ARCH E1.30" x 42"

PROJECT TEAM

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VICINITY MAP

SITE DATA

TOTAL LAND AREA	567,567 SF
TOTAL BUILDING AREA	441,248 SF
TOTAL RESIDENTIAL UNIT COUNT	358
DENSITY (UNITS/ACRE)	27.47 UNITS/ACRE

PROJECT INFORMATION

PROJECT ADDRESS:
SOUTHWEST CORNER OF NORTHEAST TUDOR RD & NORTHEAST DOUGLAS ST
LEE'S SUMMIT, MISSOURI 64086
COUNTY: JACKSON COUNTY

LEGAL DESCRIPTION:
ALL THAT PART OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 48 NORTH, RANGE 31 WEST, IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 2A, NEW LEE'S SUMMIT POLICE AND COURT FACILITY, A SUBDIVISION OF LAND IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI; THENCE N 87°44'22" W, A DISTANCE OF 227.00 FEET; THENCE S 01° 47'50" W, A DISTANCE OF 106.00 FEET; THENCE S 87°44'22" E, A DISTANCE OF 227.10 FEET, TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF NE DOUGLAS STREET, AS NOW ESTABLISHED;; THENCE S 01°47'13" W, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 210.65 FEET; THENCE N 87°44'22" W, A DISTANCE OF 595.16 FEET; THENCE S 01°39'56" W, A DISTANCE OF 98.11 FEET; THENCE N 87°41'50" W, A DISTANCE OF 557.31 FEET, TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF NW COMMERCE DRIVE, AS NOW ESTABLISHED; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE FOR THE FOLLOWING FOUR (4) COURSES; THENCE NORTHEASTERLY ON A CURVE TO THE LEFT, SAID CURVE HAVING AN INITIAL TANGENT BEARING OF N 54°18'46" E, AND A RADIUS OF 280.00 FEET, AN ARC DISTANCE OF 255.67 FEET; THENCE N 01°59'41" E, A DISTANCE OF 86.24 FEET; THENCE N 87° 44'32" W, A DISTANCE OF 5.00 FEET; THENCE N 01°59'47" E, A DISTANCE OF 288.45 FEET, TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF NE TUDOR ROAD, AS NOW ESTABLISHED; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE FOR THE FOLLOWING SEVEN (7) COURSES ; THENCE S 89°24'16" E, A DISTANCE OF 294.23 FEET;; THENCE EASTERLY ON A CURVE TO THE LEFT, SAID CURVE HAVING AN INITIAL TANGENT BEARING OF S 89°24'46" E, AND A RADIUS OF 2055.00 FEET, AN ARC DISTANCE OF 53.07 FEET; THENCE N 89°06'56" E, A DISTANCE OF 401.11 FEET; THENCE S 85°35'40" E, A DISTANCE OF 117.21 FEET; THENCE EASTERLY ON A CURVE TO THE LEFT, SAID CURVE HAVING AN INITIAL TANGENT BEARING OF S 88°24'34" E AND A RADIUS OF 1936.00 FEET, AN ARC DISTANCE OF 17.84 FEET; THENCE S 87°52'53" E, A DISTANCE OF 133.38 FEET; THENCE S 43°02'31" E, A DISTANCE OF 42.53 FEET, TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF NE DOUGLAS STREET, AS NOW ESTABLISHED; THENCE S 01°47'50" W, ALONG SAID WEST RIGHT-OF-WAY, A DISTANCE OF 181.57 FEET; TO THE POINT OF BEGINNING, CONTAINING 567,567 SQUARE FEET OR 13.0295 ACRES, MORE OR LESS, OF UNPLATTED LAND.

ZONING:
EXISTING ZONING DESIGNATION: RP-4

VEHICLE PARKING

PARKING CALCULATIONS
SEE TABLE 8-1 IN LEE'S SUMMIT CODE 716

REDUCTION TO 622 SPACES FROM 716 APPROVED BY PLANNING COMISSION IN RE-ZONING AND PDP PROCESS. REFER TO LEE'S SUMMIT ORDINANCE NO. 953

		UNITS	714
1-BR	1.5 STALL/UNIT	(211)	314
2-BR	1.5 STALL/UNIT	(147)	221
3-BR	2 STALL/UNIT	(0)	0
VISITOR	0.5 STALL/UNIT	(358)	179

PARKING CALCULATIONS - TOTAL REQUIRED 622
REDUCTION TO 622 SPACES FROM 716 APPROVED BY PLANNING COMISSION IN RE-ZONING AND PDP PROCESS. REFER TO LEE'S SUMMIT ORDINANCE NO. 9539.

PARKING STALLS	GRAND TOTAL REQUIRED	GRAND TOTAL PROVIDED
SEE TABLE ABOVE	622	622
STANDARD SURFACE STALLS	*N/A*	347
COMPACT	N/A	157
DETACHED GARAGE STALLS	*N/A*	*23*
TUCK-UNDER STALLS	*N/A*	*95*

ACCESSIBLE STALLS	TOTAL REQUIRED	TOTAL PROVIDED
IBC 1106.2 & 1106.5	*15*	*21*
NOTE: THESE STALLS ARE INCLUDED IN GRAND PARKING TOTALS		
ACCESSIBLE SURFACE STALLS (2% OF STANDARD SURFACE STALLS PRVDD.)	*13*	*13*
GARAGE STALLS* (2% OF PARKING GARAGE STALLS PRVDD.)	*2*	*8*
*GARAGE STALLS INCLUDES TUCK-UNDER AND DETACHED GARAGE STALLS		
VAN SURFACE STALLS (1 PER EVERY 6 OF TOTAL ACCESSIBLE STALLS PRVDD.)	*3*	*4*

FUTURE ELECTRIC VEHICLE PARKING	TOTAL REQUIRED	GRAND TOTAL PROVIDED
STANDARD SURFACE STALLS	*0*	*12*
COMPACT	0	0
DETACHED GARAGE STALLS	*0*	*0*
TUCK-UNDER STALLS	*0*	*0*

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L2.07 SHRUB PLANTING PLAN
L2.08 SHRUB PLANTING PLAN
L2.09 SHRUB PLANTING PLAN
L2.10 SHRUB PLANTING PLAN
L2.11 SHRUB PLANTING PLAN
L2.12 SHRUB PLANTING PLAN
L2.13 SHRUB PLANTING PLAN
L2.14 SHRUB PLANTING PLAN
L2.15 SHRUB PLANTING PLAN
L3.00 PLANTING DETAILS

nspj ARCHITECTS
ARCHITECTURE
LANDSCAPE
ARCHITECTURE
P.913.831.1415
NSPJARCH.COM
9415 NALL AVE., #300
PRAIRIE VILLAGE,
KANSAS, 66207
© 2024

STATE OF MISSOURI
CLINT EDD EVANS
NUMBER A-6070
ARCHITECT
09/16/2024

A NEW MULTI-FAMILY PROJECT:
EVREN APARTMENTS
LEE'S SUMMIT, MISSOURI

DRAWING RELEASE LOG
• 09.16.2024 PERMIT SET

△REVISIONS

JOB NO. 720522
DATE 09.16.2024
DRAWN BY IA/BB/CE
PERMIT SET

SHEET NAME
COVER SHEET

SHEET NO.
A0.00

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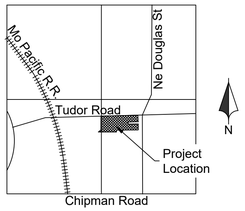
EVREN APARTMENTS

Lee's Summit, Jackson County, Missouri
Section 31, Township 48N, Range 31W

Construction Documents



LOCATION MAP
SECTION 31, T48N, R31W
Scale 1" = 2000'

Legal Description:

All that part of the Southeast Quarter of Section 31, Township 48 North, Range 31 West, in the City of Lee's Summit, Jackson County, Missouri, being more particularly described as follows: Beginning at the Southeast Corner of Lot 2A, New Lee's Summit Police and Court Facility, a subdivision of land in the City of Lee's Summit, Jackson County, Missouri; thence N 87°44'22" W, a distance of 227.00 feet; thence S 01°47'50" W, a distance of 106.00 feet; thence S 87°44'22" E, a distance of 227.10 feet, to a point on the West right-of-way line of NE Douglas Street, as now established,; thence S 01°47'13" W, along said west right-of-way line, a distance of 210.65 feet; thence N 87°44'22" W, a distance of 595.16 feet; thence S 01°39'56" W, a distance of 98.11 feet; thence N 87°41'50" W a distance of 557.31 feet, to a point on the East right-of-way line of NW Commerce Drive, as now established; thence along said East right-of-way line for the following four (4) courses; thence Northeasterly on a curve to the left, said curve having an initial tangent bearing of N 54°18'46" E, and a radius of 280.00 feet, an arc distance of 255.67 feet; thence N 01°59'41" E, a distance of 86.24 feet; thence n 87° 44'32" w, a distance of 5.00 feet; thence N 01°59'47" E, a distance of 288.45 feet, to a point on the South right-of-way line of NE Tudor Road, as now established; thence along said South right-of-way line for the following seven (7) courses ; thence S 89°24'16" E, a distance of 294.23 feet,; thence Easterly on a curve to the left, said curve having an initial tangent bearing of S 89°24'46" E, and a radius of 2055.00 feet, an arc distance of 53.07 feet; thence N 89°06'56" E, a distance of 401.11 feet; thence S 85°35'40" E, a distance of 117.21 feet; thence Easterly on a curve to the left, said curve having an initial tangent bearing of S 88°24'34" E and a radius of 1936.00 feet, an arc distance of 17.84 feet; thence S 87°52'53" E, a distance of 133.38 feet; thence S 43°02'31" E, a distance of 42.53 feet, to a point on the West right-of-way line of NE Douglas Street, as now established; thence S 01°47'50" W, along said West right-of-way, a distance of 181.57 feet; to the Point of Beginning, containing 567,567 square feet or 13.0295 acres, more or less, of unplatted land.

NOTE

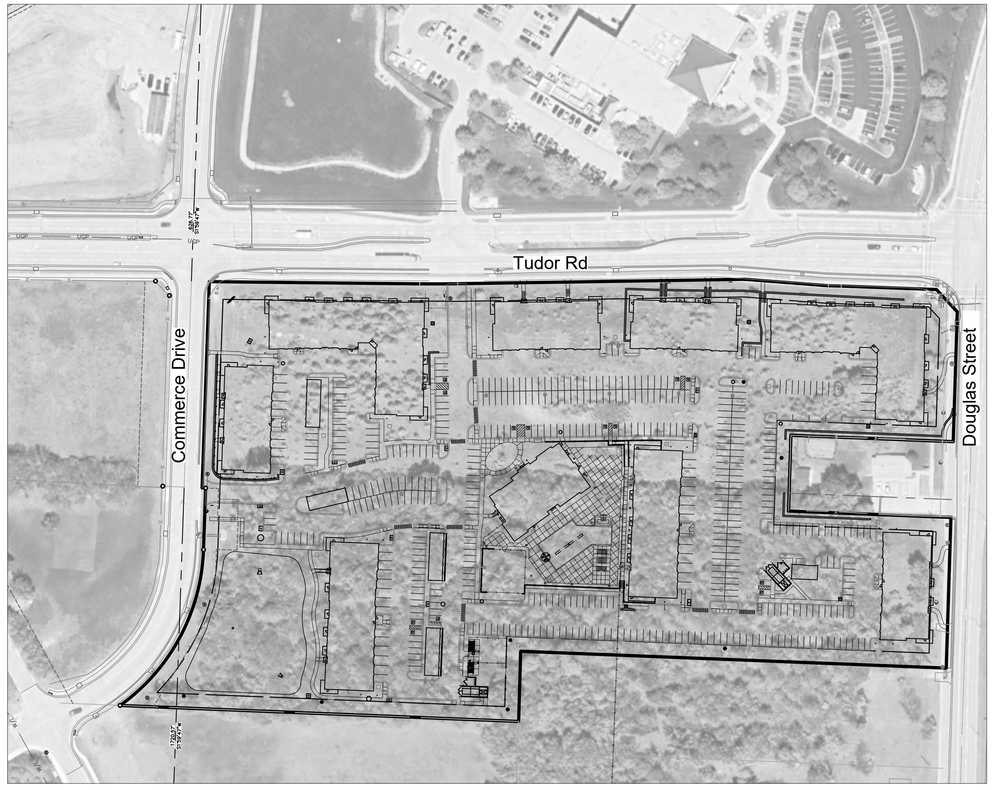
According to the ALTA/NSPS LAND TITLE SURVEY, revised September 10th 2024, no oil/gas wells are indicated to be on the property.

FLOOD PLAIN NOTE

According to the FEMA Flood Insurance Rate Map Number 29095C0417G, revised January 20th 2017, this tract lie in: OTHER AREAS, ZONE X, defined as areas determined to be outside the 0.2% annual chance floodplain.

The information concerning locations of underground utilities shown hereon which are not visible from the surface, has been taken from the records and field locations of the various utility companies and has not been field verified by this company. These locations are not to be construed as accurate or exact.

811 Know what's below. Call before you dig.



UTILITIES

WATER & SANITARY SEWER
City of Lee's Summit Water Utilities
1200 SE Hamblen Road
Lee's Summit, MO
Phone:816.969.1900

ELECTRICITY
Kansas City Power and Light
Phone: 816.471.5275

GAS
Missouri Gas Energy
PO Box 219255
Kansas City, Missouri 64141
Phone: 816.756.5252

TELEPHONE
AT&T
Phone: 800.288.2020

Time Warner Cable
Phone: 816.222.5952

CABLE TV
Comcast
Phone: 816.795.1100

Time Warner Cable
Phone: 816.358.8833

LEGEND

- Existing Section Line
- Existing Right-of-Way Line
- Existing Lot Line
- Existing Easement Line
- Existing Curb & Gutter
- Existing Sidewalk
- Existing Storm Sewer
- Existing Storm Structure
- Existing Waterline
- Existing Gas Main
- Existing Sanitary Sewer
- Existing Sanitary Manhole
- Existing Contour Major
- Existing Contour Minor
- U/E Utility Easement
- SS/E Sanitary Sewer Easement
- D/E Drainage Easement
- Proposed Right-of-Way
- Proposed Property Line
- Proposed Lot Line
- Proposed Easement
- Proposed Curb & Gutter
- Proposed Sidewalk
- Proposed Storm Sewer
- Proposed Storm Structure
- Proposed Fire Hydrant
- Proposed Waterline
- Proposed Sanitary Sewer
- Proposed Sanitary Manhole
- Proposed Contour Major
- Proposed Contour Minor
- Future Curb and Gutter
- A/E Access Easement
- T/E Temporary Easement

Sheet List Table

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C03	General Notes
C04	General Layout
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C07	Dim Plan North_2
C08	Dim Plan North_3
C09	Dim Plan North_4
C10	Dim Plan South_1
C11	Dim Plan South_2
C12	Dim Plan South_3
C13	Dim Plan South_4
C14	Pavement Plan
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C19	Spot Grading North_3
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C21	Spot Grading South_1
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C25	Grading Details_1
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C37	Water Line Plan
C38	Fire Protection Plan
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C43	Utility Plan Bldg 4
C44	Utility Plan Bldg 5
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C46	Utility Plan Bldg 7
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C48	Utility Plan Clubhouse
C49	Erosion Control Plan I
C50	Erosion Control Plan II
C51	Erosion Control Plan III
C52	Erosion Control Details
C53	Standard Details I
C54	Standard Details II
C55	Standard Details III

Consultant/Applicant:
Renaissance Infrastructure Consulting
Contact: Mick Slutter, P.E.
400 E, 17th Street
Kansas City, Mo. 64108
(816) 800-0950

Prepared For:
LSMO Tudor Apartments, LLC
Contact: Ryan Adams, VP
10000 College Blvd Overland Park, Kansas
radams@cityscaperesidential.com

Construction Documents
24-0166
EVREN APARTMENTS
Lee's Summit, Jackson County, Missouri

Title Sheet

NO.	DATE	REVISION
2	09/16/2024	Permit Set
1	08/16/2024	FDP Submittal

DRAWN BY: TUA
CHECKED BY: CMP

Renaissance Infrastructure Consulting
400 E 17TH STREET KANSAS CITY, MISSOURI 64108
816.800.0950 www.RIC-CONSULT.COM
MO Certificate of Authority: E-2010033830

STATE OF MISSOURI
MITCHELL E. SLUTTER
NUMBER PE-2002003418
PROFESSIONAL ENGINEER
09/18/24
MITCHELL E. SLUTTER PE-2002003418

Sheet
C01

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Existing Fiber Optic Line
Existing Hydrant
Existing Water Valve
Existing Water Main
Existing Water Valve
Existing Water Valve
Existing Misc. Equipment
Existing Gas Main
Existing Water Meter
Existing Water Meter
Existing Underground Telecom. Line
Existing Overhead Power Line
Existing Fiber Optic Line
NE TUDOR RD.
NW COMMERCE DR.
NE DOUGLAS ST.
626.77'
S1°59'47"W
30' R/W
25' R/W
40' RIGHT-OF-WAY DEDICATION BK. 555, PG. 20
WIRE FENCE
VAULT
C.I.
STLB
UGP
OHP
FIBER OPTIC VAULT
CURB INLET TOP ELEV=1014.53 FL IN (S) 6" CPP=1009.85 FL IN (S) 15" RCP=1007.15 FL IN (E) 24" RCP=1005.55 FL OUT (N) 30" RCP=1002.32
CURB INLET TOP ELEV=1014.53 FL IN (S) 15" RCP=1003.56 FL OUT (W) 24" RCP=1007.11
CURB INLET TOP ELEV=1012.91 FL OUT (N) 24" RCP=1006.46
CURB INLET TOP ELEV=1052.02 FL IN (E) 15" CPP=1048.82 FL OUT (N) 15" RCP=#247.57
CURB INLET TOP ELEV=1018.61 FL IN (W) 6" CPP=1012.96 FL OUT (N) 18" RCP=1011.94
RIGHT-OF-WAY EASEMENT FOR PUBLIC USE BK.555, PG. 20 (BEST FIT)
SANITARY SEWER MANHOLE TOP ELEV=1017.80 FL OUT (N)=1004.99
SANITARY SEWER MANHOLE TOP ELEV=1002.91 FL OUT (NW)=991.71
AREA INLET TOP ELEV=998.89 FL OUT (W) 30" HDPE=994.18
SANITARY SEWER MANHOLE TOP ELEV=999.79 FL IN (N)=989.13 FL OUT (SW)=988.91
SANITARY SEWER MANHOLE TOP ELEV=998.33 FL IN (NNE)=987.61 FL OUT (SW)=987.42
CURB INLET TOP ELEV=1033.13 FL OUT (N) 30" HDPE=1029.93
CURB INLET TOP ELEV=1033.13 FL OUT (N) 30" HDPE=1029.93
RIGHT-OF-WAY DEDICATION TO CITY OF LEE'S SUMMIT DOC. NO. 2018E0062511 (@10')
TEMPORARY CONSTRUCTION ESMT. TO CITY OF LEE'S SUMMIT DOC. NO. 2018E0062512 (@10')
RIGHT-OF-WAY DEDICATION TO CITY OF LEE'S SUMMIT DOC. NO. 2018E0062511

N O R T H
1"=40'
0 20' 40'

Construction Documents

24-0166
EVREN APARTMENTS
Lee's Summit, Jackson County, Missouri

Existing Conditions

NO.	DATE	REVISION
2	09/16/2024	Permit Set
1	08/16/2024	FDP Submittal

DRAWN BY TUA | CHECKED BY CMP

Renaissance Infrastructure Consulting
816.800.0950
www.RIC-CONSULT.com
400 E 17th Street
Kansas City, Missouri 64108
MO Certificate of Authority: E-2010033630

STATE OF MISSOURI
MITCHELL ELMER SLUTTER
NUMBER PE-2002003418
PROFESSIONAL ENGINEER
09/18/24
MITCHELL E. SLUTTER PE-2002003418

Sheet
C02

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ADA ACCESSIBLE ROUTE NOTES

1. All Accessible route construction shall conform to the latest version of the ADA Standards for Accessible Design published by the Department of Justice and the Proposed Accessibility Guidelines for Pedestrian Facilities in the Public Right-of-Way published by the United States Access Board.
2. Other than ramps and ramp runs, walking surfaces must have running slopes not steeper than 1:20.
3. The cross slope of walking surfaces shall not be steeper than 2%.
4. The minimum width for a linear segment of accessible route shall be 36 inches.
5. Where the accessible route makes a 180 degree turn around an element which is less than 48 inches wide, clear width shall be 42 inches minimum approaching the turn, 48 inches minimum at the turn and 42 inches leaving the turn.
6. An accessible route with a clear width less than 60 inches shall provide passing spaces at intervals of 200 feet maximum. Passing spaces shall be 60 inch by 60 inch minimum.
7. Ramp runs shall have a running slope not steeper than 1:12.
8. Ramp runs with a rise greater than 6 inches shall have handrails.
9. Ramp landings with a maximum slope of 1:48 shall be provided before and after ramp runs.
10. The maximum rise of a ramp run shall be 30 inches.
11. The maximum counter slope between the pavement and the curb at a curb ramp shall be 1:20.
12. Curb ramp landings with a maximum slope of 1:48 shall be provided at the top of curb ramps with a clear width of 60 inches.
13. Detectable warning surfaces complying with the latest ADA Standards shall be provided at pedestrian street crossings and refuge islands.
14. Passenger loading zones shall be provided adjacent to any ADA Accessible stall and have a 2% maximum slope in all directions.
15. Contractor to field verify existing site conditions and contact the engineer if field conditions do not match plan prior to construction.

LAYOUT & PAVING NOTES

1. All construction shall conform to the City of Lee's Summit minimum design standards.
2. Contractor shall keep a full set of City of Lee's Summit Standard Details onsite at all times.
3. The contractor shall check existing grades, dimensions, and inverts in the field and report any discrepancies to the architect/engineer prior to beginning work.
4. The contractor shall verify the exact location of all existing utilities, take care to protect utilities that are to remain, and repair contractor caused damage according to current local standards and at the contractor's expense. Coordinate all construction with the appropriate utility company.
5. The contractor shall contact the City's Development Services Engineering Inspection to schedule an inspection coordination meeting with a Field Engineering Inspector prior to any land disturbance work at (816) 969-1200.
6. Prior to installing, constructing, or performing any work in the public right of way or on the public storm sewer line (including concrete pavement or connecting private drainage systems to the storm sewer), contact City Public Works at 816-969-1800 for inspection of the work. Contact must be made at least 24 hours prior to start of the work.
7. Provide a smooth transition between existing pavement and new pavement. Field adjustment of final grades may be necessary. Adjust all utilities prior to installation of pavement.
8. The contractor shall protect all trees to remain, in accordance with the specifications. Do not operate or store heavy equipment, nor handle, nor store materials within the drip lines of trees or outside the limit of grading.
9. Concrete walks and pads shall have a broom finish. All concrete shall be 4,000 p.s.i. unless otherwise noted. Curb ramps, sidewalk slopes, and driveway ramps shall be constructed in accordance with all current local requirements. If applicable, the contractor shall request inspection of sidewalk and ramp forms prior to placement of concrete.
10. All damage to existing asphalt pavement to remain which results from new construction shall be replaced with like materials at contractor's expense.
11. Dimensions are to the back of curb, or edge of concrete, unless otherwise noted.
12. Maintain one set of as-built drawings on the job site for distribution to the engineer upon completion.
13. For all asphalt pavement, the contractor shall have no more than 30% recycled material in the base course and no recycled material in the surface course.

PAVEMENT MARKING AND SIGNAGE NOTES

1. Parking stall marking stripes shall be four inch (4") wide white stripes. Handicap stall marking shall be furnished at locations shown on plans.
2. Traffic control devices and pavement markings shall conform to the requirements of the "Manual of Uniform Traffic Control Devices."
3. Traffic control and pavement markings shall be painted with a white Sherwin Williams TM2125 HOTLINE Fast Dry or approved equal. The pavement marking shall be applied in accordance with manufacturers recommendations. Apply on a clean, dry surface and at a surface temperature of not less than 70°f and the ambient air temperature shall not be less than 60°f and rising. Two coats shall be applied.

WRITTEN SEQUENCING

1. Implement Pre-Construction Plan:
   All temporary structural BMP's shown on the BMP plan must be in place before any site disturbance. Clearing necessary to place temporary structural BMP's is the minimum required for installation. Coordinate clearing necessary to place temporary structural BMP's with local weather forecast so that clearing and placement may be completed within a forecast dry period. Stabilize all erosion control measures after installation. Temporary Barrier Fence shall be in Place, around areas not to be disturbed, prior to any construction activities. This area includes Stream Corridor.
2. Clear and Stabilize Work Areas:
   Grade contractor areas and place all-weather surface on contractor areas.
3. Clearing and Grubbing:
   After Phase I BMP's are installed, contractor may clear, grub, and demo required areas as necessary.

GRADING NOTES

1. All construction shall conform to the City's minimum design standards.
2. Spot Grades shown herein shall govern over finished grades.
3. The contractor shall provide evidence that his insurance meets the requirements of the Project.
4. All traffic control shall be in conformance with the Manual of Uniform Traffic Control Devices (MUTCD).
5. The contractor is responsible for the protection of all property corners and section corners. Any property corners and/or section corners disturbed or damaged by construction activities shall be reset by a Registered Land Surveyor licensed in the State of Missouri, at the contractor's expense.
6. The contractor shall be responsible for the restoration of the right-of-way and for damaged improvements such as curbs, driveways, sidewalks, streetlight and traffic signal junction boxes, traffic signal loop lead ins, signal poles, irrigation systems, etc. Damaged improvements shall be repaired in conformance with the latest City standards and to the City's satisfaction.
7. The contractor is responsible for providing erosion and sediment control BMPs to prevent sediment from reaching paved areas, storm sewer systems, drainage courses and adjacent properties. In the event the prevention measures are not effective, the contractor shall remove any debris, silt, or mud and restore the right-of-way, or adjacent properties to original or better condition.
8. The contractor shall sod all disturbed areas within the public street right-of-way unless otherwise noted on the plans or if specific written approval is granted by the City.
9. All public street sidewalk ramps constructed will be required to comply with the Americans with Disabilities Act (ADA).
10. All work shall be confined within easements and/or construction limits as shown on the plans.
11. Curb stakes and hubs shall be provided at all high points, low points, ADA ramp openings, and on each side of all curb inlets when setting string line.
12. All National Pollution Discharge Elimination System (NPDES) standards shall be met.
13. Public and Private utility facilities shall be moved or adjusted as necessary by the owners to fit the new construction unless otherwise noted on the plans. The Contractor is responsible for the cost of utility relocations unless otherwise indicated on the plans.

EARTHWORK NOTES:

1. CONTOURS AND ELEVATIONS: Existing and proposed contours are shown on plans at one feet (1') contour intervals, unless otherwise noted. Proposed contours and elevations shown represent approximate finish grade.
2. CLEARING AND GRUBBING: Prior to the start of grading and earthwork, the areas to be graded shall be stripped of all vegetation, organic matter, and topsoil, to a minimum depth of four inches (4") or as otherwise directed by the Geotechnical Engineer. Stripping materials shall not be incorporated into structural fills. Topsoil materials shall not be used in building and pavement areas.
3. TOPSOIL: Prior to the start of grading, the contractor shall strip all topsoil from areas to be graded and stockpile at a location on or adjacent to the site as directed by the owner. At completion of grading operations and related construction, the contractor will be responsible for redistribution of topsoil over all areas disturbed by the construction activities. Topsoil shall be placed to a minimum depth of six inches (6") and in accordance with specifications for landscaping. Subgrade below turf areas shall have a minimum 6" depth of soil free of rock larger than 3".
4. SUBGRADE PREPARATION: Prior to placement of new fill material, the existing subgrade shall be proof rolled and approved under the direction of the Geotechnical Engineer or his representative.
5. proof rolling: Prior to the placement of new fill material, the existing subgrade shall be proof rolled and approved under the direction of the Geotechnical Engineer. Unsuitable areas identified by the proof rolling areas shall be undercut and replaced with controlled structural fill or treated with fly ash per the Geotechnical report.
6. EARTHWORK:
   A. GEOTECHNICAL: All earthwork shall conform to the recommendations of the Geotechnical report.
   B. SURFACE WATER: Surface water shall be intercepted and diverted during the placement of fill.
   C. FILLS: All fills shall be considered controlled or structural fill and shall be free of vegetation, organic matter, topsoil, and debris. All fill required for project shall be provided by the Contractor. Material Shall be pre-approved by the Engineer prior to placement.
   D. EXISTING SLOPES: Where fill material is to be placed on existing slopes greater than 5:1 (horizontal to vertical), existing slope shall be benched providing a minimum vertical face of twelve inches (12"). Fill material shall be placed and compacted in horizontal lifts not exceeding nine inched (9") (loose fit measurement), unless otherwise approved by the Geotechnical Engineer.
   E. COMPACTION REQUIREMENTS: Earth fill material shall be placed and compacted to a minimum density of ninety five percent (95%) of the material's maximum dry density as determined by ASTM D698 (standard proctor compaction). The moisture content at the time of placement and compaction shall be within a range of -2% to 3% above the optimum moisture content as defined by the standard proctor compaction procedure. The moisture contents shall be maintained within this range until completion of the work. Where compaction of earth fill by a large roller is impractical or undesirable, the earth fill shall be hand compacted with small vibrating rollers or mechanical tampers.
7. TESTING AND INSPECTION: Testing and inspection services required to make tests required by the specifications and to observe the placement of fills and other work performed on this project shall be provided by a commercial testing laboratory (Geotechnical Engineer) selected by the owner. The cost of testing will be the owner's responsibility.
8. SEEDING: All areas disturbed by earthwork operations outside the right-of-way shall be seeded after substantial completion of grading operations.

SITE UTILITY NOTES

1. The contractor is specifically cautioned that the location and/or elevation of existing utilities as Shown on these plans is based on records of the various utility Companies, und where possible, measurements taken in the field. The information is not to be relied on as being exact or complete. The contractor must call the appropriate utility companies at least 48 hours before any excavation to request exact field location of utilities. It shall be the responsibility of the contractor to coordinate with and relocate and/or remove all existing utilities which conflict with the proposed improvements shown on the plans.
2. The construction of storm sewers on this project shall conform to the requirements of Jackson County, Lee's Summit Technical Specifications and Design Criteria.
3. The contractor shall field verify the exact location and elevation of the existing storm sewer locations and the existing elevations at locations where the proposed storm sewer collects or releases to existing ground. If discrepancies are encountered from the information shown on the plans. The contractor shall contact the design engineer. No pipes shall be laid until direction is received from the design engineer.
4. It will be the contractors responsibility to field adjust the top of all manholes and boxes as necessary to match the grade of the adjacent area. Tops of existing manholes shall be raised as necessary to be flush with proposed pavement elevations, and to be 6-inches above finished ground elevations in non-paved areas. No separate or additional compensation will be made to the contractor for making final adjustments to the manholes and boxes.
5. Inlet locations, horizontal pipe information and vertical pipe information is shown to the center of the structure. Deflection angles shown for storm sewer pipes are measured from the center of the curb inlets and manholes. The contractor shall adjust the horizontal location of the pipes to go to the face of the boxes. All roof drains shall be connected to storm sewer structures. Provide cleanouts on roof drain lines at 100' max. spacing and at all bend points. Do not connect roof drains directly to storm sewer pipes.
6. The contractor shall be responsible for furnishing and installing all fire and domestic water lines, meters, back flow devices, pits, valves and all other incidentals required for a complete operable fire protection and domestic water system, if not furnished or installed by the Board of Public Utilities. Coordinate with the Board of Public Utilities. All costs associated with the complete water system for the building shall be the responsibility of the contractor. All work shall conform to the requirements of Jackson County, Lee's Summit.
7. The contractor shall be responsible for furnishing and installing all sanitary sewer service lines from the building to the public line. The contractor shall refer to the architectural plans for specific locations and elevations of the service lines of the building connection. All work shall conform to the requirements of Lee's Summit.
8. The contractor is responsible for securing all permits, bonds and insurance required by the contract documents, Lee's Summit, and all other governing agencies (including local, county, state and federal authorities) having jurisdiction over the work proposed by the construction documents. The cost for all permit bonds and insurance shall be the contractors responsibility and shall be included in the bid for the work.
9. By the use of these construction documents the contractor hereby agrees that he/she shall be solely responsible for the safety of the construction workers and the public. The contractor agrees to hold the engineer and owner harmless for any and all injuries, claims, losses or damages related to the project.
10. The contractor shall be responsible for furnishing all materials, tools and equipment and installation of electrical power, telephone and gas service from a point of connection from the public utility lines to the building structure. This will include all conduits, service lines, meters, concrete pads and all other incidentals required for a complete and operational system as required by the owner and the public utilities. Refer to building plans for exact tie-in locations of all utilities. Contractor shall verify connection points prior to installation of utility line.
11. All fill material is to be in place, compacted, and consolidated before installation of proposed utilities. On-site geotechnical engineer shall provide written confirmation that this requirement has been met and that utilities may proceed in the fill areas. All utilities are to be placed in trench conditions.
12. Contractor shall notify the utility authorities inspectors 49 hours before connecting to any existing line.
13. Storm sewer roof drains(st) shall be as follows (unless otherwise shown on plans).
    -PVC SDR 35 per ASTM D3034, for pipes less than 12' deep.
    -PVC SDR 26 per ASTM D3034, for pipes 12' to 20' deep.
14. Waterlines shall be as follows (unless otherwise shown on plans):
    -for 8" and larger: C900 DR18 Pipe per AWWA
    -between 2" and 6": CTS SDR9 Tubing per ASTM D2737 and AWWA C901
    -For smaller than 2":copper tube Type "K" per ANSI 816.22
15. Fire line size is shown for reference only, fire protection engineer shall verify all sizes and fire flow demand prior to construction.
16. Minimum trench width shall be 2.5 feet.
17. Contractor shall maintain a minimum of 42" of cover on all waterlines. Water mains and service lines shall be constructed in accordance with the City's Specifications Section 3900.
18. All waterlines shall be kept ten feet (10') apart (parallel) from sanitary sewer lines or manholes. Or when crossing, an 18" vertical clearance (outside edge of pipe to outside edge of pipe) of the waterline above the sewer line is required. See City Design Criteria Section 6900.D.c for Additional Requirments.
19. Trench Drain shall be ACO S200K or approved equal.
20. Trench Drain shall be installed in accordance with the manufacturer's installation instructions and recommendations.
21. In the event of a vertical conflict between waterlines, sanitary lines, storm lines and gas lines (existing and proposed), the sanitary line shall be ductile iron pipe with mechanical joints at least 10 feet on both sides of the crossing (or encased in concrete the same distance), the waterline shall have mechanical joints with appropriate thrust blocking as required to provide a minimum of 18" clearance. Meeting requirements ANSI A21.10 or ANSI 21.11 (AWWA C151)(Class 50).
22. All underground storm, sanitary, water and other utility lines shall be installed, inspected and approved before backfilling. Failure to have inspection approval prior to backfill will constitute rejection of work.
23. All necessary inspections and/or certifications required by codes and/or utility service companies shall be performed prior to announced building possession and the final connection of service. Contractor shall coordinate with all utility companies for installation requirements and specifications.
24. refer to building plans for site lighting electrical plan, irrigation, parking lot security system and associated conduit requirements. Coordinate with Owner that all required conduits are in place and tested prior to paving.
25. When a building utility Connection from site utilities leading up to the building cannot be made immediately, temporarily mark all such utility terminations.

GENERAL NOTES

1. All work in public easements and right of way and all erosion control work must comply with the latest edition of the Technical Provisions & Standard Drawings for Roads and Sewers, of Lee's Summit, Jackson County, Missouri. If any general notes conflict with the Technical Provisions & Standard Drawings for Roads and Sewers, of Lee's Summit, Jackson County, Missouri, the Cities standards shall override.
2. The contractor shall provide evidence that his insurance meets the requirements of Lee's Summit, Missouri.
3. All traffic control shall be in conformance with the Manual of Uniform Traffic Control Devices (MUTCD).
4. The contractor is responsible for the protection of all property corners and section corners. Any property corners and/or section corners disturbed or damaged by construction activities shall be reset by a Registered Land Surveyor licensed in the State of Missouri, at the contractor's expense.
5. The contractor shall be responsible for the restoration of the right-of-way and for damaged improvements such as curbs, driveways, sidewalks, street light and traffic signal junction boxes, traffic signal loop lead ins, signal poles, irrigation systems, etc. Damaged improvements shall be repaired in conformance with the latest City standards and to the City's satisfaction.
6. The contractor is responsible for providing erosion and sediment control BMPs to prevent sediment from reaching paved areas, storm sewer systems, drainage courses and adjacent properties. In the event the prevention measures are not effective, the contractor shall remove any debris, silt, or mud and restore the right-of-way, or adjacent properties to original or better condition.
7. The contractor shall remove existing trees and shrubbery within the right-of-way adjacent to future thoroughfare improvements.
8. The contractor shall sod all disturbed areas within the public street right-of-way unless otherwise noted on the plans or if specific written approval is granted by the City.
9. All public street sidewalk ramps constructed will be required to comply with the Americans with Disabilities Act (ADA) and Lee's Summit, Missouri sidewalk details.
11. All work shall be confined within easements and/or construction limits as shown on the plans.
10. Curb stakes and hubs shall be provided at all high points, low points, ADA ramp openings, and on each side of all curb inlets when setting string line.
11. Any existing and/or temporary storm sewer pipes and box culverts to be abandoned in place shall be grouted using a slurry grout mixture meeting a 7-day compressive strength of 100-150 psi. The slurry grout mixture of fly ash, cement, fine aggregate, forming agents and water shall be approved by the City and shall possess adequate flow characteristics to fill all voids.
12. All existing utilities indicated on the drawings are according to the best information available to the engineer; however, all utilities actually existing may not be shown. The contractor shall be responsible for contacting all utility companies for an exact field location of each utility prior to any construction. All utilities, shown and un-shown, damaged through the negligence of the contractor shall be repaired or replaced by the contractor at his expense.
13. The contractor will be responsible for all damages to existing utilities, pavement, fences, structures, and other features not designated for removal. The contractor shall repair all damages at his expense.
14. By use of these construction documents the contractor hereby agrees that he shall be solely responsible for the safety of the construction workers and the public. The contractor agrees to hold the engineer and owner harmless for any and all injuries, claims, losses, or damages related to the project.
15. The contractor will be responsible for providing all signage, barricades, lighting, etc., as required for temporary traffic control during the construction of this project. Maintenance of the temporary traffic control devices will be the contractor's responsibility. All traffic control in conduction with construction in the right-of-way shall be in conformance with the City Traffic Control Requirements.
16. Geogrid, footings, or other elements of the retaining wall(s) cannot encroach into the right of way, public easements, or adjacent private property.
17. All building and life safety issues shall comply with the 2018 International Fire Code and local amendments as adopted by Lee's Summit, Missouri
18. Contractor shall be responsible for obtaining all permits including land disturbance, right-of-way, hauling, etc., with Development services prior to construction.
19. Contractor shall restore all disturbed right-of-way upon project completion.
20. Prior to construction, contractor shall install pre-construction erosion control measures.

EROSION CONTROL NOTES

1. All work in public easements and right-of-way and all erosion control work must comply with the latest edition of the Technical Specifications & Standard Drawings of Lee's Summit, Missouri. If any of the general notes conflict with the Technical Specifications & Standard Drawings of Lee's Summit, Missouri the City's standards shall override.
2. The contractor shall provide all materials, tools, equipment, and labor as necessary to install and maintain adequate erosion control, keep the streets clean of mud and debris, and prevent soil from leaving the project site. The contractor's erosion control measures shall conform to Lee's Summit, Missouri Technical Provisions and Specifications.
3. Erosion control plan modifications shall be required if the plan fails to substantially control erosion and offsite sedimentation.
4. The contractor shall be responsible for maintaining erosion control devices and removing sediment until a minimum of 70% of permanent vegetation has become stabilized and established. Erosion control devices shall remain in place until the 70% established vegetation is met, or the duration of the project, whichever is the later date.
5. The contractor shall temporarily seed and mulch all disturbed areas if there has been no construction activity on them for a period of fourteen (14) calendar days.
6. Install "J' Hooks on silt fence every 100 LF
7. Contractor to install all Phase I erosion control devices prior to construction.
8. Contractor shall replace disturbed area with seed or sod, as indicated on the plans, and shall be installed within 14 days after paving completion and final topsoil grading.
9. Topsoil replacement shall be 6" thick.
10. Silt fence to be installed in accordance with Lee's Summit, Missouri Standard Details.
11. Refer to APWA 2150 for good housekeeping and spill measures.
12. The Contractor shall inspect erosion control devices every 7 days and within 24 hours of a storm of 0.5 inches or more. The Contractor shall repair damage, clean out sediment, and add additional erosion control devices as needed, as soon as practicable, after inspection. The Contractor shall also inspect and assure that all sediment control devices are in working condition prior to any forecasted rainfall.

Construction Documents

24-0166
EVREN APARTMENTS
Lee's Summit, Jackson County, Missouri

General Notes

NO.	DATE	REVISION
2	09/16/2024	Permit Set
1	08/16/2024	FDP Submittal

DRAWN BY: TUA
CHECKED BY: CMP

Renaissance Infrastructure Consulting
816.800.0950
www.ric-consult.com
400 E 17th Street
Kansas City, Missouri 64108
MO Certificate of Authority: E-2010033630

STATE OF MISSOURI
MITCHELL KLITTER SCHUTTER
NUMBER PE-2002003418
PROFESSIONAL ENGINEER
09/18/24
MITCHELL E. SLUTTER PE-2002003418

Sheet
C03

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LOT 1A
LEE'S SUMMIT POLICE AND COURT FACILITY

NE TUDOR RD.

NE DOUGLAS ST.

NW COMMERCE DR.

626.77'
S1°59'47"W

20.57'
S9°47'W

Ex. 10.0' Sidewalk

Ex. 5' Sidewalk

Proposed Water Backflow Preventer in Vault

Interlocking Concrete Block Retaining Wall (Typ.)

10' Waterline Esmt Dedicated Per Plat

24'x28' Water U/E Dedicated Per Plat

20' San Sewer Esmt Dedicated Per Plat

Proposed Area Inlet

Proposed Storm MH

Proposed Hydrant

Parking Lot Light (Typ.)

Proposed Curb Inlet

Transformer

Proposed Storm Structure

Proposed San MH

Proposed Manhole

Proposed Storm End Section

BLDG. 1
4 STORY
BLDG. TYPE A
FF=1014.58

BLDG. 2
4 STORY
BLDG. TYPE C
FF=1013.33

BLDG. 3
4 STORY
BLDG. TYPE B
FF=1015.93

BLDG. 4
4 STORY
BLDG. TYPE D
(SPLIT)

BLDG. 5
4 STORY
BLDG. TYPE A
FF=1021.48

BLDG. 6
4 STORY
BLDG. TYPE B
FF=1031.68

BLDG. 7
4 STORY
BLDG. TYPE A
WATER-METER PIT
(NO METER)

BLDG. 8
4 STORY
BLDG. TYPE A
FF=1027.38

CLUBHOUSE
1 STORY
FF=1018.92

MAINTENANCE
FF=1038.16

DETACHED GARAGE 1
FF=1013.51

DETACHED GARAGE 2
FF=1011.36

DETACHED GARAGE 3
FF=1014.16

DETACHED GARAGE 4
FF=1014.28

GAMES

SPA

POOL

SHUFFLEBOARD

PICKLEBALL

DOG PARK

DOG PARK

TRASH

TRASH

DETENTION

LOT 3 SUMMIT PARK
OWNER: MAKOL PROPERTIES, LLC

LOT 4
SUMMIT PARK

LOT 10
SUMMIT PARK
OWNER: LARRY E. & BEATRICE M. FINKEMEIER

LOT 11
SUMMIT PARK
813 NW MAIN ST.

TRACT 4
Summit Park

LOT 10
SUMMIT PARK

40' RIGHT-OF-WAY DEDICATION
BK. 555, PG. 20

RIGHT-OF-WAY DEDICATION TO CITY OF LEE'S SUMMIT DOC. NO. 2018E0055071 (@5')

TEMPORARY CONSTRUCTION ESMT. TO CITY OF LEE'S SUMMIT DOC. NO. 2018E0055072 (@5')

RIGHT-OF-WAY EASEMENT FOR PUBLIC USE AS DOC. NO. 2013E0111627 (@10')

RIGHT-OF-WAY DEDICATION TO CITY OF LEE'S SUMMIT DOC. NO. 2018E0055070

BUILDING & SITE DATA	
Lot Area	13.03 AC/ 567,567 Sq Ft
Proposed Zoning	RP-4
Number of Units	358 Units
Density (Units / Acre)	27.47 DU / AC
Total Building Sq. Footage	399,133 SF
Building Type A (38,552 SF Per Building)	154,208 SF
Building Type B (79,582 SF Per Building)	159,164 SF
Building Type C (54,124 SF Per Building)	54,124 SF
Building Type C(Split) (62,018 SF Per Building)	62,018 SF
Floor Area Raio (Far) (438,334 SF / 567,567 SF)	0.77
% Impervious (388,685 SF / 567,567 SF)	68.5%

PARKING CALCULATIONS

Parking Calculations (City Standards)

Required	Parking	716 Spaces
1 BDR.	211 x 1.50 =	314
2 BDR.	147 x 1.50 =	221
Visitor	358 x 0.50 =	179

PROVIDED TOTAL PAKING	622 Spaces*
Standard	347
Compact	157
Garage (Attached)	95
Garage (Detached)	23
REQUIRED ADA PARKING	
ADA Parking Stalls 622*.02	13
PROVIDED ADA PARKING	
ADA Parking Stalls	13
Surface	11
Garage	2
TOTAL	13

* Reduction to 622 spaces from 716 approved by Planning Comission in re-zoning and PDP process. refer to Lee's Summit Ordinance No. 9539.

NORTH

1"=40'

0 20' 40'

Construction Documents

24-0166
EVREN APARTMENTS
Lee's Summit, Jackson County, Missouri

General Layout

NO.	DATE	REVISION
2	09/16/2024	Permit Set
1	08/16/2024	FDP Submittal

DRAWN BY TUA | CHECKED BY CMP

Renaissance Infrastructure Consulting
816.800.0950
WWW.RIC-CONSULT.COM
400 E 17TH STREET
KANSAS CITY, MISSOURI 64108
MO Certificate of Authority: E-2010033630

STATE OF MISSOURI
MITCHELL E. SLUTTER
NUMBER PE-2002003418
PROFESSIONAL ENGINEER
09/18/24
MITCHELL E. SLUTTER PE-2002003418

Sheet
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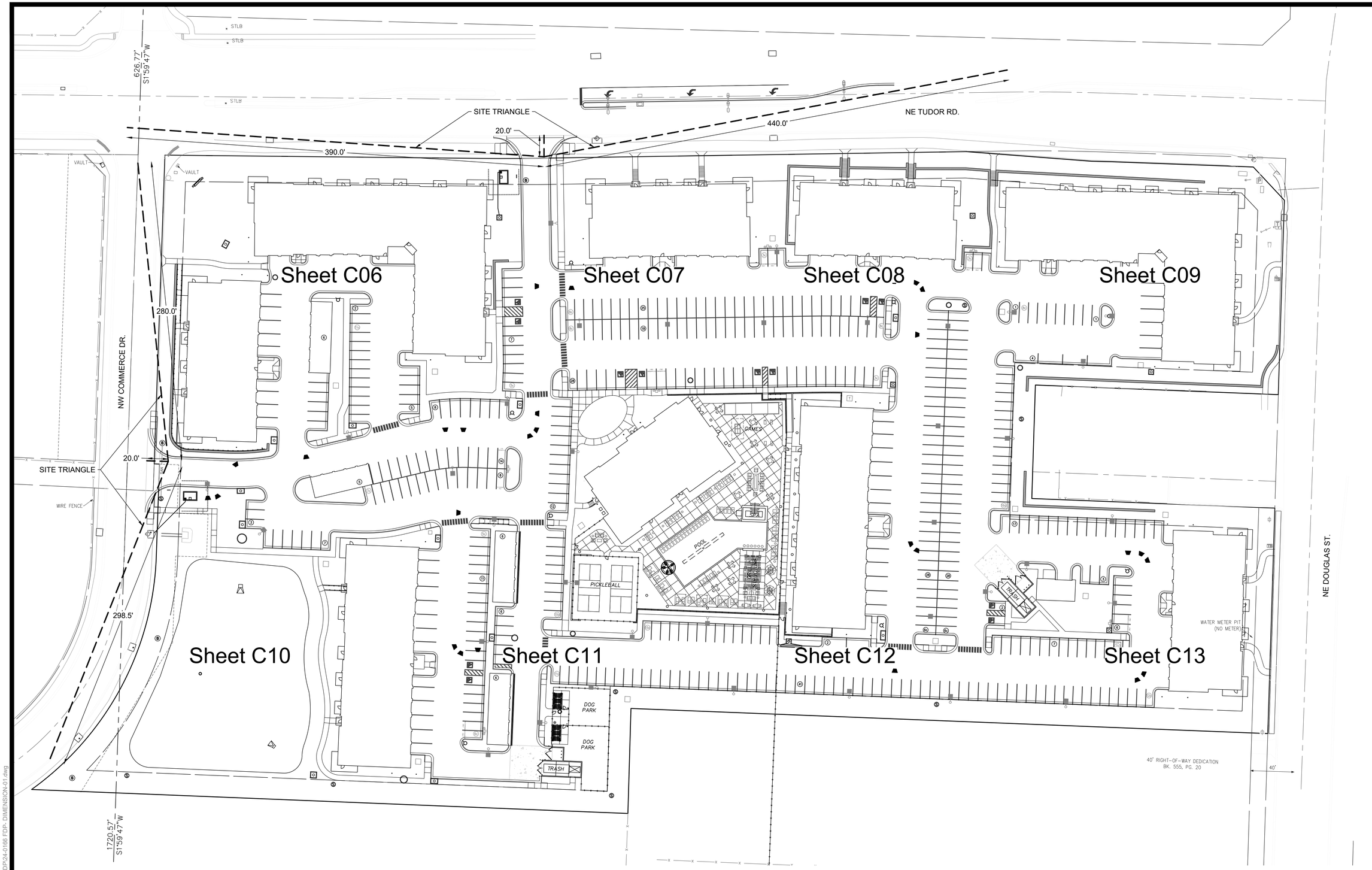

Construction Documents

24-0166
EVREN APARTMENTS
Lee's Summit, Jackson County, Missouri

Dimension Plan

NO.	DATE	REVISION
2	09/16/2024	Permit Set
1	08/16/2024	FDP Submittal

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CHECKED BY: CMP

Renaissance Infrastructure Consulting
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www.RIC-CONSULT.COM
MO Certificate of Authority: E-2010033630

STATE OF MISSOURI
MITCHELL E. SLUTTER
NUMBER PE-2002003418
PROFESSIONAL ENGINEER
9/18/24
MITCHELL E. SLUTTER PE-2002003418

NORTH
1"=40'
0 20' 40'

Sheet
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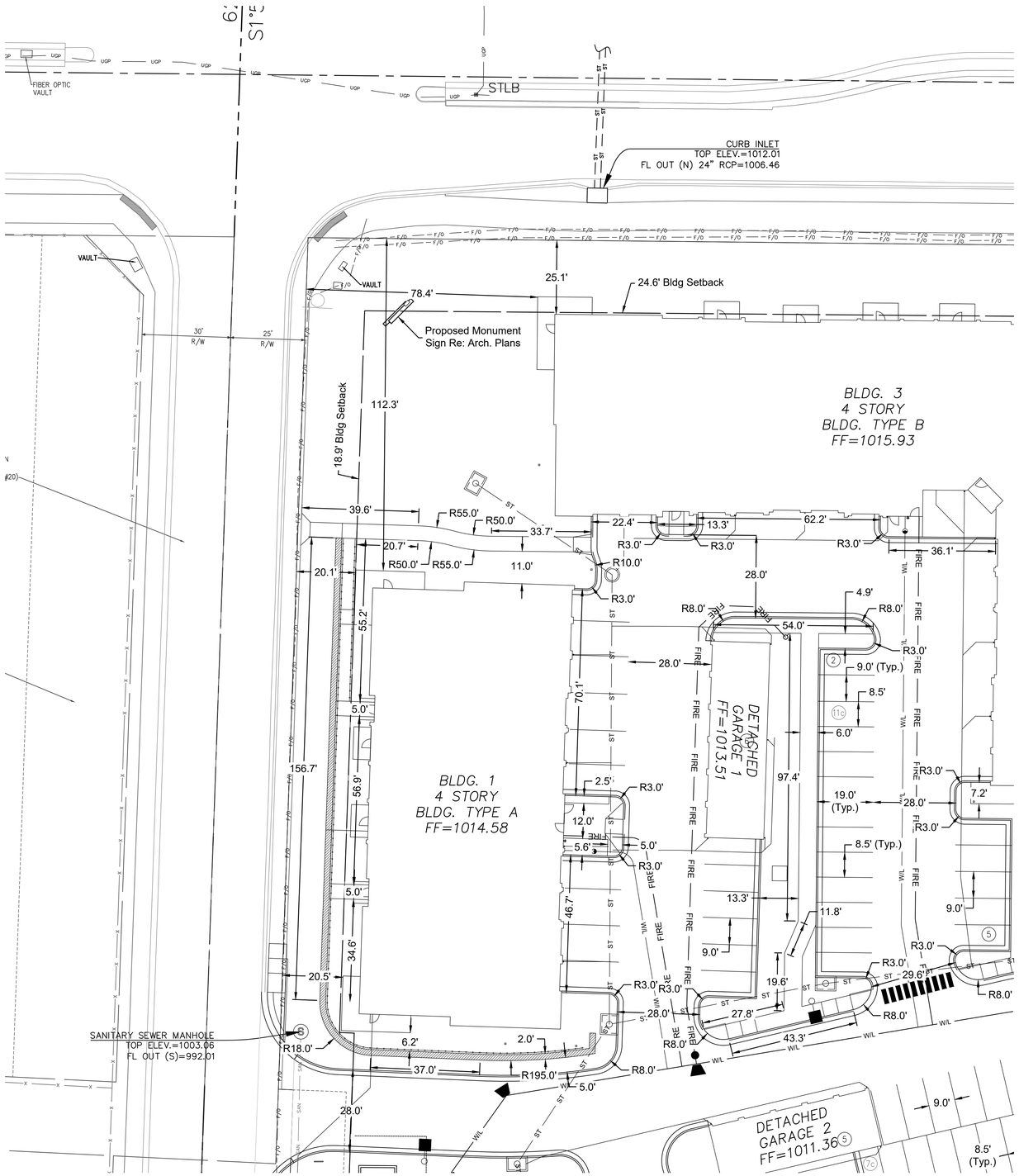

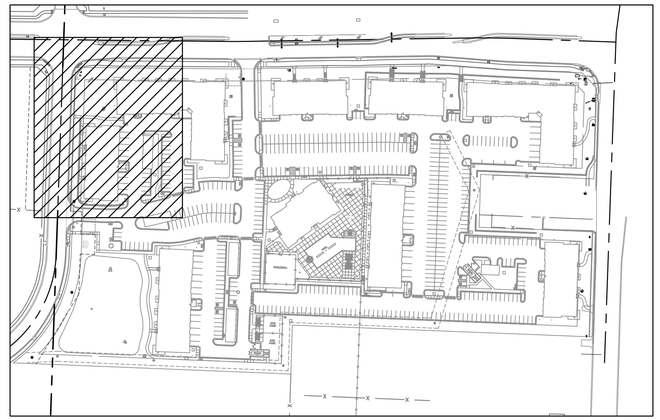

VICINITY MAP
n.t.s

NORTH
1"=20'
0 10' 20'

Construction Documents

24-0166
EVREN APARTMENTS
Lee's Summit, Jackson County, Missouri

Dim Plan North_1

NO.	DATE	REVISION
2	09/16/2024	Permit Set
1	08/16/2024	FDP Submittal

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Renaissance Infrastructure Consulting
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400 E 17TH STREET
KANSAS CITY, MISSOURI 64108
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STATE OF MISSOURI
MITCHELL E. SLUTTER
NUMBER PE-2002003418
PROFESSIONAL ENGINEER
09/18/24
MITCHELL E. SLUTTER PE-2002003418

Sheet
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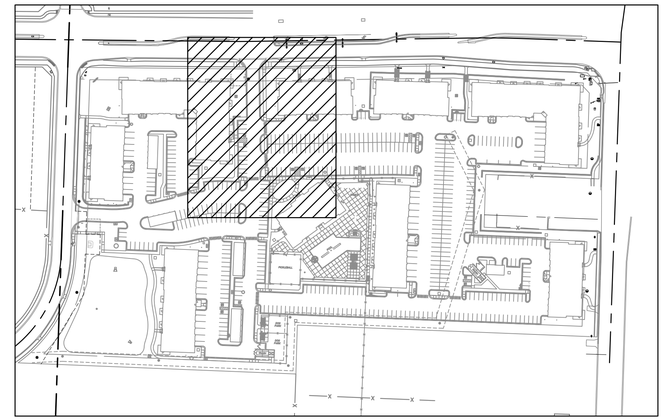

VICINTY MAP
n.t.s

CURB INLET
TOP ELEV.=1052.02
FL IN (E) 6" CPP=1048.82
FL OUT (N) 15" RCP=1047.57

CURB INLE
TOP ELEV.=1016.
FL IN (W) 6" CPP=1012.9
FL OUT (N) 18" RCP=1011.9

SANITARY SEWER MANHOLE
TOP ELEV.=1017.89
FL OUT (N)=1004.39

BLDG. 3
4 STORY
BLDG. TYPE B
FF=1015.93

BLDG. 5
4 STORY
BLDG. TYPE A
FF=1021.48

CLUBHOUSE
1 STORY
FF=1018.92

24.6' Bldg Setback

Proposed Stairs

Construction Documents

24-0166
EVREN APARTMENTS
Lee's Summit, Jackson County, Missouri

Dim Plan North_2

NO.	DATE	REVISION
2	09/16/2024	Permit Set
1	08/16/2024	FDP Submittal

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Renaissance Infrastructure Consulting
400 E 17th Street
Kansas City, Missouri 64108
816.800.0950
www.ric-consult.com
MO Certificate of Authority: E-2010033630

STATE OF MISSOURI
MITCHELL E. SLUTTER
NUMBER PE-2002003418
PROFESSIONAL ENGINEER
09/18/24
MITCHELL E. SLUTTER PE-2002003418

NORTH
1"=20'
0 10' 20'

Sheet
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CURB INLET
TOP ELEV.=1016.61
FL IN (W) 6" CPP=1012.96
FL OUT (N) 18" RCP=1011.94

RIGHT-OF-WAY EASEMENT FOR PUBLIC USE
AS DOC. NO. 2013E0115521 (#14)

Proposed Stairs

24.6' Bldg Setback

BLDG. 8
4 STORY
BLDG. TYPE A
FF=1027.38

BLDG. 4
4 STORY
BLDG. TYPE D
(SPLIT)

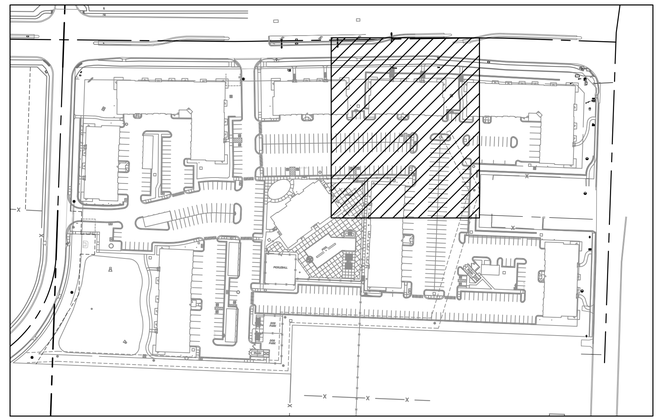
GAMES

175°36'27"

176°49'2"

R932.0'

R927.0'



VICINTY MAP
n.t.s

N O R T H

1"=20'
0 10' 20'

Construction Documents

24-0166
EVREN APARTMENTS
Lee's Summit, Jackson County, Missouri

Dim Plan North_3

NO.	DATE	REVISION
2	09/16/2024	Permit Set
1	08/16/2024	FDP Submittal

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816.800.0950
www.ric-consult.com
MO Certificate of Authority: E-2010039630

STATE OF MISSOURI
MITCHELL E. SLUTTER
NUMBER PE-2002003418
PROFESSIONAL ENGINEER
09/18/24
MITCHELL E. SLUTTER PE 2002003418

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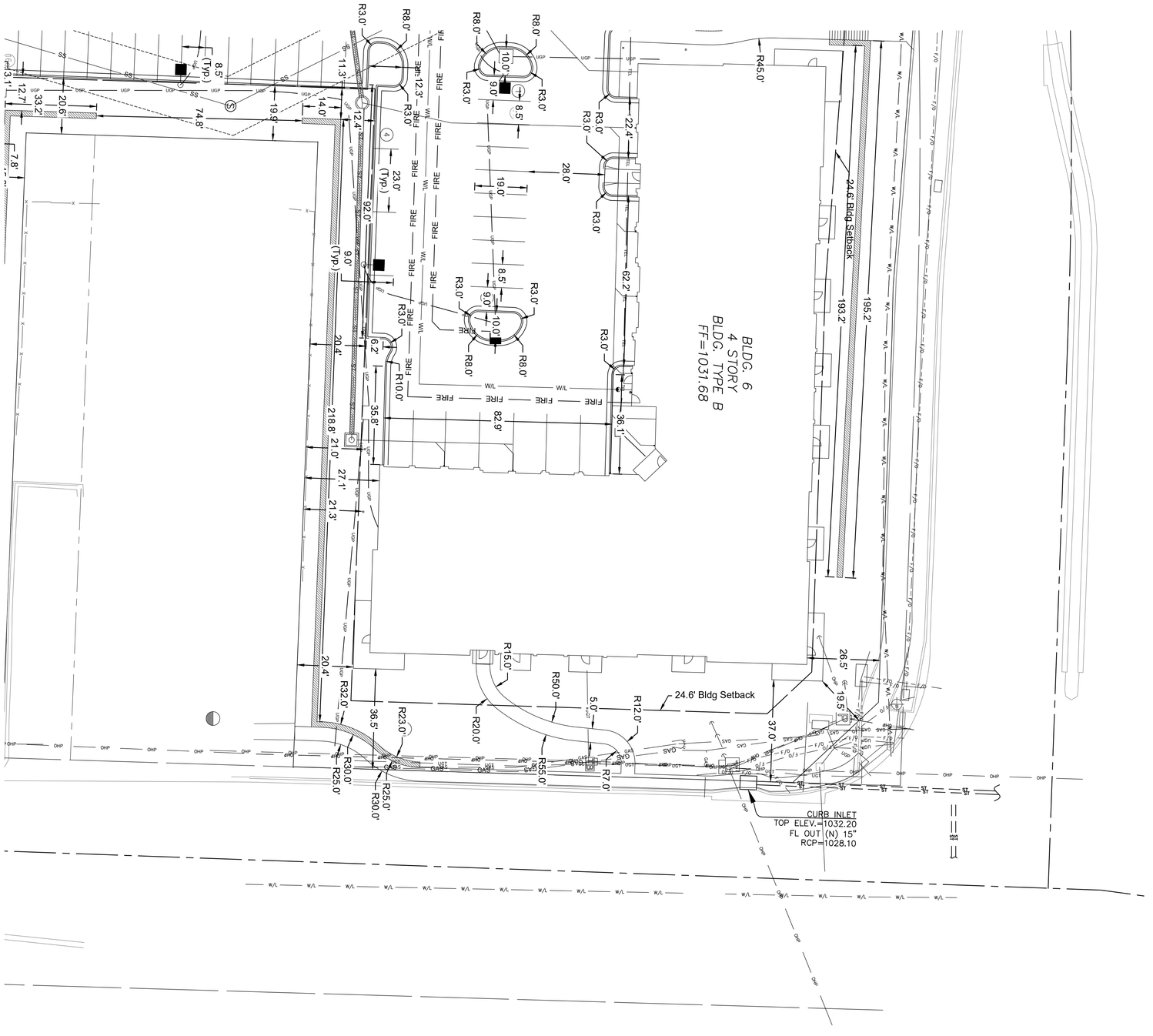
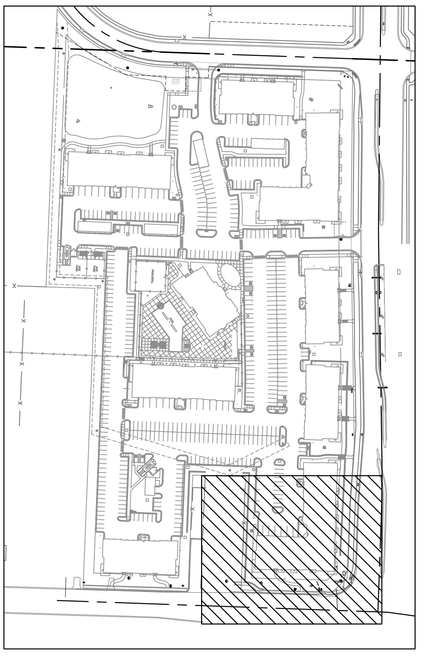


VICINITY MAP
n.t.s



N O R T H
0 10' 20'
1"=20'

Renaissance Infrastructure Consulting
400 E 17th Street
Kansas City, Missouri 64108
816.800.0950
www.ric-consult.com

NO.	DATE	REVISION
1	08/15/2024	FDP Submittal
2	09/18/2024	Permit Set

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Dim Plan North_4

Construction Documents

24-0166
EVREN APARTMENTS
Lee's Summit, Jackson County, Missouri

Sheet
C09

MO Certificate of Authority: E-2010033630

VICINITY MAP
n.t.s

Construction Documents

24-0166
EVREN APARTMENTS
Lee's Summit, Jackson County, Missouri

Dim Plan South_1

NO.	DATE	REVISION
2	09/16/2024	Permit Set
1	08/16/2024	FDP Submittal

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400 E. 17th Street
Kansas City, Missouri 64108
MO Certificate of Authority: E-2010033630

STATE OF MISSOURI
MITCHELL E. SLUTTER
NUMBER PE-2002003418
PROFESSIONAL ENGINEER
09/18/24
MITCHELL E. SLUTTER PE-2002003418

NORTH
1"=20'
0 10' 20'

Sheet
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VICINTY MAP
n.t.s

Construction Documents

24-0166
EVREN APARTMENTS
Lee's Summit, Jackson County, Missouri

Dim Plan South_2

NO.	DATE	REVISION
2	09/16/2024	Permit Set
1	08/16/2024	FDP Submittal

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CHECKED BY: CMP

Renaissance Infrastructure Consulting
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816.800.0950
WWW.RIC-CONSULT.COM
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STATE OF MISSOURI
MITCHELL SLUTTER
NUMBER
PE-2002003418
PROFESSIONAL ENGINEER
09/18/24
MITCHELL E. SLUTTER PE-2002003418

NORTH
1"=20'
0 10' 20'

Sheet
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VICINTY MAP
n.t.s

Construction Documents

24-0166
EVREN APARTMENTS
Lee's Summit, Jackson County, Missouri

Dim Plan South_3

NO.	DATE	REVISION
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1	08/16/2024	FDP Submittal

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CHECKED BY: CMP

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400 E 17TH STREET
KANSAS CITY, MISSOURI 64108
MO Certificate of Authority: E-2010033630

STATE OF MISSOURI
MITCHELL ELLIOTT SLUTTER
NUMBER PE-2002003418
PROFESSIONAL ENGINEER
09/18/24
MITCHELL E. SLUTTER PE-2002003418

NORTH
1"=20'
0 10' 20'

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VICINITY MAP
n.t.s

Construction Documents

24-0166
EVREN APARTMENTS
Lee's Summit, Jackson County, Missouri

Dim Plan South_4

NO.	DATE	REVISION
2	09/16/2024	Permit Set
1	08/16/2024	FDP Submittal

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CHECKED BY: CMP

Renaissance Infrastructure Consulting
400 E 17TH STREET
KANSAS CITY, MISSOURI 64108
816.800.0950
www.RIC-CONSULT.COM
MO Certificate of Authority: E-2010033630

STATE OF MISSOURI
MITCHELL ELLIOTT SLUTTER
NUMBER PE-2002003418
PROFESSIONAL ENGINEER
09/18/24
MITCHELL E. SLUTTER PE-2002003418

NORTH
1"=20'
0 10' 20'

Sheet
C13

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LOT 1A
LEE'S SUMMIT POLICE AND
COURT FACILITY

NE TUDOR RD.

Commercial Entrance
See Public Street Plans

NW COMMERCE DR.

NE DOUGLAS ST.

TRACT 4
Summit Park

Commercial Entrance
See Public Street Plans

LOT 11
SUMMIT PARK
913 NW MAIN ST.

LOT 10
SUMMIT PARK

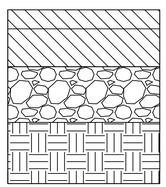
LOT 3 SUMMIT PARK
OWNER: MAKOL PROPERTIES, LLC

LOT 4
SUMMIT PARK

LOT 10
SUMMIT PARK
OWNER: LARRY E. & BEATRICE M. FINKEMEIER

40'

Pavement Sections are for Information only and Shall be in compliance with City of Lees Summit Pavement Standards and follow the Recommendation of the Terracon Geotech Report dated June 10th, 2022.



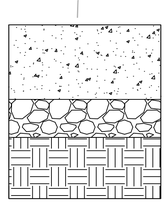
2" KCMMB AC Surface Course

4" KCMMB AC Base Course

6" Compacted Aggregate Base w/ Geogrid
MoDOT Type 5 or similar

Compacted Subgrade

Asphalt Pavement Section

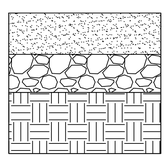


7" KCMMB 4K Concrete

4" Compacted Aggregate Base
(ASTM C33 Size No. 57 or similar)

Compacted Subgrade

Trash Enclosure Pavement



4" KCMMB 4K Concrete

4" Compacted Aggregate Base

Compacted Subgrade

Sidewalk Pavement

NORTH
1"=40'
0 20' 40'

Construction Documents

24-0166
EVREN APARTMENTS
Lee's Summit, Jackson County, Missouri

Pavement Plan

NO.	DATE	REVISION
1	08/16/2024	FDP Submittal
2	09/16/2024	Permit Set

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Renaissance Infrastructure Consulting
4.00 E. 17TH STREET KANSAS CITY, MISSOURI 64108
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www.RIC-CONSULT.com
MO Certificate of Authority: E-2010033630

STATE OF MISSOURI
MITCHELL E. SLUTTER
NUMBER PE-2010030418
PROFESSIONAL ENGINEER
09/18/24
MITCHELL E. SLUTTER PE-2010030418

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LOT 1A
LEE'S SUMMIT POLICE AND
COURT FACILITY

NE TUDOR RD.

NW COMMERCE DR.

TRACT 4
Summit Park

LOT 11
SUMMIT PARK
913 NW MAIN ST.

LOT 10
SUMMIT PARK

LOT 10
SUMMIT PARK
OWNER: LARRY E. & BEATRICE M. FINKEMEIER

LOT 4
SUMMIT PARK

LOT 3 SUMMIT PARK
OWNER: MAKOL PROPERTIES, LLC

NE DOUGLAS ST.

40'

Dry Curb

Wet Curb

Ribbon Curb

NORTH

1"=40'

0 20' 40'

Construction Documents

24-0166
EVREN APARTMENTS
Lee's Summit, Jackson County, Missouri

Curb Schedule

NO.	DATE	REVISION
2	09/16/2024	Permit Set
1	08/16/2024	FDP Submittal

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STATE OF MISSOURI
MITCHELL E. SLUTTER
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MITCHELL E. SLUTTER PE-2002003418

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Wall Detail 6
Wall Detail 5
Wall Detail 4
Wall Detail 1
Wall Detail 2
Wall Detail 3
Wall Detail 7

NE TUDOR RD.
NW COMMERCE DR.
NE DOUGLAS ST.

626.7'
S1°59'47"E

1720.57'
S1°59'47"W

VAULT
WIRE FENCE
STLB
GAMES
SPA
POOL
PICKLEBALL
DOG PARK
DOG PARK
TRASH
TRASH
FIRE
WATER METER PIT (NO METER)
40' RIGHT-OF-WAY DEDICATION BK. 555, PG. 20

TW: 1024.67
TW: 1024.33
TW: 1027.36

Contour Legend
- Existing Major Contour
- Existing Minor Contour
- Proposed Major Contour
- Proposed Minor Contour

NORTH
1"=40'
0 20' 40'

Construction Documents

24-0166
EVREN APARTMENTS
Lee's Summit, Jackson County, Missouri

Grading Plan

NO.	DATE	REVISION
2	09/16/2024	Permit Set
1	08/16/2024	FDP Submittal

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STATE OF MISSOURI
MITCHELL E. SLUTTER
NUMBER PE-2002003418
PROFESSIONAL ENGINEER
09/18/24
MITCHELL E. SLUTTER PE-2002003418

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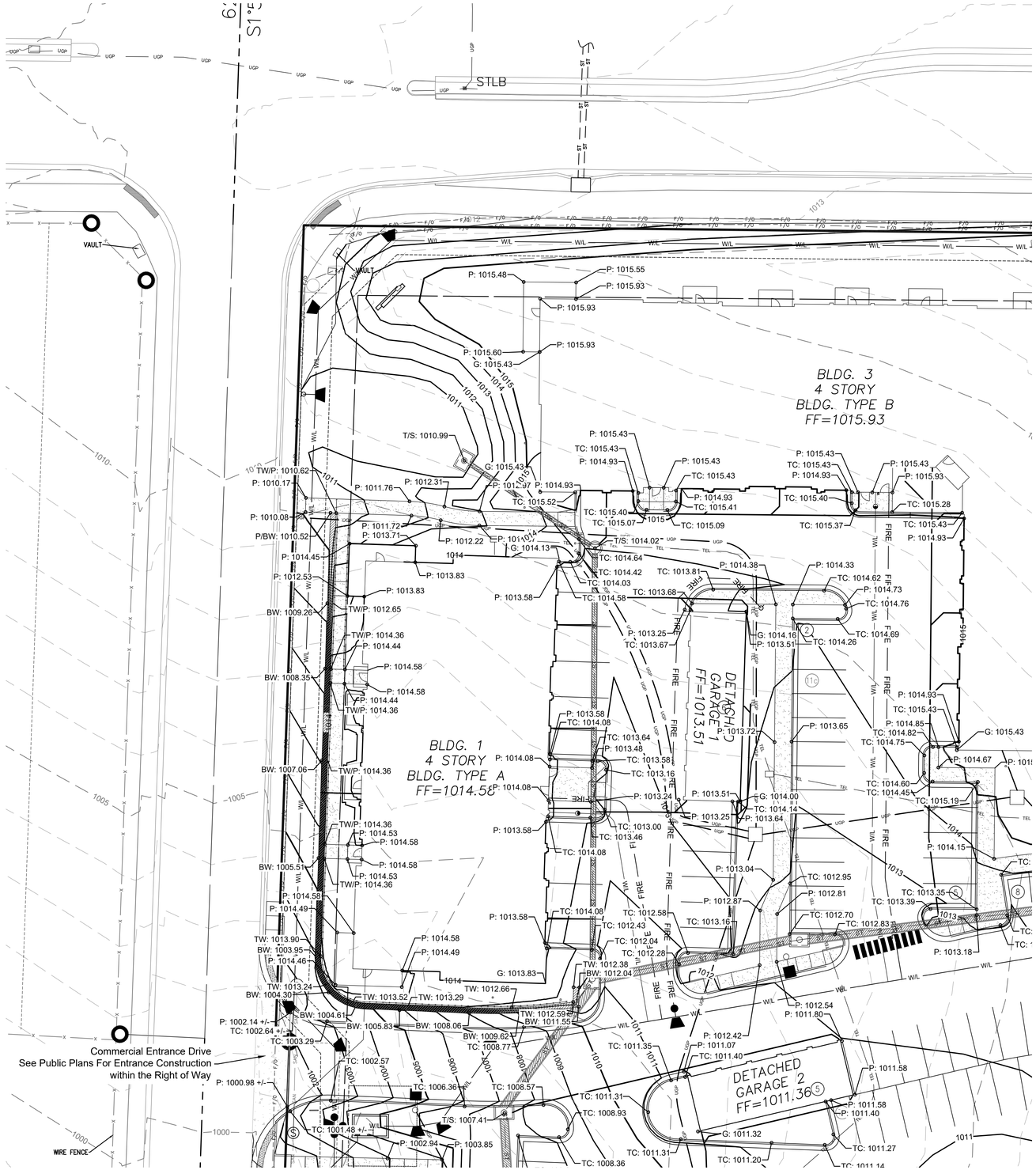

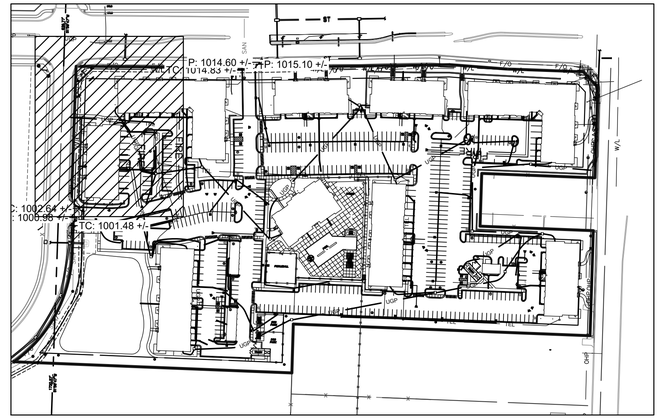

VICINTY MAP
n.t.s

Note:
Garage Pavement Elevation 1' Below FFE at Garage Door, and Door Entries internal to Site 0.5' Below FEE. See Arch. Plans For Transition to FFE Elevation.

LEGEND

TC:	Top of Curb
P:	Pavement
T/S:	Top of Structure
F/L:	Flowline of Pipe
G:	Ground
(HP)	High Point
(LP)	Low Point
TW:	Top of Wall
BW:	Bottom of Wall

Existing Major Contour
Existing Minor Contour
Proposed Major Contour
Proposed Minor Contour

N O R T H
1"=20'
0 10' 20'

Construction Documents

24-0166
EVREN APARTMENTS
Lee's Summit, Jackson County, Missouri

Spot Grading North_1

NO.	DATE	REVISION
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1	08/16/2024	FDP Submittal

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STATE OF MISSOURI
MITCHELL E. SLUTTER
NUMBER PE-2002003418
PROFESSIONAL ENGINEER
09/18/24
MITCHELL E. SLUTTER PE-2002003418

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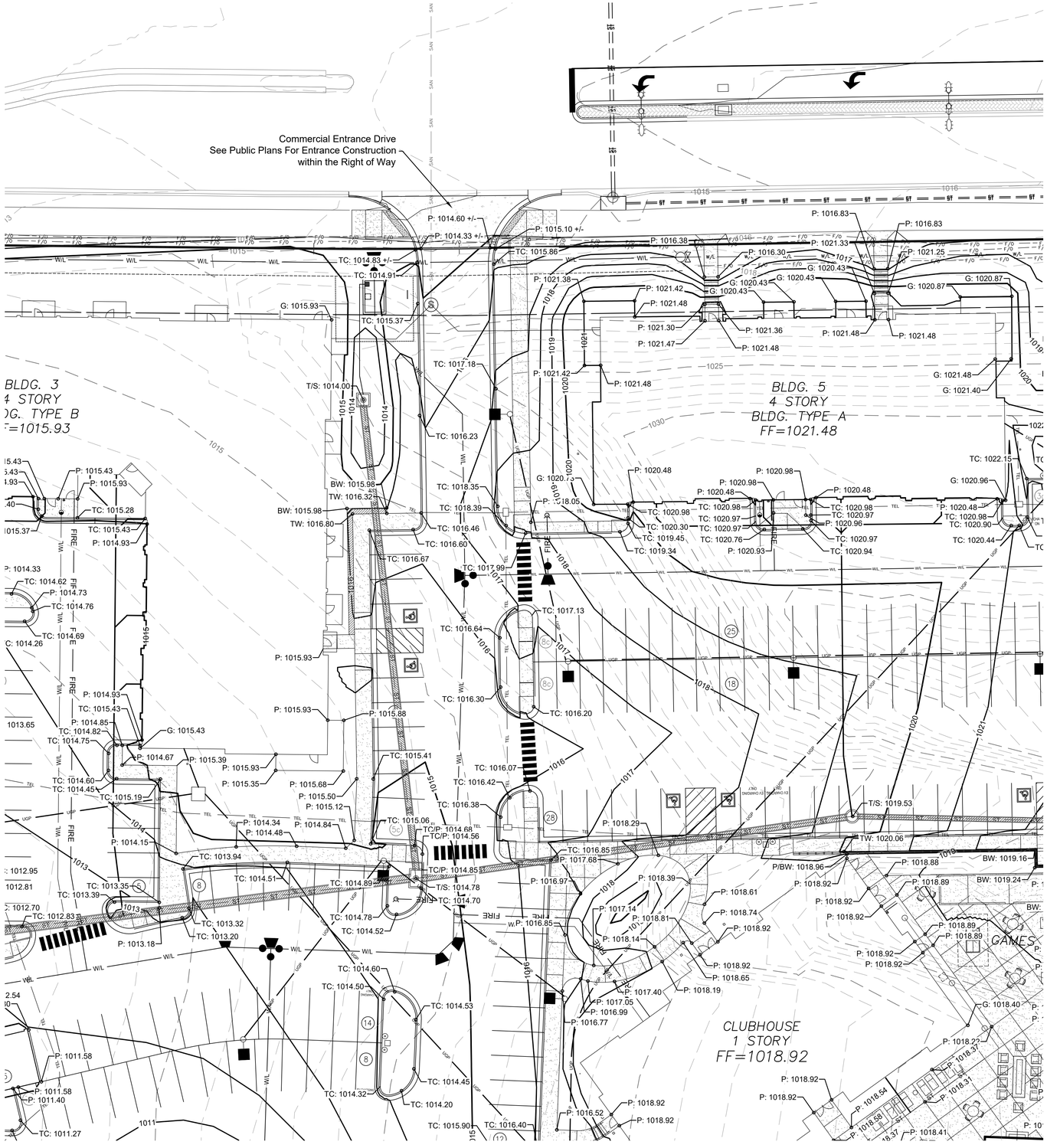

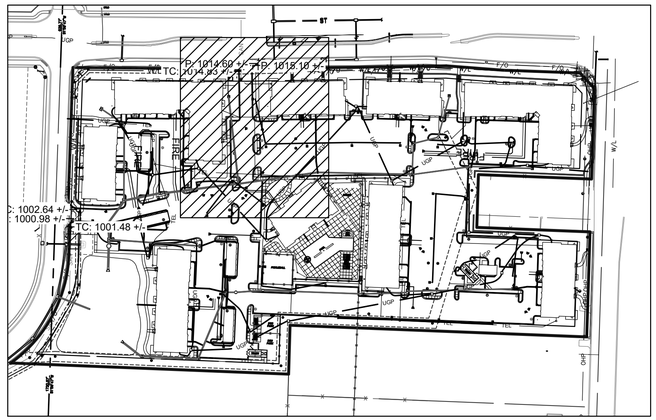

VICINTY MAP
n.t.s

Note:
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(LP)	Low Point
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BW:	Bottom of Wall

Existing Major Contour
Existing Minor Contour
Proposed Major Contour
Proposed Minor Contour

NORTH
1"=20'
0 10' 20'

Construction Documents

24-0166
EVREN APARTMENTS
Lee's Summit, Jackson County, Missouri

Spot Grading North_2

NO.	DATE	REVISION
2	09/16/2024	Permit Set
1	08/16/2024	FDP Submittal

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STATE OF MISSOURI
MITCHELL E. SLUTTER
NUMBER PE-2002003418
PROFESSIONAL ENGINEER
09/18/24
MITCHELL E. SLUTTER PE-2002003418

Sheet
C18

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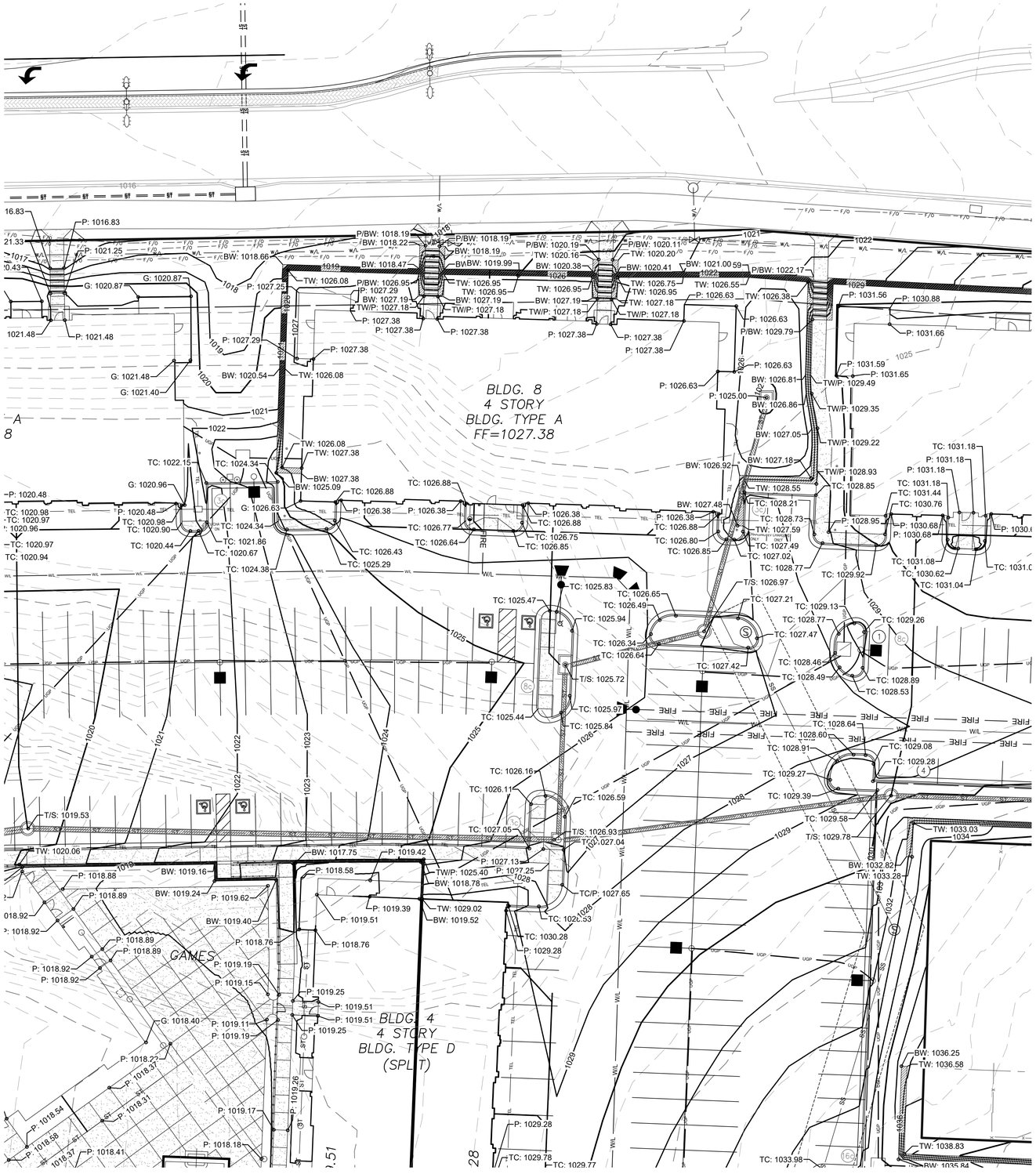

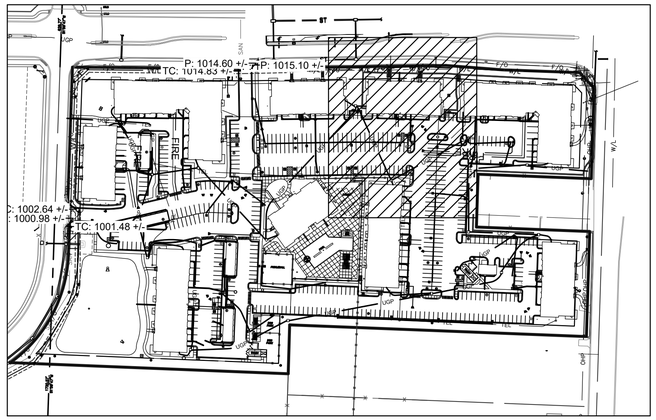

VICINITY MAP
n.t.s

Note:
Garage Pavement Elevation 1' Below FFE at Garage Door, and Door Entries internal to Site 0.5' Below FEE. See Arch. Plans For Transition to FFE Elevation.

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(LP)	Low Point
TW:	Top of Wall
BW:	Bottom of Wall

Existing Major Contour
Existing Minor Contour
Proposed Major Contour
Proposed Minor Contour

NORTH
1"=20'
0 10' 20'

Construction Documents

24-0166
EVREN APARTMENTS
Lee's Summit, Jackson County, Missouri

Spot Grading North_3

NO.	DATE	REVISION
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1	08/16/2024	FDP Submittal

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STATE OF MISSOURI
MITCHELL KLUTTER
NUMBER PE-2002003418
PROFESSIONAL ENGINEER
09/18/24
MITCHELL E. SLUTTER PE-2002003418

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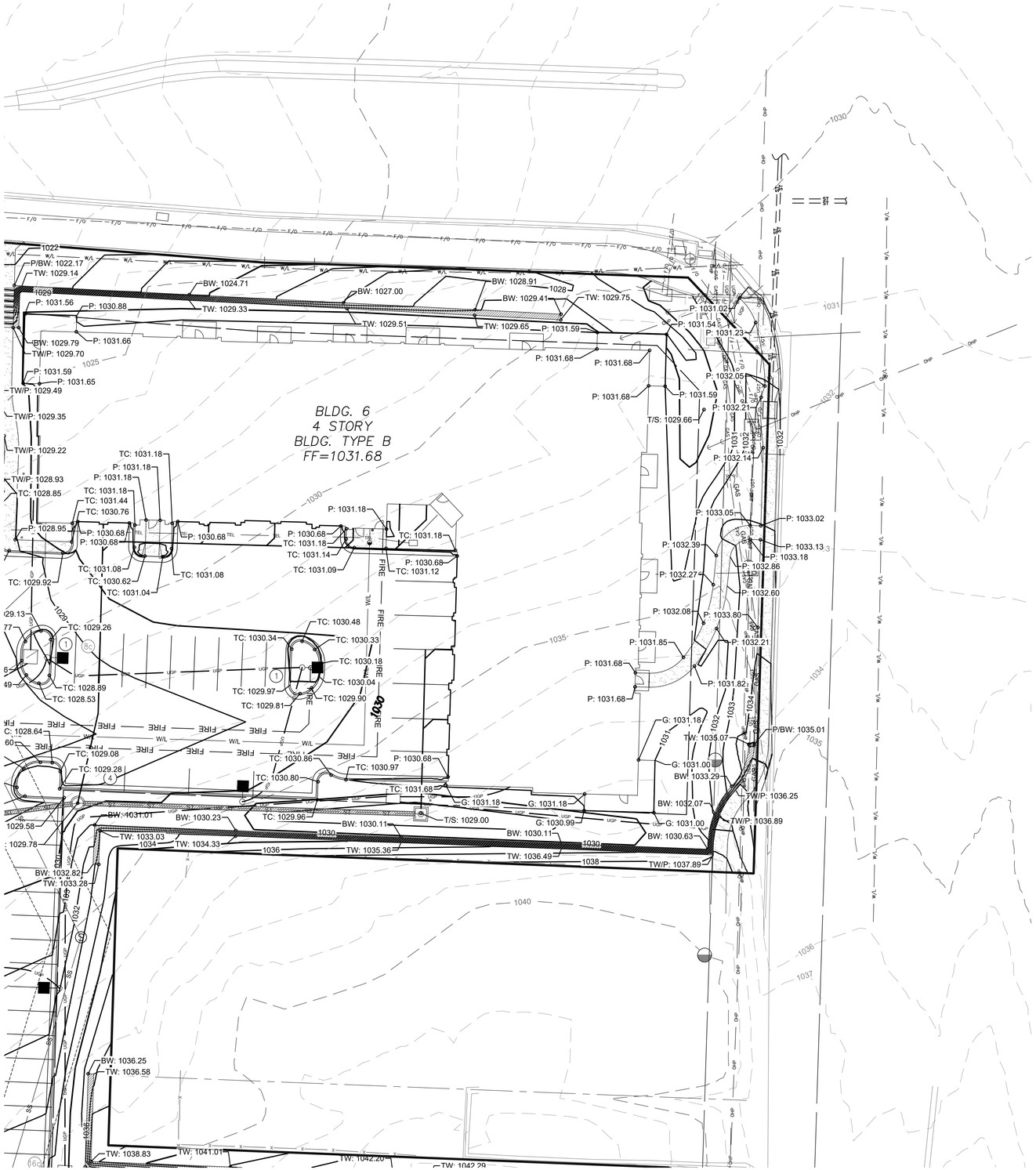

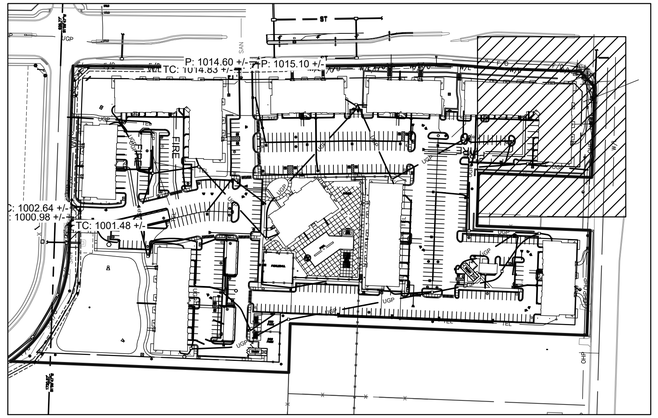

VICINITY MAP
n.t.s

Note:
Garage Pavement Elevation 1' Below FFE at Garage Door, and Door Entries internal to Site 0.5' Below FEE. See Arch. Plans For Transition to FFE Elevation.

LEGEND

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G:	Ground
(HP)	High Point
(LP)	Low Point
TW:	Top of Wall
BW:	Bottom of Wall

Existing Major Contour
Existing Minor Contour
Proposed Major Contour
Proposed Minor Contour

NORTH
1"=20'
0 10' 20'

Construction Documents

24-0166
EVREN APARTMENTS
Lee's Summit, Jackson County, Missouri

Spot Grading North_4

NO.	DATE	REVISION
2	09/16/2024	Permit Set
1	08/16/2024	FDP Submittal

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STATE OF MISSOURI
MITCHELL E. SLUTTER
NUMBER PE-2002003418
PROFESSIONAL ENGINEER
09/18/24
MITCHELL E. SLUTTER PE-2002003418

Sheet
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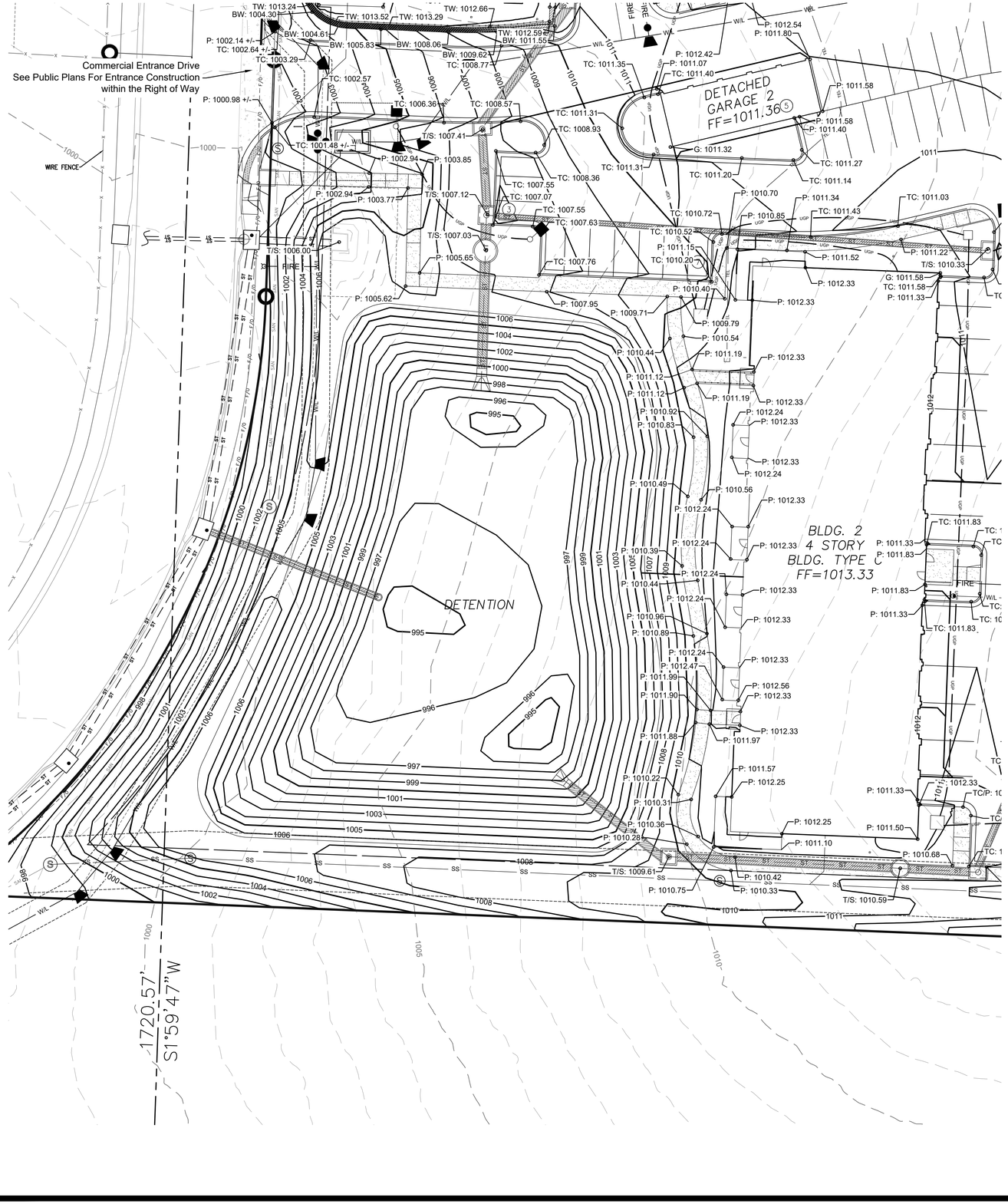

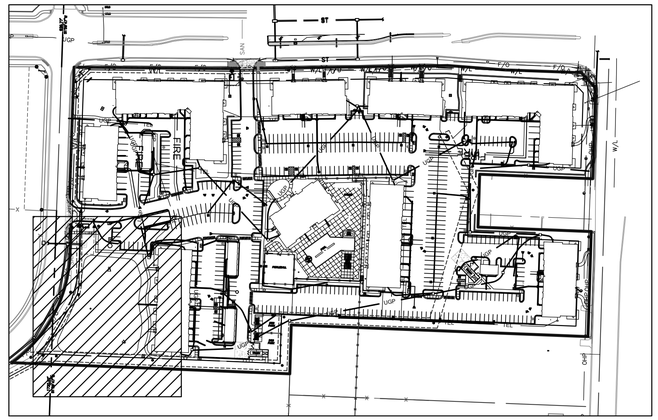

VICINITY MAP
n.t.s

Note:
Garage Pavement Elevation 1' Below FFE at Garage Door, and Door Entries internal to Site 0.5' Below FEE. See Arch. Plans For Transition to FFE Elevation.

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G:	Ground
(HP)	High Point
(LP)	Low Point
TW:	Top of Wall
BW:	Bottom of Wall

Existing Major Contour
Existing Minor Contour
Proposed Major Contour
Proposed Minor Contour

NORTH
1"=20'
0 10' 20'

Construction Documents

24-0166
EVREN APARTMENTS
Lee's Summit, Jackson County, Missouri

Spot Grading South_1

NO.	DATE	REVISION
2	09/16/2024	Permit Set
1	08/16/2024	FDP Submittal

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STATE OF MISSOURI
MITCHELL E. SLUTTER
NUMBER PE-2002003418
PROFESSIONAL ENGINEER
09/18/24
MITCHELL E. SLUTTER PE-2002003418

Sheet
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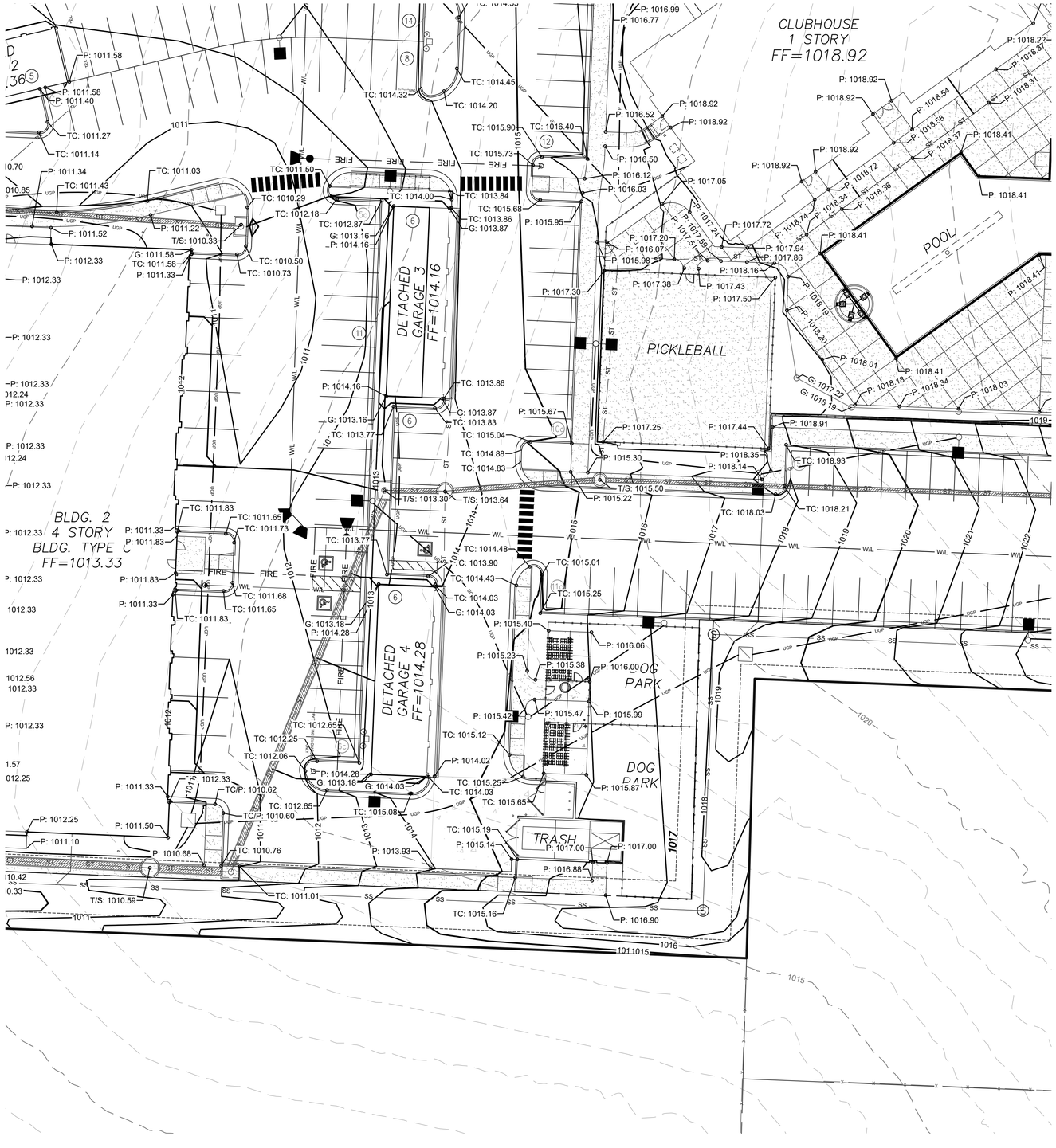

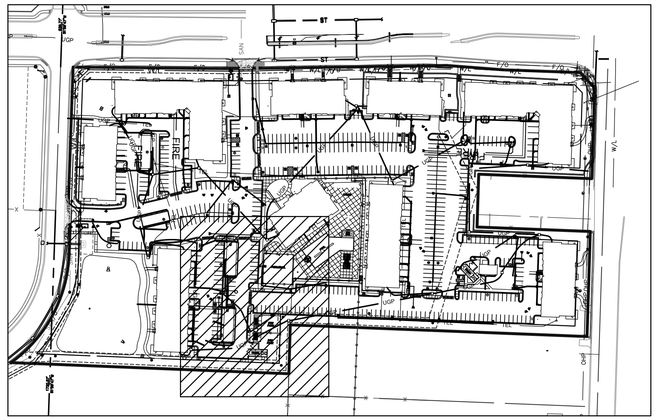

VICINITY MAP
n.t.s

Note:
Garage Pavement Elevation 1' Below FFE at Garage Door, and Door Entries internal to Site 0.5' Below FEE. See Arch. Plans For Transition to FFE Elevation.

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G:	Ground
(HP)	High Point
(LP)	Low Point
TW:	Top of Wall
BW:	Bottom of Wall

- Existing Major Contour
- Existing Minor Contour
- Proposed Major Contour
- Proposed Minor Contour

NORTH
1"=20'
0 10' 20'

Construction Documents

24-0166
EVREN APARTMENTS
Lee's Summit, Jackson County, Missouri

Spot Grading South_2

NO.	DATE	REVISION
2	09/16/2024	Permit Set
1	08/16/2024	FDP Submittal

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STATE OF MISSOURI
MITCHELL E. SLUTTER
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PROFESSIONAL ENGINEER
09/18/24
MITCHELL E. SLUTTER PE-2002003418

Sheet
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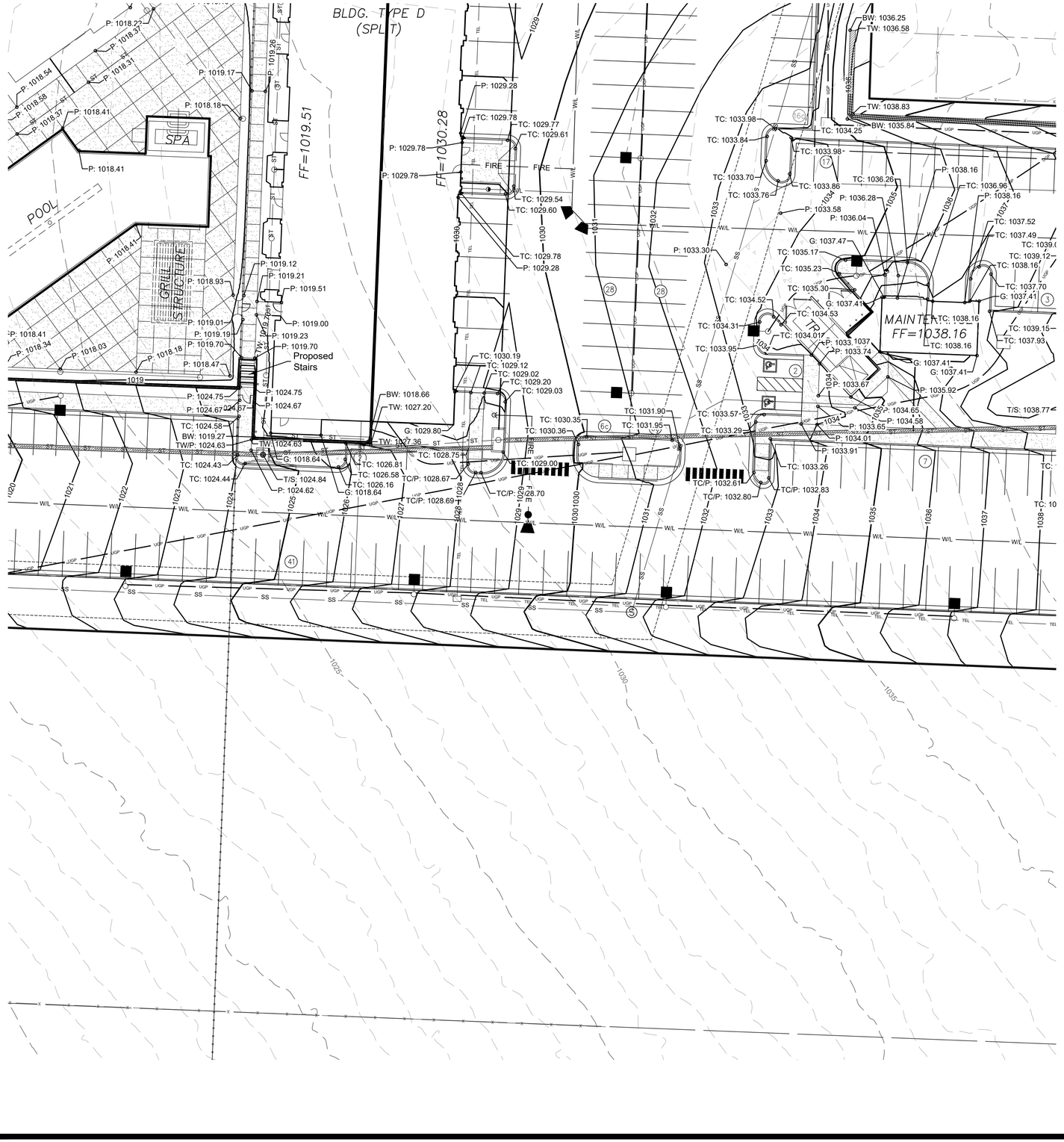

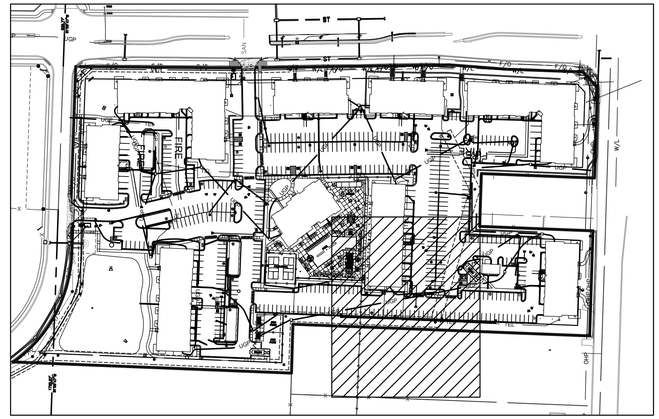

VICINITY MAP
n.t.s

Note:
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Existing Major Contour
Existing Minor Contour
Proposed Major Contour
Proposed Minor Contour

NORTH
1"=20'
0 10' 20'

Construction Documents

24-0166
EVREN APARTMENTS
Lee's Summit, Jackson County, Missouri

Spot Grading South_3

NO.	DATE	REVISION
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1	08/16/2024	FDP Submittal

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STATE OF MISSOURI
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PROFESSIONAL ENGINEER
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MITCHELL E. SLUTTER PE-2002003418

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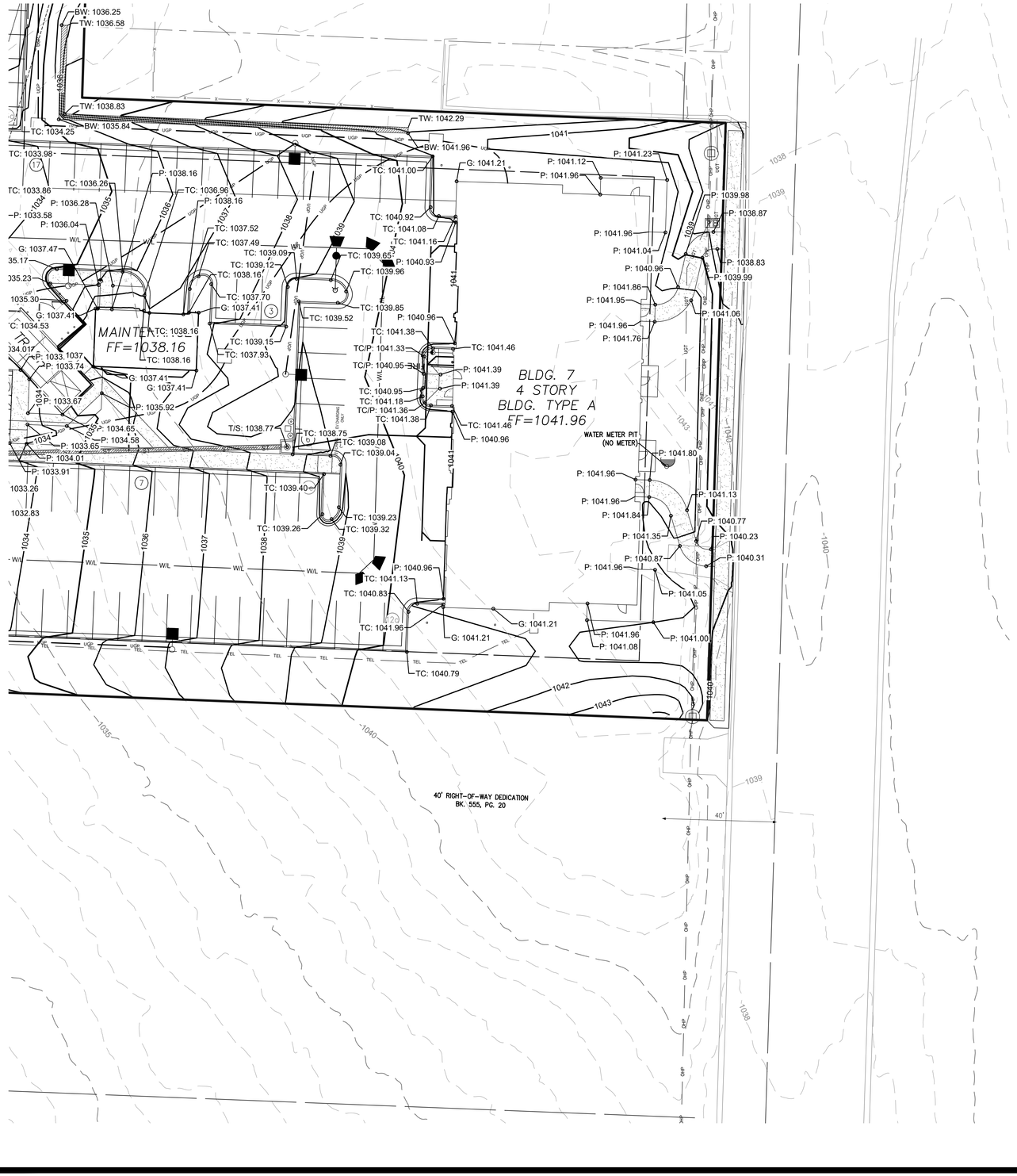

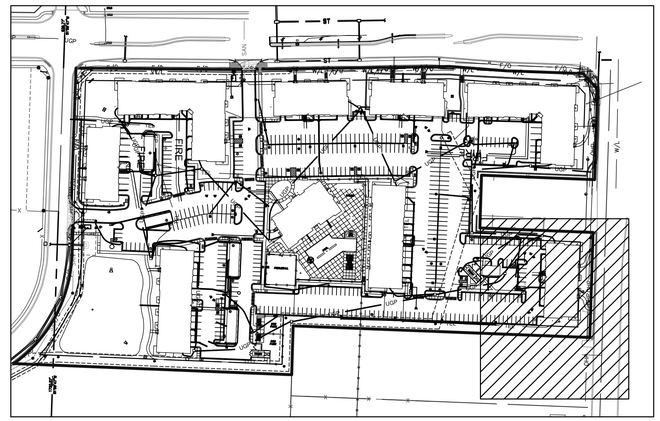

VICINTY MAP
n.t.s

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Existing Major Contour
Existing Minor Contour
Proposed Major Contour
Proposed Minor Contour

NORTH
1"=20'
0 10' 20'

Construction Documents

24-0166
EVREN APARTMENTS
Lee's Summit, Jackson County, Missouri

Spot Grading South_4

NO.	DATE	REVISION
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STATE OF MISSOURI
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NUMBER
PE-2002003418
PROFESSIONAL ENGINEER
09/18/24
MITCHELL E. SLUTTER PE-2002003418

Sheet
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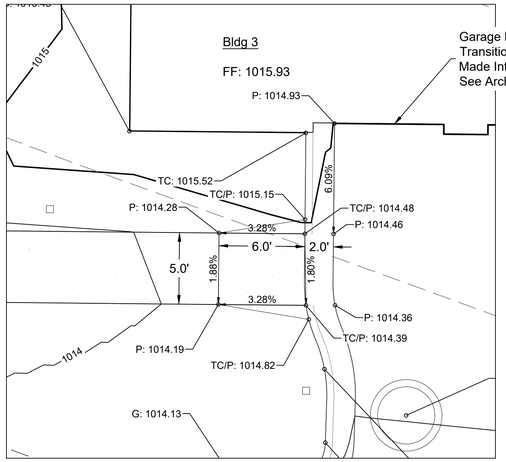
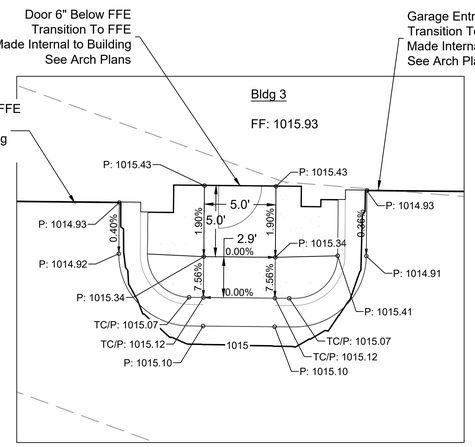
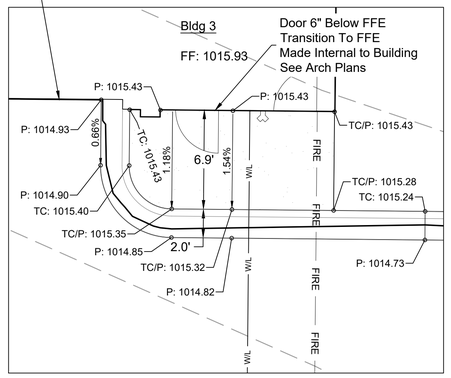


Detail 1



Detail 2



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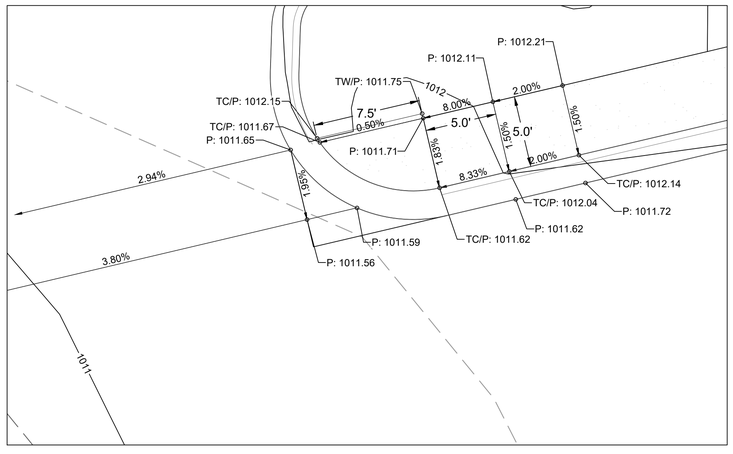
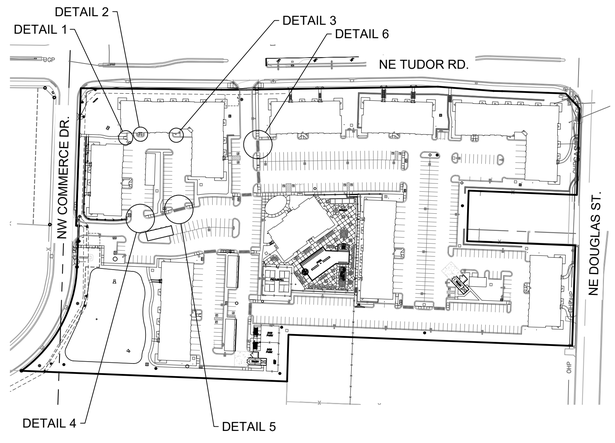
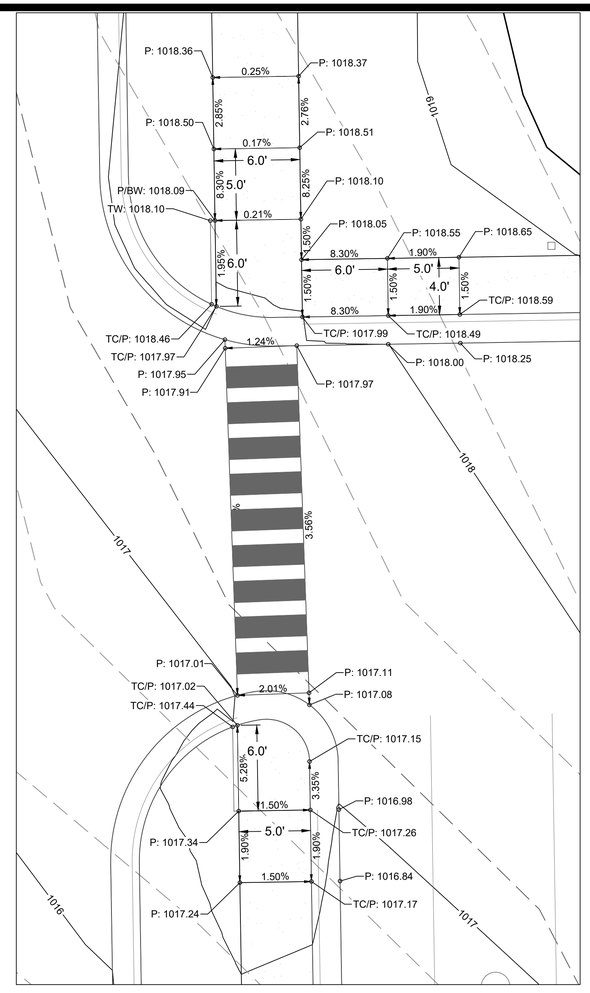


Detail 4





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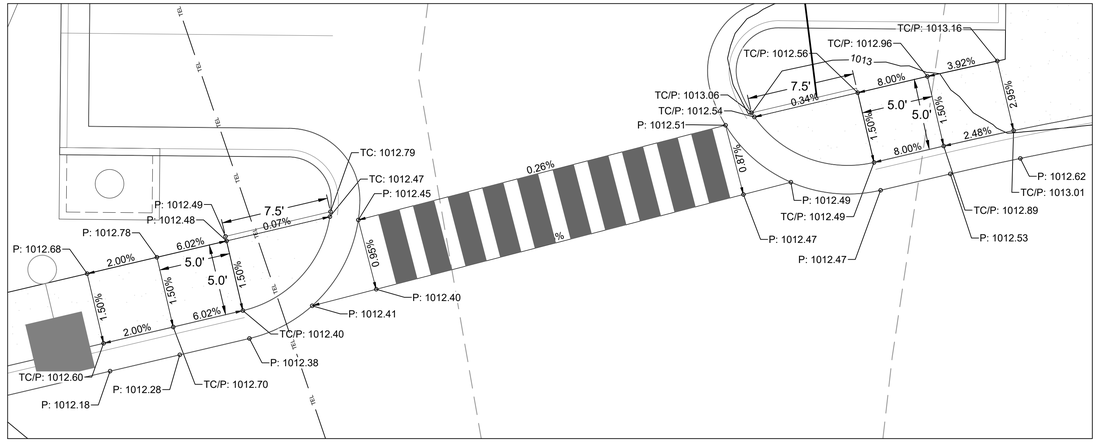

Detail 5

LEGEND

TC:	Top of Curb
P:	Pavement
T/S:	Top of Structure
F/L:	Flowline of Pipe
G:	Ground
(HP)	High Point
(LP)	Low Point
TW:	Top of Wall
BW:	Bottom of Wall

Existing Major Contour
Existing Minor Contour
Proposed Major Contour
Proposed Minor Contour

NORTH
1"=5'
0 5'

Construction Documents

24-0166
EVREN APARTMENTS
Lee's Summit, Jackson County, Missouri

Grading Details_1

NO.	DATE	REVISION
2	09/16/2024	Permit Set
1	08/16/2024	FDP Submittal

DRAWN BY: TUA
CHECKED BY: CMP

Renaissance Infrastructure Consulting
816.800.0950
www.RIC-CONSULT.com
400 E 17TH STREET
KANSAS CITY, MISSOURI 64108
MO Certificate of Authority: E-2010033630

STATE OF MISSOURI
MITCHELL E. SLUTTER
NUMBER PE-2002003418
PROFESSIONAL ENGINEER
09/18/24
MITCHELL E. SLUTTER PE-2002003418

Sheet
C25

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Sep 18, 2024-2:56pm
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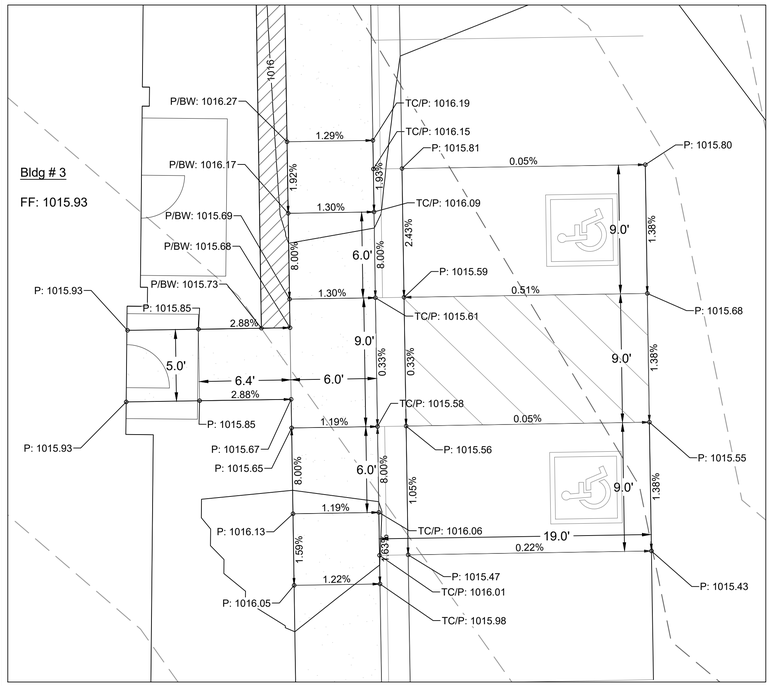

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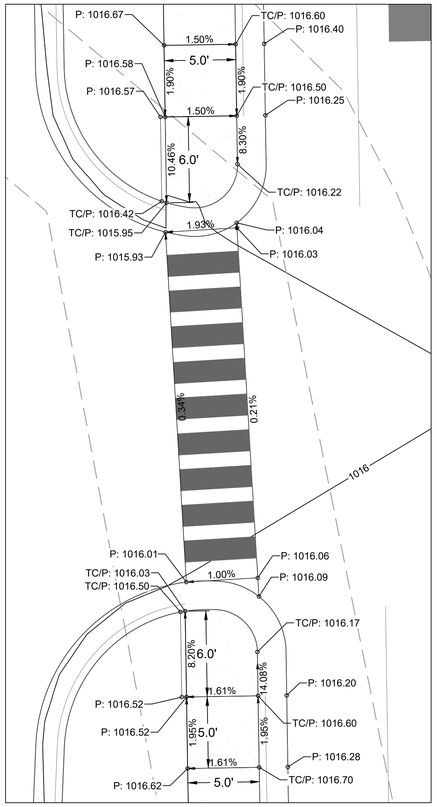

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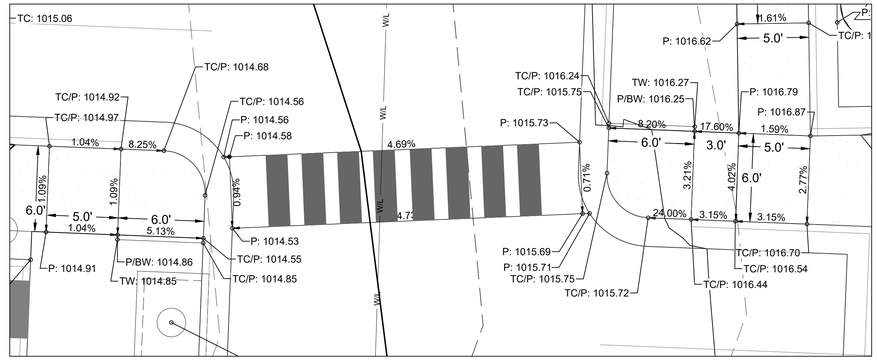

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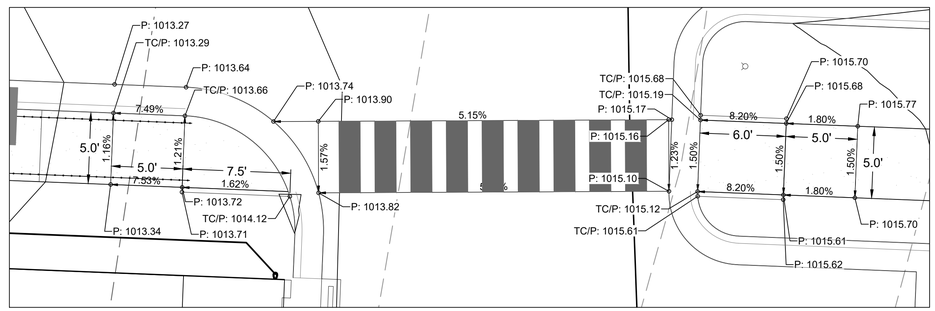

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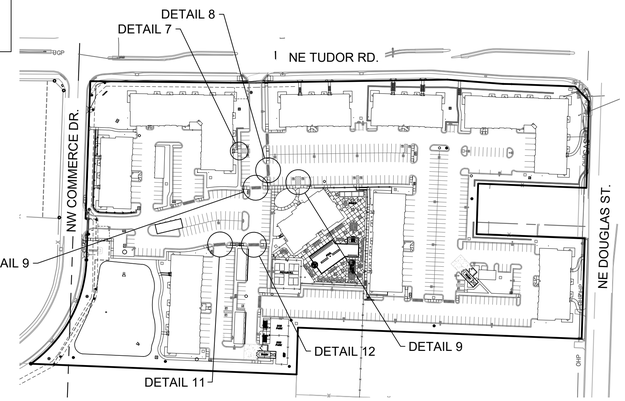

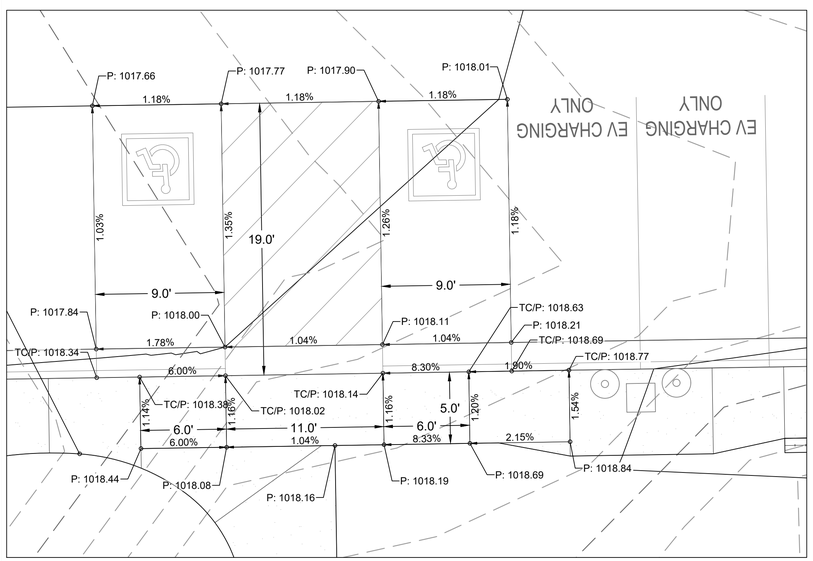

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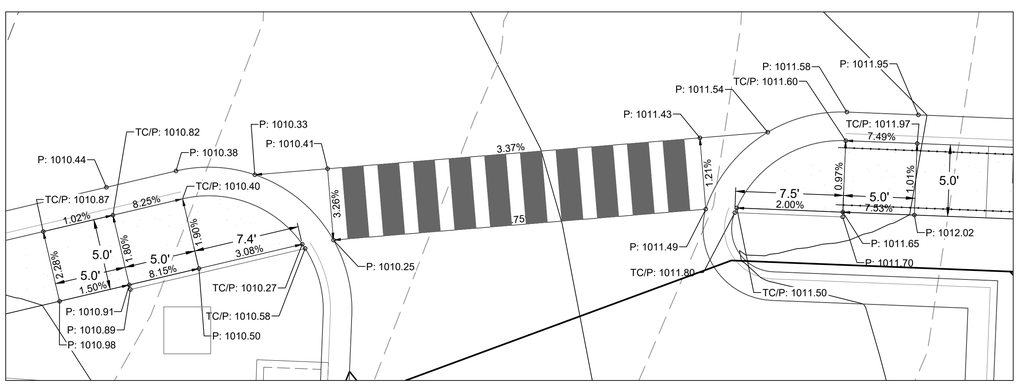

Detail 11

LEGEND

TC:	Top of Curb
P:	Pavement
T/S:	Top of Structure
F/L:	Flowline of Pipe
G:	Ground
(HP)	High Point
(LP)	Low Point
TW:	Top of Wall
BW:	Bottom of Wall

Existing Major Contour
Existing Minor Contour
Proposed Major Contour
Proposed Minor Contour

NORTH
1"=5'
0 5'

Construction Documents

24-0166
EVREN APARTMENTS
Lee's Summit, Jackson County, Missouri

Grading Details_2

NO.	DATE	REVISION
2	09/16/2024	Permit Set
1	08/16/2024	FDP Submittal

DRAWN BY: TUA
CHECKED BY: CMP

Renaissance Infrastructure Consulting
400 E 17TH STREET KANSAS CITY, MISSOURI 64108
816.800.0950 WWW.RIC-CONSULT.COM
MO Certificate of Authority: E-2010038630

STATE OF MISSOURI
MITCHELL E. SLUTTER
NUMBER PE-2002003418
PROFESSIONAL ENGINEER
09/18/24
MITCHELL E. SLUTTER PE 2002003418

Sheet
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Sep 18, 2024 2:56pm
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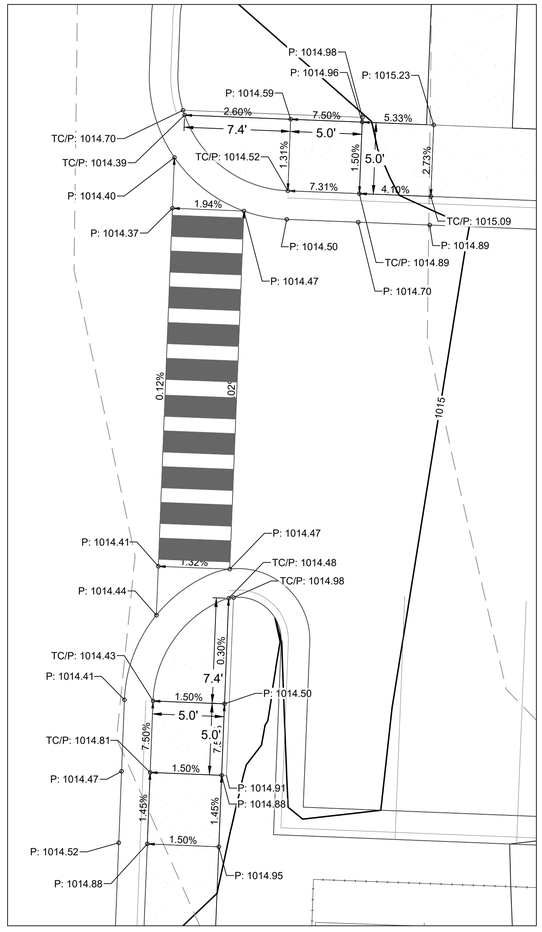

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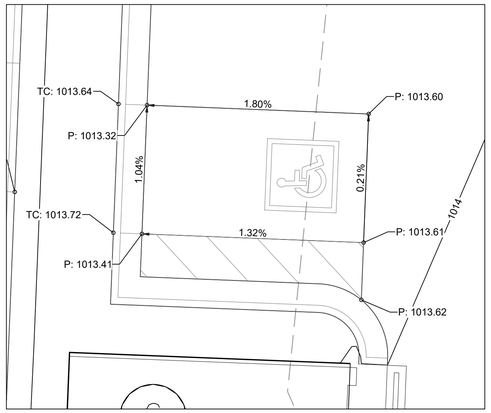

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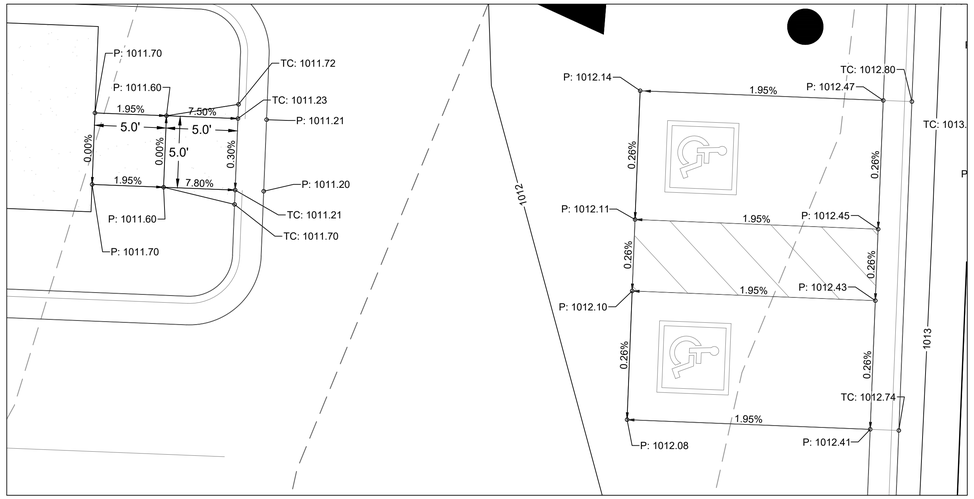

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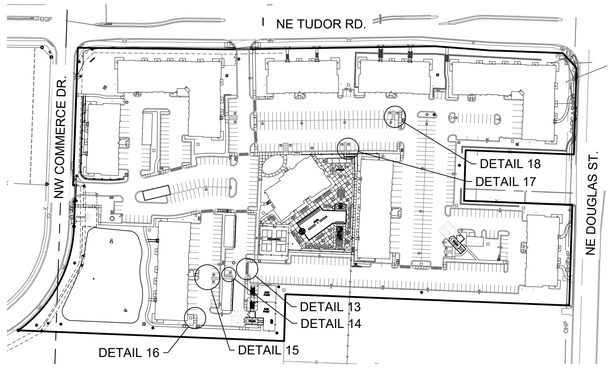

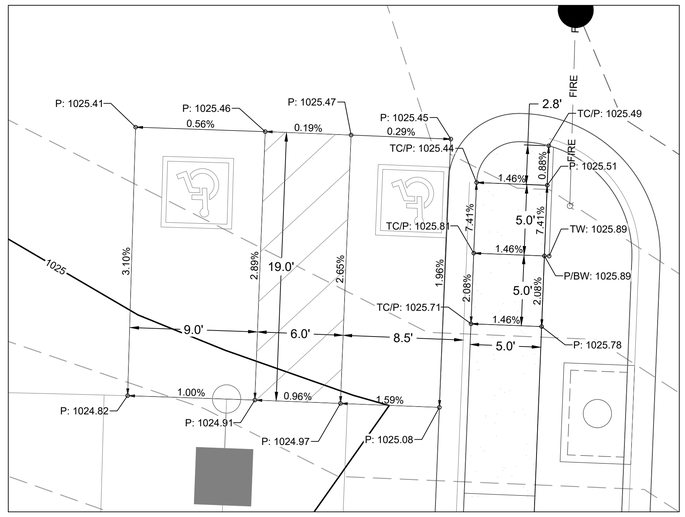

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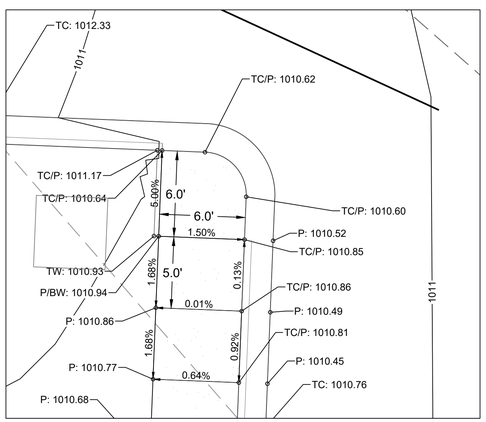

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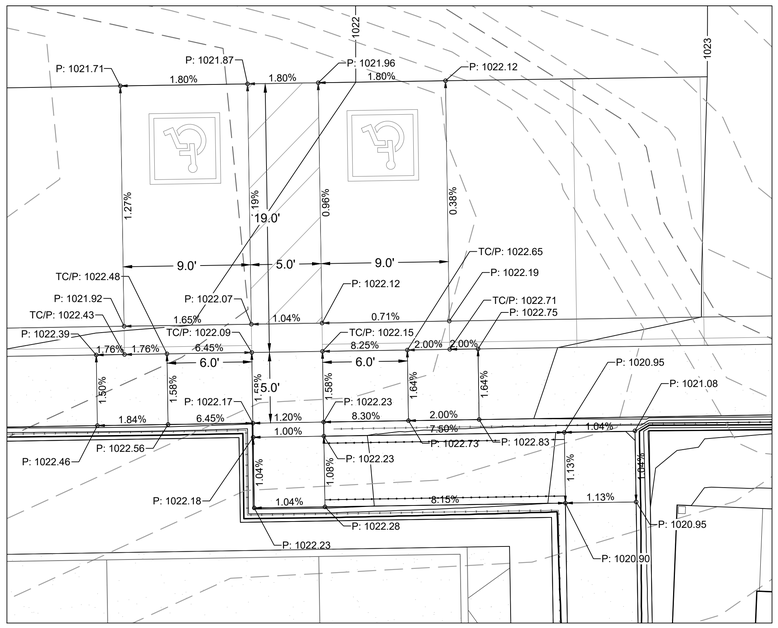

Detail 17

LEGEND

TC:	Top of Curb
P:	Pavement
T/S:	Top of Structure
F/L:	Flowline of Pipe
G:	Ground
(HP)	High Point
(LP)	Low Point
TW:	Top of Wall
BW:	Bottom of Wall

Existing Major Contour
Existing Minor Contour
Proposed Major Contour
Proposed Minor Contour

NORTH
1"=5'
0 5'

Construction Documents

24-0166
EVREN APARTMENTS
Lee's Summit, Jackson County, Missouri

Grading Details_3

NO.	DATE	REVISION
2	09/16/2024	Permit Set
1	08/16/2024	FDP Submittal

DRAWN BY: TUA
CHECKED BY: CMP

Renaissance Infrastructure Consulting
400 E 17th Street Kansas City, Missouri 64108
816.800.0950
www.RIC-consult.com
MO Certificate of Authority: E-2010033630

STATE OF MISSOURI
MITCHELL E. SUTTER
NUMBER PE-2002003418
PROFESSIONAL ENGINEER
09/18/24
MITCHELL E. SUTTER PE-2002003418

Sheet
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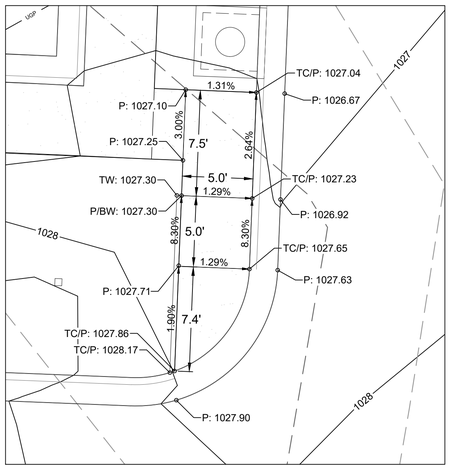

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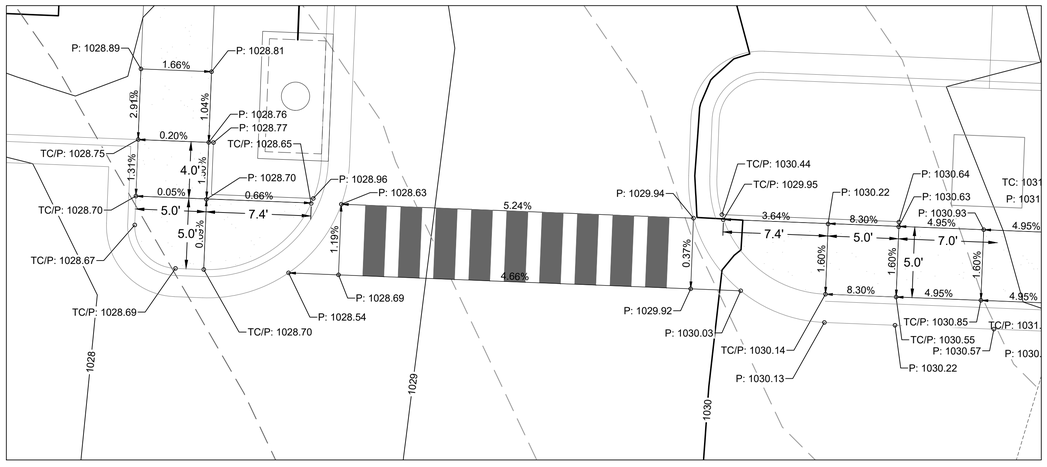

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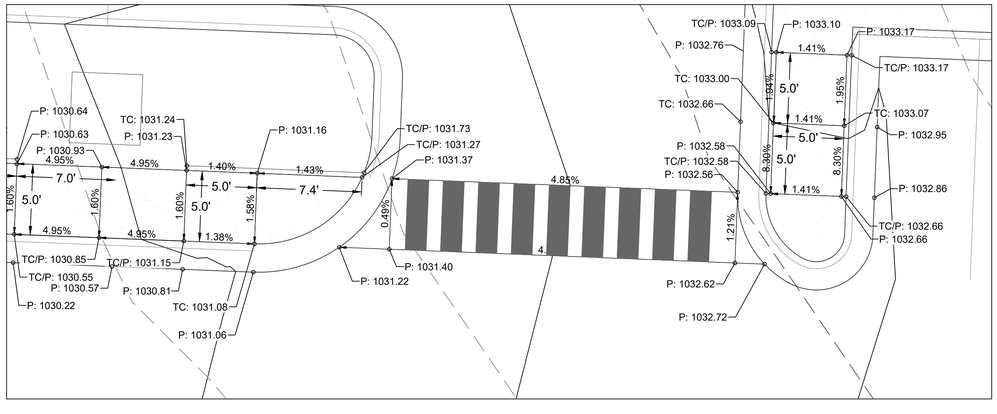

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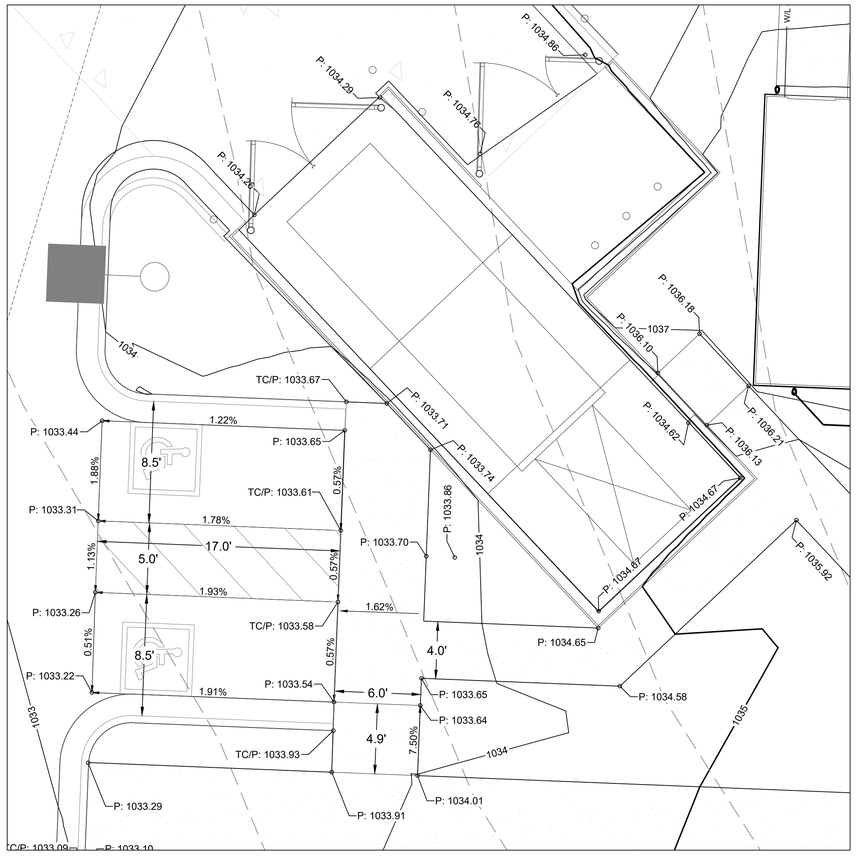

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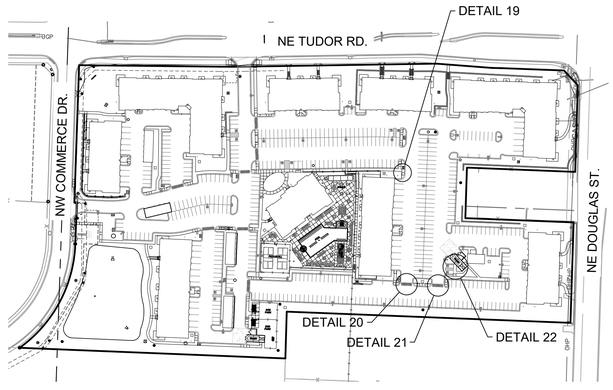

LEGEND

TC:	Top of Curb
P:	Pavement
T/S:	Top of Structure
F/L:	Flowline of Pipe
G:	Ground
(HP)	High Point
(LP)	Low Point
TW:	Top of Wall
BW:	Bottom of Wall

Existing Major Contour
Existing Minor Contour
Proposed Major Contour
Proposed Minor Contour

NORTH
1"=5'
0 5'

Construction Documents

24-0166
EVREN APARTMENTS
Lee's Summit, Jackson County, Missouri

Grading Details_4

NO.	DATE	REVISION
2	09/16/2024	Permit Set
1	08/16/2024	FDP Submittal

DRAWN BY: TUA
CHECKED BY: CMP

Renaissance Infrastructure Consulting
816.800.0950
www.RIC-CONSULT.com
400 E 17TH STREET
KANSAS CITY, MISSOURI 64108
MO Certificate of Authority: E-2010033630

STATE OF MISSOURI
MITCHELL ELIOTT SLUTTER
NUMBER PE-2002003418
PROFESSIONAL ENGINEER
09/18/24
MITCHELL E. SLUTTER PE-2002003418

Sheet
C28

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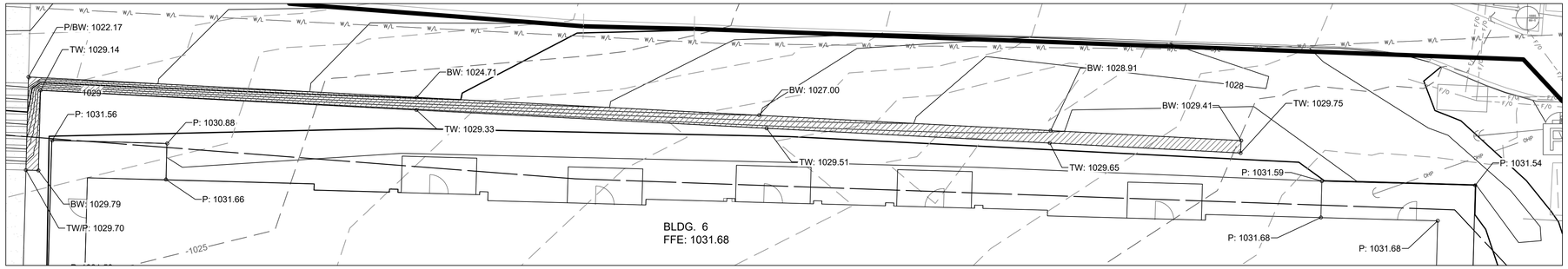
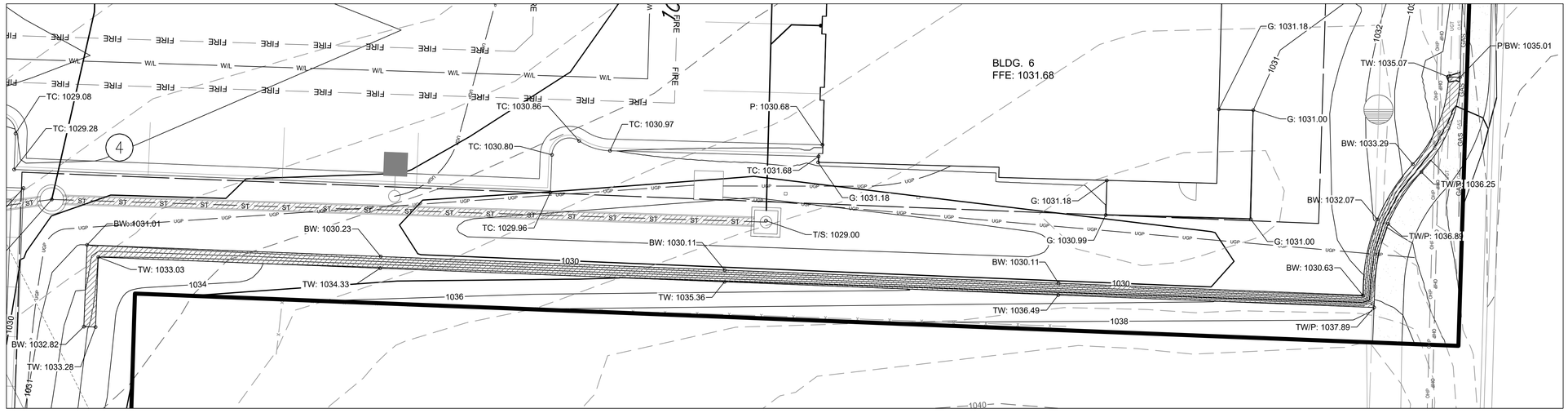


Wall #1 Grading Detail



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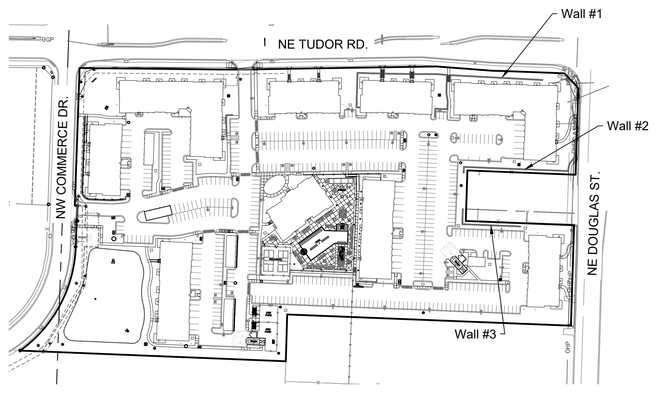

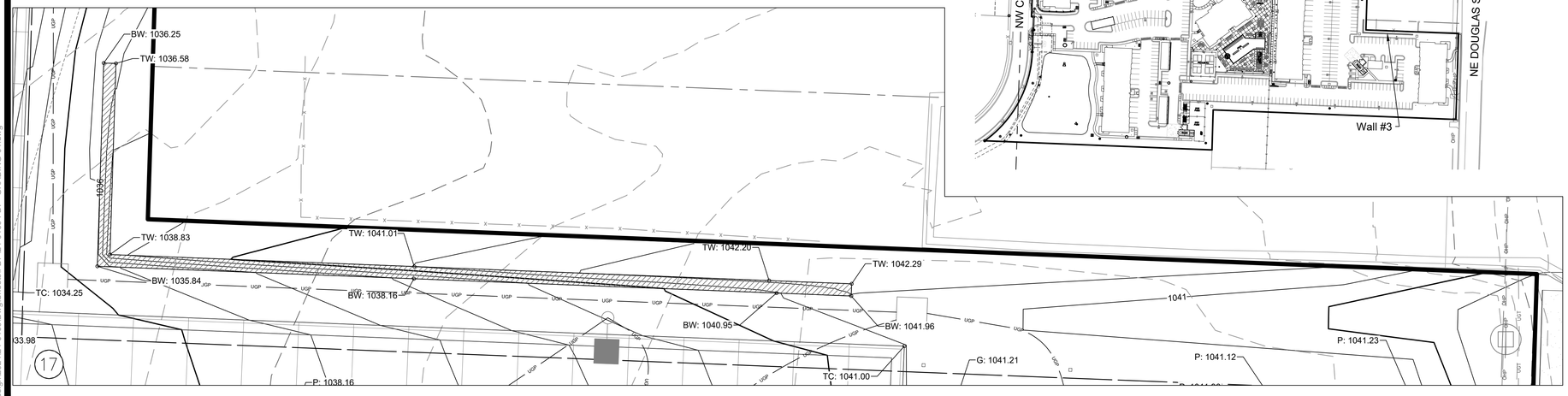

Wall #3 Grading Detail

LEGEND

TC:	Top of Curb
P:	Pavement
T/S:	Top of Structure
F/L:	Flowline of Pipe
G:	Ground
(HP)	High Point
(LP)	Low Point
TW:	Top of Wall
BW:	Bottom of Wall

Existing Major Contour
Existing Minor Contour
Proposed Major Contour
Proposed Minor Contour

NORTH
1"=10'
0 5' 10'

Construction Documents

24-0166
EVREN APARTMENTS
Lee's Summit, Jackson County, Missouri

Wall Grading Details_1

NO.	DATE	REVISION
2	09/16/2024	Permit Set
1	08/16/2024	FDP Submittal

DRAWN BY: TUA
CHECKED BY: CMP

Renaissance Infrastructure Consulting
816.800.0950
www.RIC-CONSULT.com
400 E. 17TH STREET KANSAS CITY, MISSOURI 64108
MO Certificate of Authority: E-2010033630

STATE OF MISSOURI
MITCHELL E. SLUTTER
NUMBER PE-2002003418
PROFESSIONAL ENGINEER
09/18/24
MITCHELL E. SLUTTER PE-2002003418

Sheet
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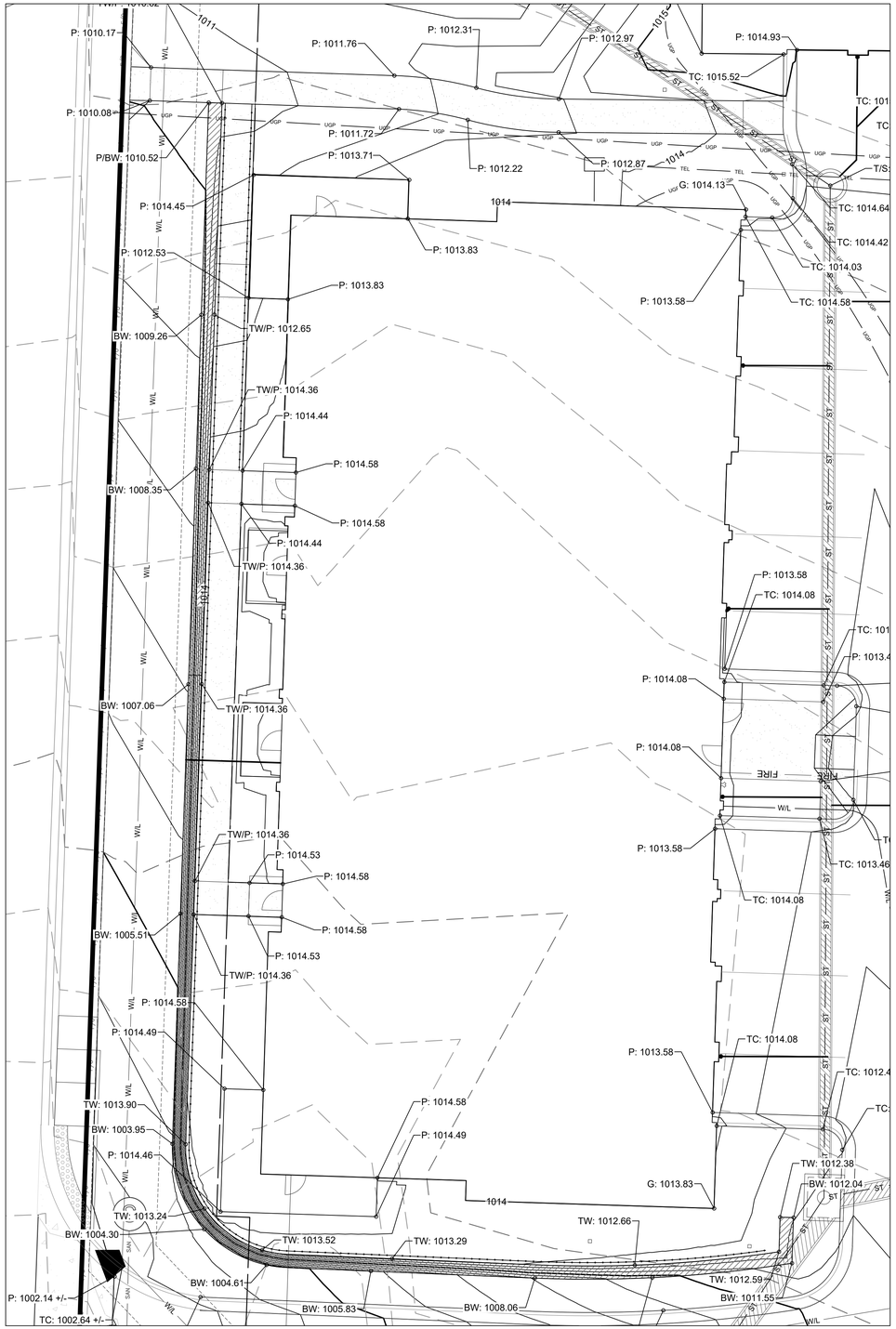
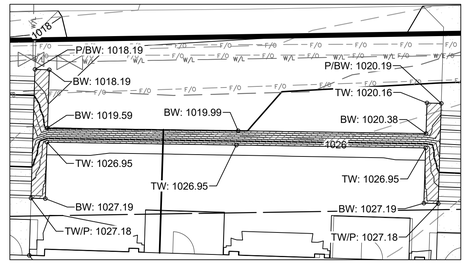


Wall #7 Grading Detail



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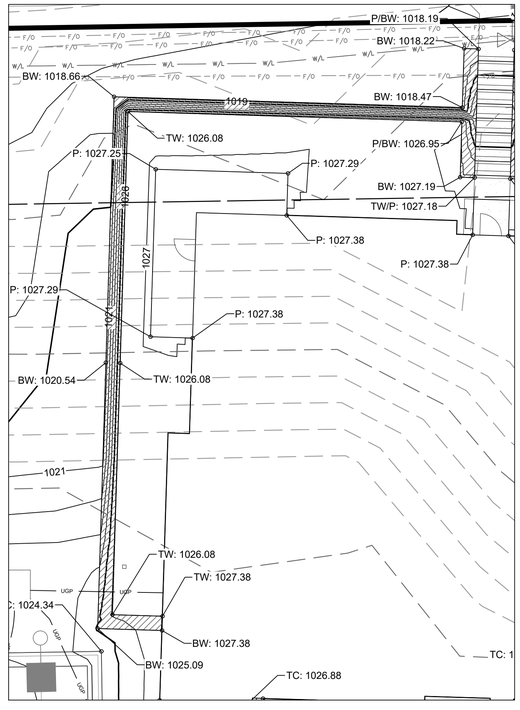

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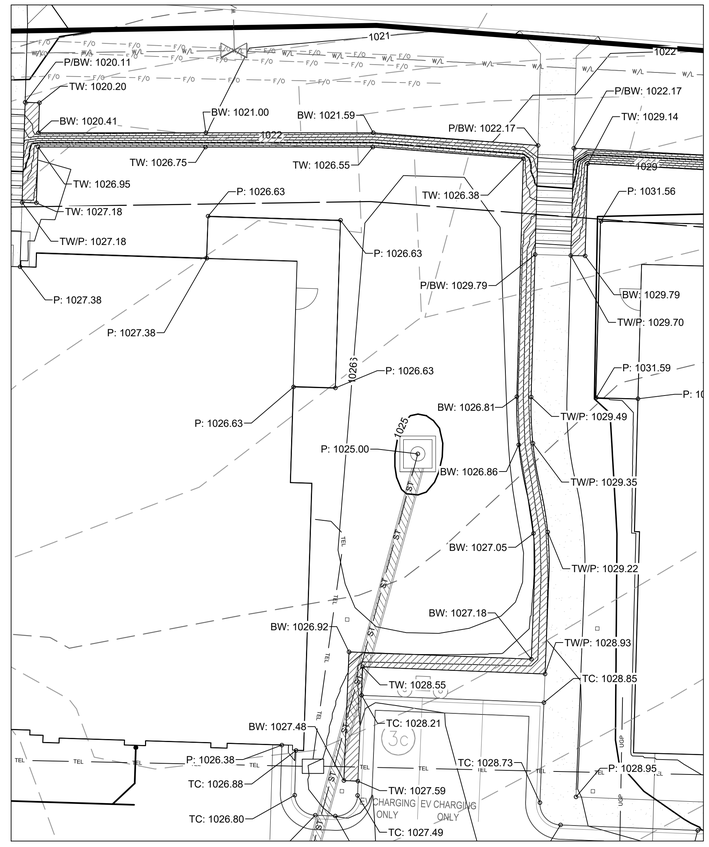
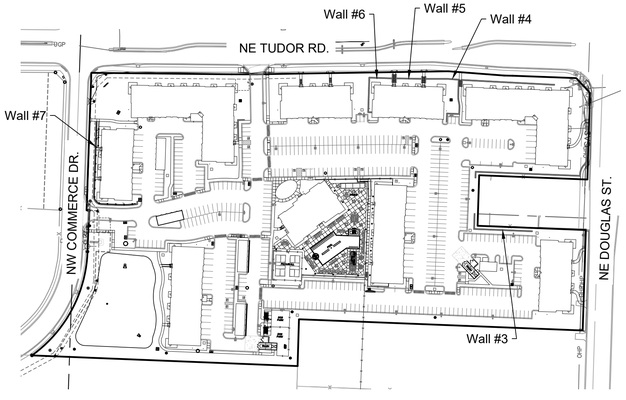


Wall #4 Grading Detail



LEGEND

TC:	Top of Curb
P:	Pavement
T/S:	Top of Structure
F/L:	Flowline of Pipe
G:	Ground
(HP)	High Point
(LP)	Low Point
TW:	Top of Wall
BW:	Bottom of Wall

- Existing Major Contour
- Existing Minor Contour
- Proposed Major Contour
- Proposed Minor Contour

NORTH

1"=10'

0 5' 10'

Construction Documents

24-0166
EVREN APARTMENTS
Lee's Summit, Jackson County, Missouri

Wall Grading Details_2

NO.	DATE	REVISION
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KANSAS CITY, MISSOURI 64108
MO Certificate of Authority: E-2010033630

STATE OF MISSOURI
MITCHELL E. SLUTTER
NUMBER PE-2002003418
PROFESSIONAL ENGINEER
09/18/24
MITCHELL E. SLUTTER PE 2002003418

Sheet
C30

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Sta. 0+95.55, Storm Line 1
4' x 6' Curb Inlet (1C)
Top: 1007.40

Sta. 0+64.02, Storm Line 1
6' x 5' Curb Inlet (1B)
Top: 1007.11

Sta. 0+51.00, Storm Line 1
8' Dia. NDS Barracuda Max S8 (1A)
Top: 1007.03

Sta. 0+00.00, Storm Line 1
Flared End Section w/ Toe Wall (1End)

Sta. 0+00.00, Storm Line 9
7' x 5' Existing Curb Inlet (9-EX)
Top: 997.38

Sta. 0+88.50, Storm Line 9
24" Dia. Detention Control Structure (9A)
Top: 1000.50

Sta. 22?, Storm Line 2
Flared End Section w/ Toe Wall (2End)

Sta. 0+50.71, Storm Line 2
5' x 5' Area Inlet (2A)
Top: 1009.61

Sta. 1+35.13, Storm Line 2
6' Dia. NDS Barracuda Max S6 (2B)
Top: 1010.59

Sta. 1+63.60, Storm Line 2
6' x 4' Area Inlet (2C)
Top: 1010.88

Sta. 2+07.80, Storm Line 3
6' x 4' Area Inlet (3B)
Top: 1010.99

Sta. 1+52.21, Storm Line 3
48" Dia. Drain Basin
w/ Traffic Rate Solid Lid (3A)
Top: 1014.02

Sta. 1+52.15, Storm Line 1
5' x 6' Curb Inlet (1D)
Top: 1011.78

Sta. 2+26.69, Storm Line 1
6' x 4' Curb Inlet (1E)
Top: 1012.72

Sta. 3+84.18, Storm Line 1
6' x 4' Curb Inlet (1F)
Top: 1014.78

Sta. 5+44.96, Storm Line 1
48" Dia. Drain Basin w/
Traffic Rated Solid Lid (1G)
Top: 1019.52

Sta. 7+32.79, Storm Line 1
4' x 4' Setback Curb Inlet (1H)
Top: 1026.93

Sta. 8+53.95, Storm Line 1
48" Dia. Std. Manhole (1I)
Top: 1029.78

Sta. 9+76.41, Storm Line 1
4' x 4' Area Inlet (1J)
Top: 1029.00

Sta. 1+75.74, Storm Line 4
4' x 4' Area Inlet (4A)
Top: 1014.00

Sta. 1+99.72, Storm Line 5
4' x 4' Area Inlet (5C)
Top: 1025.00

Sta. 1+13.44, Storm Line 5
48" Dia. Std. Manhole (5B)
Top: 1026.97

Sta. 0+62.52, Storm Line 5
6' x 4' Curb Inlet (5A)
Top: 1025.72

Sta. 1+83.13, Storm Line 6
6' x 4' Curb Inlet (6A)
Top: 1010.32

Sta. 3+83.59, Storm Line 2
48" Dia. Drain Basin w/
Traffic Rated Solid Lid (2F)
Top: 1015.50

Sta. 3+07.92, Storm Line 2
6' x 4' Curb Inlet (2D)
Top: 1013.30

Sta. 3+29.16, Storm Line 2
48" Dia. Drain Basin w/
Traffic Rated Solid Lid (2E)
Top: 1013.64

Sta. 5+85.39, Storm Line 2
4' x 4' Setback Curb Inlet (2G)
Top: 1024.84

Sta. 6+73.68, Storm Line 2
4' x 8' Setback Curb Inlet (2H)
Top: 1028.00

0.14 3B
0.95 1D
0.26 1E
0.16 1C
1.13 6A
0.18 1B
0.14 2E
0.48 2C
0.18 2E
0.69 2D
0.05 4A
2.00 1F
0.63 7
0.72 1G
0.48 2H
0.70 2G
0.08 5C
0.58 5A
0.56 1I

TW: 1024.67
TW: 1025.63
TW: 1027.36

WATER METER PIT
(NO METER)

40' RIGHT-OF-WAY DEDICATION
BK. 555, PG. 20'

XX / XX Drainage Area / Storm Structure

NORTH
1"=40'
0 20' 40'

Construction Documents

24-0166
EVREN APARTMENTS
Lee's Summit, Jackson County, Missouri

Drainage Area Map

NO.	DATE	REVISION
2	09/16/2024	Permit Set
1	08/16/2024	FDP Submittal

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Renaissance Infrastructure Consulting
400 E 17TH STREET
KANSAS CITY, MISSOURI 64108
816.800.0950
www.RIC-CONSULT.com
MO Certificate of Authority: E-2010033830

STATE OF MISSOURI
MITCHELL E. SLUTTER
NUMBER PE-2002003418
PROFESSIONAL ENGINEER
09/18/24
MITCHELL E. SLUTTER PE-2002003418

Sheet
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	Overland Flow								System Flow						Pipe Design																		Structure Design			
Line	Point	Trib. Area (Ac.)	"C" Value	Design Storm	"K" Value	Time of Conc. (min.)	Intensity i (in./hr.)	Total Runoff (cfs)	Total Area (Ac.)	Weighted "C" Value	Total (K*A*C)	Time of Conc. (min.)	Intensity i (in./hr.)	System Discharge (cfs)	U/S Node	D/S Node	Pipe Type	Pipe Shape	Pipe Diameter (in.)	Pipe Length (ft.)	Mannings "n" value	Pipe Slope (%)	Design Flow (cfs)	Pipe Capacity (cfs)	Full Flow Velocity (fps)	Design Flow Velocity (fps)	Depth of Flow (in.)	Flow Time (min.)	U/S Invert El.	U/S Crown El.	D/S Invert El.	D/S Crown El.	U/S Depth of Cover (ft.)	D/S Depth of Cover (ft.)	Headwater Inlet Elev. (EGL)	Headwater Outlet Elev. (EGL)	Inlet/Outlet Control	Top Elevation
1	1J	0.56	0.80	10	1	5.00	7.35	3.29	0.56	0.80	0.45	5.00	7.35	3.29	1J	1I	HDPE	Round	15	122.46	0.012	1.02	3.29	7.04	5.74	5.64	7.2	0.36	1021.50	1022.75	1020.25	1021.50	6.25	8.28	1022.19	1021.34	I	1029.00
				100	1.25		10.32	5.78			0.56		10.32	5.78									5.78			6.38	10.2	0.32										
	1I	0.00	0.90	10	1	5.00	7.35	0.00	0.56	0.80	0.45	5.36	7.24	3.24	1I	1G	HDPE	Round	15	121.16	0.012	1.03	3.24	7.08	5.77	5.62	7.1	0.36	1020.05	1021.30	1018.80	1020.05	8.48	-0.55	1020.73	1019.88	I	1029.78
				100	1.25		10.32	0.00			0.56		10.17	5.70									5.70			6.39	10.1	0.32										
	1H	0.72	0.85	10	1	5.00	7.35	4.50	1.94	0.82	1.59	5.98	7.06	11.25	1H	1G	HDPE	Round	18	187.83	0.012	3.09	11.25	19.93	11.28	11.55	9.5	0.27	1018.05	1019.55	1012.25	1013.75	8.37	5.75	1018.99	1015.12	I	1027.92
				100	1.25		10.32	7.43			1.94		9.93	19.26									19.26			12.85	14.2	0.24										
	1G	0.00	0.85	10	1	5.00	7.35	0.00	1.94	0.82	1.59	6.25	6.99	11.12	1G	1F	HDPE	Round	24	160.77	0.012	1.96	11.12	34.23	10.89	9.71	9.4	0.28	1011.90	1013.90	1008.75	1010.75	5.60	4.03	1012.73	1010.99	I	1019.50
				100	1.25		10.32	0.00			1.94		9.83	19.06									19.06			11.16	12.7	0.24										
	1F	2.00	0.87	10	1	5.00	7.35	12.79	3.99	0.84	3.35	6.77	6.84	22.92	1F	1E	HDPE	Round	30	142.46	0.012	0.81	22.92	39.86	8.12	8.38	16.2	0.28	1007.65	1010.15	1006.50	1009.00	4.63	3.72	1009.04	1008.94	I	1014.78
				100	1.25		10.32	20.65			3.99		9.63	38.44									38.44			9.24	23.4	0.26										
	1E	0.26	0.85	10	1	5.00	7.35	1.63	4.25	0.84	3.57	7.06	6.77	24.17	1E	1D	HDPE	Round	30	74.05	0.012	1.35	24.17	51.56	10.50	10.32	14.4	0.12	1006.00	1008.50	1005.00	1007.50	4.22	4.29	1007.24	1007.85	O	1012.72
				100	1.25		10.32	2.68			4.25		9.53	40.51									40.51			11.59	19.8	0.11										
	1D	0.95	0.87	10	1	5.00	7.35	6.08	6.29	0.84	5.25	7.18	6.74	35.40	1D	1C	HDPE	Round	30	56.86	0.012	4.92	35.40	98.45	20.06	18.31	12.3	0.05	1004.50	1007.00	1001.70	1004.20	4.79	3.20	1005.59	1007.93	O	1011.79
				100	1.25		10.32	9.81			6.29		9.49	59.69									59.69			20.99	16.8	0.05										
	1C	0.16	0.87	10	1	5.00	7.35	1.02	6.45	0.84	5.39	7.23	6.72	36.26	1C	1A	HDPE	Round	36	31.58	0.012	1.27	36.26	81.24	11.49	11.08	16.6	0.05	1001.20	1004.20	1000.80	1003.80	3.20	3.20	1002.61	1004.09	O	1007.40
				100	1.25		10.32	1.65			6.45		9.47	61.09									61.09			12.58	23.0	0.04										
	1B	0.18	0.85	10	1	5.00	7.35	1.13	7.76	0.84	6.51	7.28	6.71	43.67	1B	1A	HDPE	Round	36	13.00	0.012	1.54	43.67	89.54	12.67	12.56	17.6	0.02	1000.30	1003.30	1000.10	1003.10	3.81	3.90	1001.81	1004.02	O	1007.11
				100	1.25		10.32	1.86			7.76		9.45	73.37									73.37			14.09	24.5	0.02										
	1A	0.00	0.85	10	1	5.00	7.35	0.00	7.76	0.84	6.51	7.29	6.71	43.64	1A	1End	HDPE	Round	36	51.00	0.012	1.47	43.64	87.54	12.38	12.28	17.6	0.07	997.75	1000.75	997.00	1000.00	6.25	0.00	999.26	1000.81	O	1007.00
				100	1.25		10.32	0.00			7.76		9.45	73.32									73.32			13.87	25.2	0.06										
	1End																																					1000.00
2	2I	0.29	0.87	10	1	5.00	7.35	1.86	0.29	0.87	0.25	5.00	7.35	1.86	2I	2H	HDPE	Round	15	211.24	0.012	4.03	1.86	13.99	11.40	7.80	3.6	0.45	1033.01	1034.26	1024.50	1025.75	4.51	-0.91	1033.36	1025.75	I	1038.77
				100	1.25		10.32	2.99			0.29		10.32	2.99									2.99			9.01	4.7	0.39										
	2H	0.62	0.85	10	1	5.00	7.35	3.88	0.91	0.86	0.78	5.45	7.22	5.62	2H	2G	HDPE	Round	15	88.29	0.012	4.59	5.62	14.93	12.17	11.24	6.3	0.13	1024.30	1025.55	1020.25	1021.50	3.35	3.34	1024.97	1022.74	I	1028.90
				100	1.25		10.32	6.40			0.91		10.14	9.23									9.23			12.73	8.4	0.12										
	2G	0.22	0.85	10	1	5.00	7.35	1.38	1.13	0.86	0.97	5.58	7.18	6.94	2G	2F	HDPE	Round	15	201.79	0.012	4.46	6.94	14.72	12.00	11.79	7.2	0.29	1019.75	1021.00	1010.75	1012.00	3.84	3.50	1020.53	1013.51	I	1024.84
				100	1.25		10.32	2.27			1.13		10.09	11.40									11.40			13.24	9.9	0.25										
8A	2F	0.00	0.90	10	1	5.00	7.35	0.00	1.74	0.85	1.48	5.87	7.09	10.53	2F	2E	HDPE	Round	18	54.43	0.012	2.76	10.53	18.83	10.66	10.91	9.5	0.08	1010.25	1011.75	1008.75	1010.25	3.75	3.26	1011.18	1011.39	O	1015.50
				100	1.25		10.32	0.00			1.74		9.97	17.35									17.35			12.08	13.5	0.08										
7A	2E	0.32	0.80	10	1	5.00	7.35	1.88	2.06	0.85	1.74	5.95	7.07	12.31	2E	2D	HDPE	Round	18	21.24	0.012	3.77	12.31	22.01	12.46	12.76	9.5	0.03	1008.25	1009.75	1007.45	1008.95	3.76	4.35	1009.20	1010.77	O	1013.51
				100	1.25		10.32	3.30			2.06		9.94	20.48									20.48			14.14	13.7	0.03										
	2D	0.69	0.85	10	1	5.00	7.35	4.31	2.75	0.85	2.33	5.98	7.06	16.44	2D	2C	HDPE	Round	24	144.32	0.012	1.35	16.44	28.42	9.05	9.34	13.0	0.26	1006.95	1008.95	1005.00	1007.00	4.35	3.88	1008.10	1007.43	I	1013.30
				100	1.25		10.32	7.12			2.75		9.93	27.31									27.31			10.30	18.7	0.23										
	2C	0.48	0.85	10	1	5.00	7.35	3.00	3.23	0.85	2.74	6.24	6.99	19.12	2C	2A	HDPE	Round	30	28.48	0.012	0.70	19.12	37.18	7.57	7.57	15.0	0.06	1004.50	1007.00	1004.30	1006.80	3.88	2.80	1005.78	1006.44	O	1010.88
				100	1.25		10.32	4.95			3.23		9.83	31.76									31.76			8.51	21.3	0.06										
	2B	0.00	0.90	10	1	5.00	7.35	0.00	3.23	0.85	2.74	6.30	6.97	19.07	2B	2A	HDPE	Round	30	84.42	0.012	0.71	19.07	37.40	7.62	7.62	15.0	0.18	1004.10	1006.60	1003.50	1006.00	4.03	3.60	1005.38	1005.65	O	1010.63
				100	1.25		10.32	0.00			3.23		9.81	31.68									31.68			8.53	21.0	0.16										
	2A	0.00	0.90	10	1	5.00	7.35	0.00	3.23	0.85	2.74	6.48	6.92	18.93	2A	2End	HDPE	Round	30	50.75	0.012	0.99	18.93	44.04	8.97	8.56	13.5	0.10	997.50	1000.00	997.00	999.50	9.60	0.00	998.66	999.26	O	1009.60
				100	1.25		10.32	0.00			3.23		9.74	31.46									31.46			9.72	18.6	0.09										
	2End																																					999.50
3	3B	0.14	0.35	10	1	5.00	7.35	0.36	0.14	0.35	0.05	5.00	7.35	0.36	3B	3A	HDPE	Round	15	55.58	0.012	0.36	0.36	4.18	3.41	2.03	2.9	0.46	1007.30	1008.55	1007.10	1008.35	2.44	5.63	1007.55	1007.40	I	1010.99
				100	1.25		10.32	0.63			0.06		10.32	0.63									0.63			2.44	3.9	0.38										
	3A	0.95	0.85	10	1	5.00	7.35	5.94	1.09	0.79	0.86	5.46	7.21	6.18	3A	1D	HDPE	Round	18	152.23	0.012	0.72	6.18	9.64	5.46	5.78	10.4	0.44	1006.60	1008.10	1005.50	1007.00	5.88	4.79	1007.55	1006.89	I	1013.98
				100	1.25		10.32	9.81			1.07		10.14	10.85									10.85			5.46	18.0	0.47										
	1D																																					1011.79
4	4A	0.05	0.35	10	1	5.00	7.35	0.13	0.05	0.35	0.02	5.00	7.35	0.13	4A	1F	HDPE	Round	15	158.47	0.012	0.38	0.13	4.29	3.50	1.49	1.7	1.77	1009.50	1010.75	1008.90	1010.15	3.25	4.63	1009.64	1009.07	I	1014.00
				100	1.25		10.32	0.23			0.02		10.32	0.23									0.23			1.81	2.3	1.46										
	1F																																					1014.78
5	5C	0.08	0.35	10	1	5.00	7.35	0.21	0.08	0.35	0.03	5.00	7.35	0.21	5C	5B	HDPE	Round	15	86.29	0.012	1.04	0.21	7.12	5.80	2.47	1.7	0.58	1021.25	1022.50	1020.35	1021.60	2.50	5.37	1021.39	1020.58	I	1025.00
				100	1.25		10.32	0.36			0.04		10.32	0.36									0.36			3.00	2.3	0.48										
	5B	0.00	0.90	10	1	5.00	7.35	0.00	0.08	0.35	0.03	5.58	7.18	0.20	5B	5A	HDPE	Round	15	50.92	0.012	0.69	0.20	5.78	4.71	2.12	1.8	0.40	1019.85	1021.10	1019.50	1020.75	5.87	4.97	1020.01	1019.72	I	1026.97
				100	1.25		10.32	0.00			0.04		10.09	0.35									0.35			2.53	2.4	0.34										
	5A	0.58	0.87	10	1	5.00	7.35	3.71	0.66	0.81	0.53	5.98	7.06	3.76	5A	1G	HDPE	Round	15	62.52	0.012	0.72	3.76	5.91	4.82	5.08	8.6	0.21	1019.00	1020.25	1018.55	1019.80	5.47	-0.30	1019.82	1019.66	I	1025.72
				100	1.25		10.32	5.99			0.66		9.93	6.55									6.55			4.82	15.0	0.22										
	1G																																					1019.50
6	6A	1.13	0.85	10	1	5.00	7.35	7.06	1.13	0.85	0.96	5.00	7.35	7.06	6A	1B	PVC	Round	18	182.63	0.011	2.22	7.06	18.43	10.43	9.63	7.6	0.32	1005.85	1007.35	1001.80	1003.30	2.98	3.81	1006.57	1003.87	I	1010.33
				100	1.25		10.32	11.66			1.13		10.32	11.66									11.66			10.98	10.3	0.28										
	1B																																					1007.11
7	7A	0.61	0.85	10	1	5.00	7.35	3.81	0.61	0.85	0.52	5.00	7.35	3.81	7A	2F	HDPE	Round	18	20.00	0.012	5.00	3.81	25.36	14.35	10.28	4.7	0.03	1011.50	1013.00	1010.50	1012.00	3.00	3.50	1011.94	1012.53	O	1016.00
				100	1.25		10.32	6.30			0.61		10.32	6.30									6.30			11.73	5.9	0.03										
	2F																																					1015.50
9	9A	1.22	0.90	10	1	5.00	7.35	8.07	1.22	0.90	1.10	5.00	7.35	8.07	9A	9-EX	PVC	Round	24	68.50	0.011	2.19	8.07	39.47	12.56	9.75	7.2	0.12	992.00	994.00	990.50	992.50	-247.02	#REF!	992.63	992.58	I	746.98
				100	1.25		10.32	12.59			1.22		10.32	12.59									12.59			11.05	9.1	0.10										
	9-EX																																					#REF!

Construction Documents

24-0166
EVREN APARTMENTS
Lee's Summit, Jackson County, Missouri

Drainage Calculations

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DRAWN BY: TUA
CHECKED BY: CMP

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www.RIC-CONSULT.com
400 E. 17th Street
Kansas City, Missouri 64108
MO Certificate of Authority: E-2010033630

STATE OF MISSOURI
MITCHELL E. SLUTTER
NUMBER PE-2002003418
PROFESSIONAL ENGINEER
09/18/24
MITCHELL E. SLUTTER PE-2002003418

Sheet
C32

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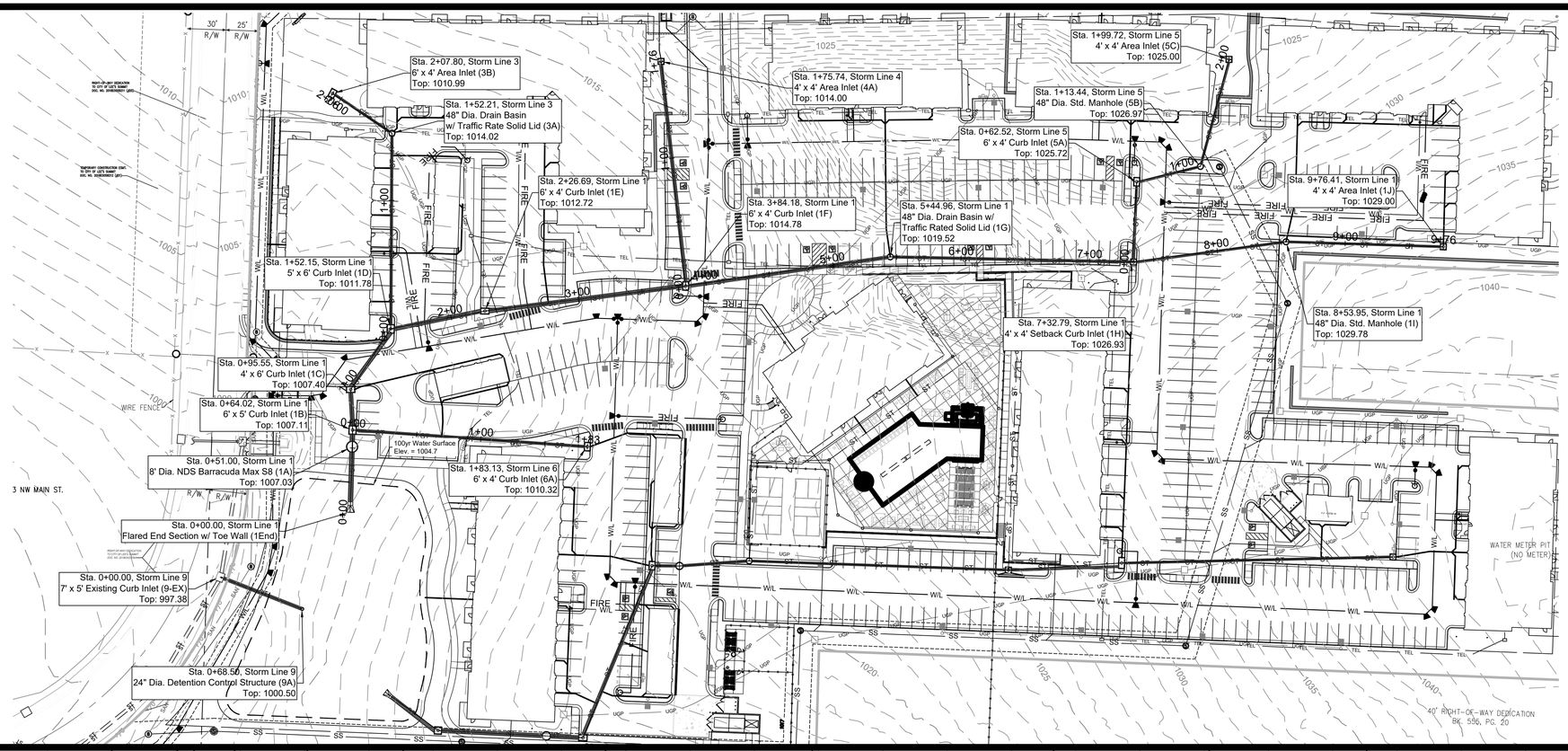

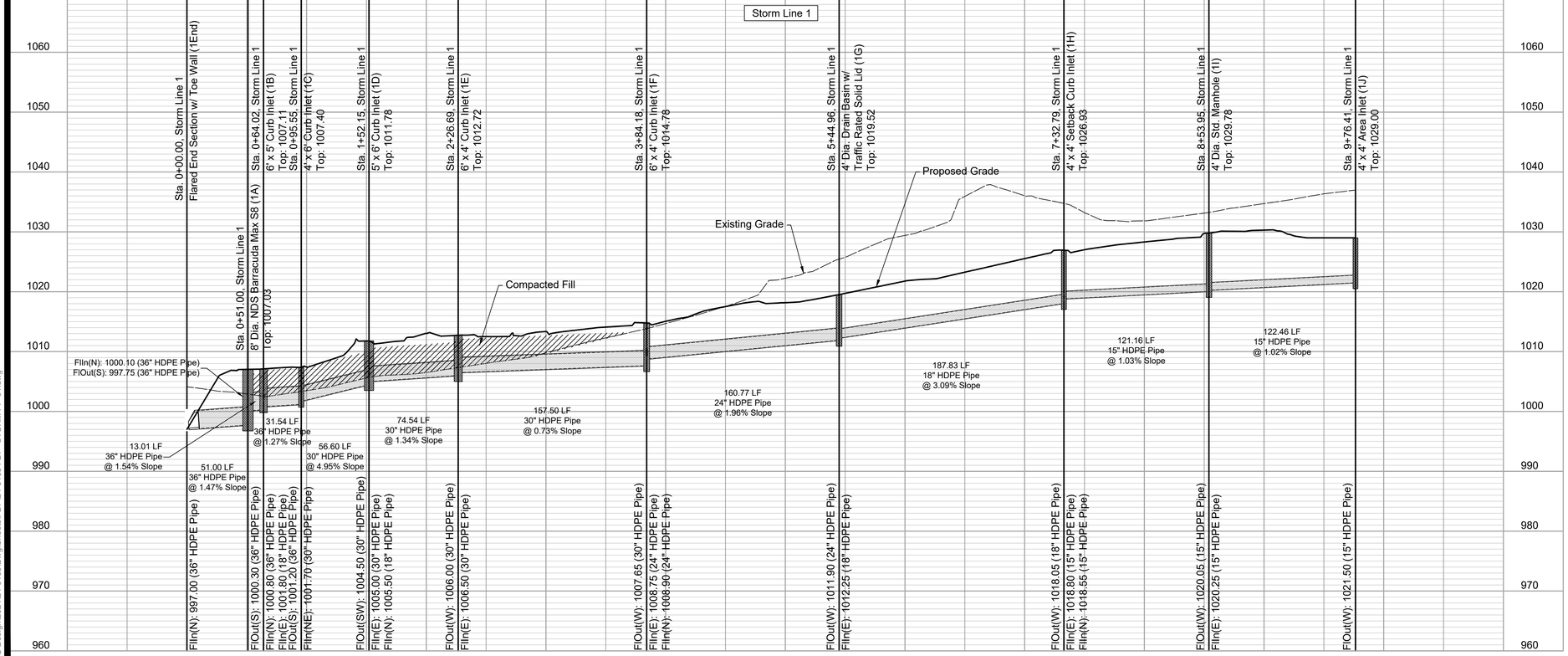

Fill to be Placed to 3' Above top of Proposed Pipe and Compacted Prior to Pipe Installation. Compacted to 95% of the Material's Maximum Dry Density per Site Geo-Tech Report.

Construction Documents

24-0166
EVREN APARTMENTS
Lee's Summit, Jackson County, Missouri

Storm Plan & Profile 1

NO.	DATE	REVISION
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1	08/16/2024	FDP Submittal

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STATE OF MISSOURI
MITCHELL LEE SUTTER
NUMBER PE-2002003418
PROFESSIONAL ENGINEER
09/18/24
MITCHELL E. SUTTER PE-2002003418

Sheet
C33

pshtohryn
Sep 18, 2024-2:58pm
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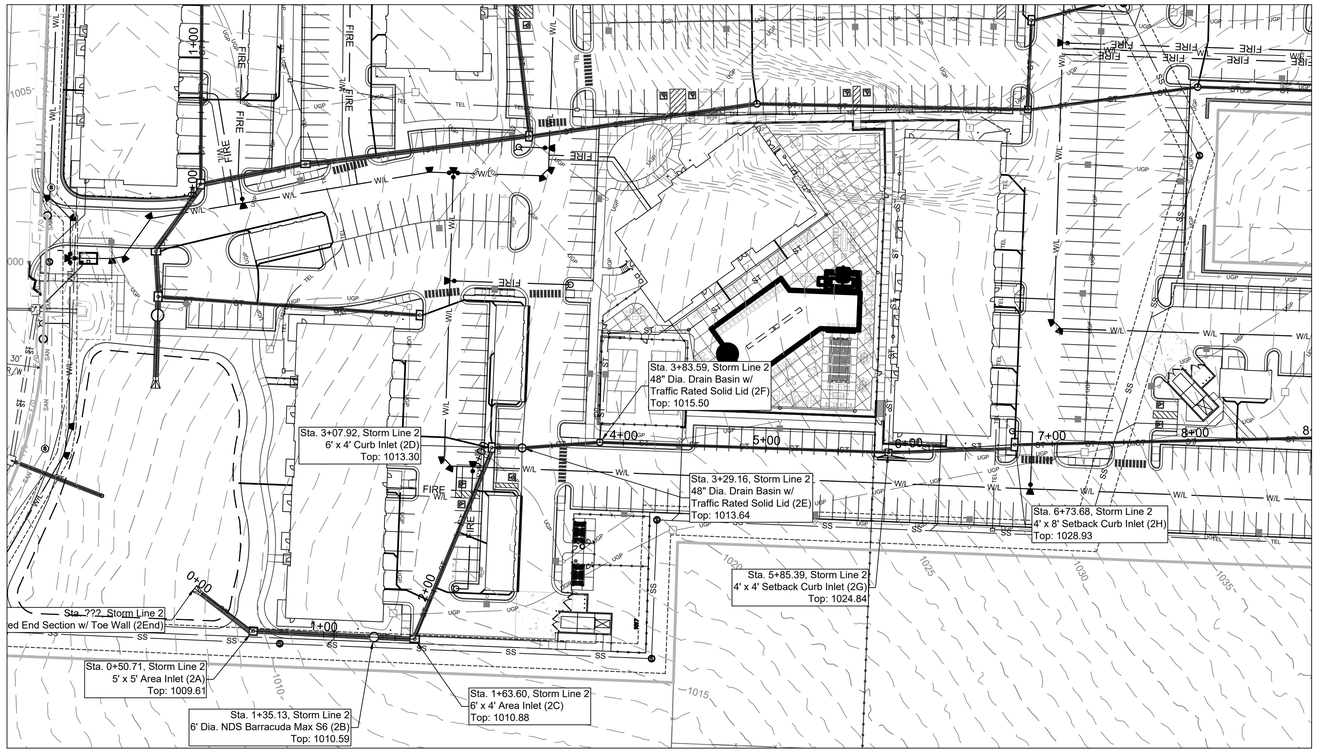

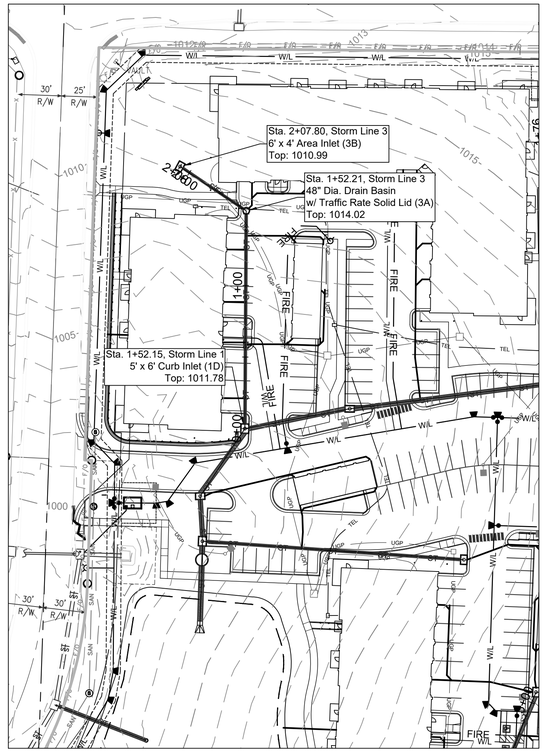

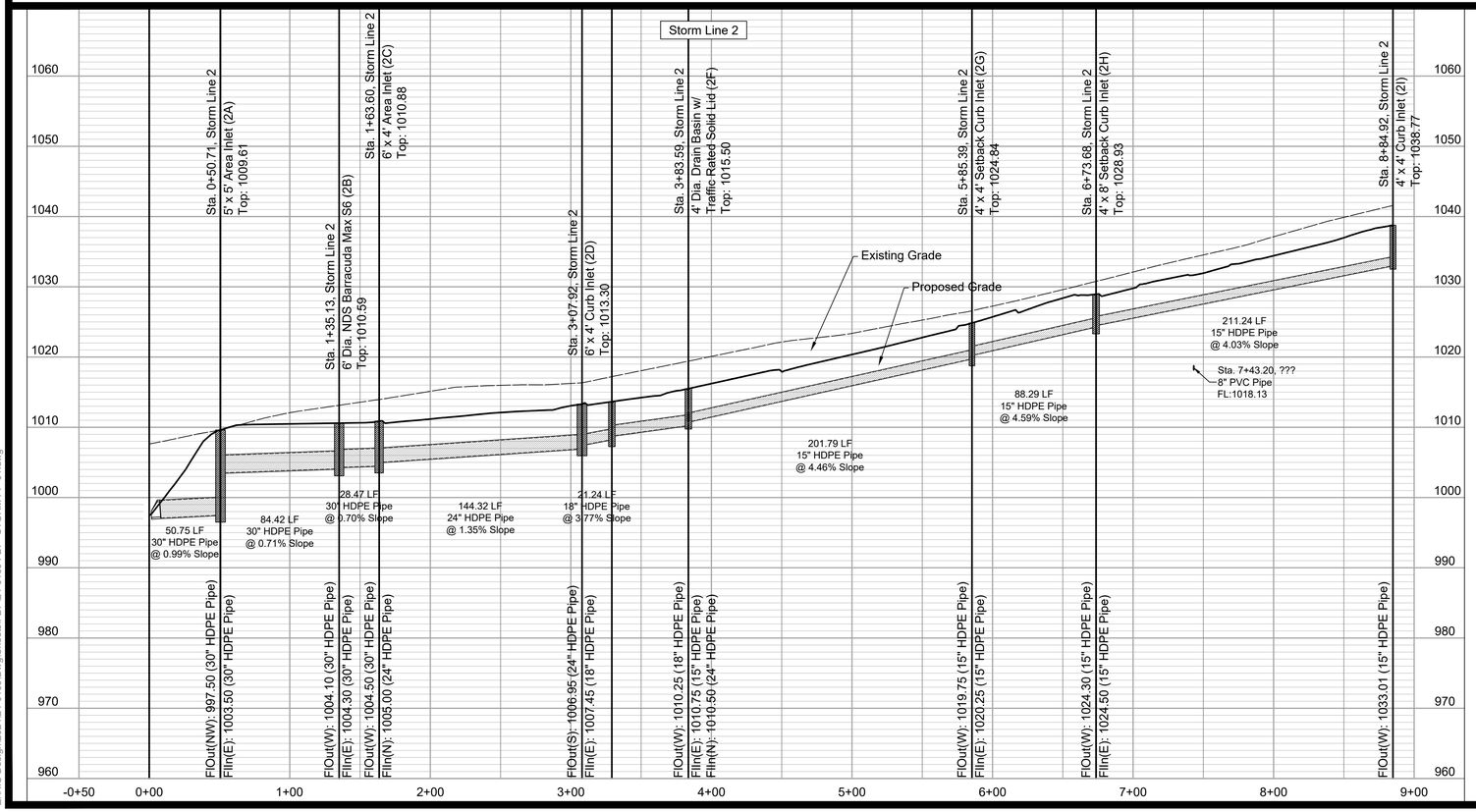

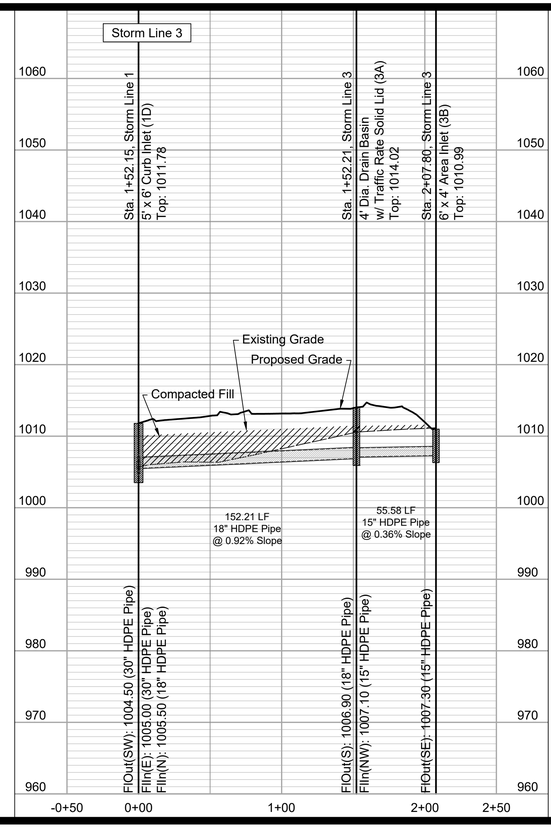

Fill to be Placed to 3' Above top of Proposed Pipe and Compacted Prior to Pipe Installation. Compacted to 95% of the Material's Maximum Dry Density per site GeoTech Report

Construction Documents

24-0166
EVREN APARTMENTS
Lee's Summit, Jackson County, Missouri

Storm Plan & Profile 2

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1	08/16/2024	FDP Submittal

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Sheet
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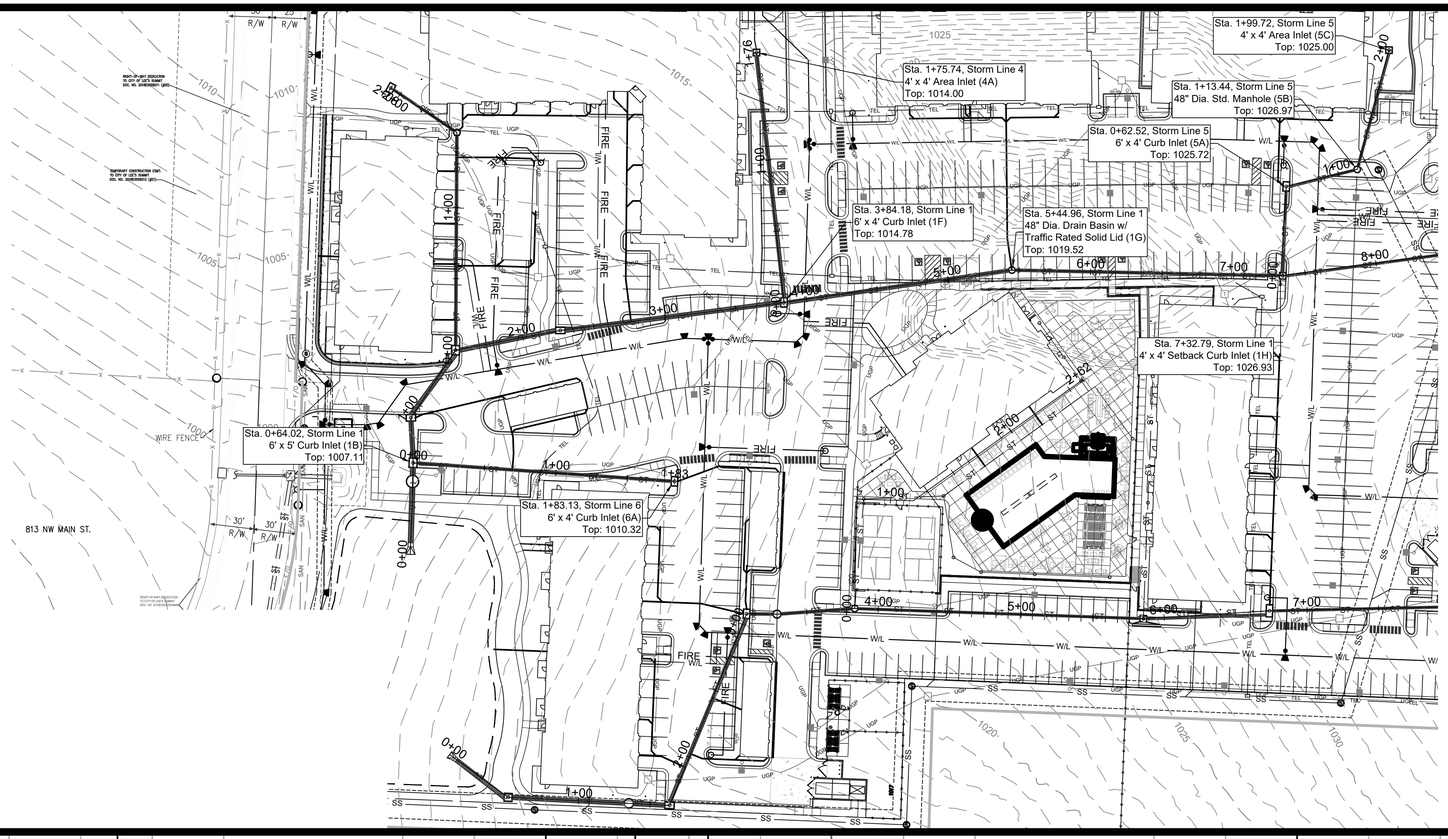

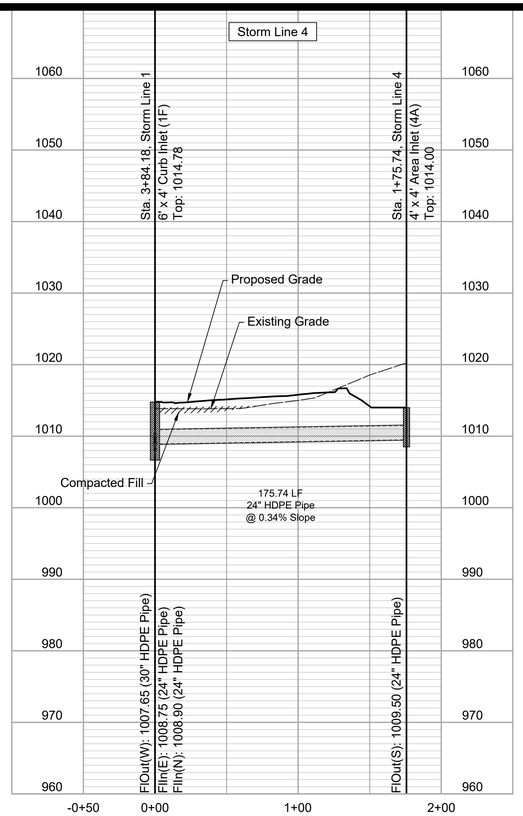

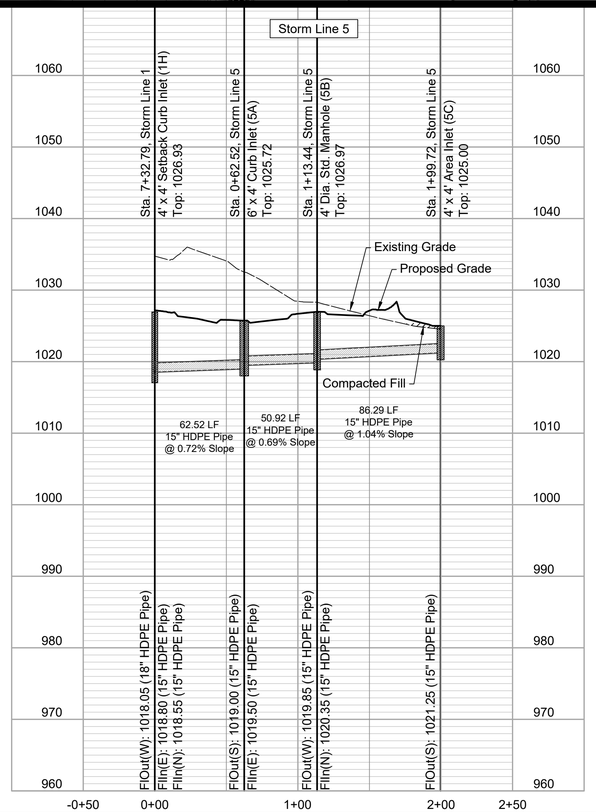

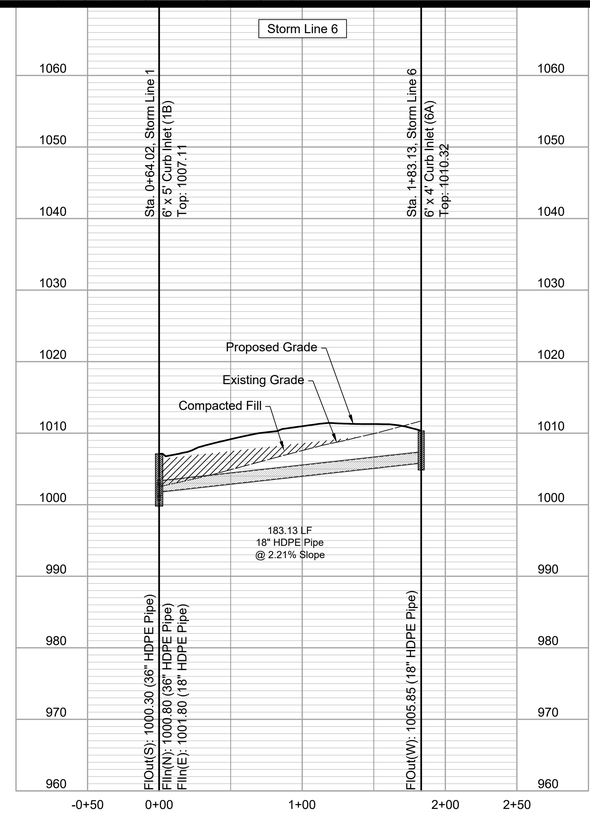

Fill to be Placed to 3' Above top of Proposed Pipe and Compacted Prior to Pipe Installation.
Compacted to 95% of the Material's Maximum Dry Density per site GeoTech Report

Construction Documents

24-0166
EVREN APARTMENTS
Lee's Summit, Jackson County, Missouri

Storm Plan & Profile 3

NO.	DATE	REVISION
2	09/16/2024	Permit Set
1	08/16/2024	FDP Submittal

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KANSAS CITY, MISSOURI 64108
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STATE OF MISSOURI
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NUMBER PE-2002003418
PROFESSIONAL ENGINEER
09/18/24
MITCHELL E. SUTTER PE-2002003418

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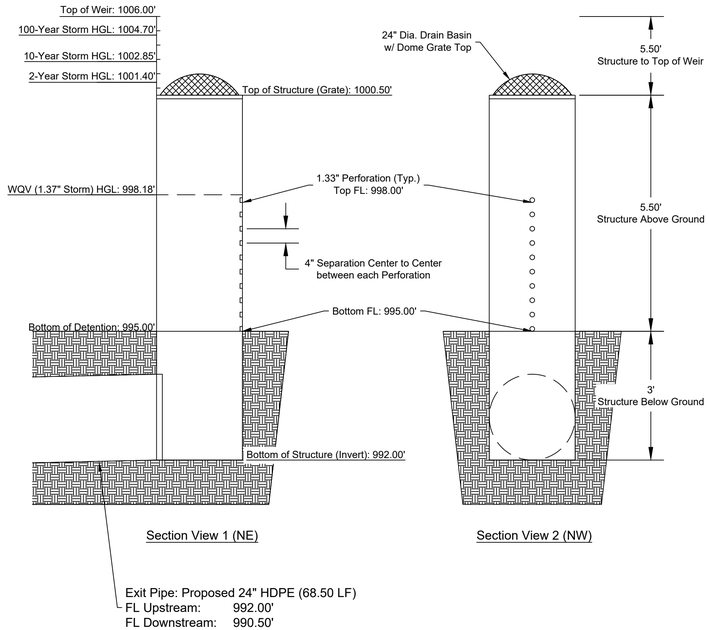
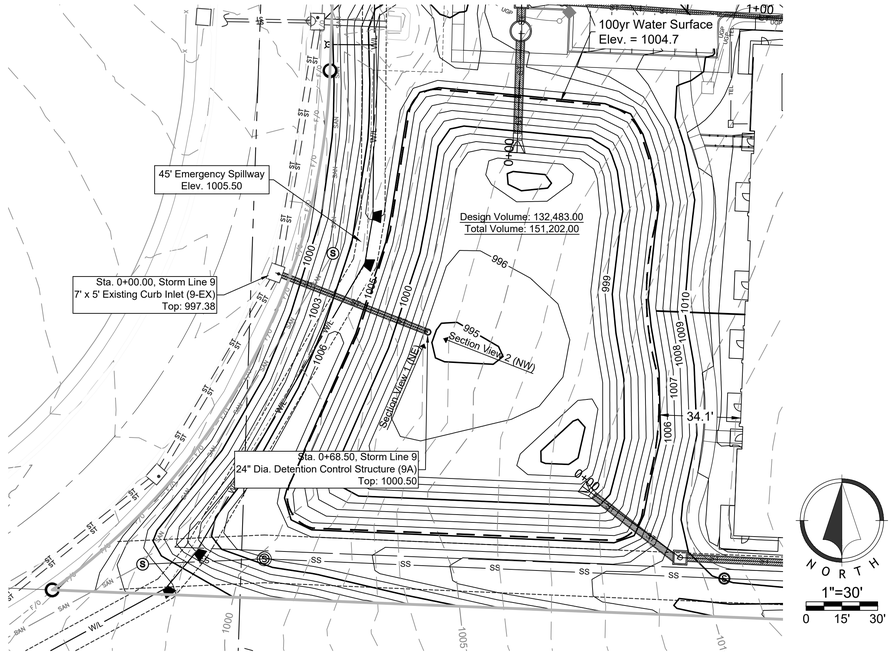
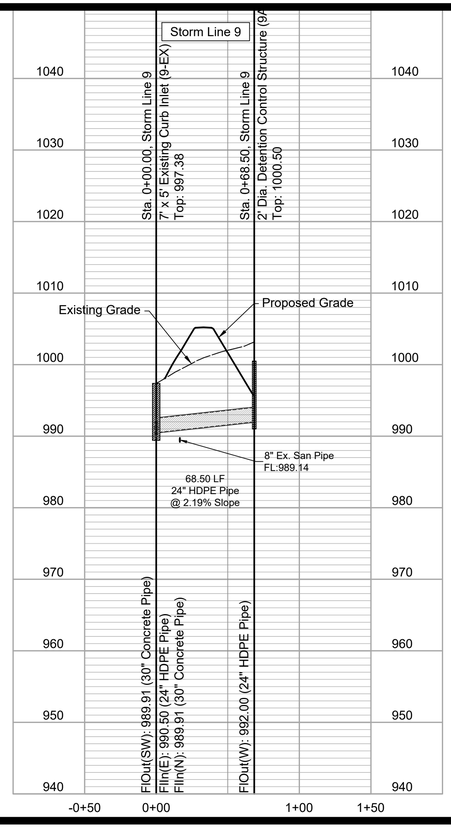
Detention Control Structure

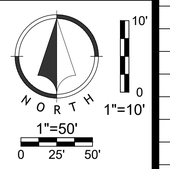


Exit Pipe: Proposed 24" HDPE (68.50 LF)
FL Upstream: 992.00'
FL Downstream: 990.50'

*Orifices, pipes, and structures not to scale to emphasize locations.







Fill to be Placed to 3' Above top of Proposed Pipe and Compacted Prior to Pipe Installation.
Compacted to 95% of the Material's Maximum Dry Density per site GeoTech Report

Construction Documents

24-0166
EVREN APARTMENTS
Lee's Summit, Jackson County, Missouri

Detention Basin Plan

NO.	DATE	REVISION
2	09/16/2024	Permit Set
1	08/16/2024	FDP Submittal

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TUA	CMP

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STATE OF MISSOURI
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C36

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Sta. 0+00.00, Waterline A
Begin Construction
Install
613.82 LF 8" C900 PVC Water Main
Install Combination Water Meter & Backflow Valve Vault
Connect to Public Water Main at Proposed Tee
(See Public Plans)
Sta. 5+81.86, Waterline 1

Public Waterline A
See Public Plans

Sta. 6+13.82, Waterline A
Connect To Existing Water Main at Proposed Public Tee (See Public Plans)
End Construction
Sta. 11+96.94, Waterline 1

626.77'
S1°59'47"W

1720.57'
S1°59'47"W

NW COMMERCE DR.

NE TUDOR RD.

NE DOUGLAS ST.

Caution Storm Crossing
Install 4 - 8" 45° Vertical Bends
From Sta. 0+79.20
to Sta. 1+07.02
Water Top of Pipe: 1001.7
Storm Fl: 1003.20
Vertical Clearance: 1.5'

Sta. 0+70.16, Waterline A
Install 1 - 8" 45° Horizontal Bend

Sta. 0+37.39, Waterline A
Install 1 - 8" 45° Horizontal Bend

Sta. 0+29.17, Waterline A
Install 1 - 8" 11.25° Horizontal Bend

Sta. 0+75.47, Waterline B
Install
8"x6" Tee w/ Backing Block
1 - Hydrant Assembly
1 - 6" Gate Valve
X LF 6" C900 PVC Fire Line

Sta. 1+99.75, Waterline B
Install 1 - 8" 45° Horizontal Bend
2" Water Meter

Sta. 2+06.85, Waterline B
Install 1 - 8" 45° Horizontal Bend

Sta. 2+21.94, Waterline B
Install
8"x6" Tee w/ Backing Block
1 - Hydrant Assembly
1 - 6" Gate Valve
94 LF 6" C900 PVC Fire Line

Sta. 1+35.37, Waterline A
Install
8"x6" Tee w/ Backing Block
1 - Hydrant Assembly
1 - 6" Gate Valve
175 LF 6" C900 PVC Fire Line

2" Water Meter

Sta. 0+00.00, Waterline B
Begin Construction Line B
Install
8"x8" Tee w/ Backing Block
3 - 8" Gate Valves
1765.90 LF 8" C900 PVC Water Main
Sta. 2+84.24, Waterline A

Sta. 17+65.90, Waterline B
Install
8"x8" Tee w/ Backing Block
3 - 8" Gate Valves
End Construction Line B
Sta. 4+86.13, Waterline A

Sta. 5+89.53, Waterline A
Install 1 - 8" 45° Horizontal Bend

Sta. 5+45.14, Waterline A
Install 1 - 8" 45° Horizontal Bend

Sta. 17+35.57, Waterline B
Install
8"x6" Tee w/ Backing Block
1 - Hydrant Assembly
1 - 6" Gate Valve
23 LF 6" C900 PVC Fire Line

2" Water Meter

Waterline B

Sta. 14+14.45, Waterline B
Install 1 - 8" 45° Horizontal Bend

Sta. 14+07.38, Waterline B
Install 1 - 8" 45° Horizontal Bend

Caution Storm Crossing
Install 4 - 8" 45° Vertical Bends
From Sta. 13+70.36
to Sta. 14+00.90
Water Top of Pipe: 1018.19
Storm Fl: 1019.69
Vertical Clearance: 1.5'

Waterline A

Sta. 2+66.27, Waterline B
Install
8"x6" Tee w/ Backing Block
1 - Hydrant Assembly
1 - 6" Gate Valve
40 LF 6" C900 PVC Fire Line

Sta. 2+67.68, Waterline A
Install 1 - 8" 11.25° Horizontal Bend

Caution Storm Crossing
Install 4 - 8" 45° Vertical Bends
From Sta. 12+95.88
to Sta. 13+39.91
Water Top of Pipe: 1017.50
Storm Fl: 1019.00
Vertical Clearance: 1.5'

Sta. 13+65.70, Waterline B
Install
8"x6" Tee w/ Backing Block
1 - Hydrant Assembly
1 - 6" Gate Valve
198 LF 6" C900 PVC Fire Line

Caution Storm Crossing
Install 4 - 8" 45° Vertical Bends
From Sta. 3+77.36
to Sta. 4+05.00
Water Top of Pipe: 1008.02
Storm Fl: 1009.52
Vertical Clearance: 1.5'

Sta. 11+03.65
Caution Sanitary
Sewer Crossing
San Top of Pipe: 1021.14
Water Fl: 1029.13
Vertical Clearance: 7.99'

Sta. 9+56.08, Waterline B
Install 1 - 8" 45° Horizontal Be

Sta. 9+49.01, Waterline B
Install 1 - 8" 45° Horizontal Bend

2" Water Meter

Sta. 11+72.30, Waterline B
Install 1 - 8" 45° Horizontal Bend

Sta. 11+64.02, Waterline B
Install 1 - 8" 45° Horizontal Bend

1" Water Meter

Sta. 9+67.72, Waterline B
Install
8"x6" Tee w/ Backing Block
1 - Hydrant Assembly
1 - 6" Gate Valve
15 LF 6" C900 PVC Fire Line

Waterline B

Sta. 3+67.29
Caution Sanitary
Sewer Crossing
Install 4 - 45° Vertical Bends From
Sta. 3+55.29 to Sta. 3+85.29
Crossing Pipe Info:
San FL: 1012.79
Water Top of Pipe: 1011.29
Vertical Clearance: 1.5'

Caution Storm Crossing
Install 4 - 8" 45° Vertical Bends
From Sta. 2+14.62
to Sta. 2+44.62
Water Top of Pipe: 1005.17
Storm Fl: 1006.67
Vertical Clearance: 1.5'

Sta. 6+11.80, Waterline B
Install
8"x6" Tee w/ Backing Block
1 - Hydrant Assembly
1 - 6" Gate Valve
53 LF 6" C900 PVC Fire Line

Sta. 6+60.13
Caution Sanitary
Sewer Crossing
San Top of Pipe: 1019.93
Water Fl: 1027.02
Vertical Clearance: 7.09'

Sta. 8+44.56, Waterline B
Install 1 - 8" 45° Horizontal Bend

Sta. 8+37.51, Waterline B
Install 1 - 8" 45° Horizontal Bend

40'

In Areas of fill within the trench for the waterline Fill shall be compacted to 95% Maximum Dry Density per site Geotech Report.

N O R T H
1"=50'
0 25' 50'

Construction Documents

24-0166
EVREN APARTMENTS
Lee's Summit, Jackson County, Missouri

Water Line Plan

NO.	DATE	REVISION
2	09/16/2024	Permit Set
1	08/16/2024	FDP Submittal

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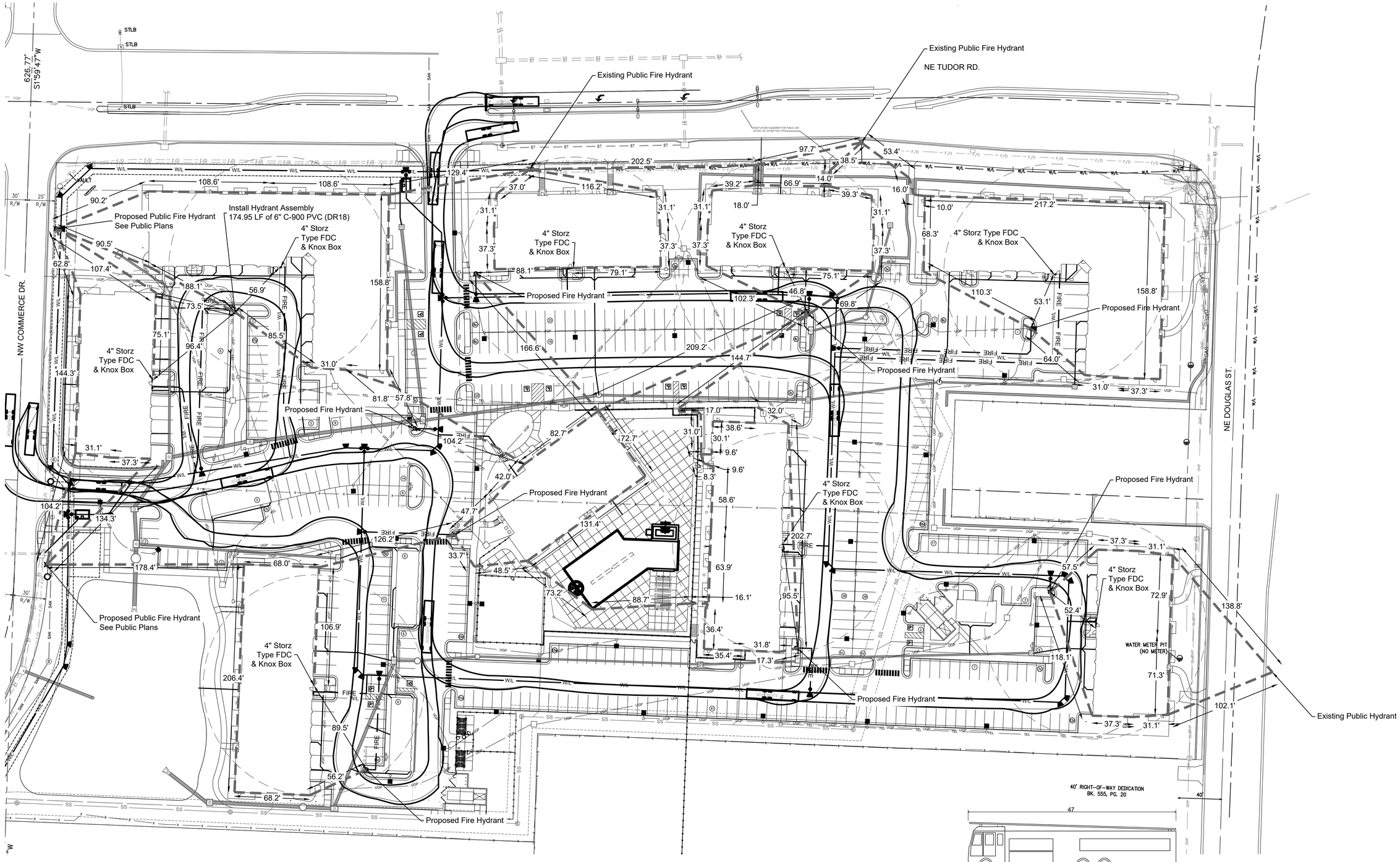
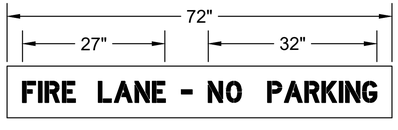


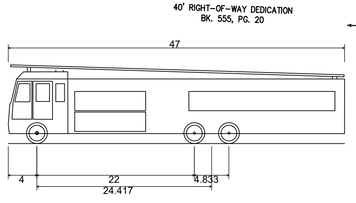
FIRE LANE DESIGNATION

1. Paint curb " Red ".
2. Provide " NO PARKING FIRE LANE " stenciled on face of curb with " White " paint every 20'.



FIRE LANE - NO PARKING STENCIL DETAIL

NOT TO SCALE



Lee's Summit Design Fire Truck	
Overall Length	47.000ft
Overall Width	8.333ft
Overall Body Height	11.000ft
Min Body Ground Clearance	1.393ft
Track Width	8.333ft
Lock-to-lock time	6.00s
Max Wheel Angle	45.00°

Construction Documents

24-0166
EVREN APARTMENTS
Lee's Summit, Jackson County, Missouri

Fire Protection Plan

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STATE OF MISSOURI
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PROFESSIONAL ENGINEER
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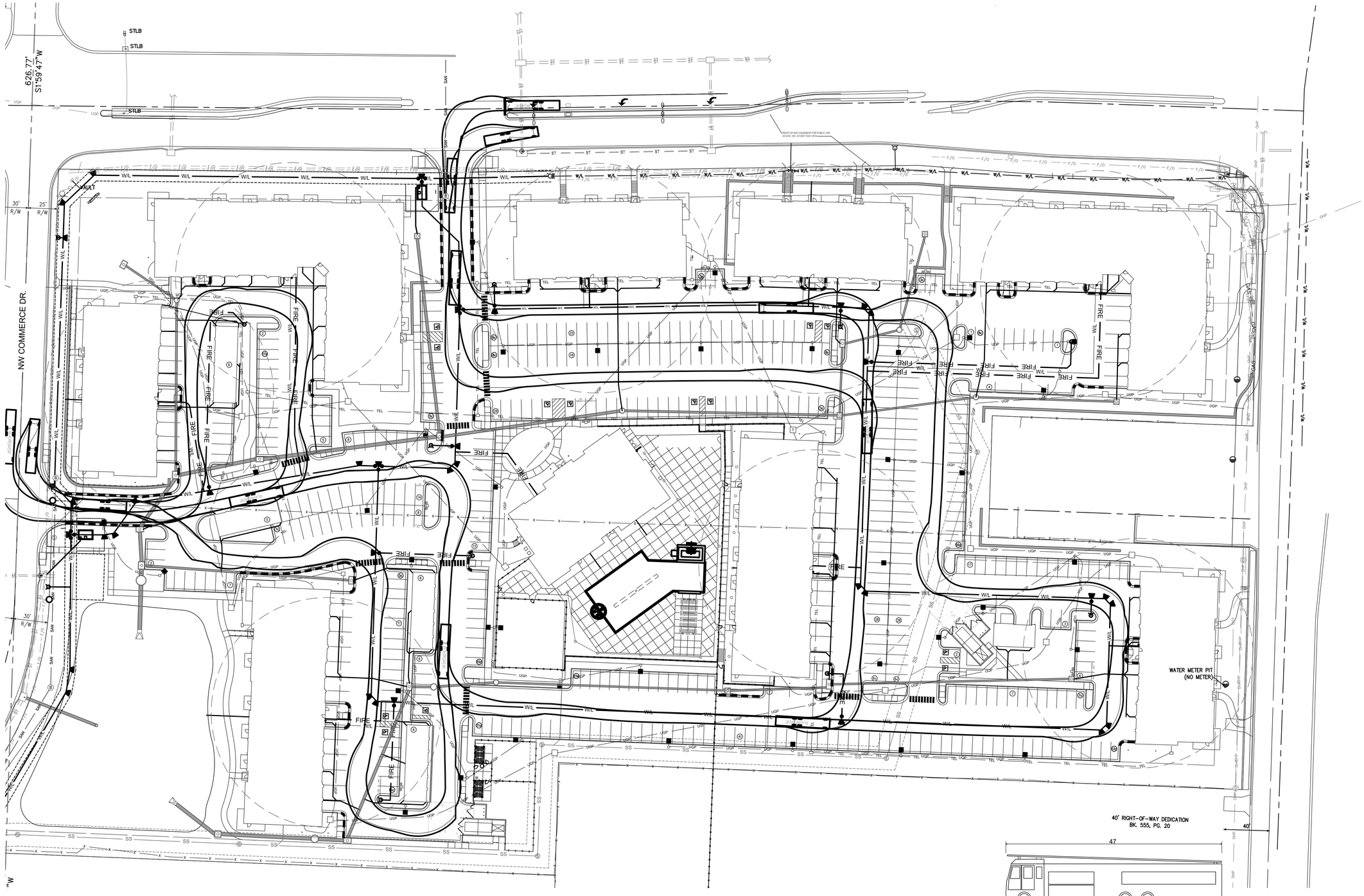

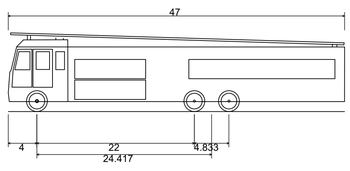

Lee's Summit Design Fire Truck

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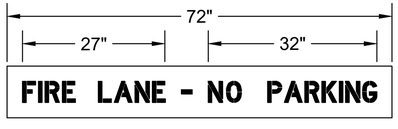

FIRE LANE - NO PARKING STENCIL DETAIL

NOT TO SCALE

Construction Documents

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EVREN APARTMENTS
Lee's Summit, Jackson County, Missouri

Fire Lane Plan

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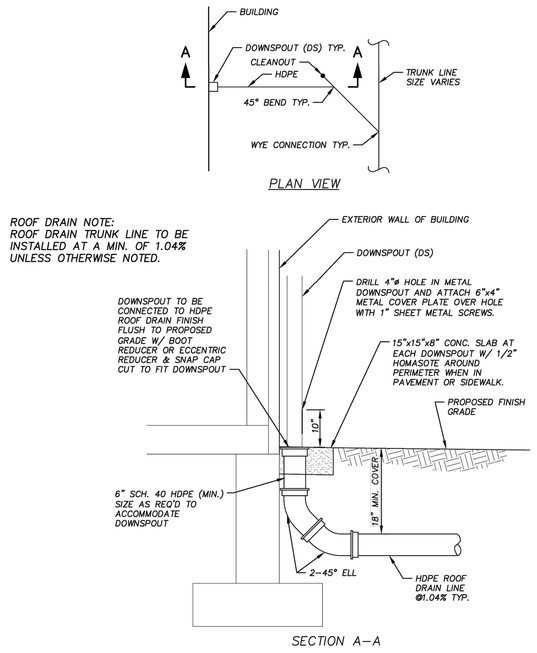
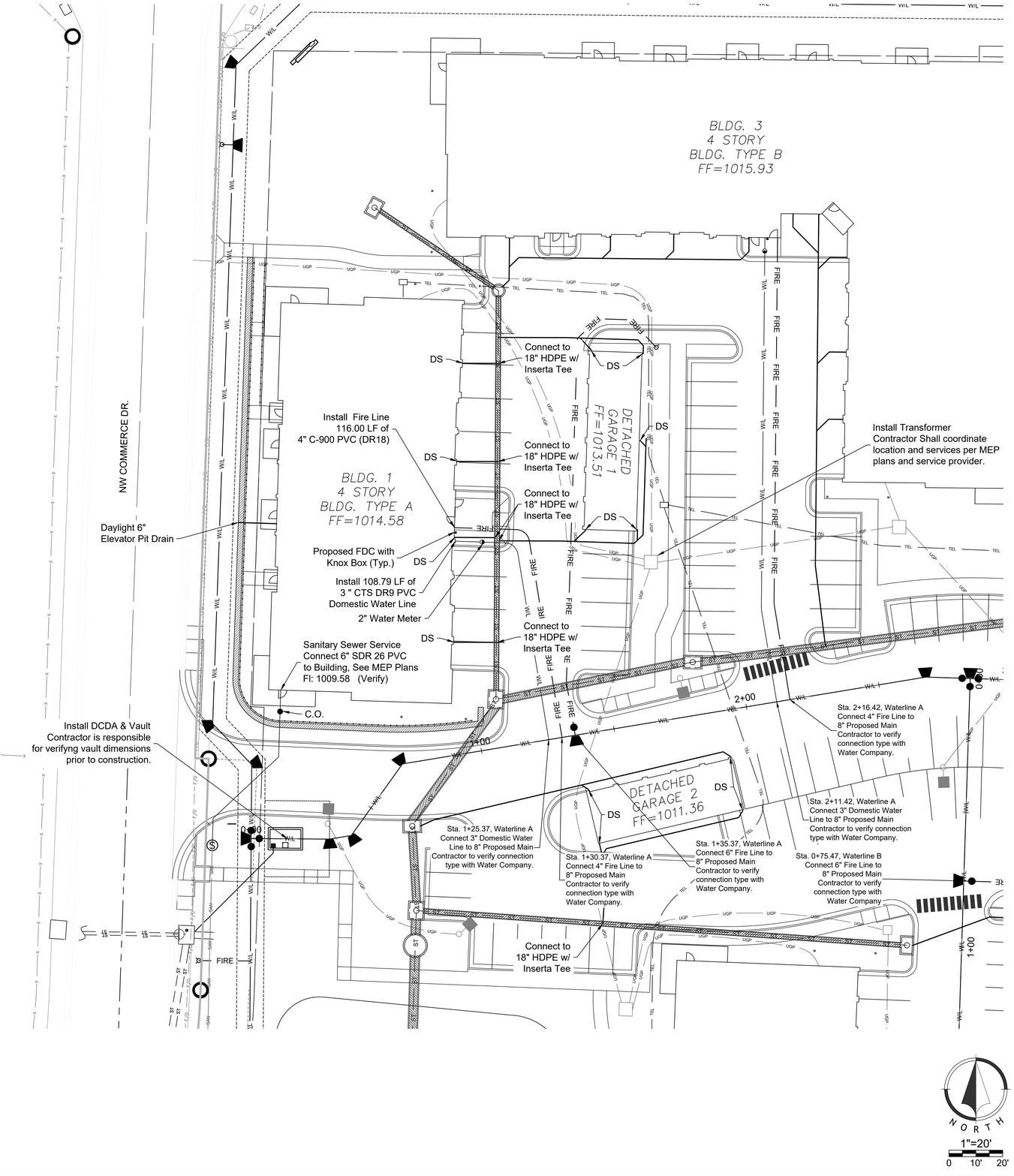


DOWNSPOUT CONNECTION DETAIL

N.T.S.

ROOF DRAIN NOTES:

1. ALL ROOF DRAIN LINES AND FITTINGS SHALL BE DUAL WALL SMOOTH INTERIOR ADS "N-12" HDPE PIPE (OR APPROVED EQUAL) WITH SOIL TIGHT JOINTS AND MANUFACTURED FITTINGS.
2. LINEAL FOOTAGE OF ROOF DRAIN LINES ARE HORIZONTAL MEASUREMENTS. THE CONTRACTOR SHALL INCLUDE ALL BENDS, REDUCERS, WYES OR OTHER FITTINGS AND ADDITIONAL LENGTHS OF PIPE AS NECESSARY FOR PROPER INSTALLATION.
3. ALL FITTINGS FOR DOWN SPOUT CONNECTIONS SHALL INCLUDE ECCENTRIC REDUCERS, CAPS SHALL BE FINISHED FLUSH WITH THE PROPOSED GRADE. FLUSH CAPS SHALL BE CUT TO MATCH THE DOWN SPOUT SIZE PLUS 1/4 TO 1/2 INCH. THE TINNER SHALL PROVIDE A HAND HOLE IN EACH DOWN SPOUT WITHIN 12" ABOVE FINISHED GRADE.
4. ALL ROOF DRAIN LINES SHALL HAVE A MINIMUM SLOPE OF 1% UNLESS OTHERWISE NOTED.



NORTH

1"=20'

0 10' 20'

Construction Documents

24-0166
EVREN APARTMENTS
Lee's Summit, Jackson County, Missouri

Utility Plan Bldg 1

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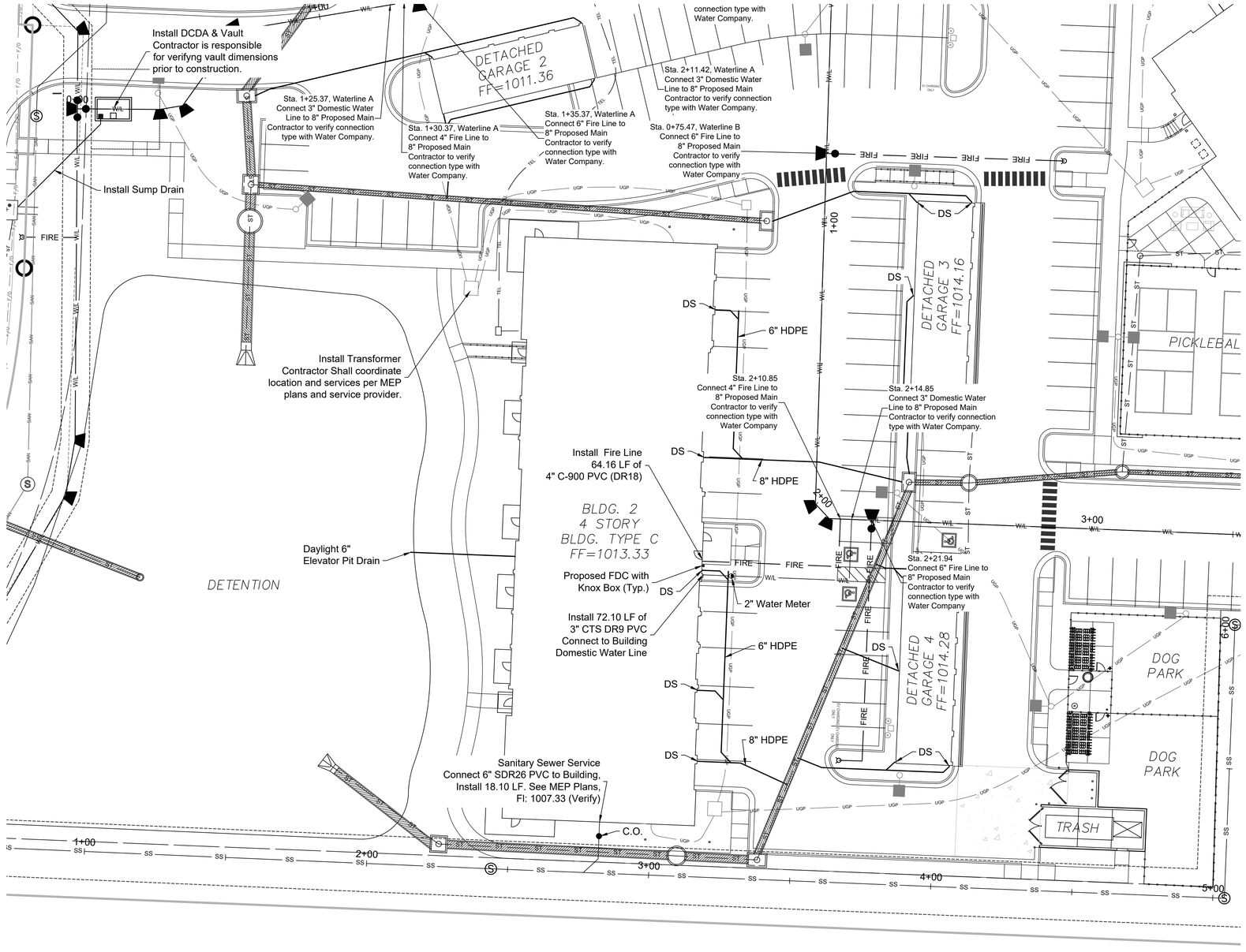

NORTH

1"=20'

0 10' 20'

Construction Documents

24-0166
EVREN APARTMENTS
Lee's Summit, Jackson County, Missouri

Utility Plan Bldg 2

NO.	DATE	REVISION
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NE TUDOR RD.

BLDG. 3
4 STORY
BLDG. TYPE B
FF=1015.93

BLDG. 1
4 STORY
BLDG. TYPE A
FF=1014.58

DETACHED GARAGE 1
FF=1013.51

DETACHED GARAGE 2
FF=1011.36

Install Sump Drain

Connect 6" SDR 26 PVC to Building, Install 39.70 LF See MEP Plans. FI: 1009.43

C.O.

Install 173.16 LF of 3 " CTS DR9 PVC Connect to Building Domestic Water Line

Install Fire Line 172.46 LF of 4" C-900 PVC (DR18)

Proposed FDC with Knox Box (Typ.)

2" Water Meter

Install Transformer Contractor Shall coordinate location and services per MEP plans and service provider.

Install DCDA & Vault Contractor is responsible for verifyng vault dimensions prior to construction.

Connect to 30" HDPE w/ Inserta Tee

Sta. 3+67.29
Connect 6" Fire Line to 8" Proposed Main Contractor to verify connection type with Water Company.

Sta. 3+62.29
Connect to 8" Water Main Contractor to verify connection type with Water Company

Sta. 3+59.29
Connect to 8" Water Main Contractor to verify connection type with Water Company

Sta. 2+16.42, Waterline A
Connect 4" Fire Line to 8" Proposed Main Contractor to verify connection type with Water Company.

Sta. 2+11.42, Waterline A
Connect 3" Domestic Water Line to 8" Proposed Main Contractor to verify connection type with Water Company.

Sta. 1+25.37, Waterline A
Connect 3" Domestic Water Line to 8" Proposed Main Contractor to verify connection type with Water Company.

Sta. 1+30.37, Waterline A
Connect 4" Fire Line to 8" Proposed Main Contractor to verify connection type with Water Company.

Sta. 1+35.37, Waterline A
Connect 6" Fire Line to 8" Proposed Main Contractor to verify connection type with Water Company.

Sta. 0+75.47, Waterline B
Connect 6" Fire Line to 8" Proposed Main Contractor to verify connection type with Water Company

DS
6" HDPE
8" HDPE
10" HDPE
FIRE
W/L
TEL
UGP
SAN
ST
F/O
W
S
0+00
1+00
2+00
3+00
4+00
5+00

NORTH
1"=20'
0 10' 20'

Construction Documents

24-0166
EVREN APARTMENTS
Lee's Summit, Jackson County, Missouri

Utility Plan Bldg 3

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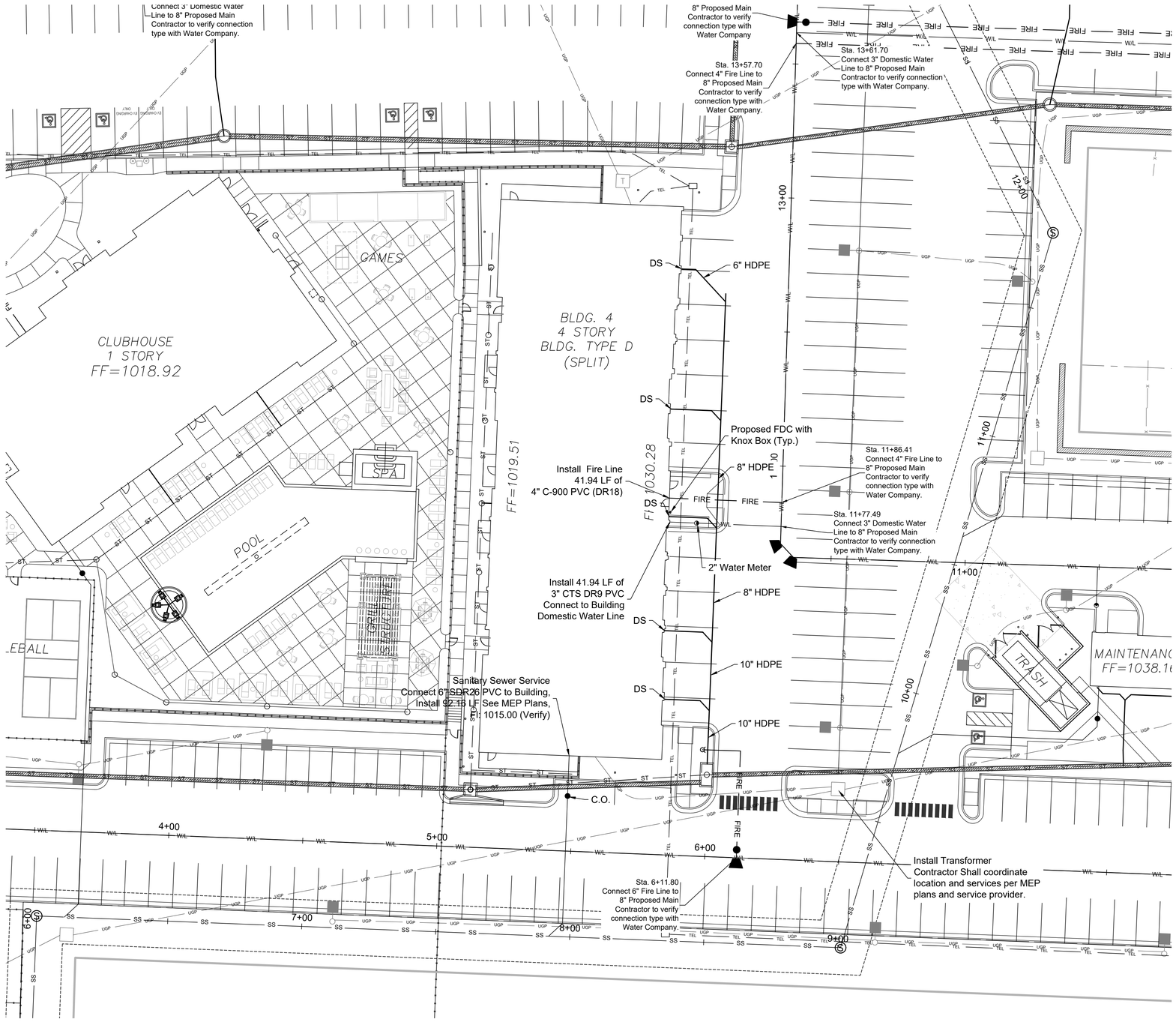

NORTH

1"=20'

0 10' 20'

Construction Documents

24-0166
EVREN APARTMENTS
Lee's Summit, Jackson County, Missouri

Utility Plan Bldg 4

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STATE OF MISSOURI
MITCHELL EUGENE SLUTTER
NUMBER PE-2002003418
PROFESSIONAL ENGINEER
09/18/24
MITCHELL E. SLUTTER PE-2002003418

Sheet
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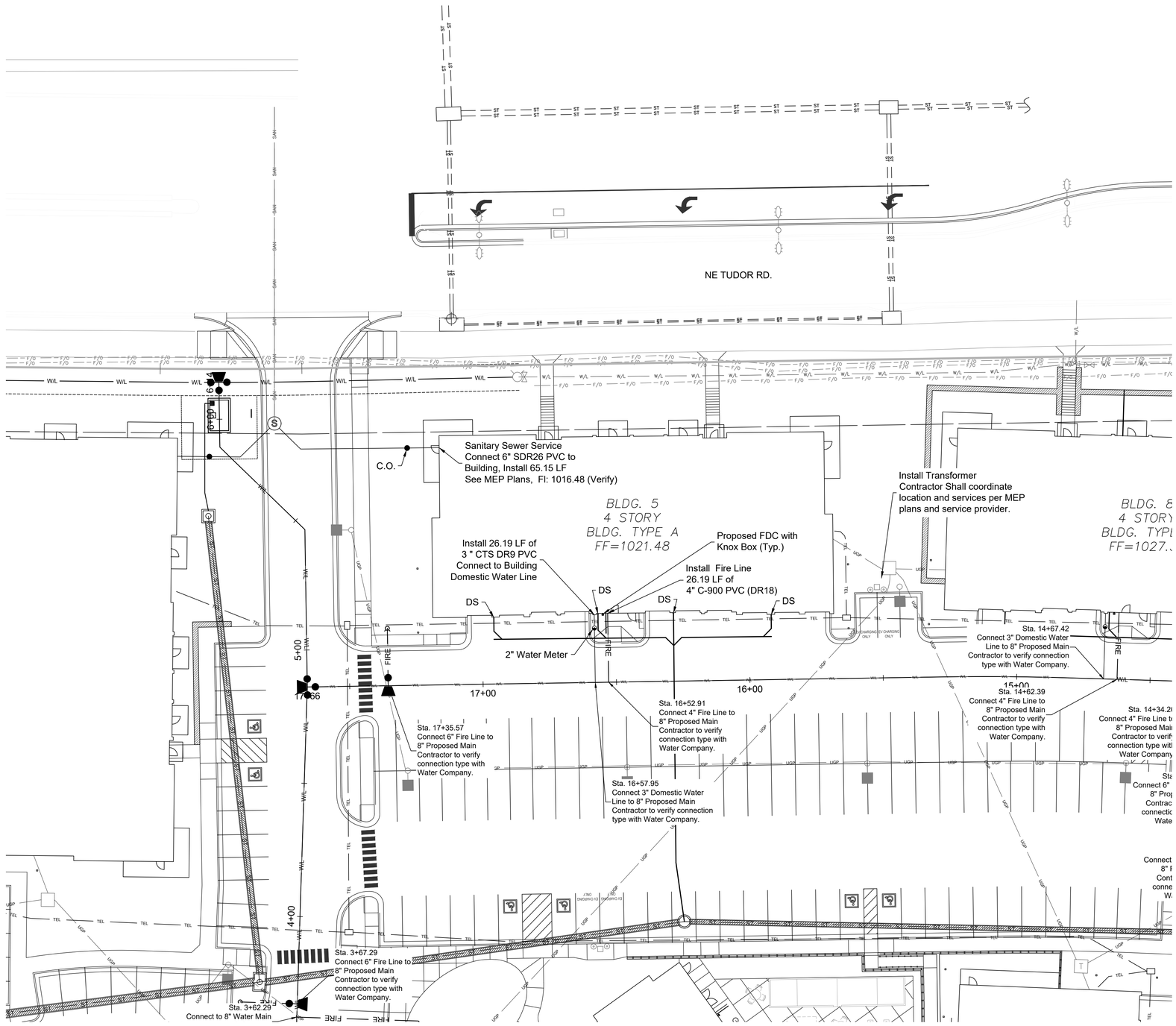

NORTH

1"=20'

0 10' 20'

Construction Documents

24-0166
EVREN APARTMENTS
Lee's Summit, Jackson County, Missouri

Utility Plan Bldg 5

NO.	DATE	REVISION
2	09/16/2024	Permit Set
1	08/16/2024	FDP Submittal

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TUA	CMP

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STATE OF MISSOURI
MITCHELL E. SLUTTER
NUMBER
PE-2002003418
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08/18/24
MITCHELL E. SLUTTER PE-2002003418

Sheet
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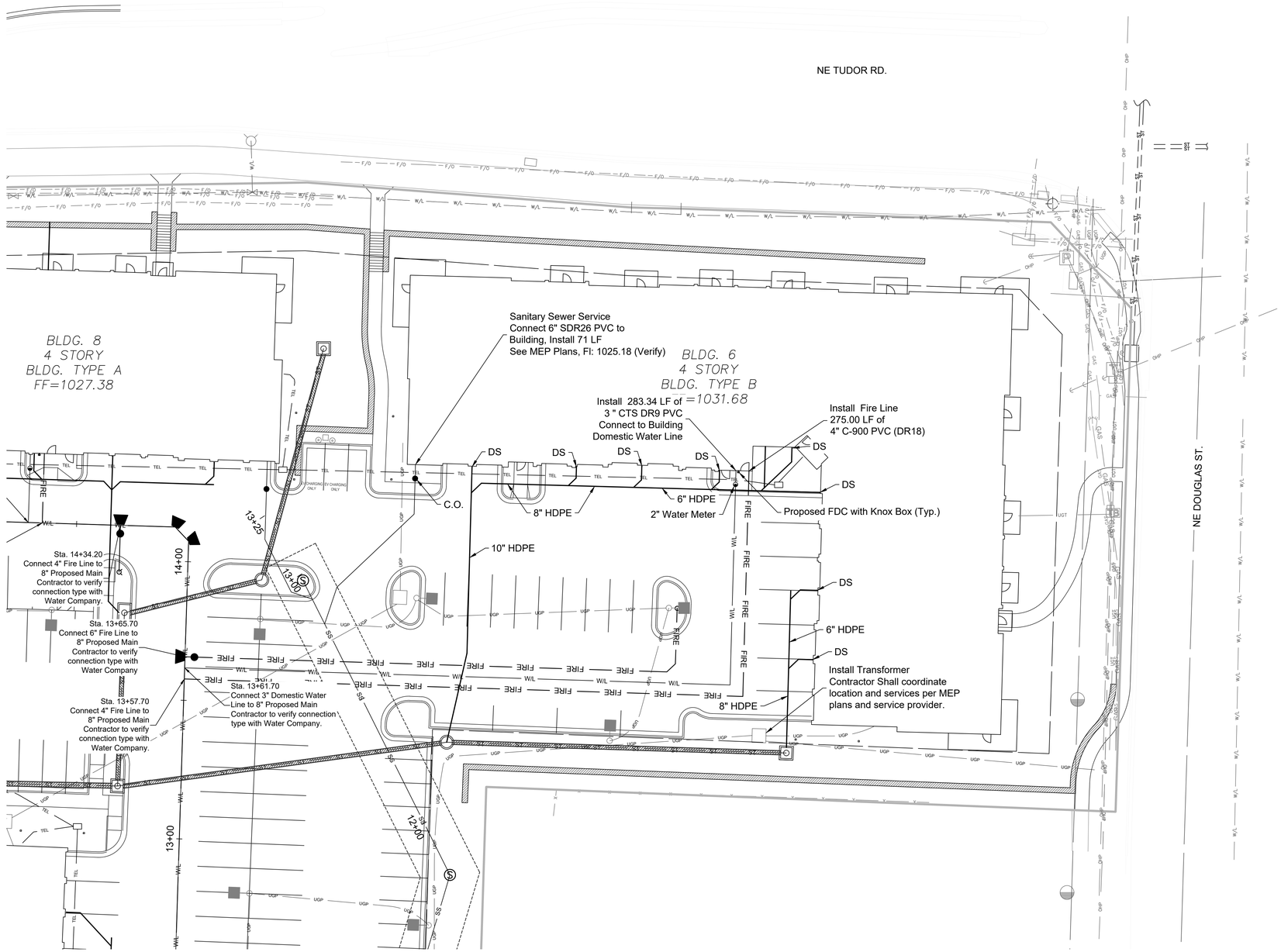

Construction Documents

24-0166
EVREN APARTMENTS
Lee's Summit, Jackson County, Missouri

Utility Plan Bldg 6

NO.	DATE	REVISION
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1	08/16/2024	FDP Submittal

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STATE OF MISSOURI
MITCHELL E. SLUTTER
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09/18/24
MITCHELL E. SLUTTER PE-2002003418

Sheet
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Sta. 11+86.41
Connect 4" Fire Line to
8" Proposed Main
Contractor to verify
connection type with
Water Company.

Sta. 11+77.49
Connect 3" Domestic Water
Line to 8" Proposed Main
Contractor to verify connection
type with Water Company.

Sta. 9+67.72
Connect 6" Fire Line to
8" Proposed Main
Contractor to verify
connection type with
Water Company.

Sanitary Sewer Service
Connect 6" SDR26 PVC to
Building, See MEP Plans,
FI: 1036.96 (Verify)

1" Water Meter

MAINTENANCE
FF=1038.16

TRASH

Sta. 9+18.22
Connect 3" Domestic Water
Line to 8" Proposed Main
Contractor to verify connection
type with Water Company

Sta. 9+13.18
Connect 4" Fire Line to
8" Proposed Main
Contractor to verify
connection type with
Water Company.

2" Water Meter

Install 26.00 LF of
3" CTS DR9 PVC
Connect to Building
Domestic Water Line

Proposed FDC with
Knox Box (Typ.)

BLDG. 7
4 STORY

Install Fire Line
26.00 LF of
4" C-900 PVC (DR18)

Connect to
15" HDPE w/
Inserta Tee

Install Transformer
Contractor Shall coordinate
location and services per MEP
plans and service provider.

Sanitary Sewer Service
Connect 6" SDR26 PVC to Building,
Install 90.03 LF See MEP Plans,
FI: 1036.16 (Verify)

6" HDPE
8" HDPE
DS
C.O.
FIRE
UGP
WL
SS
TEL
40'

NE DOUGLAS ST.

N O R T H

1"=20'
0 10' 20'

Construction Documents

24-0166
EVREN APARTMENTS
Lee's Summit, Jackson County, Missouri

Utility Plan Bldg 7

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STATE OF MISSOURI
MITCHELL ELMER SLUTTER
NUMBER PE-2002003418
PROFESSIONAL ENGINEER
09/18/24
MITCHELL E. SLUTTER PE-2002003418

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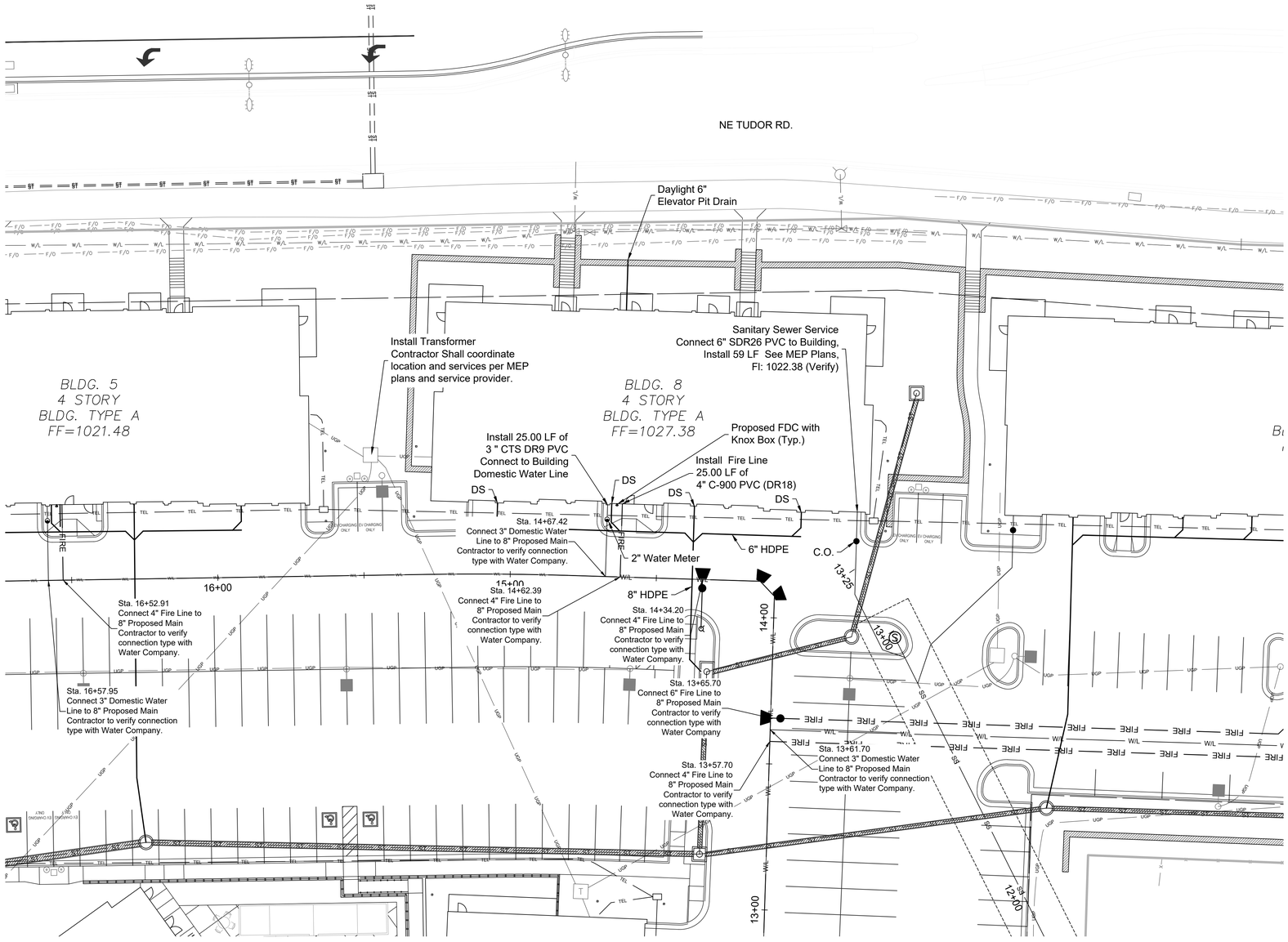

NORTH

1"=20'

0 10' 20'

Construction Documents

24-0166
EVREN APARTMENTS
Lee's Summit, Jackson County, Missouri

Utility Plan Bldg 8

NO.	DATE	REVISION
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STATE OF MISSOURI
MITCHELL E. SLUTTER
NUMBER PE-2002003418
PROFESSIONAL ENGINEER
09/18/24
MITCHELL E. SLUTTER PE-2002003418

Sheet
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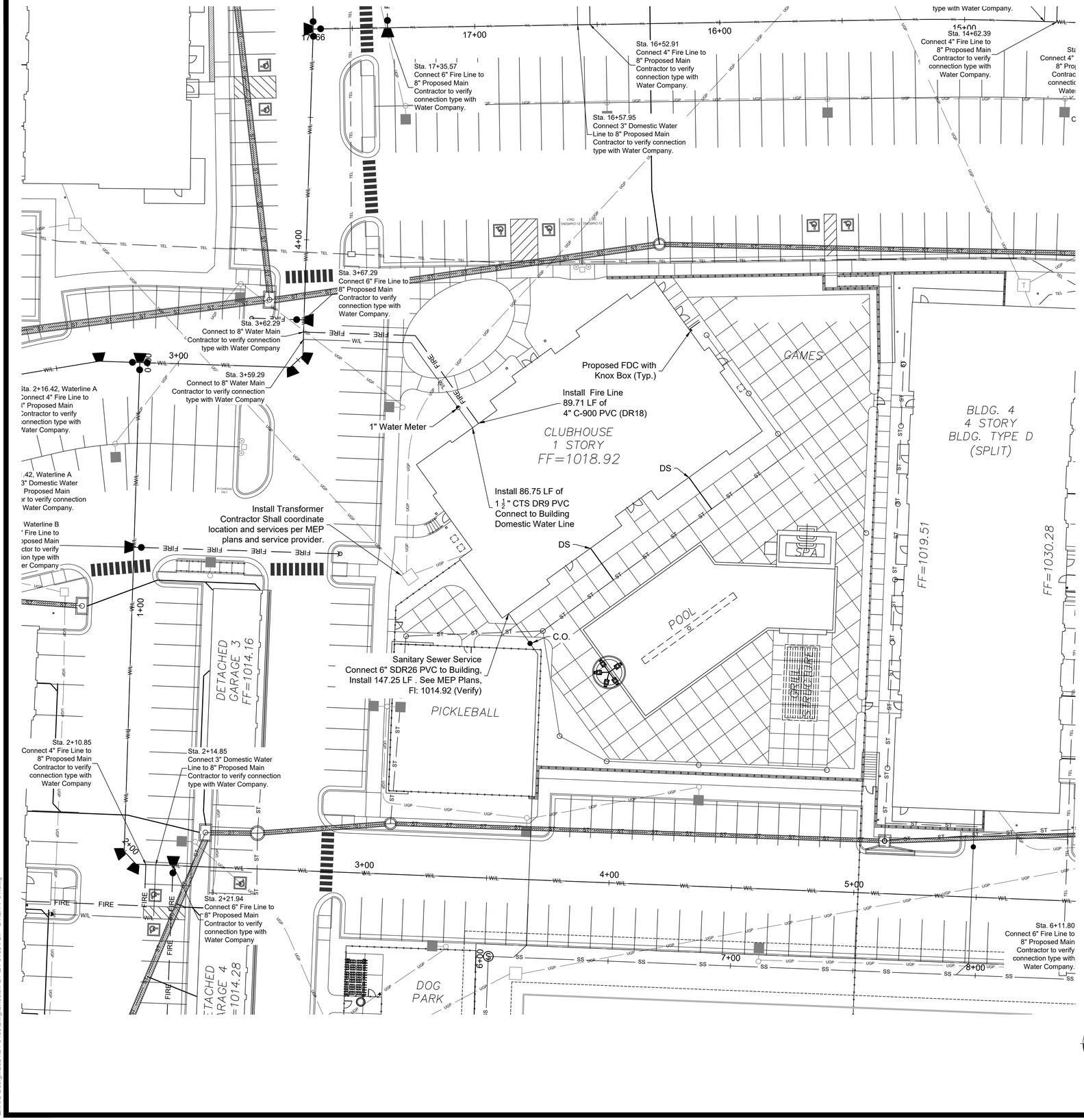

Construction Documents

24-0166
EVREN APARTMENTS
Lee's Summit, Jackson County, Missouri

Utility Plan Clubhouse

NO.	DATE	REVISION
2	09/16/2024	Permit Set
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STATE OF MISSOURI
MITCHELL A. SLUTTER
NUMBER PE-2010003418
PROFESSIONAL ENGINEER
09/18/24
MITCHELL E. SLUTTER PE-2010003418

Sheet
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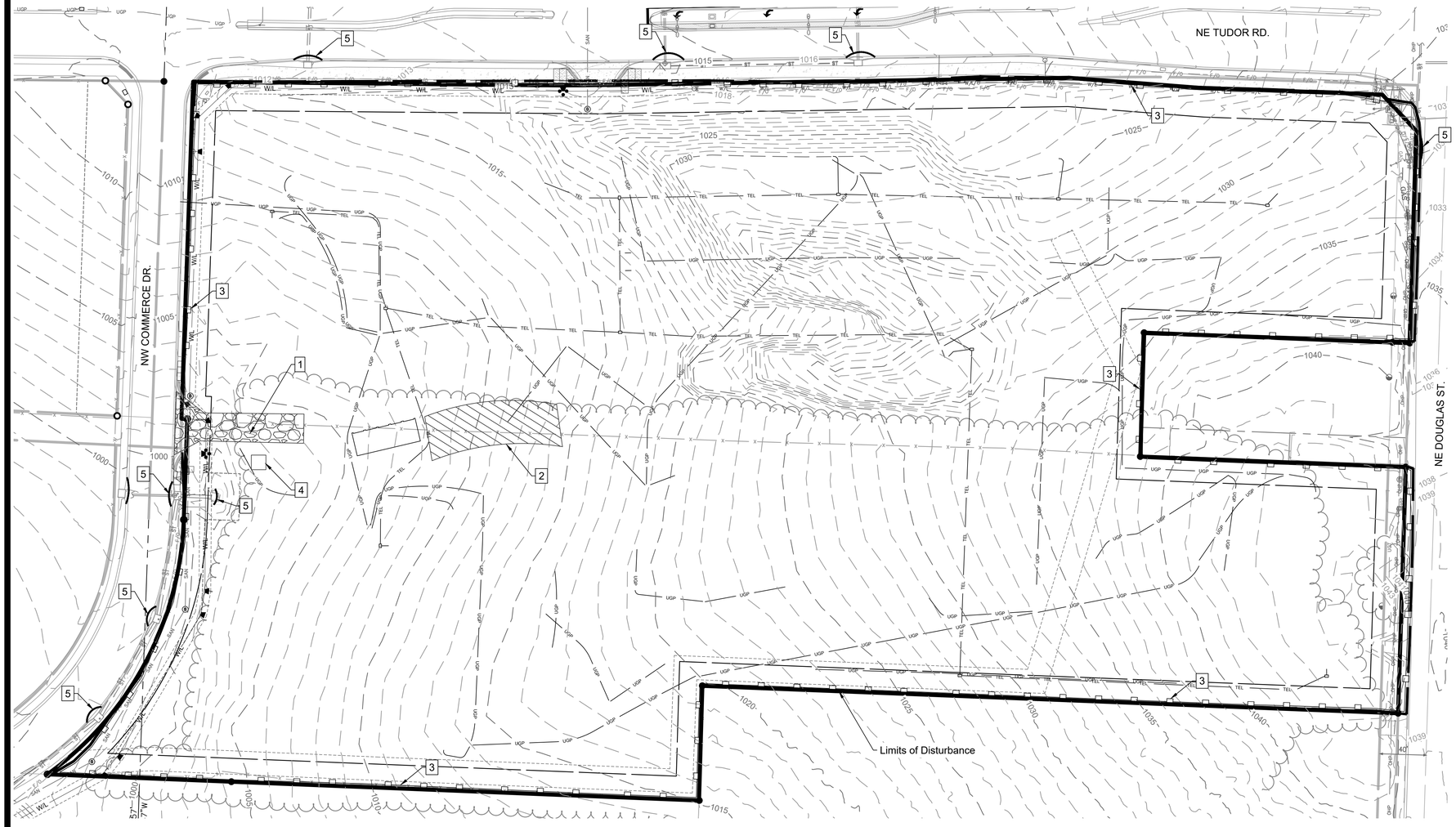

EROSION CONTROL NOTES

1. Erosion control plan modifications shall be required if the plan fails to substantially control erosion and offsite sedimentation.
2. The retention of access controls and sediment controls shall be required for areas where seed has not established 70% cover.
3. The contractor shall temporarily seed and mulch all disturbed areas if soil disturbing activities cease and will not resume for more than 14 days. Stabilization activities must also be completed within 14 days.
4. Install "J' Hooks on silt fence every 100 LF
5. Any location that is being accessed by vehicles needs to have a construction entrance.
6. Contractor must keep a broom on site in order to clean up mud tracked on to the streets immediately.
7. Any contractor parking that is in a disturbed area must be rocked to prevent tracking of mud.

WRITTEN SEQUENCING

1. Implement Pre-Clearing Plan:
   All temporary structural BMP's shown on the pre-clearing plan must be in place before the general clearing operations. Clearing necessary to place temporary structural BMP's is the minimum required for installation. Coordinate clearing necessary to place temporary structural BMP's with local weather forecast so that clearing and placement may be completed within a forecast dry period. Stabilize all erosion control measures after installation. Temporary Barrier Fence shall be in Place, around areas not to be disturbed, prior to any construction activities. This area includes Stream Corridor.
2. Clear and Stabilize Work Areas:
   Grade contractor areas and place all-weather surface on contractor areas.
3. Clearing and Grubbing:
   After Phase I BMP's are installed, contractor may clear, grub, and demo required areas as necessary.

EROSION CONTROL LEGEND

- Temporary Construction Entrance, per detail sheet C13
- Staging Area
- Concrete Washout, per ESC-01 Standard Drawing per APWA 2016
- Limits of Disturbance
- Perimeter Silt Fence
- Inlet Protection

	PROJECT STAGE	PLAN REFERENCE NUMBER	BMP DESCRIPTION	REMOVE AFTER PHASE	NOTES
Phase I	A-Prior to Construction	1	Construction Entrance	II	Install Construction Entrance
		2	Staging Area	II	Install Staging Area
		3	Perimeter Silt Fence	III	Install Silt Fence
		4	Concrete Washout	II	Install Concrete Washout as Shown on Plans Prior to Pouring Any Concrete
Phase II	B - During Land Disturbance & Storm Infrastructure Installation	5	Inlet Protection	III	Install Filter Bags to trap sediment and debris during construction
Phase III	C-Final Stabilization	6	Establish Perennial Vegetation	N/A	Redistribute Topsoil and Seed and Mulch all Disturbed Area. Stabilization Complete when 100% of Disturbed Area is Established with Perennial Vegetation with a Density of 70%

LEGEND

- Existing Major Contour
- Existing Minor Contour
- Proposed Major Contour
- Proposed Minor Contour

NORTH

1"=50'

0 25' 50'

Construction Documents

24-0166
EVREN APARTMENTS
Lee's Summit, Jackson County, Missouri

Erosion Control Plan I

NO.	DATE	REVISION
2	09/16/2024	Permit Set
1	08/16/2024	FDP Submittal

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STATE OF MISSOURI
MITCHELL ELUTTER
NUMBER PE-2002003418
PROFESSIONAL ENGINEER
09/18/24
MITCHELL E. SLUTTER PE-2002003418

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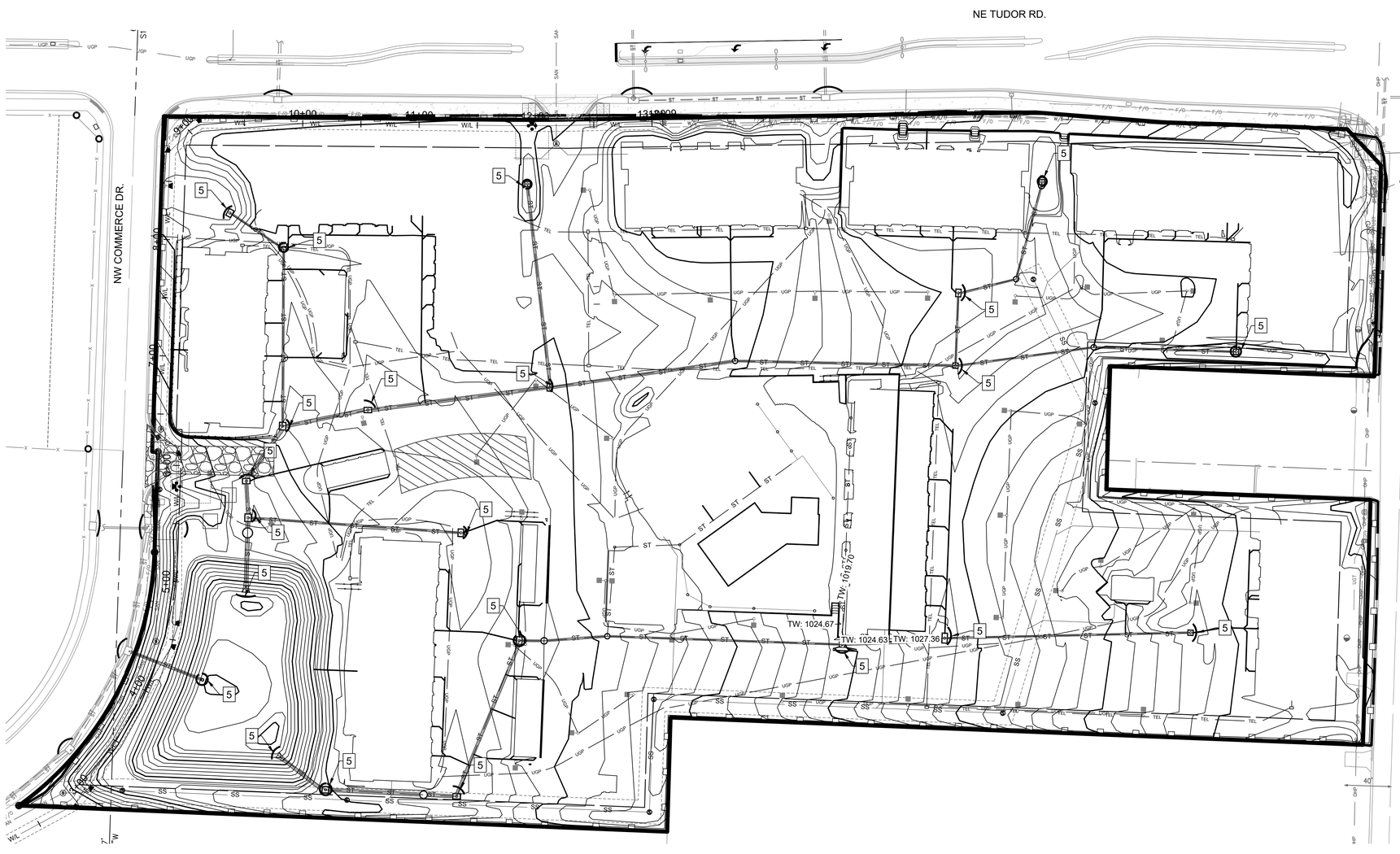

EROSION CONTROL NOTES

1. Erosion control plan modifications shall be required if the plan fails to substantially control erosion and offsite sedimentation.
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WRITTEN SEQUENCING

1. Implement Pre-Clearing Plan:
   All temporary structural BMP's shown on the pre-clearing plan must be in place before the general clearing operations. Clearing necessary to place temporary structural BMP's is the minimum required for installation. Coordinate clearing necessary to place temporary structural BMP's with local weather forecast so that clearing and placement may be completed within a forecast dry period. Stabilize all erosion control measures after installation. Temporary Barrier Fence shall be in Place, around areas not to be disturbed, prior to any construction activities. This area includes Stream Corridor.
2. Clear and Stabilize Work Areas:
   Grade contractor areas and place all-weather surface on contractor areas.
3. Clearing and Grubbing:
   After Phase I BMP's are installed, contractor may clear, grub, and demo required areas as necessary.

EROSION CONTROL LEGEND

- Temporary Construction Entrance, per detail sheet C13
- Staging Area
- Concrete Washout, per ESC-01 Standard Drawing per APWA 2016
- Limits of Disturbance
- Perimeter Silt Fence
- Inlet Protection

	PROJECT STAGE	PLAN REFERENCE NUMBER	BMP DESCRIPTION	REMOVE AFTER PHASE	NOTES
Phase I	A-Prior to Construction	1	Construction Entrance	II	Install Construction Entrance
		2	Staging Area	II	Install Staging Area
		3	Perimeter Silt Fence	III	Install Silt Fence
		4	Concrete Washout	II	Install Concrete Washout as Shown on Plans Prior to Pouring Any Concrete
Phase II	B - During Land Disturbance & Storm Infrastructure Installation	5	Inlet Protection	III	Install Filter Bags to trap sediment and debris during construction
Phase III	C-Final Stabilization	6	Establish Perennial Vegetation	N/A	Redistribute Topsoil and Seed and Mulch all Disturbed Area. Stabilization Complete when 100% of Disturbed Area is Established with Perennial Vegetation with a Density of 70%

LEGEND

- Existing Major Contour
- Existing Minor Contour
- Proposed Major Contour
- Proposed Minor Contour

NORTH

1"=50'

0 25' 50'

Construction Documents

24-0166
EVREN APARTMENTS
Lee's Summit, Jackson County, Missouri

Erosion Control Plan II

NO.	DATE	REVISION
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STATE OF MISSOURI
MITCHELL E. SLUTTER
NUMBER PE-2002003418
PROFESSIONAL ENGINEER
09/18/24
MITCHELL E. SLUTTER PE-2002003418

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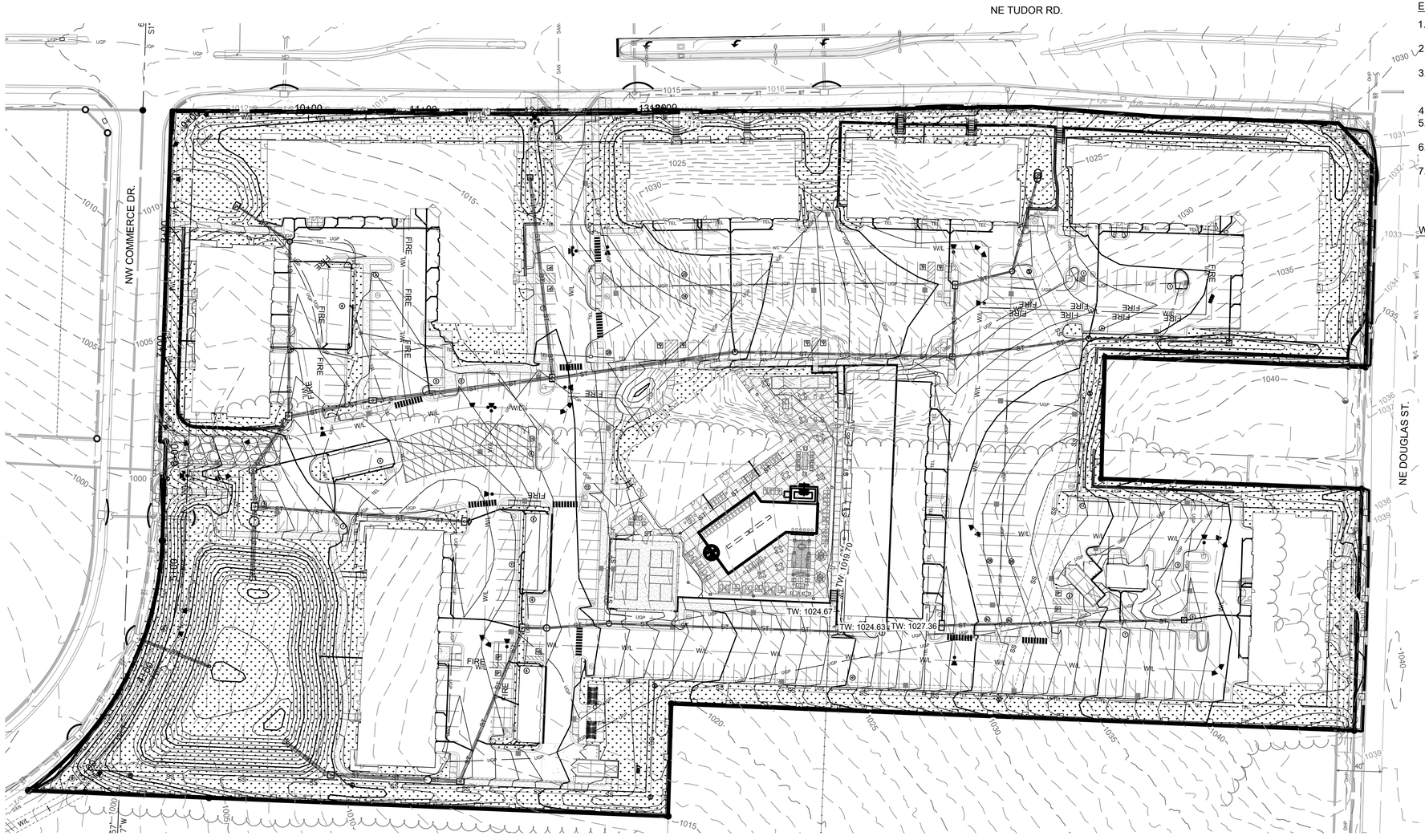

EROSION CONTROL NOTES

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4. Install "J" Hooks on silt fence every 100 LF
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6. Contractor must keep a broom on site in order to clean up mud tracked on to the streets immediately.
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1. Implement Pre-Clearing Plan:
   All temporary structural BMP's shown on the pre-clearing plan must be in place before the general clearing operations. Clearing necessary to place temporary structural BMP's is the minimum required for installation. Coordinate clearing necessary to place temporary structural BMP's with local weather forecast so that clearing and placement may be completed within a forecast dry period. Stabilize all erosion control measures after installation. Temporary Barrier Fence shall be in Place, around areas not to be disturbed, prior to any construction activities. This area includes Stream Corridor.
2. Clear and Stabilize Work Areas:
   Grade contractor areas and place all-weather surface on contractor areas.
3. Clearing and Grubbing:
   After Phase I BMP's are installed, contractor may clear, grub, and demo required areas as necessary.

EROSION CONTROL LEGEND

- Temporary Construction Entrance, per detail sheet C13
- Staging Area
- Concrete Washout, per ESC-01 Standard Drawing per APWA 2016
- Limits of Disturbance
- Perimeter Silt Fence
- Inlet Protection

	PROJECT STAGE	PLAN REFERENCE NUMBER	BMP DESCRIPTION	REMOVE AFTER PHASE	NOTES
Phase I	A-Prior to Construction	1	Construction Entrance	II	Install Construction Entrance
		2	Staging Area	II	Install Staging Area
		3	Perimeter Silt Fence	III	Install Silt Fence
		4	Concrete Washout	II	Install Concrete Washout as Shown on Plans Prior to Pouring Any Concrete
Phase II	B - During Land Disturbance & Storm Infrastructure Installation	5	Inlet Protection	III	Install Filter Bags to trap sediment and debris during construction
Phase III	C-Final Stabilization	6	Establish Perennial Vegetation	N/A	Redistribute Topsoil and Seed and Mulch all Disturbed Area. Stabilization Complete when 100% of Disturbed Area is Established with Perennial Vegetation with a Density of 70%

LEGEND

- Existing Major Contour
- Existing Minor Contour
- Proposed Major Contour
- Proposed Minor Contour

NORTH

1"=50'

0 25' 50'

Construction Documents

24-0166
EVREN APARTMENTS
Lee's Summit, Jackson County, Missouri

Erosion Control Plan III

NO.	DATE	REVISION
2	09/16/2024	Permit Set
1	08/16/2024	FDP Submittal

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STATE OF MISSOURI
MITCHELL E. SLUTTER
NUMBER PE-2002003418
PROFESSIONAL ENGINEER
09/18/24
MITCHELL E. SLUTTER PE-2002003418

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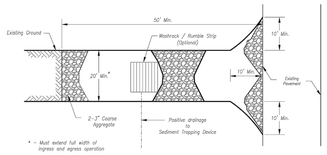
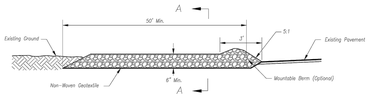


Plan View
Not to Scale



Side Elevation
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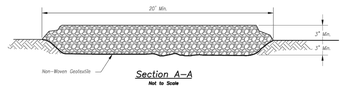


Section A-A
Not to Scale

Notes for Construction Entrance:

1. Avoid locating on steep slopes, at curves on public roads, or downhill of disturbed area.
2. Remove all vegetation and other unsuitable material from the foundation area, grade, and crown for positive drainage.
3. If slope towards the public road exceeds 2%, construct a 6- to 8-inch high ridge with 3H:1V side slopes across the foundation approximately 15 feet from the edge of the public road to divert runoff from it.
4. Install pipe under the entrance if needed to maintain drainage ditches along public roads.
5. Place stone to dimensions and grade as shown on plans. Leave surface sloped for drainage.
6. Divert all surface runoff and drainage from the entrance to a sediment control device.
7. If conditions warrant, place geotextile fabric on the graded foundation to improve stability.

Maintenance for Construction Entrance:

1. Reshape entrance as needed to maintain function and integrity of installation. Top dress with clean aggregate as needed.

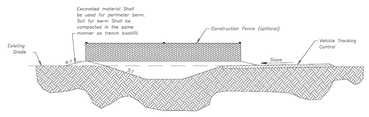
CONSTRUCTION ENTRANCE

Notes for Concrete Washout:

1. Concrete washout areas shall be installed prior to any concrete placement on site.
2. Concrete washout area shall include a flat subsurface pit sized relative to the amount of concrete to be placed on site. The slopes leading out of the subsurface pit shall be 3:1. The vehicle tracking pad shall be sloped towards the concrete washout area.
3. Vehicle tracking control is required at the access point to all concrete washout areas.
4. Signs shall be placed at the construction site entrance, washout area and elsewhere as necessary to clearly indicate the location(s) of the concrete washout area(s) to operators of concrete truck and pump rigs.
5. A one-piece impervious liner may be required along the bottom and sides of the subsurface pit in sandy or gravelly soils.

Maintenance for Concrete Washout:

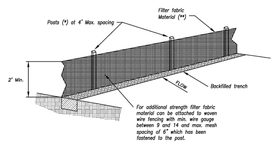
1. Concrete washout materials shall be removed once the materials have filled the washout to approximately 75% full.
2. Concrete washout areas shall be enlarged as necessary to maintain capacity for washed concrete.
3. Concrete washout water, washed pieces of concrete and all other debris in the subsurface pit shall be transported from the job site in a water-tight container and disposed of properly.
4. Concrete washout areas shall remain in place until all concrete for the project is placed.
5. When concrete washout areas are removed, excavations shall be filled with soil and compacted to match adjacent grade. Additional BMPs associated with the installation, maintenance, and/or removal of the concrete washout areas shall be stabilized.



CONCRETE WASHOUT

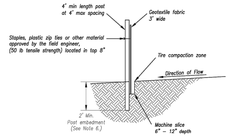
Construction Entrance modified from 2015 Overland Park Standard Details for Erosion and Sediment Control, Concrete Washout modified from 2009 City of Great Bend Standard Drawings.

AMERICAN PUBLIC WORKS ASSOCIATION	KANSAS CITY METRO CHAPTER
CONSTRUCTION ENTRANCE AND CONCRETE WASHOUT	STANDARD DRAWING NUMBER ESC-01 ADOPTED: 10/24/2016



(*) POSTS
- MIN. LENGTH 4'
- HARDWOOD 1 ¼" x 1 ¼"
- NO.2 SOUTHERN PINE 2 ¼" x 2 ¼"
- STEEL 1.33 LB/FT

(**) – Geotextile Fabric shall meet the requirements of AASHTO M288



Notes:

1. In order to contain water, the ends of the silt fence must be turned uphill (Figure A).
2. Long perimeter runs of silt fence must be limited to 100'. Runs should be broken up into several smaller segments to minimize water concentrations (Figure A).
3. Long slopes should be broken up with intermediate rows of silt fence to slow runoff velocities.
4. Attach fabric to upstream side of post.
5. Install posts a minimum of 2' into the ground.
6. Trenching will only be allowed for small or difficult installation, where slicing machine cannot be reasonably used.

Maintenance:

1. Remove and dispose of sediment deposits when the deposit approaches ½ the height of silt fence.
2. Repair as necessary to maintain function and structure.

SILT FENCE DETAILS
Not to Scale

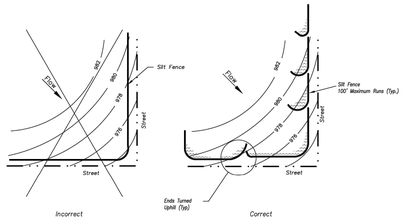
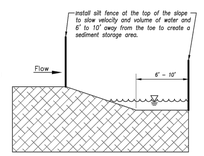
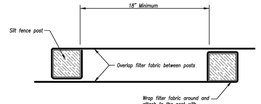


Figure A

SILT FENCE LAYOUT
Not to Scale

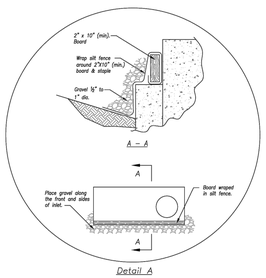




JOINING FENCE SECTIONS
Not to Scale

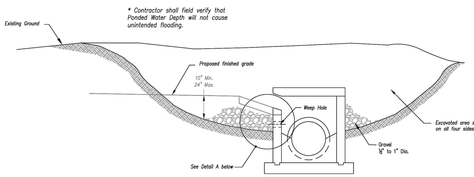
Modified from 2015 Overland Park Standard Details for Erosion and Sediment Control.

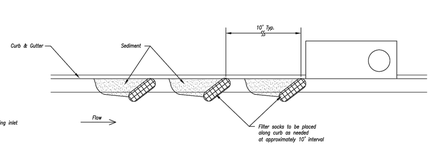
AMERICAN PUBLIC WORKS ASSOCIATION	KANSAS CITY METRO CHAPTER
SILT FENCE	STANDARD DRAWING NUMBER ESC-03 ADOPTED: 10/24/2016



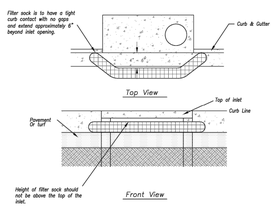
Detail A

EARLY STAGE CURB INLET
(Open Box and Prior to Pouring Curb and Inlet Throat)





On Grade Curb Inlet Protection



Sump Inlet Sediment Filter

Notes:

1. Immediately following inlet construction and prior to construction of curb and inlet throat, protect inlet opening by installing 2" X 10" (min.) board wrapped in silt fence. Structures shall have excavated storage area on all four sides to allow settling of sediment (Early Stage Curb Inlet).
2. When inlet is completed and curb poured, filter socks or approved equal should be used (Late Stage Curb Inlet). Straw wattles are not approved for curb inlet use.
3. Contractor to field verify ponding water shall not create a traffic hazard.

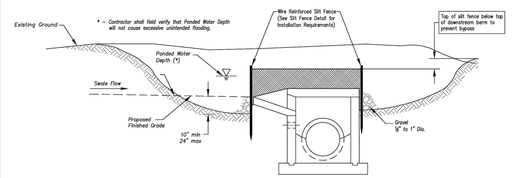
Maintenance:

1. Remove deposited sediment from excavated storage areas when available storage has been reduced by 20%.
2. Remove deposited sediment from filter socks or similar when any accumulation of sediment is visible.
3. Repair or replace as necessary to maintain function and integrity of installation.

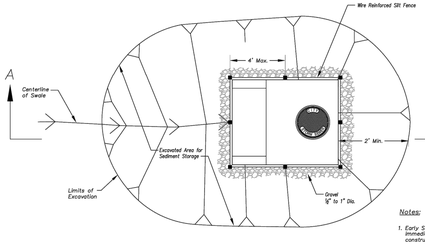
LATE STAGE CURB INLET
(After Pouring Curb and Inlet Throat)

Modified from 2015 Overland Park Standard Details for Erosion and Sediment Control.

AMERICAN PUBLIC WORKS ASSOCIATION	KANSAS CITY METRO CHAPTER
CURB INLET PROTECTION	STANDARD DRAWING NUMBER ESC-06 ADOPTED: 10/24/2016

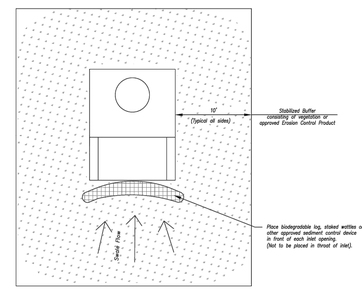


Section A-A
Not to Scale

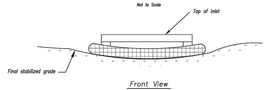


Plan
Not to Scale

EARLY STAGE AREA INLET
(All open boxes and inlets not at final grade)



Plan
Not to Scale



Front View

LATE STAGE AREA INLET
(Area inlets at final grade and existing inlets)

Notes:

1. Early Stage Area Inlet Sediment Barrier to be installed immediately after inlet or junction box is constructed.
2. Silt fence shall remain in place until excavated area is removed and Late Stage Area Inlet is being installed.
3. Backfill excavated area ONLY after final grading of the site. Stabilization of the site is to immediately follow.
4. Wire reinforced silt fence may be used in place of silt fence attached to wood frame.

Maintenance:

1. Remove deposited sediment from excavated storage areas when available storage has been reduced by 20%.
2. Remove deposited sediment from filter socks or similar when any accumulation of sediment is visible.
3. Repair or replace as necessary to maintain function and integrity

Modified from 2015 Overland Park Standard Details for Erosion and Sediment Control.

AMERICAN PUBLIC WORKS ASSOCIATION	KANSAS CITY METRO CHAPTER
AREA INLET AND JUNCTION BOX PROTECTION	STANDARD DRAWING NUMBER ESC-07 ADOPTED: 10/24/2016

Construction Documents

24-0166
EVREN APARTMENTS
Lee's Summit, Jackson County, Missouri

Erosion Control Details

NO.	DATE	REVISION
2	09/16/2024	Permit Set
1	08/16/2024	FDP Submittal

DRAWN BY TUA | CHECKED BY CMP

Renaissance Infrastructure Consulting
816.800.0950
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400 E. 17TH STREET
KANSAS CITY, MISSOURI 64108
MO Certificate of Authority: E-2010033630

STATE OF MISSOURI
MITCHELL E. SLUTTER
NUMBER PE-2002003418
PROFESSIONAL ENGINEER
09/18/24
MITCHELL E. SLUTTER PE-2002003418

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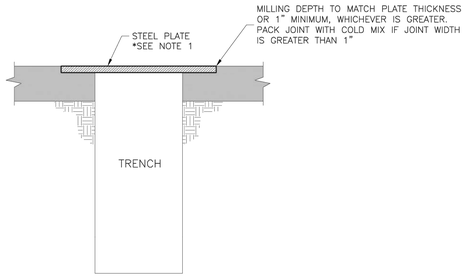
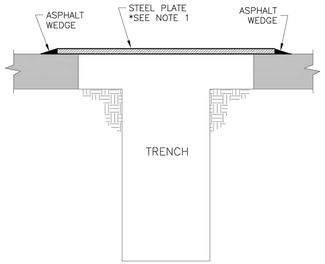


TYPE "A" PLATING
NOT TO SCALE
(CITY POSTED SPEEDS OF 35 MPH AND GREATER)

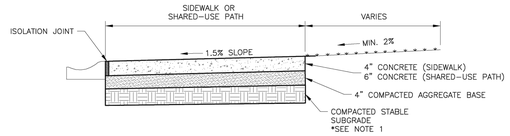


TYPE "B" PLATING
NOT TO SCALE
(CITY POSTED SPEEDS OF 30 MPH OR LESS)

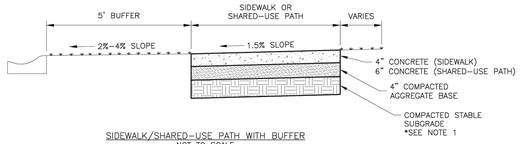
GENERAL NOTES:

1. THE CONTRACTOR SHALL PROVIDE ADEQUATE OVERLAP OF PLATE ON ASPHALT TO ASSURE NO SLIPPAGE OF PLATE AND NO COLLAPSING OF TRENCH.
2. ALL PLATES SHALL BE ANCHORED SO PLATES DO NOT MOVE OR SHIFT UNDER TRAFFIC.

LEE'S SUMMIT MISSOURI PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64063	Date: 04/17 Drawn By: MJF Checked By: DL
TRENCHING PLATE DETAIL	GEN-6



SIDEWALK/SHARED–USE PATH WITHOUT BUFFER
NOT TO SCALE

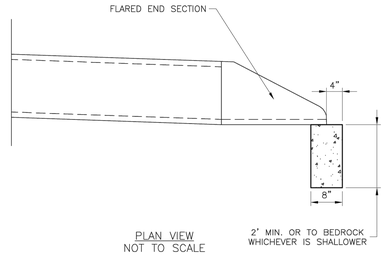


SIDEWALK/SHARED–USE PATH WITH BUFFER
NOT TO SCALE

GENERAL NOTES:

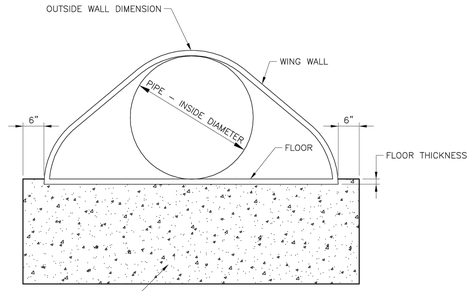
1. SUBGRADE MUST BE OF STABLE, COMPACTED EARTH AND SHALL BE OVERLAYED WITH 4" COMPACTED DENSE GRADED AGGREGATE BASE.
2. 1.5% CROSS SLOPE MUST BE MAINTAINED THROUGH DRIVEWAYS.
3. KCMMB 4K CONCRETE MIX SHALL BE REQUIRED FOR ALL SIDEWALKS AND SHARED–USE PATHS OR AS APPROVED BY THE CITY INSPECTOR.
4. ALL SIDEWALKS SHALL MEET CURRENT PUBLIC RIGHT OF WAY ACCESSIBILITY GUIDELINES (PROWAG).
5. AN EXPANSION JOINT SHALL BE PLACED AT A MAXIMUM OF 150 FT. CONSTRUCTION JOINTS SHALL BE PLACED THE SAME WIDTH OF SIDEWALK, BUT NO GREATER THAN 10 FT.
6. SHARED–USE PATH WIDTH SHALL BE 10 FT. WIDE.
7. SIDEWALK FINISHING (NO PICTURE FRAMING) AS DIRECTED BY CITY INSPECTOR.
8. WHITE CURING COMPOUND MUST BE APPLIED UNIFORMLY TO THE CONCRETE SURFACE IMMEDIATELY AFTER FINAL FINISHING.

LEE'S SUMMIT MISSOURI PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64063	Date: 04/17 Drawn By: MJF Checked By: DL
SIDEWALK/SHARED-USE PATH DETAIL	GEN-2



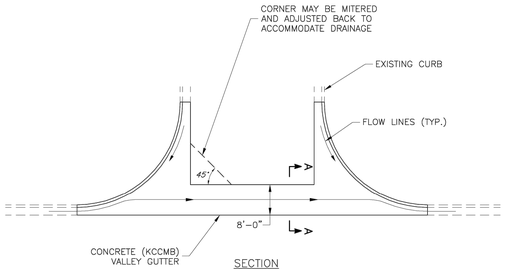
PLAN VIEW
NOT TO SCALE

2" MIN. OR TO BEDROCK WHICHEVER IS SHALLOWER

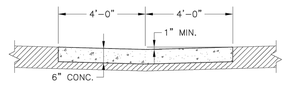


END VIEW
NOT TO SCALE

LEE'S SUMMIT MISSOURI PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64063	Date: 04/17 Drawn By: MJF Checked By: DL
FLARED END SECTION SUPPORT DETAIL	STM-5



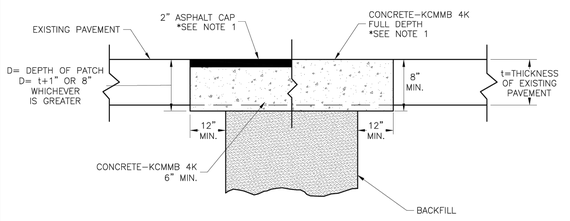
SECTION



SECTION
Scale: 1" = 1'–0"

VALLEY GUTTER DETAIL
Intersection of Two Public Streets

LEE'S SUMMIT MISSOURI PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64063	Date: 04/17 Drawn By: MJF Checked By: DL
VALLEY GUTTER DETAIL	GEN-7



TRENCHING/PATCHING DETAIL
NOT TO SCALE

NOTE:

1. ASPHALT CAP OR FULL DEPTH CONCRETE SHALL BE DETERMINED BY CITY INSPECTOR.

LEE'S SUMMIT MISSOURI PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64063	Date: 04/17 Drawn By: MJF Checked By: DL
TRENCHING/PATCHING ROADWAYS DETAIL	GEN-5

STANDARD 24" MANHOLE COVER
MINIMUM WEIGHT = 160 LB
NOTE: PICK HOLES NOT SHOWN

*COVER AND FRAME MODEL INFORMATION REFER TO THE STORMWATER APPROVED PRODUCT LIST.

LEE'S SUMMIT MISSOURI PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64063	Date: 04/17 Drawn By: MJF Checked By: DL
STORM MANHOLE COVER DETAIL	STM-6

Construction Documents

24-0166
EVREN APARTMENTS
Lee's Summit, Jackson County, Missouri

Standard Details I

NO.	DATE	REVISION
2	09/16/2024	Permit Set
1	08/16/2024	FDP Submittal

DRAWN BY TUA | CHECKED BY CMP

Renaissance Infrastructure Consulting
816.800.0950
www.RIC-CONSULT.COM
400 E 17TH STREET
KANSAS CITY, MISSOURI 64108
MO Certificate of Authority: E-2010033630

STATE OF MISSOURI
MITCHELL L. SLUTTER
NUMBER PE-2002003418
PROFESSIONAL ENGINEER
09/18/24
MITCHELL E. SLUTTER PE-2002003418

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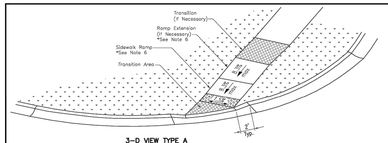
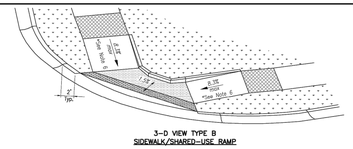


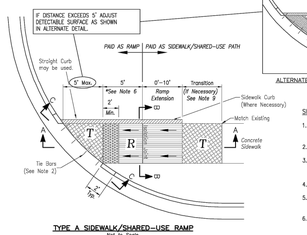
3-D VIEW TYPE A
SIDEWALK/SHARED-USE RAMP

LEGEND

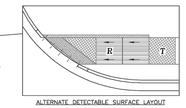
R	SIDEWALK RAMP
TS	TURNING SPACE
	DETECTABLE WARNING SURFACE
T	TRANSITION



3-D VIEW TYPE B
SIDEWALK/SHARED-USE RAMP



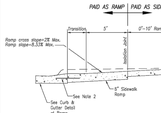
TYPE A SIDEWALK/SHARED-USE RAMP
Not to Scale



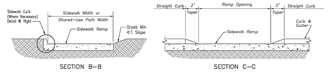
ALTERNATE DETECTABLE SURFACE LAYOUT

SIDEWALK/SHARED-USE PATH & SIDEWALK/SHARED-USE RAMP NOTES:

1. CURB RAMP OPENING, NOT INCLUDING FLARES, SHALL MATCH EXISTING SIDEWALK WIDTH AND OPENING SHALL BE AT LEAST 48" WIDE.
2. USE 18" LONG #4 EPOXY COATED TIE BARS @ 24" O.C. EMBED TIE BARS 9" IN EACH DIRECTION.
3. ALL RAMPS, SIDEWALKS, SHARED-USE PATHS SUBGRADE MUST BE OF STABLE, COMPACTED EARTH AND SHALL BE OVERLAYED WITH 4" COMPACTED DENSE GRADED AGGREGATE BASE.
4. LONGITUDINAL JOINT SPACING TO MATCH WIDTH OF SIDEWALK.
5. ISOLATION JOINTS SHALL BE PLACED WHERE WALK ABUTS DRIVEWAYS AND SIMILAR STRUCTURES, AND 150' CENTERS MAX.
6. ADA MAXIMUM RAMP SLOPE = 8.33%
   ADA MAXIMUM CROSS SLOPE = 2.0%
   *ROADWAY EXCEPTION: WHERE EXISTING ROAD PROFILE GRADE DOES NOT ALLOW RAMP TO MEET RAMP SLOPE REQUIREMENT OF 8.33% OR LESS, THE RAMP SHALL BE EXTENDED TO A LENGTH OF 15 FEET TO MATCH EXISTING SIDEWALK. CROSS SLOPE OF RAMP SHALL BE 1.5%, ±0.5%.
7. TURNING SPACES SHALL BE 1.5%, ±0.5% SLOPE IN ANY DIRECTION. TURNING SPACES SHALL HAVE A MINIMUM 4'x4' TURNING AREA. TURNING SPACES, WITH A SIDEWALK CURB, SHALL HAVE A 5' TURNING AREA PERPENDICULAR TO THE SIDEWALK CURB.
8. FOR RETROFIT WORK, SLOPES TO BE DETERMINED IN FIELD BY CONTRACTOR AND APPROVED BY CITY INSPECTOR
9. RAMP EXTENSION AREA SHALL NOT BE USED AS TRANSITION TO EXISTING SIDEWALK. ANY TRANSITIONS REQUIRED TO MATCH RAMPS TO EXISTING SIDEWALK SHALL REQUIRE REMOVAL AND REPLACEMENT OF ADDITIONAL SIDEWALK BEYOND THE RAMP AREA. SIDEWALK TRANSITION LENGTH SHALL BE EQUAL TO OR GREATER THAN THE WIDTH OF THE EXISTING SIDEWALK. RAMP EXTENSIONS SHALL BE A CONTINUOUS SLOPE.
10. ALL SIDEWALK AND RAMP CONSTRUCTION SHALL MEET CURRENT PUBLIC RIGHT OF WAY ACCESSIBILITY GUIDELINES (PROWAG).



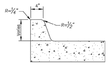
SECTION A-A



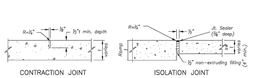
SECTION B-B

SECTION C-C

TYPE A & B SIDEWALK RAMP
Not to Scale



SIDEWALK CURB DETAIL
Not to Scale



CONTRACTION JOINT ISOLATION JOINT

JOINT DETAILS
Not to Scale

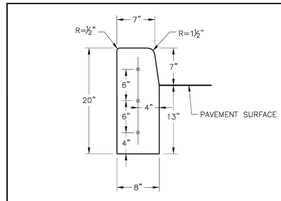
CURB & GUTTER DETAIL AT RAMP
Not to Scale

LEE'S SUMMIT MISSOURI
PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64063

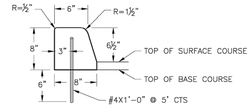
STANDARD DETAILS
CITY OF LEE'S SUMMIT, MO
LEE'S SUMMIT, JACKSON COUNTY, MO
Sheet Name: ADA RAMP RETROFIT DETAIL
Project:

Drawn By: MJF
Checked By: DS
Date: 04/17
Proj. #:

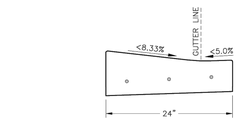
GEN-3A



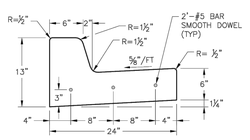
STRAIGHT CURB
(TYPE C-1)



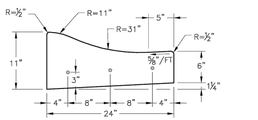
DOWELLED CURB
(TYPE DC)



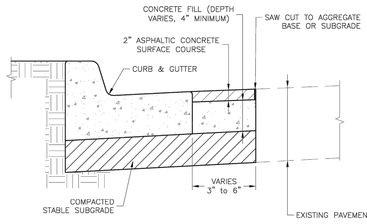
CURB & GUTTER DETAIL AT RAMP
(ADA SLOPE REQUIREMENTS)



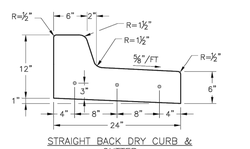
STRAIGHT BACK CURB & GUTTER
(TYPE CG-1)



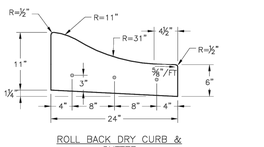
ROLL BACK CURB & GUTTER
(TYPE CG-2)



CURB REPLACEMENT DETAIL



STRAIGHT BACK DRY CURB & GUTTER
(TYPE CG-1 DRY)



ROLL BACK DRY CURB & GUTTER
(TYPE CG-2 DRY)

GENERAL NOTES

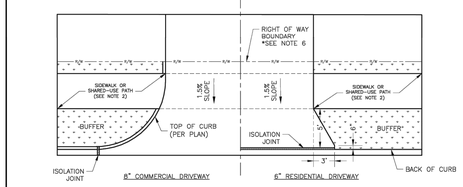
1. ¾" ISOLATION JOINTS WITH 3 (2'-#5 BAR) SMOOTH DOWELS SHALL BE PLACED AT RADIUS POINTS AND AT 150' INTERVALS. THESE DOWEL BARS SHALL BE GREASED AND WRAPPED ON ONE END WITH EXPANSION TUBES.
2. 3" DEEP CONTRACTION JOINTS SHALL BE INSTALLED AT APROXIMATELY 10' INTERVALS. THESE JOINTS SHALL PASS ACROSS THE ENTIRE CURB SECTION.
3. CONCRETE FILL SHALL HAVE UNIFORM AND SMOOTH FINISH
4. KCMMB 4K CONCRETE SHALL BE USED FOR ALL CURB.
5. ASPHALTIC CONCRETE SURFACE COURSE SHALL CONFORM TO STANDARD SPECIFICATIONS SECTION 2205.2.
6. CURBS FOR NEW STREETS SHALL BE BUILT ON ASPHALT OR AGGREGATE BASE AS SHOWN IN TYPICAL SECTION DETAIL.
7. WHITE CURING COMPOUND MUST BE APPLIED UNIFORMLY TO THE CONCRETE SURFACE IMMEDIATELY AFTER FINAL FINISHING.

LEE'S SUMMIT MISSOURI
PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64063

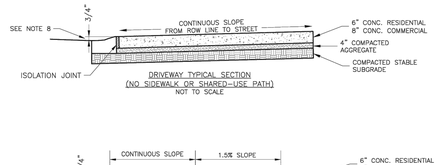
STANDARD DETAILS
CITY OF LEE'S SUMMIT, MO
LEE'S SUMMIT, JACKSON COUNTY, MO
Sheet Name: CURB & GUTTER DETAIL
Project:

Drawn By: MJF
Checked By: DS
Date: 04/17
Proj. #:

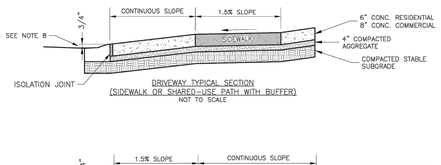
GEN-4



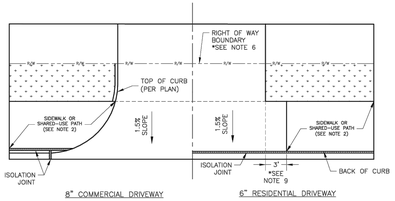
DRIVEWAY WITH BUFFER
NOT TO SCALE



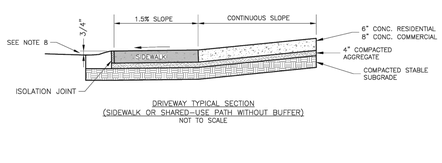
DRIVEWAY TYPICAL SECTION
(NO SIDEWALK OR SHARED-USE PATH)
NOT TO SCALE



DRIVEWAY TYPICAL SECTION
(SIDEWALK OR SHARED-USE PATH WITH BUFFER)
NOT TO SCALE



DRIVEWAY WITHOUT BUFFER
NOT TO SCALE



DRIVEWAY TYPICAL SECTION
(SIDEWALK OR SHARED-USE PATH WITHOUT BUFFER)
NOT TO SCALE

GENERAL NOTES

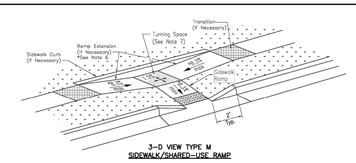
1. SUBGRADE SHALL BE STABLE, COMPACTED EARTH AND SHALL BE OVERLAYED WITH 4" COMPACTED DENSE GRADED AGGREGATE BASE.
2. ALL DRIVE APPROACHES SHALL MEET CURRENT PUBLIC RIGHT OF WAY ACCESSIBILITY GUIDELINES (PROWAG) FOR SLOPE REQUIREMENTS WHEN SIDEWALK IS REQUIRED (SEE ADA RAMP RETROFIT DETAIL).
3. JOINT AT BACK OF CURB LINE SHALL BE AN ISOLATION JOINT FOR RESIDENTIAL DRIVEWAYS.
4. KCMMB 4K CONCRETE MIX IS REQUIRED FOR ALL CURBS.
5. COMMERCIAL DRIVEWAYS AND DRIVEWAY APPROACHES, IN THE PUBLIC RIGHT OF WAY, SHALL BE KCMMB 4K CONCRETE MIX.
6. A JOINT MUST BE INSTALLED AT THE RIGHT OF WAY BOUNDARY FOR PROPERTY DELINEATION.
7. WHITE CURING COMPOUND MUST BE APPLIED UNIFORMLY TO THE CONCRETE SURFACE IMMEDIATELY AFTER FINAL FINISHING.
8. ¾" FROM TOP OF CURB TO FLOWLINE AT DRIVEWAY (TYPE CG-1 CURB ONLY). MUST MAINTAIN ORIGINAL FLOWLINE OF CURB.
9. SIDEWALK ADJOINING CURB SHALL BE 6" THICK, EXTENDING 3' FROM THE DRIVEWAY.
10. THE MAXIMUM WIDTH OF A RESIDENTIAL DRIVEWAY IS 36 FEET WITHIN THE RIGHT OF WAY.

LEE'S SUMMIT MISSOURI
PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64063

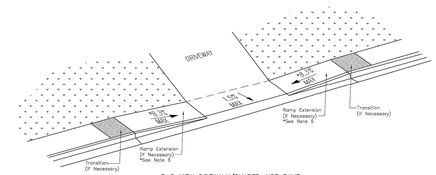
STANDARD DETAILS
CITY OF LEE'S SUMMIT, MO
LEE'S SUMMIT, JACKSON COUNTY, MO
Sheet Name: DRIVEWAY DETAIL
Project:

Drawn By: MJF
Checked By: DS
Date: 04/17
Proj. #:

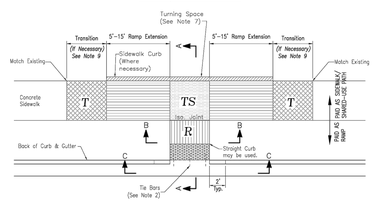
GEN-1



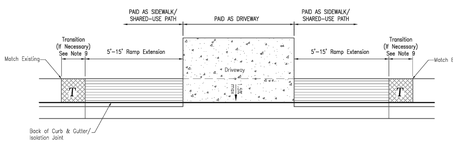
3-D VIEW TYPE M
SIDEWALK/SHARED-USE RAMP



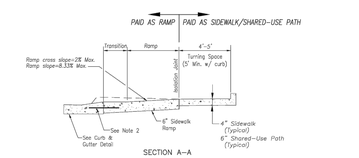
3-D VIEW SIDEWALK/SHARED-USE RAMP
AT DRIVEWAY



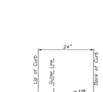
TYPE M SIDEWALK/SHARED-USE RAMP
Not to Scale



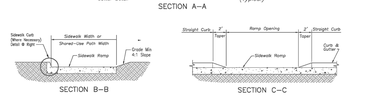
SIDEWALK/SHARED USE RAMP
AT DRIVEWAY WITH ADJOINING CURB



SECTION A-A



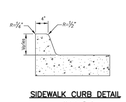
CURB & GUTTER DETAIL AT RAMP
Not to Scale



SECTION B-B

SECTION C-C

TYPE M SIDEWALK RAMP
Not to Scale



SIDEWALK CURB DETAIL
Not to Scale

LEGEND

R	SIDEWALK RAMP
TS	TURNING SPACE
	DETECTABLE WARNING SURFACE
T	TRANSITION

SIDEWALK/SHARED-USE PATH & SIDEWALK/SHARED-USE RAMP NOTES:

1. CURB RAMP OPENING, NOT INCLUDING FLARES, SHALL MATCH EXISTING SIDEWALK WIDTH AND OPENING SHALL BE AT LEAST 48" WIDE.
2. USE 18" LONG #4 EPOXY COATED TIE BARS @ 24" O.C. EMBED TIE BARS 9" IN EACH DIRECTION.
3. ALL RAMPS, SIDEWALKS, SHARED-USE PATHS SUBGRADE MUST BE OF STABLE, COMPACTED EARTH AND SHALL BE OVERLAYED WITH 4" COMPACTED DENSE GRADED AGGREGATE BASE.
4. LONGITUDINAL JOINT SPACING TO MATCH WIDTH OF SIDEWALK.
5. ISOLATION JOINTS SHALL BE PLACED WHERE WALK ABUTS DRIVEWAYS AND SIMILAR STRUCTURES, AND 150' CENTERS MAX.
6. ADA MAXIMUM RAMP SLOPE = 8.33%
   ADA MAXIMUM CROSS SLOPE = 2.0%
   *ROADWAY EXCEPTION: WHERE EXISTING ROAD PROFILE GRADE DOES NOT ALLOW RAMP TO MEET RAMP SLOPE REQUIREMENT OF 8.33% OR LESS, THE RAMP SHALL BE EXTENDED TO A LENGTH OF 15 FEET TO MATCH EXISTING SIDEWALK. CROSS SLOPE OF RAMP SHALL BE 1.5%, ±0.5%.
7. TURNING SPACES SHALL BE 1.5%, ±0.5% SLOPE IN ANY DIRECTION. TURNING SPACES SHALL HAVE A MINIMUM 4'x4' TURNING AREA. TURNING SPACES, WITH A SIDEWALK CURB, SHALL HAVE A 5' TURNING AREA PERPENDICULAR TO THE SIDEWALK CURB.
8. FOR RETROFIT WORK, SLOPES TO BE DETERMINED IN FIELD BY CONTRACTOR AND APPROVED BY CITY INSPECTOR
9. RAMP EXTENSION AREA SHALL NOT BE USED AS TRANSITION TO EXISTING SIDEWALK. ANY TRANSITIONS REQUIRED TO MATCH RAMPS TO EXISTING SIDEWALK SHALL REQUIRE REMOVAL AND REPLACEMENT OF ADDITIONAL SIDEWALK BEYOND THE RAMP AREA. SIDEWALK TRANSITION LENGTH SHALL BE EQUAL TO OR GREATER THAN THE WIDTH OF THE EXISTING SIDEWALK. RAMP EXTENSIONS SHALL BE A CONTINUOUS SLOPE.
10. ALL SIDEWALK AND RAMP CONSTRUCTION SHALL MEET CURRENT PUBLIC RIGHT OF WAY ACCESSIBILITY GUIDELINES (PROWAG).

LEE'S SUMMIT MISSOURI
PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64063

STANDARD DETAILS
CITY OF LEE'S SUMMIT, MO
LEE'S SUMMIT, JACKSON COUNTY, MO
Sheet Name: ADA RAMP RETROFIT DETAIL
Project:

Drawn By: MJF
Checked By: DS
Date: 04/17
Proj. #:

GEN-3B

NO.	DATE	REVISION
2	09/16/2024	Permit Set
1	08/16/2024	FDP Submittal

DRAWN BY: TUA
CHECKED BY: CMP

Construction Documents

24-0166
EVREN APARTMENTS
Lee's Summit, Jackson County, Missouri

Standard Details II

Renaissance Infrastructure Consulting
816.800.0950
www.RIC-CONSULT.com
400 E 17TH STREET
KANSAS CITY, MISSOURI 64108
MO Certificate of Authority: E-2010033630

STATE OF MISSOURI
MITCHELL E. SLUTTER
NUMBER PE-2002003418
PROFESSIONAL ENGINEER
09/18/24
MITCHELL E. SLUTTER PE-2002003418

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Sep 18, 2024-3:01pm
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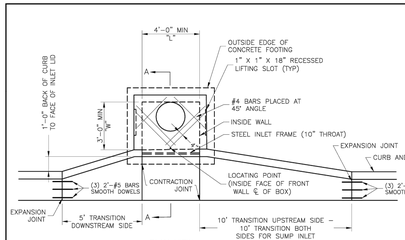
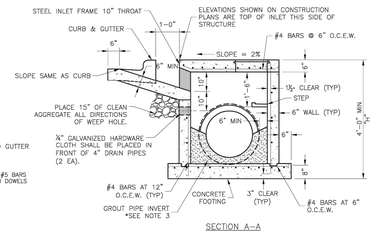
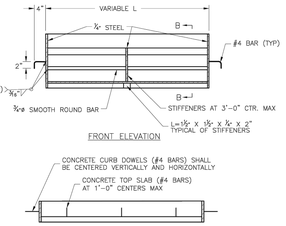
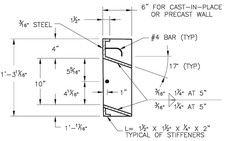
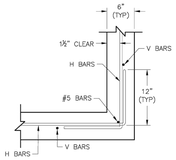










GENERAL NOTES:
1. THE FIRST DIMENSION LISTED IN THE CONSTRUCTION NOTES IS THE "L" DIMENSION. THE SECOND DIMENSION IS THE "W" DIMENSION.
2. FLOW LINES LISTED ON THE PROJECT PLANS ARE LISTED AT THE INSIDE FACE OF THE WALL.
3. FLOOR OF INLET GROUTED AND SHAPED TO MATCH PIPE INVERT TO PROVIDE SMOOTH FLOW.
4. LOCATE MH RING AND COVER ON BLANK WALL IF POSSIBLE.
5. STEPS SHALL BE SPACED AT 1'-4" O.C. VERTICALLY ON BLANK WALL IF POSSIBLE.
6. BEVEL ALL EXPOSED EDGES WITH ¾"CHAMFER OR ½" TOOLED EDGE.
7. ON-GRADE INLETS SHALL CONFORM TO THE STREET GRADE AND SUMP INLETS SHALL BE LEVEL.
8. PRECAST LIDS SHALL BE PINNED, SEALED WITH NON-SHRINKABLE GROUT AND REMOVABLE FOR FUTURE MAINTENANCE.
9. LIFTING RINGS SHALL BE REMOVED AND SEALED WITH NON-SHRINKABLE GROUT
10. FOR RING AND COVER SEE THE STORMWATER APPROVED PRODUCT LIST.

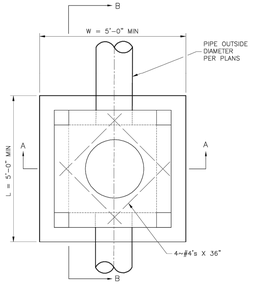
STEEL FRAME NOTES:
1. ALL WELDS SHALL BE PERFORMED IN ACCORDANCE WITH APPROPRIATE AWS SPECIFICATIONS AND PROCEDURES.
2. ALL WELDS ON EXPOSED SURFACES SHALL BE DRESSED SO AS TO PROVIDE A PLEASING FINISHED APPEARANCE.
3. THE ENTIRE FRAME SHALL BE PAINTED A SINGLE COAT OF CHEM-PRIME #37H-78 PRIMER (GRAY) OR EQUAL.

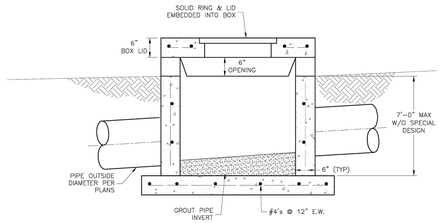
LEE'S SUMMIT MISSOURI
PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64063

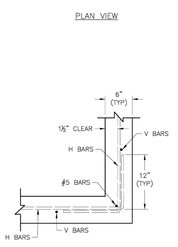
STANDARD DETAILS
CITY OF LEE'S SUMMIT, MO
LEE'S SUMMIT, JACKSON COUNTY, MO
CURB INLET DETAIL

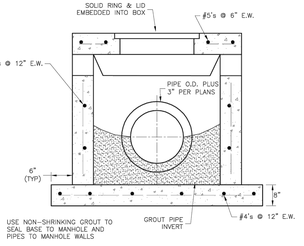
Drawn By: MJF
Checked By: DL
Date: 04/17
Proj. #

STM-1









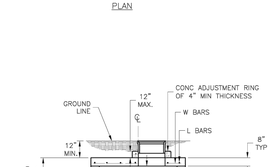
GENERAL NOTES:
1. LOCATE RING AND COVER OVER OUTLET ON BLANK WALL.
2. USE ¾" CHAMFER ON ALL EXPOSED CONCRETE CORNERS.
3. FLOOR OF INLET GROUTED AND SHAPED TO MATCH PIPE INVERT TO PROVIDE SMOOTH FLOW.
4. STEPS REQUIRED AT 16" O.C. WHEN DEPTH FROM TOP OF CASTING TO INVERT EXCEEDS 3' ON BLANK WALL IF POSSIBLE.
5. BOXOUTS WILL NOT BE ALLOWED TO PROJECT THROUGH THE CORNERS OF THE STRUCTURE.
6. THE MINIMUM REINFORCING SHALL BE 1 H-BAR OVER A CAST-IN-PLACE PIPE AND 2 H-BARS OVER A PRECAST BOXOUT.
7. SHOW FIELD INLET ORIENTATION ON PLANS PLUS NUMBER AND SIDE OF OPENINGS.
8. PRECAST LIDS SHALL BE PINNED, SEALED WITH NON-SHRINKABLE GROUT AND REMOVABLE FOR FUTURE MAINTENANCE.
9. FOR RING AND COVER SEE THE STORMWATER APPROVED PRODUCT LIST.

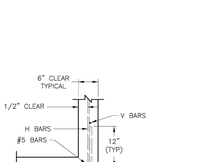
LEE'S SUMMIT MISSOURI
PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64063

STANDARD DETAILS
CITY OF LEE'S SUMMIT, MO
LEE'S SUMMIT, JACKSON COUNTY, MO
FIELD INLET DETAIL

Drawn By: MJF
Checked By: DL
Date: 04/17
Proj. #

STM-2

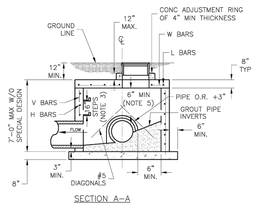




** INCREASE IN MULTIPLES OF 6" (7'-0") MAX WITHOUT SPECIAL DESIGN. (SEE PROJECT PLANS FOR DETAILS)

REINFORCING

BARS	BAR SIZE	SPACING (IN.)
H	4	12
V	4	12
L	5	6
W	5	6



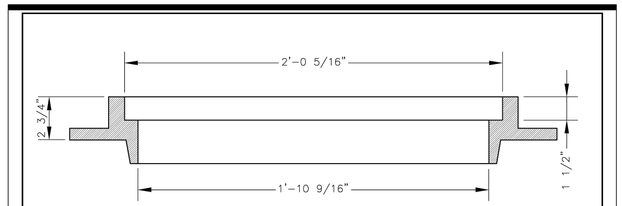
GENERAL NOTES:
1. LOCATE RING AND COVER ON BLANK WALL.
2. USE ¾" CHAMFER STRIP OR ¾" R EDGER TOOL ON ALL EXPOSED CONCRETE CORNERS.
3. STEPS REQUIRED AT 16" O.C. WHEN DEPTH FROM TOP OF CASTING TO INVERT EXCEEDS 4' ON BLANK WALL IF POSSIBLE.
4. BOXOUTS WILL NOT BE ALLOWED TO PROJECT THROUGH THE CORNERS OF THE STRUCTURE AND THE MINIMUM DISTANCE BETWEEN BOXOUTS IS 6".
5. THE MINIMUM REINFORCING SHALL BE 1 H-BAR OVER A CAST-IN-PLACE PIPE AND 2 H-BARS OVER A PRECAST BOXOUT.
8. PRECAST LIDS SHALL BE PINNED, SEALED WITH NON-SHRINKABLE GROUT AND REMOVABLE FOR FUTURE MAINTENANCE.
9. REINFORCING OF COVERS IN STREETS REQUIRE SPECIAL DESIGN.
10. FOR RING AND COVER SEE THE STORMWATER APPROVED PRODUCT LIST.

LEE'S SUMMIT MISSOURI
PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64063

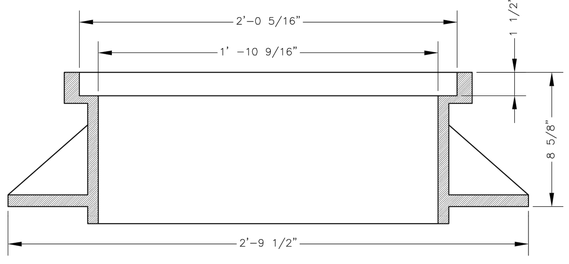
STANDARD DETAILS
CITY OF LEE'S SUMMIT, MO
LEE'S SUMMIT, JACKSON COUNTY, MO
JUNCTION BOX DETAIL

Drawn By: MJF
Checked By: DL
Date: 04/17
Proj. #

STM-3



SLAB MANHOLE FRAME
LEE'S SUMMIT PART NO.: LS103A
MINIMUM WEIGHT = 145 LB



STANDARD 24" MANHOLE FRAME
LEE'S SUMMIT PART NO.: LS101A
MINIMUM WEIGHT = 250 LB

*COVER AND FRAME MODEL INFORMATION REFER TO THE STORMWATER APPROVED PRODUCTS LIST.

LEE'S SUMMIT
MISSOURI
PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64063

STORM MANHOLE FRAME DETAIL

Date: 04/17
Drawn By: MJF
Checked By: DL

STM-7

Construction Documents

24-0166
EVREN APARTMENTS
Lee's Summit, Jackson County, Missouri

Standard Details III

NO.	DATE	REVISION
2	09/16/2024	Permit Set
1	08/16/2024	FDP Submittal

DRAWN BY TUA | CHECKED BY CMP

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MO Certificate of Authority: E-2010033830

STATE OF MISSOURI
MITCHELL E. SLUTTER
NUMBER PE-2002003418
PROFESSIONAL ENGINEER
9/18/24
MITCHELL E. SLUTTER PE-2002003418

Sheet
C55

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Sep 18, 2024-3:01pm
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ARCH E1 30" x 42"

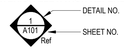
ABBREVIATIONS

1R/1SH	ONE ROD, ONE SHELF	FIXT	FIXTURE	R	RADIUS
2R/2SH	TWO ROD, TWO SHELVES	FLASH	FLASHING	RD	ROUND
A/C	AIR CONDITIONER / CONDITIONING	FLR	FLOOR	RD	ROOF DRAIN
ABV	ABOVE	FLRG	FLOORING	RE:	REFERENCE
ACT	ACOUSTICAL CEILING TILE	FLUOR	FLUORESCENT	REC.	RECESSED
AFF	ABOVE FINISH FLOOR	FRZR	FREEZER	REF	REFRIGERATOR
AHJ	AUTHORITY HAVING JURISDICTION	FT	FOOT/FEET	REINF	REINFORCE/-ED/-ING
AHU	AIR HANDLING UNIT	FTG	FOOTING	REQD	REQUIRE / REQUIRED
ALT	ALTERNATE	FURN	FURNITURE	RH	ROBE HOOK
ALUM	ALUMINUM	FUT	FUTURE	RM	ROOM
BI	BOTTOM OF	FV	FIELD VERIFY	RO	ROUGH OPENING
BD	BOARD	G.S.F.	GROSS SQUARE FOOTAGE	RUBR	RUBBER
BLDG	BUILDING	GAL	GALLON/GALLONS	S.M.	SHEET METAL
BLK	BLOCK	GALV	GALVANIZED	SCHED	SCHEDULE
BLKG	BLKG	GB	GRAB BAR	SD	SMOKE DETECTOR
BM	BEAM	GC	GENERAL CONTRACTOR	SECT	SECTION
BOT	BOTTOM	GEN	GENERAL	SF	STOREFRONT
BRG	BEARING	GFI	GROUND FAULT INTERRUPTER	SF	SQUARE FOOT/FEET
BSMT	BASEMENT	GL	GLASS / GLAZING	SH	SINGLE HUNG
BTWN	BETWEEN	GR	GRADE	SHLVS	SHELVES
CAB	CABINET	GYP BD	GYPSUM BOARD	SHTG	SHEATHING
CANT	CANTILEVER	HDR	HEADER	SHWR	SHOWER
CF	CUBIC FEET	HDW	HARDWARE	SIM	SIMILAR
CFM	CUBIC FEET PER MINUTE	HDWD	HARD WOOD	SPEC	SPECIFICATIONS
CHAM	CHAMFER	HM	HOLLOW METAL	SQ	SQUARE
CIP	CAST IN PLACE	HORIZ	HORIZONTAL	SS	STAINLESS STEEL
CJ	CONTROL JOINT	HR	HANDRAIL	ST	STREET
CL	CENTER LINE	HR	HOUR	STD	STANDARD
CLG	CEILING	HT	HEIGHT	STL	STEEL
CLO	CLOSET	HVAC	HEATING, VENTILATION, AIR CONDITIONING	STOR	STORAGE
CLR	CLEAR	IN	INCH	STRUCT	STRUCTURAL / STRUCTURE
CM	CARBON MONOXIDE DETECTOR	INSUL	INSULATION	SUBFLR	SUB FLOOR
CMU	CONCRETE MASONRY UNIT	INT	INTERIOR	SUSP	SUSPENDED
CO	CASED OPENING	JAN	JANITOR	SYS	SYSTEM
COL	COLUMN	LLH	LONG LEG HORIZONTAL	T	TOILET
CONC	CONCRETE	LLV	LONG LEG VERTICAL	T&G	TONGUE AND GROOVE
CONST	CONSTRUCTION	LN	LINE	T/	TOP OF
CONT	CONTINUE / CONTINUOUS	LOC	LOCATION	T/W	TOP OF WALL
CONTR	CONTRACT / CONTRACTOR	LVL	LEVEL	TB	TOWEL BAR
CORD	CORDINATE	LVR	LOUVER	TBD	TO BE DETERMINED
CORR	CORRIDOR	LWRD	LOWERED	TEMP	TEMPORARY
CRPT	CARPET	MACH	MACHINE	TEMP	TEMPERATURE
CSMT	CASEMENT	MAINT	MAINTENANCE	THRU	THROUGH
CTOP	COUNTERTOP	MATL	MATERIAL	TOS	TOP OF SLAB
D	DRYER	MAX	MAXIMUM	TP	TOILET PAPER DISPENSER
DBL	DOUBLE	ME	MECHANICAL EQUIPMENT	TR	TOWEL RING
DEMO	DEMOLITION	MECH	MECHANICAL	TR	TREAD
DEPT	DEPARTMENT	MEMB	MEMBRANE	TUB	BATHTUB
DH	DOUBLE HUNG	MEP	MECHANICAL, ELECTRICAL, AND PLUMBING	TYP	TYPICAL
DIA	DIAMETER	MFR	MANUFACTURER	UC	UNDERCOUNTER
DISP	DISPOSAL	MICRO	MICROWAVE	UL	UNDERWRITERS LABORATORY
DN	DOWN	MIN	MINIMUM	UNO	UNLESS NOTED OTHERWISE
DP	DEEP	MIR	MIRROR	VAN	VANITY
DR	DOOR	MO	MASONRY OPENING	VB	VAPOR BARRIER
DS	DOWNSPOUT	MTD	MOUNTED	VENT	VENTILATION
DTL	DETAIL	MTL	METAL	VER	VERIFY
DW	DISHWASHER	N.A.	NOT APPLICABLE	VERT	VERTICAL
DWG	DRAWING	N.S.F.	NET SQUARE FOOTAGE	VIF	VERIFY IN FIELD
EA	EACH	NC	NON-COMBUSTIBLE	VOL	VOLUME
EJ	EXPANSION JOINT	NO.	NUMBER	VR	VAPOR RETARDER
ELECT	ELECTRICAL	NOM	NOMINAL	W	WASHER
ELEV	ELEVATION	NTS	NOT TO SCALE	W	WIDTH/WIDE
ELEVTR	ELEVATOR	OFCI	OWNER FURNISHED CONTRACTOR INSTALLED	W/	WITH
ENG	ENGINEER	OH	OPPOSITE HAND	W/C	WHEELCHAIR
ENTR	ENTRANCE	OHD	OVERHEAD	W/O	WITHOUT
EQ	EQUAL	OPG	OPENING	WC	WATERCLOSET
EQUIP	EQUIPMENT	OPP	OPPOSITE	WD	WOOD
EXCAV	EXCAVATE/-RD/-ION	P.T.	POST TENSION	WH	WATER HEATER
EXH	EXHAUST / EXHAUST HOOD	PER	PERIMETER	WI	WROUGHT IRON
EXIST	EXISTING	PERF	PERFORATED	WIC	WALK-IN CLOSET
EXP	EXPOSED	PERP	PERPENDICULAR	WIN	WINDOW
EXT	EXTERIOR	PL	PLATE LINE	WK	WORK
F.E.	FIRE EXTINGUISHER	PLBG	PLUMBING	WM	WALL MOUNT
FD	FLOOR DRAIN	PNLG	PANELING	WP	WATERPROOF / WATERPROOFING
FDTN	FOUNDATION	PR	PAIR	WT	WEIGHT
FFE	FINISH FLOOR ELEVATION	PROP	PROPERTY		
FIN	FINISH / FINISHED	QTY	QUANITY		

SYMBOL LEGEND

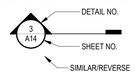
DETAIL CALLOUT REFERENCE

EXTERIOR ELEVATION REFERENCE

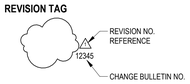


INTERIOR ELEVATION REFERENCE

BUILDING SECTION REFERENCE



REVISION TAG



GRID BUBBLE — A

MATCHLINE — AREA 1 | AREA 2

KEYNOTE — 7

DOOR TAG — 101 | 101

WINDOW TAG — 11 / XX

ASSEMBLY TAG — 1A / 12

CEILING TAG — 1'-0" / GYP. CLG.

FINISH TRANSITION — FINISH 1 | FINISH 2

SPOT ELEVATION — T/SLAB +0"

SPATIAL TAGS

ROOM NAME	AREA NAME
10'-0" CLG Floor Finish	101 150 SF Comments

NORTH ARROW

PROJECT GENERAL NOTES

A. CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL LAWS, REGULATIONS, CODES AND AMENDMENTS. NOTHING IN THE DRAWINGS OR SPECIFICATIONS SHALL BE CONSTRUED AS REQUIRING OR PERMITTING WORK CONTRARY TO THESE RULES, REGULATIONS, AND CODES.

B. THE CONTRACTOR SHALL PERFORM THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. THE CONTRACT DOCUMENTS ARE COMPLEMENTARY, AND WHAT IS REQUIRED BY ONE SHALL BE AS BINDING AS IF REQUIRED BY ALL.

C. DO NOT SCALE DRAWINGS. REFER TO WRITTEN DIMENSIONS. IF DIMENSIONS APPEAR TO BE INSUFFICIENT OR CONTRADICTORY, THE CONTRACTOR SHALL REQUEST CLARIFICATION FROM THE ARCHITECT.

D. THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS BY TAKING FIELD MEASUREMENTS. PROPER FIT AND ATTACHMENTS OF ALL SPECIFIED ITEMS AND WORK IS REQUIRED.

E. THE CONTRACTOR SHALL THOROUGHLY REVIEW THE DRAWINGS AND SPECIFICATIONS AND IMMEDIATELY REPORT ANY DISCREPANCIES TO THE ARCHITECT. HOWEVER, WHERE A CONFLICT BETWEEN THE DRAWINGS AND SPECIFICATIONS OCCURS, WHICHEVER IS OF GREATER VALUE AND/OR QUANTITY WILL TAKE PRECEDENT. A FAILURE TO COOPERATE BY A SIMPLE NOTICE TO THE ARCHITECT SHALL RELIEVE THE ARCHITECT FROM RESPONSIBILITY FOR ALL CONSEQUENCES. CHANGES MADE FROM THE PLANS WITHOUT THE CONSENT OF THE ARCHITECT ARE UNAUTHORIZED AND SHALL RELIEVE THE ARCHITECT OF RESPONSIBILITY FOR ALL CONSEQUENCES ARISING OUT OF SUCH CHANGES.

F. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK. CONTRACTOR AND EACH SUBCONTRACTOR SHALL INSTALL ALL THEIR MATERIALS IN ACCORDANCE WITH MANUFACTURERS INSTALLATION INSTRUCTIONS TO MEET PRODUCT WARRANTY REQUIREMENTS. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO PERFORM THE WORK IN ACCORDANCE WITH THE REQUIREMENTS OF THE CONTRACT DOCUMENTS.

G. THE CONTRACTOR AND EACH SUBCONTRACTOR AFFIRMATIVELY REPRESENTS THAT THEY ARE SKILLED AND EXPERIENCED IN THE PERFORMANCE OF WORK AS REQUIRED BY THIS PROJECT AND IN THE USE AND INTERPRETATION OF DRAWINGS AND SPECIFICATIONS SUCH AS THOSE INCLUDED IN THE CONTRACT DOCUMENTS. THE CONTRACTOR AGREES THAT IT SHALL BE CONCLUSIVELY PRESUMED THAT THE CONTRACTOR HAS EXERCISED HIS AFOREMENTIONED SKILL AND EXPERIENCE AND HAS FOUND THE DRAWINGS AND SPECIFICATIONS SUFFICIENT AND FREE FROM AMBIGUITIES, ERRORS, DISCREPANCIES, AND OMISSIONS FOR THE PURPOSE OF DETERMINING ITS CONTRACT FOR THE PERFORMANCE OF THE WORK IN CONFORMITY WITH THE DRAWINGS, SPECIFICATIONS, AND ALL OTHER CONTRACT DOCUMENTS.

H. THE CONTRACTOR AND EACH SUBCONTRACTOR SHALL EXAMINE AND BECOME FAMILIAR WITH ALL CONTRACT DOCUMENTS IN THEIR ENTIRETY AND ARE RESPONSIBLE FOR ALL WORK PERTAINING TO THEIR TRADE REGARDLESS OF DRAWING OR SECTION OF SPECIFICATIONS IT IS WRITTEN OR DEPICTED IN. ALL COSTS SUBMITTED AND WORK PERFORMED SHALL BE BASED ON THOROUGH KNOWLEDGE OF ALL WORK AND MATERIALS REQUIRED FOR A COMPLETE AND FUNCTIONING SYSTEM TO FULFILL THE INTENT OF THE CONTRACT DOCUMENTS WHETHER FULLY DEFINED BY THE DRAWINGS AND SPECIFICATIONS OR NOT. ANY DISCREPANCY AND/OR UNCERTAINTY SHOULD BE VERIFIED WITH THE ARCHITECT.

I. IN NO CASE SHALL ANY CONTRACTOR PROCEED WITH WORK IN UNCERTAINTY.

J. IF THE CONTRACTOR OR THE OWNER SELECTS OR SUBSTITUTES ANY ASSEMBLY, SYSTEM, PRODUCT, MATERIAL, OR DESIGN FOR THE PROJECT WITHOUT OR AGAINST THE ARCHITECT'S APPROVAL, THE ARCHITECT SHALL HAVE NO RESPONSIBILITY FOR THAT DECISION BY THE CONTRACTOR OR OWNER OR FOR THE PERFORMANCE OF SUCH ITEMS, AND THE ARCHITECT SHALL NOT BE REQUIRED TO ISSUE ANY OPINION OR CERTIFICATE WITH RESPECT TO SUCH ITEMS.

K. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR COORDINATION OF WORK BETWEEN ALL TRADES AND WILL IDENTIFY ALL BLOCKING, SURFACE PREPARATION AND SIMILAR ITEMS THAT ARE NECESSARILY PROVIDED BY ONE TRADE TO FACILITATE THE WORK OF ANY OTHER. ALL TRADES WILL BE REQUIRED TO REPORT ANY DEFICIENCIES ON THE PROJECT WHICH WOULD LEAD TO AN INCOMPLETE OR POOR-QUALITY FINISHED PRODUCT.

L. EACH TRADE SHALL EXAMINE ALL SUBSURFACES AND WORK OF OTHERS THAT AFFECT THEIR INDIVIDUAL SCOPE OF WORK. REPORT IN WRITING, TO THE GENERAL CONTRACTOR, WITH A COPY TO THE ARCHITECT, ANY CONDITIONS, EXCEPT FOR UNFORESEEN EXISTING CONDITIONS, WHICH MAY PROVE DETRIMENTAL TO THE WORK. FAILURE TO OBSERVE THIS INJUNCTION WILL CONSTITUTE A WAIVER TO ANY SUBSEQUENT CLAIMS TO THE CONTRARY AND MAKE THIS CONTRACTOR RESPONSIBLE FOR ANY CORRECTION ARCHITECT MAY REQUIRE. COMMENCEMENT OF WORK WILL BE CONSTRUED AS ACCEPTANCE OF ALL SUBSURFACES.

M. CONTRACT DOCUMENTS DO NOT ILLUSTRATE EVERY CONDITION; WORK NOT EXPRESSLY DETAILED SHALL BE CONSTRUCTED SIMILAR TO PARTS THAT ARE DETAILED. WHERE DISCREPANCIES OCCUR, THEY SHALL BE REPORTED TO THE ARCHITECT FOR RESOLUTION BEFORE PROCEEDING WITH WORK. WHENEVER THE CONTRACT DOCUMENTS REASONABLY IMPLY MATERIALS OR INSTALLATION AS NECESSARY TO PRODUCE THE INTENDED RESULTS, BUT DO NOT FULLY DETAIL OR SPECIFY SUCH MATERIALS, THE CONTACTOR SHALL PROVIDE THE MATERIALS AND LABOR REQUIRED FOR INSTALLATION NONETHELESS.

N. CONTRACT DOCUMENTS ARE INTENDED TO CONVEY DESIGN INTENT ONLY. PROVIDE PRODUCTS COMPLETE WITH ACCESSORIES, TRIM, FINISH FASTENERS, AND OTHER ITEMS NEEDED FOR A COMPLETE INSTALLATION AND INDICATED USE AND EFFECT.

O. DESIGN INTENT INCLUDES CONCEALING ALL PIPES, CONDUITS, DUCT LINES, ETC. ABOVE FINISHED SOFFIT/CEILING OR WITHIN WALLS AND CHASES, U.N.O.

P. THESE NOTES ARE NOT INTENDED TO LIMIT THE RESPONSIBILITIES OF THE CONTRACTOR AS DEFINED ELSEWHERE IN THE CONTRACT DOCUMENTS.

Q. DIMENSIONS NOTED AS "FIELD VERIFY" SHALL BE CHECKED AT THE SITE BY THE CONTRACTOR AND REVIEWED WITH THE ARCHITECT BEFORE INCORPORATING INTO THE WORK.

R. PROVIDE ALL WORK INDICATED UNLESS SPECIFICALLY NOTED AS "NOT IN CONTRACT" (NIC), "FURNISHED BY OTHERS" (FBO) OR EXISTING.

LIFE SAFETY SYSTEMS

ACTIVE FIRE PROTECTION

SPRINKLER SYSTEM	YES - SEE INDIVIDUAL BUILDING ANALYSIS	
STANDPIPE	YES - CLASS 1	SECTION 905.3.1* EXC. 1
FIRE ALARM	YES	SECTION 907.2.9
SINGLE AND MULTIPLE STATION SMOKE ALARMS IN R-2 OCCUPANCY		SECTION 907.2.10.2
EMERGENCY POWER		
EGRESS ILLUMINATION	90 MIN BATTERY BACKUP	SECTION 1008
EXIT SIGNS	90 MIN BATTERY BACKUP	SECTION 1013.1
FIRE ALARM SYSTEM	REQUIRED	SECTION 907.6.2
SMOKE ALARMS	REQUIRED	SECTION 907.2.10.6
PORTABLE FIRE EXTINGUISHERS	MAX 75' TRAVEL DISTANCE	SECTION 906
TWO-WAY COMMUNICATION AT PASSENGER ELEVATOR		
PROVIDED AT LANDINGS ABOVE OR BELOW THE LEVEL OF EXIT DISCHARGE.		SECTION 1009.8
HOISTWAY OPPENING PROTECTION		
PROVIDED BY ENCLOSED ELEVATOR LOBBY		SECTION 3006.3, ITEM 2
SEPARATED BY NON-RATED SMOKE PARTITIONS & SELF-CLOSING DOORS COMPLY WITH UL1784		

PASSIVE LIFE SAFETY

DWELLING UNIT SEPARATION	1 HOUR FIRE PARTITION & HORIZTONAL ASSEMBLY	SECTION 420.2
CORRIDORS		
R-2 - GREATER THAN 10 OCCUPANTS	1/2 HOUR FIRE PARTITION WITH 20 MIN DOORS	TABLE 1020.1, TABLE 716.1(2)
ALL OTHERS	0 HOUR	
BUILDING SEPARATION		
V CONSTRUCTION	2 HOUR FIRE WALL WITH 90 MIN DOORS	TABLE 706.4, TABLE 716.1(2)
HORIZONTAL EXIT	2 HOUR FIRE BARRIER WITH 90 MIN DOORS	SECTION 1026.2
INTERIOR EXIT STAIR ENCLOSURES		
CONNECTING 4 STORIES OR MORE	2 HOUR FIRE BARRIER WITH 90 MIN DOORS	SECTION 1023.2
CONNECTING 3 STORIES OR LESS	1 HOUR FIRE BARRIER WITH 60 MIN DOORS	SECTION 1023.2
STAIRWAY EXERIOR WALLS NOT REQUIRED TO HAVE SHAFT FIRE RATING		SECTION 1023.7
SHAFT MAY TERMINATE AT ROOF/CEILING ASSEMBLY RATED EQUAL TO THAT OF THE SHAFT.		SECTION 713.12
SPRINKLER PUMP ROOM	1 HOUR FIRE BARRIER	SECTION 913.2.1, EXC. 1
FIREBLOCKING REQUIRED IN COMBUSTIBLE CONCEALED LOCATIONS		SECTION 718.2
DRAFTSTOPPING		
REQUIRED IN FLOOR ASSEMBLIES		SECTION 718.3
REQUIRED IN ATTICS, MAX AREA 3,000 SF OR 2 UNITS, WHICHEVER IS LESS		SECTION 718.4, 708.4.2

EGRESS REQUIREMENTS

EXIT WIDTH WIDTH FACTORS

STAIRWAYS	0.3" PER OCCUPANT	SECTION 1005.3.1
DOORS & OTHER COMPONENTS	0.2" PER OCCUPANT	SECTION 1005.3.2

MAXIMUM EXIT ACCESS TRAVEL DISTANCE (TABLE 1017.2)

• USE GROUP R	250 FEET (W/ NFPA 13R SPRINKLER)	

MAXIMUM COMMON PATH OF TRAVEL DISTANCE (TABLE 10006.2.1)

• USE GROUP R-2	125 FEET (13R SPRINKLER)	

MAXIMUM DEAD END CORRIDOR LENGTH

• USE GROUP R-2	20 FEET (W/ NFPA 13R SPRINKLER)	SECTION 1020.4

ENERGY CODE SUMMARY

NOTES

PLANS SHALL CONFORM TO THE PROVISIONS OF THE LEES SUMMIT ENERGY CONSERVATION CODE.

INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT

INSULATION (SEC. 7-802 LEE'S SUMMIT CODE & TABLE TABLE C402.4) - CLIMATE ZONE 4, GROUP R

COMPONENT	REQUIRED	PROVIDED
ATTIC	R-30	R-38
WALLS - ABOVE GRADE (MASS)	R-11.4ci	R-11.4ci
WALLS - ABOVE GRADE (METAL FRAMED)	R-13 + R-7.5ci	R-13 + R-7.5ci
WALLS - ABOVE GRADE (WOOD FRAMED)	R-20	R-20
WALLS - BELOW GRADE	R-7.5ci	R-7.5ci
FLOORS - MASS	R-10.4ci	R-10.4ci
FLOORS - FRAMED	R-30	R-30
SLAB-ON-GRADE UNHEATED SLAB	R-10 FOR 24"	R-10 FOR 24"
OPAQUE DOORS - NON SWINGING	R-4.75	R4.75
GARAGE CEILINGS	R-19	R-19
ROOF ASSEMBLIES	R-19	R-19

FENESTRATIONS (SEC. 7-802 LEE'S SUMMIT CODE & TABLE TABLE C402.4) - CLIMATE ZONE 4

COMPONENT	REQUIRED		PROVIDED (MAXIMUM)	
U-FACTOR (MAXIMUM)				
FIXED FENESTRATION	0.38		0.38	
OPERABLE FENESTRATION	0.45		0.45	
ENTRANCE DOORS	0.77		0.77	
SHGC (MAXIMUM)				
ORIENTATION	SEW	N	SEW	N
PF < 0.2	0.36	0.48	0.36	0.48
0.2 ≤ PF < 0.5	0.43	0.53	0.43	0.53
PF ≥ 0.5	0.58	0.58	0.58	0.58

NOTES

R-VALUES LISTED ABOVE ARE MINIMUMS, AND U-FACTOR & SHGC ARE MAXIMUMS TO BE PROVIDED. REFER TO SPECIFICATION FOR ACTUAL PROVIDED.REFER TO LOCAL CODE AMENDMENTS FOR DUCT INSULATION REQUIREMENTS.

DEFERRED SUBMITTALS

DEFERRED SUBMITTALS

- WOOD FLOOR AND ROOF TRUSSES
- FIRE SPRINKLER
- FIRE ALARM

SPECIAL INSPECTIONS

SPECIAL INSPECTIONS

- SPECIAL INSPECTION

NOTES

- REFER TO SHEET S0.02 FOR STRUCTURAL INSPECTION REQUIREMENTS.
- OWNER SHALL BE CONTRACTED WITH SPECIAL INSPECTIONS TEAM WHO SHALL SUBMIT REQUIRED LETTER TO **KCMO.**
- BUILDING AND SPECIAL INSPECTIONS TEAM SHALL MEET WITH THE CITY TO REVIEW & CONFIRM SPECIAL INSPECTIONS LIST.
- SUBJECT TO CHANGE BY THE CITY AT ANY TIME DURING PLANS REVIEW AND CONSTRUCTION. NOTIFY ARCHITECT OF ANY CHANGES TO PLANS MAY BE UPDATED AND RESUBMITTED ACCORDINGLY.

GENERAL INFORMATION

PROJECT DESCRIPTION

MULTIFAMILY DEVELOPMENT WITH (4) FOUR APARTMENT BUILDINGS (ONE HAS BASEMENT STORM PROTECTION AREA), A FREESTANDING CLUBHOUSE, DETACHED GARAGES, AND CARPORTS. CLUBHOUSE BY OTHERS. SEE ARCHITECTURAL SITE PLAN FOR LOCATIONS.

CODE APPROACH SUMMARY

A SEPARATED MIXED USE APPROACH IS USED PER IBC SECTION 406.3.5.2. THE PARKING GARAGES ARE SEPARATED FROM THE OTHER FLOORS BY A 1-HOUR RATED HORIZONTAL ASSEMBLY.

APPLICABLE CODES

JURISDICTION: LEE'S SUMMIT, MO

2018 INTERNATIONAL BUILDING CODE (IBC)
CITY OF LEES SUMMIT ENERGY CONSERVATION CODE
2018 INTERNATIONAL FIRE CODE (IFC)
2018 INTERNATIONAL FUEL GAS CODE (IFGC)
2018 INTERNATIONAL MECHANICAL CODE (IMC)
2018 INTERNATIONAL PLUMBING CODE (IPC)
2018 INTERNATIONAL RESIDENTIAL CODE (IRC)
2017 NATIONAL ELECTRICAL CODE (NEC)
2009 ICC/ANSI A117.1 ACCESSIBILITY AND USABLE BUILDINGS
FAIR HOUSING ACT (FHA)

FIRE-RESISTANCE RATING REQUIREMENTS

TYPE V-A CONSTRUCTION (TABLE 601)

PRIMARY STRUCTURAL FRAME:	1 HOUR
BEARING WALLS-EXTERIOR:	1 HOUR
BEARING WALLS-INTERIOR:	1 HOUR
NON-BEARING WALLS-EXTERIOR:	TABLE 602 - SEE CODE PLANS
NON-BEARING WALLS-INTERIOR:	0 HOUR
FLOOR CONSTRUCTION:	1 HOUR
ROOF CONSTRUCTION:	1 HOUR

NOTES

- SEE A0.20,A0.21 & A0.22 FOR TYPICAL FIRE RESISTIVE ASSEMBLY INFORMATION.
- BALCONIES ARE NOT REQUIRED TO HAVE A FIRE-RESISTANCE RATING. SPRINKLER PROTECTION SHALL BE PROVIDED FOR EXTERIOR BALCONIES, DECKS, AND PATIOS PER SECTION 705.2.3.1, EXCEPTION 3 AND SECTION 903.3.1.2.1.

DESIGN PROVISIONS

U OCCUPANCY PRIVATE GARAGE PROVISIONS

- PROVIDE CARBON MONOXIDE MONITOR IN EACH GARAGE STALL.
- EACH GARAGE DOOR TO BE ACTUATED BY CARBON MONOXIDE MONITOR
- CARBON MONOXIDE MONITORS TO BE LOCATED WITHIN CORRIDORS AND COMMON AREAS ADJACENT TO GARAGES, AS WELL AS SIMILAR AREAS ON THE FLOOR ABOVE GARAGES.

FIRE DEPARTMENT GENERAL NOTES

- PROVIDE FIRE FLOW TEST IN A METHOD APPROVED BY THE FIRE CODE OFFICIAL PER 2018 IFC SECTION 507.3 AND APPENDIX B.
- G.C. TO COORDINATE KNOX BOX QUANTITY AND LOCATIONS WITH THE AUTHORITY HAVE JURISDICTION.
- G.C. TO COORDINATE WITH FIRE CODE OFFICIAL TO DETERMINE IF EMERGENCY RESPONDER RADIO COVERAGE IS REQUIRED. PROVIDE STANDBY POWER AS REQUIRED. REFER TO IBC SECTIONS 2702.2.3.6 918, AND IFC SECTION 510.
- INSTALL SIGN ON THE DOOR TO RISER ROOM STATING "FIRE ALARM / SPRINKLER RISER".
- A SIGN SHALL BE PROVIDED AT EACH FLOOR LANDING IN AN INTERIOR STAIRWAY AND RAMP CONNECTING MORE THAN THREE (3) STORIES DESIGNATING THE FLOOR LEVEL, THE TERMINUS OF THE TOP AND BOTTOM OF THE INTERIOR EXIT STAIRWAY OR RAMP, AND THE IDENTIFICATION OF THE STAIR OR RAMP. THE SIGNAGE SHALL ALSO STATE THE STORY OF, AND THE DIRECTION TO, THE EXIT DISCHARGE AND THE AVAILABILITY OF ROOF ACCESS FROM THE INTERIOR EXIT STAIRWAY AND RAMP FOR THE FIRE DEPARTMENT. THE SIGN SHALL BE LOCATED FIVE (5) FEET ABOVE THE FLOOR LANDING IN A POSITION THAT IS READILY VISIBLE WHEN THE DOORS ARE IN THE OPEN AND CLOSED POSITION. IN ADDITION TO THE STAIRWAY IDENTIFICATION SIGN, A FLOOR-LEVEL SIGN IN RAISED CHARACTERS AND BRAILLE COMPLYING WITH ICC A117.1 SHALL BE LOCATED AT EACH FLOOR-LEVEL LANDING ADJACENT TO THE DOOR LEADING FROM THE INTERIOR EXIT STAIRWAY AND RAMP INTO THE CORRIDOR TO IDENTIFY THE FLOOR LEVEL.

ACCESSIBILITY COMPLIANCE

PERCENTAGE OF UNIT TYPES:

TOTAL UNITS: 358

UNIT	REQUIRED	PROVIDED	CODE REFERENCE
TYPE A	8 (2% OF TOTAL)	8	1107.6.2.2.1
TYPE B	350	350	1107.6.2.2.2

ACCESSIBLE MEANS OF EGRESS

AREA OF REFUGE	NOT REQUIRED, NOT PROVIDED	SECTION 1009.3.3, EXC. 2

ELEVATOR - NOT REQUIRED TO BE AN ACCESSIBLE MEANS OF EGRESS IN BUILDINGS WITHOUT AN ACCESSIBLE FLOOR FOUR OR MORE STORIES ABOVE LEVEL OF EXIT DISCHARGE. SECTION 1009.2.1

NOTES

THESE FACILITIES MUST BE DESIGNED TO COMPLY WITH ALL THE REQUIREMENTS OF THE AMERICANS WITH DISABILITY ACT, FAIR HOUSING AMENDMENTS ACT OF 1988 AS WELL AS ALL LOCAL AND STATE ACCESSIBILITY REGULATIONS. COMPLIANCE WITH ONE CODE DOES NOT NECESSARILY GUARANTEE COMPLIANCE WITH ALL ACCESSIBILITY CODES.

SOUND TRANSMISSION

DWELLING UNIT SEPARATION (SECTION 1206)

AIRBORNE SOUND (STC):	50
STRUCTURE-BORNE SOUND (IIC):	50

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STATE OF MISSOURI
CLINT EDD EVANS
NUMBER A-5077
ARCHITECT
09/16/2024

A NEW MULTI-FAMILY PROJECT:
EVREN APARTMENTS
LEE'S SUMMIT, MISSOURI

DRAWING RELEASE LOG
- 09.16.2024 PERMIT SET

△ REVISIONS

JOB NO. 720522
DATE 09.16.2024
DRAWN BY IA/BB/CE
PERMIT SET

SHEET NAME
PROJECT STANDARDS

SHEET NO.
A0.01

9/16/2024 4:45:38 PM

ARCH E1 30" x 42"

GRAPHIC LEGEND

- PROPERTY LINE
- FDS - FIRE SEPERATION DISTANCE
- FENCE
- GARAGE DOOR
- PATIO OVERHEAD
- EV FUTURE EV STALLS - RE: ELEC
- ♿ ACCESSIBLE STALLS

VEHICLE PARKING

PARKING CALCULATIONS
SEE TABLE 8-1 IN LEE'S SUMMIT CODE 716

REDUCTION TO 622 SPACES FROM 716 APPROVED BY PLANNING COMISSION IN RE-ZONING AND PDP PROCESS. REFER TO LEE'S SUMMIT ORDINANCE NO. 953

		UNITS	714
1-BR	1.5 STALL/UNIT	(211)	314
2-BR	1.5 STALL/UNIT	(147)	221
3-BR	2 STALL/UNIT	(0)	0
VISITOR	0.5 STALL/UNIT	(358)	179

PARKING CALCULATIONS - TOTAL REQUIRED 622
REDUCTION TO 622 SPACES FROM 716 APPROVED BY PLANNING COMISSION IN RE-ZONING AND PDP PROCESS. REFER TO LEE'S SUMMIT ORDINANCE NO. 9539.

PARKING STALLS	GRAND TOTAL REQUIRED	GRAND TOTAL PROVIDED
SEE TABLE ABOVE	622	622
STANDARD SURFACE STALLS	*N/A*	347
COMPACT	N/A	157
DETACHED GARAGE STALLS	N/A	23
TUCK-UNDER STALLS	N/A	95

ACCESSIBLE STALLS	TOTAL REQUIRED	TOTAL PROVIDED
IBC 1106.2 & 1106.5	15	21
NOTE: THESE STALLS ARE INCLUDED IN GRAND PARKING TOTALS		
ACCESSIBLE SURFACE STALLS (2% OF STANDARD SURFACE STALLS PRVDD.)	*13*	*13*
GARAGE STALLS* (2% OF PARKING GARAGE STALLS PRVDD.)	*2*	*8*
*GARAGE STALLS INCLUDES TUCK-UNDER AND DETACHED GARAGE STALLS		
VAN SURFACE STALLS (1 PER EVERY 6 OF TOTAL ACCESSIBLE STALLS PRVDD.)	*3*	*4*

FUTURE ELECTRIC VEHICLE PARKING	TOTAL REQUIRED	GRAND TOTAL PROVIDED
STANDARD SURFACE STALLS	*0*	*12*
COMPACT	0	0
DETACHED GARAGE STALLS	*0*	*0*
TUCK-UNDER STALLS	*0*	*0*

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NUMBER A-10774
ARCHITECT
09/16/2024

NE TUDOR RD.

MONUMENT SIGN
RE: LANDSCAPE

BUILDING #3
BUILDING B
SEE:1/ A2.21
FFE= 1015.93

ELECTRICAL METER BANK
SPRINKLER ROOM
METER BANK

BUILDING #1
BUILDING A
SEE:1/ A2.11
FFE= 1014.58

10 A8.00
GARAGE #1 GARAGE B
SPRINKLER ROOM
TRANSFORMER
ELECTRICAL METER BANK
TRANSFORMER

NW COMMERCE DR.

10 A8.00
GARAGE #2 GARAGE A
FUTURE EV
FUTURE EV

TRANSFORMER
10 A8.01
GARAGE #3 GARAGE B
TRANSFORMER

BUILDING #2
BUILDING C
SEE:1/ A2.31
FFE= 1012.33

DETENTION
RE: CIVIL

SPRINKLER ROOM
10 A8.01
GARAGE #4 GARAGE B
FUTURE EV
FUTURE EV
TRANSFORMER
ELECTRICAL METER BANK

DOG PARK
RE: LANDSCAPE
DOG PARK
RE: LANDSCAPE
TRASH ENCLOSURE 1
1 A2.031

TRANSFORMER
PROPERTY LINE

CLUBHOUSE
(BY OTHERS)
FFE= 1018.92

AMENITY DECK
RE: LANDSCAPE

SPA
POOL
(BY OTHERS)
2 A8.03
PICKLEBALL
RE: LANDSCAPE

BUILDING #4
BUILDING D
SEE:1/ A2.42
FFE=SPLIT
FFE= 1018.51
FFE= 1030.28
SPRINKLER ROOM

BUILDING #5
BUILDING A
SEE:1/ A2.11
FFE= 1021.48

20'-FSD 20'-FSD
METER BANK
SPRINKLER ROOM
FUTURE EV
FUTURE EV
TRANSFORMER

BUILDING #8
BUILDING A
SEE:1/ A2.11
FFE= 1027.38

23'-FSD 23'-FSD
FUTURE EV
FUTURE EV
SPRINKLER ROOM
ELECTRICAL METER BANK

BUILDING #6
BUILDING B
SEE:1/ A2.21
FFE= 1031.68

SPRINKLER ROOM
METER BANK
TRANSFORMER
TRANSFORMER
ELECTRICAL METER BANK

NOT IN CONTRACT

TRANSFORMER
ELECTRICAL METER BANK
TRANSFORMER
10 A8.02
TRASH ENCLOSURE 2
1 A2.031
MAINTENANCE BUILDING
FFE= 1038.16
TRANSFORMER
SPRINKLER ROOM
ELECTRICAL METER
FUTURE EV
FUTURE EV

BUILDING #7
BUILDING A
SEE:1/ A2.11
FFE= 1041.96

TRANSFORMER

NE DOUGLAS ST.

0' 25' 50' 100'

1 SITE PLAN
1/32" = 1'-0"

A NEW MULTI-FAMILY PROJECT:
EVREN APARTMENTS
LEE'S SUMMIT, MISSOURI

DRAWING RELEASE LOG
• 09.16.2024 PERMIT SET

△REVISIONS

JOB NO. 720522
DATE 09.16.2024
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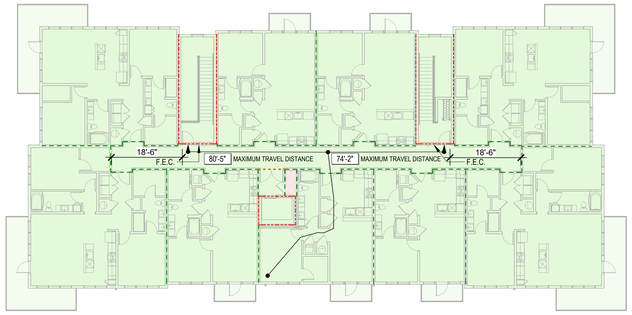
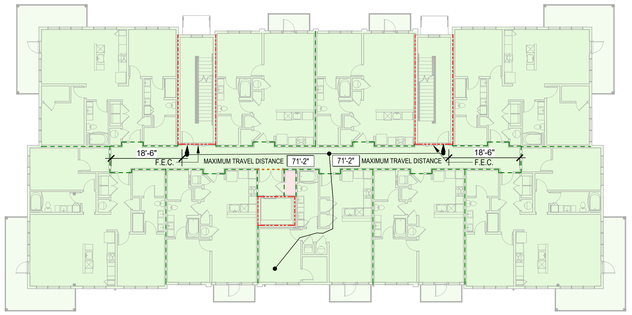
SHEET NAME
ARCHITECTURAL SITE PLAN
SHEET NO.
A0.02

9/16/2024 4:45:41 PM

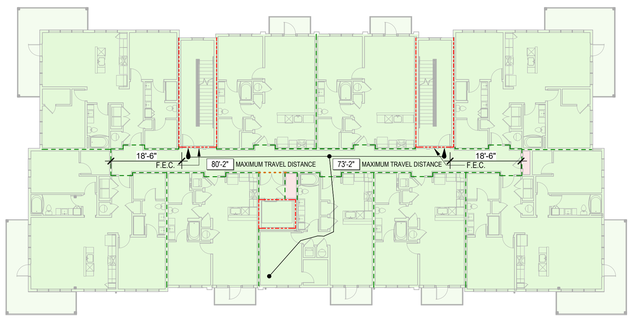
ARCH E1 30" x 42"



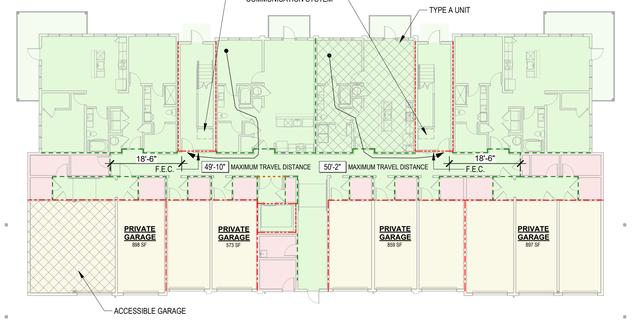
4 CODE PLAN BUILDING A 4TH FLOOR
1/16" = 1'-0"



2 CODE PLAN BUILDING A 2ND FLOOR
1/16" = 1'-0"



3 CODE PLAN BUILDING A 3RD FLOOR
1/16" = 1'-0"



1 CODE PLAN BUILDING A 1ST FLOOR
1/16" = 1'-0"

AREA LEGEND

- ACCESSORY STORAGE AREAS, MECHANICAL ROOM
- PRIVATE GARAGES
- RESIDENTIAL

BUILDING A ANALYSIS

DESCRIPTION:

(4) FOUR STORY APARTMENT BUILDING. BUILDING A INCLUDES BUILDINGS #1, #5, #7, & #8. SEE ARCHITECTURAL SITE PLAN FOR LOCATIONS. A SEPARATED MIXED USE APPROACH IS USED PER IBC SECTION 406.3.5.2. THE PRIVATE GARAGES ARE SEPARATED FROM THE R-2 OCCUPANCY BY 1-HOUR RATED CONSTRUCTION.

CLASSIFICATION SUMMARY:

CONSTRUCTION TYPE	VA	
OCCUPANCY CLASSIFICATION	R-2, U (SEPARATED)	
INCIDENTAL USE	STORAGE, MECHANICAL	
ACCESSORY USE	NONE	
SPRINKLERED	YES - NFPA 13R	SECTION 903.3.1.2
OCCUPANCY SEPARATION		
PRIVATE GARAGES (U) TO R-2	1 HOUR	SECTION 406.3.2
FIRE EXTINGUISHERS	LOCATED IN EACH DWELLING UNIT	SECTION 906.1 EX. 1

BUILDING HEIGHT AND NUMBER OF STORIES

ALLOWABLE HEIGHT ABOVE GRADE PLANE	R-2	60'	TABLE 504.3
	U	50'	
ACTUAL HEIGHT ABOVE GRADE PLANE	R-2	55'	
	U	< 50'	
ALLOWABLE STORIES ABOVE GRADE PLANE	R-2	4 STORIES	TABLE 504.4
	U	2 STORIES	
ACTUAL STORIES ABOVE GRADE PLANE	R-2	4 STORIES	
	U (SEPARATED)	1 STORY	
BASEMENT:	NO		

ALLOWABLE AREA

FRONTAGE INCREASE (I_f)	NO
MAX INDIVIDUAL STORY ALLOWABLE AREA	R-2: 12,000 SF U: 9,000 SF

	ACTUAL AREA	ALLOWABLE	RATIO
1ST FLR T/SLAB			
R-2 OCCUPANCY	7,241 SF	12,000 SF	0.603
U OCCUPANCY	3,224 SF	9,000 SF	0.358
	10,465 SF		0.962
2ND FLR T/SUBFLR			
R-2 OCCUPANCY	11,007 SF	12,000 SF	0.917
	11,007 SF		0.917
3RD FLR T/SUBFLR			
R-2 OCCUPANCY	11,007 SF	12,000 SF	0.917
	11,007 SF		0.917
4TH FLR T/SUBFLR			
R-2 OCCUPANCY	11,007 SF	12,000 SF	0.917
	11,007 SF		0.917
GRAND TOTAL	43,488 SF		3.714

AGGREGATE SUM OF THE AREA RATIOS **3.714** (COMPLIANT AS LESS THEN 4)
PER SECTION 506.2.4, THE AGGREGATE SUM OF THE AREA RATIOS SHALL NOT EXCEED 3. FOR BUILDINGS EQUIPPED THROUGHOUT WITH A SPRINKLER SYSTEM PER SECTION 903.3.1.2 (NFPA 13R), THE AGGREGATE SUM OF THE AREA RATIOS SHALL NOT EXCEED 4.

OCCUPANT LOAD CALCULATIONS

	OCCUPANT LOAD FACTOR & TYPE	ACTUAL AREA	OCCUPANT LOAD
1ST FLR T/SLAB			
ACCESSORY STORAGE AREAS, MECHANICAL ROOM	300 SFGROSS	3,224 SF	17
RESIDENTIAL	200 SFGROSS	7,241 SF	37
2ND FLR T/SUBFLR			
RESIDENTIAL	200 SFGROSS	11,007 SF	56
3RD FLR T/SUBFLR			
RESIDENTIAL	200 SFGROSS	11,007 SF	56
4TH FLR T/SUBFLR			
RESIDENTIAL	200 SFGROSS	11,007 SF	56
			222

GRAPHIC & LINE TYPE LEGEND

- 1 HR FIRE BARRIER **
- 1 HR FIRE PARTITION
- 1 HR SMOKE BARRIER
- 1 HR SMOKE PARTITION
- 2 HR FIRE BARRIER **
- 2 HR FIRE WALL

** EXTEND WALL FULL HEIGHT THRU INTERSTITIAL SPACE TO BOTTOM OF FLOOR OR ROOF DECK ABOVE. RE: SECTIONS & DETAILS FOR CONTINUITY.

LOAD-BEARING WALLS, ALSO REQUIRED TO BE FIRE RATED, ARE NOT SHOWN ON CODE ANALYSIS DIAGRAMS. REFER TO "FIRE-RESISTANCE RATING REQUIREMENTS" ON A0.01 FOR REQUIRED FIRE RATING. REFER TO STRUCTURAL DRAWINGS FOR LOCATION OF LOAD-BEARING WALLS.

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A NEW MULTI-FAMILY PROJECT:
EVREN APARTMENTS
LEE'S SUMMIT, MISSOURI

DRAWING RELEASE LOG
- 09.16.2024 PERMIT SET

△ REVISIONS

JOB NO. 720522
DATE 09.16.2024
DRAWN BY IA/BB/CE
PERMIT SET

SHEET NAME
BUILDING A - CODE REVIEW

SHEET NO.
A0.03

9/16/2024 4:45:59 PM

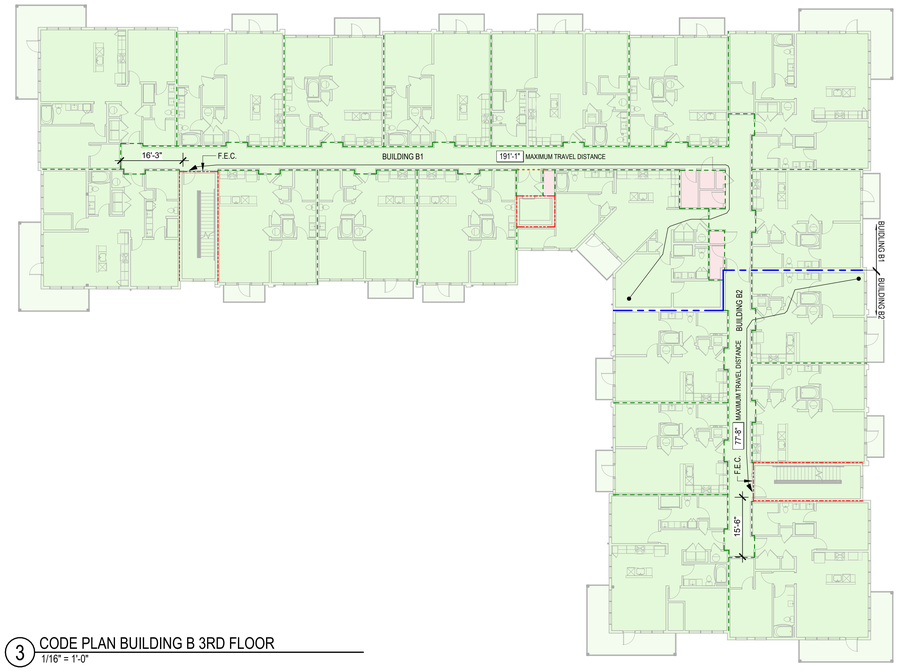
ARCH E1 30" x 42"

GRAPHIC & LINE TYPE LEGEND

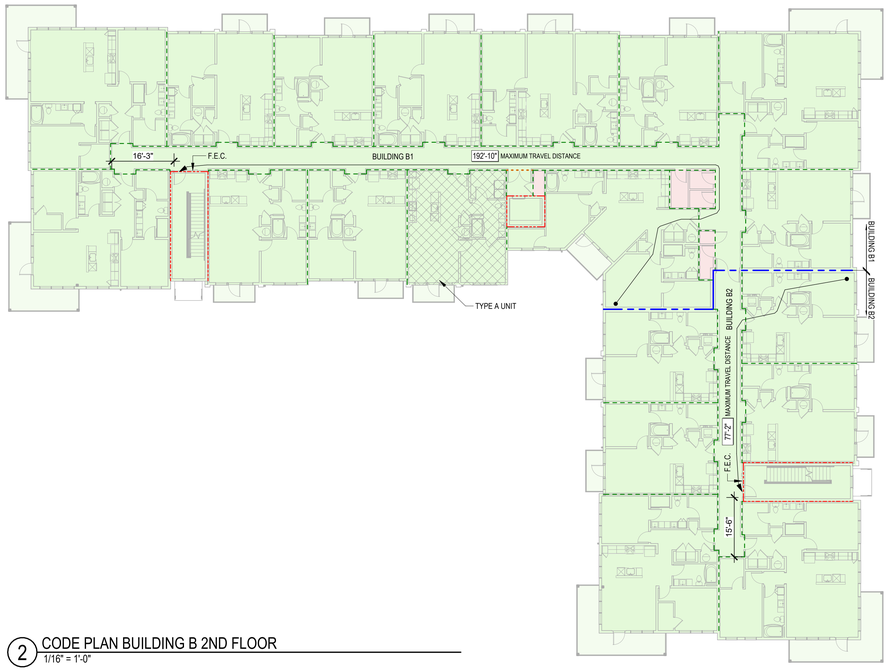
- 1 HR FIRE BARRIER **
- 1 HR FIRE PARTITION
- 1 HR SMOKE BARRIER
- 1 HR SMOKE PARTITION
- 2 HR FIRE BARRIER **
- 2 HR FIRE WALL

** EXTEND WALL FULL HEIGHT THRU INTERSTITIAL SPACE TO BOTTOM OF FLOOR OR ROOF DECK ABOVE. RE: SECTIONS & DETAILS FOR CONTINUITY.

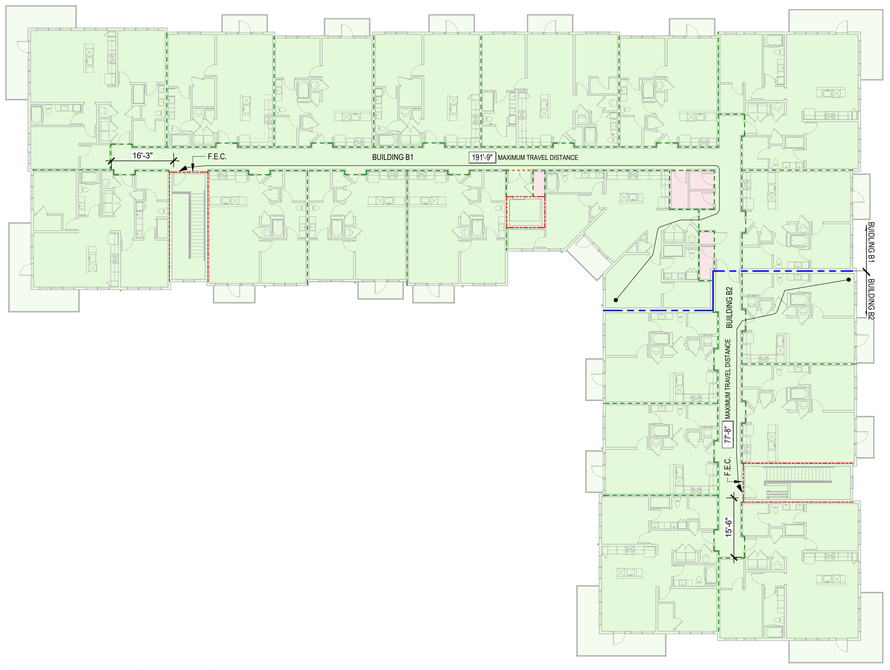
LOAD-BEARING WALLS, ALSO REQUIRED TO BE FIRE RATED, ARE NOT SHOWN ON CODE ANALYSIS DIAGRAMS. REFER TO "FIRE-RESISTANCE RATING REQUIREMENTS" ON A0.01 FOR REQUIRED FIRE RATING. REFER TO STRUCTURAL DRAWINGS FOR LOCATION OF LOAD-BEARING WALLS.



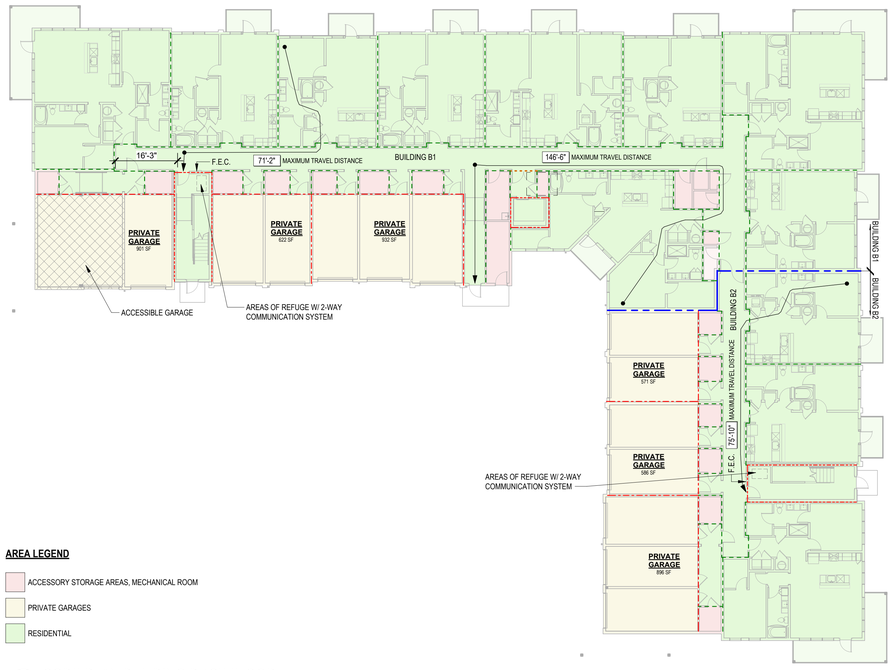
3 CODE PLAN BUILDING B 3RD FLOOR
1/16" = 1'-0"



2 CODE PLAN BUILDING B 2ND FLOOR
1/16" = 1'-0"



4 CODE PLAN BUILDING B 4TH FLOOR
1/16" = 1'-0"



AREA LEGEND

- ACCESSORY STORAGE AREAS, MECHANICAL ROOM
- PRIVATE GARAGES
- RESIDENTIAL

1 CODE PLAN BUILDING B 1ST FLOOR
1/16" = 1'-0"

BUILDING B1 ANALYSIS

DESCRIPTION:

(4) FOUR STORY, L-SHAPED APARTMENT BUILDING. BUILDING B INCLUDES BUILDINGS #3, & #6. SEE ARCHITECTURAL SITE PLAN FOR LOCATIONS. A SEPARATED MIXED USE APPROACH IS USED PER IBC SECTION 508.4. THE PRIVATE GARAGES ARE SEPARATED FROM THE R-2 OCCUPANCY BY 1-HOUR RATED CONSTRUCTION.

CLASSIFICATION SUMMARY:

CONSTRUCTION TYPE	VA	
OCCUPANCY CLASSIFICATION	R-2, U (SEPARATED)	
INCIDENTAL USE	STORAGE, MECHANICAL	
ACCESSORY USE	NONE	
SPRINKLERED	YES - NFPA 13R	SECTION 903.3.1.2
OCCUPANCY SEPARATION		
PRIVATE GARAGES (U) TO R-2	1 HOUR	SECTION 406.3.2
FIRE EXTINGUISHERS	LOCATED IN EACH DWELLING UNIT	SECTION 906.1 EX. 1

BUILDING HEIGHT AND NUMBER OF STORIES

ALLOWABLE HEIGHT ABOVE GRADE PLANE	R-2	60'	TABLE 504.3
	S-2	50'	
	U	50'	
ACTUAL HEIGHT ABOVE GRADE PLANE	R-2	55'	
	S-2	< 50'	
	U	< 50'	
ALLOWABLE STORIES ABOVE GRADE PLANE	R-2	4 STORIES	TABLE 504.4
	U	2 STORIES	
ACTUAL STORIES ABOVE GRADE PLANE	R-2	4 STORIES	
	A-3 (SEPARATED)	1 STORY	
	U (SEPARATED)	1 STORY	
BASEMENT:	NO		

ALLOWABLE AREA

FRONTAGE INCREASE (I$_f$) — YES

EQUATION 5-5 — $I_f = [F / P - 0.25] W / 30 = [300 / 500 - 0.25] 30 / 30 = 0.35$

FRONTAGE INCREASE (AREA) — R-2: 4,200 SF; U: 3,150 SF

EQUATION 5-3 — $A_a = [A_t + (NS \times I_f)]$

TABULAR ALLOWABLE AREA FACTOR — A_t = R-2: 12,000 SF; U: 9,000 SF

TABULAR NS ALLOWALBE AREA FACTOR — NS = R-2: 12,000 SF; U: 9,000 SF

AREA FACTOR INCREASE DUE TO FRONTAGE — I_f = 0.35

MAX INDIVIDUAL STORY ALLOWABLE AREA — R-2: 16,200 SF; U: 12,150 SF

	ACTUAL AREA	ALLOWABLE	RATIO
1ST FLR T/SLAB			
R-2 OCCUPANCY	12,457 SF	16,200 SF	0.769
U OCCUPANCY	2,449 SF	12,150 SF	0.202
	14,906 SF		0.971
2ND FLR T/SUBFLR			
R-2 OCCUPANCY	15,335 SF	16,200 SF	0.947
	15,335 SF		0.947
3RD FLR T/SUBFLR			
R-2 OCCUPANCY	15,335 SF	16,200 SF	0.947
	15,335 SF		0.947
4TH FLR T/SUBFLR			
R-2 OCCUPANCY	15,335 SF	16,200 SF	0.947
	15,335 SF		0.947
GRAND TOTAL	60,911 SF		3.81

AGGREGATE SUM OF THE AREA RATIOS — **3.81** (COMPLIANT AS LESS THEN 4)

PER SECTION 506.2.4, THE AGGREGATE SUM OF THE AREA RATIOS SHALL NOT EXCEED 3. FOR BUILDINGS EQUIPPED THROUGHOUT WITH A SPRINKLER SYSTEM PER SECTION 903.3.1.2 (NFPA 13R), THE AGGREGATE SUM OF THE AREA RATIOS SHALL NOT EXCEED 4.

OCCUPANT LOAD CALCULATIONS

	OCCUPANT LOAD FACTOR & TYPE	ACTUAL AREA	OCCUPANT LOAD
1ST FLR T/SLAB			
PRIVATE GARAGES	200 SFGROSS	2,449 SF	13
RESIDENTIAL	200 SFGROSS	12,457 SF	63
2ND FLR T/SUBFLR			
RESIDENTIAL	200 SFGROSS	15,335 SF	77
3RD FLR T/SUBFLR			
RESIDENTIAL	200 SFGROSS	15,335 SF	77
4TH FLR T/SUBFLR			
RESIDENTIAL	200 SFGROSS	15,335 SF	77
			307

BUILDING B2 ANALYSIS

DESCRIPTION:

(4) FOUR STORY, L-SHAPED APARTMENT BUILDING. BUILDING B INCLUDES BUILDINGS #3, & #6. SEE ARCHITECTURAL SITE PLAN FOR LOCATIONS. A SEPARATED MIXED USE APPROACH IS USED PER IBC SECTION 508.4. THE PRIVATE GARAGES ARE SEPARATED FROM THE R-2 OCCUPANCY BY 1-HOUR RATED CONSTRUCTION.

CLASSIFICATION SUMMARY:

CONSTRUCTION TYPE	VA	
OCCUPANCY CLASSIFICATION	R-2, U (SEPARATED)	
INCIDENTAL USE	STORAGE, MECHANICAL	
ACCESSORY USE	NONE	
SPRINKLERED	YES - NFPA 13R	SECTION 903.3.1.2
OCCUPANCY SEPARATION		
PRIVATE GARAGES (U) TO R-2	1 HOUR	SECTION 406.3.2
FIRE EXTINGUISHERS	LOCATED IN EACH DWELLING UNIT	SECTION 906.1 EX. 1

BUILDING HEIGHT AND NUMBER OF STORIES

ALLOWABLE HEIGHT ABOVE GRADE PLANE	R-2	60'	TABLE 504.3
	U	50'	
ACTUAL HEIGHT ABOVE GRADE PLANE	R-2	55'	
	U	< 50'	
ALLOWABLE STORIES ABOVE GRADE PLANE	R-2	4 STORIES	TABLE 504.4
	U	2 STORIES	
ACTUAL STORIES ABOVE GRADE PLANE	R-2	4 STORIES	
	U (SEPARATED)	1 STORY	
BASEMENT:	NO		

ALLOWABLE AREA

FRONTAGE INCREASE (I$_f$) — NO

	ACTUAL AREA	ALLOWABLE	RATIO
1ST FLR T/SLAB			
U OCCUPANCY	2,058 SF	9,000 SF	0.229
R-2 OCCUPANCY	4,299 SF	12,000 SF	0.358
	6,357 SF		0.587
2ND FLR T/SUBFLR			
R-2 OCCUPANCY	6,785 SF	12,000 SF	0.565
	6,785 SF		0.565
3RD FLR T/SUBFLR			
R-2 OCCUPANCY	6,785 SF	12,000 SF	0.565
	6,785 SF		0.565
4TH FLR T/SUBFLR			
R-2 OCCUPANCY	6,785 SF	12,000 SF	0.565
	6,785 SF		0.565
GRAND TOTAL	26,712 SF		2.283

AGGREGATE SUM OF THE AREA RATIOS — **2.345** (COMPLIANT AS LESS THEN 4)

PER SECTION 506.2.4, THE AGGREGATE SUM OF THE AREA RATIOS SHALL NOT EXCEED 3. FOR BUILDINGS EQUIPPED THROUGHOUT WITH A SPRINKLER SYSTEM PER SECTION 903.3.1.2 (NFPA 13R), THE AGGREGATE SUM OF THE AREA RATIOS SHALL NOT EXCEED 4.

OCCUPANT LOAD CALCULATIONS

	OCCUPANT LOAD FACTOR & TYPE	ACTUAL AREA	OCCUPANT LOAD
1ST FLR T/SLAB			
ACCESSORY STORAGE AREAS, MECHANICAL ROOM	300 SFGROSS	2,058 SF	7
RESIDENTIAL	200 SFGROSS	4,299 SF	22
2ND FLR T/SUBFLR			
RESIDENTIAL	200 SFGROSS	6,785 SF	34
3RD FLR T/SUBFLR			
RESIDENTIAL	200 SFGROSS	6,785 SF	34
4TH FLR T/SUBFLR			
RESIDENTIAL	200 SFGROSS	6,785 SF	34
			131

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STATE OF MISSOURI
CLINT EDD EVANS
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A NEW MULTI-FAMILY PROJECT:

EVREN APARTMENTS

LEE'S SUMMIT, MISSOURI

DRAWING RELEASE LOG
- 09.16.2024 PERMIT SET

△ REVISIONS

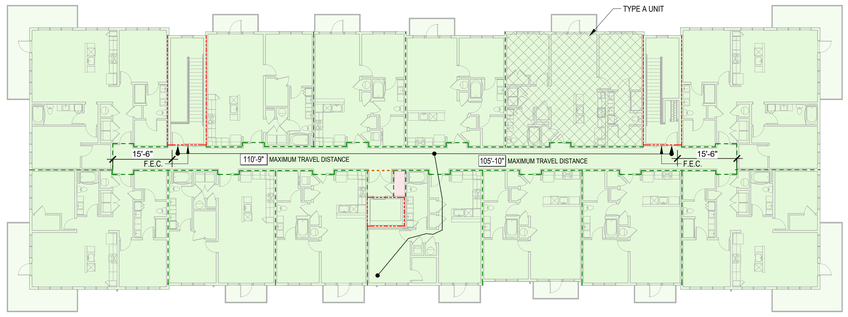
JOB NO. 720522 — DATE 09.16.2024
DRAWN BY IA/BB/CE
PERMIT SET

SHEET NAME
BUILDING B - CODE REVIEW

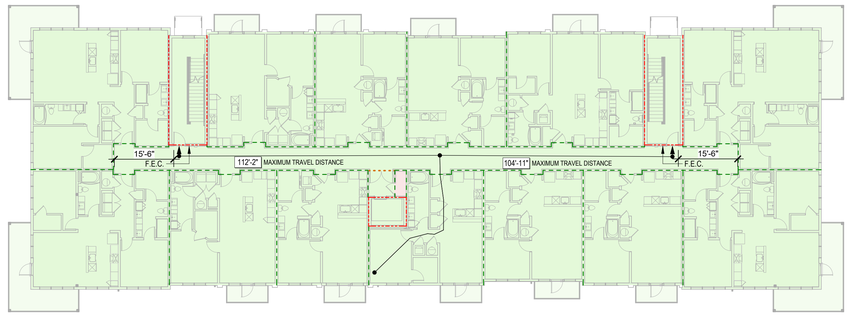
SHEET NO.
A0.04

9/16/2024 4:48:05 PM

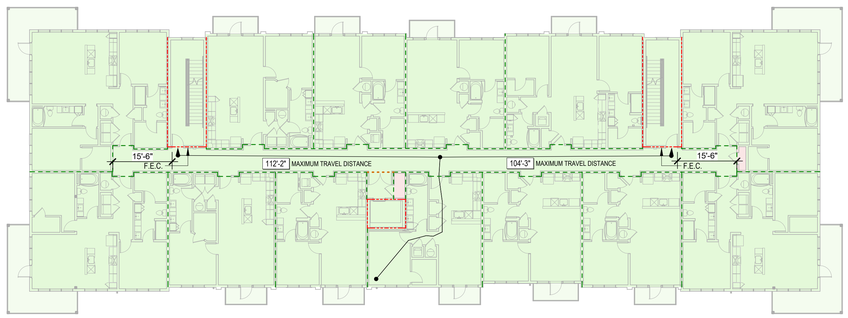
ARCH E1 30" x 42"



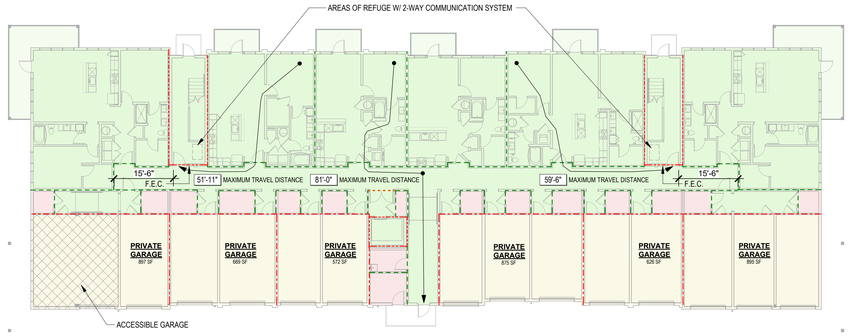
4 CODE PLAN BUILDING C 4TH FLOOR
1/16" = 1'-0"



2 CODE PLAN BUILDING C 2ND FLOOR
1/16" = 1'-0"



3 CODE PLAN BUILDING C 3RD FLOOR
1/16" = 1'-0"



1 CODE PLAN BUILDING C 1ST FLOOR
1/16" = 1'-0"

AREA LEGEND

- ACCESSORY STORAGE AREAS, MECHANICAL ROOM
- PRIVATE GARAGES
- RESIDENTIAL

BUILDING C ANALYSIS

DESCRIPTION:

(4) FOUR STORY APARTMENT BUILDING. BUILDING C INCLUDES BUILDING #2. SEE ARCHITECTURAL SITE PLAN FOR LOCATIONS. A SEPARATED MIXED USE APPROACH IS USED PER IBC SECTION 406.3.5.2. THE PRIVATE GARAGES ARE SEPARATED FROM THE R-2 OCCUPANCY BY 1-HR RATED CONSTRUCTION.

CLASSIFICATION SUMMARY:

CONSTRUCTION TYPE	VA	
OCCUPANCY CLASSIFICATION	R-2; U (SEPARATED)	
INCIDENTAL USE	STORAGE, MECHANICAL	
ACCESSORY USE	NONE	
SPRINKLERED	YES - NFPA 13R	SECTION 903.3.1.2
OCCUPANCY SEPARATION		
PRIVATE GARAGES (U) TO R-2	1 HOUR	SECTION 406.3.2
FIRE EXTINGUISHERS	LOCATED IN EACH DWELLING UNIT	SECTION 906.1 EX. 1

BUILDING HEIGHT AND NUMBER OF STORIES

ALLOWABLE HEIGHT ABOVE GRADE PLANE	R-2	60'	TABLE 504.3
	U	50'	
ACTUAL HEIGHT ABOVE GRADE PLANE	R-2	55'	
	U	< 50'	
ALLOWABLE STORIES ABOVE GRADE PLANE	R-2	4 STORIES	TABLE 504.4
	U	2 STORIES	
ACTUAL STORIES ABOVE GRADE PLANE	R-2	4 STORIES	
	U (SEPARATED)	1 STORY	
BASEMENT:	NO		

ALLOWABLE AREA

FRONTAGE INCREASE (I$_f$)	YES	
EQUATION 5-5	$I_f = [F / P - 0.25] W / 30 = [251 / 317 - 0.25] 30 / 30 = 0.541$	
FRONTAGE INCREASE (AREA)	R-2: 6,492 SF	U: 4,869 SF
EQUATION 5-3	$A_a = [A_t + (NS \times I_f)]$	
TABULAR ALLOWABLE AREA FACTOR	A_t = R-2: 12,000 SF	U: 9,000 SF
TABULAR NS ALLOWALBE AREA FACTOR	NS = R-2: 12,000 SF	U: 9,000 SF
AREA FACTOR INCREASE DUE TO FRONTAGE	I_f = 0.541	
MAX INDIVIDUAL STORY ALLOWABLE AREA	R-2: 18,492 SF	
	U: 13,869 SF	

	ACTUAL AREA	ALLOWABLE	RATIO
1ST FLR T/SLAB			
R-2 OCCUPANCY	9,809 SF	18,492 SF	0.53
U OCCUPANCY	4,496 SF	13,896 SF	0.324
	14,306 SF		0.854
2ND FLR T/SUBFLR			
R-2 OCCUPANCY	15,148 SF	18,492 SF	0.819
	15,148 SF		0.819
3RD FLR T/SUBFLR			
R-2 OCCUPANCY	15,148 SF	18,492 SF	0.819
	15,148 SF		0.819
4TH FLR T/SUBFLR			
R-2 OCCUPANCY	15,148 SF	18,492 SF	0.819
	15,148 SF		0.819
GRAND TOTAL	59,750 SF		3.312

AGGREGATE SUM OF THE AREA RATIOS **3.312** (COMPLIANT AS LESS THEN 4)
PER SECTION 506.2.4, THE AGGREGATE SUM OF THE AREA RATIOS SHALL NOT EXCEED 3. FOR BUILDINGS EQUIPPED THROUGHOUT WITH A SPRINKLER SYSTEM PER SECTION 903.3.1.2 (NFPA 13R), THE AGGREGATE SUM OF THE AREA RATIOS SHALL NOT EXCEED 4.

OCCUPANT LOAD CALCULATIONS

	OCCUPANT LOAD FACTOR & TYPE	ACTUAL AREA	OCCUPANT LOAD
1ST FLR T/SLAB			
RESIDENTIAL	200 SF/GROSS	4,496 SF	23
RESIDENTIAL	200 SF/GROSS	9,809 SF	50
2ND FLR T/SUBFLR			
RESIDENTIAL	200 SF/GROSS	15,148 SF	76
3RD FLR T/SUBFLR			
RESIDENTIAL	200 SF/GROSS	15,148 SF	76
4TH FLR T/SUBFLR			
RESIDENTIAL	200 SF/GROSS	15,148 SF	76
			301

GRAPHIC & LINE TYPE LEGEND

- 1 HR FIRE BARRIER **
- 1 HR FIRE PARTITION
- 1 HR SMOKE BARRIER
- 1 HR SMOKE PARTITION
- 2 HR FIRE BARRIER **
- 2 HR FIRE WALL

** EXTEND WALL FULL HEIGHT THRU INTERSTITUAL SPACE TO BOTTOM OF FLOOR OR ROOF DECK ABOVE. RE: SECTIONS & DETAILS FOR CONTINUITY.

LOAD-BEARING WALLS, ALSO REQUIRED TO BE FIRE RATED, ARE NOT SHOWN ON CODE ANALYSIS DIAGRAMS. REFER TO "FIRE-RESISTANCE RATING REQUIREMENTS" ON A0.01 FOR REQUIRED FIRE RATING. REFER TO STRUCTURAL DRAWINGS FOR LOCATION OF LOAD-BEARING WALLS.

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09/16/2024

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LEE'S SUMMIT, MISSOURI

DRAWING RELEASE LOG
• 09.16.2024 PERMIT SET

△ REVISIONS

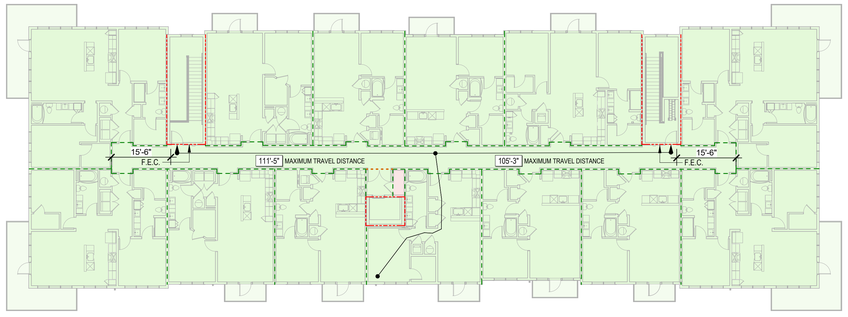
JOB NO. 720522
DATE 09.16.2024
DRAWN BY IA/BB/CE
PERMIT SET

SHEET NAME
BUILDING C - CODE REVIEW

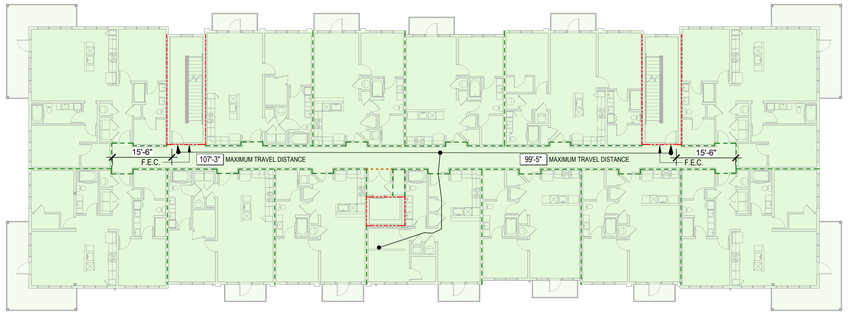
SHEET NO.
A0.05

9/16/2024 4:46:17 PM

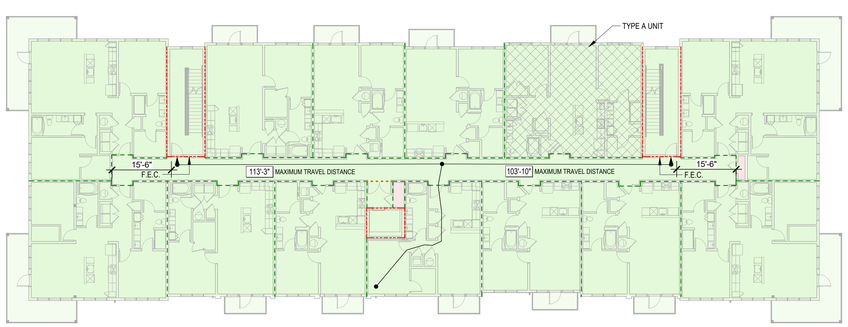
ARCH E1 30" x 42"



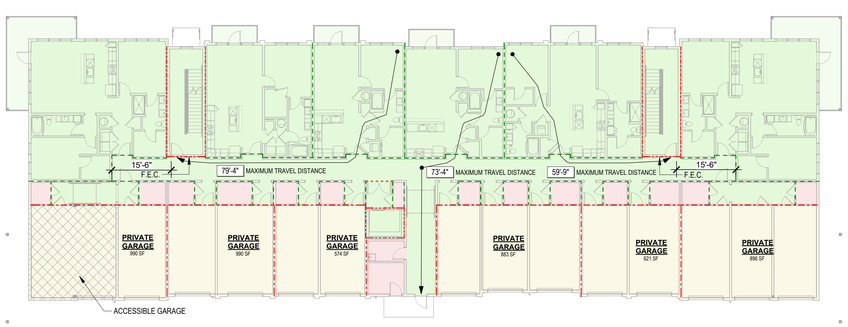
5 CODE PLAN BUILDING D 4TH FLOOR
1/16" = 1'-0"



3 CODE PLAN BUILDING D 2ND FLOOR
1/16" = 1'-0"



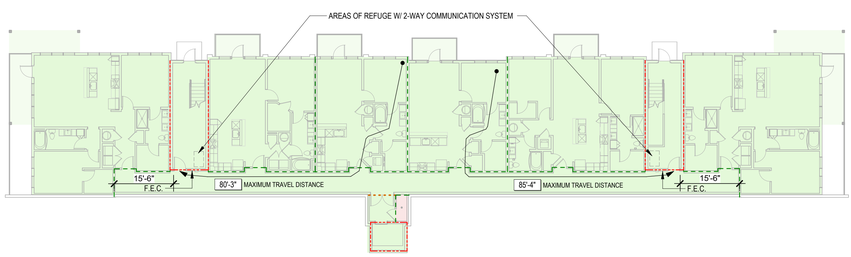
4 CODE PLAN BUILDING D 3RD FLOOR
1/16" = 1'-0"



2 CODE PLAN BUILDING D 1ST FLOOR
1/16" = 1'-0"

AREA LEGEND

- ACCESSORY STORAGE AREAS, MECHANICAL ROOM
- PRIVATE GARAGES
- RESIDENTIAL



1 CODE PLAN BUILDING D BASEMENT
1/16" = 1'-0"

BUILDING D ANALYSIS

DESCRIPTION:

(4) FOUR STORY APARTMENT BUILDING WITH BASEMENT. BUILDING D INCLUDES BUILDING #4. SEE ARCHITECTURAL SITE PLAN FOR LOCATIONS. A SEPARATED MIXED USE APPROACH IS USED PER IBC SECTION 406.3.5.2. THE PRIVATE GARAGES ARE R-2 OCCUPANCY BY 1-HOUR RATED CONSTRUCTION.

CLASSIFICATION SUMMARY:

CONSTRUCTION TYPE	VA	
OCCUPANCY CLASSIFICATION	R-2, U (SEPARATED)	
INCIDENTAL USE	STORAGE, MECHANICAL	
ACCESSORY USE	NONE	
SPRINKLERED	YES - NFPA 13R	SECTION 903.3.1.2
OCCUPANCY SEPARATION		
PRIVATE GARAGES (U) TO R-2	1 HOUR	SECTION 406.3.2
FIRE EXTINGUISHERS	LOCATED IN EACH DWELLING UNIT	SECTION 906.1 EX. 1

BUILDING HEIGHT AND NUMBER OF STORIES

ALLOWABLE HEIGHT ABOVE GRADE PLANE	R-2	60'	TABLE 504.3
	U	50'	
ACTUAL HEIGHT ABOVE GRADE PLANE	R-2	55'	
	U	< 50'	
ALLOWABLE STORIES ABOVE GRADE PLANE	R-2	4 STORIES	TABLE 504.4
	U	2 STORIES	
ACTUAL STORIES ABOVE GRADE PLANE	R-2	4 STORIES	
	U (SEPARATED)	1 STORY	
BASEMENT:	NO		

ALLOWABLE AREA

FRONTAGE INCREASE (I_f): YES

EQUATION 5-5: $I_f = [F / P - 0.25] W / 30 = [251 / 317 - 0.25] 30 / 30 = 0.541$

FRONTAGE INCREASE (AREA): R-2: 6,492 SF U: 4,869 SF

EQUATION 5-3: $A_a = [A_t + (NS \times I_f)]$

TABULAR ALLOWABLE AREA FACTOR A_t = R-2: 12,000 SF U: 9,000 SF

TABULAR NS ALLOWALBE AREA FACTOR NS = R-2: 12,000 SF U: 9,000 SF

AREA FACTOR INCREASE DUE TO FRONTAGE I_f = 0.541

MAX INDIVIDUAL STORY ALLOWABLE AREA: R-2: 18,482 SF; U: 13,869 SF

Level		ACTUAL AREA	ALLOWABLE	RATIO	Building Segment	Building Designator
BASEMENT T/SLAB						
BASEMENT T/SLAB	R-2 OCCUPANCY	7,721 SF	18,492 SF	0.418	SEGMENT 1	BUILDING D
		7,721 SF		0.418		
1ST FLR T/SLAB						
1ST FLR T/SLAB	R-2 OCCUPANCY	9,826 SF	18,492 SF	0.531	SEGMENT 1	BUILDING D
1ST FLR T/SLAB	U OCCUPANCY	4,529 SF	13,869 SF	0.327	SEGMENT 1	BUILDING D
		14,356 SF		0.858		
2ND FLR T/SUBFLR						
2ND FLR T/SUBFLR	R-2 OCCUPANCY	15,119 SF	18,492 SF	0.818	SEGMENT 1	BUILDING D
		15,119 SF		0.818		
3RD FLR T/SUBFLR						
3RD FLR T/SUBFLR	R-2 OCCUPANCY	15,119 SF	18,492 SF	0.818	SEGMENT 1	BUILDING D
		15,119 SF		0.818		
4TH FLR T/SUBFLR						
4TH FLR	R-2 OCCUPANCY	15,119 SF	18,492 SF	0.818	SEGMENT 1	BUILDING D
		15,119 SF		0.818		

AGGREGATE SUM OF THE AREA RATIOS 3.735 (COMPLIANT AS LESS THEN 4)

PER SECTION 506.2.4, THE AGGREGATE SUM OF THE AREA RATIOS SHALL NOT EXCEED 3.00 FOR BUILDINGS EQUIPPED THROUGHOUT WITH A SPRINKLER SYSTEM PER SECTION 903.3.1.2 (NFPA 13R), THE AGGREGATE SUM OF THE AREA RATIOS SHALL NOT EXCEED 4.

GRAND TOTAL		75,435 SF	3.735

OCCUPANT LOAD CALCULATIONS

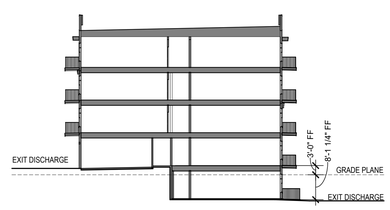
	OCCUPANT LOAD FACTOR & TYPE	ACTUAL AREA	OCCUPANT LOAD
BASEMENT T/SLAB			
R-2 OCCUPANCY	200 SFGROSS	7,721 SF	40
1ST FLR T/SLAB			
R-2 OCCUPANCY	200 SFGROSS	9,826 SF	50
U OCCUPANCY	200 SFGROSS	4,529 SF	23
2ND FLR T/SUBFLR			
R-2 OCCUPANCY	200 SFGROSS	15,119 SF	76
3RD FLR T/SUBFLR			
R-2 OCCUPANCY	200 SFGROSS	15,119 SF	76
4TH FLR T/SUBFLR			
R-2 OCCUPANCY	200 SFGROSS	15,119 SF	76
			341

GRAPHIC & LINE TYPE LEGEND

- 1 HR FIRE BARRIER **
- 1 HR FIRE PARTITION
- 1 HR SMOKE BARRIER
- 1 HR SMOKE PARTITION
- 2 HR FIRE BARRIER **
- 2 HR FIRE WALL

** EXTEND WALL FULL HEIGHT THRU INTERSTITIAL SPACE TO BOTTOM OF FLOOR OR ROOF DECK ABOVE. RE: SECTIONS & DETAILS FOR CONTINUITY.

LOAD-BEARING WALLS, ALSO REQUIRED TO BE FIRE RATED, ARE NOT SHOWN ON CODE ANALYSIS DIAGRAMS. REFER TO "FIRE-RESISTANCE RATING REQUIREMENTS" ON A0.01 FOR REQUIRED FIRE RATING. REFER TO STRUCTURAL DRAWINGS FOR LOCATION OF LOAD-BEARING WALLS.



PER 1009.2.1 ACCESIBLE ELEVATOR NOT REQ'D SINCE ACCESSIBLE FLOOR IS NO MORE THAN 3 STORIES ABOVE A LEVEL OF EXIT DISCHARGE.

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JOB NO. 720522 DATE 09.16.2024
DRAWN BY Author
PERMIT SET

SHEET NAME
BUILDING D - CODE REVIEW

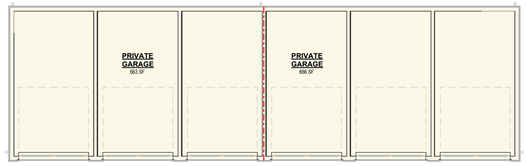
SHEET NO.
A0.06

9/16/2024 4:46:29 PM

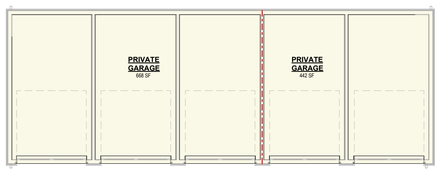
ARCH E1 30" x 42"

AREA LEGEND

PRIVATE GARAGES



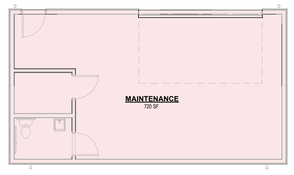
1 CODE PLAN DETACHED GARAGE B
1/8" = 1'-0"



3 CODE PLAN DETACHED GARAGE A
1/8" = 1'-0"

AREA LEGEND

ACCESSORY STORAGE AREAS, MECHANICAL ROOM



2 CODE PLAN MAINTENANCE
1/8" = 1'-0"

DETACHED GARAGE B

DESCRIPTION:

1 STORY DETACHED BUILDING WITH 6 PRIVATE GARAGES

CLASSIFICATION SUMMARY:

CONSTRUCTION TYPE	VB	
OCCUPANCY CLASSIFICATION	U	
INCIDENTAL USE	NONE	
ACCESSORY USE	NONE	
SPRINKLERED	NO	
OCCUPANCY SEPARATION	NO	
FIRE EXTINGUISHERS	YES	

BUILDING HEIGHT AND NUMBER OF STORIES

ALLOWABLE HEIGHT ABOVE GRADE PLANE	50'	
ACTUAL HEIGHT ABOVE GRADE PLANE	< 50'	
ALLOWABLE STORIES ABOVE GRADE PLANE	2 STORIES	TABLE 504.4
ACTUAL STORIES ABOVE GRADE PLANE	1 STORY	
BASEMENT:	NO	

ALLOWABLE AREA

FRONTAGE INCREASE (I$_f$)	NO
ALLOWABLE AREA PER FLOOR	5,500 SF
ACTUAL AREA	1,328 SF

DETACHED GARAGE A

DESCRIPTION:

1 STORY DETACHED BUILDING WITH 5 PRIVATE GARAGES

CLASSIFICATION SUMMARY:

CONSTRUCTION TYPE	VB	
OCCUPANCY CLASSIFICATION	U	
INCIDENTAL USE	NONE	
ACCESSORY USE	NONE	
SPRINKLERED	NO	
OCCUPANCY SEPARATION	NO	
FIRE EXTINGUISHERS	YES	

BUILDING HEIGHT AND NUMBER OF STORIES

ALLOWABLE HEIGHT ABOVE GRADE PLANE	50'	
ACTUAL HEIGHT ABOVE GRADE PLANE	< 50'	
ALLOWABLE STORIES ABOVE GRADE PLANE	2 STORIES	TABLE 504.4
ACTUAL STORIES ABOVE GRADE PLANE	1 STORY	
BASEMENT:	NO	

ALLOWABLE AREA

FRONTAGE INCREASE (I$_f$)	NO
ALLOWABLE AREA PER FLOOR	5,500 SF
ACTUAL AREA	1,110 SF

MAINTENANCE BUILDING

DESCRIPTION:

MAINTENANCE OFFICE WITH A SINGLE-USER RESTROOM

CLASSIFICATION SUMMARY:

CONSTRUCTION TYPE	VB	
OCCUPANCY CLASSIFICATION	U	
INCIDENTAL USE	NONE	
ACCESSORY USE	NONE	
SPRINKLERED	NO	
OCCUPANCY SEPARATION	NO	
FIRE EXTINGUISHERS	YES	

BUILDING HEIGHT AND NUMBER OF STORIES

ALLOWABLE HEIGHT ABOVE GRADE PLANE	50'	
ACTUAL HEIGHT ABOVE GRADE PLANE	< 50'	
ALLOWABLE STORIES ABOVE GRADE PLANE	2 STORIES	TABLE 504.4
ACTUAL STORIES ABOVE GRADE PLANE	1 STORY	
BASEMENT:	NO	

ALLOWABLE AREA

FRONTAGE INCREASE (I$_f$)	NO
ALLOWABLE AREA PER FLOOR	5,500 SF
ACTUAL AREA	720 SF

GRAPHIC & LINE TYPE LEGEND

- 1 HR FIRE BARRIER **
- 1 HR FIRE PARTITION
- 1 HR SMOKE BARRIER
- 1 HR SMOKE PARTITION
- 2 HR FIRE BARRIER **
- 2 HR FIRE WALL

** EXTEND WALL FULL HEIGHT THRU INTERSTITIAL SPACE TO BOTTOM OF FLOOR OR ROOF DECK ABOVE. RE: SECTIONS & DETAILS FOR CONTINUITY.

LOAD-BEARING WALLS, ALSO REQUIRED TO BE FIRE RATED, ARE NOT SHOWN ON CODE ANALYSIS DIAGRAMS. REFER TO "FIRE-RESISTANCE RATING REQUIREMENTS" ON A0.01 FOR REQUIRED FIRE RATING. REFER TO STRUCTURAL DRAWINGS FOR LOCATION OF LOAD-BEARING WALLS.

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- 09.16.2024 PERMIT SET

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JOB NO. 720522
DATE 09.16.2024
DRAWN BY IA/BB/CE
PERMIT SET

SHEET NAME
MAINT. & DETACHED GARAGE - CODE REVIEW
SHEET NO.
A0.07

9/16/2024 4:46:33 PM

ARCH E1 30" x 42"

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				BUILDING A						BUILDING B						BUILDING C						BUILDING D							MAINTENANCE		DETACHED GARAGE A		DETACHED GARAGE B				
				4 BUILDINGS						2 BUILDINGS						1 BUILDING						1 BUILDING							1 BUILDING		1 BUILDING		3 BUILDINGS				
UNIT TYPE	DESCRIPTION	UNIT NET RENTABLE AREA	UNIT GROSS AREA	1ST FLR	2ND FLR	3RD FLR	4TH FLR	PER BUILDING	ON SITE	1ST FLR	2ND FLR	3RD FLR	4TH FLR	PER BUILDING	ON SITE	1ST FLR	2ND FLR	3RD FLR	4TH FLR	PER BUILDING	ON SITE	BSMT	1ST FLR	2ND FLR	3RD FLR	4TH FLR	PER BUILDING	ON SITE	PER BUILDING	ON SITE	PER BUILDING	ON SITE	PER BUILDING	ON SITE	TOTAL UNITS ON SITE	UNIT MIX BY UNIT QTY	UNIT MIX PERCENTAGE	
UNIT A3	1BR/1BA	675 SF	718 SF	0	2	2	2	6	24	1	3	3	3	10	20	1	2	2	2	7	7	1	1	2	2	2	8	8	-	-	-	-	-	-	59		16%	
UNIT A6	1BR/1BA	734 SF	778 SF	1	2	2	2	7	28	1	2	3	3	9	18	0	1	1	1	3	3	0	0	1	1	1	3	3	-	-	-	-	-	-	52		15%	
UNIT A6 ALT	1BR/1BA	709 SF	752 SF	0	0	0	0	0	0	3	4	4	4	15	30	1	2	2	2	7	7	1	1	2	2	2	8	8	-	-	-	-	-	-	45		13%	
UNIT A6 TYPE A	1BR/1BA	734 SF	778 SF	1	0	0	0	1	4	0	1	0	0	1	2	0	0	0	0	0	0	0	0	0	0	0	0	0	-	-	-	-	-	-	6	211 1 BR UNITS	2%	59% 1 BR UNITS
UNIT A7	1BR/1BA	702 SF	748 SF	0	1	1	1	3	12	0	0	0	0	0	0	0	1	1	1	3	3	0	0	1	1	1	3	3	-	-	-	-	-	-	18		5%	
UNIT A9	1BR/1BA	792 SF	838 SF	0	0	0	0	0	0	2	2	2	2	8	16	1	2	2	2	7	7	1	1	2	2	2	8	8	-	-	-	-	-	-	31		9%	
UNIT B3a	2BR/2BA	1,057 SF	1,113 SF	2	2	2	2	8	32	0	2	2	2	6	12	0	2	2	2	6	6	0	0	2	2	2	6	6	-	-	-	-	-	-	56		16%	
UNIT B3b	2BR/2BA	1,026 SF	1,078 SF	0	0	0	0	0	0	1	1	1	1	4	8	1	1	1	0	3	3	1	1	1	0	1	4	4	-	-	-	-	-	-	15		4%	
UNIT B3b TYPE A	2BR/2BA	1,026 SF	1,078 SF	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	1	0	0	0	1	0	1	1	-	-	-	-	-	-	2		1%	
UNIT B6	2BR/2BA	1,124 SF	1,196 SF	0	0	0	0	0	0	1	1	1	1	4	8	0	0	0	0	0	0	0	0	0	0	0	0	0	-	-	-	-	-	-	8	147 2 BR UNITS	2%	41% 2 BR UNITS
UNIT B9	2BR/2BA	1,179 SF	1,241 SF	0	2	1	2	5	20	3	3	3	3	12	24	2	2	1	2	7	7	2	2	2	1	2	9	9	-	-	-	-	-	-	60		17%	
UNIT B9 ALT	2BR/2BA	1,164 SF	1,225 SF	0	0	1	0	1	4	0	0	0	0	0	0	0	0	1	0	1	2	0	0	0	1	0	1	2	-	-	-	-	-	-	6		2%	
SUBTOTAL				4	9	9	9	31	124	12	19	19	19	69	138	6	13	13	13	45	46	6	6	13	13	13	51	52							358 UNITS			
PRIVATE GARAGES				10	0	0	0	10	40	14	0	0	0	14	28	14	0	0	0	14	14	14	0	0	0	0	14	14	0	0	5	5	6	18	119 PRIVATE GARAGES			
UNIT NET RENTABLE AREA				3,582 SF	7,992 SF	7,977 SF	7,992 SF	27,543 SF	110,172 SF	10,807 SF	16,448 SF	16,448 SF	16,448 SF	60,151 SF	120,302 SF	5,560 SF	11,286 SF	11,271 SF	11,286 SF	39,403 SF	39,403 SF	5,560 SF	5,560 SF	11,286 SF	11,271 SF	11,286 SF	44,963 SF	44,963 SF	-	-	-	-	-	-	314,840 SF UNIT NET RENTABLE AREA			
UNIT GROSS AREA				3,782 SF	8,448 SF	8,432 SF	8,448 SF	29,110 SF	116,440 SF	11,425 SF	17,395 SF	17,395 SF	17,395 SF	63,610 SF	127,220 SF	5,868 SF	11,928 SF	11,912 SF	11,928 SF	41,636 SF	41,636 SF	5,868 SF	5,868 SF	11,928 SF	11,912 SF	11,928 SF	47,504 SF	47,504 SF	-	-	-	-	-	-	332,800 SF UNIT GROSS AREA			
BUILDING GROSS AREA				9,848 SF	9,848 SF	9,848 SF	9,848 SF	39,392 SF	157,568 SF	20,096 SF	20,096 SF	20,096 SF	20,096 SF	80,384 SF	160,768 SF	13,669 SF	13,669 SF	13,669 SF	13,669 SF	54,676 SF	54,676 SF	7,747 SF	13,669 SF	13,669 SF	13,669 SF	13,669 SF	62,423 SF	62,423 SF	720 SF	720 SF	1,109 SF	1,109 SF	1,328 SF	3,984 SF	441,248 SF BUILDING GROSS AREA			

A NEW MULTI-FAMILY PROJECT:
EVREN APARTMENTS
LEE'S SUMMIT, MISSOURI

DRAWING RELEASE LOG
- 09.16.2024 PERMIT SET

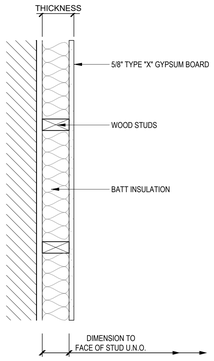
△ REVISIONS

JOB NO. 720522
DATE 09.16.2024
DRAWN BY IA/BB/CE
PERMIT SET

SHEET NAME
BUILDING AND UNIT AREA SCHEDULES
SHEET NO.
A0.10

9/16/2024 4:46:34 PM

ARCH E1 30" x 42"



WALL ASSEMBLY INFORMATION

IDENTIFICATION	P1	P2
STUD SIZE	2x4	2x6
THICKNESS	4 1/8"	6 1/8"
FIRE RATING	1 HR	1 HR
FIRE TEST NUMBER	--	--
ACOUSTICAL RATING	--	--
ACOUSTICAL TEST NUMBER	--	--

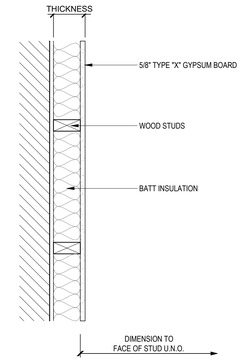
ASSEMBLY NOTES

A. PROVIDE WATER RESISTANT GYPSUM BOARD AT WET LOCATIONS.
B. CALCULATED FIRE RESISTANCE BASED ON IBC 2018 TABLE 722.6.2

40 MIN 5/8" TYPE X GYPSUM BOARD
20 MIN WOOD STUDS 16 INCHES O.C.
60 MIN

P 1-HR WOOD STUD FURRING WALL

1 1/2" = 1'-0" — SEE BUILDING PLANS FOR LOCATIONS



WALL ASSEMBLY INFORMATION

IDENTIFICATION	H1	H2
STUD SIZE	2x4	2x6
THICKNESS	4 1/8"	6 1/8"
FIRE RATING	0 HR	0 HR
FIRE TEST NUMBER	--	--
ACOUSTICAL RATING	--	--
ACOUSTICAL TEST NUMBER	--	--

ASSEMBLY NOTES

A. PROVIDE WATER RESISTANT GYPSUM BOARD AT WET LOCATIONS.

H WOOD STUD FURRING WALL

1 1/2" = 1'-0" — SEE BUILDING PLANS FOR LOCATIONS

ASSEMBLY GENERAL NOTES:

A. SEE **THE UL ASSEMBLIES IN THE SPECIFICATIONS** FOR ADDITIONAL INFO AND REQUIREMENTS.

B. SEE CODE ANALYSIS SHEETS **A0.10** AND **A0.11** FOR LOCATIONS OF FIRE PARTITIONS, BARRIERS, WALLS, SMOKE PARTITIONS, ETC. THESE LOCATIONS SHALL COMPLY WITH THE UL DESIGN ASSEMBLY AS INDICATED BY THE PARTITION TYPE, INCLUDING THE APPLICATION OF SEALANT AT THE PERIMETER OF THE PARTITION.

C. REPORT ANY DISCREPANCIES BETWEEN WITH CODE ANALYSIS SHEETS AND ARCHITECTURAL PLANS TO THE ARCHITECT PRIOR TO CONSTRUCTION.

D. SEE STRUCT DWGS FOR ADDITIONAL INFO AND REQUIREMENTS. IF THERE ARE DISCREPANCIES BETWEEN THE UL ASSEMBLIES AND THE STRUCT DWGS, THE MOST RESTRICTIVE REQUIREMENTS FOR MINIMUMS AND MAXIMUMS SHALL APPLY.

E. AT ALL LOCATIONS WHERE FIRE RATED PARTITIONS ABUT OR ATTACH TO A FIRE RATED STRUCTURAL MEMBER THE FIRE RATING OF BOTH THE PARTITION AND THE STRUCTURAL MEMBER SHALL BE MAINTAINED.

F. SOUND CONTROL BATT INSULATION TO BE INSTALLED AT:
1. BOTH SIDES OF DOUBLE STUD WALLS OF PARTITIONS SEPARATING APARTMENT UNITS
2. WALLS AND FLOOR/CEILING ASSEMBLIES SEPARATING APARTMENTS FROM CORRIDORS AND ALL OTHER SPACES
3. STAIRWAYS
4. ELEVATOR HOISTWAY AND ELEVATOR CONTROL ROOM WALLS
5. ANY ADDITIONAL WALLS AND CEILINGS INDICATED TO RECEIVE ACOUSTICAL BATT INSULATION

G. PROVIDE CONTROL JOINTS IN ACCORDANCE WITH GA-216 IN ALL FULL HEIGHT GYPSUM BOARD PARTITIONS AND CEILINGS AT 30'-0" O.C. MAX. VERIFY FINAL LOCATIONS WITH ARCHITECT PRIOR TO INSTALLATION.

H. CONTROL JOINTS AND EXPANSION JOINTS IN FIRE RATED PARTITIONS SHALL BE CONSTRUCTED TO MAINTAIN THE FIRE RATING OF THE PARTITION. CONTROL JOINTS AND EXPANSION JOINTS IN NON-RATED PARTITIONS SHALL BE CONSTRUCTED WITH SOUND ATTENUATION BLANKET MATERIAL WITHIN THE JOINT TO REDUCE SOUND TRANSMISSION.

I. WHERE ITEMS ARE RECESSED INTO A FIRE RATED PARTITION PROVIDE ADDITIONAL GYPSUM, FIREPROOFING, OR FIRE STOPPING AROUND THE RECESSED PORTION OF THE ITEM AS REQUIRED TO MAINTAIN THE INDICATED FIRE RATING.

J. PER IBC SECTION 703.7 - FIRE WALLS, FIRE BARRIERS, FIRE PARTITIONS, SMOKE BARRIERS AND SMOKE PARTITIONS OR ANY OTHER WALL REQUIRED TO HAVE PROTECTED OPENINGS OR PENETRATIONS SHALL BE EFFECTIVELY AND PERMANENTLY IDENTIFIED WITH SIGNS OR STENCILING IN CONCEALED SPACES. SUCH IDENTIFICATION SHALL:
1. BE LOCATED WITHIN 15 FEET OF THE END OF EACH WALL AND AT INTERVALS NOT EXCEEDING 30 FEET MEASURED HORIZONTALLY ALONG THE WALL OR PARTITION.
2. INCLUDE LETTERING NOT LESS THAN 2" IN HEIGHT WITH A MINIMUM 3/8 " STROKE IN A CONTRASTING COLOR, INCORPORATING THE SUGGESTED WORDING: "FIRE AND/OR SMOKE BARRIER-PROTECT ALL OPENINGS," OR OTHER WORDING.

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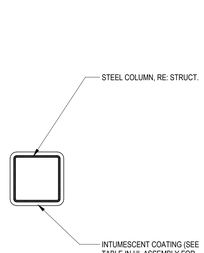
STATE OF MISSOURI
CLINT EDD EVANS
NUMBER A-6070
ARCHITECT
09/16/2024

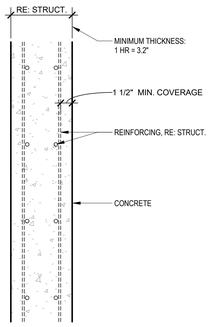


ASSEMBLY INFORMATION

IDENTIFICATION	CA	—
FRAMING	STEEL COLUMN	--
THICKNESS	VARIES	--
FIRE RATING	1 HR	--
FIRE TEST NUMBER	UL Y616	--
ACOUSTICAL RATING	--	--
ACOUSTICAL TEST NUMBER	--	--

CA COLUMN ASSEMBLY

1 1/2" = 1'-0"



WALL ASSEMBLY INFORMATION

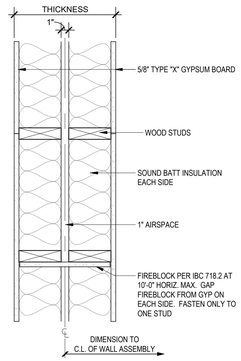
IDENTIFICATION	N	—
STUD SIZE	N/A	--
THICKNESS	RE: STRUCT	--
FIRE RATING	1 HR	--
FIRE TEST NUMBER	N/A	--
ACOUSTICAL RATING	--	--
ACOUSTICAL TEST NUMBER	--	--

ASSEMBLY NOTES

A. SEE IBC SECTION 721 FOR MORE INFORMATION
B. STRUCTURAL CONCRETE WALLS SHALL HAVE MIN. FIRE RATING NOTED ABOVE AND COMPLY WITH 2018 IBC:
a. SECTION 720
b. TABLE 721.1(1), ITEM #5-1.1
c. TABLE 721.1(2), ITEM #4.1-1

N CONCRETE WALL

1 1/2" = 1'-0"



WALL ASSEMBLY INFORMATION

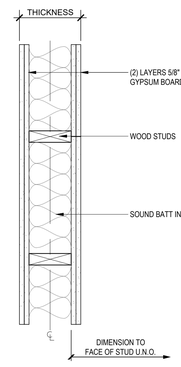
IDENTIFICATION	F1	—
STUD SIZE	2x4	--
THICKNESS	9 1/4"	--
FIRE RATING	1 HR	--
FIRE TEST NUMBER	UL U341	--
ACOUSTICAL RATING	STC 55	--
ACOUSTICAL TEST NUMBER	RAL TL11-160	--

ASSEMBLY NOTES

A. PROVIDE WATER RESISTANT GYPSUM BOARD AT WET LOCATIONS.

F 1-HR INT. WOOD STUD DEMISING WALL

1 1/2" = 1'-0" — TYPICAL AT UNIT DEMISING WALLS



WALL ASSEMBLY INFORMATION

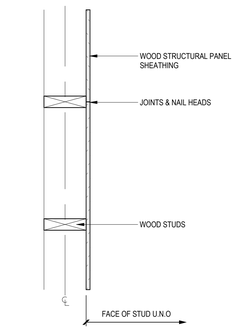
IDENTIFICATION	C1	C2
STUD SIZE	2x4	2x6
THICKNESS	6"	8"
FIRE RATING	2 HR	2 HR
FIRE TEST NUMBER	UL U301	UL U301
ACOUSTICAL RATING	--	--
ACOUSTICAL TEST NUMBER	--	--

ASSEMBLY NOTES

A. PROVIDE WATER RESISTANT GYPSUM BOARD AT WET LOCATIONS.
B. REPLACE (2) LAYERS 5/8" GYPSUM BOARD W/ (2) LAYERS 5/8" DENSGLASS WHERE ADJACENT TO WOOD FURRING WALL AT STAIR & ELEVATOR ENCLOSURES.

C 2-HR INT. WOOD STUD WALL

1 1/2" = 1'-0" — TYPICAL AT STAIRS AND ELEVATORS, U.N.O.



WALL ASSEMBLY INFORMATION

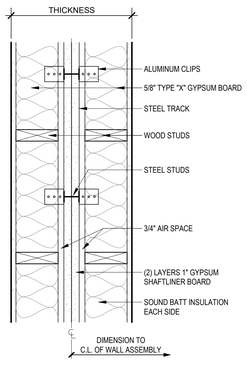
IDENTIFICATION	U1	—
STUD SIZE	2x4	--
THICKNESS	4"	--
FIRE RATING	0 HR	--
FIRE TEST NUMBER	--	--
ACOUSTICAL RATING	--	--
ACOUSTICAL TEST NUMBER	--	--

ASSEMBLY NOTES

A. SHEATHING TO EXTEND TO UNDERSIDE OF ROOF SHEATHING

U INT. WOOD STUD WALL

1 1/2" = 1'-0" — TYPICAL AT DETACHED GARAGES



WALL ASSEMBLY INFORMATION

IDENTIFICATION	L1	—
STUD SIZE	2x6	--
THICKNESS	15 3/4"	--
FIRE RATING	2 HR	--
FIRE TEST NUMBER	UL U347	--
ACOUSTICAL RATING	--	--
ACOUSTICAL TEST NUMBER	--	--

ASSEMBLY NOTES

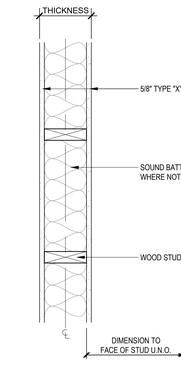
A. PROVIDE WATER RESISTANT GYPSUM BOARD AT WET LOCATIONS.

L 2-HR WOOD STUD FIRE WALL

1 1/2" = 1'-0" — SEE BUILDING PLANS FOR LOCATIONS

E NOT USED

1 1/2" = 1'-0"



WALL ASSEMBLY INFORMATION

IDENTIFICATION	B1	B2
STUD SIZE	2x4	2x6
THICKNESS	4 3/4"	6 3/4"
FIRE RATING	1 HR	1 HR
FIRE TEST NUMBER	UL U305	UL U305
ACOUSTICAL RATING	--	--
ACOUSTICAL TEST NUMBER	--	--

ASSEMBLY NOTES

A. PROVIDE WATER RESISTANT GYPSUM BOARD AT WET LOCATIONS.

B 1-HR INT. WOOD STUD WALL

1 1/2" = 1'-0" — SEE BUILDING PLANS FOR LOCATIONS

A NEW MULTI-FAMILY PROJECT:
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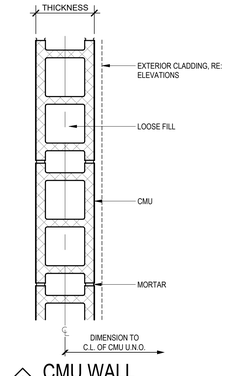
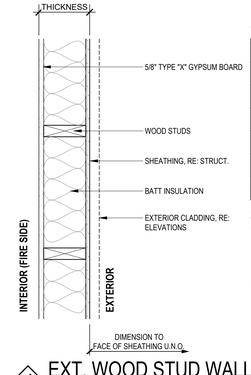


WALL ASSEMBLY INFORMATION

IDENTIFICATION	S1	—
STUD SIZE	N/A	--
THICKNESS	7 5/8"	--
FIRE RATING	0 HR	--
FIRE TEST NUMBER	UL U905	--
ACOUSTICAL RATING	--	--
ACOUSTICAL TEST NUMBER	--	--

S CMU WALL

1 1/2" = 1'-0" — TYPICAL AT TRASH ENCLOSURE



WALL ASSEMBLY INFORMATION

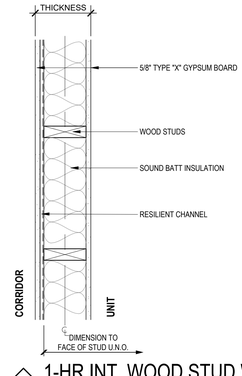
IDENTIFICATION	J6	J2
STUD SIZE	2x6	2x6
THICKNESS	6 1/2"	6 5/8"
FIRE RATING	0 HR	1 HR
FIRE TEST NUMBER	--	UL U356
ACOUSTICAL RATING	--	--
ACOUSTICAL TEST NUMBER	--	--

ASSEMBLY NOTES

A. PROVIDE WATER RESISTANT GYPSUM BOARD AT WET LOCATIONS.
B. OMIT BATT INSULATION AND REPLACE 5/8" GYPSUM BOARD WITH WOOD STRUCTURAL PANEL SHEATHING AT WALL TYPE J6/0, USED AT DETACHED GARAGES
C. REPLACE EXTERIOR SHEATHING W/ 5/8" DENSGLASS AT BUILDING B FIRE WALLS, RE:A0.43

J EXT. WOOD STUD WALL

1 1/2" = 1'-0" — TYPICAL AT ALL EXTERIOR WALLS



WALL ASSEMBLY INFORMATION

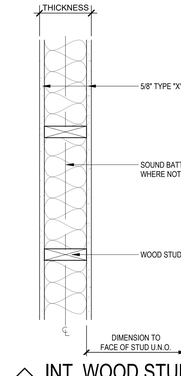
IDENTIFICATION	D1	D2
STUD SIZE	2x4	2x6
THICKNESS	5 1/4"	7 1/4"
FIRE RATING	1 HR	1 HR
FIRE TEST NUMBER	UL U309	UL U309
ACOUSTICAL RATING	STC 50	STC 50
ACOUSTICAL TEST NUMBER	BBN 760903	BBN 760903

ASSEMBLY NOTES

A. PROVIDE WATER RESISTANT GYPSUM BOARD AT WET LOCATIONS.

D 1-HR INT. WOOD STUD WALL W/ RES CHANNELS

1 1/2" = 1'-0" — TYPICAL AT CORRIDORS, U.N.O.



WALL ASSEMBLY INFORMATION

IDENTIFICATION	A1	A2
STUD SIZE	2x4	2x6
THICKNESS	4 3/4"	6 3/4"
FIRE RATING	0 HR	0 HR
FIRE TEST NUMBER	--	--
ACOUSTICAL RATING	--	--
ACOUSTICAL TEST NUMBER	--	--

ASSEMBLY NOTES

A. PROVIDE WATER RESISTANT GYPSUM BOARD AT WET LOCATIONS.

A INT. WOOD STUD WALL

1 1/2" = 1'-0" — TO BE USED AS APPLICABLE

△ REVISIONS

JOB NO. 720522 — DATE 09.16.2024
DRAWN BY IA/BB/CE
PERMIT SET

SHEET NAME
WALL ASSEMBLIES

SHEET NO.
A0.20

9/16/2024 4:46:38 PM

ARCH E1 30" x 42"

ASSEMBLY GENERAL NOTES:

A. SEE **THE UL ASSEMBLIES IN THE SPECIFICATIONS** FOR ADDITIONAL INFO AND REQUIREMENTS.

B. SEE CODE ANALYSIS SHEETS **A0.10** AND **A0.11** FOR LOCATIONS OF FIRE PARTITIONS, BARRIERS, WALLS, SMOKE PARTITIONS, ETC. THESE LOCATIONS SHALL COMPLY WITH THE UL DESIGN ASSEMBLY AS INDICATED BY THE PARTITION TYPE, INCLUDING THE APPLICATION OF SEALANT AT THE PERIMETER OF THE PARTITION.

C. REPORT ANY DISCREPANCIES BETWEEN WITH CODE ANALYSIS SHEETS AND ARCHITECTURAL PLANS TO THE ARCHITECT PRIOR TO CONSTRUCTION.

D. SEE STRUCT DWGS FOR ADDITIONAL INFO AND REQUIREMENTS. IF THERE ARE DISCREPANCIES BETWEEN THE UL ASSEMBLIES AND THE STRUCT DWGS, THE MOST RESTRICTIVE REQUIREMENTS FOR MINIMUMS AND MAXIMUMS SHALL APPLY.

E. AT ALL LOCATIONS WHERE FIRE RATED PARTITIONS ABUT OR ATTACH TO A FIRE RATED STRUCTURAL MEMBER THE FIRE RATING OF BOTH THE PARTITION AND THE STRUCTURAL MEMBER SHALL BE MAINTAINED.

F. SOUND CONTROL BATT INSULATION TO BE INSTALLED AT:
   1. BOTH SIDES OF DOUBLE STUD WALLS OF PARTITIONS SEPARATING APARTMENT UNITS
   2. WALLS AND FLOOR/CEILING ASSEMBLIES SEPARATING APARTMENTS FROM CORRIDORS AND ALL OTHER SPACES
   3. STAIRWAYS
   4. ELEVATOR HOISTWAY AND ELEVATOR CONTROL ROOM WALLS
   5. ANY ADDITIONAL WALLS AND CEILINGS INDICATED TO RECEIVE ACOUSTICAL BATT INSULATION

G. PROVIDE CONTROL JOINTS IN ACCORDANCE WITH GA-216 IN ALL FULL HEIGHT GYPSUM BOARD PARTITIONS AND CEILINGS AT 30'-0" O.C. MAX. VERIFY FINAL LOCATIONS WITH ARCHITECT PRIOR TO INSTALLATION.

H. CONTROL JOINTS AND EXPANSION JOINTS IN FIRE RATED PARTITIONS SHALL BE CONSTRUCTED TO MAINTAIN THE FIRE RATING OF THE PARTITION. CONTROL JOINTS AND EXPANSION JOINTS IN NON-RATED PARTITIONS SHALL BE CONSTRUCTED WITH SOUND ATTENUATION BLANKET MATERIAL WITHIN THE JOINT TO REDUCE SOUND TRANSMISSION.

I. WHERE ITEMS ARE RECESSED INTO A FIRE RATED PARTITION PROVIDE ADDITIONAL GYPSUM, FIREPROOFING, OR FIRE STOPPING AROUND THE RECESSED PORTION OF THE ITEM AS REQUIRED TO MAINTAIN THE INDICATED FIRE RATING.

J. PER IBC SECTION 703.7 - FIRE WALLS, FIRE BARRIERS, FIRE PARTITIONS, SMOKE BARRIERS AND SMOKE PARTITIONS OR ANY OTHER WALL REQUIRED TO HAVE PROTECTED OPENINGS OR PENETRATIONS SHALL BE EFFECTIVELY AND PERMANENTLY IDENTIFIED WITH SIGNS OR STENCILING IN CONCEALED SPACES. SUCH IDENTIFICATION SHALL:
   1. BE LOCATED WITHIN 15 FEET OF THE END OF EACH WALL AND AT INTERVALS NOT EXCEDING 30 FEET MEASURED HORIZONTALLY ALONG THE WALL OR PARTITION.
   2. INCLUDE LETTERING NOT LESS THAN 2" IN HEIGHT WITH A MINIMUM 3/8 " STROKE IN A CONTRASTING COLOR, INCORPORATING THE SUGGESTED WORDING: "FIRE AND/OR SMOKE BARRIER-PROTECT ALL OPENINGS," OR OTHER WORDING.

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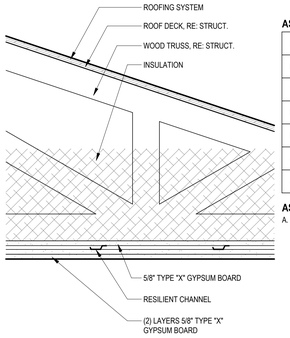
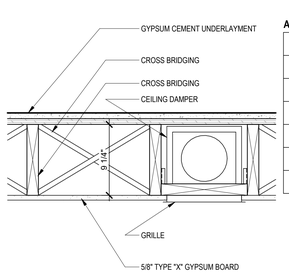


ASSEMBLY INFORMATION

IDENTIFICATION	RB
FRAMING	WOOD TRUSS
THICKNESS	VARIES
FIRE RATING	2 HR
FIRE TEST NUMBER	UL P571
ACOUSTICAL RATING	--
ACOUSTICAL TEST NUMBER	--

ASSEMBLY NOTES
A. ...

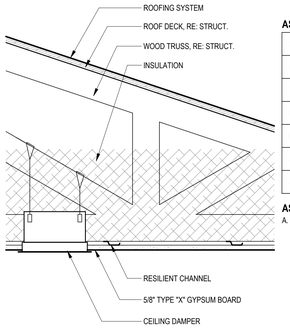
RB 2-HR ROOF/CEILING ASSEMBLY
1 1/2" = 1'-0" — TYPICAL AT STAIR



ASSEMBLY INFORMATION

IDENTIFICATION	V
FRAMING	WOOD TRUSS
THICKNESS	--
FIRE RATING	1 HR
FIRE TEST NUMBER	UL L523
ACOUSTICAL RATING	--
ACOUSTICAL TEST NUMBER	--

V NON-RATED FLOOR/CEILING ASSEMBLY
1 1/2" = 1'-0" — TYPICAL AT STAIRS



ASSEMBLY INFORMATION

IDENTIFICATION	RA
FRAMING	WOOD TRUSS
THICKNESS	VARIES
FIRE RATING	1 HR
FIRE TEST NUMBER	UL P556
ACOUSTICAL RATING	--
ACOUSTICAL TEST NUMBER	--

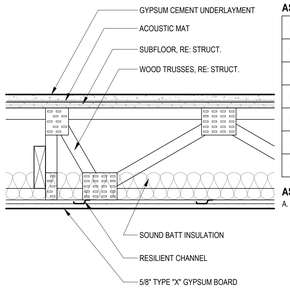
ASSEMBLY NOTES
A. ...

RA 1-HR ROOF/CEILING ASSEMBLY
1 1/2" = 1'-0" — TYPICAL

ASSEMBLY INFORMATION

IDENTIFICATION	BA	
FRAMING	STEEL BEAM	
THICKNESS	VARIES	
FIRE RATING	1 HR	
FIRE TEST NUMBER	UL N600 SERIES	
ACOUSTICAL RATING	--	
ACOUSTICAL TEST NUMBER	--	

BA BEAM ASSEMBLY
1 1/2" = 1'-0"



ASSEMBLY INFORMATION

IDENTIFICATION	FA
FRAMING	WOOD TRUSS
THICKNESS	--
FIRE RATING	1 HR
FIRE TEST NUMBER	UL L528
ACOUSTICAL RATING	--
ACOUSTICAL TEST NUMBER	--

ASSEMBLY NOTES
A. REFER TO UL ASSEMBLY FLOOR SYSTEM #3, 4, OR 8.

FA 1-HR FLOOR/CEILING ASSEMBLY
1 1/2" = 1'-0" — TYPICAL

A NEW MULTI-FAMILY PROJECT:
EVREN APARTMENTS
LEE'S SUMMIT, MISSOURI

DRAWING RELEASE LOG
- 09.16.2024 PERMIT SET

△ REVISIONS

JOB NO. **720522** DATE **09.16.2024**
DRAWN BY **IA/BB/CE**
PERMIT SET

SHEET NAME
HORIZONTAL ASSEMBLIES

SHEET NO.
A0.21

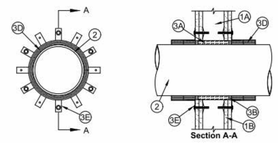
9/16/2024 4:46:41 PM

ARCH E1 30" x 42"

Classified by
Underwriters Laboratories, Inc.
to ASTM/UL1479 (ASTM E814)

System No. W-L-2079

F Ratings - 1 and 2 Hr (See Item 1B)
T Rating - 0 Hr
L Rating At Ambient - 1 CFM/sq ft
L Rating At 400 F - Less Than 1 CFM/sq ft



1. **Wall Assembly -** The 1 or 2 hr fire-rated gypsum wallboard/stud wall assembly shall be constructed of the materials and in the manner described in the individual U300 or U400 Series Wall or Partition Design 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. (51 by 102 mm) lumber spaced 16 in. OC (406 mm) with nom 2 by 4 in. (51 by 102 mm) lumber end plates and cross braces. Steel studs to be min 2-1/2 in. (64 mm) wide and spaced max 24 in. (610 mm) OC.
   B. **Gypsum Board* -** 5/8 in. (16 mm) thick, 4 ft (1219 mm) wide with square or tapered edges. The gypsum wallboard type, thickness, number of layers, fastener type and sheet orientation shall be as specified in the individual U300 or U400 Series Design in the UL Fire Resistance Directory. Max diam of opening is 10 in. (254 mm).
      The hourly F rating of the firestop system is equal to the hourly fire rating of the wall assembly in which it is installed.
2. **Through Penetrant -** One nonmetallic pipe to be centered within the firestop system. A nom annular space of 11/16 in. (18 mm) is required within the firestop system. Pipe to be rigidly supported on both sides of the wall assembly. The following types and sizes of nonmetallic pipes may be used:
   A. **Polyvinyl Chloride (PVC) Pipe -** Nom 8 in. (203 mm) diam (or smaller) Schedule 40 PVC pipe for use in closed (process or supply) vented (drain, waste, or vent) piping systems.
   B. **Flame Retardant Polypropylene (FRPP) Pipe -** Nom 8 in. (203 mm) diam (or smaller) Schedule 40 FRPP pipe for use in closed (process or supply) or vented (drain, waste or vent) piping systems.
   C. **Chlorinated Polyvinyl Chloride (CPVC) Pipe -** Nom 8 in. (203 mm) diam (or smaller) SDR 17 13.5 CPVC pipe for use in closed (process or supply) piping systems.

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W-L-2079

3. **Firestop System -** The firestop system shall consist of the following:
   A. **Packing Material -** Min 4 pcf (64 kg/m3) mineral wool insulation cut to size to fill the annulus within the opening and stud cavity. Mineral wool insulation wrapped around the outer circumference of the through penetrant and secured together by means of No. 24 AWG steel tie wire. Mineral wool insulation slid into annulus of opening and recessed from both surfaces of wall to accommodate the required thickness of fill material.
   B. **Fill, Void or Cavity Material* - Sealant -** Min 1/2 in. (13 mm) thickness of fill material applied within the annulus, flush with both surfaces of wall.
      SPECIFIED TECHNOLOGIES INC - SpecSeal 100, 101, 102, 105, 120 or 129 Sealant
   C. **Aluminum Foil Tape -** (Not Shown) - Nom 3 mil (0.8 mm) thick pressure sensitive aluminum foil tape wrapped around the outer circumference of the through penetrant with a 1 in. (25 mm) wide overlap along its perimeter joint. Foil tape shall abut against both surfaces of the wall and extend a min 5 in. (127 mm) beyond both surfaces of the wall.
   D. **Fill, Void or Cavity Material* - Wrap Strip -** Nom 1/8 or 3/16 in. (3.2 or 4.8 mm) thick intumescent material faced on both sides with a plastic film, supplied in 2 in. (51 mm) wide strips. Two stacks of wrap strips, each consisting of four wrap strips are individually wrapped around the through penetrant with ends butted and held in place with masking tape. Butted ends in successive layers may be aligned or offset. The edge of the wrap strips shall abut each surface of the wall. Two stacks of wrap strips are installed on each side of the wall.
      SPECIFIED TECHNOLOGIES INC - SpecSeal BLU Wrap Strip or SpecSeal BLU2 Wrap Strip
   E. **Steel Collar -** Collar fabricated from coils of precut 0.029 in. (0.7 mm) thick (No. 22 MSG) galv sheet steel available from wrap strip manufacturer. Collar shall be nom 4 in. (102 mm) deep with min six 1 in. (25 mm) wide by 2 in. (51 mm) long anchor tabs for securement to the wall. Retainer tabs, 3/4 in. (19 mm) wide tapering down to 3/8 in. (10 mm) wide and located opposite the anchor tabs, are folded 90 degrees toward through penetrant surface to maintain the annular space around the pipe and to retain the wrap strips. Steel collar wrapped around wrap strips and through penetrant with 1 in. (25 mm) wide overlap along its perimeter joint. Steel collar tightened around wrap strips and through penetrant using min 1/2 in. (13 mm) wide by 0.028 in. (0.7 mm) thick stainless steel hose clamp spaced 2 in. (51 mm) OC. Collar secured to wall with 1/8 in. (3.2 mm) diam by min 1-3/4 in. (45 mm) long steel molly bolts in conjunction with min 1/4 in. (6 mm) by 1-1/4 in. (32 mm) diam steel fender washers. Steel collars are installed on each side of wall.

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

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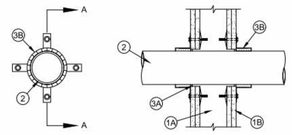
W-L-2079

Classified by
Underwriters Laboratories, Inc.
to ANSI/UL 1479 (ASTM E814) and CAN/ULC S115

System No. W-L-2029

ANSI/UL1479 (ASTM E814)	CAN/ULC S115
F Ratings - 1 and 2 Hr (See Items 1 and 3B)	F Ratings - 1 and 2 Hr (See Items 1 and 3B)
T Ratings - 1, 1-1/2 and 2 Hr (See Item 3B)	FT Ratings - 1, 1-1/2 and 2 Hr (See Item 3B)
L Rating At Ambient - Less Than 1 CFM/ft2	FH Ratings - 1 and 2 Hr (See Items 1 and 3B)
L Rating At 400°F - Less Than 1 CFM/ft2	FTH Ratings- 1, 1-1/2 and 2 Hr (See Item 3B)
	L Rating At Ambient - Less Than 5.1 L/s/m2
	L Rating At 204°C - Less Than 5.1 L/s/m2



System tested with a pressure differential of 2.5 Pa between the exposed and the unexposed surfaces with the higher pressure on the exposed side.

1. **Wall Assembly -** The 1 or 2 hr fire rated gypsum wallboard/stud wall assembly shall be constructed of the materials and in the manner described in the individual U300, V300, 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 may 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* -** 5/8 in. (16 mm) thick, 4 ft (1.2 m) wide with square or tapered edges. The gypsum board type, thickness, number of layers, fastener type and sheet orientation shall be as specified in the individual Design in the UL Fire Resistance Directory. Max diam of opening is 5 in. (127 mm).
      The hourly F and FH Ratings of the firestop system are equal to the hourly fire rating of the wall assembly in which it is installed.

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W-L-2029

2. **Through Penetrants -** One nonmetallic pipe or conduit to be centered within the firestop system. A nom annular space of 1/4 in. (6 mm) is required within the firestop system. Pipe or conduit to be rigidly supported on both sides of the wall assembly. The following types and sizes of nonmetallic pipes or conduits may be used:
   A. **Polyvinyl Chloride (PVC) Pipe -** Nom 4 in. (102 mm) diam (or smaller) Schedule 40 solid or cellular core PVC pipe for use in closed (process or supply) or vented (drain, waste or vent) piping system.
   B. **Rigid Nonmetallic Conduit+ -** Nom 4 in. (102 mm) diam (or smaller) Schedule 40 or 80 PVC conduit installed in accordance with the National Electrical Code (NFPA No. 70).
   C. **Chlorinated Polyvinyl Chloride (CPVC) Pipe -** Nom 4 in. (102 mm) diam (or smaller) SDR13.5 CPVC pipe for use in closed (process of supply) piping systems.
   D. **Acrylonitrile Butadiene Styrene (ABS) Pipe -** Nom 4 in. (102 mm) diam (or smaller) Schedule 40 solid or foamed core ABS pipe for use in closed (process or supply) or vented (drain, waste or vent) piping systems.
   E. **Fire Retardant Polypropylene (FRPP) Pipe -** Nom 4 in. (102 mm) diam (or smaller) Schedule 40 FRPP pipe for use in closed (process or supply) or vented (drain, waste or vent) piping systems.
3. **Firestop System -** The firestop system shall consist of the following:
   A. **Fill, Void or Cavity Material* - Caulk -** (Optional) - Caulk forced into annular space to max extent possible. Caulk shall be installed flush with both surfaces of wall assembly. **L Ratings apply only when caulk is used.**
      SPECIFIED TECHNOLOGIES INC - SpecSeal Series SSS Sealant, SpecSeal LCI Sealant or SpecSeal SIL300 Sealant
   B. **Firestop Device* -** Galv steel collar lined with an intumescent material sized to fit the specific diam of the through-penetrant. Device shall be installed around through-penetrant in accordance with accompanying installation instructions. Device incorporates anchor tabs for securement to each surface of wall assembly by means of 1/8 in. (3 mm) diam by 1-3/4 in. (45 mm) long steel molly bolts in conjunction with 1/4 in. (6 mm) diam by 1-1/2 in. (38 mm) diam steel fender washers.
      The F, T, FT, FH and FTH Ratings of the firestop system are dependent upon the fire rating of the wall and size of the firestop device as tabulated below:

Fire Rating Of Wall Hr	Nom Device Size In.	F, FH Rating Hr	T, FT, FTH Rating Hr
1	1-1/2	1	1
2	1-1/2	2	1 1/2
1	2	1	1
2	2	2	1 1/2
1	3	1	1
2	3	2	2
1	4	1	1
2	4	2	2

SPECIFIED TECHNOLOGIES INC - SpecSeal Firestop Collar, SpecSeal LCC Collar, or SpecSeal SSC Collar. When SpecSeal LCC Collar or SpecSeal SSC Collar are used, the max annular space shall be 1/8 in. (3 mm) for max 2-1/2 in. (64 mm) diam pipe and shall be max 1/4 in. (6 mm) for pipe larger than 2-1/2 in. (64 mm) diam. **The T, FT and FTH Ratings equal the hourly F Rating when SpecSeal LCC Collar is used.**

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

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W-L-2029

Classified by
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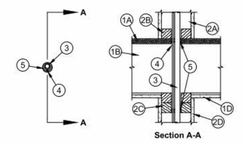
to ASTM/UL1479 (ASTM E814)

System No. F-C-8004

F Rating - 1 Hr
T Rating - 1 Hr
L Rating at Ambient - Less Than 1 CFM/sq ft
L Rating at 400° F - Less Than 1 CFM/sq ft



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 individual L500 Series Floor-Ceiling Designs in the UL Fire Resistance Directory, as 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 floor opening is 2 in. (51 mm).
   B. **Wood Joists -** Nom 2 by 10 in. (51 by 254 mm) lumber joists spaced 16 in. OC with nom 1 by 3 in. (25 by 76 mm) lumber bridging and with 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 with ends firestopped.
   C. **Furring Channels -** (Not Shown) - Resilient galv steel furring installed perpendicular to wood joists (Item 1B) between wallboard (Item 1D) and wood joists or furring channels as required in the individual Floor-Ceiling Design.
   D. **Gypsum Board* -** Nom 4 ft (1.2 m) wide by 5/8 in. (16 mm) thick as specified in the individual Floor-Ceiling Design. Wallboard secured to wood joists or furring channels as specified in the individual Floor-Ceiling Design. Max diam of ceiling opening is 2 in. (51 mm).
2. **Chase Wall - (Optional) -** The through penetrant (Item 3) 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 6 in. (51 by 152 mm) or double nom 2 by 4 in. (51 by 102 mm) lumber studs.
   B. **Sole Plate -** Nom 2 by 6 in. (51 by 152 mm) or parallel 2 by 4 in. (51 by 102 mm) lumber plates, tightly butted.
   C. **Top Plate -** The double top plate shall consist of two nom 2 by 6 in. (51 by 152 mm) or two sets of parallel 2 by 4 in. (51 by 102 mm) lumber plates, tightly butted. Max diam of opening is 2 in. (51 mm).
   D. **Gypsum Board* -** Thickness, type, number of layers and fasteners shall be as specified in individual Wall and Partition Design.

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F-C-8004

3. **Through Penetrants -** One nonmetallic pipe or conduit to be installed within the firestop system. Pipe or conduit shall be spaced a nom 1/4 in. (6 mm) from the cable (Item No. 4). The space between pipe or conduit and the periphery of the opening shall be a nom 1/4 in. (6 mm). Pipe or conduit to be rigidly supported on both sides of the floor-ceiling assembly. The following types and sizes of nonmetallic pipes or conduits may be used:
   A. **Polyvinyl Chloride (PVC) Pipe -** Nom 3/4 in. (19 mm) diam (or smaller) Schedule 40 solid or cellular core PVC pipe for use in closed (process or supply) piping system.
   B. **Rigid Nonmetallic Conduit+ -** Nom 3/4 in. (19 mm) diam (or smaller) Schedule 40 PVC conduit installed in accordance with the National Electrical Code (NFPA No. 70).
   C. **Chlorinated Polyvinyl Chloride (CPVC) Pipe -** Nom 3/4 in. (19 mm) diam (or smaller) SDR17 CPVC pipe for use in closed (process or supply) piping systems.
   D. **Electrical Nonmetallic Tubing (ENMT)+ -** Nom 3/4 in. (19 mm) diam (or smaller) ENMT formed from PVC and installed in accordance with the National Electrical Code.
4. **Cables -** One cable to be spaced a nom 1/4 in. (6 mm) from the other through-penetrants. The space between the cable and periphery of opening shall be a nom 1/4 in. (6 mm). Cables to be rigidly supported on both sides of floor-ceiling assembly.
   The following types and sizes of copper conductor cables may be used:
   A. Max 100 pair No. 24 AWG (or smaller) telephone cables with polyvinyl chloride (PVC) insulation and jacket.
   B. Max 3/C (with ground) - No. 10 AWG (or smaller) nonmetallic sheathed ("Romex") cable with PVC insulation and jacket.
5. **Fill, 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 sole plate. Min 5/8 in. (16 mm) thickness of fill material also applied within the annulus of the ceiling or top plate, flush with bottom surface of ceiling or lower top plate. Min 3/8 in. (10 mm) diam bead of fill material applied at point contact location on top surface of floor or sole plate and on bottom surface of gypsum board ceiling or lower top plate.
   SPECIFIED TECHNOLOGIES INC - SpecSeal Series SSS Sealant or SpecSeal LCI Sealant

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F-C-8004

Classified by
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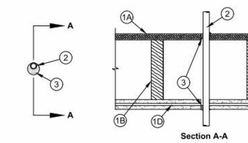
to ASTM/UL1479 (ASTM E814)

System No. F-C-3013

F Ratings - 1 and 2 Hr (See Item 2A)
T Ratings - 3/4, 1 and 2 Hr (See Item 2A)
L Rating At Ambient - Less than 1 CFM/sq ft
L Rating at 400 F - Less than 1 CFM/sq ft



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 2 hr fire-rated wood joist floor-ceiling assembly shall be constructed of the materials and in the manner specified in Design Nos. L505, L511 or L536 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 floor opening is 2 in.
   B. **Wood Joists* -** For 1 hr fire-rated floor-ceiling assemblies nom 10 in. deep (or deeper) lumber, steel or combination lumber and steel joists, trusses or **Structural Wood Members*** with bridging as required and with ends firestopped. For 2 hr fire-rated floor-ceiling assemblies, nom 2 by 10 in. lumber joists spaced 16 in. OC with nom 1 by 3 in. lumber bridging and with ends firestopped.
   C. **Furring Channels - (Not Shown) -** In 2 hr fire-rated assemblies, resilient galv steel furring installed perpendicular to wood joists between first and second layers of gypsum board (Item 1D). Furring channels spaced max 24 in. OC. In 1 hr fire-rated assemblies, resilient galv steel furring installed perpendicular to wood joists between gypsum board and wood joists as specified in the individual Floor-Ceiling Design. Furring channels spaced max 24 in. OC. In 1 hr fire-rated assemblies, resilient galv steel furring installed perpendicular to wood joists between gypsum board and wood joists as specified in the individual Floor-Ceiling Design. Furring channels spaced max 24 in. OC.
   D. **Gypsum Board* -** Nom 4 ft wide by 5/8 in. thick as specified in the individual Floor-Ceiling Design. First layer of gypsum board secured to wood joists or furring channels as specified in the individual Floor-Ceiling Design. Second layer of wallboard (2 hr fire-rated assembly) screw-attached to furring channels as specified in the individual Floor-Ceiling Design. Max diam of ceiling opening is 2 in.

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F-C-3013

1.1 **Chase Wall -** (Not Shown, Optional) The through penetrants (Item 2) may be routed through a fire-rated single, double or staggered wood stud/gypsum board chase wall having a fire rating consistent with that of the floor-ceiling assembly. 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 6 in. or double nom 2 by 4 in. lumber studs.
   B. **Sole Plate -** Nom 2 by 6 in. or parallel 2 by 4 in. lumber plates, tightly butted.
   C. **Top Plate -** The double top plate shall consist of two nom 2 by 6 in. or two sets of parallel 2 by 4 in. lumber plates, tightly butted. Max diam of opening is 2 in.
   D. **Gypsum Board* -** Thickness, type, number of layers and fasteners shall be as specified in individual Wall and Partition Design.
2. **Cables -** One or more cables to be installed either concentrically or eccentricity within the firestop system. Cable(s) to be installed approximately midway between wood joist. Diam of openings hole-sawed through flooring system and through gypsum wallboard ceiling to be min 3/8 in. larger than the outside diam of cable bundle. The annular space within the firestop system shall be a min 0 in. (point contact) to a max 1-1/4 in. Cables to be rigidly supported on both sides of floor-ceiling assembly. The following types and sizes of cables may be used:
   A. Max 100 pair No. 24 AWG (or smaller) copper conductor telephone cables with polyvinyl chloride (PVC) insulation and jacket materials.
   B. Max 3/C (with ground) No. 2/0 (or smaller) AWG aluminum conductor service entrance cable with PVC insulation and jacket materials.
   C. Max 3/C (with ground) No. 12 AWG (or smaller) copper conductor nonmetallic sheathed (Romex) cable with PVC insulation and jacket materials.
   The number of cables allowed within the opening is dependent upon the type and size of cable as tabulated in Item 2A.

2A. **Through Penetrating Product* -** (Not Shown) - As an alternate to Item 2, through-penetrating product to be installed either concentrically or eccentricity within the firestop system. One cable to be installed approximately midway between wood joist. Diam of openings hole-sawed through flooring system and through gypsum board ceiling to be min 3/8 in. larger than the outside diam of cable. The annular space within the firestop system shall be a min 0 in. (point contact) to a max 1-1/4 in. Through-penetrating product to be rigidly supported on both sides of a floor-ceiling assembly. The following types of through-penetrating products may be used.
   A. Max four copper conductors No. 2/0 AWG (or smaller) aluminum or steel **Armored Cable#** or **Metal-Clad Cable+**.
      AFC CABLE SYSTEMS INC
   B. Two or more twisted copper conductor No. 6 AWG (or smaller) **Power Limited Circuit Cable+** with or without a jacket under a metal armor.
      AFC CABLE SYSTEMS INC
   C. Two or more twisted copper conductor No. 10 AWG (or smaller) **Power Limited Fire Alarm Cable+** with or without a jacket under a metal armor.
      AFC CABLE SYSTEMS INC
   D. Two or more twisted copper conductor No. 12 AWG (or smaller) **Non Power Limited Fire Alarm Cable+** with or without a jacket under a metal armor.
      AFC CABLE SYSTEMS INC

   The F and T Ratings of the firestop system are dependent upon the hourly rating of the floor-ceiling and type and number of through penetrants, as tabulated below:

Rating of Assembly Hr	Type of Thought Penetrant	Max No. of Penetrant	F Rating, Hr	T Rating, Hr
1	Telephone Cable	1	1	1
2	Telephone Cable	1	2	2
1	Service Entrance Cable	1	1	1
1	Armored Cable	1	1	3/4
1	Romex Cable	7	1	3/4
1	Power Limited Circuit Cable	1	1	3/4
1	Non Power Limited Fire AlarmCable	1	1	3/4
1	Power Limited Fire AlarmCable	1	1	3/4
1	Metal Clad Cable	1	1	3/4

3. **Fill, Void or Cavity Material* - Sealant -** On top surface of floor, min 3/4 in. thickness of fill material applied within annulus, flush with top surface of floor. On bottom surface of ceiling, min 5/8 in. thickness of fill material applied within annulus, flush with bottom surface of ceiling or lower top plate of chase wall assembly. Additional fill material to be installed such that a min 1/8 in. crown is formed around the penetrating item on bottom surface of ceiling or lower top plate of chase wall assembly. On both top and bottom of assembly, fill material forced into interstices of cable group to max extent possible.
   SPECIFIED TECHNOLOGIES INC - SpecSeal Series SSS Sealant or SpecSeal LCI Sealant

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

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09/16/2024

A NEW MULTI-FAMILY PROJECT:
EVREN APARTMENTS
LEE'S SUMMIT, MISSOURI

DRAWING RELEASE LOG
• 09.16.2024 PERMIT SET

△REVISIONS

JOB NO. 720522
DATE 09.16.2024
DRAWN BY Author
PERMIT SET

SHEET NAME
RATED PENETRATION DETAILS
SHEET NO.
A0.30

9/16/2024 4:46:43 PM

ARCH E1 30" x 42"

Classified by
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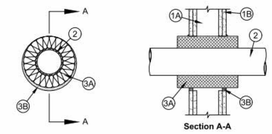
to ASTM/UL1479 (ASTM E814)

System No. W-L-1101

F Ratings - 1 & 2 Hr (See Item 1)
T Rating - 0 Hr



Section A-A

1. **Wall Assembly -** The 1 or 2 hr fire-rated gypsum wallboard/stud wall assembly shall be constructed of the materials and in the manner described in the individual U300 or U400 Series Wall or Partition Design 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 3-5/8 in. wide and spaced max 24 in. OC.
   B. **Gypsum Board* -** 5/8 in. thick, 4 ft wide with square or tapered edges. The gypsum wallboard type, thickness, number of layers, fastener type and sheet orientation shall be as specified in the individual U300 or U400 Series Design in the UL Fire Resistance Directory. Max diam of opening is 9 in.
   The hourly F Rating of the firestop system is equal to the hourly fire rating of the wall assembly in which it is installed.
2. **Through Penetrants -** One metallic pipe or tubing to be installed either concentrically or eccentrically within the firestop system. Pipe or tubing to be rigidly supported on both sides of wall assembly. The following types and sizes of metallic pipes or tubing may be used:
   A. **Steel Pipe -** Nom 4 in. diam (or smaller) Schedule 10 (or heavier) steel pipe.
   B. **Iron Pipe -** Nom 4 in. diam (or smaller) cast or ductile iron pipe.
   C. **Copper Tubing -** Nom 4 in. diam (or smaller) Type L (or heavier) copper tube.
   D. **Copper Pipe -** Nom 4 in. diam (or smaller) Regular (or heavier) copper pipe.
3. **Firestop System -** The firestop system shall consist of the following:
   A. **Pipe and Equipment Covering Materials* -** Max 2 in. thick hollow cylindrical heavy density (min 3.5 pcf) glass fiber units jacketed on the outside with an all service jacket. Longitudinal joints sealed with metal fasteners or factory-applied self-sealing lap tape. Pipe covering to be wrapped around the through penetrant and extend a min 2-1/2 in. beyond both surfaces of the wall. The annular space between pipe covering and the edge of the through opening shall be min 0 in. (continuous point contact) to max 1/2 in.
   See **Pipe and Equipment Covering - Materials** (BRGU) category in the Building Materials Directory for names of manufacturers. Any pipe covering material meeting the above specifications and bearing the UL Classification Marking with a Flame Spread Index of 25 or less and a Smoke Developed Index of 50 or less may be used.
   B. **Fill, Void or Cavity Material* - Sealant -** Min 5/8 in. thickness of fill material applied within annulus, flush with both surfaces of wall. A min 1/4 in. crown of fill material shall be applied to the pipe covering/gypsum wallboard interface at the point contact location and lapping 1/4 in. beyond the periphery of the opening on both sides of the wall.
   SPECIFIED TECHNOLOGIES INC - SpecSeal Series SSS Sealant or SpecSeal LCI Sealant
   * Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.

Classified by
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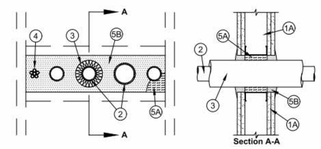
System No. W-L-8003

(Formerly System No. 633)
F Ratings - 1 and 2 Hr (See Item 1B)
T Rating - 0 Hr
L Rating At Ambient - 8 CFM/sq ft
L Rating At 400 F - Less Than 1 CFM/sq ft



Section A-A

1. **Wall Assembly -** The 1 or 2 h fire-rated gypsum board/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. In 2 h fire-rated assemblies, steel studs to be min 2-1/2 in. wide and spaced max 24 in. OC. In 1 h fire rated assemblies, steel studs to be min 3-5/8 in. wide and spaced 24 in. OC. Additional studs shall be installed horizontally in such a manner to form a nom 22-3/4 in. wide by 6 in. high opening.
   B. **Gypsum Board* -** 5/8 in. thick, 4 ft wide with square or tapered edges. The gypsum board type, thickness, number of layers, fastener type and sheet orientation shall be as specified in the individual U300 or U400 Series Design in the UL Fire Resistance Directory. If the through penetrants are installed in a wood stud/gypsum board assembly, the max area of opening is 87 sq. in. with max dimension of 14-1/2 in.
   The hourly F rating of the firestop system is equal to the hourly fire rating of the wall assembly in which it is installed.
2. **Through Penetrants -** Four pipes, conduits or tubing to be installed within the opening. The space between pipes, conduits or tubing shall be a nom 1-7/8 in. The space between pipes, conduits or tubing and periphery of opening shall be min 5/8 in. to max 1-15/16 in. Pipe, conduit or tubing to be rigidly supported on both sides of wall assembly. The following types and sizes of pipes, conduits or tubing may be used:
   A. **Steel Pipe -** Nom 3 in. diam (or smaller) Schedule 5 (or heavier) steel pipe.
   B. **Iron Pipe -** Nom 2 in. diam (or smaller) cast or ductile iron pipe.
   C. **Conduit -** Nom 3 in. diam (or smaller) steel electrical metallic tubing or steel conduit.
   D. **Copper Tubing -** Nom 2 in. diam (or smaller) Type L (or heavier) copper tubing.
   E. **Copper Pipe -** Nom 2 in. diam (or smaller) Regular (or heavier) copper pipe.
   F. **Polyvinyl Chloride (PVC) Pipe -** Nom 2 in. diam (or smaller) Schedule 40 PVC pipe for use in closed (process or supply) piping system.

3. **Pipe Covering -** One of the following types of pipe coverings shall be used:
   A. **Pipe and Equipment Covering - Materials* -** Nom 1 in. thick hollow cylindrical heavy density (min 3.5 pcf) glass fiber units jacketed on the outside with an all service jacket. Longitudinal joints sealed with metal fasteners or factory-applied self-sealing lap tape. Transverse joints secured with metal fasteners or with butt tape supplied with the product. The pipe covering may be installed on one of the metallic pipes or tubing having a nom diam of 2 in. or less. The insulated pipe or tubing shall be spaced a nom 1-7/8 in. from the other through-penetrants. The annular space between the insulated through penetrant and periphery of the opening shall be a nom 1 in.
   See **Pipe and Equipment Covering - Materials** (BRGU) category in the Building Materials Directory for names of manufacturers. Any pipe covering material meeting the above specifications and bearing the UL Classification Marking with a Flame Spread Index of 25 or less and a Smoke Developed Index of 50 or less may be used.
   B. **Pipe Covering Materials* -** Nom 1 in. thick unfaced mineral fiber pipe insulation sized to the outside diam of pipe or tube. Pipe insulation secured with min 8 AWG steel wire spaced max 12 in. OC. The insulated pipe or tubing shall be spaced a nom 1-7/8 in. from the other through-penetrants. The annular space between the insulated through penetrant and periphery of opening shall be a nom 1 in.
   IG MINWOOL L L C - High Temperature Pipe Insulation 1200, High Temperature Pipe Insulation BWT or High Temperature Pipe Insulation Thermaloc
   C. **Sheathing Material* -** (Not shown) - Used in conjunction with Item 3B. Foil-scrim-kraft or all service jacket material shall be wrapped around the outer circumference of the pipe insulation (Item 3B) with the kraft side exposed. Longitudinal joints and transverse joints sealed with metal fasteners or butt tape.
   See **Sheathing Materials** (BVDV) category in the Building Materials Directory for names of manufacturers. Any sheathing material meeting the above specifications and bearing the UL Classification Marking with a Flame Spread Index of 25 or less and a Smoke Developed Index of 50 or less may be used.
4. **Cables -** Max six cables to be installed within the firestop system. Cables to be spaced 1-1/2 in. from the through-penetrants. The space between the cables and periphery of opening shall range from a min 1 in. to a max 2-7/8 in. Cables to be tightly bundled together and rigidly supported on both surfaces of wall.
   Any combination of the following types and sizes of copper conductor cables may be used:
   A. Max 25 pair No. 24 AWG (or smaller) telephone cables with polyvinyl chloride (PVC) insulation and jacket.
   B. Max 3/C (with ground) - No. 10 AWG (or smaller) nonmetallic sheathed ("Romex") cable with PVC insulation and jacket.
   C. Max 4 pair No. 18 AWG (or smaller) thermostat cables with PVC insulation and jacket.
5. **Firestop System -** The firestop system shall consist of the following:
   A. **Packing Material -** In 2 h fire-rated assemblies, min 2-1/2 in. thickness of min 6 pcf mineral wool batt insulation firmly packed into opening as a permanent form. In 1 h fire-rated assemblies, min 2-1/4 in. thickness of mineral wool batt insulation firmly packed into opening as a permanent form. Packing material to be recessed from both surfaces of wall as required to accommodate the required thickness of fill material.
   B. **Fill, Void or Cavity Material* - Caulk -** Min 1-1/4 in. thickness of fill material applied within the annulus, on both surfaces of wall. Caulk to be forced into interstices of cable group to max extent possible. Additional caulk to be installed such that a min 1 in. is tapping beyond periphery of the opening.
   SPECIFIED TECHNOLOGIES INC - SpecSeal Series SSS Sealant or SpecSeal LCI Sealant
   * Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.

Classified by
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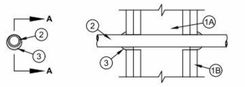
to ASTM/UL1479 (ASTM E814)

System No. W-L-3024

F Ratings - 1 and 2 Hr (See Items 2 and 2A)
T Ratings - 0, 1/2, 1 and 2 Hr (See Items 2 and 2A)
L Rating At Ambient - Less Than 1 CFM/sq ft
L Rating At 400 F - Less Than 1 CFM/sq ft



Section A-A

1. **Wall Assembly -** The 1 or 2 hr fire rated gypsum board/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. **Gypsum Board* -** 5/8 in. thick, 4 ft wide with square or tapered edges. The gypsum board type, thickness, number of layers, fastener type and sheet orientation shall be as specified in the individual U300 or U400 Series Design in the UL Fire Resistance Directory. Max diam of opening is 2-1/2 in.
   The hourly F Rating of the firestop system is equal to the hourly fire rating of the wall assembly in which it is installed.
2. **Cables -** One cable to be installed either concentrically or eccentricity within the firestop system. The annular space within the firestop system shall be a min 0 in. (point contact) to a max 1/4 in. Cable to be rigidly supported on both sides of wall assembly. The following types and sizes of cables may be used:
   A. Max 200 pair No. 24 AWG (or smaller) copper conductor cable with polyvinyl chloride (PVC) jacketing and insulation. **When 200 pair No. 24 AWG telephone cable is used, T Rating is 0 hr. When 50 pair No. 24 AWG telephone cable is used, T Rating is equal to the F rating of the firestop system.**
   B. Max 3/C No. 2/0 AWG (or smaller) aluminum conductor service entrance cable with PVC insulation and jacketing. **When service entrance cable is used, the T Rating is equal to the F Rating of the firestop system.**
   C. Max 1/C-750 kcmil copper conductor power cable with cross-linked polyethylene (XLPE) insulation and jacketing. **When 1/C-750 kcmil cable is used, the T Rating is equal to the F Rating of the firestop system.**
   D. Max 3/C No. 8 AWG (or smaller) PVC insulated and jacketed nonmetallic sheathed (Romex) cable. **When Romex is used, the T Rating is equal to the F Rating of the firestop system.**
   E. Max RG59/U (or smaller) coaxial cable with fluorinated ethylene insulation and jacketing. **When coaxial cable is used, the T Rating is equal to the F Rating of the firestop system.**
   F. Max 62.5/125 micron fiber optic cable with PVC insulation and jacketing. **When fiber optic cable is used, the T Rating is equal to the F Rating of the firestop system.**
   G. Max 4 pair No. 24 AWG (or smaller) copper conductor data cable with Hylar insulation and jacketing. **When data cable is used, the T Rating is equal to the F Rating of the firestop system.**

2A. **Through-Penetrating Product* -** As an alternate to Item 2, max one through-penetrating product to be installed either concentrically or eccentrically within the firestop system. Through-penetrating product to be rigidly supported on both sides of wall assembly. The following types of through-penetrating products may be used:
   A. Max four copper conductors No. 4/0 AWG (or smaller) aluminum or steel **Armored Cable+** or **Metal-Clad Cable+. When armored or metal-clad cable is used, the T Rating is 1/2 hr.**
   AFC CABLE SYSTEMS INC
   B. Two or more twisted copper conductors No. 6 AWG (or smaller) **Power Limited Circuit Cable+** with or without a jacket under a metal armor. **When Power Limited Circuit Cable+ is used, the T Rating is 1/2 hr.**
   AFC CABLE SYSTEMS INC
   C. Two or more twisted copper conductors No. 10 AWG (or smaller) **Power Limited Fire Alarm Cable+** with or without a jacket under a metal armor. **When Power Limited Fire Alarm Cable+ is used, the T Rating is equal to the F Rating of the firestop system.**
   AFC CABLE SYSTEMS INC
   D. Two or more twisted copper conductors No. 12 AWG (or smaller) **Non Power Limited Fire Alarm Cable+** with or without a jacket under a metal armor. **When Non Power Limited Fire Alarm Cable+ is the T Rating is equal to the F Rating of the firestop system.**
   AFC CABLE SYSTEMS INC
3. **Fill Void or Cavity Material* - Sealant or Putty -** Min 5/8 in. thickness of fill material installed within annulus, flush with both surfaces of wall assembly. Additional fill material installed such that a min 1/4 in. diam crown is formed around the through-penetrant on both sides of the wall.
   SPECIFIED TECHNOLOGIES INC - SpecSeal Series SSS Sealant, SpecSeal Putty or SpecSeal LCI Sealant
   *Bearing the UL Classification Marking
   +Bearing the UL Listing Mark

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A NEW MULTI-FAMILY PROJECT:
EVREN APARTMENTS
LEE'S SUMMIT, MISSOURI

DRAWING RELEASE LOG
• 09.16.2024 PERMIT SET

△REVISIONS

JOB NO. 720522
DATE 09.16.2024
DRAWN BY Author
PERMIT SET

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RATED PENETRATION DETAILS
SHEET NO.
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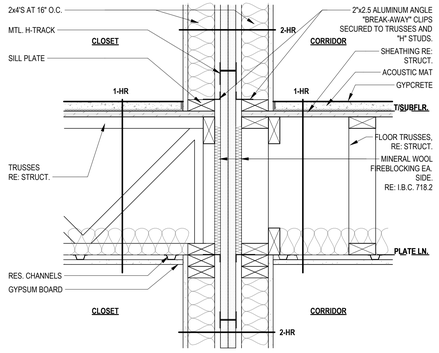
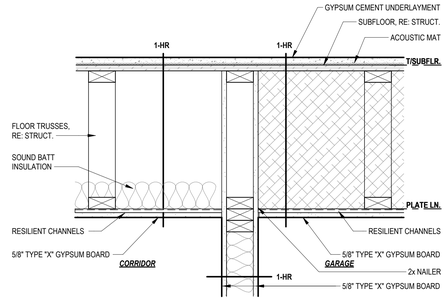


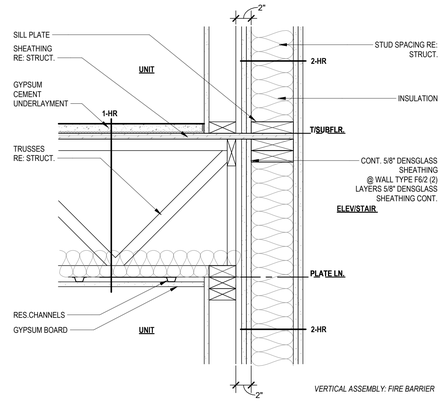
VERTICAL ASSEMBLY: FIRE WALL

16 2 HR FIRE WALL DETAIL - CLOSET/CORRIDOR
1 1/2" = 1'-0"



VERTICAL ASSEMBLY: FIRE BARRIER

11 CORRIDOR/GARAGE - PARALLEL TRUSSES
1 1/2" = 1'-0"



VERTICAL ASSEMBLY: FIRE BARRIER

7 2 HR SHAFT/UNIT - PERP. TRUSSES
1 1/2" = 1'-0"

FLOOR/WALL INTERSECTION DETAIL GENERAL NOTES:

A. DETAILS SHOWN DEPICT GENERAL CONDITIONS. REFER TO STRUCTURAL DRAWINGS FOR ACTUAL FRAMING CONDITIONS.

B. SEE CODE ANALYSIS SHEETS A0.03, A0.04, A0.05, A0.07, AND A0.08 FOR LOCATIONS OF FIRE PARTITIONS, BARRIERS, WALLS, SMOKE PARTITIONS, ETC.

C. ALL PENETRATIONS IN FIRE RATED ASSEMBLIES TO BE APPROPRIATELY FIRESTOPPED.

D. FIREBLOCKING - REFER TO 2018 IBC SECTION 718.2.1 FOR ALLOWABLE MATERIALS.

E. DRAFTSTOPPING - REFER TO 2018 IBC SECTION 718.3.1 FOR ALLOWABLE MATERIALS.

F. ACOUSTICAL DETAILS TYPICAL AT UNIT DEMISING WALLS, CORRIDOR WALLS, STAIR & ELEVATOR WALLS, AND SOUND RATED ASSEMBLIES INDICATED.

G. TRIM AND MOULDINGS NOT SHOWN FOR CLARITY.

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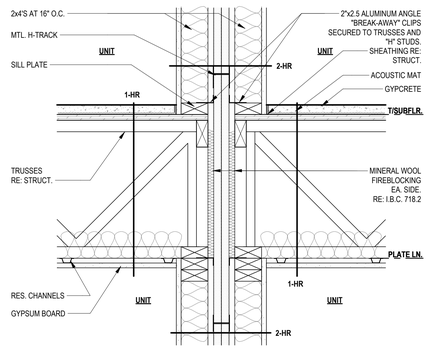
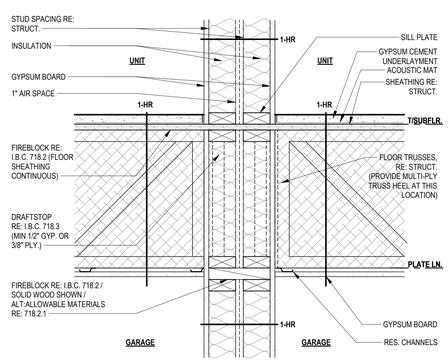


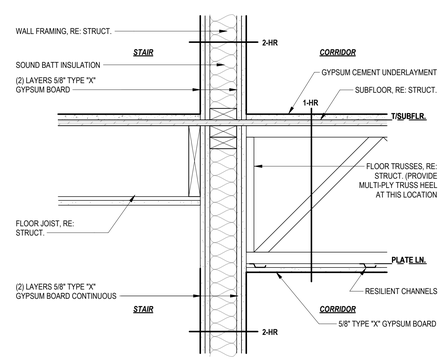
VERTICAL ASSEMBLY: FIRE WALL

15 2 HR FIRE WALL DETAIL - UNIT/UNIT
1 1/2" = 1'-0"



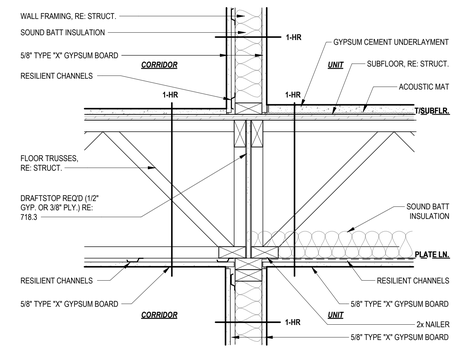
VERTICAL ASSEMBLY: FIRE BARRIER

10 GARAGE/GARAGE SEPARATION WALL - PERP. TRUSSES
1 1/2" = 1'-0"



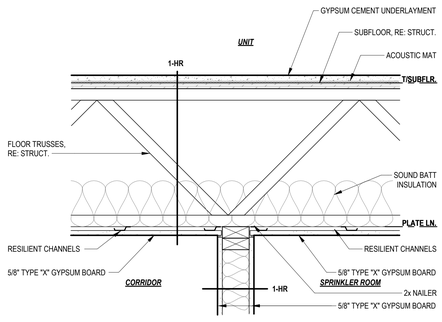
VERTICAL ASSEMBLY: FIRE BARRIER

6 STAIR/CORRIDOR - PERP. TRUSSES
1 1/2" = 1'-0"



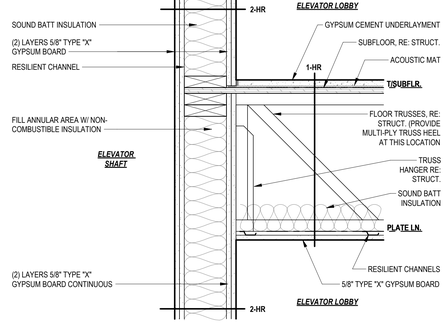
VERTICAL ASSEMBLY: FIRE PARTITION

3 CORRIDOR/UNIT - PARALLEL TRUSSES
1 1/2" = 1'-0"



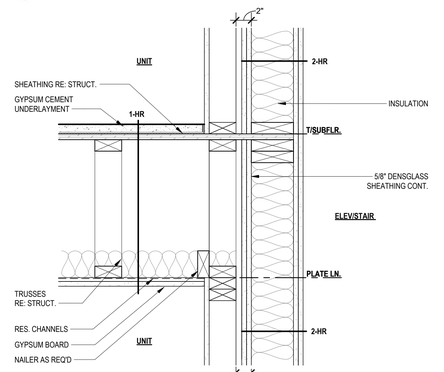
VERTICAL ASSEMBLY: FIRE PARTITION

13 CORRIDOR/SRNK ROOM - PERP. TRUSSES
1 1/2" = 1'-0"



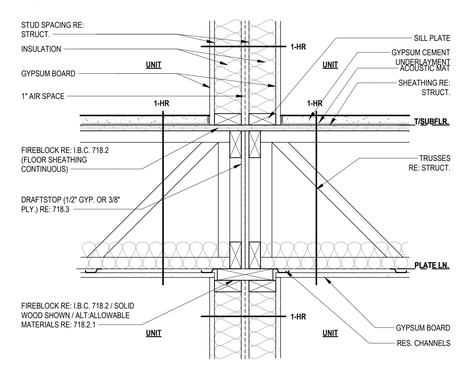
VERTICAL ASSEMBLY: FIRE BARRIER

9 SHAFT/LOBBY- PERP. TRUSSES
1 1/2" = 1'-0"



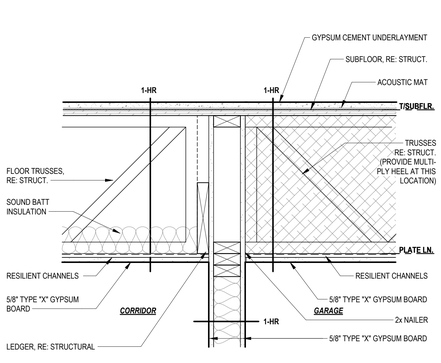
VERTICAL ASSEMBLY: FIRE BARRIER

5 2-HR SHAFT/UNIT - PARALLEL TRUSSES
1 1/2" = 1'-0"



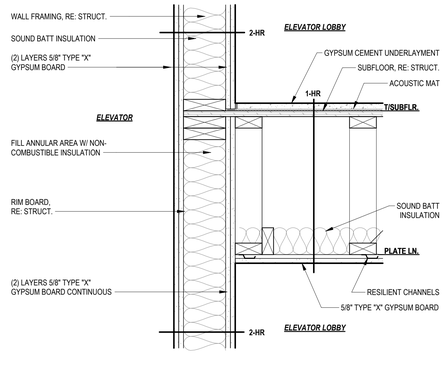
VERTICAL ASSEMBLY: FIRE PARTITION

2 UNIT/UNIT DEMISING WALL - PERP. TRUSSES
1 1/2" = 1'-0"



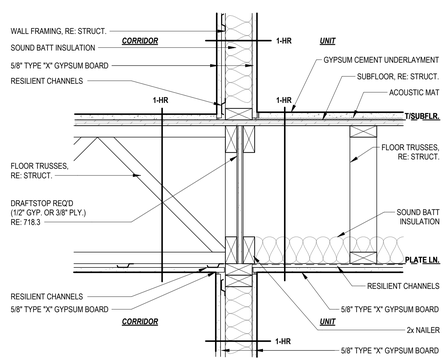
VERTICAL ASSEMBLY: FIRE BARRIER

12 CORRIDOR/GARAGE - PERP. TRUSSES
1 1/2" = 1'-0"



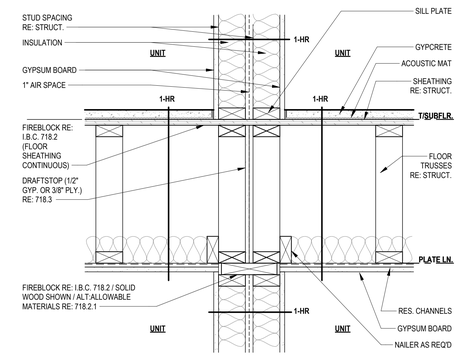
VERTICAL ASSEMBLY: FIRE BARRIER

8 SHAFT/LOBBY - PARALLEL TRUSSES
1 1/2" = 1'-0"



VERTICAL ASSEMBLY: FIRE PARTITION

4 CORRIDOR/UNIT - PERP. TRUSSES
1 1/2" = 1'-0"



VERTICAL ASSEMBLY: FIRE PARTITION

1 UNIT/UNIT DEMISING WALL - PARALLEL TRUSSES
1 1/2" = 1'-0"

A NEW MULTI-FAMILY PROJECT:

EVREN APARTMENTS

LEE'S SUMMIT, MISSOURI

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- 09.16.2024 PERMIT SET

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JOB NO. 720522 | DATE 09.16.2024
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PERMIT SET
SHEET NAME FLOOR/WALL DETAILS
SHEET NO. A0.40

9/16/2024 4:48:49 PM

ARCH E1 30" x 42"

FLOOR/WALL INTERSECTION DETAIL GENERAL NOTES:

A. DETAILS SHOWN DEPICT GENERAL CONDITIONS. REFER TO STRUCTURAL DRAWINGS FOR ACTUAL FRAMING CONDITIONS.

B. SEE CODE ANALYSIS SHEETS **A0.03, A0.04, A0.05, A0.07,** AND **A0.08** FOR LOCATIONS OF FIRE PARTITIONS, BARRIERS, WALLS, SMOKE PARTITIONS, ETC.

C. ALL PENETRATIONS IN FIRE RATED ASSEMBLIES TO BE APPROPRIATELY FIRESTOPPED.

D. FIREBLOCKING - REFER TO 2018 IBC SECTION 718.2.1 FOR ALLOWABLE MATERIALS.

E. DRAFTSTOPPING - REFER TO 2018 IBC SECTION 718.3.1 FOR ALLOWABLE MATERIALS.

F. ACOUSTICAL DETAILS TYPICAL AT UNIT DEMISING WALLS, CORRIDOR WALLS, STAIR & ELEVATOR WALLS, AND SOUND RATED ASSEMBLIES INDICATED.

G. TRIM AND MOULDINGS NOT SHOWN FOR CLARITY.

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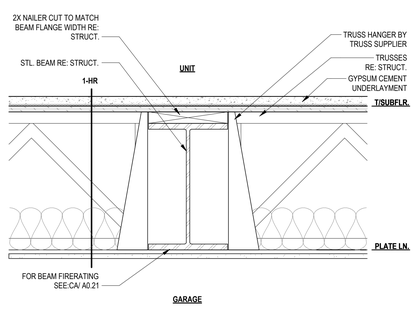
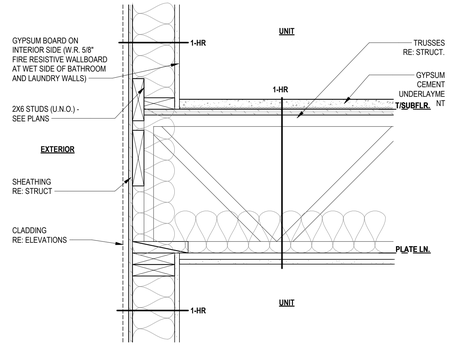
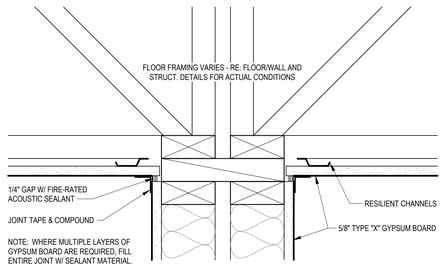


6 1HR EXTERIOR WALL - PERP. TRUSSES Copy 1
1 1/2" = 1'-0"

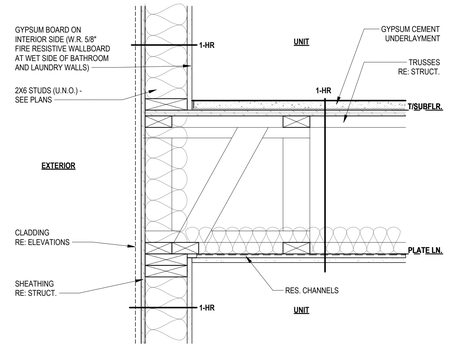


3 1HR EXTERIOR WALL - PERP. TRUSSES
1 1/2" = 1'-0"

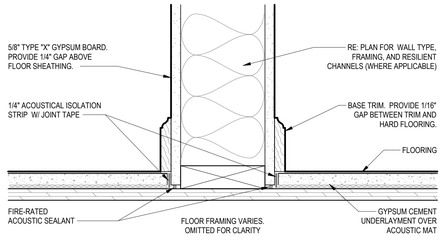


DETAIL TYPICAL AT:
UNIT DEMISING WALLS, CORRIDOR WALLS, STAIR & ELEVATOR WALLS, AND SOUND RATED ASSEMBLIES INDICATED.

4 ACOUSTIC DETAIL AT CEILING
3" = 1'-0"

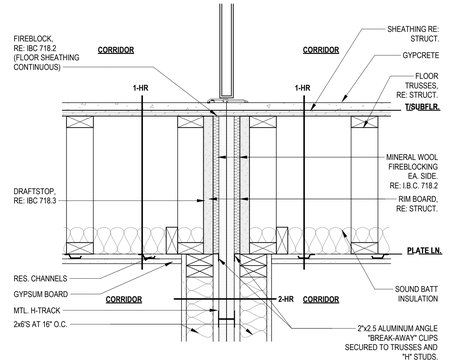


2 1HR EXTERIOR WALL - PARALLEL TRUSSES
1 1/2" = 1'-0"



DETAIL TYPICAL AT:
UNIT DEMISING WALLS, CORRIDOR WALLS, STAIR & ELEVATOR WALLS, AND SOUND RATED ASSEMBLIES INDICATED.

5 ACOUSTIC DETAIL AT FLOOR
3" = 1'-0"



VERTICAL ASSEMBLY: FIRE PARTITION

1 2 HR FIRE WALL DETAIL - CORRIDOR/CORRIDOR
1 1/2" = 1'-0"

A NEW MULTI-FAMILY PROJECT:

EVREN APARTMENTS

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SHEET NAME
FLOOR/WALL DETAILS

SHEET NO.
A0.41

9/16/2024 4:46:52 PM

ARCH E1 30" x 42"

FLOOR/WALL INTERSECTION DETAIL GENERAL NOTES:

A. DETAILS SHOWN DEPICT GENERAL CONDITIONS. REFER TO STRUCTURAL DRAWINGS FOR ACTUAL FRAMING CONDITIONS.

B. SEE CODE ANALYSIS SHEETS **A0.03, A0.04, A0.05, A0.07,** AND **A0.08** FOR LOCATIONS OF FIRE PARTITIONS, BARRIERS, WALLS, SMOKE PARTITIONS, ETC.

C. ALL PENETRATIONS IN FIRE RATED ASSEMBLIES TO BE APPROPRIATELY FIRESTOPPED.

D. FIREBLOCKING - REFER TO 2018 IBC SECTION 718.2.1 FOR ALLOWABLE MATERIALS.

E. DRAFTSTOPPING - REFER TO 2018 IBC SECTION 718.3.1 FOR ALLOWABLE MATERIALS.

F. ACOUSTICAL DETAILS TYPICAL AT UNIT DEMISING WALLS, CORRIDOR WALLS, STAIR & ELEVATOR WALLS, AND SOUND RATED ASSEMBLIES INDICATED.

G. TRIM AND MOULDINGS NOT SHOWN FOR CLARITY.

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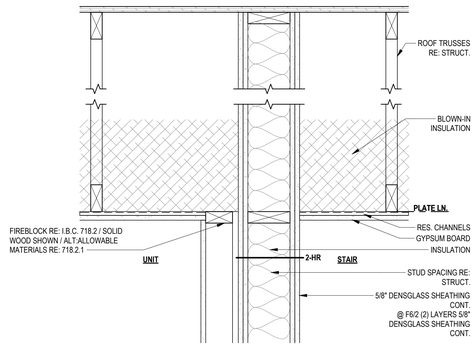
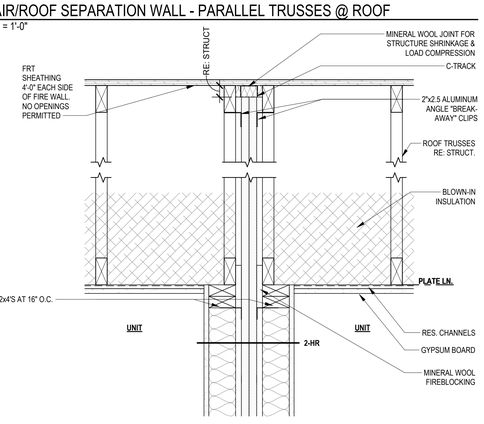
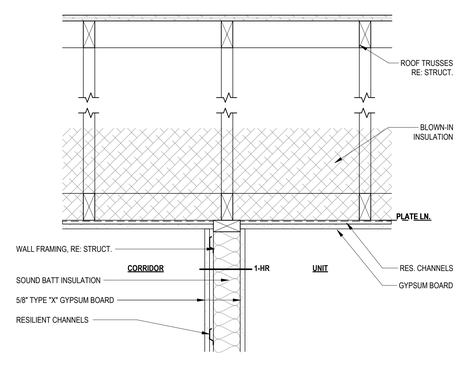


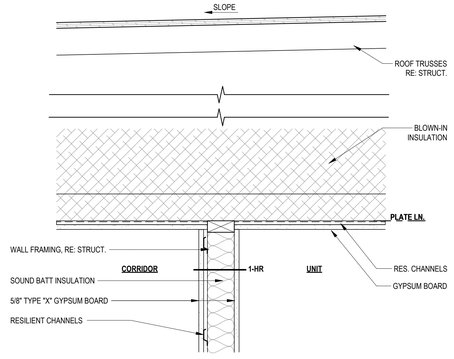
6 STAIR/ROOF SEPARATION WALL - PARALLEL TRUSSES @ ROOF
1 1/2" = 1'-0"



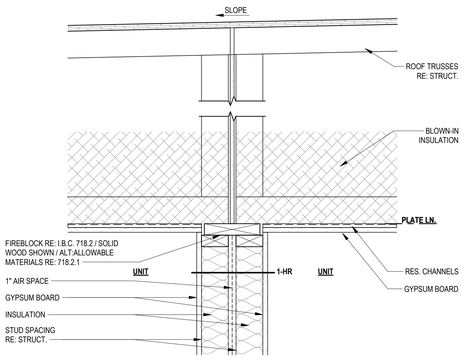
5 2 HR FIREWALL- WALL/ROOF
1 1/2" = 1'-0"



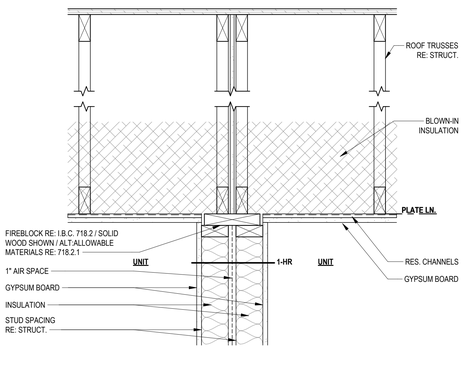
4 UNIT/CORRIDOR SEPARATION WALL - PARALLEL TRUSSES @ ROOF
1 1/2" = 1'-0"



3 UNIT/CORRIDOR SEPARATION WALL - PERP. TRUSSES @ ROOF
1 1/2" = 1'-0"



2 UNIT/UNIT SEPARATION WALL - PERP. TRUSSES @ ROOF
1 1/2" = 1'-0"



1 UNIT/UNIT SEPARATION WALL - PARALLEL TRUSSES @ ROOF
1 1/2" = 1'-0"

A NEW MULTI-FAMILY PROJECT:
EVREN APARTMENTS
LEE'S SUMMIT, MISSOURI

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SHEET NAME
ROOF/WALL DETAILS

SHEET NO.
A0.42

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ARCH E1 30" x 42"

DETAIL GENERAL NOTES:

A. FOLLOW ALL MANUFACTURER WRITTEN INSTALLATION INSTRUCTIONS. IF DETAIL CONFLICTS WITH MANUFACTURER, NOTIFY ARCHITECT IMMEDIATELY.

B. "SYSTEM" REFERS TO ALL NECESSARY PRODUCTS AND MATERIALS FOR FULL INSTALLATION.

C. PROVIDE SEALANT BETWEEN ALL DISSIMILAR MATERIALS WHERE INDICATED AND WHERE REQUIRED TO PROVIDE A WATERTIGHT ENVELOPE, UNLESS NOTED OTHERWISE FOR WEEPS, VENTS, AND AIR GAPS.

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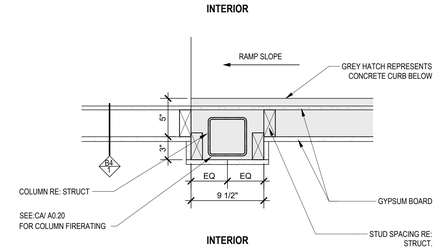
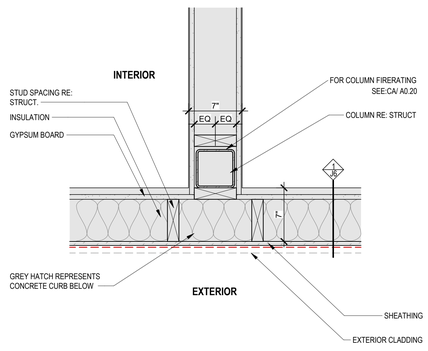
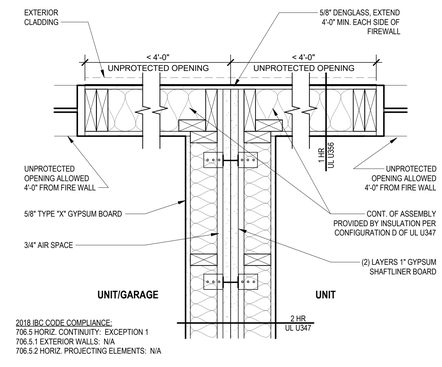


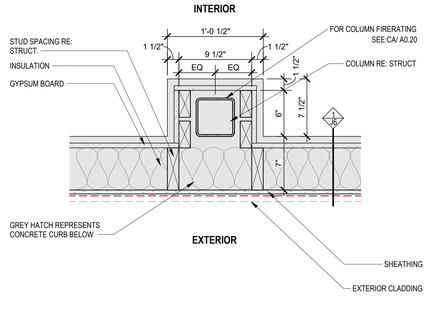
3 1 HR FIRE RATED COLUMN @ INTERIOR
1 1/2" = 1'-0"



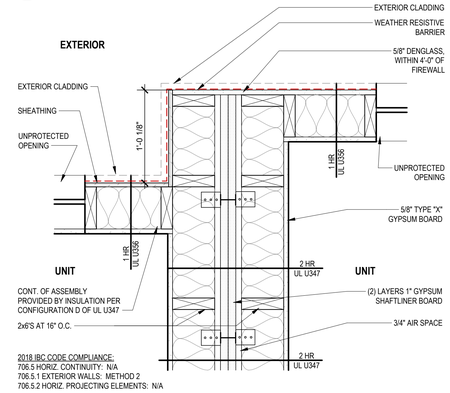
5 1 HR FIRE RATED COLUMN @ EXTERIOR
1 1/2" = 1'-0"



2 2 HR FIRE WALL EXTERIOR INTERSECTION
1 1/2" = 1'-0"



4 1 HR FIRE RATED COLUMN @ EXTERIOR
1 1/2" = 1'-0"



1 2 HR FIRE SEPARATION WALL @ EXTERIOR
1 1/2" = 1'-0"

A NEW MULTI-FAMILY PROJECT:

EVREN APARTMENTS

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DATE 09.16.2024
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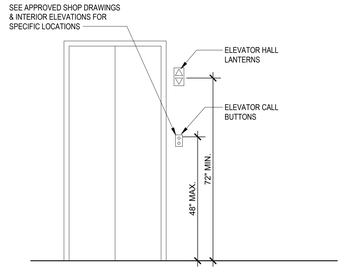
SHEET NAME
FIRE RATED PLAN DETAILS

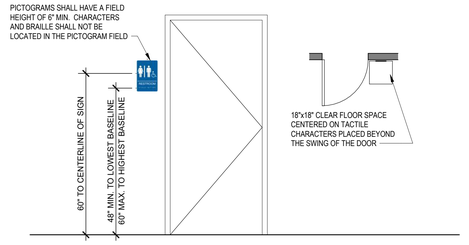
SHEET NO.
A0.43

9/16/2024 4:46:56 PM

ARCH E1 30" x 42"

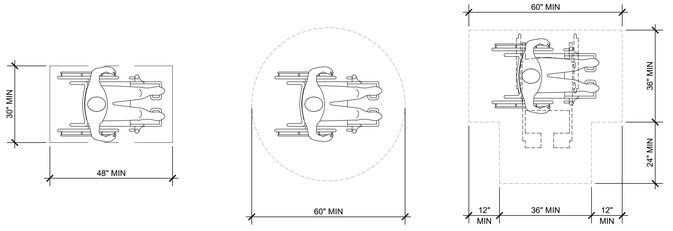


ELEVATOR COMPONENTS



SIGNAGE TO MEET ALL APPLICABLE IBC, ADA, AND A117.1 REQUIREMENTS.

GENERAL SIGNAGE



CLEAR SPACE

CIRCULAR TURN

T-SHAPED TURN

TURNING AND CLEAR FLOOR SPACES

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JOB NO. 720522
DATE 09.16.2024
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PERMIT SET

SHEET NAME
COMMON AREA
ACCESSIBILITY INFO
SHEET NO.
A0.50

9/16/2024 4:46:58 PM

ARCH E1 30" x 42"

UNIT PLAN GENERAL NOTES:

A. REFER TO ASSEMBLY SHEET SERIES **A0.20, A0.21** AND **A0.22** FOR ASSEMBLY DIMENSION ORIGINS AND THICKNESS.

B. REFER TO SHEETS **A1.00** AND **A1.01** FOR MOUNTING HEIGHTS AND ACCESSIBILITY REQUIREMENTS.

C. REFER TO BUILDING PLANS AND EXTERIOR ELEVATIONS FOR ADDITIONAL EXTERIOR ARCHITECTURAL ELEMENTS INCLUDING BALCONY LOCATIONS AND CONFIGURATIONS, COLUMNS, WINDOWS/TRANSOMS, AND PATIO DOOR INFORMATION.

D. USE TEAR-AWAY BEAD, BACKER ROD, AND CAULK AT ALL DRYWALL RETURNS AT FENESTRATION CONDITIONS.

E. ALL DIMENSIONS AND NOTES STATING "CLEAR", "MIN" OR "MAX" ARE FROM FINISH FACE TO FINISH FACE.

F. PROVIDE BLOCKING FOR ALL TV LOCATIONS, WALL HUNG CABINETS, SHELVING, GRAB BARS, AND OTHER WALL MOUNTED ITEMS.

G. LANDINGS AND FLOORS ON EITHER SIDE OF DOORWAYS SHALL NOT BE MORE THAN 1/2" LOWER THAN DOORWAY THRESHOLD.

H. PROVIDE SAFETY GLAZING AT HAZARDOUS LOCATIONS PER IBC SECTION 2406. SEE PLANS FOR LOCATIONS.

I. PROVIDE APPROVED SMOKE DETECTORS AND REQUIRED EMERGENCY FIXTURES WIRED INTO THE BUILDING'S PRIMARY POWER SYSTEM PER 2018 IBC SECTION 907.2.10. SEE MEP DRAWINGSFOR LOCATIONS.

J. ALL EXPOSED EDGES OF FINISHES TO BE DRESSED WITH APPROPRIATE FINISH STRIP.

K. MATCH SHOE FINISH TO CABINET FINISH WHERE ADJACENT TO BASE CABINET.

L. UNIT DEMISING WALLS AND FLOOR/CEILING ASSEMBLIES SEPARATING DWELLING UNITS FROM OTHER SPACES SHALL MEET OR EXCEED 50 S.T.C. PER 2018 IBC SECTION 1206.

M. WHEN TUBS AND SHOWERS ARE LOCATED ADJACENT TO A FIRE RATED ASSEMBLY, EXTEND GYPSUM BOARD BEHIND AND PROVIDE INSULATION.

N. VERIFY ALL TUB AND SHOWER WALL LENGTHS AND DIMENSION WITH ACTUAL TUB OR SHOWER PROVIDED. CONTRACTOR TO COORDINATE FRAMING WITH TUB MANUFACTURER AND TUB DETAILS.

O. AVOID WATER LINES IN EXTERIOR WALLS. WHERE NOT POSSIBLE, INSTALL FOAM INSULATION BETWEEN WATER LINES & SHEATHING.

P. IN SIDE-BY-SIDE LAUNDRY CONFIGURATION, WASHER ALWAYS ON THE LEFT, DRYER ALWAYS ON THE RIGHT. CONTRACTOR TO FIELD COORDINATE.

Q. REFER TO ELEVATIONS FOR ADDITIONAL RAISED PLATE LINES.

R. REFER TO SHEET A6.20 FOR INTERIOR FINISH MILLWORK.

S. DEVICE TRIMS & DEVICE FACES TO CLOSELY MATCH THE COLOR OF THE SURFACE THEY ARE APPLIED TO.

T. ALL CABINETS RECEIVE END PANELS WHERE EXPOSED.

U. ALL BATHROOM HARDWARE FINISHES TO MATCH, INCLUDING SHOWER DOOR FRAMES, UNLESS SPECIFICALLY NOTED OTHERWISE. G.C. SHALL SUBMIT AVAILABLE HARDWARE FINISHES TO ARCHITECT WHERE AN EXACT MATCH CANNOT BE MADE.

V. ALL PLUMBING PENETRATIONS TO RECEIVE ESCUTCHEON TRIM RINGS TO MATCH ADJACENT FIXTURE FINISH.

W. FIRE EXTINGUISHER SHALL BE PROVIDED AND LOCATED IN SINK BASE CABINET UNDER KITCHEN SINK.

X. UNIT CEILING HEIGHTS TO BE 9'-0" TYPICAL AND 10'-0" AT TOP FLOORS, UNLESS NOTED OTHERWISE.

Y. PROVIDE GYPSUM BOARD AT ALL EXPOSED SURFACES OF KITCHEN ISLAND WALLS.

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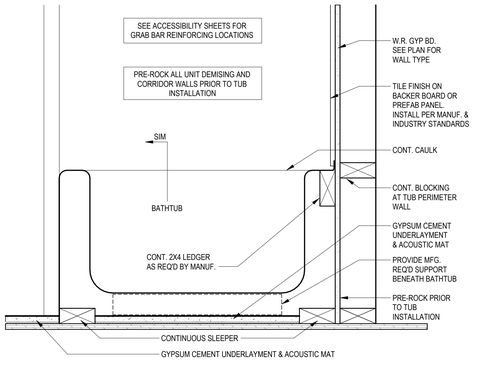
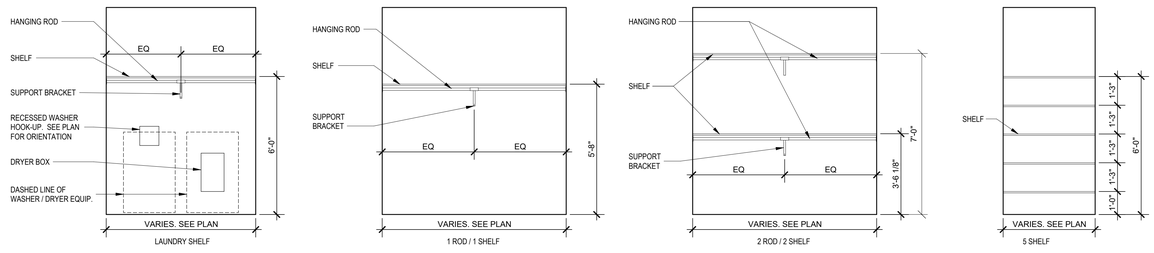


1 SECTION AT BATHTUB
1 1/2" = 1'-0"



ALL WIRE SHELVES TO BE SUPPORTED BY BRACKETS PER MANUFACTURER'S INSTRUCTIONS.

TYPICAL MOUNTING HEIGHTS - UNIT SHELVES

A NEW MULTI-FAMILY PROJECT:
EVREN APARTMENTS
LEE'S SUMMIT, MISSOURI

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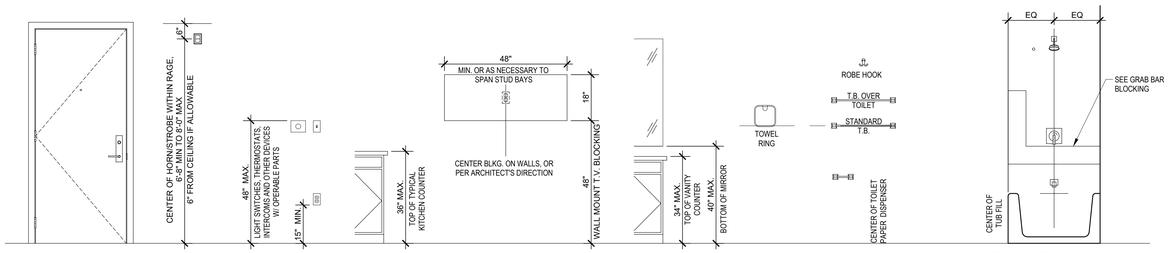
PERMIT SET

SHEET NAME
UNIT INFO

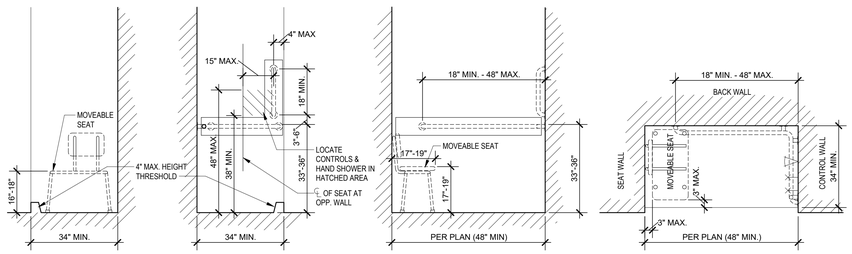
SHEET NO.
A1.00

9/16/2024 4:47:03 PM

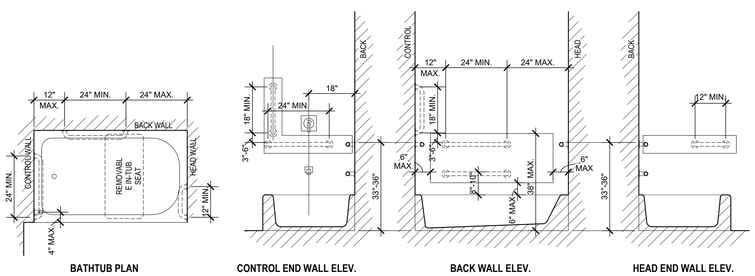
ARCH E1 30" x 42"



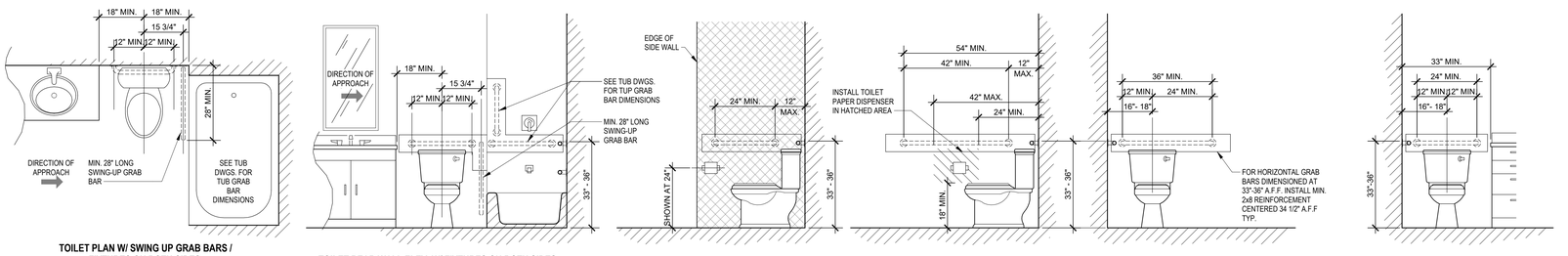
TYPE "B" DWELLING UNIT MOUNTING HEIGHTS



TYPE "B" DWELLING UNIT GRAB BAR REINFORCEMENT FOR SHOWERS



TYPE "B" DWELLING UNIT GRAB BAR REINFORCEMENT FOR BATHTUBS



TYPE "B" DWELLING UNIT GRAB BAR REINFORCEMENT FOR TOILETS

TYPE "B" DWELLING UNITS - ACCESSIBILITY NOTES

ALL UNITS NOT DESIGNATED AS "TYPE A" OR "EXEMPT" ARE CONSIDERED "TYPE B" AND SHALL MEET ALL APPLICABLE REQUIREMENTS OF A117.1-2009 SECTION 1004 AND THE FAIR HOUSING ACT..

ACCESSIBLE ROUTE:

1. THE ACCESSIBLE PRIMARY ENTRANCE SHALL BE ON AN ACCESSIBLE ROUTE FROM PUBLIC AND COMMON AREAS.
2. AT LEAST ONE ACCESSIBLE ROUTE SHALL CONNECT ALL SPACES & ELEMENTS WHICH ARE PART OF THE DWELLING UNIT. AN ACCESSIBLE ROUTE SHALL HAVE A CLEAR WIDTH OF 36" MIN.
3. ACCESSIBLE ROUTES SHALL CONSIST OF ONE OR MORE OF THE FOLLOWING ELEMENTS: WALKING SURFACES WITH A SLOPE NOT STEEPER THAN 1:20, DOORS AND DOORWAYS, RAMPS, ELEVATORS, AND WHEELCHAIR (PLATFORM) LIFTS. WHERE EXTERIOR PATIO/BALCONY SURFACES ARE IMPERVIOUS, THE FINISHED IMPERVIOUS SURFACE SHALL BE 4" MAX. BELOW THE FLOOR LEVEL OF THE ADJACENT INTERIOR SPACES OF THE UNIT.

DOORS:

1. THE PRIMARY ENTRANCE DOOR TO THE DWELLING UNIT SHALL PROVIDE A CLEAR WIDTH OF NOT LESS THAN 32". CLEAR OPENINGS OF DOORWAYS WITH SWINGING DOORS SHALL BE MEASURED BETWEEN THE FACE OF THE DOOR AND THE STOP, WITH THE DOOR OPEN 90 DEGREES. MANEUVERING CLEARANCES SHALL BE PROVIDED ON BOTH SIDES OF THE PRIMARY ENTRANCE DOOR.
2. ALL DOORWAYS INTENDED FOR USER PASSAGE WITHIN THE DWELLING UNIT SHALL HAVE A CLEAR OPENING OF 31 3/4" MIN., MEASURED BETWEEN THE FACE OF THE DOOR AND STOP, WITH THE DOOR OPEN 90 DEGREES.
3. THRESHOLDS AT ALL EXTERIOR DOORS SHALL NOT EXCEED 1/2", EXCEPT SLIDING DOORS SHALL NOT EXCEED 3/4". CHANGES IN LEVEL OF 1/4" HIGH MAX. SHALL BE PERMITTED TO BE VERTICAL. CHANGES IN LEVEL BETWEEN 1/4" HIGH MIN. AND 1/2" HIGH MAX. SHALL BE BEVELED WITH A SLOPE NOT STEEPER THAN 1:2.
4. WHERE AN INACTIVE LEAF OF DOUBLE LEAF DOORWAYS WITH OPERABLE PARTS MORE THAN 48" OR LESS THAN 15" ABOVE THE FLOOR IS PROVIDED, THE ACTIVE LEAF SHALL PROVIDE A CLEAR OPENING OF 31 3/4" MIN.
5. THE MAXIMUM EFFORT TO OPERATE DOORS SHALL NOT EXCEED 8 1/2 LBS. FOR EXTERIOR DOORS AND 5 LBS. FOR INTERIOR DOORS.
6. HANDLES, PULLS, LATCHES, LOCKS, AND OTHER OPERABLE PARTS ON THE PRIMARY ENTRY DOOR SHALL HAVE A SHAPE THAT IS EASY TO GRASP WITH ONE HAND AND DOES NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST. SUCH HARDWARE SHALL BE 34" MIN. AND 48" MAX. AFF.

TOILET AND BATHING FACILITES:

1. DOORS SHALL NOT SWING INTO THE CLEAR FLOOR SPACE OR CLEARANCE FOR ANY FIXTURE EXCEPT WHEN A CLEAR FLOOR SPACE OF 30" BY 48" IS PROVIDED BEYOND THEARC OF THE DOOR SWING.
2. REINFORCEMENT SHALL BE PROVIDED FOR FUTURE INSTALLATION OF GRAB BARS AND SHOWER SEATS AT WATER CLOSETS, BATHTUBS, AND SHOWER COMPARTMENTS. REINFORCEMENT IS NOT REQUIRED IN A ROOM CONTAINING ONLY A LAVATORY AND A WATER CLOSET, PROVIDED THAT THE ROOM DOES NOT CONTAIN THE ONLY LAVATORY OR WATER CLOSET ON THE ACCESSIBLE LEVEL OF THE DWELLING UNIT.
3. EITHER ALL TOILET AND BATHING AREAS SHALL COMPLY WITH "OPTION A" REQUIREMENTS, OR ONE TOILET AND BATHING AREA SHALL COMPLY WITH "OPTION B" REQUIREMENTS.

OPTION A:

1. ALL FIXTURES WITHIN THE DWELLING UNIT SHALL COMPLY.
2. A CLEAR FLOOR SPACE POSITIONED FOR A PARALLEL APPROACH SHALL BE PROVIDED AND CENTERED AT THE LAVATORY.
3. THE WATER CLOSET SHALL BE POSITIONED TO ALLOW FOR FUTURE INSTALLATION OF A GRAB BAR ON THE SIDE WITH 18" CLEARANCE.
4. IF A SHOWER COMPARTMENT IS THE ONLY BATHING FACILITY THE SHOWER COMPARTMENT SHALL HAVE MINIMUM DIMENSIONS OF 36" MIN. BY 36" MIN. REINFORCING FOR SHOWER SEAT IS NOT REQUIRED IN SHOWER COMPARTMENTS LARGER THAN 36" BY 36". CLEARANCE 30" MIN. MEASURED FROM THE FACE OF THE SHOWER COMPARTMENT, BY 48" MIN., MEASURED FROM THE SHOWER HEAD WALL SHALL BE PROVIDED.

OPTION B:

1. ONE OF EACH TYPE OF FIXTURE PROVIDED AND SHALL BE IN A SINGLE TOILET/BATHING AREA, SUCH THAT TRAVEL BETWEEN FIXTURES DOES NOT REQUIRE TRAVEL THROUGH OTHER PARTS OF THE UNIT.
2. THE FRONT OF THE LAVATORY SHALL BE 34" MAX. ABOVE THE FLOOR, MEASURED TO THE HIGHER OF THE FIXTURE RIM OR COUNTER SURFACE.
3. THE WATER CLOSET SHALL BE POSITIONED TO ALLOW FOR FUTURE INSTALLATION OF A GRAB BAR ON THE SIDE WITH 18" CLEARANCE.
4. A CLEARANCE 48" MIN IN LENGTH MEASURED PERPENDICULAR FROM THE CONTROL END OF THE BATHTUB, AND 30" MIN. IN WIDTH SHALL BE PROVIDED IN FRONT OF BATHTUBS.
5. IF A SHOWER COMPARTMENT IS THE ONLY BATHING FACILITY THE SHOWER COMPARTMENT SHALL HAVE MINIMUM DIMENSIONS OF 36" MIN. BY 36" MIN. REINFORCING FOR SHOWER SEAT IS NOT REQUIRED IN SHOWER COMPARTMENTS LARGER THAN 36" BY 36" CLEARANCE 30" MIN, MEASURED FROM THE FACE OF THE SHOWER COMPARTMENT, BY 48" MIN., MEASURED FROM THE SHOWER HEAD WALL SHALL BE PROVIDED.

KITCHENS:

1. CLEARANCES SHALL COMPLY WITH A117.11004.12.1. CLEARANCE BETWEEN ALL OPPOSING BASE CABINETS, COUNTER TOPS, APPLIANCES, OR WALLS WITHIN KITCHEN WORK AREAS SHALL BE 40" MINIMUM. IN U-SHAPED KITCHENS THIS CLEARANCE SHALL BE 60" MINIMUM.
2. A CLEAR FLOOR SPACE OF 30" BY 48" POSITIONED FOR PARALLEL OR FORWARD APPROACH SHALL BE PROVIDED AT EACH KITCHEN APPLIANCE AND KITCHEN SINK.
3. A CLEAR FLOOR SPACE, POSITIONED FOR FORWARD OR PARALLEL APPROACH, SHALL BE POSITIONED BEYOND THE SWING OF THE DISHWASHER DOOR.

LAUNDRY EQUIPMENT:

1. A CLEAR FLOOR SPACE OF 30"x48" SHALL BE PROVIDED. A PARALLEL APPROACH SHALL BE PROVIDED FOR A TOP LOADING MACHINE. A FORWARD OR PARALLEL APPROACH SHALL BE PROVIDED FOR A FRONT LOADING MACHINE.

OPERABLE PARTS:

1. LIGHTING CONTROLS, ELECTRICAL PANELBOARDS, ELECTRICAL SWITCHES AND RECEPTACLE OUTLETS, ENVIRONMENTAL CONTROLS, AND USER CONTROLS FOR SECURITY OR INTERCOM SYSTEMS SHALL COMPLY WITH CLEAR FLOOR SPACE AND HEIGHT REQUIREMENTS EXCEPT RECEPTACLES SERVING A DEDICATED USE, FLOOR ELECTRICAL RECEPTACLES, HVAC DIFFUSERS, CONTROLS OR SWITCHES MOUNTED ON APPLIANCES, CONTROLS MOUNTED ON CEILING FANS, AND RESET BUTTONS AND SHUT-OFFS SERVING APPLIANCES, PIPING AND PLUMBING FIXTURES. WHERE TWO OR MORE RECEPTACLE OUTLETS ARE PROVIDED IN A KITCHEN ABOVE A LENGTH OF COUNTER TOP THAT IS UNINTERRUPTED BY A SINK OR APPLIANCE, ONE RECEPTACLE OUTLET SHALL NOT BE REQUIRED TO COMPLY WITHIN KITCHENS AND BATHROOMS, LIGHTING CONTROLS, ELECTRICAL SWITCHES AND RECEPTACLE OUTLETS ARE PERMITTED TO BE LOCATED OVER CABINETS WITH COUNTER TOPS 36" MAX IN HEIGHT AND 25 1/2" MAX IN DEPTH

GENERAL ACCESSIBILITY NOTES

1. INSTALL CONCEALED 2X8 REINFORCEMENT AT LOCATIONS SHOWN AND AS REQUIRED TO FACILITATE THE INSTALLATION OF THE GRAB BARS & SEATS SHOWN. REINFORCEMENT SHALL BE CAPABLE OF SUPPORTING A VERTICAL OR HORIZONTAL FORCE OF 250 LBS APPLIED AT ANY POINT ALONG THE GRAB BAR, SEAT OR MOUNTED DEVICE.
2. INFORMATION SHOWN IS TO ILLUSTRATE GENERAL ACCESSIBILITY REQUIREMENTS. SEE SPECIFIC PLANS & INTERIOR ELEVATIONS FOR REQUIRED DIMENSIONS, STYLES, AND MATERIALS.

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STATE OF MISSOURI
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NUMBER A-6070
ARCHITECT
09/16/2024

A NEW MULTI-FAMILY PROJECT:
EVREN APARTMENTS
LEE'S SUMMIT, MISSOURI

DRAWING RELEASE LOG
• 09.16.2024 PERMIT SET

△ REVISIONS

JOB NO. 720522
DATE 09.16.2024
DRAWN BY IA/BB/CE
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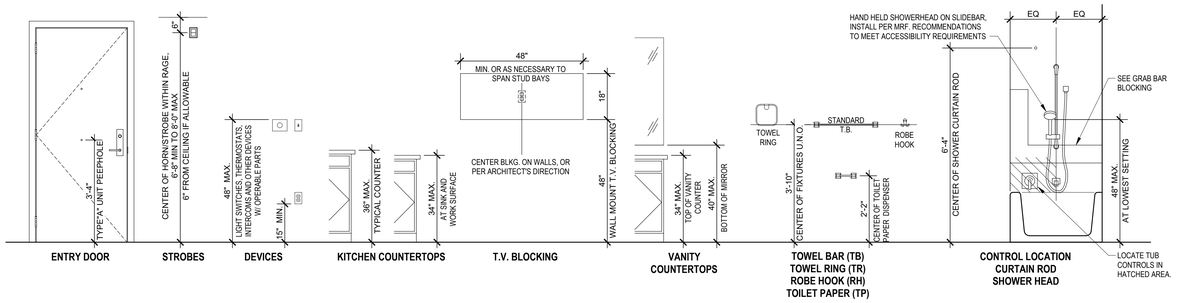

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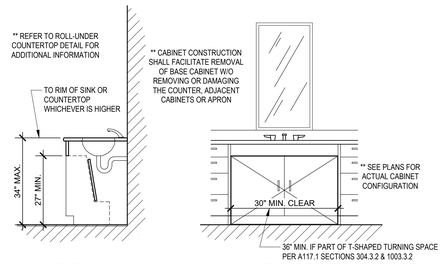
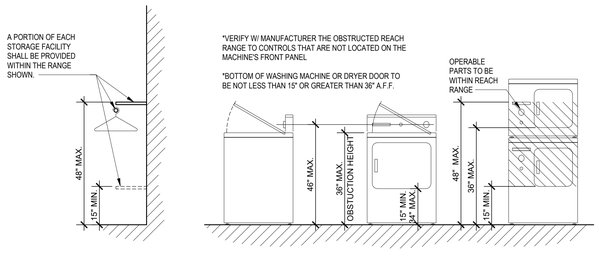


TYPE "A" UNIT - REQUIRED KNEE SPACE CLEARANCES AT LAVATORIES-VANITIES

TYPE "A" DWELLING UNIT LAVATORIES-VANITIES



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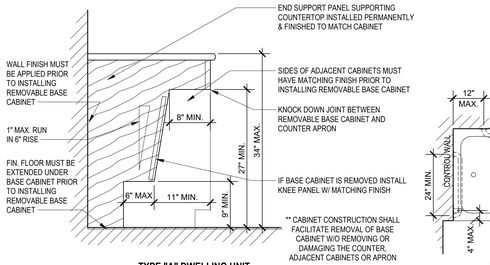
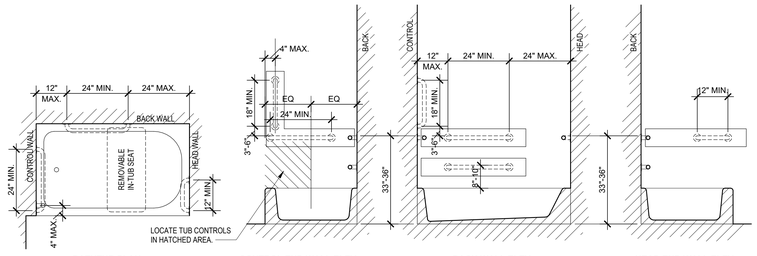
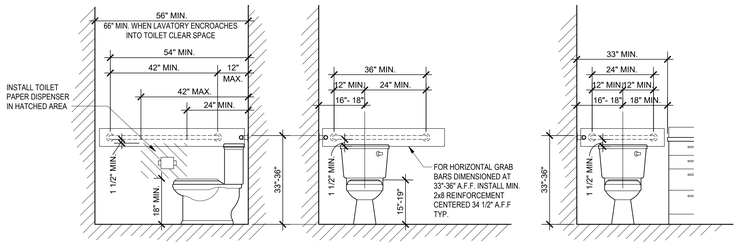


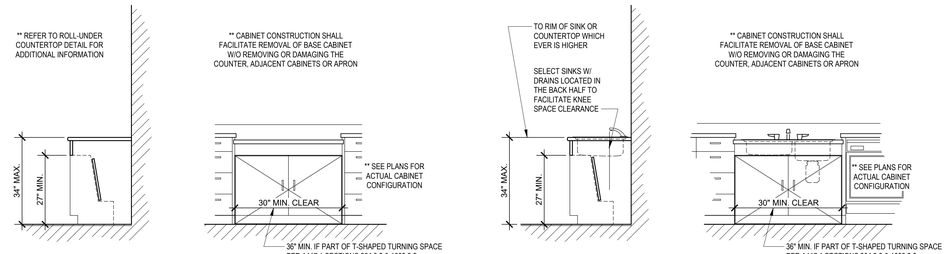
ROLL-UNDER COUNTERTOP DETAIL



TYPE "A" DWELLING UNIT GRAB BAR REINFORCEMENT FOR BATHTUBS



TYPE "A" DWELLING UNIT GRAB BAR REINFORCEMENT FOR TOILETS



TYPE "A" DWELLING UNIT AT KITCHEN

TYPE "A" DWELLING UNITS - ACCESSIBILITY NOTES

UNITS DESIGNATED ON THE PLANS AS "TYPE A" SHALL MEET ALL APPLICABLE REQUIREMENTS OF A117.1-2009 SECTION 1003.

ACCESSIBLE ROUTE:

1. THE ACCESSIBLE PRIMARY ENTRANCE SHALL BE ON AN ACCESSIBLE ROUTE FROM PUBLIC AND COMMON AREAS.
2. AT LEAST ONE ACCESSIBLE ROUTE SHALL CONNECT ALL SPACES AND ELEMENTS THAT ARE A PART OF THE UNIT. AN ACCESSIBLE ROUTE SHALL HAVE A CLEAR WIDTH OF 36" MIN. ALL ROOMS SERVED BY AN ACCESSIBLE ROUTE PROVDE A 60" WHEELCHAIR TURNING SPACE EXCEPT FOR BATHROOMS NOT REQUIRED TO COMPLY. A TURNING SPACE IS NOT REQIRED WITHIN CLOSETS OR PANTRES THAT ARE 48" MAXIMUM IN DEPTH.
3. ACCESSIBLE ROUTES SHALL CONSIST OF ONE OR MORE OF THE FOLLOWING ELEMENTS: FLOOR OR GROUND SURFACES WITH A SLOPE NOT STEEPER THAN 1:20, DOORS / DOORWAYS, RAMPS, ELEVATORS, AND WHEELCHAIR (PLATFORM) LIFTS.
4. WHERE CHANGES IN ELEVATION GREATER THAN 1/2 " BUT LESS THAN 12" EXIST IN THE MEANS OF EGRESS, SLOPED SURFACES SHALL BE USED. CHANGES IN LEVEL OF 1/4" HIGH MAX. SHALL BE PERMITTED TO BE VERTICAL. CHANGES IN LEVEL BETWEEN 1/4" HIGH MIN. AND 1/2" HIGH MAX. SHALL BE BEVELED WITH A SLOPE NOT STEEPER THAN 1:2. THRESHOLDS AT EXTERIOR SLIDING DOORS SHALL BE PERMITTED TO BE 3/4" HIGH MAX. PROVIDED THEY ARE BEVELED WITH A SLOPE NOT GREATER THAN 1:2.

DOORS:

1. THE PRIMARY ENTRANCE DOOR TO THE DWELLING UNIT, AND ALL OTHER DOORWAYS INTENDED FOR USER PASSAGE, SHALL PROVIDE A CLEAR WIDTH OF NOT LESS THAN 32". CLEAR OPENINGS OF DOORWAYS WITH SWINGING DOORS SHALL BE MEASURED BETWEEN THE FACE OF THE DOOR AND THE STOP, WITH THE DOOR OPEN 90 DEGREES. THRESHOLDS, IF PROVIDED, AT DOORWAYS SHALL BE 1/2" HIGH MAX. WHERE A THRESHOLD IS OVER EXPOSED PART OF THE HEIGHT OF THE THRESHOLD SHOULD BE BEVELED.
2. DOOR CLOSERS SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 90 DEGREES, THE TIME REQUIRED TO MOVE THE DOOR TO AN OPEN POSITION OF 12 DEGREES SHALL BE 5 SECONDS MIN. DOOR SPRING HINGES SHALL BE ADJUSTED SO THAT FROM THE OPEN POSITION OF 70 DEGREES, THE DOOR SHALL MOVE TO THE CLOSED POSITION IN 1.5 SECONDS MIN.
3. THE FORCE FOR PUSHING OR PULLING OPEN DOORS, OTHER THAN FIRE DOORS, SHALL BE 5.0 LBS. MAX. FOR INTERIOR HINGED DOORS AND 5.0 LBS. MAX. FOR SLIDING OR FOLDING DOORS. THESE FORCES DO NOT APPLY TO THE FORCE REQUIRED TO RETRACT LATCH BOLTS OR DISENGAGE OTHER DEVICES THAT HOLD THE DOOR IN A CLOSED POSITION.
4. HANDLES, PULLS, LATCHES, LOCKS, AND OTHER OPERABLE PARTS ON ALL ACCESSIBLE DOORS SHALL HAVE A SHAPE THAT IS EASY TO GRASP WITH ONE HAND AND DOES NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF OPERABLE PARTS OF SUCH HARDWARE SHALL BE 34" MIN. AND 48" MAX. AFF. WHERE SLIDING DOORS ARE IN THE FULLY OPEN POSITION, OPERATING HARDWARE SHALL BE EXPOSED AND USABLE FROM BOTH
5. DOOR SURFACES WITHIN 10" OF THE FLOOR MEASURED VERTICALLY SHALL BE A SMOOTH SURFACE ON THE PUSH SIDE EXTENDING THE FULL WIDTH OF THE DOOR EXCEPT SLIDING DOORS.

TOILET AND BATHING FACILITES:

1. AT LEAST ONE TOILET AND BATHING FACILITY MUST COMPLY HAVING AT LEAST ONE LAVATORY, WATER CLOSET, AND EITHER A BATHTUB OR SHOWER.
2. DOORS SHALL NOT SWING INTO THE CLEAR FLOOR SPACE OR CLEARANCE FOR ANY FIXTURE EXCEPT WHEN A CLEAR FLOOR SPACE OF 30" BY 48" IS PROVIDED WITHIN THE ROOM BEYOND THE ARC OF THE DOOR SWING.
3. LAVATORY HEIGHT SHALL BE 34" MAX A.F.F. LAVATORY CLEAR FLOOR SPACE SHALL BE 30"x48" AND POSITIONED FOR FORWARD APPROACH WITH KNEE AND TOE CLEARANCES PER A117.1 SECTION 606.
4. LAVATORY CABINETRY SHALL BE PERMITTED UNDER THE LAVATORY PROVIDED THE CABINETRY CAN BE REMOVED WITHOUT REMOVAL OR REPLACEMENT OF THE LAVATORY, THE FLOOR FINISH EXTENDS UNDER THE CABINETRY, AND THE SURROUNDING THE CABINETRY ARE FINISHED.
5. THE WATER CLOSET SHALL BE POSITIONED WITH A WALL TO THE REAR AND TO ONE SIDE. THE CENTERLINE OF THE WATER CLOSET SHALL BE 16" MIN. AND 18" MAX. FROM THE SIDE WALL. WATER CLOSET FLUSH CONTROLS SHALL BE LOCATED ON THE OPEN SIDE OF THE WATER CLOSET.
6. WATER CLOSET SEAT HEIGHT SHALL BE A MIN. 15" AND A MAX 19" A.F.F., MEASURED TO THE TOP OF THE SEAT.
7. REINFORCEMENT SHALL BE PROVIDED IN WALLS TO PERMIT THE FUTURE INSTALLATION OF GRAB BARS.
8. MIRRORS SHALL HAVE THE BOTTOM EDGE OF THE REFLECTING SURFACE 40" MAXIMUM AFF. BATHTUB HAND SHOWERS SHALL BE PROVIDED PER A117.1 SECTION 607.6.

KITCHENS:

1. KITCHEN CLEARANCES SHALL COMPLY WITH A117.1 SECTION 1003.12.1. CLEARANCE BETWEEN ALL OPPOSING BASE CABINETS, COUNTERTOPS, APPLIANCES, OR WALLS WITHIN KITCHEN WORK AREAS SHALL BE 40" MIN. IN CLEARANCE SHALL BE 60" MIN.
2. A CLEAR FLOOR SPACE OF 30"x48" AT EACH APPLIANCE. HOWEVER, A REFRIGEPATOR MUST PROVIDE A PARALLEL APPROACH. PROVIDE A PARALLEL APPROACH AT REFRIGERATORS AND RANGES. ALL OTHER APPLIANCES MAY BE PARALLEL OR FORWARD.
3. CLEAR FLOOR SPACE SHALL BE POSITIONED ADJACENT TO THE DISHWASHER DOOR. THE DISHWASHER DOOR IN THE OPEN POSITION SHALL NOT OBSTRUCT THE CLEAR FLOOR SPACE FOR THE DISHWASHER OR THE SINK IN THE OPEN POSITION, SHALL NOT BE REQUIRED TO HAVE OPERABLE PARTS WITHIN THE REQUIRED REACH RANGES.
4. COMBINATION REFRIGERATORS AND FREEZERS SHALL HAVE AT LEAST 50% OF THE FREEZER SPACE 54" MAX. AFF.
5. ALL CABINETS SHALL HAVE A CLEAR FLOOR SPACE POSITIONED FOR PARALLEL OR FORWARD APPROACH. THE SHELVES NEED NOT BE LOCATED WITHIN REACH RANGES OR THE HANDLES MEET OPERABLE PARTS PROVISIONS.
6. A WORK SURFACE 30" MIN. IN LENGTH, WITH A CLEAR FLOOR SPACE OF 30"x48" AND POSITIONED FOR FORWARD APPROACH, KNEE AND TOE CLEARANCES PER A117.1 SECTION 306 SHALL BE PROVIDED. CLEAR FLOOR SPACE SHALL BE CENTERED ON THE WORK SURFACE. WORK SURFACE HEIGHT SHALL BE 34 " MAX. UNLESS ADJUSTABLE.
7. WORK SURFACE CABINETRY SHALL BE PERMITTED IF THE CABINETRY IS EASILY REMOVABLE WITHOUT REMOVING WORK SURFACE, THE FINISH FLOORING EXTENDS UNDER, AND THE WALLS BEHIND AND SURROUNDING ARE FINISHED.
8. A SINK COMPLYING WITH A CLEAR FLOOR SPACE OF 30"x48" AND POSITIONED FOR FORWARD APPROACH, KNEE AND TOE CLEARANCES PER A117.1 SECTION 306 SHALL BE PROVIDED MAXIMUM 6.5" FROM THE FRONT EDGE OF COUNTER SURFACE WHICHEVER IS HIGHER.
9. SINK CABINETRY SHALL BE PERMITTED IF THE CABINETRY IS EASILY REMOVABLE WITHOUT REMOVING THE SINK, THE FINISH FLOORING EXTENDS UNDER, AND THE WALLS BEHIND AND SURROUNDING ARE FINISHED.
10. MICROWAVE / HOOD COMBOS ARE NOT COMPLIANT DUE TO REACH RANGES. PROVIDE A SEPARATE SWITCHED HOOD VENT AND COUNTERTOP MICROWAVE. SWITCH MUST COMPLY WITH OUTLET REQUIREMENTS AND HAVE A 30" BY 48" CLEAR FLOOR SPACE CENTERED ON THE SWITCH.
11. THE LOCATION OF COOKTOP AND OVEN CONTROLS SHALL NOT REQUIRE REACHING ACROSS BURNERS.

LAUNDRY EQUIPMENT:

1. A CLEAR FLOOR SPACE (30"x48") COMPLYING WITH A117.1 SECTION 305 POSITIONED FOR PARALLEL APPROACH SHALL BE PROVIDED. FOR TOP LOADING MACHINES, THE CLEAR FLOOR SPACE SHALL BE CENTERED ON THE APPLIANCE. FOR FRONT LOADING MACHINES, THE CENTERLINE OF THE CLEAR FLOOR SPACE SHALL BE OFFSET 24" MAX.FROM THE CENTERLINE OF THE DOOR OPENING.
2. OPERABLE PARTS, INCLUDING DOORS, LINT SCREENS, DETERGENT AND BLEACH COMPARMENTS SHALL COMPLY WITH A117.1 SECTION 309.
3. TOP LOADING LAUNDRY MACHINES SHALL HAVE THE DOOR TO THE LAUNDRY COMPARTMENT 36" MAX. ABOVE THE FLOOR. FRONT LOADING MACHINES SHALL HAVE OPENING TO THE LAUNDRY COMPARTMENT 15" MIN. AND 34" MAX. ABOVE THE FLOOR.

OPERABLE PARTS:

1. LIGHTING CONTROLS, ELECTRICAL PANELBOARDS, ELECTRICAL SWITCHES / RECEPTACLE OUTLETS, ENVIRONMENTAL CONTROLS, APPLIANCE CONTROLS, OPERATING HARDWARE FOR OPERABLE WINDOWS, PLUMBING FIXTURE CONTROLS, AND USER CONTROLS FOR SECURITY OR INTERCOM SYSTEMS SHALL BE ACCESSIBLE AND COMPLY WITH A117.1 SECTION 309. EXCEPT RECEPTACLES SERVING A DEDICATED USE. FLOOR ELECTRICAL RECEPTACLES, HVAC DIFFUSERS, CONTROLS MOUNTED ON RANGE HOODS ONLY IF ACCESSIBLE REDUNDANT CONTROLS ARE PROVIDED, CONTROLS MOUNTED ON CEILING FANS, AND RESET BUTTONS AND SHUT-OFFS SERVING APPLIANCES, PIPING / PLUMBING FIXTURES. WHERE 2 OR MORE RECEPTACLE OUTLETS ARE PROVIDED IN A KITCHEN ABOVE A LENGTH OF COUNTER TOP THAT IS UNINTERRUPTED BY A SINK OR APPLIANCE, ONE RECEPTACLE OUTLET SHALL NOT BE REQUIRED TO COMPLY WITH GRASPING AND FORCE PROVISIONS. ELECTRICAL PANELBOARDS SHALL NOT BE REQUIRED TO COMPLY WITH GRASPING AND

GENERAL ACCESSIBILITY NOTES

1. INSTALL CONCEALED 2X8 REINFORCEMENT AT LOCATIONS SHOWN AND AS REQUIRED TO FACILITATE THE INSTALLATION OF THE GRAB BARS & SEATS SHOWN. REINFORCEMENT SHALL BE CAPABLE OF SUPPORTING A VERTICAL OR HORIZONTAL FORCE OF 250 LBS APPLIED AT ANY POINT ALONG THE GRAB BAR, SEAT OR MOUNTED DEVICE.
2. INFORMATION SHOWN IS TO ILLUSTRATE GENERAL ACCESSIBILITY REQUIREMENTS. SEE SPECIFIC PLANS & INTERIOR ELEVATIONS FOR REQUIRED DIMENSIONS, STYLES, AND MATERIALS.

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A NEW MULTI-FAMILY PROJECT:
EVREN APARTMENTS
LEE'S SUMMIT, MISSOURI

DRAWING RELEASE LOG
• 09.16.2024 PERMIT SET

△REVISIONS

JOB NO. 720522
DATE 09.16.2024
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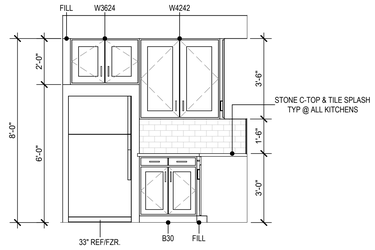
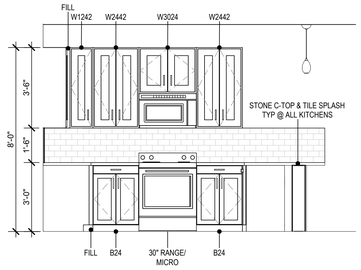


7 KITCHEN ELEVATION
3/8" = 1'-0"



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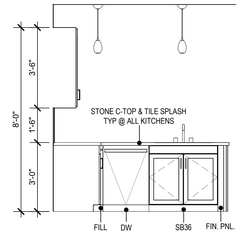
3/8" = 1'-0"



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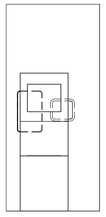
3/8" = 1'-0"



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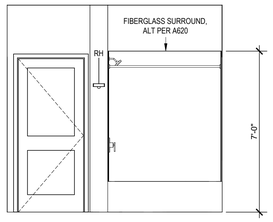

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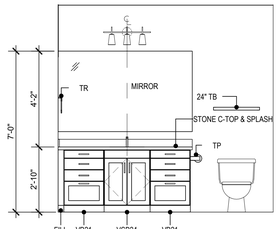

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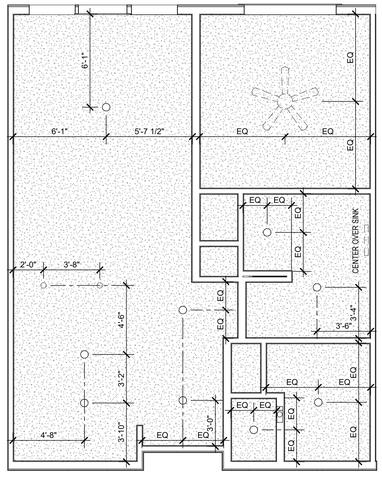
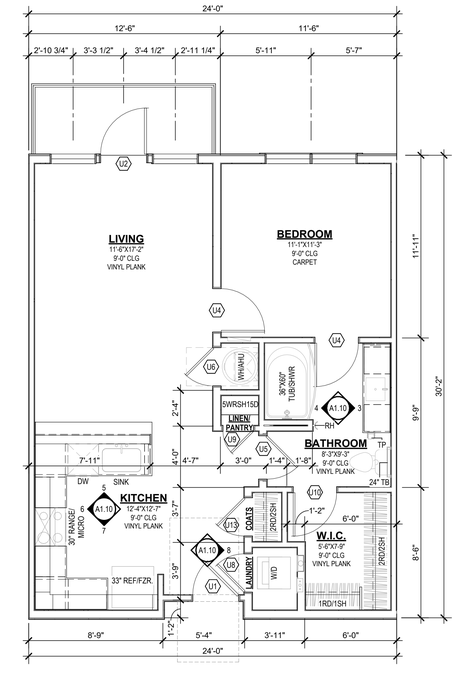
3/8" = 1'-0"



2 UNIT A3 REFLECTED CEILING PLAN
1/4" = 1'-0"



1 UNIT A3 FLOOR PLAN
1/4" = 1'-0"

UNIT PLAN GENERAL NOTES:

A. REFER TO ASSEMBLY SHEET SERIES **A0.20, A0.21** AND **A0.22** FOR ASSEMBLY DIMENSION ORIGINS AND THICKNESS.

B. REFER TO SHEETS **A1.00** AND **A1.01** FOR MOUNTING HEIGHTS AND ACCESSIBILITY REQUIREMENTS.

C. REFER TO BUILDING PLANS AND EXTERIOR ELEVATIONS FOR ADDITIONAL EXTERIOR ARCHITECTURAL ELEMENTS INCLUDING BALCONY LOCATIONS AND CONFIGURATIONS, COLUMNS, WINDOWS/TRANSOMS, AND PATIO DOOR INFORMATION.

D. USE TEAR-AWAY BEAD, BACKER ROD, AND CAULK AT ALL DRYWALL RETURNS AT FENESTRATION CONDITIONS.

E. ALL DIMENSIONS AND NOTES STATING "CLEAR", "MIN" OR "MAX" ARE FROM FINISH FACE TO FINISH FACE.

F. PROVIDE BLOCKING FOR ALL TV LOCATIONS, WALL HUNG CABINETS, SHELVING, GRAB BARS, AND OTHER WALL MOUNTED ITEMS.

G. LANDINGS AND FLOORS ON EITHER SIDE OF DOORWAYS SHALL NOT BE MORE THAN 1/2" LOWER THAN DOORWAY THRESHOLD.

H. PROVIDE SAFETY GLAZING AT HAZARDOUS LOCATIONS PER IBC SECTION 2406. SEE PLANS FOR LOCATIONS.

I. PROVIDE APPROVED SMOKE DETECTORS AND REQUIRED EMERGENCY FIXTURES WIRED INTO THE BUILDING'S PRIMARY POWER SYSTEM PER 2018 IBC SECTION 907.2.10. SEE MEP DRAWINGSFOR LOCATIONS.

J. ALL EXPOSED EDGES OF FINISHES TO BE DRESSED WITH APPROPRIATE FINISH STRIP.

K. MATCH SHOE FINISH TO CABINET FINISH WHERE ADJACENT TO BASE CABINET.

L. UNIT DEMISING WALLS AND FLOOR/CEILING ASSEMBLIES SEPARATING DWELLING UNITS FROM OTHER SPACES SHALL MEET OR EXCEED 50 S.T.C. PER 2018 IBC SECTION 1206.

M. WHEN TUBS AND SHOWERS ARE LOCATED ADJACENT TO A FIRE RATED ASSEMBLY, EXTEND GYPSUM BOARD BEHIND AND PROVIDE INSULATION.

N. VERIFY ALL TUB AND SHOWER WALL LENGTHS AND DIMENSION WITH ACTUAL TUB OR SHOWER PROVIDED. CONTRACTOR TO COORDINATE FRAMING WITH TUB MANUFACTURER AND TUB DETAILS.

O. AVOID WATER LINES IN EXTERIOR WALLS. WHERE NOT POSSIBLE, INSTALL FOAM INSULATION BETWEEN WATER LINES & SHEATHING.

P. IN SIDE-BY-SIDE LAUNDRY CONFIGURATION, WASHER ALWAYS ON THE LEFT, DRYER ALWAYS ON THE RIGHT. CONTRACTOR TO FIELD COORDINATE.

Q. REFER TO ELEVATIONS FOR ADDITIONAL RAISED PLATE LINES.

R. REFER TO SHEET A6.20 FOR INTERIOR FINISH MILLWORK.

S. DEVICE TRIMS & DEVICE FACES TO CLOSELY MATCH THE COLOR OF THE SURFACE THEY ARE APPLIED TO.

T. ALL CABINETS RECEIVE END PANELS WHERE EXPOSED.

U. ALL BATHROOM HARDWARE FINISHES TO MATCH, INCLUDING SHOWER DOOR FRAMES, UNLESS SPECIFICALLY NOTED OTHERWISE. G.C. SHALL SUBMIT AVAILABLE HARDWARE FINISHES TO ARCHITECT WHERE AN EXACT MATCH CANNOT BE MADE.

V. ALL PLUMBING PENETRATIONS TO RECEIVE ESCUTCHEON TRIM RINGS TO MATCH ADJACENT FIXTURE FINISH.

W. FIRE EXTINGUISHER SHALL BE PROVIDED AND LOCATED IN SINK BASE CABINET UNDER KITCHEN SINK.

X. UNIT CEILING HEIGHTS TO BE 9'-0" TYPICAL AND 10'-0" AT TOP FLOORS, UNLESS NOTED OTHERWISE.

Y. PROVIDE GYPSUM BOARD AT ALL EXPOSED SURFACES OF KITCHEN ISLAND WALLS.

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KANSAS, 66207
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STATE OF MISSOURI
CLINT
EDD
EVANS
NUMBER
A-6070
ARCHITECT
09/16/2024

A NEW MULTI-FAMILY PROJECT:
EVREN APARTMENTS
LEE'S SUMMIT, MISSOURI

DRAWING RELEASE LOG
• 09.16.2024 PERMIT SET

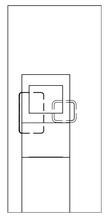
△ REVISIONS

JOB NO. 720522
DATE 09.16.2024
DRAWN BY IA/BB/CE
PERMIT SET

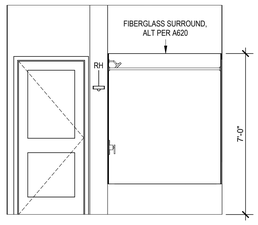
SHEET NAME
UNIT A3 PLAN & ELEVATIONS
SHEET NO.
A1.10

9/16/2024 4:47:09 PM

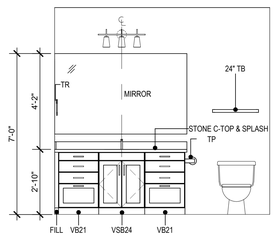
ARCH E1 30" x 42"



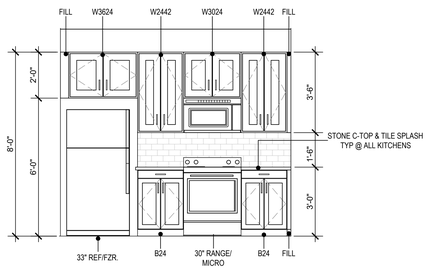
7 LAUNDRY ELEVATION
3/8" = 1'-0"



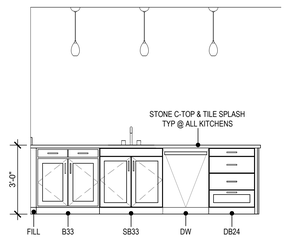
6 BATHROOM ELEVATION
3/8" = 1'-0"



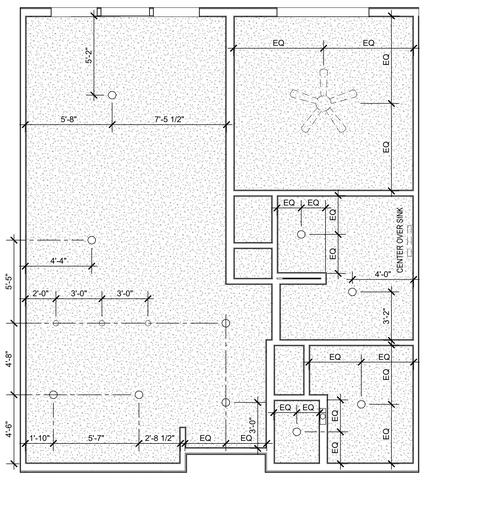
5 BATHROOM ELEVATION
3/8" = 1'-0"



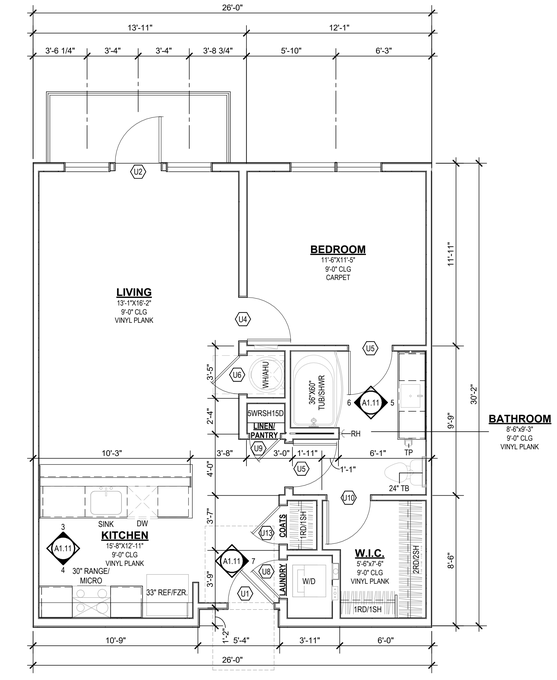
4 KITCHEN ELEVATION
3/8" = 1'-0"



3 KITCHEN ELEVATION
3/8" = 1'-0"



2 UNIT A6 REFLECTED CEILING PLAN
1/4" = 1'-0"



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R. REFER TO SHEET A6.20 FOR INTERIOR FINISH MILLWORK.

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STATE OF MISSOURI
CLINT EDD EVANS
NUMBER A-10774
ARCHITECT
09/16/2024

A NEW MULTI-FAMILY PROJECT:
EVREN APARTMENTS
LEE'S SUMMIT, MISSOURI

DRAWING RELEASE LOG
• 09.16.2024 PERMIT SET

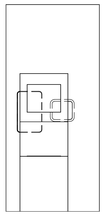
△ REVISIONS

JOB NO. 720522 | DATE 09.16.2024
DRAWN BY IA/BB/CE
PERMIT SET

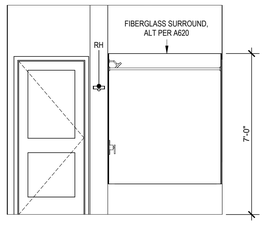
SHEET NAME
UNIT A6 PLAN & ELEVATIONS
SHEET NO.
A1.11

9/16/2024 4:47:14 PM

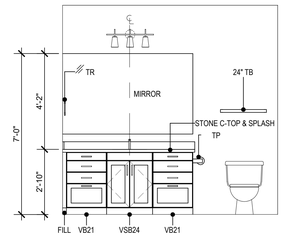
ARCH E1 30" x 42"



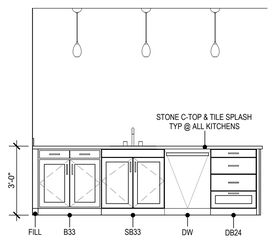
7 LAUNDRY ELEVATION
3/8" = 1'-0"



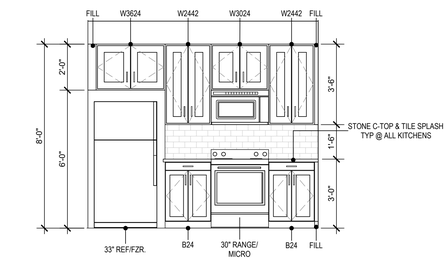
6 BATHROOM ELEVATION
3/8" = 1'-0"



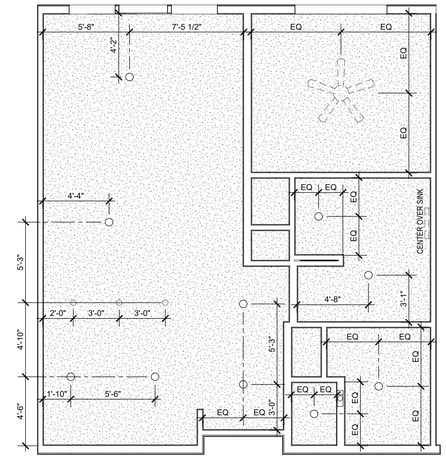
5 BATHROOM ELEVATION
3/8" = 1'-0"



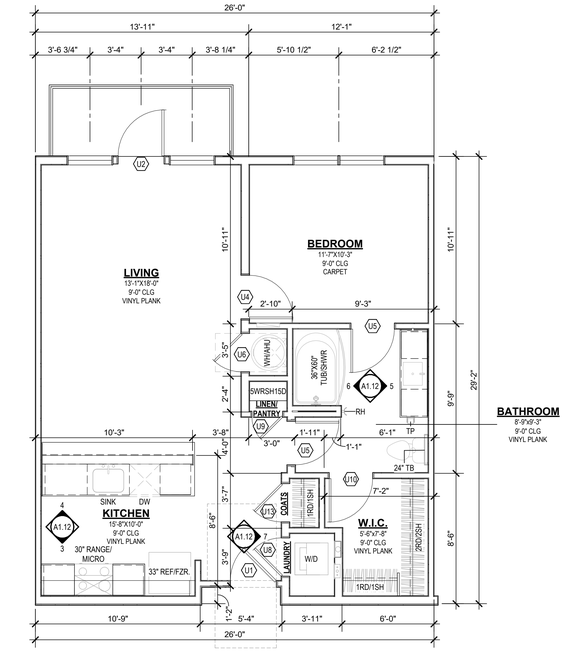
4 KITCHEN ELEVATION
3/8" = 1'-0"



3 KITCHEN ELEVATION
3/8" = 1'-0"



2 UNIT A6 ALT REFLECTED CEILING PLAN
1/4" = 1'-0"



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R. REFER TO SHEET A6.20 FOR INTERIOR FINISH MILLWORK.

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T. ALL CABINETS RECEIVE END PANELS WHERE EXPOSED.

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JOB NO. 720522
DATE 09.16.2024
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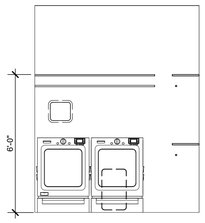
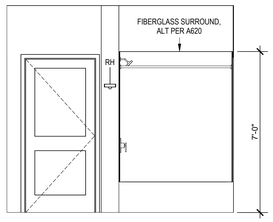
SHEET NAME
UNIT A6 ALT PLAN & ELEVATIONS
SHEET NO.
A1.12

9/16/2024 4:47:18 PM

ARCH E1 30" x 42"



7 LAUNDRY ELEVATION
3/8" = 1'-0"



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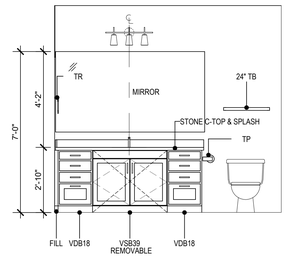

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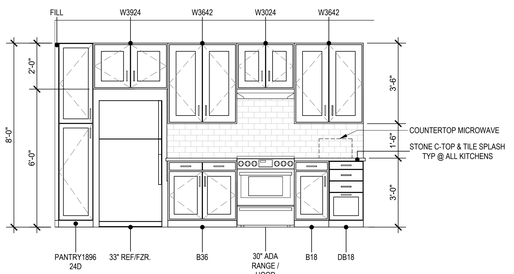

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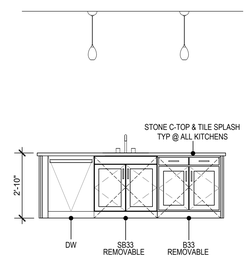

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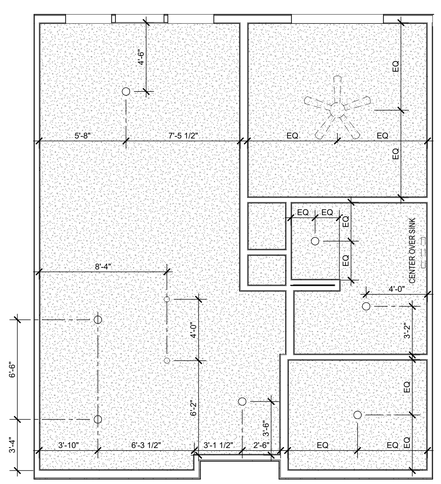
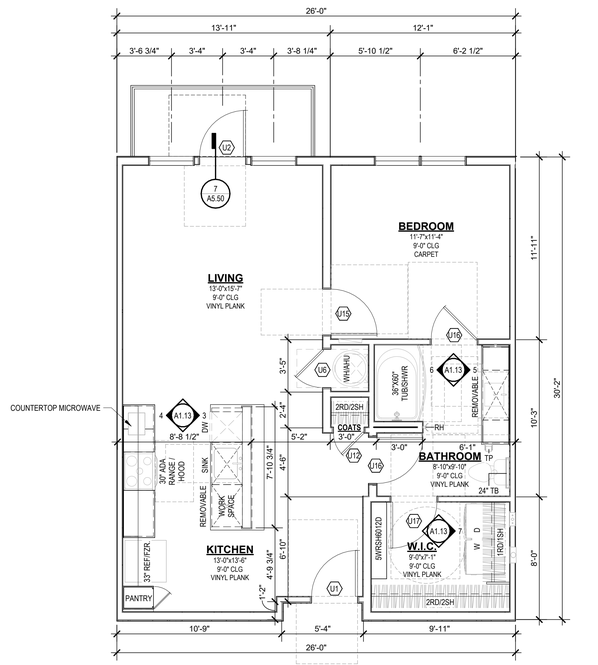


2 UNIT A6 TYPE A REFLECTED CEILING PLAN
1/4" = 1'-0"



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K. MATCH SHOE FINISH TO CABINET FINISH WHERE ADJACENT TO BASE CABINET.

L. UNIT DEMISING WALLS AND FLOOR/CEILING ASSEMBLIES SEPARATING DWELLING UNITS FROM OTHER SPACES SHALL MEET OR EXCEED 50 S.T.C. PER 2018 IBC SECTION 1206.

M. WHEN TUBS AND SHOWERS ARE LOCATED ADJACENT TO A FIRE RATED ASSEMBLY, EXTEND GYPSUM BOARD BEHIND AND PROVIDE INSULATION.

N. VERIFY ALL TUB AND SHOWER WALL LENGTHS AND DIMENSION WITH ACTUAL TUB OR SHOWER PROVIDED. CONTRACTOR TO COORDINATE FRAMING WITH TUB MANUFACTURER AND TUB DETAILS.

O. AVOID WATER LINES IN EXTERIOR WALLS. WHERE NOT POSSIBLE, INSTALL FOAM INSULATION BETWEEN WATER LINES & SHEATHING.

P. IN SIDE-BY-SIDE LAUNDRY CONFIGURATION, WASHER ALWAYS ON THE LEFT, DRYER ALWAYS ON THE RIGHT. CONTRACTOR TO FIELD COORDINATE.

Q. REFER TO ELEVATIONS FOR ADDITIONAL RAISED PLATE LINES.

R. REFER TO SHEET A6.20 FOR INTERIOR FINISH MILLWORK.

S. DEVICE TRIMS & DEVICE FACES TO CLOSELY MATCH THE COLOR OF THE SURFACE THEY ARE APPLIED TO.

T. ALL CABINETS RECEIVE END PANELS WHERE EXPOSED.

U. ALL BATHROOM HARDWARE FINISHES TO MATCH, INCLUDING SHOWER DOOR FRAMES, UNLESS SPECIFICALLY NOTED OTHERWISE. G.C. SHALL SUBMIT AVAILABLE HARDWARE FINISHES TO ARCHITECT WHERE AN EXACT MATCH CANNOT BE MADE.

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STATE OF MISSOURI
CLINT EDD EVANS
NUMBER A-10774
ARCHITECT
09/16/2024

A NEW MULTI-FAMILY PROJECT:
EVREN APARTMENTS
LEE'S SUMMIT, MISSOURI

DRAWING RELEASE LOG
- 09.16.2024 PERMIT SET

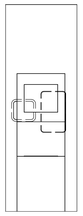
△ REVISIONS

JOB NO. 720522
DATE 09.16.2024
DRAWN BY IA/BB/CE
PERMIT SET

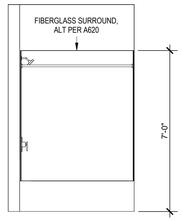
SHEET NAME
UNIT A6 TYPE A PLAN & ELEVATIONS
SHEET NO.
A1.13

9/16/2024 4:47:22 PM

ARCH E1 30" x 42"



8 LAUNDRY ELEVATION
3/8" = 1'-0"



7 BATHROOM ELEVATION
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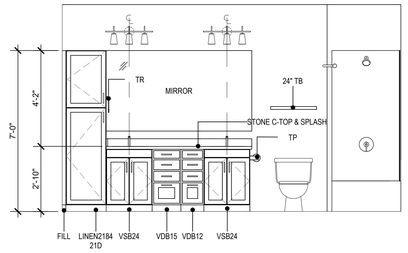

6 BATHROOM ELEVATION
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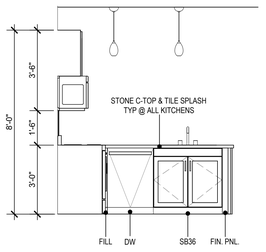
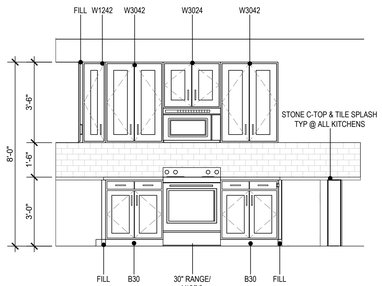


5 KITCHEN ELEVATION
3/8" = 1'-0"



4 KITCHEN ELEVATION
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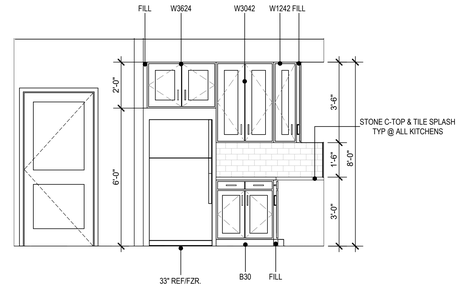

3 KITCHEN ELEVATION
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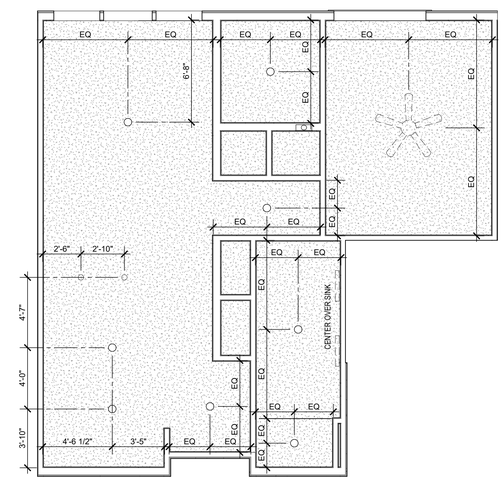
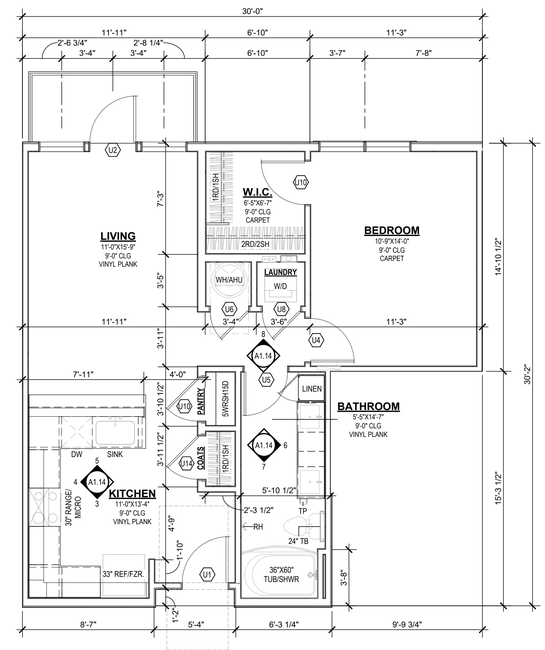


2 UNIT A7 REFLECTED CEILING PLAN
1/4" = 1'-0"



1 UNIT A7 FLOOR PLAN
1/4" = 1'-0"

UNIT PLAN GENERAL NOTES:

A. REFER TO ASSEMBLY SHEET SERIES **A0.20, A0.21** AND **A0.22** FOR ASSEMBLY DIMENSION ORIGINS AND THICKNESS.

B. REFER TO SHEETS **A1.00** AND **A1.01** FOR MOUNTING HEIGHTS AND ACCESSIBILITY REQUIREMENTS.

C. REFER TO BUILDING PLANS AND EXTERIOR ELEVATIONS FOR ADDITIONAL EXTERIOR ARCHITECTURAL ELEMENTS INCLUDING BALCONY LOCATIONS AND CONFIGURATIONS, COLUMNS, WINDOWS/TRANSOMS, AND PATIO DOOR INFORMATION.

D. USE TEAR-AWAY BEAD, BACKER ROD, AND CAULK AT ALL DRYWALL RETURNS AT FENESTRATION CONDITIONS.

E. ALL DIMENSIONS AND NOTES STATING "CLEAR", "MIN" OR "MAX" ARE FROM FINISH FACE TO FINISH FACE.

F. PROVIDE BLOCKING FOR ALL TV LOCATIONS, WALL HUNG CABINETS, SHELVING, GRAB BARS, AND OTHER WALL MOUNTED ITEMS.

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JOB NO. 720522
DATE 09.16.2024
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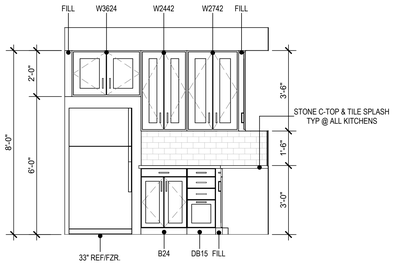
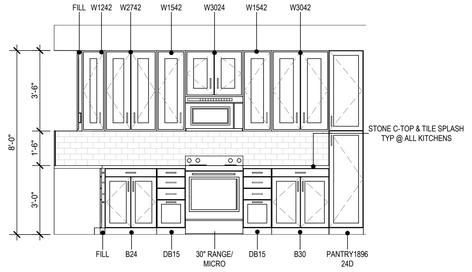
SHEET NAME
UNIT A7 PLAN & ELEVATIONS
SHEET NO.
A1.14

9/16/2024 4:47:27 PM

ARCH E1 30" x 42"



7 KITCHEN ELEVATION
3/8" = 1'-0"



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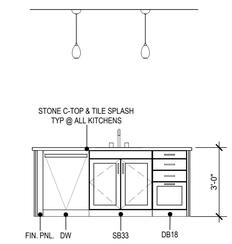

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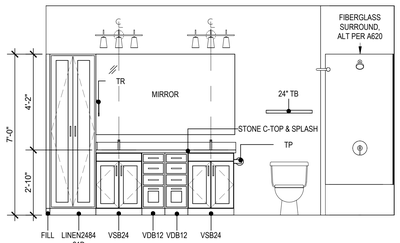

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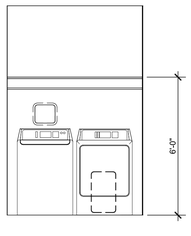

3 LAUNDRY ELEVATION
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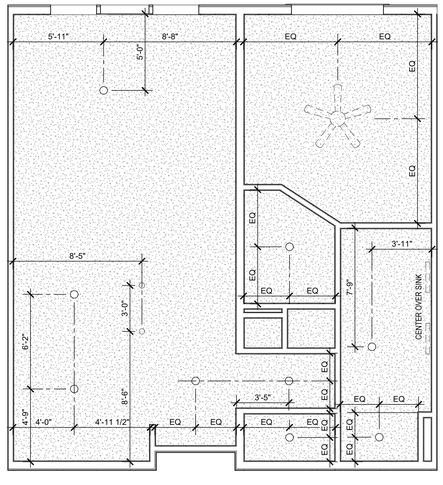
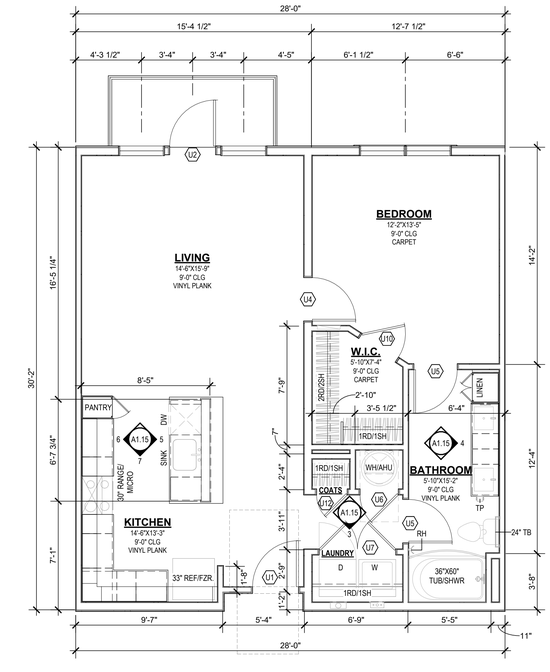


2 UNIT A9 REFLECTED CEILING PLAN
1/4" = 1'-0"



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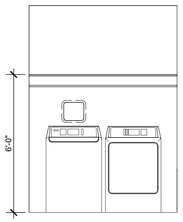

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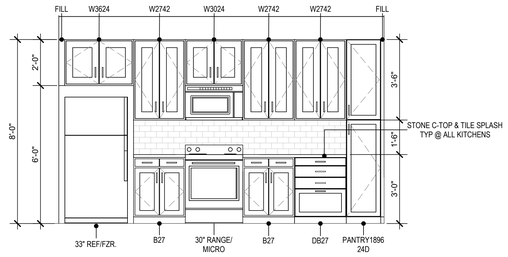

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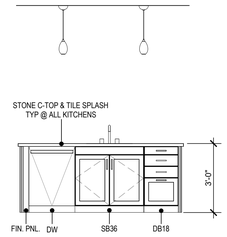

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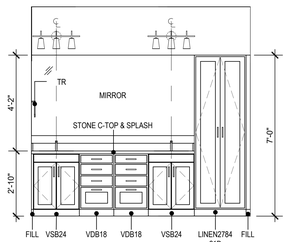

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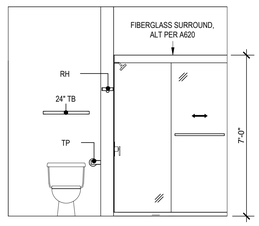

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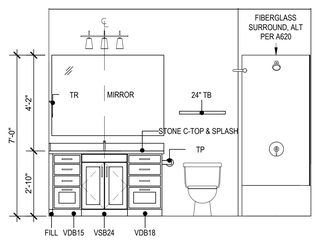
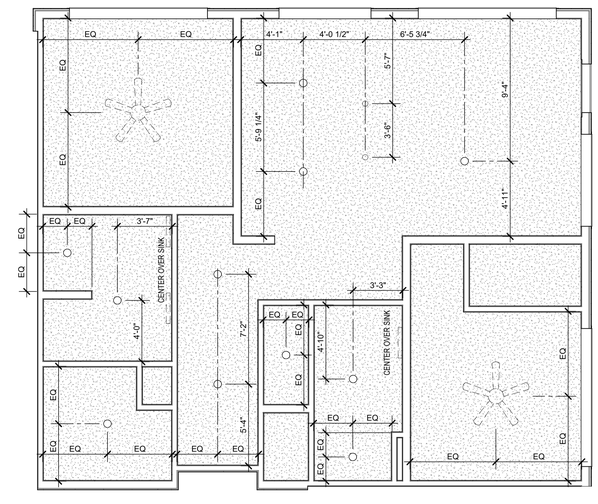
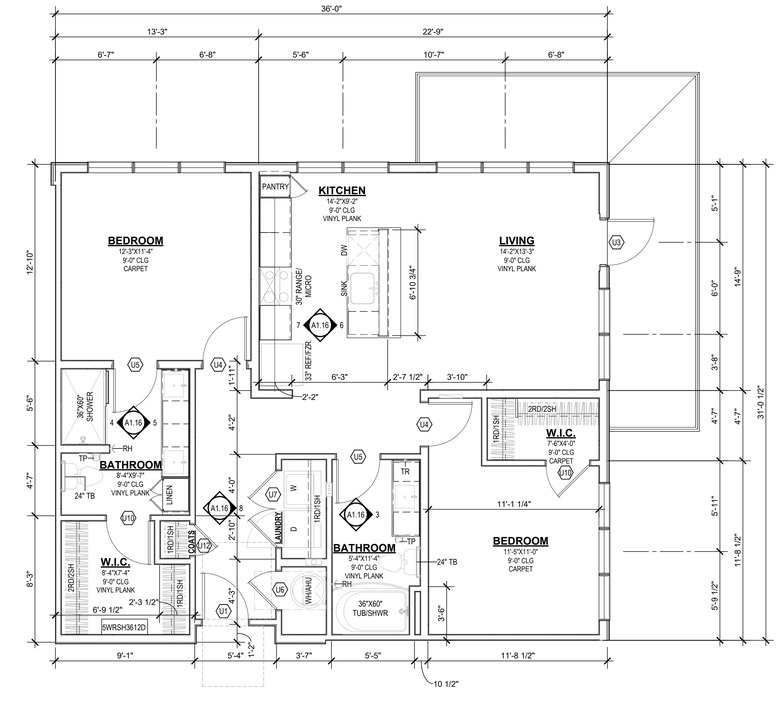


3 BATHROOM ELEVATION
3/8" = 1'-0"



2 UNIT B3A REFLECTED CEILING PLAN
1/4" = 1'-0"



1 UNIT B3A FLOOR PLAN
1/4" = 1'-0"

A NEW MULTI-FAMILY PROJECT:
EVREN APARTMENTS
LEE'S SUMMIT, MISSOURI

DRAWING RELEASE LOG
• 09.16.2024 PERMIT SET

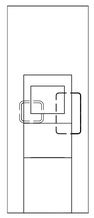
△REVISIONS

JOB NO. 720522
DATE 09.16.2024
DRAWN BY IA/BB/CE
PERMIT SET

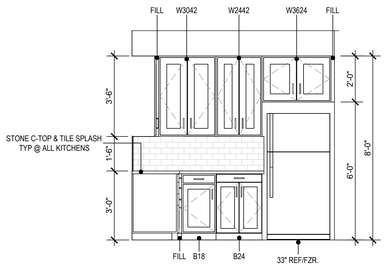
SHEET NAME
UNIT B3A PLAN & ELEVATIONS
SHEET NO.
A1.16

9/16/2024 4:47:36 PM

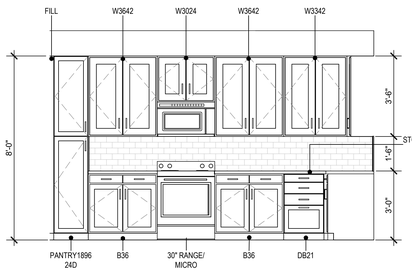
ARCH E1 30" x 42"



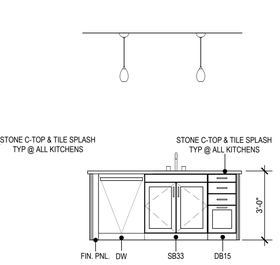
10 LAUNDRY ELEVATION
3/8" = 1'-0"



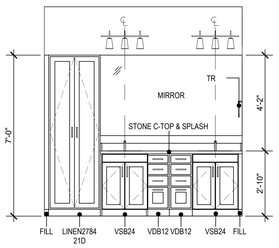
9 KITCHEN ELEVATION
3/8" = 1'-0"



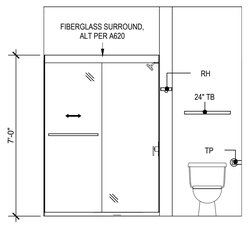
8 KITCHEN ELEVATION
3/8" = 1'-0"



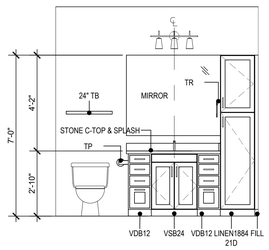
7 KITCHEN ELEVATION
3/8" = 1'-0"



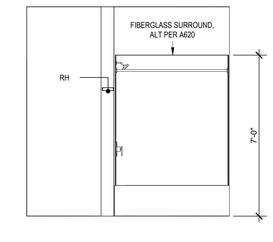
6 BATHROOM ELEVATION
3/8" = 1'-0"



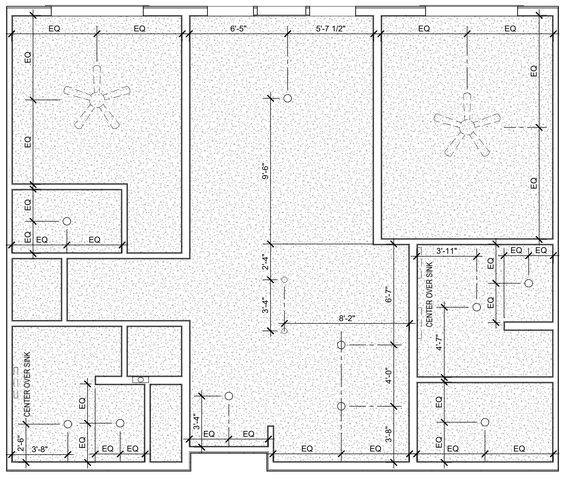
5 BATHROOM ELEVATION
3/8" = 1'-0"



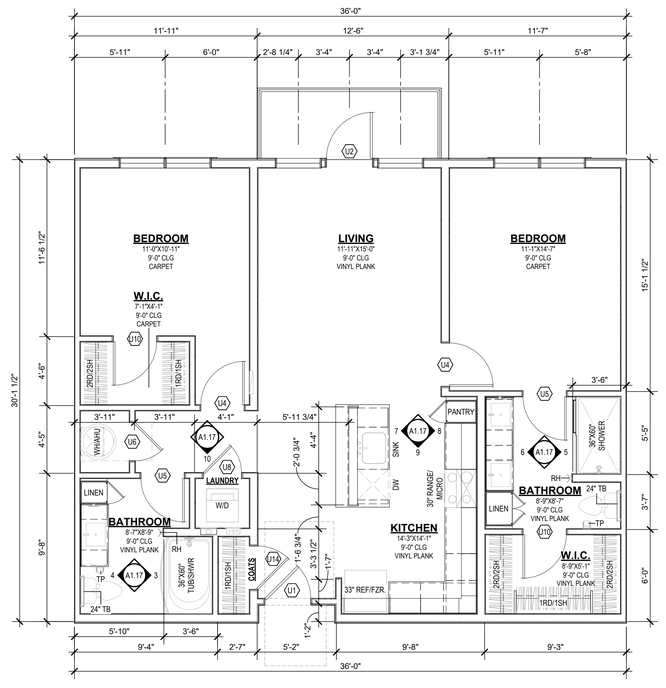
4 BATHROOM ELEVATION
3/8" = 1'-0"



3 BATHROOM ELEVATION
3/8" = 1'-0"



2 UNIT B3B REFLECTED CEILING PLAN
1/4" = 1'-0"



1 UNIT B3B FLOOR PLAN
1/4" = 1'-0"

UNIT PLAN GENERAL NOTES:

A. REFER TO ASSEMBLY SHEET SERIES **A0.20, A0.21** AND **A0.22** FOR ASSEMBLY DIMENSION ORIGINS AND THICKNESS.

B. REFER TO SHEETS **A1.00** AND **A1.01** FOR MOUNTING HEIGHTS AND ACCESSIBILITY REQUIREMENTS.

C. REFER TO BUILDING PLANS AND EXTERIOR ELEVATIONS FOR ADDITIONAL EXTERIOR ARCHITECTURAL ELEMENTS INCLUDING BALCONY LOCATIONS AND CONFIGURATIONS, COLUMNS, WINDOWS/TRANSOMS, AND PATIO DOOR INFORMATION.

D. USE TEAR-AWAY BEAD, BACKER ROD, AND CAULK AT ALL DRYWALL RETURNS AT FENESTRATION CONDITIONS.

E. ALL DIMENSIONS AND NOTES STATING "CLEAR", "MIN" OR "MAX" ARE FROM FINISH FACE TO FINISH FACE.

F. PROVIDE BLOCKING FOR ALL TV LOCATIONS, WALL HUNG CABINETS, SHELVING, GRAB BARS, AND OTHER WALL MOUNTED ITEMS.

G. LANDINGS AND FLOORS ON EITHER SIDE OF DOORWAYS SHALL NOT BE MORE THAN 1/2" LOWER THAN DOORWAY THRESHOLD.

H. PROVIDE SAFETY GLAZING AT HAZARDOUS LOCATIONS PER IBC SECTION 2406. SEE PLANS FOR LOCATIONS.

I. PROVIDE APPROVED SMOKE DETECTORS AND REQUIRED EMERGENCY FIXTURES WIRED INTO THE BUILDING'S PRIMARY POWER SYSTEM PER 2018 IBC SECTION 907.2.10. SEE MEP DRAWINGSFOR LOCATIONS.

J. ALL EXPOSED EDGES OF FINISHES TO BE DRESSED WITH APPROPRIATE FINISH STRIP.

K. MATCH SHOE FINISH TO CABINET FINISH WHERE ADJACENT TO BASE CABINET.

L. UNIT DEMISING WALLS AND FLOOR/CEILING ASSEMBLIES SEPARATING DWELLING UNITS FROM OTHER SPACES SHALL MEET OR EXCEED 50 S.T.C. PER 2018 IBC SECTION 1206.

M. WHEN TUBS AND SHOWERS ARE LOCATED ADJACENT TO A FIRE RATED ASSEMBLY, EXTEND GYPSUM BOARD BEHIND AND PROVIDE INSULATION.

N. VERIFY ALL TUB AND SHOWER WALL LENGTHS AND DIMENSION WITH ACTUAL TUB OR SHOWER PROVIDED. CONTRACTOR TO COORDINATE FRAMING WITH TUB MANUFACTURER AND TUB DETAILS.

O. AVOID WATER LINES IN EXTERIOR WALLS. WHERE NOT POSSIBLE, INSTALL FOAM INSULATION BETWEEN WATER LINES & SHEATHING.

P. IN SIDE-BY-SIDE LAUNDRY CONFIGURATION, WASHER ALWAYS ON THE LEFT, DRYER ALWAYS ON THE RIGHT. CONTRACTOR TO FIELD COORDINATE.

Q. REFER TO ELEVATIONS FOR ADDITIONAL RAISED PLATE LINES.

R. REFER TO SHEET A6.20 FOR INTERIOR FINISH MILLWORK.

S. DEVICE TRIMS & DEVICE FACES TO CLOSELY MATCH THE COLOR OF THE SURFACE THEY ARE APPLIED TO.

T. ALL CABINETS RECEIVE END PANELS WHERE EXPOSED.

U. ALL BATHROOM HARDWARE FINISHES TO MATCH, INCLUDING SHOWER DOOR FRAMES, UNLESS SPECIFICALLY NOTED OTHERWISE. G.C. SHALL SUBMIT AVAILABLE HARDWARE FINISHES TO ARCHITECT WHERE AN EXACT MATCH CANNOT BE MADE.

V. ALL PLUMBING PENETRATIONS TO RECEIVE ESCUTCHEON TRIM RINGS TO MATCH ADJACENT FIXTURE FINISH.

W. FIRE EXTINGUISHER SHALL BE PROVIDED AND LOCATED IN SINK BASE CABINET UNDER KITCHEN SINK.

X. UNIT CEILING HEIGHTS TO BE 9'-0" TYPICAL AND 10'-0" AT TOP FLOORS, UNLESS NOTED OTHERWISE.

Y. PROVIDE GYPSUM BOARD AT ALL EXPOSED SURFACES OF KITCHEN ISLAND WALLS.

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STATE OF MISSOURI
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EDD
EVANS
NUMBER
A-10774
ARCHITECT
09/16/2024

A NEW MULTI-FAMILY PROJECT:
EVREN APARTMENTS
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DRAWING RELEASE LOG
• 09.16.2024 PERMIT SET

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JOB NO. 720522
DATE 09.16.2024
DRAWN BY IA/BB/CE
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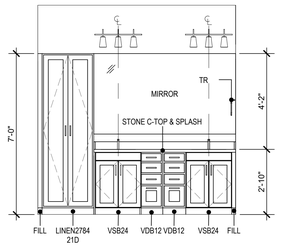
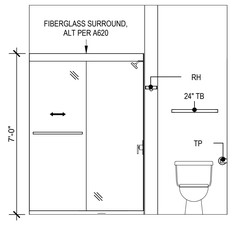
SHEET NAME
UNIT B3B PLAN & ELEVATIONS
SHEET NO.
A1.17

9/16/2024 4:47:42 PM

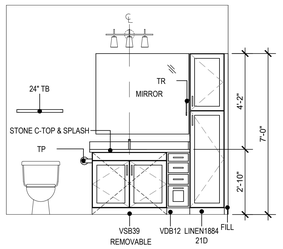
ARCH E1 30" x 42"



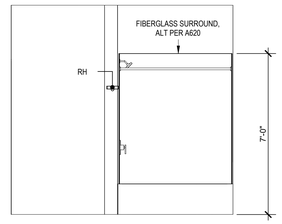
9 BATHROOM ELEVATION
3/8" = 1'-0"



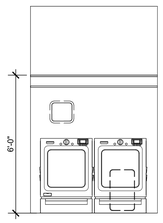
8 BATHROOM ELEVATION
3/8" = 1'-0"



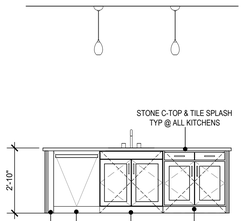
7 BATHROOM ELEVATION
3/8" = 1'-0"



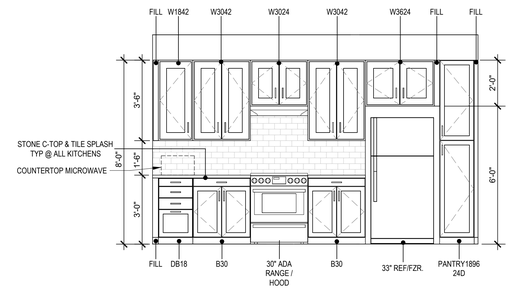
6 BATHROOM ELEVATION
3/8" = 1'-0"



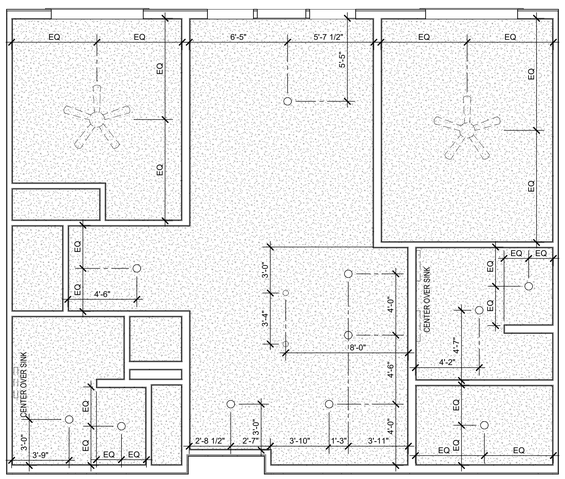
5 LAUNDRY ELEVATION
3/8" = 1'-0"



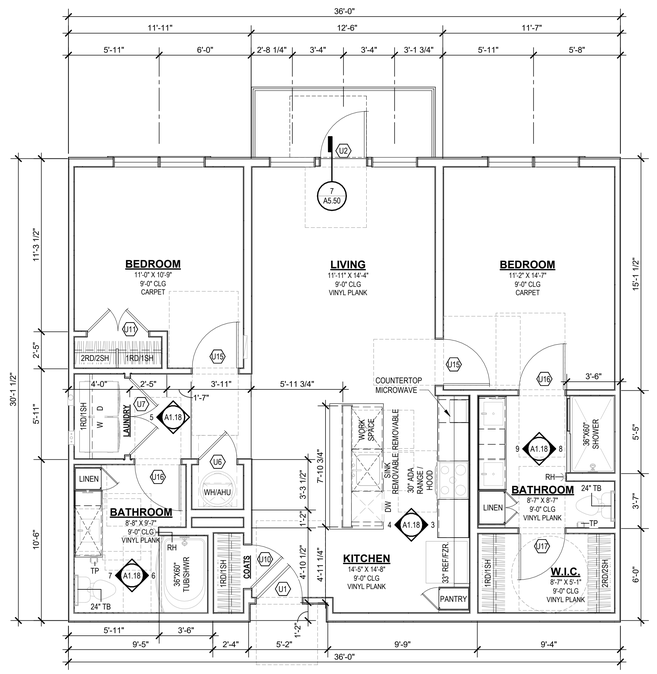
4 KITCHEN ELEVATION
3/8" = 1'-0"



3 KITCHEN ELEVATION
3/8" = 1'-0"



2 UNIT B3B TYPE A REFLECTED CEILING PLAN
1/4" = 1'-0"



1 UNIT B3B TYPE A FLOOR PLAN
1/4" = 1'-0"

UNIT PLAN GENERAL NOTES:

A. REFER TO ASSEMBLY SHEET SERIES **A0.20, A0.21** AND **A0.22** FOR ASSEMBLY DIMENSION ORIGINS AND THICKNESS.

B. REFER TO SHEETS **A1.00** AND **A1.01** FOR MOUNTING HEIGHTS AND ACCESSIBILITY REQUIREMENTS.

C. REFER TO BUILDING PLANS AND EXTERIOR ELEVATIONS FOR ADDITIONAL EXTERIOR ARCHITECTURAL ELEMENTS INCLUDING BALCONY LOCATIONS AND CONFIGURATIONS, COLUMNS, WINDOWS/TRANSOMS, AND PATIO DOOR INFORMATION.

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J. ALL EXPOSED EDGES OF FINISHES TO BE DRESSED WITH APPROPRIATE FINISH STRIP.

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R. REFER TO SHEET A6.20 FOR INTERIOR FINISH MILLWORK.

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A NEW MULTI-FAMILY PROJECT:
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DRAWING RELEASE LOG
• 09.16.2024 PERMIT SET

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JOB NO. 720522
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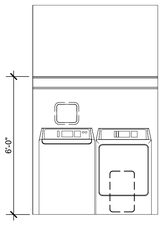
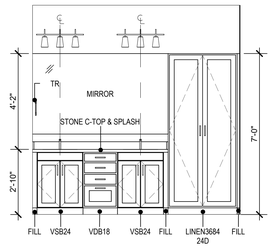
SHEET NAME
UNIT B3B TYPE A PLAN & ELEVATIONS
SHEET NO.
A1.18

9/16/2024 4:47:47 PM

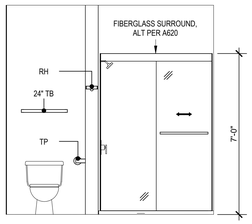
ARCH E1 30" x 42"



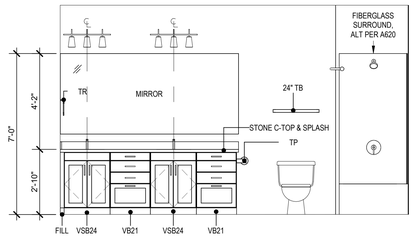
9 LAUNDRY ELEVATION
3/8" = 1'-0"



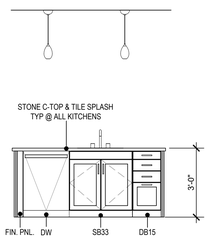
8 BATHROOM ELEVATION
3/8" = 1'-0"



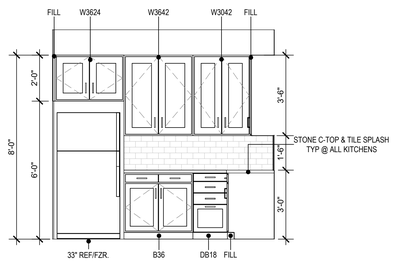
7 BATHROOM ELEVATION
3/8" = 1'-0"



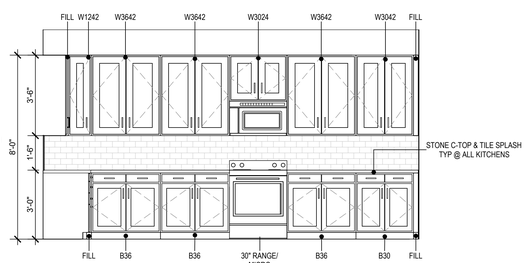
6 BATHROOM ELEVATION
3/8" = 1'-0"



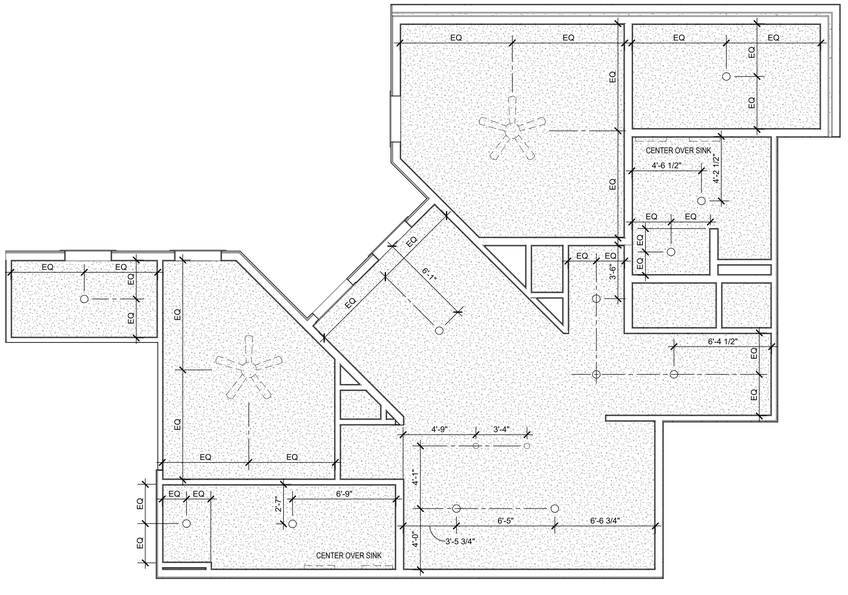
5 KITCHEN ELEVATION
3/8" = 1'-0"



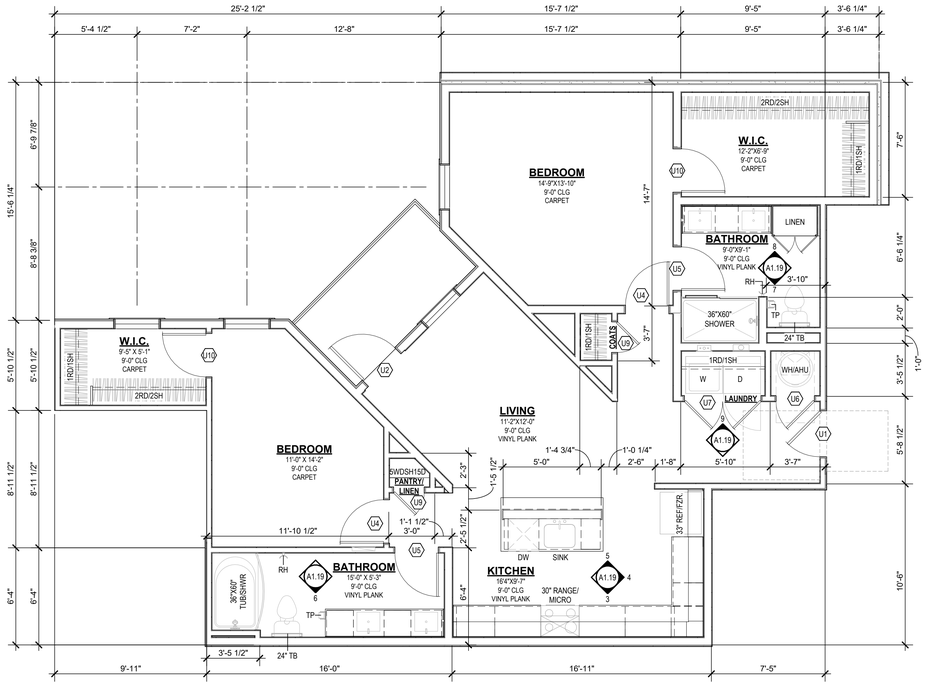
4 KITCHEN ELEVATION
3/8" = 1'-0"



3 KITCHEN ELEVATION
3/8" = 1'-0"



2 UNIT B6 REFLECTED CEILING PLAN
1/4" = 1'-0"



1 UNIT B6 FLOOR PLAN
1/4" = 1'-0"

UNIT PLAN GENERAL NOTES:

A. REFER TO ASSEMBLY SHEET SERIES **A0.20, A0.21** AND **A0.22** FOR ASSEMBLY DIMENSION ORIGINS AND THICKNESS.

B. REFER TO SHEETS **A1.00** AND **A1.01** FOR MOUNTING HEIGHTS AND ACCESSIBILITY REQUIREMENTS.

C. REFER TO BUILDING PLANS AND EXTERIOR ELEVATIONS FOR ADDITIONAL EXTERIOR ARCHITECTURAL ELEMENTS INCLUDING BALCONY LOCATIONS AND CONFIGURATIONS, COLUMNS, WINDOWS/TRANSOMS, AND PATIO DOOR INFORMATION.

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G. LANDINGS AND FLOORS ON EITHER SIDE OF DOORWAYS SHALL NOT BE MORE THAN 1/2" LOWER THAN DOORWAY THRESHOLD.

H. PROVIDE SAFETY GLAZING AT HAZARDOUS LOCATIONS PER IBC SECTION 2406. SEE PLANS FOR LOCATIONS.

I. PROVIDE APPROVED SMOKE DETECTORS AND REQUIRED EMERGENCY FIXTURES WIRED INTO THE BUILDING'S PRIMARY POWER SYSTEM PER 2018 IBC SECTION 907.2.10. SEE MEP DRAWINGSFOR LOCATIONS.

J. ALL EXPOSED EDGES OF FINISHES TO BE DRESSED WITH APPROPRIATE FINISH STRIP.

K. MATCH SHOE FINISH TO CABINET FINISH WHERE ADJACENT TO BASE CABINET.

L. UNIT DEMISING WALLS AND FLOOR/CEILING ASSEMBLIES SEPARATING DWELLING UNITS FROM OTHER SPACES SHALL MEET OR EXCEED 50 S.T.C. PER 2018 IBC SECTION 1206.

M. WHEN TUBS AND SHOWERS ARE LOCATED ADJACENT TO A FIRE RATED ASSEMBLY, EXTEND GYPSUM BOARD BEHIND AND PROVIDE INSULATION.

N. VERIFY ALL TUB AND SHOWER WALL LENGTHS AND DIMENSION WITH ACTUAL TUB OR SHOWER PROVIDED. CONTRACTOR TO COORDINATE FRAMING WITH TUB MANUFACTURER AND TUB DETAILS.

O. AVOID WATER LINES IN EXTERIOR WALLS. WHERE NOT POSSIBLE, INSTALL FOAM INSULATION BETWEEN WATER LINES & SHEATHING.

P. IN SIDE-BY-SIDE LAUNDRY CONFIGURATION, WASHER ALWAYS ON THE LEFT, DRYER ALWAYS ON THE RIGHT. CONTRACTOR TO FIELD COORDINATE.

Q. REFER TO ELEVATIONS FOR ADDITIONAL RAISED PLATE LINES.

R. REFER TO SHEET A6.20 FOR INTERIOR FINISH MILLWORK.

S. DEVICE TRIMS & DEVICE FACES TO CLOSELY MATCH THE COLOR OF THE SURFACE THEY ARE APPLIED TO.

T. ALL CABINETS RECEIVE END PANELS WHERE EXPOSED.

U. ALL BATHROOM HARDWARE FINISHES TO MATCH, INCLUDING SHOWER DOOR FRAMES, UNLESS SPECIFICALLY NOTED OTHERWISE. G.C. SHALL SUBMIT AVAILABLE HARDWARE FINISHES TO ARCHITECT WHERE AN EXACT MATCH CANNOT BE MADE.

V. ALL PLUMBING PENETRATIONS TO RECEIVE ESCUTCHEON TRIM RINGS TO MATCH ADJACENT FIXTURE FINISH.

W. FIRE EXTINGUISHER SHALL BE PROVIDED AND LOCATED IN SINK BASE CABINET UNDER KITCHEN SINK.

X. UNIT CEILING HEIGHTS TO BE 9'-0" TYPICAL AND 10'-0" AT TOP FLOORS, UNLESS NOTED OTHERWISE.

Y. PROVIDE GYPSUM BOARD AT ALL EXPOSED SURFACES OF KITCHEN ISLAND WALLS.

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EVANS
NUMBER
A-6970
ARCHITECT
09/16/2024

A NEW MULTI-FAMILY PROJECT:
EVREN APARTMENTS
LEE'S SUMMIT, MISSOURI

DRAWING RELEASE LOG
• 09.16.2024 PERMIT SET

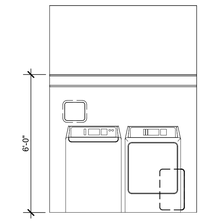
△REVISIONS

JOB NO. 720522 | DATE 09.16.2024
DRAWN BY IA/BB/CE
PERMIT SET

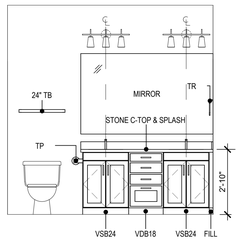
SHEET NAME
UNIT B6 PLAN & ELEVATIONS
SHEET NO.
A1.19

9/16/2024 4:47:53 PM

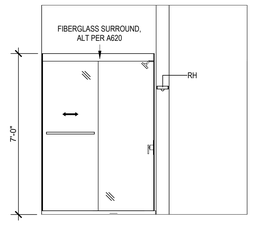
ARCH E1 30" x 42"



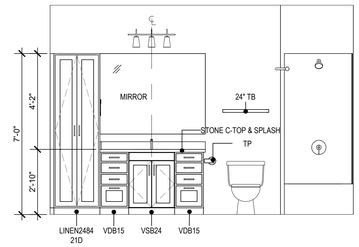
10 LAUNDRY ELEVATION
3/8" = 1'-0"



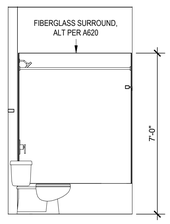
9 BATHROOM ELEVATION
3/8" = 1'-0"



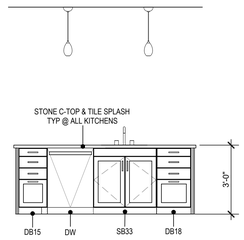
8 BATHROOM ELEVATION
3/8" = 1'-0"



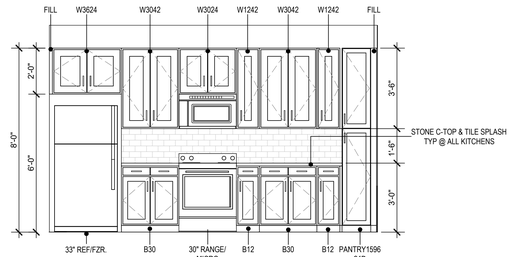
7 BATHROOM ELEVATION
3/8" = 1'-0"



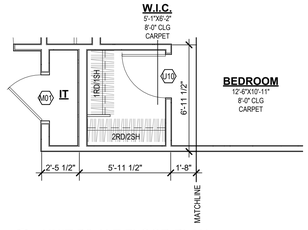
6 BATHROOM ELEVATION
3/8" = 1'-0"



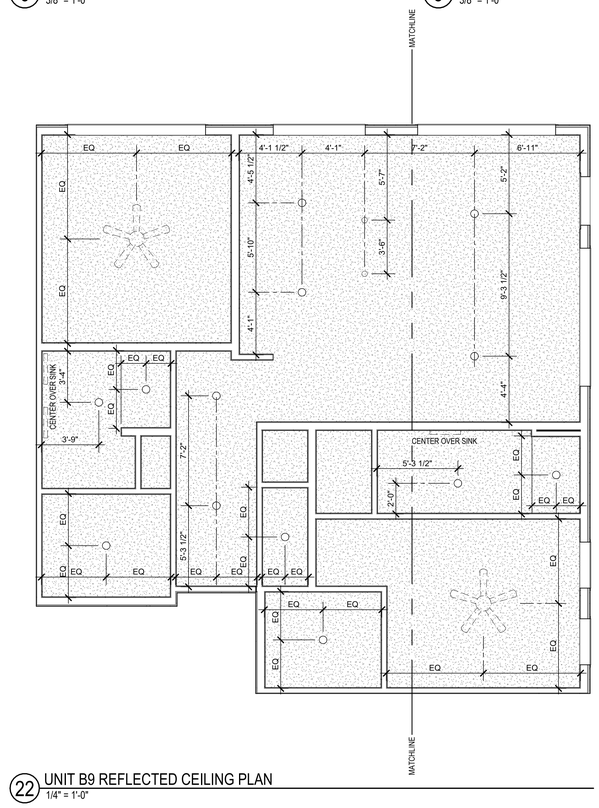
5 KITCHEN ELEVATION
3/8" = 1'-0"



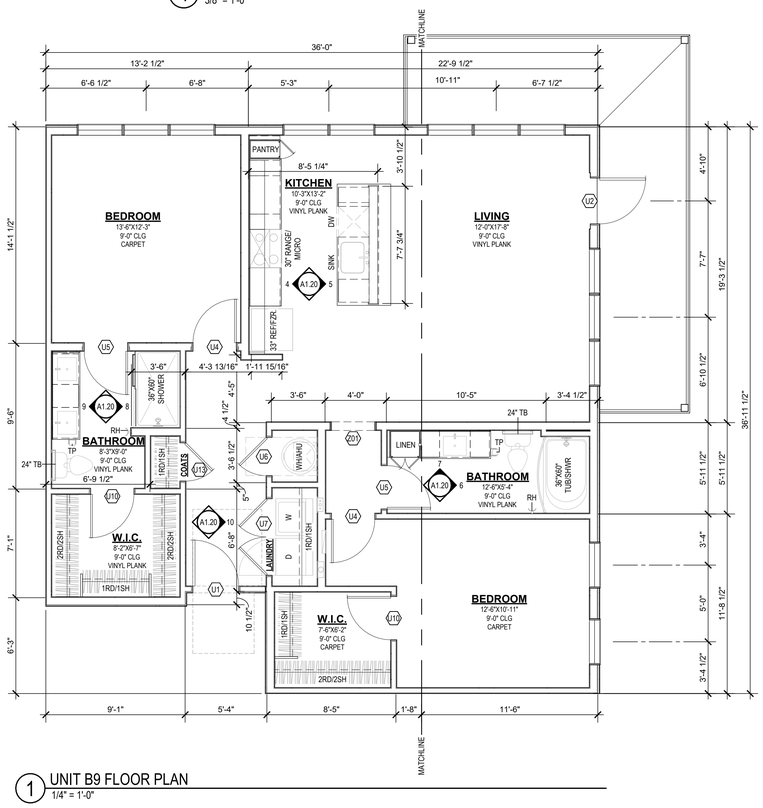
4 KITCHEN ELEVATION
3/8" = 1'-0"



3 UNIT B9 ALT FLOOR PLAN
1/4" = 1'-0"



22 UNIT B9 REFLECTED CEILING PLAN
1/4" = 1'-0"



1 UNIT B9 FLOOR PLAN
1/4" = 1'-0"

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CLINT EDD EVANS
NUMBER A-10774
ARCHITECT
09/16/2024

UNIT PLAN GENERAL NOTES:

A. REFER TO ASSEMBLY SHEET SERIES **A0.20, A0.21** AND **A0.22** FOR ASSEMBLY DIMENSION ORIGINS AND THICKNESS.

B. REFER TO SHEETS **A1.00** AND **A1.01** FOR MOUNTING HEIGHTS AND ACCESSIBILITY REQUIREMENTS.

C. REFER TO BUILDING PLANS AND EXTERIOR ELEVATIONS FOR ADDITIONAL EXTERIOR ARCHITECTURAL ELEMENTS INCLUDING BALCONY LOCATIONS AND CONFIGURATIONS, COLUMNS, WINDOWS/TRANSOMS, AND PATIO DOOR INFORMATION.

D. USE TEAR-AWAY BEAD, BACKER ROD, AND CAULK AT ALL DRYWALL RETURNS AT FENESTRATION CONDITIONS.

E. ALL DIMENSIONS AND NOTES STATING "CLEAR", "MIN" OR "MAX" ARE FROM FINISH FACE TO FINISH FACE.

F. PROVIDE BLOCKING FOR ALL TV LOCATIONS, WALL HUNG CABINETS, SHELVING, GRAB BARS, AND OTHER WALL MOUNTED ITEMS.

G. LANDINGS AND FLOORS ON EITHER SIDE OF DOORWAYS SHALL NOT BE MORE THAN 1/2" LOWER THAN DOORWAY THRESHOLD.

H. PROVIDE SAFETY GLAZING AT HAZARDOUS LOCATIONS PER IBC SECTION 2406. SEE PLANS FOR LOCATIONS.

I. PROVIDE APPROVED SMOKE DETECTORS AND REQUIRED EMERGENCY FIXTURES WIRED INTO THE BUILDING'S PRIMARY POWER SYSTEM PER 2018 IBC SECTION 907.2.10. SEE MEP DRAWINGSFOR LOCATIONS.

J. ALL EXPOSED EDGES OF FINISHES TO BE DRESSED WITH APPROPRIATE FINISH STRIP.

K. MATCH SHOE FINISH TO CABINET FINISH WHERE ADJACENT TO BASE CABINET.

L. UNIT DEMISING WALLS AND FLOOR/CEILING ASSEMBLIES SEPARATING DWELLING UNITS FROM OTHER SPACES SHALL MEET OR EXCEED 50 S.T.C. PER 2018 IBC SECTION 1206.

M. WHEN TUBS AND SHOWERS ARE LOCATED ADJACENT TO A FIRE RATED ASSEMBLY, EXTEND GYPSUM BOARD BEHIND AND PROVIDE INSULATION.

N. VERIFY ALL TUB AND SHOWER WALL LENGTHS AND DIMENSION WITH ACTUAL TUB OR SHOWER PROVIDED. CONTRACTOR TO COORDINATE FRAMING WITH TUB MANUFACTURER AND TUB DETAILS.

O. AVOID WATER LINES IN EXTERIOR WALLS. WHERE NOT POSSIBLE, INSTALL FOAM INSULATION BETWEEN WATER LINES & SHEATHING.

P. IN SIDE-BY-SIDE LAUNDRY CONFIGURATION, WASHER ALWAYS ON THE LEFT, DRYER ALWAYS ON THE RIGHT. CONTRACTOR TO FIELD COORDINATE.

Q. REFER TO ELEVATIONS FOR ADDITIONAL RAISED PLATE LINES.

R. REFER TO SHEET A6.20 FOR INTERIOR FINISH MILLWORK.

S. DEVICE TRIMS & DEVICE FACES TO CLOSELY MATCH THE COLOR OF THE SURFACE THEY ARE APPLIED TO.

T. ALL CABINETS RECEIVE END PANELS WHERE EXPOSED.

U. ALL BATHROOM HARDWARE FINISHES TO MATCH, INCLUDING SHOWER DOOR FRAMES, UNLESS SPECIFICALLY NOTED OTHERWISE. G.C. SHALL SUBMIT AVAILABLE HARDWARE FINISHES TO ARCHITECT WHERE AN EXACT MATCH CANNOT BE MADE.

V. ALL PLUMBING PENETRATIONS TO RECEIVE ESCUTCHEON TRIM RINGS TO MATCH ADJACENT FIXTURE FINISH.

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Y. PROVIDE GYPSUM BOARD AT ALL EXPOSED SURFACES OF KITCHEN ISLAND WALLS.

A NEW MULTI-FAMILY PROJECT:

EVREN APARTMENTS

LEE'S SUMMIT, MISSOURI

DRAWING RELEASE LOG
• 09.16.2024 PERMIT SET

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JOB NO. 720522
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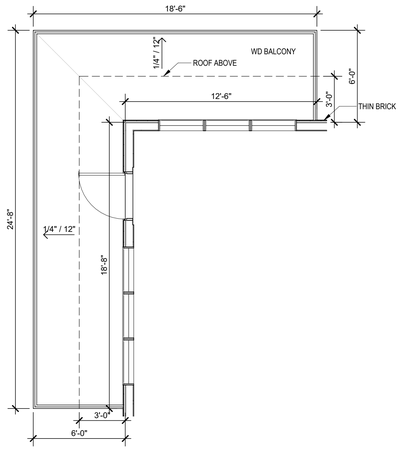
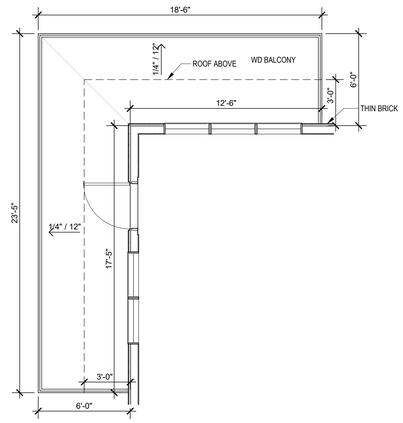
SHEET NAME
UNIT B9 PLAN & ELEVATIONS
SHEET NO.
A1.20

9/16/2024 4:47:58 PM

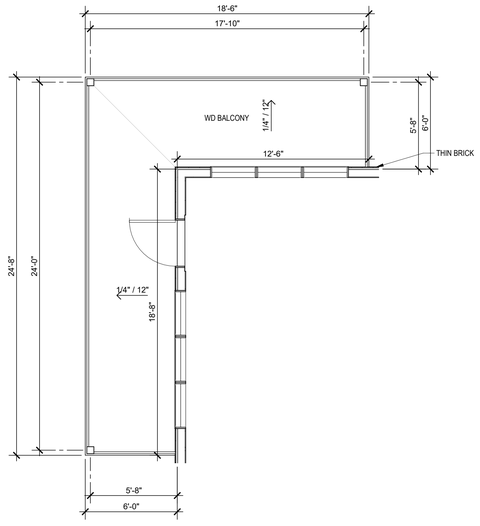
ARCH E1 30" x 42"



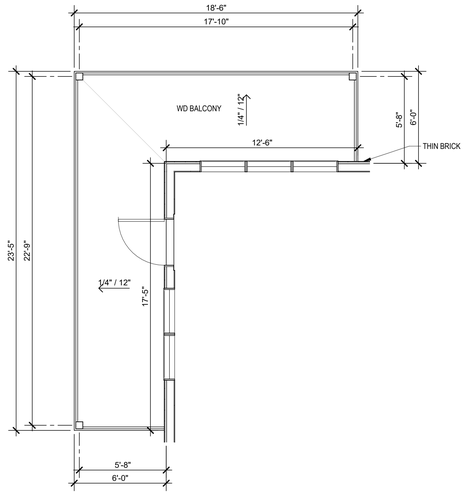
8 UNIT B9 BALCONY - 4TH FLOOR
1/4" = 1'-0"



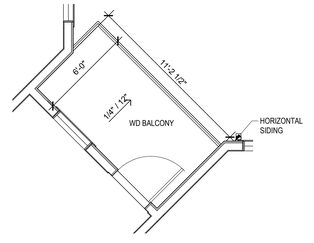
5 UNIT B3A BALCONY - 4TH FLOOR
1/4" = 1'-0"



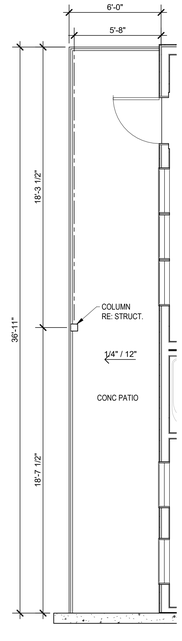
7 UNIT B9 BALCONY - 2ND - 3RD FLOOR
1/4" = 1'-0"



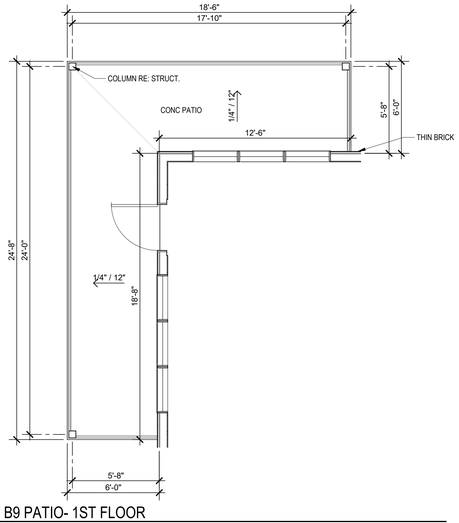
4 UNIT B3A BALCONY - 2ND - 3RD FLOOR
1/4" = 1'-0"



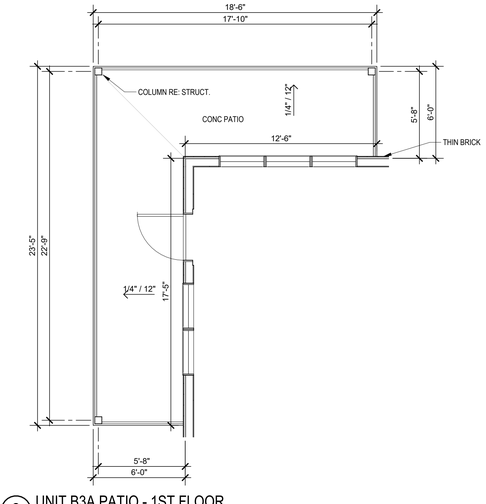
2 UNIT B6 BALCONY - 2ND-4TH FLOOR
1/4" = 1'-0"



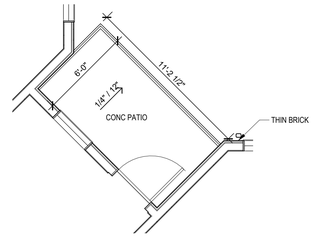
9 UNIT B9 PATIO - BUILDING D BASEMENT
1/4" = 1'-0"



6 UNIT B9 PATIO- 1ST FLOOR
1/4" = 1'-0"



3 UNIT B3A PATIO - 1ST FLOOR
1/4" = 1'-0"



1 UNIT B6 PATIO - 1ST FLOOR
1/4" = 1'-0"

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A NEW MULTI-FAMILY PROJECT:
EVREN APARTMENTS
LEE'S SUMMIT, MISSOURI

DRAWING RELEASE LOG
• 09.16.2024 PERMIT SET

△REVISIONS

JOB NO. 720522
DATE 09.16.2024
DRAWN BY IA/BB/CE
PERMIT SET

SHEET NAME
BALCONY PLANS

SHEET NO.
A1.50

9/16/2024 4:48:03 PM

ARCH E1 30" x 42"

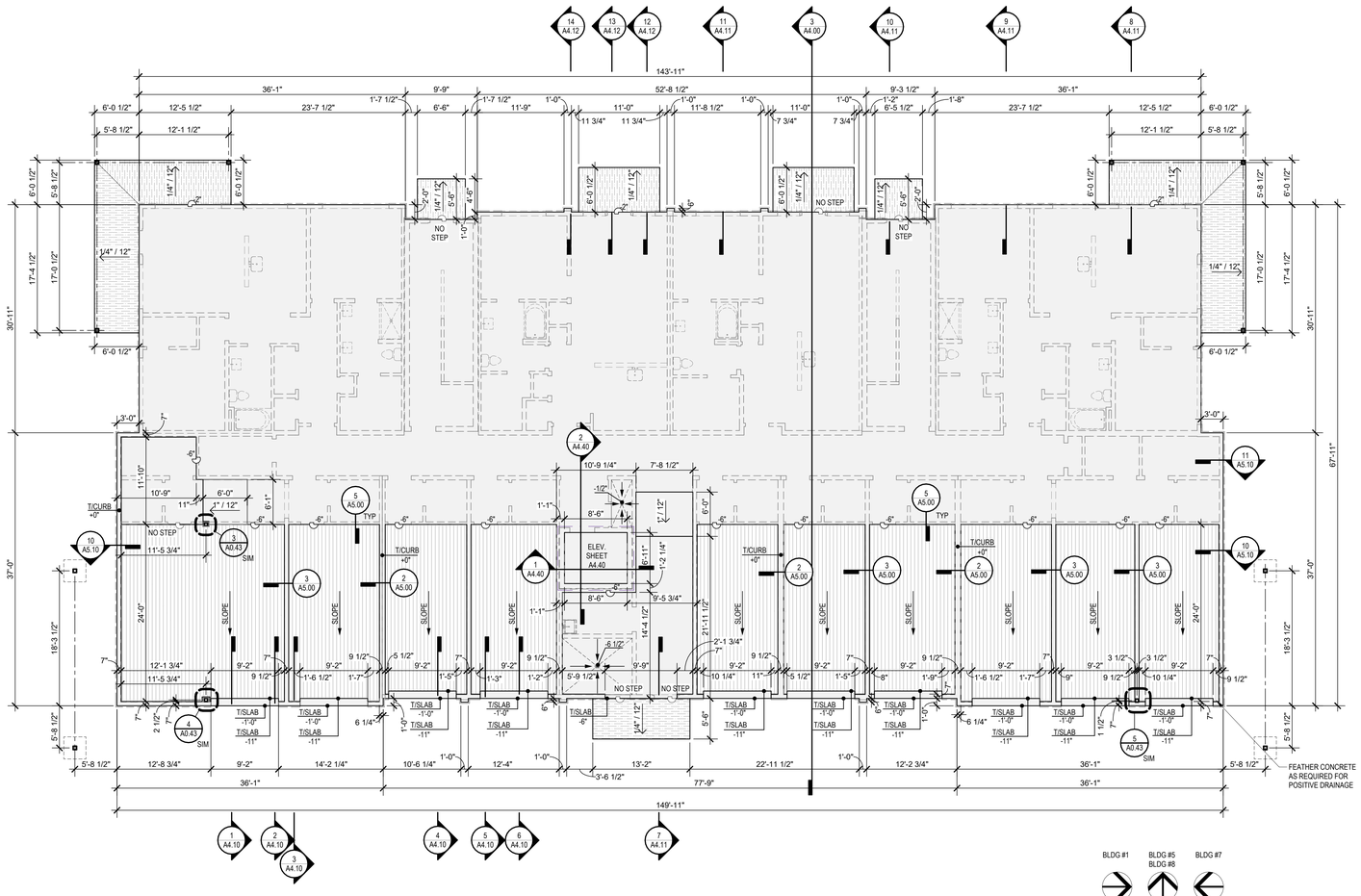
SLAB PLAN GENERAL NOTES:

A. SEE STRUCTURAL FOR CONCRETE THICKNESS AND REINFORCING.

B. COORDINATE GARAGE DOOR ROUGH OPENING WITH GARAGE DOOR MANUFACTURER.

GRAPHIC LEGEND:

- PATIO/STOOP SLAB W/ BROOM FINISH
- SLOPING GARAGE SLAB W/ SMOOTH FINISH
- TYPICAL BUILDING SLAB
- ELEVATION CHANGE SYMBOL



1 BUILDING A - SLAB PLAN
1/8" = 1'-0"

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A NEW MULTI-FAMILY PROJECT:
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LEE'S SUMMIT, MISSOURI

DRAWING RELEASE LOG
- 09.16.2024 PERMIT SET

△ REVISIONS

JOB NO. 720522
DATE 09.16.2024
DRAWN BY IA/BB/CE
PERMIT SET

SHEET NAME
BUILDING A - SLAB PLAN

SHEET NO.
A2.10

9/16/2024 4:48:08 PM

ARCH E1 30" x 42"

BUILDING FLOOR PLAN GENERAL NOTES:

A. RATED ASSEMBLY TAGS ARE TYPICAL AT SIMILAR LOCATIONS NOT OTHERWISE NOTED.

B. SEE SHEETS **A0.20** AND **A0.21** FOR RATED ASSEMBLIES

C. ALL EXTERIOR COMMON USE DOOR THRESHOLDS TO BE ACCESSIBLE. ALL ACCESSIBLE ENTRANCES SHALL HAVE NO MORE THAN A 1:48 SLOPE FOR A DISTANCE OF 60" PERPENDICULAR TO THE DOOR.

D. COORDINATE SECURITY, IT & A/V REQUIREMENTS WITH OWNER PRIOR TO CONSTRUCTION. PROVIDE CONDUIT AND PULL STRINGS AS NEEDED.

E. PROVIDE CONTROL JOINTS IN ACCORDANCE WITH GA-216 IN ALL FULL HEIGHT GYPSUM BOARD PARTITIONS AND CEILINGS AT 30 '-0" O.C. MAX. VERIFY FINAL LOCATIONS WITH ARCHITECT PRIOR TO INSTALLATION.

F. CONTROL JOINTS AND EXPANSION JOINTS IN FIRE RATED PARTITIONS SHALL BE CONSTRUCTED TO MAINTAIN THE FIRE RATING OF THE PARTITION. CONTROL JOINTS AND EXPANSION JOINTS IN NON-RATED PARTITIONS SHALL BE CONSTRUCTED WITH SOUND ATTENUATION BLANKET MATERIAL WITHIN THE JOINT TO REDUCE SOUND TRANSMISSION.

G. DOWNSPOUTS SHALL BE PIPED TO STORM DRAINS BELOW GRADE. SEE CIVIL DRAWINGS.

H. FIRST LETTER OF UNIT NUMBER TO BE REPLACED WITH BUILDING NUMBER ON SITE.

I. CEILINGS TO BE 9'-0" TYPICAL AND 10'-0" AT TOP FLOORS UNLESS NOTED OTHERWISE.

J. ALL DOORS TO BE PLACED 5" FROM FACE OF STUD TO OPENING UNO. REFERENCE UNIT PLANS FOR WINDOW AND DOOR PLACEMENT ON UNITS.

OVERHEAD LINE

STRUCT BEAM OVERHEAD

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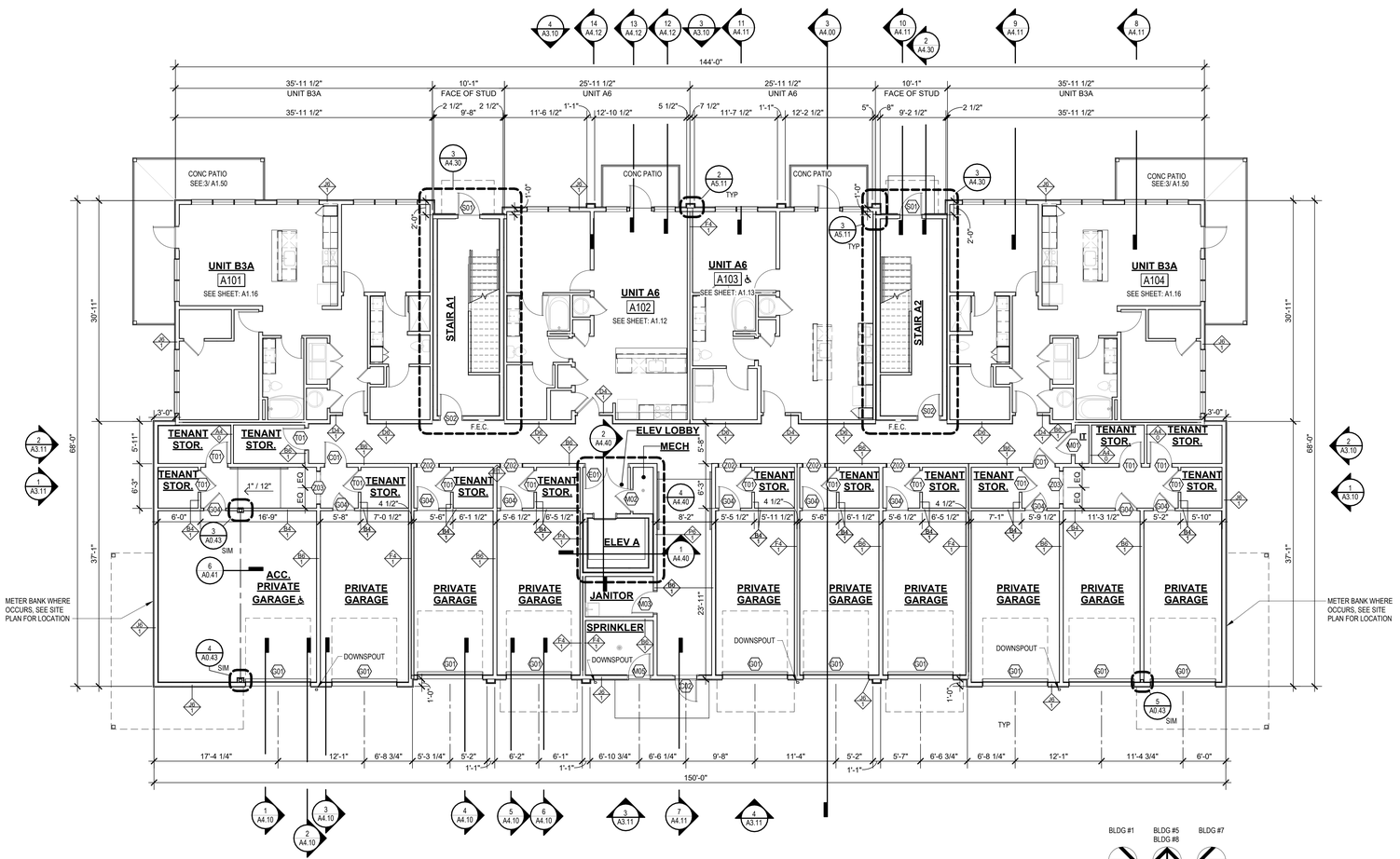
NUMBER A-10744
ARCHITECT
09/16/2024



1 BUILDING A - 1ST FLOOR PLAN
1/8" = 1'-0"

A NEW MULTI-FAMILY PROJECT:
EVREN APARTMENTS
LEE'S SUMMIT, MISSOURI

DRAWING RELEASE LOG
• 09.16.2024 PERMIT SET

△ REVISIONS

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DATE 09.16.2024
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SHEET NAME
BUILDING A - 1ST FLOOR PLAN
SHEET NO.
A2.11

9/16/2024 4:48:12 PM

ARCH E1 30" x 42"

BUILDING FLOOR PLAN GENERAL NOTES:

A. RATED ASSEMBLY TAGS ARE TYPICAL AT SIMILAR LOCATIONS NOT OTHERWISE NOTED.

B. SEE SHEETS **A0.20** AND **A0.21** FOR RATED ASSEMBLIES

C. ALL EXTERIOR COMMON USE DOOR THRESHOLDS TO BE ACCESSIBLE. ALL ACCESSIBLE ENTRANCES SHALL HAVE NO MORE THAN A 1:48 SLOPE FOR A DISTANCE OF 60" PERPENDICULAR TO THE DOOR.

D. COORDINATE SECURITY, IT & A/V REQUIREMENTS WITH OWNER PRIOR TO CONSTRUCTION. PROVIDE CONDUIT AND PULL STRINGS AS NEEDED.

E. PROVIDE CONTROL JOINTS IN ACCORDANCE WITH GA-216 IN ALL FULL HEIGHT GYPSUM BOARD PARTITIONS AND CEILINGS AT 30 '-0" O.C. MAX. VERIFY FINAL LOCATIONS WITH ARCHITECT PRIOR TO INSTALLATION.

F. CONTROL JOINTS AND EXPANSION JOINTS IN FIRE RATED PARTITIONS SHALL BE CONSTRUCTED TO MAINTAIN THE FIRE RATING OF THE PARTITION. CONTROL JOINTS AND EXPANSION JOINTS IN NON-RATED PARTITIONS SHALL BE CONSTRUCTED WITH SOUND ATTENUATION BLANKET MATERIAL WITHIN THE JOINT TO REDUCE SOUND TRANSMISSION.

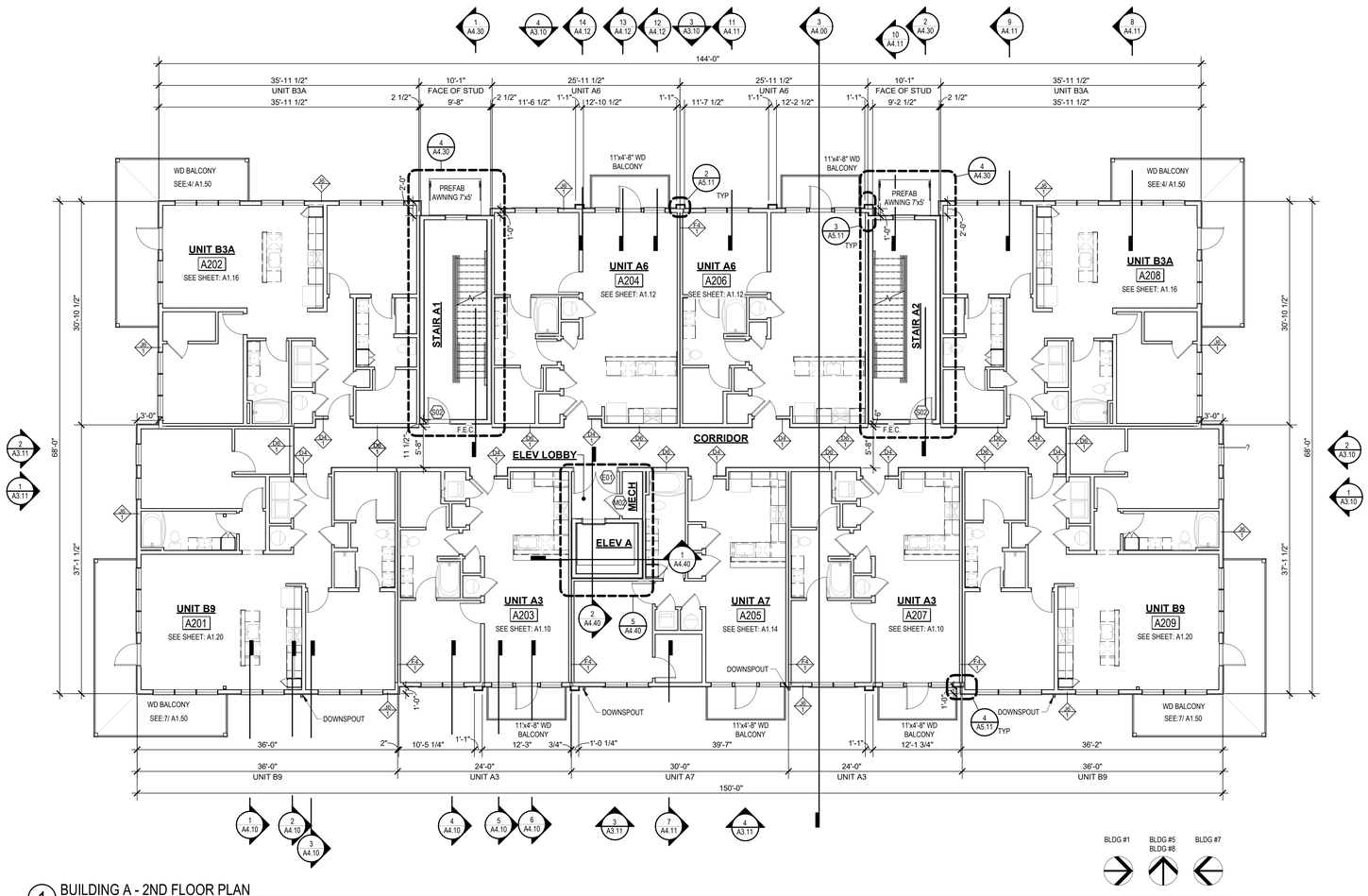
G. DOWNSPOUTS SHALL BE PIPED TO STORM DRAINS BELOW GRADE. SEE CIVIL DRAWINGS.

H. FIRST LETTER OF UNIT NUMBER TO BE REPLACED WITH BUILDING NUMBER ON SITE.

I. CEILINGS TO BE 9'-0" TYPICAL AND 10'-0" AT TOP FLOORS UNLESS NOTED OTHERWISE.

J. ALL DOORS TO BE PLACED 5" FROM FACE OF STUD TO OPENING UNO. REFERENCE UNIT PLANS FOR WINDOW AND DOOR PLACEMENT ON UNITS.

– – – – – – – – OVERHEAD LINE



1 BUILDING A - 2ND FLOOR PLAN
1/8" = 1'-0"

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09/16/2024

A NEW MULTI-FAMILY PROJECT:
EVREN APARTMENTS
LEE'S SUMMIT, MISSOURI

DRAWING RELEASE LOG
• 09.16.2024 PERMIT SET

△REVISIONS

JOB NO. 720522
DATE 09.16.2024
DRAWN BY IA/BB/CE
PERMIT SET

SHEET NAME
BUILDING A - 2ND FLOOR PLAN
SHEET NO.
A2.12

9/16/2024 4:48:17 PM

ARCH E1 30" x 42"

BUILDING FLOOR PLAN GENERAL NOTES:

A. RATED ASSEMBLY TAGS ARE TYPICAL AT SIMILAR LOCATIONS NOT OTHERWISE NOTED.

B. SEE SHEETS **A0.20** AND **A0.21** FOR RATED ASSEMBLIES

C. ALL EXTERIOR COMMON USE DOOR THRESHOLDS TO BE ACCESSIBLE. ALL ACCESSIBLE ENTRANCES SHALL HAVE NO MORE THAN A 1:48 SLOPE FOR A DISTANCE OF 60" PERPENDICULAR TO THE DOOR.

D. COORDINATE SECURITY, IT & A/V REQUIREMENTS WITH OWNER PRIOR TO CONSTRUCTION. PROVIDE CONDUIT AND PULL STRINGS AS NEEDED.

E. PROVIDE CONTROL JOINTS IN ACCORDANCE WITH GA-216 IN ALL FULL HEIGHT GYPSUM BOARD PARTITIONS AND CEILINGS AT 30'-0" O.C. MAX. VERIFY FINAL LOCATIONS WITH ARCHITECT PRIOR TO INSTALLATION.

F. CONTROL JOINTS AND EXPANSION JOINTS IN FIRE RATED PARTITIONS SHALL BE CONSTRUCTED TO MAINTAIN THE FIRE RATING OF THE PARTITION. CONTROL JOINTS AND EXPANSION JOINTS IN NON-RATED PARTITIONS SHALL BE CONSTRUCTED WITH SOUND ATTENUATION BLANKET MATERIAL WITHIN THE JOINT TO REDUCE SOUND TRANSMISSION.

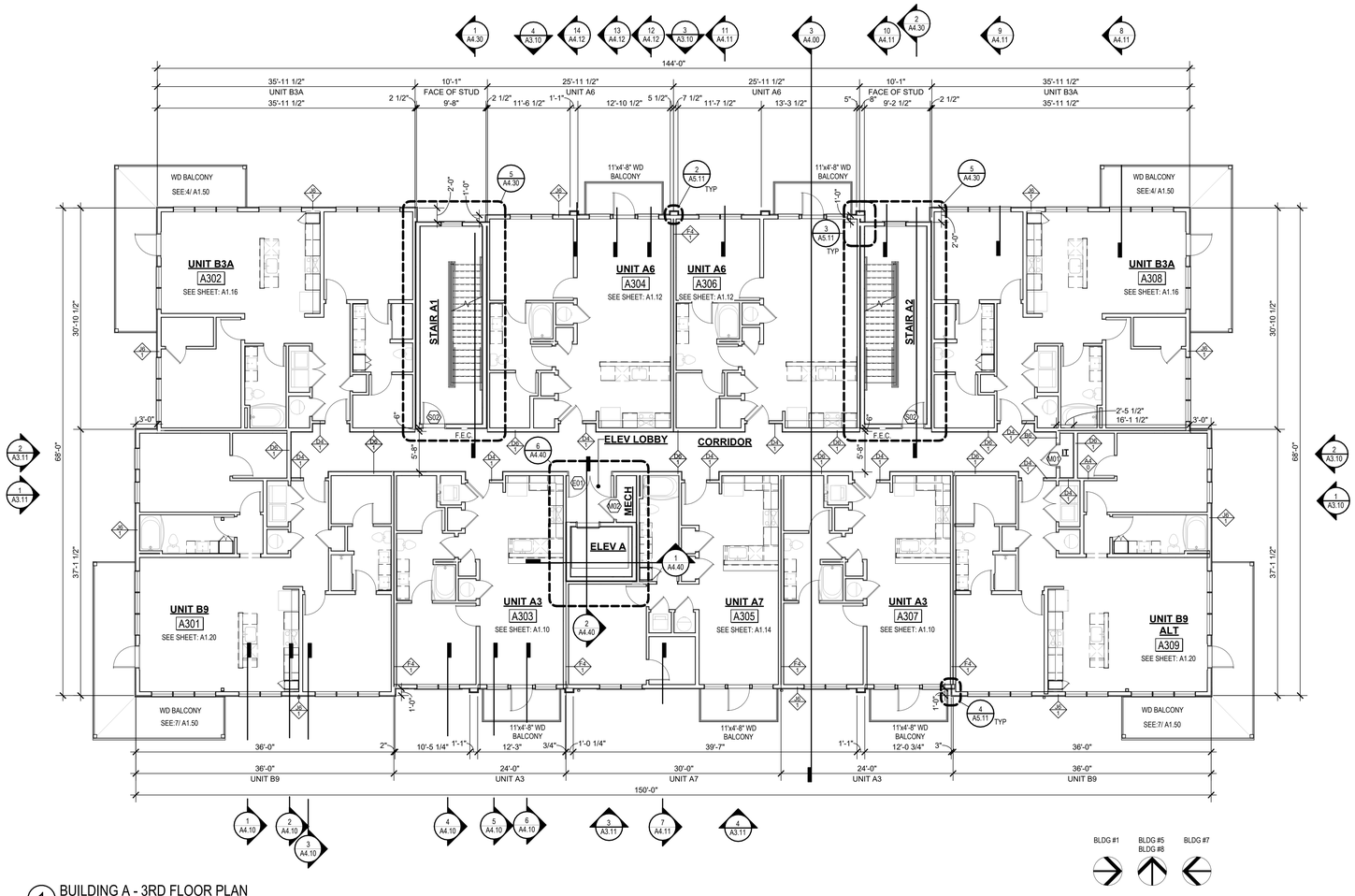
G. DOWNSPOUTS SHALL BE PIPED TO STORM DRAINS BELOW GRADE. SEE CIVIL DRAWINGS.

H. FIRST LETTER OF UNIT NUMBER TO BE REPLACED WITH BUILDING NUMBER ON SITE.

I. CEILINGS TO BE 9'-0" TYPICAL AND 10'-0" AT TOP FLOORS UNLESS NOTED OTHERWISE.

J. ALL DOORS TO BE PLACED 5" FROM FACE OF STUD TO OPENING UNO. REFERENCE UNIT PLANS FOR WINDOW AND DOOR PLACEMENT ON UNITS.

– – – – – – – – OVERHEAD LINE



1 BUILDING A - 3RD FLOOR PLAN
1/8" = 1'-0"

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A NEW MULTI-FAMILY PROJECT:
EVREN APARTMENTS
LEE'S SUMMIT, MISSOURI

DRAWING RELEASE LOG
• 09.16.2024 PERMIT SET

△ REVISIONS

JOB NO. 720522
DATE 09.16.2024
DRAWN BY IA/BB/CE
PERMIT SET

SHEET NAME
BUILDING A - 3RD FLOOR PLAN
SHEET NO.
A2.13

9/16/2024 4:48:21 PM

ARCH E1 30" x 42"

BUILDING FLOOR PLAN GENERAL NOTES:

A. RATED ASSEMBLY TAGS ARE TYPICAL AT SIMILAR LOCATIONS NOT OTHERWISE NOTED.

B. SEE SHEETS **A0.20** AND **A0.21** FOR RATED ASSEMBLIES

C. ALL EXTERIOR COMMON USE DOOR THRESHOLDS TO BE ACCESSIBLE. ALL ACCESSIBLE ENTRANCES SHALL HAVE NO MORE THAN A 1:48 SLOPE FOR A DISTANCE OF 60" PERPENDICULAR TO THE DOOR.

D. COORDINATE SECURITY, IT & A/V REQUIREMENTS WITH OWNER PRIOR TO CONSTRUCTION. PROVIDE CONDUIT AND PULL STRINGS AS NEEDED.

E. PROVIDE CONTROL JOINTS IN ACCORDANCE WITH GA-216 IN ALL FULL HEIGHT GYPSUM BOARD PARTITIONS AND CEILINGS AT 30 '-0" O.C. MAX. VERIFY FINAL LOCATIONS WITH ARCHITECT PRIOR TO INSTALLATION.

F. CONTROL JOINTS AND EXPANSION JOINTS IN FIRE RATED PARTITIONS SHALL BE CONSTRUCTED TO MAINTAIN THE FIRE RATING OF THE PARTITION. CONTROL JOINTS AND EXPANSION JOINTS IN NON-RATED PARTITIONS SHALL BE CONSTRUCTED WITH SOUND ATTENUATION BLANKET MATERIAL WITHIN THE JOINT TO REDUCE SOUND TRANSMISSION.

G. DOWNSPOUTS SHALL BE PIPED TO STORM DRAINS BELOW GRADE. SEE CIVIL DRAWINGS.

H. FIRST LETTER OF UNIT NUMBER TO BE REPLACED WITH BUILDING NUMBER ON SITE.

I. CEILINGS TO BE 9'-0" TYPICAL AND 10'-0" AT TOP FLOORS UNLESS NOTED OTHERWISE.

J. ALL DOORS TO BE PLACED 5" FROM FACE OF STUD TO OPENING UNO. REFERENCE UNIT PLANS FOR WINDOW AND DOOR PLACEMENT ON UNITS.

– – – – – – – – OVERHEAD LINE

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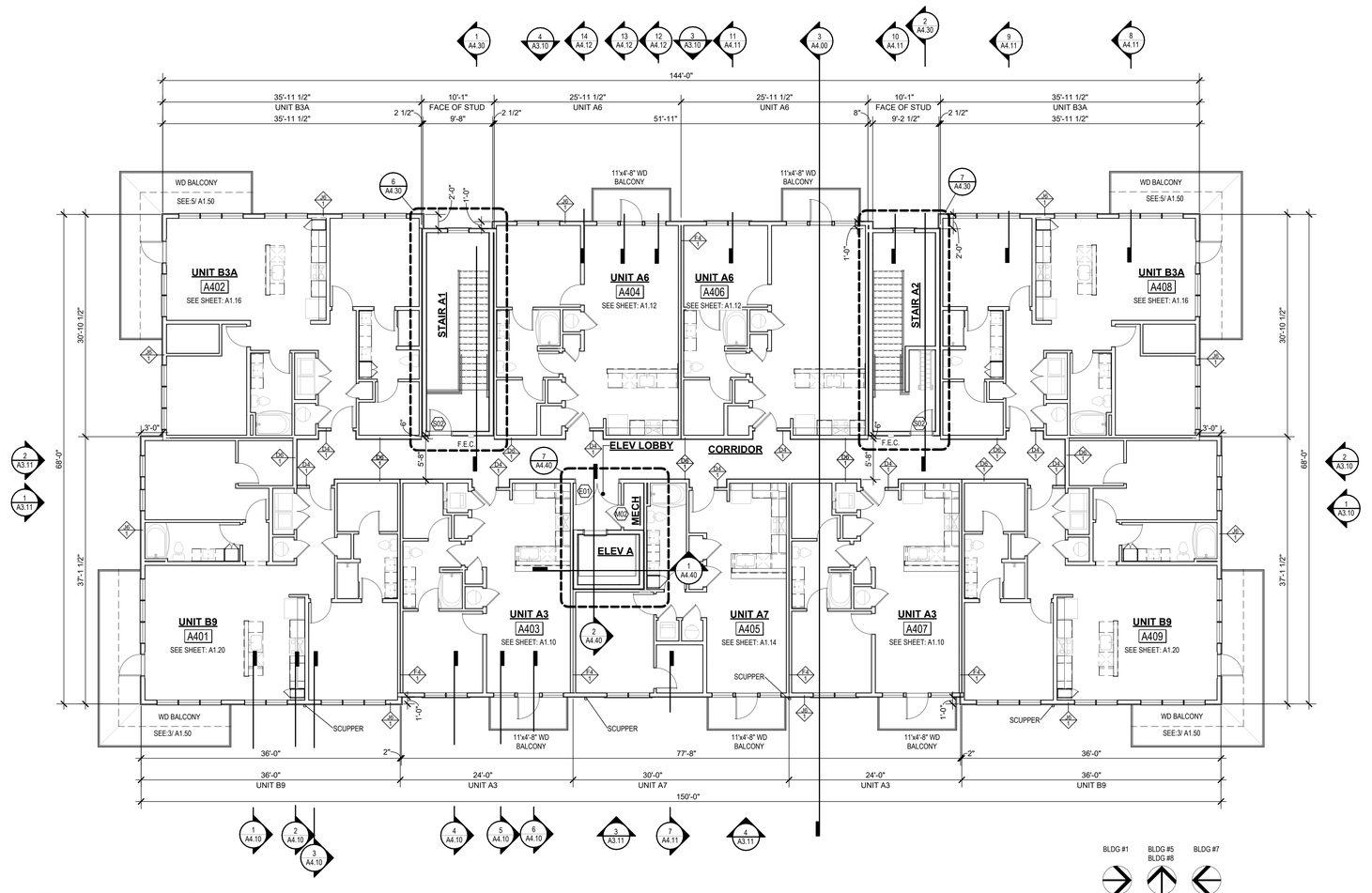

1 BUILDING A - 4TH FLOOR PLAN
1/8" = 1'-0"

A NEW MULTI-FAMILY PROJECT:
EVREN APARTMENTS
LEE'S SUMMIT, MISSOURI

DRAWING RELEASE LOG
- 09.16.2024 PERMIT SET

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SHEET NAME
BUILDING A - 4TH FLOOR PLAN
SHEET NO.
A2.14

9/16/2024 4:48:25 PM

ARCH E1 30" x 42"

WORKSHEET - BUILDING A

Name	Area	Total Net Free Area of Venting Required	Total Net Free Area of Venting Provided	Vented Area Percentage at Upper Roof Provided	UPPER VENTING			LOWER VENTING		
					STATIC VENTING			STATIC VENT		
					Vented Net Free Area Per Static Vent at Upper Roof	Vented Units Provided at Upper Roof	Total Net Free Area of Upper Venting Provided	Vented Net Free Area Per Lower Static Vent	Static Vents Provided	Total Lower Venting Provided
DRAFTSTOP A-1	2465 SF	1183 in²	1524 in²	50.00%	254 in²	3	762 in²	254 in²	3	762 in²
DRAFTSTOP A-2	2086 SF	1001 in²	1016 in²	50.00%	254 in²	2	508 in²	254 in²	2	508 in²
DRAFTSTOP A-3	824 SF	395 in²	508 in²	50.00%	254 in²	1	254 in²	254 in²	1	254 in²
DRAFTSTOP A-4	2006 SF	963 in²	1016 in²	50.00%	254 in²	2	508 in²	254 in²	2	508 in²
DRAFTSTOP A-5	2464 SF	1183 in²	1524 in²	50.00%	254 in²	3	762 in²	254 in²	3	762 in²

ROOF PLAN GENERAL NOTES:

A. REFER TO BUILDING ELEVATIONS FOR SCUPPER & OVERFLOW LOCATIONS.

B. ALL OBJECTS INDICATED ON THE ROOF ARE GENERAL AND MUST BE COORDINATED WITH MEP AND STRUCTURAL ELEMENTS. REFER TO MEP DRAWINGS FOR ACTUAL MECHANICAL EQUIPMENT LOCATIONS.

C. ALL FLAT ROOFS SHALL SLOPE ¼" PER FOOT MINIMUM.

D. ALL CRICKETS SHALL SLOPE 1/2" PER FOOT MINIMUM.

E. PROVIDE KICK-OUT FLASHING AT ALL ROOF TO SIDE-WALL CONDITIONS.

F. COORDINATE ALL ROOFING DETAILS WITH MANUFACTURER 'S WARRANTED SYSTEM.

ATTIC VENTING REQUIREMENTS

REQUIEMENTS PER 2018 IBC SECTION 1202.2:
MIN. NET FREE AREA OF ROOF VENTILATION: 1/300 ROOF AREA

PROVIDE 40%-50% VENT AREA HIGH, 50%-60% LOW

PROPOSED ROOF VENTILATION
LOW: POP VENT INTAKE (254 SQ. IN. NET FREE AREA PER VENT)

HIGH: AURA ROOF VENT (254 SQ. IN NET FREE AREA PER VENT)

GRAPHIC LEGEND:

ALLOWABLE EQUIPMENT AREA

FRTW SHEATHING WITHIN 4'-0" EACH SIDE OF FIREWALL. NO PENETRATIONS IN THIS AREA.

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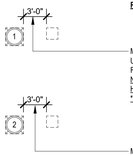


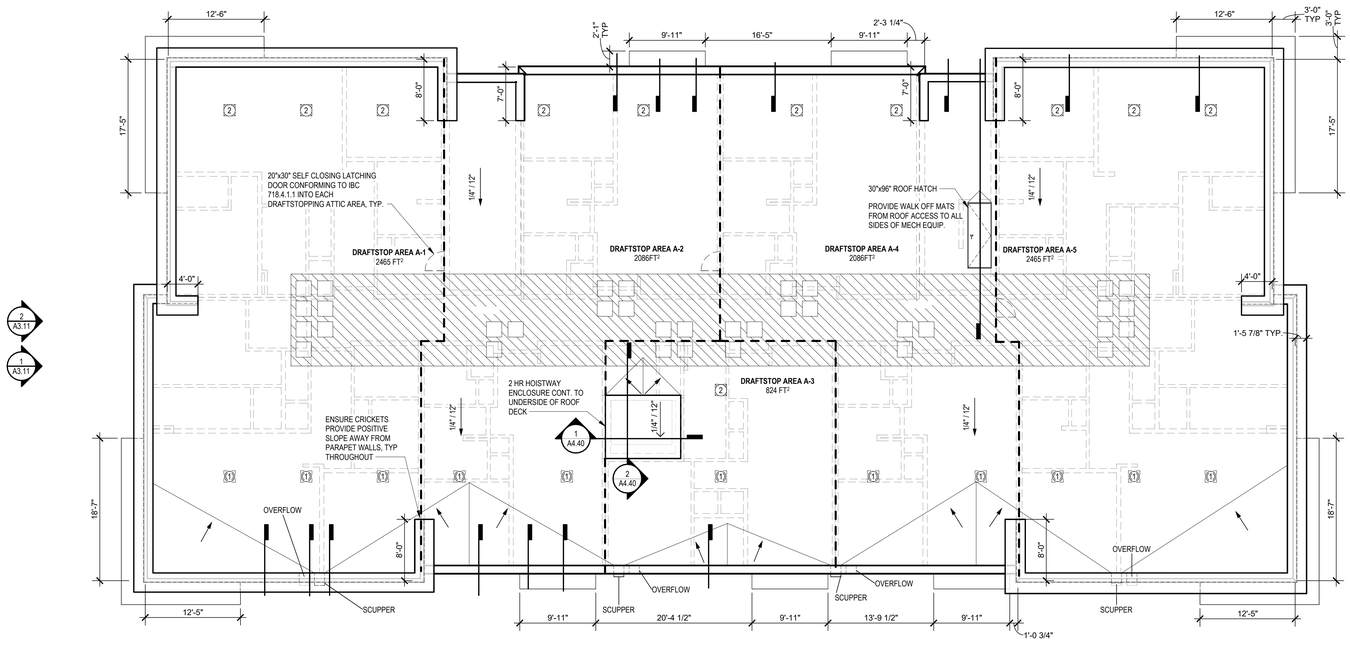
ROOF VENTING LEGEND

1. ACTIVE VENTILATION PRODUCTS, INC. "INTAKE" VENT: (LOCATIONS AS NOTED ON DRAWINGS)

MAINTAIN 36" CLEAR FROM POP VENT CAP TO ADJACENT CONDENSING UNITS, TYP. WHERE REQUIRED FOR MAINTENANCE. RE: MECH/MFR INFO FOR ADDITIONAL OR ALTERNATE MIN. CLEARANCES.
NOTE: COORDINATION W/ MEP LOCATION OF CURB INLETS, WALL HYDRANTS, AND ANY ADDITIONAL ITEMS.
*GC PLEASE ADVISE MEP/ARCH OF ANY CONFLICTS

2. ACTIVE VENTILATION PRODUCTS, INC. "EXHAUST" AURA VENT: (LOCATIONS AS NOTED ON DRAWINGS)

MAINTAIN 36" CLEAR FROM POP VENT CAP TO ADJACENT CONDENSING UNITS, TYP. WHERE REQUIRED FOR MAINTENANCE. RE: MECH/MFR INFO FOR ADDITIONAL OR ALTERNATE MIN. CLEARANCES.
NOTE: COORDINATION W/ MEP LOCATION OF CURB INLETS, WALL HYDRANTS, AND ANY ADDITIONAL ITEMS.
*GC PLEASE ADVISE MEP/ARCH OF ANY CONFLICTS



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

A NEW MULTI-FAMILY PROJECT:
EVREN APARTMENTS
LEE'S SUMMIT, MISSOURI

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SHEET NAME
BUILDING A - ROOF PLAN

SHEET NO.
A2.15

9/16/2024 4:48:30 PM

ARCH E1 30" x 42"

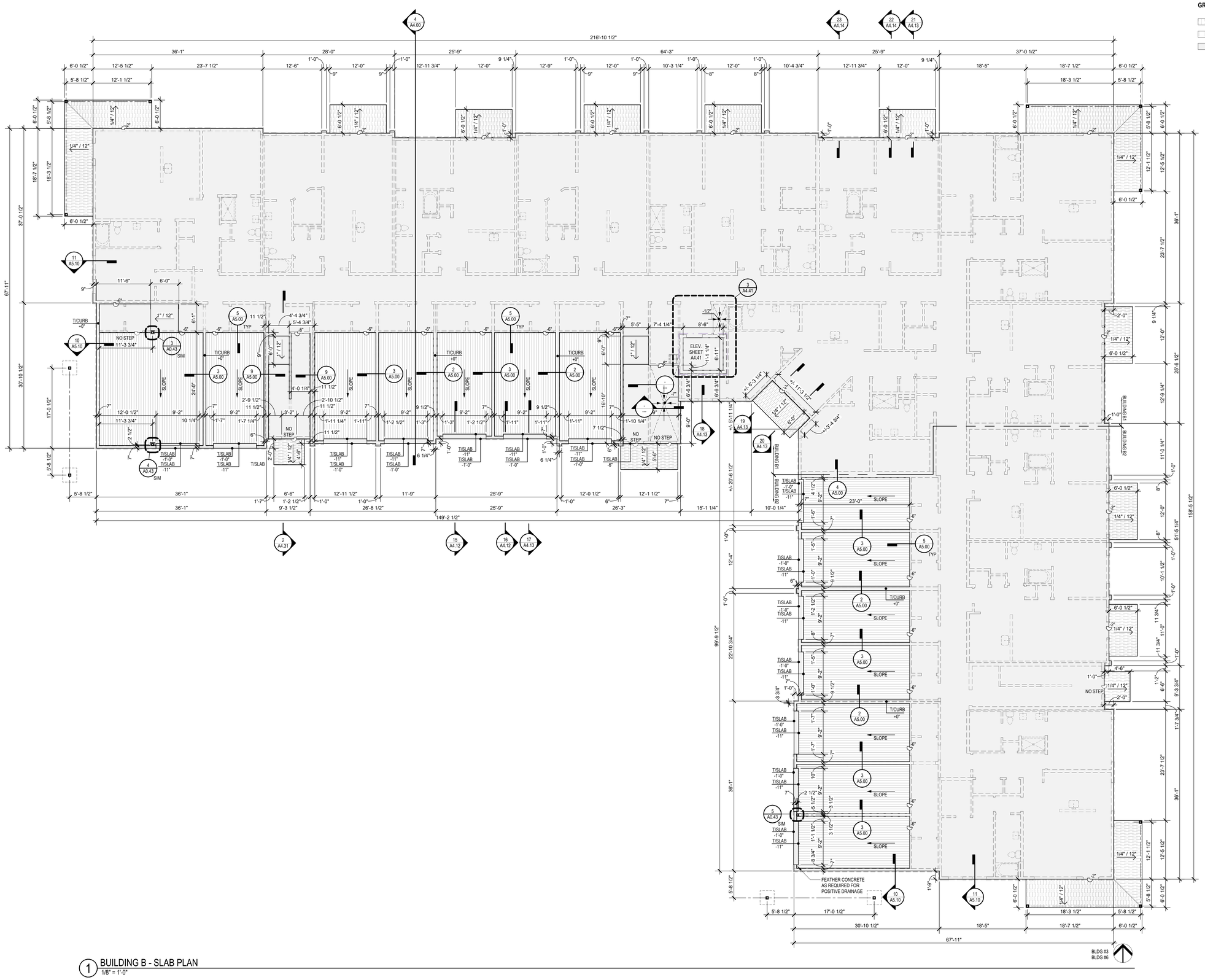
SLAB PLAN GENERAL NOTES:

A. SEE STRUCTURAL FOR CONCRETE THICKNESS AND REINFORCING.

B. COORDINATE GARAGE DOOR ROUGH OPENING WITH GARAGE DOOR MANUFACTURER.

GRAPHIC LEGEND:

- PATIO/STOOP SLAB W/ BROOM FINISH
- SLOPING GARAGE SLAB W/ SMOOTH FINISH
- TYPICAL BUILDING SLAB
- ELEVATION CHANGE SYMBOL



1 BUILDING B - SLAB PLAN
1/8" = 1'-0"

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JOB NO. 720522
DATE 09.16.2024
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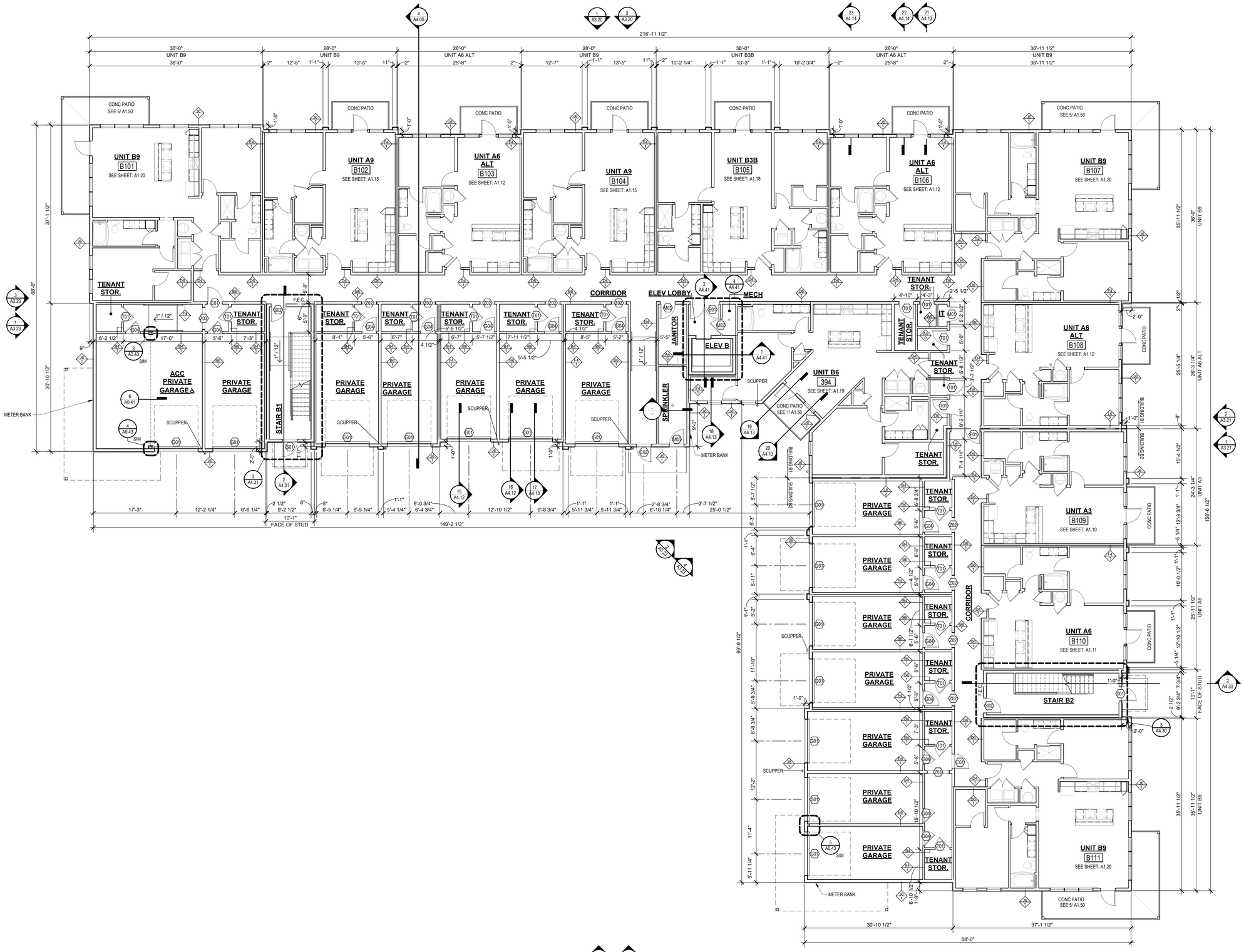
SHEET NAME
BUILDING B - SLAB PLAN

SHEET NO.
A2.20

9/16/2024 4:48:37 PM

ARCH E1 30" x 42"



1 BUILDING B - 1ST FLOOR PLAN
1/8" = 1'-0"

BUILDING FLOOR PLAN GENERAL NOTES:

A. RATED ASSEMBLY TAGS ARE TYPICAL AT SIMILAR LOCATIONS NOT OTHERWISE NOTED.

B. SEE SHEETS **A0.20** AND **A0.21** FOR RATED ASSEMBLIES

C. ALL EXTERIOR COMMON USE DOOR THRESHOLDS TO BE ACCESSIBLE. ALL ACCESSIBLE ENTRANCES SHALL HAVE NO MORE THAN A 1:48 SLOPE FOR A DISTANCE OF 60" PERPENDICULAR TO THE DOOR.

D. COORDINATE SECURITY, IT & A/V REQUIREMENTS WITH OWNER PRIOR TO CONSTRUCTION. PROVIDE CONDUIT AND PULL STRINGS AS NEEDED.

E. PROVIDE CONTROL JOINTS IN ACCORDANCE WITH GA-216 IN ALL FULL HEIGHT GYPSUM BOARD PARTITIONS AND CEILINGS AT 30 -0" O.C. MAX. VERIFY FINAL LOCATIONS WITH ARCHITECT PRIOR TO INSTALLATION.

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G. DOWNSPOUTS SHALL BE PIPED TO STORM DRAINS BELOW GRADE. SEE CIVIL DRAWINGS.

H. FIRST LETTER OF UNIT NUMBER TO BE REPLACED WITH BUILDING NUMBER ON SITE.

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J. ALL DOORS TO BE PLACED 5" FROM FACE OF STUD TO OPENING UNO. REFERENCE UNIT PLANS FOR WINDOW AND DOOR PLACEMENT ON UNITS.

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A NEW MULTI-FAMILY PROJECT:
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LEE'S SUMMIT, MISSOURI

DRAWING RELEASE LOG
- 09.16.2024 PERMIT SET

△ REVISIONS

JOB NO. 720522
DATE 09.16.2024
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SHEET NAME
BUILDING B - 1ST FLOOR PLAN
SHEET NO.
A2.21

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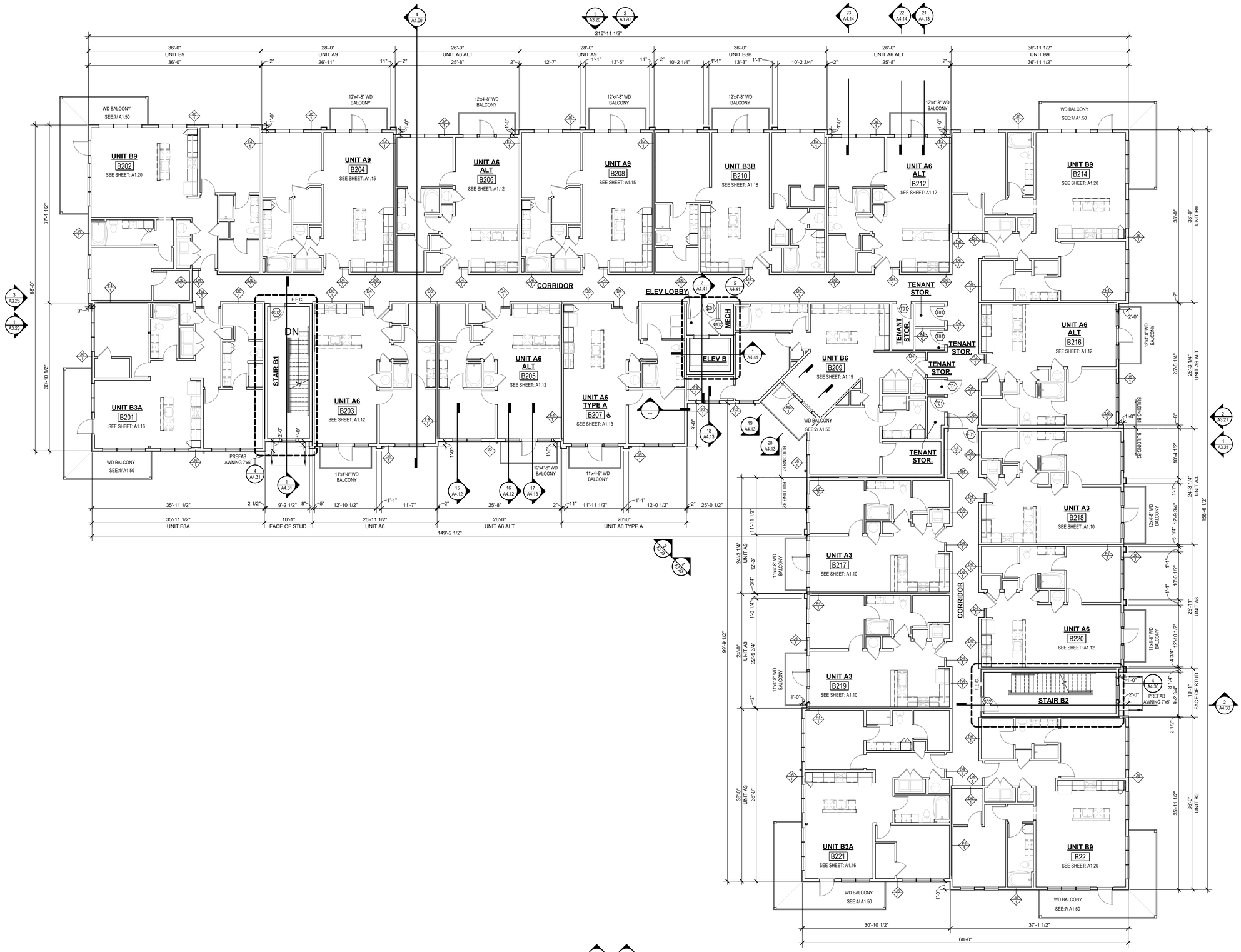
ARCH E1 30" x 42"



1 BUILDING B - 2ND FLOOR PLAN
1/8" = 1'-0"

BUILDING FLOOR PLAN GENERAL NOTES:

A. RATED ASSEMBLY TAGS ARE TYPICAL AT SIMILAR LOCATIONS NOT OTHERWISE NOTED.

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A NEW MULTI-FAMILY PROJECT:
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SHEET NAME
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SHEET NO.
A2.22

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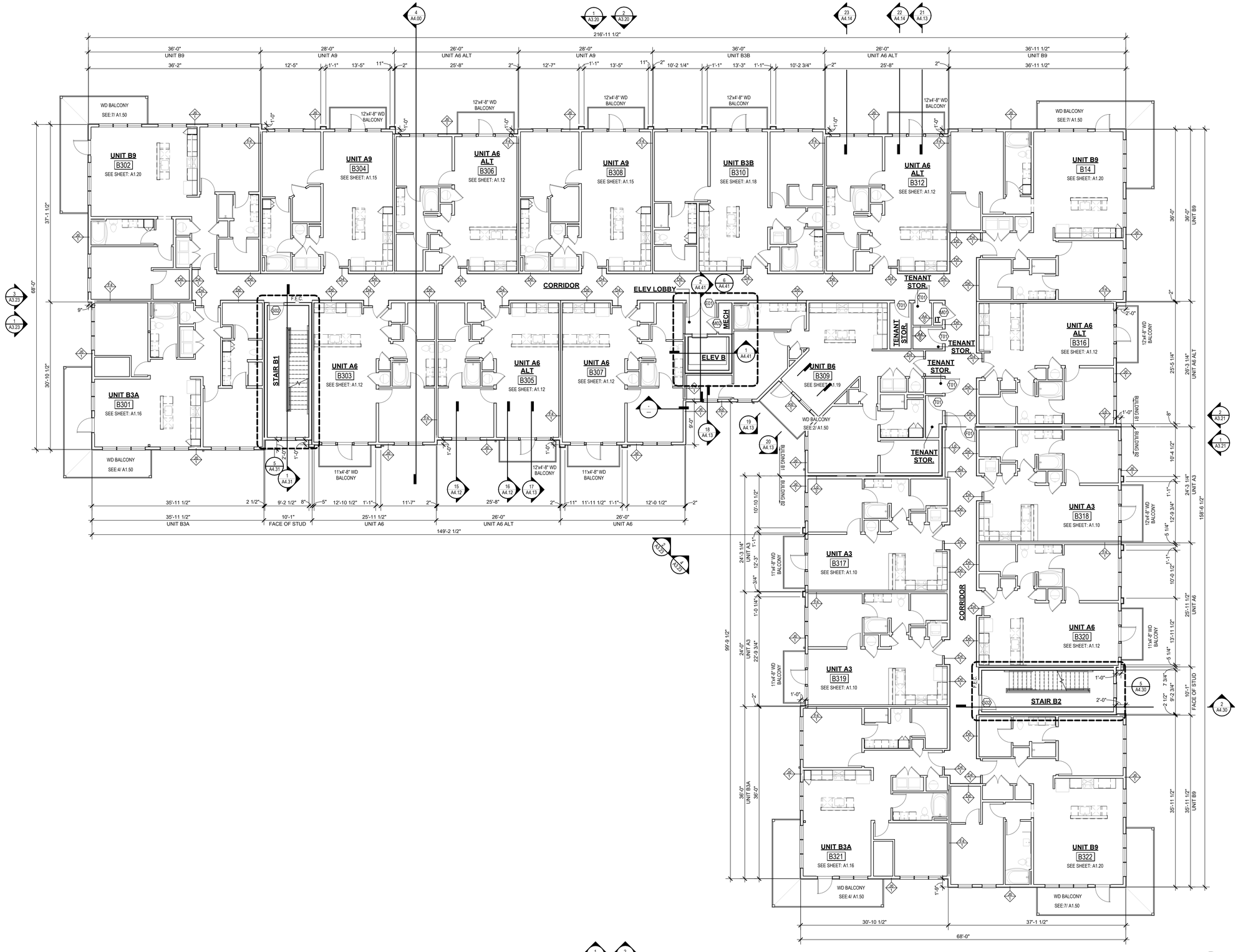

1 BUILDING B - 3RD FLOOR PLAN
1/8" = 1'-0"

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DRAWING RELEASE LOG
• 09.16.2024 PERMIT SET

△ REVISIONS

JOB NO. 720522
DATE 09.16.2024
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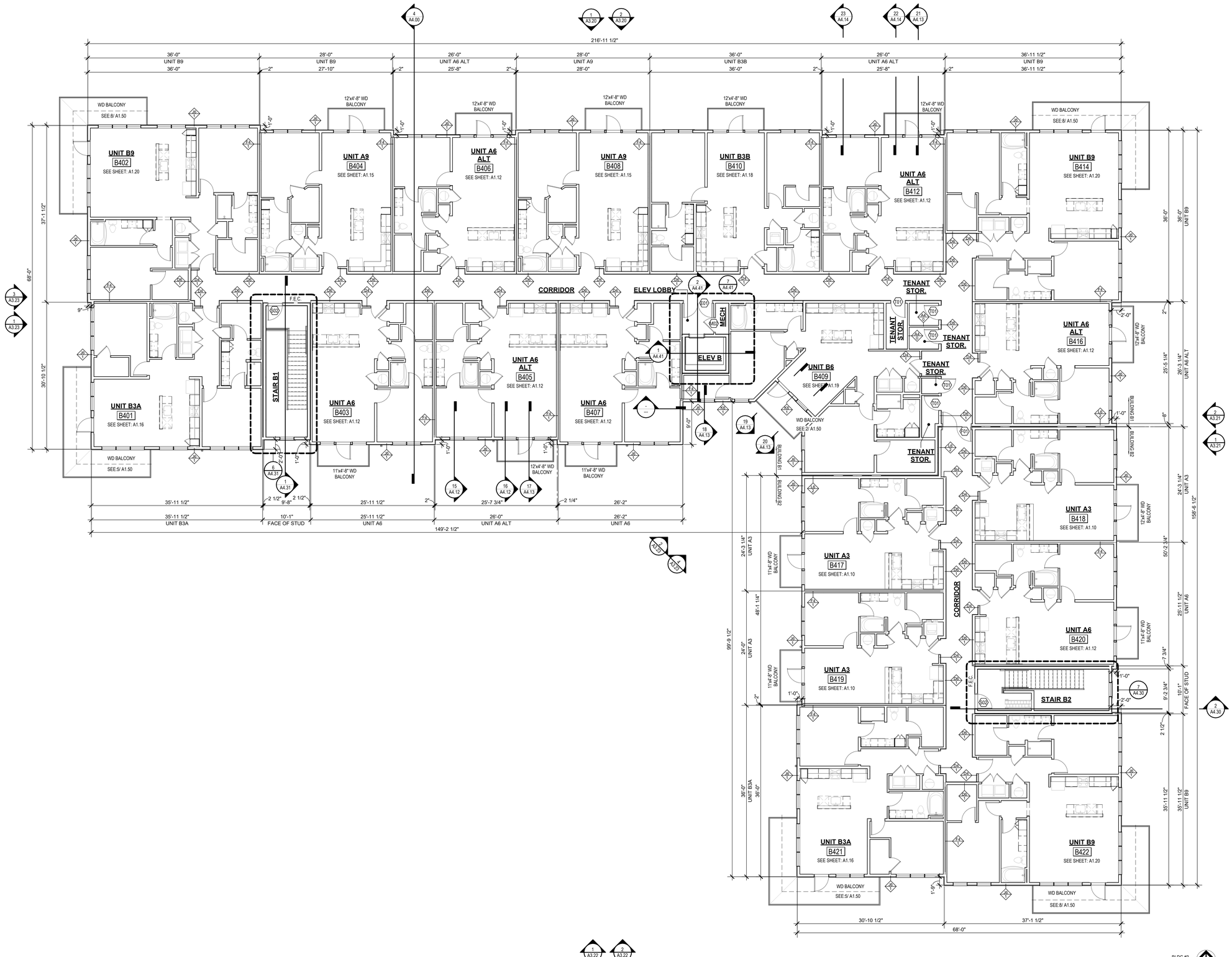
SHEET NAME
BUILDING B - 3RD FLOOR PLAN
SHEET NO.
A2.23

ARCH E1 30" x 42"
9/16/2024 4:58:57 PM

ARCH E1 30" x 42"



1 BUILDING B - 4TH FLOOR PLAN
1/8" = 1'-0"

BUILDING FLOOR PLAN GENERAL NOTES:

A. RATED ASSEMBLY TAGS ARE TYPICAL AT SIMILAR LOCATIONS NOT OTHERWISE NOTED.

B. SEE SHEETS **A0.20** AND **A0.21** FOR RATED ASSEMBLIES

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JOB NO. 720522
DATE 09.16.2024
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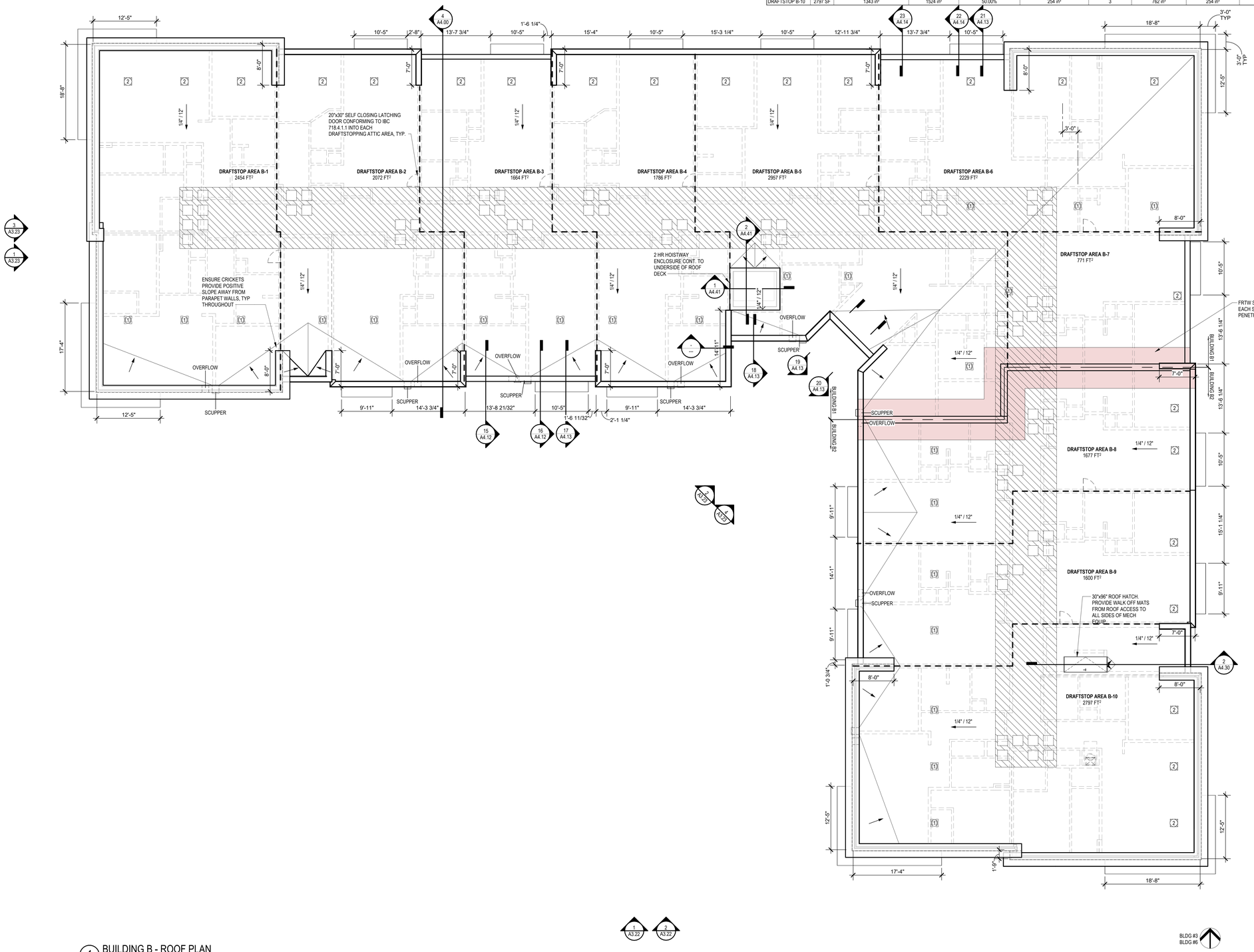
SHEET NAME
BUILDING B - 4TH FLOOR PLAN
SHEET NO.
A2.24

9/16/2024 4:49:04 PM

ARCH E1 30" x 42"

WORKSHEET - BUILDING B

Name	Area	Total Net Free Area of Venting Required	Total Net Free Area of Venting Provided	Vented Area Percentage at Upper Roof Provided	UPPER VENTING – STATIC VENTING: Vented Net Free Area Per Static Vent at Upper Roof	UPPER VENTING – STATIC VENTING: Vented Units Provided at Upper Roof	UPPER VENTING: Total Net Free Area of Upper Venting Provided	LOWER VENTING – STATIC VENT: Vented Net Free Area Per Lower Static Vent	LOWER VENTING – STATIC VENT: Static Vents Provided	LOWER VENTING: Total Lower Venting Provided
DRAFTSTOP B-1	2454 SF	1178 in²	1524 in²	50.00%	254 in²	3	762 in²	254 in²	3	762 in²
DRAFTSTOP B-2	2072 SF	995 in²	1016 in²	50.00%	254 in²	2	508 in²	254 in²	2	508 in²
DRAFTSTOP B-3	1664 SF	799 in²	1016 in²	50.00%	254 in²	2	508 in²	254 in²	2	508 in²
DRAFTSTOP B-4	1786 SF	857 in²	1016 in²	50.00%	254 in²	2	508 in²	254 in²	2	508 in²
DRAFTSTOP B-5	2957 SF	1420 in²	1524 in²	50.00%	254 in²	3	762 in²	254 in²	3	762 in²
DRAFTSTOP B-6	2229 SF	1070 in²	1524 in²	50.00%	254 in²	3	762 in²	254 in²	3	762 in²
DRAFTSTOP B-7	771 SF	370 in²	508 in²	50.00%	254 in²	1	254 in²	254 in²	1	254 in²
DRAFTSTOP B-8	1677 SF	805 in²	1016 in²	50.00%	254 in²	2	508 in²	254 in²	2	508 in²
DRAFTSTOP B-9	1600 SF	768 in²	1016 in²	50.00%	254 in²	2	508 in²	254 in²	2	508 in²
DRAFTSTOP B-10	2797 SF	1343 in²	1524 in²	50.00%	254 in²	3	762 in²	254 in²	3	762 in²



ROOF PLAN GENERAL NOTES:

A. REFER TO BUILDING ELEVATIONS FOR SCUPPER & OVERFLOW LOCATIONS.

B. ALL OBJECTS INDICATED ON THE ROOF ARE GENERAL AND MUST BE COORDINATED WITH MEP AND STRUCTURAL ELEMENTS. REFER TO MEP DRAWINGS FOR ACTUAL MECHANICAL EQUIPMENT LOCATIONS.

C. ALL FLAT ROOFS SHALL SLOPE ¼" PER FOOT MINIMUM.

D. ALL CRICKETS SHALL SLOPE 1/2" PER FOOT MINIMUM.

E. PROVIDE KICK-OUT FLASHING AT ALL ROOF TO SIDE-WALL CONDITIONS.

F. COORDINATE ALL ROOFING DETAILS WITH MANUFACTURER 'S WARRANTED SYSTEM.

ATTIC VENTING REQUIREMENTS

REQUIEMENTS PER 2018 IBC SECTION 1202.2:
MIN. NET FREE AREA OF ROOF VENTILATION: 1/300 ROOF AREA

PROVIDE 40%-50% VENT AREA HIGH, 50%-60% LOW

PROPOSED ROOF VENTILATION
LOW: POP VENT INTAKE (254 SQ. IN. NET FREE AREA PER VENT)

HIGH: AURA ROOF VENT (254 SQ. IN NET FREE AREA PER VENT)

GRAPHIC LEGEND:

ALLOWABLE EQUIPMENT AREA

FRTW SHEATHING WITHIN 4'-0" EACH SIDE OF FIREWALL. NO PENETRATIONS IN THIS AREA.

ROOF VENTING LEGEND

1. ACTIVE VENTILATION PRODUCTS, INC. "INTAKE" VENT: (LOCATIONS AS NOTED ON DRAWINGS)

MAINTAIN 36" CLEAR FROM POP VENT CAP TO ADJACENT CONDENSING UNITS, TYP. WHERE REQUIRED FOR MAINTENANCE. RE: MECH/MFR INFO FOR ADDITIONAL OR ALTERNATE MIN. CLEARANCES.
NOTE: COORDINATION W/ MEP LOCATION OF CURB INLETS, WALL HYDRANTS, AND ANY ADDITIONAL ITEMS.
*GC PLEASE ADVISE MEP/ARCH OF ANY CONFLICTS

2. ACTIVE VENTILATION PRODUCTS, INC. "EXHAUST" AURA VENT: (LOCATIONS AS NOTED ON DRAWINGS)

MAINTAIN 36" CLEAR FROM POP VENT CAP TO ADJACENT CONDENSING UNITS, TYP. WHERE REQUIRED FOR MAINTENANCE. RE: MECH/MFR INFO FOR ADDITIONAL OR ALTERNATE MIN. CLEARANCES.
NOTE: COORDINATION W/ MEP LOCATION OF CURB INLETS, WALL HYDRANTS, AND ANY ADDITIONAL ITEMS.
*GC PLEASE ADVISE MEP/ARCH OF ANY CONFLICTS

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

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A NEW MULTI-FAMILY PROJECT:
EVREN APARTMENTS
LEE'S SUMMIT, MISSOURI

DRAWING RELEASE LOG
• 09.16.2024 PERMIT SET

△REVISIONS

JOB NO. 720522 | DATE 09.16.2024
DRAWN BY IA/BB/CE
PERMIT SET

SHEET NAME
BUILDING B - ROOF PLAN

SHEET NO.
A2.25

9/16/2024 4:49:10 PM

ARCH E1 30" x 42"

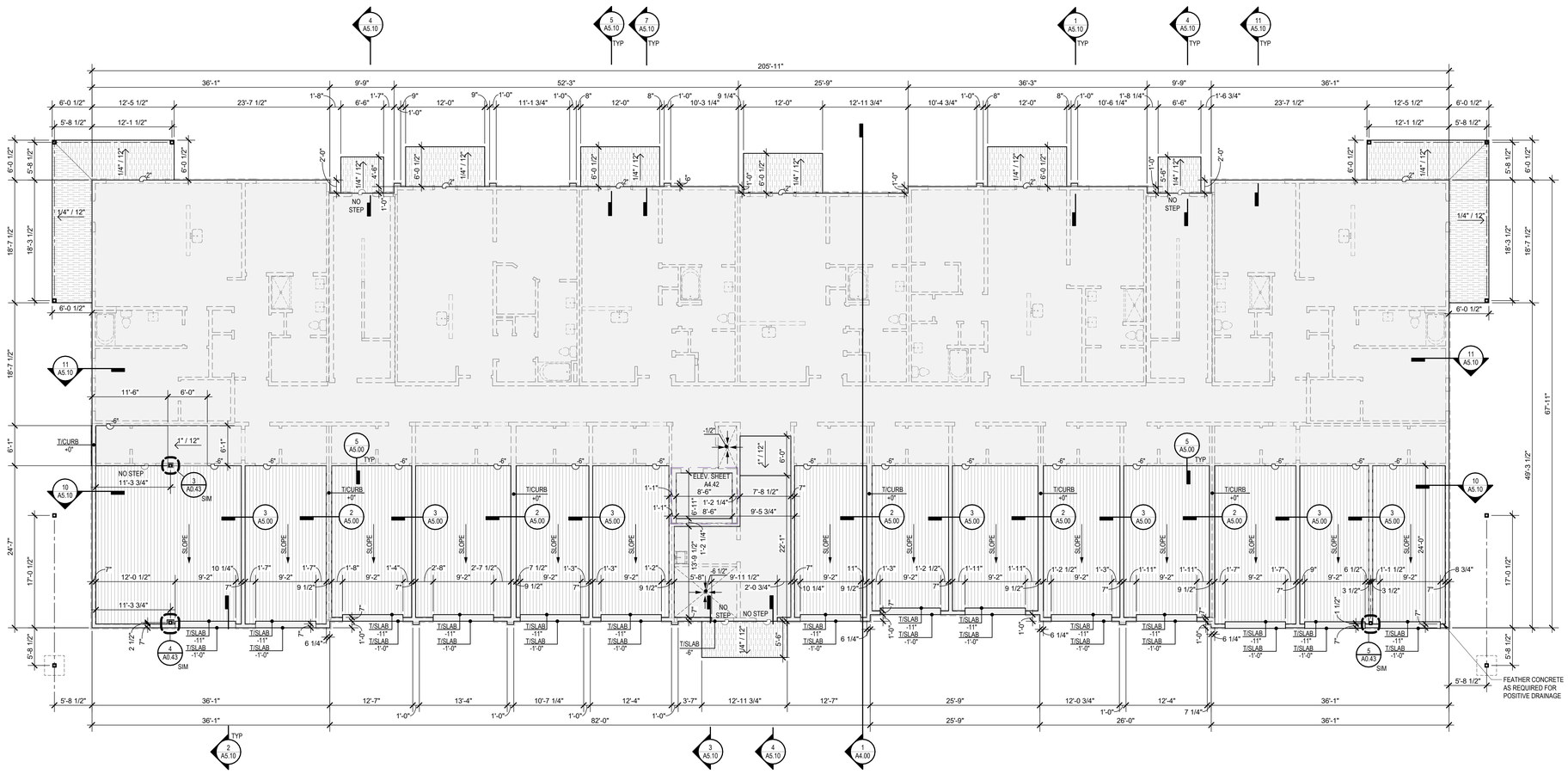
SLAB PLAN GENERAL NOTES:

A. SEE STRUCTURAL FOR CONCRETE THICKNESS AND REINFORCING.

B. COORDINATE GARAGE DOOR ROUGH OPENING WITH GARAGE DOOR MANUFACTURER.

GRAPHIC LEGEND:

- PATIO/STOOP SLAB W/ BROOM FINISH
- SLOPING GARAGE SLAB W/ SMOOTH FINISH
- TYPICAL BUILDING SLAB
- ELEVATION CHANGE SYMBOL



1 BUILDING C - SLAB PLAN
1/8" = 1'-0"

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A NEW MULTI-FAMILY PROJECT:

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JOB NO. 720522
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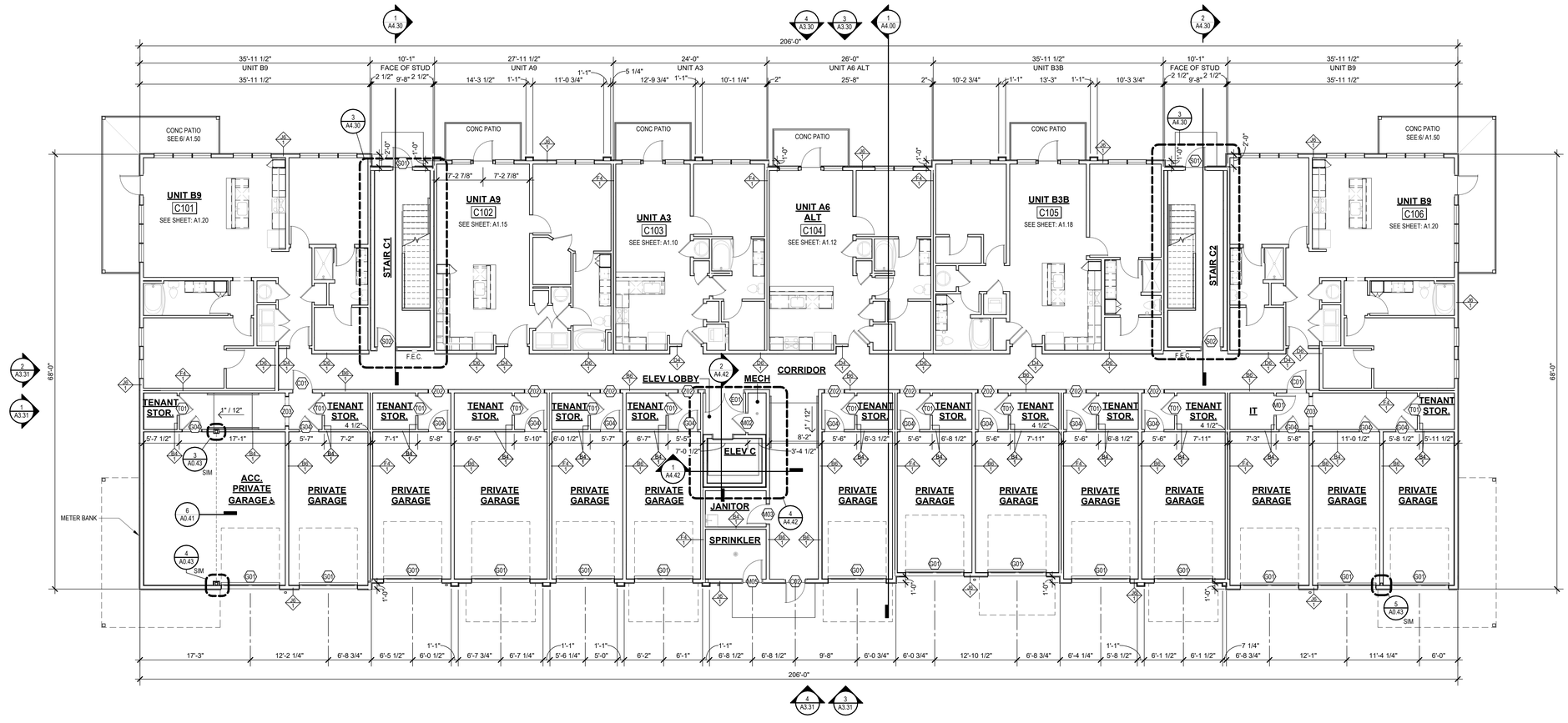
SHEET NAME
BUILDING C - SLAB PLAN

SHEET NO.
A2.30

9/16/2024 4:49:16 PM

ARCH E1 30" x 42"



1 BUILDING C - 1ST FLOOR PLAN
1/8" = 1'-0"

BUILDING FLOOR PLAN GENERAL NOTES:

A. RATED ASSEMBLY TAGS ARE TYPICAL AT SIMILAR LOCATIONS NOT OTHERWISE NOTED.

B. SEE SHEETS **A0.20** AND **A0.21** FOR RATED ASSEMBLIES

C. ALL EXTERIOR COMMON USE DOOR THRESHOLDS TO BE ACCESSIBLE. ALL ACCESSIBLE ENTRANCES SHALL HAVE NO MORE THAN A 1:48 SLOPE FOR A DISTANCE OF 60" PERPENDICULAR TO THE DOOR.

D. COORDINATE SECURITY, IT & A/V REQUIREMENTS WITH OWNER PRIOR TO CONSTRUCTION. PROVIDE CONDUIT AND PULL STRINGS AS NEEDED.

E. PROVIDE CONTROL JOINTS IN ACCORDANCE WITH GA-216 IN ALL FULL HEIGHT GYPSUM BOARD PARTITIONS AND CEILINGS AT 30'-0" O.C. MAX. VERIFY FINAL LOCATIONS WITH ARCHITECT PRIOR TO INSTALLATION.

F. CONTROL JOINTS AND EXPANSION JOINTS IN FIRE RATED PARTITIONS SHALL BE CONSTRUCTED TO MAINTAIN THE FIRE RATING OF THE PARTITION. CONTROL JOINTS AND EXPANSION JOINTS IN NON-RATED PARTITIONS SHALL BE CONSTRUCTED WITH SOUND ATTENUATION BLANKET MATERIAL WITHIN THE JOINT TO REDUCE SOUND TRANSMISSION.

G. DOWNSPOUTS SHALL BE PIPED TO STORM DRAINS BELOW GRADE. SEE CIVIL DRAWINGS.

H. FIRST LETTER OF UNIT NUMBER TO BE REPLACED WITH BUILDING NUMBER ON SITE.

I. CEILINGS TO BE 9'-0" TYPICAL AND 10'-0" AT TOP FLOORS UNLESS NOTED OTHERWISE.

J. ALL DOORS TO BE PLACED 5" FROM FACE OF STUD TO OPENING UNO. REFERENCE UNIT PLANS FOR WINDOW AND DOOR PLACEMENT ON UNITS.

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A NEW MULTI-FAMILY PROJECT:
EVREN APARTMENTS
LEE'S SUMMIT, MISSOURI

DRAWING RELEASE LOG
• 09.16.2024 PERMIT SET

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JOB NO. 720522
DATE 09.16.2024
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SHEET NAME
BUILDING C - 1ST FLOOR PLAN
SHEET NO.
A2.31

9/16/2024 4:49:17 PM

ARCH E1 30" x 42"

BUILDING FLOOR PLAN GENERAL NOTES:

A. RATED ASSEMBLY TAGS ARE TYPICAL AT SIMILAR LOCATIONS NOT OTHERWISE NOTED.

B. SEE SHEETS **A0.20** AND **A0.21** FOR RATED ASSEMBLIES

C. ALL EXTERIOR COMMON USE DOOR THRESHOLDS TO BE ACCESSIBLE. ALL ACCESSIBLE ENTRANCES SHALL HAVE NO MORE THAN A 1:48 SLOPE FOR A DISTANCE OF 60" PERPENDICULAR TO THE DOOR.

D. COORDINATE SECURITY, IT & A/V REQUIREMENTS WITH OWNER PRIOR TO CONSTRUCTION. PROVIDE CONDUIT AND PULL STRINGS AS NEEDED.

E. PROVIDE CONTROL JOINTS IN ACCORDANCE WITH GA-216 IN ALL FULL HEIGHT GYPSUM BOARD PARTITIONS AND CEILINGS AT 30 '-0" O.C. MAX. VERIFY FINAL LOCATIONS WITH ARCHITECT PRIOR TO INSTALLATION.

F. CONTROL JOINTS AND EXPANSION JOINTS IN FIRE RATED PARTITIONS SHALL BE CONSTRUCTED TO MAINTAIN THE FIRE RATING OF THE PARTITION. CONTROL JOINTS AND EXPANSION JOINTS IN NON-RATED PARTITIONS SHALL BE CONSTRUCTED WITH SOUND ATTENUATION BLANKET MATERIAL WITHIN THE JOINT TO REDUCE SOUND TRANSMISSION.

G. DOWNSPOUTS SHALL BE PIPED TO STORM DRAINS BELOW GRADE. SEE CIVIL DRAWINGS.

H. FIRST LETTER OF UNIT NUMBER TO BE REPLACED WITH BUILDING NUMBER ON SITE.

I. CEILINGS TO BE 9'-0" TYPICAL AND 10'-0" AT TOP FLOORS UNLESS NOTED OTHERWISE.

J. ALL DOORS TO BE PLACED 5" FROM FACE OF STUD TO OPENING UNO. REFERENCE UNIT PLANS FOR WINDOW AND DOOR PLACEMENT ON UNITS.

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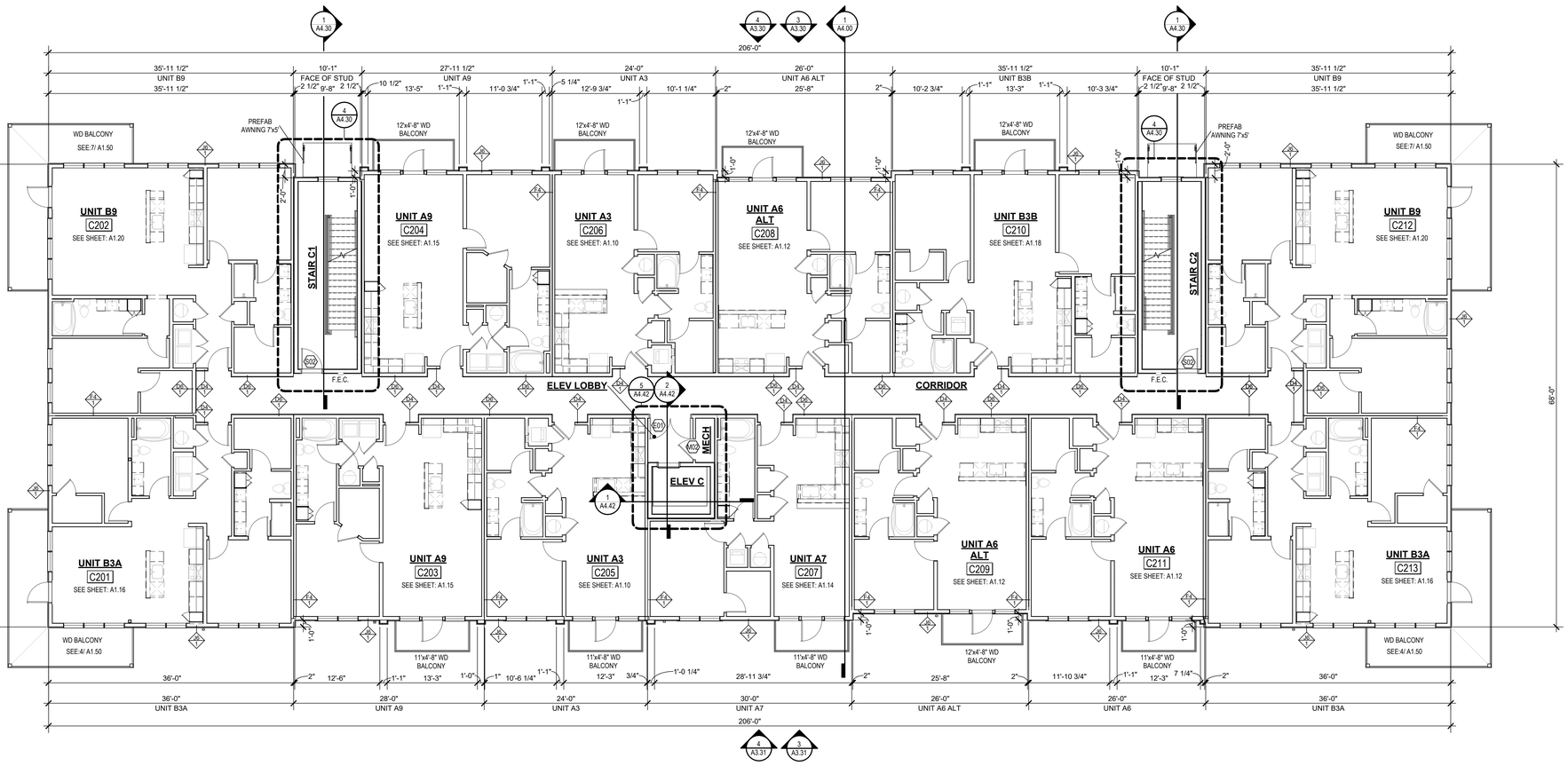

1 BUILDING C - 2ND FLOOR PLAN
1/8" = 1'-0"

A NEW MULTI-FAMILY PROJECT:
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LEE'S SUMMIT, MISSOURI

DRAWING RELEASE LOG
• 09.16.2024 PERMIT SET

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JOB NO. 720522
DATE 09.16.2024
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SHEET NAME
BUILDING C - 2ND FLOOR PLAN
SHEET NO.
A2.32

9/16/2024 4:48:22 PM

ARCH E1 30" x 42"

BUILDING FLOOR PLAN GENERAL NOTES:

A. RATED ASSEMBLY TAGS ARE TYPICAL AT SIMILAR LOCATIONS NOT OTHERWISE NOTED.

B. SEE SHEETS **A0.20** AND **A0.21** FOR RATED ASSEMBLIES

C. ALL EXTERIOR COMMON USE DOOR THRESHOLDS TO BE ACCESSIBLE. ALL ACCESSIBLE ENTRANCES SHALL HAVE NO MORE THAN A 1:48 SLOPE FOR A DISTANCE OF 60" PERPENDICULAR TO THE DOOR.

D. COORDINATE SECURITY, IT & A/V REQUIREMENTS WITH OWNER PRIOR TO CONSTRUCTION. PROVIDE CONDUIT AND PULL STRINGS AS NEEDED.

E. PROVIDE CONTROL JOINTS IN ACCORDANCE WITH GA-216 IN ALL FULL HEIGHT GYPSUM BOARD PARTITIONS AND CEILINGS AT 30 '-0" O.C. MAX. VERIFY FINAL LOCATIONS WITH ARCHITECT PRIOR TO INSTALLATION.

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G. DOWNSPOUTS SHALL BE PIPED TO STORM DRAINS BELOW GRADE. SEE CIVIL DRAWINGS.

H. FIRST LETTER OF UNIT NUMBER TO BE REPLACED WITH BUILDING NUMBER ON SITE.

I. CEILINGS TO BE 9'-0" TYPICAL AND 10'-0" AT TOP FLOORS UNLESS NOTED OTHERWISE.

J. ALL DOORS TO BE PLACED 5" FROM FACE OF STUD TO OPENING UNO. REFERENCE UNIT PLANS FOR WINDOW AND DOOR PLACEMENT ON UNITS.

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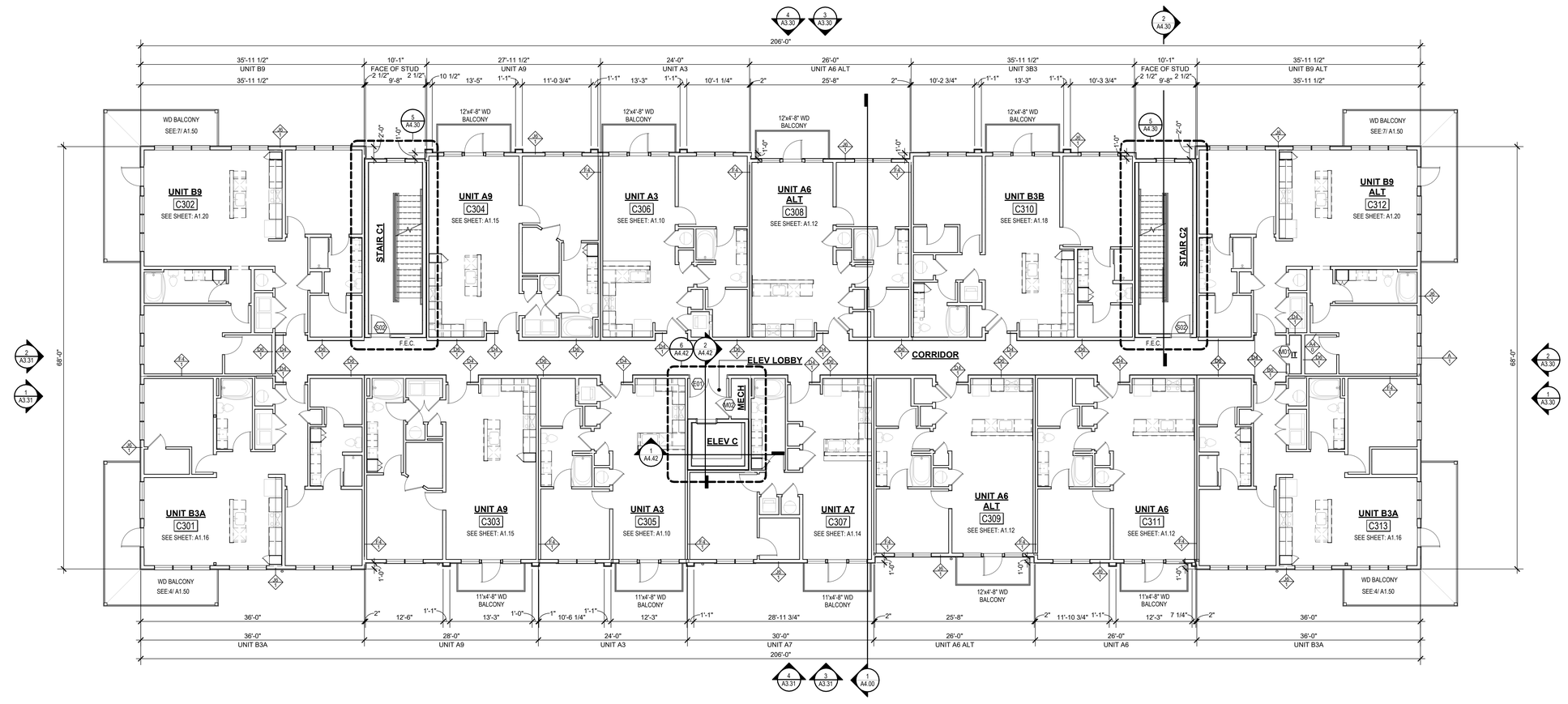

1 BUILDING C - 3RD FLOOR PLAN
1/8" = 1'-0"

A NEW MULTI-FAMILY PROJECT:
EVREN APARTMENTS
LEE'S SUMMIT, MISSOURI

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SHEET NAME
BUILDING C - 3RD FLOOR PLAN
SHEET NO.
A2.33

9/16/2024 4:48:27 PM

ARCH E1 30" x 42"

BUILDING FLOOR PLAN GENERAL NOTES:

A. RATED ASSEMBLY TAGS ARE TYPICAL AT SIMILAR LOCATIONS NOT OTHERWISE NOTED.

B. SEE SHEETS **A0.20** AND **A0.21** FOR RATED ASSEMBLIES

C. ALL EXTERIOR COMMON USE DOOR THRESHOLDS TO BE ACCESSIBLE. ALL ACCESSIBLE ENTRANCES SHALL HAVE NO MORE THAN A 1:48 SLOPE FOR A DISTANCE OF 60" PERPENDICULAR TO THE DOOR.

D. COORDINATE SECURITY, IT & A/V REQUIREMENTS WITH OWNER PRIOR TO CONSTRUCTION. PROVIDE CONDUIT AND PULL STRINGS AS NEEDED.

E. PROVIDE CONTROL JOINTS IN ACCORDANCE WITH GA-216 IN ALL FULL HEIGHT GYPSUM BOARD PARTITIONS AND CEILINGS AT 30 '-0" O.C. MAX. VERIFY FINAL LOCATIONS WITH ARCHITECT PRIOR TO INSTALLATION.

F. CONTROL JOINTS AND EXPANSION JOINTS IN FIRE RATED PARTITIONS SHALL BE CONSTRUCTED TO MAINTAIN THE FIRE RATING OF THE PARTITION. CONTROL JOINTS AND EXPANSION JOINTS IN NON-RATED PARTITIONS SHALL BE CONSTRUCTED WITH SOUND ATTENUATION BLANKET MATERIAL WITHIN THE JOINT TO REDUCE SOUND TRANSMISSION.

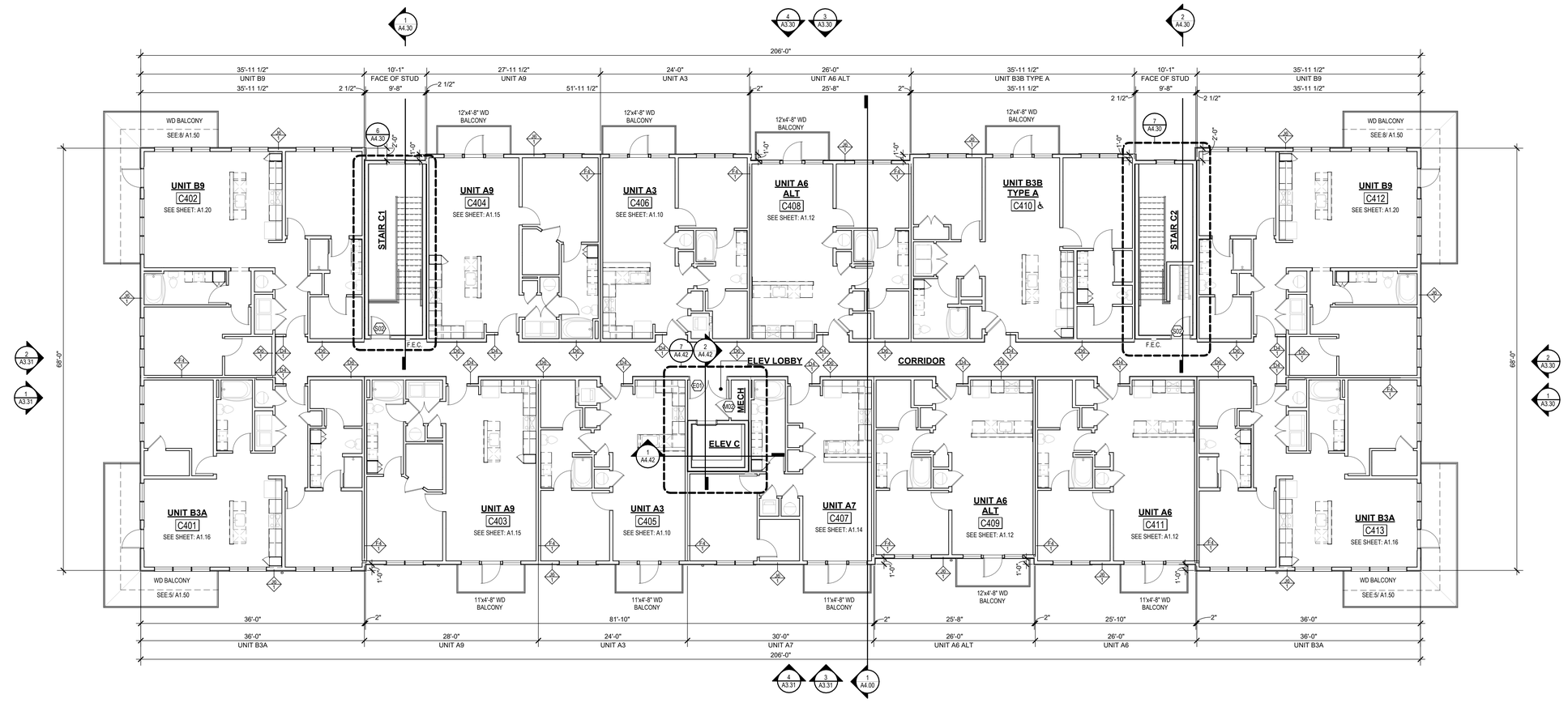
G. DOWNSPOUTS SHALL BE PIPED TO STORM DRAINS BELOW GRADE. SEE CIVIL DRAWINGS.

H. FIRST LETTER OF UNIT NUMBER TO BE REPLACED WITH BUILDING NUMBER ON SITE.

I. CEILINGS TO BE 9'-0" TYPICAL AND 10'-0" AT TOP FLOORS UNLESS NOTED OTHERWISE.

J. ALL DOORS TO BE PLACED 5" FROM FACE OF STUD TO OPENING UNO. REFERENCE UNIT PLANS FOR WINDOW AND DOOR PLACEMENT ON UNITS.

– – – – – – – – OVERHEAD LINE



1 BUILDING C - 4TH FLOOR PLAN
1/8" = 1'-0"

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A NEW MULTI-FAMILY PROJECT:
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LEE'S SUMMIT, MISSOURI

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DATE 09.16.2024
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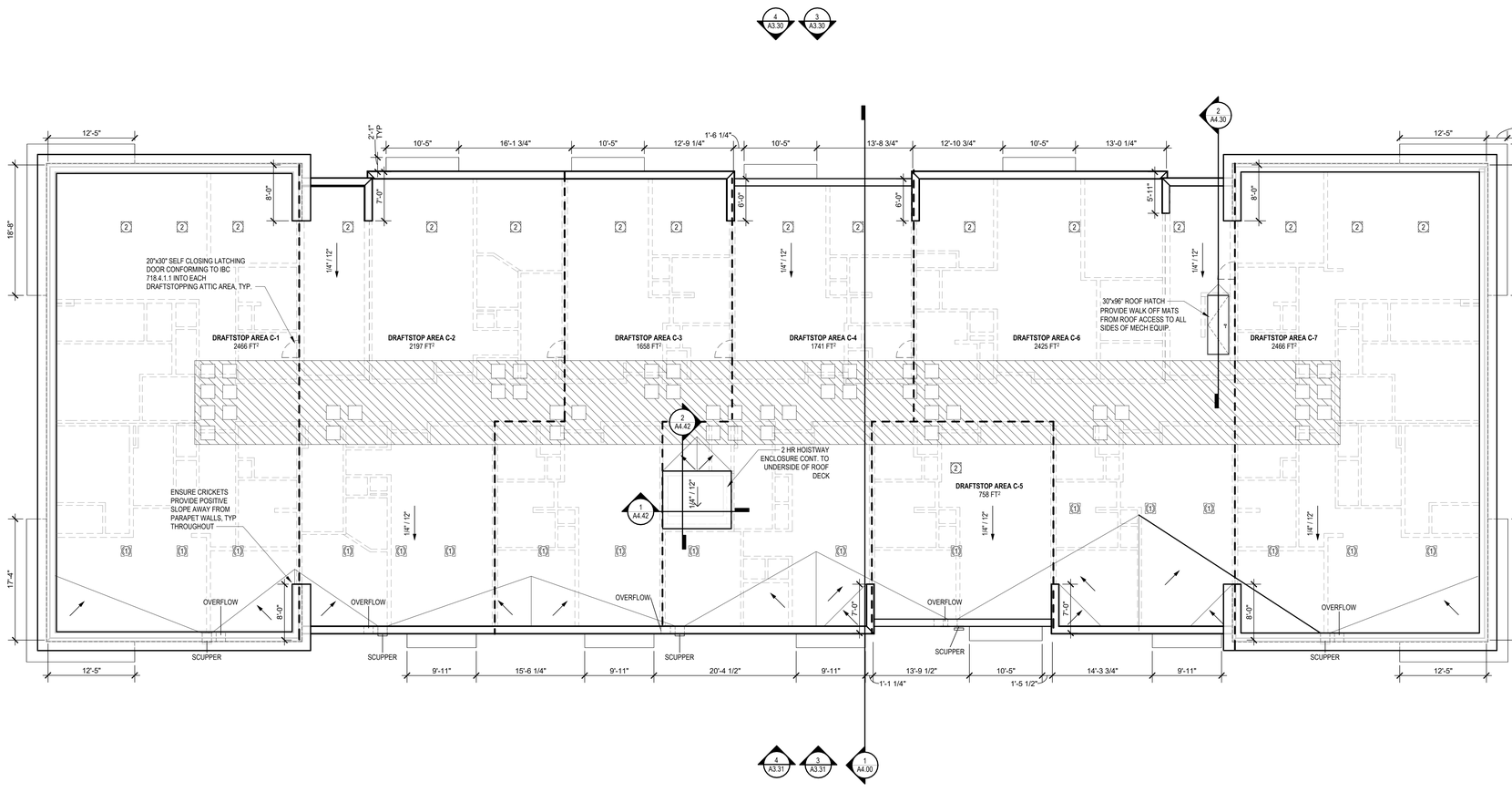
SHEET NAME
BUILDING C - 4TH FLOOR PLAN
SHEET NO.
A2.34

9/16/2024 4:49:32 PM

ARCH E1 30" x 42"

WORKSHEET - BUILDING C

Name	Area	Total Net Free Area of Venting Required	Total Net Free Area of Venting Provided	Vented Area Percentage at Upper Roof Provided	UPPER VENTING			LOWER VENTING		
					STATIC VENTING			STATIC VENT		
					Vented Net Free Area Per Static Vent at Upper Roof	Vented Units Provided at Upper Roof	Total Net Free Area of Upper Venting Provided	Vented Net Free Area Per Lower Static Vent	Static Vents Provided	Total Lower Venting Provided
DRAFTSTOP C-1	2466 SF	1183 in²	1524 in²	50.00%	254 in²	3	762 in²	254 in²	3	762 in²
DRAFTSTOP C-2	2197 SF	1055 in²	1524 in²	50.00%	254 in²	3	762 in²	254 in²	3	762 in²
DRAFTSTOP C-3	1658 SF	796 in²	1016 in²	50.00%	254 in²	2	508 in²	254 in²	2	508 in²
DRAFTSTOP C-4	1741 SF	836 in²	1016 in²	50.00%	254 in²	2	508 in²	254 in²	2	508 in²
DRAFTSTOP C-5	758 SF	364 in²	508 in²	50.00%	254 in²	1	254 in²	254 in²	1	254 in²
DRAFTSTOP C-6	2425 SF	1164 in²	1524 in²	50.00%	254 in²	3	762 in²	254 in²	3	762 in²
DRAFTSTOP C-7	2466 SF	1183 in²	1524 in²	50.00%	254 in²	3	762 in²	254 in²	3	762 in²



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

ROOF PLAN GENERAL NOTES:

A. REFER TO BUILDING ELEVATIONS FOR SCUPPER & OVERFLOW LOCATIONS.

B. ALL OBJECTS INDICATED ON THE ROOF ARE GENERAL AND MUST BE COORDINATED WITH MEP AND STRUCTURAL ELEMENTS. REFER TO MEP DRAWINGS FOR ACTUAL MECHANICAL EQUIPMENT LOCATIONS.

C. ALL FLAT ROOFS SHALL SLOPE ¼" PER FOOT MINIMUM.

D. ALL CRICKETS SHALL SLOPE 1/2" PER FOOT MINIMUM.

E. PROVIDE KICK-OUT FLASHING AT ALL ROOF TO SIDE-WALL CONDITIONS.

F. COORDINATE ALL ROOFING DETAILS WITH MANUFACTURER 'S WARRANTED SYSTEM.

ATTIC VENTING REQUIREMENTS

REQUIEMENTS PER 2018 IBC SECTION 1202.2:
MIN. NET FREE AREA OF ROOF VENTILATION: 1/300 ROOF AREA

PROVIDE 40%-50% VENT AREA HIGH, 50%-60% LOW

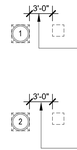
PROPOSED ROOF VENTILATION
LOW: POP VENT INTAKE (254 SQ. IN. NET FREE AREA PER VENT)

HIGH: AURA ROOF VENT (254 SQ. IN NET FREE AREA PER VENT)

GRAPHIC LEGEND:

ALLOWABLE EQUIPMENT AREA

FRTW SHEATHING WITHIN 4'-0" EACH SIDE OF FIREWALL. NO PENETRATIONS IN THIS AREA.



ROOF VENTING LEGEND

1. ACTIVE VENTILATION PRODUCTS, INC. "INTAKE" VENT: (LOCATIONS AS NOTED ON DRAWINGS)

MAINTAIN 36" CLEAR FROM POP VENT CAP TO ADJACENT CONDENSING UNITS, TYP. WHERE REQUIRED FOR MAINTENANCE. RE: MECH/MFR INFO FOR ADDITIONAL OR ALTERNATE MIN. CLEARANCES.
NOTE: COORDINATION W/ MEP LOCATION OF CURB INLETS, WALL HYDRANTS, AND ANY ADDITIONAL ITEMS.
*GC PLEASE ADVISE MEP/ARCH OF ANY CONFLICTS

2. ACTIVE VENTILATION PRODUCTS, INC. "EXHAUST" AURA VENT: (LOCATIONS AS NOTED ON DRAWINGS)

MAINTAIN 36" CLEAR FROM POP VENT CAP TO ADJACENT CONDENSING UNITS, TYP. WHERE REQUIRED FOR MAINTENANCE. RE: MECH/MFR INFO FOR ADDITIONAL OR ALTERNATE MIN. CLEARANCES.
NOTE: COORDINATION W/ MEP LOCATION OF CURB INLETS, WALL HYDRANTS, AND ANY ADDITIONAL ITEMS.
*GC PLEASE ADVISE MEP/ARCH OF ANY CONFLICTS

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A NEW MULTI-FAMILY PROJECT:
EVREN APARTMENTS
LEE'S SUMMIT, MISSOURI

DRAWING RELEASE LOG
• 09.16.2024 PERMIT SET

△REVISIONS

JOB NO. 720522
DATE 09.16.2024
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PERMIT SET

SHEET NAME
BUILDING C - ROOF PLAN

SHEET NO.
A2.35

9/16/2024 4:49:37 PM

ARCH E1 30" x 42"

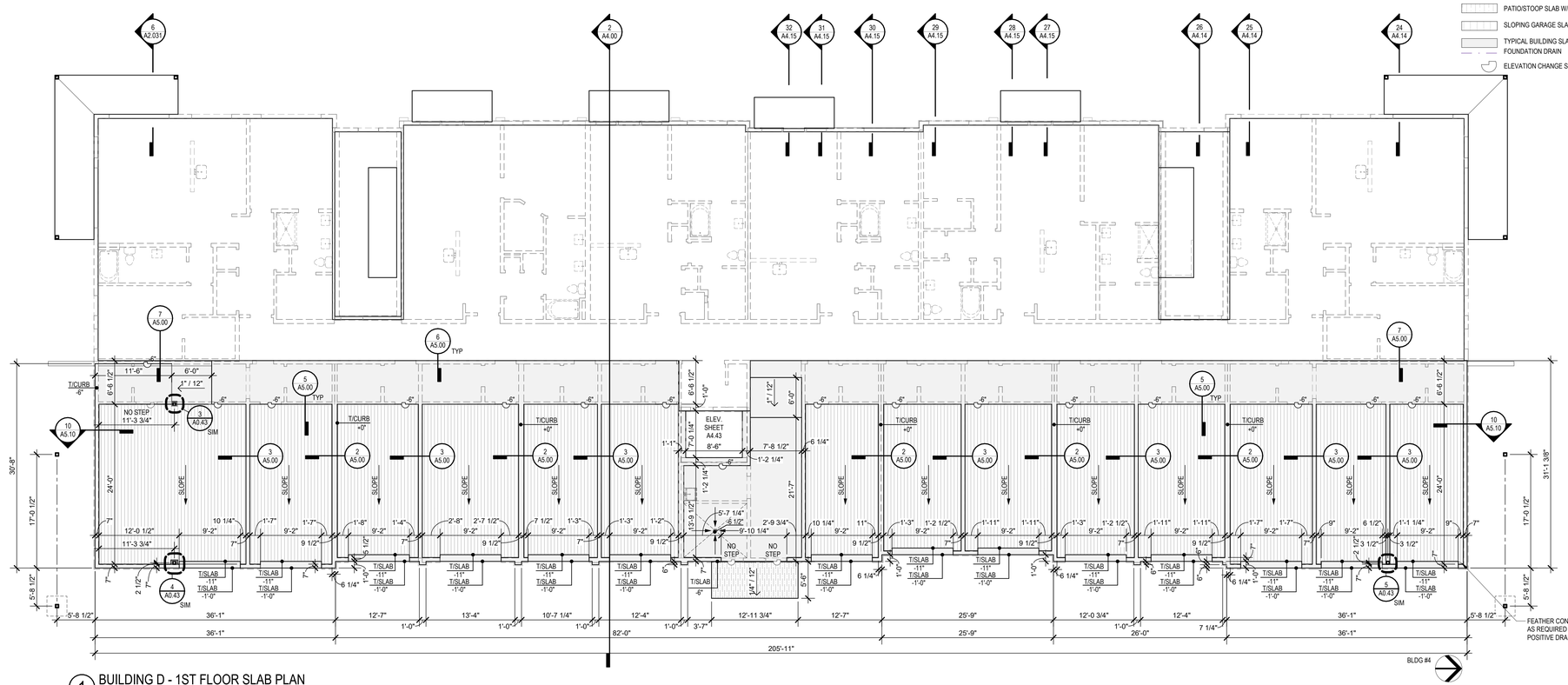
SLAB PLAN GENERAL NOTES:

A. SEE STRUCTURAL FOR CONCRETE THICKNESS AND REINFORCING.

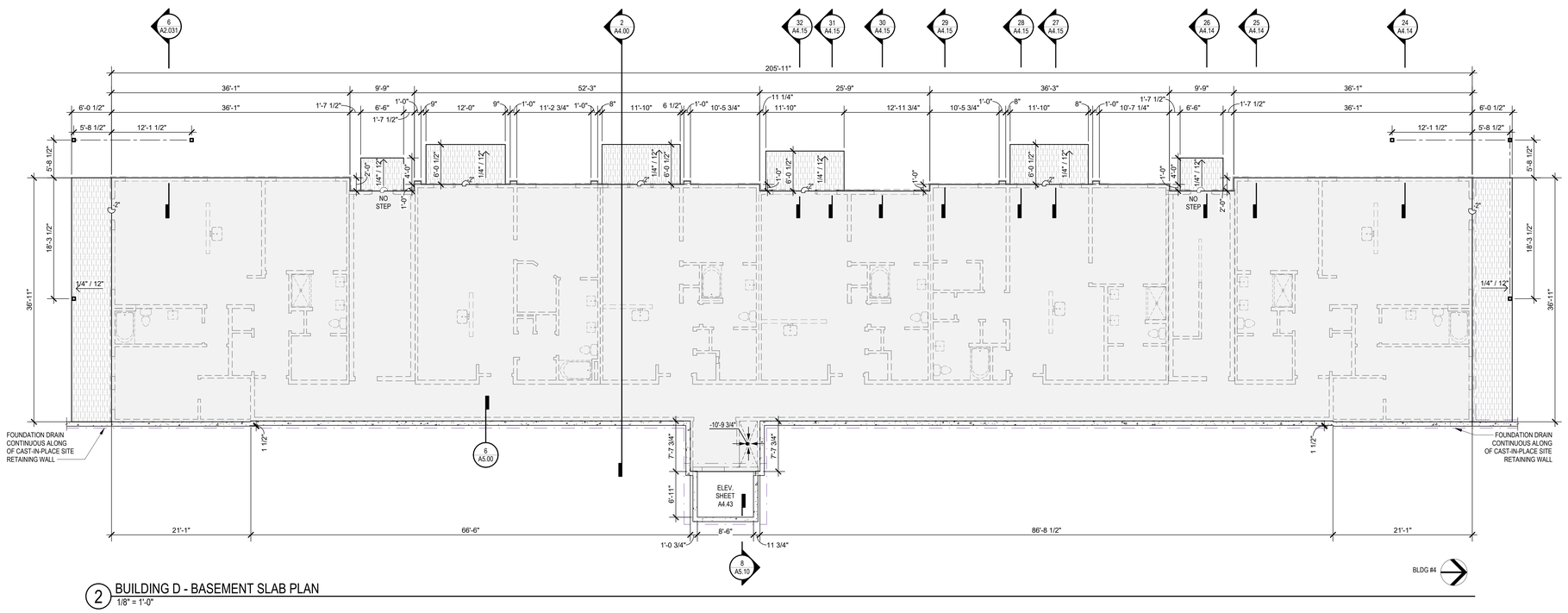
B. COORDINATE GARAGE DOOR ROUGH OPENING WITH GARAGE DOOR MANUFACTURER.

GRAPHIC LEGEND:

- PATIO/STOOP SLAB W/ BROOM FINISH
- SLOPING GARAGE SLAB W/ SMOOTH FINISH
- TYPICAL BUILDING SLAB
- FOUNDATION DRAIN
- ELEVATION CHANGE SYMBOL



1 BUILDING D - 1ST FLOOR SLAB PLAN
1/8" = 1'-0"



2 BUILDING D - BASEMENT SLAB PLAN
1/8" = 1'-0"

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A NEW MULTI-FAMILY PROJECT:
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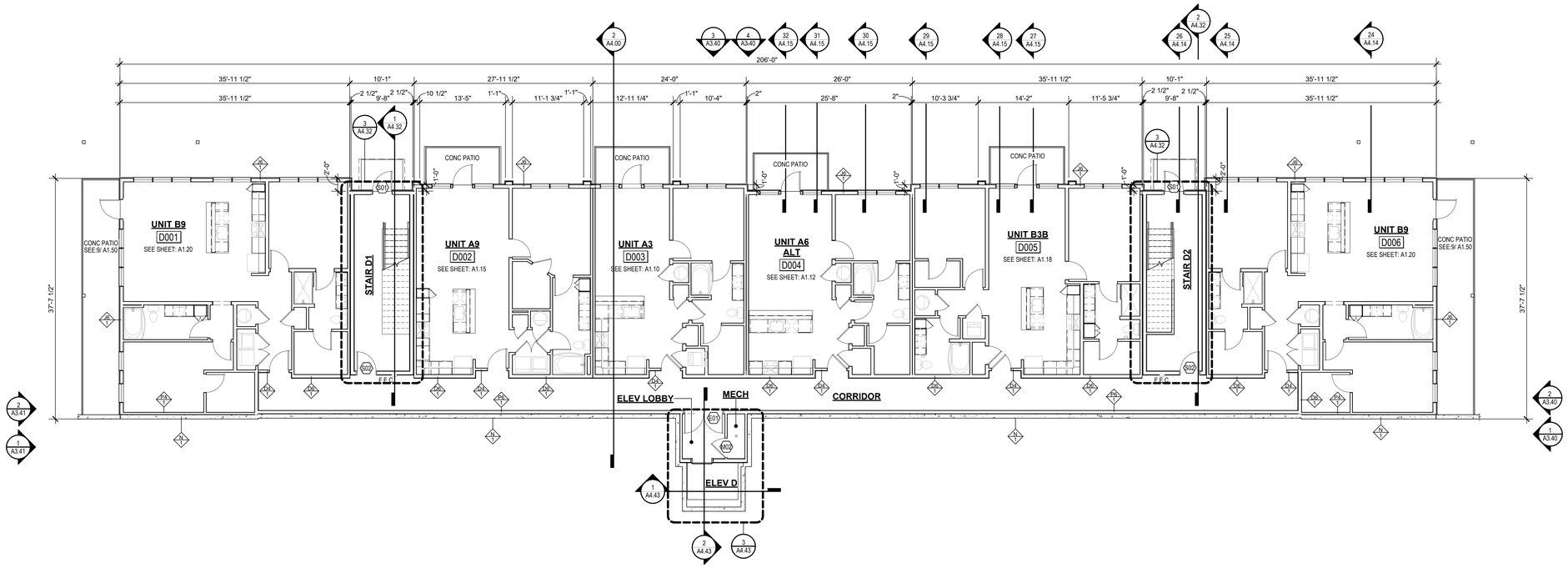
SHEET NAME
BUILDING D - SLAB PLAN

SHEET NO.
A2.40

9/16/2024 4:49:44 PM

ARCH E1 30" x 42"



1 BUILDING D - BASEMENT PLAN
1/8" = 1'-0"

BUILDING FLOOR PLAN GENERAL NOTES:

A. RATED ASSEMBLY TAGS ARE TYPICAL AT SIMILAR LOCATIONS NOT OTHERWISE NOTED.

B. SEE SHEETS **A0.20** AND **A0.21** FOR RATED ASSEMBLIES

C. ALL EXTERIOR COMMON USE DOOR THRESHOLDS TO BE ACCESSIBLE. ALL ACCESSIBLE ENTRANCES SHALL HAVE NO MORE THAN A 1:48 SLOPE FOR A DISTANCE OF 60" PERPENDICULAR TO THE DOOR.

D. COORDINATE SECURITY, IT & A/V REQUIREMENTS WITH OWNER PRIOR TO CONSTRUCTION. PROVIDE CONDUIT AND PULL STRINGS AS NEEDED.

E. PROVIDE CONTROL JOINTS IN ACCORDANCE WITH GA-216 IN ALL FULL HEIGHT GYPSUM BOARD PARTITIONS AND CEILINGS AT 30'-0" O.C. MAX. VERIFY FINAL LOCATIONS WITH ARCHITECT PRIOR TO INSTALLATION.

F. CONTROL JOINTS AND EXPANSION JOINTS IN FIRE RATED PARTITIONS SHALL BE CONSTRUCTED TO MAINTAIN THE FIRE RATING OF THE PARTITION. CONTROL JOINTS AND EXPANSION JOINTS IN NON-RATED PARTITIONS SHALL BE CONSTRUCTED WITH SOUND ATTENUATION BLANKET MATERIAL WITHIN THE JOINT TO REDUCE SOUND TRANSMISSION.

G. DOWNSPOUTS SHALL BE PIPED TO STORM DRAINS BELOW GRADE. SEE CIVIL DRAWINGS.

H. FIRST LETTER OF UNIT NUMBER TO BE REPLACED WITH BUILDING NUMBER ON SITE.

I. CEILINGS TO BE 9'-0" TYPICAL AND 10'-0" AT TOP FLOORS UNLESS NOTED OTHERWISE.

J. ALL DOORS TO BE PLACED 5" FROM FACE OF STUD TO OPENING UNO. REFERENCE UNIT PLANS FOR WINDOW AND DOOR PLACEMENT ON UNITS.

– – – – – – – – OVERHEAD LINE

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CLINT EDD EVANS
NUMBER A-10774
ARCHITECT
09/16/2024

A NEW MULTI-FAMILY PROJECT:
EVREN APARTMENTS
LEE'S SUMMIT, MISSOURI

DRAWING RELEASE LOG
• 09.16.2024 PERMIT SET

△REVISIONS

JOB NO. 720522
DATE 09.16.2024
DRAWN BY IA/BB/CE
PERMIT SET

SHEET NAME
BUILDING D - BASEMENT FLOOR PLAN
SHEET NO.
A2.41

9/16/2024 4:49:48 PM

ARCH E1 30" x 42"

BUILDING FLOOR PLAN GENERAL NOTES:

A. RATED ASSEMBLY TAGS ARE TYPICAL AT SIMILAR LOCATIONS NOT OTHERWISE NOTED.

B. SEE SHEETS **A0.20** AND **A0.21** FOR RATED ASSEMBLIES

C. ALL EXTERIOR COMMON USE DOOR THRESHOLDS TO BE ACCESSIBLE. ALL ACCESSIBLE ENTRANCES SHALL HAVE NO MORE THAN A 1:48 SLOPE FOR A DISTANCE OF 60" PERPENDICULAR TO THE DOOR.

D. COORDINATE SECURITY, IT & A/V REQUIREMENTS WITH OWNER PRIOR TO CONSTRUCTION. PROVIDE CONDUIT AND PULL STRINGS AS NEEDED.

E. PROVIDE CONTROL JOINTS IN ACCORDANCE WITH GA-216 IN ALL FULL HEIGHT GYPSUM BOARD PARTITIONS AND CEILINGS AT 30'-0" O.C. MAX. VERIFY FINAL LOCATIONS WITH ARCHITECT PRIOR TO INSTALLATION.

F. CONTROL JOINTS AND EXPANSION JOINTS IN FIRE RATED PARTITIONS SHALL BE CONSTRUCTED TO MAINTAIN THE FIRE RATING OF THE PARTITION. CONTROL JOINTS AND EXPANSION JOINTS IN NON-RATED PARTITIONS SHALL BE CONSTRUCTED WITH SOUND ATTENUATION BLANKET MATERIAL WITHIN THE JOINT TO REDUCE SOUND TRANSMISSION.

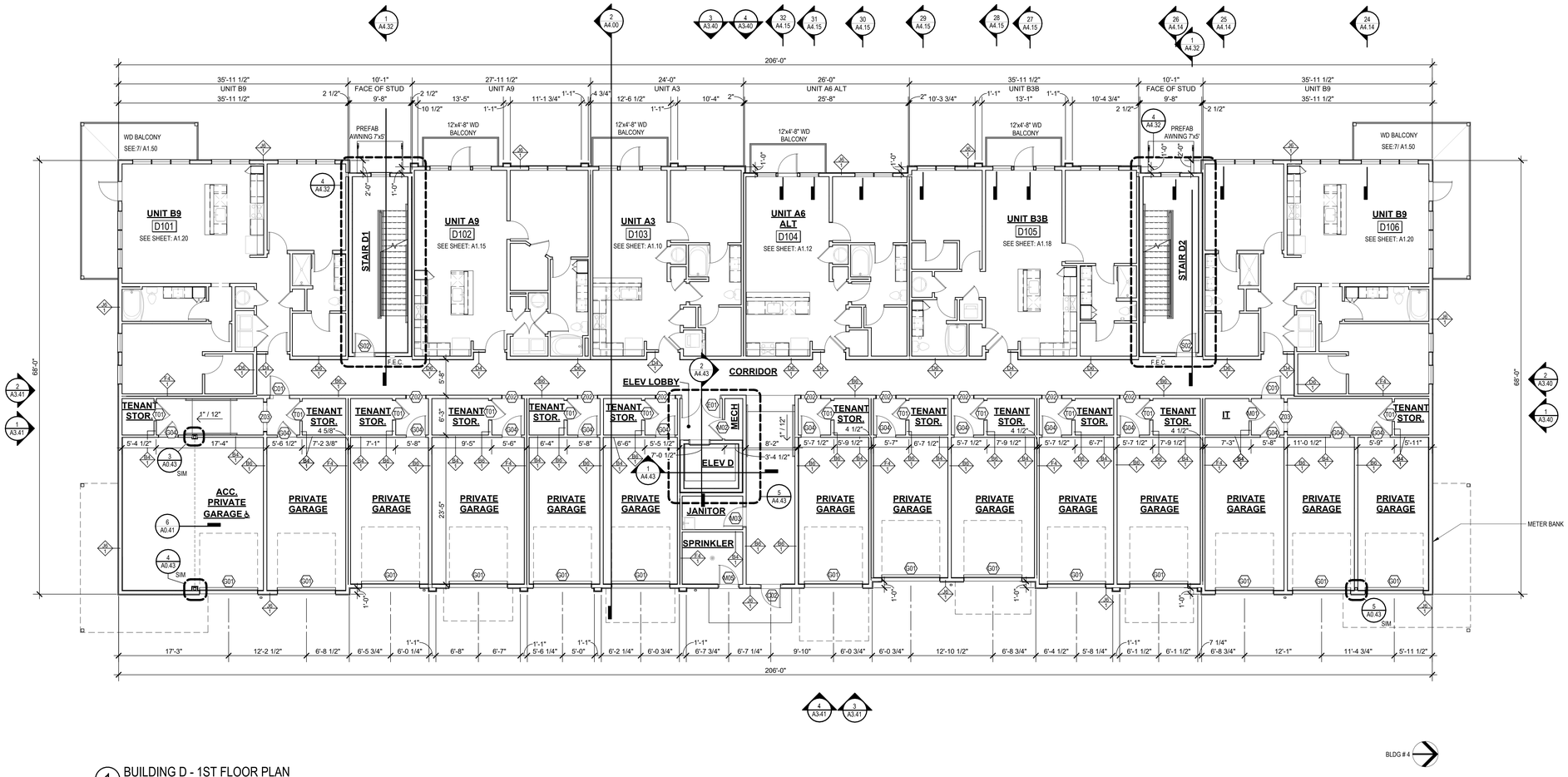
G. DOWNSPOUTS SHALL BE PIPED TO STORM DRAINS BELOW GRADE. SEE CIVIL DRAWINGS.

H. FIRST LETTER OF UNIT NUMBER TO BE REPLACED WITH BUILDING NUMBER ON SITE.

I. CEILINGS TO BE 9'-0" TYPICAL AND 10'-0" AT TOP FLOORS UNLESS NOTED OTHERWISE.

J. ALL DOORS TO BE PLACED 5" FROM FACE OF STUD TO OPENING UNO. REFERENCE UNIT PLANS FOR WINDOW AND DOOR PLACEMENT ON UNITS.

– – – – – – – – OVERHEAD LINE



1 BUILDING D - 1ST FLOOR PLAN
1/8" = 1'-0"

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A NEW MULTI-FAMILY PROJECT:
EVREN APARTMENTS
LEE'S SUMMIT, MISSOURI

DRAWING RELEASE LOG
• 09.16.2024 PERMIT SET

△ REVISIONS

JOB NO. 720522
DATE 09.16.2024
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SHEET NAME
BUILDING D - 1ST FLOOR PLAN
SHEET NO.
A2.42

9/16/2024 4:49:53 PM

ARCH E1 30" x 42"

BUILDING FLOOR PLAN GENERAL NOTES:

A. RATED ASSEMBLY TAGS ARE TYPICAL AT SIMILAR LOCATIONS NOT OTHERWISE NOTED.

B. SEE SHEETS **A0.20** AND **A0.21** FOR RATED ASSEMBLIES

C. ALL EXTERIOR COMMON USE DOOR THRESHOLDS TO BE ACCESSIBLE. ALL ACCESSIBLE ENTRANCES SHALL HAVE NO MORE THAN A 1:48 SLOPE FOR A DISTANCE OF 60" PERPENDICULAR TO THE DOOR.

D. COORDINATE SECURITY, IT & A/V REQUIREMENTS WITH OWNER PRIOR TO CONSTRUCTION. PROVIDE CONDUIT AND PULL STRINGS AS NEEDED.

E. PROVIDE CONTROL JOINTS IN ACCORDANCE WITH GA-216 IN ALL FULL HEIGHT GYPSUM BOARD PARTITIONS AND CEILINGS AT 30 '-0" O.C. MAX. VERIFY FINAL LOCATIONS WITH ARCHITECT PRIOR TO INSTALLATION.

F. CONTROL JOINTS AND EXPANSION JOINTS IN FIRE RATED PARTITIONS SHALL BE CONSTRUCTED TO MAINTAIN THE FIRE RATING OF THE PARTITION. CONTROL JOINTS AND EXPANSION JOINTS IN NON-RATED PARTITIONS SHALL BE CONSTRUCTED WITH SOUND ATTENUATION BLANKET MATERIAL WITHIN THE JOINT TO REDUCE SOUND TRANSMISSION.

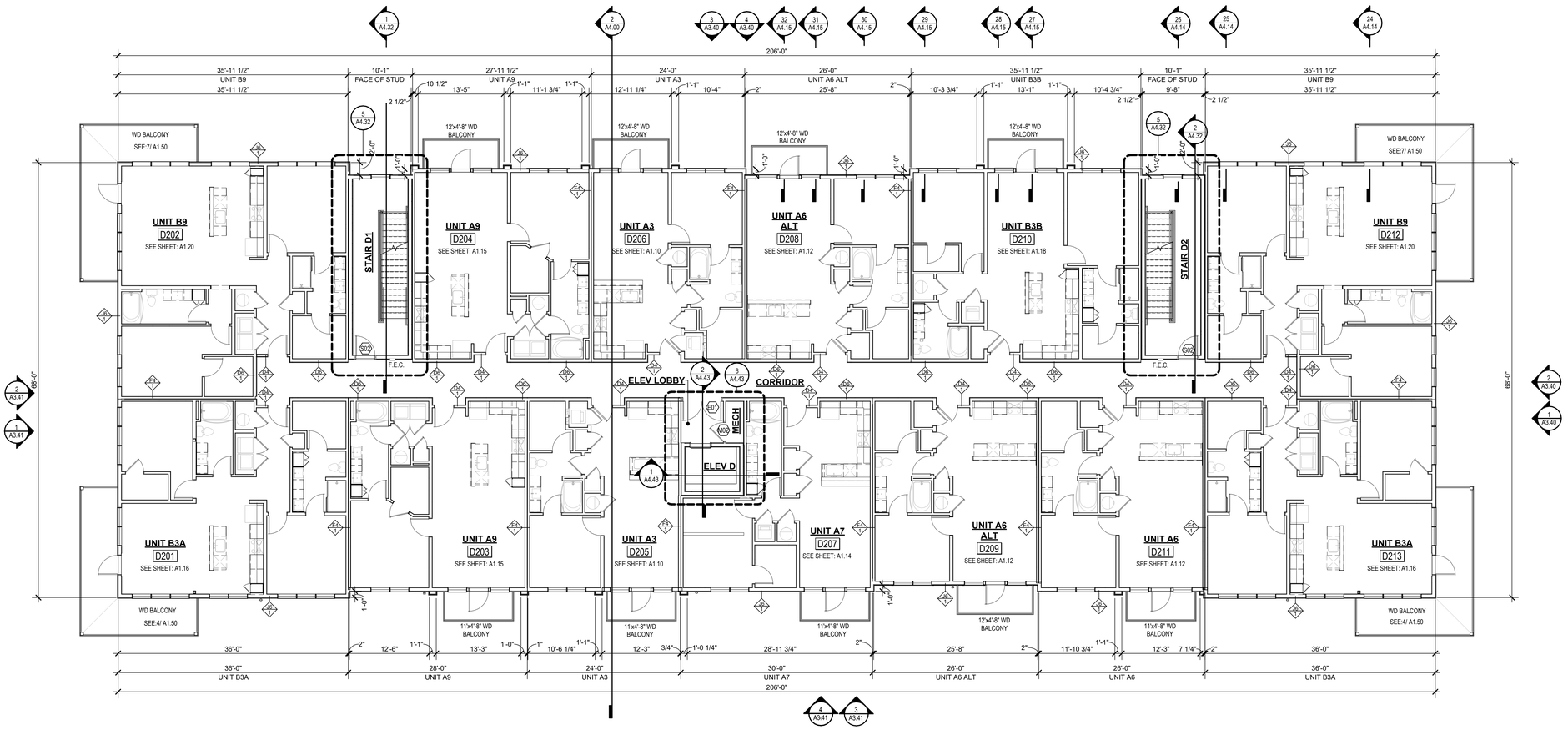
G. DOWNSPOUTS SHALL BE PIPED TO STORM DRAINS BELOW GRADE. SEE CIVIL DRAWINGS.

H. FIRST LETTER OF UNIT NUMBER TO BE REPLACED WITH BUILDING NUMBER ON SITE.

I. CEILINGS TO BE 9'-0" TYPICAL AND 10'-0" AT TOP FLOORS UNLESS NOTED OTHERWISE.

J. ALL DOORS TO BE PLACED 5" FROM FACE OF STUD TO OPENING UNO. REFERENCE UNIT PLANS FOR WINDOW AND DOOR PLACEMENT ON UNITS.

– – – – – – – – OVERHEAD LINE



1 BUILDING D - 2ND FLOOR PLAN
1/8" = 1'-0"

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A NEW MULTI-FAMILY PROJECT:
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DRAWING RELEASE LOG
• 09.16.2024 PERMIT SET

△ REVISIONS

JOB NO. 720522
DATE 09.16.2024
DRAWN BY IA/BB/CE
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SHEET NAME
BUILDING D - 2ND FLOOR PLAN
SHEET NO.
A2.43

9/16/2024 4:49:58 PM

ARCH E1 30" x 42"

BUILDING FLOOR PLAN GENERAL NOTES:

A. RATED ASSEMBLY TAGS ARE TYPICAL AT SIMILAR LOCATIONS NOT OTHERWISE NOTED.

B. SEE SHEETS **A0.20** AND **A0.21** FOR RATED ASSEMBLIES

C. ALL EXTERIOR COMMON USE DOOR THRESHOLDS TO BE ACCESSIBLE. ALL ACCESSIBLE ENTRANCES SHALL HAVE NO MORE THAN A 1:48 SLOPE FOR A DISTANCE OF 60" PERPENDICULAR TO THE DOOR.

D. COORDINATE SECURITY, IT & A/V REQUIREMENTS WITH OWNER PRIOR TO CONSTRUCTION. PROVIDE CONDUIT AND PULL STRINGS AS NEEDED.

E. PROVIDE CONTROL JOINTS IN ACCORDANCE WITH GA-216 IN ALL FULL HEIGHT GYPSUM BOARD PARTITIONS AND CEILINGS AT 30 '-0" O.C. MAX. VERIFY FINAL LOCATIONS WITH ARCHITECT PRIOR TO INSTALLATION.

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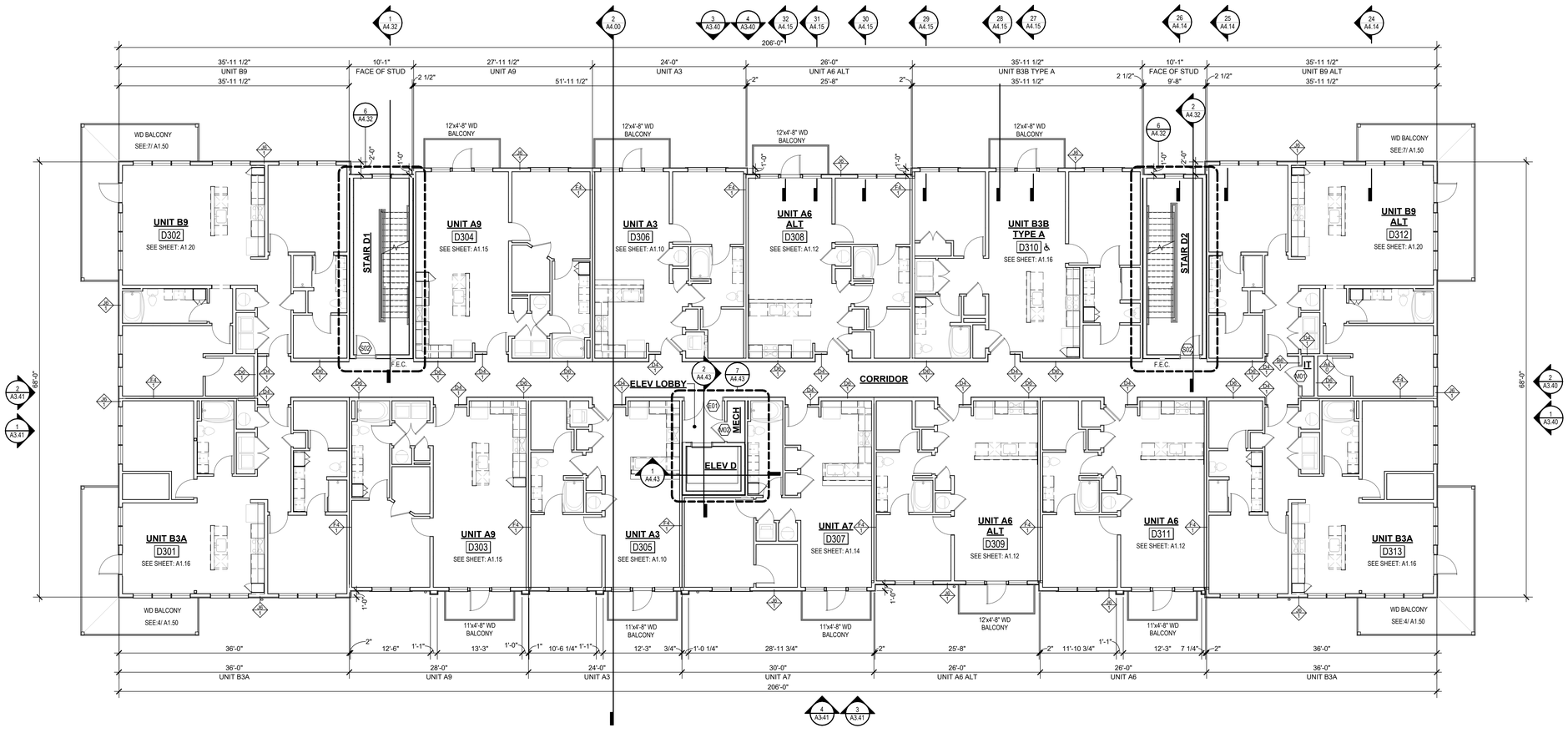
G. DOWNSPOUTS SHALL BE PIPED TO STORM DRAINS BELOW GRADE. SEE CIVIL DRAWINGS.

H. FIRST LETTER OF UNIT NUMBER TO BE REPLACED WITH BUILDING NUMBER ON SITE.

I. CEILINGS TO BE 9'-0" TYPICAL AND 10'-0" AT TOP FLOORS UNLESS NOTED OTHERWISE.

J. ALL DOORS TO BE PLACED 5" FROM FACE OF STUD TO OPENING UNO. REFERENCE UNIT PLANS FOR WINDOW AND DOOR PLACEMENT ON UNITS.

– – – – – – – – OVERHEAD LINE



1 BUILDING D - 3RD FLOOR PLAN
1/8" = 1'-0"

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A NEW MULTI-FAMILY PROJECT:
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DRAWING RELEASE LOG
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JOB NO. 720522
DATE 09.16.2024
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SHEET NAME
BUILDING D - 3RD FLOOR PLAN
SHEET NO.
A2.44

9/16/2024 4:50:03 PM

ARCH E1 30" x 42"

BUILDING FLOOR PLAN GENERAL NOTES:

A. RATED ASSEMBLY TAGS ARE TYPICAL AT SIMILAR LOCATIONS NOT OTHERWISE NOTED.

B. SEE SHEETS **A0.20** AND **A0.21** FOR RATED ASSEMBLIES

C. ALL EXTERIOR COMMON USE DOOR THRESHOLDS TO BE ACCESSIBLE. ALL ACCESSIBLE ENTRANCES SHALL HAVE NO MORE THAN A 1:48 SLOPE FOR A DISTANCE OF 60" PERPENDICULAR TO THE DOOR.

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G. DOWNSPOUTS SHALL BE PIPED TO STORM DRAINS BELOW GRADE. SEE CIVIL DRAWINGS.

H. FIRST LETTER OF UNIT NUMBER TO BE REPLACED WITH BUILDING NUMBER ON SITE.

I. CEILINGS TO BE 9'-0" TYPICAL AND 10'-0" AT TOP FLOORS UNLESS NOTED OTHERWISE.

J. ALL DOORS TO BE PLACED 5" FROM FACE OF STUD TO OPENING UNO. REFERENCE UNIT PLANS FOR WINDOW AND DOOR PLACEMENT ON UNITS.

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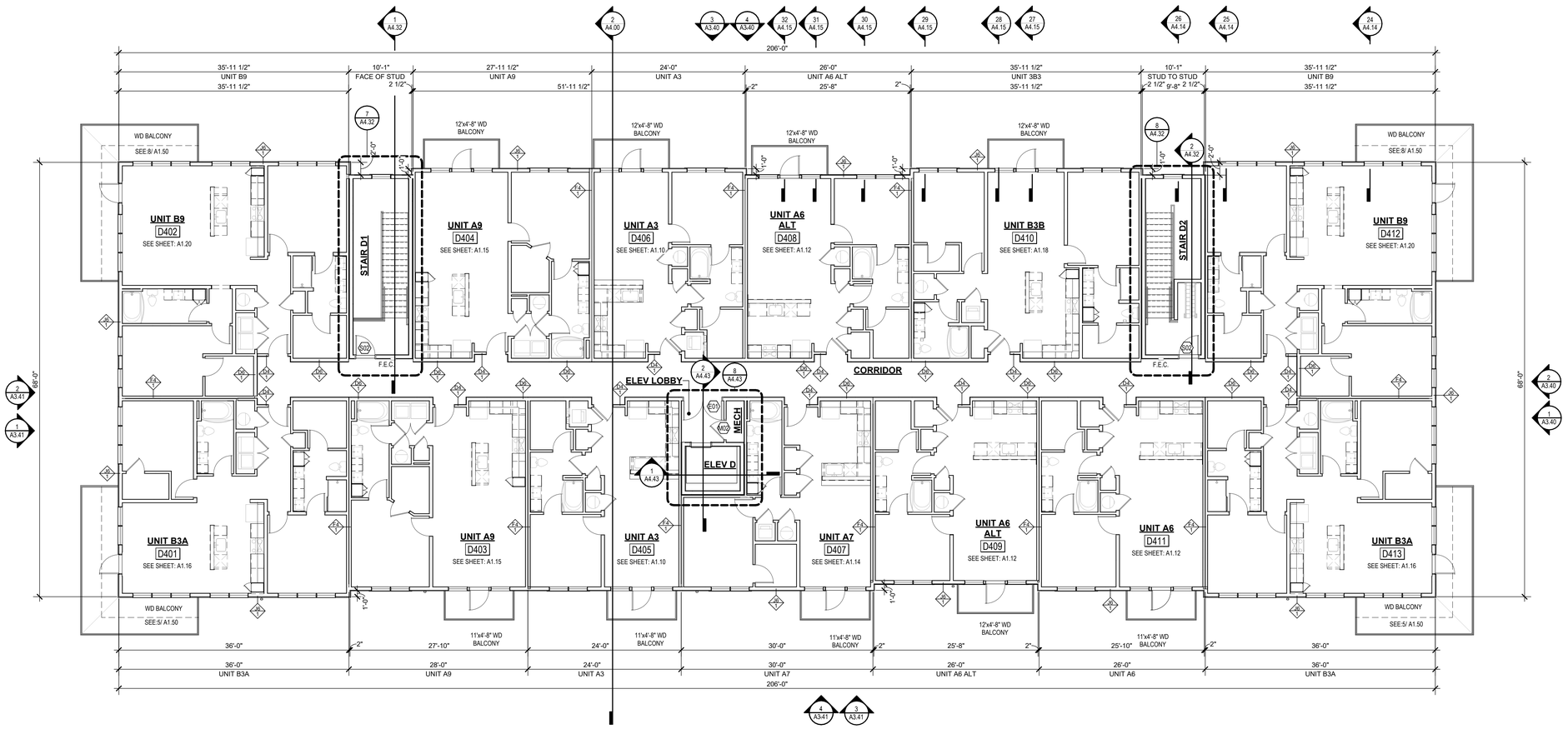

1 BUILDING D - 4TH FLOOR PLAN
1/8" = 1'-0"

A NEW MULTI-FAMILY PROJECT:
EVREN APARTMENTS
LEE'S SUMMIT, MISSOURI

DRAWING RELEASE LOG
• 09.16.2024 PERMIT SET

△ REVISIONS

JOB NO. 720522
DATE 09.16.2024
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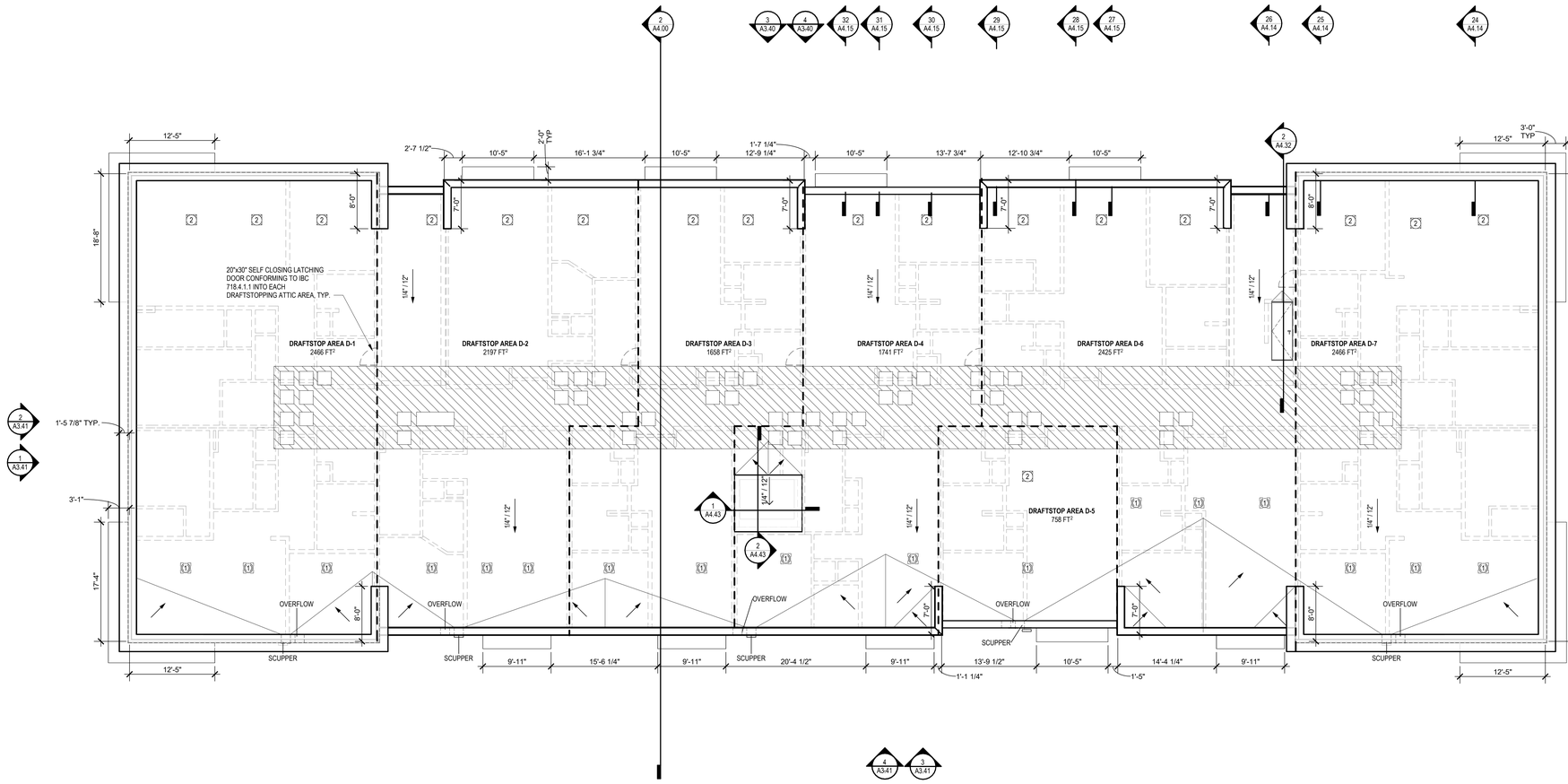
SHEET NAME
BUILDING D - 4TH FLOOR PLAN
SHEET NO.
A2.45

9/16/2024 4:50:08 PM

ARCH E1 30" x 42"

WORKSHEET - BUILDING D

Name	Area	Total Net Free Area of Venting Required	Total Net Free Area of Venting Provided	Vented Area Percentage at Upper Roof Provided	UPPER VENTING			LOWER VENTING		
					STATIC VENTING			STATIC VENT		
					Vented Net Free Area Per Static Vent at Upper Roof	Vented Units Provided at Upper Roof	Total Net Free Area of Upper Venting Provided	Vented Net Free Area Per Lower Static Vent	Static Vents Provided	Total Lower Venting Provided
DRAFTSTOP D-1	2445 SF	1173 in²	1524 in²	50.00%	254 in²	3	762 in²	254 in²	3	762 in²
DRAFTSTOP D-2	2200 SF	1056 in²	1524 in²	50.00%	254 in²	3	762 in²	254 in²	3	762 in²
DRAFTSTOP D-3	1584 SF	760 in²	1016 in²	50.00%	254 in²	2	508 in²	254 in²	2	508 in²
DRAFTSTOP D-4	1811 SF	869 in²	1016 in²	50.00%	254 in²	2	508 in²	254 in²	2	508 in²
DRAFTSTOP D-5	758 SF	364 in²	508 in²	50.00%	254 in²	1	254 in²	254 in²	1	254 in²
DRAFTSTOP D-6	2424 SF	1163 in²	1524 in²	50.00%	254 in²	3	762 in²	254 in²	3	762 in²
DRAFTSTOP D-7	2448 SF	1175 in²	1524 in²	50.00%	254 in²	3	762 in²	254 in²	3	762 in²



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

ROOF PLAN GENERAL NOTES:

A. REFER TO BUILDING ELEVATIONS FOR SCUPPER & OVERFLOW LOCATIONS.

B. ALL OBJECTS INDICATED ON THE ROOF ARE GENERAL AND MUST BE COORDINATED WITH MEP AND STRUCTURAL ELEMENTS. REFER TO MEP DRAWINGS FOR ACTUAL MECHANICAL EQUIPMENT LOCATIONS.

C. ALL FLAT ROOFS SHALL SLOPE ¼" PER FOOT MINIMUM.

D. ALL CRICKETS SHALL SLOPE 1/2" PER FOOT MINIMUM.

E. PROVIDE KICK-OUT FLASHING AT ALL ROOF TO SIDE-WALL CONDITIONS.

F. COORDINATE ALL ROOFING DETAILS WITH MANUFACTURER 'S WARRANTED SYSTEM.

ATTIC VENTING REQUIREMENTS

REQUIEMENTS PER 2018 IBC SECTION 1202.2:
MIN. NET FREE AREA OF ROOF VENTILATION: 1/300 ROOF AREA

PROVIDE 40%-50% VENT AREA HIGH, 50%-60% LOW

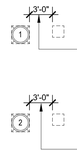
PROPOSED ROOF VENTILATION
LOW: POP VENT INTAKE (254 SQ. IN. NET FREE AREA PER VENT)

HIGH: AURA ROOF VENT (254 SQ. IN NET FREE AREA PER VENT)

GRAPHIC LEGEND:

ALLOWABLE EQUIPMENT AREA

FRTW SHEATHING WITHIN 4'-0" EACH SIDE OF FIREWALL. NO PENETRATIONS IN THIS AREA.



ROOF VENTING LEGEND

1. ACTIVE VENTILATION PRODUCTS, INC. "INTAKE" VENT: (LOCATIONS AS NOTED ON DRAWINGS)

MAINTAIN 36" CLEAR FROM POP VENT CAP TO ADJACENT CONDENSING UNITS, TYP. WHERE REQUIRED FOR MAINTENANCE. RE: MECH/MFR INFO FOR ADDITIONAL OR ALTERNATE MIN. CLEARANCES.
NOTE: COORDINATION W/ MEP LOCATION OF CURB INLETS, WALL HYDRANTS, AND ANY ADDITIONAL ITEMS.
*GC PLEASE ADVISE MEP/ARCH OF ANY CONFLICTS

2. ACTIVE VENTILATION PRODUCTS, INC. "EXHAUST" AURA VENT: (LOCATIONS AS NOTED ON DRAWINGS)

MAINTAIN 36" CLEAR FROM POP VENT CAP TO ADJACENT CONDENSING UNITS, TYP. WHERE REQUIRED FOR MAINTENANCE. RE: MECH/MFR INFO FOR ADDITIONAL OR ALTERNATE MIN. CLEARANCES.
NOTE: COORDINATION W/ MEP LOCATION OF CURB INLETS, WALL HYDRANTS, AND ANY ADDITIONAL ITEMS.
*GC PLEASE ADVISE MEP/ARCH OF ANY CONFLICTS

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A NEW MULTI-FAMILY PROJECT:
EVREN APARTMENTS
LEE'S SUMMIT, MISSOURI

DRAWING RELEASE LOG
• 09.16.2024 PERMIT SET

△ REVISIONS

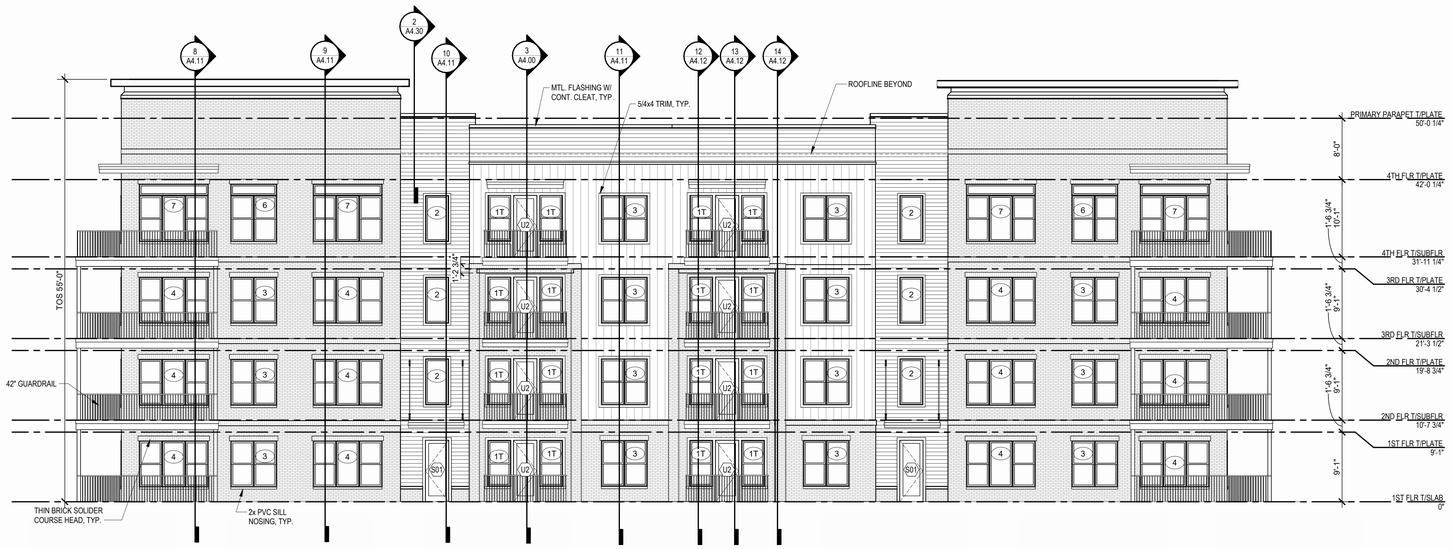
JOB NO. 720522
DATE 09.16.2024
DRAWN BY IA/BB/CE
PERMIT SET

SHEET NAME
BUILDING D - ROOF PLAN

SHEET NO.
A2.46

9/16/2024 4:50:14 PM

ARCH E1 30" x 42"



4 BUILDING A - FRONT ELEVATION
1/8" = 1'-0"

3 BUILDING A - FRONT ELEVATION
1/8" = 1'-0"

2 BUILDING A - RIGHT ELEVATION
1/8" = 1'-0"

1 BUILDING A - RIGHT ELEVATION
1/8" = 1'-0"

ELEVATIONS GENERAL NOTES:

A. REFER TO SHEET **A5.40** FOR TYPICAL EXTERIOR CLADDING TRANSITIONS.

B. ALL EXTERIOR WALL LIGHT FIXTURES THAT PROJECT MORE THAN 4 " FROM FACE OF WALL TO BE MOUNTED WHERE BOTTOM OF LIGHT FIXTURE IS 6'-8" AFF MIN.

C. ALL TRIM TO BE FIBER CEMENT U.N.O.

EXTERIOR MATERIAL LEGEND:

1. THIN BRICK VENEER LIGHT FINISH
2. THIN BRICK VENEER SOLDIER COURSE LIGHT FINISH
3. THIN BRICK VENEER DARK FINISH
4. THIN BRICK VENEER SOLDIER COURSE DARK FINISH
5. FIBER CEMENT BOARD AND BATTEN GRAY
6. FIBER CEMENT BOARD AND BATTEN WHITE
7. FIBER CEMENT LAP SIDING WHITE
8. FIBER CEMENT LAP SIDING CHARCOAL

BLDG #1 BLDG #5 BLDG #8 BLDG #7

BUILDING A - KEY PLAN

NOTE: ALL ROOFTOP MECHANICAL UNITS WILL BE PLACED NEAR THE CENTER OF THE WIDTH OF THE BUILDING AND AT LEAST 17' AWAY FROM ALL ROOF EDGES AND WILL NOT BE VISIBLE FROM THE STREET LEVEL.

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A NEW MULTI-FAMILY PROJECT:
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LEE'S SUMMIT, MISSOURI

DRAWING RELEASE LOG
- 09.16.2024 PERMIT SET

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JOB NO. 720522
DATE 09.16.2024
DRAWN BY IA/BB/CE
PERMIT SET

SHEET NAME
BUILDING A - EXTERIOR ELEVATIONS
SHEET NO.
A3.10

9/16/2024 4:51:04 PM

ARCH E1 30" x 42"

4 BUILDING A - REAR ELEVATION
1/8" = 1'-0"

3 BUILDING A - REAR ELEVATION
1/8" = 1'-0"

2 BUILDING A -LEFT ELEVATION
1/8" = 1'-0"

1 BUILDING A - LEFT ELEVATION
1/8" = 1'-0"

ELEVATIONS GENERAL NOTES:

A. REFER TO SHEET **A5.40** FOR TYPICAL EXTERIOR CLADDING TRANSITIONS.

B. ALL EXTERIOR WALL LIGHT FIXTURES THAT PROJECT MORE THAN 4 " FROM FACE OF WALL TO BE MOUNTED WHERE BOTTOM OF LIGHT FIXTURE IS 6'-8" AFF MIN.

C. ALL TRIM TO BE FIBER CEMENT U.N.O.

EXTERIOR MATERIAL LEGEND:

1. THIN BRICK VENEER LIGHT FINISH
2. THIN BRICK VENEER SOLDIER COURSE LIGHT FINISH
3. THIN BRICK VENEER DARK FINISH
4. THIN BRICK VENEER SOLDIER COURSE DARK FINISH
5. FIBER CEMENT BOARD AND BATTEN GRAY
6. FIBER CEMENT BOARD AND BATTEN WHITE
7. FIBER CEMENT LAP SIDING WHITE
8. FIBER CEMENT LAP SIDING CHARCOAL

BUILDING A - KEY PLAN

NOTE: ALL ROOFTOP MECHANICAL UNITS WILL BE PLACED NEAR THE CENTER OF THE WIDTH OF THE BUILDING AND AT LEAST 17' AWAY FROM ALL ROOF EDGES AND WILL NOT BE VISIBLE FROM THE STREET LEVEL.

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DRAWING RELEASE LOG
• 09.16.2024 PERMIT SET

△ REVISIONS

JOB NO. 720522
DATE 09.16.2024
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SHEET NAME
BUILDING A - EXTERIOR ELEVATIONS
SHEET NO.
A3.11

9/16/2024 4:51:53 PM

ARCH E1 30" x 42"

2 BUILDING B - FRONT ELEVATION
1/8" = 1'-0"

1 BUILDING B - FRONT ELEVATION
1/8" = 1'-0"

ELEVATIONS GENERAL NOTES:

A. REFER TO SHEET **A5.40** FOR TYPICAL EXTERIOR CLADDING TRANSITIONS.

B. ALL EXTERIOR WALL LIGHT FIXTURES THAT PROJECT MORE THAN 4 " FROM FACE OF WALL TO BE MOUNTED WHERE BOTTOM OF LIGHT FIXTURE IS 6'-8" AFF MIN.

C. ALL TRIM TO BE FIBER CEMENT U.N.O.

EXTERIOR MATERIAL LEGEND:

1. THIN BRICK VENEER LIGHT FINISH
2. THIN BRICK VENEER SOLDIER COURSE LIGHT FINISH
3. THIN BRICK VENEER DARK FINISH
4. THIN BRICK VENEER SOLDIER COURSE DARK FINISH
5. FIBER CEMENT BOARD AND BATTEN GRAY
6. FIBER CEMENT BOARD AND BATTEN WHITE
7. FIBER CEMENT LAP SIDING WHITE
8. FIBER CEMENT LAP SIDING CHARCOAL

1, 2

BLDG #3
BLDG #6

BUILDING B - KEY PLAN

NOTE: ALL ROOFTOP MECHANICAL UNITS WILL BE PLACED NEAR THE CENTER OF THE WIDTH OF THE BUILDING AND AT LEAST 17' AWAY FROM ALL ROOF EDGES AND WILL NOT BE VISIBLE FROM THE STREET LEVEL.

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EVANS
NUMBER
A-6070
ARCHITECT
09/16/2024

A NEW MULTI-FAMILY PROJECT:
EVREN APARTMENTS
LEE'S SUMMIT, MISSOURI

DRAWING RELEASE LOG
• 09.16.2024 PERMIT SET

△REVISIONS

JOB NO. 720522
DATE 09.16.2024
DRAWN BY IA/BB/CE
PERMIT SET

SHEET NAME
BUILDING B - EXTERIOR ELEVATIONS
SHEET NO.
A3.20

9/16/2024 4:22:34 PM

ARCH E1 30" x 42"

2 BUILDING B - RIGHT ELEVATION
1/8" = 1'-0"

1 BUILDING B - RIGHT ELEVATION
1/8" = 1'-0"

ELEVATIONS GENERAL NOTES:

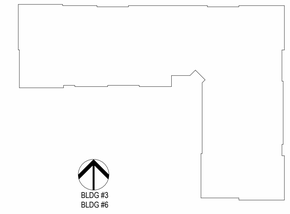
A. REFER TO SHEET **A5.40** FOR TYPICAL EXTERIOR CLADDING TRANSITIONS.

B. ALL EXTERIOR WALL LIGHT FIXTURES THAT PROJECT MORE THAN 4 " FROM FACE OF WALL TO BE MOUNTED WHERE BOTTOM OF LIGHT FIXTURE IS 6'-8" AFF MIN.

C. ALL TRIM TO BE FIBER CEMENT U.N.O.

EXTERIOR MATERIAL LEGEND:

1. THIN BRICK VENEER LIGHT FINISH
2. THIN BRICK VENEER SOLDIER COURSE LIGHT FINISH
3. THIN BRICK VENEER DARK FINISH
4. THIN BRICK VENEER SOLDIER COURSE DARK FINISH
5. FIBER CEMENT BOARD AND BATTEN GRAY
6. FIBER CEMENT BOARD AND BATTEN WHITE
7. FIBER CEMENT LAP SIDING WHITE
8. FIBER CEMENT LAP SIDING CHARCOAL



BUILDING B - KEY PLAN

NOTE: ALL ROOFTOP MECHANICAL UNITS WILL BE PLACED NEAR THE CENTER OF THE WIDTH OF THE BUILDING AND AT LEAST 17' AWAY FROM ALL ROOF EDGES AND WILL NOT BE VISIBLE FROM THE STREET LEVEL.

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A NEW MULTI-FAMILY PROJECT:
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DRAWING RELEASE LOG
- 09.16.2024 PERMIT SET

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JOB NO. 720522
DATE 09.16.2024
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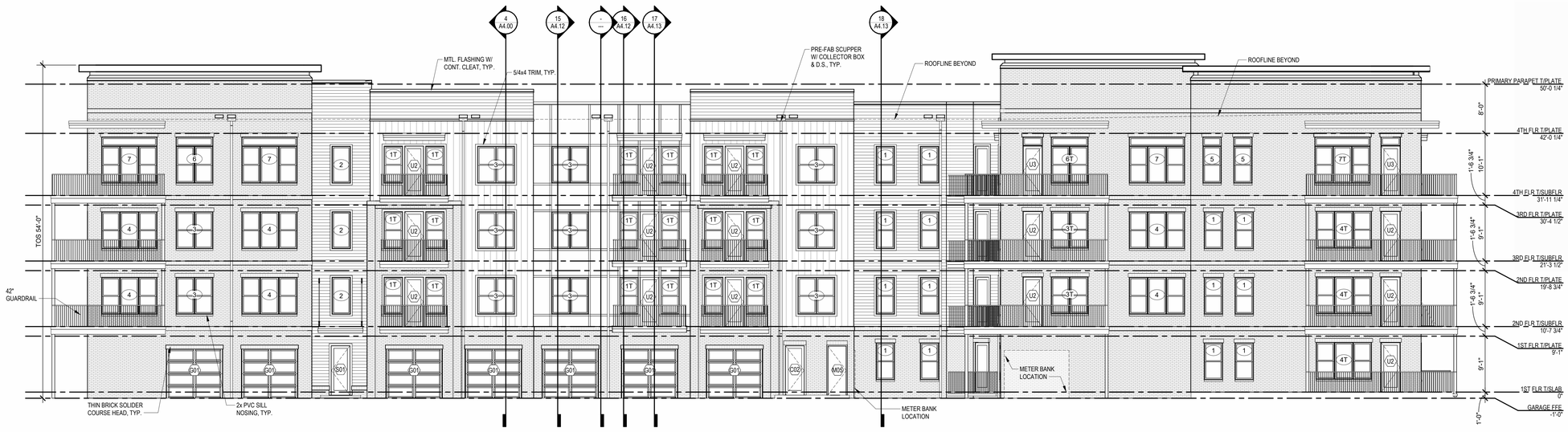
SHEET NAME
BUILDING B - EXTERIOR ELEVATIONS
SHEET NO.
A3.21

9/16/2024 4:53:15 PM

ARCH E1 30" x 42"



2 BUILDING B - REAR ELEVATION
1/8" = 1'-0"

1 BUILDING B - REAR ELEVATION
1/8" = 1'-0"

ELEVATIONS GENERAL NOTES:

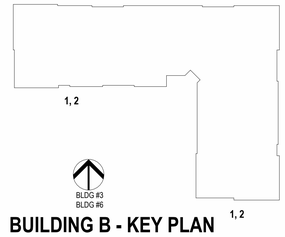
A. REFER TO SHEET **A5.40** FOR TYPICAL EXTERIOR CLADDING TRANSITIONS.

B. ALL EXTERIOR WALL LIGHT FIXTURES THAT PROJECT MORE THAN 4 " FROM FACE OF WALL TO BE MOUNTED WHERE BOTTOM OF LIGHT FIXTURE IS 6'-8" AFF MIN.

C. ALL TRIM TO BE FIBER CEMENT U.N.O.

EXTERIOR MATERIAL LEGEND:

1. THIN BRICK VENEER LIGHT FINISH
2. THIN BRICK VENEER SOLDIER COURSE LIGHT FINISH
3. THIN BRICK VENEER DARK FINISH
4. THIN BRICK VENEER SOLDIER COURSE DARK FINISH
5. FIBER CEMENT BOARD AND BATTEN GRAY
6. FIBER CEMENT BOARD AND BATTEN WHITE
7. FIBER CEMENT LAP SIDING WHITE
8. FIBER CEMENT LAP SIDING CHARCOAL



BUILDING B - KEY PLAN

NOTE: ALL ROOFTOP MECHANICAL UNITS WILL BE PLACED NEAR THE CENTER OF THE WIDTH OF THE BUILDING AND AT LEAST 17' AWAY FROM ALL ROOF EDGES AND WILL NOT BE VISIBLE FROM THE STREET LEVEL.

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A NEW MULTI-FAMILY PROJECT:
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LEE'S SUMMIT, MISSOURI

DRAWING RELEASE LOG
• 09.16.2024 PERMIT SET

△ REVISIONS

JOB NO. 720522
DATE 09.16.2024
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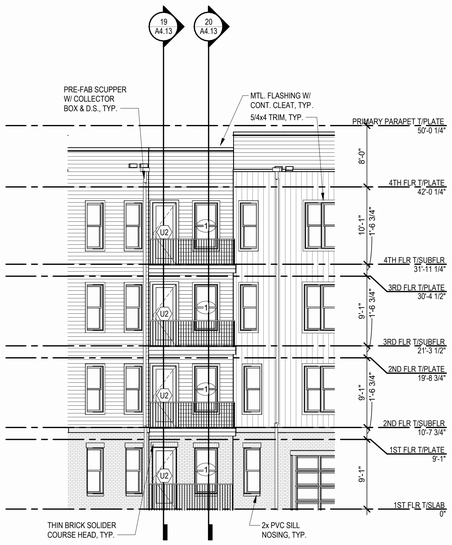
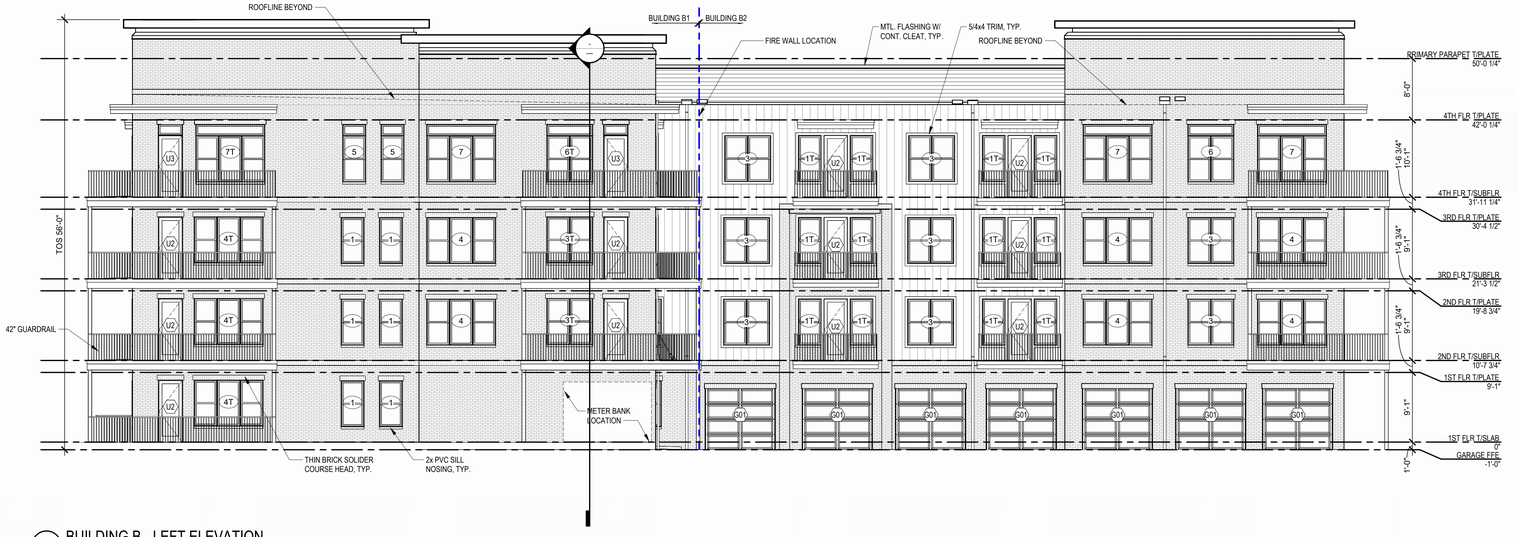
SHEET NAME
BUILDING B - EXTERIOR ELEVATIONS
SHEET NO.
A3.22

9/16/2024 4:54:08 PM

ARCH E1 30" x 42"



4 BUILDING B - CORNER ELEVATION
1/8" = 1'-0"



3 BUILDING B - LEFT ELEVATION
1/8" = 1'-0"

2 BUILDING B - CORNER ELEVATION
1/8" = 1'-0"

1 BUILDING B - LEFT ELEVATION
1/8" = 1'-0"

ELEVATIONS GENERAL NOTES:

A. REFER TO SHEET **A5.40** FOR TYPICAL EXTERIOR CLADDING TRANSITIONS.

B. ALL EXTERIOR WALL LIGHT FIXTURES THAT PROJECT MORE THAN 4 " FROM FACE OF WALL TO BE MOUNTED WHERE BOTTOM OF LIGHT FIXTURE IS 6'-8" AFF MIN.

C. ALL TRIM TO BE FIBER CEMENT U.N.O.

EXTERIOR MATERIAL LEGEND:

1. THIN BRICK VENEER LIGHT FINISH
2. THIN BRICK VENEER SOLDIER COURSE LIGHT FINISH
3. THIN BRICK VENEER DARK FINISH
4. THIN BRICK VENEER SOLDIER COURSE DARK FINISH
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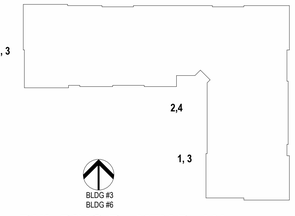
6. FIBER CEMENT BOARD AND BATTEN WHITE
7. FIBER CEMENT LAP SIDING WHITE
8. FIBER CEMENT LAP SIDING CHARCOAL



BUILDING B - KEY PLAN

NOTE: ALL ROOFTOP MECHANICAL UNITS WILL BE PLACED NEAR THE CENTER OF THE WIDTH OF THE BUILDING AND AT LEAST 17' AWAY FROM ALL ROOF EDGES AND WILL NOT BE VISIBLE FROM THE STREET LEVEL.

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A NEW MULTI-FAMILY PROJECT:
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DRAWING RELEASE LOG
• 09.16.2024 PERMIT SET

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JOB NO. 720522
DATE 09.16.2024
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PERMIT SET

SHEET NAME
BUILDING B - EXTERIOR ELEVATIONS
SHEET NO.
A3.23

9/16/2024 4:55:08 PM

ARCH E1 30" x 42"

4 BUILDING C - FRONT ELEVATION
1/8" = 1'-0"

3 BUILDING C - FRONT ELEVATION
1/8" = 1'-0"

2 BUILDING C - RIGHT ELEVATION
1/8" = 1'-0"

1 BUILDING C - RIGHT ELEVATION
1/8" = 1'-0"

ELEVATIONS GENERAL NOTES:

A. REFER TO SHEET **A5.40** FOR TYPICAL EXTERIOR CLADDING TRANSITIONS.

B. ALL EXTERIOR WALL LIGHT FIXTURES THAT PROJECT MORE THAN 4 " FROM FACE OF WALL TO BE MOUNTED WHERE BOTTOM OF LIGHT FIXTURE IS 6'-8" AFF MIN.

C. ALL TRIM TO BE FIBER CEMENT U.N.O.

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4. THIN BRICK VENEER SOLDIER COURSE DARK FINISH
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6. FIBER CEMENT BOARD AND BATTEN WHITE
7. FIBER CEMENT LAP SIDING WHITE
8. FIBER CEMENT LAP SIDING CHARCOAL

3,4

1,2

BLDG #2

BUILDING C - KEY PLAN

NOTE: ALL ROOFTOP MECHANICAL UNITS WILL BE PLACED NEAR THE CENTER OF THE WIDTH OF THE BUILDING AND AT LEAST 17' AWAY FROM ALL ROOF EDGES AND WILL NOT BE VISIBLE FROM THE STREET LEVEL.

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A NEW MULTI-FAMILY PROJECT:
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DRAWING RELEASE LOG
• 09.16.2024 PERMIT SET

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JOB NO. 720522
DATE 09.16.2024
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PERMIT SET

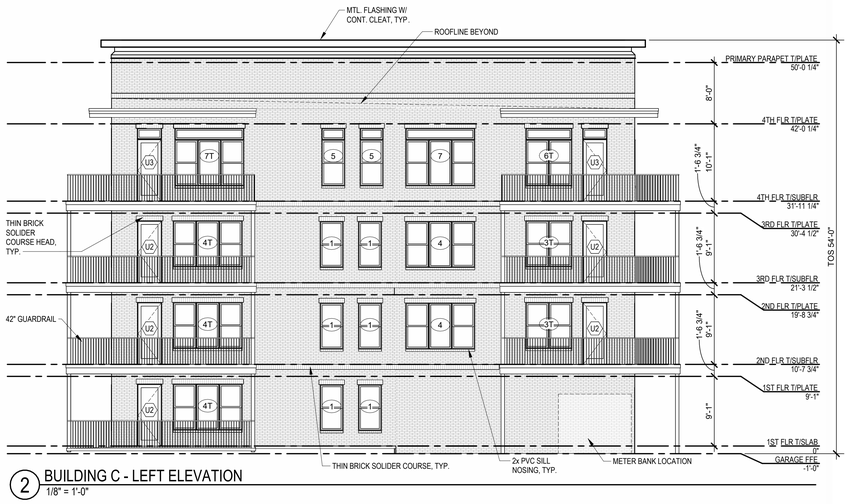
SHEET NAME
BUILDING C - EXTERIOR ELEVATIONS
SHEET NO.
A3.30

9/16/2024 4:56:17 PM

ARCH E1 30" x 42"

4 BUILDING C - REAR ELEVATION
1/8" = 1'-0"

3 BUILDING C - REAR ELEVATION
1/8" = 1'-0"



2 BUILDING C - LEFT ELEVATION
1/8" = 1'-0"

1 BUILDING C - LEFT ELEVATION
1/8" = 1'-0"

ELEVATIONS GENERAL NOTES:

A. REFER TO SHEET **A5.40** FOR TYPICAL EXTERIOR CLADDING TRANSITIONS.

B. ALL EXTERIOR WALL LIGHT FIXTURES THAT PROJECT MORE THAN 4 " FROM FACE OF WALL TO BE MOUNTED WHERE BOTTOM OF LIGHT FIXTURE IS 6'-8" AFF MIN.

C. ALL TRIM TO BE FIBER CEMENT U.N.O.

EXTERIOR MATERIAL LEGEND:

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2. THIN BRICK VENEER SOLDIER COURSE LIGHT FINISH
3. THIN BRICK VENEER DARK FINISH
4. THIN BRICK VENEER SOLDIER COURSE DARK FINISH
5. FIBER CEMENT BOARD AND BATTEN GRAY
6. FIBER CEMENT BOARD AND BATTEN WHITE
7. FIBER CEMENT LAP SIDING WHITE
8. FIBER CEMENT LAP SIDING CHARCOAL

BUILDING C - KEY PLAN

NOTE: ALL ROOFTOP MECHANICAL UNITS WILL BE PLACED NEAR THE CENTER OF THE WIDTH OF THE BUILDING AND AT LEAST 17' AWAY FROM ALL ROOF EDGES AND WILL NOT BE VISIBLE FROM THE STREET LEVEL.

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JOB NO. 720522
DATE 09.16.2024
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PERMIT SET

SHEET NAME
BUILDING C - EXTERIOR ELEVATIONS
SHEET NO.
A3.31

9/16/2024 4:57:15 PM

ARCH E1 30" x 42"

4 BUILDING D - FRONT ELEVATION
1/8" = 1'-0"

3 BUILDING D - FRONT ELEVATION
1/8" = 1'-0"

2 BUILDING D - RIGHT ELEVATION
1/8" = 1'-0"

1 BUILDING D - RIGHT ELEVATION
1/8" = 1'-0"

ELEVATIONS GENERAL NOTES:

A. REFER TO SHEET A5.40 FOR TYPICAL EXTERIOR CLADDING TRANSITIONS.

B. ALL EXTERIOR WALL LIGHT FIXTURES THAT PROJECT MORE THAN 4 " FROM FACE OF WALL TO BE MOUNTED WHERE BOTTOM OF LIGHT FIXTURE IS 6'-8" AFF MIN.

C. ALL TRIM TO BE FIBER CEMENT U.N.O.

EXTERIOR MATERIAL LEGEND:

1. THIN BRICK VENEER LIGHT FINISH
2. THIN BRICK VENEER SOLDIER COURSE LIGHT FINISH
3. THIN BRICK VENEER DARK FINISH
4. THIN BRICK VENEER SOLDIER COURSE DARK FINISH
5. FIBER CEMENT BOARD AND BATTEN GRAY
6. FIBER CEMENT BOARD AND BATTEN WHITE
7. FIBER CEMENT LAP SIDING WHITE
8. FIBER CEMENT LAP SIDING CHARCOAL

3,4

1,2

BLDG #4

BUILDING D - KEY PLAN

NOTE: ALL ROOFTOP MECHANICAL UNITS WILL BE PLACED NEAR THE CENTER OF THE WIDTH OF THE BUILDING AND AT LEAST 17' AWAY FROM ALL ROOF EDGES AND WILL NOT BE VISIBLE FROM THE STREET LEVEL.

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A NEW MULTI-FAMILY PROJECT:
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DRAWING RELEASE LOG
• 09.16.2024 PERMIT SET

△ REVISIONS

JOB NO. 720522
DATE 09.16.2024
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PERMIT SET

SHEET NAME
BUILDING D - EXTERIOR ELEVATIONS
SHEET NO.
A3.40

9/16/2024 4:58:21 PM

ARCH E1 30" x 42"

4 BUILDING D - REAR ELEVATION
1/8" = 1'-0"

3 BUILDING D - REAR ELEVATION
1/8" = 1'-0"

2 BUILDING D - LEFT ELEVATION
1/8" = 1'-0"

1 BUILDING D - LEFT ELEVATION
1/8" = 1'-0"

ELEVATIONS GENERAL NOTES:

A. REFER TO SHEET **A5.40** FOR TYPICAL EXTERIOR CLADDING TRANSITIONS.

B. ALL EXTERIOR WALL LIGHT FIXTURES THAT PROJECT MORE THAN 4 " FROM FACE OF WALL TO BE MOUNTED WHERE BOTTOM OF LIGHT FIXTURE IS 6'-8" AFF MIN.

C. ALL TRIM TO BE FIBER CEMENT U.N.O.

EXTERIOR MATERIAL LEGEND:

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2. THIN BRICK VENEER SOLDIER COURSE LIGHT FINISH
3. THIN BRICK VENEER DARK FINISH
4. THIN BRICK VENEER SOLDIER COURSE DARK FINISH
5. FIBER CEMENT BOARD AND BATTEN GRAY
6. FIBER CEMENT BOARD AND BATTEN WHITE
7. FIBER CEMENT LAP SIDING WHITE
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BUILDING D - KEY PLAN

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A NEW MULTI-FAMILY PROJECT:
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DRAWING RELEASE LOG
• 09.16.2024 PERMIT SET

△ REVISIONS

JOB NO. 720522
DATE 09.16.2024
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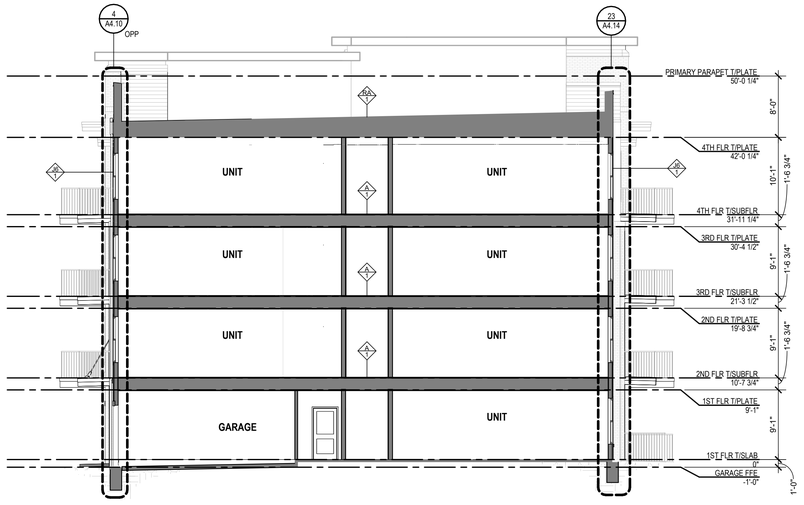
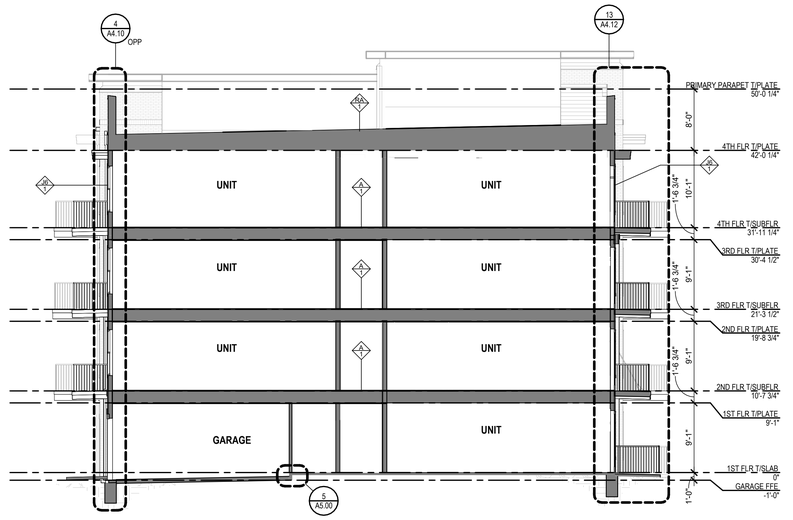
SHEET NAME
BUILDING D - EXTERIOR ELEVATIONS
SHEET NO.
A3.41

9/16/2024 4:59:31 PM

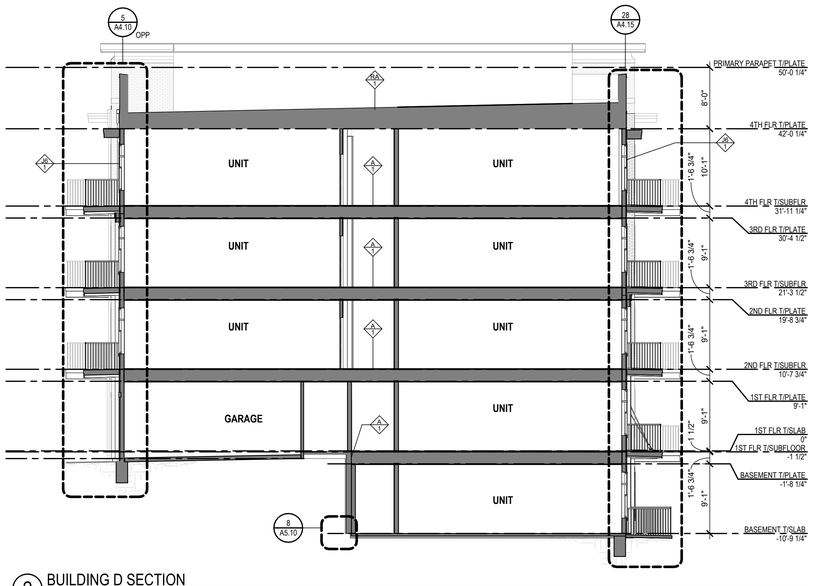
ARCH E1 30" x 42"



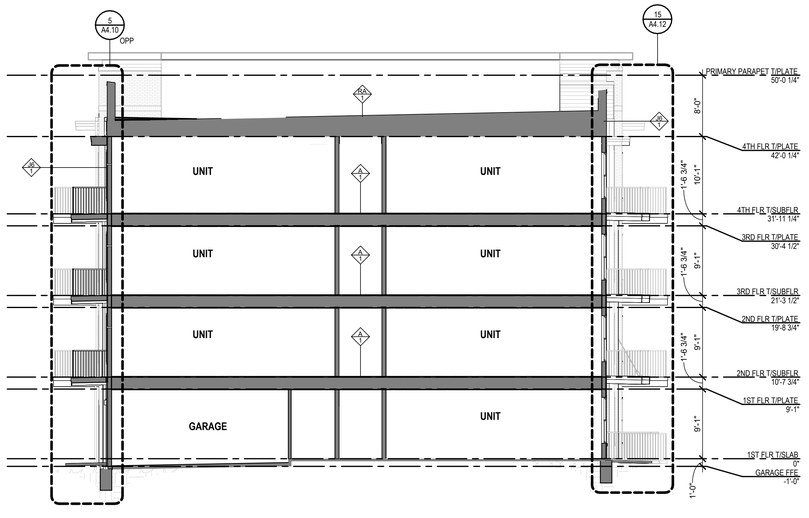
4 BUILDING B SECTION
1/8" = 1'-0"



3 BUILDING A SECTION
1/8" = 1'-0"



2 BUILDING D SECTION
1/8" = 1'-0"



1 BUILDING C SECTION
1/8" = 1'-0"

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A NEW MULTI-FAMILY PROJECT:
EVREN APARTMENTS
LEE'S SUMMIT, MISSOURI

DRAWING RELEASE LOG
• 09.16.2024 PERMIT SET

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JOB NO. 720522
DATE 09.16.2024
DRAWN BY IA/BB/CE
PERMIT SET

SHEET NAME
BUILDING SECTIONS

SHEET NO.
A4.00

9/16/2024 4:59:43 PM

ARCH E1 30" x 42"

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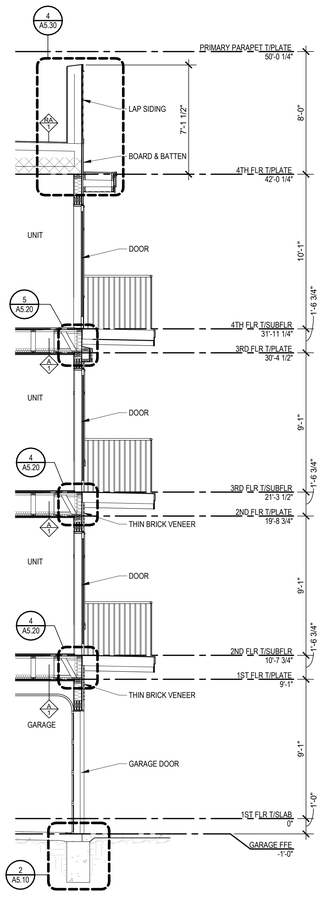
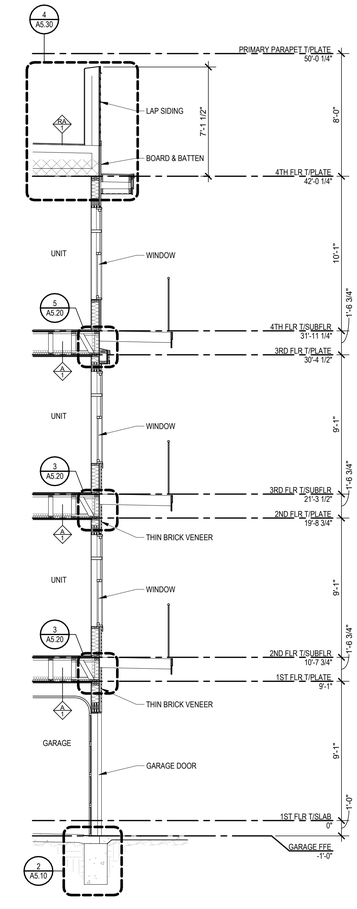
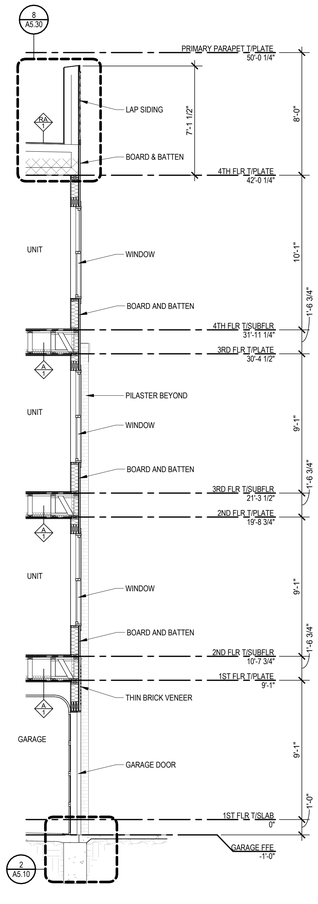


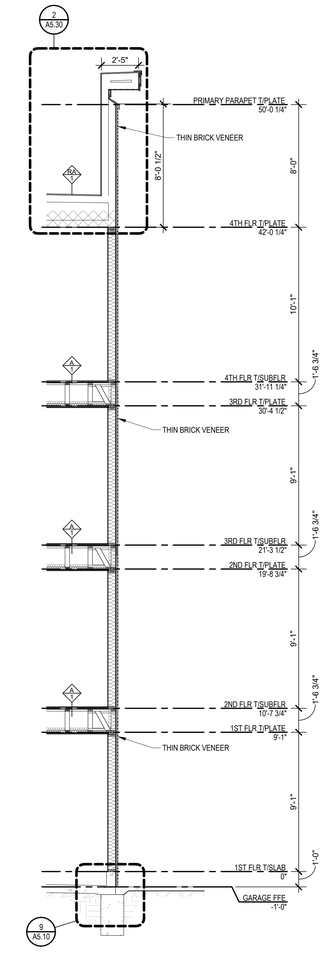
6 WALL SECTION
1/4" = 1'-0"



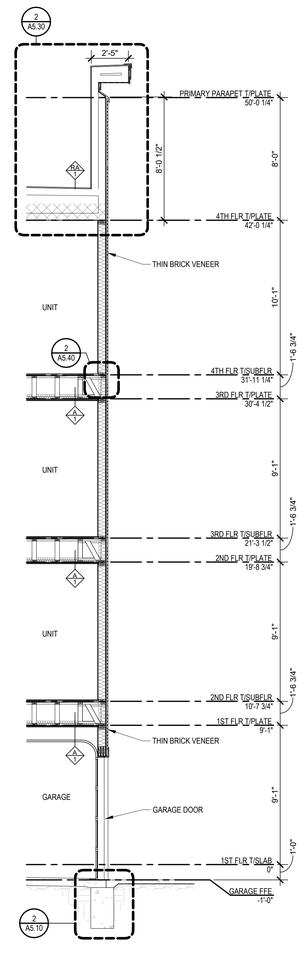
5 WALL SECTION
1/4" = 1'-0"



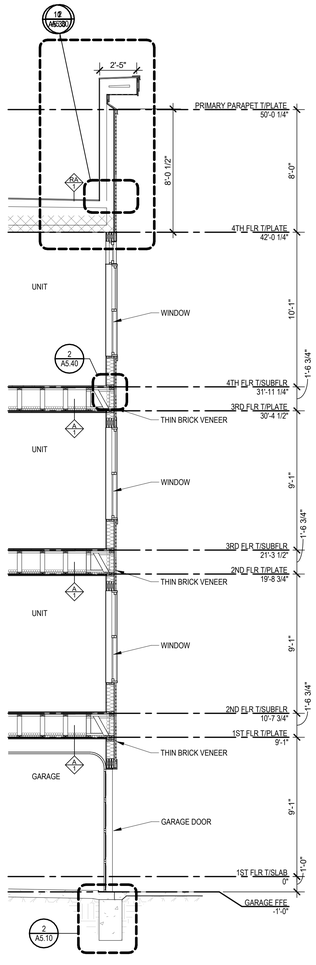
4 WALL SECTION
1/4" = 1'-0"



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



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



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

A NEW MULTI-FAMILY PROJECT:
EVREN APARTMENTS
LEE'S SUMMIT, MISSOURI

DRAWING RELEASE LOG
- 09.16.2024 PERMIT SET

△REVISIONS

JOB NO. 720522
DATE 09.16.2024
DRAWN BY IA/BB/CE
PERMIT SET

SHEET NAME
WALL SECTIONS

SHEET NO.
A4.10

9/16/2024 4:59:48 PM

ARCH E1 30" x 42"

nspj
ARCHITECTS
ARCHITECTURE
LANDSCAPE
ARCHITECTURE
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KANSAS,66207
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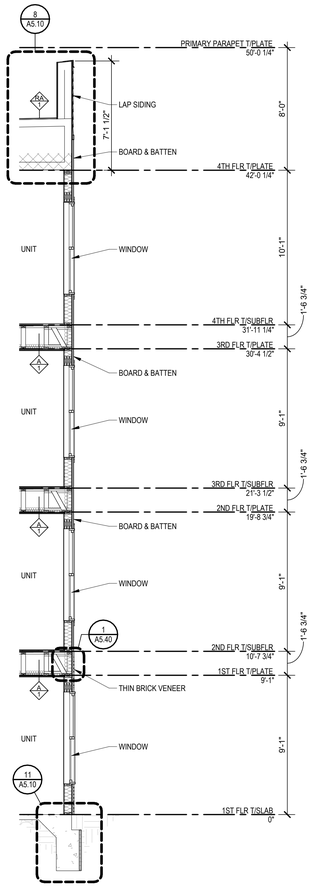
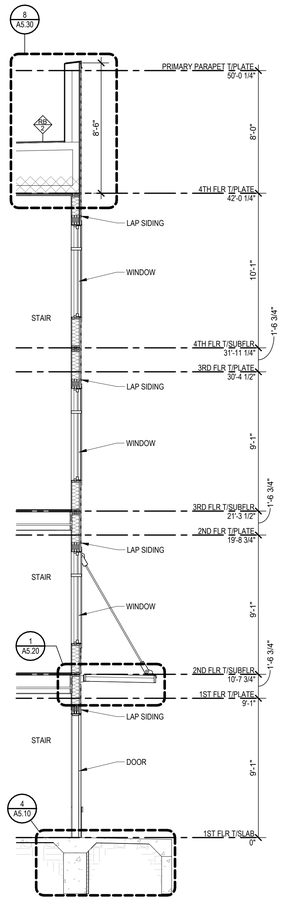
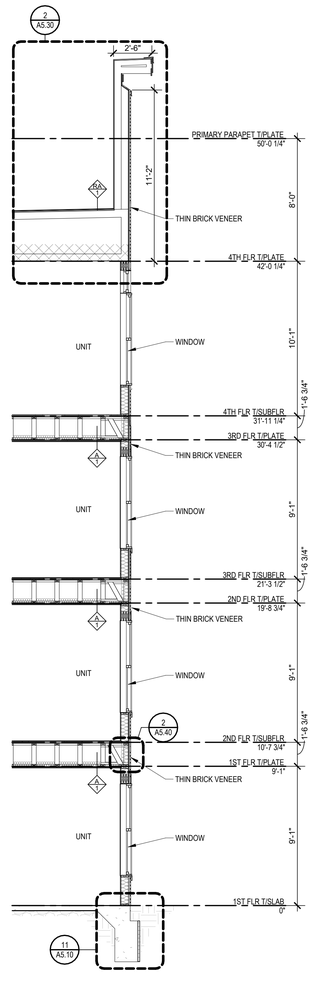
STATE OF MISSOURI
CLINT EDD EVANS
NUMBER A-6078
ARCHITECT
09/16/2024



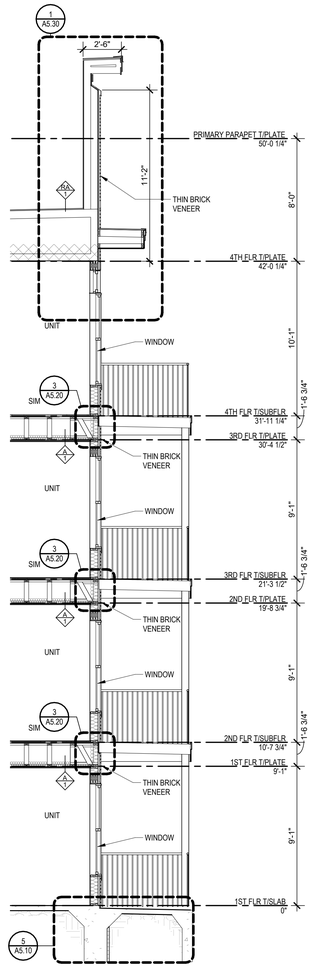
11 WALL SECTION
1/4" = 1'-0"



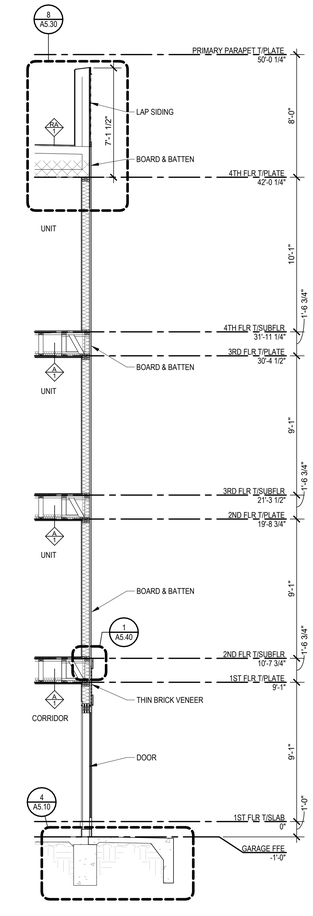
10 WALL SECTION
1/4" = 1'-0"



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



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



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

A NEW MULTI-FAMILY PROJECT:
EVREN APARTMENTS
LEE'S SUMMIT, MISSOURI

DRAWING RELEASE LOG
• 09.16.2024 PERMIT SET

△ REVISIONS

JOB NO. 720522
DATE 09.16.2024
DRAWN BY IA/BB/CE
PERMIT SET

SHEET NAME
WALL SECTIONS

SHEET NO.
A4.11

9/16/2024 4:59:53 PM

ARCH E1 30" x 42"

nspj ARCHITECTS
ARCHITECTURE
LANDSCAPE
ARCHITECTURE
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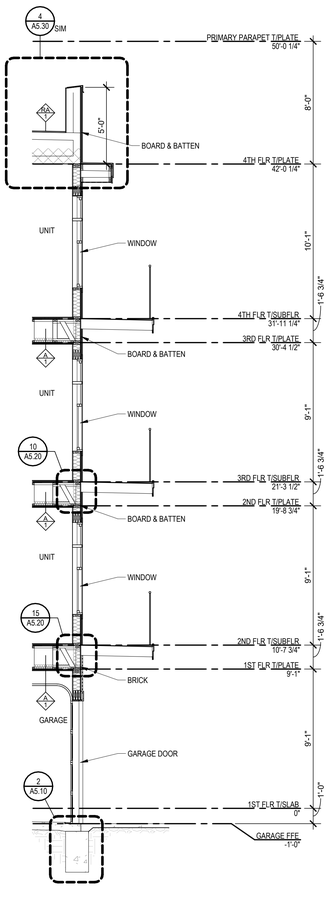
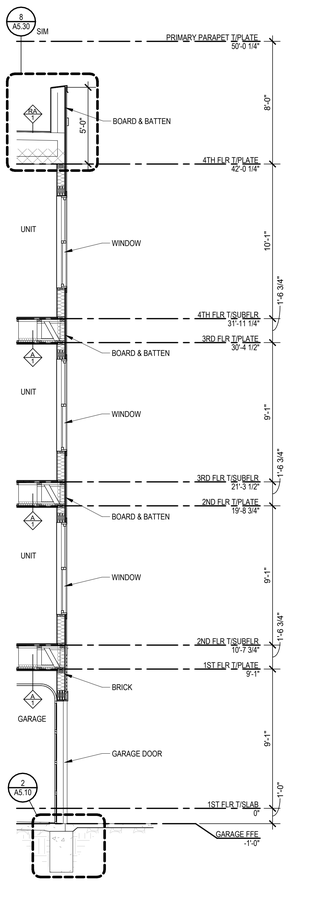
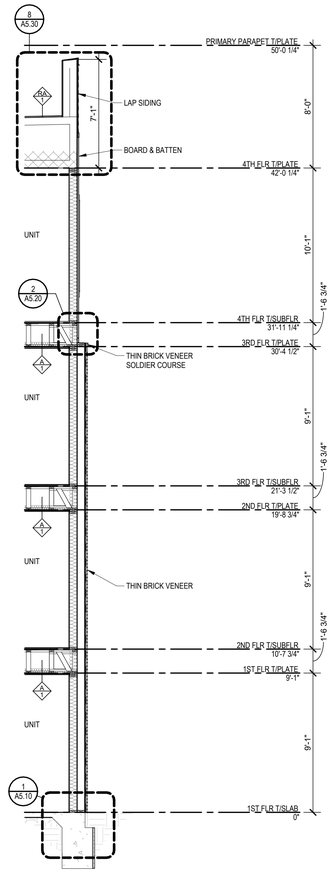


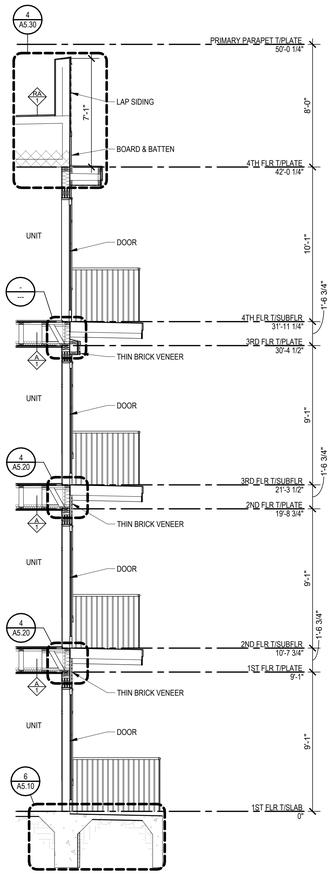
16 WALL SECTION
1/4" = 1'-0"



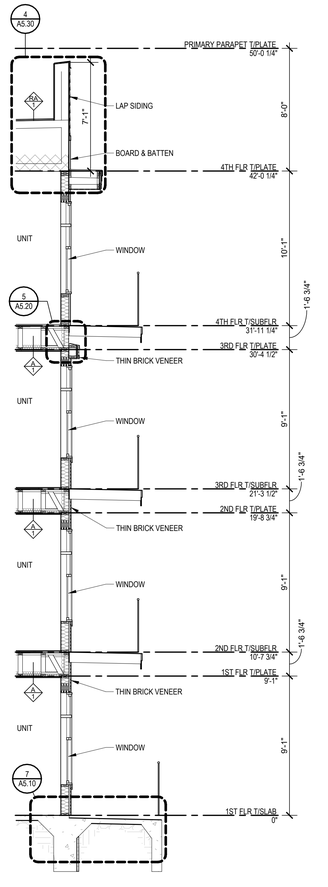
15 WALL SECTION
1/4" = 1'-0"



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



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



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

A NEW MULTI-FAMILY PROJECT:
EVREN APARTMENTS
LEE'S SUMMIT, MISSOURI

DRAWING RELEASE LOG
- 09.16.2024 PERMIT SET

△ REVISIONS

JOB NO. 720522
DATE 09.16.2024
DRAWN BY IA/BB/CE
PERMIT SET

SHEET NAME
WALL SECTIONS

SHEET NO.
A4.12

9/16/2024 4:59:58 PM

ARCH E1 30" x 42"

nspj ARCHITECTS

ARCHITECTURE
LANDSCAPE ARCHITECTURE

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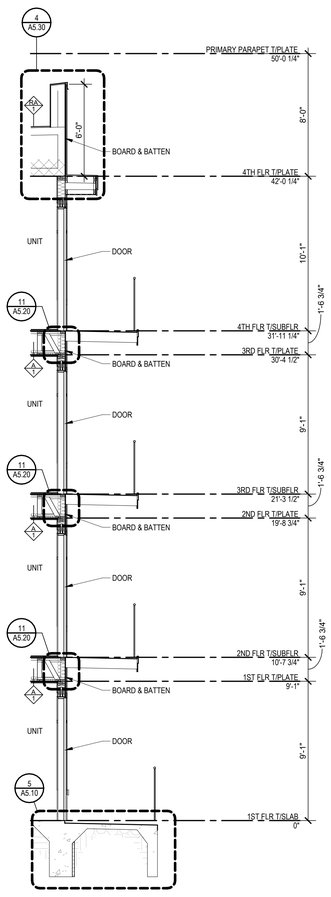
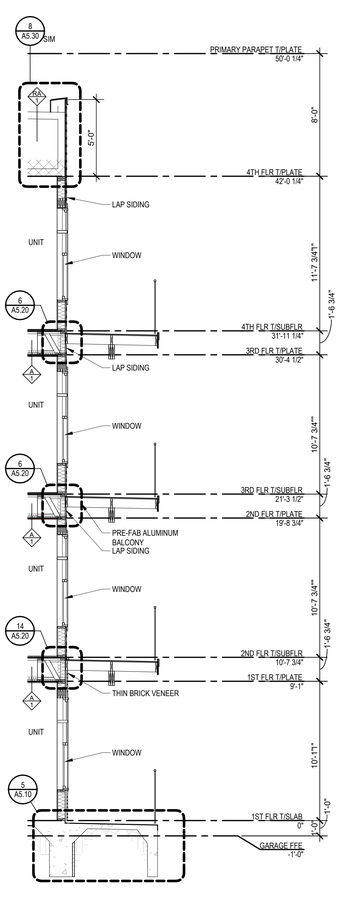
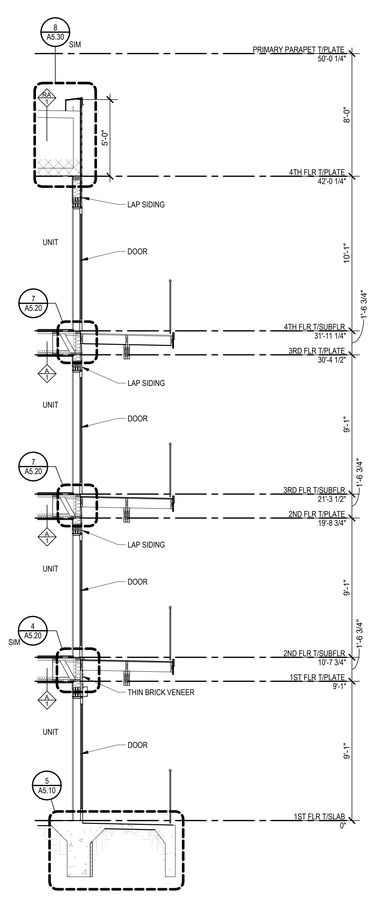
STATE OF MISSOURI
CLINT EDD EVANS
NUMBER A-6074
ARCHITECT
09/16/2024



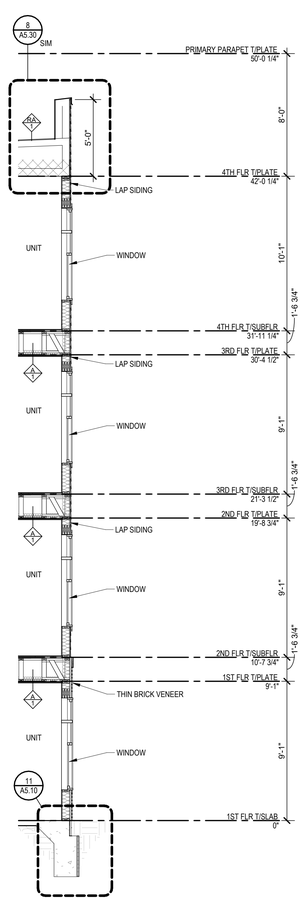
21 WALL SECTION
1/4" = 1'-0"



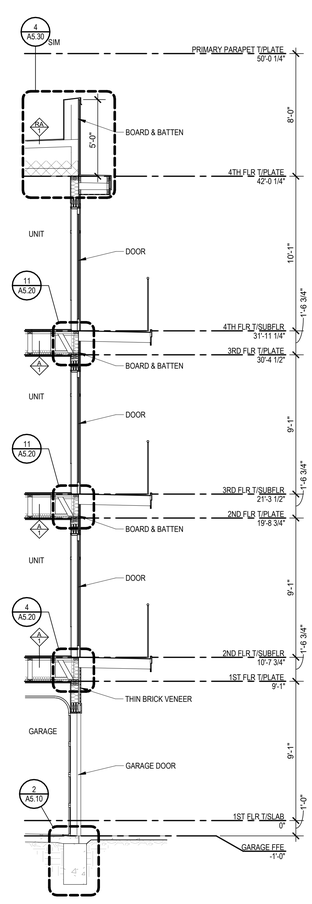
20 WALL SECTION
1/4" = 1'-0"



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



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



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

A NEW MULTI-FAMILY PROJECT:

EVREN APARTMENTS

LEE'S SUMMIT, MISSOURI

DRAWING RELEASE LOG
- 09.16.2024 PERMIT SET

△ REVISIONS

JOB NO. 720522
DATE 09.16.2024
DRAWN BY IA/BB/CE
PERMIT SET

SHEET NAME
WALL SECTIONS

SHEET NO.
A4.13

9/16/2024 5:00:02 PM

ARCH E1 30" x 42"

nspj ARCHITECTS
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LANDSCAPE ARCHITECTURE
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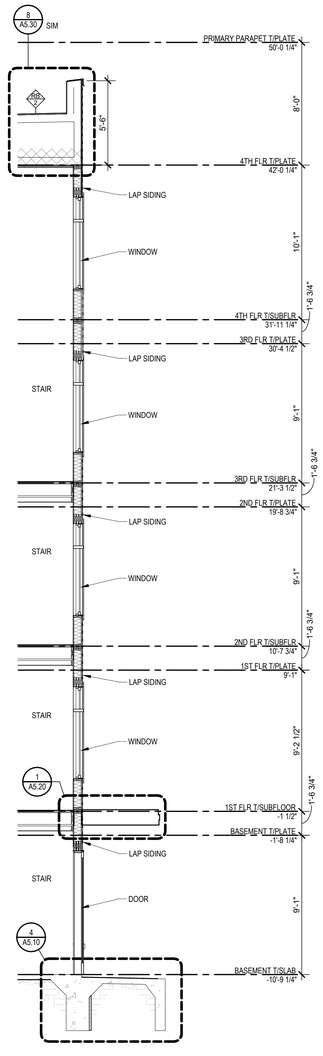
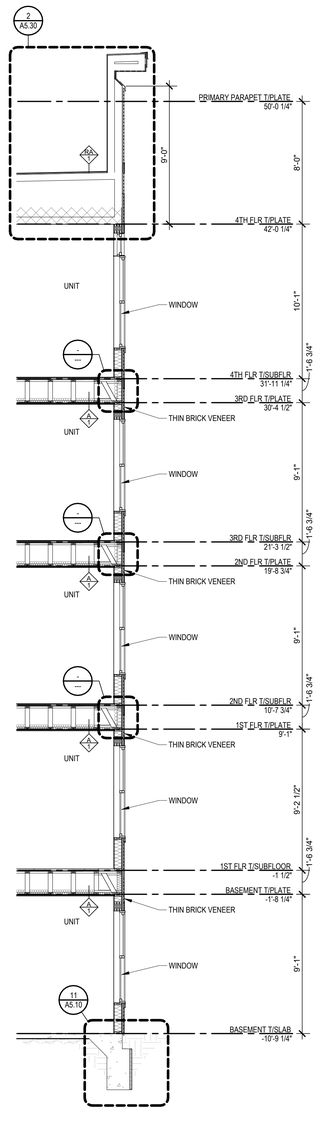
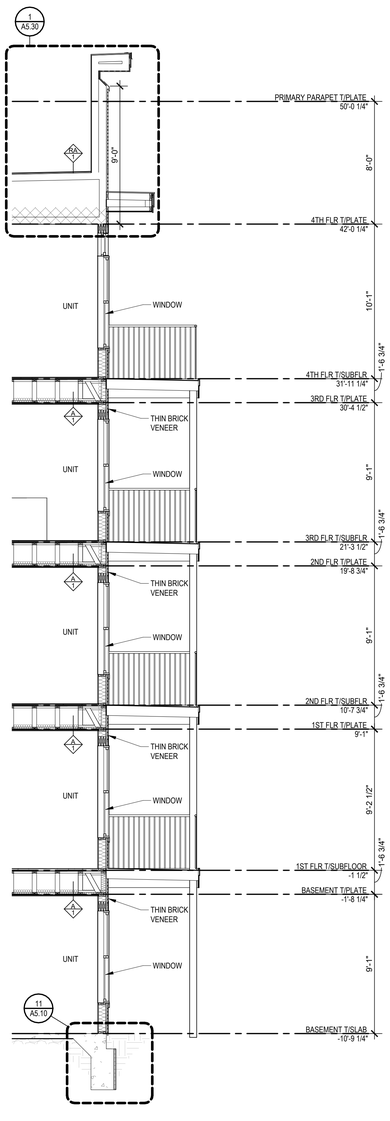


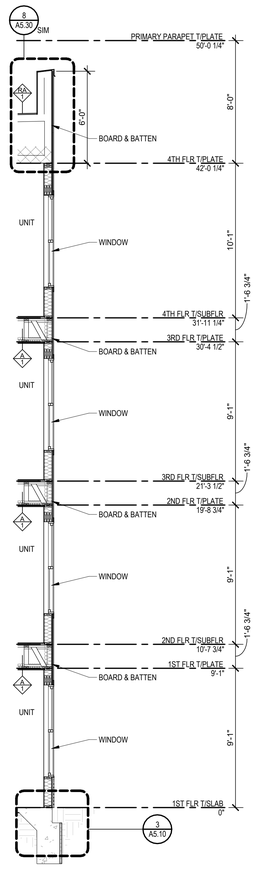
26 WALL SECTION
1/4" = 1'-0"



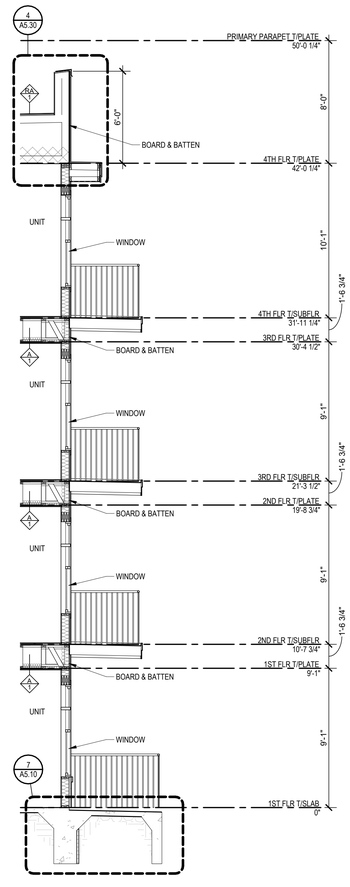
25 WALL SECTION
1/4" = 1'-0"



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



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



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

A NEW MULTI-FAMILY PROJECT:
EVREN APARTMENTS
LEE'S SUMMIT, MISSOURI

DRAWING RELEASE LOG
- 09.16.2024 PERMIT SET

△ REVISIONS

JOB NO. 720522
DATE 09.16.2024
DRAWN BY IA/BB/CE
PERMIT SET

SHEET NAME
WALL SECTIONS

SHEET NO.
A4.14

9/16/2024 5:00:07 PM

ARCH E1 30" x 42"

nspj ARCHITECTS
ARCHITECTURE
LANDSCAPE ARCHITECTURE
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PRAIRIE VILLAGE, KANSAS,66207
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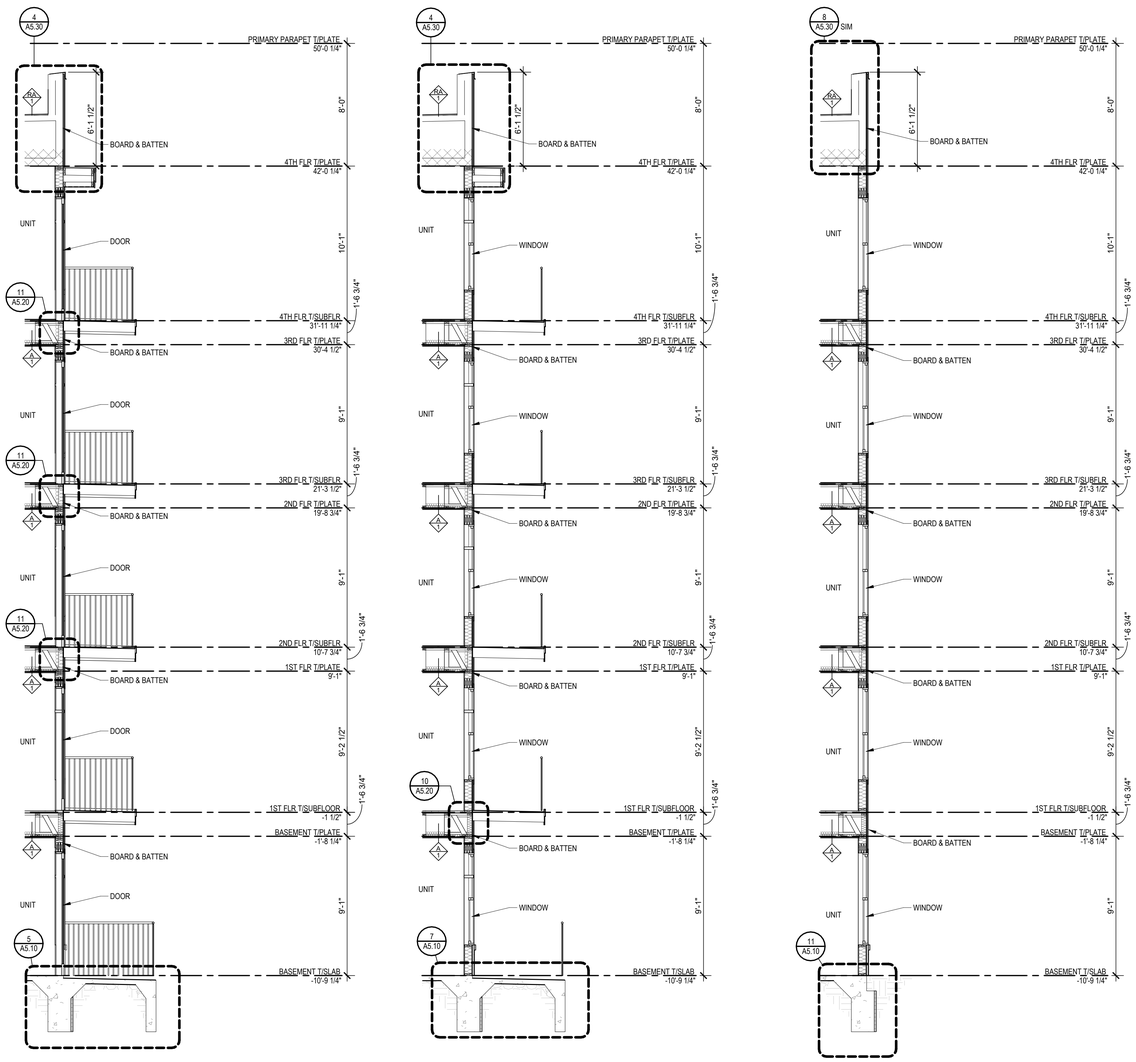
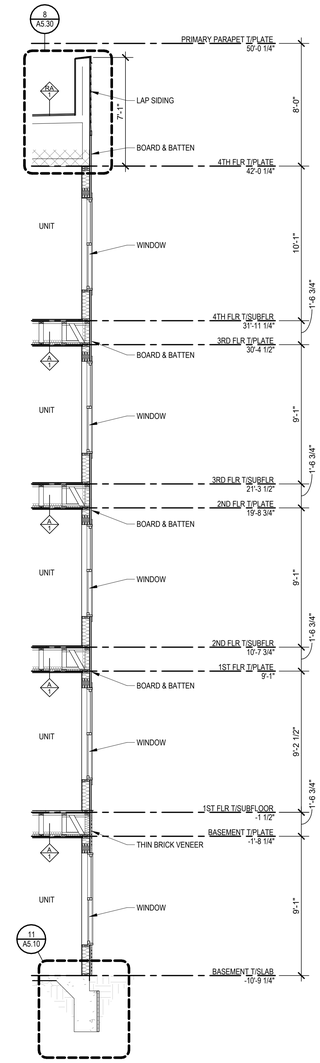


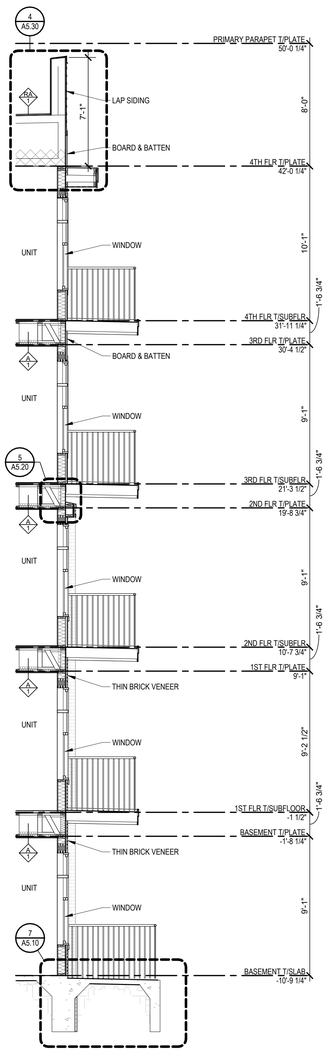
32 WALL SECTION
1/4" = 1'-0"

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

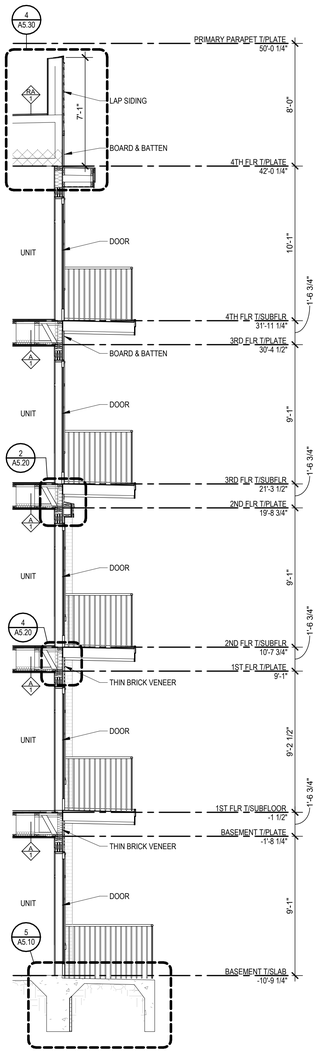
30 WALL SECTION
1/4" = 1'-0"



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



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



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

A NEW MULTI-FAMILY PROJECT:

EVREN APARTMENTS

LEE'S SUMMIT, MISSOURI

DRAWING RELEASE LOG
• 09.16.2024 PERMIT SET

△ REVISIONS

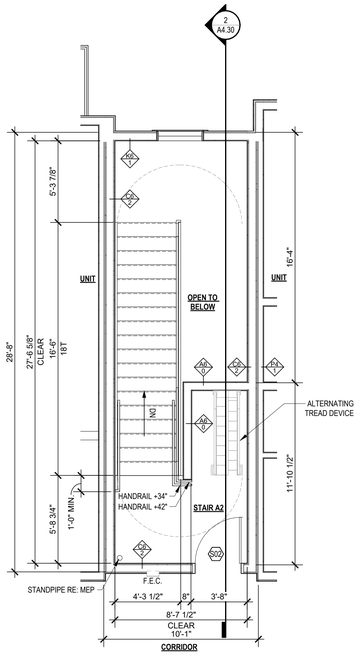
JOB NO. 720522
DATE 09.16.2024
DRAWN BY IA/BB/CE
PERMIT SET

SHEET NAME
WALL SECTIONS

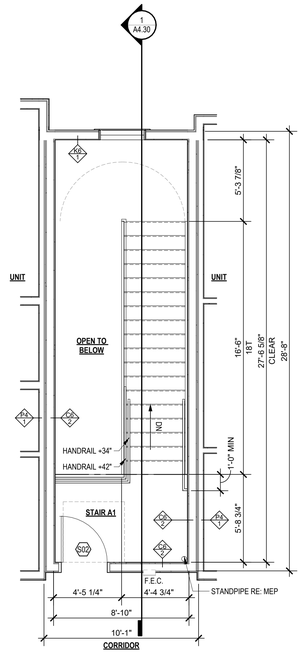
SHEET NO.
A4.15

9/16/2024 5:00:13 PM

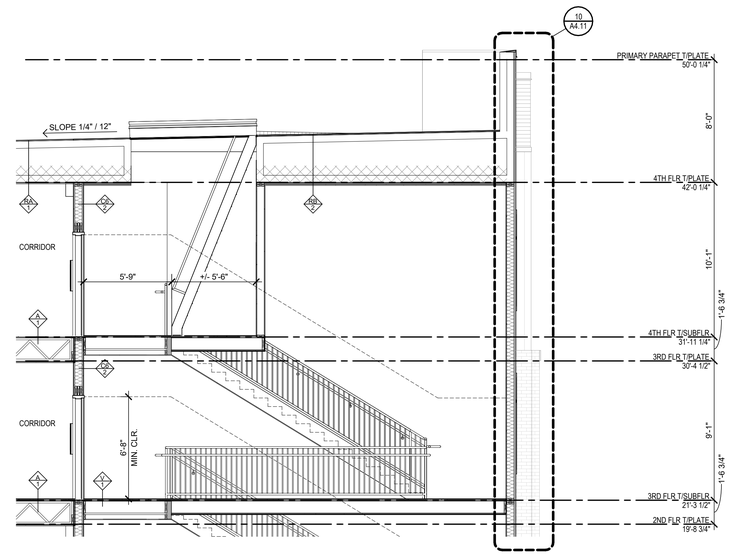
ARCH E1 30" x 42"



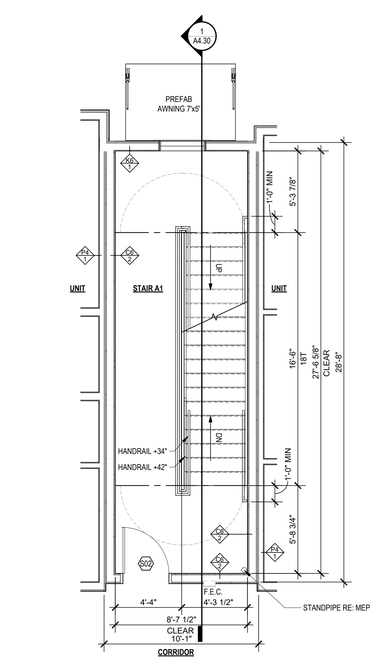
7 STAIR A2, B2,C2 - 4TH FLOOR PLAN
1/4" = 1'-0"



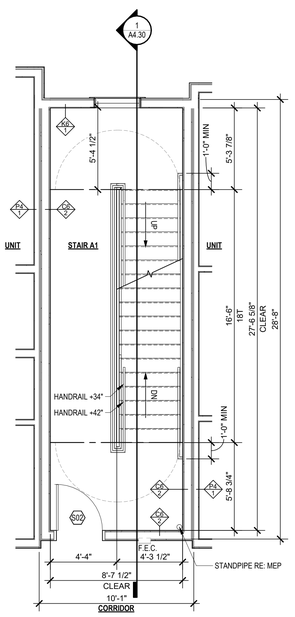
6 STAIR A1, C1 - 4TH FLOOR PLAN
1/4" = 1'-0"



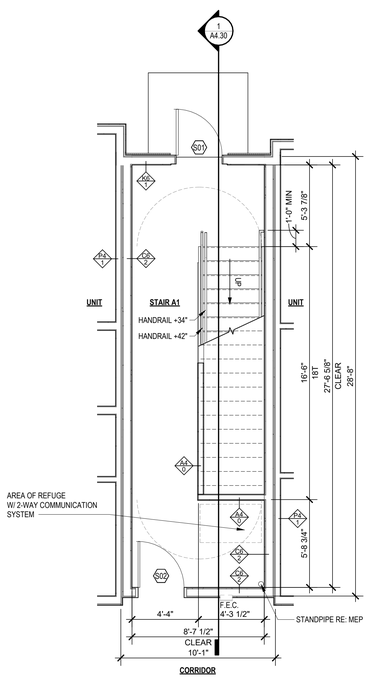
2 STAIR A2, B2,C2 - SECTION
1/4" = 1'-0"



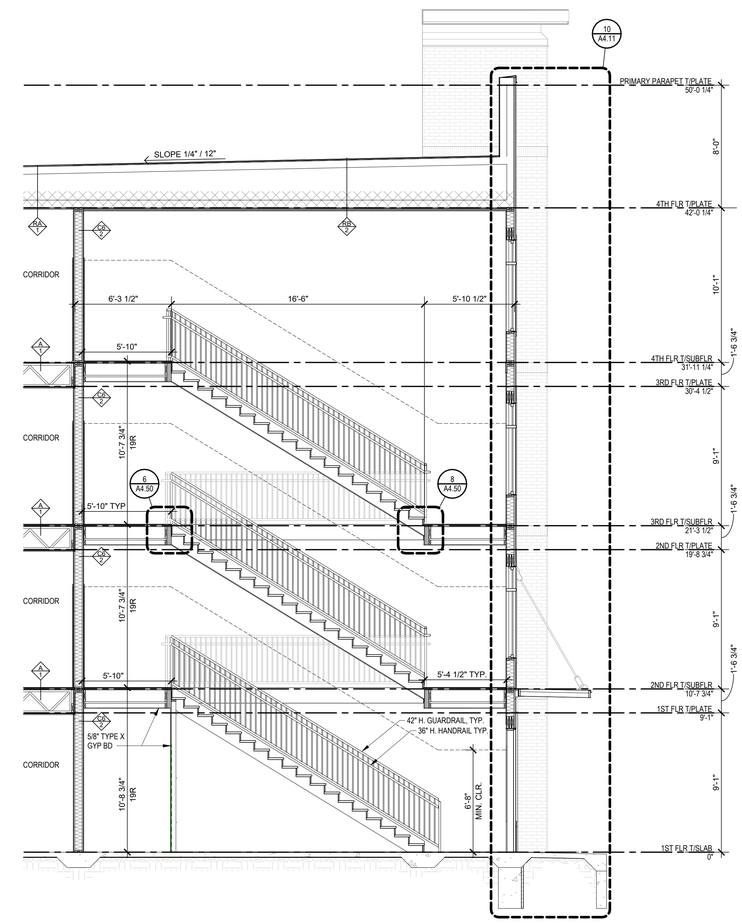
4 TYPICAL STAIR - 2ND FLOOR PLAN
1/4" = 1'-0"



5 TYPICAL STAIR - 3RD FLOOR PLAN
1/4" = 1'-0"



3 TYPICAL STAIR - 1ST FLOOR PLAN
1/4" = 1'-0"



1 TYPICAL STAIR - SECTION
1/4" = 1'-0"

STAIR GRAPHIC LEGEND:

- DOOR CLEARNECE
- STRUCTURAL BEAM, RE
- MINIMUM CLEAR FINISH AREA
- OVERHEAD

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STATE OF MISSOURI
CLINT EDD EVANS
NUMBER A-10744
ARCHITECT
09/16/2024

A NEW MULTI-FAMILY PROJECT:
EVREN APARTMENTS
LEE'S SUMMIT, MISSOURI

DRAWING RELEASE LOG
• 09.16.2024 PERMIT SET

△ REVISIONS

JOB NO. 720522
DATE 09.16.2024
DRAWN BY IA/BB/CE
PERMIT SET

SHEET NAME
TYPICAL STAIR - PLANS & SECTIONS
SHEET NO.
A4.30

9/16/2024 5:00:19 PM

ARCH E1 30" x 42"

nspj ARCHITECTS
ARCHITECTURE
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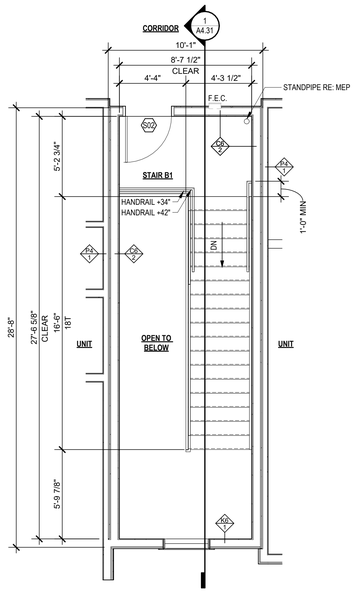
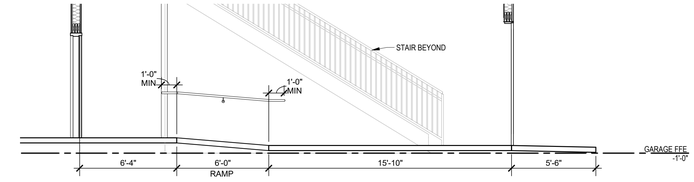
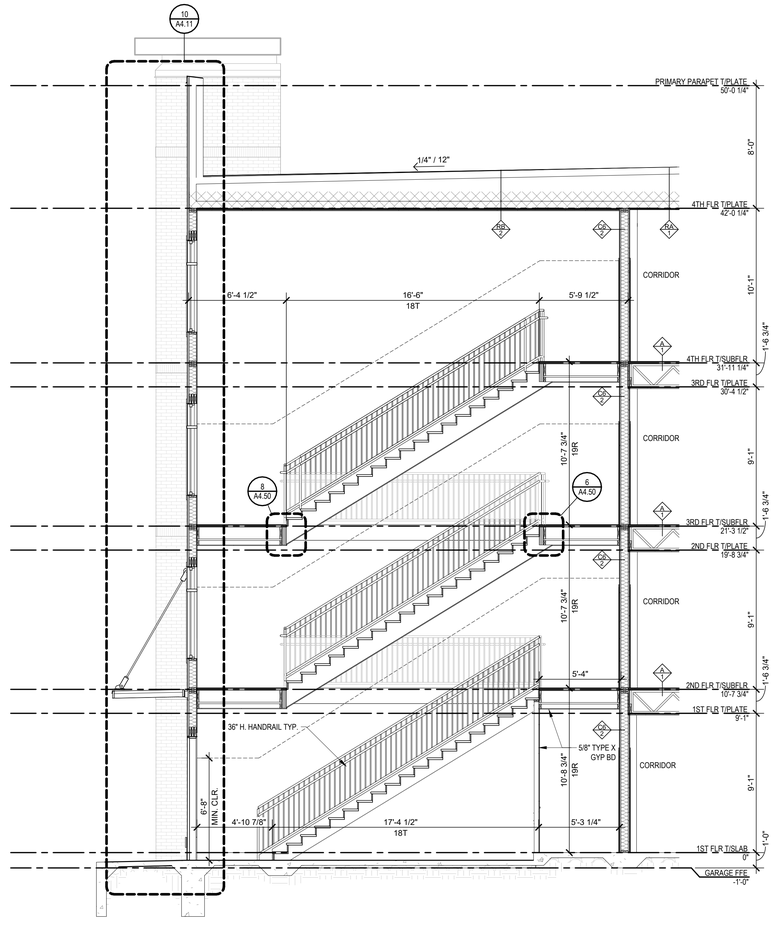


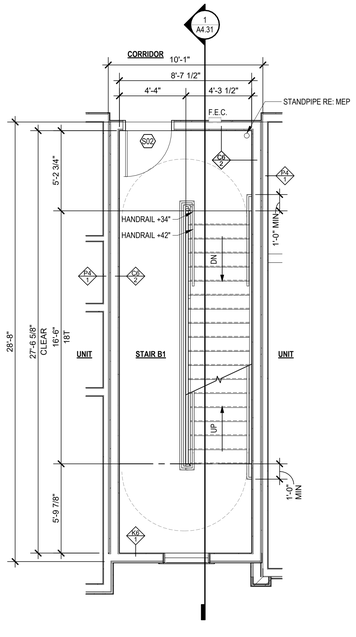
6 STAIR B1-4TH FLOOR PLAN
1/4" = 1'-0"



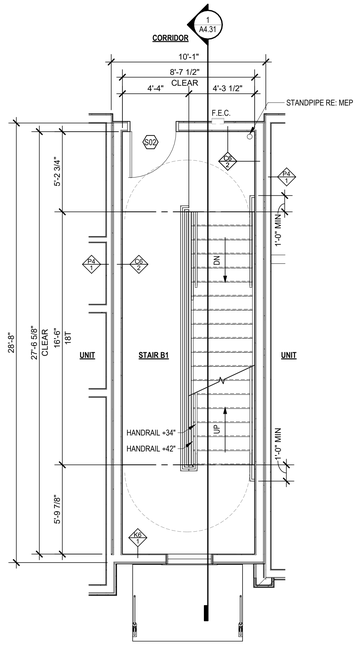
2 STAIR B1 - SECTION @ RAMP
1/4" = 1'-0"



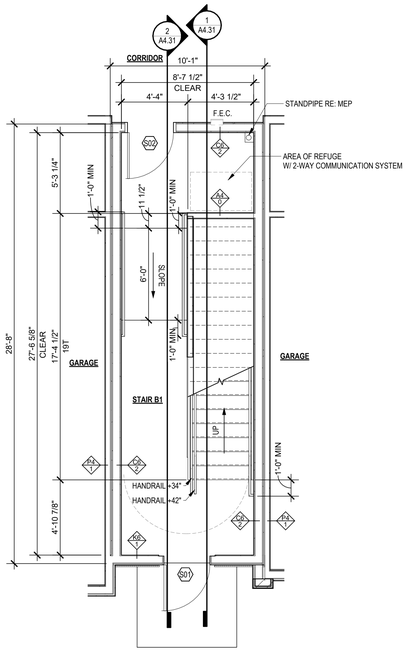
1 STAIR B1 - SECTION
1/4" = 1'-0"



5 STAIR B1 - 3RD FLOOR PLAN
1/4" = 1'-0"



4 STAIR B1 - 2ND FLOOR PLAN
1/4" = 1'-0"



3 STAIR B1 - 1ST FLOOR PLAN
1/4" = 1'-0"

A NEW MULTI-FAMILY PROJECT:
EVREN APARTMENTS
LEE'S SUMMIT, MISSOURI

DRAWING RELEASE LOG
• 09.16.2024 PERMIT SET

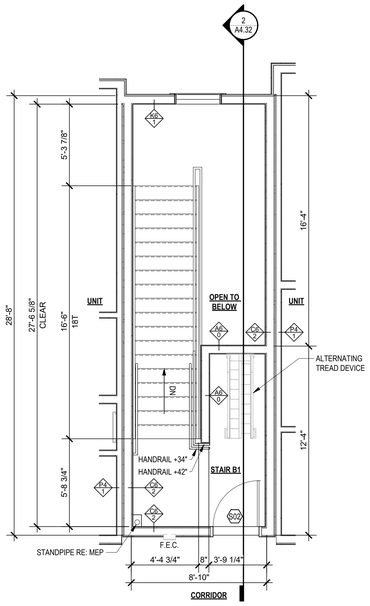
△ REVISIONS

JOB NO. 720522
DATE 09.16.2024
DRAWN BY IA/BB/CE
PERMIT SET

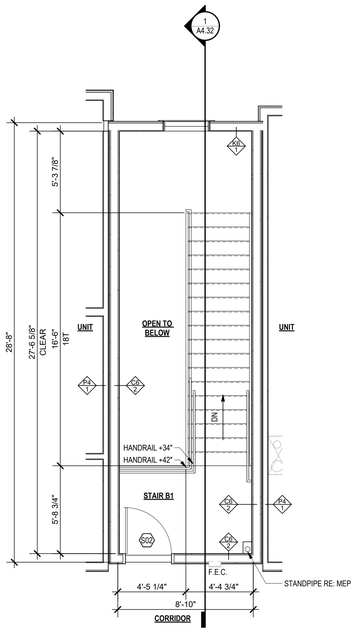
SHEET NAME
STAIR B1 -PLANS & SECTIONS
SHEET NO.
A4.31

9/16/2024 5:00:25 PM

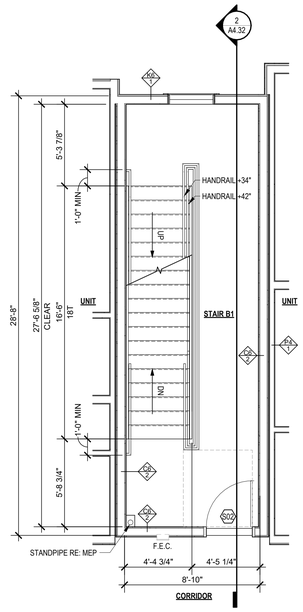
ARCH E1 30" x 42"



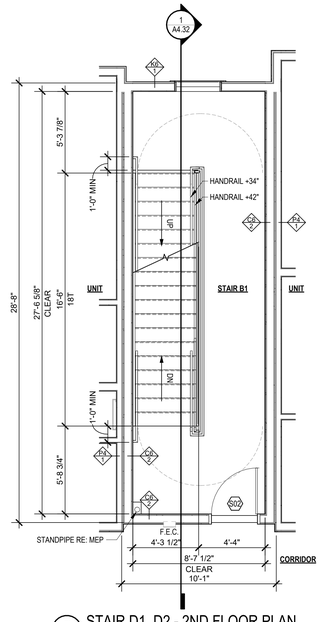
8 STAIR D2 - 4TH FLOOR PLAN
1/4" = 1'-0"



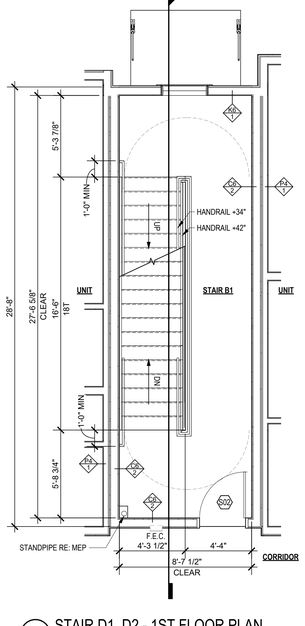
7 STAIR D1 - 4TH FLOOR PLAN
1/4" = 1'-0"



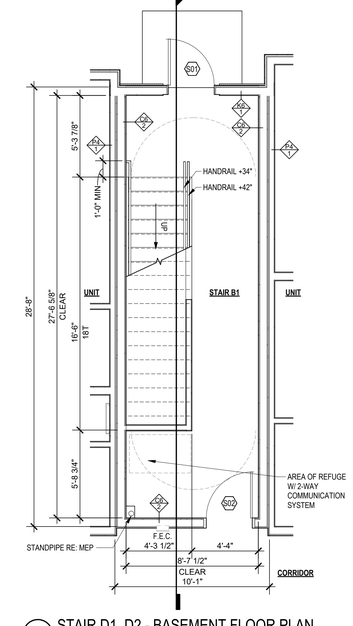
6 STAIR D1, D2 - 3RD FLOOR PLAN
1/4" = 1'-0"



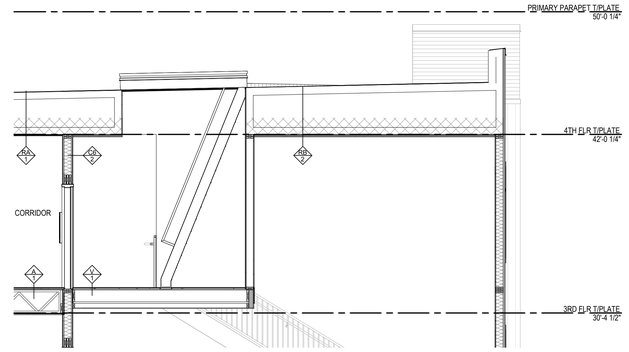
5 STAIR D1, D2 - 2ND FLOOR PLAN
1/4" = 1'-0"



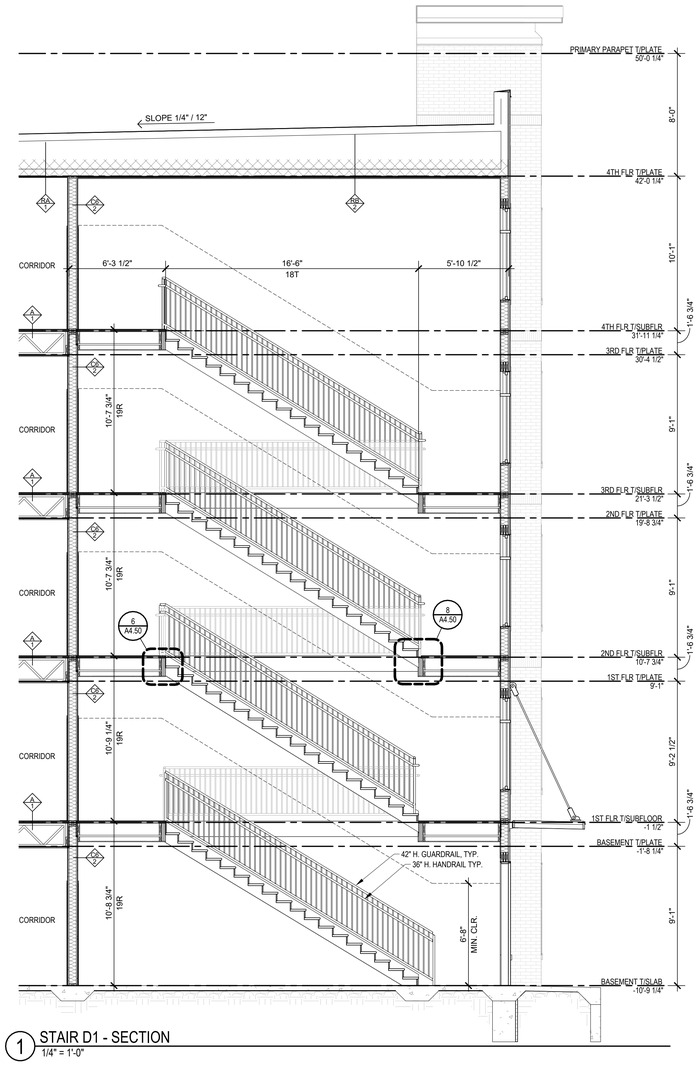
4 STAIR D1, D2 - 1ST FLOOR PLAN
1/4" = 1'-0"



3 STAIR D1, D2 - BASEMENT FLOOR PLAN
1/4" = 1'-0"



2 STAIR D2 - SECTION
1/4" = 1'-0"



1 STAIR D1 - SECTION
1/4" = 1'-0"

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STATE OF MISSOURI
CLINT
EDD
EVANS
NUMBER
A-10744
ARCHITECT
09/16/2024

A NEW MULTI-FAMILY PROJECT:
EVREN APARTMENTS
LEE'S SUMMIT, MISSOURI

DRAWING RELEASE LOG
• 09.16.2024 PERMIT SET

△ REVISIONS

JOB NO. 720522
DATE 09.16.2024
DRAWN BY IA/BB/CE
PERMIT SET

SHEET NAME
STAIR D1 - PLANS & SECTIONS
SHEET NO.
A4.32

9/16/2024 5:00:32 PM

ARCH E1 30" x 42"

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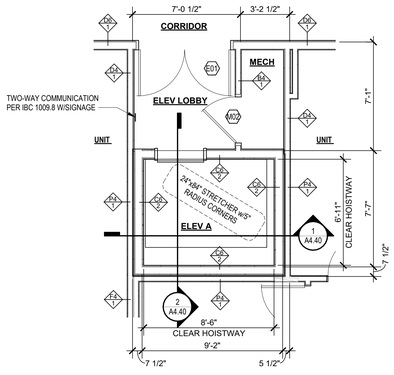
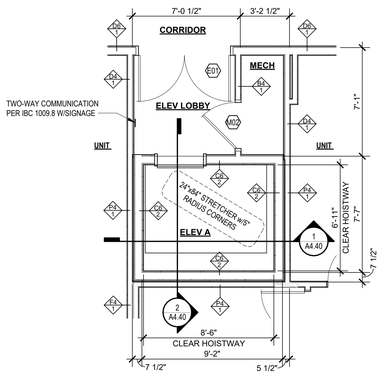
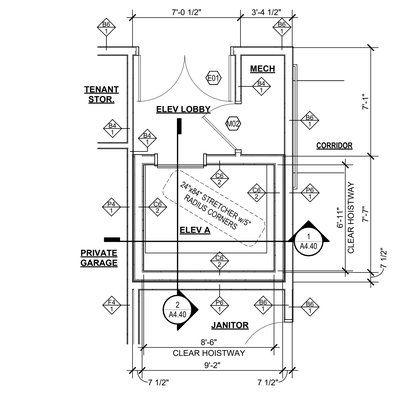


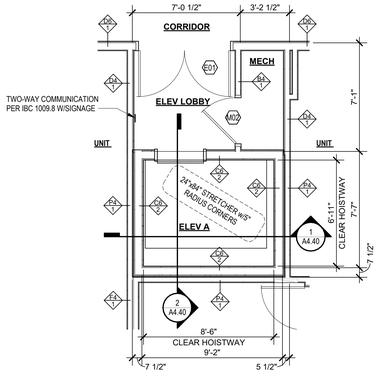
5 ELEVATOR A - 2ND FLOOR PLAN
1/4" = 1'-0"



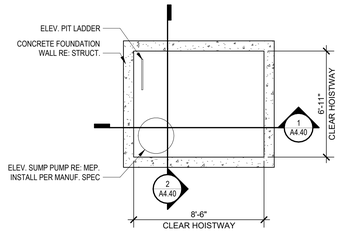
7 ELEVATOR A - 4TH FLOOR PLAN
1/4" = 1'-0"



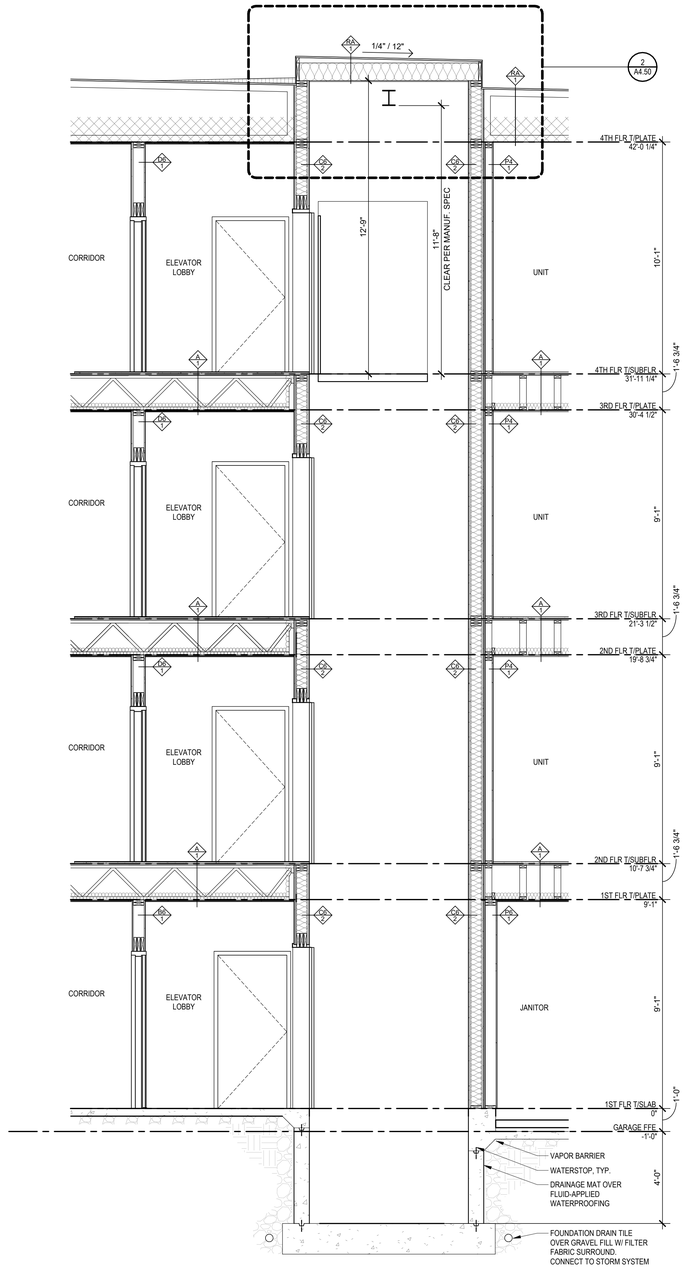
4 ELEVATOR A - 1ST FLOOR PLAN
1/4" = 1'-0"



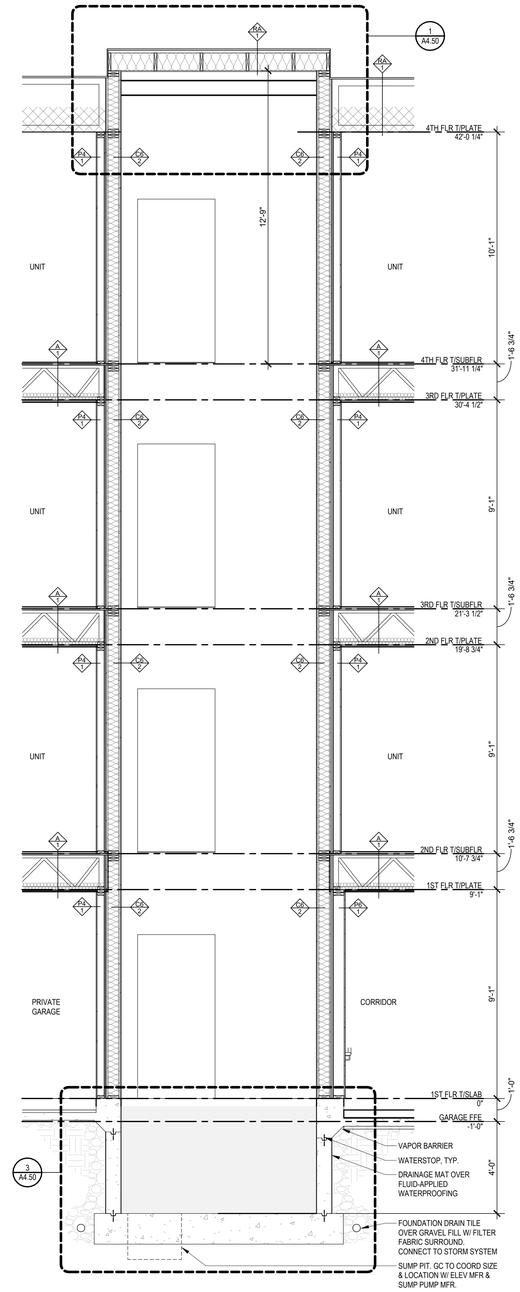
6 ELEVATOR A - 3RD FLOOR PLAN
1/4" = 1'-0"



3 ELEVATOR A - PIT PLAN
1/4" = 1'-0"



2 ELEVATOR A -SECTION
3/8" = 1'-0"



1 ELEVATOR A -SECTION
3/8" = 1'-0"

A NEW MULTI-FAMILY PROJECT:
EVREN APARTMENTS
LEE'S SUMMIT, MISSOURI

DRAWING RELEASE LOG
• 09.16.2024 PERMIT SET

△ REVISIONS

JOB NO. 720522
DATE 09.16.2024
DRAWN BY IA/BB/CE
PERMIT SET

SHEET NAME
BUILDING A - ELEVATOR PLANS & SECTIONS
SHEET NO.
A4.40

9/16/2024 5:00:38 PM

ARCH E1 30" x 42"

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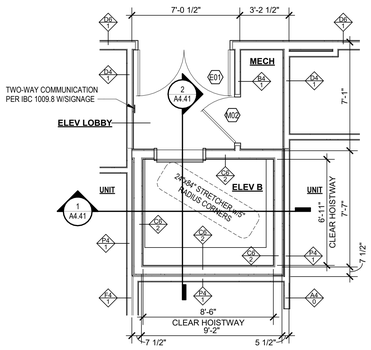
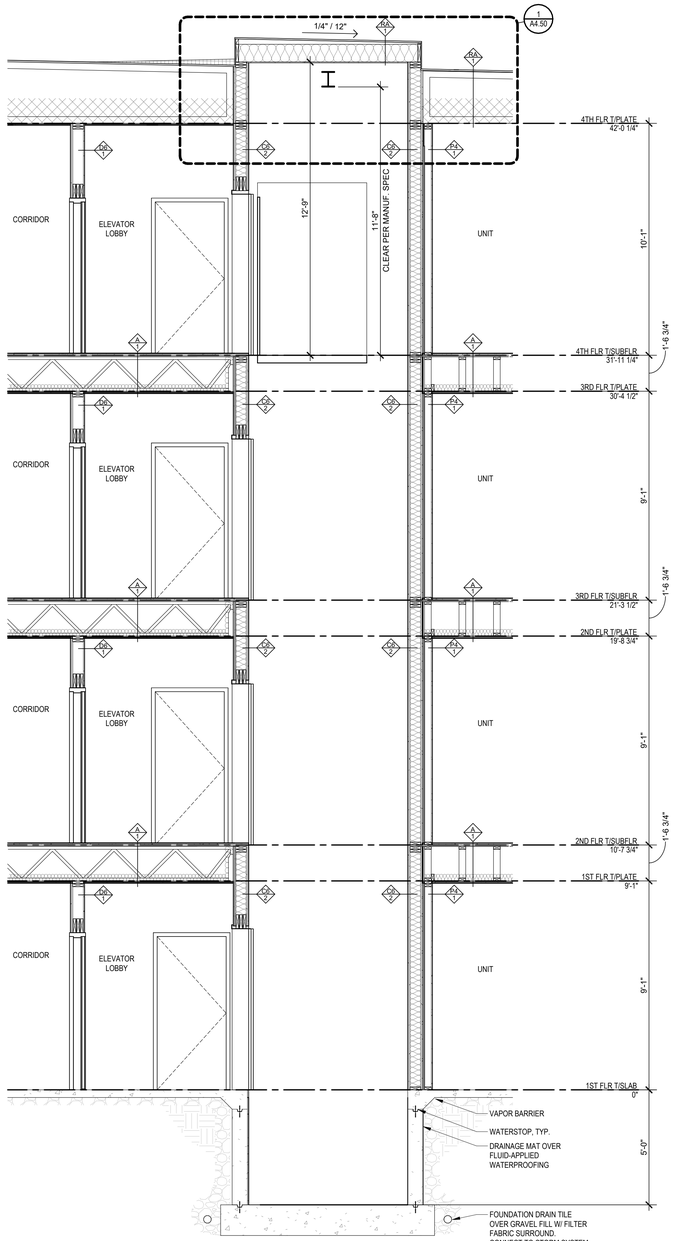
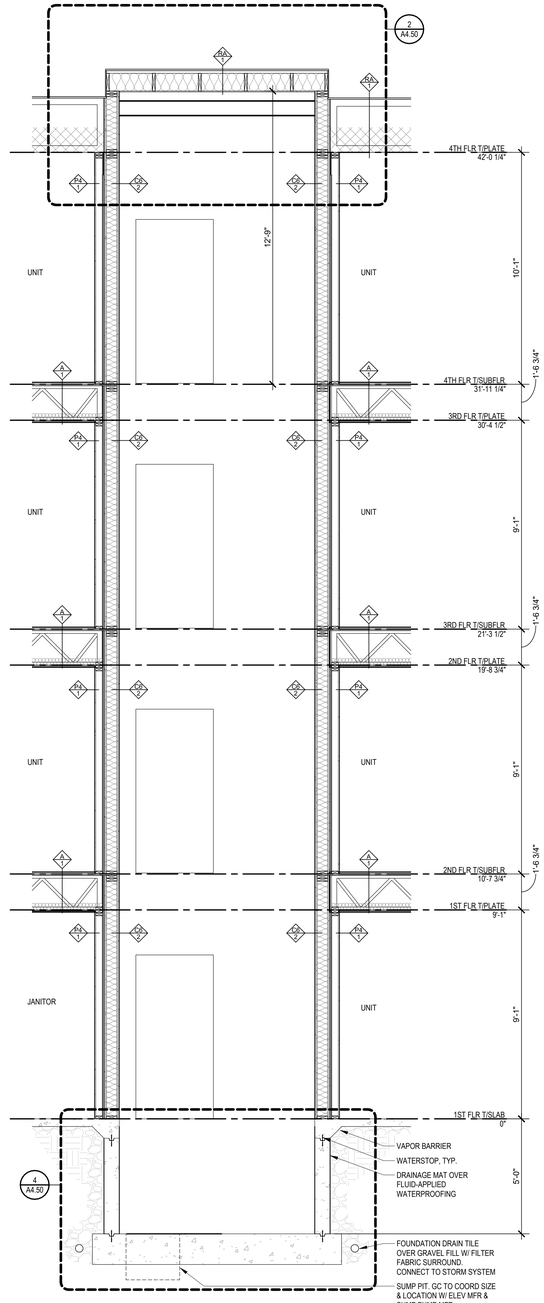


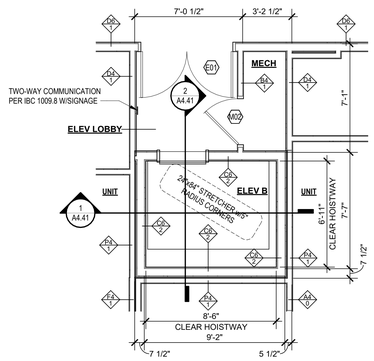
5 ELEVATOR B - 2ND FLOOR PLAN
1/4" = 1'-0"



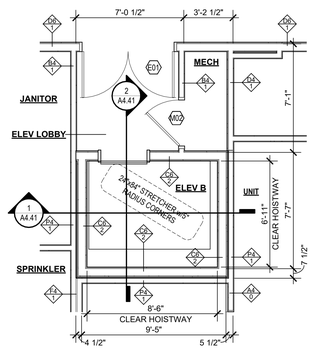
2 ELEVATOR B -SECTION
3/8" = 1'-0"



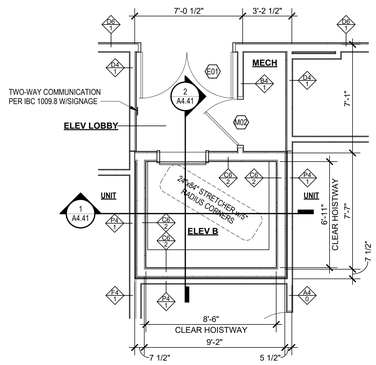
1 ELEVATOR B -SECTION
3/8" = 1'-0"



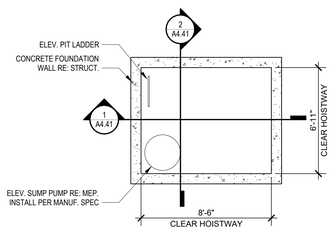
7 ELEVATOR B - 4TH FLOOR PLAN
1/4" = 1'-0"



4 ELEVATOR B - 1ST FLOOR PLAN
1/4" = 1'-0"



6 ELEVATOR B - 3RD FLOOR PLAN
1/4" = 1'-0"



3 ELEVATOR B - PIT PLAN
1/4" = 1'-0"

A NEW MULTI-FAMILY PROJECT:
EVREN APARTMENTS
LEE'S SUMMIT, MISSOURI

DRAWING RELEASE LOG
• 09.16.2024 PERMIT SET

△ REVISIONS

JOB NO. 720522
DATE 09.16.2024
DRAWN BY IA/BB/CE
PERMIT SET

SHEET NAME
BUILDING B - ELEVATOR PLANS & SECTIONS
SHEET NO.
A4.41

9/16/2024 5:00:43 PM

ARCH E1 30" x 42"

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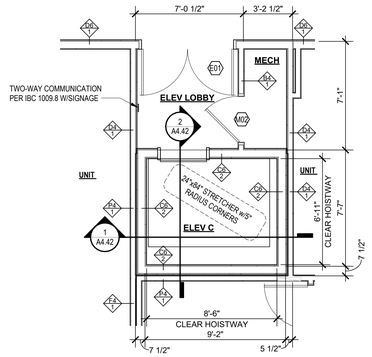
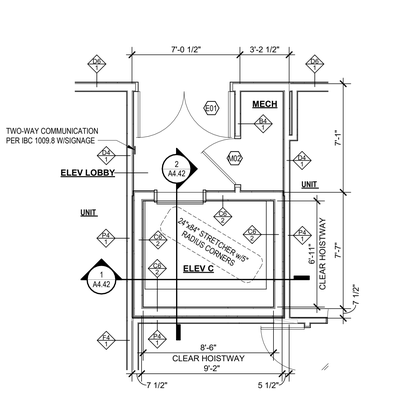
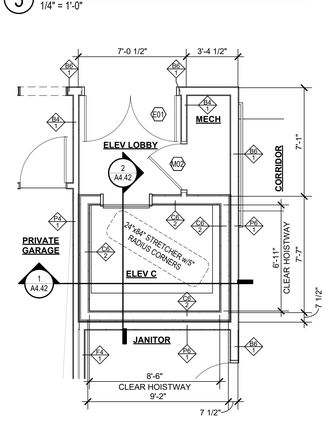


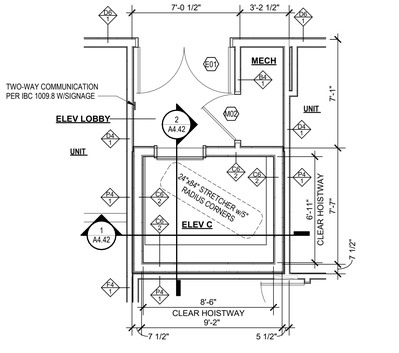
5 ELEVATOR C - 2ND FLOOR PLAN
1/4" = 1'-0"



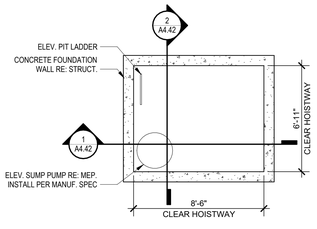
7 ELEVATOR C - 4TH FLOOR PLAN
1/4" = 1'-0"



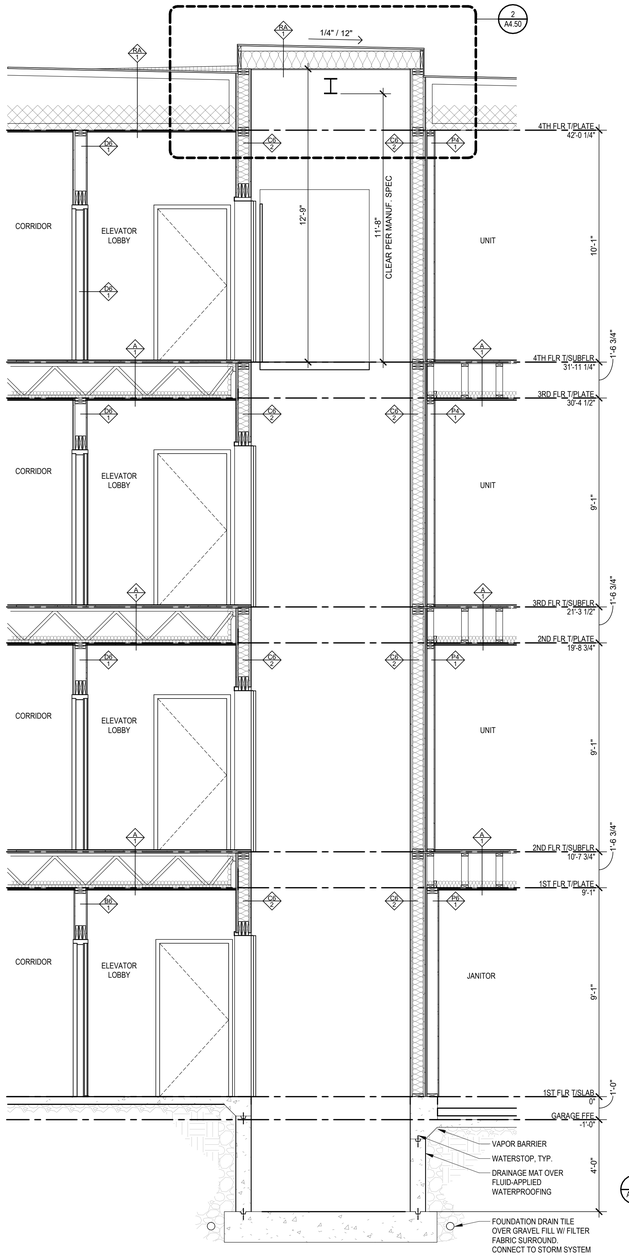
4 ELEVATOR C - 1ST FLOOR PLAN
1/4" = 1'-0"



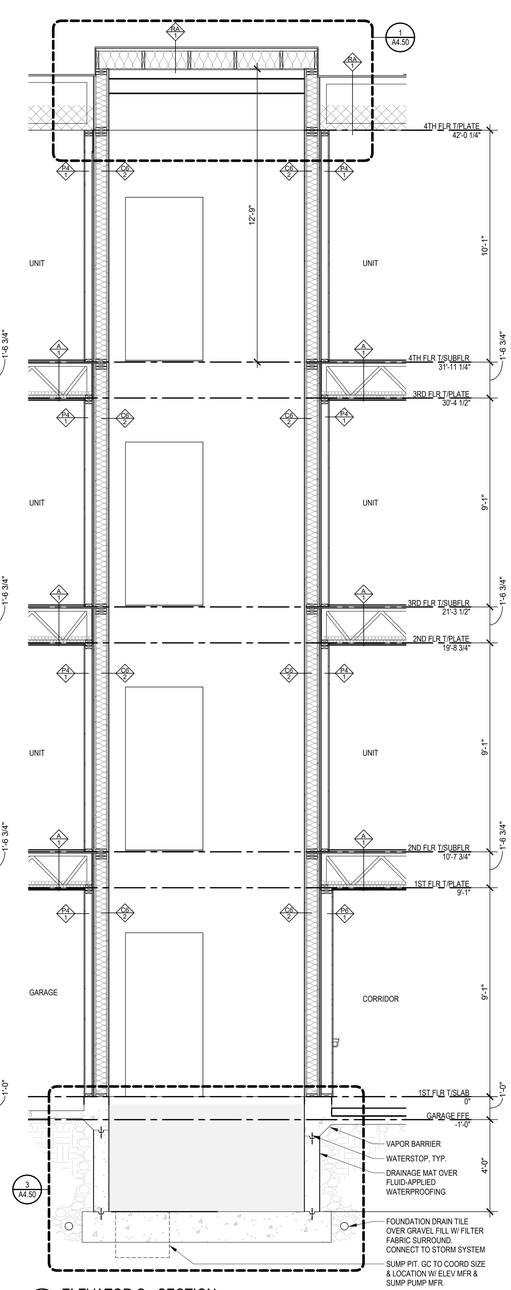
6 ELEVATOR C - 3RD FLOOR PLAN
1/4" = 1'-0"



3 ELEVATOR C - PIT PLAN
1/4" = 1'-0"



2 ELEVATOR C - SECTION
3/8" = 1'-0"



1 ELEVATOR C - SECTION
3/8" = 1'-0"

A NEW MULTI-FAMILY PROJECT:

EVREN APARTMENTS

LEE'S SUMMIT, MISSOURI

DRAWING RELEASE LOG
- 09.16.2024 PERMIT SET

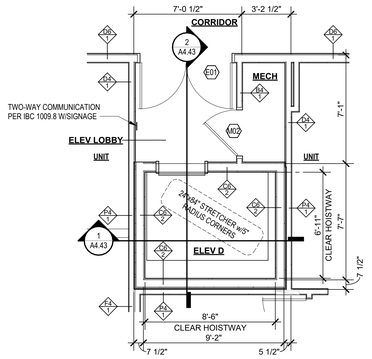
△ REVISIONS

JOB NO. 720522
DATE 09.16.2024
DRAWN BY IA/BB/CE
PERMIT SET

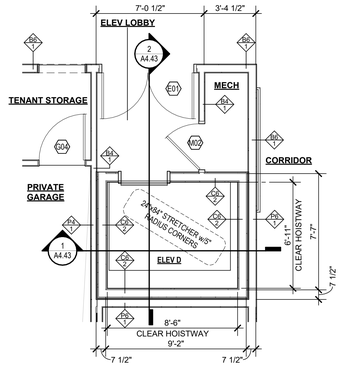
SHEET NAME
BUILDING C - ELEVATOR PLANS & SECTIONS
SHEET NO.
A4.42

9/16/2024 5:00:49 PM

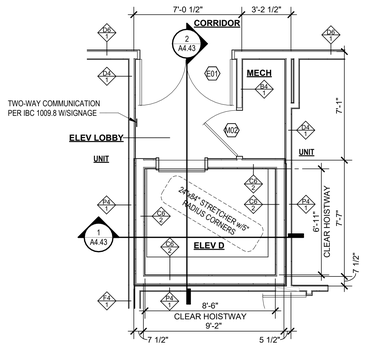
ARCH E1 30" x 42"



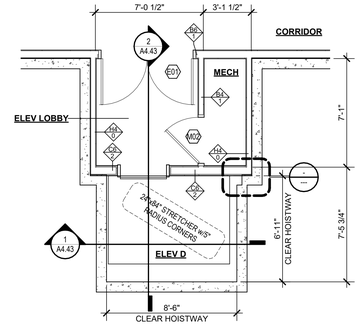
8 ELEVATOR D - 4TH FLOOR PLAN
1/4" = 1'-0"



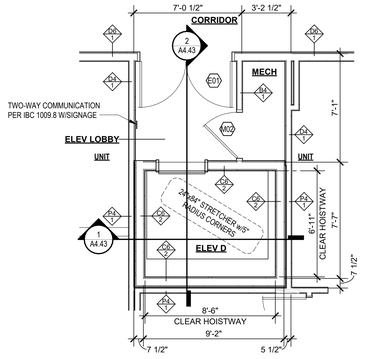
5 ELEVATOR D - 1ST FLOOR PLAN
1/4" = 1'-0"



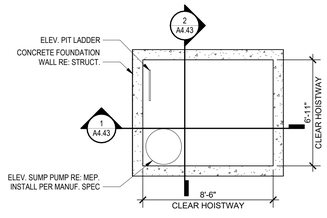
7 ELEVATOR D - 3RD FLOOR PLAN
1/4" = 1'-0"



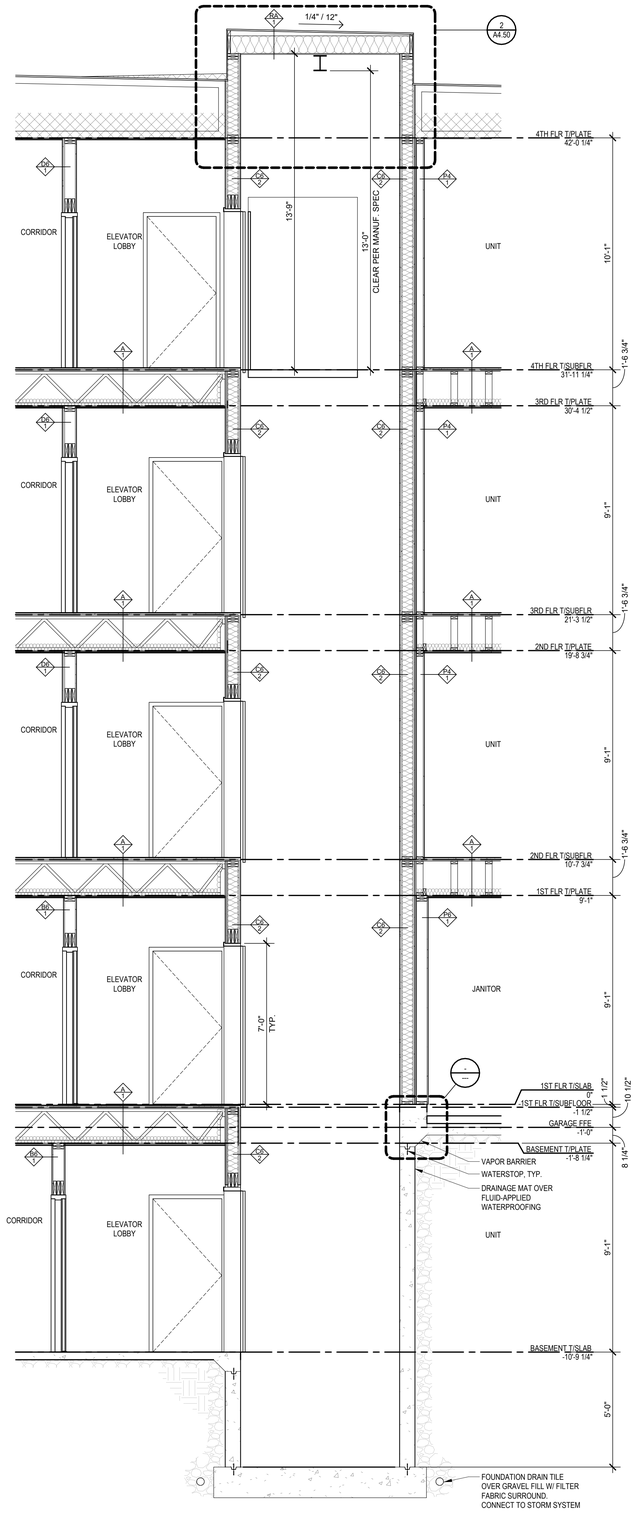
4 ELEVATOR D - BASEMENT FLOOR PLAN
1/4" = 1'-0"



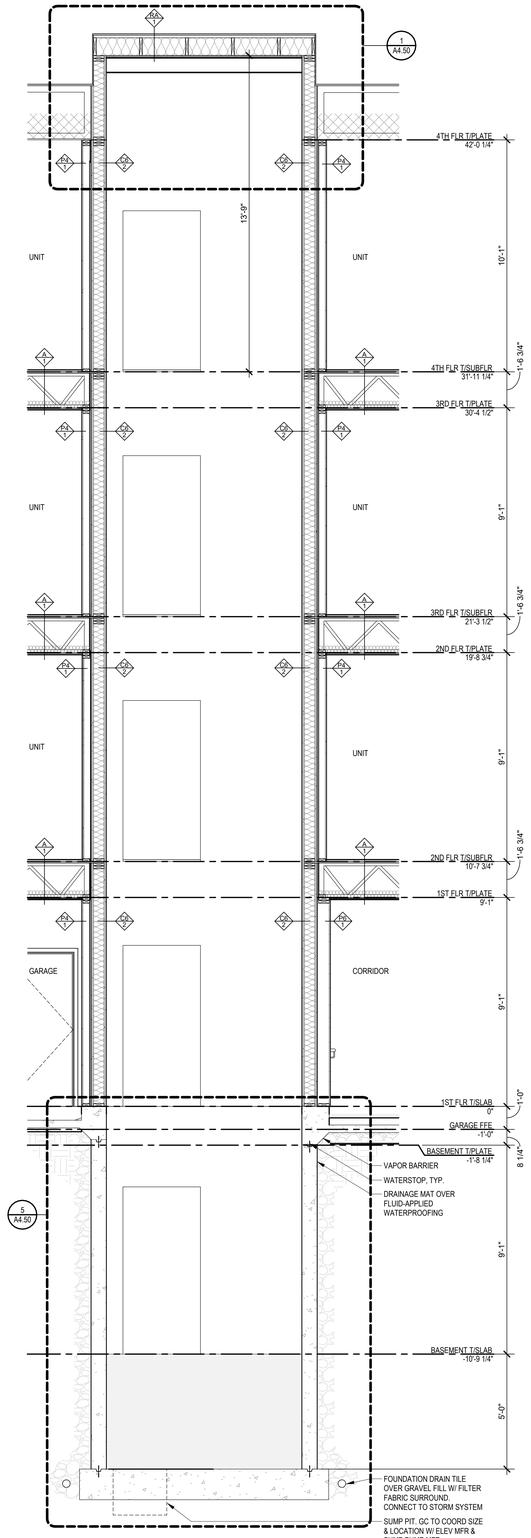
6 ELEVATOR D - 2ND FLOOR PLAN
1/4" = 1'-0"



3 ELEVATOR D - PIT PLAN
1/4" = 1'-0"



2 ELEVATOR D -SECTION
3/8" = 1'-0"



1 ELEVATOR D -SECTION
3/8" = 1'-0"

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STATE OF MISSOURI
CLINT EDD EVANS
NUMBER A-10744
ARCHITECT
09/16/2024

A NEW MULTI-FAMILY PROJECT:
EVREN APARTMENTS
LEE'S SUMMIT, MISSOURI

DRAWING RELEASE LOG
• 09.16.2024 PERMIT SET

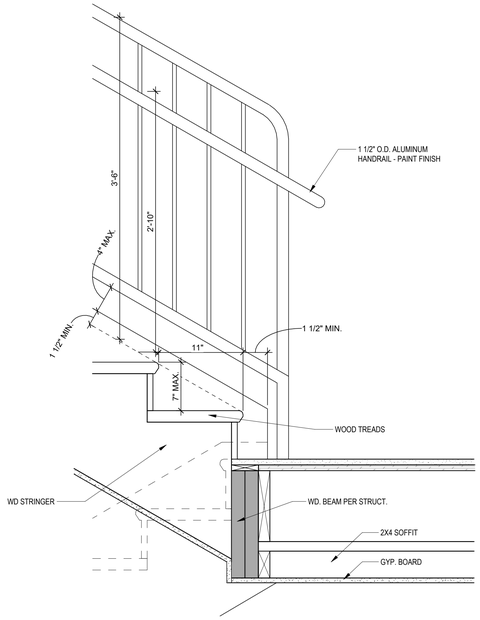
△ REVISIONS

JOB NO. 720522
DATE 09.16.2024
DRAWN BY IA/BB/CE
PERMIT SET

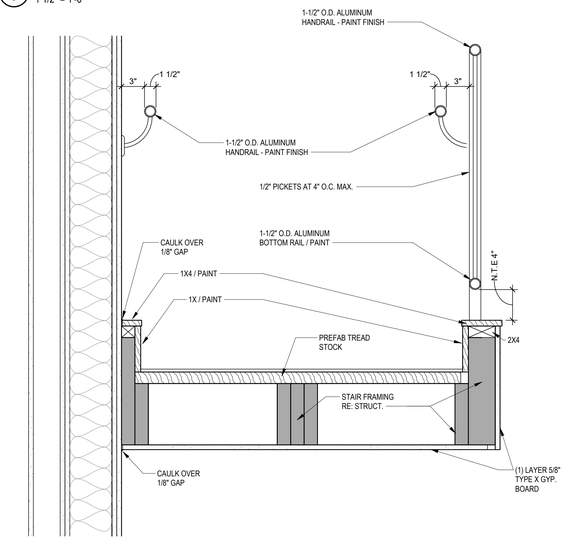
SHEET NAME
BUILDING D - ELEVATOR PLANS & SECTIONS
SHEET NO.
A4.43

9/16/2024 5:03:56 PM

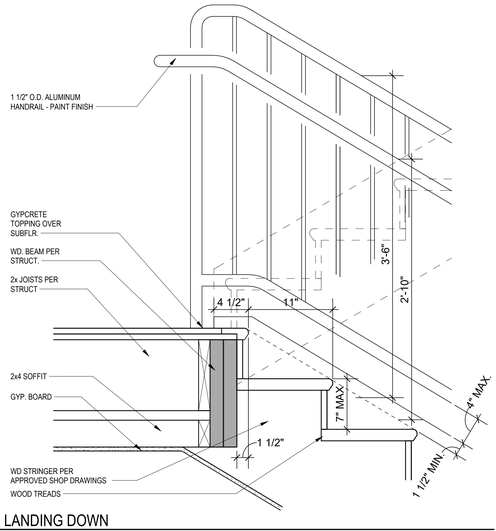
ARCH E1 30" x 42"



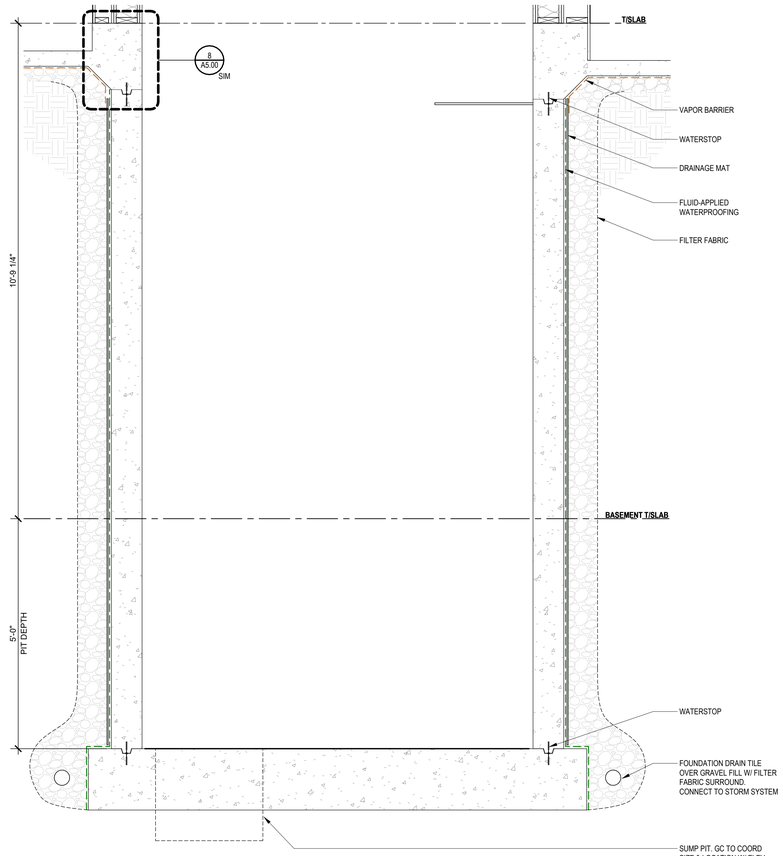
8 STAIR LANDING UP
1 1/2" = 1'-0"



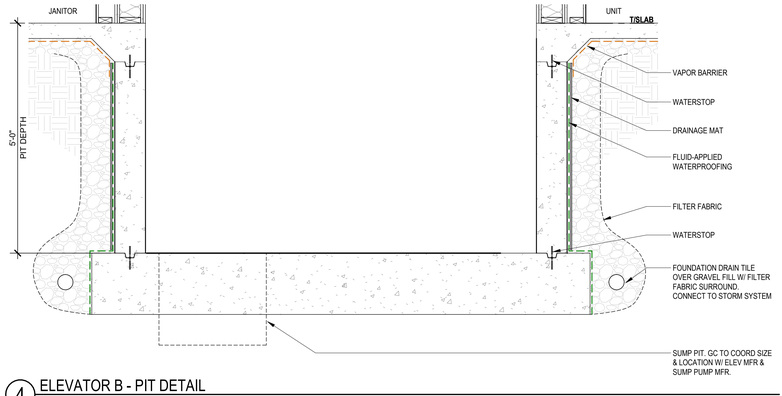
7 STAIR AND RAIL DETAIL
1 1/2" = 1'-0"



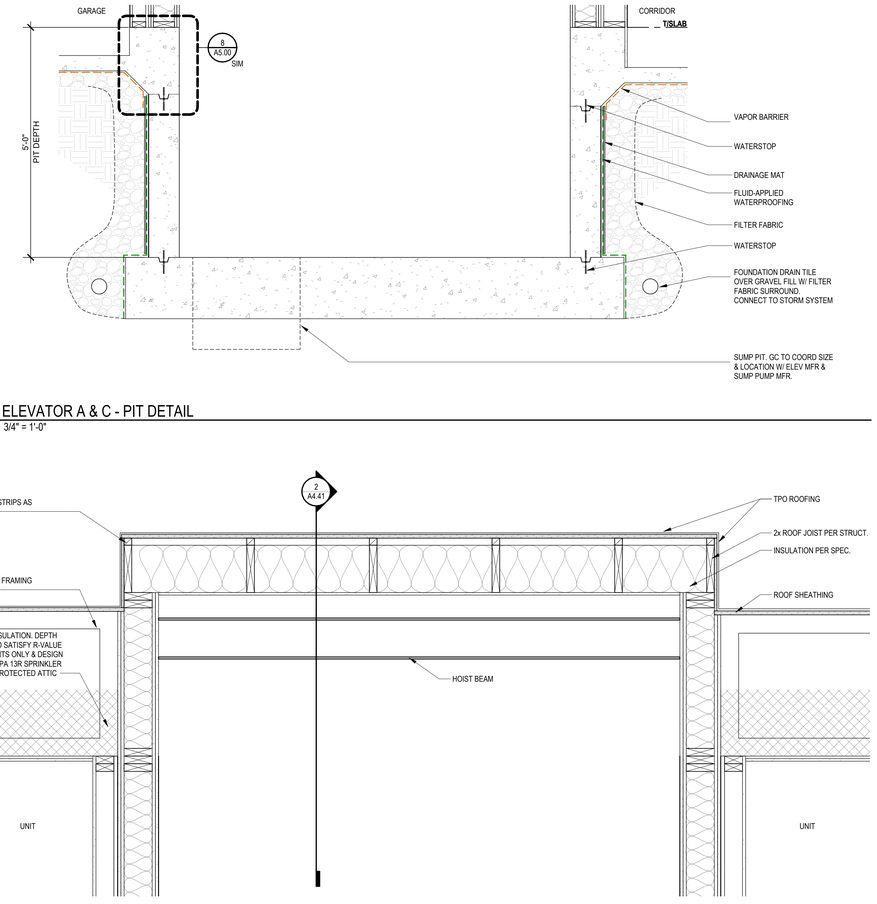
6 STAIR LANDING DOWN
1 1/2" = 1'-0"



5 ELEVATOR D - PIT DETAIL
3/4" = 1'-0"

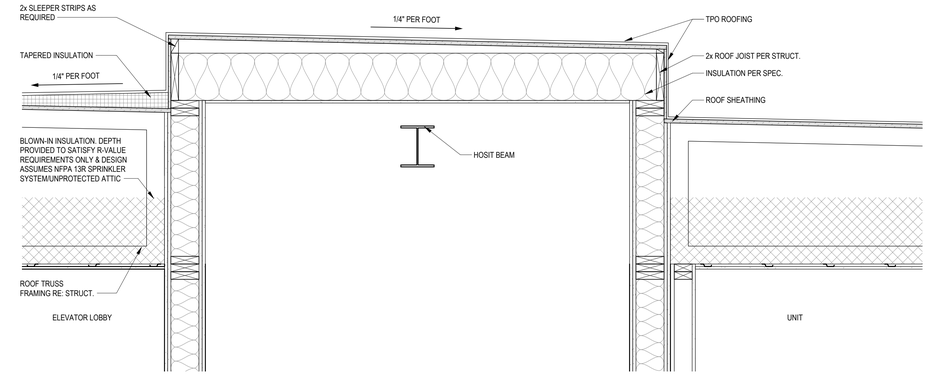


4 ELEVATOR B - PIT DETAIL
3/4" = 1'-0"



3 ELEVATOR A & C - PIT DETAIL
3/4" = 1'-0"

2 ELEVATOR SHAFT ENCLOSURE AT ROOF
1" = 1'-0"



1 ELEVATOR SHAFT ENCLOSURE AT ROOF
1" = 1'-0"

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STATE OF MISSOURI
CLINT
EDD
EVANS
NUMBER
A-10774
ARCHITECT
09/16/2024

A NEW MULTI-FAMILY PROJECT:
EVREN APARTMENTS
LEE'S SUMMIT, MISSOURI

DRAWING RELEASE LOG
• 09.16.2024 PERMIT SET

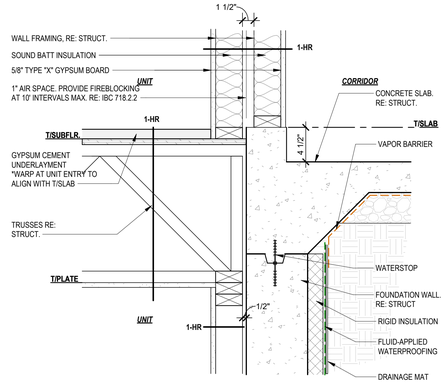
△REVISIONS

JOB NO. 720522
DATE 09.16.2024
DRAWN BY Author
PERMIT SET

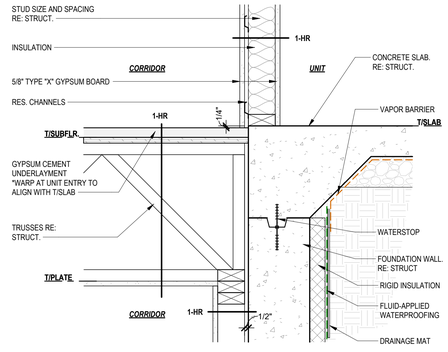
SHEET NAME
STAIR AND ELEVATOR DETAILS
SHEET NO.
A4.50

9/16/2024 5:01:00 PM

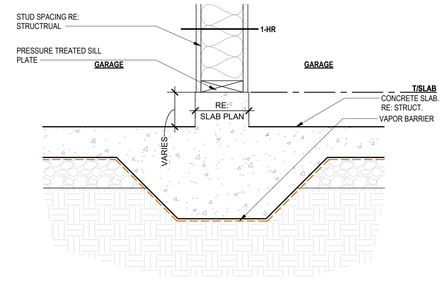
ARCH E1 30" x 42"



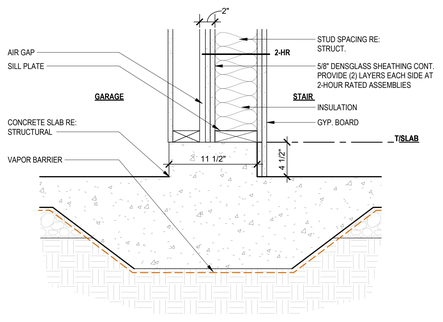
7 UNIT AT WALL AGAINST CONCRETE WALL
1 1/2" = 1'-0"



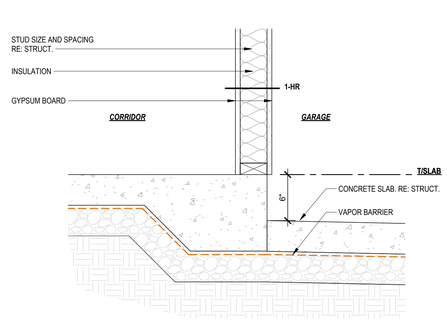
6 CORRIDOR WALL AGAINST CONCRETE WALL
1 1/2" = 1'-0"



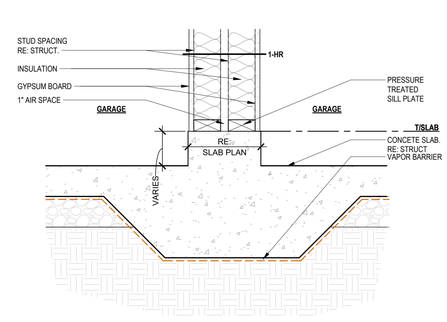
3 1 HR FIRE PARTITION - GARAGE/GARAGE
1 1/2" = 1'-0"



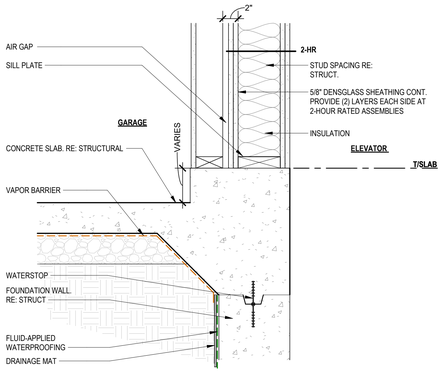
9 2 HR FIRE BARRIER - GARAGE/STAIR
1 1/2" = 1'-0"



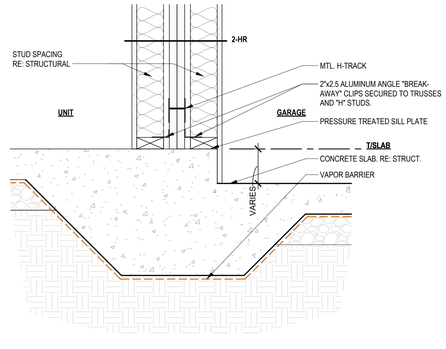
5 1 HR FIRE PATITION - CORRIDOR/GARAGE
1 1/2" = 1'-0"



2 1 HR FIRE PARTITION- GARAGE/GARAGE
1 1/2" = 1'-0"



8 2 HR SHAFT/GARAGE
1 1/2" = 1'-0"



4 2 HR FIRE - UNIT/GARAGE
1 1/2" = 1'-0"

DETAIL GENERAL NOTES:

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NUMBER A-10774
ARCHITECT
09/16/2024

A NEW MULTI-FAMILY PROJECT:
EVREN APARTMENTS
LEE'S SUMMIT, MISSOURI

DRAWING RELEASE LOG
• 09.16.2024 PERMIT SET

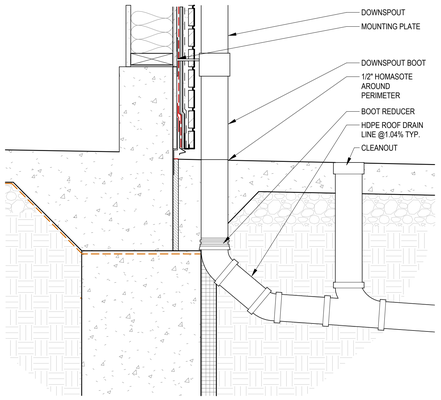
△ REVISIONS

JOB NO. 720522
DATE 09.16.2024
DRAWN BY IA/BB/CE
PERMIT SET

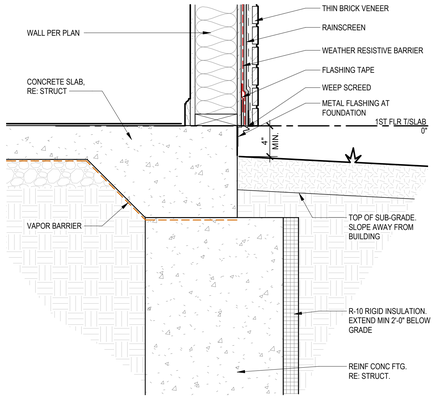
SHEET NAME
FOUNDATION/WALL DETAILS
SHEET NO.
A5.00

9/16/2024 5:01:03 PM

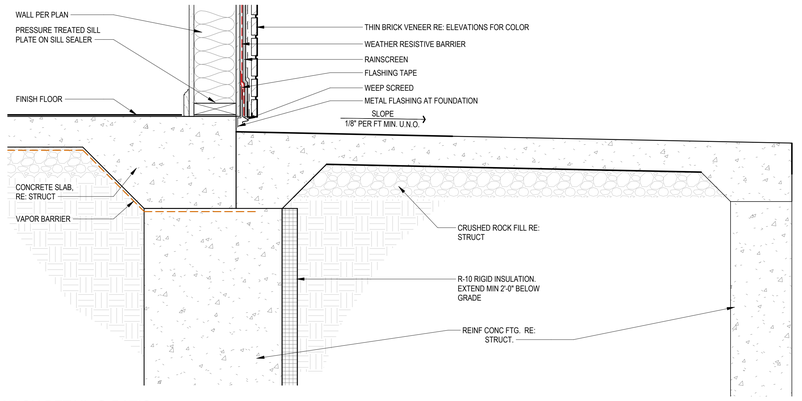
ARCH E1 30" x 42"



13 DOWNSPOUT BOOT DETAIL
1 1/2" = 1'-0"



11 TYPICAL FOUNDATION DETAIL
1 1/2" = 1'-0"



7 FOUNDATION DETAIL @ PATIO
1 1/2" = 1'-0"

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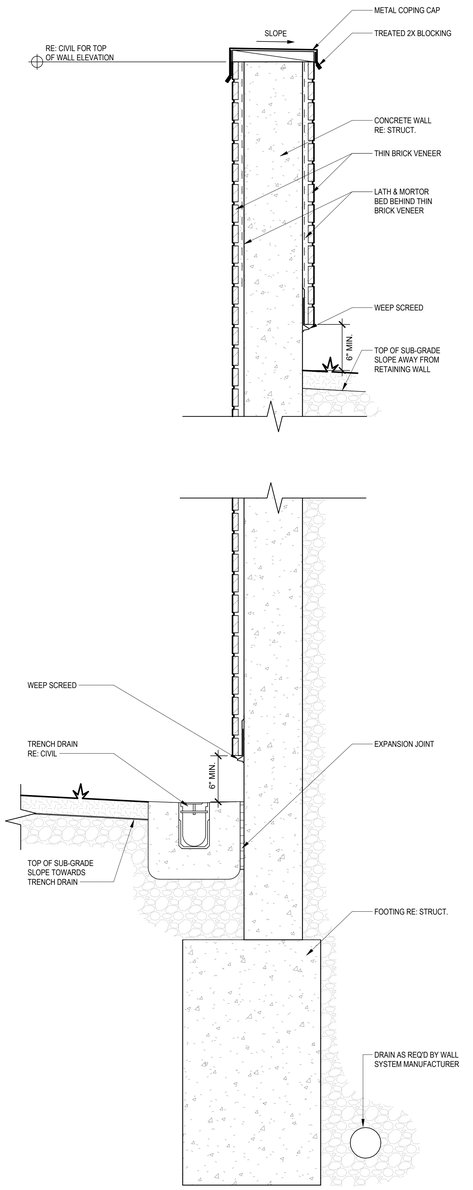
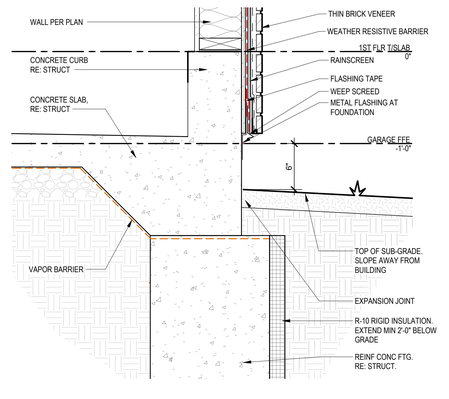
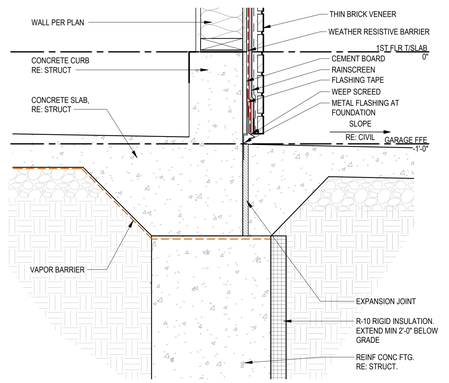


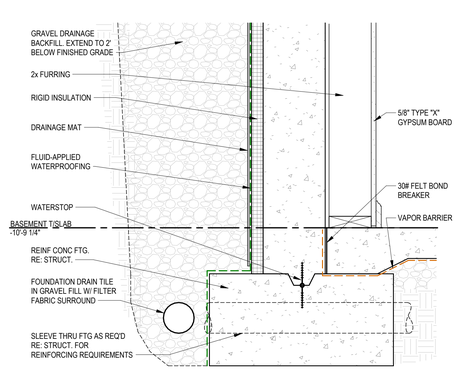
12 RETAINING WALL DETAIL
1 1/2" = 1'-0"



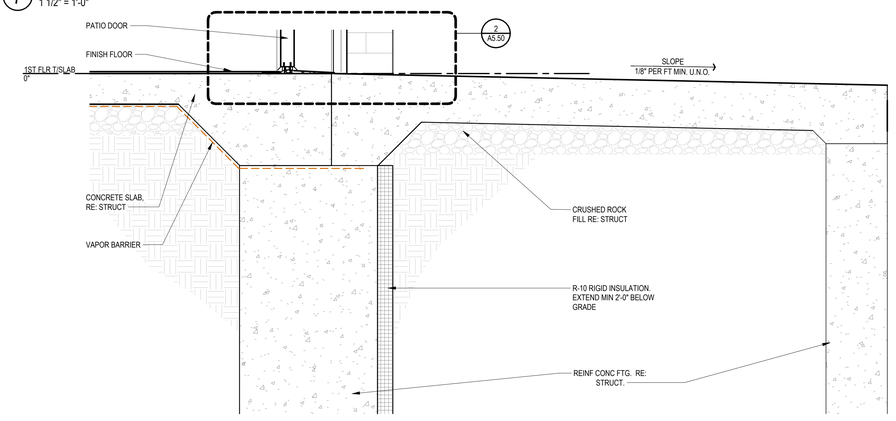
10 FOUNDATION DETAIL @ GARAGE WALL
1 1/2" = 1'-0"



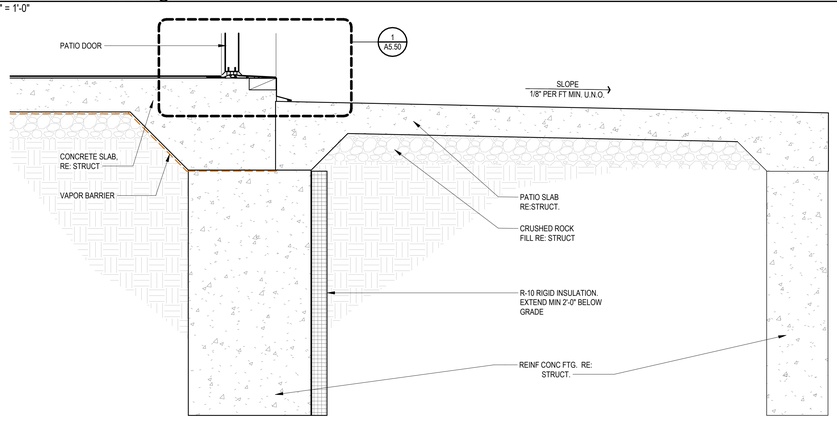
9 FOUNDATION DETAIL @ GARAGE WALL
1 1/2" = 1'-0"



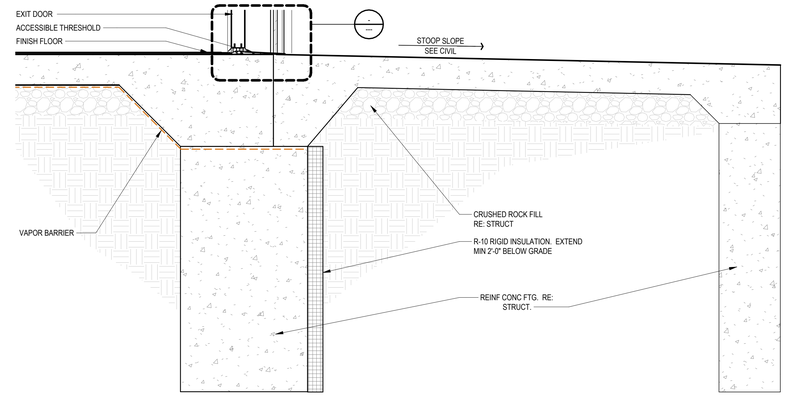
8 FOUNDATION DETAIL @ ELEVATOR
1 1/2" = 1'-0"



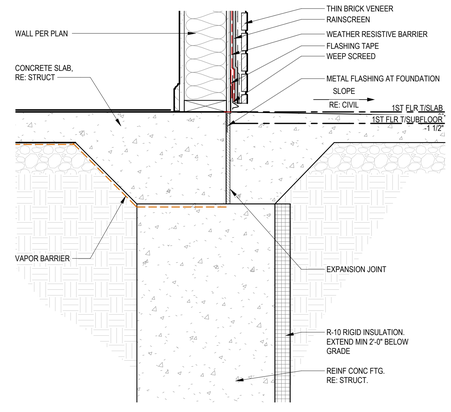
6 PATIO FOUNDATION DOOR @ TYPE A UNIT
1 1/2" = 1'-0"



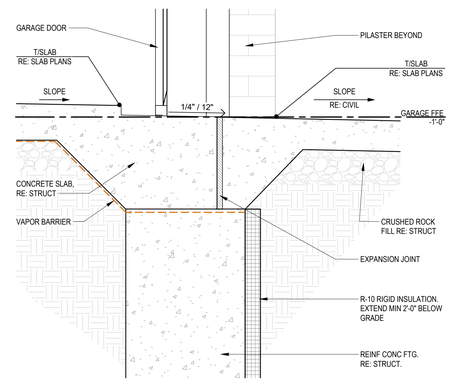
5 PATIO FOUNDATION DOOR @ TYPE B UNIT
1 1/2" = 1'-0"



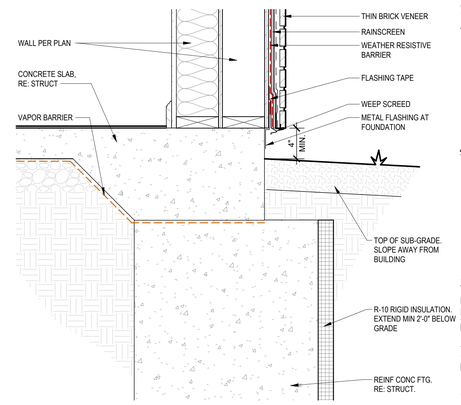
4 FOUNDATION DETAIL @ ENTRY DOOR
1 1/2" = 1'-0"



3 TYPICAL FOUNDATION DETAIL @ SIDEWALK
1 1/2" = 1'-0"



2 FOUNDATION DETAIL @ GARAGE DOOR
1 1/2" = 1'-0"



1 FOUNDATION DETAIL @ PILASTER
1 1/2" = 1'-0"

A NEW MULTI-FAMILY PROJECT:
EVREN APARTMENTS
LEE'S SUMMIT, MISSOURI

DRAWING RELEASE LOG
• 09.16.2024 PERMIT SET

△REVISIONS

JOB NO. 720522
DATE 09.16.2024
DRAWN BY IA/BB/CE
PERMIT SET

SHEET NAME
FOUNDATION DETAILS

SHEET NO.
A5.10

9/16/2024 5:01:09 PM

ARCH E1 30" x 42"

DETAIL GENERAL NOTES:

A. FOLLOW ALL MANUFACTURER WRITTEN INSTALLATION INSTRUCTIONS. IF DETAIL CONFLICTS WITH MANUFACTURER, NOTIFY ARCHITECT IMMEDIATELY.

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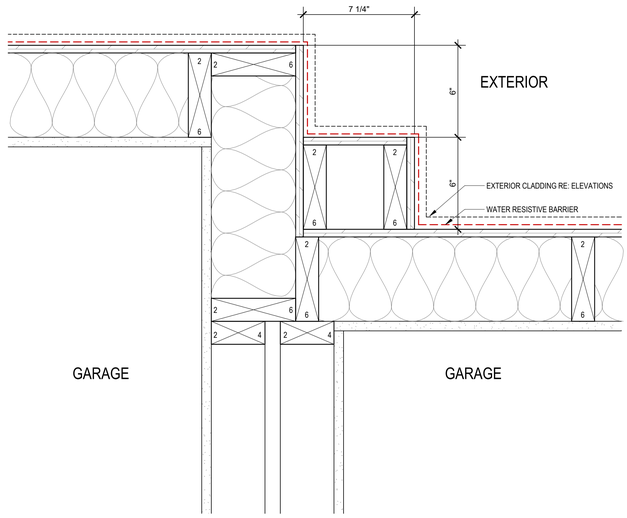
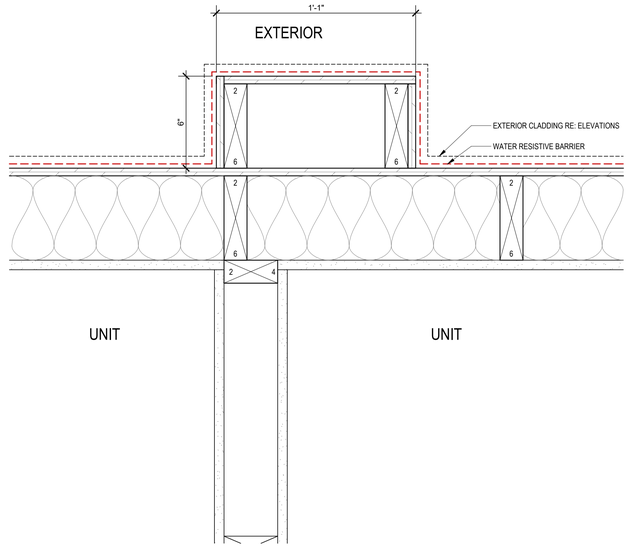
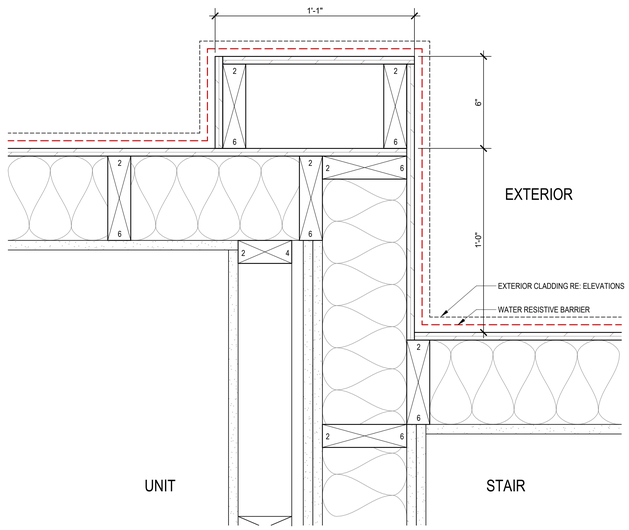


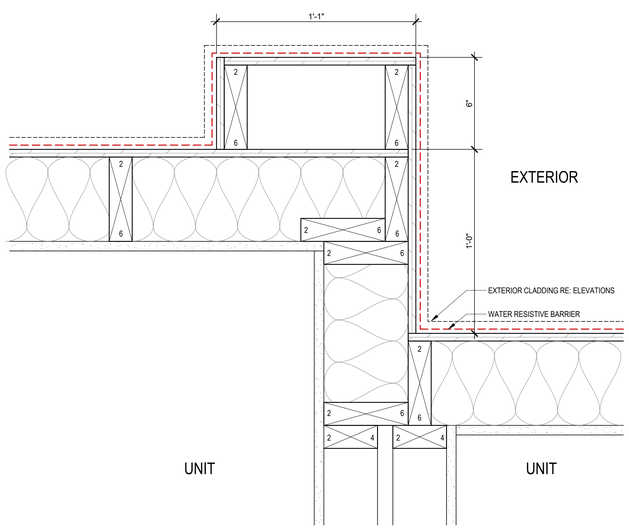
4 PILASTER @ GARAGE INTERIOR CORNER
3" = 1'-0"



2 PILASTER @ EXTERIOR WALL
3" = 1'-0"



3 PILASTER @ STAIRS
3" = 1'-0"



1 PILASTER @ INTERIOR CORNER
3" = 1'-0"

A NEW MULTI-FAMILY PROJECT:
EVREN APARTMENTS
LEE'S SUMMIT, MISSOURI

DRAWING RELEASE LOG
- 09.16.2024 PERMIT SET

△ REVISIONS

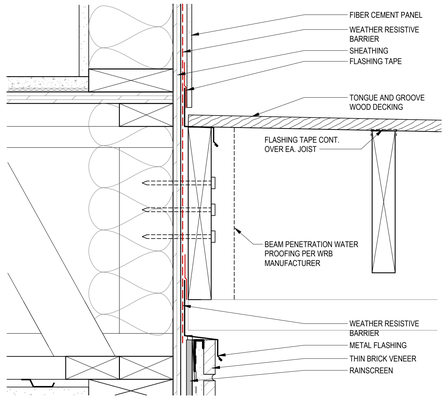
JOB NO. 720522
DATE 09.16.2024
DRAWN BY IA/BB/CE
PERMIT SET

SHEET NAME
PLAN DETAILS

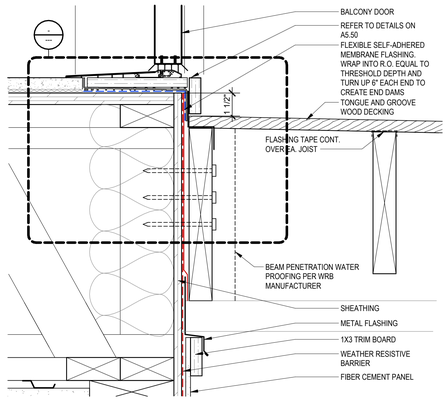
SHEET NO.
A5.11

9/16/2024 5:01:11 PM

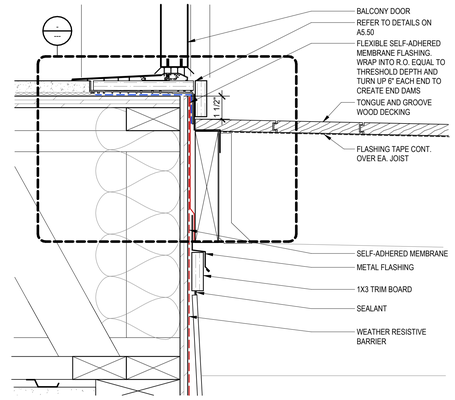
ARCH E1 30" x 42"



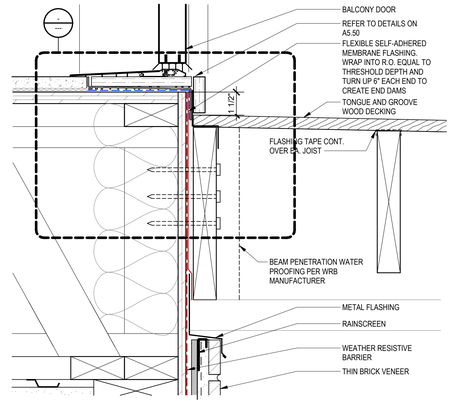
15 BRICK & BOARD/BATTEN TRANSITION @ BALCONY
3" = 1'-0"



11 BOARD/BATTEN @ TYPE B BALCONY DOOR
3" = 1'-0"



7 LAP SIDING @ TYPE B BALCONY DOOR
3" = 1'-0"



4 BRICK @ TYPE B BALCONY DOOR
3" = 1'-0"

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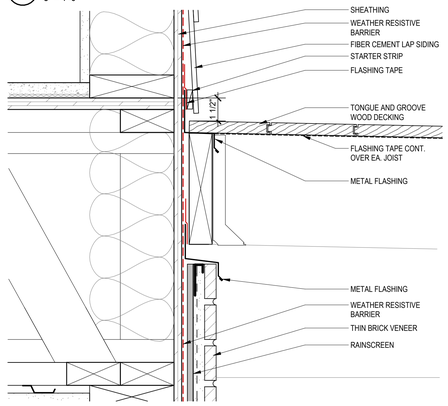
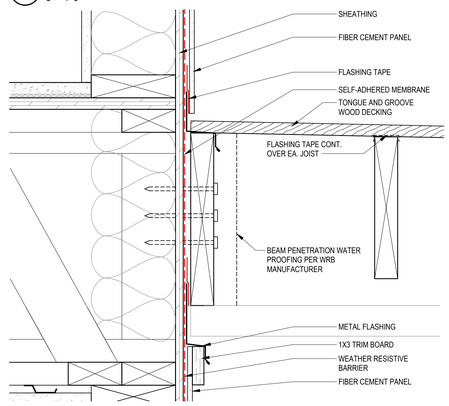
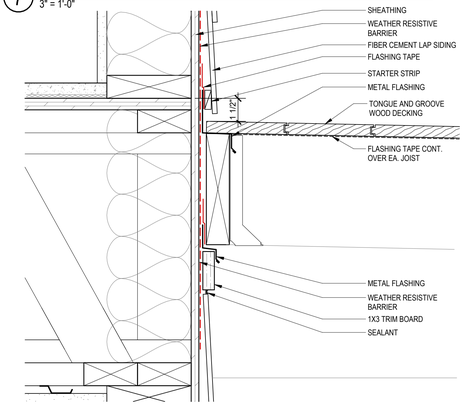
CLINT EDD EVANS
NUMBER A-10774
ARCHITECT
09/16/2024



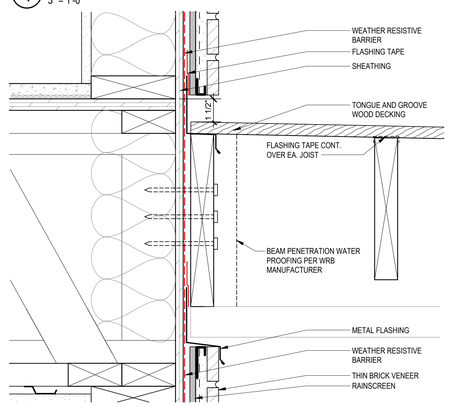
14 BRICK & LAP TRANSITION @ BALCONY
3" = 1'-0"



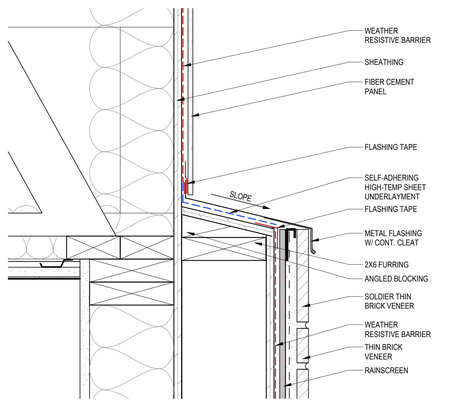
10 BOARD/BATTEN @ BALCONY
3" = 1'-0"



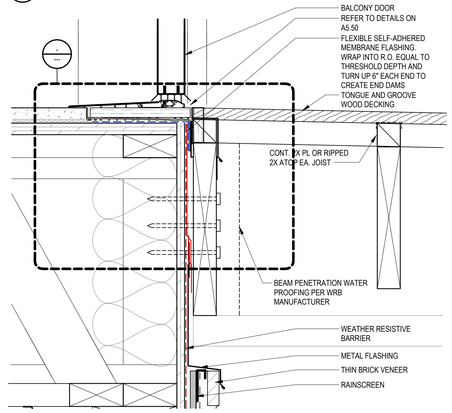
6 LAP @ BALCONY
3" = 1'-0"



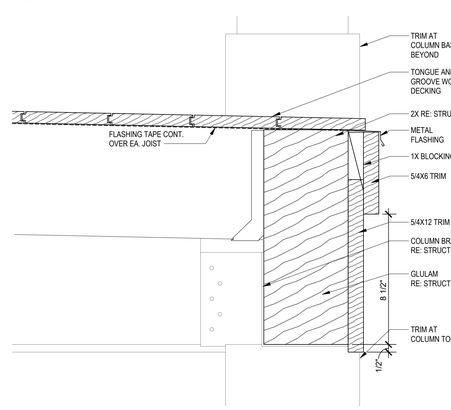
3 BRICK @ BALCONY
3" = 1'-0"



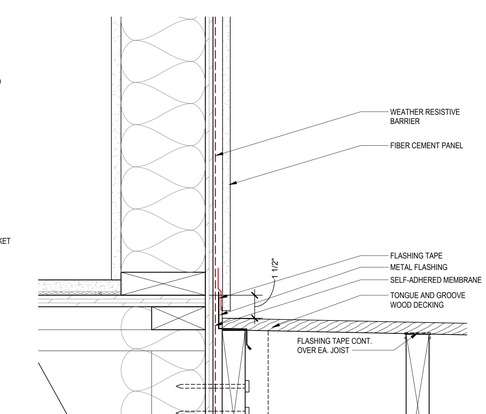
2 PILASTER TOP
3" = 1'-0"



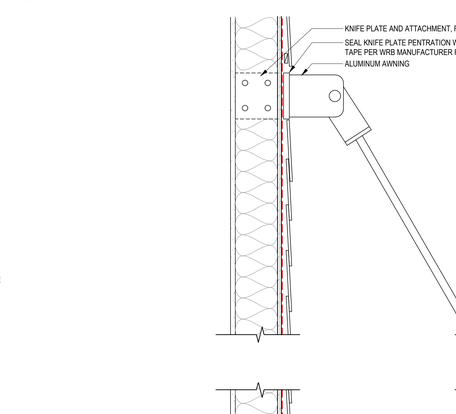
13 BRICK @ TYPE A BALCONY DOOR
3" = 1'-0"



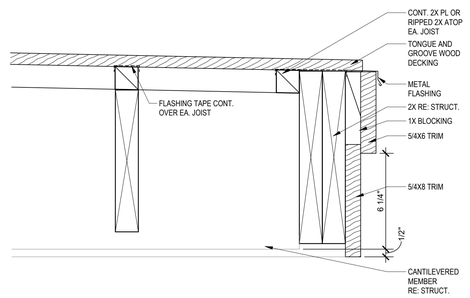
9 BALCONY EDGE
3" = 1'-0"



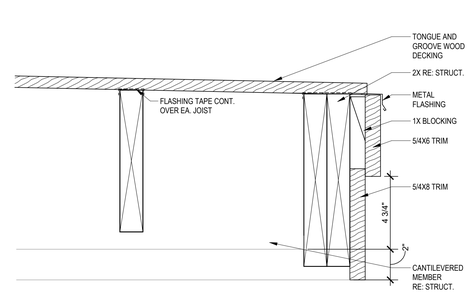
5 PILASTER HEADER @ BALCONY WINDOW
3" = 1'-0"



1 STAIR ENTRY CANOPY
1 1/2" = 1'-0"



12 CANTILEVERED BALCONY EDGE Copy 1



8 CANTILEVERED BALCONY EDGE
3" = 1'-0"

A NEW MULTI-FAMILY PROJECT:
EVREN APARTMENTS
LEE'S SUMMIT, MISSOURI

DRAWING RELEASE LOG
• 09.16.2024 PERMIT SET

△REVISIONS

JOB NO. 720522
DATE 09.16.2024
DRAWN BY IA/BB/CE
PERMIT SET

SHEET NAME
MIDWALL DETAILS

SHEET NO.
A5.20

9/16/2024 5:01:15 PM

ARCH E1 30" x 42"

DETAIL GENERAL NOTES:

A. FOLLOW ALL MANUFACTURER WRITTEN INSTALLATION INSTRUCTIONS. IF DETAIL CONFLICTS WITH MANUFACTURER, NOTIFY ARCHITECT IMMEDIATELY.

B. "SYSTEM" REFERS TO ALL NECESSARY PRODUCTS AND MATERIALS FOR FULL INSTALLATION.

C. PROVIDE SEALANT BETWEEN ALL DISSIMILAR MATERIALS WHERE INDICATED AND WHERE REQUIRED TO PROVIDE A WATERTIGHT ENVELOPE, UNLESS NOTED OTHERWISE FOR WEEPS, VENTS, AND AIR GAPS.

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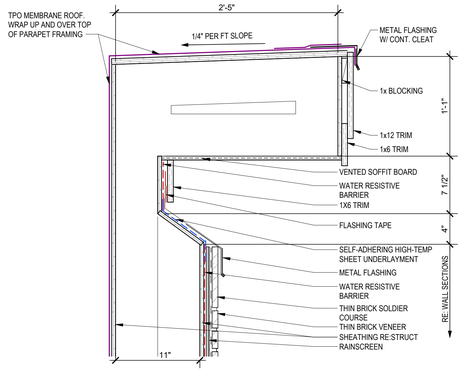
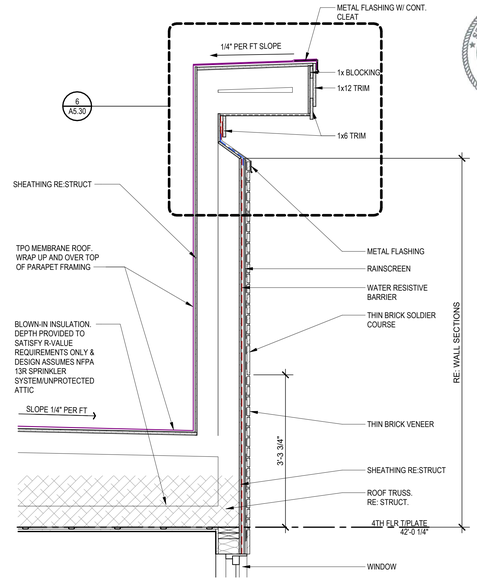
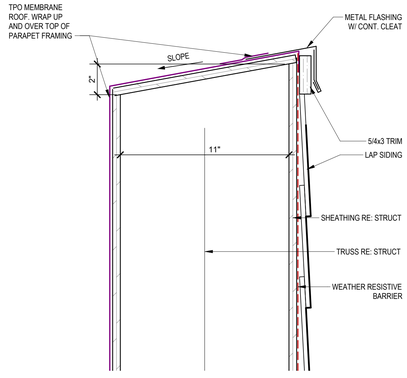
STATE OF MISSOURI
CLINT EDD EVANS
NUMBER A-10774
ARCHITECT
09/16/2024

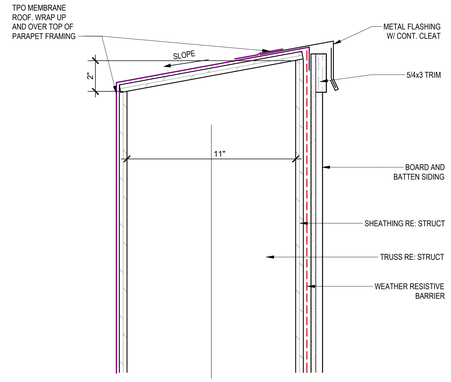


6 ENLARGED BRICK PARAPET
1 1/2" = 1'-0"

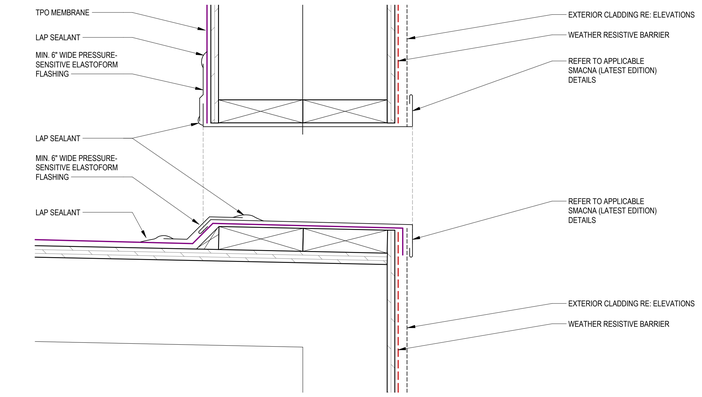




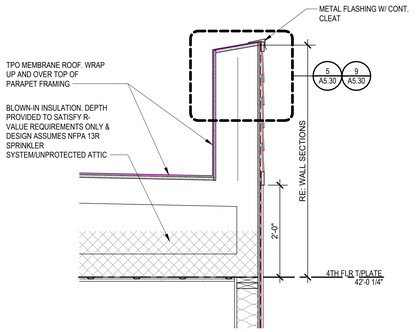
9 PARAPET DETAIL @ LAP SIDING
3" = 1'-0"



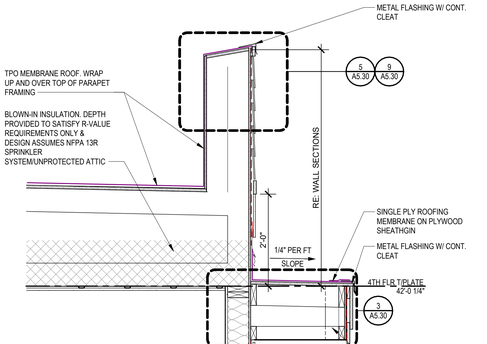
5 PARAPET DETAIL @ BOARD & BATT
3" = 1'-0"



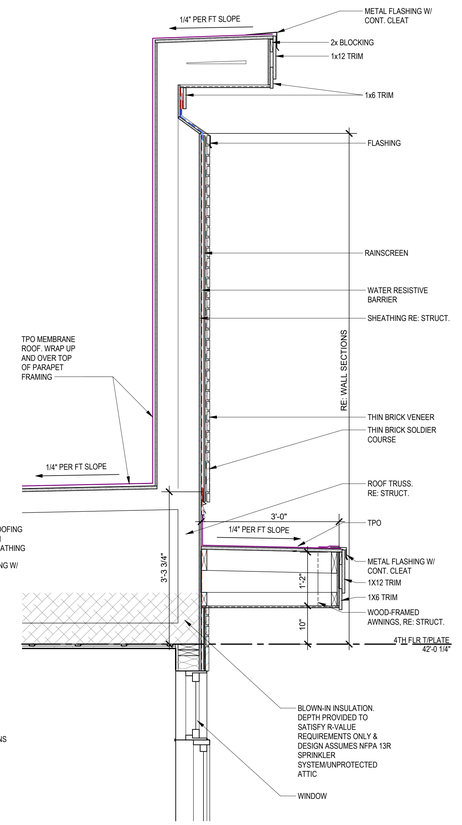
11 ROOF OVERFLOW SCUPPER DETAIL
3" = 1'-0"

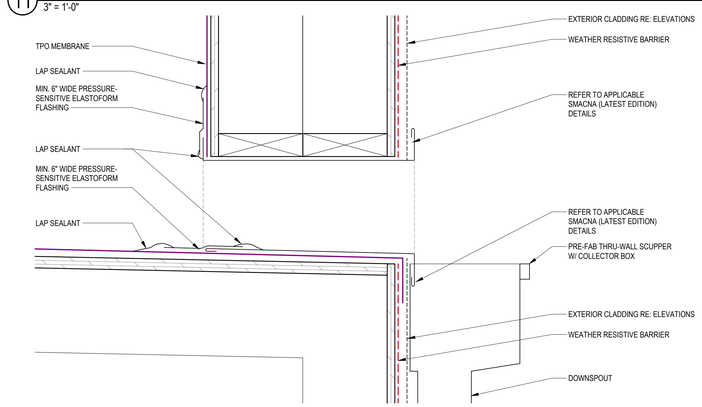


4 TYPICAL PARAPET DETAIL
3/4" = 1'-0"

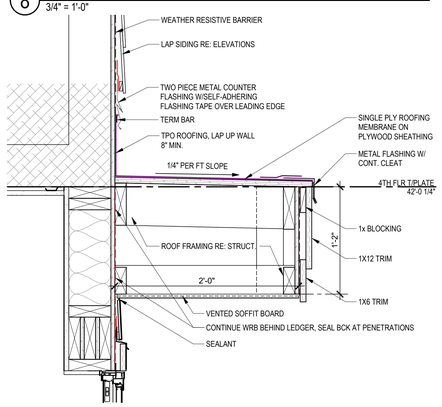


2 BRICK PARAPET DETAIL
3/4" = 1'-0"

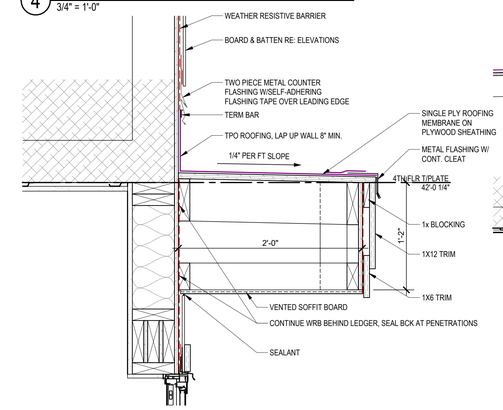




10 ROOF SCUPPER DETAIL
3" = 1'-0"



8 LAP SIDING PARAPET DETAIL
3/4" = 1'-0"



3 AWNING @ BOARD AND BATT SIDING
1 1/2" = 1'-0"

7 AWNING @ LAP SIDING
1 1/2" = 1'-0"

1 BRICK PARAPET DETAIL W/AWNING
3/4" = 1'-0"

A NEW MULTI-FAMILY PROJECT:
EVREN APARTMENTS
LEE'S SUMMIT, MISSOURI

DRAWING RELEASE LOG
• 09.16.2024 PERMIT SET

△REVISIONS

JOB NO. 720522
DATE 09.16.2024
DRAWN BY IA/BB/CE
PERMIT SET

SHEET NAME
ROOF DETAILS

SHEET NO.
A5.30

9/16/2024 5:01:20 PM

ARCH E1 30" x 42"

DETAIL GENERAL NOTES:

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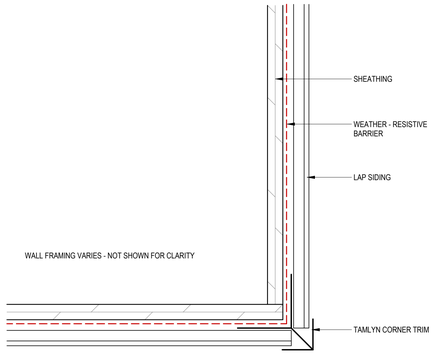
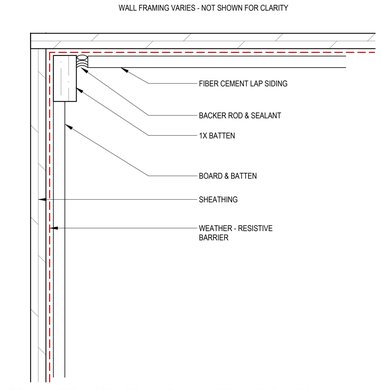
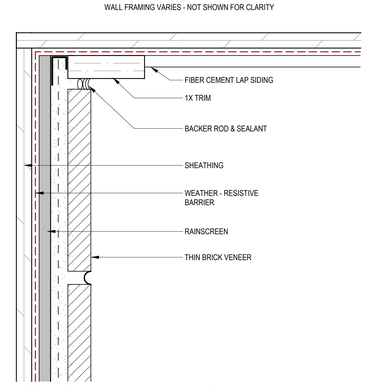
STATE OF MISSOURI
CLINT EDD EVANS
NUMBER A-10774
ARCHITECT
09/16/2024



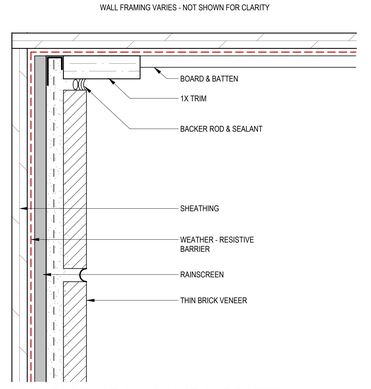
8 OUTER CORNER - LAP SIDING
6" = 1'-0"



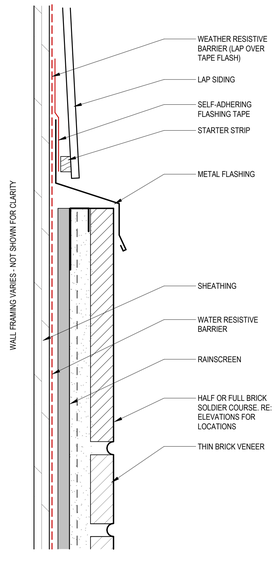
7 INNER CORNER - LAP / BOARD AND BATTEN
6" = 1'-0"



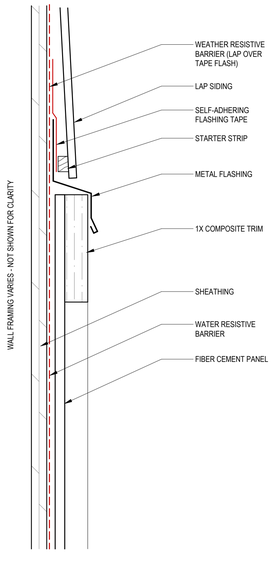
6 INNER CORNER - BRICK / LAP SIDING
6" = 1'-0"



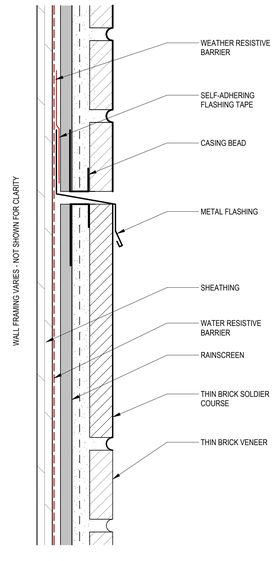
5 INNER CORNER - BRICK / BOARD AND BATTEN
6" = 1'-0"



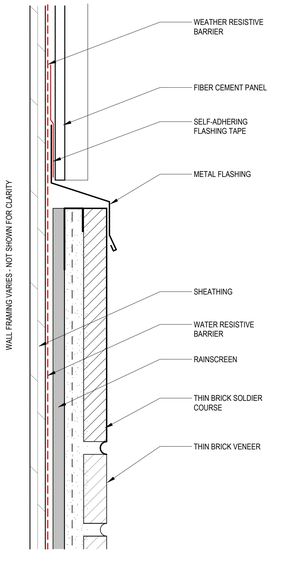
4 LAP OVER THIN BRICK
6" = 1'-0"



3 LAP OVER BOARD/BATTEN
6" = 1'-0"



2 THIN BRICK @ WALL SWEEP
6" = 1'-0"



1 BOARD/BATTEN OVER THIN BRICK
6" = 1'-0"

A NEW MULTI-FAMILY PROJECT:
EVREN APARTMENTS
LEE'S SUMMIT, MISSOURI

DRAWING RELEASE LOG
• 09.16.2024 PERMIT SET

△REVISIONS

JOB NO. 720522
DATE 09.16.2024
DRAWN BY IA/BB/CE
PERMIT SET

SHEET NAME
MATERIAL TRANSITION DETAILS
SHEET NO.
A5.40

9/16/2024 5:01:23 PM

ARCH E1 30" x 42"

DETAIL GENERAL NOTES:

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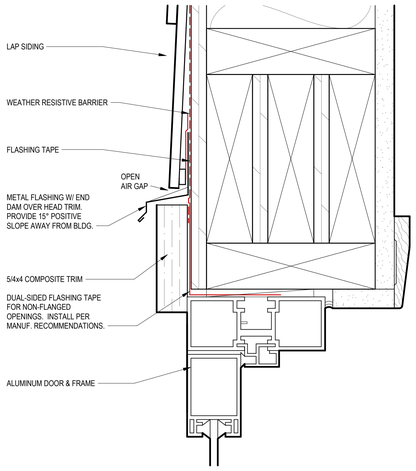
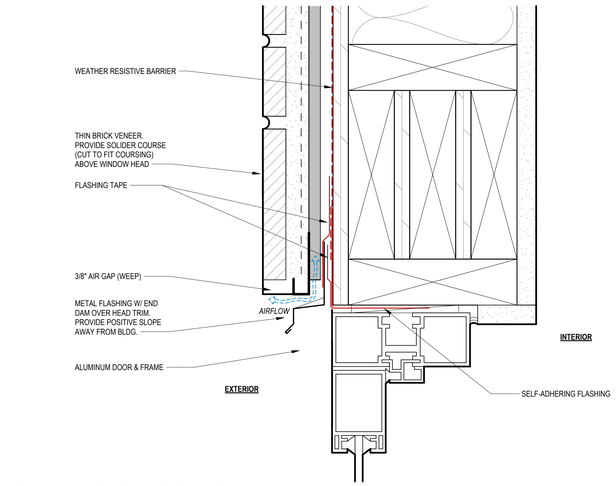
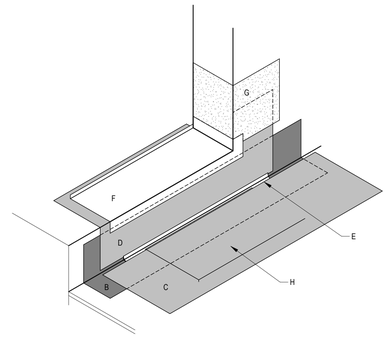


9 PATIO DOOR HEAD AT LAP SIDING
6" = 1'-0"



6 HM DOOR HEAD AT THIN BRICK
6" = 1'-0"



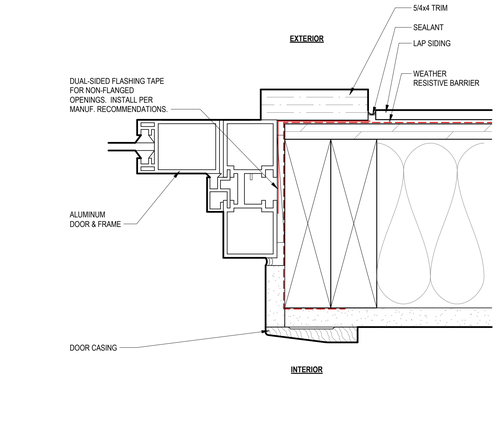
LEGEND
A - BALCONY DECKING
B - GALV. 4"x6" FLASHING
C - WATERPROOFING MEMBRANE
D - WATERPROOFING MEMBRANE DETAIL STRIP
E - SEALANT, RE: WATERPROOFING SPEC.
F - "SURE-SILL" SILL PAN
G - FLASHING TAPE OVER SILL PAN END DAM
H - DRAINAGE MAT

NOTE: LAYERS DEPICTED PEELED BACK TO SHOW DESIGN INTENT. SEE OTHER DETAILS, SPECIFICATIONS, AND MANUFACTURER INSTRUCTIONS FOR MATERIAL CONTINUATION AND INSTALLATION REQUIREMENTS.

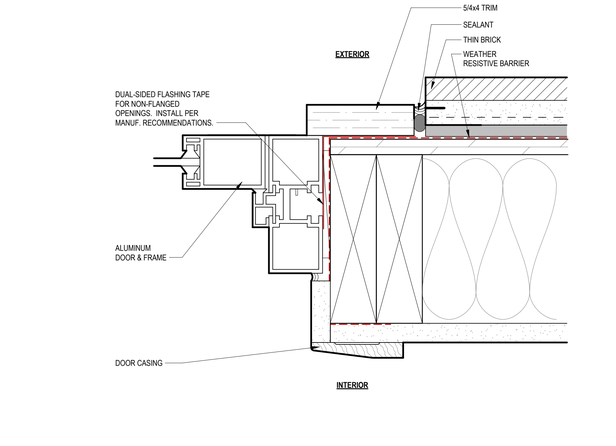
WEATHER RESISTIVE BARRIER AND JAMB DUAL-SIDED FLASHING TAPE NOT SHOWN FOR CLARITY.

THIS DETAIL DOES NOT INFERE MEANS AND METHODS USED BY THE CONTRACTOR. FOLLOW MANUFACTURER'S WRITTEN INSTRUCTIONS.

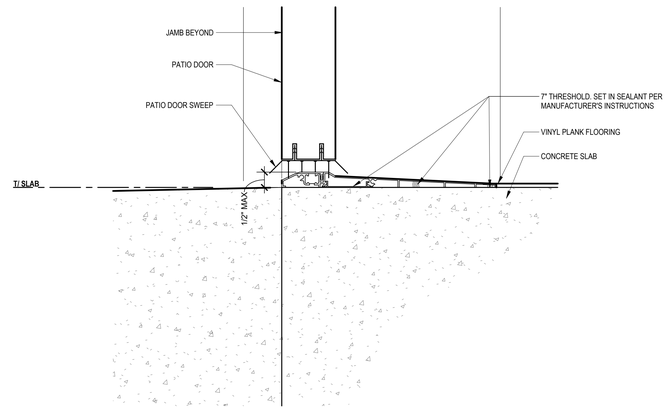
3 DOOR THRESHOLD WATERPROOFING
1 1/2" = 1'-0"



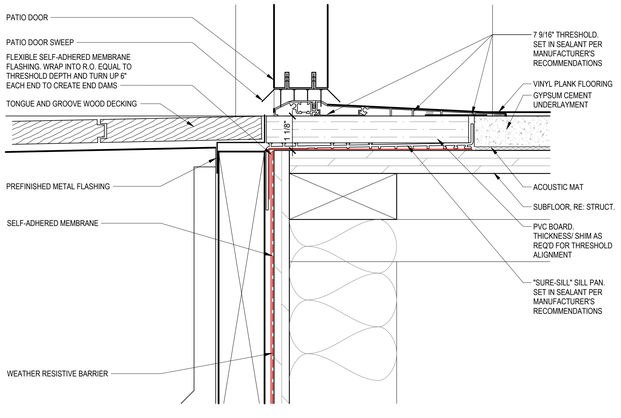
8 PATIO DOOR JAMB AT LAP SIDING
6" = 1'-0"



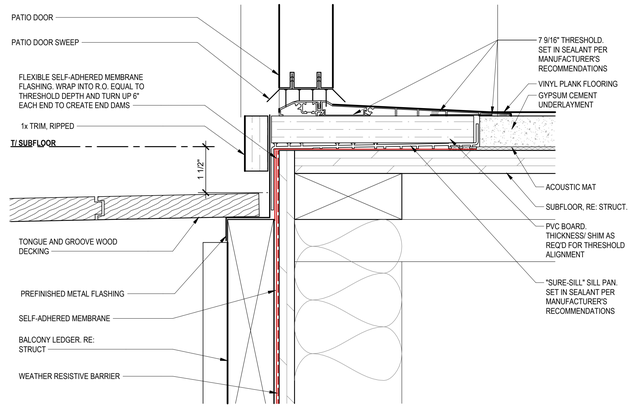
5 PATIO DOOR JAMB AT THIN BRICK
6" = 1'-0"



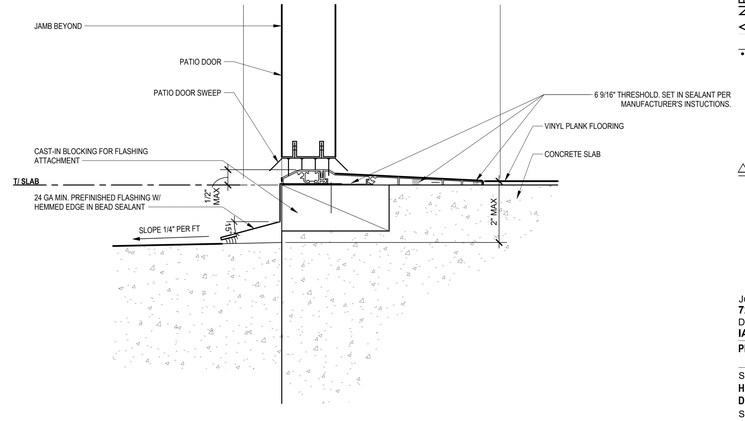
2 TYPE "A" PATIO DOOR THRESHOLD
6" = 1'-0"



7 TYPE "A" DECK DOOR THRESHOLD
6" = 1'-0"



4 TYPE "B" UNIT DECK DOOR THRESHOLD
6" = 1'-0"



1 TYPE "B" PATIO DOOR THRESHOLD
6" = 1'-0"

A NEW MULTI-FAMILY PROJECT:
EVREN APARTMENTS
LEE'S SUMMIT, MISSOURI

DRAWING RELEASE LOG
• 09.16.2024 PERMIT SET

△REVISIONS

JOB NO. 720522
DATE 09.16.2024
DRAWN BY IA/BB/CE
PERMIT SET

SHEET NAME
HEAD/JAMB/ SILL DOOR DETAILS
SHEET NO.
A5.50

9/16/2024 5:01:26 PM

ARCH E1 30" x 42"

DETAIL GENERAL NOTES:

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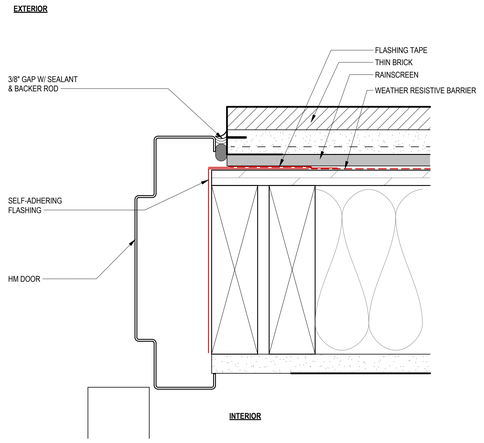
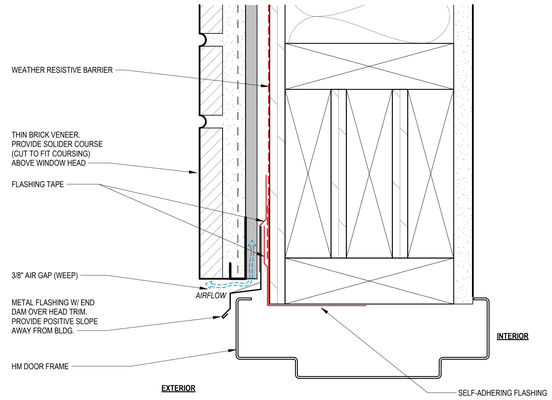
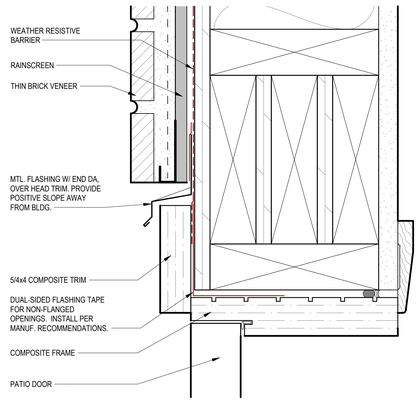


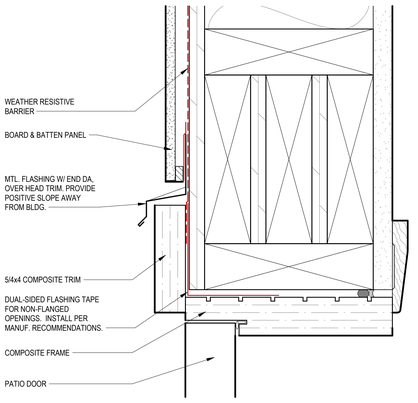
6 HM DOOR JAMB AT THIN BRICK
6" = 1'-0"



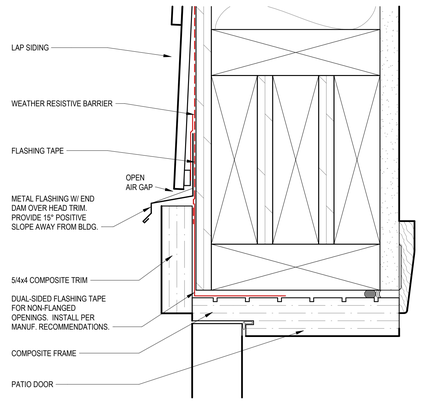
3 HM DOOR HEAD AT THIN BRICK
6" = 1'-0"



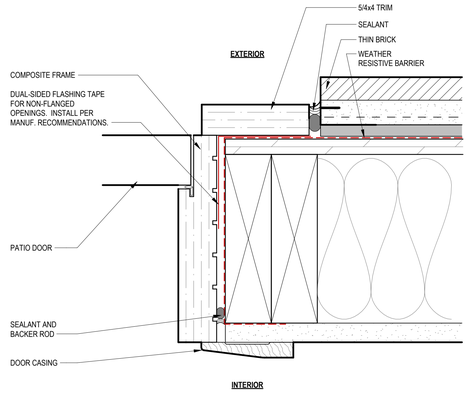
8 PATIO DOOR HEAD AT THIN BRICK
6" = 1'-0"



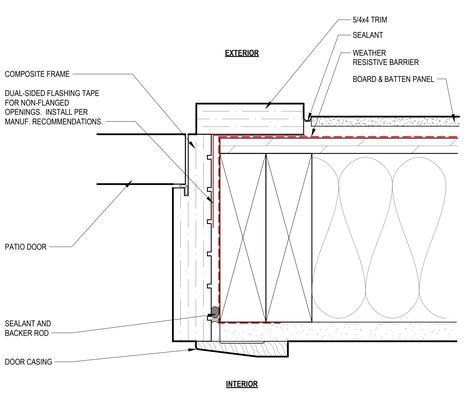
5 PATIO DOOR HEAD AT BOARD & BATTEN
6" = 1'-0"



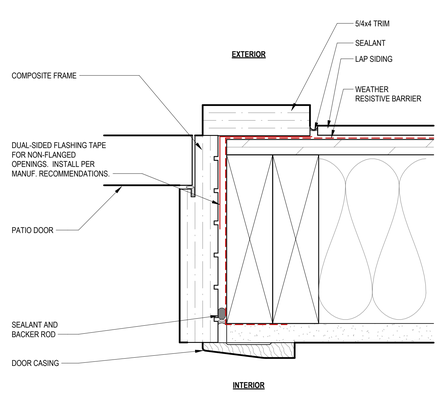
2 PATIO DOOR HEAD AT LAP SIDING
6" = 1'-0"



7 PATIO DOOR JAMB AT THIN BRICK
6" = 1'-0"



4 PATIO DOOR JAMB AT BOARD & BATTEN
6" = 1'-0"



1 PATIO DOOR JAMB AT LAP SIDING
6" = 1'-0"

A NEW MULTI-FAMILY PROJECT:
EVREN APARTMENTS
LEE'S SUMMIT, MISSOURI

DRAWING RELEASE LOG
• 09.16.2024 PERMIT SET

△ REVISIONS

JOB NO. 720522
DATE 09.16.2024
DRAWN BY IA/BB/CE
PERMIT SET

SHEET NAME
HEAD/JAMB/ SILL DOOR DETAILS
SHEET NO.
A5.51

9/16/2024 5:01:28 PM

ARCH E1 30" x 42"

DETAIL GENERAL NOTES:

A. FOLLOW ALL MANUFACTURER WRITTEN INSTALLATION INSTRUCTIONS. IF DETAIL CONFLICTS WITH MANUFACTURER, NOTIFY ARCHITECT IMMEDIATELY.

B. "SYSTEM" REFERS TO ALL NECESSARY PRODUCTS AND MATERIALS FOR FULL INSTALLATION.

C. PROVIDE SEALANT BETWEEN ALL DISSIMILAR MATERIALS WHERE INDICATED AND WHERE REQUIRED TO PROVIDE A WATERTIGHT ENVELOPE, UNLESS NOTED OTHERWISE FOR WEEPS, VENTS, AND AIR GAPS.

nspj ARCHITECTS
ARCHITECTURE
LANDSCAPE
ARCHITECTURE
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9415 NALL AVE., #300
PRAIRIE VILLAGE,
KANSAS,66207
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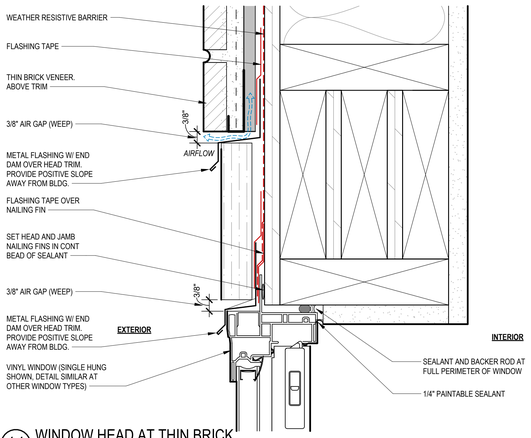
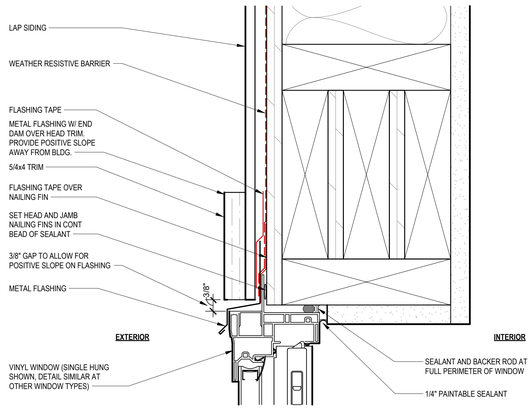
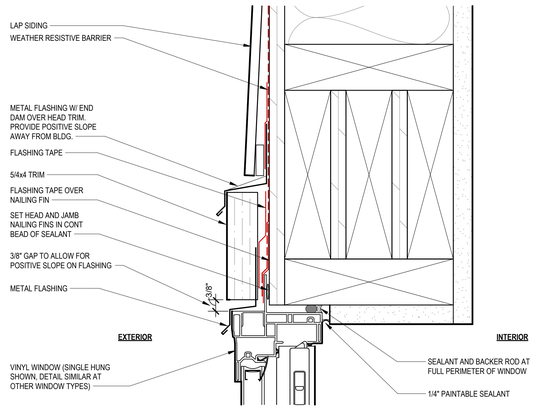


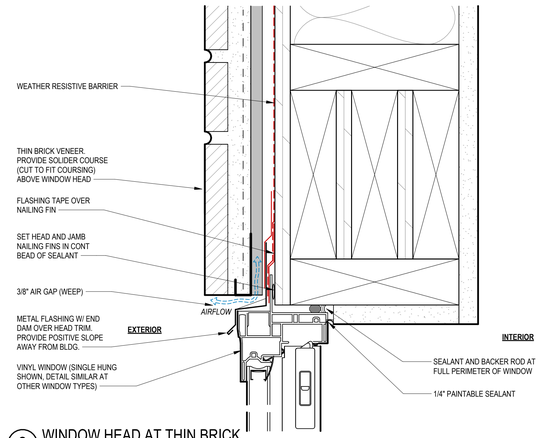
11 WINDOW HEAD AT THIN BRICK
6" = 1'-0"



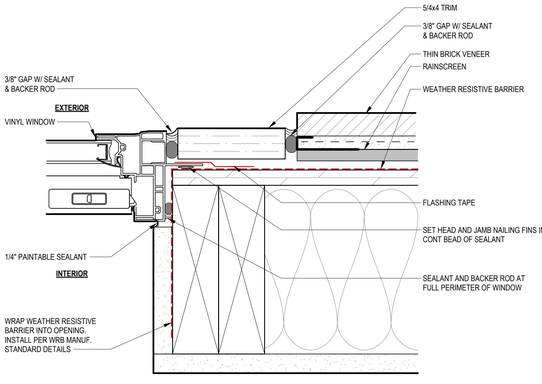
9 WINDOW HEAD AT LAP SIDING
6" = 1'-0"



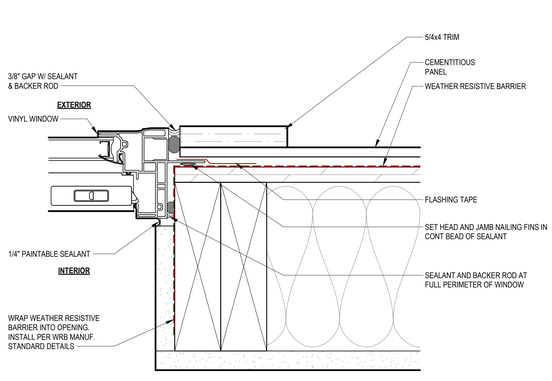
6 WINDOW HEAD AT LAP SIDING
6" = 1'-0"



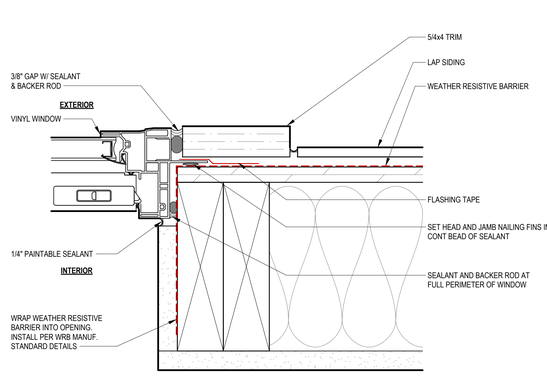
3 WINDOW HEAD AT THIN BRICK
6" = 1'-0"



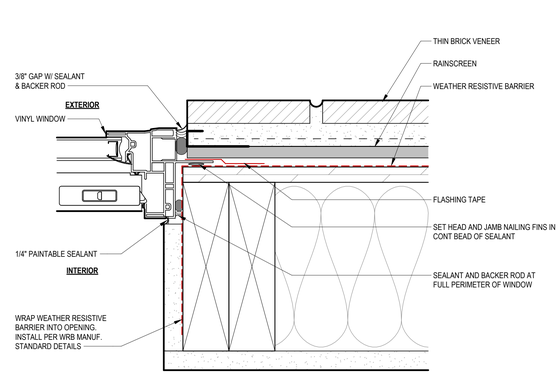
10 WINDOW JAMB AT THIN BRICK
6" = 1'-0"



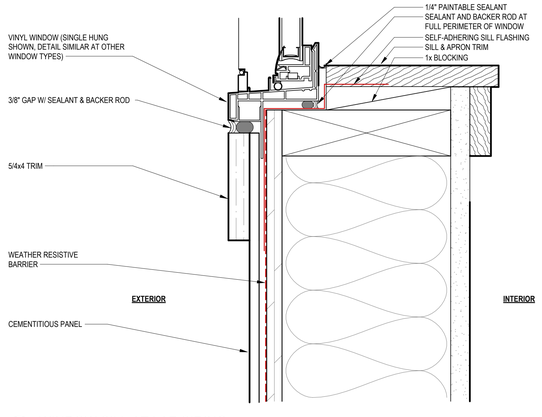
8 WINDOW JAMB AT LAP SIDING
6" = 1'-0"



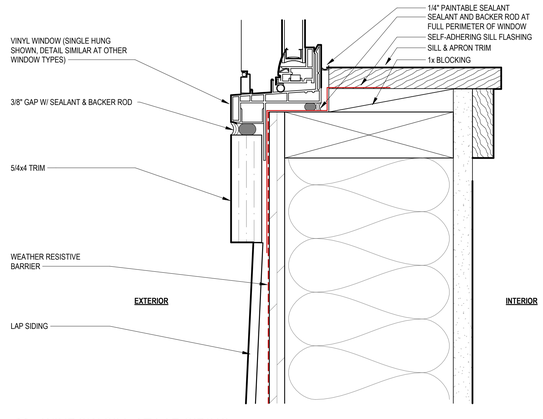
5 WINDOW JAMB AT LAP SIDING
6" = 1'-0"



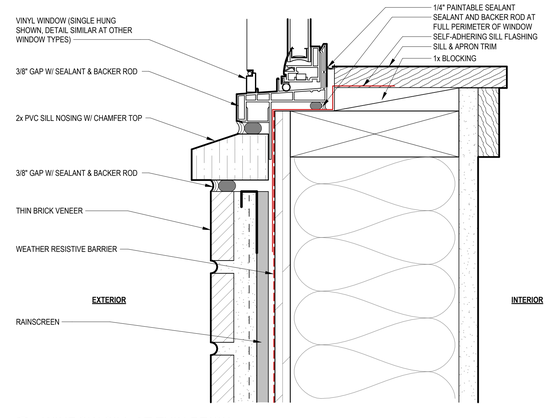
2 WINDOW JAMB AT THIN BRICK
6" = 1'-0"



7 WINDOW SILL AT LAP SIDING
6" = 1'-0"



4 WINDOW SILL AT LAP SIDING
6" = 1'-0"



1 WINDOW SILL AT THIN BRICK
6" = 1'-0"

A NEW MULTI-FAMILY PROJECT:
EVREN APARTMENTS
LEE'S SUMMIT, MISSOURI

DRAWING RELEASE LOG
• 09.16.2024 PERMIT SET

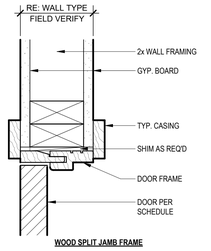
△REVISIONS

JOB NO. 720522
DATE 09.16.2024
DRAWN BY IA/BB/CE
PERMIT SET

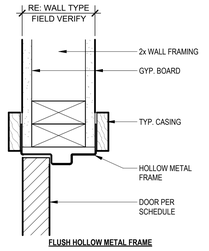
SHEET NAME
HEAD/JAMB/ SILL WINDOW DETAILS
SHEET NO.
A5.53

9/16/2024 5:01:31 PM

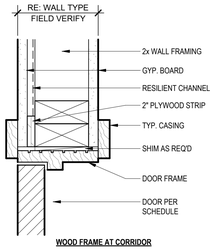
ARCH E1 30" x 42"



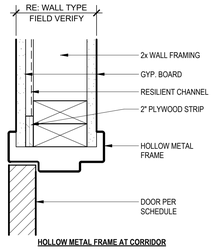
WOOD SPLIT JAMB FRAME



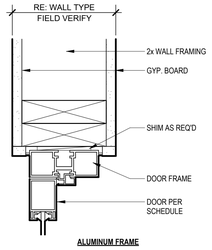
FLUSH HOLLOW METAL FRAME



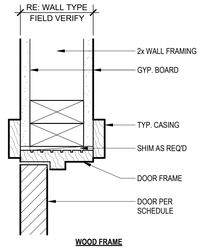
WOOD FRAME AT CORRIDOR



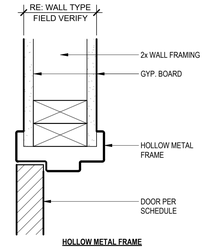
HOLLOW METAL FRAME AT CORRIDOR



ALUMINUM FRAME



WOOD FRAME



HOLLOW METAL FRAME

DOOR HEAD DETAILS

DOOR SCHEDULE - UNITS

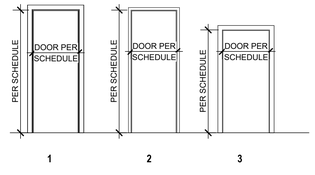
DOOR NO	LOCATION	PAIR	DIMENSIONS			DOOR			FRAME			FIRE RATING	HARDWARE SET	COMMENTS
			WIDTH	HEIGHT	THICKNESS	MATERIAL	TYPE	FINISH	MATERIAL	TYPE	FINISH			
U1	ENTRY		3'-0"	6'-8"	1 3/4"	HC WOOD	F	PAINT	WD	1	PAINT	20 MIN	U1	
U2	PATIO		3'-0"	8'-0"	1 3/4"	FIBERGLASS	C	PAINT	COMPOSITE	3	PAINT		U2	
U3	PATIO		3'-0"	8'-0"	1 3/4"	FIBERGLASS	D	PAINT	COMPOSITE	3	PAINT		U3	
U4	BEDROOM		2'-10"	6'-8"	1 3/8"	HC WOOD	F	PAINT	WD	1	PAINT		U4	
U5	BATHROOM		2'-10"	6'-8"	1 3/8"	HC WOOD	F	PAINT	WD	1	PAINT		U5	
U6	HVAC		2'-6"	6'-8"	1 3/8"	HC WOOD	F	PAINT	WD	1	PAINT		U6	
U7	LAUNDRY	PR	2'-6"	6'-8"	1 3/8"	HC WOOD	E	PAINT	WD	1	PAINT		U7	
U8	LAUNDRY		2'-6"	6'-8"	1 3/8"	HC WOOD	F	PAINT	WD	1	PAINT		U8	
U9	CLOSET		2'-0"	6'-8"	1 3/8"	HC WOOD	F	PAINT	WD	1	PAINT		U9	
U10	CLOSET		2'-10"	6'-8"	1 3/8"	HC WOOD	F	PAINT	WD	1	PAINT		U10	
U11	CLOSET	PR	2'-0"	6'-8"	1 3/8"	HC WOOD	E	PAINT	WD	1	PAINT		U11	
U12	COATS		2'-0"	6'-8"	1 3/8"	HC WOOD	F	PAINT	WD	1	PAINT		U12	
U13	COATS		2'-6"	6'-8"	1 3/8"	HC WOOD	F	PAINT	WD	1	PAINT		U13	
U14	COATS		2'-10"	6'-8"	1 3/8"	HC WOOD	F	PAINT	WD	1	PAINT		U14	
U15	BEDROOM		3'-0"	6'-8"	1 3/8"	HC WOOD	F	PAINT	WD	1	PAINT		U15	
U16	BATHROOM		3'-0"	6'-8"	1 3/8"	HC WOOD	F	PAINT	WD	1	PAINT		U16	
U17	CLOSET		3'-0"	6'-8"	1 3/8"	HC WOOD	F	PAINT	WD	1	PAINT		U17	

DOOR SCHEDULE - COMMON AREAS

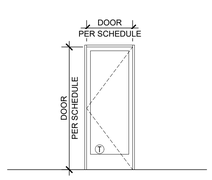
Type Mark	LOCATION	PAIR	DIMENSIONS			DOOR			FRAME			FIRE RATING	HARDWARE SET	COMMENTS
			WIDTH	HEIGHT	THICKNESS	MATERIAL	TYPE	FINISH	MATERIAL	TYPE	FINISH			
C01	CORRIDOR		3'-0"	6'-8"	1 3/8"	HM	F	PAINT	HM	1	PAINT	20 MIN	C01	
C02	BUILDING ENTRY		3'-0"	8'-0"	1 3/4"	ALUMINUM	C	PREFINISHED	ALUMINUM	S1	PREFINISHED		C02	
E01	ELEVATOR LOBBY	PR	3'-0"	6'-8"	1 3/8"	HM	A	PAINT	HM	2	PAINT		E01	
F01	FIREWALL	PR	3'-0"	6'-8"	1 3/4"	HM	A	PAINT	HM	2	PAINT	90 MIN	F01	
G01	GARAGE		9'-0"	8'-0"	1 1/2"	METAL CLAD	G	PAINT	-	-	-		G01	
G04	GARAGE ENTRY		3'-0"	6'-8"	1 3/8"	HM	B	PAINT	HM	2	PAINT	45 MIN	G04	
G05	TRASH	PR			3"		K	PF		-	PT		-	ALUM GATE W/ PAINTED STEEL POST. PAIR 6'-0"Wx10'-0"H
G06	RECYCLE	PR			3"		K	PF		-	PT		-	ALUM GATE W/ PAINTED STEEL POST. PAIR 7'-6"Wx10'-0" & 3'-6"Wx10'-0"H
G07	MAINTENANCE GARAGE		16'-0"	8'-0"	1 3/4"	METAL CLAD	J	PAINT	-	-	-		G01	
M01	IT CLOSET		3'-0"	6'-8"	1 3/8"	HM	B	PAINT	HM	2	PAINT	20 MIN	M01	
M02	MECH		3'-0"	6'-8"	1 3/8"	HM	F	PAINT	HM	2	PAINT	20 MIN	M02	
M03	JANITOR		3'-0"	6'-8"	1 3/8"	HM	F	PAINT	HM	2	PAINT	20 MIN	M03	
M04	MAINTENANCE GARAGE		3'-0"	8'-0"	1 3/4"	HM	F	PAINT	HM	2	PAINT		M04	
M05	SPRINKLER		3'-0"	8'-0"	1 3/4"	HM	B	PAINT	HM	2	PAINT		M05	
S01	STAIR		3'-0"	8'-0"	1 3/4"	ALUMINUM	C	PREFINISHED	ALUMINUM	S1	PREFINISHED		S01	
S02	STAIR		3'-0"	6'-8"	1 3/8"	HM	B	PAINT	HM	2	PAINT	90 MIN	S02	
T01	TENANT STORAGE		3'-0"	6'-8"	1 3/8"	HM	F	PAINT	HM	2	PAINT	20 MIN	T01	

DOOR SCHEDULE - CASED OPENINGS

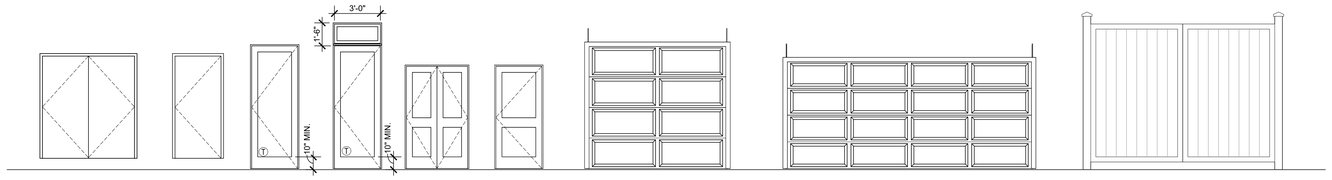
DOOR NO	LOCATION	PAIR	DIMENSIONS			DOOR			FRAME			FIRE RATING	HARDWARE SET	COMMENTS
			WIDTH	HEIGHT	THICKNESS	MATERIAL	TYPE	FINISH	MATERIAL	TYPE	FINISH			
Z01	HALLWAY		2'-10"	6'-8"						3				
Z02	CORRIDOR		3'-0"	6'-8"						3				
Z03	CORRIDOR		4'-6"	6'-8"						3				



FRAME TYPES



STOREFRONT



DOOR TYPES

DOOR GENERAL NOTES:

A. CONTRACTOR TO VERIFY ALL DOOR SIZES AND COUNTS PRIOR TO ORDERING.

B. CONTRACTOR TO CONFIRM PROPER SWING WITH UNIT AND BUILDING LAYOUT PLANS.

C. PROVIDE EACH UNIT ENTRY DOOR WITH A PEEPHOLE WITH A 180 DEGREE VIEWER.

D. WEATHERSTRIP ALL EXTERIOR DOORS.

E. PROVIDE SAFETY GLAZING AT HAZARDOUS LOCATIONS PER 2018 IBC SECTION 2406 AND WHERE INDICATED IN THE CONSTRUCTION DOCUMENTS.

F. ALL EGRESS DOORS SHALL BE OPERABLE FROM THE INSIDE REQUIRING NO KEY, SPECIAL KNOWLEDGE, OR EFFORT.

G. PROVIDE SOLID BLOCKING AT UNIT ENTRY DOOR MINIMUM 12 " ABOVE AND BELOW STRIKE PLATE.

H. THRESHOLDS SHALL COMPLY WITH ACCESSIBILITY REGULATIONS.

I. WINDOW AND DOOR HEADS TO ALIGN. ACCOUNT FOR THRESHOLD, DOOR FRAME, AND FLOOR TOPPING.

J. UNIT INTERIOR: ALL DOORS AND TRIM INSIDE OF THE UNITS TO BE PAINTED PER FINISH SCHEDULE.

L. ALL OTHER DOOR AND TRIM TO BE PAINTED. SEE FINISH SCHEDULE.

M. WINDOW & CONTRACTOR TO FIELD VERIFY EACH AS-BUILT R.O. PRIOR TO FABRICATION.

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A NEW MULTI-FAMILY PROJECT:

EVREN APARTMENTS

LEE'S SUMMIT, MISSOURI

DRAWING RELEASE LOG
- 09.16.2024 PERMIT SET

△ REVISIONS

JOB NO. 720522
DATE 09.16.2024
DRAWN BY IA/BB/CE
PERMIT SET

SHEET NAME
DOOR SCHEDULE

SHEET NO.
A6.00

9/16/2024 5:01:39 PM

ARCH E1 30" x 42"

WINDOW GENERAL NOTES:

A. CONTRACTOR TO VERIFY ALL WINDOW SIZES PRIOR TO ORDERING.

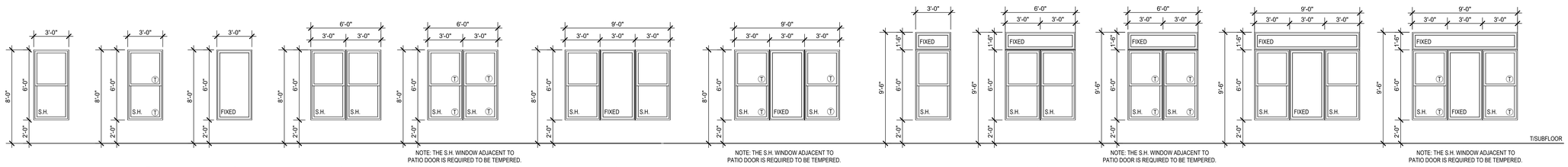
B. WINDOWS ARE DIMENSIONED NOMINALLY. ADJUST FRAMING DIMENSIONS AS REQUIRED FOR MANUFACTURER 'S REQUIRED OPENINGS.

C. PROVIDE SAFETY GLAZING AT HAZARDOUS LOCATIONS PER IBC SECTION 2406 AND WHERE INDICATED IN THE CONSTRUCTION DOCUMENTS.

D. PER 2018 IBC 1015.8: OPERABLE WINDOWS LOCATED MORE THAN 72 " ABOVE THE FINISHED GRADE OR OTHER SURFACE BELOW SHALL NOT PERMIT AN OPENING THAT ALLOWS PASSAGE OF A 4 " DIAMETER SPHERE WHERE SUCH OPENINGS ARE LOCATED WITHIN 36 " OF THE FINISHED FLOOR.

E. AT ALL STOREFRONT LOCATIONS PROVIDE BLOCKING AND SHIMS AS REQUIRED. PROVIDE SEALANT AND BACKER ROD, BOTH SIDES, ALL AROUND. SEALANT COLOR PER ARCHITECT. PROVIDE MANUFACTURER 'S COLOR CHART FOR SELECTION.

F. WINDOW AND DOOR HEADS TO ALIGN. ACCOUNT FOR THRESHOLD, DOOR FRAME, AND FLOOR TOPPING.



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KANSAS,66207
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A NEW MULTI-FAMILY PROJECT:

EVREN APARTMENTS

LEE'S SUMMIT, MISSOURI

DRAWING RELEASE LOG
- 09.16.2024 PERMIT SET

△REVISIONS

JOB NO. 720522
DATE 09.16.2024
DRAWN BY IA/BB/CE

PERMIT SET

SHEET NAME
WINDOW SCHEDULE

SHEET NO.
A6.10

9/16/2024 5:01:42 PM

ARCH E1 30" x 42"

Room	Surface/Fixture	Product	Manufacturer	Style / Color	Notes
Bedroom	Bedwall	Paint		Toque White SW 7003	Eggshell
	wall 2	Paint		Toque White SW 7003	Eggshell
	wall 3	Paint		Toque White SW 7003	Eggshell
	wall 4	Paint		Toque White SW 7003	Eggshell
	Floor	Carpet Pad		7/16" rebond poly pad	
	Floor	Carpet	Finally Here Plus	E166-255	Carbon Crystal. Submit alternates for approval prior to pricing.
	Ceiling	Paint		Ceiling White	Flat
	Trim	Paint		TBD	Semi-Gloss
	Base Trim	Wood		PRL634 3" primed	Primed finger jointed wood, 7/16
	Shoe	Wood		PR126 1/2" primed	Primed finger jointed wood, 11/16
	Door Casing, Window Arpon	Wood		PR356 2-1/4" Primed	Primed finger jointed wood, 5/8
	Window Sills	Wood		PR1021714 7-1/4"	Primed finger jointed wood, 11/16
	Doors	Hollow Core	Jeld Wen	Rockport 5 panel Smooth	Satin nickel hinges. Submit Alternate for approval prior to pricing
	Blinds		Ventana	2" Faux Wood Blinds with Low Profile Head Rail	White, 40% of length strings on right for child safety; wand on left. Need accessible mechanism for ADA. Submit alternate prior to pricing.
	Light, Ceiling	Disk Light, 6"	Royal Pacific	8556 White	Low profile, LED include fan box/support
	Light, Closet	Glass Globe, small	Quorum	3507-14-65, Satin Nickel	14" x 5" Flush mount - (2) LED bulbs. Submit Alternate for approval prior to pricing.
Bathroom	Vanity wall	Paint		Toque White SW 7003	satin
	wall 2	Paint		Toque White SW 7003	satin
	wall 3	Paint		Toque White SW 7003	satin
	wall 4	Paint		Toque White SW 7003	satin
	Floor	LVT Plank	Shaw	Style 4099V, Color 94564 Contentment	Submit alternates for approval prior to pricing
	Ceiling	Paint		Ceiling White	flat
	Trim	Paint		TBD	
	Door Style	Hollow Core	Jeld Wen	Rockport 5 panel Smooth	Satin nickel hinges. Submint Alternative for approval prior to pricing
	Base Trim	Wood		PRL634 3" primed	Primed finger jointed wood, 7/16
	Shoe	Wood		PR126 1/2" primed	Primed finger jointed wood, 11/16
	Door Casing, Window Arpon	Wood		PR356 2-1/4" Primed	Primed finger jointed wood, 5/8
	Window Sills	Wood		PR1021714 7-1/4"	Primed finger jointed wood, 11/16
Vanity	Vanity Cabinet	Wood		Shaker door	natural wood finish
	Cabinet Hardware	Metal		Square Handle 4" center	Installed Horizontally
	Counter top	Granite		White Quartz	3cm with backsplash. Submit Sample for approval prior to pricing
	Undermount Sink		Enbol	SS-U1812 18x12 Rectangular	Undermount Sink, White Ceramic. Submit Alternative for approval prior to pricing
	Sink Faucet - ADA Compliant	Single Handle	Peerless	P1519	installed without Escutcheon, Brushed Nickel. Submit alternative for approval prior to pricing
	Light, Vanity	Craftmade	50503-BNK-WG	Bolden, 3 bulbs, LED	Brushed Nickel. Submit alternative for approval prior to pricing
	Light, Ceiling	Disk Light, 6"	Royal Pacific	8556 White	Low profile, LED
Standard Pricing: Tub/Shower Combo	Surround	Tile	Daltile	Carrara FL06 Matte	12"x24" stack install, no bullnose, Shluter strip; #542 Graystone grout. Submit sample for approval prior to pricing
	Splash Barrier	Shower curtain		Shower Rod	Brushed Nickel
	Plumbing Trim	Tub Filler, Shower, Valve Trim	Peerless	PTT188792-BN	Brushed Nickel. Submit alternative for approval prior to pricing
	Tub Fixture	Tub	Aker by MAAX	5MIN - 3660 AFR	White Finish. Submit alternative for approval prior to pricing
Standard Pricing: Shower	Surround	Tile	Daltile	Carrara FL06 Matte	12"x24" stack install, no bullnose, Shluter strip; #542 Graystone grout
	Splash Barrier	Shower Door	Arizona Shower Door	1/4" tempered glass	Brushed Nickel. Submit sample for approval prior to pricing.
	Plumbing Trim	Shower, Valve Trim	Peerless	PTT188782-BN	Brushed Nickel. Submit sample for approval prior to pricing.
	Alcove Shower		Aker by MAAX	SP-3660	White Finish. Submit alternative for approval prior to pricing.
Toilet	Toilet - ADA Compliant		Proflo	PF1401TWH, Elongated, White	
Bath Accessories	Towel Bar		Geneva 24" Towel Bar	S60300	Brushed Nickel. Submit alternative for approval prior to pricing
	Toilet Paper Holder		Geneva TP Holder	S60383	Brushed Nickel. Submit alternative for approval prior to pricing
	Robe Hook		Geneva Double Robe Hook	S60342	Brushed Nickel. Submit alternative for approval prior to pricing
Kitchen	Walls	Paint		Toque White SW 7003	
	Ceiling Paint	Paint		Ceiling White	
	Floor	LVT Plank	Shaw	Style 4099V, Color 94564 Contentment	Submit alternates for approval prior to pricing
	Base Cabinets			Shaker	NATURAL stained, factory applied. Submit sample for approval prior to pricing
	Wall Cabinets			Shaker	White Finish, factory applied. Submit sample for approval prior to pricing
	Cabinet Hardware			Square Handle 4" center	
	Counter tops			White Quartz	3cm with backsplash where no tile backspash is shown. Submit sample for approval prior to pricing
	Island Tops			White Quartz	3cm with backsplash where no tile backspash is shown. Submit sample for approval prior to pricing
	Backsplash		Marazzi	Costa Clara CC80 CLOUD	Mapei WHITE Grout, 50% offet install
	Light, Pendant		Minka Lavery	63-84-PL	Brushed Nickel, 2 per island
	Light, Ceiling	Disk Light, 6"	Royal Pacific	8556 White	Low profile, LED
	Light, Dining Area		Quorum	2769-15-65 Barkley Collection	Satin nickel, flush mount, LED
	Trim	Paint		TBD	
	Door Style	Hollow Core	Jeld Wen	Rockport 5 panel Smooth	Satin nickel hinges. Submit alternate for approval prior to pricing
	Base Trim	Wood		PRL634 3" primed	Primed finger jointed wood, 7/16
	Shoe	Wood		PR126 1/2" primed	Primed finger jointed wood, 11/16
	Crown/Cove	Wood		4 1/4 Cove Crown	Primed finger jointed wood, 11/16
	Door Casing, Window Arpon	Wood		PR356 2-1/4" Primed	Primed finger jointed wood, 5/8
	Window Sills	Wood		PR1021714 7-1/4"	Primed finger jointed wood, 11/16
	Bar Apron	Wood		PR356 2-1/4" Primed	Primed finger jointed wood, 5/8
	Sink - ADA Units		Enbol Undermount	32" 50/50 Double Bowl 6" SS	18 gauge. Submit Alternate for approval prior to pricing
	Sink		Enbol Undermount	MLU3118 SS	19 gauge. Submit Alternate for approval prior to pricing
	Faucet - ADA compliant		Peerless	P7919LF	Brushed Nickel, no escutcheon plate, no soap. Submit Alternate for approval prior to pricing
	Waste Disposer		Evergrind	E101	1/3 HP
	Refrigerator		GE Appliances	GTE22JMN, 21.9 CF Top Freezer	Stainless Steel. Submit Alternate for approval prior to pricing.
	Dishwasher		GE Appliances	GSD3301 with power cord	Stainless Steel. Submit Alternate for approval prior to pricing.
	Micro-Hood		GE Appliances	JNM3163RJ, Recirculating Vent	Stainless Steel. Submit Alternate for approval prior to pricing.
	Range		GE Appliances	JB645EK, 30" Free Standing Range	Stainless Steel. Submit Alternate for approval prior to pricing.
	Range (ADA)		GE Appliances	JS645EL/SL/FL/DL 30" Slide in Range	Stainless Steel. Submit Alternate for approval prior to pricing.
	Dishwasher (ADA)		GE Appliances	GDT226SSL, Hidden Controls	Stainless Steel. Submit Alternate for approval prior to pricing.
	Overhead Hood (ADA)		GE Appliances	JVX3300EJ/SJ	Stainless Steel. Submit Alternate for approval prior to pricing.
	Microwave (ADA)		GE Appliances	PES7227DL	2.2 CF Countertop Microwave. Submit Alternate for approval prior to pricing.
	Refrigerator (ADA)		GE Appliances	GTE18ISH, 18.2 CF Top Freezer	Stainless Steel. Submit Alternate for approval prior to pricing.
Living Room	Walls	Paint		Toque White SW 7003	
	Floor	LVT Plank	Shaw	Style 4099V, Color 94564 Contentment	
	Blinds		Ventana	2" Faux Wood Blinds with Low Profile Head Rail	White, 40% of length strings on right for child safety; wand on left. Need accessible mechanism for ADA
	Trim	Paint		TBD	
	Door Style	Hollow Core	Jeld Wen	Rockport 5 panel Smooth	Satin nickel hinges. Submit alternate for approval prior to pricing
	Base Trim	Wood		PRL634 3" primed	Primed finger jointed wood, 7/16
	Shoe	Wood		PR126 1/2" primed	Primed finger jointed wood, 11/16
	Crown/Cove	Wood		4 1/4 Cove Crown	Primed finger jointed wood, 11/16
	Door Casing, Window Arpon	Wood		PR356 2-1/4" Primed	Primed finger jointed wood, 5/8
	Window Sills	Wood		PR1021714 7-1/4"	Primed finger jointed wood, 11/16
	Entry Door Style		Jeld-Wen	Birkdale 3 panel smooth	Interior Door, Wood Composite, Molded Collection
	Patio Door Style		Masonite	HD Wood-Edge Steel Entry w/ Transom	Submit alternate for approval prior to pricing
	Light, Ceiling	Disk Light, 6"	Royal Pacific	8556 White	Low profile, LED include fan box/support
Misc.					
	Front Load Washer (ADA)		GE Appliances	GFW550SSN/SPN, 4.8 CF	white. Submit alternate for approval prior to pricing
	Front Load Dryer (ADA)		GE Appliances	GFD55ESSN/ESPN, 7.8 CF	white. Submit alternate for approval prior to pricing
	Top Load Washer		GE Appliances	GTW220ACK, 3.8 CF	white. Submit alternate for approval prior to pricing
	Front Load Dryer		GE Appliances	GTX22GASK, 6.2 CF	white. Submit alternate for approval prior to pricing
	Stackable Washer/Dryer		GE Appliances	GUD27EESN Unitized Spacemaker	white. Submit alternate for approval prior to pricing
	Wire Shelving			Open slide	white
Cooridor Carpet:	Cooridors	Carpet Tile	Kraus	7240 Perspective 07 Balance	Submit alternate for approval prior to pricing
	Stair Vestibules		Kraus	7240 Perspective 07 Balance	Submit alternate for approval prior to pricing
	Stair Landings		Kraus	7240 Perspective 07 Balance	Submit alternate for approval prior to pricing
	Stair Treads/Risers		Mohawk	BC309 Brushed Iron 7968	Submit alternate for approval prior to pricing
Lighting	Light: Exterior Balcony Wall mounted		Maxim	35015BK, Pier M Collection	Black, LED. Submit alternate for approval prior to pricing
	Flush Mount (Closet/Laundry)	Glass Globe, small	Quorum	3507-14-65, Satin Nickel	14" x 5" Flush mount - (2) LED bulbs. Submit alternate for approval prior to pricing
	Flush Mount (Foyer/Bath/Hall)	Disk Light, 6"	Royal Pacific	8556 White	Low profile, LED. Submit alternate for approval prior to pricing
	Light: Unit Entry	Wall Light	Canarm	IWL415B07GY	LED, 10 watt. Submit alternate for approval prior to pricing
Corridor Painting	Ceiling Paint			Ceiling Paint	
	Trim	Paint		Pavestone SW 7642	Semi-gloss
	Apartment Entries	Paint		Iron Ore SW 7069	Semi-gloss
	Doors			Iron Ore SW 7069	Semi-gloss
	Stair Rails			Iron Ore SW 7069	Semi-gloss
	Cooridor Accent - all floors same			Smoky Blue SW 7604	Eggshell
Exterior Painting	Lap Siding				Satin
	Fiber Cement Panel Trim				Satin

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A NEW MULTI-FAMILY PROJECT:
EVREN APARTMENTS
LEE'S SUMMIT, MISSOURI

DRAWING RELEASE LOG
- 09.16.2024 PERMIT SET

△REVISIONS

JOB NO. 720522
DATE 09.16.2024
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PERMIT SET

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FINISH SCHEDULE

SHEET NO.
A6.20

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ARCH E1 30" x 42"

REFLECTED CEILING PLAN GENERAL NOTES:

A. DESIGN INTENT INCLUDES CONCEALING OF ALL PIPES, CONDUIT, DUCT LINES, ETC. ABOVE FINISHED SOFFIT/CEILING OR WITHIN WALLS/CHASES
B. FINISH EXPOSED FACE OF SOFFITS w/ GYPSUM BOARD AT ALL LOCATIONS.
C. REFER TO SPECIFIC UNIT PLAN SHEET FOR DIMENSIONED LOCATIONS OF LIGHTING WITHIN DWELLING UNITS.
D. REFER TO MEP ELECTRICAL SYMBOLS FOR COMMON CORRIDOR LIGHTING SHOWN ON PLANS.
E. SPRINKLER HEADS AND ACCESS PANELS SHOULD ALIGN WITH AIR GRILLS, STRINGS OF LIGHTS, ETC., WHERE APPLICABLE. CONFER WITH ARCHITECT IF ALIGNMENT ISSUES ARISE IN THE FIELD.
F. PROVIDE ACCESS DOORS AT ALL DAMPER LOCATIONS.
G. ANY BEAM SUPPORTING TWO FLOORS OF RATED EXTERIOR WALL TO INCLUDE FIRE RESISTANCE MATCHED IN RATING TO WALL IT IS SUPPORTING IN ACCORDANCE WITH IBC 704.1. CONFER WITH ARCHITECT.
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I. LIGHTING IN PRIVATE GARAGES IS PROVIDED BY GARAGE DOOR EQUIPMENT
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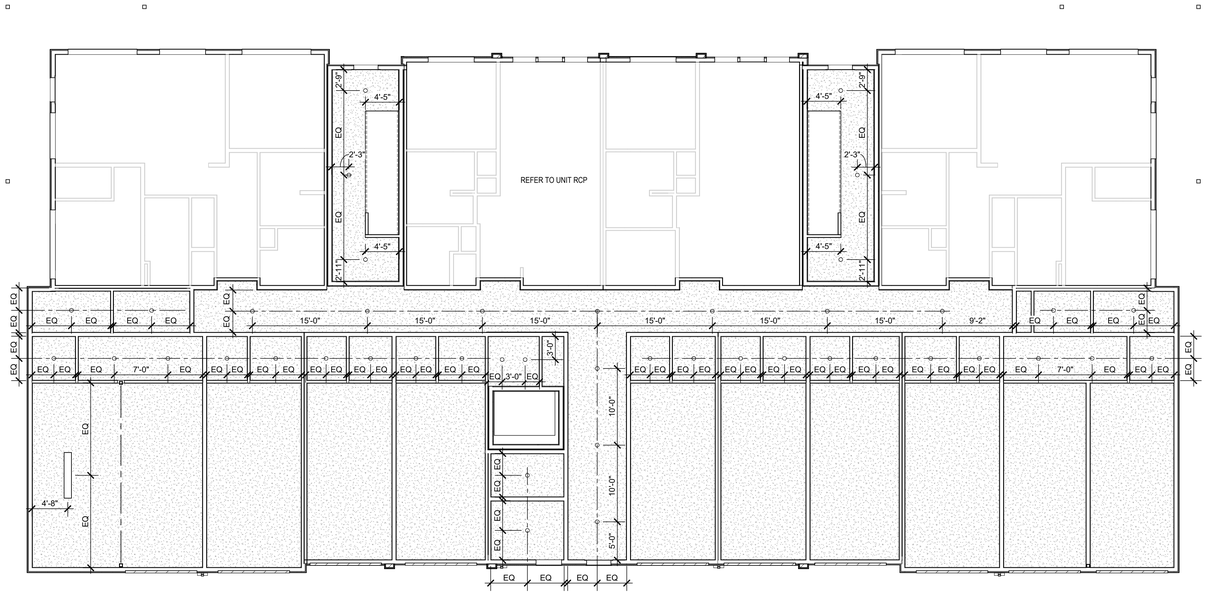

BLDG #1 · BLDG #4 BLDG #8 · BLDG #7

1 BUILDING A - 1ST FLOOR RCP
1/8" = 1'-0"

A NEW MULTI-FAMILY PROJECT:
EVREN APARTMENTS
LEE'S SUMMIT, MISSOURI

DRAWING RELEASE LOG
• 09.16.2024 PERMIT SET

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SHEET NAME
BUILDING A - 1ST FLOOR RCP
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A7.11

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ARCH E1 30" x 42"

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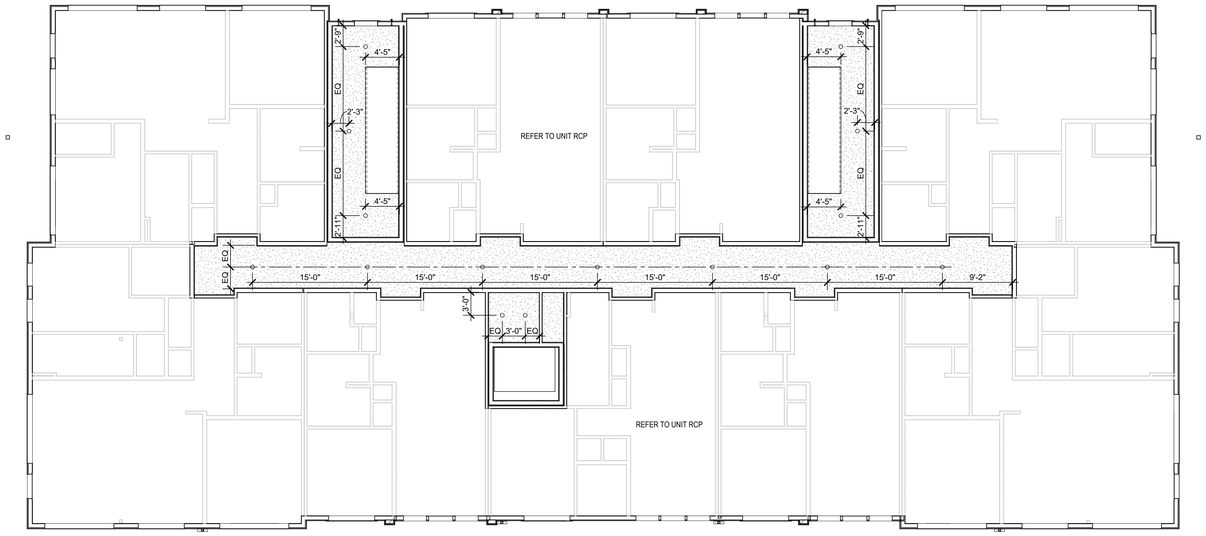

BLDG #1 BLDG #4 BLDG #8 BLDG #7

1 BUILDING A - 2ND FLOOR RCP
1/8" = 1'-0"

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SHEET NAME
BUILDING A - 2ND FLOOR RCP
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A7.12

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ARCH E1 30" x 42"

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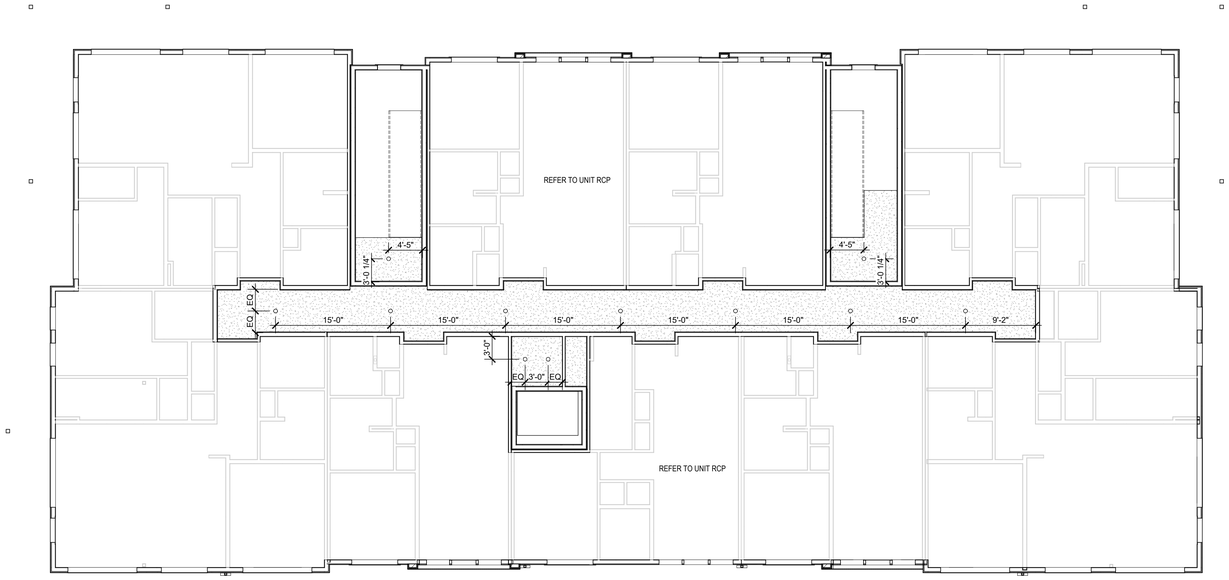

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1 BUILDING A - 3RD FLOOR RCP
1/8" = 1'-0"

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SHEET NAME
BUILDING A - 3RD FLOOR RCP
SHEET NO.
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ARCH E1 30" x 42"

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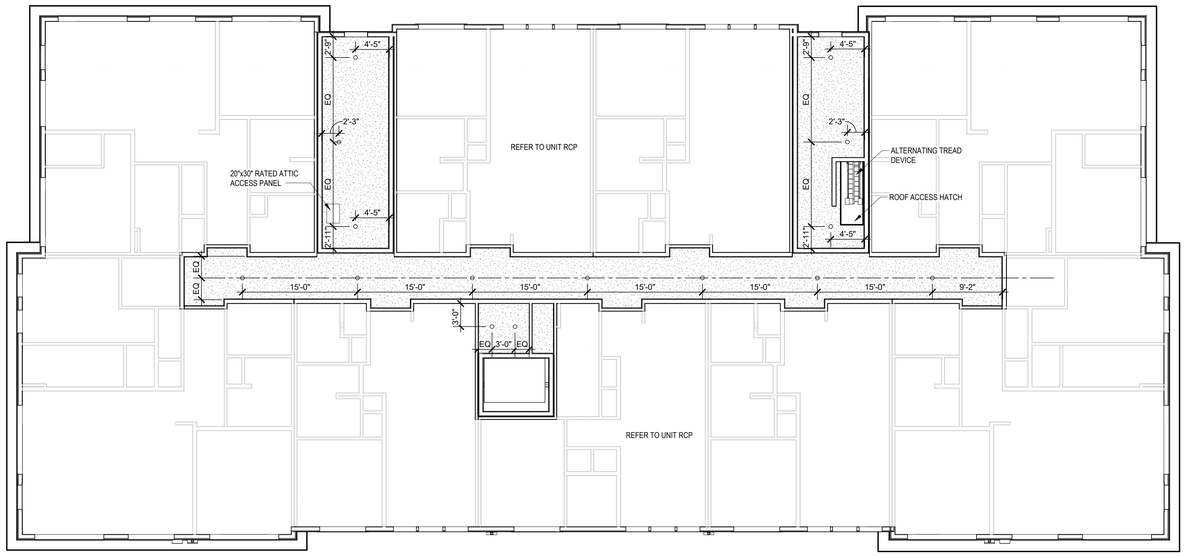

BLDG #1 | BLDG #4 BLDG #8 | BLDG #7

1 BUILDING A - 4TH FLOOR RCP
1/8" = 1'-0"

A NEW MULTI-FAMILY PROJECT:
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SHEET NAME
BUILDING A - 4TH FLOOR RCP
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ARCH E1 30" x 42"

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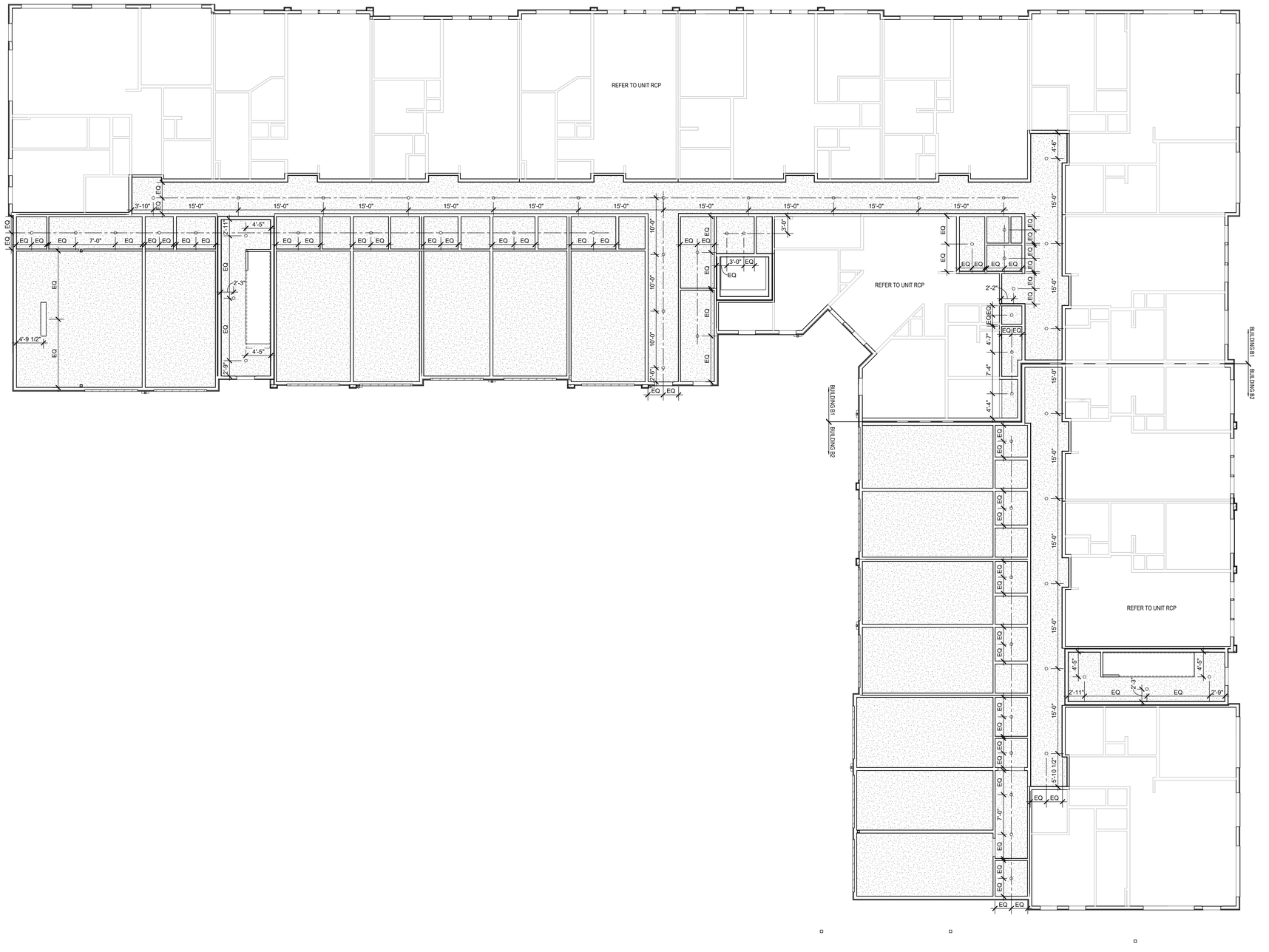

1 BUILDING B - 1ST FLOOR RCP
1/8" = 1'-0"

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SHEET NAME
BUILDING B - 1ST FLOOR RCP
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ARCH E1 30" x 42"

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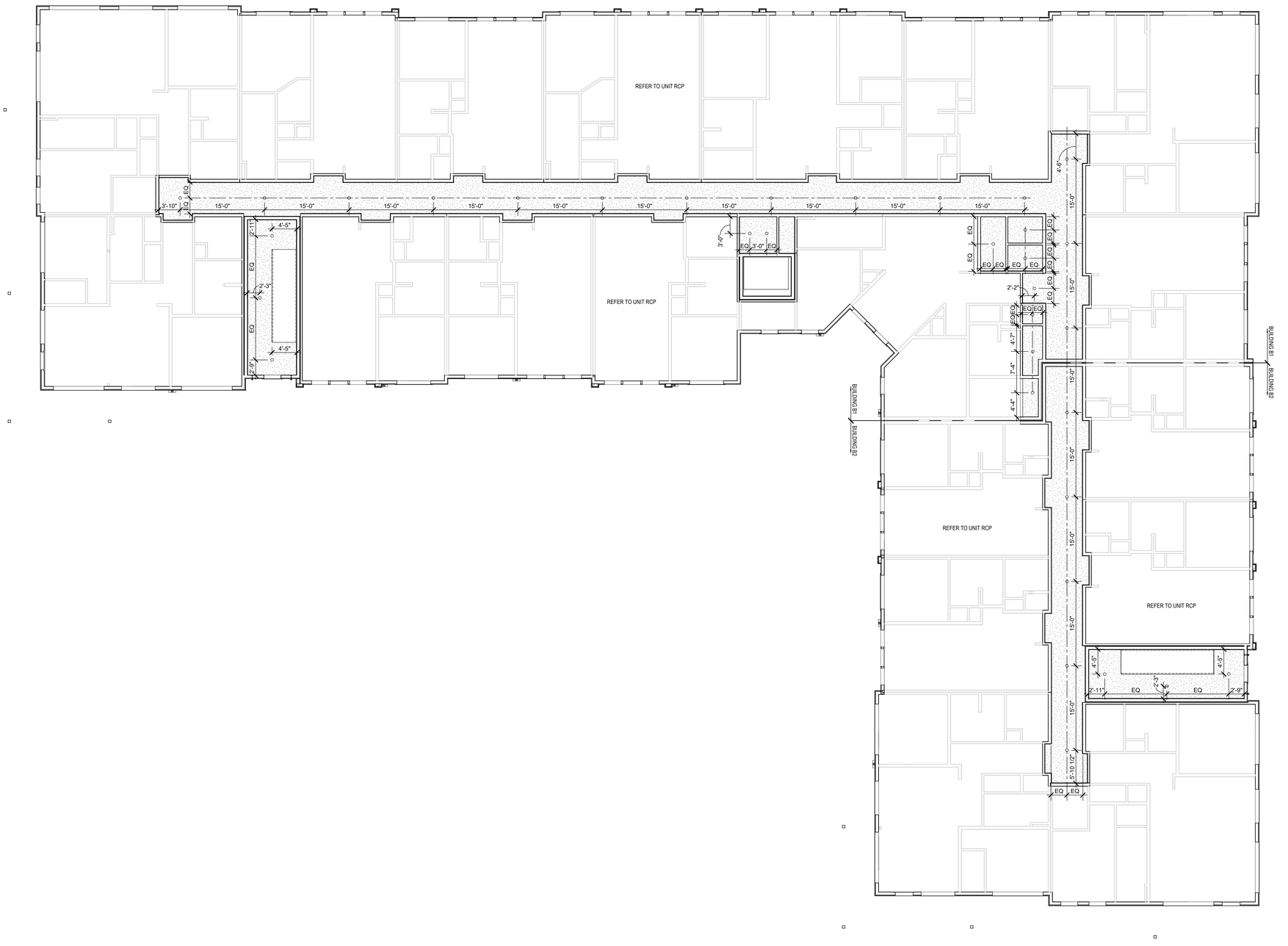

BLDG #3
BLDG #6

1 BUILDING B - 2ND FLOOR RCP
1/8" = 1'-0"

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SHEET NAME
BUILDING B - 2ND FLOOR

SHEET NO.
A7.22

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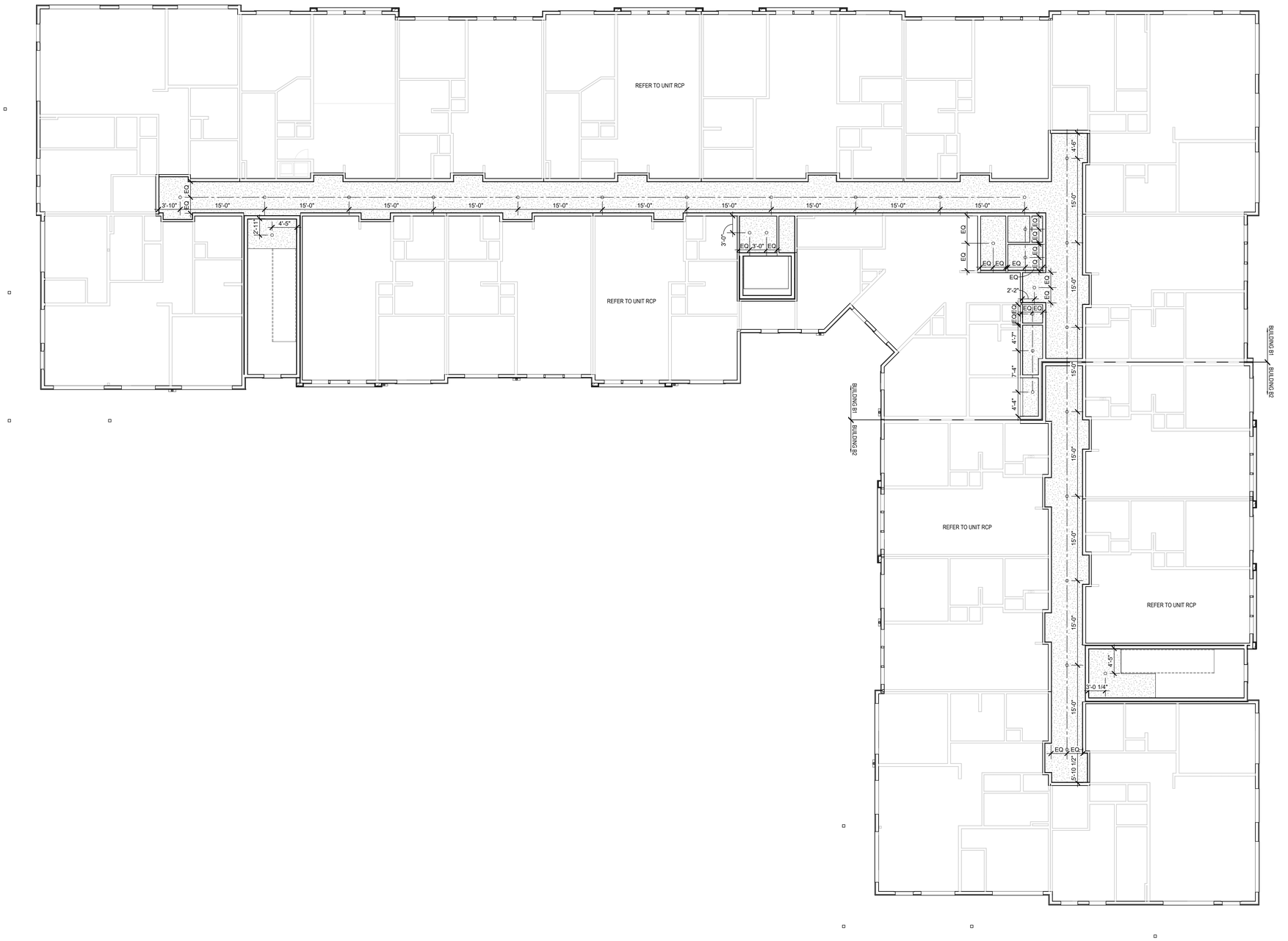

1 BUILDING B - 3RD FLOOR RCP
1/8" = 1'-0"

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A NEW MULTI-FAMILY PROJECT:
EVREN APARTMENTS
LEE'S SUMMIT, MISSOURI

DRAWING RELEASE LOG
• 09.16.2024 PERMIT SET

△ REVISIONS

JOB NO. 720522
DATE 09.16.2024
DRAWN BY IA/BB/CE
PERMIT SET

SHEET NAME
BUILDING B - 3RD FLOOR RCP
SHEET NO.
A7.23

9/16/2024 5:02:09 PM

ARCH E1 30" x 42"

REFLECTED CEILING PLAN GENERAL NOTES:

A. DESIGN INTENT INCLUDES CONCEALING OF ALL PIPES, CONDUIT, DUCT LINES, ETC. ABOVE FINISHED SOFFIT/CEILING OR WITHIN WALLS/CHASES
B. FINISH EXPOSED FACE OF SOFFITS w/ GYPSUM BOARD AT ALL LOCATIONS.
C. REFER TO SPECIFIC UNIT PLAN SHEET FOR DIMENSIONED LOCATIONS OF LIGHTING WITHIN DWELLING UNITS.
D. REFER TO MEP ELECTRICAL SYMBOLS FOR COMMON CORRIDOR LIGHTING SHOWN ON PLANS.
E. SPRINKLER HEADS AND ACCESS PANELS SHOULD ALIGN WITH AIR GRILLS, STRINGS OF LIGHTS, ETC., WHERE APPLICABLE. CONFER WITH ARCHITECT IF ALIGNMENT ISSUES ARISE IN THE FIELD.
F. PROVIDE ACCESS DOORS AT ALL DAMPER LOCATIONS.
G. ANY BEAM SUPPORTING TWO FLOORS OF RATED EXTERIOR WALL TO INCLUDE FIRE RESISTANCE MATCHED IN RATING TO WALL IT IS SUPPORTING IN ACCORDANCE WITH IBC 704.1. CONFER WITH ARCHITECT.
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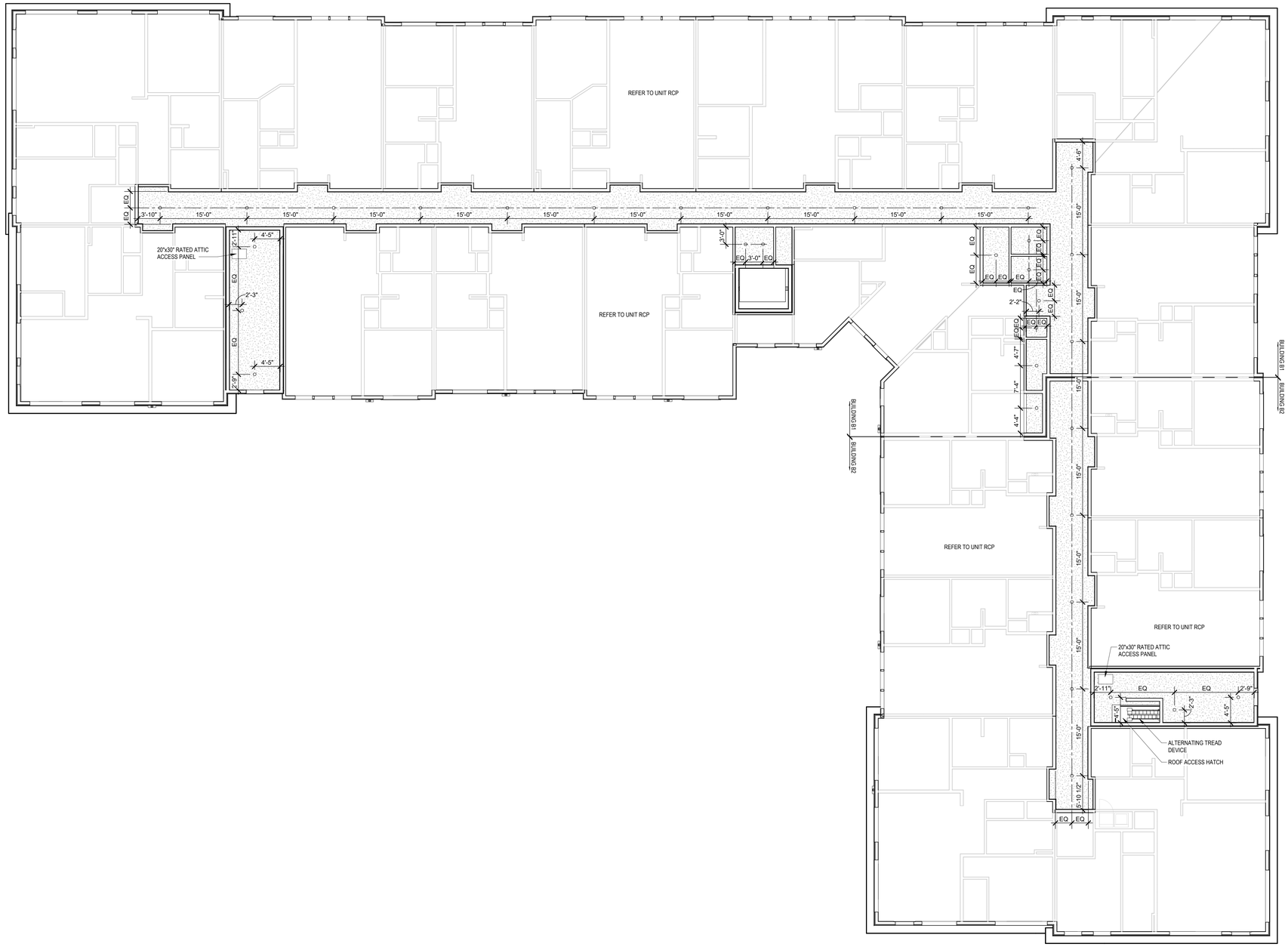

BLDG #3
BLDG #6

1 BUILDING B - 4TH FLOOR RCP
1/8" = 1'-0"

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LEE'S SUMMIT, MISSOURI

DRAWING RELEASE LOG
• 09.16.2024 PERMIT SET

△REVISIONS

JOB NO. 720522
DATE 09.16.2024
DRAWN BY IA/BB/CE
PERMIT SET

SHEET NAME
BUILDING B - 4TH FLOOR RCP
SHEET NO.
A7.24

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ARCH E1 30" x 42"

REFLECTED CEILING PLAN GENERAL NOTES:

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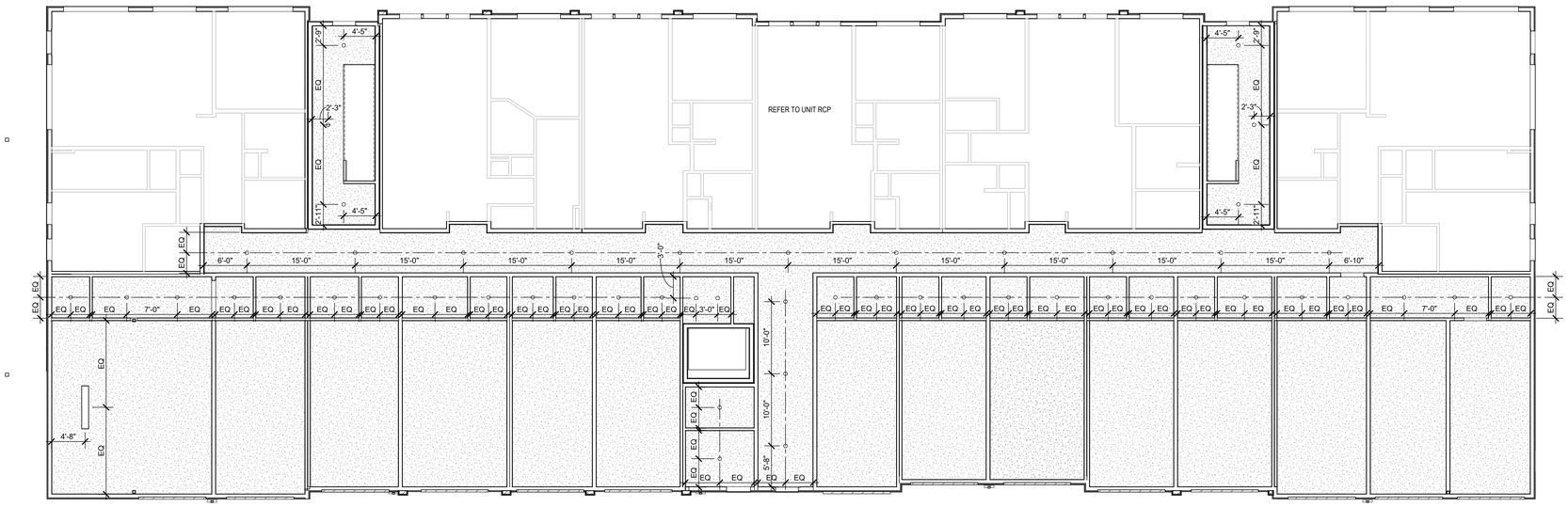

1 BUILDING C - 1ST FLOOR RCP
1/8" = 1'-0"

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DRAWING RELEASE LOG
• 09.16.2024 PERMIT SET

△REVISIONS

JOB NO. 720522
DATE 09.16.2024
DRAWN BY IA/BB/CE
PERMIT SET

SHEET NAME
BUILDING C - 1ST FLOOR RCP
SHEET NO.
A7.31

9/16/2024 5:02:15 PM

ARCH E1 30" x 42"

REFLECTED CEILING PLAN GENERAL NOTES:

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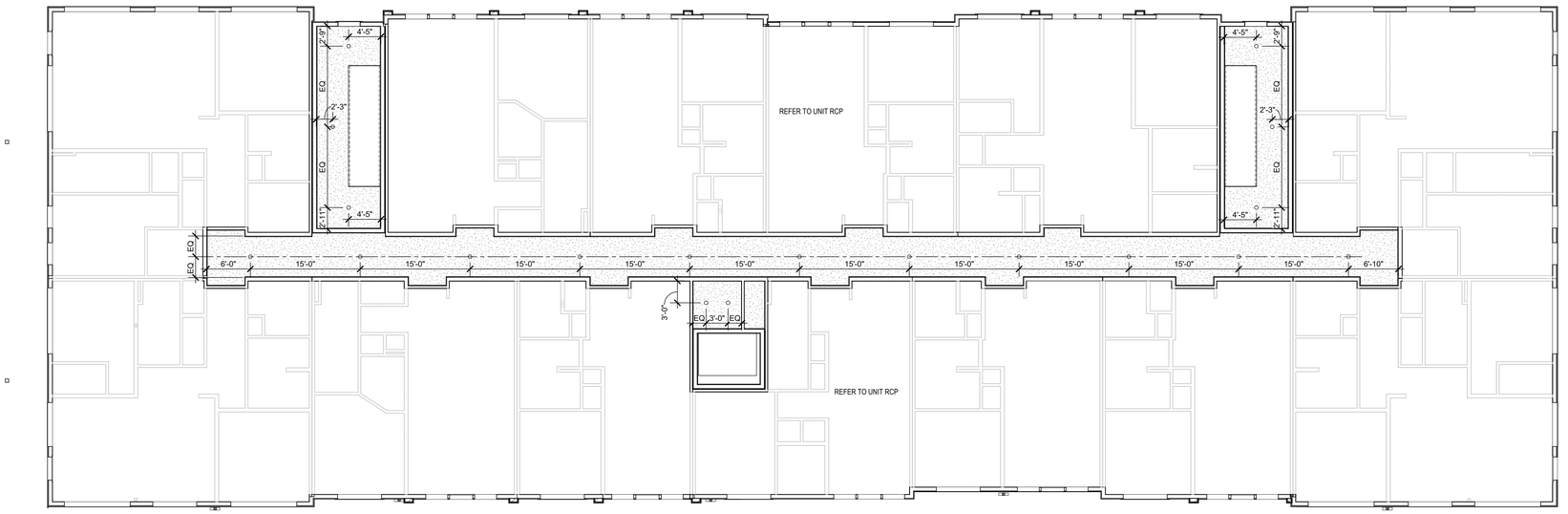

1 BUILDING C - 2ND FLOOR RCP
1/8" = 1'-0"

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DATE 09.16.2024
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SHEET NAME
BUILDING C - 2ND FLOOR RCP
SHEET NO.
A7.32

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ARCH E1 30" x 42"

REFLECTED CEILING PLAN GENERAL NOTES:

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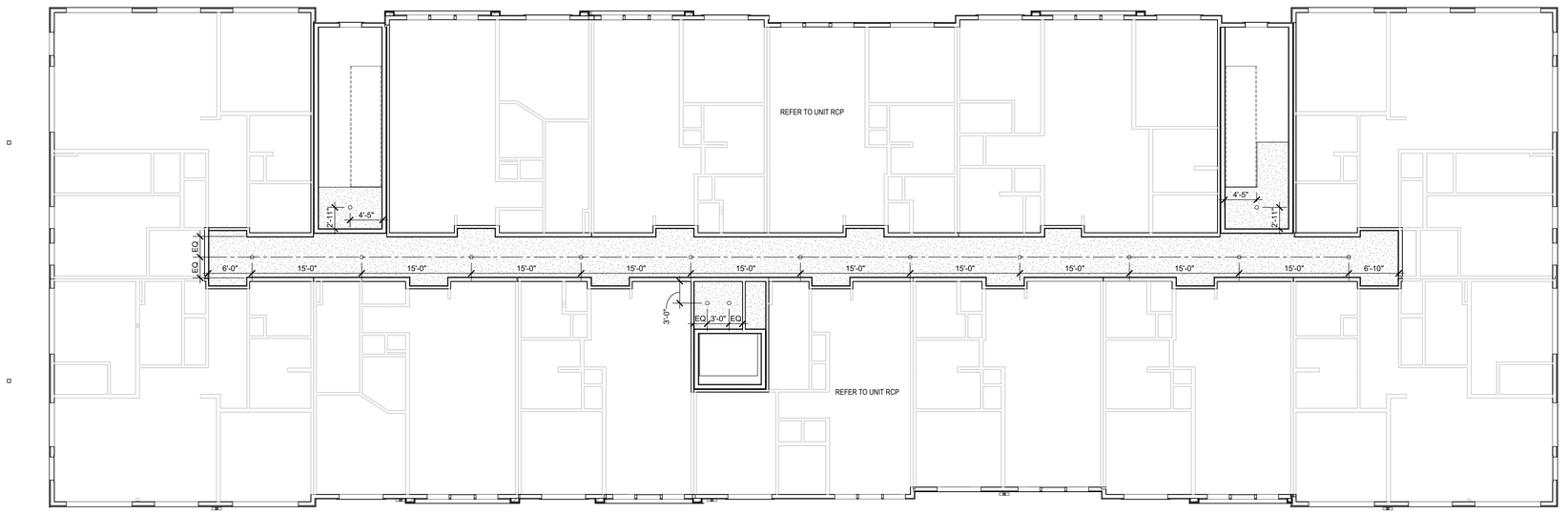

1 BUILDING C - 3RD FLOOR RCP
1/8" = 1'-0"

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LEE'S SUMMIT, MISSOURI

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BUILDING C - 3RD FLOOR RCP
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ARCH E1 30" x 42"

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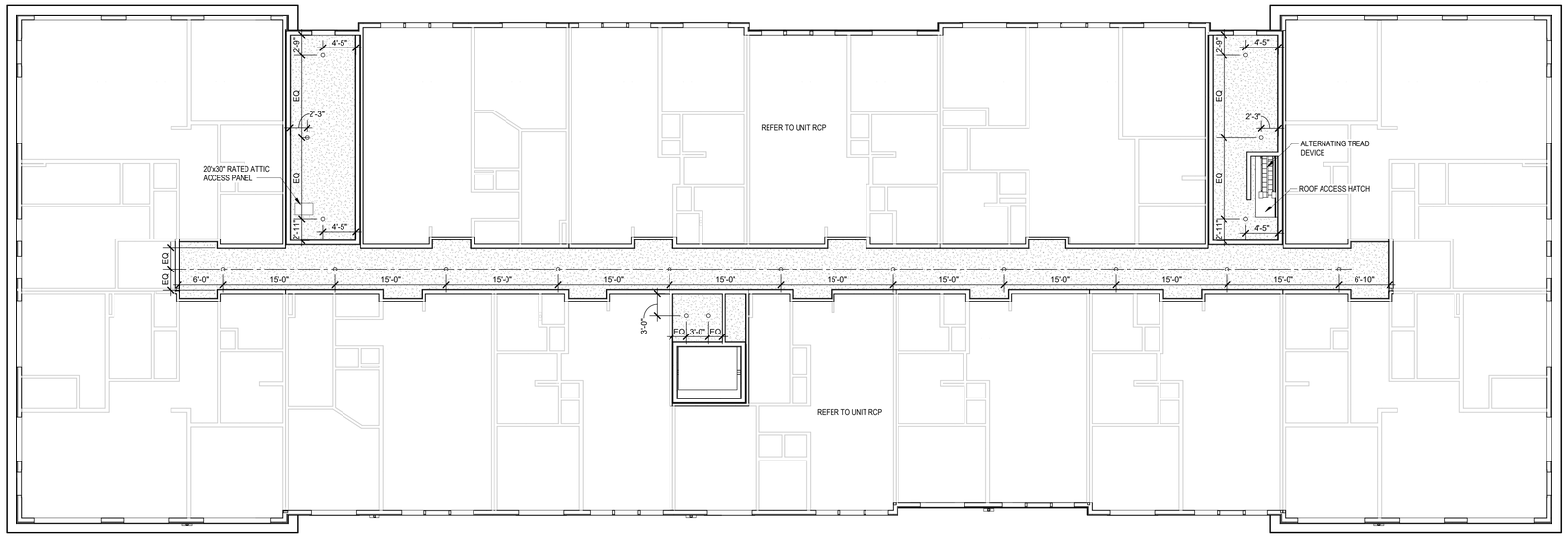

1 BUILDING C - 4TH FLOOR RCP
1/8" = 1'-0"

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SHEET NAME
BUILDING C - 4TH FLOOR RCP
SHEET NO.
A7.34

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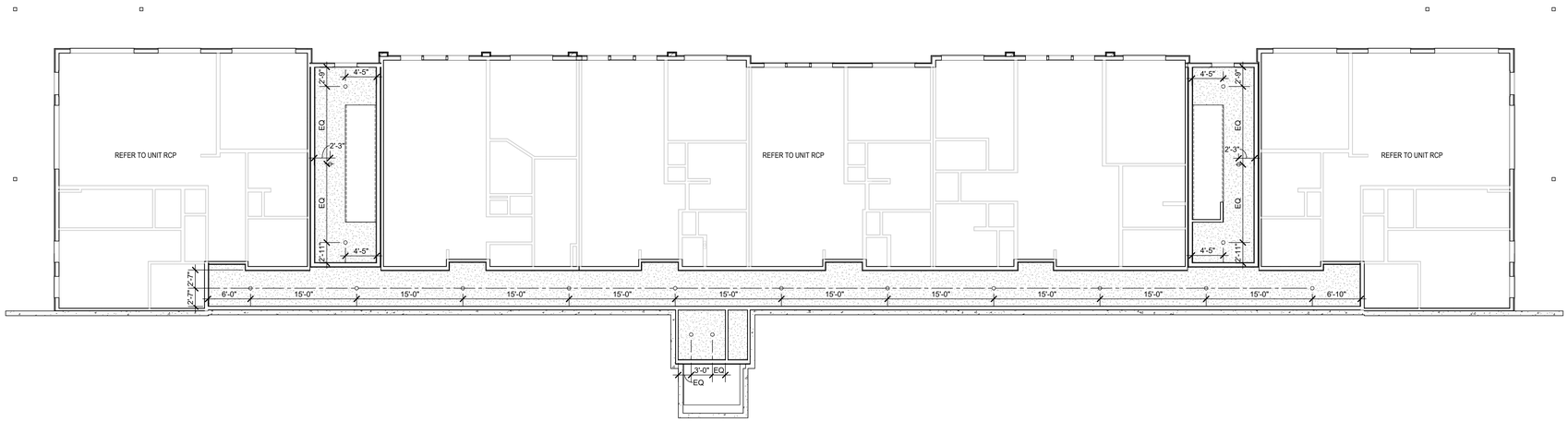
ARCH E1 30" x 42"



1 BUILDING D - BASEMENT RCP
1/8" = 1'-0"

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SHEET NAME
BUILDING D - BASEMENT RCP
SHEET NO.
A7.40

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ARCH E1 30" x 42"

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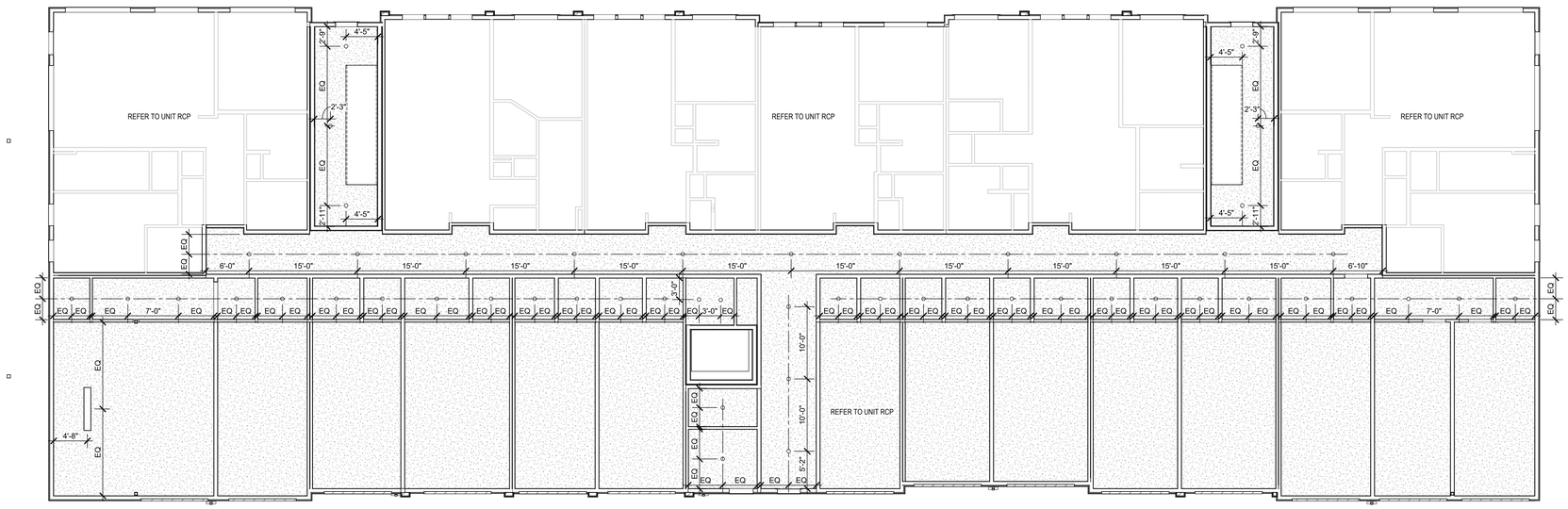

1 BUILDING D - 1ST FLOOR RCP
1/8" = 1'-0"

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DATE 09.16.2024
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SHEET NAME
BUILDING D - 1ST FLOOR RCP
SHEET NO.
A7.41

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ARCH E1 30" x 42"

REFLECTED CEILING PLAN GENERAL NOTES:

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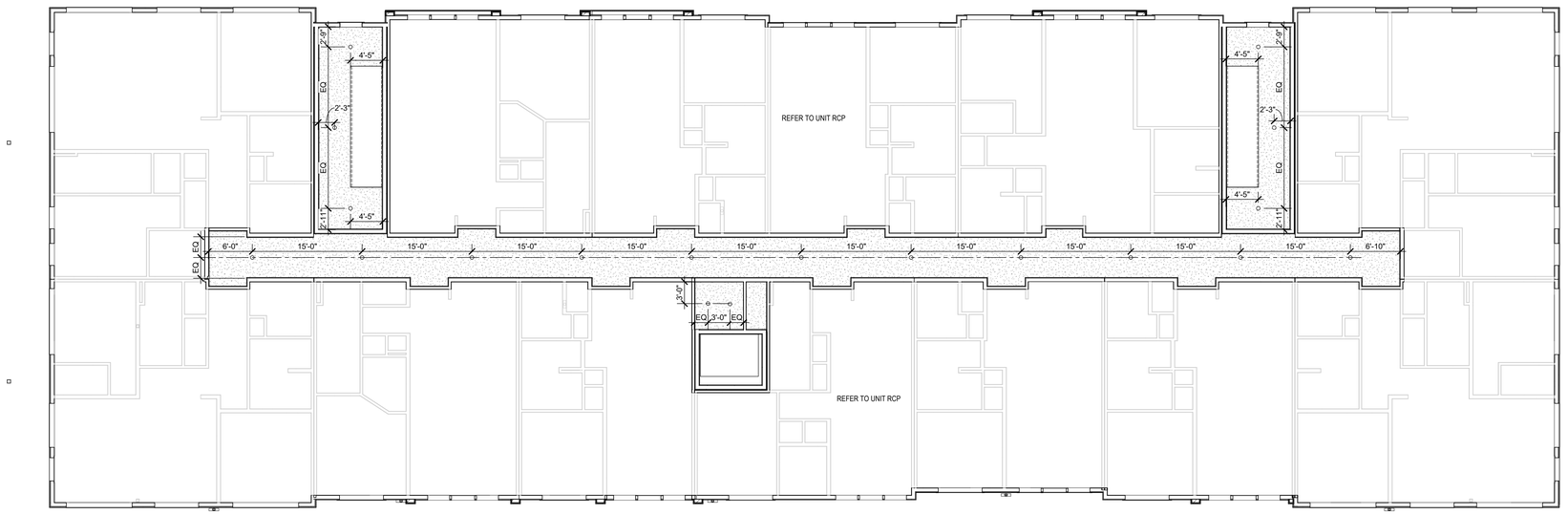

1 BUILDING D - 2ND FLOOR RCP
1/8" = 1'-0"

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• 09.16.2024 PERMIT SET

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JOB NO. 720522
DATE 09.16.2024
DRAWN BY IA/BB/CE
PERMIT SET

SHEET NAME
BUILDING D - 2ND FLOOR RCP
SHEET NO.
A7.42

9/16/2024 5:02:33 PM

ARCH E1 30" x 42"

REFLECTED CEILING PLAN GENERAL NOTES:

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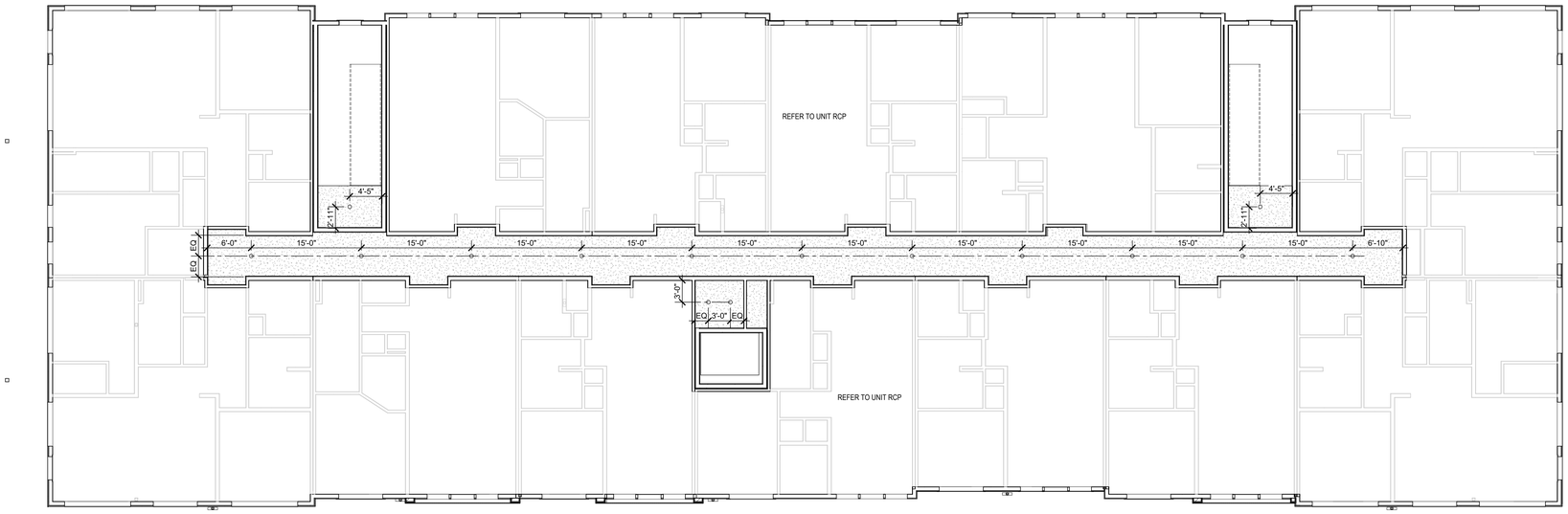

1 BUILDING D - 3RD FLOOR RCP
1/8" = 1'-0"

A NEW MULTI-FAMILY PROJECT:
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LEE'S SUMMIT, MISSOURI

DRAWING RELEASE LOG
• 09.16.2024 PERMIT SET

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DRAWN BY IA/BB/CE
PERMIT SET

SHEET NAME
BUILDING D - 3RD FLOOR RCP
SHEET NO.
A7.43

9/16/2024 5:02:36 PM

ARCH E1 30" x 42"

REFLECTED CEILING PLAN GENERAL NOTES:

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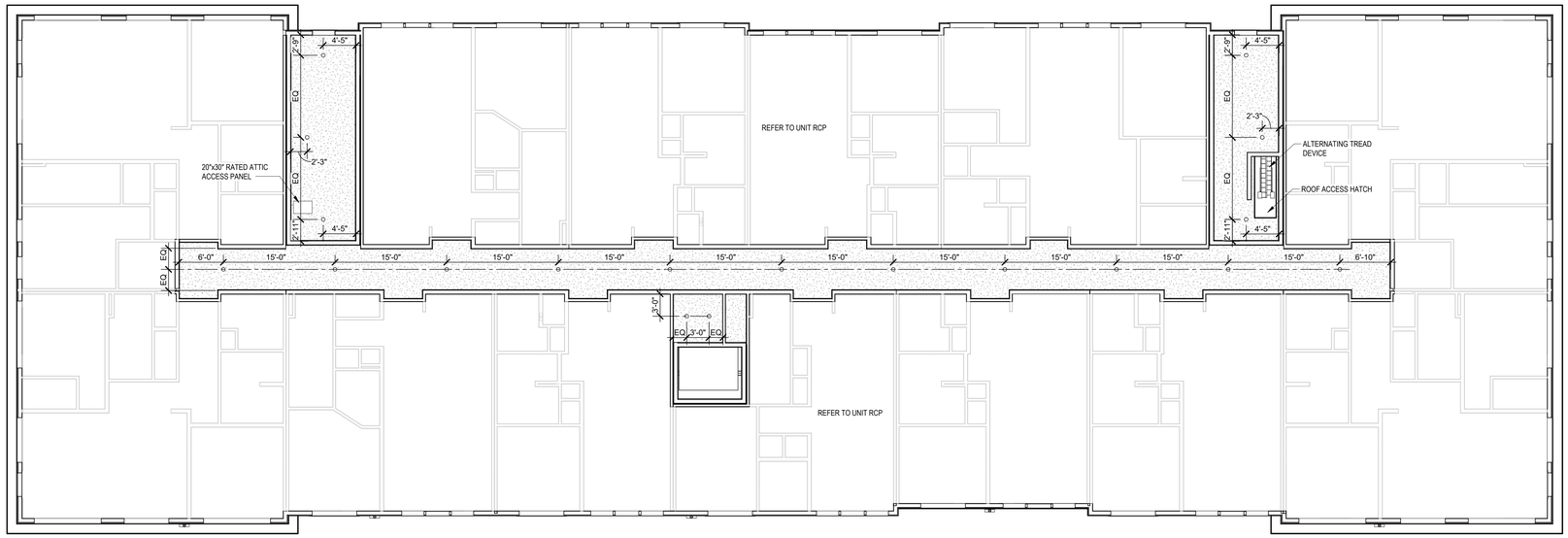
B. FINISH EXPOSED FACE OF SOFFITS w/ GYPSUM BOARD AT ALL LOCATIONS.
C. REFER TO SPECIFIC UNIT PLAN SHEET FOR DIMENSIONED LOCATIONS OF LIGHTING WITHIN DWELLING UNITS.
D. REFER TO MEP ELECTRICAL SYMBOLS FOR COMMON CORRIDOR LIGHTING SHOWN ON PLANS.
E. SPRINKLER HEADS AND ACCESS PANELS SHOULD ALIGN WITH AIR GRILLS, STRINGS OF LIGHTS, ETC., WHERE APPLICABLE. CONFER WITH ARCHITECT IF ALIGNMENT ISSUES ARISE IN THE FIELD.
F. PROVIDE ACCESS DOORS AT ALL DAMPER LOCATIONS.
G. ANY BEAM SUPPORTING TWO FLOORS OF RATED EXTERIOR WALL TO INCLUDE FIRE RESISTANCE MATCHED IN RATING TO WALL IT IS SUPPORTING IN ACCORDANCE WITH IBC 704.1. CONFER WITH ARCHITECT.
H. REFER TO ELECTRICAL DRAWINGS FOR LOCATIONS OF EXIT AND EMERGENCY LIGHTS.
I. LIGHTING IN PRIVATE GARAGES IS PROVIDED BY GARAGE DOOR EQUIPMENT
J. CEILING HEIGHTS TO BE 9'-0" TYPICAL AND 10'-0" AT TOP FLOORS, UNLESS NOTED OTHERWISE.

CENTERLINE



1 BUILDING D - 4TH FLOOR RCP
1/8" = 1'-0"

nspj ARCHITECTS
ARCHITECTURE
LANDSCAPE
ARCHITECTURE
P.913.831.1415
NSPJARCH.COM
9415 NALL AVE., #300
PRAIRIE VILLAGE,
KANSAS,66207
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STATE OF MISSOURI
CLINT EDD EVANS
NUMBER A-10774
ARCHITECT
09/16/2024

A NEW MULTI-FAMILY PROJECT:
EVREN APARTMENTS
LEE'S SUMMIT, MISSOURI

DRAWING RELEASE LOG
• 09.16.2024 PERMIT SET

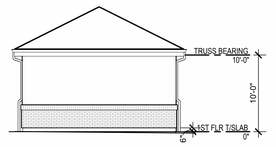
△ REVISIONS

JOB NO. 720522
DATE 09.16.2024
DRAWN BY IA/BB/CE
PERMIT SET

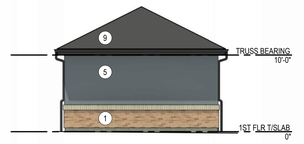
SHEET NAME
BUILDING D - 4TH FLOOR RCP
SHEET NO.
A7.44

9/16/2024 5:02:39 PM

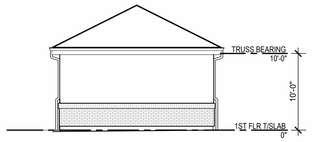
ARCH E1 30" x 42"



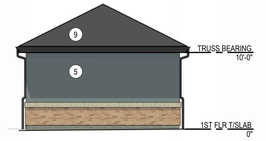
8 GARAGE A - LEFT ELEVATION
1/8" = 1'-0"



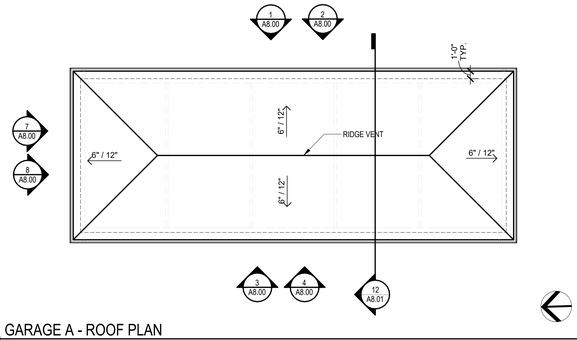
7 GARAGE A - LEFT ELEVATION
1/8" = 1'-0"



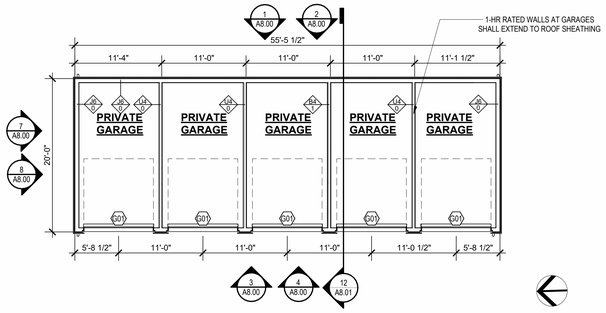
6 GARAGE A - RIGHT ELEVATION
1/8" = 1'-0"



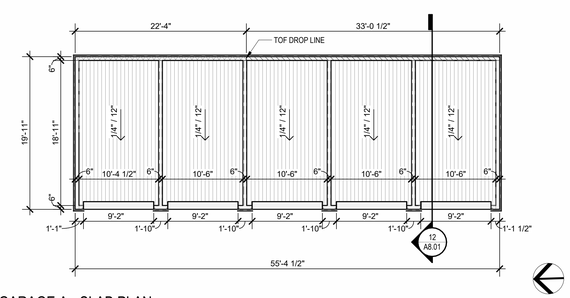
5 GARAGE A - RIGHT ELEVATION
1/8" = 1'-0"



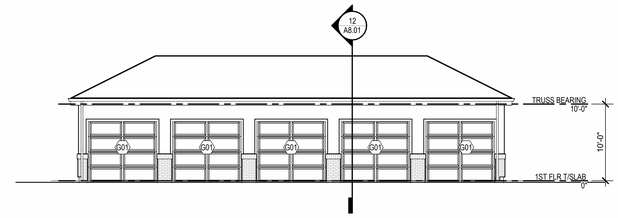
11 GARAGE A - ROOF PLAN
1/8" = 1'-0"



10 GARAGE A - FLOOR PLAN
1/8" = 1'-0"

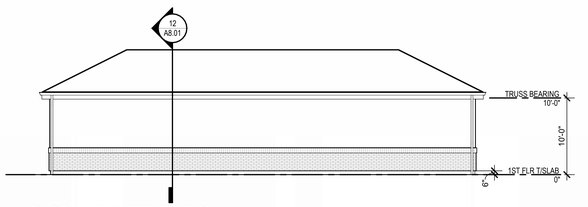


9 GARAGE A - SLAB PLAN
1/8" = 1'-0"



4 GARAGE A - REAR ELEVATION
1/8" = 1'-0"

3 GARAGE A - REAR ELEVATION
1/8" = 1'-0"



2 GARAGE A - FRONT ELEVATION
1/8" = 1'-0"

1 GARAGE A - FRONT ELEVATION
1/8" = 1'-0"

EXTERIOR MATERIAL LEGEND:

1 THIN BRICK VENEER
LIGHT FINISH

2 THIN BRICK VENEER SOLDIER COURSE
LIGHT FINISH

5 FIBER CEMENT BOARD AND BATTEN
GRAY

9 ASPHALT SHINGLES

SLAB PLAN GENERAL NOTES:
A. SEE STRUCTURAL FOR CONCRETE THICKNESS AND REINFORCING.

GRAPHIC LEGEND:

PATIO/STOOP SLAB W/ BROOM FINISH
SLOPING GARAGE SLAB W/ SMOOTH FINISH
TYPICAL BUILDING SLAB

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A NEW MULTI-FAMILY PROJECT:
EVREN APARTMENTS
LEE'S SUMMIT, MISSOURI

DRAWING RELEASE LOG
• 09.16.2024 PERMIT SET

△REVISIONS

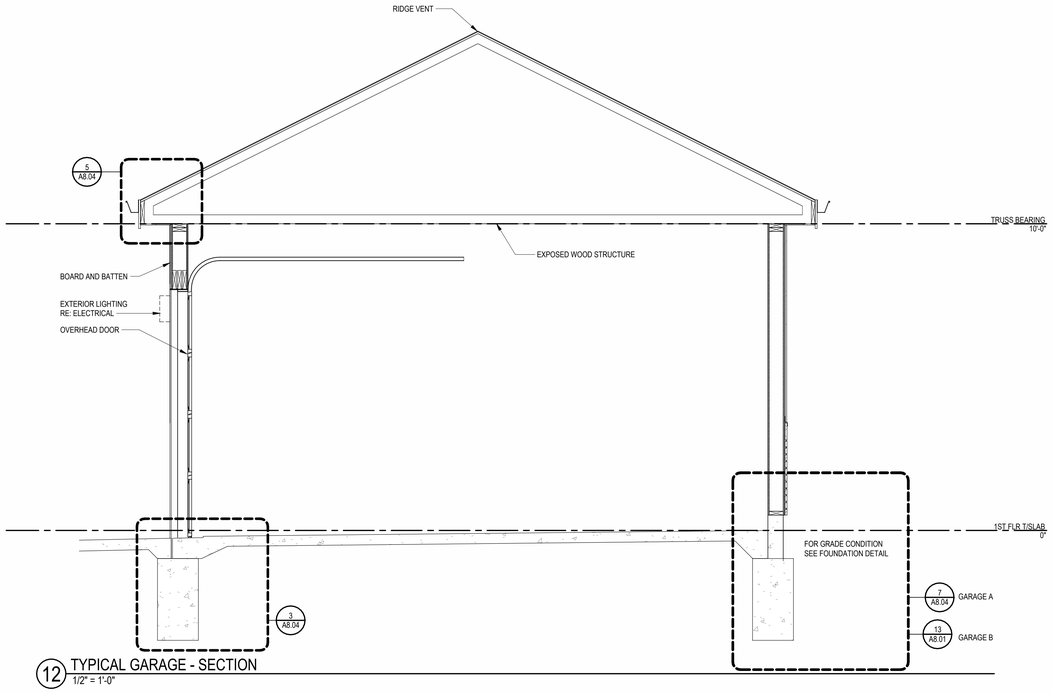
JOB NO. 720522
DATE 09.16.2024
DRAWN BY IA/BB/CE
PERMIT SET

SHEET NAME
DETACHED GARAGE A

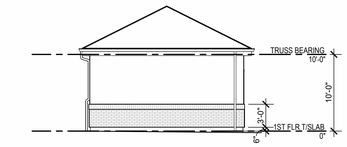
SHEET NO.
A8.00

9/16/2024 5:03:36 PM

ARCH E1 30" x 42"

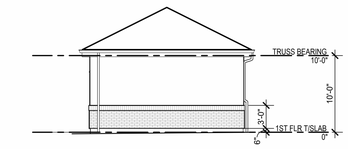


12 TYPICAL GARAGE - SECTION
1/2" = 1'-0"

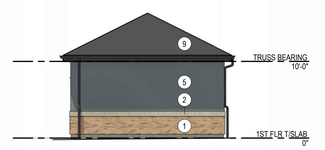


8 GARAGE B - LEFT ELEVATION
1/8" = 1'-0"

7 GARAGE B - LEFT ELEVATION
1/8" = 1'-0"



6 GARAGE B - RIGHT ELEVATION
1/8" = 1'-0"



5 GARAGE B - RIGHT ELEVATION
1/8" = 1'-0"

EXTERIOR MATERIAL LEGEND:

1 THIN BRICK VENEER LIGHT FINISH

2 THIN BRICK VENEER SOLDIER COURSE LIGHT FINISH

5 FIBER CEMENT BOARD AND BATTEN GRAY

9 ASPHALT SHINGLES

SLAB PLAN GENERAL NOTES:

A. SEE STRUCTURAL FOR CONCRETE THICKNESS AND REINFORCING.

GRAPHIC LEGEND:

PATIO/STOOP SLAB W/ BROOM FINISH

SLOPING GARAGE SLAB W/ SMOOTH FINISH

TYPICAL BUILDING SLAB

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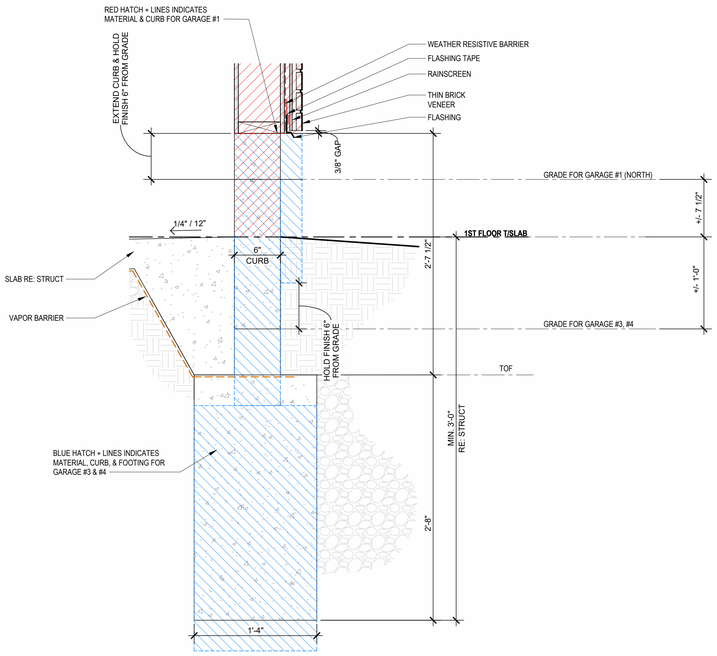
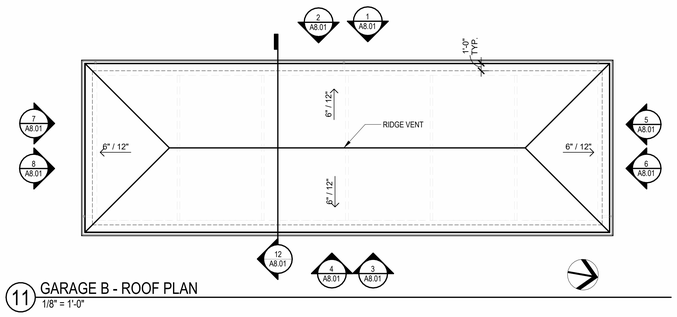
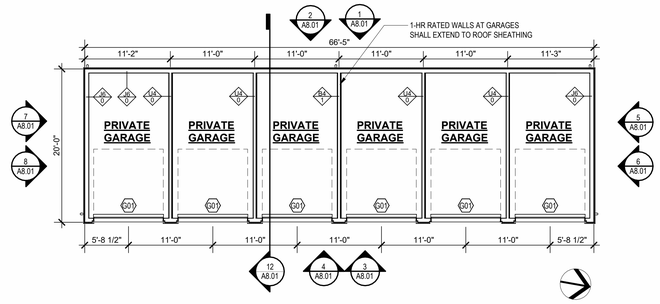
STATE OF MISSOURI
CLINT EDD EVANS
NUMBER A-10744
ARCHITECT
09/16/2024



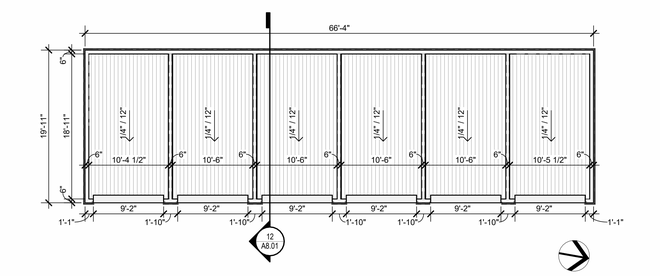
13 GARAGE - BACK WALL FOUNDATION - GARAGE B
1 1/2" = 1'-0"



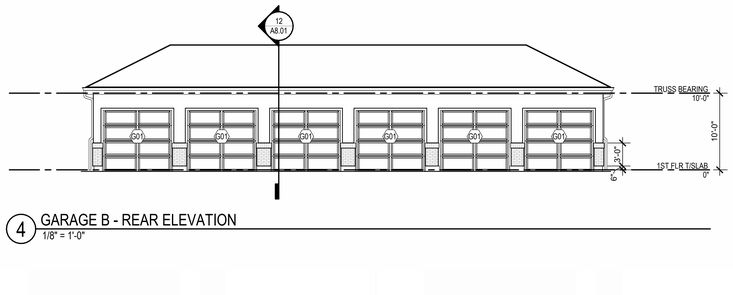
11 GARAGE B - ROOF PLAN
1/8" = 1'-0"



10 GARAGE B - FLOOR PLAN
1/8" = 1'-0"

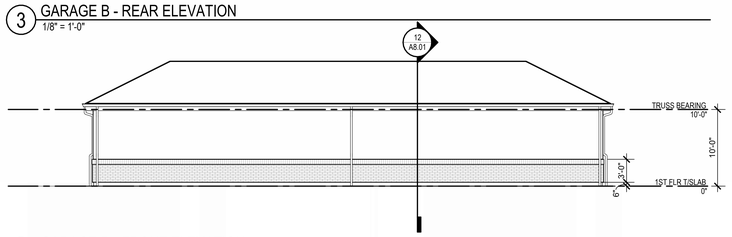


9 GARAGE B - SLAB PLAN
1/8" = 1'-0"



4 GARAGE B - REAR ELEVATION
1/8" = 1'-0"

3 GARAGE B - REAR ELEVATION
1/8" = 1'-0"



2 GARAGE B - FRONT ELEVATION
1/8" = 1'-0"

1 GARAGE B - FRONT ELEVATION
1/8" = 1'-0"

A NEW MULTI-FAMILY PROJECT:
EVREN APARTMENTS
LEE'S SUMMIT, MISSOURI

DRAWING RELEASE LOG
• 09.16.2024 PERMIT SET

REVISIONS

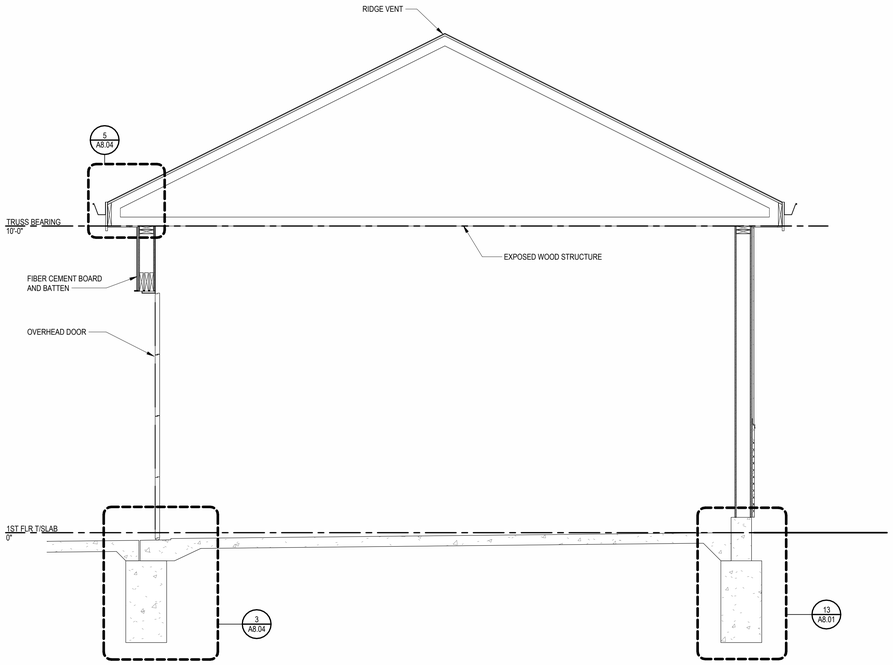
JOB NO. 720522
DATE 09.16.2024
DRAWN BY IA/BB/CE
PERMIT SET

SHEET NAME
DETACHED GARAGE B

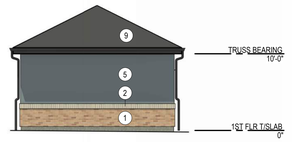
SHEET NO.
A8.01

9/16/2024 5:04:31 PM

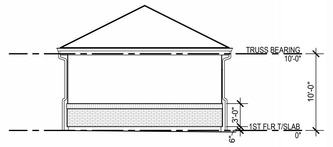
ARCH E1 30" x 42"



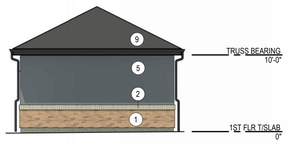
12 MAINTENANCE - SECTION
1/2" = 1'-0"



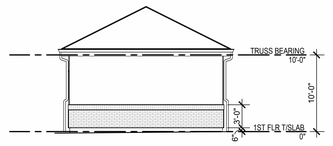
8 MAINTENANCE - RIGHT ELEVATION
1/8" = 1'-0"



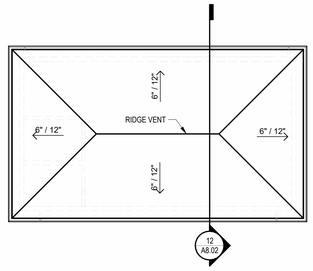
7 MAINTENANCE - RIGHT ELEVATION
1/8" = 1'-0"



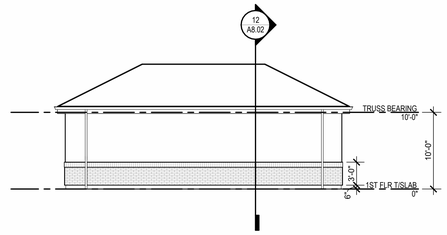
6 MAINTENANCE - LEFT ELEVATION
1/8" = 1'-0"



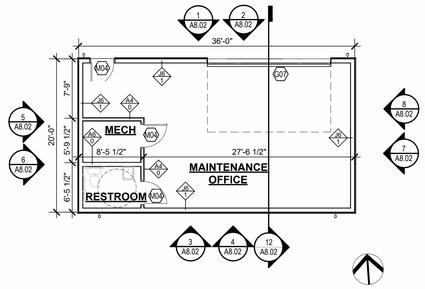
5 MAINTENANCE - LEFT ELEVATION
1/8" = 1'-0"



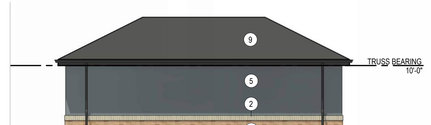
11 MAINTENANCE - ROOF PLAN
1/8" = 1'-0"



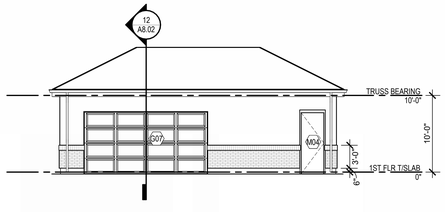
4 MAINTENANCE - REAR ELEVATITON
1/8" = 1'-0"



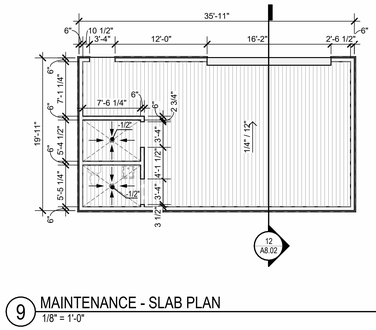
10 MAINTENANCE - FLOOR PLAN
1/8" = 1'-0"



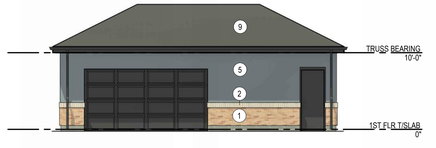
3 MAINTENANCE - REAR ELEVATITON
1/8" = 1'-0"



2 MAINTENANCE - FRONT ELEVATION
1/8" = 1'-0"



9 MAINTENANCE - SLAB PLAN
1/8" = 1'-0"



1 MAINTENANCE - FRONT ELEVATION
1/8" = 1'-0"

EXTERIOR MATERIAL LEGEND:

1 THIN BRICK VENEER LIGHT FINISH

2 THIN BRICK VENEER SOLDIER COURSE LIGHT FINISH

5 FIBER CEMENT BOARD AND BATTEN GRAY

9 ASPHALT SHINGLES

SLAB PLAN GENERAL NOTES:

A. SEE STRUCTURAL FOR CONCRETE THICKNESS AND REINFORCING.

GRAPHIC LEGEND:

PATIO/STOOP SLAB W/ BROOM FINISH

SLOPING GARAGE SLAB W/ SMOOTH FINISH

TYPICAL BUILDING SLAB

nspj ARCHITECTS
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STATE OF MISSOURI
CLINT EDD EVANS
NUMBER A-10774
ARCHITECT
09/16/2024

A NEW MULTI-FAMILY PROJECT:
EVREN APARTMENTS
LEE'S SUMMIT, MISSOURI

DRAWING RELEASE LOG
• 09.16.2024 PERMIT SET

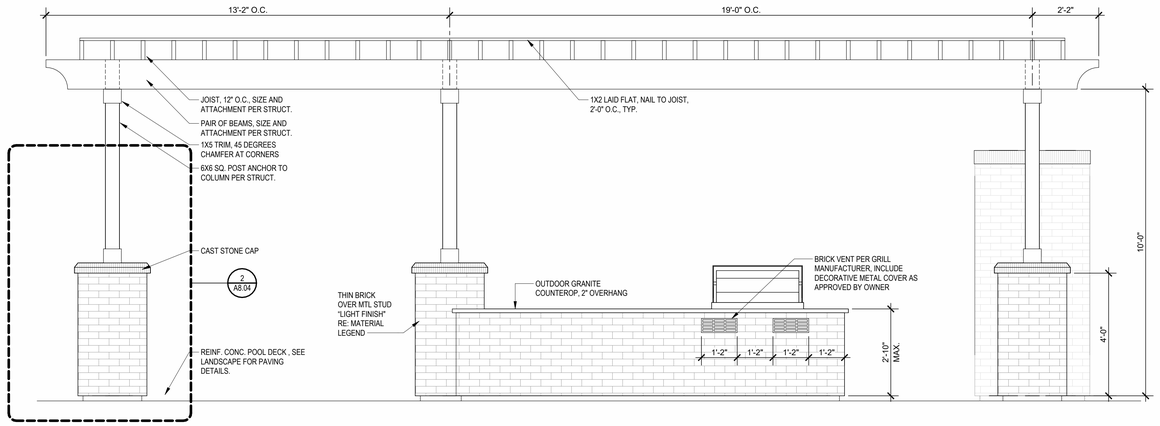
△ REVISIONS

JOB NO. 720522
DATE 09.16.2024
DRAWN BY IA/BB/CE
PERMIT SET

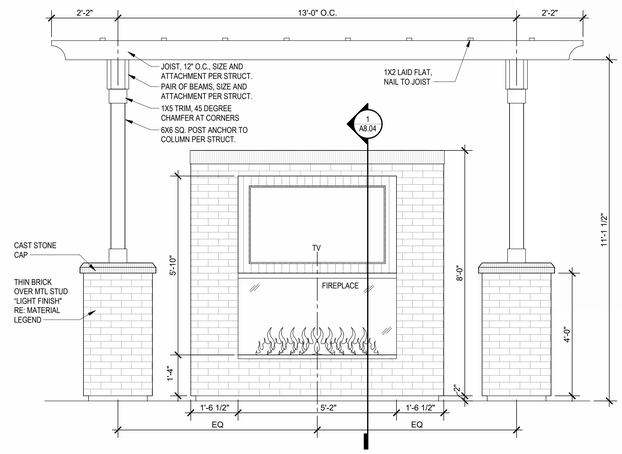
SHEET NAME
MAINTENANCE BUILDING PLANS SECT & ELEV
SHEET NO.
A8.02

9/16/2024 5:05:26 PM

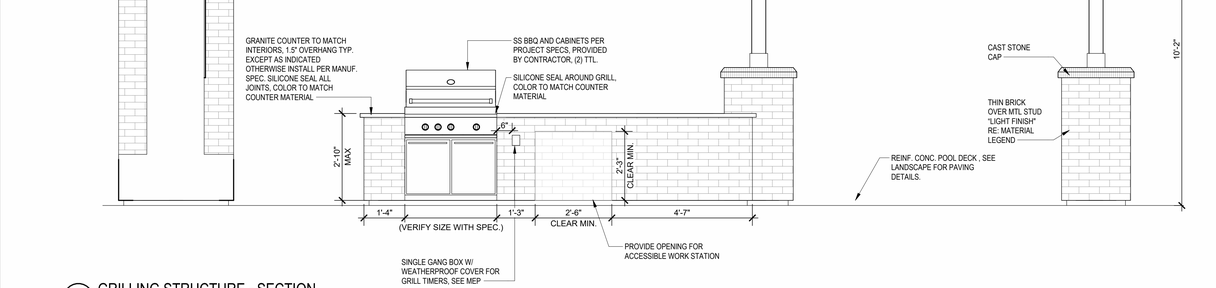
ARCH E1 30" x 42"



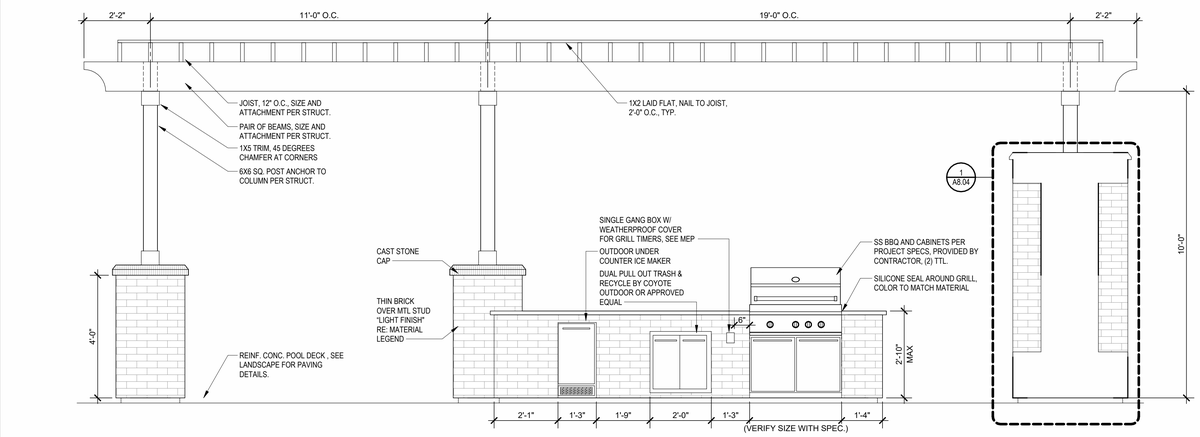
7 GRILLING STRUCTURE - ELEVATION
1/2" = 1'-0"



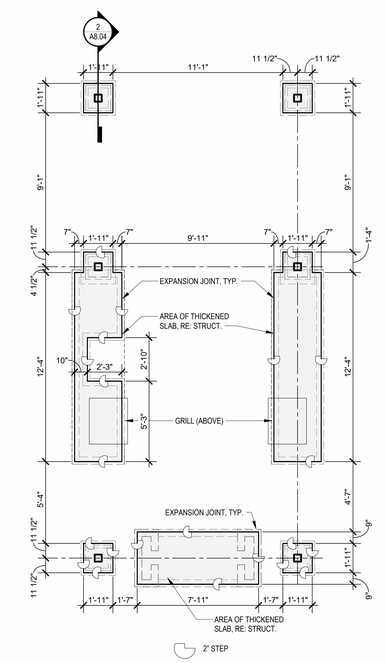
6 GRILLING STRUCTURE - ELEVATION
1/2" = 1'-0"



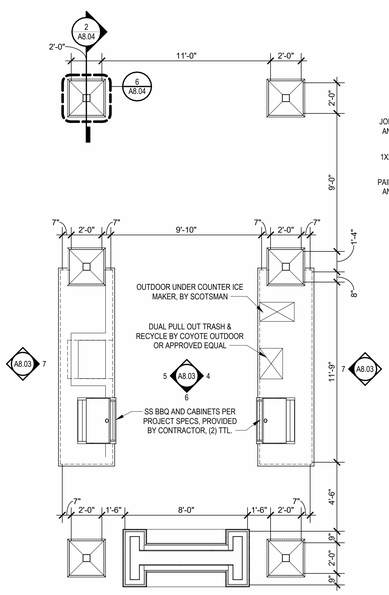
5 GRILLING STRUCTURE - SECTION
1/2" = 1'-0"



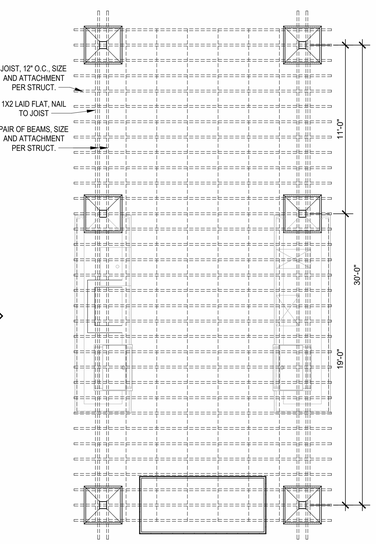
4 GRILLING STRUCTURE - SECTION
1/2" = 1'-0"



3 GRILLING STRUCTURE - SLAB PLAN
1/4" = 1'-0"



2 GRILLING STRUCTURE - FLOOR PLAN
1/4" = 1'-0"



1 GRILLING STRUCTURE - ROOF PLAN
1/4" = 1'-0"

EXTERIOR MATERIAL LEGEND:

1. THIN BRICK VENEER LIGHT FINISH
2. THIN BRICK VENEER SOLDIER COURSE LIGHT FINISH
5. FIBER CEMENT BOARD AND BATTEN GRAY
9. ASPHALT SHINGLES

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STATE OF MISSOURI
CLINT EDD EVANS
NUMBER A-10774
ARCHITECT
09/16/2024

A NEW MULTI-FAMILY PROJECT:
EVREN APARTMENTS
LEE'S SUMMIT, MISSOURI

DRAWING RELEASE LOG
- 09.16.2024 PERMIT SET

△ REVISIONS

JOB NO. 720522
DATE 09.16.2024
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GRILLING STRUCTURE PLANS SECT & ELEV
SHEET NO.
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ARCH E1 30" x 42"

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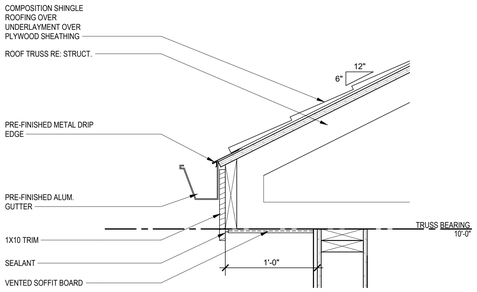
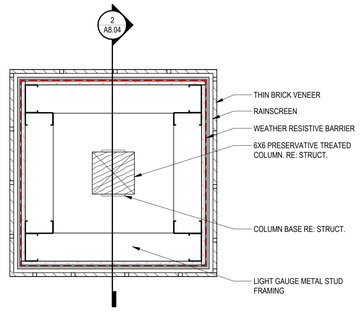
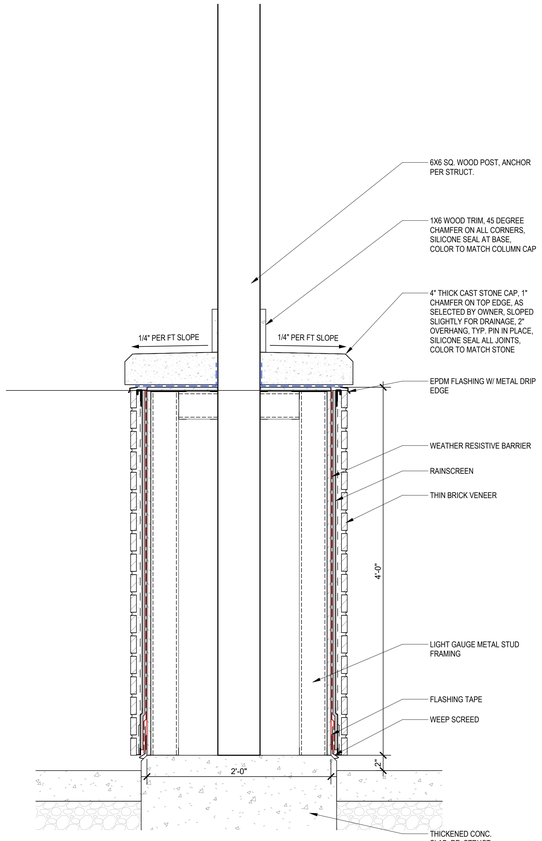


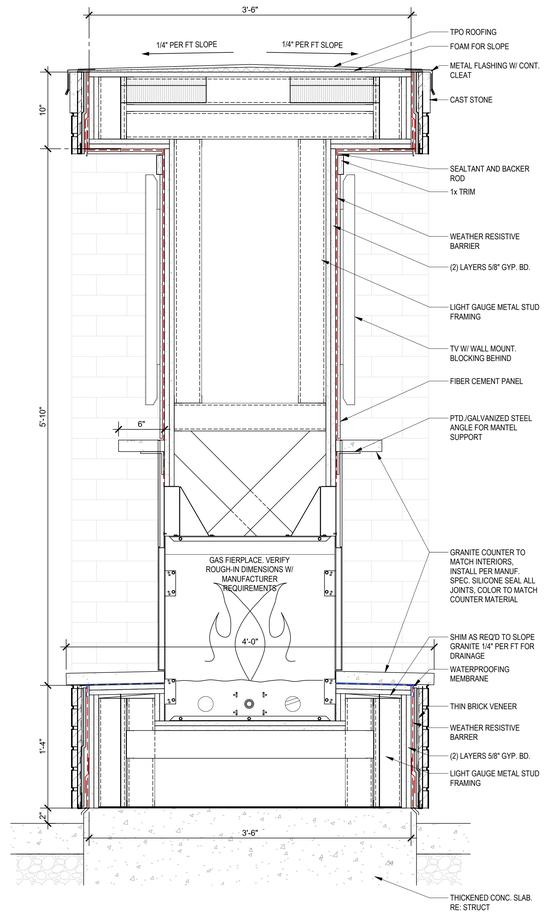
5 TYPICAL GARAGE - EAVE DETAIL
1 1/2" = 1'-0"



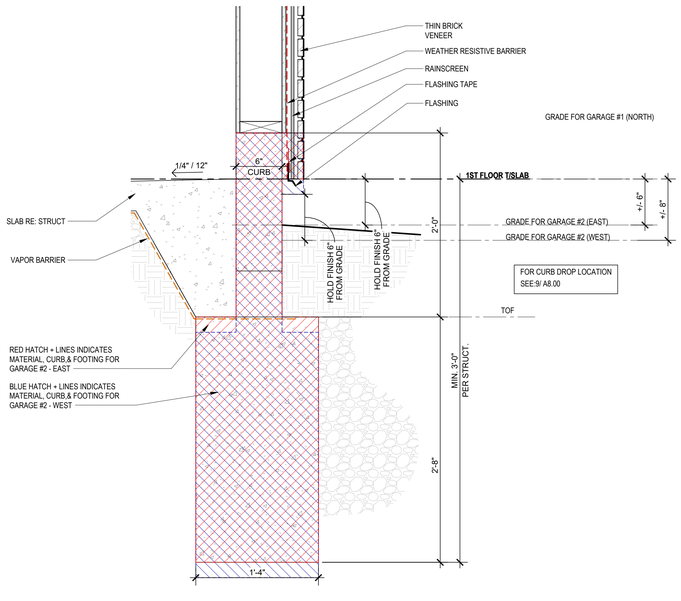
6 COLUMN PLAN DETAIL
1 1/2" = 1'-0"



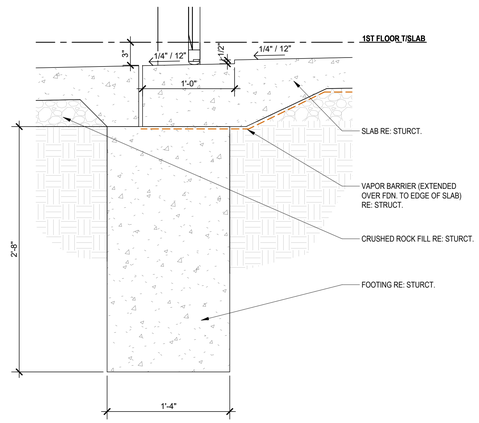
2 COLUMN SECTION - TYP.
1 1/2" = 1'-0"



1 FIRE PIT SECTION
1 1/2" = 1'-0"



7 GARAGE - BACK WALL FOUNDATION - GARAGE A
1 1/2" = 1'-0"



3 GARAGE - FRONT WALL FOUNDATION
1 1/2" = 1'-0"

A NEW MULTI-FAMILY PROJECT:
EVREN APARTMENTS
LEE'S SUMMIT, MISSOURI

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SHEET NAME
GRILLING STRUCTURE/ DETACHED GARAGE DTLS
SHEET NO.
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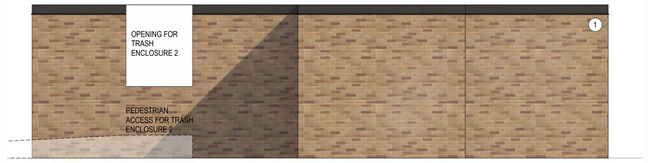
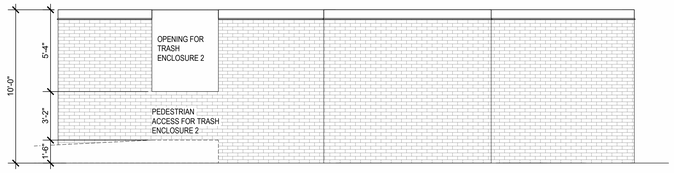
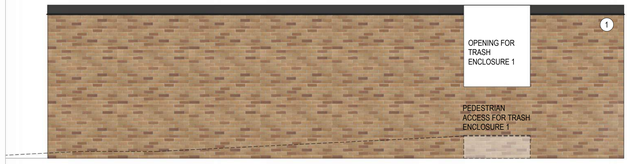
ARCH E1 30" x 42"



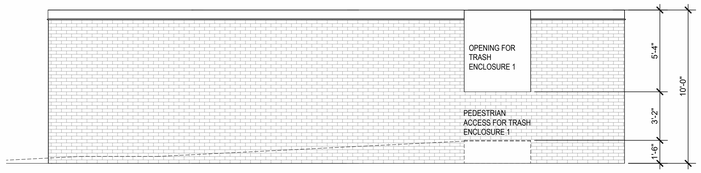
10 TRASH ENCLOSURE - RIGHT ELEVATION
1/4" = 1'-0"



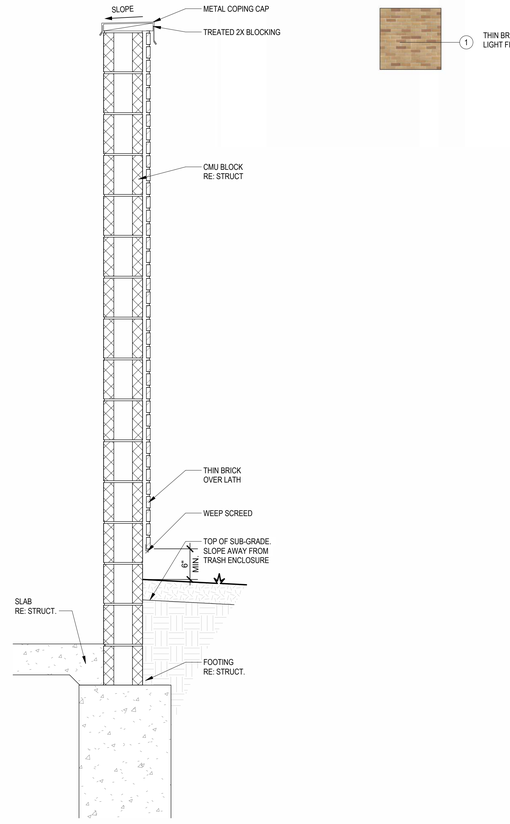
6 TRASH ENCLOSURE - RIGHT ELEVATION
1/4" = 1'-0"



9 TRASH ENCLOSURE - LEFT ELEVATION
1/4" = 1'-0"



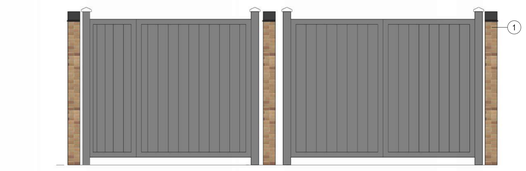
5 TRASH ENCLOSURE - LEFT ELEVATION
1/4" = 1'-0"



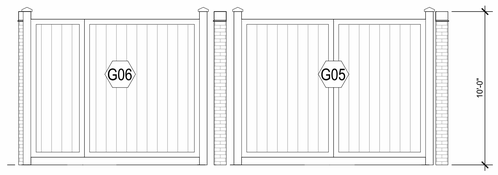
2 TRASH ENCLOSURE SECTION
1" = 1'-0"

EXTERIOR MATERIAL LEGEND:

1 THIN BRICK VENEER LIGHT FINISH

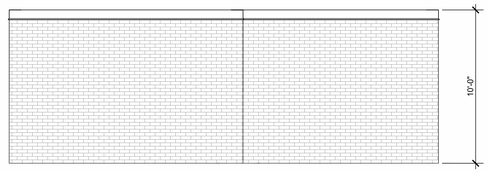


8 TRASH ENCLOSURE - FRONT ELEVATION
1/4" = 1'-0"



4 TRASH ENCLOSURE - FRONT ELEVATION
1/4" = 1'-0"

7 TRASH ENCLOSURE - REAR ELEVATION
1/4" = 1'-0"



3 TRASH ENCLOSURE - REAR ELEVATION
1/4" = 1'-0"

1 TRASH ENCLOSURE - FLOOR PLAN
1/4" = 1'-0"

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A NEW MULTI-FAMILY PROJECT:
EVREN APARTMENTS
LEE'S SUMMIT, MISSOURI

DRAWING RELEASE LOG
• 09.16.2024 PERMIT SET

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JOB NO. 720522
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TRASH ENCLOSURE PLANS SECT & ELEV
SHEET NO.
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ARCH E1.30" x 42"

GENERAL NOTES - STRUCTURAL

1. General Information:

A. The contractor shall verify dimensions and conditions before construction and notify the engineer of any discrepancies, inconsistencies, or difficulties affecting the work before proceeding.

B. The contractor shall coordinate all disciplines, verifying size and location of all openings, whether shown on structural drawings or not, as called for on architectural, mechanical, or electrical drawings. In the case of work in an existing building the contractor shall scan existing structure to locate all rebar in the area of the new core/opening using ground penetrating radar and notify the engineer of record for review prior to coring/cutting. Conflicts, inconsistencies, or other difficulties affecting structural work shall be called to the architect or engineer's attention for direction before proceeding.

C. All design and construction work for this project shall conform to the requirements of the following governing design codes:
1. International Building Code (IBC 2018) as amended by the City of Lee's Summit, Missouri
2. Minimum Design Loads for Buildings and Other Structures (ASCE7-16)
3. Specification for Structural Steel Buildings (AISC 360-16) Member Design Basis is Allowable Stress Design (ASD) Connection Design Basis is Allowable Stress Design (ASD)
4. Structural Welding Code (AWS D1.4-18)
5. Building Code Requirements for Structural Concrete (ACI 318-14)
6. Building Code Requirements for Masonry Structures (TMS 402-16)
7. North American Specification for the Design of Cold-Formed Steel Structural Members (AISI S100-16)
8. National Design Specification (NDS) for Wood Construction with 2018 Supplements (ANSI/AWC NDS-2018)
9. Special Design Provisions for Wind and Seismic (AWC SDPWS-2015)

D. These drawings are for this specific project and no other use is authorized.

2. Structural Design Load Criteria:

A. Dead Loads:

Floor, Apartment	= 35 psf
Floor, Balcony	= 15 psf
Floor, Corridor	= 25 psf
Roof	= 25 psf
Stair, Wood	= 25 psf

B. Live Loads:

Floor, Apartment	= 40 psf
Floor, Balcony	= 60 psf
Floor, Corridor (Serving Apartment)	= 40 psf
Floor, Storage	= 125 psf
Roof	= 20 psf
Roof, MEP Equipment Zone	= 45 psf
Stair	= 100 psf

C. Snow = Pg= 20 psf, Pf=15.4psf,Is = 1.0
Ce=1.0, Ct=1.1, Drift per ASCE/SEI 7-16

D. Lateral Loads:
1. Wind V= 109 mph, exposure C
Occupancy [Risk] Category II, Iw=1.0
GCpi=+/-0.18
Design wind pressures to be used for the design of exterior component and cladding materials on the designated zones of wall and roof surfaces shall be per section 30.7 and Table 30.7-2 of ASCE/SEI 7-16. Tabulated pressures shall be multiplied by effective area reduction factors, exposure adjustment factors, and topographic factors where applicable.
2. Seismic = Ss = 0.099g, S1 = 0.068g
Occupancy [Risk] Category II, Ie=1.0
Site Classification D; Sds=0.086g; Sd1=0.068g
Seismic Design Category B
Equivalent Lateral Force Procedure
A.17 - Light framed walls with shear panels of all materials
R = 2; Omega = 2.5; Cd = 2; V = 0.043W

E. This project is designed to resist the most critical effects resulting from the load combinations of section 1605.3 of the 2018 International Building Code.

3. Concrete:

A. All concrete for foundations (grade beams and footings) shall develop minimum ultimate compressive design strength of 3500 psi in 28 days, but not less than 500 pounds of cement shall be used per cubic yard of concrete regardless of strengths obtained, not over 6 gallons of water per 100 pounds of cement and not over 4 inches of slump.

B. All concrete for interior flat work and walls shall develop minimum ultimate compressive design strength of 4000 psi in 28 days, but not less than 540 pounds of cement shall be used per cubic yard of concrete regardless of strengths obtained, not over 5.4 gallons of water per 100 pounds of cement and not over 4 inches of slump.

C. Concrete for exterior flatwork shall have a minimum design compressive strength of 4500 psi in 28 days, with not less than 560 pounds of cement per cubic yard of concrete, not over 5 gallons of water per 100 pounds of cement, with 6% +/- 1% air entrainment, and a maximum of 4 inches of slump.

D. The preceding minimum mix requirements may have water-reducing admixtures conforming to ASTM C494 added to the mix at manufacturer's dosage rates for improved workability.

E. The preceding minimum mix requirements may have up to 15% maximum of the cement content replaced with an approved ASTM C618 Class C fly ash, provided the total minimum cementitious content is not reduced.

F. Combined aggregate (coarse plus fine) for all concrete shall be well graded from coarsest to finest with no more than 18 percent and not less than 8 percent retained on an individual sieve, except that less than 8 percent may be retained on coarsest sieve and on No. 50 and finer sieves. Submit this gradation report with the concrete mix design shop drawings.

G. All interior concrete slabs on grade shall be placed over 15 mil, Class A Vapor Barrier per ASTM E1745 with less than 0.01 perms, tested after mandatory conditioning. All joints shall be lapped and sealed per manufacturer's recommendations. All penetrations, as well as damaged vapor barrier material shall also be sealed per manufacturer's recommendation prior to concrete placement. Install barrier per manufacturer recommended details at all discontinuous edges (at interior columns, exterior edge of slab, etc.) to ensure terms of warranty are followed. The vapor barrier shall be placed over free-draining granular material as prescribed by the project soils report.

H. All concrete is reinforced concrete unless specifically called out as unreinforced. Reinforce all concrete not otherwise shown with same steel as in similar sections or areas. Any details not shown shall be detailed per ACI 315 and meet requirements of ACI 318, current editions.

I. Contractor shall verify that all concrete inserts, reinforcing and embedded items are correctly located and rigidly secured prior to concrete placement.

J. No aluminum items shall be embedded in any concrete.

4. Reinforcing Steel:

A. All reinforcing steel shall conform to the requirements of ASTM A615 or A706 grade 60 steel. Welded plain wire fabric shall be supplied in sheets and conform to the requirements of ASTM A185.

B. Clear minimum coverage of concrete over reinforcing steel shall be as follows:
1. Concrete placed against earth: 3"
2. Formed concrete against earth: 2"
3. Slabs: 1"
4. Beams or Columns: 1-1/2"
5. Other 2"
* All coverage shall be nominal bar diameter minimum.

C. All dowels shall be the same size and spacing as adjoining main bars (splice lap 48 bar diameters or 24" minimum unless noted otherwise).

D. At corners of all walls, beams, and grade beams supply corner bars (minimum 2'-0" in each direction or 48 bar diameters) in outside face of wall, matching size and spacing of horizontal bars. Where there are no vertical bars in outside face of wall, supply 3 - #4 vertical support bars for corner bars.

E. Bars marked continuous and all vertical steel shall be lapped 48 bar diameters (2'-0" minimum) at splices and embedments, unless shown otherwise. Splice top bars near midspan and splice bottom bars over supports, unless noted otherwise.

F. At all holes in concrete walls and slabs, add 2 - #5 bars (opening dimension plus 96 diameters long) at each of four sides and add 2 - #5 x 5'-0" diagonally at each of four corners of hole. Openings in 8" thick walls are reinforced similar, but with 1 - #5 instead of 2 - #5, respectively.

G. Unless otherwise covered on architectural plans or specifications, vertical control joints in concrete wall shall be spaced at a maximum of 20'-0" on center and coordinated with the architect. Every other horizontal wall reinforcing bar shall be discontinuous at control joints except heavy top and bottom bars unless noted otherwise. Provide base seal waterstop style number 772 (by Greenstreak Inc. or approved equal) on dirt face side of wall at all walls below grade.

H. Accessories shall be as specified in latest edition of the ACI Detailing Handbook and the concrete Reinforcing Steel Institute Design Handbook. Maximum accessory spacing shall be 4'-0" on center, and all accessories on exposed surfaces are to have plastic coated feet.

I. All slabs and stairs not shown otherwise shall be 6" thick with #4 bars at 12" on center each way. All exterior porches and stoops not otherwise detailed may be constructed in any standard manner, solid or hollow, but must be reinforced with #4 bars at 12" on center each way minimum. Porches shall be doweled to adjacent walls or grade beams with #4 bars at 12" on center, hooked or embedded 48 diameters into both members. Slope porches 1/8" per foot for drainage unless noted otherwise.

J. Allow 2 tons of reinforcing bars #4 or larger to be used as directed in the field for special conditions by the engineer of record (labor for placing same to be included).

5. Structural Steel:

A. All structural steel beams and columns shall be ASTM A992, grade 50 steel and all miscellaneous steel shall be ASTM A36 grade steel. Hollow Structural Sections (HSS) shall be ASTM A500, grade B. Fabrication and erection shall be in accordance with AISC 303-05 "Code of Standard Practice for Steel Buildings and Bridges" in the 13th Edition of the AISC Steel Construction Manual.

B. All welding shall conform to the recommendations of the AWS.

C. All exterior steel and connections, and brick relief angles shall be hot-dip galvanized.

D. All bolts not otherwise specified shall be 3/4" diameter high strength (ASTM A325-N). All bolts shall be fully pretensioned. All beam connections shall be designed per the AISC Manual of Steel Construction "Framed Beam Connections" for the reactions or at least 0.4 x beam total shear capacity, Vn/Omega, shown in the maximum total uniform load tables.whichever is greater; and, shall account for eccentricity when the bolt line is more than 2" from the center of the support. All connections must be two bolt minimum. Connection design and shop drawing preparation shall be completed under the direct supervision of a professional engineer licensed in the state the project is located and shop drawings and connection calculations shall bear his seal.

E. All anchor bolts shall be 3/4" diameter, ASTM F1554, Grade 36 unless noted otherwise. Washers of minimum size and thickness for the given anchor diameter in Table 14-2 of the AISC Steel Construction Manual shall be provided at every column anchor bolt. Washers shall have a standard size hole for the anchor bolt. At building perimeter columns and columns at braced frames washers shall be welded all around to the column base plate with 3/16" fillet weld.

F. Handrails, guards and grab bars shall be designed to meet the requirements of the 2012 IBC. Refer to specifications for more explicit requirements. Submit structural calculations sealed by a lincensed engineer in the state of the project location.

6. Foundations:

A. The soil investigation was prepared by Terracon Consultants, Inc., and the project number is 02225125 and the telephone number is 913-492-7777.

B. Spread footings, grade beams, and retaining walls are designed to bear on undisturbed clay soil or geotechnical approved structural fill capable of safely sustaining 2,500 psf.

C. Retaining structures are designed for an active lateral load of 50 pcf equivalent fluid pressure and an at-rest lateral load of 70 pcf.

D. Concrete contractor shall provide for dewatering at excavations from either surface water or seepage.

E. All concrete in the structural portion retaining the backfill shall have attained its design strength prior to being backfilled.

F. All basement walls shall not be backfilled until the first floor slab or wood decking is installed or the wall is temporarily braced by the contractor and the concrete has reached of its design strength.

G. Moisture content in soils beneath building locations should not be allowed to change after footing excavations and after grading for slabs on grade are completed. If subgrade materials become desiccated or softened by water content specified for engineered fill. Do not place concrete on frozen ground.

7. Timber and Wood Framing:

A. Quality and construction of wood framing members and their fasteners for load supporting purposes not otherwise indicated on the drawings shall be in accordance with the 2018 International Building Code.

B. All studs and top and bottom plates shall be Douglas Fir No. 2 grade or Southern yellow pine No. 2 grade, visually graded lumber, with an allowable fiber stress in bending of 900 psi minimum and an elastic modulus of 1,400,000 psi unless noted otherwise. Single story building's studs and top plates shall be Spruce Pine Fir No. 2 grade. All joist, truss members and headers to be No. 2 grade DF (unless noted otherwise) All lumber for exterior decks and balconies shall be preservative-treated Southern yellow pine No. 2 grade, visually grade unless noted otherwise.

C. Bridging of stud bearing walls and shear walls shall be solid, matching sheathing joints.

D. Joist blocking and bridging shall be solid wood or cross bridging of either wood or metal straps. Spacing, in any case, shall not exceed 8'-0".

E. Wood members and sheathing shall be fastened with number and size of fasteners not less than that set forth in Table 2304.9.1 of the 2012 International Building Code. All fasteners into chemically treaed material shall be hot-dipped galvanized. Floor sheathing shall be APA rated tongue and groove Sturd-I-Floor, exposure 1, glued and nailed with 10d nails or # 10 screws at 6" on center to supports at edges and 12" on center field. Roof diaphragms shall be edge screwed with #10 screws at 6" on center and screwed to intermediate framing and/or blocking members with #10 screws at 12"on center unless noted on the drawings.

F. Sill plates shall be bolted to concrete slabs with 1/2" diameter bolts at 32" on center (UNO, Re: shearwall sched). Provide plate washers at sill plate anchors for shearwalls per shearwall sched. Plates in direct contact with concrete or masonry shall be treated lumber.

G. All hangers, ties and connections shown are based on Simpson Strong Tie as the basis of design, provide Simpson Strong Tie or an approved equal. Joist hangers shall be equal to "LUS" for wood application and "LB" for steel weld-on application. Roof truss ties shall be equal to "H2.5A" and tie the roof truss to the top plate (provide 2) "H2.5A" Diagonally across from each other when uplift load shown in truss shop submittal exceeds 545 lbs). Roof girder ties shall be equal to a "LGT2", "LGT3" or "LGT4" tie (dependent on number of plies) and tie the truss girder to the top track. Provide "H2.5A" at the top of each stud to top plate when the top track has roof truss attached.

H. Service condition - dry with moisture content at or below 19% in service.

I. Laminated strand lumber (LSL) shall have an allowable flexural stress (Fb) of 1,700 psi (reduced by size factor) and an elastic modulus (E) of 1,300,000 psi.

J. Laminated veneer lumber (LVL) shall have an allowable flexural stress (Fb) of 2,600 psi (reduced by size factor) and an elastic modulus (E) of 1,900,000 psi.

K. Parallel Strand Lumber (PSL) shall have an allowable flexural stress (Fb) of 2,900 psi (reduced by size factor) and an elastic modulus (E) of 2,000,000 psi. ((E) = 2,200,000 psi for members > 18")

L. Pre-engineered wood trusses shall be designed in accordance with the Truss Plate Institute's national design standard for metal-plate connected wood truss construction (ANSI/TPI-1 latest edition). Trusses shall be designed and manufactured by an authorized member of the Wood Truss Council of America (WTCA). Truss design shall conform to specified codes, allowable stress increases, deflection limitations and other applicable criteria of the governing code.

M. Shop drawings showing complete erection and fabrication details and calculations (including connections) shall be submitted to the project architect / engineer for review prior to fabrication and/or erection. Calculations shall bear the seal of a professional engineer, registered in the state of the project location. Shop drawings shall also be submitted to the local government controlling agency when requested by that agency.

N. All trusses shall be securely braced both during erection and permanently, as indicated on the approved truss design drawings and in accordance with TPI's commentary and recommendations for handling, installing and bracing metal-plate connected wood trusses (HIB-91, booklet) and the latest edition of ANSI/TPI-1.

O. The truss manufacturer shall supply all hardware and fasteners for joining truss members together and fastening truss members to their supports. Metal connector plates shall be manufactured by a member of the Wood Truss Council of America (WTCA) and shall be 20 gauge minimum. Connector plates shall meet or exceed ASTM A653, grade 33, with ASTM A924 galvanized coating designation G60.

P. Shipment, handling, and erection of trusses shall be by experienced, qualified persons and shall be performed in a manner so as not to endanger life or property. Apparent truss damage shall be reported to the truss manufacturer for evaluation prior to erection. Cutting or alteration of trusses is not permitted.

Q. Roof Truss Design criteria:

Top Chord Dead Load	= 15 psf.
Top Chord Live Load	= 20 psf. (Plus Rooftop Equipment)
Top Chord Snow Load	= 20 psf or 14 psf plus Drift
Bottom Chord Dead Load	= 10 psf
Bottom Chord Live Load	= 0 psf
Live Load Deflection	= L/360
Total Load Deflection	= L/300 (1" MAX)
Corridor Trusses Only	= 250 # Point Load at any location on the top and bottom chord (non-concurrent with each other or typical live load - concurrent with MEP equipment)

R. Floor Truss Design Criteria:

Top Chord Dead Load	= 30 psf
Top Chord Live Load	= Per General Note 5B
Bottom Chord Dead Load	= 10 psf
Live Load Deflection	= L/480 (1/2" MAX)
Total Load Deflection	= L/360 (3/4" MAX)

S. Roof trusses shall be designed per IBC 2012 for net uplift resulting from wind loading based on component and cladding loading. Reference details 1, 2, 2A, 2B, 3, 3A, 3B, 4 and 5 on S0.20 for net uplift holdown detail and requirements.

T. Refer to sheet S0.06 for wood shrinkage recommendations.

U. Construction bracing shall be provided by the contractor as required to keep the building and studs plumb.

V. Structural members shall not be cut for pipes, etc., unless specifically detailed. Notching and boring of studs and top of plates shall conform to the provisions of section 2308.9.10 and 2308.9.11 of the IBC. Where top plates or sole plates are cut for pipes, ametal tie with minimum 0.058 inches thick and 1 1/2" inches wide shall be fastened to each plate across and to each side of the opening with not less than (6) 16d nails, in accordance section 2308.9.8 of the IBC.

W. All fasteners for wood to wood connections and wood connectors shall be as indicated in structural drawings or manufacturer literature to achieve full capacity of connector. All fasteners into chemically treated material shall be hot-dipped galvanized. Submittal must show that alternative will not reduce the capacity of the connection.

8. Concrete Masonry Units:

A. Concrete block used in exterior walls or load bearing walls shall meet the requirements of ASTM C90 and have a minimum net compressive strength of 2650 psi and laid up using type N mortar such that f'm equals 2000 psi. Mortar shall be volume proportion based cement lime mortar. Proportioning shall be completed by box measure. Any block in contact with earth shall be normal weight units, laid using type "S" mortar and grouted solid.

B. The contractor shall provide adequate temporary bracing for all masonry walls during construction.

C. All concrete block shall have 9 gage (or larger) horizontal joint reinforcing (ladder or truss) per architectural drawings and specifications (16" maximum vertical spacing).

D. Cavity wall construction shall be reinforced as designed for specific concrete block used. The horizontal joint reinforcing shall be of the ladder or truss style per specification and continuous between brick and block, as prescribed by the architectural drawings.

E. Concrete block shall be reinforced as follows in 6", 8", 10", and 12" walls:
1. Vertical reinforcing shall be a minimum of 1 - #4 bar in 6" and 8" walls and 2 - #4 bars in 10" and 12" walls at 4'-0" on center, at each corner, at each door and window jamb, each side of control joints and in the end void of each length of wall. Lap splices for masonry vertical reinforcing shall be 48 bar diameters or 24" minimum.
2. Horizontal reinforcing:
A. Horizontal joint reinforcing as noted above.
B. Continuous horizontal bars shall be included per section or detail in bond beam or optional running bond beam where noted. Where bond beams are continuous at corners of walls, supply corner bars matching size of horizontal bars (minimum 2'-0" or 40 bar diameters in each direction).

F. Grout, where noted above, shall have a minimum design ultimate compressive strength of 2500 psi at 28 day test and 3/8" maximum aggregate size.

G. Non-load bearing concrete block walls shall be isolated from adjacent structural elements with vertical 3/8" control joints and at the top of the wall with 1" air space or compressible material and support per architectural detail.

H. Unless otherwise covered on architectural plans or specifications, vertical control joints in masonry construction shall be 3/8" wide, full height of wall. Joints shall be spaced at a maximum of 24'-0" on center and coordinated with the architect. All horizontal joint reinforcing shall be discontinuous at control joints in masonry. All bond beam horizontal reinforcing shall be continuous through control joints.

9. Post-Installed Anchors:

A. Post-installed anchors shall be used only where specified on the drawings unless approved in writing by the engineer of record. See drawings for anchor diameter, spacing and embedment. Performance values of the anchors shall be obtained for specified products using appropriate design procedures and/or standards as required by the governing building code. Anchors installed in concrete shall have an ICC-ES Evaluation Service Report. Special inspection is required for all post installed anchors. The contractor shall coordinate an on-site meeting with the post installed anchor manufacturer field representative to educate the construction team on the anchor installation guidelines and requirements.

B. Mechanical anchors used in cracked and uncracked concrete shall have been tested and qualified for use in accordance with ACI 355.2 and ICC-ES AC193. All anchors shall be installed per the anchor manufacturer's written instructions.

C. Adhesive anchors used in cracked and uncracked concrete shall have been tested and qualified for use in accordance with ICC-ES AC308. All anchors shall be installed per the anchor manufacturer's written instructions.

D. Mechanical anchors used in solid grouted masonry shall have been tested and qualified for use in accordance with ICC-ES AC01. All anchors shall be installed per the anchor manufacturer's written instructions.

E. Adhesive anchors used in solid grouted masonry shall have been tested and qualified for use in accordance with ICC-ES AC58. All anchors shall be installed per the anchor manufacturer's written instructions.

F. Anchors used in hollow concrete masonry shall have been tested and qualified in accordance with ICC-ES AC106 or ICC-ES AC58 as appropriate. All anchors shall be installed per the anchor manufacturer's written instructions with appropriate screen tubes used for adhesives.

10. Shop Drawing Review:

A. Bob D. Campbell and Company, Inc. will review the Subcontractor's shop drawings and related submittals (as indicated below) with respect to the ability of the detailed work, when complete, to be a properly functioning integral element of the overall structural system designed by Bob D. Campbell and Company, Inc.

B. Prior to submittal of a shop drawing or any related material to Bob D. Campbell and Company, Inc., the General Contractor (GC) shall:
1. Review each submission for conformance with the means, methods, techniques, sequences and operations of construction and safety precautions and programs incidental thereto, all of which are the sole responsibility of the GC.
2. Review and approve each submission.
3. Stamp each submission as approved.

C. Bob D. Campbell and Company, Inc. shall assume that no submission comprises a variation unless the sub-contractor advises Bob D. Campbell and Company, Inc. with written documentation within the submittal.

D. Shop drawings and related material (if any) required are indicated below. Should Bob D. Campbell and Company, Inc. require more than ten (10) working days to perform the review, Bob D. Campbell and Company, Inc. shall so notify the GC.
1. Structural steel shop drawings including erection drawings and piece details. Include connection submittals and miscellaneous framing.
2. Miscellaneous anchors shown on the structural drawings.
3. Elevations of all reinforced concrete masonry walls at a scale of no smaller than 3/8"=1'-0" showing all required reinforcing.
4. Concrete mix designs and material certificates including admixtures and compounds applied to the concrete after placement.
5. Grout mix designs (for CMU).
6. Construction and control joint plans and/or elevations.
7. Standard details and bridging information for light gage metal framing.
8. Wood truss desin and calculations and detailed erection and fabrication drawings.
9. Wood shearwall holdown system.
10. Deferred submittal: railings and guardrails.

E. Bob D. Campbell and Company, Inc. shall review shop drawings and related materials with comments provided that each submission has met the above requirements. Bob D. Campbell and Company, Inc. shall return without comment unrequired material or submissions without GC approval stamp.

11. Structural Special Inspection:

A. The structural design for this project is based on completion of special inspections during construction in accordance with section 1704 of the International Building Code. The owner shall employ one or more qualified special inspectors to provide the required special inspections.

B. The special inspector shall furnish inspection reports to the building official, owner, architect and structural engineer, and any other designated person.

C. All discrepancies shall be brought to the immediate attention of the contractor for correction, then, if uncorrected, to the proper design authority, building official and structural engineer.

D. The special inspector shall submit a final signed report stating that the work requiring special inspection was, to the best of the inspector's knowledge, in conformance with the approved plans and specifications and the applicable workmanship provisions of the building code.

E. The following inspections and tests are required with the frequency (continuous or periodic) as defined within the referenced section or standard listed below. The General Contractor shall provide notification to the inspector when items requiring inspection are ready to be inspected and provide access for those inspections.
1. Shop Fabrication – structural steel per Section 1704.2.5 unless AISC certified shop
2. Shop Fabrication – pre-engineered wood trusses per Section 1704.2.5 unless TPI certified shop
3. Steel Construction per Section 1705.2 and the quality assurance requirements of AISC 341 Chapter J (as referenced by AISC 360)
4. Concrete Construction per Section 1705.3 and Table 1705.3
a. Reinforcing Steel Placement
b. Reinforcing Steel Welding
c. Cast in Place Anchors
d. Post Installed Anchors
e. Design Mix Verification
f. Concrete Sampling and Testing
g. Concrete Placement
h. Concrete Curing
i. Formwork Shape, Location and Dimensions
5. Masonry Construction per Section 1705.4 and the quality assurance requirements of TMS 402/ACI530/ASCE5 and TMS602/A530.1/ASCE6 Level B
6. Verification of Soils per Table 1705.6
7. Wood Lateral System (periodic)
a. Wood shearwalls (include sheathing, rim board and bottom plate attachments)
b. Portal frames
c. Shear wall and portal frame holdowns
d. Shear wall tension rod system
8. Wood Gravity Framing and Placement (adjust frequency of random sampling where indicated as required)
a. Heavy timber/SCL/glulam beams and supports (periodic)
b. Headers and jambs (random sampling)
c. Bearing walls (random sampling)
d. Connector/hardware installation (random sampling)
e. Floor and roof trusses (random sampling)

12. Copyright and Disclaimer:

A. All drawings in the structural set (S-series drawings) are the copyrighted work of Bob D. Campbell and company, Inc. These drawings may not be photographed, traced, or copies in any manner without the written permission of Bob D. Campbell and Company, Inc. Exception: Original drawings may be printed for distribution to the owner, architect, and general contractor for coordination, bidding, and construction. Subcontractors may not reproduce these drawings for any purpose or in any manner.

B. I, Christopher A. Beverlin, P.E., registered engineer and a representative of Bob D. Campbell and Company, Inc., do hereby accept professional responsibility as required by the professional registration laws of this state for the structural design drawings consisting of S-series drawings. I hereby disclaim responsibility for all other drawings in the construction document package, they being the responsibility of other design professionals whose seals and signed statements may appear elsewhere in the construction document package.

STRUCTURAL DECK & SLAB SCHEDULE

MARK	DESCRIPTION
FD-1	1" GYPCRETE ATOP 1/4" SOUND MAT (PER ARCH) ATOP 23/32" T&G APA-RATED STURD-I-FLOOR, EXP I SHEATHING. SHEATHING SHALL BE GLUED AND NAILED W/ 8d RING SHANK NAILS OR #10 SCREWS @ 6"o.c. @ EDGES & 12"o.c. AT FIELD.
FD-2	2x MOISTURE RESISTANT TREATED T&G DECKING ATTACHED WITH (2)#8 SCREWS OR #8 (GALV) RING SHANK NAILS AT EACH JOIST
SOG-1	4" CONC. SLAB (4000psi) REINFORCE WITH 6x6-W2.9xW2.9 WWF ATOP ATOP 6" OF 3/4" CLEAN GRANULAR LEVELING COURSE, ATOP 15mil VAPOR BARRIER ATOP SUITABLE SUBGRADE MATERIAL PER GEOTECH SPECIFICATIONS. T/SLAB EL. = PER PLAN, SLOPE TO DRAIN
SOG-2	4" CONC. SLAB (4500psi, AIR ENTRAINED) REINFORCE WITH 6x6-W2.9xW2.9 WWF ATOP 6" OF 3/4" CLEAN GRANULAR LEVELING COURSE, ATOP SUITABLE SUBGRADE MATERIAL PER GEOTECH SPECIFICATIONS T/SLAB EL. = PER PLAN, SLOPE TO DRAIN
SOG-3	8" CONC. SLAB (4500psi, AIR ENTRAINED) REINFORCE WITH #4 @ 12"oc EA. WAY MID-HT ATOP 6" OF 3/4" CLEAN GRANULAR LEVELING COURSE, ATOP SUITABLE SUBGRADE MATERIAL PER GEOTECH SPECIFICATIONS T/SLAB EL. = PER PLAN, SLOPE TO DRAIN
RD-1	19/32" APA-RATED, EXP I SHEATHING ATTACHED WITH #10 SCREWS @ 6"o.c. AT EDGES & 12"o.c. AT FIELD. (PROVIDE FRT TREATED PLYWOOD @ FIREWALLS - REFER TO ARCH DRAWINGS FOR LOCATION AND EXTENTS)

NOTES:
1. FD = FLOOR DECK TYPE.
2. SOG = SLAB-ON-GRADE TYP.
3. RD = ROOF DECK TYP.

CONCRETE FOOTING SCHEDULE

BRG PRESSURE (PSF): 2,500	CONCRETE (PSI): 3500	REBAR (KSI): 60

TYPE	FOOTING SIZE (FT.) THICKNESS (IN.)	QTY/SIZE OF BARS
3	3'-0" x 3'-0" x 18"	#4 @ 6"oc EA WAY BOTTOM
3A	3'-0" x 3'-0" x 32"	#4 @ 6"oc EA WAY TOP & BOTTOM
4	4'-0" x 4'-0" x 18"	#4 @ 6"oc EA WAY BOTTOM
4A	4'-0" x 4'-0" x 32"	#4 @ 6"oc EA WAY TOP & BOTTOM

NOTE:
1.) EXTERIOR FOOTINGS OR FOOTING AT GRADE BEAM SHALL MATCH GRADE BEAM DEPTH AND BE PLACE WITH GRADE BEAM. PROVIDE SPECIFIED REBAR TOP AND BOTTOM WITH 4 STANDEES TO SUPPORT MATS.
2.) CENTER FOOTINGS ON COLUMNS AND/OR WALL CENTER LINES PER PLAN, UNLESS OTHERWISE NOTED.
3.) SPREAD FOOTINGS LOCATED AT INTERIOR SHALL BE POURED MONOLITHIC WITH THE SLAB AS A THICKENED PORTION OF SLAB UNLESS THEY HAVE A STEEL COLUMN BEARING ATOP.
4.) SPREAD FOOTINGS LOCATED AT INTERIOR WITH STEEL COLUMNS BEARING ATOP SHALL BE LOCATED AT 99'-0".

STRUCTURAL ABBREVIATIONS

@	AT	FIN	FINISH	PERP	PERPENDICULAR
&	AND	FLR	FLOOR	PL	PLATE
Ø	ROUND, DIAMETER	FS	FAR SIDE	PLF	POUNDS PER LINEAR FOOT
ADTL	ADDITIONAL	FTG	FOOTING	PJP	PARTIAL JOINT PENETRATION
AFF	ABOVE FINISHED FLOOR	FV	FIELD VERIFY	PSF	POUNDS PER SQUARE FOOT
ALT	ALTERNATE	GA	GAGE	PSI	POUNDS PER SQUARE INCH
ARCH	ARCHITECTURAL	GALV	GALVANIZE(D)	QTY	QUANTITY
BALC	BALCONY	GEN	GENERAL	RAD	RADIUS
BLDG	BUILDING	GR	GRADE	RD-#	ROOF DECK TYPE
B/	BOTTOM OF	HORIZ	HORIZONTAL	REF	REFERENCE
BM	BEAM	HSS	HOLLOW STRUCTURAL SECTION	REINF	REINFORCEMENT
BOTT	BOTTOM	IF	INSIDE FACE	REQD	REQUIRED
BRG	BEARING	INFO	INFORMATION	REV	REVISION
C	CAMBER	INT	INTERIOR	RLL	ROOF LIVE LOAD
CD-#	CONCRETE DECK TYPE	JST	JOIST	RTU	ROOF TOP UNIT
CJ	CONSTRUCTION/CONTROL JOIN	JT	JOINT	SC	SLIP CRITICAL
CJP	COMPLETE JOINT PENETRATION	K	KIPS (1000 LBS)	SCHED	SCHEDULE(D)
CL	CENTERLINE	KSF	KIPS PER SQUARE FOOT	SECT	SECTION
CMU	CONCRETE MASONRY UNIT	KSI	KIPS PER SQUARE INCH	SHT	SHEET
COL	COLUMN	LBS, #	POUNDS	SIM	SIMILAR
CONC	CONCRETE	Ld	DEVELOPMENT LENGTH	SJ	SAW JOINT
CONN	CONNECTION	LL	LIVE LOAD	SL	SNOW LOAD
CONT	CONTINUOUS	LLH	LONG LEG HORIZONTAL	SOG	SLAB-ON-GRADE
COORD	COORDINATE	LLV	LONG LEG VERTICAL	SOG-#	SLAB-ON-GRADE TYPE
COV, CVR	COVER	LONG	LONGITUDINAL	SPCG	SPACING
DBL	DOUBLE	LSLT	LONG-SLOTTED HOLE TRANSVERSE	SPEC	SPECIFICATION
DET	DETAIL	LTWT	LIGHTWEIGHT	SPRT	SUPPORT
DIA	DIAMETER	M	MOMENT FORCE	SQ	SQUARE
DIM	DIMENSION	MAX	MAXIMUM	SS	STAINLESS STEEL
DL	DEAD LOAD	MECH	MECHANICAL	SSLT	SHORT-SLOTTED HOLE TRANSVERSE
DWG	DRAWING	MFGR	MANUFACTURER	STD	STANDARD
EA	EACH	MIN	MINIMUM	STIFF	STIFFENER
EF	EACH FACE	MISC	MISCELLANEOUS	STIR	STIRRUP
EJ	EXPANSION JOINT	MSRY	MASONRY	STL	STEEL
EL, ELEV	ELEVATION	MTL	METAL	STRUCT	STRUCTURE, STRUCTURAL
EMBED	EMBEDMENT, EMBEDDED	NF	NEAR FACE	T/	TOP OF
ENGR	ENGINEER	NS	NEAR SIDE	THRU	THROUGH
EOD	EDGE OF DECK	NTS	NOT TO SCALE	TOS	TOP OF STEEL, TOP OF SLAB
EOR	ENGINEER OF RECORD	NW	NORMAL WEIGHT	TRANS	TRANSVERSE
EOS	EDGE OF SLAB	OC	ON CENTER	TYP	TYPICAL
EQ	EQUAL	OF	OUTSIDE FACE	UNO	UNLESS NOTED OTHERWISE
EQUIP	EQUIPMENT	OPNG	OPENING	V	SHEAR FORCE
EW	EACH WAY	OPP	OPPOSITE	VERT	VERTICAL
EXP	EXPANSION	OVS	OVERSIZED HOLE	W/	WITH
EXT	EXTERIOR	P	AXIAL FORCE	W/O	WITHOUT
EXTG, EXIST	EXISTING	PAF	POWDER ACTUATED FASTENER	WF	WIDE FLANGE
FD-#	FLOOR DECK TYPE	PC	PRECAST	WL	WIND LOAD
FDN	FOUNDATION	PCF	POUNDS PER CUBIC FOOT	WP	WORK POINT
FF	FAR FACE	PEMB	PRE-ENGINEERED METAL BUILDING	WWF	WELDED WIRE FABRIC

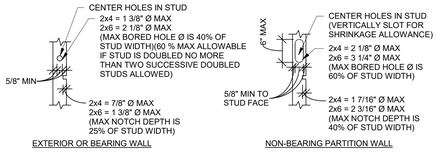
LEGEND:

- ..... SPAN DIRECTION OF DECK - DECK TYPE PER SCHEULE ON S0.01
- (1) HSS 6x6x1/4 — COLUMN SIZE; BASE PLATE MARK - SEE SCHEDULE ON SHEET S0.04
- (A#) ..... BEAM OR HEADER PER SCHED ON S0.02
- (A#-#U) ..... UPSET BEAM OR HEADER PER SCHED ON S0.02
- (#) ..... BEARING WALL TYPE PER SCHED ON S0.02
- (A) ..... SHEARWALL HOLDDOWN TYPE PER SCHED ON S0.03
- (#/#) ..... NUMBER OF RESPECTIVE JACK/KING STUDS IN A STUD PACK. REFER TO DETAIL 1 OR 2 ON S0.21
- (#) ..... NUMBER OF WALL STUDS IN STUD PACK EQUAL TO KING & JAMB STUDS FROM HEADER ABOVE - TYP @ ALL LOCATIONS WITHIN A PILASTER
- (A) ..... INDICATED PLAN NOTE PER SCHEDULE ON S0.02
- SW# ..... SHEARWALL TYPE PER SCHEDULE ON S0.03
- (#) ..... SPREAD FOOTING TYPE PER SCHED ON S0.01

Structural Sheet List

Sheet Number	Sheet Name	Current Revision	Current Revision Date
S0.01	GENERAL NOTES		
S0.02	TYPICAL WOOD DETAILS & SCHEDULES		
S0.03	WOOD SHEARWALL SCHEDULES & DETAILS		
S0.04	STEEL SCHEDULES & DETAILS		
S0.05	TYPICAL CMU DETAILS		
S0.06	WOOD SHRINKAGE & MOVEMENT		
S0.20	TYPICAL WOOD DETAILS		
S0.21	TYPICAL WOOD DETAILS		
S0.22	TYPICAL WOOD DETAILS		
S1.00	STAIR 1 FRAMING PLANS		
S1.01	STAIR 2 FRAMING PLANS		
S1.02	STAIR 3 FRAMING PLANS		
S1.03	ELEVATOR FRAMING PLANS		
S1.10	STAIR FRAMING SECTIONS		
S1.11	ELEVATOR FRAMING SECTIONS		
S1.20	BALCONY FRAMING PLANS		
S1.30	BALCONY FRAMING SECTIONS		
S2.10	BUILDING A - BUILDINGS 5, 7, & 8 FOUNDATION PLAN		
S2.10A	BUILDING A - BUILDING 1 - FOUNDATION PLAN		
S2.11	BUILDING A - 2ND FLOOR FRAMING PLAN		
S2.12	BUILDING A - 3RD FLOOR FRAMING PLAN		
S2.13	BUILDING A - 4TH FLOOR FRAMING PLAN		
S2.14

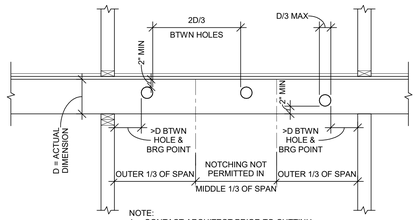
ARCH E1 30" x 42"



TYPICAL NOTES FOR BEARING WALLS
1. HOLES SHALL NOT BE LOCATED IN THE SAME STUD AS A CUT OR NOTCH
2. CONTACT ARCHITECT PRIOR TO CUTTING OR NOTCHING TO VERIFY SIZE AND LOCATION IF HOLE IS GREATER THAN 20% STUD WIDTH OR NOTCHES GREATER THAN 10% STUD WIDTH ARE REQUIRED IN TWO OR MORE CONSECUTIVE STUDS
3. NOTCHES OR HOLES NOT PERMITTED IN JAMBS, STUD PACKS AND AT ENDS OF SHEARWALLS
4. STUD SHOES ARE NOTE AN ACCEPTABLE REMEDIATION OF OVER-NOTCHED OR OVER-CUT STUDS WITHOUT PRIOR APPROVAL BY EOR
5. SLOT HOLES VERTICALLY FOR SHRINKAGE ALLOWANCE.

ALLOWABLE HOLES/NOTCHES IN WALL STUDS

1 DETAIL
3/4" = 1'-0"



NOTE:
1. CONTACT ARCHITECT PRIOR TO CUTTINH JOISTS TO VERIFY SIZE AND LOCATION
2. DETAIL APPLIES TO 2x FRAMING ONLY. REFER TO ENGINEERED OR COMPOSITE LUMBER MANUFACTURER'S RECOMMENDATIONS AT PSLs, LVLS, LSLs & GLULAM

2 DETAIL
3/4" = 1'-0"

PLAN NOTES

#	NUMBER OF STUDS IN STUD PACK. STUD SIZE TO MATCH WALL STUD SIZE. FASTEN STUDS TOGETHER PER 3/S0.02	H1	SIMPSON HUCQ612-SDS HANGER
A	18" DEEP PRE-ENGINEERED FLOOR TRUSSES @ 24"oc MAX (16"oc MAX @ SPANS OVER 20'-0" OR CLOSER AS REQ'D BY DESIGN CRITERIA	J	PROVIDE HORIZONTAL SIMPSON TIE PER 3/S3.02
B	PRE-ENGINEERED ROOF TRUSSES @ 24"oc MAX (24" MIN DEPTH WITH TOP CHORD SLOPED TO DRAIN PER ARCH)		
C	2x10 @ 16"oc JOISTS		
D1	(3) 2x12 GARAGE HEADER w/ (2) BRG STUDS EA. END OF OPENING. EXTEND HEADER TO BE FULL WIDTH OF GARAGE BAY AND BEAR PER 16/S0.03		
D2	(3) 1¾"x11¼" LVL GARAGE HEADER w/ (3) BRG STUDS EA. END OF OPENING. EXTEND HEADER TO FULL WIDTH OF GARAGE BAY AND BEAR PER 16/S0.03		
E	(2) 2x6 KNG STUDS ALIGNED w/ AWNING TIE-ROD. REER TO DETAIL 9/S1.10		
F	UPSET (3) 1¾"x14" LVL BEAM		
G	UPSET (3) 1¾"x18" LVL BEAM		

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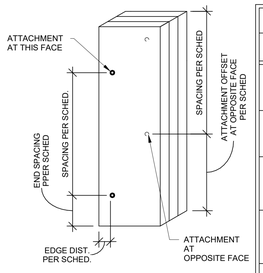


TYPICAL MULTI-PLY STUD CONNECTION

3 DETAIL
1 1/2" = 1'-0"

BUILT-UP STUD PACK COLUMN ATTACHMENT SCHEDULE

NUMBER OF PLIES	ATTACHMENT AT JAMB STUD PACKS[4]	ATTACHMENT AT WALL STUD PACKS[5]
2-PLY MEMBERS	8d NAILS AT 12"oc, 1" FROM EDGE, w/ OPPOSITE EDGE NAILED FROM OPPOSITE SIDE OFFSET 6", @ 12"oc w/ FIRST NAIL 2" FROM EA. END	8d NAILS AT 12"oc, 1" FROM EDGE, w/ OPPOSITE EDGE NAILED FROM OPPOSITE SIDE OFFSET 6", @ 12"oc w/ FIRST NAIL 2" FROM EA. END
3-PLY MEMBERS	20d NAILS AT 16"oc, 1 1/2" FROM EDGE w/ OPPOSITE EDGE NAILED FROM OPPOSITE SIDE OFFSET 8", @ 16"oc w/ FIRST NAIL 4" FROM EA. END	8d NAILS AT 12"oc, 1" FROM EDGE, w/ OPPOSITE EDGE NAILED FROM OPPOSITE SIDE OFFSET 6", @ 12"oc w/ FIRST NAIL 2" FROM EA. END
4-PLY MEMBERS	1/4"Øx5" SIMPSON SDS SCREWS AT 16"oc, 1 1/2" FROM EDGE w/ OPPOSITE EDGE SCREWED FROM OPPOSITE SIDE OFFSET 8", @ 16"oc w/ FIRST SCREW 4" FROM EA. END	3 PLIES ATTACHED PER 3-PLY ATTACHMENT w/ 4th PLY ATTACHED w/ 8d NAILS AT 12"oc IN 2 ROWS, 1 1/2" FROM EDGE, OFFSET ROW 6"
5-PLY MEMBERS	1/4"Øx6" SIMPSON SDS SCREWS AT 12"oc, 1 1/2" FROM EDGE w/ OPPOSITE EDGE SCREWED FROM OPPOSITE SIDE OFFSET 6", @ 12"oc w/ FIRST SCREW 4" FROM EA. END	3 PLIES ATTACHED PER 3-PLY ATTACHMENT w/ 4th & 5th PLY ATTACHED w/ 8d NAILS AT 12"oc IN 2 ROWS, 1 1/2" FROM EDGE, OFFSET ROW 6"
6-PLY MEMBERS	1/4"Øx8" SIMPSON SDS SCREWS AT 12"oc, 1 1/2" FROM EDGE w/ OPPOSITE EDGE SCREWED FROM OPPOSITE SIDE OFFSET 6", @ 12"oc w/ FIRST SCREW 4" FROM EA. END	3 PLIES ATTACHED PER 3-PLY ATTACHMENT w/ 4th PLY ATTACHED w/ 8d NAILS AT 12"oc IN 2 ROWS, 1 1/2" FROM EDGE, OFFSET ROW 6" AND 5th AND 6th PLIES ATTACHED w/ 1/4"Øx5" SIMPSON SDS SCREWS @ 12"oc IN 2 ROWS, 1 1/2" FROM EDGE, OFFSET ROSS 6"oc w/ FIRST SCREW 4" FROM EA. END

NOTES:
1. ALL BUILT-UP STUD PACKS MUST ALIGN FLOOR-TO-FLOOR WITH SOLID BLOCKING (SQUASH BLOCKS) AT FLOOR CAVATIES.
2. EXTEND ALL STUD PACKS TO LOWEST LEVEL UNLESS NOTED OTHERWISE.
3. ALL NAILS ARE COMMON NAILS UNLESS NOTED OTHERWISE.
4. JAMB STUD PACKS ARE STUDS SUPPORTING STRUCTURAL MEMBERS SUCH AS BEAMS, HEADERS, GIRDER TRUSSES, ETC.
5. WALL STUD PACKS ARE REPETITIVE STUDS BETWEEN WALL PLATES AS SCHEDULED IN THE "STUD BEARING WALL SCHEDULE".

JOIST/BEAM/TRUSS HANGER SCHEDULE

JOIST/BEAM/TRUSS SIZE	HANGER SIZE	NOTES
2x6	LUS26	BALCONY JOISTS
2x6	SUR/L26	SKEWED BALCONY JOISTS
2x8	LUS28	LOW ROOF JOISTS & ROOFTOP PATIO
2x10	LUS210	STAIR JOISTS & ROOFTOP PATIO
2x12	LUS210	ROOFTOP PATIO
(2) 2x12	LUS210-2	ROOFTOP PATIO
18" TRUSS FACE MOUNT TO UPSET BEAM	LUS410	
(2) 1 3/4"x18" LVL	HGUS414	

NOTES:
1. HANGERS APPLY TO ALL LOCATIONS WHERE NOT OTHERWISE SPECIFIED IN DETAIL OR PLAN NOTE

STUD BEARING WALL SCHEDULE - BUILDINGS 3, 4 & 5

WALL TYPE	BASEMENT WALLS[9] (1st FLOOR FRAMING)	1st FLOOR WALLS (2nd FLOOR FRAMING)	2nd FLOOR WALLS (3rd FLOOR FRAMING)	3rd FLOOR WALLS (4th FLOOR FRAMING)	4th FLOOR WALLS (ROOF FRAMING)	NOTES
TYPICAL EXTERIOR WALL	2x6 @ 24"oc w/ ADDT'L 2x6 @ 48"oc	2x6 @ 24"oc w/ ADDT'L 2x6 @ 48"oc	2x6 @ 24"oc	2x6 @ 24"oc	2x6 @ 24"oc	
UNITS B3A, B9 EXTERIOR BALCONY WALL	(2) 2x6 @ 24"oc	(2) 2x6 @ 24"oc	2x6 @ 24"oc w/ ADDT'L 2x6 @ 48"oc	2x6 @ 24"oc	2x6 @ 24"oc	
TYPICAL CORRIDOR WALL	2x6 @ 24"oc	2x6 @ 24"oc	2x6 @ 24"oc	2x6 @ 24"oc	2x6 @ 24"oc	
TENANT STORAGE CORRIDOR WALL		(2) 2x6 @ 24"oc	2x6 @ 24"oc w/ ADDT'L 2x6 @ 48"oc	2x6 @ 24"oc	2x6 @ 24"oc	OCCURS IN BLDG B
TYPICAL UNIT PARTITION WALL	(2) 2x6 @ 24"oc	2x6 @ 24"oc w/ ADDT'L 2x6 @ 48"oc	2x6 @ 24"oc	2x6 @ 24"oc	2x6 @ 24"oc	
UNIT B9 PARTITION WALL	(2) 2x6 @ 24"oc w/ ADDT'L 2x6 @ 48"oc	(2) 2x6 @ 24"oc	2x6 @ 24"oc w/ ADDT'L 2x6 @ 48"oc	2x6 @ 24"oc	2x6 @ 24"oc	
TYPICAL UNIT DEMISING WALL	(3) 2x4 @ 24"oc	(2) 2x4 @ 24"oc w/ ADDT'L 2x4 @ 48"oc	(2) 2x4 @ 24"oc	2x4 @ 24"oc w/ ADDT'L 2x4 @ 48"oc	2x4 @ 24"oc	
UNIT DEMISING WALL w/ FLR TRUSSES PARALLEL	(2) 2x4 @ 24"oc	2x4 @ 24"oc w/ ADDT'L 2x4 @ 48"oc	2x4 @ 24"oc w/ ADDT'L 2x4 @ 48"oc	2x4 @ 24"oc w/ ADDT'L 2x4 @ 48"oc	2x4 @ 24"oc w/ ADDT'L 2x4 @ 48"oc	DEMISING WALL BETWEEN UNITS B3 & B4
TYPICAL STAIR WALL	2x6 @ 16"oc	2x6 @ 16"oc	2x6 @ 16"oc	2x6 @ 16"oc	2x6 @ 16"oc	

NOTES:
1. PROVIDE 2x BLOCKING AT MID HEIGHT (5'-0" MAX) AT ALL LOAD BEARING WALLS NOT SHEATHED ON BOTH SIDES AND ALL STUDS LARGER THAN 2x6.
2. ALL STUDS TO BE No. 2 GRADE U.N.O.
3. RE: 3/S0.02 FOR NAILING OF MULTIPLE STUDS.
4. REFER TO ARCH/MEP DRAWING FOR LOCATIONS OF FURRED OUT WALLS TO ACCOMODATE PLUMBING OR MEP ITEMS.
5. REFER TO FRAMING PLANS AND ARCH PLANS FOR LEVEL(S) AT WHICH WALLS OCCUR.
6. WHERE SCHEDULE LISTS DIFFERENT WALL SIZES WITH AN "OR", REFER TO ARCHITECTURAL DRAWINGS FOR LOCATIONS WHERE EACH SIZE IS TO BE USED.
7. WALL STUDS TO ALIGN WITH FLOOR TRUSSES ABOVE.
8. ONLY OCCURS AT BUILDING D.

NAILING SCHEDULE (REFER TO NOTES #1 and #2)

No.	CONNECTION	ATTACHMENTS	(REF NOTE #3 and #4)
1	JOIST TO SILL OR GIRDER	3- 3" x 0.131" NAILS-TOENAIL	3-8d NAILS-TOENAIL
2	BRIDGING TO JOIST	2- 3" x 0.131" NAILS-TOENAIL EACH END	2-8d NAILS-TOENAIL EACH END
3	SOLE PLATE TO JOIST OR BLOCKING	3" x 0.131" NAILS AT 8"o.c.- TYPICAL FACE NAIL 4-3" x 0.131" NAILS AT 6"o.c. BRACED WALL PANELS	16d BOX NAILSZ AT 16"o.c. MAX. FACE NAILING 3-16d BOX NAILS AT 16"o.c. BRACED WALL PANEL
4	TOP PLATE TO STUD	3- 3" x 0.131" NAILS-END NAIL	2-16d NAILS-END NAIL
5	STUD TO SOLE PLATE	4- 3" x 0.131" NAILS-TOENAIL OR 3- 3" x 0.131" NAILS-END NAIL	4-8d NAILS-TOENAIL OR 2-16d NAILS-END NAIL
6	DOUBLE STUDS	3" x 0.131" NAILS AT 8"o.c.-FACE NAIL	16d BOX NAILS AT 24"o.c. MAX. FACE NAIL
7	DOUBLED TOP PLATES	3" x 0.131" NAILS AT 12"o.c.-FACE NAIL	16d BOX NAILS AT 16"o.c. MAX. FACE NAIL
8	DOUBLE TOP PLATE LAPS AND INTERSECTIONS	12-3" x 0.131" NAILS	8-16d NAILS
9	BLOCKING BETWEEN JOISTS OR RAFTERS TO TOP PLATE	3-3" x 0.131" NAILS -TOENAIL	3-8d NAILS-TOENAIL
10	RIM JOIST TO TOP PLATE	3" x 0.131" NAILS AT 6"o.c.-TOENAIL	8d NAILS AT 6"o.c. MAX.-TOENAIL
11	TOP PLATE LAPS AND INTERSECTIONS	3- 3" x 0.131" NAILS-FACE NAIL	2-16d NAILS-FACE NAIL
12	CONTINUOUS HEADER, TWO PIECES	3" x 0.131" NAILS AT 10"o.c. ALONG EACH EDGE	16d NAILS AT 16"o.c. MAX. ALONG EACH EDGE-TOENAIL
13	CEILING JOISTS TO PLATE	5- 3" x 0.131" NAILS-TOENAIL	3-8d NAILS-TOENAIL
14	CONTINUOUS HEADER TO STUD	4- 3" x 0.131" NAILS-TOENAIL	4-8d NAILS-TOENAIL
15	CEILING JOISTS, LAPS OVER PARTITIONS	4- 3" x 0.131" NAILS-FACE NAIL	3-16d NAILS-FACE NAIL
16	CEILING JOISTS TO PARALLEL RAFTERS	4- 3" x 0.131" NAILS-FACE NAIL	3-16d NAILS-FACE NAIL
17	RAFTER TO PLATE	3- 3" x 0.131" NAILS-TOENAIL	3-8d NAILS-TOENAIL
18	1" BRACE TO EACH STUD AND PLATE	2- 3" x 0.131" NAILS-FACE NAIL	2-8d NAILS-FACE NAIL
19	BUILT-UP CORNER AND MULTIPLE STUDS	3" x 0.131" NAILS AT 16"o.c.	16d NAILS AT 24"o.c. MAX.
20	BUILT-UP GIRDER AND BEAMS	3" x 0.131" NAILS AT 24"o.c. FACE NAILED TOP AND BOTTOM STAGGERED ON OPPOSITE SIDES 3- 3" x 0.131" NAILS AT ENDS AND EACH SPLICE	20d NAILS AT 32"o.c. MAX. TOP AND BOTTOM, STAGGERED ON 0PPSITE SIDES. 2-20d NAILS AT ENDS AND EACH SPLICE
21	BUILT-UP LAMINATED VENEER LUMBER BEAMS	3" x 0.131" NAILS AT 6"o.c. TOP AND BOTTOM ALONG EDGE	16d NAILS AT 12"o.c. TOP AND BOTTOM ALONG EDGE
22	2" PLANKING	4- 3" x 0.131" NAILS AT EACH SUPPORT	16d NAILS AT EACH SUPPORT
23	RIM BOARD TO TRUSS	2- 3" x 0.131" FACE NAILS (IT/IB @ EA. TRUSS)	2- 10d NAILS - FACE NAILS (IT/IB @ EA. TRUSS)
24	BUILD-UP STUD-PACK COLUMNS	REFER TO DETAIL 3/S0.02	REFER TO DETAIL 3/S3.02

NOTES:
1.) ALL NAILS SHALL BE AS NOTED UNLESS OTHERWISE SPECIFIED ON STRUCTURAL DRAWINGS OR ALTERNATE PROVIDED BY ENGINEER IN WRITING.
2.) CONDITIONS NOT SPECIFIED SHALL BE IN ACCORDANCE WITH CURRENT INTERNATIONAL BUILDING CODE.
3.) NAILING DESIGNATION:
4 - 3" x 0.131" NAILS
4 = QUANITY
3" = NAIL LENGTH
0.131" = DIAMETER IN INCHES
4.) ALL NAILS NOTED AS 8d, 10d, 16d, ETC. SHALL BE COMMON NAILS UNLESS NOTED BOX.

FLOOR/ROOF FRAMING HEADERS/BEAMS AND JAMB SCHEDULE

MARK	HEADER	JAMB TYPE # (U.N.O. W/ COLUMN SCHEDULE) * 4 " (3rd FLR FRAMING, TYP. U.N.O.)	* 3 " (4th FLR FRAMING, TYP. U.N.O.)	* 2 " (5th FLR FRAMING, TYP. U.N.O.)	* 1 " (ROOF FRAMING, TYP. U.N.O.)	NOTES
B1-#	(2) 2x10					
D1-#	(3) 2x8	1 JACK / 1 KING	1 JACK / 1 KING	1 JACK / 1 KING	1 JACK / 1 KING	
D2-#	(3) 2x8	1 JACK / 2 KING	1 JACK / 1 KING	1 JACK / 1 KING	1 JACK / 1 KING	
E1-#	(3) 2x10	1 JACK / 2 KING	1 JACK / 1 KING	1 JACK / 1 KING	1 JACK / 1 KING	
E2-#	(3) 2x10	1 JACK / 2 KING	1 JACK / 2 KING	1 JACK / 2 KING		
E3-#	(3) 2x10	2 JACK / 1 KING				
F1-#	(3) 2x12	1 JACK / 2 KING	1 JACK / 2 KING	1 JACK / 1 KING	1 JACK / 1 KING	
F2-#	(3) 2x12	2 JACK / 1 KING			3 BRG STUDS	EXTEND HEADER FULL WIDTH OF GARAGE BAY & BEAR PER 16/S0.03
G1-#	@ FLOOR: 15"Dp PRE-ENG TRUSS @ ROOF: PRE-ENG GIRDER TRUSS	2 KING (RE: 7B/S3.30)	2 KING (RE: 7B/S3.30)	2 KING (RE: 7B/S3.30)	2 KING (RE: 6A/S3.40)	DESIGN FLOOR TRUSS TO SPAN OPENING FOR DL = 200plf, LL = 250plf (UNFACTORED)
G2-#	@ FLOOR: 15"Dp PRE-ENG TRUSS @ ROOF: PRE-ENG GIRDER TRUSS	3 KING (RE: 7B/S3.30)	3 KING (RE: 7B/S3.30)	3 KING (RE: 7B/S3.30)	2 KING (RE: 6A/S3.40)	DESIGN FLOOR TRUSS TO SPAN OPENING FOR DL = 475plf, LL = 575plf (UNFACTORED)
G3-#	15" PRE-ENG GIRDER TRUSS	3 KING	2 KING	2 KING		
L1-#	(3) 1 3/4"x9 1/4" LVL	1 JACK / 1 KING	1 JACK / 2 KING	1 JACK / 2 KING	1 JACK / 2 KING	
N1-#	(3) 1 3/4"x11 1/4" LVL	2 JACK / 2 KING	2 JACK / 2 KING	2 JACK / 2 KING	2 JACK / 2 KING	
T1-#	(3) 1 3/4"x18" LVL	4 KING	3 KING	3 KING		MGUS3.63-SDS (H=18") HANGER @ BEAM CONNECTION
T2-#	(2) 1 3/4"x18" LVL		5 KING	3 KING		
U1-#	(3) 1 3/4"x18" LVL		5 KING	3 KING		HGUS5.50/14 HANGER @ BEAM CONNECTION
U2-#	(3) 1 3/4"x18" LVL	3 KING				

NOTES:
1. JAMB STUDS SHALL MATCH SIZE & GRADE OF WALL STUDS U.N.O.
2. WHERE BEAM/HEADER MARK ENDS WITH "-L", THE BEAM SHALL BE UPSET. WHERE BEAM IS NOTED "UPSET", ALL JAMB STUDS NOTED WILL EXTEND TO DOUBLE TOP PLATE.
3. PROVIDE STUDS UNDER ALL JAMBS BETWEEN HEADER/BEAM AND FOUNDATIONS/SLAB. WHEN JAMB IS DISCONT. AT A LEVEL, ALL STUD PACKS BELOW TO MATCH LAST SCHEDULED LEVEL.
4. PROVIDE SQUASH BLOCKS AT TRUSSES @ BLOCKING FRAMING WHERE JAMBS OR STUD PACKS ARE DISCONT. QUANTITY TO MATCH JAMB OR STUD PACK ABOVE.
5. PROVIDE 1/2" PLYWOOD SPACER PLs AT HEADERS CONSTRUCTED WITH 2x LUMBER. ATTACH PLY'S TOGETHER PER 5B/S0.02
6. AT CONTRACTOR'S OPTION, PROVIDE GLULAM IN LIEU OF PSLs OF EQUAL OR GREATER STRUCTURAL PROPERTIES AS LISTED IN GENERAL NOTES.
7. REFER TO DETAIL 5A/S0.02 FOR MULTI-PLY MEMBER CONNECTION REQUIREMENTS.
8. ATTACH KING STUDS TOGETHER PER DETAIL 3/S0.02 WITH JACKS ATTACHED TO KINGS PER 4/S0.02.
9. REFER TO DETAILS 1/S0.21 FOR TYPICAL HEADER CONDITION AT FLOOR FRAMING.
10. REFER TO DETAILS 2 THRU 4 ON S0.21 FOR TYPICAL HEADER CONDITIONS AT ROOF FRAMING.

TYPICAL JACK STUD ATTACHMENT

4 DETAIL
1 1/2" = 1'-0"

TYPICAL MULTI-PLY BEAM CONNECTION

5A DETAIL
3/4" = 1'-0"

TYPICAL MULTI-PLY HEADER CONNECTION

5B DETAIL
1 1/2" = 1'-0"

ENLARGED CORRIDOR JAMB PLAN VIEW - (4) KING STUDS

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

A NEW MULTI-FAMILY PROJECT:
EVREN APARTMENTS
LEE'S SUMMIT, MISSOURI

DRAWING RELEASE LOG
• 09.16.24 PERMIT SET

△REVISIONS

JOB NO. 720522
DATE 09.16.2024
DRAWN BY CAB / JLF
PERMIT SET

SHEET NAME
TYPICAL WOOD DETAILS & SCHEDULES
SHEET NO.
S0.02

9/16/2024 11:36:51 AM

ARCH E1.30" x 42"

SHEARWALL SCHEDULE

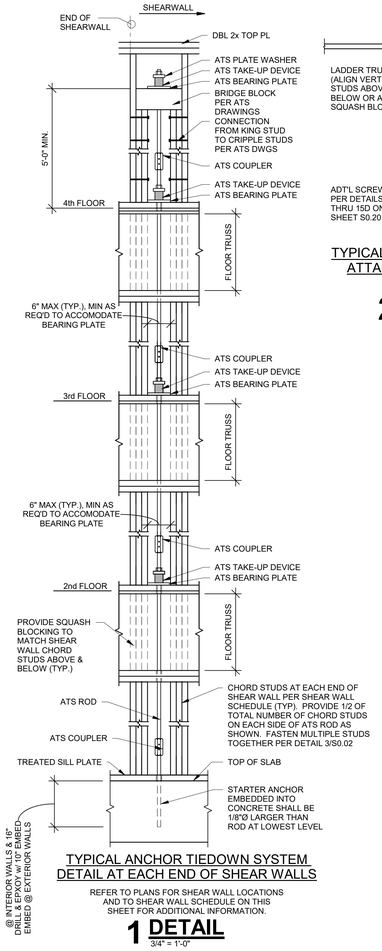
SHEARWALL TYPE		FLOOR					PLATE CONNECTION (SILL TO BAND BOARD & BAND BOARD TO TOP PLATE) (RE: NOTES 6 & 7)
		BASEMENT WALLS	1st FLOOR WALLS	2nd FLOOR WALLS	3rd FLOOR WALLS	4th FLOOR WALLS	
SW1	MATERIAL & THICKNESS		7/16" OSB SHEATHING ONE SIDE, w/ EDGES BLOCKED	7/16" OSB SHEATHING ONE SIDE, w/ EDGES BLOCKED	7/16" OSB SHEATHING ONE SIDE, w/ EDGES BLOCKED	7/16" OSB SHEATHING ONE SIDE, w/ EDGES BLOCKED	2nd FLR - 20d NAILS @ 8"oc
	NAIL SIZE & SPACING		8d NAILS 4/6	8d NAILS 6/6	8d NAILS 6/6	8d NAILS 6/6	
	SHEAR FORCE		560 plf	384 plf	384 plf	384 plf	
SW1-5	MATERIAL & THICKNESS	7/16" OSB SHEATHING ONE SIDE, w/ EDGES BLOCKED	7/16" OSB SHEATHING ONE SIDE, w/ EDGES BLOCKED	7/16" OSB SHEATHING ONE SIDE, w/ EDGES BLOCKED	7/16" OSB SHEATHING ONE SIDE, w/ EDGES BLOCKED	7/16" OSB SHEATHING ONE SIDE, w/ EDGES BLOCKED	2nd FLR - 20d NAILS @ 8"oc
	NAIL SIZE & SPACING	8d NAILS 4/6	8d NAILS 4/6	8d NAILS 6/6	8d NAILS 6/6	8d NAILS 6/6	
	SHEAR FORCE	560 plf	560 plf	384 plf	384 plf	384 plf	
SW2	MATERIAL & THICKNESS		7/16" OSB SHEATHING ONE SIDE OF ONE PARTY WALL, w/ EDGES BLOCKED	7/16" OSB SHEATHING ONE SIDE OF ONE PARTY WALL, w/ EDGES BLOCKED	5/8" GYPSUM SHEATHING ONE SIDE OF EA PARTY WALL, w/ EDGES BLOCKED	5/8" GYPSUM SHEATHING ONE SIDE OF EA PARTY WALL, w/ EDGES UNBLOCKED	2nd FLR - 20d NAILS @ 6"oc 3rd FLR - 20d NAILS @ 9"oc
	NAIL SIZE & SPACING		8d NAILS 4/6	8d NAILS 6/6	6d NAILS @ 4/4	6d NAILS @ 4/4	
	SHEAR FORCE		560 plf	384 plf	350 plf	290 plf	
SW2-5	MATERIAL & THICKNESS		7/16" OSB SHEATHING ONE SIDE OF ONE PARTY WALL, w/ EDGES BLOCKED	7/16" OSB SHEATHING ONE SIDE OF ONE PARTY WALL, w/ EDGES BLOCKED	5/8" GYPSUM SHEATHING ONE SIDE OF EA PARTY WALL, w/ EDGES BLOCKED	5/8" GYPSUM SHEATHING ONE SIDE OF EA PARTY WALL, w/ EDGES UNBLOCKED	2nd FLR - 20d NAILS @ 6"oc 3rd FLR - 20d NAILS @ 9"oc
	NAIL SIZE & SPACING		8d NAILS 4/6	8d NAILS 6/6	6d NAILS @ 4/4	6d NAILS @ 4/4	
	SHEAR FORCE		560 plf	384 plf	350 plf	290 plf	
SW3	MATERIAL & THICKNESS		7/16" OSB SHEATHING ONE SIDE, w/ EDGES BLOCKED	7/16" OSB SHEATHING ONE SIDE, w/ EDGES BLOCKED	5/8" GYPSUM SHEATHING ONESIDE w/ EDGES BLOCKED	5/8" GYPSUM SHEATHING ONESIDE w/ EDGES UNBLOCKED	2nd FLR - 20d NAILS @ 10"oc
	NAIL SIZE & SPACING		8d NAILS 4/4	8d NAILS 4/6	6d NAILS 7/7	6d NAILS 4/4	
	SHEAR FORCE		560 plf	384 plf	175 plf	145 plf	
SW3-5	MATERIAL & THICKNESS	7/16" OSB SHEATHING ONE SIDE, w/ EDGES BLOCKED	7/16" OSB SHEATHING ONE SIDE, w/ EDGES BLOCKED	7/16" OSB SHEATHING ONE SIDE, w/ EDGES BLOCKED	5/8" GYPSUM SHEATHING ONESIDE w/ EDGES BLOCKED	5/8" GYPSUM SHEATHING ONESIDE w/ EDGES UNBLOCKED	2nd FLR - 20d NAILS @ 10"oc
	NAIL SIZE & SPACING	8d NAILS 4/4	8d NAILS 4/4	8d NAILS 4/6	6d NAILS 7/7	6d NAILS 4/4	
	SHEAR FORCE	560 plf	560 plf	384 plf	175 plf	145 plf	
SW4	MATERIAL & THICKNESS		(2) 5/8" GYPSUM SHEATHING ONE SIDE w/ EDGES BLOCKED	(2) 5/8" GYPSUM SHEATHING ONE SIDE w/ EDGES BLOCKED	(2) 5/8" GYPSUM SHEATHING ONE SIDE w/ EDGES BLOCKED	(2) 5/8" GYPSUM SHEATHING ONE SIDE w/ EDGES BLOCKED	3rdFLR - 20d NAILS @ 8"oc 2nd FLR - 20d NAILS @ 6"oc
	NAIL SIZE & SPACING		BASE PLY: 6d COOLER NAILS @ 9/9 FACE PLY: 8d COOLER NAIL @ 7/7	BASE PLY: 6d COOLER NAILS @ 9/9 FACE PLY: 8d COOLER NAIL @ 7/7	BASE PLY: 6d COOLER NAILS @ 9/9 FACE PLY: 8d COOLER NAIL @ 7/7	BASE PLY: 6d COOLER NAILS @ 9/9 FACE PLY: 8d COOLER NAIL @ 7/7	
	SHEAR FORCE		250 plf	250 plf	250 plf	250 plf	
SW4-5	MATERIAL & THICKNESS	(2) 5/8" GYPSUM SHEATHING ONE SIDE w/ EDGES BLOCKED	(2) 5/8" GYPSUM SHEATHING ONE SIDE w/ EDGES BLOCKED	(2) 5/8" GYPSUM SHEATHING ONE SIDE w/ EDGES BLOCKED	(2) 5/8" GYPSUM SHEATHING ONE SIDE w/ EDGES BLOCKED	(2) 5/8" GYPSUM SHEATHING ONE SIDE w/ EDGES BLOCKED	3rdFLR - 20d NAILS @ 8"oc 2nd FLR - 20d NAILS @ 6"oc
	NAIL SIZE & SPACING	BASE PLY: 6d COOLER NAILS @ 9/9 FACE PLY: 8d COOLER NAIL @ 7/7	BASE PLY: 6d COOLER NAILS @ 9/9 FACE PLY: 8d COOLER NAIL @ 7/7	BASE PLY: 6d COOLER NAILS @ 9/9 FACE PLY: 8d COOLER NAIL @ 7/7	BASE PLY: 6d COOLER NAILS @ 9/9 FACE PLY: 8d COOLER NAIL @ 7/7	BASE PLY: 6d COOLER NAILS @ 9/9 FACE PLY: 8d COOLER NAIL @ 7/7	
	SHEAR FORCE	250 plf	250 plf	250 plf	250 plf	250 plf	
SW5	MATERIAL & THICKNESS	7/16" OSB SHEATHING ONE SIDE, w/ EDGES BLOCKED					
	NAIL SIZE & SPACING	8d NAILS 6/6					
	SHEAR FORCE	384 plf					

NOTES:
1. NAILING SHALL BE TO ALL STUDS, TOP & BOTTOM PLATES, AND BLOCKING WHERE INDICATED. NAILS FOR GYPSUM SHEATHING ARE COOLER NAILS AND NAILS FOR OSB SHEATHING ARE COMMON NAILS. GYPSUM CAN BE ATTACHED WITH DRYWALL SCREWS AT SAME SPACING INDICATED FOR NAILS.
2. HOLDOWNS PER PLAN & SCHEDULE.
3. WHERE THE ENDS OF PERPENDICULAR SHEAR WALLS INTERSECT AND ONLY ON HOLDOWN SHOWN ON PLAN, FASTEN ALL STUDS TOGETHER PER SCHEDULE AND USE LARGER OF THE TWO HOLDOWNS SHOWN IN THE SHEARWALL SCHEDULE.
4. REFER TO HOLDOWN SCHEDULE FOR NUMBER OF STUDS REQ'D AT EA END OF THE SHEARWALL
5. NAIL AND STAPLE SPACING SHOWN AS (##) INDICATES FASTENERS SPACING IN INCHES AT THE EDGES/FIELD WHERE FIELD IS THE INTERMEDIATE MEMBERS.
6. TYPICAL SILL PLATE TO WOOD (RIM BOARD) AND WOOD (RIM BOARD) TO TOP PLATES SHALL BE 20d NAILS AT 12"oc UNLESS NOTED OTHERWISE IN SCHEDULE.
7. TYPICAL SILL PLATE TO CONCRETE SHALL BE 1/2"Ø x6" Lg SIMPSON TITEN HD ANCHOR:
   AT 2x4 WALLS SPACE AT 24"oc MAX WITH 1/4"x2 1/2"x2 1/2" PLATE WASHER OR SIMPSON BPS1/2-3 @ CONTRACTORS OPTION
   AT 2x6 WALLS SPACE AT 24"oc MAX WITH 1/4"x2 1/2"x4 1/2" PLATE WASHER OR SIMPSON BPS1/2-6 @ CONTRACTORS OPTION
   AT 2x8 WALLS STAGGER AT 18"oc MAX WITH 1/4"x2 1/4"x2 1/2" PLATE WASHER OR SIMPSON BPS1/2-3 @ CONTRACTORS OPTION
8. PLATE WASHERS TO MAINTAIN MAX OF 1/2" BETWEEN EDGE OF SILL PLATE AND EDGE OF PLATE WASHER.
9. OSB @ INTERIOR WALL SHALL BE IN ADDITION TO 5/8"GYP SHEATHING.
10. SHEARWALL SHEATHING CALLED OUT AT CORRIDOR WALLS SHALL BE LOCATED AT UNIT SIDE OF WALL.

HOLDOWN SCHEDULE

MARK	FLOOR LEVEL (W/ APPLICABLE HOLDOWN TYPE PER FLOOR)				
	BASEMENT	1st FLOOR	2nd FLOOR	3rd FLOOR	4th FLOOR
A		5/8"Ø STANDARD THREADED ROD w/ (4)2x4 OR (2)2x6	5/8"Ø STANDARD THREADED ROD w/ (4)2x4 OR (2)2x6	5/8"Ø STANDARD THREADED ROD w/ (4)2x4 OR (2)2x6	5/8"Ø STANDARD THREADED ROD w/ (4)2x4 OR (2)2x6
A5	(2) 5/8"Ø STANDARD THREADED ROD w/ (9)2x4 OR (6)2x6	5/8"Ø STANDARD THREADED ROD w/ (4)2x4 OR (2)2x6	5/8"Ø STANDARD THREADED ROD w/ (4)2x4 OR (2)2x6	5/8"Ø STANDARD THREADED ROD w/ (4)2x4 OR (2)2x6	5/8"Ø STANDARD THREADED ROD w/ (4)2x4 OR (2)2x6
B		(2) 5/8"Ø STANDARD THREADED ROD w/ (9)2x4 OR (6)2x6	5/8"Ø STANDARD THREADED ROD w/ (4)2x4 OR (2)2x6	5/8"Ø STANDARD THREADED ROD w/ (4)2x4 OR (2)2x6	5/8"Ø STANDARD THREADED ROD w/ (4)2x4 OR (2)2x6
B5	(2) 5/8"Ø STANDARD THREADED ROD w/ (9)2x4 OR (6)2x6	(2) 5/8"Ø STANDARD THREADED ROD w/ (9)2x4 OR (6)2x6	5/8"Ø STANDARD THREADED ROD w/ (4)2x4 OR (2)2x6	5/8"Ø STANDARD THREADED ROD w/ (4)2x4 OR (2)2x6	5/8"Ø STANDARD THREADED ROD w/ (4)2x4 OR (2)2x6
C	SIMPSON HDU2 w/ 5/8Ø x10" TITEN HD SCREW ANCHORS (7" EMBED)				

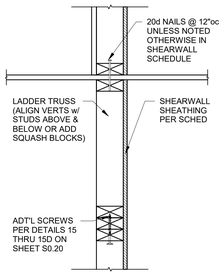
NOTES:
1. HOLDOWN TYPES ARE BASED UPON CONTINUOUS THREADED RODS UTILIZING THE SIMPSON ATS SYSTEM. ALTERNATE SYSTEM WITH EQUAL OR GREATER CAPACITY WILL BE ACCEPTED.
2. 1/2"Ø RODS SHALL HAVE A MINIMUM TENSILE CAPACITY OF 4,270 LBS.
3. 5/8"Ø RODS SHALL HAVE A MINIMUM TENSILE CAPACITY OF 6,675 LBS.
4. 3/4"Ø RODS SHALL HAVE A MINIMUM TENSILE CAPACITY OF 9,610 LBS.
5. 1"Ø RODS SHALL HAVE A MINIMUM TENSILE CAPACITY OF 17,080 LBS.
6. USE 5/8"Ø x8" TITAN SCREW ANCHOR FOR HDUs AND 1/2"Ø x8" TITAN SCREW ANCHOR FOR DTT2Zs.
7. REFER TO SECTION DETAILS ON S0.03 FOR TYPICAL HOLDOWN DETAILS.
8. ALL HOLDOWN TO HAVE HALF OF THE LISTED REQ'D STUDS EA SIDE OF THREADED ROD TO MATCH STUD SIZE & GRADE NOTED IN WALL SCHEDULE. HOLDOWN STUDS ARE IN ADDITION TO BEARING WALL OR HEADER JAMB STUDS - PROVIDE ADDITIONAL STUDS AS REQ'D TO MEET QUANTITY NOTED IN SCHED. OFFSET STUD PACK 3" TYPICAL FROM CENTERLINE OF THREADED ROD. PROVIDE SQUASH BLOCKS WITHING FLOOR PLATE DEPTH (TRUSS DEPTH) ALIGNED WITH STUD PACKS. QUANITY OF SQUASH BLOCK TO MATCH QUANITY OF STUDS BELOW.
9. PROVIDE SIMPSON ATS-SBC WELDED TO STEEL WIDE-FLANGE (PRIOR TO POURING CONCRETE).
10. PROVIDE PLATE WASHER AND NUT CAPABLE OF DEVELOPING CAPACITY OF ROD AT EACH FLOOR.
11. PROVIDE TAKE-UP DEVISE AT EACH FLOOR CAPABLE OF ACCOMODATING THE SHRINKAGE INDICATED IN DETAIL 1/S0.06
12. PROVIDE COUPLING TAKE-UP DEVISE AS REQUIRED.
13. PROVIDE SHOP DRAWINGS SHOWING LOCATIONS OFF ALL HOLD-DOWNS AND HARDWARE FOR REVIEW BY THE EOR PRIOR TO INSTALLATION.
14. THE HOLE THRU THE TOP AND SILL PLATES SHALL BE EQUAL TO THE ROD DIAMETER PLUS 1/4".



TYPICAL ANCHOR TIEDOWN SYSTEM DETAIL AT EACH END OF SHEAR WALLS

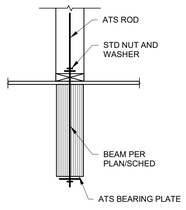
REFER TO PLANS FOR SHEAR WALL LOCATIONS AND TO SHEAR WALL SCHEDULE ON THIS SHEET FOR ADDITIONAL INFORMATION.

1 DETAIL 3/4" = 1'-0"



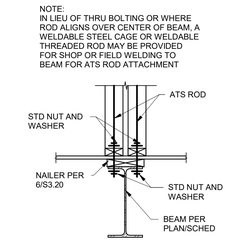
TYPICAL SHEARWALL SILL PL ATTACHMENT AT 2x SILL

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



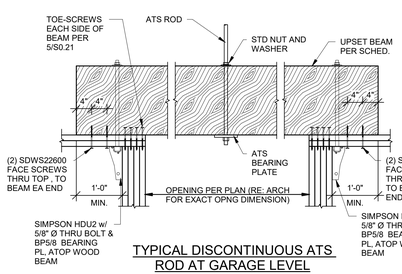
TYPICAL HOLDOWN ATOP WOOD BM

3 SECTION 1" = 1'-0"



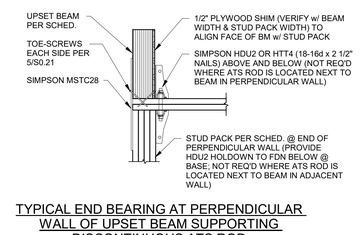
TYPICAL HOLDOWN ATOP STEEL BEAM

4 SECTION 1" = 1'-0"



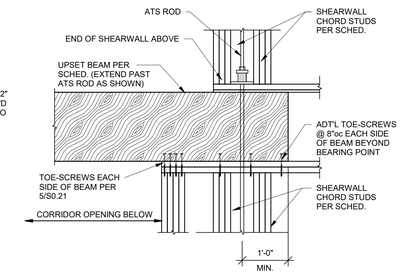
TYPICAL DISCONTINUOUS ATS ROD AT GARAGE LEVEL

5 SECTION 3/4" = 1'-0"



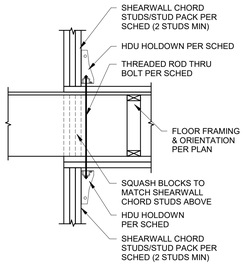
TYPICAL END BEARING AT PERPENDICULAR WALL OF UPSET BEAM SUPPORTING DISCONTINUOUS ATS ROD

6 SECTION 3/4" = 1'-0"



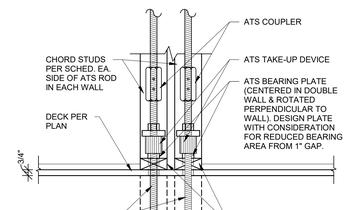
TYPICAL UPSET BEAM NEAR END OF SHEARWALL

7 SECTION 3/4" = 1'-0"



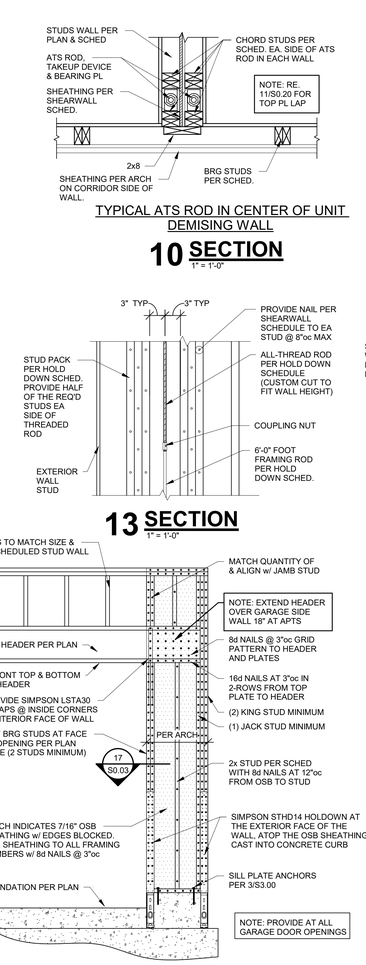
TYPICAL HDU FLOOR TO FLOOR HOLDOWN

8 SECTION 3/4" = 1'-0"



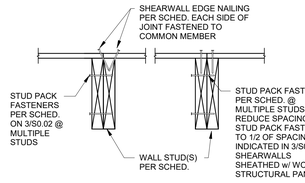
TYPICAL SINGLE ATS ROD AT DOUBLE SHEARWALLS

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



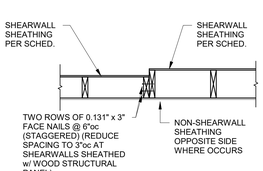
TYPICAL ATS ROD IN CENTER OF UNIT DEMISING WALL

10 SECTION 1" = 1'-0"



TYPICAL SHEARWALL SHEATHING JOINT

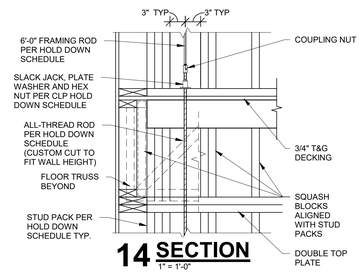
11 SECTION 1 1/2" = 1'-0"



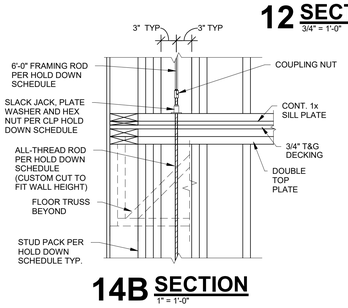
TYPICAL SHEARWALL DETAIL AT WALL STUD SIZE TRANSITION

12 SECTION 3/4" = 1'-0"

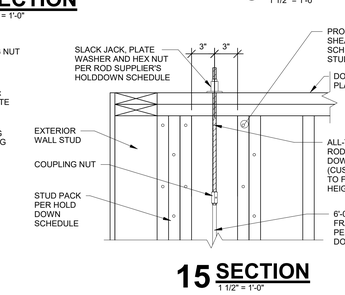
13 SECTION 1" = 1'-0"



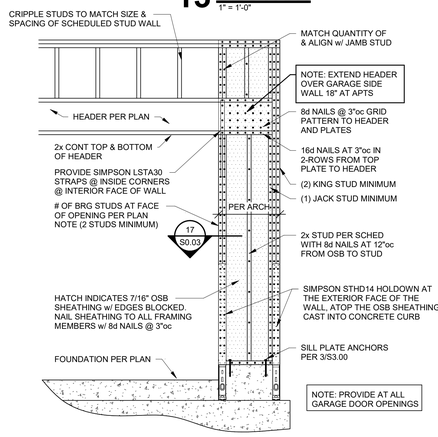
14 SECTION 1" = 1'-0"



14B SECTION 1" = 1'-0"

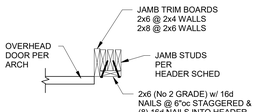


15 SECTION 1 1/2" = 1'-0"



GARAGE PORTAL FRAMING DETAIL

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



TYP GARAGE SILL DETAIL

17 SECTION 3/4" = 1'-0"

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STATE OF MISSOURI
CHRISTOPHER A. BEVERLIN
NUMBER PE-2010125447
PROFESSIONAL ENGINEER
9.16.24

A NEW MULTI-FAMILY PROJECT:
EVREN APARTMENTS
LEE'S SUMMIT, MISSOURI

DRAWING RELEASE LOG
• 09.16.24 PERMIT SET

△REVISIONS

JOB NO. 720522
DATE 09.16.2024
DRAWN BY CAB / JLF
PERMIT SET

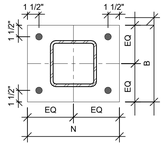
SHEET NAME
WOOD SHEARWALL SCHEDULES & DETAILS
SHEET NO.
S0.03

9/16/2024 11:36:54 AM

ARCH E1 30" x 42"

BASE PLATE SHAPE (NOT TO SCALE)

A



B

COLUMN BASE PLATE SCHEDULE

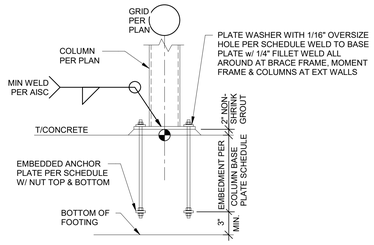
TYPE	COLUMN	BASE PLATE (txBxN)	SHAPE	ANCHOR BOLTS	EMBEDMENT
(A)	PER PLAN	3/4"x12"x8"	A	4- 3/4" DIA.	15"

NOTES:

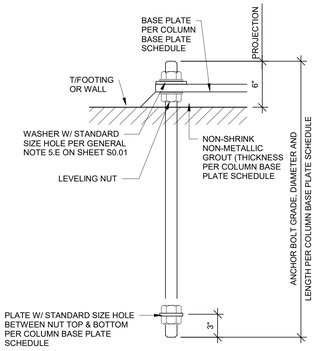
1. SEE PLAN FOR ORIENTATION OF COLUMNS.
2. PROVIDE PLATE WASHER & EMBEDDED PLATE PER SCHEDULE @ ALL ANCHOR BOLTS.
3. U.N.O. ALL THREADED ROD A.B's SHALL BE F1554 (36ksi) MATERIAL.

COLUMN BASE PLATE ANCHOR-ROD CRITERIA

ANCHOR-ROD DIAMETER.	MAX. HOLE DIAMETER.	MIN. WASHER SIZE.	MIN. WASHER THICKNESS	EMBEDDED ANCHOR PLATE SIZE
3/4"	1 5/16"	2"	1/4"	1/2"x2 1/2"x2 1/2"



ELEVATION



1 TYPICAL ANCHOR BOLT
1 1/2" = 1'-0"

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CHRISTOPHER A. BEVERLIN
NUMBER PE-2011012537
PROFESSIONAL ENGINEER
9.16.24

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LEE'S SUMMIT, MISSOURI

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• 09.16.24 PERMIT SET

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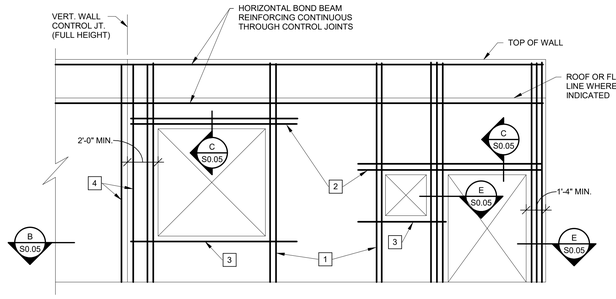
JOB NO. 720522
DATE 09.16.2024
DRAWN BY CAB / JLF
PERMIT SET

SHEET NAME
STEEL SCHEDULES & DETAILS
SHEET NO.
S0.04

9/16/2024 11:36:54 AM

ARCH E1.35" x 42"



TYPICAL CMU WALL REINFORCING AT OPENINGS

LEGEND:

1. FULL HEIGHT VERTICAL BARS AS JAMB REINFORCING IN FIRST 2 CELLS ADJACENT TO OPENING. REINFORCE EACH CELL WITH SIZE & QUANTITY OF BAR TO MATCH WALL REINFORCING (1 BAR TYPICAL IN 8" WALLS AND 2 BARS TYPICAL IN 12" WALLS).
2. LINTEL REINFORCING PER SECTION C. EXTEND 2'-0" PAST EDGE OF OPENING ON EACH SIDE (TYPICAL).
3. 2-#5 CONTINUOUS HORIZONTAL BARS AS SILL REINFORCING IN 8" COURSE BELOW OPENING (U.N.O.). EXTEND 2'-0" PAST EDGE OF OPENING ON EACH SIDE (TYPICAL).
4. FULL HEIGHT VERTICAL BARS PER MASONRY VERTICAL REINFORCING SCHEDULE LOCATED IN END CELL AT EACH SIDE OF VERTICAL WALL CONTROL JOINTS.

GENERAL CRITERIA: (SECTION A CONTINUED):

1. VERTICAL REINFORCING BARS SHALL BE DOWELED TO FOUNDATION WITH A DOWEL OF MATCHING SIZE AND SPACING.
2. CONTRACTOR SHALL COORDINATE AND VERIFY OPENINGS IN MASONRY WALLS. OPENINGS SHALL BE DETAILED ON REINFORCING STEEL SHOP DRAWING ELEVATIONS.
3. VERTICAL CONTROL JOINTS IN MASONRY WALLS SHALL BE 3/8" WIDE, FULL HEIGHT OF WALL. JOINTS SHALL BE SPACED AT A MAXIMUM OF 24'-0" ON CENTER AND NOT LESS THAN 2'-0" FROM THE EDGE OF ANY OPENING. ALL HORIZONTAL JOINT REINFORCING SHALL BE DISCONTINUOUS AT CONTROL JOINTS. ALL BOND BEAM HORIZONTAL REINFORCING SHALL BE CONTINUOUS THROUGH CONTROL JOINTS. CONTRACTOR SHALL COORDINATE AND VERIFY ALL CONTROL JOINT LOCATIONS.

MASONRY VERTICAL REINFORCING SCHEDULE
FOR LOAD BEARING MASONRY (CMU) WALLS

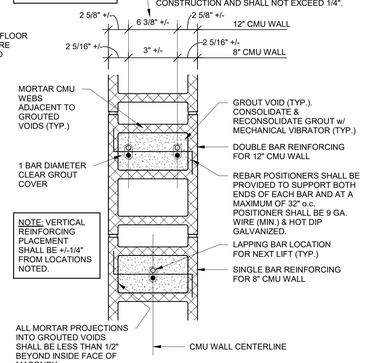
WALL THICKNESS	LOCATION	VERTICAL REINF. (IN GROUTED CELLS)	SPACING
8"	TRASH ENCLOSURE	1- #5	16"oc

NOTES:
1. IN ADDITION TO SPACING SHOWN IN SCHEDULE, VERTICAL REINFORCING SHALL BE PROVIDED IN GROUTED CELLS AT THE FOLLOWING LOCATIONS
   - A.) IN THE FIRST 2 CELLS ADJACENT TO EACH OPENING
   - B.) IN THE END CELLS ON EACH SIDE OF VERTICAL CONTROL JOINTS
   - C.) IN THE END CELLS OF EACH LENGTH OF WALL
   - D.) AT EACH CORNER OF WALLS
2. ALL MASONRY VOIDS AND BOND BEAMS TO BE GROUTED SHALL BE FREE OF DEBRIS AND MORTAR DROPPINGS PRIOR TO GROUTING. ANY MASONRY w/ DROPPINGS OR DEBRIS OBSERVED IN VOIDS SHALL BE REJECTED.

A CMU WALL ELEVATION
1 1/2" = 1'-0"

NOTE: REINFORCING SHALL BE PLACED IN POSITIONEERS PRIOR TO GROUTING.

ADJUSTMENTS TO DIMENSIONS TO PROVIDE DEFINED CLEAR GROUT COVER ARE ACCEPTABLE, BUT ALL ADJUSTMENTS SHALL BE APPROVED BY ENGINEER PRIOR TO CONSTRUCTION AND SHALL NOT EXCEED 1/4".



NOTE: VERTICAL REINFORCING PLACEMENT SHALL BE +/-1/4" FROM LOCATIONS NOTED.

ALL MORTAR PROJECTIONS INTO GROUTED VOIDS SHALL BE LESS THAN 1/2" BEYOND INSIDE FACE OF MASONRY.

NOTE: ALL MASONRY VOIDS AND BOND BEAMS TO BE GROUTED SHALL BE FREE OF DEBRIS AND MORTAR DROPPINGS PRIOR TO GROUTING. ANY MASONRY w/ DROPPINGS OR DEBRIS OBSERVED IN VOIDS SHALL BE REJECTED.

TYPICAL REBAR POSITIONING DETAIL

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

TYPICAL LOOSE LINTEL DETAIL @ WOOD-FRAMED WALL

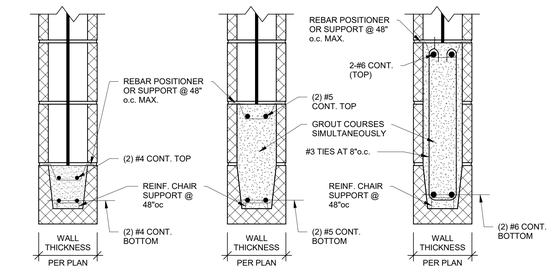
1 SECTION
3/4" = 1'-0"

LOOSE LINTEL SCHEDULE

FOR OPENINGS:	GALV. ANGLE
LESS THAN 6'-0"	L5"x3 1/2"x5/16" (LLV)
6'-0" < OPENING < 9'-0"	L6"x3 1/2"x5/16" (LLV)

TYPICAL MASONRY REINFORCING NOTE:

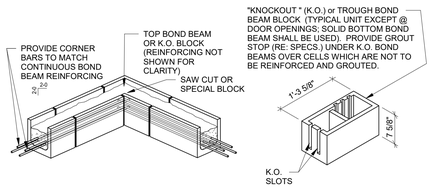
ALL INTERIOR & EXTERIOR MASONRY WALLS SHOWN ON ARCHITECTURAL AND STRUCTURAL DRAWINGS ARE TO BE REINFORCED HORIZONTALLY WITH BOND BEAMS (2 - #5 BOTTOM) AT BOTTOM COURSE, TOP COURSE, JOIST BEARING ELEVATION AND AT 8'-0" MAXIMUM O.C. AND VERTICALLY AS INDICATED ON DRAWINGS. THESE WALLS ARE TO BE ANCHORED TOP AND BOTTOM TO THE FOUNDATION, FLOOR, OR ROOF PER TYPICAL DETAILS. THE VERTICAL REINFORCING IS CONTINUOUS (IN 6'-6" MAXIMUM LENGTHS, LAPPED 2'-6" MINIMUM). FILL BLOCK CELLS AND BOND BEAMS WITH 2,500psi GROUT. RE: DETAILS "A" THROUGH "E" ON THIS SHEET.



OPENINGS UP TO 4'-0" | OPENINGS 4'-0" TO 7'-4" | OPENINGS 7'-4" TO 12'-0"

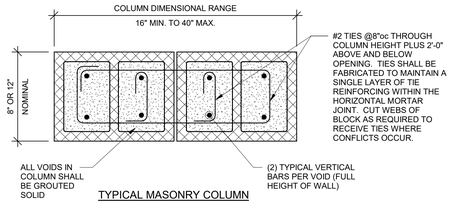
TYPICAL LINTELS AT ALL CMU WALLS (U.N.O.)

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



TYPICAL BOND BEAM DETAIL AT CORNER OF CMU WALL

D DETAIL
3/4" = 1'-0"



TYPICAL MASONRY COLUMN

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

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A NEW MULTI-FAMILY PROJECT:
EVREN APARTMENTS
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DRAWING RELEASE LOG
- 09.16.24 PERMIT SET

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JOB NO. 720522
DATE 09.16.2024
DRAWN BY CAB / JLF
PERMIT SET

SHEET NAME
TYPICAL CMU DETAILS

SHEET NO.
S0.05

9/16/2024 11:36:56 AM

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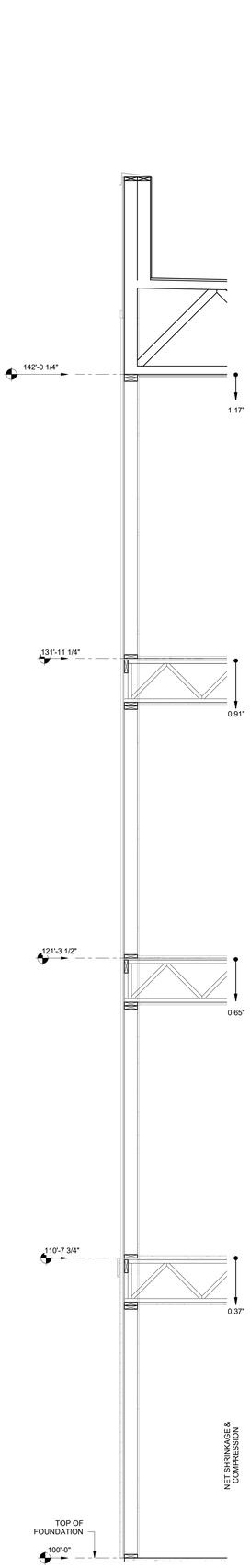
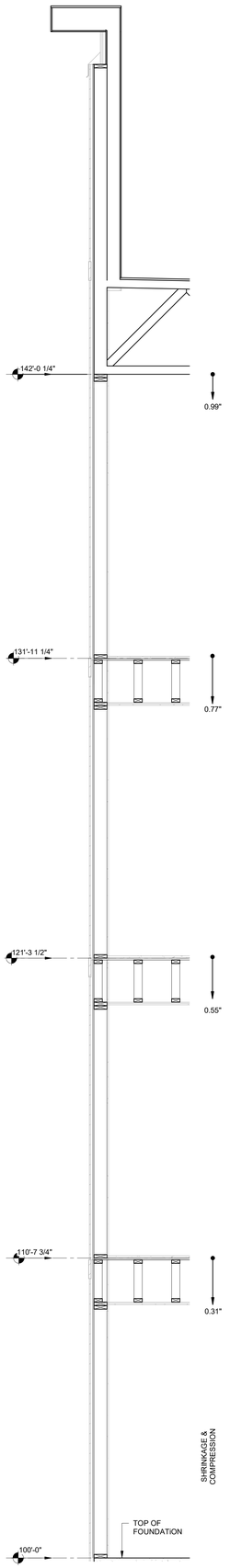
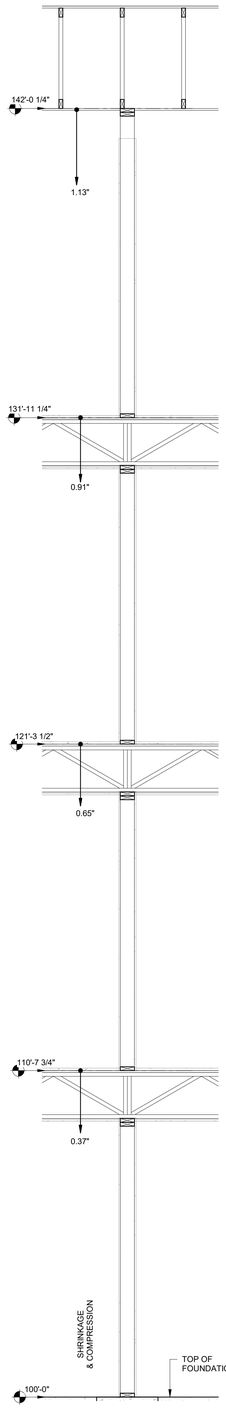


1 EXTERIOR LOAD BEARING
1/2" = 1'-0"



2 EXTERIOR NON-LOAD BEARING
1/2" = 1'-0"



3 INTERIOR LOAD BEARING
1/2" = 1'-0"

Wood Shrinkage Notes:

Bob D. Campbell & Company takes no responsibility for the naturally-occurring shrinkage that will occur in a wood structure or the impact the movement will have on the architectural, mechanical, electrical and plumbing systems that are designed by others. The analysis provided below are estimated values in accordance with IBC Section 2304.3.3 and indicate the systems and/or routing of the systems shall be designed to accommodate the movement. Failure to follow the considerations below can result in a failure of the impacted components within the system.

Estimated values are based on the following moisture content in the framing
- a. MC at delivery to site = 19%
- b. Average Outdoor MC (Time of Systems Being Installed) = 13%
- c. Average Indoor MC (During BLDG Life) = 8%

Reference wall sections on this sheet for estimated cumulative values per floor.

The following is a list of recommendations to minimize potential issues related to wood shrinkage and veneer expansion. Veneer expansion is seasonable and variable depending on sun exposure. The majority of wood shrinkage will occur in the first 24 months of occupancy with minor seasonal variations.

1. MEP System Considerations
   - a. Postpone MEP installation as long as possible to allow as much dead load to be applied--allowing construction gaps to close.
   - b. Provide oversized and vertically slotted holes at pipe horizontal penetration and notches. Refer to typical notching and cutting of stud wall detail for additional considerations on size limitations.
   - c. Plumbing pipe and electrical conduit joints and connections shall be flexible and allow for expansion/contraction to prevent a rigid assembly.
   - d. Hangers and necessary rigid connections shall be adjusted prior to completion of construction or closing of wall/ceiling assembly.
   - e. Horizontal vent penetrations through exterior veneers shall be provided with double flashing.
   - f. All sheet metal vertical down spouts shall have intermediate slip joints.
   - g. Roof drains shall utilize adjustable fittings that are adjusted back to the roof finish sheathing elevation at the completion of construction and then shall be adjusted as required to maintain proper drainage.
2. Architectural System Considerations
   - a. At stucco, EIFS and thin set veneer systems provide horizontal expansion joints, slip joints with appropriate flashing, this includes transitions between changes in veneer material.
   - b. At brick and stone veneers provide veneers ties designed to accommodate differential movement.
   - c. Refer to architectural window and door head and sill; parapet; and horizontal material changes for specific horizontal gap requirements between materials.
   - d. Around rigid (concrete/CMU) stair and elevator towers and at fire seperation walls provide adjustable thresholds or transitions.
3. Construction Tolerance Considerations
   - a. All studs shall be cut level, square and tight to top and bottom plates to reduce any additional shortening of the building due to nesting.
   - b. All wood structural panels on the walls shall have a 1/2" relief gap at each floor level to reduce the potential for bulging.
   - c. All floor sheathing shall have 1/8" gaps around all four sides at time of install to allow for expannsion.
   - d. All shearwall holdown shall be checked and retighten immediately prior to sheathing of the walls. If a continuous rod system is utilized for holdowns or uniform uplift anchors, the take-up devise pins shall be verified to have been pulled prior to sheathing the walls.
   - e. Delay placement of gyp topping around rigid (concrete/CMU) stair and elevator towers until completing of construction.
4. Material Storage and Protection
   - a. All stored material shall remain covered and elevated from the elements to reduce the potential for an increase in moisture content.
   - b. Do not allow water to pond on the floor sheathing. Provide drain holes in the floor sheathing as required to relieve any water that might temporary pond.
5. Post Occupancy Consideration
   - a. Recommend a review of roof drains every 3 months for the first 24 months of occupancy and then annually and adjusted as needed.
   - b. Recommend a review of vertical joints at exterior doors, windows and at changes in materials. Caulked as needed as shrinkage occurs and original joint fails.
   - c. Remedial self-leveling work may be required around concrete or CMU stair and elevator towers as needed as shrinkage occurs.

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KANSAS, 66207
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STATE OF MISSOURI
CHRISTOPHER A. BEVERLIN
NUMBER PE-2011012547
9.16.24
PROFESSIONAL ENGINEER

A NEW MULTI-FAMILY PROJECT:
EVREN APARTMENTS
LEE'S SUMMIT, MISSOURI

DRAWING RELEASE LOG
- 09.16.24 PERMIT SET

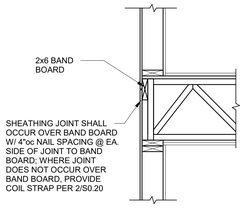
△ REVISIONS

JOB NO. 720522
DATE 09.16.2024
DRAWN BY CAB / JLF
PERMIT SET

SHEET NAME
WOOD SHRINKAGE & MOVEMENT
SHEET NO.
S0.06

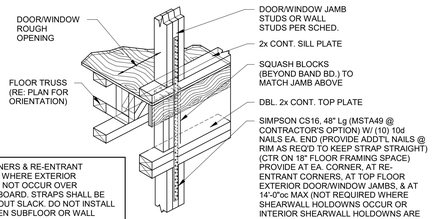
9/16/2024 11:35:35 AM

ARCH E1.30" x 42"



TYPICAL EXTERIOR SHEATHING JOINT

1 SECTION
3/4" = 1'-0"

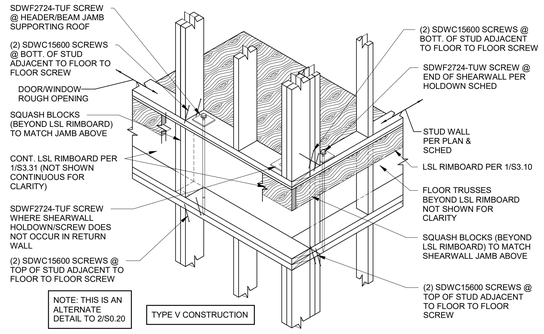


NOTE: STRAPS @ CORNERS & RE-ENTRANT CORNERS REQ'D ONLY WHERE EXTERIOR SHEATHING JOINTS DO NOT OCCUR OVER CONTINUOUS LSL RIM BOARD. STRAPS SHALL BE INSTALLED TIGHT & W/OUT SLACK. DO NOT INSTALL STRAPS AT A TIME WHEN SUBFLOOR OR WALL PALTES ARE WET/DAMP DUE TO RAIN AS TEMPORARY SWELLING MAY CAUSE SLACK IN STRAPS AFTER DRYING. STRAPS MAY BE INSTALLED ON INTERIOR OF BLDG WHERE BULGING OF STRAP WOULD NEGATIVELY IMPACT EXTERIOR FINISH (STUCCO, SIDING, ETC.)

NOTE: USE DETAIL 2A/S0.20 IN LIEU OF STRAPS @ CONTRACTORS OPTION

TYPICAL COIL STRAP @ EXTERIOR JAMBS SUPPORTING ROOF FRAMING AT FLOOR DIRECTLY BELOW ROOF AND FLOOR TO FLOOR TIES WHERE DETAIL 1/S0.20 IS NOT FOLLOWED

2 SECTION
3/4" = 1'-0"

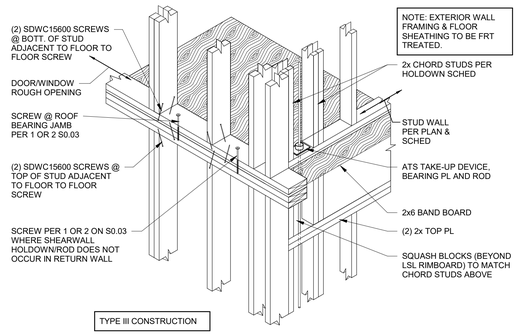


NOTE: THIS IS AN ALTERNATE DETAIL TO 2/S0.20

TYPE V CONSTRUCTION

TYPICAL FLOOR-TO-FLOOR SCREW @ EXTERIOR JAMBS SUPPORTING ROOF FRAMING AT FLOOR DIRECTLY BELOW ROOF AND FLOOR TO FLOOR TIES WHERE DETAIL 1/S0.20 IS NOT FOLLOWED

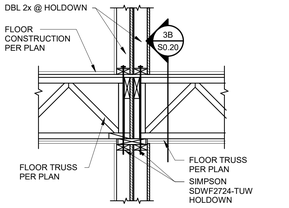
2A SECTION
3/4" = 1'-0"



TYPE III CONSTRUCTION

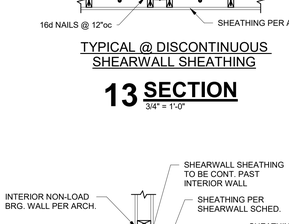
TYPICAL FLOOR-TO-FLOOR SCREW @ EXTERIOR JAMBS SUPPORTING ROOF FRAMING AT FLOOR DIRECTLY BELOW ROOF

2B SECTION
3/4" = 1'-0"



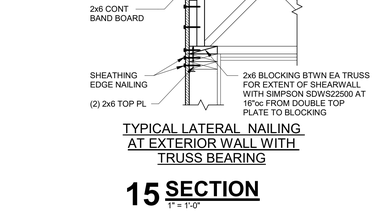
TYPICAL UNIT UPLIFT HOLDOWN DETAIL @ TOP FLOOR ROOF TRUSS BEARING WALLS

3 SECTION
3/4" = 1'-0"



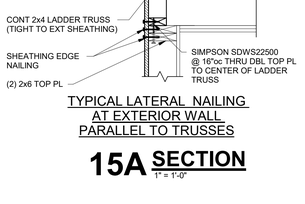
TYPICAL UNIT UPLIFT HOLDOWN DETAIL @ TOP FLOOR ROOF TRUSS BEARING WALLS

3A SECTION
3/4" = 1'-0"



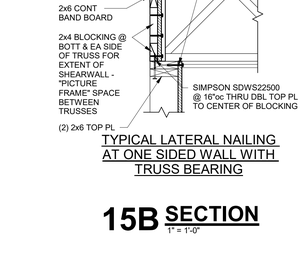
TYP SIDE VIEW AT DBL STUD SCREWS AT HOLDOWN

3B DETAIL
3/4" = 1'-0"



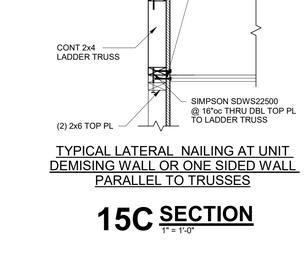
TYPICAL GIRDER TRUSS UPLIFT HOLDOWN DETAIL @ TOP FLOOR

4 SECTION
3/4" = 1'-0"

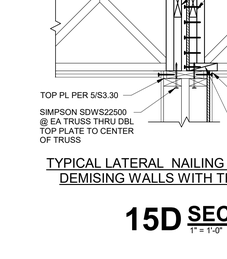


ALTERNATE FLOOR TO FLOOR TIE-DOWN AT END OF WALL

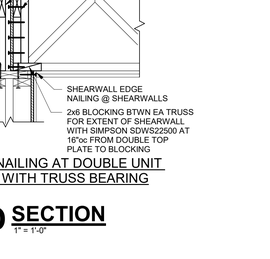
5 SECTION
3/4" = 1'-0"



TYPICAL AT PERPENDICULAR WALL



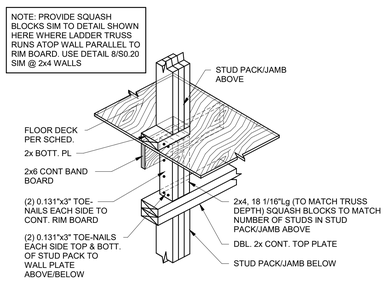
TYPICAL AT WALL CORNERS



TYPICAL AT PARALLEL WALL

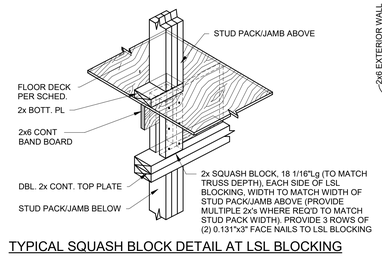
TYPICAL UPSET WOOD BEAM UPLIFT HOLDOWN AT BEAMS SUPPORTING ROOF TRUSS BEARING WALLS OR WHERE INDICATED

6 SECTION
3/4" = 1'-0"



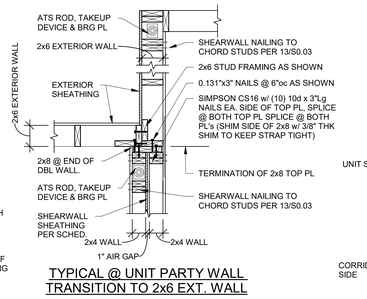
TYPICAL SQUASH BLOCK DETAIL AT CONTINUOUS BAND BOARD

7 SECTION
3/4" = 1'-0"



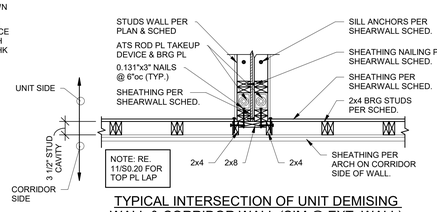
TYPICAL SQUASH BLOCK DETAIL AT LSL BLOCKING

8 SECTION
3/4" = 1'-0"



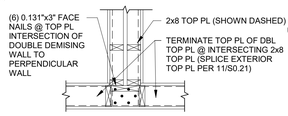
TYPICAL @ UNIT PARTY WALL TRANSITION TO 2x6 EXT. WALL

9 SECTION
3/4" = 1'-0"



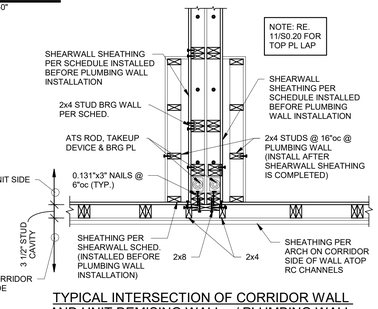
TYPICAL INTERSECTION OF UNIT DEMISING WALL & CORRIDOR WALL (SIM @ EXT. WALL)

10 SECTION
3/4" = 1'-0"



TYPICAL TOP PL LAP @ UNIT DEMISING WALL AT DISCONT. END

11 SECTION
3/4" = 1'-0"



TYPICAL INTERSECTION OF CORRIDOR WALL AND UNIT DEMISING WALL w/ PLUMBING WALL

12 SECTION
3/4" = 1'-0"

TYPICAL @ DISCONTINUOUS SHEARWALL SHEATHING

13 SECTION
3/4" = 1'-0"

TYPICAL LATERAL NAILING AT EXTERIOR WALL WITH TRUSS BEARING

15 SECTION
1" = 1'-0"

TYPICAL LATERAL NAILING AT ONE SIDED WALL WITH TRUSS BEARING PARALLEL TO TRUSSES

15A SECTION
1" = 1'-0"

TYPICAL LATERAL NAILING AT ONE SIDED WALL WITH TRUSS BEARING

15B SECTION
1" = 1'-0"

TYPICAL LATERAL NAILING AT UNIT DEMISING WALL OR ONE SIDED WALL PARALLEL TO TRUSSES

15C SECTION
1" = 1'-0"

TYPICAL LATERAL NAILING AT DOUBLE UNIT DEMISING WALLS WITH TRUSS BEARING

15D SECTION
1" = 1'-0"

TYPICAL @ SHEARWALL SHEATHING CONTINUOUS PAST NON-LOAD BRG WALL

14 SECTION
3/4" = 1'-0"

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A NEW MULTI-FAMILY PROJECT:

EVREN APARTMENTS

LEE'S SUMMIT, MISSOURI

DRAWING RELEASE LOG
- 09.16.24 PERMIT SET

△ REVISIONS

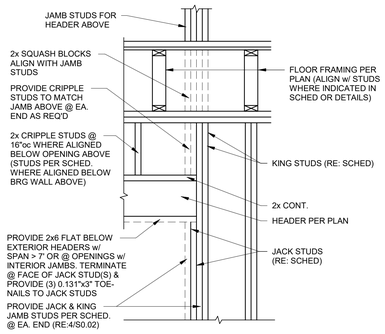
JOB NO. 720522
DATE 09.16.2024
DRAWN BY CAB / JLF
PERMIT SET

SHEET NAME
TYPICAL WOOD DETAILS

SHEET NO.
S0.20

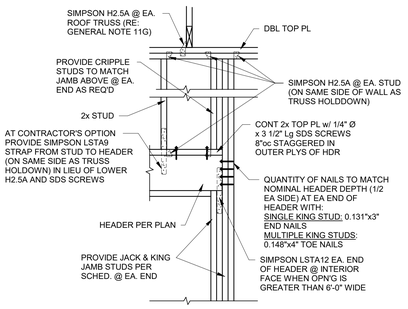
9/16/2024 11:37:01 AM

ARCH E1.30" x 42"



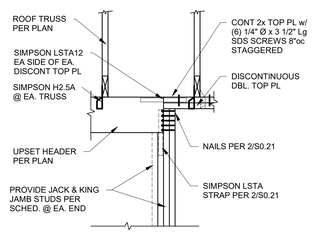
TYPICAL HEADER DETAIL

1 SECTION 3/4" = 1'-0"



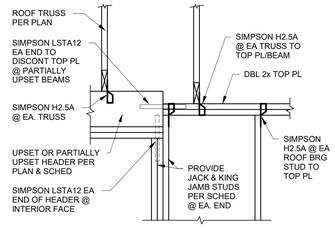
TYPICAL HEADER DETAIL @ ROOF TRUSS BRG LOCATIONS

2 SECTION 3/4" = 1'-0"



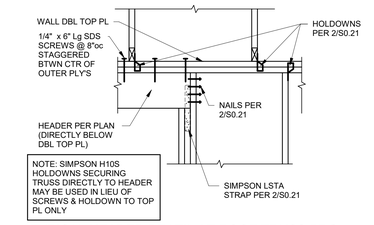
TYPICAL HEADER DETAIL AT DISCONTINUOUS TOP PLATE AT ROOF

3 SECTION 3/4" = 1'-0"



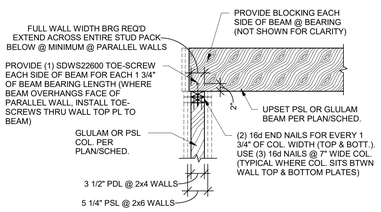
TYPICAL UPSET OR PARTIALLY UPSET ROOF HEADER

3A SECTION 3/4" = 1'-0"



TYPICAL HEADER DEATIL AT ROOF TRUSS BRG LOCATIONS w/HEADER DIRECTLY BELOW DBL TOP PL

4 SECTION 3/4" = 1'-0"



TYPICAL PSL OR GLULAM BEAM AND/OR COLUMN DETAIL

5 SECTION 3/4" = 1'-0"

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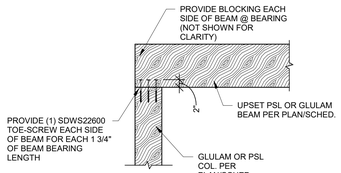
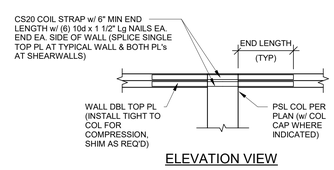


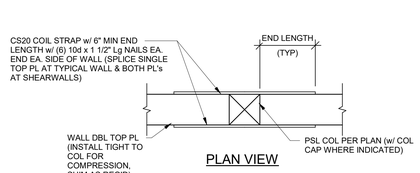
TYPICAL PSL OR GLULAM BEAM BEARING DIRECTLY ON GLULAM OR PSL COLUMN DETAIL

NOTES:
1. REFER TO 5/S0.21 WHERE COL IS SET BTWN WALL TOP & BOTTOM PLATES
2. PROVIDE STRAPS PER 6/S0.21 AT DISCONTINUOUS WALL TOP PLATES.

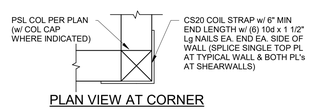
5A SECTION 3/4" = 1'-0"



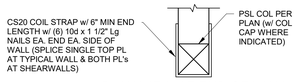
ELEVATION VIEW



PLAN VIEW



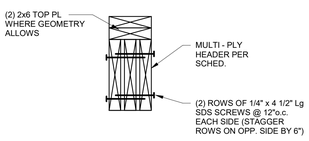
PLAN VIEW AT CORNER



PLAN VIEW AT END OF WALL

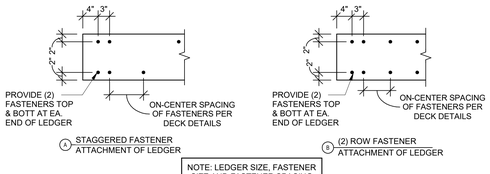
TYPICAL STRAPS @ DISCONTINUOUS TOP PL @ COL

6 SECTION 3/4" = 1'-0"



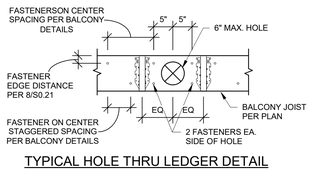
TYPICAL MULTI-PLY EXTERIOR ROOF HEADER WHERE GEOMETRY DOES NOT ALLOW 2x PL BELOW HEADER

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



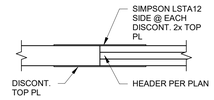
TYPICAL LEDGER CONNECTION

8 SECTION 3/4" = 1'-0"



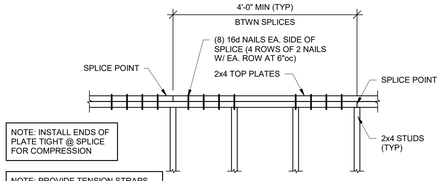
TYPICAL HOLE THRU LEDGER DETAIL

9 SECTION 3/4" = 1'-0"



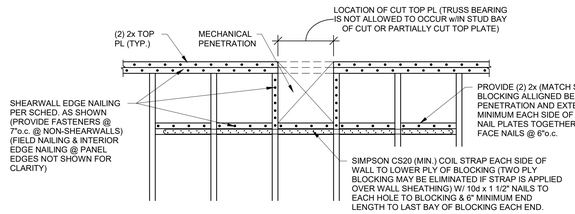
TYPICAL SPLICE AT DISCONTINUOUS TOP PL

10 SECTION 3/4" = 1'-0"



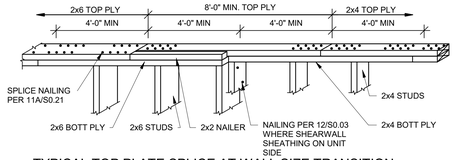
TYPICAL TOP PLATE SPLICE

11 SECTION 3/4" = 1'-0"



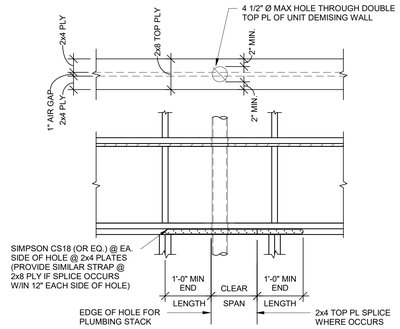
TYPICAL TOP PLATE SPLICE AT SHEARWALL OR BEARING WALL DUE TO MECH. PENETRATION

11A SECTION 3/4" = 1'-0"



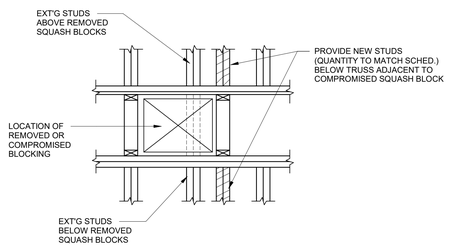
TYPICAL TOP PLATE SPLICE AT WALL SIZE TRANSITION

12 SECTION 3/4" = 1'-0"



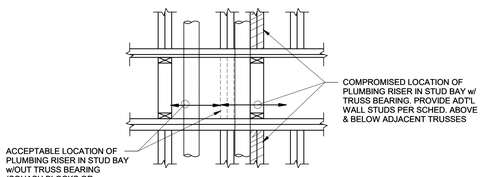
TYPICAL DETAIL AT PLUMBING STACK IN DOUBLE UNIT DEMISING WALLS

13 SECTION 3/4" = 1'-0"



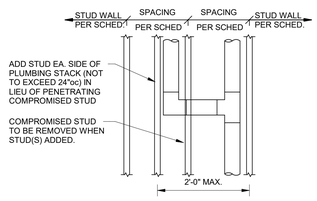
TYPICAL WHERE MECHANICAL DUCT INTERRUPTS SQUASH BLOCKS

14 SECTION 3/4" = 1'-0"



TYPICAL WHERE PLUMBING INTERRUPTS TOP PL

15 SECTION 3/4" = 1'-0"



TYPICAL WHERE PLUMBING STACK HAS HORIZONTAL JOG

16 SECTION 3/4" = 1'-0"

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A NEW MULTI-FAMILY PROJECT:
EVREN APARTMENTS
LEE'S SUMMIT, MISSOURI

DRAWING RELEASE LOG
• 09.16.24 PERMIT SET

△ REVISIONS

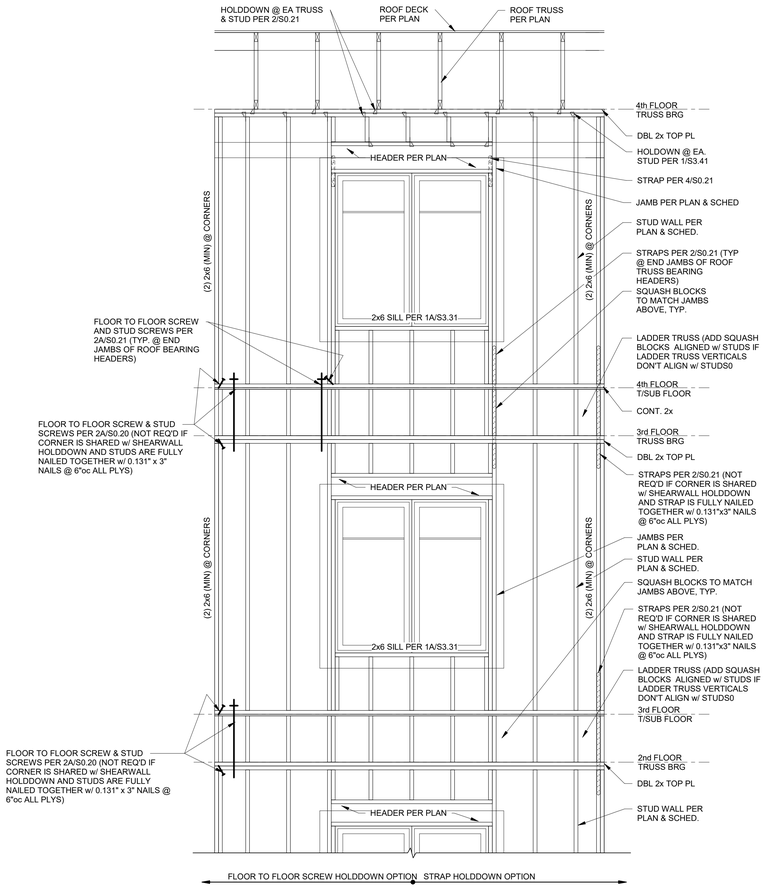
JOB NO. 720522
DATE 09.16.2024
DRAWN BY CAB / JLF
PERMIT SET

SHEET NAME
TYPICAL WOOD DETAILS

SHEET NO.
S0.21

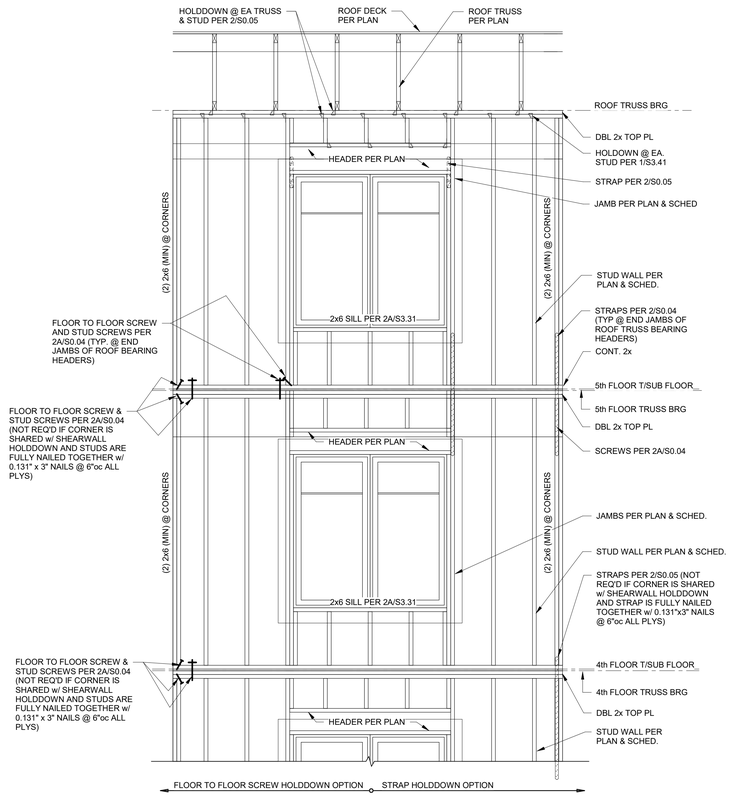
9/16/2024 11:37:03 AM

ARCH E1.30" x 42"



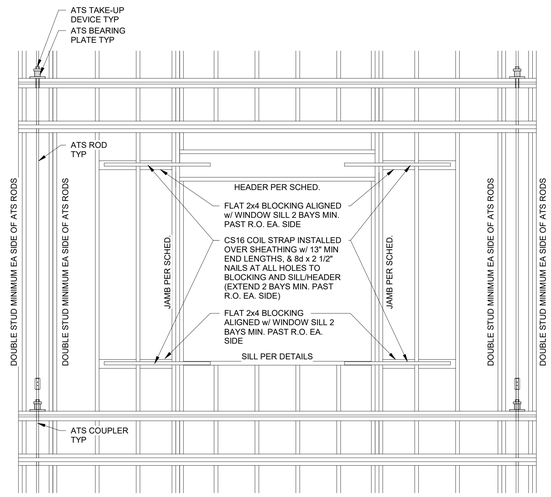
TYPICAL EXTERIOR ELEVATION OF STRUCTURAL BAY
(TYPE V CONSTRUCTION)

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



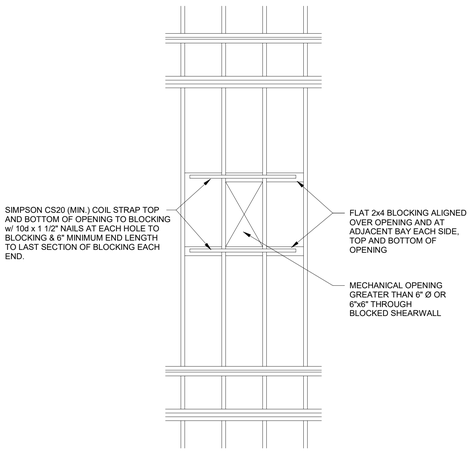
TYPICAL EXTERIOR ELEVATION OF STRUCTURAL BAY
(TYPE IIIA CONSTRUCTION)

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



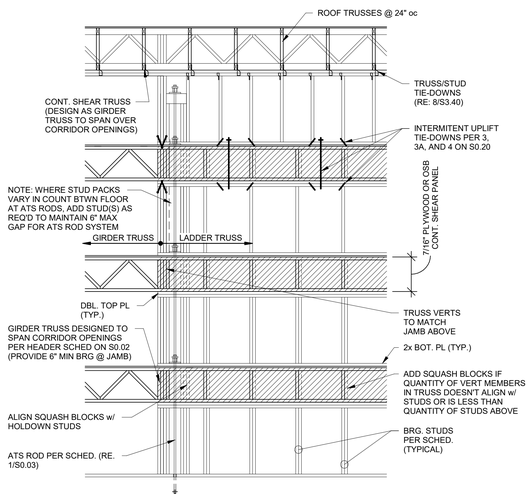
TYPICAL "SW1" FORCE TRANSFER SHEARWALL ELEVATION @ WINDOW OPENINGS

3 ELEVATION
1/2" = 1'-0"



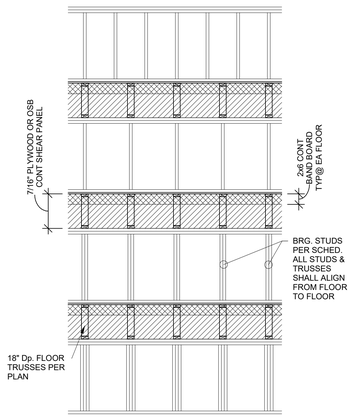
TYPICAL OPENING THROUGH BLOCKED SHEARWALL

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



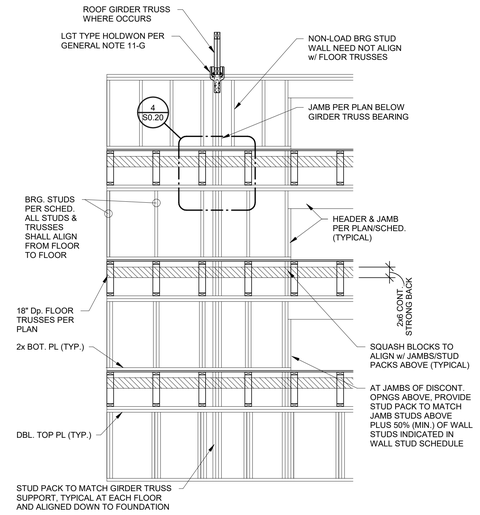
TYPICAL CORRIDOR BEARING
WALL ELEVATION

A ELEVATION
3/8" = 1'-0"



TYPICAL UNIT DEMISING
WALL ELEVATION

B ELEVATION
3/8" = 1'-0"



TYPICAL INTERIOR BEARING WALL ELEVATION

C ELEVATION
3/8" = 1'-0"

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NUMBER PE-2011012537
PROFESSIONAL ENGINEER
9.16.24

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DATE 09.16.2024
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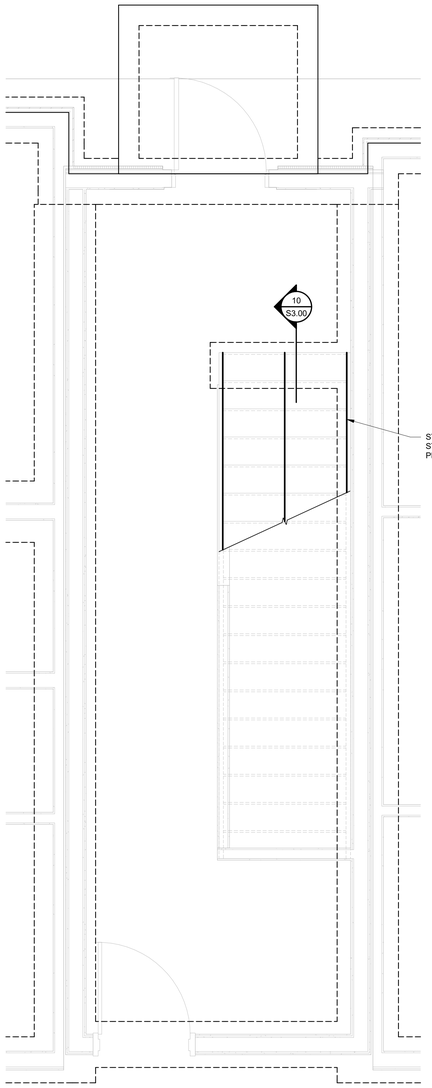
PERMIT SET

SHEET NAME
TYPICAL WOOD DETAILS

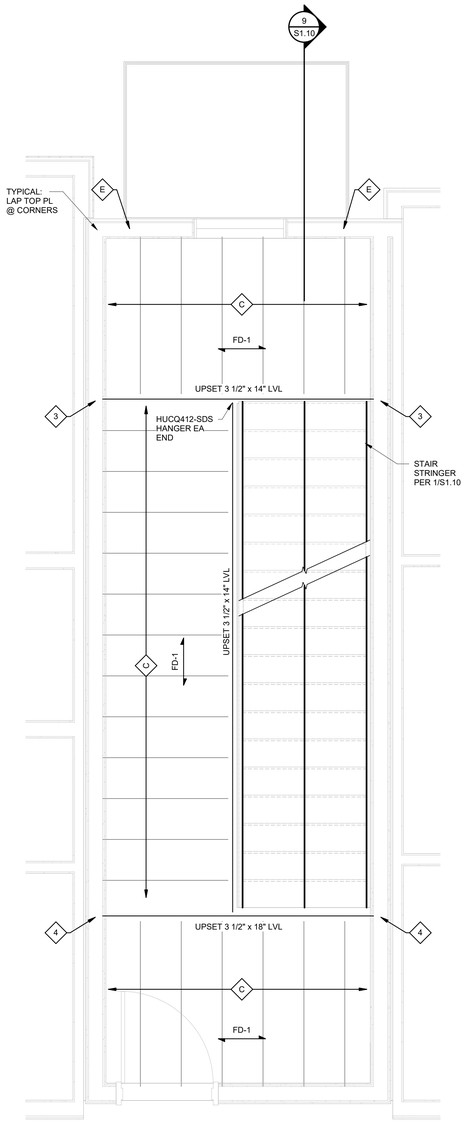
SHEET NO.
S0.22

9/16/2024 11:37:05 AM

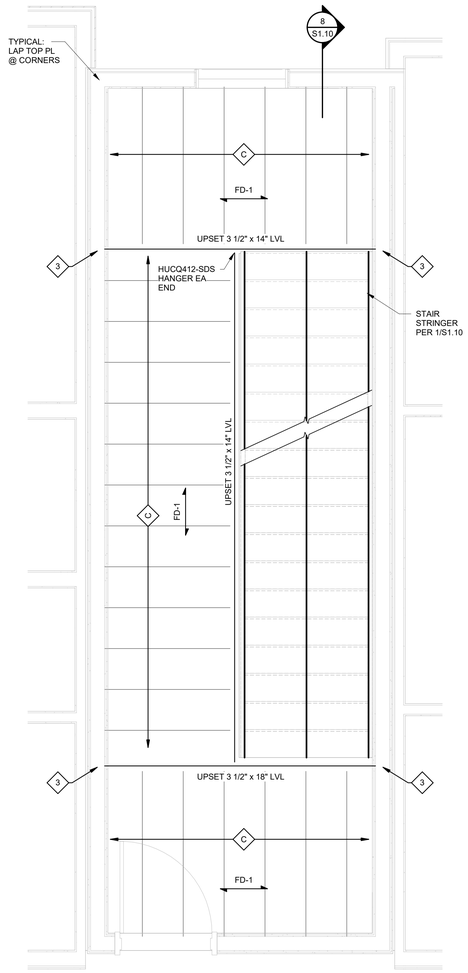
ARCH E1.39" x 42"



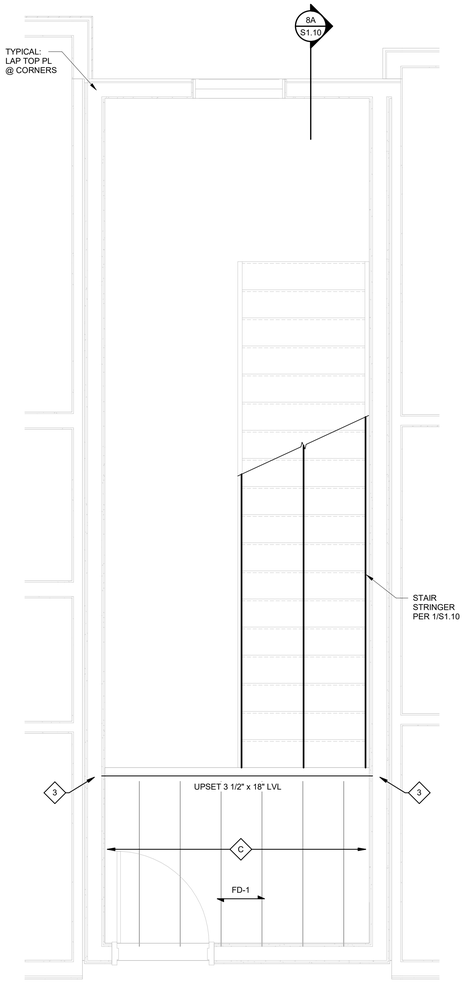
1 STAIR 1 FOUNDATION PLAN
1/2" = 1'-0"



2 STAIR 1 2ND FLOOR FRAMING PLAN
1/2" = 1'-0"



3 STAIR 1 3RD FLOOR FRAMING PLAN
1/2" = 1'-0"



4 STAIR 1 4TH FLOOR FRAMING PLAN
1/2" = 1'-0"

STAIR FRAMING NOTES:
1) REFER TO GENERAL NOTES ON SHEET S0.01
2) REFER TO STUD BEARING WALL SCHEDULE TO SHEET S0.02
3) REFER TO HEADER/BEAM SCHEDULE ON SHEET S0.02
4) REFER TO SHEARWALL SCHEDULE ON SHEET S0.03
5) REFER TO FRAMING PLANS FOR ADDITIONAL INFO NOT SHOWN HERE
6) REFER TO S2.10 FOR STAIR FRAMING SECTIONS
7) WOOD STRINGERS PER 1/S2.10 U.N.O.

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DATE 09.16.2024
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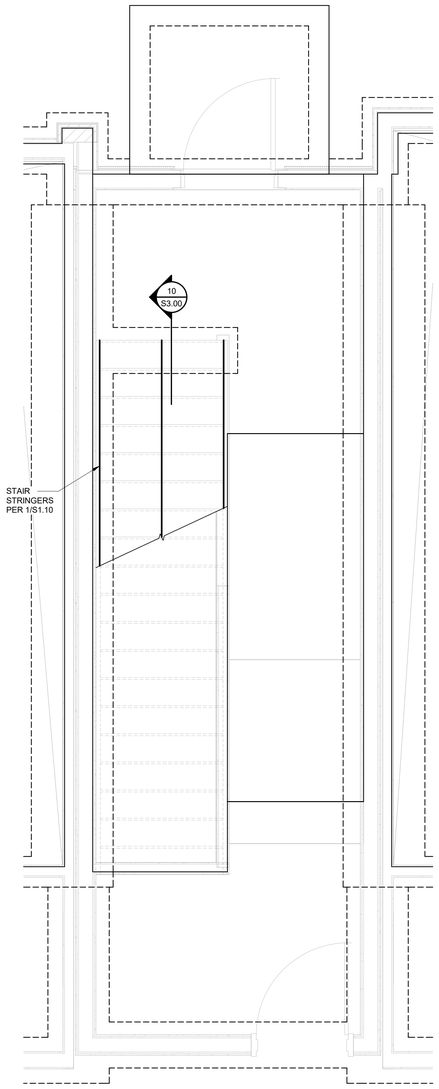
PERMIT SET

SHEET NAME
STAIR 1 FRAMING PLANS

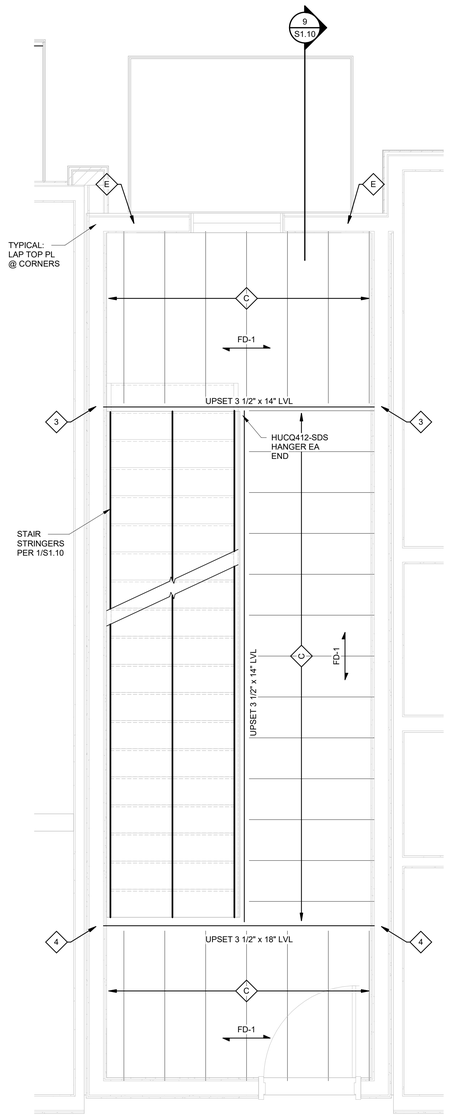
SHEET NO.
S1.00

9/16/2024 11:37:07 AM

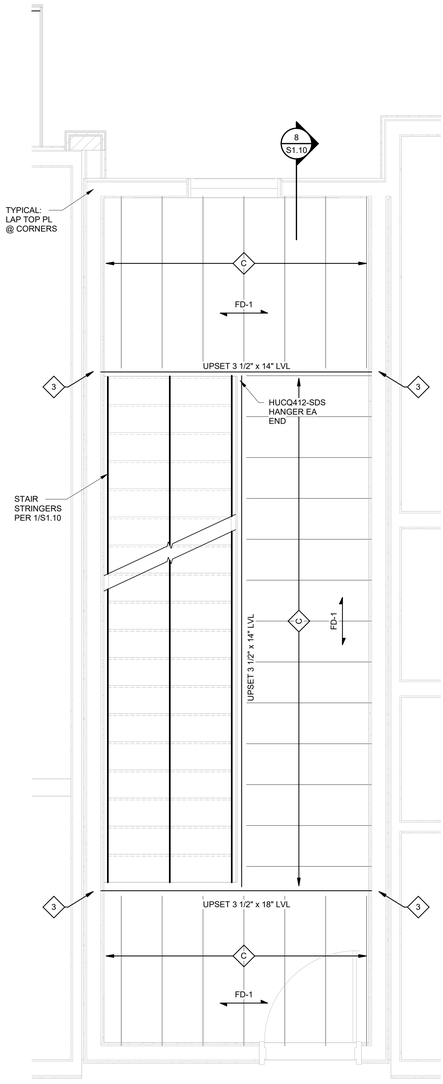
ARCH E1.30" x 42"



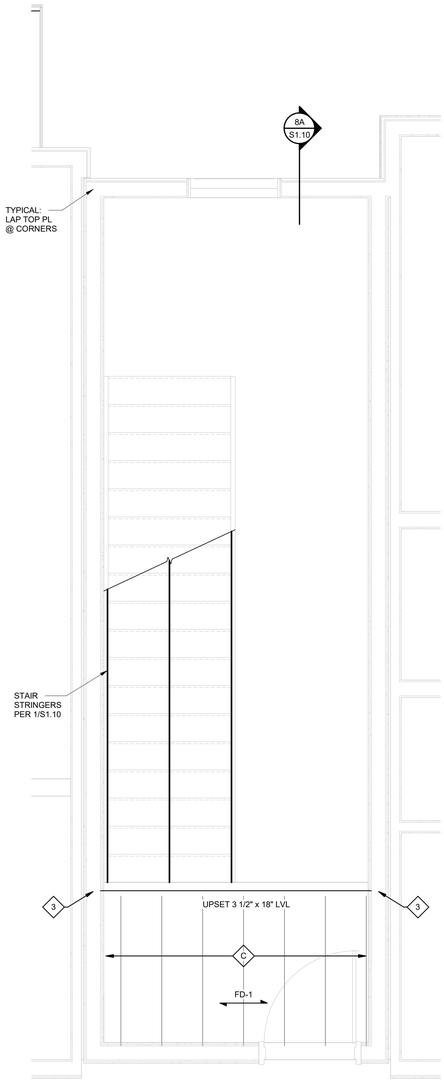
1 STAIR 2 FOUNDATION PLAN
1/2" = 1'-0"



2 STAIR 2 2ND FLOOR FRAMING PLAN
1/2" = 1'-0"



3 STAIR 2 3RD FLOOR FRAMING PLAN
1/2" = 1'-0"



4 STAIR 2 4TH FLOOR FRAMING PLAN
1/2" = 1'-0"

STAIR FRAMING NOTES:
1) REFER TO GENERAL NOTES ON SHEET S0.01
2) REFER TO STUD BEARING WALL SCHEDULE TO SHEET S0.02
3) REFER TO HEADER/BEAM SCHEDULE ON SHEET S0.02
4) REFER TO SHEARWALL SCHEDULE ON SHEET S0.03
5) REFER TO FRAMING PLANS FOR ADDITIONAL INFO NOT SHOWN HERE
6) REFER TO S2.10 FOR STAIR FRAMING SECTIONS
7) WOOD STRINGERS PER 1/S2.10 U.N.O.

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JOB NO. 720522
DATE 09.16.2024
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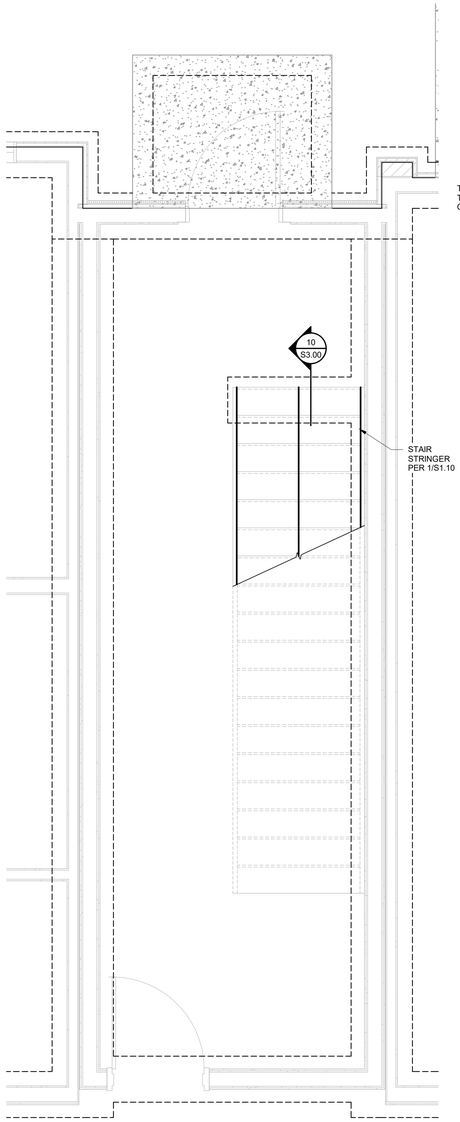
PERMIT SET

SHEET NAME
STAIR 2 FRAMING PLANS

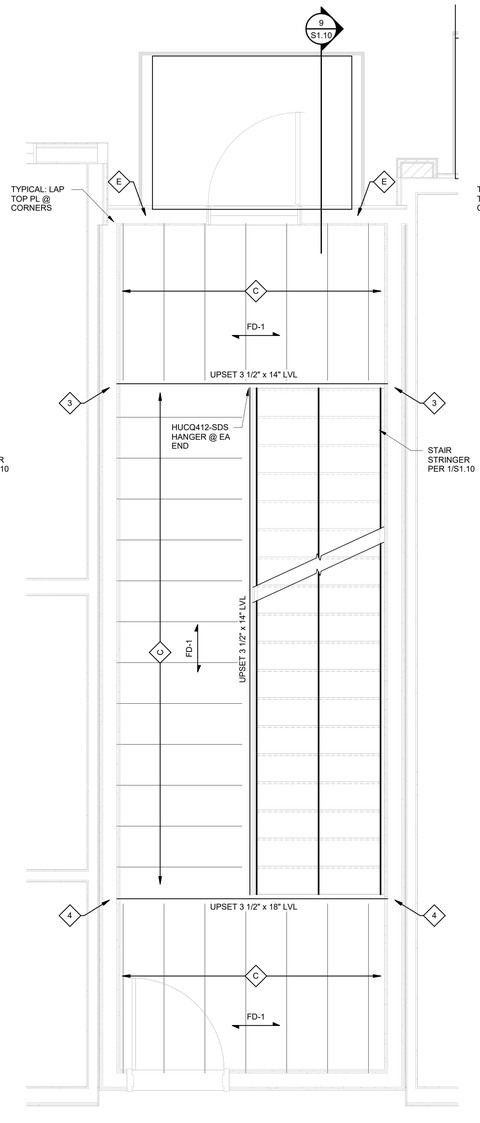
SHEET NO.
S1.01

9/16/2024 11:37:10 AM

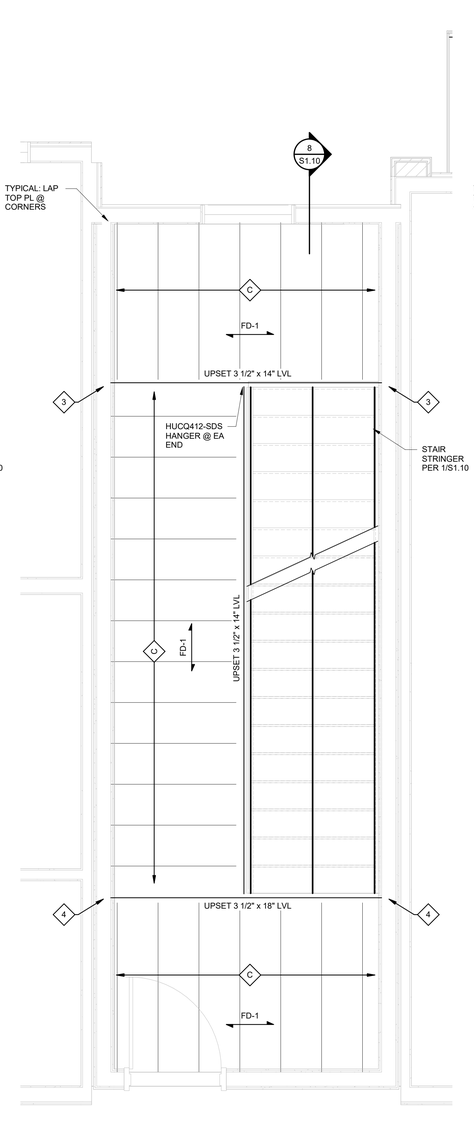
ARCH E1 30" x 42"



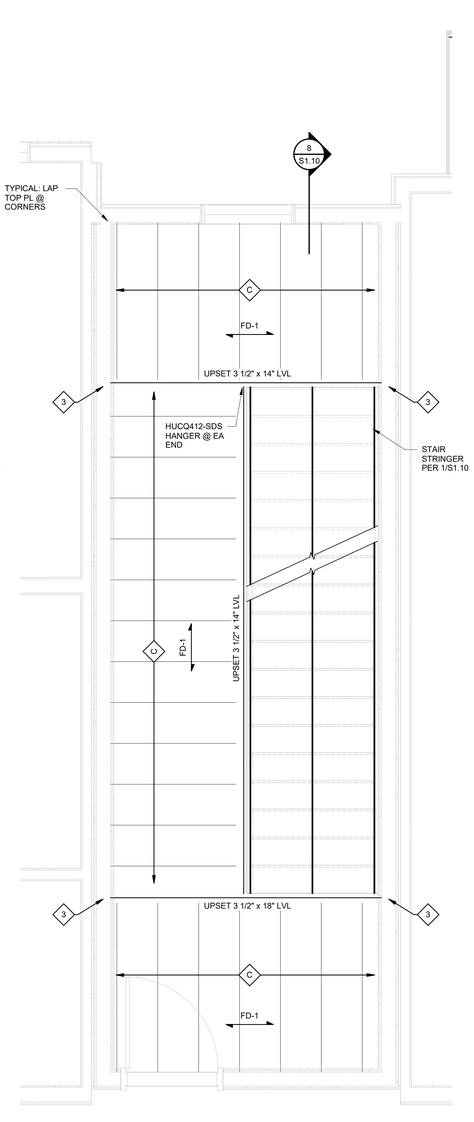
1 STAIR 3 BASEMENT FOUNDATION PLAN
1/2" = 1'-0"



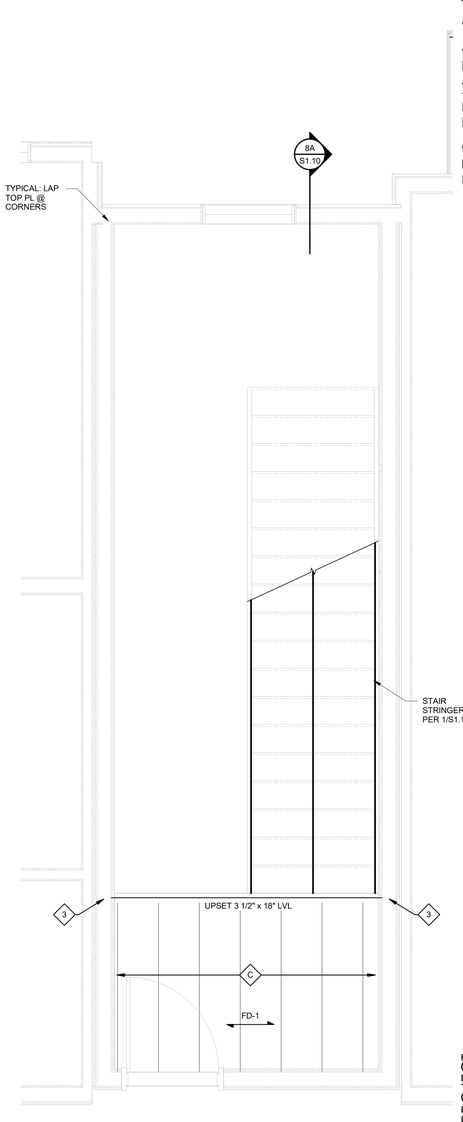
2 STAIR 3 1ST FLOOR FRAMING PLAN
1/2" = 1'-0"



3 STAIR 3 2ND FLOOR FRAMING PLAN
1/2" = 1'-0"



4 STAIR 3 3RD FLOOR FRAMING PLAN
1/2" = 1'-0"



5 STAIR 3 4TH FLOOR FRAMING PLAN
1/2" = 1'-0"

STAIR FRAMING NOTES:
1) REFER TO GENERAL NOTES ON SHEET S0.01
2) REFER TO STUD BEARING WALL SCHEDULE TO SHEET S0.02
3) REFER TO HEADER/BEAM SCHEDULE ON SHEET S0.02
4) REFER TO SHEARWALL SCHEDULE ON SHEET S0.03
5) REFER TO FRAMING PLANS FOR ADDITIONAL INFO NOT SHOWN HERE
6) REFER TO S2.10 FOR STAIR FRAMING SECTIONS
7) WOOD STRINGERS PER 1/S2.10 U.N.O.

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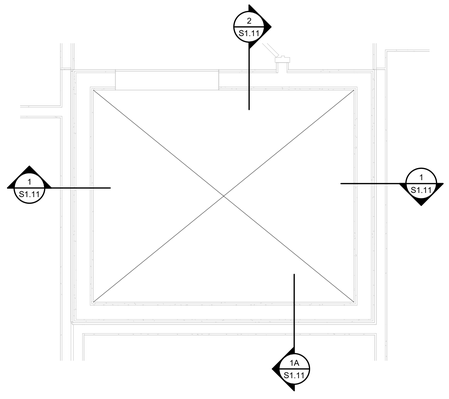
SHEET NAME
STAIR 3 FRAMING PLANS

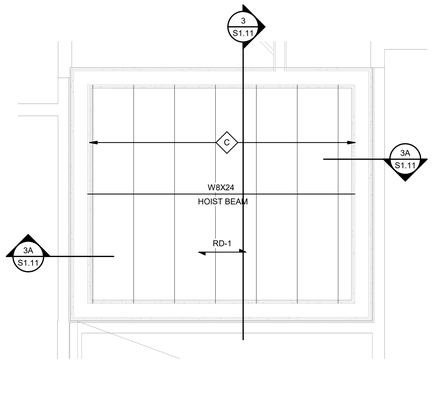
SHEET NO.
S1.02

9/16/2024 11:37:13 AM

ARCH E1.30" x 42"



1 ELEVATOR 2ND - 4TH FLOOR FRAMING PLAN
1/2" = 1'-0"



2 ELEVATOR ROOF FRAMING PLAN
1/2" = 1'-0"

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DATE 09.16.2024
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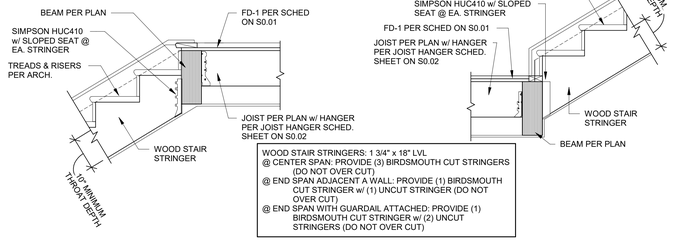
PERMIT SET

SHEET NAME
ELEVATOR FRAMING PLANS
SHEET NO.
S1.03

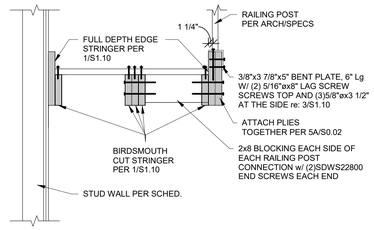
9/16/2024 11:37:15 AM

ARCH E1 30" x 42"



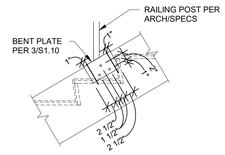
TYPICAL STAIR AND STRINGER CONNECTION DETAIL

1 SECTION
3/4" = 1'-0"

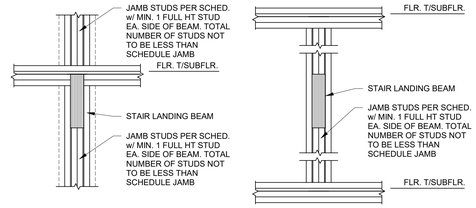


TYPICAL STAIR RUN TYPICAL THRU SECTION

2 SECTION
3/4" = 1'-0"

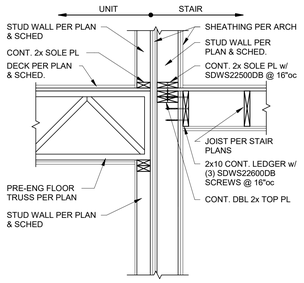


3 SECTION
3/4" = 1'-0"

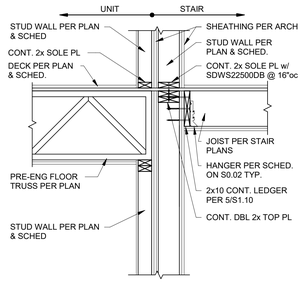


TYPICAL STAIR BEAM JAMBS

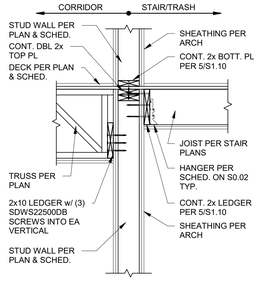
4 SECTION
3/4" = 1'-0"



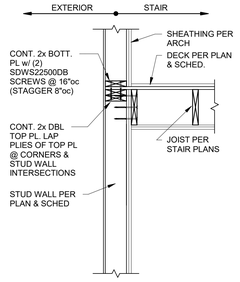
5 SECTION
3/4" = 1'-0"



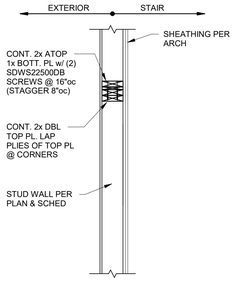
6 SECTION
3/4" = 1'-0"



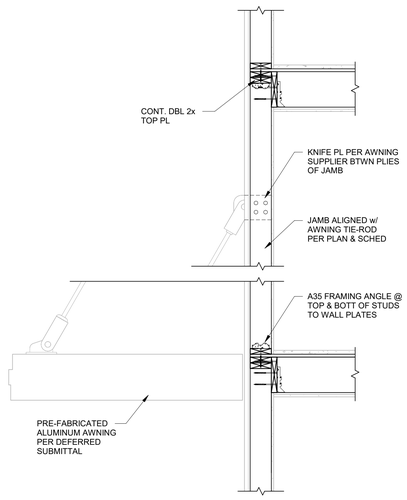
7 SECTION
3/4" = 1'-0"



8 SECTION
3/4" = 1'-0"



8A SECTION
3/4" = 1'-0"



9 SECTION
3/4" = 1'-0"

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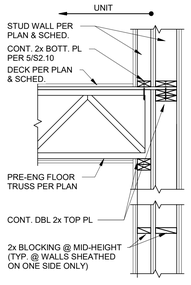
JOB NO. 720522
DATE 09.16.2024
DRAWN BY CAB / JLF
PERMIT SET

SHEET NAME
STAIR FRAMING SECTIONS

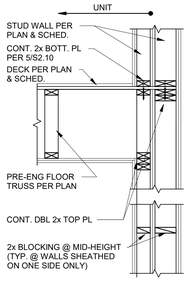
SHEET NO.
S1.10

9/16/2024 11:37:17 AM

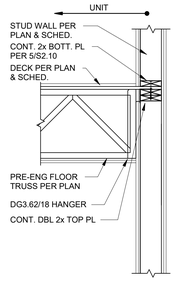
ARCH E1.30" x 42"



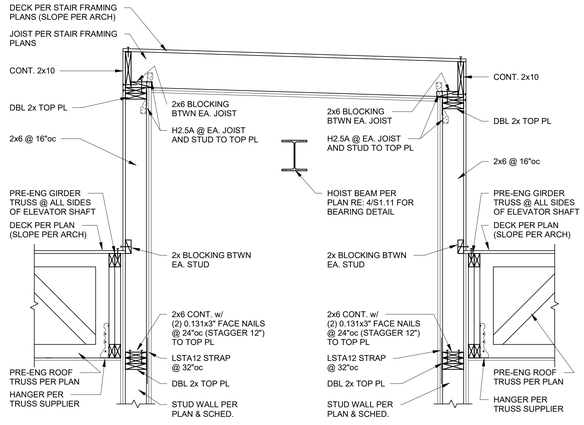
1 SECTION 3/4" = 1'-0"



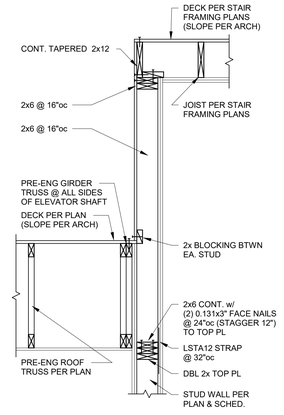
1A SECTION 3/4" = 1'-0"



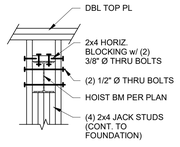
2 SECTION 3/4" = 1'-0"



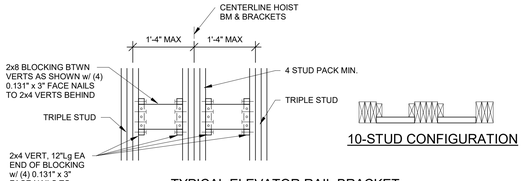
3 SECTION 3/4" = 1'-0"



3A SECTION 3/4" = 1'-0"



4 SECTION 3/4" = 1'-0"



TYPICAL ELEVATOR RAIL BRACKET SUPPORT BELOW TOP MOST LANDING

5 SECTION 3/4" = 1'-0"

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A NEW MULTI-FAMILY PROJECT:
EVREN APARTMENTS
LEE'S SUMMIT, MISSOURI

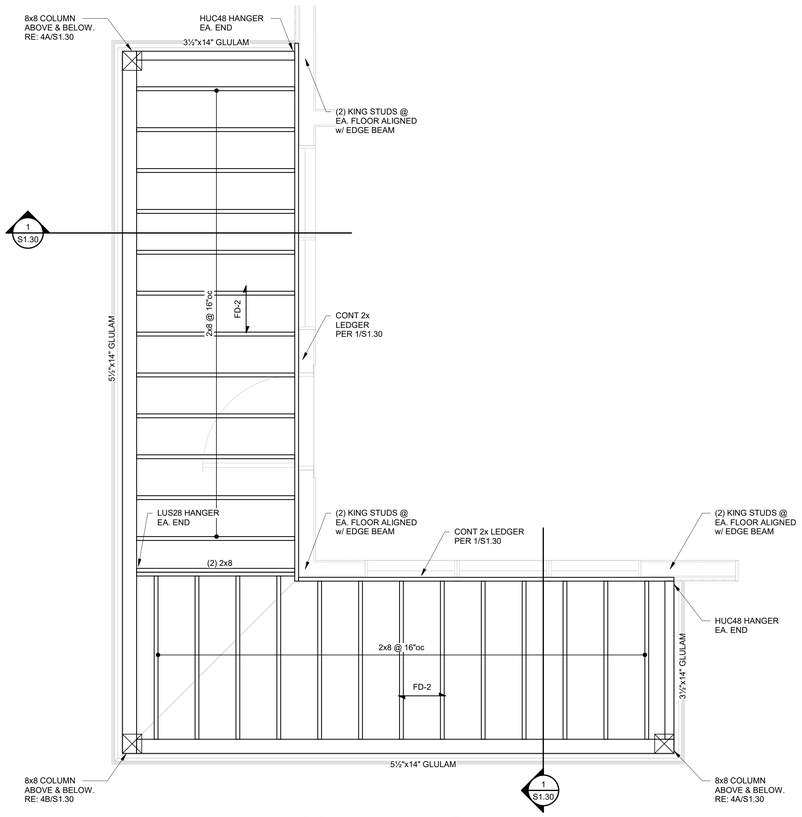
DRAWING RELEASE LOG
- 09.16.24 PERMIT SET

△ REVISIONS

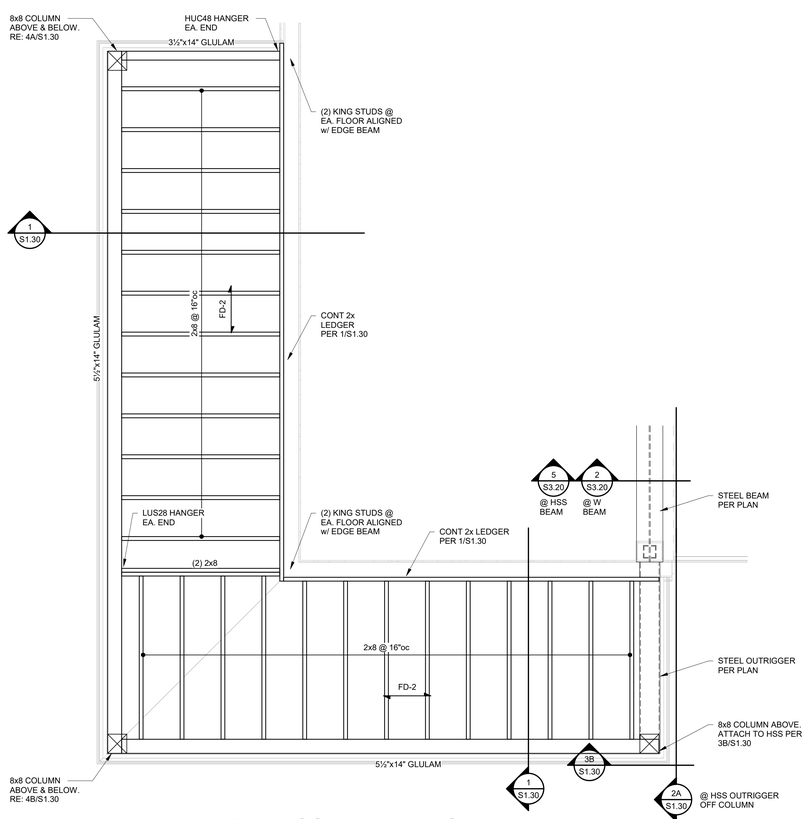
JOB NO. 720522
DATE 09.16.2024
DRAWN BY CAB / JLF
PERMIT SET

SHEET NAME
ELEVATOR FRAMING SECTIONS
SHEET NO.
S1.11

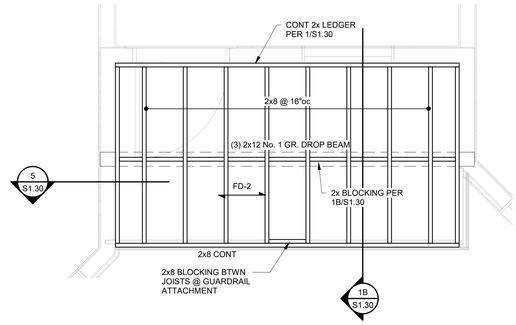
9/16/2024 11:37:19 AM



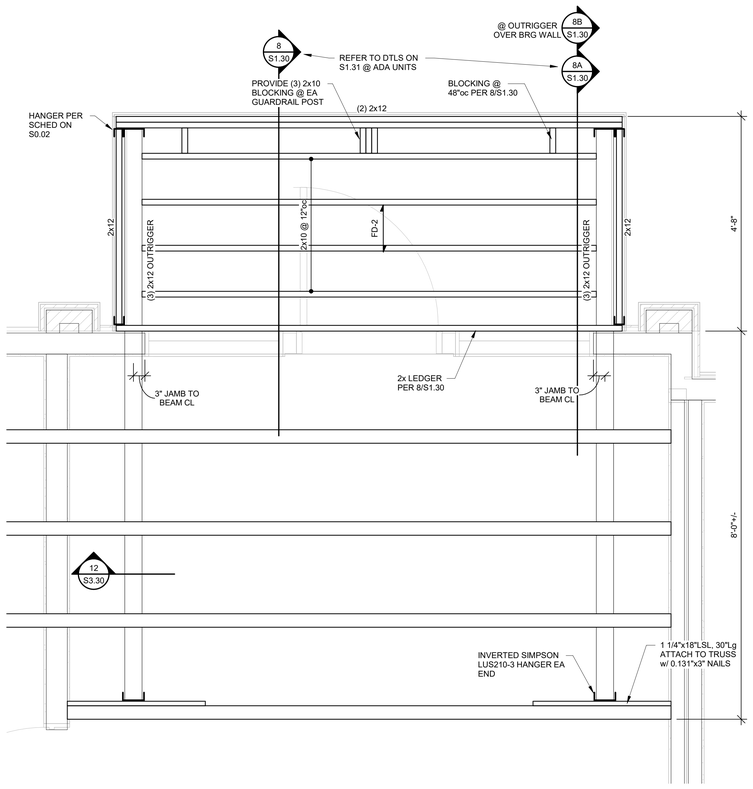
1 BALCONY FRAMING PLAN
1/2" = 1'-0"



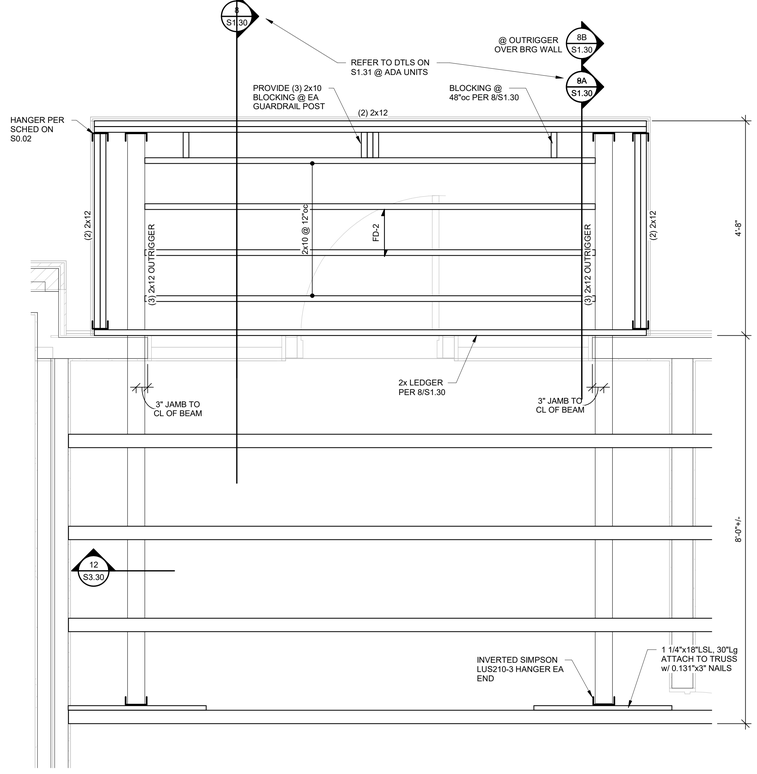
2 BALCONY FRAMING PLAN
1/2" = 1'-0"



3 BALCONY FRAMING PLAN
1/2" = 1'-0"



4 BALCONY FRAMING PLAN
3/4" = 1'-0"



5 BALCONY FRAMING PLAN
3/4" = 1'-0"

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PROFESSIONAL ENGINEER
9.16.24

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LEE'S SUMMIT, MISSOURI

DRAWING RELEASE LOG
- 09.16.24 PERMIT SET

△ REVISIONS

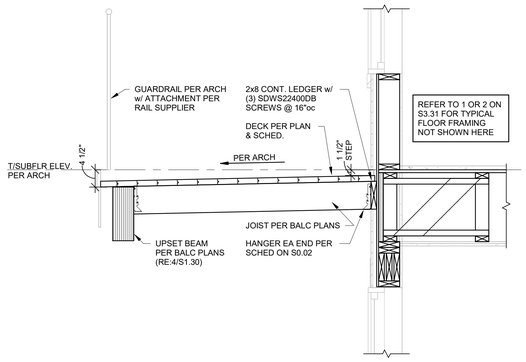
JOB NO. 720522
DATE 09.16.2024
DRAWN BY CAB / JLF
PERMIT SET

SHEET NAME
BALCONY FRAMING PLANS

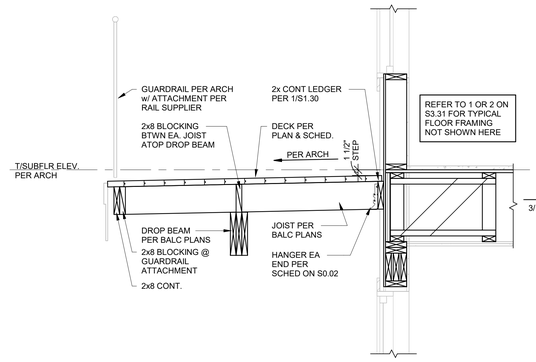
SHEET NO.
S1.20

ARCH E1.30" x 42"
9/16/2024 11:37:23 AM

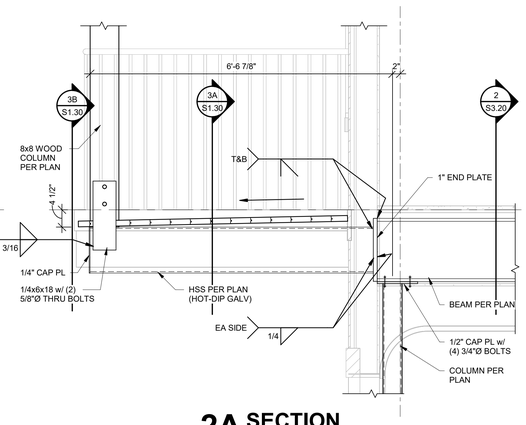
ARCH E1 30" x 42"



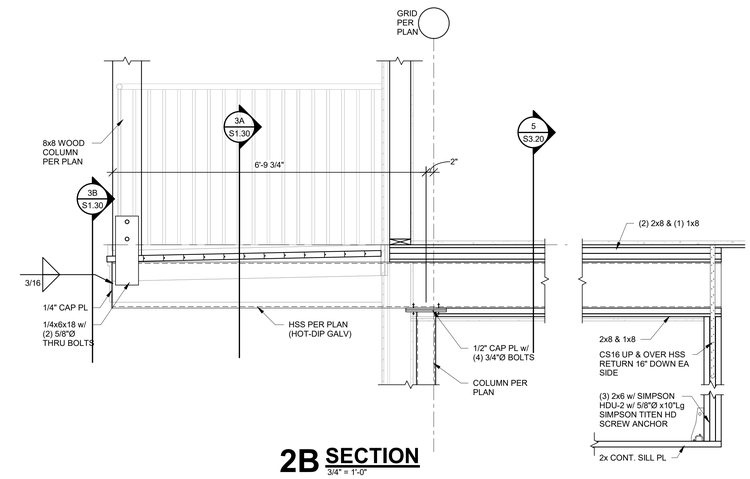
1 SECTION
3/4" = 1'-0"



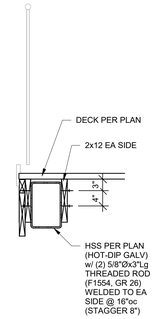
1B SECTION
3/4" = 1'-0"



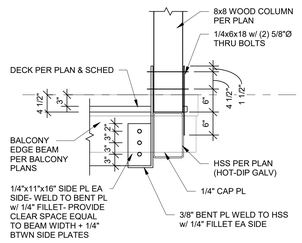
2A SECTION
3/4" = 1'-0"



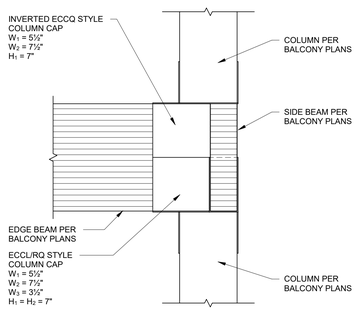
2B SECTION
3/4" = 1'-0"



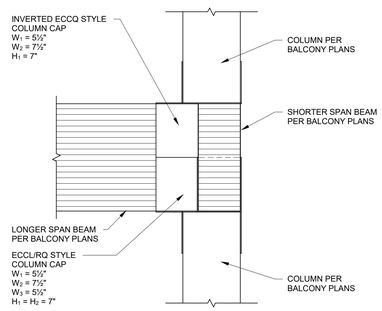
3A SECTION
3/4" = 1'-0"



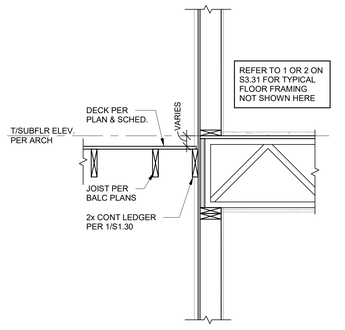
3B SECTION
3/4" = 1'-0"



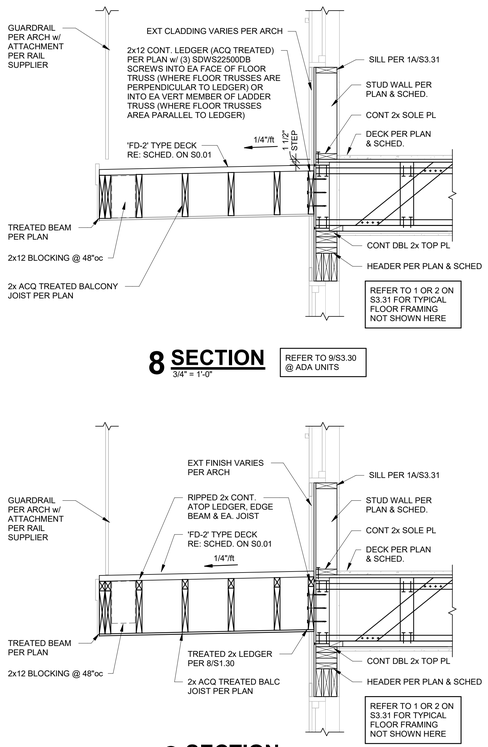
4A SECTION
1 1/2" = 1'-0"



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

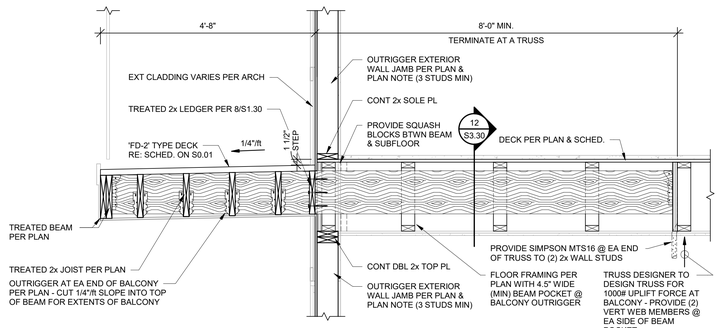


5 SECTION
3/4" = 1'-0"



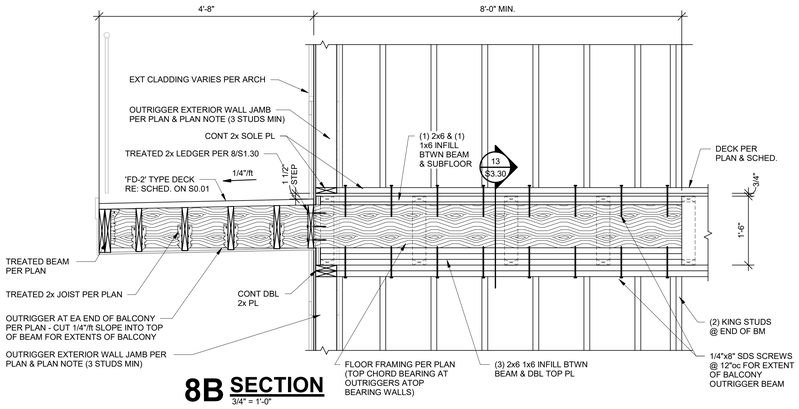
8 SECTION
3/4" = 1'-0"

REFER TO 9/S3.30 @ ADA UNITS



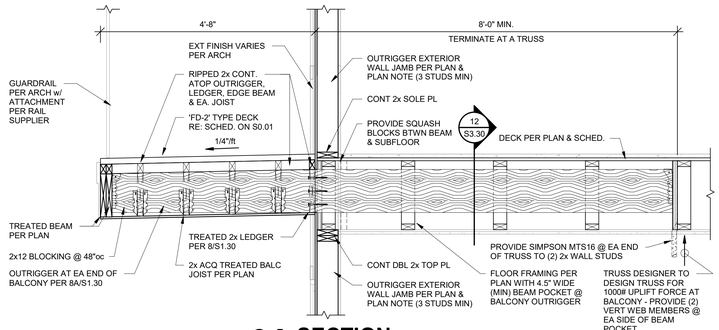
8A SECTION
3/4" = 1'-0"

REFER TO 9A/S3.30 @ ADA UNITS



8B SECTION
3/4" = 1'-0"

9 SECTION
3/4" = 1'-0"



9A SECTION
3/4" = 1'-0"

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LEE'S SUMMIT, MISSOURI

DRAWING RELEASE LOG
• 09.16.24 PERMIT SET

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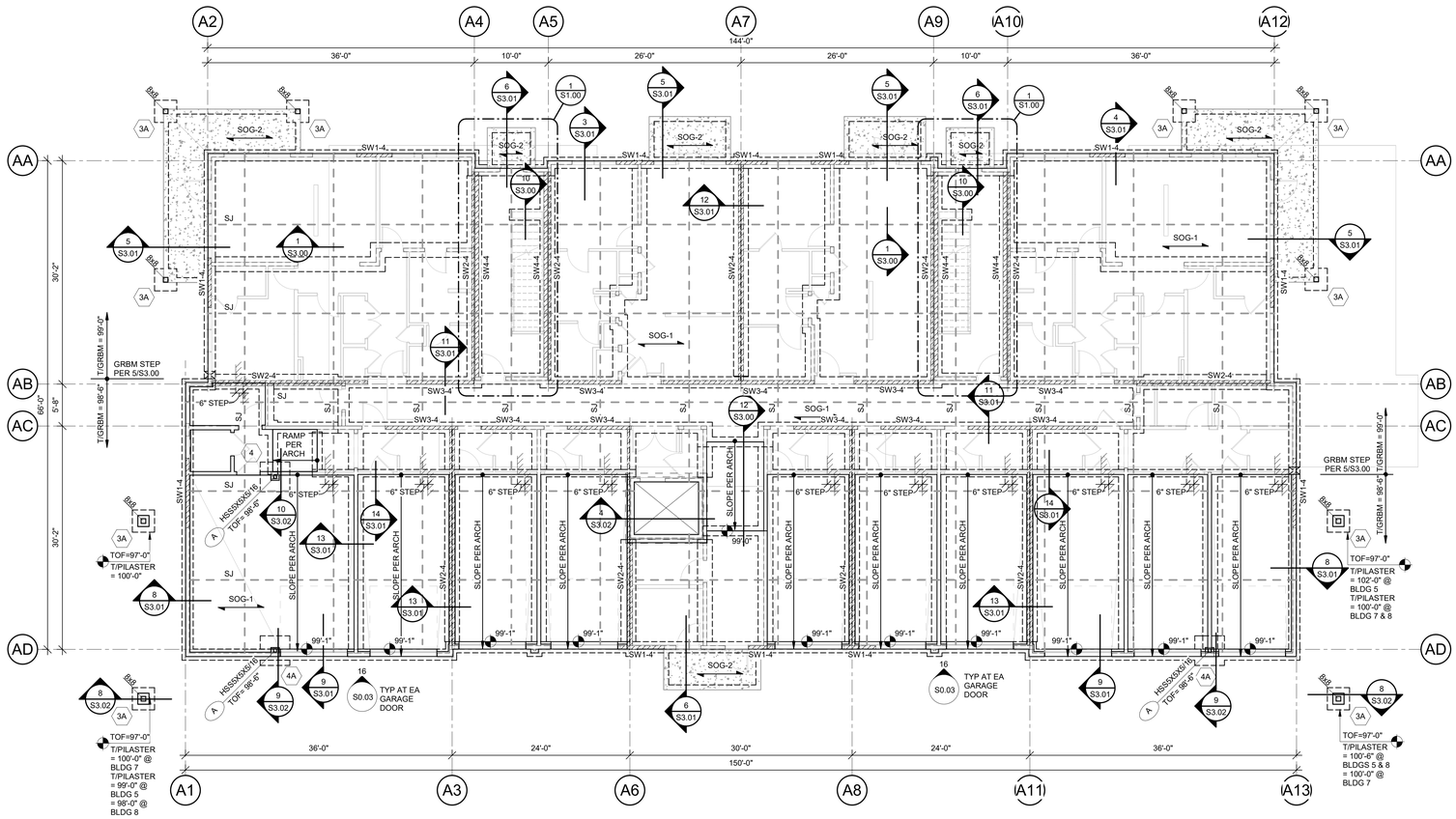
JOB NO. 720522
DATE 09.16.2024
DRAWN BY CAB / JLF
PERMIT SET

SHEET NAME
BALCONY FRAMING SECTIONS
SHEET NO.
S1.30

9/16/2024 11:37:31 AM

ARCH E1 30" x 42"



BLDG #5
BLDG #6
BLDG #7

1 BUILDING A - BUILDINGS 5, 7, & 8 -FOUNDATION PLAN

1/8" = 1'-0"

FOUNDATION NOTES:

1) REFER TO GENERAL NOTES ON SHEET S0.01.
2) REFER TO CIVIL AND ARCH DRAWING FOR SLAB ELEVATIONS.
3) ELEVATION 100'-0" EQUALS CIVIL DATUM ELEVATION.
4) TOP OF FOOTING ELEVATIONS = 99'-0" U.N.O. ON PLAN.
5) REFER TO FOOTING SCHEDULE ON S0.01.
6) REFER TO ARCH AND MECH DRAWINGS FOR LOCATIONS OF SPOT AND TRENCH DRAINS.
7) REFER TO S3.00-SERIES DRAWINGS FOR TYPICAL FOUNDATION DETAILS.

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9.16.24

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DRAWING RELEASE LOG
- 09.16.24 PERMIT SET

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JOB NO. 720522
DATE 09.16.2024
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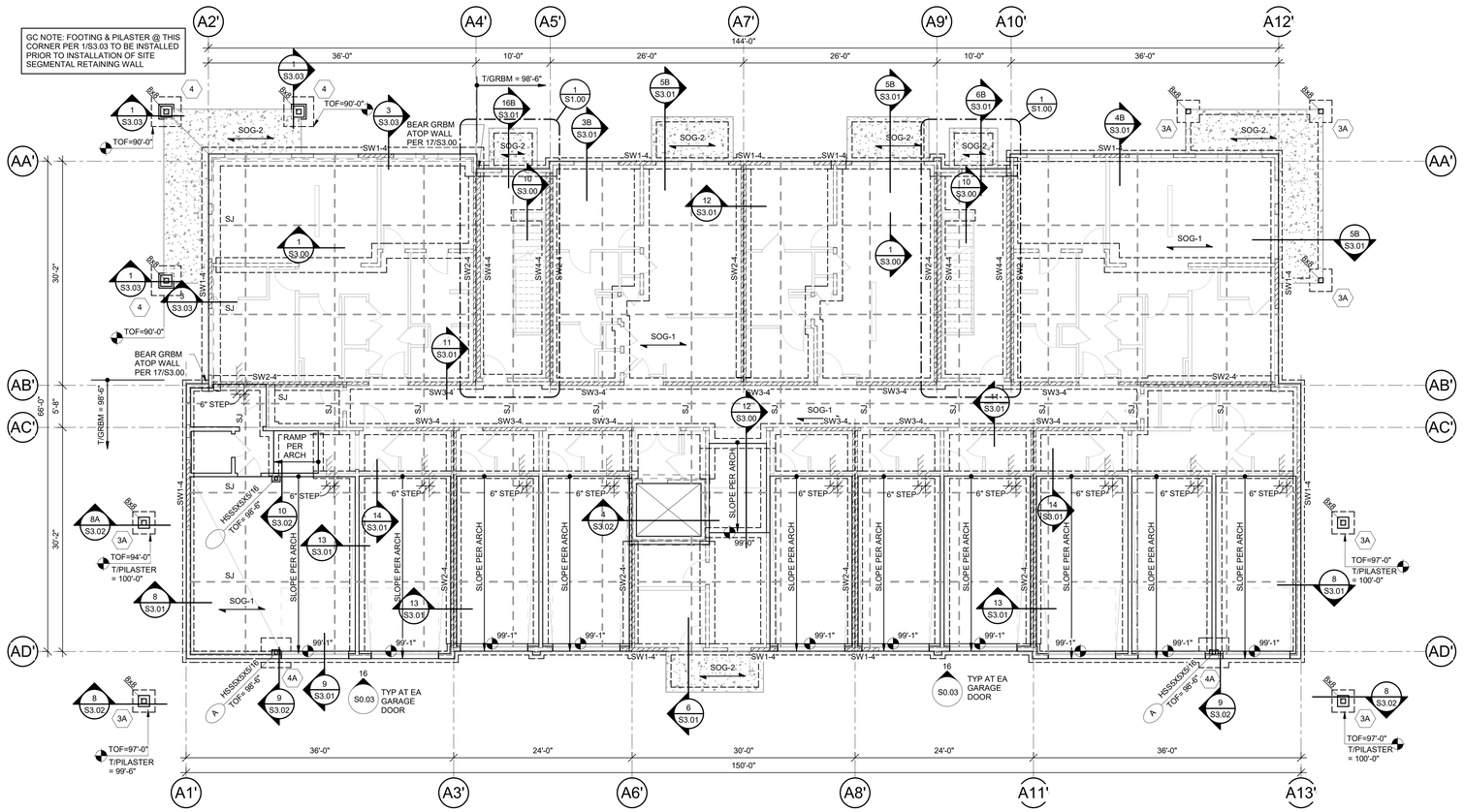
PERMIT SET

SHEET NAME
BUILDING A - BUILDINGS 5, 7, & 8 FOUNDATION PLAN
SHEET NO.
S2.10

9/16/2024 11:37:35 AM

ARCH E1 30" x 42"



1 BUILDING A - BUILDING 1 - FOUNDATION PLAN

1/8" = 1'-0"

FOUNDATION NOTES:

1) REFER TO GENERAL NOTES ON SHEET S0.01.
2) REFER TO CIVIL AND ARCH DRAWING FOR SLAB ELEVATIONS.
3) ELEVATION 100'-0" EQUALS CIVIL DATUM ELEVATION.
4) TOP OF FOOTING ELEVATIONS = 99'-0" U.N.O. ON PLAN.
5) REFER TO FOOTING SCHEDULE ON S0.01.
6) REFER TO ARCH AND MECH DRAWINGS FOR LOCATIONS OF SPOT AND TRENCH DRAINS.
7) REFER TO S3.00-SERIES DRAWINGS FOR TYPICAL FOUNDATION DETAILS.

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DRAWING RELEASE LOG
- 09.16.24 PERMIT SET

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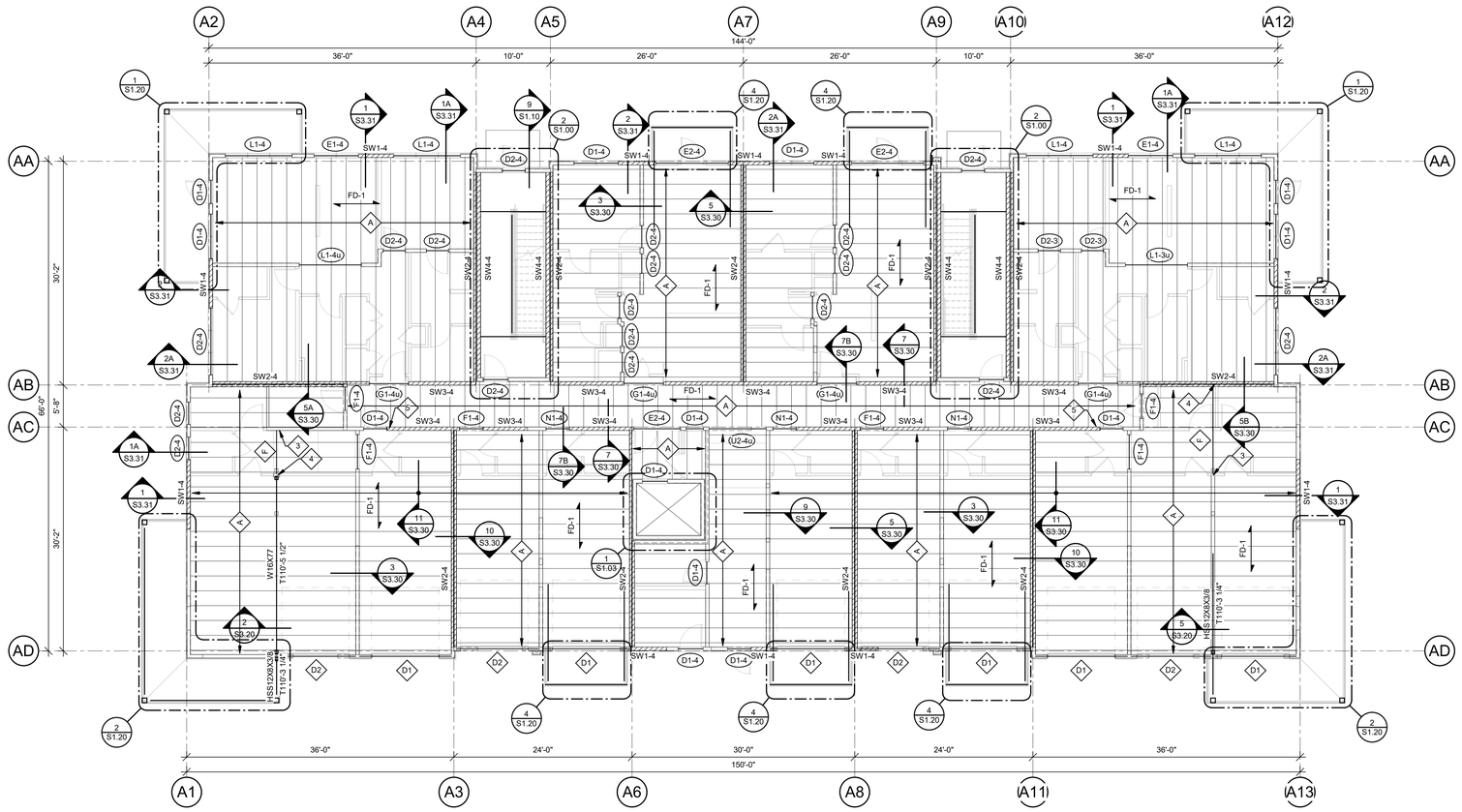
JOB NO. 720522
DATE 09.16.2024
DRAWN BY CAB / JLF
PERMIT SET

SHEET NAME
BUILDING A - BUILDING 1 - FOUNDATION PLAN
SHEET NO.
S2.10A

9/16/2024 11:37:38 AM

ARCH E1.30" x 42"



BLDG #1 BLDG #5 BLDG #6 BLDG #7

1 BUILDING A - 2ND FLOOR FRAMING PLAN

1/8" = 1'-0"

WOOD FLOOR FRAMING NOTES:

1) REFER TO GENERAL NOTES ON SHEET S0.01
2) REFER TO STUD BEARING WALL SCHEDULE TO SHEET S0.02
3) REFER TO HEADER/BEAM SCHEDULE ON SHEET S0.02
4) REFER TO SHEARWALL SCHEDULE ON SHEET S0.03
5) REFER TO STAIR FRAMING PLANS ON SHEET S2.00
6) REFER TO BALCONY FRAMING PLANS ON SHEET S2.20
7) REFER TO S3.30-SERIES DRAWINGS FOR ADDITONAL FLOOR FRAMING DETAILS NOT INDICATED HERE
8) PROVIDE TRUSS SPACE DIRECTLY ABOVE AND CENTERED OVER HVAC CLOSETS; REFER TO ARCH & MEP DRAWINGS FOR EXACT LOCATIONS
9) ▨ - PUBLIC AREA: DESIGN FOR LL PER GENERAL NOTE 2.B ON S0.01
10) TOP OF STEEL ELEVATION FOR STEEL BEARING ON WOOD MEMBERS SHALL BE FIELD COORDINATED BY THE CONTRACTOR & ARCHITECTURAL ROUGH OPENING SCHEDULE.

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DRAWING RELEASE LOG
• 09.16.24 PERMIT SET

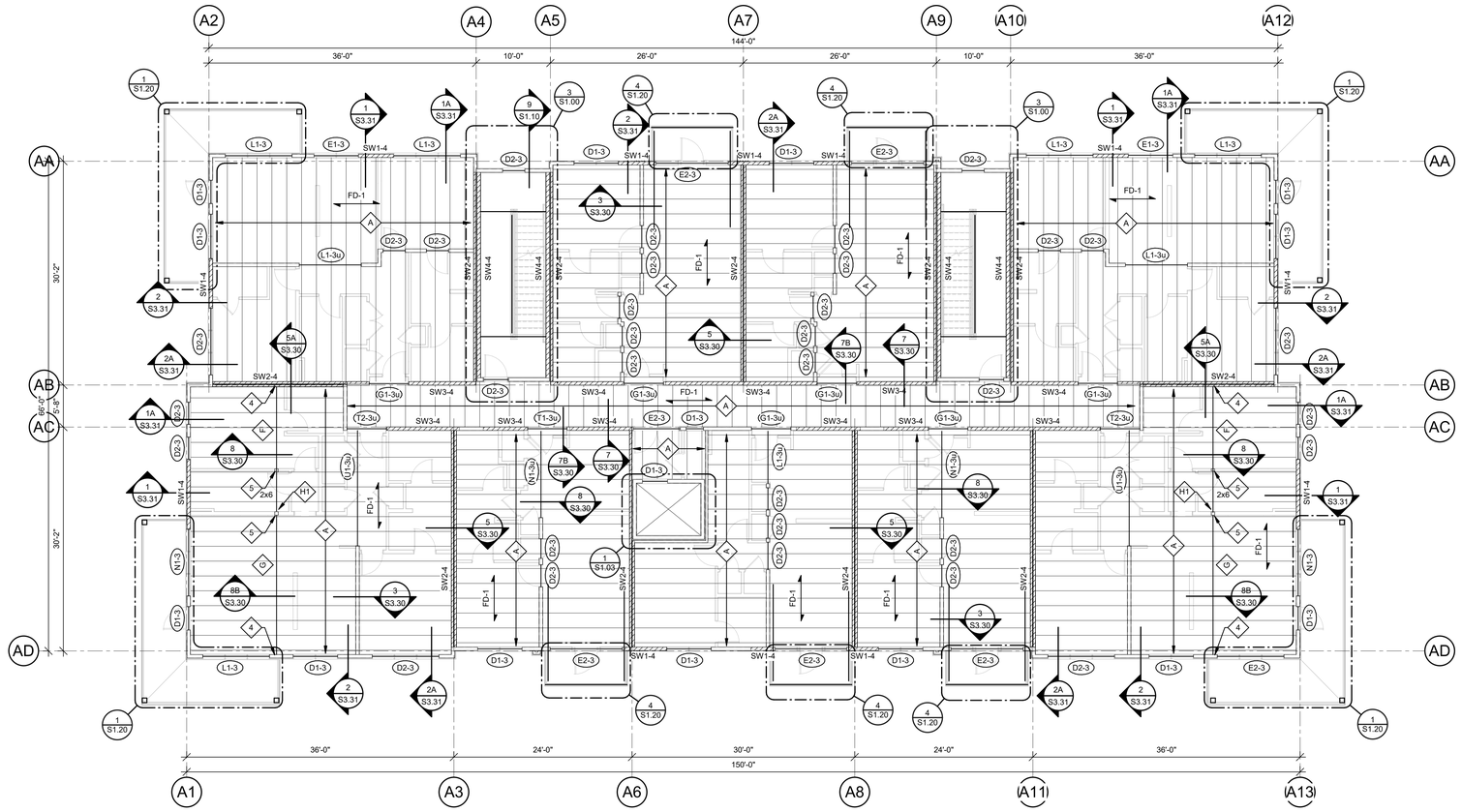
△ REVISIONS

JOB NO. 720522
DATE 09.16.2024
DRAWN BY CAB / JLF
PERMIT SET

SHEET NAME
BUILDING A - 2ND FLOOR FRAMING PLAN
SHEET NO.
S2.11

9/16/2024 11:37:44 AM

ARCH E1.30" x 42"



BLDG #1 BLDG #5 BLDG #8 BLDG #7

1 BUILDING A - 3RD FLOOR FRAMING PLAN

1/8" = 1'-0"

WOOD FLOOR FRAMING NOTES:

1) REFER TO GENERAL NOTES ON SHEET S0.01
2) REFER TO STUD BEARING WALL SCHEDULE TO SHEET S0.02
3) REFER TO HEADER/BEAM SCHEDULE ON SHEET S0.02
4) REFER TO SHEARWALL SCHEDULE ON SHEET S0.03
5) REFER TO STAIR FRAMING PLANS ON SHEET S2.00
6) REFER TO BALCONY FRAMING PLANS ON SHEET S2.20
7) REFER TO S3.30-SERIES DRAWINGS FOR ADDITONAL FLOOR FRAMING DETAILS NOT INDICATED HERE
8) PROVIDE TRUSS SPACE DIRECTLY ABOVE AND CENTERED OVER HVAC CLOSETS; REFER TO ARCH & MEP DRAWINGS FOR EXACT LOCATIONS
9) ▨ - PUBLIC AREA: DESIGN FOR LL PER GENERAL NOTE 2.B ON S0.01
10) TOP OF STEEL ELEVATION FOR STEEL BEARING ON WOOD MEMBERS SHALL BE FIELD COORDINATED BY THE CONTRACTOR & ARCHITECTURAL ROUGH OPENING SCHEDULE.

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LEE'S SUMMIT, MISSOURI

DRAWING RELEASE LOG
- 09.16.24 PERMIT SET

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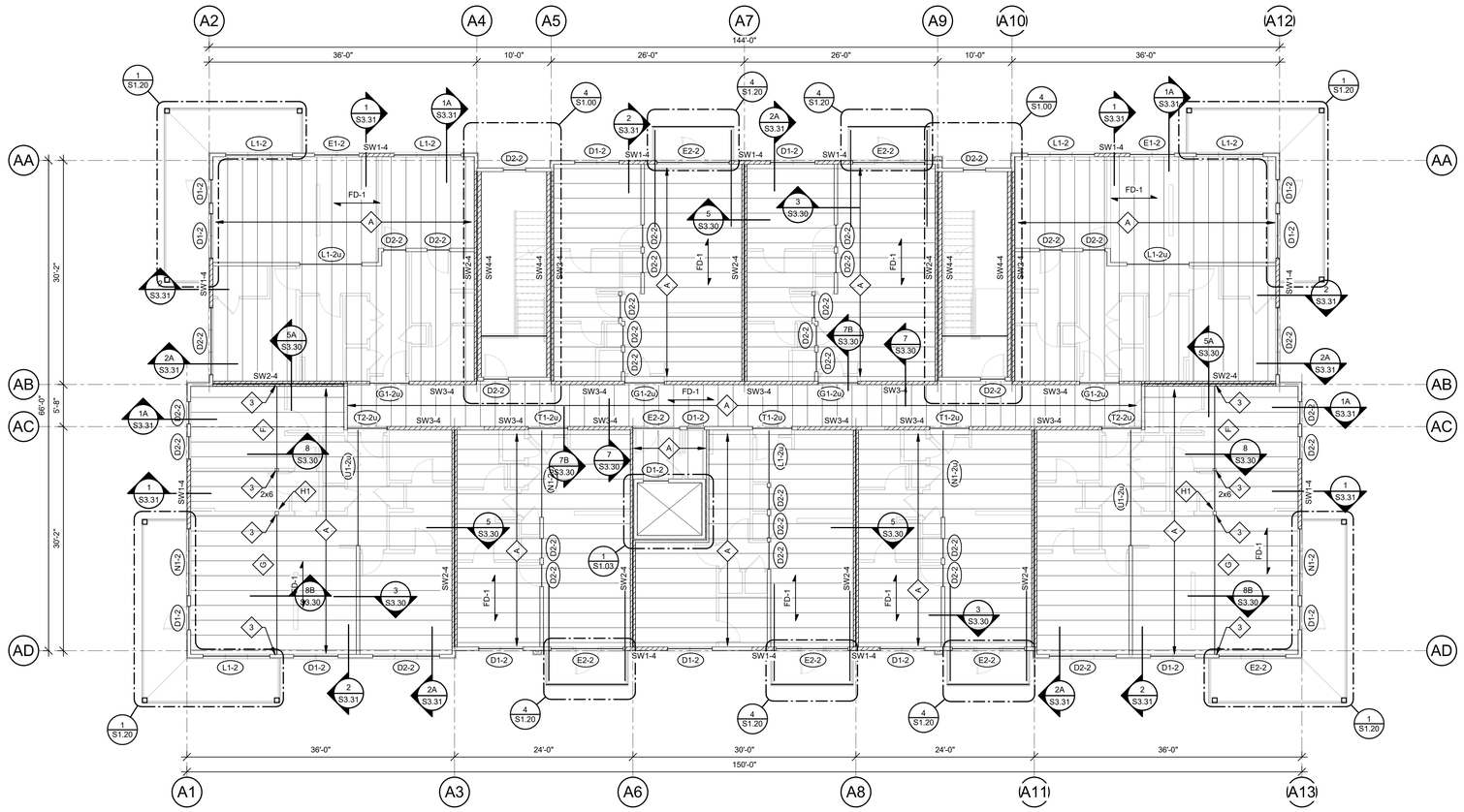
JOB NO. 720522
DATE 09.16.2024
DRAWN BY CAB / JLF
PERMIT SET

SHEET NAME
BUILDING A - 3RD FLOOR FRAMING PLAN
SHEET NO.
S2.12

9/16/2024 11:37:49 AM

ARCH E1.30" x 42"



BLDG #1 BLDG #5 BLDG #6 BLDG #7

1 BUILDING A - 4TH FLOOR FRAMING PLAN

1/8" = 1'-0"

WOOD FLOOR FRAMING NOTES:

1) REFER TO GENERAL NOTES ON SHEET S0.01
2) REFER TO STUD BEARING WALL SCHEDULE TO SHEET S0.02
3) REFER TO HEADER/BEAM SCHEDULE ON SHEET S0.02
4) REFER TO SHEARWALL SCHEDULE ON SHEET S0.03
5) REFER TO STAIR FRAMING PLANS ON SHEET S2.00
6) REFER TO BALCONY FRAMING PLANS ON SHEET S2.20
7) REFER TO S3.30-SERIES DRAWINGS FOR ADDITONAL FLOOR FRAMING DETAILS NOT INDICATED HERE
8) PROVIDE TRUSS SPACE DIRECTLY ABOVE AND CENTERED OVER HVAC CLOSETS; REFER TO ARCH & MEP DRAWINGS FOR EXACT LOCATIONS
9) ▨ - PUBLIC AREA: DESIGN FOR LL PER GENERAL NOTE 2.B ON S0.01
10) TOP OF STEEL ELEVATION FOR STEEL BEARING ON WOOD MEMBERS SHALL BE FIELD COORDINATED BY THE CONTRACTOR & ARCHITECTURAL ROUGH OPENING SCHEDULE.

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PROFESSIONAL ENGINEER

A NEW MULTI-FAMILY PROJECT:
EVREN APARTMENTS
LEE'S SUMMIT, MISSOURI

DRAWING RELEASE LOG
• 09.16.24 PERMIT SET

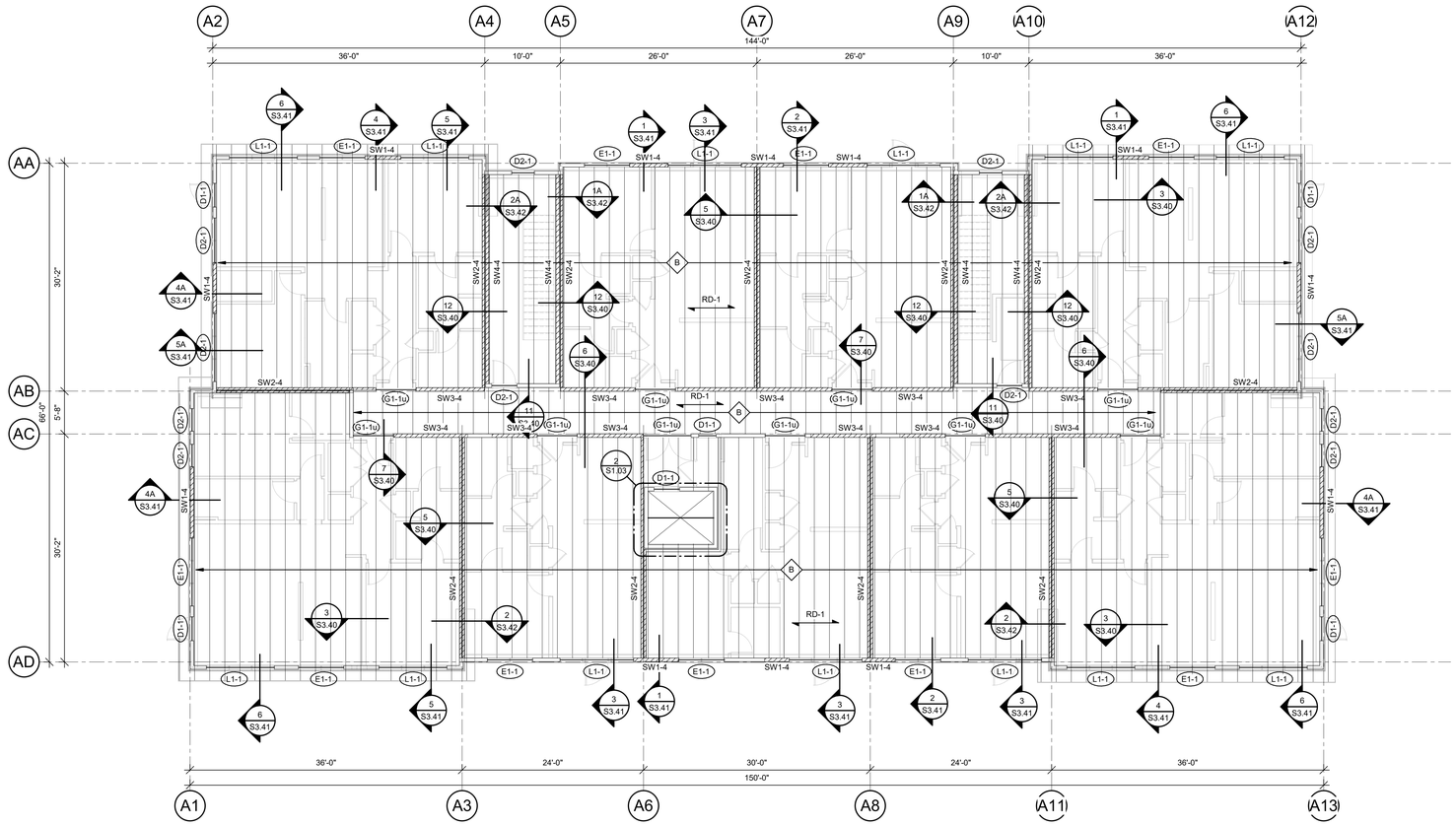
△ REVISIONS

JOB NO. 720522
DATE 09.16.2024
DRAWN BY CAB / JLF
PERMIT SET

SHEET NAME
BUILDING A - 4TH FLOOR FRAMING PLAN
SHEET NO.
S2.13

9/16/2024 11:37:55 AM

ARCH E1.30" x 42"



BLDG #1 BLDG #5 BLDG #8 BLDG #7

1 BUILDING A - ROOF FRAMING PLAN

1/8" = 1'-0"

WOOD ROOF FRAMING NOTES:

1) REFER TO GENERAL NOTES ON SHEET S0.01
2) REFER TO STUD BEARING WALL SCHEDULE TO SHEET S0.02
3) REFER TO HEADER/BEAM SCHEDULE ON SHEET S0.02
4) REFER TO SHEARWALL SCHEDULE ON SHEET S0.03
5) PROVIDE (3) STUD (MINIMUM) ALIGNED UNDER EACH END OF GIRDER TRUSS (CONTINUOUS FOUNDATION) - FINAL QUANTITY TO MATCH NUMBER OF PLIES OF GIRDER TRUSS. PROVIDE SIMPSON LGT-STYLE HOLDOWN AT EACH END OF GIRDER TRUSS.
6) REFER TO S3.40-SERIES DRAWINGS FOR ADDITIONAL ROOF FRAMING DETAILS NOT INDICATED HERE.
7) PROVIDE UNIFORM UPLIFT SCREWS AT UPPER FLOOR PER DETAILS 2, 2A, 3, 3A, 3B, 4 AND 5 ON SHEET S0.20.
8) PRE-ENGINEERED TRUSSES TO HAVE A MINIMUM DEPTH OF 24". SLOPE TOP CHORD PER ARCHITECTUAL DRAWINGS.
9) ▨ - INDICATES AREA ON ROOF THAT IS REQ'D TO BE DESIGNED FOR MEP EQUIPMENT ZONE PER GENERAL NOTE "2.B" ON SHEET S0.01
10) TOP OF STEEL ELEVATION FOR STEEL BEARING ON WOOD MEMBERS SHALL BE FIELD COORDINATED BY THE CONTRACTOR & ARCHITECTURAL ROUGH OPENING SCHEDULE.

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CHRISTOPHER A. BEVERLIN
NUMBER PE-2010125574
PROFESSIONAL ENGINEER
9.16.24

A NEW MULTI-FAMILY PROJECT:
EVREN APARTMENTS
LEE'S SUMMIT, MISSOURI

DRAWING RELEASE LOG
• 09.16.24 PERMIT SET

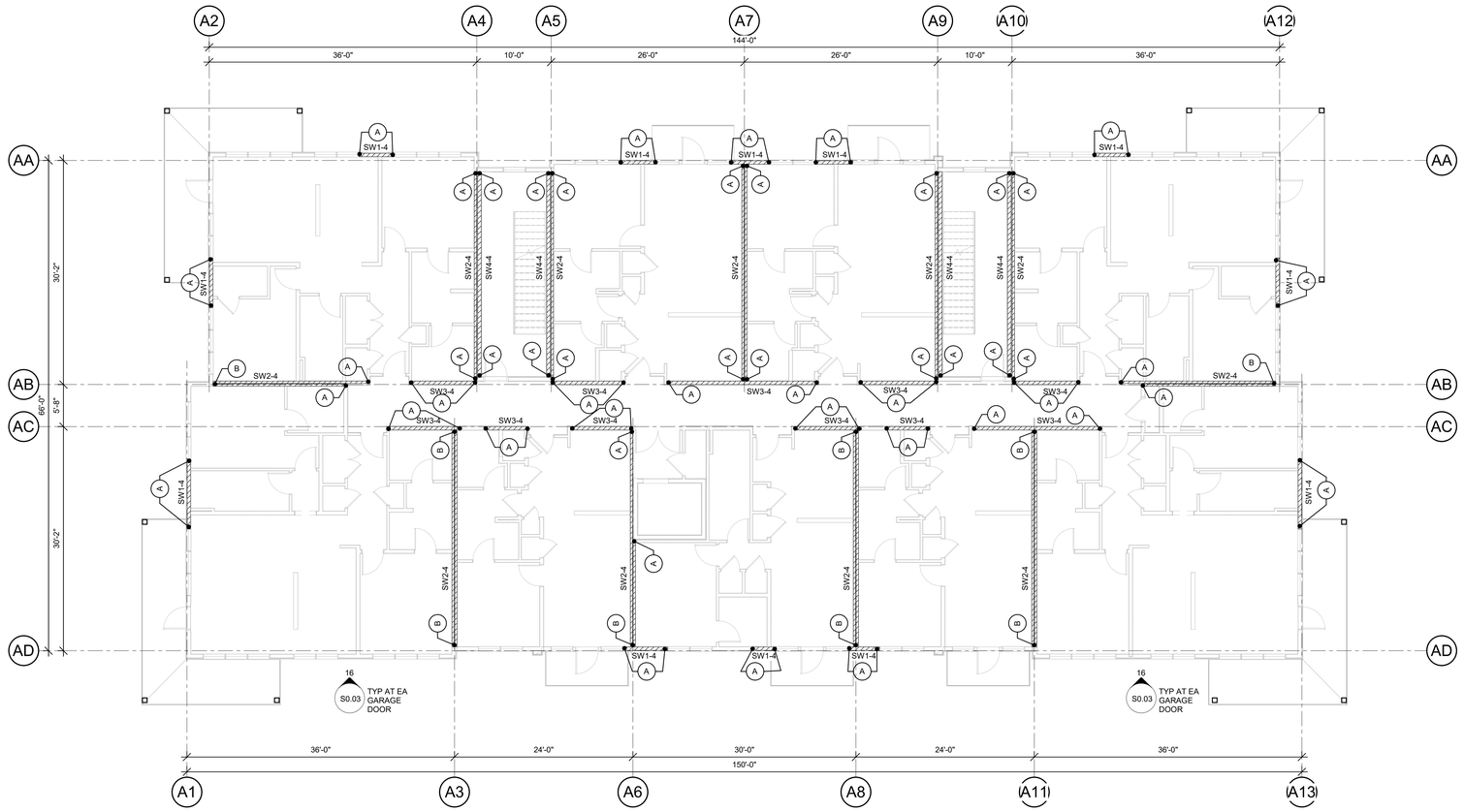
△ REVISIONS

JOB NO. 720522
DATE 09.16.2024
DRAWN BY CAB / JLF
PERMIT SET

SHEET NAME
BUILDING A - ROOF FRAMING PLAN
SHEET NO.
S2.14

9/16/2024 11:37:59 AM

ARCH E1 30" x 42"



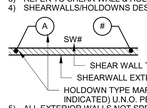
BLDG #1 BLDG #5 BLDG #6 BLDG #7

1 BUILDING A - SHEARWALL PLAN

1/8" = 1'-0"

SHEARWALL NOTES:

1) REFER TO GENERAL NOTES ON SHEET S0.01.
2) REFER TO COLUMN AND STUD BEARING WALL SCHEDULES ON SHEET S0.02.
3) REFER TO SHEAR WALL & HOLDOWN SCHEDULES ON SHEET S0.03.
4) SHEARWALLS/HOLDOWNS DESIGNATED AS FOLLOWS:



5) ALL EXTERIOR WALLS NOT SPECIFICALLY DESIGNATED AS A STRUCTURAL SHEARWALL SHALL BE SHEATHED w/ 7/16" OSB w/ 8d NAILS @ 6"oc EDGES @ 12"oc FIELD.
6) REFER TO DETAILS 15 THRU 15D ON S0.20 FOR SILL PLATE AND RIM BOARD ATTACHMENT AT EXTENTS OF SHEARWALLS.

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NUMBER PE-2010125577
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PROFESSIONAL ENGINEER

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LEE'S SUMMIT, MISSOURI

DRAWING RELEASE LOG
• 09.16.24 PERMIT SET

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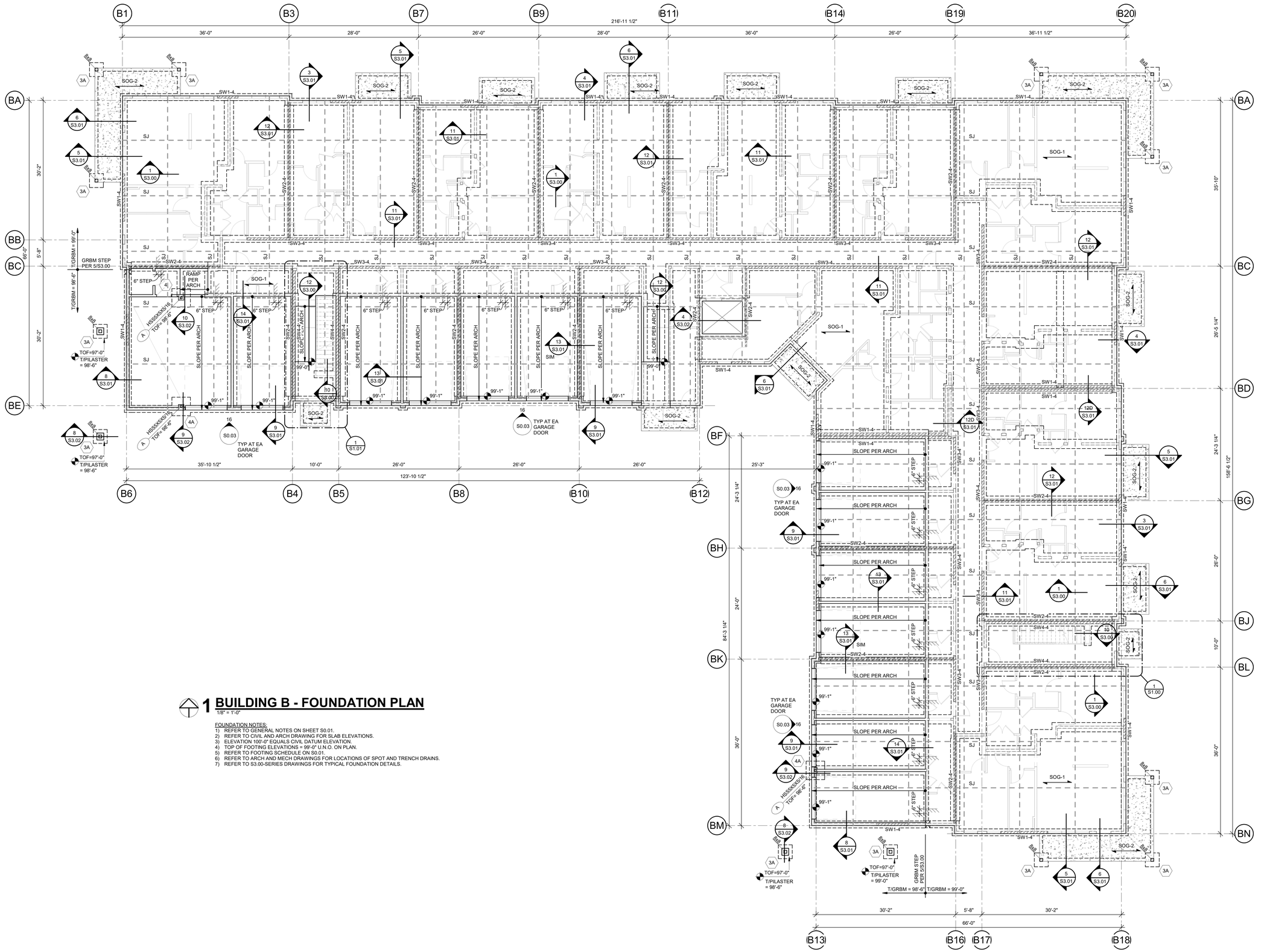
JOB NO. 720522
DATE 09.16.2024
DRAWN BY CAB / JLF
PERMIT SET

SHEET NAME
BUILDING A - SHEARWALL PLAN
SHEET NO.
S2.15

9/16/2024 11:38:03 AM

ARCH E1 30" x 42"



1 BUILDING B - FOUNDATION PLAN

1/8" = 1'-0"

FOUNDATION NOTES:

1) REFER TO GENERAL NOTES ON SHEET S0.01.
2) REFER TO CIVIL AND ARCH DRAWING FOR SLAB ELEVATIONS.
3) ELEVATION 100'-0" EQUALS CIVIL DATUM ELEVATION.
4) TOP OF FOOTING ELEVATIONS = 99'-0" U.N.O. ON PLAN.
5) REFER TO FOOTING SCHEDULE ON S0.01.
6) REFER TO ARCH AND MECH DRAWINGS FOR LOCATIONS OF SPOT AND TRENCH DRAINS.
7) REFER TO S3.00-SERIES DRAWINGS FOR TYPICAL FOUNDATION DETAILS.

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NUMBER PE-2011012257
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9.16.24

A NEW MULTI-FAMILY PROJECT:

EVREN APARTMENTS

LEE'S SUMMIT, MISSOURI

DRAWING RELEASE LOG
• 09.16.24 PERMIT SET

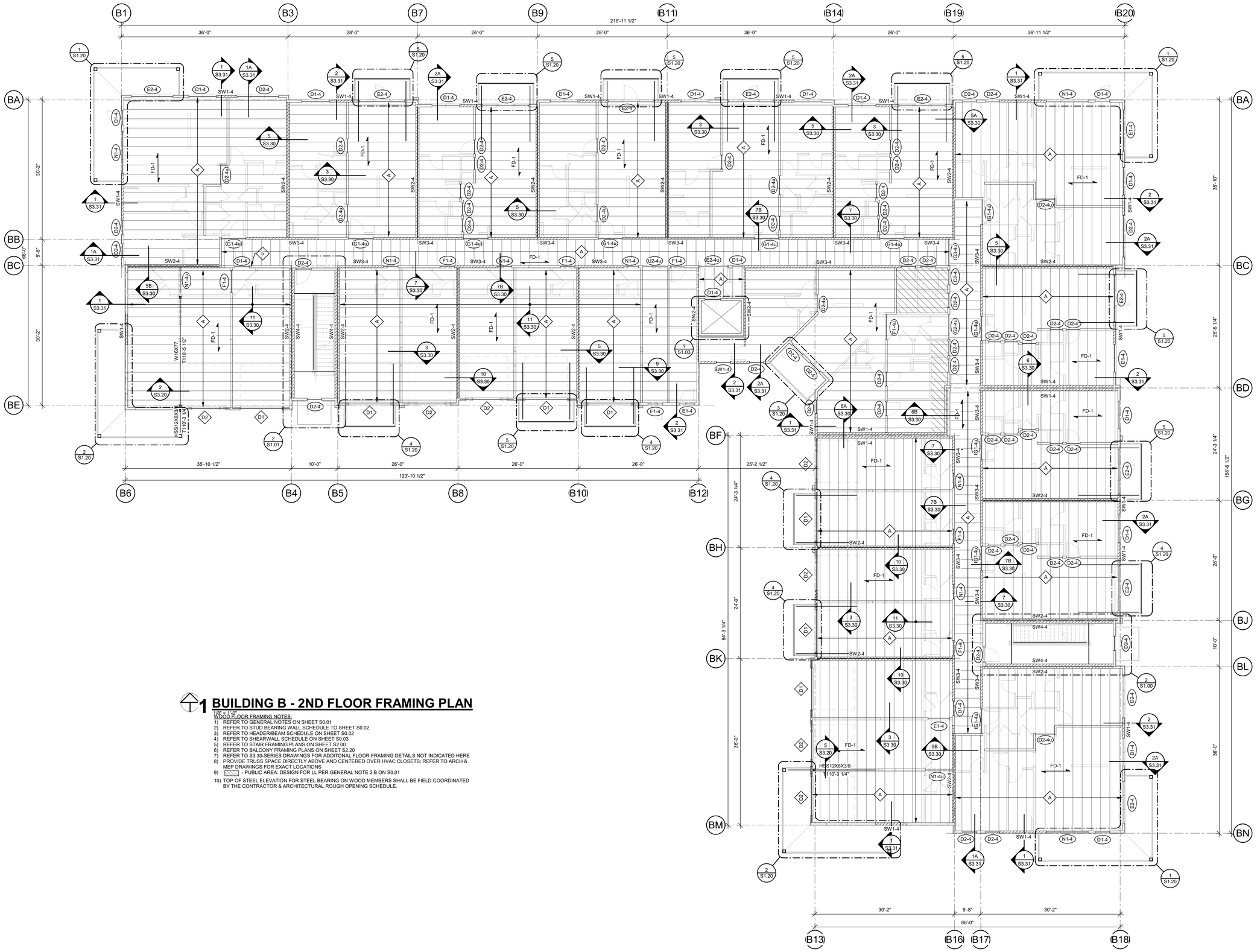
△REVISIONS

JOB NO. 720522
DATE 09.16.2024
DRAWN BY CAB / JLF
PERMIT SET

SHEET NAME
BUILDING B - FOUNDATION PLAN
SHEET NO.
S2.20

9/16/2024 11:38:07 AM

ARCH E1 30" x 42"



1 BUILDING B - 2ND FLOOR FRAMING PLAN

1/8" = 1'-0"

WOOD FLOOR FRAMING NOTES:

1) REFER TO GENERAL NOTES ON SHEET S0.01
2) REFER TO STUD BEARING WALL SCHEDULE TO SHEET S0.02
3) REFER TO HEADER/BEAM SCHEDULE ON SHEET S0.02
4) REFER TO SHEARWALL SCHEDULE ON SHEET S0.03
5) REFER TO STAIR FRAMING PLANS ON SHEET S2.00
6) REFER TO BALCONY FRAMING PLANS ON SHEET S2.20
7) REFER TO S3.30-SERIES DRAWINGS FOR ADDITONAL FLOOR FRAMING DETAILS NOT INDICATED HERE
8) PROVIDE TRUSS SPACE DIRECTLY ABOVE AND CENTERED OVER HVAC CLOSETS; REFER TO ARCH & MEP DRAWINGS FOR EXACT LOCATIONS
9) ▨ - PUBLIC AREA: DESIGN FOR LL PER GENERAL NOTE 2.B ON S0.01
10) TOP OF STEEL ELEVATION FOR STEEL BEARING ON WOOD MEMBERS SHALL BE FIELD COORDINATED BY THE CONTRACTOR & ARCHITECTURAL ROUGH OPENING SCHEDULE.

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9.16.24

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LEE'S SUMMIT, MISSOURI

DRAWING RELEASE LOG
- 09.16.24 PERMIT SET

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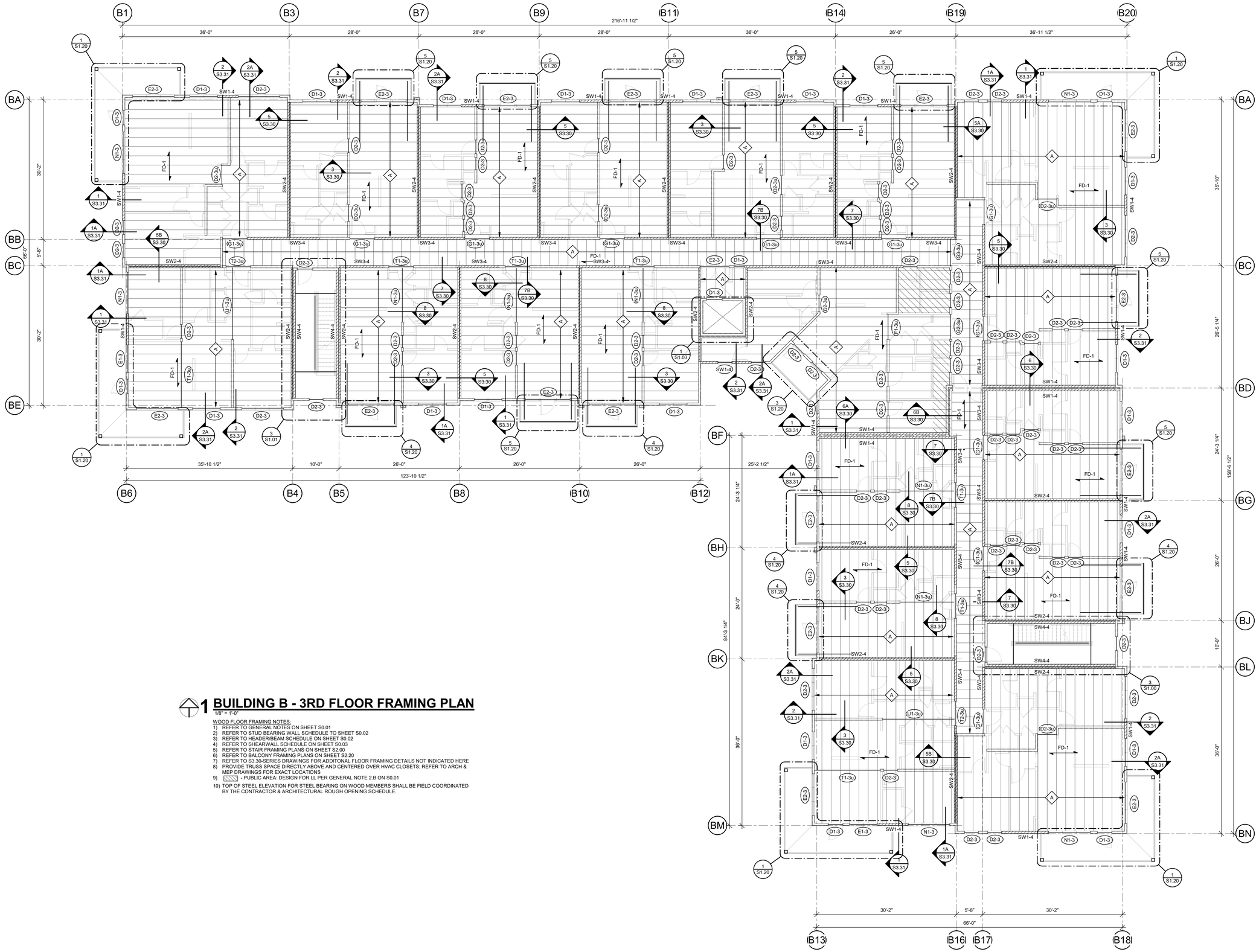
JOB NO. 720522
DATE 09.16.2024
DRAWN BY CAB / JLF
PERMIT SET

SHEET NAME
BUILDING B - 2ND FLOOR FRAMING PLAN
SHEET NO.
S2.21

9/16/2024 11:38:13 AM



1 BUILDING B - 3RD FLOOR FRAMING PLAN

1/8" = 1'-0"

WOOD FLOOR FRAMING NOTES:

1) REFER TO GENERAL NOTES ON SHEET S0.01
2) REFER TO STUD BEARING WALL SCHEDULE TO SHEET S0.02
3) REFER TO HEADER/BEAM SCHEDULE ON SHEET S0.02
4) REFER TO SHEARWALL SCHEDULE ON SHEET S0.03
5) REFER TO STAIR FRAMING PLANS ON SHEET S2.00
6) REFER TO BALCONY FRAMING PLANS ON SHEET S2.20
7) REFER TO S3.30-SERIES DRAWINGS FOR ADDITONAL FLOOR FRAMING DETAILS NOT INDICATED HERE
8) PROVIDE TRUSS SPACE DIRECTLY ABOVE AND CENTERED OVER HVAC CLOSETS; REFER TO ARCH & MEP DRAWINGS FOR EXACT LOCATIONS
9) ▨ - PUBLIC AREA: DESIGN FOR LL PER GENERAL NOTE 2.B ON S0.01
10) TOP OF STEEL ELEVATION FOR STEEL BEARING ON WOOD MEMBERS SHALL BE FIELD COORDINATED BY THE CONTRACTOR & ARCHITECTURAL ROUGH OPENING SCHEDULE.

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DRAWING RELEASE LOG
- 09.16.24 PERMIT SET

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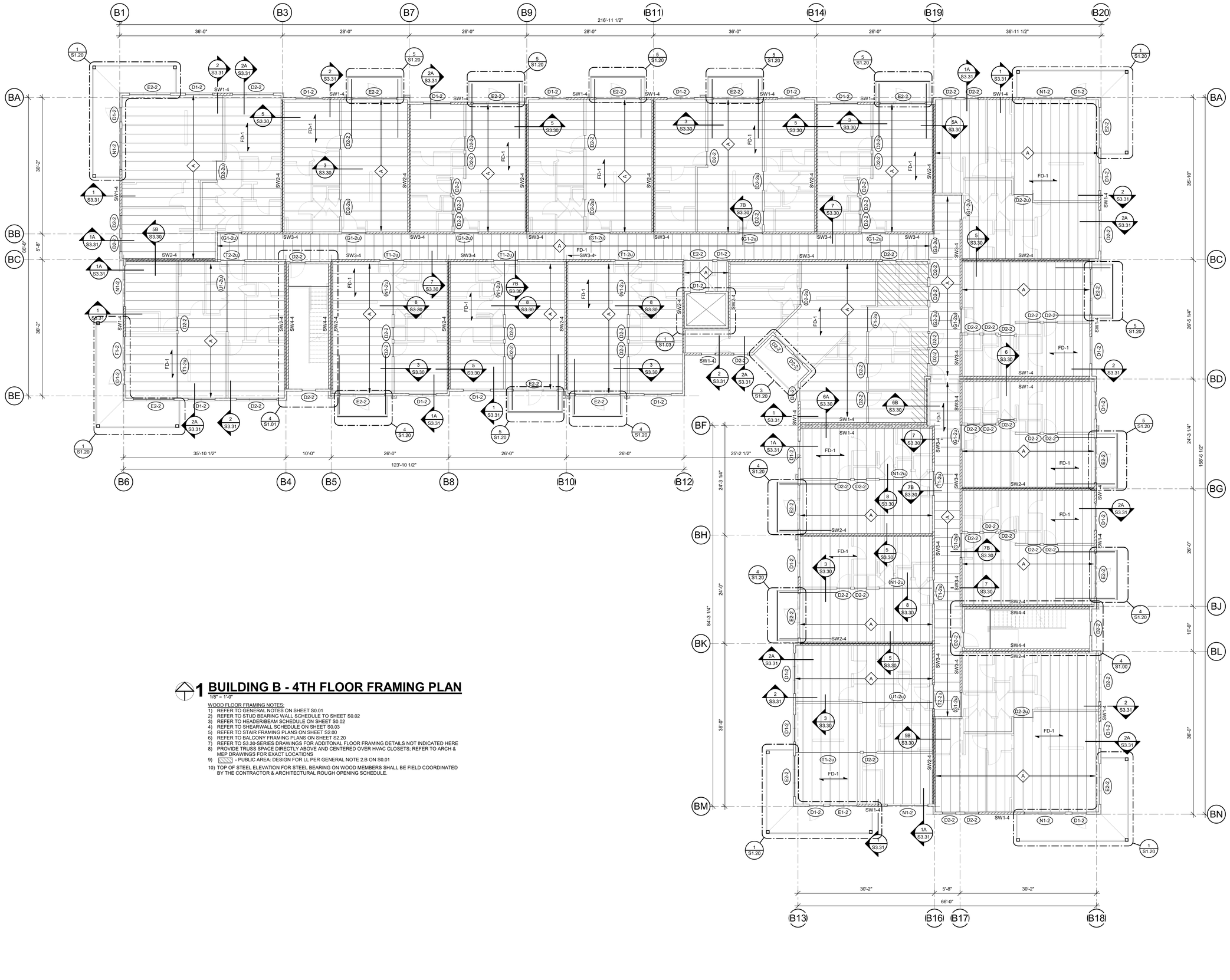
JOB NO. 720522
DATE 09.16.2024
DRAWN BY CAB / JLF
PERMIT SET

SHEET NAME
BUILDING B - 3RD FLOOR FRAMING PLAN
SHEET NO.
S2.22

ARCH E1.30" x 42"

9/16/2024 11:38:20 AM

ARCH E1 30" x 42"



1 BUILDING B - 4TH FLOOR FRAMING PLAN

1/8" = 1'-0"

WOOD FLOOR FRAMING NOTES:

1) REFER TO GENERAL NOTES ON SHEET S0.01
2) REFER TO STUD BEARING WALL SCHEDULE TO SHEET S0.02
3) REFER TO HEADER/BEAM SCHEDULE ON SHEET S0.02
4) REFER TO SHEARWALL SCHEDULE ON SHEET S0.03
5) REFER TO STAIR FRAMING PLANS ON SHEET S2.00
6) REFER TO BALCONY FRAMING PLANS ON SHEET S2.20
7) REFER TO S3.30-SERIES DRAWINGS FOR ADDITONAL FLOOR FRAMING DETAILS NOT INDICATED HERE
8) PROVIDE TRUSS SPACE DIRECTLY ABOVE AND CENTERED OVER HVAC CLOSETS; REFER TO ARCH & MEP DRAWINGS FOR EXACT LOCATIONS
9) ▨ - PUBLIC AREA: DESIGN FOR LL PER GENERAL NOTE 2.B ON S0.01
10) TOP OF STEEL ELEVATION FOR STEEL BEARING ON WOOD MEMBERS SHALL BE FIELD COORDINATED BY THE CONTRACTOR & ARCHITECTURAL ROUGH OPENING SCHEDULE.

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JOB NO. 720522
DATE 09.16.2024
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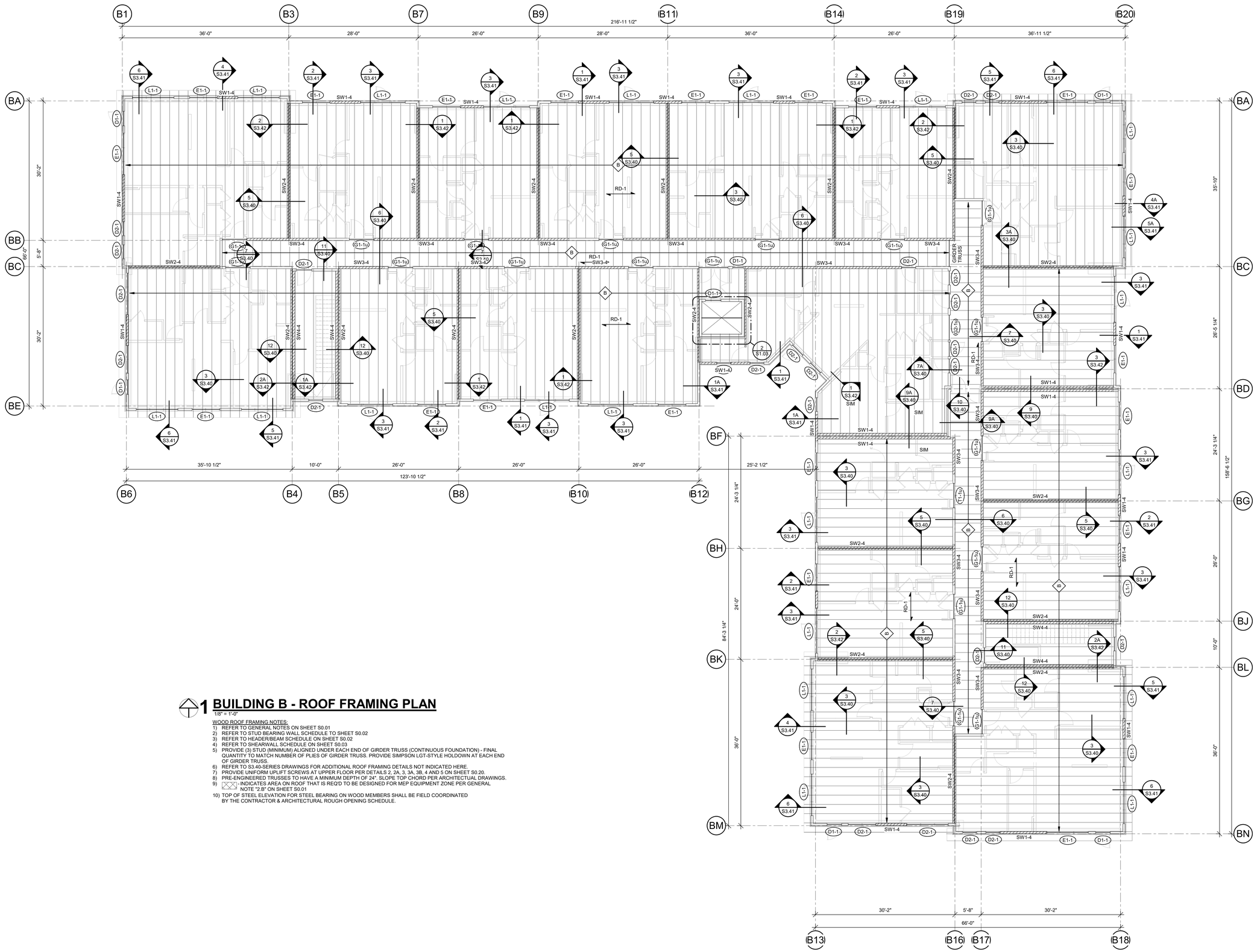
PERMIT SET

SHEET NAME
BUILDING B - 4TH FLOOR FRAMING PLAN
SHEET NO.
S2.23

9/16/2024 11:38:26 AM

ARCH E1 30" x 42"



1 BUILDING B - ROOF FRAMING PLAN

1/8" = 1'-0"

WOOD ROOF FRAMING NOTES:

1) REFER TO GENERAL NOTES ON SHEET S0.01
2) REFER TO STUD BEARING WALL SCHEDULE TO SHEET S0.02
3) REFER TO HEADER/BEAM SCHEDULE ON SHEET S0.02
4) REFER TO SHEARWALL SCHEDULE ON SHEET S0.03
5) PROVIDE (3) STUD (MINIMUM) ALIGNED UNDER EACH END OF GIRDER TRUSS (CONTINUOUS FOUNDATION) - FINAL QUANTITY TO MATCH NUMBER OF PLIES OF GIRDER TRUSS. PROVIDE SIMPSON LGT-STYLE HOLDOWN AT EACH END OF GIRDER TRUSS.
6) REFER TO S3.40-SERIES DRAWINGS FOR ADDITIONAL ROOF FRAMING DETAILS NOT INDICATED HERE.
7) PROVIDE UNIFORM UPLIFT SCREWS AT UPPER FLOOR PER DETAILS 2, 2A, 3, 3A, 3B, 4 AND 5 ON SHEET S0.20.
8) PRE-ENGINEERED TRUSSES TO HAVE A MINIMUM DEPTH OF 24". SLOPE TOP CHORD PER ARCHITECTUAL DRAWINGS.
9) - INDICATES AREA ON ROOF THAT IS REQ'D TO BE DESIGNED FOR MEP EQUIPMENT ZONE PER GENERAL NOTE "2.8" ON SHEET S0.01
10) TOP OF STEEL ELEVATION FOR STEEL BEARING ON WOOD MEMBERS SHALL BE FIELD COORDINATED BY THE CONTRACTOR & ARCHITECTURAL ROUGH OPENING SCHEDULE.

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DRAWING RELEASE LOG
- 09.16.24 PERMIT SET

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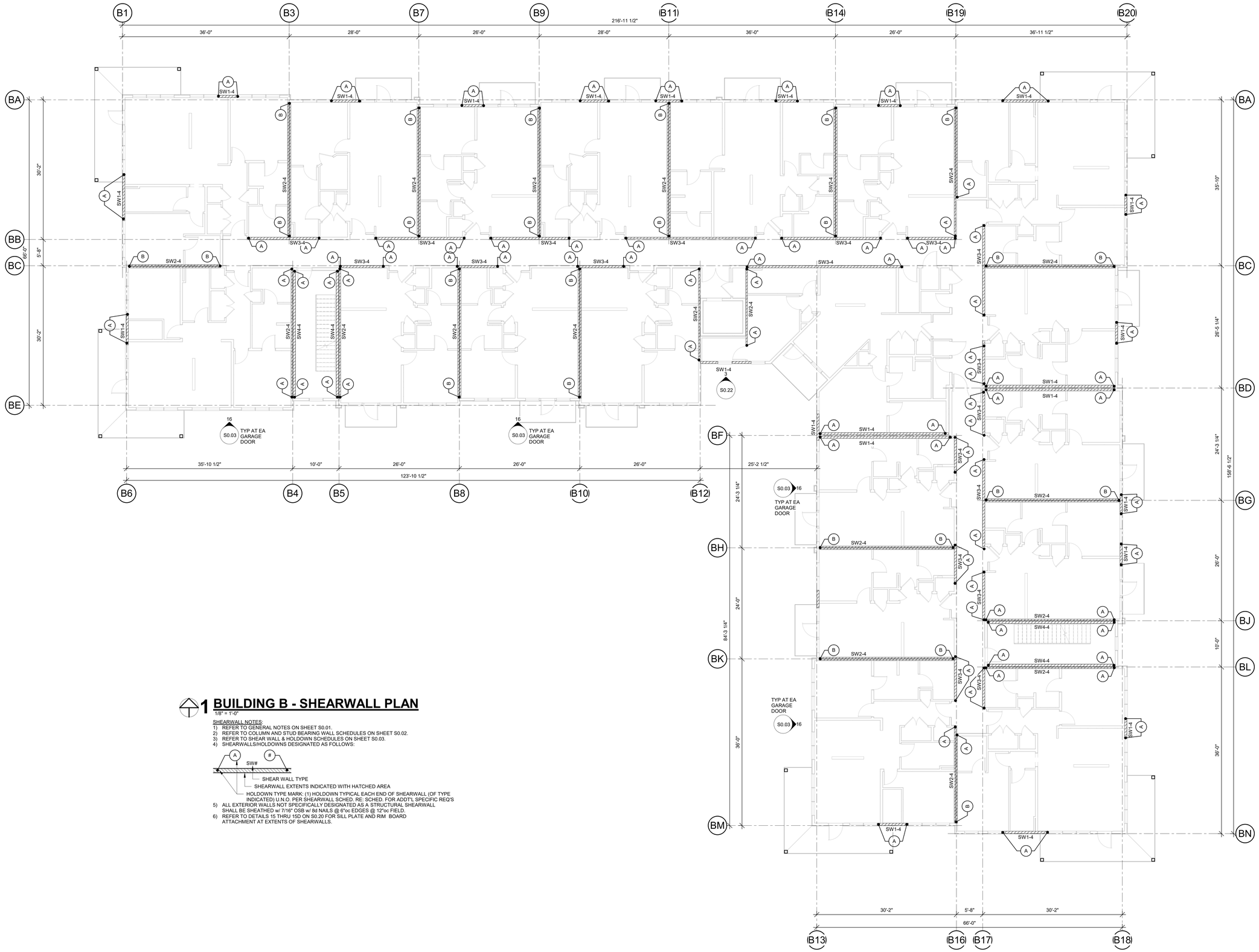
JOB NO. 720522
DATE 09.16.2024
DRAWN BY CAB / JLF
PERMIT SET

SHEET NAME
BUILDING B - ROOF FRAMING PLAN
SHEET NO.
S2.24

9/16/2024 11:38:31 AM

ARCH E1 30" x 42"



1 BUILDING B - SHEARWALL PLAN

1/8" = 1'-0"

SHEARWALL NOTES:

1) REFER TO GENERAL NOTES ON SHEET S0.01.
2) REFER TO COLUMN AND STUD BEARING WALL SCHEDULES ON SHEET S0.02.
3) REFER TO SHEAR WALL & HOLDOWN SCHEDULES ON SHEET S0.03.
4) SHEARWALLS/HOLDOWNS DESIGNATED AS FOLLOWS:

5) ALL EXTERIOR WALLS NOT SPECIFICALLY DESIGNATED AS A STRUCTURAL SHEARWALL SHALL BE SHEATHED w/ 7/16" OSB w/ 8d NAILS @ 6"oc EDGES @ 12"oc FIELD.
6) REFER TO DETAILS 15 THRU 15D ON S0.20 FOR SILL PLATE AND RIM BOARD ATTACHMENT AT EXTENTS OF SHEARWALLS.

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CHRISTOPHER A. BEVERLIN
NUMBER PE-2011012537
9.16.24
PROFESSIONAL ENGINEER

A NEW MULTI-FAMILY PROJECT:
EVREN APARTMENTS
LEE'S SUMMIT, MISSOURI

DRAWING RELEASE LOG
• 09.16.24 PERMIT SET

△REVISIONS

JOB NO. 720522
DATE 09.16.2024
DRAWN BY CAB / JLF
PERMIT SET

SHEET NAME
BUILDING B - SHEARWALL PLAN
SHEET NO.
S2.25

9/16/2024 11:38:36 AM

ARCH E1 30" x 42"

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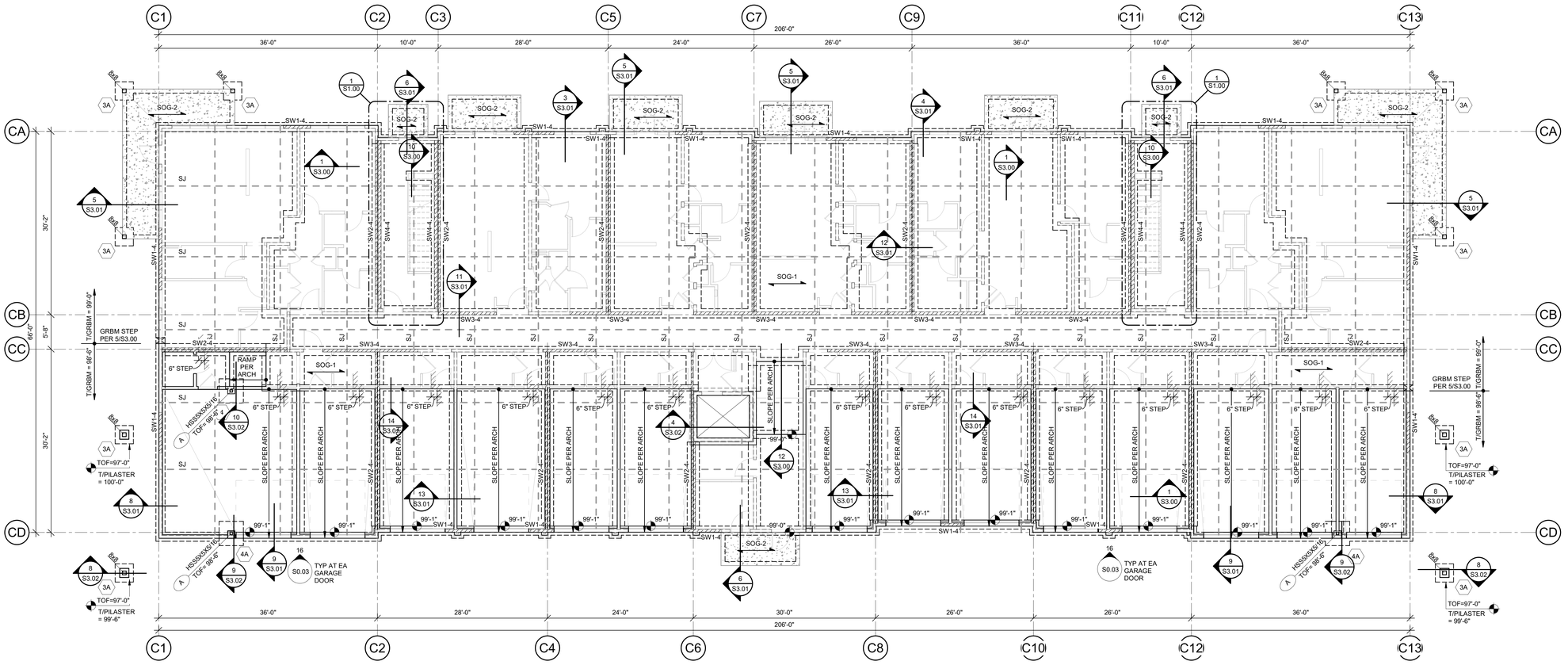

1 BUILDING C - FOUNDATION PLAN

1/8" = 1'-0"

FOUNDATION NOTES:
1) REFER TO GENERAL NOTES ON SHEET S0.01.
2) REFER TO CIVIL AND ARCH DRAWING FOR SLAB ELEVATIONS.
3) ELEVATION 100'-0" EQUALS CIVIL DATUM ELEVATION.
4) TOP OF FOOTING ELEVATIONS = 99'-0" U.N.O. ON PLAN.
5) REFER TO FOOTING SCHEDULE ON S0.01.
6) REFER TO ARCH AND MECH DRAWINGS FOR LOCATIONS OF SPOT AND TRENCH DRAINS.
7) REFER TO S3.00-SERIES DRAWINGS FOR TYPICAL FOUNDATION DETAILS.

A NEW MULTI-FAMILY PROJECT:
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LEE'S SUMMIT, MISSOURI

DRAWING RELEASE LOG
- 09.16.24 PERMIT SET

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JOB NO. 720522
DATE 09.16.2024
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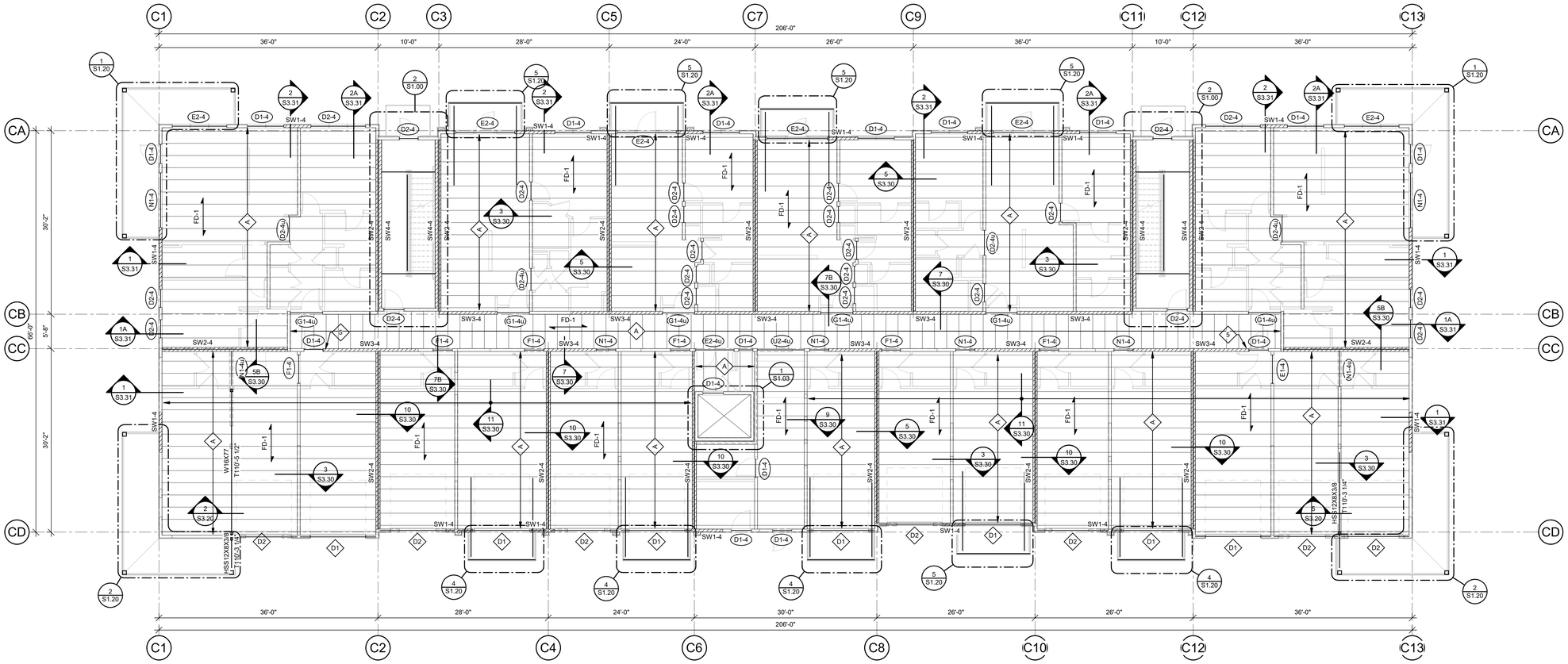
PERMIT SET

SHEET NAME
BUILDING C - FOUNDATION PLAN
SHEET NO.
S2.30

9/16/2024 11:38:40 AM

ARCH E1.30" x 42"



1 BUILDING C - 2ND FLOOR FRAMING PLAN

1/8" = 1'-0"

WOOD FLOOR FRAMING NOTES:

1) REFER TO GENERAL NOTES ON SHEET S0.01
2) REFER TO STUD BEARING WALL SCHEDULE TO SHEET S0.02
3) REFER TO HEADER/BEAM SCHEDULE ON SHEET S0.02
4) REFER TO SHEARWALL SCHEDULE ON SHEET S0.03
5) REFER TO STAIR FRAMING PLANS ON SHEET S2.00
6) REFER TO BALCONY FRAMING PLANS ON SHEET S2.20
7) REFER TO S3.30-SERIES DRAWINGS FOR ADDITONAL FLOOR FRAMING DETAILS NOT INDICATED HERE
8) PROVIDE TRUSS SPACE DIRECTLY ABOVE AND CENTERED OVER HVAC CLOSETS; REFER TO ARCH & MEP DRAWINGS FOR EXACT LOCATIONS
9) ▨ - PUBLIC AREA: DESIGN FOR LL PER GENERAL NOTE 2.B ON S0.01
10) TOP OF STEEL ELEVATION FOR STEEL BEARING ON WOOD MEMBERS SHALL BE FIELD COORDINATED BY THE CONTRACTOR & ARCHITECTURAL ROUGH OPENING SCHEDULE.

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NUMBER PE-2011012574
PROFESSIONAL ENGINEER
9.16.24

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LEE'S SUMMIT, MISSOURI

DRAWING RELEASE LOG
- 09.16.24 PERMIT SET

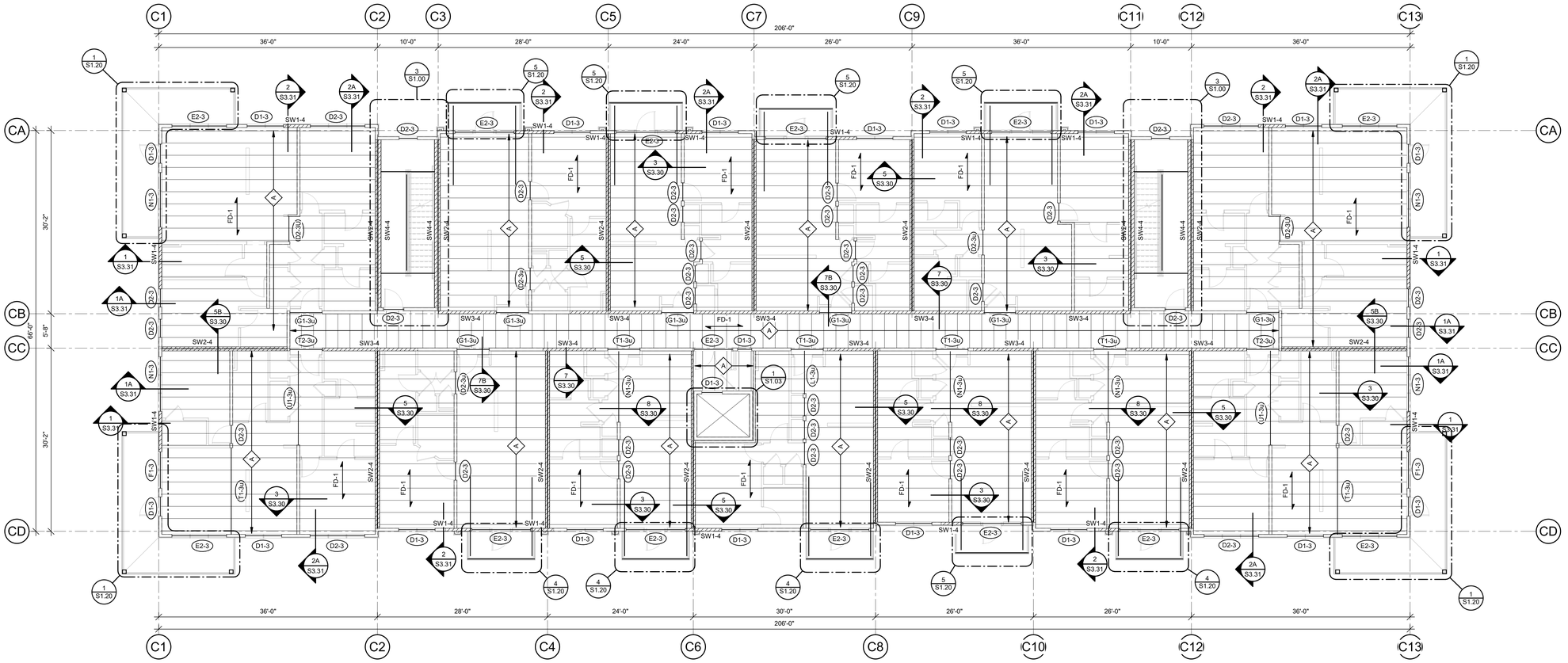
△ REVISIONS

JOB NO. 720522
DATE 09.16.2024
DRAWN BY CAB / JLF
PERMIT SET

SHEET NAME
BUILDING C - 2ND FLOOR FRAMING PLAN
SHEET NO.
S2.31

9/16/2024 11:38:46 AM

ARCH E1 30" x 42"



1 BUILDING C - 3RD FLOOR FRAMING PLAN

1/8" = 1'-0"

WOOD FLOOR FRAMING NOTES:

1) REFER TO GENERAL NOTES ON SHEET S0.01
2) REFER TO STUD BEARING WALL SCHEDULE TO SHEET S0.02
3) REFER TO HEADER/BEAM SCHEDULE ON SHEET S0.02
4) REFER TO SHEARWALL SCHEDULE ON SHEET S0.03
5) REFER TO STAIR FRAMING PLANS ON SHEET S2.00
6) REFER TO BALCONY FRAMING PLANS ON SHEET S2.20
7) REFER TO S3.30-SERIES DRAWINGS FOR ADDITONAL FLOOR FRAMING DETAILS NOT INDICATED HERE
8) PROVIDE TRUSS SPACE DIRECTLY ABOVE AND CENTERED OVER HVAC CLOSETS; REFER TO ARCH & MEP DRAWINGS FOR EXACT LOCATIONS
9) ▨ - PUBLIC AREA: DESIGN FOR LL PER GENERAL NOTE 2.B ON S0.01
10) TOP OF STEEL ELEVATION FOR STEEL BEARING ON WOOD MEMBERS SHALL BE FIELD COORDINATED BY THE CONTRACTOR & ARCHITECTURAL ROUGH OPENING SCHEDULE.

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9.16.24

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DRAWING RELEASE LOG
• 09.16.24 PERMIT SET

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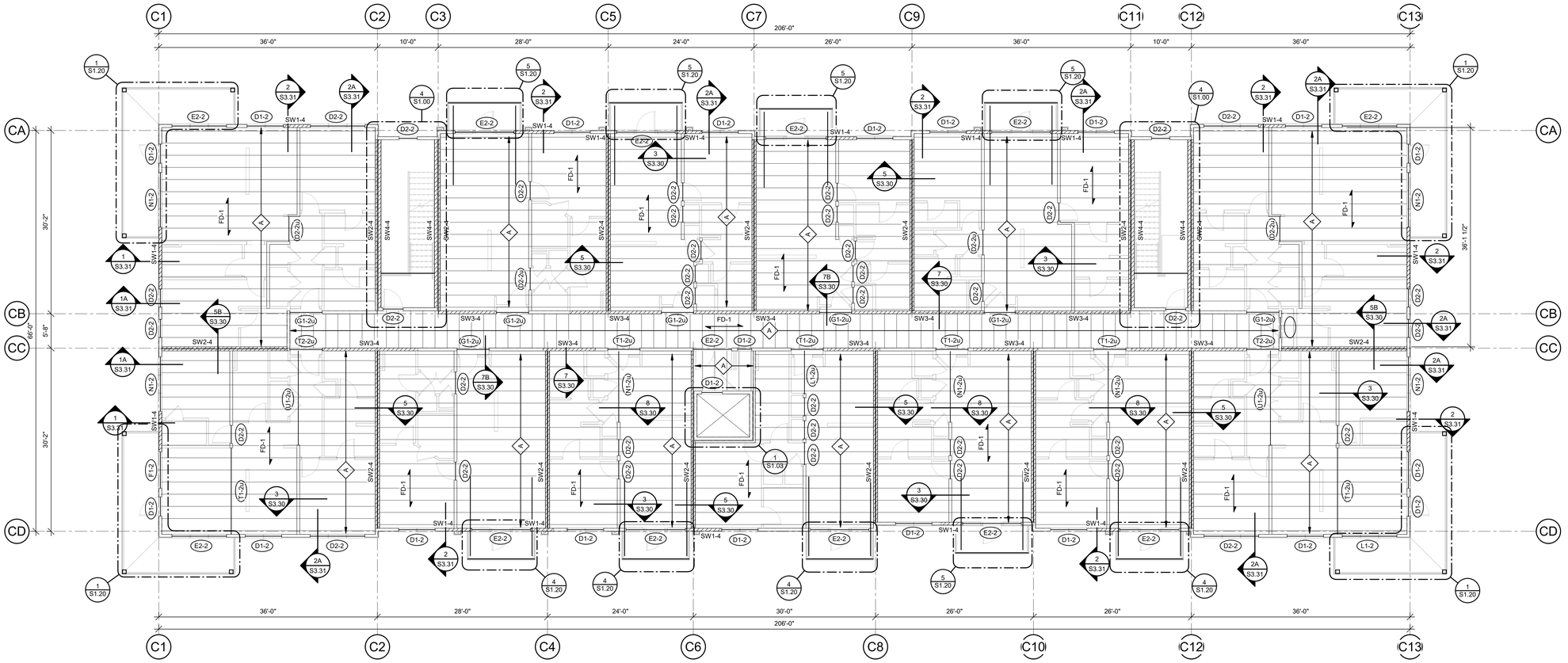
DATE 09.16.2024
DRAWN BY CAB / JLF
PERMIT SET

SHEET NAME
BUILDING C - 3RD FLOOR FRAMING PLAN
SHEET NO.
S2.32

9/16/2024 11:38:51 AM

ARCH E1.30" x 42"



1 BUILDING C - 4TH FLOOR FRAMING PLAN

1/8" = 1'-0"

WOOD FLOOR FRAMING NOTES:

1) REFER TO GENERAL NOTES ON SHEET S0.01
2) REFER TO STUD BEARING WALL SCHEDULE TO SHEET S0.02
3) REFER TO HEADER/BEAM SCHEDULE ON SHEET S0.02
4) REFER TO SHEARWALL SCHEDULE ON SHEET S0.03
5) REFER TO STAIR FRAMING PLANS ON SHEET S2.00
6) REFER TO BALCONY FRAMING PLANS ON SHEET S2.20
7) REFER TO S3.30-SERIES DRAWINGS FOR ADDITONAL FLOOR FRAMING DETAILS NOT INDICATED HERE
8) PROVIDE TRUSS SPACE DIRECTLY ABOVE AND CENTERED OVER HVAC CLOSETS; REFER TO ARCH & MEP DRAWINGS FOR EXACT LOCATIONS
9) ▨ - PUBLIC AREA: DESIGN FOR LL PER GENERAL NOTE 2.B ON S0.01
10) TOP OF STEEL ELEVATION FOR STEEL BEARING ON WOOD MEMBERS SHALL BE FIELD COORDINATED BY THE CONTRACTOR & ARCHITECTURAL ROUGH OPENING SCHEDULE.

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A NEW MULTI-FAMILY PROJECT:
EVREN APARTMENTS
LEE'S SUMMIT, MISSOURI

DRAWING RELEASE LOG
- 09.16.24 PERMIT SET

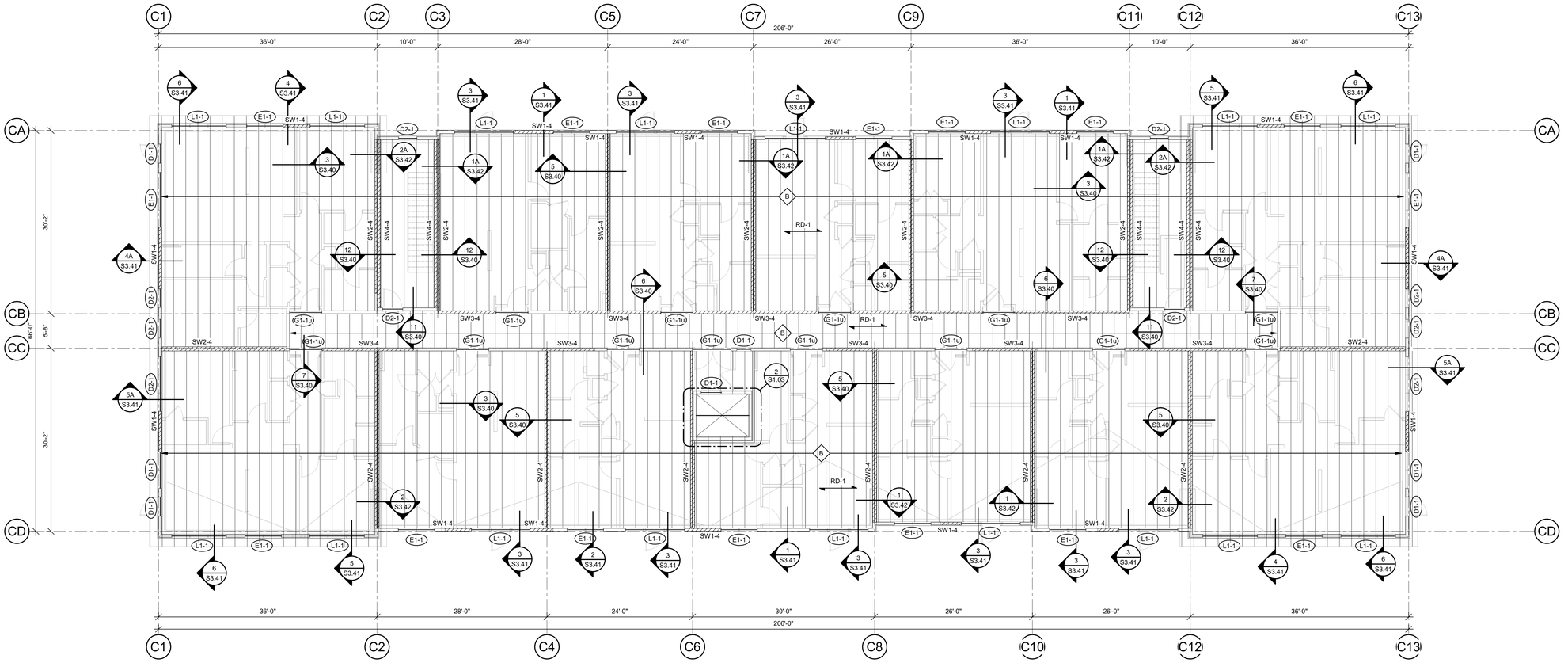
△ REVISIONS

JOB NO. 720522
DATE 09.16.2024
DRAWN BY CAB / JLF
PERMIT SET

SHEET NAME
BUILDING C - 4TH FLOOR FRAMING PLAN
SHEET NO.
S2.33

9/16/2024 11:38:57 AM

ARCH E1.30" x 42"



1 BUILDING C - ROOF FRAMING PLAN

1/8" = 1'-0"

WOOD ROOF FRAMING NOTES:

1) REFER TO GENERAL NOTES ON SHEET S0.01
2) REFER TO STUD BEARING WALL SCHEDULE TO SHEET S0.02
3) REFER TO HEADER/BEAM SCHEDULE ON SHEET S0.02
4) REFER TO SHEARWALL SCHEDULE ON SHEET S0.03
5) PROVIDE (3) STUD (MINIMUM) ALIGNED UNDER EACH END OF GIRDER TRUSS (CONTINUOUS FOUNDATION) - FINAL QUANTITY TO MATCH NUMBER OF PLIES OF GIRDER TRUSS. PROVIDE SIMPSON LGT-STYLE HOLDOWN AT EACH END OF GIRDER TRUSS.
6) REFER TO S3.40-SERIES DRAWINGS FOR ADDITIONAL ROOF FRAMING DETAILS NOT INDICATED HERE.
7) PROVIDE UNIFORM UPLIFT SCREWS AT UPPER FLOOR PER DETAILS 2, 2A, 3, 3A, 3B, 4 AND 5 ON SHEET S0.20.
8) PRE-ENGINEERED TRUSSES TO HAVE A MINIMUM DEPTH OF 24". SLOPE TOP CHORD PER ARCHITECTUAL DRAWINGS.
9) ⊠ - INDICATES AREA ON ROOF THAT IS REQ'D TO BE DESIGNED FOR MEP EQUIPMENT ZONE PER GENERAL NOTE "2.B" ON SHEET S0.01
10) TOP OF STEEL ELEVATION FOR STEEL BEARING ON WOOD MEMBERS SHALL BE FIELD COORDINATED BY THE CONTRACTOR & ARCHITECTURAL ROUGH OPENING SCHEDULE.

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NUMBER PE-2011012537
PROFESSIONAL ENGINEER
9.16.24

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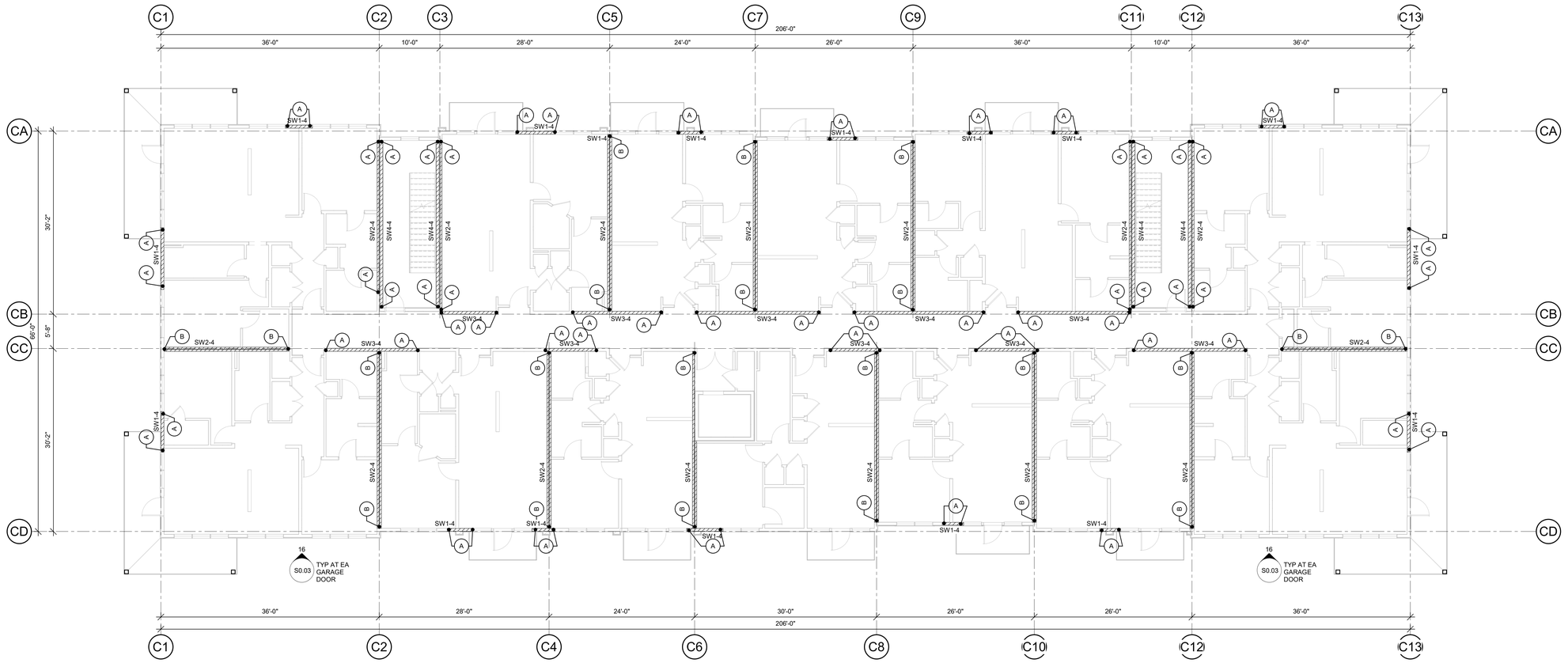
JOB NO. 720522
DATE 09.16.2024
DRAWN BY CAB / JLF
PERMIT SET

SHEET NAME
BUILDING C - ROOF FRAMING PLAN
SHEET NO.
S2.34

9/16/2024 11:39:02 AM

ARCH E1.30" x 42"

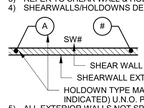


1 BUILDING C - SHEARWALL PLAN

1/8" = 1'-0"

SHEARWALL NOTES:

1) REFER TO GENERAL NOTES ON SHEET S0.01.
2) REFER TO COLUMN AND STUD BEARING WALL SCHEDULES ON SHEET S0.02.
3) REFER TO SHEAR WALL & HOLDOWN SCHEDULES ON SHEET S0.03.
4) SHEARWALLS/HOLDOWNS DESIGNATED AS FOLLOWS:



5) ALL EXTERIOR WALLS NOT SPECIFICALLY DESIGNATED AS A STRUCTURAL SHEARWALL SHALL BE SHEATHED w/ 7/16" OSB w/ 8d NAILS @ 6"oc EDGES @ 12"oc FIELD.
6) REFER TO DETAILS 15 THRU 15D ON S0.20 FOR SILL PLATE AND RIM BOARD ATTACHMENT AT EXTENTS OF SHEARWALLS.

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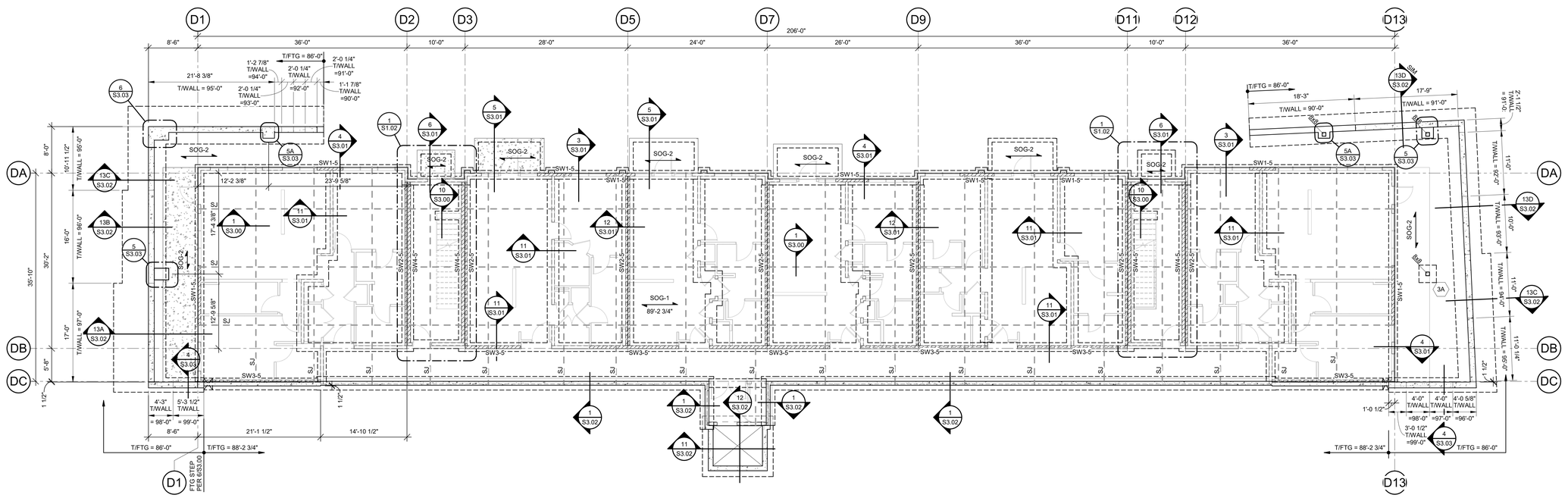
JOB.NO. 720522
DATE 09.16.2024
DRAWN BY CAB / JLF
PERMIT SET

SHEET NAME
BUILDING C - SHEARWALL PLAN
SHEET NO.
S2.35

9/16/2024 11:39:06 AM

ARCH E1.30" x 42"



1 BUILDING D - BASEMENT FOUNDATION PLAN

1/8" = 1'-0"

FOUNDATION NOTES:

1) REFER TO GENERAL NOTES ON SHEET S0.01.
2) REFER TO CIVIL AND ARCH DRAWING FOR SLAB ELEVATIONS.
3) ELEVATION 100'-0" EQUALS CIVIL DATUM ELEVATION.
4) TOP OF FOOTING ELEVATIONS = 99'-0" U.N.O. ON PLAN.
5) REFER TO FOOTING SCHEDULE ON S0.01.
6) REFER TO ARCH AND MECH DRAWINGS FOR LOCATIONS OF SPOT AND TRENCH DRAINS.
7) REFER TO S3.00-SERIES DRAWINGS FOR TYPICAL FOUNDATION DETAILS.

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DATE 09.16.2024
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SHEET NAME
BUILDING D - BASEMENT FOUNDATION PLAN
SHEET NO.
S2.40

9/16/2024 11:39:07 AM

ARCH E1 30" x 42"

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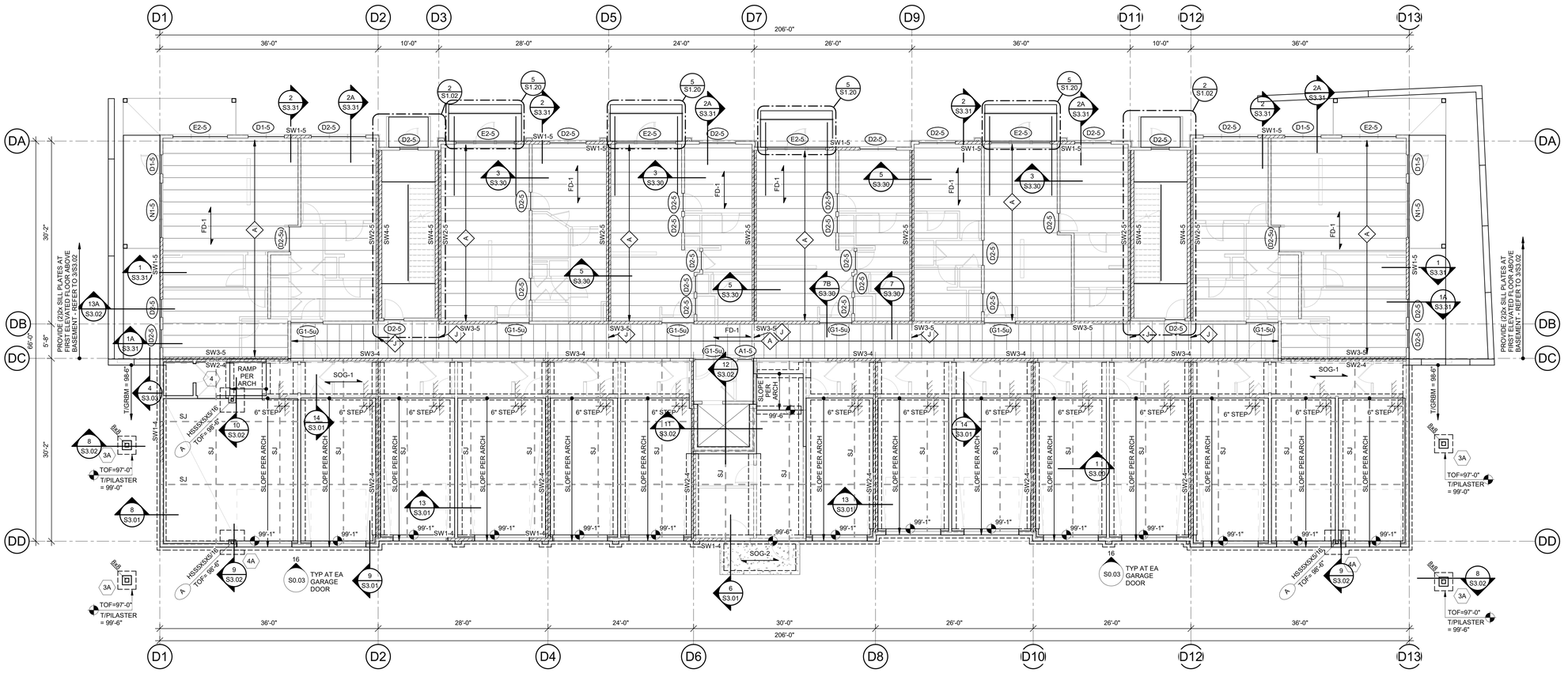

1 BUILDING D - 1ST FLOOR FRAMING & FOUNDATION PLAN

1/8" = 1'-0"

FOUNDATION NOTES:
1) REFER TO GENERAL NOTES ON SHEET S0.01.
2) REFER TO CIVIL AND ARCH DRAWING FOR SLAB ELEVATIONS.
3) ELEVATION 100'-0" EQUALS CIVIL DATUM ELEVATION.
4) TOP OF FOOTING ELEVATIONS = 99'-0" U.N.O. ON PLAN.
5) REFER TO FOOTING SCHEDULE ON S0.01.
6) REFER TO ARCH AND MECH DRAWINGS FOR LOCATIONS OF SPOT AND TRENCH DRAINS.
7) REFER TO S3.00-SERIES DRAWINGS FOR TYPICAL FOUNDATION DETAILS.

WOOD FLOOR FRAMING NOTES:
1) REFER TO GENERAL NOTES ON SHEET S0.01
2) REFER TO STUD BEARING WALL SCHEDULE TO SHEET S0.02
3) REFER TO HEADER/BEAM SCHEDULE ON SHEET S0.02
4) REFER TO SHEARWALL SCHEDULE ON SHEET S0.03
5) REFER TO STAIR FRAMING PLANS ON SHEET S2.00
6) REFER TO BALCONY FRAMING PLANS ON SHEET S2.20
7) REFER TO S3.30-SERIES DRAWINGS FOR ADDITONAL FLOOR FRAMING DETAILS NOT INDICATED HERE
8) PROVIDE TRUSS SPACE DIRECTLY ABOVE AND CENTERED OVER HVAC CLOSETS; REFER TO ARCH & MEP DRAWINGS FOR EXACT LOCATIONS
9) ▨ - PUBLIC AREA: DESIGN FOR LL PER GENERAL NOTE 2.B ON S0.01
10) TOP OF STEEL ELEVATION FOR STEEL BEARING ON WOOD MEMBERS SHALL BE FIELD COORDINATED BY THE CONTRACTOR & ARCHITECTURAL ROUGH OPENING SCHEDULE.

A NEW MULTI-FAMILY PROJECT:
EVREN APARTMENTS
LEE'S SUMMIT, MISSOURI

DRAWING RELEASE LOG
• 09.16.24 PERMIT SET

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DATE 09.16.2024
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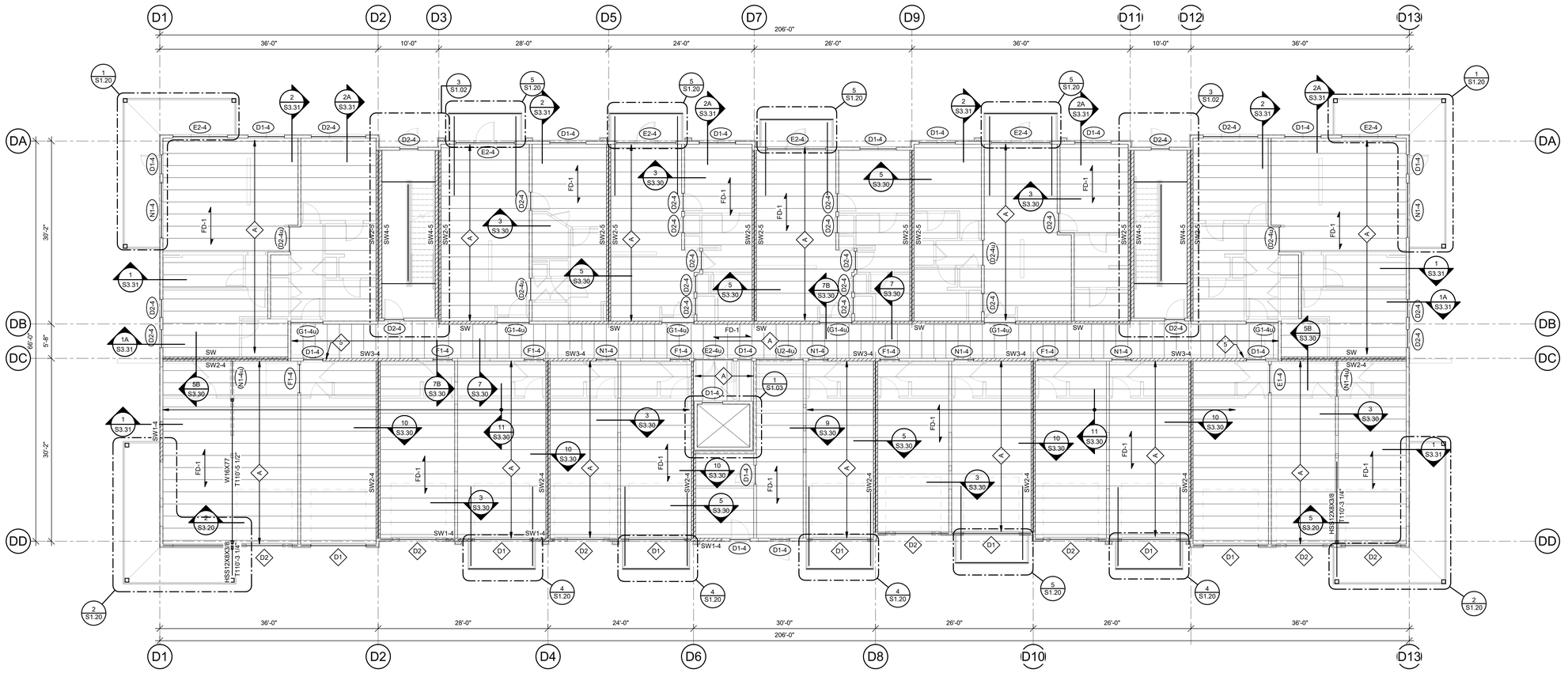
PERMIT SET

SHEET NAME
BUILDING D - 1ST FLOOR FRAMING & FDN PLAN
SHEET NO.
S2.41

9/16/2024 11:39:11 AM

ARCH E1 30" x 42"



1 BUILDING D - 2ND FLOOR FRAMING PLAN

1/8" = 1'-0"

WOOD FLOOR FRAMING NOTES:

1) REFER TO GENERAL NOTES ON SHEET S0.01
2) REFER TO STUD BEARING WALL SCHEDULE TO SHEET S0.02
3) REFER TO HEADER/BEAM SCHEDULE ON SHEET S0.02
4) REFER TO SHEARWALL SCHEDULE ON SHEET S0.03
5) REFER TO STAIR FRAMING PLANS ON SHEET S2.00
6) REFER TO BALCONY FRAMING PLANS ON SHEET S2.20
7) REFER TO S3.30-SERIES DRAWINGS FOR ADDITONAL FLOOR FRAMING DETAILS NOT INDICATED HERE
8) PROVIDE TRUSS SPACE DIRECTLY ABOVE AND CENTERED OVER HVAC CLOSETS; REFER TO ARCH & MEP DRAWINGS FOR EXACT LOCATIONS
9) ▨ - PUBLIC AREA: DESIGN FOR LL PER GENERAL NOTE 2.B ON S0.01
10) TOP OF STEEL ELEVATION FOR STEEL BEARING ON WOOD MEMBERS SHALL BE FIELD COORDINATED BY THE CONTRACTOR & ARCHITECTURAL ROUGH OPENING SCHEDULE.

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PROFESSIONAL ENGINEER
9.16.24

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• 09.16.24 PERMIT SET

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JOB.NO. 720522
DATE 09.16.2024
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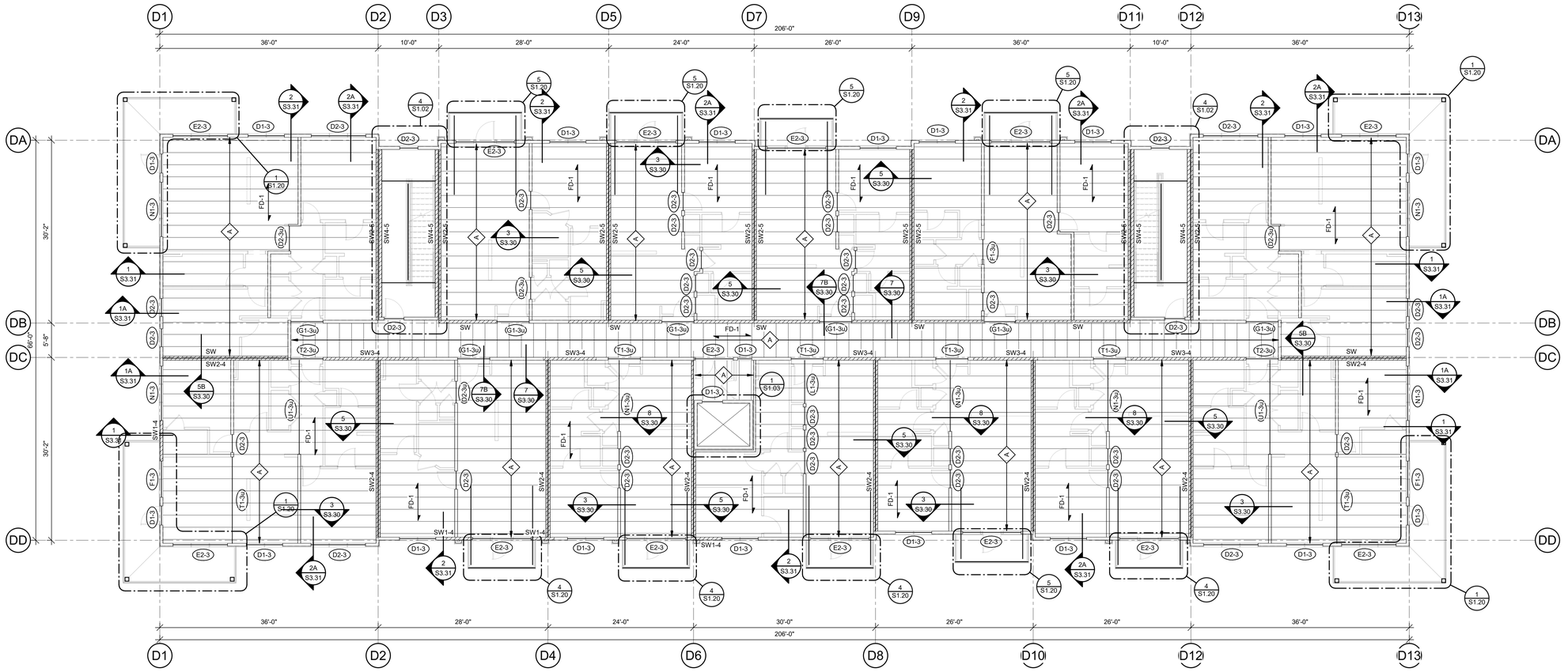
PERMIT SET

SHEET NAME
BUILDING D - 2ND FLOOR FRAMING PLAN
SHEET NO.
S2.42

9/16/2024 11:39:17 AM

ARCH E1 30" x 42"



1 BUILDING D - 3RD FLOOR FRAMING PLAN

1/8" = 1'-0"

WOOD FLOOR FRAMING NOTES:

1) REFER TO GENERAL NOTES ON SHEET S0.01
2) REFER TO STUD BEARING WALL SCHEDULE TO SHEET S0.02
3) REFER TO HEADER/BEAM SCHEDULE ON SHEET S0.02
4) REFER TO SHEARWALL SCHEDULE ON SHEET S0.03
5) REFER TO STAIR FRAMING PLANS ON SHEET S2.00
6) REFER TO BALCONY FRAMING PLANS ON SHEET S2.20
7) REFER TO S3.30-SERIES DRAWINGS FOR ADDITONAL FLOOR FRAMING DETAILS NOT INDICATED HERE
8) PROVIDE TRUSS SPACE DIRECTLY ABOVE AND CENTERED OVER HVAC CLOSETS; REFER TO ARCH & MEP DRAWINGS FOR EXACT LOCATIONS
9) ▨ - PUBLIC AREA: DESIGN FOR LL PER GENERAL NOTE 2.B ON S0.01
10) TOP OF STEEL ELEVATION FOR STEEL BEARING ON WOOD MEMBERS SHALL BE FIELD COORDINATED BY THE CONTRACTOR & ARCHITECTURAL ROUGH OPENING SCHEDULE.

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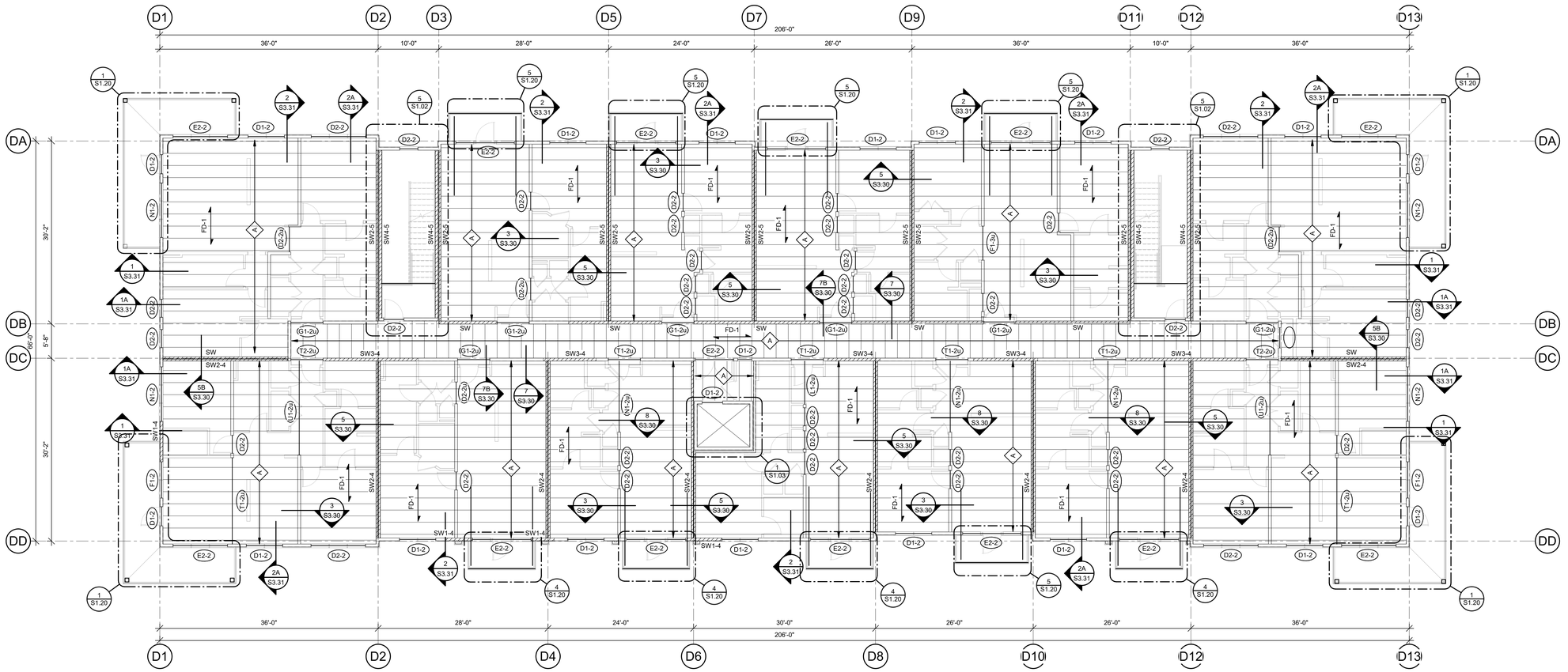
JOB NO. 720522
DATE 09.16.2024
DRAWN BY CAB / JLF
PERMIT SET

SHEET NAME
BUILDING D - 3RD FLOOR FRAMING PLAN
SHEET NO.
S2.43

9/16/2024 11:39:22 AM

ARCH E1.30" x 42"



1 BUILDING D - 4TH FLOOR FRAMING PLAN

1/8" = 1'-0"

WOOD FLOOR FRAMING NOTES:

1) REFER TO GENERAL NOTES ON SHEET S0.01
2) REFER TO STUD BEARING WALL SCHEDULE TO SHEET S0.02
3) REFER TO HEADER/BEAM SCHEDULE ON SHEET S0.02
4) REFER TO SHEARWALL SCHEDULE ON SHEET S0.03
5) REFER TO STAIR FRAMING PLANS ON SHEET S2.00
6) REFER TO BALCONY FRAMING PLANS ON SHEET S2.20
7) REFER TO S3.30-SERIES DRAWINGS FOR ADDITONAL FLOOR FRAMING DETAILS NOT INDICATED HERE
8) PROVIDE TRUSS SPACE DIRECTLY ABOVE AND CENTERED OVER HVAC CLOSETS; REFER TO ARCH & MEP DRAWINGS FOR EXACT LOCATIONS
9) ▨ - PUBLIC AREA: DESIGN FOR LL PER GENERAL NOTE 2.B ON S0.01
10) TOP OF STEEL ELEVATION FOR STEEL BEARING ON WOOD MEMBERS SHALL BE FIELD COORDINATED BY THE CONTRACTOR & ARCHITECTURAL ROUGH OPENING SCHEDULE.

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9.16.24

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• 09.16.24 PERMIT SET

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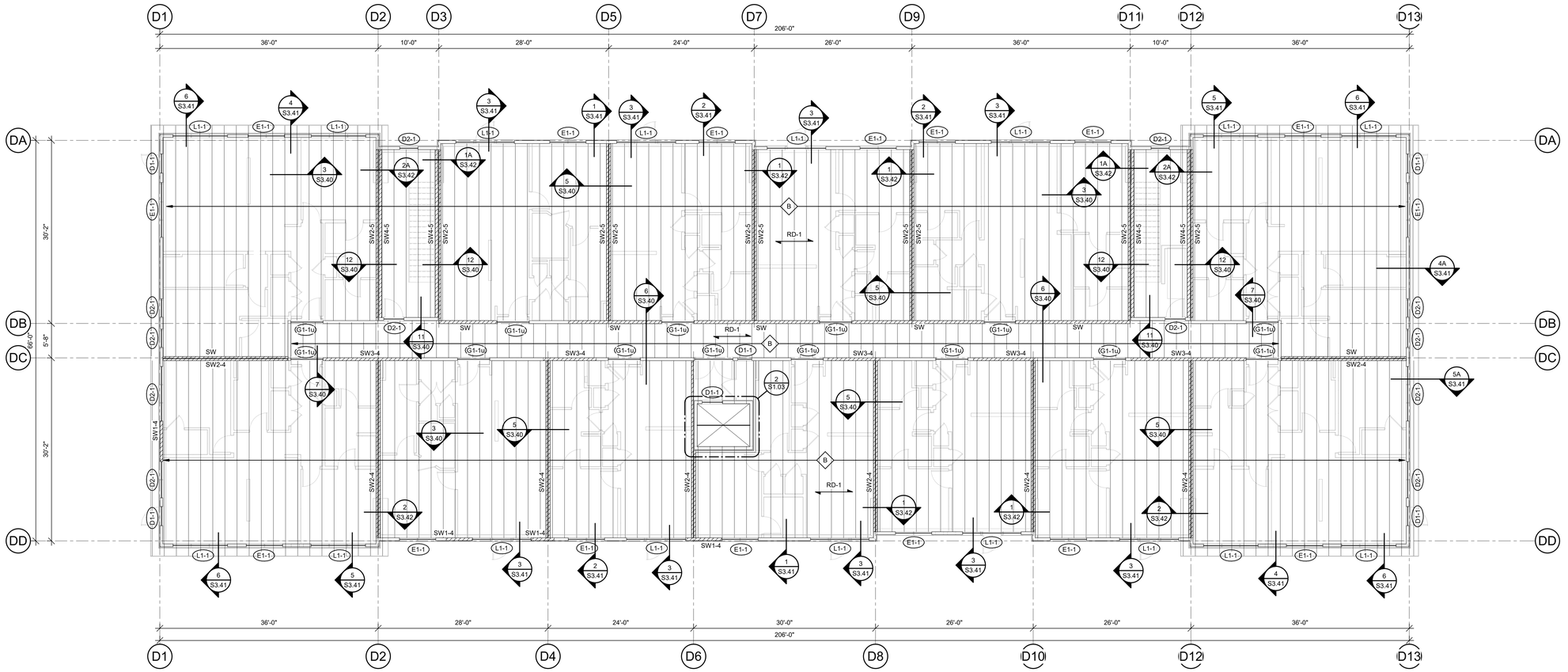
JOB NO. 720522
DATE 09.16.2024
DRAWN BY CAB / JLF
PERMIT SET

SHEET NAME
BUILDING D - 4TH FLOOR FRAMING PLAN
SHEET NO.
S2.44

9/16/2024 11:39:28 AM

ARCH E1.30" x 42"



1 BUILDING D - ROOF FRAMING PLAN

1/8" = 1'-0"

WOOD ROOF FRAMING NOTES:

1) REFER TO GENERAL NOTES ON SHEET S0.01
2) REFER TO STUD BEARING WALL SCHEDULE TO SHEET S0.02
3) REFER TO HEADER/BEAM SCHEDULE ON SHEET S0.02
4) REFER TO SHEARWALL SCHEDULE ON SHEET S0.03
5) PROVIDE (3) STUD (MINIMUM) ALIGNED UNDER EACH END OF GIRDER TRUSS (CONTINUOUS FOUNDATION) - FINAL QUANTITY TO MATCH NUMBER OF PLIES OF GIRDER TRUSS. PROVIDE SIMPSON LGT-STYLE HOLDOWN AT EACH END OF GIRDER TRUSS.
6) REFER TO S3.40-SERIES DRAWINGS FOR ADDITIONAL ROOF FRAMING DETAILS NOT INDICATED HERE.
7) PROVIDE UNIFORM UPLIFT SCREWS AT UPPER FLOOR PER DETAILS 2, 2A, 3, 3A, 3B, 4 AND 5 ON SHEET S0.20.
8) PRE-ENGINEERED TRUSSES TO HAVE A MINIMUM DEPTH OF 24". SLOPE TOP CHORD PER ARCHITECTUAL DRAWINGS.
9) [X] - INDICATES AREA ON ROOF THAT IS REQ'D TO BE DESIGNED FOR MEP EQUIPMENT ZONE PER GENERAL NOTE '2.B' ON SHEET S0.01.
10) TOP OF STEEL ELEVATION FOR STEEL BEARING ON WOOD MEMBERS SHALL BE FIELD COORDINATED BY THE CONTRACTOR & ARCHITECTURAL ROUGH OPENING SCHEDULE.

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LEE'S SUMMIT, MISSOURI

DRAWING RELEASE LOG
• 09.16.24 PERMIT SET

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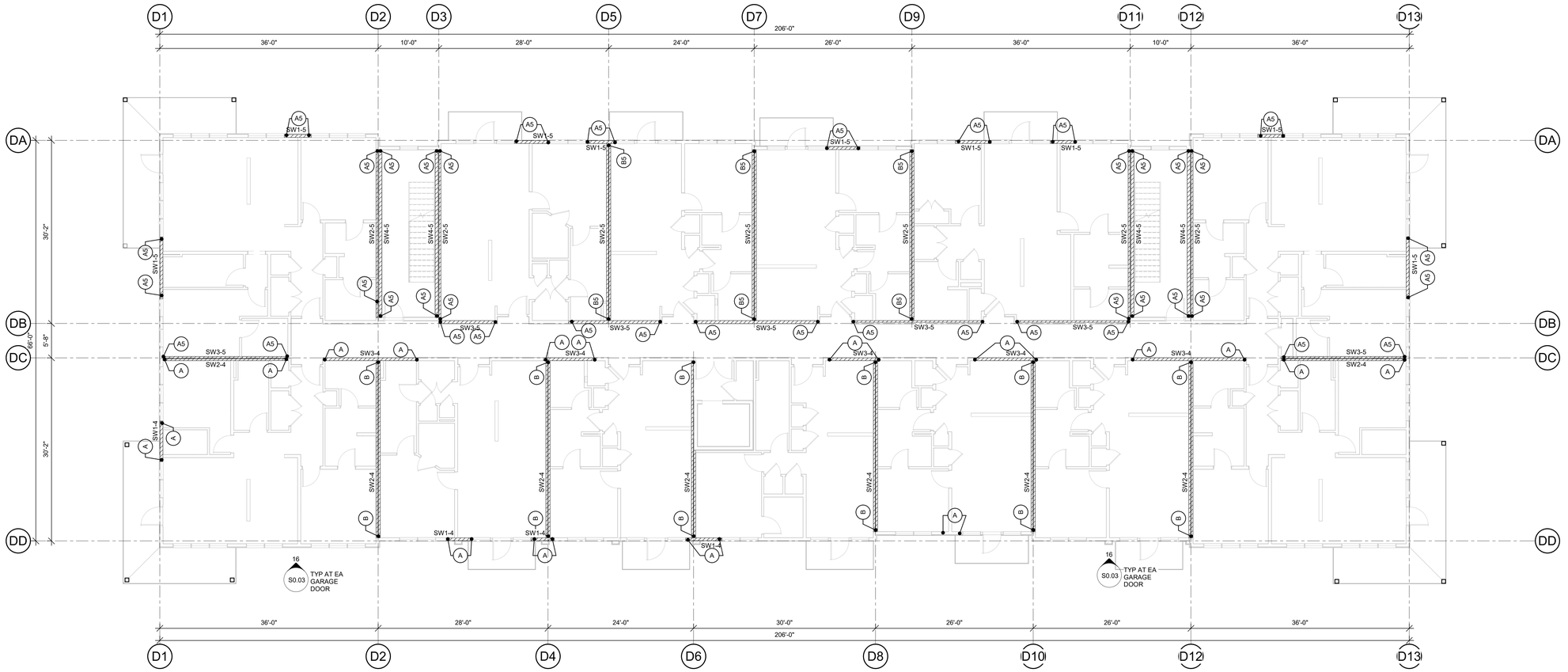
JOB NO. 720522
DATE 09.16.2024
DRAWN BY CAB / JLF
PERMIT SET

SHEET NAME
BUILDING D - ROOF FRAMING PLAN
SHEET NO.
S2.45

9/16/2024 11:39:33 AM

ARCH E1.30" x 42"

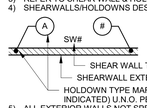


1 BUILDING D - SHEARWALL PLAN

1/8" = 1'-0"

SHEARWALL NOTES:

1) REFER TO GENERAL NOTES ON SHEET S0.01.
2) REFER TO COLUMN AND STUD BEARING WALL SCHEDULES ON SHEET S0.02.
3) REFER TO SHEAR WALL & HOLDOWN SCHEDULES ON SHEET S0.03.
4) SHEARWALLS/HOLDOWNS DESIGNATED AS FOLLOWS:



5) ALL EXTERIOR WALLS NOT SPECIFICALLY DESIGNATED AS A STRUCTURAL SHEARWALL SHALL BE SHEATHED w/ 7/16" OSB w/ 8d NAILS @ 6"oc EDGES @ 12"oc FIELD.
6) REFER TO DETAILS 15 THRU 15D ON S0.20 FOR SILL PLATE AND RIM BOARD ATTACHMENT AT EXTENTS OF SHEARWALLS.

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DRAWING RELEASE LOG
• 09.16.24 PERMIT SET

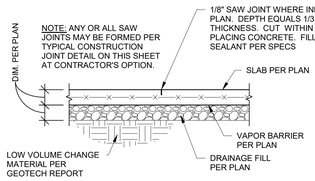
△ REVISIONS

JOB NO. 720522
DATE 09.16.2024
DRAWN BY CAB / JLF
PERMIT SET

SHEET NAME
BUILDING D - SHEARWALL PLAN
SHEET NO.
S2.46

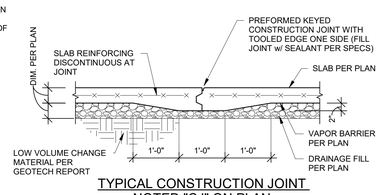
9/16/2024 11:39:37 AM

ARCH E1 30" x 42"



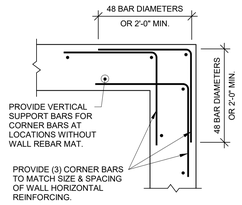
TYPICAL SAW JOINT
NOTED "SJ" ON PLAN

1 SECTION
3/4" = 1'-0"

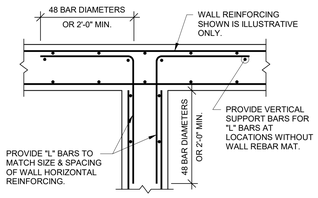


TYPICAL CONSTRUCTION JOINT
NOTED "CJ" ON PLAN

2 SECTION
3/4" = 1'-0"

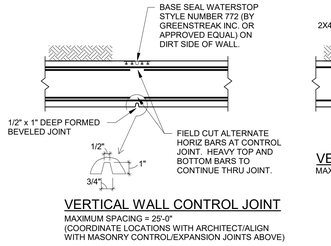


TYPICAL CORNER BARS AT
CONCRETE WALLS & FOUNDATIONS

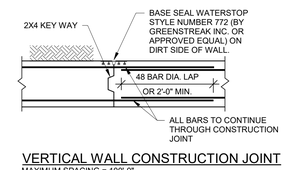


TYPICAL T-INTERSECTION REINFORCING
AT CONCRETE WALLS & FOUNDATIONS

3 TYPICAL INTERSECTING CONCRETE WALL REINFORCING
3/4" = 1'-0"

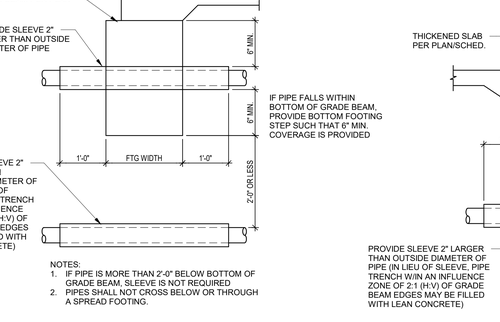


VERTICAL WALL CONTROL JOINT
MAXIMUM SPACING = 25'-0"
(COORDINATE LOCATIONS WITH ARCHITECT/ALIGN WITH MASONRY CONTROL/EXPANSION JOINTS ABOVE)

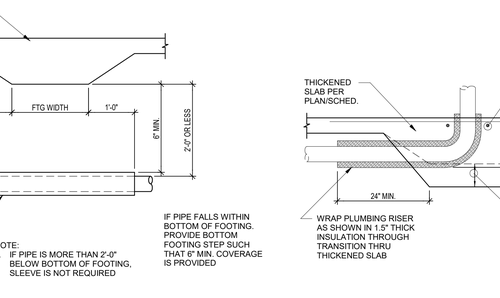


VERTICAL WALL CONSTRUCTION JOINT
MAXIMUM SPACING = 100'-0"

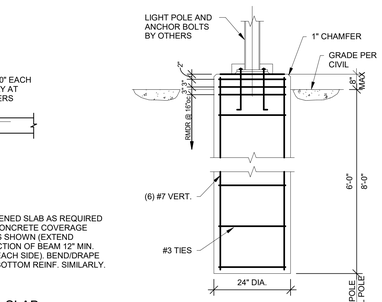
4 VERTICAL WALL CONTROL JOINT
3/4" = 1'-0"



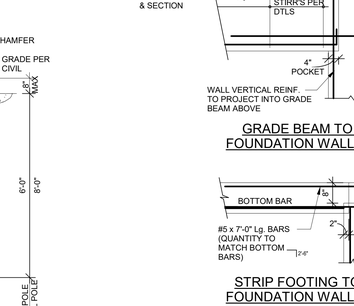
5 TYPICAL GRADE BEAM STEP
3/4" = 1'-0"



6 TYPICAL FOOTING STEP
1/2" = 1'-0"

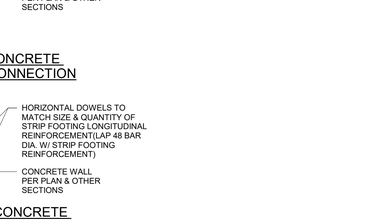


LEAN CONCRETE BACKFILL



ENGINEERED FILL BACKFILL

7 OVEREXCAVATION DETAIL
3/4" = 1'-0"



TYPICAL SLAB ON GRADE RE-
ENTRANT CORNER BARS

8 DETAIL
1/2" = 1'-0"

TYPICAL STEP @ GRADE BEAM
TO STRIP FOOTING

9A SECTION
3/4" = 1'-0"

TYPICAL STEP @ GRADE BEAM TO
STRIP FOOTING

9B SECTION
3/4" = 1'-0"

TYPICAL THICKENED SLAB AT BASE OF STAIR

10 SECTION
3/4" = 1'-0"

TYPICAL SPREAD FTG AT
CONTINUOUS THICKENED SLAB

11 SECTION
3/4" = 1'-0"

TOP OF RAMP

BOTTOM OF RAMP

12 SECTION
3/4" = 1'-0"

TYPICAL GRADE BEAM SLEEVE

13 SECTION
3/4" = 1'-0"

TYPICAL PLUMBING SLEEVE AT THICKENED SLAB

14 SECTION
3/4" = 1'-0"

TYPICAL PLUMBING RISER THRU THICKENED SLAB

15 SECTION
3/4" = 1'-0"

TYPICAL LIGHT POLE BASE

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

GRADE BEAM TO CONCRETE
FOUNDATION WALL CONNECTION

STRIP FOOTING TO CONCRETE
FOUNDATION WALL CONNECTION

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

nspj ARCHITECTS
ARCHITECTURE
LANDSCAPE
ARCHITECTURE
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PRAIRIE VILLAGE,
KANSAS,66207
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A NEW MULTI-FAMILY PROJECT:
EVREN APARTMENTS
LEE'S SUMMIT, MISSOURI

DRAWING RELEASE LOG
• 09.16.24 PERMIT SET

△REVISIONS

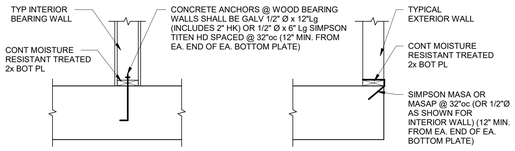
JOB NO. 720522
DATE 09.16.2024
DRAWN BY CAB / JLF
PERMIT SET

SHEET NAME
FOUNDATION SECTIONS

SHEET NO.
S3.00

9/16/2024 11:39:39 AM

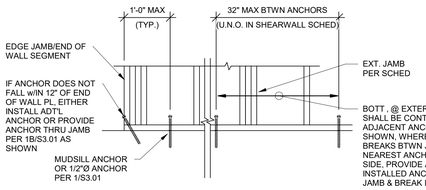
ARCH E1.50" x 42"



NOTES:
1. ALL BOTT PL's TO HAVE TWO ANCHORS MIN.
2. RE: SHEARWALL SCHED ON S0.03 FOR ANCHORS @ SHEARWALLS.
3. RE: 1A/S3.01 FOR DETAIL AT JAMB.
4. RE: 1B/S3.01 FOR DETAIL AT SHORT BOTT , SEGMENTS/JAMBS (WHERE OCCURS).

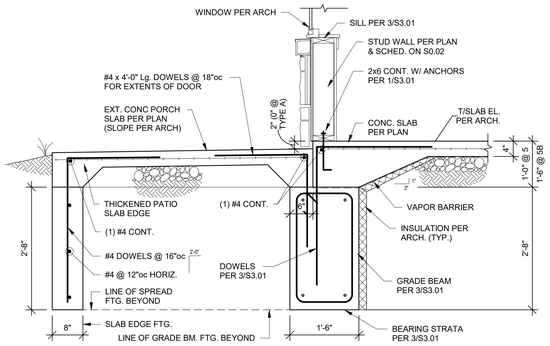
TYPICAL BOTT. PL CONNECTION TO CONCRETE

1 SECTION
3/4" = 1'-0"

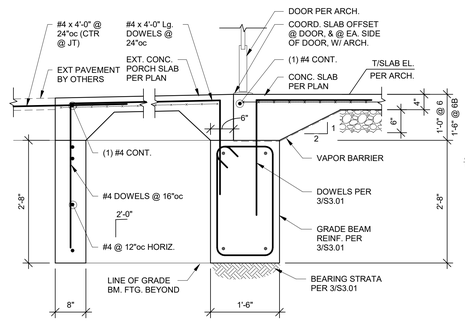


TYPICAL BOTT. PL CONNECTION TO CONCRETE AT EXTERIOR JAMBS & ENDS OF WALL

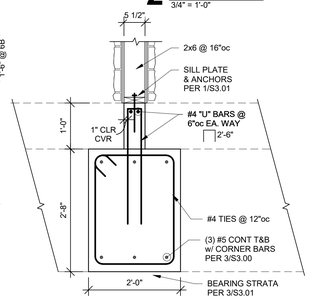
1A SECTION
3/4" = 1'-0"



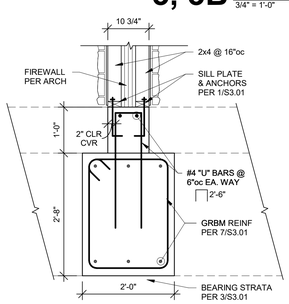
5, 5B SECTION
3/4" = 1'-0"



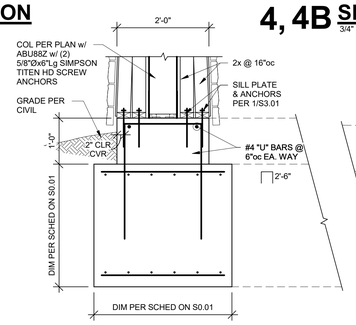
6, 6B SECTION
3/4" = 1'-0"



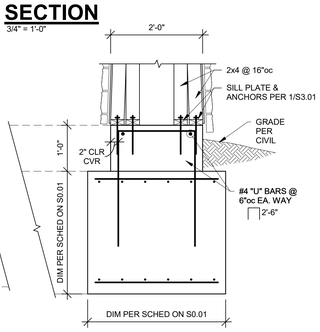
7 SECTION
3/4" = 1'-0"



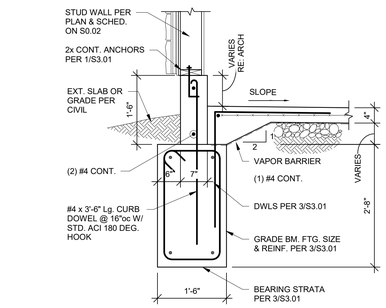
7A SECTION
3/4" = 1'-0"



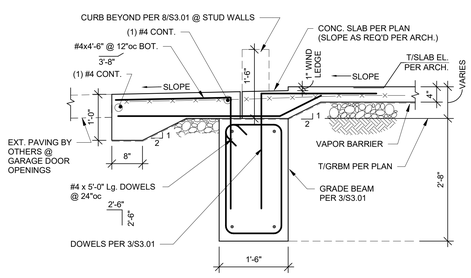
7B SECTION
3/4" = 1'-0"



7C SECTION
3/4" = 1'-0"

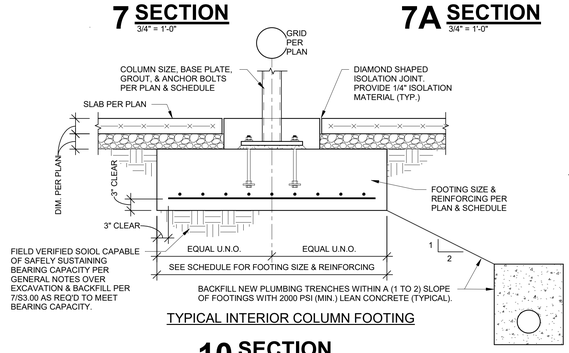


8 SECTION
3/4" = 1'-0"



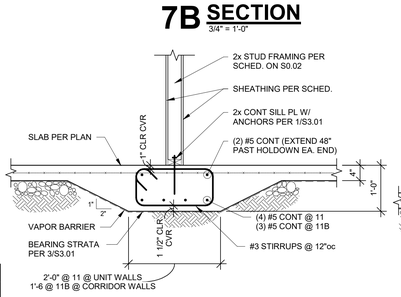
TYP. SECTION AT DOORS/GARAGE DOORS

9 SECTION
3/4" = 1'-0"



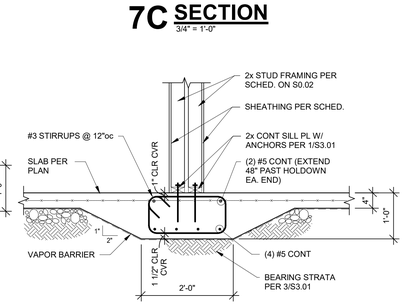
TYPICAL INTERIOR COLUMN FOOTING

10 SECTION
3/4" = 1'-0"



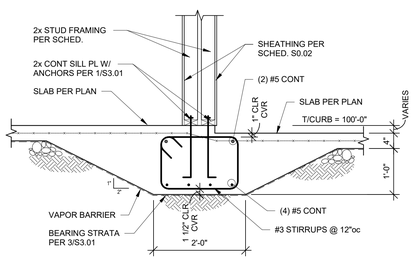
INTERIOR BRG. WALL FTG AT SINGLE WALLS

11,11B SECTION
3/4" = 1'-0"



INTERIOR BRG. WALL FTG AT DBL WALLS

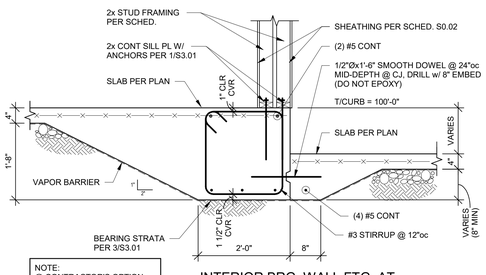
12 SECTION
3/4" = 1'-0"



INTERIOR BRG. WALL FTG. AT GARAGE/LIVING SPACE SEPARATIONS

NOTE:
@ CONTRACTOR'S OPTION, A CONSTRUCTION JOINT CAN BE PROVIDED PER DETAIL 12C/S3.01

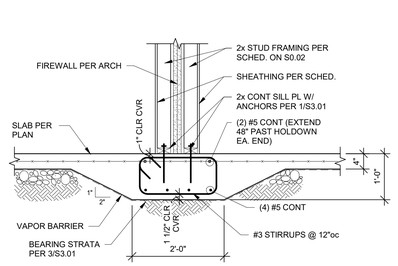
12B SECTION
3/4" = 1'-0"



NOTE:
@ CONTRACTOR'S OPTION, THICKENED SLAB & STEP CAN BE POURED MONOLITHIC PER DETAIL 12B/S3.01

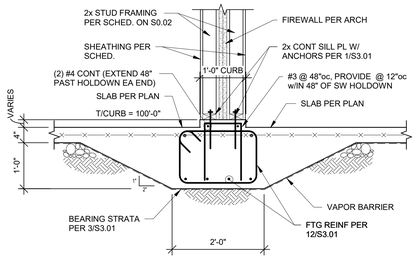
INTERIOR BRG. WALL FTG. AT GARAGE/LIVING SPACE SEPARATIONS

12C SECTION
3/4" = 1'-0"



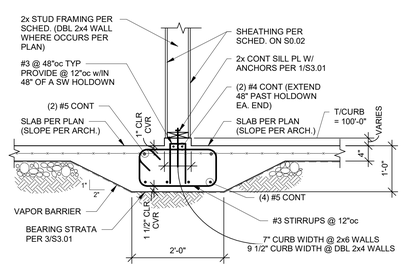
INTERIOR BRG. WALL FTG AT FIREWALL

12D SECTION
3/4" = 1'-0"



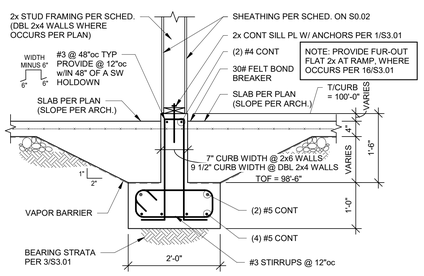
INTERIOR BRG. WALL FTG. AT DBL WALLS

12E SECTION
3/4" = 1'-0"



INTERIOR BRG. WALL FTG AT GARAGE WALLS

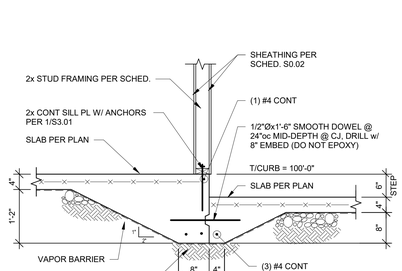
13 SECTION
3/4" = 1'-0"



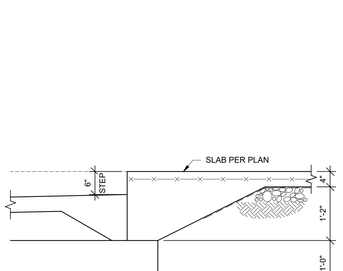
NOTE: PROVIDE FUR-OUT FLAT 2x AT RAMP, WHERE OCCURS PER 16/S3.01

INTERIOR BRG. WALL FTG AT GARAGE WALLS WITH OPTIONAL CONSTRUCTION JOINT

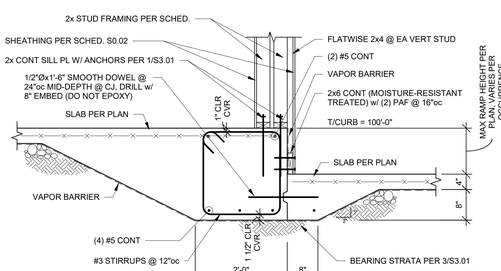
13B,13C SECTION
3/4" = 1'-0"



14 SECTION
3/4" = 1'-0"



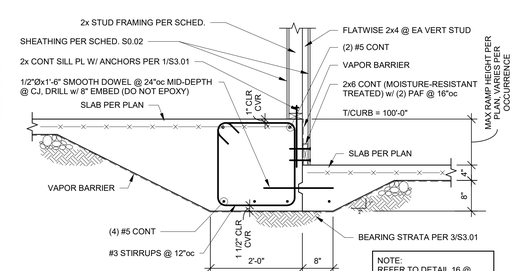
15 SECTION
3/4" = 1'-0"



NOTE:
REFER TO DETAIL 16B @ SINGLE WALL CONDITIONS

INTERIOR BRG. WALL FTG. AT WALL RAMP

16 SECTION
3/4" = 1'-0"



NOTE:
REFER TO DETAIL 16 @ DOUBLE WALL CONDITIONS

INTERIOR BRG. WALL FTG. AT WALL RAMP

16B SECTION
3/4" = 1'-0"

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A NEW MULTI-FAMILY PROJECT:
EVREN APARTMENTS
LEE'S SUMMIT, MISSOURI

DRAWING RELEASE LOG
• 09.16.24 PERMIT SET

△REVISIONS

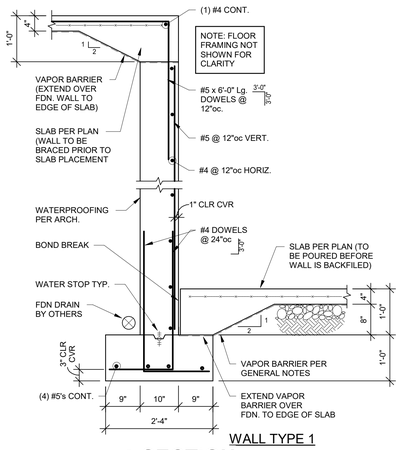
JOB NO. 720522
DATE 09.16.2024
DRAWN BY CAB / JLF
PERMIT SET

SHEET NAME
FOUNDATION SECTIONS

SHEET NO.
S3.01

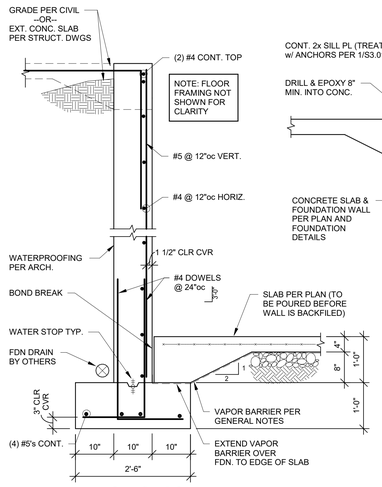
9/16/2024 11:39:40 AM

ARCH E1 30" x 42"

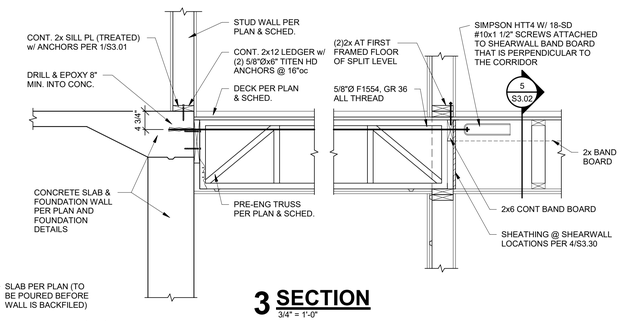


WALL TYPE 1

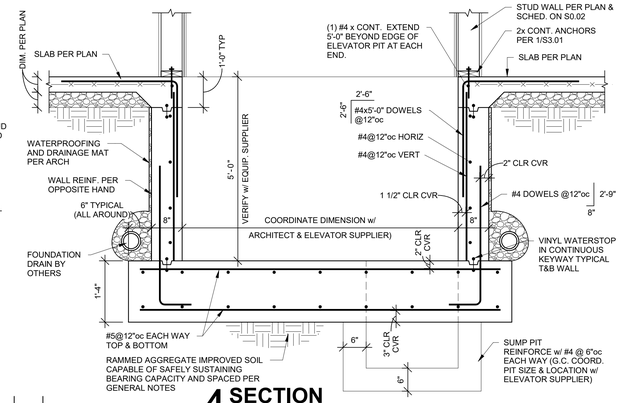
1 SECTION
3/4" = 1'-0"



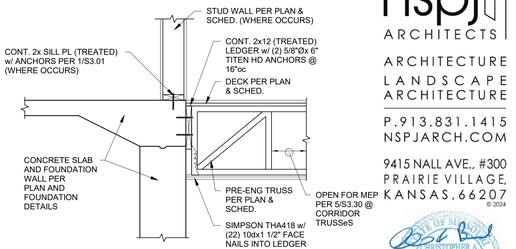
2 SECTION
3/4" = 1'-0"



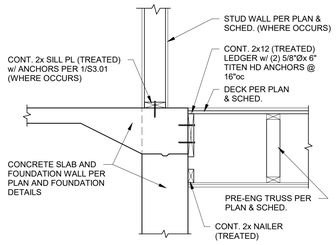
3 SECTION
3/4" = 1'-0"



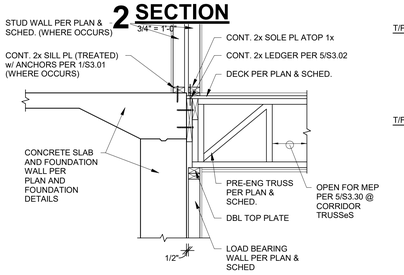
4 SECTION
3/4" = 1'-0"



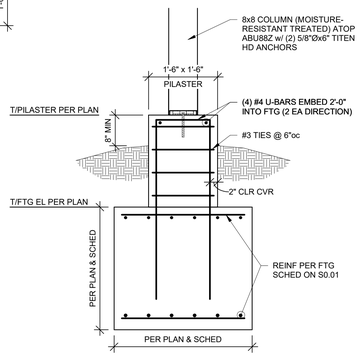
5 SECTION
3/4" = 1'-0"



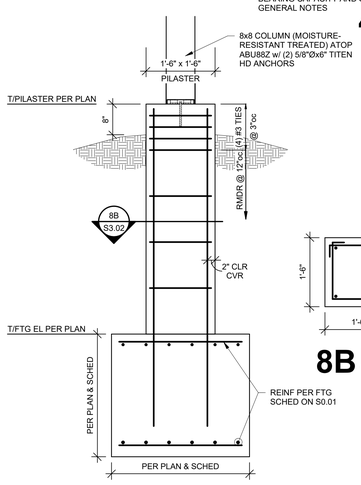
6 SECTION
3/4" = 1'-0"

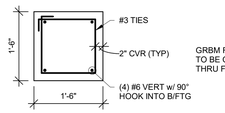


7 SECTION
3/4" = 1'-0"

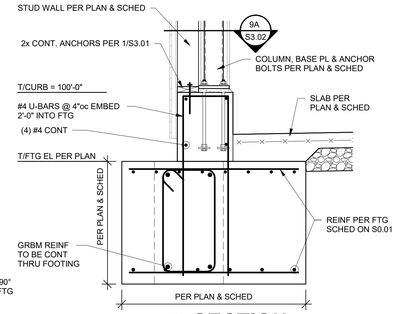


8 SECTION
3/4" = 1'-0"

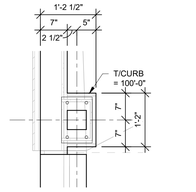




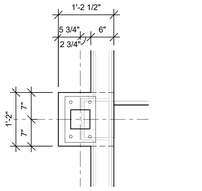
8B DETAIL
3/4" = 1'-0"



9 SECTION
3/4" = 1'-0"

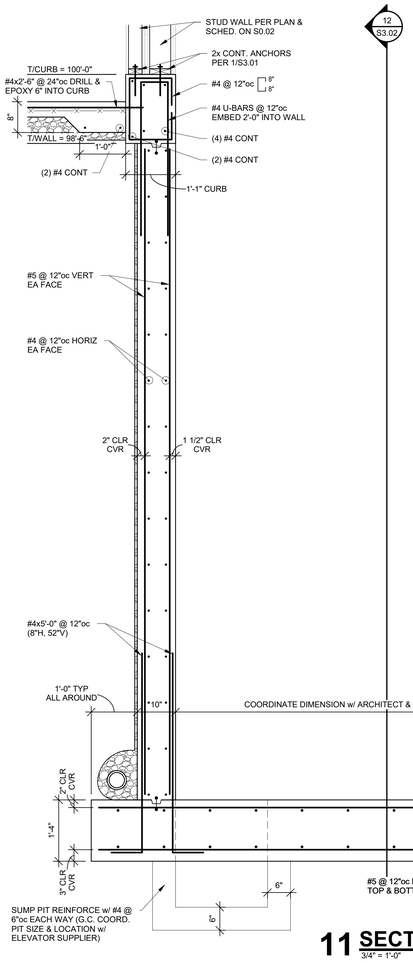


9A PLAN DETAIL
3/4" = 1'-0"

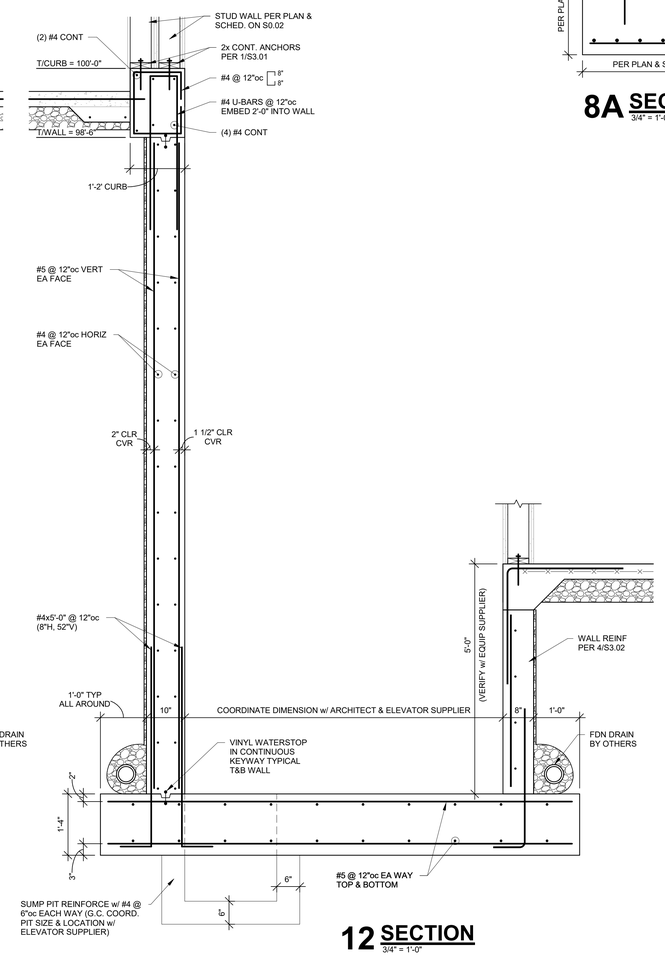


10A PLAN DETAIL
3/4" = 1'-0"

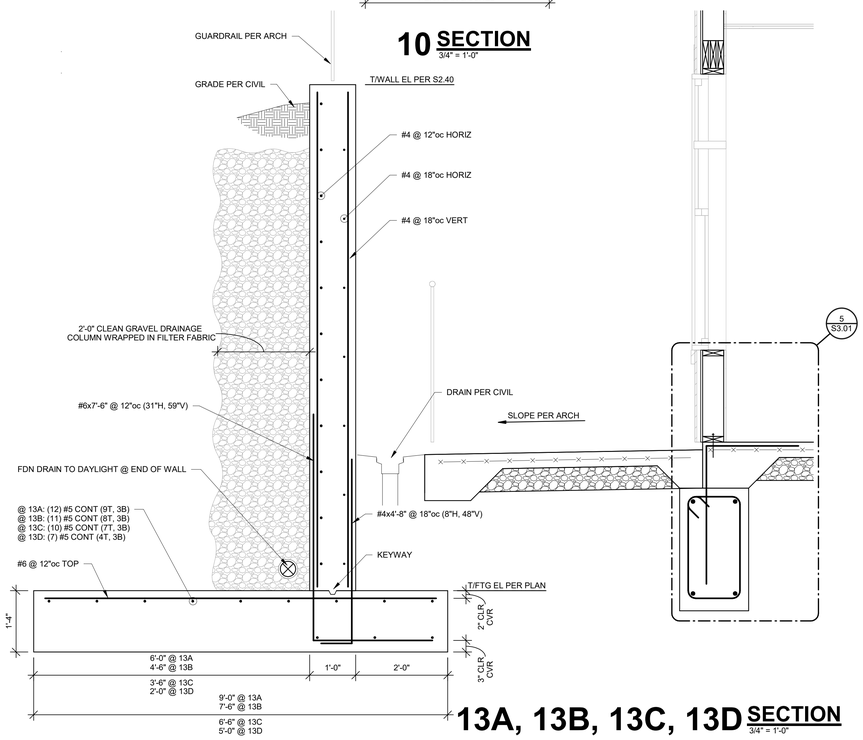
10 SECTION
3/4" = 1'-0"



11 SECTION
3/4" = 1'-0"



12 SECTION
3/4" = 1'-0"



13A, 13B, 13C, 13D SECTION
3/4" = 1'-0"

nspj ARCHITECTS
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LANDSCAPE
ARCHITECTURE
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A NEW MULTI-FAMILY PROJECT:

EVREN APARTMENTS

LEE'S SUMMIT, MISSOURI

DRAWING RELEASE LOG
- 09.16.24 PERMIT SET

△REVISIONS

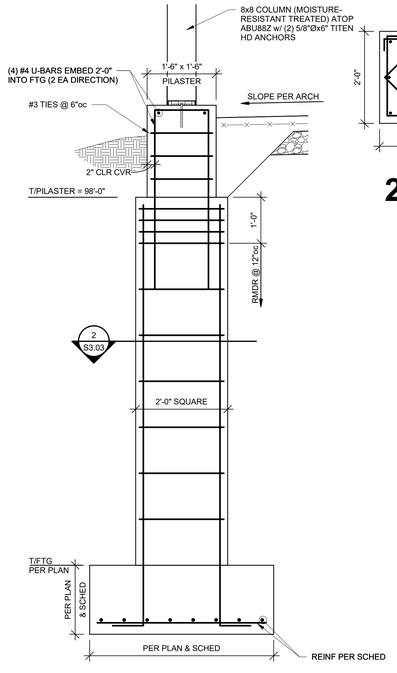
JOB NO. 720522
DATE 09.16.2024
DRAWN BY CAB / JLF
PERMIT SET

SHEET NAME
FOUNDATION SECTIONS

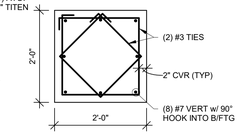
SHEET NO.
S3.02

9/16/2024 11:39:40 AM

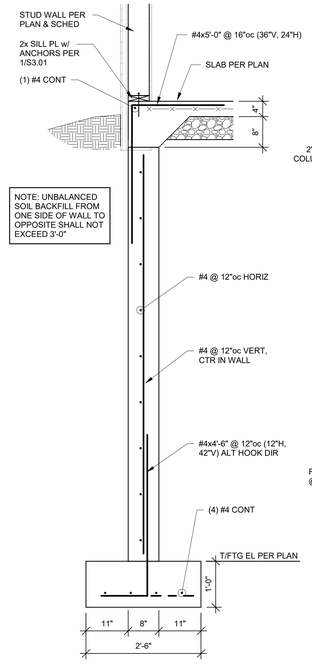
ARCH E1 30" x 42"



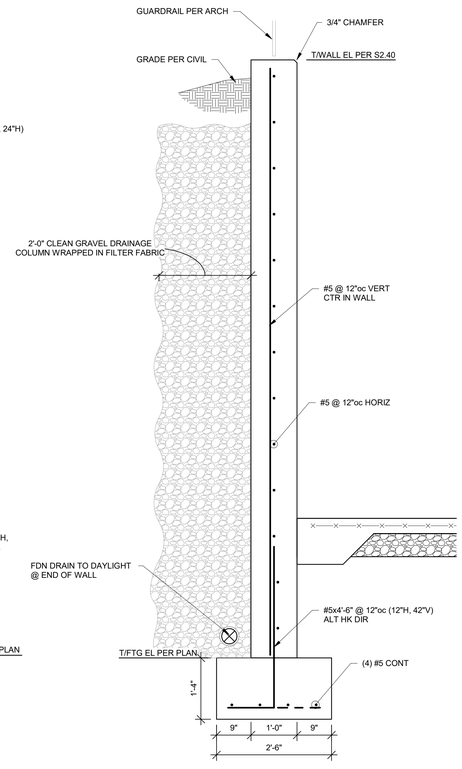
1 SECTION
3/4" = 1'-0"



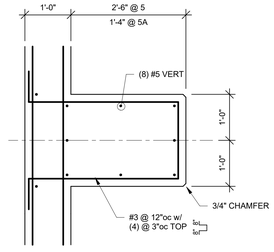
2 DETAIL
3/4" = 1'-0"



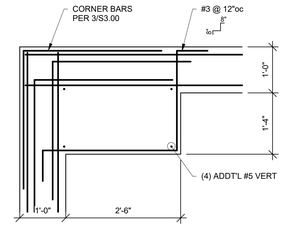
3 SECTION
3/4" = 1'-0"



4 SECTION
3/4" = 1'-0"



5, 5A PLAN DETAIL
3/4" = 1'-0"



6 PLAN DETAIL
3/4" = 1'-0"

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A NEW MULTI-FAMILY PROJECT:
EVREN APARTMENTS
LEE'S SUMMIT, MISSOURI

DRAWING RELEASE LOG
- 09.16.24 PERMIT SET

△ REVISIONS

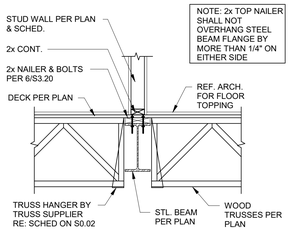
JOB NO. 720522
DATE 09.16.2024
DRAWN BY CAB / JLF
PERMIT SET

SHEET NAME
FOUNDATION SECTIONS

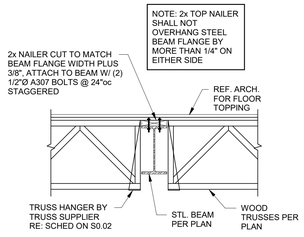
SHEET NO.
S3.03

9/16/2024 11:39:41 AM

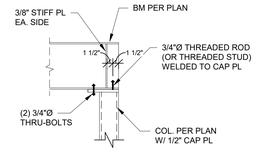
ARCH E1.30" x 42"



1 SECTION
3/4" = 1'-0"



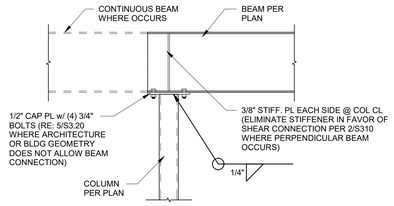
2 SECTION
3/4" = 1'-0"



TYPICAL BEAM TO COLUMN CONNECTION @ DISCONTINOUS BEAMS

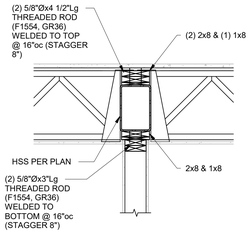
3 SECTION
3/4" = 1'-0"

NOTE: WOOD FRAMING NOT SHOWN FOR CLARITY



TYPICAL BEAM TO COLUMN CONNECTION

4 DETAIL
3/4" = 1'-0"



5 SECTION
3/4" = 1'-0"

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STATE OF MISSOURI
CHRISTOPHER A. BEVERLIN
NUMBER PE-2010012537
9.16.24
PROFESSIONAL ENGINEER

A NEW MULTI-FAMILY PROJECT:
EVREN APARTMENTS
LEE'S SUMMIT, MISSOURI

DRAWING RELEASE LOG
- 09.16.24 PERMIT SET

△ REVISIONS

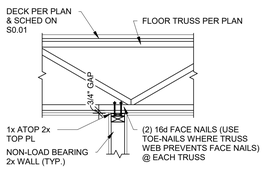
JOB NO. 720522
DATE 09.16.2024
DRAWN BY CAB / JLF
PERMIT SET

SHEET NAME
STEEL FRAMING SECTIONS

SHEET NO.
S3.20

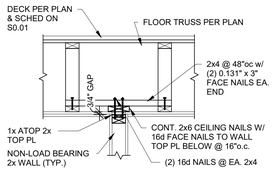
9/16/2024 11:39:42 AM

ARCH E1 30" x 42"



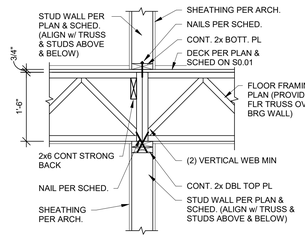
TYPICAL NON-LOAD BEARING WALL @ FLOOR TRUSS

1 SECTION
3/4" = 1'-0"

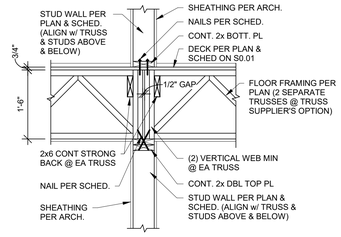


TYPICAL NON-LOAD BEARING WALL @ FLOOR TRUSS

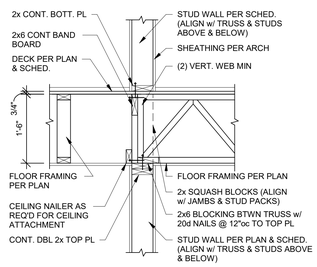
2 SECTION
3/4" = 1'-0"



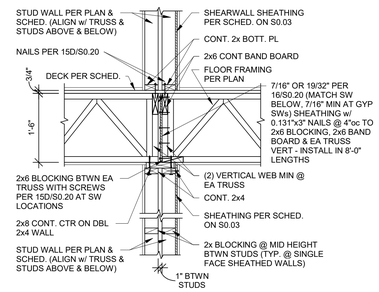
3 SECTION
3/4" = 1'-0"



3B SECTION
3/4" = 1'-0"



4 SECTION
3/4" = 1'-0"



5 SECTION
3/4" = 1'-0"

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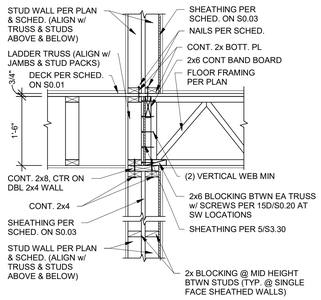
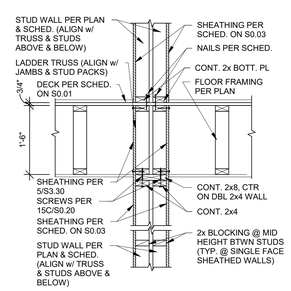
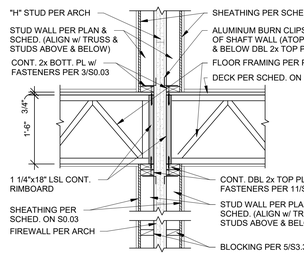


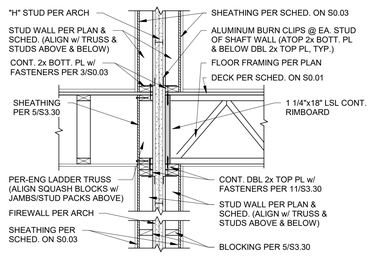
5A SECTION
3/4" = 1'-0"



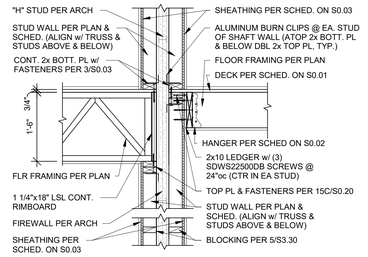
5B SECTION
3/4" = 1'-0"



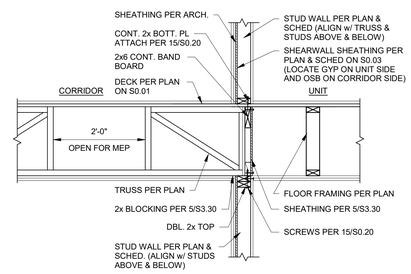
6 SECTION
3/4" = 1'-0"



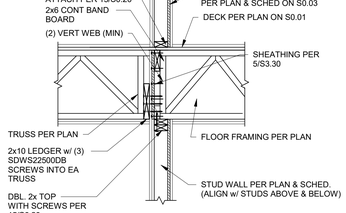
6A SECTION
3/4" = 1'-0"



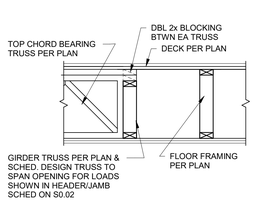
6B SECTION
3/4" = 1'-0"



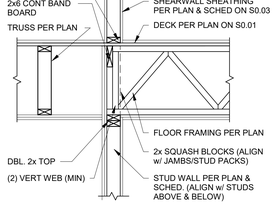
7 SECTION
3/4" = 1'-0"



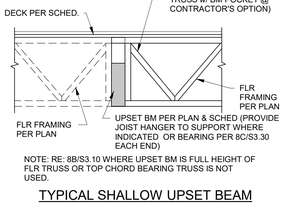
7A SECTION
3/4" = 1'-0"



7B SECTION
3/4" = 1'-0"



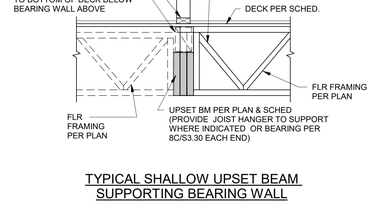
7C SECTION
3/4" = 1'-0"



NOTE: RE: 8B/S3.10 WHERE UPSET BM IS FULL HEIGHT OF FLR TRUSS OR TOP CHORD BEARING TRUSS IS NOT USED.

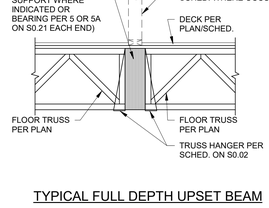
TYPICAL SHALLOW UPSET BEAM

8 SECTION
3/4" = 1'-0"



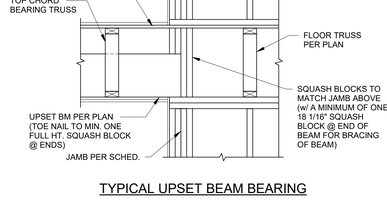
TYPICAL SHALLOW UPSET BEAM SUPPORTING BEARING WALL

8A SECTION
3/4" = 1'-0"



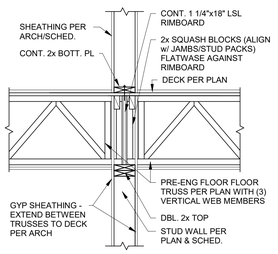
TYPICAL FULL DEPTH UPSET BEAM

8B SECTION
3/4" = 1'-0"

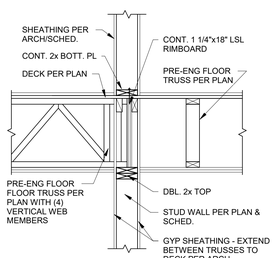


TYPICAL UPSET BEAM BEARING

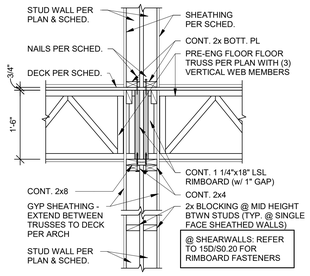
8C SECTION
3/4" = 1'-0"



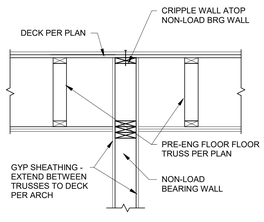
9 SECTION
3/4" = 1'-0"



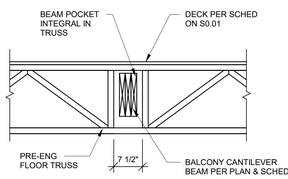
9A SECTION
3/4" = 1'-0"



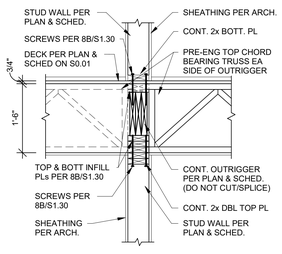
10 SECTION
3/4" = 1'-0"



11 SECTION
3/4" = 1'-0"



12 SECTION
3/4" = 1'-0"



13 SECTION
3/4" = 1'-0"

A NEW MULTI-FAMILY PROJECT:

EVREN APARTMENTS

LEE'S SUMMIT, MISSOURI

DRAWING RELEASE LOG
- 09.16.24 PERMIT SET

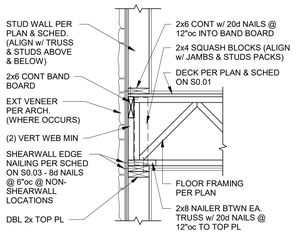
△REVISIONS

JOB NO. 720522
DATE 09.16.2024
DRAWN BY CAB / JLF
PERMIT SET

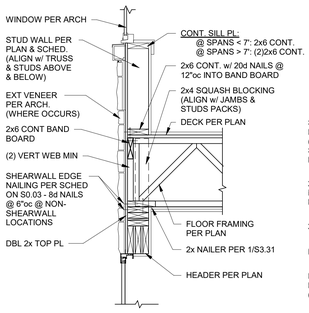
SHEET NAME
WOOD FLOOR FRAMING SECTIONS
SHEET NO.
S3.30

9/16/2024 11:39:45 AM

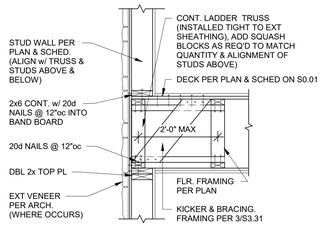
ARCH E1.30" x 42"



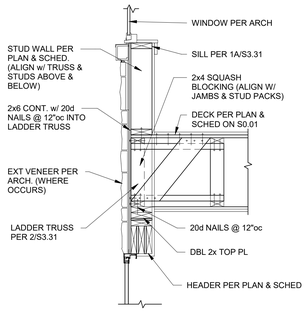
1 SECTION
3/4" = 1'-0"



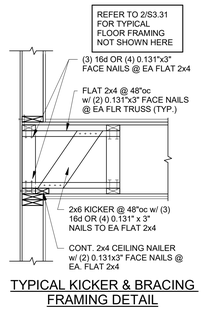
1A SECTION
3/4" = 1'-0"



2 SECTION
3/4" = 1'-0"



2A SECTION
3/4" = 1'-0"



TYPICAL KICKER & BRACING FRAMING DETAIL

3 SECTION
3/4" = 1'-0"

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KANSAS, 66207
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STATE OF MISSOURI
CHRISTOPHER A. BEVERLIN
NUMBER PE-2011012537
9.16.24

A NEW MULTI-FAMILY PROJECT:

EVREN APARTMENTS

LEE'S SUMMIT, MISSOURI

DRAWING RELEASE LOG
- 09.16.24 PERMIT SET

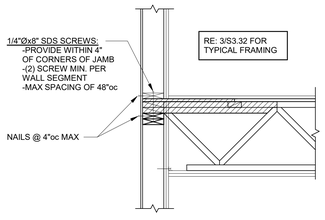
△ REVISIONS

JOB NO. 720522
DATE 09.16.2024
DRAWN BY CAB / JLF
PERMIT SET

SHEET NAME
WOOD FLOOR FRAMING SECTIONS
SHEET NO.
S3.31

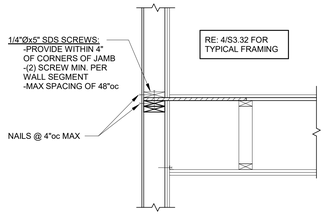
9/16/2024 11:39:45 AM

ARCH E1.30" x 42"



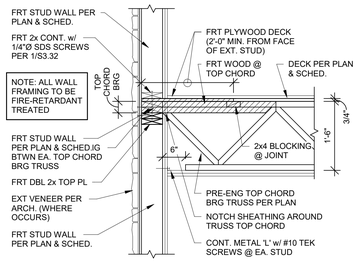
TYPICAL NAILING @
EXTERIOR FRT WALL,
TRUSSES PERPENDICULAR

1 SECTION
3/4" = 1'-0"

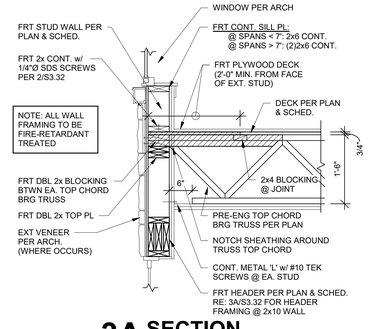


TYPICAL NAILING @
EXTERIOR FRT WALL,
TRUSSES PARALLEL

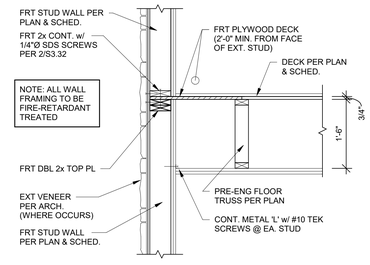
2 SECTION
3/4" = 1'-0"



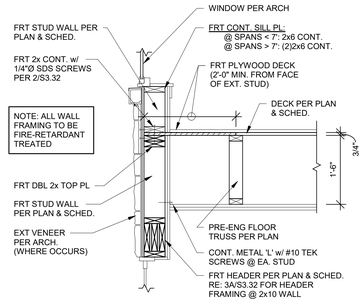
3 SECTION
3/4" = 1'-0"



3A SECTION
3/4" = 1'-0"



4 SECTION
3/4" = 1'-0"



4A SECTION
3/4" = 1'-0"

5 SECTION
3/4" = 1'-0"

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A NEW MULTI-FAMILY PROJECT:
EVREN APARTMENTS
LEE'S SUMMIT, MISSOURI

DRAWING RELEASE LOG
- 09.16.24 PERMIT SET

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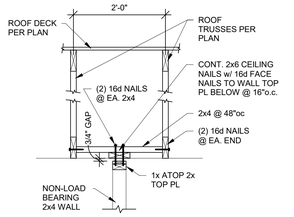
JOB NO. 720522
DATE 09.16.2024
DRAWN BY CAB / JLF
PERMIT SET

SHEET NAME
WOOD FLOOR FRAMING SECTIONS
SHEET NO.
S3.32

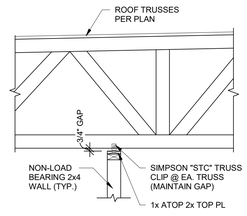
9/16/2024 11:39:47 AM

ARCH E1 30" x 42"



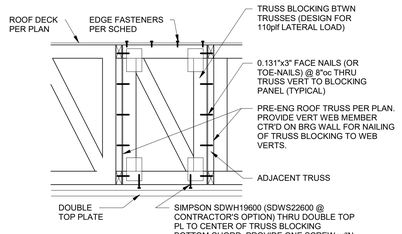
TYPICAL NON-LOAD BEARING WALL/TRUSS AT ROOF

1 SECTION 3/4" = 1'-0"



TYPICAL NON-LOAD BEARING WALL/TRUSS AT ROOF

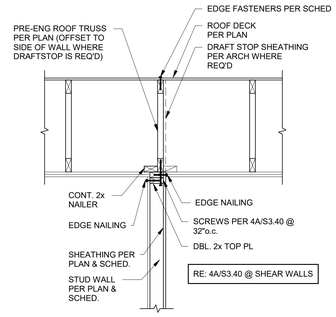
1A SECTION 3/4" = 1'-0"



NOTES:
1. PROVIDE TRUSS BLOCKING @ ROOF LEVEL ATOP ALL SHEARWALLS WHEN A CONTINUOUS SHEAR/GIRDER TRUSS IS NOT USED.
2. TRUSS BLOCK MAY CONSIST OF A FRAMED WOOD STRUCTURAL PANEL OR PREFAB TRUSS BLOCK.
3. TRUSS MANUFACTURER TO DESIGN PREFAB TRUSS BLOCK.

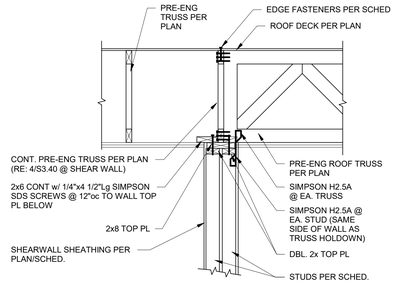
TYPICAL ROOF TRUSS BLOCKING AT SHEARWALLS

2 SECTION 3/4" = 1'-0"



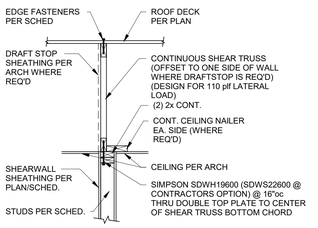
TYP. ROOF TRUSS PARALLEL W/ WALL

3 SECTION 3/4" = 1'-0"



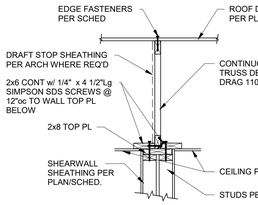
TYP. INTERSECTING ROOF TRUSSES @ BRG. WALL

3A SECTION 3/4" = 1'-0"



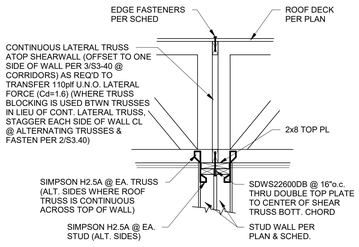
TYPICAL LATERAL TRUSS ATOP PARALLEL SHEARWALL

4 SECTION 3/4" = 1'-0"



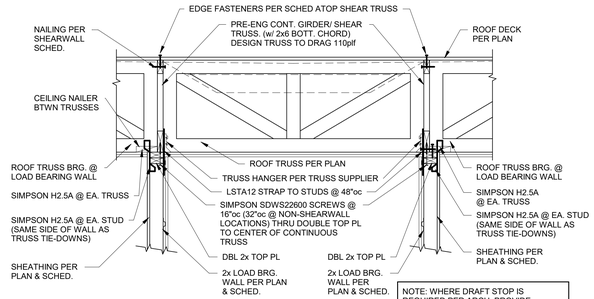
TYPICAL SHEAR TRUSS ATOP SHEARWALL

5 SECTION 3/4" = 1'-0"



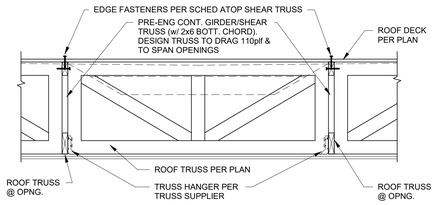
TYPICAL LATERAL TRUSS ATOP SHEARWALL PERPENDICULAR TO TRUSS SPAN

5A SECTION 3/4" = 1'-0"

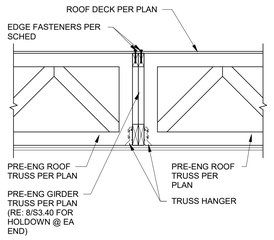


NOTE: WHERE DRAFT STOP IS REQUIRED PER ARCH, PROVIDE SHEATHING DIRECTLY TO CONT. GIRDER/SHEAR TRUSS & PROVIDE JOIST HANGER TO O.F. OF SHEATHING PER 2A/S3.21. REFER TO 6/S3.23 FOR DETAIL @ STAIRS

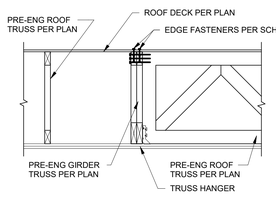
6 SECTION 3/4" = 1'-0"



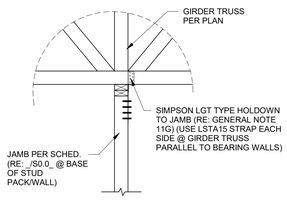
6A SECTION 3/4" = 1'-0"



7 SECTION 3/4" = 1'-0"

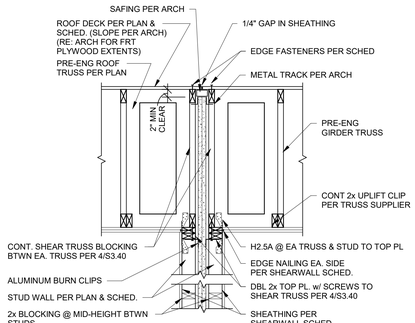


7A SECTION 3/4" = 1'-0"

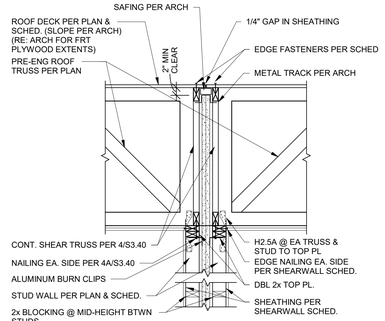


TYPICAL DETAIL AT ROOF GIRDER TRUSS BEARING

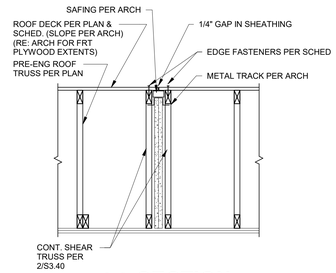
8 SECTION 3/4" = 1'-0"



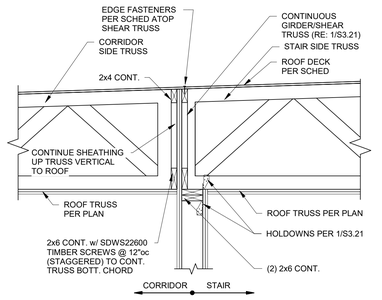
9 SECTION 3/4" = 1'-0"



9A SECTION 3/4" = 1'-0"

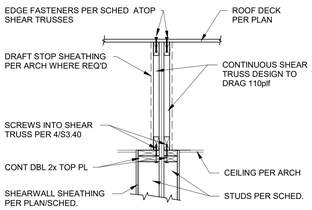


10 SECTION 3/4" = 1'-0"



TYPICAL ROOF DETAIL AT STAIRS

11 SECTION 3/4" = 1'-0"



TYPICAL ROOF DETAIL AT STAIRS TRUSSES PARALLEL

12 SECTION 3/4" = 1'-0"

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STATE OF MISSOURI
CHRISTOPHER A. BEVERLIN
NUMBER PE-2011012547
9.16.24
PROFESSIONAL ENGINEER

A NEW MULTI-FAMILY PROJECT:

EVREN APARTMENTS

LEE'S SUMMIT, MISSOURI

DRAWING RELEASE LOG
- 09.16.24 PERMIT SET

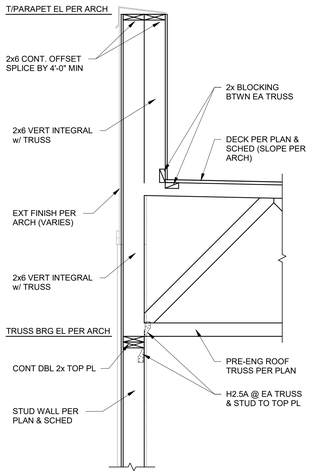
△ REVISIONS

JOB NO. 720522
DATE 09.16.2024
DRAWN BY CAB / JLF
PERMIT SET

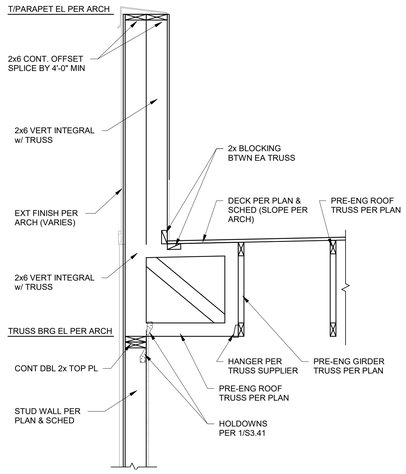
SHEET NAME
WOOD ROOF FRAMING SECTIONS
SHEET NO.
S3.40

9/16/2024 11:39:49 AM

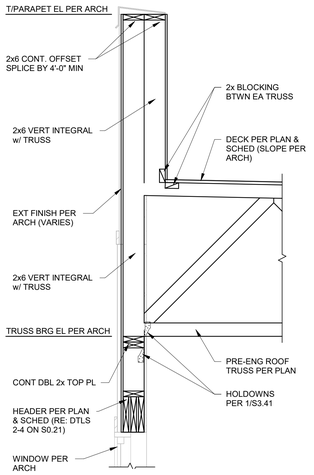
ARCH E1 30" x 42"



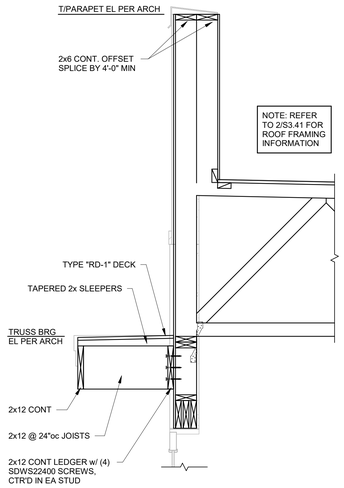
1 SECTION
3/4" = 1'-0"



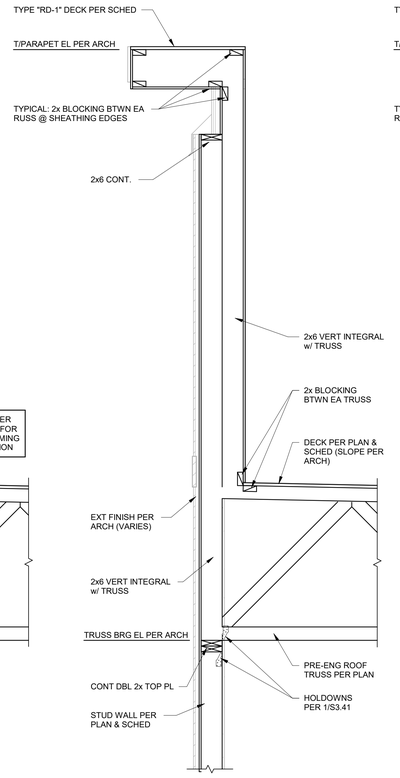
1A SECTION
3/4" = 1'-0"



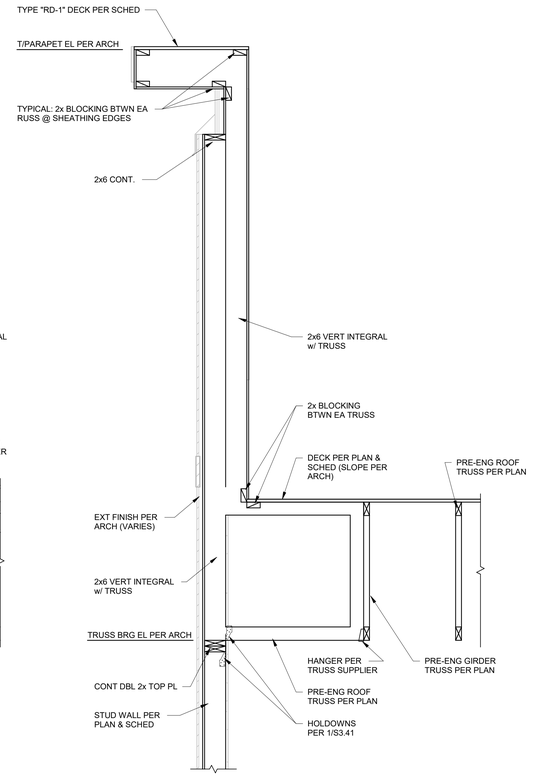
2 SECTION
3/4" = 1'-0"



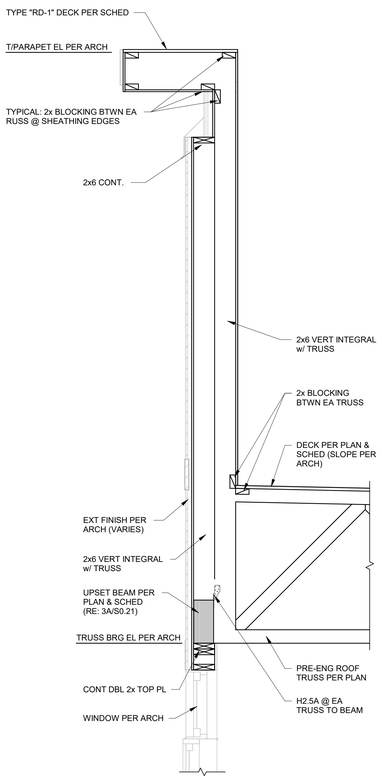
3 SECTION
3/4" = 1'-0"



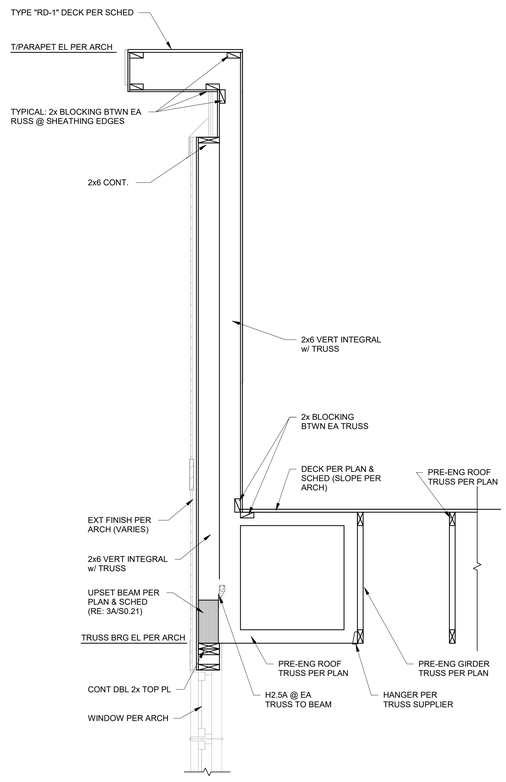
4 SECTION
3/4" = 1'-0"



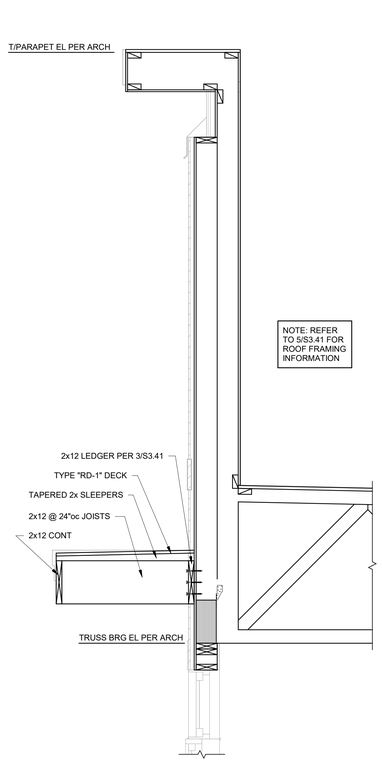
4A SECTION
3/4" = 1'-0"



5 SECTION
3/4" = 1'-0"



5A SECTION
3/4" = 1'-0"



6 SECTION
3/4" = 1'-0"

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A NEW MULTI-FAMILY PROJECT:
EVREN APARTMENTS
LEE'S SUMMIT, MISSOURI

DRAWING RELEASE LOG
- 09.16.24 PERMIT SET

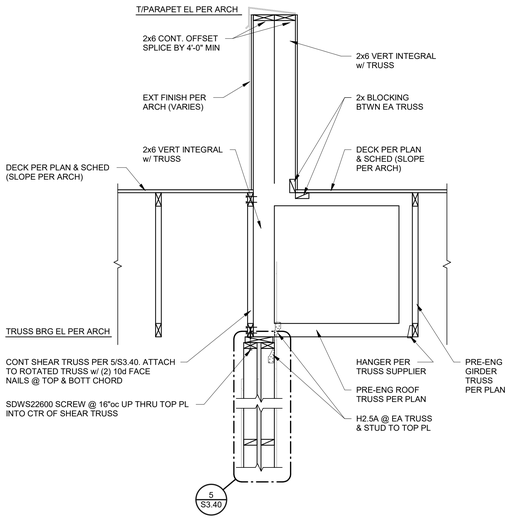
△ REVISIONS

JOB NO. 720522
DATE 09.16.2024
DRAWN BY CAB / JLF
PERMIT SET

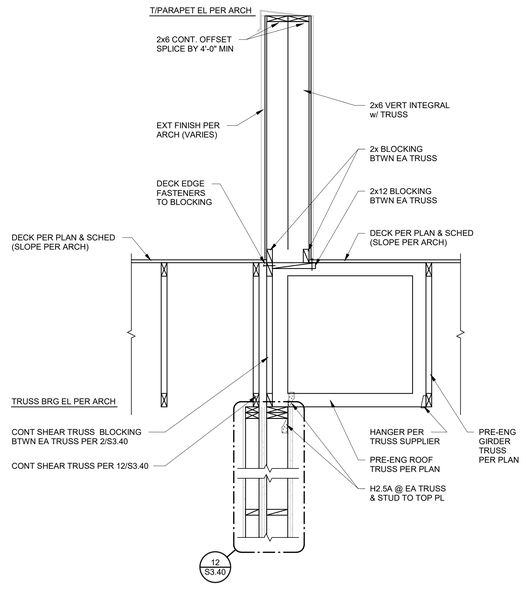
SHEET NAME
WOOD ROOF FRAMING SECTIONS
SHEET NO.
S3.41

9/16/2024 11:39:55 AM

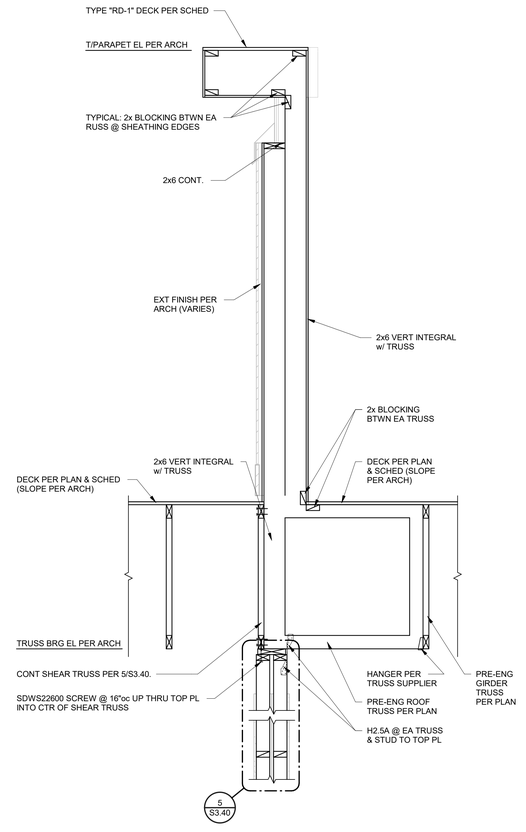
ARCH E1 30" x 42"



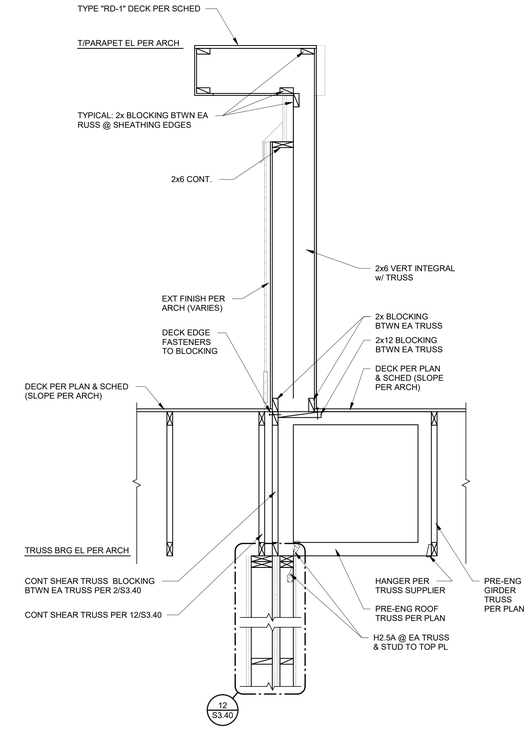
1 SECTION
3/4" = 1'-0"



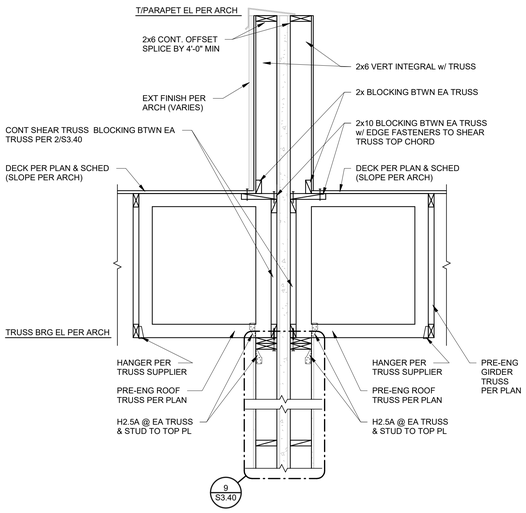
1A SECTION
3/4" = 1'-0"



2 SECTION
3/4" = 1'-0"



2A SECTION
3/4" = 1'-0"



3 SECTION
3/4" = 1'-0"

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A NEW MULTI-FAMILY PROJECT:
EVREN APARTMENTS
LEE'S SUMMIT, MISSOURI

DRAWING RELEASE LOG
- 09.16.24 PERMIT SET

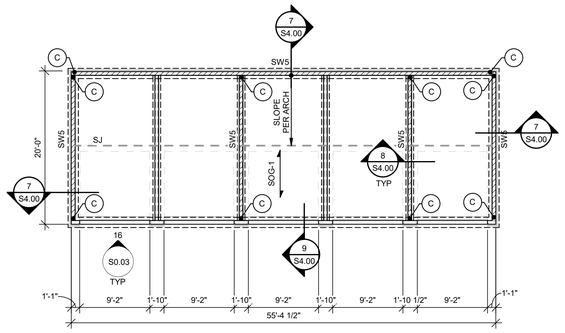
△ REVISIONS

JOB NO. 720522
DATE 09.16.2024
DRAWN BY Author
PERMIT SET

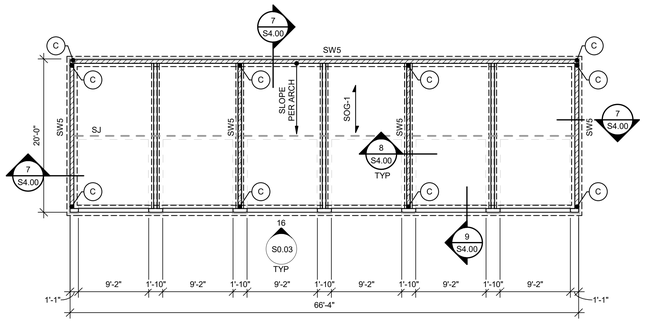
SHEET NAME
WOOD ROOF FRAMING SECTIONS
SHEET NO.
S3.42

9/16/2024 11:39:59 AM

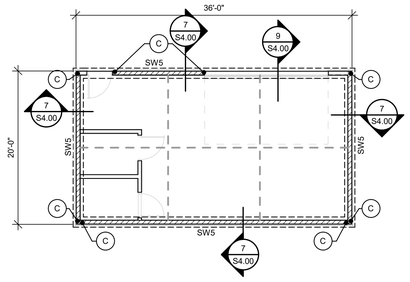
ARCH E1 30" x 42"



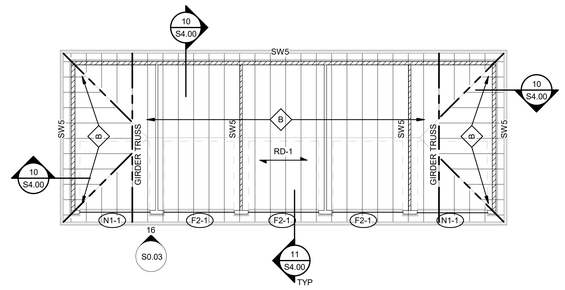
1 DETACHED GARAGE A FOUNDATION PLAN
1/8" = 1'-0"



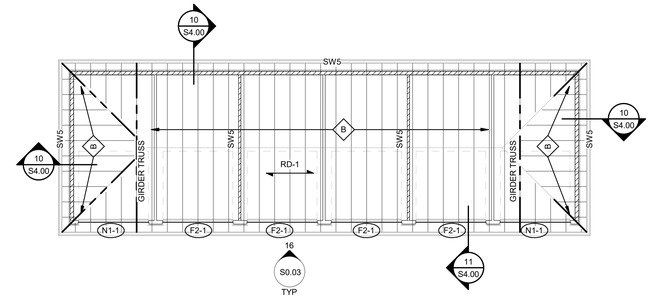
3 DETACHED GARAGE B FOUNDATION PLAN
1/8" = 1'-0"



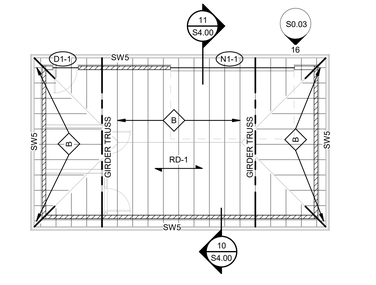
5 MAINTENANCE BUILDING FOUNDATION PLAN
1/8" = 1'-0"



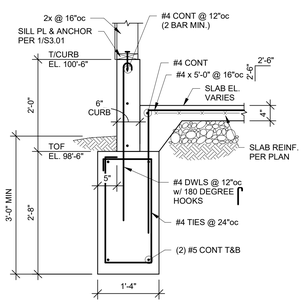
2 DETACHED GARAGE A ROOF FRAMING PLAN
1/8" = 1'-0"



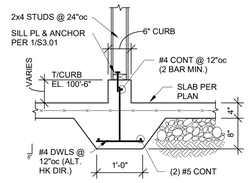
4 DETACHED GARAGE B ROOF FRAMING PLAN
1/8" = 1'-0"



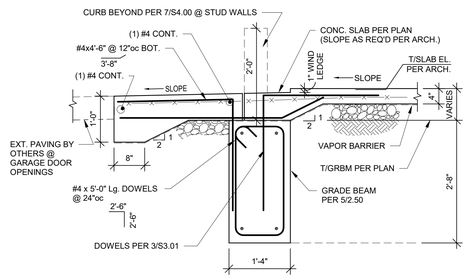
6 MAINTENANCE BUILDING ROOF FRAMING PLAN
1/8" = 1'-0"



7 SECTION
3/4" = 1'-0"

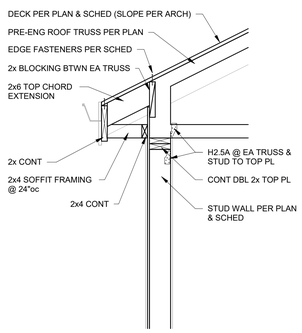


8 SECTION
3/4" = 1'-0"

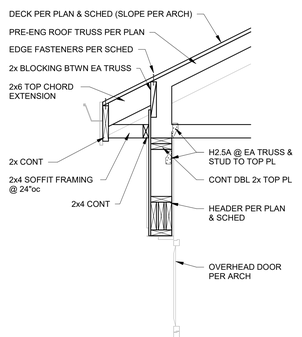


TYP. SECTION AT GARAGE DOORS

9 SECTION
3/4" = 1'-0"



10 SECTION
3/4" = 1'-0"



11 SECTION
3/4" = 1'-0"

nspj ARCHITECTS
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PRAIRIE VILLAGE,
KANSAS,66207
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A NEW MULTI-FAMILY PROJECT:
EVREN APARTMENTS
LEE'S SUMMIT, MISSOURI

DRAWING RELEASE LOG
- 09.16.24 PERMIT SET

△ REVISIONS

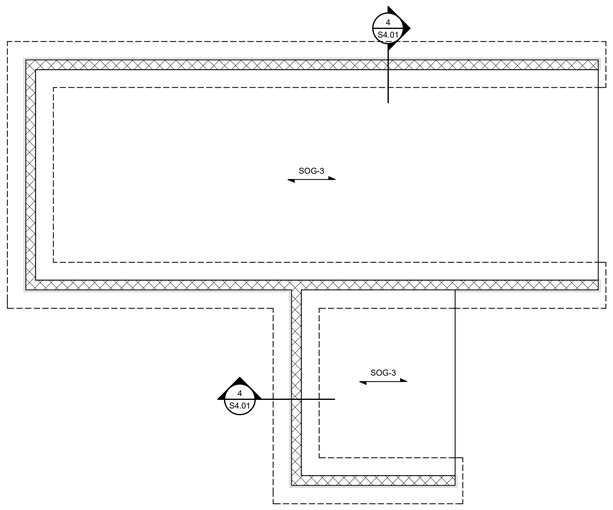
JOB NO. 720522
DATE 09.16.2024
DRAWN BY CAB / JLF
PERMIT SET

SHEET NAME
ACCESSORY BUILDINGS

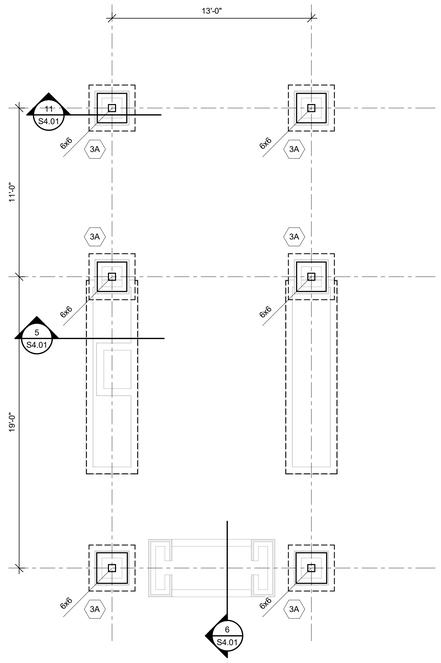
SHEET NO.
S4.00

9/16/2024 11:40:05 AM

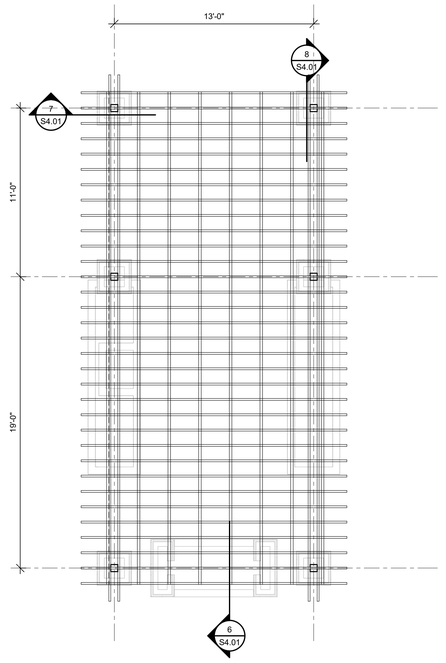
ARCH E1 30" x 42"



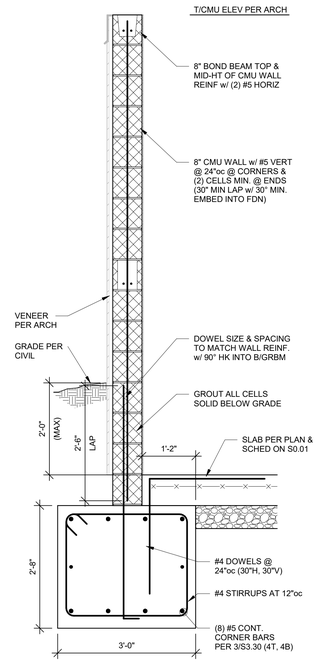
1 TRASH ENCLOSURE FOUNDATION PLAN
1/4" = 1'-0"



2 GRILLING STRUCTURE FOUNDATION PLAN
1/4" = 1'-0"



3 GRILLING STRUCTURE FRAMING PLAN
1/4" = 1'-0"



4 SECTION
3/4" = 1'-0"

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ARCHITECTURE
LANDSCAPE ARCHITECTURE
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NSPJARCH.COM
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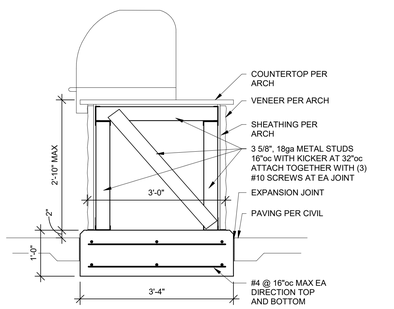
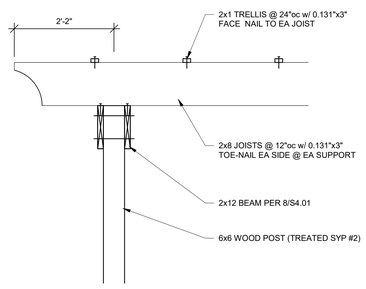
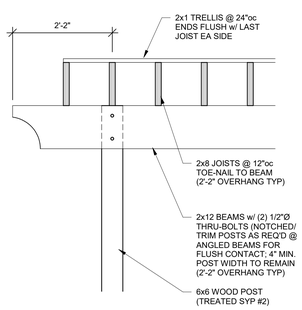


TYPICAL GRILL SECTION

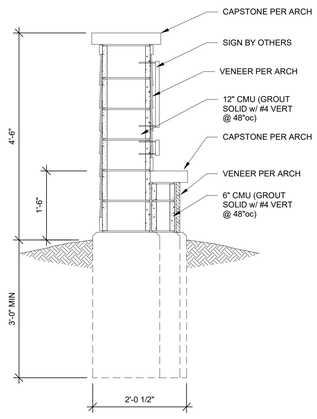
5 SECTION
3/4" = 1'-0"



7 SECTION
3/4" = 1'-0"

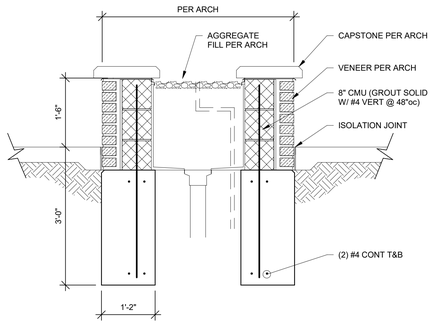


8 SECTION
3/4" = 1'-0"



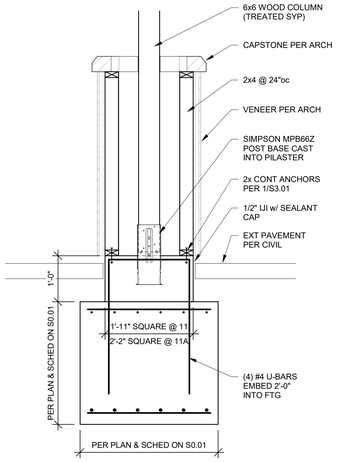
TYPICAL MONUMENT SIGN

9 SECTION
3/4" = 1'-0"



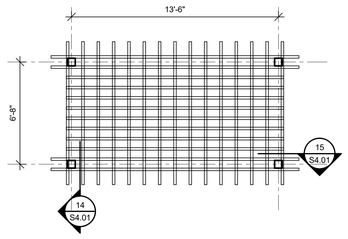
TYPICAL FIRE PIT SECTION

10 SECTION
3/4" = 1'-0"

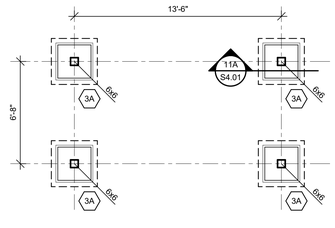


11, 11A SECTION
3/4" = 1'-0"

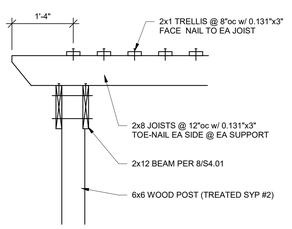
6 SECTION
3/4" = 1'-0"



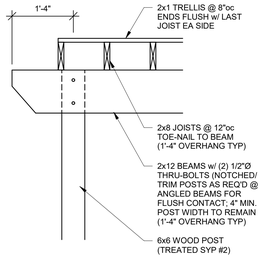
13 TRELLIS FRAMING PLAN
1/4" = 1'-0"



12 TRELLIS FOUNDATION PLAN
1/4" = 1'-0"



14 SECTION
3/4" = 1'-0"



15 SECTION
3/4" = 1'-0"

A NEW MULTI-FAMILY PROJECT:
EVREN APARTMENTS
LEE'S SUMMIT, MISSOURI

DRAWING RELEASE LOG
- 09.16.24 PERMIT SET

△ REVISIONS

JOB NO. 720522
DATE 09.16.2024
DRAWN BY CAB / JLF
PERMIT SET

SHEET NAME
ACCESSORY BUILDINGS

SHEET NO.
S4.01

9/16/2024 11:40:11 AM