Signs are required to comply with ADA Standards and ICC A117.1 and applicable building codes, unless otherwise indicated; in the event of conflicting requirements, comply with the most comprehensive and specific requirements.

Room and Door Signs: Provide signs as indicated in Signage Schedule.
Sign Type: Flat signs with raised panel media as specified.

Interior Directional and Informational Signs:
Sign Type: Same as room and door signs.

Occupant Load Sign, Community Building: Shall be as required by the Local Fire Marshal, or Local Authority having Jurisdiction. Contractor to coordinate.

Provide Occupant Load signage in all Clubhouse assembly areas and outdoor pool area as directed by local authorities.

Other Dimensional Letter/Number Signs: Wall-mounted.
Exterior: Allow for total of 100 letters/numbers, 8 inches high, metal.

Monument Sign: Provide sign as indicated on Drawings.

Traffic Signs: Provide Parking/Traffic signs and mounting poles of types indicated on drawings.

SIGN TYPES

Flat Signs: Signage media without frame.

SECTION 10 28 00 - TOILET AND BATH ACCESSORIES

MATERIALS

Refer to Specification/Selection Detail sheets.

Accessories - General: Shop assembled, free of dents and scratches and packaged complete with anchors and fittings, steel anchor plates, adapters, and anchor components for installation.

TOILET AND BATHROOM ACCESSORIES

Toilet Paper Dispenser: Single roll, surface mounted bracket type, chrome-plated solid brass.
Finish: Polished
Product: Baker Beach Collection manufactured by Better Homes Products, or equal.

Paper Towel Dispenser: Folded paper type, stainless steel, surface-mounted, with viewing slots on sides as refill indicator and tumbler lock.

Mirrors: Stainless steel framed, 1/4 inch thick annealed float glass; ASTM C1036.

Grab Bars: Stainless steel, textured surface.
Standard Duty Grab Bars:
Dimensions: 1-1/4 inch outside diameter, minimum 0.05 inch wall thickness, concealed flange mounting, 1-1/2 inch clearance between wall and inside of grab bar.
Finish: Safety-grip.
Product: HC Series manufactured by Better Home Products, or equal.

CONSTRUCTION SPECIFICATIONS

ADDENDUM #1

STATE OF MISSOURI
M. RANDALL PORTER
2012006244
ARCHITECT
12 MAR 2021
M. RANDALL PORTER
A-2012006244

ARIA APARTMENTS LEE'S SUMMIT
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

Wallace ARCHITECTS L.L.C.
Columbia, MO
P 573-256-7200

WALLACE ARCHITECTS, LLC
MISSOURI STATE CERTIFICATE OF AUTHORITY: 2003019614

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04 FEB 2021

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SHEET NO.
SP1.1M

JOB NO.
3984

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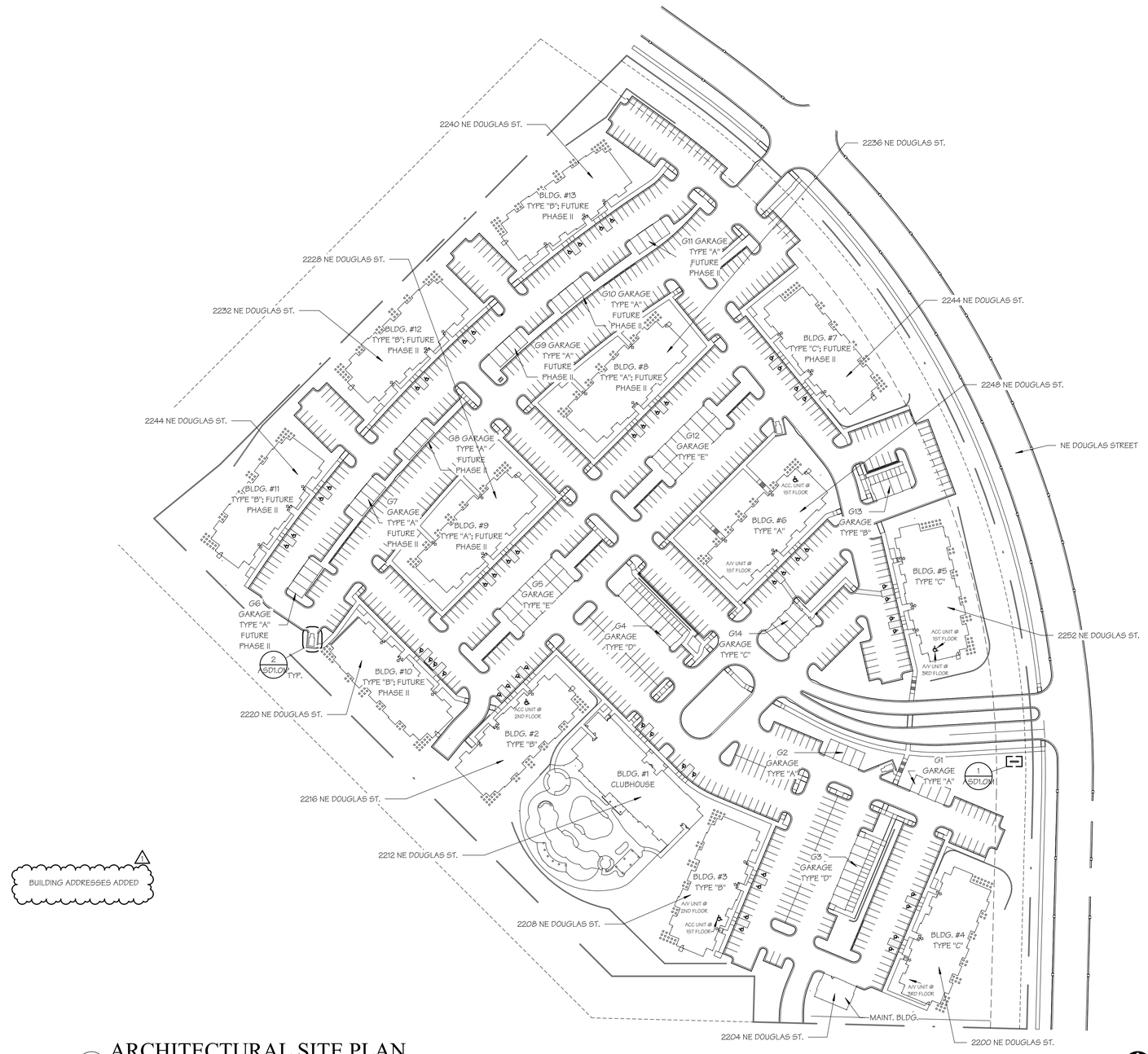
NOTE: INSTALL HANDRAILS @ ACCESSIBLE ROUTES AND WHERE OTHERWISE NOTED EXCEEDING 5% BUT LESS THAN 8.33%. 5'-0" LANDING REQUIRED AT TOP AND BOTTOM OF RAMP.

ACCESSIBILITY NOTES

1. SIDEWALK ON THE ACCESSIBLE ROUTE SHALL NOT EXCEED 5% (1'-0" IN 20'--0") RUNNING SLOPE WITH A 2% (1'-0" IN 50'-0") CROSS-SLOPE AND SHALL BE 4' WIDE MIN. EXCEPT AS NOTED ON SITE PLAN. PROVIDE STAIRS, RAMPS, CURBS, ETC., AS NOTED AND DETAILED.

2. PARKING AREAS AND ACCESSIBLE SPACES AND ACCESS AISLES SHALL NOT EXCEED A 2% (1'-0" IN 50'-0" SLOPE IN EACH DIRECTION. OTHER PORTIONS OF THE ACCESSIBLE ROUTE SHALL NOT EXCEED A 5% (1'-0" IN 20'-0") LONGITUDINAL SLOPE NOR A 2% (1'-0" IN 50'-0") CROSS-SLOPE.

NOTE: SEE CIVIL PLANS FOR ADDITIONAL INFORMATION



BUILDING ADDRESSES ADDED 1

1 / AS1.0M ARCHITECTURAL SITE PLAN

SCALE: 1" = 80'-0"

N

ARCHITECTURAL SITE PLAN

ADDENDUM #1

M. RANDALL PORTER
2012006244
ARCHITECT
STATE OF MISSOURI

12 MAR 2021
M. RANDALL PORTER
A-2012006244

ARIA APARTMENTS LEE'S SUMMIT

LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

Wallace ARCHITECTS L.L.C.
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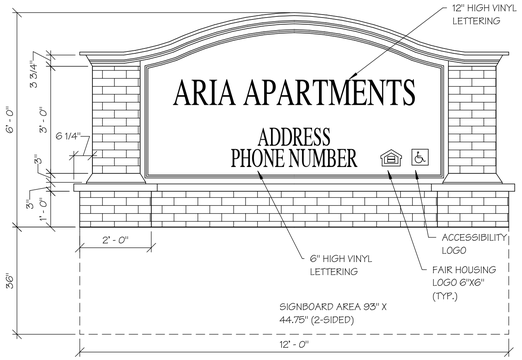
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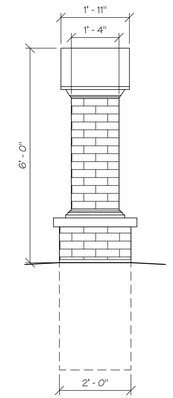
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JOB NO. 3984

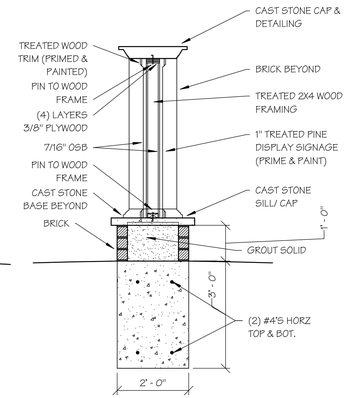
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NOTES:
1) SIGN TO BE LIGHTED. COORDINATE WITH POWER CO. AND/OR ELECTRICAL CONTRACTOR.
2) REQUIRES OWNER APPROVAL PRIOR TO ORDERING.
3) SIGN TO BE TWO SIDED.



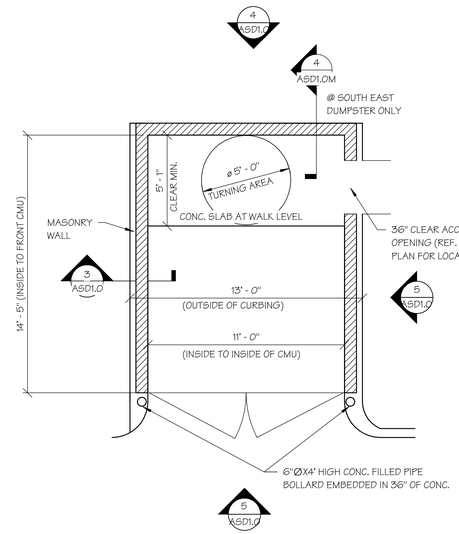
END ELEVATION



SECTION AA:

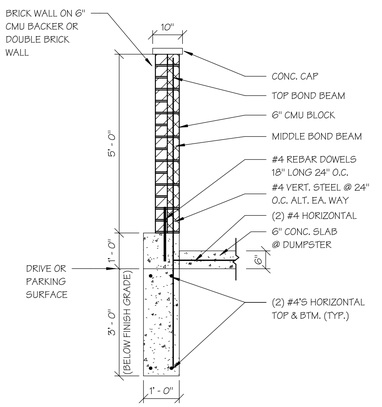
1 ASD1.0M PROJECT MONUMENT SIGN

SCALE: 1/2" = 1'-0"



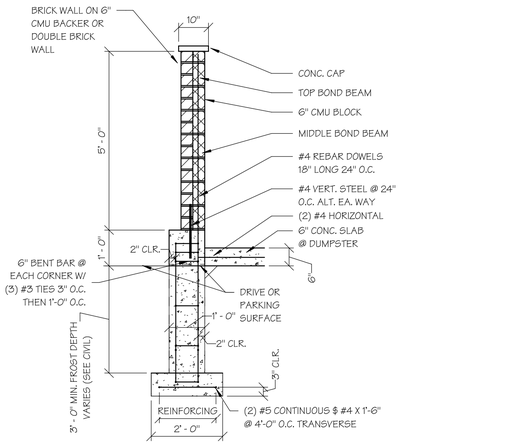
2 ASD1.0M DUMPSTER ENCLOSURE

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



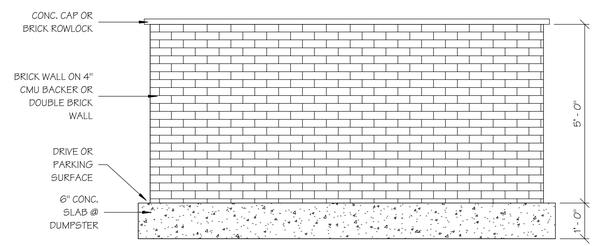
3 ASD1.0M DUMPSTER ENCLOSURE WALL SECTION

SCALE: 1/2" = 1'-0"

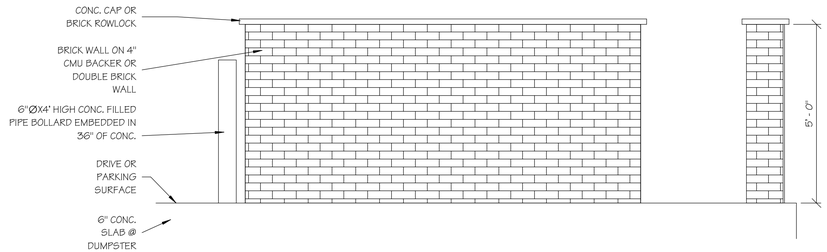


SOUTH EAST DUMPSTER ENCLOSURE REAR STEM WALL SECTION

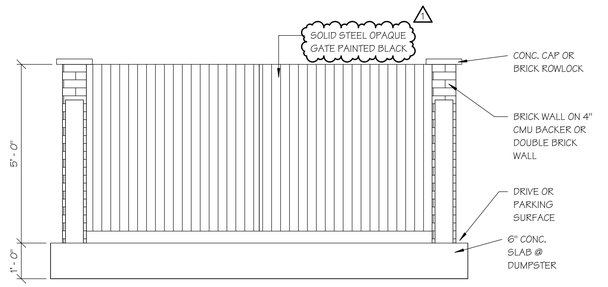
4 ASD1.0M SCALE: 1/2" = 1'-0"



REAR



TYP. SIDE



FRONT

5 ASD1.0M DUMPSTER ENCLOSURE ELEVATIONS

SCALE: 1/2" = 1'-0"

M. RANDALL PORTER
2012006244
ARCHITECT
STATE OF MISSOURI
12 MAR 2021
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A-2012006244

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SHEET NO. ASD1.0M

JOB NO. 3984

SITE DETAILS

ADDENDUM #1

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ARIA APARTMENTS LEE'S SUMMIT

LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

PROJECT INFORMATION

SITE DATA

SITE ZONING:	(SEE CIVIL)
SITE SIZE:	(SEE CIVIL)
SITE DENSITY:	(SEE CIVIL)
NO. OF PARKING SPACES:	(SEE CIVIL)

BUILDING DATA

UNIT LABEL	BED BATH MIX	IN COMPLIANCE WITH	GROSS SQ FT	QTY	SUBTOTAL
11A	1-BR 1-BA	ANSI B, FHA	715	32	22,880 SF
11B	1-BR 1-BA	ANSI B, FHA	768	40	30,720 SF
11B A/V	1-BR 1-BA	ANSI B, FHA	768	1	768 SF
11B ACC	1-BR 1-BA	ANSI A, FHA	768	2	1,536 SF
11C	1-BR 1-BA	ANSI B, FHA	821	8	6,568 SF
11D	1-BR 1-BA	ANSI B, FHA	825	20	16,500 SF
11E	1-BR 1-BA	ANSI B, FHA	913	5	4,565 SF
22A	2-BR 2-BA	ANSI B, FHA	1,063	23	24,449 SF
22A ACC	2-BR 2-BA	ANSI A, FHA	1,063	1	1,063 SF
22B	2-BR 2-BA	ANSI B, FHA	1,160	32	37,120 SF
22C	2-BR 2-BA	ANSI B, FHA	1,260	19	23,940 SF
22C A/V	2-BR 2-BA	ANSI B, FHA	1,260	1	1,260 SF
22D	2-BR 2-BA	ANSI B, FHA	1,360	8	10,880 SF
32A	3-BR 3-BA	ANSI B, FHA	1,483	5	7,415 SF
32A A/V	3-BR 3-BA	ANSI B, FHA	1,483	2	2,966 SF
32A ACC	3-BR 3-BA	ANSI A, FHA	1,483	1	1,483 SF
	UNIT TOTAL:			200	
	DWELLING UNIT AREA:				78,972 SF
	NON-DWELLING AREA:				18,969 SF
	TOTAL BUILDING AREA				97,941 SF

RENTAL UNITS BY BUILDING:	(1) BUILDING "A" = (20) 1-BR UNITS, (19) 2-BR UNITS, (1) 2-BR ACC UNIT (2) BUILDING "B" = (19) 1-BR UNITS, (20) 2-BR UNITS, (1) 1-BR ACC UNIT (2) BUILDING "C" = (24) 1-BR UNITS, (12) 2-BR UNITS, (3) 3-BR UNITS, (1) 3-BR ACC UNIT
TOTAL RENTAL UNITS:	(106) 1-BR UNITS, (2) ACC 1-BR UNITS, (83) 2-BR UITS, (1) ACC 2-BR UNIT), (7) 3-BR UNITS, (1) ACC 3-BR UNIT TOTAL UNITS: (200)

CODES/REGULATIONS

BLDG. & RELATED CODES:	2018 IBC, IFC, IMC W/ LOCAL AMMENDMENTS
ELECTRICAL CODE:	2017 NEC W/ LOCAL AMMENDMENTS
FIRE CODE:	2018 IFC W/ LOCAL AMMENDMENTS
ACCESSIBILITY CODE:	2009 ICC/ANSI A117.1; FAIR HOUSING ACT
MISC.:	ALL APPLICABLE FEDERAL, STATE, LOCAL CODES, LAWS AND ORDINANCES

BUILDING CODE DATA

USE GROUP:	R-2 (APT. BLDGS.)
CONSTRUCTION TYPE:	5-A (APT. BLDGS.)
EXTERIOR WALL CONSTRUCTION:	1-HR RATED (RATED FROM INSIDE ONLY)
OTHER WALL CONSTRUCTION:	1-HR RATED UNIT SEPERATION WALLS, 1-HR RATED ROOF/CEILING & FLOOR/CEILING, 1-HR RATED INTERIOR LOAD BEARING WALLS; 1-HR RATED CORRIDOR WALLS; UN-RATED UNIT INTERIOR WALLS; 2-HR RATED ELEVATOR...
TOTAL ACTUAL AREA:	BUILDING "A" 1ST FLOOR = 10,929 SF, TOTAL = 43,322 BUILDING "B" 1ST FLOOR = 11,572 SF, TOTAL = 45,905 BUILDING "C" 1ST FLOOR = 11,371 SF, TOTAL = 45,160
ALLOWABLE HEIGHT & FLOORS:	60'-0", 4 STORIES PER IBC 2018, TABLES 504.3 & 504.4
ACTUAL HEIGHT & FLOORS:	R-2 (BUILDING "A") 58'-8" =/- & 4 STORIES R-2 (BUILDING "B") 58'-8" =/- & 4 STORIES R-2 (BUILDING "C") 59'-8" =/- & 4 STORIES
HEIGHT/AREA ADJUSTMENTS:	NONE REQUIRED, NONE TAKEN

OCCUPANT LOAD

DWELLING UNITS:	(1)-BR 11A UNIT = 715 SF/200 = 3.58, (4 PERSONS) (1)-BR 11B UNIT = 768 SF/200 = 3.84, (4 PERSONS) (1)-BR 11B A/V UNIT = 768 SF/200 = 3.84, (4 PERSONS) (1)-BR 11B ACC UNIT = 768 SF/200 = 3.84, (4 PERSONS) (1)-BR 11C UNIT = 821 SF/200 = 4.12, (5 PERSONS) (1)-BR 11D UNIT = 825 SF/200 = 4.13, (5 PERSONS) (1)-BR 11E UNIT = 913 SF/200 = 4.57, (5 PERSONS) (2)-BR 22A UNIT = 1,063 SF/200 = 5.32, (6 PERSONS) (2)-BR 22A ACC UNIT = 1,063 SF/200 = 5.32, (6 PERSONS) (2)-BR 22B UNIT = 1,160 SF/200 = 5.8, (6 PERSONS) (2)-BR 22C UNIT = 1,260 SF/200 = 6.3, (7 PERSONS) (2)-BR 22C A/V UNIT = 1,260 SF/200 = 6.3, (7 PERSONS) (2)-BR 22D UNIT = 1,360 SF/200 = 6.8, (7 PERSONS) (3)-BR 32A UNIT = 1,483 SF/200 = 7.42, (8 PERSONS) (3)-BR 32A A/V UNIT = 1,483 SF/200 = 7.42, (8 PERSONS) (3)-BR 32A ACC UNIT = 1,483 SF/200 = 7.42, (8 PERSONS)
FIRE SUPPRESSION SYSTEM:	NFPA 13R DESIGNED AND INSTALLED BY ACCREDITED FIRE PROTECTION SYSTEM DESIGNER AND INSTALLER. PROTECTION SHALL INCLUDE ALL AREAS AS APPLICABLE BY LOCAL AND STATE CODES. DRY/WET SYSTEMS AS REQUIRED - NO WET PIPING TO BE INSTALLED IN ATTIC OR OTHER UNCONDITIONED SPACES. DRAFTSTOPPING PROVIDED AT ATTIC.

INDEX TO DRAWINGS

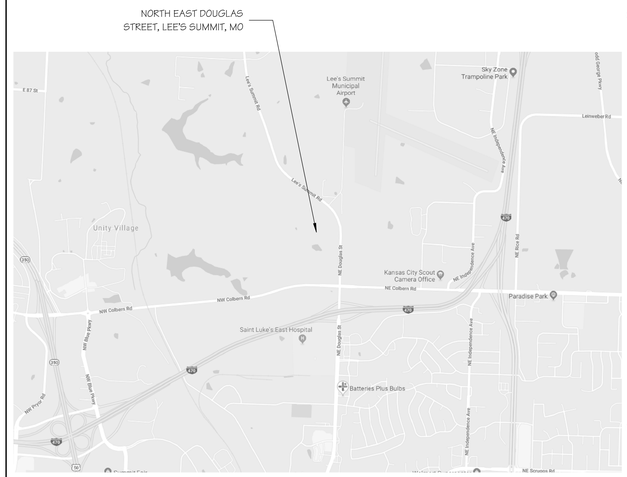
APARTMENTS INDEX

Sheet Number	Sheet Name	Sheet Issue Date	Current Revision Date	Current Revision Description
1 - COVER SHEET				
0.0	COVER SHEET	04 FEB 2021	20 MAY 2021	ADDENDUM #1
2 - STRUCTURAL (BY CROCKETT ENGINEERING CONSULTANTS)				
S100	COVER/GENERAL STRUCTURAL DATA	04 FEB 2021	04 FEB 2021	PERMIT SET
S101-S102	SHEAR WALL PLAN	04 FEB 2021	04 FEB 2021	PERMIT SET
S200-S202	FOUNDATION PLAN	04 FEB 2021	04 FEB 2021	PERMIT SET
S210	FOUNDATION DETAILS	04 FEB 2021	04 FEB 2021	PERMIT SET
S300-S302	2ND FLR FRAMING PLAN	04 FEB 2021	04 FEB 2021	PERMIT SET
S400-S402	3RD FLR FRAMING PLAN	04 FEB 2021	04 FEB 2021	PERMIT SET
S500-S502	4TH FLT FRAMING PLAN	04 FEB 2021	04 FEB 2021	PERMIT SET
S510	FLOOR FRAMING DETAILS	04 FEB 2021	04 FEB 2021	PERMIT SET
S600-S602	ROOF FRAMING PLAN	04 FEB 2021	04 FEB 2021	PERMIT SET
S610-S611	ROOF FRAMING DETAILS	04 FEB 2021	04 FEB 2021	PERMIT SET
3 - ARCHITECTURAL				
A1.0	BUILDING A BUILDING PLANS	04 FEB 2021	20 MAY 2021	ADDENDUM #1
A1.1	BUILDING A BUILDING PLANS	04 FEB 2021	20 MAY 2021	ADDENDUM #1
A1.2	BUILDING B BUILDING PLANS	04 FEB 2021	20 MAY 2021	ADDENDUM #1
A1.3	BUILDING B BUILDING PLANS	04 FEB 2021	20 MAY 2021	ADDENDUM #1
A1.4	BUILDING C BUILDING PLANS	04 FEB 2021	20 MAY 2021	ADDENDUM #1
A1.5	BUILDING C BUILDING PLANS	04 FEB 2021	20 MAY 2021	ADDENDUM #1
A1.6	UNITS 11A, 11B, 11C, 11D & 11E DIMENSION PLANS	04 FEB 2021	20 MAY 2021	ADDENDUM #1
A1.7	UNITS 22A, 22B, 22C & 22D DIMENSION PLANS	04 FEB 2021	04 FEB 2021	PERMIT SET
A1.8	UNITS 32A, 11B ACC, 22A ACC & 32A ACC DIMENSION PLANS	04 FEB 2021	04 FEB 2021	PERMIT SET
A1.9	DOOR SCHEDULE	04 FEB 2021	04 FEB 2021	PERMIT SET
A1.10	UNITS 11A, 11B & 11C CLEAR FLOOR SPACE PLANS	04 FEB 2021	04 FEB 2021	PERMIT SET
A1.11	UNITS 11D, 11E, 22A & 22B CLEAR FLOOR SPACE PLANS	04 FEB 2021	04 FEB 2021	PERMIT SET
A1.12	UNITS 22C, 22D, 32A & 11B ACC CLEAR FLOOR SPACE PLANS	04 FEB 2021	04 FEB 2021	PERMIT SET
A1.13	UNITS 22A ACC & 32A ACC CLEAR FLOOR SPACE PLANS	04 FEB 2021	04 FEB 2021	PERMIT SET
A2.0	BUILDING A ROOF PLAN & ROOF DETAILS	04 FEB 2021	04 FEB 2021	PERMIT SET
A2.1	BUILDINGS B & C ROOF PLANS	04 FEB 2021	04 FEB 2021	PERMIT SET
A3.0	BUILDING A EXTERIOR ELEVATIONS	04 FEB 2021	04 FEB 2021	PERMIT SET
A3.1	BUILDING B EXTERIOR ELEVATIONS	04 FEB 2021	04 FEB 2021	PERMIT SET
A3.2	BUILDING C EXTERIOR ELEVATIONS	04 FEB 2021	04 FEB 2021	PERMIT SET
A4.0	WALL SECTIONS	04 FEB 2021	20 MAY 2021	ADDENDUM #1
A4.1	WALL SECTIONS	04 FEB 2021	20 MAY 2021	ADDENDUM #1
A4.2	WALL SECTIONS & DETAILS	04 FEB 2021	20 MAY 2021	ADDENDUM #1
A4.3	FRAMING DETAILS	04 FEB 2021	04 FEB 2021	PERMIT SET
A4.4	STAIR SECTIONS	04 FEB 2021	04 FEB 2021	PERMIT SET
A5.0	FIRE RESISTANCE RATED ASSEMBLIES	04 FEB 2021	04 FEB 2021	PERMIT SET
A5.1	FIRE RESISTANCE RATED ASSEMBLIES	04 FEB 2021	04 FEB 2021	PERMIT SET
A5.2	FIRE RESISTANCE RATED ASSEMBLIES	04 FEB 2021	04 FEB 2021	PERMIT SET
A5.3	FIRE RESISTANCE RATED ASSEMBLIES	04 FEB 2021	04 FEB 2021	PERMIT SET
A5.4	FIRE RESISTANCE RATED ASSEMBLIES	04 FEB 2021	04 FEB 2021	PERMIT SET
A5.5	FIRE RESISTANCE RATED ASSEMBLIES	04 FEB 2021	04 FEB 2021	PERMIT SET
A5.6	FIRE RESISTANCE RATED ASSEMBLIES	04 FEB 2021	04 FEB 2021	PERMIT SET
A5.7	FIRE RESISTANCE RATED ASSEMBLIES	04 FEB 2021	04 FEB 2021	PERMIT SET
A5.8	FIRE RESISTANCE RATED ASSEMBLIES	04 FEB 2021	20 MAY 2021	ADDENDUM #1
A5.9	FIRE RATED ASSEMBLIES	20 MAY 2021	20 MAY 2021	ADDENDUM #1
A6.0	UNITS 11A, 11B, 11B ACC & 11C FINISH PLANS	04 FEB 2021	04 FEB 2021	PERMIT SET
A6.1	UNITS 11D, 11E, 22A, 22A ACC & 22B FINISH PLANS	04 FEB 2021	04 FEB 2021	PERMIT SET
A6.2	UNITS 22C, 22D, 32A & 32A ACC FINISH PLANS	04 FEB 2021	04 FEB 2021	PERMIT SET
A7.0	INTERIOR ELEVATIONS NOTES AND DETAILS	04 FEB 2021	04 FEB 2021	PERMIT SET
A7.1	INTERIOR ELEVATIONS	04 FEB 2021	04 FEB 2021	PERMIT SET
A7.2	INTERIOR ELEVATIONS	04 FEB 2021	04 FEB 2021	PERMIT SET
A7.3	INTERIOR ELEVATIONS	04 FEB 2021	04 FEB 2021	PERMIT SET
A7.4	INTERIOR ELEVATIONS	04 FEB 2021	04 FEB 2021	PERMIT SET
A7.5	INTERIOR ELEVATIONS	04 FEB 2021	04 FEB 2021	PERMIT SET
A7.6	INTERIOR ELEVATIONS	04 FEB 2021	04 FEB 2021	PERMIT SET
A7.7	INTERIOR ELEVATIONS	04 FEB 2021	04 FEB 2021	PERMIT SET
A7.8	INTERIOR ELEVATIONS	04 FEB 2021	04 FEB 2021	PERMIT SET
4-FIRE STOPPING REFERENCE DETAILS (PROVIDED BY STI)				
FS1.0	FIRE STOPPING REFERENCE DETAILS	04 FEB 2021	04 FEB 2021	PERMIT SET
FS1.1	FIRE STOPPING REFERENCE DETAILS	04 FEB 2021	04 FEB 2021	PERMIT SET

1 INDEX TO DRAWINGS HAS BEEN UPDATED TO REFLECT THE SHEETS REVISED BY ADDENDUM #1.

ARCHITECT'S JOB NO. 3984

PROJECT LOCATION MAP



SIGNATURE AREAS

NOTE: PROJECT CONSTRUCTION MUST BE IN COMPLIANCE WITH ALL APPLICABLE CODES, ORDINANCES, LAWS, AND REGULATIONS AS ENUMERATED ELSEWHERE IN THE PLANS AND SPECIFICATIONS.

ARCHITECT: WALLACE ARCHITECTS, L.L.C.
302 CAMPUSVIEW DRIVE SUITE 208, COLUMBIA, MO 65201
BY: DATE:

OWNER: ARIA LS, L.L.C.
4240 PHILIPS FARM ROAD, COLUMBIA, MO 65201
BY: DATE:

CONTRACTOR: CENTRAL STATES CONSTRUCTION
4215 PHILIPS FARM ROAD, STE. 109, COLUMBIA, MO 65201
BY: DATE:

DATE:

PM: RP
PC: RS

PLAN SET NO. _____

COVER SHEET
ADDENDUM #1

STATE OF MISSOURI
M. RANDALL PORTER
2012006244
ARCHITECT
20 MAY 2021
M. RANDALL PORTER
A-2012006244

ARIA APARTMENTS LEE'S SUMMIT
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

Wallace ARCHITECTS L.L.C.
Columbia, MO
P 573-256-7200
WALLACE ARCHITECTS, LLC
MISSOURI STATE CERTIFICATE OF AUTHORITY: 2003019614

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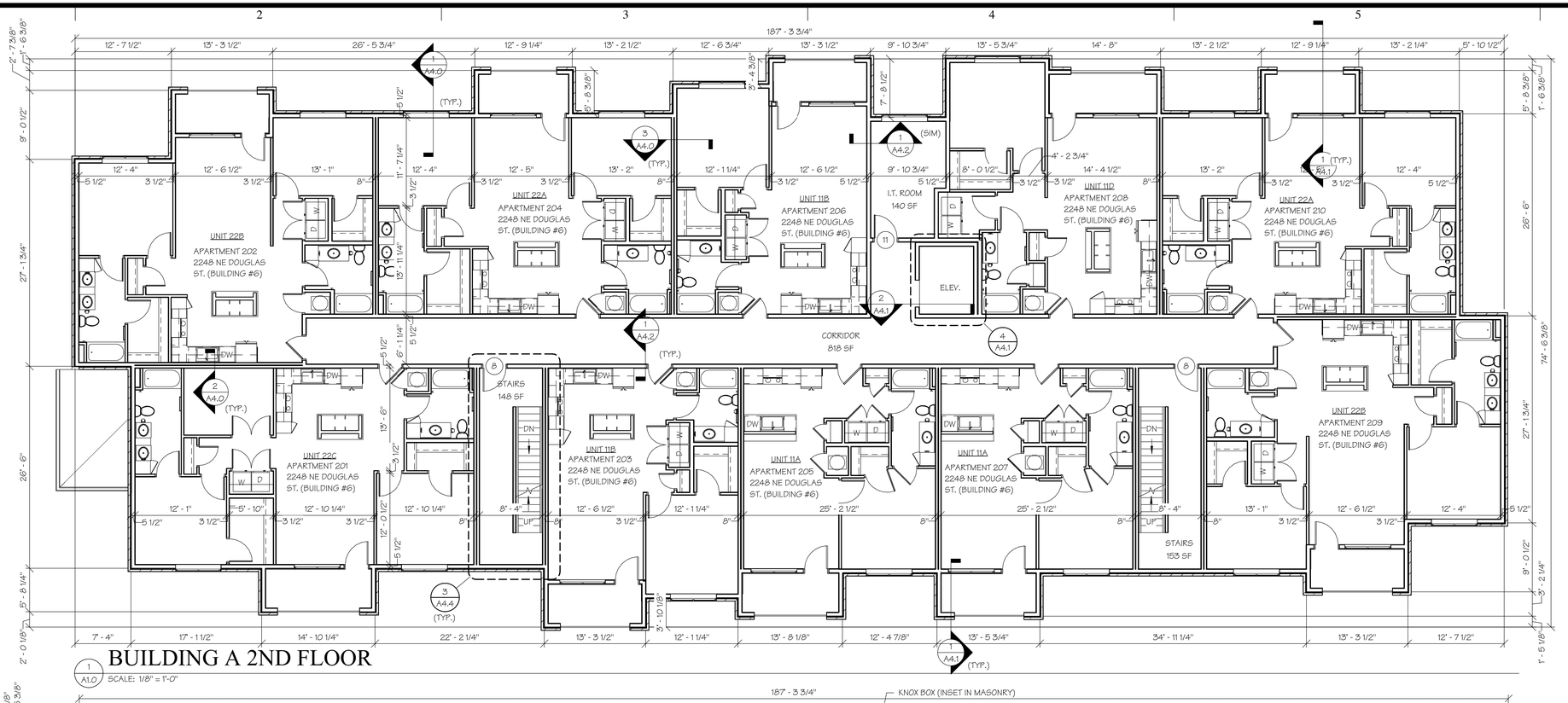
ISSUE/REVISIONS
1 04 FEB 2021 PERMIT SET
2 20 MAY 2021 ADDENDUM #1
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4
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SHEET NO. 0.0

JOB NO. 3984

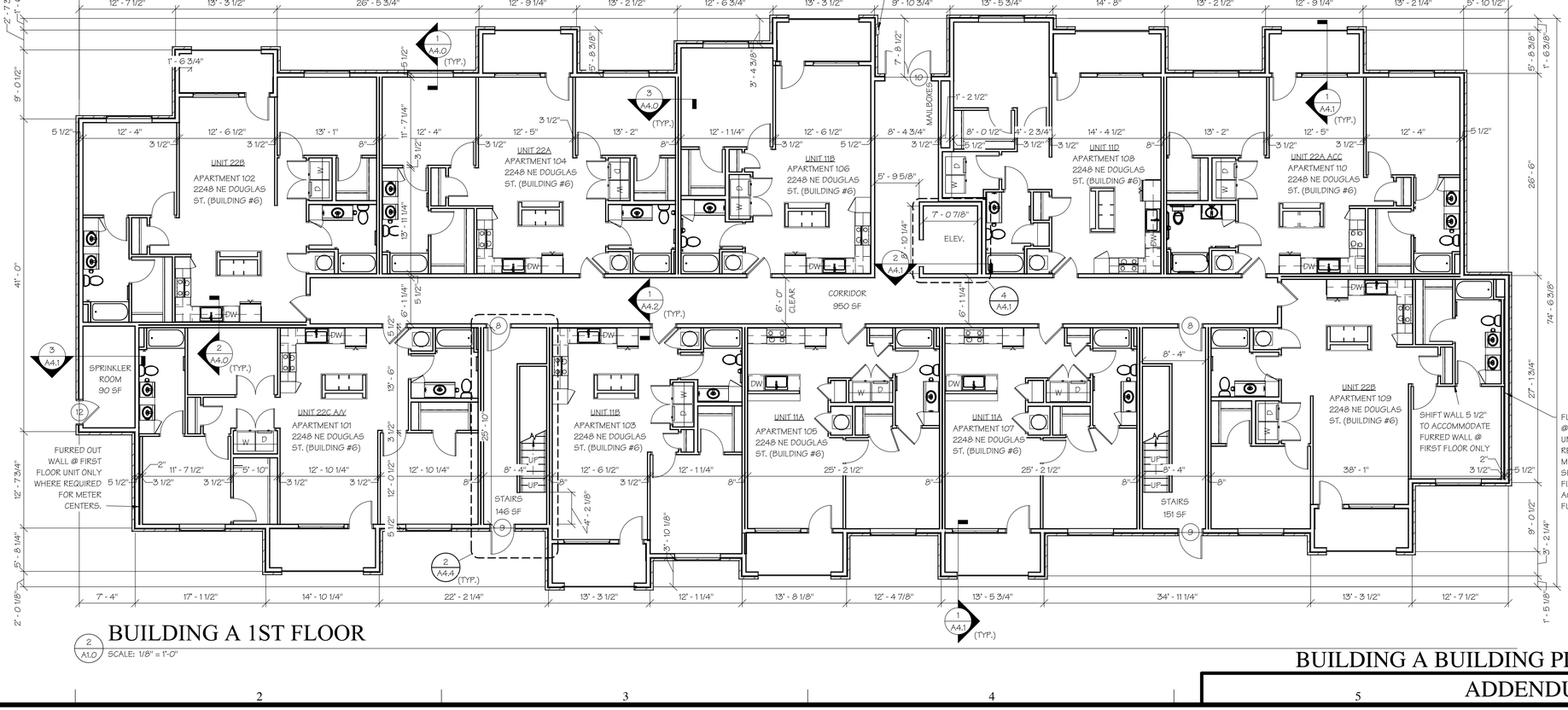
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APARTMENT ADDRESSES HAVE BEEN ADDED AT EACH UNIT



BUILDING A 2ND FLOOR

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



BUILDING A 1ST FLOOR

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

STATE OF MISSOURI
M. RANDALL PORTER
2012006244
ARCHITECT

12 MAR 2021

M. RANDALL PORTER
A-2012006244

ARIA APARTMENTS LEE'S SUMMIT

LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

Wallace ARCHITECTS L.L.C.
Columbia, MO
P 573-256-7200

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A1.0

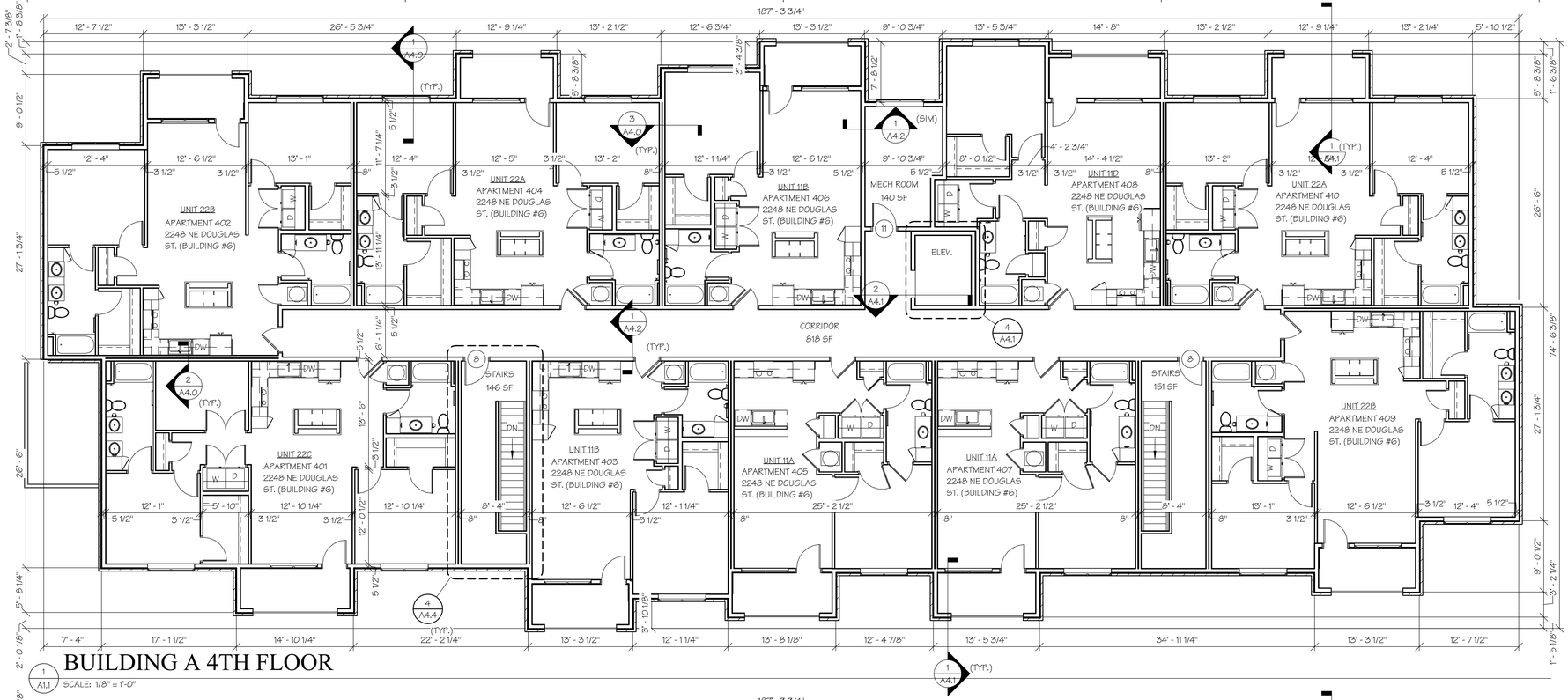
JOB NO.
3984

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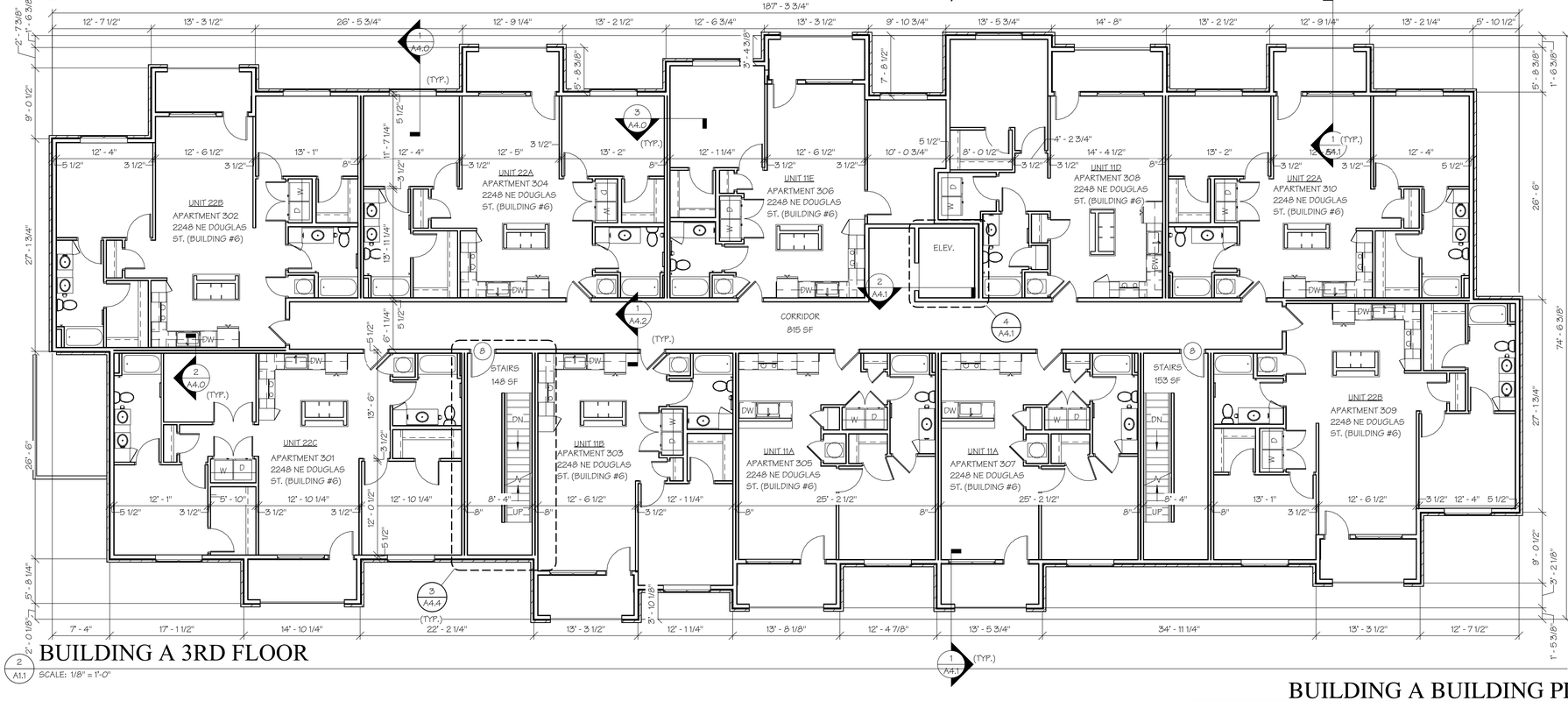
BUILDING A BUILDING PLANS

ADDENDUM #1

APARTMENT ADDRESSES HAVE BEEN ADDED AT EACH UNIT



1 A1.1 BUILDING A 4TH FLOOR
SCALE: 1/8" = 1'-0"



2 A1.1 BUILDING A 3RD FLOOR
SCALE: 1/8" = 1'-0"

STATE OF MISSOURI
M. RANDALL PORTER
2012006244
ARCHITECT
12 MAR 2021
M. RANDALL PORTER
A-2012006244

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A1.1

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BUILDING A BUILDING PLANS
ADDENDUM #1

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Δ 20 MAY 2021 ADDENDUM #1

SHEET NO. A1.2

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ADDENDUM #1

BUILDING B BUILDING PLANS

BUILDING B 1ST FLOOR

1 A1.2 SCALE: 1/8" = 1'-0"

BUILDING B 2ND FLOOR

1 A1.2 SCALE: 1/8" = 1'-0"

APARTMENT ADDRESSES HAVE BEEN ADDED AT EACH UNIT

M. RANDALL PORTER
NOTARY PUBLIC STATE OF MISSOURI
A-20120062444
COMMISSIONED IN JACKSON COUNTY

20 MAY 2021

M. RANDALL PORTER
A-20120062444

ARIA APARTMENTS LEE'S SUMMIT
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

M. RANDALL PORTER
A-2012006244
20 MAY 2021

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SHEET NO. A1.3

JOB NO. 3984

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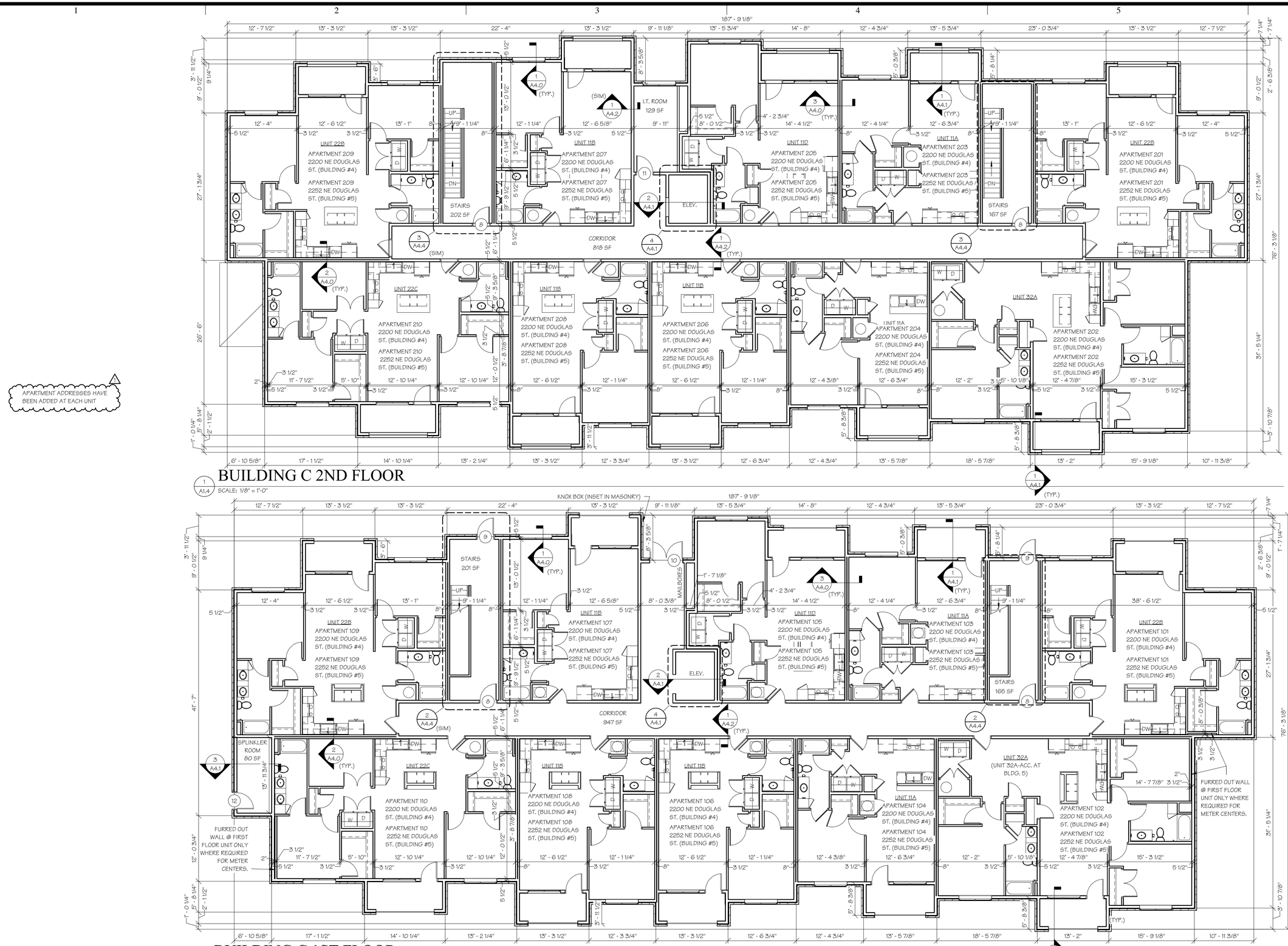
ADDENDUM #1

BUILDING B BUILDING PLANS

BUILDING B 3RD FLOOR

BUILDING B 4TH FLOOR

APARTMENT ADDRESSES HAVE BEEN ADDED AT EACH UNIT



M. RANDALL PORTER
2012006244
ARCHITECT
STATE OF MISSOURI

12 MAR 2021

M. RANDALL PORTER
A-2012006244

ARIA APARTMENTS LEE'S SUMMIT
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

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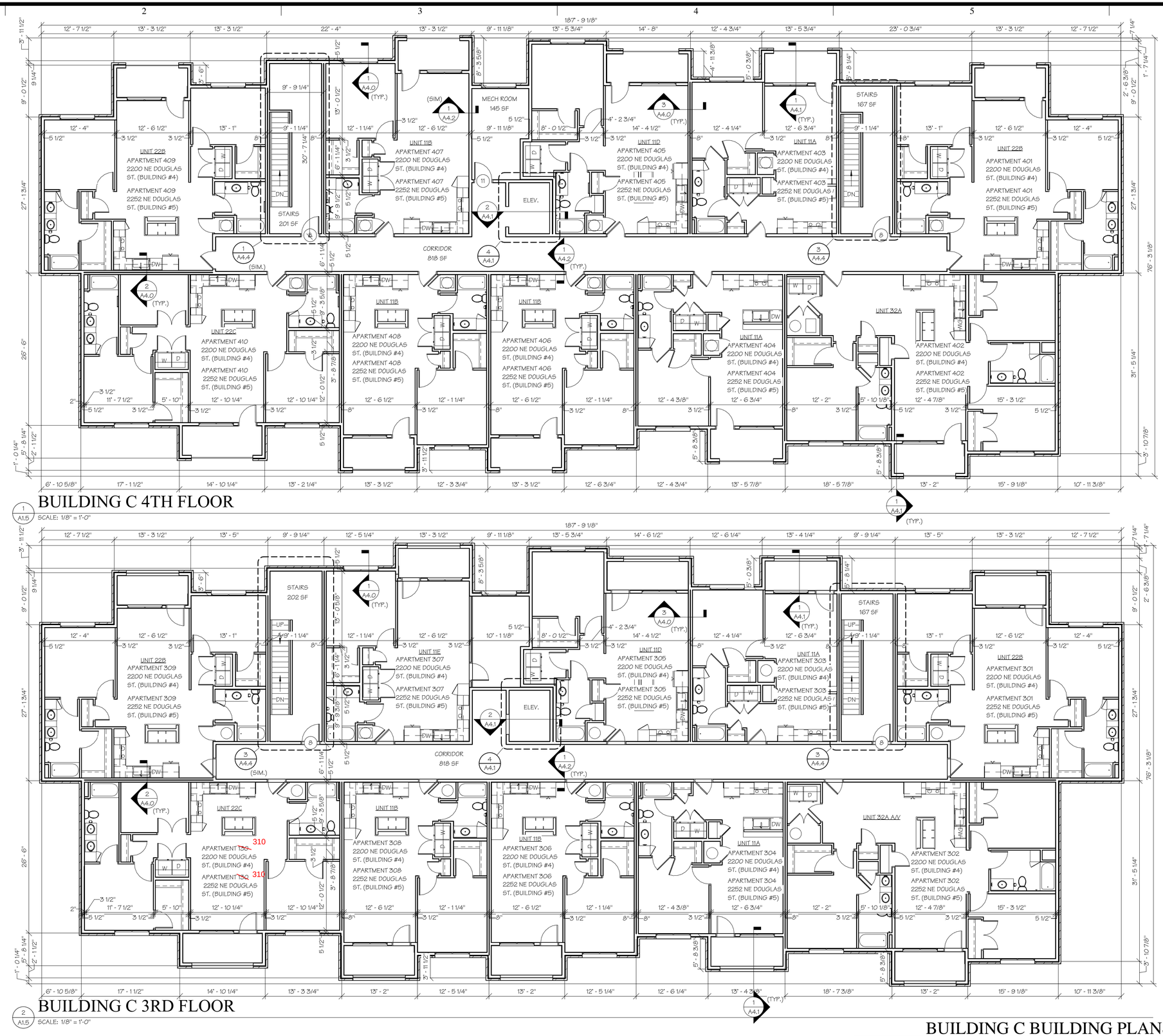
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A1.4

JOB NO.
3984

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BUILDING C BUILDING PLANS

ADDENDUM #1



1 A1.5 SCALE: 1/8" = 1'-0"

BUILDING C 4TH FLOOR

2 A1.5 SCALE: 1/8" = 1'-0"

BUILDING C 3RD FLOOR

APARTMENT ADDRESSES HAVE BEEN ADDED AT EACH UNIT

M. RANDALL PORTER
2012006244
ARCHITECT
STATE OF MISSOURI

12 MAR 2021
M. RANDALL PORTER
A-2012006244

ARIA APARTMENTS LEE'S SUMMIT
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

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2 12 MAR 2021 ADDENDUM #1

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JOB NO. 3984

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BUILDING C BUILDING PLANS

ADDENDUM #1

WALL NOTES

1)	DIMENSIONS ARE STUD FACE TO STUD FACE UNLESS NOTED OTHERWISE.
2)	PROVIDE SOLID BLOCKING BEHIND GRAB BARS, CURTAIN RODS, SHOWER RODS, SHOWER HEADS, TOWEL BARS, ALL CABINETS, AND ALL SOFFITS.
3)	ALL EXTERIOR WALLS FRAMED W/ 2X6'S 16" O.C. AND COVERED W/ (1) LAYER 5/8" TYPE "X" GYP. BD. AT INTERIOR.
4)	ALL INTERIOR WALLS FRAMED WITH 2X4'S OR 2X6'S (ALL PLUMBING WALLS) 16" O.C. AND COVERED WITH (1) LAYER 5/8" GYP. BD.
5)	ALL UNIT SEPARATION WALLS FRAMED WITH 2X4'S 16" O.C. AND COVERED WITH (1) LAYER 5/8" TYPE "X" GYP. BD. (EACH SIDE) PER WALL SECTION.

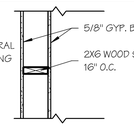
GENERAL UNIT NOTES

1)	ALL WASHERS & DRYERS ARE TO BE FRONT LOADING.
2)	MR. GYP. BD. @ DAMP WALL LOCATIONS
3)	INSTALL FIRE EXTINGUISHER UNDER KITCHEN SINK IN EACH UNIT

WALL TYPES

W1

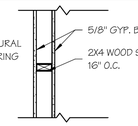
NOTE: SEE STRUCTURAL FOR INTERIOR BEARING WALL LOCATIONS



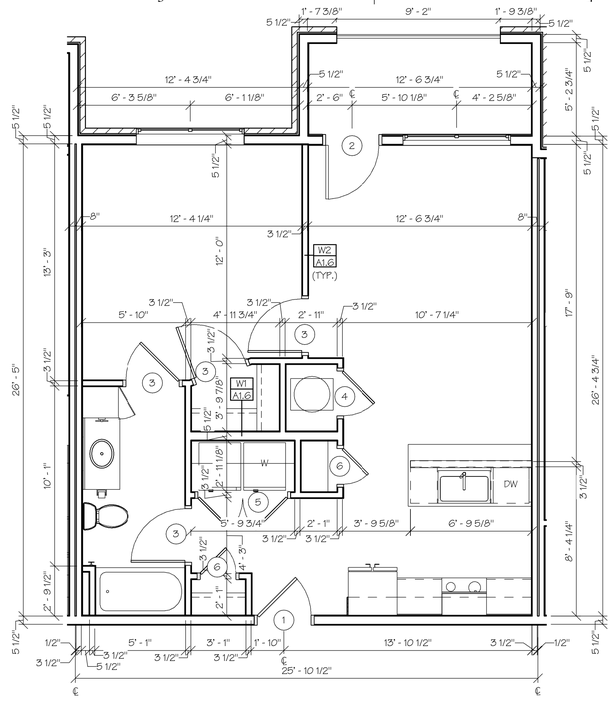
6-3/4" WALL

W2

NOTE: SEE STRUCTURAL FOR INTERIOR BEARING WALL LOCATIONS

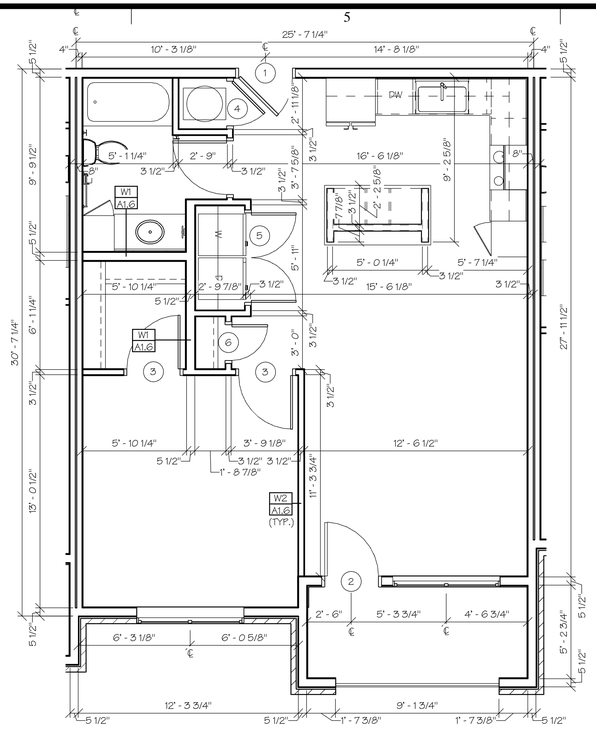


4-3/4" WALL



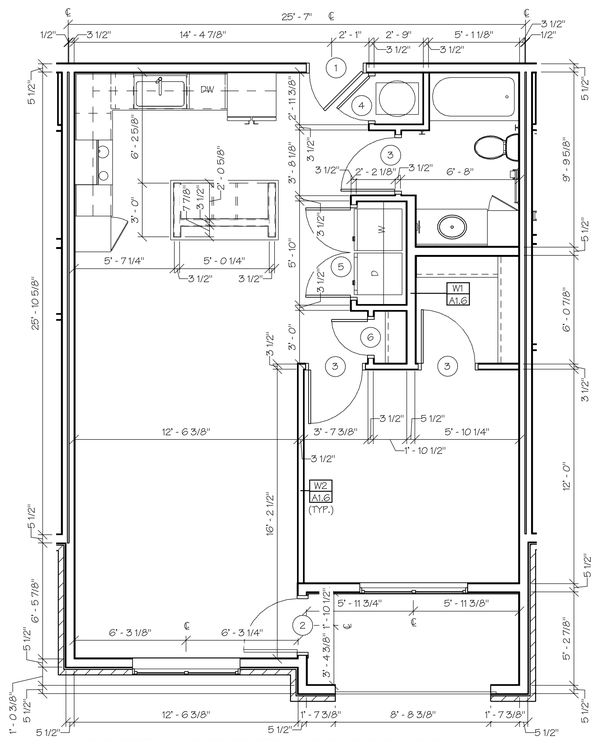
1 A1.6 UNIT 11A DIMENSION PLAN

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



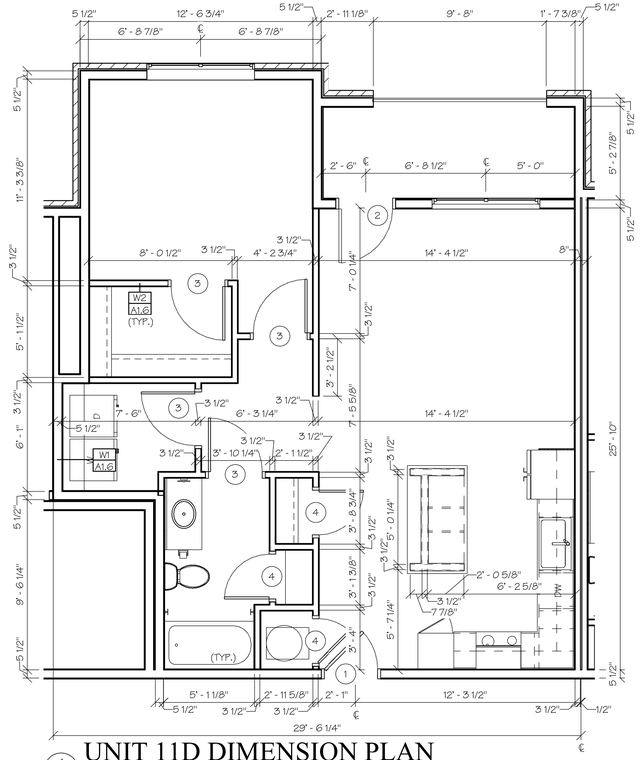
2 A1.6 UNIT 11B DIMENSION PLAN

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



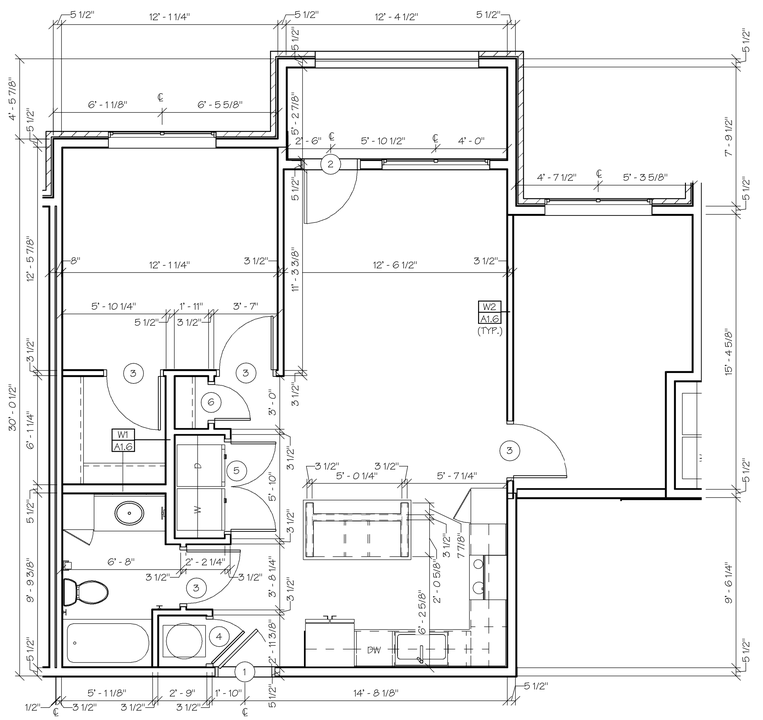
3 A1.6 UNIT 11C DIMENSION PLAN

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



4 A1.6 UNIT 11D DIMENSION PLAN

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



5 A1.6 UNIT 11E DIMENSION PLAN

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

UNITS 11A, 11B, 11C, 11D & 11E DIMENSION PLANS

ADDENDUM #1

STATE OF MISSOURI
M. RANDALL PORTER
2012006244
ARCHITECT

12 MAR 2021
M. RANDALL PORTER
A-2012006244

ARIA APARTMENTS LEE'S SUMMIT
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

Wallace ARCHITECTS L.L.C.
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1 04 FEB 2021 PERMIT SET
2 12 MAR 2021 ADDENDUM #1

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JOB NO. 3984

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WALL SECTIONS

ADDENDUM #1

JOB NO. 3984

SHEET NO. A4.0

ISSUE/REVISIONS
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20 MAY 2021 ADDENDUM #1

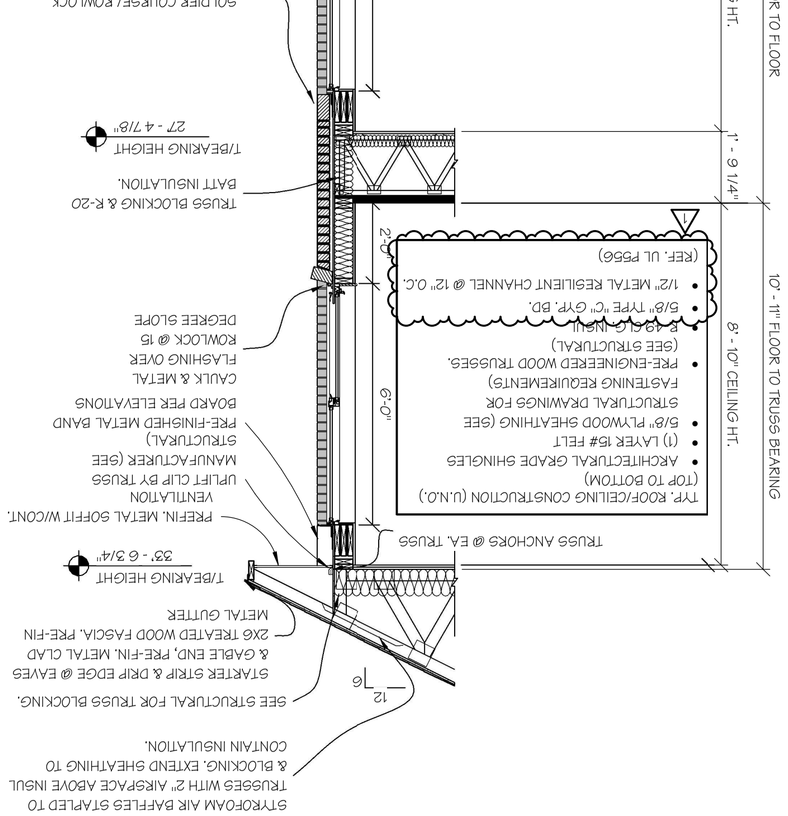
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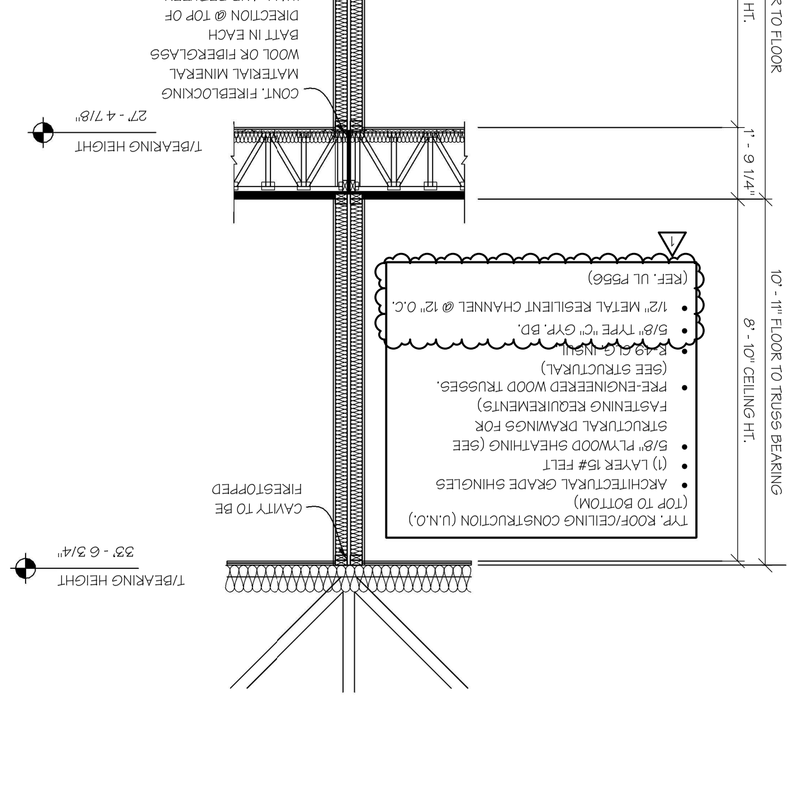
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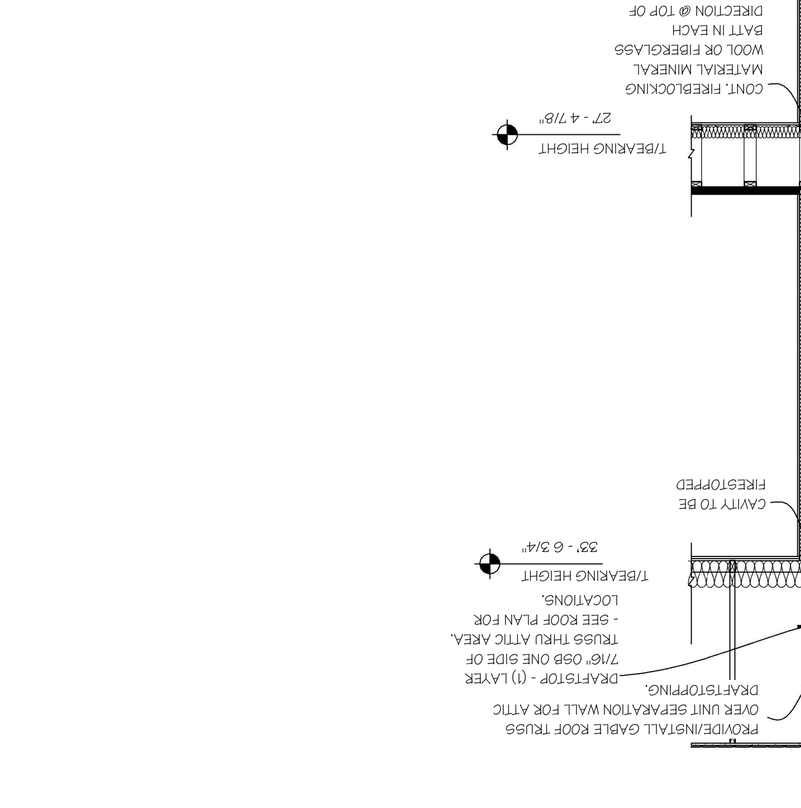
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LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

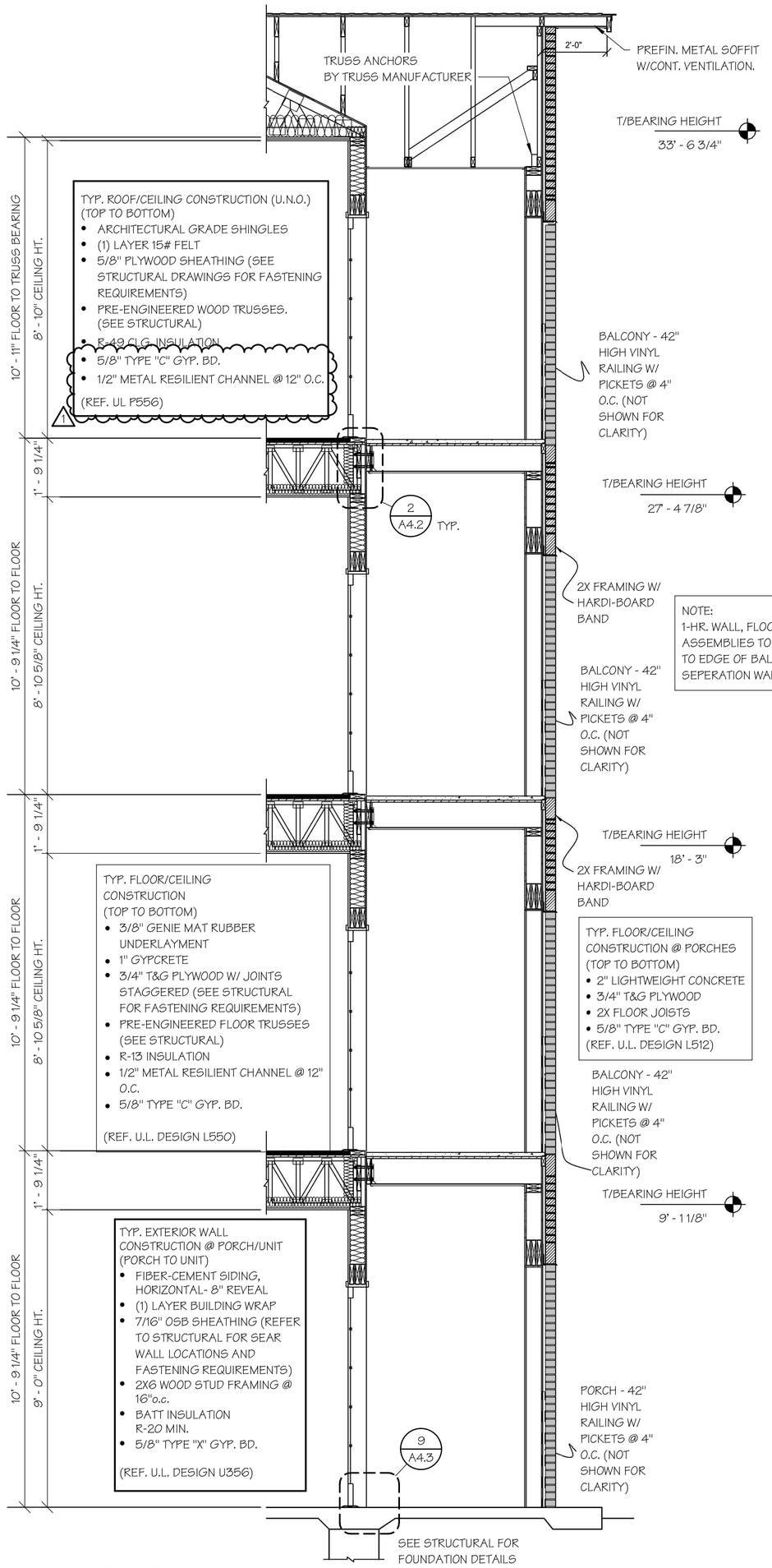






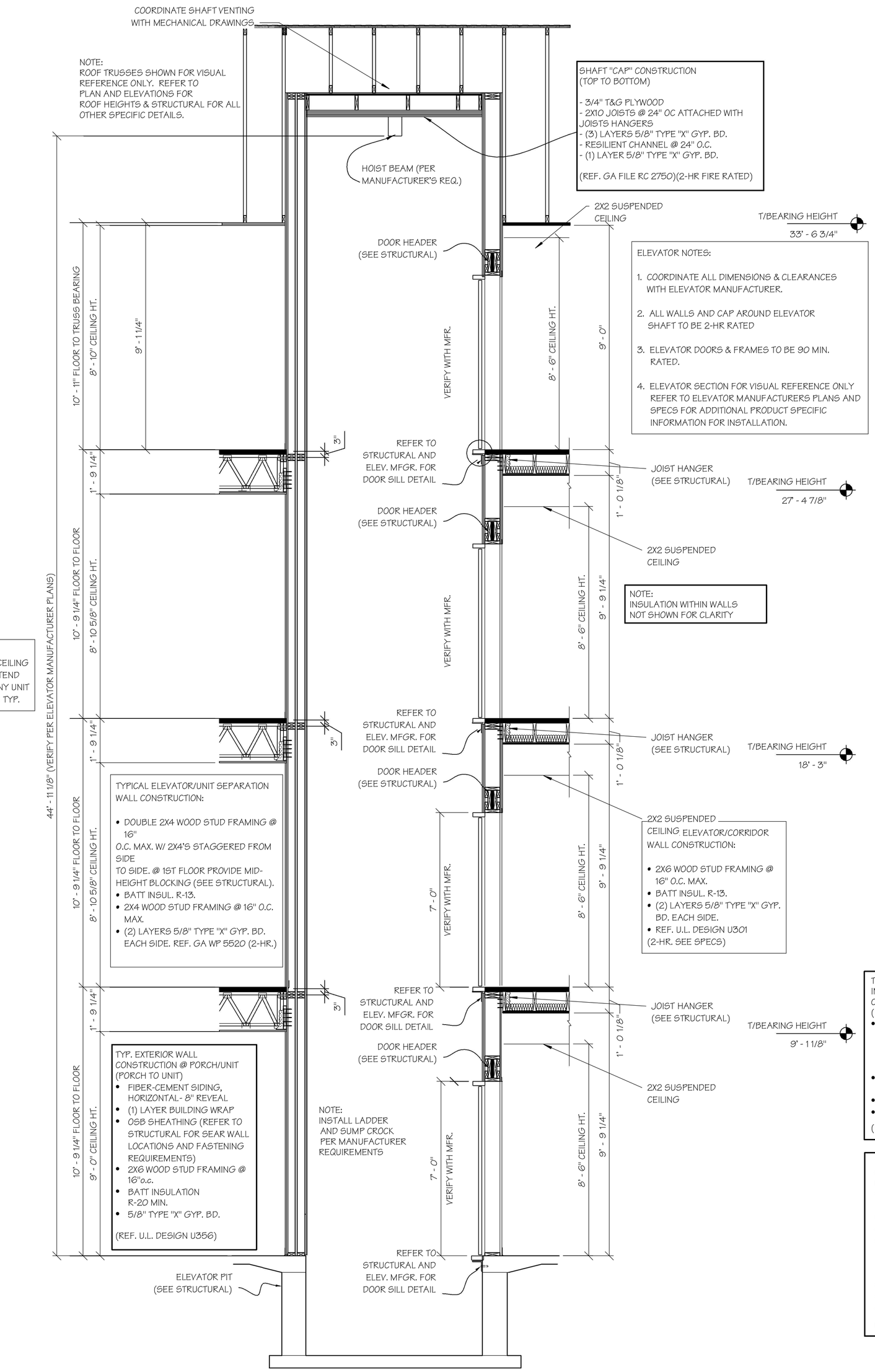


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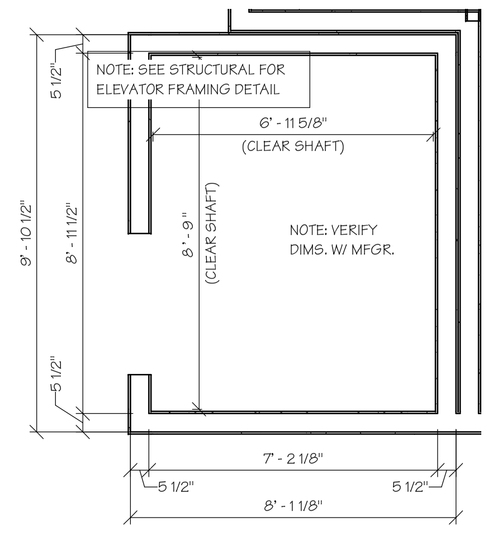
1 A4.1 PORCH SECTION

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



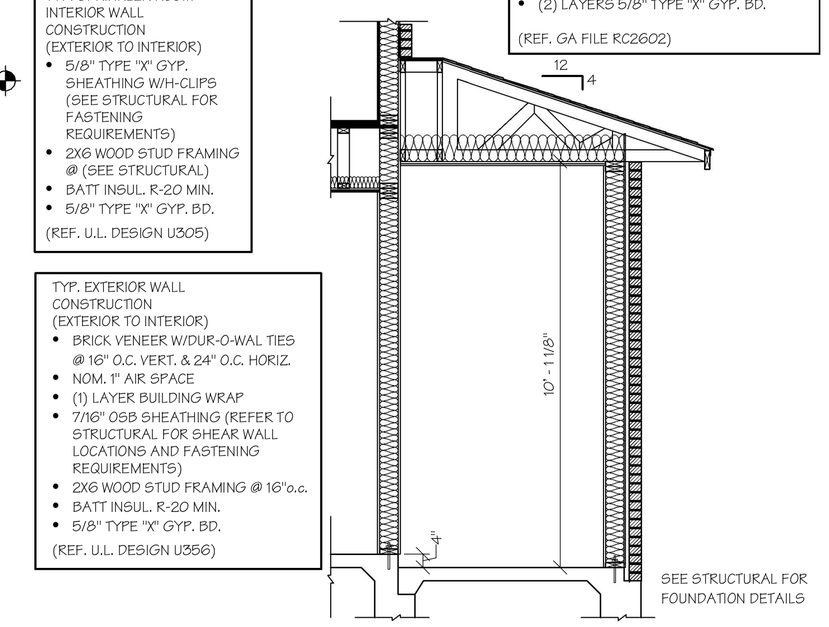
2 A4.1 ELEVATOR SECTION

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



4 A4.1 ELEVATOR FRAMING DETAIL

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



3 A4.1 SPRINKLER ROOM

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

M. RANDALL PORTER
2012006244
ARCHITECT
STATE OF MISSOURI
20 MAY 2021
M. RANDALL PORTER
A-2012006244

ARIA APARTMENTS LEE'S SUMMIT
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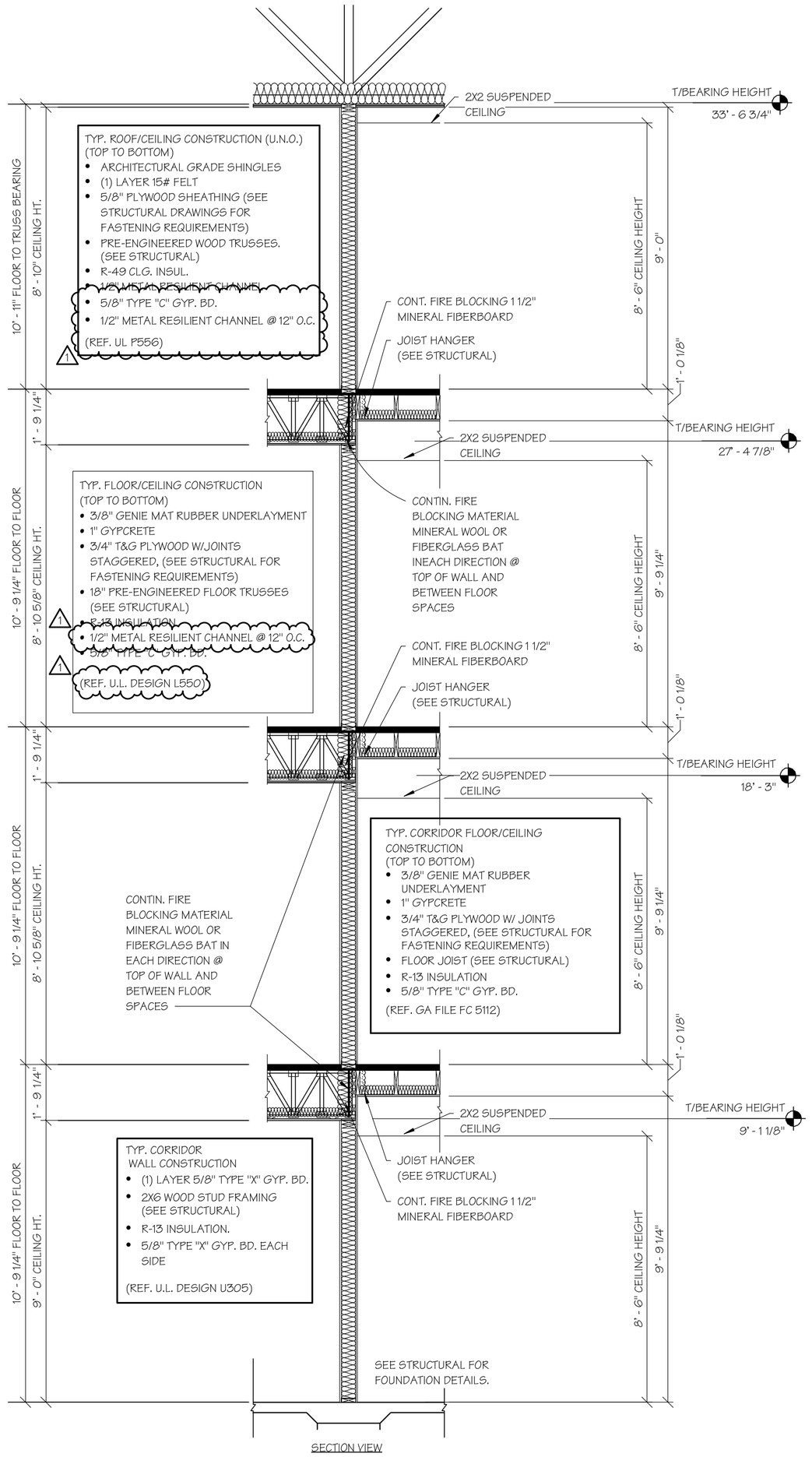
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JOB NO.
3984

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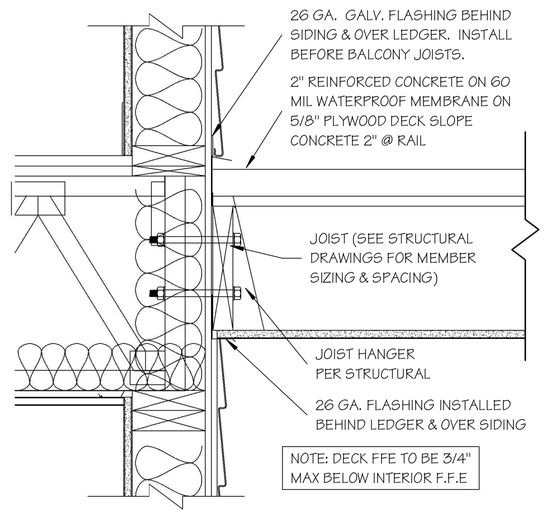
WALL SECTIONS

ADDENDUM #1



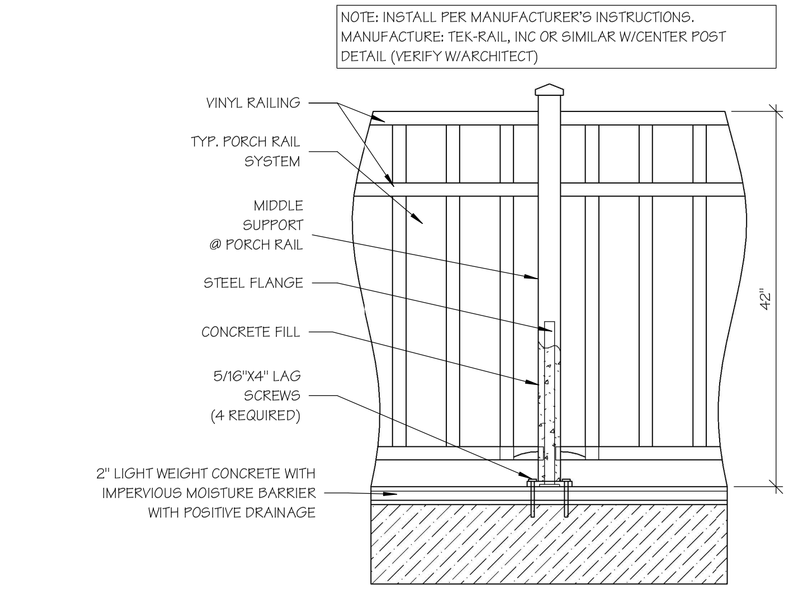
1 A4.2 WALL SECTION @ CORRIDOR

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



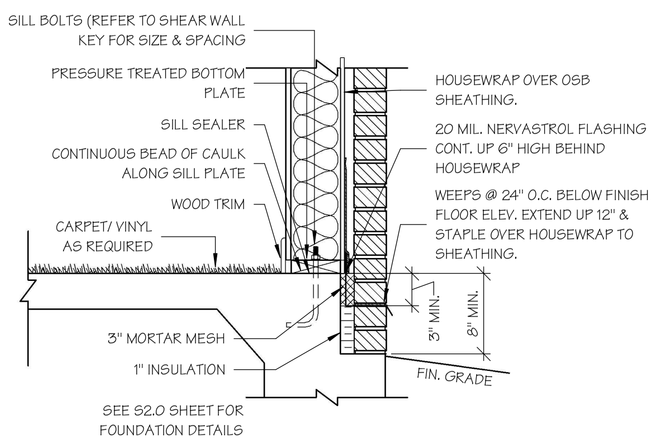
2 A4.2 DECK FLASHING DETAIL

SCALE: 1 1/2" = 1'-0"



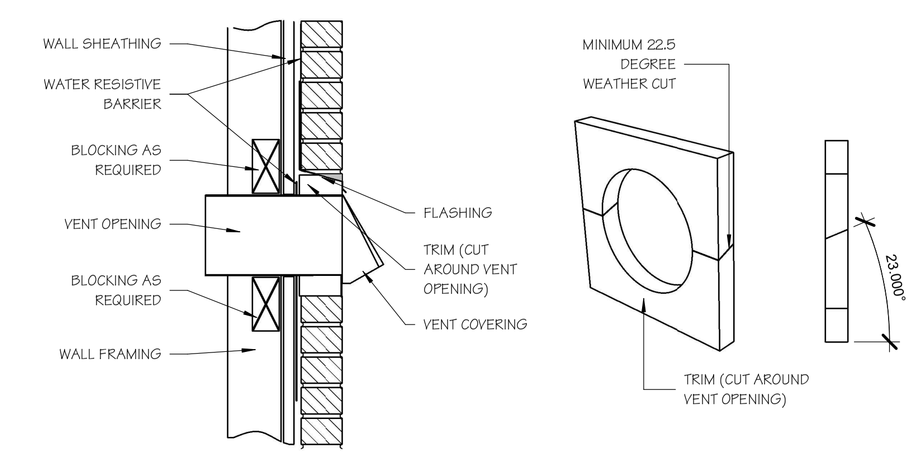
3 A4.2 CENTER POST

SCALE: 1" = 1'-0"



4 A4.2 FOUNDATION FLASHING DETAIL

SCALE: 1" = 1'-0"



5 A4.2 DRYER VENT IN BRICK DETAIL

SCALE: 1/2" = 1'-0"

STATE OF MISSOURI
M. RANDALL PORTER
2012006244
ARCHITECT
20 MAY 2021
M. RANDALL PORTER
A-2012006244

ARIA APARTMENTS LEE'S SUMMIT

LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

Wallace ARCHITECTS L.L.C.
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WALL SECTIONS & DETAILS

ADDENDUM #1

SHEET REVISED PER ADDENDUM #1

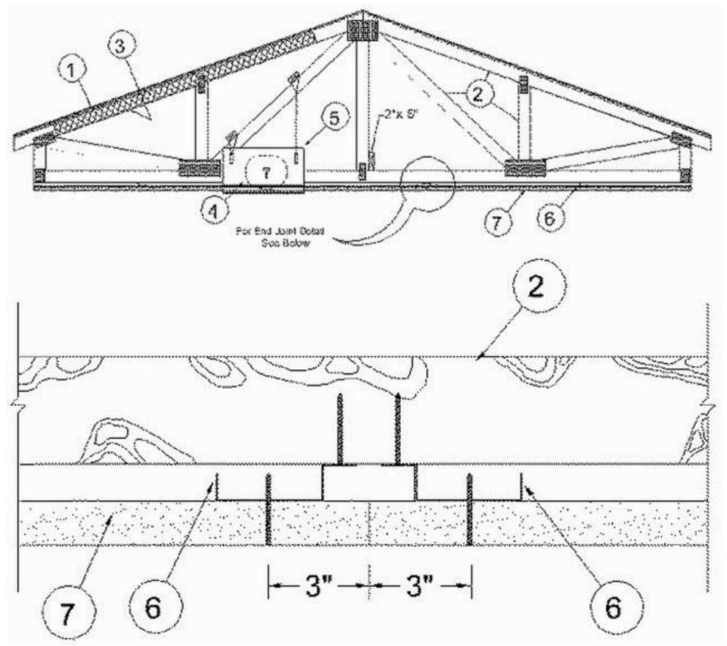
Design No. P556
May 13, 2020

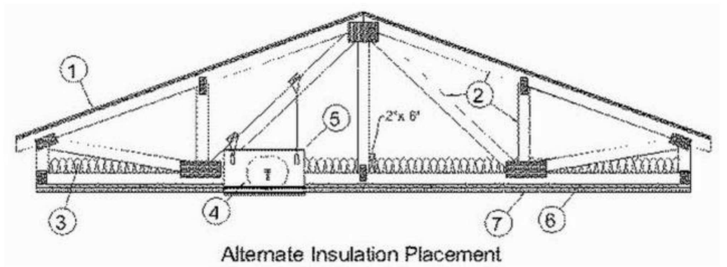
Unrestrained Assembly Rating — 1 Hr.

Finish Rating — 24 or 25 Min (See Items 3, 3A and 3B)

This design was evaluated using a load design method other than the Limit States Design Method (e.g., Working Stress Design Method). For jurisdictions employing the Limit States Design Method, such as Canada, a load restriction factor shall be used — See Guide BXUV or BXUV7

*** Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.**





Alternate Insulation Placement

1. **Roofing System* —** Any UL Class A, B or C Roofing System **(TGFU)** or Prepared Roof Covering **(TFWZ)** acceptable for use over nom 15/32 in. thick wood structural panels, min. grade "C-D" or "Sheathing". Nom 15/32 in. thick wood structural panels secured to trusses with No. 6d ringed shank nails. Nails spaced 12 in. OC along each truss. Staples having equal or greater withdrawal and lateral resistance strength may be substituted for the 6d nails. Construction adhesive is optional and may be used with either nails or staples.

2. **Trusses —** Pitch or Parallel chord trusses, spaced a max of 24 in. OC, fabricated from nom 2 by 4 lumber, with lumber oriented vertically or horizontally. Truss members secured together min.0.0356 in. thick galv steel plates. Plates have 5/16 in. long teeth projecting perpendicular to the plane of the plate. The teeth are in pairs facing each other (made by the same punch), forming a split tooth type plate. Each tooth has a chisel point on its outside edge. These points are diagonally opposite each other for each pair. The top half of each tooth has a twist for stiffness. The pairs are repeated on approximately 7/8 in. centers with four rows of teeth per inch of plate width. Where the truss intersects with the interior face of the exterior walls, the min truss depth shall be 5-1/4 in. with a min roof slope of 3/12 and a min. area in the plane of the truss of 21 sq/ft. Where the truss intersects with the interior face of the exterior walls, the min truss depth may be reduced to 3 in. if the batts and blankets (Item 3) are used as shown in the above illustration (Alternate Insulation Placement) and are firmly packed against the intersection of the bottom chords and the plywood sheathing.

3. **Batts and Blankets* —** (Optional) -Glass fiber insulation, secured to the wood structural panesl with staples spaced 12 in. OC or to the trusses with 0.090 in. diam galv steel wires spaced 12 in. OC. Any glass fiber insulation bearing the UL Classification Marking as to Surface Burning Characteristics and/or Fire Resistance, having a min density of 0.5 pcf. As an option, the insulation may be fitted in the concealed space, draped over the resilient channel/gypsum wallboard ceiling membrane when resilient channels and gypsum wallboard attachment is modified as specified in Items 6 and 7. The Finish Rating is 24 min. when the insulation is draped over the resilient channels and gypsum board ceiling membrane and 25 min. when it is installed on underside of the plywood deck or when it is omitted.

3A. **Loose Fill Material* —** As an alternate to Item 3 — Any thickness of loose fill material bearing the UL Classification Marking for Surface Burning Characteristics, having a min density of 0.5 pcf, fitted in the concealed space, draped over the resilient channel/gypsum wallboard ceiling membrane when resilient channels and gypsum wallboard attachment is modified as specified in Items 6 and 7. The finished rating when loose fill material is used has not been determined.

3B. **Fiber, Sprayed* —** As an alternate to Items 3 and 3A (not evaluated for use with Items 6B, 6C, 6D and 6E) — Any thickness of spray-applied cellulose insulation material, having a min density of 0.5 lb/ft3, applied with water, over the resilient channel/gypsum board ceiling membrane when resilient channels and gypsum board attachment is modified as specified in Items 6 and 7. Fiber, Sprayed is applied with moisture in accordance with the application instructions supplied with the product. The finish rating when Fiber Sprayed is used has not been determined. Alternate application method: The fiber is applied without water or adhesive in accordance with the application instructions supplied with a minimum density of 0.5 lb/ft3 over the resilient channel/gypsum board ceiling membrane when resilient channels and gypsum board attachment is modified as specified in Items 6 and 7. Alternate application method: The fiber is applied without water or adhesive to a nominal density of 3.5 lb/ft3 behind netting (Item 9) stapled to the rafters. The netting is stapled at both lower edges of the rafters creating a cavity to accept the cellulose fiber.

U S GREENFIBER L L C — INS735, INS745, INS750LD, and SANCTUARY for use with wet or dry application. INS510LD, INS515LD, INS541LD, INS735, INS765LD, and INS773LD are to be used for dry application only.

3C. **Foamed Plastic* —** (As an alternate to Item 3 - Not Shown) — Spray foam insulation applied directly to the underside of the underside of the roofing system (Item 1). Spray foam insulation installed to a maximum thickness of 10 in. at a nominal 0.5 lb/ft^3 density, while maintaining a minimum 8-1/2 in. clearance between the spray foam insulation and the gypsum board (Item 7). When spray foam insulation is used, resilient channels (Item 6) shall be installed maximum 12 in. OC, with channels adjacent to butt joints of gypsum board (Item 7) installed at 6 in. OC to allow for maximum 3 in. spacing off ends of the gypsum board joints. Gypsum board (Item 7) to be installed using 1-1/4 in. long Type S screws, spaced maximum 8 in. OC, and butted end joints shall be staggered min. 2 ft within the assembly, and occur midway between the continuous furring channels. If used with a ceiling radiation damper in the concealed space, minimum 1 in. clearance to be maintained between damper housing and spray foam insulation. . Limited to resilient channels, Item 6 only, no Item 6 alternates. The finished rating when this insulation is used has not been determined.
SES FOAM INC — Sucraseal

3D. **Foamed Plastic* —** (As alternate to Item 3 - Not Shown) — Spray foam insulation applied directly to the underside of the roofing system (Item 1). Spray foam insulation installed to a maximum thickness of 10 in. at a nominal 0.5 lb/ft^3 or 2.0 lb/ft^3 density, depending on the product installed. When spray foam insulation is installed, resilient channels (Item 6) shall be installed maximum 12 in. OC, with channels adjacent to butt joints of gypsum board (Item 7) spaced maximum 3 in. away from gypsum butt joints. Gypsum board (Item 7) to be installed using minimum 1-1/4 in. long Type S screws, spaced maximum 8 in. OC, and butted end joints shall be staggered min. 2 ft within the assembly, and occur midway between the continuous furring channels. If used with a ceiling radiation damper in the concealed space, minimum 1 in. clearance to be maintained between damper housing and spray foam insulation. Limited to resilient channels, Item 6 only, no Item 6 alternates. The finished rating when this insulation is used has not been determined.
BASF CORP — Enertite® NM, Enertite® G, FE178®, Spraytite® 178, Spraytite® 81206, Walltite® 200, Walltite® US, Walltite® US-N, and Walltite® HP+

3E. **Foamed Plastic* —** (As an alternate to Item 3 - Not Shown) — Spray foam insulation applied directly to the underside of the underside of the roofing system (Item 1). Spray foam insulation installed to a maximum thickness of 17 in. at a nominal 0.5 lb/ft^3 density, while maintaining a minimum 1-1/2 in. clearance between the spray foam insulation and the gypsum board (Item 7). When spray foam insulation is used, resilient channels (Item 6) shall be installed maximum 12 in. OC, with channels adjacent to butt joints of gypsum board (Item 7) installed at 6 in. OC to allow for maximum 3 in. spacing off ends of the gypsum board joints. Gypsum board (Item 7) to be installed using 1-1/4 in. long Type S screws, spaced maximum 8 in. OC, and butted end joints shall be staggered min. 2 ft within the assembly, and occur midway between the continuous furring channels. If used with a fire damper (Items 5 through 5B) in the concealed space, no clearance is necessary between damper housing and spray foam insulation. . Limited to resilient channels, Item 6 only, no Item 6 alternates. The finished rating when this insulation is used has not been determined.
SES FOAM INC — EasySeal.5

4. **Air Duct* —** Any UL Class 0 or Class 1 flexible air duct installed in accordance with the instructions provided by the damper manufacturer.

5. **Ceiling Damper* —** (For use with Air Duct Item 4) — Max 14 in. long by 14 in. wide by 18 in. high ceiling damper with boot or box assembly, fabricated from galv steel. The aggregate area of the register opening(s) through the ceiling membrane shall not exceed 98 sq in. per 100 sq ft of ceiling area. Damper assembly installed in accordance with the manufacturers installation instructions.
AIRE TECHNOLOGIES INC — Model 50 w/Boot, 50EA w/Boot, 51 w/Boot, 50 w/Box, 50EA w/Box or 51 w/Box.

AIRVAC INDUSTRIES — Series AVI-50 w/Boot, AVI-50EA w/Boot, AVI-51 w/Boot, AVI-50 w/Box, AVI-50EA w/Box, AVI-51 w/Box.

5A. **Ceiling Damper* —** (For use with Air Duct Item 4) — Max 12 in. diameter damper and insulated register box assembly. The maximum size of the register box assembly is nom. 20 in. long by 20 in. wide and 4 in. high fabricated from galv. Steel. Aggregate area of the register opening(s) through the ceiling membrane shall not exceed 128 sq in. per 100 sq ft of ceiling area. Damper assembly installed in accordance with the manufacturers installation instructions.
AIRE TECHNOLOGIES INC — Series 57

AIRVAC INDUSTRIES — Model AVI-57IB

5B. **Ceiling Damper* —** (For use with Air Duct Item 4) — Max 20 in. long by 16 in. wide by 4 in. high rectangular damper with duct board plenum box assembly. The maximum outer dimensions of the plenum box assembly is 23-1/2 in. long by 19-1/2 in. wide and 17 in. high fabricated from 6pcf, 1-1/2 to 2 in. thick Knauf Air Duct Board M*. Aggregate area of the register opening(s) through the ceiling membrane shall not exceed 160 sq in. per 100 sq ft ceiling area. Damper assembly installed in accordance with the manufacturers installation instructions.
AIRE TECHNOLOGIES INC — Series 58

AIRVAC INDUSTRIES — Series AVI-58

6. **Furring Channels —** Resilient channels formed of 25 MSG galv steel, spaced 16 in. OC, installed perpendicular to trusses. When batt and blanket material, Item 3, is draped over the resilient channel/gypsum wallboard ceiling membrane, the spacing shall be 12 in. OC. Channels secured to each truss with 1-1/4 in. long Type S steel screws. Channels overlapped 4 in. at splices. Channels oriented opposite at wallboard butt joints (spaced 6 in. OC) as shown in the above illustration.

6A. **Steel Framing Members* - (Not Shown) —** As an alternate to Item 6, furring channels and Steel Framing Members* as described below:
a. **Furring Channels —** Formed of No. 25 MSG galv steel, 2-9/16 in. or 2-23/32 in. wide by 7/8 in. deep, spaced 16 in. OC perpendicular to trusses. When batt insulation (Item 3) is draped over the resilient channel/gypsum board ceiling membrane, the resilient channel spacing shall be reduced to 12 in. OC. Channels secured to trusses as described in Item b. Ends of adjoining channels overlapped 6 in. and tied together with double strand of No. 18 SWG galv steel wire near each end of overlap.

b. **Steel Framing Members* —** Used to attach furring channels (Item a) to trusses (Item 2). Clips spaced 48 in. OC. RSIC-1 and RSIC-1 (2.75) clips secured to alternating trusses with No. 8 x 2-1/2 in. coarse drywall screw through the center grommet. RSIC-V and RSIC-V (2.75) clips secured to alternating trusses with No. 8 x 1-1/2 in. coarse drywall screw through the center hole. Furring channels are friction fitted into clips. RSIC-1 and RSIC-V clips for use with 2-9/16 in. wide furring channels. RSIC-1 (2.75) and RSIC-V (2.75) clips for use with 2-23/32 in. wide furring channels. Adjoining channels are overlapped as described in Item a. As an alternate, ends of adjoining channels may be overlapped 6 in. and secured together with two self-tapping No. 6 framing screws, min 7/16 in. long at the midpoint of the overlap, with one screw on each flange of the channel. Additional clips required to hold furring channel that supports the gypsum board butt joints, as described in Item 7.
PAC INTERNATIONAL L L C — Types RSIC-1, RSIC-V, RSIC-1 (2.75), RSIC-V (2.75).

6B. **Steel Framing Members* —** (Not Shown) - As an alternate to Items 6 and 6A.
a. **Furring Channels —** Hat-shaped furring channels, 7/8 in. deep by 2-5/8 in. wide at the base and 1-1/4 in. wide at the face, formed from No. 25 ga. galv steel, spaced max 16 in. OC perpendicular to trusses and Cold Rolled Channels (Item 6Bb). Furring channels secured to Cold Rolled Channels at every intersection with a 1/2 in. pan head self-drilling screw through each furring channel leg. Ends of adjoining channels overlapped 4 in. and tied together with two double strand No. 18 SWG galv steel wire ties, one at each end of overlap. Supplemental furring channels at base layer and outer layer gypsum board butt joints are not required. Batts and Blankets draped over furring channels as described in Item 3. Two layers of gypsum board attached to furring channels as described in Item 7.

b. **Cold Rolled Channels —** 1-1/2 in. by 1/2 in., formed from No. 16 ga. galv steel, positioned vertically and parallel to trusses, friction-fitted into the channel caddy on the Steel Framing Members (Item 6Bd). Adjoining lengths of cold rolled channels lapped min. 6 in. and wire-tied together with two double strand 18 SWG galv steel wire ties, one at each end of overlap.

c. **Blocking —** Where truss design does not permit direct, full contact of the hanger bracket, a piece of nominal 2 by 4 in. lumber (blocking), min. 6 in. long to permit full contact of the hanger bracket, to be secured vertically to the side of the truss (Item 2) at the top and bottom of the blocking at each Steel Framing Member (Item 6Bd) location.

d. **Steel Framing Members* —** Hangers spaced 48 in. OC. max along truss, and secured to the Blocking (Item 6Bc) on alternating trusses with a single 5/16 in. by 2 in. hex head lag bolt or four #6 1-1/4 in. drywall screws through mounting hole(s) on the hanger bracket. The two 1/4 in. long steel teeth on the hanger are embedded in the side of the blocking. Hanger positioned on blocking and leveling bolt height adjusted such that furring channels are flush with bottom of trusses before gypsum board installation. Spring gauge of hanger chosen per manufacturer's instructions.
KINETICS NOISE CONTROL INC — Type ICW.

6C. **Steel Framing Members* —** (Not Shown) - As an alternate to Items 6, 6A and 6B.
a. **Furring Channels —** Formed of No. 25 MSG galv steel, 2-3/8 in. wide by 7/8 in. deep installed perpendicular to wood structural members. Channels spaced a max of 16 in. OC when no insulation (Item 3, 3A or 3B) is fitted in the concealed space or a max of 12 in. OC when insulation (Item 3, 3A or 3B) is fitted in the concealed space. Channels secured to trusses as described in Item 6Cb. Ends of adjoining channels overlapped 6 in. and tied together with double strand of No. 18 AWG galvanized steel wire near each end of overlap.

b. **Steel Framing Members* —** Used to attach furring channels (Item 6Ca) to trusses (Item 2). Clips secured to the bottom chord of each truss (24 in. OC) with one No. 8 by 2-1/2 in. long coarse drywall screw through center grommet. Furring channels are friction fitted into clips. Adjoining channels are overlapped as described in Item 6Ca. As an alternate, ends of adjoining channels may be overlapped 6 in. and secured together with

two self-tapping No. 6 framing screws, min 7/16 in. long at the midpoint of the overlap, with one screw on each flange of the channel. Additional clips required to hold furring channel that supports the gypsum board butt joints, as described in Item 7.
PLITEQ INC — Type Genie Clip

6D. **Steel Framing Members* —** (Not Shown) - As an alternate to Items 6, 6A, 6B and 6C.
a. **Main runners —** Installed perpendicular to trusses — Nom 10 or 12 ft long, 15/16 in. or 1-1/2 in. wide face, spaced 4 ft OC. Main runners hung a min of 2 in. from bottom chord of trusses with 12 SWG galv steel wire. Wires located a max of 48 in. OC.

b. **Cross tees or channels —** Nom 4 ft long, 15/16 in. or 1-1/2 in. wide face or cross channels, nom 4 ft long, 1-1/2 wide face, installed perpendicular to the main runners, spaced 16 in. OC. Additional cross tees or channels used at 8 in. from each side of butted gypsum board end joints. The cross tees or channels may be riveted or screw-attached to the wall angle or channel to facilitate the ceiling installation.

c. **Wall angles or channels —** Used to support steel framing member ends and for screw-attachment of the gypsum wallboard — Min 0.016 in. thick painted or galvanized steel angle with 1 in. legs or min. 0.016 in. thick painted or galvanized steel channel with a 1 by 1-1/2 by 1 in. profile, attached to walls at perimeter of ceiling with fasteners 16 in. OC.
CGC INC — Type DGL or RX.

USG INTERIORS LLC — Type DGL or RX.

6E. **Alternate Steel Framing Members* —** (Not Shown) - As an alternate to items 6, 6A, 6B, 6C and 6D, furring channels and Steel Framing Members as described below.
a. **Furring Channels —** Formed of No. 25 MSG galv steel, 2-5/8 in. wide by 7/8 in deep, spaced 16 in OC, perpendicular to trusses. When batt insulation (Item 3, 3A or 3B) is draped over the resilient channel/gypsum board ceiling membrane, the resilient channel spacing shall be reduced to 12 in. OC. Channels secured to trusses as described in Item b.

b. **Steel Framing Members* —** Used to attach furring channels (Item a) to the wood trusses (Item 2). Clips spaced at 48" OC and secured to the bottom of the trusses with one 2 in. Coarse Drywall Screw with 1 in. diam washer through the center hole. Furring channels are then friction fitted into clips. Ends of channels are overlapped 6" and tied together with double strand of No. 18 AWG galvanized steel wire.Additional clips are required to hold the Gypsum Butt joints as described in Item 7.
STUDCO BUILDING SYSTEMS — RESILMOUNT Sound Isolation Clips - Type A237 or A237R

6F. **Steel Framing Members* —** (Not Shown) - As an alternate to Items 6 through 6E- Not for use with Items 3, 3A, or 3B. Main runners nom 12 ft long, spaced 72 in. OC. Main runners suspended by min 12 SWG galv steel hanger wires spaced 48 in. OC. Cross tees, nom 6 ft long, installed perpendicular to main runners and spaced 24 in. OC. Additional 6 ft long cross tees required at each gypsum board end joint with butted gypsum board end joints centered between cross tees spaced 8 in. OC. The main runners and cross tees may be riveted or screw attached to the wall angle or channel to facilitate the ceiling installation.
USG INTERIORS LLC — Type DGL or RX

STATE OF MISSOURI
M. RANDALL PORTER
2012006244
ARCHITECT
20 MAY 2021
M. RANDALL PORTER
A-2012006244

ARIA APARTMENTS LEE'S SUMMIT
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

Wallace ARCHITECTS L.L.C.
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FIRE RESISTANCE RATED ASSEMBLIES
ADDENDUM #1

PRELIMINARY NOT FOR CONSTRUCTION, RECORDING PURPOSES OR IMPLEMENTATION

SHEET ADDED PER ADDENDUM #1

6G. **Alternate Steel Framing Members* —** (Not Shown) - As an alternate to items 6 through 6F furring channels and Steel Framing Members as described below.

a. **Furring Channels —** Formed of No. 25 MSG galv steel, 2-1/2 in. wide by 7/8 in deep, spaced 16 in OC, perpendicular to trusses. When batt insulation (Item 3, 3A or 3B) is draped over the resilient channel/gypsum board ceiling membrane, the resilient channel spacing shall be reduced to 12 in. OC. Channels secured to trusses as described in Item b.

b. **Steel Framing Members* —** Used to attach furring channels (Item a) to the wood trusses (Item 2). Clips spaced at 48" OC and secured to the bottom of the trusses with one 2-1/2 in. Coarse Drywall Screw with 1 in. diam washer through the center hole. Furring channels are then friction fitted into clips. Ends of channels are overlapped 6" and tied together with double strand of No. 18 AWG galvanized steel wire. Additional clips are required to hold the Gypsum Butt joints as described in Item 7.
REGUPOL AMERICA — Type SonusClip

7. **Gypsum Board* —** One layer of nom 5/8 in. thick, 48 in. wide, installed with long dimension perpendicular to resilient channels with 1 in. long Type S screws spaced 12 in. OC and located a min of 1/2 in. from side joints and 3 in. from the end joints. At end joints, two resilient channels are used, extending a min of 6 in. beyond both ends of the joint. When insulation (Item 3, 3A, 3B) is draped over the resilient channel/gypsum wallboard ceiling membrane, screws shall be installed at 8 in. OC.
When **Steel Framing Members*** (Item 6A or 6C) are used, sheets installed with long dimension perpendicular to furring channels and side joints of sheet located beneath trusses. Gypsum board screws are driven through channel spaced 12 in. OC in the field when no insulation (Item 3, 3A, 3B) is fitted in the concealed space, or 8 in. OC in the field when insulation (Item 3, 3A, 3B) is fitted in the concealed space, draped over the furring channel/gypsum board ceiling membrane. Gypsum board butt joints shall be staggered min. 2 ft within the assembly, and occur between the main furring channels. At the gypsum board butt joints, each end of the gypsum board shall be supported by a single length of furring channel equal to the width of the wallboard plus 6 in. on each end. The furring channels shall be spaced approximately 3-1/2 in. OC, and be attached to the trusses with one clip at each end of the channel. Screw spacing along the butt joint to attach the gypsum board to the furring channels shall be 8 in. OC. Second (outer) layer of gypsum board required when furring channels (Item 6A, a) are spaced 24 in. OC and insulation is fitted in the concealed space, draped over the furring channel/gypsum board ceiling membrane. Outer layer of gypsum board attached to the furring channels using 1-5/8 in. long Type S bugle-head screws spaced 8 in. OC at butted joints and 12 in. OC in the field. Butted end joints of outer layer to be offset a minimum of 8 in. from base layer end joints. Butted side joints of outer layer to be offset minimum 18 in. from butted side joints of base layer.

When **Steel Framing Members** (Item 6B) are used, two layers of nom 5/8 in. thick, 4 ft wide gypsum board are installed with long dimensions perpendicular to furring channels (Item 6Ba). Base layer attached to the furring channels using 1 in. long Type S bugle head steel screws spaced 8 in. OC along butted end joints and 12 in. OC in the field of the board. Butted end joints centered on the continuous furring channels. Butted base layer end joints to be offset a min of 16 in. in adjacent courses. Outer layer attached to the furring channels using 1-5/8 in. long Type S bugle head steel screws spaced 8 in. OC at butted end joints and 12 in. OC in the field. Butted end joints centered on the continuous furring channels and offset a min of 16 in. from butted end joints of base layer. Butted side joints of outer layer to be offset min 16 in. from butted side joints of base layer.

When **Steel Framing Members** (Item 6E) are used, one layer of nom 5/8 in. thick, 4 ft wide gypsum board is installed with long dimensions perpendicular to furring channels. Gypsum board secured to furring channels with nom 1 in. long Type S bugle-head steel screws spaced 8 in. OC in the field of the board. Gypsum board butted end joints shall be staggered minimum 48 in. and centered over main furring channels. At the gypsum board butt joints, each end of each gypsum board shall be supported by a single length of furring channel equal to the width of the gypsum board plus 3 in. on each end. The two support furring channels shall be spaced approximately 3 in. in from end joint. Screw spacing along the gypsum board butt joint and along both additional channels shall be 8 in. OC. Butt joing furring channels shall be attached with one RESILMOUNT Sound Isolation Clip at each end of the channel.

When **Steel Framing Members*** (Item 6F) are used, one layer of nom 5/8 in. thick, 4 ft wide gypsum board sheets installed with long dimension (side joints) perpendicular to the 6 ft long cross tees with the end joints staggered min 4 ft and centered between cross tees which are spaced 8 in. OC. Gypsum board side joints may occur beneath or between main runners. Prior to installation of the gypsum board sheets, backer strips consisting of nom 7-3/4 in. wide pieces of gypsum board are to be laid atop the cross tee flanges and centered over each butted end joint location. The backer strips are to be secured to the flanges of the cross tees at opposite corners of the backer strip with hold down clips to prevent the backer strips from being uplifted during screw-attachment of the gypsum board sheets. Gypsum board fastened to cross tees with 1 in. drywall screws spaced 1 in. and 4 in. from the side joints and max 8 in. OC in the field of the board. The butted end joints are to be secured to the backer strip with No. 10 by 1-1/2 in. long Type G laminating screws located 1 in. from each side of the butted end joint and spaced 1 in. and 4 in. from the side joints and max 8 in. OC in the field of the board.

When **Steel Framing Members** (Item 6G) are used, one layer of nom 5/8 in. thick, 4 ft wide gypsum board is installed with long dimensions perpendicular to furring channels. Gypsum board secured to furring channels with nom 1 in. long Type S bugle-head steel screws spaced 8 in. OC in the field of the board. Gypsum board butted end joints shall be staggered minimum 48 in. and centered over main furring channels. At the gypsum board butt joints, an additional single length of furring channel shall be installed and be spaced approximately 3 in. from the butt joint (6 in. from the continuous furring channels) to support the floating end of the gypsum board. Each of these shorter sections of furring channel shall extend one truss beyond the width of the gypsum panel and be attached to the adjacent trusses with one SonusClip at every truss involved with the butt joint.

AMERICAN GYPSUM CO — Types AG-C

CGC INC — Types C, IP-X2, IPC-AR.

CERTAINTEED GYPSUM INC — Type C

CONTINENTAL BUILDING PRODUCTS OPERATING CO, L L C — Type LGFC-C/A

GEORGIA-PACIFIC GYPSUM L L C — Type TG-C

NATIONAL GYPSUM CO — Types eXP-C, FSW-G, FSW-C, FSK-G, FSK-C.

THAI GYPSUM PRODUCTS PCL — Type C

UNITED STATES GYPSUM CO — Types C, IP-X2, IPC-AR.

USG BORAL DRYWALL SFZ LLC — Type C

USG MEXICO S A DE C V — Types C, IP-X2, IPC-AR.

7A. **Gypsum Board* —** For use with **Steel Framing Members** (Item 6D) when **Batts and Blankets*** (Item 3) are not used - One layer of nom 5/8 in. thick by 48 in. wide boards, installed with long dimension parallel to the main runners. Gypsum board fastened to each cross tee or channel with five wallboard screws, with one screw located at the midspan of the cross tee or channel, one screw located 12 in. from and on each side of the cross tee or channel mid span and one screw located 1-1/2 in. from each gypsum board side joint. Except at wallboard end joints, wallboard screws shall be located on alternating sides of cross tee flange. At gypsum board end joints, gypsum board screws shall be located 1/2 in. from the joint. Gypsum board fastened to main runners with wallboard screws 1/2 in. from side joints, midway between intersections with cross tees or channels (16 in. OC). End joints of adjacent gypsum board sheets shall be staggered not less than 32 in. Gypsum board sheets screw attached to leg of wall angle with wallboard screws spaced 12 in. OC. Joints treated as described in Item 7. For use with **Steel Framing Members*** (Item 6D) when **Batts and Blankets*** (Item 3) are used - 5/8 in. thick, 4 ft wide; installed with long dimension perpendicular to cross tees with side joints centered along main runners and end joints centered along cross tees. Fastened to cross tees with 1 in. long steel gypsum board screws spaced 8 in. OC in the field and 8 in. OC along end joints. Fastened to main runners with 1 in. long gypsum board screws spaced midway between cross tees. Screws along sides and ends of boards spaced 3/8 to 1/2 in. from board edge. End joints of the sheets shall be staggered with spacing between joints on adjacent boards not less than 4 ft OC.
CGC INC — Type C or IP-X2.

UNITED STATES GYPSUM CO — Type C or IP-X2.

USG BORAL DRYWALL SFZ LLC — Type C

USG MEXICO S A DE C V — Type C or IP-X2.

7B. **Gypsum Board* (As an alternative to Items 7 and 7A) —** Nom 5/8 in. thick, 48 in. wide gypsum board, installed and secured as described in Items 7 and 7A with max screw spacing 8 in. OC.
CGC INC — Type ULIX

UNITED STATES GYPSUM CO — ULIX

8. **Finishing System —** (Not Shown)— Vinyl, dry or premixed joint compound, applied in two coats to joints and screw-heads; paper tape, 2 in. wide, embedded in first layer of compound over all joints. As an alternate, nom 3/32 in. thick veneer plaster may be applied to the entire surface of gypsum wallboard.

9. **Netting —** (Not Shown) - For use when Sprayed Fiber* (Item 3B) is used - Woven netting material fastened to underside of each truss with staples, with side joints overlapped.

*** Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.**

Last Updated on 2020-05-13

* Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.

Last Updated on 2020-05-13

STATE OF MISSOURI
M. RANDALL PORTER
2010200624
ARCHITECT
20 MAY 2021

ARIA APARTMENTS LEE'S SUMMIT
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

Wallace ARCHITECTS L.L.C.
Columbia, MO
P 573-256-7200

WALLACE ARCHITECTS, LLC
MISSOURI STATE CERTIFICATE OF AUTHORITY: 2003010614

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1ST ISSUE
04 FEB 2021

ISSUE/REVISIONS
1 20 MAY 2021 ADDENDUM #1

SHEET NO.
A5.9

FIRE RATED ASSEMBLIES
ADDENDUM #1

JOB NO.
3984

5/21/2021 1:55:49 PM

ARIA APARTMENTS LEE'S SUMMIT

CLUBHOUSE

LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

PROJECT INFORMATION

SITE DATA	
SITE ZONING:	(SEE CIVIL)
SITE SIZE:	(SEE CIVIL)
SITE DENSITY:	(SEE CIVIL)
NO. OF PARKING SPACES:	(SEE CIVIL)

BUILDING DATA						
UNIT LABEL:	BED BATH MIX	IN COMPLIANCE WITH	GROSS SQ FT	QTY	SUBTOTAL	
CH-A	1-BR, 1-BA	ANSI B, FHA	708	3	2,124	SF
CH-B	1-BR, 1-BA	ANSI B, FHA	760	1	760	SF
CH-C	1-BR, 1-BA	ANSI B, FHA	736	1	736	SF
	UNIT TOTAL:			5		
	DWELLING UNIT AREA:				3,620	SF
	NON-DWELLING AREA:				9,345	SF
	TOTAL BUILDING				12,965	SF

CODES AND REGULATIONS	
BLDG. & RELATED CODES:	2018 IBC, IFC, IMC & 2018 IECC W/ LOCAL AMENDMENTS
ELECT. CODE:	2017 NEC W/ LOCAL AMENDMENTS
FIRE CODE:	2018 IFC W/ LOCAL AMENDMENTS
ACCESSIBILITY:	ICC/ANSI A117.1- 2009; ADA 2010
MISC.:	ALL APPLICABLE FEDERAL, STATE & LOCAL CODES, LAWS & ORDINANCES

BUILDING CODE DATA	
USE GROUP:	A-3/R-2 NON-SEPARATED MIXED-USE (CLUBHOUSE)
CONSTRUCTION TYPE:	5B (CLUBHOUSE)
EXT. WALL CONSTRUCTION:	NON-RATED
OTHER WALL CONSTRUCTION:	SEPARATION WALLS = NON-RATED
TOTAL ALLOW. AREA:	24,000 SF
TOTAL ACTUAL AREA:	15,763 SF
ALLOW. HEIGHT & FLOORS:	40'-0" / 1 STORY
ACTUAL HEIGHT & FLOORS:	14'-0" / 1 STORY
HEIGHT/AREA ADJUSTMENTS:	NONE REQUIRED, NONE TAKEN
SPRINKLER SYSTEM:	NFPA 13, DESIGNED AND INSTALLED BY ACCREDITED FIRE PROTECTION SYSTEM ENGINEER & INSTALLER. PROTECTION SHALL INCLUDE ALL AREAS AS APPLICABLE BY LOCAL AND STATE CODES. DRY/WET SYSTEMS AS REQUIRED - NO WET PIPING TO BE INSTALLED IN ATTIC OR OTHER UNCONDITIONED SPACES.
OCCUPAND LOAD:	1-BR-CH-A UNIT = 708 SF/200 = 3.54 (4 PERSONS); 1-BR-CH-B UNIT = 760 SF/200 = 3.80 (4 PERSONS); 1-BR-CH-C UNIT = 736 SF/200 = 3.68 (4 PERSONS); RECEPTION- 1,119 SF/100 = 11.19 (12 PERSONS); LOBBY/COMMON AREA- 974 SF/100 = 9.74 (10 PERSONS); SUNKEN COMMON AREA -823 SF/100 = 8.23 (9 PERSONS); GROUP FITNESS- 703 SF/50 = 14.06 (15 PERSONS); OFFICE - 256 SF/100 = 2.56 (3 PERSONS); DECK - 12,540 SF/100 = 125.4 PERSONS; POOL - 3,976 SF/ 50 = 79.52 (80 PERSONS); POOL DECK - 11,254 SF/ 15 = 750.2 (750 PERSONS)

INDEX TO DRAWINGS HAS BEEN UPDATED TO REFLECT THE SHEETS REVISED BY ADDENDUM #1 (1)

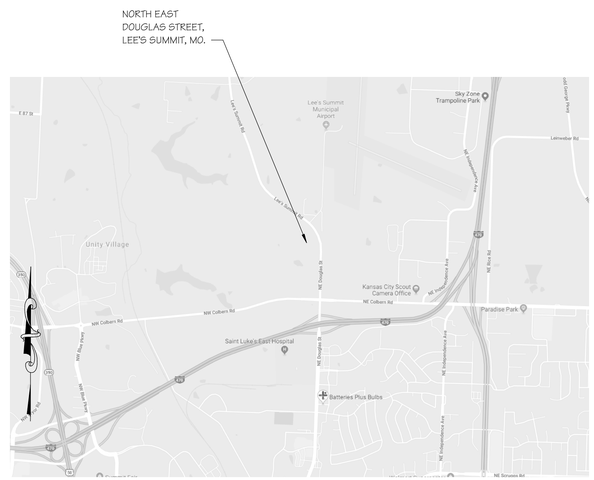
INDEX TO DRAWINGS

CLUBHOUSE INDEX

Sheet Number	Sheet Name	Sheet Issue Date	Current Revision Date	Current Revision Description
1 - COVER SHEET				
0.0CH	COVER SHEET	04 FEB 2021	20 MAY 2021	ADDENDUM #1
2 - STRUCTURAL				
S100CH	COVER/GENERAL STRUCTURAL DATA	04 FEB 2021	04 FEB 2021	PERMIT SET
S200CH	FOUNDATION PLAN	04 FEB 2021	04 FEB 2021	PERMIT SET
S210CH-S212CH	FOUNDATION DETAILS	04 FEB 2021	04 FEB 2021	PERMIT SET
S300CH	FRAMING PLAN	04 FEB 2021	04 FEB 2021	PERMIT SET
S310CH-S311CH	FRAMING DETAILS	04 FEB 2021	04 FEB 2021	PERMIT SET
4 - ARCHITECTURAL				
A1.0CH	BUILDING PLAN	04 FEB 2021	20 MAY 2021	ADDENDUM #1
A1.1CH	UNIT DIMENSION PLANS	04 FEB 2021	20 MAY 2021	ADDENDUM #1
A1.2CH	ENLARGED COMMON AREA PLANS	04 FEB 2021	20 MAY 2021	ADDENDUM #1
A1.3CH	ENLARGED COMMON AREA PLANS	04 FEB 2021	20 MAY 2021	ADDENDUM #1
A1.4CH	UNIT CLEAR FLOOR SPACE PLANS	04 FEB 2021	04 FEB 2021	PERMIT SET
A1.5CH	ENLARGED COMMON AREA CLEAR FLOOR SPACE PLANS	04 FEB 2021	04 FEB 2021	PERMIT SET
A1.6CH	ENLARGED COMMON AREA CLEAR FLOOR SPACE PLANS	04 FEB 2021	20 MAY 2021	ADDENDUM #1
A2.0CH	ROOF PLAN	04 FEB 2021	04 FEB 2021	PERMIT SET
A3.0CH	EXTERIOR ELEVATIONS	04 FEB 2021	04 FEB 2021	PERMIT SET
A4.0CH	WALL SECTIONS AND DETAILS	04 FEB 2021	20 MAY 2021	ADDENDUM #1
A4.1CH	FRAMING DETAILS	04 FEB 2021	20 MAY 2021	ADDENDUM #1
A5.0CH	FIRE RATED ASSEMBLIES	04 FEB 2021	04 FEB 2021	PERMIT SET
A5.1CH	FIRE RATED ASSEMBLIES	04 FEB 2021	04 FEB 2021	PERMIT SET
A5.2CH	FIRE RATED ASSEMBLIES	04 FEB 2021	20 MAY 2021	ADDENDUM #1
A6.0CH	UNIT FINISH PLAN	04 FEB 2021	04 FEB 2021	PERMIT SET
A7.0CH	INTERIOR ELEVATIONS NOTES AND DETAILS	04 FEB 2021	04 FEB 2021	PERMIT SET
A7.1CH	INTERIOR ELEVATIONS	04 FEB 2021	04 FEB 2021	PERMIT SET
A7.2CH	CORRIDOR ELEVATIONS	04 FEB 2021	04 FEB 2021	PERMIT SET
A8.0CH	REFLECTED CEILING PLANS	04 FEB 2021	20 MAY 2021	ADDENDUM #1
PD1.0	POOL AREA PLAN	04 FEB 2021	20 MAY 2021	ADDENDUM #1
PD1.1	POOL AREA SECTIONS & CURVED TRELLIS PLANS	04 FEB 2021	20 MAY 2021	ADDENDUM #1
PD1.2	POOL AREA TRELLIS PLANS	04 FEB 2021	20 MAY 2021	ADDENDUM #1

ARCHITECT'S JOB NO. 3984

PROJECT LOCATION MAP



SIGNATURE AREAS

NOTE: PROJECT CONSTRUCTION MUST BE IN COMPLIANCE WITH ALL APPLICABLE CODES, ORDINANCES, LAWS, AND REGULATIONS AS ENUMERATED ELSEWHERE IN THE PLANS AND SPECIFICATIONS.

ARCHITECT: WALLACE ARCHITECTS, LLC
302 CAMPUSVIEW DRIVE SUITE 208, COLUMBIA, MO 65201
BY: DATE:

OWNER: ARIA LS, LLC
4242 PHILIPS FARM ROAD, COLUMBIA, MO 65201
BY: DATE:

CONTRACTOR: CENTRAL STATES CONSTRUCTION
4215 PHILIPS FARM ROAD, COLUMBIA, MO 65201
BY: DATE:

DATE:

PM: RP
PC: RS

PLAN SET NO. _____

COVER SHEET

ADDENDUM #1

STATE OF MISSOURI
M. RANDALL PORTER
2012006244
ARCHITECT
20 MAY 2021
M. RANDALL PORTER
A-2012006244

ARIA APARTMENTS LEE'S SUMMIT
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

Wallace ARCHITECTS L.L.C.
Columbia, MO
P 573-256-7200

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MISSOURI STATE CERTIFICATE OF AUTHORITY: 2003019614

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1ST ISSUE
04 FEB 2021

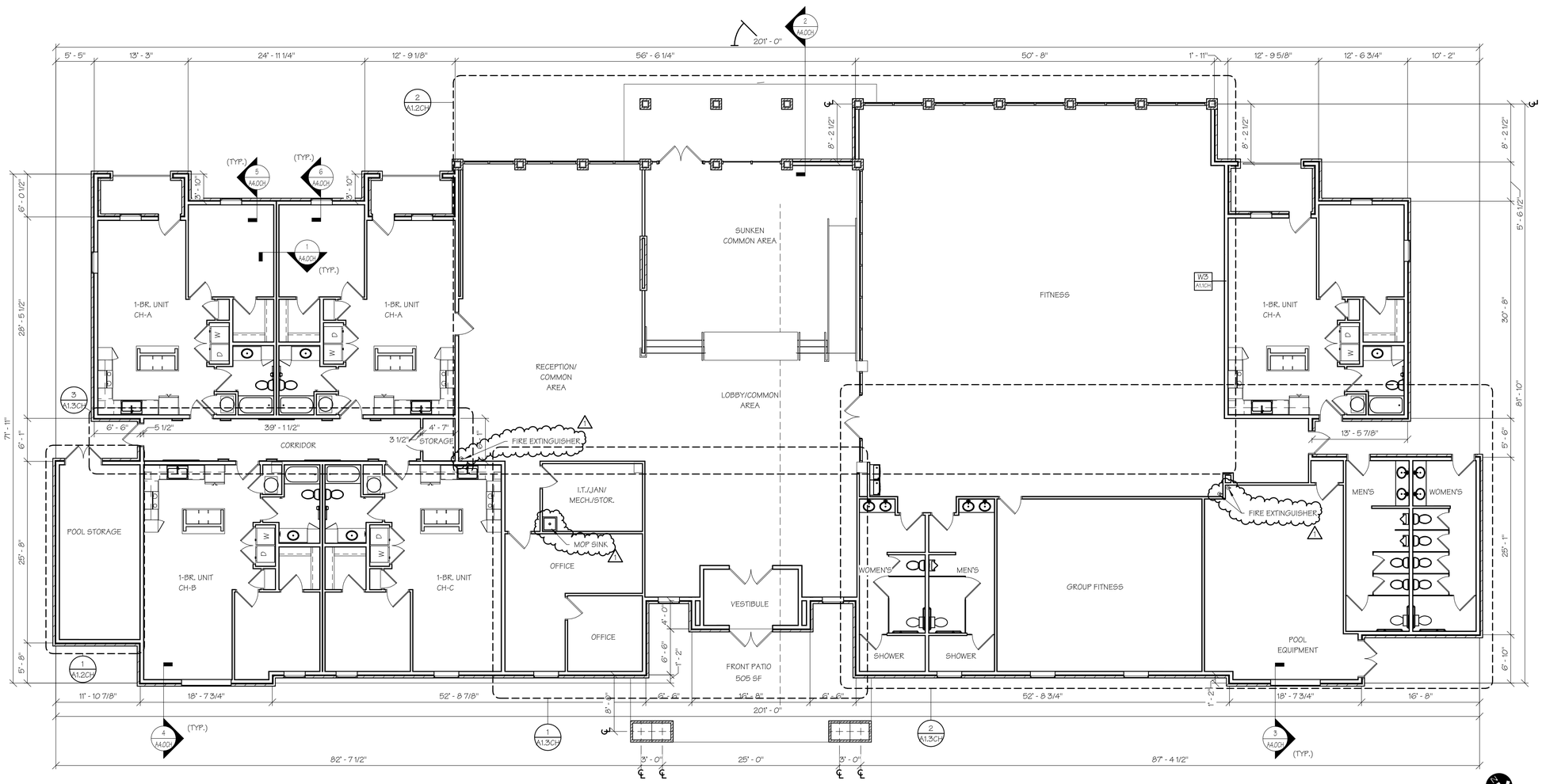
ISSUE/REVISIONS

1	04 FEB 2021	PERMIT SET
1	20 MAY 2021	ADDENDUM #1

SHEET NO. 0.0CH

JOB NO. 3984

3/21/2021 12:39:52 PM



CLUBHOUSE FLOOR PLAN

1 / A1.0CH — SCALE: 1/8" = 1'-0"

2212 NE DOUGLAS ST. (BUILDING #1)

BUILDING PLAN

ADDENDUM #1

STATE OF MISSOURI
M. RANDALL PORTER
2012006244
ARCHITECT

12 MAR 2021

M. RANDALL PORTER
A-2012006244

ARIA APARTMENTS LEE'S SUMMIT
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

Wallace ARCHITECTS L.L.C.
Columbia, MO
P 573-256-7200

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1ST ISSUE
04 FEB 2021

ISSUE/REVISIONS

1	04 FEB 2021	PERMIT SET
2	12 MAR 2021	ADDENDUM #1

SHEET NO. A1.0CH

JOB NO. 3984

3/11/2021 3:00:58 PM

DOOR SCHEDULE

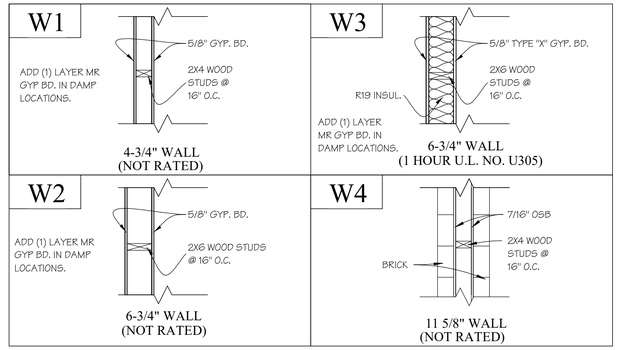
TYPE MARK	SIZE	ELEV.	PANEL MATL.	Glazing	DESCRIPTION
1	3'-0" x 6'-8" x 1 3/4"	A	WD SC	NONE	1 PANEL STYLE & RAIL DOOR (DARK WALNUT STAIN) W/PEEPHOLE, HOLLOW METAL FRAME, SMOKE GASKET, SPRING HINGES & ALUM. 1/4" LOW PROFILE THRESHOLD, 20 MIN RATED
2	3'-0" x 6'-8" x 1 3/4"	C	METAL INSUL.	TEMPERED INSULATED	STEEL FRAME & ALUM. 1/4" LOW PROFILE THRESHOLD THERMAL BREAK & COMPRESSION STRIPPING
3	3'-0" x 6'-8" x 1 3/8"	B	WD HC	NONE	MASONITE, PRE-HUNG W/SATIN NICKEL HINGES
4	2'-6" x 6'-8" x 1 3/8"	B	WD HC	NONE	MASONITE, PRE-HUNG W/SATIN NICKEL HINGES
5	PR. 2'-6" x 6'-8" x 1 3/8"	D	WD HC	NONE	MASONITE, PRE-HUNG W/SATIN NICKEL HINGES
6	3'-0" x 6'-8" x 1 3/8"	C	WD SC	TEMPERED	1 PANEL STYLE & RAIL DOOR (DARK WALNUT STAIN)
7	PR. 3'-0" x 6'-8" x 1 3/4"	E	ALUMINUM	TEMPERED INSULATED	STORE FRONT ALUM. THRESHOLD, THERMAL BREAK & COMPRESSION STRIPPING, PANIC EXIT HARDWARE & CLOSER
8	PR. 3'-0" x 6'-8" x 1 3/4"	F	ALUMINUM	TEMPERED INSULATED	STORE FRONT ALUM. THRESHOLD, THERMAL BREAK & COMPRESSION STRIPPING, PANIC EXIT HARDWARE & CLOSER
9	3'-0" x 6'-8" x 1 3/4"	A	METAL INSUL.	NONE	STEEL FRAME & ALUM. THRESHOLD, THERMAL BREAK & COMPRESSION STRIPPING, & CLOSER
10	PR. 2'-6" x 6'-8" x 1 3/4"	D	METAL INSUL.	NONE	STEEL FRAME & ALUM. THRESHOLD, THERMAL BREAK & COMPRESSION STRIPPING, & CLOSER
11	3'-0" x 5'8" x 1"	-	METAL	NONE	MANUFAC. TOILET PARTITION DOOR
12	2'-0" x 5'8" x 1"	-	METAL	NONE	MANUFAC. TOILET PARTITION DOOR
13	3'-0" x 6'-8" x 1 3/4"	C	METAL INSUL.	TEMPERED INSULATED	STEEL FRAME & ALUM. 1/4" LOW PROFILE THRESHOLD THERMAL BREAK & COMPRESSION STRIPPING, PANIC EXIT HARDWARE & CLOSER
14	PR. 3'-0" x 6'-8" x 1 3/4"	E	ALUMINUM	TEMPERED	STORE FRONT ALUM. THRESHOLD

WALL NOTES

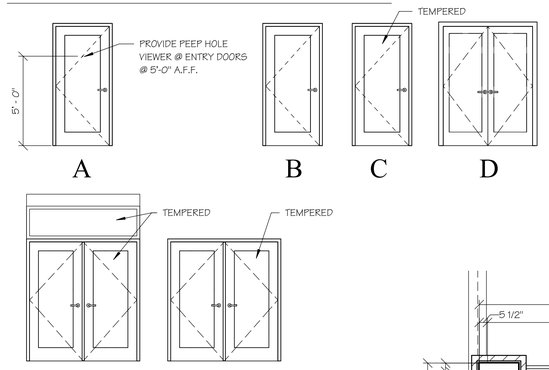
1) DIMENSIONS ARE STUD FACE TO STUD FACE UNLESS NOTED OTHERWISE.
2) PROVIDE SOLID BLOCKING BEHIND GRAB BARS, CURTAIN RODS, SHOWER RODS, SHOWER HEADS, TOWEL BARS, ALL CABINETS, AND ALL SOFFITS.
3) ALL EXTERIOR WALLS FRAMED W/ 2X6'S 16" O.C. AND COVERED W/ (1) LAYER 5/8" TYPE "X" GYP. BDL. AT INTERIOR.
4) ALL INTERIOR WALLS FRAMED WITH 2x4'S OR 2x6'S (ALL PLUMBING WALLS) 16" O.C. AND COVERED WITH (1) LAYER 5/8" GYP. BD.
5) ALL UNIT SEPARATION WALLS FRAMED WITH 2x4'S 16" O.C. AND COVERED WITH (1) LAYER 5/8" TYPE "X" GYP. BD. (EACH SIDE) PER WALL SECTION.

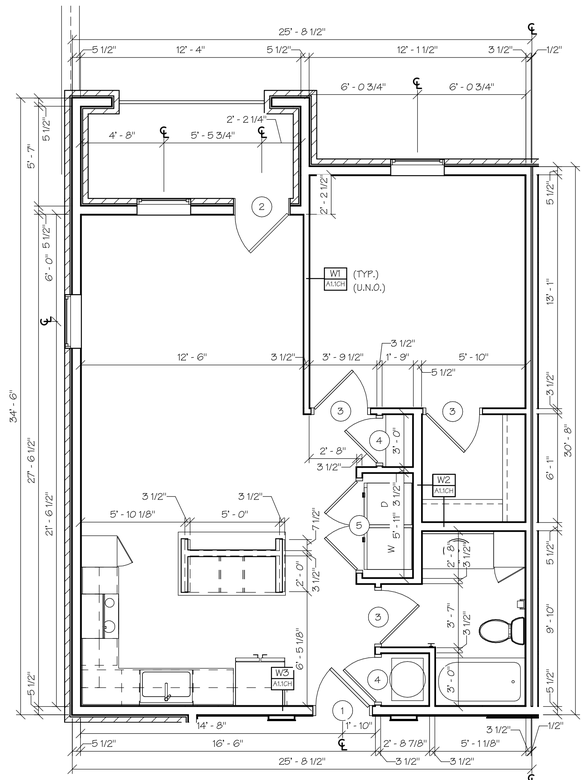
GENERAL UNIT NOTES

1) ALL WASHERS & DRYERS ARE TO BE FRONT LOADING.
2) MR GYP. BD. @ DAMP WALL LOCATIONS
3) INSTALL FIRE EXTINGUISHER UNDER KITCHEN SINK IN EACH UNIT



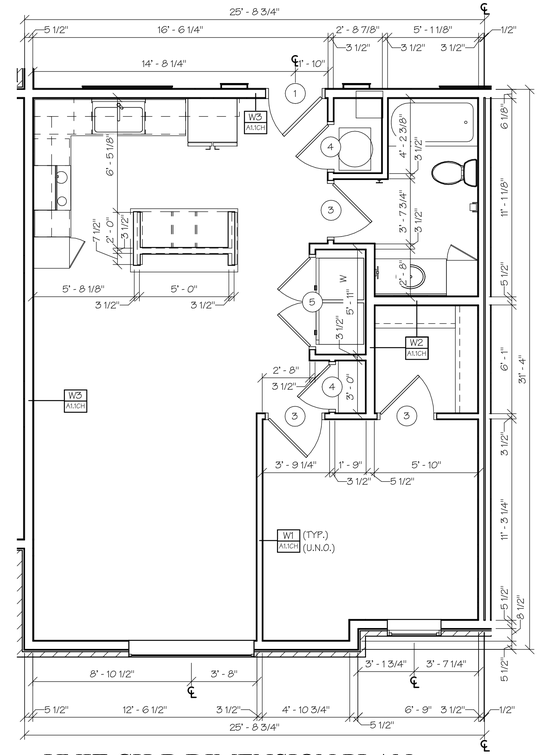
DOOR ELEVATIONS





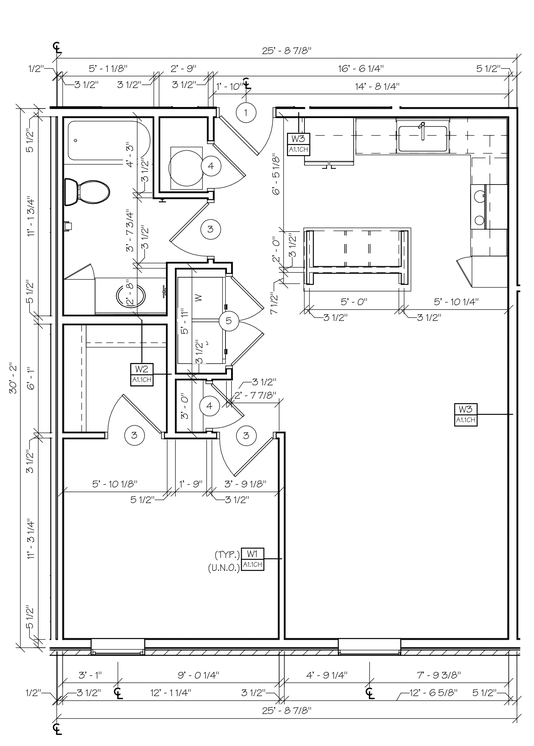
1 A1.1CH SCALE: 1/4" = 1'-0"

UNIT CH-A DIMENSION PLAN



1 A1.1CH SCALE: 1/4" = 1'-0"

UNIT CH-B DIMENSION PLAN



4 A1.1CH SCALE: 1/4" = 1'-0"

UNIT CH-C DIMENSION PLAN

UNIT DIMENSION PLANS

ADDENDUM #1

STATE OF MISSOURI
M. RANDALL PORTER
2012006244
ARCHITECT
12 MAR 2021
M. RANDALL PORTER
A-2012006244

ARIA APARTMENTS LEE'S SUMMIT
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

Wallace ARCHITECTS L.L.C.
Columbia, MO
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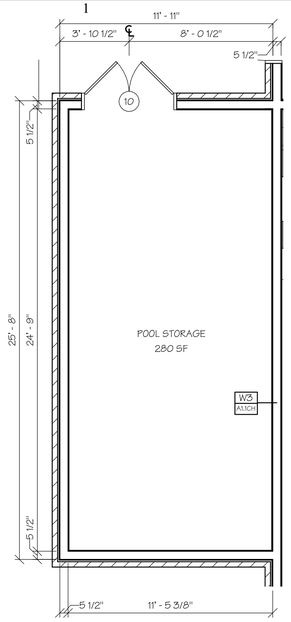
ISSUE/REVISIONS

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SHEET NO. A1.1CH

JOB NO. 3984

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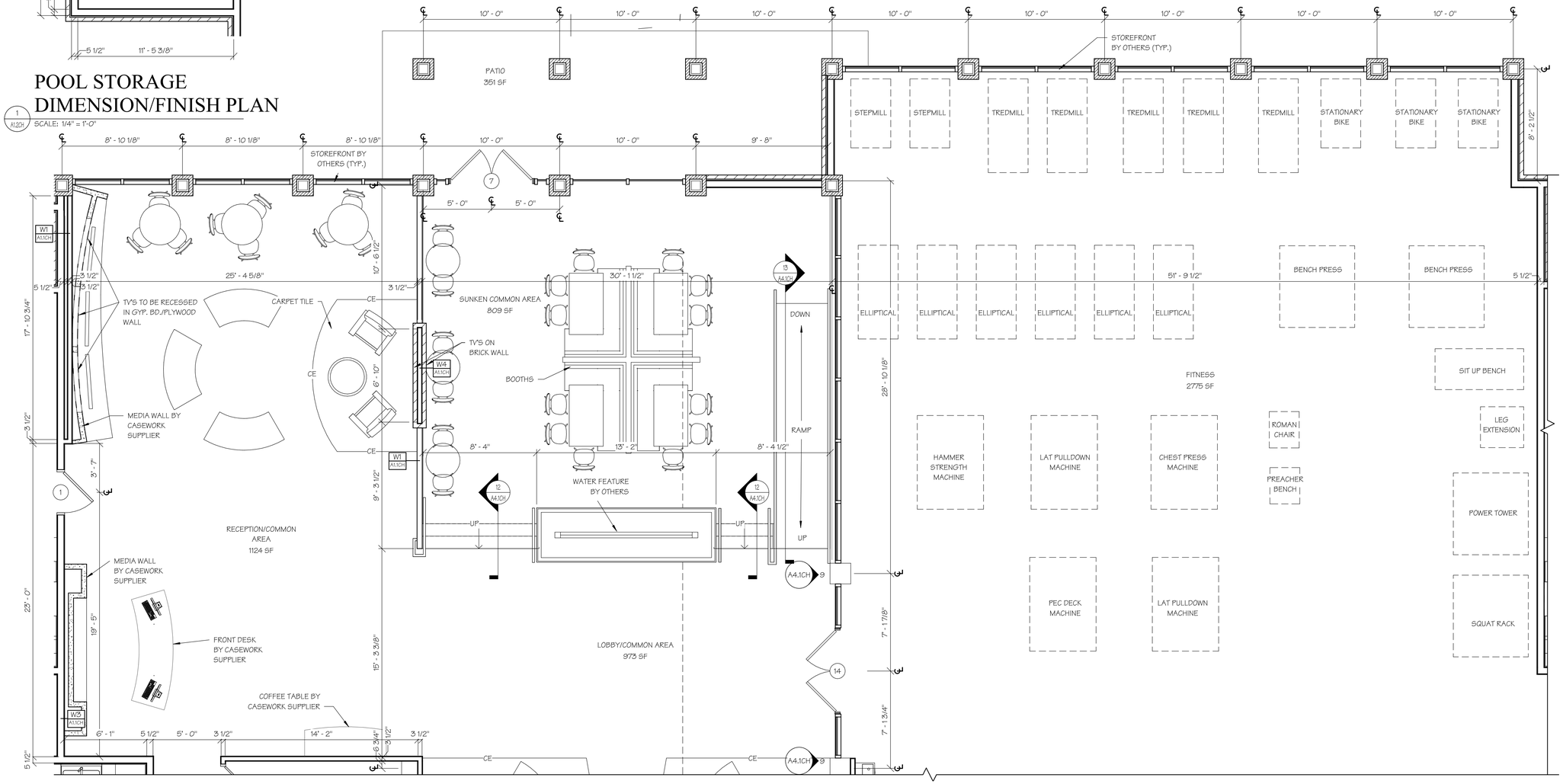


POOL STORAGE DIMENSION/FINISH PLAN

1 / A1.2CH — SCALE: 1/4" = 1'-0"

COMMON AREA FINISH SCHEDULE

Name	Floor Finish	Base Finish	Wall Finish	Ceiling Finish
CHEM. STOR.	SEALED CONCRETE	NONE OR NO ADDITIONAL FINISH	NONE	PAINTED GYP. BD. W/ORANGE PEEL FINISH
CORRIDOR	WALK OFF CARPET	4" COVE BASE	PAINTED GYP. BD.	SUSPENDED CEILING
FITNESS	RUBBERIZED FLOOR	4" COVE BASE	PAINTED GYP. BD.	PAINTED GYP. BD. W/ORANGE PEEL FINISH
GROUP FITNESS	RUBBERIZED FLOOR	4" COVE BASE	PAINTED GYP. BD.	PAINTED GYP. BD. W/ORANGE PEEL FINISH
I.T./JAN/MECH/STOR.	CERAMIC TILE	4" COVE BASE	PAINTED GYP. BD. W/ 4' TALL FRP WAINSCOT AT WALLS BEHIND AND ADJACENT TO THE WORK SINK	SUSPENDED CEILING
LOBBY/COMMON AREA	CERAMIC TILE	WOOD BASE	PAINTED GYP. BD. W/ CHAIR RAIL	PAINTED GYP. BD. W/ORANGE PEEL FINISH
LOCKER AREA	RUBBERIZED FLOOR	4" COVE BASE	PAINTED GYP. BD.	SUSPENDED CEILING
MEN'S RESTROOM	CERAMIC TILE	4" COVE BASE	PAINTED GYP. BD. W/ 4' TALL TILE WAINSCOT	SUSPENDED CEILING
MEN'S RESTROOM/SHOWER	CERAMIC TILE	4" COVE BASE	PAINTED GYP. BD. W/ 4' TALL TILE WAINSCOT (TILE SHALL BE FULL HEIGHT AT SHOWER WALLS)	SUSPENDED CEILING
OFFICE	CERAMIC TILE	WOOD BASE	PAINTED GYP. BD. W/ CHAIR RAIL	SUSPENDED CEILING
POOL EQUIPMENT	SEALED CONCRETE	NONE OR NO ADDITIONAL FINISH	NONE	PAINTED GYP. BD. W/ORANGE PEEL FINISH
POOL STORAGE	SEALED CONCRETE	NONE OR NO ADDITIONAL FINISH	NONE	PAINTED GYP. BD. W/ORANGE PEEL FINISH
RAMP	RUBBERIZED FLOOR	NONE	PAINTED GYP. BD.	PAINTED GYP. BD. W/ORANGE PEEL FINISH
RECEPTION/COMMON AREA	CERAMIC TILE	WOOD BASE	PAINTED GYP. BD. W/ CHAIR RAIL	PAINTED GYP. BD. W/ORANGE PEEL FINISH
STAIRS	RUBBER STAIR TREAD & RISER	NONE	PAINTED GYP. BD.	PAINTED GYP. BD. W/ORANGE PEEL FINISH
STORAGE	SEALED CONCRETE	NONE OR NO ADDITIONAL FINISH	PAINTED GYP. BD.	SUSPENDED CEILING
SUNKEN COMMON AREA	CERAMIC TILE	WOOD BASE	PAINTED GYP. BD. W/ CHAIR RAIL	PAINTED GYP. BD. W/ORANGE PEEL FINISH
VESTIBULE	CERAMIC TILE	WOOD BASE	PAINTED GYP. BD. W/ CHAIR RAIL	PAINTED GYP. BD. W/ORANGE PEEL FINISH
WOMEN'S RESTROOM	CERAMIC TILE	4" COVE BASE	PAINTED GYP. BD. W/ 4' TALL TILE WAINSCOT	SUSPENDED CEILING
WOMEN'S RESTROOM/SHOWER	CERAMIC TILE	4" COVE BASE	PAINTED GYP. BD. W/ 4' TALL TILE WAINSCOT (TILE SHALL BE FULL HEIGHT AT SHOWER WALLS)	SUSPENDED CEILING



ENLARGED COMMON AREA PLAN A

2 / A1.2CH — SCALE: 1/4" = 1'-0"

ENLARGED COMMON AREA PLANS

ADDENDUM #1

STATE OF MISSOURI
M. RANDALL PORTER
2012006244
ARCHITECT
12 MAR 2021
M. RANDALL PORTER
A-2012006244

ARIA APARTMENTS LEE'S SUMMIT
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

Wallace ARCHITECTS L.L.C.
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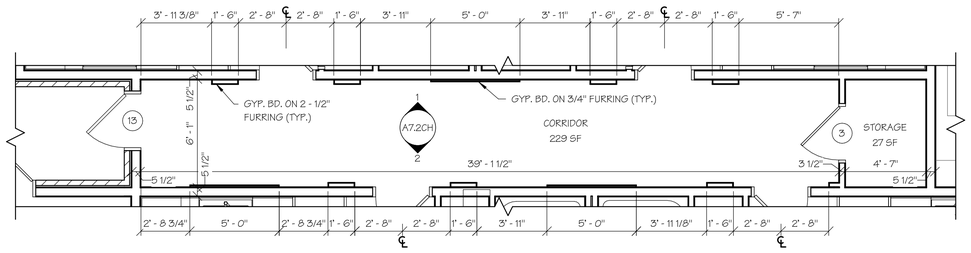
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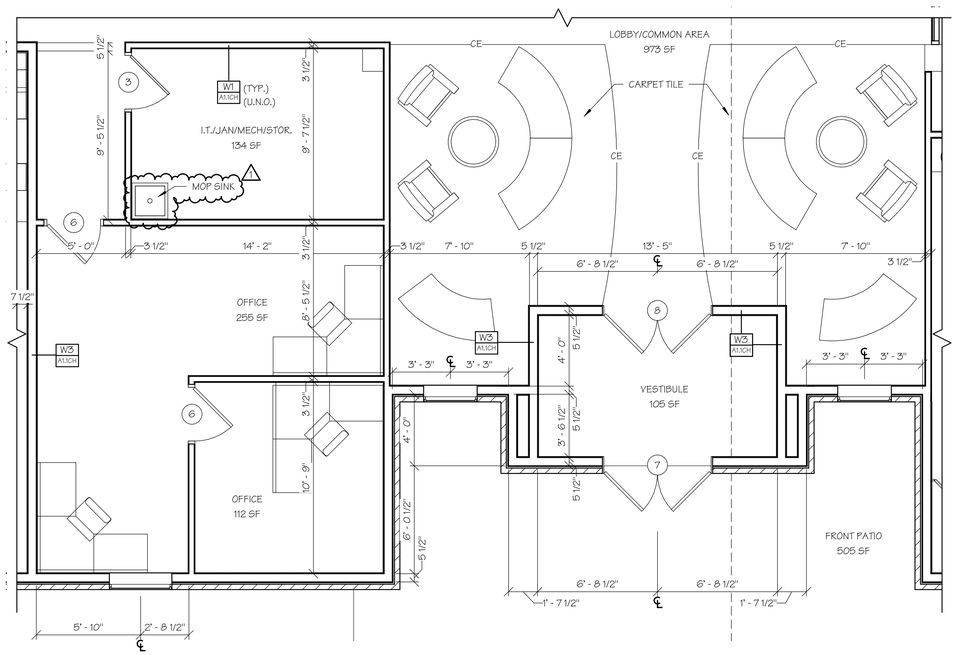
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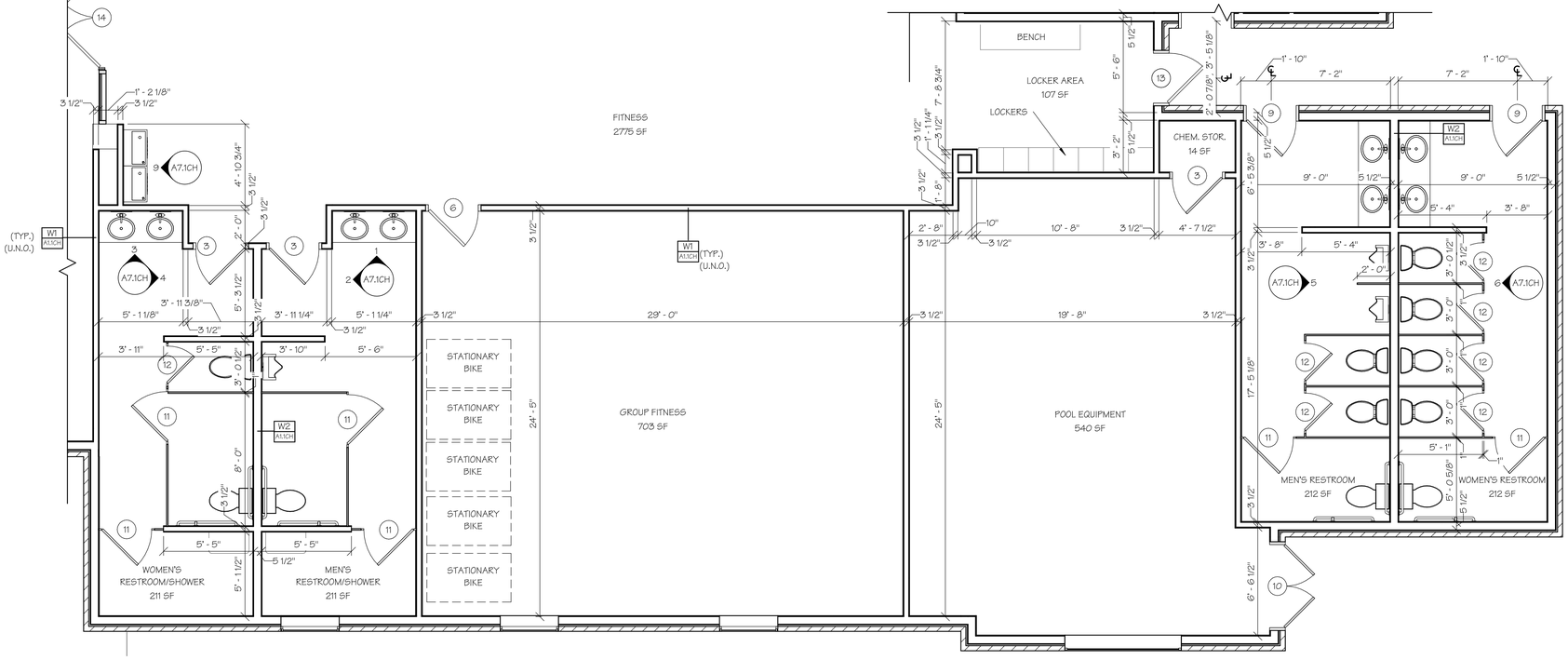
3 A1.3CH SCALE: 1/4" = 1'-0"

ENLARGED COMMON AREA PLAN B



1 A1.3CH SCALE: 1/4" = 1'-0"

ENLARGED COMMON AREA C



2 A1.3CH SCALE: 1/4" = 1'-0"

ENLARGED COMMON AREA D

ENLARGED COMMON AREA PLANS

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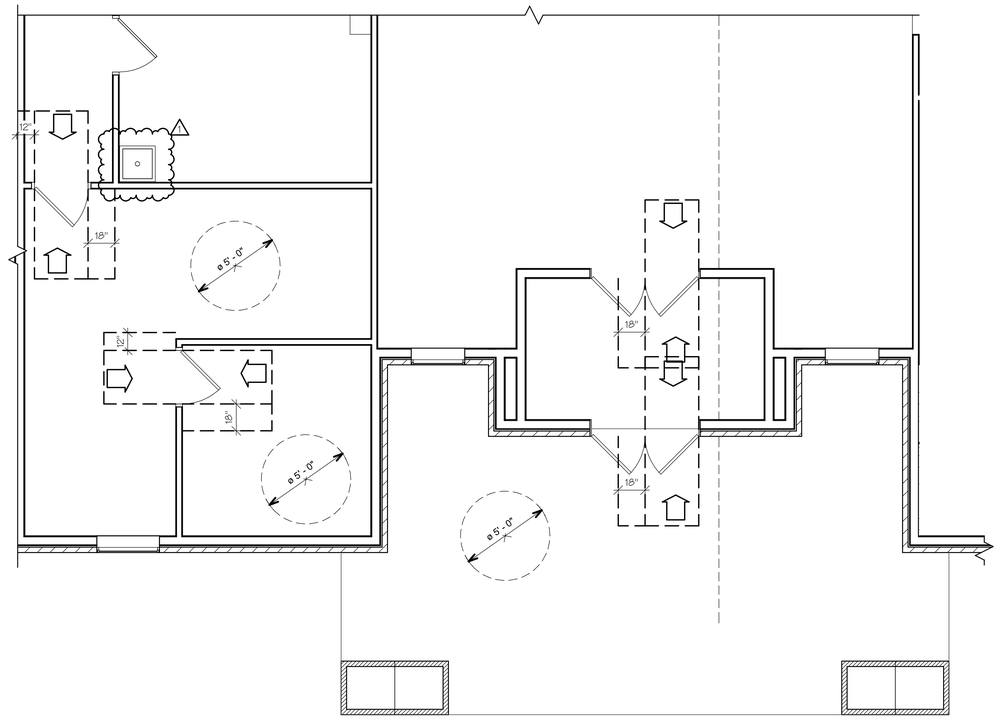
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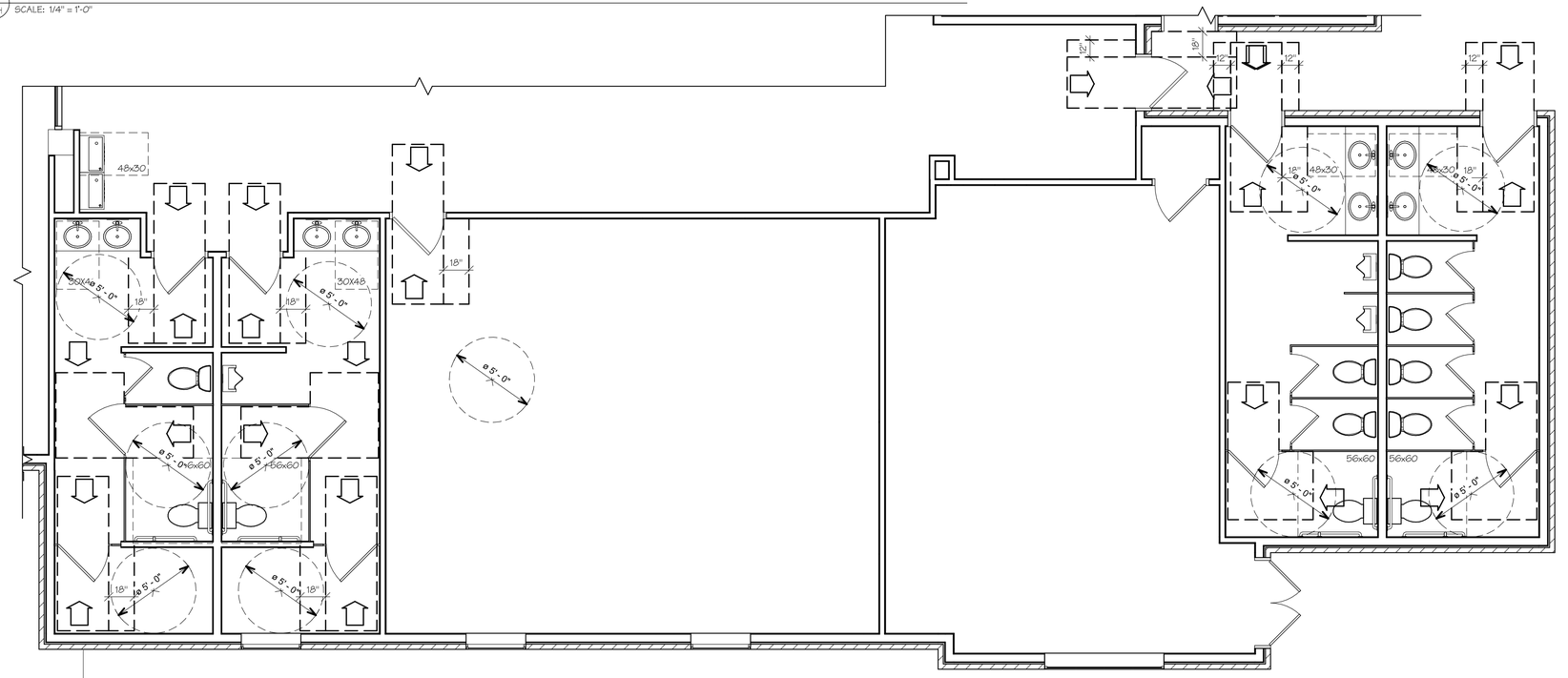
JOB NO. 3984

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1 A1.6CH SCALE: 1/4" = 1'-0"

ENLARGED COMMON AREA ACCESSIBILITY PLAN C



2 A1.6CH SCALE: 1/4" = 1'-0"

ENLARGED COMMON AREA ACCESSIBILITY PLAN D

ENLARGED COMMON AREA CLEAR FLOOR SPACE PLANS

ADDENDUM #1

STATE OF MISSOURI
M. RANDALL PORTER
2012006244
ARCHITECT

12 MAR 2021
M. RANDALL PORTER
A-2012006244

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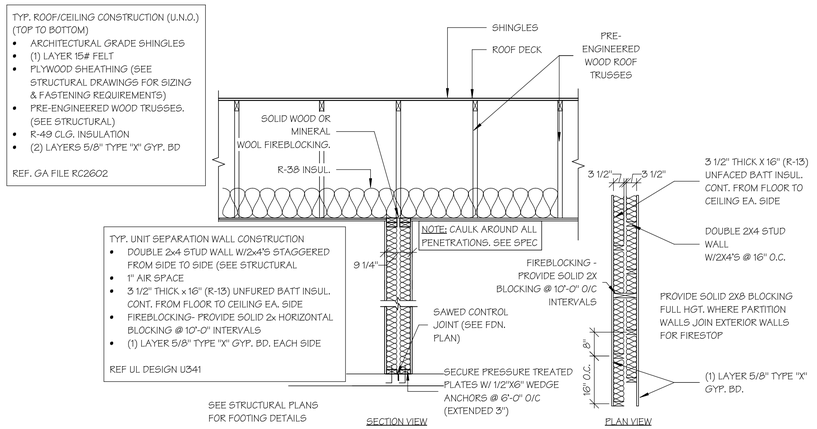
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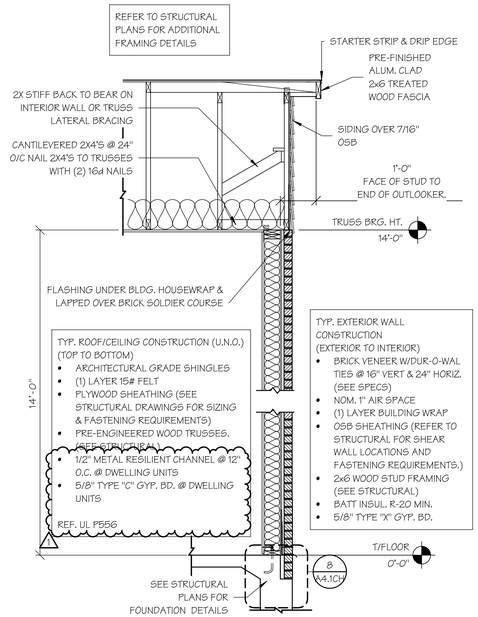
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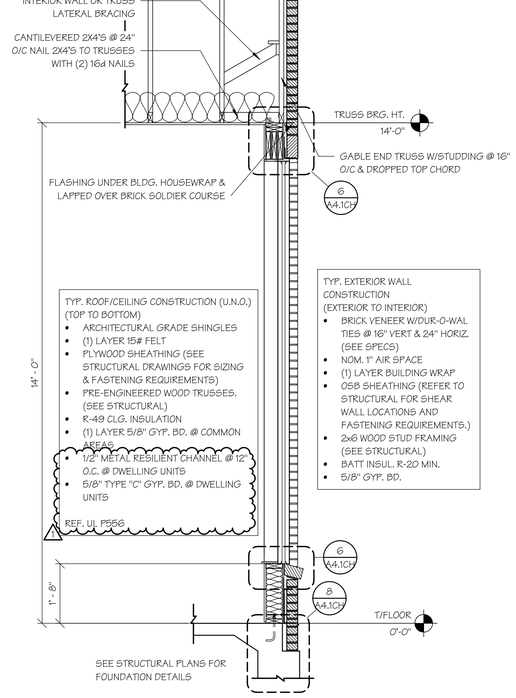
1 M4.00H SCALE: 1/2" = 1'-0"

1 HOUR DWELLING UNIT SEPARATION WALL



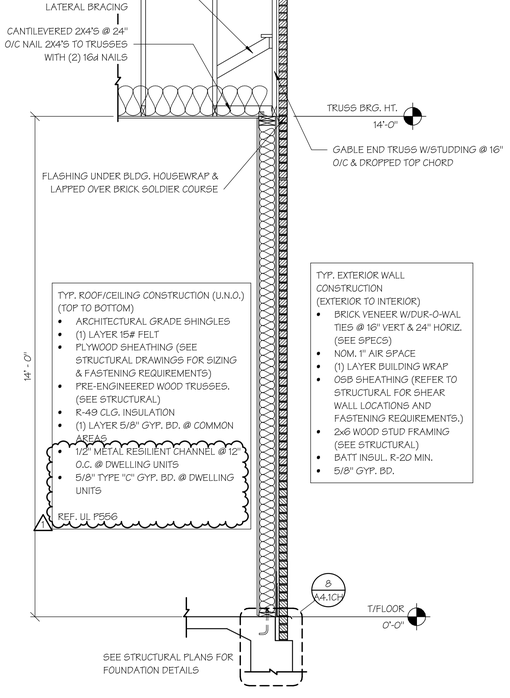
2 M4.00H SCALE: 1/2" = 1'-0"

WALL SECTION @ GABLE END SIDING OVER BRICK



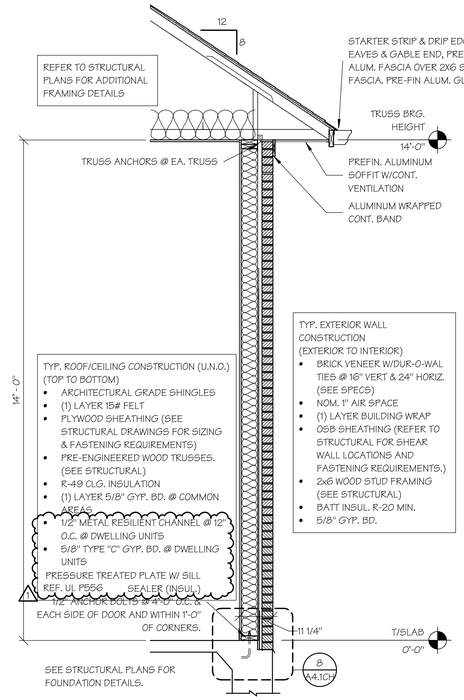
3 M4.00H SCALE: 1/2" = 1'-0"

WALL SECTION GABLE END @ WINDOW



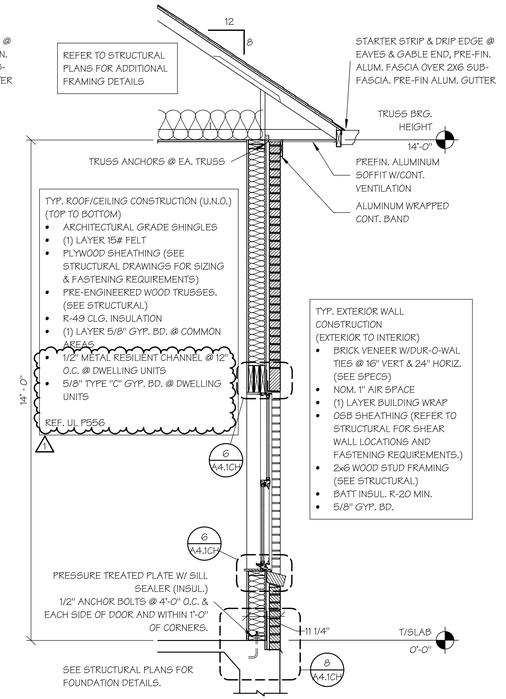
4 M4.00H SCALE: 1/2" = 1'-0"

WALL SECTION GABLE END



5 M4.00H SCALE: 1/2" = 1'-0"

TYP. WALL SECTION



6 M4.00H SCALE: 1/2" = 1'-0"

TYP. WALL SECTION @ WINDOW

WALL SECTIONS AND DETAILS

ADDENDUM #1

STATE OF MISSOURI
M. RANDALL PORTER
2012006244
ARCHITECT
20 MAY 2021
M. RANDALL PORTER
A-2012006244

ARIA APARTMENTS LEE'S SUMMIT
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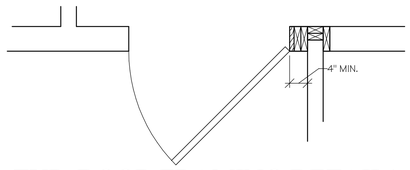
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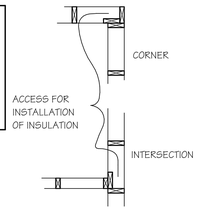


1 A4.1CH

TYP. DOOR FRAMING DETAIL1

SCALE: 3/4" = 1'-0"

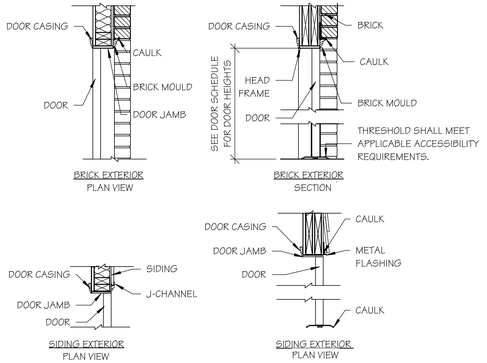
NOTES
1. GAPS IN EXTERIOR WALL SHEATHING SHALL BE SEALED.
2. STUD CAVITIES SHALL BE BLOCKED @ CHANGES IN CEILING HEIGHT.
3. ALL CHASES TO BE SEALED & INSULATED.
4. NO POLYETHYLENE SHALL BE USED ON EXTERIOR WALLS.



2 A4.1CH

EXT. WALL / ADVANCED FRAMING DETAIL

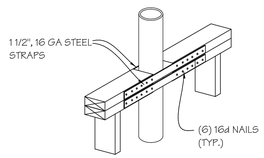
SCALE: 1/2" = 1'-0"



3 A4.1CH

WALL SECTIONS AND DETAILS @ DOOR

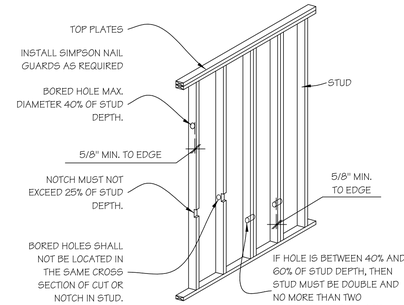
SCALE: 3/4" = 1'-0"



4 A4.1CH

NON-BEARING WALL PLATE CUT DETAIL

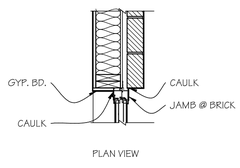
SCALE: 1" = 1'-0"



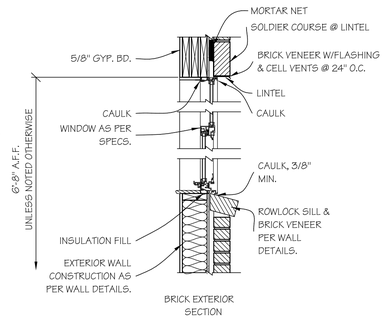
5 A4.1CH

NOTCH AND BORING HOLE REQUIREMENTS

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



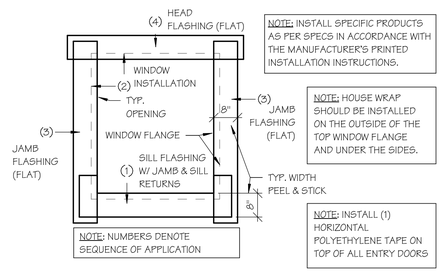
NOTE:
FILL ALL VOIDS AROUND WINDOW UNITS W/ STUFFED FIBERGLASS INSULATION PRIOR TO GYP. BD. INSTALLATION



6 A4.1CH

WALL SECTIONS AND DETAILS AT WINDOWS

SCALE: 3/4" = 1'-0"



NOTE: INSTALL SPECIFIC PRODUCTS AS PER SPECS IN ACCORDANCE WITH THE MANUFACTURER'S PRINTED INSTALLATION INSTRUCTIONS.

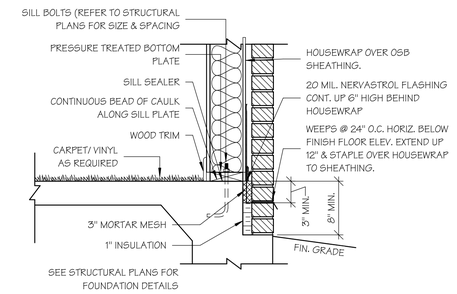
NOTE: HOUSE WRAP SHOULD BE INSTALLED ON THE OUTSIDE OF THE TOP WINDOW FLANGE AND UNDER THE SIDES.

NOTE: INSTALL (1) HORIZONTAL POLYETHYLENE TAPE ON TOP OF ALL ENTRY DOORS

7 A4.1CH

WINDOW FLASHING

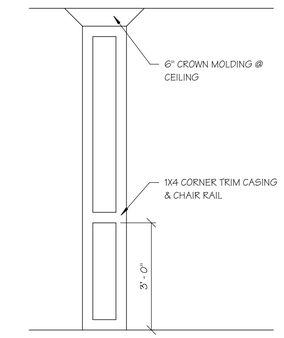
SCALE: 1/2" = 1'-0"



8 A4.1CH

FOUNDATION FLASHING DETAIL

SCALE: 1" = 1'-0"

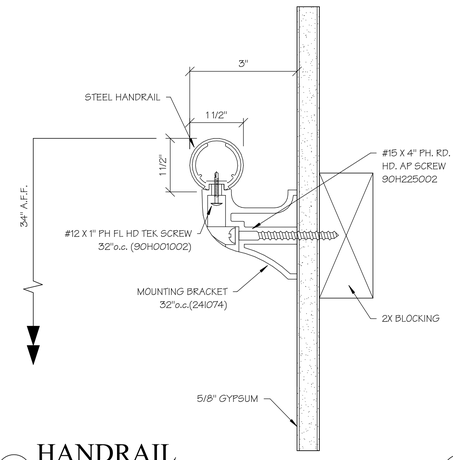


9 A4.1CH

COMMON AREA COLUMN DETAIL

SCALE: 1/2" = 1'-0"

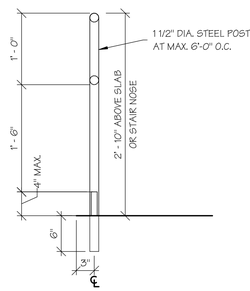
PRELIMINARY BOARDER REMOVED AND ARCHITECT SEAL/ SIGNATURE ADDED



10 A4.1CH

HANDRAIL

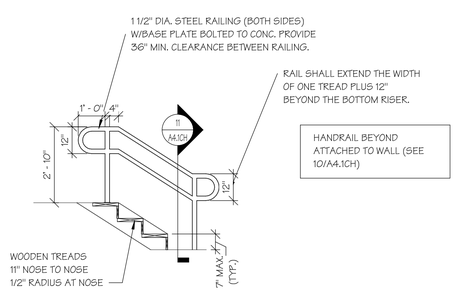
SCALE: 6" = 1'-0"



11 A4.1CH

HANDRAIL DETAIL

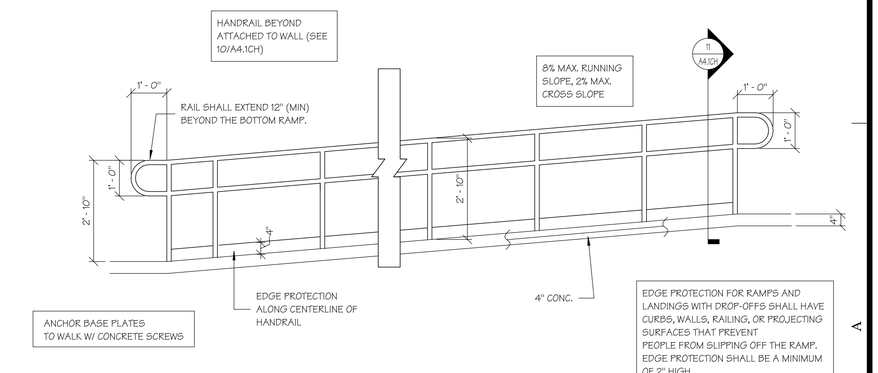
SCALE: 1" = 1'-0"



12 A4.1CH

STAIR SECTION

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



13 A4.1CH

RAMP DETAIL

SCALE: 1/2" = 1'-0"

FRAMING DETAILS

ADDENDUM #1

SHEET NO. A4.1CH

JOB NO. 3984

3/11/2021 8:01:05 PM

STATE OF MISSOURI
M. RANDALL PORTER
2012006244
ARCHITECT
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SHEET REVISED PER ADDENDUM #1

10A. **Glass Fiber Insulation —** (For use with Item 10) — 3-1/2 in. thick glass fiber batts bearing the UL Classification Marking as to Surface Burning and/or Fire Resistance, placed to fill the interior of the wall. See Batts and Blankets (BKNV or BZJZ) categories for names of Classified companies.

10B. **Batts and Blankets* —** (As an alternate to Item 10B, For use with Item 10), 3 in. thick mineral wool batts, placed to fill interior of wall, attached to the 3-1/2 in. face of the studs with staples placed 24 in. OC.

THERMAFIBER INC — Type SAFB, SAFB FF

10C. **Adhesive —** (For use with Item 10) — Construction grade adhesive applied in vertical, serpentine, nominal 3/8 in. wide beads down the length of both vertical edges of Mineral and Fiber Board (Item 14A).

10D. **Gypsum Board* —** (For use with Item 10) — 5/8 in. thick, 4 ft wide, applied vertically over Mineral and Fiber Board (Item 14A) with vertical joints located anywhere over stud cavities. Secured to mineral and fiber boards with 1-1/2 in. Type G Screws spaced 8 in. OC along edges of each vertical joint and 12 in. OC in intermediate field of the Mineral and Fiber Board (Item 10). Secured to outermost studs and bearing plates with 2 in. long Type S screws spaced 8 in. OC. Gypsum Board joints covered with paper tape and joint compound. Screw heads covered with joint compound. Finish Rating 30 Min.

AMERICAN GYPSUM CO — Type AG-C

CERTAINTEED GYPSUM INC — Type FRPC, Type C

CONTINENTAL BUILDING PRODUCTS OPERATING CO, L L C — Type LGFC-C/A

GEORGIA-PACIFIC GYPSUM L L C — Types 5, DAPC, TG-C

NATIONAL GYPSUM CO — Types FSK-C, FSW-C

PABCO BUILDING PRODUCTS L L C, DBA PABCO GYPSUM — Type PG-C

PANEL REY S A — Type PRC

THAI GYPSUM PRODUCTS PCL — Type C

UNITED STATES GYPSUM CO — Type CTypes C, IP-X2, IPC-AR

USG BORAL DRYWALL SFZ LLC — Type C

USG MEXICO S A DE C V — Types C, IP-X2, IPC-AR

*** Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.**

Last Updated on 2019-11-19

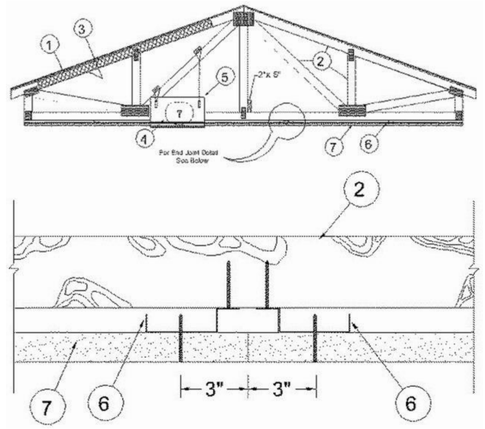
Design No. P556
May 13, 2020

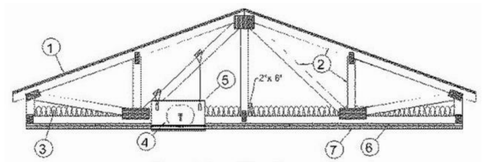
Unrestrained Assembly Rating — 1 Hr.

Finish Rating — 24 or 25 Min (See Items 3, 3A and 3B)

This design was evaluated using a load design method other than the Limit States Design Method (e.g., Working Stress Design Method). For jurisdictions employing the Limit States Design Method, such as Canada, a load restriction factor shall be used — See Guide BXUV or BXUV7

*** Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.**





Alternate Insulation Placement

1. **Roofing System* —** Any UL Class A, B or C Roofing System **(TGFU)** or Prepared Roof Covering **(TFWZ)** acceptable for use over nom 15/32 in. thick wood structural panels, min. grade "C-D" or "Sheathing", Nom 15/32 in. thick wood structural panels secured to trusses with No. 6d ringed shank nails. Nails spaced 12 in. OC along each truss. Staples having equal or greater withdrawal and lateral resistance strength may be substituted for the 6d nails. Construction adhesive is optional and may be used with either nails or staples.

2. **Trusses —** Pitch or Parallel chord trusses, spaced a max of 24 in. OC, fabricated from nom 2 by 4 lumber, with lumber oriented vertically or horizontally. Truss members secured together min.0.0356 in. thick galv steel plates. Plates have 5/16 in. long teeth projecting perpendicular to the plane of the plate. The teeth are in pairs facing each other (made by the same punch), forming a split tooth type plate. Each tooth has a chisel point on its outside edge. These points are diagonally opposite each other for each pair. The top half of each tooth has a twist for stiffness. The pairs are repeated on approximately 7/8 in. centers with four rows of teeth per inch of plate width. Where the truss intersects with the interior face of the exterior walls, the min truss depth shall be 5-1/4 in. with a min roof slope of 3/12 and a min. area in the plane of the truss of 21 sq/ft. Where the truss intersects with the interior face of the exterior walls, the min truss depth may be reduced to 3 in. if the batts and blankets (Item 3) are used as shown in the above illustration (Alternate Insulation Placement) and are firmly packed against the intersection of the bottom chords and the plywood sheathing.

3. **Batts and Blankets* —** (Optional) -Glass fiber insulation, secured to the wood structural panesl with staples spaced 12 in. OC or to the trusses with 0.090 in. diam galv steel wires spaced 12 in. OC. Any glass fiber insulation bearing the UL Classification Marking as to Surface Burning Characteristics and/or Fire Resistance, having a min density of 0.5 pcf. As an option, the insulation may be fitted in the concealed space, draped over the resilient channel/gypsum wallboard ceiling membrane when resilient channels and gypsum wallboard attachment is modified as specified in Items 6 and 7. The Finish Rating is 24 min. when the insulation is draped over the resilient channels and gypsum board ceiling membrane and 25 min. when it is installed on underside of the plywood deck or when it is omitted.

3A. **Loose Fill Material* —** As an alternate to Item 3 — Any thickness of loose fill material bearing the UL Classification Marking for Surface Burning Characteristics, having a min density of 0.5 pcf, fitted in the concealed space, draped over the resilient channel/gypsum wallboard ceiling membrane when resilient channels and gypsum wallboard attachment is modified as specified in Items 6 and 7. The finished rating when loose fill material is used has not been determined.

3B. **Fiber, Sprayed* —** As an alternate to Items 3 and 3A (not evaluated for use with Items 6B, 6C, 6D and 6E) — Any thickness of spray-applied cellulose insulation material, having a min density of 0.5 lb/ft3, applied with water, over the resilient channel/gypsum board ceiling membrane when resilient channels and gypsum board attachment is modified as specified in Items 6 and 7. Fiber, Sprayed is applied with moisture in accordance with the application instructions supplied with the product. The finish rating when Fiber Sprayed is used has not been determined. Alternate application method: The fiber is applied without water or adhesive in accordance with the application instructions supplied with a minimum density of 0.5 lb/ft3 over the resilient channel/gypsum board ceiling membrane when resilient channels and gypsum board attachment is modified as specified in Items 6 and 7. Alternate application method: The fiber is applied without water or adhesive to a nominal density of 3.5 lb/ft3 behind netting (Item 9) stapled to the rafters. The netting is stapled at both lower edges of the rafters creating a cavity to accept the cellulose fiber.

U S GREENFIBER L L C — INS735, INS745, INS750LD, and SANCTUARY for use with wet or dry application. INS510LD, INS515LD, INS541LD, INS735, INS765LD, and INS773LD are to be used for dry application only.

3C. **Foamed Plastic* —** (As an alternate to Item 3 - Not Shown) — Spray foam insulation applied directly to the underside of the underside of the roofing system (Item 1). Spray foam insulation installed to a maximum thickness of 10 in. at a nominal 0.5 lb/ft³ density, while maintaining a minimum 8-1/2 in. clearance between the spray foam insulation and the gypsum board (Item 7). When spray foam insulation is used, resilient channels (Item 6) shall be installed maximum 12 in. OC, with channels adjacent to butt joints of gypsum board (Item 7) installed at 6 in. OC to allow for maximum 3 in. spacing off ends of the gypsum board joints. Gypsum board (Item 7) to be installed using 1-1/4 in. long Type S screws, spaced maximum 8 in. OC, and butted end joints shall be staggered min. 2 ft within the assembly, and occur midway between the continuous furring channels. If used with a ceiling radiation damper in the concealed space, minimum 1 in. clearance to be maintained between damper housing and spray foam insulation. . Limited to resilient channels, Item 6 only, no Item 6 alternates. The finished rating when this insulation is used has not been determined.
SES FOAM INC — Sucraseal

3D. **Foamed Plastic* —** (As an alternate to Item 3 - Not Shown) — Spray foam insulation applied directly to the underside of the roofing system (Item 1). Spray foam insulation installed to a maximum thickness of 10 in. at a nominal 0.5 lb/ft³ or 2.0 lb/ft³ density, depending on the product installed. When spray foam insulation is installed, resilient channels (Item 6) shall be installed maximum 12 in. OC, with channels adjacent to butt joints of gypsum board (Item 7) spaced maximum 3 in. away from gypsum butt joints. Gypsum board (Item 7) to be installed using minimum 1-1/4 in. long Type S screws, spaced maximum 8 in. OC, and butted end joints shall be staggered min. 2 ft within the assembly, and occur midway between the continuous furring channels. If used with a ceiling radiation damper in the concealed space, minimum 1 in. clearance to be maintained between damper housing and spray foam insulation. Limited to resilient channels, Item 6 only, no Item 6 alternates. The finished rating when this insulation is used has not been determined.
BASF CORP — Enertite® NM, Enertite® G, FE178®, Spraytite® 178, Spraytite® 81206, Walltite® 200, Walltite® US, Walltite® US-N, and Walltite® HP+

3E. **Foamed Plastic* —** (As an alternate to Item 3 - Not Shown) — Spray foam insulation applied directly to the underside of the underside of the roofing system (Item 1). Spray foam insulation installed to a maximum thickness of 17 in. at a nominal 0.5 lb/ft³ density, while maintaining a minimum 1-1/2 in. clearance between the spray foam insulation and the gypsum board (Item 7). When spray foam insulation is used, resilient channels (Item 6) shall be installed maximum 12 in. OC, with channels adjacent to butt joints of gypsum board (Item 7) installed at 6 in. OC to allow for maximum 3 in. spacing off ends of the gypsum board joints. Gypsum board (Item 7) to be installed using 1-1/4 in. long Type S screws, spaced maximum 8 in. OC, and butted end joints shall be staggered min. 2 ft within the assembly, and occur midway between the continuous furring channels. If used with a fire damper (Items 5 through 5B) in the concealed space, no clearance is necessary between damper housing and spray foam insulation. . Limited to resilient channels, Item 6 only, no Item 6 alternates. The finished rating when this insulation is used has not been determined.
SES FOAM INC — EasySeal.5

4. **Air Duct* —** Any UL Class 0 or Class 1 flexible air duct installed in accordance with the instructions provided by the damper manufacturer.

5. **Ceiling Damper* —** (For use with Air Duct Item 4) — Max 14 in. long by 14 in. wide by 18 in. high ceiling damper with boot or box assembly, fabricated from galv steel. The aggregate area of the register opening(s) through the ceiling membrane shall not exceed 98 sq in. per 100 sq ft of ceiling area. Damper assembly installed in accordance with the manufacturers installation instructions.
AIRE TECHNOLOGIES INC — Model 50 w/Boot, 50EA w/Boot, 51 w/Boot, 50 w/Box, 50EA w/Box or 51 w/Box.

AIRVAC INDUSTRIES — Series AVI-50 w/Boot, AVI-50EA w/Boot, AVI-51 w/Boot, AVI-50 w/Box, AVI-50EA w/Box, AVI-51 w/Box.

5A. **Ceiling Damper* —** (For use with Air Duct Item 4) — Max 12 in. diameter damper and insulated register box assembly. The maximum size of the register box assembly is nom. 20 in. long by 20 in. wide and 4 in. high fabricated from galv. Steel. Aggregate area of the register opening(s) through the ceiling membrane shall not exceed 128 sq in. per 100 sq ft of ceiling area. Damper assembly installed in accordance with the manufacturers installation instructions.
AIRE TECHNOLOGIES INC — Series 57

AIRVAC INDUSTRIES — Model AVI-57IB

5B. **Ceiling Damper* —** (For use with Air Duct Item 4) — Max 20 in. long by 16 in. wide by 4 in. high rectangular damper with duct board plenum box assembly. The maximum outer dimensions of the plenum box assembly is 23-1/2 in. long by 19-1/2 in. wide and 17 in. high fabricated from 6pcf, 1-1/2 to 2 in. thick Knauf Air Duct Board M*. Aggregate area of the register opening(s) through the ceiling membrane shall not exceed 160 sq in. per 100 sq ft ceiling area. Damper assembly installed in accordance with the manufacturers installation instructions.
AIRE TECHNOLOGIES INC — Series 58

AIRVAC INDUSTRIES — Series AVI-58

6. **Furring Channels —** Resilient channels formed of 25 MSG galv steel, spaced 16 in. OC, installed perpendicular to trusses. When batt and blanket material, Item 3, is draped over the resilient channel/gypsum wallboard ceiling membrane, the spacing shall be 12 in. OC. Channels secured to each truss with 1-1/4 in. long Type S steel screws. Channels overlapped 4 in. at splices. Channels oriented opposite at wallboard butt joints (spaced 6 in. OC) as shown in the above illustration.

6A. **Steel Framing Members* - (Not Shown) —** As an alternate to Item 6, furring channels and Steel Framing Members* as described below:

a. **Furring Channels —** Formed of No. 25 MSG galv steel, 2-9/16 in. or 2-23/32 in. wide by 7/8 in. deep, spaced 16 in. OC perpendicular to trusses. When batt insulation (Item 3) is draped over the resilient channel/gypsum board ceiling membrane, the resilient channel spacing shall be reduced to 12 in. OC. Channels secured to trusses as described in Item b. Ends of adjoining channels overlapped 6 in. and tied together with double strand of No. 18 SWG galv steel wire near each end of overlap.

FIRE RATED ASSEMBLIES

ADDENDUM #1

STATE OF MISSOURI
M. RANDALL PORTER
2012006244
ARCHITECT
20 MAY 2021
M. RANDALL PORTER
A-2012006244

ARIA APARTMENTS LEE'S SUMMIT
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

Wallace ARCHITECTS L.L.C.
Columbia, MO
P 573-256-7200
WALLACE ARCHITECTS, LLC
MISSOURI STATE CERTIFICATE OF AUTHORITY: 2003019614

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04 FEB 2021

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1	04 FEB 2021	PERMIT SET
1	20 MAY 2021	ADDENDUM #1
2		
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SHEET NO.
A5.2CH

JOB NO.
3984

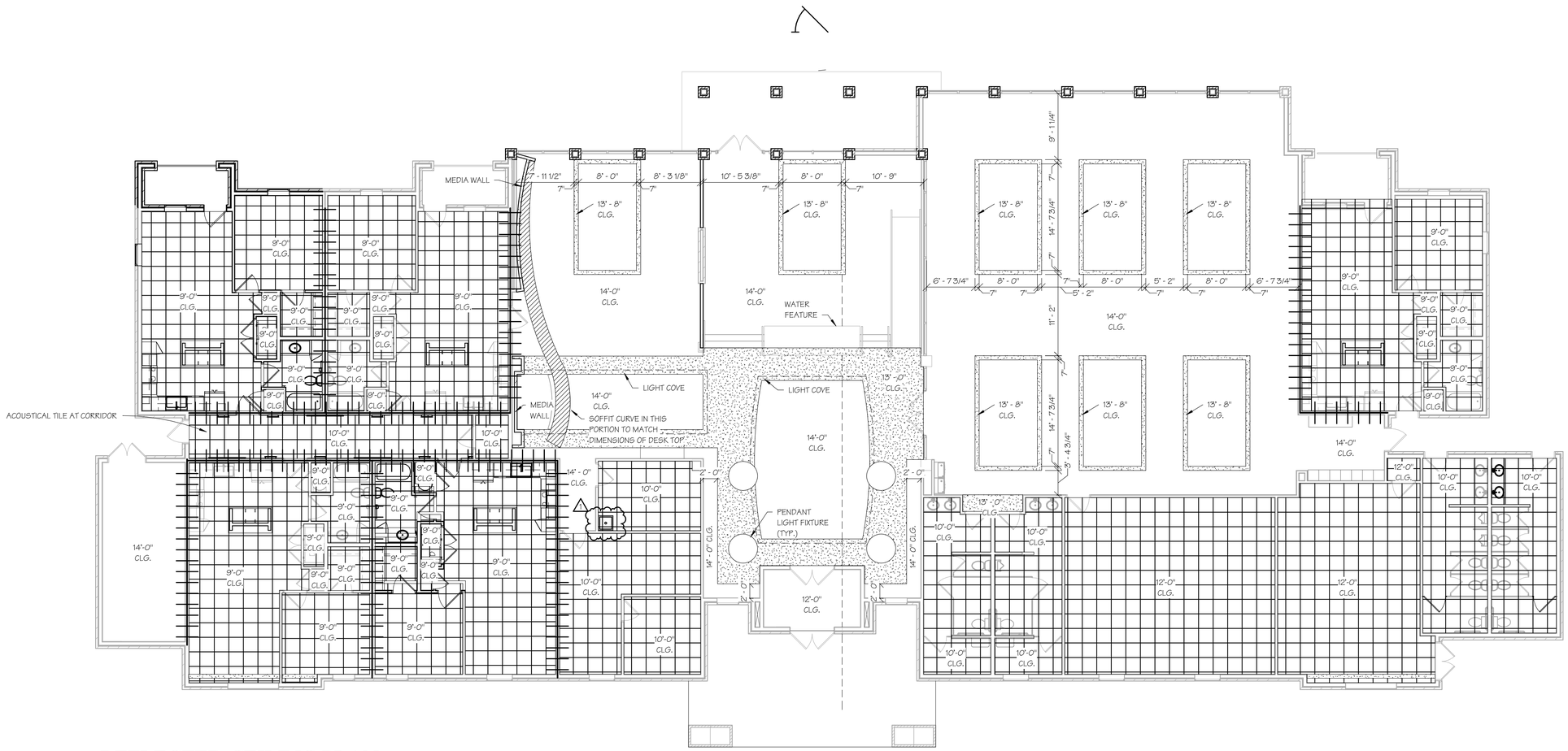
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STATE OF MISSOURI
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ARCHITECT
12 MAR 2021
M. RANDALL PORTER
A-2012006244

ARIA APARTMENTS LEE'S SUMMIT
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

LEGEND

- (2) LAYERS 5/8" TYPE "X" GYP. BD. WITH SUSPENDED ACT CEILING BELOW; 24X24 PANELS (SUSPENDED GYP. CEILING @ UNITS)
- (2) LAYERS 5/8" TYPE "X" GYP. BD. @ CORRIDOR WITH SUSPENDED ACT CEILING BELOW; 24X48 PANELS
- 5/8" GYP. BD. (14'-0" A.F.F.)
- 5/8" GYP. BD.
- ONE HOUR RATED PARTITION WALL



1 A8.0CH SCALE: 1/8" = 1'-0"

REFLECTED CEILING PLAN

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1	04 FEB 2021	PERMIT SET
2	12 MAR 2021	ADDENDUM #1

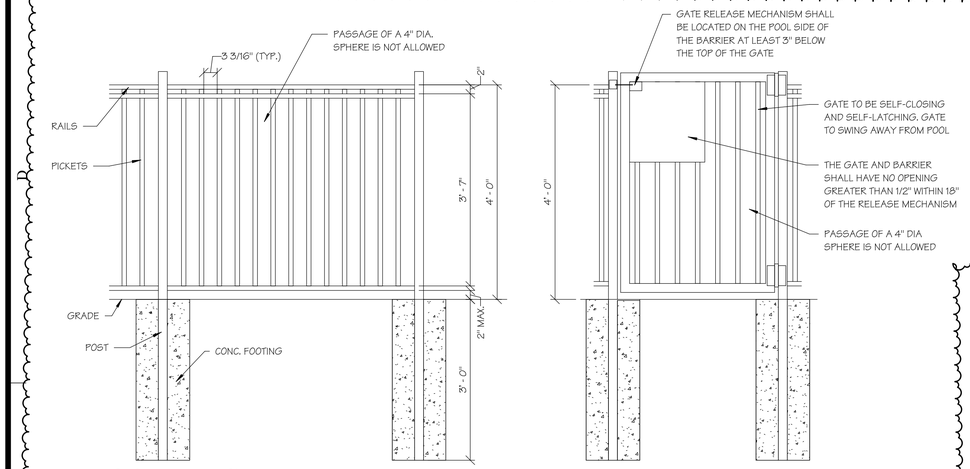
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REFLECTED CEILING PLANS

ADDENDUM #1

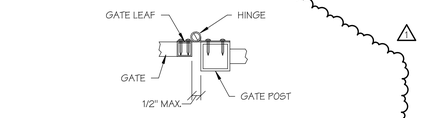
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3 PD1.0 POOL FENCE

SCALE: 3/4" = 1'-0"



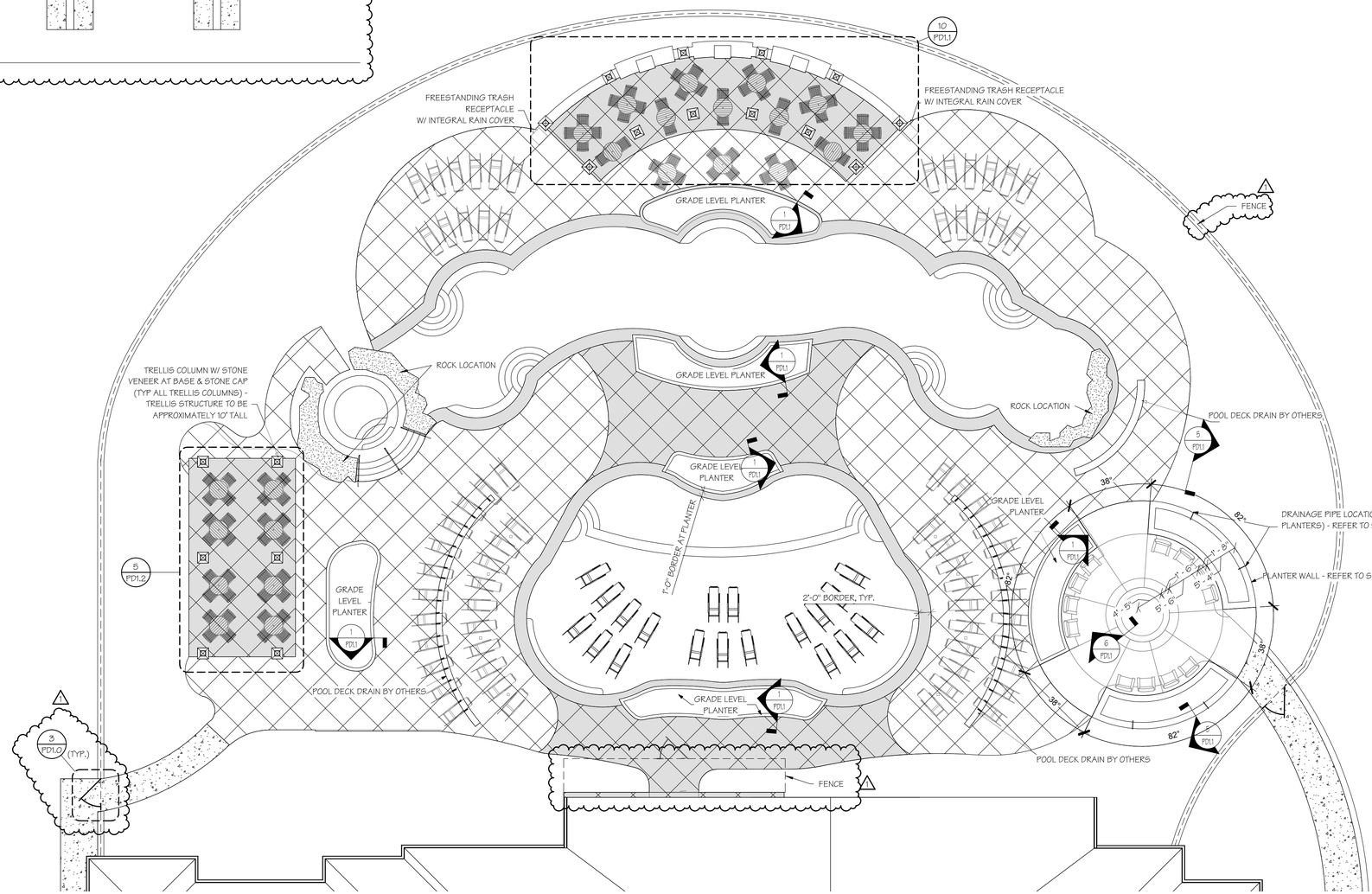
4 PD1.0 POOL GATE CONNECTION

SCALE: 3" = 1'-0"

POOL AREA LEGEND

- STAINED CONCRETE, SOLOMAN COLORS "SANDSTONE" SCORED 4' SQUARE WHERE INDICATED
- STAINED CONCRETE - SOLOMON COLORS "THYME" SCORED 4' SQUARE WHERE INDICATED
- FENCE 1

NOTE:
POOL INSTALLATION AND OPERATION DRAWINGS SHALL BE BY POOL CONTRACTOR.



1 PD1.0 POOL AREA PLAN

SCALE: 1" = 10'-0"

POOL AREA PLAN

ADDENDUM #1

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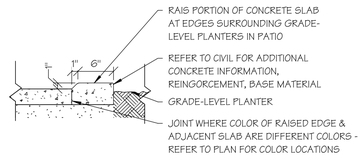
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1	20 MAY 2021	ADDENDUM #1
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PD1.0

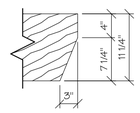
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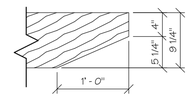
RAISED EDGE AT GRADE-LEVEL PLANTERS

1 PD1.1 SCALE: 1" = 1'-0"



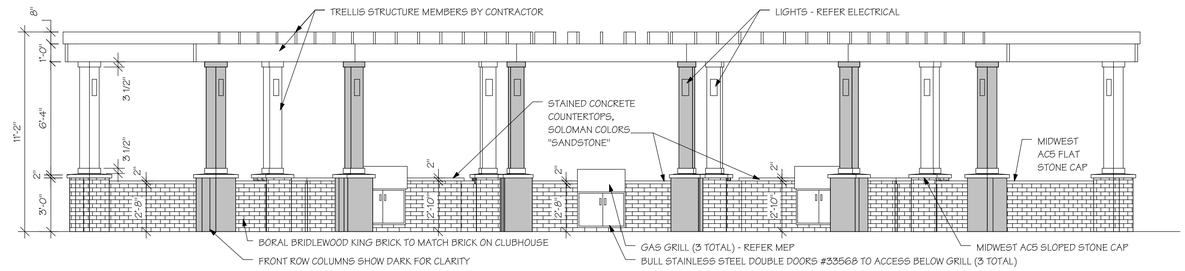
TRELLIS BEAM END DETAIL

2 PD1.1 SCALE: 1" = 1'-0"



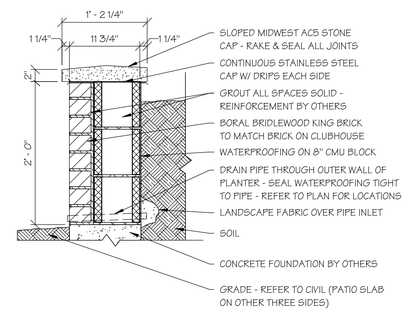
TRELLIS JOIST END DETAIL

3 PD1.1 SCALE: 1" = 1'-0"



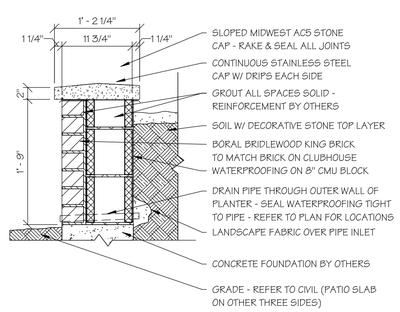
CURVED TRELLIS FRONT ELEVATION

4 PD1.1 SCALE: 1/4" = 1'-0"



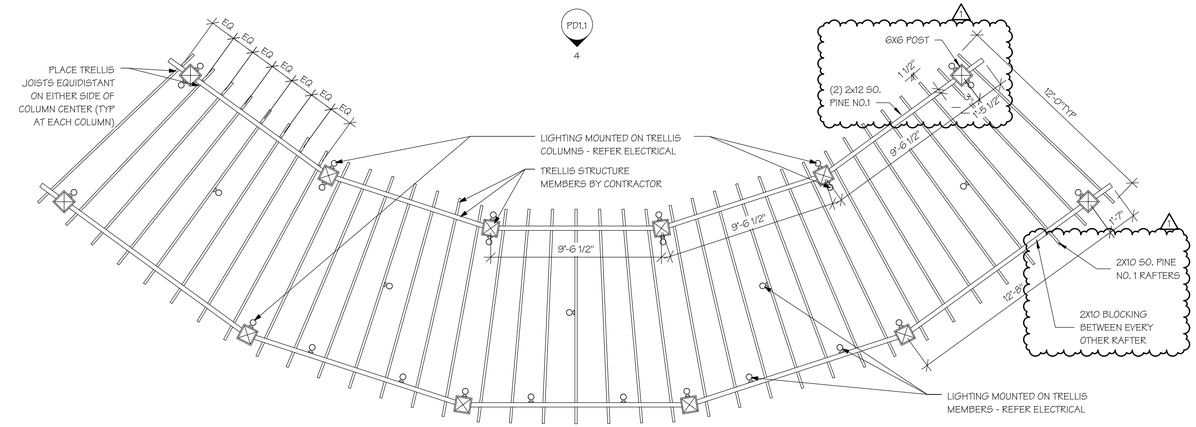
SECTION AT RAISED PLANTER

5 PD1.1 SCALE: 1" = 1'-0"



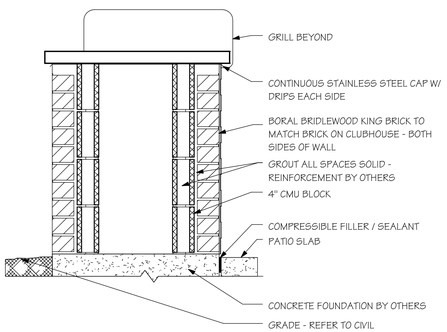
SECTION AT FIRE PIT

6 PD1.1 SCALE: 1" = 1'-0"



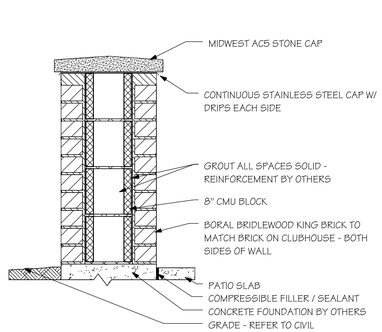
CURVED TRELLIS REFLECTED CEILING PLAN

7 PD1.1 SCALE: 1/4" = 1'-0"



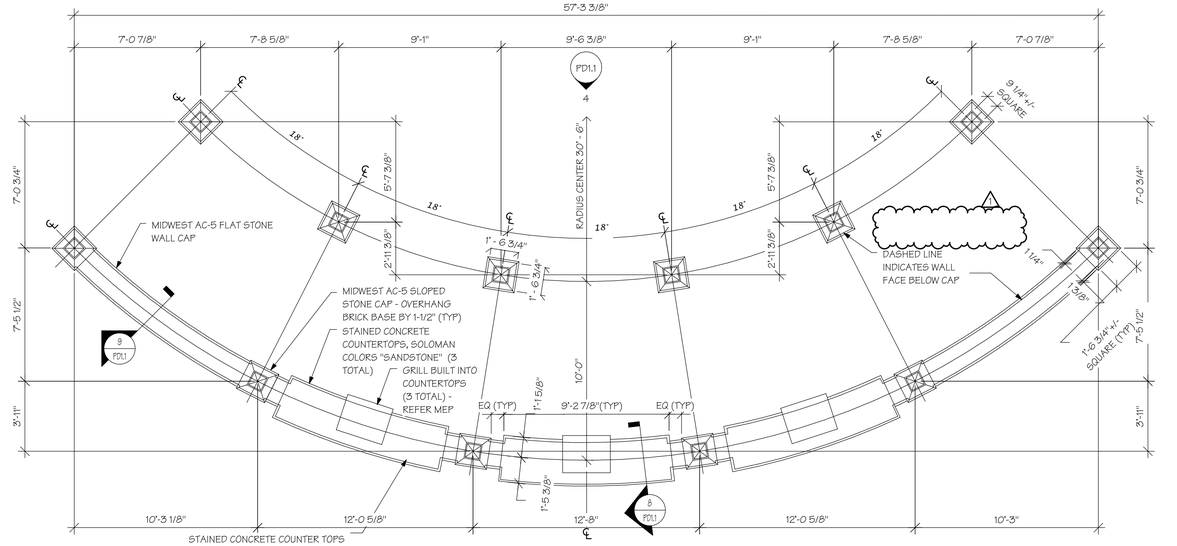
SECTION AT TRELLIS COUNTERTOP

8 PD1.1 SCALE: 1" = 1'-0"



SECTION AT TRELLIS WALL

9 PD1.1 SCALE: 1" = 1'-0"



CURVED TRELLIS FLOOR PLAN

10 PD1.1 SCALE: 1/4" = 1'-0"

POOL AREA SECTIONS & CURVED TRELLIS PLANS

ADDENDUM #1

STATE OF MISSOURI
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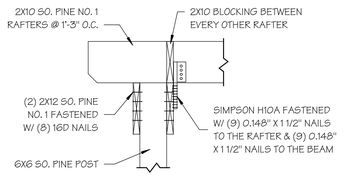
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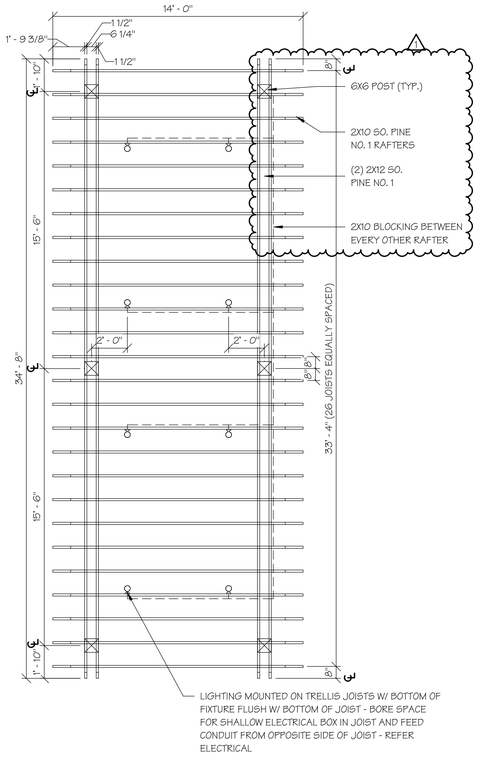
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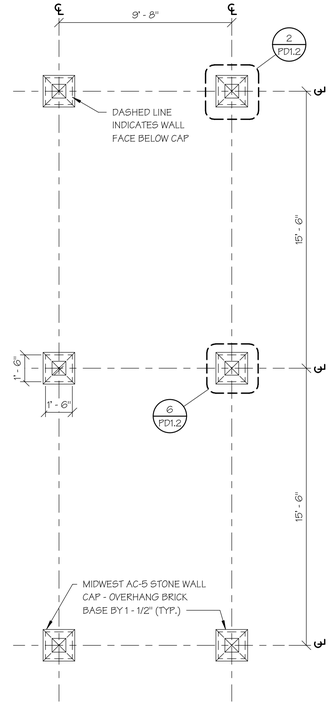
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PD1.2 3

TRELLIS RCP

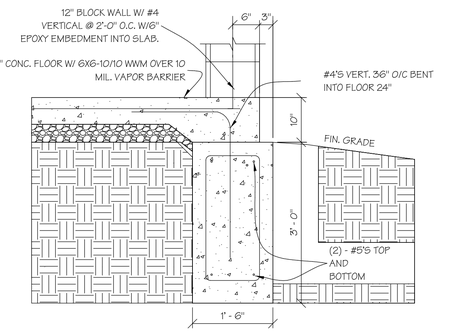
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PD1.2 3

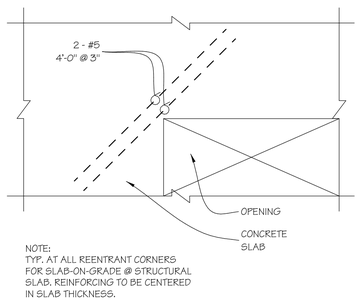
TRELLIS FLOOR PLAN

5 / PD1.2 SCALE: 1/4" = 1'-0"



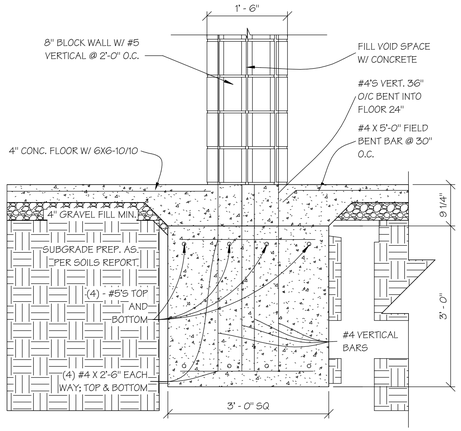
EXTERIOR FOUNDATION

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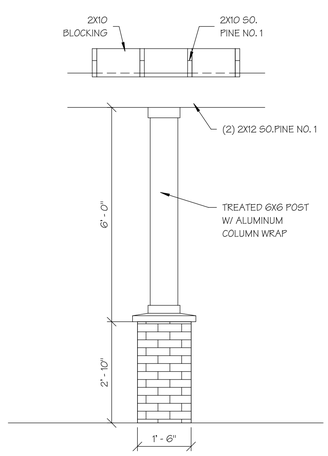
CRACK CONTROL REINFORCING

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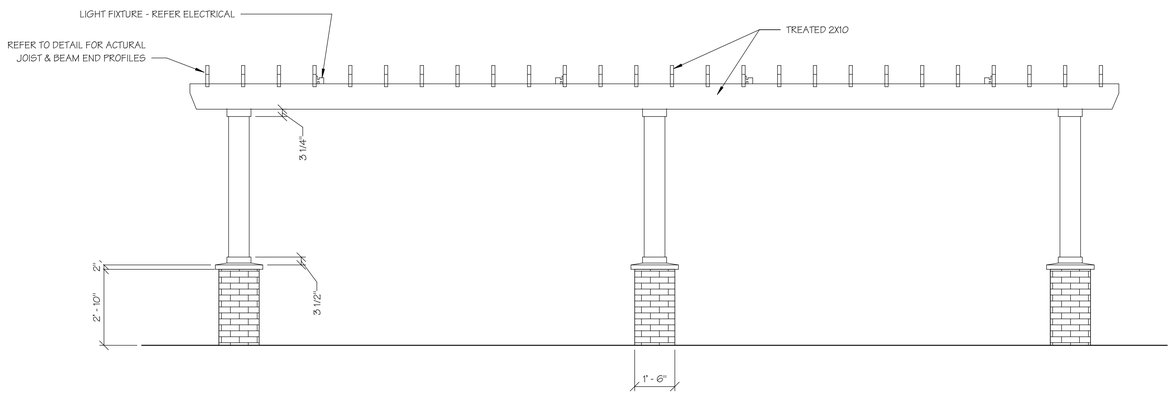
COLUMN FOUNDATION DETAIL

6 / PD1.2 SCALE: 3/4" = 1'-0"



TRELLIS COLUMN DETAIL

7 / PD1.2 SCALE: 1/2" = 1'-0"



TRELLIS FRONT ELEVATION

8 / PD1.2 SCALE: 3/8" = 1'-0"

POOL AREA TRELLIS PLANS

ADDENDUM #1

STATE OF MISSOURI
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A-2012006244

ARIA APARTMENTS LEE'S SUMMIT
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

Wallace ARCHITECTS L.L.C.
Columbia, MO
P 573-256-7200

WALLACE ARCHITECTS, LLC
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1ST ISSUE
04 FEB 2021

ISSUE/REVISIONS

1	04 FEB 2021	PERMIT SET
1	20 MAY 2021	ADDENDUM #1

SHEET NO. PD1.2

JOB NO. 3984

3/21/2021 12:39:58 PM

ARIA APARTMENTS LEE'S SUMMIT

MAINTENANCE BUILDING

LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

PROJECT INFORMATION

SITE DATA	
SITE ZONING:	(SEE CIVIL)
SITE SIZE:	(SEE CIVIL)
SITE DENSITY:	(SEE CIVIL)
NO. OF PARKING SPACES:	(SEE CIVIL)
CODES AND REGULATIONS	
BLDG. & RELATED CODES:	2018 IBC, IPC, IMC & 2018 IECC W/ LOCAL AMMENDMENTS
ELECT. CODE:	2017 NEC W/ LOCAL AMMENDMENTS
FIRE CODE:	2018 IFC W/ LOCAL AMMENDMENTS
ACCESSIBILITY:	
MISC.:	ALL APPLICABLE FEDERAL, STATE & LOCAL CODES, LAWS & ORDINANCES
BUILDING CODE DATA	
USE GROUP:	S-1
CONSTRUCTION TYPE:	5B
EXT. WALL CONSTRUCTION:	NON-RATED
OTHER WALL CONSTRUCTION:	INTERIOR WALLS = NON-RATED
TOTAL ALLOW. AREA:	9,000 SF/FLOOR
TOTAL ACTUAL AREA:	1628 SF
ALLOW. HEIGHT & FLOORS:	40'-0"/1 STORY
ACTUAL HEIGHT & FLOORS:	24'-4"/1 STORY
HEIGHT/AREA ADJUSTMENTS:	NONE REQUIRED, NONE TAKEN
SPRINKLER SYSTEM:	NONE REQUIRED, NONE INSTALLED

INDEX TO DRAWINGS

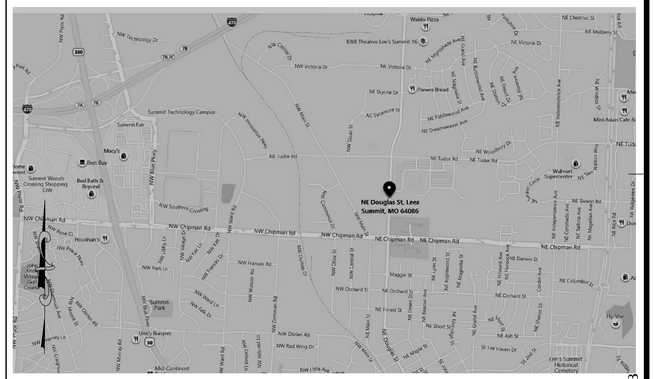
MAINTENANCE BUILDING INDEX

Sheet Number	Sheet Name	Sheet Issue Date	Current Revision Date	Current Revision Description
1 - COVER SHEET				
0.0MB	MAINTENANCE BUILDING COVERSHEET	04 FEB 2021	12 MAR 2021	ADDENDUM #1
2 - STRUCTURAL				
S100MB	GENERAL STRUCTURAL DATA	04 FEB 2021	04 FEB 2021	PERMIT SET
S200MB	FOUNDATION & FRAMING PLAN	04 FEB 2021	04 FEB 2021	PERMIT SET
S210MB	FOUNDATION & FRAMING DETAILS	04 FEB 2021	04 FEB 2021	PERMIT SET
3 - ARCHITECTURAL				
A1.0MB	DIMENSION/FINISH PLANS	04 FEB 2021	12 MAR 2021	ADDENDUM #1
A2.0MB	ROOF PLAN	04 FEB 2021	04 FEB 2021	PERMIT SET
A3.0MB	EXTERIOR ELEVATIONS	04 FEB 2021	04 FEB 2021	PERMIT SET
A4.0MB	FRAMING DETAILS	04 FEB 2021	04 FEB 2021	PERMIT SET
A7.0MB	INTERIOR ELEVATIONS	04 FEB 2021	04 FEB 2021	PERMIT SET

INDEX TO DRAWINGS HAS BEEN UPDATED TO REFLECT THE SHEETS REVISED BY ADDENDUM #1

ARCHITECT'S JOB NO. 3984

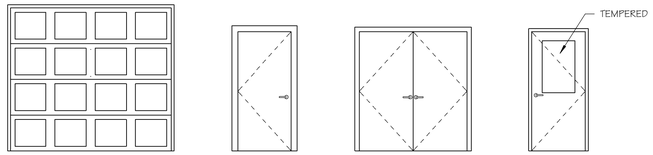
PROJECT LOCATION MAP


NE Douglas St, Lees Summit, MO 64086
Summit Technology Campus
Summit Fair
Best Buy
Mary's
Bed Bath & Beyond
Walmart Supercenter
Waldo Pizza
Bldg Theatres Lee's Summit 16
Panera Bread
Mid Asian Cafe
Una's Burgers
Mid-Continent
Lee's Summit Historical Cemetery
Summit Woods Crossing Shopping Ctr
Houlihan's
Longview Lake
NW Chipman Rd
NE Douglas St
NW Victoria Dr
NE Victoria Dr
NW Technology Dr
NW Blue Pkwy
NW Southern Crossing
NW Park Ln
NW Orchard St
NE Orchard St
NE Tudor Rd
NE Chipman Rd
NW Chipman Rd
NW Frances Rd
NW Maggie St
NE Maggie St
NE Columbus Dr
NE Darwin St
NE Forest St
NE Short St
NE Ash St
NW Red Wing Dr
NW Obrien Rd
NW Ward Ln
NW Ward Rd
NW Rose Ct
NW Cedar Ln
NW Cedar Dr
NW Cedar St
NW Central St
NW Walnut St
NW Walnut Ln
NW Park Dr
NW Walnut Park
NW Meadow Rd
NW Crimson Rd
NW Ash Ln
NW Ash Dr
NW Ash Ct
NW Ash Rd
NW Ash Pl
NW Ash Cir
NW Ash Ter
NW Ash Way
NW Ash Ave
NW Ash Pkwy
NW Ash Trfy
NW Ash Hwy
NW Ash Blvd
NW Ash Expy
NW Ash Tpke
NW Ash Fwy
NW Ash Rte
NW Ash Rd
NW Ash St
NW Ash Ln
NW Ash Dr
NW Ash Ct

DOOR SCHEDULE

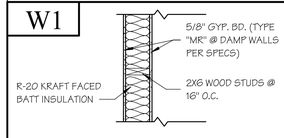
TYPE MARK	SIZE	ELEV.	PANEL MATL.	GLAZING	DESCRIPTION
1	11' x 9' x 1 3/4"	A	STEEL INSULATED	NONE	DECORATIVE MULTI-PANEL INSULATED METAL, R4.75 MIN. INSUL VAL.
2	3'-0" x 6'-8" x 1 3/4"	B	STEEL INSULATED	NONE	INSULATED, FLUSH PANEL
3	3'-0" x 6'-8" x 1 3/4"	B	STEEL INSULATED	NONE	INSULATED, FLUSH PANEL
4	3'-0" x 6'-8" x 1 3/4"	D	STEEL INSULATED	1/2" TEMPERED INSULATED GLASS	INSULATED, FLUSH PANEL
5	PR. 3'-0" x 6'-8" x 1 3/4"	C	STEEL INSULATED	NONE	INSULATED, FLUSH PANEL

DOOR ELEVATIONS



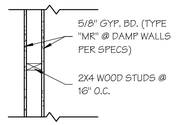
WALL TYPE SCHEDULE

W1



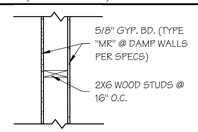
6-3/4" WALL
(NOT RATED)

W2



4-3/4" WALL
(NOT RATED)

W3



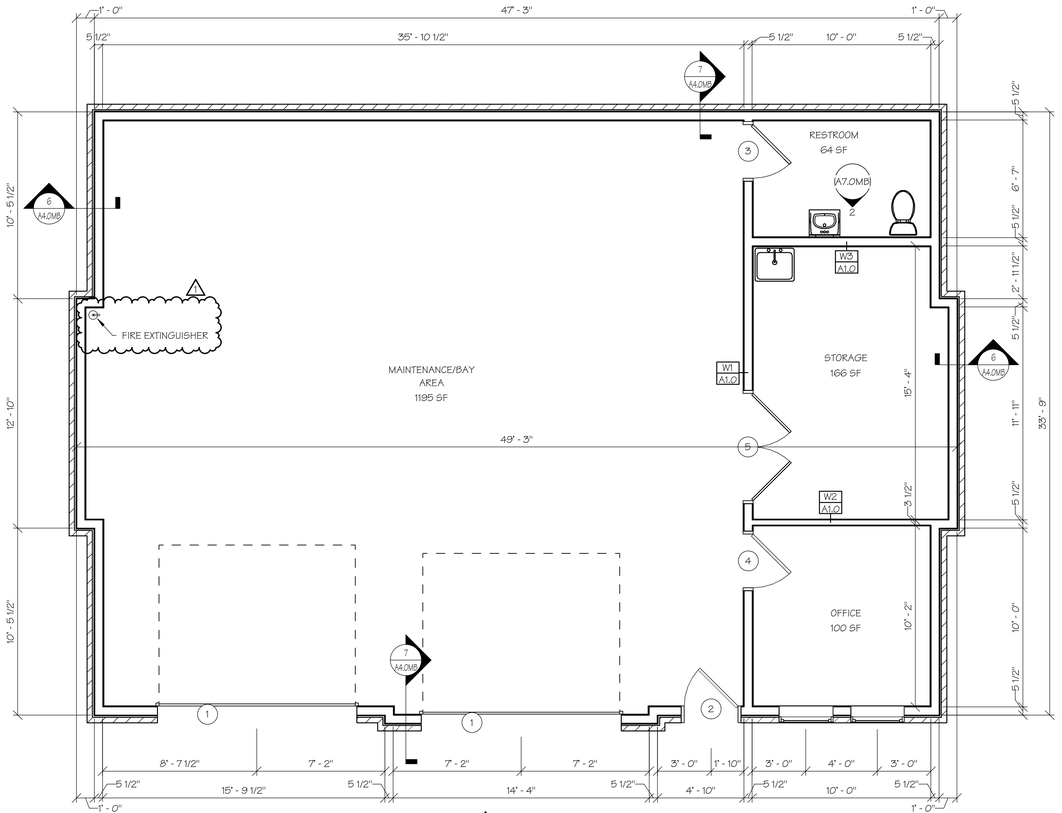
6-3/4" WALL
(NOT RATED)

FINISH SCHEDULE

ROOM NAME	FINISH			
	FLOOR	BASE	WALL	CEILING
MAINTENANCE/BAY AREA	SEALED CONCRETE	NONE OR NO ADDITIONAL FINISH	PAINTED GYP BD.	PAINTED GYP BD.
OFFICE	SEALED CONCRETE	HARDI-TRIM	PAINTED GYP BD.	PAINTED GYP BD.
RESTROOM	SEALED CONCRETE	HARDI-TRIM	PAINTED GYP BD. W/ 4' FRP WAINSCOT	PAINTED GYP BD.
STORAGE	SEALED CONCRETE	HARDI-TRIM	PAINTED GYP BD.	PAINTED GYP BD.

GENERAL NOTES

1) CERTIFICATION OF R-38 CEILING INSULATION MUST BE POSTED IN ATTIC.
2) DIMENSIONS SHOWN ARE FACE OF STUD TO FACE OF STUD
3) SEAL CONCRETE FLOOR TO REDUCE MOISTURE PENETRATION.
4) EXTEND FINISH FLOORING MATERIAL BENEATH LAVATORY IN TOILET ROOM.



1 A1.0MB DIMENSION PLAN
SCALE: 1/4" = 1'-0"

1 2204 NE DOUGLES ST. (BUILDING #1)

DIMENSION/FINISH PLANS

ADDENDUM #1

STATE OF MISSOURI
M. RANDALL PORTER
A-2012006244
ARCHITECT
12 MAR 2021
M. RANDALL PORTER
A-2012006244

ARIA APARTMENTS LEE'S SUMMIT
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

Wallace ARCHITECTS L.L.C.
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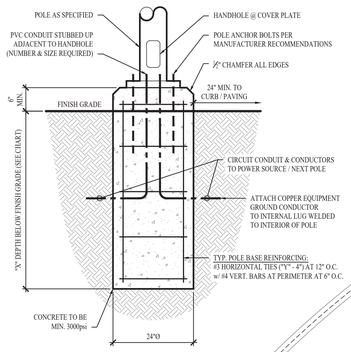
1	04 FEB 2021	PERMIT SET
1	12 MAR 2021	ADDENDUM #1
2		
3		
4		
5		

SHEET NO. A1.0MB

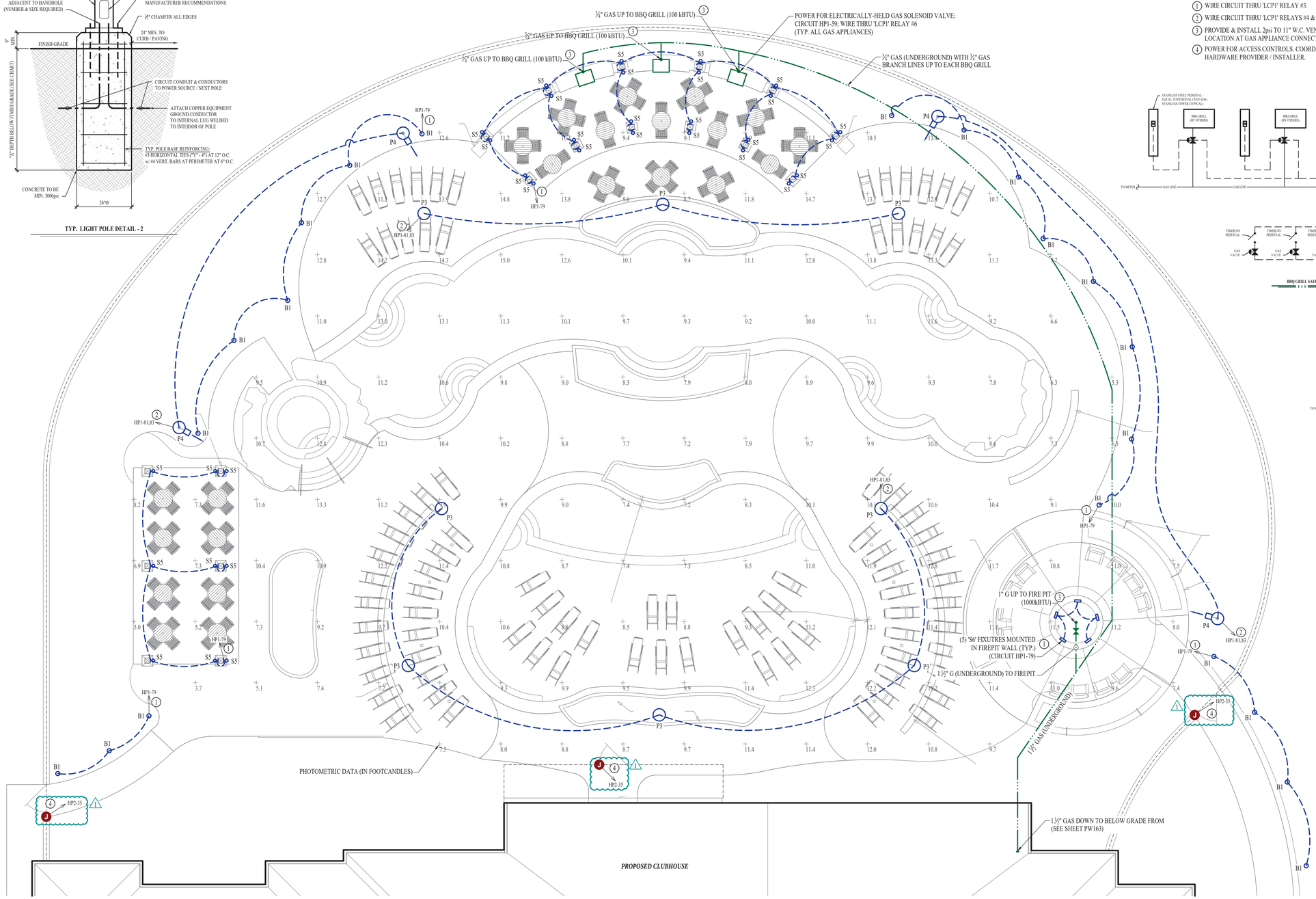
JOB NO. 3984

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POLE HEIGHT	"X" DEPTH
10ft - 14ft	4'-6"
15ft - 20ft	6'-0"
21ft - 25ft	7'-0"



TYP. LIGHT POLE DETAIL - 2



MEP PLAN - POOL AREA

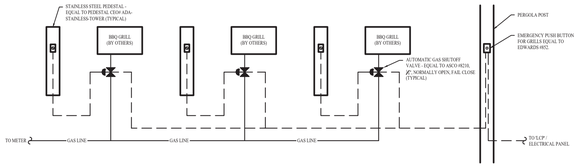
SCALE: 1/8" = 1'-0"

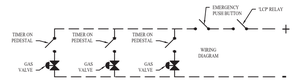
GENERAL NOTES:

1. REFER TO PLAN SHEETS AND RESPECTIVE TRADE DETAIL SHEETS FOR ADDITIONAL INFORMATION, REQUIREMENTS, SCHEDULES, ETC.

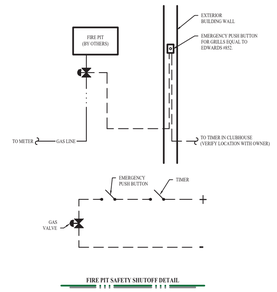
KEY NOTES:

1. WIRE CIRCUIT THRU 'LCP1' RELAY #3.
2. WIRE CIRCUIT THRU 'LCP1' RELAYS #4 & #5.
3. PROVIDE & INSTALL 2psi TO 11" W.C. VENTLESS REGULATOR AND SHUT-OFF VALVE IN ACCESSIBLE LOCATION AT GAS APPLIANCE CONNECTION.
4. POWER FOR ACCESS CONTROLS. COORDINATE EXACT LOCATION & REQUIREMENTS WITH GATE HARDWARE PROVIDER / INSTALLER.





BBQ GRILL SAFETY SHUTOFF DETAIL



FIRE PIT SAFETY SHUTOFF DETAIL

STATE OF MISSOURI
JAMES P. WATSON
NUMBER PE-2015017071
PROFESSIONAL ENGINEER

James Watson, P.E. March 15, 2021
PE-2015017071
MO Certificate of Authority # 2018029680

J-SQUARED ENGINEERING
2401 Bernadette Drive, Suite 201
Columbia, Missouri 65203
573 - 234 - 4492 phone
www.j-squaredeng.com

J2 PROJECT No:	J20055
J2 DESIGN:	ACW

ISSUE TITLE	DATE
PHASE I - PERMIT SET	01 - 07 - 2021
REVISION ONE	03 - 15 - 2021

Mechanical - Electrical - Plumbing Design Drawings for

Aria Apartments - Lee's Summit

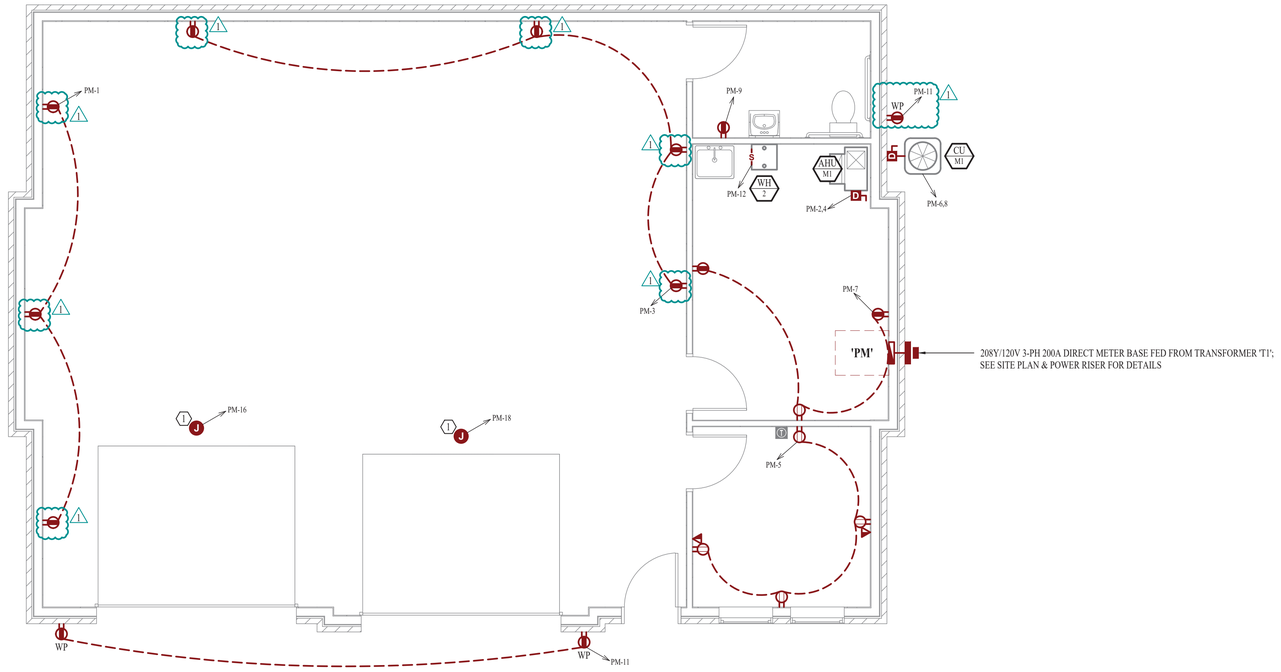
Northeast Douglas Road & Lee's Summit Road
Lee's Summit, Jackson County, Missouri

SHEET TITLE

POOL AREA - MEP PLAN

SHEET NUMBER

MEP4



MAINTENANCE BUILDING - POWER PLAN

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

POWER PLAN GENERAL NOTES:

1. REFER TO E500 & E600 SERIES SHEETS FOR ADDITIONAL POWER DETAILS, SCHEDULES, REQUIREMENTS, ETC.

POWER PLAN KEY NOTES:

(1) POWER FOR OVERHEAD DOOR OPENER, COORDINATE WITH EQUIPMENT PROVIDER/INSTALLER.

STATE OF MISSOURI
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Mechanical - Electrical - Plumbing Design Drawings for

Aria Apartments - Lee's Summit

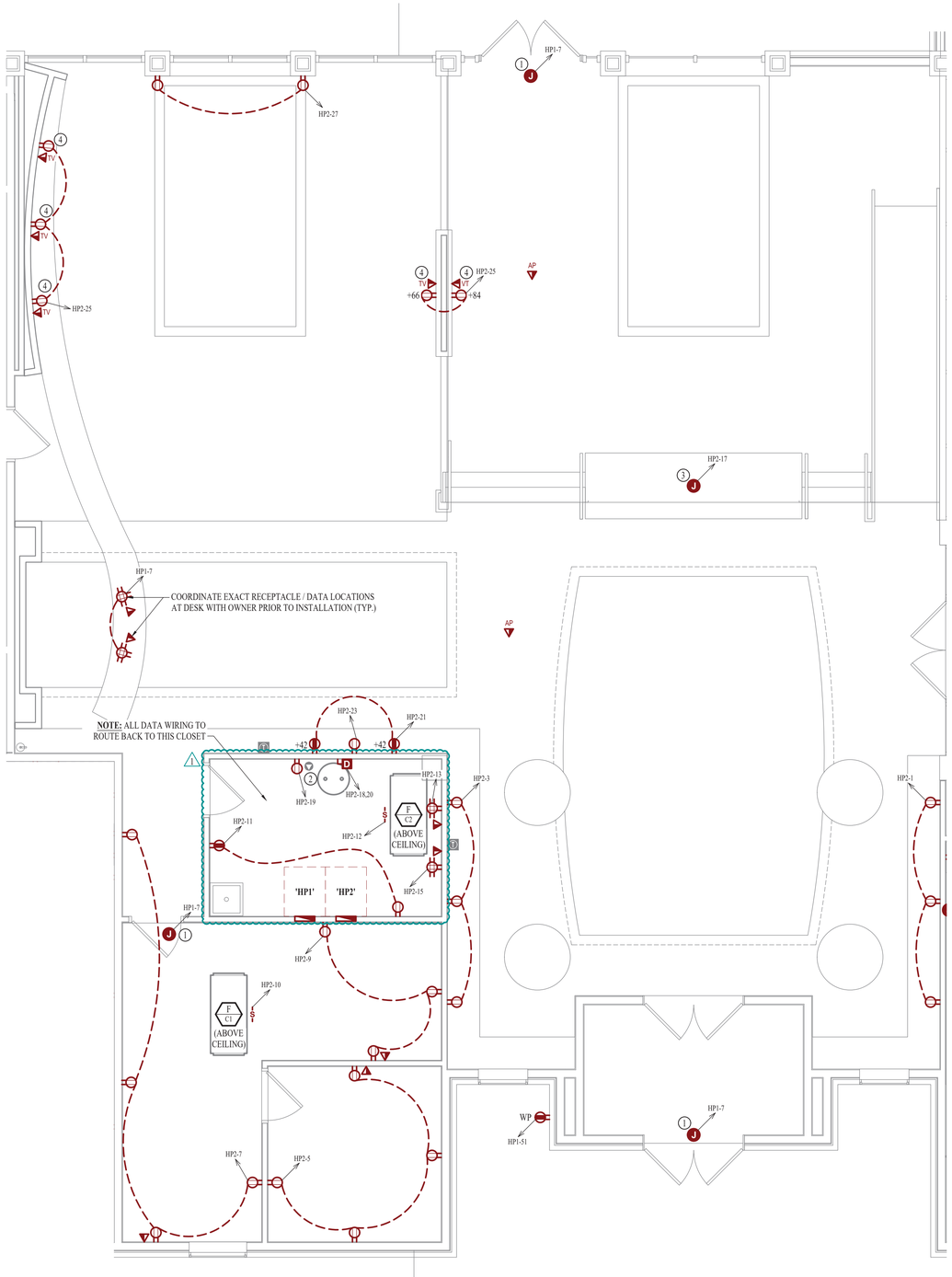
Northeast Douglas Road & Lee's Summit Road
Lee's Summit, Jackson County, Missouri

SHEET TITLE

MAINTENANCE BUILDING POWER PLAN

SHEET NUMBER

EP141



POWER PLAN - AREA B

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

POWER PLAN SYMBOL LEGEND

- CIRCUIT WIRING
- PX-XX — CIRCUIT TAG
- J — JUNCTION BOX
- XX RECEPTACLE +42 — INDICATES MOUNTING HEIGHT TO BOTTOM OF BOX (STANDARD @ 18" AFF UNLESS NOTED OTHERWISE)
  - "WP" = WEATHERPROOF OUTDOOR RECEPTACLE
  - "AW" = ABOVE WINDOW RECEPTACLE
  - "AC" = ABOVE CEILING RECEPTACLE
  - "EX" = EXISTING RECEPTACLE TO REMAIN
- GFCI DUPLEX CONVENIENCE RECEPTACLE
- 208V RECEPTACLE
- QUADPLEX CONVENIENCE RECEPTACLE
- USB OUTLET
- DATA / PHONE JACK
  BOX WITH 1" CONDUIT & CAT6 CABLE BACK TO I.T. CLOSET IN COMMON AREAS,
  BOX WITH 1" CONDUIT & CAT6 CABLE BACK TO MEDIA PANEL IN APARTMENTS
  (STANDARD @ 18" AFF UNLESS NOTED OTHERWISE)
- FLOOR RECEPTACLE
- FLOOR DATA
- DISCONNECT

POWER PLAN GENERAL NOTES:

1. SEE SHEET E501 FOR ADDITIONAL ELECTRICAL NOTES, DETAILS, & SCHEDULES.

POWER PLAN KEY NOTES:

1. POWER FOR ACCESS CONTROLS ABOVE SECURE SIDE OF DOOR.
   COORDINATE EXACT LOCATION & REQUIREMENTS WITH DOOR HARDWARE SUPPLIER.
2. POWER FOR HOT-WATER RECIRCULATION PUMP.
   COORDINATE EXACT LOCATION & REQUIREMENTS WITH PLUMBING CONTRACTOR.
   WIRE THRU 'LCP1' RELAY #1.
3. POWER FOR WATER FEATURE.
   COORDINATE EXACT LOCATION & REQUIREMENTS WITH OWNER.
4. POWER FOR TELEVISIONS ON WALL.
   COORDINATE EXACT LOCATION & REQUIREMENTS WITH OWNER.



KEY PLAN

SCALE: 1" = 50 ft

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Mechanical - Electrical - Plumbing Design Drawings for

Aria Apartments - Lee's Summit

Northeast Douglas Road & Lee's Summit Road
Lee's Summit, Jackson County, Missouri

SHEET TITLE

CLUBHOUSE
POWER PLAN

SHEET NUMBER

EP162

PANEL 'HP1' SCHEDULE (CLUBHOUSE)

VOLTAGE		PANEL SIZE		MOUNTING		AIC RATING		
208Y/120V 3-PH		200A MLO		SURFACE		22,000	PHASE "A" LOAD	177
							PHASE "B" LOAD	170.5
NEMA RATING: 1							PHASE "C" LOAD	175.5

CIRCUIT NUMBER	DESCRIPTION	BREAKER SIZE	AMPS	PHASE	AMPS	BREAKER SIZE	DESCRIPTION	CIRCUIT NUMBER
1	RESTROOM RECEPTS.	20-1	3	A	14	20-2	MINI-SPLIT (F/CU-C1 / HP-C1)	2
3	RESTROOM HAND DRYER	20-1	4	B	14	-	-	4
5	RESTROOM HAND DRYER	20-1	4	C	18	20-2	MULTI-SPLIT HEAT PUMP (HP-C2)	6
7	ACCESS CONTROLS	20-1	3	A	18	-	-	8
9	GROUP FITNESS RECEPTS.	20-1	4.5	B	1	15-2	MULTI-SPLIT CASSETTES (CC-C1 / CC-C2)	10
11	GROUP FITNESS RECEPTS.	20-1	4.5	C	1	-	-	12
13	FITNESS RECEPTS.	20-1	4.5	A	13	20-1	RESTROOM WATER HEATER	14
15	BATHROOM RECEPTS. / DRINKING FOUNTAIN	20-1	10	B	27	45-2	CONDENSING UNIT (CU-C3)	16
17	BATHROOM HAND DRYER	20-1	4	C	27	-	-	18
19	BATHROOM HAND DRYER	20-1	4	A	12	20-1	FURNACE (F-C3)	20
21	FITNESS TV RECEPTS.	20-1	7.5	B	27	45-2	CONDENSING UNIT (CU-C4)	22
23	FITNESS RECEPTS.	20-1	4.5	C	27	-	-	24
25	FITNESS STEPPER	20-1	4	A	12	20-1	FURNACE (F-C4)	26
27	FITNESS STEPPER	20-1	4	B	10	20-1	FURNACE (F-C5)	28
29	FITNESS TREADMILL	20-1	4	C	18	30-2	CONDENSING UNIT (CU-C5)	30
31	FITNESS TREADMILL	20-1	4	A	18	-	-	32
33	FITNESS TREADMILL	20-1	4	B	1	20-1	POOL STORAGE EXHAUST FAN	34
35	FITNESS TREADMILL	20-1	4	C	14	20-2	RESTROOM WALL HEATER	36
37	FITNESS TREADMILL	20-1	4	A	14	-	-	38
39	FITNESS SPARE IN-GRADE RECEPT.	20-1	1.5	B	14	20-2	RESTROOM WALL HEATER	40
41	FITNESS SPARE IN-GRADE RECEPT.	20-1	1.5	C	14	-	-	42
43	FITNESS SPARE IN-GRADE RECEPT.	20-1	1.5	A	14	20-2	POOL STORAGE WALL HEATER	44
45	FITNESS ELLIPTICAL	20-1	4	B	14	-	-	46
47	FITNESS ELLIPTICAL	20-1	4	C		20-1	SPARE	48
49	FITNESS ELLIPTICAL	20-1	4	A		20-1	SPARE	50
51	OUTDOOR RECEPTS.	20-1	6	B		20-1	SPARE	52
53	INTERIOR LIGHTING	20-1	10	C		20-1	SPARE	54
55	BUILDING EXTERIOR LIGHTING	20-1	3	A		20-1	SPARE	56
57	INTERIOR LIGHTING	20-1	9	B			OPEN	58
59	POOL DECK GAS VALVES	20-1	1	C			OPEN	60
61	INTERIOR LIGHTING	20-1	8	A			OPEN	62
63	SPARE	20-1		B			OPEN	64
65	SPARE	20-1		C			OPEN	66
67	CEILING FANS	20-1	3	A			OPEN	68
69	SPARE	20-1		B			OPEN	70
71	PARKING LOT LIGHTING	20-2	7	C			OPEN	72
73	-	-	7	A			OPEN	74
75	SPARE	20-1		B			OPEN	76
77	SPARE	20-1		C			OPEN	78
79	POOL DECK LIGHTING	20-1	9	A			OPEN	80
81	POOL DECK POLE LIGHTS	20-2	8	B			OPEN	82
83	-	-	8	C			OPEN	84

NOTES:

A: PANEL SHALL BE EQUAL TO SQUARE D MODEL "QO"

B: ELECTRICIAN SHALL VERIFY BREAKER WITH EQUIPMENT PRIOR TO PURCHASE & INSTALL.

C: AFTER COMPLETION OF WORK, ELECTRICAN SHALL PROVIDE A TYPE WRITTEN PANEL DIRECTORY IN NEW PANEL.

PANEL 'HP2' SCHEDULE (CLUBHOUSE)

VOLTAGE		PANEL SIZE		MOUNTING		AIC RATING		
208Y/120V 3-PH		200A MLO		SURFACE		22,000	PHASE "A" LOAD	139
							PHASE "B" LOAD	140
NEMA RATING: 1							PHASE "C" LOAD	143

CIRCUIT NUMBER	DESCRIPTION	BREAKER SIZE	AMPS	PHASE	AMPS	BREAKER SIZE	DESCRIPTION	CIRCUIT NUMBER
1	MAIN ENTRY RECEPTS.	20-1	4.5	A	10	20-1	FURNACE (F-C1)	2
3	MAIN ENTRY RECEPTS.	20-1	4.5	B	24	40-2	CONDENSING UNIT (CU-C1)	4
5	OFFICE RECEPTS.	20-1	6	C	24	-	-	6
7	OFFICE RECEPTS.	20-1	6	A	33	50-2	CONDENSING UNIT (CU-C2)	8
9	OFFICE RECEPTS.	20-1	4.5	B	33	-	-	10
11	I.T. CLOSET RECEPTS.	20-1	3	C	14	20-1	FURNACE (F-C2)	12
13	I.T. QUADRECEPT.	20-1	3	A	14	20-2	POOL STORAGE WALL HEATER	14
15	I.T. QUADRECEPT.	20-1	3	B	14	-	-	16
17	WATER FEATURE	20-1	5	C	22	30-2	WATER HEATER	18
19	HWR PUMP / EXHAUST FAN	20-1	2	A	22	-	-	20
21	BEVERAGE STATION RECEPTS.	20-1	3	B		20-1	SPARE	22
23	BEVERAGE STATION REGRIGERATOR	20-1	8	C	6	20-1	POOL EQUIPMENT ROOM RECEPTS.	24
25	COMMON AREA TV's	20-1	3	A		20-1	SPARE	26
27	COMMON AREA RECEPTS.	20-1	3	B	5	20-1	POOL LIGHTS	28
29	CORRIDOR RECEPTS.	20-1	3	C	4	20-2	PUMP	30
31	POOL STRAGE RECEPTS.	20-1	4.5	A	4	-	-	32
33	FIRE ALARM CONTROL PANEL	20-1	1	B	12	20-2	PUMP	34
35	POOL ACCESS CONTROLS	20-1	3	C	12	-	-	36
37	SPARE	20-1		A	5	20-1	BOILER	38
39	SPARE	20-1		B	5	20-1	HEATER	40
41	SPARE	20-1		C	5	20-1	CHEMICAL CONTROLLER	42
43	SPARE	20-1		A		20-1	SPARE	44
45	SPARE	20-1		B		20-1	SPARE	46
47	SPARE	20-1		C		20-1	SPARE	48
49	SPARE	20-1		A		20-1	SPARE	50
51	SPARE	20-1		B		20-1	SPARE	52
53	SPARE	20-1		C	14	20-2	RESTROOM WALL HEATER	54
55	SPARE	20-1		A	14	-	-	56
57	SPARE	20-1		B	14	20-2	RESTROOM WALL HEATER	58
59	OPEN			C	14	-	-	60
61	OPEN			A	14	20-2	POOL EQUIPMENT WALL HEATER	62
63	OPEN			B	14	-	-	64
65	OPEN			C			OPEN	66
67	OPEN			A			OPEN	68
69	OPEN			B			OPEN	70
71	OPEN			C			OPEN	72
73	OPEN			A			OPEN	74
75	OPEN			B			OPEN	76
77	OPEN			C			OPEN	78
79	OPEN			A			OPEN	80
81	OPEN			B			OPEN	82
83	OPEN			C			OPEN	84

NOTES:

A: PANEL SHALL BE EQUAL TO SQUARE D MODEL "QO"

B: ELECTRICIAN SHALL VERIFY BREAKER WITH EQUIPMENT PRIOR TO PURCHASE & INSTALL.

C: AFTER COMPLETION OF WORK, ELECTRICAN SHALL PROVIDE A TYPE WRITTEN PANEL DIRECTORY IN NEW PANEL.

ELECTRICAL PANEL 'HPB' SCHEDULE - BUILDINGS #2

VOLTAGE		PANEL SIZE		MOUNTING		AIC RATING		
208Y/120V 3-PH		200A MLO		RECESSED		22,000	PHASE "A" LOAD	163.5
							PHASE "B" LOAD	162
NEMA RATING: 1							PHASE "C" LOAD	159.5

CIRCUIT NUMBER	DESCRIPTION	BREAKER SIZE	AMPS	PHASE	AMPS	BREAKER SIZE	DESCRIPTION	CIRCUIT NUMBER
1	FIRST FLOOR CORRIDOR RECEPTS.	20-1	6	A	42	60-3	ELEVATOR	2
3	SECOND FLOOR CORRIDOR RECEPTS.	20-1	4.5	B	42	-	-	4
5	THIRD FLOOR CORRIDOR RECEPTS.	20-1	4.5	C	42	-	-	6
7	FOURTH FLOOR CORRIDOR RECEPTS.	20-1	4.5	A		ST	SHUNT TRIP SPACE	8
9	EXTERIOR RECEPTS.	20-1	7.5	B	2	30-3	ELEVATOR LIGHTS & MISC.	10
11	EXTERIOR RECEPTS.	20-1	6	C	2	-	-	12
13	SECOND FLOOR I.T. CLOSET RECEPTS.	20-1	6	A	2	-	-	14
15	SECOND FLOOR I.T. CLOSET RECEPTS.	20-1	6	B		ST	SHUNT TRIP SPACE	16
17	FOURTH FLOOR I.T. CLOSET RECEPTS.	20-1	6	C	24	30-2	AIR HANDLING UNIT (AHU-B1)	18
19	FOURTH FLOOR I.T. CLOSET RECEPTS.	20-1	6	A	24	-	-	20
21	ACCESS CONTROLS	20-1	5	B	18	30-2	CONDENSING UNIT (CU-B1)	22
23	FACP	20-1	1	C	18	-	-	24
25	ELEVATOR SHAFT RECEPTS.	20-1	3	A	24	30-2	AIR HANDLING UNIT (AHU-B2)	26
27	ELEVATOR PIT SUMP PUMP	20-1	10	B	24	-	-	28
29	INTERIOR DOOR MAG HOLDS	20-1	5	C	18	30-2	CONDENSING UNIT (CU-B2)	30
31	FIRST FLOOR INTERIOR / STAIR LIGHTING	20-1	8	A	18	-	-	32
33	SECOND FLOOR INTERIOR LIGHTING	20-1	3	B	14	20-2	WALL HEATER	34
35	THIRD FLOOR INTERIOR LIGHTING	20-1	3	C	14	-	-	36
37	FOURTH FLOOR INTERIOR LIGHTING	20-1	3	A	14	20-2	WALL HEATER	38
39	EXTERIOR BUILDING LIGHTING	20-1	3	B	14	-	-	40
41	PARKING LOT LIGHTING	20-2	7	C	14	20-2	RISER ROOM WALL HEATER	42
43	-	-	7	A	14	-	-	44
45	SPARE	20-1		B			OPEN	46
47	SPARE	20-1		C			OPEN	48
49	SPARE	20-1		A			OPEN	50
51	SPARE	20-1		B			OPEN	52
53	SPARE	20-1		C			OPEN	54
55	SPARE	20-1		A			OPEN	56
57	SPARE	20-1		B			OPEN	58
59	SPARE	20-1		C			OPEN	60
61	SPARE	20-1		A			OPEN	62
63	SPARE	20-1		B			OPEN	64
65	SPARE	20-1		C			OPEN	66
67	SPARE	20-1		A			OPEN	68
69	SPARE	20-1		B			OPEN	70
71	OPEN			C			OPEN	72
73	OPEN			A			OPEN	74
75	OPEN			B			OPEN	76
77	OPEN			C			OPEN	78
79	OPEN			A			OPEN	80
81	OPEN			B	27	60-2	SUB-FEED GARAGE TYPE 'E'	82
83	OPEN			C	31	-	OPEN	84

NOTES:

A: PANEL SHALL BE EQUAL TO SQUARE D MODEL "QO"

B: ELECTRICIAN SHALL VERIFY BREAKER WITH EQUIPMENT PRIOR TO PURCHASE & INSTALL.

C: AFTER COMPLETION OF WORK, ELECTRICAN SHALL PROVIDE A TYPE WRITTEN PANEL DIRECTORY IN NEW PANEL.

D: RECEPTACLE LOAD DIVERSITY HAS BEEN APPLIED TO PANEL LOAD PER 2018 NEC 220.44.

ELECTRICAL PANEL 'HPB' SCHEDULE - BUILDING #3

VOLTAGE		PANEL SIZE		MOUNTING		AIC RATING		
208Y/120V 3-PH		200A MLO		RECESSED		22,000	PHASE "A" LOAD	160.5
							PHASE "B" LOAD	153
NEMA RATING: 1							PHASE "C" LOAD	164.5

CIRCUIT NUMBER	DESCRIPTION	BREAKER SIZE	AMPS	PHASE	AMPS	BREAKER SIZE	DESCRIPTION	CIRCUIT NUMBER
1	FIRST FLOOR CORRIDOR RECEPTS.	20-1	6	A	42	60-3	ELEVATOR	2
3	SECOND FLOOR CORRIDOR RECEPTS.	20-1	4.5	B	42	-	-	4
5	THIRD FLOOR CORRIDOR RECEPTS.	20-1	4.5	C	42	-	-	6
7	FOURTH FLOOR CORRIDOR RECEPTS.	20-1	4.5	A		ST	SHUNT TRIP SPACE	8
9	EXTERIOR RECEPTS.	20-1	7.5	B	2	30-3	ELEVATOR LIGHTS & MISC.	10
11	EXTERIOR RECEPTS.	20-1	6	C	2	-	-	12
13	SECOND FLOOR I.T. CLOSET RECEPTS.	20-1	6	A	2	-	-	14
15	SECOND FLOOR I.T. CLOSET RECEPTS.	20-1	6	B		ST	SHUNT TRIP SPACE	16
17	FOURTH FLOOR I.T. CLOSET RECEPTS.	20-1	6	C	24	30-2	AIR HANDLING UNIT (AHU-B1)	18
19	FOURTH FLOOR I.T. CLOSET RECEPTS.	20-1	6	A	24	-	-	20
21	ACCESS CONTROLS	20-1	5	B	18	30-2	CONDENSING UNIT (CU-B1)	22
23	FACP	20-1	1	C	18	-	-	24
25	ELEVATOR SHAFT RECEPTS.	20-1	3	A	24	30-2	AIR HANDLING UNIT (AHU-B2)	26
27	ELEVATOR PIT SUMP PUMP	20-1	10	B	24	-	-	28
29	INTERIOR DOOR MAG HOLDS	20-1	5	C	18	30-2	CONDENSING UNIT (CU-B2)	30
31	FIRST FLOOR INTERIOR / STAIR LIGHTING	20-1	8	A	18	-	-	32
33	SECOND FLOOR INTERIOR LIGHTING	20-1	3	B	14	20-2	WALL HEATER	34
35	THIRD FLOOR INTERIOR LIGHTING	20-1	3	C	14	-	-	36
37	FOURTH FLOOR INTERIOR LIGHTING	20-1	3	A	14	20-2	WALL HEATER	38
39	EXTERIOR BUILDING LIGHTING	20-1	3	B	14	-	-	40
41	PARKING LOT LIGHTING	20-2	7	C	14	20-2	RISER ROOM WALL HEATER	42
43	-	-	7	A	14	-	-	44
45	SPARE	20-1		B			OPEN	46
47	SPARE	20-1		C			OPEN	48
49	SPARE	20-1		A			OPEN	50
51	SPARE	20-1		B			OPEN	52
53	SPARE	20-1		C			OPEN	54
55	SPARE	20-1		A			OPEN	56
57	SPARE	20-1		B			OPEN	58
59	SPARE	20-1		C			OPEN	60
61	SPARE	20-1		A			OPEN	62
63	SPARE	20-1		B			OPEN	64
65	SPARE	20-1		C			OPEN	66
67	SPARE	20-1		A			OPEN	68
69	SPARE	20-1		B			OPEN	70
71	OPEN			C			OPEN	72
73	OPEN			A			OPEN	74
75	OPEN			B			OPEN	76
77	OPEN			C			OPEN	78
79	OPEN			A			OPEN	80
81	OPEN			B	7	60-2	SUB-FEED GARAGE TYPE 'A'	82
83	OPEN			C	10	-	OPEN	84

NOTES:

A: PANEL SHALL BE EQUAL TO SQUARE D MODEL "QO"

B: ELECTRICIAN SHALL VERIFY BREAKER WITH EQUIPMENT PRIOR TO PURCHASE & INSTALL.

C: AFTER COMPLETION OF WORK, ELECTRICAN SHALL PROVIDE A TYPE WRITTEN PANEL DIRECTORY IN NEW PANEL.

D: RECEPTACLE LOAD DIVERSITY HAS BEEN APPLIED TO PANEL LOAD PER 2018 NEC 220.44.

ELECTRICAL PANEL 'P1' SCHEDULE - (TYPICAL ONE-BEDROOM APARTMENT)

VOLTAGE		PANEL SIZE		MOUNTING		AIC RATING		
208/120V 1-PH		200A MLO		RECESSED		SEE RISER	PHASE "A" LOAD	126.5
							PHASE "B" LOAD	130.5
NEMA RATING 1								

CIRCUIT NUMBER	DESCRIPTION	BREAKER SIZE	AMPS	PHASE	AMPS	BREAKER SIZE	DESCRIPTION	CIRCUIT NUMBER
1	BEDROOM RECEPTS.	15-1	9	A	24	30-2	AIR HANDLING UNIT (AHU-1)	2
3	LIVING ROOM RECEPTS.	15-1	9	B	24	-	-	4
5	BATHROOM RECEPT.	20-1	1.5	A	12	20-2	CONDENSING UNIT (CU-1)	6
7	WASHING MACHINE	20-1	8	B	12	-	-	8
9	DISHWASHER / DISPOSAL	20-1	8	A	20	30-2	DRYER	10
11	REFRIGERATOR	20-1	8	B	20	-	-	12
13	RANGE HOOD / MICROWAVE	20-1	8	A	30	50-2	STOVE	14
15	LIGHTING	15-1	5	B	30	-	-	16
17	SMOKE DETECTORS	15-1	1	A	22	30-2	WATER HEATER	18
19	KITCHEN RECEPTS.	20-1	4.5	B	22	-	-	20
21	KITCHEN RECEPTS.	15-1	3	A		15-1	SPARE	22
23	RECEPTS. (UNIT 11E ONLY)	15-1	6	B		15-1	SPARE	24
25	SPARE	20-1		A		20-1	SPARE	26
27	SPARE	20-1		B			OPEN	28
29	SPARE	20-1		A			OPEN	30

NOTES:

A: PANEL SHALL BE EQUAL TO SQUARE D MODEL "QO"

B: ELECTRICIAN SHALL VERIFY BREAKER WITH EQUIPMENT PRIOR TO PURCHASE & INSTALL.

C: AFTER COMPLETION OF WORK, ELECTRICAN SHALL PROVIDE A TYPE WRITTEN PANEL DIRECTORY IN NEW PANEL.

D: TYPICAL PANEL SCHEDULE ABOVE REPRESENTS HIGHEST LOAD OF ONE-BEDROOM APARTMENT, SOME APARTMENTS MAY HAVE LESS RECEPTACLE LOAD PER 2017 NEC ARTICLE 220.

E: CIRCUIT BREAKERS SHOWN ABOVE IN **BOLD UNDERLINED** TEXT SHALL BE ARC-FAULT CIRCUIT INTERRUPTER (AFCI) PER 2017 NEC 210.12.

ELECTRICAL PANEL 'P2' SCHEDULE - (TYPICAL TWO-BEDROOM APARTMENT)

VOLTAGE		PANEL SIZE		MOUNTING		AIC RATING		
208/120V 1-PH		200A MLO		RECESSED		SEE RISER	PHASE "A" LOAD	134
							PHASE "B" LOAD	132
NEMA RATING 1								

CIRCUIT NUMBER	DESCRIPTION	BREAKER SIZE	AMPS	PHASE	AMPS	BREAKER SIZE	DESCRIPTION	CIRCUIT NUMBER
1	BEDROOM RECEPTS.	15-1	9	A	24	30-2	AIR HANDLING UNIT (AHU-1)	2
3	LIVING ROOM RECEPTS.	15-1	9	B	24	-	-	4
5	BATHROOM RECEPT.	20-1	1.5	A	18	30-2	CONDENSING UNIT (CU-1)	6
7	WASHING MACHINE	20-1	8	B	18	-	-	8
9	DISHWASHER / DISPOSAL	20-1	8	A	20	30-2	DRYER	10
11	REFRIGERATOR	20-1	8	B	20	-	-	12
13	RANGE HOOD / MICROWAVE	20-1	8	A	30	50-2	STOVE	14
15	LIGHTING	15-1	5	B	30	-	-	16
17	SMOKE DETECTORS	15-1	1	A	22	30-2	WATER HEATER	18
19	KITCHEN RECEPTS.	20-1	3	B	22	-	-	20
21	KITCHEN RECEPTS.	15-1	3	A		15-1	SPARE	22
23	RECEPTS. (UNITS 22C/22D ONLY)	15-1	6	B		15-1	SPARE	24
25	BEDROOM RECEPTS.	15-1	7.5	A		20-1	SPARE	26
27	BATHROOM RECEPT.	20-1	3	B			OPEN	28
29	SPARE	20-1		A			OPEN	30

NOTES:

A: PANEL SHALL BE EQUAL TO SQUARE D MODEL "QO"

B: ELECTRICIAN SHALL VERIFY BREAKER WITH EQUIPMENT PRIOR TO PURCHASE & INSTALL.

C: AFTER COMPLETION OF WORK, ELECTRICAN SHALL PROVIDE A TYPE WRITTEN PANEL DIRECTORY IN NEW PANEL.

D: TYPICAL PANEL SCHEDULE ABOVE REPRESENTS HIGHEST LOAD OF ONE-BEDROOM APARTMENT, SOME APARTMENTS MAY HAVE LESS RECEPTACLE LOAD PER 2017 NEC ARTICLE 220.

E: CIRCUIT BREAKERS SHOWN ABOVE IN **BOLD UNDERLINED** TEXT SHALL BE ARC-FAULT CIRCUIT INTERRUPTER (AFCI) PER 2017 NEC 210.12.

ELECTRICAL PANEL 'P3' SCHEDULE - (TYPICAL THREE-BEDROOM APARTMENT)

VOLTAGE		PANEL SIZE		MOUNTING		AIC RATING		
208/120V 1-PH		200A MLO		RECESSED		SEE RISER	PHASE "A" LOAD	137
							PHASE "B" LOAD	132
NEMA RATING 1								

CIRCUIT NUMBER	DESCRIPTION	BREAKER SIZE	AMPS	PHASE	AMPS	BREAKER SIZE	DESCRIPTION	CIRCUIT NUMBER
1	BEDROOM RECEPTS.	15-1	9	A	24	30-2	AIR HANDLING UNIT (AHU-1)	2
3	LIVING ROOM RECEPTS.	15-1	9	B	24	-	-	4
5	BATHROOM RECEPT.	20-1	1.5	A	18	30-2	CONDENSING UNIT (CU-1)	6
7	WASHING MACHINE	20-1	8	B	18	-	-	8
9	DISHWASHER / DISPOSAL	20-1	8	A	20	30-2	DRYER	10
11	REFRIGERATOR	20-1	8	B	20	-	-	12
13	RANGE HOOD / MICROWAVE	20-1	8	A	30	50-2	STOVE	14
15	LIGHTING	15-1	5	B	30	-	-	16
17	SMOKE DETECTORS	15-1	1	A	22	30-2	WATER HEATER	18
19	KITCHEN RECEPTS.	20-1	3	B	22	-	-	20
21	KITCHEN RECEPTS.	15-1	3	A		15-1	SPARE	22
23	BEDROOM RECEPTS.	15-1	6	B		15-1	SPARE	24
25	BEDROOM RECEPTS.	15-1	7.5	A		20-1	SPARE	26
27	BATHROOM RECEPT.	20-1	3	B		20-1	SPARE	28
29	ENTRY AREA RECEPTS.	20-1	3	A		20-1	SPARE	30

NOTES:

A: PANEL SHALL BE EQUAL TO SQUARE D MODEL "QO"

B: ELECTRICIAN SHALL VERIFY BREAKER WITH EQUIPMENT PRIOR TO PURCHASE & INSTALL.

C: AFTER COMPLETION OF WORK, ELECTRICAN SHALL PROVIDE A TYPE WRITTEN PANEL DIRECTORY IN NEW PANEL.

D: TYPICAL PANEL SCHEDULE ABOVE REPRESENTS HIGHEST LOAD OF ONE-BEDROOM APARTMENT, SOME APARTMENTS MAY HAVE LESS RECEPTACLE LOAD PER 2017 NEC ARTICLE 220.

E: CIRCUIT BREAKERS SHOWN ABOVE IN **BOLD UNDERLINED** TEXT SHALL BE ARC-FAULT CIRCUIT INTERRUPTER (AFCI) PER 2017 NEC 210.12.

STATE OF MISSOURI
JAMES P. WATSON
NUMBER PE-2015017071
PROFESSIONAL ENGINEER

James Watson, P.E. March 15, 2021
PE-2015017071
MO Certificate of Authority # 2018029680

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2401 Bernadette Drive, Suite 201
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J2 PROJECT No:	J20055
J2 DESIGN:	ACW

ISSUE TITLE	DATE
PHASE I - PERMIT SET	01 - 07 - 2021
REVISION ONE	03 - 15 - 2021

Mechanical - Electrical - Plumbing Design Drawings for

Aria Apartments - Lee's Summit

Northeast Douglas Road & Lee's Summit Road
Lee's Summit, Jackson County, Missouri

SHEET TITLE

ELECTRICAL SCHEDULES

SHEET NUMBER

E601

ELECTRICAL PANEL 'PGA' SCHEDULE - (TYPICAL GARAGE TYPE 'A')

VOLTAGE		PANEL SIZE		MOUNTING		AIC RATING		
208/120V 1-PH		100A MLO		SURFACE		10,000	PHASE "A" LOAD	7
							PHASE "B" LOAD	10
NEMA RATING: 3R								

CIRCUIT NUMBER	DESCRIPTION	BREAKER SIZE	AMPS	PHASE	AMPS	BREAKER SIZE	DESCRIPTION	CIRCUIT NUMBER
1	EXTERIOR RECEPTACLES	20-1	3	A	1.5	20-1	OVERHEAD DOOR OPENER	2
3	INTERIOR RECEPTACLES	20-1	6	B	1.5	20-1	OVERHEAD DOOR OPENER	4
5	INTERIOR LIGHTING	20-1	1	A	1.5	20-1	OVERHEAD DOOR OPENER	6
7	SPARE	20-1		B	1.5	20-1	OVERHEAD DOOR OPENER	8
9	SPARE	20-1		A			OPEN	10
11	SPARE	20-1		B			OPEN	12
13	SPARE	20-1		A			OPEN	14
15	SPARE	20-1		B			OPEN	16
17	SPARE	20-1		A			OPEN	18
19	EXTERIOR LIGHTING	20-1	1	B			OPEN	20

NOTES:
- A: PANEL SHALL BE EQUAL TO SQUARE D MODEL "QO"
- B: ELECTRICIAN SHALL VERIFY BREAKER WITH EQUIPMENT PRIOR TO PURCHASE & INSTALL.
- C: AFTER COMPLETION OF WORK, ELECTRICAN SHALL PROVIDE A TYPE WRITTEN PANEL DIRECTORY IN NEW PANEL.

ELECTRICAL PANEL 'PGB' SCHEDULE - (TYPICAL GARAGE TYPE 'B')

VOLTAGE		PANEL SIZE		MOUNTING		AIC RATING		
208/120V 1-PH		100A MLO		SURFACE		10,000	PHASE "A" LOAD	15
							PHASE "B" LOAD	16
NEMA RATING: 3R								

CIRCUIT NUMBER	DESCRIPTION	BREAKER SIZE	AMPS	PHASE	AMPS	BREAKER SIZE	DESCRIPTION	CIRCUIT NUMBER
1	EXTERIOR RECEPTACLES	20-1	3	A	1.5	20-1	OVERHEAD DOOR OPENER	2
3	INTERIOR RECEPTACLES	20-1	6	B	1.5	20-1	OVERHEAD DOOR OPENER	4
5	INTERIOR LIGHTING	20-1	3	A	1.5	20-1	OVERHEAD DOOR OPENER	6
7	INTERIOR RECEPTACLES	20-1	6	B	1.5	20-1	OVERHEAD DOOR OPENER	8
9	INTERIOR RECEPTACLES	20-1	6	A			OPEN	10
11	SPARE	20-1		B			OPEN	12
13	SPARE	20-1		A			OPEN	14
15	SPARE	20-1		B			OPEN	16
17	SPARE	20-1		A			OPEN	18
19	EXTERIOR LIGHTING	20-1	1	B			OPEN	20

NOTES:
- A: PANEL SHALL BE EQUAL TO SQUARE D MODEL "QO"
- B: ELECTRICIAN SHALL VERIFY BREAKER WITH EQUIPMENT PRIOR TO PURCHASE & INSTALL.
- C: AFTER COMPLETION OF WORK, ELECTRICAN SHALL PROVIDE A TYPE WRITTEN PANEL DIRECTORY IN NEW PANEL.

ELECTRICAL PANEL 'PGC' SCHEDULE - (TYPICAL GARAGE TYPE 'C')

VOLTAGE		PANEL SIZE		MOUNTING		AIC RATING		
208/120V 1-PH		100A MLO		SURFACE		10,000	PHASE "A" LOAD	11
							PHASE "B" LOAD	19
NEMA RATING: 3R								

CIRCUIT NUMBER	DESCRIPTION	BREAKER SIZE	AMPS	PHASE	AMPS	BREAKER SIZE	DESCRIPTION	CIRCUIT NUMBER
1	EXTERIOR RECEPTACLES	20-1	3	A	1.5	20-1	OVERHEAD DOOR OPENER	2
3	INTERIOR RECEPTACLES	20-1	6	B	1.5	20-1	OVERHEAD DOOR OPENER	4
5	INTERIOR LIGHTING	20-1	2	A	1.5	20-1	OVERHEAD DOOR OPENER	6
7	INTERIOR RECEPTACLES	20-1	6	B	1.5	20-1	OVERHEAD DOOR OPENER	8
9	SPARE	20-1		A	1.5	20-1	OVERHEAD DOOR OPENER	10
11	SPARE	20-1		B	1.5	20-1	OVERHEAD DOOR OPENER	12
13	SPARE	20-1		A	1.5	20-1	OVERHEAD DOOR OPENER	14
15	SPARE	20-1		B	1.5	20-1	OVERHEAD DOOR OPENER	16
17	SPARE	20-1		A			OPEN	18
19	EXTERIOR LIGHTING	20-1	1	B			OPEN	20

NOTES:
- A: PANEL SHALL BE EQUAL TO SQUARE D MODEL "QO"
- B: ELECTRICIAN SHALL VERIFY BREAKER WITH EQUIPMENT PRIOR TO PURCHASE & INSTALL.
- C: AFTER COMPLETION OF WORK, ELECTRICAN SHALL PROVIDE A TYPE WRITTEN PANEL DIRECTORY IN NEW PANEL.

ELECTRICAL PANEL 'PGD' SCHEDULE - (TYPICAL GARAGE TYPE 'D')

VOLTAGE		PANEL SIZE		MOUNTING		AIC RATING		
208/120V 1-PH		100A MLO		SURFACE		10,000	PHASE "A" LOAD	27
							PHASE "B" LOAD	32
NEMA RATING: 3R								

CIRCUIT NUMBER	DESCRIPTION	BREAKER SIZE	AMPS	PHASE	AMPS	BREAKER SIZE	DESCRIPTION	CIRCUIT NUMBER
1	EXTERIOR RECEPTACLES	20-1	3	A	1.5	20-1	OVERHEAD DOOR OPENER	2
3	INTERIOR RECEPTACLES	20-1	6	B	1.5	20-1	OVERHEAD DOOR OPENER	4
5	INTERIOR LIGHTING	20-1	6	A	1.5	20-1	OVERHEAD DOOR OPENER	6
7	INTERIOR RECEPTACLES	20-1	6	B	1.5	20-1	OVERHEAD DOOR OPENER	8
9	INTERIOR RECEPTACLES	20-1	6	A	1.5	20-1	OVERHEAD DOOR OPENER	10
11	INTERIOR RECEPTACLES	20-1	6	B	1.5	20-1	OVERHEAD DOOR OPENER	12
13	INTERIOR RECEPTACLES	20-1	6	A	1.5	20-1	OVERHEAD DOOR OPENER	14
15	INTERIOR RECEPTACLES	20-1	6	B	1.5	20-1	OVERHEAD DOOR OPENER	16
17	SPARE	20-1		A		20-1	SPARE	18
19	EXTERIOR LIGHTING	20-1	2	B		20-1	SPARE	20

NOTES:
- A: PANEL SHALL BE EQUAL TO SQUARE D MODEL "QO"
- B: ELECTRICIAN SHALL VERIFY BREAKER WITH EQUIPMENT PRIOR TO PURCHASE & INSTALL.
- C: AFTER COMPLETION OF WORK, ELECTRICAN SHALL PROVIDE A TYPE WRITTEN PANEL DIRECTORY IN NEW PANEL.

ELECTRICAL PANEL 'PGE' SCHEDULE - (TYPICAL GARAGE TYPE 'E')

VOLTAGE		PANEL SIZE		MOUNTING		AIC RATING		
208/120V 1-PH		100A MLO		SURFACE		10,000	PHASE "A" LOAD	27
							PHASE "B" LOAD	31
NEMA RATING: 3R								

CIRCUIT NUMBER	DESCRIPTION	BREAKER SIZE	AMPS	PHASE	AMPS	BREAKER SIZE	DESCRIPTION	CIRCUIT NUMBER
1	EXTERIOR RECEPTACLES	20-1	3	A	1.5	20-1	OVERHEAD DOOR OPENER	2
3	INTERIOR RECEPTACLES	20-1	6	B	1.5	20-1	OVERHEAD DOOR OPENER	4
5	INTERIOR LIGHTING	20-1	6	A	1.5	20-1	OVERHEAD DOOR OPENER	6
7	INTERIOR RECEPTACLES	20-1	6	B	1.5	20-1	OVERHEAD DOOR OPENER	8
9	INTERIOR RECEPTACLES	20-1	6	A	1.5	20-1	OVERHEAD DOOR OPENER	10
11	INTERIOR RECEPTACLES	20-1	6	B	1.5	20-1	OVERHEAD DOOR OPENER	12
13	SPARE	20-1		A	1.5	20-1	OVERHEAD DOOR OPENER	14
15	SPARE	20-1		B	1.5	20-1	OVERHEAD DOOR OPENER	16
17	SPARE	20-1		A	1.5	20-1	OVERHEAD DOOR OPENER	18
19	EXTERIOR LIGHTING	20-1	1	B	1.5	20-1	OVERHEAD DOOR OPENER	20
21	SPARE			A	1.5	20-1	OVERHEAD DOOR OPENER	22
23	SPARE			B	1.5	20-1	OVERHEAD DOOR OPENER	24
25	OPEN			A	1.5	20-1	OVERHEAD DOOR OPENER	26
27	OPEN			B	1.5	20-1	OVERHEAD DOOR OPENER	28
29	OPEN			A	1.5	20-1	OVERHEAD DOOR OPENER	30
31	OPEN			B	1.5	20-1	OVERHEAD DOOR OPENER	32
33	OPEN			A			OPEN	34
35	OPEN			B			OPEN	36
37	OPEN			A			OPEN	38
39	OPEN			B			OPEN	40
41	OPEN			A			OPEN	42

NOTES:
- A: PANEL SHALL BE EQUAL TO SQUARE D MODEL "QO"
- B: ELECTRICIAN SHALL VERIFY BREAKER WITH EQUIPMENT PRIOR TO PURCHASE & INSTALL.
- C: AFTER COMPLETION OF WORK, ELECTRICAN SHALL PROVIDE A TYPE WRITTEN PANEL DIRECTORY IN NEW PANEL.

ELECTRICAL PANEL 'PM' SCHEDULE - (MAINTENANCE BUILDING)

VOLTAGE		PANEL SIZE		MOUNTING		AIC RATING		
208Y/120V 3-PH		200A MCB		SURFACE		22,000	PHASE "A" LOAD	46
							PHASE "B" LOAD	48.5
NEMA RATING: 1							PHASE "C" LOAD	44

CIRCUIT NUMBER	DESCRIPTION	BREAKER SIZE	AMPS	PHASE	AMPS	BREAKER SIZE	DESCRIPTION	CIRCUIT NUMBER
1	MAINTENANCE BAY RECEPTS.	20-1	4.5	A	24	30-2	AIR HANDLING UNIT (AHU-M1)	2
3	MAINTENANCE BAY RECEPTS.	20-1	6	B	24	-	-	4
5	OFFICE RECEPTS.	20-1	6	C	12	20-2	CONDENSING UNIT (CU-M1)	6
7	STORAGE RECEPTS.	20-1	4.5	A	12	-	-	8
9	RESTROOM RECEPT.	20-1	1.5	B	-	20-1	SPARE	10
11	EXTERIOR RECEPTS.	20-1	3	C	13	20-1	WATER HEATER (WH-2)	12
13	EXTERIOR LIGHTING	20-1	1	A			SPARE	14
15	INTERIOR LIGHTING	20-1	7	B	10	20-1	OVERHEAD DOOR OPENER	16
17	SPARE	20-1		C	10	20-1	OVERHEAD DOOR OPENER	18
19	SPARE	20-1		A			OPEN	20
21	SPARE	20-1		B			OPEN	22
23	SPARE	20-1		C			OPEN	24
25	SPARE	20-1		A			OPEN	26
27	SPARE	20-1		B			OPEN	28
29	SPARE	20-1		C			OPEN	30

NOTES:
- A: PANEL SHALL BE EQUAL TO SQUARE D MODEL "QO"
- B: ELECTRICIAN SHALL VERIFY BREAKER WITH EQUIPMENT PRIOR TO PURCHASE & INSTALL.
- C: AFTER COMPLETION OF WORK, ELECTRICAN SHALL PROVIDE A TYPE WRITTEN PANEL DIRECTORY IN NEW PANEL.

ELECTRICAL PANEL 'HPB' SCHEDULE - BUILDINGS #11, #12, #13

VOLTAGE		PANEL SIZE		MOUNTING		AIC RATING		
208Y/120V 3-PH		200A MLO		RECESSED		22,000	PHASE "A" LOAD	166.5
							PHASE "B" LOAD	160
NEMA RATING: 1							PHASE "C" LOAD	156.5

CIRCUIT NUMBER	DESCRIPTION	BREAKER SIZE	AMPS	PHASE	AMPS	BREAKER SIZE	DESCRIPTION	CIRCUIT NUMBER
1	FIRST FLOOR CORRIDOR RECEPTS.	20-1	6	A	42	60-3	ELEVATOR	2
3	SECOND FLOOR CORRIDOR RECEPTS.	20-1	4.5	B	42	-	-	4
5	THIRD FLOOR CORRIDOR RECEPTS.	20-1	4.5	C	42	-	-	6
7	FOURTH FLOOR CORRIDOR RECEPTS.	20-1	4.5	A		ST	SHUNT TRIP SPACE	8
9	EXTERIOR RECEPTS.	20-1	7.5	B	2	30-3	ELEVATOR LIGHTS & MISC.	10
11	EXTERIOR RECEPTS.	20-1	6	C	2	-	-	12
13	SECOND FLOOR I.T. CLOSET RECEPTS.	20-1	6	A	2	-	-	14
15	SECOND FLOOR I.T. CLOSET RECEPTS.	20-1	6	B		ST	SHUNT TRIP SPACE	16
17	FOURTH FLOOR I.T. CLOSET RECEPTS.	20-1	6	C	24	30-2	AIR HANDLING UNIT (AHU-B1)	18
19	FOURTH FLOOR I.T. CLOSET RECEPTS.	20-1	6	A	24	-	-	20
21	ACCESS CONTROLS	20-1	5	B	18	30-2	CONDENSING UNIT (CU-B1)	22
23	FACP	20-1	1	C	18	-	-	24
25	ELEVATOR SHAFT RECEPTS.	20-1	3	A	24	30-2	AIR HANDLING UNIT (AHU-B2)	26
27	ELEVATOR PIT SUMP PUMP	20-1	10	B	24	-	-	28
29	INTERIOR DOOR MAG HOLDS	20-1	5	C	18	30-2	CONDENSING UNIT (CU-B2)	30
31	FIRST FLOOR INTERIOR / STAIR LIGHTING	20-1	8	A	18	-	-	32
33	SECOND FLOOR INTERIOR LIGHTING	20-1	3	B	14	20-2	WALL HEATER	34
35	THIRD FLOOR INTERIOR LIGHTING	20-1	3	C	14	-	-	36
37	FOURTH FLOOR INTERIOR LIGHTING	20-1	3	A	14	20-2	WALL HEATER	38
39	EXTERIOR BUILDING LIGHTING	20-1	3	B	14	-	-	40
41	SPARE	20-1		C	14	20-2	RISER ROOM WALL HEATER	42
43	SPARE	20-1		A	14	-	-	44
45	SPARE	20-1		B			OPEN	46
47	SPARE	20-1		C			OPEN	48
49	SPARE	20-1		A			OPEN	50
51	SPARE	20-1		B			OPEN	52
53	SPARE	20-1		C			OPEN	54
55	SPARE	20-1		A			OPEN	56
57	SPARE	20-1		B			OPEN	58
59	SPARE	20-1		C			OPEN	60
61	SPARE	20-1		A			OPEN	62
63	SPARE	20-1		B			OPEN	64
65	SPARE	20-1		C			OPEN	66
67	SPARE	20-1		A			OPEN	68
69	SPARE	20-1		B			OPEN	70
71	OPEN			C			OPEN	72
73	OPEN			A			OPEN	74
75	OPEN			B			OPEN	76
77	OPEN			C	7	60-2	SUB-FEED GARAGE TYPE 'A' / 'A-ACC'	78
79	OPEN			A	10	-	OPEN	80
81	OPEN			B	7	60-2	SUB-FEED GARAGE TYPE 'A'	82
83	OPEN			C	10	-	OPEN	84

NOTES:
- A: PANEL SHALL BE EQUAL TO SQUARE D MODEL "QO"
- B: ELECTRICIAN SHALL VERIFY BREAKER WITH EQUIPMENT PRIOR TO PURCHASE & INSTALL.
- C: AFTER COMPLETION OF WORK, ELECTRICAN SHALL PROVIDE A TYPE WRITTEN PANEL DIRECTORY IN NEW PANEL.
- D: RECEPTACLE LOAD DIVERSITY HAS BEEN APPLIED TO PANEL LOAD PER 2018 NEC 220.44.

HOUSE ELECTRICAL PANEL SCHEDULE SUMMARY

BUILDING NUMBER	BUILDING TYPE	SUB-FED BUILDINGS	NOTES
1	CLUBHOUSE	NONE	PANELS 'HP1' & 'HP2'
2	'B'	(1) GARAGE TYPE 'E'	
3	'B'	(1) GARAGE TYPE 'A'	
4	'C'	(1) GARAGE TYPE 'A' (1) GARAGE TYPE 'D'	
5	'C'	(1) GARAGE TYPE 'B' (1) GARAGE TYPE 'C'	
6	'A'	(1) GARAGE TYPE 'D' (1) GARAGE TYPE 'E'	
7	'C'	NONE	
8	'A'	NONE	SAME AS BUILDING #9
9	'A'	NONE	SAME AS BUILDING #8
10	'B'	NONE	
11	'B'	(1) GARAGE TYPE 'A' (1) GARAGE TYPE 'A-ACC'	SAME AS BUILDINGS #12 & #13
12	'B'	(1) GARAGE TYPE 'A' (1) GARAGE TYPE 'A-ACC'	SAME AS BUILDINGS #11 & #13
13	'B'	(2) GARAGE TYPE 'A'	SAME AS BUILDINGS #11 & #12
MAINTENANCE BUILDING	-	NONE	PANEL 'PM'

NOTES:
1. CONFIRM BUILDING IDENTIFICATION NUMBER & TYPE WITH ARCHITECTURAL PLANS
2. REFER TO OVERALL PLANS FOR BUILDING LOCATIONS, DETAILS, ETC.

LIGHT FIXTURE SCHEDULE

TAG	MANUFACTURER (OR EQUAL)	MODEL NUMBER (OR EQUAL)	DESCRIPTION	MOUNTING	LUMEN OUTPUT	CCT (°K)	CRI	VOLTS	WATTS	NOTES
B1	LITHONIA	DSXB1-16C-700-30K-SYM-MVOLT	LED BOLLARD	IN-GROUND	2802	3000	70	120	39	
C1	HALO	HLC6-09-930-1E-WH	6" SURFACE CAN	SURFACE / CEILING	900	3000	90	120	16	APARTMENTS
C2	HALO	SLD612-830-WH-UNV	6" SURFACE CAN	SURFACE / CEILING	1215	3000	80	120	15	COMMON AREAS
C3	INDY	L6-2330U-GI-L600WH-CQ	6" RECESSED CAN	RECESSED / CEILING	2300	3000	80	120	24	
C4	LITHONIA	6GL-LED-30K-90CRI	6" DIRECTIONAL CAN	RECESSED / CEILING	620	3000	80	120	11	
C5	INDY	L4-2330U-G4-90CRI	4" RECESSED CAN	RECESSED / CEILING	2300	3000	80	120	24	
E1	SURE-LITES	APLC7RG	INTERIOR EXIT LIGHT WITH HEADS	SURF. / WALL / CEILING	-	-	-	120	1	WITH RED LETTERS
E2	SURE-LITES	APLC7RG WITH APWR2	INTERIOR EXIT LIGHT WITH EXTERIOR REMOTE HEAD	SURFACE / CEILING	-	-	-	120	1	WITH RED LETTERS
E3	SURE-LITES	SEL 50	EMERGENCY EGRESS LIGHT	SURFACE / WALL	-	-	-	120	1	
F1	MONTE CARLO	5HV52BS	CEILING FAN W/ LIGHT KIT	SURFACE / CEILING	1600	3000	80	120	80	WITH #MC261BS LIGHT KIT
P1	RP LIGHTING	4436BN	MINI PENDANT	SURFACE / CEILING	600	3000	80	120	8	
P2	CONTECH	CRS89630K-B / CRSS-TQRCD2-B	LED FABRIC PENDANT	SURFACE / CEILING	750	3000	80	120	8	SHADE SELECTED BY OWNER
P3	INVUE	LXS-B4-LED-D1-T5-7030	DECORATIVE POLE TOP	12' POLE	9500	3000	70	208	99	WITH 12' # ARP POLE; BASE FLUSH WITH FINISHED GRADE
P4	LUMARK	NAV-AF-06-D-UNV-T4FT-7030-1200	POLE LIGHT	22' POLE	23136	3000	70	208	193	WITH 22' #SSS POLE; BASE FLUSH WITH FINISHED GRADE
S1	METALUX	4SNLED-LD5-41SL-LN-UNV-L840-CD1-U	4' STRIP	SURFACE / CEILING	4144	4000	80	120	31	WITH 'EL14W" EMERGENCY BACK-UP WHERE INDICATED
S2	METALUX	4SNLED-LD5-64SL-LN-UNV-L840-CD1-U	4' STRIP	SURFACE / CEILING	6435	4000	80	120	55	
S3	METALUX	4SRL-LD5-41SL-LN-UNV-L840-CD-1-SVPD2	4' STRIP	SURFACE/CEILING	4131	4000	80	120	30	WITH INTEGRAL OCCUPANCY SENSOR
S4	PEERLESS	BRM5L-8-MSL8-80CRI-30K-4D1500LMF-10/90-120	8' SUSPENDED DIRECT / INDIRECT	SURFACE / CEILING	12768	3000	80	120	96	FLAT END CAPS; RIGID MOUNTING SYSTEM 2' BELOW CEILING
S5	HYDREL	GEM-3LED16-30K-12-FL-CNS	OUTDOOR ACCENT	SURFACE / WALL	260	3000	80	120	6	WITH 120V TO 12V TRANSFORMERS; 9' ABOVE GRADE
S6	FC LIGHTING	FCSL105-120V-3L-CRI85-2L	STEP LIGHT	IN WALL (FIREPIT)	190	3000	85	120	10	
T1	METALUX	24FPLED4735C	2x4 LED FLAT PANEL	CEILING / GRID	4591	3500	80	120	41	
T2	CONTECH	TLT12V13K	LED TAPE LIGHT	SURFACE / COVE	73 / ft	3000	80	120	0.7 / ft	WITH POWER SUPPLIES
T3	METALUX	24FPLED7740C	2x4 LED FLAT PANEL	CEILING / GRID	4556	4000	80	120	41	
V1	RP LIGHTING	4904-BN-4	LED VANITY	SURFACE / WALL	2110	3000	80	120	30	
W1	KICHLER	49802OZ	PATIO WALLPACK	SURFACE / WALL	800	3000	92	120	10	
W2	METALUX	4BCCLED-LD4-40SL-F-UNV-L830-CD1-U	4' WALL MOUNT	SURFACE / WALL	4000	3000	85	120	42	WITH 'EL14W" EMERGENCY BACK-UP WHERE INDICATED
W3	FEISS	OL13702ANBZ-L1	DECORATIVE WALL SCONCE	SURFACE / WALL	1915	2700	90	120	26	MOUNT AT 8' ABOVE FINISHED GRADE
W4	LUMARK	XTOR3B-W	WALLPACK	SURFACE / WALL	2751	4000	70	120	26	CENTER ABOVE DOOR
W4B	LUMARK	XTOR3B-W-PC1	WALLPACK	SURFACE / WALL	2751	4000	70	120	26	WITH INTEGRAL PHOTOCELL' CENTER ABOVE DOOR
W5	LUMARK	XTOR4B-W-PC1	WALLPACK	SURFACE / WALL	3995	4000	70	120	38	WITH INTEGRAL PHOTOCELL' CENTER ABOVE DOOR
W6	MCGRAW-EDISON	GWC-AF-01-LED-E1-T4FT	WALLPACK	SURFACE / WALL	6542	4000	70	120	59	SEE PLANS FOR MOUNTING HEIGHT

NOTES:
1. VERIFY LIGHT FIXTURE FINISHES WITH OWNER / ARCHITECT PRIOR TO INSTALLATION

STATE OF MISSOURI
JAMES P. WATSON
NUMBER PE-2015017071
PROFESSIONAL ENGINEER

James Watson, P.E. March 15, 2021
PE-2015017071
MO Certificate of Authority # 2018029680

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J2 PROJECT No:	J20055
J2 DESIGN:	ACW
ISSUE TITLE	DATE
PHASE I - PERMIT SET	01 - 07 - 2021
REVISION ONE	03 - 15 - 2021

Mechanical - Electrical - Plumbing Design Drawings for

Aria Apartments - Lee's Summit

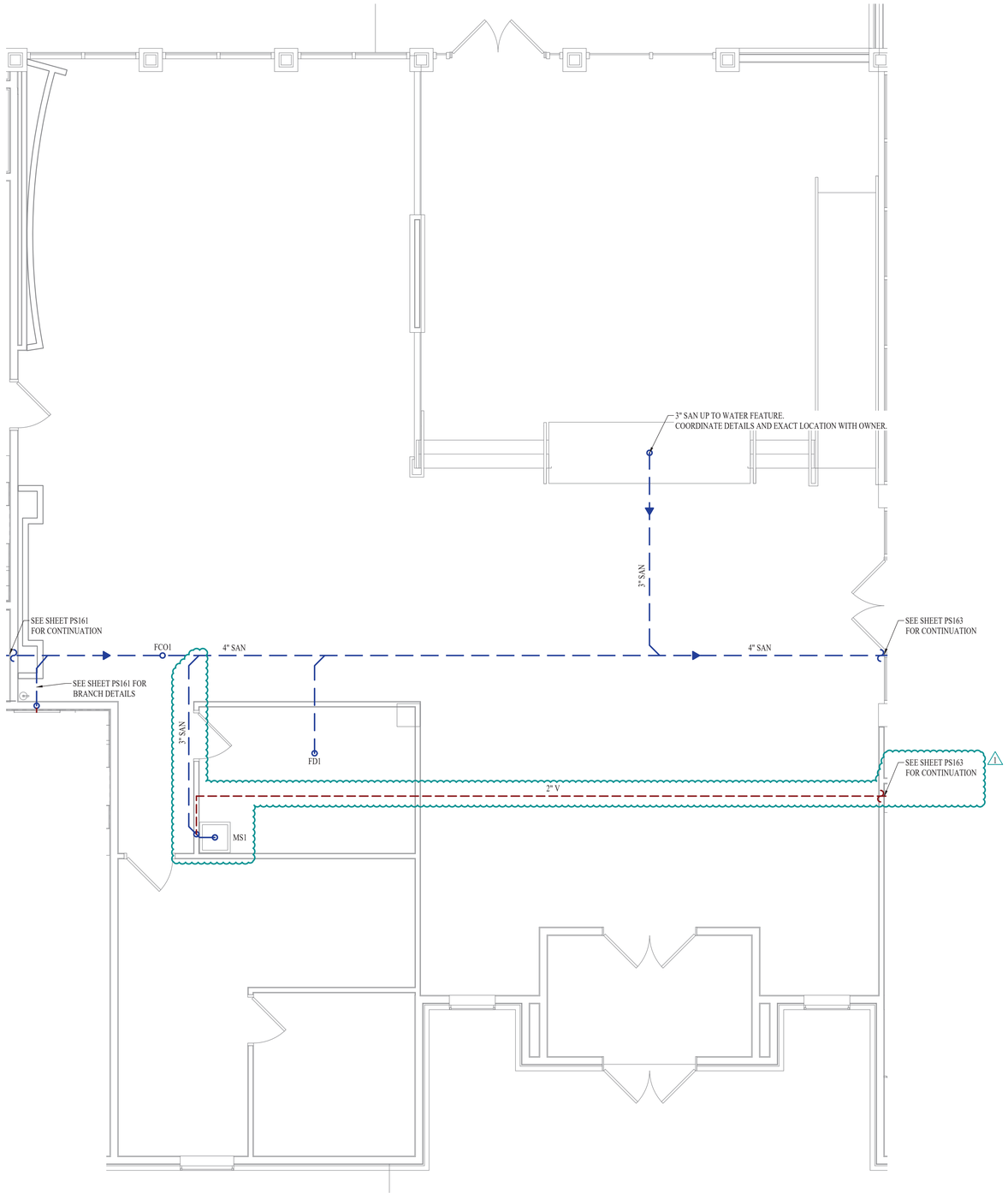
Northeast Douglas Road & Lee's Summit Road
Lee's Summit, Jackson County, Missouri

SHEET TITLE

ELECTRICAL SCHEDULES

SHEET NUMBER

E603



SANITARY SEWER PLAN - AREA B

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

SANITARY SEWER PLAN SYMBOL LEGEND

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

SANITARY SEWER PLAN GENERAL NOTES:

1. SEE SHEET P501 FOR ADDITIONAL PLUMBING NOTES, DETAILS, & SCHEDULES.



KEY PLAN

SCALE: 1" = 50 ft

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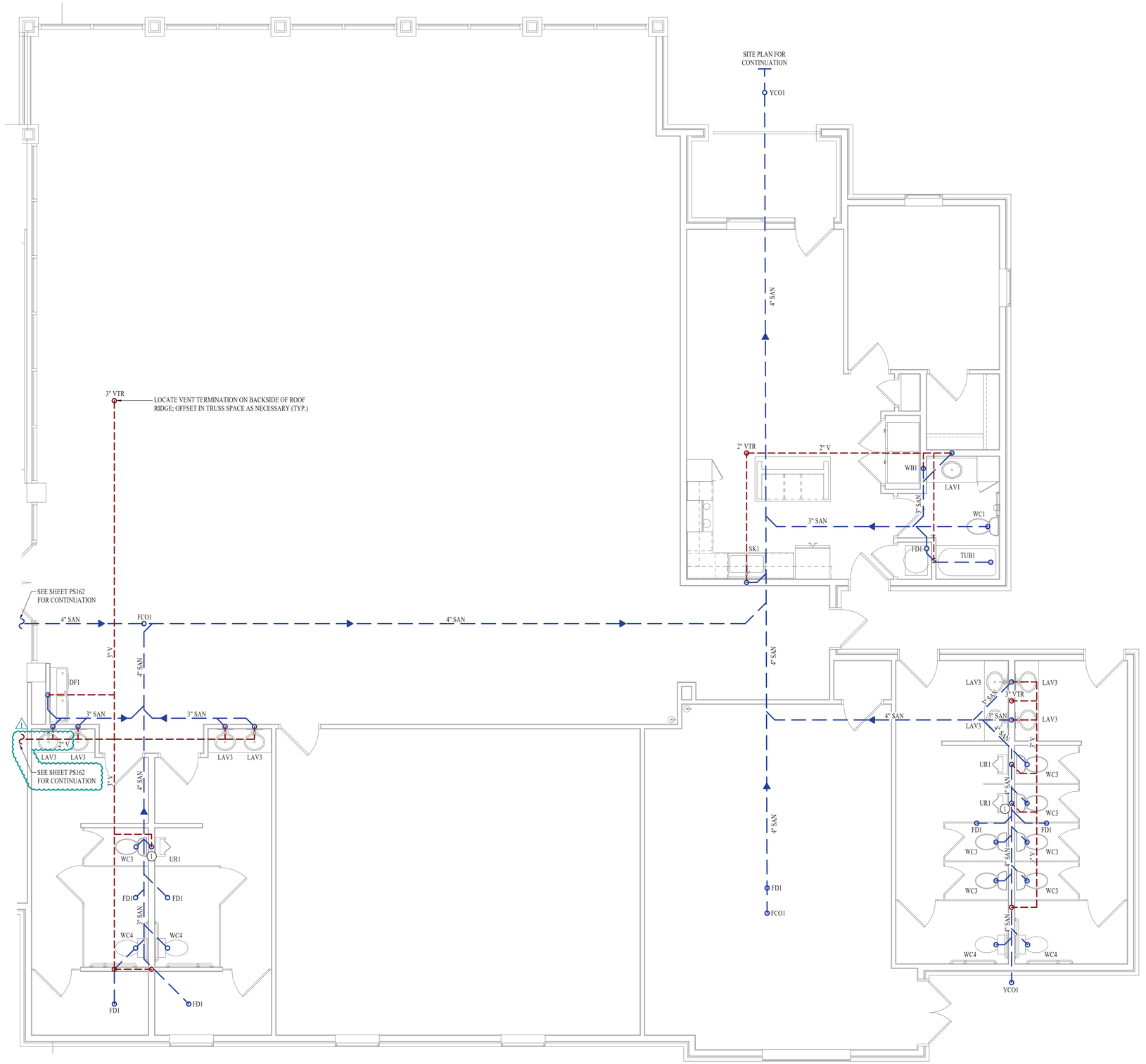
Northeast Douglas Road & Lee's Summit Road
Lee's Summit, Jackson County, Missouri

SHEET TITLE

CLUBHOUSE SANITARY SEWER PLAN

SHEET NUMBER

PS162



SANITARY SEWER PLAN - AREA C

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



KEY PLAN

SCALE: 1" = 50 ft

SANITARY SEWER PLAN SYMBOL LEGEND

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

SANITARY SEWER PLAN GENERAL NOTES:

1. SEE SHEET P501 FOR ADDITIONAL PLUMBING NOTES, DETAILS, & SCHEDULES.

SANITARY SEWER PLAN KEY NOTES:

(1) PROVIDE & INSTALL HUB-DRAIN IN WALL (WITH ACCESS COVER & TRAP GUARD) FOR CONDENSATE DISCHARGE FROM FURNACES ABOVE CEILING. COORDINATE WITH HVAC CONTRACTOR.

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Mechanical - Electrical - Plumbing Design Drawings for

Aria Apartments - Lee's Summit

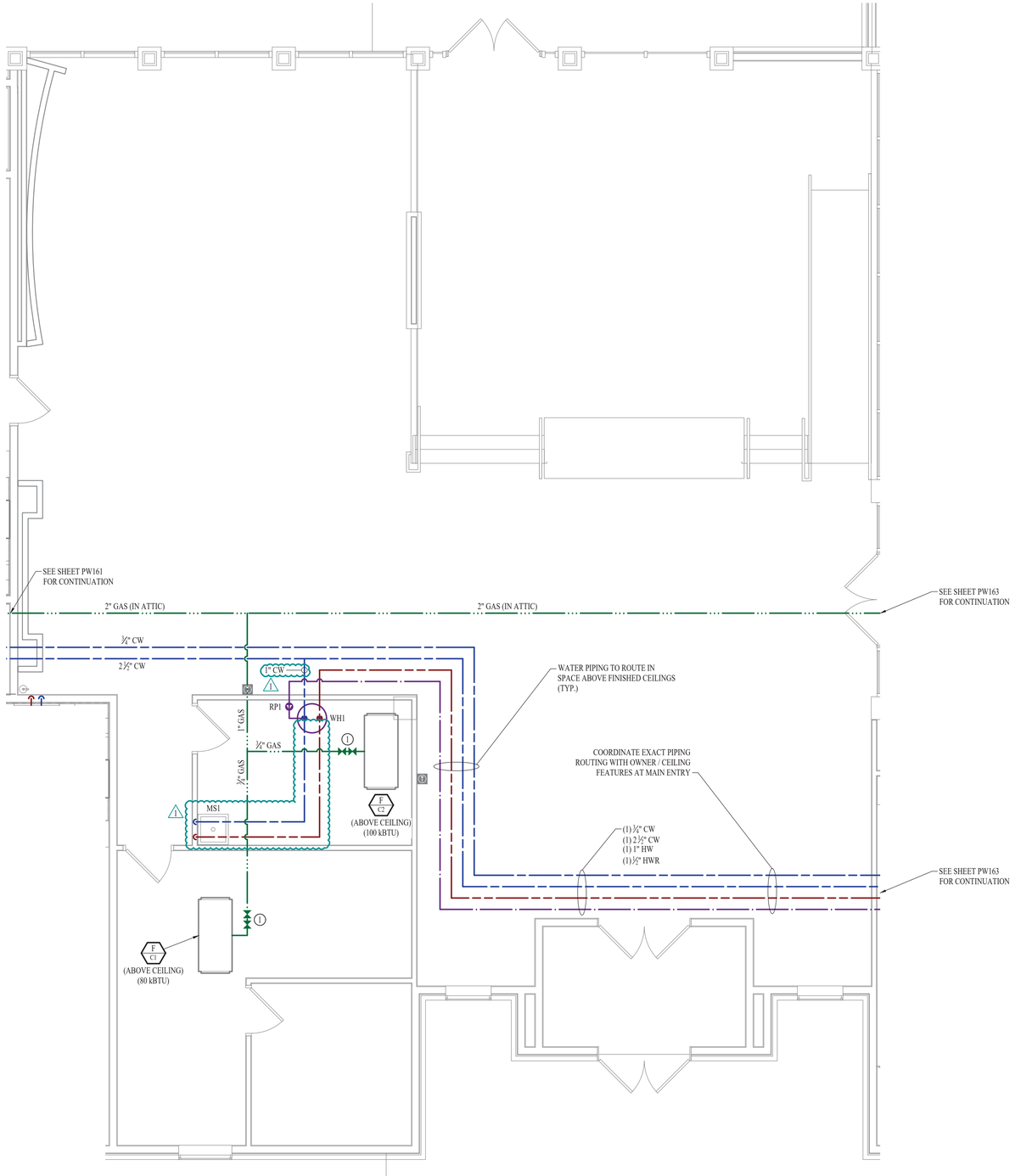
Northeast Douglas Road & Lee's Summit Road
Lee's Summit, Jackson County, Missouri

SHEET TITLE

CLUBHOUSE SANITARY SEWER PLAN

SHEET NUMBER

PS163



WATER & GAS PLAN - AREA B

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

WATER & GAS PLAN SYMBOL LEGEND

- COLD WATER LINE
- HOT WATER LINE
- HOT WATER RECIRCULATION LINE
- FILTERED WATER LINE
- WATER METER
- VALVE
- PUMP
- GAS LINE
- GAS METER
- AIR LINE
- PIPING TURNED DOWN / TURNED UP
- TIE INTO EXISTING

WATER & GAS PLAN GENERAL NOTES:

1. SEE SHEET P501 FOR ADDITIONAL PLUMBING NOTES, DETAILS, & SCHEDULES.
2. ALL PLUMBING FIXTURES AND PIPING LABELED "EX." OR "EXISTING" SHALL BE EXISTING TO REMAIN UNLESS NOTED OTHERWISE.

WATER & GAS PLAN KEY NOTES:

(1) PROVIDE & INSTALL 2psi TO 11" W.C. VENTLESS REGULATOR, SHUT-OFF VALVE, & DRIP LEG AT EQUIPMENT CONNECTION.



KEY PLAN

SCALE: 1" = 50 ft

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Mechanical - Electrical - Plumbing Design Drawings for

Aria Apartments - Lee's Summit

Northeast Douglas Road & Lee's Summit Road
Lee's Summit, Jackson County, Missouri

SHEET TITLE

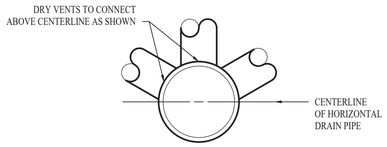
CLUBHOUSE WATER & GAS PLAN

SHEET NUMBER

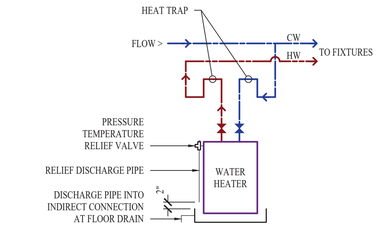
PW162

PLUMBING SPECIFICATIONS

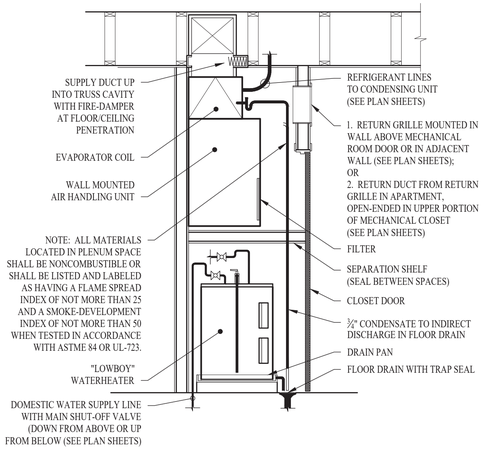
1. GENERAL
   - 1.1. PLUMBING CONTRACTOR IS RESPONSIBLE TO PROVIDE ALL ESCUTCHEONS, ¼ TURN STOPS, P-TRAPS, AND SUPPLY LINES TO PROVIDE A COMPLETE SYSTEM AT EACH FIXTURE INDICATED ON PLANS UNLESS NOTED OTHERWISE.
2. SANITARY
   - 2.1. BELOW AND ABOVE GRADE WASTE AND VENT PIPING IN BUILDING TO BE SOLID CORE SCH. 40 PVC DWV.
   - 2.2. NO PIPE SMALLER THAN 2" BELOW GRADE.
   - 2.3. WASTE AND VENT PIPING IN PLENUMS TO BE CAST IRON, OR PVC WITH AN INSULATION WRAP LISTED FOR USE AS SUCH AN ASSEMBLY.
   - 2.4. ALL VENT PIPE TERMINATIONS ARE TO BE LOCATED EITHER 10' HORIZONTALLY OR 3' ABOVE MECHANICAL AIR INTAKE LOCATIONS.
3. DOMESTIC WATER
   - 3.1. DOMESTIC WATER PIPING TO BE EITHER COPPER OR PEX. WHERE PEX PIPING IS USED, IT SHALL BE INCREASED ONE PIPE SIZE FROM WHAT IS INDICATED ON PLANS FOR ALL PORTIONS OF THE SYSTEM.
   - 3.2. PEX-A MAY BE INSTALLED AT SIZES INDICATED ON PLANS IF AN ENGINEERED PLAN IS SUBMITTED SHOWING ACCEPTABLE PRESSURE DROPS AND FLUID VELOCITIES. APPROVAL MUST BE GRANTED PRIOR TO PURCHASE AND INSTALLATION.
   - 3.3. COPPER WATER PIPING BELOW GRADE SHALL BE TYPE "K". BELOW GRADE JOINTS SHALL BE SILVER SOLDERED. THERE SHALL BE NO JOINTS IN WATER PIPING LOCATED BENEATH BUILDING SLAB.
   - 3.4. COPPER WATER PIPING ABOVE GRADE SHALL BE TYPE "L".
   - 3.5. PROVIDE WATER HAMMER ARRESTORS AT ALL QUICK-CLOSE VALVES. FIXTURES REQUIRING WATER HAMMER ARRESTORS INCLUDE BUT ARE NOT LIMITED TO FLUSH VALVES, SENSOR FAUCETS, AND WASHING MACHINE BOXES. AIR CHAMBERS ARE NOT ACCEPTABLE.
   - 3.6. DOMESTIC WATER PIPING INSULATION
     - 3.6.1. ALL HW PIPING, WHETHER COPPER OR PEX, SHALL BE INSULATED WITH PLENUM RATED CLOSED CELL ELASTOMERIC INSULATION. FOR PIPING LESS THAN 1½", INSULATION THICKNESS TO BE 1". FOR PIPING 1½" OR GREATER, INSULATION THICKNESS SHALL BE 1½".
     - 3.6.2. CW COPPER PIPING TO INSULATED WITH ½" PLENUM RATED CLOSED CELL ELASTOMERIC INSULATION. CW PEX NEED NOT BE INSULATED UNLESS NOTED OTHERWISE.
4. GAS PIPING
   - 4.1. ABOVE GRADE NATURAL GAS AND LP PIPING TO BE SCH. 40 BLACK STEEL WITH CLASS 150 THREADED FITTINGS.
   - 4.2. WHERE PIPING IS EXPOSED ON EXTERIOR FACE OF BUILDING, PAINT TO MATCH BUILDING. PAINT YELLOW IN ALL OTHER LOCATIONS.
   - 4.3. ON ROOFTOPS, INSTALL GAS PIPE WITH "ROOFTOP BLOX" PER MANUFACTURE'S INSTRUCTION.



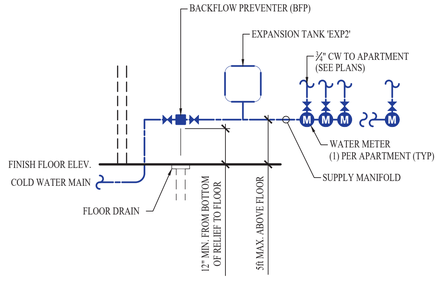
DRY VENT DETAIL



HOT WATER DETAIL



STACKED WATER HEATER / AHU DETAIL



TYP. WATER RISER DETAIL

PLUMBING FIXTURE SCHEDULE

TAG	DESCRIPTION	MANUFACTURER (OR EQUAL)	MODEL (OR EQUAL)	NOTES
AAV1	AIR ADMITTANCE VALVE	OATEY	39020	1.5" - 6 DFU MAX
BFP1	BACKFLOW PREVENTER	WILKINS	975	RPZ - 2.5"
BFP2	BACKFLOW PREVENTER	WILKINS	975SXL2	RPZ - 3/4"
DF1	HIGH / LOW DRINKING FOUNTAIN	ELKAY	LZSTL8WSLK	WITH BOTTLE FILLER
EXP1	EXPANSION TANK	WATTS	PLT-5	
EXP2	EXPANSION TANK	WATTS	DETA-160	47 GALLON ACCEPTANCE
FCO1	FLOOR CLEANOUT	ZURN	1400	
FD1	FLOOR DRAIN	ZURN	Z415-BZ	
FPHB1	FROST PROOF HOSE BIBB	WOODFORD	MODEL 67	
HB1	HOSE BIBB	WOODFORD	MODEL 21	
LAV1	INTEGRAL BOWL SINK	--	--	WITH PFISTER G142-8000 CHROME FAUCET
LAV2	LAVATORY (WALL HUNG W/ MANUAL FAUCET)	AMERICAN STANDARD	355.012	WITH ZURN Z81104-XL FAUCET, 1/4 TURN STOPS, BRAIDED STAINLESS STEEL SUPPLIES, TRUBRO LAV GUARD 2, AND 'TMVI'
LAV3	LAVATORY (DROP-IN W/ MANUAL FAUCET)	AMERICAN STANDARD	475.028	WITH ZURN Z81104-XL FAUCET, 1/4 TURN STOPS, BRAIDED STAINLESS STEEL SUPPLIES, AND 'TMVI'
LT1	LAUNDRY TUB - FLOOR MOUNT	SWAN	MF0000FM	WITH FAUCET
MS1	MOP SINK	FIAT	MSB2424	WITH ZURN Z843M1 FAUCET WITH WALL HOOK
REF1	REFRIGERATOR ICE MAKER BOX	SIOUX CHIEF	696-G1000MF	
RP1	RECIRCULATION PUMP	GRUNDFOS	UP10-15BUA /TLC	
SH1	ADA SHOWER / VALVE	DELTA	51900	WITH MIXING VALVE
SK1	KITCHEN SINK	DAYTON	DSESR12722	WITH PFISTER F-529-7CRS FAUCET & ISE DISPOSAL #BADGER-1
SP1	SUMP PUMP	ZOELLER	153-0002	120V, 1/2 HP
TUB1	TUB / SHOWER	AQUARIUS	G6030TS	WITH PFISTER R89-0300 CHROME TRIM KIT
TUB2	ADA TUB / SHOWER	AQUATIC	2603SMTE	WITH GRAB BARS & ADA HAND-HELD SHOWER ASSEMBLY
TMV1	THERMOSTATIC MIXING VALVE - POINT OF USE	WATTS	LFUSG	
WB1	WASHER BOX	SIOUX CHIEF	696-G2303	
WC1	WATER CLOSET - STANDARD HEIGHT - TANK	AMERICAN STANDARD	215CA.004	WITH CHURCH 7200SLEC SEAT AND COVER, STAINLESS BRAIDED SUPPLY, AND 1/4 TURN SHUT-OFF.
WC2	WATER CLOSET - ADA HEIGHT - TANK	AMERICAN STANDARD	215AA.004	WITH CHURCH 7200SLEC SEAT AND COVER, STAINLESS BRAIDED SUPPLY, AND 1/4 TURN SHUT-OFF.
WC3	WATER CLOSET - STANDARD HEIGHT - TANK	AMERICAN STANDARD	215CA.004	WITH CHURCH 9500SSCT SELF SUSTAINING SEAT, STAINLESS BRAIDED SUPPLY, AND 1/4 TURN SHUT-OFF.
WC4	WATER CLOSET - ADA HEIGHT - TANK	AMERICAN STANDARD	215AA.004	WITH CHURCH 9500SSCT SELF SUSTAINING SEAT, STAINLESS BRAIDED SUPPLY, AND 1/4 TURN SHUT-OFF.
WH1	WATER HEATER - ELECTRIC - LOWBOY	AO SMITH	ECLB-40	38 GALLON; 208V; 4500W
WH2	WATER HEATER - ELECTRIC	RUUD	ESGP20	20 GALLON, 120V, 1500W, WITH 'EXP1'
YCO1	YARD CLEAN OUT	ZURN	Z1400	

NOTES:
1. VERIFY NECESSARY FIXTURES MEET ADA REQUIREMENTS WITH ARCHITECT PRIOR TO INSTALLATION

PLUMBING CONNECTION SIZING SCHEDULE

FIXTURE		SANITARY PIPING		SUPPLY PIPING	
TYPE	TYPICAL ABBREVIATION	WASTE CONNECTION	VENT CONNECTION	COLD WATER CONNECTION	HOT WATER CONNECTION
DRINKING FOUNTAIN	DF	1-1/2"	1-1/4"	1/2"	-
FLOOR DRAIN	FD	3"	2"	-	-
HAND / HAIR SINK	HS / SK	2"	1-1/4"	1/2"	1/2"
HOSE BIBB	HB	-	-	3/4"	-
LAVATORY	LAV	1-1/2"	1-1/4"	1/2"	1/2"
MOP SINK	MS	3"	1-1/2"	1/2"	1/2"
ICE MAKER OUTLET BOX	REF	-	-	1/2"	-
SHOWER	SH	3"	1-1/2"	1/2"	1/2"
URINAL	UR	2"	1-1/4"	3/4"	-
WATER CLOSET (FLUSH TANK)	WC	3"	2"	1/2"	-
WATER CLOSET (FLUSH VALVE)	WC	3"	2"	1"	-

NOTES:
1. SIZES SHOWN ABOVE ARE TYPICAL UNLESS NOTED OTHERWISE ON PLANS

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J2 PROJECT No:	J20055
J2 DESIGN:	ACW

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Mechanical - Electrical - Plumbing Design Drawings for

Aria Apartments - Lee's Summit

Northeast Douglas Road & Lee's Summit Road
Lee's Summit, Jackson County, Missouri

SHEET TITLE

PLUMBING DETAILS

SHEET NUMBER

P501

HVAC PLAN SYMBOL LEGEND

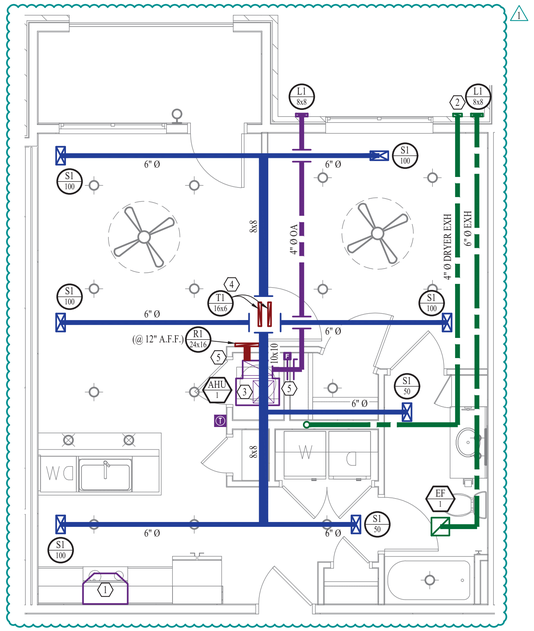
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- RETURN DUCTWORK
- EXHAUST DUCTWORK
- SUPPLY DIFFUSER
- RETURN DIFFUSER
- BALANCE DAMPER
- CEILING RADIATION DAMPER
- FIRE RATED DAMPER
- THERMOSTAT

HVAC PLAN GENERAL NOTES:

1. REFER TO M500 & M600 SERIES SHEETS FOR HVAC SCHEDULES, DETAILS, ADDITIONAL REQUIREMENTS, ETC.
2. APARTMENT MECHANICAL VENTILATION CALCULATED PER 2015 IMC SECTION 403.
3. REFER TO M100 SERIES SHEETS FOR CONDENSING UNIT LOCATIONS. REFRIGERANT PIPING SHALL ROUTE IN SPACES ABOVE FINISHED CEILINGS AND WITHIN WALL CAVITIES TO REMAIN CONCEALED.
4. SUPPLY DUCTWORK FROM AHU AT FLOOR/CEILING PENETRATION SHALL BE PROTECTED BY A FIRE RADIATION DAMPER. INSTALL PER MANUFACTURER'S SPECIFICATIONS.
5. WRAP ALL DRYER DUCTS WITH FIREMASTER (OR EQUAL) DUCT WRAP.
6. TOTAL DEVELOPED LENGTH OF EXHAUST DUCT SHALL BE INDICATED ON A PERMANENT LABEL WITHIN 6' OF DRYER VENT CONNECTION. TOTAL DEVELOPED LENGTH FOR THIS UNIT IS APPROXIMATELY 30' PER 2018 IMC 504.8.4.

HVAC PLAN KEY NOTES:

1. RESIDENTIAL RECIRCULATION HOOD TO BE SUPPLIED & INSTALLED BY GC.
2. TERMINATE 4" DRYER EXHAUST WITH VENT EQUAL TO DRYER WALL VENT #DWV4.
3. AHU LOCATED ABOVE WATER HEATER, COORDINATE WITH PLUMBING CONTRACTOR. CONDENSATE TO DISCHARGE IN FLOOR DRAIN WITHIN CLOSET. 12x10 RETURN DUCT (OR EQUAL) THRU WALL TO RETURN GRILLE.
4. TRANSFER GRILLE CENTERED ABOVE BOTH SIDES OF DOOR.
5. OA DUCT WITH FIRE-DAMPER AT CEILING PENETRATION & BALANCE DAMPER AT RETURN DUCT CONNECTION, BALANCE OA AMOUNT TO 35 CFM.



HVAC PLAN

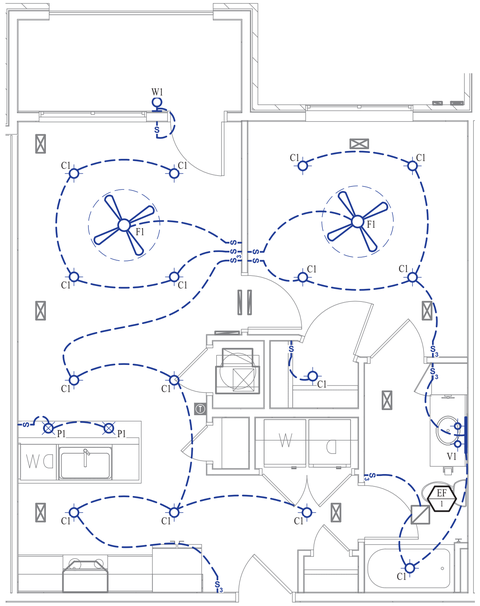
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LIGHTING PLAN SYMBOL LEGEND

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

LIGHTING PLAN GENERAL NOTES:

1. REFER TO E500 & E600 SERIES SHEETS FOR LIGHTING SCHEDULES, DETAILS, ADDITIONAL REQUIREMENTS, ETC.
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LIGHTING PLAN

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POWER PLAN SYMBOL LEGEND

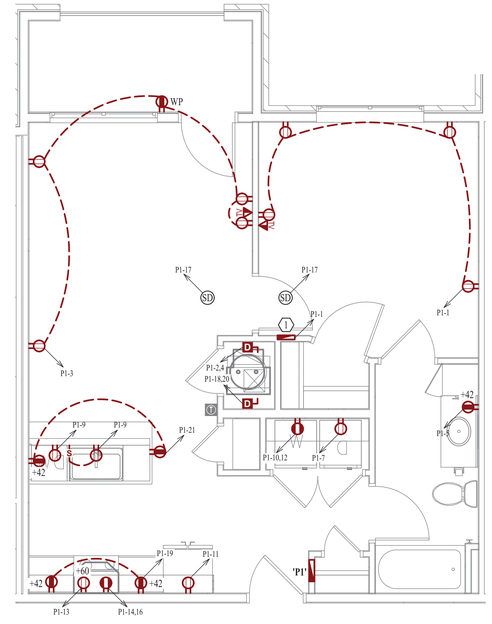
- CIRCUIT WIRING
- PX-XX — CIRCUIT TAG
- JUNCTION BOX
- XX +42 — RECEPTACLE; INDICATES MOUNTING HEIGHT TO BOTTOM OF BOX (STD @ 18" AFF UNLESS NOTED OTHERWISE); "WP" = WEATHERPROOF OUTDOOR RECEPTACLE
- GFCI DUPLEX CONVENIENCE RECEPTACLE
- 208V RECEPTACLE
- QUADPLEX CONVENIENCE RECEPTACLE
- DATA / PHONE JACK BOX WITH 1" CONDUIT & CAT6 TO MEDIA PANEL LOCATION (SEE PLAN) (STANDARD @ 18" A.F.F. UNLESS NOTED OTHERWISE)
- DISCONNECT
- SD — 120V SMOKE DETECTOR WITH LOW-VOLTAGE CONTACTS WIRED TO SHUT DOWN AHU UPON FIRE DETECTION. COORDINATE WITH HVAC CONTRACTOR.

POWER PLAN GENERAL NOTES:

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2. REFER TO M100 SERIES SHEETS FOR CONDENSING UNIT LOCATIONS.
3. VERIFY EACH DATA/RECEPTACLE LOCATION WITH OWNER PRIOR TO INSTALLATION.

POWER PLAN KEY NOTES:

1. MEDIA PANEL LOCATION; DATA/TV WIRING TO TERMINATE AT THIS LOCATION. DETERMINE EXACT LOCATION & DETAILS WITH OWNER PRIOR TO INSTALLATION. OWNER'S SUBCONTRACTOR TO PROVIDE & INSTALL MEDIA PANEL AND PROVIDE/INSTALL/TERMINATE ALL LOW VOLTAGE WIRING.



POWER PLAN

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PLUMBING PLAN SYMBOL LEGEND

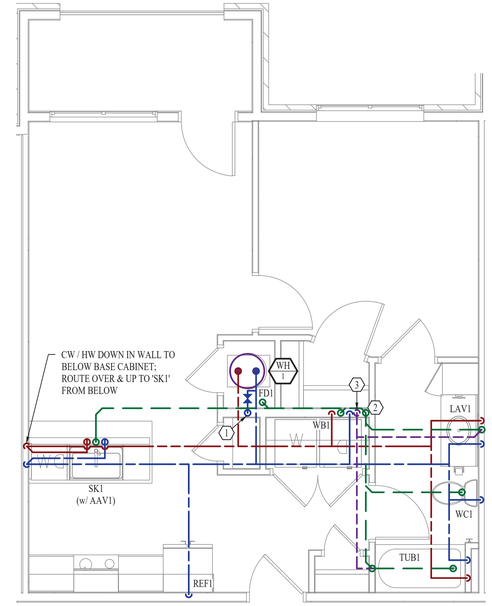
- SANITARY SEWER PIPING
- VENT PIPING
- COLD WATER LINE
- HOT WATER LINE
- VALVE
- PIPING TURNED DOWN / TURNED UP

PLUMBING PLAN GENERAL NOTES:

1. REFER TO P500 SERIES SHEETS FOR PLUMBING SCHEDULES, DETAILS, ADDITIONAL REQUIREMENTS, ETC.
2. REFER TO OVERALL PLUMBING PLAN SHEETS FOR SANITARY PIPING PLANS FOR UNITS ON MAIN LEVEL.
3. ALL PLUMBING LOCATED ON EXTERIOR WALLS SHALL ROUTE WITHIN INSULATION BARRIER.
4. ALL DOMESTIC SUPPLY LINES SERVING MORE THAN (1) FIXTURE SHALL BE ¾" UNLESS NOTED OTHERWISE.
5. ALL SANITARY SEWER PIPING SERVING MORE THAN (1) FIXTURE SHALL BE 3" UNLESS NOTED OTHERWISE.

PLUMBING PLAN KEY NOTES:

1. ¾" CW PIPE UP FROM BELOW WITH SHUT-OFF VALVE IN ACCESSIBLE LOCATION. SEE OVERALL PLUMBING PLANS FOR DETAILS.
2. 3" SANITARY STACK DOWN TO LEVEL BELOW (SEE GENERAL NOTES).
3. 3" SANITARY VENT STACK UP THROUGH ROOF ON FOURTH FLOOR.



PLUMBING PLAN

SCALE: ¼" = 1' - 0"

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J2 PROJECT No:	J20055
J2 DESIGN:	ACW

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Mechanical - Electrical - Plumbing Design Drawings for

Aria Apartments - Lee's Summit

Northeast Douglas Road & Lee's Summit Road
Lee's Summit, Jackson County, Missouri

SHEET TITLE

11A
MEP UNIT PLAN

SHEET NUMBER

UP.11A

HVAC PLAN SYMBOL LEGEND

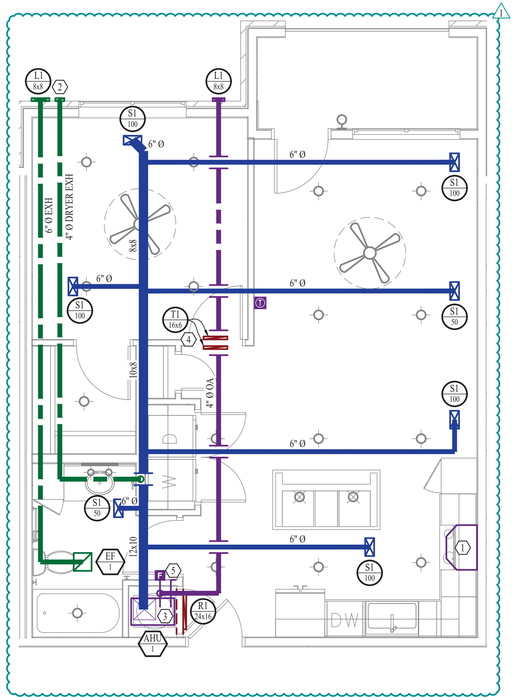
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HVAC PLAN GENERAL NOTES:

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3. REFER TO M100 SERIES SHEETS FOR CONDENSING UNIT LOCATIONS. REFRIGERANT PIPING SHALL ROUTE IN SPACES ABOVE FINISHED CEILINGS AND WITHIN WALL CAVITIES TO REMAIN CONCEALED.
4. SUPPLY DUCTWORK FROM AHU AT FLOOR/CEILING PENETRATION SHALL BE PROTECTED BY A FIRE RADIATION DAMPER. INSTALL PER MANUFACTURER'S SPECIFICATIONS.
5. WRAP ALL DRYER DUCTS WITH FIREMASTER (OR EQUAL) DUCT WRAP.
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HVAC PLAN KEY NOTES:

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2. TERMINATE 4" DRYER EXHAUST WITH VENT EQUAL TO DRYER WALL VENT #DWV4.
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HVAC PLAN

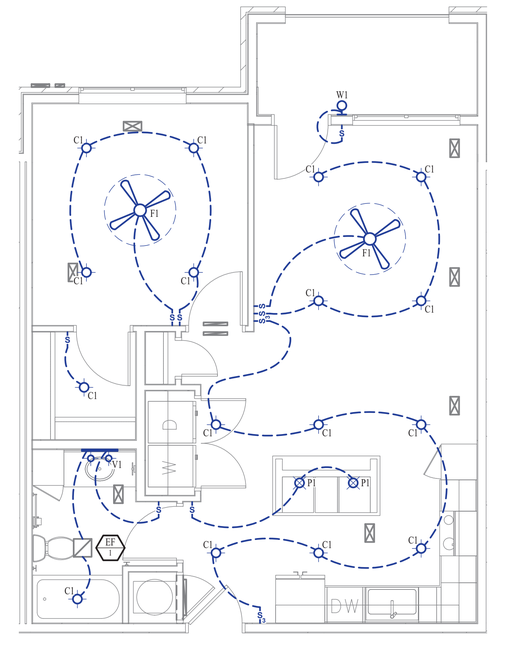
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- D — DIMMER SWITCH

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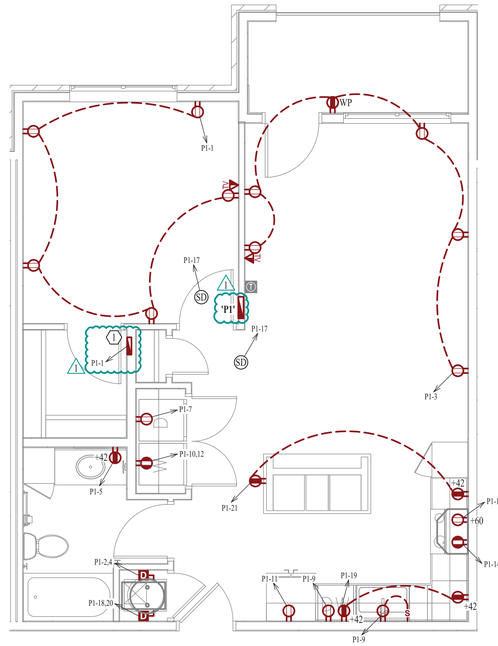
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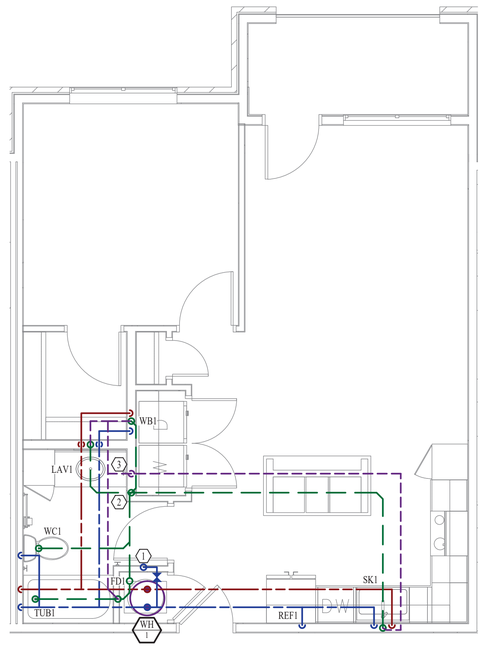
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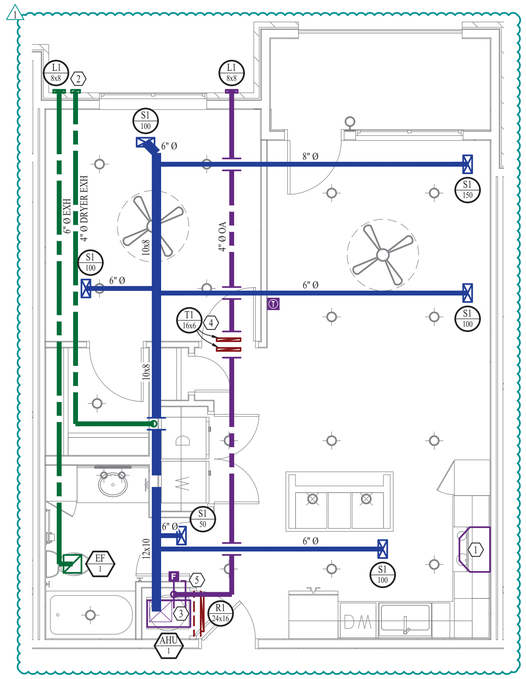
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3. AHU LOCATED ABOVE WATER HEATER, COORDINATE WITH PLUMBING CONTRACTOR. CONDENSATE TO DISCHARGE IN FLOOR DRAIN WITHIN CLOSET. SEE M500 SERIES SHEETS FOR RETURN AIR DETAILS.
4. TRANSFER GRILLE CENTERED ABOVE BOTH SIDES OF DOOR.
5. OA DUCT WITH FIRE-DAMPER AT CEILING PENETRATION & BALANCE DAMPER IN MECHANICAL ROOM, BALANCE OA AMOUNT TO 37 CFM.



HVAC PLAN

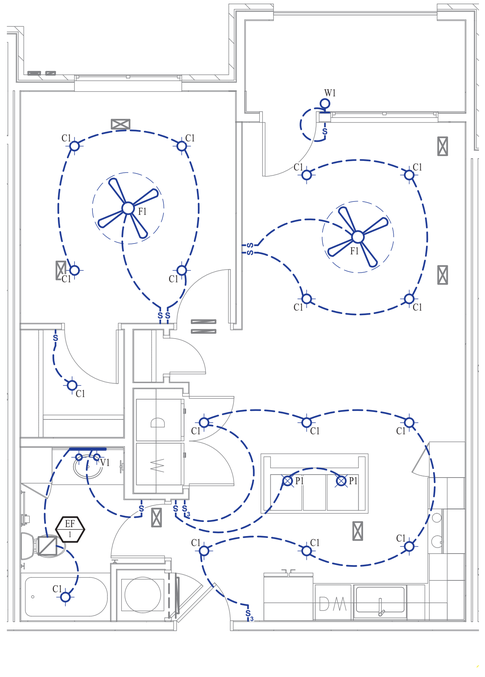
SCALE: ¼" = 1' - 0"

LIGHTING PLAN SYMBOL LEGEND

- X1 — LIGHTING FIXTURE / "X1" INDICATES FIXTURE TYPE (REFER TO SCHEDULE)
- S1 / S3 — TOGGLE SWITCH / SWITCH TYPE
- D — DIMMER SWITCH

LIGHTING PLAN GENERAL NOTES:

1. REFER TO E500 & E600 SERIES SHEETS FOR LIGHTING SCHEDULES, DETAILS, ADDITIONAL REQUIREMENTS, ETC.
2. ALL LIGHTING SHOWN SHALL BE ON CIRCUIT P1-15 UNLESS NOTED OTHERWISE.



LIGHTING PLAN

SCALE: ¼" = 1' - 0"

POWER PLAN SYMBOL LEGEND

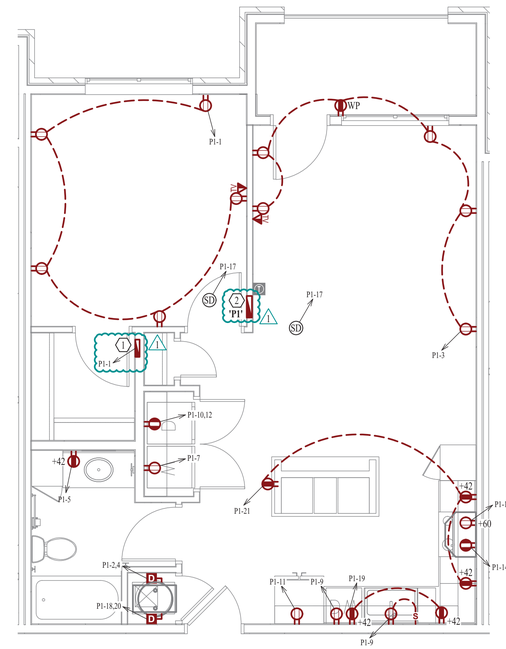
- CIRCUIT WIRING
- PX-XX — CIRCUIT TAG
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- GFCI DUPLEX CONVENIENCE RECEPTACLE
- 208V RECEPTACLE
- QUADPLEX CONVENIENCE RECEPTACLE
- DATA / PHONE JACK BOX WITH 1" CONDUIT & CAT6 TO MEDIA PANEL LOCATION (SEE PLAN) (STANDARD @ 18" A.F.F. UNLESS NOTED OTHERWISE)
- D — DISCONNECT
- SD — 120V SMOKE DETECTOR WITH LOW-VOLTAGE CONTACTS WIRED TO SHUT DOWN AHU UPON FIRE DETECTION. COORDINATE WITH HVAC CONTRACTOR.

POWER PLAN GENERAL NOTES:

1. REFER TO E500 & E600 SERIES SHEETS FOR POWER SCHEDULES, DETAILS, ADDITIONAL REQUIREMENTS, ETC.
2. REFER TO M100 SERIES SHEETS FOR CONDENSING UNIT LOCATIONS.
3. VERIFY EACH DATA/RECEPTACLE LOCATION WITH OWNER PRIOR TO INSTALLATION.

POWER PLAN KEY NOTES:

1. MEDIA PANEL LOCATION; DATA/TV WIRING TO TERMINATE AT THIS LOCATION. DETERMINE EXACT LOCATION & DETAILS WITH OWNER PRIOR TO INSTALLATION. OWNER'S SUBCONTRACTOR TO PROVIDE & INSTALL MEDIA PANEL AND PROVIDE/INSTALL/TERMINATE ALL LOW VOLTAGE WIRING.
2. ELECTRICAL PANEL MOUNTING HEIGHT MUST MEET ADA ACCESSIBILITY REQUIREMENTS; REFER TO ARCHITECTURAL PLANS.



POWER PLAN

SCALE: ¼" = 1' - 0"

PLUMBING PLAN SYMBOL LEGEND

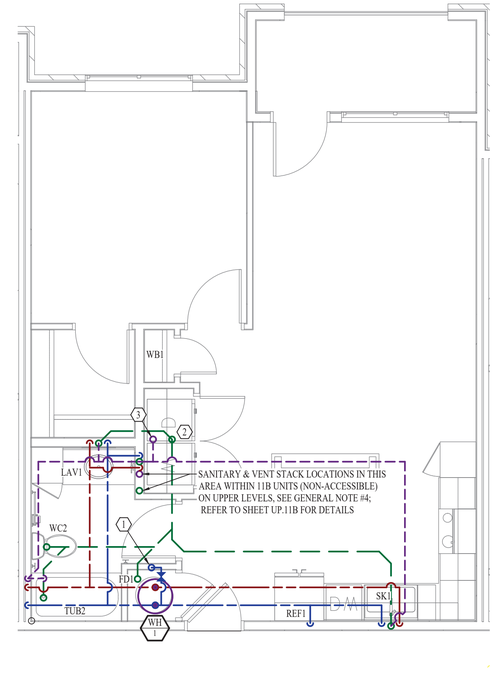
- SANITARY SEWER PIPING
- VENT PIPING
- COLD WATER LINE
- HOT WATER LINE
- VALVE
- PIPING TURNED DOWN / TURNED UP

PLUMBING PLAN GENERAL NOTES:

1. REFER TO P500 SERIES SHEETS FOR PLUMBING SCHEDULES, DETAILS, ADDITIONAL REQUIREMENTS, ETC.
2. REFER TO OVERALL PLUMBING PLAN SHEETS FOR SANITARY PIPING PLANS FOR UNITS ON MAIN LEVEL.
3. ALL PLUMBING LOCATED ON EXTERIOR WALLS SHALL ROUTE WITHIN INSULATION BARRIER.
4. UNITS 11B-ACC ARE LOCATED WITHIN BUILDING 'B' #10, #11, & #12 ON 1ST AND 2ND FLOORS (CONFIRM WITH ARCHITECT). OFFSET SANITARY / VENT STACKS WITHIN FLOOR / CEILING ASSEMBLY AS REQUIRED IN ORDER TO ROUTE WITHIN WALLS AS SHOWN (STACKS DO NOT ALIGN WITHIN ACCESSIBLE BATHROOM LAYOUTS VERSUS TYPICAL BATHROOMS).
5. DOMESTIC SUPPLY LINES SERVING MORE THAN (1) FIXTURE SHALL BE ¾" UNLESS NOTED OTHERWISE.
6. ALL SANITARY SEWER PIPING SERVING MORE THAN (1) FIXTURE SHALL BE 3" UNLESS NOTED OTHERWISE.

PLUMBING PLAN KEY NOTES:

1. ½" CW PIPE UP FROM BELOW WITH SHUT-OFF VALVE IN ACCESSIBLE LOCATION. SEE OVERALL PLUMBING PLANS FOR DETAILS.
2. 3" SANITARY STACK DOWN TO LEVEL BELOW (SEE GENERAL NOTES).
3. 3" SANITARY VENT STACK UP THROUGH ROOF ON FOURTH FLOOR.



LIGHTING PLAN

SCALE: ¼" = 1' - 0"

JAMES P. WATSON
NUMBER PE-2015017071
PROFESSIONAL ENGINEER
STATE OF MISSOURI

James Watson, P.E. March 15, 2021
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J2 PROJECT No:	J20055
J2 DESIGN:	ACW

ISSUE TITLE	DATE
PHASE I - PERMIT SET	01 - 07 - 2021
REVISION ONE	03 - 15 - 2021

Mechanical - Electrical - Plumbing Design Drawings for

Aria Apartments - Lee's Summit

Northeast Douglas Road & Lee's Summit Road
Lee's Summit, Jackson County, Missouri

SHEET TITLE

11B-ACC MEP UNIT PLAN

SHEET NUMBER

UP.11B-ACC

HVAC PLAN SYMBOL LEGEND

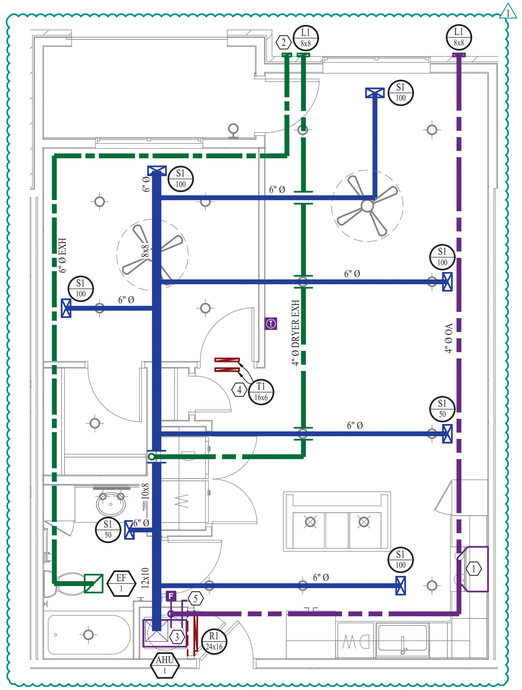
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- BALANCE DAMPER
- CD — CEILING RADIATION DAMPER
- FD — FIRE RATED DAMPER
- T — THERMOSTAT

HVAC PLAN GENERAL NOTES:

1. REFER TO M500 & M600 SERIES SHEETS FOR HVAC SCHEDULES, DETAILS, ADDITIONAL REQUIREMENTS, ETC.
2. APARTMENT MECHANICAL VENTILATION CALCULATED PER 2015 IMC SECTION 403.
3. REFER TO M100 SERIES SHEETS FOR CONDENSING UNIT LOCATIONS. REFRIGERANT PIPING SHALL ROUTE IN SPACES ABOVE FINISHED CEILINGS AND WITHIN WALL CAVITIES TO REMAIN CONCEALED.
4. SUPPLY DUCTWORK FROM AHU AT FLOOR/CEILING PENETRATION SHALL BE PROTECTED BY A FIRE RADIATION DAMPER. INSTALL PER MANUFACTURER'S SPECIFICATIONS.
5. WRAP ALL DRYER DUCTS WITH FIREMASTER (OR EQUAL) DUCT WRAP.
6. TOTAL DEVELOPED LENGTH OF EXHAUST DUCT SHALL BE INDICATED ON A PERMANENT LABEL WITHIN 6' OF DRYER VENT CONNECTION. TOTAL DEVELOPED LENGTH FOR THIS UNIT IS APPROXIMATELY 40' PER 2018 IMC 504.8.4.

HVAC PLAN KEY NOTES:

1. RESIDENTIAL RECIRCULATION HOOD TO BE SUPPLIED & INSTALLED BY GC.
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HVAC PLAN

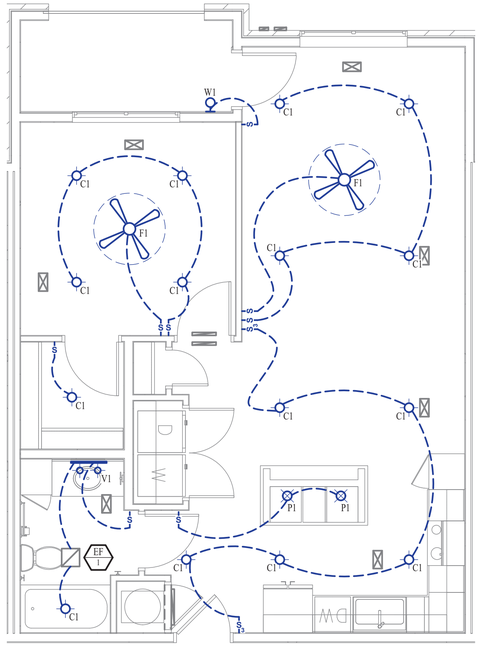
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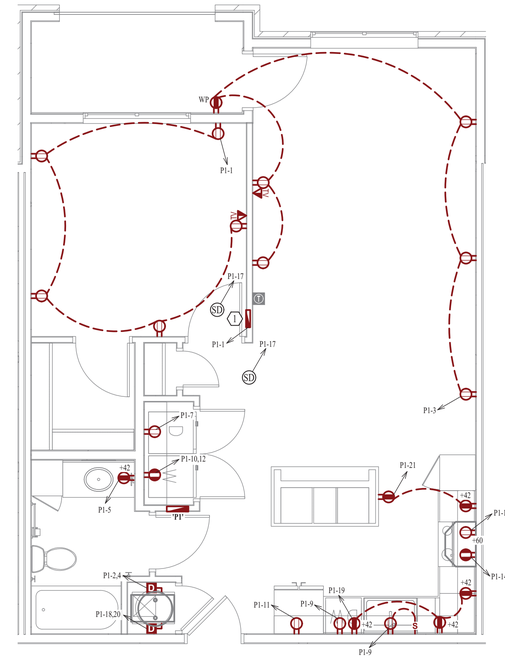
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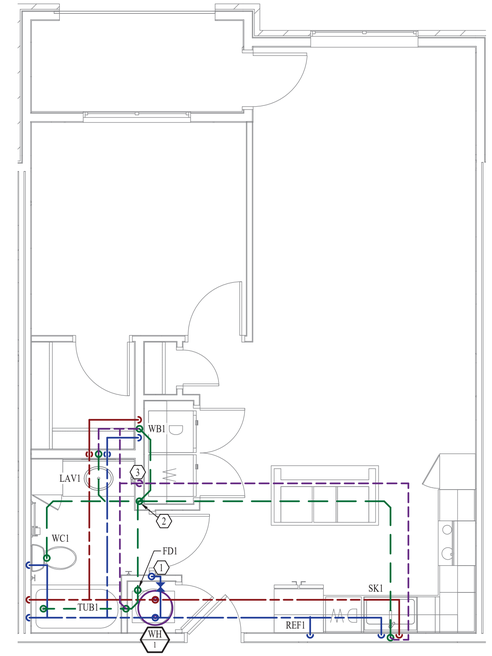
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Mechanical - Electrical - Plumbing Design Drawings for

Aria Apartments - Lee's Summit

Northeast Douglas Road & Lee's Summit Road
Lee's Summit, Jackson County, Missouri

SHEET TITLE

11C
MEP UNIT PLAN

SHEET NUMBER

UP.11C

HVAC PLAN SYMBOL LEGEND

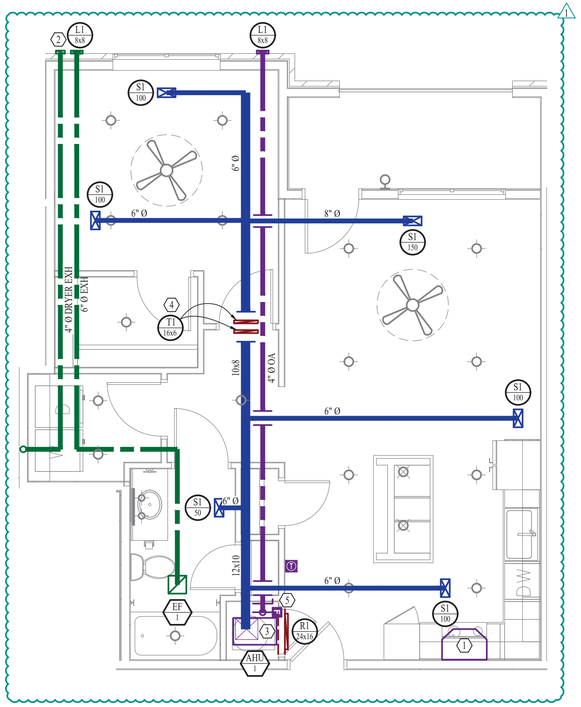
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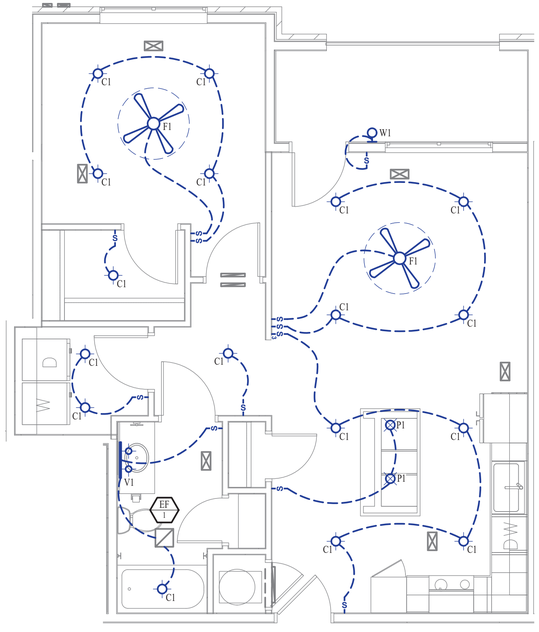
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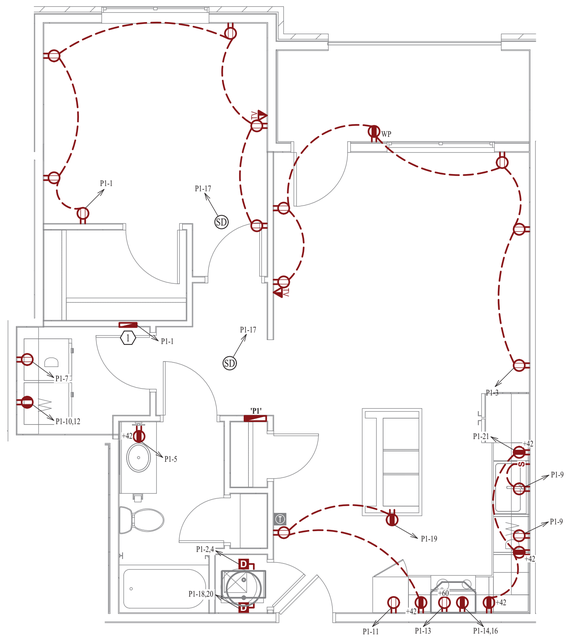
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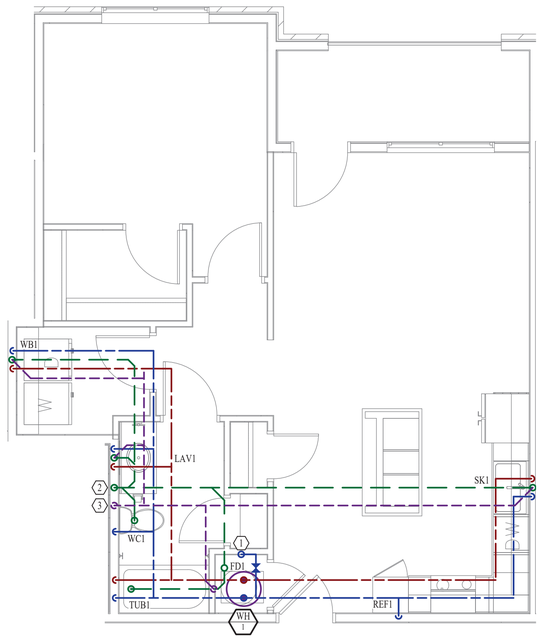
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MEP UNIT PLAN

SHEET NUMBER

UP.11D

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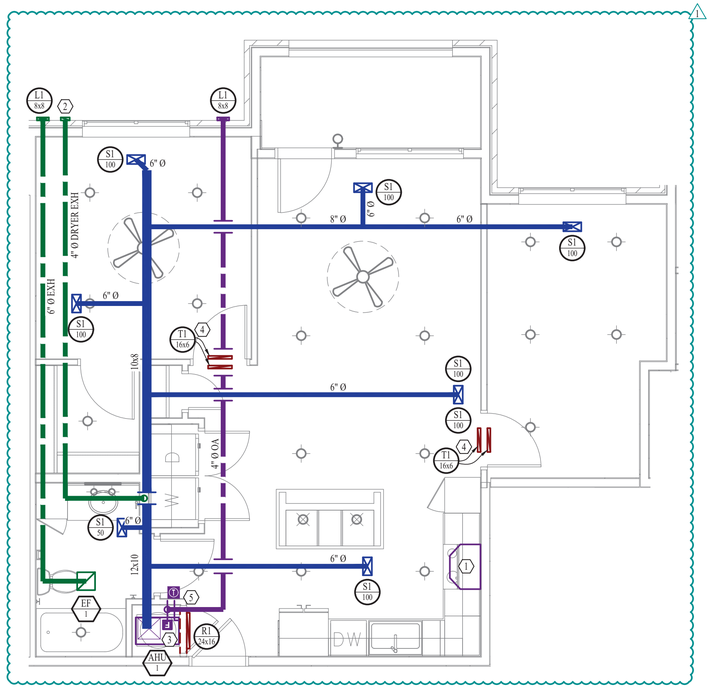
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HVAC PLAN

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

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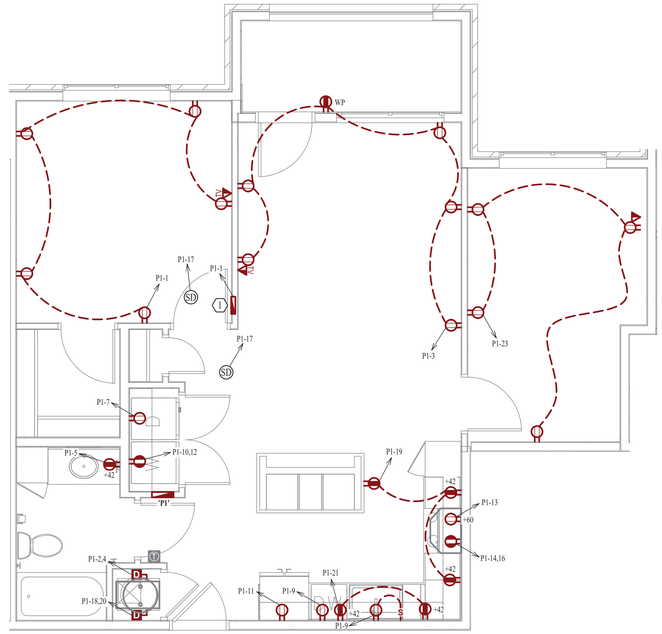
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- DATA / PHONE JACK BOX WITH 1" CONDUIT & CAT6 TO MEDIA PANEL LOCATION (SEE PLAN) (STANDARD @ 18" A.F.F. UNLESS NOTED OTHERWISE)
- D — DISCONNECT
- SD — 120V SMOKE DETECTOR WITH LOW-VOLTAGE CONTACTS WIRED TO SHUT DOWN AHU UPON FIRE DETECTION. COORDINATE WITH HVAC CONTRACTOR.

POWER PLAN GENERAL NOTES:

1. REFER TO E500 & E600 SERIES SHEETS FOR POWER SCHEDULES, DETAILS, ADDITIONAL REQUIREMENTS, ETC.
2. REFER TO M100 SERIES SHEETS FOR CONDENSING UNIT LOCATIONS.
3. VERIFY EACH DATA/RECEPTACLE LOCATION WITH OWNER PRIOR TO INSTALLATION.

POWER PLAN KEY NOTES:

1. MEDIA PANEL LOCATION; DATA/TV WIRING TO TERMINATE AT THIS LOCATION. DETERMINE EXACT LOCATION & DETAILS WITH OWNER PRIOR TO INSTALLATION. OWNER'S SUBCONTRACTOR TO PROVIDE & INSTALL MEDIA PANEL AND PROVIDE/INSTALL/TERMINATE ALL LOW VOLTAGE WIRING.



POWER PLAN

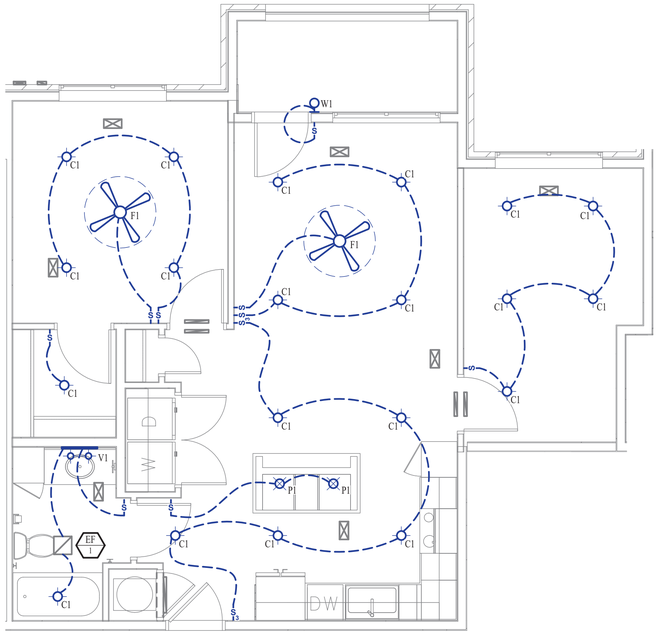
SCALE: 1/4" = 1' - 0"

LIGHTING PLAN SYMBOL LEGEND

- X1 — LIGHTING FIXTURE; "X1" INDICATES FIXTURE TYPE (REFER TO SCHEDULE)
- S / S3 — TOGGLE SWITCH; SWITCH TYPE
- D — DIMMER SWITCH

LIGHTING PLAN GENERAL NOTES:

1. REFER TO E500 & E600 SERIES SHEETS FOR LIGHTING SCHEDULES, DETAILS, ADDITIONAL REQUIREMENTS, ETC.
2. ALL LIGHTING SHOWN SHALL BE ON CIRCUIT P1-15 UNLESS NOTED OTHERWISE.



LIGHTING PLAN

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

PLUMBING PLAN SYMBOL LEGEND

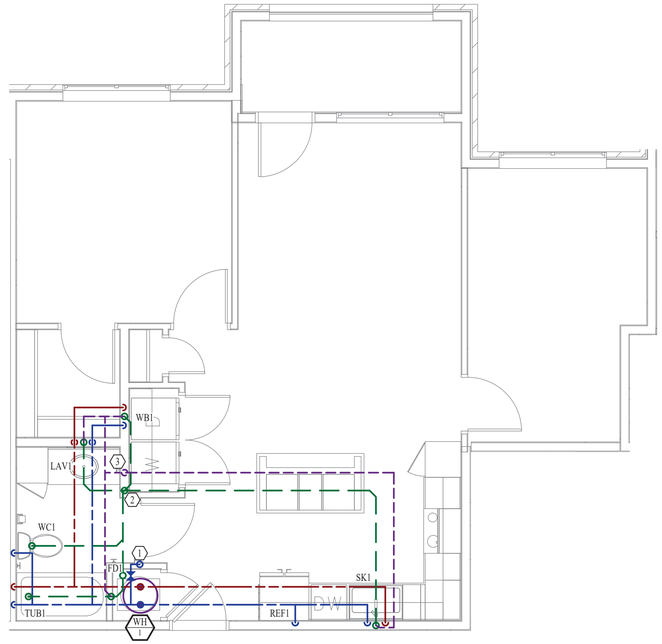
- SANITARY SEWER PIPING
- VENT PIPING
- COLD WATER LINE
- HOT WATER LINE
- VALVE
- PIPING TURNED DOWN / TURNED UP

PLUMBING PLAN GENERAL NOTES:

1. REFER TO P500 SERIES SHEETS FOR PLUMBING SCHEDULES, DETAILS, ADDITIONAL REQUIREMENTS, ETC.
2. REFER TO OVERALL PLUMBING PLAN SHEETS FOR SANITARY PIPING PLANS FOR UNITS ON MAIN LEVEL.
3. ALL PLUMBING LOCATED ON EXTERIOR WALLS SHALL ROUTE WITHIN INSULATION BARRIER.
4. ALL DOMESTIC SUPPLY LINES SERVING MORE THAN (1) FIXTURE SHALL BE ¾" UNLESS NOTED OTHERWISE.
5. ALL SANITARY SEWER PIPING SERVING MORE THAN (1) FIXTURE SHALL BE 3" UNLESS NOTED OTHERWISE.

PLUMBING PLAN KEY NOTES:

1. ¾" CW PIPE UP FROM BELOW WITH SHUT-OFF VALVE IN ACCESSIBLE LOCATION. SEE OVERALL PLUMBING PLANS FOR DETAILS.
2. 3" SANITARY STACK DOWN TO LEVEL BELOW (SEE GENERAL NOTES).
3. 3" SANITARY VENT STACK UP THROUGH ROOF ON FOURTH FLOOR.



PLUMBING PLAN

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

STATE OF MISSOURI
JAMES P. WATSON
NUMBER PE-2015017071
PROFESSIONAL ENGINEER

James Watson, P.E. March 15, 2021
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573 - 234 - 4492 phone
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J2 PROJECT No:	J20055
J2 DESIGN:	ACW

ISSUE TITLE	DATE
PHASE I - PERMIT SET	01 - 07 - 2021
REVISION ONE	03 - 15 - 2021

Mechanical - Electrical - Plumbing Design Drawings for

Aria Apartments - Lee's Summit

Northeast Douglas Road & Lee's Summit Road
Lee's Summit, Jackson County, Missouri

SHEET TITLE

11E
MEP UNIT PLAN

SHEET NUMBER

UP.11E

HVAC PLAN SYMBOL LEGEND

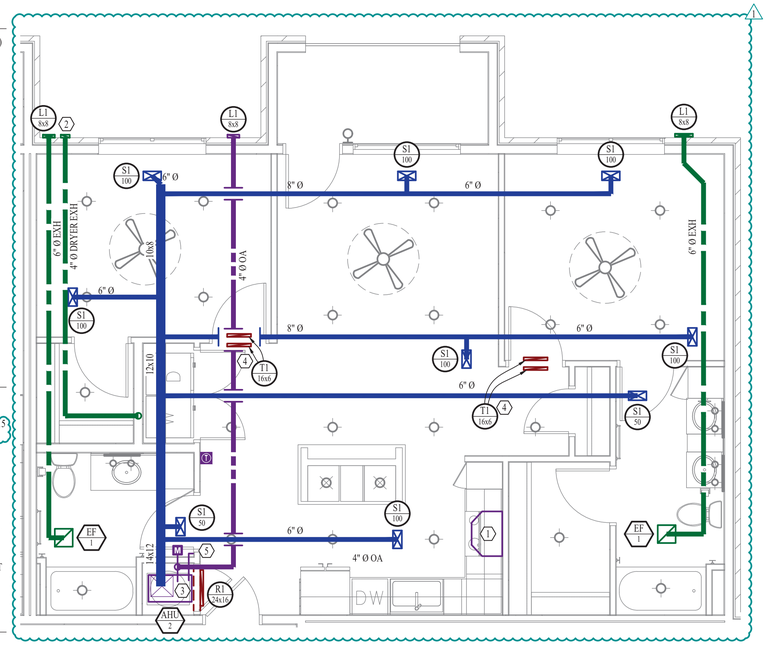
- EQUIPMENT TYPE (REFER TO EQUIPMENT SCHEDULE)
- EQUIPMENT REFERENCE NUMBER
- DIFFUSER/GRILLE TYPE (REFER TO SCHEDULE)
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- CEILING RADIATION DAMPER
- FIRE RATED DAMPER
- THERMOSTAT

HVAC PLAN GENERAL NOTES:

1. REFER TO M500 & M600 SERIES SHEETS FOR HVAC SCHEDULES, DETAILS, ADDITIONAL REQUIREMENTS, ETC.
2. APARTMENT MECHANICAL VENTILATION CALCULATED PER 2015 IMC SECTION 403.
3. REFER TO M100 SERIES SHEETS FOR CONDENSING UNIT LOCATIONS. REFRIGERANT PIPING SHALL ROUTE IN SPACES ABOVE FINISHED CEILINGS AND WITHIN WALL CAVITIES TO REMAIN CONCEALED.
4. SUPPLY DUCTWORK FROM AHU AT FLOOR/CEILING PENETRATION SHALL BE PROTECTED BY A FIRE RADIATION DAMPER. INSTALL PER MANUFACTURER'S SPECIFICATIONS.
5. WRAP ALL DRYER DUCTS WITH FIREMASTER (OR EQUAL) DUCT WRAP.
6. TOTAL DEVELOPED LENGTH OF EXHAUST DUCT SHALL BE INDICATED ON A PERMANENT LABEL WITHIN 6' OF DRYER VENT CONNECTION. TOTAL DEVELOPED LENGTH FOR THIS UNIT IS APPROXIMATELY 30' PER 2018 IMC 504.8.4.

HVAC PLAN KEY NOTES:

1. RESIDENTIAL RECIRCULATION HOOD TO BE SUPPLIED & INSTALLED BY GC.
2. TERMINATE 4" DRYER EXHAUST WITH VENT EQUAL TO DRYER WALL VENT #DWV4.
3. AHU LOCATED ABOVE WATER HEATER, COORDINATE WITH PLUMBING CONTRACTOR. CONDENSATE TO DISCHARGE IN FLOOR DRAIN WITHIN CLOSET. SEE M500 SERIES SHEETS FOR RETURN AIR DETAILS.
4. TRANSFER GRILLE CENTERED ABOVE BOTH SIDES OF DOOR.
5. OA DUCT WITH FIRE-DAMPER AT CEILING PENETRATION & BALANCE DAMPER IN MECHANICAL ROOM, BALANCE OA AMOUNT TO 52 CFM.



HVAC PLAN

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

POWER PLAN SYMBOL LEGEND

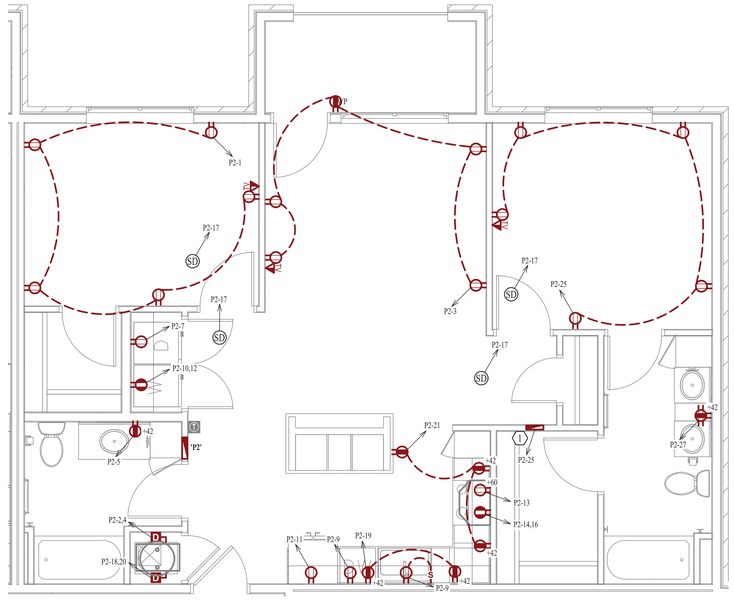
- CIRCUIT WIRING
- PX-XX — CIRCUIT TAG
- JUNCTION BOX
- XX +42 — RECEPTACLE; INDICATES MOUNTING HEIGHT TO BOTTOM OF BOX (STD @ 18" AFF UNLESS NOTED OTHERWISE); "WP" = WEATHERPROOF OUTDOOR RECEPTACLE
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POWER PLAN

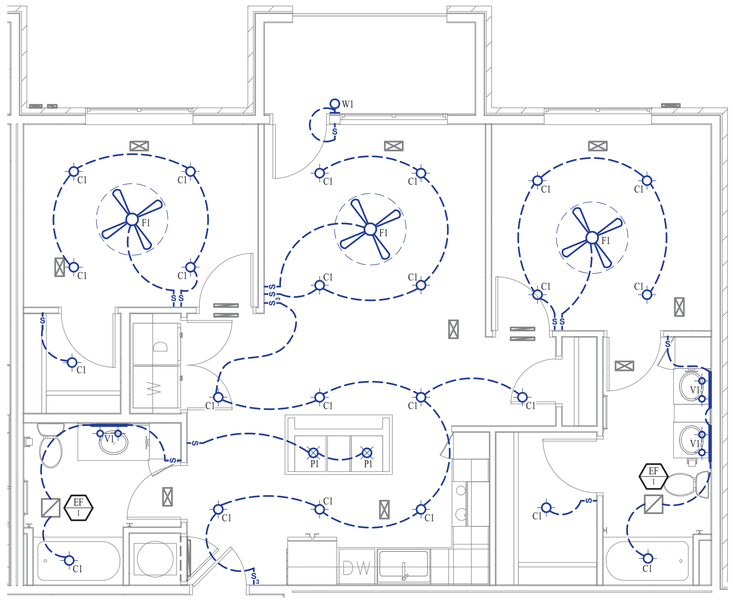
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- S1 — TOGGLE SWITCH; SWITCH TYPE
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LIGHTING PLAN GENERAL NOTES:

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2. ALL LIGHTING SHOWN SHALL BE ON CIRCUIT P2-15 UNLESS NOTED OTHERWISE.



LIGHTING PLAN

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PLUMBING PLAN SYMBOL LEGEND

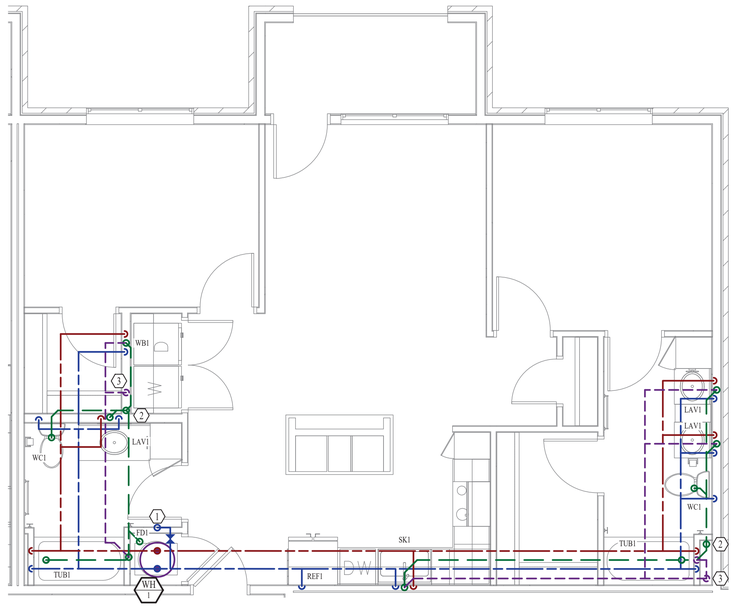
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- HOT WATER LINE
- VALVE
- PIPING TURNED DOWN / TURNED UP

PLUMBING PLAN GENERAL NOTES:

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2. REFER TO OVERALL PLUMBING PLAN SHEETS FOR SANITARY PIPING PLANS FOR UNITS ON MAIN LEVEL.
3. ALL PLUMBING LOCATED ON EXTERIOR WALLS SHALL ROUTE WITHIN INSULATION BARRIER.
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PLUMBING PLAN

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J2 PROJECT No:	J20055
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Mechanical - Electrical - Plumbing Design Drawings for

Aria Apartments - Lee's Summit

Northeast Douglas Road & Lee's Summit Road
Lee's Summit, Jackson County, Missouri

SHEET TITLE

22A
MEP UNIT PLAN

SHEET NUMBER

UP.22A

HVAC PLAN SYMBOL LEGEND

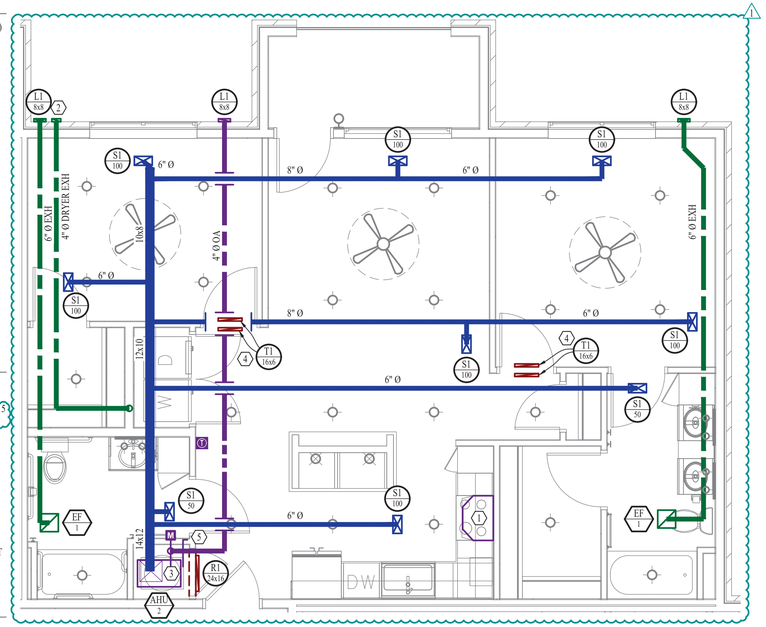
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HVAC PLAN GENERAL NOTES:

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2. APARTMENT MECHANICAL VENTILATION CALCULATED PER 2015 IMC SECTION 403.
3. REFER TO M100 SERIES SHEETS FOR CONDENSING UNIT LOCATIONS. REFRIGERANT PIPING SHALL ROUTE IN SPACES ABOVE FINISHED CEILINGS AND WITHIN WALL CAVITIES TO REMAIN CONCEALED.
4. SUPPLY DUCTWORK FROM AHU AT FLOOR/CEILING PENETRATION SHALL BE PROTECTED BY A FIRE RADIATION DAMPER. INSTALL PER MANUFACTURER'S SPECIFICATIONS.
5. WRAP ALL DRYER DUCTS WITH FIREMASTER (OR EQUAL) DUCT WRAP.
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4. TRANSFER GRILLE CENTERED ABOVE BOTH SIDES OF DOOR.
5. OA DUCT WITH FIRE-DAMPER AT CEILING PENETRATION & BALANCE DAMPER IN MECHANICAL ROOM, BALANCE OA AMOUNT TO 52 CFM.



HVAC PLAN

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

POWER PLAN SYMBOL LEGEND

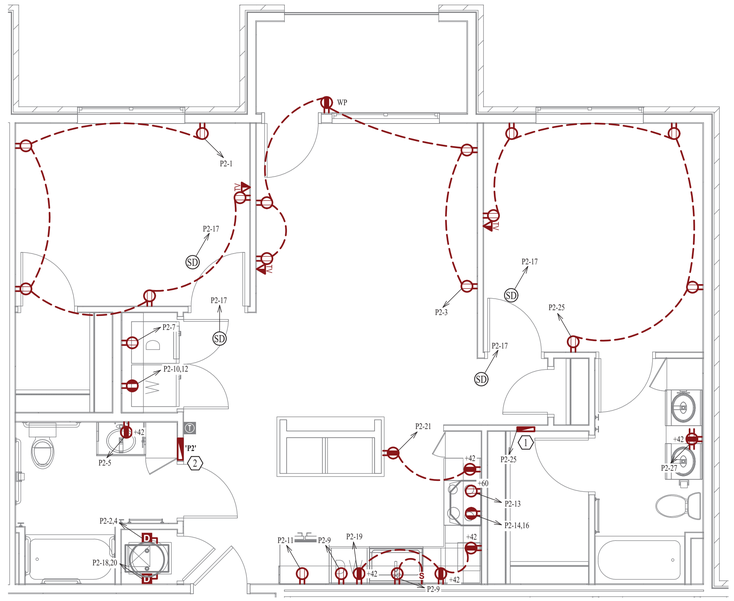
- CIRCUIT WIRING
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POWER PLAN GENERAL NOTES:

1. REFER TO E500 & E600 SERIES SHEETS FOR POWER SCHEDULES, DETAILS, ADDITIONAL REQUIREMENTS, ETC.
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3. VERIFY EACH DATA/RECEPTACLE LOCATION WITH OWNER PRIOR TO INSTALLATION.

POWER PLAN KEY NOTES:

1. MEDIA PANEL LOCATION; DATA/TV WIRING TO TERMINATE AT THIS LOCATION. DETERMINE EXACT LOCATION & DETAILS WITH OWNER PRIOR TO INSTALLATION. OWNER'S SUBCONTRACTOR TO PROVIDE & INSTALL MEDIA PANEL AND PROVIDE/INSTALL/TERMINATE ALL LOW VOLTAGE WIRING.
2. ELECTRICAL PANEL MOUNTING HEIGHT MUST MEET ADA ACCESSIBILITY REQUIREMENTS; REFER TO ARCHITECTURAL PLANS.



POWER PLAN

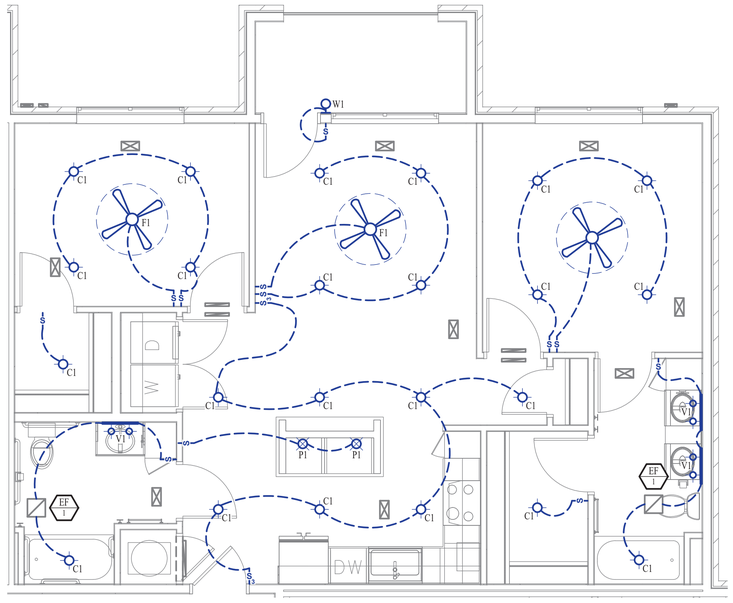
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- X1 — LIGHTING FIXTURE; "X1" INDICATES FIXTURE TYPE (REFER TO SCHEDULE)
- S1 — TOGGLE SWITCH; SWITCH TYPE
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LIGHTING PLAN GENERAL NOTES:

1. REFER TO E500 & E600 SERIES SHEETS FOR LIGHTING SCHEDULES, DETAILS, ADDITIONAL REQUIREMENTS, ETC.
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LIGHTING PLAN

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PLUMBING PLAN SYMBOL LEGEND

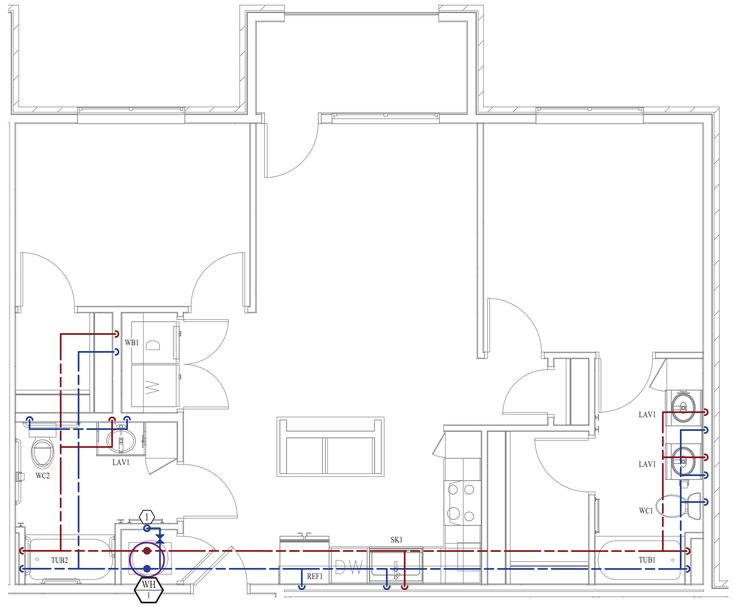
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PLUMBING PLAN GENERAL NOTES:

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2. REFER TO OVERALL PLUMBING PLAN SHEETS FOR SANITARY PIPING PLANS FOR UNITS ON MAIN LEVEL.
3. ALL PLUMBING LOCATED ON EXTERIOR WALLS SHALL ROUTE WITHIN INSULATION BARRIER.
4. UNITS 22A-ACC ARE LOCATED WITHIN ALL 'A' BUILDINGS ON 1ST FLOOR (CONFIRM WITH ARCHITECT). REFER TO OVERALL SANITARY PLANS FOR SANITARY SEWER & VENT ROUTING WITHIN 22A-ACC UNITS (SANITARY & VENT STACKS ALIGN WITHIN 22A & 22-ACC UNITS).

PLUMBING PLAN KEY NOTES:

1. ½" CW PIPE UP FROM BELOW WITH SHUT-OFF VALVE IN ACCESSIBLE LOCATION. SEE OVERALL PLUMBING PLANS FOR DETAILS.
2. 3" SANITARY STACK DOWN TO LEVEL BELOW (SEE GENERAL NOTES).
3. 3" SANITARY VENT STACK UP THROUGH ROOF ON FOURTH FLOOR.



PLUMBING PLAN

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

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SHEET TITLE

22A-ACC MEP UNIT PLAN

SHEET NUMBER

UP.22A-ACC

HVAC PLAN SYMBOL LEGEND

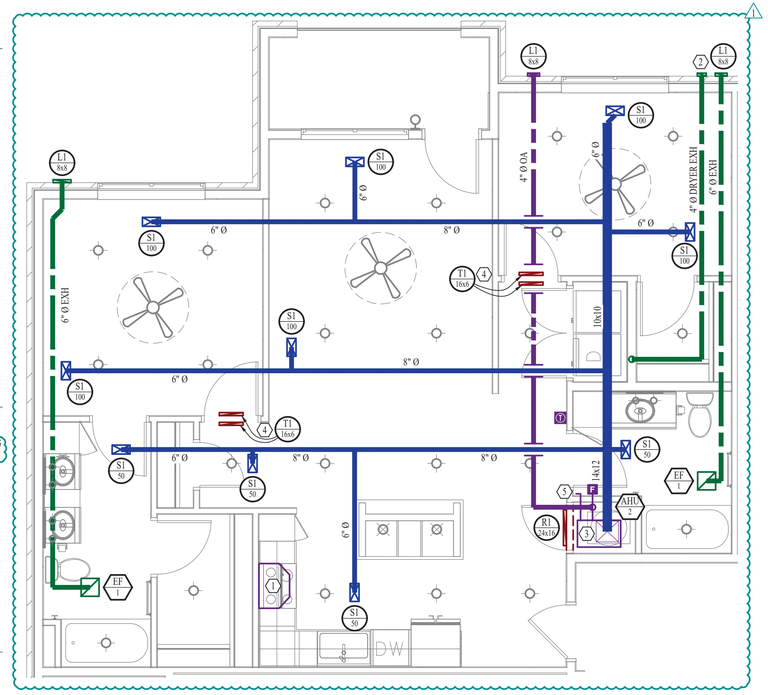
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HVAC PLAN

SCALE: ¼" = 1' - 0"

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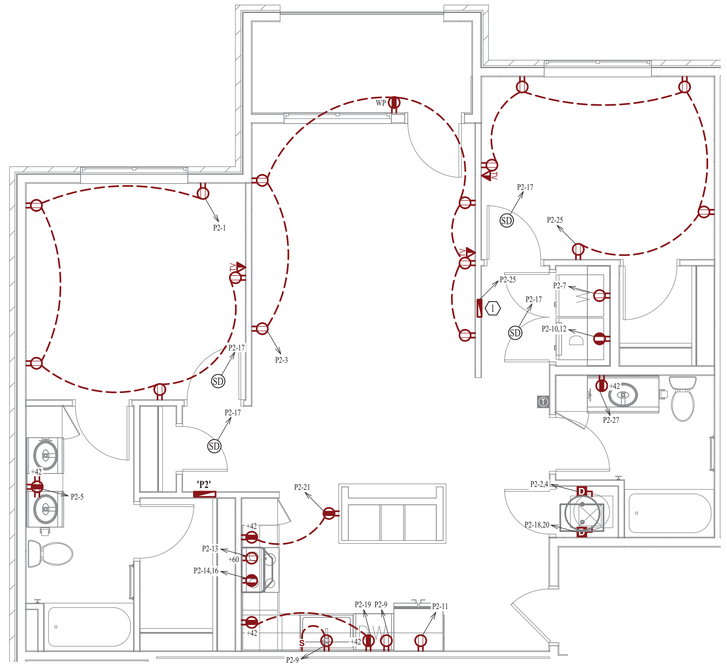
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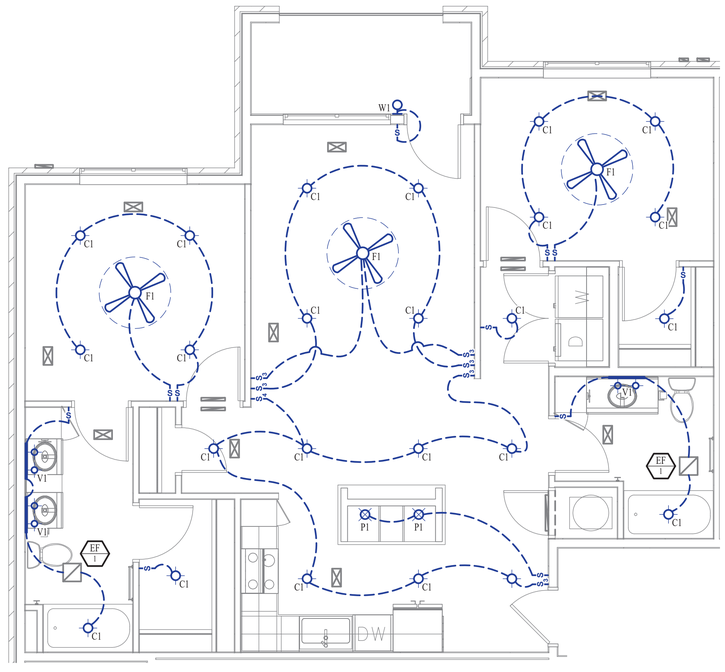
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- D1 — DIMMER SWITCH

LIGHTING PLAN GENERAL NOTES:

1. REFER TO E500 & E600 SERIES SHEETS FOR LIGHTING SCHEDULES, DETAILS, ADDITIONAL REQUIREMENTS, ETC.
2. ALL LIGHTING SHOWN SHALL BE ON CIRCUIT P2-15 UNLESS NOTED OTHERWISE.



LIGHTING PLAN

SCALE: ¼" = 1' - 0"

PLUMBING PLAN SYMBOL LEGEND

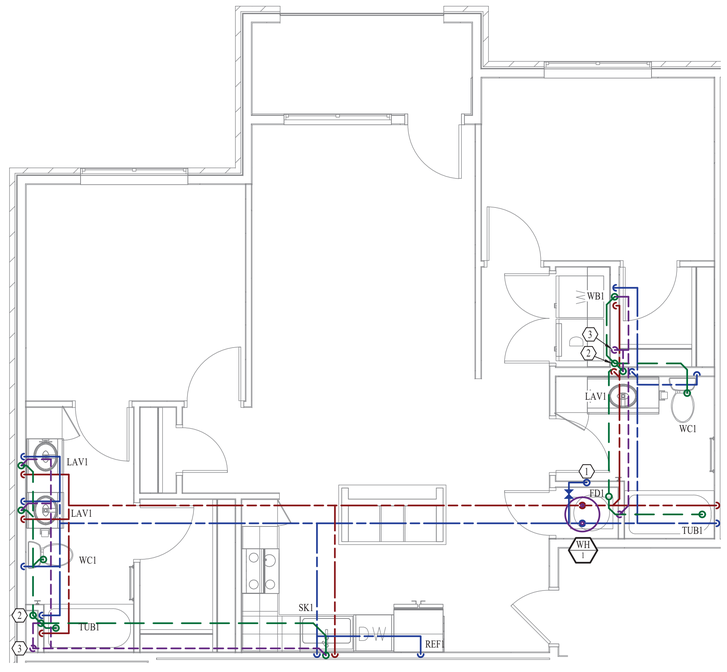
- SANITARY SEWER PIPING
- VENT PIPING
- COLD WATER LINE
- HOT WATER LINE
- VALVE
- PIPING TURNED DOWN / TURNED UP

PLUMBING PLAN GENERAL NOTES:

1. REFER TO P500 SERIES SHEETS FOR PLUMBING SCHEDULES, DETAILS, ADDITIONAL REQUIREMENTS, ETC.
2. REFER TO OVERALL PLUMBING PLAN SHEETS FOR SANITARY PIPING PLANS FOR UNITS ON MAIN LEVEL.
3. ALL PLUMBING LOCATED ON EXTERIOR WALLS SHALL ROUTE WITHIN INSULATION BARRIER.

PLUMBING PLAN KEY NOTES:

1. ¾" CW PIPE UP FROM BELOW WITH SHUT-OFF VALVE IN ACCESSIBLE LOCATION. SEE OVERALL PLUMBING PLANS FOR DETAILS.
2. 3" SANITARY STACK DOWN TO LEVEL BELOW (SEE GENERAL NOTES).
3. 3" SANITARY VENT STACK UP THROUGH ROOF ON FOURTH FLOOR.



PLUMBING PLAN

SCALE: ¼" = 1' - 0"

STATE OF MISSOURI
JAMES P. WATSON
NUMBER PE-2015017071
PROFESSIONAL ENGINEER

James Watson, P.E. March 15, 2021
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MO Certificate of Authority # 2018029680

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J2 PROJECT No:	J20055
J2 DESIGN:	ACW

ISSUE TITLE	DATE
PHASE I - PERMIT SET	01 - 07 - 2021
REVISION ONE	03 - 15 - 2021

Mechanical - Electrical - Plumbing Design Drawings for

Aria Apartments - Lee's Summit

Northeast Douglas Road & Lee's Summit Road
Lee's Summit, Jackson County, Missouri

SHEET TITLE

22B
MEP UNIT PLAN

SHEET NUMBER

UP.22B

HVAC PLAN SYMBOL LEGEND

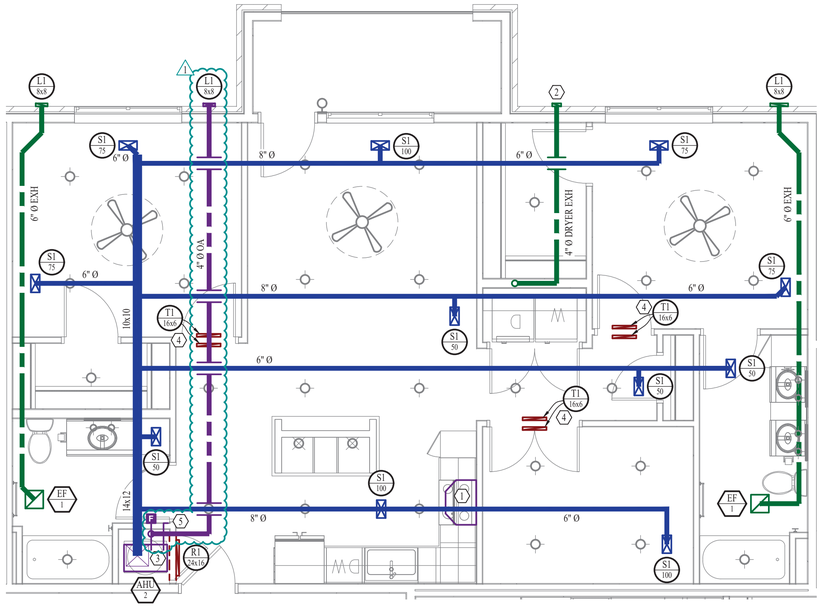
- EQUIPMENT TYPE (REFER TO EQUIPMENT SCHEDULE)
- EQUIPMENT REFERENCE NUMBER
- DIFFUSER/GRILLE TYPE (REFER TO SCHEDULE)
- CUBIC FEET PER MINUTE (CFM) / FACE SIZE
- SUPPLY DUCTWORK
- RETURN DUCTWORK
- EXHAUST DUCTWORK
- SUPPLY DIFFUSER
- RETURN DIFFUSER
- BALANCE DAMPER
- CEILING RADIATION DAMPER
- FIRE RATED DAMPER
- THERMOSTAT

HVAC PLAN GENERAL NOTES:

1. REFER TO M500 & M600 SERIES SHEETS FOR HVAC SCHEDULES, DETAILS, ADDITIONAL REQUIREMENTS, ETC.
2. APARTMENT MECHANICAL VENTILATION CALCULATED PER 2015 IMC SECTION 403.
3. REFER TO M100 SERIES SHEETS FOR CONDENSING UNIT LOCATIONS. REFRIGERANT PIPING SHALL ROUTE IN SPACES ABOVE FINISHED CEILINGS AND WITHIN WALL CAVITIES TO REMAIN CONCEALED.
4. SUPPLY DUCTWORK FROM AHU AT FLOOR/CEILING PENETRATION SHALL BE PROTECTED BY A FIRE RADIATION DAMPER. INSTALL PER MANUFACTURER'S SPECIFICATIONS.
5. WRAP ALL DRYER DUCTS WITH FIREMASTER (OR EQUAL) DUCT WRAP.
6. TOTAL DEVELOPED LENGTH OF EXHAUST DUCT SHALL BE INDICATED ON A PERMANENT LABEL WITHIN 6' OF DRYER VENT CONNECTION. TOTAL DEVELOPED LENGTH FOR THIS UNIT IS APPROXIMATELY 20' PER 2018 IMC 504.8.4.

HVAC PLAN KEY NOTES:

1. RESIDENTIAL RECIRCULATION HOOD TO BE SUPPLIED & INSTALLED BY GC.
2. TERMINATE 4" DRYER EXHAUST WITH VENT EQUAL TO DRYER WALL VENT #DWV4.
3. AHU LOCATED ABOVE WATER HEATER, COORDINATE WITH PLUMBING CONTRACTOR. CONDENSATE TO DISCHARGE IN FLOOR DRAIN WITHIN CLOSET. SEE M500 SERIES SHEETS FOR RETURN AIR DETAILS.
4. TRANSFER GRILLE CENTERED ABOVE BOTH SIDES OF DOOR.
5. OA DUCT WITH FIRE-DAMPER AT CEILING PENETRATION & BALANCE DAMPER IN MECHANICAL ROOM, BALANCE OA AMOUNT TO 60 CFM.



HVAC PLAN

SCALE: ¼" = 1' - 0"

PLUMBING PLAN SYMBOL LEGEND

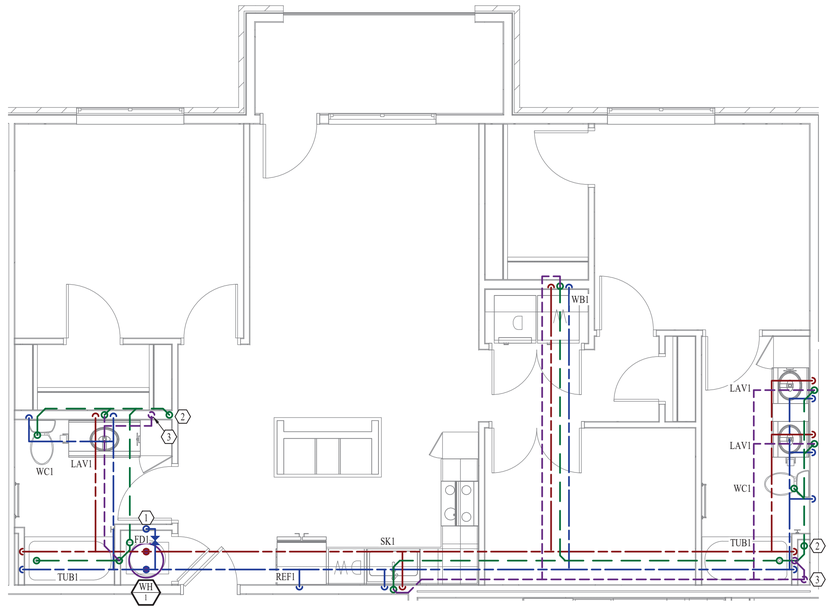
- SANITARY SEWER PIPING
- VENT PIPING
- COLD WATER LINE
- HOT WATER LINE
- VALVE
- PIPING TURNED DOWN / TURNED UP

PLUMBING PLAN GENERAL NOTES:

1. REFER TO P500 SERIES SHEETS FOR PLUMBING SCHEDULES, DETAILS, ADDITIONAL REQUIREMENTS, ETC.
2. REFER TO OVERALL PLUMBING PLAN SHEETS FOR SANITARY PIPING PLANS FOR UNITS ON MAIN LEVEL.
3. ALL PLUMBING LOCATED ON EXTERIOR WALLS SHALL ROUTE WITHIN INSULATION BARRIER.
4. ALL DOMESTIC SUPPLY LINES SERVING MORE THAN (1) FIXTURE SHALL BE ¾" UNLESS NOTED OTHERWISE.
5. ALL SANITARY SEWER PIPING SERVING MORE THAN (1) FIXTURE SHALL BE 3" UNLESS NOTED OTHERWISE.

PLUMBING PLAN KEY NOTES:

1. ¾" CW PIPE UP FROM BELOW WITH SHUT-OFF VALVE IN ACCESSIBLE LOCATION. SEE OVERALL PLUMBING PLANS FOR DETAILS.
2. 3" SANITARY STACK DOWN TO LEVEL BELOW (SEE GENERAL NOTES).
3. 3" SANITARY VENT STACK UP THROUGH ROOF ON FOURTH FLOOR.



PLUMBING PLAN

SCALE: ¼" = 1' - 0"

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Mechanical - Electrical - Plumbing Design Drawings for

Aria Apartments - Lee's Summit

Northeast Douglas Road & Lee's Summit Road
Lee's Summit, Jackson County, Missouri

SHEET TITLE

22C
MEP UNIT PLAN

SHEET NUMBER

UP.22C

HVAC PLAN SYMBOL LEGEND

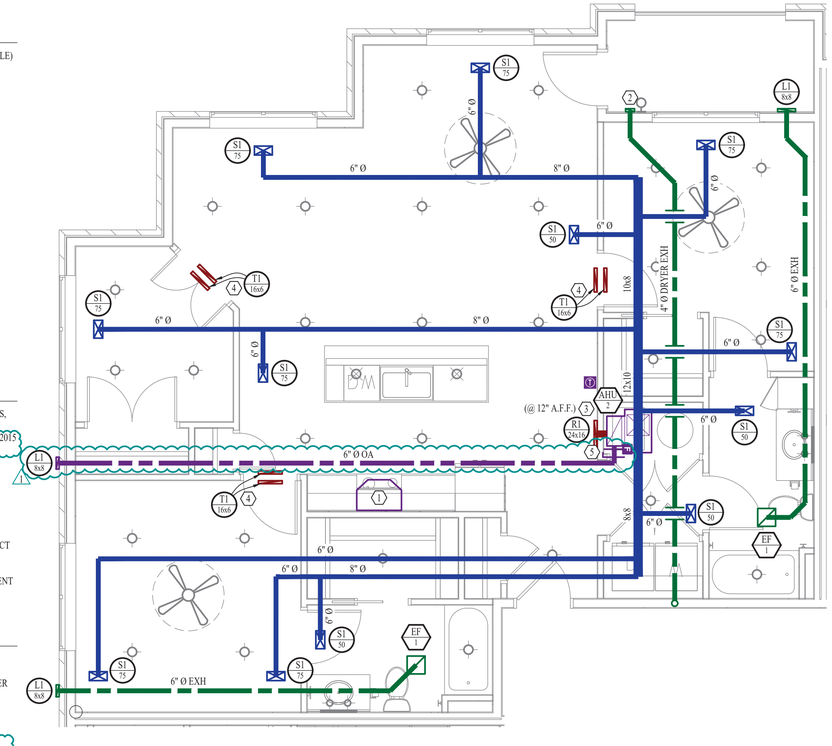
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- X / # — DIFFUSER/GRILLE TYPE (REFER TO SCHEDULE) / CUBIC FEET PER MINUTE (CFM) / FACE SIZE
- SUPPLY DUCTWORK
- RETURN DUCTWORK
- EXHAUST DUCTWORK
- SUPPLY DIFFUSER
- RETURN DIFFUSER
- BALANCE DAMPER
- CEILING RADIATION DAMPER
- FIRE RATED DAMPER
- THERMOSTAT

HVAC PLAN GENERAL NOTES:

1. REFER TO M500 & M600 SERIES SHEETS FOR HVAC SCHEDULES, DETAILS, ADDITIONAL REQUIREMENTS, ETC.
2. APARTMENT MECHANICAL VENTILATION CALCULATED PER 2015 IMC SECTION 403.
3. REFER TO M100 SERIES SHEETS FOR CONDENSING UNIT LOCATIONS. REFRIGERANT PIPING SHALL ROUTE IN SPACES ABOVE FINISHED CEILINGS AND WITHIN WALL CAVITIES TO REMAIN CONCEALED.
4. SUPPLY DUCTWORK FROM AHU AT FLOOR/CEILING PENETRATION SHALL BE PROTECTED BY A FIRE RADIATION DAMPER. INSTALL PER MANUFACTURER'S SPECIFICATIONS.
5. WRAP ALL DRYER DUCTS WITH FIREMASTER (OR EQUAL) DUCT WRAP.
6. TOTAL DEVELOPED LENGTH OF EXHAUST DUCT SHALL BE INDICATED ON A PERMANENT LABEL WITHIN 6' OF DRYER VENT CONNECTION. TOTAL DEVELOPED LENGTH FOR THIS UNIT IS APPROXIMATELY 40' PER 2018 IMC 504.8.4.

HVAC PLAN KEY NOTES:

1. RESIDENTIAL RECIRCULATION HOOD TO BE SUPPLIED & INSTALLED BY GC.
2. TERMINATE 4" DRYER EXHAUST WITH VENT EQUAL TO DRYER WALL VENT #DWV4.
3. 14x12 RETURN AIR DUCT THRU WALL TO RETURN GRILLE.
4. TRANSFER GRILLE CENTERED ABOVE BOTH SIDES OF DOOR.
5. OA DUCT WITH FIRE-DAMPER AT CEILING PENETRATION & BALANCE DAMPER AT RETURN DUCT CONNECTION, BALANCE OA AMOUNT TO 66 CFM.



HVAC PLAN

SCALE: ¼" = 1' - 0"

PLUMBING PLAN SYMBOL LEGEND

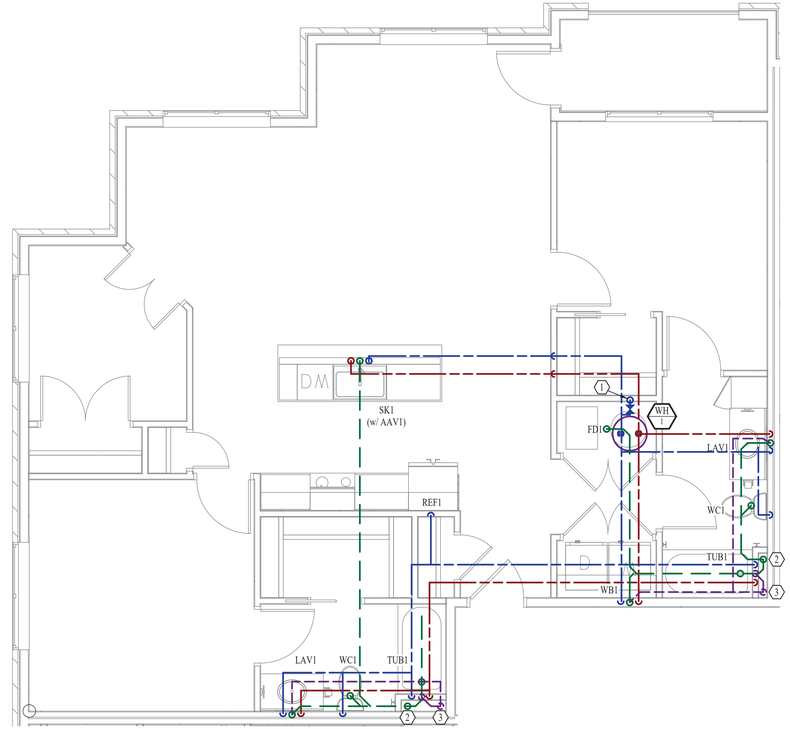
- SANITARY SEWER PIPING
- VENT PIPING
- COLD WATER LINE
- HOT WATER LINE
- VALVE
- PIPING TURNED DOWN / TURNED UP

PLUMBING PLAN GENERAL NOTES:

1. REFER TO P500 SERIES SHEETS FOR PLUMBING SCHEDULES, DETAILS, ADDITIONAL REQUIREMENTS, ETC.
2. REFER TO OVERALL PLUMBING PLAN SHEETS FOR SANITARY PIPING PLANS FOR UNITS ON MAIN LEVEL.
3. ALL PLUMBING LOCATED ON EXTERIOR WALLS SHALL ROUTE WITHIN INSULATION BARRIER.
4. ALL DOMESTIC SUPPLY LINES SERVING MORE THAN (1) FIXTURE SHALL BE ¾" UNLESS NOTED OTHERWISE.
5. ALL SANITARY SEWER PIPING SERVING MORE THAN (1) FIXTURE SHALL BE 3" UNLESS NOTED OTHERWISE.

PLUMBING PLAN KEY NOTES:

1. ¾" CW PIPE UP FROM BELOW WITH SHUT-OFF VALVE IN ACCESSIBLE LOCATION. SEE OVERALL PLUMBING PLANS FOR DETAILS.
2. 3" SANITARY STACK DOWN TO LEVEL BELOW (SEE GENERAL NOTES).
3. 3" SANITARY VENT STACK UP THROUGH ROOF ON FOURTH FLOOR.



PLUMBING PLAN

SCALE: ¼" = 1' - 0"

JAMES P. WATSON
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Mechanical - Electrical - Plumbing Design Drawings for

Aria Apartments - Lee's Summit

Northeast Douglas Road & Lee's Summit Road
Lee's Summit, Jackson County, Missouri

SHEET TITLE

22D
MEP UNIT PLAN

SHEET NUMBER

UP.22D

HVAC PLAN SYMBOL LEGEND

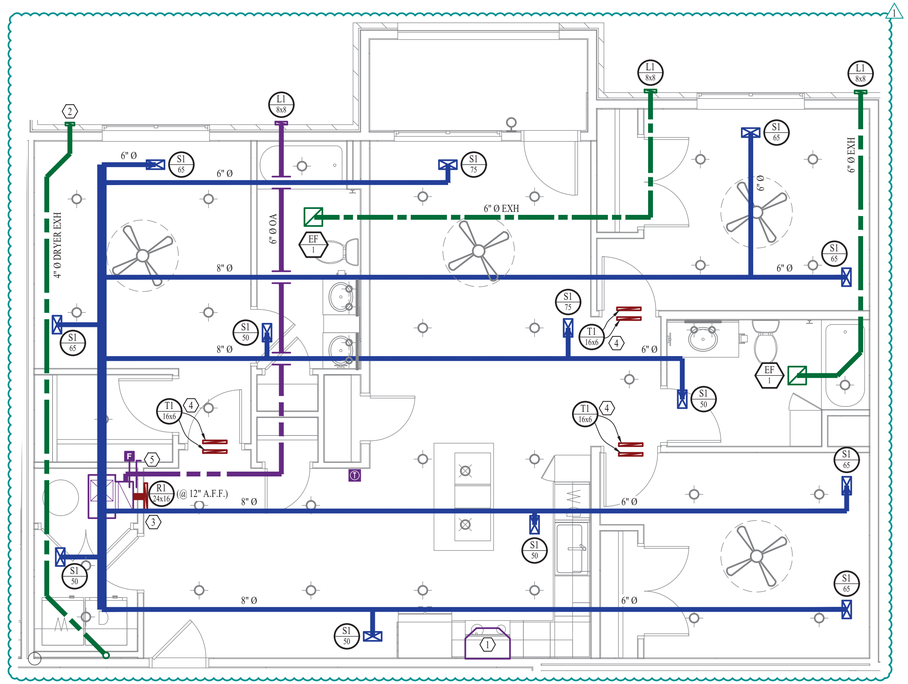
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- BALANCE DAMPER
- CEILING RADIATION DAMPER
- FIRE RATED DAMPER
- THERMOSTAT

HVAC PLAN GENERAL NOTES:

1. REFER TO M500 & M600 SERIES SHEETS FOR HVAC SCHEDULES, DETAILS, ADDITIONAL REQUIREMENTS, ETC.
2. APARTMENT MECHANICAL VENTILATION CALCULATED PER 2015 IMC SECTION 403.
3. REFER TO M100 SERIES SHEETS FOR CONDENSING UNIT LOCATIONS. REFRIGERANT PIPING SHALL ROUTE IN SPACES ABOVE FINISHED CEILINGS AND WITHIN WALL CAVITIES TO REMAIN CONCEALED.
4. SUPPLY DUCTWORK FROM AHU AT FLOOR/CEILING PENETRATION SHALL BE PROTECTED BY A FIRE RADIATION DAMPER. INSTALL PER MANUFACTURER'S SPECIFICATIONS.
5. WRAP ALL DRYER DUCTS WITH FIREMASTER (OR EQUAL) DUCT WRAP.
6. TOTAL DEVELOPED LENGTH OF EXHAUST DUCT SHALL BE INDICATED ON A PERMANENT LABEL WITHIN 6' OF DRYER VENT CONNECTION. TOTAL DEVELOPED LENGTH FOR THIS UNIT IS APPROXIMATELY 45' PER 2018 IMC 504.8.4.

HVAC PLAN KEY NOTES:

1. RESIDENTIAL RECIRCULATION HOOD TO BE SUPPLIED & INSTALLED BY GC.
2. TERMINATE 4" DRYER EXHAUST WITH VENT EQUAL TO DRYER WALL VENT #DWV4.
3. 14x12 RETURN DUCT THRU WALL TO RETURN GRILLE.
4. TRANSFER GRILLE CENTERED ABOVE BOTH SIDES OF DOOR.
5. OA DUCT WITH FIRE-DAMPER AT CEILING PENETRATION & BALANCE DAMPER AT RETURN DUCT CONNECTION, BALANCE OA AMOUNT TO 74 CFM.



HVAC PLAN

SCALE: ¼" = 1' - 0"

PLUMBING PLAN SYMBOL LEGEND

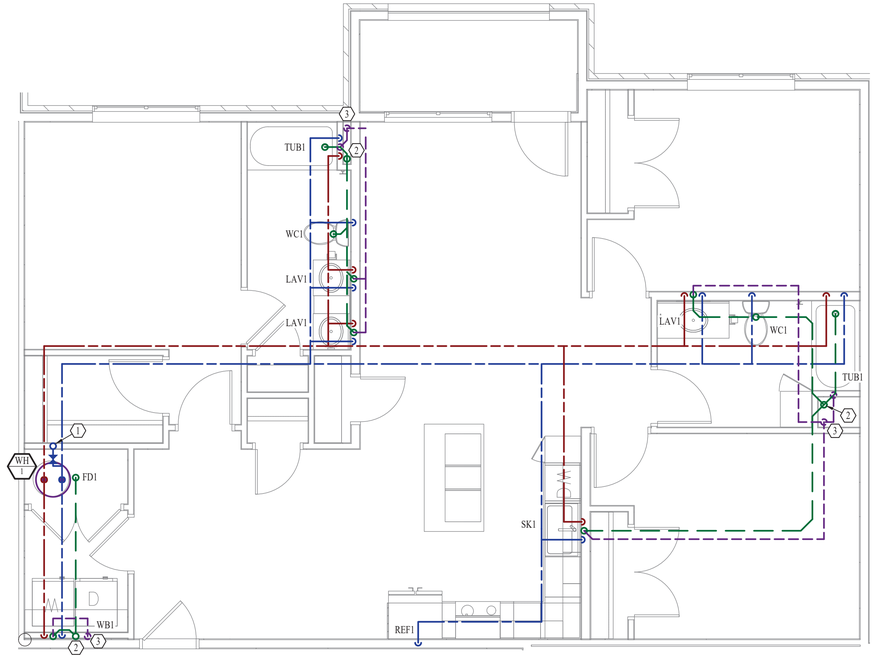
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- COLD WATER LINE
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- VALVE
- PIPING TURNED DOWN / TURNED UP

PLUMBING PLAN GENERAL NOTES:

1. REFER TO P500 SERIES SHEETS FOR PLUMBING SCHEDULES, DETAILS, ADDITIONAL REQUIREMENTS, ETC.
2. REFER TO OVERALL PLUMBING PLAN SHEETS FOR SANITARY PIPING PLANS FOR UNITS ON MAIN LEVEL.
3. ALL PLUMBING LOCATED ON EXTERIOR WALLS SHALL ROUTE WITHIN INSULATION BARRIER.
4. ALL DOMESTIC SUPPLY LINES SERVING MORE THAN (1) FIXTURE SHALL BE ¾" UNLESS NOTED OTHERWISE.
5. ALL SANITARY SEWER PIPING SERVING MORE THAN (1) FIXTURE SHALL BE 3" UNLESS NOTED OTHERWISE.

PLUMBING PLAN KEY NOTES:

1. ¾" CW PIPE UP FROM BELOW WITH SHUT-OFF VALVE IN ACCESSIBLE LOCATION. SEE OVERALL PLUMBING PLANS FOR DETAILS.
2. 3" SANITARY STACK DOWN TO LEVEL BELOW (SEE GENERAL NOTES).
3. 3" SANITARY VENT STACK UP THROUGH ROOF ON FOURTH FLOOR.



PLUMBING PLAN

SCALE: ¼" = 1' - 0"

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Mechanical - Electrical - Plumbing Design Drawings for

Aria Apartments - Lee's Summit

Northeast Douglas Road & Lee's Summit Road
Lee's Summit, Jackson County, Missouri

SHEET TITLE

32A
MEP UNIT PLAN

SHEET NUMBER

UP.32A

HVAC PLAN SYMBOL LEGEND

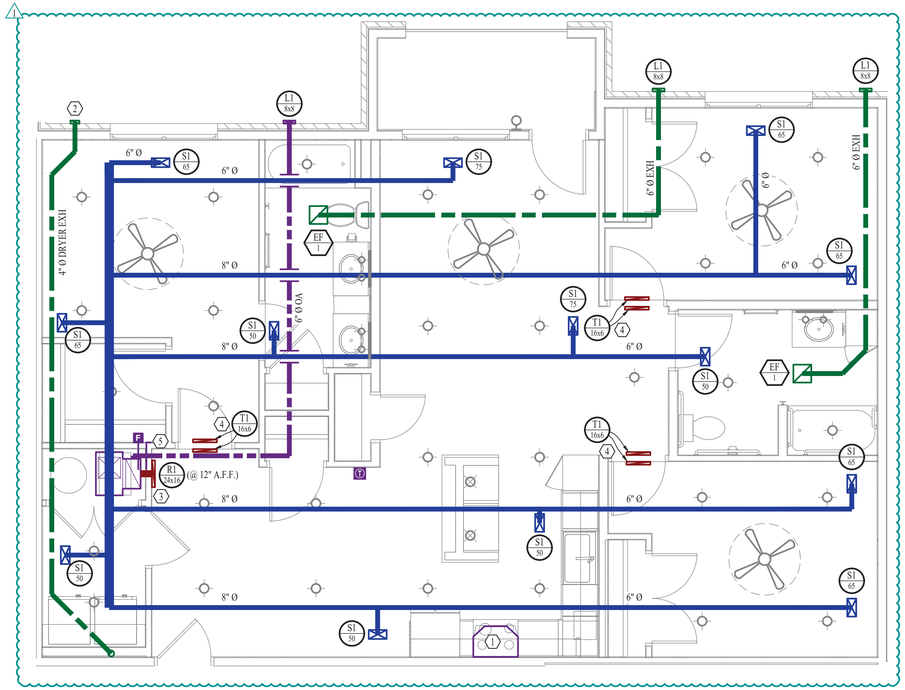
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- FIRE RATED DAMPER
- THERMOSTAT

HVAC PLAN GENERAL NOTES:

1. REFER TO M500 & M600 SERIES SHEETS FOR HVAC SCHEDULES, DETAILS, ADDITIONAL REQUIREMENTS, ETC.
2. APARTMENT MECHANICAL VENTILATION CALCULATED PER 2015 IMC SECTION 403.
3. REFER TO M100 SERIES SHEETS FOR CONDENSING UNIT LOCATIONS. REFRIGERANT PIPING SHALL ROUTE IN SPACES ABOVE FINISHED CEILINGS AND WITHIN WALL CAVITIES TO REMAIN CONCEALED.
4. SUPPLY DUCTWORK FROM AHU AT FLOOR/CEILING PENETRATION SHALL BE PROTECTED BY A FIRE RADIATION DAMPER. INSTALL PER MANUFACTURER'S SPECIFICATIONS.
5. WRAP ALL DRYER DUCTS WITH FIREMASTER (OR EQUAL) DUCT WRAP.
6. TOTAL DEVELOPED LENGTH OF EXHAUST DUCT SHALL BE INDICATED ON A PERMANENT LABEL WITHIN 6' OF DRYER VENT CONNECTION. TOTAL DEVELOPED LENGTH FOR THIS UNIT IS APPROXIMATELY 45' PER 2018 IMC 504.8.4.

HVAC PLAN KEY NOTES:

1. RESIDENTIAL RECIRCULATION HOOD TO BE SUPPLIED & INSTALLED BY GC.
2. TERMINATE 4" DRYER EXHAUST WITH VENT EQUAL TO DRYER WALL VENT #DWV4.
3. 14x12 RETURN DUCT THRU WALL TO RETURN GRILLE.
4. TRANSFER GRILLE CENTERED ABOVE BOTH SIDES OF DOOR.
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HVAC PLAN

SCALE: ¼" = 1' - 0"

PLUMBING PLAN SYMBOL LEGEND

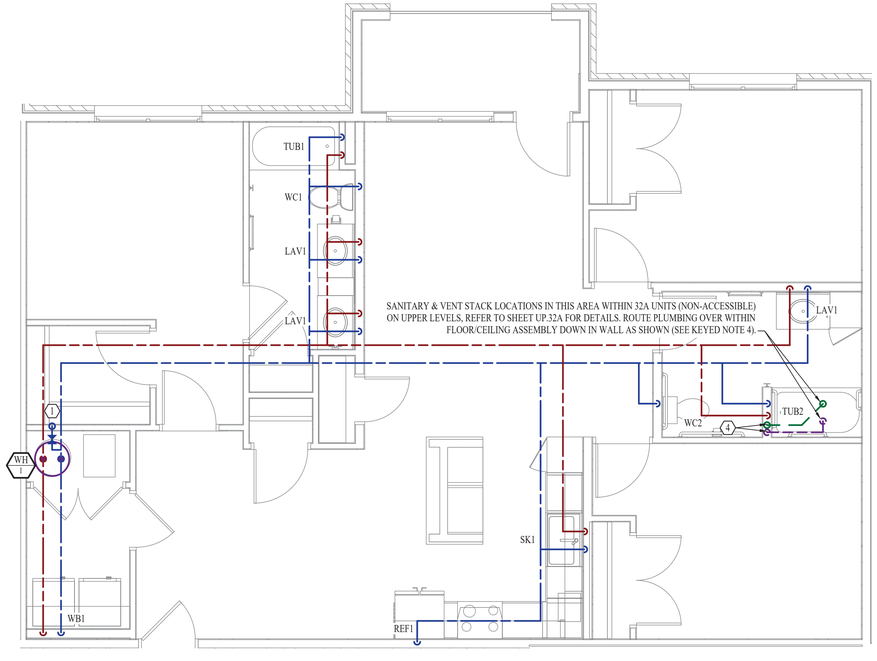
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- PIPING TURNED DOWN / TURNED UP

PLUMBING PLAN GENERAL NOTES:

1. REFER TO P500 SERIES SHEETS FOR PLUMBING SCHEDULES, DETAILS, ADDITIONAL REQUIREMENTS, ETC.
2. REFER TO OVERALL PLUMBING PLAN SHEETS FOR SANITARY PIPING PLANS FOR UNITS ON MAIN LEVEL.
3. ALL PLUMBING LOCATED ON EXTERIOR WALLS SHALL ROUTE WITHIN INSULATION BARRIER.
4. UNIT 32A-ACC LOCATED WITHIN BUILDING 'C' #4 ON 1ST FLOOR (CONFIRM WITH ARCHITECT). OFFSET SANITARY / VENT STACKS WITHIN FLOOR / CEILING ASSEMBLY AS REQUIRED IN ORDER TO ROUTE WITHIN WALLS AS SHOWN (STACKS DO NOT ALIGN WITHIN ACCESSIBLE BATHROOM LAYOUTS VERSUS TYPICAL BATHROOMS).
5. ALL DOMESTIC SUPPLY LINES SERVING MORE THAN (1) FIXTURE SHALL BE ¾" UNLESS NOTED OTHERWISE.
6. ALL SANITARY SEWER PIPING SERVING MORE THAN (1) FIXTURE SHALL BE 3" UNLESS NOTED OTHERWISE.

PLUMBING PLAN KEY NOTES:

1. ¾" CW PIPE UP FROM BELOW WITH SHUT-OFF VALVE IN ACCESSIBLE LOCATION. SEE OVERALL PLUMBING PLANS FOR DETAILS.
2. 3" SANITARY STACK DOWN TO LEVEL BELOW (SEE GENERAL NOTES).
3. 3" SANITARY VENT STACK UP THROUGH ROOF ON FOURTH FLOOR.
4. SANITARY & VENT STACKS FROM ABOVE DOWN IN WALL IN THIS LOCATION. SEE PS100 SERIES SHEETS FOR OVERALL SANITARY AND VENT ROUTING WITHIN 32A-ACC UNIT ON FIRST FLOOR.



PLUMBING PLAN

SCALE: ¼" = 1' - 0"

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SHEET TITLE

32A-ACC
MEP UNIT PLAN

SHEET NUMBER

UP.32A-ACC