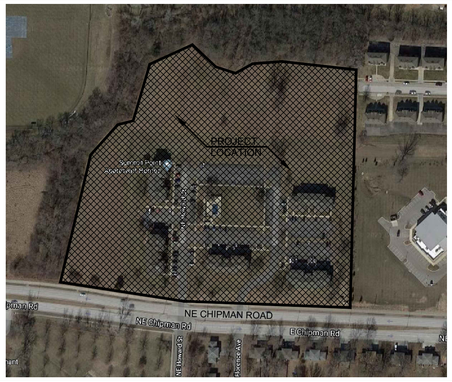
The Summit Point Apartments - Lee's Summit, Missouri

DRAWING INDEX

		ORIG DATE	REVISION	REVISION	REVISION
COVER SHEET / DRAWING INDEX	A000A				
COVER SHEET / GENERAL NOTES / PROJECT INFO	A000B				
BUILDING CONFIGURATIONS, SCHEDULES AND NOTES	A001				
UL DETAILS	A002.1				
UL DETAILS	A002.2				
UL DETAILS	A002.3				
UL DETAILS	A002.4				
UL DETAILS	A003				

CIVIL

LOCATION & VICINITY MAPS, SHEET INDEX, LEGAL DESCRIPTION, GENERAL NOTES AND UTILITY INFORMATION	C100				
FINAL DEVELOPMENT PLAN	C101				
OVERALL SITE PLAN, LEGEND AND NOTES	C200				
SITE PLAN (WEST)	C201				
SITE PLAN (EAST)	C202				
OVERALL GRADING PLAN, NOTES AND LEGEND	C300				
WEST SIDE GRADING PLAN	C301				
EAST SIDE GRADING PLAN	C302				
UTILITY PLAN AND NOTES	C400				
STORM SEWER PLAN (WEST)	C401				
STORM SEWER PLAN (EAST)	C402				
STORM SEWER PROFILES	C403				
STORM SEWER PROFILES	C404				
SANITARY SEWER PLAN AND PROFILE, LINE 1	C405				
SANITARY SEWER PLAN AND PROFILE, LINE 2	C406				
WATER LINE PLAN, PROFILE AND NOTES	C407				
EROSION CONTROL PLAN (SOUTH)	C500				
DETAILS	C600				
WATER LINE DETAILS	C601				
EROSION CONTROL DETAILS	C602				
CLUBHOUSE SITE PLAN	C700				
CLUBHOUSE GRADING PLAN	C701				
PUBLIC STREET DEMO PLAN	C1000				
PUBLIC STREET PLAN	C1001				
PUBLIC STREET GRADING AND EROSION CONTROL PLAN	C1002				
PUBLIC STREET DETAILS	C1003				



VICINITY MAP

NTS

ARCHITECTURAL

		ORIG DATE	REVISION	REVISION	REVISION
UNIT FLOOR PLANS	A100				
'1-BEDROOM' DIMENSION & CLEAR SPACE PLANS NOTES, DOOR SCHEDULE AND WALL TYPES	A101a				
ROOM FINISH SCHEDULE	A101b				
'2-BEDROOM' DIMENSION & CLEAR SPACE PLANS, NOTES, DOOR SCHEDULE AND WALL TYPES	A102a				
ROOM FINISH SCHEDULE	A102b				
'3-BEDROOM' DIMENSION NOTES, DOOR SCHEDULE AND WALL TYPES	A103a				
'3-BEDROOM' CLEAR SPACE PLAN ROOM FINISH SCHEDULE	A103b				
FIRST FLOOR PLAN; 3-STORY BUILDING A2-1	A104a				
SECOND/THIRD FLOOR PLAN; 3 STORY BUILDING A2-1	A104b				
ROOF PLAN; 3-STORY BUILDING A2-1	A104c				
FIRST FLOOR PLAN; 3-STORY BUILDING A2-2	A105a				
SECOND/THIRD FLOOR PLAN; 3-STORY BUILDING A2-2	A105b				
ROOF PLAN; 3-STORY BUILDING A2-2	A105c				
FIRST FLOOR PLAN; 3-STORY BUILDING A2-3	A106a				
SECOND/THIRD FLOOR PLAN; 3-STORY BUILDING A2-3	A106b				
ROOF PLAN; 3-STORY BUILDING A2-3	A106c				
FIRST FLOOR PLAN; 3-STORY BUILDING B1-1	A107a				
SECOND/THIRD FLOOR PLAN; 3-STORY BUILDING B1-1	A107b				
ROOF PLAN; 3-STORY BUILDING B1-1	A107c				
FIRST FLOOR PLAN; 3-STORY BUILDING C1-1	A108a				
SECOND/THIRD FLOOR PLAN; 3-STORY BUILDING C1-1	A108b				
ROOF PLAN; 3-STORY BUILDING C1-1	A108c				
FIRST FLOOR PLAN; 3-STORY BUILDING C1-2	A109a				
SECOND/THIRD FLOOR PLAN; 3-STORY BUILDING C1-2	A109b				
ROOF PLAN; 3-STORY BUILDING C1-2	A109c				
TRASH ENCLOSURE, CRAM-A-LOT, PLAN, ELEVATIONS & WALL SECTION	A110				
BUILDING ELEVATIONS; BUILDING A2-1	A200				
BUILDING ELEVATIONS; BUILDING A2-2	A201				
BUILDING ELEVATIONS; BUILDING A2-3	A202				
BUILDING ELEVATIONS; BUILDING B1-1	A203				
BUILDING ELEVATIONS; BUILDING C1-1	A204				
BUILDING ELEVATIONS; BUILDING C1-2	A205				
ROOM ELEVATIONS	A206				
ROOM ELEVATIONS	A207				
BUILDING DOOR SCHEDULE; DOOR & FRAME TYPES; DOOR & WINDOW DETAILS	A208				
WALL SECTIONS	A300				
WALL SECTIONS	A301				
WALL SECTIONS	A302				
WALL SECTIONS	A303				
STAIR PROFILE, PLANS, AND DETAILS	A304				
BUILDING CROSS SECTION AT BREEZE WAYS	A305				

STRUCTURAL

STRUCTURAL GENERAL NOTES AND SPECIFICATIONS	S001				
SLAB & REBAR DETAILS AND SCHEDULE	S030				
LINTEL DETAILS AND SCHEDULE	S040				
SHEAR WALL ELEVATION, TYPICAL CONNECTIONS AND SCHEDULES	S060				
WALL & TRUSS SECTIONS AND DETAILS	S061				
CLUBHOUSE FOUNDATION & ROOF FRAMING PLANS	S100				
FOUNDATION PLAN BUILDING A2-1	S110				
FIRST FLOOR WALL FRAMING PLAN BUILDING A2-1	S111				
SECOND & THIRD FLOOR FRAMING PLAN BUILDING A2-1	S112				
SECOND & THIRD WALL FRAMING PLAN BUILDING A2-1	S113				
ROOF FRAMING PLAN BUILDING A2-1	S114				
FOUNDATION PLAN BUILDING A2-2	S120				
FIRST FLOOR WALL FRAMING PLAN BUILDING A2-2	S121				
SECOND & THIRD FLOOR FRAMING PLAN BUILDING A2-2	S122				
SECOND & THIRD WALL FRAMING PLAN BUILDING A2-2	S123				
ROOF FRAMING PLAN BUILDING A2-2	S124				
FOUNDATION PLAN BUILDING A2-3	S130				
FIRST FLOOR WALL FRAMING PLAN BUILDING A2-3	S131				
SECOND & THIRD FLOOR FRAMING PLAN BUILDING A2-3	S132				
SECOND & THIRD WALL FRAMING PLAN BUILDING A2-3	S133				
ROOF FRAMING PLAN BUILDING A2-3	S134				
FOUNDATION PLAN BUILDING B1-1	S140				
FIRST FLOOR WALL FRAMING PLAN BUILDING B1-1	S141				
SECOND & THIRD FLOOR FRAMING PLAN BUILDING B1-1	S142				
SECOND & THIRD WALL FRAMING PLAN BUILDING B1-1	S143				
ROOF FRAMING PLAN BUILDING B1-1	S144				
FOUNDATION PLAN BUILDING C1-1	S150				
FIRST FLOOR WALL FRAMING PLAN BUILDING C1-1	S151				
SECOND & THIRD FLOOR FRAMING PLAN BUILDING C1-1	S152				
SECOND & THIRD WALL FRAMING PLAN BUILDING C1-1	S153				
ROOF FRAMING PLAN BUILDING C1-1	S154				
FOUNDATION PLAN BUILDING C1-2	S160				
FIRST FLOOR WALL FRAMING PLAN BUILDING C1-2	S161				
SECOND & THIRD FLOOR FRAMING PLAN BUILDING C1-2	S162				
SECOND & THIRD WALL FRAMING PLAN BUILDING C1-2	S163				
ROOF FRAMING PLAN BUILDING C1-2	S164				
FOUNDATION SECTIONS	S500				
FLOOR FRAMING SECTIONS	S510				
ROOF FRAMING SECTIONS	S520				
ROOF FRAMING SECTIONS	S521				

MECHANICAL

		ORIG DATE	REVISION	REVISION	REVISION
MECHANICAL FIRE STOP DETAILS	MEP001				
MECHANICAL FIRE STOP DETAILS	MEP002				
MECHANICAL FIRE STOP DETAILS	MEP003				
MECHANICAL AND PLUMBING SPECIFICATIONS	MP001				
MECHANICAL AND PLUMBING DETAILS	MP002				
MECHANICAL AND PLUMBING SCHEDULES	MP003				
MECHANICAL PLAN CLUBHOUSE	M101				
MECHANICAL PLAN FIRST LEVEL BUILDING A	M111				
MECHANICAL PLAN SECOND AND THIRD FLOOR BUILDING A	M112				
MECHANICAL PLAN FIRST LEVEL BUILDING B	M121				
MECHANICAL PLAN SECOND AND THIRD LEVEL BUILDING B	M122				
MECHANICAL PLAN FIRST LEVEL BUILDING C	M131				
MECHANICAL PLAN SECOND AND THIRD LEVEL BUILDING C	M132				
ENLARGED MECHANICAL PLANS	M201				
ENLARGED MECHANICAL PLANS	M202				

PLUMBING

PLUMBING WASTE AND VENT PLAN CLUBHOUSE	P101				
PLUMBING WATER AND GAS PLAN CLUBHOUSE	P102				
WASTE AND VENT PLAN FIRST LEVEL BUILDING A2-1	P111				
WASTE AND VENT PLAN FIRST LEVEL BUILDING A2-2	P111a				
WASTE AND VENT PLAN FIRST LEVEL BUILDING A2-3	P111b				
WASTE AND VENT PLAN SECOND/THIRD LEVEL BUILDING A	P112				
PLUMBING WASTE AND VENT PLAN ROOF BUILDING A	P113				
WATER AND GAS PLAN FIRST LEVEL BUILDING A	P114				
WATER AND GAS PLAN SECOND/THIRD LEVEL BUILDING A	P115				
WASTE AND VENT PLAN FIRST LEVEL BUILDING B1-1	P121				
WASTE AND VENT PLAN SECOND/THIRD LEVEL BUILDING B	P122				
WASTE AND VENT PLAN ROOF BUILDING B	P123				
WATER AND GAS PLAN FIRST LEVEL BUILDING B	P124				
WATER AND GAS PLAN SECOND/THIRD LEVEL BUILDING B	P125				
WASTE AND VENT PLAN FIRST LEVEL BUILDING C1-1	P131				
WASTE AND VENT PLAN FIRST LEVEL BUILDING C1-2	P131a				
WASTE AND VENT PLAN SECOND/THIRD LEVEL BUILDING C	P132				
ROOF WASTE AND VENT PLAN BUILDING C	P133				
WATER AND GAS PLAN FIRST LEVEL BUILDING C	P134				
WATER AND GAS PLAN SECOND/THIRD LEVEL BUILDING C	P135				
ENLARGED WASTE AND VENT UNIT PLANS	P201				
ENLARGED WASTE AND VENT UNIT PLANS	P202				
ENLARGED WATER AND GAS UNIT PLANS	P203				
ENLARGED WATER AND GAS UNIT PLANS	P204				

ELECTRICAL

ELECTRICAL SPECS AND SYMBOLS	E001				
ELECTRICAL SITE PLAN AND NOTES	E100				
LIGHTING PLAN AND NOTES CLUBHOUSE	E101				
POWER PLAN CLUBHOUSE	E102				
LIGHTING PLAN FIRST LEVEL BUILDING A	E111				
LIGHTING PLAN SECOND/THIRD LEVEL BUILDING A	E112				
POWER PLAN FIRST LEVEL BUILDING A	E113				
POWER PLAN SECOND/THIRD LEVEL BUILDING A	E114				
LIGHTING PLAN FIRST LEVEL BUILDING B	E121				
LIGHTING PLAN SECOND/THIRD LEVEL BUILDING TYPE B	E122				
POWER PLAN FIRST LEVEL BUILDING B	E123				
POWER PLAN SECOND/THIRD LEVEL BUILDING B	E124				
LIGHTING PLAN FIRST LEVEL BUILDING C	E131				
LIGHTING PLAN SECOND/THIRD LEVEL BUILDING C	E132				
POWER PLAN FIRST LEVEL BUILDING C	E133				
POWER PLAN SECOND/THIRD LEVEL BUILDING C	E134				
ENLARGED LIGHTING UNIT PLANS	E201				
ENLARGED LIGHTING UNIT PLANS	E202				
ENLARGED POWER UNIT PLANS	E203				
ENLARGED POWER UNIT PLANS	E204				
ELECTRICAL SCHEDULE AND DIAGRAMS BUILDING A	E300				
ELECTRICAL SCHEDULE AND DIAGRAMS BUILDING B	E301				
ELECTRICAL SCHEDULE AND DIAGRAMS BUILDING C	E302				
ELECTRICAL SCHEDULE AND NOTES CLUBHOUSE	E303				
ELECTRICAL PANEL SCHEDULES	E304				
ELECTRICAL PANEL SCHEDULES	E305				

BCS Design, Inc.

A Full Service Architectural Firm

WWW.BCSARCHITECTS.COM

19920 West 161st Street
Olathe, Kansas 66062
Phone: (913) 780-4820
Fax: (913) 780-5088

Summit Point Apartments Phase II
504 NE Chipman Road
Lee's Summit, Missouri 64063

Permit Set

STATE OF MISSOURI
JEFFREY H. SHINKLE
NUMBER A-8347
REGISTERED ARCHITECT
2.18.2022
professional seal

PROJECT NO. : 2021-08
DATE : 01.15.2022
DRAWN BY : BCS STAFF
REVIEWED BY :

REVISED:

© BCS Design, Inc. 2022
This drawing is COPYRIGHTED work by BCS Design, Inc. in either electronic or printed form. This drawing may not be photographed, traced, printed or copied in any manner without the written permission of BCS Design, Inc.

SHEET NO.

A000-A

copyright © 2022

Summit Point Apartments - Lee's Summit, Missouri

ABBREVIATIONS

A.F.F.	ABOVE FINISH FLOOR
ACOUST.	ACOUSTICAL
ADJ.	ADJACENT, ADJUSTABLE
A.H.U.	AIR HANDLING UNIT
ALT.	ALTERNATE
ALUM.	ALUMINUM
	ANGLE
ARCH.	ARCHITECTURAL
@	AT
BD.	BOARD
BLDG.	BUILDING
BLKG.	BLOCKING
BOT.	BOTTOM
B.O.	BOTTOM OF
BRG.	BEARING
CAB.	CABINET
CB.	CHALKBOARD
C.J.	CONTROL JOINT
	CENTER LINE
CLG.	CEILING
CLR.	CLEAR
CMU	CONCRETE MASONRY UNIT
COL.	COLUMN
CONC.	CONCRETE
CONST.	CONSTRUCTION
CONT.	CONTINUOUS
C.S.	CUP SINK
CW	COLD WATER
DBL.	DOUBLE
DEMO.	DEMOLISH/DEMOLITION
D.F.	DRINKING FOUNTAIN
D.I.	DE-IONIZED WATER
DIA.	DIAMETER
DIM.	DIMENSION
DN.	DOWN
DR.	DOOR
D.S.	DOWNSPOUT
DET.	DETAIL
DWG.	DRAWING
EA.	EACH
E.J.	EXPANSION JOINT
ELEC.	ELECTRICAL
EL.	ELEVATION
ELEV.	ELEVATOR
EQUIP.	EQUIPMENT
EXIST.	EXISTING
EXP.	EXPANSION
EXT.	EXTERIOR
F.D.	FLOOR DRAIN
F.E.	FIRE EXTINGUISHER
F.E.C.	FIRE EXTINGUISHER CABINET
FIN.	FINISH
FLR.	FLOOR
FLUOR.	FLUORESCENT
FND.	FOUNDATION
F.R.	FIRE-RATED
FT.	FOOT OR FEET
FTG.	FOOTING
GA.	GAUGE
GALV.	GALVANIZED
G.C.	GENERAL CONTRACTOR
GYP.	GYPSUM
H.B.	HOSE BIBB
H.C.	HANDI-CAPPED
HDWR.	HARDWARE
H.M.	HOLLOW METAL
HORIZ.	HORIZONTAL,HORIZONTALLY
HR.	HOUR
HVAC	HEATING, VENTILATING & AIR CONDITIONING
I.D.	INSIDE DIAMETER
INSUL.	INSULATION
INT.	INTERIOR
JAN.	JANITOR
J.B.	JUNCTION BOX
JST.	JOIST
JT.	JOINT
LAM.	LAMINATE
LT.	LIGHT
LT. WT.	LIGHTWEIGHT
LWCMU	LIGHTWEIGHT C.M.U.
MANUF.	MANUFACTURER
MAT.	MATERIAL
MAX.	MAXIMUM
MECH.	MECHANICAL
MIN.	MINIMUM
MISC.	MISCELLANEOUS
M.O.	MASONRY OPENING
MTL.	METAL
N.	NORTH
N.I.C.	NOT IN CONTRACT
N.T.S.	NOT TO SCALE
NOM.	NOMINAL
O.C.	ON CENTER
O.D.	OVERFLOW DRAIN
	OUTSIDE DIAMETER
OPNG.	OPENING
PARTN.	PARTITION
P.BD.	PARTICLE BOARD
PL.	PLATE, PROPERTY LINE
PLAM	PLASTIC LAMINATE
PNL.	PANEL
P.S.F.	POUNDS PER SQUARE FOOT
P.S.I.	POUNDS PER SQUARE INCH
PWD.	PLYWOOD
QTY.	QUANTITY
R.	RADIUS, RISER
R.A.	RETURN AIR
R.D.	ROOF DRAIN
RE:	REFER TO, REFERENCE
REF.	REFRIDGERATOR
REINF.	REINFORCING, REINFORCED
REQD.	REQUIRED
R.J.	RUSTICATION JOINT
RM./RMS.	ROOM, ROOMS
R.O.	ROUGH OPENING
R.T.U.	ROOF TOP UNIT
S.A.	SUPPLY AIR
SCHED.	SCHEDULE
S.F.	SQUARE FOOT
SHT.	SHEET
SIM.	SIMILAR
SPEC.	SPECIFICATION
SQ.	SQUARE
S.S.	STAINLESS STEEL
STD.	STANDARD
STL.	STEEL
STOR.	STORAGE
STRUCT.	STRUCTURAL
T.B.	TACKBOARD
TEL.	TELEPHONE
TEMP.	TEMPERED/TEMPERATURE
TLT.	TOILET
T.O.	TOP OF
TYP.	TYPICAL
V.C.T.	VINYL COMPOSITION TILE
VERT.	VERTICAL
VEST.	VESTIBULE
W.	WIDTH
W/	WITH
W/O	WITHOUT
WD.	WOOD
WIN.	WINDOW
WT.	WEIGHT
W.W.F.	WELDED WIRE FABRIC

GRAPHIC SYMBOLS

- EXPANSION JOINT
- CONTROL JOINT
- SPOT ELEVATION (FEET/INCHES)
- PLAN NOTE
- DETAIL SECTION: SECTION NUM. (TOP) SHEET NUM. (BOTTOM)
- PARTITION TYPE: PARTITION TYPE NUMBER INSIDE SEE PARTITION TYPES THIS SHEET
- WALL SECTION: SECTION NUM. (TOP) SHEET NUM. (BOTTOM)
- BUILDING SECTION: SECTION NUM. (TOP) SHEET NUM. (BOTTOM)
- ENLARGED PLAN/ ENLARGED DETAIL: SECTION NUM. (TOP) SHEET NUM. (BOTTOM)
- DOOR DESIGNATION: REF. DOOR SCHEDULE
- WINDOW / LOUVER DESIGNATION: REF. WINDOW / LOUVER SCHEDULE(S)
- ELEVATION MARKER: ELEVATION NUMBER (OUTSIDE) SHEET NUMBER (INSIDE)
- CONTROL JOINT IN PLAN (MASONRY & GYP. BD.)

MATERIALS PLAN/SECTION

- CONCRETE MASONRY UNIT
- METAL / STEEL STUD
- WOOD / FINISH MAT'L
- WOOD STUD – PLAN
- RIGID INSULATION
- BATT INSULATION
- PARTICLE BOARD
- GYPSUM BOARD
- GRANULAR FILL
- WOOD FRAMING
- GROUT / STONE
- CONCRETE
- PLYWOOD
- EARTH
- STEEL
- METAL STUD TO DECK
- SAND

CODES UTILIZED

2018 INTERNATIONAL BUILDING CODE
2018 INTERNATIONAL PLUMBING CODE
2018 INTERNATIONAL FUEL GAS CODE
2018 INTERNATIONAL MECHANICAL CODE
2018 INTERNATIONAL FIRE CODE
2017 NATIONAL ELECTRICAL CODE
1993 NATIONAL ELECTRICAL SAFETY CODE
2009 ICC A117.1 ANSI CODE

ACCESSIBILITY CODES: 2018 IBC, ANSI 117.1, FAIR HOUSING ACT AND AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES

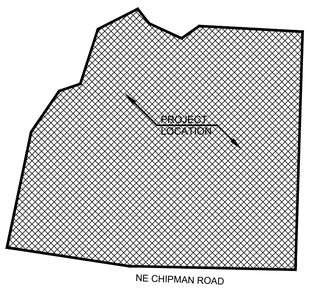
PROJECT INFORMATION

PROJECT:	Summit Point Apartments
OWNER:	Summit Point Apartments LLC 504 NE Chipman Road Lee's Summit, Missouri 64063
PROJECT LOCATION:	504 NE Chipman Road Lee's Summit, Missouri 64063
EXISTING SPACE USE:	N/A
PROPOSED OCCUPANCY TYPE:	R–2 Apartments Clubhouse A–2/R–2
PROPOSED CONSTRUCTION TYPE	Type VB For all buildings
OCCUPANCY SEPARATION:	1–hour fire partitions per UL assemblies listed
FIRE SPRINKLER:	All Buildings protected with NFPA 13R Automatic fire suppression system in accordance with section 903.3.1.2 IBC 2012. All balconies and patios shall be sprinkler–protected in accordance to IBC 903.3.2.2.1

ACCESSIBILITY PER CHAPTER 11 OF 2018 IBC SECTION 1101.2/ANSI 117.1–2009

A1107.6.2.1.1 – IN GROUP R–2 OCCUPANCIES CONTAINING MORE THAN 20 DWELLING UNITS OF SLEEPING UNITS, AT LEAST 2% BUT NOT LESS THAN ONE OF THE UNITS SHALL BE A TYPE A UNIT. ALL UNITS ON A SITE SHALL BE CONSIDERED TO DETERMINE THE TOTAL NUMBER OF UNITS AND THE REQUIRED NUMBER OF TYPE A UNITS. TYPE A UNITS SHALL BE DISPERSED AMONG THE VARIOUS CLASSES OF UNITS.

TOTAL UNITS = 144; .02% OR 2.88 = 3 TYPE A UNITS REQUIRED (6 PROVIDED); TYPE A UNITS SHALL MEET ANSI A117.1 AND THE FAIR HOUSING ACT. ALL OTHER GROUND FLOOR UNITS SHALL BE TYPE B UNITS.



VICINITY MAP

NTS

GENERAL CONTRACTOR

SUMMIT POINTS APTS
504 NE Chipman Road
Lee's Summit, Missouri 64063
Phone

CIVIL

NAME
Street
City, State Zip
Phone

MEP

NAME
Street
City, State Zip
Phone

ARCHITECT

BCS Design, Inc.
19920 West 161st Street
Olathe, Kansas 66062
913-780-4820
913-780-5088 (fax)
bcsarchitects.com

STRUCTURAL

NAME
Street
City, State Zip
Phone

PROJECT TEAM

PROJECT MATRIX

Building	1 Bedroom	2 Bedroom	3 Bedroom	TOTAL
square footage	861 gross/813 net	1161 gross/1103 net	1367 gross/ 1297 net	
Building A2-1		24		24
Building A2-2		24		24
Building A2-3		24		24
Building B1-1	23		12	24
Building C1-1	12	6	6	24
Building C1-2	12	6	6	24
TOTALS	36	84	24	144
	0.25	0.58	0.17	1.00

BCS Design, Inc.
A Full Service Architectural Firm
WWW.BCSARCHITECTS.COM
19920 West 161st Street
Olathe, Kansas 66062
Phone: (913) 780-4820
Fax: (913) 780-5088

Summit Point Apartments Phase II
504 NE Chipman Road
Lee's Summit, Missouri 64063

Permit Set

STATE OF MISSOURI
JEFFREY H. SHINKLE
NUMBER A-8347
REGISTERED ARCHITECT
2.18.2022
professional seal

PROJECT NO. : 2021-08
DATE : 01.15.2022
DRAWN BY : BCS STAFF
REVIEWED BY :

REVISED:

© BCS Design, Inc. 2022
This drawing is COPYRIGHTED work by BCS Design, Inc. in other electronic or printed form. This drawing may not be photographed, traced, printed or copied in any manner without the written permission of BCS Design, Inc.

SHEET NO.
A000B
copyright © 2022

USE GROUPS

= R-2

LEGEND KEY

= 1 HOUR FIRE PARTITIONS

XXX = NUMBER OF OCCUPANTS

150 SQ.FT. = AREA OF SQUARE FOOTAGE

CODES AND REGULATIONS

BUILDING & RELATED CODES	2018 INTERNATIONAL BUILDING CODE 2018 INTERNATIONAL BUILDING CODE 2018 INTERNATIONAL PLUMBING CODE 2018 INTERNATIONAL FUEL GAS CODE 2018 INTERNATIONAL MECHANICAL CODE 2018 INTERNATIONAL PROPERTY MAINTENANCE CODE
ELECTRICAL CODE	2017 NATIONAL ELECTRICAL CODE 1993 NATIONAL ELECTRICAL SAFETY CODE
FIRE CODE	2018 INTERNATIONAL FIRE CODE
ACCESSIBLE	2009 INTERNATIONAL BUILDING CODE, ANSI 117.1, FAIR HOUSING ACT & AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES (ADAAG)

BUILDING AREAS AND HEIGHT CALCULATIONS PHASE I

	TYPE 'A'	TYPE 'B'	TYPE 'C'		
USE GROUP	R-2	R-2	R-2		
TYPE OF CONSTRUCTION	V-B	V-B	V-B		
AREA:					
ALLOWABLE (TABLE 503)	7,000 S.F./FL	7,000 S.F./FL	7,000 S.F./FL		
ACTUAL	10,490 S.F./FL	10,364 S.F./FL	9,951 S.F./FL		
TOTAL PERIMETER	490'	490'	710'		
OPEN PERIMETER (MIN. 20'-0" WIDTH)	490'	490'	710'		
INCREASE TO ALLOWABLE	50%	50%	50%		
AREA/PERIMETER INCREASE (506.2)	3,500 S.F./FL	3,500 S.F./FL	3,500 S.F./FL		
ADJUSTED ALLOWABLE AREA	10,500 S.F./FL	10,500 S.F./FL	10,500 S.F./FL		
HEIGHT:					
ALLOWABLE (504.2)	3 STORY	3 STORY	3 STORY		
ACTUAL	3 STORY	3 STORY	3 STORY		

NOTES:

1. ALL R-2 USE GROUP BUILDINGS ARE SPRINKLED AND PROTECTED THROUGHOUT WITH A NFPA 13R AUTOMATIC FIRE SUPPRESSION SPRINKLER SYSTEM IN ACCORDANCE WITH 903.3.1.2. ALL BALCONIES AND PATIOS SHALL BE SPRINKLER-PROTECTED IN ACCORDANCE TO IBC 903.3.1.2.1; BREEZEWAYS/OPEN CORRIDORS SHALL BE SPRINKLED PER IBC 1026.6
2. ALL DWELLING UNITS SHALL BE SEPARATED WITH A ONE (1) HOUR RATED FIRE PARTITION, IN ACCORDANCE WITH SECTION 708.
3. ALL CORRIDORS SHALL BE CONSIDERED INTERIOR EXIT STAIRWAYS LEADING DIRECTLY TO THE EXTERIOR OF THE BUILDING PER SECTION 1022 OF THE 2012 IBC. CORRIDORS SHALL BE 44 INCHES IN WIDTH, UNLESS SERVING AND OCCUPANT LOAD OF LESS THAN 50 (THEN 36 WIDTH REQUIRED). THESE ARE THE MINIMUM WIDTHS AS NOTED.
4. THE COMMON PATH OF EGRESS TRAVEL (FROM EACH DWELLING UNIT) SHALL NOT BE MORE THAN 125 FEET IN ACCORDANCE WITH SECTION 1014.3, EXCEPTION #4.
5. EXIT ACCESS TRAVEL DISTANCE SHALL BE 250'-0" PER TABLE 1016.1.
6. EMERGENCY ESCAPE AND RESCUE AT DWELLING UNIT SLEEPING ROOMS REQUIRED BY SECTION 1029
7. THE FIRE RESISTANCE RATING OF THE PARTITION BETWEEN THE DWELLING UNITS AND THE BREEZEWAYS SHALL BE NO LESS THAN 0.5 HOURS IN ACCORDANCE WITH TABLE 1018.1.
8. ALL APARTMENT ENTRY DOORS SHALL BE HAVE A MINIMUM 1/3 HOUR (20 MINUTES) FIRE DOOR ASSEMBLE RATING, IN ACCORDANCE WITH TABLE 716.1(2) AND SECTION 716.2.2.- TO CORRESPOND WITH THE FIRE RESISTANCE RATING OF THE CORRIDORS.

FIRE RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS (TABLE 601)

TYPE CONSTRUCTION	V-B
PRIMARY STRUCTURAL FRAME	0
BEARING WALLS:	
EXTERIOR	0
INTERIOR	0
NON-BEARING WALLS AND PARTITIONS:	
EXTERIOR	
(FIRE SEPARATION x < 30'-0")	0
(FIRE SEPARATION x > 30'-0")	0
INTERIOR	0
FLOOR CONSTRUCTION:	
INCLUDING SUPPORTING BEAMS & JOISTS	0
FLOOR CONSTRUCTION:	
INCLUDING SUPPORTING BEAMS & JOISTS	0

MAXIMUM ALLOWANCE PER OCCUPANT (TABLE 1004.1.1)

FUNCTION OF SPACE	FLOOR AREA IN SQ.FT./OCCUPANT
ACCESSORY STORAGE AREAS, MECH. EQUIPMENT ROOM	300 GROSS
RESIDENTIAL	200 GROSS

EGRESS WIDTH PER OCCUPANT SERVED (1005.1)

OCCUPANCY	STAIRWAYS (INCHES PER OCCUPANT)	OTHER EGRESS COMPONENTS (IN. PER OCCUPANT)
R-2	0.3	0.2

DWELLING AREAS

UNITS	GROSS S.F.	NET S.F.
1 BEDROOM	861 SQ.FT.	813 SQ.FT.
2 BEDROOM	1,161 SQ.FT.	1,103 SQ.FT.
3 BEDROOM	1,367 SQ.FT.	1,297 SQ.FT.

UNIT COUNT

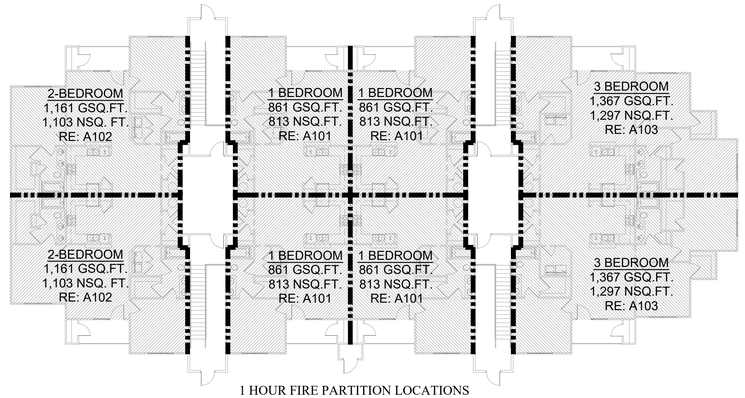
UNIT	COUNT
1 BEDROOM	36
2 BEDROOM	84
3 BEDROOM	24
TOTAL	144
3 BEDROOM	24
1 & 2 BEDROOM	120

ALL WALLS WITH 1-HOUR RATING SHALL BE FIRE PARTITION PER 2018 I.B.C. 708

CORRIDOR WALLS SHALL BE CONSTRUCTED AS FIRE PARTITIONS IN ACCORDANCE WITH IBC 708.1 #4

ALL FIRE PARTITIONS SHALL BE CONSTRUCTED PER IBC 2018 SECTION 708.1 (#4) AND 708.4

NOTE: ALL FIRE PARTITIONS SHALL EXTEND FROM THE TOP OF THE FOUNDATION OR FLOOR/CEILING ASSEMBLY BELOW TO THE UNDERSIDE OF THE FLOOR OR ROOF SHEATING, SLAB OR DECK ABOVE OR TO THE FIRE RESISTANCE-RATED FLOOR/CEILING ASSEMBLY ABOVE AND SHALL BE SECURELY ATTACHED THERETO



1 HOUR FIRE PARTITION LOCATIONS

INDICATES FIRE PARTITION

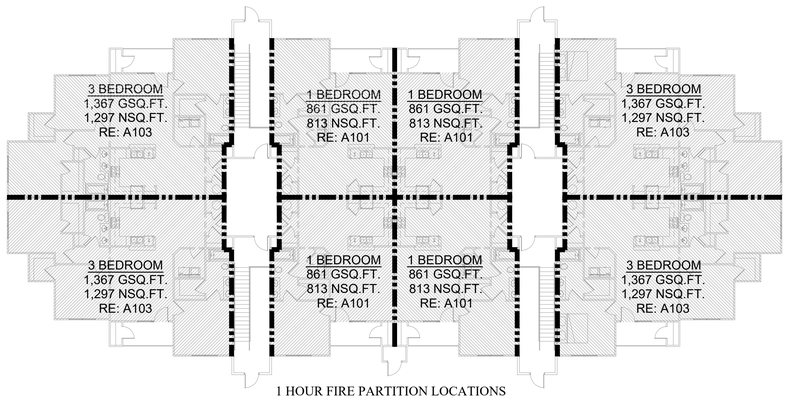
TOTALS:

BUILDING G.S.F		BUILDING NSF		HALLS		DECKS		SPRINKLER ROOM	
1st FLR	8,500 G.S.F.	1st FLR	8,052 N.S.F.	1st FLR	702 S.F.	1st FLR	628 S.F.	1st FLR	20 S.F.
2nd FLR	8,500 G.S.F.	2nd FLR	8,052 N.S.F.	2nd FLR	195 S.F.	2nd FLR	628 S.F.	2nd FLR	
3rd FLR	8,500 G.S.F.	3rd FLR	8,052 N.S.F.	3rd FLR	195 S.F.	3rd FLR	628 S.F.	3rd FLR	
TOTAL	25,500 G.S.F.	TOTAL	24,156 N.S.F.	TOTAL	1,092 S.F.	TOTAL	1,884 S.F.	TOTAL	20 S.F.

TOTAL BUILDING G.S.F WITH HALLWAYS 28,496 G.S.F.

3 BUILDING TYPE 'C'

1/16" = 1'-0" (46) = OCCUPANTS PER FLOOR



1 HOUR FIRE PARTITION LOCATIONS

INDICATES FIRE PARTITION

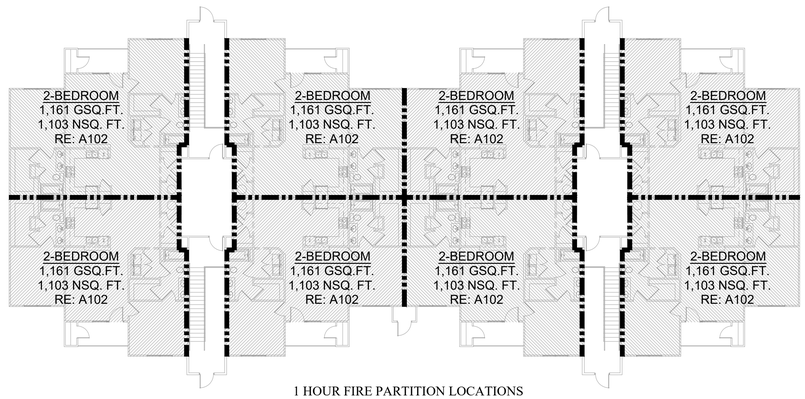
TOTALS:

BUILDING G.S.F		BUILDING NSF		HALLS		DECKS		SPRINKLER ROOM	
1st FLR	8,912 G.S.F.	1st FLR	8,440 N.S.F.	1st FLR	702 S.F.	1st FLR	630 S.F.	1st FLR	20 S.F.
2nd FLR	8,912 G.S.F.	2nd FLR	8,440 N.S.F.	2nd FLR	195 S.F.	2nd FLR	630 S.F.	2nd FLR	
3rd FLR	8,912 G.S.F.	3rd FLR	8,440N.S.F.	3rd FLR	195 S.F.	3rd FLR	630 S.F.	3rd FLR	
TOTAL	26,736 G.S.F.	TOTAL	25,320 N.S.F.	TOTAL	1,092 S.F.	TOTAL	1,890 S.F.	TOTAL	20 S.F.

TOTAL BUILDING G.S.F WITH HALLWAYS 29,738 G.S.F.

2 BUILDING TYPE 'B'

1/16" = 1'-0" (48) = OCCUPANTS PER FLOOR



1 HOUR FIRE PARTITION LOCATIONS

INDICATES FIRE PARTITION

TOTALS:

BUILDING G.S.F		BUILDING NSF		HALLS		DECKS		SPRINKLER ROOM	
1st FLR	9,288 G.S.F.	1st FLR	8,824 N.S.F.	1st FLR	702 S.F.	1st FLR	632 S.F.	1st FLR	20 S.F.
2nd FLR	9,288 G.S.F.	2nd FLR	8,824 N.S.F.	2nd FLR	195 S.F.	2nd FLR	632 S.F.	2nd FLR	
3rd FLR	9,288 G.S.F.	3rd FLR	8,824 N.S.F.	3rd FLR	195 S.F.	3rd FLR	632 S.F.	3rd FLR	
TOTAL	27,864 G.S.F.	TOTAL	26,472 N.S.F.	TOTAL	1,092 S.F.	TOTAL	1,896 S.F.	TOTAL	20 S.F.

TOTAL BUILDING G.S.F WITH HALLWAYS 30,872 G.S.F.

1 BUILDING TYPE 'A'

1/16" = 1'-0" (48) = OCCUPANTS PER FLOOR

BCS Design, Inc.

A Full Service Architectural Firm

WWW.BCSARCHITECTS.COM

19920 West 161st Street

Olathe, Kansas 66062

Phone: (913) 780-4820

Fax: (913) 780-5088

Summit Point Apartments Phase II

504 NE Chipman Road

Lee's Summit, Missouri 64063

STATE OF MISSOURI
JEFFREY H. SHINKLE
NUMBER A-8347
REGISTERED ARCHITECT

2.15.2022

professional seal

Permit Set

PROJECT NO. : 2021-08

DATE : 01.15.2022

DRAWN BY : BCS STAFF

REVIEWED BY :

REVISED:

© BCS Design, Inc. 2022

This drawing is COPYRIGHTED work by BCS Design, Inc. in either electronic or printed form. This drawing may not be photographed, traced, printed or copied in any manner without the written permission of BCS Design, Inc.

SHEET NO.

A001

copyright © 2022

UL U341 - No Scale

Fire-resistance Ratings - ANSI/UL 263

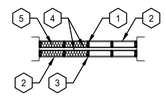
BXUV - Fire Resistance Ratings
ANSI/UL 263 Certified for United States

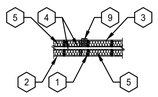
Design No. U341

February 14, 2022

Bearing Wall Rating - 1 Hr
Finish Rating - Min 20 min.
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 State 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.





HORIZONTAL SECTION

1. Wood Studs - Nom 2 by 4 in. spaced 24 in. O.C. max. Cross braced at mid-height and effectively firestopped at top and bottom of wall. No min. air space between stud room except to accommodate attachment of sheathing, where required. See Items 4 and 5.

2. Gypsum Board* - Any 5/8 in. thick UL Classified Gypsum Board that is eligible for use in Design Nos. L501, G512, or U305. Nom 5/8 in. thick, 4 ft. wide. Gypsum board applied horizontally or vertically, unless specified below, and nailed to studs and bearing plates 7 in. O.C. with 6d cement coated nail, 1-7/8 in. long, 0.0915 in. shank diam and 1/4 in. head. As an alternate, No. 6 bugle head drywall screws, 1-7/8 in. long may be substituted for the 6d cement coated nails.

When Item Steel Framing Members* (Item 6 of any alternate clips), are used wallboard attached to furring channels with 1 in. long Type S bugle-head steel screws spaced 12 in. O.C.

When used in widths other than 48 in., gypsum board to be horizontally

AMERICAN GYPSUM CO (View Classification) – CKNX.R14196

BEIJING NEW BUILDING MATERIALS PUBLIC LTD CO (View Classification) – CKNX.R19374

CABOT MANUFACTURING ULC (View Classifications) – CKNX.R25370

CERTAINTEED GYPSUM INC (View Classifications) – CKNX.R3660

CGC INC (View Classifications) – CKNX.R19751

CERTAINTEED GYPSUM INC (View Classifications) – CKNX.R18482

GEORGIA-PACIFIC GYPSUM L.L.C. (View Classifications) – CKNX.R2717

LOADMASTER SYSTEMS INC (View Classifications) – CKNX.R11809

NATIONAL GYPSUM CO (View Classifications) – CKNX.R3501

PABCO BUILDING PRODUCTS L.L.C. DBA PABCO GYPSUM (View Classifications) – CKNX.R7094

PANEL REY S A (View Classifications) – CKNX.R21796

SIAM GYPSUM INDUSTRY (SARABURI) CO LTD (View Classifications) – CKNX.R19262

THAI GYPSUM PRODUCTS PCL (View Classifications) – CKNX.R27517

UNITED STATES GYPSUM CO (View Classifications) – CKNX.R1319

USG BORAL DRYWALL SFZ LLC (View Classifications) – CKNX.R38438

USG MEXICO SA DE C V (View Classifications) – CKNX.R16089

2A. Gypsum Board* - (As an alternate to Item 2, Not Shown) – Nominal 5/8 in. thick, 4 ft. wide panels, applied vertically to studs and bearing plates on one side of the assembly with 1-5/8 in. long Type S screws spaced 12 in. O.C. at perimeter of panels and 8 in. O.C. in the field. Horizontal joints of vertically applied panels need not be backed by studs. Panel joints covered with paper tape and two layers of joint compound. Screwheads covered with two layers of joint compound. Batts and Blankets placed in stud cavity as described in Item 5C. Not evaluated for use with Steel Framing Members, Furring Channels or Fiber Sprayed

PABCO BUILDING PRODUCTS L.L.C DBA PABCO GYPSUM - Type QuietRock QR-530 (finish rating 23 min)

2B. Gypsum Board* - (As an alternate to Item 2, Not Shown) – Any 5/8 in. thick gypsum panels that are eligible for use in Design Nos. L501, G512 or U305, supplied by the Classified companies listed below shown in the Gypsum Board* (CKNX) category Applied horizontally or vertically and attached to studs and bearing plates with 1-1/4 in. long Type W coarse thread gypsum panel steel screws spaced a max 8 in. O.C. with last screw 1 in. from edge of board. When used in widths other than 48 in. gypsum board to be installed horizontally

UNITED STATES GYPSUM CO

USG BORAL DRYWALL SFZ LLC

USG MEXICO S A DE C V

2C. Gypsum Board* - (As an alternate to Item 2, Not Shown) – 5/8 in. thick gypsum panels applied horizontally or vertically and attached to studs and bearing plans with 1-1/4 in. long Type W coarse thread panel steel screws spaced a max 8 in. O.C. with last screw 1 in. from edge of board. When used in widths other than 48 in. gypsum board to be installed horizontally

AMERICAN GYPSUM CO - Types AGX-1, M-Glass, AG-C, LightRoc

CERTAINTEED GYPSUM INC - Type C, Type X or Type X-1

NATIONAL GYPSUM CO - Type FSK, Type FSK-G, Type FSW, Type FSW-5, Type FSW-G, Type FSK-C, Type FSW-C, Type FSMR-C, Type FSW-6, Type FSL

THAI GYPSUM PRODUCTS PCL - Type C, Type X

2D. Gypsum Board* - (As an alternate to Items 2, 2A, 2B, and 2C) – 5/8 in. thick gypsum panels, with square edges, applied either horizontally or vertically. Gypsum panels fastened to framing with 1-1/4 in. long Type W coarse thread gypsum panel steel screw spaced a max 8 in. O.C. with last 2 screws 1 and 4 in. from edge of board or nailed as described in Item 2. When used in widths of other than 48 in. gypsum boards are to be installed horizontally

GEORGIA-PACIFIC GYPSUM L.L.C. - GreenGlass Type X, Type DGG

2E. Gypsum Board* - (As an alternate to Items 2 through 2D) – 5/8 in. thick. 4 ft. wide, paper surfaced applied vertically only and secured as described in Item 2

GEORGIA-PACIFIC GYPSUM L.L.C. - Type X ComfortGuard Sound Deadening Gypsum Board

2F. Gypsum Board* - (As an alternate to Items 2 through 2E) – Installed as described in Item 2. 5/8" in. thick, 4 ft. wide, paper surfaced, applied vertically only and fastened to the studs and plates with 6d cement coated nails 1-7/8 in. long, 0.0915 in. shank diam and 1/4 in. heads, 7 in. O.C. Not for use with item #6.

NATIONAL GYPSUM CO - Type SBWB

2G. Gypsum Board* - (As an alternate to Items 2 through 2F) – Nominal 5/8 in. thick, 4 ft. wide panels, applied vertically and secured as described in Item 2.

PABCO BUILDING PRODUCTS L.L.C. DBA PABCO GYPSUM - Types QuietRock ES

2H. Gypsum Board* - (As an alternate to Items 2 through 2G) – Installed as described in Item 2. 5/8" in. thick, 4 ft. wide, paper surfaced, applied vertically and horizonally fastened to the studs and plates with 1-1/4 in. long Type W coarse thread gypsum panel steel screw spaced a max 12 in. O.C.

CERTAINTEEN GYPSUM INC - Type SilentFX

2I. Wall and Partition Facings and Accessories* - (As an alternate to Items 2 through 2H) – Nominal 5/8 in. thick, 4 ft. wide panels, applied vertically and secured as described in Item 2.

PABCO BUILDING PRODUCTS L.L.C. DBA PABCO GYPSUM - Types QuietRock 527

2J. Gypsum Board* - (As an alternate to 5/8 in. Type FSW in Item 2) – 2 layers from 5/16 in. thick gypsum panels applied vertically or horizontally. Horizontal joints on the same side need not be staggered. Inner layer attached with fasteners, as described in Item 2, spaced 24 in. O.C. Outer layer attached per Item 2.

NATIONAL GYPSUM CO - Type FSW

2K. Gypsum Board* - (As an alternate to Item 2) – 5/8 in. thick gypsum panels, with beveled, square, or tapered edges, applied either horizontally or vertically. Gypsum panels fastened to framing with 1-1/4 in. long Type W coarse thread gypsum panel steel screws spaced a maximum 10 in. O.C. with the last two screws 4 and 1 in. from the edges of the board. When used in widths other than 48 in. gypsum panels are to be installed horizontally

CERTAINTEED GYPSUM INC - Type LGRC6A (finish rating 21 min), Type LGFC-C/A, Type LGFC-MD, Type LGLLX

3. Joints and Nailheads - Gypsum board joints of outer layer covered with tape and joint compound. Nail heads of outer layer covered with joint compound. As an alternate, nom 3/32 in. thick gypsum veneer plaster may be applied to the entire surface of Classified veneer baseboard with joints reinforced with paper tape.

4. Sheathing - (Optional) – Septum may be sheathed with min 7/16 in. thick wood structural panels min grad "C-D" or "Sheathing" or min 1/2 in. thick Mineral and Fiber Boards*

See Mineral and Fiber Boards (CERZ) category for names of Classified companies

5. Batts and Blankets* - 3-1/2 in. max thickness glass or mineral fiber batt insulation Optional when sheathing (Item 4) is used on both halves of wall.

See Batts and Blankets (BZJZ) category for list of Classified companies

5A. Fiber, Sprayed* - As an alternate to Batts and Blankets (Item 5) – Spray applied cellulose material. The fiber is applied with water to completely in the enclosed cavity in accordance with the application instructions supplied with the product with a nominal dry density of 2.7 lb/ft^3. Alternate Application Method. The fiber is applied without water or adhesive at a nominal dry density of 3.5 lb/ft^3, in accordance with the application instructions supplied with the product

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

5B. Fiber, Sprayed* - As an alternate to Batts and Blankets (Item 5) when Sheathing (Item 4) is used on both halves of wall. Spray applied cellulose insulation material. The fiber is applied with water to interior surfaces in accordance with the application instructions supplied with the product. Applied to completely fill the enclosed cavity Minimum dry density of 4.3 poundds per cubic ft.

NU-WOOL CO INC - Cellulose Insulation

5C. Batts and Blankets* - (Required for use with Wall and Partition Facings and Accesories Item 4, does not nullify requirement of Item 5C for use with Item 2A) – Glass fiber insulation, nom 3-1/2 thick, min density of 0.80 pcf, with a flame spread of 25 or less and a smoke developed of 50 or less, friction fitted to completely fill the stud cavities. See Batts and Blankets Category (BKNV) for names and manufacturers

5D. Fiber, Sprayed* - As an alternate to Batts and Blankets (Item 5) when Sheathing (Item 4) is used on both halves of wall. Spray applied cellulose fiber. The fiber is applied with water to completely fill the enclosed cavity in accordance with the application instructions supplied with the product. The minimum dry density shall be 4.30 lbs/ft^3

INTERNATIONAL CELLULOSE CORP - Celbar RL

5E. Fiber, Sprayed* - As an alternate to Batts and Blankets (Item 5) – Spray applied cellulose material. The fiber is applied with water to completely fill the enclosed cavity in accordance with the application instructions supplied with the product. To facilitate the installation of the material, any thin, woven or non-woven netting may be attached by any means possible to the outer face the studs. The material shall each equilibrium moisture content before the installation of materials on either face of the studs. The minimum dry density shall be 5.79 lbs/ft^3

APPLEGATE HOLDINGS L.L.C. - Applegate Advanced Stabilized Cellulose Insulation

7. Wall and Partition Facings and Accessories* - (Optional Not shown) – Nominal 1/2 in. thick, 4 ft. wide panels, for optional use as an additional layer on one or both sides of the assembly. Panels attached in accordance with manufacturer's recommendations. When the QR-500 or QR-510 panel is installed between the wood framing and the UL Classified gypsum board, the required UL Classified gypsum board layer(s) is/are to be installed as indicated as to fastener type and spacing except that the required fastener length shall be increased by a minimum of 1/2 in. Not evaluated or intended as a substitute for the required layer(s) of UL Classified Gypsum Board

PABCO BUILDING PRODUCT L.L.C DBA PABCO GYPSUM - Type QuietRock QR-500 and QR-510

8. Mineral and Fiber Board* - (Optional Not shown) – For optional use as an additional layer on one of both sides of wall. Nom 1/2 in. thick, 4 ft. wide with long dimension parallel and centered over studs. Attached to framing as described in Item 2. The required UL Classified gypsum board layer(s) is/ar to be installed as indicated as to fastener type and spacing except that the required fastener length shall be increased by a minimum of 1/2 in. Not evaluated or intended as a substitute for the required layer(s) of UL Classified Gypsum Board

HOMASOTE CO - Homasote Type 440-32

9. Non-Bearing Wall Partition Intersection - (Optional) – Two nominal 2 by 4 in. stud or nominal 2 by 6 in stud nailed together with two 3 in long 10d nails spaced a max 16 in. O.C. vertically and fastened to one side of the minimum 2 by 4 in. stud with 3 in. long 10d nails spaced a max 16 in. vertically. Intersection between partition wood studs to be flush with the 2 by 4 in. studs. The wall partition wood studs are to be framed by with a second 2 by 4 in wood stud fastened with 3 in. long 10d nails spaced a max. 16 in. O.C. vertically. Maximum one non-bearing wall bearing wall partition intersection per stud cavity. Non-bearing wall partition stud depth shall be at a minimum equal to the depth of the bearing wall

(Optional Not Shown) Alternate Construction For Use On One Side Of The Wall

10. Mineral and Fiber Board* - For use with Items 10A – 10D) – Nom 1/2 in. thick, 4 ft. wide with long dimension parallel and centered over studs. Attached to framing with minimum 1-3/8 in. long ring shanked nails or 1-1/4 in. long Type W steel screws. spaced 12 in. O.C. along board edges and 24 in. O.C. in field of board along intermediate framing. Not evaluated or intended as a substitute for the required layer(s) of UL Classified Gypsum Board

HOMASOTE CO - Homasote Type 440-32

10A. Glass Fiber Insulation - For use with Items 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. O.C.

THERMAFIBER INC - Type SAFB, SAFB FF

10C. Adhesive - (For use with Item 10) – Construction grade adhesive applied in vertical serpentine, nominal 5/8 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. O.C. along edges of each vertical joint and 12 in. O.C. 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. O.C. 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 C

CERTAINTEED GYPSUM INC - 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 STATE 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 2022-02-14

UL U305 - No Scale

Fire-resistance Ratings - ANSI/UL 263

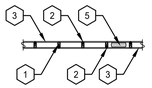
BXUV - Fire Resistance Ratings
ANSI/UL 263 Certified for United States

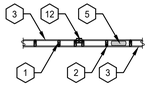
Design No. U305

February 14, 2022

Bearing Wall Rating - 1 Hr
Finish Rating - See Items 3, 3A, 3D, 3E, 3F, 3G, 3H, 3J and 3L
STC Rating - 56 (See Item 9)
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 State 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.





1. Wood Studs - Nom 2 by 4 in. spaced 16" O.C. max, effectively firestopped.

2. Joints and Nail-Heads - Joints covered with joint compound and paper tape, joint compound and paper tape may be omitted when square edge boards are used. As an alternate nom 3/32 in. thick gypsum veneer plaster may be supplied to the entire surface of Classified veneer baseboard with the joints reinforced with paper tape. Nailheads exposed or covered with joint compound.

3. Gypsum Board* - 5/8 in. thick paper or vinyl surfaced, with beveled, square, or tapered edges, applied either horizontally or vertically. Gypsum panels nailed 7 in. O.C. with 6d cement coated nails 1-7/8 in. long, 0.0915 in. shank diam and 15/64 in. diam heads. When used in widths other than 48 in. gypsum panels are to be installed horizontally.

AMERICAN GYPSUM CO - Types AGX-1 (finish rating 23 min.), M-Glass (finish rating 23 min.), Type AGX-11 (finish rating 26 min.), Type AGX-12 (finish rating 22 min.), Type LightRoc (finish rating 23 min.) or Type AG-C.

BEIJING NEW BUILDING MATERIALS PUBLIC LTD CO - Type DBX-1 (finish rating 24 min.)

CABOT MANUFACTURING ULC - Type X (finish rating 22 min.), 5/8 Type X, Moisture Resistant Type X, Gypsum Sheathing Type X, Mold & Mildew Resistant Type X and Mold & Mildew Resistant AR Type X, Type Blueglass Exterior Sheathing.

CERTAINTEED GYPSUM INC - Type C, Type X or Type X-1 (finish rating 26 min.), Type EGRG or GlasRoc (finish rating 23 min., GlasRoc-2, Type Habito (finish rating 26 min.).

CGC INC - Type AR (finish rating 24 min.), Type C (finish rating 24 min.), Type IPC-AR (finish rating 24 min.), Type IP-X1 (finish rating 24 min.), Type IP-X2 (finish rating 24 min.), Type SCX (finish rating 24 min.), Type SHX (finish rating 24 min.), Type ULX (finish rating 22 min.), Type WRC (finish rating 24 min.), Type WRX (finish rating 24 min.), Type ULIX (finish rating 20 min.).

CERTAINTEED GYPSUM INC - Type LGFC6A (finish rating 34 min.), Type LGFC2A, Type LGFC-C/A, Type LGLLX (finish rating 21 min.), Type CLLX (finish rating 24 min.)

GEORGIA-PACIFIC GYPSUM L.L.C. - Type 5 (finish rating 26 min.), Type 6 (finish rating 23 min.), Type 9 (finish rating 26 min.), Type C (finish rating 26 min.), Type DGG (finish rating 20 min.), Type GPFS1 (finish rating 20 min.), Type GPFS2 (finish rating 20 min.), Type GPFS6 (finish rating 26 min.), Type DS, Type DAP, Type DD finish rating 20 min.), Type DA, Type DAPC, Type LS (finish rating 23 min.), Type X, Veneer Plaster Base – Type X, Water Rated – Type X Sheathing – Type X, Soffit – Type X, Type LWX (finish rating 22 min.), Veneer Plaster Base – Type LWX (finish rating 22 min.), Water Rated – Type LWX (finish rating 22 min.), Sheathing Type LWX (finish rating 22 min.), Sheathing Type LWX (finish rating 22 min.) Soffit Type LWX (finish rating 22 min.), Type DGLW (finish rating 22 min.), Water Rated Type DGLW (finish rating 22 min.) Sheathing Type DGLW (finish rating 22 min.), Soffit Type DGLW (finish rating 22 min.), Type LWX (finishing rating 22 min.), Type LW2X (finish rating 22 min.), Veneer Plaster Base – Type LW2X (finish rating 22 min.), Water Rated – Type LW2X (finish rating 22 min.) Sheathing – Type LW2X (finish rating 22 min.) Soffit – Type LW2X (finish rating 22 min.), Type DGL2W (finish rating 22 min.), Water Rated – Type DGL2W (finish rating 22 min.), Sheathing – Type DGL2W (finish rating 22 min.)

NATIONAL GYPSUM CO - Type FSK (finish rating 20 min.), Type FSK-G (finish rating (finish rating 20 min.), Type FSW (finish rating 20 min.), Type FSW-2 (finish rating 24 min.), Type FSW-3 (finish rating 20 min.), Type FSW-5 (finish rating 22 min.), Type FSW-G (finish rating 20 min.), Type FSK-C (finish rating 20 min.), Type FSW-C (finish rating 20 min.), Type FSMR-C, Type FSW-6 (finish rating 20 min.), Type FSL (finish rating 24 min.), Type FSW-8, Type FSLX (finish rating 21 min.), Type RSX (finish rating 26 min.)

NATIONAL GYPSUM CO - Riyadh, Saudi Arabia – Type FR or WR

PABCO BUILDING PRODUCTS L.L.C. DBA PABCO GYPSUM - Types C, PG-2 (finish rating 20 min.), Type FSW (finish rating 20 min.), Type FSW-2 (finish rating 24 min.), PG-3 (finish rating 20 min.), Types PG-3W, PG-5W (finish rating 20 min.), Type PG-4 (finish rating 20 min.), Type PG-6 (finish rating 23 min.), Types PG-3WS, PGS-WRS (finish rating 20 min.), Types PG-5, PG-9 (finish rating 26 min.), PG-11PG-13 (nails increased to 2 in.), Type PG-C or PGI (finish rating 26 min.)

PANEL REY S A - Type ARX, GREX, GRIX, PRX, PRC, PRC2, Types RHX, Guard Rey, MDX, ETX (finish rating 22 min.), PRX2 (FINISH RATING 21 MIN.)

THAI GYPSUM PRODUCTS PCL - Type C, Type X (finish rating 26 min.)

UNITED STATES GYPSUM CO - Type AR (finish rating 24 min.), Type C (finish rating 24 min.), Type C (finish rating 24 min.), Type FBX-G (finish rating 29 min.), Type IP-AR (finish rating 24 min.), Type IP-X1 (finish rating 24 min.), Type IP-X2 (finish rating 24 min.), Type SHX (finish rating 24 min.), Types SCX (finish rating 24 min.), Type SGX (finish rating 24 min.), Type ULX (finish rating 22 min.), Type WRX (finish rating 24 min.), Type WRC (finish rating 24 min.), Type ULIX (finish rating 20 min.)

USG BORAL DRYWALL SGZ LLC - Type SGX (finish rating 24 min.)

USG MEXICO S A DE C V - Type AR (finish rating 24 min.), Type C (finish rating 24 min.), Type WRX (finish rating 24 min.), Type WRC (finish rating 24 min.), Type IP-X1 (finish rating 24 min.), Type IP-X2 (finish rating 24 min.), Type SHX finish rating 24 min.), Type IP-AR (finish rating 24 min.), Types IPC-AR (finish rating 24 min.), Type ULX (finish rating 22 min.)

4. Steel Corner Fasteners - (Optional) – For use at wall corners. Channel shaped, 2 in. long by 1 in. high on the back side with two 1/8 in. wide cleats protruding into the 5/8 in. wide channel, fabricated from 24 gauge galv. steel. Fasteners applied only to the end or cut edge (not along tapered edges) of the gypsum board, no greater than 2 in. from corner of gypsum board max spacing 16 in. O.C. Nailed to adjacent stud through tab using one No. 6d cement coated nail per fastener. Corners of wall board shall be nailed to top and bottom plate using No. 6d cement coated nails.

5. Batts and Blankets* - (Optional – Required when Item 6A is used (RC-1)) – Glass fiber or mineral wool insulation. Placed to completely or partially fill the stud cavities. When item 6A is used, glass fiber or mineral wool insulation shall be friction-fitted to completely fill the stud cavities.

CERTAINTEED CORP

JOHNS MANVILLE

KNAUF INSULATION LLC

MANSON INSULATION INC

ROCKWOOL - Types Acoustical Fire Batts and Type AFB, min. density 1.69 pcf / 27.0 kg/m^3

ROCKWOOL MALAYSIA SDN BHD - Type Acoustical Fire Batts

ROCK WOOL MANUFACTURING CO - Delta Board

THERMAFIBER INC - Type SAFB, SAFB FF

5A. Batts and Blankets* - (Not Shown – Not for use with Item 6) – As an alternate to Batts and Blankets (Item 5) – Spray applied cellulose material. The fiber is applied with water to completely fill the enclosed cavity in accordance with application instructions supplied with the product with a nominal dry density of 2.7 lb/ft^3 Alternate Application Method: The fiber is applied without water or adhesive at a nominal dry density of 3.5 lb/ft^3, in accordance with the application instructions supplied with the product. When item 6B is used, Fiber, Sprayed shall be INS735, INS745, INS750LD, INS765LJINS773LD or SANCTUARY.

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

7. Furring Channel - Optional – Not Shown – For use on one side of the wall – Resilient channels, 25 MSG galv steel spaced vertically 24 in. in O.C. flange portion screw attached to one side of studs with 1-1/4 in. long diamon shaped point, double lead Phillips head screws. When resilient channels are used, insulation, items 5C or 5D is required.

8. Caulking and Sealants - (Not Shown, Optional) – A bead of acoustical sealant applied around the partition perimeter for sound control.

9. STC Rating - The STC of the wall assembly is 56 when it is constructed as described by items 1 through 6, except:

A. Item 2, above – Nailheads Shall be covered with joint compound.

B. Item 2, above – Joints As described, shall be covered with fiber tape and joint compound

C. Item 5, above – Batts and Blankets* The cavities formed by the studs shall be friction fit with R-19 unfaced fiberglass insulation batts mesuring 6-1/4 in. thick and 15-1/4 in wide.

D. Item 6, above – Steel Framing Members* Typr RSIC-1 clips shall be used to attach gypsum board to studs on eighter side of the wall assembly

E. Item 8, above – Caulking and Sealants (Not Shown) A bead of acoustical sealant shall be applied around the partition perimeter for sound control.

F. Steel Corner Fasteners (Item 4), Fiber, Sprayed (Items 5A and 5B) and Steel Framing Members (Item 6A), not evaluated as alternatives for obtaining STC rating.

10. Wall and Partition Facings and Accessories* - (Optional, Not Shown) – Nominal 1/2 in. thick 4 ft. wide panels, for optional use as an additional layer on one or both sides of the assembly. Panels attached in accordance with manufacturer's recommendations. When the QR-500 or QR-510 panel is installed between the wood framing and the UL Classified gypsum board, the required UL Classified gypsum board layer(s) is/are to be installed as indicated as to fastener type and spacing except that the required fastener length shall be increased by a minimum of 1/2 in. Not evaluated or intended as a substitute for the required layer(s) of UL Classified gypsum board

11. Cementitious Backer Units* - (Optional Item Not Shown) – For Use On Face of 1 Hr Systems With All standard Items Required) 7/16 in., 1/2 in., 5/8 in. or 1 in. thick, min 32 in. wide. Applied vertically or horizontally with vertical joints centered over studs Fastened to studs and runners with cement board screws of adequate length to penetrate stud by a minimum of 3/8 in. for steel framing members, and a minimum of 3/4 in. for wood framing members spaced a max of 8 in. O.C. When 4 ft. wide boards are used, horizontal joints need not be backed by framing.

NATIONAL GYPSUM CO - Type DuraBacker, PermaBase, DuraBacker Plus or PermaBase Plus

12. Non-Bearing Wall Partition Intersection - (Optional) – Two nominal 2 by 4 in. studs or nominal 2 by 6 in. studs nailed together with two 3 in. long 10d nails spaced a max. 16 in. O.C. vertically and fastened to one side of the minimum 2 by 4 in. stud with 3 in. long 10d nails spaced a max. 16 in. O.C. vertically Intersection between partition wood studs to be flush with the 2 by 4 in. studs. The wall partition wood studs are to be framed by with a second 2 by 4 in. wood stud fastened with 3 in. long 10d nails spaced a max. 16 in. O.C. vertically. Maximum one non-bearing wall partition intersection per stud cavity. Non-bearing wall partition stud depth shall be at a minimum equal to the depth of the bearing wall.

BCS Design, Inc.
A Full Service Architectural Firm
WWW.BCSARCHITECTS.COM
19920 West 161st Street
Olathe, Kansas 66062
Phone: (913) 780-4820
Fax: (913) 780-5088

Summit Point Apartments Phase II
504 NE Chipman Road
Lee's Summit, Missouri 64063

STATE OF MISSOURI
JEFFREY H. SHINKLE
NUMBER A-8347
REGISTERED ARCHITECT
2.12.2022
professional seal

Permit Set

PROJECT NO. : 2021-08
DATE : 01.15.2022
DRAWN BY : BCS STAFF
REVIEWED BY :

REVISED:

© BCS Design, Inc. 2022
This drawing is COPYRIGHTED work by BCS Design, Inc. in either electronic or printed form. This drawing may not be photographed, traced, printed or copied in any manner without the written permission of BCS Design, Inc.

SHEET NO.
A002.1

copyright © 2022

UL U356 - No Scale

Fire-resistance Ratings - ANSI/UL 263

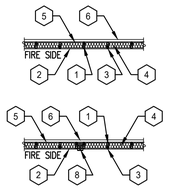
BXUV - Fire Resistance Ratings
ANSI/UL 263 Certified for United States

Design No. U356

February 14, 2022

Bearing Wall Rating - 1 Hr Rating Exposed to Fire on Interior Face Only
Bearing Wall Rating - 1 Hr Rating Exposed to Fire on Exterior Face (See Item 6E)
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 State 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.



1. Wood Studs - Nom 2 by 4 in. spaced 16 in. O.C. with two 2 by 4 in. top and one 2 by 4 in. bottom plates. Studs laterally braced by wood structural panel sheathing (Item 5). When Mineral and Fiber Boards* (Item 5A) are considered as bracing for the studs, the load is restricted to 76% of allowable axial load. Walls effectively fire stopped at top and bottom of wall.

2. Gypsum Board* - Any 5/8 in. thick UL Classified Gypsum Board that is eligible for use in Design Nos. L501, G512, or U305. Nom 5/8 in. thick, 4 ft. wide, applied vertically and nailed to studs and bearing plates 7 in. O.C. with 6d cement-coated nails, 1-7/8 in. long with 1/4 in. diam head

When Item Steel Framing Members* (Item 7 of any alternate clips), is used gypsum panels attached to furring channels with 1 in. long Type S bugle-head steel screws spaced 12 in. O.C.

When Item 7A Steel Framing Members* is used, two layers of gypsum panels attached to furring channels. Base layer attached to furring channels with 1 in. long Type S bugle-head steel screws spaced 12 in. O.C. Face layer attached to furring channels with 1-5/8 in. long Type S bugle-head steel screws 12 in. O.C. All joints in face layers staggered with joints in base layers

AMERICAN GYPSUM CO (View Classification) - CKNX.R14196

BEIJING NEW BUILDING MATERIALS PUBLIC LTD CO (View Classification) - CKNX.R19374

CABOT MANUFACTURING ULC (View Classifications) - CKNX.R25370

CERTAINTEED GYPSUM INC (View Classifications) - CKNX.R3660

CGC INC (View Classifications) - CKNX.R19751

CERTAINTEED GYPSUM INC (View Classifications) - CKNX.R18482

GEORGIA-PACIFIC GYPSUM L.L.C. (View Classifications) - CKNX.R2717

LOADMASTER SYSTEMS INC (View Classifications) - CKNX.R11809

NATIONAL GYPSUM CO (View Classifications) - CKNX.R3501

PABCO BUILDING PRODUCTS L.L.C. DBA PABCO GYPSUM (View Classifications) - CKNX.R7094

PANEL REY S A (View Classifications) - CKNX.R21796

SIAM GYPSUM INDUSTRY (SARABURI) CO LTD (View Classifications) - CKNX.R19262

THAI GYPSUM PRODUCTS PCL (View Classifications) - CKNX.R27517

UNITED STATES GYPSUM CO (View Classifications) - CKNX.R1319

USG BORAL DRYWALL SFZ LLC (View Classifications) - CKNX.R38438

USG MEXICO SA DE C V (View Classifications) - CKNX.R16089

2A. Gypsum Board* - (As an alternate to Item 2, Not Shown) - Any 5/8 in. thick 4 ft. wide gypsum panels that are eligible for use in Design Nos. L501, G512, or U305, supplied by the Classified Companies listed below shown in the Gypsum Board* (CKNX) category. Applied vertically and attached to studs and bearing plates with 1-1/4 in. long Type W coarse thread gypsum panel steel screws spaced a 8 in. O.C. with last screw 1 in. from edge of board

CGC INC

UNITED STATES GYPSUM CO

USG BORAL DRYWALL SFZ LLC

USG MEXICO S A DE C V

2B. Gypsum Board* - (As an alternate to Item 2, Not Shown) - Any 5/8 in. thick 4 ft. wide gypsum panels applied vertically and attached to studs and bearing plates with 1-1/4 in. long Type W coarse thread gypsum panel steel screws spaced a max 8 in. O.C. with last screw 1 in. from edge of board

AMERICAN GYPSUM CO - Types AGX-1, M-Class, AG-C LightRoc

CABOT MANUFACTURING ULC - Type X, 5/8 Type X, Type Blueglass Exterior Sheathing

CERTAINTEED GYPSUM INC - Type C, Type A, Type X-1, Easi-Lite Type X-2

GEORGIA-PACIFIC GYPSUM L.L.C. - Types X, Veneer Plaster Base-Type X, Water Rated-Type X, Sheathing Type-X, Soffit Type X, Type X ComfordGuard Sound Deadening Gypsum Board

PABCO BUILDING PRODUCTS L.L.C. DBA PABCO GYPSUM - Types PG-11, PGS-WRS, PGI

THAI GYPSUM PRODUCTS PCL - Type C or Type X

2C. Gypsum Board* - (As an alternate to Item 2, Not Shown) - For Use with Item 5A only - 5/8" in. thick 4 ft. wide gypsum panels applied horizontally and attached to studs and bearing plates with 1-1/4 in. long Type W coarse thread gypsum panel steel screws spaced a max 8 in. O.C. with last screws 1 in. and 4 in. from edges of board Finish Rating is 25 min

GEORGIA-PACIFIC GYPSUM L.L.C. - Type X, Veneer Plaster Base-Type X, Water Rated-Type X, Sheathing Type X, Soffit-Type X

PABCO BUILDING PRODUCTS L.L.C. DBA PABCO GYPSUM - Types PG-11, PGS-WRS, PGI

2D. Gypsum Board* - (As an alternate to Item 2, Not Shown) - Not to be used with Item 7. 5/8 in. thick, 4 ft. wide, paper surfaced, applied vertically only and fastened to the studs and plates with 6d cementnt coated nails 1-7/8 in. long 0.0915 in. shank diam and 1/4 in. diam heads 7 in. O.C.

NATIONAL GYPSUM CO - Type SBWB

2E. Gypsum Board* - (As an alternate to Item 2 through 2D) - Nominal 5/8 in. thick, 4 ft. wide panels, secured as described in Item 2

PABCO BUILDING PRODUCTS L.L.C. DBA PABCO GYPSUM - Type QuietRock-ES

2F. Gypsum Board* - (As an alternate to Item 2) - Not to be used with Item 7. 5/8 in. thick, 4 ft. wide, paper surfaced, applied vertically or horizontally and fastened to the studs and plates with 1-1/4 in. long Type W coarse thread gypsum panel steel screws spaced a max 8 in. O.C. with last screw 1 in. from edge of board

CERTAINTEED GYPSUM INC - Type SilentFX

2G. Gypsum Board* - (As an alternate to Items 2 through 2F) - Nominal 5/8 in. thick, 4 ft. wide panels, secured as described in Item 2

PABCO BUILDING PRODUCTS L.L.C. DBA PABCO GYPSUM - Type QuietRock-527

2H. Gypsum Board* - (As an alternate to Item 2) - 5/8 in. thick gypsum panels, with beveled, square, or tapered edges, applied either horizontally or vertically. Gypsum panels fastened to framing with 1-1/4 in. long Type W coarse thread gypsum panel steel screws spaced a maximum 10 in. O.C. with the last two screws 4 and 1 in. from the edges of the board. When used in widths others than 48 in. gypsum panels are to be installed horizontally

CERTAINTEED GYPSUM INC - Type LGFC6A (finish rating 21 min), Type LGFC2A, Type LGFC-C/A, Type LGFC-WD, Type LGLLX

2I. Gypsum Board* - (As an alternate to Item 2) - 5/8 in. thick gypsum panels, with beveled, square, or tapered edges, applied either horizontally or vertically. Gypsum panels fastened to framing with 1-1/4 in. long Type W coarse thread gypsum panel steel screws spaced a max 8 in. O.C. with the last screw 1 in. from edge of board. When used in widths other than 48 in. gypsum panels are to be installed horizontally

AMERICAN GYPSUM CO - Types AGX-1 (finish rating 25 min), M-Class (finish rating 25 min), AG-C (finish rating 25 min), LightRoc (finish rating 25 min)

NATIONAL GYPSUM CO - Type FSK, Type FSK-C, Type FSW, Type FSW-3, Type FSW-S, Type FSW-G, Type FSK-C, Type FSW-C, Type FSMR-C, Type FSW-6, Type FSL

2J. Gypsum Board* - (As an alternate to Item 2) - 5/8 in. thick gypsum panels, with beveled, square, or tapered edges, applied either horizontally or vertically. Gypsum panels fastened to framing with 1-1/4 in. long Type W coarse thread steel screws spaced a max 8 in. O.C. with the last screw 1 in. from edge of board. When used in widths other than 48 in. gypsum boards are to be installed horizontally

CERTAINTEED GYPSUM INC - Type C, Type X or Type X-1 (finish rating 26 min), Easi-Lite Type X (finish rating 24 min), Easi-Lite Type X-2, Type EGRG or GlasRoc or GlasRoc Sheating (finish rating 23 min)

3. Joints and Fastener Heads - (Not Shown) - Gypsum board joints covered with tape and joint compound. Fastener heads covered with joint compound

4. Batts and Blankets* - Mineral fiber or glass fiber insulation, 3-1/2 in. thick, pressure fit to fill wall cavities between studs and plates. Mineral fiber insulation to be unfaced and to have a min density of 3 pcf. Glass fiber insulation to be faced with aluminum foil or kraft paper and to have a min desity of 0.9 pcf (min R-13 thermal insulation rating)

See Batts and Blankets* (BKNV) Catagory in the Building Mateials Directory and Batts and Blankets* (BZJZ) Category in the Fire Resistance Directory for names of Classified Companies

4A. Fiber, Sprayed* - As an alternate to Batts and Blankets (Item 4) - Spray applied cellulose material. The fiber is applied with water to completely fill the enclosed cavity in accordance with the application instructions supplied with the product with a nominal dry density of 2.7 lb/ft^3. Alternate Application Method: The fiber is applied without water or adhesive at a nominal dry density of 3.5 lb/ft^3, in accordance with the accordance with the application instructions supplied with the product

U.S. GREENFIBER L.L.C. - INS735 and INS745 for use with wet or dry application INSS15LDD, INSS41LD, INS735, INS745, INS765LDD, and INS773LD are to be used for dry application only

4B. Fiber, Sprayed* - As an alternate to Item 4 and 4A - Spray applied cellulose material. The fiber is applied with water to completely fill the enclosed cavity in accordance with the application instructions supplied with the product. Nominal dry density of 4.58 lb/ft^3

NU-WOOL CO INC - Cellulose insulation

4C. Fiber, Sprayed* - As an alternate to Batts and Blankets (Item 4) - Spray applied cellulose fiber. The fiber is applied with water to completely fill the enclosed cavity in accordance with the application instructions supplied with the product. The minimum shall be 4.30 lbs/ft^3

INTERNATIONAL CELLULOSE CORP - Celbar-RL

4D. Fiber, Sprayed* - As an alternate to Batts and Blankets (Item 4) - Spray applied granulated mineral fiber material. The fiber is applied with adhesive at a minimum density of 4.0 pcf to completely fill the enclosed cavity in accordance with the application instructions supplied with the product. See Fiber, Sprayed (CCAZ)

AMERICAN ROCKWOOL MANUFACTURING, LLC - Type Rockwool Premium Plus

5. Wood Structural Panel Sheathing - Min 7/16 in. thick, 4 ft. wide wood structural panels, min grade "C-D" or "Sheathing". Installed with long dimension of sheet (strength axis) or face grain of plywood parallel with or perpendicular to studs. Vertical joints centered on studs. Horizontal joints backed with nom 2 by 4 in. wood blocking. Attached to studs on exterior side of wall with 6d coated box nails spaced 6 in. O.C. at perimeter of panels and 12 in. O.C. along interior studs

5A. Mineral and Fiber Boards* - As an alternate to Item 5 - Min 1/2 in. thick, 4 ft. wide sheathing, installed vertically to studs. Vertical joints centered on studs. Horizontal joints backed with nom 2 by 4 in. wood blocking. Attached to studs on exterior side of wall with 1 1/2 in. long galvanized roofing nails spaced 6 in. O.C. at perimeter of panels and 12 in. O.C. along interior studs. As an option a weather resistive barrier may be applied over the Mineral and Fiber Boards

6. Exterior Facings - Installed in accordance with the manufacturer's installation instructions. One of the following exterior facings is to be applied over the sheathing

A. Vinyl Siding - Molded Plastic* - Contoured rigid vinyl siding having a flame spread value of 20 or less. See Molded Plastic (BTAT) category in the Building Materials Directory for names of manufacturers.

B. Particle Board Siding - Hardboard exterior sidings including patterned panel or lap siding

C. Wood Structural Panel or Lap Siding - APA Rated Siding, Exterior, plywood, OSB or composite panels with veneer faces and structural wood core, per PS 1 or APA Standard PRP-108, including textured, rough sawn, medium density overlay, brushed, grooved and lap siding

D. Cementitious Stucco - Portland cement or synthetic stucco systems with self-furring metal lath or adhesive base coat. Thickness from 3/8 to 3/4 in. depending on system

G. Siding - Aluminum or steel siding attached over sheathing to studs

H. Fiber-Cement Siding - Fiber-cement exterior sidings including smooth and patterned panel on lap siding

I. Wall and Partition Facings and Accessories* - Stone veneer is mortar bonded to a lath, scratch coat and water resistant barrier applied to sheathing, installed in accordance with the manufacturer's installation instructions, and meeting the requirements of local code agencies

ELDORADO STONE OPERATIONS L.L.C. - Type Eldorado Stone

J. Cementitious Backer Units - 1/2 in. or 5/8 in., min 32 in. wide. Applied vertically or horizontally with vertical joints centered over studs. Fastened to studs and runners with cement board screws of adequate length to penetrate stud by a minimum 3/4 in. spaced a max of 8 in. O.C. Horizontal joints need not be backed by framing. When Cementitious Backer Units are used, the rating is applicable with exposure on either face. Cementitious Backer Units for use as substrate for exterior finishes such as ceramic tile, slate, marble, natural stone, manufactured stone, thin brick, or Portland cement or synthetic stucco

NATIONAL GYPSUM CO - Type PermaBase

8. Non-Bearing Wall Partition Intersection - (Optional) - Two nominal 2 by 4 in. stud or nominal 2 by 6 in. stud nailed together with two 3 in. long 10d nails spaced a max 16 in. O.D. vertically and fastened to one side of the minimum 2 by 4 in. stud with 3 in. long 10d nails spaced a max 16 in. O.C. vertically. Intersection between partition wood studs to be flush with the 2 by 4 in. studs. The wall partition wood studs are to be framed by with a second 2 by 4 in. wood stud fastened with 3 in. long 10d nails spaced a max 16 in. O.C. vertically. Maximum one non-bearing wall partition intersection per stud cavity. Non-bearing wall partition stud depth shall be at a minimum equal to the depth of the bearing wall

* 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 2022-02-14

BCS Design, Inc.
A Full Service
Architectural Firm
WWW.BCSARCHITECTS.COM
19920 West 161st Street
Olathe, Kansas 66062
Phone: (913) 780-4820
Fax: (913) 780-5088

Summit Point Apartments Phase II
504 NE Chipman Road
Lee's Summit, Missouri 64063

Permit Set

STATE OF MISSOURI
JEFFREY H. SHINKLE
NUMBER A-8347
REGISTERED ARCHITECT
professional seal
2.18.2022

PROJECT NO. : 2021-08
DATE : 01.15.2022
DRAWN BY : BCS STAFF
REVIEWED BY :

REVISED:

© BCS Design, Inc. 2022
This drawing is COPYRIGHTED work by BCS Design, Inc. in either electronic or printed form. This drawing may not be photographed, traced, printed or copied in any manner without the written permission of BCS Design, Inc.

SHEET NO.

A002.2

copyright © 2022

UL L521 - No Scale

Fire-resistance Ratings - ANSI/UL 263

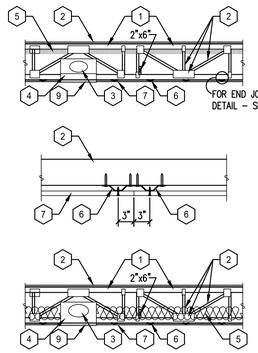
BXUV - Fire Resistance Ratings
ANSI/UL 263 Certified for United States

Design No. L521

February 14, 2022

Unrestrained Assembly Rated - 1 Hr
Finish Rating - 25 Min (See items 5 and 5A), 20 Min (See Items 6H and 7A)
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 State 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. Flooring System - The flooring system shall consist of one of the following:

System No. 1

Subflooring - Nom 23/32 in. thick wood structural panels installed perpendicular to trusses with end joints staggered. Plywood or panels secured to trusses with construction adhesive and No. 6d ringed shank nails, spaced 12 in. O.C. along each truss. Staples having equal or greater withdrawal and lateral resistance strength may be substituted for the 6d nails.

Vapor Barrier - (Optional) – Nom 0.030 in. thick commercial asphalt saturated felt

Finish Floor - Min 1 by 4 in. T & G lumber installed perpendicular to trusses, or min 15/32 in. thick wood structural panels, min grade "Underlayment" or "Single-floor". Face grain of plywood or strength axis of panel to be perpendicular to joists staggered

System No. 2

Subflooring - Nom 23/32 in. thick wood structural panels installed perpendicular to trusses with end joints staggered. Plywood or panels secured to trusses with construction adhesive and No. 6d ringed shank nails, spaced 12 in. O.C. along each truss. Staples having equal or greater withdrawal and lateral resistance strength may be substituted for the 6d nails.

Vapor Barrier - (Optional) – Nom 0.030 in. thick commercial asphalt saturated felt

Finish Flooring* - Floor Topping Mixture - Min 3/4 in. thickness of floor topping mixture having a minimum compressive strength of 1800 psi. Refer to manufaccturer's instructions accompanying the material for specific mix design.

UNITED STATES GYPSUM CO - Types LRK, HSLRK, CSD

LATICRETE SUPERCAP L.L.C - Types LRK, HSLRK

USG MEXICO S A DE C V - Types LRK, HSLRK, CSD

Floor Mat Materials* - (Optional) – Floor mat material loose laid over the subfloor. Refer to manufacturer's instructions regarding the minimum thickness of floor topping over each floor mat material

UNITED STATES GYPSUM CO - Types SAM, LEVELROCK® Brand Sound Reduction Board LEVELROCK® Brand Floor Underlayment SRM-25

Alternate Floor Mat Materials* - (Optional) – Floor mat material loose laid over the subfloor. Refer to manufacturer's instructions regarding the minimum thickness of floor topping over floor mat

GRASSWORK L.L.C. - SC Types

Systen No. 3 (For Use with Item 7A Only)

Finish Floor - Nom 23/32 in. thick wood structural panels installed perpendicular to trusses with end joints staggered. Plywood or panels secured to trusses with construction adhesive and 2-1/2 in. long nails spaced 12 in. O.C. along each truss and 8 in. O.C. at the perimeter

System No. 4

Structural Cement-Fiber Units* - Nom 3/4 in. thick with long edges tongue and grooved. Long dimension of panels to be perpendicular to wood trusses with end joints staggered a min of 2 ft. and centered over the trusses. Panels secured to wood trusses with 1-5/8 in. long, No. 8, self-countersinking wood screw spaced a max of 12 in. O.C. in the field with a screw located 1 in. and 2 in. from each edge, and 8 in. O.C. on the perimeter with a screw located 2 in. from each edge, located 1/2 in. from the end edges of the panel.

UNITED STATES GYPSUM CO - Types STRUCTO-CRETE, USGSP

Finish Flooring - Floor Topping Mixture* - Min 3/4 in. thickness of floor topping mixture having a minimum compressive strength of 1800 psi. Refer to manufacturer's instructions accompanying the material for specific mix design.

UNITED STATES GYPSUM CO - Types LRK, HSLRK, CSD

LATICRETE SUPERCAP L.L.C - Types LRK, HSLRK

USG MEXICO S A DE C V - Types LRK, HSLRK, CSD

Floor Mat Materials* - (Optional) – Floor mat material loose laid over the subfloor. Refer to manufacturer's instructions regarding the minimum thickness of floor topping over each floor mat material

UNITED STATES GYPSUM CO - Types SAM, LEVELROCK® Brand Sound Reduction Board LEVELROCK® Brand Floor Underlayment SRM-25

System No. 5

Structural Cement-Fiber Units* - Nom 3/4 in. thick with long edges tongue and grooved. Long dimension of panels to be perpendicular to wood trusses with end joints staggered a min of 2 ft. and centered over the trusses. Panels secured to wood trusses with 1-5/8 in. long, No. 8, self-countersinking wood screw spaced a max of 12 in. O.C. in the field with a screw located 1 in. and 2 in. from each edge, and 8 in. O.C. on the perimeter with a screw located 2 in. from each edge, located 1/2 in. from the end edges of the panel.

UNITED STATES GYPSUM CO - Types STRUCTO-CRETE, USGSP

System No. 6

Subflooring - Nom 23/32 in. thick wood structural panels installed perpendicular to trusses with end joints staggered. Plywood or panels secured to trusses with construction adhesive and No. 6d ringed shank nails, spaced 12 in. O.C. along each truss. Staples having equal or greater withdrawal and lateral resistance strength may be substituted for the 6d nails

Vapor Barrier - (Optional) – Nom 0.030 in. thick commercial asphalt saturated felt

Floor Mat Materials* - (Optional) – Floor mat material nom 1/8 in. (3mm) thick loose laid over the subfloor. Floor topping thickness shall be a min of 3/4 in. (19mm)

HACKER INDUSTRIES INC - FIRM-FILL SCM 125

Alternated Floor Mat Materials - (Optional) - Floor mat material nom 1/4 in. (6mm) thick loose laid over the subfloor. Floor topping thickness shall be a min of 1 in. (25 mm)

HACKER INDUSTRIES INC - Type FIRM-FILL SCM 250

Alternated Floor Mat Materials - (Optional) – Floor mat material nom 3/8 in. (10mm) thick loose laid over the subfloor. Floor topping thickness shall be a min of 1-1/4 in. (32 mm)

HACKER INDUSTRIES INC - FIRM-FILL SCM 400

Alternated Floor Mat Materials - (Optional) – Floor mat material nom 3/4 in. (19mm) thick loose laid over the subfloor. Floor topping thickness shall be a min of 1-1/2 in. (38 mm)

HACKER INDUSTRIES INC - Type FIRM-FILL SCM 750

Metal Lath (Optional) - (Optional) – For use with 3/8" in. (10mm), or greater, floor mat materials, 3/8 in. expanded steel diamond mesh, 3.4 lbs/sq.yd. placeed over the floor mat material Hacker Floor Primer to be applied prior to the placement of the metal lath. When metal lath is used, floor topping thickness a nom 1 in. (25mm) over the floor mat

Finish Flooring - Floor Topping Mixture* - Min 3/4 in. thickness of floor topping mixture having a min compressive strength of 1100 psi. Mixture shall consist of 6.8 gal of water to 80 lbs of floor topping mixture to 1.9 cu.ft. of sand. Refer to the manufacturer's instructions accompanying the material and/or contact the manufacturer's technical support for specific mix design and mimimum thickness recommended for use with eligible floor mat(s)

HACKER INDUSTRIES INC - Firm-Fill Gypsum Concrete, Firm-Fill 2010, Firm-Fill 3310, Firm-Fill 4010, Gyp-Span Radiant

System No. 7

Subflooring - Nom 23/32 in. thick wood structural panels installed perpendicular to trusses with end joints staggered. Plywood or panels secured to trusses with construction adhesive and No. 6d ringed shank nails, spaced 12 in. O.C. along each truss. Staples having equal or greater withdrawal and lateral resistance strength may be substituted for the 6d nails

Vapor Barrier - (Optional) – Nom 0.030 in. thick commercial asphalt saturated felt

Finish Floor * - Mineral and Fiber Board - Min 1/2 in. thick, supplied in sizes ranging from 3 ft. by 4 ft. by 12 ft.

HOMASOTE CO - Type 440-32 Mineral and Fiber Board

System No. 8

Subflooring - Nom 23/32 in. thick wood structural panels installed perpendicular to trusses with end joints staggered. Plywood or panels secured to trusses with construction adhesive and No. 6d ringed shank nails, spaced 12 in. O.C. along each truss. Staples having equal or greater withdrawal and lateral resistance strength may be substituted for the 6d nails

Vapor Barrier - (Optional) – Nom 0.030 in. thick commercial asphalt saturated felt

Floor Mat Materials* - (Optional) – Floor mat material nom 5/64 in. (2mm) thick adhered to subfloor with Hacker Floor Primer. Primer to be applied to the surface of the mat prior to the placement of floor topping mixture. Floor topping thickness a min 1 in. over the floor mat

HACKER INDUSTRIES INC - Type Hacker Sound-Mat

Alternate Floor Mat Materials - (Optional) – Floor mat material nom 1/4 in. (6mm) thick adhered to subfloor with Hacker Floor Primer. Primer to be applied to the surface of the mat prior to the placement of a min 1-1/4 in. (32 mm) of floor topping mixture

HACKER INDUSTRIES INC - Type Hacker Sound-Mat II

Metal Lath (Optional) - For use with 3/8 in. (10mm) floor mat materials, 3/8 in. expanded steel diamond mesh, 3.4 lbs/sq.yd. placed over the floor mat material. Hacker Floor Primer to be applied prior to the placement of the metal lath. When metal lath is used, floor topping thickness a nom 1-1/4 in. over the floor mat.

Finish Flooring - Floor Topping Mixture* - Min 3/4 in. thickness of floor topping mixture having a min compressive strength of 1100 psi. Mixture shall consist of 6.8 gal of water to 80 lbs of floor topping mixture to 1.9 cu.ft. of sand. Refer to the manufacturer's instructions accompanying the material and/or contact the manufacturer's technical support for specific mix design and mimimum thickness recommended for use with eligible floor mat(s)

HACKER INDUSTRIES INC - Firm-Fill Gypsum Concrete, Firm-Fill High Strength, Gyp-Span Radiant

2. Trusses - Parallel chord trusses, spaced a max of 24 in. O.C. fabricated from nom 2 by 4 lumber, with lumber oriented vertically or horizontally. Min truss depth is 12 in. when no Ceiling Damper* is used and 18 in. when a Ceiling Damper* is used. Truss members secured together with 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 approx. 7/8 in. centers with four rows of teeth per inch of plate width

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

4. Ceiling Damper* - For use with min 18 in. deep trusses. Max nom area shall be 324 sq.in. with the length not to exceed 24 in. and the width not to exceed 20 in. Max height of damper shall be 14 in. Aggregate damper openings shall not exceed 162 sq.in. per 100 sq.ft. of ceiling area. Damper installed in accordance with the manufacturer's installation instructions provided with the damper. A steel grille (Item 9) shall be installed in accordance with installation instructions

C&S AIR PRODUCTS - Model RD-521

POTTORFF - Model CFD-521

4A. Alternate Ceiling Damper* - For use with min 18 in. deep trusses. Max nom area shall be 196 sq.in. with the length not to exceed 26 in. and the width not to exceed 14 in. Max height of damper shall be 7 in. Aggregate damper openings shall not exceed 98 sq.in. per 100 sq.ft. of ceiling area. Damper installed in accordance with the manufacturer's installation instructions provided with the damper. A steel grille (Item 9) not to exceed 144 in^2 shall be installed in accordance with installation instructions

C&S AIR PRODUCTS - Model RD-521-BT

POTTORFF - Model CFD-521-BT

4B. Alternate Ceiling Damper* - For use with min 18 in. deep trusses. Max nom area shall be 256 sq.in. with the length not to exceed 24 in. and the width not to exceed 20 in. Max height of damper shall be 17 in. Aggregate damper openings shall not exceed 128 sq.in. per 100 sq.ft. of ceiling area. Damper installed in accordance with the manufacturer's installation instructions provided with the damper. A steel grille (Item 9) shall be installed in accordance with installation instructions.

C&S AIR PRODUCTS - Model RD-521-IP, RD-521-NP

POTTORFF - Model CFD-521-IP, CFD-521-NP

4C. Alternate Ceiling Damper* - For use with min 18 in. deep trusses. Max nom area shall be 144 sq.in. with the length not to exceed 14 in. and the width not to exceed 12 in. Max height of damper shall be 17-7/8 in. Aggregate damper openings shall not exceed 74 sq.in. per 100 sq.ft. of ceiling area. Damper installed in accordance with the manufacturer's installation instructions provided with the damper. A steel grille (Item 9) shall be installed in accordance with installation instructions.

C&S AIR PRODUCTS - Model RD-521-90, RD-521-NP90

POTTORFF - Model CFD-521-90, CFD-521-90NP

4D. Alternate Ceiling Damper* - Ceiling damper & fan assembly for use with min 18 in. deep trusses. Max nom area shall be 75 sq.in. with the length not to exceed 8-9/16 in. and the width not to exceed 8-3/4 in. Max height of damper shall be 9-7/8 in. Aggregate damper openings shall not exceed 38 sq.in. per 100 sq.ft. of ceiling area. Damper shall be installed in combination with one of the fan models described in, and in accordance with the manufacturer's installation instructions provided with the damper. A plastic grille (Item 9) shall be installed in accordance with installation instructions

DELTA ELECTRONICS INC - Models CRD2, GBR-CRD, ITG-CRD

4E. Alternate Ceiling Damper* - Ceiling damper & fan assembly for use with min 18 in. deep trusses. Max nom area shall be 75 sq.in. with the length not to exceed 9-1/4 in. and the width not to exceed 9-3/4 in. Max height of damper shall be 9-7/8 in. Aggregate damper openings shall not exceed 45 sq.in. per 100 sq.ft. of ceiling area. Damper shall be installed in combination with one of the fan models described in, and in accordance with the manufacturer's installation instructions provided with the damper. A plastic grille (Item 9) shall be installed in accordance with installation instructions

DELTA ELECTRONICS INC - Model SIG-CRD

4F. Alternate Ceiling Damper* - Ceiling damper & fan assembly for use with min 18 in. deep trusses. Max nom area shall be 131 sq.in. with the length not to exceed 11-1/16 in. and the width not to exceed 11-7/8 in. Aggregate damper openings shall not exceed 66 sq.in. per 100 sq.ft. of ceiling area. Damper shall be installed in combination with one of the fan models described in, and in accordance with, the manufacturer's installation instructions provided with the damper. A plastic grille (Item 9) shall be installed in accordance with installation instructions

DELTA ELECTRONICS INC - Model SMT-CRD

4G. Alternate Ceiling Damper* - Ceiling damper & fan assembly for use with min 18 in. deep trusses. Max nom area shall be 103 sq.in. with the length not to exceed 10-1/8 in. and the width not to exceed 10-1/8 in. Aggregate damper openings shall not exceed 52 sq.in. per 100 sq.ft. of ceiling area. Damper shall be installed in combination with one of the fan models described in, and in accordance with, the manufacturer's installation instructions provided with the damper. A plastic grille (Item 9) shall be installed in accordance with installation instructions

PANASONIC CORPORATION, PANASONIC CORPORATION OF NORTH AMERICAN - Model RC-RD05C5

4H. Alternate Ceiling Damper* - Ceiling damper & fan assembly for use with min 18 in. deep trusses. Max nom area shall be 113 sq.in. with the length not to exceed 10-1/8 in. and the width not to exceed 11-1/8 in. Aggregate damper openings shall not exceed 57 sq.in. per 100 sq.ft. of ceiling area. Damper shall be installed in combination with one of the fan models described in, and in accordance with, the manufacturer's installation instructions provided with the damper. A plastic grille (Item 9) shall be installed in accordance with installation instructions

BROAN-NUTONE L.L.C. - Model RDFUWT

4I. Alternate Ceiling Damper* - Ceiling damper & fan assembly for use with min 18 in. deep trusses. Max nom area shall be 79 sq.in. with the length not to exceed 10 in. and the width not to exceed 7-15/16 in. Aggregate damper openings shall not exceed 40 sq.in. per 100 sq.ft. of ceiling area. Damper shall be installed in combination with one of the fan models described in, and in accordance with, the manufacturer's installation instructions provided with the damper. A metallic grille (Item 9) shall be installed in accordance with installation instructions

BROAN-NUTONE L.L.C. - Models RDJ1 and RDH

4J. Alternate Ceiling Damper* - Ceiling damper & fan assembly for use with min 18 in. deep trusses. Max nom area shall be 87 sq.in. with the length not to exceed 9 in. and the width not to exceed 9-11/16 in. Aggregate damper openings shall not exceed 44 sq.in. per 100 sq.ft. of ceiling area. Damper shall be installed in combination with one of the fan models described in, and in accordance with, the manufacturer's installation instructions provided with the damper. A plastic grille (Item 9) shall be installed in accordance with installation instructions

BROAN-NUTONE L.L.C. - Model RDMWT

4K. Alternate Ceiling Damper* - Ceiling damper & fan assembly for use with min 18 in. deep trusses. Max nom area shall be 87 sq.in. with the length not to exceed 9 in. and the width not to exceed 9-11/16 in. Aggregate damper openings shall not exceed 44 sq.in. per 100 sq.ft. of ceiling area. Damper shall be installed in combination with one of the fan models described in, and in accordance with, the manufacturer's installation instructions provided with the damper. A plastic grille (Item 9) shall be installed in accordance with installation instructions

BROAN-NUTONE L.L.C. - Model RDMWT2

5. Batts and Blankets* - (Optional) – Glass fiber or mineral wool insulation bearing the UL Classification Marking as to Surface Burning Characteristics and/or Fire Resistance. When the resilient channels (Item 6) or furring channels (Item 6A) are spaced 24 in. O.C. no insulation shall be installed in the concealed space. When the resilient channels (Item 6) or furring channels (Item 6A) are spaced 16 in. O.C. the insulation shall be a max of 3 1/2 in. thick and shall be secured against the subflooring with staples at 12 in. O.C. or held suspended in the concealed space with 0.090 in. diam galv steel wires attached to the wood trusses at 12 in. O.C. When the resilient channels (Item 6) or furring channels (Item 6A) are spaced a max of 12 in. O.C. or when the Steel Framing Members (Item 6B) are used, there is no limit in the overall thickness of insulation, and the insulation can be secured against the subflooring held suspended in the concealed space of draped over the resilient or furring channels (or Steel Framing Members) and gypsum panel membrane. When Steel Framing Members (Item 6C) are used max 3-1/2 in. thick insulation shall be draped over furring channels (Item 6Ca) and gypsum board ceiling membrane and friction-fitted between trusses and Steel Framing Members (Item 6Cd). The finished rating has only been determined when the insulation is secured to the subflooring

6. Resilient Channels - Formed frm min 25 MSG galv steel installed perpendicular to trusses. When there is no insulation installed in the concealed space the resilient channels are spaced 24 in. O.C. When insulation (Item 5) is secured is the underside of the subfloor the resilient channels are spaced 16 in. in O.C. When insulation, Items 5, 5A, or 5B is applied over the resilient channel/gypsum panel ceiling membrane, or when Item 5C, 5E or 5F is applied to underside of subflooring, the resilient channels are spaced 12 in. O.C. Channels overlapped 4 in. at splices. Two channels spaced 6 in. O.C. oriented opposite each gypsum panel end joint as shown in the above illustration. Additional channels shall extend min 6 in. beyond each side edge of panel

7. Gypsum Board* - Nom 5/8 in. thick, 48 in. wide gypsum panels. When resilient channels (Item 6) are used, gypsum panels installed with long dimension perpendicular to resilient channels. Gypsum panels secured with 1 in. long Type S bugle head steel screws spaced 12 in. O.C. and located a min of 1/2 in. from side joints and 3 in. from side joints and 3 in. from the end joints. When insulation (Items 5 or 5A) is applied over the resilient channel/gypsum panel ceiling membrane screw spacing shall be reduced to 8 in. O.C. When insulation (Item 5C, 5E, or 5F) is applied to the underside of the subflooring, screw spacing shall be reduced to 8 in. O.C. and mimimum 1-1/4 in long Type S screws to install gypsum to the resilient channels (Item 6), and butted end joints shall be staggered min 2 ft. within the assembly, and occur midway between the continuous furring channels. End joints secured to both resilient channels as shown in end joint detail

CGC - Types C, IP-X2, IPC-AR

UNITED STATE 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 Items 5D and 6H. Nom 5/8 in. thick, 48 in. wide gypsum panels installed with long dimension perpendicular to rsilient channels. Gypsum panels secured with 1 in. long Type S bugle head steel screws spaced 8 in. O.C. and located a min of 1/2 in. from side joints and 3 in. from the end joints. Finish Rating with this ceiling system is 20 min

CGC INC - Type ULIX

UNITED STATES GYPSUM CO - Type ULIX

8. Finishing System - (Not Shown) – Vinyl, dry or premixed joint compound, applied in two coats to joints and screw heads. Nom 2 in. wide paper tape 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 board

9. Grille - Grille installed in accordance with the installation instruction provided with the ceiling damper

10. Wire Mesh - (Not Shown) – For use with Item 5A and 5B – 1 in. 20 gauge galvanized poultry netting installed between the furring channels and gypsum board. The poultry netting is attached with washers and 1/2 in. wafer head screws, spaced 24 in. O.C., to the furring channels. The Fiber, Sprayed (Item 5A or 5B) is installed through cut-openings in the poultry netting in-between trusses. The cut openings in the poultry netting shall be staggered at a maximum of 6 ft.

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

Last Updated on 2022-02-14

BCS Design Inc.

BCS Design, Inc.
A Full Service
Architectural Firm
WWW.BCSARCHITECTS.COM
19920 West 161st Street
Olathe, Kansas 66062
Phone: (913) 780-4820
Fax: (913) 780-5088

Summit Point Apartments Phase II
504 NE Chipman Road
Lee's Summit, Missouri 64063

Permit Set

STATE OF MISSOURI
JEFFREY H. SHINKLE
NUMBER A-8347
REGISTERED ARCHITECT
2.18.2022
professional seal

PROJECT NO. : 2021-08
DATE : 01.15.2022
DRAWN BY : BCS STAFF
REVIEWED BY :

REVISED:

© BCS Design, Inc. 2022
This drawing is COPYRIGHTED work by BCS Design, Inc. in either electronic or printed form. This drawing may not be photographed, traced, printed or copied in any manner without the written permission of BCS Design, Inc.

SHEET NO.

A002.3

copyright © 2022

UL Product iQ™

BXUV.P522

Design/System/Construction/Assembly Usage Disclaimer

- Authorities Having Jurisdiction should be consulted in all cases as to the particular requirements covering the installation and use of UL Certified products, equipment, system, devices, and materials.
- Authorities Having Jurisdiction should be consulted before construction.
- Fire resistance assemblies and products are developed by the design submitter and have been investigated by UL for compliance with applicable requirements. The published information cannot always address every construction nuance encountered in the field.
- When field issues arise, it is recommended the first contact for assistance be the technical service staff provided by the product manufacturer noted for the design. Users of fire resistance assemblies are advised to consult the general Guide Information for each product category and each group of assemblies. The Guide Information includes specifics concerning alternate materials and alternate methods of construction.
- Only products which bear UL's Mark are considered Certified.

BXUV - Fire Resistance Ratings - ANSI/UL 263 Certified for United States

BXUV7 - Fire Resistance Ratings - CAN/ULC-S101 Certified for Canada

See General Information for Fire-resistance Ratings - ANSI/UL 263 Certified for United States
Design Criteria and Allowable Variances

See General Information for Fire Resistance Ratings - CAN/ULC-S101 Certified for Canada
Design Criteria and Allowable Variances

Design No. P522

May 05, 2020

Unrestrained Assembly Rating — 1 Hr

Finish Rating — 25 Min (See Items 3 or 3A)

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.**

2. **Trusses —** Pitched or parallel chord wood 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 with 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) — Required when Item 6B is used — Glass fiber insulation, secured to the wood structural panels 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 board ceiling membrane when resilient channels and gypsum board attachment is modified as specified in Items 6 and 7. When **Steel Framing Members** (Item 6B) are used, max 3-1/2 in. thick insulation shall be draped over the furring channels (Item 6Ba) and gypsum board ceiling membrane, and friction-fitted between trusses and Steel Framing Members (Item 6Bd). The finished rating has only been determined when the insulation is secured to the decking.

3A. **Fiber, Sprayed* —** As an alternate to Item 3 (not evaluated for use with Item 6B) — Any thickness of spray-applied cellulose insulation material, having a min density of 0.5 lb/ft^3, 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/ft^3 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/ft^3 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.

3B. **Foamed Plastic* —** (As an alternate to Item 3 or 3A, 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 fire damper (Items 5 through 5K) in the concealed space, minimum 1 in. clearance to be maintained between damper housing and spray foam insulation. Not evaluated for use with Items 6A through 6F.
SES FOAM INC — Sucraseal

3C. **Cavity Insulation - Batts and Blankets* or Fiber, Sprayed* —** (As described above) in Items 3 and 3A — (For Use with Item 7B, Not Shown) — Min. 3-1/2 in thick with no limit on maximum thickness fitted in the concealed space, draped over the resilient channel (Item 6G)/gypsum board (Item 7B) ceiling membrane.

3D. **Foamed Plastic* —** (As alternate to Item 3, 3A, or 3B, 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 fire damper (Items 5 through 5K) in the concealed space, no clearance is necessary between damper housing and spray foam insulation. Not evaluated for use with Items 6A through 6F.
SES FOAM INC — EasySeal.5

3F. **Foamed Plastic* —** (As alternate to Item 3 - not to be used in combination with any alternates to item 3) — Spray foam insulation applied directly to the underside of the roofing system (Item 1). Spray foam insulation installed to a maximum thickness of 11 in. at a nominal 1.0 lb/ft^3 - 2.5 lb/ft^3 density, while maintaining a minimum 7 in. clearance between the spray foam insulation and the gypsum board (Item 7). 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 spaced maximum 3 in. away from gypsum butt joints. Gypsum board 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 fire damper (Items 5 through 5K) in the concealed space, no clearance is necessary between damper housing and spray foam insulation. Only for use with item 6 not evaluated for use with alternates to item 6.
CARLISLE SPRAY FOAM INSULATION — SealTite Pro Closed Cell (CC), SealTite Pro Open Cell (OC), SealTite Pro OCX, SealTite Pro No Trim, and SealTite Pro One Zero.

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* —** Max nom area, 324 sq in. Max square size, 18 in. by 18 in. rectangular sizes not to exceed 324 sq in. with a max width of 18 in. Max damper height is 14 in. Installed in accordance with manufacturers installation instructions provided with the damper. Max damper openings not to exceed 162 sq in. per 100 sq ft of ceiling area.
C&S AIR PRODUCTS — Model RD-521

POTTORFF — Model CFD-521

5A. **Alternate Ceiling Damper* —** Max nom area, 196 sq in. Max square size, 14 in. by 14 in. Rectangular sizes not to exceed 196 sq in. with a max width of 26 in. Max overall damper height is 7 in. Installed in accordance with the manufacturers installation instructions provided with the damper. Max damper openings not to exceed 98 sq in. per 100 sq ft of ceiling area.
C&S AIR PRODUCTS — Model RD-521-8T

POTTORFF — Model CFD-521-8T.

5B. **Alternate Ceiling Damper* —** Max nom area shall be 256 sq in. with the length not to exceed 24 in. and the width not to exceed 20 in. Max height of damper shall be 17 in. Aggregate damper openings shall not exceed 128 sq in. per 100 sq ft of ceiling area. Damper installed in accordance with the manufacturers installation instructions provided with the damper. A steel grille shall be installed in accordance with installation instructions.

C&S AIR PRODUCTS — Model RD-521-IP, RD-521-NP

POTTORFF — Models CFD-521-IP, CFD-521-NP

5C. **Alternate Ceiling Damper* —** Ceiling damper & fan assembly. Max nom area shall be 75 sq in. with the length not to exceed 8-9/16 in. and the width not to exceed 8-3/4 in. Max height of damper shall be 9-7/8 in. Aggregate damper openings shall not exceed 38 sq in. per 100 sq ft of ceiling area. Damper shall be installed in combination with one of the fan models described in, and in accordance with, the manufacturers installation instructions provided with the damper. A plastic grille shall be installed in accordance with installation instructions.
DELTA ELECTRONICS INC — Models CRD2, GBR-CRD, ITG-CRD

5D. **Alternate Ceiling Damper* —** Ceiling damper & fan assembly for use with min 18 in. deep trusses. Max nom area shall be 75 sq in. with the length not to exceed 9-1/4 in. and the width not to exceed 9-3/4 in. Max height of damper shall be 9-7/8 in. Aggregate damper openings shall not exceed 45 sq in. per 100 sq ft of ceiling area. Damper shall be installed in combination with one of the fan models described in, and in accordance with, the manufacturer's installation instructions provided with the damper. A plastic grille shall be installed in accordance with installation instructions.
DELTA ELECTRONICS INC — Model SIG-CRD

5E. **Alternate Ceiling Damper* —** For use with min 18 in. deep trusses. Max nom area shall be 144 sq in. with the length not to exceed 14 in. and the width not to exceed 12 in. Max height of damper shall be 17-7/8 in. Aggregate damper openings shall not exceed 74 sq in. per 100 sq ft of ceiling area. Damper installed in accordance with the manufacturers installation instructions provided with the damper. A steel grille shall be installed in accordance with installation instructions.
C&S AIR PRODUCTS — Model RD-521-90, RD-521-NP90

POTTORFF — Models CFD-521-90, CFD-521-90NP

5F. **Alternate Ceiling Damper* —** Ceiling damper & fan assembly for use with min 18 in. deep trusses. Max nom area shall be 131 sq in. with the length not to exceed 11-1/16 in. and the width not to exceed 11-7/8 in. Aggregate damper openings shall not exceed 66 sq in. per 100 sq ft of ceiling area. Damper shall be installed in combination with one of the fan models described in, and in accordance with, the manufacturer's installation instructions provided with the damper. A plastic grille shall be installed in accordance with installation instructions.
DELTA ELECTRONICS INC — Model SMT-CRD

5G. **Alternate Ceiling Damper* —** Ceiling damper & fan assembly for use with min 18 in. deep trusses. Max nom area shall be 103 sq in. with the length not to exceed 10-1/8 in. and the width not to exceed 10-1/8 in. Aggregate damper openings shall not exceed 52 sq in. per 100 sq ft of ceiling area. Damper shall be installed in combination with one of the fan models described in, and in accordance with, the manufacturer's installation instructions provided with the damper. A plastic grille shall be installed in accordance with installation instructions.
PANASONIC CORPORATION, PANASONIC CORPORATION OF NORTH AMERICA — Model PC-RD05C5

5H. **Alternate Ceiling Damper* —** Ceiling damper & fan assembly for use with min 18 in. deep trusses. Max nom area shall be 113 sq in. with the length not to exceed 10-1/8 in. and the width not to exceed 11-1/8 in. Aggregate damper openings shall not exceed 57 sq in. per 100 sq ft of ceiling area. Damper shall be installed in combination with one of the fan models described in, and in accordance with, the manufacturer's installation instructions provided with the damper. A plastic grille shall be installed in accordance with installation instructions.
BROAN-NUTONE L L C — Model RDFUWT

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.

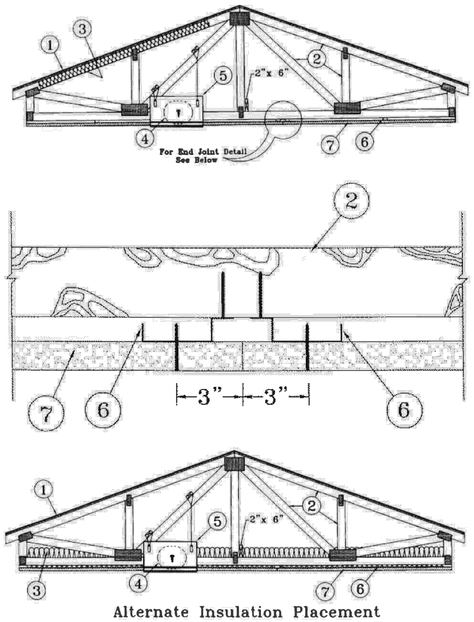
6C. **Steel Framing Members* —** (Not Shown) — As an alternate to Items 6, 6A and 6B.
a. **Furring Channels —** Formed of No. 25 MSG galv steel, 2-3/8 in. wide by 7/8 in. deep installed perpendicular to wood structural members. Channels spaced a max of 16 in. OC when no insulation (Item 3 or 3A) is fitted in the concealed space or a max of 12 in. OC when insulation (Item 3 or 3A) 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



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 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 may be used with either the nails or staples.

5I. **Alternate Ceiling Damper* —** Ceiling damper & fan assembly for use with min 18 in. deep trusses. Max nom area shall be 79 sq in. with the length not to exceed 10 in. and the width not to exceed 7-15/16 in. Aggregate damper openings shall not exceed 40 sq in. per 100 sq ft of ceiling area. Damper shall be installed in combination with one of the fan models described in, and in accordance with, the manufacturer's installation instructions provided with the damper. A metallic grille shall be installed in accordance with installation instructions.
BROAN-NUTONE L L C — Models RDJ1 and RDH

5J. **Alternate Ceiling Damper* —** Ceiling damper & fan assembly for use with min 18 in. deep trusses. Max nom area shall be 87 sq in. with the length not to exceed 9 in. and the width not to exceed 9-11/16 in. Aggregate damper openings shall not exceed 44 sq in. per 100 sq ft of ceiling area. Damper shall be installed in combination with one of the fan models described in, and in accordance with, the manufacturer's installation instructions provided with the damper. A plastic grille shall be installed in accordance with installation instructions.
BROAN-NUTONE L L C — Model RDMWT

5K. **Alternate Ceiling Damper* —** Ceiling damper & fan assembly for use with min 18 in. deep trusses. Max nom area shall be 87 sq in. with the length not to exceed 9 in. and the width not to exceed 9-11/16 in. Aggregate damper openings shall not exceed 44 sq in. per 100 sq ft of ceiling area. Damper shall be installed in combination with one of the fan models described in, and in accordance with, the manufacturer's installation instructions provided with the damper. A plastic grille shall be installed in accordance with installation instructions.
BROAN-NUTONE L L C — Model RDMWT2

6. **Furring Channels —** Resilient channels formed of 25 MSG thick galv steel. Installed perpendicular to the trusses (Item 2), spaced a max of 16 in. OC when no insulation (Item 3 or 3A) is fitted in the concealed spaced, or a max of 12 in. OC when insulation (Item 3 or 3A) is fitted in the concealed space, draped over the resilient channel/gypsum board ceiling membrane, or when insulation (Item 3B, 3D or 3E) is applied to the underside of the roofing system (Item 1). Two courses of resilient channel positioned 6 in. OC at wallboard butt-joints (3 in. from each end of wallboard). Channels oriented opposite at wallboard butt-joints. Channel splices overlapped 4 in. beneath wood trusses. Channels secured to each truss with 1-1/4 in. long Type S screws.

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 no insulation (Items 3 or 3A) is fitted in the concealed space or 12 in. OC when insulation (Items 3 or 3A) is fitted in the concealed space, draped over the furring channel/gypsum board ceiling membrane or 24 in. OC when insulation (Items 3 or 3A) is fitted in the concealed space, draped over the furring channel/gypsum board ceiling membrane and a second layer of gypsum board is attached as described in Item 7 for steel framing members. Channels secured to trusses as described in Item 6Ab. 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 by 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 by 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 6Aa. 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).

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, and 6C, 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 insulation, Items 3 or 3A is used, the furring channel spacing shall be reduced to 12 in. OC. Channels secured to joists 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 or 3A. 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

6G. **Resilient Channels —** For Use With Item 7B - Formed from min 25 MSG galv steel installed perpendicular to trusses and spaced 16 in. OC. Channels secured to each truss with 1-5/8 in. long Type S bugle head steel screws. Channels overlapped 4 in. at splices. Two channels, spaced 6 in. OC, oriented opposite each gypsum panel end joint. Additional channels shall extend min 6 in. beyond each side edge of panel. Insulation, Item 3C is applied over the resilient channel/gypsum panel ceiling membrane.

6H. **Alternate Steel Framing Members* —** (Not Shown) — As an alternate to items 6 through 6G, 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 insulation, Items 3 or 3A is used, the furring channel spacing shall be reduced to 12 in. OC. Channels secured to joists 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 by 48 in. wide boards, installed with long dimension parallel to trusses. Attached to the resilient channels using 1 in. long Type S bugle-head screws. Screws spaced a max of 12 in. OC along butted end-joints and in the field when no insulation (Item 3 or 3A) is fitted in the concealed spaced, or a max of 8 in. OC along butted end-joints and in the field when insulation (Item 3 or 3A) is fitted in the concealed space, draped over the resilient channel/gypsum board ceiling membrane. When insulation (Item 3B, 3D or 3E) is installed in the concealed space, spray-applied to the underside of the roofing system (Item 1), screws are spaced a max of 8 in. OC along resilient channels, fasteners are

UL P522

No Scale

BCS Design, Inc.
A Full Service Architectural Firm
WWW.BCSARCHITECTS.COM
19920 West 161st Street
Olathe, Kansas 66062
Phone: (913) 780-4820
Fax: (913) 780-5088

Summit Point Apartments Phase II
504 NE Chipman Road
Lee's Summit, Missouri 64063

Permit Set

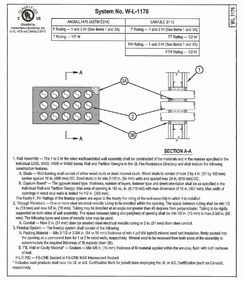
STATE OF MISSOURI
JEFFREY H. SHINKLE
NUMBER A-8347
REGISTERED ARCHITECT
7/11/22
professional seal

PROJECT NO. : 2021-08
DATE : 01.15.2022
DRAWN BY : BCS STAFF
REVIEWED BY :

REVISED:

© BCS Design, Inc. 2022
This drawing is COPYRIGHTED work by BCS Design, Inc. in either electronic or printed form. This drawing may not be photographed, traced, printed or copied in any manner without the written permission of BCS Design, Inc.

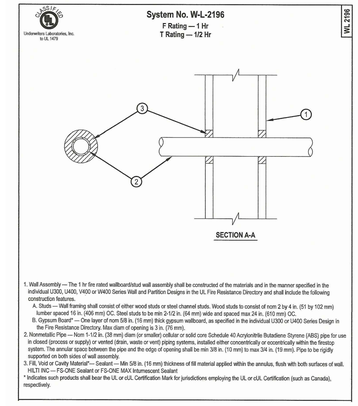
SHEET NO.
A002.4
copyright © 2022



1. Wall Assembly — The 1-or 2 hr fire rated wallboard/stud wall assembly shall be constructed of the materials and in the manner specified in the Individual U300, U400, V400 or W400 Series Wall and Partition Designs in the UL Fire Resistance Directory and shall include the following construction features.
   A. Studs — Wall framing shall consist of either wood studs or channel shaped steel studs. Wood studs to consist of nom 2 by 4 in. (51 by 102 mm) lumber spaced 16 in. (406 mm) OC. Steel studs to be min 2-1/2 in. (64 mm) wide and spaced max 24 in. (610 mm) OC.
   B. Gypsum Board* — One layer of nom 5/8 in. (16 mm) thick gypsum wallboard, as specified in the Individual U300 or U400 Series Design in the Fire Resistance Directory. Max diam of opening is 3 in. (76 mm).
2. Nonmetallic Pipe — Nom 1-1/2 in. (38 mm) diam (or smaller) cellular or solid core Schedule 40 Acrylonitrile Butadiene Styrene (ABS) pipe for use in closed (process or supply) or vented (drain, waste or vent) piping systems, installed either concentrically or eccentrically within the firestop system. The annular space between the pipe and the edge of opening shall be min 3/8 in. (10 mm) to max 3/4 in. (19 mm). Pipe to be rigidly supported on both sides of wall assembly.
3. Fill, Void or Cavity Material* — Sealant — Min 5/8 in. (15 mm) thickness of fill material applied within the annulus, flush with both surfaces of wall. HILTI INC — FS-ONE Sealant or FS-ONE MAX Intumescent Sealant
* Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.

UL W-L-1176

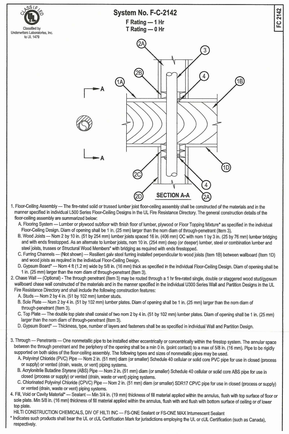
No Scale



1. Wall Assembly — The 1 hr fire-rated wallboard/stud wall assembly shall be constructed of the materials and in the manner specified in the individual U300, U400, V400 or W400 Series Wall and Partition Designs in the UL Fire Resistance Directory and shall include the following construction features.
   A. Studs — Wall framing shall consist of either wood studs or steel channel studs. Wood studs to consist of nom 2 by 4 in. (51 by 102 mm) lumber spaced 16 in. (406 mm) OC. Steel studs to be min 2-1/2 in. (64 mm) wide and spaced max 24 in. (610 mm) OC.
   B. Gypsum Board* — One layer of nom 5/8 in. (16 mm) thick gypsum wallboard, as specified in the Individual U300 or U400 Series Design in the Fire Resistance Directory. Max diam of opening is 3 in. (76 mm).
2. Nonmetallic Pipe — Nom 1-1/2 in. (38 mm) diam (or smaller) cellular or solid core Schedule 40 Acrylonitrile Butadiene Styrene (ABS) pipe for use in closed (process or supply) or vented (drain, waste or vent) piping systems, installed either concentrically or eccentrically within the firestop system. The annular space between the pipe and the edge of opening shall be min 3/8 in. (10 mm) to max 3/4 in. (19 mm). Pipe to be rigidly supported on both sides of wall assembly.
3. Fill, Void or Cavity Material* — Sealant — Min 5/8 in. (15 mm) thickness of fill material applied within the annulus, flush with both surfaces of wall. HILTI INC — FS-ONE Sealant or FS-ONE MAX Intumescent Sealant
* Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.

UL W-L-2196

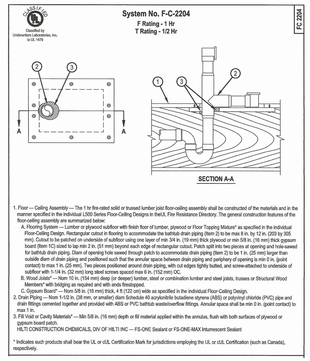
No Scale



1. Floor-Ceiling Assembly — The fire-rated solid or trussed lumber joist floor-ceiling assembly shall be constructed of the materials and in the manner specified in the individual L500 Series Floor-Ceiling Designs in the UL Fire Resistance Directory. The general construction features of the floor-ceiling assembly are summarized below:
   A. Flooring System — Lumber or plywood subfloor with finish floor of lumber, plywood or Floor Topping Mixture* as specified in the individual Floor-Ceiling Design. Max diam of opening shall be 5 in. (127 mm).
   B. Wood Joists — Nom 2 by 10 in. (51 by 254 mm) lumber joists spaced 16 in. (406 mm) OC with nom 1 by 3 in. (25 by 76 mm) lumber bridging and ends firestopped. As an alternate to lumber joists, nom 10 in. (254 mm) deep (or deeper) lumber, steel or combination lumber and steel joists, trusses or Structural Wood Members* with bridging as required and with ends firestopped.
   C. Furring Channels — (Not shown) — Resilient gale steel furring installed perpendicular to wood joists (Item 1B) between wallboard (Item 1D) and wood joists as required to the individual Floor-Ceiling Design.
   D. Gypsum Board* — Nom 5/8 in. (16 mm) thick, 4 ft (1.2 m) wide as specified in the individual Floor-Ceiling Design. Diam of opening shall be 1 in. (25 mm) larger than the nom diam of through-penetrant (Item 3).
2. Chase Wall — (Optional) - The through penetrant (Item 5) may be routed through a 1 hr fire-rated single, double or staggered wood stud/gypsum wallboard chase wall constructed of the materials and in the manner specified in the individual U300 Series Wall and Partition Designs in the UL Fire Resistance Directory and shall include the following construction features:
   A. Studs — Nom 2 by 4 in. (51 by 102 mm) lumber studs.
   B. Sole Plate — Nom 2 by 4 in. (51 by 102 mm) lumber plates. Diam of opening shall be 1 in. (25 mm) larger than the nom diam of through-penetrant (Item 3).
   C. Top Plate — The double top plate shall consist of two nom 2 by 4 in. (51 by 102 mm) lumber plates. Diam of opening shall be 1 in. (25 mm) larger than the nom diam of through-penetrant (Item 3).
   D. Gypsum Board* — Thickness, type, number of layers and fasteners shall be as specified in Individual Wall and Partition Design.
3. Through — Penetrants — One nonmetallic pipe to be installed either eccentrically or concentrically within the firestop system. The annular space between the through-penetrant and the periphery of the opening shall be a min 0 in. (point contact) to a max of 5/8 in. (16 mm). Pipe to be rigidly supported on both sides of the floor-ceiling assembly. The following types and sizes of nonmetallic pipes may be used:
   A. Polyvinyl Chloride (PVC) Pipe — Nom 2 in. (51 mm) diam (or smaller) Schedule 40 cellular or solid core PVC pipe for use in closed (process or supply) or vented (drain, waste or vent) piping systems.
   B. Acrylonitrile Butadiene Styrene (ABS) Pipe — Nom 2 in. (51 mm) diam (or smaller) Schedule 40 cellular or solid core ABS pipe for use in closed (process or supply) or vented (drain, waste or vent) piping systems.
   C. Chlorinated Polyvinyl Chloride (CPVC) Pipe — Nom 2 in. (51 mm) diam (or smaller) SDR17 CPVC pipe for use in closed (process or supply) or vented (drain, waste or vent) piping systems.
4. FM, Void or Cavity Material* — Sealant — Min 3/4 in. (19 mm) thickness of fill material applied within the annulus, flush with top surface of floor or side plate. Min 5/8 in. (16 mm) thickness of fill material applied within the annulus, flush with and flush with bottom surface of ceiling or of lower floor.
   HILTI CONSTRUCTION CHEMICALS, DIV OF HILTI INC — FS-ONE Sealant or FS-ONE MAX Intumescent Sealant
* Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.

UL F-C-2142

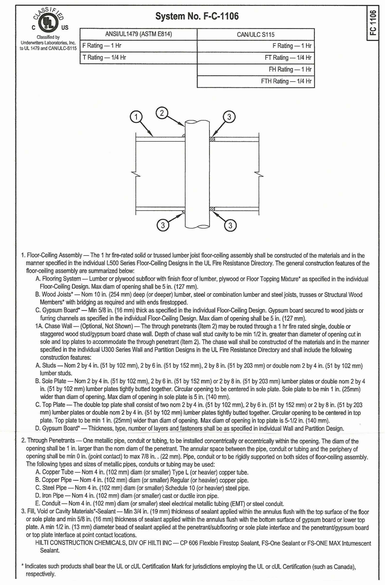
No Scale



1. Floor — Ceiling Assembly — The 1 hr fire-rated solid or trussed lumber joist floor-ceiling assembly shall be constructed of the materials and in the manner specified in the individual L500 Series Floor-Ceiling Designs in theUL Fire Resistance Directory. The general construction features of the floor-ceiling assembly are summarized below:
   A. Flooring System — Lumber or plywood subfloor with finish floor of lumber, plywood or Floor Topping Mixture* as specified in the individual Floor-Ceiling Design. Rectangular cutout in flooring to accommodate the bathtub drain piping (Item 2) to be max 8 in. by 12 in. (203 by 305 mm). Cutout to be patched on underside of subfloor using one layer of min 3/4 in. (19 mm) thick plywood or min 5/8 in. (16 mm) thick gypsum board (Item 1C) sized to lap min 2 in. (51 mm) beyond each edge of rectangular cutout. Patch split into two pieces at opening and hole-sawed for bathtub drain piping. Diam of opening hole sawed through patch to accommodate drain piping (Item 2) to be 1 in. (25 mm) larger than outside diam of drain piping and positioned such that the annular space between drain piping and periphery of opening is min 0 in. (point contact) to max 1/2 in. (13 mm). Bathtub to be supported on wood framing with cut edges tightly butted, and screw-attached to underside of subfloor with 1-1/4 in. (32 mm) long steel screws spaced max 8 in. (152 mm) O.C.
   B. Wood Joists* — Nom 10 in. (254 mm) deep (or deeper) lumber, steel or combination lumber and steel joists, trusses or Structural Wood Members* with bridging as required and with ends firestopped.
   C. Gypsum Board* — Nom 5/8 in. (16 mm) thick, 4 ft (122 cm) wide as specified in the individual Floor-Ceiling Design.
2. Drain Piping — Nom 1-1/2 in. (38 mm, or smaller) diam Schedule 40 acrylonitrile butadiene styrene (ABS) or polyvinyl chloride (PVC) pipe and drain fittings cemented together and provided with ABS or PVC bathtub waste/overflow fittings. Annular space shall be min 0 in. (point contact) to max 1 in.
3. Fill Void or Cavity Materials* — Min 5/8 in. (16 mm) depth or fill material applied within the annulus, flush with both surfaces of plywood or gypsum board patch.
   HILTI CONSTRUCTION CHEMICALS, DIV OF HILTI INC — FS-ONE Sealant or FS-ONE MAX Intumescent Sealant
* Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.

UL F-C-2204

No Scale

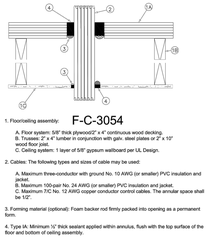


1. Floor-Ceiling Assembly — The 1 hr fire-rated solid or trussed lumber joist floor-ceiling assembly shall be constructed of the materials and in the manner specified in the individual L500 Series Floor-Ceiling Designs in the UL Fire Resistance Directory. The general construction features of the floor-ceiling assembly are summarized below:
   A. Flooring System — Lumber or plywood subfloor with finish floor of lumber, plywood or Floor Topping Mixture* as specified in the individual Floor-Ceiling Design. Max diam of opening shall be 5 in. (127 mm).
   B. Wood Joists* — Nom 10 in. (254 mm) deep (or deeper) lumber, steel or combination lumber and steel joists, trusses or Structural Wood Members* with bridging as required and with ends firestopped.
   C. Gypsum Board* — Nom 5/8 in. (16 mm) thick as specified in the individual Floor-Ceiling Design. Max diam of opening shall be 5 in. (127 mm).
   1A. Chase Wall — (Optional, Not Shown) — The through penetrants (Item 2) may be routed through a 1 hr fire rated single, double or staggered wood stud/gypsum board chase wall. Depth of chase wall stud cavity to be min 1/2 in. greater than diameter of opening cut in sole and top plates to accommodate the through penetrant (Item 2). The chase wall shall be constructed of the materials and in the manner specified in the individual U300 Series Wall and Partition Designs in the UL Fire Resistance Directory and shall include the following construction features:
   A. Studs — Nom 2 by 4 in. (51 by 102 mm), 2 by 6 in. (51 by 152 mm), 2 by 8 in. (51 by 203 mm) or double nom 2 by 4 in. (51 by 102 mm) lumber studs.
   B. Sole Plate — Nom 2 by 4 in. (51 by 102 mm), 2 by 6 in. (51 by 152 mm) or 2 by 8 in. (51 by 203 mm) lumber plates or double nom 2 by 4 in. (51 by 102 mm) lumber plates tightly butted together. Circular opening to be centered in sole plate. Sole plate to be min 1 in. (25mm) wider than diam of opening. Max diam of opening in sole plate is 5 in. (140 mm).
   C. Top Plate — The double top plate shall consist of two nom 2 by 4 in. (51 by 102 mm), 2 by 6 in. (51 by 152 mm) or 2 by 8 in. (51 by 203 mm) lumber plates or double nom 2 by 4 in. (51 by 102 mm) lumber plates tightly butted together. Circular opening to be centered in top plate. Top plate to be min 1 in. (25mm) wider than diam of opening. Max diam of opening in top plate is 5-1/2 in. (140 mm).
   D. Gypsum Board* — Thickness, type, number of layers and fasteners shall be as specified in Individual Wall and Partition Design.
2. Through Penetrants — One metallic pipe, conduit or tubing, to be installed concentrically or eccentrically within the opening. The diam of the opening shall be 1 in. larger than the nom diam of the penetrant. The annular space between the pipe, conduit or tubing and the periphery of opening shall be min 0 in. (point contact) to max 7/8 in. (22 mm). Pipe, conduit or tube to be rigidly supported on both sides of floor-ceiling assembly. The following types and sizes of metallic pipes, conduits or tubing may be used:
   A. Copper Tube — Nom 4 in. (102 mm) diam (or smaller) Type L (or heavier) copper tube.
   B. Copper Pipe — Nom 4 in. (102 mm) diam (or smaller) Regular (or heavier) copper pipe.
   C. Steel Pipe — Nom 4 in. (102 mm) diam (or smaller) Schedule 10 (or heavier) steel pipe.
   D. Iron Pipe — Nom 4 in. (102 mm) diam (or smaller) cast or ductile iron pipe.
   E. Conduit — Nom 4 in. (102 mm) diam (or smaller) steel electrical metallic tubing (EMT) or steel conduit.
3. FM, Void or Cavity Materials*-Sealant — Min 3/4 in. (19 mm) thickness of sealant applied within the annulus flush with the top surface of the floor or side plate and min 5/8 in. (16 mm) thickness of sealant applied within the annulus flush with the bottom surface of gypsum board or lower top plate. A min 1/2 in. (13 mm) diameter bead of sealant applied at the penetrant/subflooring or sole plate interface and the penetrant/gypsum board or top plate interface at point contact locations.
   HILTI CONSTRUCTION CHEMICALS, DIV OF HILTI INC — CP 606 Flexible Firestop Sealant, FS-One Sealant or FS-ONE MAX Intumescent Sealant.

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

UL F-C-1106

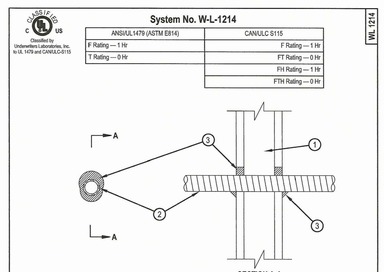
No Scale



1. Floorceiling assembly:
   A. Floor system: 5/8" thick plywood/3" x 4" continuous wood decking.
   B. Trusses: 2" x 4" lumber in conjunction with galv. steel plates or 2" x 10" wood floor joist.
   C. Ceiling system: 1 layer of 5/8" gypsum wallboard per UL Design.
2. Cables: The following types and sizes of cable may be used:
   A. Maximum three-conductor with ground No. 10 AWG (or smaller) PVC insulation and jacket.
   B. Maximum 100-pair No. 24 AWG (or smaller) PVC insulation and jacket.
   C. Maximum 7/C No. 12 AWG copper conductor control cables. The annular space shall be 1/2".
3. Forming material (optional): Foam backer rod firmly packed into opening as a permanent form.
4. Type IA: Minimum ¼" thick sealant applied within annulus, flush with the top surface of the floor and bottom of ceiling assembly.

UL F-C-3054

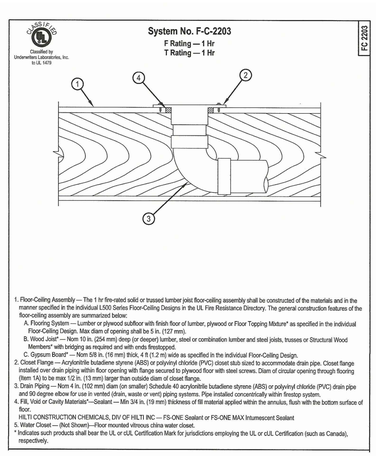
No Scale



1. Wall Assembly — The fire-rated gypsum wallboard/stud wall assembly shall be constructed of the materials and in the manner specified if the Individual U300, U400, V400 or W400 Series Wall and Partition Designs in the Fire Resistance Directory and shall include the following construction features:
   A. Studs — Wall framing shall consist of either wood studs or channel shaped steel studs. Wood studs to consist of a nom 2 by 4 in. (51 by 102 mm) lumber spaced 16 in. (406 mm) OC. Steel studs to be min 2-1/2 in. (64 mm) wide, fabricated from min 25 MSG galvanized steel, spaced max 24 in. (610 mm) OC.
   B. Wallboard, Gypsum* — One layer of nom 5/8 in. (16 mm) gypsum wallboard, as specified in the individual Wall and Partition Design. Max diam of opening is 2 in. (51 mm).
2. Through Penetrants — Flexible Steel Conduit+ — Nom 1 in. (25 mm) diam (or smaller) flexible steel conduit. Max one conduit to be installed either concentrically or eccentrically within the firestop system. The annular space between pipe and periphery of opening shall be min 0 in. (0 mm, point contact) to max 3/4 in. (19 mm). Conduit to be rigidly supported on both sides of floor or wall assembly.
   See Flexible Metal Conduit (DXUZ) category in the Electrical Construction Materials Directory for names of manufacturers.
3. Fill, Void or Cavity Material* — Sealant — Min 5/8 in. (16 mm) thickness of fill material applied within annulus flush with both surfaces of wall. At point contact location between conduit and wall, a min 1/2 in. (13 mm) bead of fill material shall be applied at the conduit/wallboard interface on both side of wall.
   HILTI CONSTRUCTION CHEMICALS, DIV OF HILTI INC — FS-ONE Sealant or FS-ONE MAX Intumescent Sealant
+Bearing the UL Listing Mark
* Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.

UL W-L-1214

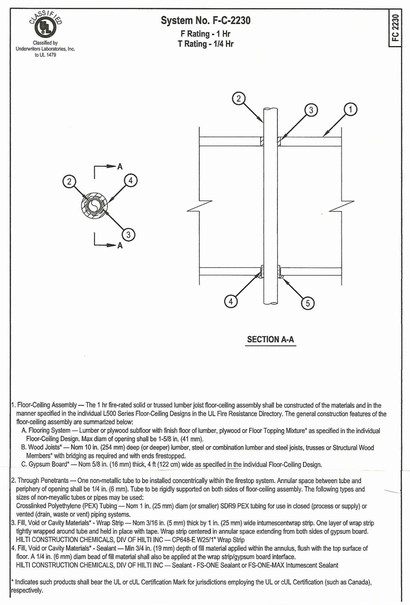
No Scale



1. Floor-Ceiling Assembly — The 1 hr fire-rated solid or trussed lumber joist floor-ceiling assembly shall be constructed of the materials and in the manner specified in the individual L500 Series Floor-Ceiling Designs in the UL Fire Resistance Directory. The general construction features of the floor-ceiling assembly are summarized below:
   A. Flooring System — Lumber or plywood subfloor with finish floor of lumber, plywood or Floor Topping Mixture* as specified in the individual Floor-Ceiling Design. Max diam of opening shall be 5 in. (127 mm).
   B. Wood Joists* — Nom 10 in. (254 mm) deep (or deeper) lumber, steel or combination lumber and steel joists, trusses or Structural Wood Members* with bridging as required and with ends firestopped.
   C. Gypsum Board* — Nom 5/8 in. (16 mm) thick, 4 ft (1.2 m) wide as specified in the individual Floor-Ceiling Design.
2. Closet Flange — Acrylonitrile butadiene styrene (ABS) or polyvinyl chloride (PVC) closet stub sized to accommodate drain pipe. Closet flange installed over drain piping within floor opening with flange secured to plywood floor with steel screws. Diam of circular opening through flooring (Item 1A) to be max 1/2 in. (13 mm) larger than outside diam of closet flange.
3. Drain Piping — Nom 4 in. (102 mm) diam (or smaller) Schedule 40 acrylonitrile butadiene styrene (ABS) or polyvinyl chloride (PVC) drain pipe and 90 degree elbow for use in vented (drain, waste or vent) piping systems. Pipe installed concentrically within firestop system.
4. FR, Void or Cavity Materials*—Sealant — Min 3/4 in. (19 mm) thickness of fill material applied within the annulus, flush with the bottom surface of floor.
   HILTI CONSTRUCTION CHEMICALS, DIV OF HILTI INC — FS-ONE Sealant or FS-ONE MAX Intumescent Sealant
5. Water Closet — (Not Shown)—Floor mounted vitreous china water closet.
* Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.

UL F-C-2203

No Scale



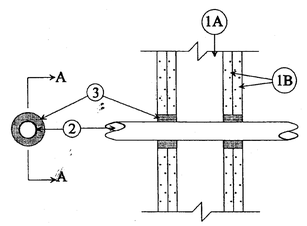
1. Floor-Ceiling Assembly — The 1 hr fire-rated solid or trussed lumber joist floor-ceiling assembly shall be constructed of the materials and in the manner specified in the individual L500 Series Floor-Ceiling Designs in the UL Fire Resistance Directory. The general construction features of the floor-ceiling assembly are summarized below:
   A. Flooring System — Lumber or plywood subfloor with finish floor of lumber, plywood or Floor Topping Mixture* as specified in the individual Floor-Ceiling Design. Max diam of opening shall be 1-5/8 in. (41 mm).
   B. Wood Joists* — Nom 10 in. (254 mm) deep (or deeper) lumber, steel or combination lumber and steel joists, trusses or Structural Wood Members* with bridging as required and with ends firestopped.
   C. Gypsum Board* — Nom 5/8 in. (16 mm) thick, 4 ft (122 cm) wide as specified in the individual Floor-Ceiling Design.
2. Through Penetrants — One non-metallic tube to be installed concentrically within the firestop system. Annular space between tube and periphery of opening shall be 1/4 in. (6 mm). Tube to be rigidly supported on both sides of floor-ceiling assembly. The following types and sizes of non-meyallic tubes or pipes may be used:
   Crosslinked Polyethylene (PEX) Tubing — Nom 1 in. (25 mm) diam (or smaller) SDR9 PEX tubing for use in closed (process or supply) or vented (drain, waste or vent) piping systems.
3. Fill, Void or Cavity Materials* - Wrap Strip — Nom 3/16 in. (5 mm) thick by 1 in. (25 mm) wide intumescentwrap strip. One layer of wrap strip tightly wrapped around tube and held in place with tape. Wrap strip centered in annular space extending from both sides of gypsum board.
   HILTI CONSTRUCTION CHEMICALS, DIV OF HILTI INC — CP648-E W25/1" Wrap Strip
4. Fill, Void or Cavity Materials* - Sealant — Min 3/4 in. (19 mm) depth or fill material applied within the annulus, flush with the top surface of floor. A 1/4 in. (6 mm) diam bead of fill material shall also be applied at the wrap strip/gypsum board interface.
   HILTI CONSTRUCTION CHEMICALS, DIV OF HILTI INC — Sealant - FS-ONE Sealant or FS-ONE-MAX Intumescent Sealant

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

UL F-C-2230

No Scale

System No. W-L-2098
F Ratings—1 and 2 Hr (See Item 1)
T Ratings—1 and 2 Hr (See Item 1)
L Rating At Ambient—Less Than 1 CFM/Sq Ft
L Rating At 400 F—4 CFM/Sq Ft



1. **Wall Assembly**—The fire-rated gypsum wallboard/stud wall assembly shall be constructed of the materials and in the manner specified in the individual U300 or U400 Series Wall and Partition Designs in the UL Fire Resistance Directory and shall include the following construction features:
   A. **Studs**—Wall framing may consist of either wood studs or steel channel studs. Wood studs to consist of nom 2 by 4 in. lumber spaced 16 in. OC. Steel studs to be min 2-1/2 in. wide and spaced max 24 in. OC.
   B. **Wallboard, Gypsum***—5/8 in. thick, 4 ft wide with square or tappered edges. The gypsum wallboard type, thickness, number of layers, fastener type and sheet orientation shall be as specified in the individual Wall and Partition Design. Max diam of opening is 4-3/8 in. The hourly F and T Ratings of the firestop system are equal to the hourly fire rating of the wall assembly in which it is installed.
2. **Through Penetrants**—One nonmetallic pipe installed within the opening. The following types and sizes of nonmetallic pipes may be used:
   A. **Polyvinyl Chloride (PVC) Pipe**—Nom 2 in. diam (or smaller) Schedule 40 PVC pipe for use in closed (process or supply) piping system.
   B. **Chlorinated Polyvinyl Chloride (CPVC) Pipe**—Nom 2 in. diam (or smaller) SDR17 CPVC pipe for use in closed (process or supply) piping systems.
3. **Fill, Void or Cavity Materials*—Sealant**—Installed to completely fill the annular space between the pipes and gypsum wallboard on both sides of wall.
   Hilti Construction Chemicals Inc.—FS611A or FS-One Sealant
   (Note: L Ratings apply only when FS-ONE Sealant is used).
*Bearing the UL Classification Marking

UL W-L-2098

No Scale

BCS Design, Inc.
A Full Service Architectural Firm
WWW.BCSARCHITECTS.COM
19920 West 161st Street
Olathe, Kansas 66062
Phone: (913) 780-4820
Fax: (913) 780-5088

Summit Point Apartments Phase II

504 NE Chipman Road
Lee's Summit, Missouri 64063

Permit Set

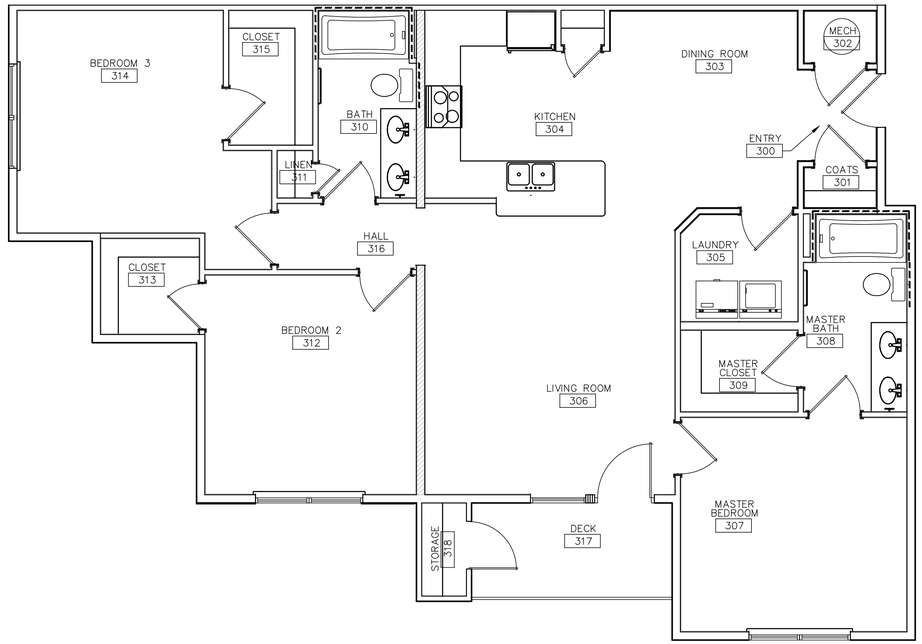
JEFFREY H. SHINKLE
NUMBER A-8347
REGISTERED ARCHITECT
STATE OF MISSOURI
professional seal
2.18.2022

PROJECT NO. : 2021-08
DATE : 01.15.2022
DRAWN BY : BCS STAFF
REVIEWED BY :

REVISED:

© BCS Design, Inc. 2022
This drawing is COPYRIGHTED work by BCS Design, Inc. in either electronic or printed form. This drawing may not be photographed, traced, printed or copied in any manner without the written permission of BCS Design, Inc.

SHEET NO.
A003
copyright © 2022

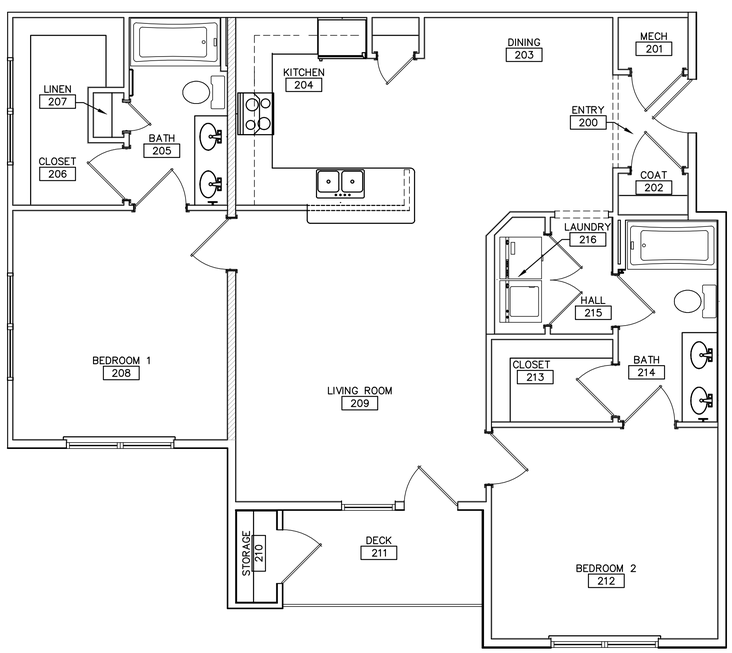


RE: A103 FOR DIMENSIONS, DETAILS AND NOTES

3 UNIT FLOOR PLAN - 3 BEDROOM

1/4" = 1'-0"

GROSS S.F. 1,367 - NET S.F. 1,297

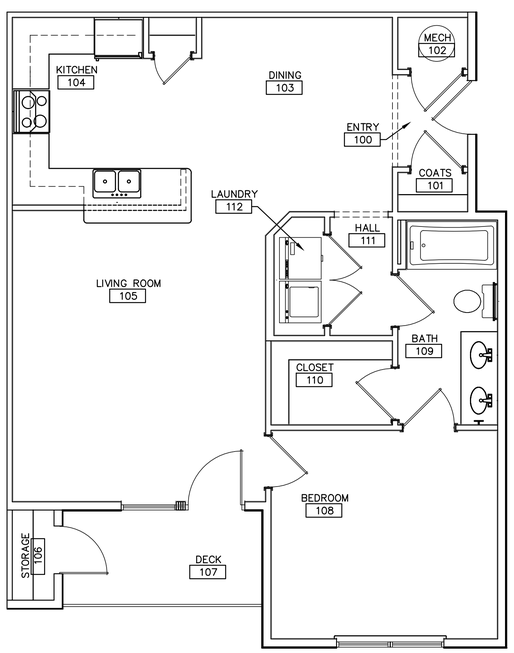


RE: A102 FOR DIMENSIONS, DETAILS AND NOTES

2 UNIT FLOOR PLAN - 2 BEDROOM

1/4" = 1'-0"

GROSS S.F. 1,161 - NET S.F. 1,103



RE: A101 FOR DIMENSIONS, DETAILS AND NOTES

1 UNIT FLOOR PLAN - 1 BEDROOM

1/4" = 1'-0"

GROSS S.F. 861 - NET S.F. 813

BCS Design, Inc.
A Full Service
Architectural Firm
WWW.BCSARCHITECTS.COM
19920 West 161st Street
Olathe, Kansas 66062
Phone: (913) 780-4820
Fax: (913) 780-5088

Summit Point Apartments Phase II

504 NE Chipman Road

Lee's Summit, Missouri 64063

STATE OF MISSOURI
JEFFREY H. SHINKLE
NUMBER A-8347
REGISTERED ARCHITECT
professional seal
2.12.2022

Permit Set

PROJECT NO. : 2021-08
DATE : 01.15.2022
DRAWN BY : BCS STAFF
REVIEWED BY :

REVISED:

© BCS Design, Inc. 2022
This drawing is COPYRIGHTED work by BCS Design, Inc. in either electronic or printed form. This drawing may not be photographed, traced, printed or copied in any manner without the written permission of BCS Design, Inc.

SHEET NO.

A100

copyright © 2022

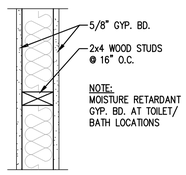
1-BEDROOM DOOR SCHEDULE

MARK	SIZE	ELEV	RATING	MATERIALS	GLAZING	NOTES
100	3'-0" X 7'-0" X 1-3/4"	1A/A208	20 MIN.	INSUL MTL 2 PANEL	NONE	SMOKE GASKET, SPRING HINGES ALUM. THRESHOLD
101	2'-10" X 6'-8" X 1-3/8"	2C/A208		HC MASONITE 2 PANEL	NONE	
102	2'-10" X 6'-8" X 1-3/8"	2C/A208		HC MASONITE 2 PANEL	NONE	
104	2'-0" X 6'-8" X 1-3/8"	2E/A208		HC MASONITE 2 PANEL	NONE	
105	3'-0" X 7'-0" X 1-3/4"	1B/A208		FULL GLASS	TEMPERED	STEEL FRAME ALUM. THRESHOLD
106	3'-0" X 7'-0" X 1-3/4"	1A/A208		HC MASONITE	NONE	STEEL FRAME ALUM. THRESHOLD
108	2'-10" X 6'-8" X 1-3/8"	2C/A208		HC MASONITE 2 PANEL	NONE	
109A	2'-10" X 6'-8" X 1-3/8"	2C/A208		HC MASONITE 2 PANEL	NONE	
109B	2'-10" X 6'-8" X 1-3/8"	2C/A208		HC MASONITE 2 PANEL	NONE	
110	2'-10" X 6'-8" X 1-3/8"	2C/A208		HC MASONITE 2 PANEL	NONE	
112	PR 2'-6" X 6'-8" X 1-3/8"	2D/A208		HC MASONITE 2 PANEL	NONE	PROVIDE A 16" X 10" SIDE WALL TRANSFER GRILL ABOVE DOOR FOR MAKE UP AIR TO W/D

NOTES:
1. ALL DOORS, FRAMES AND HARDWARE SHALL BE PROVIDED BY GC
2. ALL ENTRY DOORS TO HAVE LEVER HANDLES, AS ARE ALL DOORS (INTERIOR AND ENTRY) IN ACCESSIBLE UNITS
3. PROVIDE PEEPHOLE VIEWER AT APARTMENT ENTRY DOORS. (1) AT 5'-0" A.F.F. FOR TYPICAL UNITS. FOR ACCESSIBLE UNITS - (1) AT 5'-0" A.F.F. AND (1) AT 3'-6" A.F.F.
4. DOORS AT SECOND AND THIRD FLOOR UNITS MAY BE SMALLER AND DO NOT NEED TO COMPLY WITH ACCESSIBLE SIZES; ALL CLOSETS ON 2ND AND 3RD FLOORS MAY BE 2'-0" WIDE

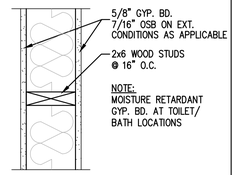
WALL TYPES

WALL TYPE 1



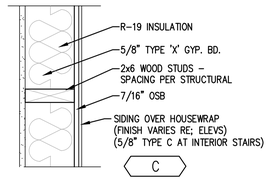
4 1/2" WALL — A

WALL TYPE 2



6 1/2" WALL — B

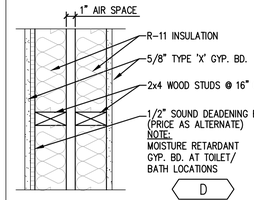
WALL TYPE 3
2x6 WALL



C

6 3/8" WALL (1-HOUR FROM INSIDE - U.L. NO. U356)

WALL TYPE 4



D

10 1/4" WALL (1-HOUR - U.L. NO. U341/GA *WP3570)

TYPICAL INTERIOR LOAD BEARING WALL CONSTRUCTION NOTE:
ALL INTERIOR LOAD BEARING WALL STUDS SHALL BE SPACED AT 16" O.C. REFER TO STRUCTURAL SHEETS FOR ADDITIONAL SPECIFIC LOCATIONS.

ACCESSIBLE APT. KITCHEN NOTES

1. COUNTER HEIGHT SHALL BE 34" A.F.F.
2. EXTEND FLOORING BENEATH SINK SPACE AND THE 30" WORKSPACE BESIDE THE RANGE.
3. TOE KICK SPACE AT BOTTOM OF BASE CABINETS SHALL REMAIN 4" MINIMUM (STANDARD).
4. ADD SEPARATE WALL SWITCH FOR CONTROL OF RANGE HOOD CIRCUIT (SEE ELECTRICAL PLANS).
5. ADD SEPARTE WALL SWITCH TO CONTROL GARBAGE DISPOSAL CIRCUIT.
6. TOP OF WALL TELEPHONE OUTLET TO BE 50" MAX. A.F.F.
7. SWITCHES AND OUTLETS IN KITCHEN ABOVE BASE CABINETS SHALL BE 39" A.F.F. TO BOTTOM OF SWITCH PLATE SO AS NOT TO INTERFERE WITH WALL CABINET.
8. INSULATE EXPOSED PIPING BELOW KITCHEN SINK WITH TRAP WRAP BY BROCAR PRODUCTS, INC.
9. DISHWASHER HOOK-UPS ARE UNDER SINK, ACCESS OPENING IS TO BE MADE THROUGH END PANEL OF SINK.
10. KITCHEN SINK IS TO BE KOHLER 'ASSURE' K-6536-3 OR EQUAL.
11. KITCHEN APPLIANCES SHALL COMPLY WITH ANSI 1003.12.5

WATER METER NOTES

1. G.C. SHALL PURCHASE NMT VERSA MAG POLY COLD 5/8" x 3/4" x 7.5" WITH BLUE RING COLD WATER METER, TEHAMA BASIC MDT TRANSMITTER, AND IDLE TUBES. RE: UNIT PLANS FOR LOCATIONS AND GENERAL NOTE #23 FOR DETAILS

GENERAL FRAMING NOTES:

1. ALL FRAMING LUMBER – RE: STRUCTUAL.
2. ALL STRUCTURAL STEEL TO CONFORM WITH ASTM SPECIFICATION A–36.
3. ALL STUD WALLS TO BE FRAMED AT 16" O.C. MAXIMUM, UNLESS NOTED OTHERWISE.
4. MINIMUM HEADER SIZE TO BE (2)2x10's UNLESS OTHERWISE NOTED. BUILD TO MATCH THICKNESS OF WALL. REFER TO HEADER SCHEDULE, IF PROVIDED ON STRUCTURAL DRAWINGS.
5. ALL HEADERS TO BE FREE FROM ALL SPLITS AND CHECKS.
6. HEADERS SHALL BEAR ON JACK STUD/TRIMMER EA. END, TYP. JACK STUD/TRIMMER SHALL BE ADJACENT TO KING STUD, TYP.
7. PROVIDE FULL SOLID BEARING OR TRIPLE–STUD BEARING UNDER ALL BEAM BEARING POINTS.
8. ALL WOOD FRAMING IN CONTACT WITH CONCRETE OR MASONRY, SHALL BE PRESSURE TREATED.
9. ALL METAL FASTENERS, CONNECTORS OR OTHER ANCHORAGE DEVICES IN CONTACT WITH TREATED LUMBER SHALL BE CORROSION–RESISTANT (STAINLESS STEEL OR HOT–DIPPED GALVANIZED: G–185; GRADE 40 OR BETTER FOR ELECTRO–GALVANIZED).
10. FLASHING IN CONTACT WITH TREATED LUMBER SHALL BE COPPER, GALVANIZED OR FLEXIBLE MEMBRANE, UNLESS NOTED OTHERWISE.
11. ALL PRE–ENGINEERED ROOF TRUSSES ARE TO BE INSTALLED PER MANUFACTURER'S DESIGN LAYOUT FOLLOWING ALL RECOMMENDED ERECTION PROCEDURES. PROVIDE SHOP DRAWINGS AND SUBMITTALS TO ARCHITECT FOR REVIEW AND APPROVAL.
12. G.C. TO PROVIDE TUB LINERS TO ALL TUBS UPON INSTALLATION TO PROVIDE PROTECTION TO TUB AND SURFACE THROUGH CONSTRUCTION
13. ALL PENETRATIONS IN THE FIRE PARTITIONS SHALL BE INSTALLED AND COMPLY WITH IBC SECTION 714. THESE PENETRATIONS INCLUDE, BUT ARE NOT LIMITED TO, ELECTRICAL BOXES WASHER/DRYER BOXES, DUCTS AND WATER OUTLETS.

ACCESSIBLE UNIT BATH/LAUNDRY

1. VALVE AND SHOWER HEAD SHALL BE ON 2x6 WALL OR WALL AT LAVATORY (SEE BATH ELEVATIONS).
2. PROVIDE HAND-HELD SHOWER WITH VACUUM BREAKER (IN LIEU OF FIXED SHOWER HEAD). FLEXIBLE HOSE AND 24" SLIDE BAR.
3. PROVIDE REMOVABLE TUB SEAT AS PER SPECS.
4. OFF-SET TUB/SHOWER VALVE CONTROL SO IT IS CENTERED 6" TO FROM OUTER EDGE OF TUBE FOR EASIER ACCESS AND 30" A.F.F.
5. PROVIDE 36" GRAB BAR BEHIND, 42" GRAB BAR BESIDE WATER CLOSET ON WALL AT 34" A.F.F. AND 18" VERT. GRAB BAR PER 2010 A.D.A. STANDARDS. RE: 3/A207 FOR TYPICAL DETAILS.
6. BOTTOM OF MIRROR TO REST ON COUNTERTOP BACK SPLASH BUT NOT HIGHER THAN 40" TO BOT OF REFLECTIVE SURFACE ABOVE FINISHED FLOOR (ANSI 603.3)
7. VANITY SINK FAUCET TO BE LEVER TYPE AND TRAP TO BE WRAPPED WITH "TRAP WRAP" BY BINCOR PRODUCTS, INC.
8. EXTEND FLOORING BENEATH LAVATORY SPACE.
9. LAUNDRY EQUIPMENT SHALL COMPLY WITH ANSI 611

WALL NOTES

1. DIMENSIONS ARE STUD FACE TO STUD FACE UNLESS NOTED OTHERWISE.
2. ALL INTERIOR WALLS COVERED WITH (1) LAYER OF 5/8" GYP.BD. UNLESS NOTED OTHERWISE
3. ALL INTERIOR WALL FRAMING SHALL BE AS SHOWN ON STRUCTURAL DRAWINGS.

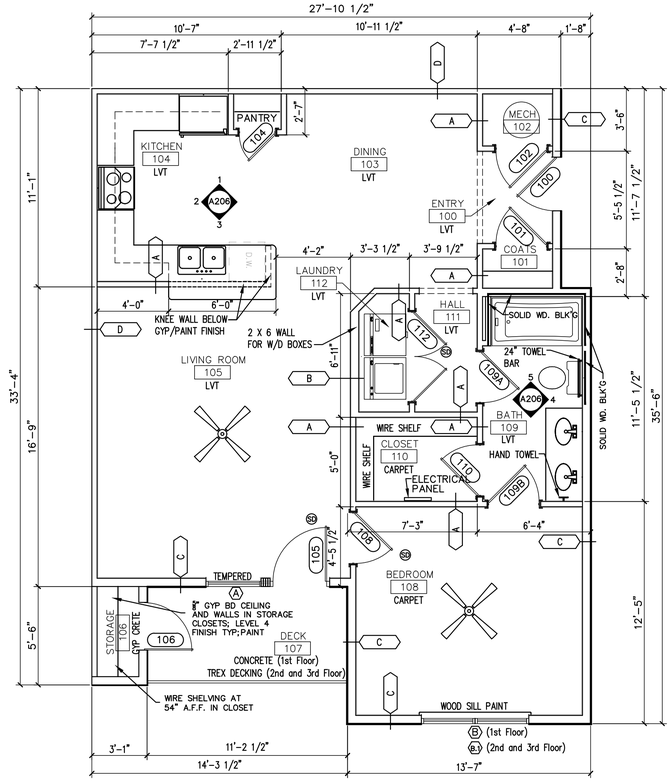
ROOM FINISH NOTES

1. ALL CEILINGS WILL BE PAINTED KNOCKDOWN TEXTURE FINISH.
2. APPLY SILICONE CAULK BETWEEN CONCRETE FLOORS AND GYP FINISH.
3. ALL INTERIOR WALLS SHALL HAVE KNOCKDOWN TEXTURE FINISH AND BEAD; PRIME AND PAINT.
4. FINISH FLOOR IN BATHROOMS SHALL EXTEND UNDER BATHROOM VANITIES.
5. ALL CARPET, VINYL, PAINT AND OTHER MATERIALS TO BE SELECTED BY OWNER AND INSTALLED/PROVIDED BY G.C.
6. ALL WALL BASES SHALL BE WOOD UNLESS NOTED OTHERWISE WOOD BASE SHALL BE 9/16" X 2 1/4" PRE-PRIMED
7. ALL INTERIOR WALL AND CEILING FINISHES SHALL COMPLY W/ 2018 IBC SECTION 803
8. ALL INTERIOR FLOOR FINISHES SHALL COMPLY W/ 2018 IBC SECTION 804
9. VINYL AT KITCHEN AND ENTRY FLOOR SHALL BE SELECTED BY ARCH AND INSTALLED BY G.C.: QUIET MAT BACKER OPTIONAL
10. PROVIDE CABINET DRAWER PULLS RE: SHEET A206/A207
11. ALL FLOORING IN TYPE A AND TYPE B DWELLING UNITS SHALL COMPLY WITH ANSI 302.
12. G.C. TO PROVIDE ALLOWANCE FOR 1" WINDOW BLINDS ON ALL EXTERIOR WINDOWS AND DOORS. BLINDS TO BE SELECTED BY ARCH FROM SAMPLES PROVIDED BY G.C.
13. ALL FLOORING IN ACCESSIBLE UNITS SHALL COMPLY WITH ANSI 302
14. ALL KITCHEN COUNTER TOPS AND SPLASHES SHALL BE GRANITE G.C. TO PROVIDE ALLOWANCE FOR TOPS AND PROVIDE COLOR SAMPLES FOR ARCHITECT/OWNER SELECTION
15. G.C. TO ADD 1/4 ROUND SHOE AT ALL BASE CABINETS

GENERAL NOTES:

1. DO NOT SCALE DRAWINGS. FOLLOW DIMENSIONS ONLY. IF DIMENSION IS NOT CALLED OUT, VERIFY W/DESIGN–BUILDER.
2. ALL DIMENSIONS ARE TO OUTSIDE FACE OF CONCRETE, MASONRY AND/OR WOOD STUD, UNLESS NOTED OTHERWISE.
3. HORIZONTAL MASONRY DIMENSIONS FROM OUTSIDE TO OUTSIDE (CORNERS) ARE NOMINAL.
4. ALL GYPSUM BOARD ABUTTING PERPENDICULAR C.M.U. OR CONCRETE SHALL BE CONSTRUCTED WITH CONCEALED METAL EDGE MOLDING, FORMING A 1/4" REVEAL FILLED WITH HEAD OF SEALANT, UNLESS DETAILED OTHERWISE.
5. ALL INTERIOR WALLS TO BE COVERED WITH 5/8" GYP. TAPE, FLOAT AND SAND (3 COATS), UNLESS NOTED OTHERWISE. CEILINGS TO BE 5/8".
6. ALL BATH AREAS TO HAVE MOISTURE–RESISTANT GYPSUM BOARD. AREAS AT SHOWERS,TUBS, SAUNAS ETC. SHALL HAVE A CEMENTITOUS SUBSTRATE BEHIND FINISH MATERIAL.
7. ALL FINISH–FLOORING MATERIAL SHALL BE INSTALLED FLUSH WITH ADJACENT FLOORS OF SIMILAR OR DISSIMILAR MATERIALS. FLOORING CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FLOORING PREP WORK TO ENSURE ALL FLOORS ARE FLUSH AND MEET APPLICABLE CODE AND ADA REQUIREMENTS. NOTIFY ARCHITECT PRIOR TO MODIFICATIONS.
8. CASEWORK SUPPLIER AND/OR SUB–CONTRACTOR TO FIELD VERIFY DIMENSIONS BEFORE CASEWORK AND/OR COUNTERTOP FABRICATION. ADDITIONAL WORK OR COSTS INCURRED DUE TO FAILURE OF SUBCONTRACTOR TO VERIFY SHALL BE THE RESPONSIBILITY OF SUBCONTRACTOR.
9. THE MINIMUM HEADROOM IN ALL PARTS OF THE STAIRWAY SHALL NOT BE LESS THAT 6 FEET 8 INCHES
10. PROVIDE MINIMUM 36 INCHES HIGH GUARDRAILS ON ALL OPEN SIDES OF RAISED FLOORS, PORCHES AND BALCONIES; MINIMUM 34 INCHES HIGH GUARD–RAILS ON THE OPEN SIDES OF STAIRWAYS LOCATED MORE THAN 30 INCHES ABOVE THE FLOOR OR GRADE BELOW. GUARDRAIL ENCLOSURES SHALL HAVE INTERMEDIATE RAILS OR ORNAMENTAL PATTERNS THAT DO NOT ALLOW PASSAGE OF A SPHERE 4 INCHES IN DIAMETER.
11. ENCLOSED ATTICS AND ENCLOSED RAFTER SPACES SHALL HAVE ADEQUATE VENTILATION PER IBC 2018 SECTION 1203
12. ATTIC ACCESS OPENING SHALL BE PROVIDED PER I.B.C. 2018, SECTION 1209.2 ROUGH OPENING SHALL NOT BE LESS THAN 22 INCHES BY 30 INCHES AND SHALL BE LOCATED IN A READILY ACCESSIBLE LOCATION. SEE PLANS.
13. PROVIDE SMOKE ALARMS IN EACH SLEEPING ROOM, OUTSIDE EACH SLEEPING ROOM AND ON EACH FLOOR, ALARMS SHALL BE INTERCONNECTED IN SUCH A MANNIER THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE DWELLING. RE: ELEC PLANS FOR LOCATIONS
14. REFER TO FLOOR PLANS AND/OR EXTERIOR ELEVATIONS FOR WINDOW TYPES AND SIZES. (WINDOW UNITS ARE CALLED OUT – NOT ROUGH OPENINGS). GENERAL CONTRACTOR TO COORDINATE AND VERIFY ROUGH OPENING SIZES AND LOCATIONS BASED UPON WINDOW UNITS SELECTED BY DESIGN–BUILDER.
15. EXTERIOR FLASHING TO BE CORRECTLY INSTALLED AS ALL CONNECTIONS BETWEEN ROOFS, WALLS, CHIMNEYS, PROJECTIONS, DECKS AND PENETRATIONS AS REQUIRED BY APPROVED CONSTRUCTION PRACTICES.
16. UTILITY METERS TO BE LOCATED AS CLOSE TO GRADE AS POSSIBLE TO MINIMIZE THE VISUAL IMPACT OF THE METERS.
17. FOR GUTTERS AND DOWNSPOUTS THAT ARE NOT INCLUDED ON THE ELEVATIONS, SUB–CONTRACTORS TO VERIFY THE EXISTING TOPOGRAPHIC GRADES AND LOCATE DOWNSPOUTS TOWARDS FRONT AND REAR OF BUILDINGS BASED ON TOPO–GRAPHIC CONDITIONS TO ALLOW POSITIVE DRAINAGE AWAY FROM BUILDING. DO NOT LOCATE DOWNSPOUTS IN PROMINENT LOCATIONS. GENERAL CONTRACTOR TO OBTAIN ARCHITECT APPROVAL OF ALL DOWNSPOUT LOCATIONS. GUTTERS AND DOWNSPOUTS TO CLOSELY MATCH TRIM COLOR OF HOUSE OR, IF APPROPRIATE, DOWNSPOUTS MAY BE COLOR–MATCHED TO PRIMARY ELEVATION MATERIAL.
18. PROVIDE ADDRESS SIGN ON STREET SIDE OF BUILDINGS IN MIN. 5" LETTERS. VERIFY HEIGHT WITH LOCAL FIRE DEPARTMENT BEFORE INSTALLATION.
19. PROVIDE ALL INCIDENTAL BLOCKING AS REQUIRED FOR CABINETS, TOILET ACCESSORIES, TRIMS AND ALL OTHER WALL MOUNTED FIXTURES/EQUIPMENT.
20. PROVIDE ONE FIRE EXTINGUISHER ON EVERY EXIT LEVEL IN BUILDINGS (1 PER BREEZEWAY) CURRENT INSPECTION TAG MUST BE VISIBLE ON EACH EXTINGUISHER.
21. VERIFY SPRINKLER HEAD LOCATIONS AND STANDPIPE LOCATION WITH FIRE PROTECTION DRAWINGS PREPARED BY FIRE SPRINKLER CONTRACTOR.
22. ALL UNITS AND COMMON SPACES ON FIRST FLOOR ARE DESIGNED FOR AND SHALL BE CONSTRUCTED TO MAINTAIN ACCESS FOR HANDICAPPED PERSONS BY THE AMERICANS WITH DISABILITIES ACT AND THE FAIR HOUSING ACT. ALL UNITS ON FIRST FLOOR SHALL BE TYPE B UNITS UNLESS NOTED OTHERWISE AS A TYPE A AND HAVE THE UNIVERSAL HANDICAPPED SYMBOL.
23. PROVIDE IN EACH UNIT 1–A:10–B:C FIRE EXTINGUISHER: PROVIDE BRACKETS AND HANG IN AN ACCESSIBLE LOCATION: VERIFY FINAL PLACEMENT WITH ARCHITECT.

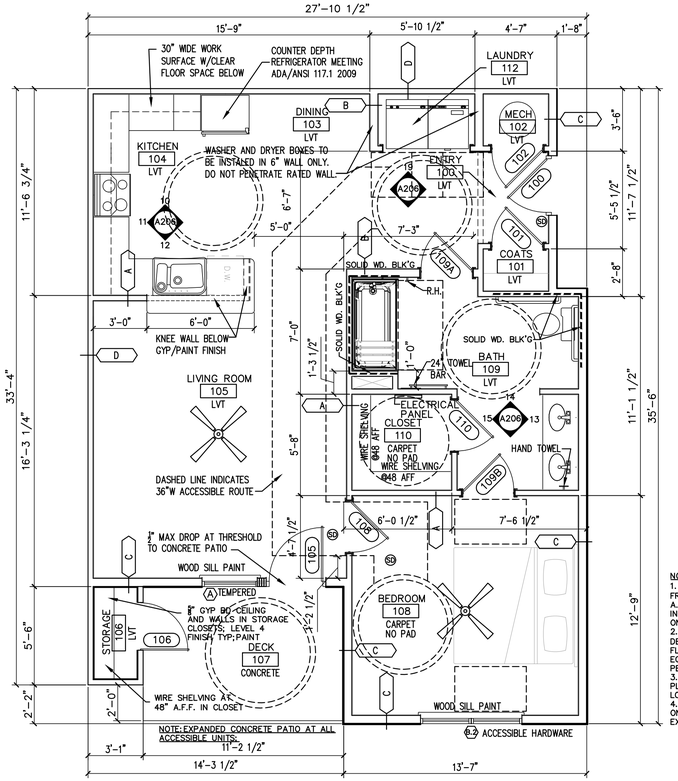
NOTE:
REFER TO SHEET A101b FOR ROOM FINISH SCHEDULE



NOTES:
1. PROVIDE SOLID BLK'G FROM 32" A.F.F. TO 38" A.F.F. AT LOCATIONS INDICATED FIRST FLOOR ONLY
2. EXTERIOR BALCONIES, DECKS AND/OR GROUND FLOOR PATIOS SHALL BE EQUIPPED WITH SPRINKLERS PER IBC 903.3.1.2.1
3. REFER TO STRUCTURAL PLANS FOR BEARING WALL LOCATION
4. PROVIDE WINDOW BLINDS ON ALL WNDOWS AND EXTERIOR PATIO DOOR
SD = PROPOSED SMOKE DETECTOR LOCATION

2 1-BEDROOM (TYPICAL) DIMENSION PLAN

1/4" = 1'-0"



NOTES:
1. PROVIDE SOLID BLK'G FROM 32" A.F.F. TO 38" A.F.F. AT LOCATIONS INDICATED FIRST FLOOR ONLY
2. EXTERIOR BALCONIES, DECKS AND/OR GROUND FLOOR PATIOS SHALL BE EQUIPPED WITH SPRINKLERS PER IBC 903.3.1.2.1
3. REFER TO STRUCTURAL PLANS FOR BEARING WALL LOCATION
4. PROVIDE WINDOW BLINDS ON ALL WNDOWS AND EXTERIOR PATIO DOOR
= PROPOSED SMOKE DETECTOR LOCATION
A.H. ACCESSIBLE HARDWARE

1 1-BEDROOM (TYPE A) CLEAR SPACE PLAN

1/4" = 1'-0"

BCS Design, Inc.
A Full Service Architectural Firm
WWW.BCSARCHITECTS.COM
19920 West 161st Street
Olathe, Kansas 66062
Phone: (913) 780-4820
Fax: (913) 780-5088

Summit Point Apartments Phase II
504 NE Chipman Road
Lee's Summit, Missouri 64063

Permit Set

STATE OF MISSOURI
JEFFREY H. SHINKLE
NUMBER A-8347
REGISTERED ARCHITECT
2.12.2022
professional seal

PROJECT NO. : 2021-08
DATE : 01.15.2022
DRAWN BY : BCS STAFF
REVIEWED BY :

REVISED:

© BCS Design, Inc. 2022
This drawing is COPYRIGHTED work by BCS Design, Inc. in either electronic or printed form. This drawing may not be photographed, traced, printed or copied in any manner without the written permission of BCS Design, Inc.

SHEET NO.
A101a
copyright © 2022

1—BEDROOM ROOM FINISH SCHEDULE

RM #	Room Name	Floor		Base		N. Wall		S. Wall		E. Wall		W. Wall		Ceiling			Remarks
		Mat.	Fin.	Mat.	Fin.	Mat.	Fin.	Mat.	Fin.	Mat.	Fin.	Mat.	Fin.	Mat.	Fin.	Ht.	
100	ENTRY	5	B	2	E/L	2	F	2	F	2	F	–	–	2	G	9'–0"	2
101	COATS	5	B	2	E/L	2	F	2	F	2	F	2	F	2	G	9'–0"	2
102	MECH	5	B	–	E/L	3	F	3	F	3	F	3	F	2	G	9'–0"	2
103	DINING	5	B	2	E/L	2	F	2	F	2	F	–	–	2	G	9'–0"	2
104	KITCHEN	5	B	2	E/L	2	F	2	F	–	–	2/3	F	2	G	9'–0"	2
105	LIVING ROOM	5	B	2	E/L	2	F	2	F	2	F	2	F	2	G	9'–0"	2
106	STORAGE	5	B	2	–	2	F	2	F	2	F	2	F	2	G	9'–0"	2
107	DECK	8	H	–	–	2	K	–	–	2	K	2	K	–	–		1
108	BEDROOM	5	A	2	E	2	F	2	F	2	F	2	F	2	G	9'–0"	2, 3
109	BATH	5	B	2	E/L	2/3	F	2/3	F	3	F	3	F	2	G	9'–0"	2
110	CLOSET	5	A	2	E	2	F	2	F	2	F	2	F	2	G	9'–0"	2, 3
111	HALL	5	B	2	E/L	2	F	2	F	2	F	2	F	2	G	9'–0"	2
112	LAUNDRY	5	B	2	E/L	2/3	F	2	F	2	F	2/3	F	2	G	9'–0"	2

ROOM FINISH SCHEDULE REMARKS

1. DECKS ON FIRST LEVEL FLOOR WILL BE CONCRETE PATIOS
2. FLOORS ON THE FIRST LEVEL WILL BE CONCRETE SLABS
3. THERE WILL WILL 'NO PADS' BENEATH CARPET IN THE ADA UNITS

ROOM FINISH SCHEDULE GENERAL NOTES

1. REFER TO INTERIOR ELEVATIONS FOR ADDITIONAL INFORMATION.
2. ALL INTERIOR FINISHES TO MEET LOCAL ADOPTED CODES.
3. WHERE CARPET TRANSITIONS TO PLANK FLOOR USE TRANSITION STRIP TO MATCH PLANK.

MATERIAL SPECIFICATIONS

LVT SHALL BE 2.5 MM THICK 8 MIL (MIN) 7 X 48 BY PATCRAFT OR APPROVED EQUAL; COLOR TO BE SELECTED BY ARCH/OWNER FROM SAMPLES PROVIDED BY GENERAL CONTRACTOR

CARPET SHALL BE PRESIDIO TONAL PZ026 BY SHAW WITH PAD OR APPROVED EQUAL;100% PET; COLOR TO BE SELECTED BY ARCH/OWNER FROM SAMPLES PROVIDED BY GENERAL CONTRACTOR

Materials (Mat.)

1. Concrete
2. Gypsum Board
3. Moisture Resistant Gyp
4. Concrete Masonry Unit
5. 3/4" Gyp Crete over T&G Plywood SubFloor 2nd and 3rd Floor; Slab on Grade First Floor
6. Exposed Metal Decking
7. 2'x4' Acoustical Ceiling
8. 2x10 Treated Wood Joists

Finishes (Fin.)

A. Carpet
B. LVT
C. Ceramic Floor Tile
D. Sealed Concrete
E. Primed wood base (paint)
F. Paint – Color as selected by Arch
G. 5/8" Type 'X' Gyp on 1/2" Metal Channels – Paint
H. 1x6 Trex Decking
J. No Finish Required
K. Re: Elevations for Finishes
L. ¼ round trim (prime/paint)

Permit Set

1 ROOM FINISH SCHEDULE

BCS Design, Inc.
A Full Service Architectural Firm
WWW.BCSARCHITECTS.COM
19920 West 161st Street
Olathe, Kansas 66062
Phone: (913) 780-4820
Fax: (913) 780-5088

Summit Point Apartments Phase II
504 NE Chipman Road
Lee's Summit, Missouri 64063

STATE OF MISSOURI
JEFFREY H. SHINKLE
NUMBER A-8347
REGISTERED ARCHITECT
2.18.2022
professional seal

PROJECT NO. : 2021-08
DATE : 01.15.2022
DRAWN BY : BCS STAFF
REVIEWED BY :

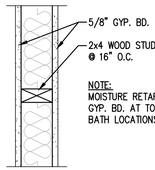
REVISED:

© BCS Design, Inc. 2022
This drawing is COPYRIGHTED work by BCS Design, Inc. in either electronic or printed form. This drawing may not be photographed, traced, printed or copied in any manner without the written permission of BCS Design, Inc.

SHEET NO.
A101b
copyright © 2022

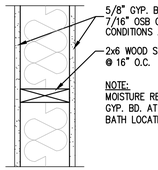
WALL TYPES

WALL TYPE 1



4 1/2" WALL — A

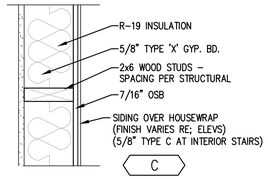
WALL TYPE 2



6 1/2" WALL — B

WALL TYPE 3

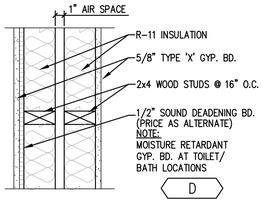
2x6 WALL



C

6 3/8" WALL (1-HOUR FROM INSIDE - U.L. NO. U356)

WALL TYPE 4



D

10 1/4" WALL (1-HOUR - U.L. NO. U341/GA *WP3570)

TYPICAL INTERIOR LOAD BEARING WALL CONSTRUCTION NOTE:
ALL INTERIOR LOAD BEARING WALL STUDS SHALL BE SPACED AT 16" O.C. REFER TO STRUCTURAL SHEETS FOR ADDITIONAL SPECIFIC LOCATIONS.

GENERAL NOTES:

1. DO NOT SCALE DRAWINGS. FOLLOW DIMENSIONS ONLY. IF DIMENSION IS NOT CALLED OUT, VERIFY W/DESIGN-BUILDER.
2. ALL DIMENSIONS ARE TO OUTSIDE FACE OF CONCRETE, MASONRY AND/OR WOOD STUD, UNLESS NOTED OTHERWISE.
3. HORIZONTAL MASONRY DIMENSIONS FROM OUTSIDE TO OUTSIDE (CORNERS) ARE NOMINAL.
4. ALL GYPSUM BOARD ABUTTING PERPENDICULAR C.M.U. OR CONCRETE SHALL BE CONSTRUCTED WITH CONCEALED METAL EDGE MOLDING, FORMING A 1/4" REVEAL FILLED WITH HEAD OF SEALANT, UNLESS DETAILED OTHERWISE.
5. ALL INTERIOR WALLS TO BE COVERED WITH 5/8" GYP. TAPE, FLOAT AND SAND (3 COATS), UNLESS NOTED OTHERWISE. CEILINGS TO BE 5/8".
6. ALL BATH AREAS TO HAVE MOISTURE-RESISTANT GYPSUM BOARD. AREAS AT SHOWERS,TUBS, SAUNAS ETC. SHALL HAVE A CEMENTITOUS SUBSTRATE BEHIND FINISH MATERIAL.
7. ALL FINISH-FLOORING MATERIAL SHALL BE INSTALLED FLUSH WITH ADJACENT FLOORS OF SIMILAR OR DISSIMILAR MATERIALS. FLOORING CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FLOORING PREP WORK TO ENSURE ALL FLOORS ARE FLUSH AND MEET APPLICABLE CODE AND ADA REQUIREMENTS. NOTIFY ARCHITECT PRIOR TO MODIFICATIONS.
8. CASEWORK SUPPLIER AND/OR SUB-CONTRACTOR TO FIELD VERIFY DIMENSIONS BEFORE CASEWORK AND/OR COUNTERTOP FABRICATION. ADDITIONAL WORK OR COSTS INCURRED DUE TO FAILURE OF SUBCONTRACTOR TO VERIFY SHALL BE THE RESPONSIBILITY OF SUBCONTRACTOR.
9. THE MINIMUM HEADROOM IN ALL PARTS OF THE STAIRWAY SHALL NOT BE LESS THAT 6 FEET 8 INCHES
10. PROVIDE MINIMUM 36 INCHES HIGH GUARDRAILS ON ALL OPEN SIDES OF RAISED FLOORS, PORCHES AND BALCONIES; MINIMUM 34 INCHES HIGH GUARD-RAILS ON THE OPEN SIDES OF STAIRWAYS LOCATED MORE THAN 30 INCHES ABOVE THE FLOOR OR GRADE BELOW. GUARDRAIL ENCLOSURES SHALL HAVE INTERMEDIATE RAILS OR ORNAMENTAL PATTERNS THAT DO NOT ALLOW PASSAGE OF A SPHERE 4 INCHES IN DIAMETER.
11. ENCLOSED ATTICS AND ENCLOSED RAFTER SPACES SHALL HAVE ADEQUATE VENTILATION PER IBC 2018 SECTION 1203
12. ATTIC ACCESS OPENING SHALL BE PROVIDED PER I.B.C. 2018, SECTION 1209.2 ROUGH OPENING SHALL NOT BE LESS THAN 22 INCHES BY 30 INCHES AND SHALL BE LOCATED IN A READILY ACCESSIBLE LOCATION. SEE PLANS.
13. PROVIDE SMOKE ALARMS IN EACH SLEEPING ROOM, OUTSIDE EACH SLEEPING ROOM AND ON EACH FLOOR, ALARMS SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE DWELLING. RE: ELEC PLANS FOR LOCATIONS
14. REFER TO FLOOR PLANS AND/OR EXTERIOR ELEVATIONS FOR WINDOW TYPES AND SIZES. (WINDOW UNITS ARE CALLED OUT - NOT ROUGH OPENINGS). GENERAL CONTRACTOR TO COORDINATE AND VERIFY ROUGH OPENING SIZES AND LOCATIONS BASED UPON WINDOW UNITS SELECTED BY DESIGN-BUILDER.
15. EXTERIOR FLASHING TO BE CORRECTLY INSTALLED AS ALL CONNECTIONS BETWEEN ROOFS, WALLS, CHIMNEYS, PROJECTIONS, DECKS AND PENETRATIONS AS REQUIRED BY APPROVED CONSTRUCTION PRACTICES.
16. UTILITY METERS TO BE LOCATED AS CLOSE TO GRADE AS POSSIBLE TO MINIMIZE THE VISUAL IMPACT OF THE METERS.
17. FOR GUTTERS AND DOWNSPOUTS THAT ARE NOT INCLUDED ON THE ELEVATIONS, SUB-CONTRACTORS TO VERIFY THE EXISTING TOPOGRAPHIC GRADES AND LOCATE DOWNSPOUTS TOWARDS FRONT AND REAR OF BUILDINGS BASED ON TOPO-GRAPHIC CONDITIONS TO ALLOW POSITIVE DRAINAGE AWAY FROM BUILDING. DO NOT LOCATE DOWNSPOUTS IN PROMINENT LOCATIONS. GENERAL CONTRACTOR TO OBTAIN ARCHITECT APPROVAL OF ALL DOWNSPOUT LOCATIONS. GUTTERS AND DOWNSPOUTS TO CLOSELY MATCH TRIM COLOR OF HOUSE OR, IF APPROPRIATE, DOWNSPOUTS MAY BE COLOR-MATCHED TO PRIMARY ELEVATION MATERIAL.
18. PROVIDE ADDRESS SIGN ON STREET SIDE OF BUILDINGS IN MIN. 5" LETTERS. VERIFY HEIGHT WITH LOCAL FIRE DEPARTMENT BEFORE INSTALLATION.
19. PROVIDE ALL INCIDENTAL BLOCKING AS REQUIRED FOR CABINETS, TOILET ACCESSORIES, TRIMS AND ALL OTHER WALL MOUNTED FIXTURES/EQUIPMENT.
20. PROVIDE ONE FIRE EXTINGUISHER ON EVERY EXIT LEVEL IN BUILDINGS (1 PER BREEZEWAY) CURRENT INSPECTION TAG MUST BE VISIBLE ON EACH EXTINGUISHER.
21. VERIFY SPRINKLER HEAD LOCATIONS AND STANDPIPE LOCATION WITH FIRE PROTECTION DRAWINGS PREPARED BY FIRE SPRINKLER CONTRACTOR.
22. ALL UNITS AND COMMON SPACES ON FIRST FLOOR ARE DESIGNED FOR AND SHALL BE CONSTRUCTED TO MAINTAIN ACCESS FOR HANDICAPPED PERSONS BY THE AMERICANS WITH DISABILITIES ACT AND THE FAIR HOUSING ACT. ALL UNITS ON FIRST FLOOR SHALL BE TYPE B UNITS UNLESS NOTED OTHERWISE AS A TYPE A AND HAVE THE UNIVERSAL HANDICAPPED SYMBOL.
23. PROVIDE IN EACH UNIT 1-A:10-B:C FIRE EXTINGUISHER: PROVIDE BRACKETS AND HANG IN AN ACCESSIBLE LOCATION: VERIFY FINAL PLACEMENT WITH ARCHITECT.

ACCESSIBLE APT. KITCHEN NOTES

1. COUNTER HEIGHT SHALL BE 34" A.F.F.
2. EXTEND FLOORING BENEATH SINK SPACE AND THE 30" WORKSPACE BESIDE THE RANGE.
3. TOE KICK SPACE AT BOTTOM OF BASE CABINETS SHALL REMAIN 4" MINIMUM (STANDARD).
4. ADD SEPARATE WALL SWITCH FOR CONTROL OF RANGE HOOD CIRCUIT (SEE ELECTRICAL PLANS).
5. ADD SEPARTE WALL SWITCH TO CONTROL GARBAGE DISPOSAL CIRCUIT.
6. TOP OF WALL TELEPHONE OUTLET TO BE 50" MAX. A.F.F.
7. SWITCHES AND OUTLETS IN KITCHEN ABOVE BASE CABINETS SHALL BE 39" A.F.F. TO BOTTOM OF SWITCH PLATE SO AS NOT TO INTERFERE WITH WALL CABINET.
8. INSULATE EXPOSED PIPING BELOW KITCHEN SINK WITH TRAP WRAP BY BROCAR PRODUCTS, INC.
9. DISHWASHER HOOK-UPS ARE UNDER SINK, ACCESS OPENING IS TO BE MADE THROUGH END PANEL OF SINK.
10. KITCHEN SINK IS TO BE KOHLER 'ASSURE' K-6536-3 OR EQUAL.
11. KITCHEN APPLIANCES SHALL COMPLY WITH ANSI 1003.12.5

WATER METER NOTES

1. G.C. SHALL PURCHASE NMT VERSA MAG POLY COLD 5/8" x 3/4" x 7.5" WITH BLUE RING COLD WATER METER, TEHAMA BASIC MDT TRANSMITTER, AND IDLE TUBES. RE: UNIT PLANS FOR LOCATIONS AND GENERAL NOTE #23 FOR DETAILS

GENERAL FRAMING NOTES:

1. ALL FRAMING LUMBER - RE: STRUCTUAL.
2. ALL STRUCTURAL STEEL TO CONFORM WITH ASTM SPECIFICATION A-36.
3. ALL STUD WALLS TO BE FRAMED AT 16" O.C. MAXIMUM, UNLESS NOTED OTHERWISE.
4. MINIMUM HEADER SIZE TO BE (2)2x10's UNLESS OTHERWISE NOTED. BUILD TO MATCH THICKNESS OF WALL. REFER TO HEADER SCHEDULE, IF PROVIDED ON STRUCTURAL DRAWINGS.
5. ALL HEADERS TO BE FREE FROM ALL SPLITS AND CHECKS.
6. HEADERS SHALL BEAR ON JACK STUD/TRIMMER EA. END, TYP. JACK STUD/TRIMMER SHALL BE ADJACENT TO KING STUD, TYP.
7. PROVIDE FULL SOLID BEARING OR TRIPLE-STUD BEARING UNDER ALL BEAM BEARING POINTS.
8. ALL WOOD FRAMING IN CONTACT WITH CONCRETE OR MASONRY, SHALL BE PRESSURE TREATED.
9. ALL METAL FASTENERS, CONNECTORS OR OTHER ANCHORAGE DEVICES IN CONTACT WITH TREATED LUMBER SHALL BE CORROSION-RESISTANT (STAINLESS STEEL OR HOT-DIPPED GALVANIZED: G-185; GRADE 40 OR BETTER FOR ELECTRO-GALVANIZED).
10. FLASHING IN CONTACT WITH TREATED LUMBER SHALL BE COPPER, GALVANIZED OR FLEXIBLE MEMBRANE, UNLESS NOTED OTHERWISE.
11. ALL PRE-ENGINEERED ROOF TRUSSES ARE TO BE INSTALLED PER MANUFACTURER'S DESIGN LAYOUT FOLLOWING ALL RECOMMENDED ERECTION PROCEDURES. PROVIDE SHOP DRAWINGS AND SUBMITTALS TO ARCHITECT FOR REVIEW AND APPROVAL.
12. G.C. TO PROVIDE TUB LINERS TO ALL TUBS UPON INSTALLATION TO PROVIDE PROTECTION TO TUB AND SURFACE THROUGH CONSTRUCTION
13. ALL PENETRATIONS IN THE FIRE PARTITIONS SHALL BE INSTALLED AND COMPLY WITH IBC SECTION 714. THESE PENETRATIONS INCLUDE, BUT ARE NOT LIMITED TO, ELECTRICAL BOXES WASHER/DRYER BOXES, DUCTS AND WATER OUTLETS.

ACCESSIBLE UNIT BATH/LAUNDRY

1. VALVE AND SHOWER HEAD SHALL BE ON 2x6 WALL OR WALL AT LAVATORY (SEE BATH ELEVATIONS).
2. PROVIDE HAND-HELD SHOWER WITH VACUUM BREAKER (IN LIEU OF FIXED SHOWER HEAD). FLEXIBLE HOSE AND 24" SLIDE BAR.
3. PROVIDE REMOVABLE TUB SEAT AS PER SPECS.
4. OFF-SET TUB/SHOWER VALVE CONTROL SO IT IS CENTERED 6" TO FROM OUTER EDGE OF TUBE FOR EASIER ACCESS AND 30" A.F.F.
5. PROVIDE 36" GRAB BAR BEHIND, 42" GRAB BAR BESIDE WATER CLOSET ON WALL AT 34" A.F.F. AND 18" VERT. GRAB BAR PER 2010 A.D.A. STANDARDS. RE: 3/A207 FOR TYPICAL DETAILS.
6. BOTTOM OF MIRROR TO REST ON COUNTERTOP BACK SPLASH BUT NOT HIGHER THAN 40" TO BOT OF REFLECTIVE SURFACE ABOVE FINISHED FLOOR (ANSI 603.3)
7. VANITY SINK FAUCET TO BE LEVER TYPE AND TRAP TO BE WRAPPED WITH "TRAP WRAP" BY BINCOR PRODUCTS, INC.
8. EXTEND FLOORING BENEATH LAVATORY SPACE.
9. LAUNDRY EQUIPMENT SHALL COMPLY WITH ANSI 611

WALL NOTES

1. DIMENSIONS ARE STUD FACE TO STUD FACE UNLESS NOTED OTHERWISE.
2. ALL INTERIOR WALLS COVERED WITH (1) LAYER OF 5/8" GYP.BD. UNLESS NOTED OTHERWISE
3. ALL INTERIOR WALL FRAMING SHALL BE AS SHOWN ON STRUCTURAL DRAWINGS.

ROOM FINISH NOTES

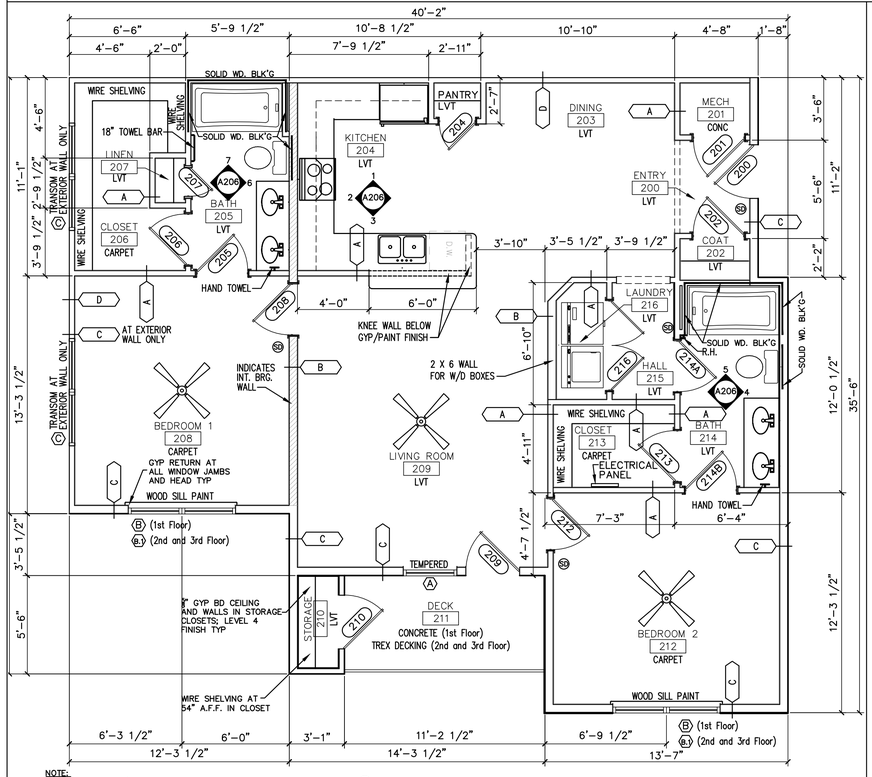
1. ALL CEILINGS WILL BE PAINTED KNOCKDOWN TEXTURE FINISH.
2. APPLY SILICONE CAULK BETWEEN CONCRETE FLOORS AND GYP FINISH.
3. ALL INTERIOR WALLS SHALL HAVE KNOCKDOWN TEXTURE FINISH AND BEAD; PRIME AND PAINT.
4. FINISH FLOOR IN BATHROOMS SHALL EXTEND UNDER BATHROOM VANITIES.
5. ALL CARPET, VINYL, PAINT AND OTHER MATERIALS TO BE SELECTED BY OWNER AND INSTALLED/PROVIDED BY G.C.
6. ALL WALL BASES SHALL BE WOOD UNLESS NOTED OTHERWISE WOOD BASE SHALL BE 9/16" X 2 1/4" PRE-PRIMED
7. ALL INTERIOR WALL AND CEILING FINISHES SHALL COMPLY W/ 2018 IBC SECTION 803
8. ALL INTERIOR FLOOR FINISHES SHALL COMPLY W/ 2018 IBC SECTION 804
9. VINYL AT KITCHEN AND ENTRY FLOOR SHALL BE SELECTED BY ARCH AND INSTALLED BY G.C.; QUIET MAT BACKER OPTIONAL
10. PROVIDE CABINET DRAWER PULLS RE: SHEET A206/A207
11. ALL FLOORING IN TYPE A AND TYPE B DWELLING UNITS SHALL COMPLY WITH ANSI 302.
12. G.C. TO PROVIDE ALLOWANCE FOR 1" WINDOW BLINDS ON ALL EXTERIOR WINDOWS AND DOORS. BLINDS TO BE SELECTED BY ARCH FROM SAMPLES PROVIDED BY G.C.
13. ALL FLOORING IN ACCESSIBLE UNITS SHALL COMPLY WITH ANSI 302
14. ALL KITCHEN COUNTER TOPS AND SPLASHES SHALL BE GRANITE G.C. TO PROVIDE ALLOWANCE FOR TOPS AND PROVIDE COLOR SAMPLES FOR ARCHITECT/OWNER SELECTION
15. G.C. TO ADD 1/4 ROUND SHOE AT ALL BASE CABINETS

2-BEDROOM DOOR SCHEDULE

MARK	SIZE	ELEV	RATING	MATERIALS	GLAZING	NOTES
200	3'-0" X 7'-0" X 1-3/4"	1A/A208	20 MIN.	INSUL MTL 2 PANEL	NONE	SMOKE GASKET, SPRING HINGES ALUM. THRESHOLD
201	2'-10" X 6'-8" X 1-3/8"	2C/A208		HC MASONITE 2 PANEL	NONE	
202	2'-10" X 6'-8" X 1-3/8"	2C/A208		HC MASONITE 2 PANEL	NONE	
204	2'-0" X 6'-8" X 1-3/8"	2E/A208		HC MASONITE 2 PANEL	NONE	NOT USED IN ACCESSIBLE UNITS
205	2'-10" X 6'-8" X 1-3/8"	2C/A208		HC MASONITE 2 PANEL	NONE	
206	2'-10" X 6'-8" X 1-3/8"	2C/A208		HC MASONITE 2 PANEL	NONE	
207	1'-8" X 6'-8" X 1-3/8"	2F/A208		HC MASONITE 2 PANEL	NONE	
208	2'-10" X 6'-8" X 1-3/8"	2C/A208		HC MASONITE 2 PANEL	NONE	5 1/2" WIDE WALLW/ 5/8" EACH SIDE
209	3'-0" X 7'-0" X 1-3/4"	1B/A208		FULL GLASS	TEMPERED	STEEL FRAME ALUM. THRESHOLD
210	3'-0" X 7'-0" X 1-3/4"	1A/A208		HC MASONITE	NONE	STEEL FRAME ALUM. THRESHOLD
212	2'-10" X 6'-8" X 1-3/8"	2C/A208		HC MASONITE 2 PANEL	NONE	
213	2'-10" X 6'-8" X 1-3/8"	2C/A208		HC MASONITE 2 PANEL	NONE	
214A	2'-10" X 6'-8" X 1-3/8"	2C/A208		HC MASONITE 2 PANEL	NONE	
214B	2'-10" X 6'-8" X 1-3/8"	2C/A208		HC MASONITE 2 PANEL	NONE	
216	PR 2'-6" X 6'-8" X 1-3/8"	2D/A208		HC MASONITE 2 PANEL	NONE	PROVIDE A 16" X 10" SIDE WALL TRANSFER GRILL ABOVE DOOR FOR MAKE UP AIR TO W/D

NOTES:
1. ALL DOORS, FRAMES AND HARDWARE SHALL BE PROVIDED BY GC
2. ALL ENTRY DOORS TO HAVE LEVER HANDLES, AS ARE ALL DOORS (INTERIOR AND ENTRY) IN ACCESSIBLE UNITS
3. PROVIDE PEEPHOLE VIEWER AT APARTMENT ENTRY DOORS. (1) AT 5'-0" A.F.F. FOR TYPICAL UNITS. FOR ACCESSIBLE UNITS - (1) AT 5'-0" A.F.F. AND (1) AT 3'-6" A.F.F.
4. DOORS AT SECOND AND THIRD FLOOR UNITS MAY BE SMALLER AND DO NOT NEED TO COMPLY WITH ACCESSIBLE SIZES; ALL CLOSETS ON 2ND AND 3RD FLOORS MAY BE 2'-0" WIDE.

NOTE:
REFER TO SHEET A102b FOR ROOM FINISH SCHEDULE



NOTE: PROVIDE SOLID BLK'G FROM 32" A.F.F. TO 38" A.F.F. AT LOCATIONS INDICATED FIRST FLOOR ONLY

NOTE: EXTERIOR BALCONIES, DECKS AND/OR GROUND FLOOR PATIOS SHALL BE EQUIPPED WITH SPRINKLERS PER IBC 903.3.1.2.1

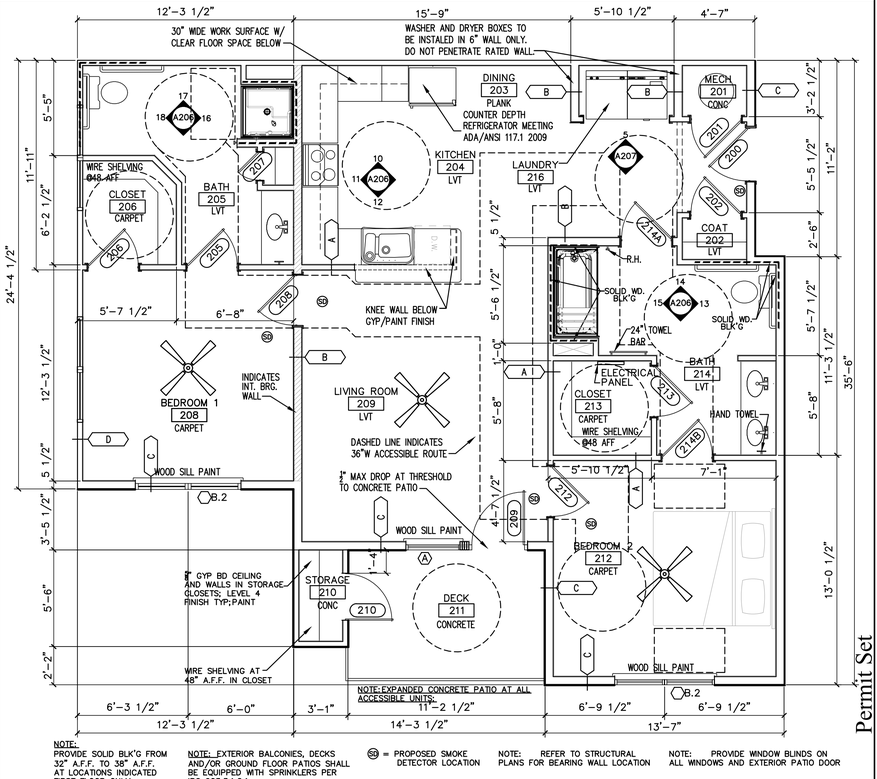
SD = PROPOSED SMOKE DETECTOR LOCATION

NOTE: REFER TO STRUCTURAL PLANS FOR BEARING WALL LOCATION

NOTE: PROVIDE WINDOW BLINDS ON ALL WINDOWS AND EXTERIOR PATIO DOOR

2 2-BEDROOM (TYPICAL) DIMENSION PLAN

1/4" = 1'-0"



NOTE: PROVIDE SOLID BLK'G FROM 32" A.F.F. TO 38" A.F.F. AT LOCATIONS INDICATED FIRST FLOOR ONLY

NOTE: EXTERIOR BALCONIES, DECKS AND/OR GROUND FLOOR PATIOS SHALL BE EQUIPPED WITH SPRINKLERS PER IBC 903.3.1.2.1

SD = PROPOSED SMOKE DETECTOR LOCATION

NOTE: REFER TO STRUCTURAL PLANS FOR BEARING WALL LOCATION

NOTE: PROVIDE WINDOW BLINDS ON ALL WINDOWS AND EXTERIOR PATIO DOOR

1 2-BEDROOM (TYPE A) CLEAR SPACE PLAN

1/4" = 1'-0"

BCS Design, Inc.
A Full Service Architectural Firm
WWW.BCSARCHITECTS.COM
19920 West 161st Street
Olathe, Kansas 66062
Phone: (913) 780-4820
Fax: (913) 780-5088

Summit Point Apartments Phase II

504 NE Chipman Road
Lee's Summit, Missouri 64063

STATE OF MISSOURI
JEFFREY H. SHINKLE
NUMBER A-8347
REGISTERED ARCHITECT
professional seal

PROJECT NO. : 2021-08
DATE : 01.15.2022
DRAWN BY : BCS STAFF
REVIEWED BY :

REVISED:

Permit Set

© BCS Design, Inc. 2022
This drawing is COPYRIGHTED work by BCS Design, Inc. in either electronic or printed form. This drawing may not be photographed, traced, printed or copied in any manner without the written permission of BCS Design, Inc.

SHEET NO.

A102a

copyright © 2022

2-BEDROOM ROOM FINISH SCHEDULE

RM #	Room Name	Floor		Base		N. Wall		S. Wall		E. Wall		W. Wall		Ceiling			Remarks
		Mat.	Fin.	Mat.	Fin.	Mat.	Fin.	Mat.	Fin.	Mat.	Fin.	Mat.	Fin.	Mat.	Fin.	Ht.	
200	ENTRY	5	B	2	E/L	2	F	2	F	2	F	–	–	2	G	9'-0"	2
201	MECH	5	–	3	–	3	F	3	F	2	F	3	F	2	G	9'-0"	2
202	COATS	5	B	2	E/L	2	F	2	F	2	F	2	F	2	G	9'-0"	2
203	DINING	5	B	2	E/L	2	F	2	F	2	F	2	F	2	G	9'-0"	2
204	KITCHEN	5	B	2	E/L	2	F	2	F	–	–	2	F	2	G	9'-0"	2
205	BATH	5	B	2	E/L	3	F	3	F	3	F	3	F	2	G	9'-0"	2
206	CLOSET	5	A	2	E	2	F	2	F	2	F	2	F	2	G	9'-0"	2, 3
207	LINEN	5	B	2	E/L	2	F	2	F	2	F	2	F	2	G	9'-0"	2
208	BEDROOM 1	5	A	2	E	2	F	2	F	2	F	2	F	2	G	9'-0"	2, 3
209	LIVING ROOM	5	B	2	E/L	2	F	2	F	2	F	2	F	2	G	9'-0"	2
210	STORAGE	5	B	2	–	2	F	2	F	2	F	2	F	2	G	9'-0"	2
211	DECK	8	H	–	–	2	K	–	–	2	K	2	K	–	–		1
212	BEDROOM 2	5	A	2	E	2	F	2	F	2	F	2	F	2	G	9'-0"	2, 3
213	CLOSET	5	A	2	E	2	F	2	F	2	F	2	F	2	G	9'-0"	2, 3
214	BATH	5	B	2	E/L	3	F	2/3	F	2/3	F	3	F	2	G	9'-0"	2
215	HALL	5	B	2	E/L	2	F	2	F	2	F	2	F	2	G	9'-0"	2
216	LAUNDRY	5	B	2	E/L	2	F	2/3	F	2	F	2/3	F	2	G	9'-0"	2

Materials (Mat.)

1. Concrete
2. Gypsum Board
3. Moisture Resistant Gyp
4. Concrete Masonry Unit
5. 3/4" Gyp Crete over T&G Plywood SubFloor 2nd and 3rd Floor; Slab on Grade First Floor
6. Exposed Metal Decking
7. 2'x4' Acoustical Ceiling
8. 2x10 Treated Wood Joists

Finishes (Fin.)

A. Carpet
B. LVT
C. Ceramic Floor Tile
D. Sealed Concrete
E. Primed wood base (paint)
F. Paint – Color as selected by Arch
G. 5/8" Type 'X' Gyp on 1/2" Metal Channels – Paint
H. 1x6 Trex Decking
J. No Finish Required
K. Re: Elevations for Finishes
L. ¼ round trim (prime/paint)

ROOM FINISH SCHEDULE REMARKS

1. DECKS ON FIRST LEVEL FLOOR WILL BE CONCRETE PATIOS
2. FLOORS ON THE FIRST LEVEL WILL BE CONCRETE SLABS
3. THERE WILL WILL 'NO PADS' BENEATH CARPET IN THE ADA UNITS

ROOM FINISH SCHEDULE GENERAL NOTES

1. REFER TO INTERIOR ELEVATIONS FOR ADDITIONAL INFORMATION.
2. ALL INTERIOR FINISHES TO MEET LOCAL ADOPTED CODES.
3. WHERE CARPET TRANSITIONS TO PLANK FLOOR USE TRANSITION STRIP TO MATCH PLANK.

MATERIAL SPECIFICATIONS

LVT SHALL BE 2.5 MM THICK 8 MIL (MIN) 7 X 48 BY PATCRAFT OR APPROVED EQUAL; COLOR TO BE SELECTED BY ARCH/OWNER FROM SAMPLES PROVIDED BY GENERAL CONTRACTOR

CARPET SHALL BE PRESIDIO TONAL PZ026 BY SHAW WITH PAD OR APPROVED EQUAL;100% PET; COLOR TO BE SELECTED BY ARCH/OWNER FROM SAMPLES PROVIDED BY GENERAL CONTRACTOR

1 ROOM FINISH SCHEDULE

BCS Design, Inc.
A Full Service Architectural Firm
WWW.BCSARCHITECTS.COM
19920 West 161st Street
Olathe, Kansas 66062
Phone: (913) 780-4820
Fax: (913) 780-5088

Summit Point Apartments Phase II
504 NE Chipman Road
Lee's Summit, Missouri 64063

STATE OF MISSOURI
JEFFREY H. SHINKLE
NUMBER A-8347
REGISTERED ARCHITECT
2.15.2022
professional seal

Permit Set

PROJECT NO. : 2021-08
DATE : 01.15.2022
DRAWN BY : BCS STAFF
REVIEWED BY :

REVISED:

© BCS Design, Inc. 2022
This drawing is COPYRIGHTED work by BCS Design, Inc. in either electronic or printed form. This drawing may not be photographed, traced, printed or copied in any manner without the written permission of BCS Design, Inc.

SHEET NO.
A102b
copyright © 2022

3-BEDROOM DOOR SCHEDULE

MARK	SIZE	ELEV	RATING	MATERIALS	GLAZING	NOTES
300	3'-0" X 7'-0" X 1-3/4"	1A/A208	20 MIN.	INSUL MTL 2 PANEL	NONE	SMOKE GASKET, SPRING HINGES ALUM. THRESHOLD
301	2'-10" X 6'-8" X 1-3/8"	2C/A208		HC MASONITE 2 PANEL	NONE	
302	2'-10" X 6'-8" X 1-3/8"	2C/A208		HC MASONITE 2 PANEL	NONE	PROVIDE A 16" X 10" SIDE WALL TRANSFER GRILL ABOVE DOOR FOR MAKE UP AIR TO W/D
304	2'-0" X 6'-8" X 1-3/8"	2E/A208		HC MASONITE 2 PANEL	NONE	
305	2'-10" X 6'-8" X 1-3/8"	2C/A208		HC MASONITE 2 PANEL	NONE	
306	3'-0" X 7'-0" X 1-3/4"	1B/A208		FULL GLASS	TEMPERED	STEEL FRAME ALUM. THRESHOLD
307	2'-10" X 6'-8" X 1-3/8"	2C/A208		HC MASONITE 2 PANEL	NONE	
308	2'-10" X 6'-8" X 1-3/8"	2C/A208		HC MASONITE 2 PANEL	NONE	
309	2'-10" X 6'-8" X 1-3/8"	2C/A208		HC MASONITE 2 PANEL	NONE	
310	2'-10" X 6'-8" X 1-3/8"	2C/A208		HC MASONITE 2 PANEL	NONE	
311	1'-8" X 6'-8" X 1-3/8"	2F/A208		HC MASONITE 2 PANEL	NONE	
312	2'-10" X 6'-8" X 1-3/8"	2C/A208		HC MASONITE 2 PANEL	NONE	
313A	2'-6" X 6'-8" X 1-3/8"	2C/A208		HC MASONITE 2 PANEL	NONE	
313B	PR 2'-6" X 6'-8" X 1-3/8"	2D/A208		HC MASONITE 2 PANEL	NONE	
314	2'-10" X 6'-8" X 1-3/8"	2C/A208		HC MASONITE 2 PANEL	NONE	
315	2'-10" X 6'-8" X 1-3/8"	2C/A208		HC MASONITE 2 PANEL	NONE	
318	3'-0" X 7'-0" X 1-3/4"	1A/A208		HC MASONITE	NONE	STEEL FRAME ALUM. THRESHOLD

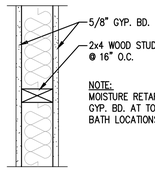
NOTES:
1. ALL DOORS, FRAMES AND HARDWARE SHALL BE PROVIDED BY GC
2. ALL ENTRY DOORS TO HAVE LEVER HANDLES, AS ARE ALL DOORS (INTERIOR AND ENTRY) IN ACCESSIBLE UNITS
3. PROVIDE PEEPHOLE VIEWER AT APARTMENT ENTRY DOORS. (1) AT 5'-0" A.F.F. FOR TYPICAL UNITS. FOR ACCESSIBLE UNITS - (1) AT 3'-0" A.F.F. AND (1) AT 5'-6" A.F.F.
4. DOORS AT SECOND AND THIRD FLOOR UNITS MAY BE SMALLER AND DO NOT NEED TO COMPLY WITH ACCESSIBLE SIZES; ALL CLOSETS ON 2ND AND 3RD FLOORS MAY BE 2'-0" WIDE

GENERAL NOTES:

1. DO NOT SCALE DRAWINGS. FOLLOW DIMENSIONS ONLY. IF DIMENSION IS NOT CALLED OUT, VERIFY W/DESIGN-BUILDER.
2. ALL DIMENSIONS ARE TO OUTSIDE FACE OF CONCRETE, MASONRY AND/OR WOOD STUD, UNLESS NOTED OTHERWISE.
3. HORIZONTAL MASONRY DIMENSIONS FROM OUTSIDE TO OUTSIDE (CORNERS) ARE NOMINAL.
4. ALL GYPSUM BOARD ABUTTING PERPENDICULAR C.M.U. OR CONCRETE SHALL BE CONSTRUCTED WITH CONCEALED METAL EDGE MOLDING, FORMING A 1/4" REVEAL FILLED WITH HEAD OF SEALANT, UNLESS DETAILED OTHERWISE.
5. ALL INTERIOR WALLS TO BE COVERED WITH 5/8" GYP. TAPE, FLOAT AND SAND (3 COATS), UNLESS NOTED OTHERWISE. CEILINGS TO BE 5/8".
6. ALL BATH AREAS TO HAVE MOISTURE-RESISTANT GYPSUM BOARD. AREAS AT SHOWERS,TUBS, SAUNAS ETC. SHALL HAVE A CEMENTITOUS SUBSTRATE BEHIND FINISH MATERIAL.
7. ALL FINISH-FLOORING MATERIAL SHALL BE INSTALLED FLUSH WITH ADJACENT FLOORS OF SIMILAR OR DISSIMILAR MATERIALS. FLOORING CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FLOORING PREP WORK TO ENSURE ALL FLOORS ARE FLUSH AND MEET APPLICABLE CODE AND ADA REQUIREMENTS. NOTIFY ARCHITECT PRIOR TO MODIFICATIONS.
8. CASEWORK SUPPLIER AND/OR SUB-CONTRACTOR TO FIELD VERIFY DIMENSIONS BEFORE CASEWORK AND/OR COUNTERTOP FABRICATION. ADDITIONAL WORK OR COSTS INCURRED DUE TO FAILURE OF SUBCONTRACTOR TO VERIFY SHALL BE THE RESPONSIBILITY OF SUBCONTRACTOR.
9. THE MINIMUM HEADROOM IN ALL PARTS OF THE STAIRWAY SHALL NOT BE LESS THAT 6 FEET 8 INCHES
10. PROVIDE MINIMUM 36 INCHES HIGH GUARDRAILS ON ALL OPEN SIDES OF RAISED FLOORS, PORCHES AND BALCONIES; MINIMUM 34 INCHES HIGH GUARD-RAILS ON THE OPEN SIDES OF STAIRWAYS LOCATED MORE THAN 30 INCHES ABOVE THE FLOOR OR GRADE BELOW. GUARDRAIL ENCLOSURES SHALL HAVE INTERMEDIATE RAILS OR ORNAMENTAL PATTERNS THAT DO NOT ALLOW PASSAGE OF A SPHERE 4 INCHES IN DIAMETER.
11. ENCLOSED ATTICS AND ENCLOSED RAFTER SPACES SHALL HAVE ADEQUATE VENTILATION PER IBC 2018 SECTION 1203
12. ATTIC ACCESS OPENING SHALL BE PROVIDED PER I.B.C. 2018, SECTION 1209.2 ROUGH OPENING SHALL NOT BE LESS THAN 22 INCHES BY 30 INCHES AND SHALL BE LOCATED IN A READILY ACCESSIBLE LOCATION. SEE PLANS.
13. PROVIDE SMOKE ALARMS IN EACH SLEEPING ROOM, OUTSIDE EACH SLEEPING ROOM AND ON EACH FLOOR, ALARMS SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE DWELLING. RE: ELEC PLANS FOR LOCATIONS
14. REFER TO FLOOR PLANS AND/OR EXTERIOR ELEVATIONS FOR WINDOW TYPES AND SIZES. (WINDOW UNITS ARE CALLED OUT - NOT ROUGH OPENINGS). GENERAL CONTRACTOR TO COORDINATE AND VERIFY ROUGH OPENING SIZES AND LOCATIONS BASED UPON WINDOW UNITS SELECTED BY DESIGN-BUILDER.
15. EXTERIOR FLASHING TO BE CORRECTLY INSTALLED AS ALL CONNECTIONS BETWEEN ROOFS, WALLS, CHIMNEYS, PROJECTIONS, DECKS AND PENETRATIONS AS REQUIRED BY APPROVED CONSTRUCTION PRACTICES.
16. UTILITY METERS TO BE LOCATED AS CLOSE TO GRADE AS POSSIBLE TO MINIMIZE THE VISUAL IMPACT OF THE METERS.
17. FOR GUTTERS AND DOWNSPOUTS THAT ARE NOT INCLUDED ON THE ELEVATIONS, SUB-CONTRACTORS TO VERIFY THE EXISTING TOPOGRAPHIC GRADES AND LOCATE DOWNSPOUTS TOWARDS FRONT AND REAR OF BUILDINGS BASED ON TOPO-GRAPHIC CONDITIONS TO ALLOW POSITIVE DRAINAGE AWAY FROM BUILDING. DO NOT LOCATE DOWNSPOUTS IN PROMINENT LOCATIONS. GENERAL CONTRACTOR TO OBTAIN ARCHITECT APPROVAL OF ALL DOWNSPOUT LOCATIONS. GUTTERS AND DOWNSPOUTS TO CLOSELY MATCH TRIM COLOR OF HOUSE OR, IF APPROPRIATE, DOWNSPOUTS MAY BE COLOR-MATCHED TO PRIMARY ELEVATION MATERIAL.
18. PROVIDE ADDRESS SIGN ON STREET SIDE OF BUILDINGS IN MIN. 5" LETTERS. VERIFY HEIGHT WITH JOHNSON COUNTY FIRE DISTRICT #1 BEFORE INSTALL.
19. PROVIDE ALL INCIDENTAL BLOCKING AS REQUIRED FOR CABINETS, TOILET ACCESSORIES, TRIMS AND ALL OTHER WALL MOUNTED FIXTURES/EQUIPMENT.
20. PROVIDE ONE FIRE EXTINGUISHER ON EVERY EXIT LEVEL IN BUILDINGS (1 PER BREEZEWAY) CURRENT INSPECTION TAG MUST BE VISIBLE ON EACH EXTINGUISHER.
21. VERIFY SPRINKLER HEAD LOCATIONS AND STANDPIPE LOCATION WITH FIRE PROTECTION DRAWINGS PREPARED BY FIRE SPRINKLER CONTRACTOR.
22. ALL UNITS AND COMMON SPACES ON FIRST FLOOR ARE DESIGNED FOR AND SHALL BE CONSTRUCTED TO MAINTAIN ACCESS FOR HANDICAPPED PERSONS BY THE AMERICANS WITH DISABILITIES ACT AND THE FAIR HOUSING ACT. ALL UNITS ON FIRST FLOOR SHALL BE TYPE B UNITS UNLESS NOTED OTHERWISE AS A TYPE A AND HAVE THE UNIVERSAL HANDICAPPED SYMBOL.

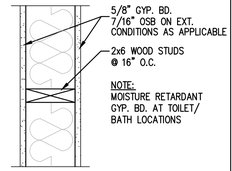
WALL TYPES

WALL TYPE 1



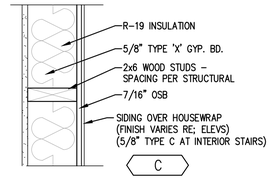
4 1/2" WALL — A

WALL TYPE 2



6 1/2" WALL — B

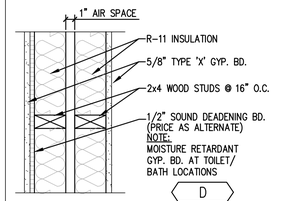
WALL TYPE 3
2x6 WALL



C

6 3/8" WALL (1-HOUR FROM INSIDE - U.L. NO. U356)

WALL TYPE 4



D

10 1/4" WALL (1-HOUR - U.L. NO. U341/GA *WP3570)

TYPICAL INTERIOR LOAD BEARING WALL CONSTRUCTION NOTE:
ALL INTERIOR LOAD BEARING WALL STUDS SHALL BE SPACED AT 16" O.C. REFER TO STRUCTURAL SHEETS FOR ADDITIONAL SPECIFIC LOCATIONS.

NOTE:
REFER TO SHEET A103b FOR ROOM FINISH SCHEDULE

GENERAL FRAMING NOTES:

1. ALL FRAMING LUMBER – RE: STRUCTUAL.
2. ALL STRUCTURAL STEEL TO CONFORM WITH ASTM SPECIFICATION A-36.
3. ALL STUD WALLS TO BE FRAMED AT 16" O.C. MAXIMUM, UNLESS NOTED OTHERWISE.
4. MINIMUM HEADER SIZE TO BE (2)2x10's UNLESS OTHERWISE NOTED. BUILD TO MATCH THICKNESS OF WALL. REFER TO HEADER SCHEDULE, IF PROVIDED ON STRUCTURAL DRAWINGS.
5. ALL HEADERS TO BE FREE FROM ALL SPLITS AND CHECKS.
6. HEADERS SHALL BEAR ON JACK STUD/TRIMMER EA. END, TYP. JACK STUD/TRIMMER SHALL BE ADJACENT TO KING STUD, TYP.
7. PROVIDE FULL SOLID BEARING OR TRIPLE-STUD BEARING UNDER ALL BEAM BEARING POINTS.
8. ALL WOOD FRAMING IN CONTACT WITH CONCRETE OR MASONRY, SHALL BE PRESSURE TREATED.
9. ALL METAL FASTENERS, CONNECTORS OR OTHER ANCHORAGE DEVICES IN CONTACT WITH TREATED LUMBER SHALL BE CORROSION-RESISTANT (STAINLESS STEEL OR HOT-DIPPED GALVANIZED: G-185; GRADE 40 OR BETTER FOR ELECTRO-GALVANIZED).
10. FLASHING IN CONTACT WITH TREATED LUMBER SHALL BE COPPER, GALVANIZED OR FLEXIBLE MEMBRANE, UNLESS NOTED OTHERWISE.
11. ALL PRE-ENGINEERED ROOF TRUSSES ARE TO BE INSTALLED PER MANUFACTURER'S DESIGN LAYOUT FOLLOWING ALL RECOMMENDED ERECTION PROCEDURES. PROVIDE SHOP DRAWINGS AND SUBMITTALS TO ARCHITECT FOR REVIEW AND APPROVAL.
12. G.C. TO PROVIDE TUB LINERS TO ALL TUBS UPON INSTALLATION TO PROVIDE PROTECTION TO TUB AND SURFACE THROUGH CONSTRUCTION
13. ALL PENETRATIONS IN THE FIRE PARTITIONS SHALL BE INSTALLED AND COMPLY WITH IBC SECTION 714. THESE PENETRATIONS INCLUDE, BUT ARE NOT LIMITED TO, ELECTRICAL BOXES WASHER/DRYER BOXES, DUCTS AND WATER OUTLETS.

ACCESSIBLE APT. KITCHEN NOTES

1. COUNTER HEIGHT SHALL BE 34" A.F.F.
2. EXTEND FLOORING BENEATH SINK SPACE AND THE 30" WORKSPACE BESIDE THE RANGE.
3. TOE KICK SPACE AT BOTTOM OF BASE CABINETS SHALL REMAIN 4" MINIMUM (STANDARD).
4. ADD SEPARATE WALL SWITCH FOR CONTROL OF RANGE HOOD CIRCUIT (SEE ELECTRICAL PLANS).
5. ADD SEPARTE WALL SWITCH TO CONTROL GARBAGE DISPOSAL CIRCUIT.
6. TOP OF WALL TELEPHONE OUTLET TO BE 50" MAX. A.F.F.
7. SWITCHES AND OUTLETS IN KITCHEN ABOVE BASE CABINETS SHALL BE 39" A.F.F. TO BOTTOM OF SWITCH PLATE SO AS NOT TO INTERFERE WITH WALL CABINET.
8. INSULATE EXPOSED PIPING BELOW KITCHEN SINK WITH TRAP WRAP BY BROCAR PRODUCTS, INC.
9. DISHWASHER HOOK-UPS ARE UNDER SINK, ACCESS OPENING IS TO BE MADE THROUGH END PANEL OF SINK.
10. KITCHEN SINK IS TO BE KOHLER 'ASSURE' K-6536-3 OR EQUAL.
11. KITCHEN APPLIANCES SHALL COMPLY WITH ANSI 1003.12.5

WATER METER NOTES

1. G.C. SHALL PURCHASE NMT VERSA MAG POLY COLD 5/8" x 3/4" x 7.5" WITH BLUE RING COLD WATER METER, TEHAMA BASIC MDT TRANSMITTER, AND IDLE TUBES. RE: UNIT PLANS FOR LOCATIONS AND GENERAL NOTE #23 FOR DETAILS

ACCESSIBLE UNIT BATH/LAUNDRY

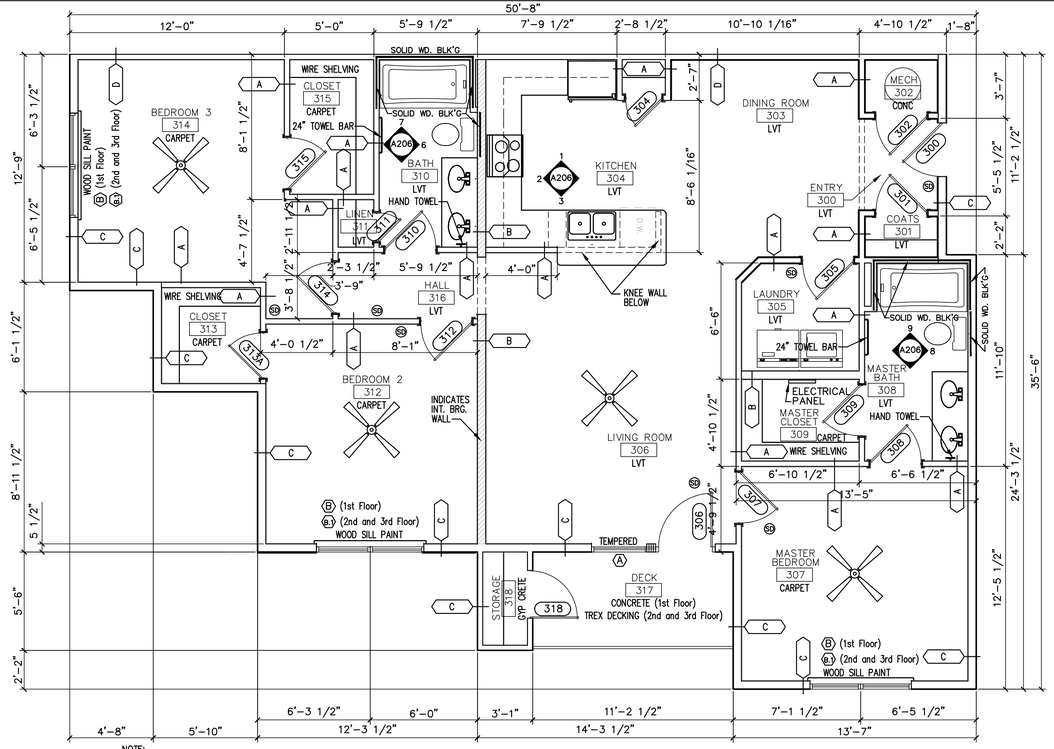
1. VALVE AND SHOWER HEAD SHALL BE ON 2x6 WALL OR WALL AT LAVATORY (SEE BATH ELEVATIONS).
2. PROVIDE HAND-HELD SHOWER WITH VACUUM BREAKER (IN LIEU OF FIXED SHOWER HEAD). FLEXIBLE HOSE AND 24" SLIDE BAR.
3. PROVIDE REMOVABLE TUB SEAT AS PER SPECS.
4. OFF-SET TUB/SHOWER VALVE CONTROL SO IT IS CENTERED 6" TO FROM OUTER EDGE OF TUBE FOR EASIER ACCESS AND 30" A.F.F.
5. PROVIDE 36" GRAB BAR BEHIND, 42" GRAB BAR BESIDE WATER CLOSET ON WALL AT 34" A.F.F. AND 18" VERT. GRAB BAR PER 2010 A.D.A. STANDARDS. RE: 3/A207 FOR TYPICAL DETAILS.
6. BOTTOM OF MIRROR TO REST ON COUNTERTOP BACK SPLASH BUT NOT HIGHER THAN 40" TO BOT OF REFLECTIVE SURFACE ABOVE FINISHED FLOOR (ANSI 603.3)
7. VANITY SINK FAUCET TO BE LEVER TYPE AND TRAP TO BE WRAPPED WITH "TRAP WRAP" BY BINCOR PRODUCTS, INC.
8. EXTEND FLOORING BENEATH LAVATORY SPACE.
9. LAUNDRY EQUIPMENT SHALL COMPLY WITH ANSI 611

WALL NOTES

1. DIMENSIONS ARE STUD FACE TO STUD FACE UNLESS NOTED OTHERWISE.
2. ALL INTERIOR WALLS COVERED WITH (1) LAYER OF 5/8" GYP.BD. UNLESS NOTED OTHERWISE
3. ALL INTERIOR WALL FRAMING SHALL BE AS SHOWN ON STRUCTURAL DRAWINGS.

ROOM FINISH NOTES

1. ALL CEILINGS WILL BE PAINTED KNOCKDOWN TEXTURE FINISH.
2. APPLY SILICONE CAULK BETWEEN CONCRETE FLOORS AND GYP FINISH.
3. ALL INTERIOR WALLS SHALL HAVE KNOCKDOWN TEXTURE FINISH AND BEAD; PRIME AND PAINT.
4. FINISH FLOOR IN BATHROOMS SHALL EXTEND UNDER BATHROOM VANITIES.
5. ALL CARPET, VINYL, PAINT AND OTHER MATERIALS TO BE SELECTED BY OWNER AND INSTALLED/PROVIDED BY G.C.
6. ALL WALL BASES SHALL BE WOOD UNLESS NOTED OTHERWISE WOOD BASE SHALL BE 9/16" X 2 1/4" PRE-PRIMED
7. ALL INTERIOR WALL AND CEILING FINISHES SHALL COMPLY W/ 2018 IBC SECTION 803
8. ALL INTERIOR FLOOR FINISHES SHALL COMPLY W/ 2018 IBC SECTION 804
9. VINYL AT KITCHEN AND ENTRY FLOOR SHALL BE SELECTED BY ARCH AND INSTALLED BY G.C.: QUIET MAT BACKER OPTIONAL
10. PROVIDE CABINET DRAWER PULLS RE: SHEET A206/A207
11. ALL FLOORING IN TYPE A AND TYPE B DWELLING UNITS SHALL COMPLY WITH ANSI 302.
12. G.C. TO PROVIDE ALLOWANCE FOR 1" WINDOW BLINDS ON ALL EXTERIOR WINDOWS AND DOORS. BLINDS TO BE SELECTED BY ARCH FROM SAMPLES PROVIDED BY G.C.
13. ALL FLOORING IN ACCESSIBLE UNITS SHALL COMPLY WITH ANSI 302
14. ALL KITCHEN COUNTER TOPS AND SPLASHES SHALL BE GRANITE G.C. TO PROVIDE ALLOWANCE FOR TOPS AND PROVIDE COLOR SAMPLES FOR ARCHITECT/OWNER SELECTION
15. G.C. TO ADD 1/4 ROUND SHOE AT ALL BASE CABINETS



NOTE: PROVIDE SOLID BLK'G FROM 32" A.F.F. TO 38" A.F.F. AT LOCATIONS INDICATED FIRST FLOOR ONLY

NOTE: EXTERIOR BALCONIES, DECKS AND/OR GROUND FLOOR PATIOS SHALL BE EQUIPPED WITH SPRINKLERS PER IBC 903.3.1.2.1

SD = PROPOSED SMOKE DETECTOR LOCATION

NOTE: REFER TO STRUCTURAL PLANS FOR BEARING WALL LOCATION

NOTE: PROVIDE WINDOW BLINDS ON ALL WINDOWS AND EXTERIOR PATIO DOOR

1 3-BEDROOM (TYPICAL) DIMENSION PLAN

1/4" = 1'-0"

BCS Design, Inc.
A Full Service Architectural Firm
WWW.BCSARCHITECTS.COM
19920 West 161st Street
Olathe, Kansas 66062
Phone: (913) 780-4820
Fax: (913) 780-5088

Summit Point Apartments Phase II
504 NE Chipman Road
Lee's Summit, Missouri 64063

STATE OF MISSOURI
JEFFREY H. SHINKLE
NUMBER A-8347
REGISTERED ARCHITECT
2.18.2022
professional seal

Permit Set

PROJECT NO. : 2021-08
DATE : 01.15.2022
DRAWN BY : BCS STAFF
REVIEWED BY :

REVISED:

© BCS Design, Inc. 2022
This drawing is COPYRIGHTED work by BCS Design, Inc. in either electronic or printed form. This drawing may not be photographed, traced, printed or copied in any manner without the written permission of BCS Design, Inc.

SHEET NO.
A103a
copyright © 2022

NOTE:
REFER TO SHEET A103a FOR ALL NOTES, DOOR SCHEDULE, AND WALL TYPES

3–BEDROOM ROOM FINISH SCHEDULE

RM #	Room Name	Floor		Base		N. Wall		S. Wall		E. Wall		W. Wall		Ceiling			Remarks
		Mat.	Fin.	Mat.	Fin.	Mat.	Fin.	Mat.	Fin.	Mat.	Fin.	Mat.	Fin.	Mat.	Fin.	Ht.	
300	ENTRY	5	B	2	E/L	2	F	2	F	2	F	–	–	2	G	9'–0"	2
301	COATS	5	B	3	E/L	2	F	2	F	2	F	2	F	2	G	9'–0"	2
302	MECH	5	–	2	E	3	F	3	F	3	F	3	F	2	G	9'–0"	2
303	DINING	5	B	2	E/L	2	F	2	F	2	F	2	F	2	G	9'–0"	2
304	KITCHEN	5	B	2	E/L	2	F	2	F	–	–	2	F	2	G	9'–0"	2
305	LAUNDRY	5	B	2	E/L	3	F	3	F	3	F	3	F	2	G	9'–0"	2
306	LIVING ROOM	5	B	2	E/L	2	F	2	F	2	F	2	F	2	G	9'–0"	2
307	MASTER BEDROOM	5	A	2	E	2	F	2	F	2	F	2	F	2	G	9'–0"	2, 3
308	MASTER BATH	5	B	2	E/L	3	F	3	F	3	F	3	F	2	G	9'–0"	2
309	MASTER CLOSET	5	A	2	E/L	2	F	2	F	2	F	2	F	2	G	9'–0"	2, 3
310	BATH	5	B	2	E/L	3	F	3	F	3	F	3	F	2	G	9'–0"	2
311	LINEN	5	B	2	E/L	2	F	2	F	2	F	2	F	2	G	9'–0"	2
312	BEDROOM 2	5	A	2	E	2	F	2	F	2	F	2	F	2	G	9'–0"	2, 3
313	CLOSET	5	A	2	E	2	F	2	F	2	F	2	F	2	G	9'–0"	2, 3
314	BEDROOM 3	5	A	2	E	2	F	2	F	2	F	2	F	2	G	9'–0"	2, 3
315	CLOSET	5	A	2	E	2	F	2	F	2	F	2	F	2	G	9'–0"	2, 3
316	HALL	5	B	2	E/L	2	F	2	F	2	F	2	F	2	G	9'–0"	2
317	DECK	8	H	–	–	2	K	–	–	2	K	2	K	2	G	9'–0"	2
318	STORAGE	5	–	–	–	2	F	2	F	2	F	2	F	2	G	9'–0"	2

Materials (Mat.)

1. Concrete
2. Gypsum Board
3. Moisture Resistant Gyp
4. Concrete Masonry Unit
5. 3/4" Gyp Crete over T&G Plywood SubFloor 2nd and 3rd Floor; Slab on Grade First Floor
6. Exposed Metal Decking
7. 2'x4' Acoustical Ceiling
8. 2x10 Treated Wood Joists

Finishes (Fin.)

A. Carpet
B. LVT
C. Ceramic Floor Tile
D. Sealed Concrete
E. Primed wood base (paint)
F. Paint – Color as selected by Arch
G. 5/8" Type 'X' Gyp on 1/2" Metal Channels – Paint
H. 1x6 Trex Decking
J. No Finish Required
K. Re: Elevations for Finishes
L. ½ round trim (prime/paint)

ROOM FINISH SCHEDULE REMARKS

1. DECKS ON FIRST LEVEL FLOOR WILL BE CONCRETE PATIOS
2. FLOORS ON THE FIRST LEVEL WILL BE CONCRETE SLABS
3. THERE WILL WILL 'NO PADS' BENEATH CARPET IN THE ADA UNITS

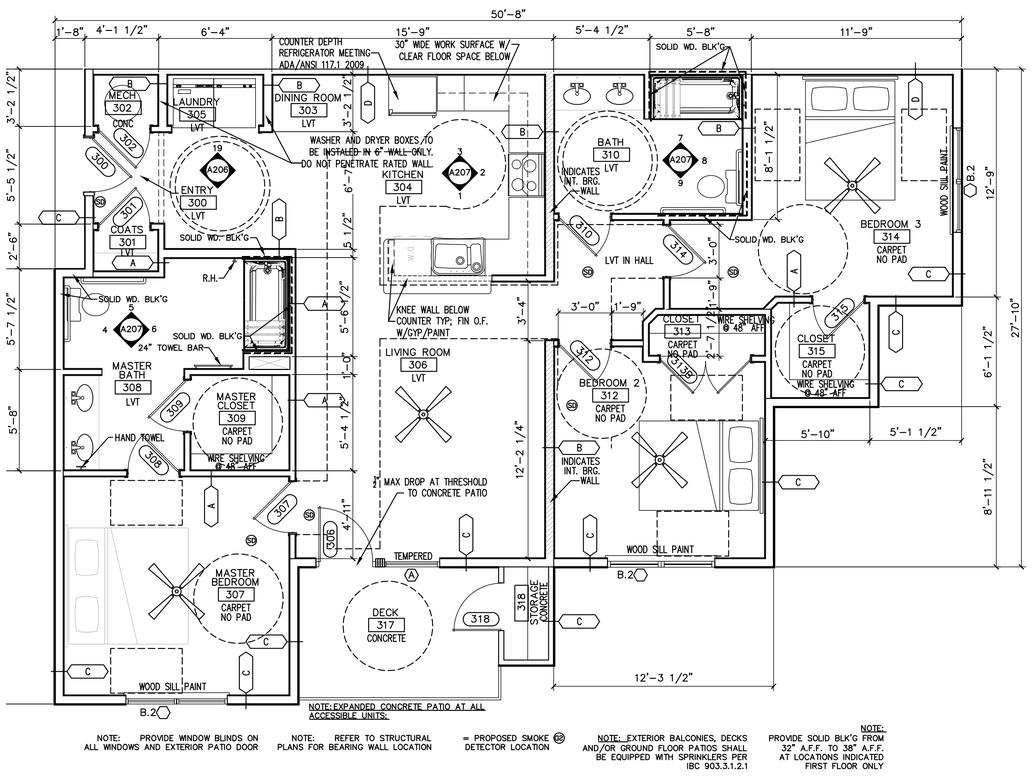
ROOM FINISH SCHEDULE GENERAL NOTES

1. REFER TO INTERIOR ELEVATIONS FOR ADDITIONAL INFORMATION.
2. ALL INTERIOR FINISHES TO MEET LOCAL ADOPTED CODES.
3. WHERE CARPET TRANSITIONS TO PLANK FLOOR USE TRANSITION STRIP TO MATCH PLANK.

MATERIAL SPECIFICATIONS

LVT SHALL BE 2.5 MM THICK 8 MIL (MIN) 7 X 48 BY PATCRAFT OR APPROVED EQUAL; COLOR TO BE SELECTED BY ARCH/OWNER FROM SAMPLES PROVIDED BY GENERAL CONTRACTOR

CARPET SHALL BE PRESIDIO TONAL PZ026 BY SHAW WITH PAD OR APPROVED EQUAL;100% PET; COLOR TO BE SELECTED BY ARCH/OWNER FROM SAMPLES PROVIDED BY GENERAL CONTRACTOR



NOTE: PROVIDE WINDOW BLINDS ON ALL WINDOWS AND EXTERIOR PATIO DOOR

NOTE: REFER TO STRUCTURAL PLANS FOR BEARING WALL LOCATION

= PROPOSED SMOKE DETECTOR LOCATION

NOTE: EXTERIOR BALCONIES, DECKS AND/OR GROUND FLOOR PATIOS SHALL BE EQUIPPED WITH SPRINKLERS PER IBC 903.3.1.2.1

NOTE: PROVIDE SOLID BLK'G FROM 32" A.F.F. TO 38" A.F.F. AT LOCATIONS INDICATED FIRST FLOOR ONLY

APARTMENT = 1160 G.S.F.

1 3-BEDROOM (TYPE A) CLEAR SPACE PLAN

1/4" = 1'-0"

BCS Design, Inc.
A Full Service Architectural Firm
WWW.BCSARCHITECTS.COM
19920 West 161st Street
Olathe, Kansas 66062
Phone: (913) 780-4820
Fax: (913) 780-5088

Summit Point Apartments Phase II

504 NE Chipman Road
Lee's Summit, Missouri 64063

STATE OF MISSOURI
JEFFREY H. SHINKLE
NUMBER A-8347
REGISTERED ARCHITECT
2.11.2022
professional seal

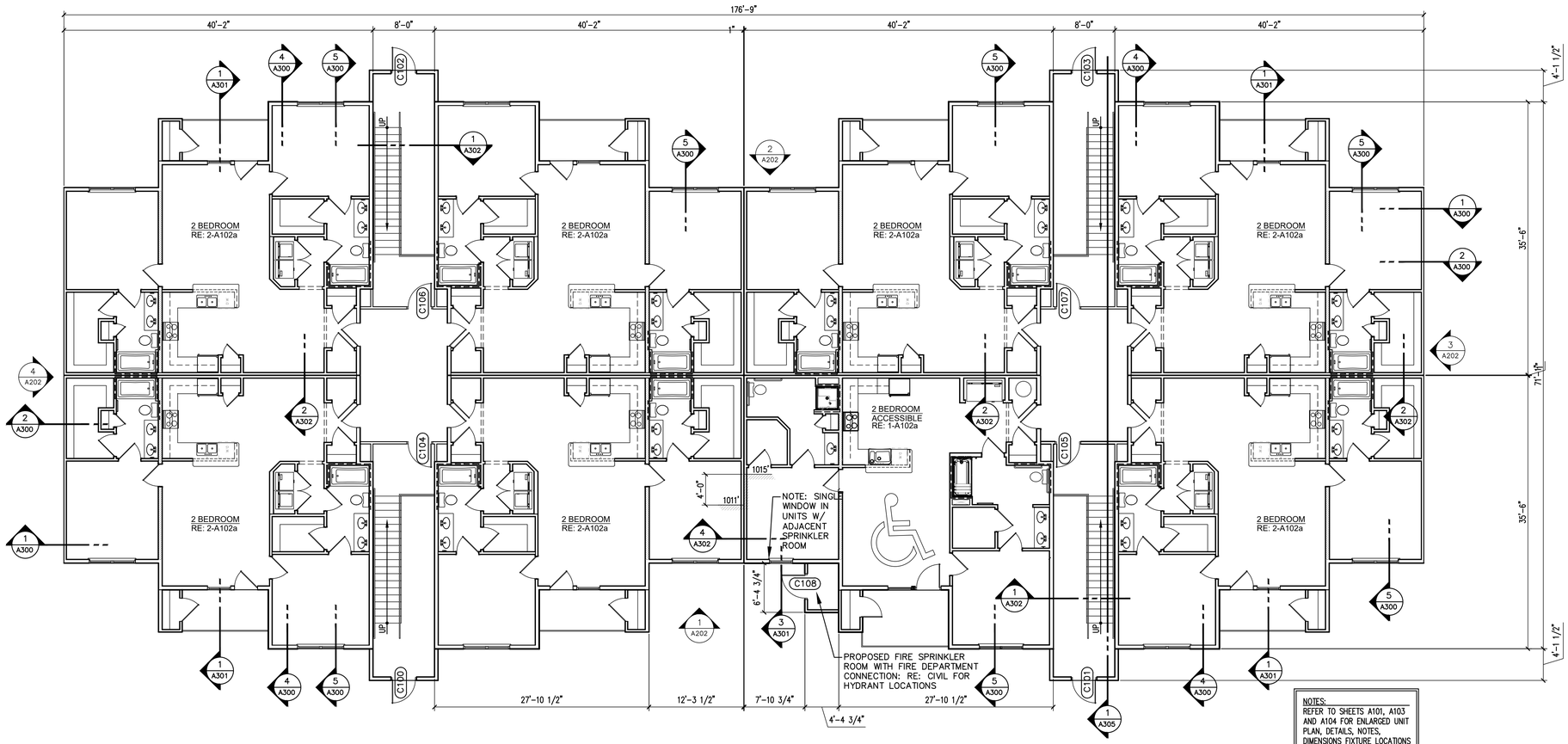
Permit Set

PROJECT NO. : 2021-08
DATE : 01.15.2022
DRAWN BY : BCS STAFF
REVIEWED BY :

REVISED:

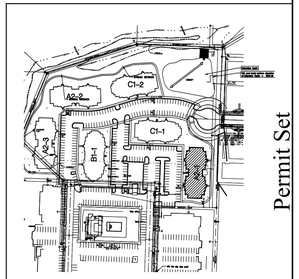
© BCS Design, Inc. 2022
This drawing is COPYRIGHTED work by BCS Design, Inc. in either electronic or printed form. This drawing may not be photographed, traced, printed or copied in any manner without the written permission of BCS Design, Inc.

SHEET NO.
A103b
copyright © 2022



NOTES:
REFER TO SHEETS A101, A103 AND A104 FOR ENLARGED UNIT PLAN, DETAILS, NOTES, DIMENSIONS FIXTURE LOCATIONS

FOR CORRIDOR & ENTRY DOORS REFER TO SHEET A208 FOR DOOR SCHEDULE



KEY PLAN

1 BUILDING A2-1 FIRST LEVEL - 3 STORY (24) 2 BEDROOM UNITS

1/8" = 1'-0" 11,300 S.F.

NORTH

Permit Set

BCS Design, Inc.
A Full Service
Architectural Firm
WWW.BCSARCHITECTS.COM
19920 West 161st Street
Olathe, Kansas 66062
Phone: (913) 780-4820
Fax: (913) 780-5088

BUILDING TYPE A2-1 - 3 (24 2 BEDROOM UNITS)

Summit Point Apartments Phase II
504 NE Chipman Road
Lee's Summit, Missouri 64063

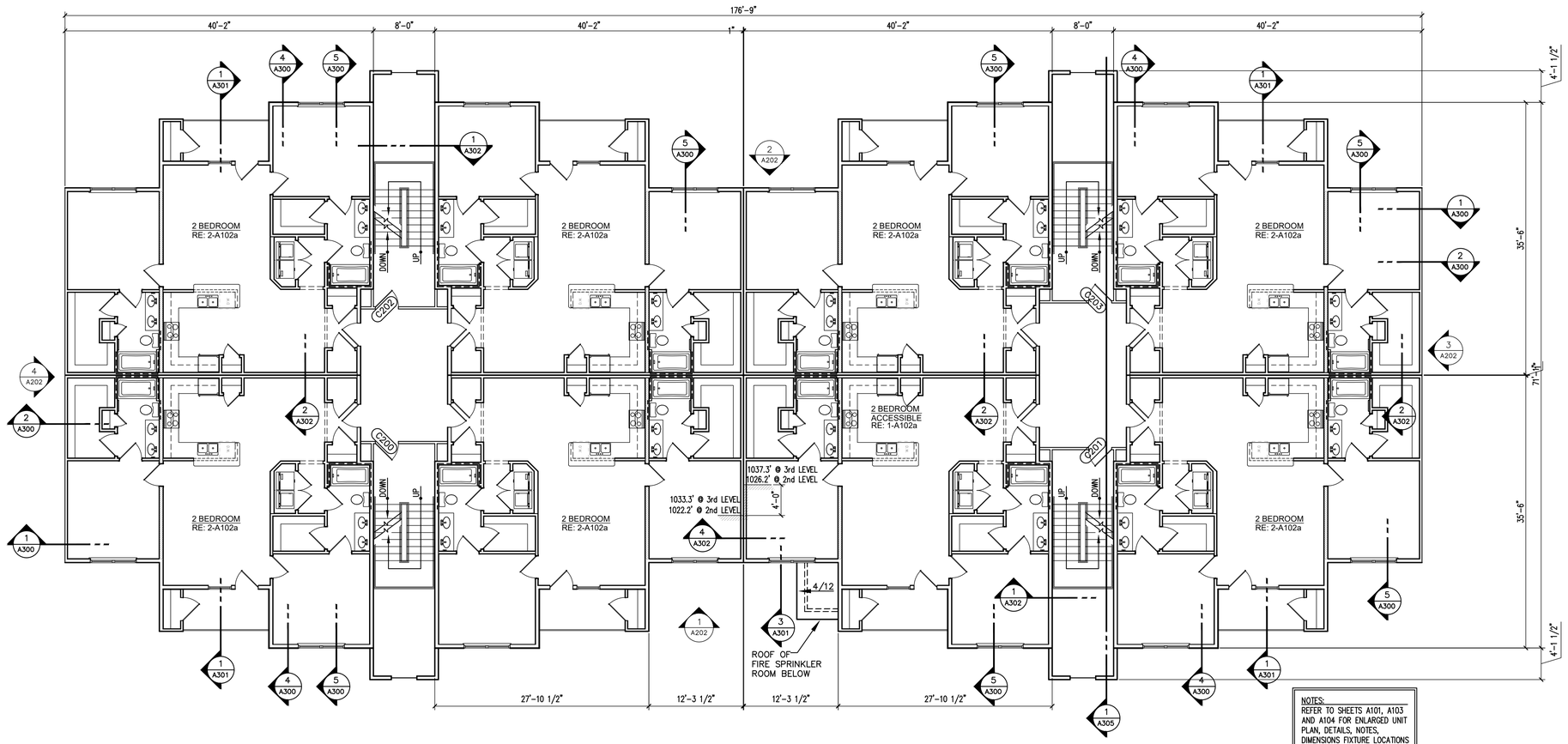
STATE OF MISSOURI
JEFFREY H. SHINKLE
NUMBER A-8347
REGISTERED ARCHITECT
2.15.2022
professional seal

PROJECT NO. : 2021-08
DATE : 01.15.2022
DRAWN BY : BCS STAFF
REVIEWED BY :

REVISED:

© BCS Design, Inc. 2022
This drawing is COPYRIGHTED work by BCS Design, Inc. in other electronic or printed form. This drawing may not be photographed, traced, printed or copied in any manner without the written permission of BCS Design, Inc.

SHEET NO.
A104a
copyright © 2022



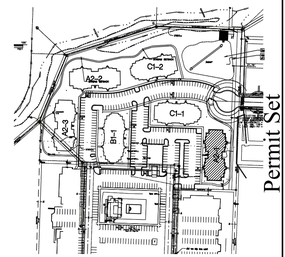
NOTES:
REFER TO SHEETS A101, A103 AND A104 FOR ENLARGED UNIT PLAN, DETAILS, NOTES, DIMENSIONS FIXTURE LOCATIONS

FOR CORRIDOR & ENTRY DOORS REFER TO SHEET A208 FOR DOOR SCHEDULE

1 BUILDING A2-1 SECOND LEVEL (THIRD SIMILAR)

1/8" = 1'-0" 11,300 S.F.

NORTH



KEY PLAN

Permit Set

BCS Design, Inc.
A Full Service
Architectural Firm
WWW.BCSARCHITECTS.COM
19920 West 161st Street
Olathe, Kansas 66062
Phone: (913) 780-4820
Fax: (913) 780-5088

BUILDING TYPE A2-1 - 3 (24 2 BEDROOM UNITS)

Summit Point Apartments Phase II
504 NE Chipman Road
Lee's Summit, Missouri 64063

STATE OF MISSOURI
JEFFREY H. SHINKLE
NUMBER A-8347
REGISTERED ARCHITECT
2.15.2022
professional seal

PROJECT NO. : 2021-08
DATE : 01.15.2022
DRAWN BY : BCS STAFF
REVIEWED BY :

REVISED:

© BCS Design, Inc. 2022
This drawing is COPYRIGHTED work by BCS Design, Inc. in either electronic or printed form. This drawing may not be photographed, traced, printed or copied in any manner without the written permission of BCS Design, Inc.

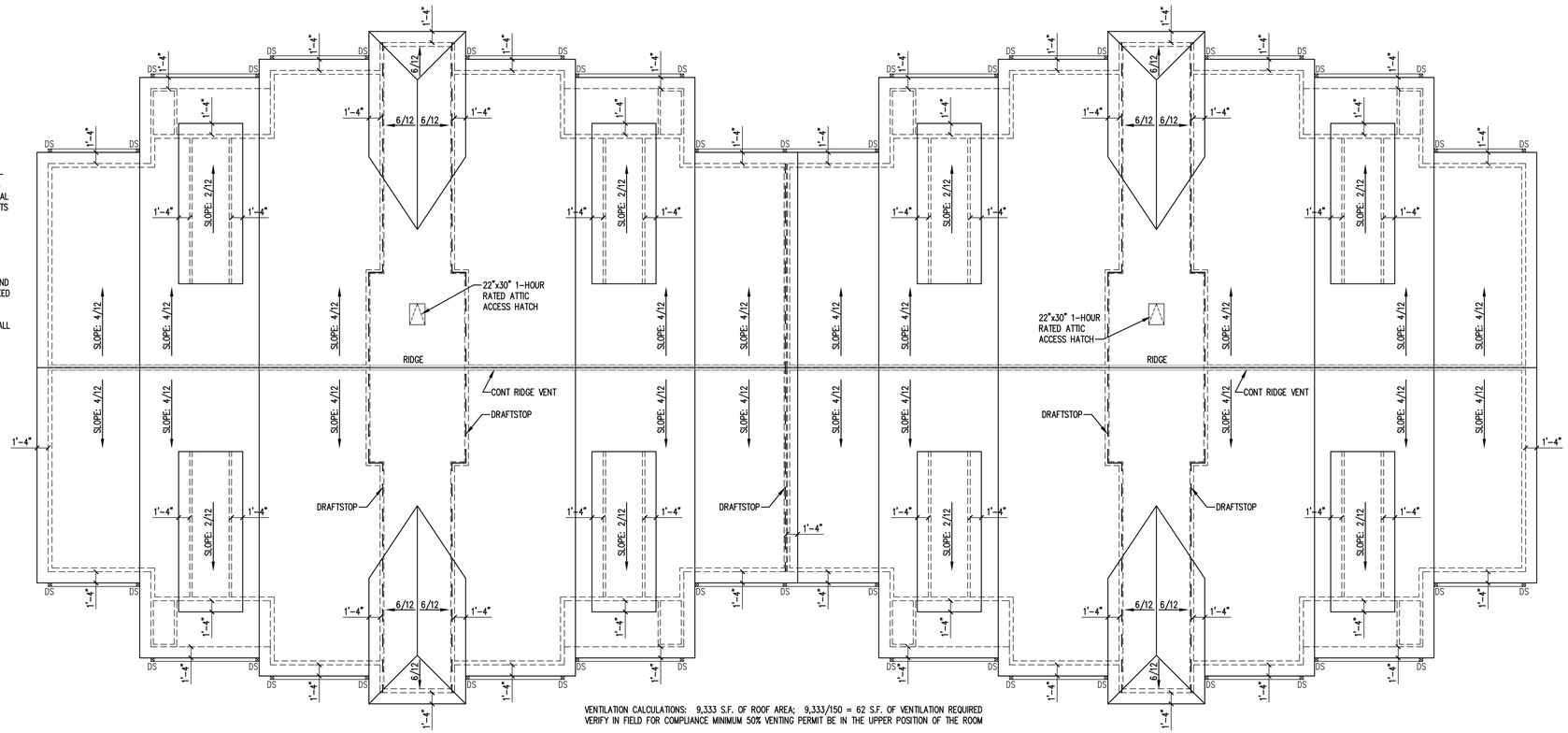
SHEET NO.
A104b
copyright © 2022

GENERAL NOTES

1. DRAFTSTOP MATERIALS IN ATTICS SHALL COMPLY WITH 2018 IBC SECTION 718.4 AND SHALL BE ONE OF THE FOLLOWING; 1/2" GYP. BD., 3/8" WOOD STRUCTURAL PANEL, 3/8" PARTICLE BOARD, 1" NOMINAL LUMBER, CEMENT FIBERBOARD, BATTS OR BLANKETS OR MINERAL WOOL OR GLASS FIBER.
2. ALL ATTIC SPACES NOT CONTAINING FIRE SPRINKLES SHALL BE DRAFTSTOPPED. DRAFTSTOPS SHALL ALSO BE PROVIDED IN MANSARDS, OVERHANGS, OR OTHER CONCEALED ROOF SPACES PER 718.4.2.
3. INSTALL DRAFTSTOPPING PER SECTION 718.4.3 IBC 2018. INSTALL IN ATTICS AND CONCEALED ROOF SPACES, SUCH THAT ANY HORIZONTAL AREA DOES NOT EXCEED 3,000 SQ.FT,
4. PER SECTION 1203 OF IBC 2018, 1/150th OF THE TOTAL AREA ROOF AREA SHALL BE VENTILATED.
5. PROVIDE "KICK OUT" FLASHING AT ALL GABLE / FLAT WALL TRANSITIONS.

NOTE
ROOF VENTS SHOWN FOR REFERENCE ONLY. GENERAL CONTRACTOR IS RESPONSIBLE FOR PROVIDING VENTING PER 2018 IBC.

— — — INDICATES DRAFTSTOP



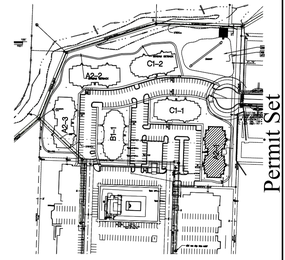
VENTILATION CALCULATIONS: 9,333 S.F. OF ROOF AREA; 9,333/150 = 62 S.F. OF VENTILATION REQUIRED
VERIFY IN FIELD FOR COMPLIANCE MINIMUM 50% VENTING PERMIT BE IN THE UPPER POSITION OF THE ROOM

ATTIC HATCH AND DRAFTSTOP ACCESS DOORS – BEST ACCESS DOORS BA-PFI-22-30 1 HOUR RATED OR EQUAL

1 BUILDING A2-1 ROOF PLAN

1/8" = 1'-0" 11,300 S.F.

NORTH



KEY PLAN

Permit Set

BCS Design, Inc.
A Full Service Architectural Firm
WWW.BCSARCHITECTS.COM
19920 West 161st Street
Olathe, Kansas 66062
Phone: (913) 780-4820
Fax: (913) 780-5088

BUILDING TYPE A2-1 ROOF PLAN

Summit Point Apartments Phase II
504 NE Chipman Road
Lee's Summit, Missouri 64063

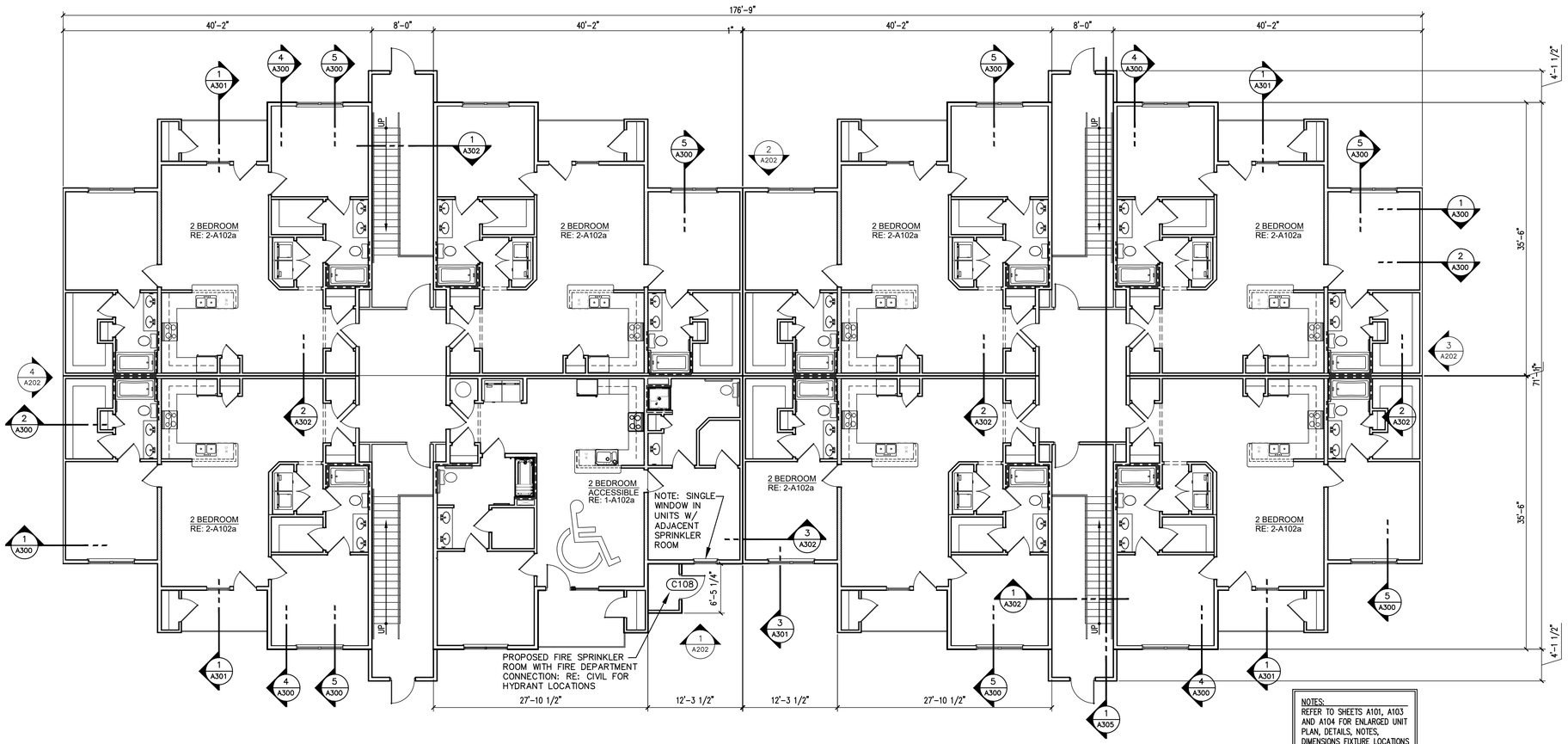
STATE OF MISSOURI
JEFFREY H. SHINKLE
NUMBER A-8347
REGISTERED ARCHITECT
2.18.2022
professional seal

PROJECT NO. : 2021-08
DATE : 01.15.2022
DRAWN BY : BCS STAFF
REVIEWED BY :

REVISED:

© BCS Design, Inc. 2022
This drawing is COPYRIGHTED work by BCS Design, Inc. in either electronic or printed form. This drawing may not be photographed, traced, printed or copied in any manner without the written permission of BCS Design, Inc.

SHEET NO.
A104c
copyright © 2022



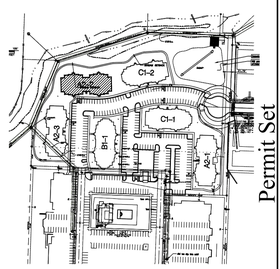
NOTES:
REFER TO SHEETS A101, A103 AND A104 FOR ENLARGED UNIT PLAN, DETAILS, NOTES, DIMENSIONS FIXTURE LOCATIONS

FOR CORRIDOR & ENTRY DOORS REFER TO SHEET A208 FOR DOOR SCHEDULE

1 BUILDING A2-2 FIRST LEVEL - 3 STORY (24) 2 BEDROOM UNITS

1/8" = 1'-0" 11,300 S.F.

NORTH



KEY PLAN

Permit Set

BCS Design, Inc.
A Full Service
Architectural Firm
WWW.BCSARCHITECTS.COM
19920 West 161st Street
Olathe, Kansas 66062
Phone: (913) 780-4820
Fax: (913) 780-5088

BUILDING TYPE A2-2 - 3 (24 2 BEDROOM UNITS)

Summit Point Apartments Phase II
504 NE Chipman Road
Lee's Summit, Missouri 64063

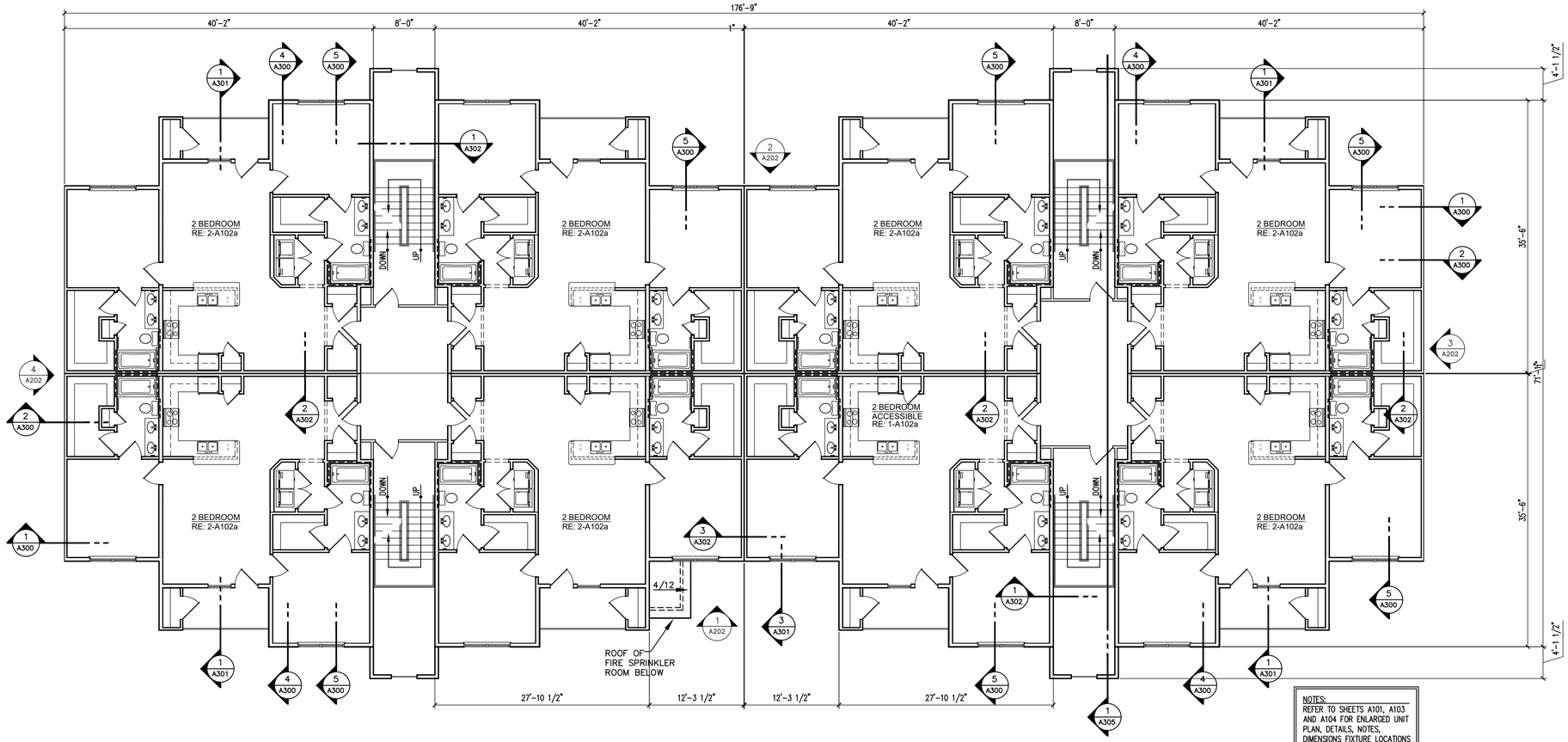
STATE OF MISSOURI
JEFFREY H. SHINKLE
NUMBER A-8347
REGISTERED ARCHITECT
professional seal

PROJECT NO. : 2021-08
DATE : 01.15.2022
DRAWN BY : BCS STAFF
REVIEWED BY :

REVISED:

© BCS Design, Inc. 2022
This drawing is COPYRIGHTED work by BCS Design, Inc. in either electronic or printed form. This drawing may not be photographed, traced, printed or copied in any manner without the written permission of BCS Design, Inc.

SHEET NO.
A105a
copyright © 2022

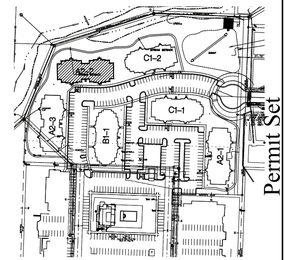


NOTES:
REFER TO SHEETS A101, A103 AND A104 FOR ENLARGED UNIT PLAN, DETAILS, NOTES, DIMENSIONS FIXTURE LOCATIONS

FOR CORRIDOR & ENTRY DOORS REFER TO SHEET A208 FOR DOOR SCHEDULE

1 BUILDING A2-2 SECOND LEVEL (THIRD SIMILAR)
1/8" = 1'-0"

NORTH



KEY PLAN

Permit Set

BCS Design, Inc.
A Full Service
Architectural Firm
WWW.BCSARCHITECTS.COM
19920 West 161st Street
Olathe, Kansas 66062
Phone: (913) 780-4820
Fax: (913) 780-5088

BUILDING TYPE A2-2 - 3 (24 2 BEDROOM UNITS)

Summit Point Apartments Phase II
504 NE Chipman Road
Lee's Summit, Missouri 64063

STATE OF MISSOURI
JEFFREY H. SHINKLE
NUMBER A-8347
REGISTERED ARCHITECT
2.11.2022
professional seal

PROJECT NO. : 2021-08
DATE : 01.15.2022
DRAWN BY : BCS STAFF
REVIEWED BY :

REVISED:

© BCS Design, Inc. 2022
This drawing is COPYRIGHTED work by BCS Design, Inc. in other electronic or printed form. This drawing may not be photographed, traced, printed or copied in any manner without the written permission of BCS Design, Inc.

SHEET NO.
A105b
copyright © 2022

GENERAL NOTES

1. DRAFTSTOP MATERIALS IN ATTICS SHALL COMPLY WITH 2018 IBC SECTION 718.4 AND SHALL BE ONE OF THE FOLLOWING; 1/2" GYP. BD., 3/8" WOOD STRUCTURAL PANEL, 3/8" PARTICLE BOARD, 1" NOMINAL LUMBER, CEMENT FIBERBOARD, BATTS OR BLANKETS OR MINERAL WOOL OR GLASS FIBER.

2. ALL ATTIC SPACES NOT CONTAINING FIRE SPRINKLES SHALL BE DRAFTSTOPPED. DRAFTSTOPS SHALL ALSO BE PROVIDED IN MANSARDS, OVERHANGS, OR OTHER CONCEALED ROOF SPACES PER 718.4.2.

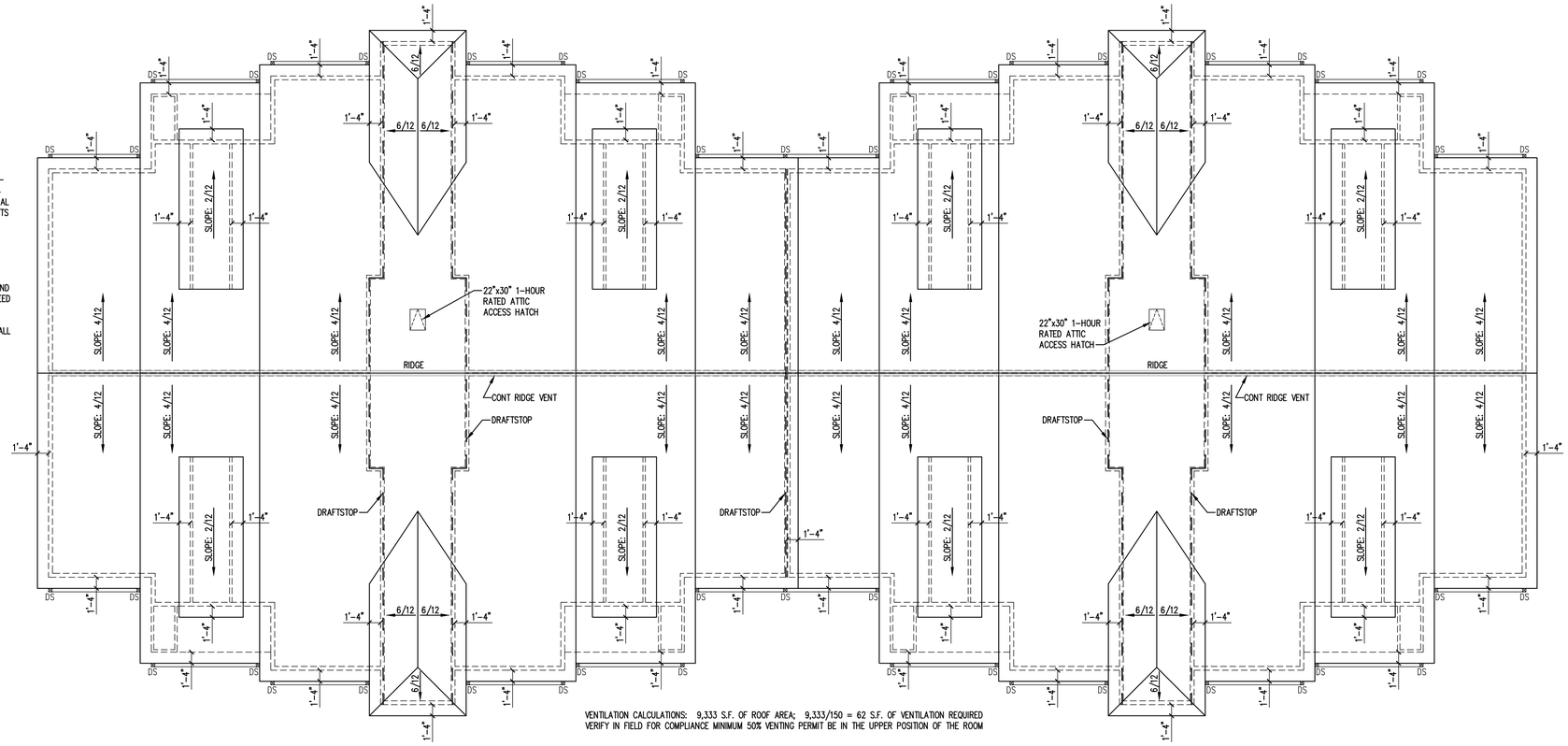
3. INSTALL DRAFTSTOPPING PER SECTION 718.4.3 IBC 2018. INSTALL IN ATTICS AND CONCEALED ROOF SPACES, SUCH THAT ANY HORIZONTAL AREA DOES NOT EXCEED 3,000 SQ.FT,

4. PER SECTION 1203 OF IBC 2018, 1/150th OF THE TOTAL AREA ROOF AREA SHALL BE VENTILATED.

5. PROVIDE "KICK OUT" FLASHING AT ALL GABLE / FLAT WALL TRANSITIONS.

NOTE
ROOF VENTS SHOWN FOR REFERENCE ONLY. GENERAL CONTRACTOR IS RESPONSIBLE FOR PROVIDING VENTING PER 2018 IBC.

— — — INDICATES DRAFTSTOP



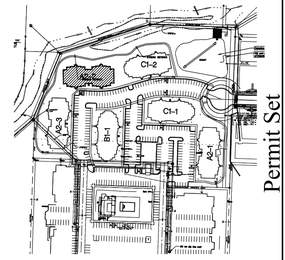
VENTILATION CALCULATIONS: 9,333 S.F. OF ROOF AREA; 9,333/150 = 62 S.F. OF VENTILATION REQUIRED
VERIFY IN FIELD FOR COMPLIANCE MINIMUM 50% VENTING PERMIT BE IN THE UPPER POSITION OF THE ROOM

ATTIC HATCH AND DRAFTSTOP ACCESS DOORS – BEST ACCESS DOORS BA-PFI-22-30 1 HOUR RATED OR EQUAL

1 BUILDING A2-2 ROOF PLAN
1/8" = 1'-0"

NORTH

KEY PLAN



Permit Set

BCS Design, Inc.
A Full Service
Architectural Firm
WWW.BCSARCHITECTS.COM
19920 West 161st Street
Olathe, Kansas 66062
Phone: (913) 780-4820
Fax: (913) 780-5088

BUILDING TYPE A2-2 ROOF PLAN

Summit Point Apartments Phase II
504 NE Chipman Road
Lee's Summit, Missouri 64063

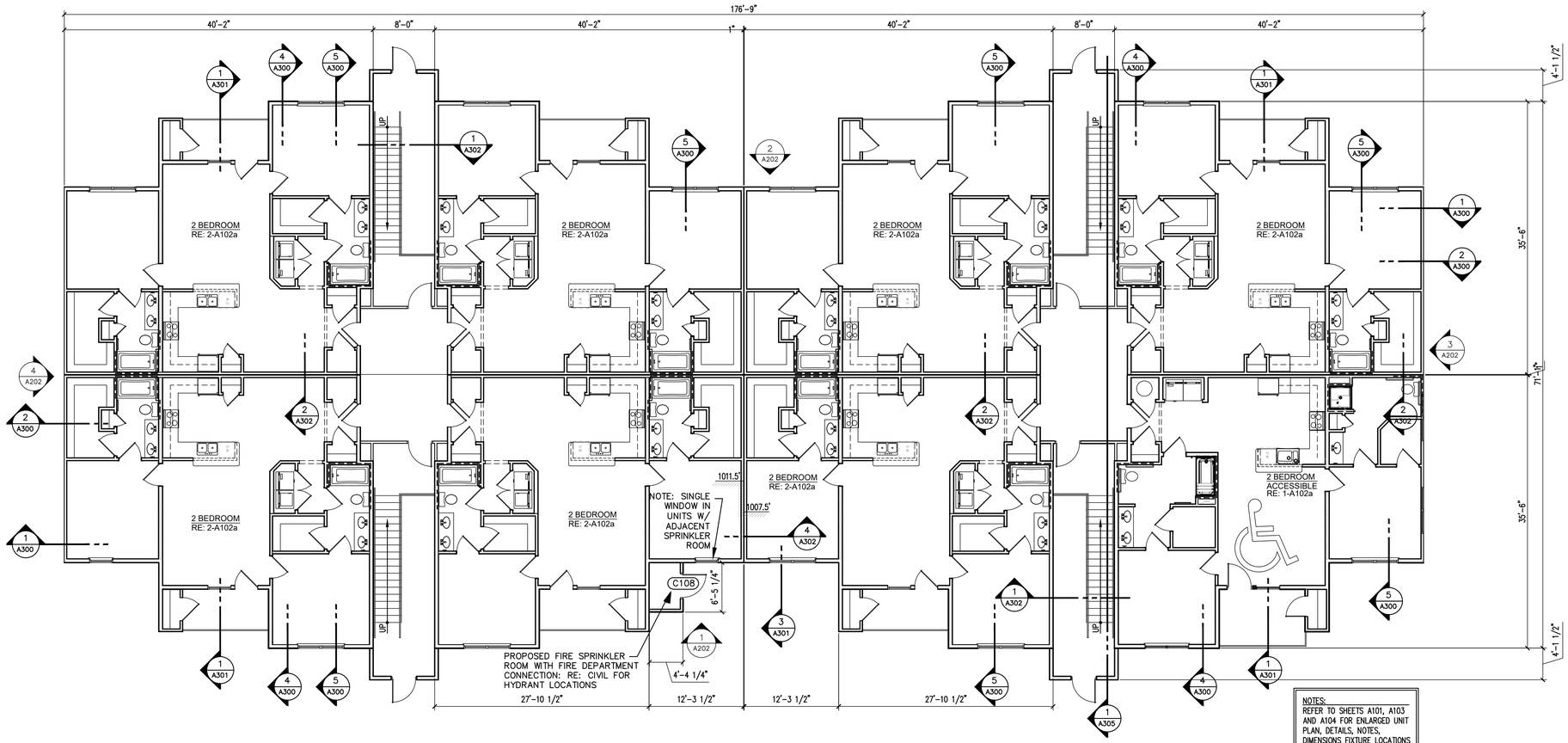
STATE OF MISSOURI
JEFFREY H. SHINKLE
NUMBER A-8347
REGISTERED ARCHITECT
2.11.2022
professional seal

PROJECT NO. : 2021-08
DATE : 01.15.2022
DRAWN BY : BCS STAFF
REVIEWED BY :

REVISED:

© BCS Design, Inc. 2022
This drawing is COPYRIGHTED work by BCS Design, Inc. in either electronic or printed form. This drawing may not be photographed, traced, printed or copied in any manner without the written permission of BCS Design, Inc.

SHEET NO.
A105c
copyright © 2022



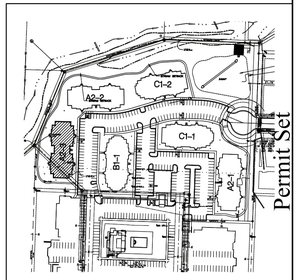
NOTES:
REFER TO SHEETS A101, A103 AND A104 FOR ENLARGED UNIT PLAN, DETAILS, NOTES, DIMENSIONS FIXTURE LOCATIONS

FOR CORRIDOR & ENTRY DOORS REFER TO SHEET A208 FOR DOOR SCHEDULE

1 BUILDING A2-3 FIRST LEVEL - 3 STORY (24) 2 BEDROOM UNITS

1/8" = 1'-0" 11,300 S.F.

NORTH



KEY PLAN

BCS Design, Inc.
A Full Service
Architectural Firm
WWW.BCSARCHITECTS.COM
19920 West 161st Street
Olathe, Kansas 66062
Phone: (913) 780-4820
Fax: (913) 780-5088

BUILDING TYPE A2-3 - 3 (24 2 BEDROOM UNITS)

Summit Point Apartments Phase II

504 NE Chipman Road
Lee's Summit, Missouri 64063

STATE OF MISSOURI
JEFFREY H. SHINKLE
NUMBER A-8347
REGISTERED ARCHITECT
2.14.2022
professional seal

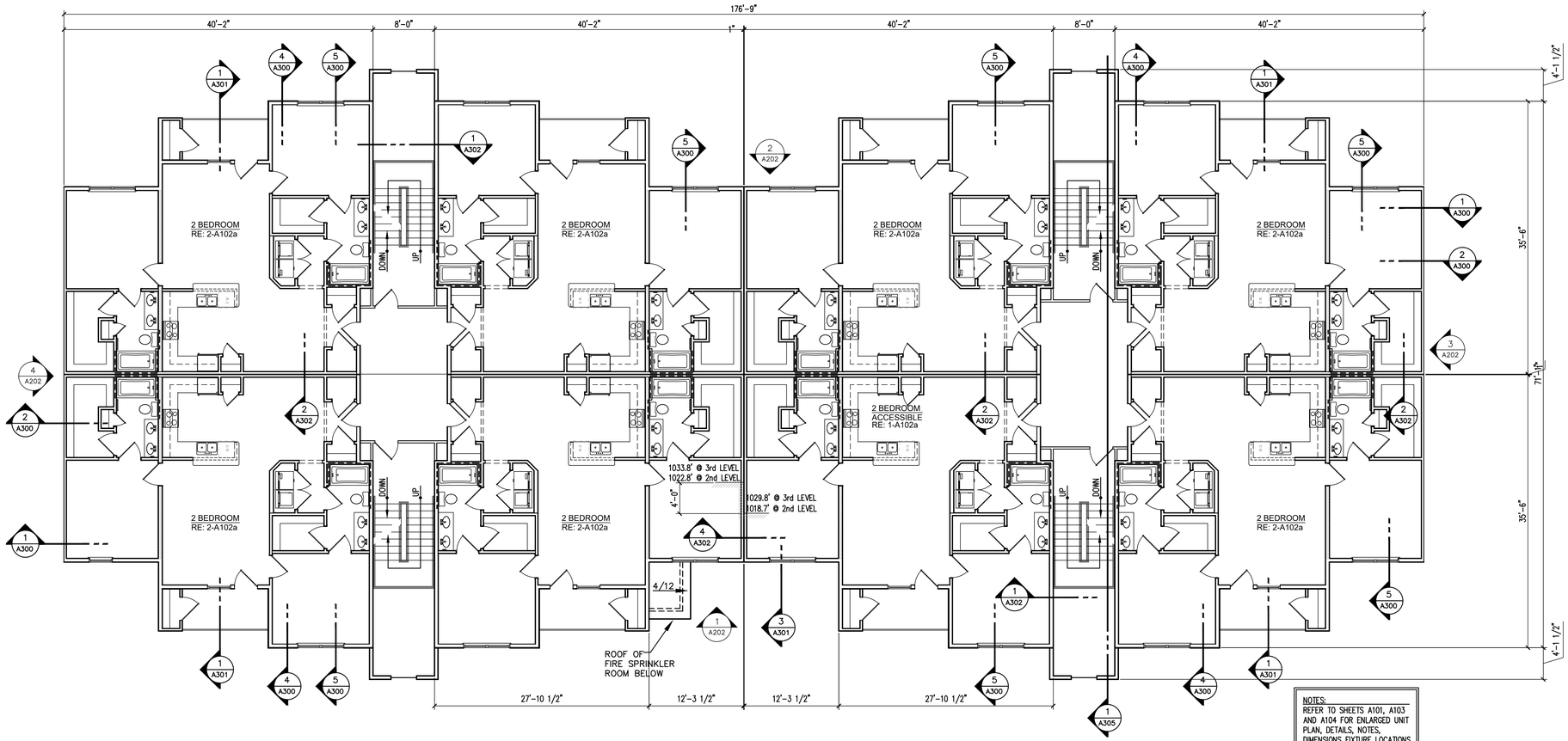
PROJECT NO. : 2021-08
DATE : 01.15.2022
DRAWN BY : BCS STAFF
REVIEWED BY :

REVISED:

Permit Set

© BCS Design, Inc. 2022
This drawing is COPYRIGHTED work by BCS Design, Inc. in either electronic or printed form. This drawing may not be photographed, traced, printed or copied in any manner without the written permission of BCS Design, Inc.

SHEET NO.
A106a
copyright © 2022



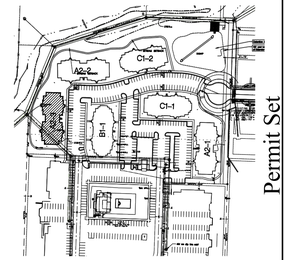
NOTES:
REFER TO SHEETS A101, A103 AND A104 FOR ENLARGED UNIT PLAN, DETAILS, NOTES, DIMENSIONS FIXTURE LOCATIONS

FOR CORRIDOR & ENTRY DOORS REFER TO SHEET A208 FOR DOOR SCHEDULE

1 BUILDING A2-3 SECOND LEVEL (THIRD SIMILAR)
1/8" = 1'-0"

NORTH

KEY PLAN



Permit Set

BCS Design, Inc.
A Full Service
Architectural Firm
WWW.BCSARCHITECTS.COM
19920 West 161st Street
Olathe, Kansas 66062
Phone: (913) 780-4820
Fax: (913) 780-5088

BUILDING TYPE A2-3 - 3 (24 2 BEDROOM UNITS)

Summit Point Apartments Phase II
504 NE Chipman Road
Lee's Summit, Missouri 64063

STATE OF MISSOURI
JEFFREY H. SHINKLE
NUMBER A-8347
REGISTERED ARCHITECT
2.11.2022
professional seal

PROJECT NO. : 2021-08
DATE : 01.15.2022
DRAWN BY : BCS STAFF
REVIEWED BY :

REVISED:

© BCS Design, Inc. 2022
This drawing is COPYRIGHTED work by BCS Design, Inc. in either electronic or printed form. This drawing may not be photographed, traced, printed or copied in any manner without the written permission of BCS Design, Inc.

SHEET NO.
A106b
copyright © 2022

GENERAL NOTES

1. DRAFTSTOP MATERIALS IN ATTICS SHALL COMPLY WITH 2018 IBC SECTION 718.4 AND SHALL BE ONE OF THE FOLLOWING: 1/2" GYP. BD., 3/8" WOOD STRUCTURAL PANEL, 3/8" PARTICLE BOARD, 1" NOMINAL LUMBER, CEMENT FIBERBOARD, BATTS OR BLANKETS OR MINERAL WOOL OR GLASS FIBER.

2. ALL ATTIC SPACES NOT CONTAINING FIRE SPRINKLES SHALL BE DRAFTSTOPPED. DRAFTSTOPS SHALL ALSO BE PROVIDED IN MANSARDS, OVERHANGS, OR OTHER CONCEALED ROOF SPACES PER 718.4.2.

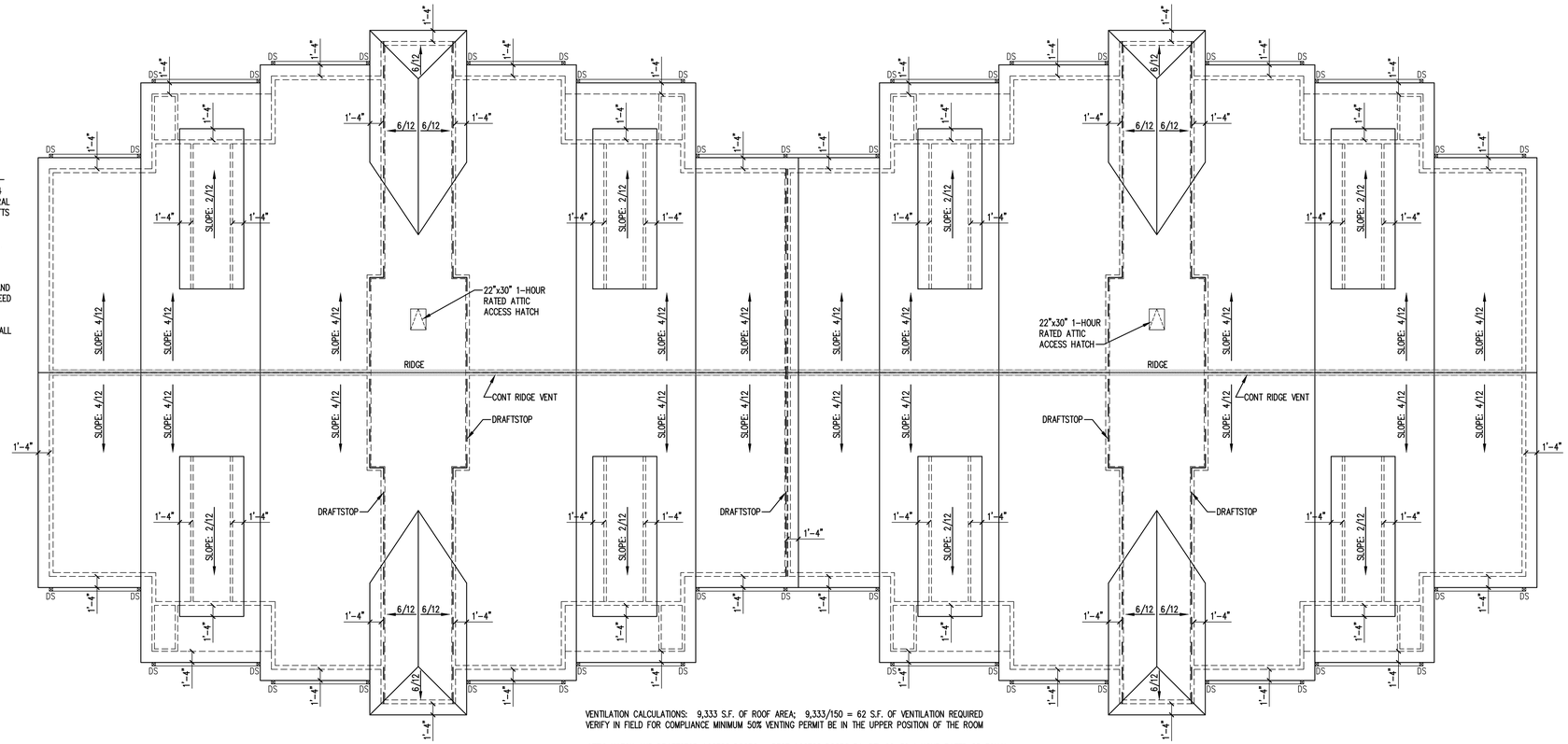
3. INSTALL DRAFTSTOPPING PER SECTION 718.4.3 IBC 2018. INSTALL IN ATTICS AND CONCEALED ROOF SPACES, SUCH THAT ANY HORIZONTAL AREA DOES NOT EXCEED 3,000 SQ.FT,

4. PER SECTION 1203 OF IBC 2018, 1/150th OF THE TOTAL AREA ROOF AREA SHALL BE VENTILATED.

5. PROVIDE "KICK OUT" FLASHING AT ALL GABLE / FLAT WALL TRANSITIONS.

NOTE
ROOF VENTS SHOWN FOR REFERENCE ONLY. GENERAL CONTRACTOR IS RESPONSIBLE FOR PROVIDING VENTING PER 2018 IBC.

— — — INDICATES DRAFTSTOP

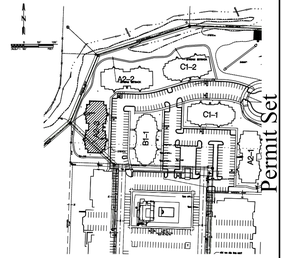


VENTILATION CALCULATIONS: 9,333 S.F. OF ROOF AREA; 9,333/150 = 62 S.F. OF VENTILATION REQUIRED
VERIFY IN FIELD FOR COMPLIANCE MINIMUM 50% VENTING PERMIT BE IN THE UPPER POSITION OF THE ROOM

ATTIC HATCH AND DRAFTSTOP ACCESS DOORS - BEST ACCESS DOORS BA-PFI-22-30 1 HOUR RATED OR EQUAL

1 BUILDING A2-3 ROOF PLAN
1/8" = 1'-0"

NORTH



KEY PLAN

Permit Set

BCS Design, Inc.
A Full Service
Architectural Firm
WWW.BCSARCHITECTS.COM
19920 West 161st Street
Olathe, Kansas 66062
Phone: (913) 780-4820
Fax: (913) 780-5088

BUILDING TYPE A2-3 ROOF PLAN

Summit Point Apartments Phase II
504 NE Chipman Road
Lee's Summit, Missouri 64063

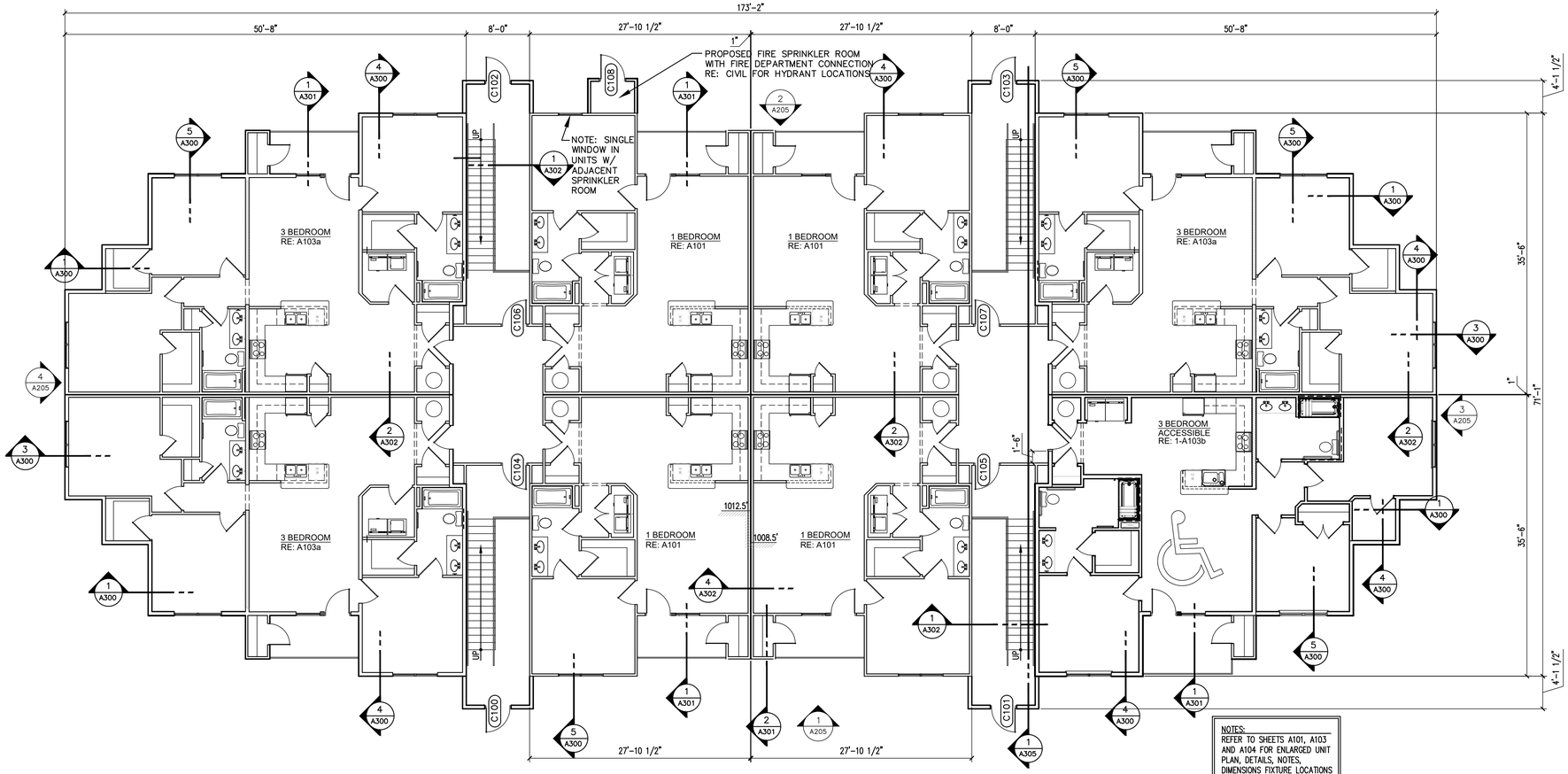
STATE OF MISSOURI
JEFFREY H. SHINKLE
NUMBER A-8347
REGISTERED ARCHITECT
2.18.2022
professional seal

PROJECT NO. : 2021-08
DATE : 01.15.2022
DRAWN BY : BCS STAFF
REVIEWED BY :

REVISED:

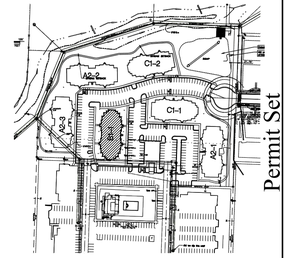
© BCS Design, Inc. 2022
This drawing is COPYRIGHTED work by BCS Design, Inc. in other electronic or printed form. This drawing may not be photographed, traced, printed or copied in any manner without the written permission of BCS Design, Inc.

SHEET NO.
A106c
copyright © 2022



NOTES:
REFER TO SHEETS A101, A103 AND A104 FOR ENLARGED UNIT PLAN, DETAILS, NOTES, DIMENSIONS FIXTURE LOCATIONS

FOR CORRIDOR & ENTRY DOORS REFER TO SHEET A208 FOR DOOR SCHEDULE



Permit Set

1 BUILDING B1-1 FIRST LEVEL; 3 STORY (12) 3 BEDROOM UNITS (12) 1 BEDROOM UNITS

1/8" = 1'-0" 10,500 SQUARE FEET

NORTH

KEY PLAN

BCS Design, Inc.
A Full Service Architectural Firm
WWW.BCSARCHITECTS.COM
19920 West 161st Street
Olathe, Kansas 66062
Phone: (913) 780-4820
Fax: (913) 780-5088

BUILDING TYPE B1-1 - (12) 3BEDROOM UNITS (12) 1 BEDROOM UNITS

Summit Point Apartments Phase II
504 NE Chipman Road
Lee's Summit, Missouri 64063

STATE OF MISSOURI
JEFFREY H. SHINKLE
NUMBER A-8347
REGISTERED ARCHITECT
professional seal
2.11.2022

PROJECT NO. : 2021-08
DATE : 01.15.2022
DRAWN BY : BCS STAFF
REVIEWED BY :

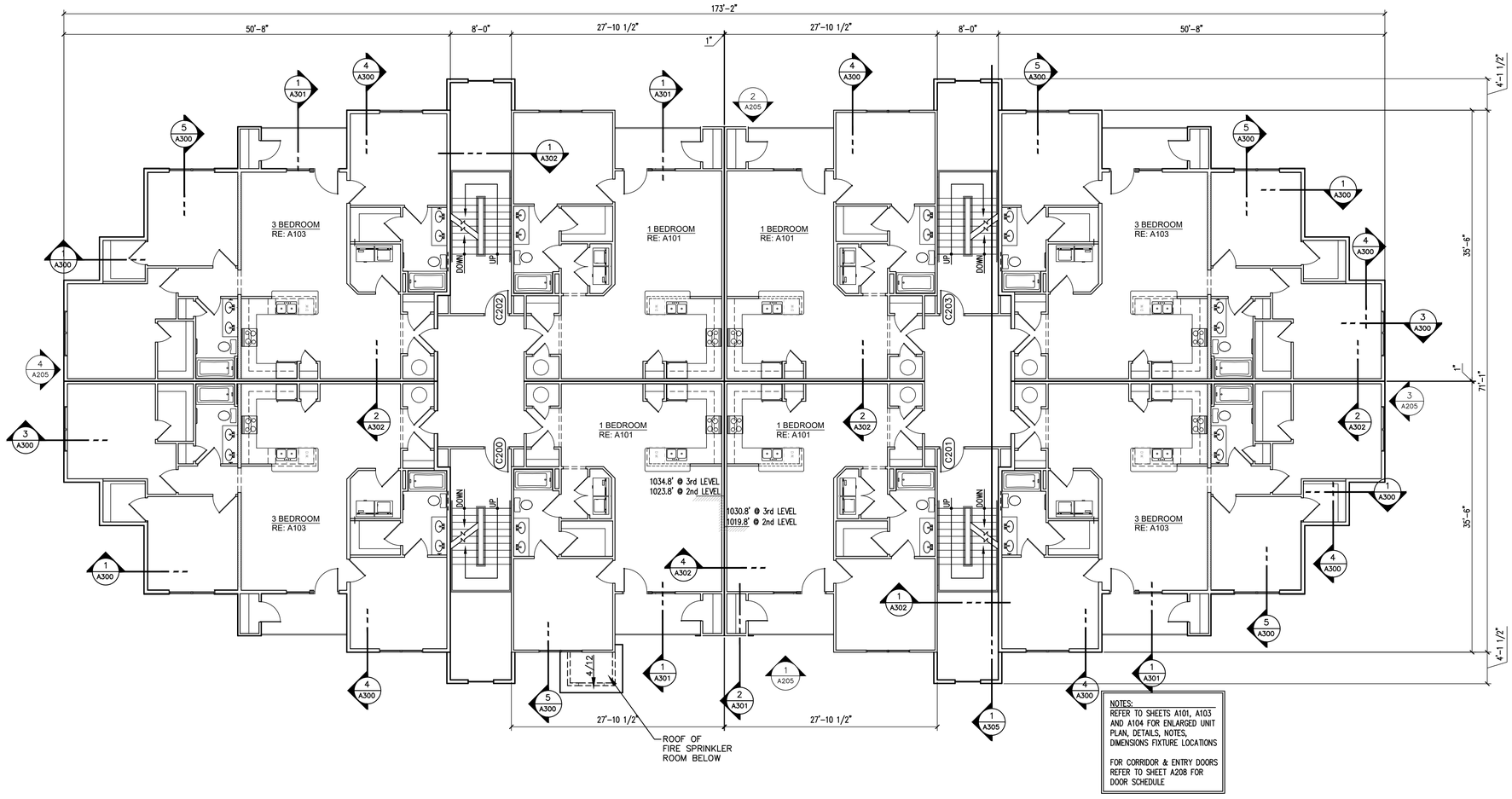
REVISED:

© BCS Design, Inc. 2022
This drawing is COPYRIGHTED work by BCS Design, Inc. in either electronic or printed form. This drawing may not be photographed, traced, printed or copied in any manner without the written permission of BCS Design, Inc.

SHEET NO.

A107a

copyright © 2022

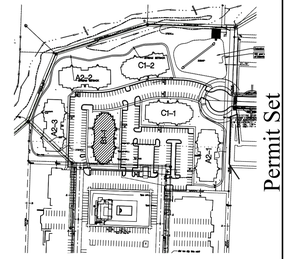


NOTES:
REFER TO SHEETS A101, A103 AND A104 FOR ENLARGED UNIT PLAN, DETAILS, NOTES, DIMENSIONS FIXTURE LOCATIONS

FOR CORRIDOR & ENTRY DOORS REFER TO SHEET A208 FOR DOOR SCHEDULE

1 BUILDING B1-1 SECOND LEVEL (THIRD LEVEL SIMILAR)
1/8" = 1'-0"

NORTH



KEY PLAN

Permit Set

BCS Design, Inc.
A Full Service
Architectural Firm
WWW.BCSARCHITECTS.COM
19920 West 161st Street
Olathe, Kansas 66062
Phone: (913) 780-4820
Fax: (913) 780-5088

BUILDING TYPE B1-1 - (12) 3BEDROOM UNITS (12) 1 BEDROOM UNITS

Summit Point Apartments Phase II

504 NE Chipman Road
Lee's Summit, Missouri 64063

STATE OF MISSOURI
JEFFREY H. SHINKLE
NUMBER A-8347
REGISTERED ARCHITECT
2.11.2022
professional seal

PROJECT NO. : 2021-08
DATE : 01.15.2022
DRAWN BY : BCS STAFF
REVIEWED BY :

REVISED:

© BCS Design, Inc. 2022
This drawing is COPYRIGHTED work by BCS Design, Inc. in either electronic or printed form. This drawing may not be photographed, traced, printed or copied in any manner without the written permission of BCS Design, Inc.

SHEET NO.
A107b
copyright © 2022

GENERAL NOTES

1. DRAFTSTOP MATERIALS IN ATTICS SHALL COMPLY WITH 2018 IBC SECTION 718.4 AND SHALL BE ONE OF THE FOLLOWING; 1/2" GYP. BD., 3/8" WOOD STRUCTURAL PANEL, 3/8" PARTICLE BOARD, 1" NOMINAL LUMBER, CEMENT FIBERBOARD, BATTS OR BLANKETS OR MINERAL WOOL OR GLASS FIBER.

2. ALL ATTIC SPACES NOT CONTAINING FIRE SPRINKLES SHALL BE DRAFTSTOPPED. DRAFTSTOPS SHALL ALSO BE PROVIDED IN MANSARDS, OVERHANGS, OR OTHER CONCEALED ROOF SPACES PER 718.4.2.

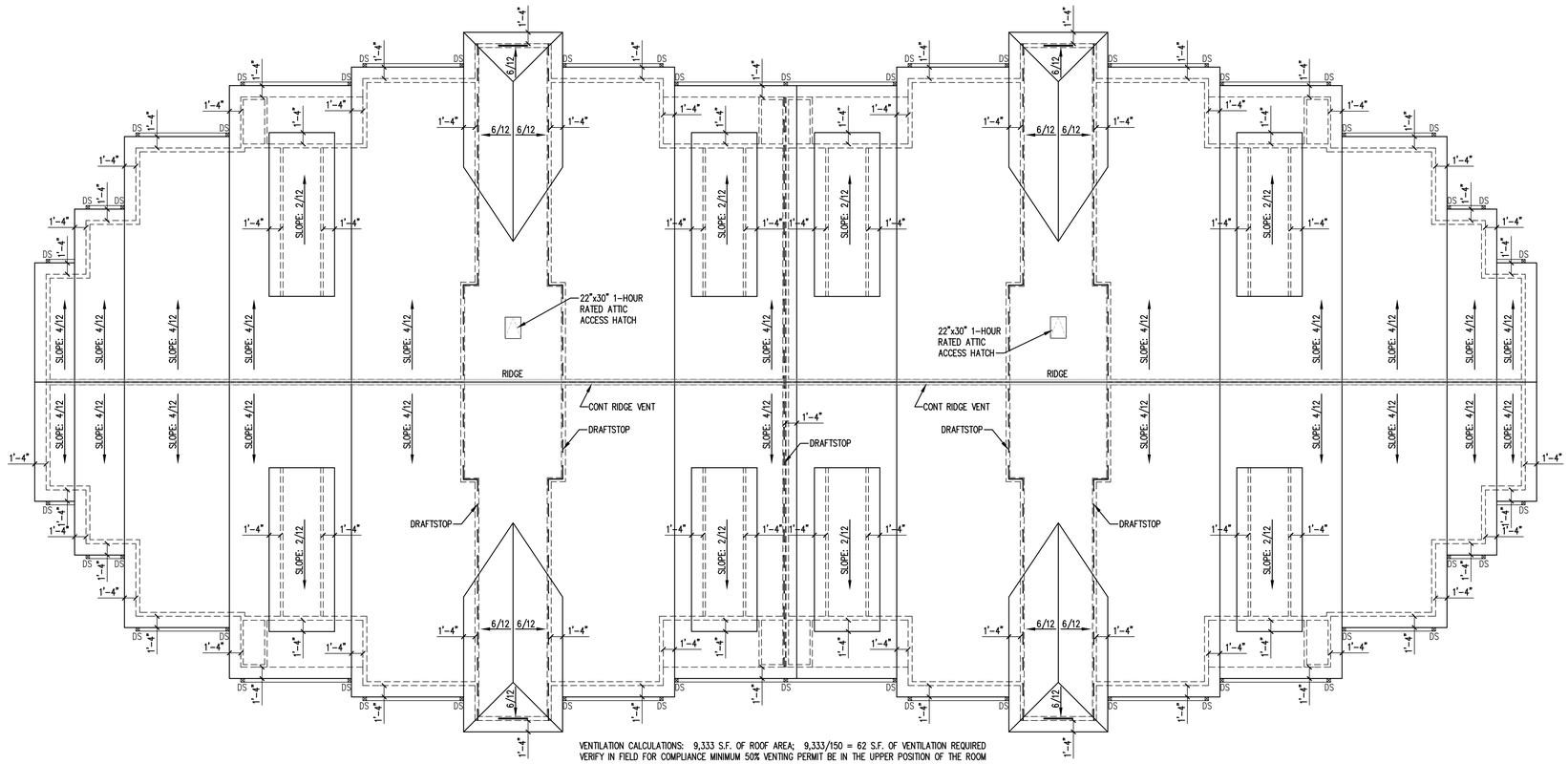
3. INSTALL DRAFTSTOPPING PER SECTION 718.4.3 IBC 2018. INSTALL IN ATTICS AND CONCEALED ROOF SPACES, SUCH THAT ANY HORIZONTAL AREA DOES NOT EXCEED 3,000 SQ.FT,

4. PER SECTION 1203 OF IBC 2018, 1/150th OF THE TOTAL AREA ROOF AREA SHALL BE VENTILATED.

5. PROVIDE "KICK OUT" FLASHING AT ALL GABLE / FLAT WALL TRANSITIONS.

NOTE
ROOF VENTS SHOWN FOR REFERENCE ONLY. GENERAL CONTRACTOR IS RESPONSIBLE FOR PROVIDING VENTING PER 2018 IBC.

— — — INDICATES DRAFTSTOP

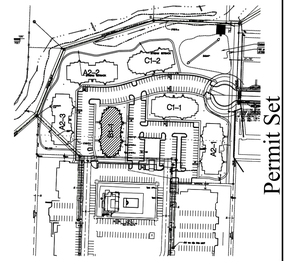


VENTILATION CALCULATIONS: 9,333 S.F. OF ROOF AREA; 9,333/150 = 62 S.F. OF VENTILATION REQUIRED
VERIFY IN FIELD FOR COMPLIANCE MINIMUM 50% VENTING PERMIT BE IN THE UPPER POSITION OF THE ROOM

ATTIC HATCH AND DRAFTSTOP ACCESS DOORS - BEST ACCESS DOORS BA-PFI-22-30 1 HOUR RATED OR EQUAL

1 BUILDING B1-1 ROOF PLAN
1/8" = 1'-0"

NORTH



KEY PLAN

Permit Set

BCS Design, Inc.
A Full Service
Architectural Firm
WWW.BCSARCHITECTS.COM
19920 West 161st Street
Olathe, Kansas 66062
Phone: (913) 780-4820
Fax: (913) 780-5088

BUILDING TYPE B1-1 ROOF PLAN

Summit Point Apartments Phase II
504 NE Chipman Road
Lee's Summit, Missouri 64063

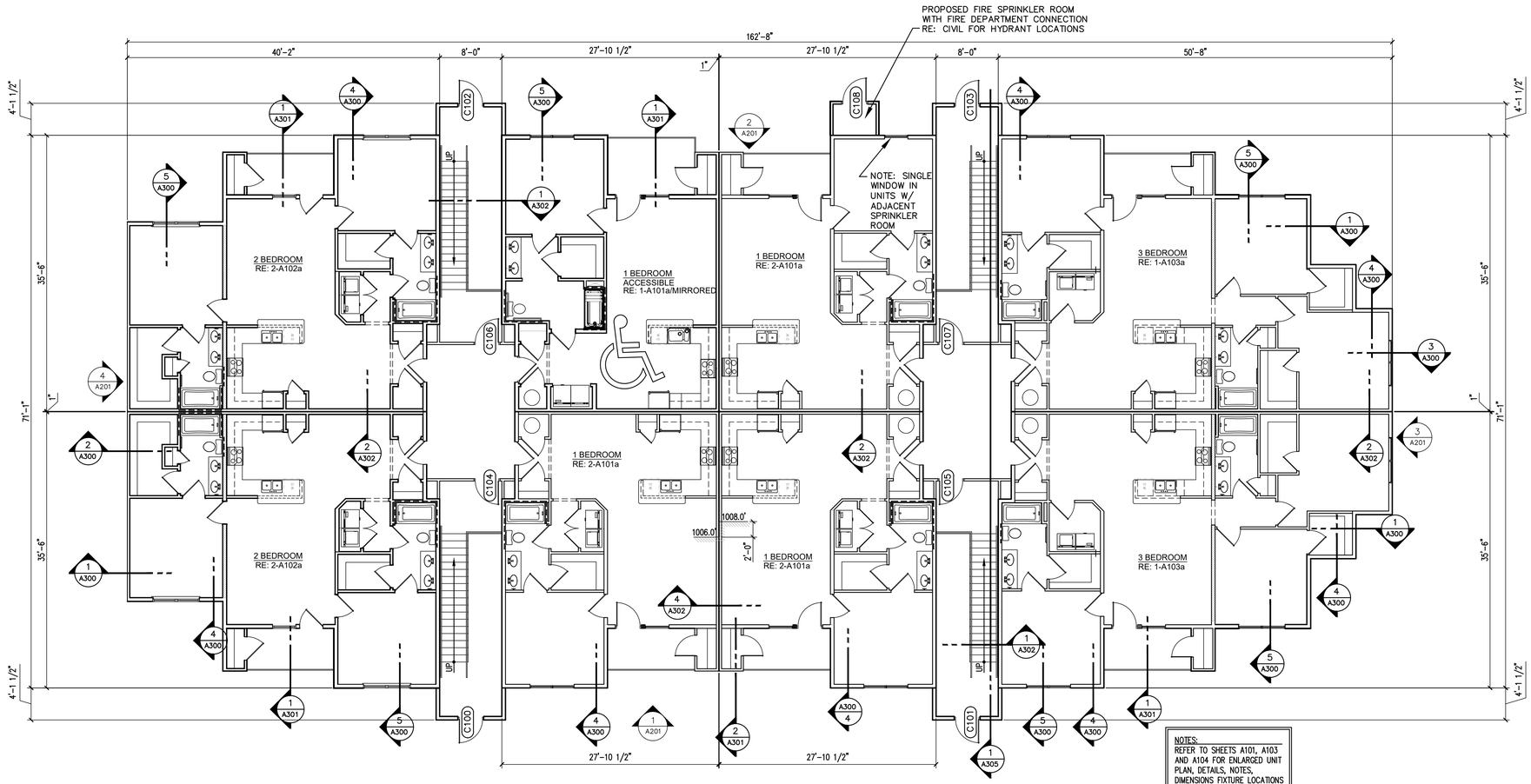
STATE OF MISSOURI
JEFFREY H. SHINKLE
NUMBER A-8347
REGISTERED ARCHITECT
professional seal

PROJECT NO. : 2021-08
DATE : 01.15.2022
DRAWN BY : BCS STAFF
REVIEWED BY :

REVISED:

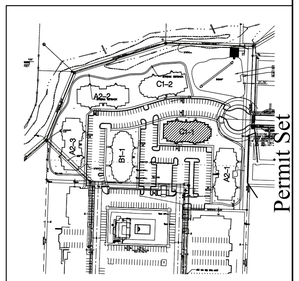
© BCS Design, Inc. 2022
This drawing is COPYRIGHTED work by BCS Design, Inc. in either electronic or printed form. This drawing may not be photographed, traced, printed or copied in any manner without the written permission of BCS Design, Inc.

SHEET NO.
A107c
copyright © 2022



NOTES:
REFER TO SHEETS A101, A103 AND A104 FOR ENLARGED UNIT PLAN, DETAILS, NOTES, DIMENSIONS FIXTURE LOCATIONS

FOR CORRIDOR & ENTRY DOORS REFER TO SHEET A208 FOR DOOR SCHEDULE



KEY PLAN

NORTH

1 BUILDING C1-1 FIRST LEVEL; 3 STORY (12) 1 BEDROOM UNITS (6) 3 BEDROOM (6) 2 BEDROOM

1/8" = 1'-0" 10,300 SQUARE FEET

BCS Design, Inc.
A Full Service
Architectural Firm
WWW.BCSARCHITECTS.COM
19920 West 161st Street
Olathe, Kansas 66062
Phone: (913) 780-4820
Fax: (913) 780-5088

BUILDING TYPE C - (12) 1BEDROOM UNITS (6) 2 BEDROOM (6) 3 BEDROOM

Summit Point Apartments Phase II
504 NE Chipman Road
Lee's Summit, Missouri 64063

STATE OF MISSOURI
JEFFREY H. SHINKLE
NUMBER A-8347
REGISTERED ARCHITECT
2.11.2022
professional seal

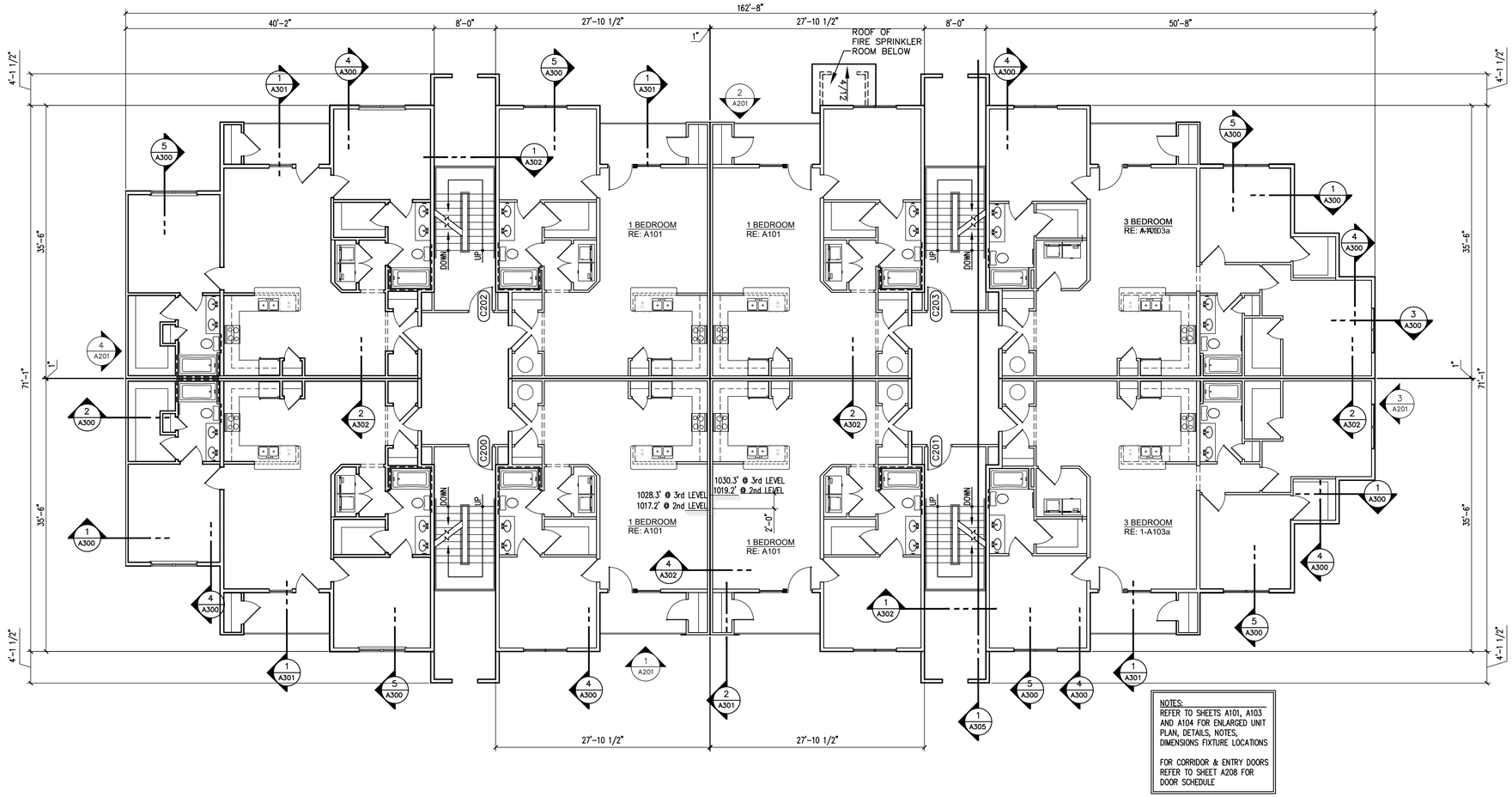
PROJECT NO. : 2021-08
DATE : 01.15.2022
DRAWN BY : BCS STAFF
REVIEWED BY :

REVISED:

Permit Set

© BCS Design, Inc. 2022
This drawing is COPYRIGHTED work by BCS Design, Inc. in either electronic or printed form. This drawing may not be photographed, traced, printed or copied in any manner without the written permission of BCS Design, Inc.

SHEET NO.
A108a
copyright © 2022



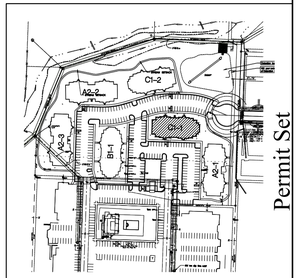
NOTES:
REFER TO SHEETS A101, A103 AND A104 FOR ENLARGED UNIT PLAN, DETAILS, NOTES, DIMENSIONS FIXTURE LOCATIONS

FOR CORRIDOR & ENTRY DOORS REFER TO SHEET A208 FOR DOOR SCHEDULE

1 BUILDING C1-1 SECOND LEVEL (THIRD SIMILAR)

1/8" = 1'-0"

NORTH



KEY PLAN

Permit Set

BCS Design, Inc.
A Full Service
Architectural Firm
WWW.BCSARCHITECTS.COM
19920 West 161st Street
Olathe, Kansas 66062
Phone: (913) 780-4820
Fax: (913) 780-5088

BUILDING TYPE C - (12) 1BEDROOM UNITS (6) 2 BEDROOM (6) 3 BEDROOM

Summit Point Apartments Phase II

504 NE Chipman Road
Lee's Summit, Missouri 64063

STATE OF MISSOURI
JEFFREY H. SHINKLE
NUMBER A-8347
REGISTERED ARCHITECT

professional seal

PROJECT NO. : 2021-08
DATE : 01.15.2022
DRAWN BY : BCS STAFF
REVIEWED BY :

REVISED:

© BCS Design, Inc. 2022
This drawing is COPYRIGHTED work by BCS Design, Inc. in either electronic or printed form. This drawing may not be photographed, traced, printed or copied in any manner without the written permission of BCS Design, Inc.

SHEET NO.

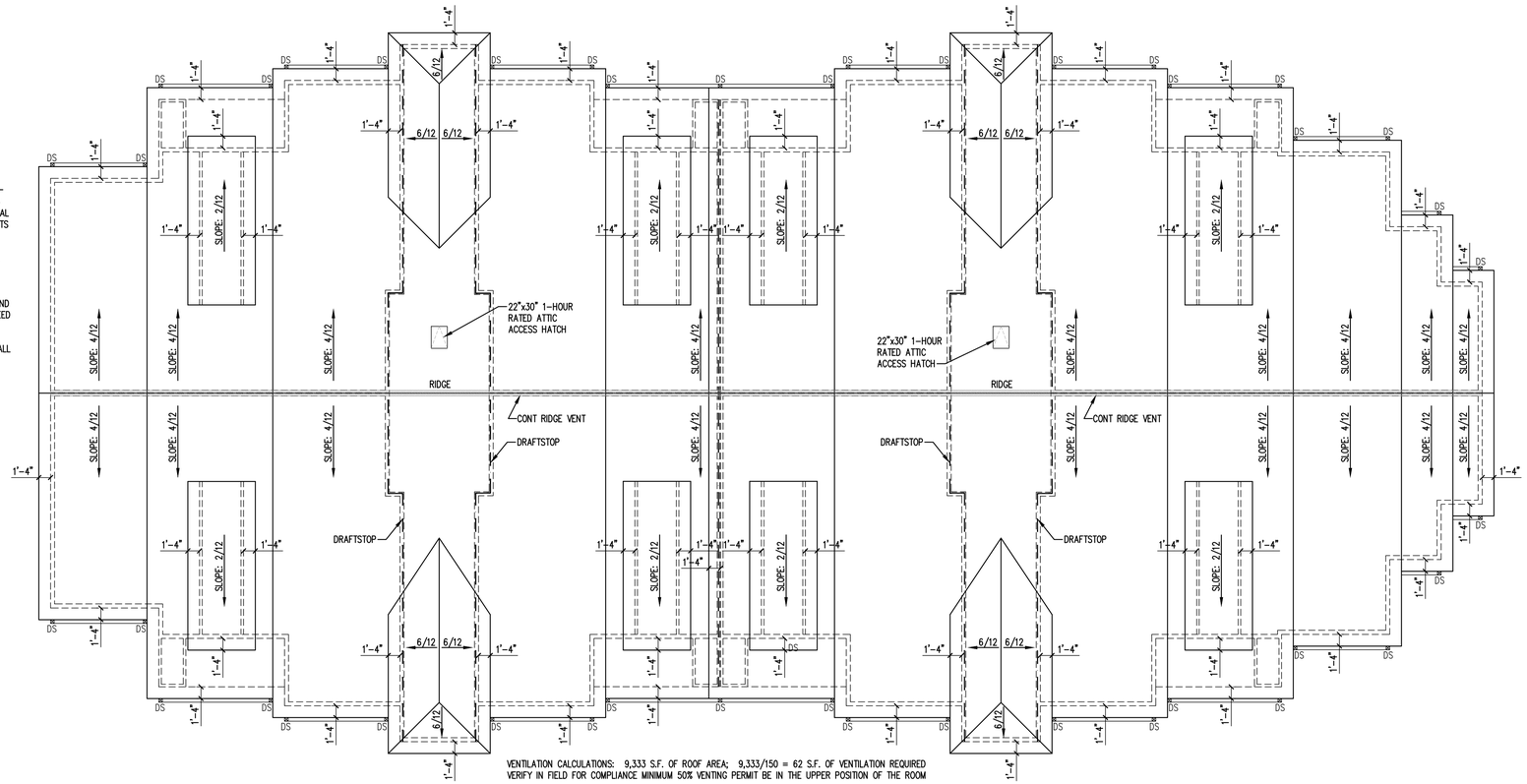
A108b

copyright © 2022

GENERAL NOTES

1. DRAFTSTOP MATERIALS IN ATTICS SHALL COMPLY WITH 2018 IBC SECTION 718.4 AND SHALL BE ONE OF THE FOLLOWING; 1/2" GYP. BD., 3/8" WOOD STRUCTURAL PANEL, 3/8" PARTICLE BOARD, 1" NOMINAL LUMBER, CEMENT FIBERBOARD, BATTS OR BLANKETS OR MINERAL WOOL OR GLASS FIBER.
2. ALL ATTIC SPACES NOT CONTAINING FIRE SPRINKLES SHALL BE DRAFTSTOPPED. DRAFTSTOPS SHALL ALSO BE PROVIDED IN MANSARDS, OVERHANGS, OR OTHER CONCEALED ROOF SPACES PER 718.4.2.
3. INSTALL DRAFTSTOPPING PER SECTION 718.4.3 IBC 2018. INSTALL IN ATTICS AND CONCEALED ROOF SPACES, SUCH THAT ANY HORIZONTAL AREA DOES NOT EXCEED 3,000 SQ.FT.
4. PER SECTION 1203 OF IBC 2018, 1/150th OF THE TOTAL AREA ROOF AREA SHALL BE VENTILATED.
5. PROVIDE "KICK OUT" FLASHING AT ALL GABLE / FLAT WALL TRANSITIONS.

NOTE
ROOF VENTS SHOWN FOR REFERENCE ONLY. GENERAL CONTRACTOR IS RESPONSIBLE FOR PROVIDING VENTING PER 2018 IBC.
— — — INDICATES DRAFTSTOP

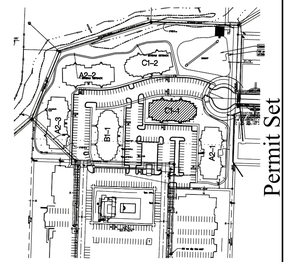


VENTILATION CALCULATIONS: 9,333 S.F. OF ROOF AREA; 9,333/150 = 62 S.F. OF VENTILATION REQUIRED
VERIFY IN FIELD FOR COMPLIANCE MINIMUM 50% VENTING PERMIT BE IN THE UPPER POSITION OF THE ROOM

ATTIC HATCH AND DRAFTSTOP ACCESS DOORS – BEST ACCESS DOORS BA-PFI-22-30 1 HOUR RATED OR EQUAL

1 BUILDING C1-1 ROOF PLAN
1/8" = 1'-0"

NORTH



KEY PLAN

Permit Set

BCS Design, Inc.
A Full Service
Architectural Firm
WWW.BCSARCHITECTS.COM
19920 West 161st Street
Olathe, Kansas 66062
Phone: (913) 780-4820
Fax: (913) 780-5088

BUILDING TYPE C1-1 ROOF PLAN

Summit Point Apartments Phase II
504 NE Chipman Road
Lee's Summit, Missouri 64063

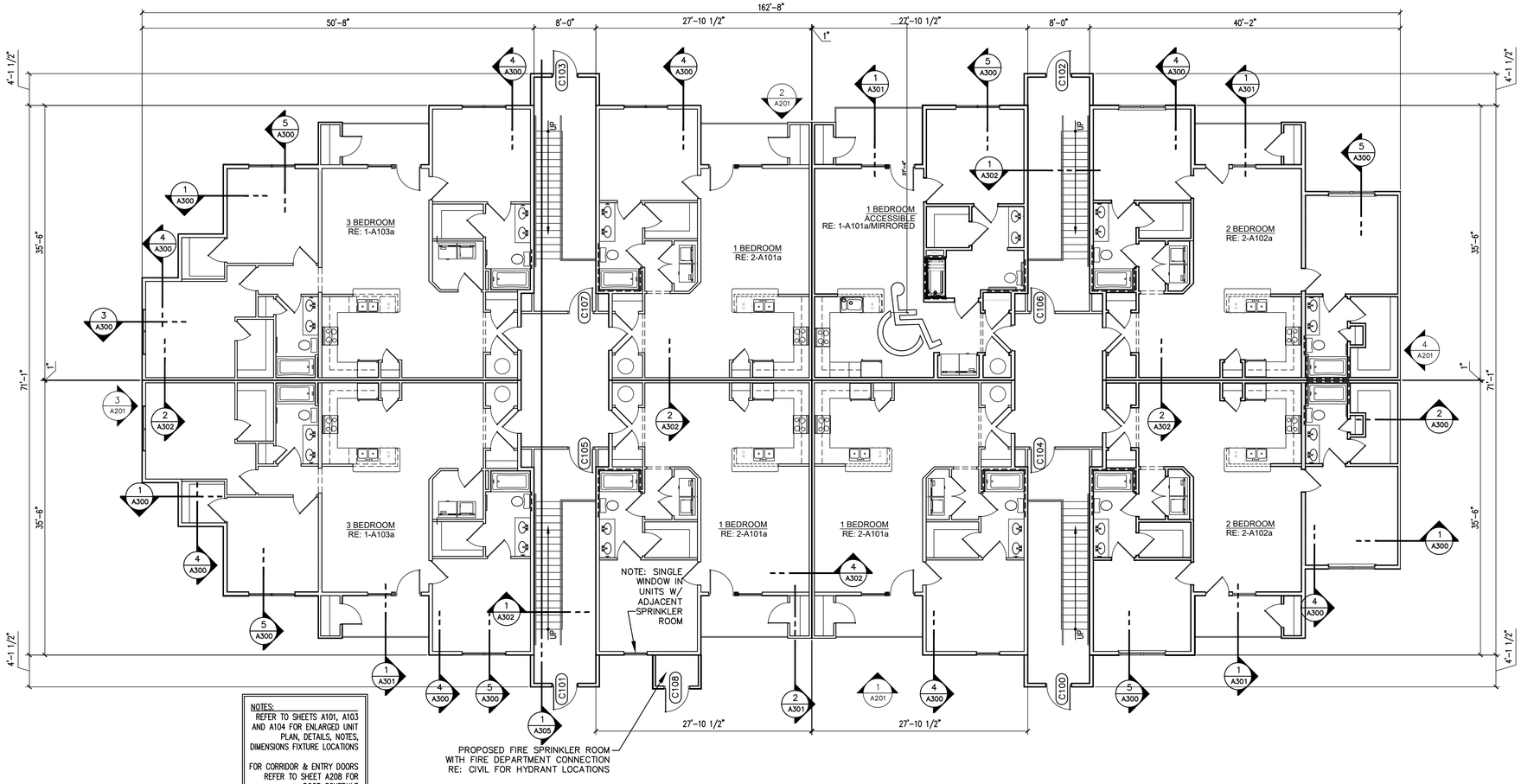
STATE OF MISSOURI
JEFFREY H. SHINKLE
NUMBER A-8347
REGISTERED ARCHITECT
2.15.2022
professional seal

PROJECT NO. : 2021-08
DATE : 01.15.2022
DRAWN BY : BCS STAFF
REVIEWED BY :

REVISED:

© BCS Design, Inc. 2022
This drawing is COPYRIGHTED work by BCS Design, Inc. in either electronic or printed form. This drawing may not be photographed, traced, printed or copied in any manner without the written permission of BCS Design, Inc.

SHEET NO.
A108c
copyright © 2022



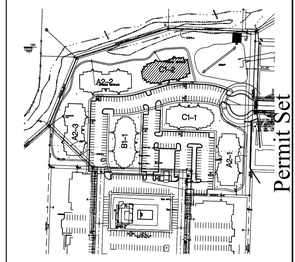
NOTES:
REFER TO SHEETS A101, A103 AND A104 FOR ENLARGED UNIT PLAN, DETAILS, NOTES, DIMENSIONS FIXTURE LOCATIONS

FOR CORRIDOR & ENTRY DOORS REFER TO SHEET A208 FOR DOOR SCHEDULE

1 BUILDING C1-2 FIRST LEVEL; 3 STORY (12) 1 BEDROOM UNITS (6) 3 BEDROOM (6) 2 BEDROOM

1/8" = 1'-0" 10,300 SQUARE FEET

NORTH



KEY PLAN

Permit Set

BCS Design, Inc.
A Full Service
Architectural Firm
WWW.BCSARCHITECTS.COM
19920 West 161st Street
Olathe, Kansas 66062
Phone: (913) 780-4820
Fax: (913) 780-5088

BUILDING TYPE C1-2 - (12) 1BEDROOM UNITS (6) 2 BEDROOM (6) 3 BEDROOM

Summit Point Apartments Phase II
504 NE Chipman Road
Lee's Summit, Missouri 64063

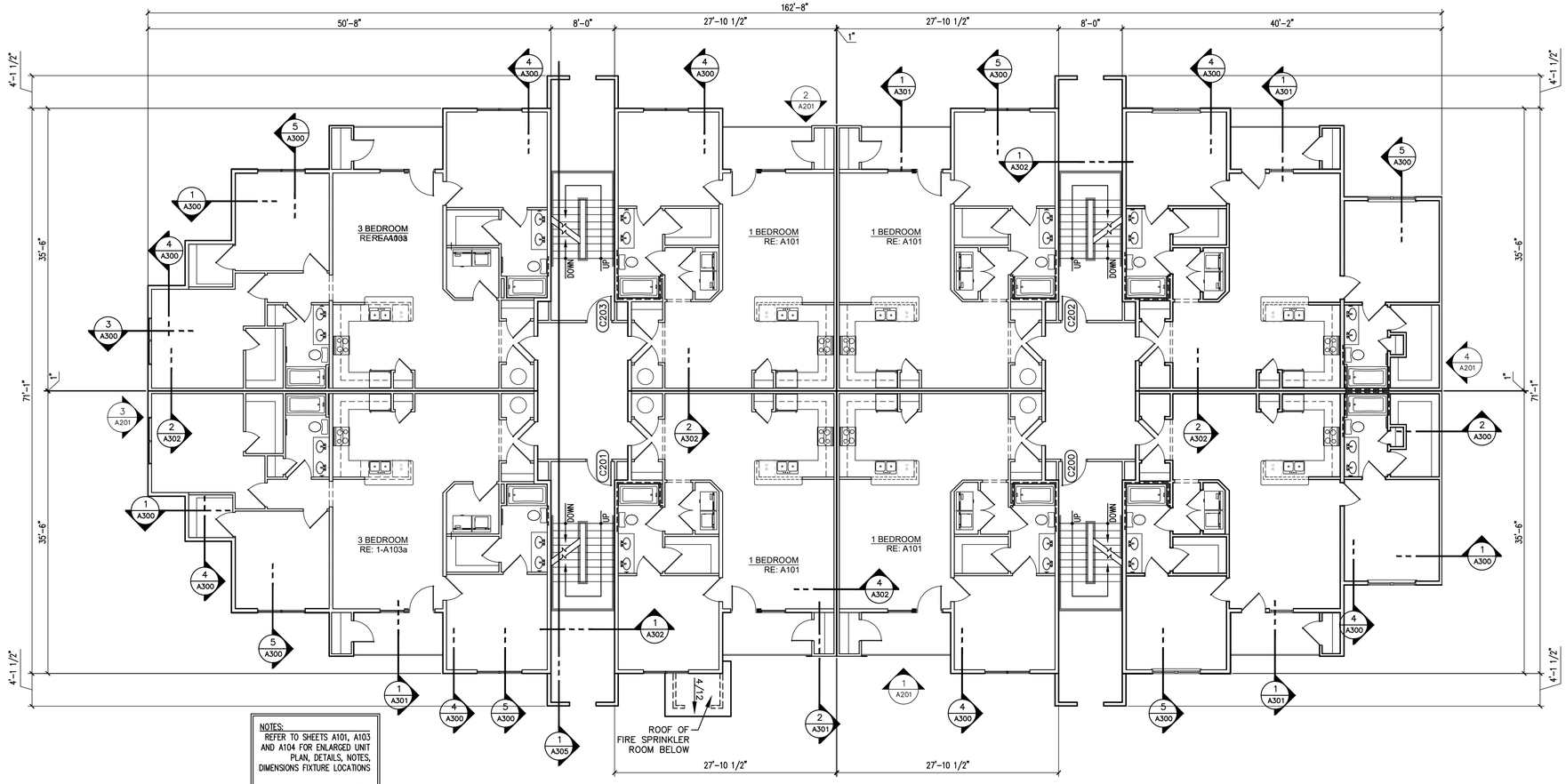
STATE OF MISSOURI
JEFFREY H. SHINKLE
NUMBER A-8347
REGISTERED ARCHITECT
2.11.2022
professional seal

PROJECT NO. : 2021-08
DATE : 01.15.2022
DRAWN BY : BCS STAFF
REVIEWED BY :

REVISED:

© BCS Design, Inc. 2022
This drawing is COPYRIGHTED work by BCS Design, Inc. in either electronic or printed form. This drawing may not be photographed, traced, printed or copied in any manner without the written permission of BCS Design, Inc.

SHEET NO.
A109a
copyright © 2022



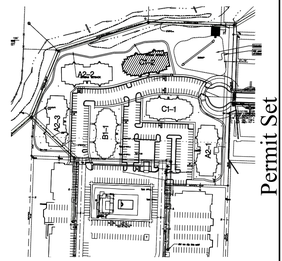
NOTES:
REFER TO SHEETS A101, A103 AND A104 FOR ENLARGED UNIT PLAN, DETAILS, NOTES, DIMENSIONS FIXTURE LOCATIONS

FOR CORRIDOR & ENTRY DOORS REFER TO SHEET A208 FOR DOOR SCHEDULE

1 BUILDING C1-2 SECOND LEVEL (THIRD SIMILAR)
1/8" = 1'-0"

NORTH

KEY PLAN



Permit Set

BCS Design, Inc.
A Full Service
Architectural Firm
WWW.BCSARCHITECTS.COM
19920 West 161st Street
Olathe, Kansas 66062
Phone: (913) 780-4820
Fax: (913) 780-5088

BUILDING TYPE C - (12) 1BEDROOM UNITS (6) 2 BEDROOM (6) 3 BEDROOM

Summit Point Apartments Phase II

504 NE Chipman Road
Lee's Summit, Missouri 64063

STATE OF MISSOURI
JEFFREY H. SHINKLE
NUMBER A-8347
REGISTERED ARCHITECT
2.18.2022
professional seal

PROJECT NO. : 2021-08
DATE : 01.15.2022
DRAWN BY : BCS STAFF
REVIEWED BY :

REVISED:

© BCS Design, Inc. 2022
This drawing is COPYRIGHTED work by BCS Design, Inc. in either electronic or printed form. This drawing may not be photographed, traced, printed or copied in any manner without the written permission of BCS Design, Inc.

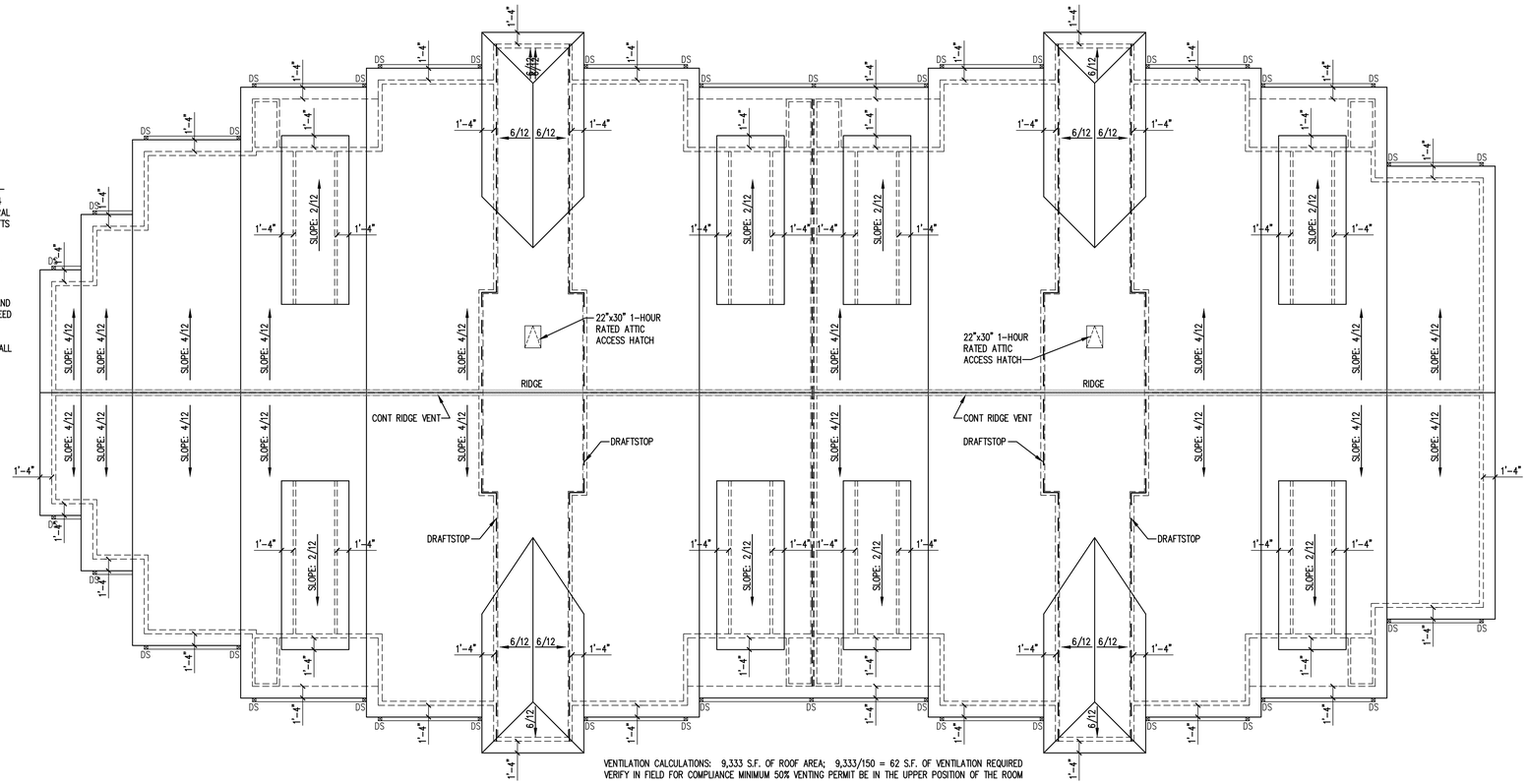
SHEET NO.
A109b
copyright © 2022

GENERAL NOTES

1. DRAFTSTOP MATERIALS IN ATTICS SHALL COMPLY WITH 2018 IBC SECTION 718.4 AND SHALL BE ONE OF THE FOLLOWING; 1/2" GYP. BD., 3/8" WOOD STRUCTURAL PANEL, 3/8" PARTICLE BOARD, 1" NOMINAL LUMBER, CEMENT FIBERBOARD, BATTS OR BLANKETS OR MINERAL WOOL OR GLASS FIBER.
2. ALL ATTIC SPACES NOT CONTAINING FIRE SPRINKLES SHALL BE DRAFTSTOPPED. DRAFTSTOPS SHALL ALSO BE PROVIDED IN MANSARDS, OVERHANGS, OR OTHER CONCEALED ROOF SPACES PER 718.4.2.
3. INSTALL DRAFTSTOPPING PER SECTION 718.4.3 IBC 2018. INSTALL IN ATTICS AND CONCEALED ROOF SPACES, SUCH THAT ANY HORIZONTAL AREA DOES NOT EXCEED 3,000 SQ.FT,
4. PER SECTION 1203 OF IBC 2018, 1/150th OF THE TOTAL AREA ROOF AREA SHALL BE VENTILATED.
5. PROVIDE "KICK OUT" FLASHING AT ALL GABLE / FLAT WALL TRANSITIONS.

NOTE
ROOF VENTS SHOWN FOR REFERENCE ONLY. GENERAL CONTRACTOR IS RESPONSIBLE FOR PROVIDING VENTING PER 2018 IBC.

— — — INDICATES DRAFTSTOP



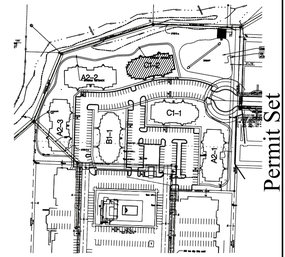
VENTILATION CALCULATIONS: 9,333 S.F. OF ROOF AREA; 9,333/150 = 62 S.F. OF VENTILATION REQUIRED
VERIFY IN FIELD FOR COMPLIANCE MINIMUM 50% VENTING PERMIT BE IN THE UPPER POSITION OF THE ROOM

ATTIC HATCH AND DRAFTSTOP ACCESS DOORS – BEST ACCESS DOORS BA-PFI-22-30 1 HOUR RATED OR EQUAL

1 BUILDING C1-2 ROOF PLAN
1/8" = 1'-0"

NORTH

KEY PLAN



Permit Set

BCS Design, Inc.
A Full Service
Architectural Firm
WWW.BCSARCHITECTS.COM
19920 West 161st Street
Olathe, Kansas 66062
Phone: (913) 780-4820
Fax: (913) 780-5088

BUILDING TYPE C1-2 ROOF PLAN

Summit Point Apartments Phase II
504 NE Chipman Road
Lee's Summit, Missouri 64063

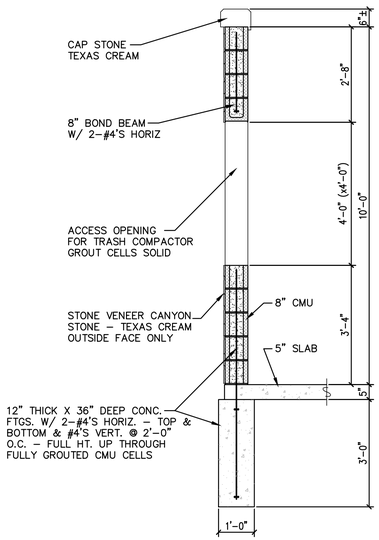
STATE OF MISSOURI
JEFFREY H. SHINKLE
NUMBER A-8347
REGISTERED ARCHITECT
2.11.2022
professional seal

PROJECT NO. : 2021-08
DATE : 01.15.2022
DRAWN BY : BCS STAFF
REVIEWED BY :

REVISED:

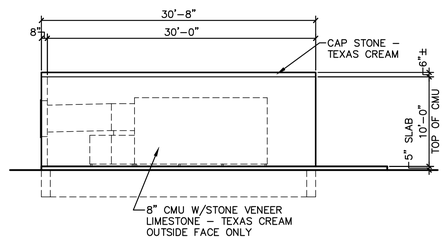
© BCS Design, Inc. 2022
This drawing is COPYRIGHTED work by BCS Design, Inc. in either electronic or printed form. This drawing may not be photographed, traced, printed or copied in any manner without the written permission of BCS Design, Inc.

SHEET NO.
A109c
copyright © 2022



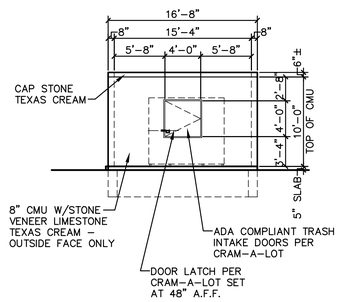
6 WALL SECTION

1/2" = 1'-0"



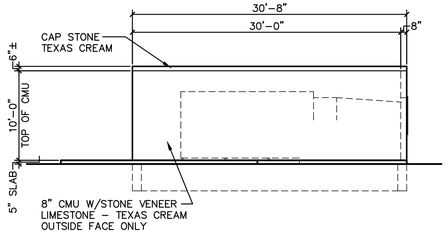
5 LEFT ELEVATION

1/8" = 1'-0"



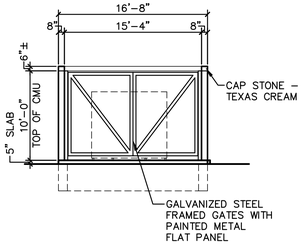
4 BACK ELEVATION

1/8" = 1'-0"



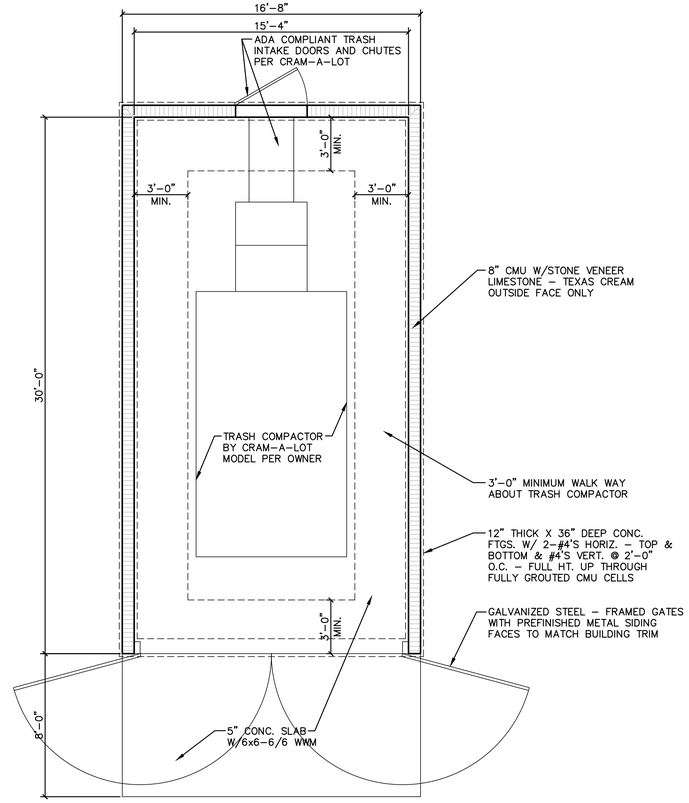
3 RIGHT ELEVATION

1/8" = 1'-0"



2 FRONT ELEVATION

1/8" = 1'-0"



1 CRAM-A-LOT TRASH ENCLOSURE

1./4" = 1'-0"

BCS Design, Inc.
A Full Service
Architectural Firm
WWW.BCSARCHITECTS.COM
19920 West 161st Street
Olathe, Kansas 66062
Phone: (913) 780-4820
Fax: (913) 780-5088

CRAM-A-LOT TRASH ENCLOSURE

Summit Point Apartments Phase II

504 NE Chipman Road
Lee's Summit, Missouri 64063

STATE OF MISSOURI
JEFFREY H. SHINKLE
NUMBER A-8347
REGISTERED ARCHITECT
2.18.2022
professional seal

Permit Set

PROJECT NO. : 2021-08
DATE : 01.15.2022
DRAWN BY : BCS STAFF
REVIEWED BY :

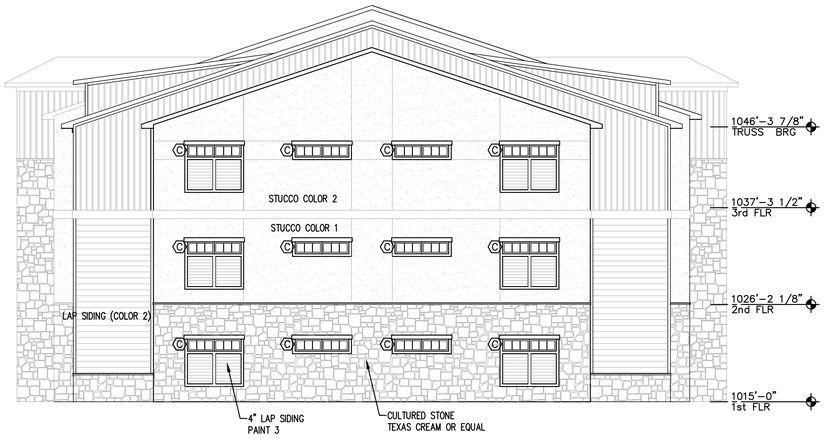
REVISED:

© BCS Design, Inc. 2022
This drawing is COPYRIGHTED work by BCS Design, Inc. in either electronic or printed form. This drawing may not be photographed, traced, printed or copied in any manner without the written permission of BCS Design, Inc.

SHEET NO.

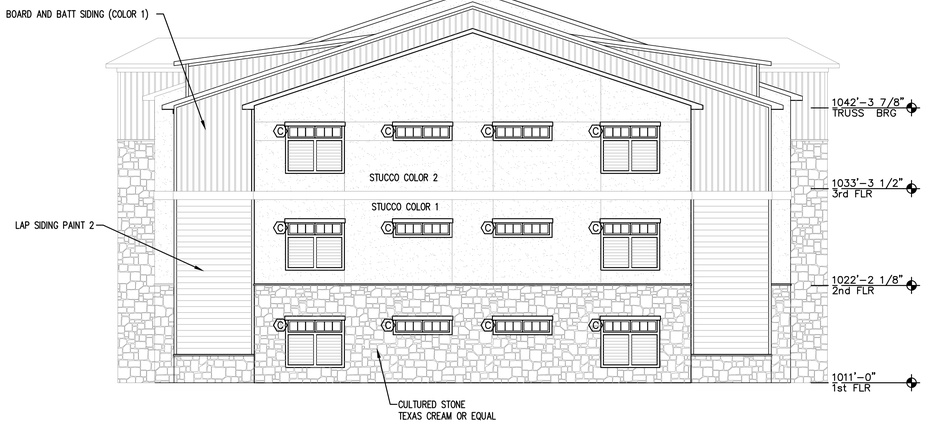
A110

copyright © 2022



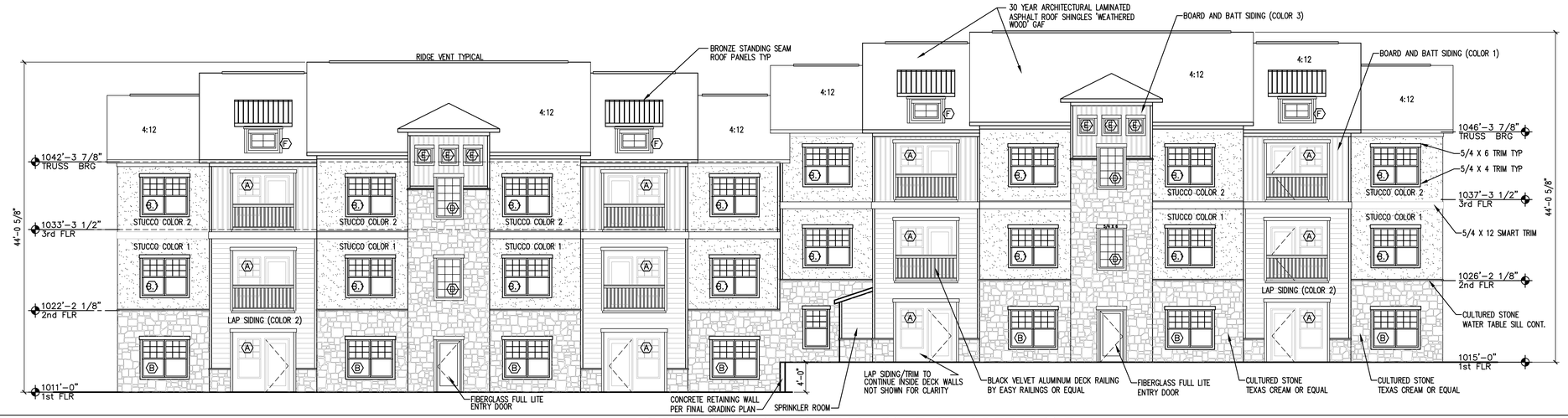
4 BUILDING A2-1 SOUTH ELEVATION

1/8" = 1'-0"



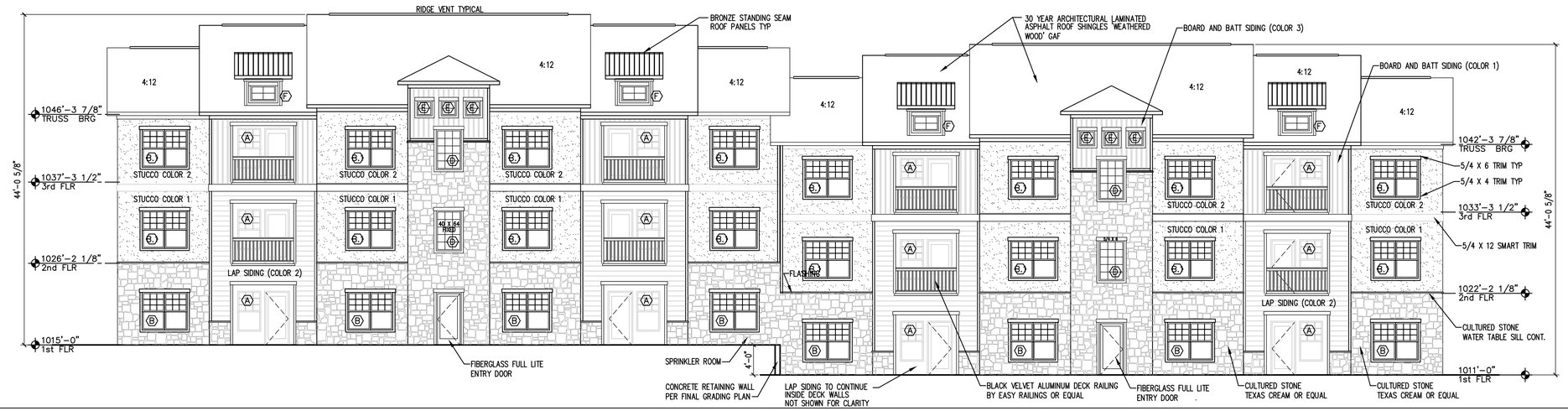
3 BUILDING A2-1 NORTH ELEVATION

1/8" = 1'-0"



2 BUILDING A2-1 WEST ELEVATION

1/8" = 1'-0"



1 BUILDING A2-1 EAST ELEVATION

1/8" = 1'-0"

BCS Design, Inc.
A Full Service
Architectural Firm
WWW.BCSARCHITECTS.COM
19920 West 161st Street
Olathe, Kansas 66062
Phone: (913) 780-4820
Fax: (913) 780-5088

BUILDING TYPE A2-1 TYPICAL ELEVATIONS

Summit Point Apartments Phase II
504 NE Chipman Road
Lee's Summit, Missouri 64063

STATE OF MISSOURI
JEFFREY H. SHINKLE
NUMBER A-8347
REGISTERED ARCHITECT
2.18.2022
professional seal

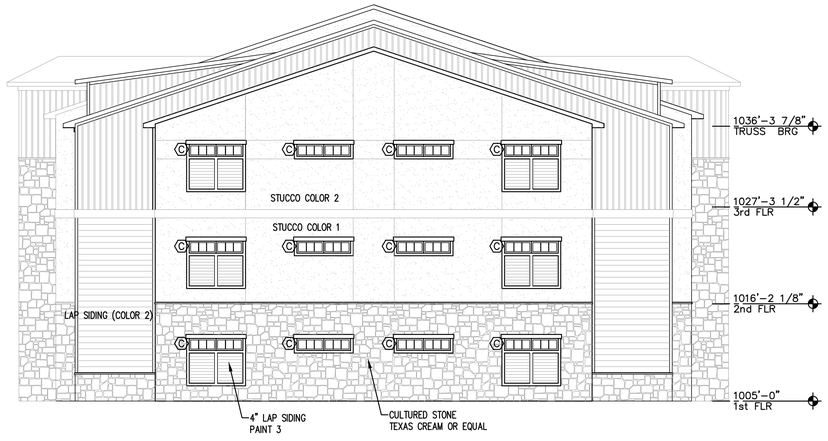
PROJECT NO. : 2021-08
DATE : 01.15.2022
DRAWN BY : BCS STAFF
REVIEWED BY :

REVISED:

Permit Set

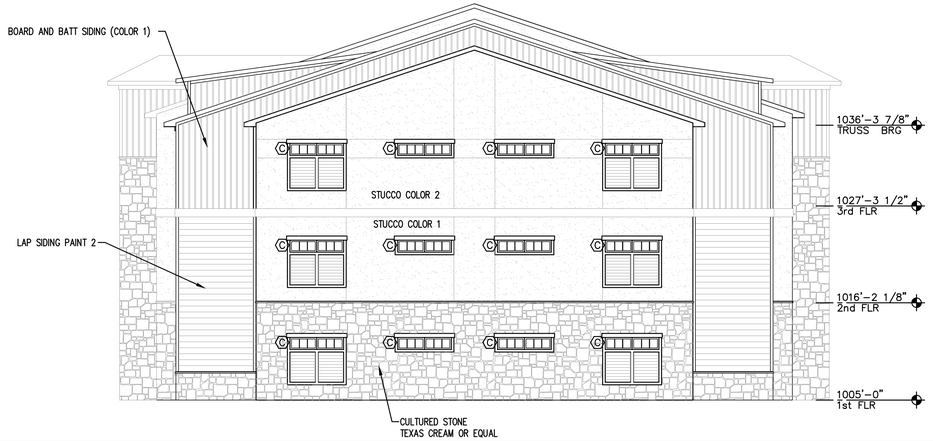
© BCS Design, Inc. 2022
This drawing is COPYRIGHTED work by BCS Design, Inc. in either electronic or printed form. This drawing may not be photographed, traced, printed or copied in any manner without the written permission of BCS Design, Inc.

SHEET NO.
A200
copyright © 2022



4 BUILDING A2-2 WEST ELEVATION

1/8" = 1'-0"



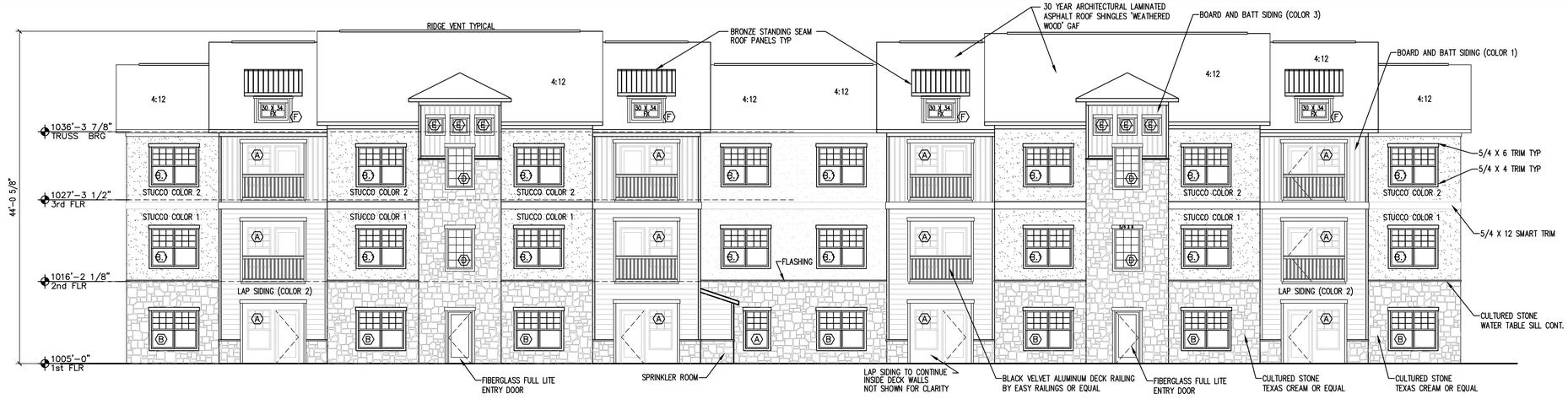
3 BUILDING A2-2 EAST ELEVATION

1/8" = 1'-0"



2 BUILDING A2-2 NORTH ELEVATION

1/8" = 1'-0"



1 BUILDING A2-2 SOUTH ELEVATION

1/8" = 1'-0"

BCS Design, Inc.
A Full Service
Architectural Firm
WWW.BCSARCHITECTS.COM
19920 West 161st Street
Olathe, Kansas 66062
Phone: (913) 780-4820
Fax: (913) 780-5088

BUILDING TYPE A2-2 TYPICAL ELEVATIONS

Summit Point Apartments Phase II
504 NE Chipman Road
Lee's Summit, Missouri 64063

STATE OF MISSOURI
JEFFREY H. SHINKLE
NUMBER A-8347
REGISTERED ARCHITECT
2.18.2022
professional seal

Permit Set

PROJECT NO. : 2021-08
DATE : 01.15.2022
DRAWN BY : BCS STAFF
REVIEWED BY :

REVISED:

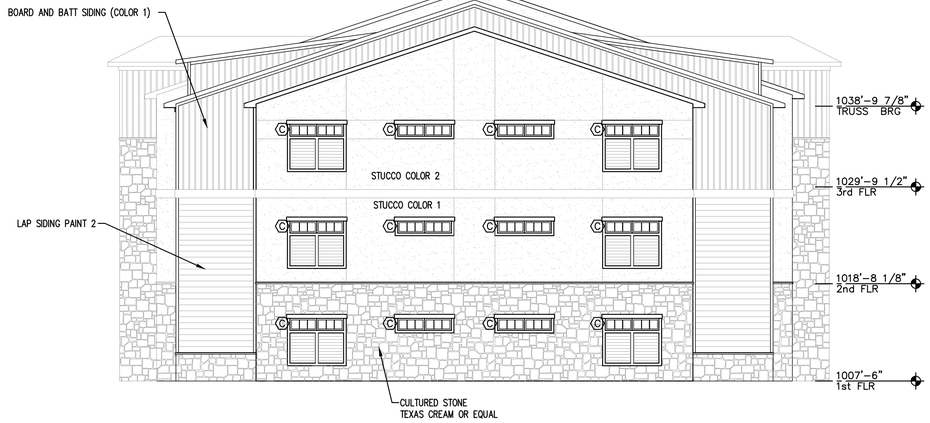
© BCS Design, Inc. 2022
This drawing is COPYRIGHTED work by BCS Design, Inc. in either electronic or printed form. This drawing may not be photographed, traced, printed or copied in any manner without the written permission of BCS Design, Inc.

SHEET NO.
A201
copyright © 2022



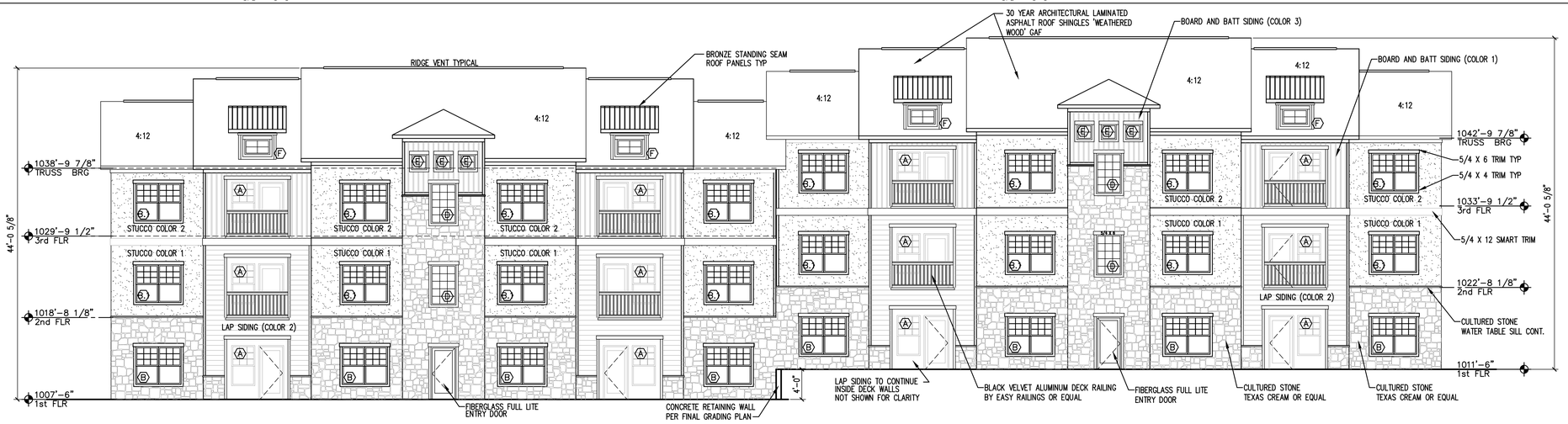
4 BUILDING A2-3 SOUTH ELEVATION

1/8" = 1'-0"



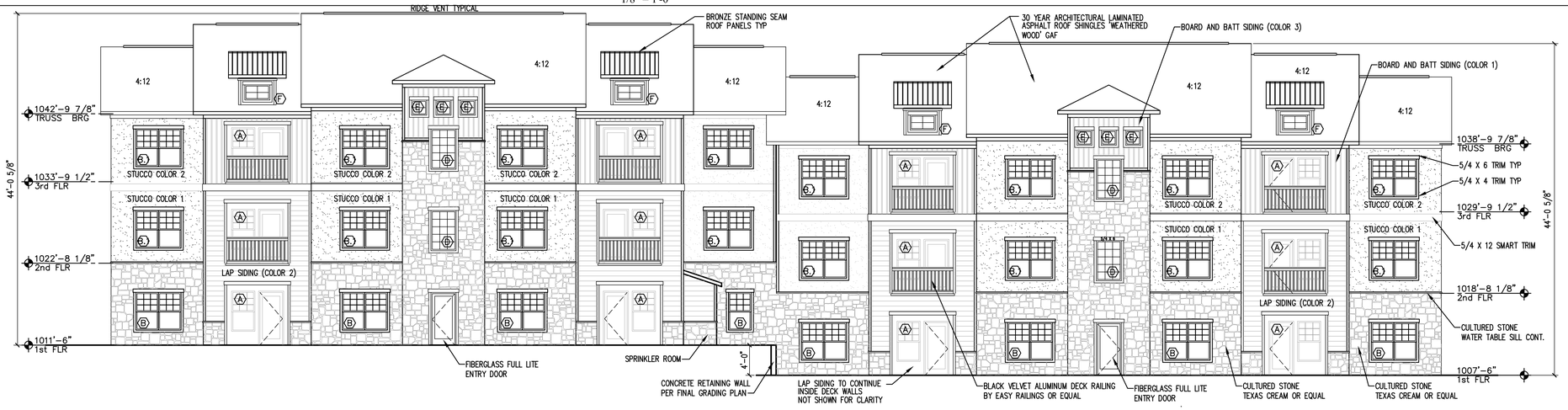
3 BUILDING A2-3 NORTH ELEVATION

1/8" = 1'-0"



2 BUILDING A2-3 WEST ELEVATION

1/8" = 1'-0"



1 BUILDING A2-3 EAST ELEVATION

1/8" = 1'-0"

BCS Design, Inc.
A Full Service
Architectural Firm
WWW.BCSARCHITECTS.COM
19920 West 161st Street
Olathe, Kansas 66062
Phone: (913) 780-4820
Fax: (913) 780-5088

BUILDING TYPE A2-3 TYPICAL ELEVATIONS

Summit Point Apartments Phase II
504 NE Chipman Road
Lee's Summit, Missouri 64063

STATE OF MISSOURI
JEFFREY H. SHINKLE
NUMBER A-8347
REGISTERED ARCHITECT
2.14.2022
professional seal

PROJECT NO. : 2021-08
DATE : 01.15.2022
DRAWN BY : BCS STAFF
REVIEWED BY :

REVISED:

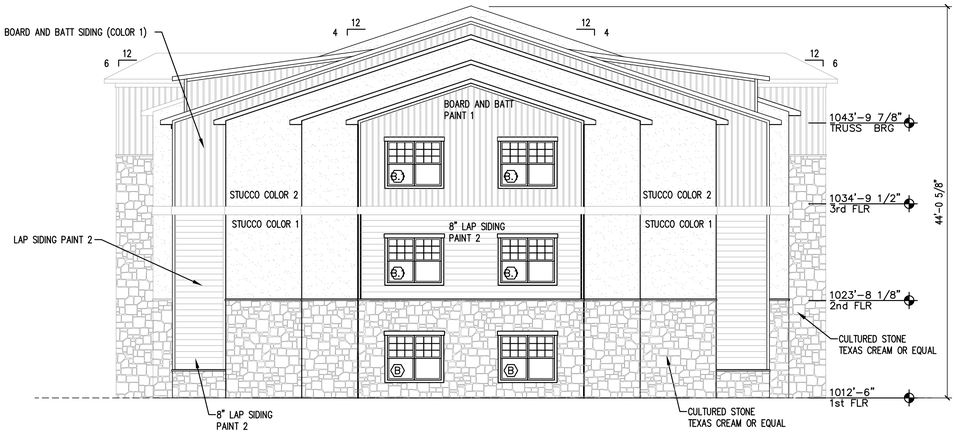
Permit Set

© BCS Design, Inc. 2022
This drawing is COPYRIGHTED work by BCS Design, Inc. in either electronic or printed form. This drawing may not be photographed, traced, printed or copied in any manner without the written permission of BCS Design, Inc.

SHEET NO.

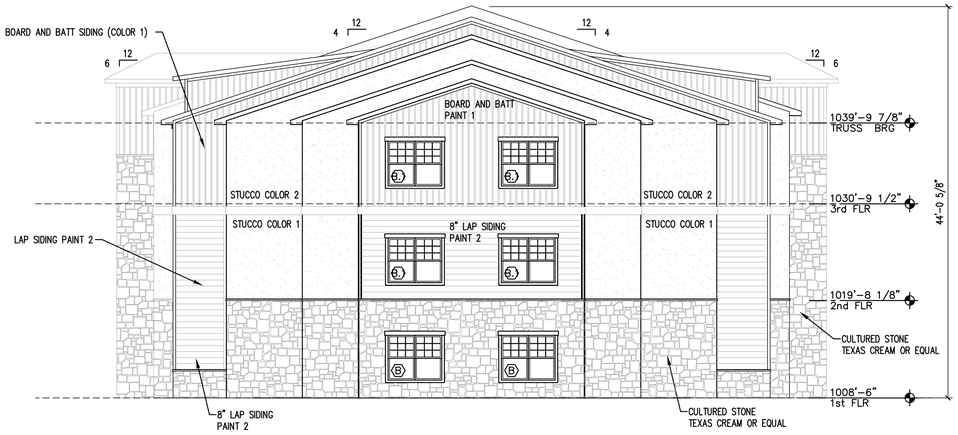
A202

copyright © 2022



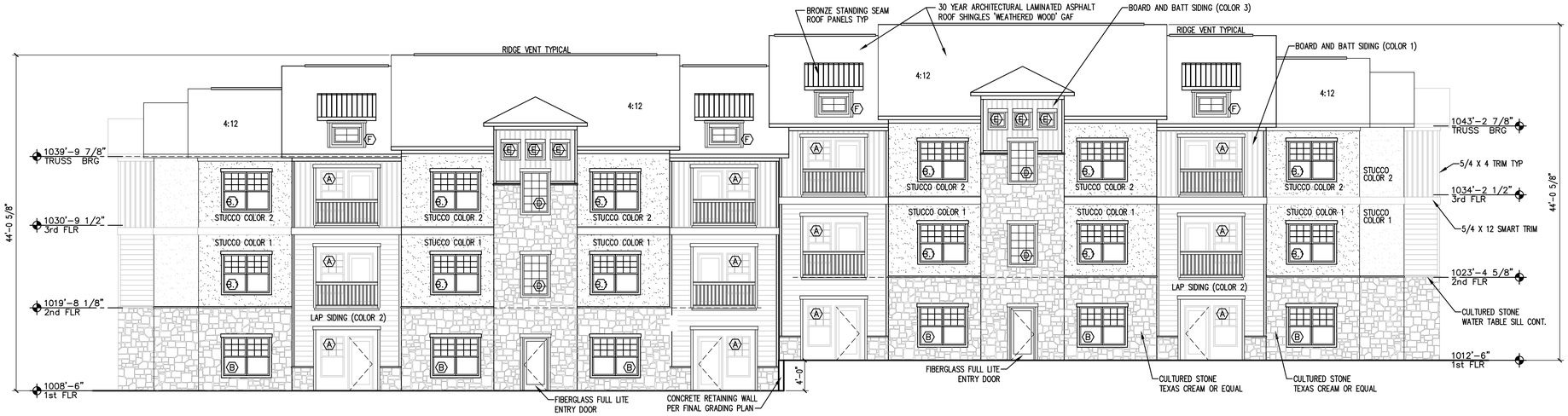
4 BUILDING B1-1 SOUTH ELEVATION

1/8" = 1'-0"



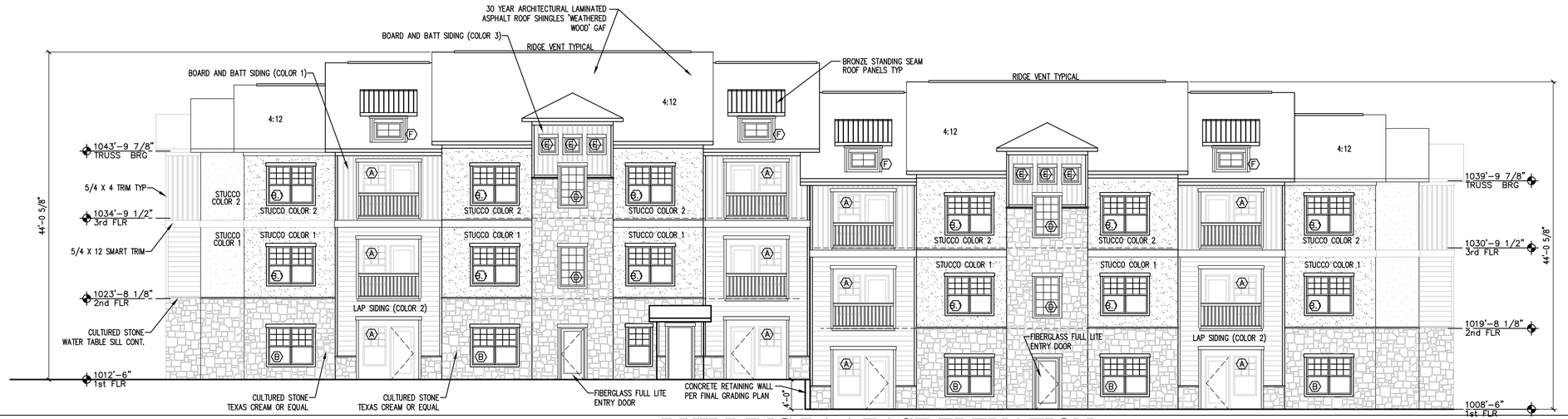
3 BUILDING B1-1 NORTH ELEVATION

1/8" = 1'-0"



2 BUILDING B1-1 WEST ELEVATION

1/8" = 1'-0"



1 BUILDING B1-1 EAST ELEVATION

1/8" = 1'-0"

BCS Design, Inc.
A Full Service Architectural Firm
WWW.BCSARCHITECTS.COM
19920 West 161st Street
Olathe, Kansas 66062
Phone: (913) 780-4820
Fax: (913) 780-5088

BUILDING TYPE B1-1 TYPICAL ELEVATIONS

Summit Point Apartments Phase II

504 NE Chipman Road
Lee's Summit, Missouri 64063

STATE OF MISSOURI
JEFFREY H. SHINKLE
NUMBER A-8347
REGISTERED ARCHITECT
2.18.2022
professional seal

Permit Set

PROJECT NO. : 2021-08
DATE : 01.15.2022
DRAWN BY : BCS STAFF
REVIEWED BY :

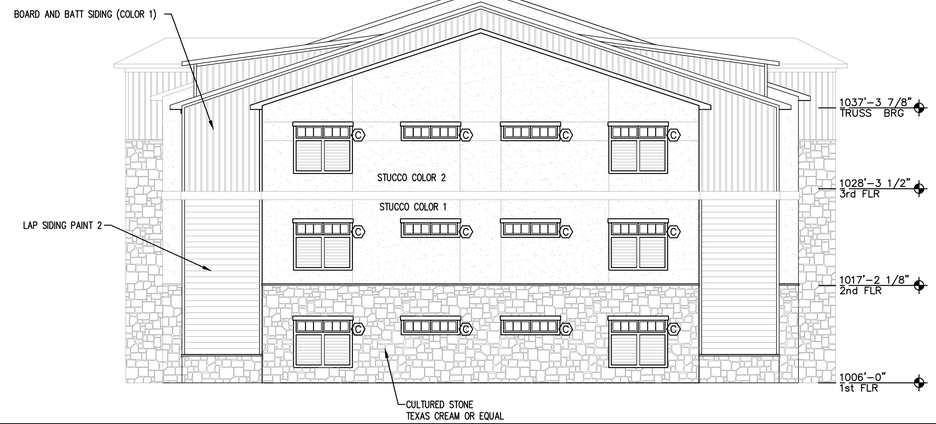
REVISED:

© BCS Design, Inc. 2022
This drawing is COPYRIGHTED work by BCS Design, Inc. in either electronic or printed form. This drawing may not be photographed, traced, printed or copied in any manner without the written permission of BCS Design, Inc.

SHEET NO.

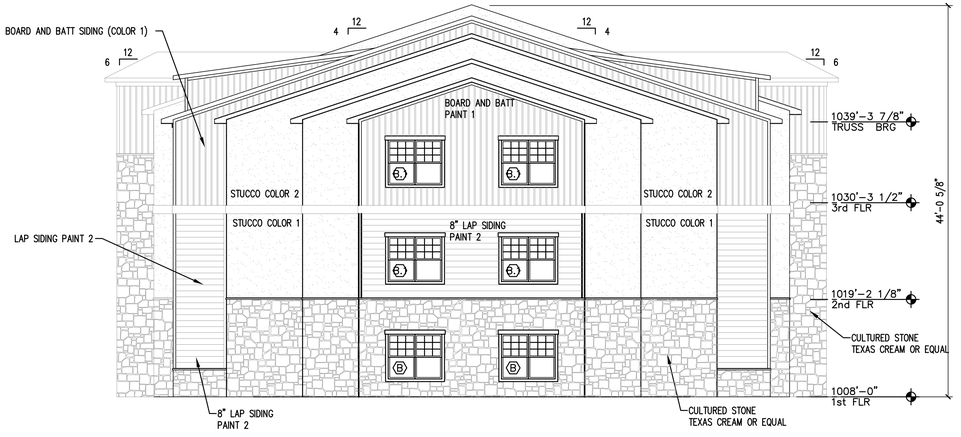
A203

copyright © 2022



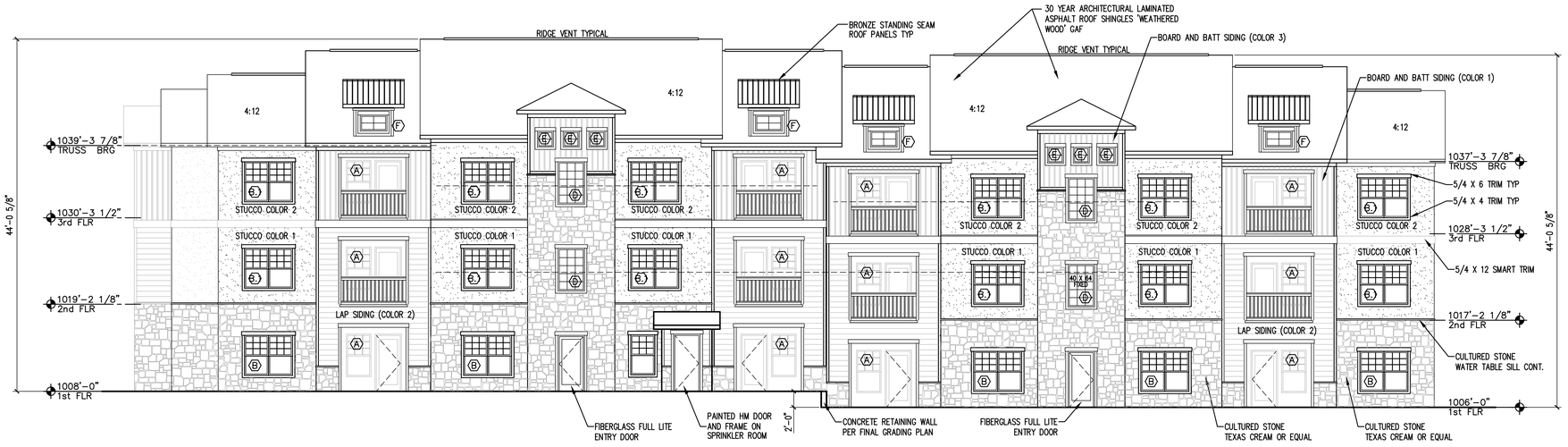
4 BUILDING C1-1 WEST ELEVATION

1/8" = 1'-0"



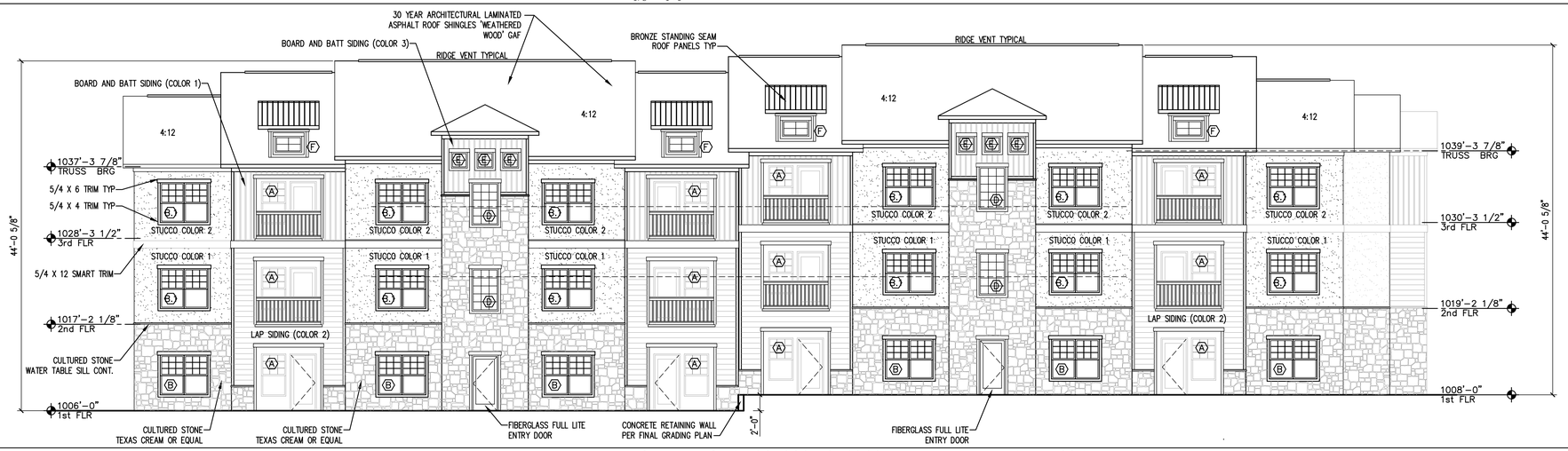
3 BUILDING C1-1 EAST ELEVATION

1/8" = 1'-0"



2 BUILDING C1-1 NORTH ELEVATION

1/8" = 1'-0"



1 BUILDING C1-1 SOUTH ELVATION

1/8" = 1'-0"

Permit Set

BCS Design, Inc.
A Full Service
Architectural Firm
WWW.BCSARCHITECTS.COM
19920 West 161st Street
Olathe, Kansas 66062
Phone: (913) 780-4820
Fax: (913) 780-5088

BUILDING TYPE C1-1 TYPICAL ELEVATIONS

Summit Point Apartments Phase II
504 NE Chipman Road
Lee's Summit, Missouri 64063

STATE OF MISSOURI
JEFFREY H. SHINKLE
NUMBER A-8347
REGISTERED ARCHITECT
2.18.2022

PROJECT NO. : 2021-08
DATE : 01.15.2022
DRAWN BY : BCS STAFF
REVIEWED BY :

REVISED:

© BCS Design, Inc. 2022
This drawing is COPYRIGHTED work by BCS Design, Inc. in either electronic or printed form. This drawing may not be photographed, traced, printed or copied in any manner without the written permission of BCS Design, Inc.

SHEET NO.

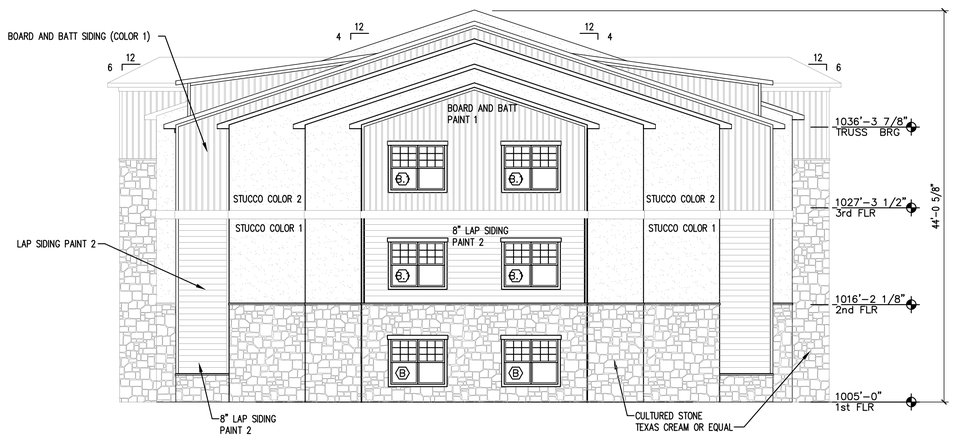
A204

copyright © 2022



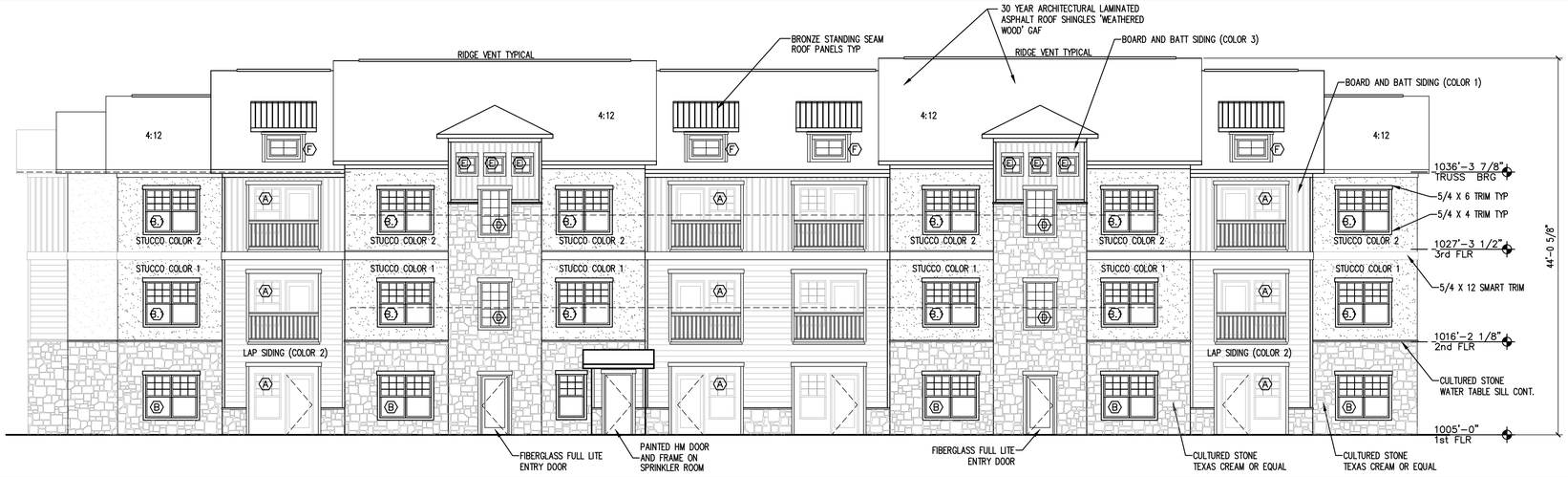
4 BUILDING C1-2 EAST ELEVATION

1/8" = 1'-0"



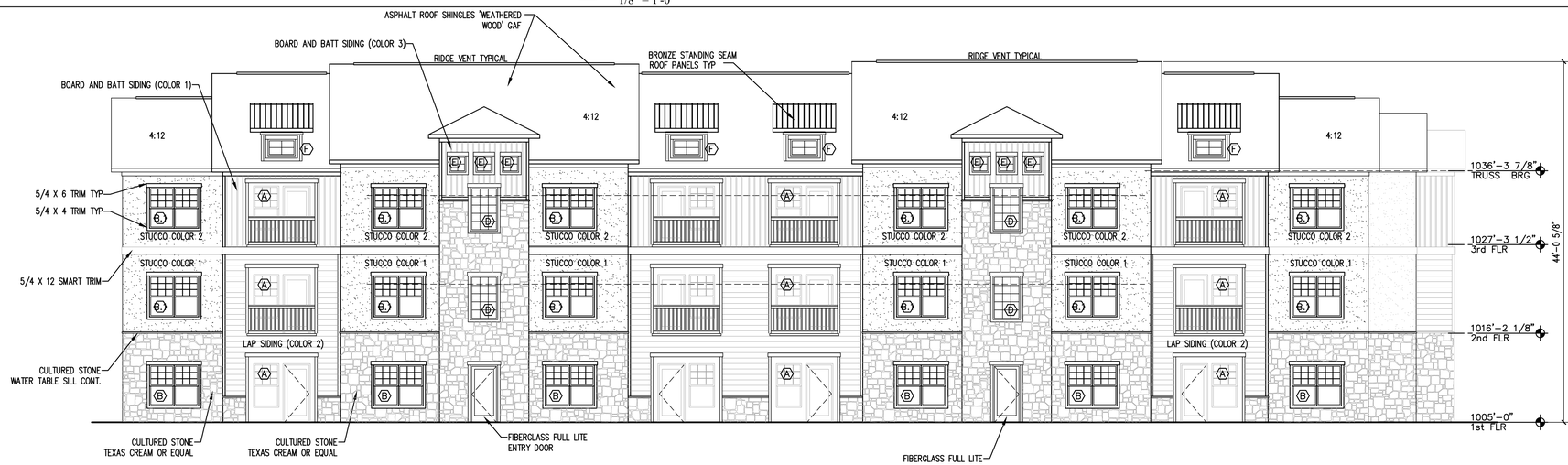
3 BUILDING C1-2 WEST ELEVATION

1/8" = 1'-0"



2 BUILDING C1-2 SOUTH ELEVATION

1/8" = 1'-0"



1 BUILDING C1-2 NORTH ELEVATION

1/8" = 1'-0"

BCS Design, Inc.
A Full Service
Architectural Firm
WWW.BCSARCHITECTS.COM
19920 West 161st Street
Olathe, Kansas 66062
Phone: (913) 780-4820
Fax: (913) 780-5088

BUILDING TYPE C1-2 TYPICAL ELEVATIONS

Summit Point Apartments Phase II
504 NE Chipman Road
Lee's Summit, Missouri 64063

STATE OF MISSOURI
JEFFREY H. SHINKLE
NUMBER A-8347
REGISTERED ARCHITECT
2.11.2022
professional seal

PROJECT NO. : 2021-08
DATE : 01.15.2022
DRAWN BY : BCS STAFF
REVIEWED BY :

REVISED:

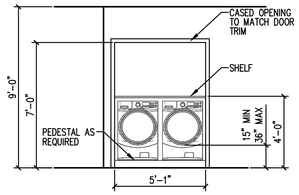
Permit Set

© BCS Design, Inc. 2022
This drawing is COPYRIGHTED work by BCS Design, Inc. in either electronic or printed form. This drawing may not be photographed, traced, printed or copied in any manner without the written permission of BCS Design, Inc.

SHEET NO.

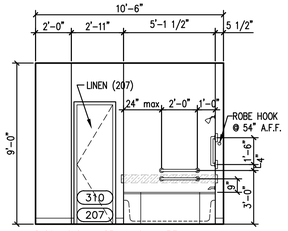
A205

copyright © 2022



LAUNDRY 112, 216, 305 - ADA

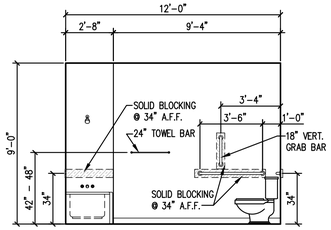
19 ROOM ELEVATION
1/4" = 1'-0"



BLOCKING SHALL BE MIN. 2 X 4 FIT
BETWEEN STUDS. ATTACH W/ 4 #10 NAILS
BATH 205, 310 - ADA

ACCESSIBILITY NOTES:
GRAB BARS PER ANSI 117.1 604.5
FOR WATER CLOSETS

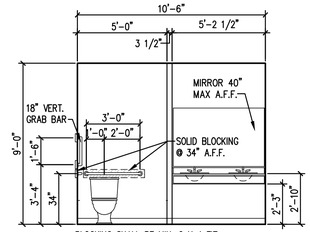
18 ROOM ELEVATION
1/4" = 1'-0"



BLOCKING SHALL BE MIN. 2 X 4 FIT
BETWEEN STUDS. ATTACH W/ 4 #10 NAILS
BATH 205, 310 - ADA

GRAB BARS PER ANSI 117.1 604.5
FOR WATER CLOSETS
GRAB BARS PER ANSI 117.1 607.4
FOR BATHTUBS

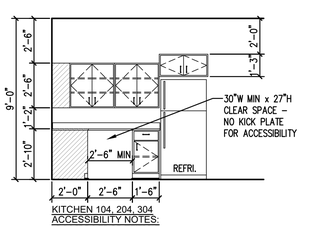
17 ROOM ELEVATION
1/4" = 1'-0"



BLOCKING SHALL BE MIN. 2 X 4 FIT
BETWEEN STUDS. ATTACH W/ 4 #10 NAILS
BATH 205, 310 - ADA

ACCESSIBILITY NOTES:
UNDER SINK CLEAR SPACE - 30" W MIN x 27" MAX H
NO KICK PLATE - NO DOOR GRAB BARS PER ANSI 117.1 604.5
FOR WATER CLOSETS GRAB BARS PER ANSI 117.1 607.4 FOR BATHTUBS

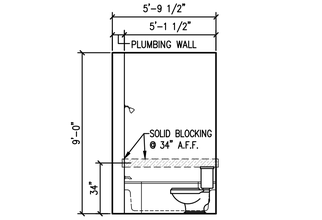
16 ROOM ELEVATION
1/4" = 1'-0"



BLOCKING SHALL BE MIN. 2 X 4 FIT
BETWEEN STUDS. ATTACH W/ 4 #10 NAILS
BATH 109, 214 - ADA

ACCESSIBILITY NOTES:
GRAB BARS PER ANSI 117.1.604.5
FOR WATER CLOSETS

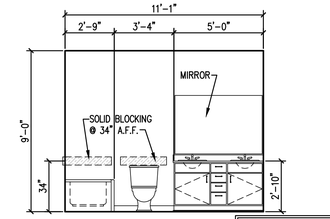
15 ROOM ELEVATION
1/4" = 1'-0"



BLOCKING SHALL BE MIN. 2 X 4 FIT
BETWEEN STUDS. ATTACH W/ 4 #10 NAILS
BATH 109, 214 - ADA

ACCESSIBILITY NOTES:
GRAB BARS PER ANSI 117.1.604.5
FOR WATER CLOSETS

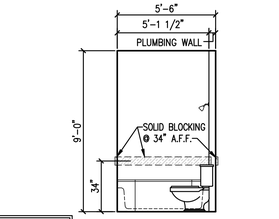
14 ROOM ELEVATION
1/4" = 1'-0"



BLOCKING SHALL BE MIN. 2 X 4 FIT
BETWEEN STUDS. ATTACH W/ 4 #10 NAILS
BATH 109, 214 - ADA

ACCESSIBILITY NOTES:
UNDER SINK CLEAR SPACE - 30" W MIN x 27" MAX H
NO KICK PLATE - NO DOOR GRAB BARS PER
ANSI 117.1 604.5 - FOR WATER CLOSETS GRAB
BARS PER ANSI 117.1 607.4
FOR BATHTUBS

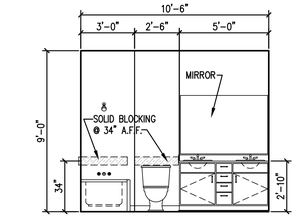
13 ROOM ELEVATION
1/4" = 1'-0"



KITCHEN 104, 204, 304

ACCESSIBILITY NOTES:
UNDER SINK CLEAR SPACE - 30" W MIN x
27" MAX H - NO KICK PLATE - NO DOOR

12 ROOM ELEVATION
1/4" = 1'-0"



KITCHEN 104, 204, 304

ACCESSIBILITY NOTES:
STOVE TO HAVE FRONT CONTROLS - THE
VENT HOOD MUST HAVE CONTROLS AT
48" A.F.F. - THE MICROWAVE SHALL BE
BUILT IN AS INDICATED: PROVIDE POWER
FOR MICROWAVE IN OPENING. PROVIDE
ADDITIONAL SWITCH FOR HOOD IN
LOCATION INDICATED

11 ROOM ELEVATION
1/4" = 1'-0"

KITCHEN 104, 204, 304

ACCESSIBILITY NOTES:
REFRIGERATOR MUST
BE COUNTER TOP DEPTH AND CONTAIN
AT LEAST 50 PERCENT OF THE FREEZER
COMPARTMENT SHELVES, INCLUDING THE BOTTOM
OF THE FREEZER 54" MAXIMUM ABOVE THE FLOOR WHEI
THE SHELVES ARE INSTALLED AT THE MAXIMUM
HEIGHTS POSSIBLE IN THE COMPARTMENT.

10 ROOM ELEVATION
1/4" = 1'-0"

BATH 109, 214, 308

BLOCKING SHALL BE MIN. 2 X 4 FIT
BETWEEN STUDS. ATTACH W/ 4 #10 NAILS

9 ROOM ELEVATION
1/4" = 1'-0"

BATH 308

BLOCKING SHALL BE MIN. 2 X 4 FIT
BETWEEN STUDS. ATTACH W/ 4 #10 NAILS

NOTE:
GENERAL CONTRACTOR TO PROVIDE
ALLOWANCE FOR 4" WIRE DRAWER AND CABINET
PULLS: G.C. TO INSTALL PULLS AS
SELECTED BY ARCHITECT FROM SAMPLES
PROVIDED BY G.C.

8 ROOM ELEVATION
1/4" = 1'-0"

BATH 205, 310

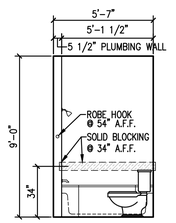
BLOCKING SHALL BE MIN. 2 X 4 FIT
BETWEEN STUDS. ATTACH W/ 4 #10 NAILS

7 ROOM ELEVATION
1/4" = 1'-0"

BATH 205, 310

BLOCKING SHALL BE MIN. 2 X 4 FIT
BETWEEN STUDS. ATTACH W/ 4 #10 NAILS

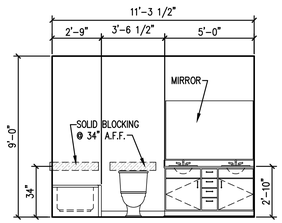
6 ROOM ELEVATION
1/4" = 1'-0"



BATH 109, 214

BLOCKING SHALL BE MIN. 2 X 4 FIT
BETWEEN STUDS. ATTACH W/ 4 #10 NAILS

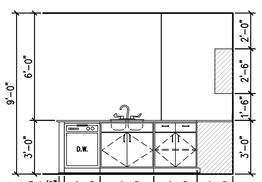
5 ROOM ELEVATION
1/4" = 1'-0"



BATH 109, 214

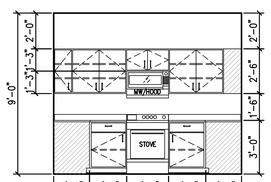
BLOCKING SHALL BE MIN. 2 X 4 FIT
BETWEEN STUDS. ATTACH W/ 4 #10 NAILS

4 ROOM ELEVATION
1/4" = 1'-0"



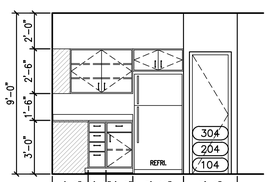
KITCHEN 104, 204, 304

3 ROOM ELEVATION
1/4" = 1'-0"



KITCHEN 104, 204, 304

2 ROOM ELEVATION
1/4" = 1'-0"



KITCHEN 104, 204, 304

*NOTE: WIRE SHELVING IN PANTRY @24 O.C.

1 ROOM ELEVATION
1/4" = 1'-0"

BCS Design, Inc.
A Full Service
Architectural Firm
WWW.BCSARCHITECTS.COM
19920 West 161st Street
Olathe, Kansas 66062
Phone: (913) 780-4820
Fax: (913) 780-5088

Summit Point Apartments Phase II
504 NE Chipman Road
Lee's Summit, Missouri 64063

Permit Set

STATE OF MISSOURI
JEFFREY H. SHINKLE
NUMBER A-8347
REGISTERED ARCHITECT
2.11.2022
professional seal

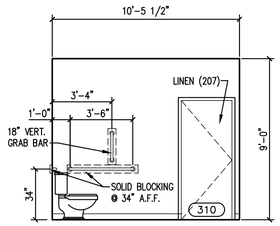
PROJECT NO. : 2021-08
DATE : 01.15.2022
DRAWN BY : BCS STAFF
REVIEWED BY :

REVISED:

© BCS Design, Inc. 2022
This drawing is COPYRIGHTED work by BCS Design, Inc. in either electronic or printed form. This drawing may not be photographed, traced, printed or copied in any manner without the written permission of BCS Design, Inc.

SHEET NO.
A206
copyright © 2022

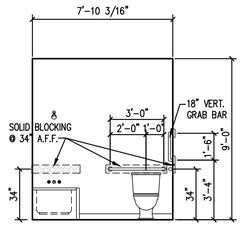
NOTE:
GENERAL CONTRACTOR TO PROVIDE ALLOWANCE FOR 4" WIRE DRAWER AND CABINET PULLS: G.C. TO INSTALL PULLS AS SELECTED BY ARCHITECT FROM SAMPLES PROVIDED BY G.C.



BLOCKING SHALL BE MIN. 2 X 4 FIT BETWEEN STUDS. ATTACH W/ 4 #10 NAILS
BATH 310 - ADA

ACCESSIBILITY NOTES:
GRAB BARS PER ANSI 117.1 604.5
FOR WATER CLOSETS

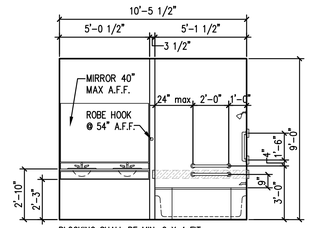
9 ROOM ELEVATION
1/4" = 1'-0"



BLOCKING SHALL BE MIN. 2 X 4 FIT BETWEEN STUDS. ATTACH W/ 4 #10 NAILS
BATH 310 - ADA

GRAB BARS PER ANSI 117.1 604.5
FOR WATER CLOSETS
GRAB BARS PER ANSI 117.1 607.4
FOR BATHTUBS

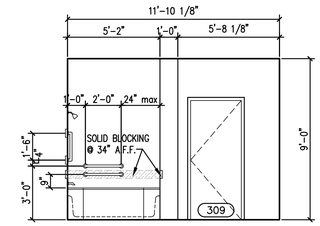
8 ROOM ELEVATION
1/4" = 1'-0"



BLOCKING SHALL BE MIN. 2 X 4 FIT BETWEEN STUDS. ATTACH W/ 4 #10 NAILS
BATH 310 - ADA

ACCESSIBILITY NOTES:
UNDER SINK CLEAR SPACE - 30" W MIN x 27" MAX H
NO KICK PLATE - NO DOOR GRAB BARS PER ANSI 117.1 604.5
FOR WATER CLOSETS GRAB BARS PER ANSI 117.1 607.4 FOR BATHTUBS

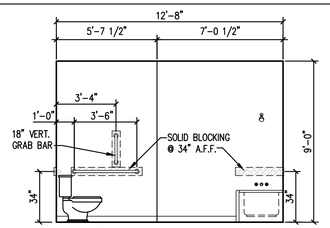
7 ROOM ELEVATION
1/4" = 1'-0"



BLOCKING SHALL BE MIN. 2 X 4 FIT BETWEEN STUDS. ATTACH W/ 4 #10 NAILS
BATH 308 - ADA

ACCESSIBILITY NOTES:
GRAB BARS PER ANSI 117.1.604.5
FOR WATER CLOSETS

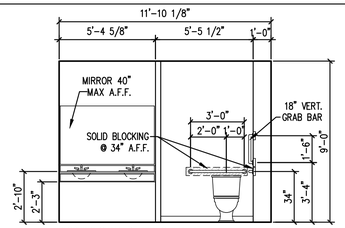
6 ROOM ELEVATION
1/4" = 1'-0"



BLOCKING SHALL BE MIN. 2 X 4 FIT BETWEEN STUDS. ATTACH W/ 4 #10 NAILS
BATH 308 - ADA

ACCESSIBILITY NOTES:
GRAB BARS PER ANSI 117.1.604.5
FOR WATER CLOSETS

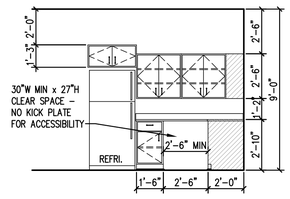
5 ROOM ELEVATION
1/4" = 1'-0"



BLOCKING SHALL BE MIN. 2 X 4 FIT BETWEEN STUDS. ATTACH W/ 4 #10 NAILS
BATH 308 - ADA

ACCESSIBILITY NOTES:
UNDER SINK CLEAR SPACE - 30" W MIN x 27" MAX H
NO KICK PLATE - NO DOOR GRAB BARS PER ANSI 117.1 604.5 - FOR WATER CLOSETS GRAB BARS PER ANSI 117.1 607.4
FOR BATHTUBS

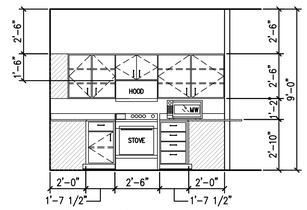
4 ROOM ELEVATION
1/4" = 1'-0"



KITCHEN 304 - ADA

ACCESSIBILITY NOTES:
REFRIGERATOR MUST HAVE ACCESS AT 48" A.F.F.

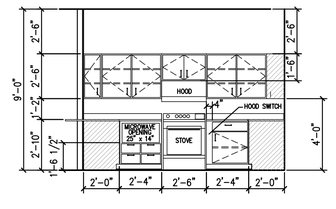
3 ROOM ELEVATION
1/4" = 1'-0"



KITCHEN 304 - ADA

ACCESSIBILITY NOTES:
STOVE TO HAVE FRONT CONTROLS - THE VENT HOOD MUST HAVE CONTROLS AT 48" A.F.F. - THE MICROWAVE MUST BE ON COUNTERTOP

2 ROOM ELEVATION
1/4" = 1'-0"



KITCHEN 304 - ADA

ACCESSIBILITY NOTES:
UNDER SINK CLEAR SPACE - 30" W MIN x 27" MAX H - NO KICK PLATE - NO DOOR

1 ROOM ELEVATION
1/4" = 1'-0"

BCS Design, Inc.
A Full Service Architectural Firm
WWW.BCSARCHITECTS.COM
19920 West 161st Street
Olathe, Kansas 66062
Phone: (913) 780-4820
Fax: (913) 780-5088

Summit Point Apartments Phase II

504 NE Chipman Road
Lee's Summit, Missouri 64063

JEFFREY H. SHINKLE NUMBER A-8347 REGISTERED ARCHITECT
2.18.2022
professional seal

Permit Set

PROJECT NO. : 2021-08
DATE : 01.15.2022
DRAWN BY : BCS STAFF
REVIEWED BY :

REVISED:

© BCS Design, Inc. 2022
This drawing is COPYRIGHTED work by BCS Design, Inc. in either electronic or printed form. This drawing may not be photographed, traced, printed or copied in any manner without the written permission of BCS Design, Inc.

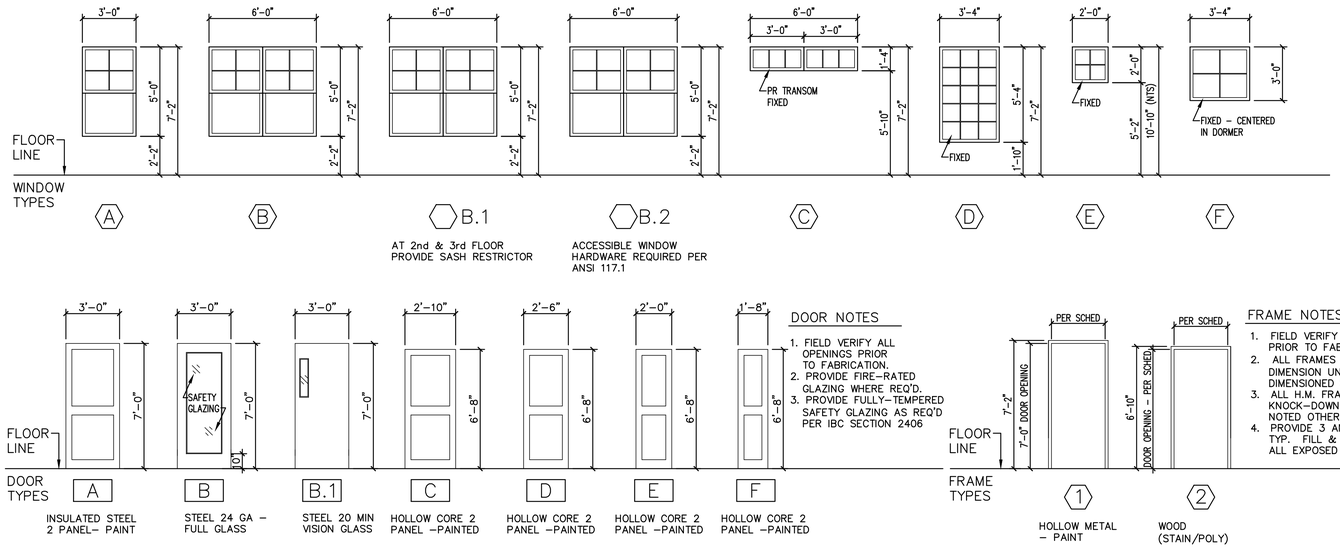
SHEET NO.
A207
copyright © 2022

BUILDING DOOR SCHEDULE

MARK	SIZE	ELEV	RATING	MATERIALS	GLAZING	NOTES
C100	3'-0" X 7'-0" X 1-3/4"	1B/A208		FULL GLASS	TEMPERED	STEEL FRAME ALUM. THRESHOLD
C101	3'-0" X 7'-0" X 1-3/4"	1B/A208		FULL GLASS	TEMPERED	STEEL FRAME ALUM. THRESHOLD
C102	3'-0" X 7'-0" X 1-3/4"	1B/A208		FULL GLASS	TEMPERED	STEEL FRAME ALUM. THRESHOLD
C103	3'-0" X 7'-0" X 1-3/4"	1B/A208		FULL GLASS	TEMPERED	STEEL FRAME ALUM. THRESHOLD
C104	3'-0" X 7'-0" X 1-3/4"	1B.1/A208	20 MIN.	HM; PAINT W/ VISION GL	NONE	SMOKE GASKET, CLOSER, PANIC HARDWARE
C105	3'-0" X 7'-0" X 1-3/4"	1B.1/A208	20 MIN.	HM; PAINT W/ VISION GL	NONE	SMOKE GASKET, CLOSER, PANIC HARDWARE
C106	3'-0" X 7'-0" X 1-3/4"	1B.1/A208	20 MIN.	HM; PAINT W/ VISION GL	NONE	SMOKE GASKET, CLOSER, PANIC HARDWARE
C107	3'-0" X 7'-0" X 1-3/4"	1B.1/A208	20 MIN.	HM; PAINT W/ VISION GL	NONE	SMOKE GASKET, CLOSER, PANIC HARDWARE
C108	3'-0" X 7'-0" X 1-3/4"	1A/A208		INSUL HM	NONE	STEEL FRAME ALUM. THRESHOLD
C200	3'-0" X 7'-0" X 1-3/4"	1B.1/A208	20 MIN.	HM; PAINT W/ VISION GL	NONE	SMOKE GASKET, CLOSER, PANIC HARDWARE
C201	3'-0" X 7'-0" X 1-3/4"	1B.1/A208	20 MIN.	HM; PAINT W/ VISION GL	NONE	SMOKE GASKET, CLOSER, PANIC HARDWARE
C202	3'-0" X 7'-0" X 1-3/4"	1B.1/A208	20 MIN.	HM; PAINT W/ VISION GL	NONE	SMOKE GASKET, CLOSER, PANIC HARDWARE
C203	3'-0" X 7'-0" X 1-3/4"	1B.1/A208	20 MIN.	HM; PAINT W/ VISION GL	NONE	SMOKE GASKET, CLOSER, PANIC HARDWARE

NOTES:
1. ALL DOORS, FRAMES AND HARDWARE SHALL BE PROVIDED BY CM
2. ALL ENTRY DOORS TO HAVE LEVER HANDLE DOOR KNOBS, AS ARE ALL DOORS (INTERIOR AND ENTRY) IN ACCESSIBLE UNITS
3. DOOR NUMBERS C200, C201, C202 AND C203 WILL BE REPEATED ON THE THIRD LEVEL CORRIDOR

4 BUILDING DOOR SCHEDULE



DOOR NOTES

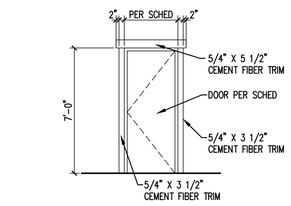
1. FIELD VERIFY ALL OPENINGS PRIOR TO FABRICATION.
2. PROVIDE FIRE-RATED GLAZING WHERE REQ'D.
3. PROVIDE FULLY-TEMPERED SAFETY GLAZING AS REQ'D PER IBC SECTION 2406

FRAME NOTES

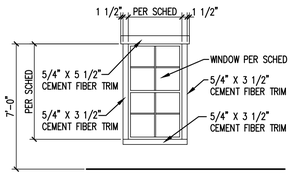
1. FIELD VERIFY ALL OPENINGS PRIOR TO FABRICATION.
2. ALL FRAMES HAVE 2" FACE DIMENSION UNLESS NOTED/ DIMENSIONED OTHERWISE.
3. ALL H.M. FRAMES ARE TO BE KNOCK-DOWN METAL, UNLESS NOTED OTHERWISE.
4. PROVIDE 3 ANCHORS PER JAMB, TYP. FILL & GRIND SMOOTH ALL EXPOSED FASTENERS.

3 DOOR, FRAME & WINDOW TYPES

1/4" = 1'-0"



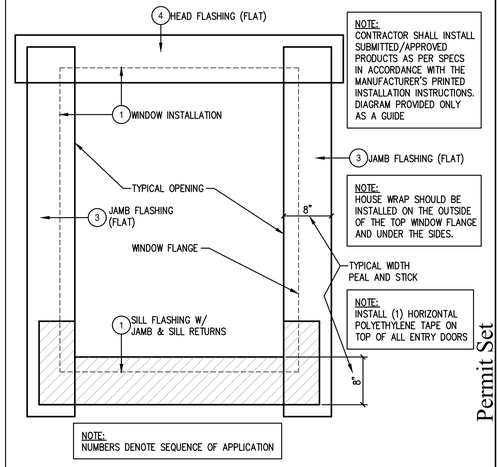
TYPICAL FRAME/TRIM @ DOORS



TYPICAL FRAME/TRIM @ WINDOWS

2 FRAME/TRIM DETAIL

1/4" = 1'-0"



1 WINDOW FLASHING

NTS

BCS Design, Inc.
A Full Service Architectural Firm
WWW.BCSARCHITECTS.COM
19920 West 161st Street
Olathe, Kansas 66062
Phone: (913) 780-4820
Fax: (913) 780-5088

APARTMENT BUILDINGS

Summit Point Apartments Phase II

504 NE Chipman Road
Lee's Summit, Missouri 64063

STATE OF MISSOURI
JEFFREY H. SHINKLE
NUMBER A-8347
REGISTERED ARCHITECT
2.18.2022
professional seal

PROJECT NO. : 2021-08
DATE : 01.15.2022
DRAWN BY : BCS STAFF
REVIEWED BY :

REVISED:

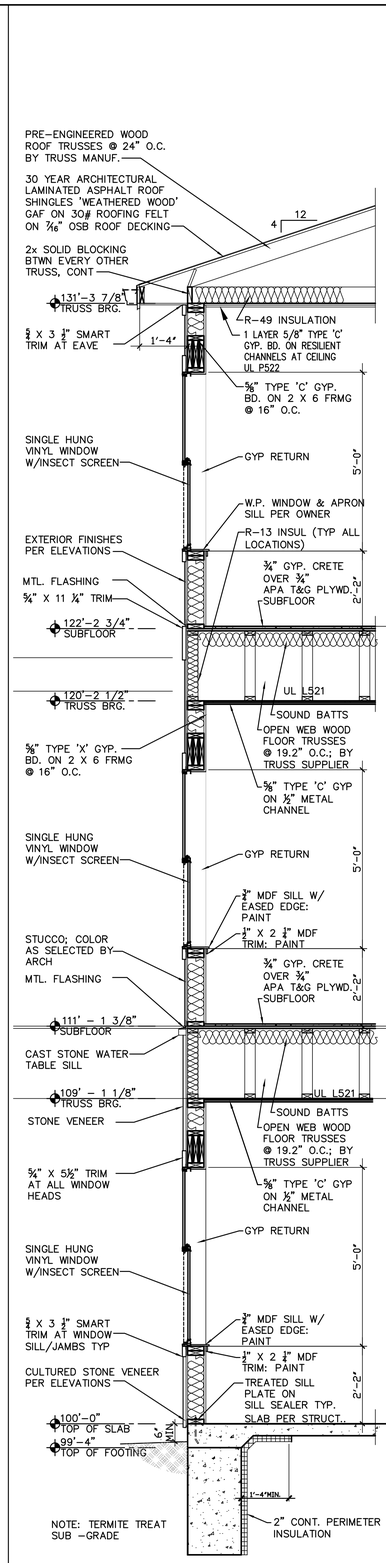
Permit Set

© BCS Design, Inc. 2022
This drawing is COPYRIGHTED work by BCS Design, Inc. in either electronic or printed form. This drawing may not be photographed, traced, printed or copied in any manner without the written permission of BCS Design, Inc.

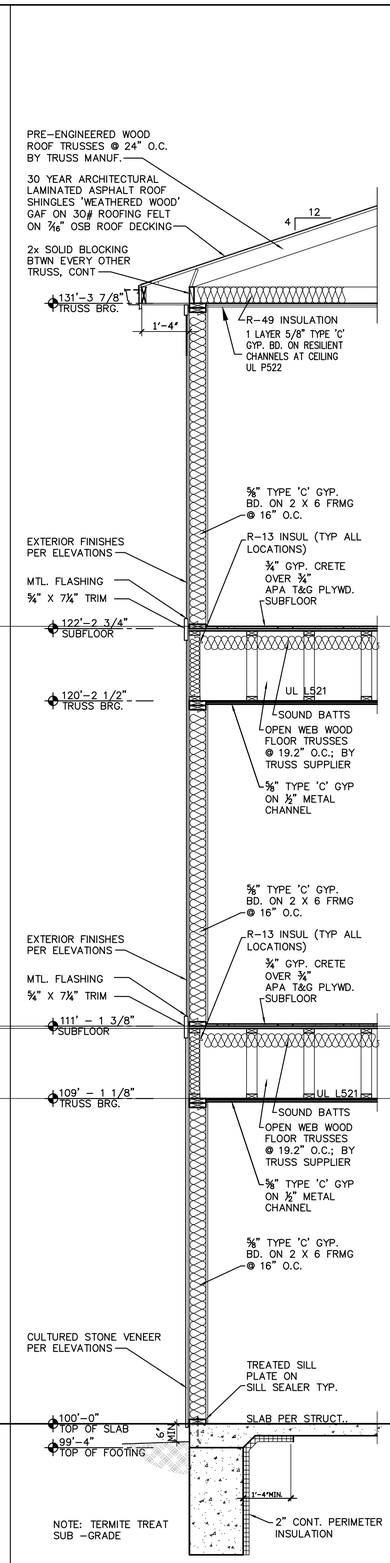
SHEET NO.

A208

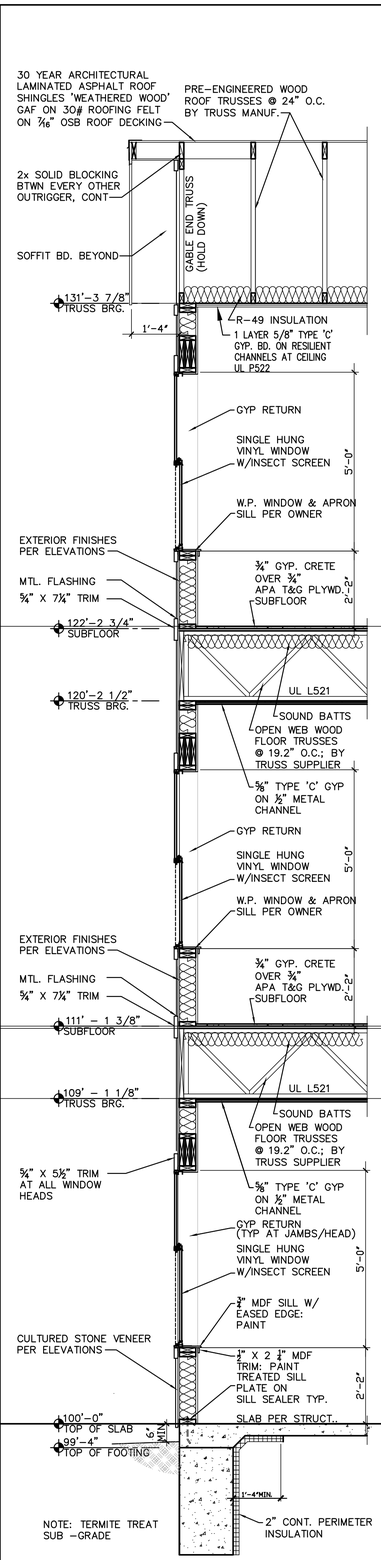
copyright © 2022



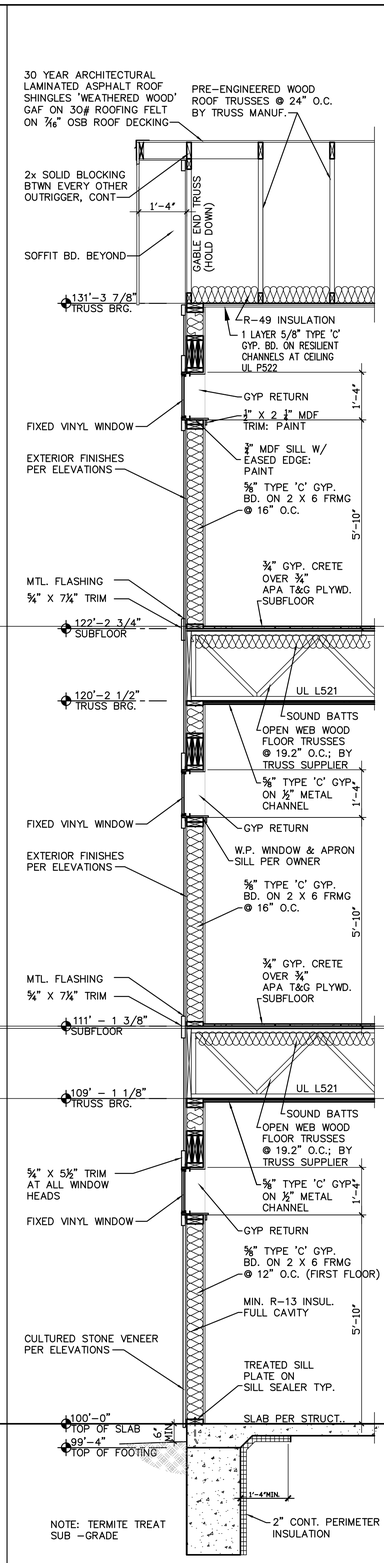
5 WALL SECTION
1/2" = 1'-0"



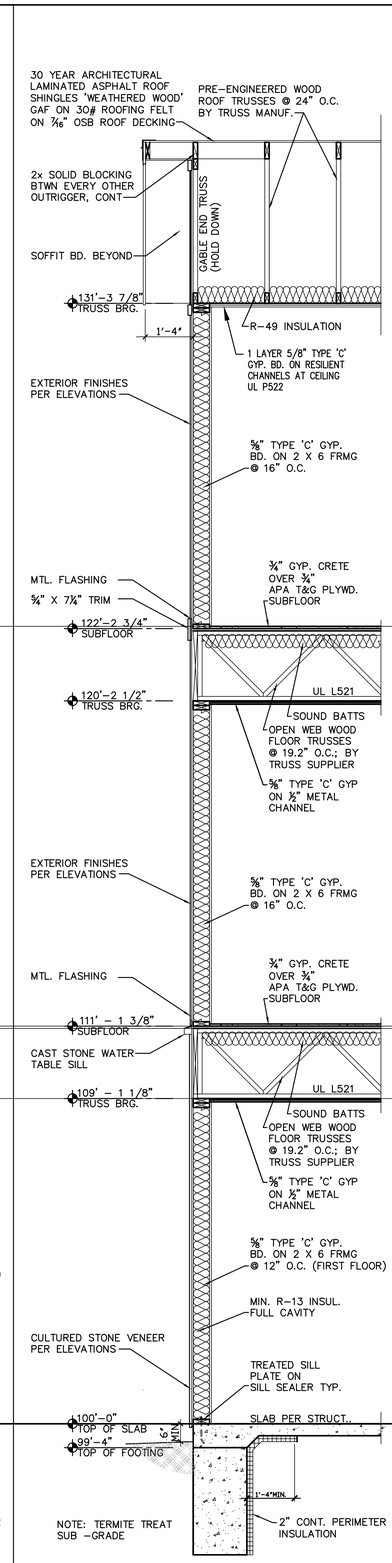
4 WALL SECTION
1/2" = 1'-0"



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



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



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

Permit Set

BCS Design, Inc.
A Full Service Architectural Firm
WWW.BCSARCHITECTS.COM
19920 West 161st Street
Olathe, Kansas 66062
Phone: (913) 780-4820
Fax: (913) 780-5088

Summit Point Apartments Phase II
504 NE Chipman Road
Lee's Summit, Missouri 64063

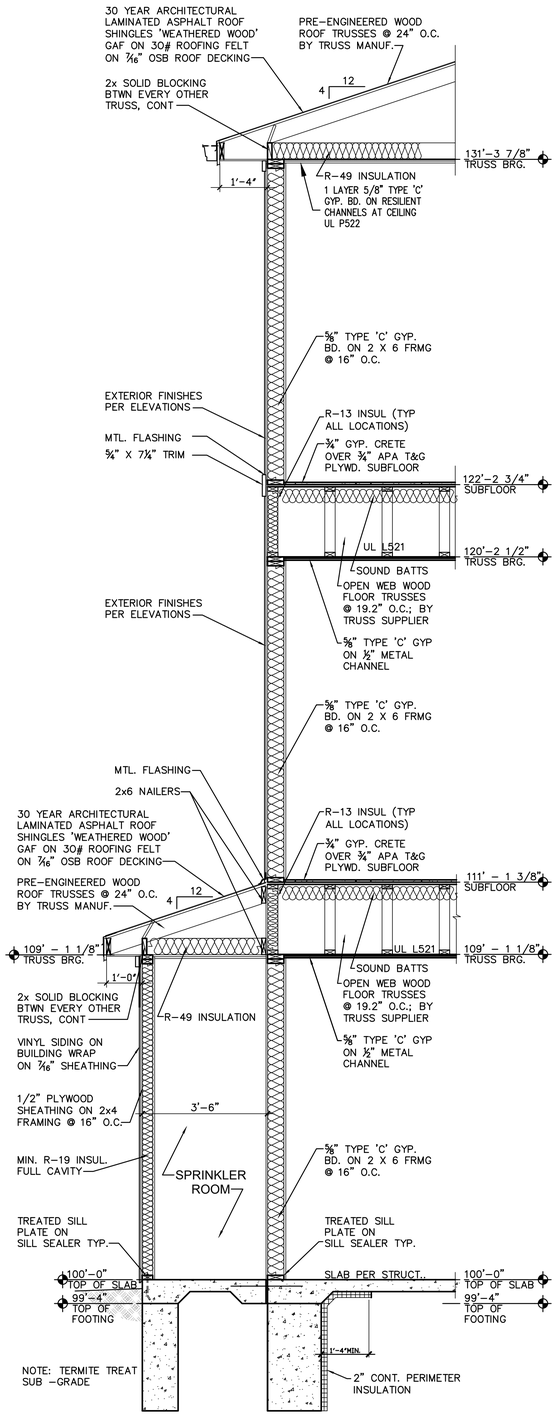
STATE OF MISSOURI
JEFFREY H. SHINKLE
NUMBER A-8347
REGISTERED ARCHITECT
2.18.2022
professional seal

PROJECT NO. : 2021-08
DATE : 01.15.2022
DRAWN BY : BCS STAFF
REVIEWED BY :

REVISED:

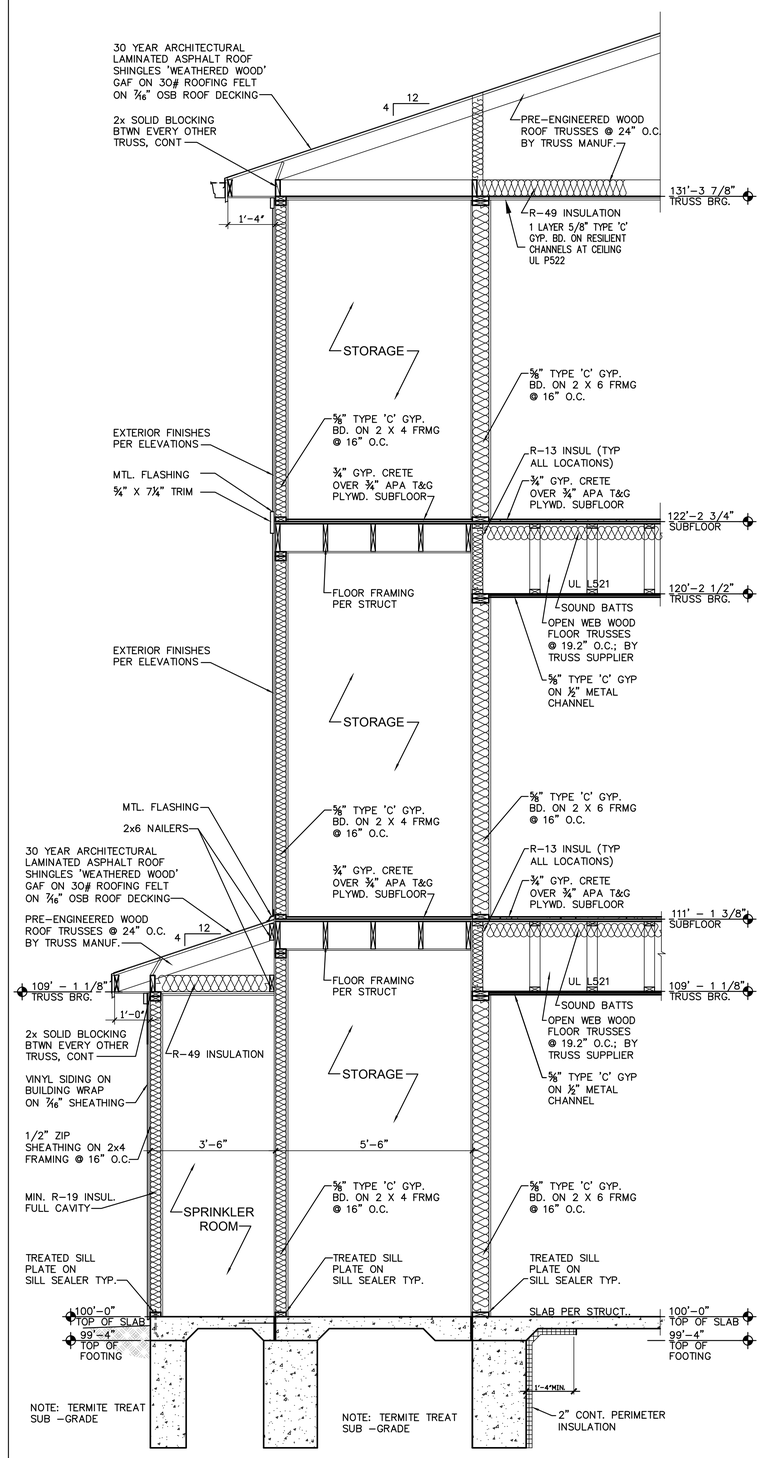
© BCS Design, Inc. 2022
This drawing is COPYRIGHTED work by BCS Design, Inc. in either electronic or printed form. This drawing may not be photographed, traced, printed or copied in any manner without the written permission of BCS Design, Inc.

SHEET NO.
A300
copyright © 2022



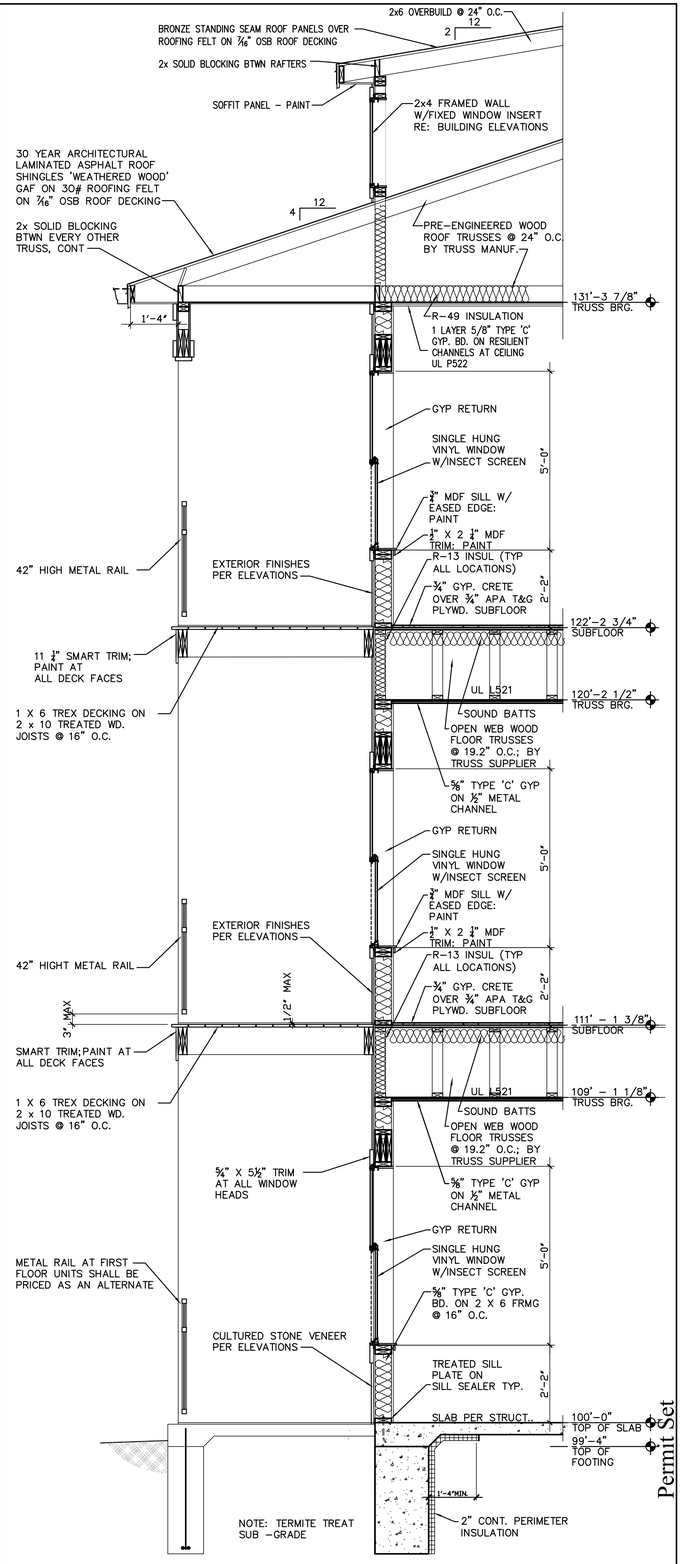
3 WALL SECTION

1/2" = 1'-0"



2 WALL SECTION

1/2" = 1'-0"



1 WALL SECTION

1/2" = 1'-0"

BCS Design, Inc.
A Full Service Architectural Firm
WWW.BCSARCHITECTS.COM
19920 West 161st Street
Olathe, Kansas 66062
Phone: (913) 780-4820
Fax: (913) 780-5088

Summit Point Apartments Phase II

504 NE Chipman Road
Lee's Summit, Missouri 64063

STATE OF MISSOURI
JEFFREY H. SHINKLE
NUMBER A-8347
REGISTERED ARCHITECT
2.14.2022
professional seal

PROJECT NO. : 2021-08
DATE : 01.15.2022
DRAWN BY : BCS STAFF
REVIEWED BY :

REVISED:

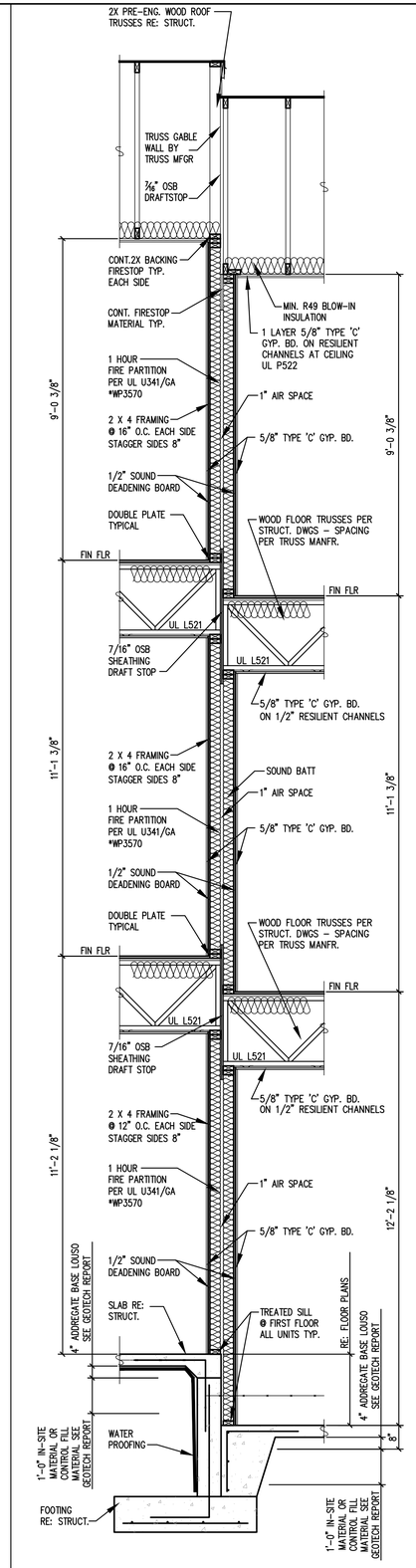
Permit Set

© BCS Design, Inc. 2022
This drawing is COPYRIGHTED work by BCS Design, Inc. in either electronic or printed form. This drawing may not be photographed, traced, printed or copied in any manner without the written permission of BCS Design, Inc.

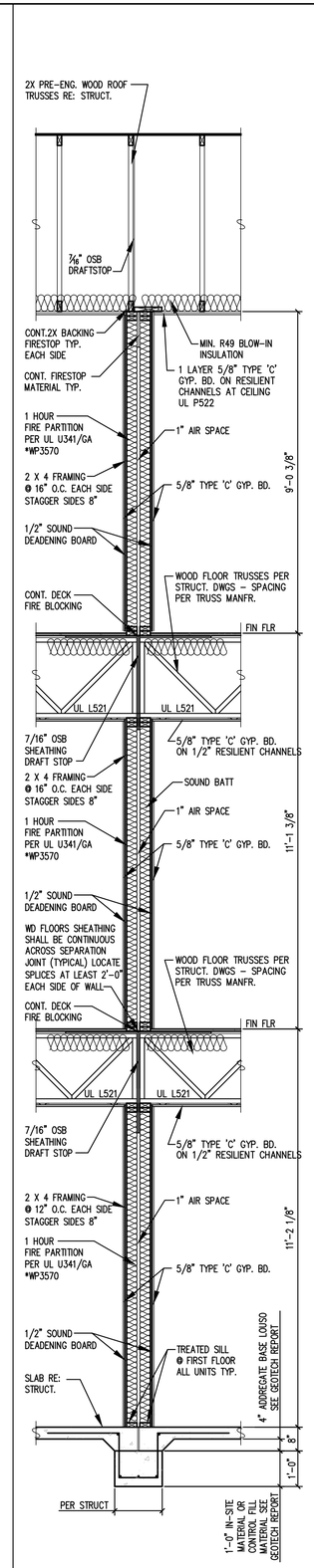
SHEET NO.

A301

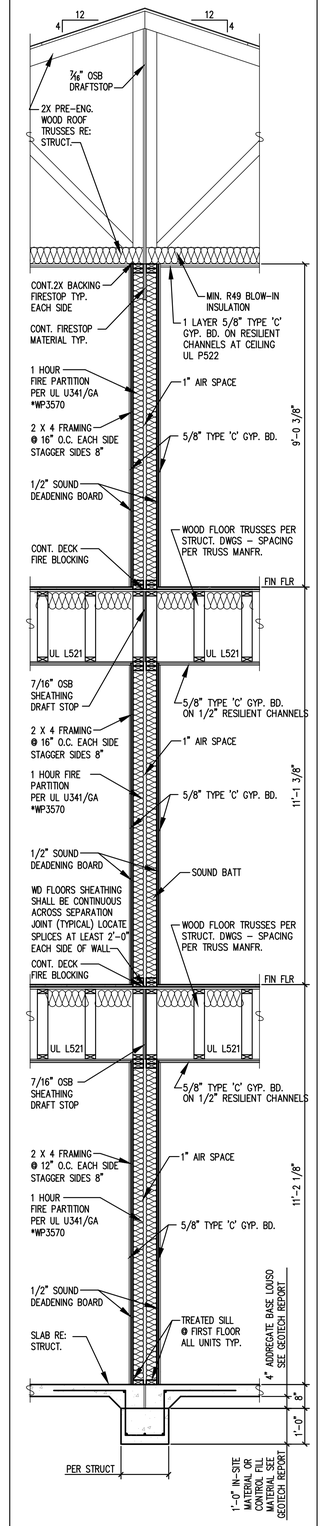
copyright © 2022



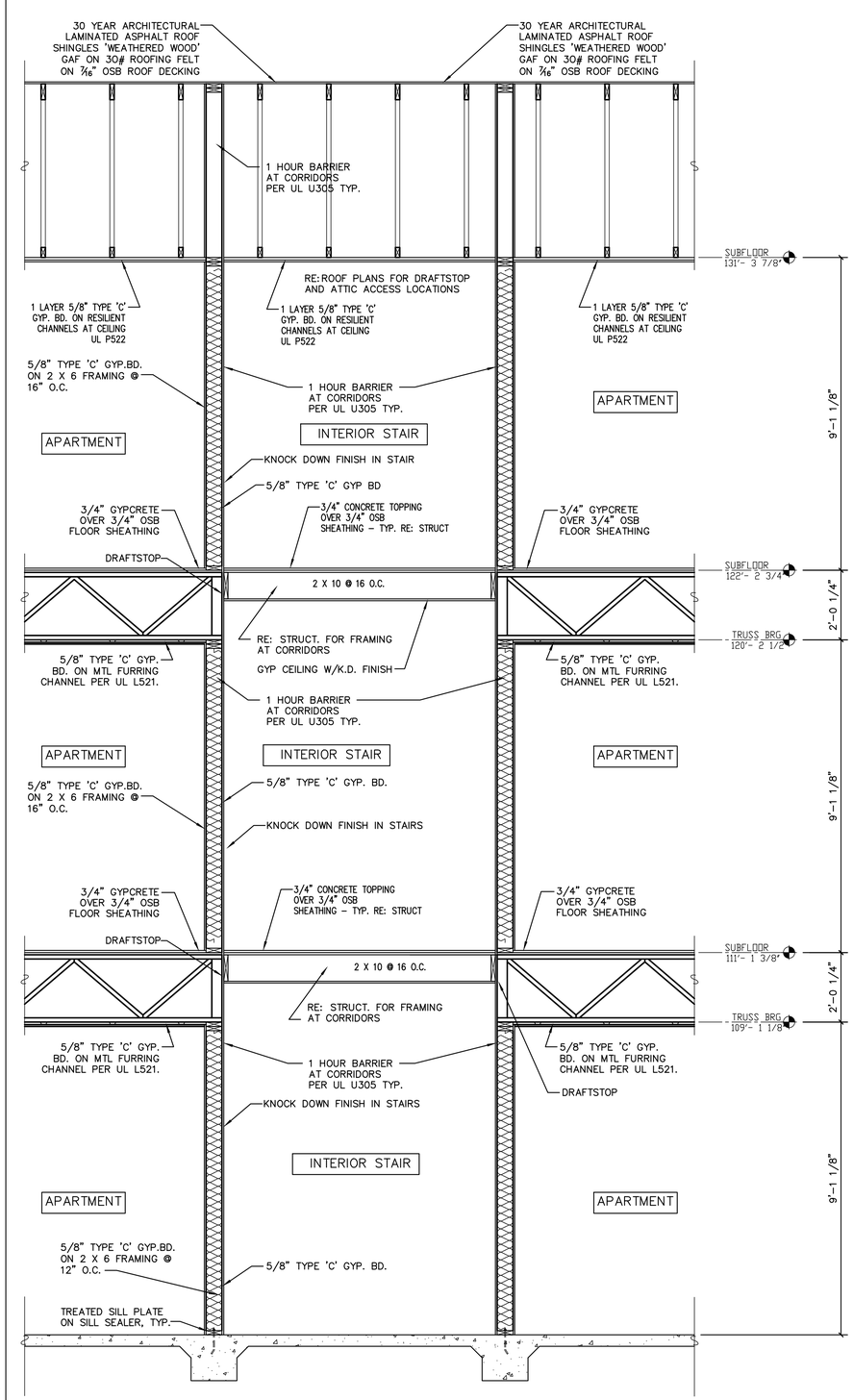
4 WALL SECTION
1/2" = 1'-0"



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



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



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

BCS Design, Inc.
A Full Service Architectural Firm
WWW.BCSARCHITECTS.COM
19920 West 161st Street
Olathe, Kansas 66062
Phone: (913) 780-4820
Fax: (913) 780-5088

Summit Point Apartments Phase II

504 NE Chipman Road
Lee's Summit, Missouri 64063

Permit Set

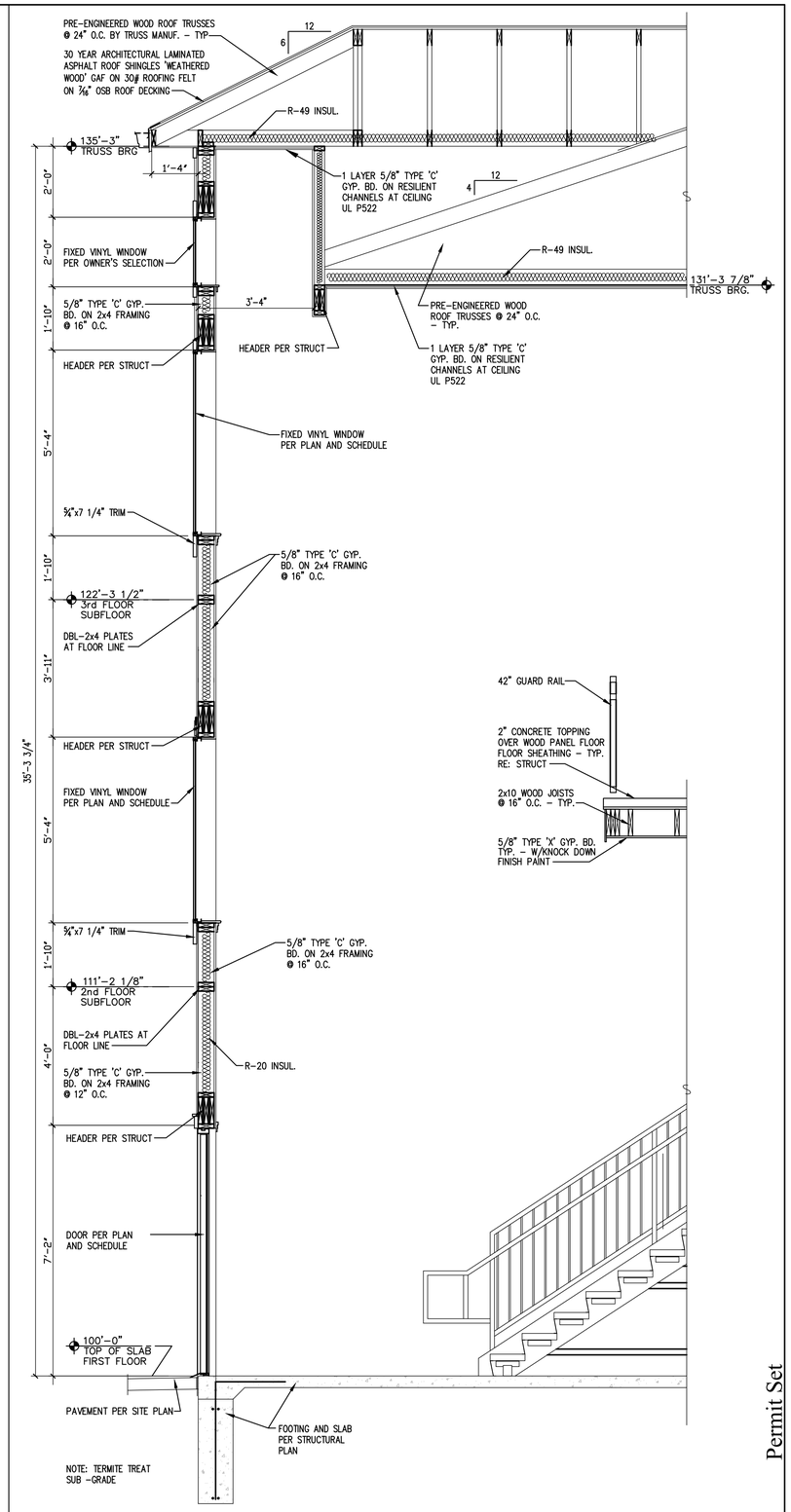
STATE OF MISSOURI
JEFFREY H. SHINKLE
NUMBER A-8347
REGISTERED ARCHITECT
2.11.2022
professional seal

PROJECT NO. : 2021-08
DATE : 01.15.2022
DRAWN BY : BCS STAFF
REVIEWED BY :

REVISED:

© BCS Design, Inc. 2022
This drawing is COPYRIGHTED work by BCS Design, Inc. in either electronic or printed form. This drawing may not be photographed, traced, printed or copied in any manner without the written permission of BCS Design, Inc.

SHEET NO.
A302
copyright © 2022



1 WALL SECTION

1/2" = 1'-0"

BCS Design, Inc.
A Full Service Architectural Firm
WWW.BCSARCHITECTS.COM
19920 West 161st Street
Olathe, Kansas 66062
Phone: (913) 780-4820
Fax: (913) 780-5088

Summit Point Apartments Phase II

504 NE Chipman Road

Lee's Summit, Missouri 64063

STATE OF MISSOURI
JEFFREY H. SHINKLE
NUMBER A-8347
REGISTERED ARCHITECT
2.11.2022
professional seal

PROJECT NO. : 2021-08
DATE : 01.15.2022
DRAWN BY : BCS STAFF
REVIEWED BY :

REVISED:

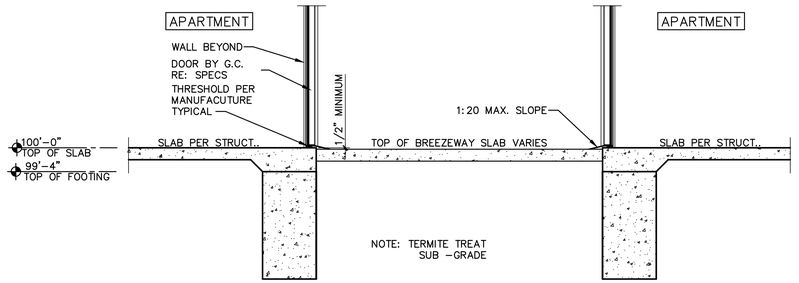
Permit Set

© BCS Design, Inc. 2022
This drawing is COPYRIGHTED work by BCS Design, Inc. in other electronic or printed form. This drawing may not be photographed, traced, printed or copied in any manner without the written permission of BCS Design, Inc.

SHEET NO.

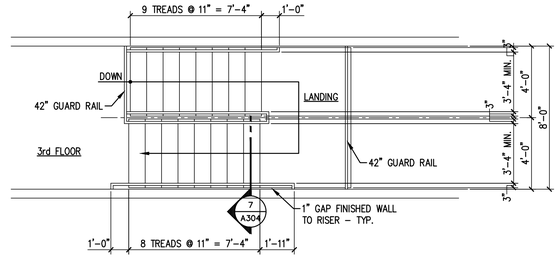
A303

copyright © 2022



10 THRESHOLD DETAIL

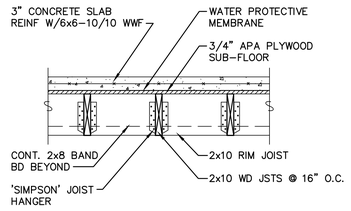
1/2" = 1'-0"



3 STAIR PLAN, SWITCHBACK

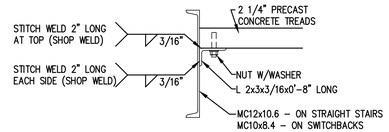
1/4" = 1'-0"

3-STORY - 2nd to 3rd Story



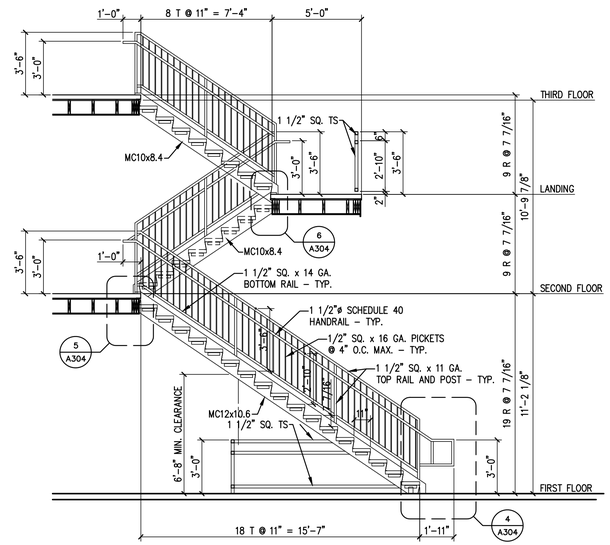
9 SECTION

3/4" = 1'-0"



8 SECTION

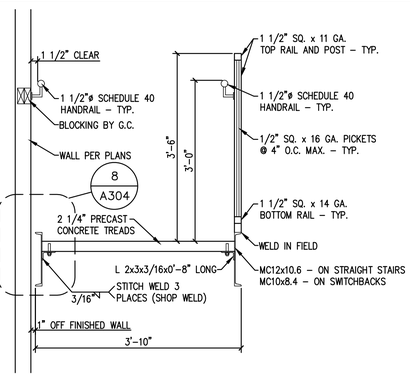
1 1/2" = 1'-0"



2 TYP. STAIR PROFILE

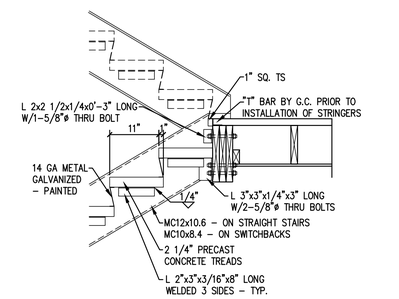
1/4" = 1'-0"

3-STORY



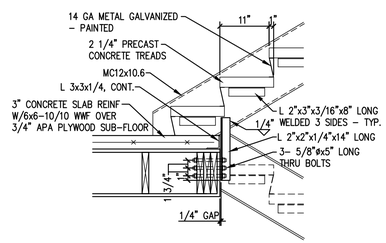
7 SECTION

3/4" = 1'-0"



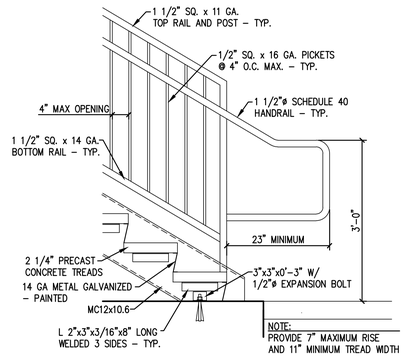
6 SECTION

3/4" = 1'-0"



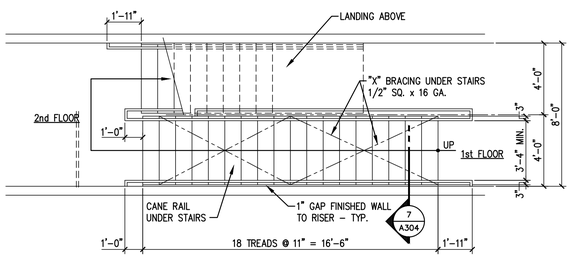
5 SECTION

3/4" = 1'-0"



4 SECTION

3/4" = 1'-0"



1 STAIR PLAN, STRAIGHT

1/4" = 1'-0"

3-STORY - 1st to 2nd Story

BCS Design, Inc.
A Full Service
Architectural Firm
WWW.BCSARCHITECTS.COM
19920 West 161st Street
Olathe, Kansas 66062
Phone: (913) 780-4820
Fax: (913) 780-5088

STAIR PROFILES & PLANS; STAIR DETAILS

Summit Point Apartments Phase II

504 NE Chipman Road
Lee's Summit, Missouri 64063

STATE OF MISSOURI
JEFFREY H. SHINKLE
NUMBER A-8347
REGISTERED ARCHITECT
2.18.2022
professional seal

Permit Set

PROJECT NO. : 2021-08
DATE : 01.15.2022
DRAWN BY : BCS STAFF
REVIEWED BY :

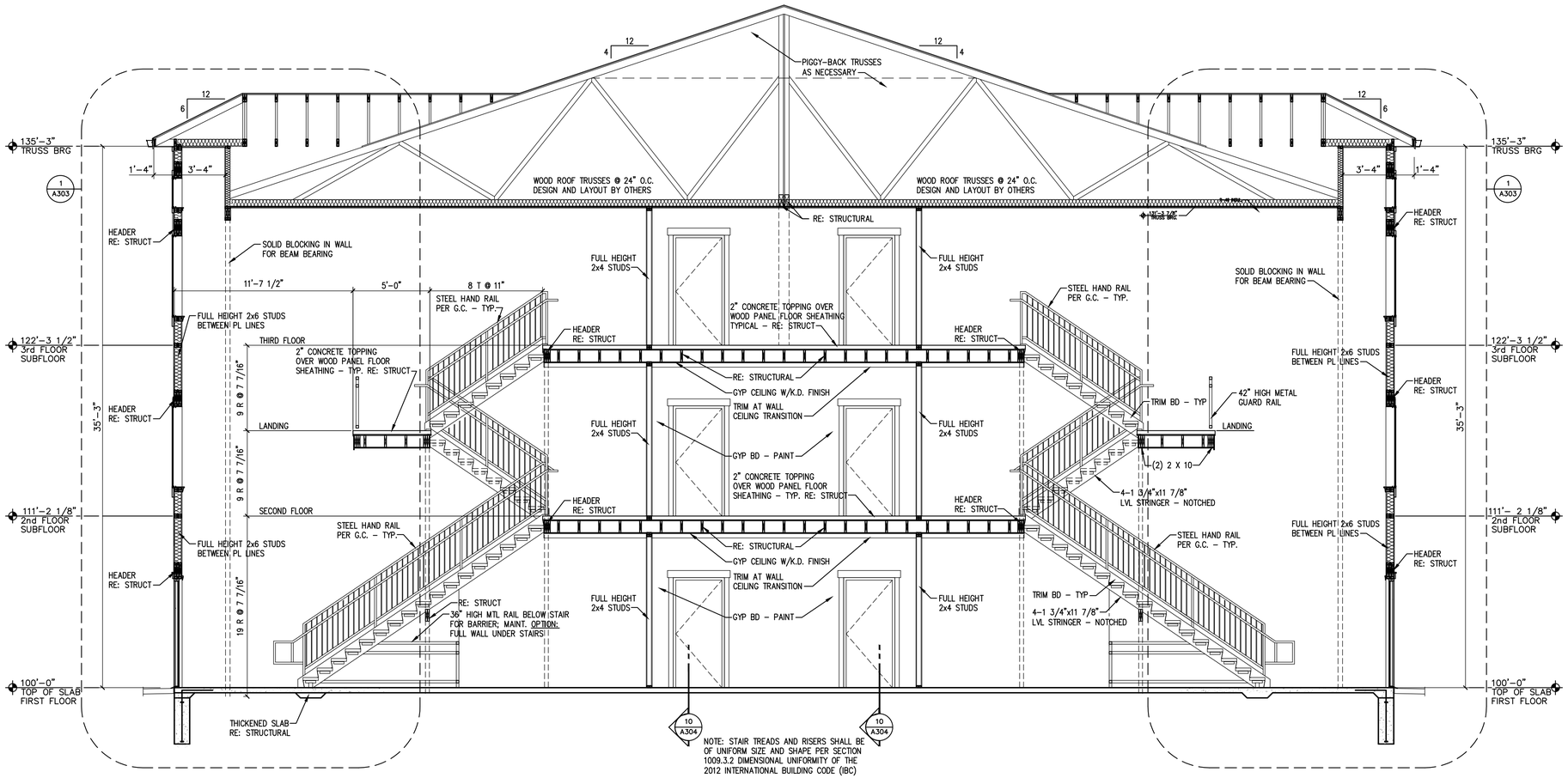
REVISED:

© BCS Design, Inc. 2022
This drawing is COPYRIGHTED work by BCS Design, Inc. in other electronic or printed form. This drawing may not be photographed, traced, printed or copied in any manner without the written permission of BCS Design, Inc.

SHEET NO.

A304

copyright © 2022



1 BUILDING CROSS SECTION AT BREEZEWAY

1/4" = 1'-0"

BCS Design, Inc.
A Full Service
Architectural Firm
WWW.BCSARCHITECTS.COM
19920 West 161st Street
Olathe, Kansas 66062
Phone: (913) 780-4820
Fax: (913) 780-5088

Summit Point Apartments Phase II
504 NE Chipman Road
Lee's Summit, Missouri 64063

Permit Set

JEFFREY H. SHINKLE NUMBER A-8347 REGISTERED ARCHITECT
STATE OF MISSOURI
2.11.2022
professional seal

PROJECT NO. : 2021-08
DATE : 01.15.2022
DRAWN BY : BCS STAFF
REVIEWED BY :

REVISED:

© BCS Design, Inc. 2022
This drawing is COPYRIGHTED work by BCS Design, Inc. in either electronic or printed form. This drawing may not be photographed, traced, printed or copied in any manner without the written permission of BCS Design, Inc.

SHEET NO.
A305
copyright © 2022