THIS IMAGE IS INTENDED ONLY TO PROVIDE QUICK REFERENCE. WHERE DISCREPANCIES BETWEEN THIS IMAGE AND THE PLANS EXIST, THE PLANS GOVERN.

PROJECT TEAM

OWNER:
DOUGLAS STATION LLC
3170 NE CARNEGIE DR. SUITE 400
LEE'S SUMMIT, MO 64064
TEL: (816) 721-2747
EMAIL: MACKEYANDY@GMAIL.COM / BMERTZ1@KC.RR.COM
CONTACT: ANDY MACKEY / BRIAN MERTZ

ARCHITECT:
NSPJ ARCHITECTS, P.A.
3515 W. 75TH ST., SUITE 201
PRAIRIE VILLAGE, KS 66208
TEL: (913)-831-1415
FAX: (913)-831-1563
EMAIL: THOMBURG@NSPJARCH.COM
CONTACT: TIM HOMBURG, AIA

CIVIL ENGINEER:
ENGINEERING SOLUTIONS
50 SE 30TH STREET
LEE'S SUMMIT, MO 64082
TEL: (816) 623-9888
FAX: (816) 623-9849
EMAIL: MSCHLICHT@ES-KC.COM
CONTACT: MATT SCHLICHT

STRUCTURAL ENGINEER:
BOB C. CAMPBELL
4338 BELLEVIEW AVE
KANSAS CITY, MO 64111
TEL: (816) 531-4144
EMAIL: BFORD@BDC-ENGRS.COM
CONTACT: BRANDON FORD

MEP ENGINEER:
BC ENGINEERS
5720 REEDER AVE
SHAWNEE, KS 66203
TEL: (913) 262-1772
EMAIL: BRAD@BCENGINEER.COM
CONTACT: BRAD KRIER

VICINITY MAP


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Douglas Station Commercial Park 751st Plat
Douglas Station Commercial Park 752nd Plat
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Douglas Station Commercial Park 773rd Plat
Douglas Station Commercial Park 774th Plat
Douglas Station Commercial Park 775th Plat
Douglas Station Commercial Park 776th Plat
Douglas Station Commercial Park 777th Plat
Douglas Station Commercial Park 778th Plat
Douglas Station Commercial Park 779th Plat
Douglas Station Commercial Park 780th Plat
Douglas Station Commercial Park 781st Plat
Douglas Station Commercial Park 782nd Plat
Douglas Station Commercial Park 783rd Plat
Douglas Station Commerc

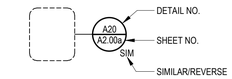
ARCH D 24" x 36"

ABBREVIATIONS

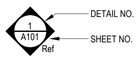
1R/1SH	ONE ROD, ONE SHELF	FIXT	FIXTURE	R	RADIUS
2R/2SH	TWO ROD, TWO SHELVES	FLASH	FLASHING	RD	ROUND
A/C	AIR CONDITIONER / CONDITIONING	FLR	FLOOR	RD	ROOF DRAIN
ABV	ABOVE	FLRG	FLOORING	RE:	REFERENCE
ACT	ACOUSTICAL CEILING TILE	FLUOR	FLUORESCENT	REC.	RECESSED
AFF	ABOVE FINISH FLOOR	FRZR	FREEZER	REF	REFRIGERATOR
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
B/	BOTTOM OF	FV	FIELD VERIFY	RO	ROUGH OPENING
BD	BOARD	G.S.F.	GROSS SQUARE FOOTAGE	RUBR	RUBBER
BLDG	BUILDING	GAL	GALLON/CALLONS	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

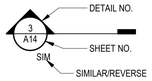


EXTERIOR ELEVATION REFERENCE



INTERIOR ELEVATION REFERENCE

BUILDING SECTION REFERENCE



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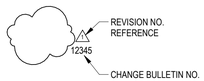
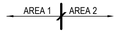


GRID BUBBLE

MATCHLINE



KEYNOTE

DOOR TAG

WINDOW TAG

WALL TAG

ROOF TAG

FLOOR TAG

FINISH TRANSITION

SPOT ELEVATION

ROOM TAG

AREA TAG

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 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
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 ILLUMINIATION	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

PASSIVE LIFE SAFETY

DWELLING UNIT SEPARATION	1 HOUR FIRE PARTITION & HORIZTONAL ASSEMBLY	SECTION 420.2
CORRIDORS		
R-2 - GREATER THAN 10 OCC.	1/2 HOUR FIRE PARTITION WITH 20 MIN DOORS	TABLE 1020.1, TABLE 716.1(2)
ALL OTHERS	0 HOUR	
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/ NFPA13R SPRINKLER)
• USE GROUP A	200 FEET (W/ NONE OR NFPA 13R SPRINKLER)
• USE GROUP B	200 FEET (W/ NFPA 13R SPRINKLER)

MAXIMUM COMMON PATH OF TRAVEL DISTANCE (TABLE 1006.2.1)

• USE GROUP R-2	125 FEET (W/ NFPA 13R SPRINKLER)
• USE GROUP A	75 FEET (W/ NONE, NFPA 13 OR 13R SPRINKLER)

MAXIMUM DEAD END CORRIDOR LENGTH

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

ENERGY CODE SUMMARY

INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT

TABLE R402.1.2 - CLIMATE ZONE 4

COMPONENT	PROVIDED
FENESTRATION (U-FACTOR)	0.32 (MAXIMUM)
GLAZED FENESTRATION (SHGC)	0.40 (MAXIMUM)
CEILING	R-49
WALLS - ABOVE GRADE (WOOD FRAMED)	R-20
WALLS - ABOVE GRADE (MASS)	R-13
FLOORS	R-19
WALLS - BASEMENT	R-13
SLAB-ON-GRADE UNHEATED SLAB	R-10 FOR 24"

NOTES

R-VALUES LISTED ABOVE ARE MINIMUMS, AND U-FACTOR & SHGC ARE MAXIMUMS TO BE PROVIDED. REFER TO SPECIFICATION FOR ACTUAL PROVIDED.

DEFERRED SUBMITTALS

DEFERRED SUBMITTALS

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

SPECIAL INSPECTIONS

SPECIAL INSPECTIONS

- REINFORCING STEEL PLACEMENT
- REINFORCING STEEL WELDING
- CAST IN PLACE ANCHORS
- POST INSTALLED ANCHORS
- DESIGN MIX VERIFICATION
- CONCRETE SAMPLING AND TESTING
- CONCRETE PLACEMENT
- CONCRETE CURING
- FORMWORK SHAPE, LOCATION AND DIMENSIONS

GENERAL INFORMATION

PROJECT DESCRIPTION

- MULTIFAMILY DEVELOPMENT WITH TWO BUILDING TYPES (ONE HAS INTEGRATED CLUBHOUSE) AND DETACHED GARAGES.

APPLICABLE CODES

JURISDICTION: LEE'S SUMMIT, MISSOURI

2018 INTERNATIONAL BUILDING CODE (IBC)
2018 INTERNATIONAL FIRE CODE (IFC)
2018 INTERNATIONAL FUEL GAS CODE (IFGC)
2018 INTERNATIONAL MECHANICAL CODE (IMC)
2018 INTERNATIONAL PLUMBING CODE (IPC)
2017 NATIONAL ELECTRICAL CODE (NEC)

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 **A0.30** 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.
- FIRE-RETARDANT-TREATED WOOD FRAMING AND SHEATHING IS PERMITTED TO BE USED IN EXTERIOR WALL ASSEMBLIES OF TYPE III-A CONSTRUCTION PER SECTION 602.3.

DESIGN PROVISIONS

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 & 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:

UNIT	REQUIRED	PROVIDED	CODE REFERENCE
TYPE A	4 UNITS (2% OF TOTAL)	4 UNITS	1107.6.2.2.1
TYPE B		46 UNITS (FIRST FLOOR UNITS)	1107.6.2.2.2
EXEMPT		104 UNITS (UPPER FLOOR UNITS)	

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

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

STATE OF MISSOURI
TIMOTHY W. HOMBURG
NUMBER A-2013004253
ARCHITECT
9.27.2024

A NEW APARTMENT COMMUNITY AT:

DOUGLAS STATION

NW SLOAN & NE SYCAMORE ST
LEE'S SUMMIT, MO 64086

DRAWING RELEASE LOG
- 02/23/24 100% DD Set
- 03/22/24 50% CD Set
- 04/19/24 90% CD Set

△ REVISIONS

1	9/27/24	CITY COMMENT RESPONSES

JOB NO. 740623
DATE 04.19.24
DRAWN BY Author
CD SET/PERMIT

SHEET NAME
PROJECT STANDARDS

SHEET NO.
A0.01

9/24/2024 8:15:34 AM

DETACHED GARAGE BUILDING ANALYSIS

DESCRIPTION:

1 STORY PRIVATE GARAGE BUILDING

CLASSIFICATION SUMMARY:

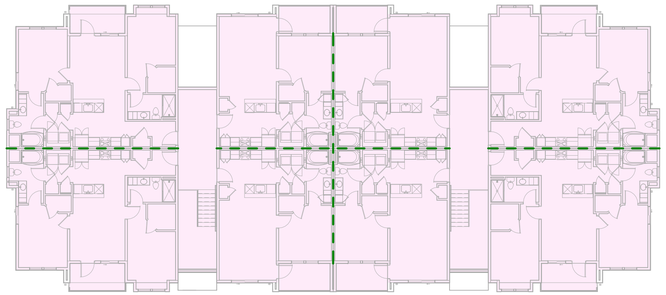
CONSTRUCTION TYPE	V-A	
OCCUPANCY CLASSIFICATION	U	
INCIDENTAL USE	NONE	
ACCESSORY USE	NONE	
SPRINKLERED	NO	
OCCUPANCY SEPARATION	N/A	

BUILDING HEIGHT AND NUMBER OF STORIES

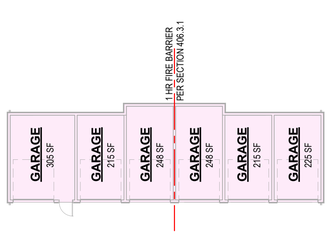
ALLOWABLE HEIGHT ABOVE GRADE PLANE (U)	50'	TABLE 504.3
ACTUAL HEIGHT ABOVE GRADE PLANE	15'	
ALLOWABLE STORIES ABOVE GRADE PLANE (U)	3 STORIES	TABLE 504.4
ACTUAL STORIES ABOVE GRADE PLANE	1 STORIES	
BASEMENT:	NO	

ALLOWABLE AREA

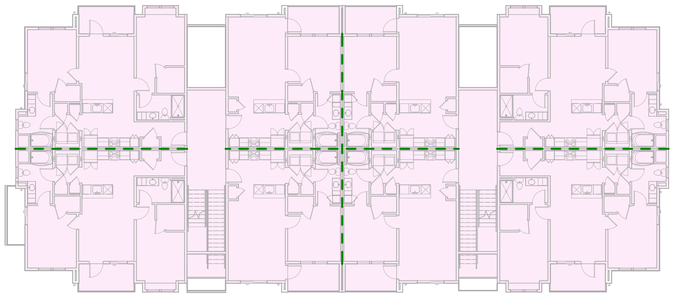
FRONTAGE INCREASE (I_f)	NO
TOTAL BUILDING ALLOWABLE AREA	9,000 SF
ACTUAL AREA	
GARAGE	1,376 SF
ACCESSIBLE GARAGE	1,456 SF



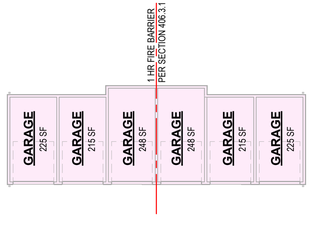
3 BUILIDING TYPE A - CODE 3RD FLOOR PLAN
1/16" = 1'-0"



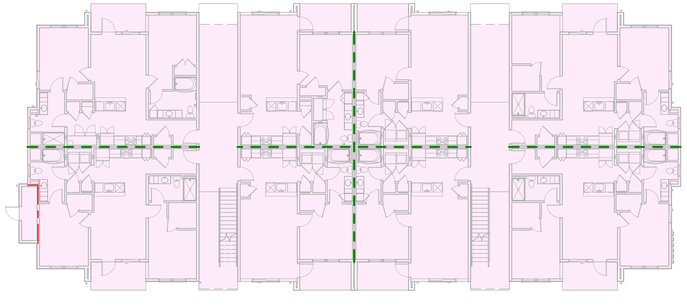
5 ACCESSIBLE GARAGE - CODE FLOOR PLAN
1/16" = 1'-0"



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



4 GARAGE - CODE FLOOR PLAN
1/16" = 1'-0"



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

BUILDING TYPE A ANALYSIS

DESCRIPTION:

3 STORY MULTI-FAMILY RESIDENTIAL

CLASSIFICATION SUMMARY:

CONSTRUCTION TYPE	V-A	
OCCUPANCY CLASSIFICATION	R-2	
INCIDENTAL USE	MECHANICAL	
ACCESSORY USE	NONE	
SPRINKLERED	YES - NFPA 13R	SECTION 903.3.1.2
OCCUPANCY SEPARATION	N/A	

BUILDING HEIGHT AND NUMBER OF STORIES

ALLOWABLE HEIGHT ABOVE GRADE PLANE (R-2)	60'	TABLE 504.3
ACTUAL HEIGHT ABOVE GRADE PLANE	42'	
ALLOWABLE STORIES ABOVE GRADE PLANE (R-2)	4 STORIES	TABLE 504.4
ACTUAL STORIES ABOVE GRADE PLANE	3 STORIES	
BASEMENT:	NO	

ALLOWABLE AREA

FRONTAGE INCREASE (I_f)	NO
TOTAL BUILDING ALLOWABLE AREA	64,800 SF
MAX INDIVIDUAL STORY ALLOWABLE AREA	12,000 SF
ACTUAL AREA	SEE TABLE BELOW

AREA SUMMARY - BLDG TYPE A

Level	Area
BUILDING A	
1ST FLOOR	8047 SF
2ND FLOOR	7775 SF
3RD FLOOR	7753 SF
	23576 SF
GRAND TOTAL	23576 SF

GRAPHIC & LINE TYPE LEGEND

1 HR FIRE BARRIER **
1 HR FIRE PARTITION

** 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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PRAIRIE VILLAGE,
KANSAS, 66207

STATE OF MISSOURI
TIMOTHY W. HOMBURG
NUMBER A-2013004237
ARCHITECT
9.2.2024

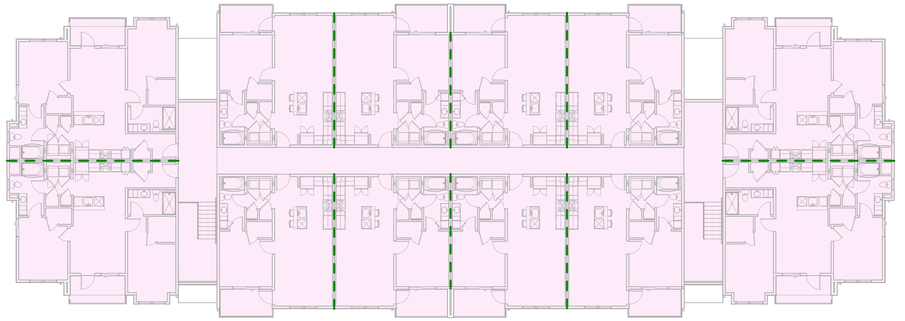
A NEW APARTMENT COMMUNITY AT:
DOUGLAS STATION
NW SLOAN & NE SYCAMORE ST
LEE'S SUMMIT, MO 64086

DRAWING RELEASE LOG
- 02/23/24 100% DD Set
- 03/22/24 50% CD Set
- 04/19/24 90% CD Set

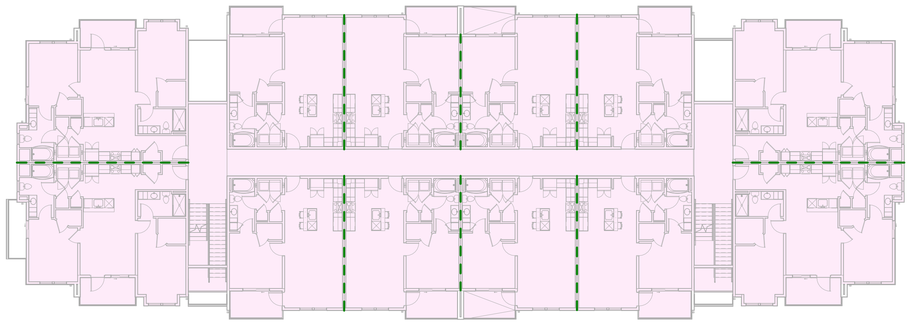
△REVISIONS

JOB NO. 740623
DATE 04.19.24
DRAWN BY SW EM KN
CD SET/PERMIT

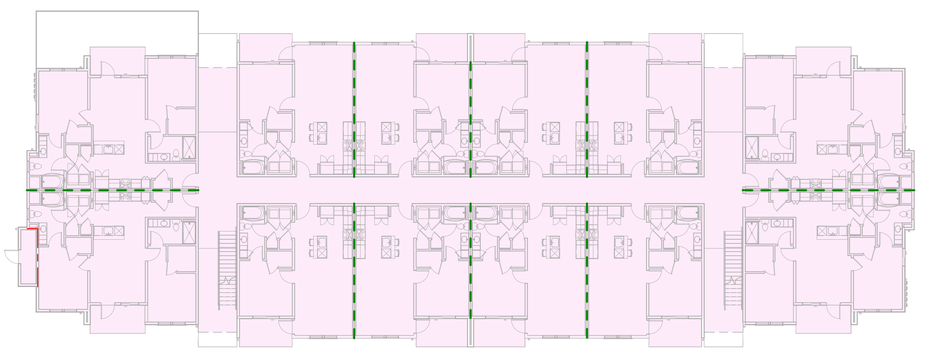
SHEET NAME
BUILDING TYPE A - CODE PLANS
SHEET NO.
A0.02



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



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



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

BUILDING TYPE C ANALYSIS

DESCRIPTION:
3 STORY MULTI-FAMILY RESIDENTIAL

CLASSIFICATION SUMMARY:

CONSTRUCTION TYPE	V-A	
OCCUPANCY CLASSIFICATION	R-2	
INCIDENTAL USE	MECHANICAL	
ACCESSORY USE	NONE	
SPRINKLERED	YES - NFPA 13R	SECTION 903.3.1.2
OCCUPANCY SEPARATION	N/A	

BUILDING HEIGHT AND NUMBER OF STORIES

ALLOWABLE HEIGHT ABOVE GRADE PLANE (R-2)	60'	TABLE 504.3
ACTUAL HEIGHT ABOVE GRADE PLANE	42'	
ALLOWABLE STORIES ABOVE GRADE PLANE (R-2)	4 STORIES	TABLE 504.4
ACTUAL STORIES ABOVE GRADE PLANE	3 STORIES	
BASEMENT:	NO	

ALLOWABLE AREA

FRONTAGE INCREASE (I$_f$)	NO	
TOTAL BUILDING ALLOWABLE AREA	64,800 SF	
MAX INDIVIDUAL STORY ALLOWABLE AREA	12,00 SF	
ACTUAL AREA	SEE TABLE BELOW	

AREA SUMMARY - BLDG TYPE C

Level	Area
BUILDING B	
1ST FLOOR	11665 SF
2ND FLOOR	11321 SF
3RD FLOOR	11300 SF
	34286 SF
GRAND TOTAL	34286 SF

GRAPHIC & LINE TYPE LEGEND

1 HR FIRE BARRIER **
1 HR FIRE PARTITION

** 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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TIMOTHY W. HOMBURG
NUMBER A-2013004237
ARCHITECT
9.2.2024

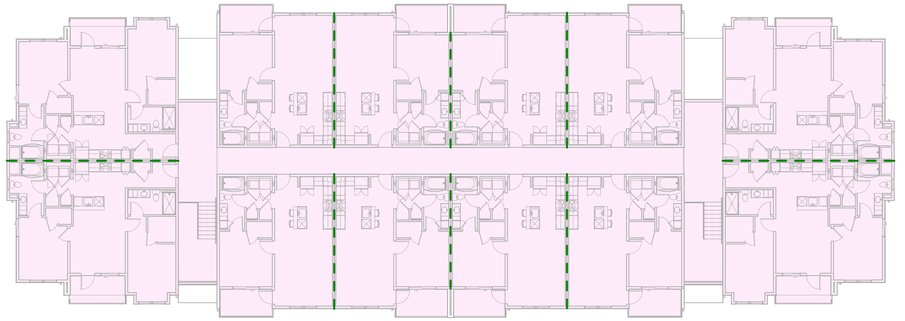
A NEW APARTMENT COMMUNITY AT:
DOUGLAS STATION
NW SLOAN & NE SYCAMORE ST
LEE'S SUMMIT, MO 64086

DRAWING RELEASE LOG
- 02/23/24 100% DD Set
- 03/22/24 50% CD Set
- 04/19/24 90% CD Set

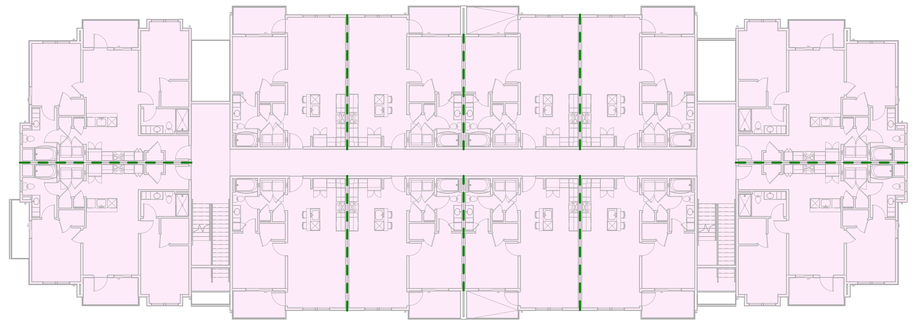
△ REVISIONS

JOB NO. 740623
DATE 04.19.24
DRAWN BY SW EM KN
CD SET/PERMIT

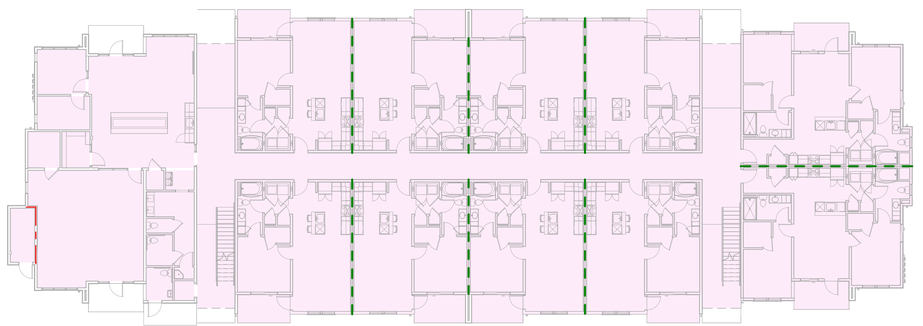
SHEET NAME
BUILDING TYPE C - CODE PLANS
SHEET NO.
A0.03



3 BUILDING 5 - CODE 3RD FLOOR PLAN
1/16" = 1'-0"



2 BUILDING 5 - CODE 2ND FLOOR PLAN
1/16" = 1'-0"



1 BUILDING 5 - CODE 1ST FLOOR PLAN
1/16" = 1'-0"

BUILDING 5 ANALYSIS

DESCRIPTION:

3 STORY MULTI-FAMILY RESIDENTIAL

CLASSIFICATION SUMMARY:

CONSTRUCTION TYPE	V-A	
OCCUPANCY CLASSIFICATION	R-2 & A-3	
INCIDENTAL USE	MECHANICAL	
ACCESSORY USE	NONE	
SPRINKLERED	YES - NFPA 13R	SECTION 903.3.1.2
OCCUPANCY SEPARATION	2-HR HORIZONTAL SEPARATION BETWEEN CLUBHOUSE & 2ND FLR	

BUILDING HEIGHT AND NUMBER OF STORIES

ALLOWABLE HEIGHT ABOVE GRADE PLANE (R-2)	60'	TABLE 504.3
ACTUAL HEIGHT ABOVE GRADE PLANE	42'	
ALLOWABLE STORIES ABOVE GRADE PLANE (R-2)	4 STORIES	TABLE 504.4
ACTUAL STORIES ABOVE GRADE PLANE	3 STORIES	
BASEMENT:	NO	

ALLOWABLE AREA

FRONTAGE INCREASE (I_f)	NO	
TOTAL BUILDING ALLOWABLE AREA	64,800 SF	
MAX INDIVIDUAL STORY ALLOWABLE AREA	12,00 SF	
ACTUAL AREA	SEE TABLE BELOW	

AREA SUMMARY - BLDG 5

Level	Area
BUILDING B	
1ST FLOOR	11665 SF
2ND FLOOR	11321 SF
3RD FLOOR	11300 SF
	34286 SF
GRAND TOTAL	34286 SF

GRAPHIC & LINE TYPE LEGEND

1 HR FIRE BARRIER **

1 HR FIRE PARTITION

** 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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STATE OF MISSOURI
TIMOTHY W. HOMBURG
NUMBER A-2013004237
ARCHITECT
9.2.2024

A NEW APARTMENT COMMUNITY AT:
DOUGLAS STATION
NW SLOAN & NE SYCAMORE ST
LEE'S SUMMIT, MO 64086

DRAWING RELEASE LOG
- 02/23/24 100% DD Set
- 03/22/24 50% CD Set
- 04/19/24 90% CD Set

△ REVISIONS

JOB NO. 740623
DATE 04.19.24
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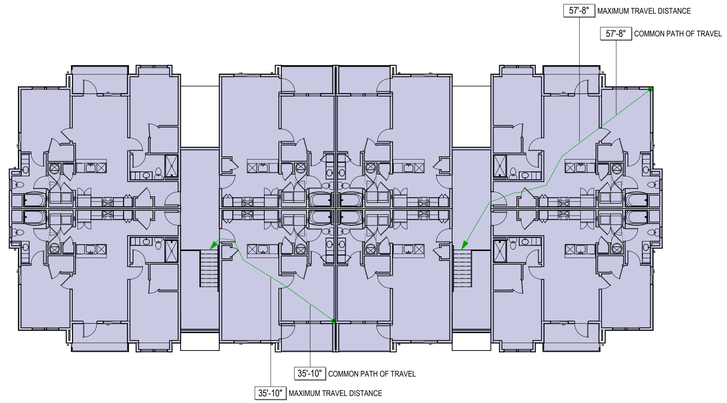
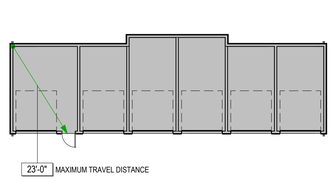
CD SET/PERMIT

SHEET NAME
BUILDING 5 - CODE PLANS

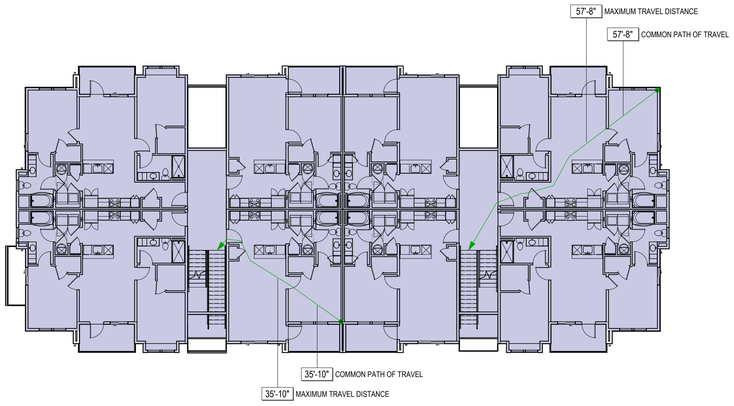
SHEET NO.
A0.04



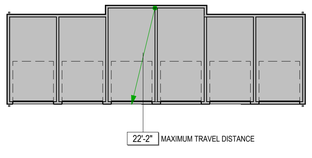
3 BUILDING TYPE A - OCCUPANCY/EGRESS 3RD FLOOR PLAN
1/16" = 1'-0"



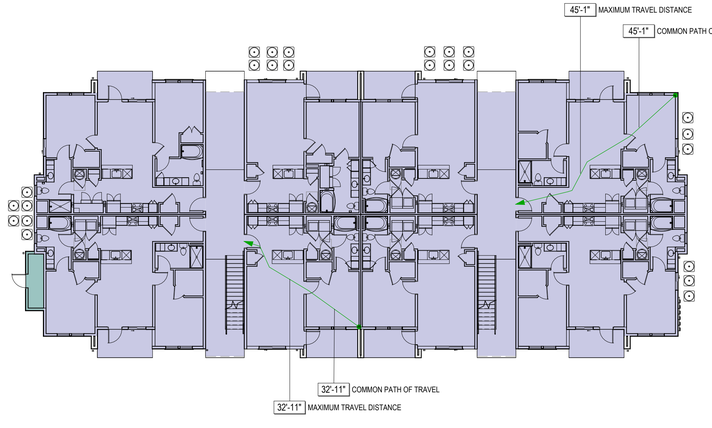
5 ACCESSIBLE GARAGE - OCCPANCY/EGRESS PLAN
1/16" = 1'-0"



2 BUILDING TYPE A - OCCUPANCY/EGRESS 2ND FLOOR PLAN
1/16" = 1'-0"



4 GARAGE - OCCPANCY/EGRESS PLAN
1/16" = 1'-0"



1 BUILDING TYPE A - OCCUPANCY/EGRESS 1ST FLOOR PLAN
1/16" = 1'-0"

AREA FUNCTION LEGEND

- RESIDENTIAL
- ACCESSORY STORAGE AREAS, MECHANICAL ROOM
- ASSEMBLY - WITHOUT FIXED SEATS - TABLES AND CHAIRS
- BUSINESS AREAS
- EXCERCISE ROOM
- PRIVATE GARAGE

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TIMOTHY W. HOMBURG
NUMBER A-2013004237
ARCHITECT
9.2.2024

A NEW APARTMENT COMMUNITY AT:
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NW SLOAN & NE SYCAMORE ST
LEE'S SUMMIT, MO 64086

DRAWING RELEASE LOG
- 02/23/24 100% DD Set
- 03/22/24 50% CD Set
- 04/19/24 90% CD Set

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JOB NO. **740623**
DATE **04.19.24**
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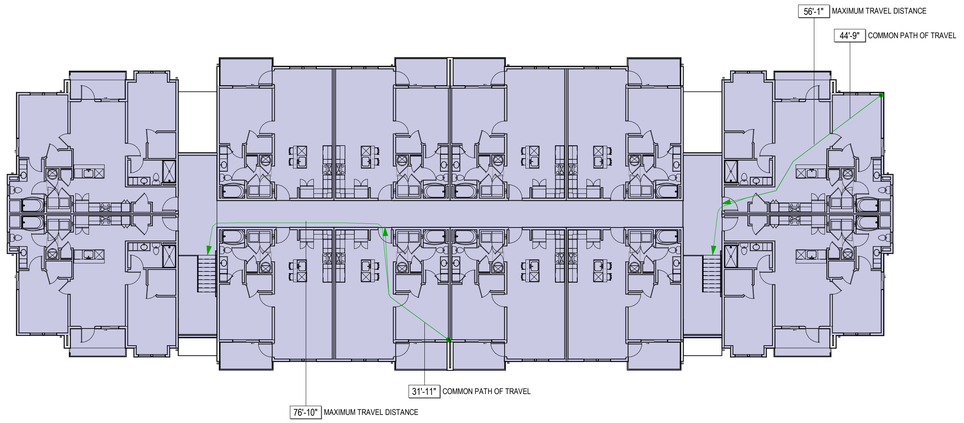
CD SET/PERMIT

SHEET NAME
BUILDING TYPE A - OCCUPANCY/EGRESS PLANS
SHEET NO.
A0.05



3 BUILDING TYPE C - OCCUPANCY/EGRESS 3RD FLOOR PLAN
1/16" = 1'-0"

CLUBHOUSE POOL OCCUPANCY

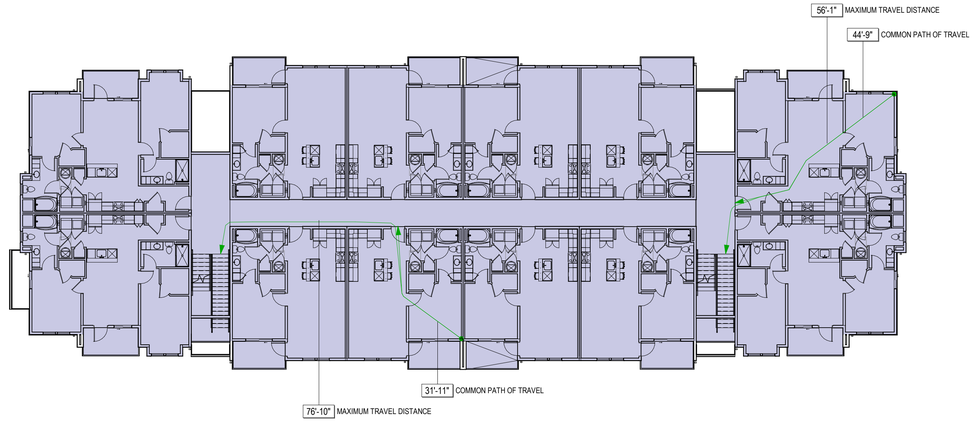
POOL OCCUPANCY

OCCUPANCY TYPE	GROSS FLOOR AREA	LOAD FACTOR	OCCUPANT LOAD
POOL	1000 SF	50 GROSS	20 OCCUPANTS
POOL DECK	3,317 SF	15 GROSS	222 OCCUPANTS
TOTAL OCCUPANT LOAD			242 OCCUPANTS

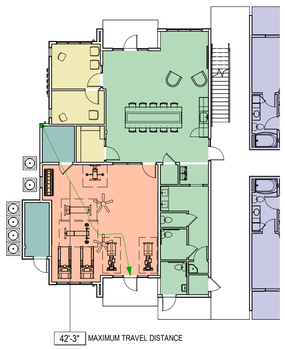
CLUBHOUSE FIXTURES PROVIDED: 3
*COUNT BASED ON OCCUPANT LOAD OF THE RESIDENTIAL COMPONENT, AS THE POOL AREA IS BEING UTILIZED BY RESIDENTS ONLY AND WILL NEVER REACH MAXIMUM OCCUPANCY LOAD.

AREA OCCUPANCY - CLUBHOUSE

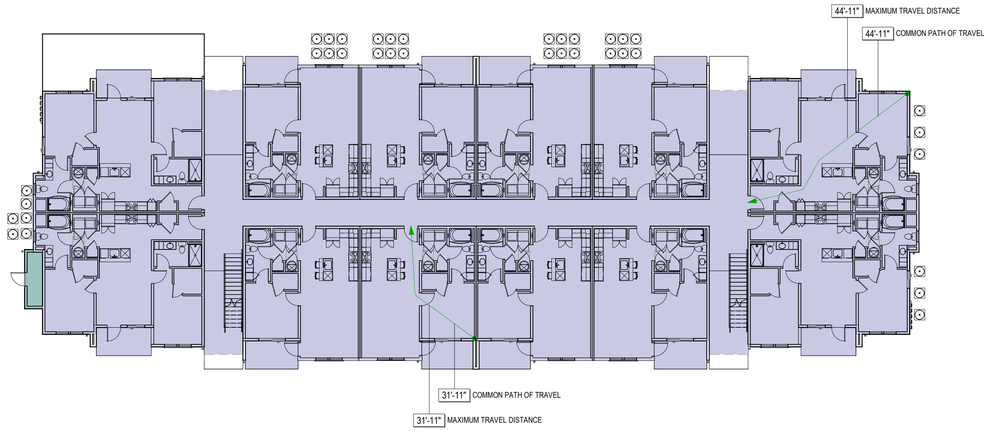
Level	Area Function	Occupant Load Factor & Type	Area	Occupant Load
CLUBHOUSE				
1ST FLOOR	ACCESSORY STORAGE AREAS, MECHANICAL ROOM	300 SF GROSS	124 SF	0.41
1ST FLOOR	ASSEMBLY - WITHOUT FIXED SEATS - TABLES AND CHAIRS	15 SF NET	935 SF	62.35
1ST FLOOR	BUSINESS AREAS	150 SF GROSS	249 SF	1.66
1ST FLOOR	EXERCISE ROOMS	50 SF GROSS	621 SF	12.41
			1929 SF	76.84
GRAND TOTAL			1929 SF	76.84



2 BUILDING TYPE C - OCCUPANCY/EGRESS 2ND FLOOR PLAN
1/16" = 1'-0"



4 CLUBHOUSE OCCUPANCY/EGRESS PLAN
1/16" = 1'-0"



1 BUILDING TYPE C - OCCUPANCY/EGRESS 1ST FLOOR PLAN
1/16" = 1'-0"

AREA FUNCTION LEGEND

- RESIDENTIAL
- ACCESSORY STORAGE AREAS, MECHANICAL ROOM
- ASSEMBLY - WITHOUT FIXED SEATS - TABLES AND CHAIRS
- BUSINESS AREAS
- EXCERCISE ROOM
- PRIVATE GARAGE

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ARCHITECT
9.27.2024

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NW SLOAN & NE SYCAMORE ST
LEE'S SUMMIT, MO 64086

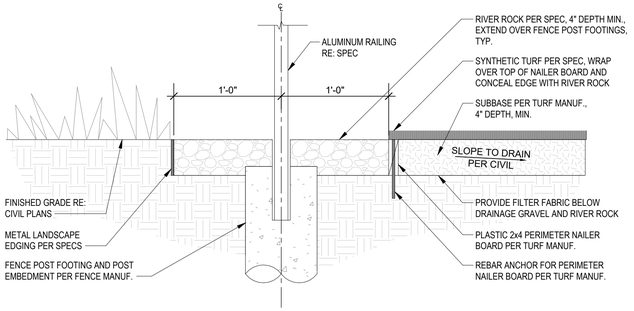
DRAWING RELEASE LOG
- 02/23/24 100% DD Set
- 03/22/24 50% CD Set
- 04/19/24 90% CD Set

△ REVISIONS

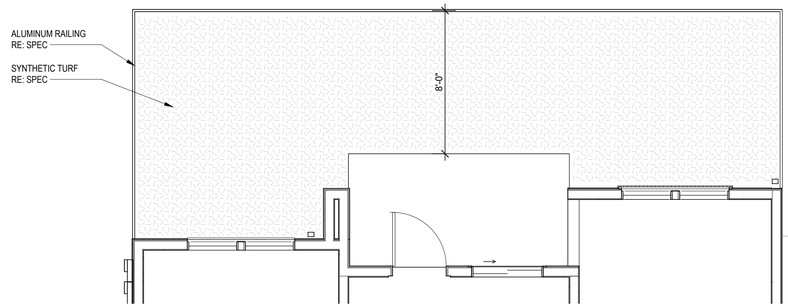
1	9/27/24	CITY COMMENT RESPONSES

JOB NO. 740623
DATE 04.19.24
DRAWN BY SW EM KN
CD SET/PERMIT

SHEET NAME
BUILDING TYPE C - OCCUPANCY/EGRESS PLANS
SHEET NO.
A0.06



3 TURF DETAIL
1 1/2" = 1'-0"



2 TYPICAL PET PATIO PLAN
1/4" = 1'-0"

1 ARCHITECTURAL SITE PLAN
1" = 40'-0"

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TIMOTHY W. HOMBURG
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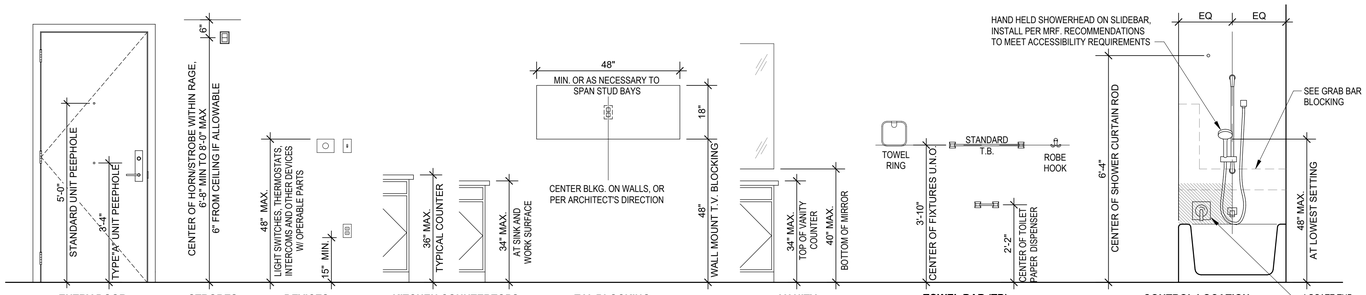
DRAWING RELEASE LOG
- 02/23/24 100% DD Set
- 03/22/24 50% CD Set
- 04/19/24 90% CD Set

△REVISIONS

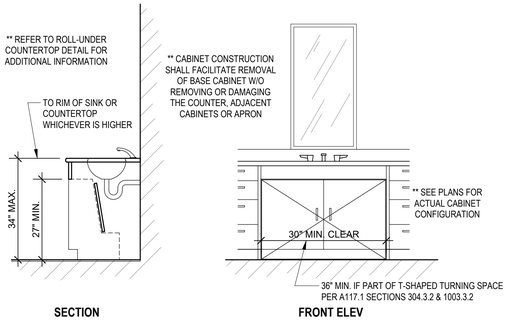
JOB NO. 740623
DATE 04.19.24
DRAWN BY SW EM KN
CD SET/PERMIT

SHEET NAME
ARCHITECTURAL SITE PLAN
SHEET NO.
A0.10

ARCH D 24" x 36"



TYPE "A" DWELLING UNIT MOUNTING HEIGHTS

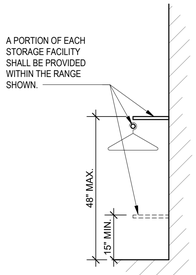


SECTION

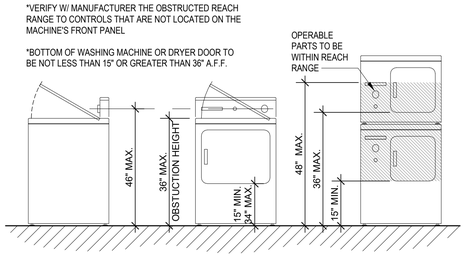
FRONT ELEV

TYPE "A" DWELLING UNIT - REQUIRED KNEE SPACE CLEARANCES AT LAVATORIES-VANITIES

TYPE "A" DWELLING UNIT LAVATORIES-VANITIES

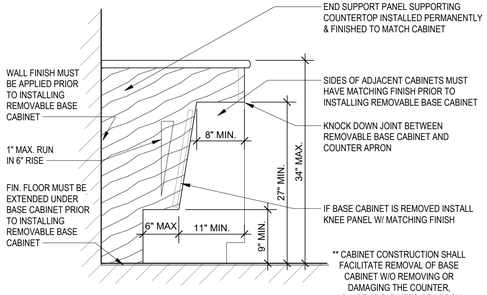


STORAGE REACH RANGE



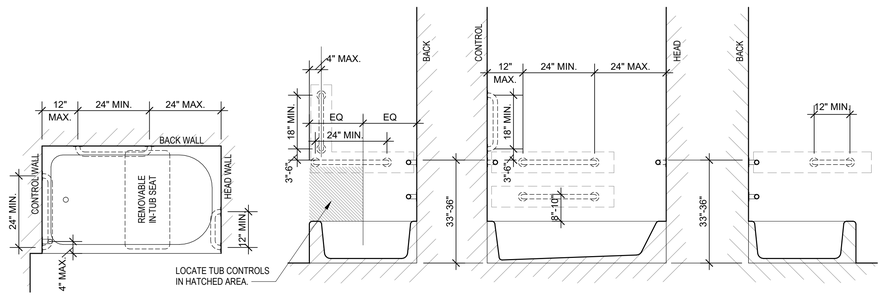
LAUNDRY OPERABLE PARTS REACH RANGE

TYPE "A" DWELLING UNIT ACCESSIBLE REACH RANGE



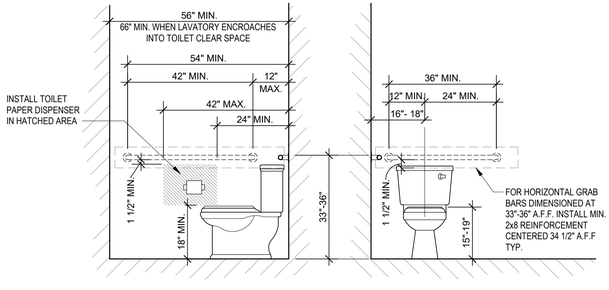
TYPE "A" DWELLING UNIT

ROLL-UNDER COUNTERTOP DETAIL



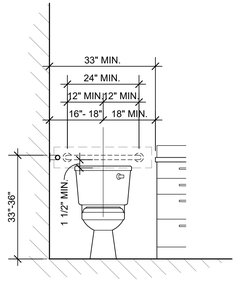
BATHTUB PLAN | CONTROL END WALL ELEV. | BACK WALL ELEV. | HEAD END WALL ELEV.

TYPE "A" DWELLING UNIT GRAB BAR REINFORCEMENT FOR BATHTUBS



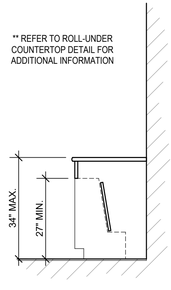
TOILET SIDE WALL TYPICAL ELEV.

TOILET REAR WALL TYPICAL ELEV.

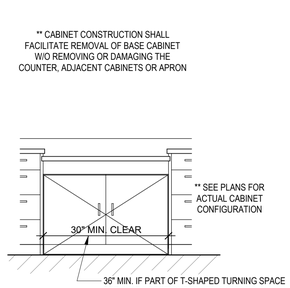


TOILET W/ ADJACENT VANITY TYPICAL ELEV.

TYPE "A" DWELLING UNIT GRAB BAR REINFORCEMENT FOR TOILETS

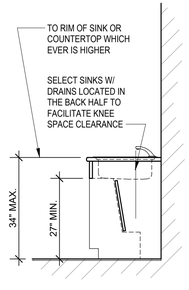


SECTION



FRONT ELEV

TYPE "A" UNIT - REQUIRED KNEE SPACE CLEARANCES AT KITCHEN WORK SURFACE



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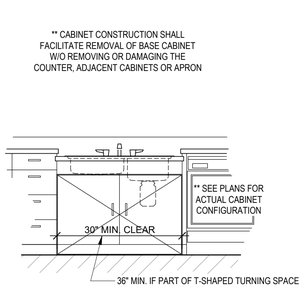

FRONT ELEV

TYPE "A" UNIT - REQUIRED KNEE SPACE CLEARANCES AT KITCHEN SINK

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 SHALL PROVIDE 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 1/4" HIGH, IT SHALL BE BEVELED ON BOTH SIDES 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 THE WRIST TO OPERATE. 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 SIDES.
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 WALLS BEHIND AND 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 AS FOLLOWS: WHERE ONE WALL IS 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. BE 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 HEIGHT OF SINK RIM OR 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 THE DOOR 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. DATA OUTLETS AND CABLE BOARDS SHALL NOT BE REQUIRED TO COMPLY WITH GRASPING AND FORCE PROVISIONS.

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.

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

STATE OF MISSOURI
TIMOTHY W. HOMBUCKLE
NUMBER A-2013004257
ARCHITECT
9.2.2024

A NEW APARTMENT COMMUNITY AT:
DOUGLAS STATION
NW SLOAN & NE SYCAMORE ST
LEE'S SUMMIT, MO 64086

DRAWING RELEASE LOG
- 02/23/24 100% DD Set
- 03/22/24 50% CD Set
- 04/19/24 90% CD Set

△ REVISIONS

JOB NO. 740623 | DATE 04.19.24
DRAWN BY SW EM KN
CD SET/PERMIT

SHEET NAME
TYPE "A" UNIT ACCESSIBILITY INFO
SHEET NO.
A0.20

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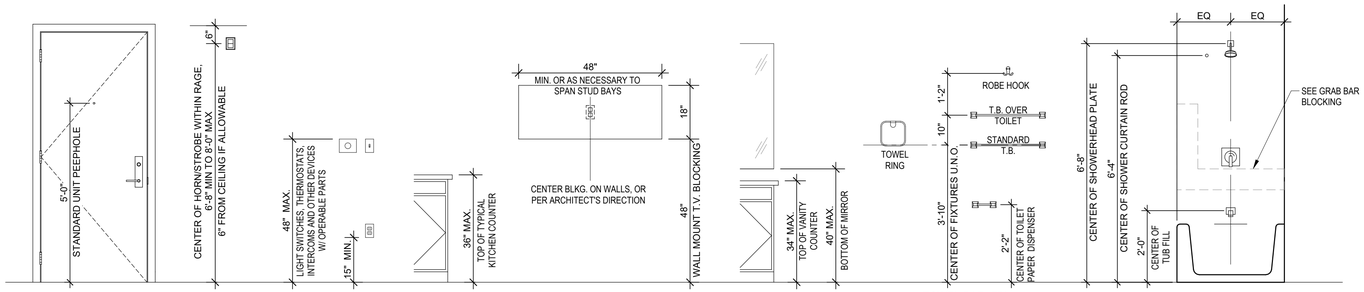
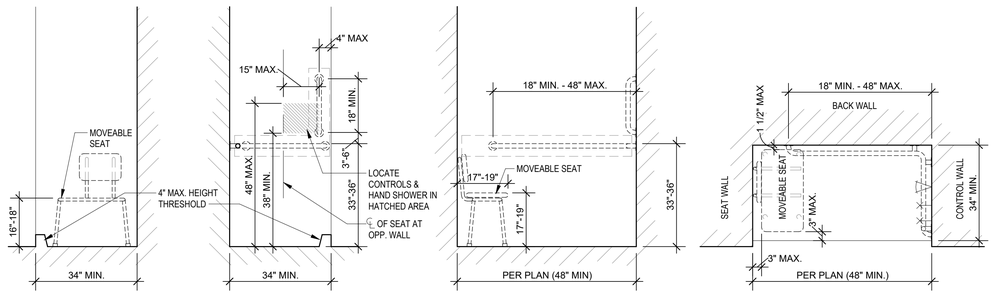
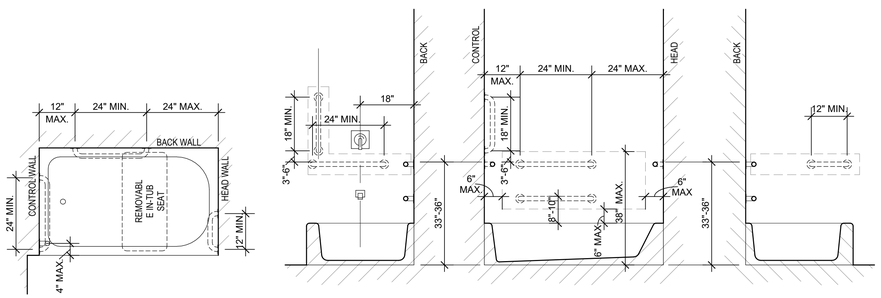
ARCH D 24" x 36"



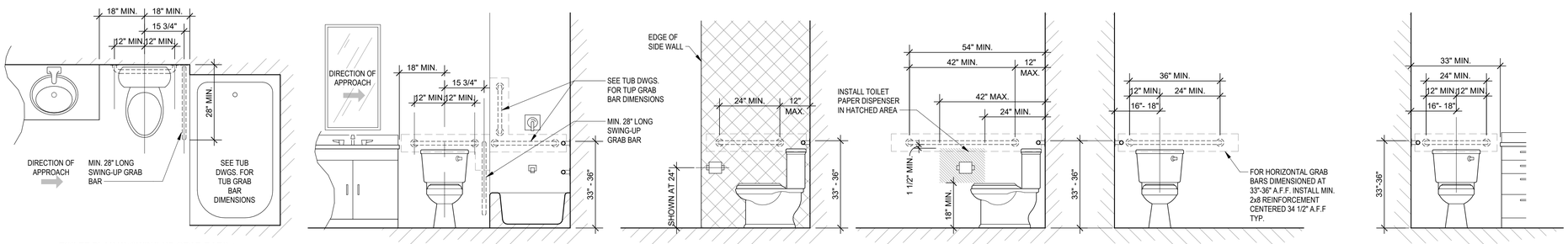
TYPE "B" DWELLING UNIT MOUNTING HEIGHTS



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

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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), 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 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 REQUIRMENTS 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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P.913.831.1415
NSPJARCH.COM
9415 NALL AVE., #300
PRAIRIE VILLAGE, KANSAS, 66207

STATE OF MISSOURI
TIMOTHY W. HOMBURG
NUMBER A-2013004237
ARCHITECT
9.2.2024

A NEW APARTMENT COMMUNITY AT:
DOUGLAS STATION
NW SLOAN & NE SYCAMORE ST
LEE'S SUMMIT, MO 64086

DRAWING RELEASE LOG
- 02/23/24 100% DD Set
- 03/22/24 50% CD Set
- 04/19/24 90% CD Set

△ REVISIONS

JOB NO. 740623
DATE 04.19.24
DRAWN BY SW EM KN
CD SET/PERMIT

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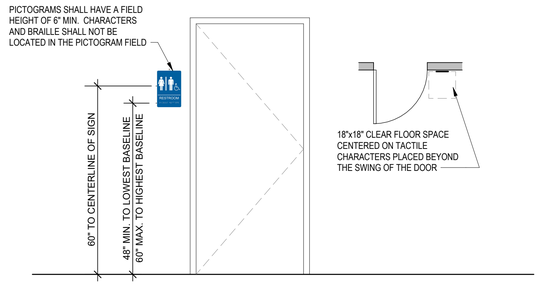
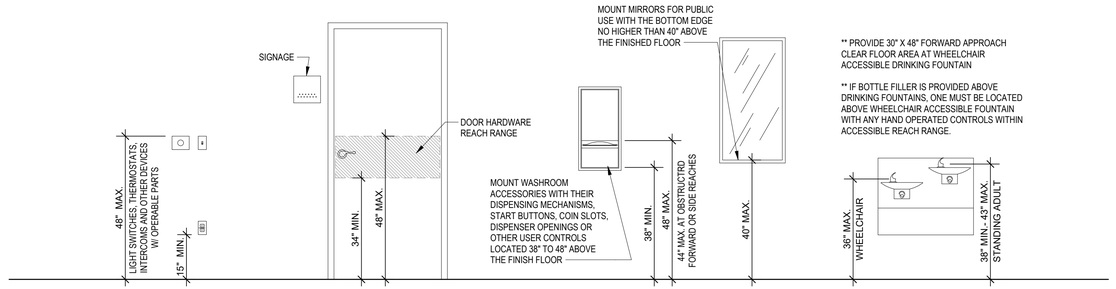
TYPE "B" UNIT ACCESSIBILITY INFO
SHEET NO.
A0.21

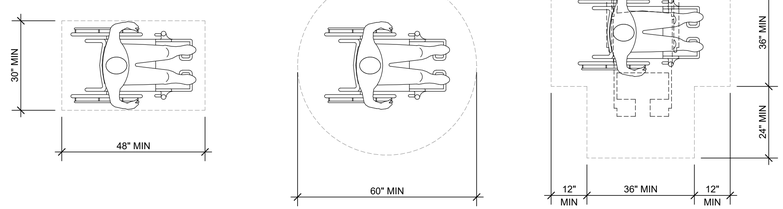


SIGNAGE TO MEET ALL APPLICABLE IBC, ADA, AND A117.1 REQUIREMENTS.

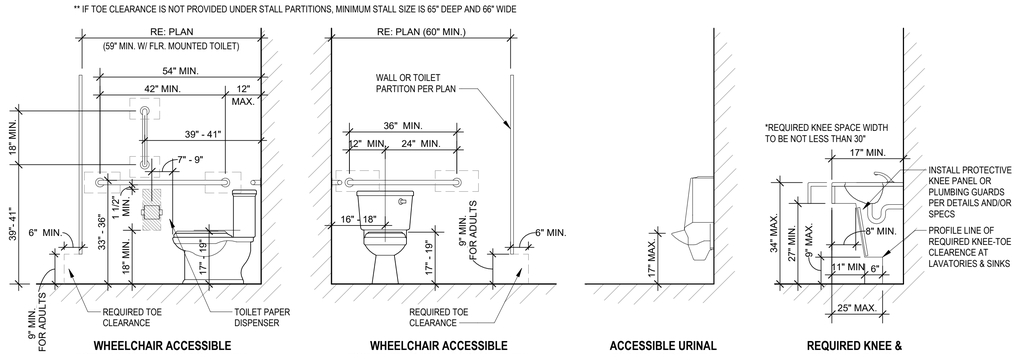
GENERAL SIGNAGE



TYPICAL ACCESSIBLE MOUNTING HEIGHTS FOR UNOBSTRUCTED FORWARD REACH



TURNING AND CLEAR FLOOR SPACES



GRAB BARS AND CLEARANCES FOR PUBLIC RESTROOMS

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NSPJARCH.COM
9415 NALL AVE., #300
PRAIRIE VILLAGE, KANSAS, 66207

STATE OF MISSOURI
TIMOTHY W. HOMBURG
NUMBER A-2013004237
ARCHITECT
9.2.2024

A NEW APARTMENT COMMUNITY AT:
DOUGLAS STATION
NW SLOAN & NE SYCAMORE ST
LEE'S SUMMIT, MO 64086

DRAWING RELEASE LOG
- 02/23/24 100% DD Set
- 03/22/24 50% CD Set
- 04/19/24 90% CD Set

△REVISIONS

JOB NO. 740623
DATE 04.19.24
DRAWN BY SW EM KN
CD SET/PERMIT

SHEET NAME
COMMON AREA ACCESSIBILITY INFO
SHEET NO.
A0.22

ASSEMBLY GENERAL NOTES:

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

B. SEE CODE ANALYSIS SHEETS **A0.02** AND **A0.03** 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.

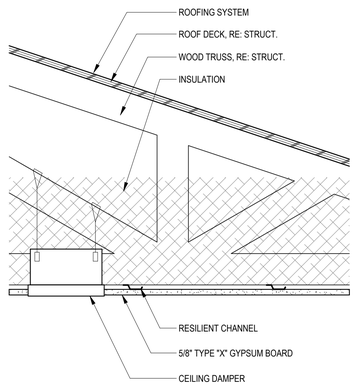
F. SOUND CONTROL BATT INSULATION TO BE INSTALLED AT:
   1. BOTH SIDES OF DOUBLE STUD WALLS OF PARTITIONS SEPARATING APARTMENT UNITS
   2. WALLS AND FLOOR/CEILING ASSEMBLIES SEPARATING APARTMENTS FROM CORRIDORS AND ALL OTHER SPACES
   3. ANY ADDITIONAL WALLS AND CEILINGS INDICATED TO RECEIVE ACOUSTICAL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



ASSEMBLY INFORMATION

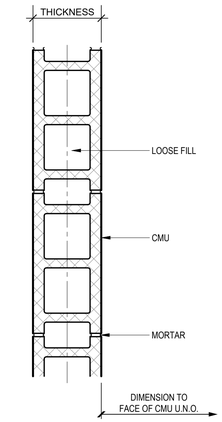
IDENTIFICATION	N/1
FRAMING	WOOD TRUSS
THICKNESS	VARIES
FIRE RATING	1 HR
FIRE TEST NUMBER	UL P556
ACOUSTICAL RATING	--
ACOUSTICAL TEST NUMBER	--

ASSEMBLY NOTES

A. ...

N 1-HR ROOF/CEILING ASSEMBLY

1 1/2" = 1'-0"



WALL ASSEMBLY INFORMATION

IDENTIFICATION	K/0	
STUD SIZE	N/A	--
THICKNESS	7 5/8"	--
FIRE RATING	0 HR	--
FIRE TEST NUMBER	--	--
ACOUSTICAL RATING	--	--
ACOUSTICAL TEST NUMBER	--	--

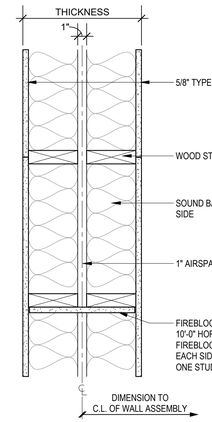
ASSEMBLY NOTES

A. ...

K 0-HR EXT. CMU WALL

1 1/2" = 1'-0"

TYPCIAL AT TRASH ENCLOSURE



WALL ASSEMBLY INFORMATION

IDENTIFICATION	F4/1	--
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	--

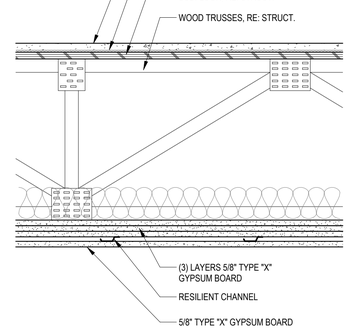
ASSEMBLY NOTES

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 DEMSISING WALLS



ASSEMBLY INFORMATION

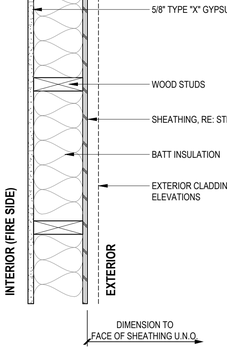
IDENTIFICATION	M/2
FRAMING	WOOD TRUSS
THICKNESS	--
FIRE RATING	2 HR
FIRE TEST NUMBER	UL L556
ACOUSTICAL RATING	--
ACOUSTICAL TEST NUMBER	--

ASSEMBLY NOTES

A. ...

M 2-HR FLOOR/CEILING ASSEMBLY

1 1/2" = 1'-0"



WALL ASSEMBLY INFORMATION

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

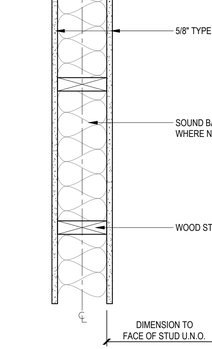
ASSEMBLY NOTES

A. PROVIDE WATER RESISTANT GYPSUM BOARD AT WET LOCATIONS.

J 1-HR EXT. WOOD STUD WALL

1 1/2" = 1'-0"

TYPICAL AT EXTERIOR WALLS



WALL ASSEMBLY INFORMATION

IDENTIFICATION	E4/1	B6/1
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	--	--

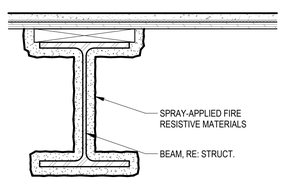
ASSEMBLY NOTES

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



ASSEMBLY INFORMATION

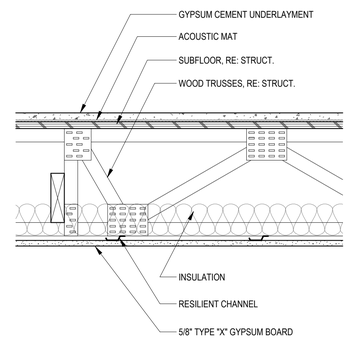
IDENTIFICATION	P/1	
FRAMING	STEEL BEAM	
THICKNESS	VARIES	
FIRE RATING	1 HR	
FIRE TEST NUMBER	UL N743	
ACOUSTICAL RATING	--	
ACOUSTICAL TEST NUMBER	--	

ASSEMBLY NOTES

A. REFER TO MANUFACTURER INSTRUCTIONS TO DEVELOP REQUIRED RATING.
B. BASED ON UL N743 & x790

P COLUMN ASSEMBLY

1 1/2" = 1'-0"



ASSEMBLY INFORMATION

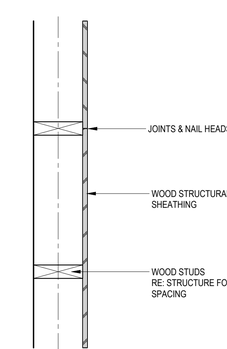
IDENTIFICATION	L/1
FRAMING	WOOD TRUSS
THICKNESS	--
FIRE RATING	1 HR
FIRE TEST NUMBER	UL L528
ACOUSTICAL RATING	--
ACOUSTICAL TEST NUMBER	--

ASSEMBLY NOTES

A. ...

L 1-HR FLOOR/CEILING ASSEMBLY

1 1/2" = 1'-0"



WALL ASSEMBLY INFORMATION

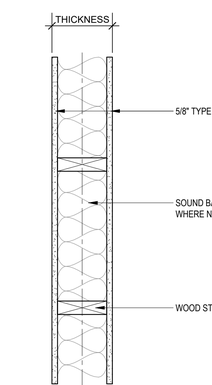
IDENTIFICATION		D6/0
STUD SIZE	--	2x6
THICKNESS	--	6"
FIRE RATING	--	0 HR
FIRE TEST NUMBER	--	--
ACOUSTICAL RATING	--	--
ACOUSTICAL TEST NUMBER	--	--

ASSEMBLY NOTES

G 0-HR INT. WOOD STUD WALL - DETACHED GARAGE

1 1/2" = 1'-0"

SEE BUILDING PLANS FOR LOCATIONS



WALL ASSEMBLY INFORMATION

IDENTIFICATION	A4/0	A6/0
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 0-HR INT. WOOD STUD WALL

1 1/2" = 1'-0"

SEE BUILDING PLANS FOR LOCATIONS

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KANSAS, 66207

STATE OF MISSOURI
TIMOTHY W. HOMBURG
NUMBER A-2013004257
ARCHITECT
9.2.2024

A NEW APARTMENT COMMUNITY AT:

DOUGLAS STATION

NW SLOAN & NE SYCAMORE ST
LEE'S SUMMIT, MO 64086

DRAWING RELEASE LOG
- 02/23/24 100% DD Set
- 03/22/24 50% CD Set
- 04/19/24 90% CD Set

△REVISIONS

JOB NO. **740623**
DATE **04.19.24**
DRAWN BY **SW EM KN**
CD SET/PERMIT

SHEET NAME
RATED ASSEMBLIES

SHEET NO.
A0.30

ARCH D 24" x 36"

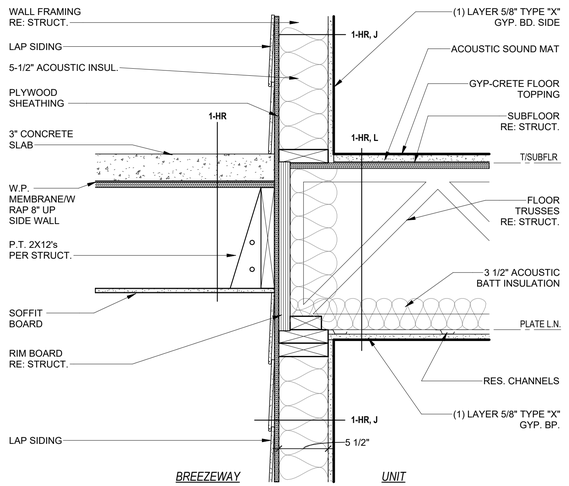
FLOOR/WALL DETAIL GENERAL NOTES:

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

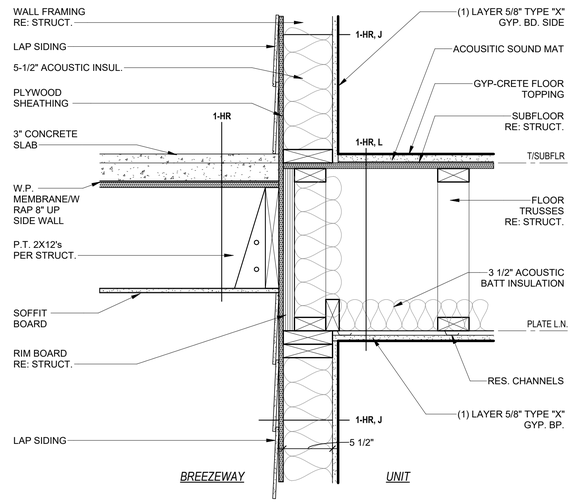
B. SEE CODE ANALYSIS SHEETS **A0.02** AND **A0.03** FOR LOCATIONS OF FIRE PARTITIONS, BARRIERS, WALLS, SMOKE PARTITIONS, ETC.

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

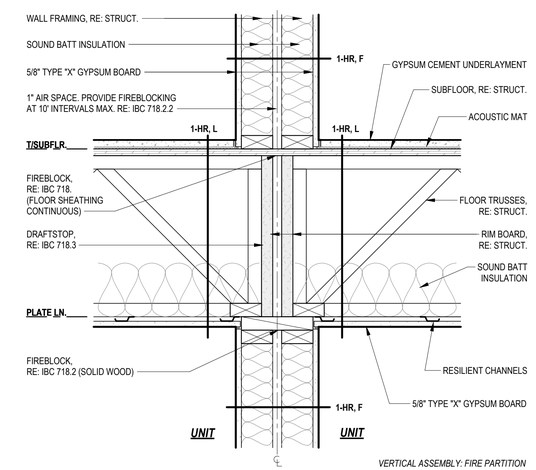
D. DRAFTSTOPPING - REFER TO 2018 IBC SECTION 718.3.1 FOR ALLOWABLE MATERIALS.



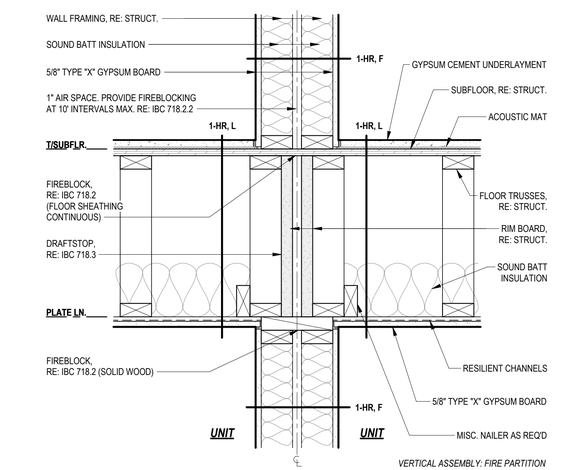
4 BREEZEWAY/UNIT SEPARATION WALL - PERP. TRUSSES
1 1/2" = 1'-0"



3 BREEZEWAY/UNIT SEPARATION WALL - PAR. TRUSSES
1 1/2" = 1'-0"



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



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

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PRAIRIE VILLAGE, KANSAS, 66207

STATE OF MISSOURI
TIMOTHY W. HOMBURG
NUMBER A-2013004237
ARCHITECT
9.2.2024

A NEW APARTMENT COMMUNITY AT:
DOUGLAS STATION
NW SLOAN & NE SYCAMORE ST
LEE'S SUMMIT, MO 64086

DRAWING RELEASE LOG
- 02/23/24 100% DD Set
- 03/22/24 50% CD Set
- 04/19/24 90% CD Set

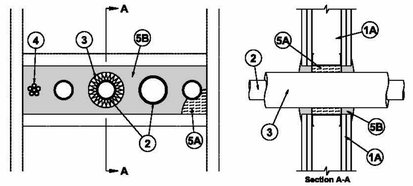
△ REVISIONS

JOB NO. **740623**
DATE **04.19.24**
DRAWN BY **SW EM KN**
CD SET/PERMIT

SHEET NAME
FLOOR/WALL DETAILS

SHEET NO.
A0.40

9/3/2024 12:27:20 PM



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

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.

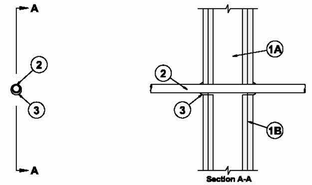
2. **Through Penetrants** — Four pipes, conduits or tubing to be installed within the opening. The space between pipes, conduits or tubing shall be a nom 1-7/8 in. The space between pipes, conduits or tubing and periphery of opening shall be min 5/8 in. to max 1-15/16 in. Pipe, conduit or tubing to be 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 — Mineral*** — 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 9 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.
      OWENS CORNING HT INC, DIV OF OWENS CORNING — High Temperature Pipe Insulation 1200, High Temperature Pipe Insulation BWT or High Temperature Pipe Insulation Thermaloc

(System No. W-L-8003 Continued)

(System No. W-L-8003 Continued)

   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 lapping beyond periphery of the opening.
      SPECIFIED TECHNOLOGIES INC — SpecSeal 100, 101, 102 or 105 Sealant

*Bearing the UL Classification Mark



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

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.**

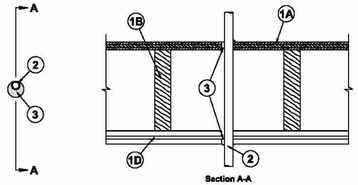
2A. **Through-Penetrating Product*** — As an alternate to Item 2, max one through-penetrating product to be installed either concentrically or eccentrically within the firestop system. Through-penetrating product to be rigidly supported on both sides of wall assembly. The following types of through-penetrating 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.

(System No. W-L-3024 Continued)

(System No. W-L-3024 Continued)

   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 100 Sealant or SpecSeal Putty

*Bearing the UL Classification Marking
+Bearing the UL Listing Mark



System No. F-C-3013
November 19, 1999
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 wallboard (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 wallboard 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 wallboard 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 wallboard 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.

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 wallboard 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. **Side 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 or 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.

(System No. F-C-3013 Continued)

(System No. F-C-3013 Continued)

2A. **Through Penetrating Product*** — (Not Shown) — As an alternate to Item 2, max 4/C No. 2/0 AWG (or smaller) aluminum or steel **Armored Cable+** or **Metal-Clad Cable+** with copper conductors. Max one armored cable or metal-clad cable 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 wallboard 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.
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 Through Penetrant	Max No. of Penetrations	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	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 100, 101, 102 or 105 Sealant

*Bearing the UL Classification Marking

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KANSAS, 66207

STATE OF MISSOURI
TIMOTHY W. HOMBURG
NUMBER A-2013004237
ARCHITECT
9.2.2024

A NEW APARTMENT COMMUNITY AT:
DOUGLAS STATION
NW SLOAN & NE SYCAMORE ST
LEE'S SUMMIT, MO 64086

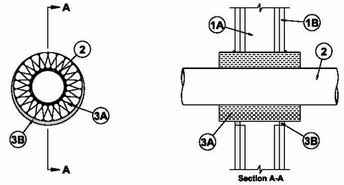
DRAWING RELEASE LOG
- 02/23/24 100% DD Set
- 03/22/24 50% CD Set
- 04/19/24 90% CD Set

△ REVISIONS

JOB NO. 740623
DATE 04.19.24
DRAWN BY SW EM KN
CD SET/PERMIT

SHEET NAME
PENETRATION DETAILS

SHEET NO.
A0.41

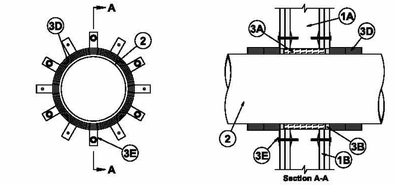


System No. W-L-1101
January 08, 1997
F Ratings — 1 and 2 Hr (See Item 1)
T Rating — 0 Hr

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 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 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 100, 101, 102 and 105 Sealant

*Bearing the UL Classification Marking

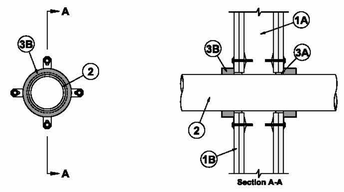


System No. W-L-2079
January 11, 1995
F Ratings — 1 and 2 Hr (See Item 1B)
T Rating — 0 Hr
L Rating At Ambient — 1 CFM/sq ft
L Rating At 400 F — Less Than 1 CFM/sq ft

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. lumber spaced 16 in. OC with nom 2 by 4 in. lumber end plates and cross braces. 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 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.

   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. 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. 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. 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. diam (or smaller) SDR 17 CPVC 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. **Packing Material** — Min 4 pcf 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. thickness of fill material applied within the annulus, flush with both surfaces of wall.
      SPECIFIED TECHNOLOGIES INC — SpecSeal 100, 101 or 105 Sealant
   C. **Aluminum Foil Tape** — (Not Shown) — Nom 3 mil thick pressure sensitive aluminum foil tape wrapped around the outer circumference of the through penetrant with a 1 in. wide overlap along its perimeter joint. Foil tape shall abut against both surfaces of the wall and extend a min 5 in. beyond both surfaces of the wall.
   D. **Fill, Void or Cavity Material* — Wrap Strip** — Nom 3/16 in. thick intumescent material faced on both sides with a plastic film, supplied in 2 in. 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
   E. **Steel Collar** — Collar fabricated from coils of precut 0.029 in. thick (No. 22 MSG) galv sheet steel available from wrap strip manufacturer. Collar shall be nom 4 in. deep with min slx 1 in. wide by 2 in. long anchor tabs for securement to the wall. Retainer tabs, 3/4 in. wide tapering down to 3/8 in. 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. wide overlap along its perimeter joint. Steel collar tightened around wrap strips and through penetrant using min 1/2 in. wide by 0.026 in. thick stainless steel hose clamp spaced 2 in. OC. Collar secured to wall with 1/8 in. diam by min 1-3/4 in. long steel molly bolts in conjunction with min 1/4 in. by 1-1/4 in. diam steel fender washers.
      Steel collars are installed on each side of wall.

*Bearing the UL Classification Marking



System No. W-L-2029
February 04, 1995
(Formerly System No. 533)
F Ratings — 1 and 2 Hr (See Items 1 and 3B)
T Ratings — 1, 1-1/2 and 2 Hr (See Item 3B)
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 and 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, with nom 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 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 5 in.

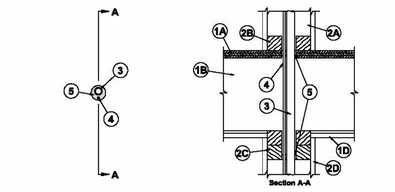
   The hourly F rating of the firestop system is equal to the hourly fire rating of the wall assembly in which it is installed.
2. **Through Penetrants** — One nonmetallic pipe or conduit to be centered within the firestop system. A nom annular space of 1/4 in. is required within the firestop system. Pipe 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. 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. diam (or smaller) Schedule 40 or 80 PVC conduit installed in accordance with Article 347 of the National Electrical Code (NFPA No. 70).
   C. **Chlorinated Polyvinyl Chloride (CPVC) Pipe** — Nom 4 in. diam (or smaller) SDR17 CPVC pipe for use in closed (process of supply) or vented (drain, waste or vent) piping systems.
   D. **Acrylonitrile Butadiene Styrene (ABS) Pipe** — Nom 4 in. 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. 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** — Caulk forced into annular space to max extent possible. Caulk shall be installed flush with both surfaces of wall assembly.
      SPECIFIED TECHNOLOGIES INC — SpecSeal 100, 101 or 105 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. diam by 1-3/4 in. long molly bolts in conjunction with 1/4 in. diam by 1-1/2 in. steel fender washers.

   The F and T Rating of the firestop system is 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 Rating, Hr	T 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	2
2	4	2	2

   SPECIFIED TECHNOLOGIES INC — SpecSeal Firestop Collar

*Bearing the UL Classification Marking



System No. F-C-8004
December 16, 1997
F Rating — 1 Hr
T Rating — 1 Hr

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.
   B. **Wood Joists** — Nom 2 by 10 in. lumber joists spaced 16 in. OC with nom 1 by 3 in. lumber bridging and with ends firestopped. As an alternate to lumber joists, nom 10 in. 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 wide by 5/8 in. 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.
2. **Chase Wall** — The through penetrant (Item 3) shall 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 U500 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.
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. 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. 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. 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. diam (or smaller) Schedule 40 PVC conduit installed in accordance with Article 347 of the National Electrical Code (NFPA No. 70).
   C. **Chlorinated Polyvinyl Chloride (CPVC) Pipe** — Nom 3/4 in. diam (or smaller) SDR17 CPVC pipe for use in closed (process or supply) piping systems.
   D. **Electrical Nonmetallic Tubing (ENMT)+** — Nom 3/4 in diam (or smaller) ENMT formed from PVC and installed in accordance with Article 331 of the National Electrical Code.
4. **Cables** — One cable to be spaced a nom 1/4 in. from the other through-penetrants. The space between the cable and periphery of opening shall be a nom 1/4 in. 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** — Fill material forced into annulus to max extent possible on top surface of floor. A generous bead of fill material also applied within the annulus of the top plate, flush with bottom surface of lower top plate.
   SPECIFIED TECHNOLOGIES INC — SpecSeal 100, 101 or 105 Sealant

*Bearing the UL Classification Marking

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STATE OF MISSOURI
TIMOTHY W. HOMBUCKLE
NUMBER A-2013004237
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A NEW APARTMENT COMMUNITY AT:
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LEE'S SUMMIT, MO 64086

DRAWING RELEASE LOG
- 02/23/24 100% DD Set
- 03/22/24 50% CD Set
- 04/19/24 90% CD Set

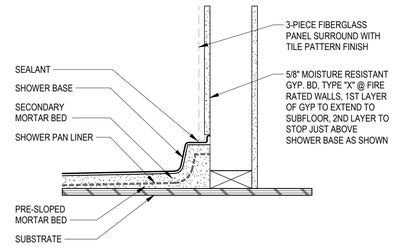
△REVISIONS

JOB NO. 740623
DATE 04.19.24
DRAWN BY SW EM KN
CD SET/PERMIT

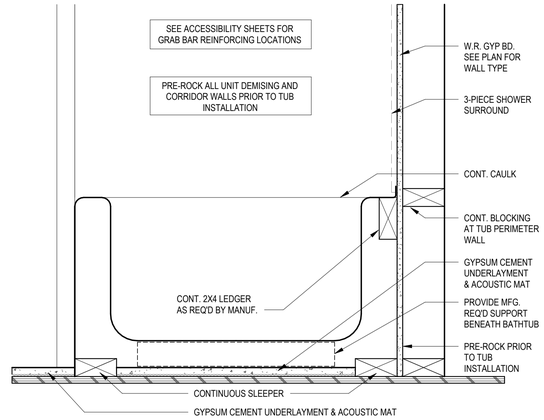
SHEET NAME
PENETRATION DETAILS

SHEET NO.
A0.42

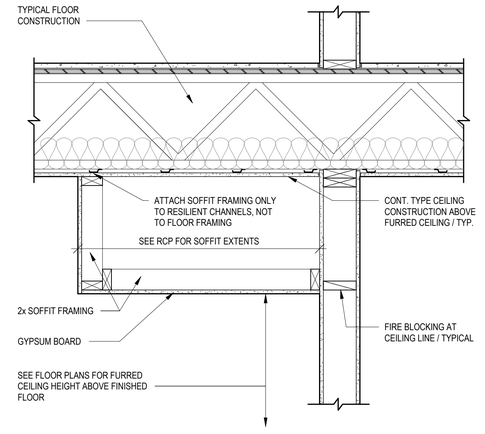
ARCH D 24" x 36"



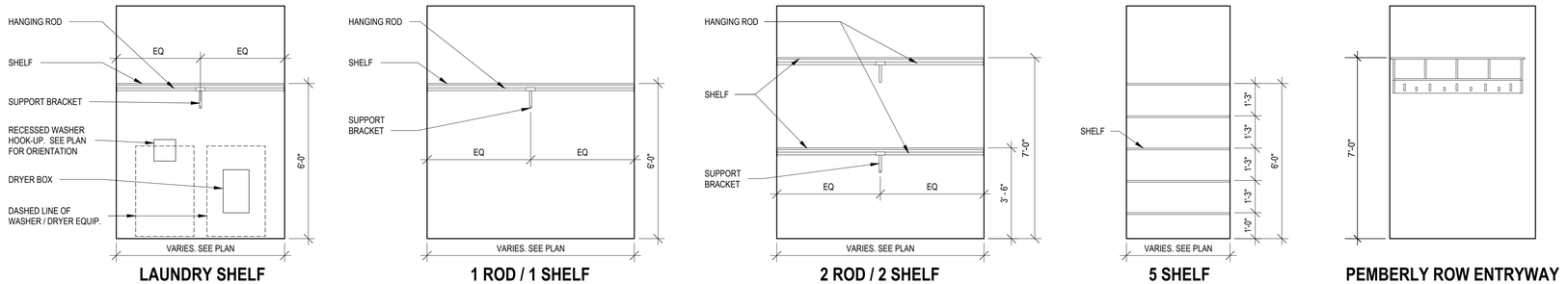
4 SECTION AT SHOWER
1 1/2" = 1'-0"



3 SECTION AT BATHTUB
1 1/2" = 1'-0"



2 FURRED CEILING DETAIL
1" = 1'-0"



ALL WOOD SHELVES TO BE SUPPORTED BY CLEATS. ALL WIRE SHELVES TO BE SUPPORTED BY BRACKETS PER MANUFACTURER'S INSTRUCTIONS.

1 UNIT SHELVES MOUNTING HEIGHTS
3/8" = 1'-0"

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LANDSCAPE ARCHITECTURE
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NSPJARCH.COM
9415 NALL AVE., #300
PRAIRIE VILLAGE, KANSAS, 66207

STATE OF MISSOURI
TIMOTHY W. HOMBURG
NUMBER A-2013004237
ARCHITECT
9.2.2024

A NEW APARTMENT COMMUNITY AT:
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NW SLOAN & NE SYCAMORE ST
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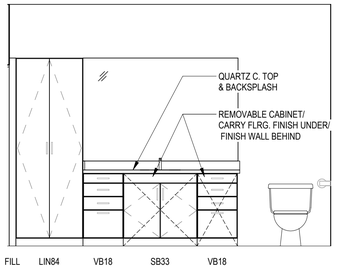
△REVISIONS

JOB NO. 740623
DATE 04.19.24
DRAWN BY SW EM KN
CD SET/PERMIT

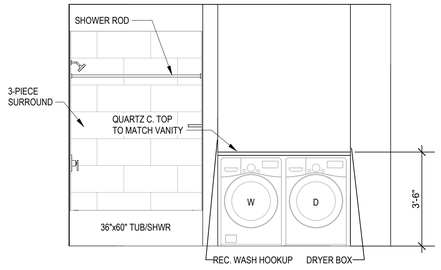
SHEET NAME
UNIT INFO

SHEET NO.
A1.00

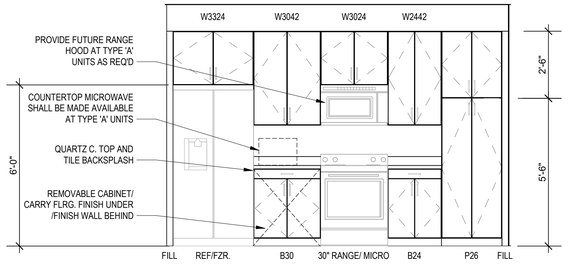
9/3/2024 12:27:22 PM



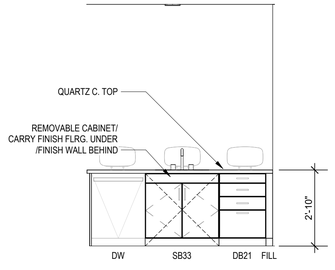
7 ELEVATION
3/8" = 1'-0"



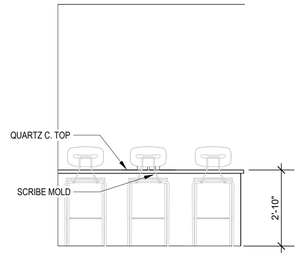
6 ELEVATION
3/8" = 1'-0"



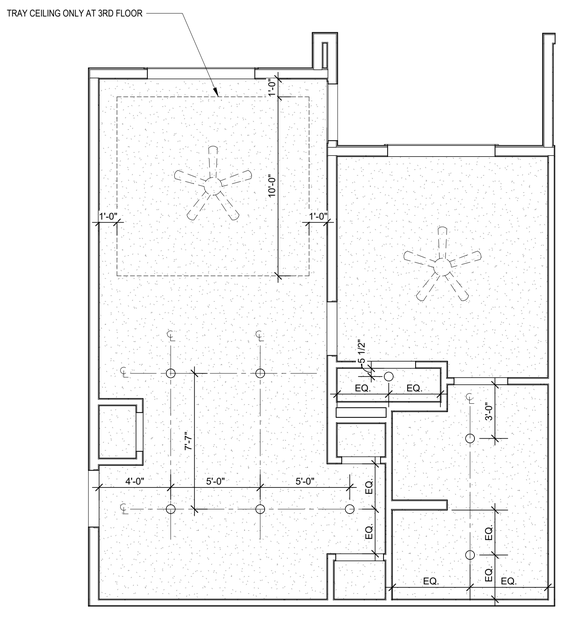
5 ELEVATION
3/8" = 1'-0"



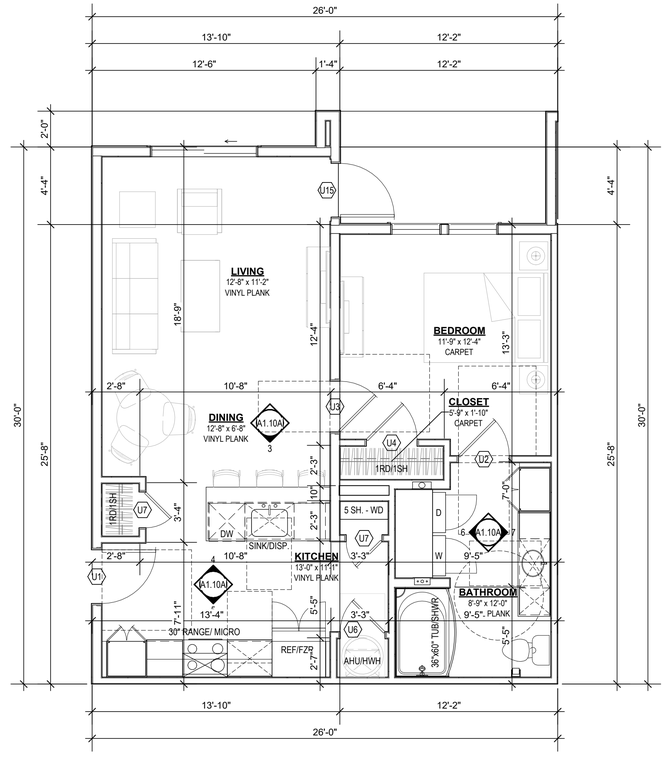
4 ELEVATION
3/8" = 1'-0"



3 ELEVATION
3/8" = 1'-0"



2 UNIT A1 - TYPE A - RCP
1/4" = 1'-0"



1 UNIT A1 - TYPE A
1/4" = 1'-0"

UNIT PLAN GENERAL NOTES:

A. REFER TO ASSEMBLY SHEET SERIES **A0.30** FOR ASSEMBLY DIMENSION ORIGINS AND THICKNESS.

B. REFER TO SHEET **A1.00** FOR MOUNTING HEIGHTS.

C. REFER TO SHEET **A0.20** AND **A0.21** FOR ACCESSIBILITY REQUIREMENTS.

D. REFER TO BUILDING PLANS AND EXTERIOR ELEVATIONS FOR ADDITIONAL EXTERIOR ARCHITECTURAL ELEMENTS INCLUDING BALCONY LOCATIONS AND CONFIGURATIONS, COLUMNS, WINDOWS/TRANSOMS, AND PATIO DOOR INFORMATION.

E. USE TEAR-AWAY BEAD, BACKER ROD, AND CAULK AT ALL DRYWALL RETURNS AT FENESTRATION CONDITIONS.

F. ALL DIMENSIONS AND NOTES STATING "CLEAR", "MIN" OR "MAX" ARE FROM FINISH FACE TO FINISH FACE.

G. PROVIDE BLOCKING FOR ALL TV LOCATIONS, WALL HUNG CABINETS, SHELVING, GRAB BARS, AND OTHER WALL MOUNTED ITEMS.

H. LANDINGS AND FLOORS ON EITHER SIDE OF DOORWAYS SHALL NOT BE MORE THAN 1/2" LOWER THAN DOORWAY THRESHOLD.

I. PROVIDE SAFETY GLAZING AT HAZARDOUS LOCATIONS PER IBC SECTION 2406. SEE PLANS FOR LOCATIONS.

J. 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.

K. ALL EXPOSED EDGES OF FINISHES TO BE DRESSED WITH APPROPRIATE FINISH STRIP.

L. MATCH SHOE FINISH TO CABINET FINISH WHERE ADJACENT TO BASE CABINET.

M. 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.

N. WHEN TUBS AND SHOWERS ARE LOCATED ADJACENT TO A FIRE RATED ASSEMBLY, EXTEND GYPSUM BOARD BEHIND AND PROVIDE INSULATION.

O. 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.

P. AVOID WATER LINES IN EXTERIOR WALLS. WHERE NOT POSSIBLE, INSTALL FOAM INSULATION BETWEEN WATER LINES & SHEATHING.

Q. REFER TO FLOOR PLANS AND ROOF PLANS FOR ADDITIONAL RAISED PLATE LINES AND VAULTED CEILING INFORMATION.

R. ALL WINDOWS TO RECEIVE 5/4X STOOL WITH 1X3 APRON & DRYWALL RETURNS ON JAMBS & HEAD.

S. DEVICE TRIMS & DEVICE FACES TO CLOSELY MATCH THE COLOR OF THE SURFACE THEY ARE APPLIED TO.

T. ALL PANTRY CABINETS & CABINETS ABOVE REFRIGERATOR SHALL BE 24" DEEP AND 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, U.N.O.

X. ALL CEILING HEIGHTS TO BE B.O. STRUCTURE U.N.O.

Y. ALL CEILING MOUNTED LIGHT FIXTURES TO BE CENTERED IN ROOM U.N.O.

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JOB NO. **740623**
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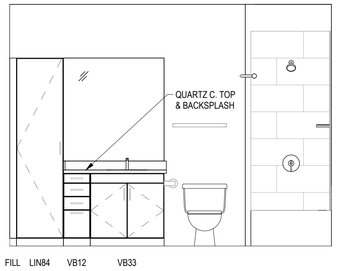
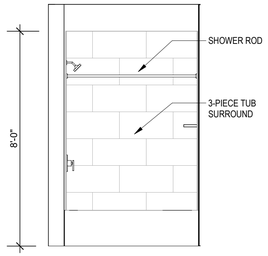
DRAWN BY **SW EM KN**
CD SET/PERMIT

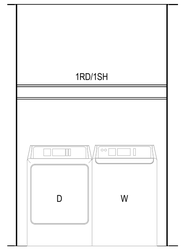
SHEET NAME
UNIT A1 TYPE A PLAN & ELEVATIONS
SHEET NO.
A1.10A



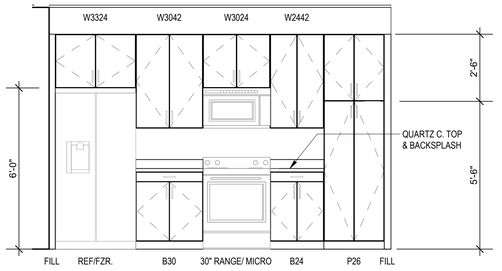
7 ELEVATION
3/8" = 1'-0"



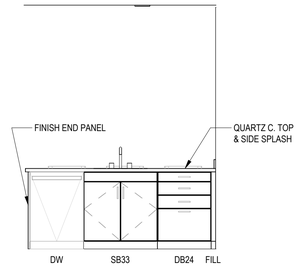
6 ELEVATION
3/8" = 1'-0"



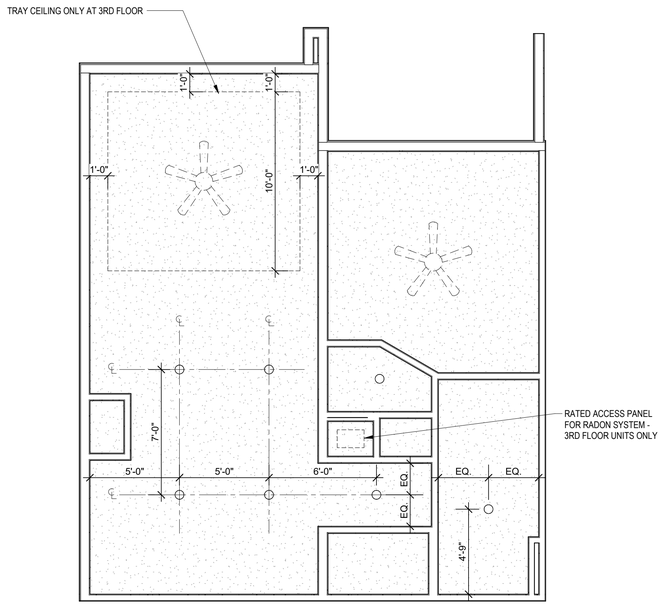
5 ELEVATION
3/8" = 1'-0"



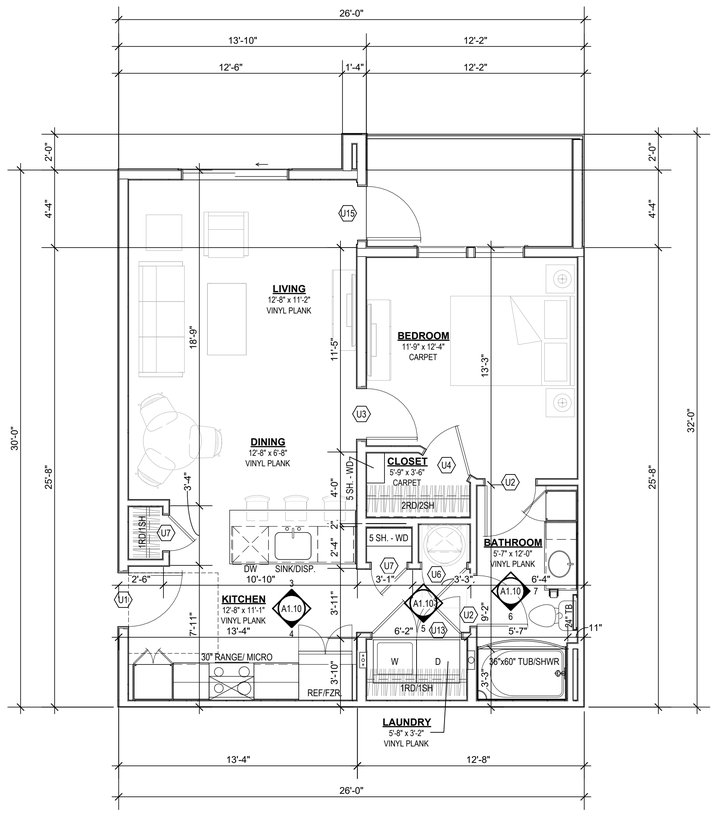
4 ELEVATION
3/8" = 1'-0"



3 ELEVATION
3/8" = 1'-0"



2 UNIT A1 - RCP
1/4" = 1'-0"



1 UNIT A1
1/4" = 1'-0"

UNIT PLAN GENERAL NOTES:

A. REFER TO ASSEMBLY SHEET SERIES **A0.30** FOR ASSEMBLY DIMENSION ORIGINS AND THICKNESS.

B. REFER TO SHEET **A1.00** FOR MOUNTING HEIGHTS.

C. REFER TO SHEET **A0.20** AND **A0.21** FOR ACCESSIBILITY REQUIREMENTS.

D. 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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DATE 04.19.24
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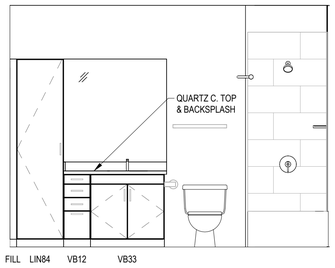
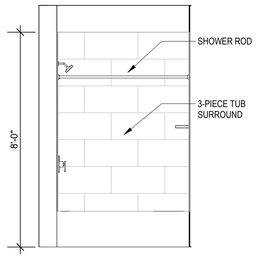
CD SET/PERMIT

SHEET NAME
UNIT A1 PLAN & ELEVATIONS
SHEET NO.
A1.10



8 ELEVATION
3/8" = 1'-0"



7 ELEVATION
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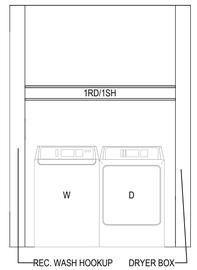

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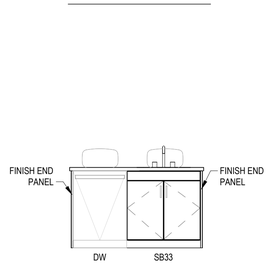
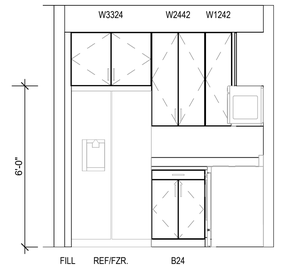


5 ELEVATION
3/8" = 1'-0"



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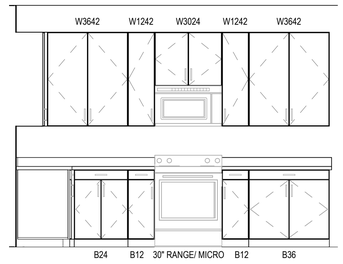
3/8" = 1'-0"



3 ELEVATION
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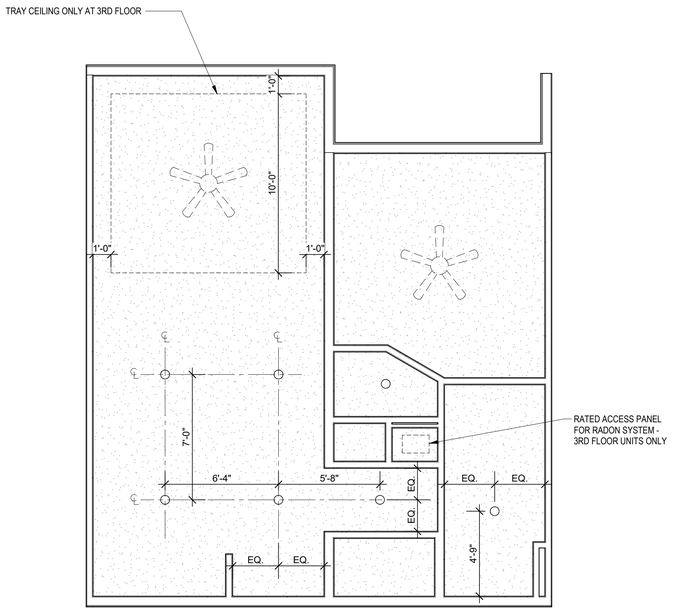
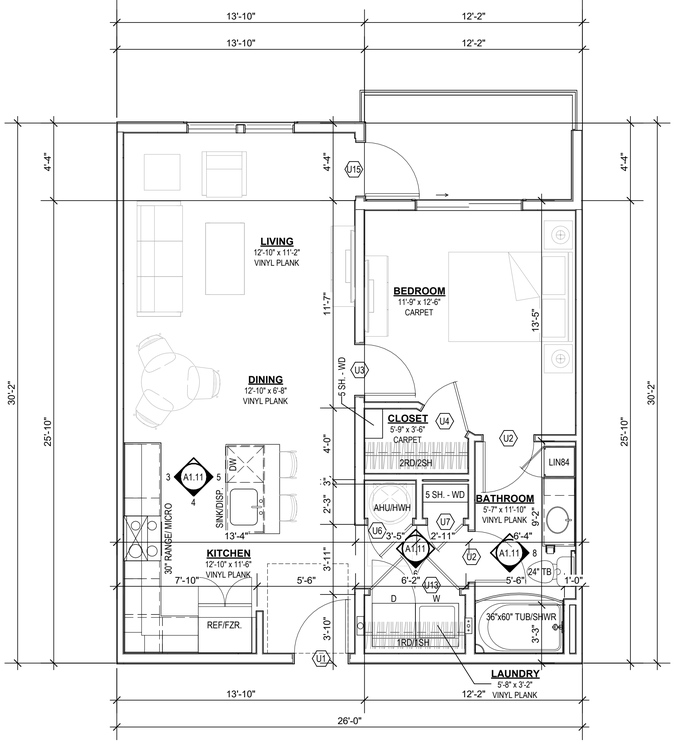


2 UNIT A2 - RCP
1/4" = 1'-0"



1 UNIT A2
1/4" = 1'-0"

UNIT PLAN GENERAL NOTES:

A. REFER TO ASSEMBLY SHEET SERIES **A0.30** FOR ASSEMBLY DIMENSION ORIGINS AND THICKNESS.

B. REFER TO SHEET **A1.00** FOR MOUNTING HEIGHTS.

C. REFER TO SHEET **A0.20** AND **A0.21** FOR ACCESSIBILITY REQUIREMENTS.

D. 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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K. ALL EXPOSED EDGES OF FINISHES TO BE DRESSED WITH APPROPRIATE FINISH STRIP.

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KANSAS, 66207

STATE OF MISSOURI
TIMOTHY W. HOMBURG
NUMBER A-2013004237
ARCHITECT
9.2.2024

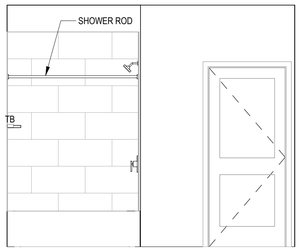
A NEW APARTMENT COMMUNITY AT:
DOUGLAS STATION
NW SLOAN & NE SYCAMORE ST
LEE'S SUMMIT, MO 64086

DRAWING RELEASE LOG
- 02/23/24 100% DD Set
- 03/22/24 50% CD Set
- 04/19/24 90% CD Set

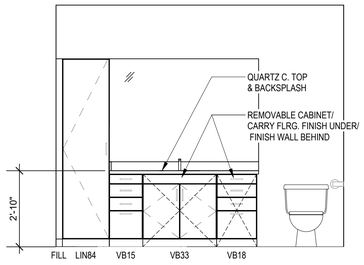
△REVISIONS

JOB NO. 740623
DATE 04.19.24
DRAWN BY SW EM KN
CD SET/PERMIT

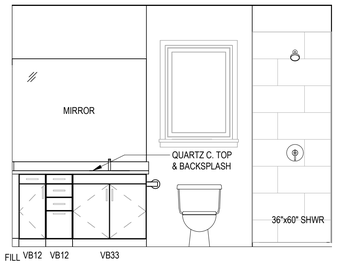
SHEET NAME
UNIT A2 PLAN & ELEVATIONS
SHEET NO.
A1.11



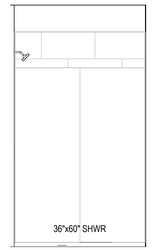
10 ELEVATION
3/8" = 1'-0"



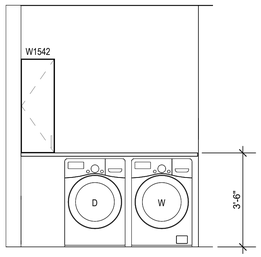
9 ELEVATION
3/8" = 1'-0"



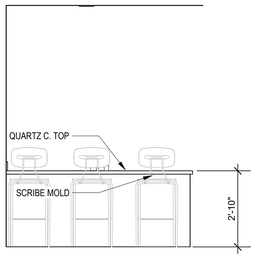
8 ELEVATION
3/8" = 1'-0"



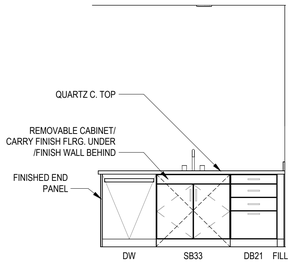
7 ELEVATION
3/8" = 1'-0"



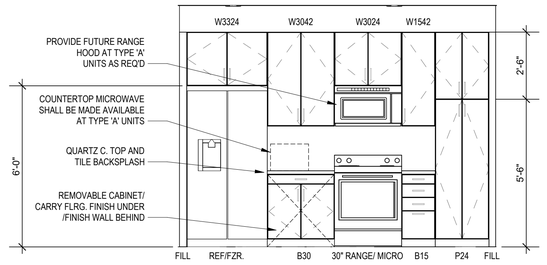
6 ELEVATION
3/8" = 1'-0"



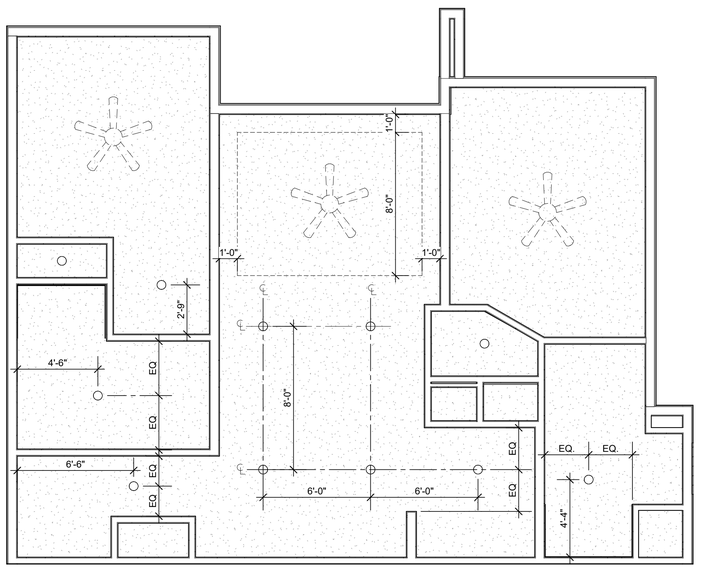
5 ELEVATION
3/8" = 1'-0"



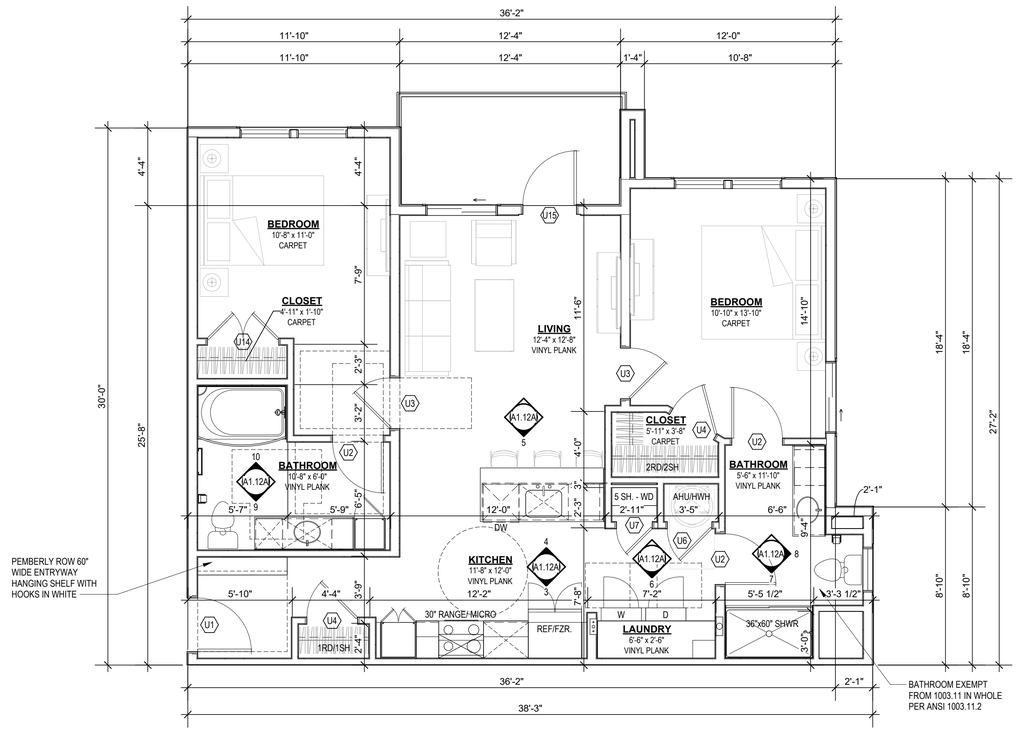
4 ELEVATION
3/8" = 1'-0"



3 ELEVATION
3/8" = 1'-0"



2 UNIT B1 - TYPE A - RCP
1/4" = 1'-0"



1 UNIT B1 - TYPE A
1/4" = 1'-0"

UNIT PLAN GENERAL NOTES:

A. REFER TO ASSEMBLY SHEET SERIES **A0.30** FOR ASSEMBLY DIMENSION ORIGINS AND THICKNESS.

B. REFER TO SHEET **A1.00** FOR MOUNTING HEIGHTS.

C. REFER TO SHEET **A0.20** AND **A0.21** FOR ACCESSIBILITY REQUIREMENTS.

D. REFER TO BUILDING PLANS AND EXTERIOR ELEVATIONS FOR ADDITIONAL EXTERIOR ARCHITECTURAL ELEMENTS INCLUDING BALCONY LOCATIONS AND CONFIGURATIONS, COLUMNS, WINDOWS/TRANSOMS, AND PATIO DOOR INFORMATION.

E. USE TEAR-AWAY BEAD, BACKER ROD, AND CAULK AT ALL DRYWALL RETURNS AT FENESTRATION CONDITIONS.

F. ALL DIMENSIONS AND NOTES STATING "CLEAR", "MIN" OR "MAX" ARE FROM FINISH FACE TO FINISH FACE.

G. PROVIDE BLOCKING FOR ALL TV LOCATIONS, WALL HUNG CABINETS, SHELVING, GRAB BARS, AND OTHER WALL MOUNTED ITEMS.

H. LANDINGS AND FLOORS ON EITHER SIDE OF DOORWAYS SHALL NOT BE MORE THAN 1/2" LOWER THAN DOORWAY THRESHOLD.

I. PROVIDE SAFETY GLAZING AT HAZARDOUS LOCATIONS PER IBC SECTION 2406. SEE PLANS FOR LOCATIONS.

J. 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.

K. ALL EXPOSED EDGES OF FINISHES TO BE DRESSED WITH APPROPRIATE FINISH STRIP.

L. MATCH SHOE FINISH TO CABINET FINISH WHERE ADJACENT TO BASE CABINET.

M. 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.

N. WHEN TUBS AND SHOWERS ARE LOCATED ADJACENT TO A FIRE RATED ASSEMBLY, EXTEND GYPSUM BOARD BEHIND AND PROVIDE INSULATION.

O. 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.

P. AVOID WATER LINES IN EXTERIOR WALLS. WHERE NOT POSSIBLE, INSTALL FOAM INSULATION BETWEEN WATER LINES & SHEATHING.

Q. REFER TO FLOOR PLANS AND ROOF PLANS FOR ADDITIONAL RAISED PLATE LINES AND VAULTED CEILING INFORMATION.

R. ALL WINDOWS TO RECEIVE 5/4X STOOL WITH 1X3 APRON & DRYWALL RETURNS ON JAMBS & HEAD.

S. DEVICE TRIMS & DEVICE FACES TO CLOSELY MATCH THE COLOR OF THE SURFACE THEY ARE APPLIED TO.

T. ALL PANTRY CABINETS & CABINETS ABOVE REFRIGERATOR SHALL BE 24" DEEP AND 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, U.N.O.

X. ALL CEILING HEIGHTS TO BE B.O. STRUCTURE U.N.O.

Y. ALL CEILING MOUNTED LIGHT FIXTURES TO BE CENTERED IN ROOM U.N.O.

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PRAIRIE VILLAGE,
KANSAS, 66207

STATE OF MISSOURI
TIMOTHY W. HOMBURG
NUMBER A-2013004237
ARCHITECT
9.2.2024

A NEW APARTMENT COMMUNITY AT:
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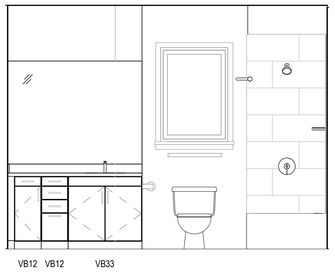
NW SLOAN & NE SYCAMORE ST
LEE'S SUMMIT, MO 64086

DRAWING RELEASE LOG
- 02/23/24 100% DD Set
- 03/22/24 50% CD Set
- 04/19/24 90% CD Set

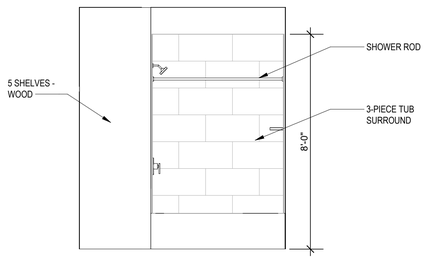
△REVISIONS

JOB NO. **740623**
DATE **04.19.24**
DRAWN BY **SW EM KN**
CD SET/PERMIT

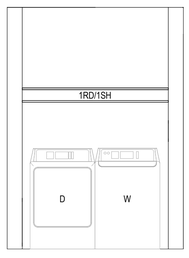
SHEET NAME
UNIT B1 TYPE A PLAN & ELEVATIONS
SHEET NO.
A1.12A



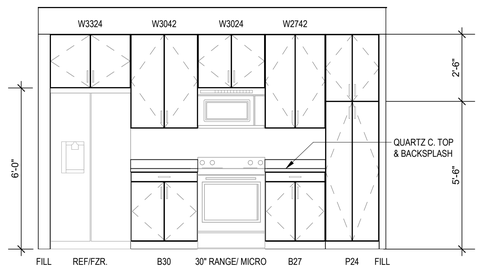
7 ELEVATION
3/8" = 1'-0"



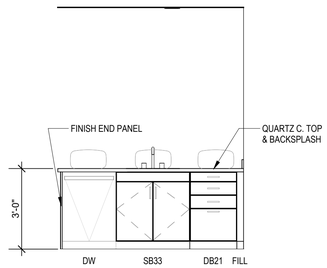
6 ELEVATION
3/8" = 1'-0"



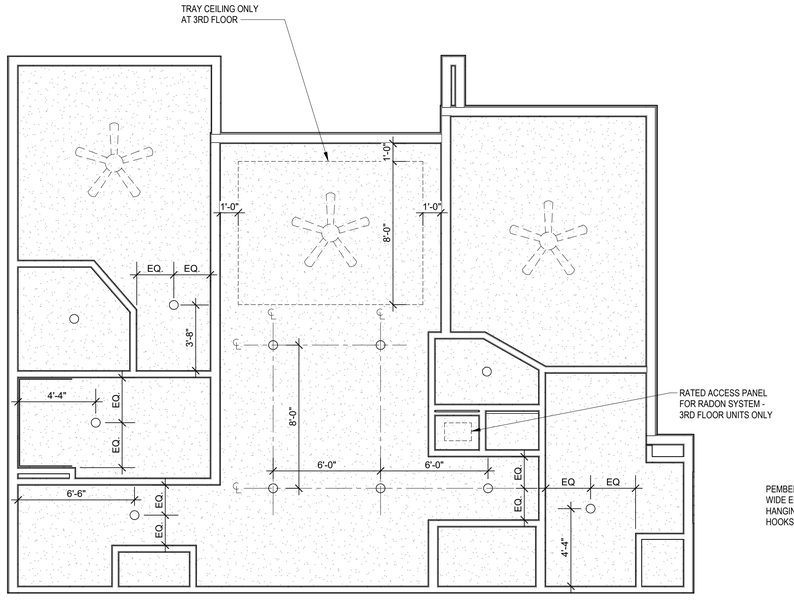
5 ELEVATION
3/8" = 1'-0"



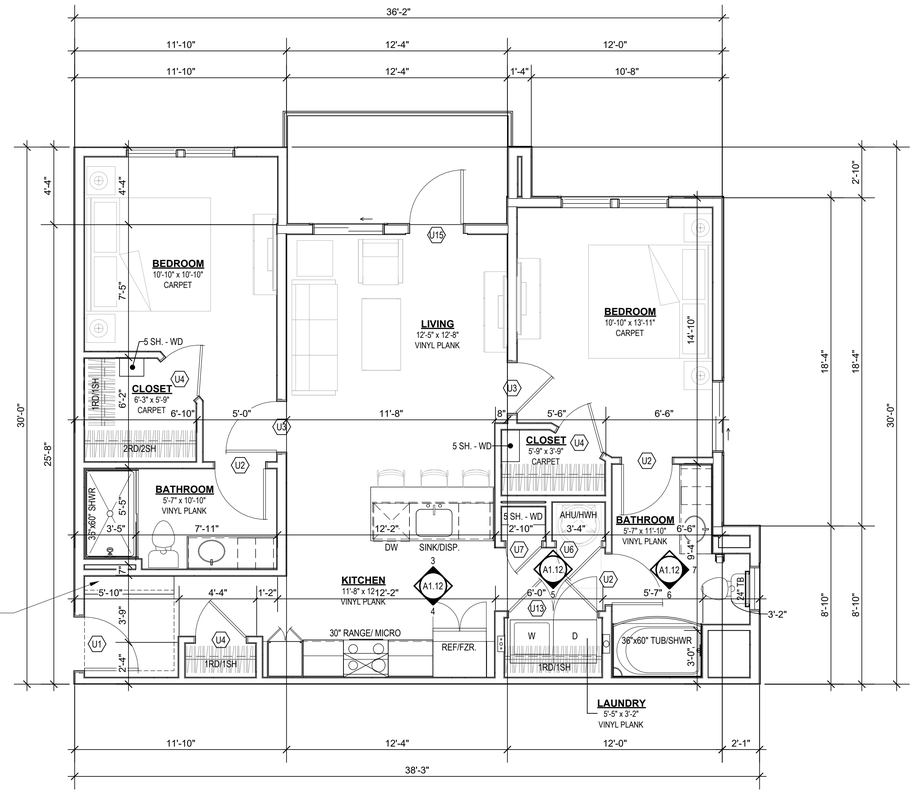
4 ELEVATION
3/8" = 1'-0"



3 ELEVATION
3/8" = 1'-0"



2 UNIT B1 - RCP
1/4" = 1'-0"



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1/4" = 1'-0"

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A. REFER TO ASSEMBLY SHEET SERIES **A0.30** FOR ASSEMBLY DIMENSION ORIGINS AND THICKNESS.

B. REFER TO SHEET **A1.00** FOR MOUNTING HEIGHTS.

C. REFER TO SHEET **A0.20** AND **A0.21** FOR ACCESSIBILITY REQUIREMENTS.

D. 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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Y. ALL CEILING MOUNTED LIGHT FIXTURES TO BE CENTERED IN ROOM U.N.O.

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PRAIRIE VILLAGE, KANSAS, 66207

STATE OF MISSOURI
TIMOTHY W. HOMBURG
NUMBER A-2013004237
ARCHITECT
9.2.2024

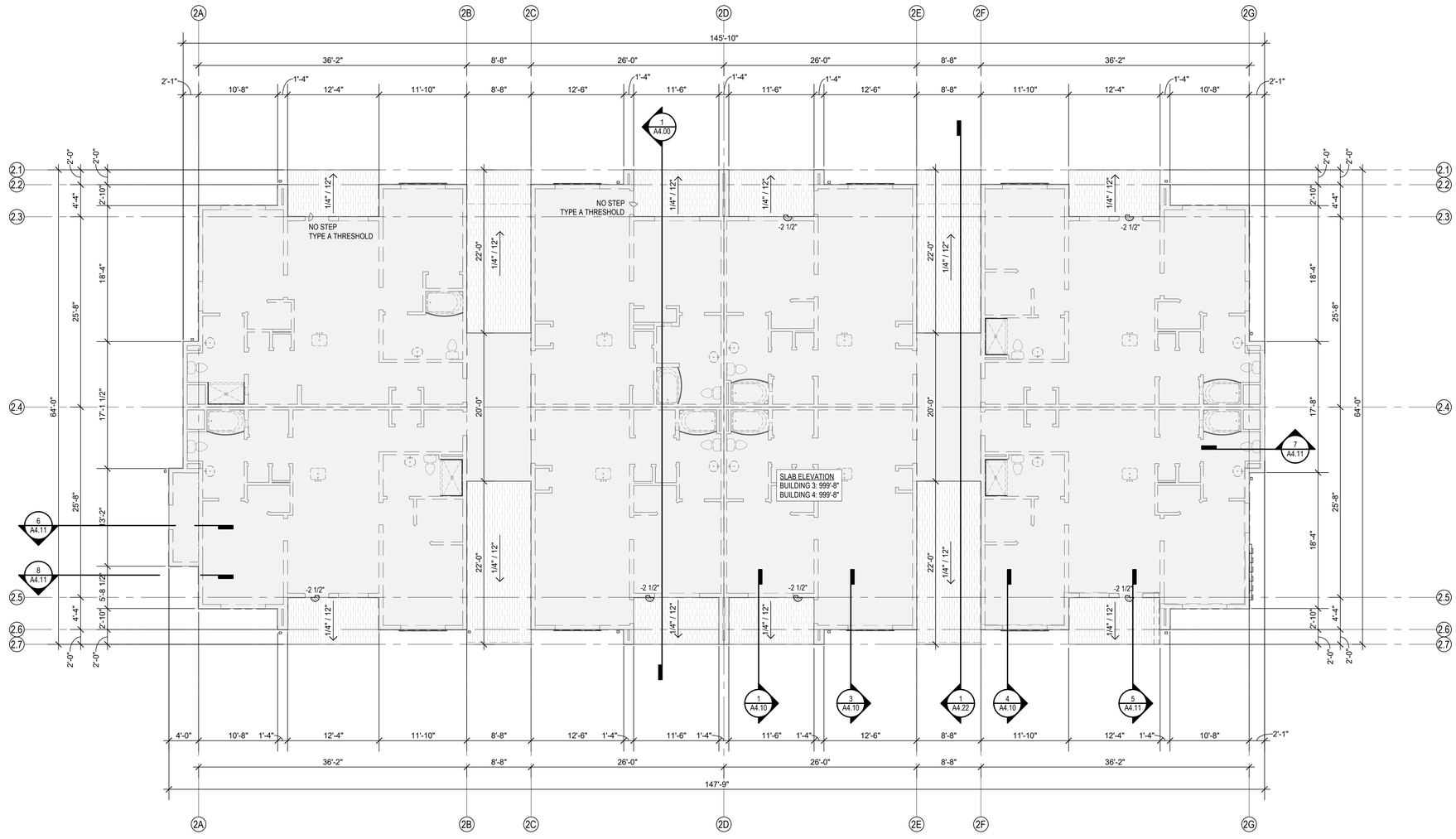
A NEW APARTMENT COMMUNITY AT:
DOUGLAS STATION
NW SLOAN & NE SYCAMORE ST
LEE'S SUMMIT, MO 64086

DRAWING RELEASE LOG
- 02/23/24 100% DD Set
- 03/22/24 50% CD Set
- 04/19/24 90% CD Set

△REVISIONS

JOB NO. 740623
DATE 04.19.24
DRAWN BY SW EM KN
CD SET/PERMIT

SHEET NAME
UNIT B1 PLAN & ELEVATIONS
SHEET NO.
A1.12



1 BUILDING TYPE A SLAB PLAN

1/8" = 1'-0"

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TIMOTHY W. HOMBURG
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△ REVISIONS

JOB NO. 740623
DATE 04.19.24
DRAWN BY SW EM KN
CD SET/PERMIT

SHEET NAME
BUILDING TYPE A SLAB PLAN
SHEET NO.
A2.10

ARCH D 24" x 36"

BUILDING FLOOR PLAN GENERAL NOTES:

A. RATED ASSEMBLY TAGS ARE TYPICAL AT SIMILAR LOCATIONS NOT OTHERWISE NOTED.

B. SEE SHEETS **A0.30** 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. FIRE EXTINGUISHER CABINET (F.E.C.) LOCATIONS ARE APPROXIMATE UNLESS NOTED OTHERWISE. CONTRACTOR TO COORDINATE FINAL LOCATIONS TO NOT CONFLICT WITH WALL FRAMING, UTILITY ROUGH-INS, TRIM/PANELING, ETC.

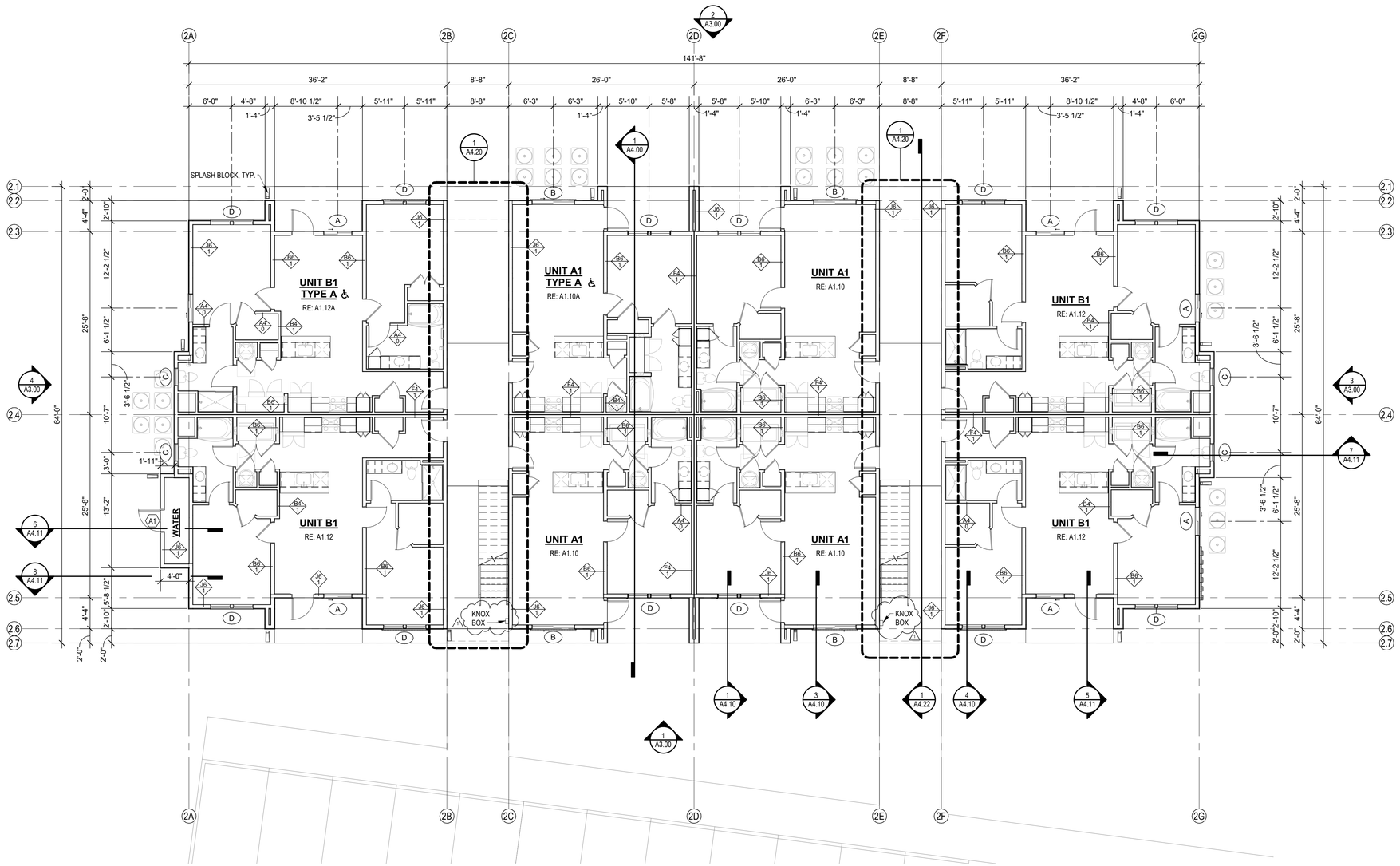
E. COORDINATE SECURITY, IT & A/V REQUIREMENTS WITH OWNER PRIOR TO CONSTRUCTION. PROVIDE CONDUIT AND PULL STRINGS AS NEEDED.

F. 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.

G. 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.

H. DOWNSPOUTS AT THE FRONT AND SIDES OF BUILDING SHALL DISCHARGE AWAY FROM BUILDING ON 12"X36" CONCRETE SPLASHBLOCKS.

I. DOWNSPOUTS AT REAR OF BUILDING SHALL BE PIPED TO STORM DRAINS BELOW GRADE. SEE CIVIL DRAWINGS.



1 BUILDING TYPE A FIRST FLOOR PLAN
1/8" = 1'-0"

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KANSAS, 66207

STATE OF MISSOURI
TIMOTHY W. HOMBURG
NUMBER A-2013004257
ARCHITECT
9.27.2024

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DOUGLAS STATION
NW SLOAN & NE SYCAMORE ST
LEE'S SUMMIT, MO 64086

DRAWING RELEASE LOG
- 02/23/24 100% DD Set
- 03/22/24 50% CD Set
- 04/18/24 90% CD Set

△ REVISIONS
1 9/27/24 CITY COMMENT RESPONSES

JOB NO. 740623
DATE 04.19.24
DRAWN BY SW EM KN
CD SET/PERMIT

SHEET NAME
BUILDING TYPE A 1ST FLOOR
SHEET NO.
A2.11

9/24/2024 8:16:39 AM

ARCH D 24" x 36"

BUILDING FLOOR PLAN GENERAL NOTES:

A. RATED ASSEMBLY TAGS ARE TYPICAL AT SIMILAR LOCATIONS NOT OTHERWISE NOTED.

B. SEE SHEETS **A0.30** 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. FIRE EXTINGUISHER CABINET (F.E.C.) LOCATIONS ARE APPROXIMATE UNLESS NOTED OTHERWISE. CONTRACTOR TO COORDINATE FINAL LOCATIONS TO NOT CONFLICT WITH WALL FRAMING, UTILITY ROUGH-INS, TRIM/PANELING, ETC.

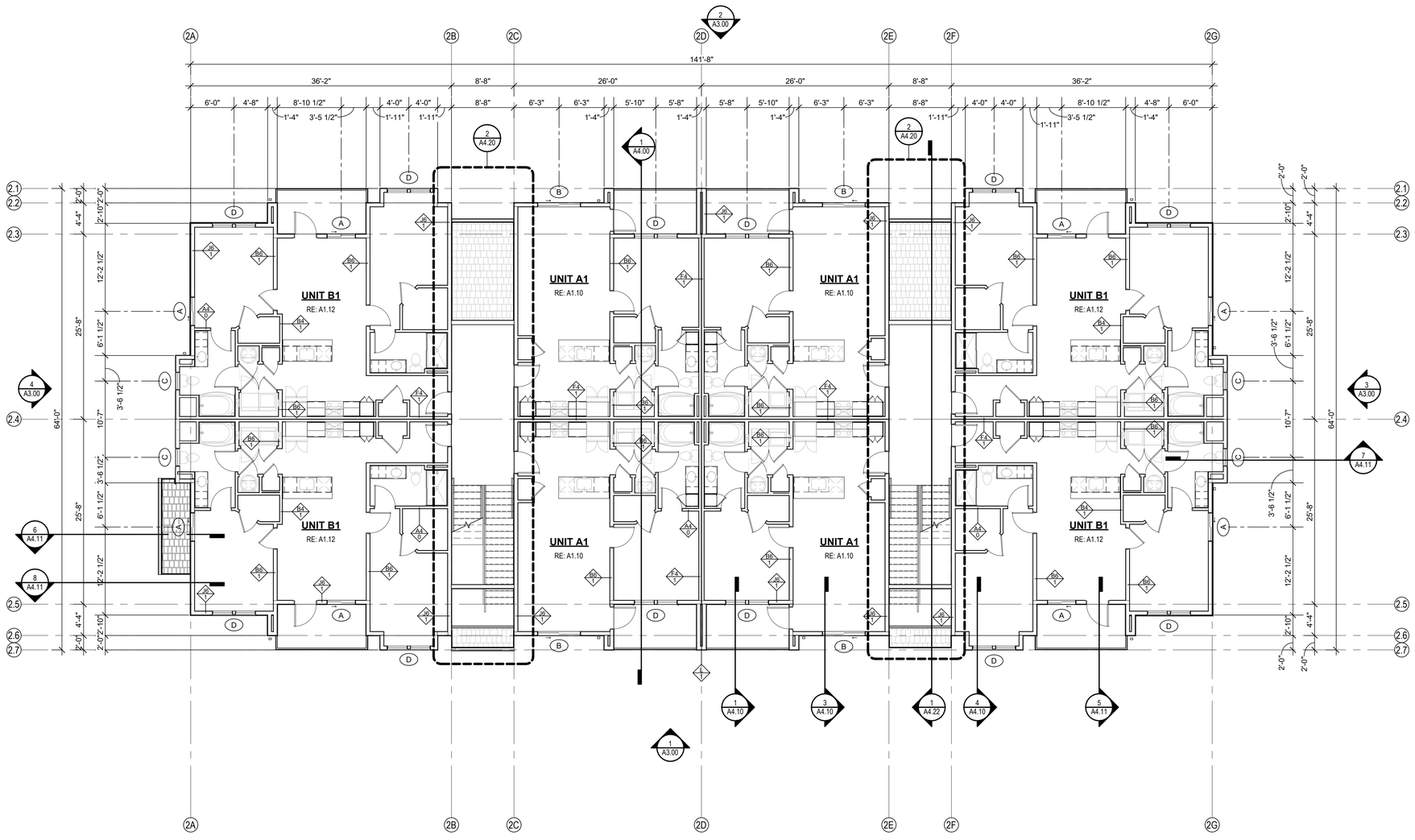
E. COORDINATE SECURITY, IT & A/V REQUIREMENTS WITH OWNER PRIOR TO CONSTRUCTION. PROVIDE CONDUIT AND PULL STRINGS AS NEEDED.

F. 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.

G. 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.

H. DOWNSPOUTS AT THE FRONT AND SIDES OF BUILDING SHALL DISCHARGE AWAY FROM BUILDING ON 12 "X36" CONCRETE SPLASHBLOCKS.

I. DOWNSPOUTS AT REAR OF BUILDING SHALL BE PIPED TO STORM DRAINS BELOW GRADE. SEE CIVIL DRAWINGS.



1 BUILDING TYPE A SECOND FLOOR PLAN
1/8" = 1'-0"

nspj ARCHITECTS
ARCHITECTURE
LANDSCAPE
ARCHITECTURE
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DRAWING RELEASE LOG
- 02/23/24 100% DD Set
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△REVISIONS

JOB NO. 740623
DATE 04.19.24
DRAWN BY SW EM KN
CD SET/PERMIT

SHEET NAME
BUILDING TYPE A 2ND FLOOR
SHEET NO.
A2.12

9/3/2024 12:27:35 PM

ARCH D 24" x 36"

BUILDING FLOOR PLAN GENERAL NOTES:

A. RATED ASSEMBLY TAGS ARE TYPICAL AT SIMILAR LOCATIONS NOT OTHERWISE NOTED.

B. SEE SHEETS **A0.30** 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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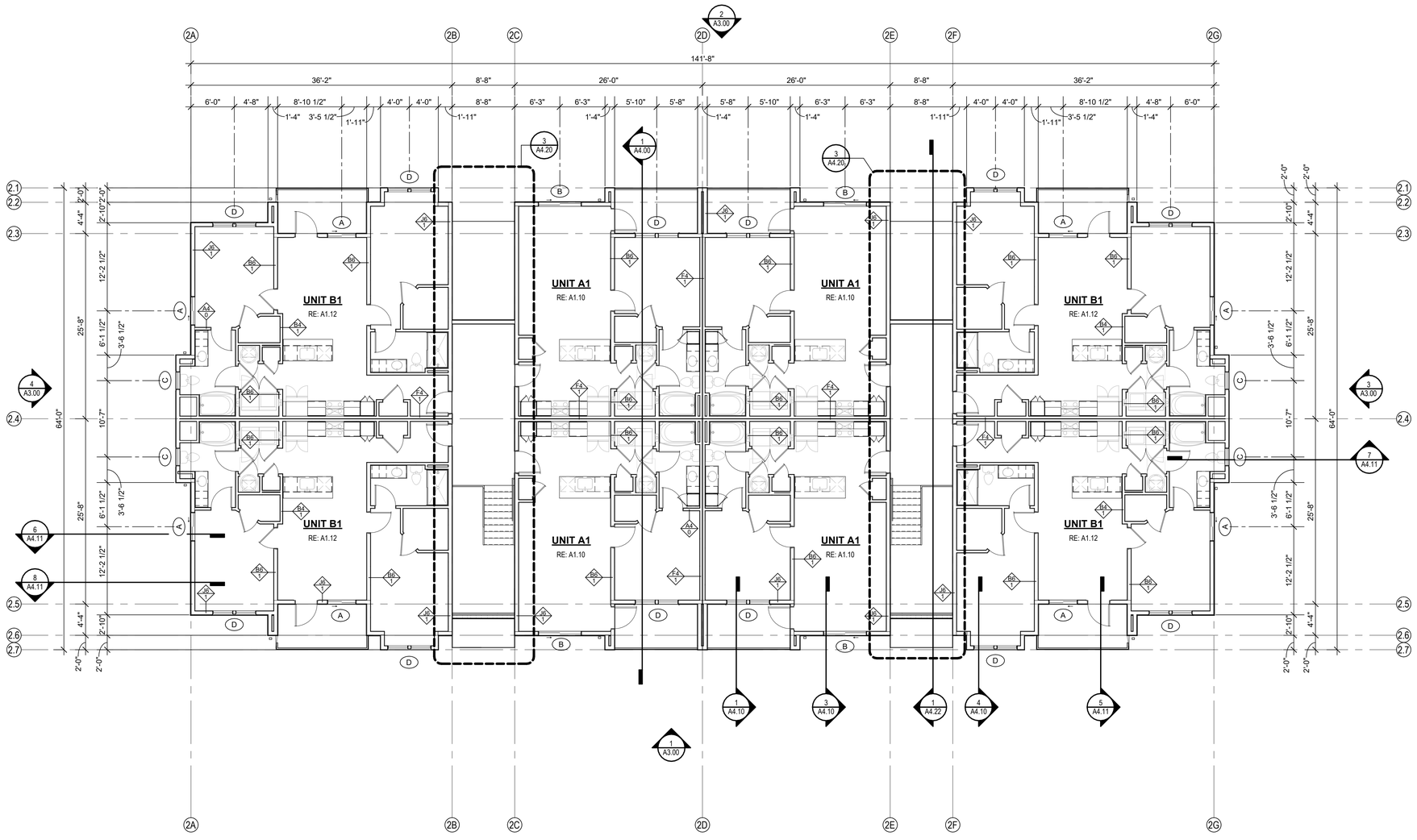
E. COORDINATE SECURITY, IT & A/V REQUIREMENTS WITH OWNER PRIOR TO CONSTRUCTION. PROVIDE CONDUIT AND PULL STRINGS AS NEEDED.

F. 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.

G. 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.

H. DOWNSPOUTS AT THE FRONT AND SIDES OF BUILDING SHALL DISCHARGE AWAY FROM BUILDING ON 12 "X36" CONCRETE SPLASHBLOCKS.

I. DOWNSPOUTS AT REAR OF BUILDING SHALL BE PIPED TO STORM DRAINS BELOW GRADE. SEE CIVIL DRAWINGS.



1 BUILDING TYPE A THIRD FLOOR PLAN
1/8" = 1'-0"

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

STATE OF MISSOURI
TIMOTHY W. HOMBURG
NUMBER A-2013004257
ARCHITECT
9.2.2024

A NEW APARTMENT COMMUNITY AT:
DOUGLAS STATION
NW SLOAN & NE SYCAMORE ST
LEE'S SUMMIT, MO 64086

DRAWING RELEASE LOG
- 02/23/24 100% DD Set
- 03/22/24 50% CD Set
- 04/19/24 90% CD Set

△REVISIONS

JOB NO. 740623
DATE 04.19.24
DRAWN BY SW EM KN
CD SET/PERMIT

SHEET NAME
BUILDING TYPE A 3RD FLOOR
SHEET NO.
A2.13

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ROOF VENT CALCULATOR - BUILDING TYPE A

Name	Area	Total Net Free Area of Venting Provided	Vented Area Percentage at Upper Roof Provided	UPPER VENTING			LOWER VENTING				
				RIDGE VENTING		Total Net Free Area of Upper Venting Provided	SOFFIT VENTING		STATIC VENT		Total Lower Venting Provided
				Vented Net Free Area Per LF of Ridge Vent	Length of Ridge Vent Provided		Vented Net Free Area Per LF of Vented Soffit	Vented Soffit Length Provided	Vented Net Free Area Per Lower Static Vent	Static Vents Provided	
DRAFTSTOP	2051 SF	1003 in²	25.23%	11 in²	22'-7"	248 in²	5 in²	31' - 0"	50 in²	12	755 in²
DRAFTSTOP	379 SF	200 in²	0.00%	11 in²	0"	0 in²	5 in²	0' - 0"	50 in²	4	200 in²
DRAFTSTOP	1562 SF	1021 in²	38.14%	11 in²	26'-0"	286 in²	5 in²	27' - 0"	50 in²	12	735 in²
DRAFTSTOP	1563 SF	1021 in²	38.11%	11 in²	26'-0"	286 in²	5 in²	27' - 0"	50 in²	12	735 in²
DRAFTSTOP	379 SF	200 in²	0.00%	11 in²	0"	0 in²	5 in²	0' - 0"	50 in²	4	200 in²
DRAFTSTOP	2051 SF	1253 in²	25.23%	11 in²	22'-7"	248 in²	5 in²	31' - 0"	50 in²	17	1005 in²

ROOF PLAN GENERAL NOTES:

A. REFER TO BUILDING ELEVATIONS FOR DOWNSPOUT LOCATIONS.

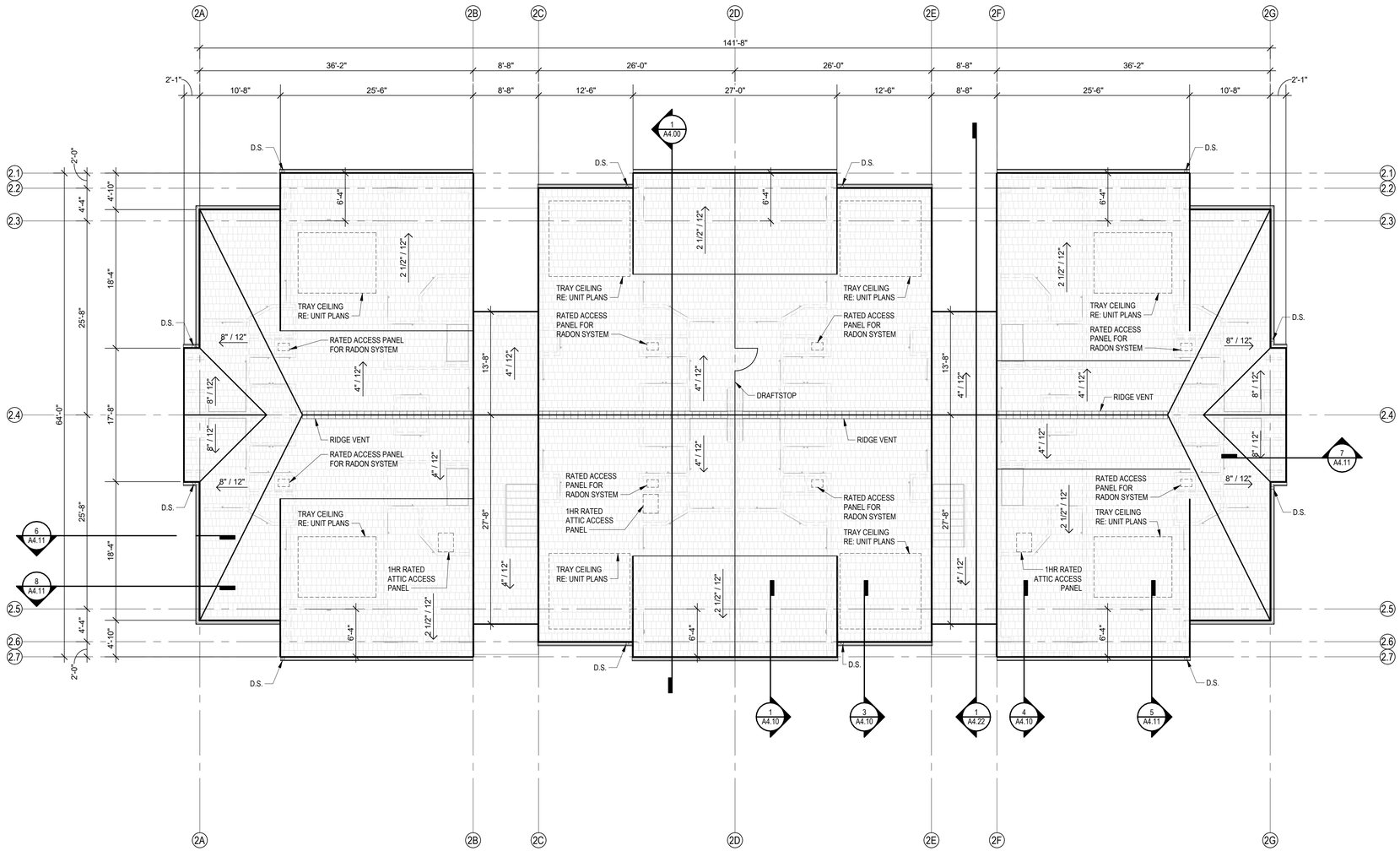
B. ALL OBJECTS INDICATED ON THE ROOF ARE GENERAL AND MUST BE COORDINATED WITH MEP AND STRUCTURAL ELEMENTS. REFER TO MEP DRAWINGS FOR ACTUAL MECHANICAL EQUIPMENT LOCATIONS.

C. ALL FLAT ROOFS SHALL SLOPE ¼" PER FOOT MINIMUM.

D. ALL CRICKETS SHALL SLOPE ¼" 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.



1 BUILDING TYPE A ROOF PLAN

1/8" = 1'-0"

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LANDSCAPE
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STATE OF MISSOURI
TIMOTHY W. HOMBURG
NUMBER A-2013004237
ARCHITECT
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A NEW APARTMENT COMMUNITY AT:

DOUGLAS STATION

NW SLOAN & NE SYCAMORE ST
LEE'S SUMMIT, MO 64086

DRAWING RELEASE LOG
- 02/23/24 100% DD Set
- 03/22/24 50% CD Set
- 04/19/24 90% CD Set

△ REVISIONS

JOB NO. 740623
DATE 04.19.24
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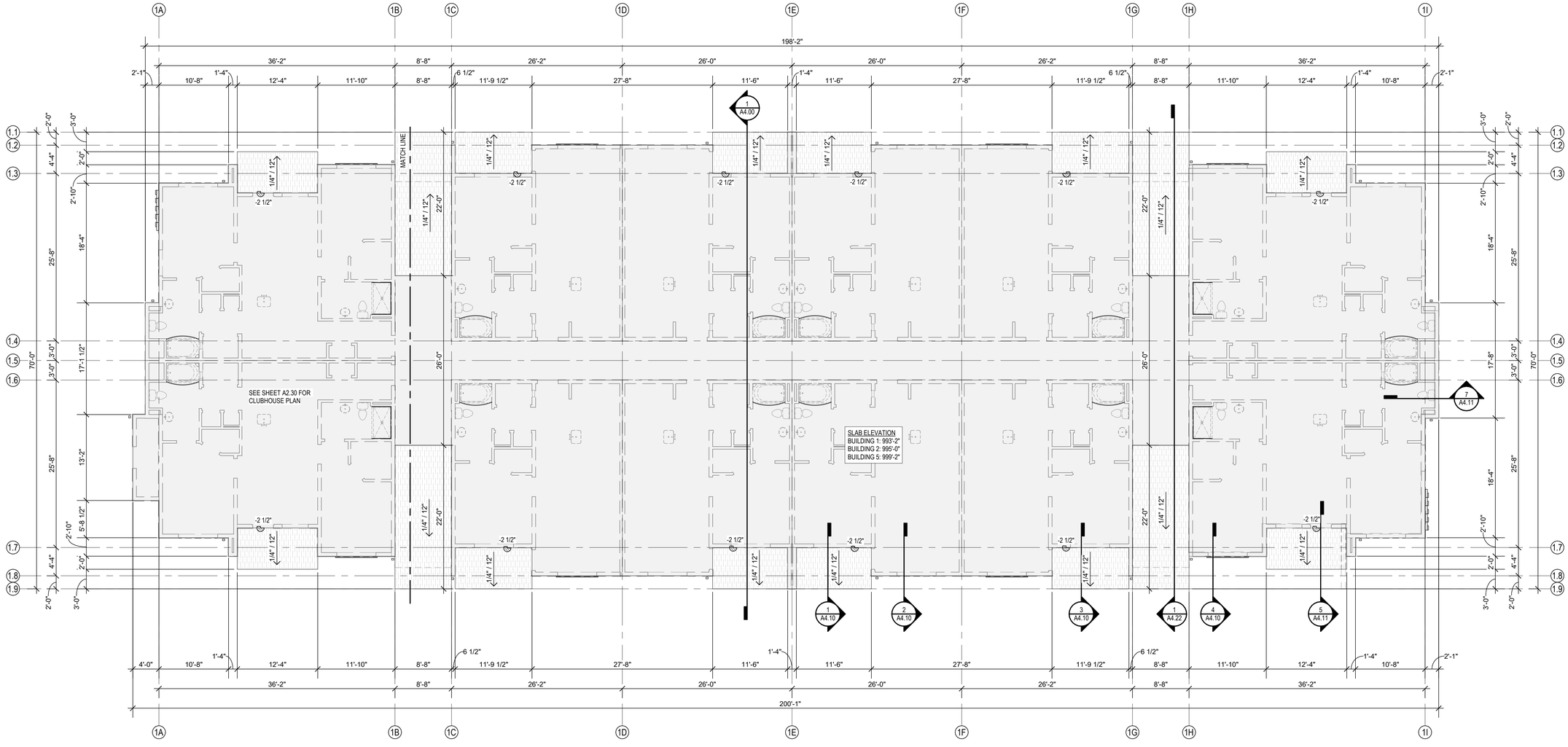
CD SET/PERMIT

SHEET NAME
BUILDING TYPE A ROOF PLAN
SHEET NO.
A2.14

ARCH D 24" x 36"



1 BUILDING TYPE C SLAB PLAN

1/8" = 1'-0"

nspj ARCHITECTS

ARCHITECTURE
LANDSCAPE ARCHITECTURE

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9415 NALL AVE., #300
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A NEW APARTMENT COMMUNITY AT:

DOUGLAS STATION

NW SLOAN & NE SYCAMORE ST
LEE'S SUMMIT, MO 64086

DRAWING RELEASE LOG
- 02/23/24 100% DD Set
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- 04/19/24 90% CD Set

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JOB NO. 740623
DATE 04.19.24
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CD SET/PERMIT

SHEET NAME
BUILDING TYPE C SLAB PLAN

SHEET NO.
A2.20

9/3/2024 12:27:41 PM

ARCH D 24" x 36"

BUILDING FLOOR PLAN GENERAL NOTES:

A. RATED ASSEMBLY TAGS ARE TYPICAL AT SIMILAR LOCATIONS NOT OTHERWISE NOTED.

B. SEE SHEETS **A0.30** 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. FIRE EXTINGUISHER CABINET (F.E.C.) LOCATIONS ARE APPROXIMATE UNLESS NOTED OTHERWISE. CONTRACTOR TO COORDINATE FINAL LOCATIONS TO NOT CONFLICT WITH WALL FRAMING, UTILITY ROUGH-INS, TRIM/PANELING, ETC.

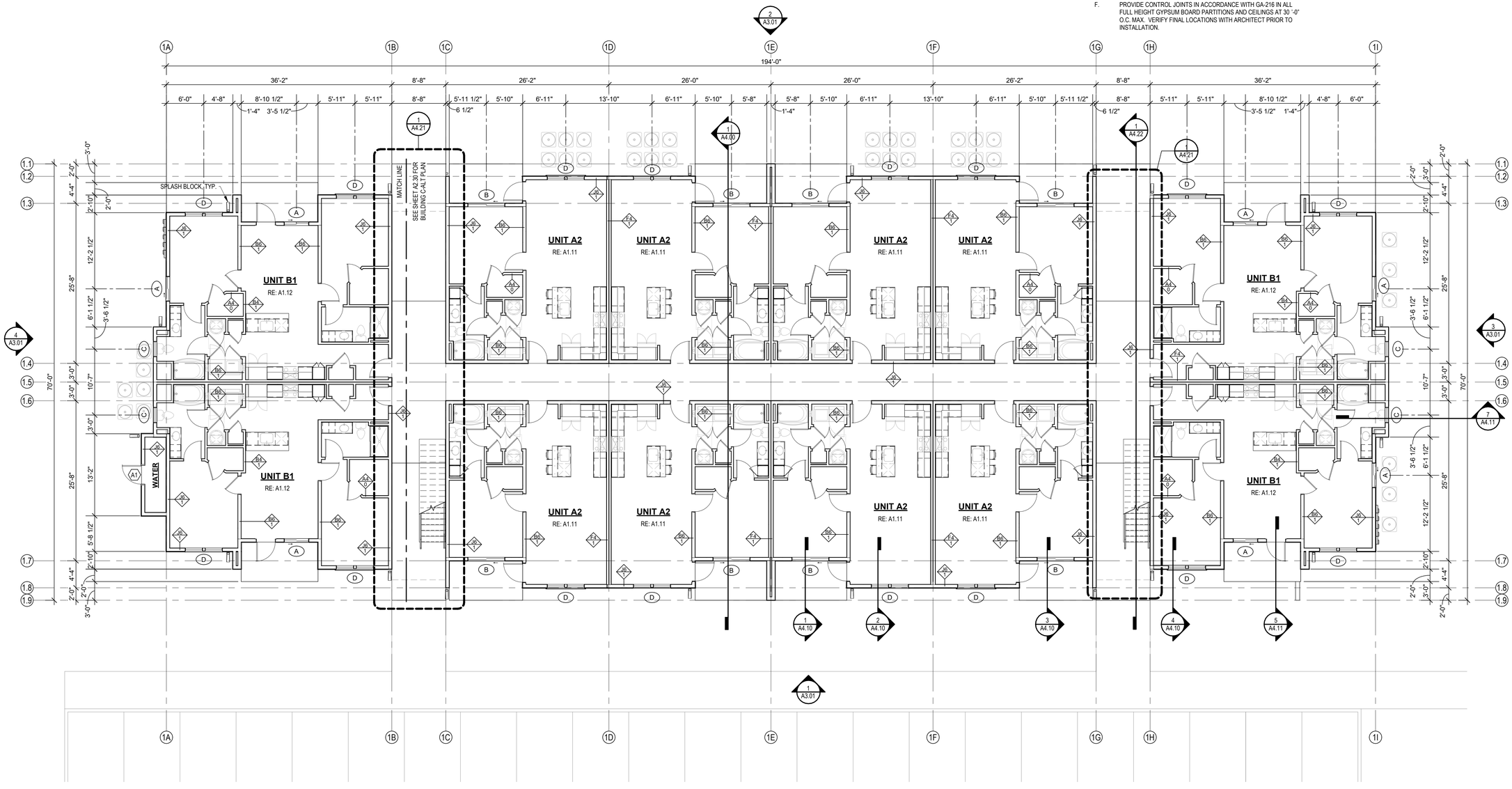
E. COORDINATE SECURITY, IT & A/V REQUIREMENTS WITH OWNER PRIOR TO CONSTRUCTION. PROVIDE CONDUIT AND PULL STRINGS AS NEEDED.

F. 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.

G. 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.

H. DOWNSPOUTS AT THE FRONT AND SIDES OF BUILDING SHALL DISCHARGE AWAY FROM BUILDING ON 12 "X36" CONCRETE SPLASHBLOCKS.

I. DOWNSPOUTS AT REAR OF BUILDING SHALL BE PIPED TO STORM DRAINS BELOW GRADE. SEE CIVIL DRAWINGS.



1 BUILDING TYPE C FIRST FLOOR PLAN

nspj ARCHITECTS
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TIMOTHY W. HOMBURG
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ARCHITECT
9.2.2024

A NEW APARTMENT COMMUNITY AT:
DOUGLAS STATION
NW SLOAN & NE SYCAMORE ST
LEE'S SUMMIT, MO 64086

DRAWING RELEASE LOG
- 02/23/24 100% DD Set
- 03/22/24 50% CD Set
- 04/19/24 90% CD Set

△REVISIONS

JOB NO. 740623
DATE 04.19.24
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CD SET/PERMIT

SHEET NAME
BUILDING TYPE C 1ST FLOOR
SHEET NO.
A2.21

9/3/2024 12:27:43 PM

ARCH D 24" x 36"

BUILDING FLOOR PLAN GENERAL NOTES:

A. RATED ASSEMBLY TAGS ARE TYPICAL AT SIMILAR LOCATIONS NOT OTHERWISE NOTED.

B. SEE SHEETS **A0.30** 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. FIRE EXTINGUISHER CABINET (F.E.C.) LOCATIONS ARE APPROXIMATE UNLESS NOTED OTHERWISE. CONTRACTOR TO COORDINATE FINAL LOCATIONS TO NOT CONFLICT WITH WALL FRAMING, UTILITY ROUGH-INS, TRIM/PANELING, ETC.

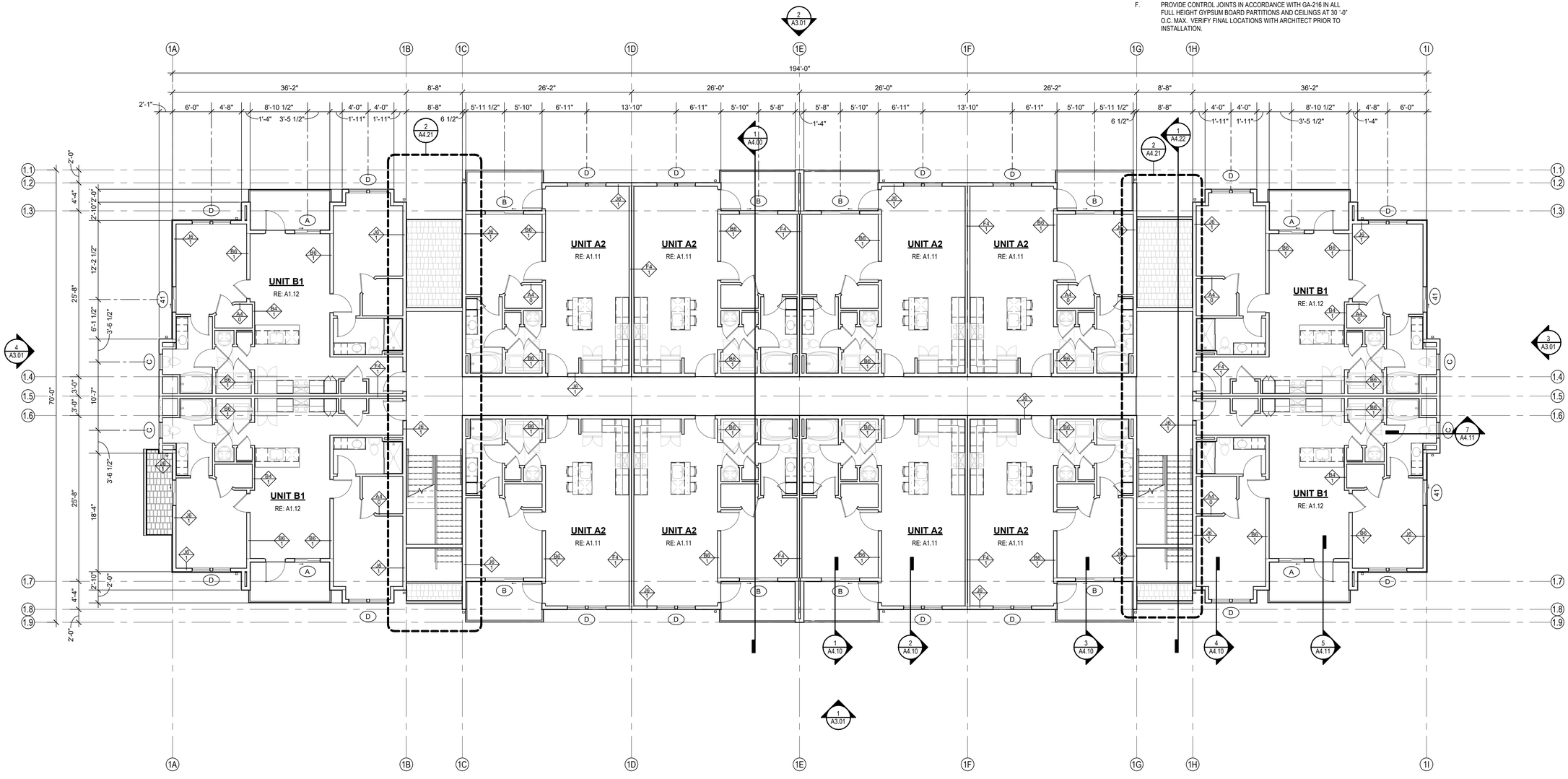
E. COORDINATE SECURITY, IT & A/V REQUIREMENTS WITH OWNER PRIOR TO CONSTRUCTION. PROVIDE CONDUIT AND PULL STRINGS AS NEEDED.

F. 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.

G. 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.

H. DOWNSPOUTS AT THE FRONT AND SIDES OF BUILDING SHALL DISCHARGE AWAY FROM BUILDING ON 12 "X36" CONCRETE SPLASHBLOCKS.

I. DOWNSPOUTS AT REAR OF BUILDING SHALL BE PIPED TO STORM DRAINS BELOW GRADE. SEE CIVIL DRAWINGS.



1 BUILDING TYPE C SECOND FLOOR PLAN

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LANDSCAPE ARCHITECTURE
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STATE OF MISSOURI
TIMOTHY W. HOMBURG
NUMBER A-2013004217
ARCHITECT
9.2.2024

A NEW APARTMENT COMMUNITY AT:
DOUGLAS STATION
NW SLOAN & NE SYCAMORE ST
LEE'S SUMMIT, MO 64086

DRAWING RELEASE LOG
- 02/23/24 100% DD Set
- 03/22/24 50% CD Set
- 04/19/24 90% CD Set

△REVISIONS

JOB NO. 740623
DATE 04.19.24
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CD SET/PERMIT

SHEET NAME
BUILDING TYPE C 2ND FLOOR
SHEET NO.
A2.22

9/3/2024 12:27:45 PM

ARCH D 24" x 36"

BUILDING FLOOR PLAN GENERAL NOTES:

A. RATED ASSEMBLY TAGS ARE TYPICAL AT SIMILAR LOCATIONS NOT OTHERWISE NOTED.

B. SEE SHEETS **A0.30** 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. FIRE EXTINGUISHER CABINET (F.E.C.) LOCATIONS ARE APPROXIMATE UNLESS NOTED OTHERWISE. CONTRACTOR TO COORDINATE FINAL LOCATIONS TO NOT CONFLICT WITH WALL FRAMING, UTILITY ROUGH-INS, TRIM/PANELING, ETC.

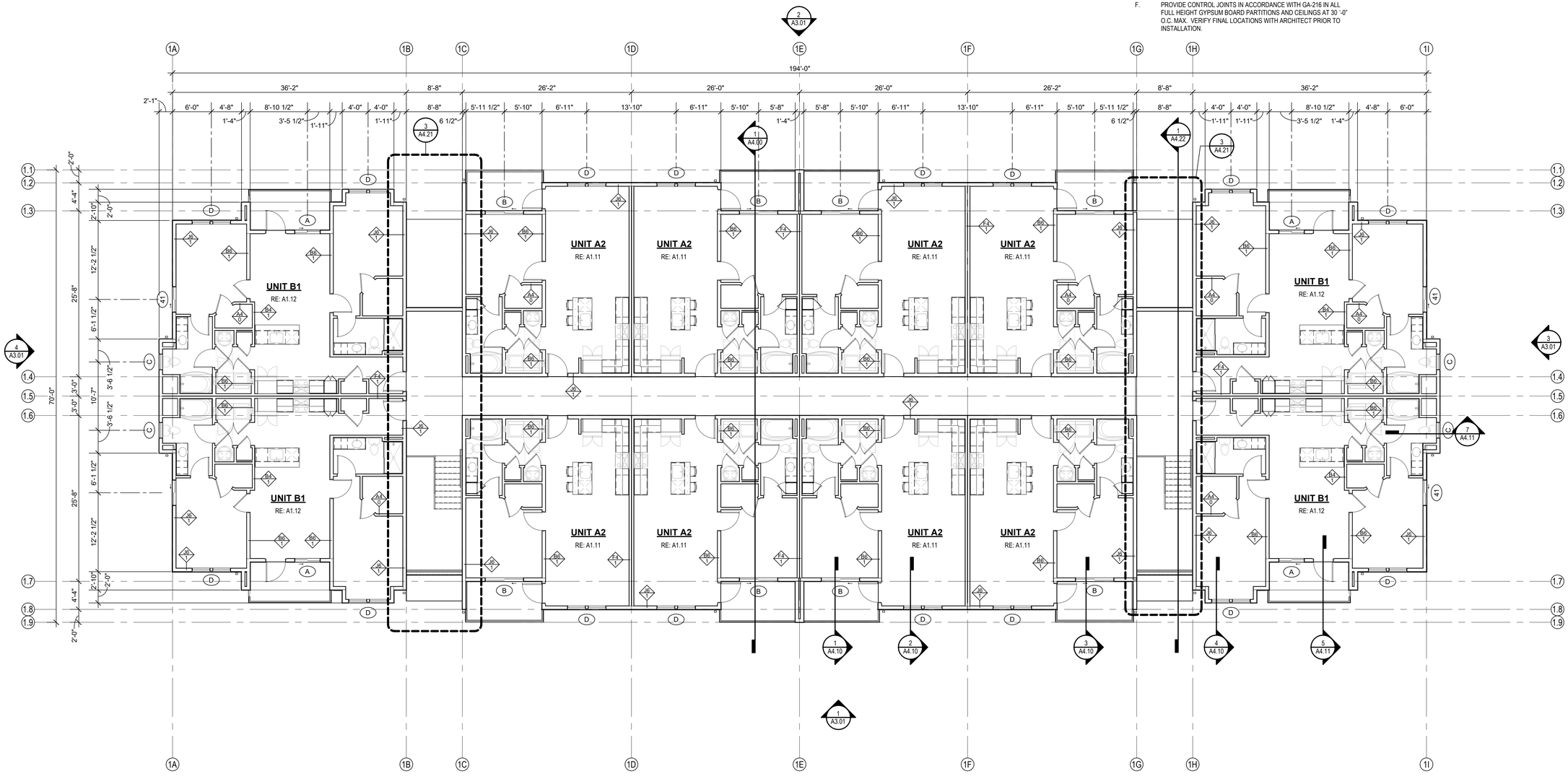
E. COORDINATE SECURITY, IT & A/V REQUIREMENTS WITH OWNER PRIOR TO CONSTRUCTION. PROVIDE CONDUIT AND PULL STRINGS AS NEEDED.

F. 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.

G. 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.

H. DOWNSPOUTS AT THE FRONT AND SIDES OF BUILDING SHALL DISCHARGE AWAY FROM BUILDING ON 12 "X36" CONCRETE SPLASHBLOCKS.

I. DOWNSPOUTS AT REAR OF BUILDING SHALL BE PIPED TO STORM DRAINS BELOW GRADE. SEE CIVIL DRAWINGS.



1 BUILDING TYPE C THIRD FLOOR PLAN

nspj ARCHITECTS
ARCHITECTURE
LANDSCAPE
ARCHITECTURE
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9415 NALL AVE., #300
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KANSAS, 66207

STATE OF MISSOURI
TIMOTHY W. HOMBURG
NUMBER A-2013004217
ARCHITECT
9.2.2024

A NEW APARTMENT COMMUNITY AT:
DOUGLAS STATION
NW SLOAN & NE SYCAMORE ST
LEE'S SUMMIT, MO 64086

DRAWING RELEASE LOG
- 02/23/24 100% DD Set
- 03/22/24 50% CD Set
- 04/19/24 90% CD Set

△REVISIONS

JOB NO. 740623
DATE 04.19.24
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CD SET/PERMIT

SHEET NAME
BUILDING TYPE C 3RD FLOOR
SHEET NO.
A2.23

9/3/2024 12:27:47 PM

ARCH D 24" x 36"

ROOF VENT CALCULATOR - BUILDING TYPE C

Name	Area	Total Net Free Area of Venting Provided	Vented Area Percentage at Upper Roof Provided	UPPER VENTING			LOWER VENTING				
				RIDGE VENTING		Total Net Free Area of Upper Venting Provided	SOFFIT VENTING		STATIC VENT		Total Lower Venting Provided
				Vented Net Free Area Per LF of Ridge Vent	Length of Ridge Vent Provided		Vented Net Free Area Per LF of Vented Soffit	Vented Soffit Length Provided	Vented Net Free Area Per Lower Static Vent	Static Vents Provided	
DRAFTSTOP	2051 SF	1004 in²	25.23%	11 in²	22'-7"	248 in²	5 in²	31' - 2"	50 in²	12	756 in²
DRAFTSTOP	379 SF	200 in²	0.00%	11 in²	0"	0 in²	5 in²	0' - 0"	50 in²	4	200 in²
DRAFTSTOP	380 SF	200 in²	0.00%	11 in²	0"	0 in²	5 in²	0' - 0"	50 in²	4	200 in²
DRAFTSTOP	2618 SF	1262 in²	35.16%	11 in²	40'-2"	442 in²	5 in²	24' - 0"	50 in²	14	820 in²
DRAFTSTOP	1738 SF	857 in²	31.76%	11 in²	24'-1"	265 in²	5 in²	48' - 4"	50 in²	7	592 in²
DRAFTSTOP	2617 SF	1262 in²	35.17%	11 in²	40'-2"	442 in²	5 in²	24' - 0"	50 in²	14	820 in²
DRAFTSTOP	2051 SF	1004 in²	25.23%	11 in²	22'-7"	248 in²	5 in²	31' - 2"	50 in²	12	756 in²

ROOF PLAN GENERAL NOTES:

A. REFER TO BUILDING ELEVATIONS FOR DOWNSPOUT LOCATIONS.

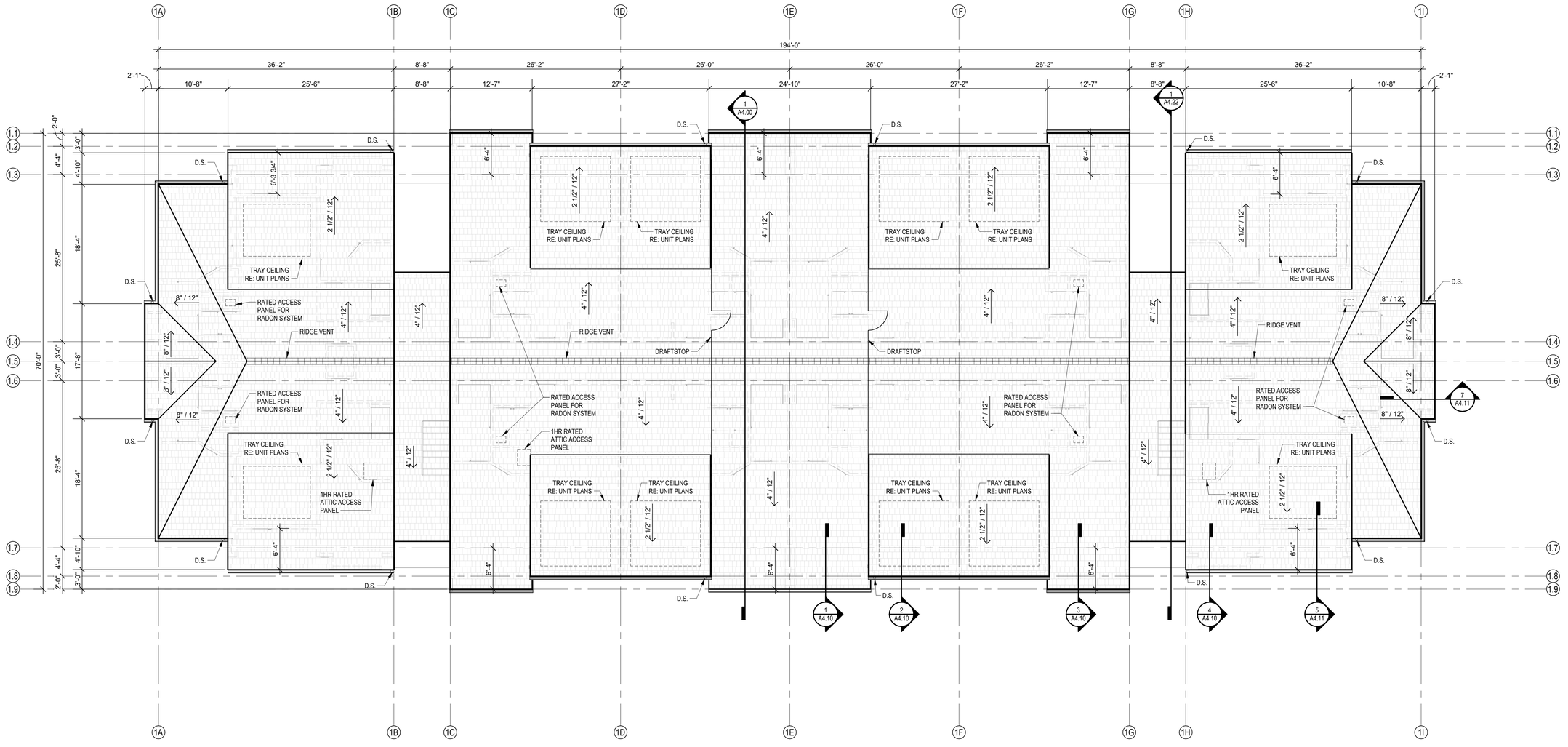
B. ALL OBJECTS INDICATED ON THE ROOF ARE GENERAL AND MUST BE COORDINATED WITH MEP AND STRUCTURAL ELEMENTS. REFER TO MEP DRAWINGS FOR ACTUAL MECHANICAL EQUIPMENT LOCATIONS.

C. ALL FLAT ROOFS SHALL SLOPE ¼" PER FOOT MINIMUM.

D. ALL CRICKETS SHALL SLOPE ¼" 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.



1 BUILDING TYPE C ROOF PLAN

1/8" = 1'-0"

nspj ARCHITECTS

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LANDSCAPE
ARCHITECTURE

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KANSAS, 66207

STATE OF MISSOURI
TIMOTHY W. HOMBURG
NUMBER A-2013004237
ARCHITECT
9.2.2024

A NEW APARTMENT COMMUNITY AT:

DOUGLAS STATION

NW SLOAN & NE SYCAMORE ST
LEE'S SUMMIT, MO 64086

DRAWING RELEASE LOG
- 02/23/24 100% DD Set
- 03/22/24 50% CD Set
- 04/19/24 90% CD Set

△ REVISIONS

JOB NO. 740623
DATE 04.19.24
DRAWN BY SW EM KN
CD SET/PERMIT

SHEET NAME
BUILDING TYPE C ROOF PLAN

SHEET NO.
A2.24

9/3/2024 12:27:48 PM

ARCH D 24" x 36"

BUILDING FLOOR PLAN GENERAL NOTES:

A. RATED ASSEMBLY TAGS ARE TYPICAL AT SIMILAR LOCATIONS NOT OTHERWISE NOTED.

B. SEE SHEETS **A0.30** 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. FIRE EXTINGUISHER CABINET (F.E.C.) LOCATIONS ARE APPROXIMATE UNLESS NOTED OTHERWISE. CONTRACTOR TO COORDINATE FINAL LOCATIONS TO NOT CONFLICT WITH WALL FRAMING, UTILITY ROUGH-INS, TRIM/PANELING, ETC.

E. COORDINATE SECURITY, IT & A/V REQUIREMENTS WITH OWNER PRIOR TO CONSTRUCTION. PROVIDE CONDUIT AND PULL STRINGS AS NEEDED.

F. 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.

G. 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.

H. DOWNSPOUTS AT THE FRONT AND SIDES OF BUILDING SHALL DISCHARGE AWAY FROM BUILDING ON 12"X36" CONCRETE SPLASHBLOCKS.

I. DOWNSPOUTS AT REAR OF BUILDING SHALL BE PIPED TO STORM DRAINS BELOW GRADE. SEE CIVIL DRAWINGS.

nspj ARCHITECTS

ARCHITECTURE
LANDSCAPE ARCHITECTURE

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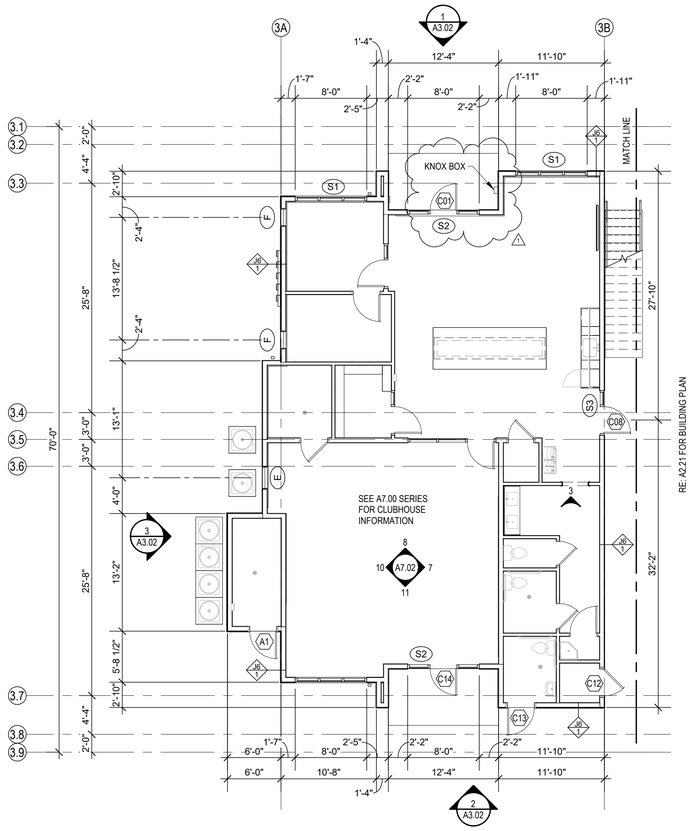
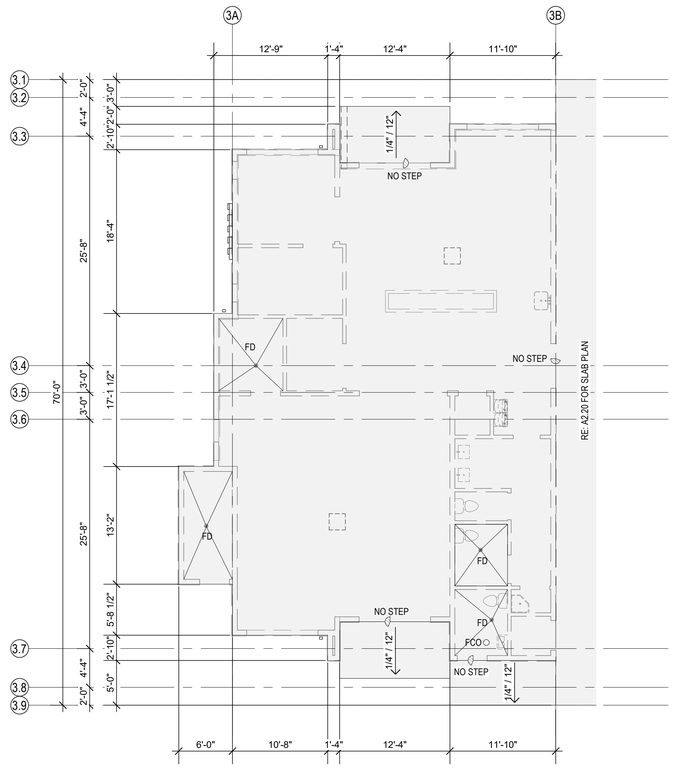
NUMBER A-2013004232
ARCHITECT

9.27.2024



2 CLUBHOUSE FIRST FLOOR PLAN

1/8" = 1'-0"



1 CLUBHOUSE SLAB PLAN

1/8" = 1'-0"

A NEW APARTMENT COMMUNITY AT:

DOUGLAS STATION

NW SLOAN & NE SYCAMORE ST
LEE'S SUMMIT, MO 64086

DRAWING RELEASE LOG
- 02/23/24 100% DD Set
- 03/22/24 90% CD Set
- 04/19/24 90% CD Set

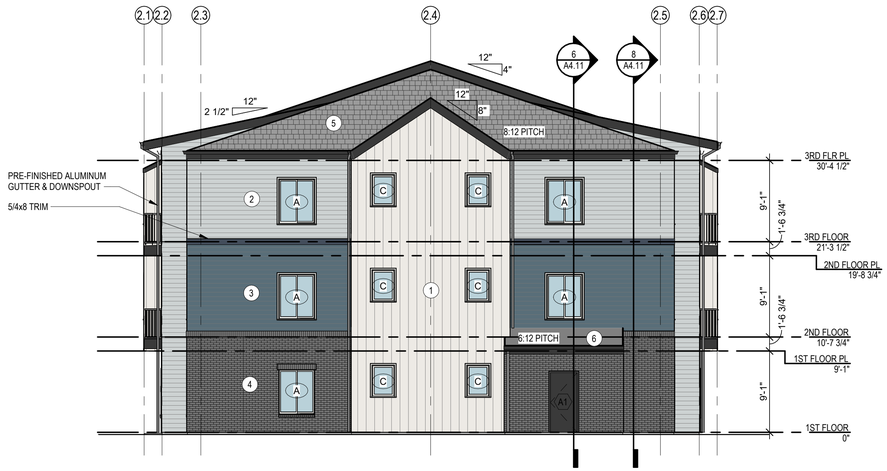
△ REVISIONS

1	9/27/24	CITY COMMENT RESPONSES

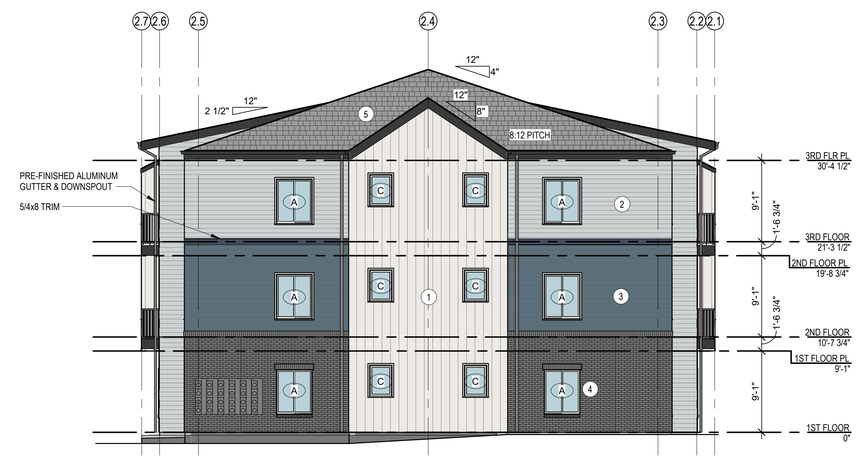
JOB NO. **740623**
DATE **04.19.24**
DRAWN BY **SW EM KN**
CD SET/PERMIT

SHEET NAME
BUILDING TYPE C-ALT PLANS
SHEET NO.
A2.30

9/24/2024 8:16:41 AM



4 BUILDING TYPE A - LEFT ELEVATION (BUILDING #3 & #4)
1/8" = 1'-0"



3 BUILDING TYPE A - RIGHT ELEVATION (BUILDING #3 & #4)
1/8" = 1'-0"

2 BUILDING TYPE A - REAR ELEVATION (BUILDING #3 & #4)
1/8" = 1'-0"

1 BUILDING TYPE A - FRONT ELEVATION (BUILDING #3 & #4)
1/8" = 1'-0"

ELEVATIONS GENERAL NOTES:

A. REFER TO SHEET **A6.10** 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. BOARD & BATTEN - WHITE SNOWBOUND SW 7004
2. LAP SIDING - GREY MISTY SW 6232
3. LAP SIDING - BLUE SMOKY BLUE SW 7604
4. BRICK AND/OR STONE AS CHOSEN BY THE DEVELOPER
5. ASPHALT SHINGLES
6. STANDING SEAM METAL ROOF

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ARCHITECTURE
LANDSCAPE
ARCHITECTURE
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PRAIRIE VILLAGE,
KANSAS, 66207

STATE OF MISSOURI
TIMOTHY W. HOMBURG
NUMBER A-2013004217
ARCHITECT
9.2.2024

A NEW APARTMENT COMMUNITY AT:
DOUGLAS STATION
NW SLOAN & NE SYCAMORE ST
LEE'S SUMMIT, MO 64086

DRAWING RELEASE LOG
- 02/23/24 100% DD Set
- 03/22/24 50% CD Set
- 04/19/24 90% CD Set

△ REVISIONS

JOB NO. 740623
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DRAWN BY SW EM KN
CD SET/PERMIT

SHEET NAME
BUILDING TYPE A ELEVATIONS
SHEET NO.
A3.00

4 BUILDING TYPE C - LEFT ELEVATION (BUILDING #1 & #2)
1/8" = 1'-0"

3 BUILDING TYPE C - RIGHT ELEVATION (BUILDING #1 & #2)
1/8" = 1'-0"

2 BUILDING TYPE C - REAR ELEVATION (BUILDING #1 & #2)
1/8" = 1'-0"

1 BUILDING TYPE C - FRONT ELEVATION (BUILDING #1 & #2)
1/8" = 1'-0"

ELEVATIONS GENERAL NOTES:

A. REFER TO SHEET **A6.10** 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. BOARD & BATTEN - WHITE SNOWBOUND SW 7004
2. LAP SIDING - GREY MISTY SW 6232
3. LAP SIDING - BLUE SMOKY BLUE SW 7604
4. BRICK AND/OR STONE AS CHOSEN BY THE DEVELOPER
5. ASPHALT SHINGLES
6. STANDING SEAM METAL ROOF

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TIMOTHY W. HOMBUCKLE
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A NEW APARTMENT COMMUNITY AT:
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NW SLOAN & NE SYCAMORE ST
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DRAWING RELEASE LOG
- 02/23/24 100% DD Set
- 03/22/24 50% CD Set
- 04/19/24 90% CD Set

△REVISIONS

JOB NO. 740623
DATE 04.19.24
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SHEET NAME
BUILDING TYPE C ELEVATIONS
SHEET NO.
A3.01

ARCH D 24" x 36"

ELEVATIONS GENERAL NOTES:

A. REFER TO SHEET **A6.10** 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. BOARD & BATTEN - WHITE SNOWBOUND SW 7004
2. LAP SIDING - GREY MISTY SW 6232
3. LAP SIDING - BLUE SMOKY BLUE SW 7604
4. BRICK AND/OR STONE AS CHOSEN BY THE DEVELOPER
5. ASPHALT SHINGLES
6. STANDING SEAM METAL ROOF

2 CLUBHOUSE - BACK ELEVATION (BUILDING #5, TYPE C)

1/8" = 1'-0"

3 CLUBHOUSE - SIDE ELEVATION (BUILDING #5, TYPE C)

1/8" = 1'-0"

1 CLUBHOUSE - FRONT ELEVATION (BUILDING #5, TYPE C)

1/8" = 1'-0"

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LANDSCAPE
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- 04/19/24 90% CD Set

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JOB NO. **740623**
DATE **04.19.24**
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SHEET NAME
BUILDING TYPE C-ALT EXTERIOR ELEVATIONS
SHEET NO.
A3.02

9/3/2024 12:28:02 PM

ARCH D 24" x 36"

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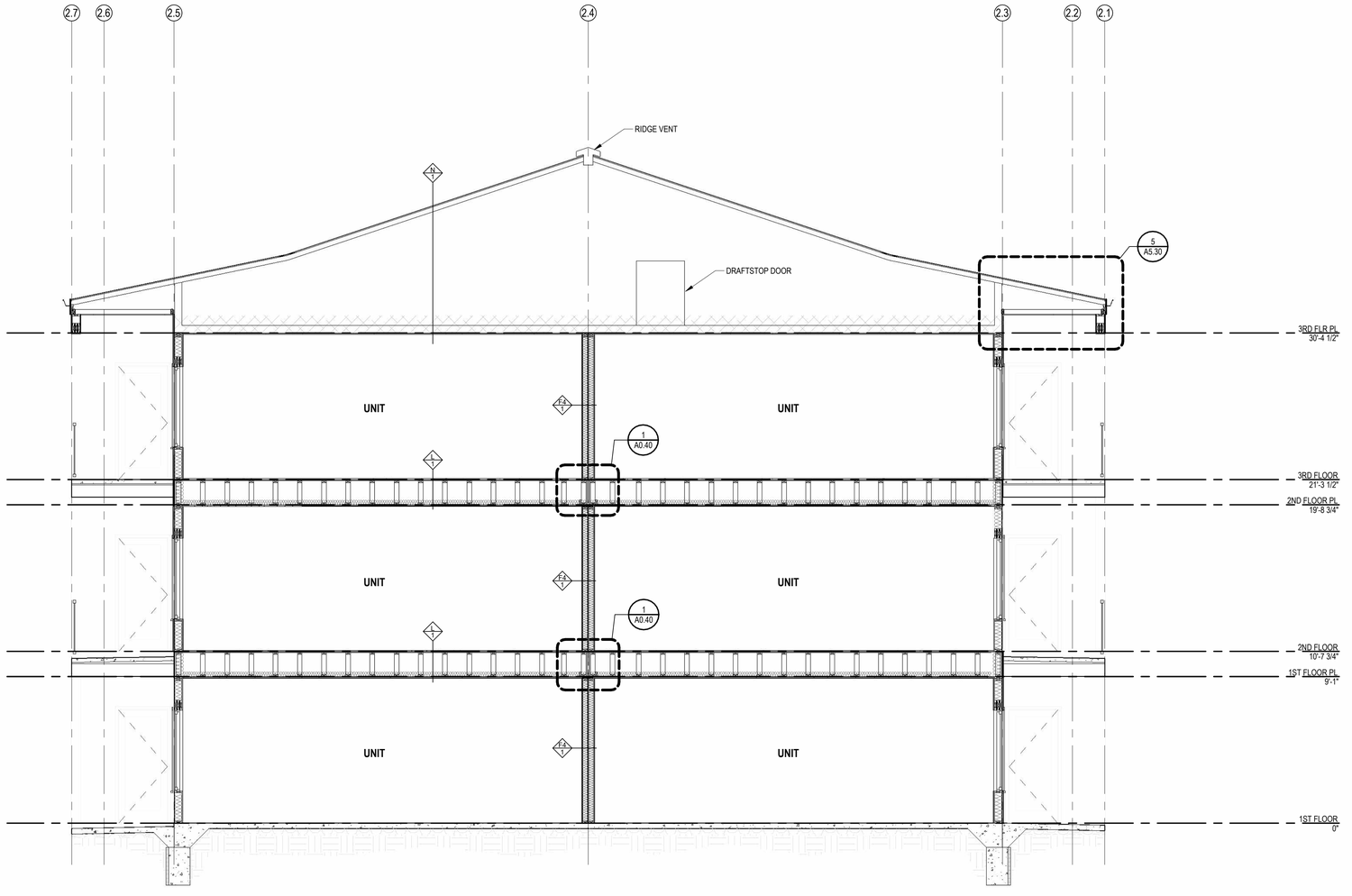

1 BUILDING SECTION
1/4" = 1'-0"

A NEW APARTMENT COMMUNITY AT:
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DATE 04.19.24
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CD SET/PERMIT

SHEET NAME
BUILDING SECTION

SHEET NO.
A4.00

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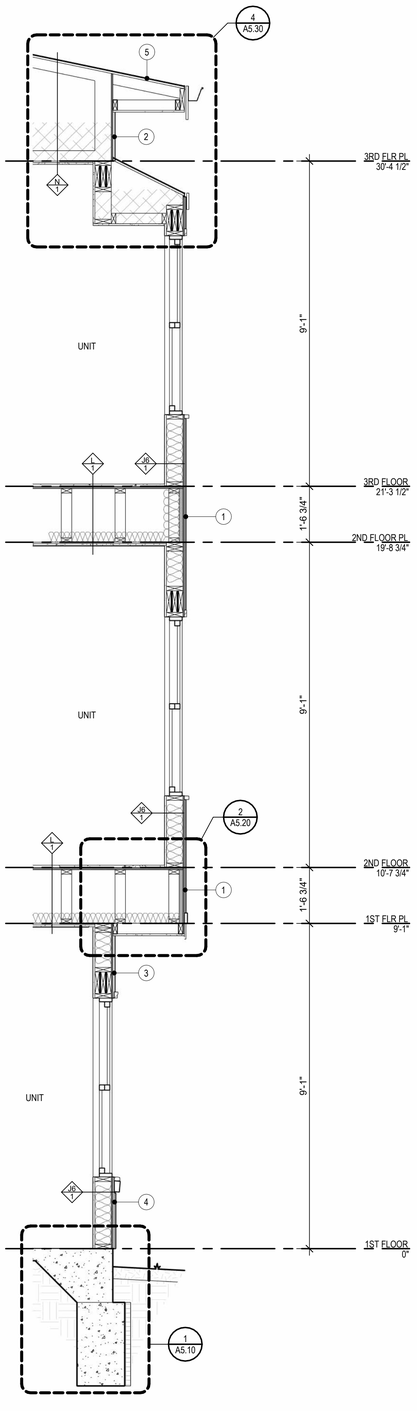
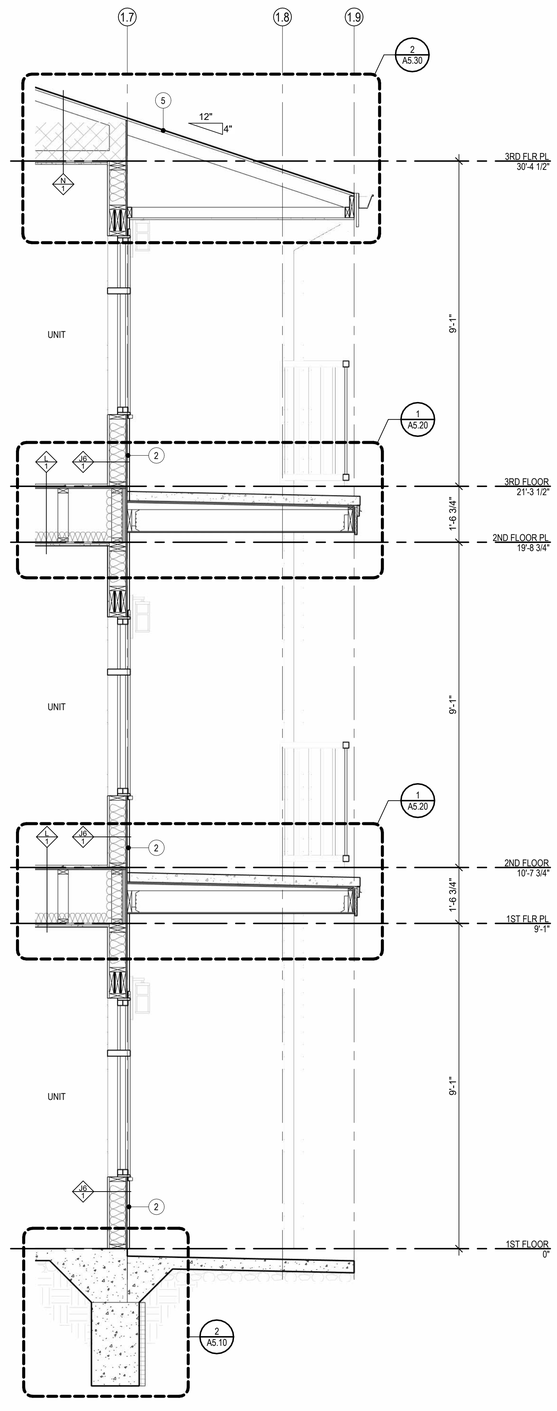
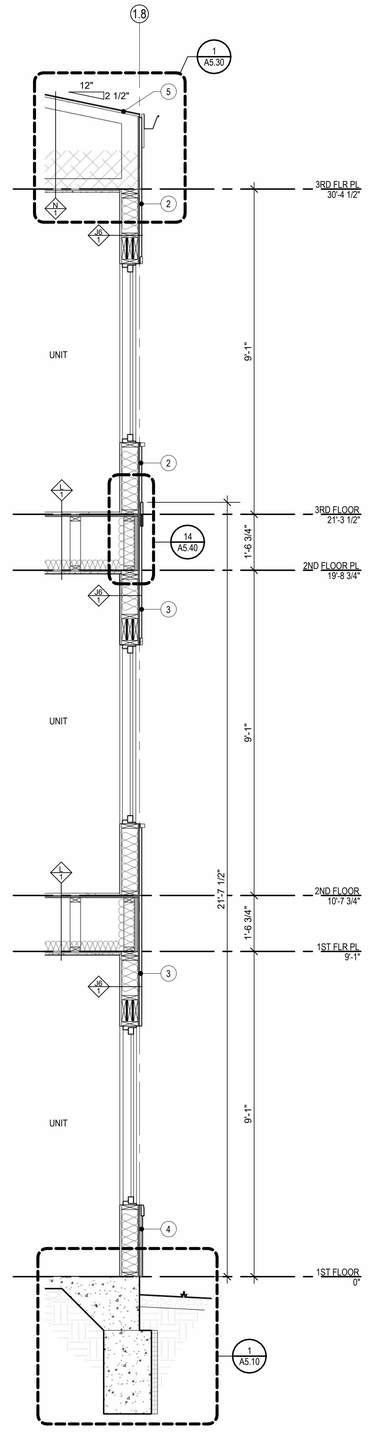


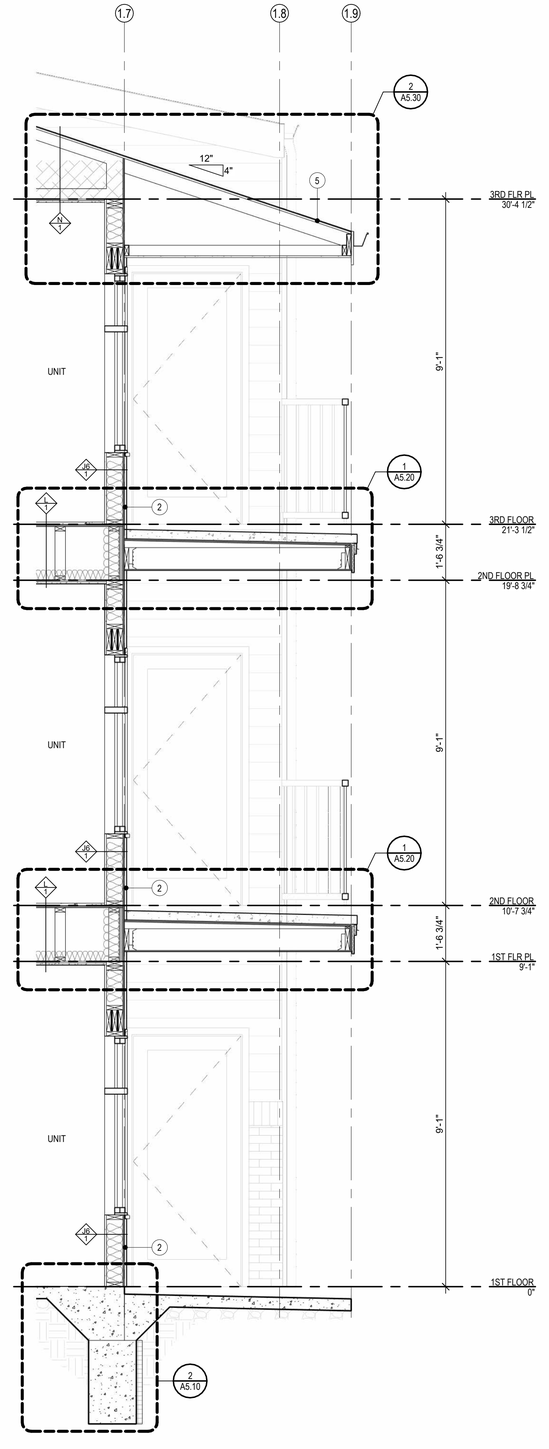
4 WALL SECTION
1/2" = 1'-0"



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



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



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

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DATE 04.19.24
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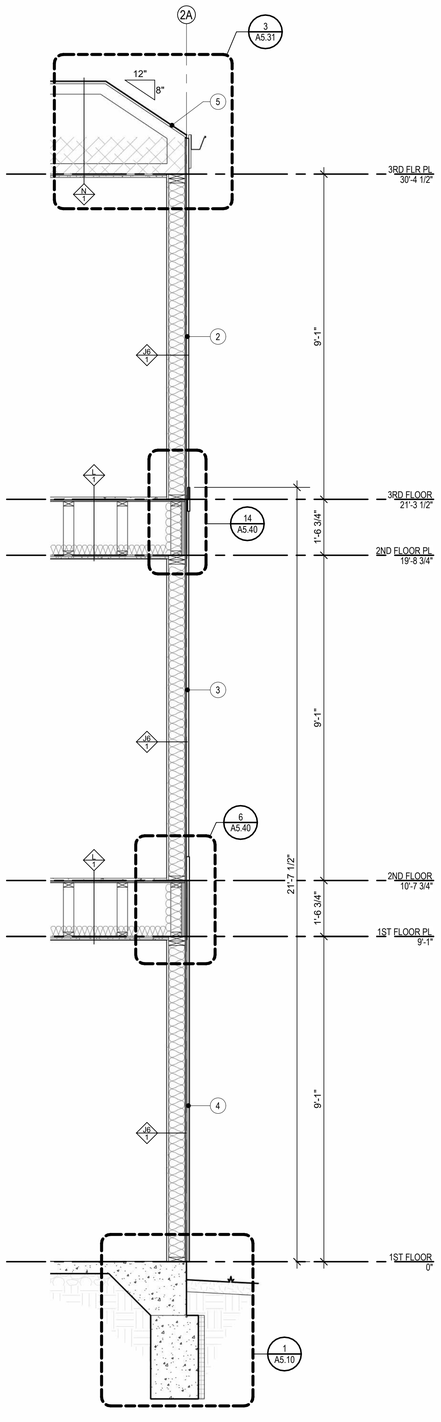
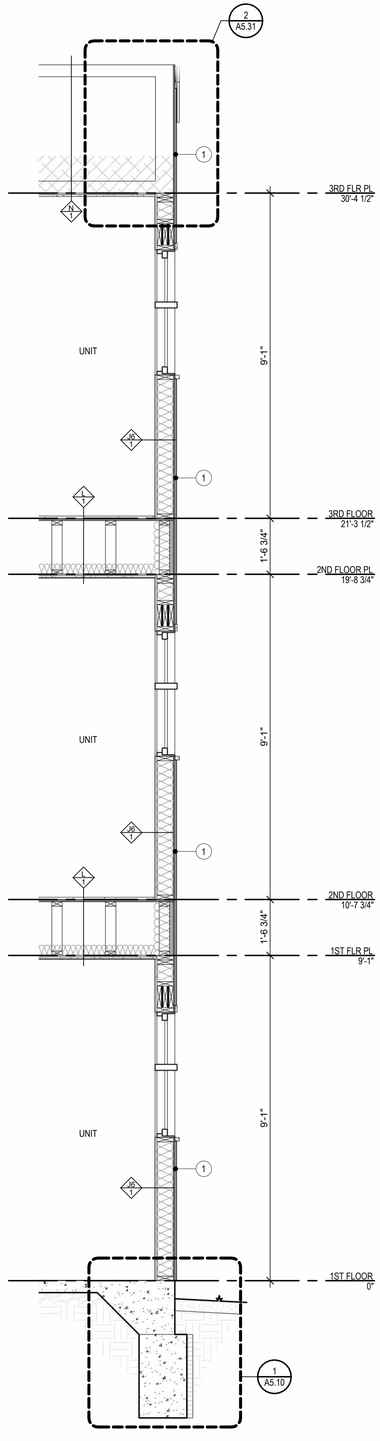
SHEET NAME
WALL SECTIONS

SHEET NO.
A4.10

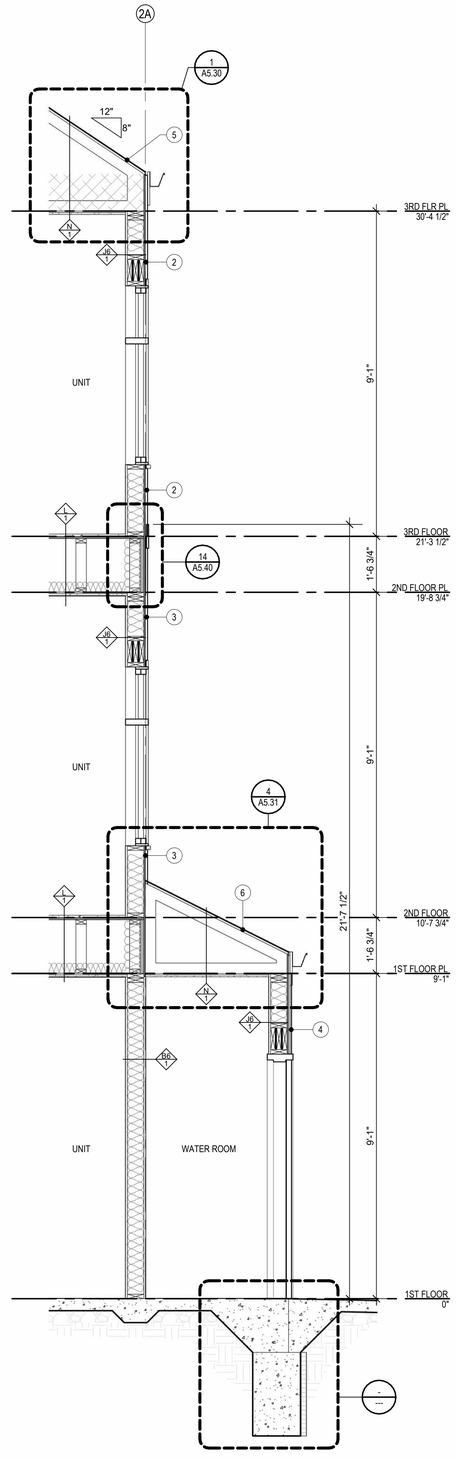
ARCH D 24" x 36"



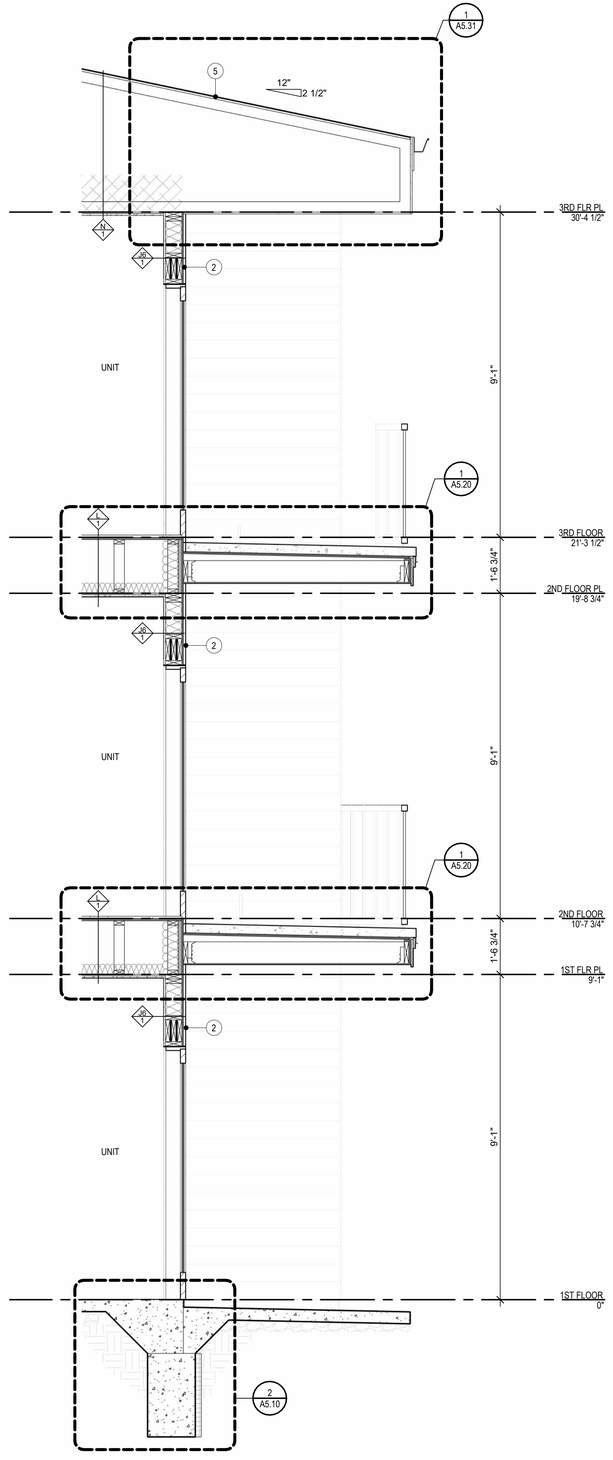
8 WALL SECTION
1/2" = 1'-0"



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



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



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

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DATE 04.19.24
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SHEET NAME
WALL SECTIONS

SHEET NO.
A4.11

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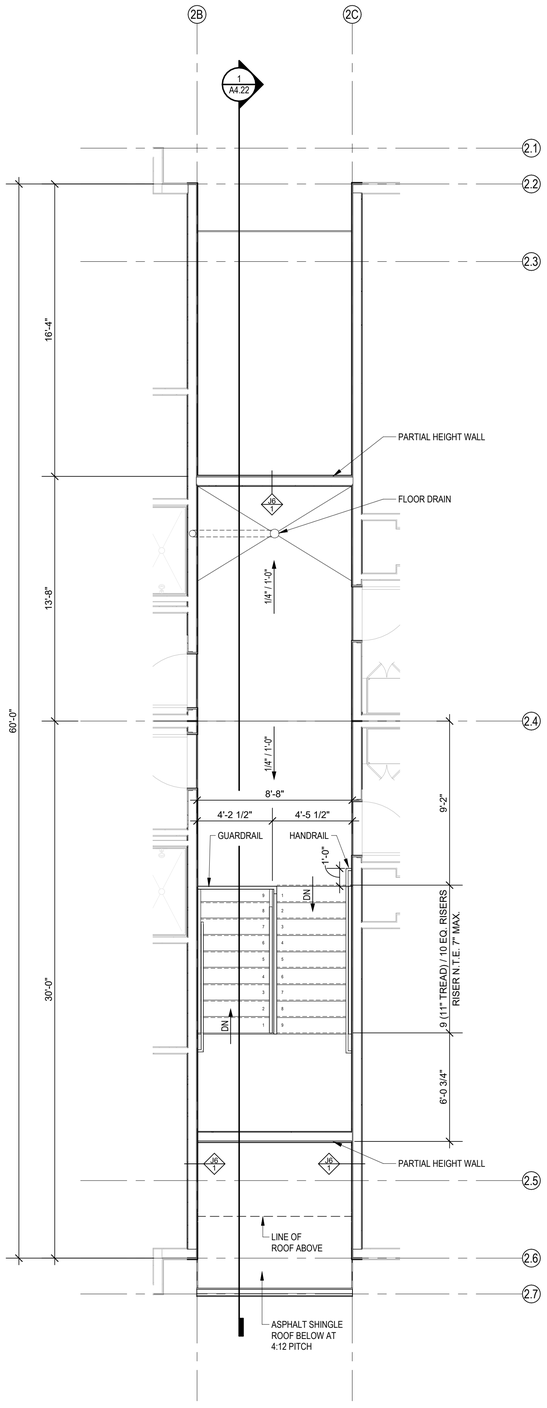
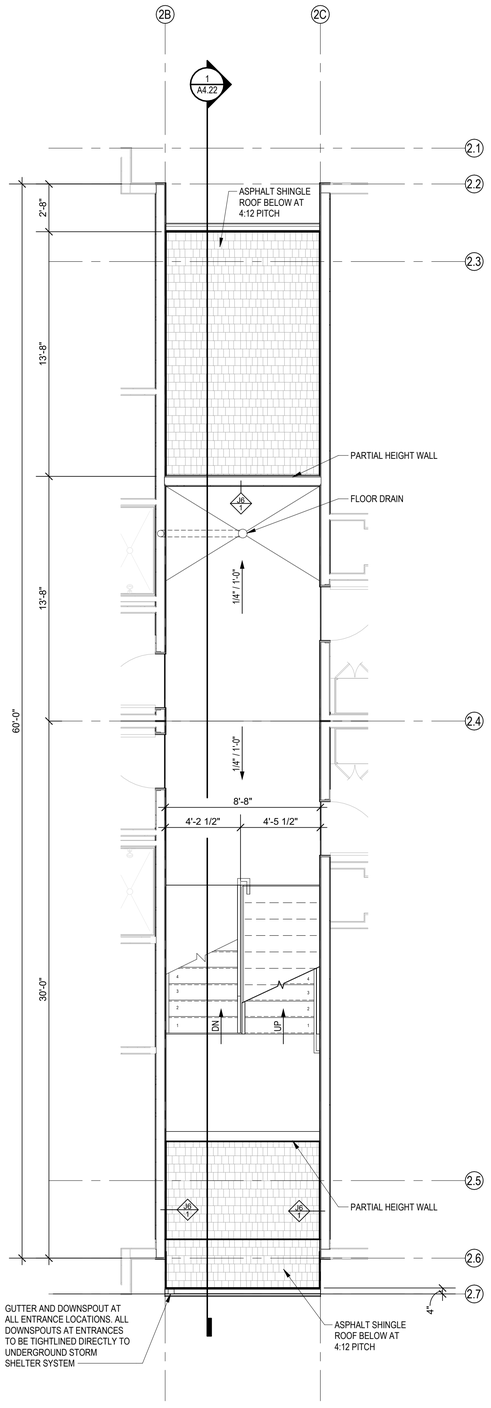
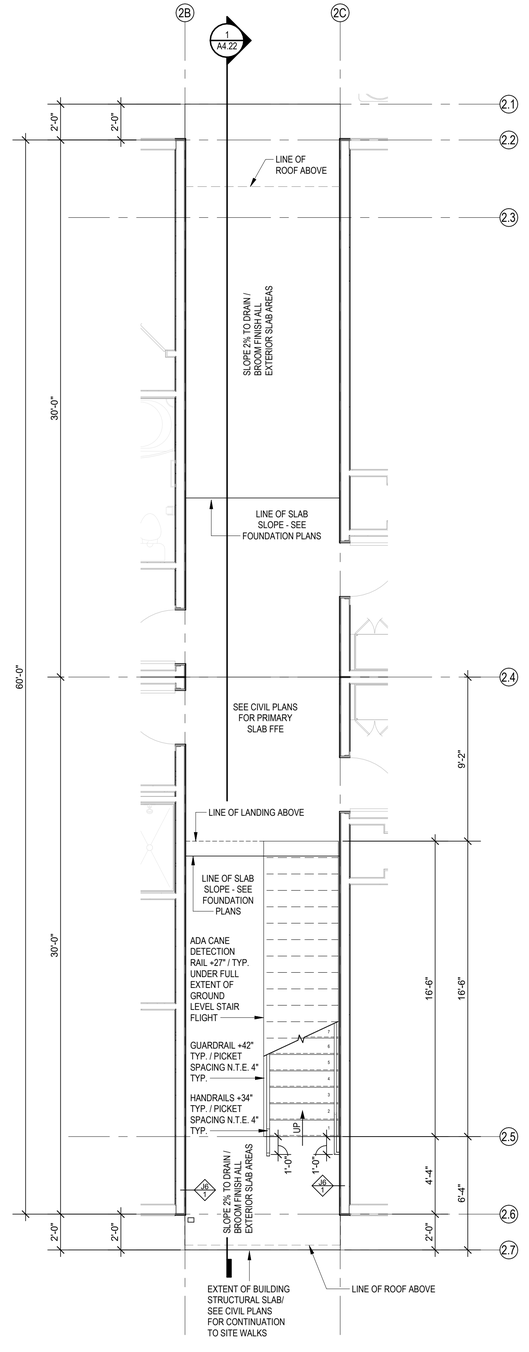


3 BUILDING TYPE A - 3RD FLOOR STAIR PLAN
1/4" = 1'-0"



2 BUILDING TYPE A - 2ND FLOOR STAIR PLAN
1/4" = 1'-0"



1 BUILDING TYPE A - 1ST FLOOR STAIR PLAN
1/4" = 1'-0"

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DATE 04.19.24
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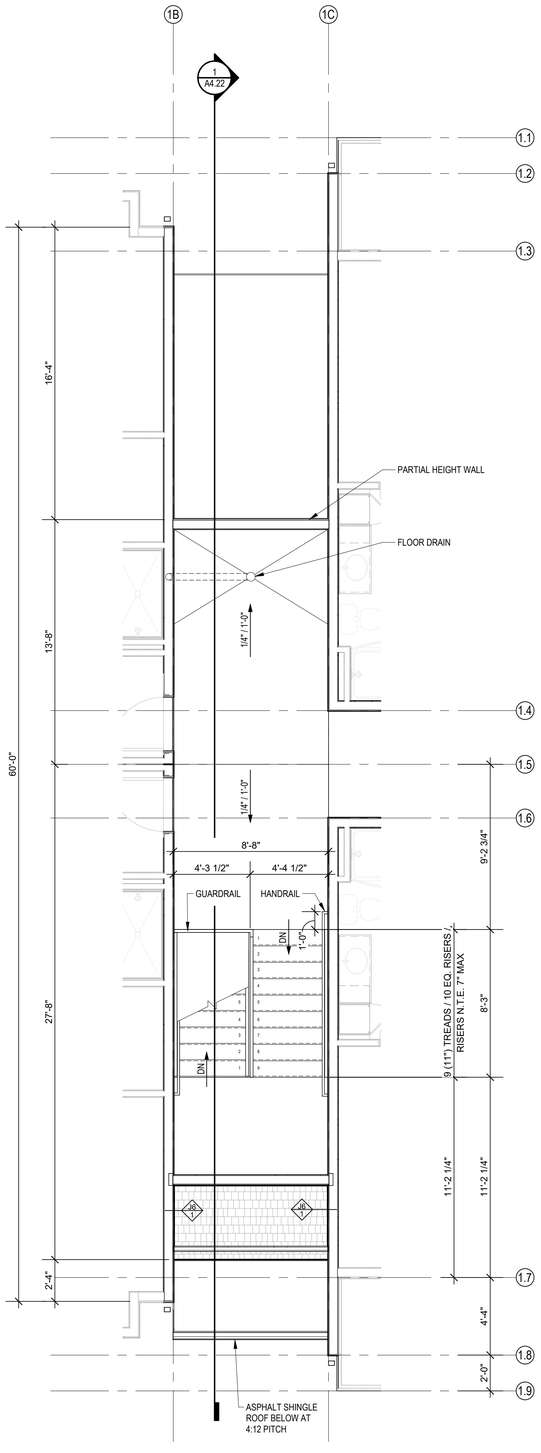
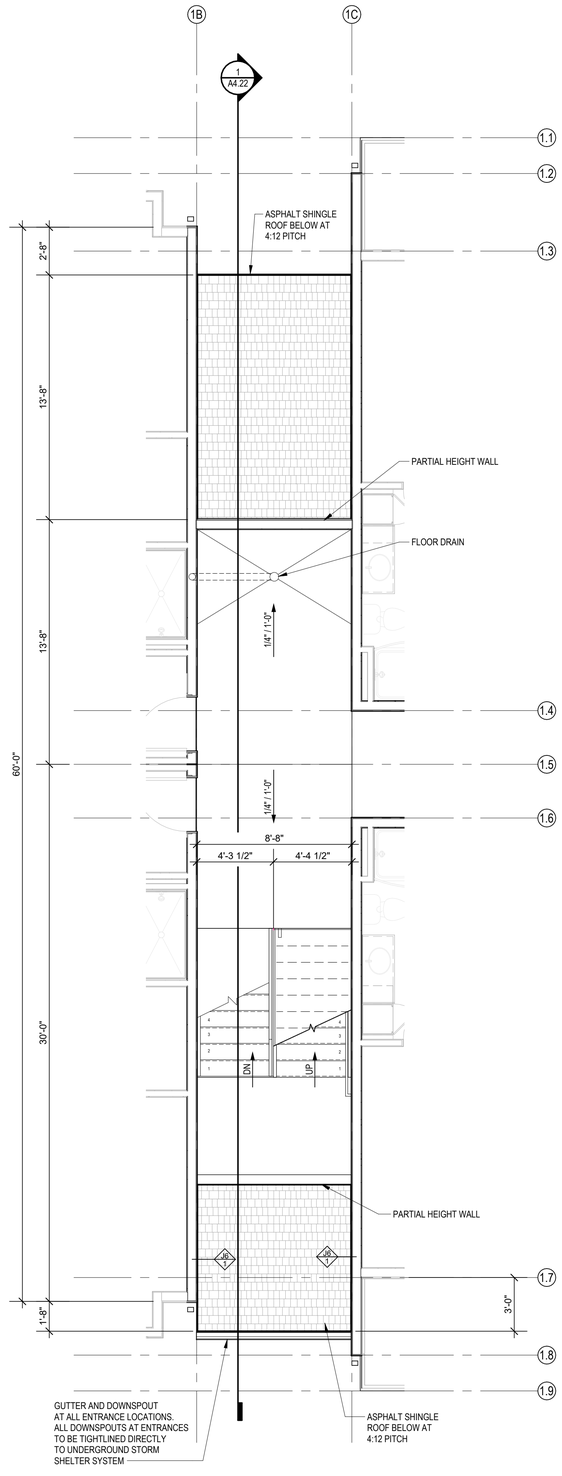
SHEET NAME
STAIR PLANS

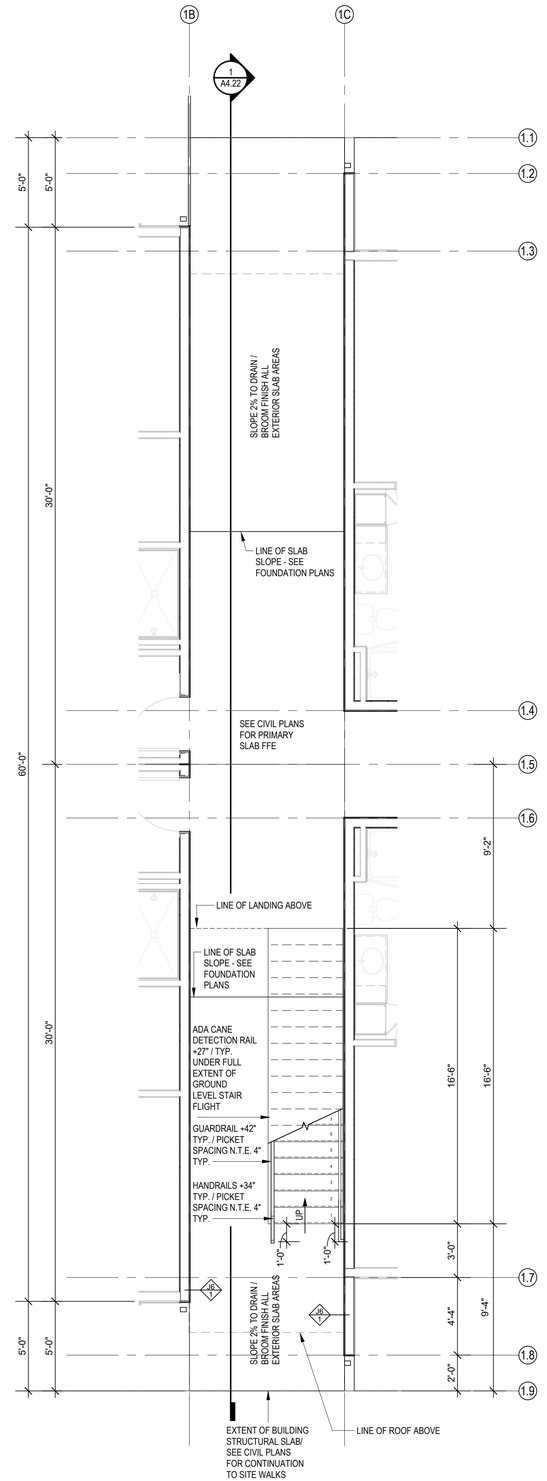
SHEET NO.
A4.20



3 BUILDING TYPE C - 3RD FLOOR STAIR PLAN
1/4" = 1'-0"



2 BUILDING TYPE C - 2ND FLOOR STAIR PLAN
1/4" = 1'-0"



1 BUILDING TYPE C - 1ST FLOOR STAIR PLAN
1/4" = 1'-0"

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A NEW APARTMENT COMMUNITY AT:
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JOB NO. 740623
DATE 04.19.24
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SHEET NAME
STAIR PLANS

SHEET NO.
A4.21

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STATE OF MISSOURI
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ARCHITECT
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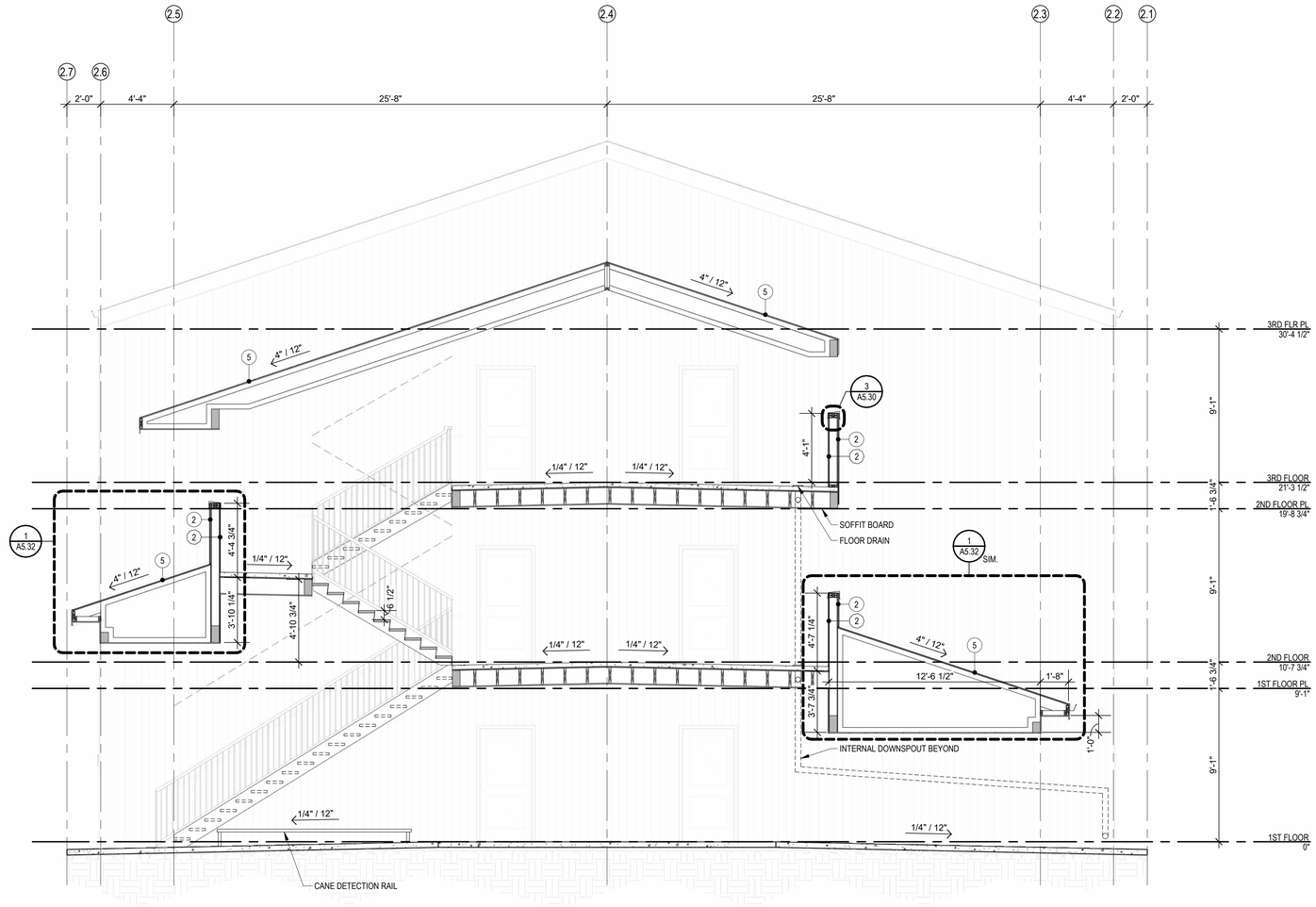

1 TYPICAL STAIR SECTION
1/4" = 1'-0"

A NEW APARTMENT COMMUNITY AT:
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JOB NO. 740623
DATE 04.19.24
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SHEET NAME
STAIR SECTION

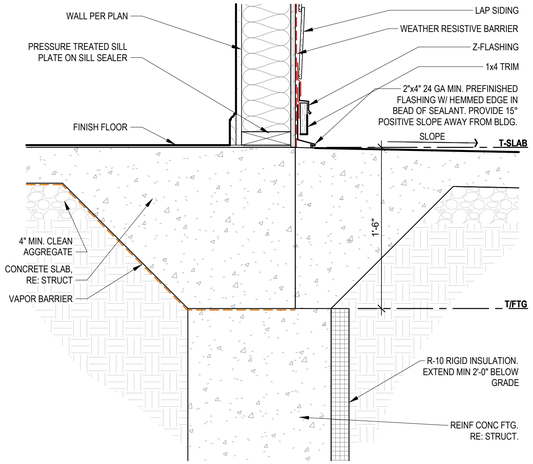
SHEET NO.
A4.22

DETAIL GENERAL NOTES:

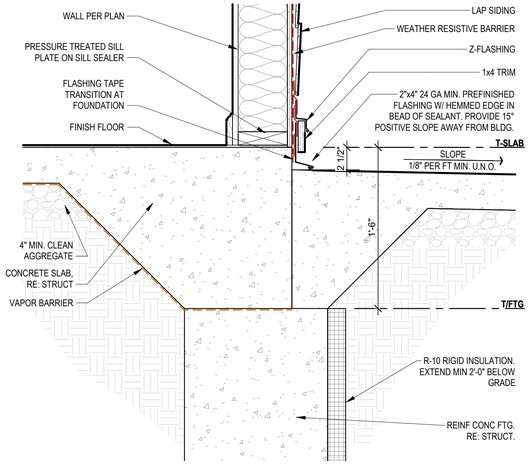
A. FOLLOW ALL MANUFACTURER WRITTEN INSTALLATION INSTRUCTIONS. IF DETAIL CONFLICTS WITH MANUFACTURER, NOTIFY ARCHITECT IMMEDIATELY.

B. "SYSTEM" REFERS TO ALL NECESSARY PRODUCTS AND MATERIALS FOR FULL INSTALLATION.

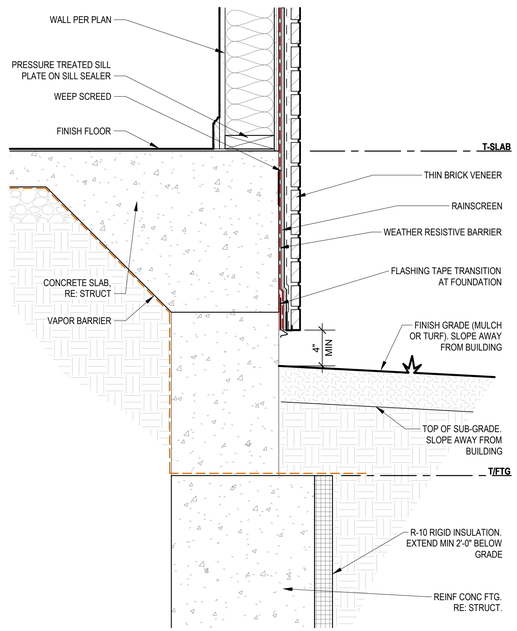
C. PROVIDE SEALANT BETWEEN ALL DISSIMILAR MATERIALS WHERE INDICATED AND WHERE REQUIRED TO PROVIDE A WATERTIGHT ENVELOPE, UNLESS NOTED OTHERWISE FOR WEEPS, VENTS, AND AIR GAPS.



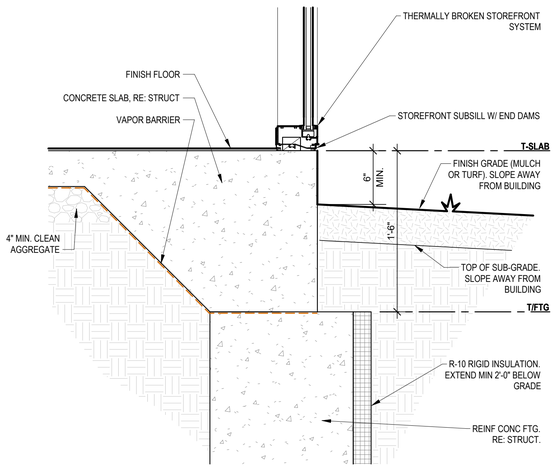
4 FOUNDATION AT TYPE "A" PATIO - LAP SIDING
1 1/2" = 1'-0"



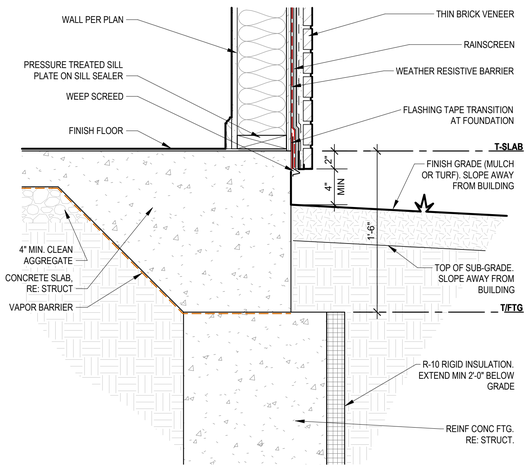
2 FOUNDATION AT TYPE "B" PATIO - LAP SIDING
1 1/2" = 1'-0"



5 FOUNDATION AT THIN BRICK
1 1/2" = 1'-0"



3 FOUNDATION AT STOREFRONT
1 1/2" = 1'-0"



1 FOUNDATION AT THIN BRICK
1 1/2" = 1'-0"

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JOB NO. 740623
DATE 04.19.24
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SHEET NAME
FOUNDATION DETAILS

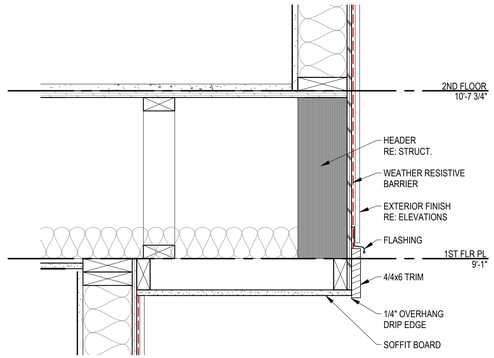
SHEET NO.
A5.10

DETAIL GENERAL NOTES:

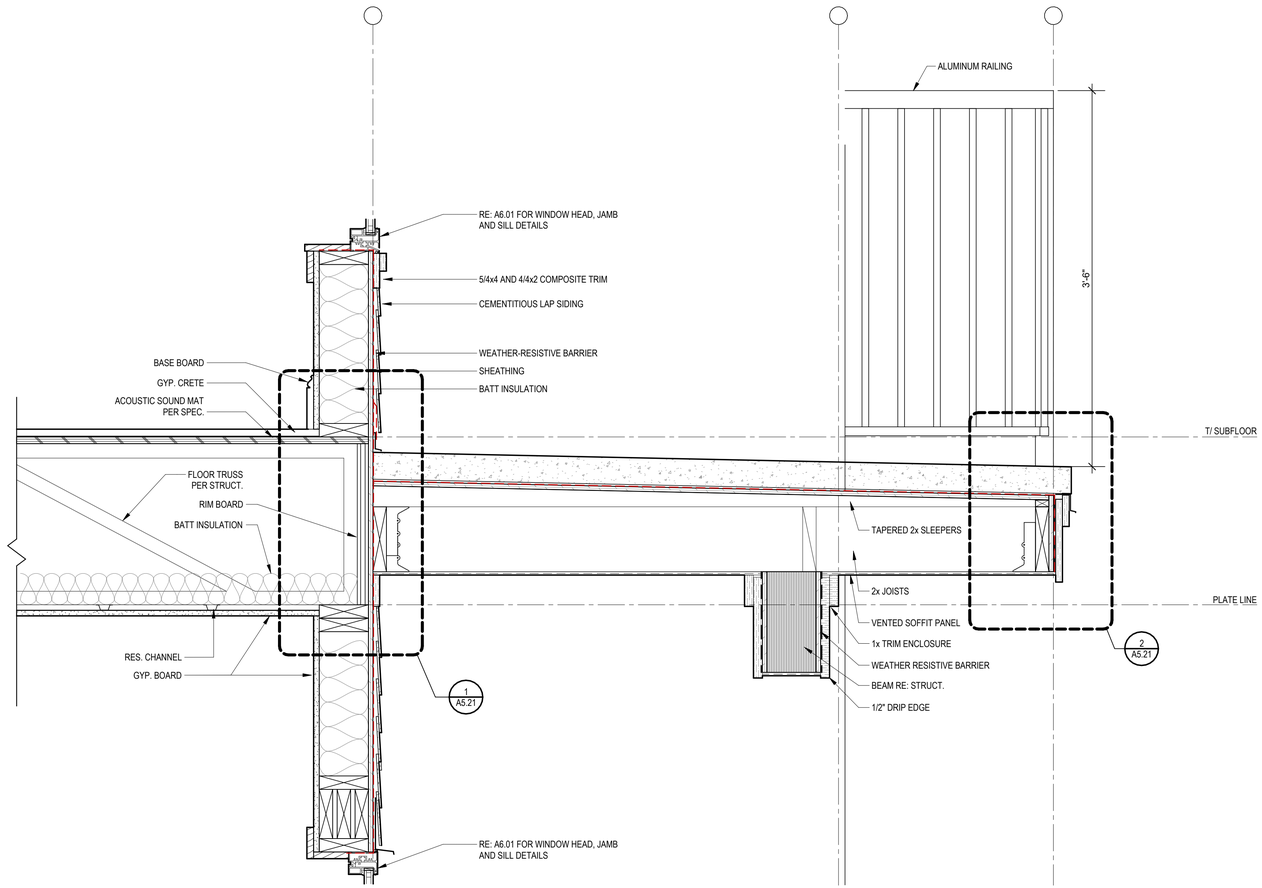
A. FOLLOW ALL MANUFACTURER WRITTEN INSTALLATION INSTRUCTIONS. IF DETAIL CONFLICTS WITH MANUFACTURER, NOTIFY ARCHITECT IMMEDIATELY.

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.



2 CANTILEVER DETAIL
1 1/2" = 1'-0"



1 BALCONY DETAIL
1 1/2" = 1'-0"

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ARCHITECTURE
LANDSCAPE
ARCHITECTURE
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ARCHITECT
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A NEW APARTMENT COMMUNITY AT:
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DRAWING RELEASE LOG
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- 04/19/24 90% CD Set

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JOB NO. 740623
DATE 04.19.24
DRAWN BY SW EM KN
CD SET/PERMIT

SHEET NAME
EXTERIOR WALL DETAILS

SHEET NO.
A5.20

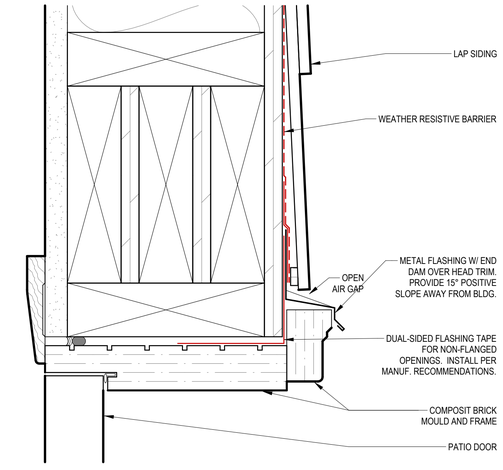
ARCH D 24" x 36"

DETAIL GENERAL NOTES:

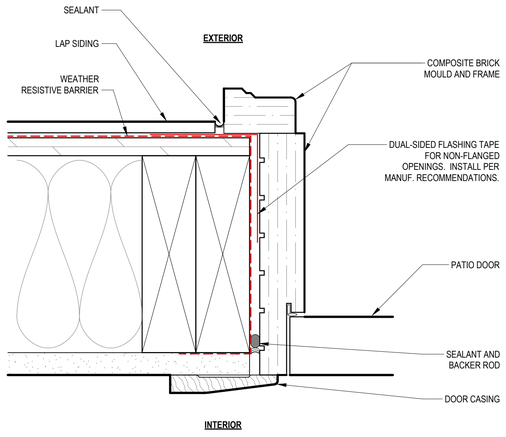
A. FOLLOW ALL MANUFACTURER WRITTEN INSTALLATION INSTRUCTIONS. IF DETAIL CONFLICTS WITH MANUFACTURER, NOTIFY ARCHITECT IMMEDIATELY.

B. "SYSTEM" REFERS TO ALL NECESSARY PRODUCTS AND MATERIALS FOR FULL INSTALLATION.

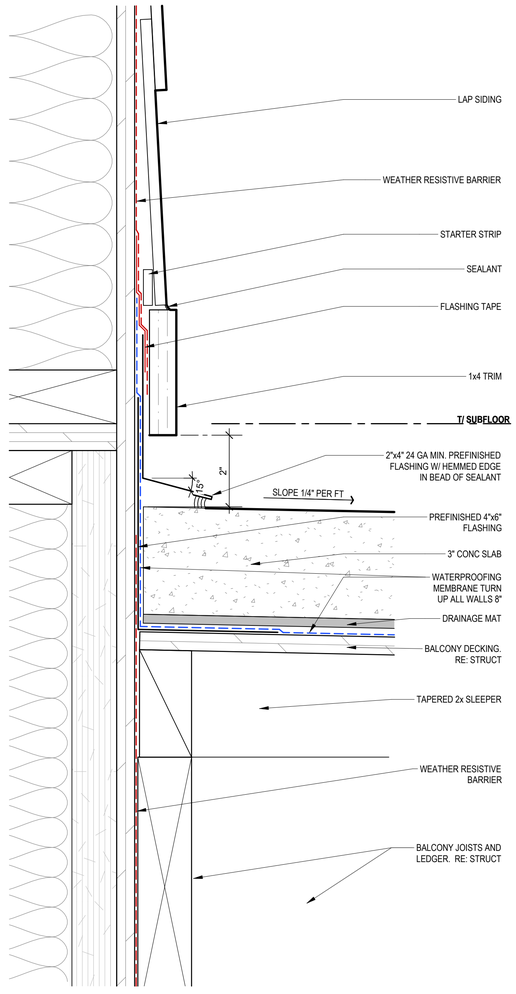
C. PROVIDE SEALANT BETWEEN ALL DISSIMILAR MATERIALS WHERE INDICATED AND WHERE REQUIRED TO PROVIDE A WATERTIGHT ENVELOPE, UNLESS NOTED OTHERWISE FOR WEEPS, VENTS, AND AIR GAPS.



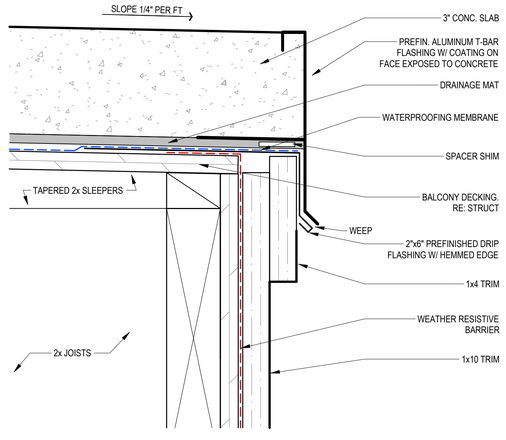
7 PATIO DOOR HEAD AT LAP SIDING
6" = 1'-0"



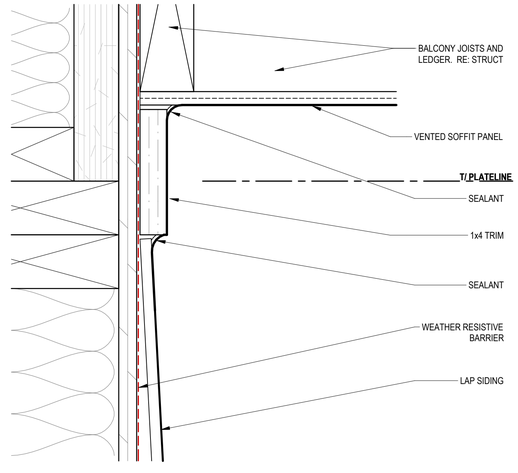
6 PATIO DOOR JAMB AT LAP SIDING
6" = 1'-0"



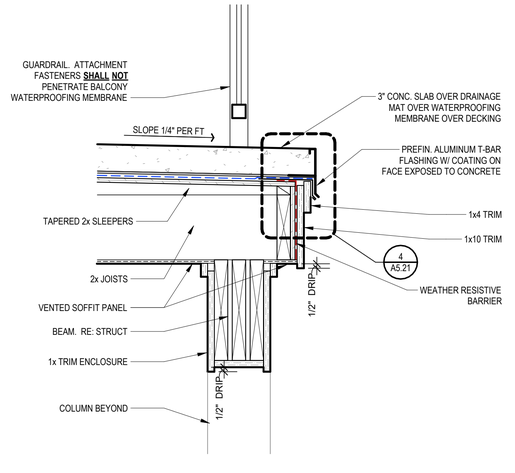
5 ENLARGED BALCONY WALL AT LAP SIDING
6" = 1'-0"



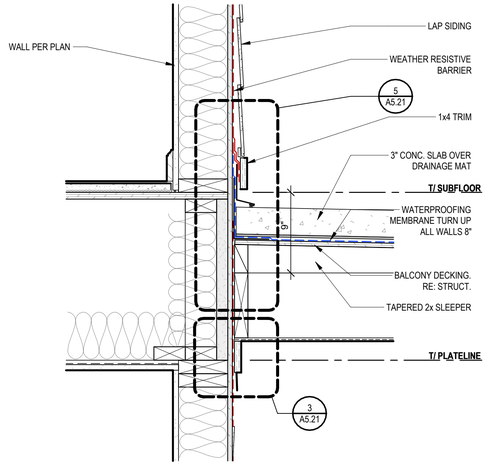
4 ENLARGED BALCONY EDGE AT TRIM
6" = 1'-0"



3 BALCONY SOFFIT AT LAP SIDING
6" = 1'-0"



2 BALCONY EDGE WITH TRIM
1 1/2" = 1'-0"



1 TYPE "B" BALCONY WALL AT LAP SIDING
1 1/2" = 1'-0"

nspj ARCHITECTS
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STATE OF MISSOURI
TIMOTHY W. HOMBURG
NUMBER A-2013004257
ARCHITECT
9.2.2024

A NEW APARTMENT COMMUNITY AT:
DOUGLAS STATION
NW SLOAN & NE SYCAMORE ST
LEE'S SUMMIT, MO 64086

DRAWING RELEASE LOG
- 02/23/24 100% DD Set
- 03/22/24 50% CD Set
- 04/19/24 90% CD Set

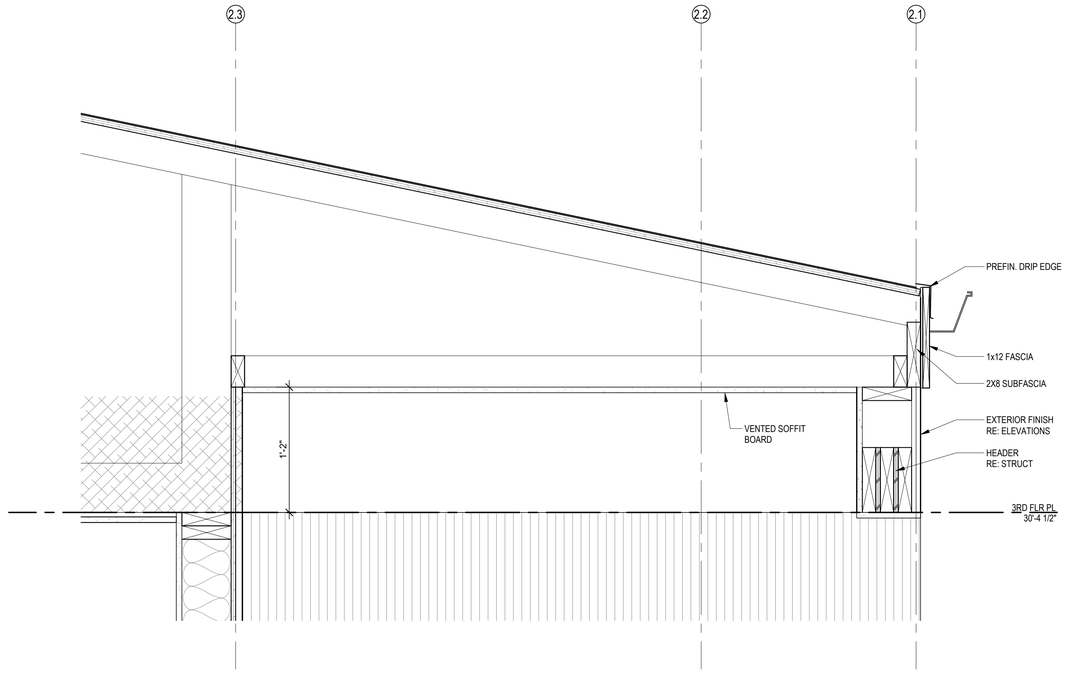
△REVISIONS

JOB NO. 740623
DATE 04.19.24
DRAWN BY SW EM KN
CD SET/PERMIT

SHEET NAME
EXTERIOR WALL DETAILS

SHEET NO.
A5.21

9/3/2024 12:28:12 PM



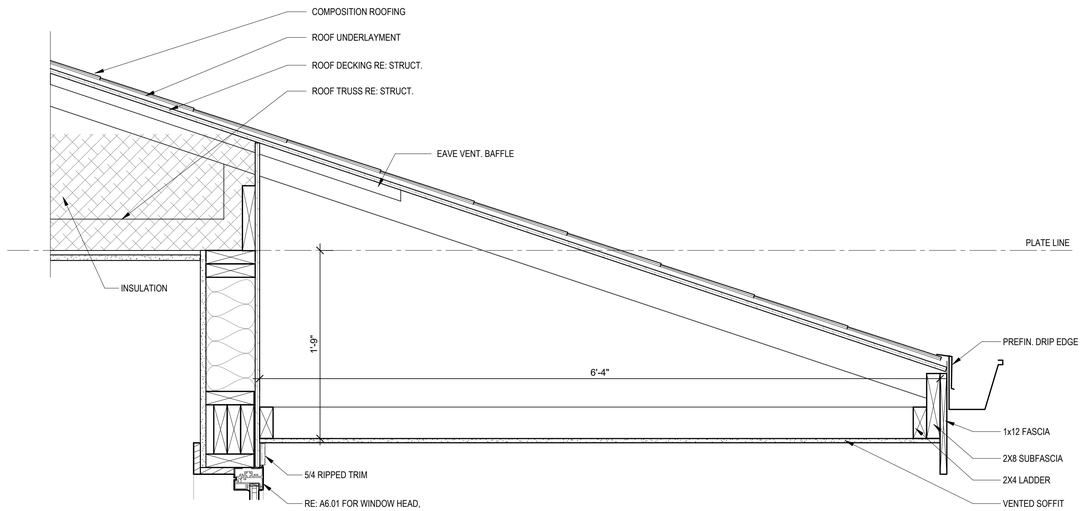
5 ROOF DETAIL
1 1/2" = 1'-0"

DETAIL GENERAL NOTES:

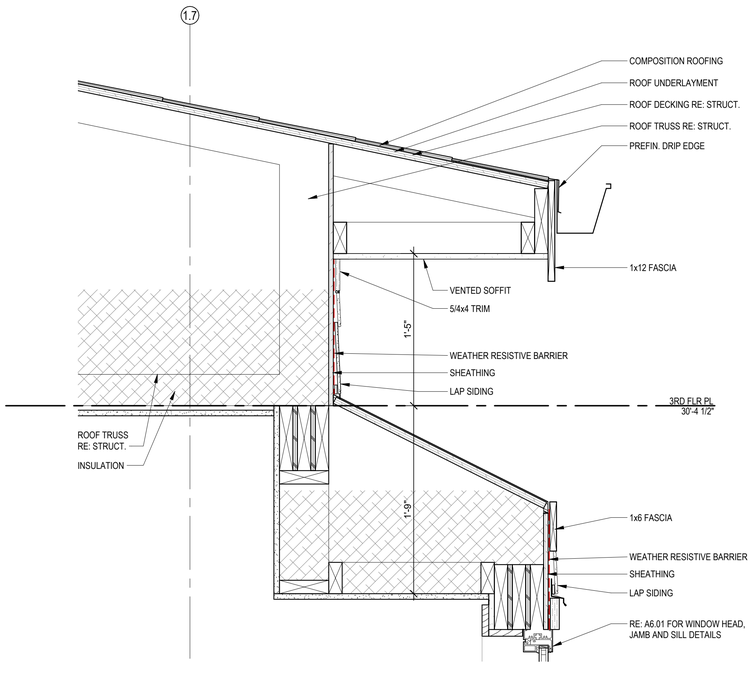
A. FOLLOW ALL MANUFACTURER WRITTEN INSTALLATION INSTRUCTIONS. IF DETAIL CONFLICTS WITH MANUFACTURER, NOTIFY ARCHITECT IMMEDIATELY.

B. "SYSTEM" REFERS TO ALL NECESSARY PRODUCTS AND MATERIALS FOR FULL INSTALLATION.

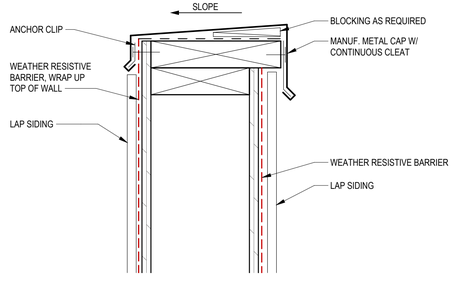
C. PROVIDE SEALANT BETWEEN ALL DISSIMILAR MATERIALS WHERE INDICATED AND WHERE REQUIRED TO PROVIDE A WATERTIGHT ENVELOPE, UNLESS NOTED OTHERWISE FOR WEEPS, VENTS, AND AIR GAPS.



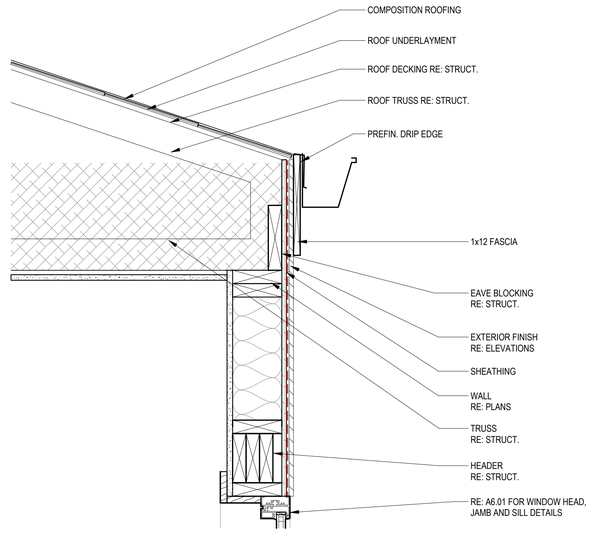
2 ROOF DETAIL
1 1/2" = 1'-0"



4 ROOF DETAIL
1 1/2" = 1'-0"



3 WALL CAP DETAIL
3" = 1'-0"



1 ROOF DETAIL
1 1/2" = 1'-0"

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TIMOTHY W. HOMBURG
NUMBER A-2013004237
ARCHITECT
9.2.2024

A NEW APARTMENT COMMUNITY AT:

DOUGLAS STATION

NW SLOAN & NE SYCAMORE ST
LEE'S SUMMIT, MO 64086

DRAWING RELEASE LOG
- 02/23/24 100% DD Set
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- 04/19/24 90% CD Set

△REVISIONS

JOB NO. 740623
DATE 04.19.24
DRAWN BY SW EM KN
CD SET/PERMIT

SHEET NAME
ROOF DETAILS

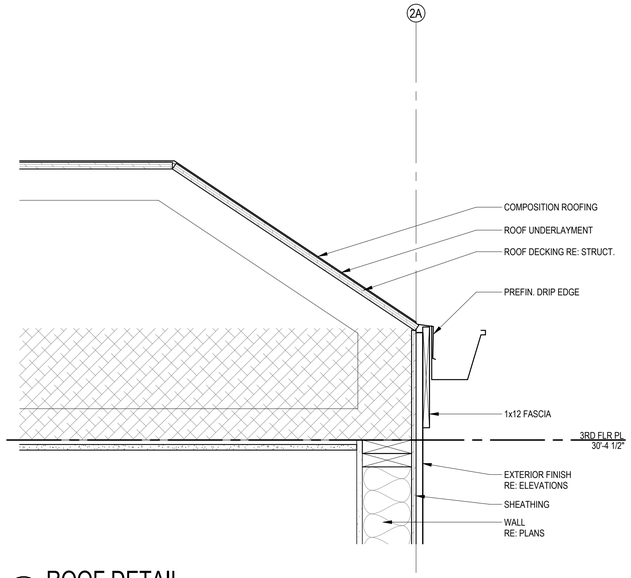
SHEET NO.
A5.30

DETAIL GENERAL NOTES:

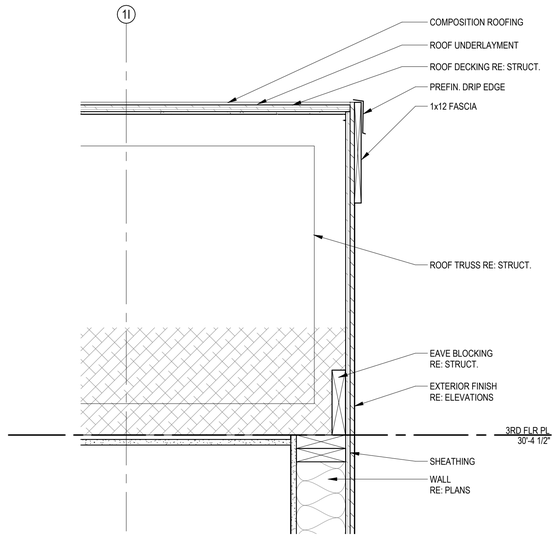
A. FOLLOW ALL MANUFACTURER WRITTEN INSTALLATION INSTRUCTIONS. IF DETAIL CONFLICTS WITH MANUFACTURER, NOTIFY ARCHITECT IMMEDIATELY.

B. "SYSTEM" REFERS TO ALL NECESSARY PRODUCTS AND MATERIALS FOR FULL INSTALLATION.

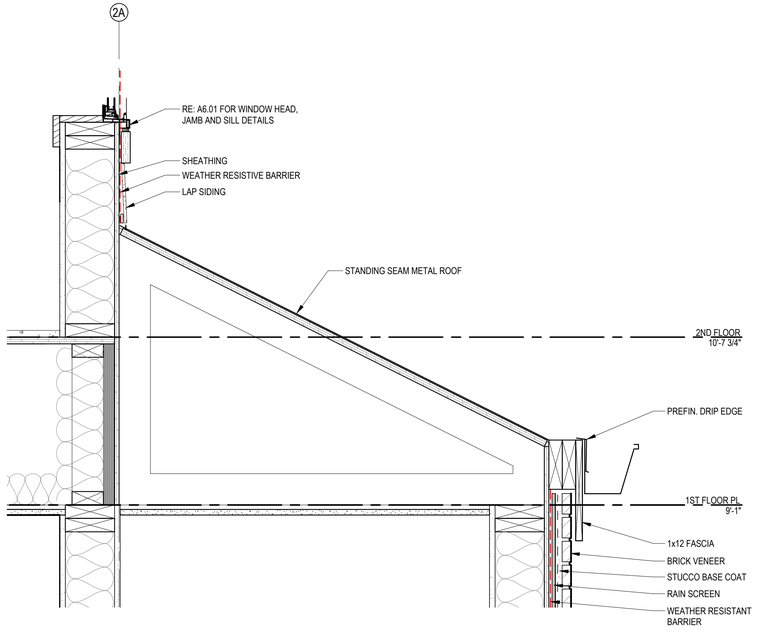
C. PROVIDE SEALANT BETWEEN ALL DISSIMILAR MATERIALS WHERE INDICATED AND WHERE REQUIRED TO PROVIDE A WATERTIGHT ENVELOPE, UNLESS NOTED OTHERWISE FOR WEEPS, VENTS, AND AIR GAPS.



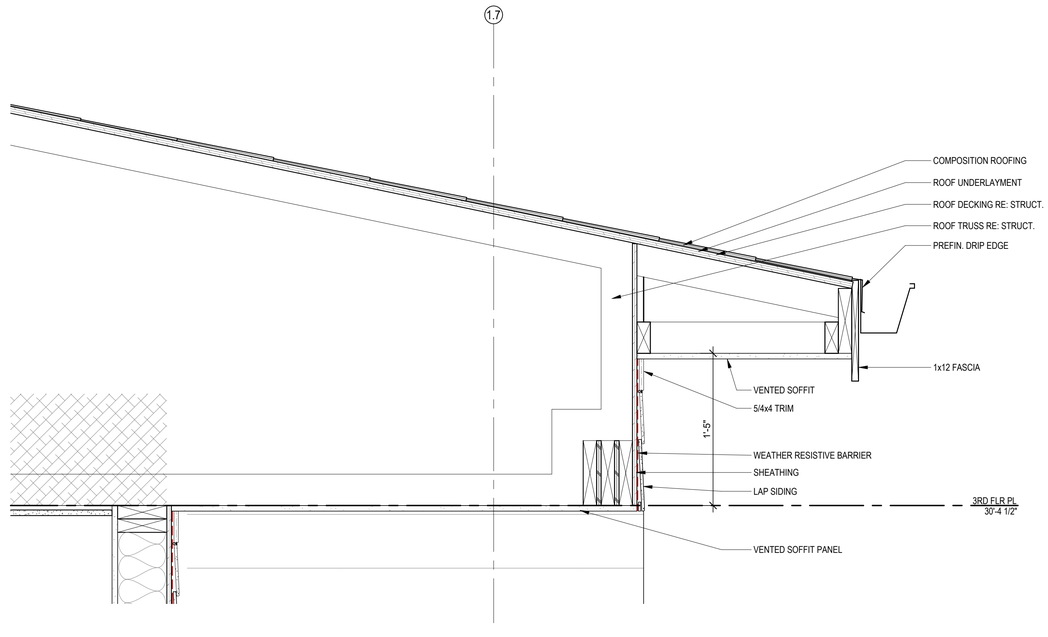
3 ROOF DETAIL
1 1/2" = 1'-0"



2 ROOF DETAIL
1 1/2" = 1'-0"



4 ROOF DETAIL
1 1/2" = 1'-0"



1 ROOF DETAIL
1 1/2" = 1'-0"

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KANSAS, 66207

STATE OF MISSOURI
TIMOTHY W. HOMBURG
NUMBER A-2013004237
ARCHITECT
9.2.2024

A NEW APARTMENT COMMUNITY AT:
DOUGLAS STATION
NW SLOAN & NE SYCAMORE ST
LEE'S SUMMIT, MO 64086

DRAWING RELEASE LOG
- 02/23/24 100% DD Set
- 03/22/24 50% CD Set
- 04/19/24 90% CD Set

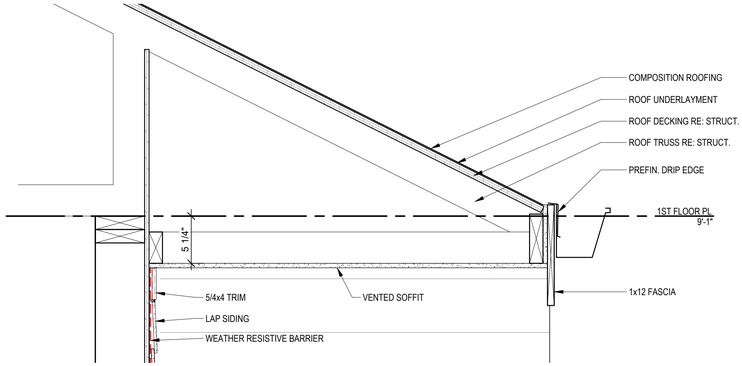
△REVISIONS

JOB NO. 740623
DATE 04.19.24
DRAWN BY SW EM KN
CD SET/PERMIT

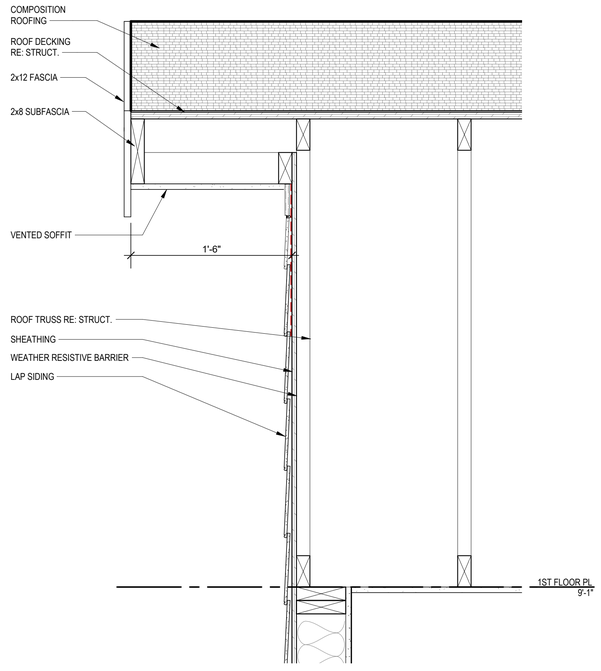
SHEET NAME
ROOF DETAILS

SHEET NO.
A5.31

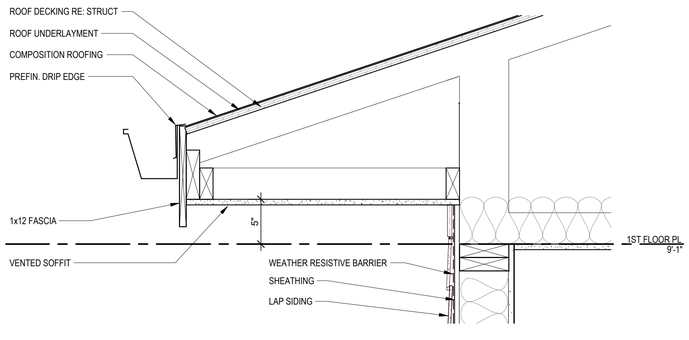
ARCH D 24" x 36"



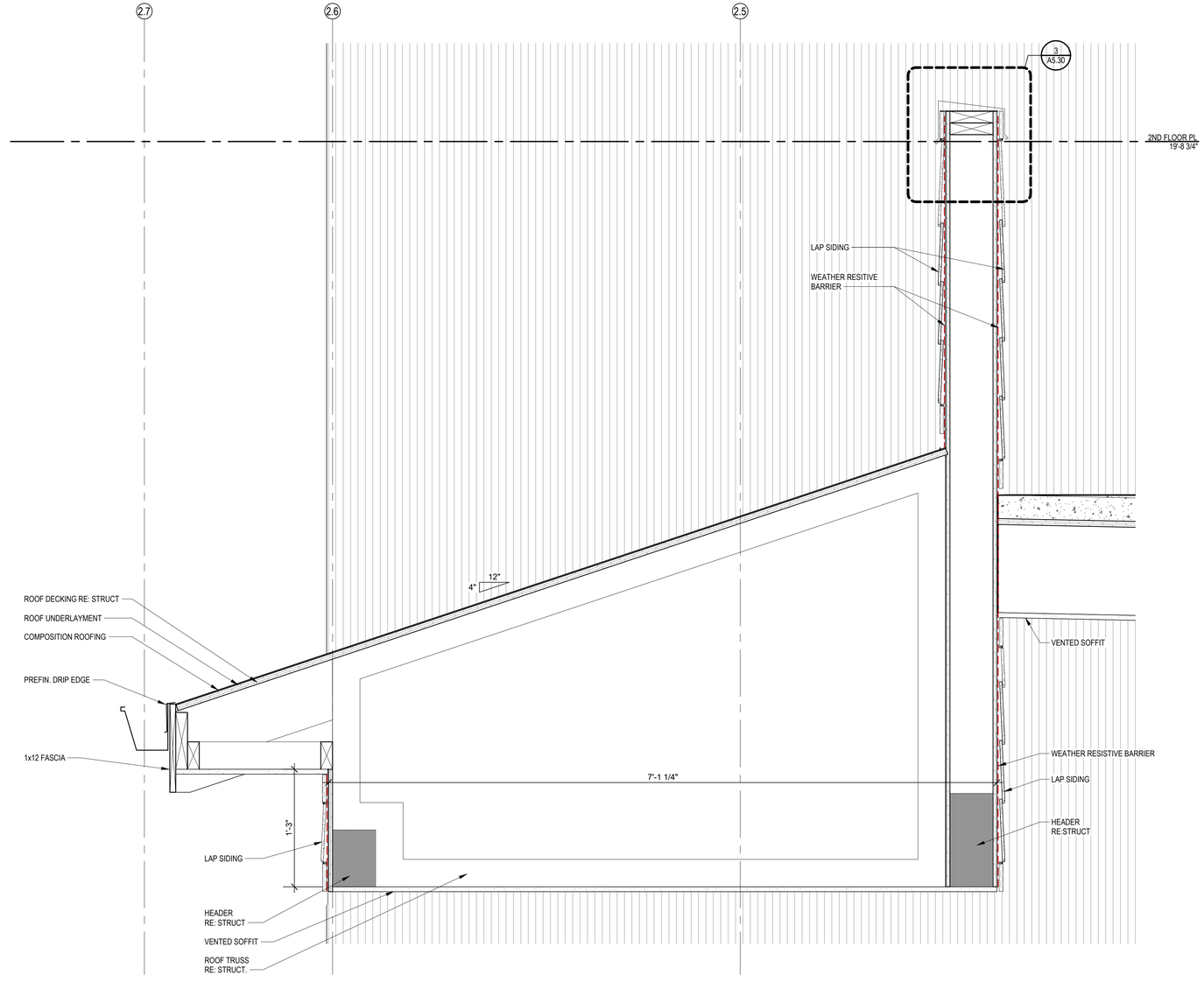
3 MAIL KIOSK ROOF DETAIL
1 1/2" = 1'-0"



4 GARAGE ROOF DETAIL
1 1/2" = 1'-0"



2 GARAGE ROOF DETAIL
1 1/2" = 1'-0"



1 BREEZEWAY ROOF DETAIL
1 1/2" = 1'-0"

DETAIL GENERAL NOTES:

A. FOLLOW ALL MANUFACTURER WRITTEN INSTALLATION INSTRUCTIONS. IF DETAIL CONFLICTS WITH MANUFACTURER, NOTIFY ARCHITECT IMMEDIATELY.

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PRAIRIE VILLAGE, KANSAS, 66207

STATE OF MISSOURI
TIMOTHY W. HOMBURG
NUMBER A-2013004257
ARCHITECT
9.2.2024

A NEW APARTMENT COMMUNITY AT:
DOUGLAS STATION
NW SLOAN & NE SYCAMORE ST
LEE'S SUMMIT, MO 64086

DRAWING RELEASE LOG
- 02/23/24 100% DD Set
- 03/22/24 50% CD Set
- 04/19/24 90% CD Set

△REVISIONS

JOB NO. 740623
DATE 04.19.24
DRAWN BY SW EM KN
CD SET/PERMIT

SHEET NAME ROOF DETAILS

SHEET NO. A5.32

9/3/2024 12:28:15 PM

DETAIL GENERAL NOTES:

A. FOLLOW ALL MANUFACTURER WRITTEN INSTALLATION INSTRUCTIONS. IF DETAIL CONFLICTS WITH MANUFACTURER, NOTIFY ARCHITECT IMMEDIATELY.

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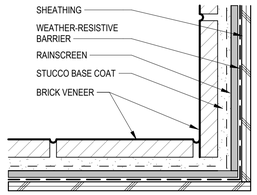
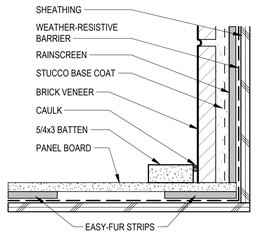
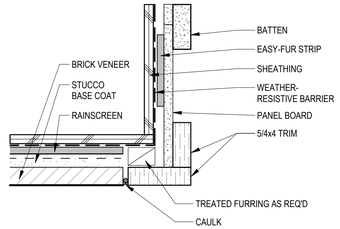


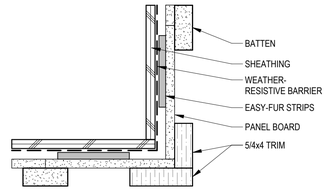
12 INNER CORNER - BRICK/BRICK
3" = 1'-0"



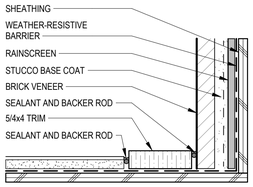
10 INNER CORNER - BRICK/BB
3" = 1'-0"



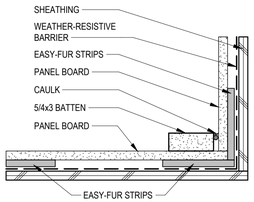
8 OUTER CORNER - BRICK & BB
3" = 1'-0"



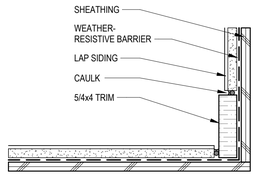
5 OUTER CORNER - BOARD & BATTEN
3" = 1'-0"



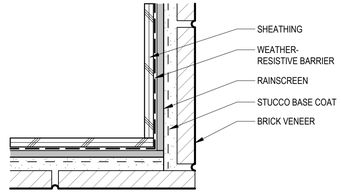
13 INNER CORNER -BRICK/LAP
3" = 1'-0"



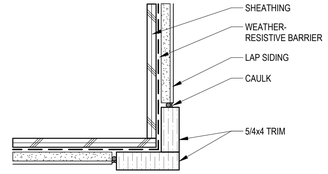
11 INNER CORNER - BB/BB
3" = 1'-0"



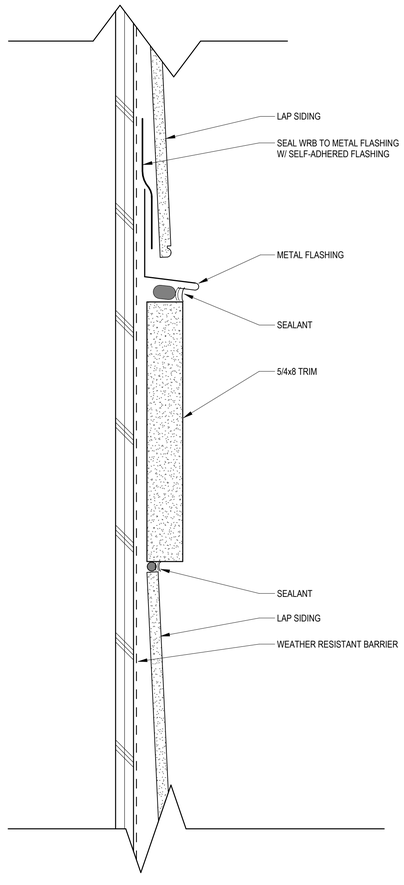
9 INNER CORNER - LAP SIDING
3" = 1'-0"



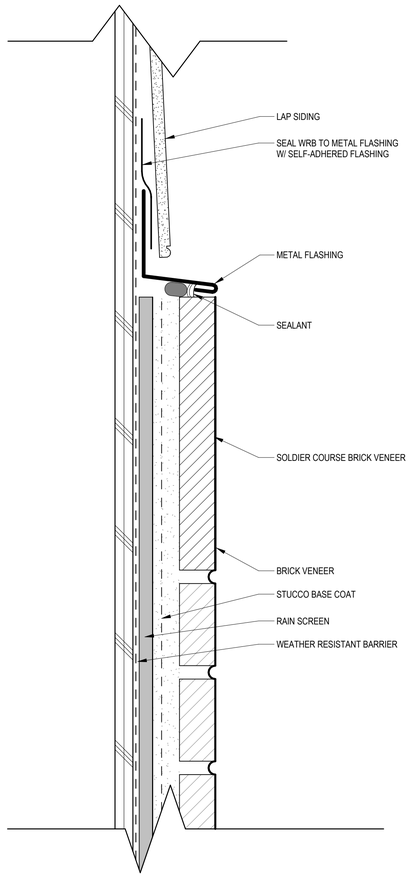
7 OUTER CORNER - BRICK
3" = 1'-0"



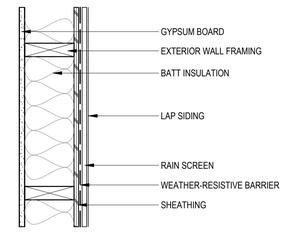
4 OUTER CORNER - LAP SIDING
3" = 1'-0"



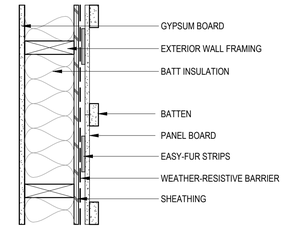
14 MAT. TRAN. LAP SIDING / LAP SIDING
6" = 1'-0"



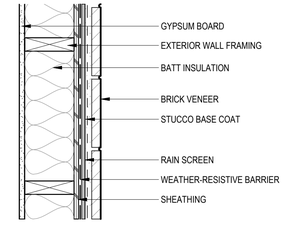
6 MAT. TRAN. LAP SIDING / BRICK VENEER
6" = 1'-0"



3 WALL AT LAP SIDING
1 1/2" = 1'-0"



2 WALL AT BOARD & BATTEN
1 1/2" = 1'-0"



1 WALL AT BRICK VENEER
1 1/2" = 1'-0"

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STATE OF MISSOURI
TIMOTHY W. HOMBURG
NUMBER A-2013004237
ARCHITECT
9.2.2024

A NEW APARTMENT COMMUNITY AT:
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NW SLOAN & NE SYCAMORE ST
LEE'S SUMMIT, MO 64086

DRAWING RELEASE LOG
- 02/23/24 100% DD Set
- 03/22/24 50% CD Set
- 04/19/24 90% CD Set

△REVISIONS

JOB NO. 740623
DATE 04.19.24
DRAWN BY SW EM KN
CD SET/PERMIT

SHEET NAME
MATERIAL TRANSITION DETAILS
SHEET NO.
A5.40

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	UNIT ENTRY		3'-0"	6'-8"	1 3/4"	SC WOOD	A	PAINT	WOOD	1	PAINT	20 MIN.	1 & 2	
U2	BATHROOM		2'-10"	6'-8"	1 3/8"	HC WOOD	A	PAINT	WOOD	1	PAINT		3	
U3	BEDROOM		2'-10"	6'-8"	1 3/8"	HC WOOD	A	PAINT	WOOD	1	PAINT		3	
U4	CLOSET		2'-10"	6'-8"	1 3/8"	HC WOOD	A	PAINT	WOOD	1	PAINT		4	
U6	HVAC		2'-6"	6'-8"	1 3/8"	HC WOOD	A	PAINT	WOOD	1	PAINT		7	
U7	CLOSET		2'-0"	6'-8"	1 3/8"	HC WOOD	A	PAINT	WOOD	1	PAINT		4	
U13	LAUNDRY	PR	2'-6"	6'-8"	1 3/8"	HC WOOD	A	PAINT	WOOD	1	PAINT		8	
U14	CLOSET	PR	2'-0"	6'-8"	1 3/8"	HC WOOD	A	PAINT	WOOD	1	PAINT		8	
U15	PATIO/BALCONY		3'-0"	7'-0"	1 3/4"	METAL CLAD	B	PREFINISHED	HOLLOW METAL	1	PAINT		6	

DOOR SCHEDULE - COMMON AREAS

DOOR NO	LOCATION	PAIR	DIMENSIONS			DOOR			FRAME			FIRE RATING	HARDWARE SET	COMMENTS
			WIDTH	HEIGHT	THICKNESS	MATERIAL	TYPE	FINISH	MATERIAL	TYPE	FINISH			
A1	WATER ROOM & POOL EQUIP.		3'-0"	6'-8"	1 3/4"	HOLLOW METAL	C	PAINT	HOLLOW METAL	1	PAINT		CA1	
A2	ADA GARAGE		3'-0"	6'-8"	1 3/4"	HOLLOW METAL	C	PAINT	HOLLOW METAL	1	PAINT		CA2	
A3	GARAGE DOOR		9'-0"	8'-0"	1 1/2"	HOLLOW METAL	D	PREFINISHED	HOLLOW METAL	1	PAINT		-	

DOOR SCHEDULE - CLUBHOUSE

DOOR NO	LOCATION	PAIR	DIMENSIONS			DOOR			FRAME			FIRE RATING	HARDWARE SET	COMMENTS
			WIDTH	HEIGHT	THICKNESS	MATERIAL	TYPE	FINISH	MATERIAL	TYPE	FINISH			
C01	ENTRY - LEASING		3'-0"	7'-0"	1 3/4"	ALUMINUM	B	PREFINISHED	ALUMINUM	S2	PREFINISHED		CH1	
C02	LEASING OFFICE		3'-0"	6'-8"	1 3/4"	ALUMINUM	B	PREFINISHED	ALUMINUM	S3	PREFINISHED		CH2	
C03	LEASING OFFICE		3'-0"	6'-8"	1 3/4"	HC WOOD	A	PAINT	WOOD	1	PAINT		CH2	
C04	PACKAGE ROOM		3'-0"	6'-8"	1 3/4"	ALUMINUM	B	PREFINISHED	ALUMINUM	S3	PREFINISHED		CH3	
C05	MECH / IT		3'-0"	6'-8"	1 3/4"	HC WOOD	A	PAINT	WOOD	1	PAINT		CH4	
C06	FITNESS		3'-0"	6'-8"	1 3/4"	ALUMINUM	B	PREFINISHED	ALUMINUM	S4	PREFINISHED		CH3	
C07	MECH.		2'-10"	6'-8"	1 3/4"	HC WOOD	A	PAINT	WOOD	1	PAINT		CH4	
C08	ENTRY		3'-0"	6'-8"	1 3/4"	ALUMINUM	B	PREFINISHED	ALUMINUM	S3	PREFINISHED		CH3	
C09	RESTROOM C.O.		2'-10"	6'-8"					WOOD	1	PAINT		-	
C10	RESTROOM STALL		2'-8"	6'-8"	1 3/4"	HC WOOD	A	PAINT	WOOD	1	PAINT		CH5	
C11	RESTROOM STALL		2'-10"	6'-8"	1 3/4"	HC WOOD	A	PAINT	WOOD	1	PAINT		CH5	
C12	STORAGE		3'-0"	6'-8"	1 3/4"	HOLLOW METAL	C	PAINT	HOLLOW METAL	1	PAINT		CH6	
C13	RESTROOM		3'-0"	6'-8"	1 3/4"	HOLLOW METAL	C	PAINT	HOLLOW METAL	1	PAINT		CH7	
C14	ENTRY - POOL DECK		3'-0"	7'-0"	1 3/4"	ALUMINUM	B	PREFINISHED	ALUMINUM	S2	PREFINISHED		CH1	
C15	JANITOR CLOSET		3'-0"	6'-8"	1 3/4"	HC WOOD	A	PAINT	WOOD	1	PAINT		CH4	

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. REFER TO TYPICAL INTERIOR DOOR FRAME DETAILS ON THIS SHEET FOR COMMON CONDITIONS. NOTIFY ARCHITECT OF ANY DISCREPANCIES FROM ACTUAL CONDITIONS.

D. PROVIDE EACH UNIT ENTRY DOOR WITH A PEEPHOLE WITH A 180 DEGREE VIEWER.

E. WEATHERSTRIP ALL EXTERIOR DOORS.

F. PROVIDE SAFETY GLAZING AT HAZARDOUS LOCATIONS PER 2018 IBC SECTION 2406 AND WHERE INDICATED IN THE CONSTRUCTION DOCUMENTS.

G. ALL EGRESS DOORS SHALL BE OPERABLE FROM THE INSIDE REQUIRING NO KEY, SPECIAL KNOWLEDGE, OR EFFORT.

H. PROVIDE SOLID BLOCKING AT UNIT ENTRY DOOR MINIMUM 12 " ABOVE AND BELOW STRIKE PLATE.

I. THRESHOLDS SHALL COMPLY WITH ACCESSIBILITY REGULATIONS.

J. DOOR SURFACES WITHIN 10" OF THE FLOOR TO BE A SMOOTH SURFACE PER A117.1 SECTION 404.2.9.

K. WINDOW AND DOOR HEADS TO ALIGN. ACCOUNT FOR THRESHOLD, DOOR FRAME, AND FLOOR TOPPING.

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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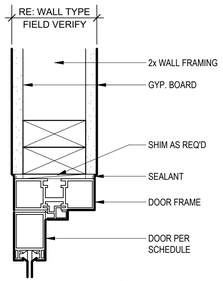
TIMOTHY W. HOMBURG
NUMBER A-2013004217
ARCHITECT
9.2.2024



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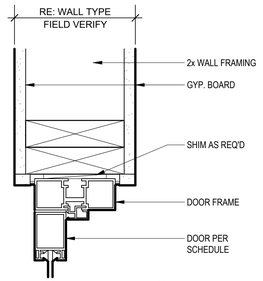

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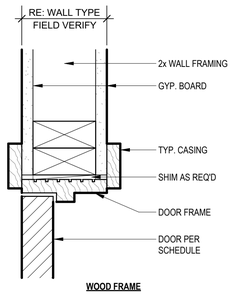
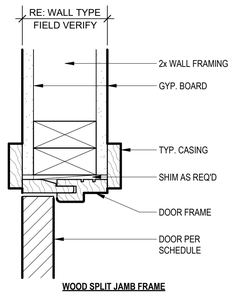
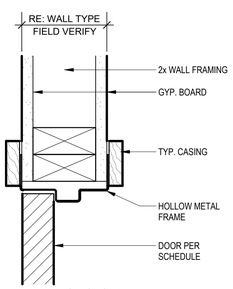


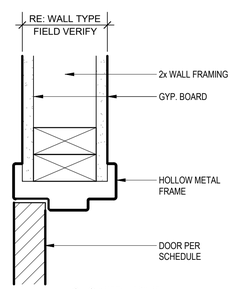
WOOD FRAME



WOOD SPLIT JAMB FRAME

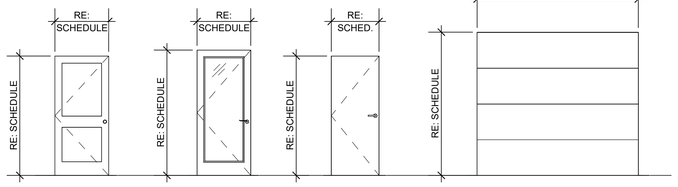


FLUSH HOLLOW METAL FRAME

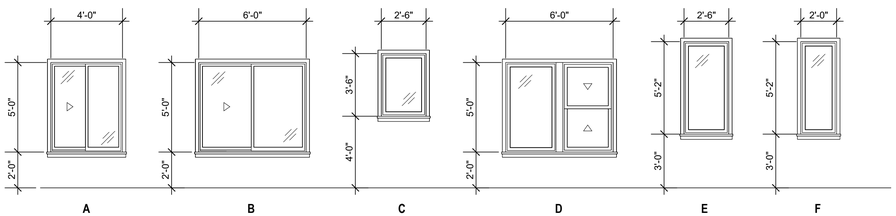


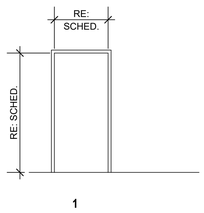
HOLLOW METAL FRAME

DOOR INTERIOR FRAME DETAILS



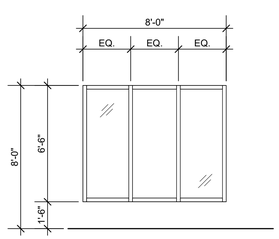
DOOR TYPES



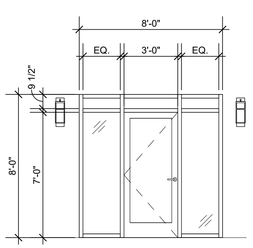


FRAME TYPES

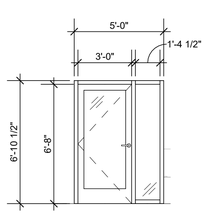
WINDOW TYPES



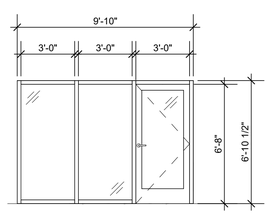
S1 STOREFRONT
1/4" = 1'-0"



S2 STOREFRONT
1/4" = 1'-0"



S3 STOREFRONT
1/4" = 1'-0"



S4 STOREFRONT
1/4" = 1'-0"

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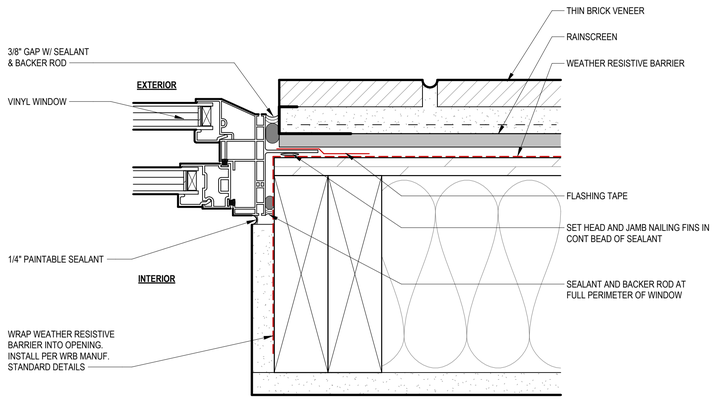
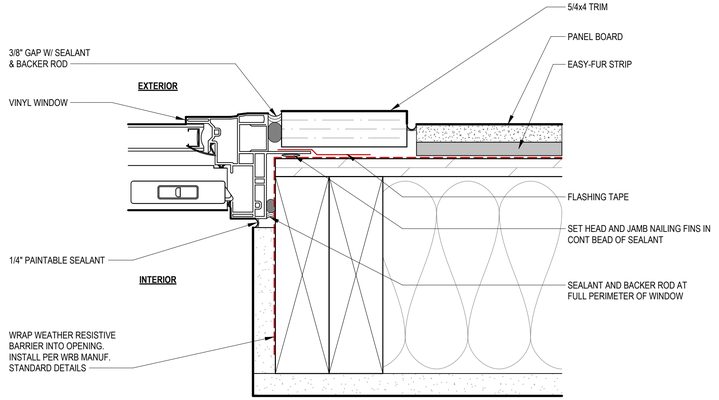
△REVISIONS

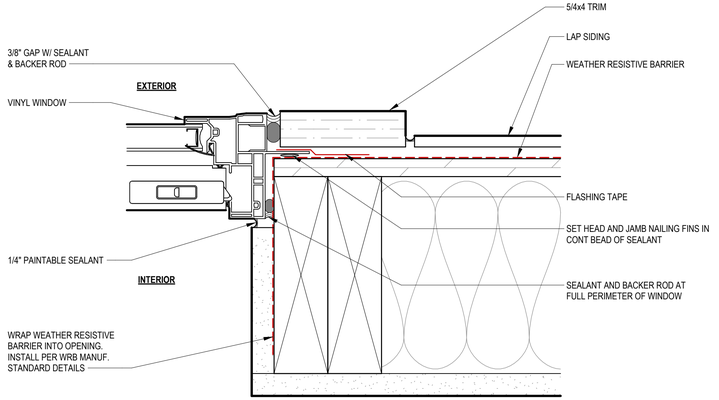
JOB NO. 740623
DATE 04.19.24
DRAWN BY SW EM KN
CD SET/PERMIT

SHEET NAME
DOOR & WINDOW SCHEDULE
SHEET NO.
A6.00

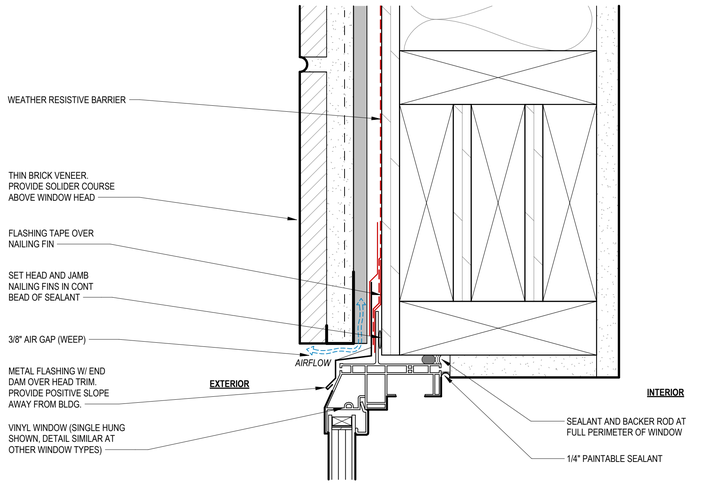
ARCH D 24" x 36"



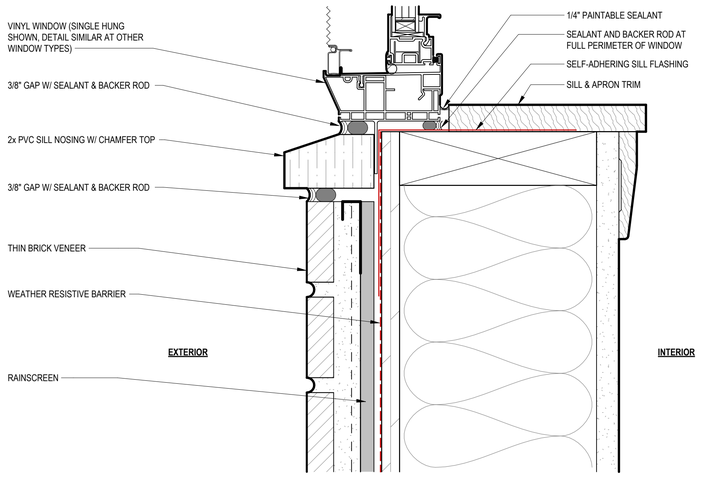




9 WDW JAMB @ THIN BRICK
6" = 1'-0"

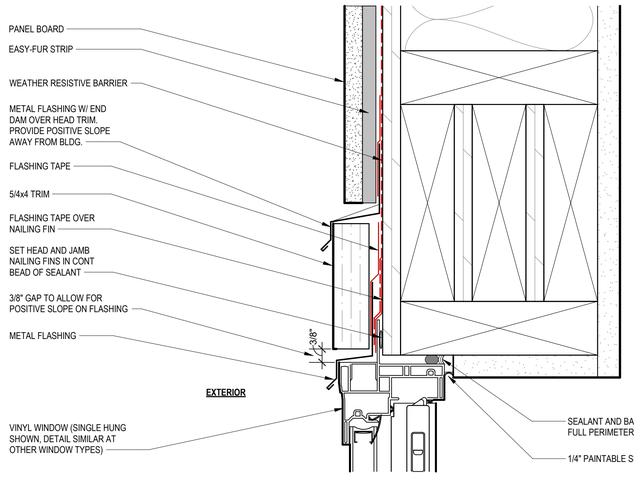


8 WDW HEAD @ THIN BRICK
6" = 1'-0"

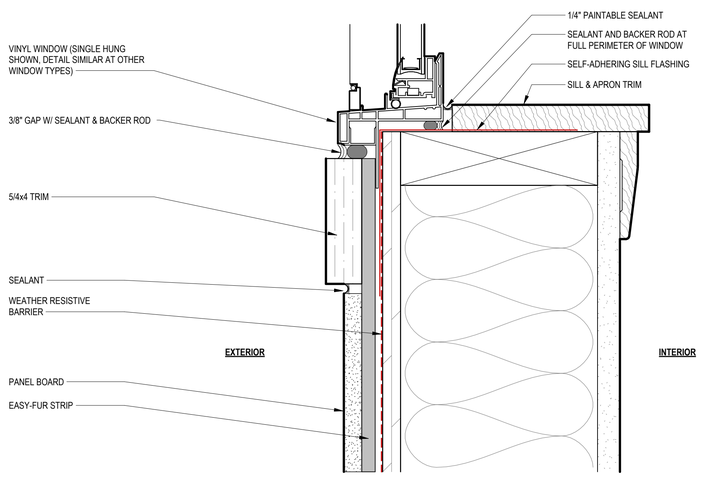


7 WDW SILL @ THIN BRICK
6" = 1'-0"

6 WDW JAMB @ BOARD & BATTEN
6" = 1'-0"

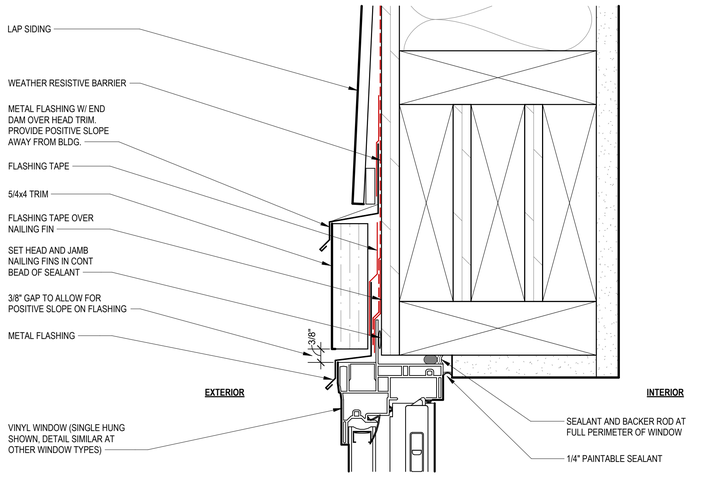


5 WDW HEAD @ BOARD & BATTEN
6" = 1'-0"

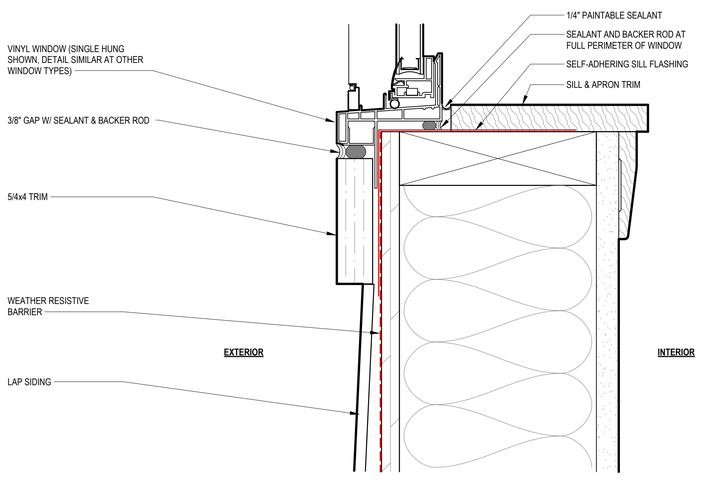


4 WDW SILL @ BOARD & BATTEN
6" = 1'-0"

3 WDW JAMB @ LAP SIDING
6" = 1'-0"



2 WDW HEAD @ LAP SIDING
6" = 1'-0"



1 WDW SILL @ LAP SIDING
6" = 1'-0"

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STATE OF MISSOURI
TIMOTHY W. HOMBURG
NUMBER A-2013004237
ARCHITECT
9.2.2024

A NEW APARTMENT COMMUNITY AT:
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- 03/22/24 50% CD Set
- 04/19/24 90% CD Set

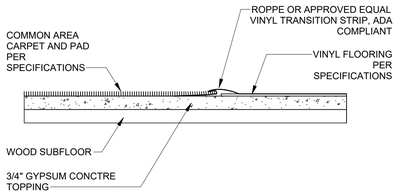
△REVISIONS

JOB NO. 740623
DATE 04.19.24
DRAWN BY SW EM KN
CD SET/PERMIT

SHEET NAME
WINDOW DETAILS

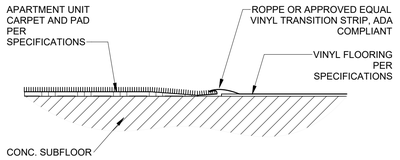
SHEET NO.
A6.01

9/3/2024 12:28:19 PM



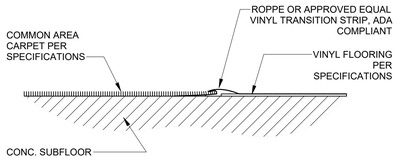
TYPICAL AT CARPET TO VINYL TRANSITION @ 2nd - 3rd

5 FLR. TRANSITION D
3" = 1'-0"



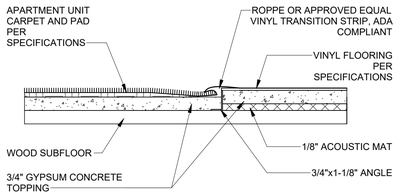
TYPICAL AT CARPET TO VINYL TRANSITIONS @ 1st

3 FLR. TRANSITION C
3" = 1'-0"



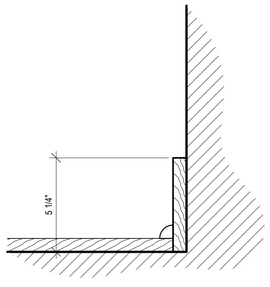
TYPICAL AT CARPET TO VINYL TRANSITION @ 1st

4 FLR. TRANSITION B
3" = 1'-0"



TYPICAL AT CARPET TO VINYL TRANSITION @ 2nd - 3rd

2 FLR. TRANSITION
3" = 1'-0"



TYPICAL AT COMMON AREAS

1 BASE
3" = 1'-0"

APARTMENT UNIT FINISH SCHEDULE

ROOM NAME	FLOOR	BASE	WALLS		CEILING		CEILING HEIGHT	TRIM	REMARKS
			MAT.	FINISH	MAT.	FINISH			
ENTRY	VINYL PLANK	WOOD	GYP. BD.	PAINT	GYP. BD.	PAINT	9'-0"	NONE	SEE PLANS FOR FURRED CEILING LOCATIONS, TYPICAL
LIVING	VINYL PLANK	WOOD	GYP. BD.	PAINT	GYP. BD.	PAINT	9'-0"	NONE	
DINING	VINYL PLANK	WOOD	GYP. BD.	PAINT	GYP. BD.	PAINT	9'-0"	NONE	
KITCHEN	VINYL PLANK	WOOD	GYP. BD.	PAINT	GYP. BD.	PAINT	9'-0"	NONE	
BEDROOM	CARPET	WOOD	GYP. BD.	PAINT	GYP. BD.	PAINT	9'-0"	NONE	
BEDROOM CLOSET	CARPET	WOOD	GYP. BD.	PAINT	GYP. BD.	PAINT	9'-0"	NONE	
DEN	VINYL PLANK	WOOD	GYP. BD.	PAINT	GYP. BD.	PAINT	9'-0"	NONE	
HALL	VINYL PLANK	WOOD	GYP. BD.	PAINT	GYP. BD.	PAINT	9'-0"	NONE	
LAUNDRY	VINYL PLANK	WOOD	GYP. BD.	PAINT	GYP. BD.	PAINT	9'-0"	NONE	
BATH	VINYL PLANK	WOOD	GYP. BD.	PAINT	GYP. BD.	PAINT	9'-0"	NONE	
COAT CLOSET	VINYL PLANK	WOOD	GYP. BD.	PAINT	GYP. BD.	PAINT	9'-0"	NONE	
PANTRY	VINYL PLANK	WOOD	GYP. BD.	PAINT	GYP. BD.	PAINT	9'-0"	NONE	
LINEN	VINYL PLANK	WOOD	GYP. BD.	PAINT	GYP. BD.	PAINT	9'-0"	NONE	
MECHANICAL	UNFINISHED	WOOD	GYP. BD.	TAPE/MUD	GYP. BD.	TAPE/MUD	9'-0"	NONE	

BUILDING COMMON FINISH SCHEDULE

ROOM NAME	FLOOR	BASE	WALLS		CEILING		CEILING HEIGHT	TRIM	REMARKS
			MAT.	FINISH	MAT.	FINISH			
STAIR	METAL	METAL	N/A	N/A	GYP. BD.	PAINT	N/A	NONE	
CORRIDOR	SMOOTH CONC.	NONE	LAP SIDING	N/A	GYP. BD.	PAINT	8'-6"	NONE	
BREEZEAWAY	SMOOTH CONC.	NONE	BD.& BATTEN	N/A	N/A	N/A	N/A	NONE	
BREEZEAWAY	SMOOTH CONC.	NONE	LAP SIDING	N/A	N/A	N/A	N/A	NONE	

FINISH SCHEDULE NOTES:

1. INTERIOR FINISHES SHALL CONFORM TO I.B.C. CHAPTER 8.
2. FINISH MATERIALS SHALL CONFORM TO I.B.C. SECTION 1210.
3. REFER TO SPECIFICATION FOR PAINT TEXTURES AND FINISHES.
4. ALL GYP. BD. AT BATHROOMS AND LAUNDIRES SHALL BE W.R.
5. VERIFY ALL FINISHES WITH DRAWINGS AND SCHEDULES PROVIDED BY THE OWNER.
6. SEE FLOOR PLANS FOR FURRED CEILING LOCATIONS

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TIMOTHY W. HOMBURG
NUMBER A-2013004217
ARCHITECT
9.2.2024

A NEW APARTMENT COMMUNITY AT:
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NW SLOAN & NE SYCAMORE ST
LEE'S SUMMIT, MO 64086

DRAWING RELEASE LOG
- 02/23/24 100% DD Set
- 03/22/24 50% CD Set
- 04/19/24 90% CD Set

△REVISIONS

JOB NO. 740623
DATE 04.19.24
DRAWN BY SW EM KN
CD SET/PERMIT

SHEET NAME
FINISH SCHEDULE & DETAILS
SHEET NO.
A6.10

ARCH D 24" x 36"

1 CLUBHOUSE PLAN
1/4" = 1'-0"

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9.27.2024

A NEW APARTMENT COMMUNITY AT:

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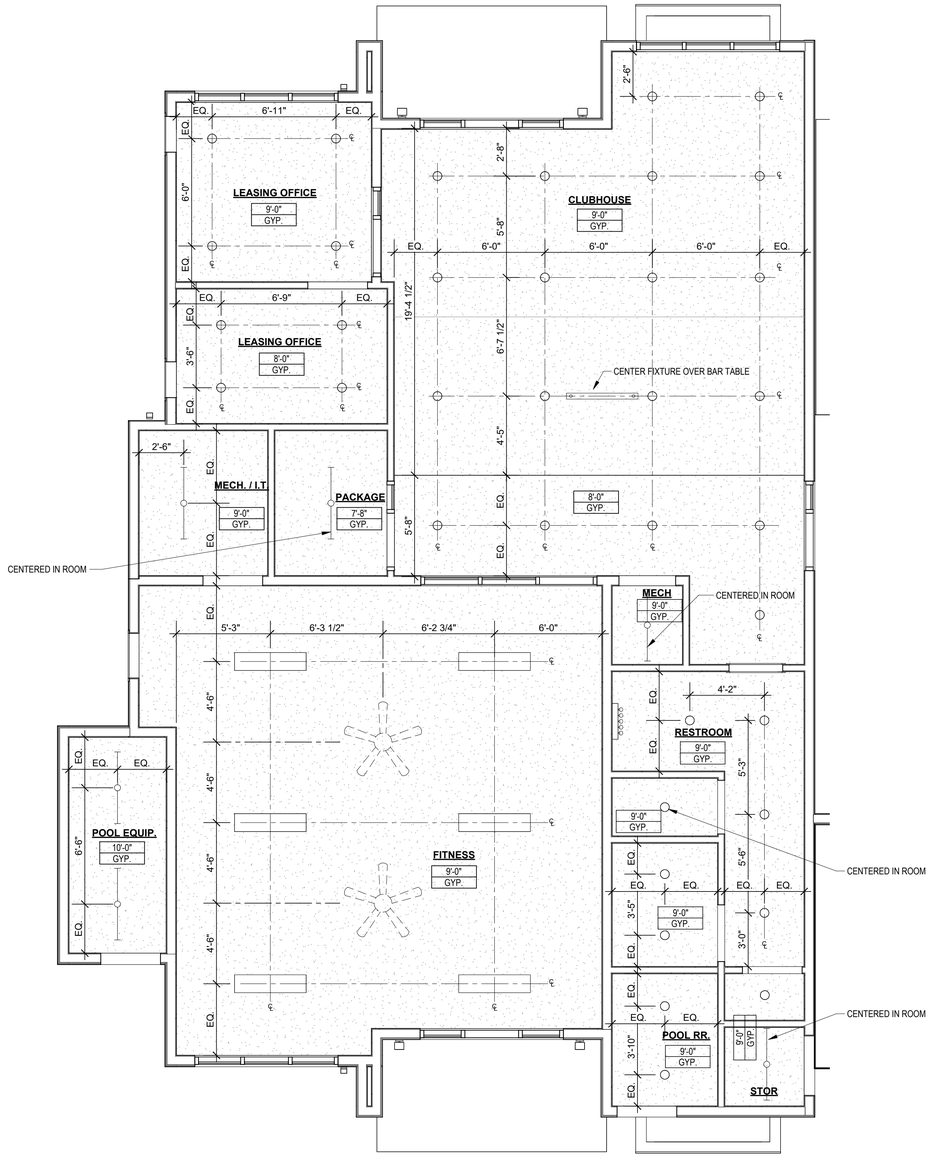
△ REVISIONS

1	9/27/24	CITY COMMENT RESPONSES

JOB NO. 740623
DATE 04.19.24
DRAWN BY SW EM KN
CD SET/PERMIT

SHEET NAME
ENLARGED CLUBHOUSE PLAN
SHEET NO.
A7.00

9/24/2024 8:16:43 AM



1 CLUBHOUSE RCP
1/4" = 1'-0"

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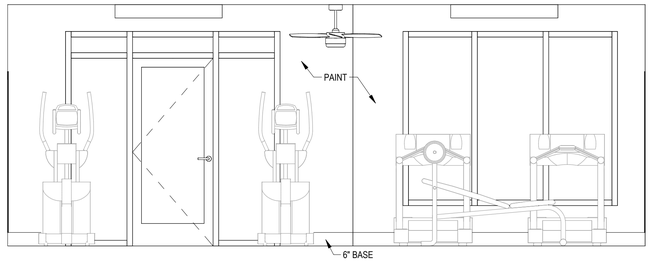
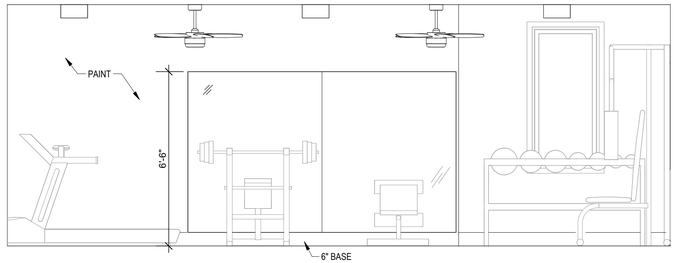
JOB NO. 740623
DATE 04.19.24
DRAWN BY SW EM KN
CD SET/PERMIT

SHEET NAME
ENLARGED CLUBHOUSE RCP
SHEET NO.
A7.01

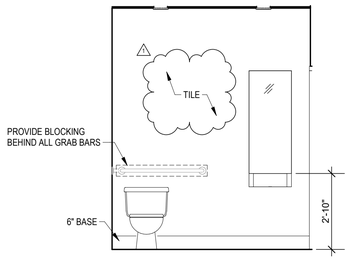
ARCH D 24" x 36"



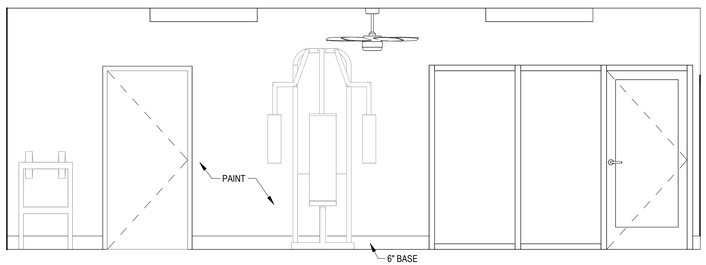
11 FITNESS
3/8" = 1'-0"



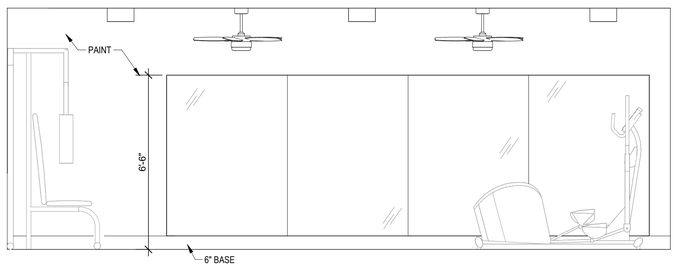
10 FITNESS
3/8" = 1'-0"



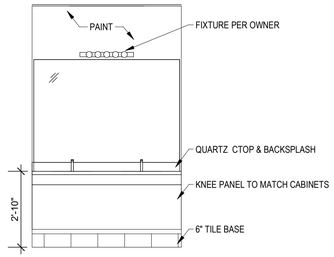
9 POOL RESTROOM
3/8" = 1'-0"



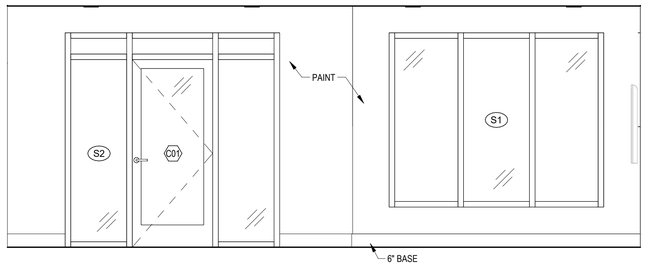
8 FITNESS
3/8" = 1'-0"



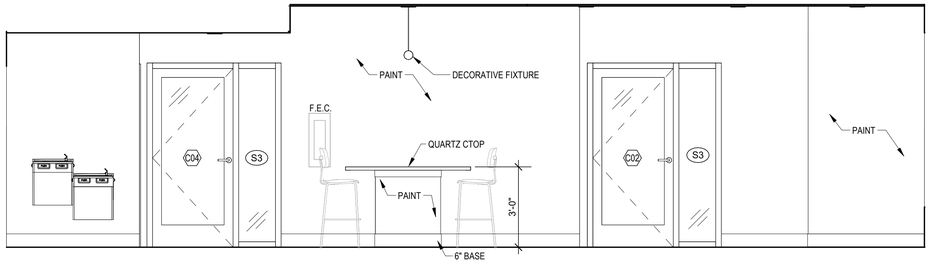
7 FITNESS
3/8" = 1'-0"



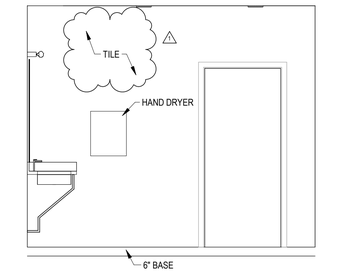
6 CLUBHOUSE RESTROOM
3/8" = 1'-0"



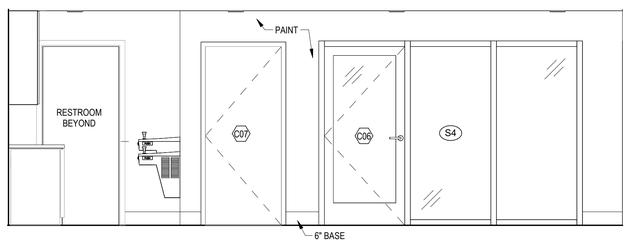
5 ELEVATION - CLUB ROOM
3/8" = 1'-0"



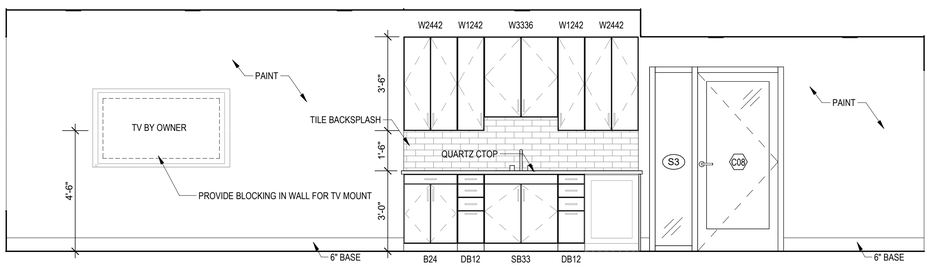
4 ELEVATION - CLUB ROOM
3/8" = 1'-0"



3 CLUBHOUSE RESTROOM
3/8" = 1'-0"



2 ELEVATION - CLUB ROOM
3/8" = 1'-0"



1 ELEVATION - CLUB ROOM
3/8" = 1'-0"

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STATE OF MISSOURI
TIMOTHY W. HOMBERG
NUMBER A-2013004237
ARCHITECT
9.27.2024

A NEW APARTMENT COMMUNITY AT:
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1 9/27/24 CITY COMMENT RESPONSES

JOB NO. 740623
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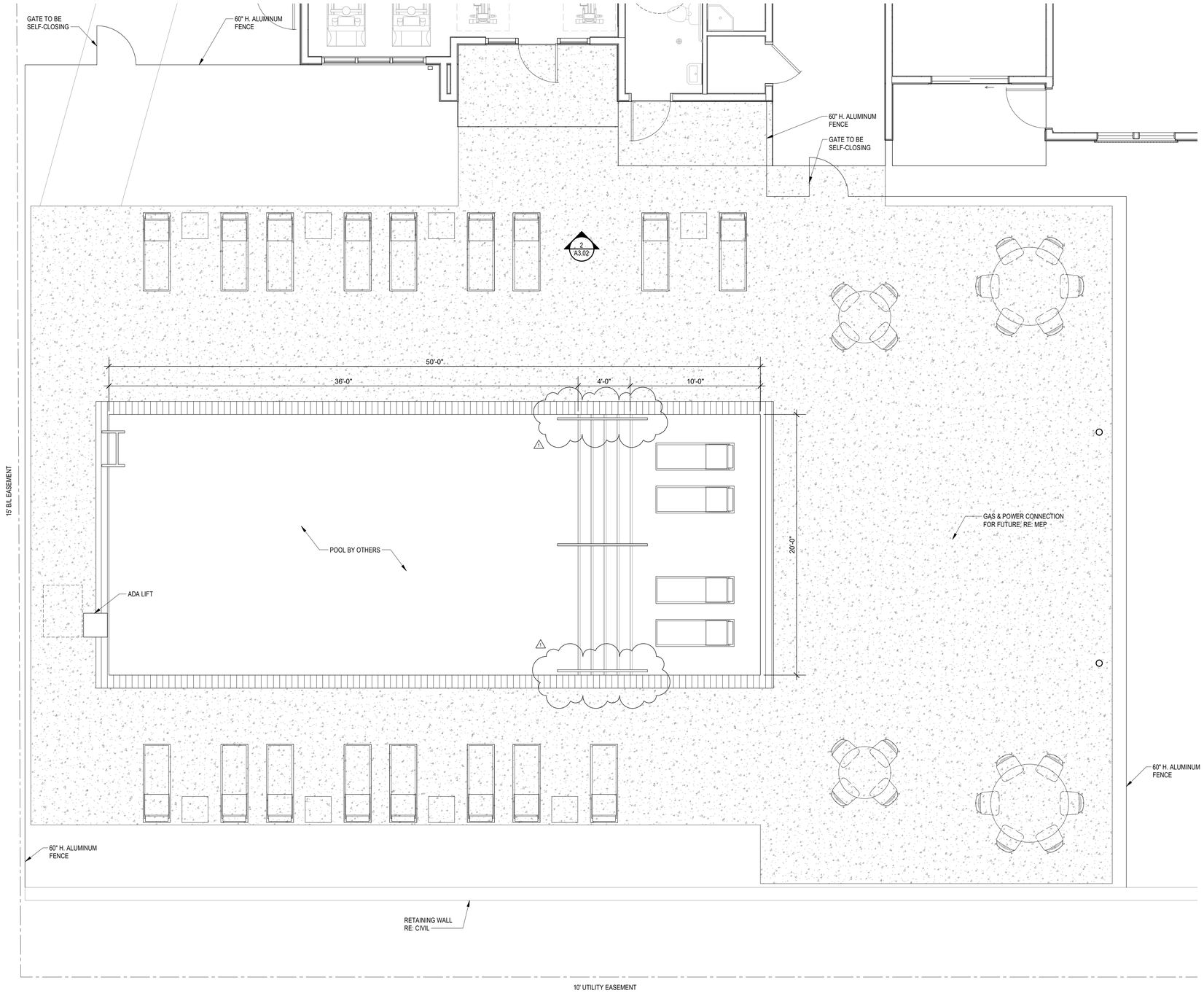
CD SET/PERMIT

SHEET NAME
CLUBHOUSE INTERIOR ELEVATIONS
SHEET NO.
A7.02

9/24/2024 8:16:44 AM



1 POOL DECK PLAN
1/4" = 1'-0"

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LEE'S SUMMIT, MO 64086

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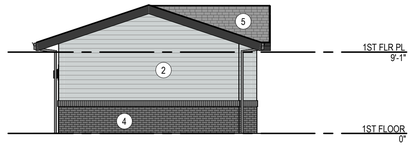
△ REVISIONS
1 9/27/24 CITY COMMENT RESPONSES

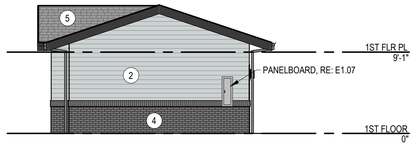
JOB NO. 740623
DATE 04.19.24
DRAWN BY SW EM KN
CD SET/PERMIT

SHEET NAME
POOL DECK PLAN

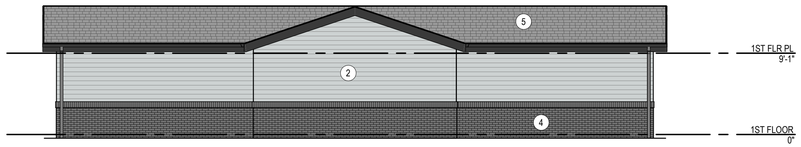
SHEET NO.
A7.10



7 GARAGE 1 - RIGHT ELEVATION
1/8" = 1'-0"

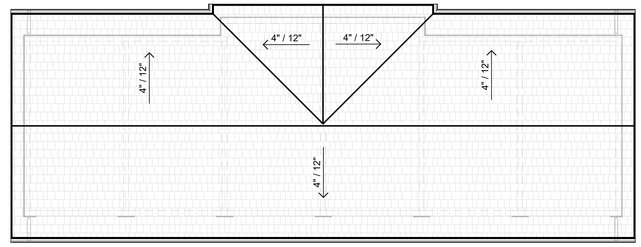


6 GARAGE 1 - LEFT ELEVATION
1/8" = 1'-0"

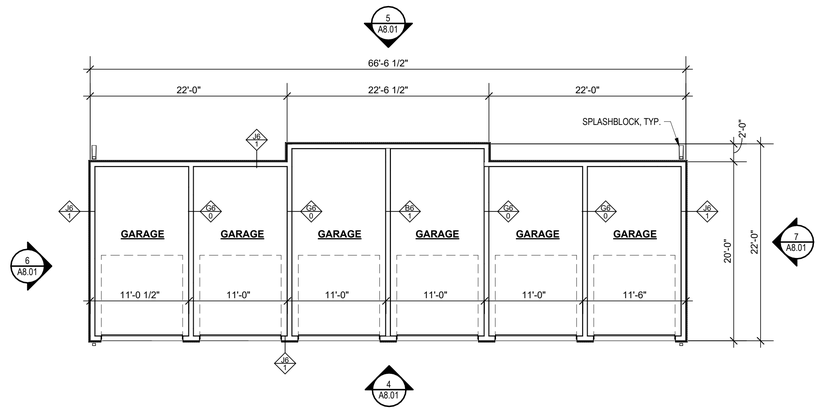


5 GARAGE 1 - REAR ELEVATION
1/8" = 1'-0"

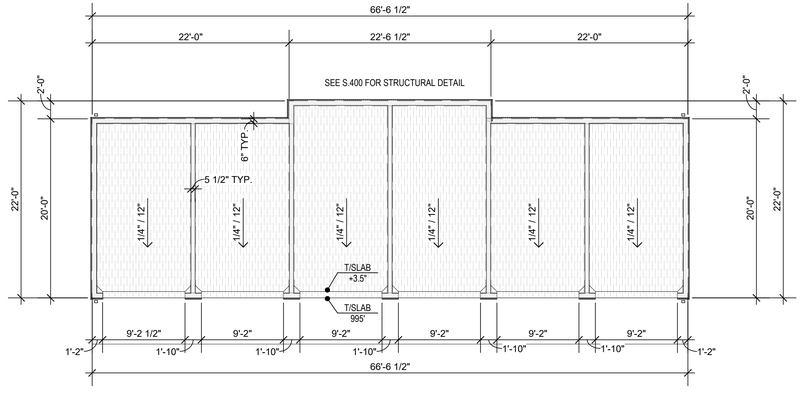
4 GARAGE 1 - FRONT ELEVATION
1/8" = 1'-0"



3 GARAGE 1 - ROOF PLAN
1/8" = 1'-0"



2 GARAGE 1 - FLOOR PLAN
1/8" = 1'-0"



1 GARAGE 1 - SLAB PLAN
1/8" = 1'-0"

EXTERIOR MATERIAL LEGEND:

1. BOARD & BATTEN - WHITE SNOWBOUND SW 7004
2. LAP SIDING - GREY MISTY SW 6232
3. LAP SIDING - BLUE SMOKY BLUE SW 7604
4. BRICK AND/OR STONE AS CHOSEN BY THE DEVELOPER
5. ASPHALT SHINGLES
6. STANDING SEAM METAL ROOF

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DATE 04.19.24
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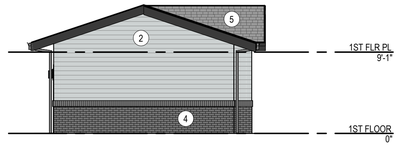
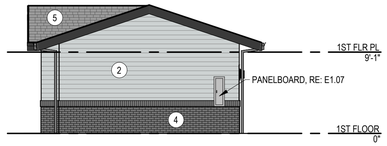
SHEET NAME
GARAGE 1 PLANS

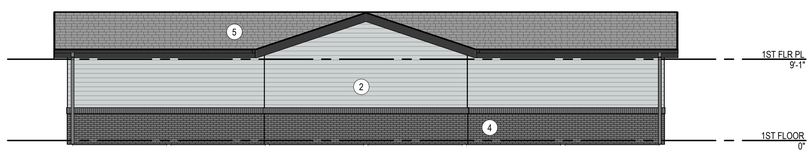
SHEET NO.
A8.01



7 GARAGE 2 - RIGHT ELEVATION
1/8" = 1'-0"

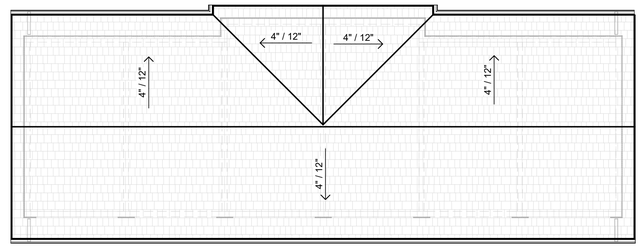


6 GARAGE 2 - LEFT ELEVATION
1/8" = 1'-0"

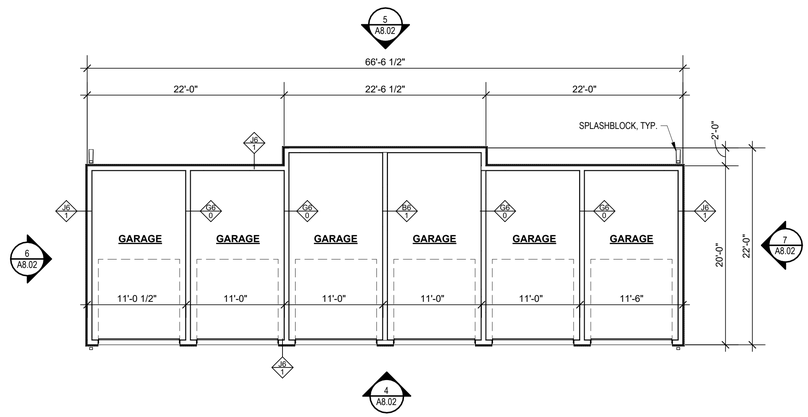


5 GARAGE 2 - REAR ELEVATION
1/8" = 1'-0"

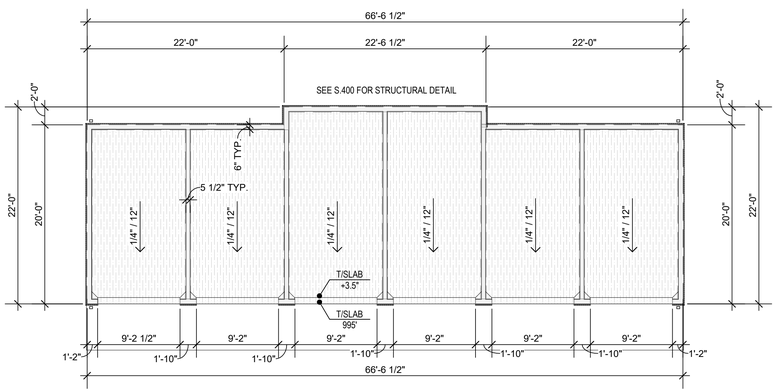
4 GARAGE 2 - FRONT ELEVATION
1/8" = 1'-0"



3 GARAGE 2 - ROOF PLAN
1/8" = 1'-0"



2 GARAGE 2 - FLOOR PLAN
1/8" = 1'-0"



1 GARAGE 2 - SLAB PLAN
1/8" = 1'-0"

EXTERIOR MATERIAL LEGEND:

1. BOARD & BATTEN - WHITE SNOWBOUND SW 7004
2. LAP SIDING - GREY MISTY SW 6232
3. LAP SIDING - BLUE SMOKY BLUE SW 7604
4. BRICK AND/OR STONE AS CHOSEN BY THE DEVELOPER
5. ASPHALT SHINGLES
6. STANDING SEAM METAL ROOF

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DATE 04.19.24
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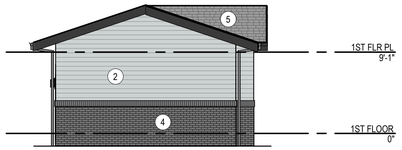
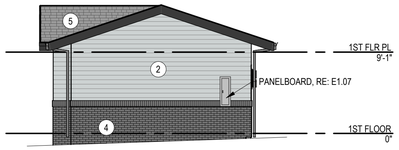
SHEET NAME
GARAGE 2 PLANS

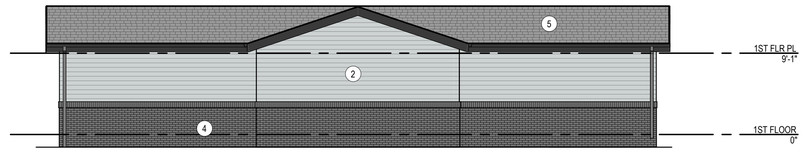
SHEET NO.
A8.02



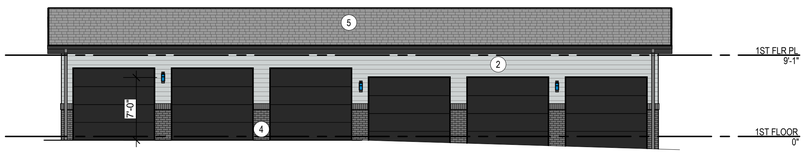
7 GARAGE 3 - RIGHT ELEVATION
1/8" = 1'-0"



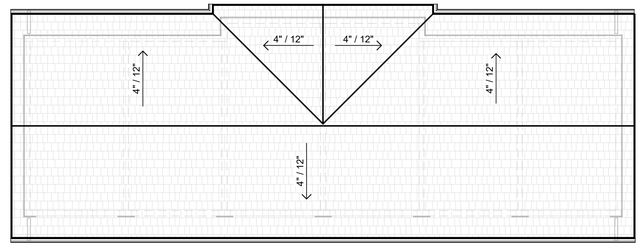
6 GARAGE 3 - LEFT ELEVATION
1/8" = 1'-0"



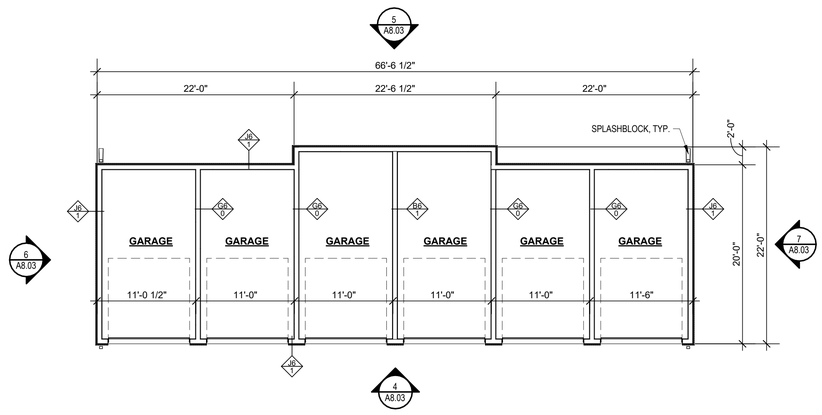
5 GARAGE 3 - REAR ELEVATION
1/8" = 1'-0"



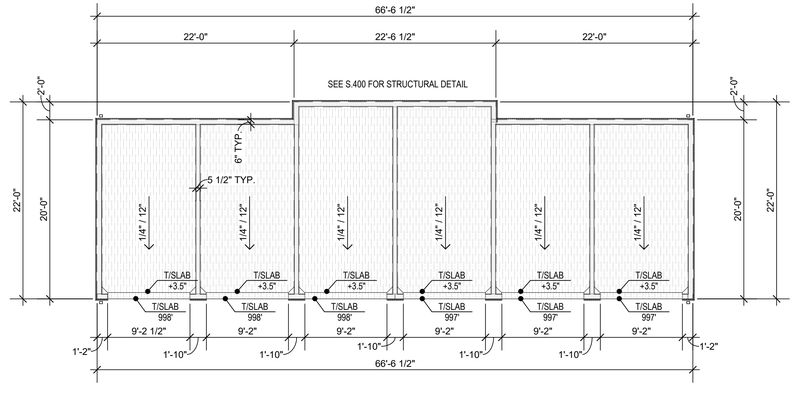
4 GARAGE 3 - FRONT ELEVATION
1/8" = 1'-0"



3 GARAGE 3 - ROOF PLAN
1/8" = 1'-0"



2 GARAGE 3 - FLOOR PLAN
1/8" = 1'-0"



1 GARAGE 3 - SLAB PLAN
1/8" = 1'-0"

EXTERIOR MATERIAL LEGEND:

1. BOARD & BATTEN - WHITE SNOWBOUND SW 7004
2. LAP SIDING - GREY MISTY SW 6232
3. LAP SIDING - BLUE SMOKY BLUE SW 7604
4. BRICK AND/OR STONE AS CHOSEN BY THE DEVELOPER
5. ASPHALT SHINGLES
6. STANDING SEAM METAL ROOF

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JOB NO. 740623
DATE 04.19.24
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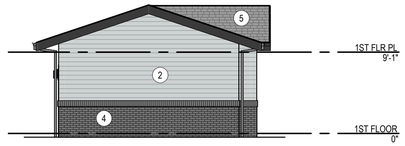
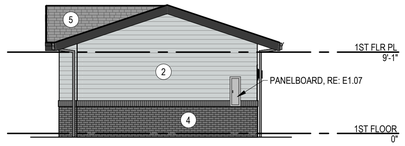
CD SET/PERMIT

SHEET NAME
GARAGE 3 PLANS

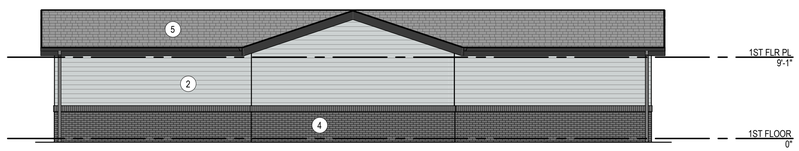
SHEET NO.
A8.03



7 GARAGE 4 - RIGHT ELEVATION
1/8" = 1'-0"

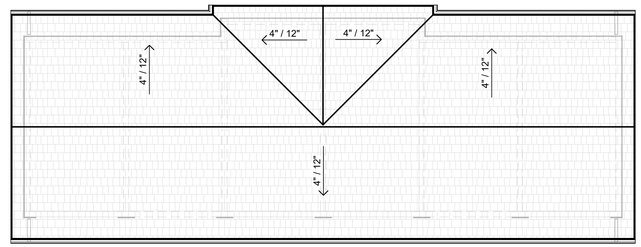


6 GARAGE 4 - LEFT ELEVATION
1/8" = 1'-0"

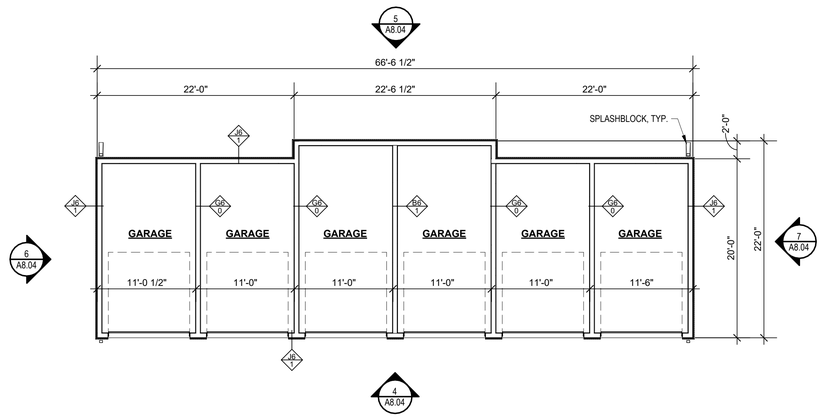


5 GARAGE 4 - REAR ELEVATION
1/8" = 1'-0"

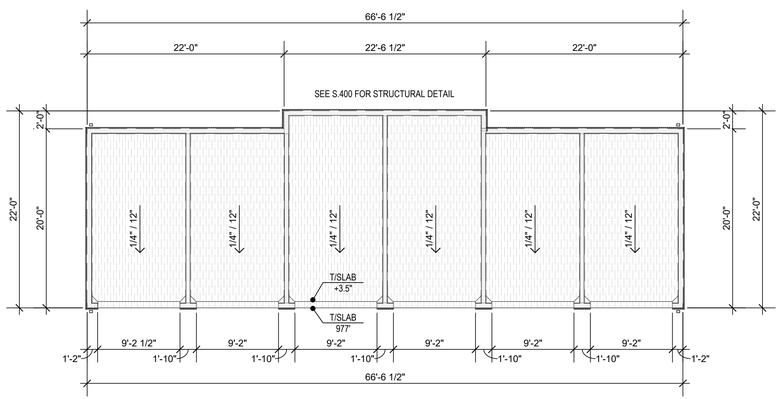
4 GARAGE 4 - FRONT ELEVATION
1/8" = 1'-0"



3 GARAGE 4 - ROOF PLAN
1/8" = 1'-0"



2 GARAGE 4 - FLOOR PLAN
1/8" = 1'-0"



1 GARAGE 4 - SLAB PLAN
1/8" = 1'-0"

EXTERIOR MATERIAL LEGEND:

1. BOARD & BATTEN - WHITE SNOWBOUND SW 7004
2. LAP SIDING - GREY MISTY SW 6232
3. LAP SIDING - BLUE SMOKY BLUE SW 7604
4. BRICK AND/OR STONE AS CHOSEN BY THE DEVELOPER
5. ASPHALT SHINGLES
6. STANDING SEAM METAL ROOF

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JOB NO. 740623
DATE 04.19.24
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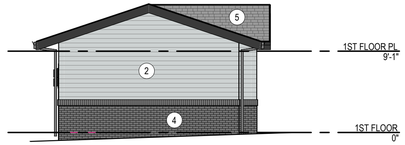
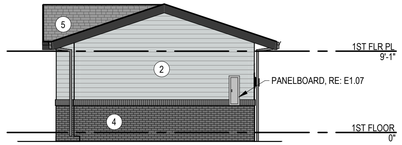
SHEET NAME
GARAGE 4 PLANS

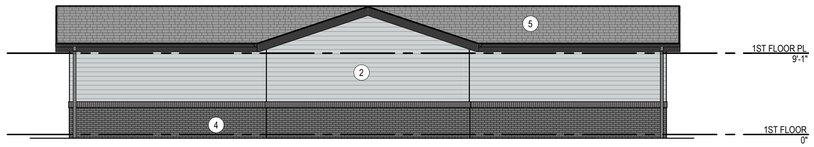
SHEET NO.
A8.04



7 GARAGE 5 - RIGHT ELEVATION
1/8" = 1'-0"

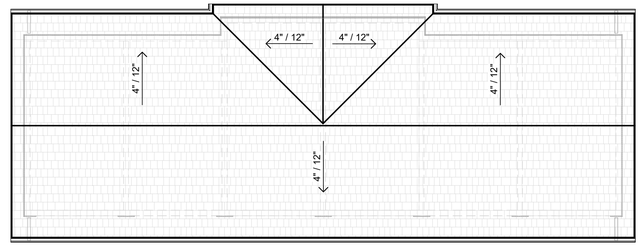


6 GARAGE 5 - LEFT ELEVATION
1/8" = 1'-0"

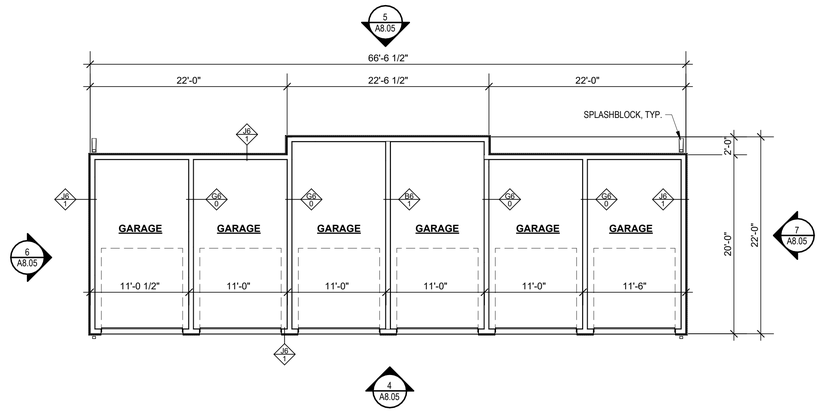


5 GARAGE 5 - REAR ELEVATION
1/8" = 1'-0"

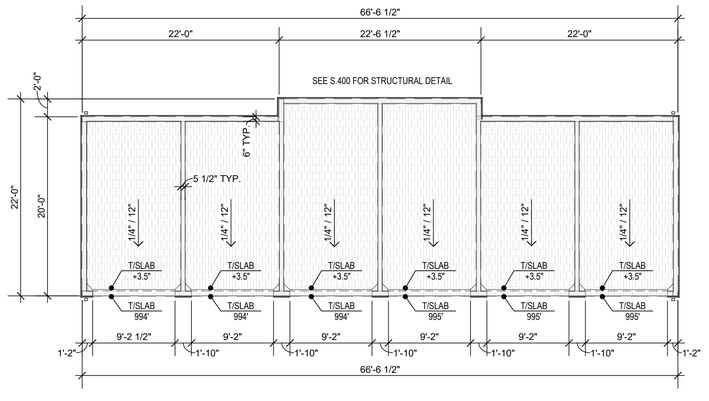
4 GARAGE 5 - FRONT ELEVATION
1/8" = 1'-0"



3 GARAGE 5 - ROOF PLAN
1/8" = 1'-0"



2 GARAGE 5 - FLOOR PLAN
1/8" = 1'-0"



1 GARAGE 5 - SLAB PLAN
1/8" = 1'-0"

EXTERIOR MATERIAL LEGEND:

1. BOARD & BATTEN - WHITE SNOWBOUND SW 7004
2. LAP SIDING - GREY MISTY SW 6232
3. LAP SIDING - BLUE SMOKY BLUE SW 7604
4. BRICK AND/OR STONE AS CHOSEN BY THE DEVELOPER
5. ASPHALT SHINGLES
6. STANDING SEAM METAL ROOF

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TIMOTHY W. HOMBURG
NUMBER A-2013004237
ARCHITECT
9.2.2024

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DRAWING RELEASE LOG
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- 03/22/24 50% CD Set
- 04/19/24 90% CD Set

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DATE 04.19.24
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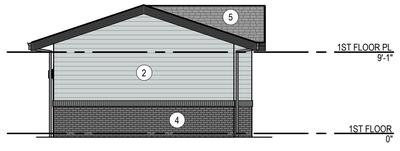
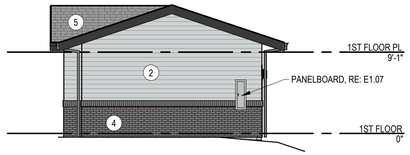
SHEET NAME
GARAGE 5 PLANS

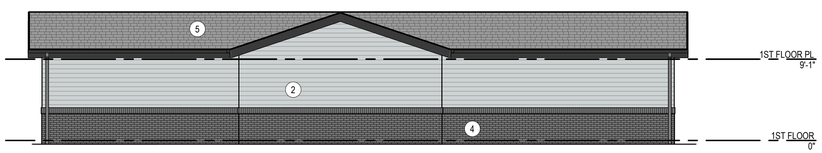
SHEET NO.
A8.05



7 GARAGE 6 - RIGHT ELEVATION
1/8" = 1'-0"

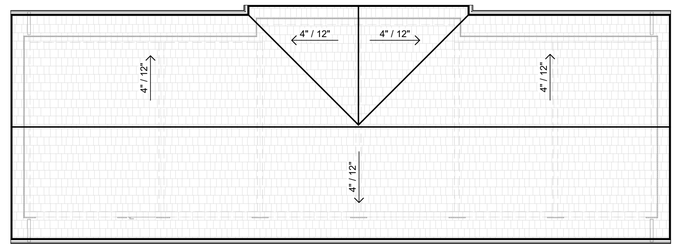


6 GARAGE 6 - LEFT ELEVATION
1/8" = 1'-0"

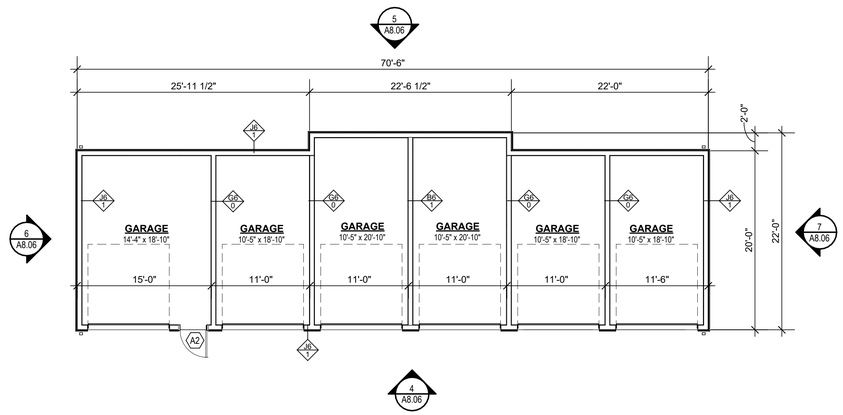


5 GARAGE 6 - REAR ELEVATION
1/8" = 1'-0"

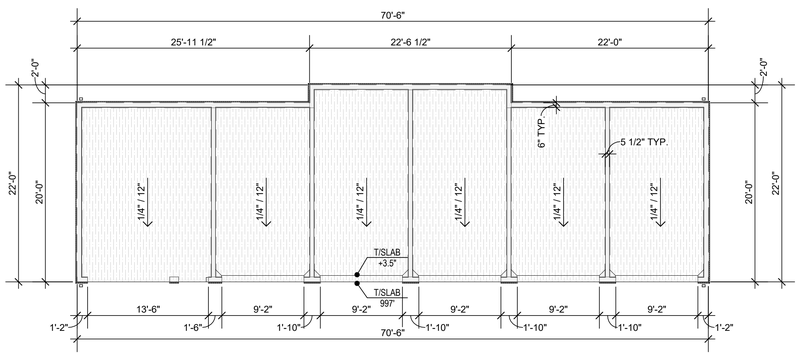
4 GARAGE 6 - FRONT ELEVATION
1/8" = 1'-0"



3 GARAGE 6 - ROOF PLAN
1/8" = 1'-0"



2 GARAGE 6 - FLOOR PLAN
1/8" = 1'-0"



1 GARAGE 6 - SLAB PLAN
1/8" = 1'-0"

EXTERIOR MATERIAL LEGEND:

1. BOARD & BATTEN - WHITE SNOWBOUND SW 7004
2. LAP SIDING - GREY MISTY SW 6232
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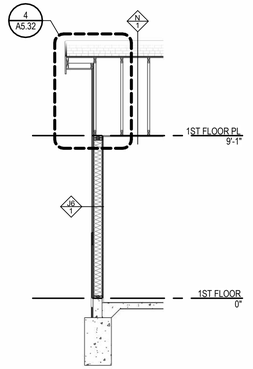
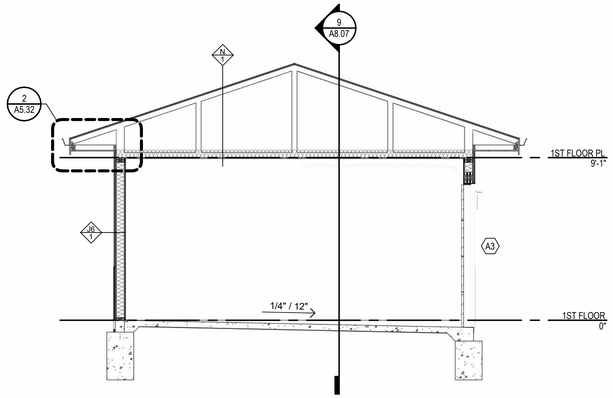
SHEET NAME
GARAGE 6 PLANS

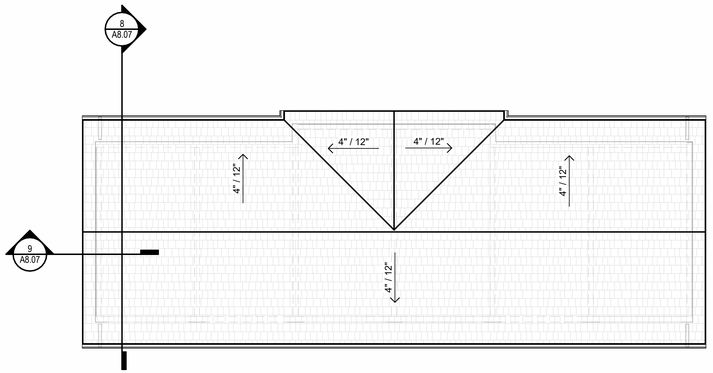
SHEET NO.
A8.06



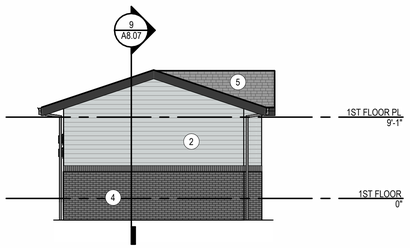
9 GARAGE SECTION
1/4" = 1'-0"



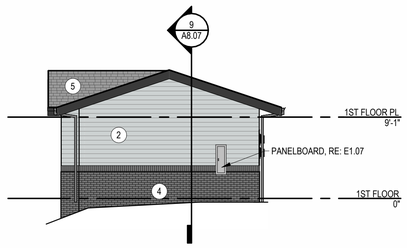
8 GARAGE SECTION
1/4" = 1'-0"



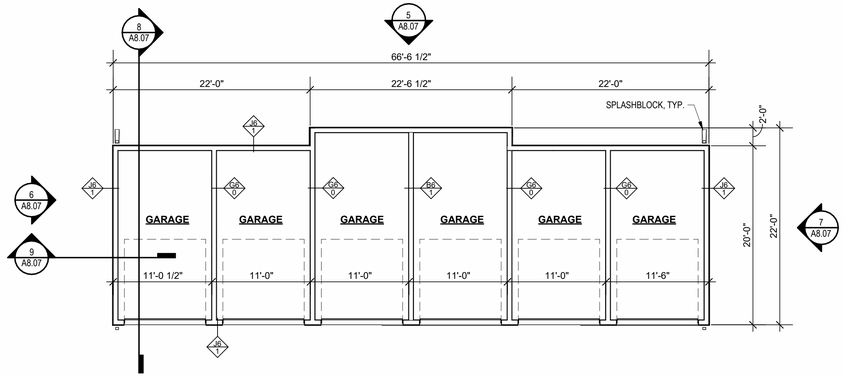
3 GARAGE 7 - ROOF PLAN
1/8" = 1'-0"



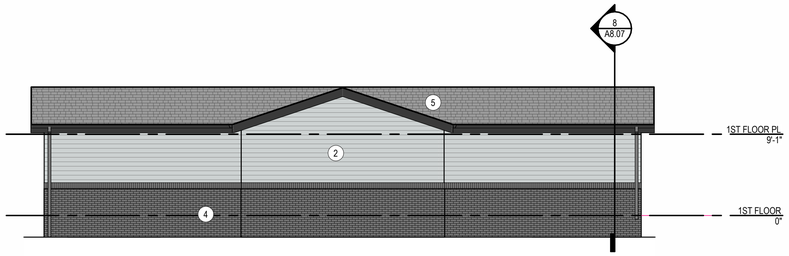
7 GARAGE 7 - RIGHT ELEVATION
1/8" = 1'-0"



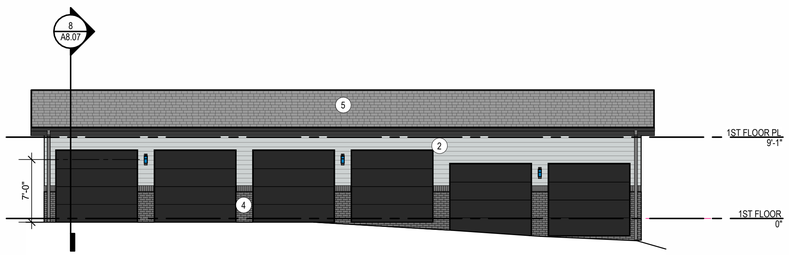
6 GARAGE 7 - LEFT ELEVATION
1/8" = 1'-0"



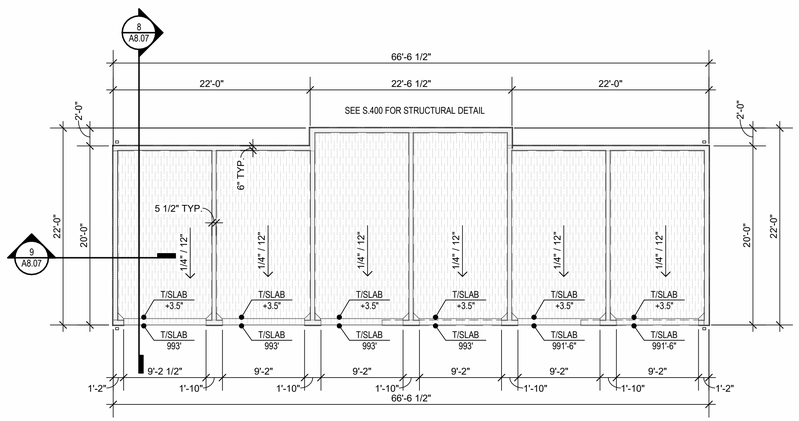
2 GARAGE 7 - FLOOR PLAN
1/8" = 1'-0"



5 GARAGE 7 - REAR ELEVATION
1/8" = 1'-0"



4 GARAGE 7 - FRONT ELEVATION
1/8" = 1'-0"



1 GARAGE 7 - SLAB PLAN
1/8" = 1'-0"

EXTERIOR MATERIAL LEGEND:

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DATE 04.19.24
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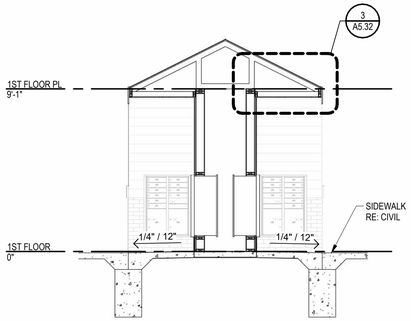
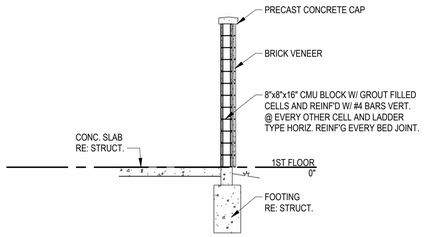
SHEET NAME
GARAGE 7 PLANS

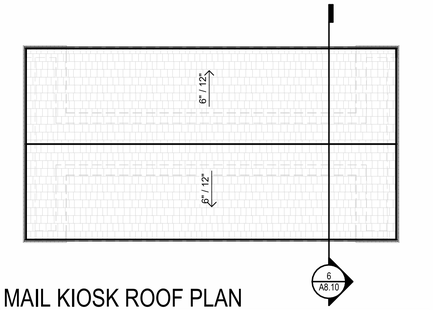
SHEET NO.
A8.07



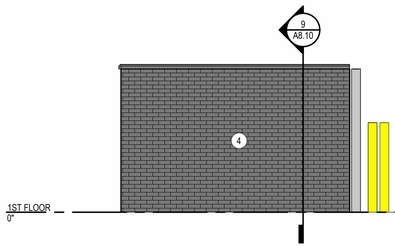
6 MAIL KIOSK SECTION
1/4" = 1'-0"



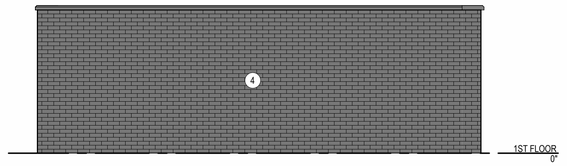
9 TRASH SECTION
1/4" = 1'-0"



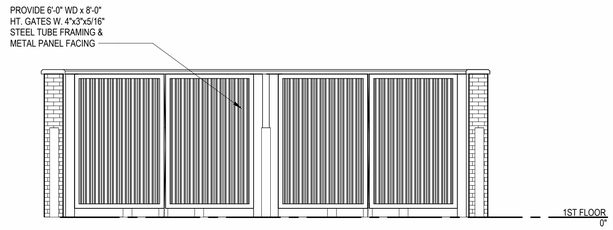
5 MAIL KIOSK ROOF PLAN
1/4" = 1'-0"



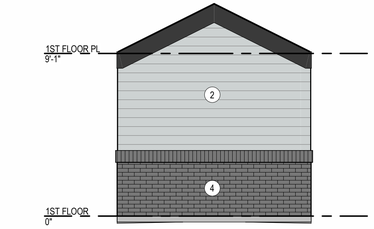
10 TRASH SIDE
1/4" = 1'-0"



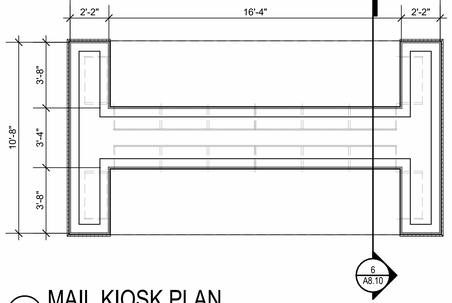
11 TRASH REAR
1/4" = 1'-0"



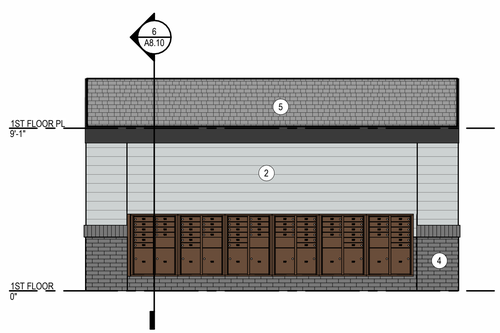
8 TRASH FRONT
1/4" = 1'-0"



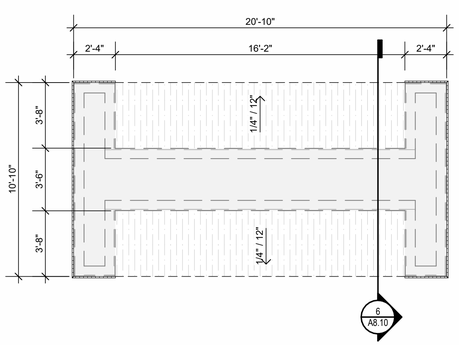
3 MAIL SIDE
1/4" = 1'-0"



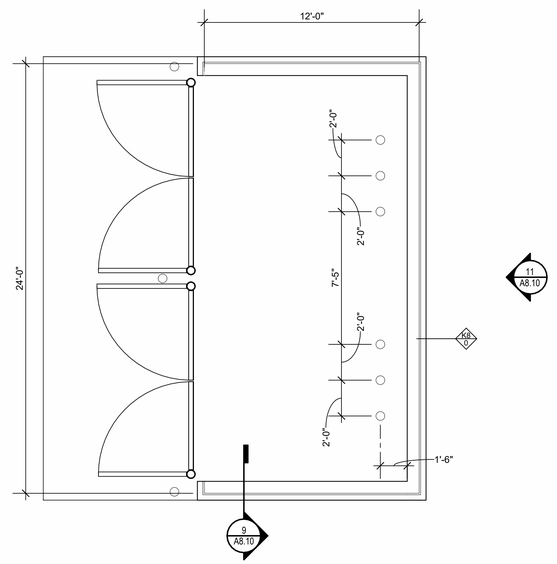
1 MAIL KIOSK PLAN
1/4" = 1'-0"



2 MAIL FRONT
1/4" = 1'-0"



4 MAIL KIOSK SLAB PLAN
1/4" = 1'-0"



7 TRASH ENCLOSURE PLAN
1/4" = 1'-0"

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JOB NO. 740623
DATE 04.19.24
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CD SET/PERMIT

SHEET NAME
MAIL KIOSK & TRASH ENCLOSURE
SHEET NO.
A8.10

ARCH D 24" x 36"

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, MO.
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 D1.3-2018)
5.) Building Code Requirements for Structural Concrete (ACI 318-14)
6.) National Design Specification (NDS) for Wood Constriction with 2012 Supplements (ANSI/AWC NDS-2012)
7.) Special Design Provisions for Wind and Seismic (AWC SDPWS-2008)
8.) Design and Construction of Post-Tensioned Slabs-on-Ground, 2008
D. These drawings are for this specific project and no other use is authorized.

2. Structural Load Design Criteria

A. Floor Live:
Apartments = 55 psf (includes 15 psf partition)
Stairs = 100 psf
Uninhabitable Atic = 20
B. Roof Live = 20 psf
C. Snow: Pg = 20 psf, Pf =14 psf, Pm = 20 psf, Is = 1.0, Ce = 1.0, Ct = 1.0, Drift per ASCE/SEI 7
D. Lateral Loads:
1.) Wind: V = 110 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. Tabulated pressures shall be multiplied by effective area reduction factors, exposure adjustment factors, and topographic factors where applicable
2.) Seismic: Ss = 0.099, S1 = 0.068
Occupancy [Risk] Category II, Ie=1.0,
Site Classification D; Sds = 0.106; Sd1 = 0.109
Seismic Design Category B
Basic Seismic Force-resisting System:
Light framed walls sheathed with shear panels of all other materials
Equivalent Lateral Force Procedure
R = 2; V = 0.053W; Omega = 2.5; Cd = 2
E. This project is designed to resist the most critical effects resulting from the load combinations of section 1605.3 of the International Building Code.

3. Concrete

A. All concrete for foundations 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.
C. All concrete for interior flatwork 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 5.40 gallons of water per 100 pounds of cement and not over 4 inches of slump. Concrete mix shop drawing shall contain testing data proving concrete design mix shrinkage is less than 0.034% at 28 days when tested according to ASTM C157 (air drying method only).
D. All 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.
F. 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.
G. 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.
J. 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.
L. 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.
M. Control joints in dirt formed slab to be as shown on plans. Where not shown, limit controlled areas to not more than 144 square feet, or 12 feet on any side. Slab panel side ratio shall not exceed 1 1/2 to 1.
N. Contractor shall verify that all concrete inserts, reinforcing and embedded items are correctly located and rigidly secured prior to concrete placement.
O. Construction joints in beams, slabs, and grade beams shall occur at midspan (middle third) unless noted otherwise. Provide 2 x 4 horizontal keys at construction joints for shear transfer.
P. 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 30" minimum unless noted otherwise).
D. At corners of all slabs, walls, and continuous foundations, supply corner bars (minimum 2'-6" 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'-6" minimum) at splices and embedments, unless shown otherwise. Splice top bars near midspan and splice bottom bars over supports, unless noted otherwise.
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" (minimum) per foot for drainage (verify slopes and elevations with architect) unless noted otherwise.

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 (except at moment connections where plates shall be ASTM A572, grade 50). 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 detailed per the AISC Manual of Steel Construction.
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. Washers shall be welded all around to the column base plate with 3/16" fillet weld.

6. 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.

7. Foundations

A. The soil investigation was prepared by Kansas City Testing & Engineering LLC, the report number is G20-23-092 and the telephone number is (913) 321-8100.
B. Spread footings, grade beams, and retaining walls are designed to bear on engineered fill or undisturbed soil capable of safely sustaining 2000 psf. Over-excavate undocumented fill as required per geotech report.
C. Restrained retaining walls are designed for an at-rest lateral load of 65 pcf equivalent fluid pressure.
D. Contractor shall provide for dewatering at excavations from either surface water or seepage.
E. All foundation excavations shall be inspected by a qualified soil engineer, approved by the architect and/or structural engineer, prior to placement of steel or concrete. This inspection shall be at the owner's expense.
F. 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 or other conditions, recompact materials to the density and water content specified for engineered fill. Do not place concrete on frozen ground.

8. 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 International Building Code.
B. All studs and top and bottom plates shall be Douglas Fir No. 2 grade visually graded lumber, with an allowable fiber stress in bending of 900 psi minimum and an elastic modulus of 1,600,000psi unless noted otherwise. All joist, truss members, and headers to be No. grade 2 (min.) unless noted otherwise. All lumber for exterior decks and balconies shall be treated Southern Yellow Pine No. 2 grade.
C. Blocking 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 International Building Code. Floor sheathing shall be APA rated tongue and groove Sturd-I-Floor, exposure 1, glued and nailed with 8d ring shank nails or # 10 screws at 12" on center to all supports. Sheathing of shear walls or roof diaphragms shall be edge nailed with 8d common nails at 6" on center and nailed to intermediate framing and/or blocking members with 8d common nails at 12" on center unless otherwise noted on the drawings. All floor sheathing shall be installed with 1/8 inch gaps between panel edges and end joints.
F. Sill plates shall be bolted to concrete walls or steel beams with 1/2" diameter bolts at 32" on center. Sill plates in direct contact with concrete or masonry shall be treated lumber.
G. Joist hangers shall have Uniform Building Code approval and shall be equal to Simpson Strong Tie "LUS" for wood application and "LB" for steel weld-on application.
H. Service condition - dry with moisture content at or below 19% in service.
I. 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.
J. Glulam members shall have an allowable flexural stress (Fb) of 3,000 psi and an elastic modulus (E) of 2,100,000 psi.
K. 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.
L. 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. Such drawings 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.
M. 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.
N. 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.
O. 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.
P. Contractor shall coordinate truss layout for openings and penetrations required by other trades including for plumbing, HVAC, electrical, roof access hatches, chases, etc.
Q. Pre-engineered floor truss design load and deflection criteria are as follows:
Top Chord Dead Load = 20 psf
Top Chord Live Load = Per General Note 2A
Bottom Chord Dead Load = 5 psf
Allowable Total Load Deflection = L/360
Allowable Live Load Deflection = L/480; ½" maximum
R. Pre-engineered roof truss design load and deflection criteria are as follows:
Top Chord Dead Load = 15 psf
Top Chord Live Load = 20 psf
Bottom Chord Dead Load = 10 psf
Bottom Chord Live Load = 20 psf (non-concurrent with top chord live load)
Allowable Total Load Deflection = L/300
Allowable Live Load Deflection = L/360
Roof trusses shall be designed for wind uplift loads indicated in Building Components & Cladding Wind Loads Diagram. Dead load used for uplift load combinations shall be 10 psf top chord and 5 psf bottom chord.

9. Shop Drawing Review

A. Bob D. Campbell and Company, Inc. will review the General Contractor's (GC) 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 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 GC advises Bob D. Campbell and Company, Inc. with written documentation.
D. 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.
E. 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.) Concrete mix designs and material certificates including admixtures and compounds applied to the concrete after placement.
2.) Reinforcing steel shop drawings including erection drawings and bending details. Bar list will not be reviewed for correct quantities.
3.) Construction and control joint plans and/or elevations.
4.) Structural steel shop drawings including erection drawings and piece details. Include joist, decking and connector submittals. Include miscellaneous framing specified on the structural drawings, but do not submit framing specified on non-structural drawings for Bob D. Campbell and Company, Inc. review.
5.) Miscellaneous anchors shown on the structural drawings.
6.) Wood truss design calculations and detailed erection and fabrication drawings. Standard stick framing shop drawings need not be submitted.

10. Statement of Structural Special Inspections

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. Verification of Soils per Table 1705.6
6. 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
7. 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)

11. 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, Brandon Ford, 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.

Sheet List

ESTIMATED BUILDING MOVEMENT TABLE	
FLOOR	ACCUMULATIVE WOOD SHRINKAGE
ROOF	1"
3rd FLOOR	0.7"
2nd FLOOR	0.35"

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. At install (MC) = 11%
b. At equilibrium (EMC) = 8%

Reference wall sections on this sheet for estimated cumilative 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.
h. Where possible, horizontal runs of plumbing system components should be routed within the truss cavity space to avoid routing horizontally through stud framing.
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.

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

STATE OF MISSOURI
BRANDON M. FORD
NUMBER 2011037798
ENGINEER
8-30-2024

A NEW APARTMENT COMMUNITY AT:
DOUGLAS STATION
NW SLOAN & NE SYCAMORE ST
LEE'S SUMMIT, MO 64086

DRAWING RELEASE LOG
- 02/23/24 100% DD Set
- 03/22/24 50% CD Set
- 04/19/24 90% CD Set

△ REVISIONS

JOB NO. 740623
DATE 04.19.24
DRAWN BY BDC
CD SET/PERMIT

SHEET NAME
GENERAL NOTES

SHEET NO.
S0.01

9/3/2024 8:54:07 AM

ARCH D 24" x 36"

FLOOR AND ROOF FRAMING HEADERS AND BEAMS SCHEDULE

MARK	HEADER		JAMB TYPE # (U.N.O. W/ COLUMN SCHEDULE)			NOTES
	FLOOR	ROOF	"3" (2nd FLR FRAMING, TYP. U.N.O.)	"2" (3rd FLR FRAMING, TYP. U.N.O.)	"1" (ROOF FLR FRAMING, TYP. U.N.O.)	
A1-#	(2) 2x8	(2) 2x8	1 JACK / 3 KING	1 JACK / 2 KING	1 JACK / 1 KING	--
A2-#	(2) 2x10	(2) 2x8	1 JACK / 3 KING	1 JACK / 2 KING	1 JACK / 2 KING	--
A3-#	(3) 2x10	(3) 2x8	2 JACK / 3 KING	2 JACK / 2 KING	1 JACK / 2 KING	--
B1-#	(2) 1 3/4" x 9 1/4" LVL	(2) 2x10	2 JACK / 3 KING	2 JACK / 2 KING	1 JACK / 1 KING	--
C1-#	(3) 2x8	(3) 2x10	1 JACK / 1 KING	1 JACK / 1 KING	1 JACK / 1 KING	--
C2-#	(3) 2x8	(3) 2x8	1 JACK / 2 KING	1 JACK / 1 KING	1 JACK / 1 KING	--
C3-#	(3) 2x8	(3) 2x8	1 JACK / 1 KING	1 JACK / 1 KING	1 JACK / 1 KING	--
C4-#	(3) 2x8	(3) 2x10	1 JACK / 2 KING	1 JACK / 1 KING	1 JACK / 1 KING	--
C5-#	(3) 2x10	(3) 2x8	1 JACK / 2 KING	1 JACK / 2 KING	1 JACK / 1 KING	--
C6-#	(3) 2x12	(3) 2x10	2 JACK/ 2 KING	2 JACK/ 1 KING	1 JACK / 1 KING	--
B7-#	(3) 1 3/4" x 11 1/4" LVL	NA	2 JACK / 3 KING			
F1-#	5½"x11¼" TREATED GLULAM	(3) 2x10	3 JACK / 2 KING	3 JACK / 2 KING	3 KING	--
F2-#	5½"x16" TREATED GLULAM	GABLE END TRUSS	3 JACK / 2 KING	3 JACK / 2 KING	2 KING	--

NOTES:
1. JAMB STUDS SHALL MATCH SIZE & GRADE OF WALL STUDS U.N.O.
2. WHERE BEAM IS NOTED "UPSET", ALL JAMB STUDS NOTED WILL EXTEND TO DOUBLE TOP PLATE.
3. ALL EXTERIOR LUMBER TO BE TREATED SYP #2 UNLESS NOTED OTHERWISE.
4. PROVIDE SQUASH BLOCKS AT TRUSSES & BLOCKING FRAMING WHERE JAMBS OR STUD PACKS ARE DISCONTINUOUS. QUANTITY TO MATCH JAMB OR STUD PACK ABOVE.
5. PROVIDE ½" PLYWOOD SPACER PLATES AT INTERIOR HEADERS CONSTRUCTED WITH 2x LUMBER TO MATCH WIDTH OF WALL.
6. AT CONTRACTOR'S OPTION, PROVIDE PSL IN LIUE GLULAM OF EQUAL OR GREATER STRENGTH.
7. REFER TO DETAILS ON SHEET S003 FOR MULTI-PLY MEMBER CONNECTION REQUIREMENTS.
8. ATTACH JAMB & KING STUDS TOGETHER PER DETAILS ON SHEET S003.
9. PROVIDE ADT'L KING STUD AT ALL PLATE HEIGHT GREATER THAN 9'-1".

NAILING SCHEDULE (REFER TO NOTES #1 and #2)

CONNECTION	ATTACHMENTS (REF NOTE #3 and #4)	
JOIST TO SILL OR GIRDER	3- 3" x 0.131" NAILS-TOENAIL	3-8d NAILS-TOENAIL
BRIDGING TO JOIST	2- 3" x 0.131" NAILS-TOENAIL EACH END	2-8d NAILS-TOENAIL EACH END
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 NAILS AT 16"o.c. MAX. FACE NAILING 3-16d BOX NAILS AT 16"o.c. BRACED WALL PANEL
TOP PLATE TO STUD	3- 3" x 0.131" NAILS-END NAIL	2-16d NAILS-END NAIL
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
DOUBLE STUDS	3" x 0.131" NAILS AT 8"o.c.-FACE NAIL	16d BOX NAILS AT 24"o.c. MAX. FACE NAIL
DOUBLED TOP PLATES	3" x 0.131" NAILS AT 12"o.c.-FACE NAIL	16d BOX NAILS AT 16"o.c. MAX. FACE NAIL
DOUBLE TOP PLATE LAPS AND INTERSECTIONS	12-3" x 0.131" NAILS	8-16d NAILS
BLOCKING BETWEEN JOISTS OR RAFTERS TO TOP PLATE	3-3" x 0.131" NAILS -TOENAIL	3-8d NAILS-TOENAIL
RIM JOIST TO TOP PLATE	3" x 0.131" NAILS AT 6"o.c.-TOENAIL	8d NAILS AT 6"o.c. MAX.-TOENAIL
TOP PLATE LAPS AND INTERSECTIONS	3- 3" x 0.131" NAILS-FACE NAIL	2-16d NAILS-FACE NAIL
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
CEILING JOISTS TO PLATE	5- 3" x 0.131" NAILS-TOENAIL	3-8d NAILS-TOENAIL
CONTINUOUS HEADER TO STUD	4- 3" x 0.131" NAILS-TOENAIL	4-8d NAILS-TOENAIL
CEILING JOISTS, LAPS OVER PARTITIONS	4- 3" x 0.131" NAILS-FACE NAIL	3-16d NAILS-FACE NAIL
CEILING JOISTS TO PARALLEL RAFTERS	4- 3" x 0.131" NAILS-FACE NAIL	3-16d NAILS-FACE NAIL
RAFTER TO PLATE	3- 3" x 0.131" NAILS-TOENAIL	3-8d NAILS-TOENAIL
1" BRACE TO EACH STUD AND PLATE	2- 3" x 0.131" NAILS-FACE NAIL	2-8d NAILS-FACE NAIL
BUILT-UP CORNER AND MULTIPLE STUDS	3" x 0.131" NAILS AT 16"o.c. (RE. 3/S0.03)	16d NAILS AT 24"o.c. MAX. (RE. 3/S0.03)
BUILT-UP GIRDER AND BEAMS	RE. 5 AND 6 ON SHEET S0.03	RE. 5 AND 6 ON SHEET S0.03
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
2" PLANKING	4- 3" x 0.131" NAILS AT EACH SUPPORT	16d NAILS AT EACH SUPPORT

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 NOTES AS 8d, 10d, 16d, ETC. SHALL BE COMMON NAILS UNLESS NOTED BOX.

STRUCTURAL DECK & SLAB SCHEDULE

MARK	DESCRIPTION
FD-1	¾" GYPCRETE ATOP 23/32" T&G PLYWOOD SHEATHING. SHEATHING SHALL BE GLUED AND NAILED W/ 8d RING SHANK NAILS OR #10 SCREWS @ 6"o.c. @ EDGES & 12"o.c. AT FIELD.
3" SOD	3" CONC. TOPPING SLAB (AIR ENTRAINED w/ XPEX WATERPROOFING ADMIXTURE) (RE: ARCH.) ATOP WATERPROOFING MEMBRANE (RE: ARCH.) ATOP 23/32" EXT. GRADE PLYWOOD SHEATHING (SLOPE PER ARCH.) REINF. TOPPING SLAB W/ 6x6-W2.1xW2.1 WWF.
4" SOG	4" CONC. SLAB, ATOP 15 MIL VAPOR BARRIER ATOP 6" GRANULAR LEVELING COURSE, 18" LVL MATERIAL PER GEOTECH REPORT ATOP PREPARED SUBGRADE IN ACCORDANCE W/ GEOTECH REPORT. REINF. SLAB WITH 6x6-W2.9xW2.9 WWF MID-DEPTH.
4" EXT SOG	4" CONC. SLAB (AIR ENTRAINED), ATOP 6" GRANULAR LEVELING COURSE, 18" LVL MATERIAL PER GEOTECH REPORT ATOP PREPARED SUBGRADE IN ACCORDANCE W/ GEOTECH REPORT. REINF. SLAB WITH 6x6-W2.9xW2.9 WWF MID-DEPTH. T/SLAB EL. = VARIES W/ SLOPE, RE: ARCH/CIVIL DRAWINGS
RD-1	15/32" PLYWOOD SHEATHING (USE 19/32" SHEATHING @ LOW SLOPED ROOFS) ATTACHED WITH 8d NAILS OR #10 SCREWS (SCREWS REQ'D @ TPO/LOW SLOPED ROOFS) @ 6"o.c. AT EDGES & 12"o.c. AT FIELD.

NOTES:
1. FD = FLOOR DECK TYPE.
2. CD = CONCRETE DECK TYP.
3. SOG = SLAB-ON-GRADE TYP.
4. RD = ROOF DECK TYP.
5. REFER TO NOTE 10.T ON SHEET S0.01 FOR FIRE - RETERDANT TREAD SHEATHING REQUIREMENTS.

PLAN NOTES:

- A — 18" DEEP PRE-ENGINEERED FLOOR TRUSSES @ 24"oc
- A1 — 24" DEEP PRE-ENGINEERED FLOOR TRUSSES @ 24"oc
- B1 — 2x8 TREATED SYP #2 JOISTS @ 16"oc W/ LUS28 TO LEDGER AND RIPPED 2x ON TOP (SLOPE PER ARCH)
- B2 — 2x12 TREATED SYP #2 JOISTS @ 16"oc W/ LUS210 EA. END (USE (2) 2x12 @ 16"oc W/ LUS210-2 @ SPANS > 11')
- B3 — 2x12 TREATED SYP #2 JOISTS @ 16"oc W/ LUS210 EA. END
- C — PRE-ENGINEERED ROOF TRUSSES @ 24"o.c.
- C1 — PRE-ENGINEERED ROOF GIRDER TRUSS W/ DBL STUD BEARING AND LGT TYPE HOLDOWN EA. END
- C2 — PRE-ENGINEERED ROOF TRUSS OVERBUILD ATOP 15/32" ROOF DECK (OR BUILD CROSS SLOPE INTO BASE TRUSSES @ CONTRACTORS OPTION)
- D1 — 5 1/4"x14" TREATED GLULAM. TIE TO FLOOR FRAMING EACH END PER S/S1.00 AT BEAM AT FLOOR LEVELS W/ (4) STUD BEARING & (1) KING EA. SIDE.
- D2 — 5 1/4"x14" TREATED GLULAM W/ (4) STUD BEARING & (1) KING EA. SIDE
- D3 — DOWNSET (3) 2x12 W/ 3 JACK, 2 KING IN EXT. WALL EA. END
- D4 — UPSET (3) 2x12 W/ 3 JACK, 2 KING IN EXT. WALL EA. END. TIE TO FLOOR FRAMING PER 5/S1.00 EA. END
- D5 — (3) 2x12 W/ 3 JACK, 2 KING IN EXTERIOR WALL EA. END
- D6 — (3) 1 3/4" x 14" LVL W/ (4) 2x6 STUD BEARING EACH END (EXTEND TO SLAB ON GRADE) AND (2) HTT4 W/ 5/8"Ø THREADED ROD EACH END (ONE TO BEAM, ONE TO STUD PACK BELOW). PROVIDE ADDT'L HTT4's AT FLOOR BELOW.
- D7 — UPSET (2) 2x12 HEADER JOIST W/ (3) STUD BRG IN EXT. WALL EA. END
- E1 — UPSET (2) 1.75x18" LVL w/ (3) 2x6 BRG OR HGUS414 HANGER
- E2 — UPSET (2) 1.75x18" LVL w/ (3) STUD BRG EA END
- E3 — UPSET (2) 1.75x18" LVL w/ (4) 2x6 BRG EA END
- E4 — WF BEAM PER PLAN W/ NAILER PER 7/S3.10 AND CONNECTION TO COL PER 8/S3.10 EA. END
- E5 — HSS4x4x1/4 STEEL COL w/ 1/2"x10"x10" BASE PL W/ (4) 3/4"Ø EPOXY ANCHORS (6" EMBED) ATOP 1.5" GROUT. SET TOP OF FOOTING AT 12" BELOW T/SLAB

STUD BEARING WALL SCHEDULE

MARK	1st FLOOR WALLS (2nd FLOOR FRAMING)	2nd FLOOR WALLS (3rd FLOOR FRAMING)	3rd FLOOR WALLS (ROOF FRAMING)	NOTES
1	2x6 @ 16"oc	2x6 @ 16"oc	2x6 @ 16"oc	
2	2x6 @ 16"oc	2x6 @ 16"oc	2x6 @ 16"oc	
3	2x4 @ 16"oc w/ ADDT'L 2x4 @ 32"oc OR 2x6 @ 16"oc	2x4 @ 16"oc w/ ADDT'L 2x4 @ 32"oc OR 2x6 @ 16"oc	2X4 @ 16"oc OR 2x6 @ 16"oc	
4	2x4 @ 16"oc	2x4 @ 16"oc	2x4 @ 16"oc	
5	(2) 2x4 @ 16"oc OR 2x6 @ 16"oc	2x4 @ 16"oc w/ ADDT'L 2x4 @ 32"oc OR 2x6 @ 16"oc	2x4 @ 16"oc OR 2x6 @ 16"oc	RE: WALL TYPE "1" @ EXTERIOR WALLS
6	(2) 2x4 @ 16"oc OR 2x6 @ 16"oc	2x4 @ 16"oc w/ ADDT'L 2x4 @ 32"oc OR 2x6 @ 16"oc	2x4 @ 16"oc W/ ADDT'L 2x4 @ 32"oc OR 2x6 @ 16"oc	RE: WALL TYPE "1" @ EXTERIOR WALLS
7	2x4 @ 16" oc W/ ADDT'L 2x4 @ 32" oc	2x4 @ 16"oc	2x4 @ 16"oc	

NOTES:
1. PROVIDE 2x BLOCKING @ MID HEIGHT (5'-0" MAX) @ ALL LOAD BEARING WALLS NOT SHEATHED ON BOTH SIDES AND @ ALL 2x8 WALLS.
2. WHERE INDICATED, REFER TO WALL TYPE 1 @ EXTERIOR WALLS
3. WHERE STUD SIZE IN ARCHITECTURAL PLAN IS LARGER THAN THAT SHOWN IN SCHEDULE, USE SAME NUMBER OF LARGER STUDS TO THOSE SHOWN IN SCHEDULE (U.N.O.).

REBAR DEVELOPMENT LENGTH AND LAP SPLICE SCHEDULE

CONCRETE STRENGTH = 3500 psi (Min.)

BAR SIZE \ CASE	DEVELOPMENT LENGTH OR CLASS A LAP		CLASS B LAP	
	TOP BARS	OTHER BARS	TOP BARS	OTHER BARS
#3	20	16	26	20
#4	27	21	35	27
#5	33	26	43	33
#6	40	31	52	40
#7	58	45	75	58
#8	66	51	86	66
#9	75	58	97	75
#10	84	65	109	84
#11	93	72	121	93

NOTES:
1. UNLESS SPECIFICALLY INDICATED OTHERWISE, USE THE MINIMUM LENGTH FOR A CLASS B LAP SPLICE OR THE MINIMUM DEVELOPMENT LENGTH INDICATED IN THE TABLES ABOVE MULTIPLIED BY THE APPLICABLE FACTOR(S) LISTED BELOW.
2. WHERE THE CLEAR SPACING BETWEEN BARS LAP SPLICED OR EMBEDDED AT ANY SECTION IS LESS THAN 2 BAR DIAMETERS, OR WHERE THE BAR COVER IS LESS THAN OR EQUAL TO THE BAR DIAMETER. INCREASE THE INDICATED BAR SPLICE OR DEVELOPMENT LENGTH BY 50%.
3. TOP BARS ARE HORIZONTAL BARS WITH MORE THAN 12 INCHES OF CONCRETE CAST BELOW THE BARS.
4. MECHANICAL COUPLERS MAY BE SUBSTITUTED FOR TENSION LAP SPLICED BARS PROVIDED THAT THEY MEET THE REQUIREMENTS OF ACI 318-11, 12.14.
5. AT LOCATIONS WHERE REINFORCING WITHIN A STRUCTURAL ELEMENT WILL BE SPLICED, ALTERNATING SPLICES SHALL BE STAGGERED A MINIMUM OF THE CLASS B SPLICE LENGTH UNLESS INDICATED OTHERWISE.

PLAN SYMBOLS LEGEND

MARK	DESCRIPTION
TYPE 100'-0"	SLAB ON GRADE TYPE AND ELEVATION. REFER TO PLAN OR DECK SCHEDULE FOR DESCRIPTION.
	SPAN DIRECTION DECK. REFER TO PLAN OR DECK SCHEDULE FOR DECK TYPE
A#-#	BEAM OR HEADER PER SCHEDULE ON S0.02
uA#-#	UPSET BEAM OR HEADER PER SCHEDULE ON S0.02
#	BEARING WALL TYPE PER SCHEDULE ON S0.02
X	HOLDOWN TYPE PER SCHEUDLE ON S0.08
SW-#	SHEAR WALL TYPE PER SCHEDULE ON S0.08
X	PLAN NOTE PER SCHEDULE ON S0.02
#	FOOTING TYPE PER SCHEDULE ON S0.02

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STATE OF MISSOURI — BRANDON M. BOYD — NUMBER 2014037998 — ENGINEER — 8-30-2024

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JOB NO. 740623 — DATE 04.19.24
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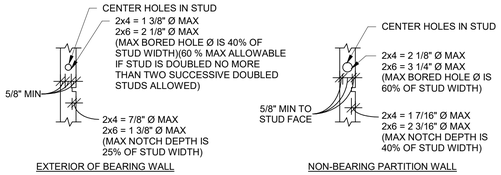
CD SET/PERMIT

SHEET NAME
TYPICAL WOOD DETAILS & SCHEDULES
SHEET NO.
S0.02

9/3/2024 8:54:10 AM

ARCH D 24" x 36"



EXTERIOR OF BEARING WALL

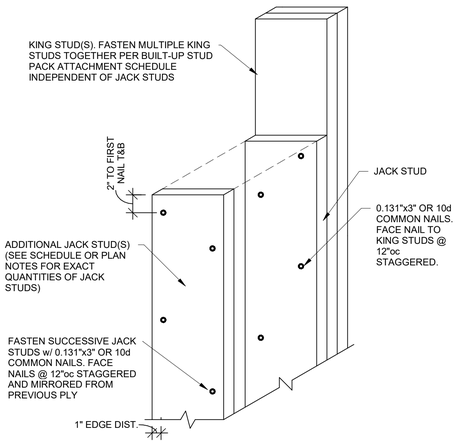
NON-BEARING PARTITION WALL

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. HOLES MAY BE VERTICALLY ELONGATED TO A MAXIMUM DIMENSION OF 6" TO ACCOMODATE BUILDING SHRINKAGE.

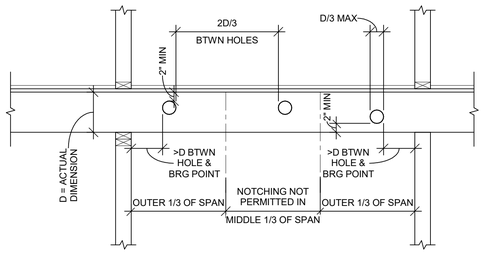
ALLOWABLE HOLES/NOTCHES IN WALL STUDS

1 DETAIL
3/4" = 1'-0"



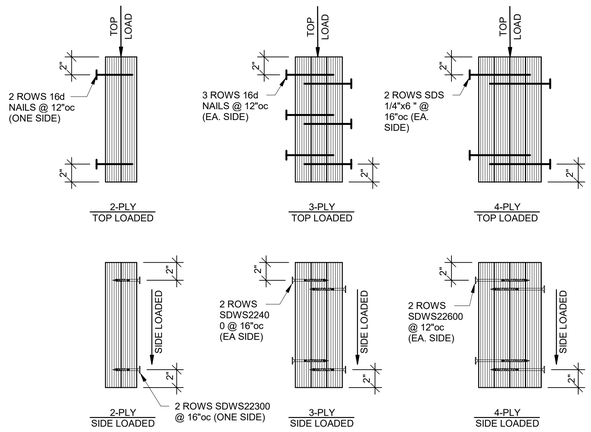
TYPICAL JACK STUD ATTACHMENT

4 DETAIL
1 1/2" = 1'-0"



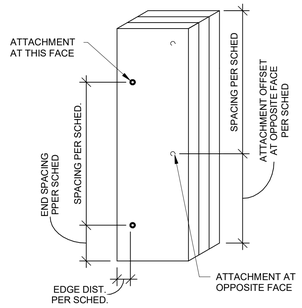
NOTE:
1. CONTACT ARCHITECT PRIOR TO CUTTING JOISTS TO VERIFY SIZE AND LOCATION
2. DETAIL APPLIES TO 2x FRAMING ONLY. REFER TO ENGINEERED OR COMPOSITE LUMBER MANUFACTURER'S RECOMMENDATIONS AT PSL's, LVL's, LSL's & GLULAM's

2 DETAIL
3/4" = 1'-0"



TYPICAL MULTI-PLY BEAM CONNECTION

5 DETAIL
1 1/2" = 1'-0"



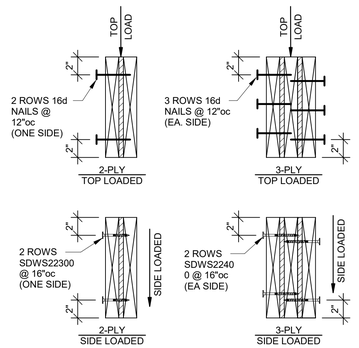
TYPICAL BUILT-UP STUD PACK CONNECTION

BUILT-UP STUD PACK COLUMN ATTACHMENT SCHEDULE

NUMBER OF PLIES	ATTACHMENT AT COLUMN OR JAMB STUD PACKS SUPPORTING BEAMS AND HEADERS	ATTACHMENT AT STUD PACKS SUPPORTING TRUSSES
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	SDWS22500 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	SDWS22600 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	SDWS22800 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/ SDWS22500 SCREWS @ 12"oc IN 2 ROWS, 1 1/2" FROM EDGE, OFFSET ROSS 6"oc w/ FIRST SCREW 4" FROM EA. END

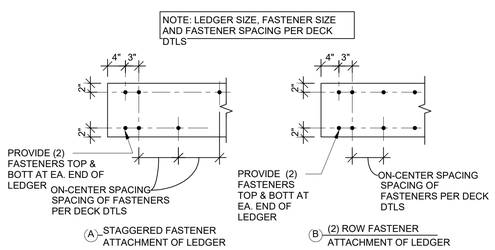
NOTES.
1. ALL BUILT-UP STUD PACKS MUST ALIGN FLOOR-TO-FLOOR WITH SOLID BLOCKING (SQUASH BLOCKS) AT FLOOR CAVITIES.
2. EXTEND ALL STUD PACKS TO LOWEST LEVEL UNLESS NOTED OTHERWISE.
3. ALL NAILS ARE COMMON NAILS UNLESS NOTED OTHERWISE.

3 DETAIL
1 1/2" = 1'-0"



TYPICAL MULTI-PLY HEADER CONNECTION

6 DETAIL
1 1/2" = 1'-0"



TYPICAL LEDGER CONNECTION

B DETAIL
3/4" = 1'-0"

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BRANDON M. DAVIS
NUMBER 2014037938
ENGINEER
8-30-2024

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SHEET NAME
TYPICAL WOOD DETAILS

SHEET NO.
S0.03

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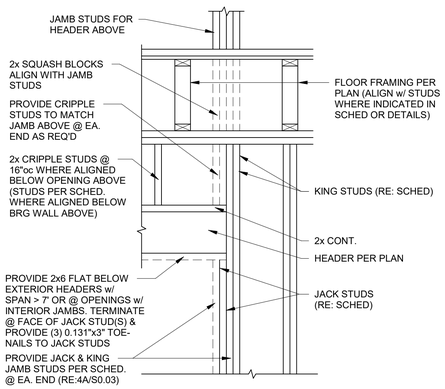
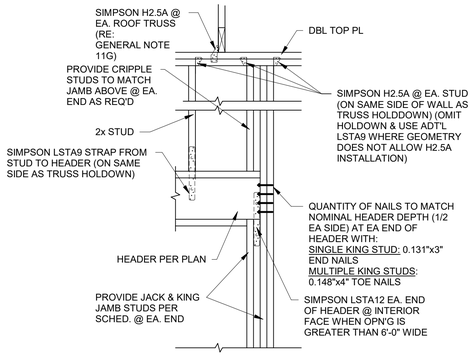


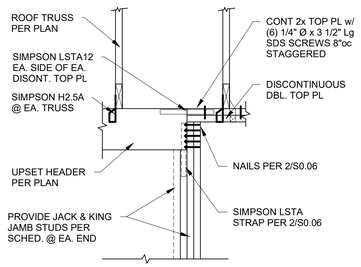
TYPICAL HEADER DETAIL

1 SECTION 3/4" = 1'-0"



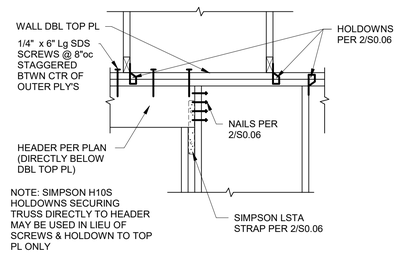
TYPICAL HEADER DETAIL @ ROOF TRUSS BRG LOCATIONS

2 SECTION 3/4" = 1'-0"



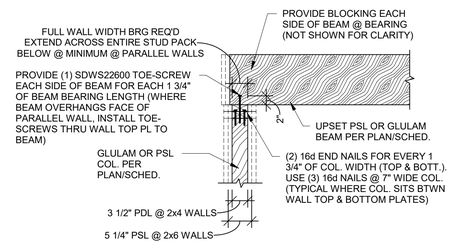
TYPICAL HEADER DETAIL AT DISCONTINUOUS TOP PLATE AT ROOF

3 SECTION 3/4" = 1'-0"



TYPICAL 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"

TYPICAL PSL OR GLULAM BEAM BEARING DIRECTLY ON GLULAM OR PSL COLUMN DETAIL

NOTES:
1. REFER TO 5/S0.06 WHERE COL IS SET BTWN WALL TOP & BOTTOM PLATES
2. PROVIDE STRAPS PER 6/S0.06 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 HOLE THRU LEDGER DETAIL

9 SECTION 3/4" = 1'-0"

TYPICAL LEDGER CONNECTION

8 SECTION 3/4" = 1'-0"

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BRANDON M. FORD
NUMBER 2012037998
ENGINEER
8-30-2024

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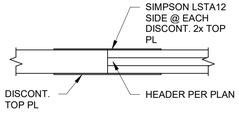
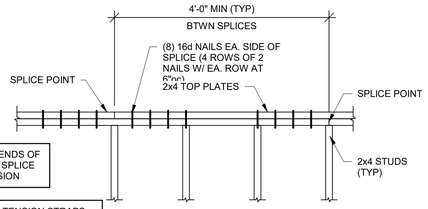
SHEET NAME
TYPICAL WOOD DETAILS

SHEET NO.
S0.04



TYPICAL SPLICE AT DISCONTINUOUS TOP PL

1 SECTION
3/4" = 1'-0"

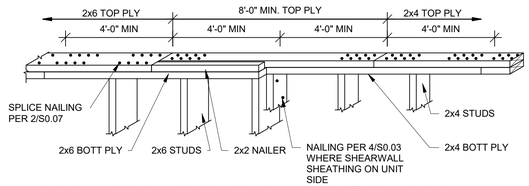


NOTE: INSTALL ENDS OF PLATE TIGHT @ SPLICE FOR COMPRESSION

NOTE: PROVIDE TENSION STRAPS PER 1/S0.05 @ LOCATIONS WHERE TOP PLATE SPLICE IS NOT STAGGERED 4'-0" MIN. AND WHERE PLUMBING/ELECTRICAL BORES OR NOTCHES TOP PLATE OVER THE ALLOWABLE DIMENSIONS SHOWN IN DETAIL 3/S0.07.

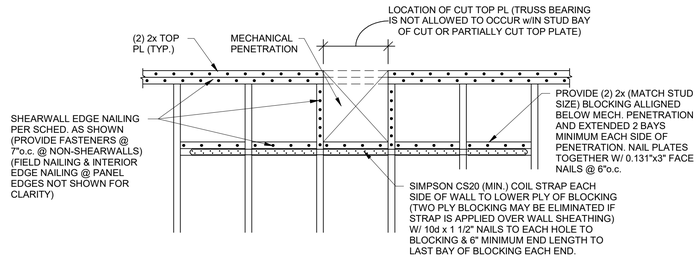
TYPICAL TOP PLATE SPLICE

2 SECTION
3/4" = 1'-0"



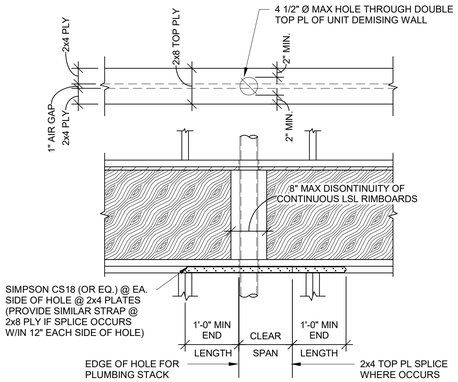
TYPICAL TOP PLATE SPLICE AT WALL SIZE TRANSITION

2A SECTION
NOT TO SCALE



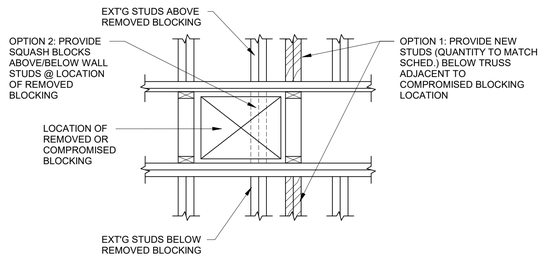
TYPICAL TOP PLATE SPLICE AT SHEARWALL OR BEARING WALL DUE TO MECH. PENETRATION

2B SECTION
NOT TO SCALE



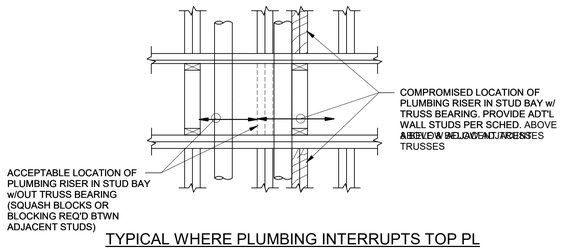
TYPICAL DETAIL AT PLUMBING STACK IN DOUBLE UNIT DEMISING WALLS

3 SECTION
3/4" = 1'-0"



TYPICAL WHERE MECHANICAL DUCT INTERRUPTS LSL

4 SECTION
3/4" = 1'-0"



TYPICAL WHERE PLUMBING INTERRUPTS TOP PL

5 SECTION
3/4" = 1'-0"

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DATE **04.19.24**
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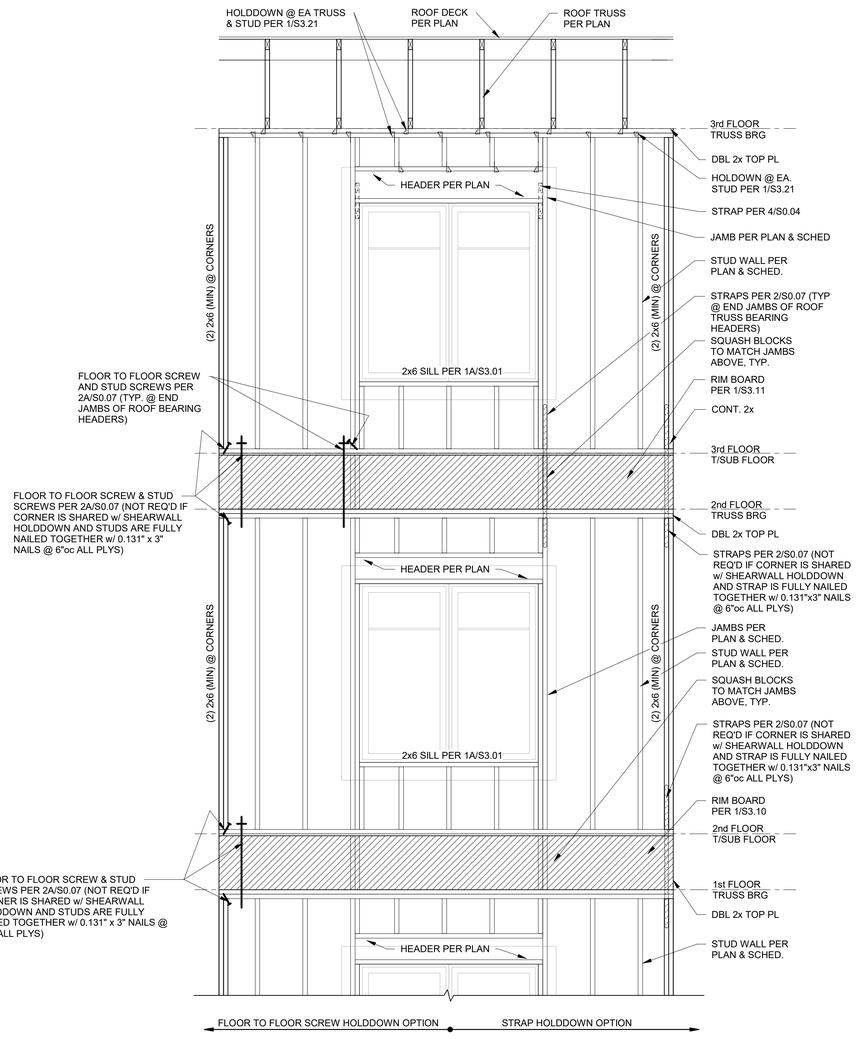
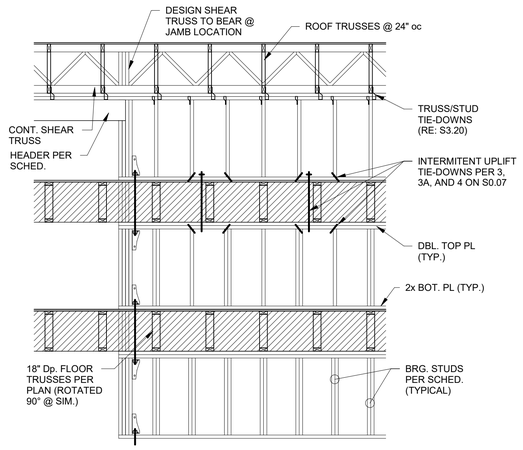
SHEET NAME
TYPICAL WOOD DETAILS

SHEET NO.
S0.05



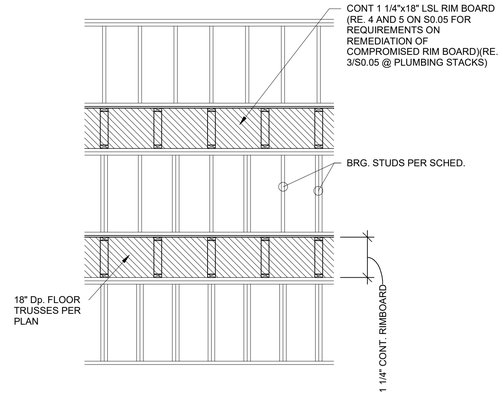
TYPICAL EXTERIOR ELEVATION OF STRUCTURAL BAY

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



TYPICAL INTERIOR BEARING WALL ELEVATION

A ELEVATION
3/8" = 1'-0"

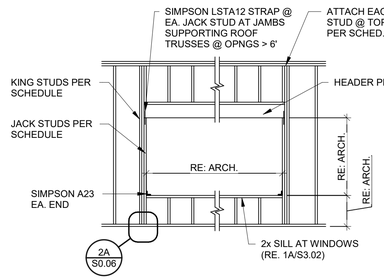


TYPICAL UNIT DEMISING WALL ELEVATION

B ELEVATION
3/8" = 1'-0"

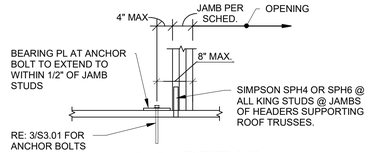
TYPICAL INTERIOR BEARING WALL ELEVATION

C ELEVATION
3/8" = 1'-0"



TYPICAL FRAMED OPENING AT SINGLE STORY ROOF TRUSS BEARING WALLS

2 SECTION
3/4" = 1'-0"



2A DETAIL
3/4" = 1'-0"

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9415 NALL AVE., #300
PRAIRIE VILLAGE, KANSAS, 66207

STATE OF MISSOURI
BRANDON M. FORD
NUMBER 2014027938
8-30-2024

A NEW APARTMENT COMMUNITY AT:
DOUGLAS STATION
NW SLOAN & NE SYCAMORE ST
LEE'S SUMMIT, MO 64086

DRAWING RELEASE LOG
- 02/23/24 100% DD Set
- 03/22/24 50% CD Set
- 04/19/24 90% CD Set

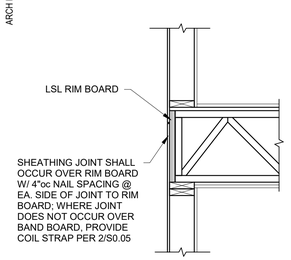
△ REVISIONS

JOB NO. 740623
DATE 04.19.24
DRAWN BY BDC
CD SET/PERMIT

SHEET NAME
TYPICAL WOOD DETAILS

SHEET NO.
S0.06

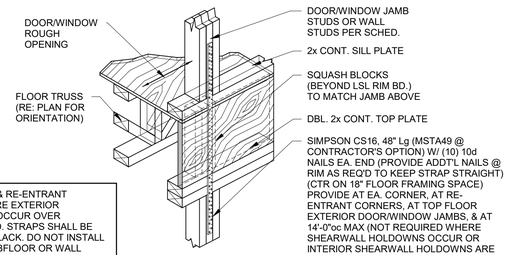
ARCH D 24" x 36"



TYPICAL EXTERIOR SHEATHING JOINT

1 SECTION 3/4" = 1'-0"

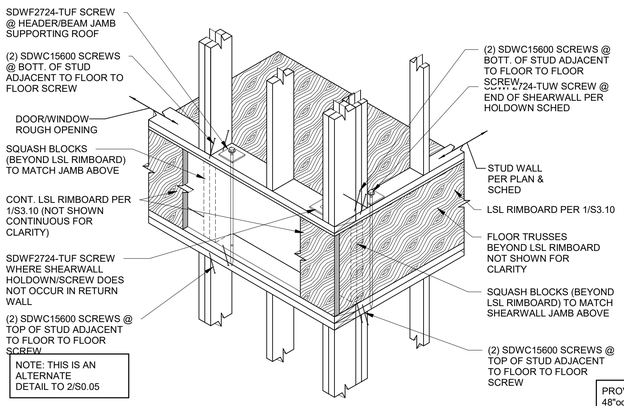
NOTE: STRAPS @ CORNERS & RE-ENTRANT CORNERS REQ'D ONLY WHERE EXTERIOR SHEATHING JOINTS DO NOT OCCUR OVER CONTINUOUS LSL RIM BOARD. STRAPS SHALL BE INSTALLED TIGHT & W/OUT SLACK. DO NOT INSTALL STRAPS AT A TIME WHEN SUBFLOOR OR WALL PALTES ARE WET/DAMP DUE TO RAIN AS TEMPORARY SWELLING MAY CAUSE SLACK 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/S0.05 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/S0.05 IS NOT FOLLOWED

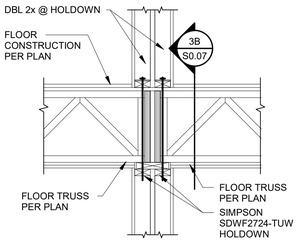
2 SECTION 3/4" = 1'-0"



NOTE: THIS IS AN ALTERNATE DETAIL TO 2/S0.05

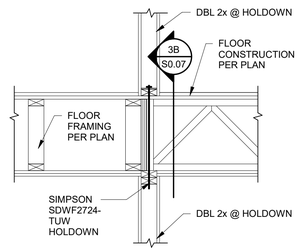
TYPICAL FLOOR-TO-FLOOR SCREW @ EXTERIOR JAMBS SUPPORTING ROOF FRAMING AT FLOOR DIRECTLY BELOW ROOF AND FLOOR TO FLOOR TIES WHERE DETAIL 1/S0.05 IS NOT FOLLOWED

2A SECTION 3/4" = 1'-0"



TYPICAL UNIT UPLIFT HOLDOWN DETAIL @ TOP FLOOR ROOF TRUSS BEARING WALLS

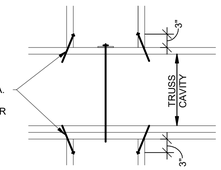
3 SECTION 3/4" = 1'-0"



TYPICAL UNIT UPLIFT HOLDOWN DETAIL @ TOP FLOOR ROOF TRUSS BEARING WALLS

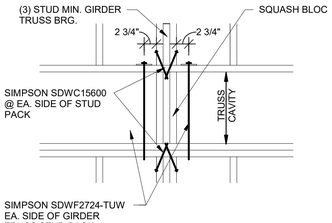
3A SECTION 3/4" = 1'-0"

PROVIDE UNIT UPLIFT HOLDOWNS @ 48"oc MAX @ LOAD BEARING INTERIOR WALLS SUPPORTING ROOF TRUSSES. HOLDOWNS SHALL BE PROVIDED WITHIN 6" OF JAMBS OF ALL INTERIOR LOAD BEARING ROOF HEADERS & GIRDER TRUSS BEARING AND WITHIN 48" OF SHEARWALL HOLDOWNS



TYP SIDE VIEW AT DBL STUD SCREWS AT HOLDOWN

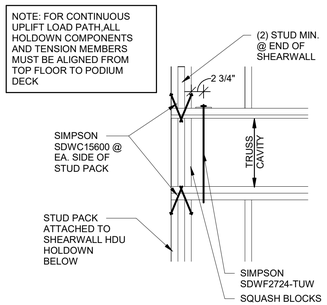
3B DETAIL 3/4" = 1'-0"



TYPICAL GIRDER TRUSS UPLIFT HOLDOWN DETAIL @ TOP FLOOR

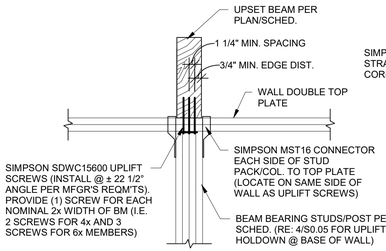
4 SECTION 3/4" = 1'-0"

NOTE: FOR CONTINUOUS UPLIFT LOAD PATH,ALL HOLDOWN COMPONENTS AND TENSION MEMBERS MUST BE ALIGNED FROM TOP FLOOR TO PODIUM DECK

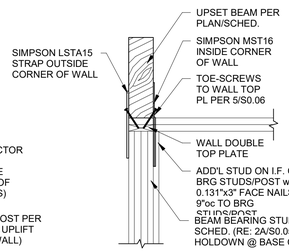


ALTERNATE FLOOR TO FLOOR TIE-DOWN AT END OF WALL

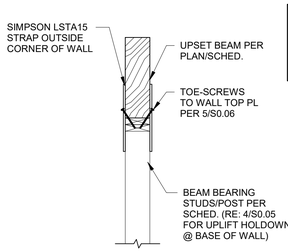
5 SECTION 3/4" = 1'-0"



TYPICAL AT PERPENDICULAR WALL



TYPICAL AT WALL CORNERS

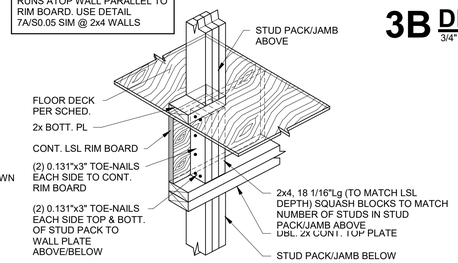


TYPICAL AT PARALLEL WALL

TYPICAL UPSET WOOD BEAM UPLIFT HOLDOWN AT BEAMS SUPPORTING ROOF TRUSS BEARING WALLS OR WHERE INDICATED

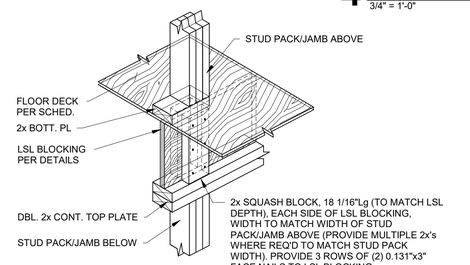
6 SECTION 3/4" = 1'-0"

NOTE: PROVIDE SQUASH BLOCKS SIM TO DETAIL SHOWN HERE WHERE LADDER TRUSS RUNS ATOP WALL PARALLEL TO RIM BOARD. USE DETAIL 7A/S0.05 SIM @ 2x4 WALLS



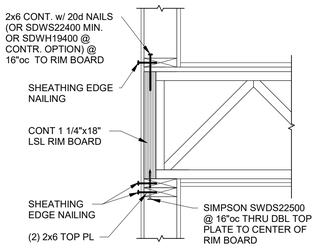
TYPICAL SQUASH BLOCK DETAIL AT CONTINUOUS RIM BOARD

7 SECTION 3/4" = 1'-0"



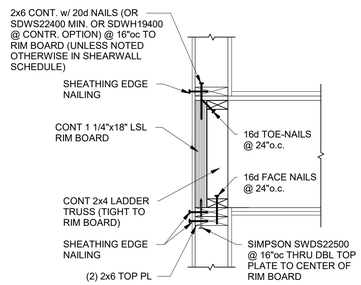
TYPICAL SQUASH BLOCK DETAIL AT LSL BLOCKING

7A SECTION 3/4" = 1'-0"



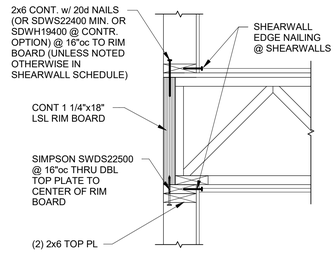
TYPICAL LATERAL NAILING AT EXTERIOR WALL WITH TRUSS BEARING

15 SECTION 1" = 1'-0"



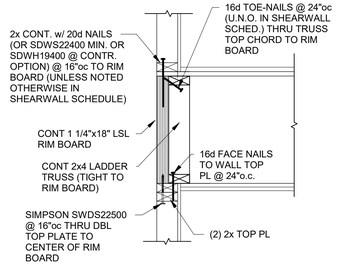
TYPICAL LATERAL NAILING AT EXTERIOR WALL PARALLEL TO TRUSSES

15A SECTION 1" = 1'-0"



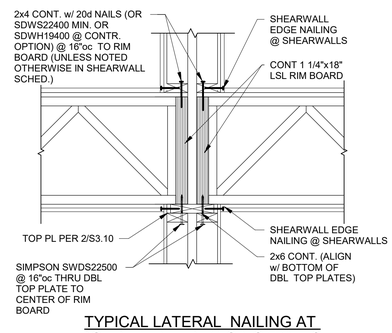
TYPICAL LATERAL NAILING AT ONE SIDED WALL WITH TRUSS BEARING

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"

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ARCHITECTURE
LANDSCAPE
ARCHITECTURE
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NSPJARCH.COM
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PRAIRIE VILLAGE,
KANSAS, 66207

STATE OF MISSOURI — BRANDON M. BOLT — NUMBER 2012037798 — ENGINEER — 8-30-2024

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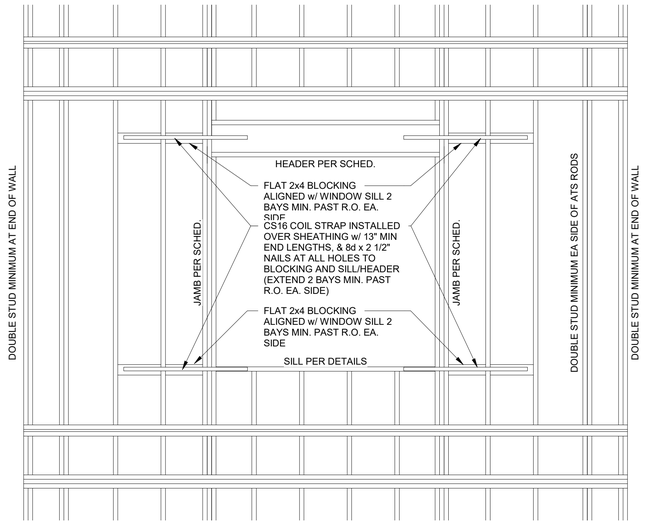
△ REVISIONS

JOB NO. 740623 — DATE 04.19.24
DRAWN BY BDC
CD SET/PERMIT

SHEET NAME
TYPICAL WOOD DETAILS

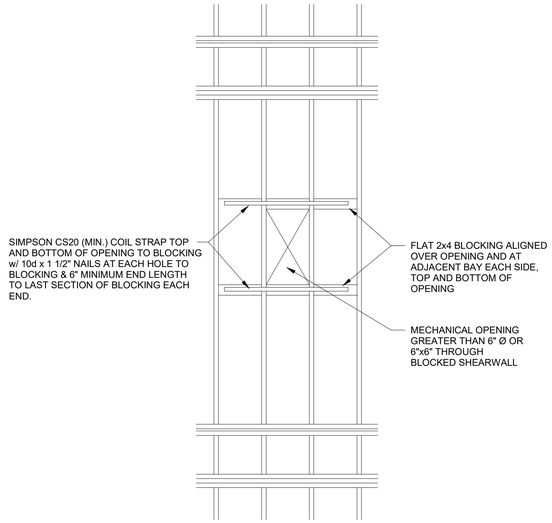
SHEET NO.
S0.07

9/3/2024 8:54:23 AM



TYPICAL "SW5" FORCE TRANSFER SHEARWALL ELEVATION @ WINDOW OPENINGS

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



TYPICAL OPENING THROUGH BLOCKED SHEARWALL

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

SHEARWALL SCHEDULE

SHEARWALL TYPE		FLOOR			NOTES
		1st FLR WALLS	2nd FLR WALLS	3rd FLR WALLS	
SW-1	MATERIAL THICKNESS	7/16" APA RATED SHEATHING ONE SIDE, BLOCKED	7/16" APA RATED SHEATHING ONE SIDE, BLOCKED	7/16" APA RATED SHEATHING ONE SIDE, BLOCKED	--
	NAIL SIZE & SPACING	8d NAILS @ 6/12	8d NAILS @ 6/12	8d NAILS @ 6/12	
	SHEAR FORCE	260 plf	260 plf	260 plf	
SW-2	MATERIAL THICKNESS	(2) LAYERS 5/8" GYPSUM, ONE SIDE w/ EDGES BLOCKED.	5/8" GYPSUM, BLOCKED EDGES	5/8" GYPSUM, UNBLOCKED EDGES	- NAILING @ (2) LAYERS OF GYP: BASE PLY: 6d COOLER NAILS @ 9/9 FACE PLY: 8d COOLER NAILS @ 7/7
	NAIL SIZE & SPACING	RE: SW2 NOTES	6d NAILS @ 4/4	6d NAILS @ 7/7	
	SHEAR FORCE	250 plf	175 plf	115 plf	
SW-3	MATERIAL THICKNESS	5/8" GYPSUM, EACH SIDE, UNBLOCKED EDGES	5/8" GYPSUM, UBLOCKED EDGES	5/8" GYPSUM, UNBLOCKED EDGES	--
	NAIL SIZE & SPACING	6d NAILS @ 7/7	6d NAILS @ 4/4	6d NAILS @ 7/7	
	SHEAR FORCE	230 plf	145 plf	115 plf	
SW-4	MATERIAL THICKNESS	5/8" GYPSUM, BLOCKED EDGES	5/8" GYPSUM, UNBLOCKED EDGES	5/8" GYPSUM, UNBLOCKED EDGES	RE. DETAIL 2/S0.06 (@ WINDOW/DOOR OPENINGS)
	NAIL SIZE & SPACING	6d NAILS 4/4	6d NAILS 4/4	6d NAILS 7/7	
	SHEAR FORCE	175 plf	145 plf	115 plf	
SW-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	FORCE TRANSFER SHEARWALL PER DETAIL 1/S0.08
	NAIL SIZE & SPACING	8d NAILS 6/12	8d NAILS 6/12	8d NAILS 6/12	
	SHEAR FORCE	260 plf	260 plf	260 plf	

NOTES:
1. PROVIDE HOLDOWNS PER PLAN & SCHEDULE.
2. NAIL SPACING SHOWN AS (#/#) INDICATES FASTENERS SPACING IN INCHES AT THE EDGES/FIELD WHERE FIELD IS THE INTERMEDIATE MEMBERS.
3. TYPICAL SILL PLATE TO WOOD SHALL BE 20d NAILS (OR SDWS22400 SCREWS OR SDWH19400 SCREWS) AT 16"oc UNLESS NOTED OTHERWISE IN SCHEDULE.
4. TYPICAL SILL PLATE TO CONCRETE SHALL BE 1/2"∅ ANCHORS PER 3/S3.01:
   AT 2x4 WALLS SPACE AT 24"oc MAX WITH 1/4"x21/2"x21/2" PLATE WASHER OR SIMPSON BPS 1/2 - 3 @ CONTRACTORS OPTION
   AT 2x6 WALLS SPACE AT 24"oc MAX WITH 1/4"x21/2"x41/2" PLATE WASHER OR SIMPSON BPS 1/2 - 6 @ CONTRACTORS OPTION
5. PLATE WASHERS TO MAINTAIN MAX OF 1/2" BETWEEN EDGE OF SILL PLATE AND EDGE OF PLATE WASHER
6. SHEARWALL SHEATHING CALLED OUT AT CORRIDOR WALLS SHALL BE LOCATED AT UNIT SIDE OF WALL
7. DESIGN SHEAR TRUSSES FOR FORCES INDICATED IN SCHEDULE.
8. NAILS @ WOOD STRUCTURAL PANEL SHEAR WALLS SHALL BE GALVANIZED COMMON OF TYPE INDICATED IN SCHED.
9. EXTERIOR BUILDING SHEATHING SHALL BE 7/16" OSB (OR EQUAL) BLOCKED w/ 8d NAILS @ 6/12 NAILING PATTERN.
   INSTALL SHEATHING VERTICALLY AND SPLICE PANELS @ FLOOR PER 1/S0.07 (PROVIDE STRAPS PER 2/S0.07
   WHERE SHEATHING JOINTS DO NOT CONFORM TO 1/S0.07)
10. REFER TO DETAILS 2B/S0.05 AND 2/S0.08 @ OPENINGS THRU SHEARWALLS.
11. 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.
12. 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.
13. PROVIDE 2 WALL STUDS AT EACH HOLDOWN UNLESS NOTED OTHERWISE IN SCHEDULE.
14. OSB @ INTERIOR WALL SHALL BE IN ADDITION TO 5/8" GYP SHEATHING, U.N.O. BY ARCH.

HOLDOWN SCHEDULE

MARK	FLOOR LEVEL (w/ APPLICABLE HOLDOWN TYPE PER FLOOR)		
	1st FLOOR	2nd FLOOR	3rd FLOOR
(A)	HDU2	HDU2	HDU2
(B)	HDU4	HDU2	HDU2
(C)	HDU5	HDU2	HDU2

NOTES:
1. REFER TO SECTION DETAILS ON S0.09 FOR TYPICAL HOLDOWN DETAILS.
2. MINIMUM STUD PACKS AT HOLDOWNS SHALL BE AS FOLLOWS:
   A. HDU2 (2) 2x8 OR (2) 2x6 OR (2) 2x4
   B. HDU4 (2) 2x8 OR (2) 2x6 OR (3) 2x4
   C. HDU5 (3) 2x8 OR (3) 2x6 OR (4) 2x4
3. SINGLE HOLDOWNS INDICATED AT ENDS OF DOUBLE SHEAR WALLS SHALL BE LOCATED IN THE CENTER OF THE DOUBLE WALLS AND ATTACHED TO 2x8 STUD PACKS FOR ATTACHMENT TO SHEARWALL SHEATHING BOTH SIDES OF WALLS (RE. 9/S0.09)
4. PROVIDE 5/8" DIAMETER CAST IN PLACE ANCHOR PAB STYLE ANCHOR BOLT WITH 8" MIN. EMBED INTO SLAB ON GRADE AT EACH HOLDOWN. AT CONTRACTORS OPTION, 5/8"DIAMETER THREADED ROD MAY BE DRILLED AND EPOXIED WITH 9" MINIMUM EMBED (6" AT HDU2's) OR 1/2" DIAMETER TITEN HD SCREW ANCHORS WITH THE SAME EMBEDMENT AT CONTRACTORS OPTION. ROD SHALL BE CLEAN OF GREASE. ATTACHMENT TO CONCRETE REQUIRES FULL TIME SPECIAL INSPECTION.
5. PROVIDE 5/8" DIAMETER THREADED ROD (A36) THROUGH BOLT AT EACH PAIR OF HOLDOWNS AT EACH FLOOR. RE-TIGHTEN THROUGH BOLTS PRIOR TO SHEATHING WALLS TO TAKE UP ANY SHRINKAGE OR LOOSENESS IN RODS.
6. HOLE THRU TOP AND SILL PLATES SHALL BE ROD DIAMETER PLUS 1/4".

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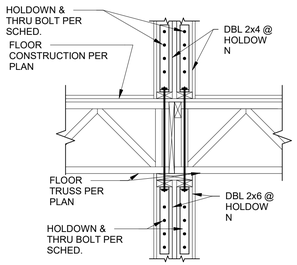
- 04/19/24 90% CD Set

△REVISIONS

JOB NO. **740623**
DATE **04.19.24**
DRAWN BY **BDC**
CD SET/PERMIT

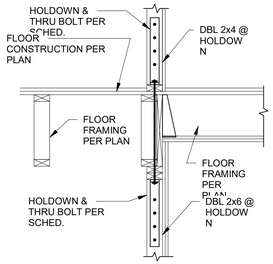
SHEET NAME
SHEARWALL SCHEDULES

SHEET NO.
S0.08



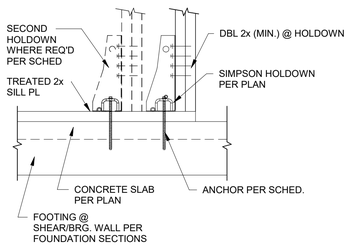
TYP HOLDOWN DETAIL

1 DETAIL
3/4" = 1'-0"



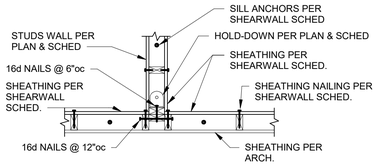
TYP HOLDOWN DETAIL

2 DETAIL
3/4" = 1'-0"

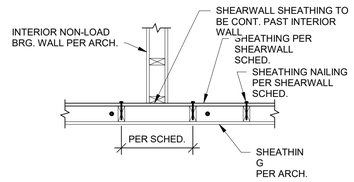


TYPICAL HDU HOLDOWN DETAIL

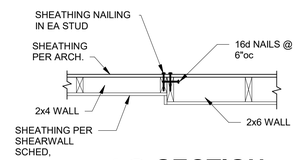
3 SECTION
3/4" = 1'-0"



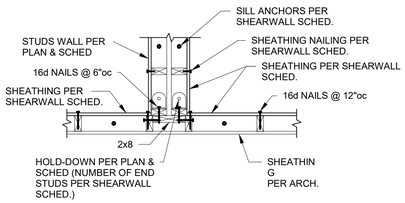
4A SECTION
3/4" = 1'-0"



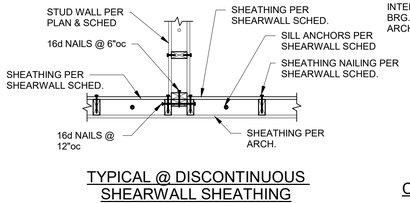
4B SECTION
3/4" = 1'-0"



4C SECTION
3/4" = 1'-0"

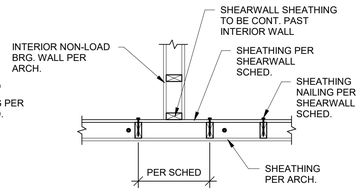


5 SECTION
3/4" = 1'-0"



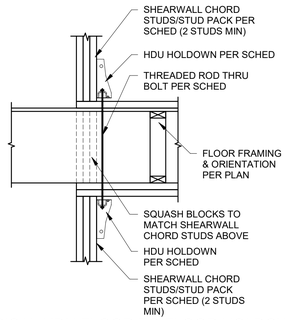
TYPICAL @ DISCONTINUOUS SHEARWALL SHEATHING

6 SECTION
3/4" = 1'-0"



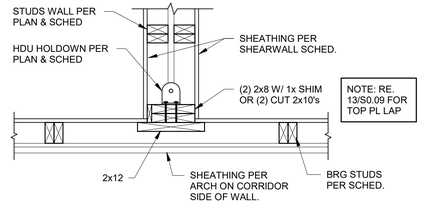
TYPICAL @ SHEARWALL SHEATHING CONTINUOUS PAST NON-LOAD BRG WALL

7 SECTION
3/4" = 1'-0"



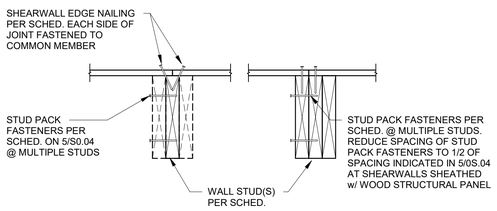
TYPICAL HDU FLOOR TO FLOOR HOLDOWN

8 SECTION
3/4" = 1'-0"



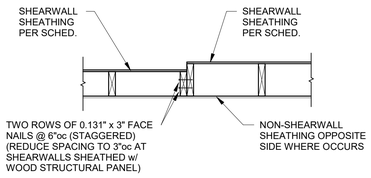
TYPICAL HDU HOLDOWN IN CENTER OF UNIT DEMISING WALL

9 SECTION
1" = 1'-0"



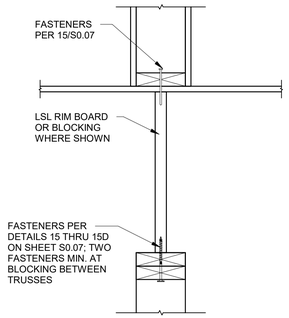
TYPICAL SHEARWALL SHEATHING JOINT

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



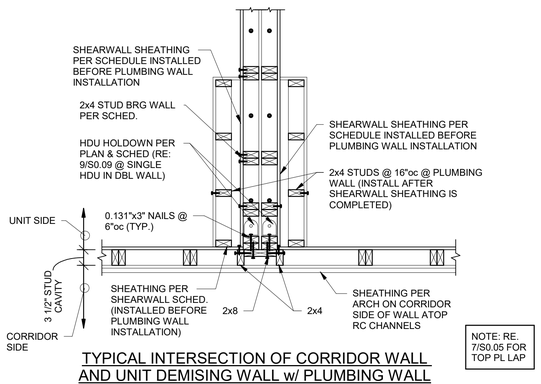
TYPICAL SHEARWALL DETAIL AT WALL STUD SIZE TRANSITION

10A SECTION
3/4" = 1'-0"



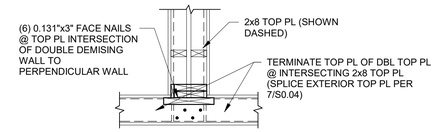
TYPICAL SHEARWALL SILL PL ATTACHMENT AT 2x SILL

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



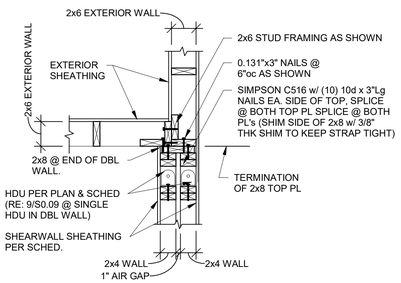
TYPICAL INTERSECTION OF CORRIDOR WALL AND UNIT DEMISING WALL w/ PLUMBING WALL

12 SECTION
3/4" = 1'-0"



TYPICAL TOP PL LAP @ UNIT DEMISING WALL AT DISCONT. END

13 SECTION
3/4" = 1'-0"



TYPICAL @ UNIT PARTY WALL TRANSITION TO 2x6 EXT. WALL

14 SECTION
3/4" = 1'-0"

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STATE OF MISSOURI
BRANDON M. FORD
NUMBER 2014027938
8-30-2024

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LEE'S SUMMIT, MO 64086

DRAWING RELEASE LOG
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- 03/22/24 50% CD Set
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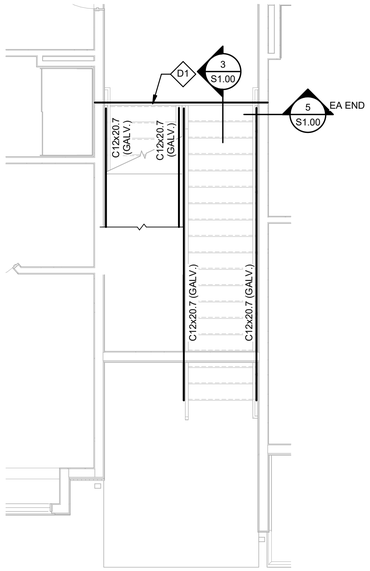
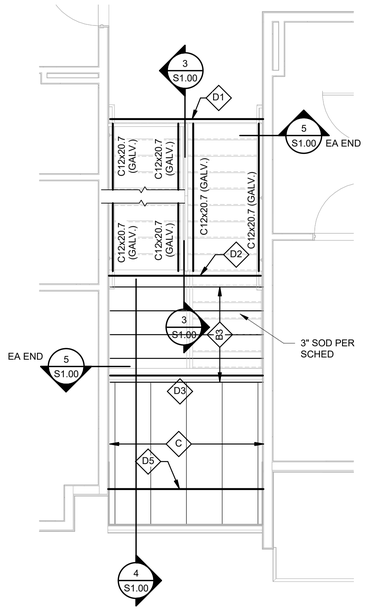
SHEET NAME
SHEARWALL DETAILS

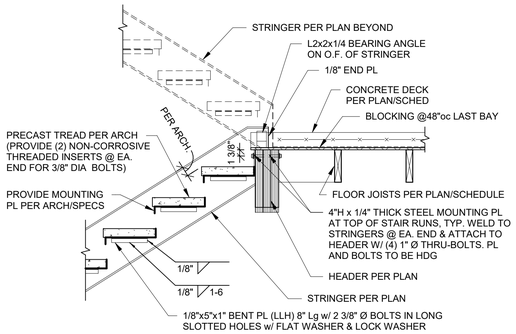
SHEET NO.
S0.09



1 TYPICAL STAIR FRAMING PLAN - LEVEL 2
1/4" = 1'-0"

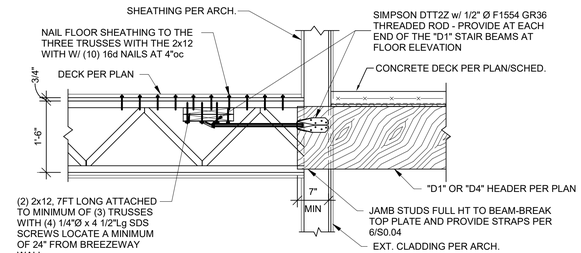


2 TYPICAL STAIR FRAMING PLAN - LEVEL 3
1/4" = 1'-0"

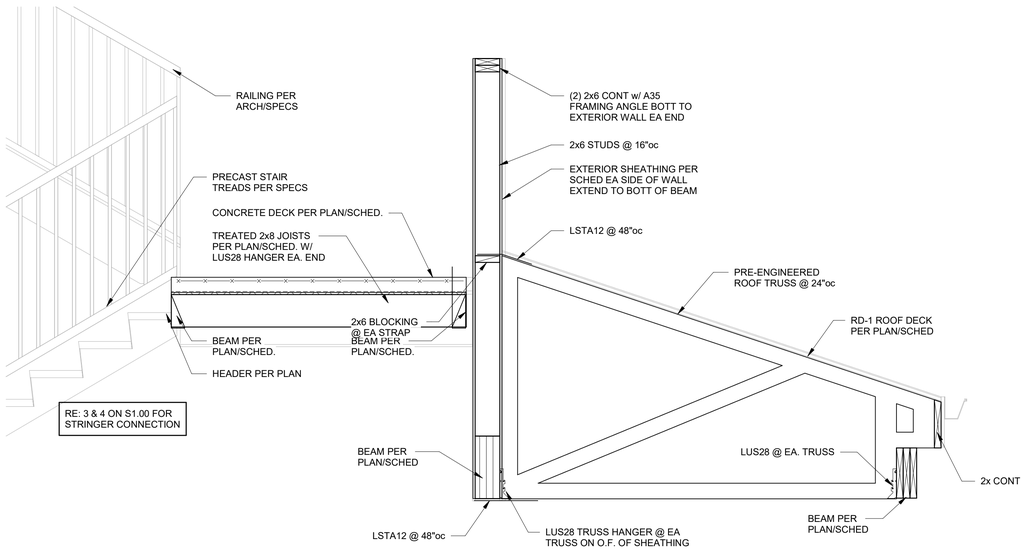


TYP BREEZEWAY STAIR LANDING DETAIL

3 SECTION
3/4" = 1'-0"



5 SECTION
3/4" = 1'-0"



4 SECTION
3/4" = 1'-0"

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ENGINEER
8-30-2024

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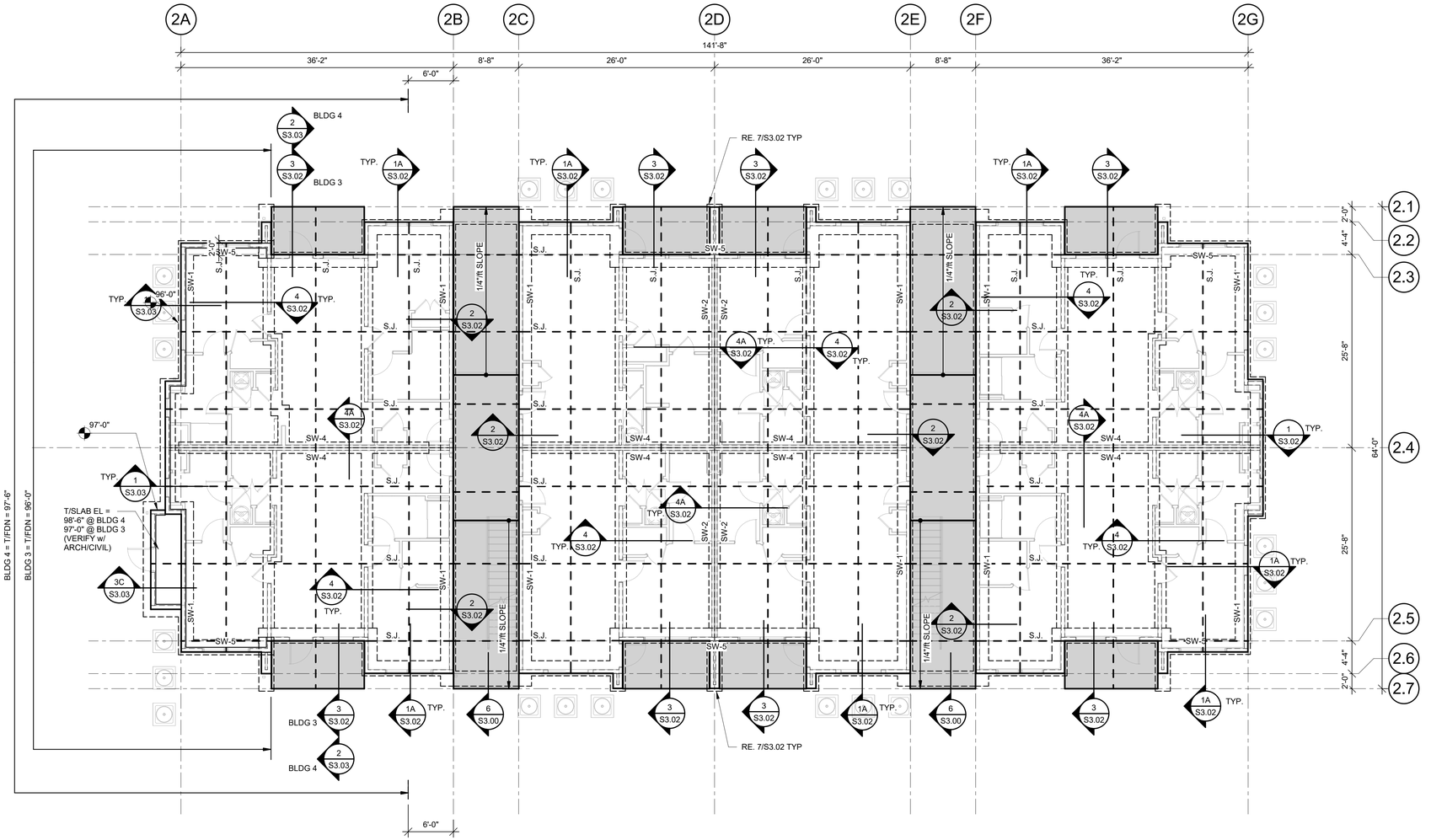
SHEET NAME
STAIR FRAMING PLANS

SHEET NO.
S1.00



BUILDING 3 SHOWN (BUILDING 4 MIRRORED)

PLAN NORTH

1 BUILDING A - FOUNDATION PLAN

1/8" = 1'-0"

SLAB ON GRADE AND FOUNDATION NOTES:

1. REFER TO GENERAL NOTES ON SHEET S0.01.
2. REFER TO TYPICAL DETAILS ON S3.00 SERIES SHEETS. SECTIONS NOT OTHERWISE INDICATED ON PLAN SHALL BE SIMILAR TO LIKE CONDITIONS.
3. CONFIRM ALL DIMENSIONS, ELEVATIONS, SLOPES, AND RECESSES WITH ARCH DRAWINGS.
4. REFER TO SHEARWALL AND STUD BEARING WALL PLANS ON SHEET S2.X5 SERIES DRAWINGS.
5. REFER TO SHEARWALL SCHEDULE ON SHEET S0.08.
6. AT ALL CONTINUOUS FOUNDATIONS, PROVIDE CORNER BARS PER 3/S3.00 AT ALL CORNERS AND INTERSECTIONS.
7. TOP OF FOUNDATION ELEVATION = 99'-0" U.N.O.
8. STRUCTURAL DATUM ELEVATION = 100'-0". CIVIL DATUM ELEVATION PER CIVIL DRAWINGS (VARIES PER BUILDING)
9. PROVIDE "4" SOG" PER SCHED. AT ALL ITERIOR SLAB ON GRADE AND "4" EXT SOG" PER SCHED. AT ALL EXTERIOR SLAB ON GRADE (SHOWN AS SOLID POCHE ON PLAN).

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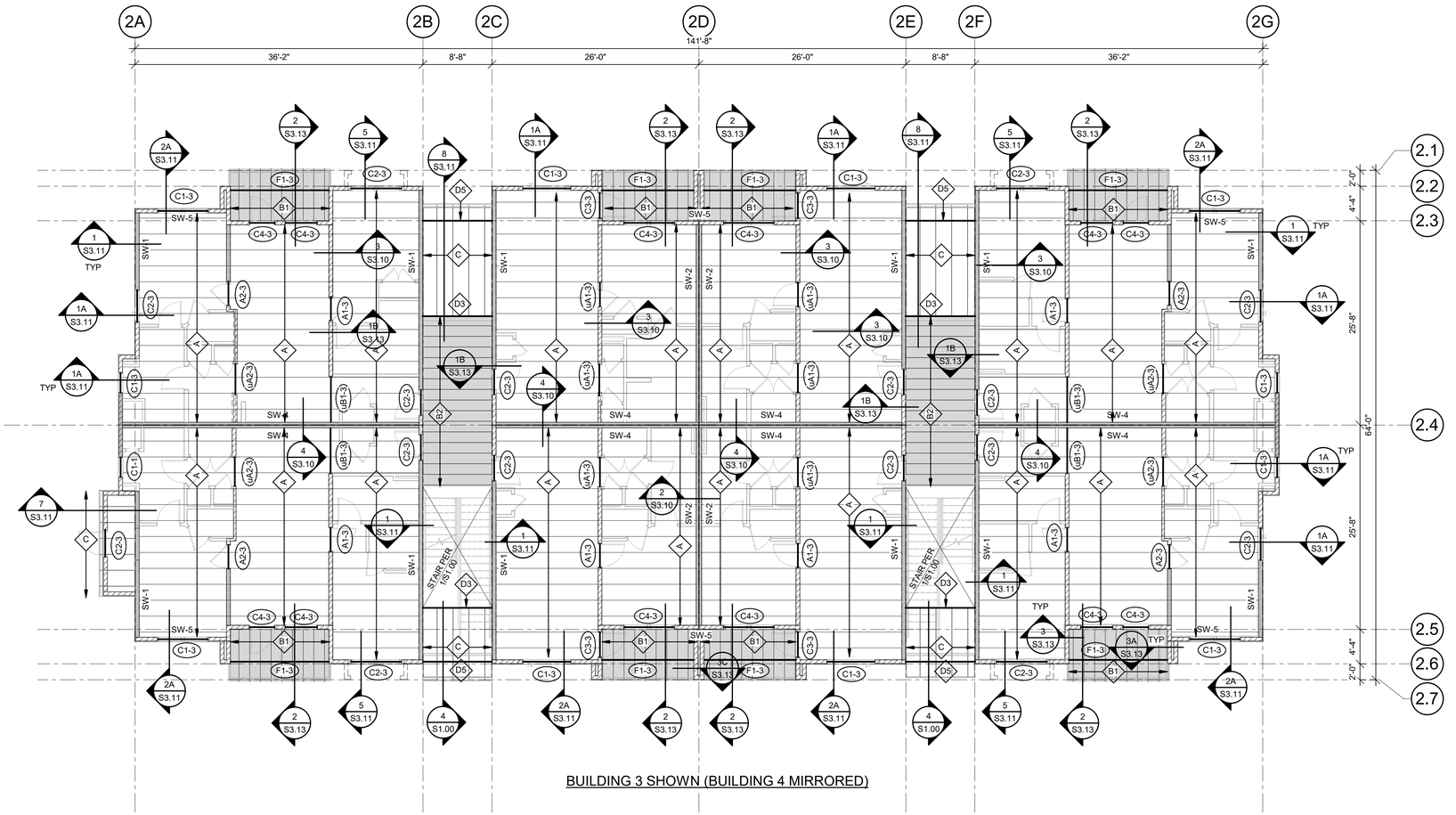
SHEET NAME
BUILDING A - FOUNDATION PLAN
SHEET NO.
S2.01



BUILDING 3 SHOWN (BUILDING 4 MIRRORED)

PLAN NORTH

1 BUILDING A - SECOND FLOOR FRAMING PLAN

1/8" = 1'-0"

WOOD FLOOR FRAMING NOTES:

1. REFER TO GENERAL NOTESON SHEET S0.01
2. REFER TO NAILING SCHEDULE ON SHEET S0.02
3. REFER TO PLAN NOTES ON SHEET S0.02
4. REFER TO HEARDER SCHEDULE ON SHEET S0.02.
5. REFER TO SHEARWALL AND BEARING WALL PLANS ON S2.X5 SHEETS.
6. REFER TO TYPICAL WOOD DETAILS ON SHEET S0.03 THROUGH S0.09.
7. REFER TO FLOOR FRAMING DETAILS ON S3.10 SERIES SHEETS FOR SIMILAR CONDITIONS NOT OTHERWISE INDICATED.
8. PRE-ENGINEERED FLOOR TRUSSES SHALL BE DESIGNNED PER THE LOADING CRITERIA OUTLINED IN THE STRUCTURAL GENERAL NOTES AND ANY SPECIAL LOADING CONDITIONS DEFINED IN THESE DRAWINGS. PROVIDE TRUSS SPACE DIRECTLY ABOVE AND CENTERED OVER THE HVAC CLOSETS (REFER TO ARCH & MEP DRAWINGS FOR LOCATIONS).
9. PROVIDE "FD-1" FLOOR DECK AT ALL INTERIOR FLOOR LOCATIONS U.N.O.
10. PROVIDE "3 SOD" CONCRETE TOPPED DECK AT EXTERIOR BALCONY/DECKS AND BREEZEWAYS.
11. REFER TO TYPICAL BALCONY FRAMING DETAILS ON SHEET S3.12 & S3.13.
12. REFER TO TYPICAL STAIR FRAMING PLANS AND DETAILS ON SHEET S1.00.
13. ALL EXTERIOR BALCONY/DECK AND BREEZEWAY JOISTS SHALL BE TREATED SOUTHERN YELLOW PINE, NO. 2 GRADE (U.N.O.).

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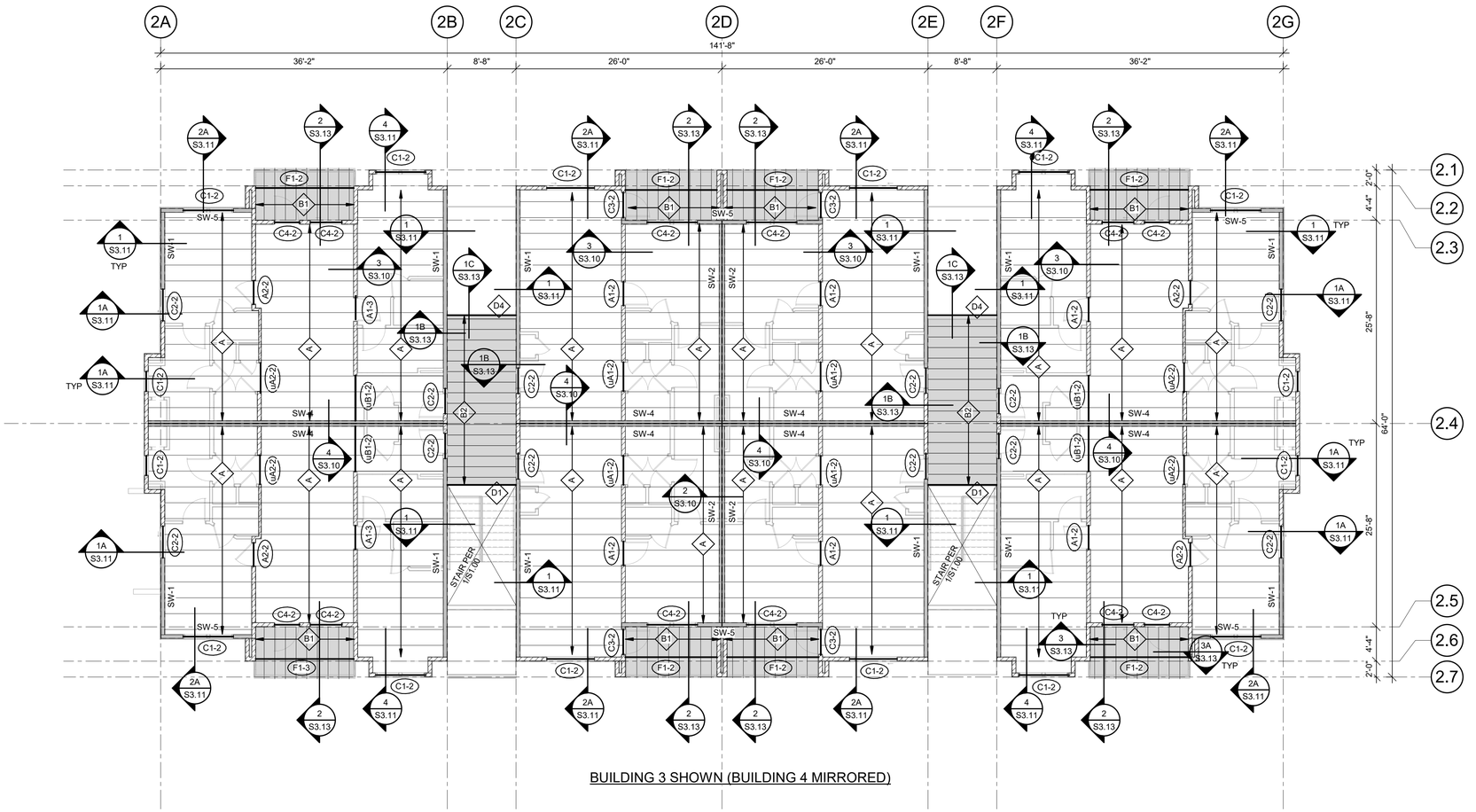
SHEET NAME
BUILDING A - SECOND FLOOR FRAMING PLAN
SHEET NO.
S2.02



BUILDING 3 SHOWN (BUILDING 4 MIRRORED)

PLAN NORTH

1 BUILDING A- THIRD FLOOR FRAMING PLAN

1/8" = 1'-0"

WOOD FLOOR FRAMING NOTES:

1. REFER TO GENERAL NOTESON SHEET S0.01
2. REFER TO NAILING SCHEDULE ON SHEET S0.02
3. REFER TO PLAN NOTES ON SHEET S0.02
4. REFER TO HEARDER SCHEDULE ON SHEET S0.02.
5. REFER TO SHEARWALL AND BEARING WALL PLANS ON S2.X5 SHEETS.
6. REFER TO TYPICAL WOOD DETAILS ON SHEET S0.03 THROUGH S0.09.
7. REFER TO FLOOR FRAMING DETAILS ON S3.10 SERIES SHEETS FOR SIMILAR CONDITIONS NOT OTHERWISE INDICATED.
8. PRE-ENGINEERED FLOOR TRUSSES SHALL BE DESIGNNED PER THE LOADING CRITERIA OUTLINED IN THE STRUCTURAL GENERAL NOTES AND ANY SPECIAL LOADING CONDITIONS DEFINED IN THESE DRAWINGS. PROVIDE TRUSS SPACE DIRECTLY ABOVE AND CENTERED OVER THE HVAC CLOSETS (REFER TO ARCH & MEP DRAWINGS FOR LOCATIONS).
9. PROVIDE "FD-1" FLOOR DECK AT ALL INTERIOR FLOOR LOCATIONS U.N.O.
10. PROVIDE "3 SOD" CONCRETE TOPPED DECK AT EXTERIOR BALCONY/DECKS AND BREEZEWAYS.
11. REFER TO TYPICAL BALCONY FRAMING DETAILS ON SHEET S3.12 & S3.13.
12. REFER TO TYPICAL STAIR FRAMING PLANS AND DETAILS ON SHEET S1.00.
13. ALL EXTERIOR BALCONY/DECK AND BREEZEWAY JOISTS SHALL BE TREATED SOUTHERN YELLOW PINE, NO. 2 GRADE (U.N.O.).

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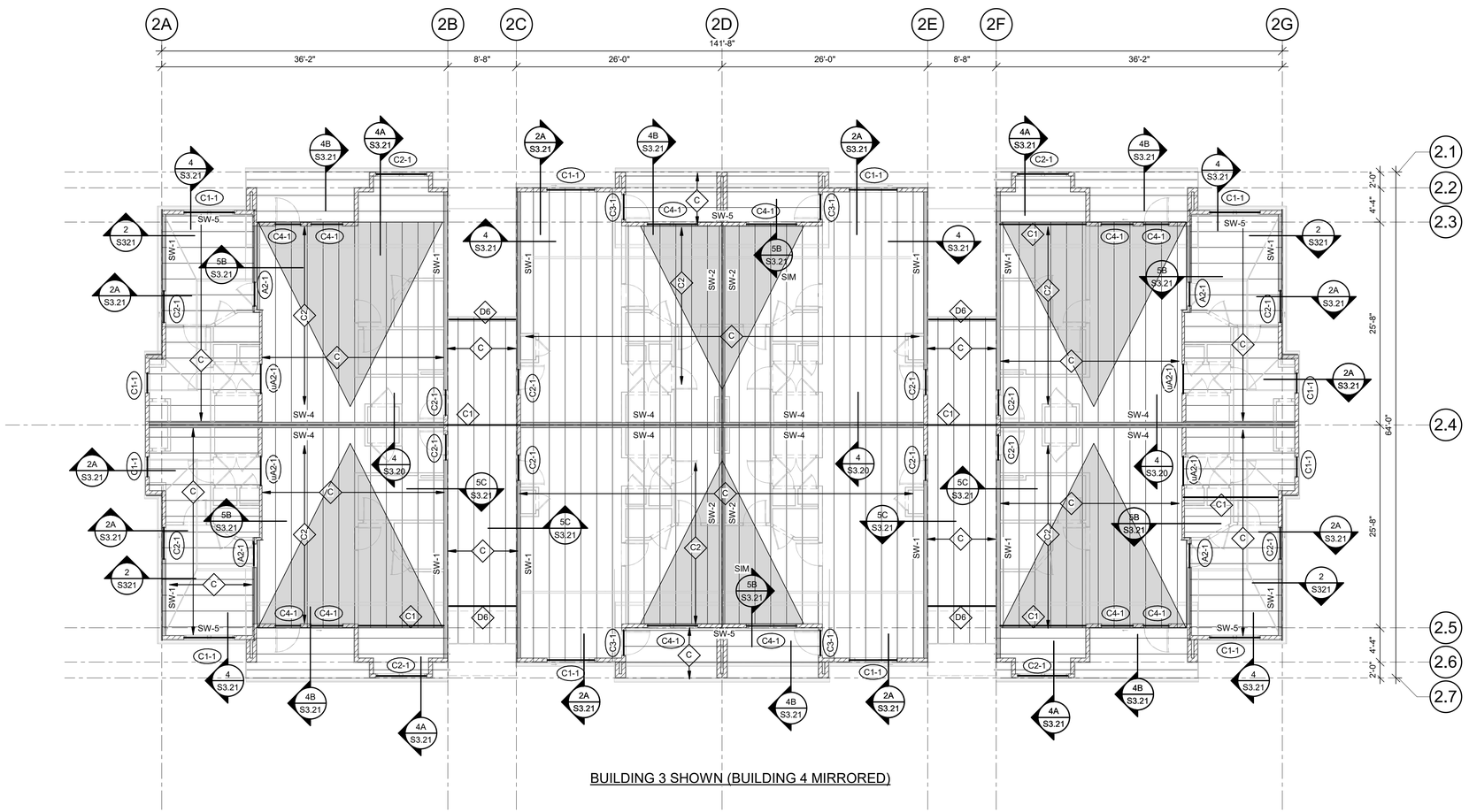
SHEET NAME
BUILDING A - THIRD FLOOR FRAMING PLAN
SHEET NO.
S2.03



BUILDING 3 SHOWN (BUILDING 4 MIRRORED)

PLAN NORTH

1 BUILDING A - ROOF FRAMING PLAN

1/8" = 1'-0"

WOOD ROOF FRAMING NOTES:

1. REFER TO GENERAL NOTES AND SYMBOLS LEGEND ON SHEET S0.01
2. REFER TO NAILING SCHEDULE ON SHEET S0.02
3. REFER TO PLAN NOTES ON SHEET S0.02
4. REFER TO HEARDER SCHEDULE ON SHEET S0.02.
5. REFER TO SHEARWALL AND BEARING WALL PLANS ON S2.X5 SHEETS.
6. REFER TO TYPICAL WOOD DETAILS ON SHEET S0.03 THROUGH S0.09.
7. REFER TO ROOF FRAMING DETAILS ON S3.20 SERIES SHEETS FOR SIMILAR CONDITIONS NOT OTHERWISE INDICATED.
8. PRE-ENGINEERED ROOF TRUSSES SHALL BE DESIGNNED PER THE LOADING CRITERIA OUTLINED IN THE STRUCTURAL GENERAL NOTES AND FOR ANY SPECIAL LOADING CONDITIONS DEFINED IN THESE DRAWINGS. PROVIDE TRUSS SPACE DIRECTLY ABOVE AND CENTERED OVER THE HVAC CLOSETS (REFER TO ARCH & MEP DRAWINGS FOR LOCATIONS)
9. PROVIDE "RD-1" ROOF DECK AT ALL AREAS OF ROOF U.N.O.
10. PROVIDE UNIFORM UPLIFT SCREWS PER DETAILS 3 & 3A ON S0.07 AT FLOOR BELOW AT ROOF TRUSS BEARING WALLS.
11. PROVIDE (3) STUD (MINIMUM) ALIGNED UNDER EACH END OF EACH GIRDER TRUSS (CONTINUOUS TO FOUNDATION) - FINAL QUANTITY TO MATCH NUMBER OF PLIES OF TRUSS GIRDER WHERE GIRDER IS MORE THAN 3-PLY

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8-30-2024

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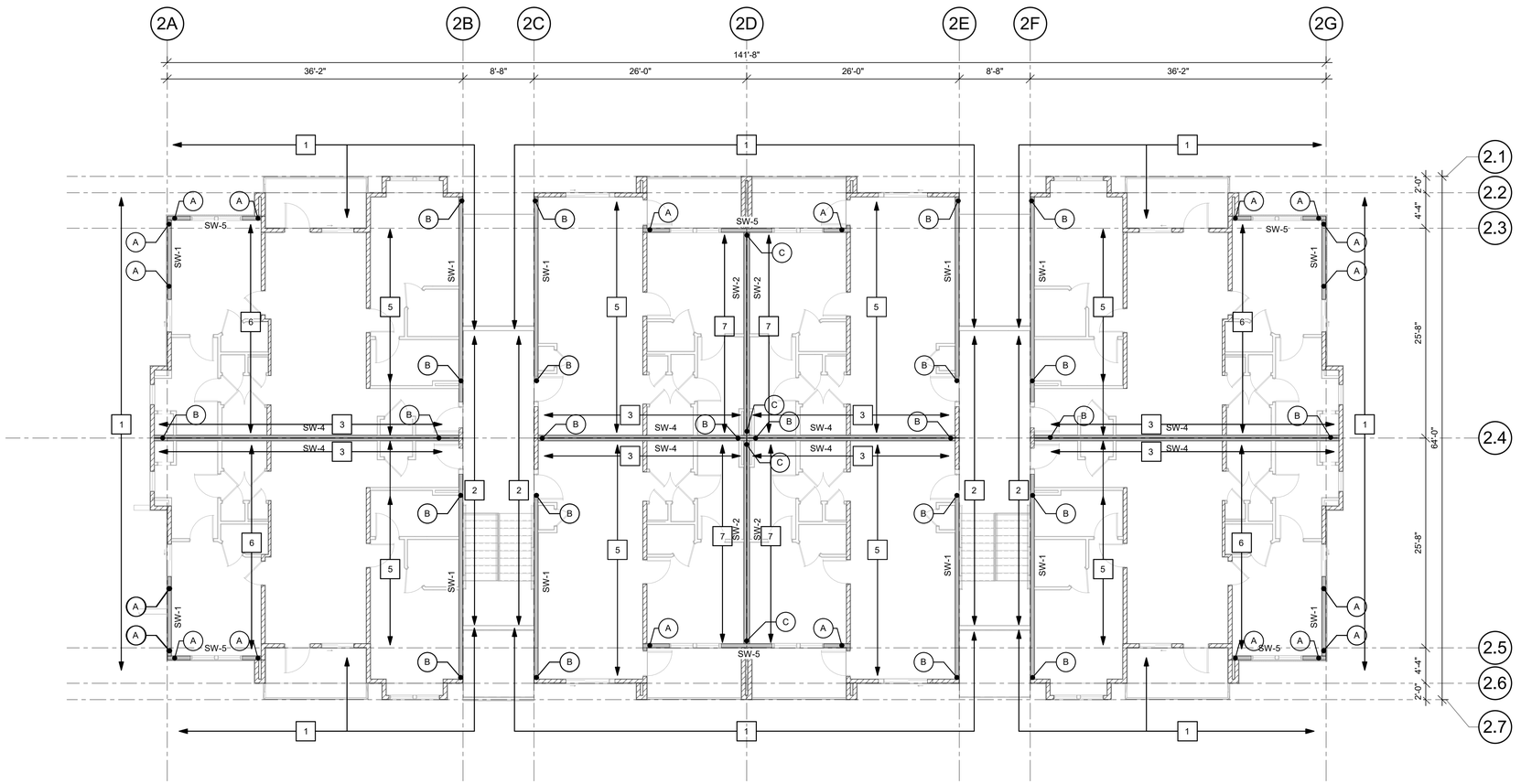
SHEET NAME
BUILDING A - ROOF FRAMING PLAN
SHEET NO.
S2.04



BUILDING 3 SHOWN (BUILDING 4 MIRRORED)

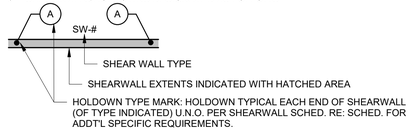
PLAN NORTH

1 BUILDING A - BEARING WALLS & SHEARWALLS PLAN

1/8" = 1'-0"

SHEARWALL AND WALL TYPE NOTES:

1. REFER TO GENERAL NOTES ON SHEET S0.01.
2. REFER TO SYMBOLS LEGEND ON SHEET S0.01.
3. REFER TO SHEAR WALL & HOLDOWN SCHEDULES ON SHEET S0.08.
4. REFER TO STUD BEARING WALL SCHEDULES ON SHEET S0.02.
5. ALL EXTERIOR WALLS NOT SPECIFICALLY DESIGNATED AS STRUCTURAL SHEARWALLS SHALL BE SHEATHED WITH 7/16" OSB SHEATHING WITH 8d NAILS AT 6"oc EDGES AND AT 12"oc FIELD.
6. SHEARWALLS/HOLDOWNS DESIGNATED AS FOLLOWS:



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BRANDON M. FORD
NUMBER 2014037938
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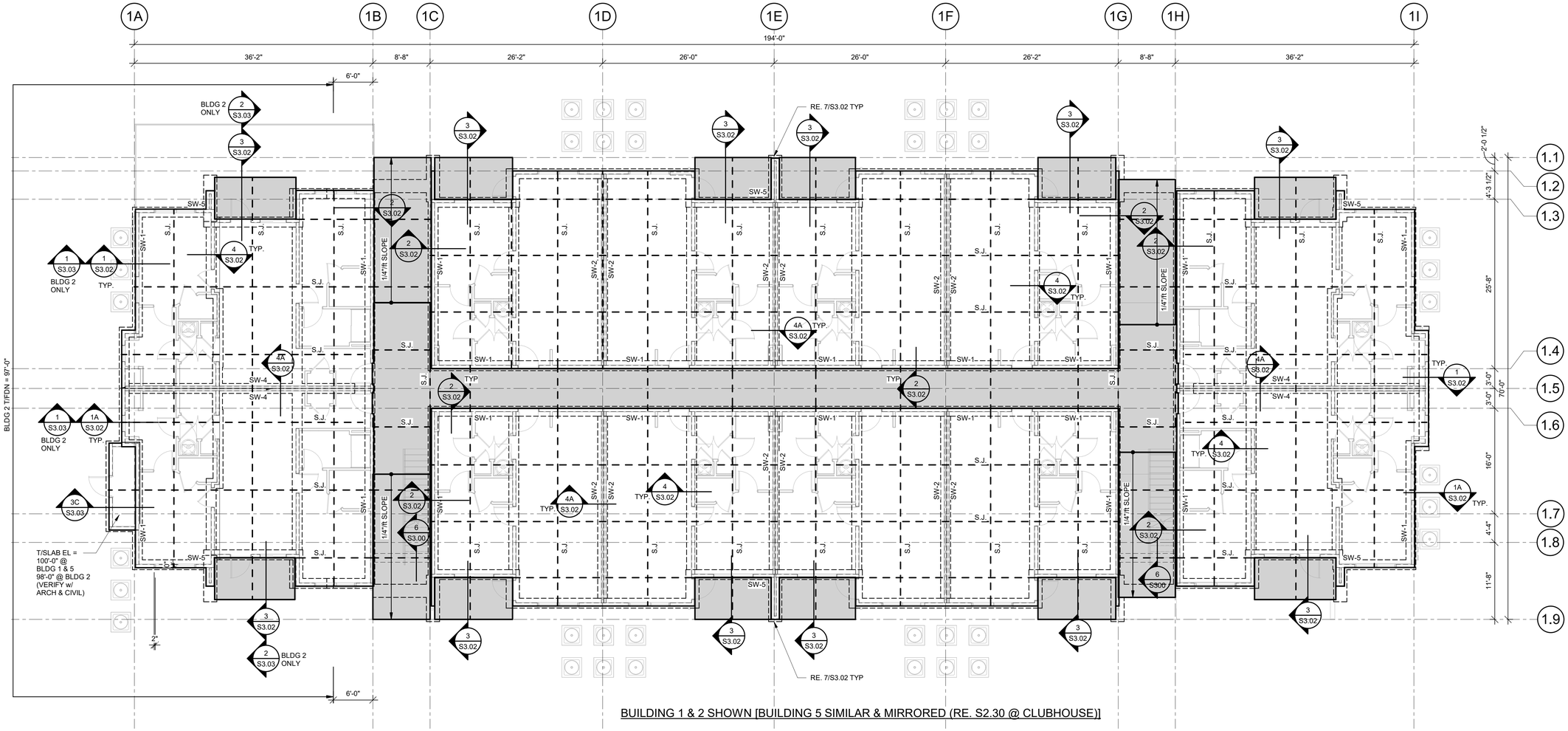
SHEET NAME
BUILDING A - BEARING & SHEAR WALL PLAN
SHEET NO.
S2.05



BUILDING 1 & 2 SHOWN [BUILDING 5 SIMILAR & MIRRORED (RE. S2.30 @ CLUBHOUSE)]

PLAN NORTH

1 BUILDING "C" - FOUNDATION PLAN

1/8" = 1'-0"

SLAB ON GRADE AND FOUNDATION NOTES:

1. REFER TO GENERAL NOTES ON SHEET S0.01.
2. REFER TO TYPICAL DETAILS ON S3.00 SERIES SHEETS. SECTIONS NOT OTHERWISE INDICATED ON PLAN SHALL BE SIMILAR TO LIKE CONDITIONS.
3. CONFIRM ALL DIMENSIONS, ELEVATIONS, SLOPES, AND RECESSES WITH ARCH DRAWINGS.
4. REFER TO SHEARWALL AND STUD BEARING WALL PLANS ON SHEET S2.X5 SERIES DRAWINGS.
5. REFER TO SHEARWALL SCHEDULE ON SHEET S0.08.
6. AT ALL CONTINUOUS FOUNDATIONS, PROVIDE CORNER BARS PER 3/S3.00 AT ALL CORNERS AND INTERSECTIONS.
7. TOP OF FOUNDATION ELEVATION = 99'-0" U.N.O.
8. STRUCTURAL DATUM ELEVATION = 100'-0". CIVIL DATUM ELEVATION PER CIVIL DRAWINGS (VARIES PER BUILDING)
9. PROVIDE "4" SOG" PER SCHED. AT ALL ITERIOR SLAB ON GRADE AND "4" EXT SOG" PER SCHED. AT ALL EXTERIOR SLAB ON GRADE (SHOWN AS SOLID POCHE ON PLAN).

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ENGINEER
8-30-2024

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LEE'S SUMMIT, MO 64086

DRAWING RELEASE LOG
- 02/23/24 100% CD Set
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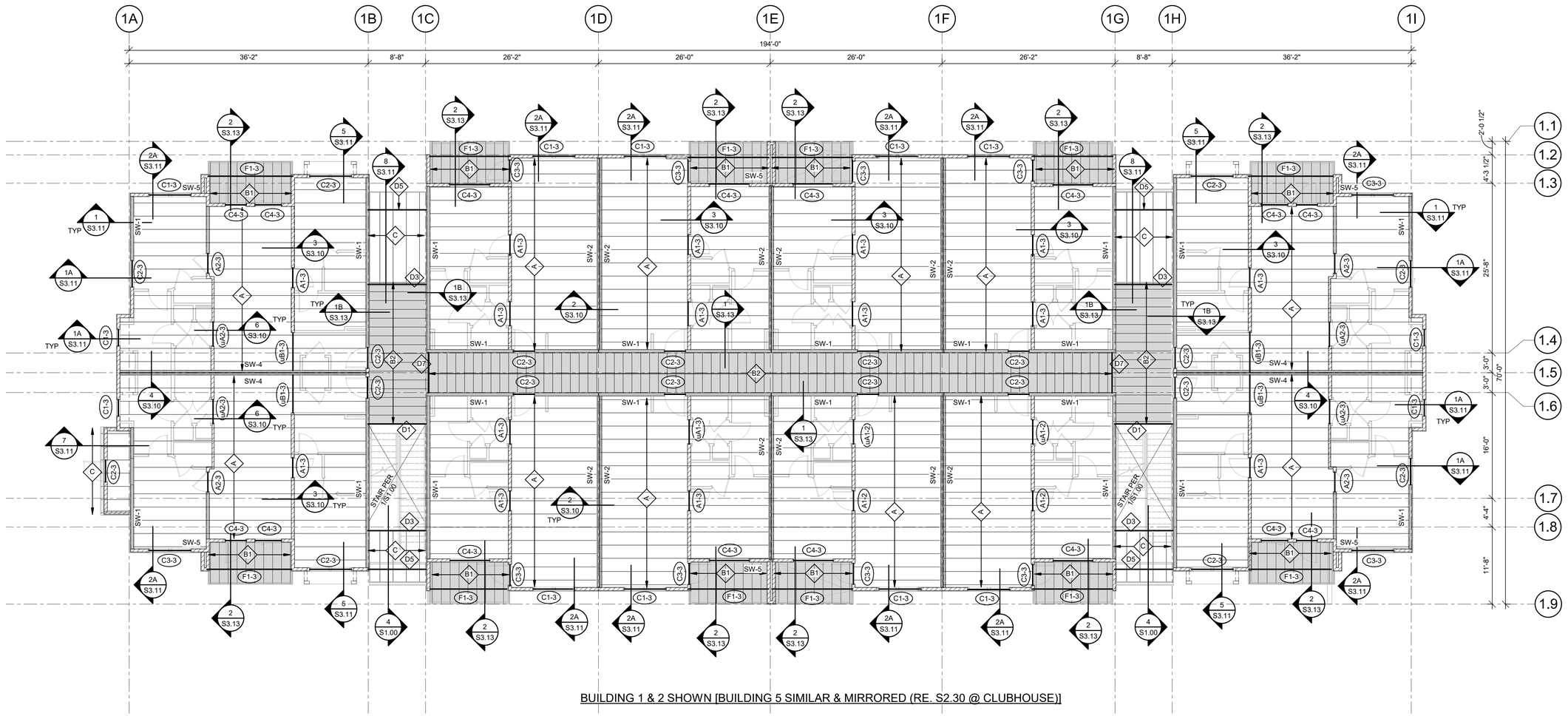
SHEET NAME
BUILDING C - FOUNDATION PLAN
SHEET NO.
S2.21



BUILDING 1 & 2 SHOWN [BUILDING 5 SIMILAR & MIRRORED (RE. S2.30 @ CLUBHOUSE)]

1 BUILDING C - SECOND FLOOR FRAMING PLAN

1/8" = 1'-0"

WOOD FLOOR FRAMING NOTES:

1. REFER TO GENERAL NOTESON SHEET S0.01
2. REFER TO NAILING SCHEDULE ON SHEET S0.02
3. REFER TO PLAN NOTES ON SHEET S0.02
4. REFER TO HEARDER SCHEDULE ON SHEET S0.02.
5. REFER TO SHEARWALL AND BEARING WALL PLANS ON S2.X5 SHEETS.
6. REFER TO TYPICAL WOOD DETAILS ON SHEET S0.03 THROUGH S0.09.
7. REFER TO FLOOR FRAMING DETAILS ON S3.10 SERIES SHEETS FOR SIMILAR CONDITIONS NOT OTHERWISE INDICATED.
8. PRE-ENGINEERED FLOOR TRUSSES SHALL BE DESIGNNED PER THE LOADING CRITERIA OUTLINED IN THE STRUCTURAL GENERAL NOTES AND ANY SPECIAL LOADING CONDITIONS DEFINED IN THESE DRAWINGS. PROVIDE TRUSS SPACE DIRECTLY ABOVE AND CENTERED OVER THE HVAC CLOSETS (REFER TO ARCH & MEP DRAWINGS FOR LOCATIONS).
9. PROVIDE "FD-1" FLOOR DECK AT ALL INTERIOR FLOOR LOCATIONS U.N.O.
10. PROVIDE "3 SOD" CONCRETE TOPPED DECK AT EXTERIOR BALCONY/DECKS AND BREEZEWAYS.
11. REFER TO TYPICAL BALCONY FRAMING DETAILS ON SHEET S3.12 & S3.13.
12. REFER TO TYPICAL STAIR FRAMING PLANS AND DETAILS ON SHEET S1.00.
13. ALL EXTERIOR BALCONY/DECK AND BREEZEWAY JOISTS SHALL BE TREATED SOUTHERN YELLOW PINE, NO. 2 GRADE (U.N.O.).

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STATE OF MISSOURI
BRANDON M. FORD
NUMBER A-2007035758
ENGINEER
8-30-2024

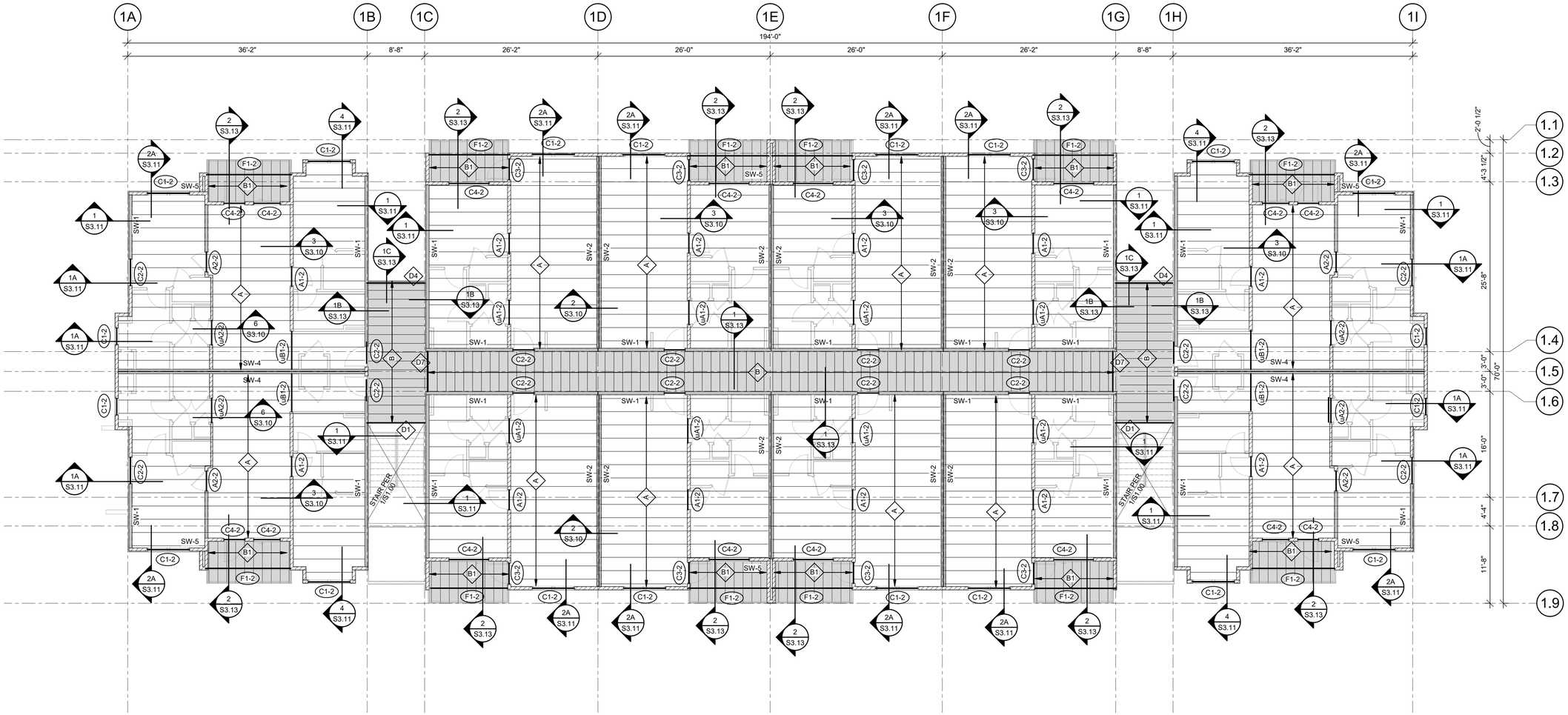
A NEW APARTMENT COMMUNITY AT:
DOUGLAS STATION
NW SLOAN & NE SYCAMORE ST
LEE'S SUMMIT, MO 64086

DRAWING RELEASE LOG
- 02/23/24 100% DD Set
- 03/22/24 50% CD Set
- 04/19/24 90% CD Set

△ REVISIONS

JOB NO. 740623
DATE 04.19.24
DRAWN BY BDC
CD SET/PERMIT

SHEET NAME
BUILDING C - SECOND FLOOR FRAMING PLAN
SHEET NO.
S2.22



1 BUILDING C - THIRD FLOOR FRAMING PLAN

1/8" = 1'-0"

PLAN NORTH

WOOD FLOOR FRAMING NOTES:

1. REFER TO GENERAL NOTESON SHEET S0.01
2. REFER TO NAILING SCHEDULE ON SHEET S0.02
3. REFER TO PLAN NOTES ON SHEET S0.02
4. REFER TO HEARDER SCHEDULE ON SHEET S0.02.
5. REFER TO SHEARWALL AND BEARING WALL PLANS ON S2.X5 SHEETS.
6. REFER TO TYPICAL WOOD DETAILS ON SHEET S0.03 THROUGH S0.09.
7. REFER TO FLOOR FRAMING DETAILS ON S3.10 SERIES SHEETS FOR SIMILAR CONDITIONS NOT OTHERWISE INDICATED.
8. PRE-ENGINEERED FLOOR TRUSSES SHALL BE DESIGNNED PER THE LOADING CRITERIA OUTLINED IN THE STRUCTURAL GENERAL NOTES AND ANY SPECIAL LOADING CONDITIONS DEFINED IN THESE DRAWINGS. PROVIDE TRUSS SPACE DIRECTLY ABOVE AND CENTERED OVER THE HVAC CLOSETS (REFER TO ARCH & MEP DRAWINGS FOR LOCATIONS).
9. PROVIDE "FD-1" FLOOR DECK AT ALL INTERIOR FLOOR LOCATIONS U.N.O.
10. PROVIDE "3 SOG" CONCRETE TOPPED DECK AT EXTERIOR BALCONY/DECKS AND BREEZEWAYS.
11. REFER TO TYPICAL BALCONY FRAMING DETAILS ON SHEET S3.12 & S3.13.
12. REFER TO TYPICAL STAIR FRAMING PLANS AND DETAILS ON SHEET S1.00.
13. ALL EXTERIOR BALCONY/DECK AND BREEZEWAY JOISTS SHALL BE TREATED SOUTHERN YELLOW PINE, NO. 2 GRADE (U.N.O.).

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NUMBER
COLLEGIATE
ENGINEER
8-30-2024

A NEW APARTMENT COMMUNITY AT:
DOUGLAS STATION
NW SLOAN & NE SYCAMORE ST
LEE'S SUMMIT, MO 64086

DRAWING RELEASE LOG
- 02/23/24 100% DD Set
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- 04/19/24 50% CD Set

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JOB NO. 740623
DATE 04.19.24
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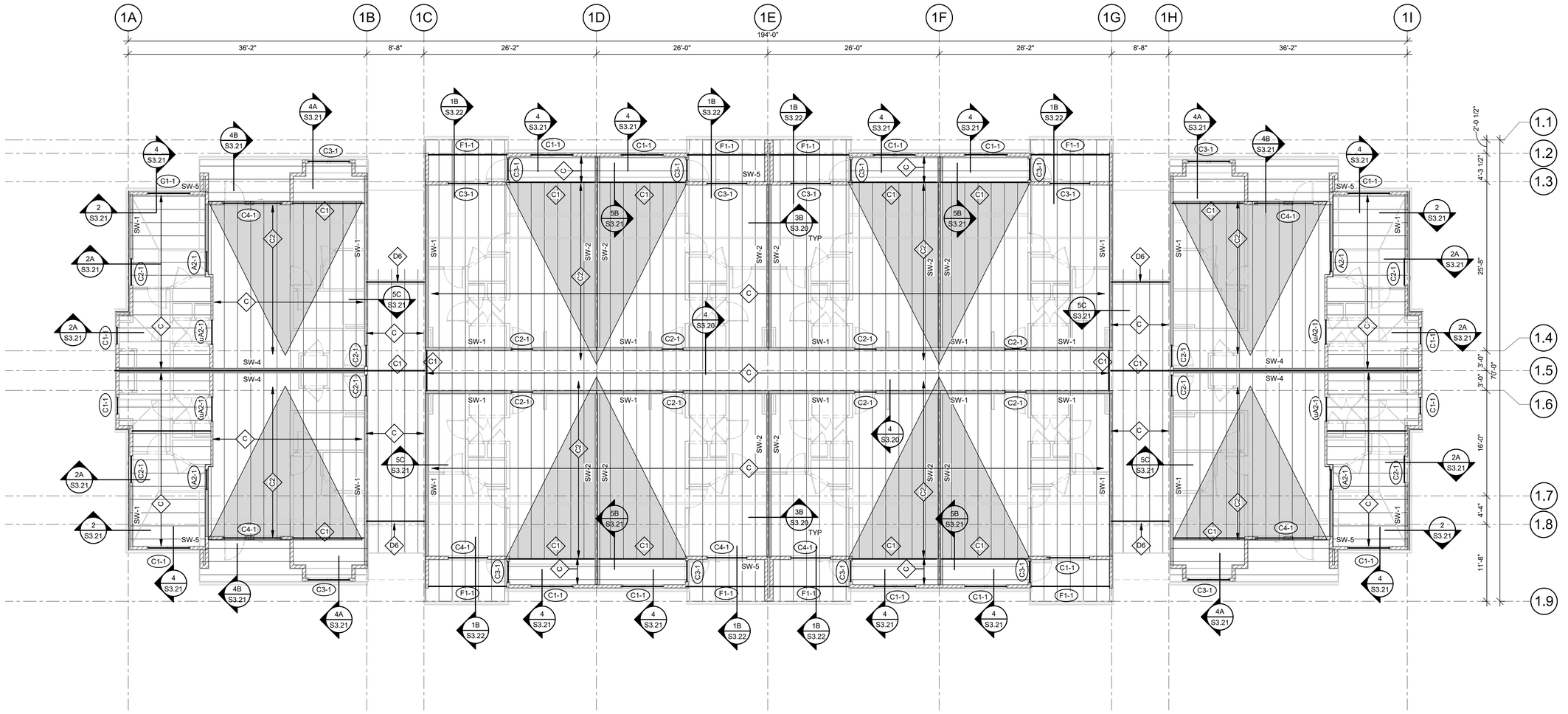
SHEET NAME
BUILDING C - THIRD FLOOR FRAMING PLAN
SHEET No.
S2.23

ARCH D 24" x 36"



PLAN NORTH

1 BUILDING C - ROOF FRAMING PLAN

1/8" = 1'-0"

WOOD ROOF FRAMING NOTES:

1. REFER TO GENERAL NOTES AND SYMBOLS LEGEND ON SHEET S0.01
2. REFER TO NAILING SCHEDULE ON SHEET S0.02
3. REFER TO PLAN NOTES ON SHEET S0.02
4. REFER TO HEARDER SCHEDULE ON SHEET S0.02.
5. REFER TO SHEARWALL AND BEARING WALL PLANS ON S2.X5 SHEETS.
6. REFER TO TYPICAL WOOD DETAILS ON SHEET S0.03 THROUGH S0.09.
7. REFER TO ROOF FRAMING DETAILS ON S3.20 SERIES SHEETS FOR SIMILAR CONDITIONS NOT OTHERWISE INDICATED.
8. PRE-ENGINEERED ROOF TRUSSES SHALL BE DESIGNNED PER THE LOADING CRITERIA OUTLINED IN THE STRUCTURAL GENERAL NOTES AND FOR ANY SPECIAL LOADING CONDITIONS DEFINED IN THESE DRAWINGS. PROVIDE TRUSS SPACE DIRECTLY ABOVE AND CENTERED OVER THE HVAC CLOSETS (REFER TO ARCH & MEP DRAWINGS FOR LOCATIONS)
9. PROVIDE "RD-1" ROOF DECK AT ALL AREAS OF ROOF U.N.O.
10. PROVIDE UNIFORM UPLIFT SCREWS PER DETAILS 3 & 3A ON S0.07 AT FLOOR BELOW AT ROOF TRUSS BEARING WALLS.
11. PROVIDE (3) STUD (MINIMUM) ALIGNED UNDER EACH END OF EACH GIRDER TRUSS (CONTINUOUS TO FOUNDATION) - FINAL QUANTITY TO MATCH NUMBER OF PLIES OF TRUSS GIRDER WHERE GIRDER IS MORE THAN 3-PLY

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BRANDON M. FORD
NUMBER 2015037938
ENGINEER
8-30-2024

A NEW APARTMENT COMMUNITY AT:

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NW SLOAN & NE SYCAMORE ST
LEE'S SUMMIT, MO 64086

DRAWING RELEASE LOG
- 02/23/24 100% DD Set
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- 04/19/24 90% CD Set

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JOB NO. 740623
DATE 04.19.24
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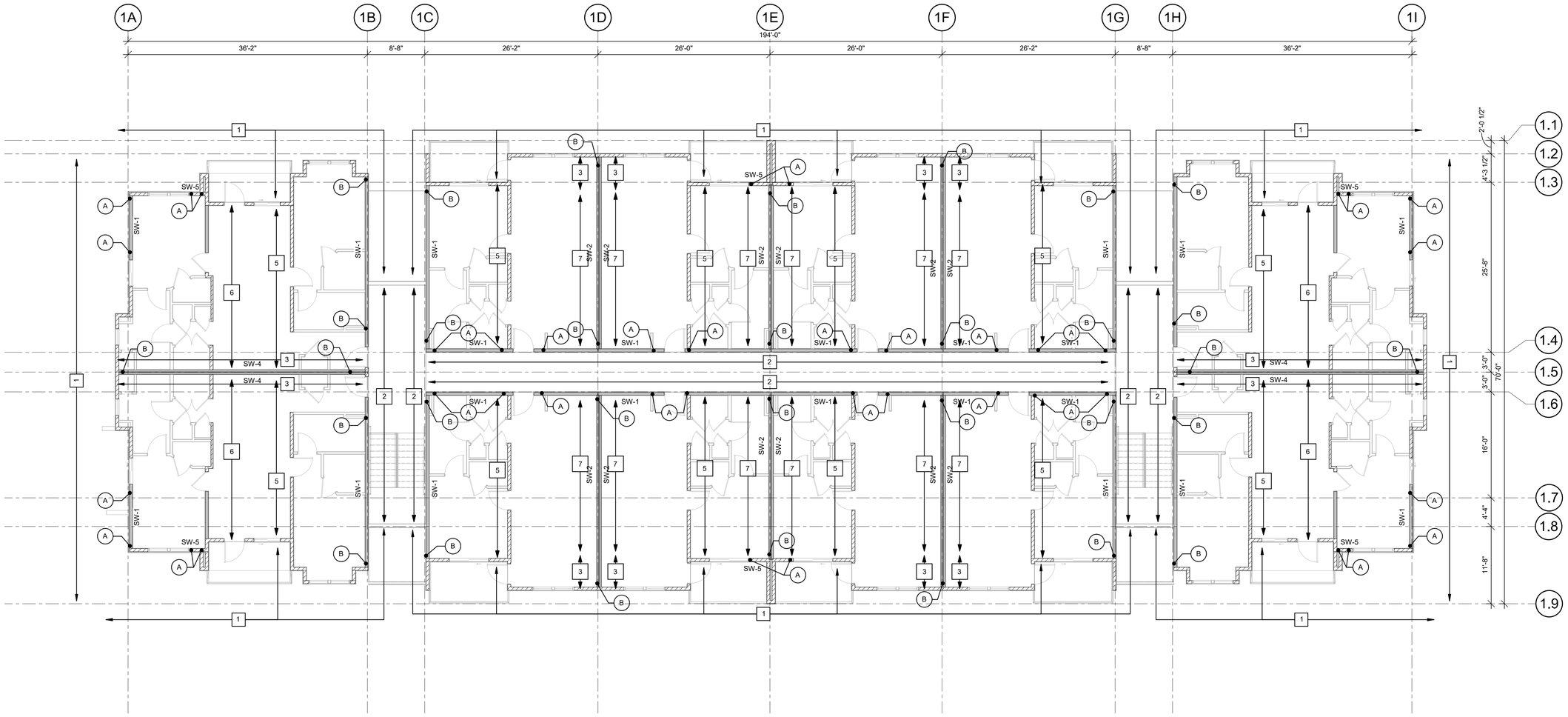
SHEET NAME
BUILDING C - ROOF FRAMING PLAN
SHEET NO.
S2.24

9/3/2024 8:55:42 AM

ARCH D 24" x 36"



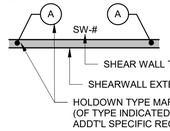
PLAN NORTH

1 BUILDING C - BEARING WALLS & SHEARWALLS PLAN

1/8" = 1'-0"

SHEARWALL AND WALL TYPE NOTES:

1. REFER TO GENERAL NOTES ON SHEET S0.01.
2. REFER TO SYMBOLS LEGEND ON SHEET S0.01.
3. REFER TO SHEAR WALL & HOLDOWN SCHEDULES ON SHEET S0.08.
4. REFER TO STUD BEARING WALL SCHEDULES ON SHEET S0.02.
5. ALL EXTERIOR WALLS NOT SPECIFICALLY DESIGNATED AS STRUCTURAL SHEARWALLS SHALL BE SHEATHED WITH 7/16" OSB SHEATHING WITH 8d NAILS AT 6"oc EDGES AND AT 12"oc FIELD.
6. SHEARWALLS/HOLDOWNS DESIGNATED AS FOLLOWS:



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BRANDON M. FORD
NUMBER 2015037798
ENGINEER
8-30-2024

A NEW APARTMENT COMMUNITY AT:

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NW SLOAN & NE SYCAMORE ST
LEE'S SUMMIT, MO 64086

DRAWING RELEASE LOG
- 02/23/24 100% DD Set
- 03/22/24 50% CD Set
- 04/19/24 90% CD Set

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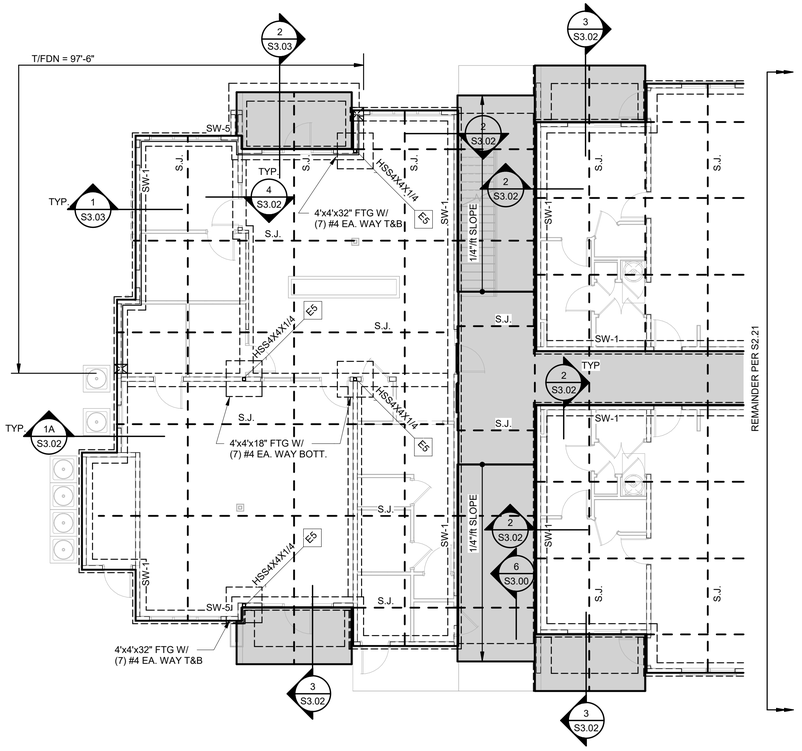
JOB NO. **740623**
DATE **04.19.24**
DRAWN BY **BDC**
CD SET/PERMIT

SHEET NAME
BUILDING C - BRG WALL & SHEARWALL PLAN
SHEET NO.
S2.25

9/3/2024 8:55:48 AM

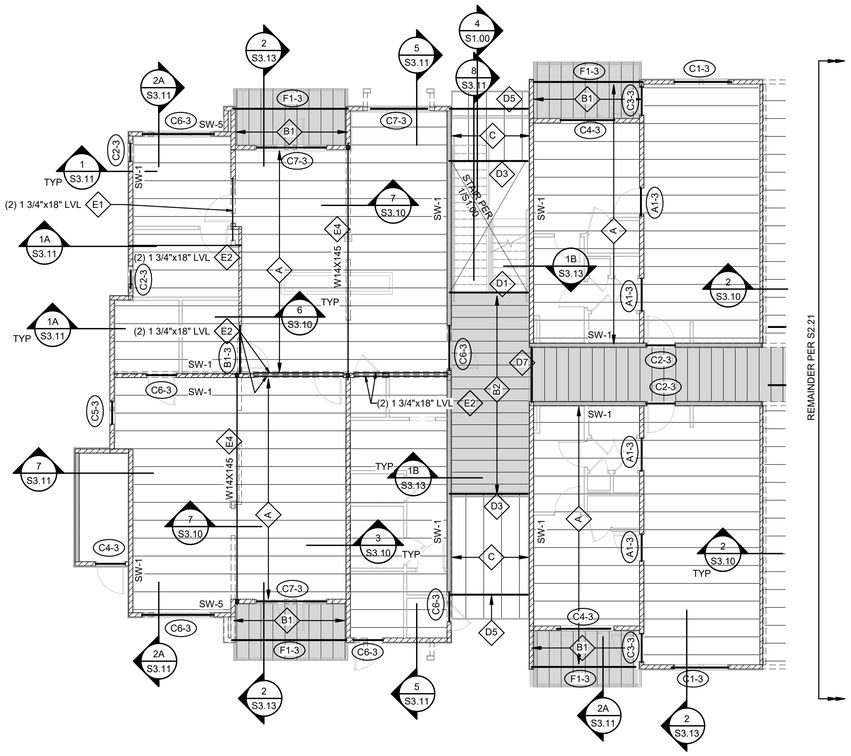


1 BUILDING C CLUBHOUSE - PARTIAL FOUNDATION PLAN

1/8" = 1'-0"

SLAB ON GRADE AND FOUNDATION NOTES:

1. REFER TO GENERAL NOTES ON SHEET S0.01.
2. REFER TO TYPICAL DETAILS ON S3.00 SERIES SHEETS. SECTIONS NOT OTHERWISE INDICATED ON PLAN SHALL BE SIMILAR TO LIKE CONDITIONS.
3. CONFIRM ALL DIMENSIONS, ELEVATIONS, SLOPES, AND RECESSES WITH ARCH DRAWINGS.
4. REFER TO SHEARWALL AND STUD BEARING WALL PLANS ON SHEET S2.X5 SERIES DRAWINGS.
5. REFER TO SHEARWALL SCHEDULE ON SHEET S0.08.
6. AT ALL CONTINUOUS FOUNDATIONS, PROVIDE CORNER BARS PER 3/S3.00 AT ALL CORNERS AND INTERSECTIONS.
7. TOP OF FOUNDATION ELEVATION = 99'-0" U.N.O.
8. STRUCTURAL DATUM ELEVATION = 100'-0", CIVIL DATUM ELEVATION PER CIVIL DRAWINGS (VARIES PER BUILDING)
9. PROVIDE "4" SOG" PER SCHED. AT ALL ITERIOR SLAB ON GRADE AND "4" EXT SOG" PER SCHED. AT ALL EXTERIOR SLAB ON GRADE (SHOWN AS SOLID POCHE ON PLAN).



2 BUILDING C CLUBHOUSE - PARTIAL SECOND FLOOR FRAMING PLAN

1/8" = 1'-0"

WOOD FLOOR FRAMING NOTES:

1. REFER TO GENERAL NOTESON SHEET S0.01
2. REFER TO NAILING SCHEDULE ON SHEET S0.02
3. REFER TO PLAN NOTES ON SHEET S0.02
4. REFER TO HEARDER SCHEDULE ON SHEET S0.02.
5. REFER TO SHEARWALL AND BEARING WALL PLANS ON S2.X5 SHEETS.
6. REFER TO TYPICAL WOOD DETAILS ON SHEET S0.03 THROUGH S0.09.
7. REFER TO FLOOR FRAMING DETAILS ON S3.10 SERIES SHEETS FOR SIMILAR CONDITIONS NOT OTHERWISE INDICATED.
8. PRE-ENGINEERED FLOOR TRUSSES SHALL BE DESIGNNED PER THE LOADING CRITERIA OUTLINED IN THE STRUCTURAL GENERAL NOTES AND ANY SPECIAL LOADING CONDITIONS DEFINED IN THESE DRAWINGS. PROVIDE TRUSS SPACE DIRECTLY ABOVE AND CENTERED OVER THE HVAC CLOSETS (REFER TO ARCH & MEP DRAWINGS FOR LOCATIONS).
9. PROVIDE "FD-1" FLOOR DECK AT ALL INTERIOR FLOOR LOCATIONS U.N.O.
10. PROVIDE "3 SOD" CONCRETE TOPPED DECK AT EXTERIOR BALCONY/DECKS AND BREEZEWAYS.
11. REFER TO TYPICAL BALCONY FRAMING DETAILS ON SHEET S3.12 & S3.13.
12. REFER TO TYPICAL STAIR FRAMING PLANS AND DETAILS ON SHEET S1.00.
13. ALL EXTERIOR BALCONY/DECK AND BREEZEWAY JOISTS SHALL BE TREATED SOUTHERN YELLOW PINE, NO. 2 GRADE (U.N.O.).

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STATE OF MISSOURI
BRANDON M. FORD
NUMBER 2015037708
ENGINEER
8-30-2024

A NEW APARTMENT COMMUNITY AT:
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NW SLOAN & NE SYCAMORE ST
LEE'S SUMMIT, MO 64086

DRAWING RELEASE LOG
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- 03/22/24 50% CD Set
- 04/19/24 90% CD Set

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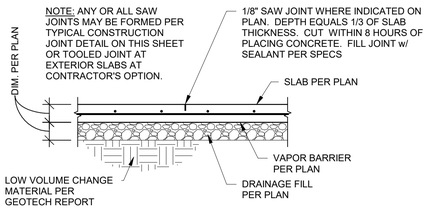
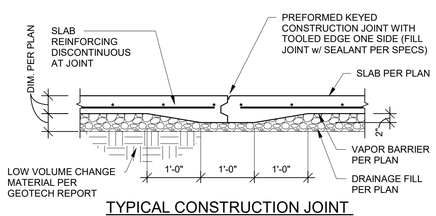
JOB NO. **740623**
DATE **04.19.24**
DRAWN BY **BDC**
CD SET/PERMIT

SHEET NAME
BUILDING C - CLUBHOUSE PLANS
SHEET NO.
S2.30



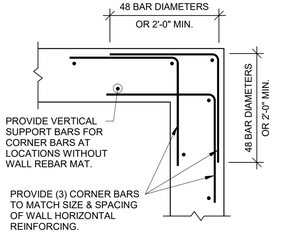
TYPICAL SAW JOINT
NOTED "SJ" ON PLAN

1 SECTION
3/4" = 1'-0"

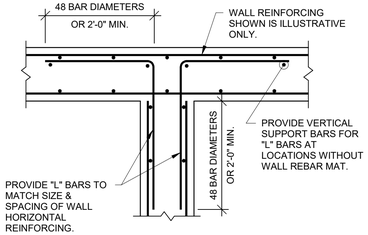


TYPICAL CONSTRUCTION JOINT
NOTED "CJ" ON PLAN

2 SECTION
3/4" = 1'-0"

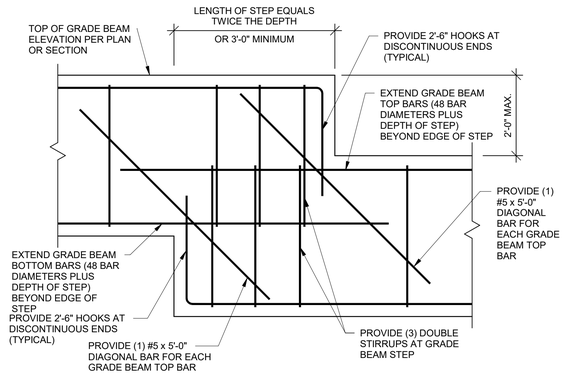


TYPICAL CORNER BARS AT
CONCRETE WALLS & FOUNDATIONS

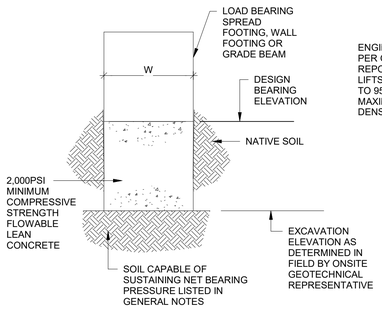


TYPICAL T-INTERSECTION REINFORCING
AT CONCRETE WALLS & FOUNDATIONS

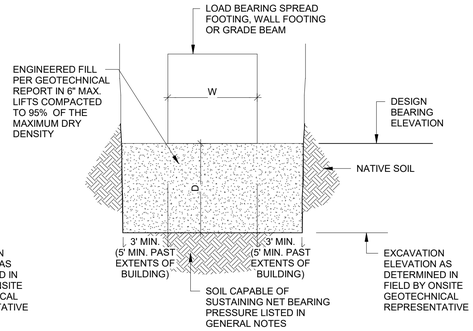
3 DETAIL
3/4" = 1'-0"



4 TYPICAL GRADE BEAM STEP
3/4" = 1'-0"

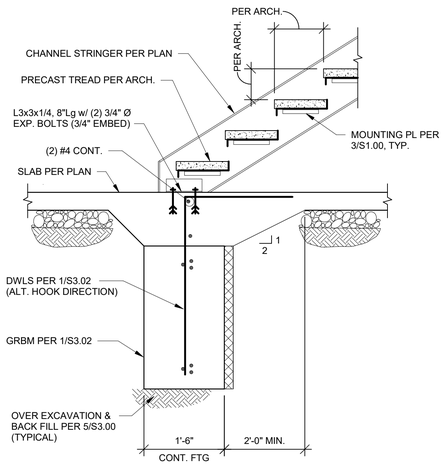


LEAN CONCRETE BACKFILL

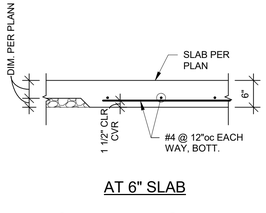


ENGINEERED FILL BACKFILL

5 OVEREXCAVATION DETAIL
3/4" = 1'-0"

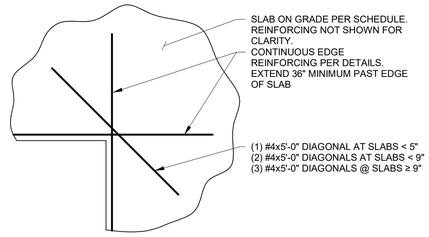


6 SECTION
3/4" = 1'-0"



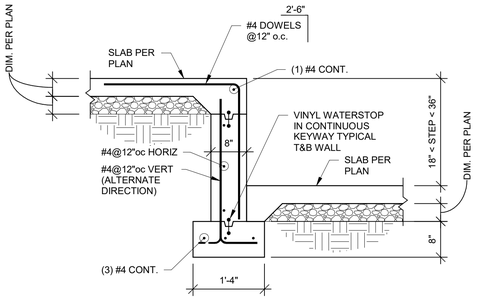
AT 6" SLAB

7 THICKENED SLAB DETAILS
3/4" = 1'-0"



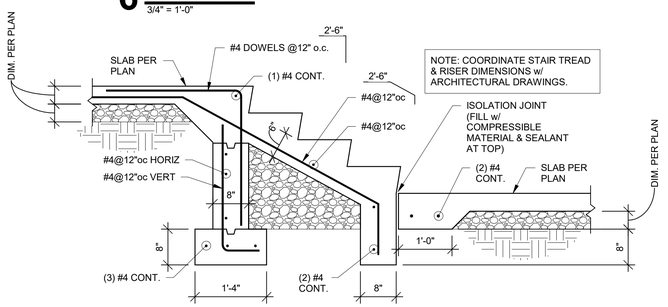
TYPICAL SLAB ON GRADE RE-ENTRANT CORNER BARS

8 DETAIL
1/2" = 1'-0"



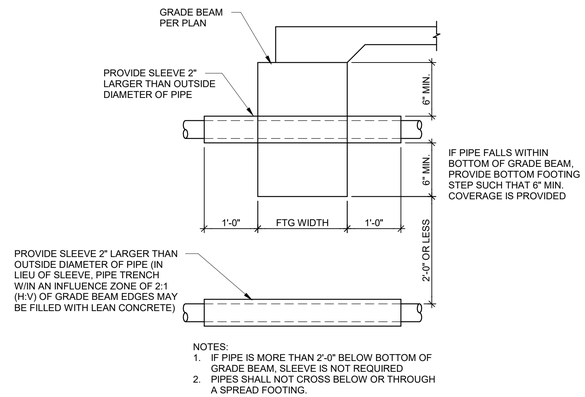
INTERIOR CONCRETE SLAB STEP

9 SECTION
3/4" = 1'-0"



INTERIOR CONCRETE STEPS

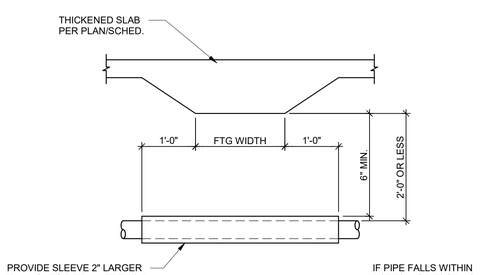
10 SECTION
3/4" = 1'-0"



NOTES:
1. IF PIPE IS MORE THAN 2'-0" BELOW BOTTOM OF GRADE BEAM, SLEEVE IS NOT REQUIRED
2. PIPES SHALL NOT CROSS BELOW OR THROUGH A SPREAD FOOTING.

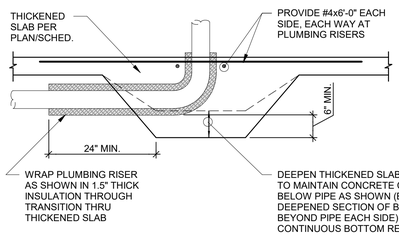
TYPICAL GRADE BEAM SLEEVE

11 SECTION
3/4" = 1'-0"



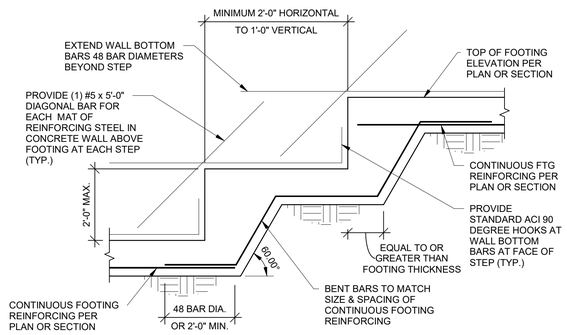
TYPICAL PLUMBING SLEEVE AT THICKENED SLAB

12 SECTION
3/4" = 1'-0"



TYPICAL PLUMBING RISER THRU THICKENED SLAB

13 SECTION
3/4" = 1'-0"



14 TYPICAL FOOTING STEP
1/2" = 1'-0"

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KANSAS, 66207

STATE OF MISSOURI
BRANDON M. FORD
NUMBER 2011037938
ENGINEER
8-30-2024

A NEW APARTMENT COMMUNITY AT:
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NW SLOAN & NE SYCAMORE ST
LEE'S SUMMIT, MO 64086

DRAWING RELEASE LOG
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- 04/19/24 90% CD Set

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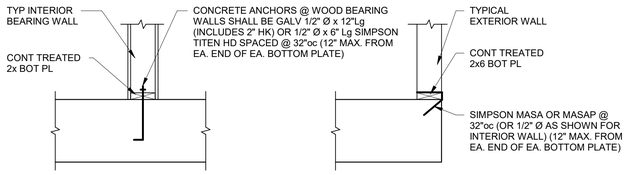
JOB NO. **740623**
DATE **04.19.24**
DRAWN BY **BDC**
CD SET/PERMIT

SHEET NAME
FOUNDATION SECTIONS

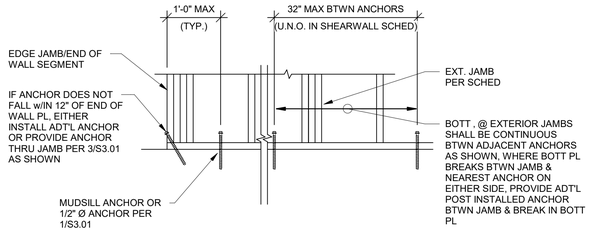
SHEET NO.
S3.00



NOTES:
1. ALL BOTT PL's TO HAVE TWO ANCHORS MIN.
2. RE: SHEARWALL SCHED ON S0.08 FOR ANCHORS @ SHEARWALLS.
3. RE: 2/S3.01 FOR DETAIL AT JAMB.
4. RE: 3/S3.01 FOR DETAIL AT SHORT BOTT , SEGMENTS/JAMBS (WHERE OCCURS).

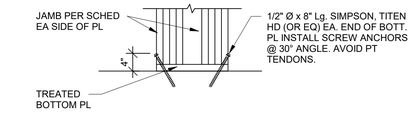
TYPICAL BOTT. PL CONNECTION TO CONCRETE

1 SECTION
3/4" = 1'-0"



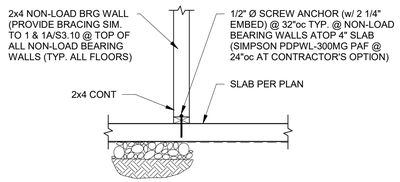
TYPICAL BOTT. PL CONNECTION TO CONCRETE AT EXTERIOR JAMBS & ENDS OF WALL

2 SECTION
3/4" = 1'-0"

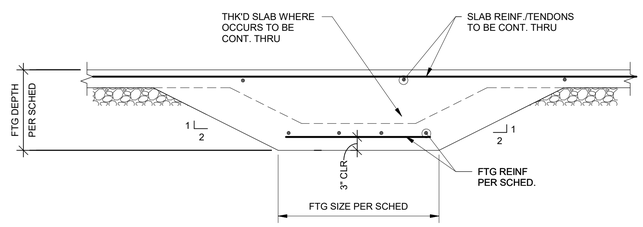


TYPICAL BOTT. PL CONNECTION TO CONCRETE AT SHORT PL SEGMENTS & JAMBS

3 SECTION
3/4" = 1'-0"

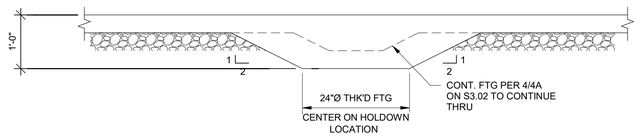


4 SECTION
3/4" = 1'-0"



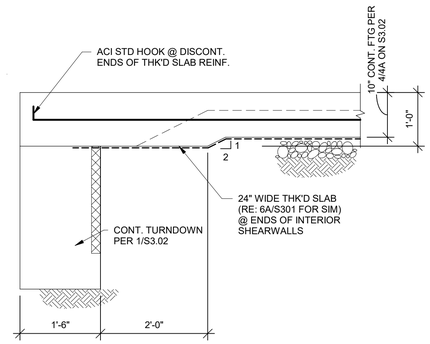
TYPICAL SPREAD FTG AT CONTINUOUS THICKENED SLAB

6 SECTION
3/4" = 1'-0"



TYPICAL THICKENED SLAB AT INTERIOR SHEARWALL HOLDOWNS

6A SECTION
3/4" = 1'-0"



TYPICAL THICKENED SLAB AT INTERIOR SHEARWALL HOLDOWNS

6B SECTION
3/4" = 1'-0"

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STATE OF MISSOURI — BRANDON M. BOYD — NUMBER 2014027938 — ENGINEER
8-30-2024

A NEW APARTMENT COMMUNITY AT:
DOUGLAS STATION
NW SLOAN & NE SYCAMORE ST
LEE'S SUMMIT, MO 64086

DRAWING RELEASE LOG
- 02/23/24 100% DD Set
- 03/22/24 50% CD Set
- 04/19/24 50% CD Set

△ REVISIONS

JOB NO. 740623
DATE 04.19.24
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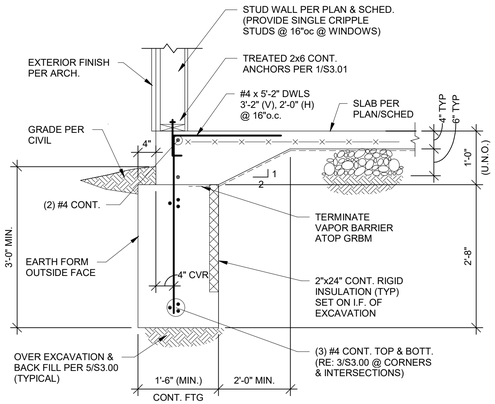
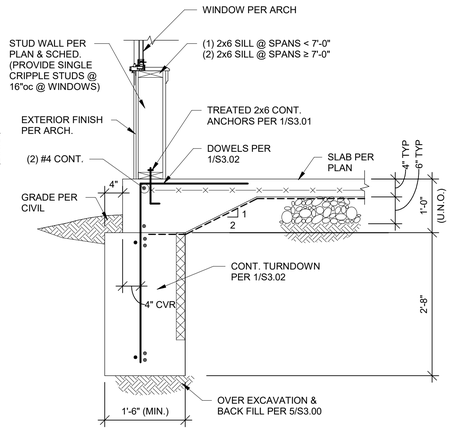
CD SET/PERMIT

SHEET NAME
FOUNDATION SECTIONS

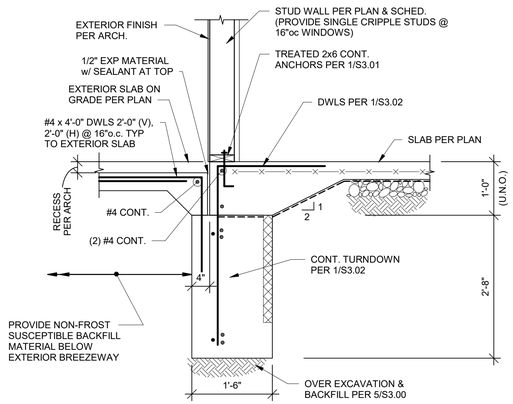
SHEET NO.
S3.01



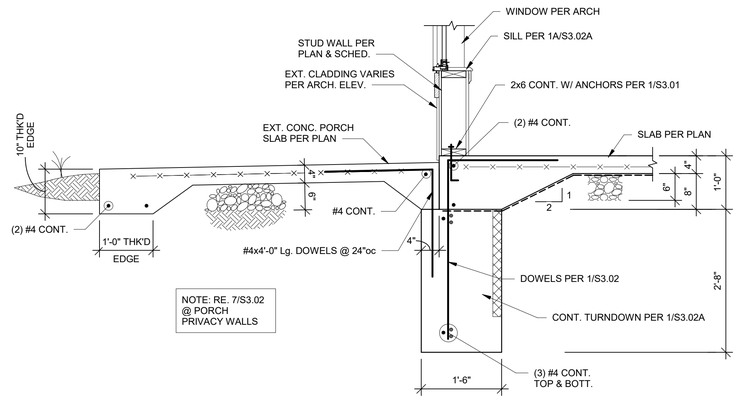
1 SECTION
3/4" = 1'-0"



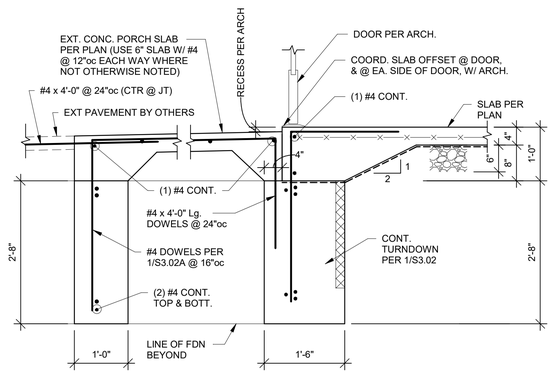
1A SECTION
3/4" = 1'-0"



2 SECTION
3/4" = 1'-0"

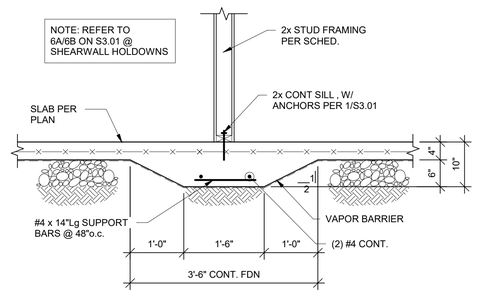


3 SECTION
3/4" = 1'-0"



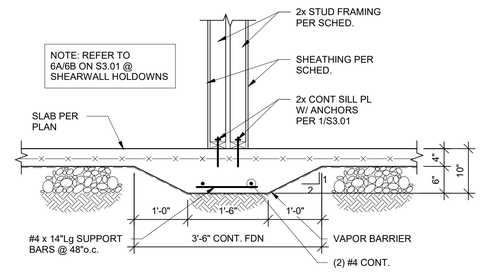
TYPICAL DOOR STOOP
(RE. 5/S3.02 FOR DOORS AT SIDEWALK W/OUT STOOP)

3A SECTION
3/4" = 1'-0"



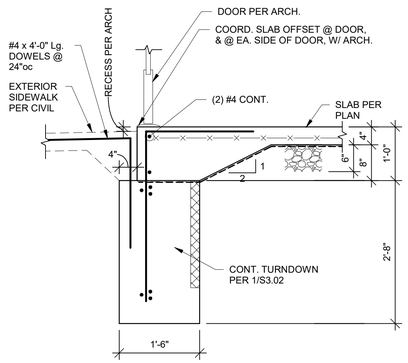
INTERIOR BRG. WALL FTG AT SINGLE WALLS

4 SECTION
3/4" = 1'-0"



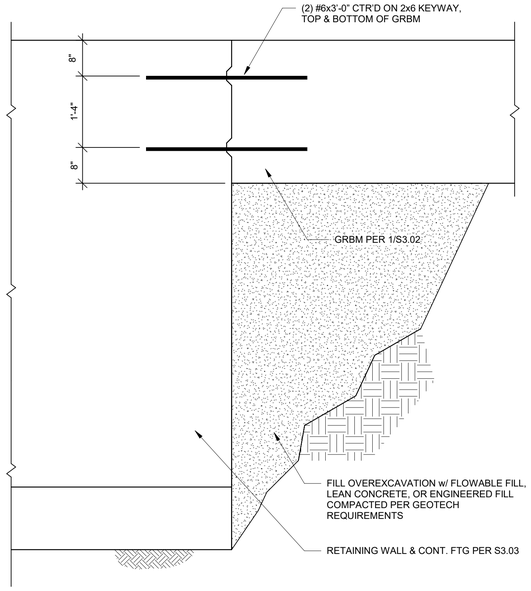
INTERIOR BRG. WALL FTG AT DBL WALLS

4A SECTION
3/4" = 1'-0"



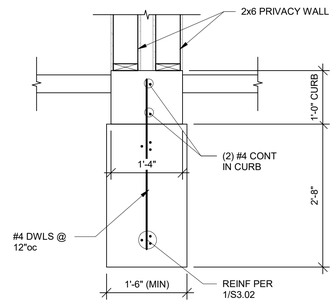
TYPICAL AT EXTERIOR DOORS W/OUT STOOP

5 SECTION
3/4" = 1'-0"



TYPICAL GRADEBEAM TO RETAINING WALL

6 SECTION
3/4" = 1'-0"



7 SECTION
3/4" = 1'-0"

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STATE OF MISSOURI
BRANDON M. FORD
NUMBER 2014037938
ENGINEER
8-30-2024

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JOB NO. 740623
DATE 04.19.24
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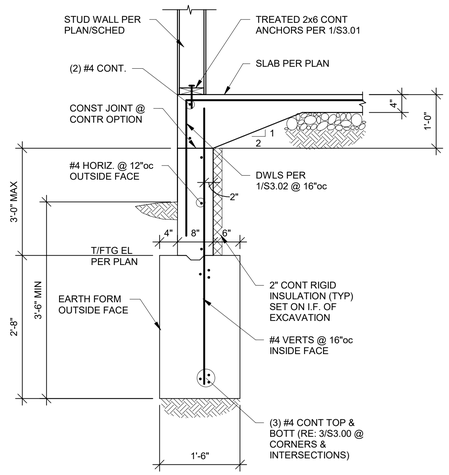
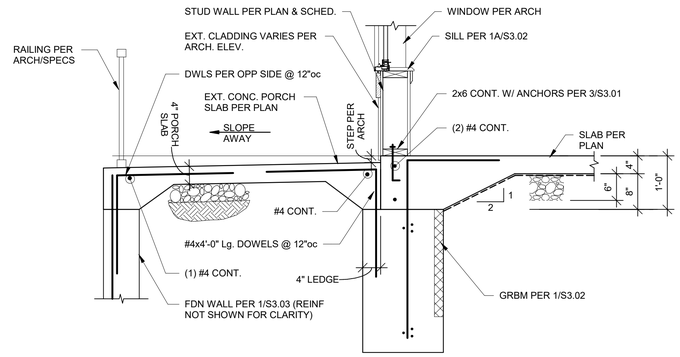
CD SET/PERMIT

SHEET NAME
FOUNDATION SECTIONS

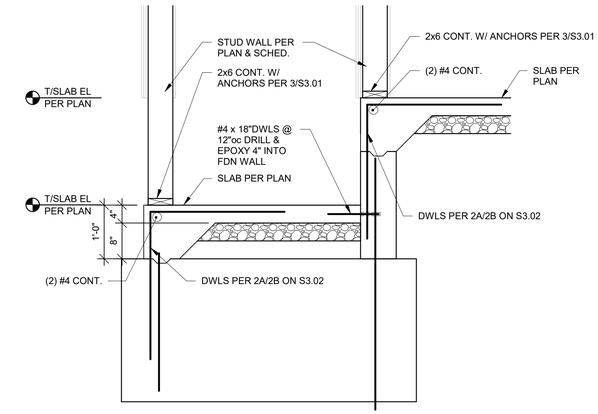
SHEET NO.
S3.02



1 SECTION
3/4" = 1'-0"



2 SECTION
3/4" = 1'-0"



3C SECTION
3/4" = 1'-0"

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STATE OF MISSOURI
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JOB NO. 740623
DATE 04.19.24
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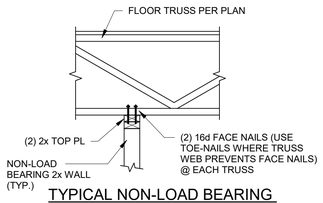
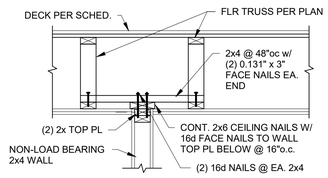
SHEET NAME
FOUNDATION SECTIONS

SHEET NO.
S3.03



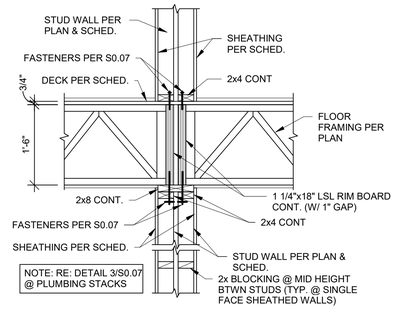
TYPICAL NON-LOAD BEARING WALL @ FLOOR TRUSS

1 SECTION
3/4" = 1'-0"

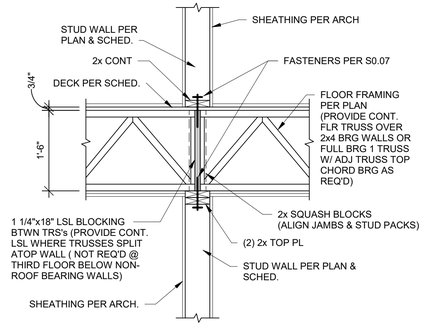


TYPICAL NON-LOAD BEARING WALL @ FLOOR TRUSS

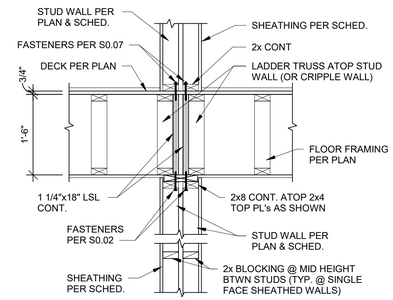
1A SECTION
3/4" = 1'-0"



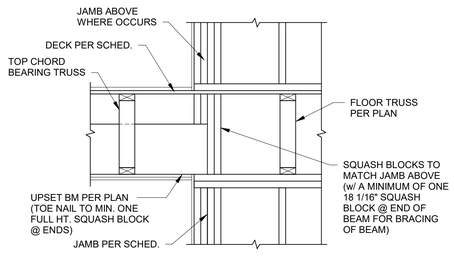
2 SECTION
3/4" = 1'-0"



3 SECTION
3/4" = 1'-0"

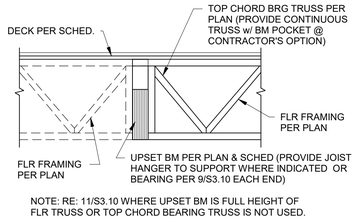


4 SECTION
3/4" = 1'-0"



TYPICAL UPSET BEAM BEARING

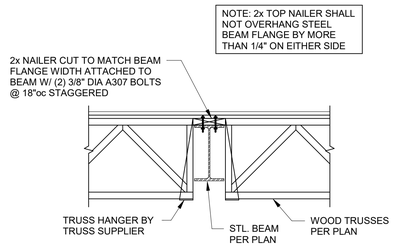
5 SECTION
3/4" = 1'-0"



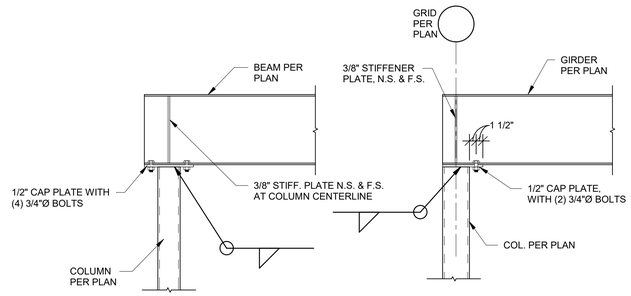
NOTE: RE: 11/S3.10 WHERE UPSET BM IS FULL HEIGHT OF FLR TRUSS OR TOP CHORD BEARING TRUSS IS NOT USED.

TYPICAL SHALLOW UPSET BEAM

6 SECTION
3/4" = 1'-0"



7 SECTION
3/4" = 1'-0"



TYPICAL BEAM TO COLUMN CONNECTION

TYPICAL BEAM TO COLUMN CONNECTION AT EXTERIOR WALL

8 SECTION
3/4" = 1'-0"

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STATE OF MISSOURI
BRANDON M. BOYD
NUMBER
2014037938
8-30-2024

A NEW APARTMENT COMMUNITY AT:
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- 02/23/24 100% DD Set
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JOB NO. 740623
DATE 04.19.24
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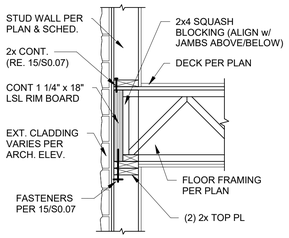
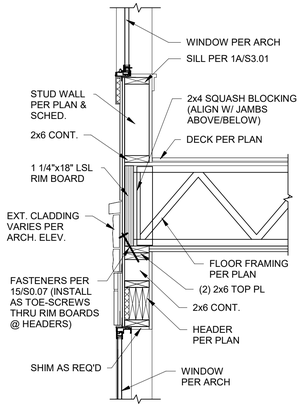
SHEET NAME
WOOD FRAMING SECTIONS

SHEET NO.
S3.10



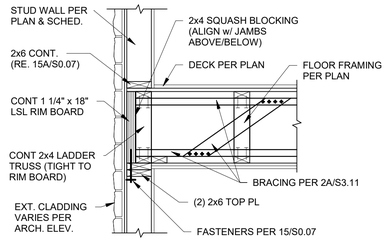
TYPICAL EXTERIOR WALL AT TRUSS BEARING

1 SECTION 3/4" = 1'-0"



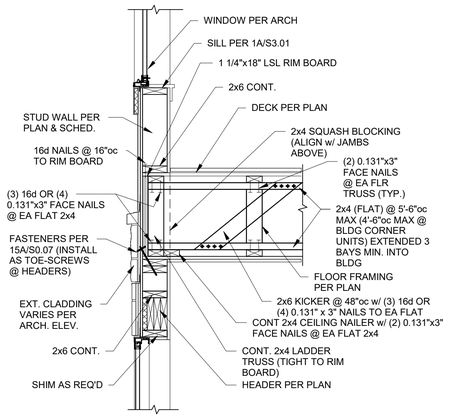
TYPICAL EXTERIOR WALL AT WINDOWS

1A SECTION 3/4" = 1'-0"



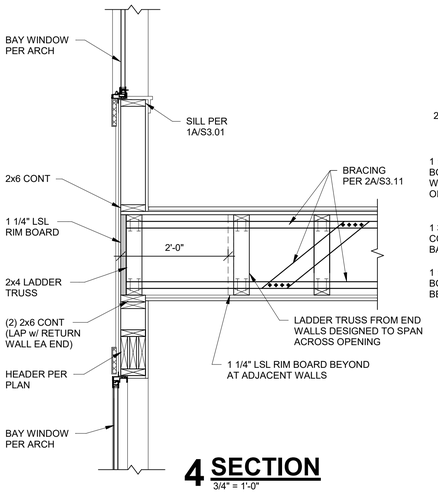
TYPICAL EXTERIOR WALL PARALLEL TO FLOOR TRUSSES AT WINDOW

2 SECTION 3/4" = 1'-0"

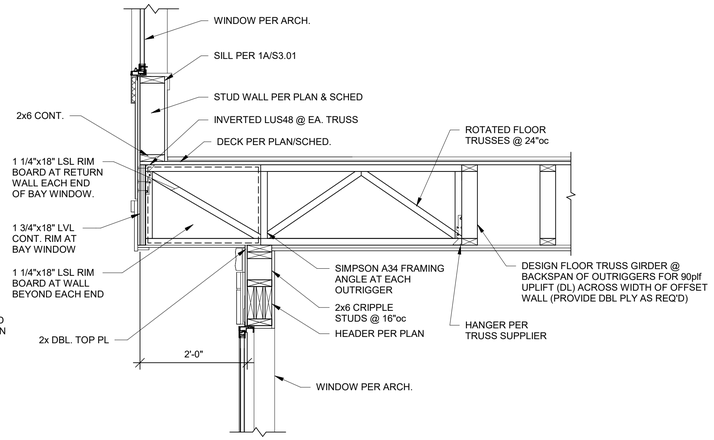


TYPICAL EXTERIOR WALL PARALLEL TO FLOOR TRUSSES AT WINDOW

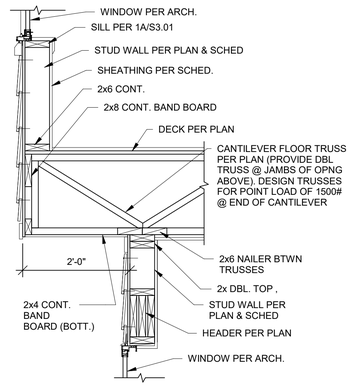
2A SECTION 3/4" = 1'-0"



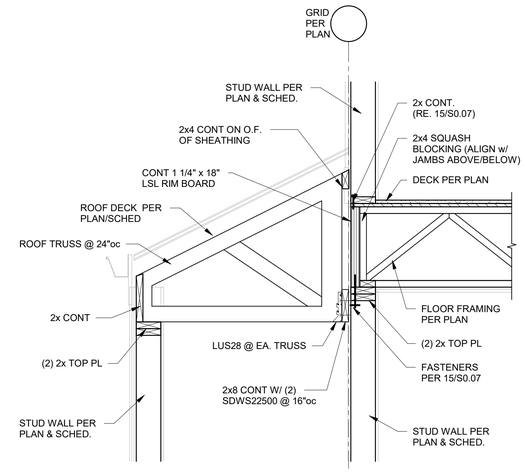
4 SECTION 3/4" = 1'-0"



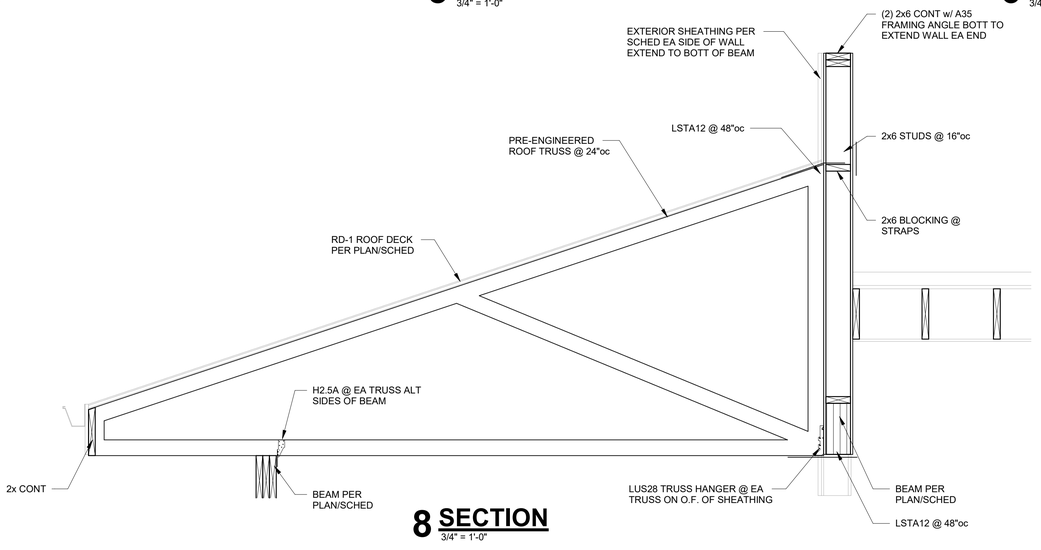
5 SECTION 3/4" = 1'-0"



6 SECTION 3/4" = 1'-0"



7 SECTION 3/4" = 1'-0"



8 SECTION 3/4" = 1'-0"

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STATE OF MISSOURI — BRANDON M. BOYD — FORD — NUMBER 2014027998 — ENGINEER
8-30-2024

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DRAWING RELEASE LOG
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△ REVISIONS

JOB NO. 740623 | DATE 04.19.24
DRAWN BY BDC
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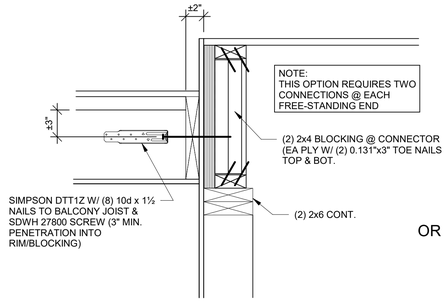
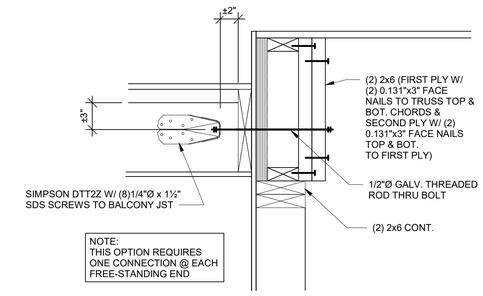
SHEET NAME
WOOD FRAMING SECTIONS

SHEET NO.
S3.11

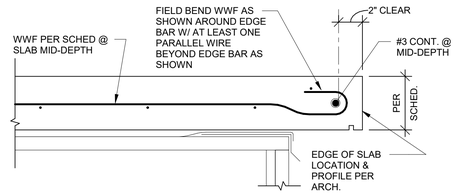


OR



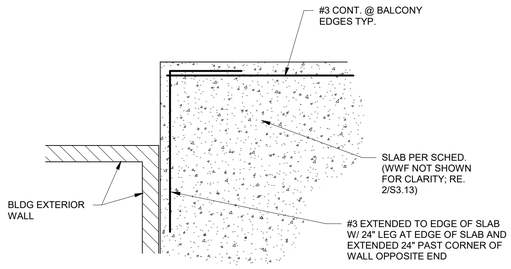
TYPICAL BALCONY TIE BACK DETAILS @ FREE-STANDING BALCONY ENDS (USE ONLY ONE OPTION)

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



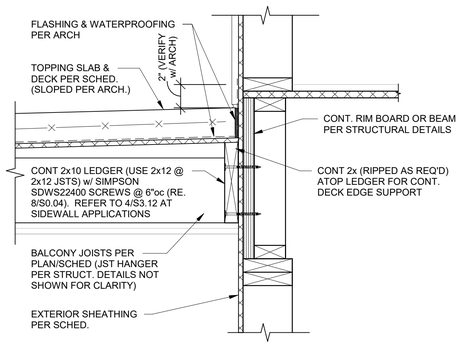
TYPICAL BALCONY SLAB EDGE DETAIL

2 SECTION
3" = 1'-0"



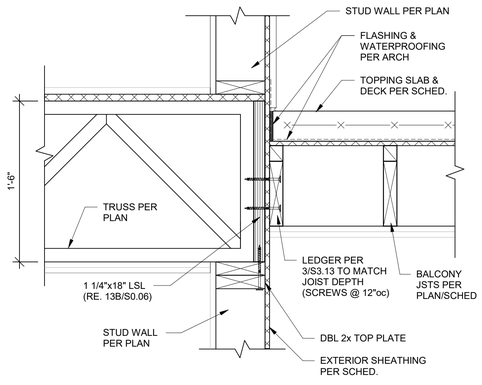
TYPICAL BALCONY CORNER REINF. DETAIL

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



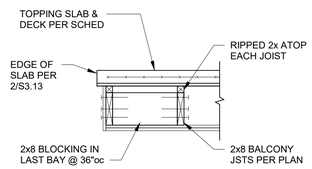
TYPICAL BALCONY LEDGER DETAIL

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



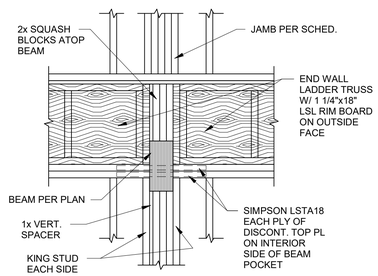
TYPICAL BALCONY SIDEWALL DETAIL

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



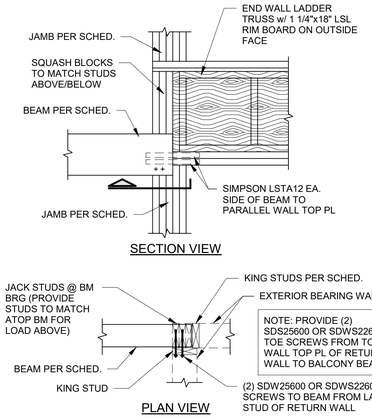
TYPICAL BALCONY EDGE PARALLEL TO JOIST SPAN

5 SECTION
3/4" = 1'-0"



TYPICAL BEARING DETAIL AT DOWNSET BALCONY BEAMS AT INTERSECTING WALL

6 SECTION
3/4" = 1'-0"



TYPICAL BEARING DETAIL AT DOWNSET BALCONY BEAMS AT CORNER OF WALL

6A SECTION
3/4" = 1'-0"

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PRAIRIE VILLAGE, KANSAS, 66207

STATE OF MISSOURI — BRANDON M. FORD — NUMBER 2014037798 — ENGINEER — 8-30-2024

A NEW APARTMENT COMMUNITY AT:
DOUGLAS STATION
NW SLOAN & NE SYCAMORE ST
LEE'S SUMMIT, MO 64086

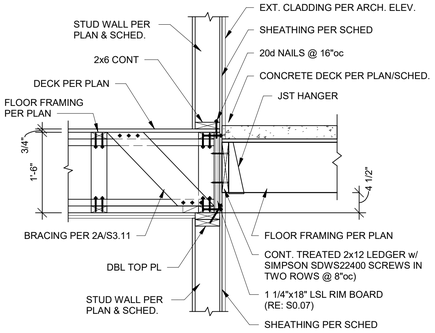
DRAWING RELEASE LOG
- 02/23/24 100% DD Set
- 02/22/24 50% CD Set
- 04/19/24 90% CD Set

△ REVISIONS

JOB NO. 740623
DATE 04.19.24
DRAWN BY Author
CD SET/PERMIT

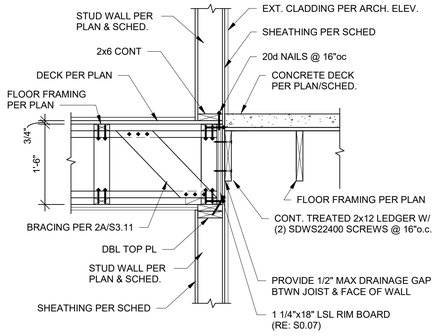
SHEET NAME
BALCONY SECTIONS

SHEET NO.
S3.12



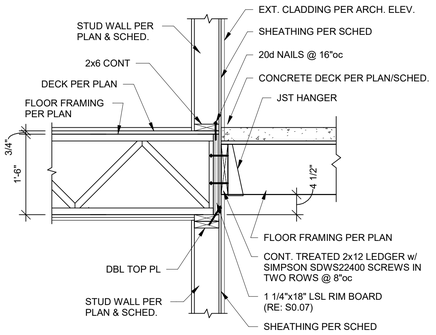
TYPICAL BREEZEWAY DETAIL

1 SECTION
3/4" = 1'-0"



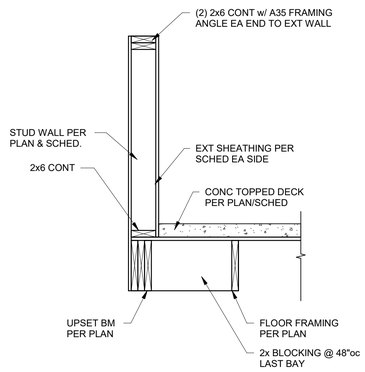
TYPICAL BREEZEWAY DETAIL

1A SECTION
3/4" = 1'-0"

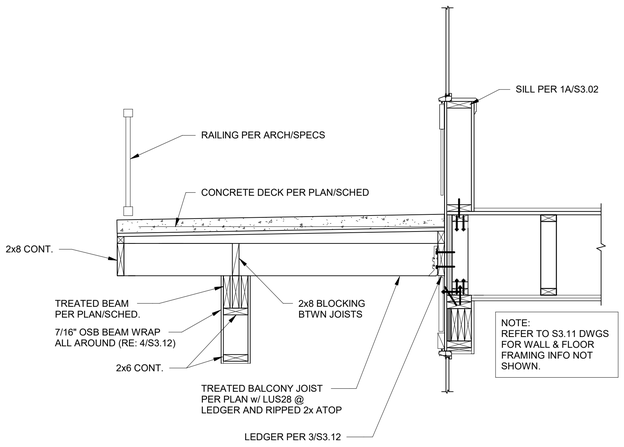


TYPICAL BREEZEWAY DETAIL

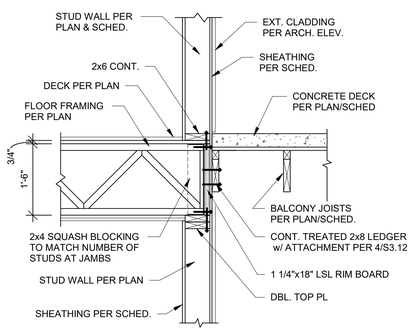
1B SECTION
3/4" = 1'-0"



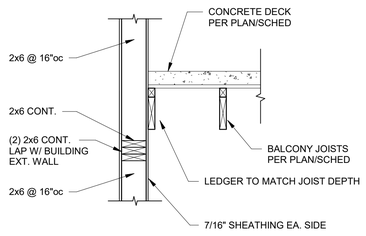
1C SECTION
3/4" = 1'-0"



2 SECTION
3/4" = 1'-0"

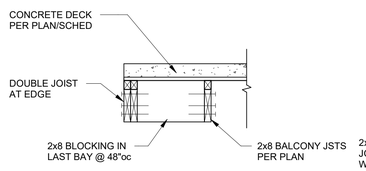


3 SECTION
3/4" = 1'-0"



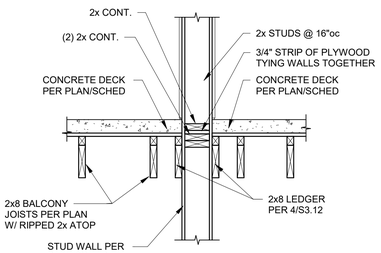
TYPICAL BALCONY WING WALL

3A SECTION
3/4" = 1'-0"



TYPICAL BALCONY EDGE PARALLEL TO JOISTS

3B SECTION
3/4" = 1'-0"



TYPICAL BALCONY DIVIDER WALL

3C SECTION
3/4" = 1'-0"

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KANSAS, 66207

STATE OF MISSOURI
BRANDON M. CRAIG
NUMBER
2014027938
ENGINEER
8-30-2024

A NEW APARTMENT COMMUNITY AT:
DOUGLAS STATION
NW SLOAN & NE SYCAMORE ST
LEE'S SUMMIT, MO 64086

DRAWING RELEASE LOG
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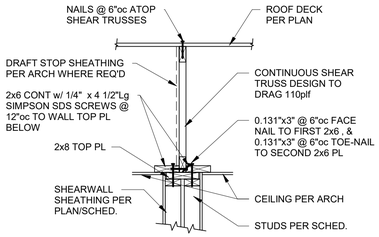
- 04/19/24 90% CD Set

△REVISIONS

JOB NO. 740623
DATE 04.19.24
DRAWN BY BDC
CD SET/PERMIT

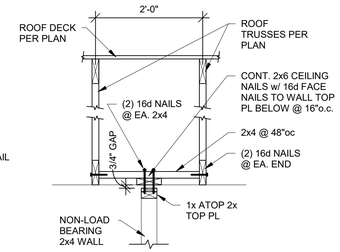
SHEET NAME
DECK FRAMING SECTIONS

SHEET NO.
S3.13



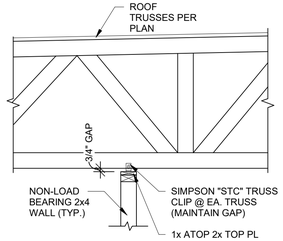
TYPICAL SHEAR TRUSS ATOP SHEARWALL

1 SECTION 3/4" = 1'-0"



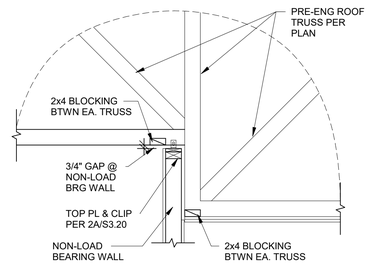
TYPICAL NON-LOAD BEARING WALL/TRUSS AT ROOF

2 SECTION 3/4" = 1'-0"



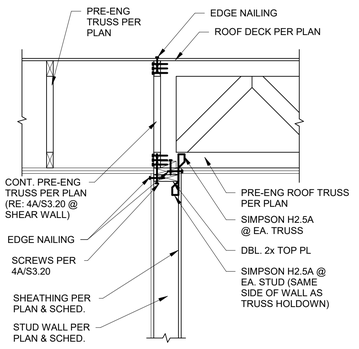
TYPICAL NON-LOAD BEARING WALL/TRUSS AT ROOF

2A SECTION 3/4" = 1'-0"



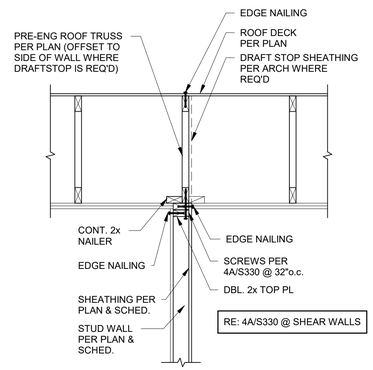
TYPICAL NON-LOAD BEARING WALL/TRUSS AT VAULTED CEILING

2B SECTION 3/4" = 1'-0"



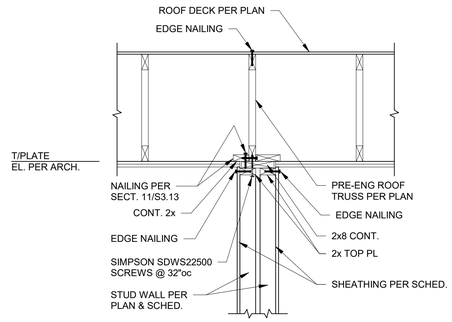
TYP. INTERSECTING ROOF TRUSSES @ BRG. WALL

3 SECTION 3/4" = 1'-0"



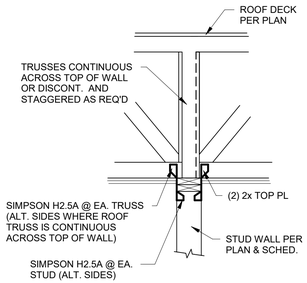
TYP. ROOF TRUSS PARALLEL W/ WALL

3A SECTION 3/4" = 1'-0"

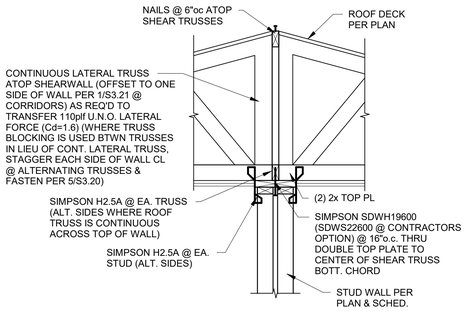


TYP ROOF TRUSS PARALLEL w/ DBL WALL

3B DETAIL 3/4" = 1'-0"

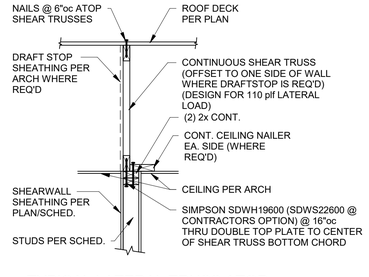


3C SECTION 3/4" = 1'-0"



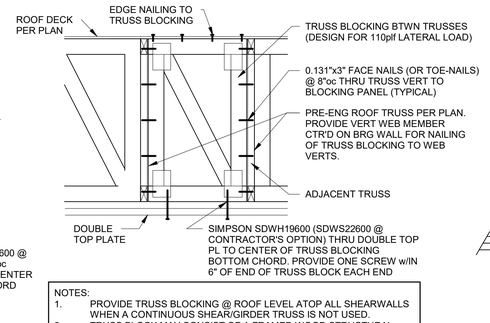
TYPICAL LATERAL TRUSS ATOP SHEARWALL PERPENDICULAR TO TRUSS SPAN

4 SECTION 3/4" = 1'-0"



TYPICAL LATERAL TRUSS ATOP PARALLEL SHEARWALL

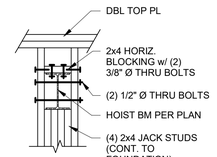
4A SECTION 3/4" = 1'-0"



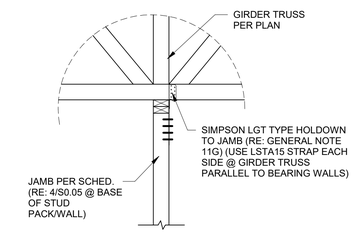
NOTES:
1. PROVIDE TRUSS BLOCKING @ ROOF LEVEL ATOP ALL SHEARWALLS WHEN A CONTINUOUS SHEAR/GIRDER TRUSS IS NOT USED.
2. TRUSS BLOCK MAY CONSIST OF A FRAMED WOOD STRUCTURAL PANEL OR PREFAB TRUSS BLOCK.
3. TRUSS MANUFACTURER TO DESIGN PREFAB TRUSS BLOCK.

TYPICAL ROOF TRUSS BLOCKING AT SHEARWALLS

5 SECTION 3/4" = 1'-0"

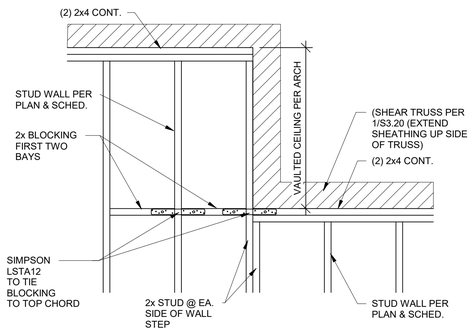


6 SECTION 3/4" = 1'-0"

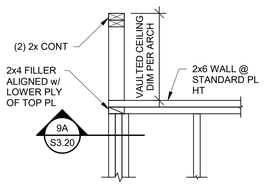


TYPICAL DETAIL AT ROOF GIRDER TRUSS BEARING

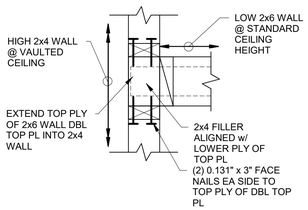
7 SECTION 3/4" = 1'-0"



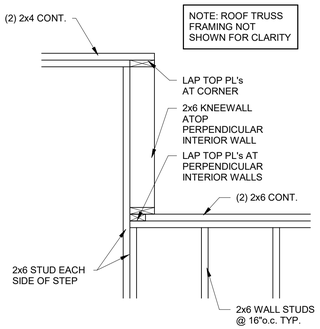
8 SECTION 3/4" = 1'-0"



9 SECTION 3/4" = 1'-0"

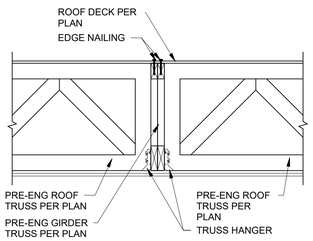


9A SECTION 1 1/2" = 1'-0"

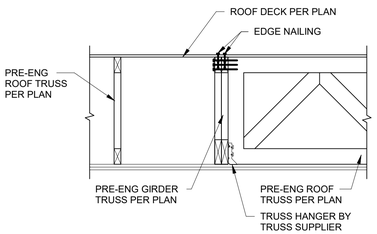


TYPICAL STEP IN PL HEIGHT AT ALIGNED EXTERIOR WALLS

10 SECTION 3/4" = 1'-0"



11 SECTION 3/4" = 1'-0"



11A SECTION 3/4" = 1'-0"

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STATE OF MISSOURI
BRANDON M. FORD
NUMBER 2014037958
ENGINEER
8-30-2024

A NEW APARTMENT COMMUNITY AT:
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NW SLOAN & NE SYCAMORE ST
LEE'S SUMMIT, MO 64086

DRAWING RELEASE LOG
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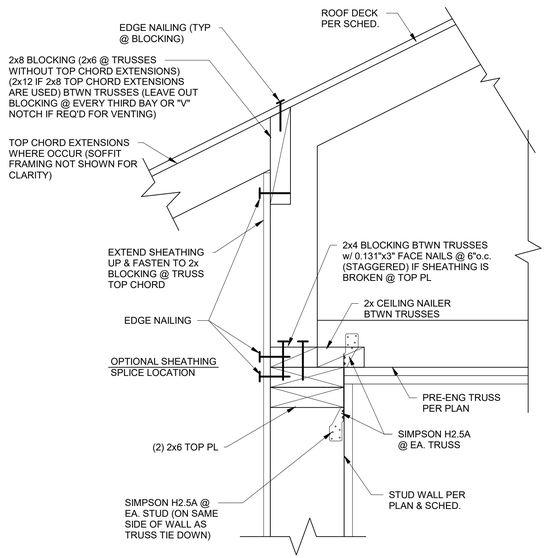
- 04/19/24 90% CD Set

△REVISIONS

JOB NO. **740623**
DATE **04.19.24**
DRAWN BY **BDC**
CD SET/PERMIT

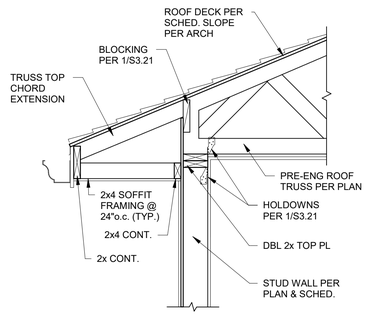
SHEET NAME
ROOF FRAMING SECTIONS

SHEET NO.
S3.20

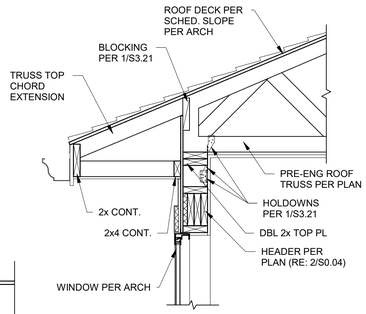


TYPICAL TRUSS BEARING @ EXTERIOR WALLS

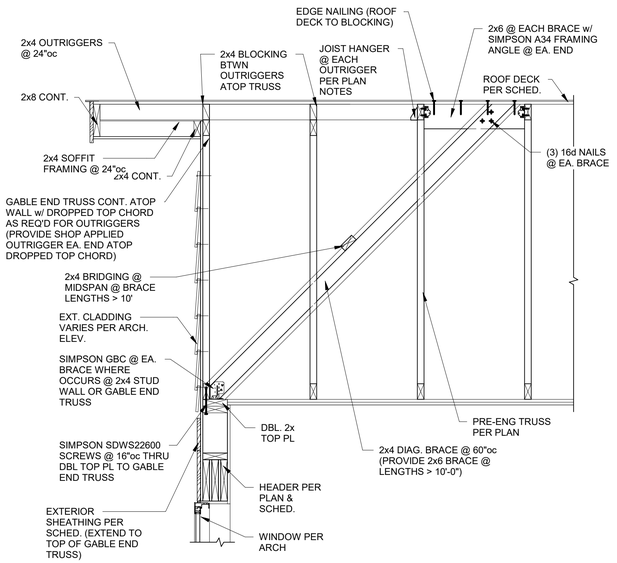
1 SECTION
1 1/2" = 1'-0"



2 SECTION
3/4" = 1'-0"

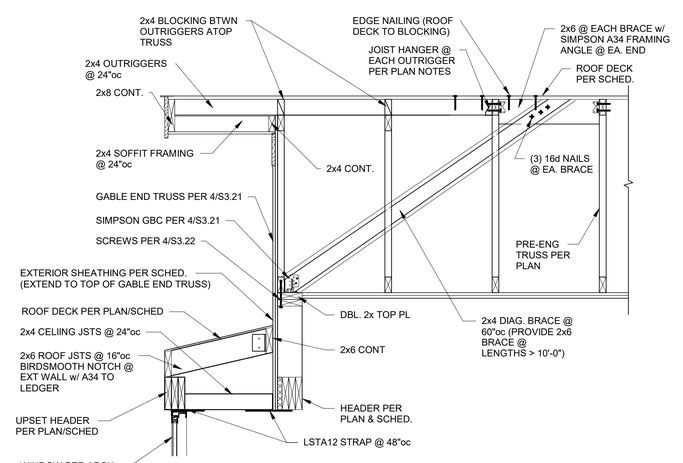


2A SECTION
3/4" = 1'-0"

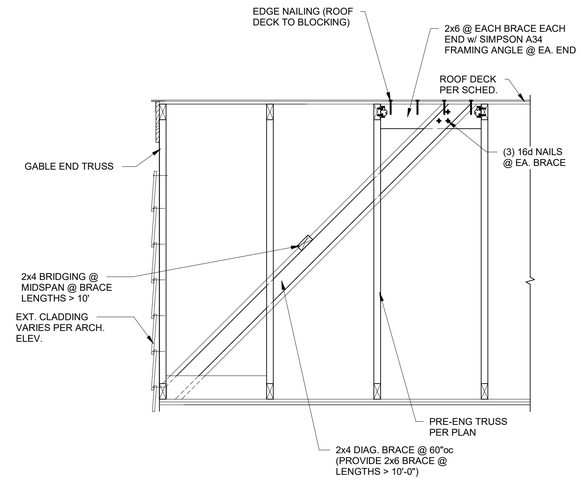


TYP. PARALLEL ROOF TRUSS FRMG. & BRACING DETAIL AT EXT. WALL

4 SECTION
3/4" = 1'-0"

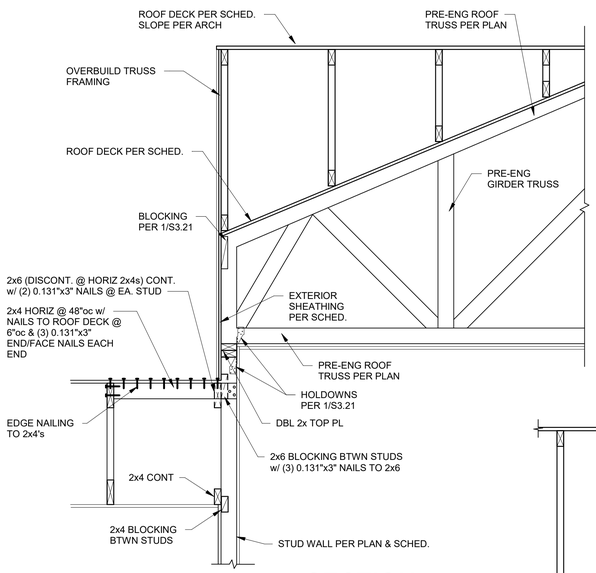


4A SECTION
3/4" = 1'-0"

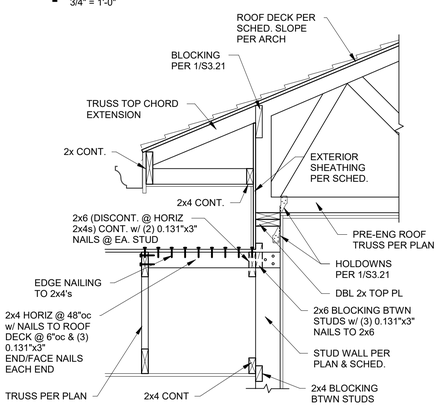


TYP. PARALLEL ROOF TRUSS FRMG. & BRACING DETAIL AT EXT. WALL

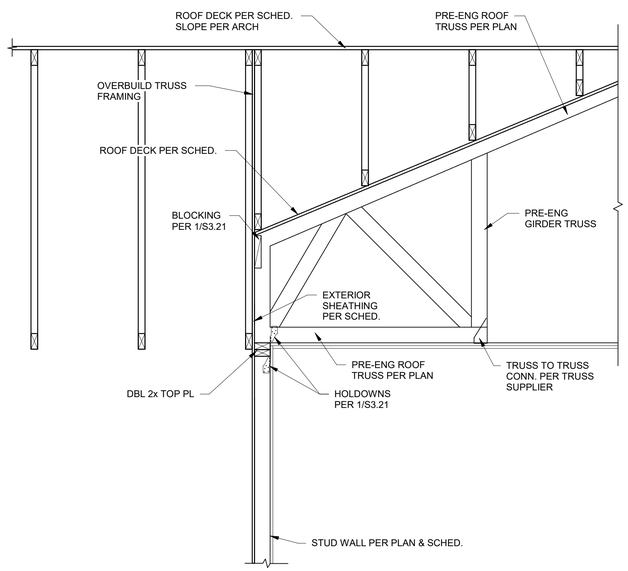
4B SECTION
3/4" = 1'-0"



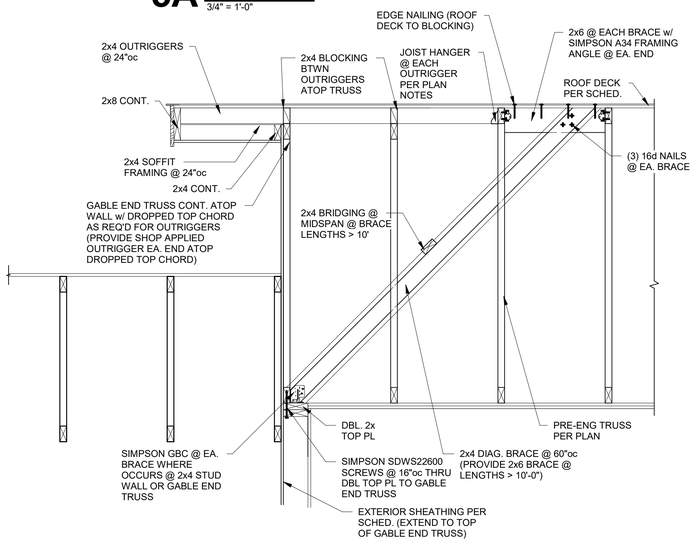
5 SECTION
3/4" = 1'-0"



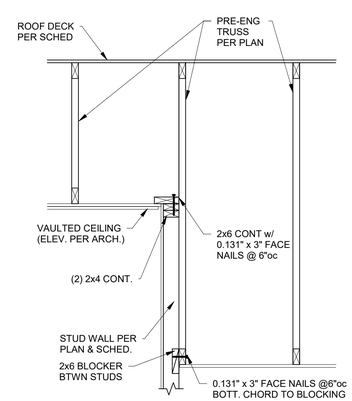
5A SECTION
3/4" = 1'-0"



5B SECTION
3/4" = 1'-0"



5C SECTION
3/4" = 1'-0"



TYP. RAISED PLATE DETAIL

6 SECTION
3/4" = 1'-0"

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

STATE OF MISSOURI
BRANDON M. FORD
NUMBER 2014037938
8-30-2024

A NEW APARTMENT COMMUNITY AT:
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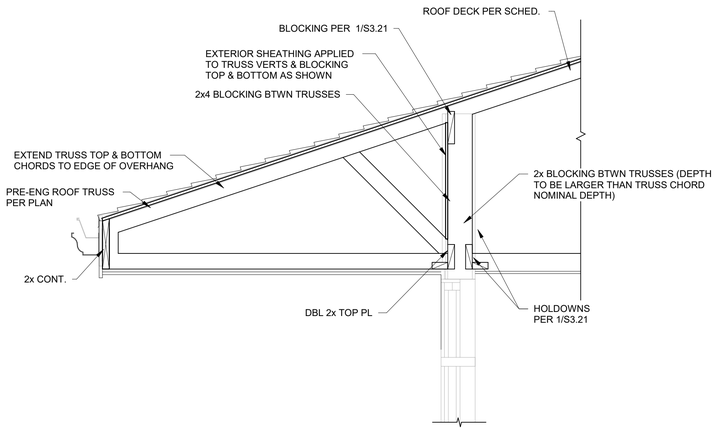
- 04/19/24 90% CD Set

△ REVISIONS

JOB NO. 740623
DATE 04.19.24
DRAWN BY BDC
CD SET/PERMIT

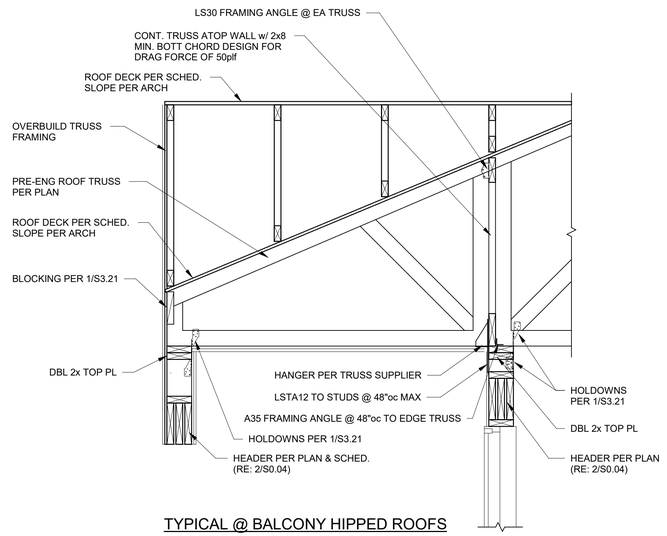
SHEET NAME
ROOF FRAMING SECTIONS

SHEET NO.
S3.21



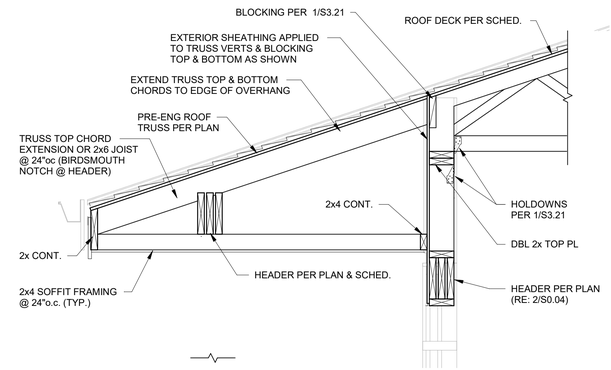
TYPICAL @ BALCONY CANTILEVERED ROOFS

1 SECTION
3/4" = 1'-0"



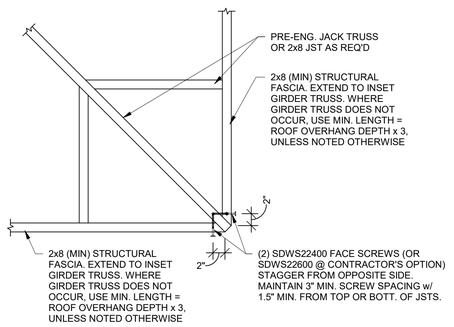
TYPICAL @ BALCONY HIPPED ROOFS

1A SECTION
3/4" = 1'-0"



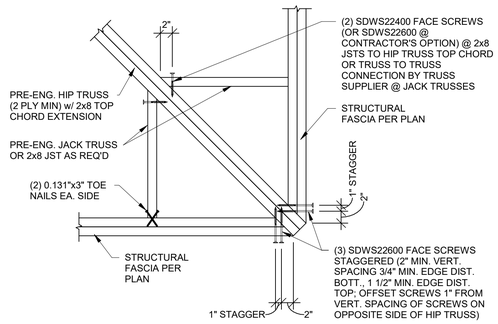
TYPICAL @ BALCONY MONOSLOPED ROOFS

1B SECTION
3/4" = 1'-0"



TYPICAL STRUCTURAL FASCIA AT HIPS

2 SECTION
1" = 1'-0"



TYPICAL STRUCTURAL FASCIA AT HIP WHERE INDICATED

2A SECTION
1" = 1'-0"

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PRAIRIE VILLAGE, KANSAS, 66207

A NEW APARTMENT COMMUNITY AT:
DOUGLAS STATION
NW SLOAN & NE SYCAMORE ST
LEE'S SUMMIT, MO 64086

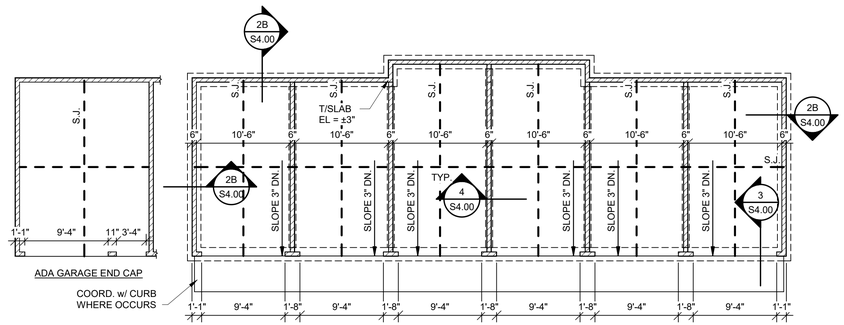
DRAWING RELEASE LOG
- 02/23/24 100% CD Set
- 03/22/24 50% CD Set
- 04/19/24 90% CD Set

△ REVISIONS

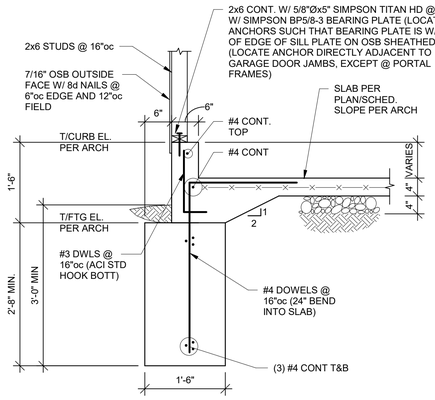
JOB NO. **740623**
DATE **04.19.24**
DRAWN BY **BDC**
CD SET/PERMIT

SHEET NAME
ROOF FRAMING SECTIONS

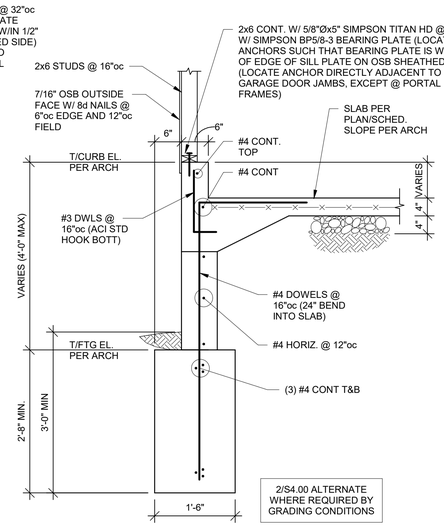
SHEET NO.
S3.22



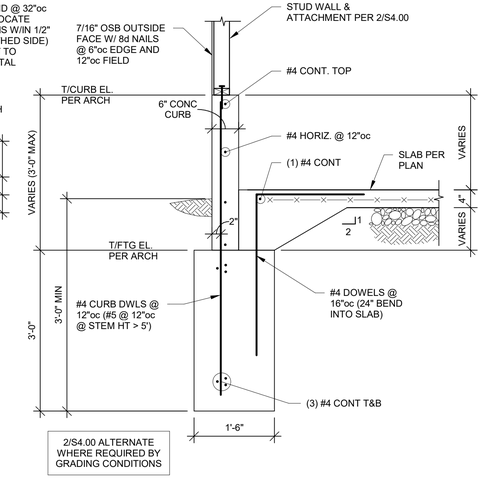
1 DETACHED GARAGE SLAB PLAN
1/8" = 1'-0"



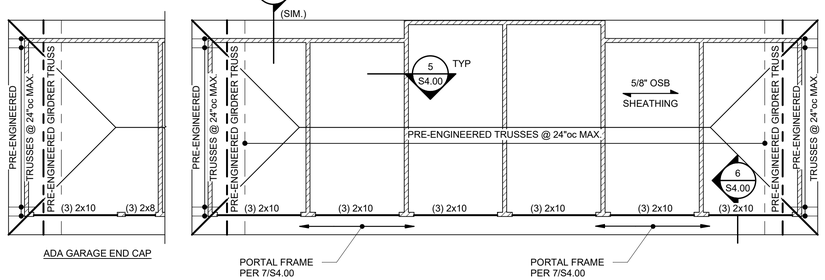
2 SECTION
3/4" = 1'-0"



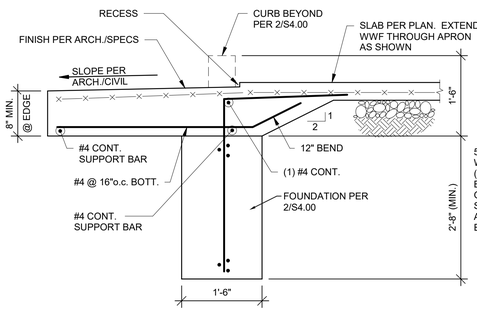
2A SECTION
3/4" = 1'-0"



2B SECTION
3/4" = 1'-0"

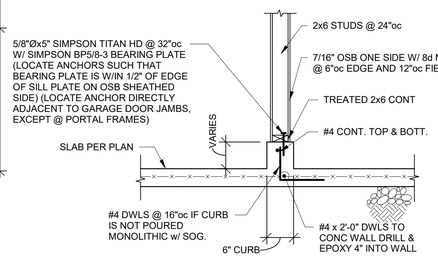


1A DETACHED GARAGE ROOF FRAMING PLAN
1/8" = 1'-0"

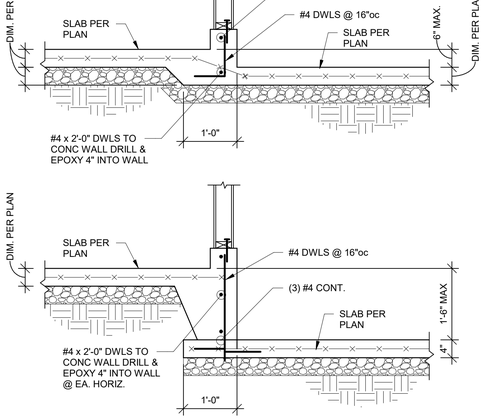


GARAGE APRON

3 SECTION
3/4" = 1'-0"

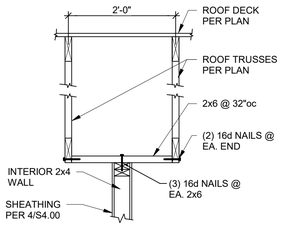


4 SECTION
3/4" = 1'-0"

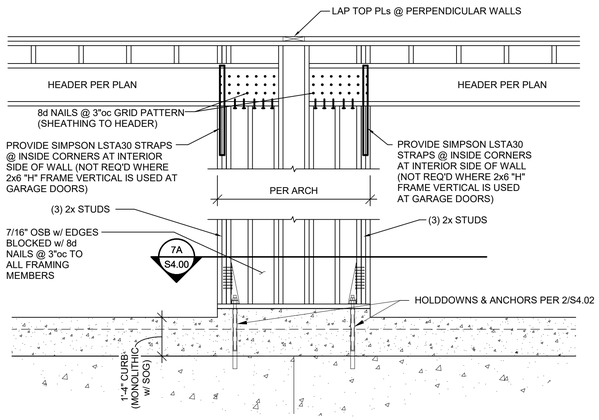


TYPICAL CONC. CURB AT SLAB STEP

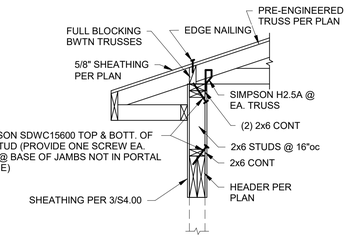
4A SECTION
3/4" = 1'-0"



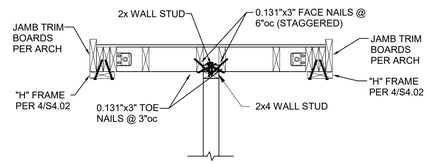
5 SECTION
3/4" = 1'-0"



7 GARAGE PORTAL FRAMING DETAIL
1/2" = 1'-0"

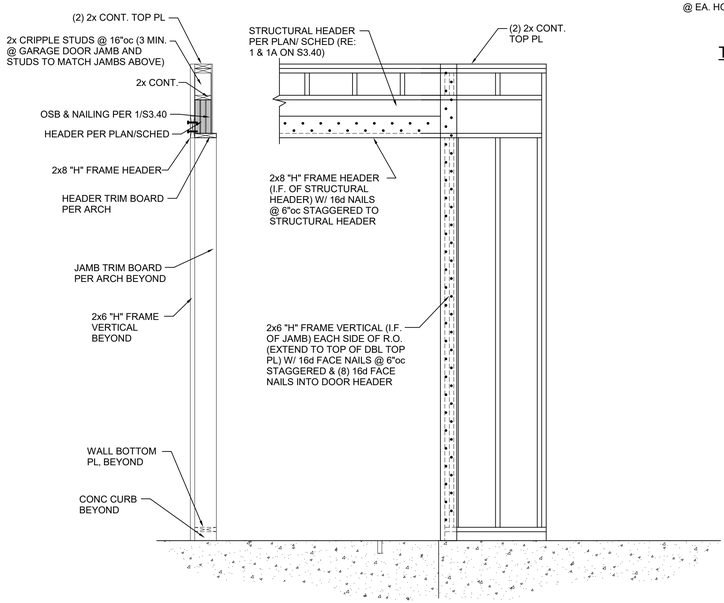


6 SECTION
3/4" = 1'-0"



TYPICAL GARAGE PORTAL FRAME JAMB

7A SECTION
3/4" = 1'-0"



8 TYPICAL GARAGE DOOR "H" FRAME DETAIL
1/2" = 1'-0"

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KANSAS, 66207

STATE OF MISSOURI
BRANDON M. FORD
NUMBER 2014037938
ENGINEER
8-30-2024

A NEW APARTMENT COMMUNITY AT:
DOUGLAS STATION
NW SLOAN & NE SYCAMORE ST
LEE'S SUMMIT, MO 64086

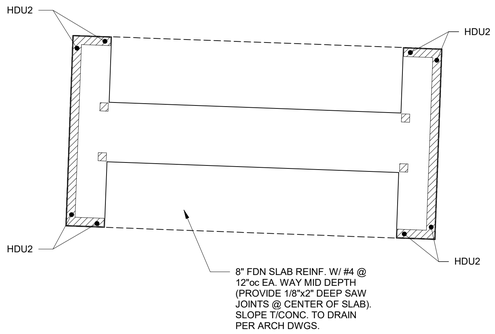
DRAWING RELEASE LOG
- 02/23/24 100% DD Set
- 03/22/24 50% CD Set
- 04/19/24 90% CD Set

△ REVISIONS

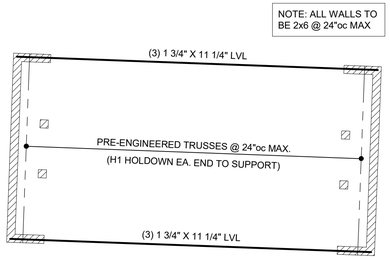
JOB NO. **740623**
DATE **04.19.24**
DRAWN BY **Author**
CD SET/PERMIT

SHEET NAME
GARAGE PLANS & DETAILS

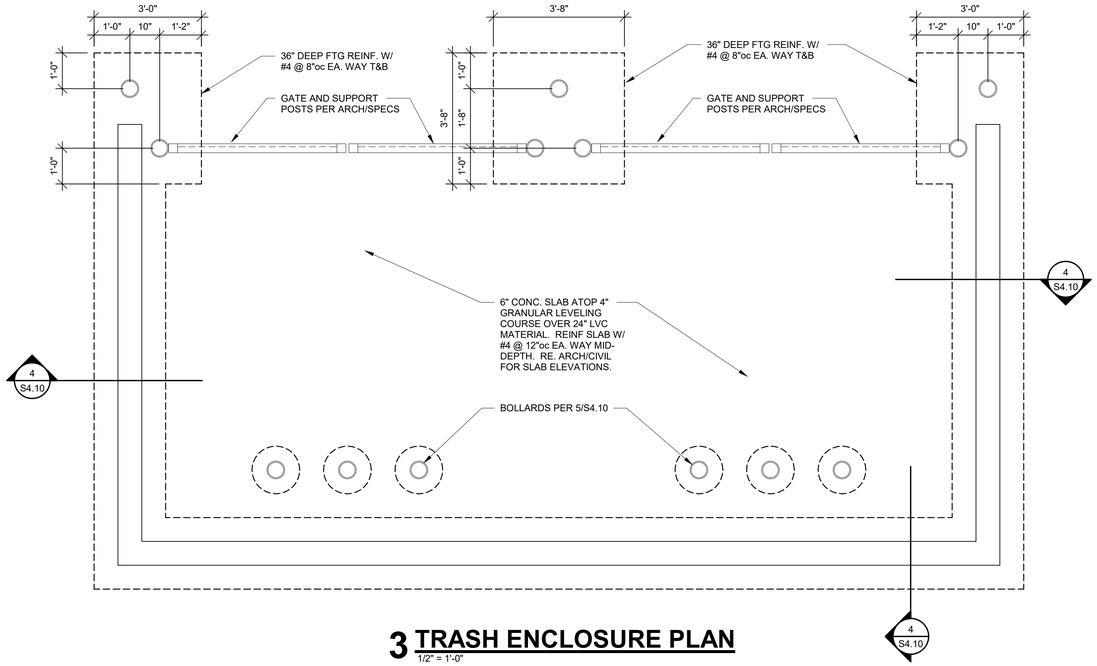
SHEET NO.
S4.00



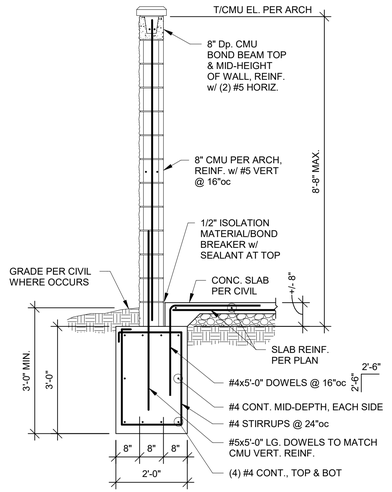
1 KIOSK FOUNDATION PLAN
1/4" = 1'-0"



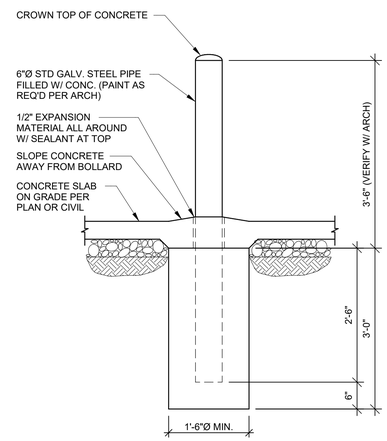
2 KIOSK ROOF PLAN
1/4" = 1'-0"



3 TRASH ENCLOSURE PLAN
1/2" = 1'-0"



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



TYPICAL PIPE BOLLARD

5 SECTION
3/4" = 1'-0"

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A NEW APARTMENT COMMUNITY AT:
DOUGLAS STATION
NW SLOAN & NE SYCAMORE ST
LEE'S SUMMIT, MO 64086

DRAWING RELEASE LOG
- 02/23/24 100% DD Set
- 03/22/24 50% CD Set
- 04/19/24 90% CD Set

△ REVISIONS

JOB NO. 740623
DATE 04.19.24
DRAWN BY Author
CD SET/PERMIT

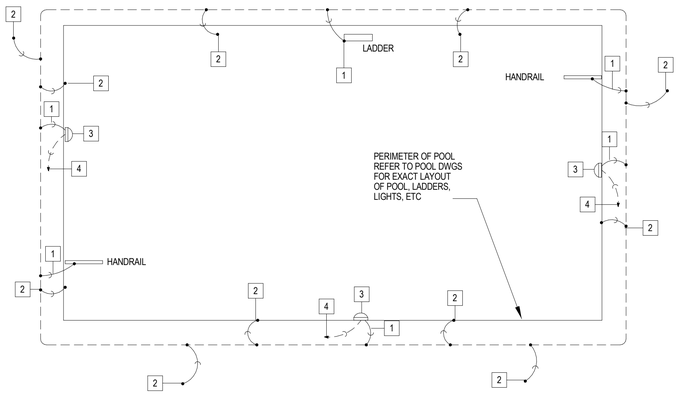
SHEET NAME
KIOSK PLANS & DETAILS

SHEET NO.
S4.10

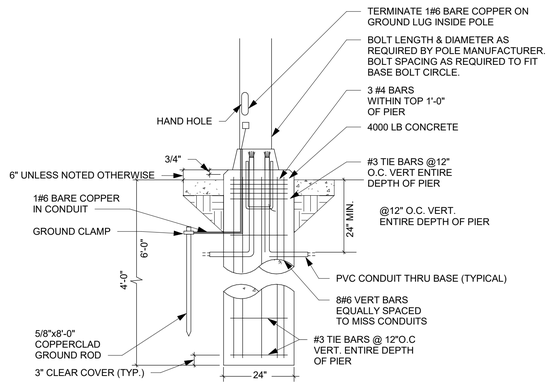
ARCH D 24" x 36"

POOL GROUNDING NOTES:

1. PROVIDE #8 SOLID CU BOND TO POOL REINFORCING AND DECK REINFORCING PER NEC.
2. PROVIDE #8 SOLID CU BOND TO METALLIC POOL EQUIPMENT PER NEC.
3. WET NICH UNDER WATER LIGHT FIXTURE FURNISHED BY POOL EQUIPMENT SUPPLIER AND INSTALLED BY ELECTRICAL CONTRACTOR. (TYPICAL OF THREE POOL LIGHTS) ROUTE TO SWITCH IN POOL EQUIPMENT ROOM.
   PROVIDE 1" PVC CONDUIT WITH INSULATED #8 CU BOND WIRE FROM WET NICHE LIGHT FIXTURE TO LIGHTING J-BOX AND TIMECLOCK IN POOL EQUIPMENT ROOM. POWER CABLE FURNISHED AND INSTALLED BY POOL EQUIPMENT SUPPLIER. (TYPICAL OF ALL POOL LIGHTS). VERIFY LIGHTING CONTROLS WITH POOL EQUIPMENT SUPPLIER.



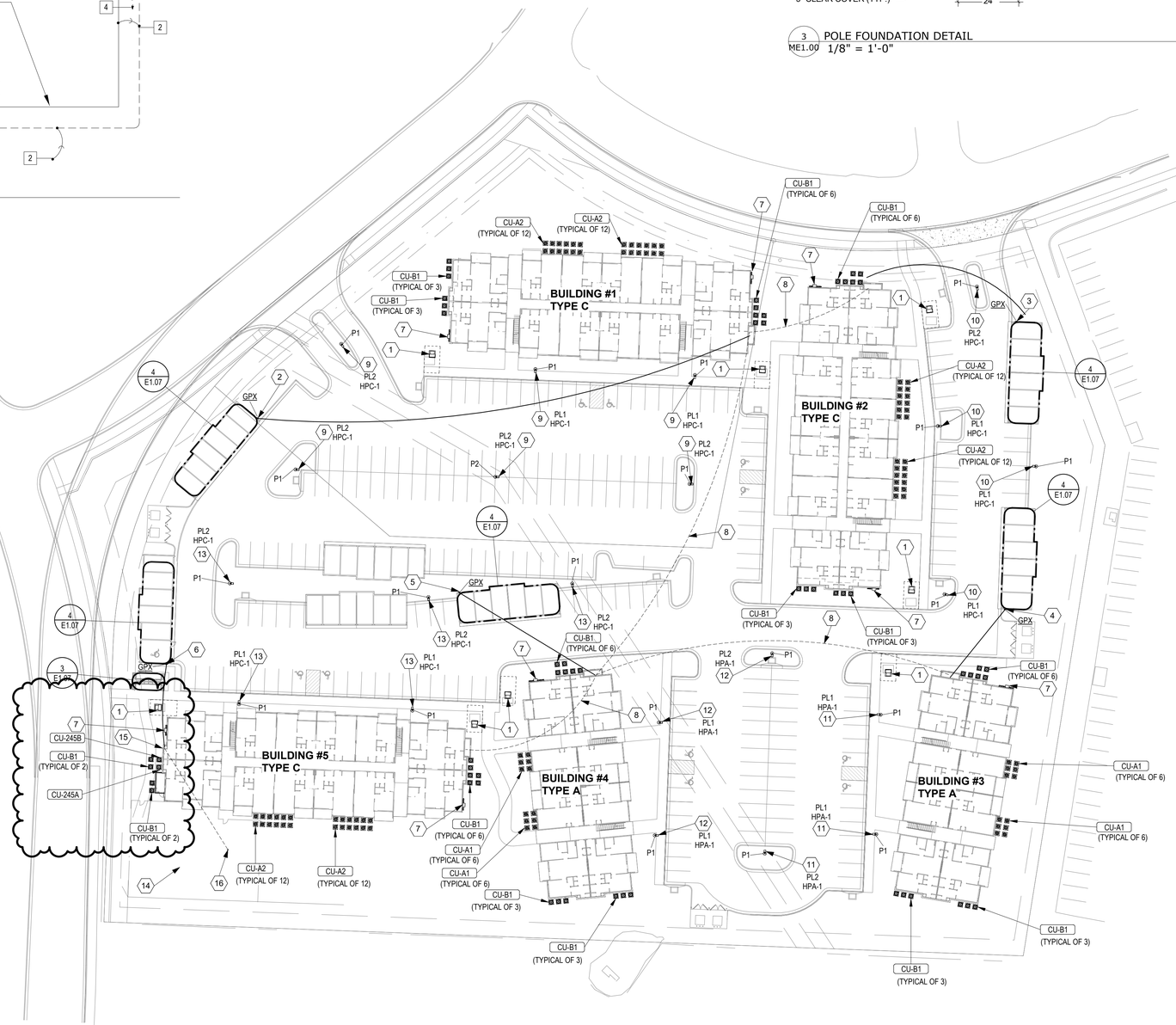
4 ME1.00 POOL GROUNDING DETAIL
1/4" = 1'-0"



3 ME1.00 POLE FOUNDATION DETAIL
1/8" = 1'-0"

KEYNOTES

1. PROPOSED EVERGY PAD-MOUNTED TRANSFORMER LOCATION. COORDINATE FINAL PLACEMENT WITH EVERGY DESIGN REPRESENTATIVE. PROVIDE CONCRETE PAD PER EVERGY STANDARDS. REFERENCE RISER DIAGRAM FOR ADDITIONAL INFORMATION.
2. GARAGE LOAD CENTER FED FROM HOUSE PANEL IN BUILDING 1. REFER TO GARAGE PLANS AND BUILDING RISER DIAGRAMS FOR MORE INFORMATION.
3. GARAGE LOAD CENTER FED FROM HOUSE PANEL IN BUILDING 2. REFER TO GARAGE PLANS AND BUILDING RISER DIAGRAMS FOR MORE INFORMATION.
4. GARAGE LOAD CENTER FED FROM HOUSE PANEL IN BUILDING 3. REFER TO GARAGE PLANS AND BUILDING RISER DIAGRAMS FOR MORE INFORMATION.
5. GARAGE LOAD CENTER FED FROM HOUSE PANEL IN BUILDING 4. REFER TO GARAGE PLANS AND BUILDING RISER DIAGRAMS FOR MORE INFORMATION.
6. GARAGE LOAD CENTER FED FROM HOUSE PANEL IN BUILDING 5. REFER TO GARAGE PLANS AND BUILDING RISER DIAGRAMS FOR MORE INFORMATION.
7. LOCATION OF BUILDING MOUNTED ELECTRICAL SERVICE ENTRANCE. REFER TO APPLICABLE BUILDING RISER DIAGRAM.
8. PROVIDE 2" CONDUIT WITH PULL STRING BETWEEN ALL BUILDINGS AND ROUTED TO MASTER FIRE ALARM CONTROL PANEL IN BUILDING WITH CLUBHOUSE FOR SPRINKLER ALARM PANEL SUPERVISION.
9. ROUTE CIRCUIT TO HOUSE PANEL IN BUILDING #1. PROVIDE PHOTOCELL ON NORTH SIDE OF BUILDING #1 FOR AUTOMATIC CONTROL.
10. ROUTE CIRCUIT TO HOUSE PANEL IN BUILDING #2. PROVIDE PHOTOCELL ON NORTH SIDE OF BUILDING #2 FOR AUTOMATIC CONTROL.
11. ROUTE CIRCUIT TO HOUSE PANEL IN BUILDING #3. PROVIDE PHOTOCELL ON NORTH SIDE OF BUILDING #3 FOR AUTOMATIC CONTROL.
12. ROUTE CIRCUIT TO HOUSE PANEL IN BUILDING #4. PROVIDE PHOTOCELL ON NORTH SIDE OF BUILDING #4 FOR AUTOMATIC CONTROL.
13. ROUTE CIRCUIT TO HOUSE PANEL IN BUILDING #5. PROVIDE PHOTOCELL ON NORTH SIDE OF BUILDING #5 FOR AUTOMATIC CONTROL.
14. PROVIDE GROUNDING & BONDING OF POOL DECK PER NEC. REFER TO GENERIC POOL GROUNDING DETAIL THIS SHEET. COORDINATE ALL WORK AND REQUIREMENTS WITH POOL EQUIPMENT SUPPLIER.
15. LOCATION OF ELECTRICAL SERVICE FOR CLUBHOUSE. REFERENCE SHEET E1.07 FOR ADDITIONAL INFORMATION.
16. ROUTE (2) 1" CONDUITS FROM ACCESSIBLE LOCATION NEAR PANEL "PC" POOL DECK FOR FUTURE BAR AREA AT POOL DECK. PROVIDE 12"x12" GRAY POLYMER CONCRETE QUAZITE BOX TO STUB CONDUITS UP INTO. FIELD VERIFY EXACT LOCATION OF BOX WITH OWNER PRIOR TO ROUGH-IN.



5 ME1.00 MECHANICAL AND ELECTRICAL SITE PLAN
1" = 40'-0"
NORTH

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ARCHITECTURE
LANDSCAPE ARCHITECTURE
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NSPJARCH.COM
9415 NALL AVE., #300
PRAIRIE VILLAGE, KANSAS, 66207

8/30/2024

STATE OF MISSOURI
DARIN T. SEIDEL
NUMBER PE-2009030
REGISTERED PROFESSIONAL ENGINEER

A NEW APARTMENT COMMUNIT AT:
DOUGLAS STATION
NW SLOAN & NE SYCAMORE ST
LEE'S SUMMIT, MO 64086

DRAWING RELEASE LOG
- 02/23/2024 100% DD Set
- 03/22/24 50% CD Set
- 04/19/24 90% CD Set

△ REVISIONS
1 Date 2 Revison 2

MISSOURI PE COA #2009003629

JOB NO. 740623 DATE 04.19.24
DRAWN BY DS/BK
CD SET/PERMIT

SHEET NAME
MECHANICAL AND ELECTRICAL SITE PLAN
SHEET NO.
ME1.00

BC ENGINEERS INCORPORATED
5720 Reeder Shawnee, KS 66203 (913)262-1772

8/30/2024 1:31:21 PM

ARCH D 24" x 36"

Electrical Abbreviations

1P	1 Pole (2P, 3P, 4P, ETC.)
A, Amp	Ampere
AC	Above Counter
ACLG	Above Ceiling
ADO	Automatic Door Opener
AF	Amp Frame
AFF	Above Finished Floor
AFG	Above Finished Grade
AFI	Arc Fault Circuit Interrupter
AHU	Air Handling Unit
AL	Aluminum
ALT	Alternate
AMP	Ampere
AMPL	Amplifier
ANNUN	Annunciator
APPROX	Approximately
AQ-STAT	Aquastat
ARCH	Architect, Architectural
AS	Amp Switch
AT	Amp Trip
ATS	Automatic Transfer Switch
AUTO	Automatic
AUX	Auxiliary
AV	Audio Visual
AWG	American Wire Gauge
BATT	Battery
BD	Board
BLDG	Building
BMS	Building Management System
C	Conduit
CAB	Cabinet
CAT	Catalog
CATV	Cable Television
CB	Circuit Breaker
CCTV	Closed Circuit Television
CKT	Circuit
CLG	Ceiling
COMB	Combination
CMPR	Compressor
CONN	Connection
CONST	Construction
CONT	Continuation Or Continuous
CONTR	Contractor
CONV	Convector
CP	Circulating Pump
CRT	Cathode-Ray Tube
CT	Current Transformer
CTR	Center
CU	Copper
DCP	Domestic Water Circulating Pump
DEPT	Department
DET	Detail
DIA	Diameter
DISC	Disconnect
DIST	Distribution
DN	Down
DPR	Damper
DS	Safety Disconnect Switch
DT	Double Throw
DWG	Drawing
EC	Electrical Contractor
ELEC	Electric, Electrical
ELEV	Elevator
ELU	Emergency Lighting Unit
EM	Emergency
EMS	Energy Management System
EMT	Electrical Metallic Tubing
EP	Electric Pneumatic
EQUIP	Equipment
EWC	Electric Water Cooler
EXIST	Existing
EXH	Exhaust
EXP	Explosion Proof
FA	Fire Alarm
FABP	Fire Alarm Booster Power Supply Panel
FACP	Fire Alarm Control Panel
FCU	Fan Coil Unit
FIXT	Fixture
FLR	Floor
FLUOR	Fluorescent
FU	Fuse
FUDS	Fused Safety Disconnect Switch
GA	Gauge
GAL	Gallon
GALV	Galvanized
GC	General Contractor
GEN	Generator
GFI	Ground Fault Circuit Interrupter
GFP	Ground Fault Protector
GND	Ground
GRS	Galvanized Rigid Steel (Conduit)
GYP BD	Gypsum Board
HOA	Hands-Off-Automatic Switch
HORIZ	Horizontal
HP	Horsepower
HPF	High Power Factor
HT	Height
HTG	Heating
HTR	Heater
HV	High Voltage
HVAC	Heating, Ventilating And Air Conditioning
IC	Interrupting Capacity
IG	Isolated Ground
IMC	Intermediate Metal Conduit
INCAND	Incandescent
IR	Infrared
I/W	Interlock With
J-BOX	Junction Box
KV	Kilovolt
KVA	Kilovolt-Ampere
KVAR	Kilovolt-Ampere Reactive
KW	Kilowatt
KWH	Kilowatt Hour
LOC	Locate Or Location
LT	Light
LTG	Lighting
LTNG	Lightning
LV	Low Voltage
MAX	Maximum
MAG.S	Magnetic Starter
M/C	Momentary Contact
MC	Mechanical Contractor
MCB	Main Circuit Breaker
MCC	Motor Control Center
MDC	Main Distribution Center
MDP	Main Distribution Panel
MFR	Manufacturer
MFS	Main Fused Disconnect Switch
MH	Manhole
MIC	Microphone
MIN	Minimum
MISC	Miscellaneous
MLO	Main Lugs Only
MMS	Manual Motor Starter
MOA	Multioutlet Assembly
MSP	Motor Starter Panelboard
MSBD	Main Switchboard
MSS	Motor Starter Switch
MT	Mount
MT.C	Empty Conduit
MTS	Manual Transfer Switch
MTR	Motor, Motorized
N.C.	Normally Closed
NEC	National Electrical Code
NEMA	National Electrical Manufacturer's Association
NFDS	Non-Fused Safety Disconnect Switch
NIC	Not In Contract
NL	Night Light
N.O.	Normally Open
NPF	Normal Power Factor
NTS	Not To Scale
OC	On Center
OH	Overhead
OL	Overloads
PA	Public Address
PB	Pull Box Or Pushbutton
PE	Pneumatic Electric
PED	Pedestal
PF	Power Factor
PH	Phase
PIV	Post Indicating Valve
PNL	Panel
PP	Power Pole
PR	Pair
PRI	Primary
PROJ	Projection
PRV	Power Roof Ventilator
PT	Potential Transformer
PVC	Polyvinyl Chloride (Conduit)
PWR	Power
QUAN	Quantity
RCPT	Receptacle
REQD	Required
RM	Room
RSC	Rigid Steel Conduit
RTU	Roof Top Unit
SC	Surface Conduit
SEC	Secondary
SHT	Sheet
SIM	Similar
SLD	Single-Line Diagram
S/N	Solid Neutral
SPEC	Specification
SPKR	Speaker
SP	Spare
SPP	Single-Point Power
SR	Surface Raceway
SS	Stainless Steel
SSW	Selector Switch
S/S	Stop/Start Pushbuttons
STA	Station
STD	Standard
SURF	Surface Mounted
SW	Switch
SWBD	Switchboard
SYM	Symmetrical
SYS	System
TEL	Telephone
TERM	Terminal
TL	Twist Lock
TR	Tamper Resistant
T-STAT	Thermostat
TTC	Telephone Terminal Cabinet
TV	Television
TVTC	Television Terminal Cabinet
TYP	Typical
UC	Under Counter
UE	Underground Electrical
UG	Underground
UH	Unit Heater
UT	Underground Telephone
UTIL	Utility
UV	Ultraviolet
V	Volt
VA	Volt-Amperes
VDT	Video Display Terminal
VERT	Vertical
VFD	Variable Frequency Drive
VOL	Volume
W	Watt
W/	With
WG	Wire Guard
WH	Water Heater
W/O	Without
WP	Weatherproof
XFMR	Transformer
XFR	Transfer

∠	Angle
@	At
▲	Delta
'	Feet
"	Inches
#	Number
Ø	Phase
C	Center Line
P	Plate

Electrical Symbol Legend

Lighting Symbols

Lighting Fixtures, Typical, Rectangular

Lighting Fixtures, Typical, Round

Wall-mounted fixtures, Typical (Various Symbols)

Strip Fixture

Directional Light, Track Light, Flood Light

Linear Light, Tape Light

Emergency Lighting Unit, Ceiling-Mounted, Integral Battery

Emergency Lighting Unit, Ceiling-Mounted, Remote Battery

Emergency Lighting Unit, Wall-Mounted, Integral Battery

Emergency Lighting Unit, Wall-Mounted, Remote Battery

Exit Light, Ceiling-Mounted. Shading and arrows indicate faces and directional chevrons.

Exit Light, Wall-Mounted. Shading and arrows indicate faces and directional chevrons.

Exit/ELU Combo

Pole/Area Lights

Post-Top Area Light

Bollard Light

Single-Pole Switch

Switch Modifiers:

2: 2-Pole	
3: 3-Way	OS: Occupancy Sensor
4: 4-Way	VS: Vacancy Sensor
K: Keyed	AC: Above-Counter
D: Dimming	LV: Low-Voltage
T: Timer	M: Motor-Rated

Lighting Contactor

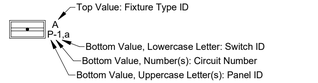
LCP Lighting Control Panel

OS Occupancy Sensor

DL Daylight Harvesting Sensor

RC Room Controller

Lighting Tags



Absence of a switch designation on a lighting fixture indicates fixture is controlled by the only switch in the space.

$a, OSa, ≋a Switch ID indicated by a lowercase letter. Switch IDs are unique per space. A switch with an ID "a" controls all devices within the space in which it is located tagged with "a". A switch without a tagged ID controls all lighting fixtures within a space. ID tags may be used on control devices other than switches, such as occupancy sensors or contactors.

Power Symbols

Wall	Ceiling	Floor	
			Simplex Receptacle
			Duplex Receptacle
			Quadruplex Receptacle
			Special Receptacle, Type as Indicated

Receptacle Modifiers:
+XX": Height AFF to centerline
GF: Ground-Fault Circuit Interrupter
WP: Weatherproof In-Use Cover
IG: Isolated Ground

Half shading indicates split (typically switched)

Outside shading indicates device mounted above counter

Multioutlet Assembly
Filled squares indicate 120V outlet
Open squares indicate with USB

Cord Reel, Device Varies

Drop Cord, Device Varies

Junction Box

F1 Floor Box, see schedule for type

Emergency Power Off

DO Door Opener Push Plate

M Power Meter

Safety Switch, Fused

Safety Switch, Unfused

Motor Starter

Combination Starter/Disconnect

Contactor

Power Device and Equipment Tags

P-1,a Electrical DeviceTags: Uppercase letter(s) indicates Panel ID and circuit number. Lowercase letter indicates designation of controlling switch (where applicable)

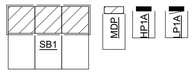
XX-1 / P-1,a Equipment Tags: Equipment ID is indicated by an underlined tag adjacent to the equipment. Uppercase letter(s) indicates Panel ID and circuit number. Lowercase letter indicates designation of controlling switch (where applicable) Symbols/graphic appearance of equipment varies.

Wiring

Solid, arced lines connecting equipment, devices, or fixtures indicate unswitched power circuiting. Wires are only intended to indicate to what circuit devices are connected. Actual connections, circuit routing, installtion, junction boxes, etc. shall be field-determined by the contractor.

Home run to branch circuit panelboard. The equipment name and circuit number(s) are indicated, separated by a hyphen. Homeruns are only intended to indicate panel and circuit number. Actual homerun location shall be field-determined by the contractor.

Power Distribution Equipment



Hatched fill indicates distribution panel or switchboard. Solid fill indicates branch panel or load center. Dashed box indicates code-required clearance (width and depth). Door indicates front of recessed panel.

T1 Transformer: Typically transformer names begin with or contain the letter "T". See Single-Line Diagram for description and requirements.

Telecom Symbols

PROVIDE MINIMUM 3/4" CONDUIT STUBBED UP TO ABOVE ACCESSIBLE CEILING, BOTTOM OF BOX AT 16", UNLESS NOTED OTHERWISE. PROVIDE WITH PULL STRING.

WHERE TELECOM SYMBOL IS SHOWN ADJACENT TO POWER DEVICE, TELECOM SHALL BE MOUNTED AT SAME HEIGHT UNLESS NOTED OTHERWISE.

Wall	Ceiling	Floor	
			Data Outlet
			Telephone Outlet
			Data/Telephone Outlet

Outlet Modifiers:
+XX": Height AFF to centerline

Wireless Access Point

TV Outlet - PROVIDE (1) HUBBELL #HBL260 TWO GANG LARGE CAPACITY WALL BOX (UP TO 2" KNOCKOUT) W/ MUD RING AND COVERPLATE FOR DATA. PROVIDE 2"C WITH PULL STRING TO ABOVE ACCESSIBLE CEILING FOR DATA CABLES.

Construction Phasing
(Typical All Symbols and Equipment)

(E) Existing to Remain

Existing to Be Demolished

New

Miscellaneous

Area Not in Contract

X Keynote

Callout:
Top Value: Detail Number on Sheet
Bottom Value: Sheet Number of Detail

Room
6 Room Name and Number

Fire Alarm Symbols

F Manual Pull Station

H Horn, Wall

H Horn, Ceiling

Strobe, Wall, Candela as indicated

Strobe, Ceiling, Candela as indicated

Horn/Strobe, Wall, Candela as indicated

Horn/Strobe, Ceiling, Candela as indicated

Remote Indicator w/ Test Switch, Wall

Remote Indicate w/ Test Switch, Ceiling

SD Smoke Detector

HD Heat Detector

CO Carbon Monoxide Detector

DD Duct Smoke Detector

SD Smoke Damper

DH Door Holder

DCL Door Closer

Fire Service Phone

XXX Addressible Module
AIM: Addressible Input Module
AOM:Addressible Output Control Module
AIO: Addressible Input/Output Module

XXXX Fire Alarm Control Unit
EVAC: Voice Evacuation Control Panel
FAA: Fire Alarm Annunciator
FACP: Fire Alarm Control Panel
FATC: Fire Alarm Terminal Cabinet
NACP: Notification Appliance Circuit Panel
FAMN: Fire Alarm Mass Notification Control Panel

XX Supervisory or Interface Device
PIV: Post Indicator Valve Supervisory
PS: Pressure Switch
R: Non-Addressible Relay
VS: Valve Supervisory Switch
WF: Water Flow Switch

Electrical Sheet Schedule

ELECTRICAL GENERAL NOTES:

1. COORDINATE ALL WORK WITH OTHER TRADES AND EXISTING CONDITIONS AS REQUIRED TO PROPERLY INSTALL ALL SYSTEMS AS INTENDED, WITHIN THE CONFINES OF THE SPACES AVAILABLE, AND WITHOUT INTERFERENCES.
2. IT IS THE ELECTRICAL CONTRACTORS RESPONSIBILITY TO PROPERLY BALANCE ALL BRANCH CIRCUITS BETWEEN THE PHASES OF THE SYSTEM REGARDLESS OF CIRCUITING INDICATED.
3. ALL EXPOSED RACEWAYS SHALL BE EMT CONDUIT, MC CABLE IS NOT PERMITTED IN EXPOSED AREAS.
4. ELECTRICAL CONTRACTOR TO COORDINATE MANUFACTURER ELECTRICAL REQUIREMENTS FOR HVAC EQUIPMENT BEING FURNISHED WITH MECHANICAL CONTRACTOR PRIOR TO ROUGH-IN. EQUIPMENT DISCONNECTS TO BE PROVIDED BY ELECTRICAL CONTRACTOR UNLESS NOTED OTHERWISE IN MECHANICAL SCHEDULES.
5. ALL MATERIALS EXPOSED WITHIN PLENUMS (INCLUDING HVAC CLOSET) SHALL BE NONCOMBUSTIBLE OR HAVE A FLAME SPREAD INDEX OF NOT MORE THAN 25 AND A SMOKE-DEVELOPED INDEX OF NOT MORE THAN 50 WHEN TESTED IN ACCORDANCE WITH ASTM E 84.
6. EACH BRANCH CIRCUIT SHALL HAVE A DEDICATED NEUTRAL PER NEC 210.4.
7. ALL BRANCH CIRCUITS SHALL BE SIZED TO ALLOW FOR A MAXIMUM OF 3% VOLTAGE DROP. ALL FEEDERS SHALL BE SIZED TO ALLOW FOR A MAXIMUM OF 2% VOLTAGE DROP. ELECTRICAL CONTRACTOR SHALL VERIFY WIRING INDICATED IS SUFFICIENT AND INCREASE CONDUCTOR SIZE AS REQUIRED BASED OFF ACTUAL INSTALLED LENGTH OF CONDUCTORS.
8. ALL 125-VOLT THROUGH 250-VOLT RECEPTACLES SUPPLIED BY SINGLE-PHASE BRANCH CIRCUITS RATED 150 VOLTS OR LESS TO GROUND SHALL HAVE GROUND-FAULT CIRCUIT-INTERUPTER PROTECTION FOR PERSONNEL IF LOCATED IN BATHROOMS, GARAGES, OUTDOORS, BASEMENTS, KITCHENS, WITHIN 6'-0" FROM TOP INSIDE EDGE OF THE BOWL OF THE SINK, OR OUTSIDE EDGE OF THE BATHTUB OR SHOWER, OR LAUNDRY AREAS PER NEC 210.8 (A). (GFCI DEVICE OR GFCI BREAKER AS INDICATED ON PLANS)
9. RECEPTACLES IN DWELLINGS SHALL BE TAMPER RESISTANT PER NEC ARTICLE 406.
10. ALL 120V, SINGLE PHASE, 15 AMP AND 20 AMP BRANCH CIRCUITS SUPPLYING OUTLETS INSTALLED IN DWELLING UNITS, DINING ROOMS, LAUNDRY AREAS, FAMILY ROOMS, KITCHENS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS OR SIMLAR ROOMS OR AREAS SHALL BE PROTECTED BY A LISTED COMBINATION TYPE ARC-FAULT INTERUPTER INSTALLED TO PROVIDE PROTECTION OF THE ENTIRE BRANCH CIRCUIT PER NEC ARTICLE 210.12(A) AND (B).
11. ROUTE LOW VOLTAGE CONTROL WIRE FOR CONDENSING UNIT / AIR HANDLING UNIT WITH REFRIGERANT LINE SET. ROUTE THERMOSTAT WIRE FROM AIR HANDLING UNIT TO THERMOSTAT. COORDINATE EXACT LOCATIONS WITH MECHANICAL CONTRACTOR.
12. CONTRACTOR TO INSTALL CLOSET LIGHT FIXTURES TO ENSURE THAT A MINIMUM OF 18" EXISTS BETWEEN THE CLOSET SHELF AND THE EDGE OF THE LIGHT FIXTURE. CONTRACTOR SHALL VERIFY FINAL LOCATION AND DIMENSIONS OF SHELVES RELATIVE TO FIXTURE AND PROVIDE FIXTURE TYPE AS REQUIRED TO COMPLY WITH THE REQUIREMENTS OF THE LOCAL ELECTRICAL CODE.
13. ELECTRIC RANGE RECEPTACLE SHALL BE 50-AMP, 2-POLE, 3-WIRE GROUNDING TYPE.
14. DISHWASHER AND GARBAGE DISPOSAL SHALL BE SERVED FROM SPLIT WIRED RECEPTACLE AS INDICATED ON PLANS WITH TOP HALF SWITCHED FOR GARBAGE DISPOSAL.
15. LAUNDRY RECEPTACLES SERVING CLOTHES DRYERS AND CLOTHES WASHERS SHALL BE MOUNTED AT 44" ABOVE FINISHED FLOOR.
16. ELECTRIC CLOTHES DRYER RECEPTCALE SHALL BE 30-AMP, 2-POLE, 3-WIRE GROUNDING TYPE.

LIGHTING CONTROLS SCHEDULE

Mark	Manufacturer	Model Number	Type Comments
OS	WATTSTOPPER	DT-300	DUAL-TECHNOLOGY CEILING MOUNT OCCUPANCY SENSOR
PP	WATTSTOPPER	BZ-150	OCCUPANCY SENSOR POWER PACK. PROVIDE LOW VOLTAGE WIRING TO OCCUPANCY SENSORS AND MOMENTARY SWITCHES.
SLV	WATTSTOPPER	LVSW-10X	MOMENTARY SWITCH, TOP OF BOX AT 48" AFF.
SOS	WATTSTOPPER	DSW-301	WALL MOUNTED DUAL-TECHNOLOGY OCCUPANCY SENSOR, TOP OF BOX AT 48" AFF

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KANSAS, 66207

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LEE'S SUMMIT, MO 64086

DRAWING RELEASE LOG
- 02/23/2024 100% DD Set
- 02/22/24 50% CD Set
- 04/19/24 90% CD Set

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MISSOURI PE COA #2009003629

BC ENGINEERS INCORPORATED
5720 Reeder Shawnee, KS 66203 (913)262-1772

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SHEET NAME
ELECTRICAL TITLE SHEET

SHEET NO.
E0.00

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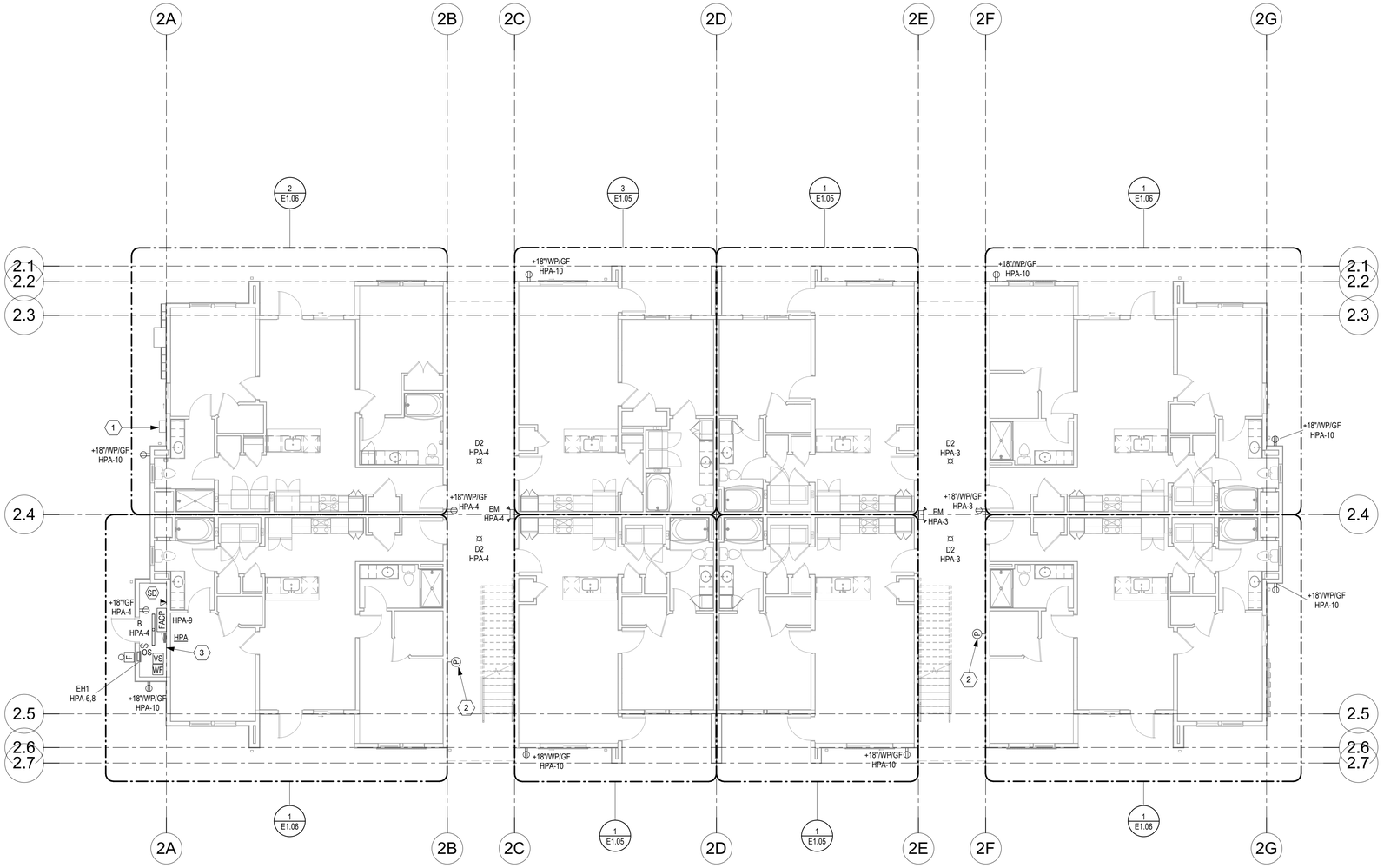

COORDINATE LOCATION OF WP/GFI RECEPTACLES WITH MECHANICAL CONTRACTOR. AT LEAST ONE 15 OR 20 AMP RECEPTACLE SHALL BE INSTALLED WITHIN 25'-0" OF ALL CONDENSING UNITS FOR SERVICE PER NEC 210.63

1 E1.01A LEVEL 1 ELECTRICAL PLAN BUILDING A
1/8" = 1'-0"

KEYNOTES

1 NEMA 3R TELECOMM TERMINAL CABINET FOR TELECOMM SERVICE TO BUILDING. PROVIDE 4" CONDUIT TO DISTRIBUTION POINT DIRECTED BY SERVICE PROVIDER.

2 WALL MOUNTED PHOTOCELL FOR CONTROL OF BREEZEWAY LIGHTS. INTERIOR CORRIDOR LIGHTS SHALL NOT BE ROUTED THROUGH PHOTOCELL AND SHALL BE ON AT ALL TIMES. PROVIDE UNSWITCHED CONDUCTOR ROUTED AHEAD OF PHOTOCELL FOR EMERGENCY LIGHTING, EXIT LIGHTING AND BATTERY BACK-UP.

3 PROVIDE INTERMATIC MODEL ET2805C ASTRONOMIC 1-CIRCUIT ELECTRONIC CONTROL, 120 VOLT, SPST TIME SWITCH WITH INDOOR METAL ENCLOSURE TO CONTROL PARKING LOT LIGHTING. REFERENCE SITE PLAN FOR LIGHTS TO BE ROUTED THROUGH TIME SWITCH.

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LEVEL 1 ELECTRICAL PLAN BUILDING A
SHEET NO.
E1.01A

ARCH D 24" x 36"

NOTE: PANEL HPC DOES NOT GET INSTALLED ON BUILDING TYPE 'C' WITH CLUBHOUSE. ALL CIRCUITS NOTED TO GO TO PANEL HPC SHALL BE ROUTED TO PANEL PC WITH SAME CIRCUIT NUMBER.

KEYNOTES

1 NEMA 3R TELECOMM TERMINAL CABINET FOR TELECOMM SERVICE TO BUILDING. PROVIDE 4" CONDUIT TO DISTRIBUTION POINT DIRECTED BY SERVICE PROVIDER.

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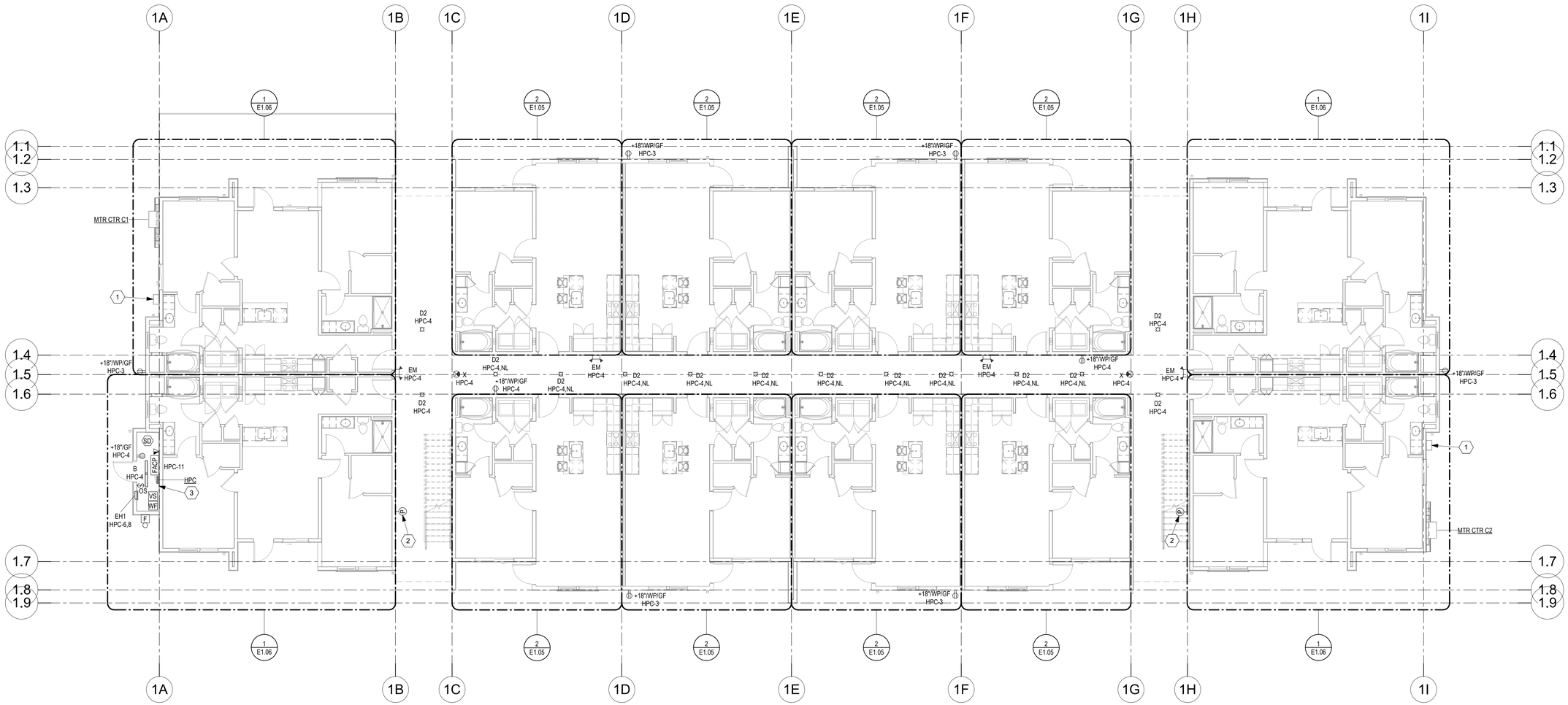

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1 E1.01C LEVEL 1 ELECTRICAL PLAN BUILDING C
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E1.01C

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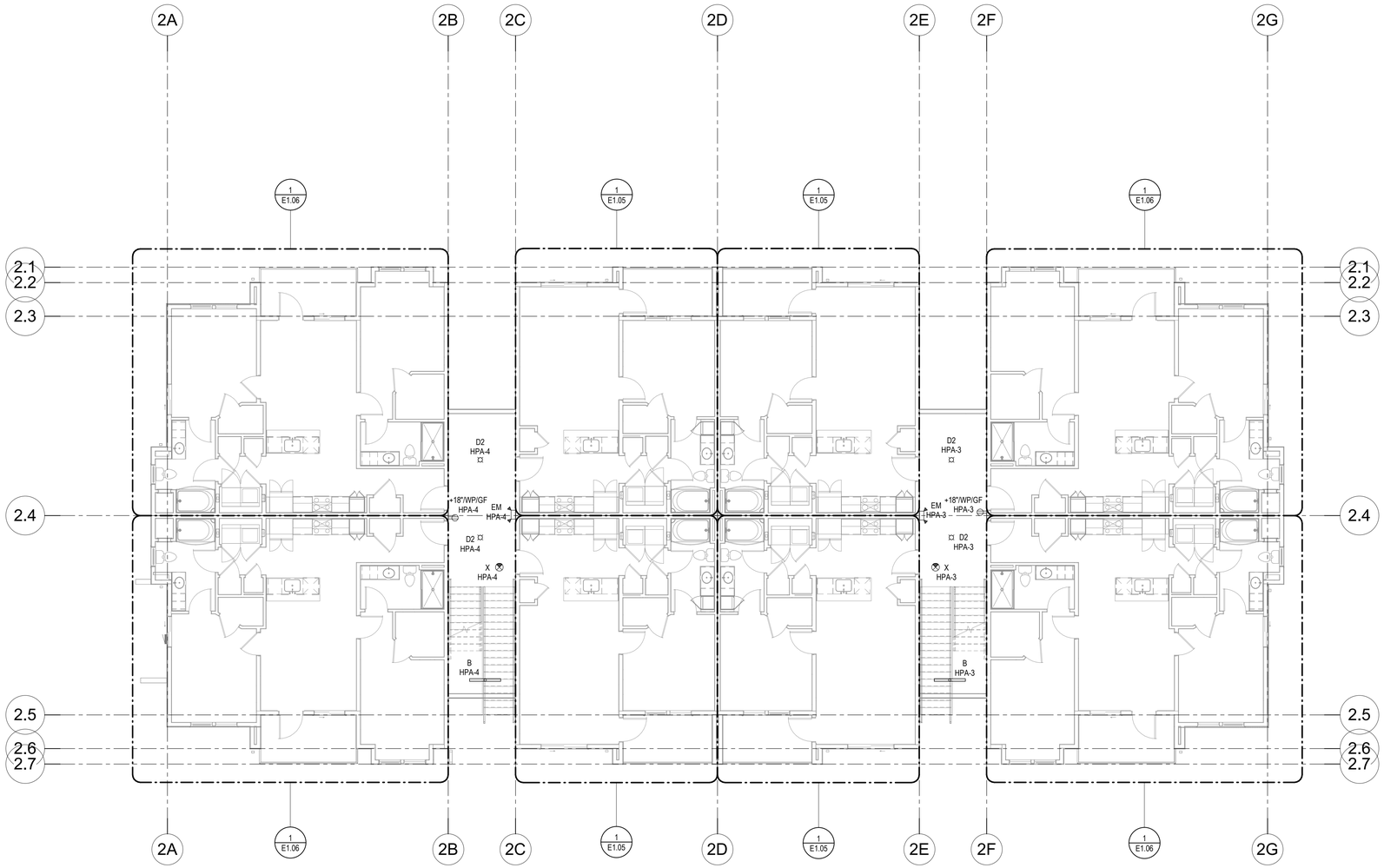

1 E1.02A LEVEL 2 ELECTRICAL PLAN BUILDING A
1/8" = 1'-0"

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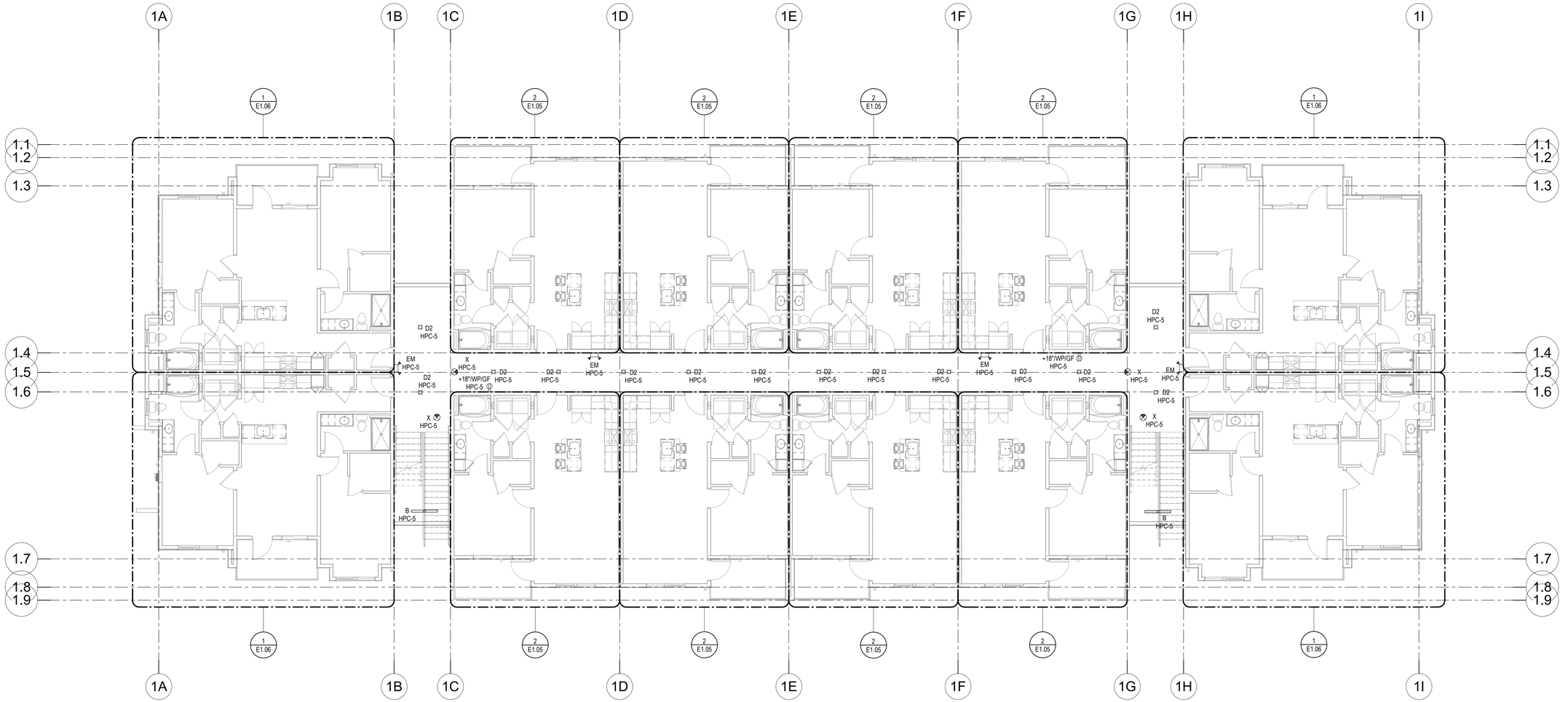
SHEET NAME
LEVEL 2 ELECTRICAL PLAN BUILDING A
SHEET NO.
E1.02A

ARCH D 24" x 36"

NOTE: PANEL HPC DOES NOT GET INSTALLED ON BUILDING TYPE 'C' WITH CLUBHOUSE. ALL CIRCUITS NOTED TO GO TO PANEL HPC SHALL BE ROUTED TO PANEL PC WITH SAME CIRCUIT NUMBER.



1 E1.02C LEVEL 2 ELECTRICAL PLAN BUILDING C
1/8" = 1'-0"

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SHEET NAME
LEVEL 2 ELECTRICAL PLAN BUILDING C
SHEET NO.
E1.02C

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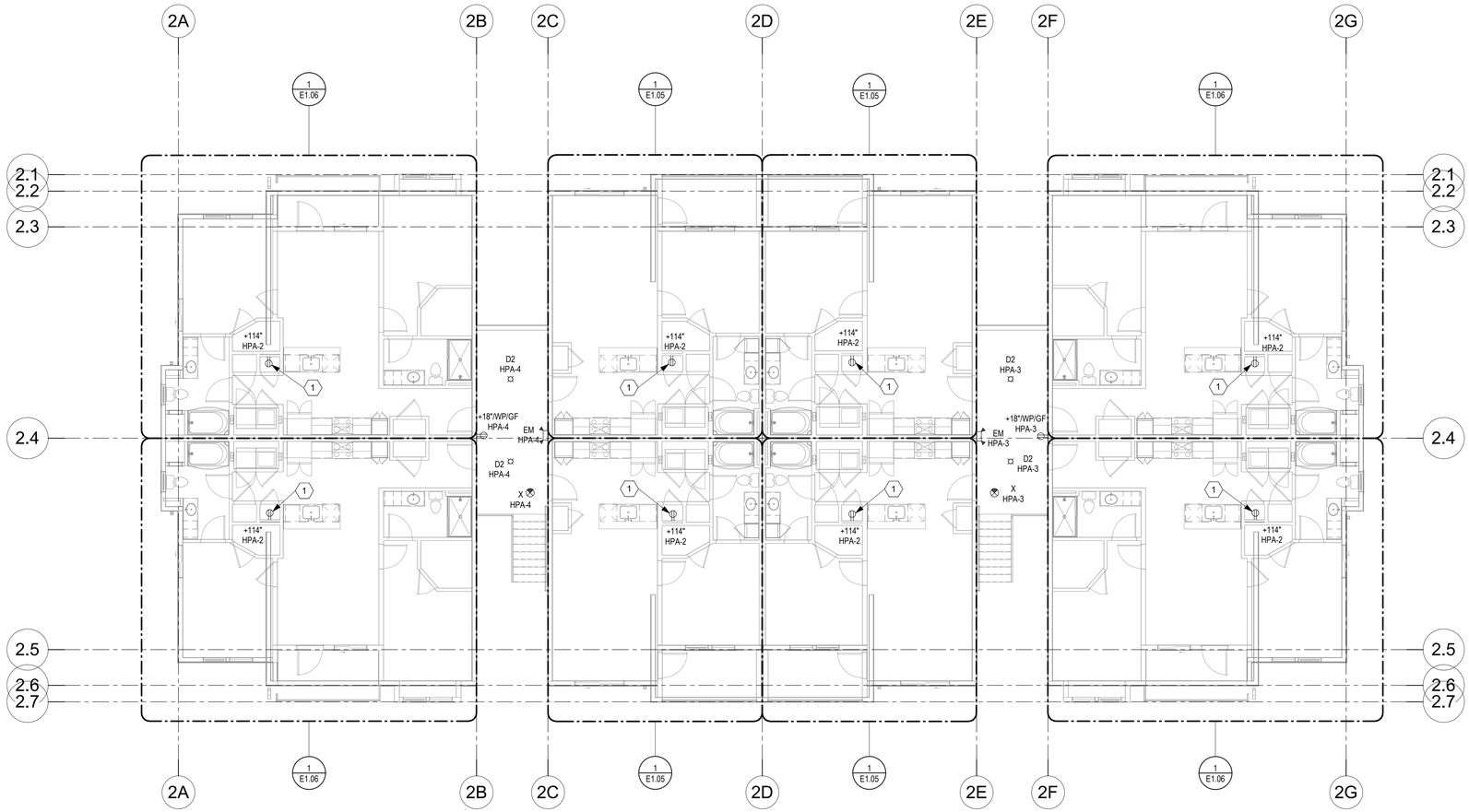
ARCH D 24" x 36"

KEYNOTES

1 PROVIDE RECEPTACLE FOR FUTURE RADON MITIGATION FANS MOUNTED IN ATTIC SPACE ABOVE CLOSET. MOUNT TO STRUCTURE NEAR RADON MITIGATION PIPE IN AN ACCESSIBLE LOCATION THROUGH ACCESS PANEL BY OTHERS.



1 E1.03A LEVEL 3 ELECTRICAL PLAN BUILDING A
1/8" = 1'-0"

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SHEET NAME
LEVEL 3 ELECTRICAL PLAN BUILDING A
SHEET NO.
E1.03A

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ARCH D 24" x 36"

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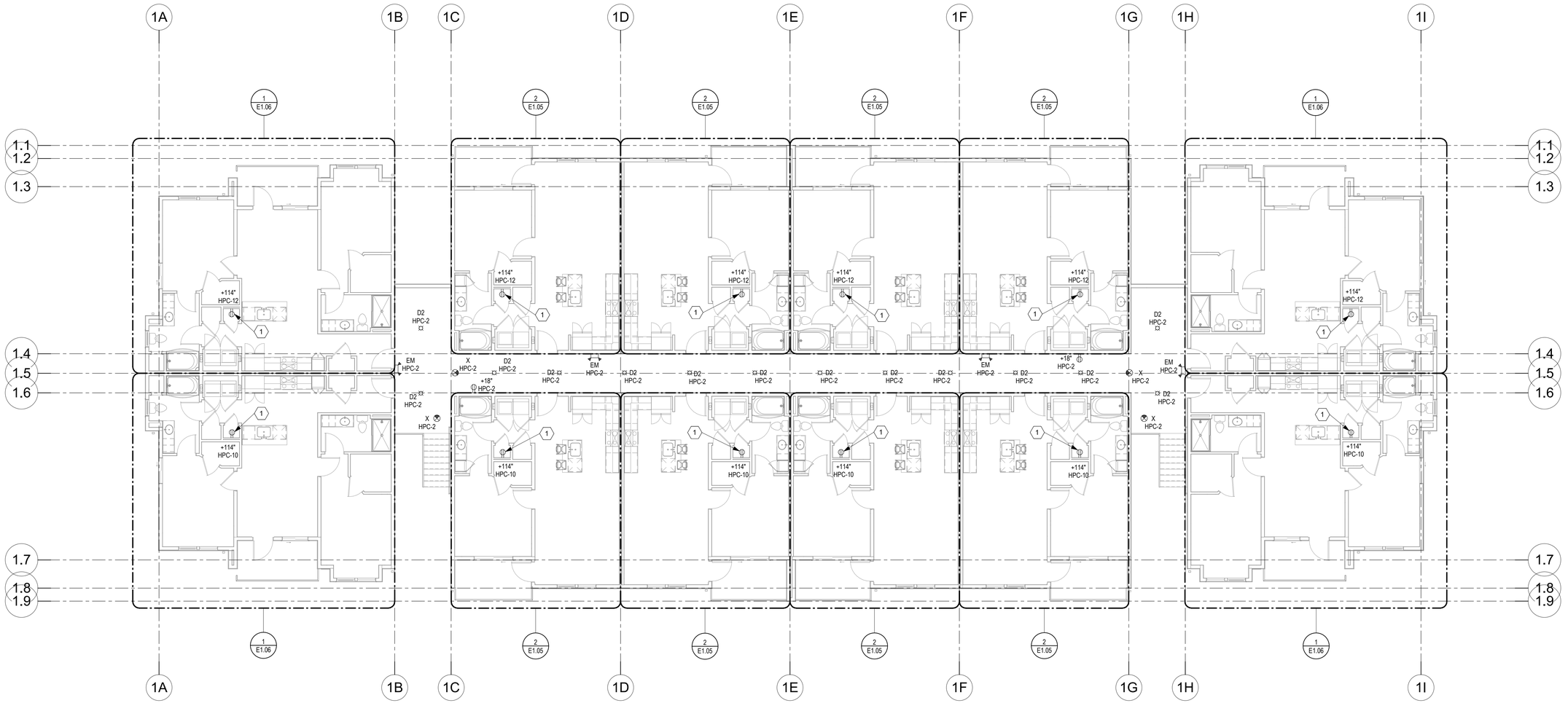
KEYNOTES

1 PROVIDE RECEPTACLE FOR FUTURE RADON MITIGATION FANS MOUNTED IN ATTIC SPACE ABOVE CLOSET. MOUNT TO STRUCTURE NEAR RADON MITIGATION PIPE IN AN ACCESSIBLE LOCATION THROUGH ACCESS PANEL BY OTHERS.



1 E1.03C LEVEL 3 ELECTRICAL PLAN BUILDING C
1/8" = 1'-0"

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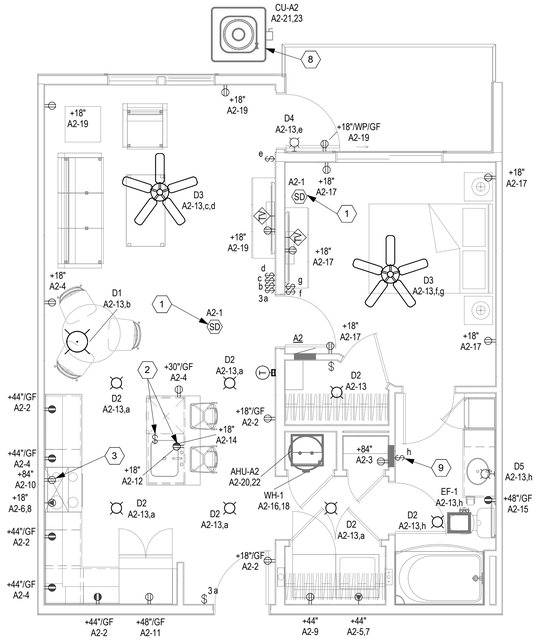
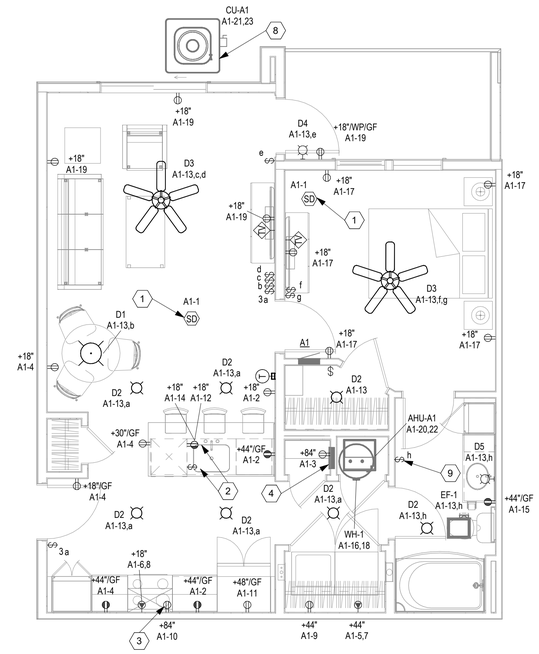
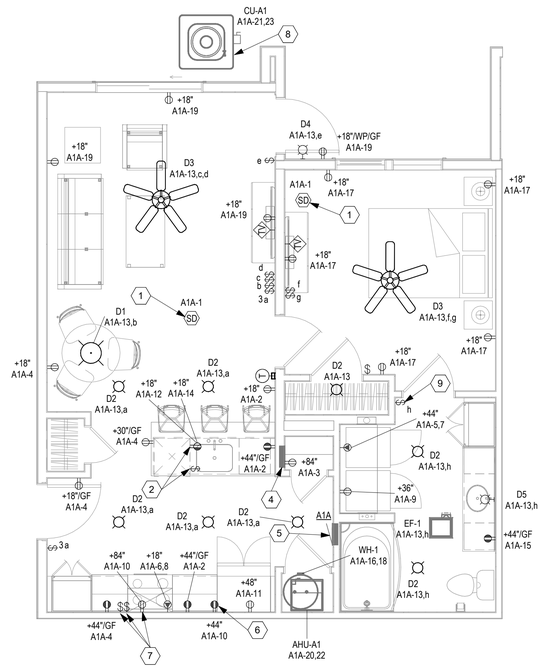


2 E1.05 UNIT A2 - ELECTRICAL
1/4" = 1'-0"



1 E1.05 UNIT A1 - ELECTRICAL
1/4" = 1'-0"



3 E1.05 UNIT A1 ADA - ELECTRICAL
1/4" = 1'-0"

KEYNOTES

1 SMOKE DETECOTR. DETECTOR SHALL BE SELF-CONTAINED, 120VAC U.L. LISTED. VERIFY MOUNTING WITH ARCHITECTURAL REFLECTED CEILING PLAN. LOCATE A MINIMUM OF 3 FEET FROM HVAC SUPPLY REGISTERS, BATHROOM DOORS AND TIPS OF CEILING FANS. DETECTOR SHALL HAVE A BATTERY. INTERCONNECT ALL DETECTORS IN UNIT FOR COMMON ANNUNCIATION UPON ACTIVATION OF ANY ONE DEVICE. CIRCUIT SHALL BE LABELED IN RED PER NFA.

2 PROVIDE SPLIT WIRED DUPLEX RECEPTACLE MOUNTED UNDER SINK FOR GARBAGE DISPOSAL AND DISHWASHER. THE TOP HALF OF THE RECEPTACLE SHALL BE FOR THE DISHWASHER, AND THE BOTTOM HALF SHALL BE SWITCHED TO CONTROL THE GARBAGE DISPOSAL. PROVIDE SWITCH FOR DISPOSAL SURFACE MOUNTED IN CASEWORK IN METAL BOX. PROVIDE MC CABLE BETWEEN BOX AND RECEPTACLE.

3 PROVIDE RECEPTACLE MOUNTED IN CABINETS ABOVE RANGE FOR MICROWAVE. REFER TO ARCHITECTURAL ELEVATIONS FOR EXACT LOCATION.

4 PROVIDE LEVITON OR EQUAL 14" STRUCTURED MEDIA CABINET FOR DWELLING UNIT PHONE/DATA AND TV CABLING PER OWNER REQUIREMENTS. PROVIDE RECEPTACLE WITHIN CABINET FOR TELECOM EQUIPMENT. PROVIDE BACKBONE CABLING TO DISTRIBUTION POINT AS DIRECTED BY BUILDING OWNER. COORDINATE WITH THE STRUCTURED CABLING SUPPLIER.

5 PANEL IN ADA UNIT TO BE INSTALLED AT 48" ABOVE FINISHED FLOOR TO TOP OF ENCLOSURE.

6 PROVIDE RECEPTACLE IN ADA UNIT MOUNTED ABOVE COUNTER FOR MICROWAVE.

7 PROVIDE RECEPTACLE MOUNTED IN CABINETS ABOVE RANGE FOR HOOD. REFER TO ARCHITECTURAL ELEVATIONS FOR EXACT LOCATION. PROVIDE SWITCHES ABOVE COUNTER FOR HOOD FAN AND HOOD LIGHT. INTERLOCK SWITCHES WITH HOOD TO CONTROL FAN AND LIGHT INDEPENDENTLY.

8 APARTMENT CONDENSING UNIT. REFERENCE SITE PLAN FOR ACTUAL LOCATION. SHOWN HERE TO SHOW DISCONNECT AND CIRCUITING TO APARTMENT UNIT PANEL.

9 PROVIDE AIRCYCLER SMARTEXHAUST TOGGLE SWITCH MODEL SE1-X. FIELD VERFIY COLOR WITH OWNER/ARCHITECT PRIOR TO ORDERING. PROGRAM FAN OPERATION TIME PER HOUR ACCORDING TO OWNER REQUIREMENTS TO MEET GREEN BUILDING REQUIREMENTS.

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

8/30/2024

A NEW APARTMENT COMMUNITY AT:
DOUGLAS STATION
NW SLOAN & NE SYCAMORE ST
LEE'S SUMMIT, MO 64086

DRAWING RELEASE LOG
- 02/23/2024 100% DD Set
- 03/22/24 50% CD Set
- 04/19/24 90% CD Set

△ REVISIONS

JOB NO. 740623 DATE 04.19.24
DRAWN BY DS/BK
CD SET/PERMIT

SHEET NAME
ENLARGED ELECTRICAL PLANS
SHEET NO.
E1.05

MISSOURI PE COA #2009003629

BC ENGINEERS INCORPORATED
5720 Reeder Shawnee, KS 66203 (913)262-1772

ARCH D 24" x 36"

KEYNOTES

1 SMOKE DETECOTR. DETECTOR SHALL BE SELF-CONTAINED, 120VAC U.L. LISTED. VERIFY MOUNTING WITH ARCHITECTURAL REFLECTED CEILING PLAN. LOCATE A MINIMUM OF 3 FEET FROM HVAC SUPPLY REGISTERS, BATHROOM DOORS AND TIPS OF CEILING FANS. DETECTOR SHALL HAVE A BATTERY. INTERCONNECT ALL DETECTORS IN UNIT FOR COMMON ANNUNCIATION UPON ACTIVATION OF ANY ONE DEVICE. CIRCUIT SHALL BE LABELED IN RED PER NFA.

2 PROVIDE SPLIT WIRED DUPLEX RECEPTACLE MOUNTED UNDER SINK FOR GARBAGE DISPOSAL AND DISHWASHER. THE TOP HALF OF THE RECEPTACLE SHALL BE FOR THE DISHWASHER, AND THE BOTTOM HALF SHALL BE SWITCHED TO CONTROL THE GARBAGE DISPOSAL. PROVIDE SWITCH FOR DISPOSAL SURFACE MOUNTED IN CASEWORK IN METAL BOX. PROVIDE MC CABLE BETWEEN BOX AND RECEPTACLE.

3 PROVIDE RECEPTACLE MOUNTED IN CABINETS ABOVE RANGE FOR MICROWAVE. REFER TO ARCHITECTURAL ELEVATIONS FOR EXACT LOCATION.

4 PROVIDE LEVITON OR EQUAL 14" STRUCTURED MEDIA CABINET FOR DWELLING UNIT PHONE/DATA AND TV CABLING PER OWNER REQUIREMENTS. PROVIDE RECEPTACLE WITHIN CABINET FOR TELECOM EQUIPMENT. PROVIDE BACKBONE CABLING TO DISTRIBUTION POINT AS DIRECTED BY BUILDING OWNER. COORDINATE WITH THE STRUCTURED CABLING SUPPLIER.

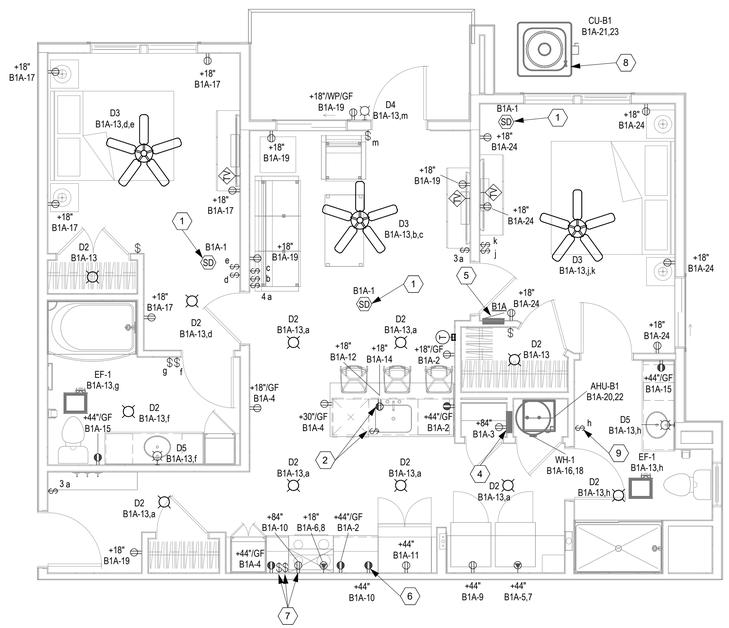
5 PANEL IN ADA UNIT TO BE INSTALLED AT 48" ABOVE FINISHED FLOOR TO TOP OF ENCLOSURE.

6 PROVIDE RECEPTACLE IN ADA UNIT MOUNTED ABOVE COUNTER FOR MICROWAVE.

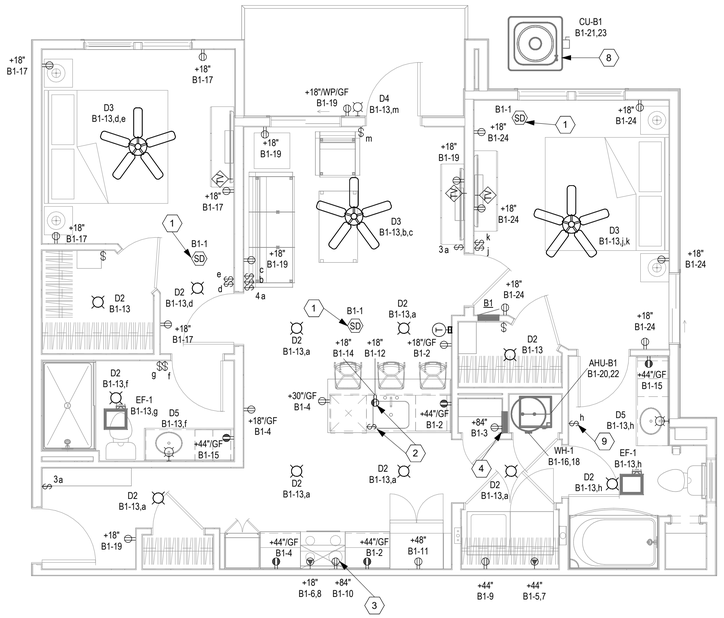
7 PROVIDE RECEPTACLE MOUNTED IN CABINETS ABOVE RANGE FOR HOOD. REFER TO ARCHITECTURAL ELEVATIONS FOR EXACT LOCATION. PROVIDE SWITCHES ABOVE COUNTER FOR HOOD FAN AND HOOD LIGHT. INTERLOCK SWITCHES WITH HOOD TO CONTROL FAN AND LIGHT INDEPENDENTLY.

8 APARTMENT CONDENSING UNIT. REFERENCE SITE PLAN FOR ACTUAL LOCATION. SHOWN HERE TO SHOW DISCONNECT AND CIRCUITING TO APARTMENT UNIT PANEL.

9 PROVIDE AIRCYCLER SMARTEXHAUST TOGGLE SWITCH MODEL SE1-X. FIELD VERFIY COLOR WITH OWNER/ARCHITECT PRIOR TO ORDERING. PROGRAM FAN OPERATION TIME PER HOUR ACCORDING TO OWNER REQUIREMENTS TO MEET GREEN BUILDING REQUIREMENTS.



2 / E1.06 UNIT B1 ADA - ELECTRICAL
1/4" = 1'-0"



1 / E1.06 UNIT B1 - ELECTRICAL
1/4" = 1'-0"

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9415 NALL AVE., #300
PRAIRIE VILLAGE, KANSAS, 66207

8/30/2024

STATE OF MISSOURI
DARIN T. SEIDEL
NUMBER PE-2009003629
REGISTERED PROFESSIONAL ENGINEER

A NEW APARTMENT COMMUNIT AT:
DOUGLAS STATION
NW SLOAN & NE SYCAMORE ST
LEE'S SUMMIT, MO 64086

DRAWING RELEASE LOG
- 02/23/2024 100% DD Set
- 03/22/24 50% CD Set
- 04/19/24 90% CD Set

△ REVISIONS

JOB NO. 740623
DATE 04.19.24
DRAWN BY DS/BK
CD SET/PERMIT

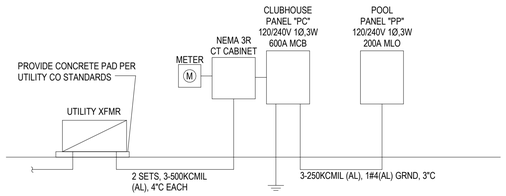
SHEET NAME
ENLARGED ELECTRICAL PLANS
SHEET NO.
E1.06

MISSOURI PE COA #2009003629

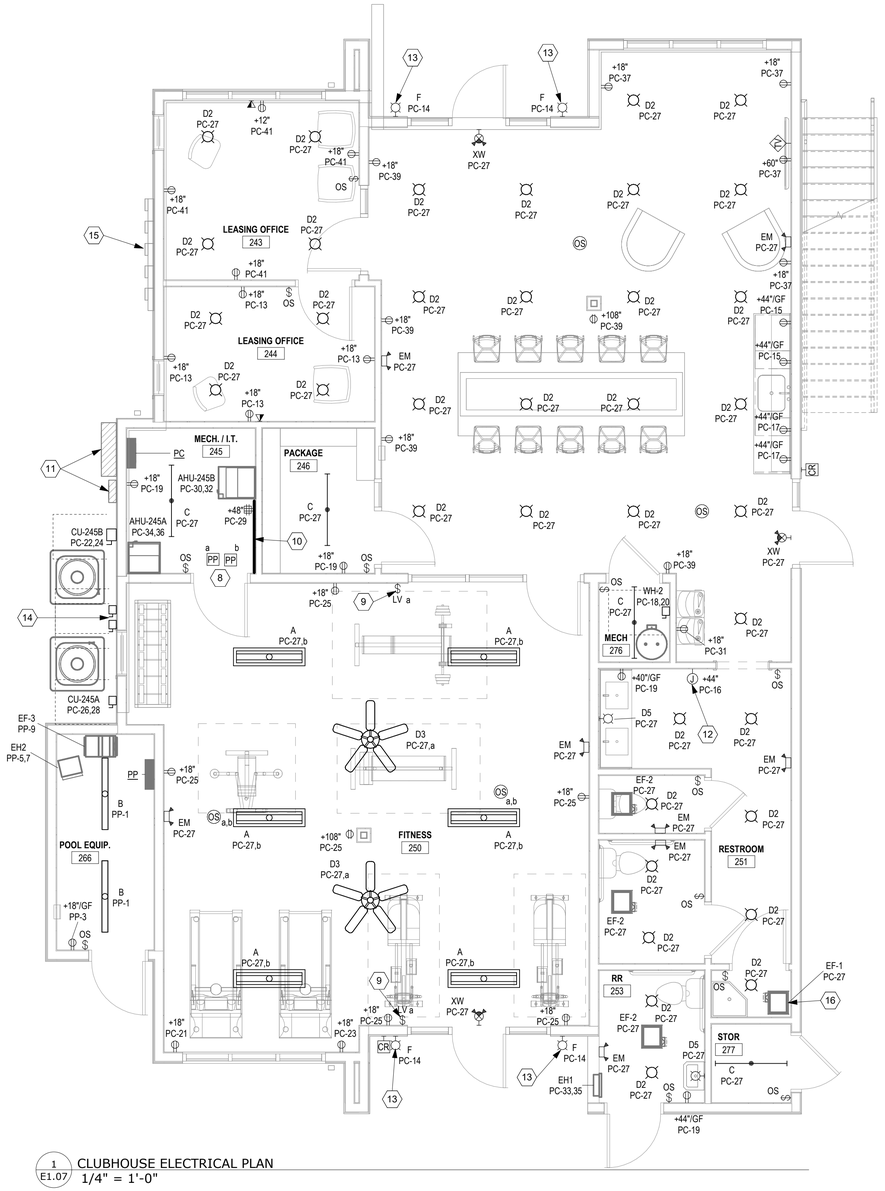
BC ENGINEERS INCORPORATED
5720 Reeder Shawnee, KS 66203 (913)262-1772

8/30/2024 1:22:59 PM

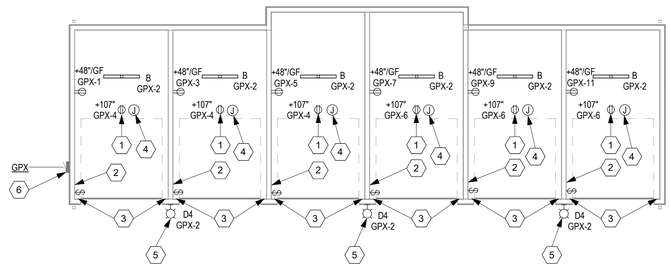
ARCH D 24" x 36"



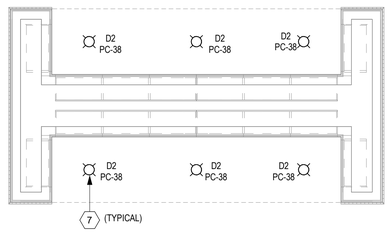
2 E1.07 ELECTRICAL RISER DIAGRAM - CLUBHOUSE
1/8" = 1'-0"



1 E1.07 CLUBHOUSE ELECTRICAL PLAN
1/4" = 1'-0"



4 E1.07 GARAGE - 6 BAY ELECTRICAL
1/8" = 1'-0"



3 E1.07 KIOSK ELECTRICAL PLAN
1/4" = 1'-0"

KEYNOTES

1. MOUNT RECEPTACLE FOR GARAGE DOOR OPERATOR IN CEILING 10'-0" FROM FACE OF WALL WITH GARAGE DOOR AND CENTERED ON GARAGE DOOR.
2. GARAGE DOOR PUSH BUTTON TO BE MOUNTED AT 48" ABOVE FINISHED FLOOR. PROVIDE 2-CONDUCTOR BELL WIRE CONCEALED IN WALLS/CEILING TO JUNCTION BOX AT GARAGE DOOR OPERATOR. LEAVE A MINIMUM OF 18" OF WIRE COOLED AT PUSH BUTTON LOCATION.
3. SAFETY/PHOTOELECTRIC SENSOR TO BE MOUNTED AT 6" ABOVE FINISHED FLOOR AND 6" FROM SIDE OF DOOR OPENING. PROVIDE 2-CONDUCTOR BELL WIRE CONCEALED IN WALLS/CEILING TO JUNCTION BOX AT GARAGE DOOR OPERATOR. LEAVE A MINIMUM OF 24" OF WIRE COILED AT SENSOR LOCATION.
4. JUNCTION BOX LOCATED NEXT TO GARAGE DOOR RECEPTACLE IN CEILING. ROUTE 2-CONDUCTOR BELL WIRE BACK TO THIS LOCATION AS INDICATED AND LEAVE A MINIMUM OF 48" OF WIRE COILED IN JUNCTION BOX.
5. PROVIDE PHOTOCELL ON NORTH SIDE OF GARAGE BUILDING TO CONTROL EXTERIOR BUILDING MOUNTED LIGHTS.
6. ELECTRICAL LOAD CENTER MAY BE LOCATED ON EITHER END OF GARAGE. REFERENCE ELECTRICAL SITE PLAN FOR LOAD CENTER LOCATION. GPX REPRESENTS GARAGE LOAD CENTERS GP1 THROUGH GP6. EACH APARTMENT BUILDING WILL POWER ONE GARAGE LOAD CENTER. REFERENCE ELECTRICAL RISER.
7. PROVIDE PHOTOCELL ON NORTH SIDE OF KIOSK AND ROUTE LIGHTING CIRCUIT FOR KIOSK THROUGH PHOTOCELL.
8. PROVIDE POWER PACKS FOR FITNESS AREA LIGHTING CONTROL. ONE POWER PACK FOR CEILING FANS, AND ONE POWER PACK FOR LIGHTS. ALL FANS AND LIGHTS TO BE TIED INTO OCCUPANCY SENSORS FOR AUTOMATIC SHUTOFF WHEN ROOM IS UNOCCUPIED. LOCATE POWER PACKS IN ACCESSIBLE LOCATION IN MECHANICAL ROOM.
9. LOW-VOLTAGE MOMENTARY CONTACT TOGGLE SWITCH FOR CONTROL OF FITNESS ROOM FANS.
10. 4'x4'x3/4" PLYWOOD TELECOMM BACKBOARD WITH GROUND BAR AND #6CU BOND TO BUILDING ELECTRODE SYSTEM. PROVIDE 4" CONDUIT TO PROPERTY LINE FOR CLUBHOUSE TELECOMM SERVICE. TERMINATE AS DIRECTED BY LOCAL SERVICE PROVIDER.
11. CLUBHOUSE CT CABINET AND ELECTRICAL METER. SEE RISER DIAGRAM. COORDINATE ALL REQUIREMENTS WITH EVERGY.
12. MAKE CONNECTION TO HAND DRYER PER MANUFACTURER'S INSTRUCTIONS.
13. ROUTE CIRCUIT THROUGH PHOTOCELL TO BE LOCATED ON NORTH SIDE OF CLUBHOUSE AND THROUGH 50-WATT EMERGENCY MICROINVERTER TYPICAL OF IOTA MODEL IIS-50-I TO BE LOCATED NEXT TO ELECTRICAL PANEL PC.
14. DISCONNECTS FOR CONDENSING UNITS SITTING OUT FURTHER FROM BUILDING SERVING APARTMENTS. SHOWN HERE TO UNDERSTAND THE COORDINATION REQUIRED FOR LOCATING DISCONNECTS. REFERENCE SITE PLAN ME1.00 FOR ADDITIONAL CONDENSING UNIT LOCATIONS.
15. APARTMENT BUILDING ELECTRICAL SERVICE. REFERENCE SHEET ME1.00 AND E3.01C FOR INFORMATION ABOUT THE ELECTRICAL SERVICE FOR THE BUILDING WITH THE CLUBHOUSE IN IT.
16. EXHAUST FAN SHALL OPERATE CONTINUOUSLY.

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9415 NALL AVE., #300
PRAIRIE VILLAGE, KANSAS, 66207

8/30/2024

STATE OF MISSOURI
DARIN T. SEIDEL
NUMBER PE-2009003629
REGISTERED PROFESSIONAL ENGINEER

A NEW APARTMENT COMMUNITY AT:
DOUGLAS STATION
NW SLOAN & NE SYCAMORE ST
LEE'S SUMMIT, MO 64086

DRAWING RELEASE LOG
- 02/23/2024 100% DD Set
- 03/22/24 50% CD Set
- 04/19/24 90% CD Set

△ REVISIONS

MISSOURI PE COA #2009003629

JOB NO. 740623 | DATE 04.19.24
DRAWN BY DS/BK
CD SET/PERMIT

SHEET NAME
CLUBHOUSE/GARAGE/KIOSK ELECTRICAL PLAN
SHEET NO.
E1.07

BC ENGINEERS INCORPORATED
5720 Reeder Shawnee, KS 66203 (913)262-1772

8/30/2024 1:23:04 PM

Load Center: HPA

Location: WATER 241
Supply:
Mounting: Surface
Enclosure: NEMA 1

Voltage: 240 V, 1Ø, 3W
Bus Rating: 125 A
Neutral: 100%
Feed-Thru... No
Features & Modifications: -

Mains Type: MLO
Mains Rating: 125 A
Mains FN/Note: -
SCCR: 10 kA

Ckt	Description	Trip (A)	Poles	Wire	A	B	A	B	Wire	Poles	Trip (A)	Description	Ckt
1	SITE LIGHTING	20	1	#12	560		1440		#12	1	20	RADON RECEPTACLES	2
3	STAIRWELL LIGHTS/REC	20	1	#12		665		891	#12	1	20	STAIRWELL LIGHTS/REC	4
5	GARAGE PANEL	60	2	#4	1410		1500						6
7						1080		1500	#12	2	20	ELECTRIC WALL HEATER	8
9	FIRE ALARM CONTROL...	20	1	#12	360		1440		#12	1	20	WP/GFI RECEPTACLES	10
11	SPARE	20	1			0		0		1	20	SPARE	12
13	SPARE	20	1		0		0			1	20	SPARE	14
15	SPARE	20	1			0		0		1	20	SPARE	16
17	SPARE	20	1		0		0			1	20	SPARE	18
				Connected Load:	7 kVA			0 kVA					
				Connected Current:	56 A			0 A					

Load Classification	Connected	Factor	Demand
HEAT	3000 VA	125.00%	3750 VA
LIGHTING	1186 VA	125.00%	1483 VA
Other	360 VA	100.00%	360 VA
RECEPTACLE	6300 VA	100.00%	6300 VA

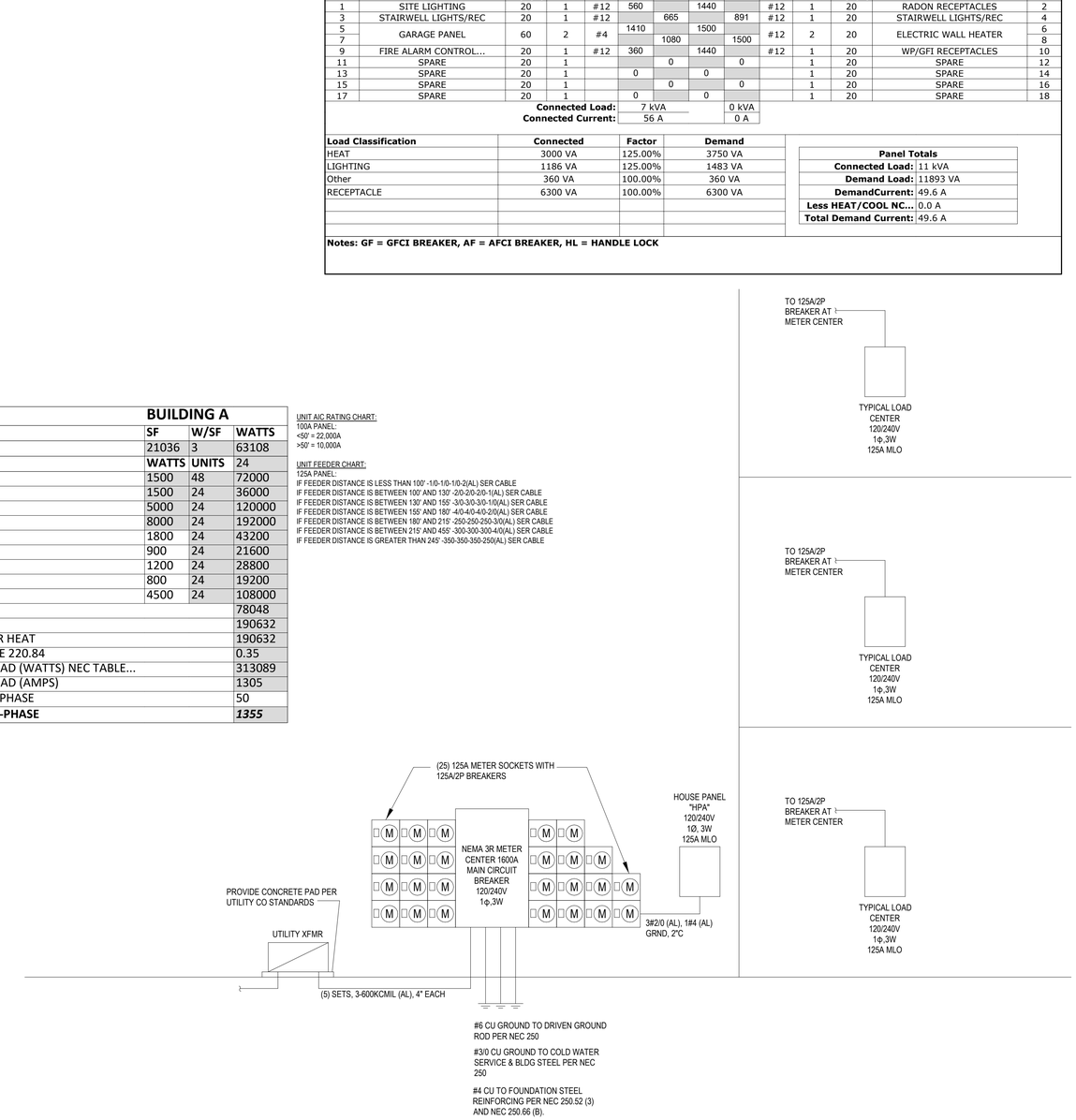
Panel Totals	
Connected Load:	11 kVA
Demand Load:	11893 VA
DemandCurrent:	49.6 A
Less HEAT/COOL NC...	0.0 A
Total Demand Current:	49.6 A

Notes: GF = GFCI BREAKER, AF = AFCI BREAKER, HL = HANDLE LOCK

NEC 220.84	BUILDING A		
	SF	**W/SF**	**WATTS**
GENERAL LIGHTING	21036	3	63108
	WATTS	**UNITS**	24
SMALL APPLIANCE	1500	48	72000
LAUNDRY	1500	24	36000
CLOTHES DRYER	5000	24	120000
RANGE/OVEN	8000	24	192000
MICROWAVE	1800	24	43200
DISPOSAL	900	24	21600
DISHWASHER	1200	24	28800
REFRIGERATOR	800	24	19200
WATER HEATER	4500	24	108000
AIR CONDITIONING			78048
HEATING			190632
DIVERSIFIED MAX OF A/C OR HEAT			190632
DEMAND FACTOR PER TABLE 220.84			0.35
TOTAL UNIT DIVERSIFIED LOAD (WATTS) NEC TABLE...			313089
TOTAL UNIT DIVERSIFIED LOAD (AMPS)			1305
HOUSE PANEL DEMAND - 1-PHASE			50
SERVICE SIZE - 120/240 V, 1-PHASE			***1355***

UNIT AIC RATING CHART:
100A PANEL:
<50' = 22,000A
>50' = 10,000A

UNIT FEEDER CHART:
125A PANEL:
IF FEEDER DISTANCE IS LESS THAN 100' -1/0-1/0-1/0-2(AL) SER CABLE
IF FEEDER DISTANCE IS BETWEEN 100' AND 130' -2/0-2/0-2/0-1(AL) SER CABLE
IF FEEDER DISTANCE IS BETWEEN 130' AND 155' -3/0-3/0-3/0-1/0(AL) SER CABLE
IF FEEDER DISTANCE IS BETWEEN 155' AND 180' -4/0-4/0-4/0-2/0(AL) SER CABLE
IF FEEDER DISTANCE IS BETWEEN 180' AND 215' -250-250-250-3/0(AL) SER CABLE
IF FEEDER DISTANCE IS BETWEEN 215' AND 455' -300-300-300-4/0(AL) SER CABLE
IF FEEDER DISTANCE IS GREATER THAN 245' -350-350-350-250(AL) SER CABLE



1 E3.01A ELECTRICAL RISER DIAGRAM - BLDG A
1/8" = 1'-0"

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

8/30/2024

A NEW APARTMENT COMMUNIT AT:
DOUGLAS STATION
NW SLOAN & NE SYCAMORE ST
LEE'S SUMMIT, MO 64086

DRAWING RELEASE LOG
- 02/23/2024 100% DD Set
- 03/22/24 50% CD Set
- 04/19/24 90% CD Set

△ REVISIONS

JOB NO. 740623
DATE 04.19.24
DRAWN BY DS/BK
CD SET/PERMIT

SHEET NAME
ELECTRICAL SCHEDULES & RISER BUILDING A
SHEET NO.
E3.01A

MISSOURI PE COA #2009003629

BC ENGINEERS INCORPORATED
5720 Reeder Shawnee, KS 66203 (913)262-1772

ARCH D 24" x 36"

Load Center: HPC

Location: WATER 242
Supply:
Mounting: Surface
Enclosure: NEMA 1

Voltage: 240 V, 1Ø, 3W
Bus Rating: 125 A
Neutral: 100%
Feed-Thru... No
Features & Modifications: -

Mains Type: MLO
Mains Rating: 125 A
Mains FN/Note: -
SCCR: 10 kA

Ckt	Description	Trip (A)	Poles	Wire	A	B	A	B	Wire	Poles	Trip (A)	Description	Ckt
1	SITE LIGHTING	20	1	#12	1583		532		#12	1	20	3RD FLR HALL LIGHTS/REC.	2
3	WP/GFI RECEPTACLES	20	1	#12		1080		757	#12	1	20	1ST FLR HALL LIGHTS/REC.	4
5	2ND FLR HALL LIGHTS/REC.	20	1	#12	626		1500						
7	GARAGE PANEL	60	2	#4		1410		1500	#12	2	20	ELECTRIC WALL HEATER	6
9					1080		1080		#12	1	20	RADON RECEPTACLES	8
11	FIRE ALARM CONTROL...	20	1	#12		360		1080	#12	1	20	RADON RECEPTACLES	10
13	SPARE	20	1		0		0			1	20	SPARE	12
15	SPARE	20	1			0		0		1	20	SPARE	14
17	SPARE	20	1		0		0			1	20	SPARE	16
				Connected Load:	6 kVA			0 kVA					18
				Connected Current:	53 A			0 A					

Load Classification	Connected	Factor	Demand
HEAT	3000 VA	125.00%	3750 VA
LIGHTING	2568 VA	125.00%	3210 VA
Other	360 VA	100.00%	360 VA
RECEPTACLE	6660 VA	100.00%	6660 VA

Panel Totals	
Connected Load:	13 kVA
Demand Load:	13980 VA
DemandCurrent:	58.2 A
Less HEAT/COOL NC...	0.0 A
Total Demand Current:	58.2 A

Notes: GF = GFCI BREAKER, AF = AFCI BREAKER, HL = HANDLE LOCK

NEC 220.84	1/2 BUILDING C		
	SF	**W/SF**	**WATTS**
GENERAL LIGHTING	14928	3	44784
	WATTS	**UNITS**	18
SMALL APPLIANCE	1500	36	54000
LAUNDRY	1500	18	27000
CLOTHES DRYER	5000	18	90000
RANGE/OVEN	8000	18	144000
MICROWAVE	1200	18	21600
DISPOSAL	900	18	16200
DISHWASHER	1200	18	21600
REFRIGERATOR	800	18	14400
WATER HEATER	4500	18	81000
AIR CONDITIONING			56880
HEATING			137712
DIVERSIFIED MAX OF A/C OR HEAT			137712
DEMAND FACTOR PER TABLE 220.84			0.38
TOTAL UNIT DIVERSIFIED LOAD (WATTS) NEC TABLE...			247872
TOTAL UNIT DIVERSIFIED LOAD (AMPS)			1033
HOUSE PANEL DEMAND - 1-PHASE			40
SERVICE SIZE - 120/240 V, 1-PHASE			***1073***

UNIT AIC RATING CHART:
125A PANEL:
<50' = 22,000A
>50' = 10,000A

UNIT FEEDER CHART:
125A PANEL:
IF FEEDER DISTANCE IS LESS THAN 100' -1/0-1/0-1/0-2(AL) SER CABLE
IF FEEDER DISTANCE IS BETWEEN 100' AND 130' -2/0-2/0-2/0-1(AL) SER CABLE
IF FEEDER DISTANCE IS BETWEEN 130' AND 155' -3/0-3/0-3/0-1/0(AL) SER CABLE
IF FEEDER DISTANCE IS BETWEEN 155' AND 180' -4/0-4/0-4/0-2/0(AL) SER CABLE
IF FEEDER DISTANCE IS BETWEEN 180' AND 215' -250-250-250-3/0(AL) SER CABLE
IF FEEDER DISTANCE IS BETWEEN 215' AND 455' -300-300-300-4/0(AL) SER CABLE
IF FEEDER DISTANCE IS GREATER THAN 245' -350-350-350-250(AL) SER CABLE

TO 125A/2P BREAKER AT METER CENTER

TYPICAL LOAD CENTER 120/240V 1ф, 3W 125A MLO

SEE ALTERNATE UNIT RISER THIS SHEET FOR BUILDING TYPE C WITH CLUBHOUSE. THIS RISER IS REPLACED FOR THE BUILDING WITH THE CLUBHOUSE.

(19) 125A METER SOCKETS WITH 125A/2P BREAKERS

NEMA 3R METER CENTER 1200A MAIN CIRCUIT BREAKER 120/240V 1ф, 3W

HOUSE PANEL "HPC" 120/240V 1Ø, 3W 125A MLO

4#2/0 (AL), 1#4 (AL) GRND, 2"C

PROVIDE CONCRETE PAD PER UTILITY CO STANDARDS

UTILITY XFMR

(4) SETS, 3-500KCMIL (AL), 4" EACH

#6 CU GROUND TO DRIVEN GROUND ROD PER NEC 250

#3/0 CU GROUND TO COLD WATER SERVICE & BLDG STEEL PER NEC 250

#4 CU TO FOUNDATION STEEL REINFORCING PER NEC 250.52 (3) AND NEC 250.66 (B).

1 E3.01C ELECTRICAL RISER DIAGRAM - BLDG C
1/8" = 1'-0"

PROVIDE PERMANENT ENGRAVED LABEL ON EACH OF (2) MAIN SERVICE DISCONNECTS ON BUILDING TYPE "C" - "MAIN SERVICE DISCONNECT #X OF 2. ADDITIONAL SERVICE DISCONNECT LOCATED ON OPPOSITE END OF BUILDING"

(16) 125A METER SOCKETS WITH 125A/2P BREAKERS

NEMA 3R METER CENTER 1000A MAIN CIRCUIT BREAKER 120/240V 1ф, 3W

PROVIDE CONCRETE PAD PER UTILITY CO STANDARDS

UTILITY XFMR

(4) SETS, 3-350KCMIL (AL), 4" EACH

ALTERNATE UNIT RISER FOR BUILDING TYPE C WITH CLUBHOUSE. THIS REPLACES THE RISER WITH THE HOUSE PANEL.

#6 CU GROUND TO DRIVEN GROUND ROD PER NEC 250

#3/0 CU GROUND TO COLD WATER SERVICE & BLDG STEEL PER NEC 250

#4 CU TO FOUNDATION STEEL REINFORCING PER NEC 250.52 (3) AND NEC 250.66 (B).

NEC 220.84	1/2 BUILDING C		
	SF	**W/SF**	**WATTS**
GENERAL LIGHTING	12884	3	38652
	WATTS	**UNITS**	16
SMALL APPLIANCE	1500	32	48000
LAUNDRY	1500	16	24000
CLOTHES DRYER	5000	16	80000
RANGE/OVEN	8000	16	128000
MICROWAVE	1200	16	19200
DISPOSAL	900	16	14400
DISHWASHER	1200	16	19200
REFRIGERATOR	800	16	12800
WATER HEATER	4500	16	72000
AIR CONDITIONING			49824
HEATING			119744
DIVERSIFIED MAX OF A/C OR HEAT			119744
DEMAND FACTOR PER TABLE 220.84			0.39
TOTAL UNIT DIVERSIFIED LOAD (WATTS) NEC TABLE...			224638
TOTAL UNIT DIVERSIFIED LOAD (AMPS)			936
SERVICE SIZE - 120/240 V, 1-PHASE			***936***

UNIT AIC RATING CHART:
125A PANEL:
<50' = 22,000A
>50' = 10,000A

UNIT FEEDER CHART:
125A PANEL:
IF FEEDER DISTANCE IS LESS THAN 100' -1/0-1/0-1/0-2(AL) SER CABLE
IF FEEDER DISTANCE IS BETWEEN 100' AND 130' -2/0-2/0-2/0-1(AL) SER CABLE
IF FEEDER DISTANCE IS BETWEEN 130' AND 155' -3/0-3/0-3/0-1/0(AL) SER CABLE
IF FEEDER DISTANCE IS BETWEEN 155' AND 180' -4/0-4/0-4/0-2/0(AL) SER CABLE
IF FEEDER DISTANCE IS BETWEEN 180' AND 215' -250-250-250-3/0(AL) SER CABLE
IF FEEDER DISTANCE IS BETWEEN 215' AND 455' -300-300-300-4/0(AL) SER CABLE
IF FEEDER DISTANCE IS GREATER THAN 245' -350-350-350-250(AL) SER CABLE

TO 125A/2P BREAKER AT METER CENTER

TYPICAL LOAD CENTER 120/240V 1ф, 3W 125A MLO

PROVIDE PERMANENT ENGRAVED LABEL ON EACH OF (2) MAIN SERVICE DISCONNECTS ON BUILDING TYPE "C" - "MAIN SERVICE DISCONNECT #X OF 2. ADDITIONAL SERVICE DISCONNECT LOCATED ON OPPOSITE END OF BUILDING"

(18) 125A METER SOCKETS WITH 125A/2P BREAKERS

NEMA 3R METER CENTER 1200A MAIN CIRCUIT BREAKER 120/240V 1ф, 3W

PROVIDE CONCRETE PAD PER UTILITY CO STANDARDS

UTILITY XFMR

(4) SETS, 3-500KCMIL (AL), 4" EACH

REFERENCE ALTERNATE UNIT RISER ABOVE FOR BUILDING TYPE C WITH CLUBHOUSE

#6 CU GROUND TO DRIVEN GROUND ROD PER NEC 250

#3/0 CU GROUND TO COLD WATER SERVICE & BLDG STEEL PER NEC 250

#4 CU TO FOUNDATION STEEL REINFORCING PER NEC 250.52 (3) AND NEC 250.66 (B).

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

8/30/2024

STATE OF MISSOURI
DARIN T. SEIDEL
NUMBER PE-2009003629
REGISTERED PROFESSIONAL ENGINEER

A NEW APARTMENT COMMUNITY AT:
DOUGLAS STATION
NW SLOAN & NE SYCAMORE ST
LEE'S SUMMIT, MO 64086

DRAWING RELEASE LOG
- 02/23/2024 100% DD Set
- 03/22/24 50% CD Set
- 04/19/24 50% CD Set

△ REVISIONS

JOB NO. 740623
DATE 04.19.24
DRAWN BY DS/BK
CD SET/PERMIT

SHEET NAME
ELECTRICAL SCHEDULES & RISER BUILDING C
SHEET NO.
E3.01C

MISSOURI PE COA #2009003629

BC ENGINEERS INCORPORATED
5720 Reeder Shawnee, KS 66203 (913)262-1772

8/30/2024 1:23:12 PM

Load Center: A1

Location: BEDROOM 193
Supply:
Mounting: Flush
Enclosure: NEMA 1

Voltage: 240 V, 1Ø, 3W
Bus Rating: 125 A
Neutral: 100%
Feed-Thru... No
Features & Modifications: -

Mains Type: MLO
Mains Rating: 125 A
Mains FN/Note: -
SCCR: 10 kA

Ckt	Description	Trip (A)	Poles	Wire	A	B	A	B	Wire	Poles	Trip (A)	Description	Ckt
1	SMOKE DETECTORS [AF][HL]	15	1	14	10		1500		12	1	20	SMALL APPLIANCE [AF]	2
3	DATA PANEL REC. [AF]	15	1	14		180		1500	12	1	20	SMALL APPLIANCE [AF]	4
5	CLOTHES DRYER	30	2	10	2500		4000		6	2	50	ELECTRIC RANGE/OVEN	6
7						2500		4000					8
9	LAUNDRY [AF][GF]	20	1	12	1500		1800		12	1	20	MICROWAVE [AF]	10
11	REFRIGERATOR [AF]	20	1	12		800		1200	14	1	15	DISHWASHER [AF][GF]	12
13	LIGHTS [AF]	15	1	14	481		900		14	1	15	GARBAGE DISPOSAL [AF][GF]	14
15	BATHROOM RECEPTACLE	20	1	12		180		2250	10	2	25	WATER HEATER [HLF]	16
17	BEDROOM RECEPTACLES [AF]	15	1	14	900		2250						18
19	LIVING RM / PATIO REC [AF]	15	1	14		720		3492	8	2	40	AIR HANDLING UNIT [HLF]	20
21	CONDENSING UNIT (CU-A1)	20	2	12	1009		3492						22
23						1009		0	--	1	15	SPARE [AF]	24
					Connected Load:		20341 VA					17831 VA	
					Connected Current:		170 A					148.6 A	

Load Classification	Connected	Factor	Demand
WATER HEATER 220.82B3d	4500 VA	100.00%	4500 VA
SMALL APPLIANCE 220.82B2	3000 VA	100.00%	3000 VA
GENERAL LIGHTING A1 220.82B1	2471 VA	87.97%	2173 VA
CLOTHES DRYER 220.82B3c	5000 VA	100.00%	5000 VA
LAUNDRY 220.82B2	1500 VA	100.00%	1500 VA
RANGE/OVEN 220.82B3b	8000 VA	100.00%	8000 VA
SPACE HEAT 220.82C4	6984 VA	65.00%	4540 VA
FIXED APPLIANCE 220.82B3a	4700 VA	100.00%	4700 VA
AIR CONDITIONING 220.82C1	2018 VA	100.00%	2018 VA

Panel Totals	
Connected Load:	38172 W
Less of HEAT/COOL:	2018 W
Demand w/o 220.82(A):	33413 W
Demand Load:	22089 W
Total Demand Current:	95.4 A

Notes:
[AF] - AFCI BREAKER
[GF] - GFCI BREAKER 5mA
[HL] - HANDLE LOCK ON
[HLF] - HANDLE LOCK OFF
TOTAL SF = 731; 3 W/SF = 2,193 W

Load Center: A1A

Location: KITCHEN 228
Supply:
Mounting: Flush
Enclosure: NEMA 1

Voltage: 240 V, 1Ø, 3W
Bus Rating: 125 A
Neutral: 100%
Feed-Thru... No
Features & Modifications: -

Mains Type: MLO
Mains Rating: 125 A
Mains FN/Note: -
SCCR: 10 kA

Ckt	Description	Trip (A)	Poles	Wire	A	B	A	B	Wire	Poles	Trip (A)	Description	Ckt
1	SMOKE DETECTORS [AF][HL]	15	1	14	10		1500		12	1	20	SMALL APPLIANCE [AF]	2
3	DATA PANEL REC. [AF]	15	1	14		180		1500	12	1	20	SMALL APPLIANCE [AF]	4
5	CLOTHES DRYER	30	2	10	2500		4000		8	2	50	ELECTRIC RANGE/OVEN	6
7						2500		4000					8
9	LAUNDRY [AF][GF]	20	1	12	1500		1800		12	1	20	MICRO / RANGE HOOD [AF][GF]	10
11	REFRIGERATOR [AF]	20	1	12		800		1200	14	1	15	DISHWASHER [AF][GF]	12
13	LIGHTS [AF]	15	1	14	492		800		14	1	15	GARBAGE DISPOSAL [AF][GF]	14
15	BATHROOM RECEPTACLE	20	1	12		180		2250	10	2	25	WATER HEATER [HLF]	16
17	BEDROOM RECEPTACLES [AF]	15	1	14	900		2250						18
19	LIVING RM / PATIO REC [AF]	15	1	14		720		3492	8	2	40	AIR HANDLING UNIT [HLF]	20
21	CONDENSING UNIT (CU-A1)	20	2	12	1009		3492						22
23						1009		0	--	1	15	SPARE [AF]	24
					Connected Load:		20253 VA					17831 VA	
					Connected Current:		169 A					148.6 A	

Load Classification	Connected	Factor	Demand
WATER HEATER 220.82B3d	4500 VA	100.00%	4500 VA
SMALL APPLIANCE 220.82B2	3000 VA	100.00%	3000 VA
CLOTHES DRYER 220.82B3c	5000 VA	100.00%	5000 VA
LAUNDRY 220.82B2	1500 VA	100.00%	1500 VA
RANGE/OVEN 220.82B3b	8000 VA	100.00%	8000 VA
SPACE HEAT 220.82C4	6984 VA	65.00%	4540 VA
FIXED APPLIANCE 220.82B3a	4600 VA	100.00%	4600 VA
GENERAL LIGHTING A1A 220.82B1	2482 VA	87.58%	2174 VA
AIR CONDITIONING 220.82C1	2018 VA	100.00%	2018 VA

Panel Totals	
Connected Load:	38083 W
Less of HEAT/COOL:	2018 W
Demand w/o 220.82(A):	33313 W
Demand Load:	22049 W
Total Demand Current:	95.2 A

Notes:
[AF] - AFCI BREAKER
[GF] - GFCI BREAKER 5mA
[HL] - HANDLE LOCK ON
[HLF] - HANDLE LOCK OFF
TOTAL SF = 731; 3 W/SF = 2,193 W

Load Center: A2

Location: BEDROOM 200
Supply:
Mounting: Flush
Enclosure: NEMA 1

Voltage: 240 V, 1Ø, 3W
Bus Rating: 125 A
Neutral: 100%
Feed-Thru... No
Features & Modifications: -

Mains Type: MLO
Mains Rating: 125 A
Mains FN/Note: -
SCCR: 10 kA

Ckt	Description	Trip (A)	Poles	Wire	A	B	A	B	Wire	Poles	Trip (A)	Description	Ckt
1	SMOKE DETECTORS [AF][HL]	15	1	14	10		1500		12	1	20	SMALL APPLIANCE [AF]	2
3	DATA PANEL REC. [AF]	15	1	14		180		1500	15	1	20	SMALL APPLIANCE [AF]	4
5	CLOTHES DRYER	30	2	10	2500		4000		8	2	50	ELECTRIC RANGE/OVEN	6
7						2500		4000					8
9	LAUNDRY [AF][GF]	20	1	12	1500		1800		12	1	20	MICROWAVE [AF]	10
11	REFRIGERATOR [AF]	20	1	12		800		1200	14	1	15	DISHWASHER [AF][GF]	12
13	LIGHTS [AF]	15	1	14	481		900		14	1	15	GARBAGE DISPOSAL [AF][GF]	14
15	BATHROOM RECEPTACLE	20	1	12		180		2250	10	2	25	WATER HEATER [HLF]	16
17	BEDROOM RECEPTACLES [AF]	15	1	14	900		2250						18
19	LIVING RM / PATIO REC [AF]	15	1	14		720		3492	8	2	40	AIR HANDLING UNIT [HLF]	20
21	CONDENSING UNIT (CU-A2)	20	2		1009		3492						22
23						1009		0	--	1	15	SPARE [AF]	24
					Connected Load:		20341 VA					17831 VA	
					Connected Current:		170 A					148.6 A	

Load Classification	Connected	Factor	Demand
WATER HEATER 220.82B3d	4500 VA	100.00%	4500 VA
SMALL APPLIANCE 220.82B2	3000 VA	100.00%	3000 VA
CLOTHES DRYER 220.82B3c	5000 VA	100.00%	5000 VA
LAUNDRY 220.82B2	1500 VA	100.00%	1500 VA
RANGE/OVEN 220.82B3b	8000 VA	100.00%	8000 VA
SPACE HEAT 220.82C4	6984 VA	65.00%	4540 VA
FIXED APPLIANCE 220.82B3a	4700 VA	100.00%	4700 VA
GENERAL LIGHTING A2 220.82B1	2471 VA	88.21%	2179 VA
AIR CONDITIONING 220.82C1	2018 VA	100.00%	2018 VA

Panel Totals	
Connected Load:	38172 W
Less of HEAT/COOL:	2018 W
Demand w/o 220.82(A):	33419 W
Demand Load:	22091 W
Total Demand Current:	95.4 A

Notes:
[AF] - AFCI BREAKER
[GF] - GFCI BREAKER 5mA
[HL] - HANDLE LOCK ON
[HLF] - HANDLE LOCK OFF
TOTAL SF = 733; 3 W/SF = 2,199 W

Load Center: B1

Location: BEDROOM 180
Supply:
Mounting: Flush
Enclosure: NEMA 1

Voltage: 240 V, 1Ø, 3W
Bus Rating: 125 A
Neutral: 100%
Feed-Thru... No
Features & Modifications: -

Mains Type: MLO
Mains Rating: 125 A
Mains FN/Note: -
SCCR: 10 kA

Ckt	Description	Trip (A)	Poles	Wire	A	B	A	B	Wire	Poles	Trip (A)	Description	Ckt
1	SMOKE DETECTORS [AF][HL]	15	1	14	15		1500		12	1	20	SMALL APPLIANCE [AF]	2
3	DATA PANEL REC. [AF]	15	1	14		180		1500	12	1	20	SMALL APPLIANCE [AF]	4
5	CLOTHES DRYER	30	2	10	2500		4000		8	2	50	ELECTRIC RANGE/OVEN	6
7						2500		4000					8
9	LAUNDRY [AF][GF]	20	1	12	1500		1800		12	1	20	MICROWAVE [AF]	10
11	REFRIGERATOR [AF]	20	1	12		800		1200	14	1	15	DISHWASHER [AF][GF]	12
13	LIGHTS [AF]	15	1	14	700		900		14	1	15	GARBAGE DISPOSAL [AF][GF]	14
15	BATHROOM RECEPTACLES	20	1	12		360		2250		2	25	WATER HEATER	16
17	MASTER BEDROOM REC [AF]	15	1	14	900		2250						18
19	LIV RM / PAT. / HALL REC [AF]	15	1	14		900		4492	6	2	50	AIR HANDLING UNIT [HLF]	20
21	CONDENSING UNIT (CU-B1)	25	2	12	1238		4492						22
23						1238		1080	14	1	15	BEDROOM RECEPTACLES [AF]	24
					Connected Load:		21795 VA					20500 VA	
					Connected Current:		182 A					170.8 A	

Load Classification	Connected	Factor	Demand
WATER HEATER 220.82B3d	4500 VA	100.00%	4500 VA
SMALL APPLIANCE 220.82B2	3000 VA	100.00%	3000 VA
CLOTHES DRYER 220.82B3c	5000 VA	100.00%	5000 VA
LAUNDRY 220.82B2	1500 VA	100.00%	1500 VA
RANGE/OVEN 220.82B3b	8000 VA	100.00%	8000 VA
SPACE HEAT 220.82C4	8984 VA	65.00%	5840 VA
FIXED APPLIANCE 220.82B3a	4700 VA	100.00%	4700 VA
GENERAL LIGHTING B1 220.82B1	4135 VA	73.37%	3034 VA
AIR CONDITIONING 220.82C1	2475 VA	100.00%	2475 VA

Panel Totals	
Connected Load:	42294 W
Less of HEAT/COOL:	2475 W
Demand w/o 220.82(A):	35574 W
Demand Load:	23733 W
Total Demand Current:	103.0 A

Notes:
[AF] - AFCI BREAKER
[GF] - GFCI BREAKER 5mA
[HL] - HANDLE LOCK ON
[HLF] - HANDLE LOCK OFF
TOTAL SF = 1,022; 3 W/SF = 3,066 W

Load Center: B1A

Location: BEDROOM 220
Supply:
Mounting: Flush
Enclosure: NEMA 1

Voltage: 240 V, 1Ø, 3W
Bus Rating: 125 A
Neutral: 100%
Feed-Thru... No
Features & Modifications: -

Mains Type: MLO
Mains Rating: 125 A
Mains FN/Note: -
SCCR: 10 kA

Ckt	Description	Trip (A)	Poles	Wire	A	B	A	B	Wire	Poles	Trip (A)	Description	Ckt
1	SMOKE DETECTORS [AF][HL]	15	1	14	15		1500		12	1	20	SMALL APPLIANCE [AF]	2
3	DATA PANEL REC. [AF]	15	1	14		180		1500	12	1	20	SMALL APPLIANCE [AF]	4
5	CLOTHES DRYER	30	2	10	2500		4000		8	2	50	ELECTRIC RANGE/OVEN	6
7						2500		4000					8
9	LAUNDRY [AF][GF]	20	1	14	1500		1800		12	1	20	MICRO / RANGE HOOD [AF][GF]	10
11	REFRIGERATOR [AF]	20	1	12		800		800	14	1	15	DISHWASHER [AF][GF]	12
13	LIGHTS [AF]	15	1	14	700		1200		14	1	15	GARBAGE DISPOSAL [AF][GF]	14
15	BATHROOM RECECPTACLES	20	1	12		360		2250		2	25	WATER HEATER	16
17	MASTER BEDROOM REC [AF]	15	1	14	900		2250						18
19	LIV RM / PAT. / HALL REC [AF]	15	1	14		900		4492	6	2	50	AIR HANDLING UNIT [HLF]	20
21	CONDENSING UNIT (CU-B1)	25	2	12	1238		4492						22
23						1238		1080	14	1	15	BEDROOM RECEPTACLES [AF]	24
					Connected Load:		22095 VA					20100 VA	
					Connected Current:		184 A					167.5 A	

Load Classification	Connected	Factor	Demand
WATER HEATER 220.82B3d	4500 VA	100.00%	4500 VA
SMALL APPLIANCE 220.82B2	3000 VA	100.00%	3000 VA
CLOTHES DRYER 220.82B3c	5000 VA	100.00%	5000 VA
LAUNDRY 220.82B2	1500 VA	100.00%	1500 VA
RANGE/OVEN 220.82B3b	8000 VA	100.00%	8000 VA
SPACE HEAT 220.82C4	8984 VA	65.00%	5840 VA
FIXED APPLIANCE 220.82B3a	4600 VA	100.00%	4600 VA
GENERAL LIGHTING B1A 220.82B2	4135 VA	73.37%	3034 VA
AIR CONDITIONING 220.82C1	2475 VA	100.00%	2475 VA

Panel Totals	
Connected Load:	42194 W
Less of HEAT/COOL:	2475 W
Demand w/o 220.82(A):	35474 W
Demand Load:	23693 W
Total Demand Current:	102.8 A

Notes:
[AF] - AFCI BREAKER
[GF] - GFCI BREAKER 5mA
[HL] - HANDLE LOCK ON
[HLF] - HANDLE LOCK OFF
TOTAL SF = 1,022; 3 W/SF = 3,066 W

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

8/30/2024

STATE OF MISSOURI
DARIN T. SEIDEL
NUMBER PE-2009003629
REGISTERED PROFESSIONAL ENGINEER

A NEW APARTMENT COMMUNIT AT:
DOUGLAS STATION
NW SLOAN & NE SYCAMORE ST
LEE'S SUMMIT, MO 64086

DRAWING RELEASE LOG
- 02/23/2024 100% DD Set
- 03/22/24 50% CD Set
- 04/18/24 90% CD Set

△ REVISIONS

JOB NO. 740623
DATE 04.19.24
DRAWN BY DS/BK
CD SET/PERMIT

SHEET NAME
ELECTRICAL SCHEDULES

SHEET NO.
E4.01

MISSOURI PE COA #2009003629

BC ENGINEERS INCORPORATED
5720 Reeder Shawnee, KS 66203 (913)262-1772

ARCH D 24" x 36"

Panelboard: PC

Location: MECH. / I.T. 245
Supply:
Mounting: Surface
Enclosure: NEMA 1

Voltage: 240 V, 1Ø, 3W
Bus Rating: 600 A
Neutral: 100%
Feed-Thru... No
Features & Modifications: -

Mains Type: MCB
Mains Rating: 600 A
Mains FN/Note: -
SCCR: 10 kA

Ckt	Description	Trip (A)	Poles	Wire	A	B	A	B	Wire	Poles	Trip (A)	Description	Ckt
1	SITE LIGHTING	20	1	#12	1583		532		#12	1	20	3RD FLR HALL LIGHTS/REC.	2
3	WP/GFI RECEPTACLES	20	1	#12		1080		757	#12	1	20	1ST FLR HALL LIGHTS/REC.	4
5	2ND FLR HALL LIGHTS/REC.	20	1	#12	626		1500		#12	2	20	ELECTRIC WALL HEATER	6
7	GARAGE PANEL	60	2	#4		1410		1500					8
9					1080		1080		#12	1	20	RADON RECEPTACLES	10
11	FIRE ALARM CONTROL...	20	1	#12		360		1080	#12	1	20	RADON RECEPTACLES	12
13	LEASING OFFICE RECEPTACLES	20	1	#12	720		44		#12	1	20	LIGHTING	14
15	LEASING COUNTER RECEPT.	20	1	#12		360		1800	#12	1	20	HAND DRYER	16
17	LEASING COUNTER RECEPT.	20	1	#12	360		2250		#10	2	25	WATER HEATER WH-2	18
19	REST/MECH/PACK RECEPT	20	1	#12		720		2250					20
21	TREADMILL RECEPTACLE	20	1	#12	180		1966		#8	2	40	CONDENSING UNIT CU-245B	22
23	TREADMILL RECEPTACLE	20	1	#12		180		1966					24
25	FITNESS RECEPTACLES	20	1	#12	1080		1238		#10	2	25	CONDENSING UNIT CU-245A	26
27	LIGHTING	20	1	#12		1241		1238					28
29	PHONE BOARD RECEPTACLE	20	1	#12	360		10912		1/0	2	125	AIR HANDLING UNIT AHU-245B	30
31	WATER COOLER [GF]	20	1	#12		500		10912					32
33	RESTROOM WALL HEATER	20	2	#12	1500		5492		#4	2	60	AIR HANDLING UNIT AHU-245A	34
35						1500		5492					36
37	LEASING RECEPTACLES	20	1	#12	720		67		#12	1	20	MAIL KIOSK LIGHTING	38
39	LEASING RECEPTACLES	20	1	#12		900		2243	3/0	2	200	PANEL PP	40
41	LEASING OFFICE 243 RECEPT.	20	1	#12	720		1830						42
43	FUTURE POOL BAR TVS	20	1			360		0		2	70	SPARE [HL]	44
45	SPARE	20	1		0		0						46
47	SPARE	20	1			0		0		1	20	SPARE	48
49	SPARE	20	1		0		0			1	20	SPARE	50
51	SPARE	20	1			0		0		1	20	SPARE	52
53	SPARE	20	1		0		0			1	20	SPARE	54
					Connected Load:		36 kVA					0 kVA	
					Connected Current:		299 A					0 A	

Load Classification	Connected	Factor	Demand
COOL	6406 VA	100.00%	6406 VA
HEAT	42108 VA	125.00%	52635 VA
LIGHTING	4053 VA	125.00%	5067 VA
Motor	140 VA	106.25%	149 VA
Other	3160 VA	100.00%	3160 VA
RECEPTACLE	13320 VA	87.54%	11660 VA
WATER HEATER	4500 VA	125.00%	5625 VA

Panel Totals	
Connected Load:	74 kVA
Demand Load:	84702 VA
DemandCurrent:	352.9 A
Less HEAT/COOL NC...	26.7 A
Total Demand Current:	326.2 A

Notes: GF = GFCI BREAKER, AF = AFCI BREAKER, HL = HANDLE LOCK

Panelboard: PP

Location: POOL EQUIP. 266
Supply: PC
Mounting: Surface
Enclosure: NEMA 1

Voltage: 240 V, 1Ø, 3W
Bus Rating: 200 A
Neutral: 100%
Feed-Thru... No
Features & Modifications: -

Mains Type: MLO
Mains Rating: 200 A
Mains FN/Note: -
SCCR: 10 kA

Ckt	Description	Trip (A)	Poles	Wire	A	B	A	B	Wire	Poles	Trip (A)	Description	Ckt
1	POOL EQUIP. LIGHTS	20	1	#12	93								2
3	POOL EQUIP. RECEPTACLE	20	1	#12		180							4
5	POOL EQUIP UNIT HEATER	20	2	#12	1650								6
7						1650							8
9	POOL EQUIP EXHAUST FAN	20	1	#12	500								10
11													12
13													14
15													16
17													18
19													20
21													22
23													24
25													26
27													28
29													30
31													32
33													34
35													36
37													38
39													40
41													42
					Connected Load:		2 kVA					0 kVA	
					Connected Current:		19 A					0 A	

Load Classification	Connected	Factor	Demand
HEAT	3300 VA	125.00%	4125 VA
LIGHTING	93 VA	125.00%	117 VA
Other	500 VA	100.00%	500 VA
RECEPTACLE	180 VA	100.00%	180 VA

Panel Totals	
Connected Load:	4 kVA
Demand Load:	4922 VA
DemandCurrent:	20.5 A
Less HEAT/COOL NC...	0.0 A
Total Demand Current:	20.5 A

Notes: GF = GFCI BREAKER, AF = AFCI BREAKER, HL = HANDLE LOCK

Load Center: GPX

Location:
Supply:
Mounting: Flush
Enclosure: NEMA 3R

Voltage: 240 V, 1Ø, 3W
Bus Rating: 125 A
Neutral: 100%
Feed-Thru... No
Features & Modifications: -

Mains Type: MCB
Mains Rating: 60 A
Mains FN/Note: -
SCCR: 10 kA

Ckt	Description	Trip (A)	Poles	Wire	A	B	A	B	Wire	Poles	Trip (A)	Description	Ckt
1	GARAGE RECEPTACLE	20	1	#12	180		330		#12	1	20	LIGHTING	2
3	GARAGE RECEPTACLE	20	1	#12		180		540	#12	1	20	RECEPTACLE	4
5	GARAGE RECEPTACLE	20	1	#12	180		540		#12	1	20	RECEPTACLE	6
7	GARAGE RECEPTACLE	20	1	#12		180		0		1	20	SPARE	8
9	GARAGE RECEPTACLE	20	1	#12	180		0			1	20	SPARE	10
11	GARAGE RECEPTACLE	20	1	#12		180		0		1	20	SPARE	12
					Connected Load:		1 kVA					0 kVA	
					Connected Current:		12 A					0 A	

Load Classification	Connected	Factor	Demand
LIGHTING	330 VA	125.00%	413 VA
RECEPTACLE	2160 VA	100.00%	2160 VA

Panel Totals	
Connected Load:	2 kVA
Demand Load:	2573 VA
DemandCurrent:	10.7 A
Less HEAT/COOL NC...	0.0 A
Total Demand Current:	10.7 A

Notes: GF = GFCI BREAKER, AF = AFCI BREAKER, HL = HANDLE LOCK

Light Fixture Schedule

TYPE	DESCRIPTION	MFR.	MODEL NUMBER	LUMEN OUTPUT	VOLTAGE	WATTS	NOTES
A	1x4 SURFACE	LITHONIA	BLT4 20L ADP EZ1 LP835 w/ 1X4SMKSHP PAF	1907 lm	120 V	15 W	--
B	4' VAPOR-TIGHT LED FIXTURE WITH POLYCARBONATE LENS, EMERGENCY COLD-WEATHER BATTERY PACK AND UNIVERSAL VOLTAGE DRIVER	LITHONIA	CSVT-L48-5000LM-MVOLT-3K-STSL-IE7WCP	5000 lm	120 V	42 W	--
C	4' STRIP	LITHONIA	ZL1N L48 5000LM FST MVOLT 40K 80CRI	5000 lm	120 V	41 W	-
D1	DECORATIVE PENDANT TO BE SELECTED	TBD	SELECTED BY INTERIOR DESIGNER	1013 lm	120 V	20 W	--
D2	SURFACE MOUNTNED LED DOWNLIGHT WITH FIRE-RATED JUNCTION BOX	JUNO	IC1JB-JSF-7IN 10LM-27K-90CRI-120FRPC-WH-JSFMTGPLT	1000 lm	120 V	10 W	--
D3	CEILING FAN TO BE SELECTED	TBD	SELECTED BY INTERIOR DESIGNER	1000 lm	120 V	150 W	--
D4	EXTERIOR PATIO SCONCE TO BE SELECTED	TBD	SELECTED BY INTERIOR DESIGNER	1777 lm	120 V	15 W	--
D5	BATHROOM VANITY SCONCE TO BE SELECTED	TBD	SELECTED BY INTERIOR DESIGNER	1777 lm	120 V	15 W	--
EM	TWIN HEAD EXTERIOR RATED EMERGENCY LIGHT WITH COLD WEATHER BATTERY	LITHONIA	ELM6L UVOLT LTP	1100 lm	120 V	3 W	-
F	Z-1080 LED SMALL BLACK WALL LANTERN	PROGRESS	P5602I0-031-30	415 lm	120 V	11 W	--
P1	14'-6" ROUND STRAIGHT ALUMINUM POLE	LITHONIA	RSA 14' 6" 4C DM19AS	0 lm	0 V	0 W	REFERENCE POLE BASE DETAIL. TOTAL 15' AFG.
P2	12'-0" ROUND STRAIGHT ALUMINUM POLE	LITHONIA	RSA 12' 4C DM19AS	0 lm	0 V	0 W	REFERENCE POLE BASE DETAIL. TOTAL 15' AFG.
PL1	POLE MOUNTED LED AREA LIGHT WITH TYPE III DISTRIBTION	LITHONIA	RSX1-LED-P2-30K-R3-MVOLT-RPA	8959 lm	120 V	73 W	MOUNT ON POLE TYPE AS INDICATED ON SITE PLAN
PL2	POLE MOUNTED LED AREA LIGHT WITH TYPE V SQURE DISTRIBTION	LITHONIA	RSX1-LED-P4-30K-R5-MVOLT-RPA	15287 lm	120 V	134 W	MOUNT ON POLE TYPE AS INDICATED ON SITE PLAN
X	EXT SIGN WITH RED LETTERS ON WHITE BACKGROUND AND COLD WEATHER BATTERY	LITHONIA	LQM S 3 R 120/277 EL N	0 lm	120 V	1 W	-
XW	COMBO EMERGENCY EXIT LIGHT WITH RED LETTERS	LITHONIA	LHQM LED R HO	1045 lm	120 V	4 W	--

LIGHTING POWER DENSITY...

SPACE	SF	SPACE WATTS	WATTS / SF	OCCURANCES	PROJECT SF	PROJECT...	PROJECT...
UNIT A1	731	405	0.554	22	16082	8910	0.554
UNIT A1A	731	415	0.568	2	1462	830	0.568
UNIT A2	733	405	0.553	72	52776	29160	0.553
UNIT B1	1022	590	0.577	56	57232	33040	0.577
UNIT B1A	1022	590	0.577	2	2044	1180	0.577
GARAGE	1406	252	0.179	5	7030	1260	0.179
CLUBHOUSE	2124	998	0.470	1	2124	998	0.470
TOTAL					**138750**	**75378**	**0.543**

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9415 NALL AVE., #300
PRAIRIE VILLAGE,
KANSAS, 66207

8/30/2024

STATE OF MISSOURI
DARIN T. SEIDEL
NUMBER PE-2009030
REGISTERED PROFESSIONAL ENGINEER

A NEW APARTMENT COMMUNITY AT:
DOUGLAS STATION
NW SLOAN & NE SYCAMORE ST
LEE'S SUMMIT, MO 64086

DRAWING RELEASE LOG
- 02/23/2024 100% DD Set
- 03/22/24 50% CD Set
- 04/19/24 90% CD Set

△ REVISIONS

MISSOURI PE COA #2009003629

BC ENGINEERS INCORPORATED
5720 Reeder Shawnee, KS 66203 (913)262-1772

JOB NO. **740623**
DATE **04.19.24**
DRAWN BY **DS/BK**
CD SET/PERMIT

SHEET NAME
ELECTRICAL SCHEDULES

SHEET NO.
E4.02

8/30/2024 1:23:19 PM

ARCH D 24" x 36"

GENERAL MECHANICAL SYMBOLS

- REVISION NUMBER - SHOWN ON PLANS
- POINT WHERE NEW CONNECTS TO EXISTING
- NUMBER OF DETAIL ON SHEET / NUMBER OF SHEET WHERE DETAIL APPEARS
- KEYNOTE
- CONTINUATION SYMBOL
- ROOM NAME AND NUMBER (Room 5)
- ITEM TO BE DEMOLISHED
- AREA NOT IN CONTRACT
- 2" — PIPE SIZE TAG (DIAMETER)
- ABOVE GROUND PIPING
- 1/8" / 12" SLOPE — PIPE SLOPE TAG
- BELOW GROUND PIPING
- INVERT: -105'-1" — PIPE INVERT ELEVATION TAG
- (E) — EXISTING PIPE TAG
- PIPING BEING DEMOLISHED

ABBREVIATIONS

Ø	ROUND	LVR	LOUVER
ABV	ABOVE	LWT	LEAVING WATER TEMPERATURE
AC	AIR CONDITIONING	M/A	MIXED AIR
AD	AREA DRAIN	MAX	MAXIMUM
ADD	ADDENDUM	MBH	ONE THOUSAND BTU PER HOUR
AFF	ABOVE FINISHED FLOOR	MCF	ONE THOUSAND CUBIC FEET
AFUE	ANNUAL FUEL UTILIZATION EFFICIENCY	MD	MOTORIZED DAMPER
ALT	ALTERNATE	MECH	MECHANICAL
AP	ACCESS PANEL	MFR	MANUFACTURER
ARCH	ARCHITECT/ARCHITECTURAL	MIN	MINIMUM
BFF	BELOW FINISHED FLOOR	MISC	MISCELLANEOUS
BLW	BELOW	MTR	MOTOR
BTU	BRITISH THERMAL UNITS	MU/A	MAKE-UP/AIR
BTUH	BRITISH THERMAL UNITS PER HOUR	NC	NOISE CRITERIA
CAP	CAPACITY	NC	NORMALLY CLOSED
CB	CATCH BASIN	NIC	NOT IN CONTRACT
CFM	CUBIC FEET PER MINUTE	NO	NUMBER
CLG	CEILING	NO	NORMALLY OPEN
CO	CLEAN OUT	NTS	NOT TO SCALE
CW	COLD WATER	O	OXYGEN
D	DEGREE	O/A	OUTSIDE AIR
DB	DRY BULB	ORD	OVERFLOW ROOF DRAIN
DIA	DIAMETER	PD	PRESSURE DROP
DN	DOWN	PIV	POST INDICATOR VALVE
DW	DISTILLED WATER	PLBG	PLUMBING
EA	EACH	PRESS	PRESSURE
EAT	ENTERING AIR TEMPERATURE	PRV	PRESSURE REDUCING VALVE
ELEC	ELECTRICAL	PSI	POUNDS PER SQUARE INCH
EQUIP	EQUIPMENT	PSIG	POUNDS PER SQUARE INCH GAUGE
EWC	ELECTRIC WATER COOLER	PWR	POWER
EWT	ENTERING WATER TEMPERATURE	R	DUCT RISER
E/A	EXHAUST AIR	R/A	RETURN AIR
EXIST	EXISTING	RCP	RADIANT CEILING PANEL
F	DEGREES FAHRENHEIT	RD	ROOF DRAIN
FCO	FLOOR CLEAN OUT	REC	RECESSED
FD	FLOOR DRAIN	RED	REDUCER
FDC	FIRE DEPARTMENT CONNECTION	RH	RELATIVE HUMIDITY
FL	FLOOR	RL/A	RELIEF AIR
FO	FUEL OIL	RM	ROOM
FOV	FUEL OIL VENT	RPM	REVOLUTIONS PER MINUTE
FOR	FUEL OIL RETURN	RW	RAIN WATER
FOS	FUEL OIL SUPPLY	SF	SQUARE FOOT
FPM	FEET PER MINUTE	S/A	SUPPLY AIR
FS	FLOOR SINK	SAN	SANITARY
FT	FOOT/FEET	SF	SQUARE FOOT
FTR	FIN TUBE RADIATION	SD	SMOKE DAMPER
GAL	GALLON	SM	SURFACE MOUNT
GF	GAS-FIRED	SP	STANDPIPE
GC	GENERAL CONTRACTOR	SP	STATIC PRESSURE
GPM	GALLONS PER MINUTE	STM	STEAM
GW	GREASE WASTE	T	THERMOSTAT
HB	HOSE BIB	TD	TEMPERATURE DROP
HP	HORSE POWER	TDR	TRENCH DRAIN
HTG	HEATING	TEMP	TEMPERATURE
HTR	HEATER	TYP	TYPICAL
HW	HOT WATER	UG	UNDERGROUND
HYD	HYDRANT	VAC	VACUUM
ID	INDIDRECT	V	VENT
IN	INCH	VAV	VARIABLE AIR VOLUME
INV	INVERT	VENT	VENTILATION
LB	POUND	VTR	VENT THROUGH ROOF
LB/HR	POUNDS PER HOUR	W	WASTE
LAT	LEAVING AIR TEMPERATURE	WB	WET BULB
LP	LOW PRESSURE	WCO	WALL CLEAN OUT
LPG	LIQUEFIED PETROLEUM GAS	WH	WALL HYDRANT

EQUIPMENT ABBREVIATIONS

AC	AIR CONDITIONING UNIT	ET	EXPANSION TANK
ACCU	AIR COOLING CONDENSING UNIT	EWH	ELECTRIC WATER HEATER
AHU	AIR HANDLING UNIT	FCU	FAN COIL UNIT
AS	AIR SEPARATOR	FP	FIRE PUMP
B	BOILER	GI	GREASE INTERCEPTOR
CH	CHILLER	GRV	GRAVITY ROOF VENTILATOR
CT	COOLING TOWER	HWP	HEATING WATER PUMP
CUH	CABINET UNIT HEATER	HRU	HEAT RECOVERY UNIT
CHWP	CHILLED WATER PUMP	PRV	POWER ROOF VENTILATOR
DBP	DOMESTIC WATER BOOSTER PUMP	RE	RETURN/EXHAUST FAN
DC	DUCT MOUNTED COIL	RTU	ROOFTOP UNIT
DCP	DOMESTIC WATER CIRCULATING PUMP	SP	SUMP PUMP
EF	EXHAUST FAN	UH	UNIT HEATER
EDC	ELECTRIC DUCT COIL	WH	WATER HEATER

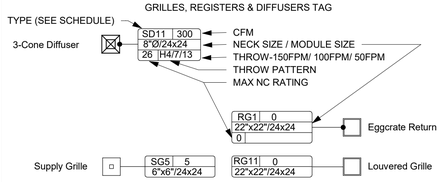
* NOTE *

ALL OF GENERAL NOTES ON THIS SHEET ARE TO BE APPLIED TO ALL OTHER DRAWINGS IN THIS SET. THE SYMBOLS AND ABBREVIATIONS SHOWN ON THIS SHEET MAY OR MAY NOT BE USED IN THIS SET OF DRAWINGS.

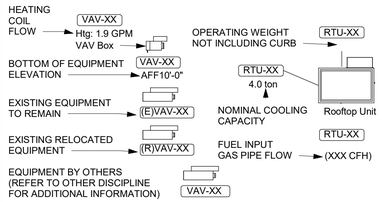
HVAC SYMBOLS

- 18"x12" — SQUARE DUCT SIZE TAG (WIDTH x HEIGHT)
- 18"/12" — OVAL DUCT SIZE TAG (WIDTH / HEIGHT)
- 18"Ø — ROUND DUCT SIZE TAG (DIAMETER)
- (E) — EXISTING DUCT TAG
- DUCT BEING DEMOLISHED
- 18"x18" S/A — SUPPLY AIR
- 18"x18" S-O/A — CONDITIONED OUTSIDE AIR
- 18"x18" O/A — OUTSIDE AIR
- 18"x18" R/A — RETURN AIR
- 18"x18" T/A — TRANSFER AIR
- 18"x18" E/A — EXHAUST AIR
- 18"x18" L/A — RELIEF AIR
- 18"x18" GE/A — GREASE EXHAUST AIR
- 18"x18" CE/A — CONDENSATE EXHAUST AIR
- 18"x18" SE/A — SMOKE EXHAUST AIR
- 6"Ø FLUE — EXHAUST GAS FLUE
- 6"Ø C/A — COMBUSTION AIR
- DROP — RECTANGULAR SUPPLY/OUTSIDE AIR DUCT RISE
- DROP — ROUND SUPPLY/OUTSIDE AIR DUCT RISE
- DROP — RECTANGULAR RETURN/TRANSFER AIR DUCT RISE
- DROP — ROUND RETURN/TRANSFER AIR DUCT RISE
- DROP — RECTANGULAR EXHAUST/RELIEF AIR DUCT RISE
- DROP — ROUND EXHAUST/RELIEF AIR DUCT RISE

GRILLES, REGISTERS & DIFFUSERS TAG



MECHANICAL EQUIPMENT TAGS

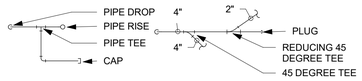


DAMPER TAGS

- SD — Smoke Damper
- FD — Fire Damper
- FSD — Comb. Fire/ Smoke Damper
- B — Manual Damper
- M — Motorized Damper
- BDD — Backdraft Damper

PIPING SYMBOLS

- CHWR — CHILLED WATER RETURN
- CHWS — CHILLED WATER SUPPLY
- CD — CONDENSATE DRAINAGE
- CWR — CONDENSER WATER RETURN
- CWS — CONDENSER WATER SUPPLY
- GWR — GEOTHERMAL WATER RETURN
- GWS — GEOTHERMAL WATER SUPPLY
- HWR — HEATING WATER RETURN
- HWS — HEATING WATER SUPPLY
- G — NATURAL GAS
- PG — PROPANE GAS
- REF-L — REFRIGERANT-LIQUID
- REF-S — REFRIGERANT-SUCTION
- REF-HG — REFRIGERANT-HOT GAS
- STM — STEAM
- CDR — CONDENSATE RETURN



PIPE ACCESSORY TAGS

- 2" BALL VALVE
- 2" BALANCING BALANCING VALVE
- 2" BUTTERFLY BUTTERFLY VALVE
- 2" CHECK CHECK VALVE
- (ALTERNATE CHECK VALVE SYMBOL)
- 3" CIRC CIRCUIT SETTER
- 2" GATE GATE VALVE
- 2" GLOBE GLOBE VALVE
- 2" LOCKED LOCK SHIELD VALVE
- 2" PRV DOM. PRV
- 2" QUICK QUICK OPENING VALVE
- 2" STRAINER
- 1" GAS-CNTRL EMERGENCY GAS
- 1" PLUG PLUG VALVE
- 1" GAS COCK GAS SHUTOFF COCK
- 1" REG GAS REGULATOR
- 2" M-CNTRL ELEC. CONTROL VALVE
- 4" 3-WAY CNTRL 3-WAY ELEC. VALVE

PROJECT GENERAL NOTES

A. COORDINATE INSTALLATION OF PIPING, DUCTWORK, CONDUIT, LIGHTS, CABLE TRAY, STRUCTURE, AND EQUIPMENT TO PREVENT CONFLICTS.

B. FINAL PRODUCT SHALL BE A COMPLETE AND FUNCTIONING SYSTEM, AND SHALL CONFORM TO ALL REQUIREMENTS OF APPLICABLE FEDERAL, STATE, AND LOCAL CODES, INCLUDING BUT NOT LIMITED TO THE INTERNATIONAL BUILDING CODE AND INTERNATIONAL MECHANICAL CODE.

C. LOCATE EQUIPMENT REQUIRING ACCESS 2'-0" MAXIMUM ABOVE CEILING.

D. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CURRENT EDITION OF ALL APPLICABLE CODES, INCLUDING LOCAL CODES AS APPLIED BY THE AUTHORITY HAVING JURISDICTION.

E. ALL ROOF MOUNTED EQUIPMENT SHALL BE A MINIMUM 10'-0" FROM EDGE OF ROOF.

F. LOCATE DUCTWORK, PIPING AND MECHANICAL EQUIPMENT AWAY FROM THE SPACE ABOVE ELECTRICAL PANELS. TRANSFORMERS AND OTHER ELECTRICAL EQUIPMENT.

G. PENETRATIONS OF RATED ASSEMBLIES SHALL BE FIRE STOPPED. FIRE STOPPING SHALL BE AN APPROVED MATERIAL AS PRESCRIBED IN CSFM STANDARD 43-1 AND SHALL BE U.L. LISTED.

H. PROVIDE SLEEVES AND/OR OPENINGS TO RUN PIPES AND DUCTS THROUGH FOUNDATIONS, FLOORS, WALLS, AND ROOF.

I. MAINTAIN CLEAR ACCESS TO SERVICE EQUIPMENT AND OTHER ACCESSORIES REQUIRING SERVICE, VISUAL INSPECTION OR HAND OPERATION. WHERE INDICATED OR REQUIRED, PROVIDE ACCESS PANELS OF THE TYPE SELECTED TO SUIT MATERIALS IN WHICH INSTALLED.

J. ADJUST PIPING AND DUCTWORK SIZES TO PROPERLY CONNECT TO MECHANICAL EQUIPMENT.

K. REFER TO PLUMBING SERIES DRAWINGS FOR GAS AND HVAC SERIES DRAWINGS FOR A.C. CONDENSATE DRAIN PIPING.

L. PIPE SIZES SHOWN SHALL BE CONTINUED IN THE DIRECTION OF FLOW UNTIL ANOTHER SIZE IS SHOWN.

M. FOR DETAILS, EQUIPMENT CONNECTIONS, AND PIPE SIZES NOT SHOWN ON THE SEGMENTS, REFER TO DETAILS, SCHEDULES, AND SPECIFICATIONS.

N. INSTALL ALL EQUIPMENT IN ACCORDANCE WITH THE RESPECTIVE MANUFACTURER'S WRITTEN INSTALLATION INSTRUCTIONS, AT A LEVEL OF QUALITY AND WORKMANSHIP CONSISTENT WITH THE SPECIFICATIONS.

O. LOCATIONS OF PIPING, DUCTWORK AND EQUIPMENT AS INDICATED ON THE DRAWING, ARE APPROXIMATE AND SUBJECT TO MINOR ADJUSTMENTS IN THE FIELD. WORK SHALL BE COORDINATED WITH ALL OTHER TRADES TO AVOID INTERFERENCE IN THE FIELD.

P. INSTALL EXPOSED PIPING AND DUCTWORK AS HIGH AS PRACTICAL IN ROOMS WITHOUT CEILINGS.

Q. THE CONTRACTOR'S WORK SCHEDULE SHALL BE SUBMITTED TO AND APPROVED BY THE OWNER.

R. PRIOR TO STARTING WORK, SUBMIT SHOP DRAWINGS FOR ALL MECHANICAL EQUIPMENT, PLUMBING FIXTURES, AND DIFFUSERS.

S. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL NECESSARY PERMITS AND SHALL ARRANGE FOR ALL INSPECTIONS AS REQUIRED.

T. PROVIDE ONE YEAR WARRANTY FOR ALL WORKMANSHIP AND MATERIALS AFTER THE DATE OF FINAL ACCEPTANCE.

HVAC GENERAL NOTES

A. CONTRACTOR SHALL LOCATE THERMOSTATS AND TEMPERATURE SENSORS AT 4'-0" AFF, A MINIMUM OF 8" FROM LIGHT SWITCH.

B. REFER TO HVAC DRAWINGS FOR THERMOSTAT AND TEMPERATURE SENSOR LOCATIONS.

C. CONDENSATE DRAINS SHALL BE SUPPLIED FOR ALL COOLING EQUIPMENT. CONTRACTOR SHALL ENSURE PROPER INSTALLATION AND DRAINAGE AS REQUIRED BY FEDERAL, STATE, AND LOCAL CODES. CONDENSATE PIPING SHALL BE TYPE "L" COPPER.

D. ALL SUPPLY, RETURN, AND EXHAUST DUCTWORK SHALL BE RATED FOR PRESSURE CLASS OF 2" W.G. UNLESS NOTED OTHERWISE.

E. COORDINATE THE EXACT LOCATION OF ALL CEILING DIFFUSERS, REGISTERS, AND GRILLES WITH LIGHTING.

F. PROVIDE DIFFUSERS AND REGISTERS WITH 4-WAY BLOW PATTERN UNLESS OTHERWISE NOTED.

G. PROVIDE A 4" HOUSEKEEPING PAD FOR EACH PIECE OF MECHANICAL EQUIPMENT. COORDINATE SIZES WITH MECHANICAL EQUIPMENT SELECTED.

H. THIS CONTRACTOR SHALL BE REQUIRED TO REPLACE FILTERS ON HVAC EQUIPMENT AFTER ALL DUST PRODUCING CONSTRUCTION HAS BEEN COMPLETED AND PRIOR TO THE FINAL PUNCH.

I. INSTALL, SUPPORT, AND BRACE ALL HVAC DUCTWORK AND ACCESSORIES PER "HVAC DUCT CONSTRUCTION STANDARDS" BY SMACNA, ANSI/SMACNA 006-2006 AND "SEISMIC RESTRAINT MANUAL GUIDELINES FOR MECHANICAL SYSTEMS" BY SMACNA, ANSI/SMACNA 001-2008.

J. A COPY OF "HVAC DUCT CONSTRUCTION STANDARDS" BY SMACNA, ANSI/SMACNA 006-2006 SHALL BE PROVIDED BY THE CONTRACTOR AND KEPT ON THE JOB SITE AT ALL TIMES.

K. A COPY OF "SEISMIC RESTRAINT MANUAL GUIDELINES FOR MECHANICAL SYSTEMS" BY SMACNA, ANSI/SMACNA 001-2008 SHALL BE PROVIDED BY THE CONTRACTOR AND KEPT ON THE JOB SITE AT ALL TIMES.

L. PIPING, DUCTWORK, AND ELECTRICAL DISTRIBUTION SYSTEMS SHALL BE BRACED TO COMPLY WITH THE FORCES AND DISPLACEMENTS PRESCRIBED IN ASCE 7-10 SECTION 13.3 AS DEFINED IN ASCE 7-10 SECTION 13.6.8, 13.6.7.

M. MAINTAIN MINIMUM SEPARATION BETWEEN OUTSIDE AIR INTAKES OR OTHER OPENINGS INTO THE BUILDING AND OTHER ELEMENTS AS REQUIRED AND AS FOLLOWS:

N. PLUMBING VENTS AND EXHAUST OUTLETS:10'-0" SEPARATION FROM OUTSIDE AIR INTAKES OR OTHER OPENINGS INTO THE BUILDING.

O. ENVIRONMENTAL AIR OUTLETS AND DOMESTIC DRYER VENTS:3'-0" SEPARATION FROM OUTSIDE AIR INTAKES OR OTHER OPENINGS INTO THE BUILDING.

P. EXCEPT AS OTHERWISE NOTED, ALL DUCTWORK SHALL BE CONSTRUCTED OF GALVANIZED STEEL PER "HVAC DUCT CONSTRUCTION STANDARDS" BY SMACNA, ANSI/SMACNA 006-2006.

Q. IN HIGH-HUMIDITY AREAS, INCLUDING SHOWER ROOMS, ALL DUCTWORK SHALL BE CONSTRUCTED OF ALUMINUM.

R. INSULATE ALL SUPPLY AND RETURN AIR DUCTWORK AS REQUIRED BY THE INTERNATIONAL ENERGY CONSERVATION CODE.

S. EXHAUST DUCTS SHALL HAVE A SMOOTH INTERIOR FINISH AND SHALL BE CONSTRUCTED OF METAL NOT LESS THAN 0.016" IN THICKNESS.

T. WHERE CLOTHES DRYER EXHAUST DUCT PENETRATES A WALL OR CEILING MEMBRANE, THE ANNULAR SPACE SHALL BE SEALED WITH NONCOMBUSTIBLE MATERIAL, APPROVED FIRE CAULKING OR NONCOMBUSTIBLE DRYER EXHAUST DUCT WALL RECEPTACLE.

U. CLOTHES DRYER EXHAUST DUCTS SHALL NOT PENETRATE OR BE LOCATED WITHIN ANY FIREBLOCKING, DRAFTSTOPPING OR ANY WALL, FLOOR/CEILING OR OTHER ASSEMBLY REQUIRED BY THE INTERNATIONAL CODE TO BE FIRE-RESISTANCE RATED UNLESS SUCH DUCT IS CONSTRUCTED OF GALVANIZED STEEL OF 0.016" THICK OR ALUMINUM OF 0.018" THICK AND THE FIRE RESISTANCE RATING IS MAINTAINED IN ACCORDANCE WITH THE INTERNANTIONAL BUILDING CODE. FIRE DAMPERS, COMBINATION FIRE/SMOKE DAMPERS AND ANY SIMILAR DEVICES THAT WILL OBSTRUCT THE EXHAUST FLOW SHALL BE PROHIBITED IN CLOTHES DRYER EXHAUST DUCTS.

V. PROTECTIVE SHIELD PLATES SHALL BE PLACED WHERE NAILS OR SCREWS FROM FINISH OR OTHER WORK ARE LIKELY TO PENETRATE THE CLOTHES DRYER EXHAUST DUCT. SHIELD PLATES SHALL BE PLACED ON THE FINISHED FACE OF ALL FRAMING MEMBERS WHERE THERE IS LESS THAN 1.25" BETWEEN THE DUCT AND THE FINISHED FACE OF THE FRAMING MEMBER. PROTECTIVE SHIELD PLATES SHALL BE CONSTRUCTED OF STEEL, HAVE A THICKNESS OF 0.062" AND EXTEND NOT LESS THAN 2" ABOVE SOLE PLATES AND BELOW TOP PLATED.

W. EXHAUST DUCTS SHALL BE SUPPORTED AT 4' INTERVALS AND SECURED IN PLACE. THE INSERT END OF THE DUCT SHALL EXTEND INTO THE ADJOINING DUCT OR FITTING IN THE DIRECTION OF AIRFLOW. DUCTS SHALL NOT BE JOINED WITH SCREWS OR SIMILAR FASTENERS THAT PROTRUDE MORE THAN 0.125" INTO THE INSIDE OF THE DUCT.

X. DRYER EXHAUST DUCTS CLOTHES DRYERS SHALL TERMINATE ON THE OUTSIDE OF THE BUILDING AND BE EQUIPPED WITH A BACKDRAFT DAMPER. SCREENS SHALL NOT BE INSTALLED AT THE DUCT TERMINATION. DUCTS SHALL NOT BE CONNECTED OR INSTALLED WITH SHEET METAL SCREWS OR OTHER FASTENERS THAT WILL OBSTRUCT THE EXHAUST FLOW.

Y. WHERE THE EXHAUST DUCT EQUIVALENT LENGTH EXCEEDS 35 FEET, EQUIVALENT LENGTH OF THE EXHAUST DUCT SHALL BE IDENTIFIED ON A PERMANENT LABEL OR TAG. THE LABEL OR TAG SHALL BE LOCATED WITHIN 6 FEET OF THE EXHAUST DUCT CONNECTION.

Z. EQUIVALENT LENGTH FOR CLOTHES DRYER EXHAUST IS CALCULATED AS THE HORIZONTAL DISTANCE PLUS THE VERTICAL DITANCE PLUS 5' FOR EVERY 90 DEGREE ELBOW AND 2.5' FOR EVERY 45 DEGREE ELBOW.

Mechanical Sheet Schedule

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

9/1/24
STATE OF MISSOURI REGISTERED ENGINEER
ERIK B. KNUDSEN
NUMBER PE-2004026504
PROFESSIONAL

A NEW APARTMENT COMMUNIT AT:
DOUGLAS STATION
NW SLOAN & NE SYCAMORE ST
LEE'S SUMMIT, MO 64086

DRAWING RELEASE LOG
- 02/23/2024 100% DD Set
- 03/22/24 50% CD Set
- 04/18/24 90% CD Set

△ REVISIONS

MISSOURI PE COA #2009003629

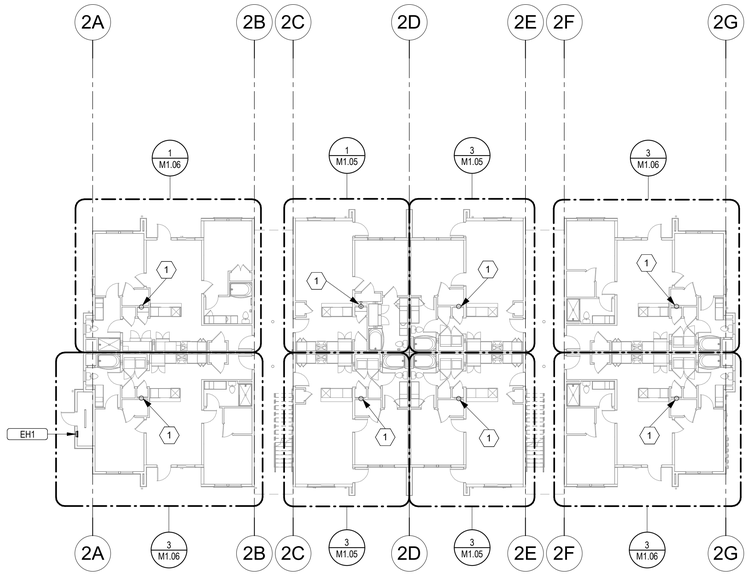
BC ENGINEERS INCORPORATED
5720 Reeder Shawnee, KS 66203 (913)262-1772

JOB NO. 740623 DATE 04.19.24
DRAWN BY JS/BK
CD SET/PERMIT

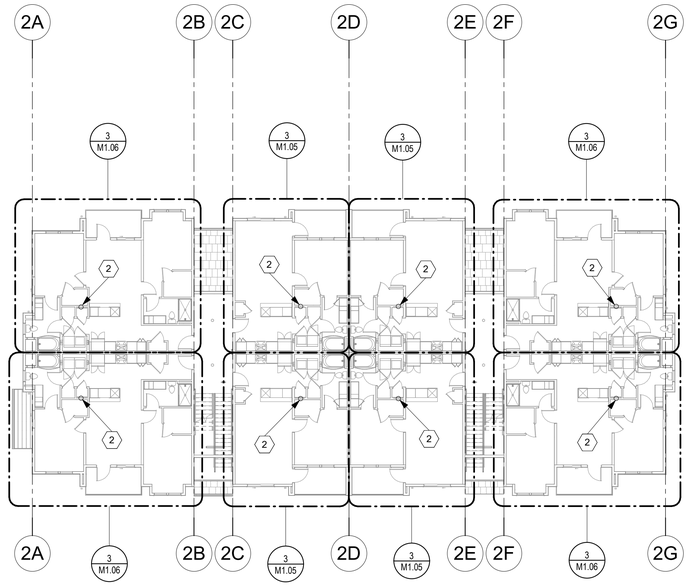
SHEET NAME
MECHANICAL TITLE SHEET

SHEET NO.
M0.00

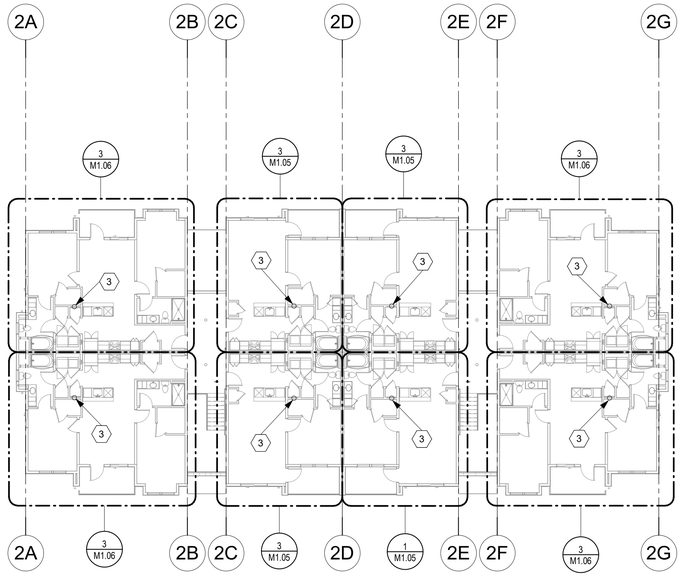
8/30/2024 1:28:53 PM



1 M1.01A HVAC Plan-01-BUILDING A
1/16" = 1'-0"



2 M1.01A HVAC Plan-02-BUILDING A
1/16" = 1'-0"



3 M1.01A HVAC Plan-03-BUILDING A
1/16" = 1'-0"

KEYNOTES

1 FOR RADON MITIGATION, PROVIDE A 3-INCH-DIAMETER ABS, PVC OR EQUIVALENT GASTIGHT PIPE EMBEDED VERTICALLY INTO THE SUBSLAB AGGREGATE OR OTHER PERMEABLE MATERIAL BEFORE THE SLAB IS CAST. A "T" FITTING SHALL BE USED TO ENSURE THAT THE PIPE OPENING REMAINS WITHIN THE SUBSLAB PERMEABLE MATERIAL. EXTEND PIPE UP TO LEVEL ABOVE.

2 3" RADON MITIGATION PIPE FROM LEVEL BELOW. EXTEND UP TO LEVEL ABOVE.

3 3" RADON MITIGATION PIPE FROM LEVEL BELOW. EXTEND UP AND TERMINATE NOT LESS THAN 12 INCHES ABOVE THE SURFACE OF THE ROOF IN A LOCATION NOT LESS THAN 10 FEET AWAY FROM ANY WINDOW OR OTHER OPENING INTO THE CONDITIONED SPACES OF THE BUILDING THAT IS LESS THAN 2 FEET BELOW THE EXHAUST POINT. EXTEND THROUGH ROOF USING SAME DETAIL AS PLUMBING VENT-THROUGH-ROOF.

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PRAIRIE VILLAGE, KANSAS, 66207

9/1/24
STATE OF MISSOURI
ERIK B. KNUDSEN
NUMBER PE-2004026504
REGISTERED PROFESSIONAL ENGINEER

A NEW APARTMENT COMMUNITY AT:
DOUGLAS STATION
NW SLOAN & NE SYCAMORE ST
LEE'S SUMMIT, MO 64086

DRAWING RELEASE LOG
- 02/23/2024 100% DD Set
- 03/22/24 50% CD Set
- 04/19/24 90% CD Set

△ REVISIONS

JOB NO. 740623
DATE 04.19.24
DRAWN BY DS/BK
CD SET/PERMIT

SHEET NAME
HVAC PLANS BUILDING A

SHEET NO.
M1.01A

MISSOURI PE COA #2009003629

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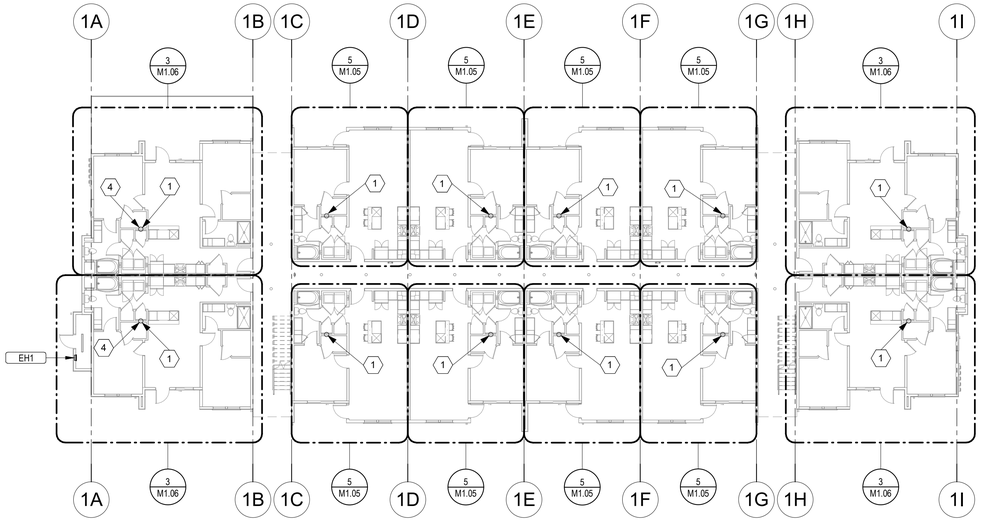
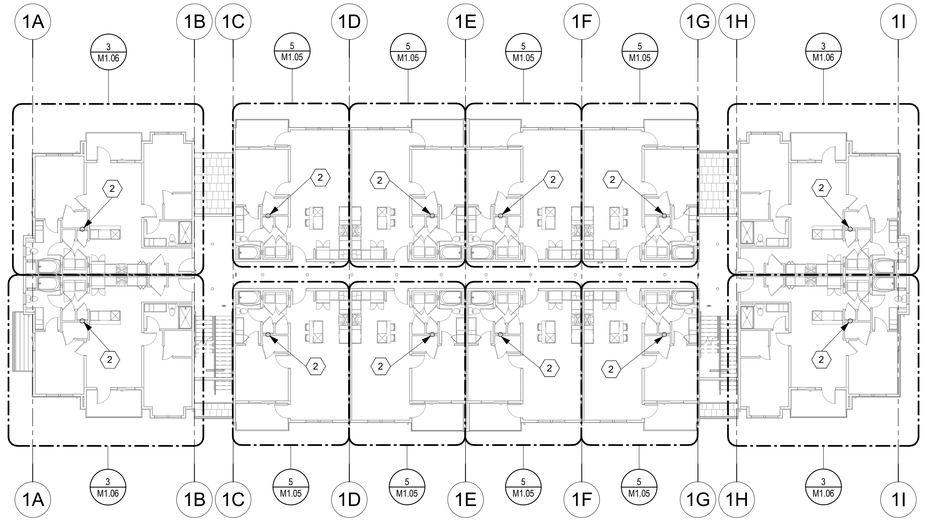
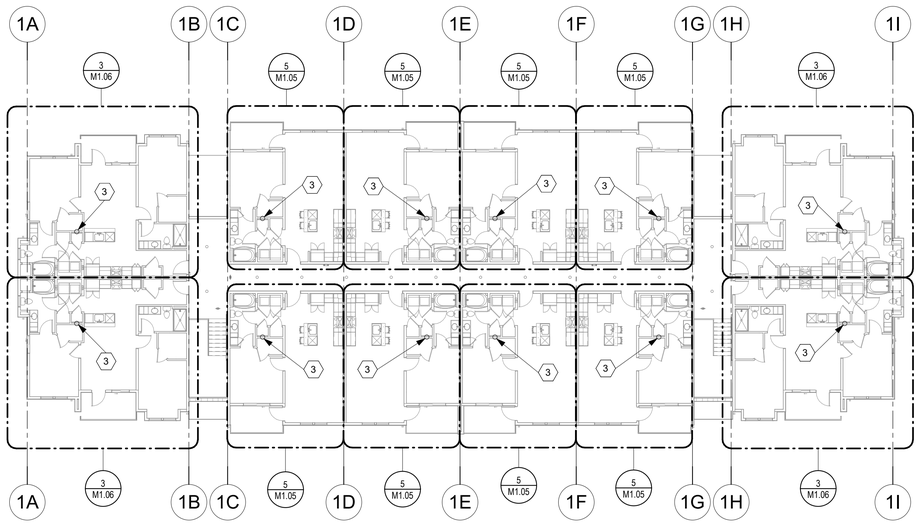


1 M1.01C HVAC Plan-01-BUILDING C
1/16" = 1'-0"



2 M1.01C HVAC Plan-02-BUILDING C
1/16" = 1'-0"



3 M1.01C HVAC Plan-03-BUILDING C
1/16" = 1'-0"

KEYNOTES

1 FOR RADON MITIGATION, PROVIDE A 3-INCH-DIAMETER ABS, PVC OR EQUIVALENT GASTIGHT PIPE EMBEDED VERTICALLY INTO THE SUBSLAB AGGREGATE OR OTHER PERMEABLE MATERIAL BEFORE THE SLAB IS CAST. A "T" FITTING SHALL BE USED TO ENSURE THAT THE PIPE OPENING REMAINS WITHIN THE SUBSLAB PERMEABLE MATERIAL. EXTEND PIPE UP TO LEVEL ABOVE.

2 3" RADON MITIGATION PIPE FROM LEVEL BELOW. EXTEND UP TO LEVEL ABOVE.

3 3" RADON MITIGATION PIPE FROM LEVEL BELOW. EXTEND UP AND TERMINATE NOT LESS THAN 12 INCHES ABOVE THE SURFACE OF THE ROOF IN A LOCATION NOT LESS THAN 10 FEET AWAY FROM ANY WINDOW OR OTHER OPENING INTO THE CONDITIONED SPACES OF THE BUILDING THAT IS LESS THAN 2 FEET BELOW THE EXHAUST POINT. EXTEND THROUGH ROOF USING SAME DETAIL AS PLUMBING VENT-THROUGH-ROOF.

4 REFERENCE ENLARGED CLUBHOUSE HVAC PLAN ON SHEET M1.07 FOR ALTERNATE ROUTING OF RADON MITIGATION PIPING THROUGH CLUBHOUSE.

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9/1/24
STATE OF MISSOURI
ERIK B. KNUDSEN
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REGISTERED PROFESSIONAL ENGINEER

A NEW APARTMENT COMMUNITY AT:
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NW SLOAN & NE SYCAMORE ST
LEE'S SUMMIT, MO 64086

DRAWING RELEASE LOG
- 02/23/2024 100% DD Set
- 03/22/24 50% CD Set
- 04/19/24 90% CD Set

△ REVISIONS

JOB NO. 740623
DATE 04.19.24
DRAWN BY DS/BK
CD SET/PERMIT

SHEET NAME
HVAC PLANS BUILDING C

SHEET NO.
M1.01C

MISSOURI PE COA #2009003629

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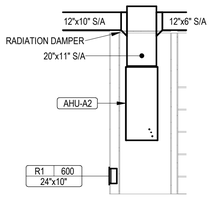
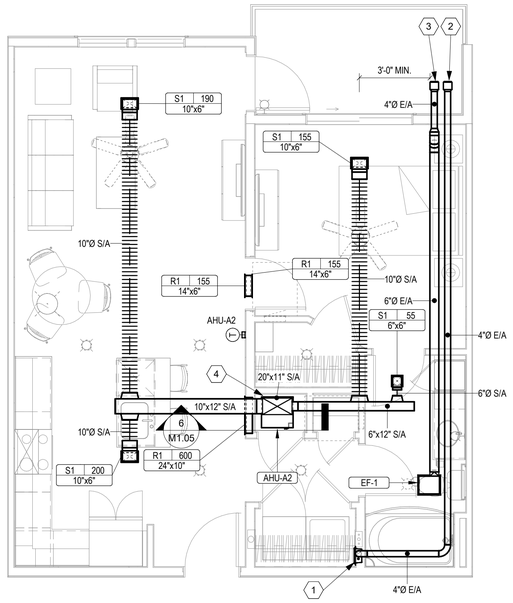
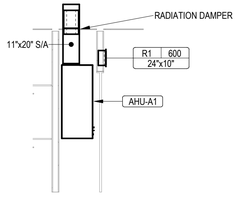
5720 Reeder Shawnee, KS 66203 (913)262-1772



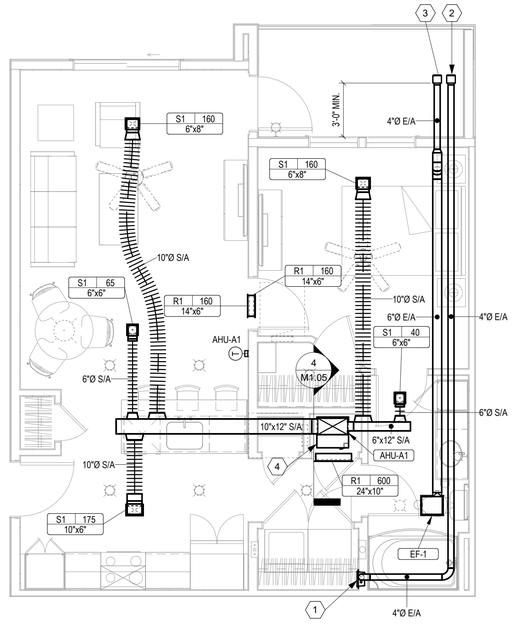
6 M1.05 Unit A2 HVAC Closet Section
1/4" = 1'-0"



5 M1.05 UNIT A2 - HVAC
1/4" = 1'-0"



4 M1.05 Unit A1 HVAC Closet Section
1/4" = 1'-0"



3 M1.05 UNIT A1 - HVAC
1/4" = 1'-0"

KEYNOTES

1 PROVIDE IN-O-VATE RECESSED DRYER VENT BOX MODEL 425 OR EQUAL.

2 PROVIDE BUILDER'S BEST MODEL AEV320 DRYER VENT WITH FEMAIL TAIL AND FLAPPER WITHOUT SCREEN PER IBC.

3 PROVIDE BUILDER'S BEST EXHAUST EAVE VENT WITH SCREEN MODEL AEV324.

4 SUPPORT AHU FROM WALL TO ALLOW FOR WATER HEATER CLEARANCE BELOW.

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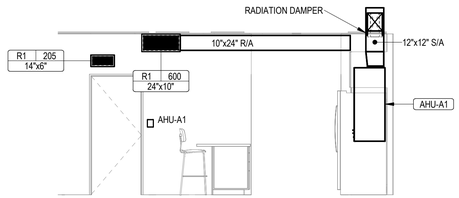
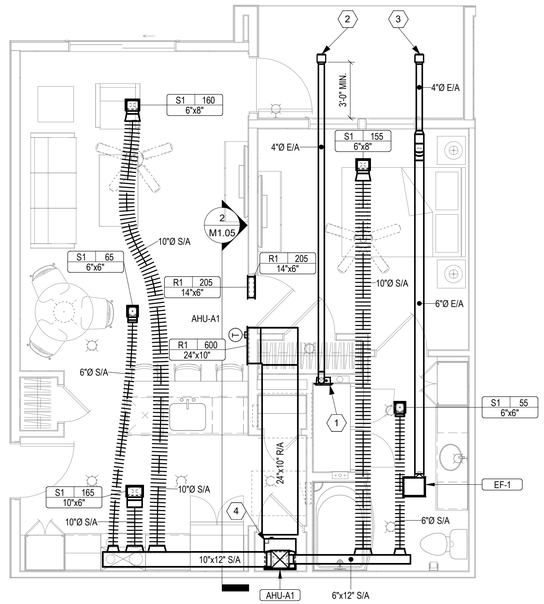
STATE OF MISSOURI
ERIK B. KNUDSEN
NUMBER PE-2004026504
REGISTERED PROFESSIONAL ENGINEER



2 M1.05 Unit A1 ADA HVAC Closet Section
1/4" = 1'-0"



1 M1.05 UNIT A1 ADA - HVAC
1/4" = 1'-0"

A NEW APARTMENT COMMUNIT AT:
DOUGLAS STATION
NW SLOAN & NE SYCAMORE ST
LEE'S SUMMIT, MO 64086

DRAWING RELEASE LOG
- 02/23/2024 100% DD Set
- 03/22/24 50% CD Set
- 04/19/24 90% CD Set

△ REVISIONS

JOB NO. 740623
DATE 04.19.24
DRAWN BY DS/BK
CD SET/PERMIT

SHEET NAME
ENLARGED MECHANICAL PLANS
SHEET NO.
M1.05

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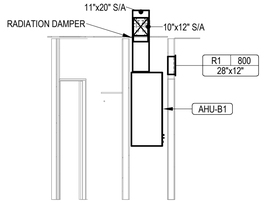
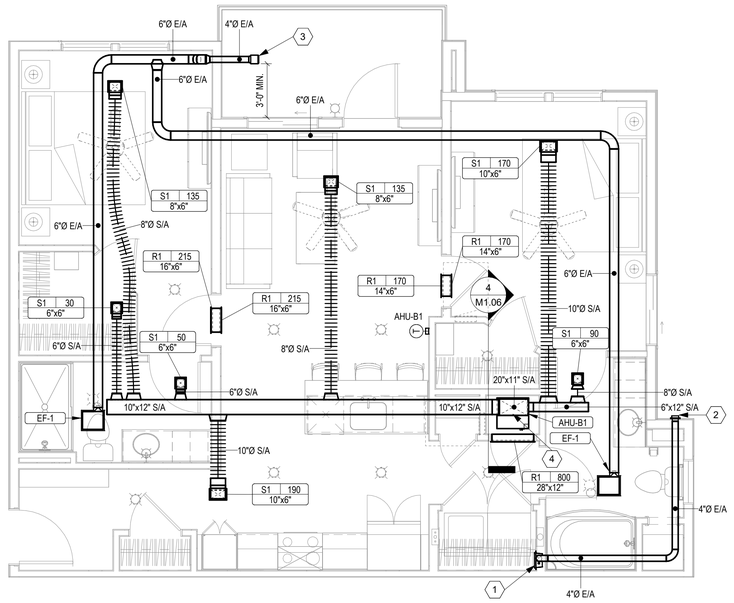
ARCH D 24" x 36"



4 M1.06 Unit B1 HVAC Closet Section
1/4" = 1'-0"



3 M1.06 UNIT B1 - HVAC
1/4" = 1'-0"

KEYNOTES

1 PROVIDE IN-O-VATE RECESSED DRYER VENT BOX MODEL 425 OR EQUAL.

2 PROVIDE IN-O-VATE DRYER WALL VENT CAP MODEL DWV4 OR EQUAL, 4" WALL CAP WITH BACKDRAFT DAMPER. COORDINATE COLOR OF VENT WITH OWNER/ARCHITECT PRIOR TO ORDERING.

3 PROVIDE BUILDER'S BEST EXHAUST EAVE VENT WITH SCREEN MODEL AEV324.

4 SUPPORT AHU FROM WALL TO ALLOW FOR WATER HEATER CLEARANCE BELOW.

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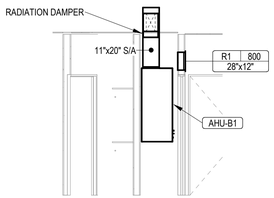
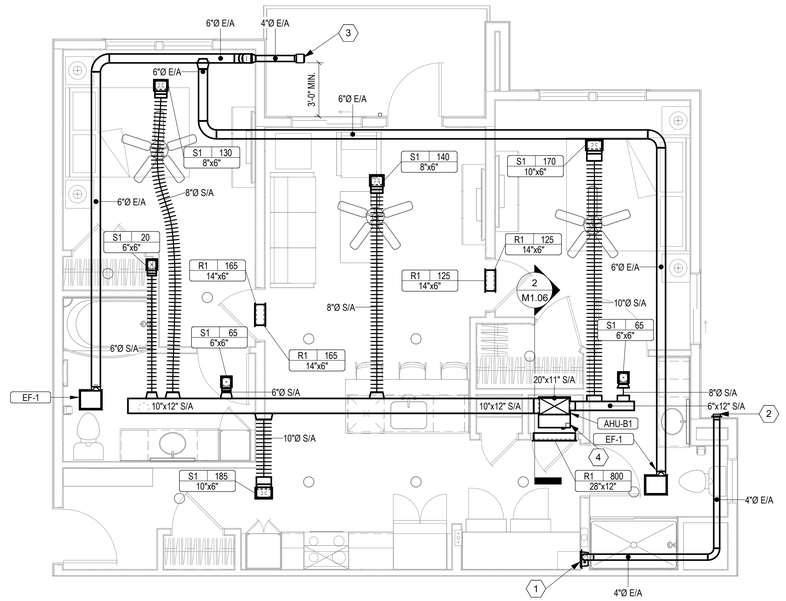
KANSAS, 66207



2 M1.06 Unit B1 ADA HVAC Closet Section
1/4" = 1'-0"



1 M1.06 UNIT B1 ADA - HVAC
1/4" = 1'-0"

A NEW APARTMENT COMMUNITY AT:
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LEE'S SUMMIT, MO 64086

DRAWING RELEASE LOG
- 02/23/2024 100% DD Set
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- 04/19/24 90% CD Set

△ REVISIONS

MISSOURI PE COA #2009003629

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JOB NO. 740623
DATE 04.19.24
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SHEET NAME
ENLARGED MECHANICAL PLANS
SHEET NO.
M1.06

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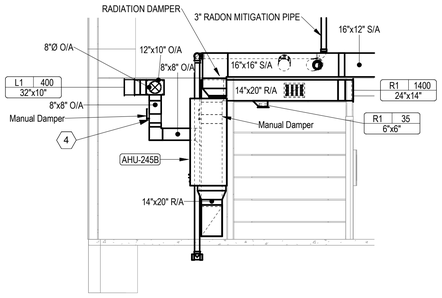
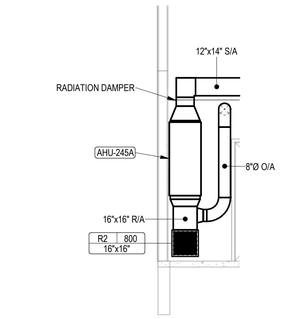
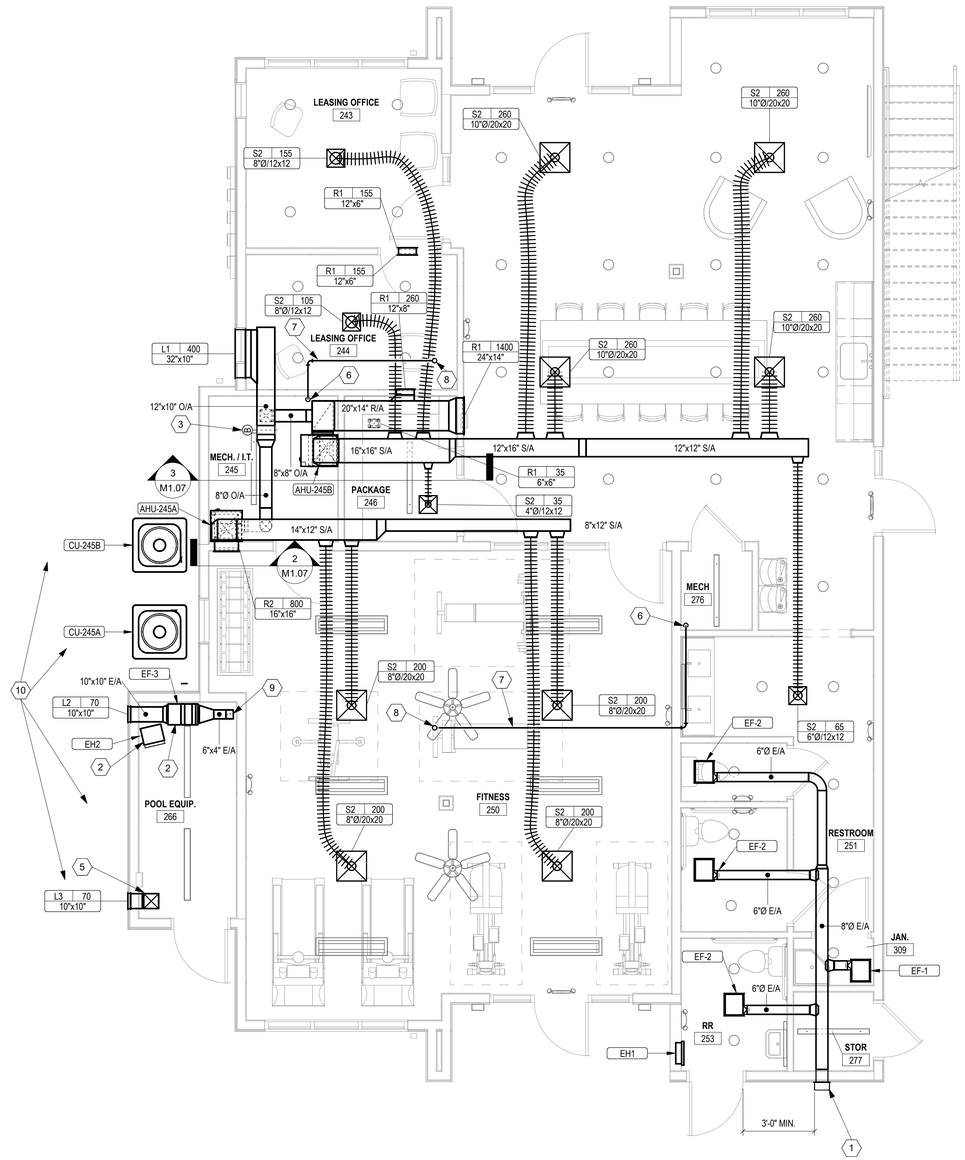
ARCH D 24" x 36"



3 M1.07 AHU-245A SECTION
1/4" = 1'-0"



2 M1.07 AHU-245B SECTION
1/4" = 1'-0"



1 M1.07 CLUBHOUSE HVAC
1/4" = 1'-0"

KEYNOTES

1. PROVIDE COOK MODEL WCR8-ALUM ROUND DUCT WALL CAP WITH DAMPER.
2. SUPPORT FROM STRUCTURE.
3. PROVIDE BALANCE DAMPER AND BALANCE OUTSIDE AIR TO 180 CFM.
4. PROVIDE BALANCE DAMPER AND BALANCE OUTSIDE AIR TO 230 CFM.
5. TURN 10" x 10" DUCT UP TO BE NO MORE THAN 12" BELOW CEILING.
6. FOR RADON MITIGATION, PROVIDE A 3-INCH-DIAMETER ABS, PVC OR EQUIVALENT GASTIGHT PIPE EMBEDED VERTICALLY INTO THE SUBSLAB AGGREGATE OR OTHER PERMEABLE MATERIAL BEFORE THE SLAB IS CAST. A "T" FITTING SHALL BE USED TO ENSURE THAT THE PIPE OPENING REMAINS WITHIN THE SUBSLAB PERMEABLE MATERIAL.
7. ROUTE 3" RADON MITIGATION PIPE AS HIGH AS POSSIBLE TO COORDINTE WITH DUCTWORK IN JOIST SPACE.
8. EXTEND 3" RADON MITIGATION PIPE UP TO LEVEL ABOVE.
9. PROVIDE 6" x 4" DUCT DOWN TO MAXIMUM OF 12" ABOVE FINISHED FLOOR. DUCT SHALL BE OPEN TO SPACE. PROVIDE BIRDSCREEN ON OPEN END OF DUCT.
10. THERE ARE ADDITIONAL CONDENSING UNITS LOCATED IN THIS AREA SERVING THE APARTMENTS. REFERENCE SITE PLAN ON SHEET ME1.00 FOR LOCATIONS OF ADDITIONAL CONDENSING UNITS.

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PRAIRIE VILLAGE,
KANSAS, 66207

9/1/24
STATE OF MISSOURI
REGISTERED PROFESSIONAL ENGINEER
ERIK B. KNUDSEN
NUMBER PE-2004026504
PROFESSIONAL ENGINEER

A NEW APARTMENT COMMUNIT AT:
DOUGLAS STATION
NW SLOAN & NE SYCAMORE ST
LEE'S SUMMIT, MO 64086

DRAWING RELEASE LOG
- 02/23/2024 100% CD Set
- 03/22/24 50% CD Set
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MISSOURI PE COA #2009003629

BC ENGINEERS INCORPORATED
5720 Reeder Shawnee, KS 66203 (913)262-1772

JOB NO. 740623
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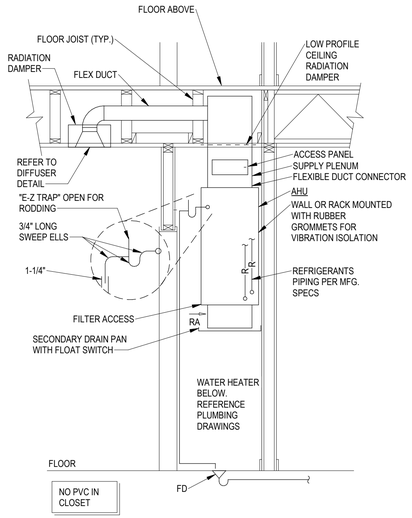
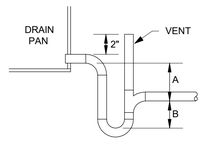
CD SET/PERMIT

SHEET NAME
CLUBHOUSE MECHANICAL PLAN
SHEET NO.
M1.07

8/30/2024 1:29:24 PM

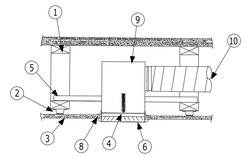


3 M3.01 TYPICAL AHU DETAIL
1/8" = 1'-0"

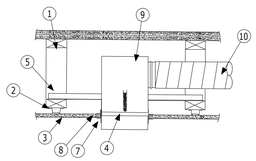


A= SCHEDULED FAN STATIC PLUS ONE INCH
B= 1/2 OF SCHEDULED FAN STATIC

2 M3.01 COOLING COIL CONDENSATE DRAIN DETAIL
NOT TO SCALE



WITH GRILLE DIFFUSER AND STEEL PLENUM BOX

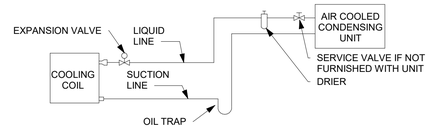


Through Ceiling Membrane Penetration

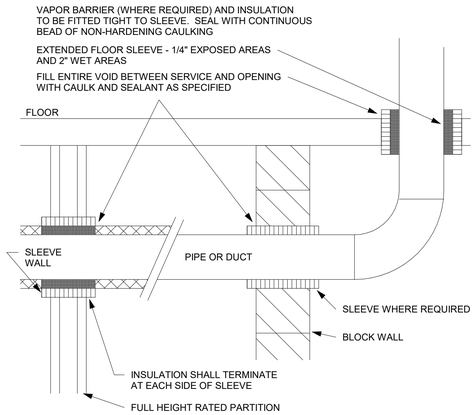
ITEM	DESCRIPTION
1	Wood Truss Assembly (Refer to UL Fire Resistance Directory)
2	RC Channel or Furring Channel or Steel Framing Members
3	UL rated gypsum wallboard (See UL design No.)
4	Ceiling Radiation Damper
5	3/4" x 3/4" x 16ga. (19 x 19 x 1.61) or 11/2" x 11/2" x 22 ga. (38 x 38 x .85) Support Angle (2 sides) See Note 1
6	Steel Frame Grille Diffuser
7	1" x 1" x 22 ga. (25 x 25 x .85) Retaining Angle on all 4 sides
8	Sub-frame or plaster flange
9	Steel Plenum Box or Boot
10	Duct (Square, Round, Multiple Sides as required)

REFER TO ARCHITECTURAL DRAWINGS FOR UL FLOOR CEILING DESIGN NUMBER. RADIATION DAMPERS SHALL BE UL LISTED USE WITH THE FLOOR CEILING ASSEMBLY USED.

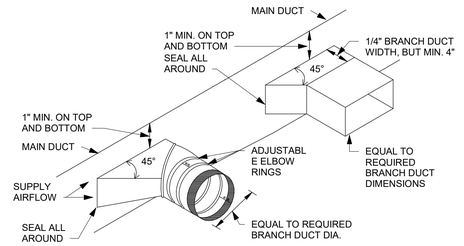
1 M3.01 RADIATION DAMPER DETAIL
NOT TO SCALE



6 M3.01 SPLIT SYSTEM FAN COIL UNIT PIPING SCHEMATIC
NOT TO SCALE



5 M3.01 DUCT OR PIPE WALL AND FLOOR PENETRATION DETAIL
NOT TO SCALE



4 M3.01 TYPICAL BRANCH TAKEOFF FITTING DETAIL
NOT TO SCALE

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REGISTERED PROFESSIONAL ENGINEER

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SHEET NAME
MECHANICAL DETAILS

SHEET NO.
M3.01

MISSOURI PE COA #2009003629

BC ENGINEERS INCORPORATED
5720 Reeder Shawnee, KS 66203 (913)262-1772

AIR HANDLING UNIT SCHEDULE

ID	MANUFACTURER	MODEL NO.	ARRANGEMENT	OUTSIDE AIR FLOW	FAN AIRFLOW DESIGN	FAN PRESS ESP	FAN MOTOR ECM	COOLING COIL NOMINAL CAP	CAP TOTAL	CAP SENSIBLE	CAP LATENT	AIRSIDE EAT(db)	AIRSIDE EAT(wb)	AIRSIDE LAT(db)	AIRSIDE LAT(wb)	NOMINAL KW	Heating Coil Capacity	Heating Coil EAT(db)	Heating Coil LAT(db)	FILTER DESCRIPTION	UNIT DIMENSIONS AFF ELEVATION	UNIT WEIGHT	FLA	MCA	MOCP	VOLT	PH	REMARKS
AHU-245A	LENNOX	CBA27UHE-024	Upflow	180 CFM	800 CFM	0.55 in-wg	Yes	2 ton	23995 Btu/h	13824 Btu/h	10171 Btu/h	79.6 °F	66.1 °F	57.0 °F	56.5 °F	10 kW	10 kW	50.0 °F	89.5 °F	1" MERV 13 PLEATED AIR FILTER	3'-0"	143 lb	45.8 A	57.2 A	60.0 A	240 V	1	7-DAY PROGRAMMABLE THERMOSTAT BY UNIT MANUFACTURER, PROVIDE WALL MOUNTING BRACKET, **PROVIDE FLOAT SWITCH IN CONDENSATE DRAIN WIRED TO SHUT DOWN UNIT UPON ALARM, RADIATION DAMPER.
AHU-245B	LENNOX	CBA27UHE-042	Upflow	220 CFM	1400 CFM	0.40 in-wg	Yes	3.5 ton	41754 Btu/h	26006 Btu/h	15748 Btu/h	78.2 °F	65.1 °F	55.8 °F	55.3 °F	20 kW	20 kW	55.9 °F	101.0 °F	1" MERV 13 PLEATED AIR FILTER	3'-0"	205 lb	90.9 A	113.7 A	125.0 A	240 V	1	7-DAY PROGRAMMABLE THERMOSTAT BY UNIT MANUFACTURER, PROVIDE WALL MOUNTING BRACKET, **PROVIDE FLOAT SWITCH IN CONDENSATE DRAIN WIRED TO SHUT DOWN UNIT UPON ALARM, RADIATION DAMPER.
AHU-A1	LENNOX	CBA27UHE-018	Upflow	0 CFM	600 CFM	0.50 in-wg	Yes	1.5 ton	17843 Btu/h	13090 Btu/h	4753 Btu/h	77.0 °F	64.2 °F	54.8 °F	54.3 °F	6 kW	6 kW	68.0 °F	99.6 °F	1" MERV 13 PLEATED AIR FILTER	3'-0"	141 lb	29.1 A	36.4 A	40.0 A	240 V	1	7-DAY PROGRAMMABLE THERMOSTAT BY UNIT MANUFACTURER, PROVIDE WALL MOUNTING BRACKET, **PROVIDE FLOAT SWITCH IN CONDENSATE DRAIN WIRED TO SHUT DOWN UNIT UPON ALARM, RADIATION DAMPER.
AHU-A2	LENNOX	CBA27UHE-018	Upflow	0 CFM	600 CFM	0.50 in-wg	Yes	1.5 ton	17843 Btu/h	13090 Btu/h	4753 Btu/h	77.0 °F	64.2 °F	54.8 °F	54.3 °F	6 kW	6 kW	68.0 °F	99.6 °F	1" MERV 13 PLEATED AIR FILTER	3'-0"	141 lb	29.1 A	36.4 A	40.0 A	240 V	1	7-DAY PROGRAMMABLE THERMOSTAT BY UNIT MANUFACTURER, PROVIDE WALL MOUNTING BRACKET, **PROVIDE FLOAT SWITCH IN CONDENSATE DRAIN WIRED TO SHUT DOWN UNIT UPON ALARM, RADIATION DAMPER.
AHU-B1	LENNOX	CBA27UHE-024	Upflow	0 CFM	800 CFM	0.55 in-wg	Yes	2 ton	23791 Btu/h	17453 Btu/h	6338 Btu/h	77.0 °F	64.2 °F	54.8 °F	54.4 °F	8 kW	8 kW	68.0 °F	99.6 °F	1" MERV 13 PLEATED AIR FILTER	3'-0"	142 lb	37.4 A	46.8 A	50.0 A	240 V	1	7-DAY PROGRAMMABLE THERMOSTAT BY UNIT MANUFACTURER, PROVIDE WALL MOUNTING BRACKET, **PROVIDE FLOAT SWITCH IN CONDENSATE DRAIN WIRED TO SHUT DOWN UNIT UPON ALARM, RADIATION DAMPER.

**AT CONTRACTOR'S OPTION, FLOAT SWITCH IS NOT REQUIRED FOR UNITS SITTING ON CONCRETE FLOOR OF LOWEST LEVEL OF BUILDING WHERE CONDENSATE OVERFLOWING WILL DRAIN TO FLOOR DRAIN IN ROOM WITHOUT CAUSING ADDITIONAL DAMAGE. ROUTE BOTH PRIMARY AND SECONDARY CONDENSATE LINES TO FLOOR DRAIN IN LIEU OF PROVIDING FLOAT SWITCH.

NATURAL VENTILATION CALCULATIONS

UNIT	SPACE	SF	OPERABLE AREA... 4% OF FLOOR AREA	ADJOINING AREA MIN... 10% OF FLOOR AREA >=...	OPERABLE AREA PROVIDED	OPEN TO ADJOINING AREA	PASS/...
A1	LIVING ROOM	165	6.6	25	20	0	PASS
	KITCHEN	196	7.84	25	20	0	PASS
	HALLWAY	23	0.92	25	0	28	PASS
	BEDROOM	138	5.52	25	13.6	0	PASS
A1A	LIVING ROOM	165	6.6	25	20	0	PASS
	KITCHEN	196	7.84	25	20	0	PASS
	HALLWAY	13	0.52	25	0	30	PASS
	BEDROOM	135	5.4	25	13.6	0	PASS
A2	LIVING ROOM	165	6.6	25	26.9	0	PASS
	KITCHEN	208	8.32	25	20	0	PASS
	HALLWAY	23	0.92	25	0	28	PASS
	BEDROOM	139	5.56	25	13	0	PASS
B1	LIVING ROOM	130	5.2	25	27.6	0	PASS
	KITCHEN	170	6.8	25	0	120	PASS
	HALLWAY	22	0.88	25	0	28	PASS
	ENTRY	47	1.88	25	20	0	PASS
	MASTER BEDROOM	146	5.84	25	13.8	0	PASS
	BEDROOM 2	145	5.8	25	21.4	0	PASS
B1A	LIVING ROOM	130	5.2	25	27.6	0	PASS
	KITCHEN	170	6.8	25	0	120	PASS
	HALLWAY	23	0.92	25	0	30	PASS
	ENTRY	47	1.88	25	20	0	PASS
	MASTER BEDROOM	135	5.4	25	13.8	0	PASS
	BEDROOM 2	145	5.8	25	21.4	0	PASS

SPLIT SYSTEM CONDENSING UNIT

MARK	LOCATION NAME	MANUFACTURER	MODEL NO.	TYPE	NOMINAL COOLING CAP	COMPRESSOR REFRIGERANT TYPE	SUMMER AMBIENT DBT	SEER	UNIT WEIGHT	VOLT	PH	MCA	MOCP	ACCESSORIES
CU-245A	GRADE	LENNOX	ML14XC1S024-230A01	COOLING	2 ton	R-410A	105.0 °F	14	152 lb	208 V	1	14.6 A	25 A	CRANKCASE HEATER, HAIL GUARD
CU-245B	GRADE	LENNOX	ML14XC1S042-230A01	COOLING	3.5 ton	R-410A	105.0 °F	14	211 lb	208 V	1	23.4 A	40 A	CRANKCASE HEATER, HAIL GUARD
CU-A1	GRADE	LENNOX	ML14XC1S018-230A01	COOLING	1.5 ton	R-410A	105.0 °F	14	134 lb	208 V	1	11.9 A	20 A	CRANKCASE HEATER, HAIL GUARD
CU-A2	GRADE	LENNOX	ML14XC1S018-230A01	COOLING	1.5 ton	R-410A	105.0 °F	14	134 lb	208 V	1	11.9 A	20 A	CRANKCASE HEATER, HAIL GUARD
CU-B1	GRADE	LENNOX	ML14XC1S024-230A01	COOLING	2 ton	R-410A	105.0 °F	14	152 lb	208 V	1	14.6 A	25 A	CRANKCASE HEATER, HAIL GUARD

FAN SCHEDULE

MARK	MANUFACTURER	MODEL NO.	DESIGN AIRFLOW	ESP	FAN DRIVE TYPE	FAN MOTOR POWER	FAN MOTOR RPM	SOUND PRESS LEVEL (SONES)	UNIT WEIGHT	VOLT	PH	FREQ	FLA	FAN TYPE	REMARKS
EF-1	PANASONIC	FV-0511VK3	50 CFM	0.50 in-wg	DIRECT	0.05 hp	1296	0.6	10 lb	120 V	1	60 Hz	0.4 A	CEILING	FAN MOUNTED SPEED CONTROLLER, FACTORY MEANS OF DISCONNECT, RADIATION DAMPER, BACKDRAFT DAMPER
EF-2	COOK	GC-148	70 CFM	0.50 in-wg	DIRECT	0.05 hp	914	2.5	15 lb	120 V	1	60 Hz	0.3 A	CEILING	FAN MOUNTED SPEED CONTROLLER, FACTORY MEANS OF DISCONNECT, RADIATION DAMPER, BACKDRAFT DAMPER
EF-3	COOK	100SQN17D(VF)	70 CFM	0.50 in-wg	DIRECT	0.13 hp	1560	9.3	64 lb	120 V	1	60 Hz	1.9 A	INLINE	FAN MOUNTED SPEED CONTROLLER, FACTORY MEANS OF DISCONNECT, FAN TO RUN CONTINUOUSLY, PHENOLIC EPOXY POWDER COATED.

GRILLES, REGISTERS AND DIFFUSERS SCHEDULE

ID	DESCRIPTION	MANUFACTURER	MODEL	MATERIAL	FINISH	SYSTEM	NOTES
R1	LOUVERED GRILLE	TITUS	350RL	STEEL	WHITE ENAMEL	R/A	PLASTER FRAME TITUS MODEL TRM.
R2	LOUVERED GRILLE WITH DAMPER	TITUS	350RL	STEEL	WHITE ENAMEL	R/A	PLASTER FRAME TITUS MODEL TRM., OPPOSED BLADE BALANCE DAMPER
S1	SINGLE DEFLECTION SUPPLY GRILLE	TITUS	301RS	STEEL	WHITE ENAMEL	S/A	OPPOSED BLADE DAMPER AND U.L. LISTED RADIATION DAMPER WITH INSULATED STEEL PLENUM BOX FOR INSTALLATION IN WOOD STRUCTURE.
S2	PLAQUE FACE DIFFUSER	TITUS	OMNI	STEEL	WHITE ENAMEL	S/A	DAMPER, PLASTER FRAME TITUS MODEL TRM. AND U.L. LISTED RADIATION DAMPER WITH INSULATED STEEL PLENUM BOX FOR INSTALLATION IN WOOD STRUCTURE.

LOUVER SCHEDULE

MARK	LOCATION	MANUFACTURER	MODEL	SIZE WIDTH	SIZE HEIGHT	MATERIAL	FUNCTION	CFM	TOTAL PRESSURE	NOTES
L1	MECH	RUSKIN	EME220DD	32"	10"	ALUMINUM	INTAKE	400 CFM	0.10 in-wg	MOUNT BOTTOM AT 8'-1" A.F.F., PROVIDE BIRDSCREEN, COLOR AS SELECTED BY ARCHITECT.
L2	POOL EQUIP	RUSKIN	EME220DD	10"	10"	ALUMINUM	EXHAUST	70 CFM	0.10 in-wg	MOUNT BOTTOM AT 8'-0" A.F.F., PROVIDE BIRDSCREEN, COLOR AS SELECTED BY ARCHITECT.
L3	POOL EQUIP	RUSKIN	EME220DD	10"	10"	ALUMINUM	INTAKE	70 CFM	0.10 in-wg	MOUNT BOTTOM AT 8'-0" A.F.F., PROVIDE BIRDSCREEN, COLOR AS SELECTED BY ARCHITECT.

ELECTRIC UNIT HEATER SCHEDULE

ID	MANUFACTURER	MODEL NO.	FAN DESIGN AIRFLOW	FAN MOTOR QTY	FAN MOTOR ECM	ELECTRIC HEATING COIL CAP	AIRSIDE EAT(db)	AIRSIDE LAT(db)	HEATING ELEMENT QTY	HEATING ELEMENT POWER	HEATING ELEMENT SCR	AFF ELEVATION	UNIT WEIGHT	VOLT	PH	REMARKS
EH1	RAYWALL	AFA230D	175 CFM	1	No	10239 Btu/h	45.0 °F	99.0 °F	1	3.0 kW	No	1'-8"	29 lb	240 V	1	PROVIDE INTEGRAL THERMOSTAT, DISCONNECT
EH2	RAYWALL	HF2B5103N	400 CFM	1	No	11200 Btu/h	45.0 °F	70.8 °F	0	3.3 kW	No	8'-0"	15 lb	240 V	1	PROVIDE POWER DISCONNECT AND HEATING ONLY THERMOSTAT SET TO 45 DEGREES.

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

9/1/24
STATE OF MISSOURI REGISTERED PROFESSIONAL ENGINEER
ERIK B. KNUDSEN
NUMBER PE-2004026504
PROFESSIONAL ENGINEER

A NEW APARTMENT COMMUNITY AT:
DOUGLAS STATION
NW SLOAN & NE SYCAMORE ST
LEE'S SUMMIT, MO 64086

DRAWING RELEASE LOG
- 02/23/2024 100% DD Set
- 03/22/24 50% CD Set
- 04/18/24 90% CD Set

△ REVISIONS

MISSOURI PE COA #2009003629

BC ENGINEERS INCORPORATED
5720 Reeder Shawnee, KS 66203 (913)262-1772

JOB NO. 740623 DATE 04.19.24
DRAWN BY DS/BK
CD SET/PERMIT

SHEET NAME
MECHANICAL SCHEDULES

SHEET NO.
M4.01

ARCH D 24" x 36"

GENERAL MECHANICAL SYMBOLS

- REVISION NUMBER - SHOWN ON PLANS
- POINT WHERE NEW CONNECTS TO EXISTING
- NUMBER OF DETAIL ON SHEET
- NUMBER OF SHEET WHERE DETAIL APPEARS
- KEYNOTE
- CONTINUATION SYMBOL
- Room 4 — ROOM NAME AND NUMBER
- ITEM TO BE DEMOLISHED
- AREA NOT IN CONTRACT
- 2" — PIPE SIZE TAG (DIAMETER)
- ABOVE GROUND PIPING
- 1/8" / 12" SLOPE — PIPE SLOPE TAG
- BELOW GROUND PIPING
- INVERT: -105'-1" — PIPE INVERT ELEVATION TAG
- (E) — EXISTING PIPE TAG
- PIPING BEING DEMOLISHED

ABBREVIATIONS

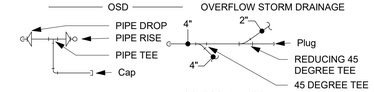
Ø	ROUND
ABV	ABOVE
AC	AIR CONDITIONING
AD	AREA DRAIN
ADD	ADDENDUM
AFF	ABOVE FINISHED FLOOR
AFUE	ANNUAL FUEL UTILIZATION EFFICIENCY
ALT	ALTERNATE
AP	ACCESS PANEL
ARCH	ARCHITECT/ARCHITECTURAL
BFF	BELOW FINISHED FLOOR
BLW	BELOW
BTU	BRITISH THERMAL UNITS
BTUH	BRITISH THERMAL UNITS PER HOUR
CAP	CAPACITY
CB	CATCH BASIN
CFM	CUBIC FEET PER MINUTE
CLG	CEILING
CO	CLEAN OUT
CW	COLD WATER
D	DEGREE
DB	DRY BULB
DIA	DIAMETER
DN	DOWN
DW	DISTILLED WATER
EA	EACH
EAT	ENTERING AIR TEMPERATURE
ELEC	ELECTRICAL
EQUIP	EQUIPMENT
EWC	ELECTRIC WATER COOLER
EWT	ENTERING WATER TEMPERATURE
E/A	EXHAUST AIR
EXIST	EXISTING
F	DEGREES FAHRENHEIT
FCO	FLOOR CLEAN OUT
FD	FLOOR DRAIN
FDC	FIRE DEPARTMENT CONNECTION
FL	FLOOR
FO	FUEL OIL
FOV	FUEL OIL VENT
FOR	FUEL OIL RETURN
FOS	FUEL OIL SUPPLY
FPM	FEET PER MINUTE
FS	FLOOR SINK
FT	FOOT/FEET
FTR	FIN TUBE RADIATION
GAL	GALLON
GF	GAS-FIRED
GC	GENERAL CONTRACTOR
GPM	GALLONS PER MINUTE
GW	GREASE WASTE
HB	HOSE BIB
HP	HORSE POWER
HTG	HEATING
HTR	HEATER
HW	HOT WATER
HYD	HYDRANT
ID	INDIRECT
IN	INCH
INV	INVERT
LB	POUND
LB/HR	POUNDS PER HOUR
LAT	LEAVING AIR TEMPERATURE
LP	LOW PRESSURE
LPG	LIQUEFIED PETROLEUM GAS
LVR	LOUVER
LWT	LEAVING WATER TEMPERATURE
M/A	MIXED AIR
MAX	MAXIMUM
MBH	ONE THOUSAND BTU PER HOUR
MCF	ONE THOUSAND CUBIC FEET
MD	MOTORIZED DAMPER
MECH	MECHANICAL
MFR	MANUFACTURER
MIN	MINIMUM
MISC	MISCELLANEOUS
MTR	MOTOR
MU/A	MAKE-UP/AIR
NC	NOISE CRITERIA
NC	NORMALLY CLOSED
NIC	NOT IN CONTRACT
NO	NUMBER
NO	NORMALLY OPEN
NTS	NOT TO SCALE
O	OXYGEN
O/A	OUTSIDE AIR
ORD	OVERFLOW ROOF DRAIN
PD	PRESSURE DROP
PIV	POST INDICATOR VALVE
PLBG	PLUMBING
PRESS	PRESSURE
PRV	PRESSURE REDUCING VALVE
PSI	POUNDS PER SQUARE INCH
PSIG	POUNDS PER SQUARE INCH GAUGE
PWR	POWER
R	DUCT RISER
R/A	RETURN AIR
RCP	RADIANT CEILING PANEL
RD	ROOF DRAIN
REC	RECESSED
RED	REDUCER
RH	RELATIVE HUMIDITY
RL/A	RELIEF AIR
RM	ROOM
RPM	REVOLUTIONS PER MINUTE
RW	RAIN WATER
SF	SQUARE FOOT
S/A	SUPPLY AIR
SAN	SANITARY
SF	SQUARE FOOT
SD	SMOKE DAMPER
SM	SURFACE MOUNT
SP	STANDPIPE
SP	STATIC PRESSURE
STM	STEAM
T	THERMOSTAT
TD	TEMPERATURE DROP
TDR	TRENCH DRAIN
TEMP	TEMPERATURE
TYP	TYPICAL
UG	UNDERGROUND
VAC	VACUUM
V	VENT
VAV	VARIABLE AIR VOLUME
VENT	VENTILATION
VTR	VENT THROUGH ROOF
W	WASTE
WB	WET BULB
WCO	WALL CLEAN OUT
WH	WALL HYDRANT

EQUIPMENT ABBREVIATIONS

AC	AIR CONDITIONING UNIT
ACCU	AIR COOLING CONDENSING UNIT
AHU	AIR HANDLING UNIT
AS	AIR SEPARATOR
B	BOILER
CH	CHILLER
CT	COOLING TOWER
CUH	CABINET UNIT HEATER
CHWP	CHILLED WATER PUMP
DBP	DOMESTIC WATER BOOSTER PUMP
DC	DUCT MOUNTED COIL
DCP	DOMESTIC WATER CIRCULATING PUMP
EF	EXHAUST FAN
EDC	ELECTRIC DUCT COIL
ET	EXPANSION TANK
EWH	ELECTRIC WATER HEATER
FCU	FAN COIL UNIT
FP	FIRE PUMP
GI	GREASE INTERCEPTOR
GRV	GRAVITY ROOF VENTILATOR
HWP	HEATING WATER PUMP
HRU	HEAT RECOVERY UNIT
PRV	POWER ROOF VENTILATOR
RE	RETURN/EXHAUST FAN
RTU	ROOFTOP UNIT
SP	SUMP PUMP
UH	UNIT HEATER
WH	WATER HEATER

PLUMBING AND PIPING SYMBOLS

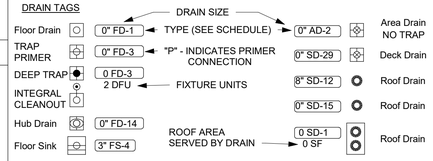
CHWR	CHILLED WATER RETURN
CHWS	CHILLED WATER SUPPLY
CD	CONDENSATE DRAINAGE
CWR	CONDENSER WATER RETURN
CWS	CONDENSER WATER SUPPLY
GWR	GEOTHERMAL WATER RETURN
GWS	GEOTHERMAL WATER SUPPLY
HWR	HEATING WATER RETURN
HWS	HEATING WATER SUPPLY
G	NATURAL GAS
PG	PROPANE GAS
REF-L	REFRIGERANT-LIQUID
REF-S	REFRIGERANT-SUCTION
REF-HG	REFRIGERANT-HOT GAS
STM	STEAM
CDR	CONDENSATE RETURN
CWV	COMBINATION WASTE & VENT
CA	COMPRESSED AIR
CW	DOMESTIC COLD WATER
H-CW	HARD COLD WATER
S-CW	SOFT COLD WATER
F-CW	FILTERED COLD WATER
RO	REVERSE OSMOSIS WATER
HW	HOT WATER
HW 140°	HOT WATER 140°
HW-R	HOT WATER RECIRCULATION
HW-R 140°	HOT WATER RECIRCULATION 140°
GV	GREASE VENT
GW	GREASE WASTE
IW	INDIRECT WASTE
OV	OIL VENT
OW	OIL WASTE
PD	PUMP DISCHARGE
V	SANITARY VENT
SS	SANITARY SEWER
SHWR	SOLAR HOT WATER RETURN
SHWS	SOLAR HOT WATER SUPPLY
SD	STORM DRAINAGE
OSD	OVERFLOW STORM DRAINAGE



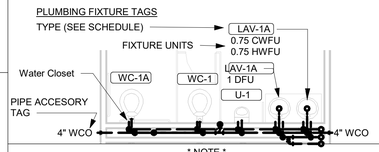
PIPE ACCESSORY TAGS

- 4" FCO CLEANOUT
- 2" BACKWATER SWING CHECK
- 2" CHECK CHECK VALVE
- (ALTERNATE CHECK VALVE SYMBOL)
- 2" BALANCE BALANCING VALVE
- 2" CIRC CIRCUIT SETTER
- T/P 1" RCV RECIRC. VALVE
- 2" GATE GATE VALVE
- 2" QUICK QUICK OPENING VALVE
- 2" SHUTOFF BALL VALVE
- 2" STRAINER
- TP 1/2" PRIMER TRAP PRIMER
- M 2" M-CNTRL ELEC. CONTROL VALVE
- T/P TMV-XXT/P Mixing Valve
- EM 1/2" TMV-TMV-XX EMERGENCY MIXER
- 2" PRV DOM. PRV
- W 2" DOM. WM DOM. WATER METER
- IR 1 1/2" DOM. WM IRRIGATION METER
- S 1" GAS-CNTRL EMERGENCY GAS
- 1" PLUG PLUG VALVE
- 1" GAS COCK GAS SHUTOFF COCK
- 1" REG GAS REGULATOR
- DOUBLE CHECK VALVE
- REDUCED PRESSURE ZONE

DRAIN TAGS



PLUMBING FIXTURE TAGS



* NOTE *

ALL OF GENERAL NOTES ON THIS SHEET ARE TO BE APPLIED TO ALL OTHER DRAWINGS IN THIS SET.THE SYMBOLS AND ABBREVIATIONS SHOWN ON THIS SHEET MAY OR MAY NOT BE USED IN THIS SET OF DRAWINGS.

Plumbing Sheet Schedule

P0.00	PLUMBING TITLE SHEET
P1.01A	LEVEL 1 PLUMBING PLAN BUILDING A
P1.01C	LEVEL 1 PLUMBING PLAN BUILDING C
P1.02A	LEVEL 2 PLUMBING PLAN BUILDING A
P1.02C	LEVEL 2 PLUMBING PLAN BUILDING C
P1.03A	LEVEL 3 PLUMBING PLAN BUILDING A
P1.03C	LEVEL 3 PLUMBING PLAN BUILDING C
P1.04A	ROOF PLUMBING PLAN BUILDING A
P1.04C	ROOF PLUMBING PLAN BUILDING C
P1.05	ENLARGED UNIT WATER PLANS
P1.06	ENLARGED UNIT WATER PLANS
P1.07	ENLARGED UNIT WASTE & VENT PLANS
P1.08	ENLARGED UNIT WASTE & VENT PLANS
P2.01	CLUBHOUSE WASTE & VENT FLOOR PLAN
P2.02	CLUBHOUSE WATER & GAS FLOOR PLAN
P3.01	PLUMBING DETAILS & SCHEDULES
P3.02	UNIT WATER RISERS
P3.03	UNIT WASTE RISERS

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P.913.831.1415
NSPJARCH.COM
9415 NALL AVE., #300
PRAIRIE VILLAGE, KANSAS, 66207

9/1/24
STATE OF MISSOURI
ERIK B. KNUDSEN
NUMBER PE-2004026504
REGISTERED PROFESSIONAL ENGINEER

A NEW APARTMENT COMMUNITY AT:
DOUGLAS STATION
NW SLOAN & NE SYCAMORE ST
LEE'S SUMMIT, MO 64086

DRAWING RELEASE LOG
- 02/23/2024 100% DD Set
- 03/22/24 50% CD Set
- 04/19/24 90% CD Set

△ REVISIONS

MISSOURI PE COA #2009003629

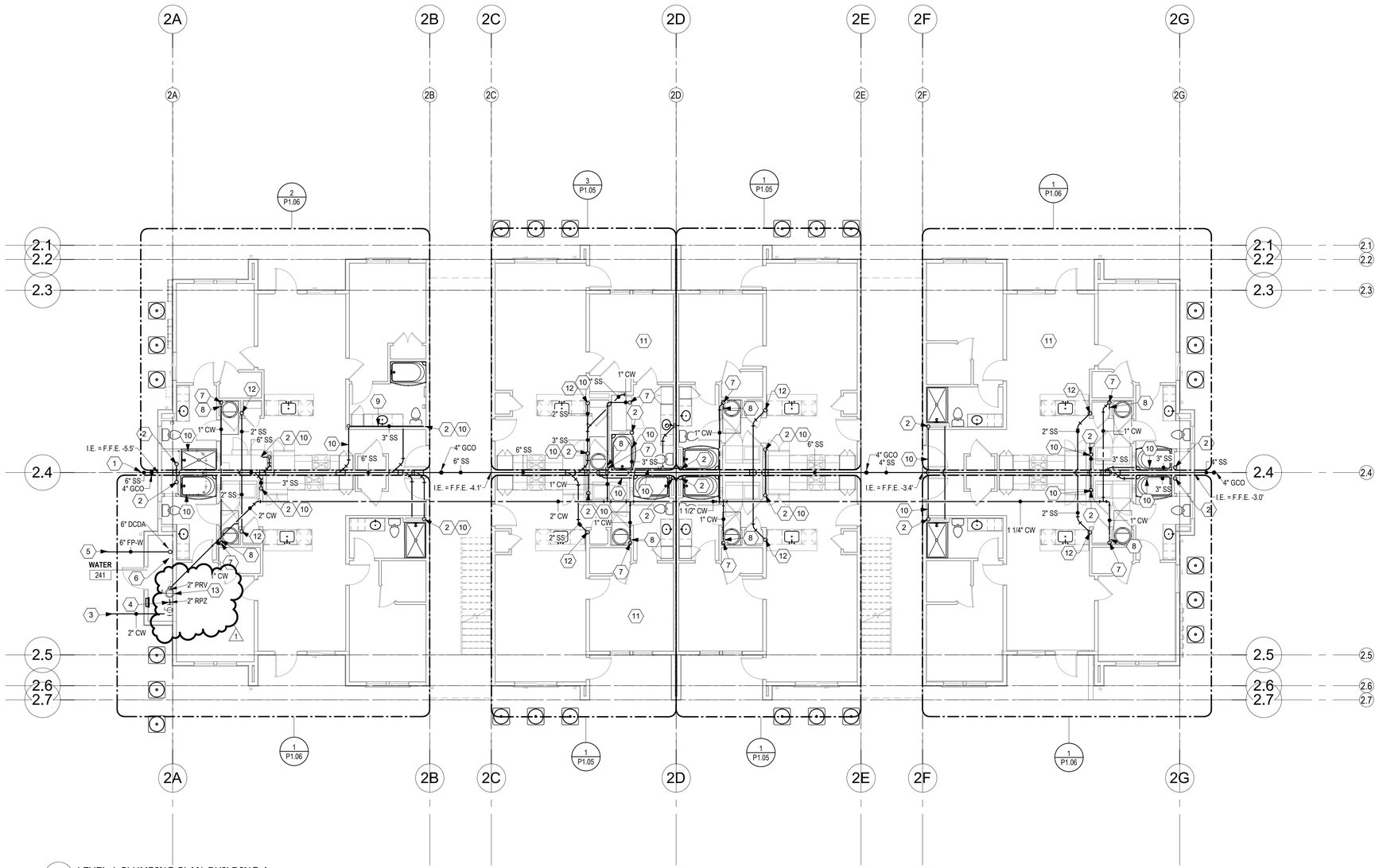
BC ENGINEERS INCORPORATED
5720 Reeder Shawnee, KS 66203 (913)262-1772

JOB NO. 740623 DATE 04.19.24
DRAWN BY DS/BK
CD SET/PERMIT

SHEET NAME
PLUMBING TITLE SHEET

SHEET NO.
P0.00

8/30/2024 1:25:45 PM



1 P1.01A LEVEL 1 PLUMBING PLAN-BUILDING A
1/8" = 1'-0"

KEYNOTES

1 SEE CIVIL PLAN FOR CONTINUATION OF 6" SANITARY SEWER. MAINTAIN MIN 30" COVER.

2 3" WASTE DOWN FROM FLOOR ABOVE. REFER TO SHEET P1.02A AND ENLARGED UNIT PLAN FOR CONTINUATION. PROVIDE CLEANOUT AT BASE OF RISER.

3 SEE CIVIL PLAN FOR CONTINUATION OF 2" DOMESTIC C.W. MAINTAIN MIN 48" COVER.

4 PROVIDE 2" RPZ BACKFLOW PREVENTER AND INSTALL 24" A.F.F. & 6" FROM WALL. ROUTE DRAIN FROM RPZ BFP TO DAYLIGHT. SEAL EXTERIOR PENETRATION WEATHERTIGHT.

5 6" FIRE LINE, SEE CIVIL PLANS FOR CONTINUATION. MAINTAIN A MINIMUM 48" BURY FOR FREEZE PROTECTION.

6 6" FIRE LINE THRU FLOOR. PROVIDE USC CERTIFIED DOUBLE CHECK DETECTOR ASSEMBLY (DCDA) AND THE MAIN DRAIN VENTED TO DAYLIGHT. SEAL EXTERIOR WALL PENETRATION WEATHER TIGHT AS REQUIRED. COORDINATE WITH SPRINKLER CONTRACTOR FOR PROPER INSTALLATION.

7 1" CW UP TO FLOOR ABOVE. REFER TO SHEET P1.02A AND ENLARGED UNIT PLAN FOR CONTINUATION.

8 3/4" CW PIPE WITH SHUT-OFF VALVE. REFER TO ENLARGED UNIT PLANS FOR CONTINUATION OF PIPING.

9 ROUTE WASTE PIPE ABOVE CEILING TO WALL AS REQUIRED. 3" WASTE PIPE ROUTED TO BELOW FLOOR AS REQUIRED.

10 SUDS RELIEF WASTE PIPE TO RUN MINIMUM 8' PRIOR TO CONNECTION TO WASTE PIPING FROM FIRST FLOOR APARTMENT.

11 REFER TO ENLARGED FLOOR PLAN FOR PIPING IN APARTMENTS.

12 2" WASTE DOWN FROM FLOOR ABOVE. REFER TO SHEET P1.02B AND ENLARGED UNIT PLAN FOR CONTINUATION. PROVIDE CLEANOUT AT BASE OF RISER.

13 PROVIDE PRESSURE REDUCING VALVE IF SUPPLY PRESSURE EXCEEDS 80 PSI STATIC, AN APPROVED WATER-PRESSURE REDUCING VALVE CONFORMING TO ASSE 1003 OR CSA B356 WITH STRAINER SHALL BE INSTALLED TO REDUCE THE PRESSURE IN THE BUILDING WATER DISTRIBUTION PIPING TO NOT GREATER THAN 80 PSI STATIC. △1

BUILDING 3 F.F.E = 999.75'
BUILDING 4 F.F.E. = 999.75'

REFER TO CIVIL SITE UTILITY DRAWINGS FOR EXACT DEPTHS AND LOCATIONS WHERE WASTE LEAVES BUILDING.

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9/23/24
STATE OF MISSOURI
ERIK B. KNUDSEN
NUMBER PE-2004026504
REGISTERED PROFESSIONAL ENGINEER

A NEW APARTMENT COMMUNITY AT:
DOUGLAS STATION
NW SLOAN & NE SYCAMORE ST
LEE'S SUMMIT, MO 64086

DRAWING RELEASE LOG
- 02/23/2024 100% DD Set
- 03/22/24 50% CD Set
- 04/19/24 90% CD Set

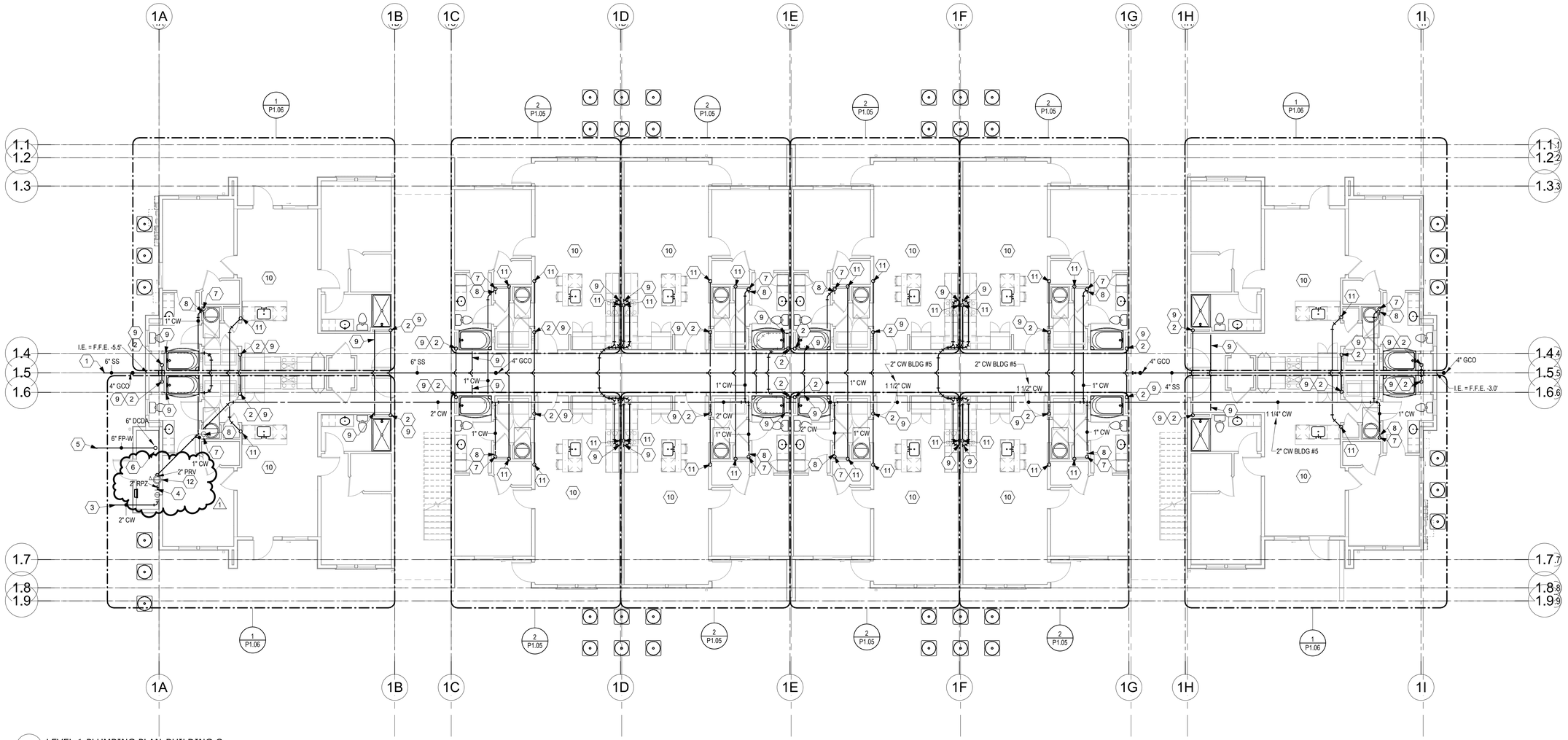
△ REVISIONS
1 9/27/24 City Comment Responses

MISSOURI PE COA #2009003629

BC ENGINEERS INCORPORATED
5720 Reeder Shawnee, KS 66203 (913)262-1772

JOB NO. 740623
DATE 04.19.24
DRAWN BY DS/BK
CD SET/PERMIT

SHEET NAME
LEVEL 1 PLUMBING PLAN BUILDING A
SHEET NO.
P1.01A



1 P1.01C LEVEL 1 PLUMBING PLAN-BUILDING C
1/8" = 1'-0"

KEYNOTES

1. SEE CIVIL PLAN FOR CONTINUATION OF 6" SANITARY SEWER. MAINTAIN MIN 30" COVER.
2. 3" WASTE DOWN FROM FLOOR ABOVE. REFER TO SHEET P1.02C AND ENLARGED UNIT PLAN FOR CONTINUATION. PROVIDE CLEANOUT AT BASE OF RISER.
3. SEE CIVIL PLAN FOR CONTINUATION OF 2" DOMESTIC C.W. MAINTAIN MIN 48" COVER.
4. PROVIDE 2" RPZ BACKFLOW PREVENTER AND INSTALL 24" A.F.F. & 6" FROM WALL. ROUTE DRAIN FROM RPZ BFP TO DAYLIGHT. SEAL EXTERIOR PENETRATION WEATHERTIGHT.
5. 6" FIRE LINE, SEE CIVIL PLANS FOR CONTINUATION. MAINTAIN A MINIMUM 48" BURY FOR FREEZE PROTECTION.
6. 6" FIRE LINE THRU FLOOR. PROVIDE USC CERTIFIED DOUBLE CHECK DETECTOR ASSEMBLY (DCDA) AND THE MAIN DRAIN VENTED TO DAYLIGHT. SEAL EXTERIOR WALL PENETRATION WEATHER TIGHT AS REQUIRED. COORDINATE WITH SPRINKLER CONTRACTOR FOR PROPER INSTALLATION.
7. 1" CW UP TO FLOOR ABOVE. REFER TO SHEET P1.02C AND ENLARGED UNIT PLAN FOR CONTINUATION.
8. 3/4" CW PIPE WITH SHUT-OFF VALVE. REFER TO ENLARGED UNIT PLANS FOR CONTINUATION OF PIPING.
9. SUDS RELIEF WASTE PIPE TO RUN MINIMUM 8' PRIOR TO CONNECTION TO WASTE PIPING FROM FIRST FLOOR APARTMENT.
10. REFER TO ENLARGED FLOOR PLAN FOR PIPING IN APARTMENTS.
11. 2" WASTE DOWN FROM FLOOR ABOVE. REFER TO SHEET P1.02C AND ENLARGED UNIT PLAN FOR CONTINUATION. PROVIDE CLEANOUT AT BASE OF RISER.
12. PROVIDE PRESSURE REDUCING VALVE IF SUPPLY PRESSURE EXCEEDS 80 PSI STATIC, AN APPROVED WATER-PRESSURE REDUCING VALVE CONFORMING TO ASSE 1003 OR CSA B356 WITH STRAINER SHALL BE INSTALLED TO REDUCE THE PRESSURE IN THE BUILDING WATER DISTRIBUTION PIPING TO NOT GREATER THAN 80 PSI STATIC.

BUILDING 1 F.F.E. = 993.25'
BUILDING 2 F.F.E. = 995.00'
BUILDING 5 F.F.E. = 999.25'

REFER TO CIVIL SITE UTILITY DRAWINGS FOR EXACT DEPTHS AND LOCATIONS WHERE WASTE LEAVES BUILDING.

NOTE: REFER TO ARCH PLANS, BUILDING 5 FIRST FLOOR CLUBHOUSE PLANS. REFER TO PAGES P2.01 & P2.02.

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REGISTERED PROFESSIONAL ENGINEER

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NW SLOAN & NE SYCAMORE ST
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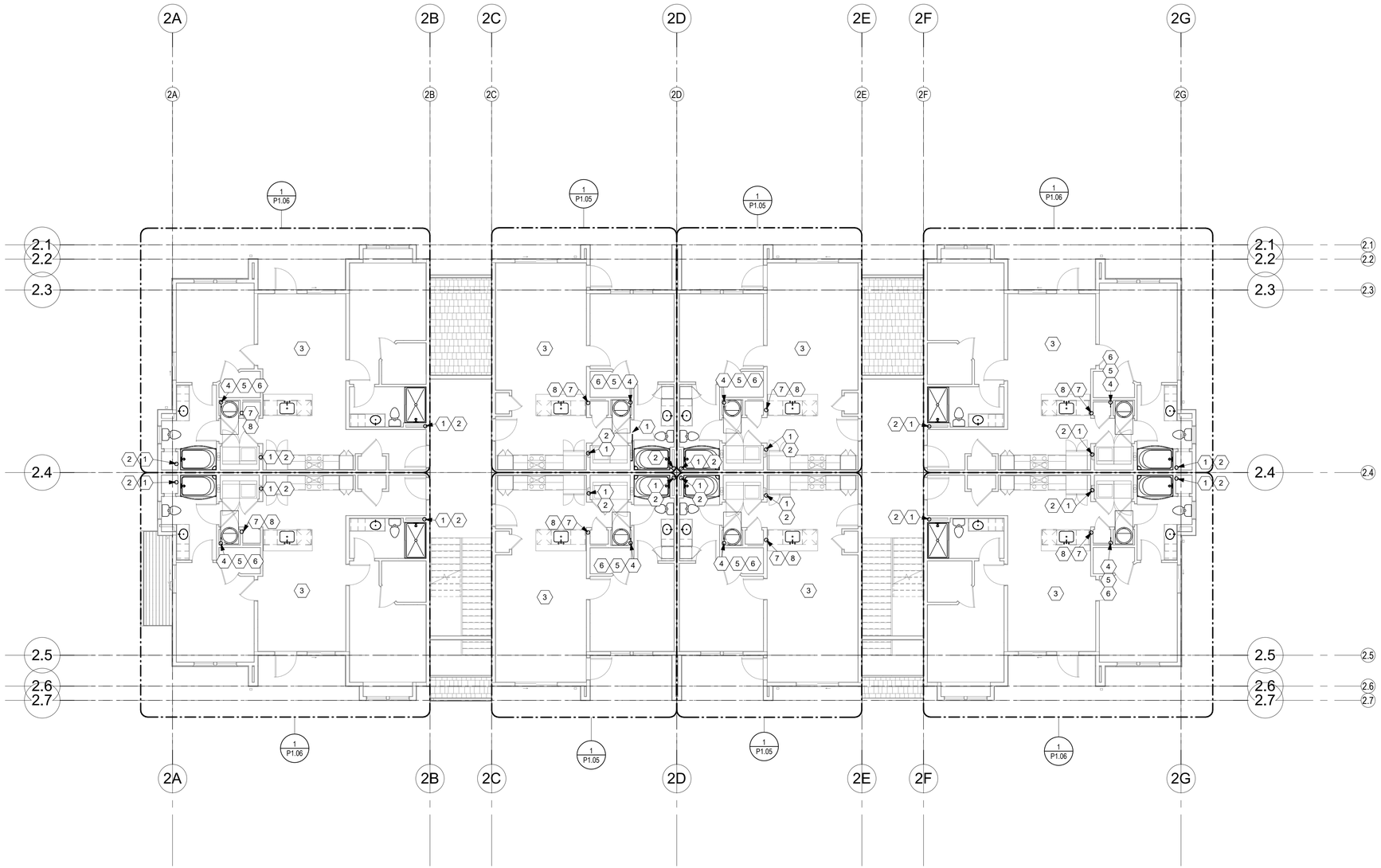
SHEET NAME
LEVEL 1 PLUMBING PLAN BUILDING C
SHEET NO.
P1.01C



1 P1.02A LEVEL 2 PLUMBING PLAN-BUILDING A
1/8" = 1'-0"

KEYNOTES

1 3" WASTE DOWN FROM FLOOR ABOVE. REFER TO SHEET P1.03A AND ENLARGED UNIT PLAN FOR CONTINUATION. PROVIDE CLEANOUT AT BASE OF RISER.

2 3" WASTE DOWN TO FLOOR BELOW. REFER TO SHEET P1.01A AND ENLARGED UNIT PLAN FOR CONTINUATION.

3 REFER TO ENLARGED UNIT PLANS FOR PIPING.

4 3/4" CW PIPE WITH SHUT-OFF VALVE. REFER TO ENLARGED UNIT PLANS FOR CONTINUATION OF PIPING.

5 3/4" CW UP TO FLOOR ABOVE. REFER TO SHEET P1.03A FOR CONTINUATION.

6 1" CW PIPE UP FROM FLOOR BELOW. REFER TO SHEET P1.01A FOR CONTINUATION.

7 2" WASTE DOWN FROM FLOOR ABOVE. REFER TO SHEET P1.03A AND ENLARGED UNIT PLAN FOR CONTINUATION.

8 2" WASTE DOWN TO FLOOR BELOW. REFER TO SHEET P1.01A AND ENLARGED UNIT PLAN FOR CONTINUATION.

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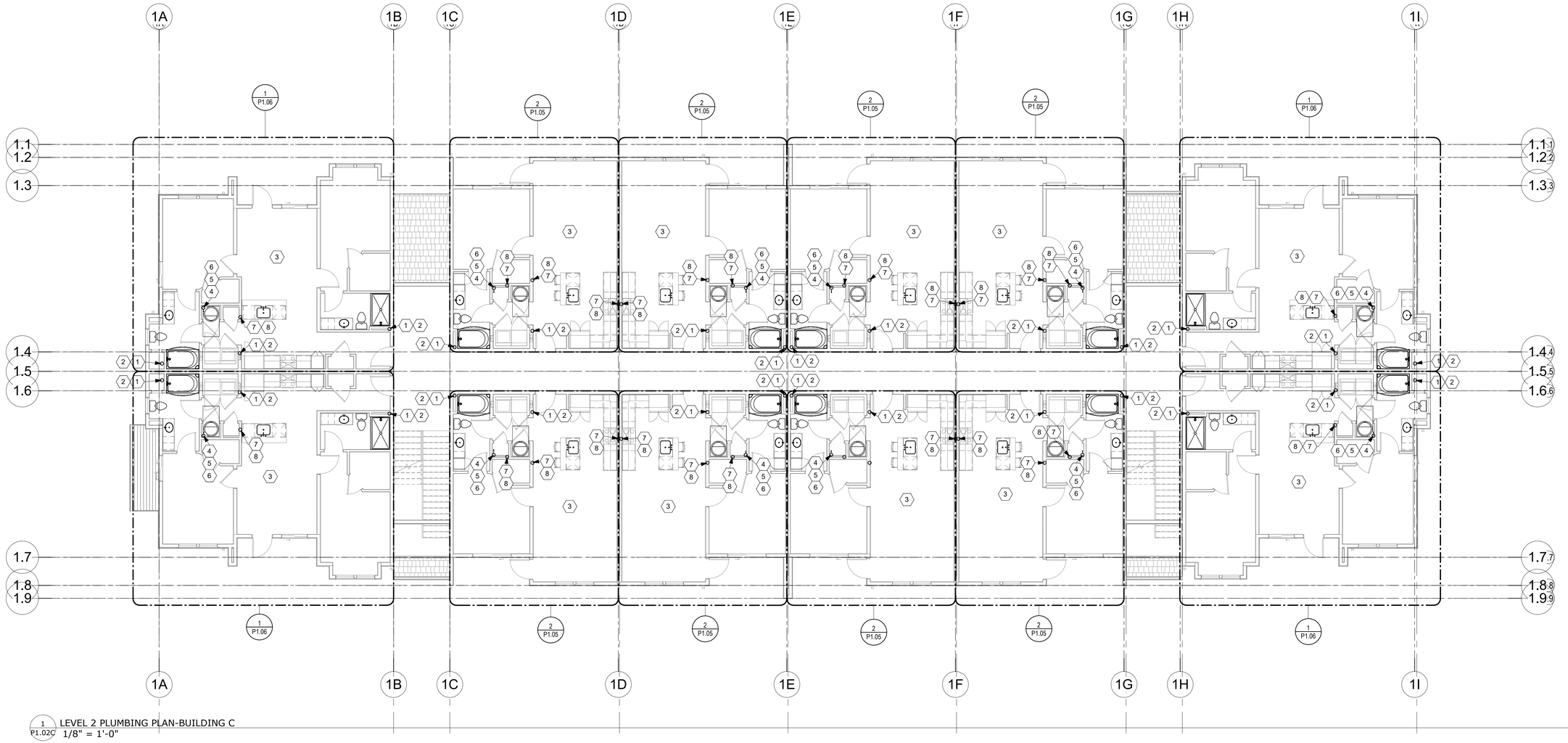
LEVEL 2 PLUMBING PLAN BUILDING A
SHEET NO.
P1.02A



1 P1.02C LEVEL 2 PLUMBING PLAN-BUILDING C
1/8" = 1'-0"

KEYNOTES

1	3" WASTE DOWN FROM FLOOR ABOVE. REFER TO SHEET P1.03C AND ENLARGED UNIT PLAN FOR CONTINUATION. PROVIDE CLEANOUT AT BASE OF RISER.
2	3" WASTE DOWN TO FLOOR BELOW. REFER TO SHEET P1.01C AND ENLARGED UNIT PLAN FOR CONTINUATION.
3	REFER TO ENLARGED UNIT PLANS FOR PIPING.
4	3/4" CW PIPE WITH SHUT-OFF VALVE. REFER TO ENLARGED UNIT PLANS FOR CONTINUATION OF PIPING.
5	3/4" CW UP TO FLOOR ABOVE. REFER TO SHEET P1.03C FOR CONTINUATION OF PIPING.
6	1" CW PIPE UP FROM FLOOR BELOW. REFER TO SHEET P1.01C FOR CONTINUATION.
7	2" WASTE DOWN FROM FLOOR ABOVE. REFER TO SHEET P1.03C AND ENLARGED UNIT PLAN FOR CONTINUATION.
8	2" WASTE DOWN TO FLOOR BELOW. REFER TO SHEET P1.01C AND ENLARGED UNIT PLAN FOR CONTINUATION.

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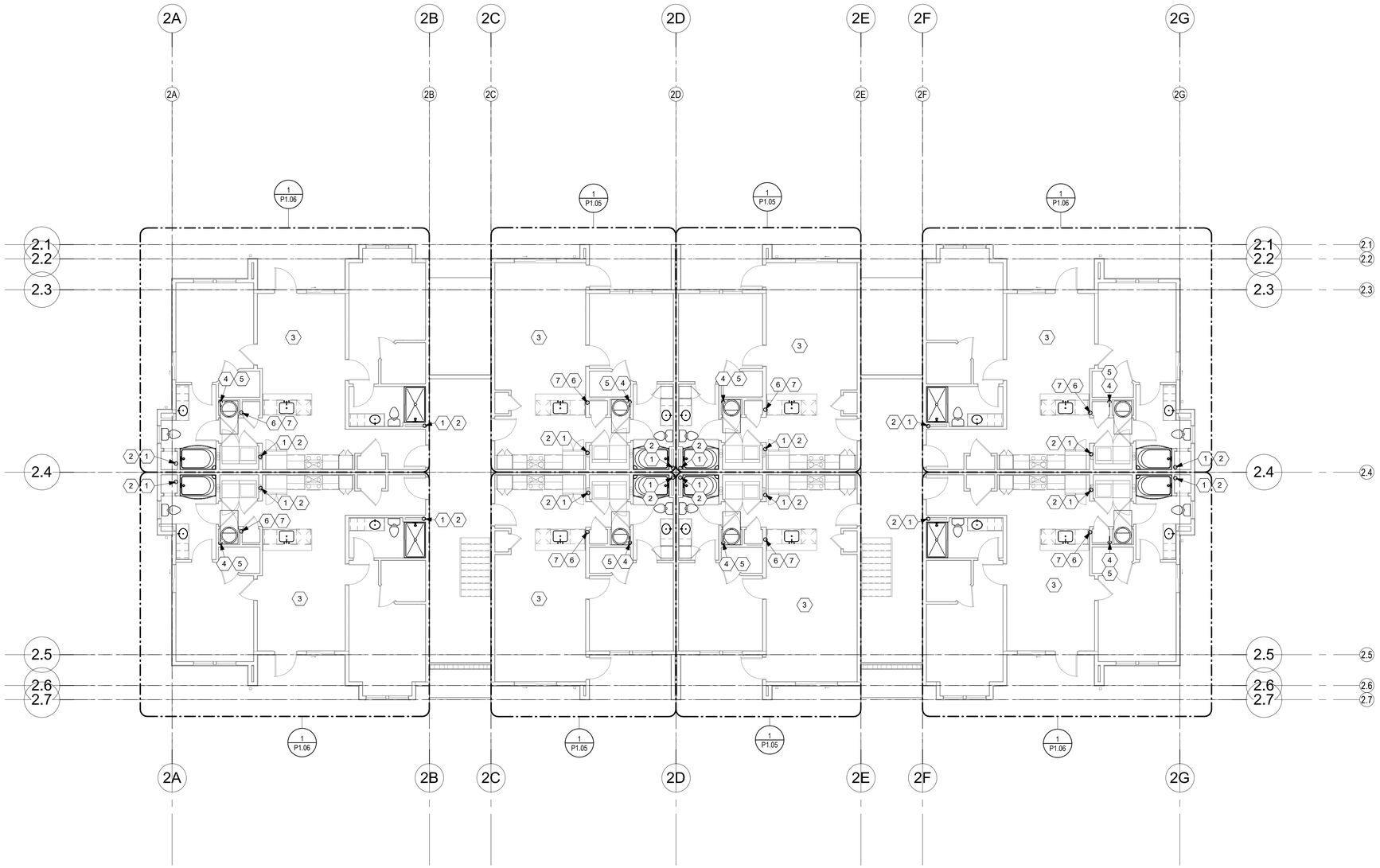
LEVEL 2 PLUMBING PLAN BUILDING C
SHEET NO.
P1.02C



1 P1.03A LEVEL 3 PLUMBING PLAN-BUILDING A
1/8" = 1'-0"

KEYNOTES

1 3" WASTE DOWN FROM FLOOR ABOVE. REFER TO SHEET P1.02A AND ENLARGED UNIT PLAN FOR CONTINUATION. PROVIDE CLEANOUT AT BASE OF RISER.

2 3" VENT UP TO ROOF. REFER TO SHEET P1.04A AND ENLARGED UNIT PLAN FOR CONTINUATION.

3 REFER TO ENLARGED UNIT PLANS FOR PIPING.

4 3/4" CW PIPE WITH SHUT-OFF VALVE. REFER TO ENLARGED UNIT PLANS FOR CONTINUATION OF PIPING.

5 3/4" CW PIPE UP FROM FLOOR BELOW. REFER TO SHEET P1.02A FOR CONTINUATION.

6 2" WASTE DOWN TO FLOOR BELOW. REFER TO SHEET P1.02A AND ENLARGED UNIT PLAN FOR CONTINUATION.

7 2" VENT UP TO ROOF. REFER TO SHEET P1.04A AND ENLARGED UNIT PLAN FOR CONTINUATION.

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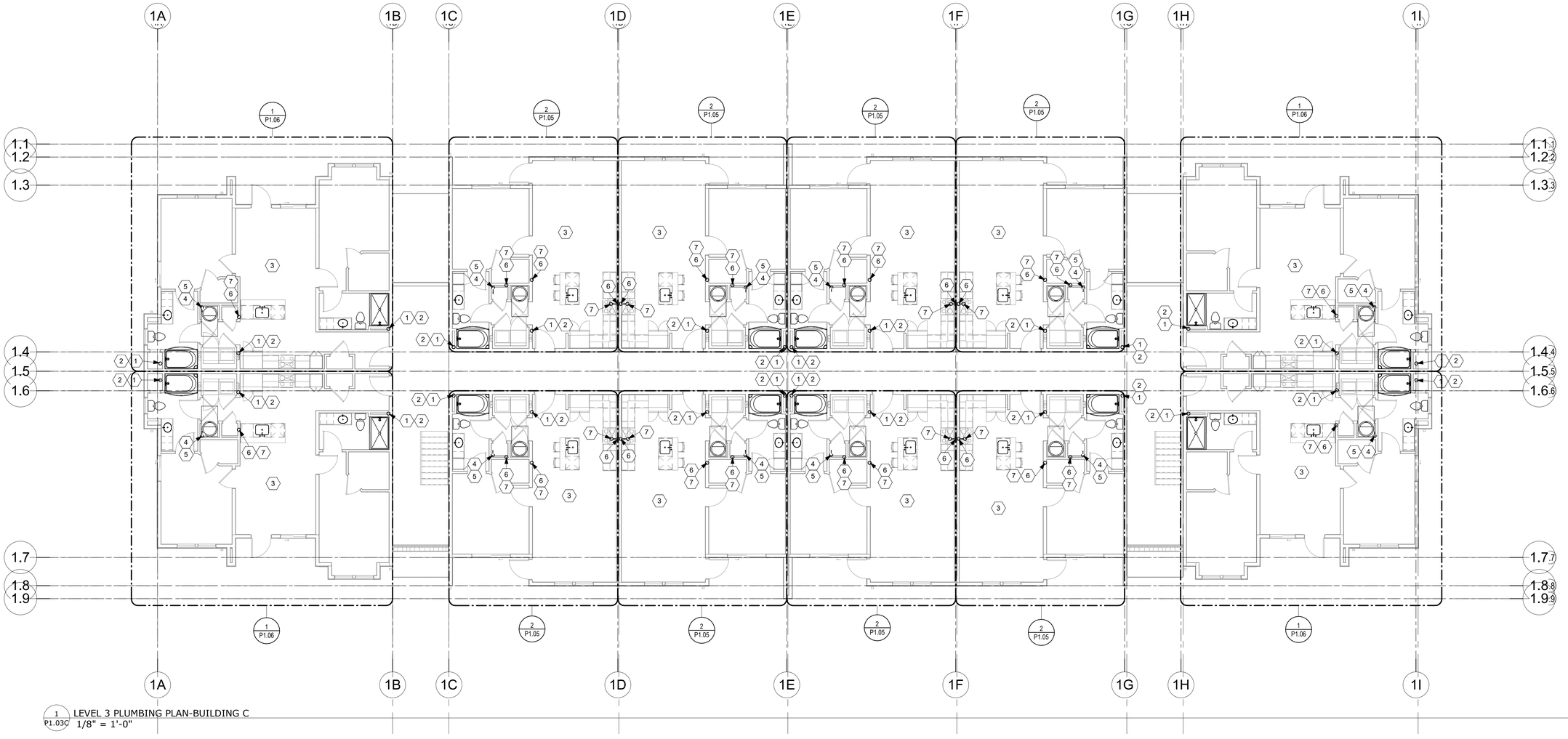
SHEET NAME
LEVEL 3 PLUMBING PLAN BUILDING A
SHEET NO.
P1.03A



1 P1.03C LEVEL 3 PLUMBING PLAN-BUILDING C
1/8" = 1'-0"

KEYNOTES

1	3" WASTE DOWN TO FLOOR BELOW. REFER TO SHEET P1.02C AND ENLARGED UNIT PLAN FOR CONTINUATION. PROVIDE CLEANOUT AT BASE OF RISER.
2	3" VENT UP TO ROOF. REFER TO SHEET P1.04C AND ENLARGED UNIT PLAN FOR CONTINUATION.
3	REFER TO ENLARGED UNIT PLANS FOR PIPING.
4	3/4" CW PIPE WITH SHUT-OFF VALVE. REFER TO ENLARGED UNIT PLANS FOR CONTINUATION OF PIPING.
5	3/4" CW PIPE UP FROM FLOOR BELOW. REFER TO SHEET P1.02C FOR CONTINUATION.
6	2" WASTE DOWN TO FLOOR BELOW. REFER TO SHEET P1.02C AND ENLARGED UNIT PLAN FOR CONTINUATION.
7	2" VENT UP TO ROOF. REFER TO SHEET P1.04C AND ENLARGED UNIT PLAN FOR CONTINUATION.

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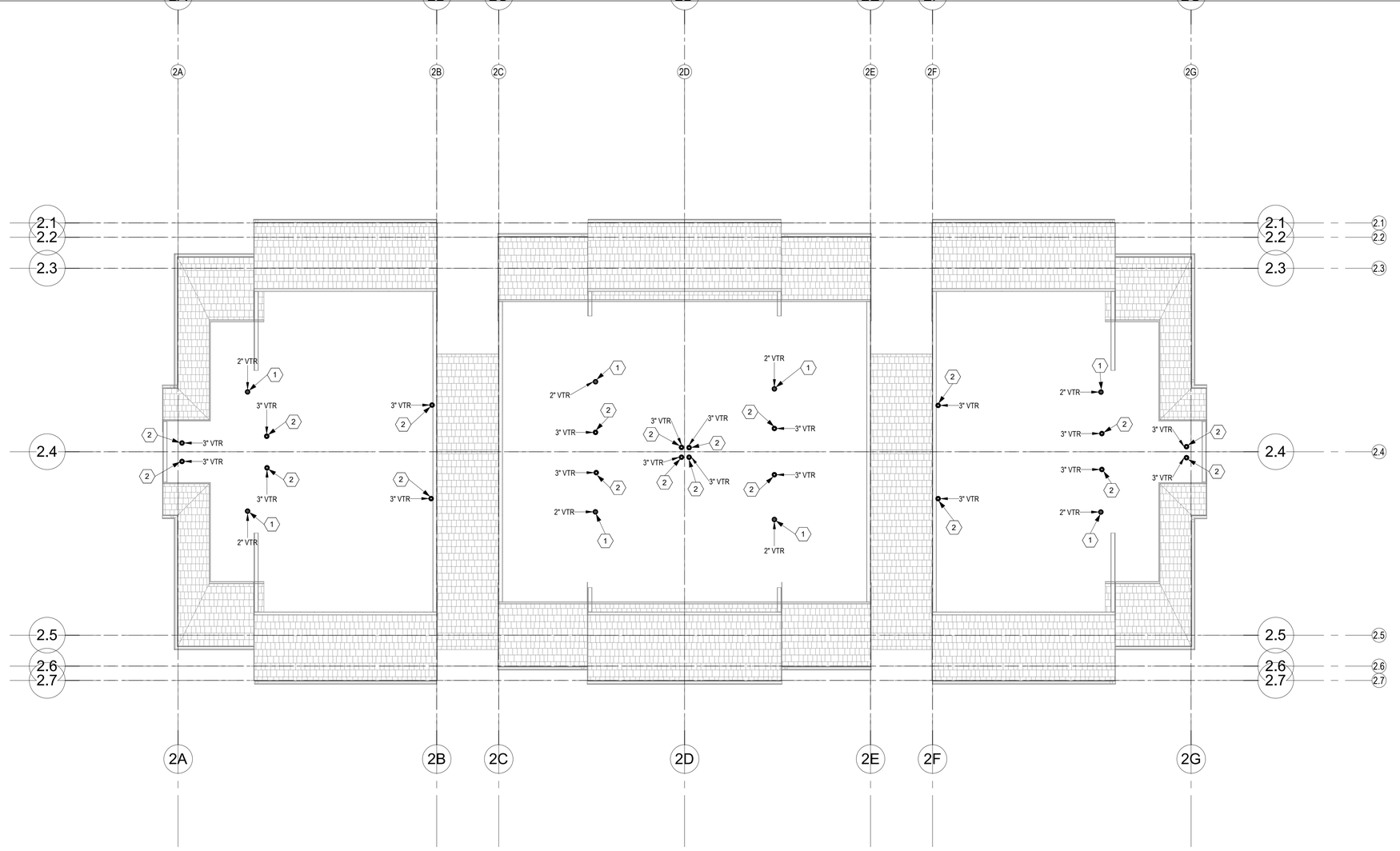
SHEET NAME
LEVEL 3 PLUMBING PLAN BUILDING C
SHEET NO.
P1.03C



1 P1.04A ROOF PLUMBING PLAN-BUILDING A
1/8" = 1'-0"

KEYNOTES

1 LOCATION OF 2" VTR. VERIFY 10' CLEARANCE FROM ALL OUTDOOR AIR INTAKES. SEAL PENETRATION WEATHERTIGHT.

2 LOCATION OF 3" VTR. VERIFY 10' CLEARANCE FROM ALL OUTDOOR AIR INTAKES. SEAL PENETRATION WEATHERTIGHT.

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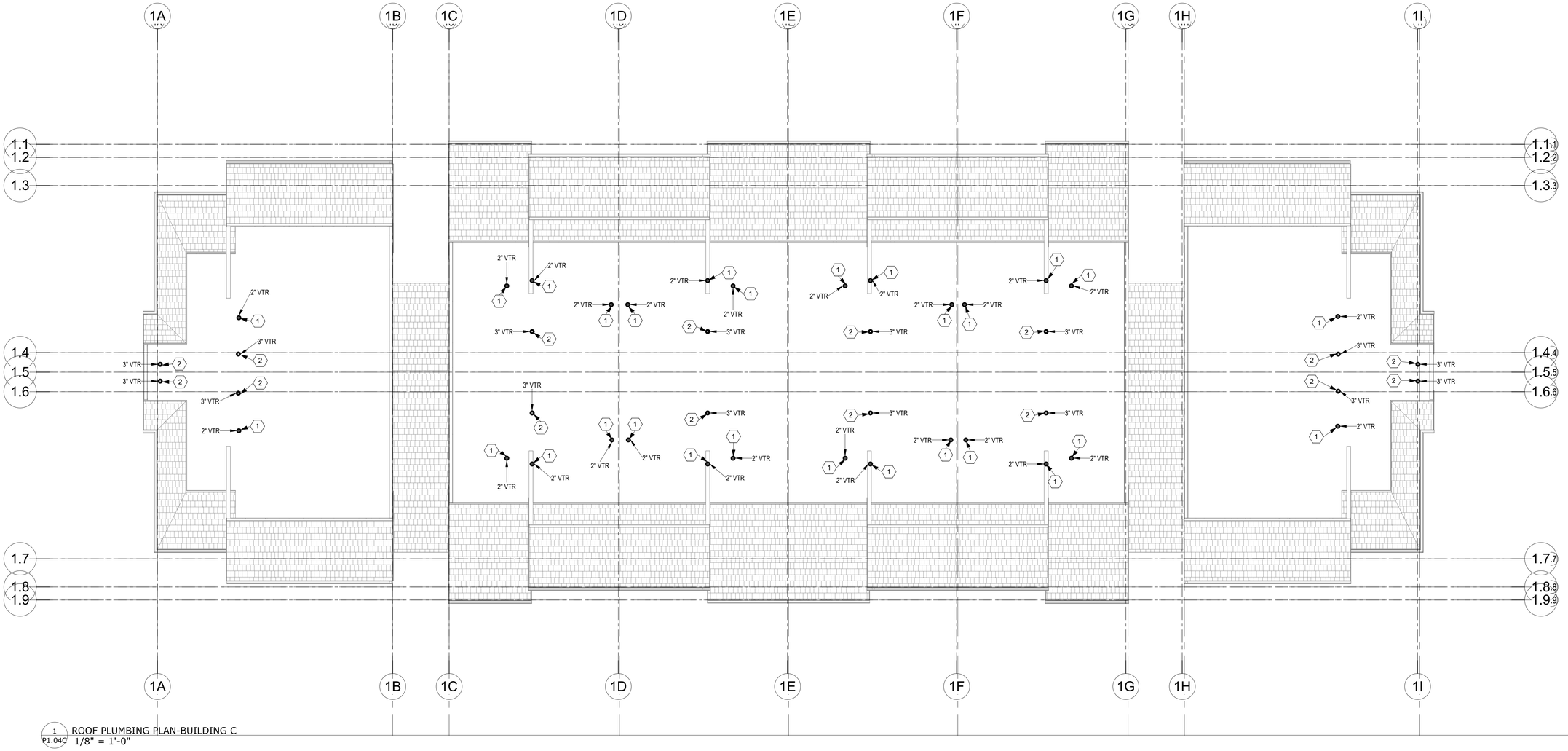
SHEET NAME
ROOF PLUMBING PLAN BUILDING A
SHEET NO.
P1.04A



1 P1.04C ROOF PLUMBING PLAN-BUILDING C
1/8" = 1'-0"

KEYNOTES

1 LOCATION OF 2" VTR. VERIFY 10' CLEARANCE FROM ALL OUTDOOR AIR INTAKES. SEAL PENETRATION WEATHERTIGHT.

2 LOCATION OF 3" VTR. VERIFY 10' CLEARANCE FROM ALL OUTDOOR AIR INTAKES. SEAL PENETRATION WEATHERTIGHT.

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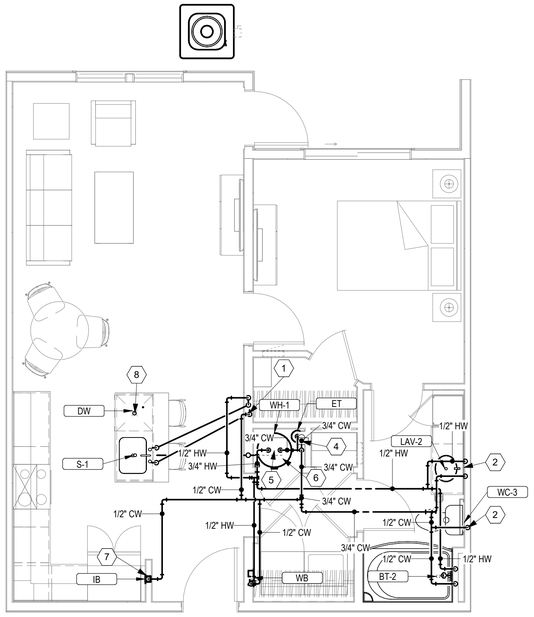
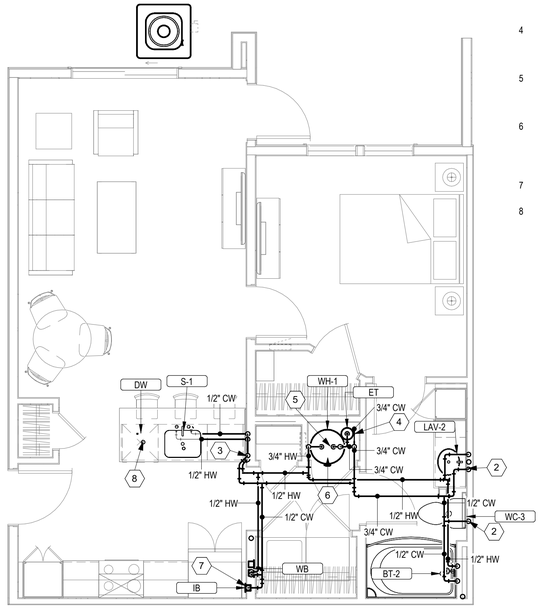
ROOF PLUMBING PLAN BUILDING C
SHEET NO.
P1.04C

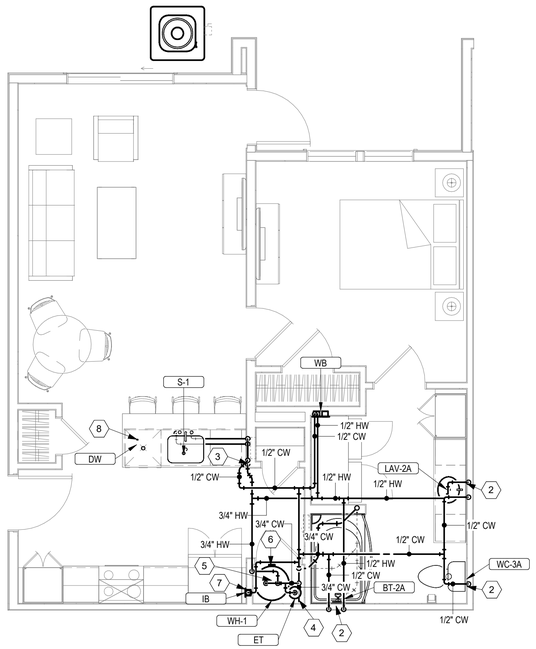
ARCH D 24" x 36"



2 P1.05 UNIT A2 - WATER PLAN
1/4" = 1'-0"



1 P1.05 UNIT A1 - WATER PLAN
1/4" = 1'-0"



3 P1.05 UNIT A1ADA - WATER PLAN
1/4" = 1'-0"

KEYNOTES

1. ROUTE 1/2" CW & HW PIPE DOWN IN WALL TO BELOW FLOOR AND OVER TO SINK AS REQUIRED.
2. FIRE CAULK ALL PIPES THAT PENETRATE FIRE RATED WALLS.
3. ROUTE 1/2" CW & HW PIPE DOWN IN WALL TO BELOW COUNTER AND OVER TO SINK AS REQUIRED. ROUTE PIPING TIGHT TO COUNTER TOP AS REQUIRED.
4. 3/4" CW PIPE WITH SHUT-OFF VALVE. INCLUDE WATER SUB-METER AS REQUIRED. COORDINATE FINAL METER SPEC WITH DEVELOPER. REFER TO OVERALL PLUMBING PLANS FOR CONTINUATION OF PIPING.
5. 3/4" CW & HW PIPING DOWN FOR CONNECTION TO ELECTRIC WATER HEATER. PROVIDE SHUTOFF VALVES AND DIELECTRIC UNIONS PRIOR TO EQUIPMENT PIPING CONNECTIONS. SET WATER HEATER TO 120°F. RE: DOMESTIC WATER RISER DIAGRAMS FOR FURTHER PIPING REQUIREMENTS.
6. PROVIDE ELECTRIC WATER HEATER AND SET ON FLOOR WITH AUXILIARY DRAIN PAN AND SECONDARY DRAIN LINE TO FLOOR DRAIN WITH AIR GAP. COORDINATE EXACT INSTALLATION AND LOCATION OF WATER HEATER WITH MECHANICAL DRAWINGS FOR HVAC UNIT TO BE INSTALLED IN SAME MECHANICAL CLOSET.
7. PROVIDE ICE MAKER BOX WITH VALVE FOR CONNECTION TO REFRIGERATOR BY OTHERS.
8. CONNECT HW PIPE FROM SINK TO DISHWASHER AS REQUIRED BY MANUFACTURER.

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ENLARGED UNIT WATER PLANS
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P1.05

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ARCH D 24" x 36"

KEYNOTES

1 CONNECT HW PIPE FROM SINK TO DISHWASHER AS REQUIRED BY MANUFACTURER.

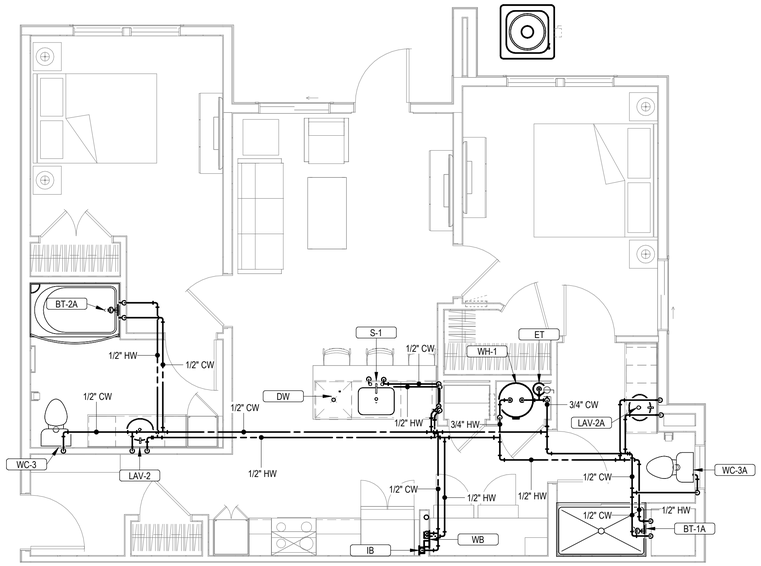
2 ROUTE 1/2" CW & HW PIPE DOWN IN WALL TO BELOW COUNTER AND OVER TO SINK AS REQUIRED. ROUTE PIPING TIGHT TO COUNTER TOP AS REQUIRED.

3 PROVIDE ELECTRIC WATER HEATER AND SET ON FLOOR WITH AUXILIARY DRAIN PAN AND SECONDARY DRAIN LINE TO FLOOR DRAIN WITH AIR GAP. COORDINATE EXACT INSTALLATION AND LOCATION OF WATER HEATER WITH MECHANICAL DRAWINGS FOR HVAC UNIT TO BE INSTALLED IN SAME MECHANICAL CLOSET.

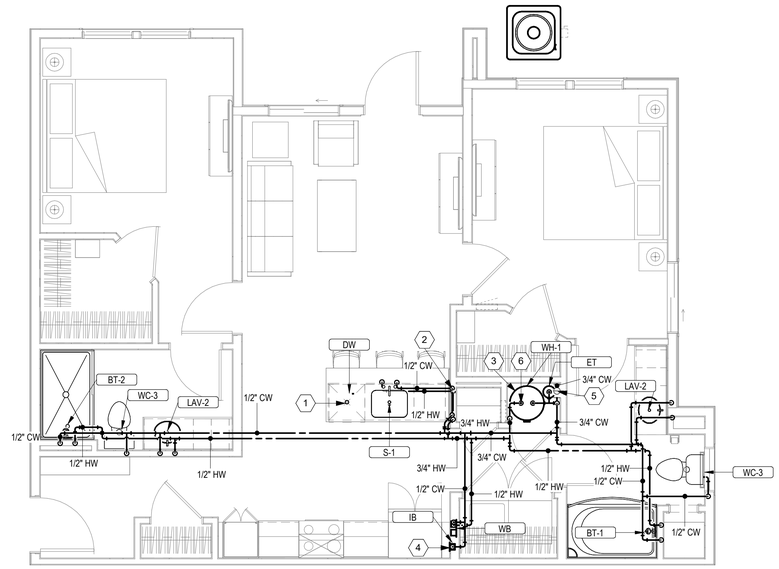
4 PROVIDE ICE MAKER BOX WITH VALVE FOR CONNECTION TO REFRIGERATOR BY OTHERS.

5 3/4" CW PIPE WITH SHUT-OFF VALVE. INCLUDE WATER SUB-METER AS REQUIRED. COORDINATE FINAL METER SPEC WITH DEVELOPER. REFER TO OVERALL PLUMBING PLANS FOR CONTINUATION OF PIPING.

6 3/4" CW & HW PIPING DOWN FOR CONNECTION TO ELECTRIC WATER HEATER. PROVIDE SHUTOFF VALVES AND DIELECTRIC UNIONS PRIOR TO EQUIPMENT PIPING CONNECTIONS. SET WATER HEATER TO 120°F. RE: DOMESTIC WATER RISER DIAGRAMS FOR FURTHER PIPING REQUIREMENTS.



2 P1.06 UNIT B1ADA - WATER PLAN
1/4" = 1'-0"



1 P1.06 UNIT B1 - WATER PLAN
1/4" = 1'-0"

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9/1/24
STATE OF MISSOURI
ERIK B. KNUDSEN
NUMBER PE-2004026504
REGISTERED PROFESSIONAL ENGINEER

A NEW APARTMENT COMMUNITY AT:
DOUGLAS STATION
NW SLOAN & NE SYCAMORE ST
LEE'S SUMMIT, MO 64086

DRAWING RELEASE LOG
- 02/23/2024 100% DD Set
- 03/22/24 50% CD Set
- 04/19/24 90% CD Set

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MISSOURI PE COA #2009003629

BC ENGINEERS INCORPORATED
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SHEET NAME
ENLARGED UNIT WATER PLANS
SHEET NO.
P1.06

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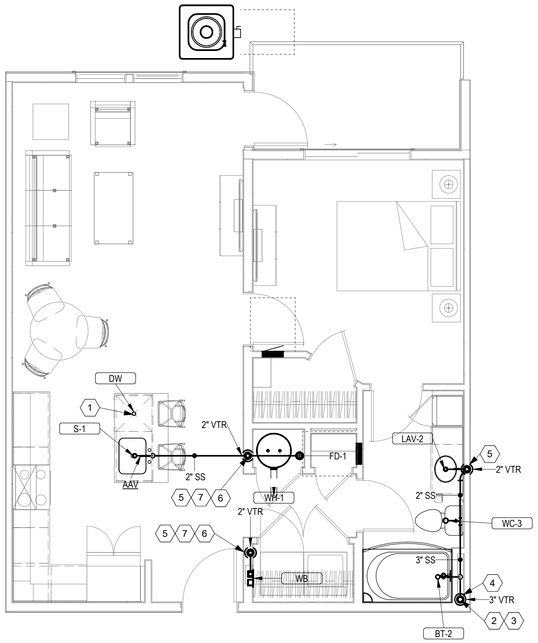
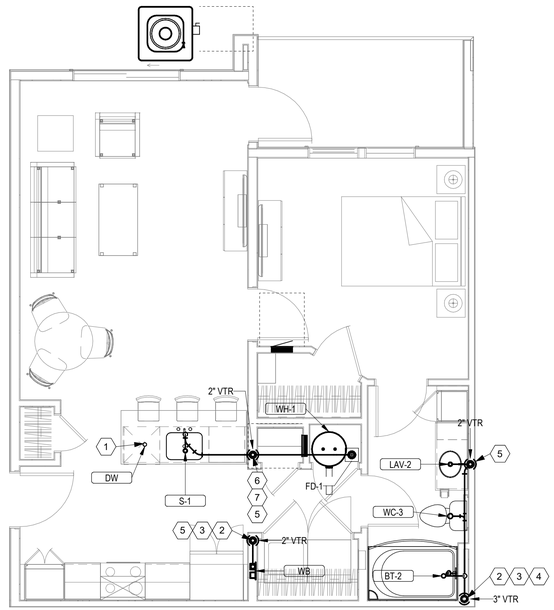
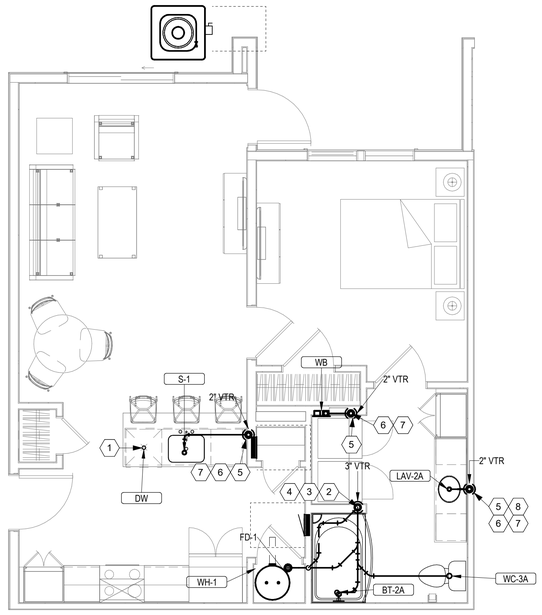
ARCH D 24" x 36"



2 P1.07 UNIT A2 - W/V PLUMBING
1/4" = 1'-0"



1 P1.07 UNIT A1 - W/V PLUMBING
1/4" = 1'-0"



3 P1.07 UNIT A1ADA - W/V PLUMBING
1/4" = 1'-0"

KEYNOTES

1	CONNECT WASTE PIPE FROM DISHWASHER TO SINK AS REQUIRED BY MANUFACTURER.
2	3" WASTE PIPE DOWN FROM FLOOR ABOVE.
3	3" WASTE PIPE DOWN TO FLOOR BELOW.
4	LOCATION OF 3" VTR ON 3RD FLOOR ONLY. VERIFY 10' CLEARANCE FROM ALL OUTDOOR AIR INTAKES. SEAL PENETRATION WEATHERTIGHT.
5	LOCATION OF 2" VTR ON 3RD FLOOR ONLY. VERIFY 10' CLEARANCE FROM ALL OUTDOOR AIR INTAKES. SEAL PENETRATION WEATHERTIGHT.
6	2" WASTE PIPE DOWN FROM FLOOR ABOVE.
7	2" WASTE PIPE DOWN TO FLOOR BELOW.
8	FIRE CAULK ALL PIPES THAT PENETRATE FIRE RATED WALLS.

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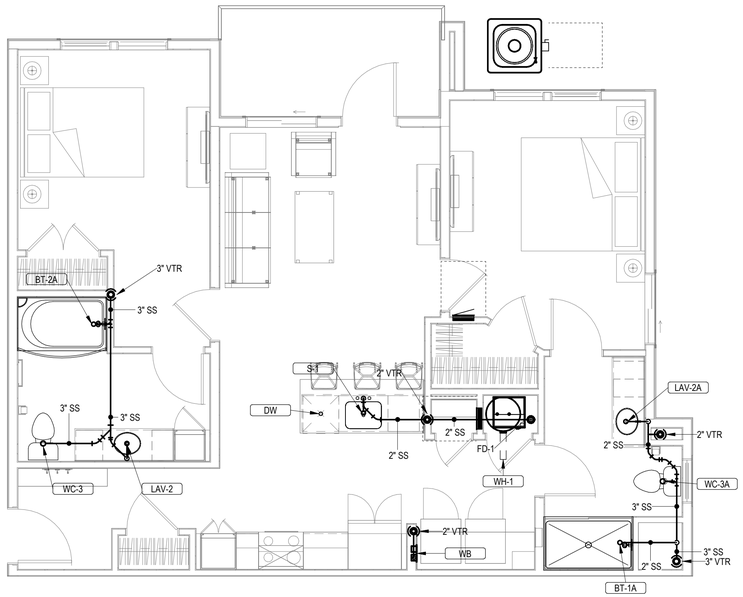
SHEET NAME
ENLARGED UNIT WASTE & VENT PLANS
SHEET NO.
P1.07

8/30/2024 1:26:47 PM

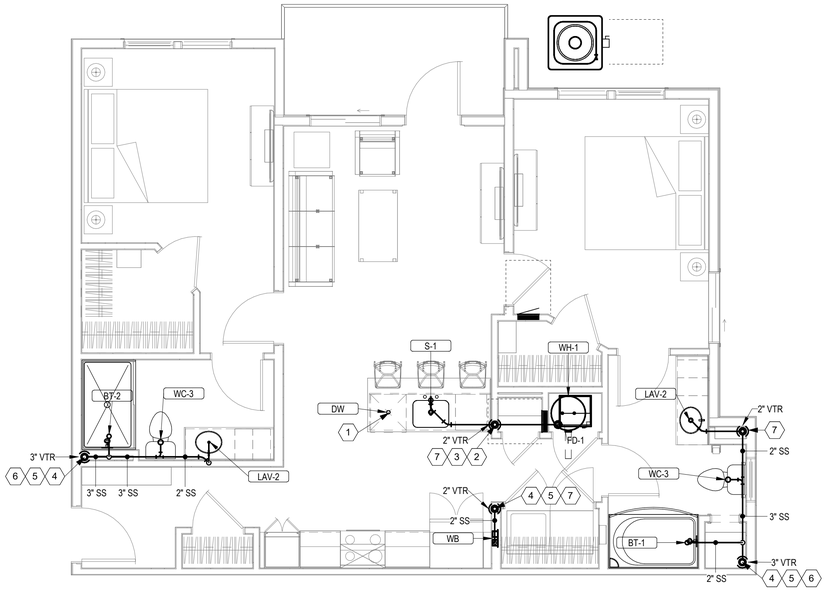
ARCH D 24" x 36"

KEYNOTES

1	CONNECT WASTE PIPE FROM DISHWASHER TO SINK AS REQUIRED BY MANUFACTURER.
2	2" WASTE PIPE DOWN FROM FLOOR ABOVE.
3	2" WASTE PIPE DOWN TO FLOOR BELOW.
4	3" WASTE PIPE DOWN FROM FLOOR ABOVE.
5	3" WASTE PIPE DOWN TO FLOOR BELOW.
6	LOCATION OF 3" VTR ON 3RD FLOOR ONLY. VERIFY 10' CLEARANCE FROM ALL OUTDOOR AIR INTAKES. SEAL PENETRATION WEATHERTIGHT.
7	LOCATION OF 2" VTR ON 3RD FLOOR ONLY. VERIFY 10' CLEARANCE FROM ALL OUTDOOR AIR INTAKES. SEAL PENETRATION WEATHERTIGHT.



2 P1.08 UNIT B1ADA - W/V PLUMBING
1/4" = 1'-0"



1 P1.08 UNIT B1 - W/V PLUMBING
1/4" = 1'-0"

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SHEET NAME
ENLARGED UNIT WASTE & VENT PLANS
SHEET NO.
P1.08

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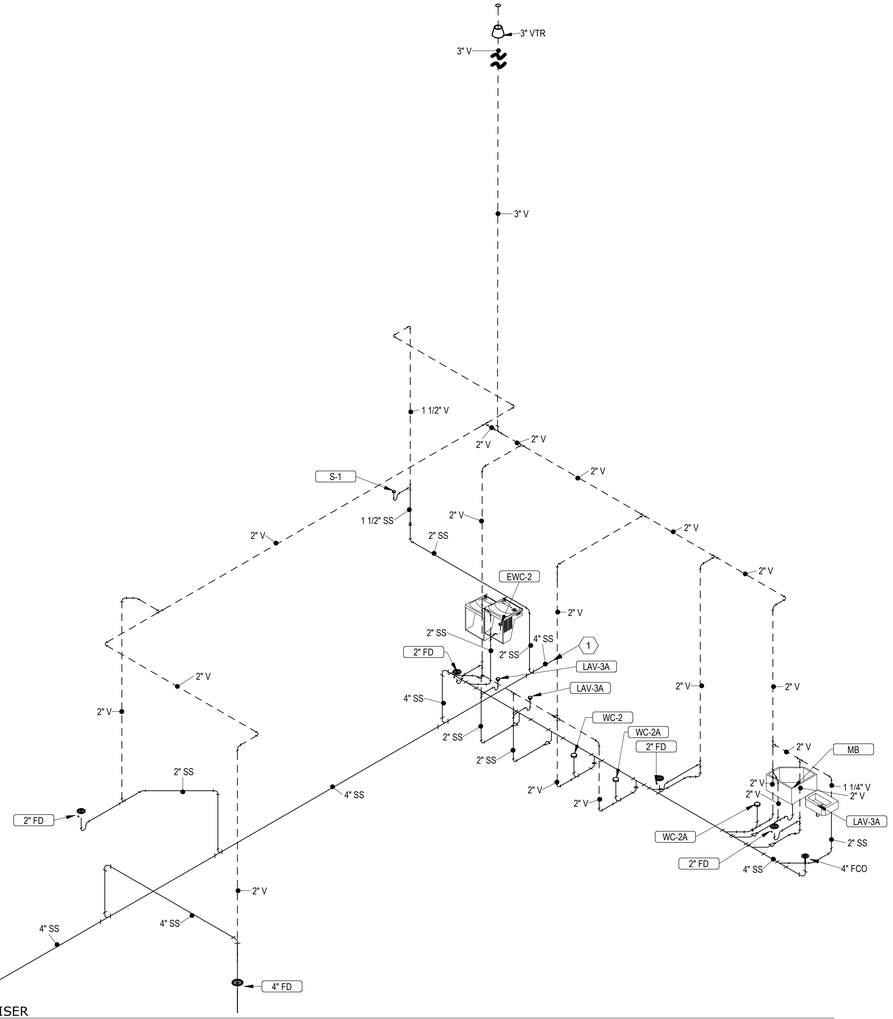
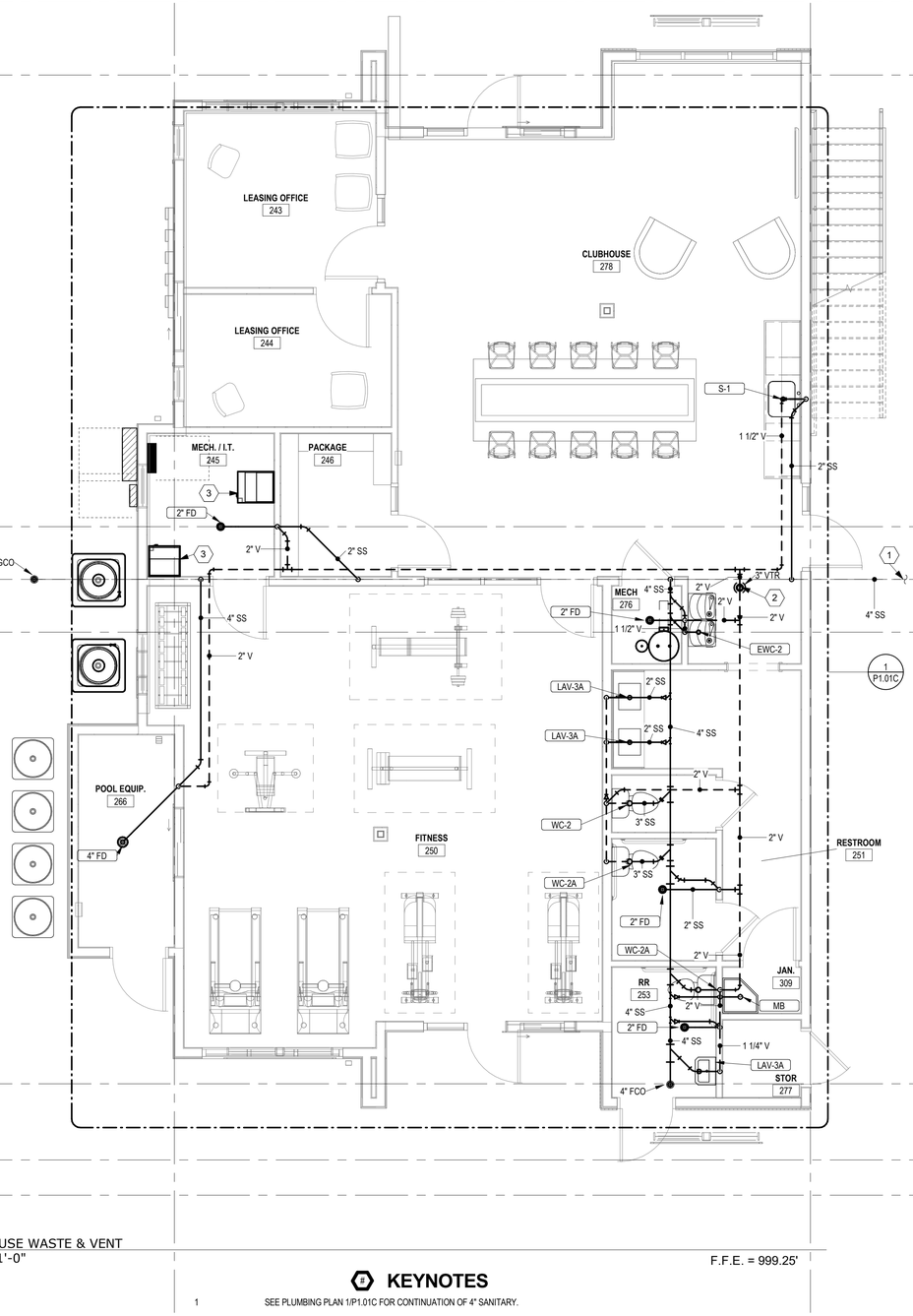
ARCH D 24" x 36"



2 P2.01 CLUBHOUSE W&V RISER



1 P2.01 CLUBHOUSE WASTE & VENT
1/4" = 1'-0"

F.F.E. = 999.25'

KEYNOTES

1 SEE PLUMBING PLAN 1/P1.01C FOR CONTINUATION OF 4" SANITARY.

2 EXTEND 3" VENT FULL SIZE UP THRU ROOF AS REQUIRED. VERIFY 10' CLEARANCE FROM ALL OUTDOOR AIR INTAKES. SEAL PENETRATION WEATHERTIGHT. COORDINATE ROUTING WITH UNITS ABOVE.

3 CONNECT CONDENSATE TO FURNACE AS REQUIRED AND AS DETAILED.

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SHEET NAME
CLUBHOUSE WASTE & VENT FLOOR PLAN
SHEET NO.
P2.01

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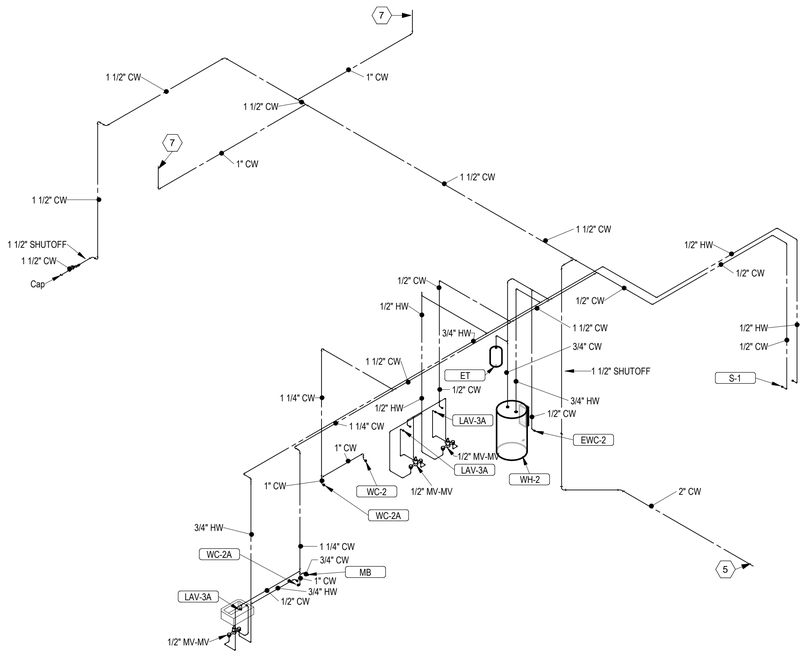
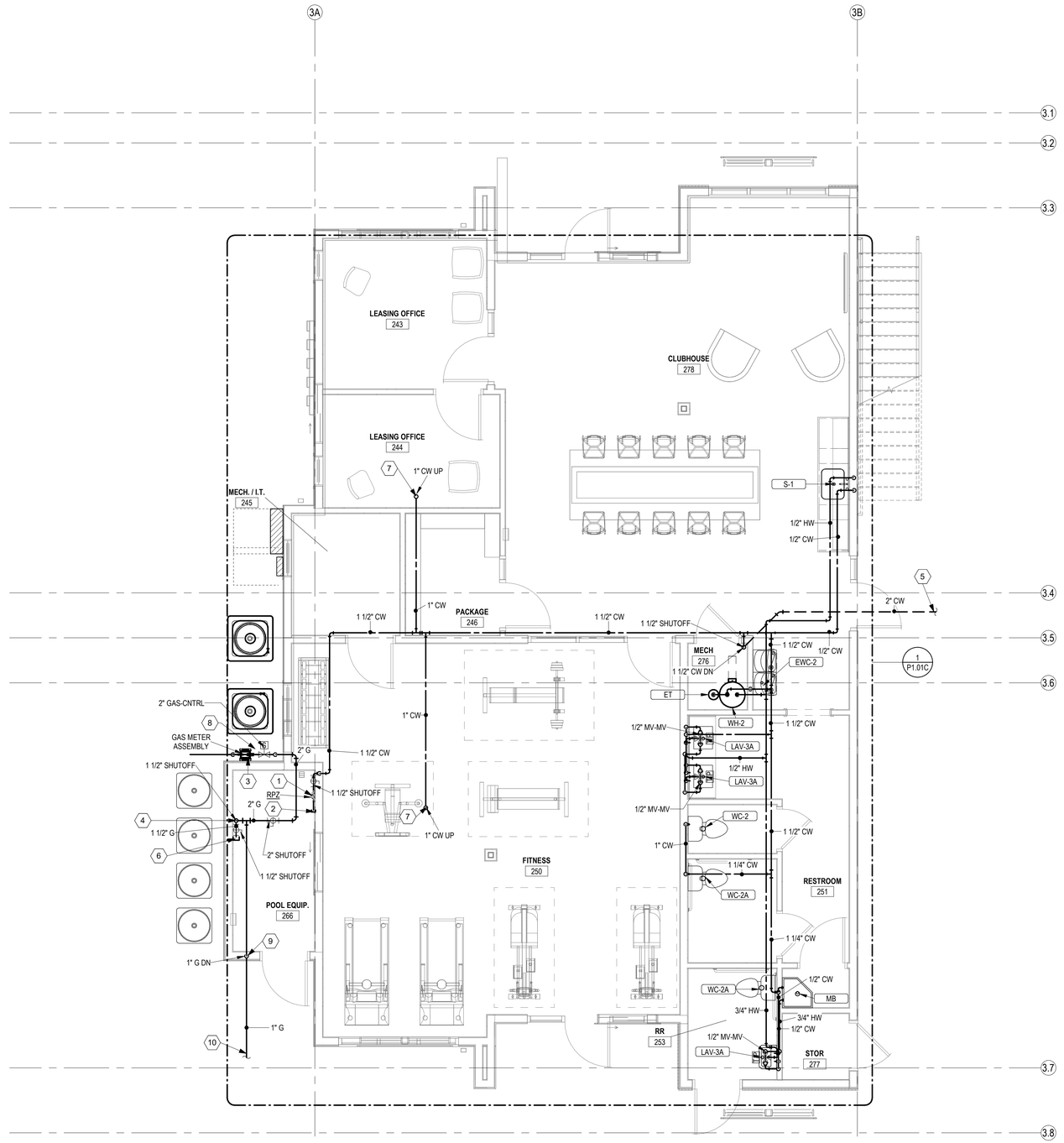


2 P2.02 CLUBHOUSE H2O RISER

KEYNOTES

1	PROVIDE 1-1/2" RPZ BACKFLOW PREVENTER AND INSTALL 24" A.F.F. & 6" FROM WALL. ROUTE DRAIN FROM RPZ BFP TO DAYLIGHT. SEAL EXTERIOR PENETRATION WEATHERTIGHT.
2	CAP 1-1/2" CW PIPE FOR FUTURE CONNECTION BY POOL EQUIPMENT SUPPLIER AS REQUIRED.
3	COORDINATE WITH GAS COMPANY FOR INSTALLATION OF A METER WITH CAPACITY FOR 720 CFH @ 7"W.C .ROUTE PIPING UP INSIDE THE EXTERIOR WALL AND PENETRATE WALL ABOVE CEILING. ALL CONCEALED JOINTS ARE TO BE WELDED OR USE FITTINGS APPROVED FOR CONCEALED USE. VERIFY ALL EQUIPMENT GAS CAPACITIES AND OPERATING PRESSURES PRIOR TO INSTALLATION OF ANY PIPING.
4	ROUTE 1-1/2" GAS PIPE DOWN TO 18" ABOVE FLOOR AND ROUTE OVER TO POOL HEATER AS REQUIRED,
5	SEE PLUMBING PLAN 1/P1.01C FOR CONTINUATION OF 2" DOMESTIC WATER. UPSIZE WATER FROM THIS POINT TO SERVICE IN BUILDING #5 TYPE C.
6	CAP 1-1/2" GAS PIPE FOR FUTURE CONNECTION BY POOL EQUIPMENT SUPPLIER AS REQUIRED.
7	1" CW UP TO FLOOR ABOVE. REFER TO SHEET P1.02C AND ENLARGED UNIT PLAN FOR CONTINUATION.
8	PROVIDE SOLENOID VALVE FOR EMERGENCY GAS SHUT-OFF.
9	ROUTE GAS TO BELOW GRADE TO FUTURE EQUIPMENT AS REQUIRED. ALL CONCEALED JOINTS TO BE WELDED CONSTRUCTION, OR USE FITTINGS APPROVED FOR CONCEALED USE. INSTALL SAFETY PIPE GAS TRAIN VALVES PER THE MANUFACTURERS REQUIREMENTS. MAINTAIN MINIMUM 10'-0" CLEARANCE FROM ALL OUTDOOR AIR INTAKES.
10	STUB GAS UP AND CAP FOR FUTURE CONNECTION AS REQUIRED. PROVIDE LOCKABLE FLUSH WITH GRADE ENCLOSURE WITH SHUT-OFF VALVE AS REQUIRED. LOCATION TO BE FIELD VERIFIED WITH OWNER PRIOR TO INSTALLATION.



1 P2.02 CLUBHOUSE WATER & GAS
1/4" = 1'-0"

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SHEET NAME
CLUBHOUSE WATER & GAS FLOOR PLAN
SHEET NO.
P2.02

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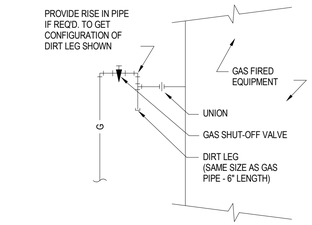
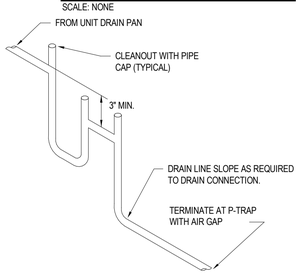
ARCH D 24" x 36"

PIPE HANGER SCHEDULE		
PIPE MATERIAL	MAXIMUM HANGER SPACING	HANGER ROD DIAMETER
ABS (All sizes)	4'	3/8"
PVC (All Sizes)	4'	3/8"
CPVC, 1 inch and smaller	3'	1/2"
CPVC, 1-1/4 inches and larger	4'	1/2"
Cast Iron (All Sizes)	5'	5/8"
Cast Iron (All Sizes) with 10 foot length of pipe	10'	5/8"
Copper Tube, 1-1/4 inches and smaller	6'	1/2"
Copper Tube, 1-1/2 inches and larger	10'	1/2"
Steel, 3 inches and smaller	12'	1/2"
Steel, 4 inches and larger	12'	5/8"
Pex, 1" and below without support channel	32"	3/8"
Pex, 1-1/4" and above without support channel	48"	3/8"
Pex ¾" and below with support channel	6'	3/8"
Pex 1" and above with support channel	8'	3/8"



GAS CONNECTION DETAIL

SCALE: NONE



CONDENSATE DRAIN DETAIL

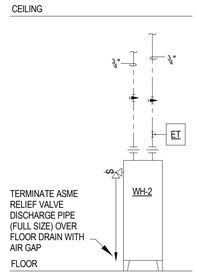
SCALE: NONE

PLUMBING GENERAL NOTES :

1. INSTALL ALL PIPE, ETC. AS HIGH AS POSSIBLE.
2. COORDINATE ALL WORK WITH OTHER TRADES AND EXISTING CONDITIONS AS REQUIRED TO PROPERLY INSTALL ALL SYSTEMS AS INTENDED, WITHIN THE CONFINES OF THE SPACES AVAILABLE, AND WITHOUT INTERFERENCES.
3. REFER TO ARCHITECTURAL DRAWINGS FOR EXACT LOCATIONS AND MOUNTING HEIGHTS OF FIXTURES.
4. REFER TO ARCHITECTURAL & STRUCTURAL DRAWINGS FOR REQUIREMENTS FOR SUPPORTING PIPING, EQUIPMENT, ETC. FROM THE STRUCTURE. PROVIDE ADDITIONAL STEEL AS REQUIRED TO PROPERLY SUPPORT SYSTEMS FROM THE STRUCTURE.
5. PROVIDE 1" SCHEDULE 40 PVC CONDENSATE DRAIN PIPE FOR EACH AIR HANDLING UNIT TO NEAREST FLOOR DRAIN. PROVIDE WATER TRAP AND CLEAN OUTS AS DETAILED. SECURE PVC PIPE TO DRAIN WITH NYLON STRAP.
6. NO PIPING SHALL BE ROUTED OVER THE TOP OF ELECTRICAL PANELS.
7. CONTRACTOR TO TEST WATER PRESSURE ON SITE AND PROVIDE PRESSURE REDUCING VALVE ON WATER SERVICE IF PRESSURE IS OVER 80 PSI.

PLUMBING FIXTURE BRANCH PIPING SCHEDULE				
FIXTURE	WASTE	VENT	CW	HW
WATER CLOSET (TANK TYPE)	3"	2"	1/2"	- -
WATER CLOSET (FLUSH VALVE)	4"	2"	1"	- -
LAVATORY	1-1/4"	1-1/4"	1/2"	1/2"
SINK	1-1/2"	1-1/2"	1/2"	1/2"
FLOOR DRAIN	2"	2"	- -	- -
MOP BASIN	2"	2"	3/4"	3/4"
SHOWER/TUB	2"	2"	1/2"	1/2"
ELECTRIC WATER COOLER (BI-LEVEL)	1-1/2"	1-1/2"	1/2"	- -

NOTE: INDIVIDUAL VENTS FOR FIXTURES ON PLANS AND RISER DIAGRAMS HAVE BEEN INCREASED WHERE HORIZONTAL VENT LENGTH IS IN EXCESS OF THE MAXIMUM DISTANCE INDICATED BY THE CODE.



WATER HEATER DETAIL

SCALE: NONE

BUILDING A PLUMBING DRAINAGE CALCULATIONS

FIXTURE	QUANTITY	FU	TOTAL FU
WATER CLOSETS	40	4	140
BATHTUB	40	3	144
LAVATORIES	40	1	40
SINKS	24	2	48
FLOOR DRAIN	24	2	48
DISHWASHER	24	3	72
TOTAL			592 FU

WASTE MAIN - 6"

BUILDING C PLUMBING DRAINAGE CALCULATIONS

FIXTURE	QUANTITY	FU	TOTAL FU
WATER CLOSETS	40	4	140
BATHTUB	40	3	144
LAVATORIES	40	1	40
SINKS	24	2	48
FLOOR DRAIN	24	2	48
DISHWASHER	24	3	72
TOTAL			592 FU

WASTE MAIN - 6"

Plumbing Fixture Schedule

*ALL PLUMBING FIXTURES SHALL BE WATER SENSE LABELED AS APPLICABLE

BT-1	Shower/Bathtub	CONTRACTOR SELECTED FOR OWNER APPROVAL	CONTRACTOR SELECTED FOR OWNER APPROVAL	SHOWER/TUB, TUB DRAIN WITH OVERFLOW, SINGLE HANDLE TUB/SHOWER VALVE, INTEGRAL CHECK STOPS, MOUNT SHOWER HEAD 6'-6" AFF. ALL VERTICAL PIPING SHALL BE CONCEALED INSIDE WALL.
BT-1A	Shower/Bathtub	CONTRACTOR SELECTED FOR OWNER APPROVAL	CONTRACTOR SELECTED FOR OWNER APPROVAL	FIBERGLASS BATHTUB WITH SIDE PANELS, ONE PIECE UNIT, SOAP DISH, 2" DRAIN, CHROME STOPPER AND OVERFLOW, LEONARD #501P HAND HELD SHOWER, 24" GLIDE RAIL, VACUUM BREAKER, SUPPLY ELBOW, CHROME PLATED DISCONNECT FOR EASY REMOVAL OF SHOWER HOSE, VANDAL RESISTANT SCREWS, 2.5 GPM FLOW RESTRICTOR, TUB/DIVERTER SPOUT, PRESSURE BALANCED VALVE, INTEGRAL CHECK STOPS, CAST WALL FLANGE AND LEVER HANDLE. MOUNT SHOWER HEAD 6'-6" AFF. PROVIDE WITH SEAT AND GRAB BARS.
BT-2	Shower/Bathtub	CONTRACTOR SELECTED FOR OWNER APPROVAL	CONTRACTOR SELECTED FOR OWNER APPROVAL	SHOWER/TUB, TUB DRAIN WITH OVERFLOW, SINGLE HANDLE TUB/SHOWER VALVE, INTEGRAL CHECK STOPS, MOUNT SHOWER HEAD 6'-6" AFF. ALL VERTICAL PIPING SHALL BE CONCEALED INSIDE WALL.
BT-2A	Shower/Bathtub	CONTRACTOR SELECTED FOR OWNER APPROVAL	CONTRACTOR SELECTED FOR OWNER APPROVAL	FIBERGLASS BATHTUB WITH SIDE PANELS, 2" DRAIN, CHROME STOPPER AND OVERFLOW, HAND HELD SHOWER, 24" GLIDE RAIL, VACUUM BREAKER, SUPPLY ELBOW, CHROME PLATED DISCONNECT FOR EASY REMOVAL OF SHOWER HOSE, VANDAL RESISTANT SCREWS, 2.5 GPM FLOW RESTRICTOR, TUB/DIVERTER SPOUT, PRESSURE BALANCED VALVE, INTEGRAL CHECK STOPS, CAST WALL FLANGE AND LEVER HANDLE. MOUNT SHOWER HEAD 6'-6" AFF. PROVIDE WITH SEAT AND GRAB BARS PER ARCHITECTURAL DRAWINGS.
DW	Dishwasher	CONTRACTOR SELECTED FOR OWNER APPROVAL	CONTRACTOR SELECTED FOR OWNER APPROVAL	CONTRACTOR SELECTED FOR OWNER APPROVAL
EWC-2	Water Cooler	CONTRACTOR SELECTED FOR OWNER APPROVAL	CONTRACTOR SELECTED FOR OWNER APPROVAL	BARRIER FREE TWO-STATION WATER COOLER WITH VERSAFILLER BOTTLE FILLER, 8.0 GPH, 50 DEGREES F WATER WITH 90 DEGREES F AIR TEMPERATURE, 120 VOLT, COLOR TO BE SELECTED BY ARCHITECT AFTER AWARD OF CONTRACT, FRONT AND SIDE ANTIMICROBIAL PUSH PADS, ANITMICROBIAL FLEX BUBBLERS, CHROME PLATED CAST BRASS P-TRAP WITH CLEANOUT, CHROME PLATED LOOSE KEY ANGLE STOP, FLOOR MOUNTED CARRIER AND CANE APRON.
FD	Floor Drain	Sioux Chief	842	PVC FLOOR DRAIN WITH ADJUSTABLE TOP AND CAST BRASS STRAINER. PROVIDE WITH QUAD CLOSE TRAP SEAL DEVICE.
FD-1	Floor Drain	Zurn	FD2	FLOOR DRAIN FOR WOOD FLOORS AND DECKS, ADJUSTABLE TOP, 5" PVC STRAINER. PROVIDE TRAP SEAL DEVICE. TO BE USED AT ANY LOCATION NOT SLAB ON GRADE.
IB	Ice Box	Sioux Chief	696-Rg1010MF	ICE BOX WITH 1/2" INLET AND CONNECTION AND 1/4-TURN SHUT OFF VALVE.
LAV-2	Lavatory, Countertop	CONTRACTOR SELECTED FOR OWNER APPROVAL	CONTRACTOR SELECTED FOR OWNER APPROVAL	VITREOUS CHINA, OVAL BASIN, FAUCET WITH SINGLE METAL LEVER HANDLE, GRID DRAIN WITH 1-1/4" TAILPIECE, CHROME PLATED P-TRAP, CHROME PLATED ANGLE STOPS AND RISERS.
LAV-2A	Handicapped Lavatory, Countertop	CONTRACTOR SELECTED FOR OWNER APPROVAL	CONTRACTOR SELECTED FOR OWNER APPROVAL	VITREOUS CHINA, OVAL BASIN, FAUCET WITH SINGLE METAL LEVER HANDLE, OFFSET GRID DRAIN WITH 1-1/4" TAILPIECE, CHROME PLATED P-TRAP(MOUNTED PARALLEL WITH WALL), CHROME PLATED ANGLE STOPS AND RISERS,INSULATE EXPOSED DRAIN, WATER SUPPLIES, AND VALVES WITH PROWRAP SEAMLESS MOLDED CLOSED CELL VINYL INSULATION.
LAV-3A	Handicapped Lavatory, Countertop	CONTRACTOR SELECTED FOR OWNER APPROVAL	CONTRACTOR SELECTED FOR OWNER APPROVAL	VITREOUS CHINA, RECTANGULAR BASIN, FAUCET WITH WRIST BLADE HANDLES, OFFSET GRID DRAIN WITH 1-1/4" TAILPIECE, CHROME PLATED P-TRAP(MOUNTED PARALLEL WITH WALL), CHROME PLATED ANGLE STOPS AND RISERS,INSULATE EXPOSED DRAIN, WATER SUPPLIES, AND VALVES WITH PROWRAP SEAMLESS MOLDED CLOSED CELL VINYL INSULATION.
MB	Mop Basin	Fiat	TSBC1610	MOLDED STONE MOP BASIN, 2" DRAIN, 24"x 24"x 12" DEEP BASIN, VINYL BUMPER GUARD, STERN WILLIAMS #T-10-VB FAUCET, SPRING CHECKS, VACUUM BREAKER, INTEGRAL STOPS, WALL BRACE & PAIL HOOK, WALL BRACKET WITH 30" HOSE.
S-1	Sink	CONTRACTOR SELECTED FOR OWNER APPROVAL	CONTRACTOR SELECTED FOR OWNER APPROVAL	19"x16"x 6-1/2" DEEP BOWL,21-3/8"x 21-3/8" CUT-OUT, ADA COMPLIANT, SINGLE COMPARTMENT, SELF-RIMMING STAINLESS STEEL SINK WITH SATIN FINISH AND SOUND DAMPENING UNDERCOATING, FAUCET, SWING SPOUT, AERATOR, SINGLE LEVER HANDLE, CHROME PLATED CAST BRASS P-TRAP WITH CLEANOUT, CHROME PLATED ANGLE STOPS AND RISERS, IN-SINK-ERATOR #BADGER 5 DISPOSAL, 1/2 HP, 120 VOLT.
WB	Washer Box	Sioux Chief	696-2313MF	WASHER BOX WITH 1-1/2" DRAIN OUTLET AND TAILPIECE, AND 1/2" HOSE BIBBS.
WC-2	Water Closet	CONTRACTOR SELECTED FOR OWNER APPROVAL	CONTRACTOR SELECTED FOR OWNER APPROVAL	VITREOUS CHINA, FLOOR MOUNTED, FLOOR OUTLET, ELONGATED BOWL, SIPHON-JET ACTION, FLUSH VALVE, 1.28 GAL/FLUSH, WHITE OPEN FRONT ELONGATED SEAT WITH CHECK HINGE.
WC-2A	Handicapped Water Closet	CONTRACTOR SELECTED FOR OWNER APPROVAL	CONTRACTOR SELECTED FOR OWNER APPROVAL	VITREOUS CHINA, FLOOR MOUNTED, FLOOR OUTLET, 17-1/2" HIGH ELONGATED BOWL, SIPHON-JET ACTION, FLUSH VALVE, 1.28 GAL/FLUSH, WHITE OPEN FRONT ELONGATED SEAT WITH CHECK HINGE. HANDLE ON WIDE SIDE OF FIXTURE.
WC-3	Water Closet	CONTRACTOR SELECTED FOR OWNER APPROVAL	CONTRACTOR SELECTED FOR OWNER APPROVAL	1.28 GALLON FLUSH, ELONGATED BOWL, FLOOR MOUNTED, FLOOR OUTLET, TANK TYPE, VITREOUS CHINA, SIPHON-JET ACTION, CLOSED FRONT SEAT WITH CHECK HINGE AND COVER, CHROME PLATED ANGLE STOP AND RISER.
WC-3A	Handicapped Water Closet	CONTRACTOR SELECTED FOR OWNER APPROVAL	CONTRACTOR SELECTED FOR OWNER APPROVAL	1.28 GALLON FLUSH, 16-1/2" HIGH ELONGATED BOWL, FLOOR MOUNTED, FLOOR OUTLET, TANK TYPE, VITREOUS CHINA, SIPHON-JET ACTION, CLOSED FRONT SEAT WITH CHECK HINGE AND COVER, CHROME PLATED ANGLE STOP AND RISER. HANDLE ON WIDE SIDE OF FIXTURE.

Water Heater Schedule

WH-1	AO Smith	ENLB-40	1	38.0 gal	4500 W	240 V	1	Yes	488 lb	ASME TEMPERATURE AND PRESSURE RELIEF VALVE. DRAIN PANS TO BE INSTALLED UNDER WATER HEATERS ABOVE FIRST FLOOR.
WH-2	AO Smith EEMAX	DEN-30	1	30.0 gal	4500 W	240 V	1	Yes	349 lb	ASME TEMPERATURE AND PRESSURE RELIEF VALVE

Expansion Tank Schedule

DET-XX	Amtrol	ST-5	2.0 gal	No	27 lb
ET	Amtrol	ST-5	2.0 gal	No	27 lb

Backflow Device Schedule

DCDA	WATTS	LF007	Grooved Connections AWWA C606
RPZ	WATTS	LF009	LEAD FREE BRONZE BODY CONSTRUCTION, TWO, IN-LINE INDEPENDENT CHECK VALVES, REPLACEABLE CHECK SEATS WITH AN INTERMEDIATE RELIEF VALVE, AND BALL VALVE TEST COCKS.

Mixing Valve Schedule

MV	WATTS	LFMMVM1-UT	THERMOSTATIC CONTROLLED MIXING VALVE,LEAD FREE BRONZE BODY, LOCKED TEMPERATURE ADJUSTMENT CAP (VANDAL RESISTANT), SOLID WAX HYDRAULIC PRINCIPLE THERMOSTAT,INTEGRAL FILTER WASHERS AND CHECK VALVES ON HOT AND COLD INLETS.(SET TO 110°F) ASSE #1017,#1069,#1070

Air Admittance Valve Schedule

AAV	Studor	Mini Vent	-1/2" AND 2" PIPE SIZES, ANSI/ASSE 1051, ANSI/ASSE 1050, NSF 14, WARNOCK HERSEY APPROVED. INSTALL PER THE MANUFACTURERS REQUIREMENTS.

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9/1/24
REGISTERED STATE OF MISSOURI ERIK B. KNUDSEN NUMBER PE-2004026504 PROFESSIONAL ENGINEER

A NEW APARTMENT COMMUNIT AT:
DOUGLAS STATION
NW SLOAN & NE SYCAMORE ST
LEE'S SUMMIT, MO 64086

DRAWING RELEASE LOG
- 02/23/2024 100% CD Set
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MISSOURI PE COA #2009003629

BC ENGINEERS INCORPORATED
5720 Reeder Shawnee, KS 66203 (913)262-1772

JOB NO. 740623 DATE 04.19.24
DRAWN BY DS/BK
CD SET/PERMIT

SHEET NAME
PLUMBING DETAILS & SCHEDULES
SHEET NO.
P3.01

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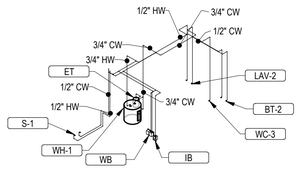

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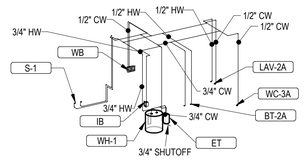

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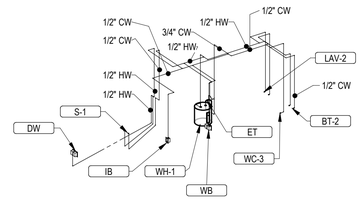

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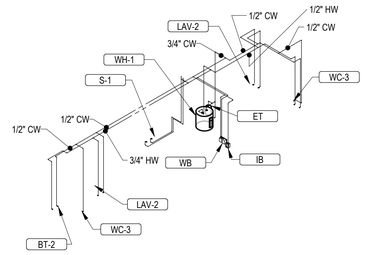
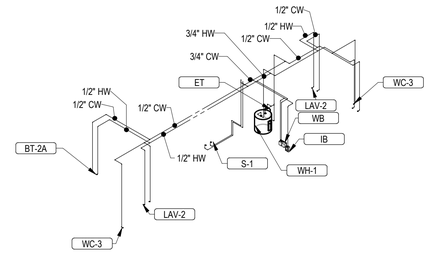


4 P3.02 UNIT B1 WATER RISER



5 P3.02 UNIT B1 ADA WATER RISER

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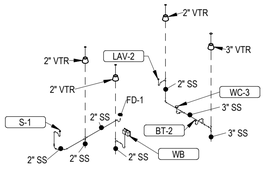
SHEET NAME
UNIT WATER RISERS

SHEET NO.
P3.02



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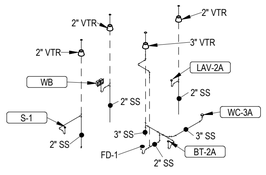

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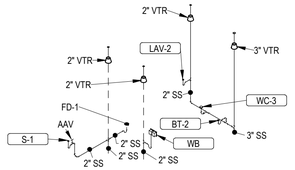

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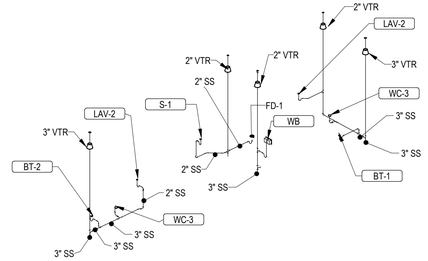
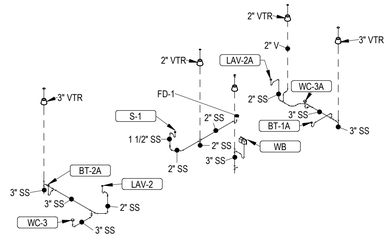


4 P3.03 UNIT B1 WASTE RISER



5 P3.03 UNIT B1ADA WASTE RISER

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P3.03