ARCH E1.30" x 42"




## PROJECT TEAM

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## VICINITY MAP



## SITE DATA

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

## PROJECT INFORMATION

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

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

BEGINNING AT THE SOUTHEAST CORNER OF LOT 2A, NEW LEE'S SUMMIT POLICE AND COURT FACILITY, A SUBDIVISION OF LAND IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI; THENCE N 87°44'22" W, A DISTANCE OF 227.00 FEET; THENCE S 01° 47'50" W, A DISTANCE OF 106.00 FEET; THENCE S 87°44'22" E, A DISTANCE OF 227.10 FEET, TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF NE DOUGLAS STREET, AS NOW ESTABLISHED;; THENCE S 01°47'13" W, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 210.65 FEET; THENCE N 87°44'22" W, A DISTANCE OF 595.16 FEET; THENCE S 01°39'56" W, A DISTANCE OF 98.11 FEET; THENCE N 87°41'50" W, A DISTANCE OF 557.31 FEET, TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF NW COMMERCE DRIVE, AS NOW ESTABLISHED; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE FOR THE FOLLOWING FOUR (4) COURSES; THENCE NORTHEASTERLY ON A CURVE TO THE LEFT, SAID CURVE HAVING AN INITIAL TANGENT BEARING OF N 54°18'46" E, AND A RADIUS OF 280.00 FEET, AN ARC DISTANCE OF 255.67 FEET; THENCE N 01°59'41" E, A DISTANCE OF 86.24 FEET; THENCE N 87° 44'32" W, A DISTANCE OF 5.00 FEET; THENCE N 01°59'47" E, A DISTANCE OF 288.45 FEET, TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF NE TUDOR ROAD, AS NOW ESTABLISHED; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE FOR THE FOLLOWING SEVEN (7) COURSES ; THENCE S 89°24'16" E, A DISTANCE OF 294.23 FEET,; THENCE EASTERLY ON A CURVE TO THE LEFT, SAID CURVE HAVING AN INITIAL TANGENT BEARING OF S 89°24'49" E, AND A RADIUS OF 2055.00 FEET, AN ARC DISTANCE OF 53.07 FEET; THENCE N 89°09'56" E, A DISTANCE OF 401.11 FEET; THENCE S 85°35'40" E, A DISTANCE OF 117.21 FEET; THENCE EASTERLY ON A CURVE TO THE LEFT, SAID CURVE HAVING AN INITIAL TANGENT BEARING OF S 88°24'34" E AND A RADIUS OF 1936.00 FEET, AN ARC DISTANCE OF 17.84 FEET; THENCE S 87°52'53" E, A DISTANCE OF 133.38 FEET; THENCE S 43°02'31" E, A DISTANCE OF 42.53 FEET, TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF NE DOUGLAS STREET, AS NOW ESTABLISHED; THENCE S 01°47'50" W, ALONG SAID WEST RIGHT-OF-WAY, A DISTANCE OF 181.57 FEET; TO THE POINT OF BEGINNING, CONTAINING 567,567 SQUARE FEET OR 13.0295 ACRES, MORE OR LESS, OF UNPLATTED LAND.

**ZONING:**
EXISTING ZONING DESIGNATION: RP-4

## VEHICLE PARKING

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

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

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

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

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

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

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

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T1.22 BUILDING B - SECOND FLOOR PLAN - TELECOM
T1.23 BUILDING B - THIRD FLOOR PLAN - TELECOM
T1.24 BUILDING B - FOURTH FLOOR PLAN - TELECOM
T1.31 BUILDING C - FIRST FLOOR PLAN - TELECOM
T1.32 BUILDING C - SECOND FLOOR PLAN - TELECOM
T1.33 BUILDING C - THIRD FLOOR PLAN - TELECOM
T1.34 BUILDING C - FOURTH FLOOR PLAN - TELECOM
T1.40 BUILDING D - BASEMENT FLOOR PLAN - TELECOM
T1.41 BUILDING D - FIRST FLOOR PLAN - TELECOM
T1.42 BUILDING D - SECOND FLOOR PLAN - TELECOM
T1.43 BUILDING D - THIRD FLOOR PLAN - TELECOM
T1.44 BUILDING D - FOURTH FLOOR PLAN - TELECOM
T2.01 TELECOM DETAILS

**08 - LANDSCAPE**
SP1.00 SITE PLAN
SP1.01 AMENITY AREA ENLARGEMENT PLAN
SP1.02 POOL DIMENSIONS PLAN & SECTION
SP1.03 ENLARGEMENT PLAN
SP1.10 SITE DETAILS
SP1.11 SITE DETAILS
L1.00 TREE PLANTING PLAN
L2.00 SHRUB PLANTING PLAN
L2.01 SHRUB PLANTING PLAN
L2.02 SHRUB PLANTING PLAN
L2.03 SHRUB PLANTING PLAN
L2.04 SHRUB PLANTING PLAN
L2.05 SHRUB PLANTING PLAN
L2.06 SHRUB PLANTING PLAN
L2.07 SHRUB PLANTING PLAN
L2.08 SHRUB PLANTING PLAN
L2.09 SHRUB PLANTING PLAN
L2.10 SHRUB PLANTING PLAN
L2.11 SHRUB PLANTING PLAN
L2.12 SHRUB PLANTING PLAN
L2.13 SHRUB PLANTING PLAN
L2.14 SHRUB PLANTING PLAN
L2.15 SHRUB PLANTING PLAN
L3.00 PLANTING DETAILS


Joe Frogge
Digitally signed by Joe Frogge
DN: cn=Joe Frogge, o=Development Services Department, ou=CITY OF LEE'S SUMMIT, email=joe.frogge@cityofls.net, c=US
Date: 2024.11.14 09:58:51 -06'00'

RELEASED FOR CONSTRUCTION
As Noted on Plans Review
Development Services Department
Lee's Summit, Missouri
11/14/2024


nspj ARCHITECTS
ARCHITECTURE
LANDSCAPE
ARCHITECTURE
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PRAIRIE VILLAGE,
KANSAS, 66207

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STATE OF MISSOURI
CLINT EDD EVANS
NUMBER A-6901
ARCHITECT
10/30/2024

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

DRAWING RELEASE LOG
• 09.16.2024 PERMIT SET

REVISIONS
2 10.30.24 CITY COMMENTS 1

JOB NO. 720522
DATE 10.23.2024
DRAWN BY IA/BB/CE
PERMIT SET

SHEET NAME
COVER SHEET

SHEET NO.
A0.00

11/5/2024 4:54:58 PM

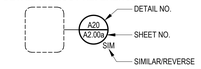
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# ABBREVIATIONS

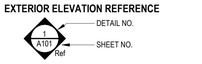
| | |
|---|---|
| 1R/1SH | ONE ROD, ONE SHELF |
| 2R/2SH | TWO ROD, TWO SHELVES |
| A/C | AIR CONDITIONER / CONDITIONING |
| ABV | ABOVE |
| ACT | ACOUSTICAL CEILING TILE |
| AFF | ABOVE FINISH FLOOR |
| AHJ | AUTHORITY HAVING JURISDICTION |
| AHU | AIR HANDLING UNIT |
| ALT | ALTERNATE |
| ALUM | ALUMINUM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

# SYMBOL LEGEND

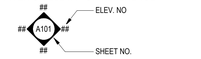
**DETAIL CALLOUT REFERENCE**



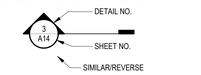

**EXTERIOR ELEVATION REFERENCE**



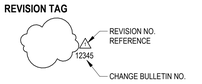

**INTERIOR ELEVATION REFERENCE**



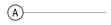

**BUILDING SECTION REFERENCE**



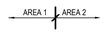

**REVISION TAG**




**GRID BUBBLE**




**MATCHLINE**




**KEYNOTE**




**DOOR TAG**




**WINDOW TAG**




**ASSEMBLY TAG**



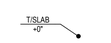

**CEILING TAG**



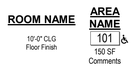

**FINISH TRANSITION**




**SPOT ELEVATION**




**SPATIAL TAGS**




**NORTH ARROW**



# PROJECT GENERAL NOTES

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

# LIFE SAFETY SYSTEMS

## ACTIVE FIRE PROTECTION

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

## PASSIVE LIFE SAFETY

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

# EGRESS REQUIREMENTS

## EXIT WIDTH WIDTH FACTORS

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

## MAXIMUM EXIT ACCESS TRAVEL DISTANCE (TABLE 1017.2)

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

## MAXIMUM COMMON PATH OF TRAVEL DISTANCE (TABLE 10006.2.1)

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

## MAXIMUM DEAD END CORRIDOR LENGTH

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

# ENERGY CODE SUMMARY

## NOTES

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

## INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT

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

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

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

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

## NOTES

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

# DEFERRED SUBMITTALS

## DEFERRED SUBMITTALS

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

# SPECIAL INSPECTIONS

## SPECIAL INSPECTIONS

- SPECIAL INSPECTION

## NOTES

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

RELEASED FOR CONSTRUCTION
As Noted on Plans Review
Development Services Department
Lee's Summit, Missouri
21-0126

# GENERAL INFORMATION

## PROJECT DESCRIPTION

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

## CODE APPROACH SUMMARY

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

# APPLICABLE CODES

## JURISDICTION: LEE'S SUMMIT, MO

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

# FIRE-RESISTANCE RATING REQUIREMENTS

## TYPE V-A CONSTRUCTION (TABLE 601)

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

## NOTES

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

# DESIGN PROVISIONS

## U OCCUPANCY PRIVATE GARAGE PROVISIONS

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

## FIRE DEPARTMENT GENERAL NOTES

- PROVIDE FIRE FLOW TEST IN A METHOD APPROVED BY THE FIRE CODE OFFICIAL PER 2018 IFC SECTION 507.3 AND APPENDIX B.
- G.C. TO COORDINATE KNOX BOX QUANTITY AND LOCATIONS WITH THE AUTHORITY HAVE JURISDICTION.
- G.C. TO COORDINATE WITH FIRE CODE OFFICIAL TO DETERMINE IF EMERGENCY RESPONDER RADIO COVERAGE IS REQUIRED. PROVIDE STANDBY POWER AS REQUIRED. REFER TO IBC SECTIONS 2702.2.3 & 918, AND IFC SECTION 510.
- INSTALL SIGN ON THE DOOR TO RISER ROOM STATING "FIRE ALARM / SPRINKLER RISER".
- A SIGN SHALL BE PROVIDED AT EACH FLOOR LANDING IN AN INTERIOR STAIRWAY AND RAMP CONNECTING MORE THAN THREE (3) STORIES DESIGNATING THE FLOOR LEVEL, THE TERMINUS OF THE TOP AND BOTTOM OF THE INTERIOR EXIT STAIRWAY OR RAMP, AND THE IDENTIFICATION OF THE STAIR OR RAMP. THE SIGNAGE SHALL ALSO STATE THE STORY OF, AND THE DIRECTION TO, THE EXIT DISCHARGE AND THE AVAILABILITY OF ROOF ACCESS FROM THE INTERIOR EXIT STAIRWAY AND RAMP FOR THE FIRE DEPARTMENT. THE SIGN SHALL BE LOCATED FIVE (5) FEET ABOVE THE FLOOR LANDING IN A POSITION THAT IS READILY VISIBLE WHEN THE DOORS ARE IN THE OPEN AND CLOSED POSITION. IN ADDITION TO THE STAIRWAY IDENTIFICATION SIGN, A FLOOR-LEVEL SIGN IN RAISED CHARACTERS AND BRAILLE COMPLYING WITH ICC A117.1 SHALL BE LOCATED AT EACH FLOOR-LEVEL LANDING ADJACENT TO THE DOOR LEADING FROM THE INTERIOR EXIT STAIRWAY AND RAMP INTO THE CORRIDOR TO IDENTIFY THE FLOOR LEVEL.

# ACCESSIBILITY COMPLIANCE

## PERCENTAGE OF UNIT TYPES:

TOTAL UNITS: 358

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

## ACCESSIBLE MEANS OF EGRESS

| | | |
|---|---|---|
| AREA OF REFUGE | NOT REQUIRED, NOT PROVIDED | SECTION 1009.3.3, EXC. 2 |
| ELEVATOR - NOT REQUIRED TO BE AN ACCESSIBLE MEANS OF EGRESS IN BUILDINGS WITHOUT AN ACCESSIBLE FLOOR FOUR OR MORE STORIES ABOVE LEVEL OF EXIT DISCHARGE. | | SECTION 1009.2.1 |

## NOTES

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

# SOUND TRANSMISSION

## DWELLING UNIT SEPARATION (SECTION 1206)

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

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

DRAWING RELEASE LOG
- 09.16.2024 PERMIT SET

△REVISIONS

JOB NO. 720522
DATE 10.23.2024
DRAWN BY IA/BB/CE
PERMIT SET

SHEET NAME
PROJECT STANDARDS

SHEET NO.
# A0.01

10/29/2024 6:33:01 PM

ARCH E1.30" x 42"

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As Noted on Plans Review
Development Services Department
Lee's Summit, Missouri
10/30/24

## GRAPHIC LEGEND

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

## VEHICLE PARKING

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

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

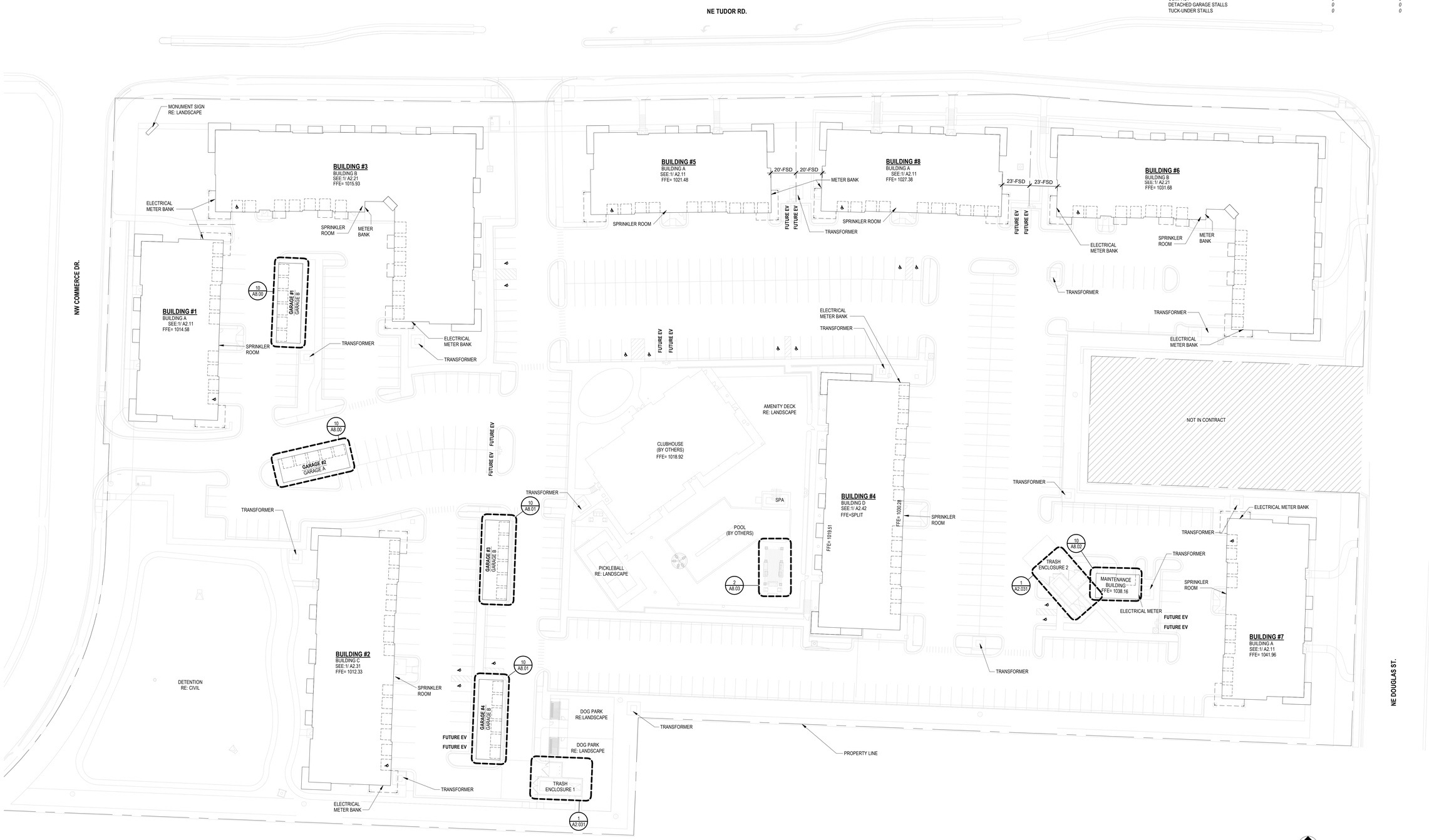
| | | UNITS | 714 |
|---|---|---|---|
| 1-BR | 1.5 STALL/UNIT | (211) | 314 |
| 2-BR | 1.5 STALL/UNIT | (147) | 221 |
| 3-BR | 2 STALL/UNIT | (0) | 0 |
| VISITOR | 0.5 STALL/UNIT | (358) | 179 |

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

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

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

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




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

0' 25' 50' 100'

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STATE OF MISSOURI
CLINT EDD EVANS
NUMBER A-2007041
ARCHITECT
10/30/2024

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

DRAWING RELEASE LOG
• 09.16.2024 PERMIT SET

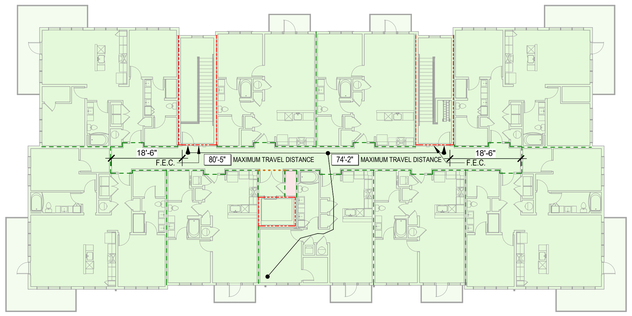
△REVISIONS
2 10.30.24 CITY COMMENTS 1

JOB NO. 720522
DATE 10.23.2024
DRAWN BY IA/BB/CE
PERMIT SET

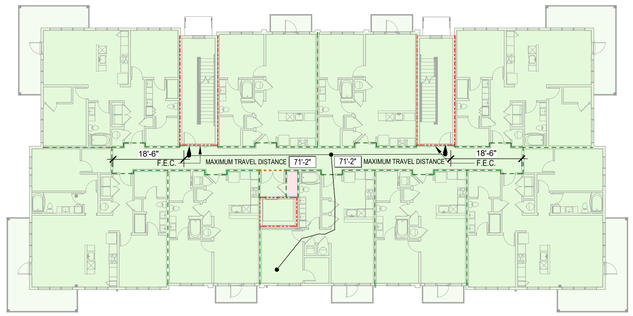
SHEET NAME
ARCHITECTURAL SITE PLAN
SHEET NO.
# A0.02

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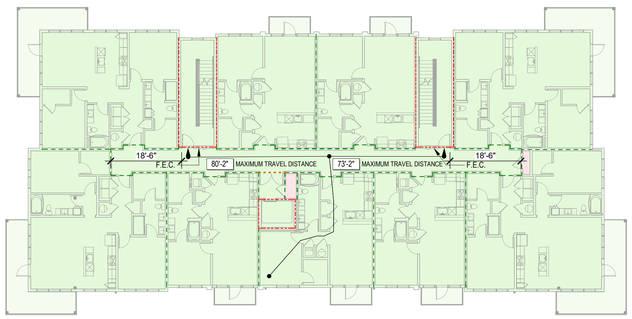
ARCH E1.30" x 42"



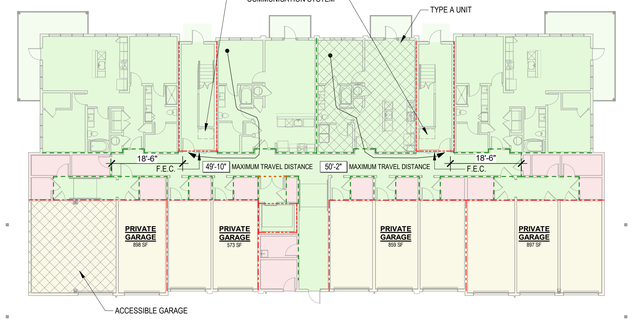

4 CODE PLAN BUILDING A 4TH FLOOR
1/16" = 1'-0"




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




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




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

**AREA LEGEND**

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

# BUILDING A ANALYSIS

## DESCRIPTION:

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

## CLASSIFICATION SUMMARY:

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

## BUILDING HEIGHT AND NUMBER OF STORIES

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

## ALLOWABLE AREA

FRONTAGE INCREASE (I$_f$) NO

MAX INDIVIDUAL STORY ALLOWABLE AREA R-2: 12,000 SF
U: 9,000 SF

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

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

## OCCUPANT LOAD CALCULATIONS

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

## GRAPHIC & LINE TYPE LEGEND

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

** EXTEND WALL FULL HEIGHT THRU 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.

RELEASED FOR CONSTRUCTION
As Noted on Plans Review
Development Services Department
Lee's Summit, Missouri
10/30/24

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

DRAWING RELEASE LOG
- 09.10.2024 PERMIT SET

△ REVISIONS

JOB NO. 720522
DATE 10.23.2024
DRAWN BY IA/BB/CE
PERMIT SET

SHEET NAME
BUILDING A - CODE REVIEW

SHEET NO.
# A0.03

10/29/2024 6:33:08 PM

ARCH E1.30" x 42"

RELEASED FOR CONSTRUCTION
As Noted on Plans Review
Development Services Department
Lee's Summit, Missouri
11/18/24

## GRAPHIC & LINE TYPE LEGEND

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

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

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

## BUILDING B1 ANALYSIS

**DESCRIPTION:**

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

**CLASSIFICATION SUMMARY:**

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

**BUILDING HEIGHT AND NUMBER OF STORIES**

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

**ALLOWABLE AREA**

FRONTAGE INCREASE (Is) — YES

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

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

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

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

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

AREA FACTOR INCREASE DUE TO FRONTAGE — $I_s$ = 0.35

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

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

**AGGREGATE SUM OF THE AREA RATIOS** — **3.81** (COMPLIANT AS LESS THEN 4)
PER SECTION 506.2.4, THE AGGREGATE SUM OF THE AREA RATIOS SHALL NOT EXCEED 3. FOR BUILDINGS EQUIPPED THROUGHOUT WITH A SPRINKLER SYSTEM PER SECTION 903.3.1.2 (NFPA 13R), THE AGGREGATE SUM OF THE AREA RATIOS SHALL NOT EXCEED 4.

**OCCUPANT LOAD CALCULATIONS**

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

## BUILDING B2 ANALYSIS

**DESCRIPTION:**

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

**CLASSIFICATION SUMMARY:**

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

**BUILDING HEIGHT AND NUMBER OF STORIES**

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

**ALLOWABLE AREA**

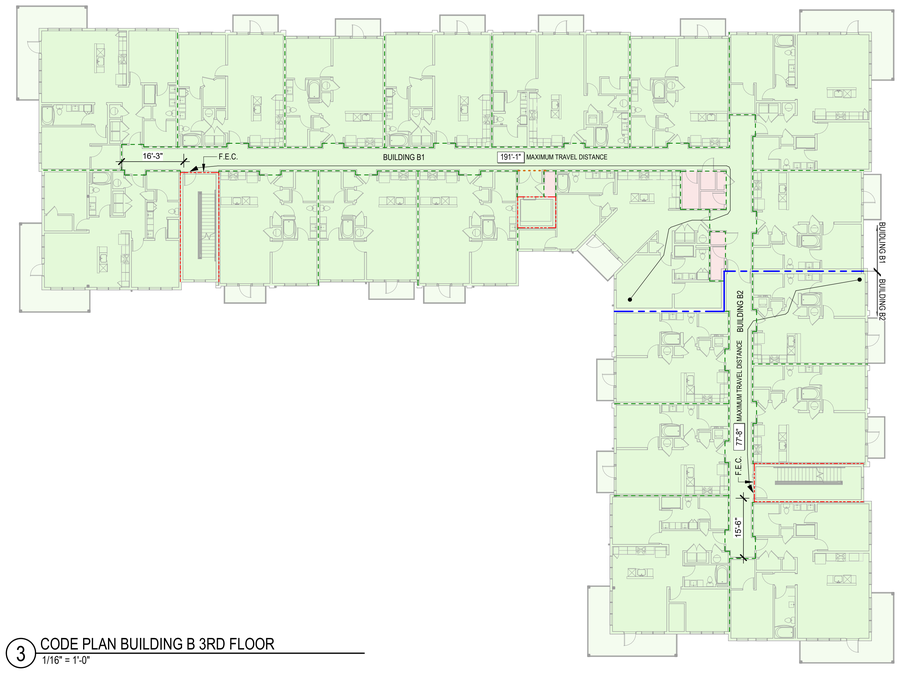
FRONTAGE INCREASE (Is) — NO

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

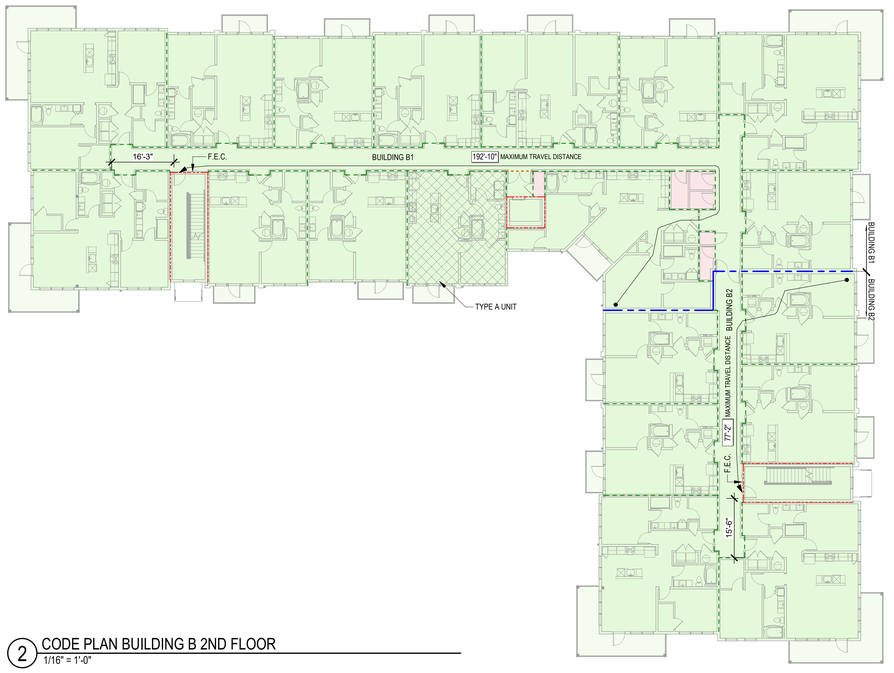
**AGGREGATE SUM OF THE AREA RATIOS** — **2.345** (COMPLIANT AS LESS THEN 4)
PER SECTION 506.2.4, THE AGGREGATE SUM OF THE AREA RATIOS SHALL NOT EXCEED 3. FOR BUILDINGS EQUIPPED THROUGHOUT WITH A SPRINKLER SYSTEM PER SECTION 903.3.1.2 (NFPA 13R), THE AGGREGATE SUM OF THE AREA RATIOS SHALL NOT EXCEED 4.

**OCCUPANT LOAD CALCULATIONS**

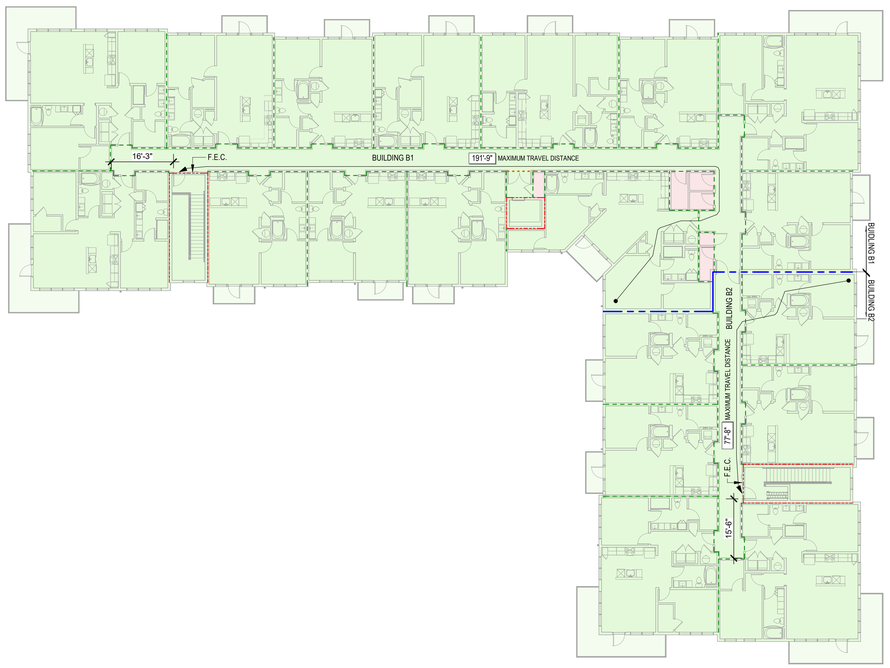
| | OCCUPANT LOAD FACTOR & TYPE | ACTUAL AREA | OCCUPANT LOAD |
|---|---|---|---|
| 1ST FLR T/SLAB | | | |
| ACCESSORY STORAGE AREAS, MECHANICAL ROOM | 300 SFGROSS | 2,058 SF | 7 |
| RESIDENTIAL | 200 SFGROSS | 4,299 SF | 22 |
| 2ND FLR T/SUBFLR | | | |
| RESIDENTIAL | 200 SFGROSS | 6,785 SF | 34 |
|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



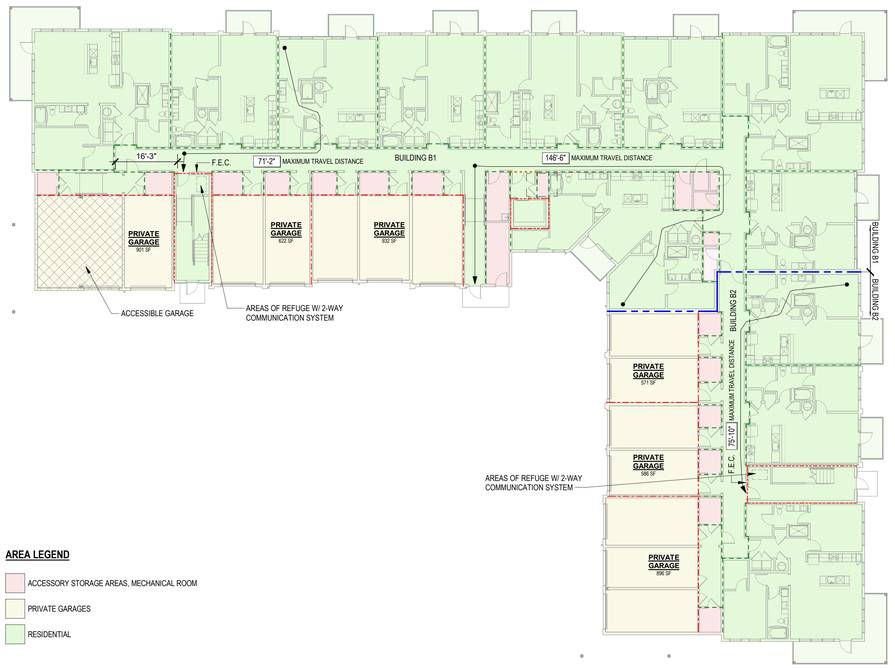

3 CODE PLAN BUILDING B 3RD FLOOR
1/16" = 1'-0"




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




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




**AREA LEGEND**

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

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

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STATE OF MISSOURI
CLINT EDD EVANS
NUMBER A-9999
ARCHITECT
10/30/2024

A NEW MULTI-FAMILY PROJECT:

# EVREN APARTMENTS

LEE'S SUMMIT, MISSOURI

DRAWING RELEASE LOG
• 09.16.2024 PERMIT SET

△REVISIONS

JOB NO. 720522
DATE 10.23.2024
DRAWN BY IA/BB/CE
PERMIT SET

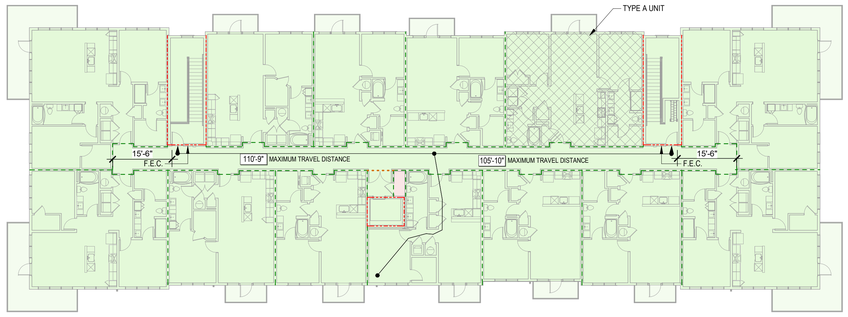
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BUILDING B - CODE REVIEW

SHEET NO.
A0.04

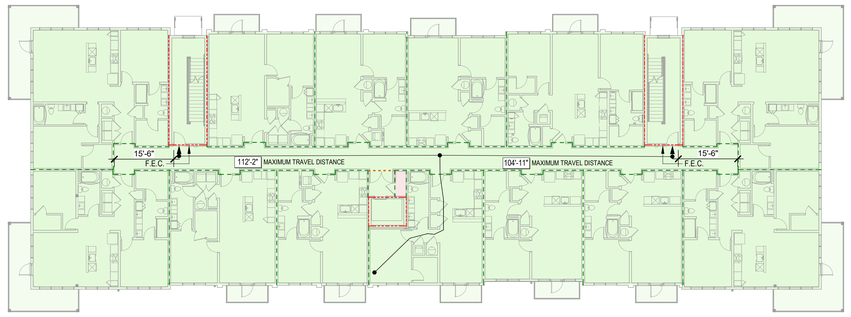
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ARCH E1.30" x 42"

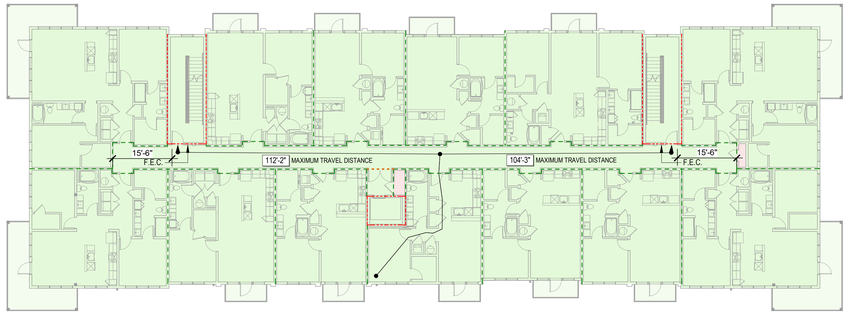
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As Noted on Plans Review
Development Services Department
Lee's Summit, Missouri
11/12/24



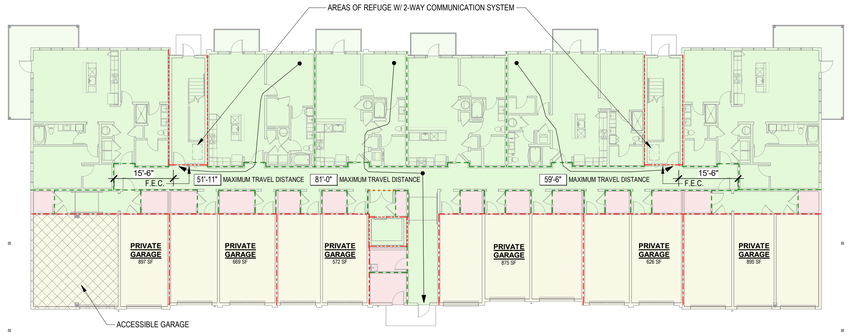

4 CODE PLAN BUILDING C 4TH FLOOR
1/16" = 1'-0"




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




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




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

**AREA LEGEND**

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

# BUILDING C ANALYSIS

## DESCRIPTION:

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

## CLASSIFICATION SUMMARY:

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

## BUILDING HEIGHT AND NUMBER OF STORIES

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

## ALLOWABLE AREA

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

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

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

## OCCUPANT LOAD CALCULATIONS

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

## GRAPHIC & LINE TYPE LEGEND

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

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

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

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STATE OF MISSOURI
CLINT EDD EVANS
NUMBER A-9999
ARCHITECT
10/30/2024

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

DRAWING RELEASE LOG
• 09.10.2024 PERMIT SET

△ REVISIONS

JOB NO. 720522
DATE 10.23.2024
DRAWN BY IA/BB/CE
PERMIT SET

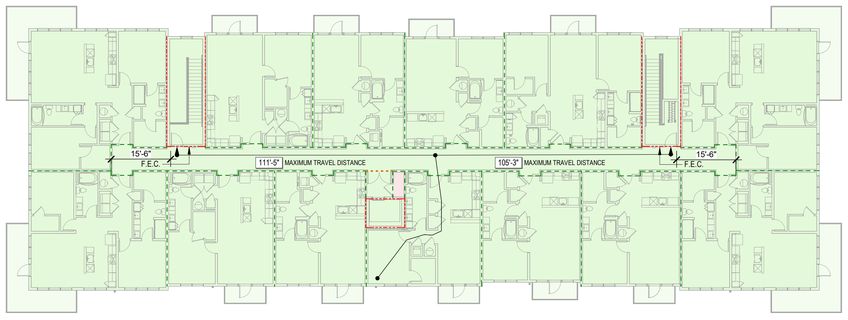
SHEET NAME
BUILDING C - CODE REVIEW

SHEET NO.
A0.05

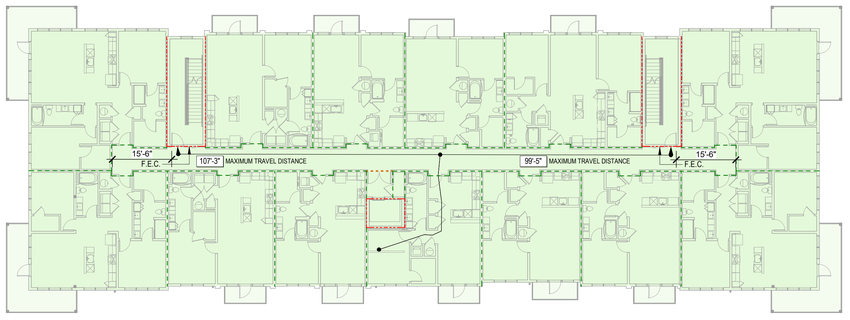
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ARCH E1.30" x 42"

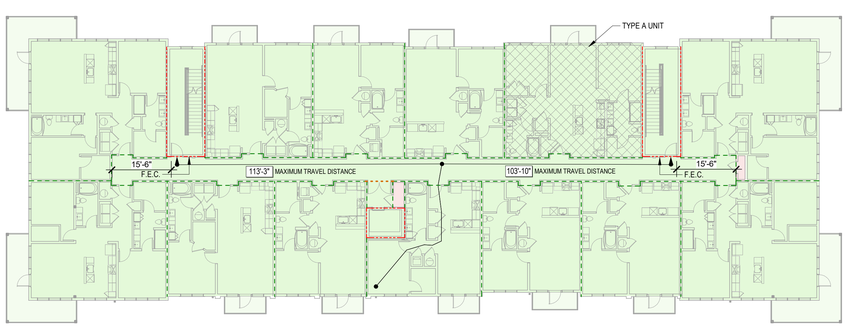
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As Noted on Plans Review
Development Services Department
Lee's Summit, Missouri
11/18/24



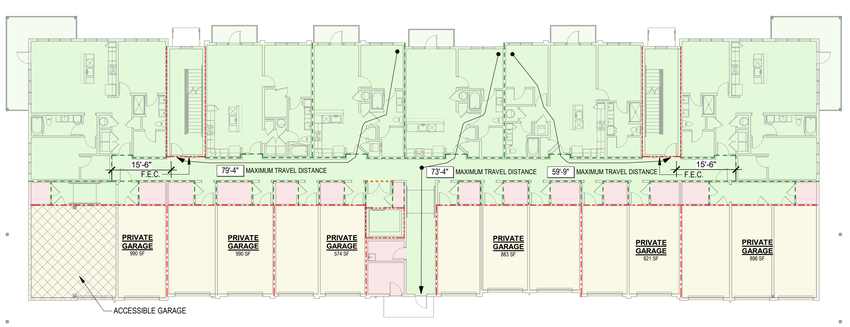

5 CODE PLAN BUILDING D 4TH FLOOR
1/16" = 1'-0"




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



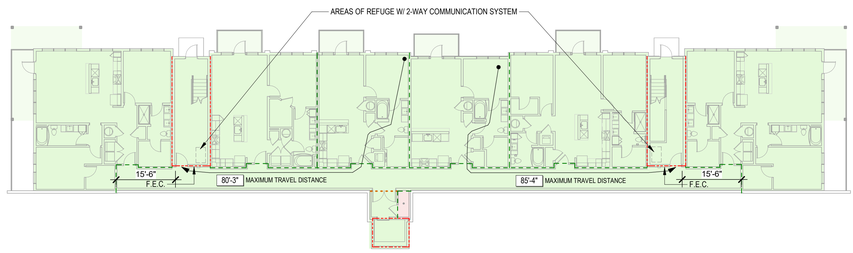

4 CODE PLAN BUILDING D 3RD FLOOR
1/16" = 1'-0"




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

**AREA LEGEND**

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




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

# BUILDING D ANALYSIS

## DESCRIPTION:

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

## CLASSIFICATION SUMMARY:

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

## BUILDING HEIGHT AND NUMBER OF STORIES

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

## ALLOWABLE AREA

FRONTAGE INCREASE (I$_f$): YES

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

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

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

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

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

AREA FACTOR INCREASE DUE TO FRONTAGE $I_f$ = 0.541

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

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

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

PER SECTION 506.2.4, THE AGGREGATE SUM OF THE AREA RATIOS SHALL NOT EXCEED 3.81 FOR BUILDINGS EQUIPPED THROUGHOUT WITH A SPRINKLER SYSTEM PER SECTION 903.3.1.2 (NFPA 13R), THE AGGREGATE SUM OF THE AREA RATIOS SHALL NOT EXCEED 4.

## OCCUPANT LOAD CALCULATIONS

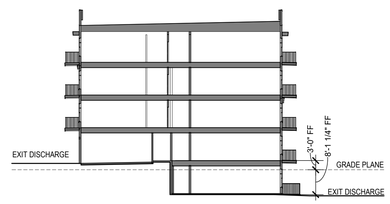
| | OCCUPANT LOAD FACTOR & TYPE | ACTUAL AREA | OCCUPANT LOAD |
|---|---|---|---|
| BASEMENT T/SLAB | | | |
| R-2 OCCUPANCY | 200 SFGROSS | 7,721 SF | 40 |
| 1ST FLR T/SLAB | | | |
| R-2 OCCUPANCY | 200 SFGROSS | 9,826 SF | 50 |
| U OCCUPANCY | 200 SFGROSS | 4,529 SF | 23 |
| 2ND FLR T/SUBFLR | | | |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

# GRAPHIC & LINE TYPE LEGEND

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

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

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




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

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

DRAWING RELEASE LOG
- 09.16.2024 PERMIT SET

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JOB NO. 720522
DATE 10.23.2024
DRAWN BY Author
PERMIT SET

SHEET NAME
BUILDING D - CODE REVIEW

SHEET NO.
A0.06

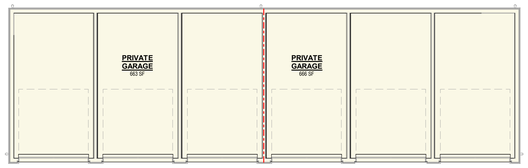
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ARCH E1.30" x 42"

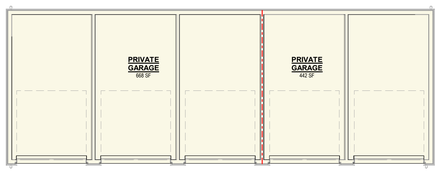
RELEASED FOR CONSTRUCTION
As Noted on Plans Review
Development Services Department
Lee's Summit, Missouri
10/30/24

**AREA LEGEND**

PRIVATE GARAGES



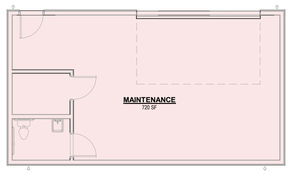

1 CODE PLAN DETACHED GARAGE B
1/8" = 1'-0"




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

**AREA LEGEND**

ACCESSORY STORAGE AREAS, MECHANICAL ROOM




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

## DETACHED GARAGE B

**DESCRIPTION:**
1 STORY DETACHED BUILDING WITH 6 PRIVATE GARAGES

**CLASSIFICATION SUMMARY:**

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

**BUILDING HEIGHT AND NUMBER OF STORIES**

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

**ALLOWABLE AREA**

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

## DETACHED GARAGE A

**DESCRIPTION:**
1 STORY DETACHED BUILDING WITH 5 PRIVATE GARAGES

**CLASSIFICATION SUMMARY:**

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

**BUILDING HEIGHT AND NUMBER OF STORIES**

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

**ALLOWABLE AREA**

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

## MAINTENANCE BUILDING

**DESCRIPTION:**
MAINTENANCE OFFICE WITH A SINGLE-USER RESTROOM

**CLASSIFICATION SUMMARY:**

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

**BUILDING HEIGHT AND NUMBER OF STORIES**

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

**ALLOWABLE AREA**

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

## GRAPHIC & LINE TYPE LEGEND

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

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

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

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STATE OF MISSOURI
CLINT EDD EVANS
NUMBER A-9999
ARCHITECT
10/30/2024

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

DRAWING RELEASE LOG
- 09.16.2024 PERMIT SET

△REVISIONS

JOB NO. 720522
DATE 10.23.2024
DRAWN BY IA/BB/CE
PERMIT SET

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

10/29/2024 6:33:32 PM

ARCH E1.30" x 42"

RELEASED FOR CONSTRUCTION
As Noted on Plans Review
Development Services Department
Lee's Summit, Missouri
10/31/24

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

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

DRAWING RELEASE LOG
- 09.16.2024 PERMIT SET

△ REVISIONS

JOB NO. 720522
DATE 10.23.2024
DRAWN BY IA/BB/CE
PERMIT SET

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

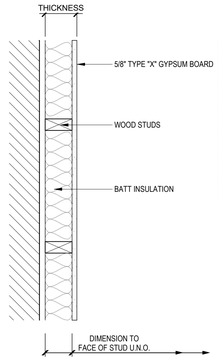
10/29/2024 6:33:33 PM

ARCH E1 30" x 42"

RELEASED FOR CONSTRUCTION
As Noted on Plans Review
Development Services Department
Lee's Summit, Missouri
21-0120

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**WALL ASSEMBLY INFORMATION**

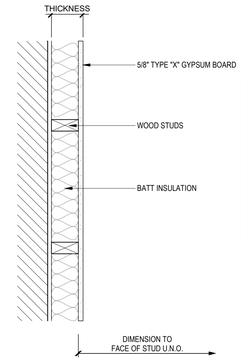
| IDENTIFICATION | P/1 | P/2 |
|---|---|---|
| STUD SIZE | 2x4 | 2x6 |
| THICKNESS | 4 1/8" | 6 1/8" |
| FIRE RATING | 1 HR | 1 HR |
| FIRE TEST NUMBER | -- | -- |
| ACOUSTICAL RATING | -- | -- |
| ACOUSTICAL TEST NUMBER | -- | -- |

**ASSEMBLY NOTES**

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

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

## P 1-HR WOOD STUD FURRING WALL
1 1/2" = 1'-0" — SEE BUILDING PLANS FOR LOCATIONS




**WALL ASSEMBLY INFORMATION**

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

**ASSEMBLY NOTES**

A. PROVIDE WATER RESISTANT GYPSUM BOARD AT WET LOCATIONS.

## H WOOD STUD FURRING WALL
1 1/2" = 1'-0" — SEE BUILDING PLANS FOR LOCATIONS

**ASSEMBLY GENERAL NOTES:**

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

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

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

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

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

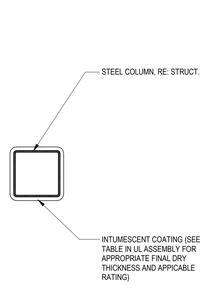
F. SOUND CONTROL BATT INSULATION TO BE INSTALLED AT:
1. BOTH SIDES OF DOUBLE STUD WALLS OF PARTITIONS SEPARATING APARTMENT UNITS
2. WALLS AND FLOOR/CEILING ASSEMBLIES SEPARATING APARTMENTS FROM CORRIDORS AND ALL OTHER SPACES
3. STAIRWAYS
4. ELEVATOR HOISTWAY AND ELEVATOR CONTROL ROOM WALLS
5. ANY ADDITIONAL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

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

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

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

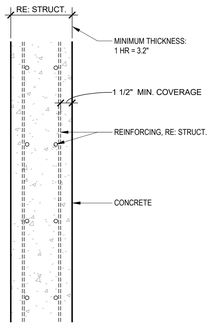
J. PER IBC SECTION 703.7 - FIRE WALLS, FIRE BARRIERS, FIRE PARTITIONS, SMOKE BARRIERS AND SMOKE PARTITIONS OR ANY OTHER WALL REQUIRED TO HAVE PROTECTED OPENINGS OR PENETRATIONS SHALL BE EFFECTIVELY AND PERMANENTLY IDENTIFIED WITH SIGNS OR STENCILING IN CONCEALED SPACES. SUCH IDENTIFICATION SHALL:
1. BE LOCATED WITHIN 15 FEET OF THE END OF EACH WALL AND AT INTERVALS NOT EXCEEDING 30 FEET MEASURED HORIZONTALLY ALONG THE WALL OR PARTITION.
2. INCLUDE LETTERING NOT LESS THAN 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 | CA/1 | -/- |
|---|---|---|
| FRAMING | STEEL COLUMN | -- |
| THICKNESS | VARIES | -- |
| FIRE RATING | 1 HR | -- |
| FIRE TEST NUMBER | UL Y616 | -- |
| ACOUSTICAL RATING | -- | -- |
| ACOUSTICAL TEST NUMBER | -- | -- |

## CA COLUMN ASSEMBLY
1 1/2" = 1'-0"



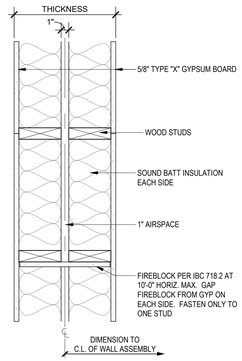

**WALL ASSEMBLY INFORMATION**

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

**ASSEMBLY NOTES**

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

## N CONCRETE WALL
1 1/2" = 1'-0"



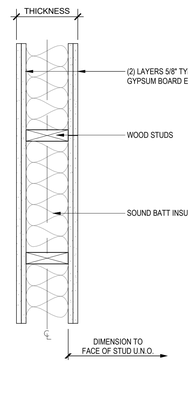

**WALL ASSEMBLY INFORMATION**

| IDENTIFICATION | F/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 DEMISING WALLS



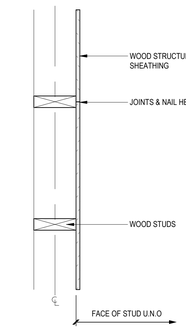

**WALL ASSEMBLY INFORMATION**

| IDENTIFICATION | C/1 | C/2 |
|---|---|---|
| STUD SIZE | 2x4 | 2x6 |
| THICKNESS | 6" | 8" |
| FIRE RATING | 2 HR | 2 HR |
| FIRE TEST NUMBER | UL U301 | UL U301 |
| ACOUSTICAL RATING | -- | -- |
| ACOUSTICAL TEST NUMBER | -- | -- |

**ASSEMBLY NOTES**

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

## C 2-HR INT. WOOD STUD WALL
1 1/2" = 1'-0" — TYPICAL AT STAIRS AND ELEVATORS, U.N.O.



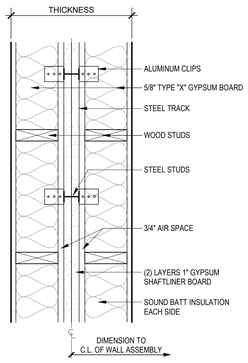

**WALL ASSEMBLY INFORMATION**

| IDENTIFICATION | U/1 | -/- |
|---|---|---|
| STUD SIZE | 2x4 | -- |
| THICKNESS | 4" | -- |
| FIRE RATING | 0 HR | -- |
| FIRE TEST NUMBER | -- | -- |
| ACOUSTICAL RATING | -- | -- |
| ACOUSTICAL TEST NUMBER | -- | -- |

**ASSEMBLY NOTES**

A. SHEATHING TO EXTEND TO UNDERSIDE OF ROOF SHEATHING

## U INT. WOOD STUD WALL
1 1/2" = 1'-0" — TYPICAL AT DETACHED GARAGES




**WALL ASSEMBLY INFORMATION**

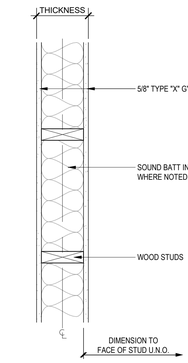
| IDENTIFICATION | L/2 | -/- |
|---|---|---|
| STUD SIZE | 2x6 | -- |
| THICKNESS | 15 3/4" | -- |
| FIRE RATING | 2 HR | -- |
| FIRE TEST NUMBER | UL U347 | -- |
| ACOUSTICAL RATING | -- | -- |
| ACOUSTICAL TEST NUMBER | -- | -- |

**ASSEMBLY NOTES**

A. PROVIDE WATER RESISTANT GYPSUM BOARD AT WET LOCATIONS.

## L 2-HR WOOD STUD FIRE WALL
1 1/2" = 1'-0" — SEE BUILDING PLANS FOR LOCATIONS

## E NOT USED
1 1/2" = 1'-0"



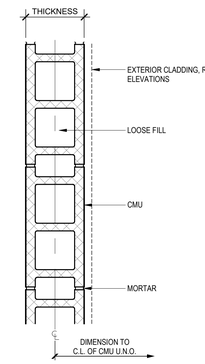

**WALL ASSEMBLY INFORMATION**

| IDENTIFICATION | B/1 | B/2 |
|---|---|---|
| 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.

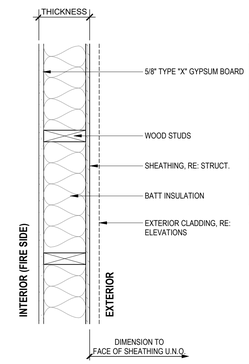
## B 1-HR INT. WOOD STUD WALL
1 1/2" = 1'-0" — SEE BUILDING PLANS FOR LOCATIONS




**WALL ASSEMBLY INFORMATION**

| IDENTIFICATION | S/1 | -/- |
|---|---|---|
| STUD SIZE | N/A | -- |
| THICKNESS | 7 5/8" | -- |
| FIRE RATING | 0 HR | -- |
| FIRE TEST NUMBER | UL U905 | -- |
| ACOUSTICAL RATING | -- | -- |
| ACOUSTICAL TEST NUMBER | -- | -- |

## S CMU WALL
1 1/2" = 1'-0" — TYPICAL AT TRASH ENCLOSURE



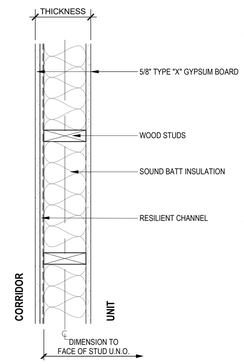

**WALL ASSEMBLY INFORMATION**

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

**ASSEMBLY NOTES**

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

## J EXT. WOOD STUD WALL
1 1/2" = 1'-0" — TYPICAL AT ALL EXTERIOR WALLS



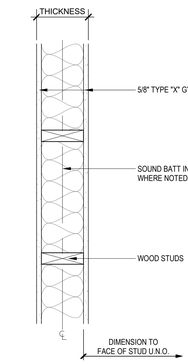

**WALL ASSEMBLY INFORMATION**

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

**ASSEMBLY NOTES**

A. PROVIDE WATER RESISTANT GYPSUM BOARD AT WET LOCATIONS.

## D 1-HR INT. WOOD STUD WALL W/ RES CHANNELS
1 1/2" = 1'-0" — TYPICAL AT CORRIDORS, U.N.O.




**WALL ASSEMBLY INFORMATION**

| IDENTIFICATION | A4/1 | A6/1 |
|---|---|---|
| STUD SIZE | 2x4 | 2x6 |
| THICKNESS | 4 3/4" | 6 3/4" |
| FIRE RATING | 0 HR | 0 HR |
| FIRE TEST NUMBER | -- | -- |
| ACOUSTICAL RATING | -- | -- |
| ACOUSTICAL TEST NUMBER | -- | -- |

**ASSEMBLY NOTES**

A. PROVIDE WATER RESISTANT GYPSUM BOARD AT WET LOCATIONS.

## A INT. WOOD STUD WALL
1 1/2" = 1'-0" — TO BE USED AS APPLICABLE

A NEW MULTI-FAMILY PROJECT:

# EVREN APARTMENTS

LEE'S SUMMIT, MISSOURI

DRAWING RELEASE LOG
• 09.16.2024 PERMIT SET

△REVISIONS

JOB NO. 720522 — DATE 10.23.2024
DRAWN BY IA/BB/CE
PERMIT SET

SHEET NAME
WALL ASSEMBLIES

SHEET NO.
# A0.20

10/29/2024 6:33:35 PM

ARCH E1.30" x 42"

RELEASED FOR CONSTRUCTION
As Noted on Plans Review
Development Services Department
Lee's Summit, Missouri
10/30/24

## ASSEMBLY GENERAL NOTES:

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

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

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

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

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

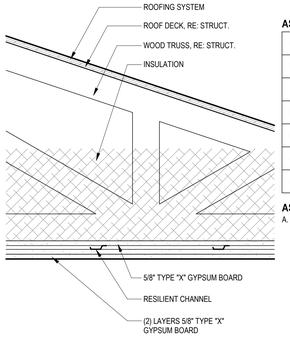
F. SOUND CONTROL BATT INSULATION TO BE INSTALLED AT:
   1. BOTH SIDES OF DOUBLE STUD WALLS OF PARTITIONS SEPARATING APARTMENT UNITS
   2. WALLS AND FLOOR/CEILING ASSEMBLIES SEPARATING APARTMENTS FROM CORRIDORS AND ALL OTHER SPACES
   3. STAIRWAYS
   4. ELEVATOR HOISTWAY AND ELEVATOR CONTROL ROOM WALLS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

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

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

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

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




**ASSEMBLY INFORMATION**

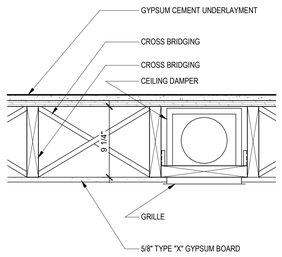
| | |
|---|---|
| IDENTIFICATION | RB |
| FRAMING | WOOD TRUSS |
| THICKNESS | VARIES |
| FIRE RATING | 2 HR |
| FIRE TEST NUMBER | UL P571 |
| ACOUSTICAL RATING | -- |
| ACOUSTICAL TEST NUMBER | -- |

**ASSEMBLY NOTES**

A. ...

## RB 2-HR ROOF/CEILING ASSEMBLY

1 1/2" = 1'-0" — TYPICAL AT STAIR

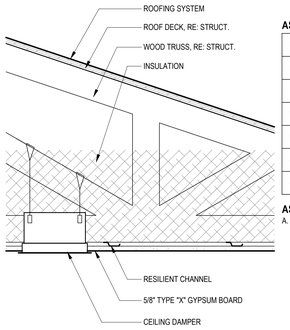



**ASSEMBLY INFORMATION**

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

## V NON-RATED FLOOR/CEILING ASSEMBLY

1 1/2" = 1'-0" — TYPICAL AT STAIRS




**ASSEMBLY INFORMATION**

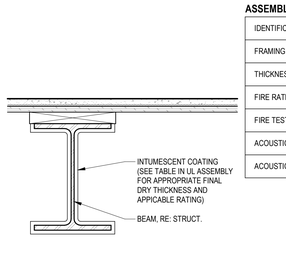
| | |
|---|---|
| IDENTIFICATION | RA |
| FRAMING | WOOD TRUSS |
| THICKNESS | VARIES |
| FIRE RATING | 1 HR |
| FIRE TEST NUMBER | UL P556 |
| ACOUSTICAL RATING | -- |
| ACOUSTICAL TEST NUMBER | -- |

**ASSEMBLY NOTES**

A. ...

## RA 1-HR ROOF/CEILING ASSEMBLY

1 1/2" = 1'-0" — TYPICAL

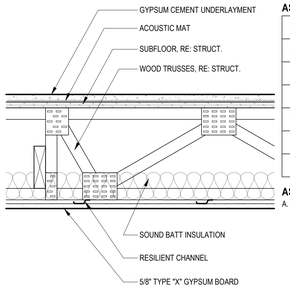



**ASSEMBLY INFORMATION**

| | | |
|---|---|---|
| IDENTIFICATION | BA | |
| FRAMING | STEEL BEAM | |
| THICKNESS | VARIES | |
| FIRE RATING | 1 HR | |
| FIRE TEST NUMBER | UL N930 SERIES | |
| ACOUSTICAL RATING | -- | |
| ACOUSTICAL TEST NUMBER | -- | |

## BA BEAM ASSEMBLY

1 1/2" = 1'-0"




**ASSEMBLY INFORMATION**

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

**ASSEMBLY NOTES**

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

## FA 1-HR FLOOR/CEILING ASSEMBLY

1 1/2" = 1'-0" — TYPICAL

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STATE OF MISSOURI — CLINT EDD EVANS — NUMBER A-9999 — ARCHITECT — 10/30/2024

A NEW MULTI-FAMILY PROJECT:

# EVREN APARTMENTS

LEE'S SUMMIT, MISSOURI

DRAWING RELEASE LOG
- 09.16.2024 PERMIT SET

△ REVISIONS

JOB NO. 720522 — DATE 10.23.2024
DRAWN BY IA/BB/CE
PERMIT SET

SHEET NAME
HORIZONTAL ASSEMBLIES

SHEET NO.
# A0.21

10/29/2024 6:33:58 PM

ARCH E1.30" x 42"

RELEASED FOR CONSTRUCTION
As Noted on Plans Review

Development Services Department
Lee's Summit, Missouri

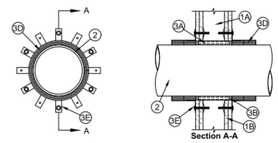
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Classified by
Underwriters Laboratories, Inc.
to ASTM/UL1479 (ASTM E814)

## System No. W-L-2079

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




1. **Wall Assembly -** The 1 or 2 hr fire-rated gypsum wallboard/stud wall assembly shall be constructed of the materials and in the manner described in the individual U300 or U400 Series Wall or Partition Design in the UL Fire Resistance Directory and shall include the following construction features:
   A. **Studs -** Wall framing may consist of either wood studs or steel channel studs. Wood studs to consist of nom 2 by 4 in. (51 by 102 mm) lumber spaced 16 in. OC (406 mm) with nom 2 by 4 in. (51 by 102 mm) lumber end plates and cross braces. Steel studs to be min 2-1/2 in. (64 mm) wide and spaced max 24 in. (610 mm) OC.
   B. **Gypsum Board* -** 5/8 in. (16 mm) thick, 4 ft (1219 mm) wide with square or tapered edges. The gypsum wallboard type, thickness, number of layers, fastener type and sheet orientation shall be as specified in the individual U300 or U400 Series Design in the UL Fire Resistance Directory. Max diam of opening is 10 in. (254 mm).

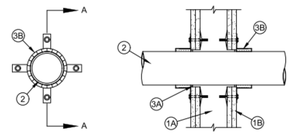
      The hourly F rating of the firestop system is equal to the hourly fire rating of the wall assembly in which it is installed.
2. **Through Penetrant -** One nonmetallic pipe to be centered within the firestop system. A nom annular space of 11/16 in. (18 mm) is required within the firestop system. Pipe to be rigidly supported on both sides of the wall assembly. The following types and sizes of nonmetallic pipes may be used:
   A. **Polyvinyl Chloride (PVC) Pipe -** Nom 8 in. (203 mm) diam (or smaller) Schedule 40 PVC pipe for use in closed (process or supply) vented (drain, waste, or vent) piping systems.
   B. **Flame Retardant Polypropylene (FRPP) Pipe -** Nom 8 in. (203 mm) diam (or smaller) Schedule 40 FRPP pipe for use in closed (process or supply) or vented (drain, waste or vent) piping systems.
   C. **Chlorinated Polyvinyl Chloride (CPVC) Pipe -** Nom 8 in. (203 mm) diam (or smaller) SDR 17 13.5 CPVC pipe for use in closed (process or supply) piping systems.



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to ANSI/UL 1479 (ASTM E814) and CAN/ULC S115

## System No. W-L-2029

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




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

1. **Wall Assembly -** The 1 or 2 hr fire rated gypsum wallboard/stud wall assembly shall be constructed of the materials and in the manner described in the individual U300, V300, U400, V400 or W400 Series Wall and Partition Designs in the UL Fire Resistance Directory and shall include the following construction features:
   A. **Studs -** Wall framing may consist of either wood studs or steel channel studs. Wood studs to consist of nom 2 by 4 in. (51 by 102 mm) lumber spaced 16 in. (406 mm) OC. Steel studs to be min 2-1/2 in. (64 mm) wide and spaced max 24 in. (610 mm) OC.
   B. **Gypsum Board* -** 5/8 in. (16 mm) thick, 4 ft (1.2 m) wide with square or tapered edges. The gypsum board type, thickness, number of layers, fastener type and sheet orientation shall be as specified in the individual Design in the UL Fire Resistance Directory. Max diam of opening is 5 in. (127 mm).

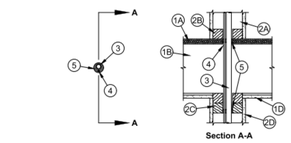
      **The hourly F and FH Ratings of the firestop system are equal to the hourly fire rating of the wall assembly in which it is installed.**



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

## System No. F-C-8004

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



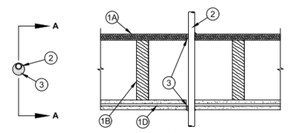

1. **Floor-Ceiling Assembly -** The 1 hr fire-rated solid or trussed lumber joist floor-ceiling assembly shall be constructed of the materials and in the manner specified in individual L500 Series Floor-Ceiling Designs in the UL Fire Resistance Directory, as summarized below:
   A. **Flooring System -** Lumber or plywood subfloor with finish floor of lumber, plywood or **Floor Topping Mixture*** as specified in the individual Floor-Ceiling Design. Max diam of floor opening is 2 in. (51 mm).
   B. **Wood Joists -** Nom 2 by 10 in. (51 by 254 mm) lumber joists spaced 16 in. OC with nom 1 by 3 in. (25 by 76 mm) lumber bridging and with ends firestopped. As an alternate to lumber joists, nom 10 in. (254 mm) deep (or deeper) lumber, steel or combination lumber and steel joists, trusses or **Structural Wood Members*** with bridging as required and with ends firestopped.
   C. **Furring Channels -** (Not Shown) - Resilient galv steel furring installed perpendicular to wood joists (Item 1B) between wallboard (Item 1D) and wood joists or furring channels as required in the individual Floor-Ceiling Design.
   D. **Gypsum Board* -** Nom 4 ft (1.2 m) wide by 5/8 in. (16 mm) thick as specified in the individual Floor-Ceiling Design. Wallboard secured to wood joists or furring channels as specified in the individual Floor-Ceiling Design. Max diam of ceiling opening is 2 in. (51 mm).
2. **Chase Wall - (Optional) -** The through penetrant (Item 3) may be routed through a 1 hr fire-rated single, double or staggered wood stud/gypsum wallboard chase wall constructed of the materials and in the manner specified in the individual U300 Series Wall and Partition Designs in the UL Fire Resistance Directory and shall include the following construction features:
   A. **Studs -** Nom 2 by 6 in. (51 by 152 mm) or double nom 2 by 4 in. (51 by 102 mm) lumber studs.
   B. **Sole Plate -** Nom 2 by 6 in. (51 by 152 mm) or parallel 2 by 4 in. (51 by 102 mm) lumber plates, tightly butted.
   C. **Top Plate -** The double top plate shall consist of two nom 2 by 6 in. (51 by 152 mm) or two sets of parallel 2 by 4 in. (51 by 102 mm) lumber plates, tightly butted. Max diam of opening is 2 in. (51 mm).
   D. **Gypsum Board* -** Thickness, type, number of layers and fasteners shall be as specified in individual Wall and Partition Design.



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

## System No. F-C-3013

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




1. **Floor-Ceiling Assembly -** The 1 hr fire-rated solid or trussed lumber joist floor-ceiling assembly shall be constructed of the materials and in the manner specified in the individual L500 Series Floor-Ceiling Designs in the UL Fire Resistance Directory. The 2 hr fire-rated wood joist floor-ceiling assembly shall be constructed of the materials and in the manner specified in Design Nos. L505, L511 or L536 in the UL Fire Resistance Directory. The general construction features of the floor-ceiling assembly are summarized below:
   A. **Flooring System -** Lumber or plywood subfloor with finish floor of lumber, plywood or **Floor Topping Mixture*** as specified in the individual Floor-Ceiling Design. Max diam of floor opening is 2 in.
   B. **Wood Joists* -** For 1 hr fire-rated floor-ceiling assemblies nom 10 in. deep (or deeper) lumber, steel or combination lumber and steel joists, trusses or **Structural Wood Members*** with bridging as required and with ends firestopped. For 2 hr fire-rated floor-ceiling assemblies, nom 2 by 10 in. lumber joists spaced 16 in. OC with nom 1 by 3 in. lumber bridging and with ends firestopped.
   C. **Furring Channels - (Not Shown) -** In 2 hr fire-rated assemblies, resilient galv steel furring installed perpendicular to wood joists between first and second layers of gypsum board (Item 1D). Furring channels spaced max 24 in. OC. In 1 hr fire-rated assemblies, resilient galv steel furring installed perpendicular to wood joists between gypsum board and wood joists as specified in the individual Floor-Ceiling Design. Furring channels spaced max 24 in. OC. In 1 hr fire-rated assemblies, resilient galv steel furring installed perpendicular to wood joists between gypsum board and wood joists as specified in the individual Floor-Ceiling Design. Furring channels spaced max 24 in. OC.
   D. **Gypsum Board* -** Nom 4 ft wide by 5/8 in. thick as specified in the individual Floor-Ceiling Design. First layer of gypsum board secured to wood joists or furring channels as specified in the individual Floor-Ceiling Design. Second layer of wallboard (2 hr fire-rated assembly) screw-attached to furring channels as specified in the individual Floor-Ceiling Design. Max diam of ceiling opening is 2 in.



3. **Firestop System -** The firestop system shall consist of the following:
   A. **Packing Material -** Min 4 pcf (64 kg/m3) mineral wool insulation cut to size to fill the annulus within the opening and stud cavity. Mineral wool insulation wrapped around the outer circumference of the through penetrant and secured together by means of No. 24 AWG steel tie wire. Mineral wool insulation slid into annulus of opening and recessed from both surfaces of wall to accommodate the required thickness of fill material.
   B. **Fill, Void or Cavity Material* - Sealant -** Min 1/2 in. (13 mm) thickness of fill material applied within the annulus, flush with both surfaces of wall.

      **SPECIFIED TECHNOLOGIES INC** - SpecSeal 100, 101, 102, 105, 120 or 129 Sealant
   C. **Aluminum Foil Tape -** (Not Shown) - Nom 3 mil (0.8 mm) thick pressure sensitive aluminum foil tape wrapped around the outer circumference of the through penetrant with a 1 in. (25 mm) wide overlap along its perimeter joint. Foil tape shall abut against both surfaces of the wall and extend a min 5 in. (127 mm) beyond both surfaces of the wall.
   D. **Fill, Void or Cavity Material* - Wrap Strip -** Nom 1/8 or 3/16 in. (3.2 or 4.8 mm) thick intumescent material faced on both sides with a plastic film, supplied in 2 in. (51 mm) wide strips. Two stacks of wrap strips, each consisting of four wrap strips are individually wrapped around the through penetrant with ends butted and held in place with masking tape. Butted ends in successive layers may be aligned or offset. The edge of the wrap strips shall abut each surface of the wall. Two stacks of wrap strips are installed on each side of the wall.

      **SPECIFIED TECHNOLOGIES INC** - SpecSeal BLU Wrap Strip or SpecSeal BLU2 Wrap Strip
   E. **Steel Collar -** Collar fabricated from coils of precut 0.029 in. (0.7 mm) thick (No. 22 MSG) galv sheet steel available from wrap strip manufacturer. Collar shall be nom 4 in. (102 mm) deep with min six 1 in. (25 mm) wide by 2 in. (51 mm) long anchor tabs for securement to the wall. Retainer tabs, 3/4 in. (19 mm) wide tapering down to 3/8 in. (10 mm) wide and located opposite the anchor tabs, are folded 90 degrees toward through penetrant surface to maintain the annular space around the pipe and to retain the wrap strips. Steel collar wrapped around wrap strips and through penetrant with 1 in. (25 mm) wide overlap along its perimeter joint. Steel collar tightened around wrap strips and through penetrant using min 1/2 in. (13 mm) wide by 0.028 in. (0.7 mm) thick stainless steel hose clamp spaced 2 in. (51 mm) OC. Collar secured to wall with 1/8 in. (3.2 mm) diam by min 1-3/4 in. (45 mm) long steel molly bolts in conjunction with min 1/4 in. (6 mm) by 1-1/4 in. (32 mm) diam steel fender washers. Steel collars are installed on each side of wall.

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



2. **Through Penetrants -** One nonmetallic pipe or conduit to be centered within the firestop system. A nom annular space of 1/4 in. (6 mm) is required within the firestop system. Pipe or conduit to be rigidly supported on both sides of the wall assembly. The following types and sizes of nonmetallic pipes or conduits may be used:
   A. **Polyvinyl Chloride (PVC) Pipe -** Nom 4 in. (102 mm) diam (or smaller) Schedule 40 solid or cellular core PVC pipe for use in closed (process or supply) or vented (drain, waste or vent) piping system.
   B. **Rigid Nonmetallic Conduit+ -** Nom 4 in. (102 mm) diam (or smaller) Schedule 40 or 80 PVC conduit installed in accordance with the National Electrical Code (NFPA No. 70).

      **SPECIFIED TECHNOLOGIES INC** - SpecSeal Series SSS Sealant, SpecSeal LCI Sealant or SpecSeal SIL300 Sealant
   C. **Chlorinated Polyvinyl Chloride (CPVC) Pipe -** Nom 4 in. (102 mm) diam (or smaller) SDR13.5 CPVC pipe for use in closed (process or supply) piping systems.
   D. **Acrylonitrile Butadiene Styrene (ABS) Pipe -** Nom 4 in. (102 mm) diam (or smaller) Schedule 40 solid or foamed core ABS pipe for use in closed (process or supply) or vented (drain, waste or vent) piping systems.
   E. **Fire Retardant Polypropylene (FRPP) Pipe -** Nom 4 in. (102 mm) diam (or smaller) Schedule 40 FRPP pipe for use in closed (process or supply) or vented (drain, waste or vent) piping systems.
3. **Firestop System -** The firestop system shall consist of the following:
   A. **Fill, Void or Cavity Material* - Caulk -** (Optional) - Caulk forced into annular space to max extent possible. Caulk shall be installed flush with both surfaces of wall assembly. **L Ratings apply only when caulk is used.**

      **SPECIFIED TECHNOLOGIES INC** - SpecSeal Series SSS Sealant, SpecSeal LCI Sealant or SpecSeal SIL300 Sealant
   B. **Firestop Device* -** Galv steel collar lined with an intumescent material sized to fit the specific diam of the through-penetrant. Device shall be installed around through-penetrant in accordance with accompanying installation instructions. Device incorporates anchor tabs for securement to each surface of wall assembly by means of 1/8 in. (3 mm) diam by 1-3/4 in. (45 mm) long steel molly bolts in conjunction with 1/4 in. (6 mm) diam by 1-1/2 in. (38 mm) diam steel fender washers.

      The F, T, FT, FH and FTH Ratings of the firestop system are dependent upon the fire rating of the wall and size of the firestop device as tabulated below:

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

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

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



3. **Through Penetrants -** One nonmetallic pipe or conduit to be installed within the firestop system. Pipe or conduit shall be spaced a nom 1/4 in. (6 mm) from the cable (Item No. 4). The space between pipe or conduit and the periphery of the opening shall be a nom 1/4 in. (6 mm). Pipe or conduit to be rigidly supported on both sides of the floor-ceiling assembly. The following types and sizes of nonmetallic pipes or conduits may be used:
   A. **Polyvinyl Chloride (PVC) Pipe -** Nom 3/4 in. (19 mm) diam (or smaller) Schedule 40 solid or cellular core PVC pipe for use in closed (process or supply) piping system.
   B. **Rigid Nonmetallic Conduit+ -** Nom 3/4 in. (19 mm) diam (or smaller) Schedule 40 PVC conduit installed in accordance with the National Electrical Code (NFPA No. 70).
   C. **Chlorinated Polyvinyl Chloride (CPVC) Pipe -** Nom 3/4 in. (19 mm) diam (or smaller) SDR17 CPVC pipe for use in closed (process or supply) piping systems.
   D. **Electrical Nonmetallic Tubing (ENMT)+ -** Nom 3/4 in. (19 mm) diam (or smaller) ENMT formed from PVC and installed in accordance with the National Electrical Code.
4. **Cables -** One cable to be spaced a nom 1/4 in. (6 mm) from the other through-penetrants. The space between the cable and periphery of opening shall be a nom 1/4 in. (6 mm). Cables to be rigidly supported on both sides of floor-ceiling assembly.

   The following types and sizes of copper conductor cables may be used:
   A. Max 100 pair No. 24 AWG (or smaller) telephone cables with polyvinyl chloride (PVC) insulation and jacket.
   B. Max 3/C (with ground) - No. 10 AWG (or smaller) nonmetallic sheathed ("Romex" ) cable with PVC insulation and jacket.
5. **Fill, Void or Cavity Material* - Sealant -** Min 3/4 in. (19 mm) thickness of fill material applied within the annulus, flush with top surface of floor or sole plate. Min 5/8 in. (16 mm) thickness of fill material also applied within the annulus of the ceiling or top plate, flush with bottom surface of ceiling or lower top plate. Min 3/8 in. (10 mm) diam bead of fill material applied at point contact location on top surface of floor or sole plate and on bottom surface of gypsum board ceiling or lower top plate.

   **SPECIFIED TECHNOLOGIES INC** - SpecSeal Series SSS Sealant or SpecSeal LCI Sealant

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



1.1 **Chase Wall -** (Not Shown, Optional) The through penetrants (Item 2) may be routed through a fire-rated single, double or staggered wood stud/gypsum board chase wall having a fire rating consistent with that of the floor-ceiling assembly. The chase wall shall be constructed of the materials and in the manner specified in the individual U300 Series Wall and Partition Designs in the UL Fire Resistance Directory and shall include the following construction features:
   A. **Studs -** Nom 2 by 6 in. or double nom 2 by 4 in. lumber studs.
   B. **Sole Plate -** Nom 2 by 6 in. or parallel 2 by 4 in. lumber plates, tightly butted.
   C. **Top Plate -** The double top plate shall consist of two nom 2 by 6 in. or two sets of parallel 2 by 4 in. lumber plates, tightly butted. Max diam of opening is 2 in.
   D. **Gypsum Board* -** Thickness, type, number of layers and fasteners shall be as specified in individual Wall and Partition Design.
2. **Cables -** One or more cables to be installed either concentrically or eccentricity within the firestop system. Cable(s) to be installed approximately midway between wood joist. Diam of openings hole-sawed through flooring system and through gypsum wallboard ceiling to be min 3/8 in. larger than the outside diam of cable 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.
2A. **Through Penetrating Product* -** (Not Shown) - As an alternate to Item 2, through-penetrating product to be installed either concentrically or eccentricity within the firestop system. One cable to be installed approximately midway between wood joist. Diam of openings hole-sawed through flooring system and through gypsum board ceiling to be min 3/8 in. larger than the outside diam of cable. The annular space within the firestop system shall be a min 0 in. (point contact) to a max 1-1/4 in. Through-penetrating product to be rigidly supported on both sides of a floor-ceiling assembly. The following types of through-penetrating products may be used.
   A. Max four copper conductors No. 2/0 AWG (or smaller) aluminum or steel **Armored Cable‡** or **Metal-Clad Cable+**.

      **AFC CABLE SYSTEMS INC**
   B. Two or more twisted copper conductor No. 6 AWG (or smaller) **Power Limited Circuit Cable+** with or without a jacket under a metal armor.

      **AFC CABLE SYSTEMS INC**
   C. Two or more twisted copper conductor No. 10 AWG (or smaller) **Power Limited Fire Alarm Cable+** with or without a jacket under a metal armor.

      **AFC CABLE SYSTEMS INC**
   D. Two or more twisted copper conductor No. 12 AWG (or smaller) **Non Power Limited Fire Alarm Cable+** with or without a jacket under a metal armor.

      **AFC CABLE SYSTEMS INC**

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



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

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

   **SPECIFIED TECHNOLOGIES INC** - SpecSeal Series SSS Sealant or SpecSeal LCI Sealant

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



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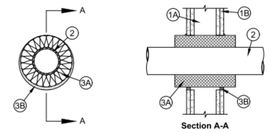
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As Noted on Plans Review
Development Services Department
Lee's Summit, Missouri
07/11/25

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

## System No. W-L-1101

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




Section A-A

1. **Wall Assembly -** The 1 or 2 hr fire-rated gypsum wallboard/stud wall assembly shall be constructed of the materials and in the manner described in the individual U300 or U400 Series Wall or Partition Design in the UL Fire Resistance Directory and shall include the following construction features:
   A. **Studs -** Wall framing may consist of either wood studs or steel channel studs. Wood studs to consist of nom 2 by 4 in. lumber spaced 16 in. OC. Steel studs to be min 3-5/8 in. wide and spaced max 24 in. OC.
   B. **Gypsum Board* -** 5/8 in. thick, 4 ft wide with square or tapered edges. The gypsum wallboard type, thickness, number of layers, fastener type and sheet orientation shall be as specified in the individual U300 or U400 Series Design in the UL Fire Resistance Directory. Max diam of opening is 9 in.

      The hourly F Rating of the firestop system is equal to the hourly fire rating of the wall assembly in which it is installed.
2. **Through Penetrants -** One metallic pipe or tubing to be installed either concentrically or eccentrically within the firestop system. Pipe or tubing to be rigidly supported on both sides of wall assembly. The following types and sizes of metallic pipes or tubing may be used:
   A. **Steel Pipe -** Nom 4 in. diam (or smaller) Schedule 10 (or heavier) steel pipe.
   B. **Iron Pipe -** Nom 4 in. diam (or smaller) cast or ductile iron pipe.
   C. **Copper Tubing -** Nom 4 in. diam (or smaller) Type L (or heavier) copper tube.
   D. **Copper Pipe -** Nom 4 in. diam (or smaller) Regular (or heavier) copper pipe.
3. **Firestop System -** The firestop system shall consist of the following:
   A. **Pipe and Equipment Covering Materials* -** Max 2 in. thick hollow cylindrical heavy density (min 3.5 pcf) glass fiber units jacketed on the outside with an all service jacket. Longitudinal joints sealed with metal fasteners or factory-applied self-sealing lap tape. Pipe covering to be wrapped around the through penetrant and extend a min 2-1/2 in. beyond both surfaces of the wall. The annular space between pipe covering and the edge of the through opening shall be min 0 in. (continuous point contact) to max 1/2 in.

      See **Pipe and Equipment Covering - Materials** (BRGU) category in the Building Materials Directory for names of manufacturers. Any pipe covering material meeting the above specifications and bearing the UL Classification Marking with a Flame Spread Index of 25 or less and a Smoke Developed Index of 50 or less may be used.
   B. **Fill, Void or Cavity Material* - Sealant -** Min 5/8 in. thickness of fill material applied within annulus, flush with both surfaces of wall. A min 1/4 in. crown of fill material shall be applied to the pipe covering/aluminum wallboard interface at the point contact location and lapping 1/4 in. beyond the periphery of the opening on both sides of the wall.

      **SPECIFIED TECHNOLOGIES INC** - SpecSeal Series SSS Sealant or SpecSeal LCI Sealant

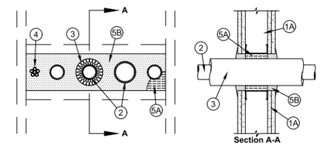
      * Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.



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to ASTM/UL1479 (ASTM E814)

## System No. W-L-8003

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




Section A-A

1. **Wall Assembly -** The 1 or 2 h fire-rated gypsum board/stud wall assembly shall be constructed of the materials and in the manner specified in the individual U300 or U400 Series Wall and Partition Designs in the UL Fire Resistance Directory and shall include the following construction features:
   A. **Studs -** Wall framing may consist of either wood studs or steel channel studs. Wood studs to consist of nom 2 by 4 in. lumber spaced 16 in. OC. In 2 h fire-rated assemblies, steel studs to be min 2-1/2 in. wide and spaced max 24 in. OC. In 1 h fire rated assemblies, steel studs to be min 3-5/8 in. wide and spaced 24 in. OC. Additional studs shall be installed horizontally in such a manner to form a nom 22-3/4 in. wide by 6 in. high opening.
   B. **Gypsum Board* -** 5/8 in. thick, 4 ft wide with square or tapered edges. The gypsum board type, thickness, number of layers, fastener type and sheet orientation shall be as specified in the individual U300 or U400 Series Design in the UL Fire Resistance Directory. If the through penetrants are installed in a wood stud/gypsum board assembly, the max area of opening is 87 sq. in. with max dimension of 14-1/2 in.

      **The hourly F rating of the firestop system is equal to the hourly fire rating of the wall assembly in which it is installed.**
2. **Through Penetrants -** Four pipes, conduits or tubing to be installed within the opening. The space between pipes, conduits or tubing shall be a nom 1-7/8 in. The space between pipes, conduits or tubing and periphery of opening shall be min 5/8 in. to max 1-15/16 in. Pipe, conduit or tubing to be rigidly supported on both sides of wall assembly. The following types and sizes of pipes, conduits or tubing may be used:
   A. **Steel Pipe -** Nom 2 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 - Mareriala* -** Nom 1 in. thick hollow cylindrical heavy density (min 3.5 pcf) glass fiber units jacketed on the outside with an all service jacket. Longitudinal joints sealed with metal fasteners or factory-applied self-sealing lap tape. Transverse joints secured with metal fasteners or with butt tape supplied with the product. The pipe covering may be installed on one of the metallic pipes or tubing having a nom diam of 2 in. or less. The insulated pipe or tubing shall be spaced a nom 1-7/8 in. from the other through-penetrants. The annular space between the insulated through penetrant and periphery of the opening shall be a nom 1 in.

      See **Pipe and Equipment Covering - Materials** (BRGU) category in the Building Materials Directory for names of manufacturers. Any pipe covering material meeting the above specifications and bearing the UL Classification Marking with a Flame Spread Index of 25 or less and a Smoke Developed Index of 50 or less may be used.
   B. **Pipe Covering Materials* -** Nom 1 in. thick unfaced mineral fiber pipe insulation sized to the outside diam of pipe or tube. Pipe insulation secured with min 8 AWG steel wire spaced max 12 in. OC. The insulated pipe or tubing shall be spaced a nom 1-7/8 in. from the other through-penetrants. The annular space between the insulated through-penetrant and periphery of opening shall be a nom 1 in.

      **IG MINWOOL L L C** - High Temperature Pipe Insulation 1200, High Temperature Pipe Insulation BWT or High Temperature Pipe Insulation Thermaloc
   C. **Sheathing Material* -** (Not shown) - Used in conjunction with Item 3B. Foil-scrim-kraft or all service jacket material shall be wrapped around the outer circumference of the pipe insulation (Item 3B) with the kraft side exposed. Longitudinal joints and transverse joints sealed with metal fasteners or butt tape.

      See **Sheathing Materials** (BVDV) category in the Building Materials Directory for names of manufacturers. Any sheathing material meeting the above specifications and bearing the UL Classification Marking with a Flame Spread Index of 25 or less and a Smoke Developed Index of 50 or less may be used.
4. **Cables -** Max six cables to be installed within the firestop system. Cables to be spaced 1-1/2 in. from the through-penetrants. The space between the cables and periphery of opening shall range from a min 1 in. to a max 2-7/8 in. Cables to be tightly bundled together and rigidly supported on both surfaces of wall.

   Any combination of the following types and sizes of copper conductor cables may be used:
   A. Max 25 pair No. 24 AWG (or smaller) telephone cables with polyvinyl chloride (PVC) insulation and jacket.
   B. Max 3/C (with ground) - No. 10 AWG (or smaller) nonmetallic sheathed ("Romex" ) cable with PVC insulation and jacket.
   C. Max 4 pair No. 18 AWG (or smaller) thermostat cables with PVC insulation and jacket.
5. **Firestop System -** The firestop system shall consist of the following:
   A. **Packing Material -** In 2 h fire-rated assemblies, min 2-1/2 in. thickness of min 6 pcf mineral wool batt insulation firmly packed into opening as a permanent form. In 1 h fire-rated assemblies, min 2-1/4 in. thickness of mineral wool batt insulation firmly packed into opening as a permanent form. Packing material to be recessed from both surfaces of wall as required to accommodate the required thickness of fill material.
   B. **Fill, Void or Cavity Material* - Caulk -** Min 1-1/4 in. thickness of fill material applied within the annulus, on both surfaces of wall. Caulk to be forced into interstices of cable group to max extent possible. Additional caulk to be installed such that a min 1 in. is lapping beyond periphery of the opening.

      **SPECIFIED TECHNOLOGIES INC** - SpecSeal Series SSS Sealant or SpecSeal LCI Sealant

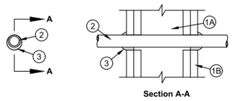
      * Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.



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## System No. W-L-3024

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




Section A-A

1. **Wall Assembly -** The 1 or 2 hr fire rated gypsum board/stud wall assembly shall be constructed of the materials and in the manner specified in the individual U300 or U400 Series Wall and Partition Designs in the UL Fire Resistance Directory and shall include the following construction features:
   A. **Studs -** Wall framing may consist of either wood studs or steel channel studs. Wood studs to consist of nom 2 by 4 in. lumber spaced 16 in. OC. Steel studs to be min 2-1/2 in. wide and spaced max 24 in. OC.
   B. **Gypsum Board* -** 5/8 in. thick, 4 ft wide with square or tapered edges. The gypsum board type, thickness, number of layers, fastener type and sheet orientation shall be as specified in the individual U300 or U400 Series Design in the UL Fire Resistance Directory. Max diam of opening is 2-1/2 in.

      The hourly F Rating of the firestop system is equal to the hourly fire rating of the wall assembly in which it is installed.
2. **Cables -** One cable to be installed either concentrically or eccentricity within the firestop system. The annular space within the firestop system shall be a min 0 in. (point contact) to a max 1/4 in. Cable to be rigidly supported on both sides of wall assembly. The following types and sizes of cables may be used:
   A. Max 200 pair No. 24 AWG (or smaller) copper conductor cable with polyvinyl chloride (PVC) jacketing and insulation. **When 200 pair No. 24 AWG telephone cable is used, T Rating is 0 hr. When 50 pair No. 24 AWG telephone cable is used, T Rating is equal to the F rating of the firestop system.**
   B. Max 3/C No. 2/0 AWG (or smaller) aluminum conductor service entrance cable with PVC insulation and jacketing. **When service entrance cable is used, the T Rating is equal to the F Rating of the firestop system.**
   C. Max 1/C-750 kcmil copper conductor power cable with cross-linked polyethylene (XLPE) insulation and jacketing. **When 1/C-750 kcmil cable is used, the T Rating is equal to the F Rating of the firestop system.**
   D. Max 3/C No. 8 AWG (or smaller) PVC insulated and jacketed nonmetallic sheathed (Romex) cable. **When Romex is used, the T Rating is equal to the F Rating of the firestop system.**
   E. Max RG59/U (or smaller) coaxial cable with fluorinated ethylene insulation and jacketing. **When coaxial cable is used, the T Rating is equal to the F Rating of the firestop system.**
   F. Max 62.5/125 micron fiber optic cable with PVC insulation and jacketing. **When fiber optic cable is used, the T Rating is equal to the F Rating of the firestop system.**
   G. Max 4 pair No. 24 AWG (or smaller) copper conductor data cable with Hylar insulation and jacketing. **When data cable is used, the T Rating is equal to the F Rating of the firestop system.**



2A. **Through-Penetrating Product* -** As an alternate to Item 2, max one through-penetrating product to be installed either concentrically or eccentrically within the firestop system. Through-penetrating product to be rigidly supported on both sides of wall assembly. The following types of through-penetrating products may be used:
   A. Max four copper conductors No. 4/0 AWG (or smaller) aluminum or steel **Armored Cable+** or **Metal-Clad Cable+. When armored or metal-clad cable is used, the T Rating is 1/2 hr.**

      **AFC CABLE SYSTEMS INC**
   B. Two or more twisted copper conductors No. 6 AWG (or smaller) **Power Limited Circuit Cable+** with or without a jacket under a metal armor. **When Power Limited Circuit Cable+ is used, the T Rating is 1/2 hr.**

      **AFC CABLE SYSTEMS INC**
   C. Two or more twisted copper conductors No. 10 AWG (or smaller) **Power Limited Fire Alarm Cable+** with or without a jacket under a metal armor. **When Power Limited Fire Alarm Cable+ is used, the T Rating is equal to the F Rating of the firestop system.**

      **AFC CABLE SYSTEMS INC**
   D. Two or more twisted copper conductors No. 12 AWG (or smaller) **Non Power Limited Fire Alarm Cable+** with or without a jacket under a metal armor. **When Non Power Limited Fire Alarm Cable+ is the T Rating is equal to the F Rating of the firestop system.**

      **AFC CABLE SYSTEMS INC**
3. **Fill Void or Cavity Material* - Sealant or Putty -** Min 5/8 in. thickness of fill material installed within annulus, flush with both surfaces of wall assembly. Additional fill material installed such that a min 1/4 in. diam crown is formed around the through-penetrant on both sides of the wall.

   **SPECIFIED TECHNOLOGIES INC** - SpecSeal Series SSS Sealant, SpecSeal Putty or SpecSeal LCI Sealant

   *Bearing the UL Classification Marking

   +Bearing the UL Listing Mark



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

DRAWING RELEASE LOG
• 09.16.2024 70 (90)81 SET

△REVISIONS

JOB NO. 720522
DATE 10.23.2024
DRAWN BY Author
PERMIT SET

SHEET NAME
RATED PENETRATION DETAILS
SHEET NO.
A0.31

10/23/2024 6:33:38 PM

ARCH E1 30" x 42"

RELEASED FOR CONSTRUCTION
As Noted on Plans Review
Development Services Department
Lee's Summit, Missouri
10/31/2024

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**FLOOR/WALL INTERSECTION DETAIL GENERAL NOTES:**

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

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

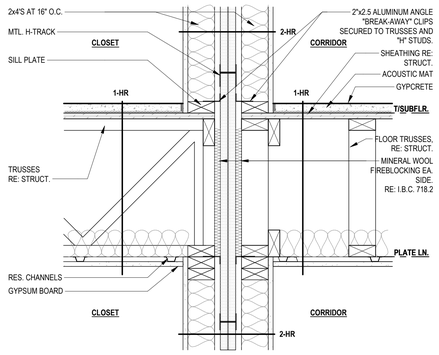
C. ALL PENETRATIONS IN FIRE RATED ASSEMBLIES TO BE APPROPRIATELY FIRESTOPPED.

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

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

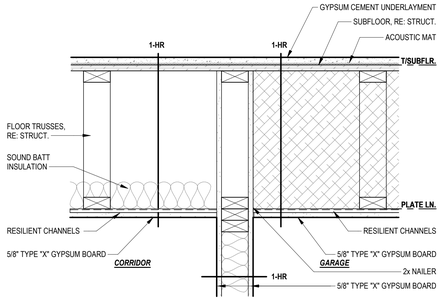
F. ACOUSTICAL DETAILS TYPICAL AT UNIT DEMISING WALLS, CORRIDOR WALLS, STAIR & ELEVATOR WALLS, AND SOUND RATED ASSEMBLIES INDICATED.

G. TRIM AND MOULDINGS NOT SHOWN FOR CLARITY.



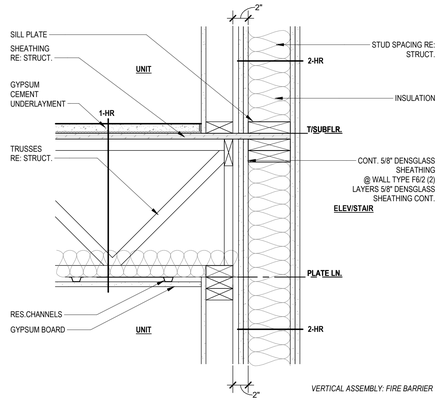

*VERTICAL ASSEMBLY: FIRE WALL*

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




*VERTICAL ASSEMBLY: FIRE BARRIER*

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




*VERTICAL ASSEMBLY: FIRE BARRIER*

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

**GENERAL NOTES:**

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

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

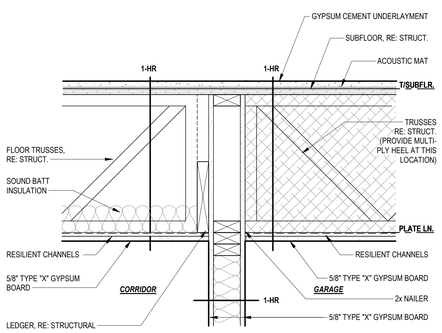
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D. FIREBLOCKING - REFER TO 2018 IBC SECTION 718.2.1 FOR ALLOWABLE MATERIALS.

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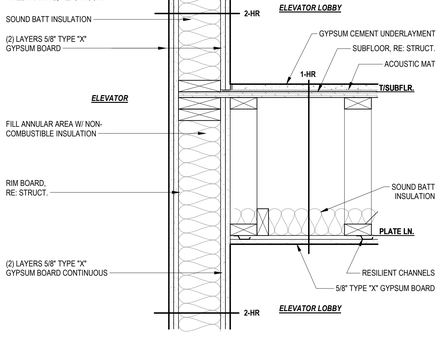
F. ACOUSTICAL DETAILS TYPICAL AT UNIT DEMISING WALLS, CORRIDOR WALLS, STAIR & ELEVATOR WALLS, AND SOUND RATED ASSEMBLIES INDICATED.

G. TRIM AND MOULDINGS NOT SHOWN FOR CLARITY.



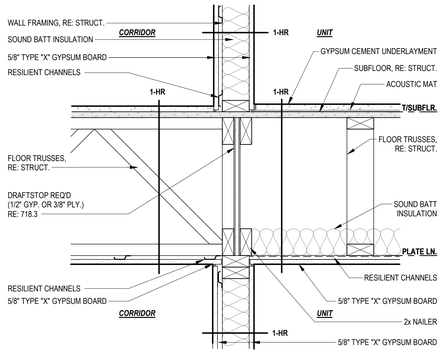

*VERTICAL ASSEMBLY: FIRE WALL*

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



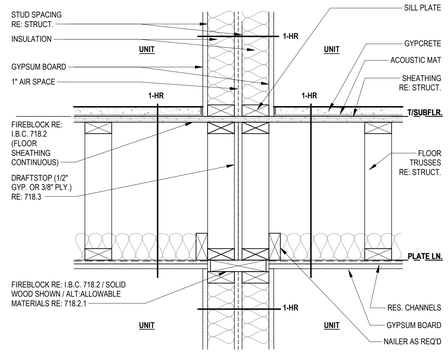

*VERTICAL ASSEMBLY: FIRE BARRIER*

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



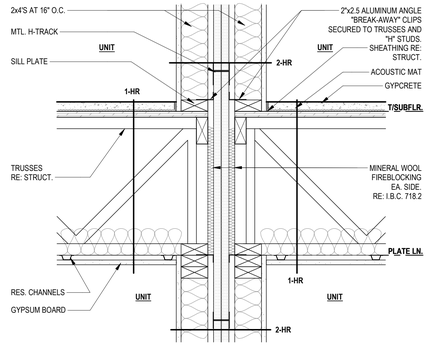

*VERTICAL ASSEMBLY: FIRE BARRIER*

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



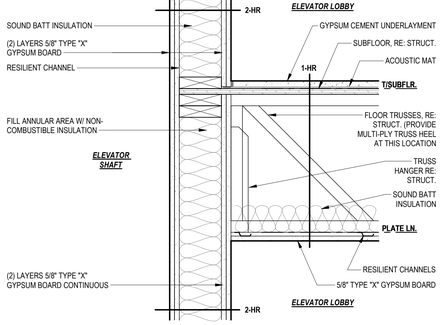

*VERTICAL ASSEMBLY: FIRE PARTITION*

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



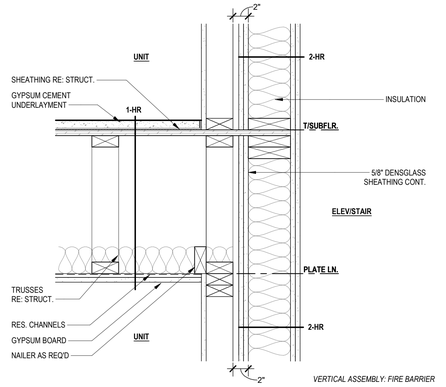

*VERTICAL ASSEMBLY: FIRE PARTITION*

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



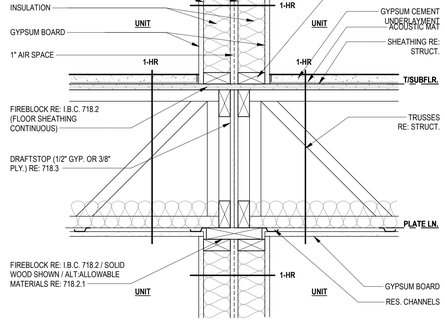

*VERTICAL ASSEMBLY: FIRE BARRIER*

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




*VERTICAL ASSEMBLY: FIRE BARRIER*

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




*VERTICAL ASSEMBLY: FIRE PARTITION*

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




*VERTICAL ASSEMBLY: FIRE BARRIER*

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




*VERTICAL ASSEMBLY: FIRE BARRIER*

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




*VERTICAL ASSEMBLY: FIRE PARTITION*

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




*VERTICAL ASSEMBLY: FIRE PARTITION*

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

A NEW MULTI-FAMILY PROJECT:

# EVREN APARTMENTS

LEE'S SUMMIT, MISSOURI

DRAWING RELEASE LOG
- 09.10.2024 PERMIT SET

△ REVISIONS

JOB NO. 720522
DATE 10.23.2024
DRAWN BY IA/BB/CE
PERMIT SET
SHEET NAME FLOOR/WALL DETAILS
SHEET NO. A0.40

10/23/2024 6:33:40 PM

ARCH E1.30" x 42"

## FLOOR/WALL INTERSECTION DETAIL GENERAL NOTES:

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

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

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

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

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

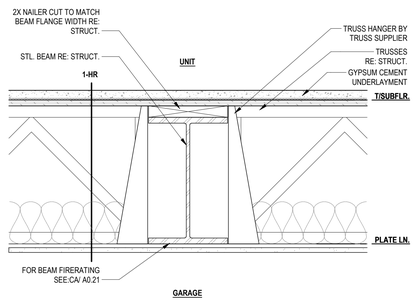
F. ACOUSTICAL DETAILS TYPICAL AT UNIT DEMISING WALLS, CORRIDOR WALLS, STAIR & ELEVATOR WALLS, AND SOUND RATED ASSEMBLIES INDICATED.

G. TRIM AND MOULDINGS NOT SHOWN FOR CLARITY.

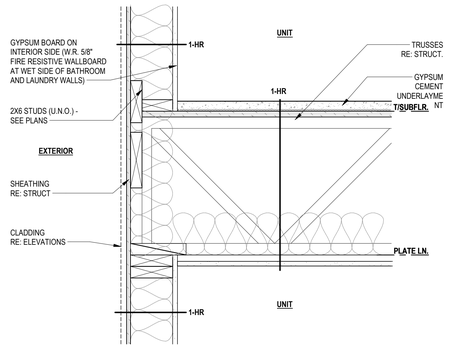
RELEASED FOR CONSTRUCTION
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Development Services Department
Lee's Summit, Missouri
10/31/24

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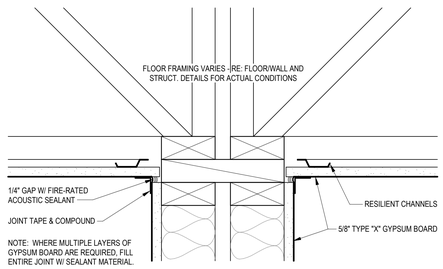



6 STRUCT. BEAM - PERP. TRUSSES
1 1/2" = 1'-0"

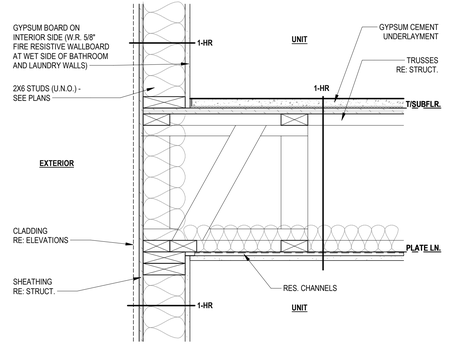



3 1HR EXTERIOR WALL - PERP. TRUSSES
1 1/2" = 1'-0"

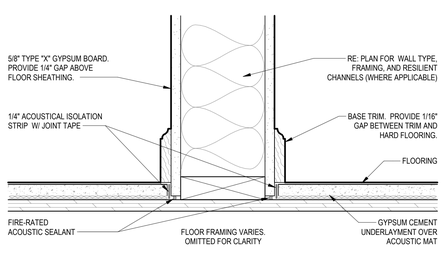



**DETAIL TYPICAL AT:**
UNIT DEMISING WALLS, CORRIDOR WALLS, STAIR & ELEVATOR WALLS, AND SOUND RATED ASSEMBLIES INDICATED.

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

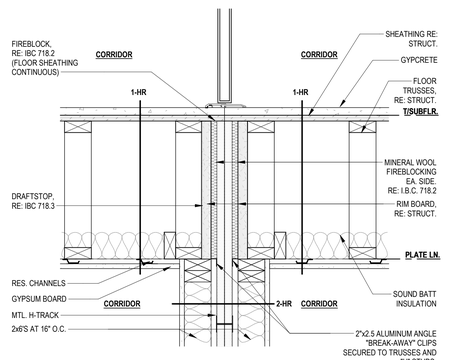



2 1HR EXTERIOR WALL - PARALLEL TRUSSES
1 1/2" = 1'-0"




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

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




*VERTICAL ASSEMBLY: FIRE PARTITION*

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

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

DRAWING RELEASE LOG
● 09.10.2024 PERMIT SET

△ REVISIONS
2 10.30.24 CITY COMMENTS 1

JOB NO. 720522 DATE 10.23.2024
DRAWN BY IA/BB/CE
PERMIT SET

SHEET NAME
FLOOR/WALL DETAILS

SHEET NO.
# A0.41

10/29/2024 6:33:41 PM

ARCH E1.39" x 42"

## FLOOR/WALL INTERSECTION DETAIL GENERAL NOTES:

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

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

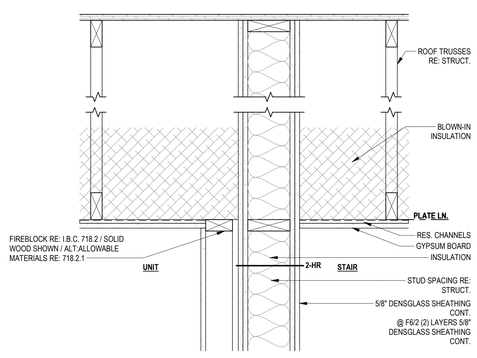
F. ACOUSTICAL DETAILS TYPICAL AT UNIT DEMISING WALLS, CORRIDOR WALLS, STAIR & ELEVATOR WALLS, AND SOUND RATED ASSEMBLIES INDICATED.

G. TRIM AND MOULDINGS NOT SHOWN FOR CLARITY.

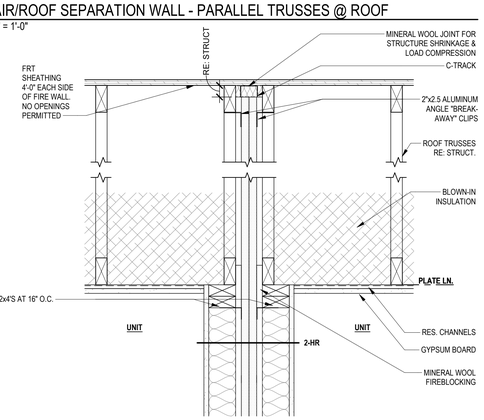
RELEASED FOR CONSTRUCTION
As Noted on Plans Review
Development Services Department
Lee's Summit, Missouri
11/12/24

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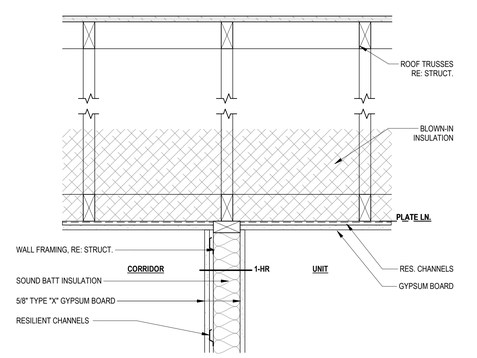
STATE OF MISSOURI
CLINT EDD EVANS
NUMBER A-6970
ARCHITECT
10/30/2024



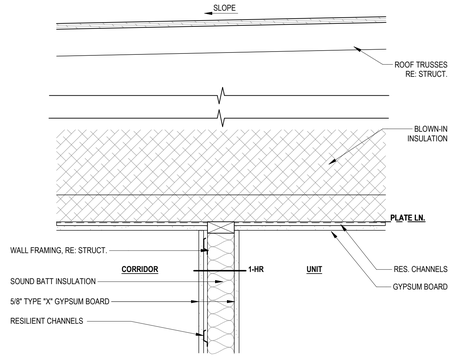

### 6 STAIR/ROOF SEPARATION WALL - PARALLEL TRUSSES @ ROOF
1 1/2" = 1'-0"



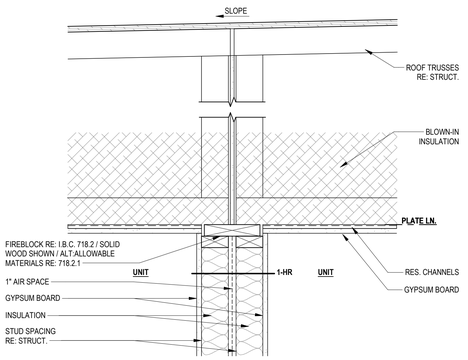

### 5 2 HR FIREWALL- WALL/ROOF
1 1/2" = 1'-0"



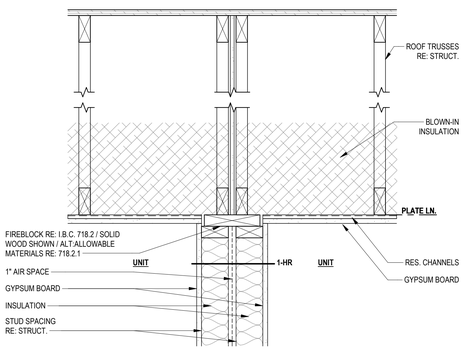

### 4 UNIT/CORRIDOR SEPARATION WALL - PARALLEL TRUSSES @ ROOF
1 1/2" = 1'-0"




### 3 UNIT/CORRIDOR SEPARATION WALL - PERP. TRUSSES @ ROOF
1 1/2" = 1'-0"




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




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

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

DRAWING RELEASE LOG
- 09.10.2024 PERMIT SET

△REVISIONS

JOB NO. 720522
DATE 10.23.2024
DRAWN BY IA/BB/CE
PERMIT SET

SHEET NAME
ROOF/WALL DETAILS

SHEET NO.
# A0.42

10/23/2024 6:33:42 PM

ARCH E1.30" x 42"

**DETAIL GENERAL NOTES:**

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

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

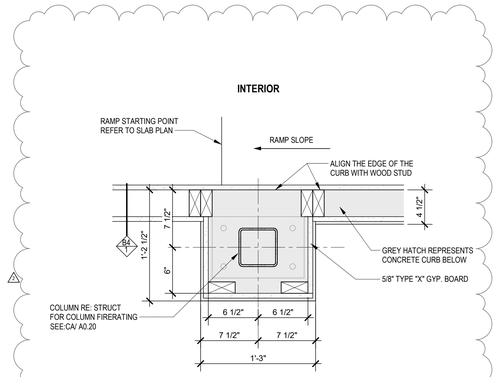
C. PROVIDE SEALANT BETWEEN ALL DISSIMILAR MATERIALS WHERE INDICATED AND WHERE REQUIRED TO PROVIDE A WATERTIGHT ENVELOPE, UNLESS NOTED OTHERWISE FOR WEEPS, VENTS, AND AIR GAPS.

RELEASED FOR CONSTRUCTION
As Noted on Plans Review
Development Services Department
Lee's Summit, Missouri
10/30/24

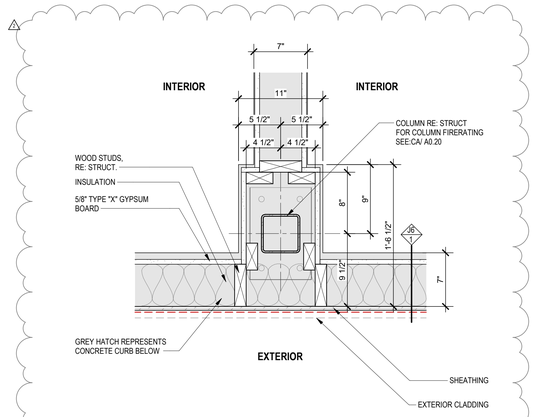

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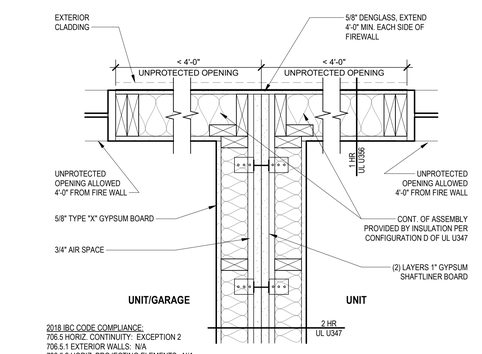
STATE OF MISSOURI
CLINT EDD EVANS
NUMBER A-6970
ARCHITECT
10/30/2024



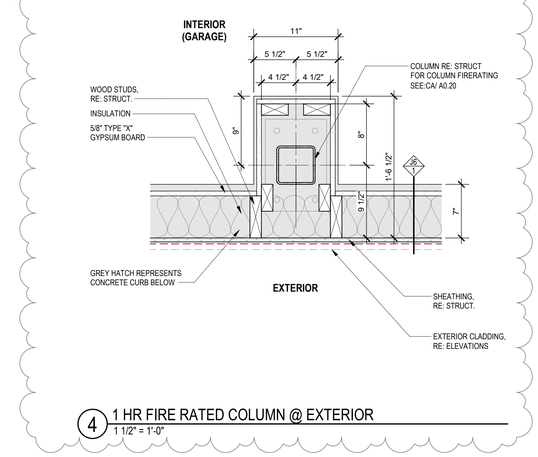

3 1 HR FIRE RATED COLUMN @ INTERIOR
1 1/2" = 1'-0"



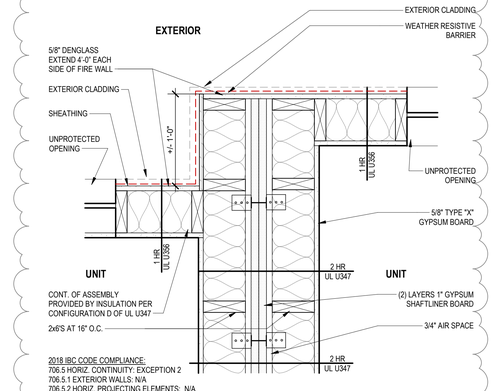

5 1 HR FIRE RATED COLUMN @ EXTERIOR
1 1/2" = 1'-0"




2 2 HR FIRE WALL EXTERIOR INTERSECTION
1 1/2" = 1'-0"




4 1 HR FIRE RATED COLUMN @ EXTERIOR
1 1/2" = 1'-0"




1 2 HR FIRE SEPARATION WALL @ EXTERIOR
1 1/2" = 1'-0"

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

DRAWING RELEASE LOG
• 09.16.2024 PERMIT SET

REVISIONS
2 10.30.24 CITY COMMENTS 1

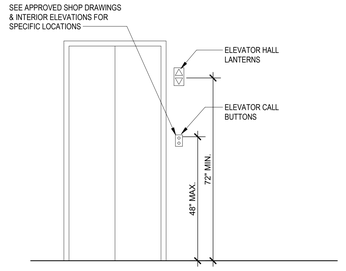
JOB.NO. 720522
DATE 10.23.2024
DRAWN BY IA/BB/CE
PERMIT SET

SHEET NAME
FIRE RATED PLAN DETAILS

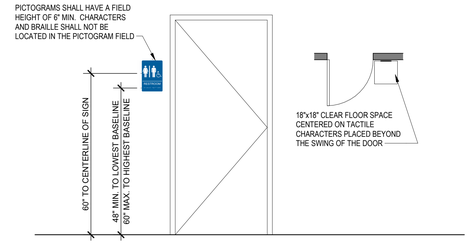
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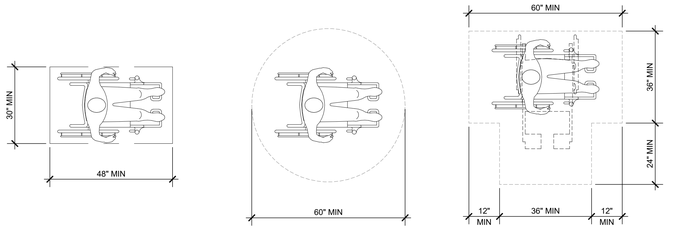



## ELEVATOR COMPONENTS




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

## GENERAL SIGNAGE




CLEAR SPACE

CIRCULAR TURN

T-SHAPED TURN

## TURNING AND CLEAR FLOOR SPACES

RELEASED FOR CONSTRUCTION
As Noted on Plans Review
Development Services Department
Lee's Summit, Missouri
10/30/24

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STATE OF MISSOURI
CLINT EDD EVANS
NUMBER A-9071
ARCHITECT
10/30/2024

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

DRAWING RELEASE LOG
• 09.16.2024 PERMIT SET

△ REVISIONS

JOB NO. 720522
DATE 10.23.2024
DRAWN BY IA/BB/CE
PERMIT SET

SHEET NAME
COMMON AREA ACCESSIBILITY INFO
SHEET NO.
# A0.50

10/29/2024 6:33:44 PM

ARCH E1.30" x 42"

## UNIT PLAN GENERAL NOTES:

A. REFER TO ASSEMBLY SHEET SERIES **A0.20, A0.21** AND **A0.22** FOR ASSEMBLY DIMENSION ORIGINS AND THICKNESS.

B. REFER TO SHEETS **A1.00** AND **A1.01** FOR MOUNTING HEIGHTS AND ACCESSIBILITY REQUIREMENTS.

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

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

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

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

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

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

I. PROVIDE APPROVED SMOKE DETECTORS AND REQUIRED EMERGENCY FIXTURES WIRED INTO THE BUILDING'S PRIMARY POWER SYSTEM PER 2018 IBC SECTION 907.2.10. SEE MEP DRAWINGSFOR LOCATIONS.

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

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

L. UNIT DEMISING WALLS AND FLOOR/CEILING ASSEMBLIES SEPARATING DWELLING UNITS FROM OTHER SPACES SHALL MEET OR EXCEED 50 S.T.C. PER 2018 IBC SECTION 1206.

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

N. VERIFY ALL TUB AND SHOWER WALL LENGTHS AND DIMENSION WITH ACTUAL TUB OR SHOWER PROVIDED. CONTRACTOR TO COORDINATE FRAMING WITH TUB MANUFACTURER AND TUB DETAILS.

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

P. IN SIDE-BY-SIDE LAUNDRY CONFIGURATION, WASHER ALWAYS ON THE LEFT, DRYER ALWAYS ON THE RIGHT. CONTRACTOR TO FIELD COORDINATE.

Q. REFER TO ELEVATIONS FOR ADDITIONAL RAISED PLATE LINES.

R. REFER TO SHEET A6.20 FOR INTERIOR FINISH MILLWORK.

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

T. ALL CABINETS RECEIVE END PANELS WHERE EXPOSED.

U. ALL BATHROOM HARDWARE FINISHES TO MATCH, INCLUDING SHOWER DOOR FRAMES, UNLESS SPECIFICALLY NOTED OTHERWISE. G.C. SHALL SUBMIT AVAILABLE HARDWARE FINISHES TO ARCHITECT WHERE AN EXACT MATCH CANNOT BE MADE.

V. ALL PLUMBING PENETRATIONS TO RECEIVE ESCUTCHEON TRIM RINGS TO MATCH ADJACENT FIXTURE FINISH.

W. FIRE EXTINGUISHER SHALL BE PROVIDED AND LOCATED IN SINK BASE CABINET UNDER KITCHEN SINK.

X. UNIT CEILING HEIGHTS TO BE 9'-0" TYPICAL AND 10'-0" AT TOP FLOORS, UNLESS NOTED OTHERWISE.

Y. PROVIDE GYPSUM BOARD AT ALL EXPOSED SURFACES OF KITCHEN ISLAND WALLS.

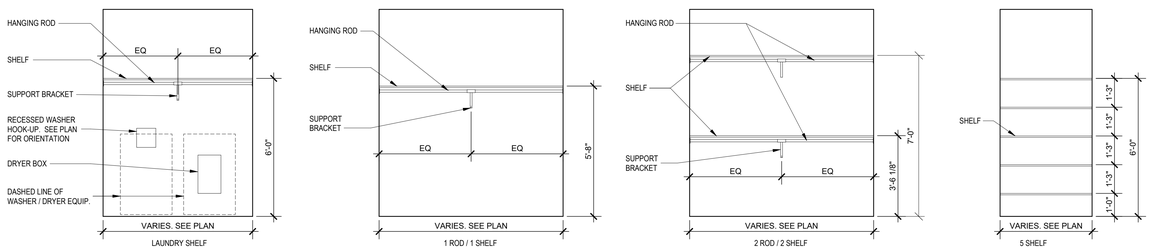
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1 SECTION AT BATHTUB
1 1/2" = 1'-0"




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

## TYPICAL MOUNTING HEIGHTS - UNIT SHELVES

A NEW MULTI-FAMILY PROJECT:

# EVREN APARTMENTS

LEE'S SUMMIT, MISSOURI

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- 09.16.2024 PERMIT SET

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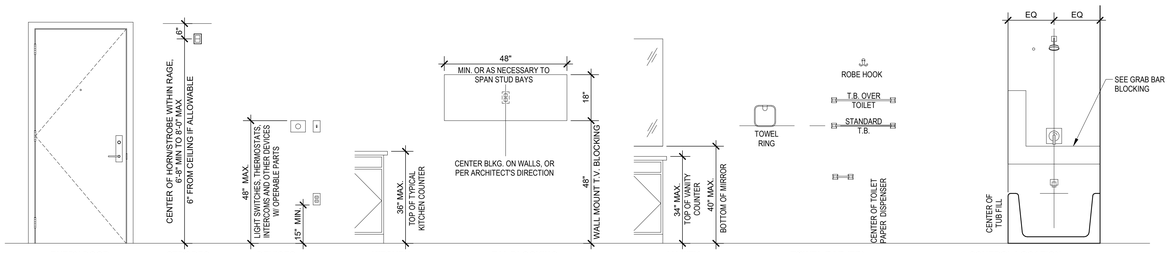
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DATE 10.23.2024
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PERMIT SET

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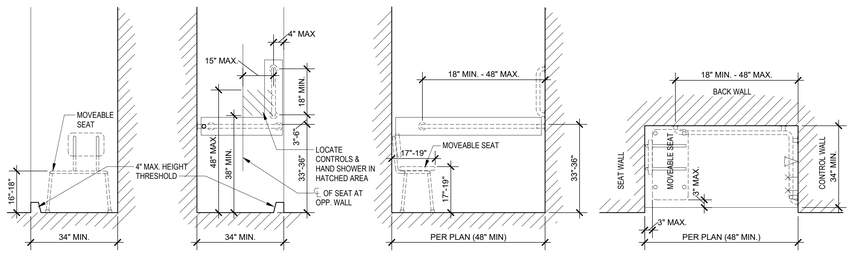
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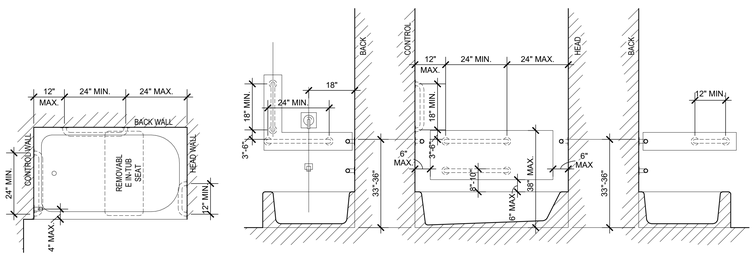
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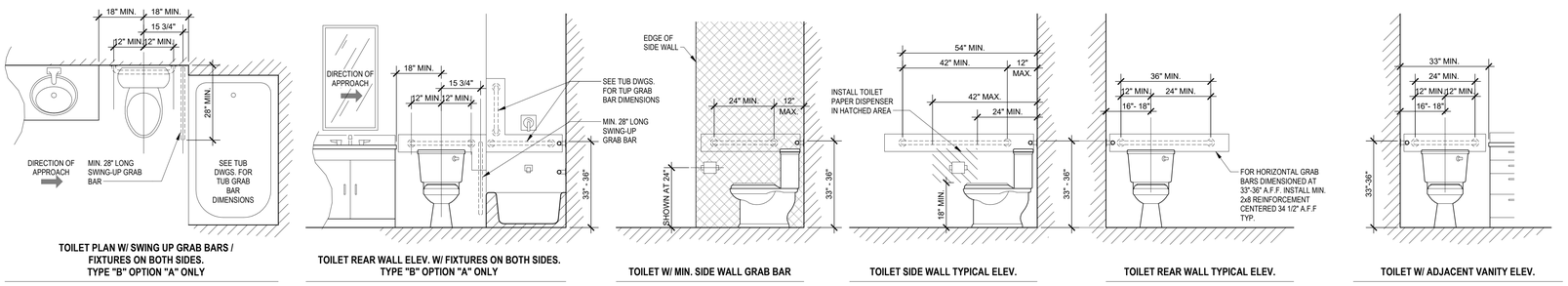

## TYPE "B" DWELLING UNIT MOUNTING HEIGHTS




## TYPE "B" DWELLING UNIT GRAB BAR REINFORCEMENT FOR SHOWERS




## TYPE "B" DWELLING UNIT GRAB BAR REINFORCEMENT FOR BATHTUBS




## TYPE "B" DWELLING UNIT GRAB BAR REINFORCEMENT FOR TOILETS

### TYPE "B" DWELLING UNITS - ACCESSIBILITY NOTES

ALL UNITS NOT DESIGNATED AS "TYPE A" OR "EXEMPT" ARE CONSIDERED "TYPE B" AND SHALL MEET ALL APPLICABLE REQUIREMENTS OF A117.1-2009 SECTION 1004 AND THE FAIR HOUSING ACT..

**ACCESSIBLE ROUTE:**

1. THE ACCESSIBLE PRIMARY ENTRANCE SHALL BE ON AN ACCESSIBLE ROUTE FROM PUBLIC AND COMMON AREAS.
2. AT LEAST ONE ACCESSIBLE ROUTE SHALL CONNECT ALL SPACES & ELEMENTS WHICH ARE PART OF THE DWELLING UNIT. AN ACCESSIBLE ROUTE SHALL HAVE A CLEAR WIDTH OF 36" MIN.
3. ACCESSIBLE ROUTES SHALL CONSIST OF ONE OR MORE OF THE FOLLOWING ELEMENTS: WALKING SURFACES WITH A SLOPE NOT STEEPER THAN 1:20, DOORS AND DOORWAYS, RAMPS, ELEVATORS, AND WHEELCHAIR (PLATFORM) LIFTS. WHERE EXTERIOR PATIO/BALCONY SURFACES ARE IMPERVIOUS, THE FINISHED IMPERVIOUS SURFACE SHALL BE 4" MAX. BELOW THE FLOOR LEVEL OF THE ADJACENT INTERIOR SPACES OF THE UNIT.

**DOORS:**

1. THE PRIMARY ENTRANCE DOOR TO THE DWELLING UNIT SHALL PROVIDE A CLEAR WIDTH OF NOT LESS THAN 32". CLEAR OPENINGS OF DOORWAYS WITH SWINGING DOORS SHALL BE MEASURED BETWEEN THE FACE OF THE DOOR AND THE STOP, WITH THE DOOR OPEN 90 DEGREES. MANEUVERING CLEARANCES SHALL BE PROVIDED ON BOTH SIDES OF THE PRIMARY ENTRANCE DOOR.
2. ALL DOORWAYS INTENDED FOR USER PASSAGE WITHIN THE DWELLING UNIT SHALL HAVE A CLEAR OPENING OF 31 3/4" MIN., MEASURED BETWEEN THE FACE OF THE DOOR AND STOP, WITH THE DOOR OPEN 90 DEGREES.
3. THRESHOLDS AT ALL EXTERIOR DOORS SHALL NOT EXCEED 1/2", EXCEPT SLIDING DOORS SHALL NOT EXCEED 3/4". CHANGES IN LEVEL OF 1/4" HIGH MAX. SHALL BE PERMITTED TO BE VERTICAL. CHANGES IN LEVEL BETWEEN 1/4" HIGH MIN. AND 1/2" HIGH MAX. SHALL BE BEVELED WITH A SLOPE NOT STEEPER THAN 1:2.
4. WHERE AN INACTIVE LEAF OF DOUBLE LEAF DOORWAYS WITH OPERABLE PARTS MORE THAN 48" OR LESS THAN 15" ABOVE THE FLOOR IS PROVIDED, THE ACTIVE LEAF SHALL PROVIDE A CLEAR OPENING OF 31 3/4" MIN.
5. THE MAXIMUM EFFORT TO OPERATE DOORS SHALL NOT EXCEED 8 1/2 LBS. FOR EXTERIOR DOORS AND 5 LBS. FOR INTERIOR DOORS.
6. HANDLES, PULLS, LATCHES, LOCKS, AND OTHER OPERABLE PARTS ON THE PRIMARY ENTRY DOOR SHALL HAVE A SHAPE THAT IS EASY TO GRASP WITH ONE HAND AND DOES NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST. SUCH HARDWARE SHALL BE 34" MIN. AND 48" MAX. AFF.

**TOILET AND BATHING FACILITES:**

1. DOORS SHALL NOT SWING INTO THE CLEAR FLOOR SPACE OR CLEARANCE FOR ANY FIXTURE EXCEPT WHEN A CLEAR FLOOR SPACE OF 30" BY 48" IS PROVIDED BEYOND THEARC OF THE DOOR SWING.
2. REINFORCEMENT SHALL BE PROVIDED FOR FUTURE INSTALLATION OF GRAB BARS AND SHOWER SEATS AT WATER CLOSETS, BATHTUBS, AND SHOWER COMPARTMENTS. REINFORCEMENT IS NOT REQUIRED IN A ROOM CONTAINING ONLY A LAVATORY AND A WATER CLOSET, PROVIDED THAT THE ROOM DOES NOT CONTAIN THE ONLY LAVATORY OR WATER CLOSET ON THE ACCESSIBLE LEVEL OF THE DWELLING UNIT.
3. EITHER ALL TOILET AND BATHING AREAS SHALL COMPLY WITH "OPTION A" REQUIREMENTS, OR ONE TOILET AND BATHING AREA SHALL COMPLY WITH "OPTION B" REQUIREMENTS.

   OPTION A:
   1. ALL FIXTURES WITHIN THE DWELLING UNIT SHALL COMPLY.
   2. A CLEAR FLOOR SPACE POSITIONED FOR A PARALLEL APPROACH SHALL BE PROVIDED AND CENTERED AT THE LAVATORY.
   3. THE WATER CLOSET SHALL BE POSITIONED TO ALLOW FOR FUTURE INSTALLATION OF A GRAB BAR ON THE SIDE WITH 18" CLEARANCE.
   4. IF A SHOWER COMPARTMENT IS THE ONLY BATHING FACILITY THE SHOWER COMPARTMENT SHALL HAVE MINIMUM DIMENSIONS OF 36" MIN. BY 36" MIN. REINFORCING FOR SHOWER SEAT IS NOT REQUIRED IN SHOWER COMPARTMENTS LARGER THAN 36" BY 36", CLEARANCE 30" MIN, MEASURED FROM THE FACE OF THE SHOWER COMPARTMENT, BY 48" MIN., MEASURED FROM THE SHOWER HEAD WALL SHALL BE PROVIDED.

   OPTION B:
   1. ONE OF EACH TYPE OF FIXTURE PROVIDED AND SHALL BE IN A SINGLE TOILET/BATHING AREA, SUCH THAT TRAVEL BETWEEN FIXTURES DOES NOT REQUIRE TRAVEL THROUGH OTHER PARTS OF THE UNIT.
   2. THE FRONT OF THE LAVATORY SHALL BE 34" MAX. ABOVE THE FLOOR, MEASURED TO THE HIGHER OF THE FIXTURE RIM OR COUNTER SURFACE.
   3. THE WATER CLOSET SHALL BE POSITIONED TO ALLOW FOR FUTURE INSTALLATION OF A GRAB BAR ON THE SIDE WITH 18" CLEARANCE.
   4. A CLEARANCE 48" MIN IN LENGTH MEASURED PERPENDICULAR FROM THE CONTROL END OF THE BATHTUB, AND 30" MIN. IN WIDTH SHALL BE PROVIDED IN FRONT OF BATHTUBS.
   5. IF A SHOWER COMPARTMENT IS THE ONLY BATHING FACILITY THE SHOWER COMPARTMENT SHALL HAVE MINIMUM DIMENSIONS OF 36" MIN. BY 36" MIN. REINFORCING FOR SHOWER SEAT IS NOT REQUIRED IN SHOWER COMPARTMENTS LARGER THAN 36" BY 36" CLEARANCE 30" MIN, MEASURED FROM THE FACE OF THE SHOWER COMPARTMENT, BY 48" MIN., MEASURED FROM THE SHOWER HEAD WALL SHALL BE PROVIDED.

**KITCHENS:**

1. CLEARANCES SHALL COMPLY WITH A117.11004.12.1. CLEARANCE BETWEEN ALL OPPOSING BASE CABINETS, COUNTER TOPS, APPLIANCES, OR WALLS WITHIN KITCHEN WORK AREAS SHALL BE 40" MINIMUM. IN U-SHAPED KITCHENS THIS CLEARANCE SHALL BE 60" MINIMUM.
2. A CLEAR FLOOR SPACE OF 30" BY 48" POSITIONED FOR PARALLEL OR FORWARD APPROACH SHALL BE PROVIDED AT EACH KITCHEN APPLIANCE AND KITCHEN SINK.
3. A CLEAR FLOOR SPACE, POSITIONED FOR FORWARD OR PARALLEL APPROACH, SHALL BE POSITIONED BEYOND THE SWING OF THE DISHWASHER DOOR.

**LAUNDRY EQUIPMENT:**

1. A CLEAR FLOOR SPACE OF 30"x48" SHALL BE PROVIDED. A PARALLEL APPROACH SHALL BE PROVIDED FOR A TOP LOADING MACHINE. A FORWARD OR PARALLEL APPROACH SHALL BE PROVIDED FOR A FRONT LOADING MACHINE.

**OPERABLE PARTS:**

1. LIGHTING CONTROLS, ELECTRICAL PANELBOARDS, ELECTRICAL SWITCHES AND RECEPTACLE OUTLETS, ENVIRONMENTAL CONTROLS, AND USER CONTROLS FOR SECURITY OR INTERCOM SYSTEMS SHALL COMPLY WITH CLEAR FLOOR SPACE AND HEIGHT 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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Lee's Summit, Missouri
10/30/24

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# EVREN APARTMENTS
LEE'S SUMMIT, MISSOURI

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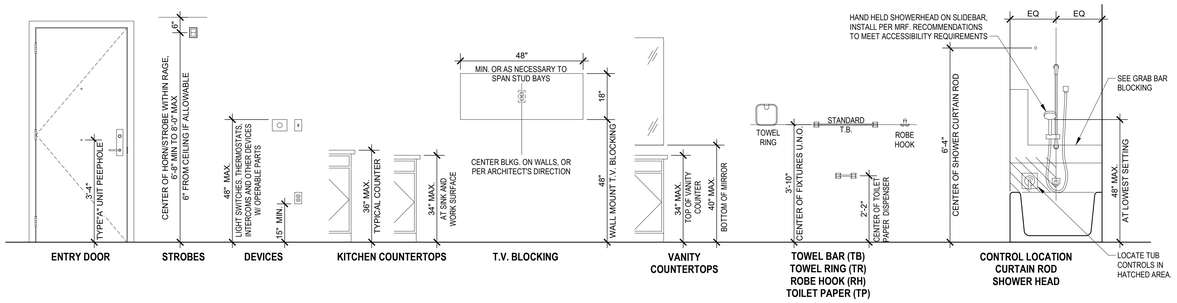
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JOB NO. 720522 DATE 10.23.2024
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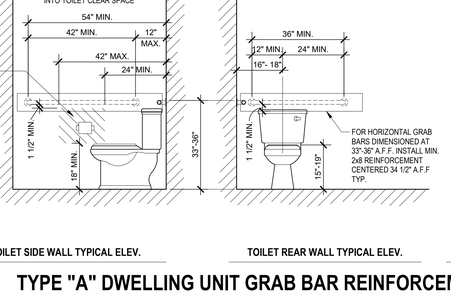
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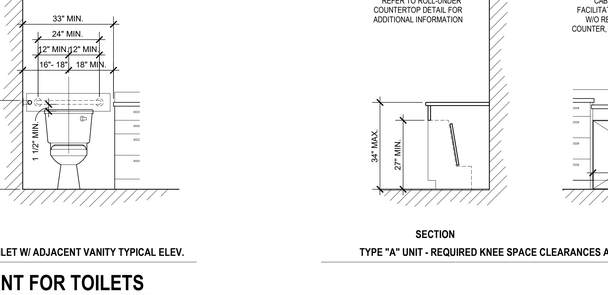



## TYPE "A" DWELLING UNIT MOUNTING HEIGHTS




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

## TYPE "A" DWELLING UNIT LAVATORIES-VANITIES




## TYPE "A" DWELLING UNIT ACCESSIBLE REACH RANGE




## ROLL-UNDER COUNTERTOP DETAIL




## TYPE "A" DWELLING UNIT GRAB BAR REINFORCEMENT FOR BATHTUBS




## TYPE "A" DWELLING UNIT GRAB BAR REINFORCEMENT FOR TOILETS




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

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 PROVDE A 60" WHEELCHAIR TURNING SPACE EXCEPT FOR BATHROOMS NOT REQURED 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, AT LEAST HALF 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 40" MIN. IN U-SHAPED KITCHENS THIS 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. BOTTOM-HINGED, WHEN IN THE OPEN POSITION, SHALL NOT BE REQUIRED TO HAVE OPERABLE PARTS WITHIN THE REQUIRED REACH RANGES.
4. COMBINATION REFRIGERATORS AND FREEZERS SHALL HAVE AT LEAST 50% OF THE FREEZER SPACE 54" MAX. AFF.
5. ALL CABINETS SHALL HAVE A CLEAR FLOOR SPACE POSITIONED FOR PARALLEL OR FORWARD APPROACH. THE SHELVES NEED NOT BE LOCATED WITHIN REACH RANGES OR THE HANDLES MEET OPERABLE PARTS PROVISIONS.
6. A WORK SURFACE 30" MIN. IN LENGTH, WITH A CLEAR FLOOR SPACE OF 30"x48" AND POSITIONED FOR FORWARD APPROACH, KNEE AND TOE CLEARANCES PER A117.1 SECTION 306 SHALL BE PROVIDED. CLEAR FLOOR SPACE SHALL BE CENTERED ON THE WORK SURFACE. WORK SURFACE HEIGHT SHALL BE 34" MAX. UNLESS ADJUSTABLE.
7. WORK SURFACE CABINETRY SHALL BE PERMITTED IF THE CABINETRY IS EASILY REMOVABLE WITHOUT REMOVING WORK SURFACE, THE FINISH FLOORING EXTENDS UNDER, AND THE WALLS BEHIND AND SURROUNDING ARE FINISHED.
8. A SINK COMPLYING WITH A CLEAR FLOOR SPACE OF 30"x48" AND POSITIONED FOR FORWARD APPROACH, KNEE AND TOE CLEARANCES PER A117.1 SECTION 306 SHALL BE PROVIDED. SINK HEIGHT SHALL BE 34" MAX. MEASURED AT THE 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 BOTTOM OF THE OPENING TO THE LAUNDRY COMPARTMENT 15" MIN. AND 34" MAX. ABOVE THE FLOOR.

**OPERABLE PARTS:**

1. LIGHTING CONTROLS, ELECTRICAL PANELBOARDS, ELECTRICAL SWITCHES / RECEPTACLE OUTLETS, ENVIRONMENTAL CONTROLS, APPLIANCE CONTROLS, OPERATING HARDWARE FOR OPERABLE WINDOWS, PLUMBING FIXTURE CONTROLS, AND USER CONTROLS FOR SECURITY OR INTERCOM SYSTEMS SHALL BE ACCESSIBLE AND COMPLY WITH A117.1 SECTION 309. EXCEPT RECEPTACLES SERVING A DEDICATED USE, FLOOR ELECTRICAL RECEPTACLES, HVAC DIFFUSERS, CONTROLS MOUNTED ON RANGE HOODS ONLY IF ACCESSIBLE REDUNDANT CONTROLS ARE PROVIDED, CONTROLS MOUNTED ON CEILING FANS, AND RESET BUTTONS AND SHUT-OFFS SERVING APPLIANCES, PIPING / PLUMBING FIXTURES. WHERE 2 OR MORE RECEPTACLE OUTLETS ARE PROVIDED IN A KITCHEN ABOVE A LENGTH OF COUNTER TOP THAT IS UNINTERRUPTED BY A SINK OR APPLIANCE, ONE RECEPTACLE OUTLET SHALL NOT BE REQUIRED TO COMPLY. ELECTRICAL PANELBOARDS 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.

RELEASED FOR CONSTRUCTION
As Noted on Plans Review
Development Services Department
Lee's Summit, Missouri
07/18/24


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CLINT EDD EVANS
NUMBER A-9999
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10/30/2024

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

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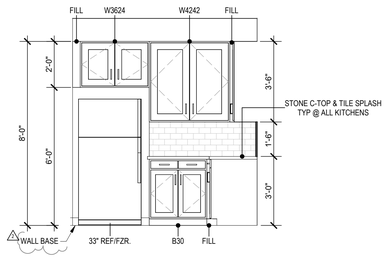
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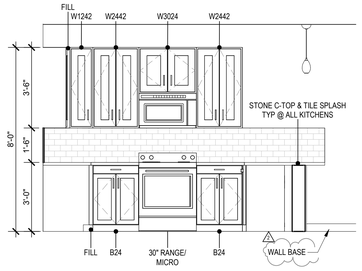
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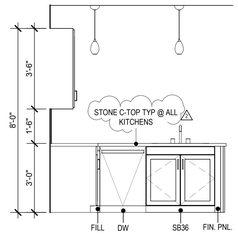
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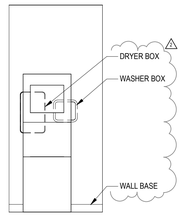

7 KITCHEN ELEVATION
3/8" = 1'-0"



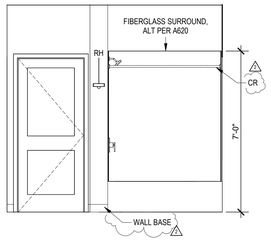

6 KITCHEN ELEVATION
3/8" = 1'-0"



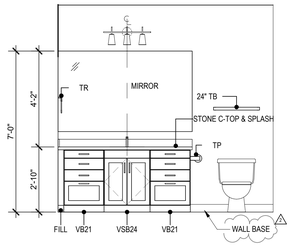

5 KITCHEN ELEVATION
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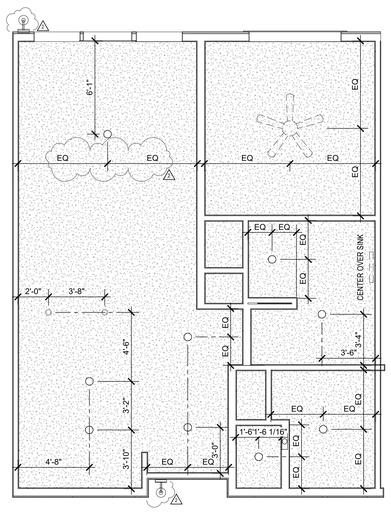

8 LAUNDRY ELEVATION
3/8" = 1'-0"



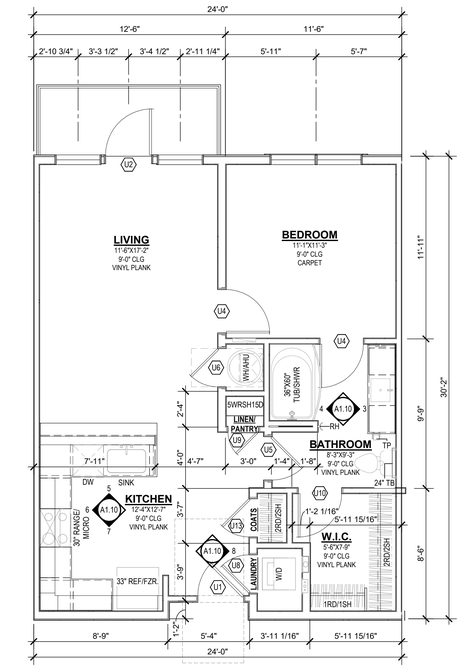

4 BATHROOM ELEVATION
3/8" = 1'-0"




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




2 UNIT A3 REFLECTED CEILING PLAN
1/4" = 1'-0"




1 UNIT A3 FLOOR PLAN
1/4" = 1'-0"

## UNIT PLAN GENERAL NOTES:

A. REFER TO ASSEMBLY SHEET SERIES **A0.20, A0.21** AND **A0.22** FOR ASSEMBLY DIMENSION ORIGINS AND THICKNESS.

B. REFER TO SHEETS **A1.00** AND **A1.01** FOR MOUNTING HEIGHTS AND ACCESSIBILITY REQUIREMENTS.

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

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

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

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

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

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

I. PROVIDE APPROVED SMOKE DETECTORS AND REQUIRED EMERGENCY FIXTURES WIRED INTO THE BUILDING'S PRIMARY POWER SYSTEM PER 2018 IBC SECTION 907.2.10. SEE MEP DRAWINGSFOR LOCATIONS.

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

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

L. UNIT DEMISING WALLS AND FLOOR/CEILING ASSEMBLIES SEPARATING DWELLING UNITS FROM OTHER SPACES SHALL MEET OR EXCEED 50 S.T.C. PER 2018 IBC SECTION 1206.

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

N. VERIFY ALL TUB AND SHOWER WALL LENGTHS AND DIMENSION WITH ACTUAL TUB OR SHOWER PROVIDED. CONTRACTOR TO COORDINATE FRAMING WITH TUB MANUFACTURER AND TUB DETAILS.

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Q. REFER TO ELEVATIONS FOR ADDITIONAL RAISED PLATE LINES.

R. REFER TO SHEET A6.20 FOR INTERIOR FINISH MILLWORK.

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T. ALL CABINETS RECEIVE END PANELS WHERE EXPOSED.

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V. ALL PLUMBING PENETRATIONS TO RECEIVE ESCUTCHEON TRIM RINGS TO MATCH ADJACENT FIXTURE FINISH.

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Y. PROVIDE GYPSUM BOARD AT ALL EXPOSED SURFACES OF KITCHEN ISLAND WALLS.

## RCP LEGEND

| | |
|---|---|
| | CEILING FAN MOUNT FLUSH TO CEILING |
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A NEW MULTI-FAMILY PROJECT:
# EVREN APARTMENTS
LEE'S SUMMIT, MISSOURI

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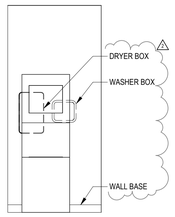
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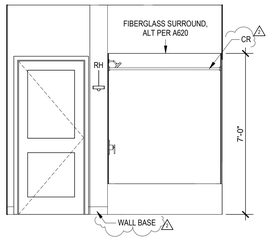
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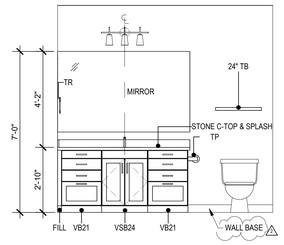
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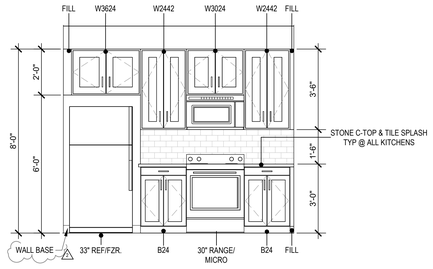

7 LAUNDRY ELEVATION
3/8" = 1'-0"



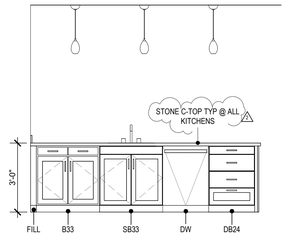

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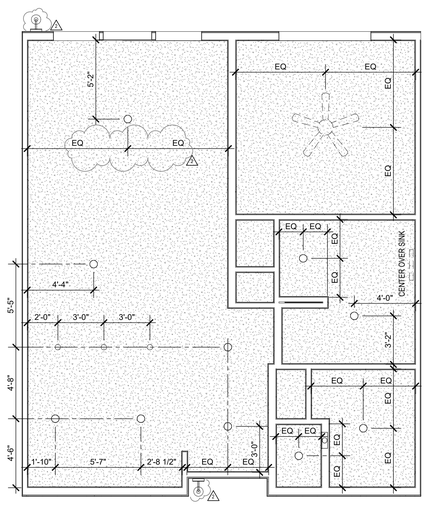

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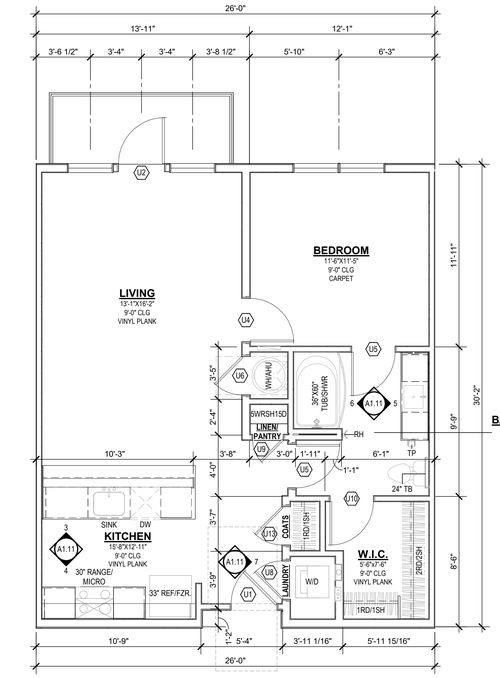

4 KITCHEN ELEVATION
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2 UNIT A6 REFLECTED CEILING PLAN
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LEE'S SUMMIT, MISSOURI

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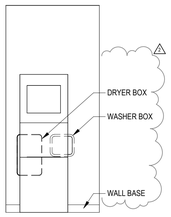
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2 10.30.24 CITY COMMENTS 1

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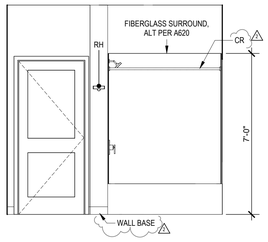
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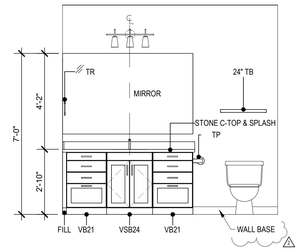
ARCH E1.30" x 42"



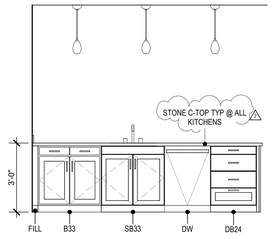

7 LAUNDRY ELEVATION
3/8" = 1'-0"



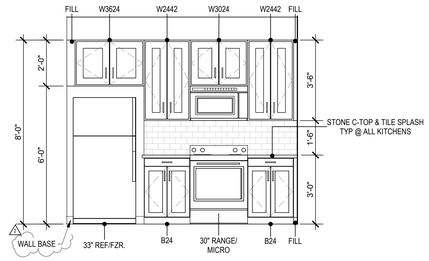

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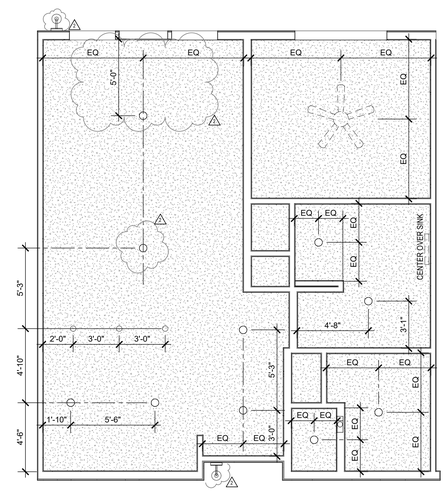

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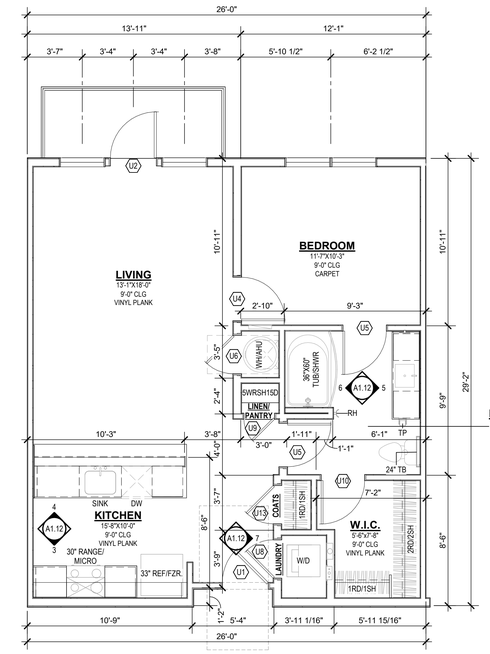

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B. REFER TO SHEETS **A1.00** AND **A1.01** FOR MOUNTING HEIGHTS AND ACCESSIBILITY REQUIREMENTS.

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

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

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

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

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

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

I. PROVIDE APPROVED SMOKE DETECTORS AND REQUIRED EMERGENCY FIXTURES WIRED INTO THE BUILDING'S PRIMARY POWER SYSTEM PER 2018 IBC SECTION 907.2.10. SEE MEP DRAWINGSFOR LOCATIONS.

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

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

L. UNIT DEMISING WALLS AND FLOOR/CEILING ASSEMBLIES SEPARATING DWELLING UNITS FROM OTHER SPACES SHALL MEET OR EXCEED 50 S.T.C. PER 2018 IBC SECTION 1206.

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

N. VERIFY ALL TUB AND SHOWER WALL LENGTHS AND DIMENSION WITH ACTUAL TUB OR SHOWER PROVIDED. CONTRACTOR TO COORDINATE FRAMING WITH TUB MANUFACTURER AND TUB DETAILS.

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

P. IN SIDE-BY-SIDE LAUNDRY CONFIGURATION, WASHER ALWAYS ON THE LEFT, DRYER ALWAYS ON THE RIGHT. CONTRACTOR TO FIELD COORDINATE.

Q. REFER TO ELEVATIONS FOR ADDITIONAL RAISED PLATE LINES.

R. REFER TO SHEET A6.20 FOR INTERIOR FINISH MILLWORK.

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

T. ALL CABINETS RECEIVE END PANELS WHERE EXPOSED.

U. ALL BATHROOM HARDWARE FINISHES TO MATCH, INCLUDING SHOWER DOOR FRAMES, UNLESS SPECIFICALLY NOTED OTHERWISE. G.C. SHALL SUBMIT AVAILABLE HARDWARE FINISHES TO ARCHITECT WHERE AN EXACT MATCH CANNOT BE MADE.

V. ALL PLUMBING PENETRATIONS TO RECEIVE ESCUTCHEON TRIM RINGS TO MATCH ADJACENT FIXTURE FINISH.

W. FIRE EXTINGUISHER SHALL BE PROVIDED AND LOCATED IN SINK BASE CABINET UNDER KITCHEN SINK.

X. UNIT CEILING HEIGHTS TO BE 9'-0" TYPICAL AND 10'-0" AT TOP FLOORS, UNLESS NOTED OTHERWISE.

Y. PROVIDE GYPSUM BOARD AT ALL EXPOSED SURFACES OF KITCHEN ISLAND WALLS.

## RCP LEGEND

| | |
|---|---|
| | CEILING FAN MOUNT FLUSH TO CEILING |
| | WALL MOUNTED VANITY LIGHT |
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RELEASED FOR CONSTRUCTION
As Noted on Plans Review
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NSPJARCH.COM
9415 NALL AVE., #300
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STATE OF MISSOURI
CLINT EDD EVANS
NUMBER A-2007041
ARCHITECT
10/30/2024

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

DRAWING RELEASE LOG
- 09.10.2024 PERMIT SET

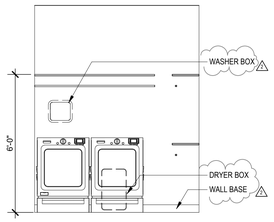
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DATE 10.23.2024
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PERMIT SET

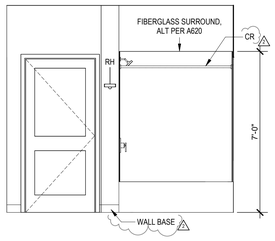
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UNIT A6 ALT PLAN & ELEVATIONS
SHEET NO.
# A1.12

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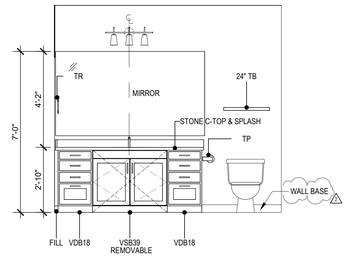
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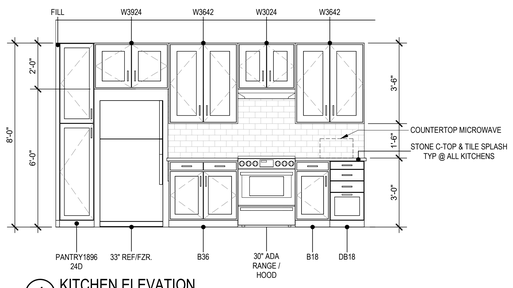

7 LAUNDRY ELEVATION
3/8" = 1'-0"



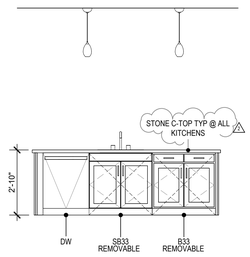

6 BATHROOM ELEVATION
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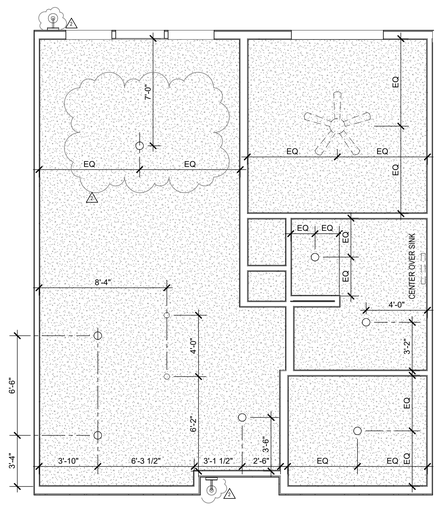

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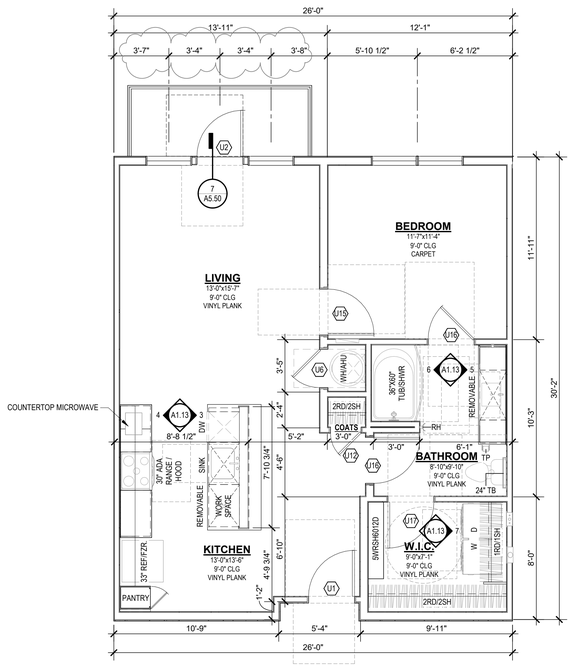

4 KITCHEN ELEVATION
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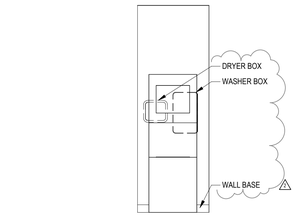
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2 10.30.24 CITY COMMENTS 1

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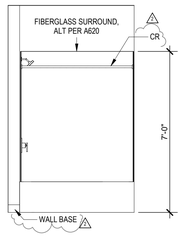
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UNIT A6 TYPE A PLAN & ELEVATIONS
SHEET NO.
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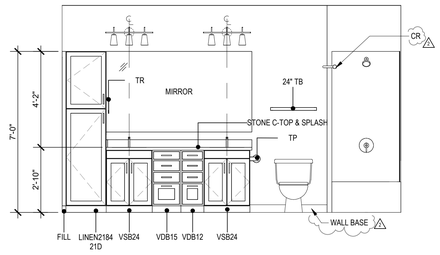
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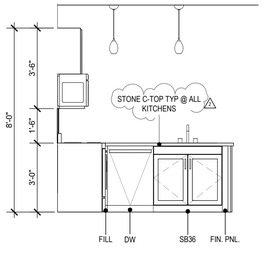

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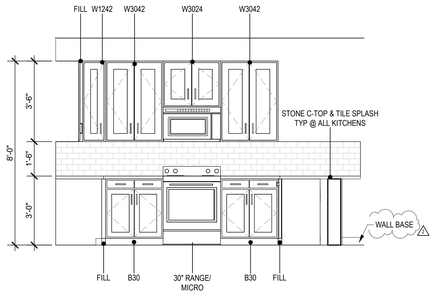

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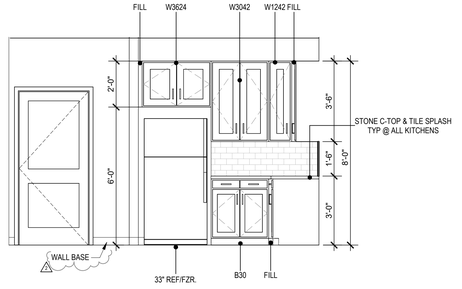

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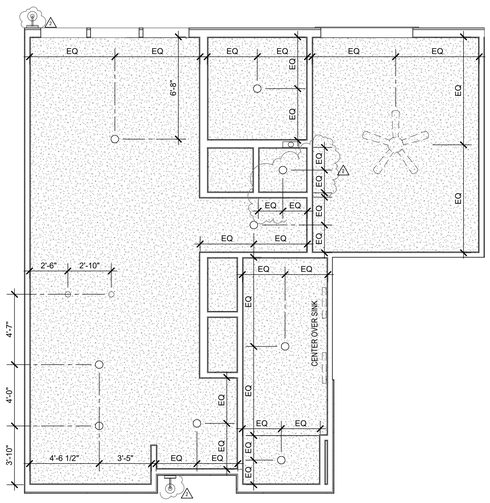

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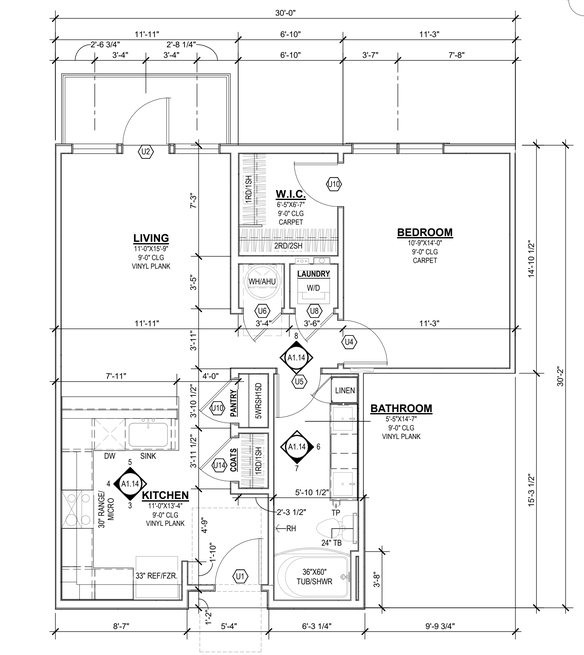

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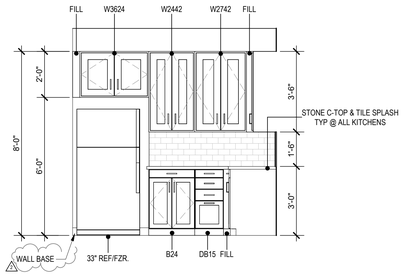
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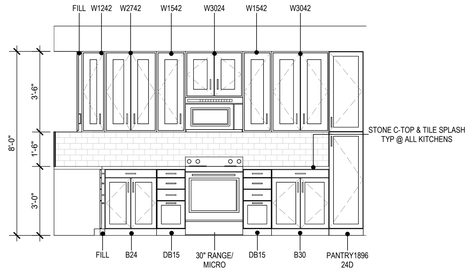
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UNIT A7 PLAN & ELEVATIONS
SHEET NO.
# A1.14

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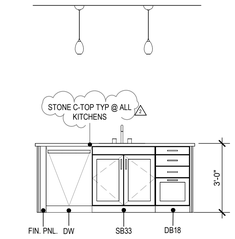
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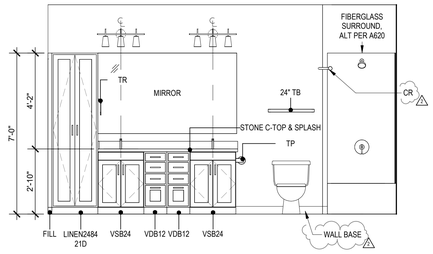

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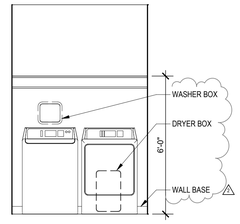

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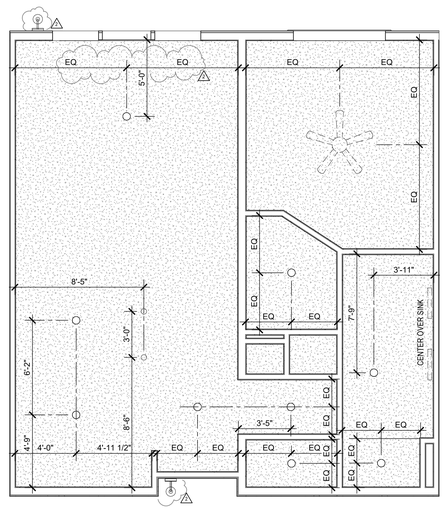

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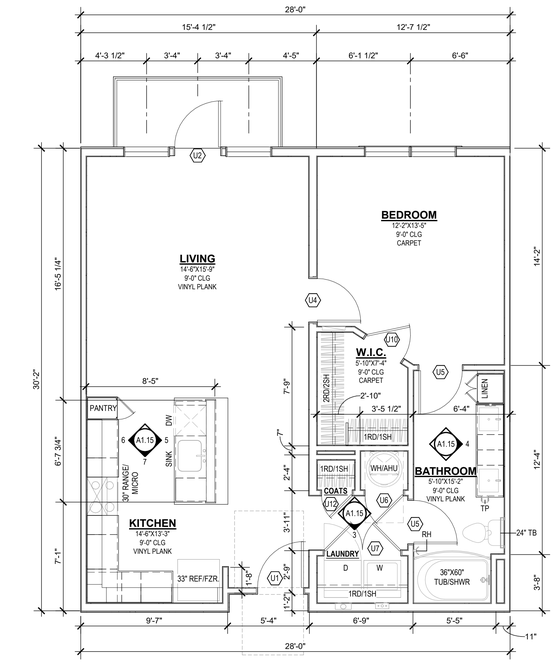

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G. LANDINGS AND FLOORS ON EITHER SIDE OF DOORWAYS SHALL NOT BE MORE THAN 1/2" LOWER THAN DOORWAY THRESHOLD.

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

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

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

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R. REFER TO SHEET A6.20 FOR INTERIOR FINISH MILLWORK.

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T. ALL CABINETS RECEIVE END PANELS WHERE EXPOSED.

U. ALL BATHROOM HARDWARE FINISHES TO MATCH, INCLUDING SHOWER DOOR FRAMES, UNLESS SPECIFICALLY NOTED OTHERWISE. G.C. SHALL SUBMIT AVAILABLE HARDWARE FINISHES TO ARCHITECT WHERE AN EXACT MATCH CANNOT BE MADE.

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## RCP LEGEND

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| | CEILING FAN MOUNT FLUSH TO CEILING |
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RELEASED FOR CONSTRUCTION
As Noted on Plans Review
Development Services Department
Lee's Summit, Missouri
10/30/24


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STATE OF MISSOURI
CLINT
EDD
EVANS
NUMBER
A-6973
ARCHITECT
10/30/2024

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

DRAWING RELEASE LOG
• 09.16.2024 PERMIT SET

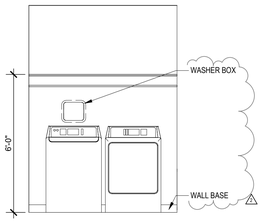
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JOB NO. 720522
DATE 10.23.2024
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PERMIT SET

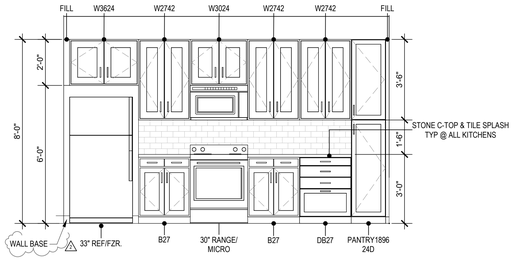
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UNIT A9 PLAN & ELEVATIONS
SHEET NO.
# A1.15

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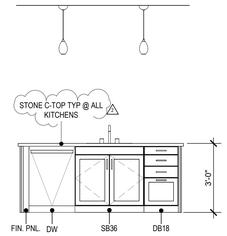
ARCH E1.30" x 42"



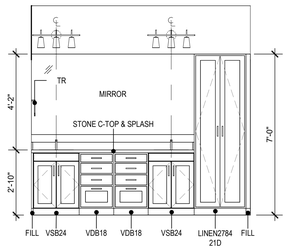

8 LAUNDRY ELEVATION
3/8" = 1'-0"



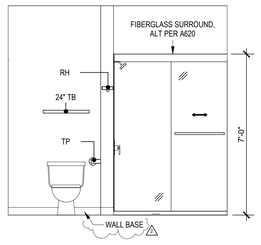

7 KITCHEN ELEVATION
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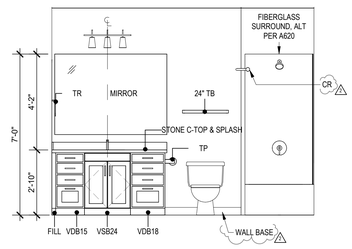

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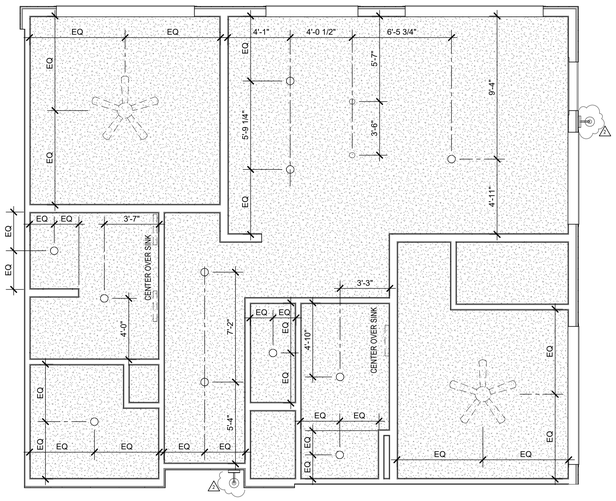

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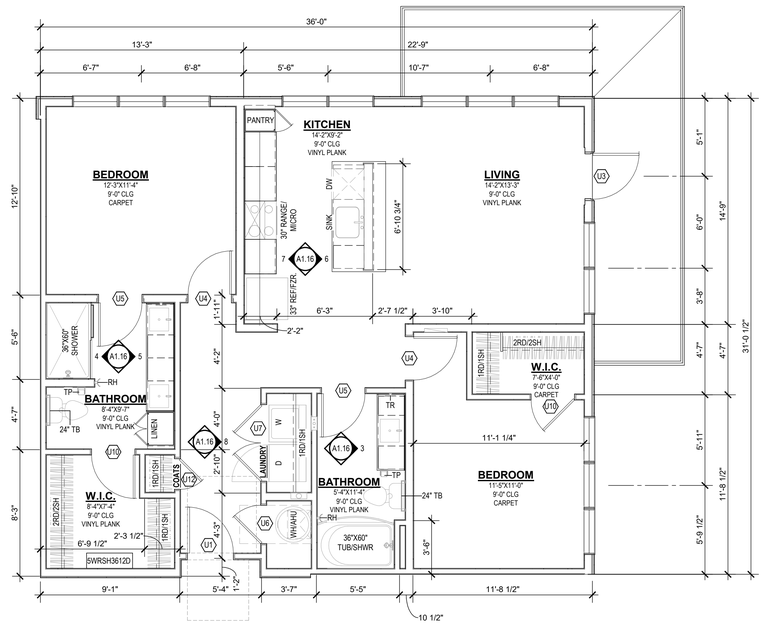

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2 UNIT B3A REFLECTED CEILING PLAN
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As Noted on Plans Review
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LEE'S SUMMIT, MISSOURI

DRAWING RELEASE LOG
- 09.16.2024 PERMIT SET

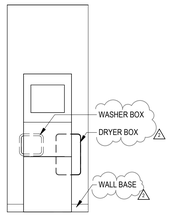
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2 10.30.24 CITY COMMENTS 1

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DATE 10.23.2024
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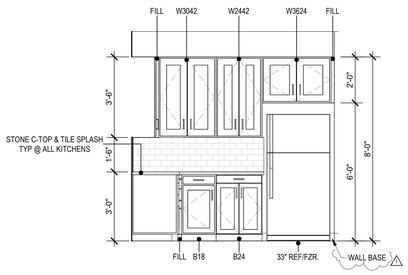
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SHEET NO.
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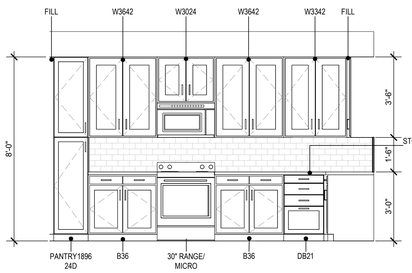
ARCH E1 30" x 42"



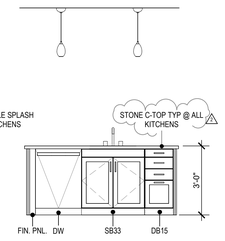

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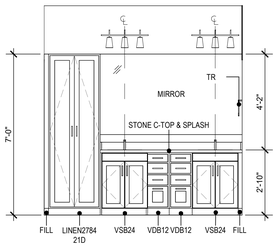

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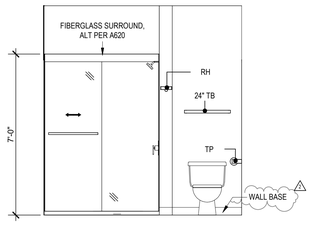

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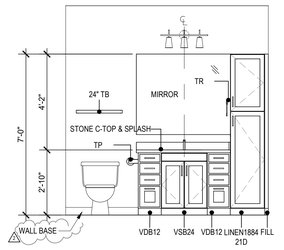

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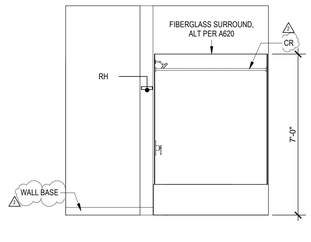

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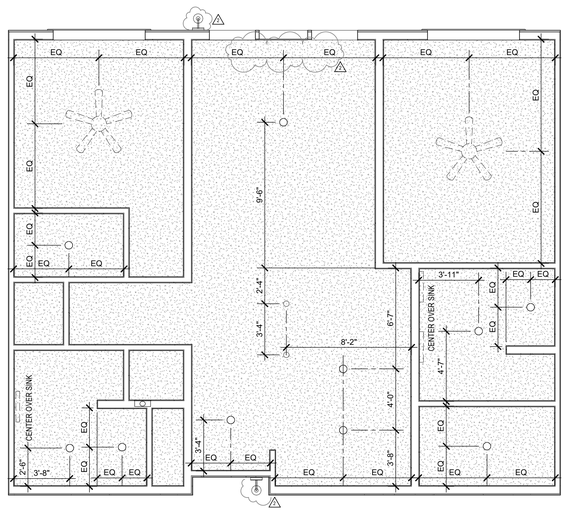

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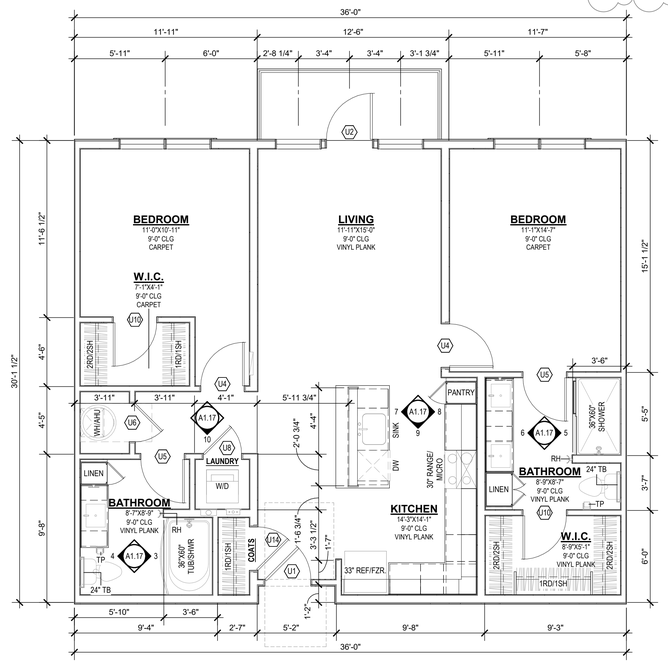

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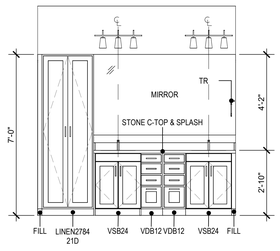
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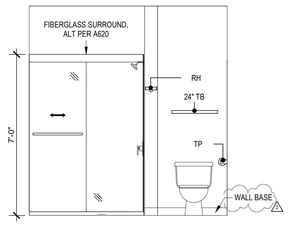
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UNIT B3B PLAN & ELEVATIONS
SHEET NO.
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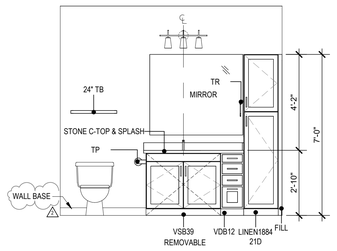
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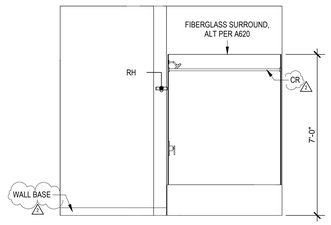

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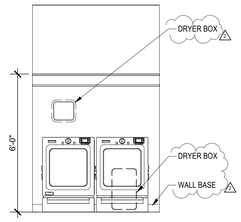

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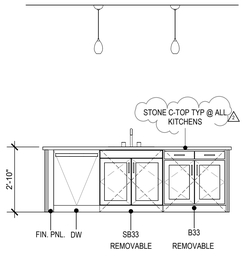

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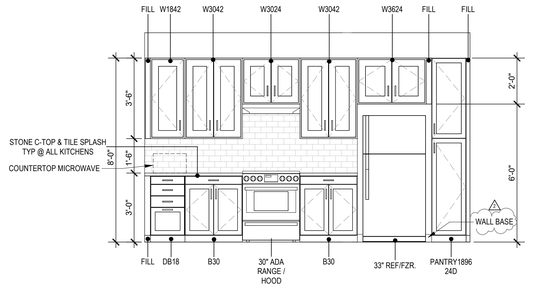

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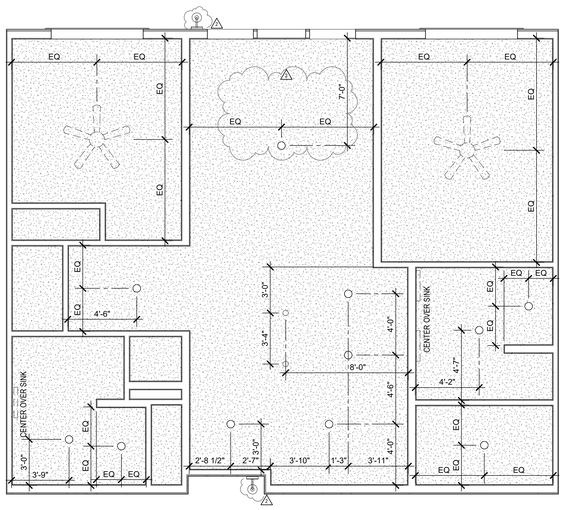

5 LAUNDRY ELEVATION
3/8" = 1'-0"



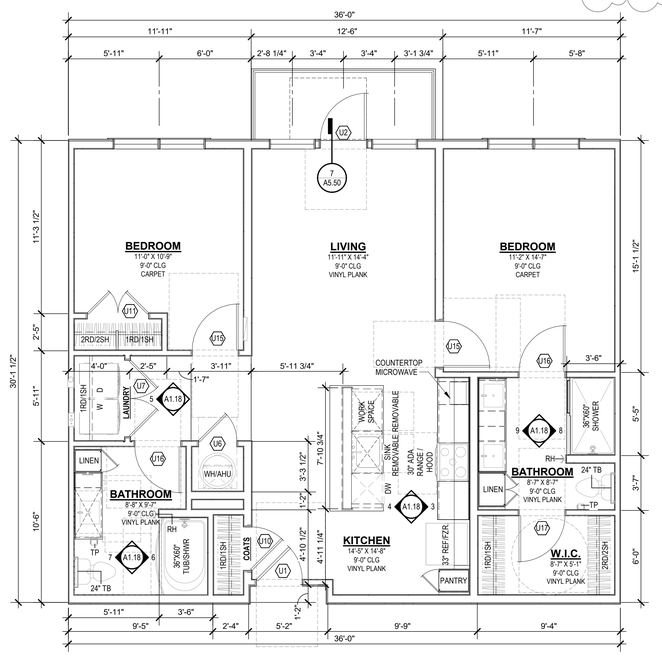

4 KITCHEN ELEVATION
3/8" = 1'-0"




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




2 UNIT B3B TYPE A REFLECTED CEILING PLAN
1/4" = 1'-0"




1 UNIT B3B TYPE A FLOOR PLAN
1/4" = 1'-0"

## UNIT PLAN GENERAL NOTES:

A. REFER TO ASSEMBLY SHEET SERIES **A0.20, A0.21** AND **A0.22** FOR ASSEMBLY DIMENSION ORIGINS AND THICKNESS.

B. REFER TO SHEETS **A1.00** AND **A1.01** FOR MOUNTING HEIGHTS AND ACCESSIBILITY REQUIREMENTS.

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

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

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

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

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

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

I. PROVIDE APPROVED SMOKE DETECTORS AND REQUIRED EMERGENCY FIXTURES WIRED INTO THE BUILDING'S PRIMARY POWER SYSTEM PER 2018 IBC SECTION 907.2.10. SEE MEP DRAWINGSFOR LOCATIONS.

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

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

L. UNIT DEMISING WALLS AND FLOOR/CEILING ASSEMBLIES SEPARATING DWELLING UNITS FROM OTHER SPACES SHALL MEET OR EXCEED 50 S.T.C. PER 2018 IBC SECTION 1206.

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

N. VERIFY ALL TUB AND SHOWER WALL LENGTHS AND DIMENSION WITH ACTUAL TUB OR SHOWER PROVIDED. CONTRACTOR TO COORDINATE FRAMING WITH TUB MANUFACTURER AND TUB DETAILS.

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

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Q. REFER TO ELEVATIONS FOR ADDITIONAL RAISED PLATE LINES.

R. REFER TO SHEET A6.20 FOR INTERIOR FINISH MILLWORK.

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T. ALL CABINETS RECEIVE END PANELS WHERE EXPOSED.

U. ALL BATHROOM HARDWARE FINISHES TO MATCH, INCLUDING SHOWER DOOR FRAMES, UNLESS SPECIFICALLY NOTED OTHERWISE. G.C. SHALL SUBMIT AVAILABLE HARDWARE FINISHES TO ARCHITECT WHERE AN EXACT MATCH CANNOT BE MADE.

V. ALL PLUMBING PENETRATIONS TO RECEIVE ESCUTCHEON TRIM RINGS TO MATCH ADJACENT FIXTURE FINISH.

W. FIRE EXTINGUISHER SHALL BE PROVIDED AND LOCATED IN SINK BASE CABINET UNDER KITCHEN SINK.

X. UNIT CEILING HEIGHTS TO BE 9'-0" TYPICAL AND 10'-0" AT TOP FLOORS, UNLESS NOTED OTHERWISE.

Y. PROVIDE GYPSUM BOARD AT ALL EXPOSED SURFACES OF KITCHEN ISLAND WALLS.

## RCP LEGEND

| | |
|---|---|
| | CEILING FAN MOUNT FLUSH TO CEILING |
| | WALL MOUNTED VANITY LIGHT |
| | PUCK LIGHT |
| | PENDANT LIGHT |
| | WALL MOUNTED SCONCE |

RELEASED FOR CONSTRUCTION
As Noted on Plans Review
Development Services Department
Lee's Summit, Missouri
10/30/24


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STATE OF MISSOURI
CLINT EDD EVANS
NUMBER A-6970
ARCHITECT
10/30/2024

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

DRAWING RELEASE LOG
- 09.15.2024 PERMIT SET

△ REVISIONS
2 10.30.24 CITY COMMENTS 1

JOB NO. 720522
DATE 10.23.2024
DRAWN BY IA/BB/CE
PERMIT SET

SHEET NAME
UNIT B3B TYPE A PLAN & ELEVATIONS
SHEET NO.
# A1.18

10/29/2024 6:34:15 PM

ARCH E1.30" x 42"

RELEASED FOR CONSTRUCTION
As Noted on Plans Review
Development Services Department
Lee's Summit, Missouri
10/30/24

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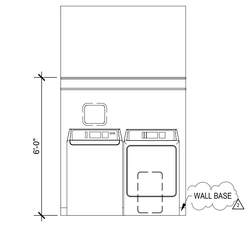
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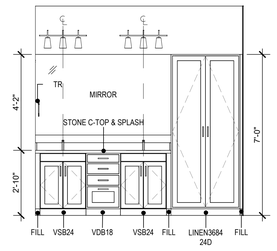
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## RCP LEGEND

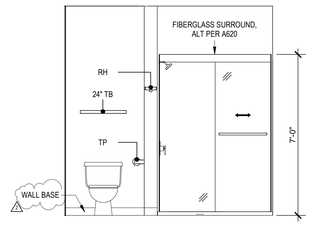
| | |
|---|---|
| | CEILING FAN MOUNT FLUSH TO CEILING |
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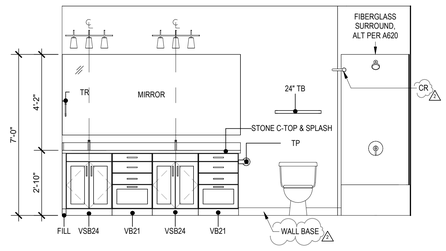

9 LAUNDRY ELEVATION
3/8" = 1'-0"



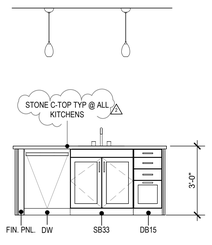

8 BATHROOM ELEVATION
3/8" = 1'-0"



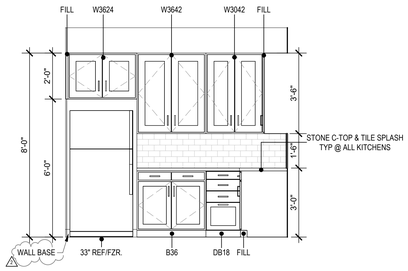

7 BATHROOM ELEVATION
3/8" = 1'-0"



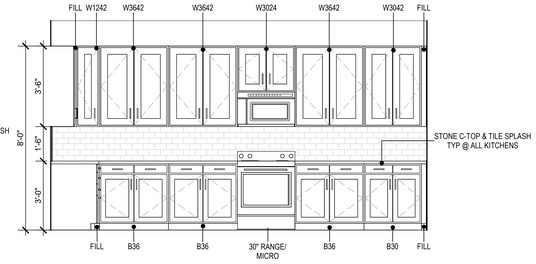

6 BATHROOM ELEVATION
3/8" = 1'-0"



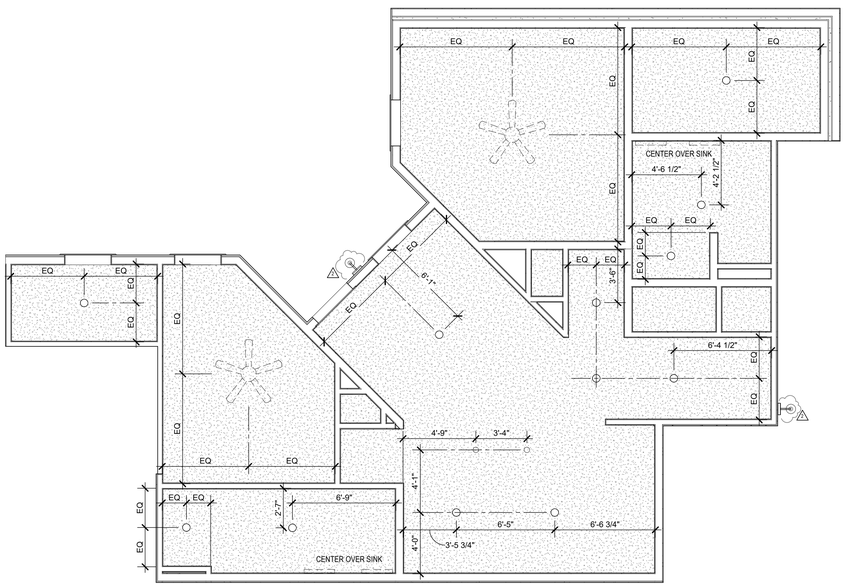

5 KITCHEN ELEVATION
3/8" = 1'-0"



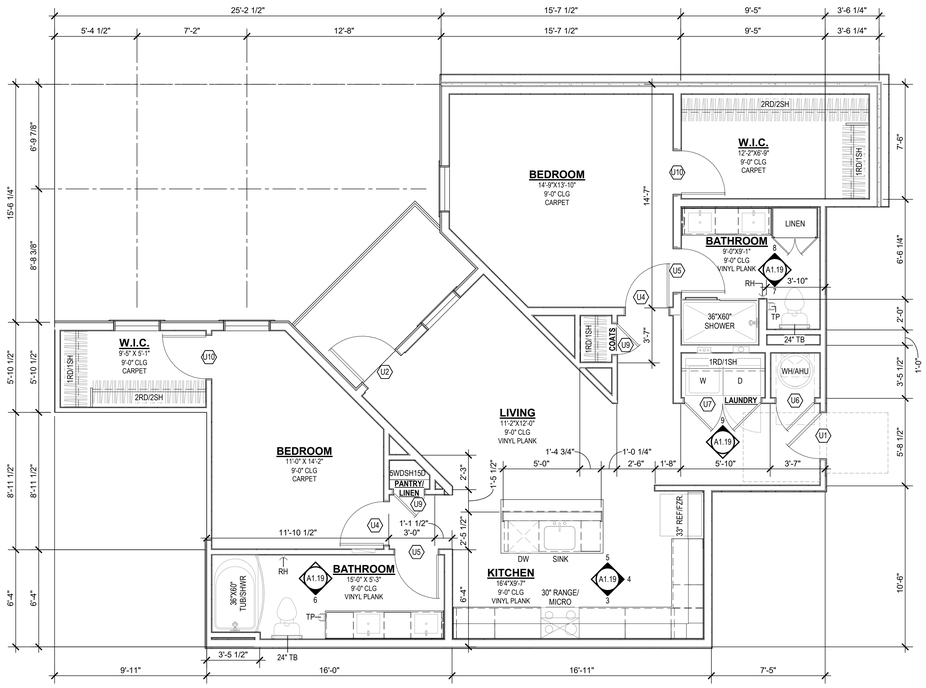

4 KITCHEN ELEVATION
3/8" = 1'-0"




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




2 UNIT B6 REFLECTED CEILING PLAN
1/4" = 1'-0"




1 UNIT B6 FLOOR PLAN
1/4" = 1'-0"

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

DRAWING RELEASE LOG
- 09.16.2024 PERMIT SET

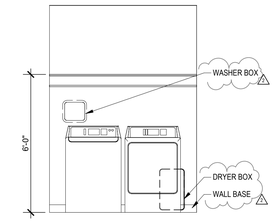
REVISIONS
2 10.30.24 CITY COMMENTS 1

JOB NO. 720522
DATE 10.23.2024
DRAWN BY IA/BB/CE
PERMIT SET

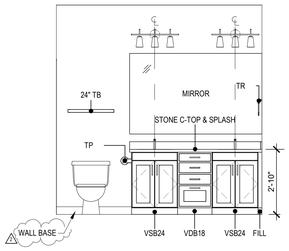
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UNIT B6 PLAN & ELEVATIONS
SHEET NO.
# A1.19

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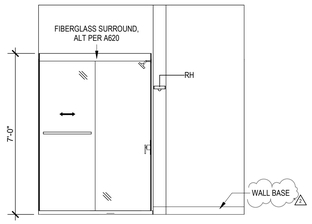
ARCH E1.30" x 42"



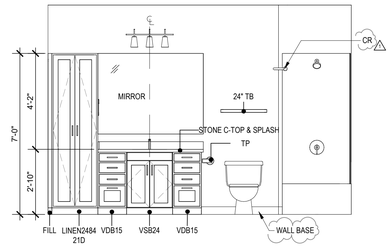

10 LAUNDRY ELEVATION
3/8" = 1'-0"



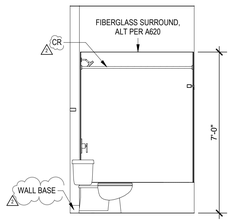

9 BATHROOM ELEVATION
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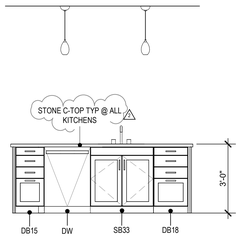

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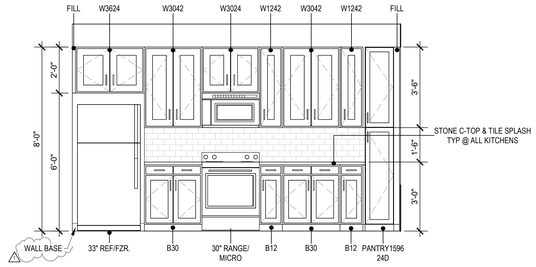

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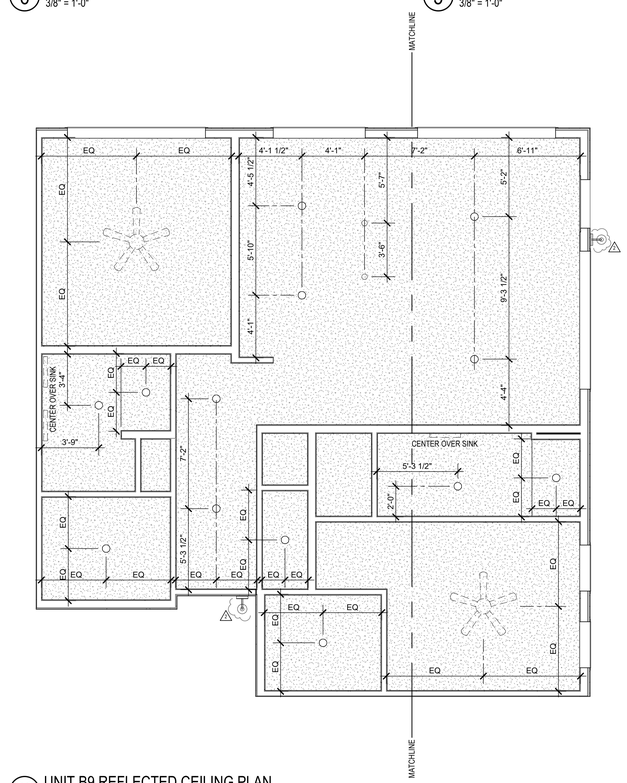

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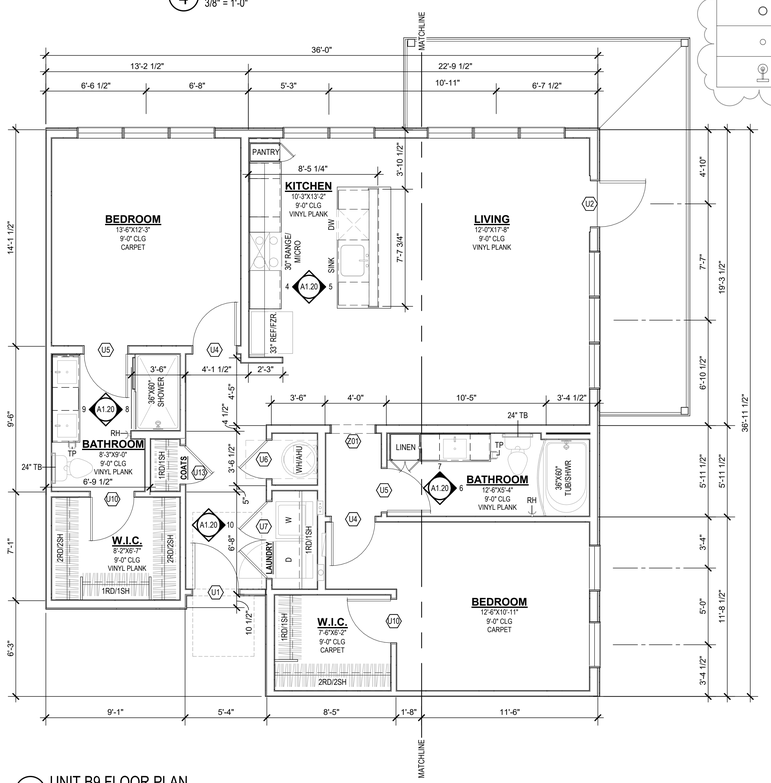

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3 UNIT B9 ALT FLOOR PLAN
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Lee's Summit, Missouri
10/30/24

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KANSAS,66207
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STATE OF MISSOURI
CLINT EDD EVANS
NUMBER A-9999
ARCHITECT
10/30/2024

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

DRAWING RELEASE LOG
- 09.16.2024 PERMIT SET

REVISIONS
1 09.13.24 FDP COMMENTS 1
2 10.30.24 CITY COMMENTS 1

JOB NO. 720522
DATE 10.23.2024
DRAWN BY IA/BB/CE
PERMIT SET

SHEET NAME
UNIT B9 PLAN & ELEVATIONS
SHEET NO.
# A1.20

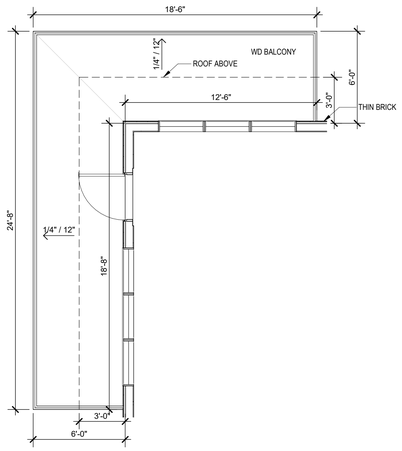
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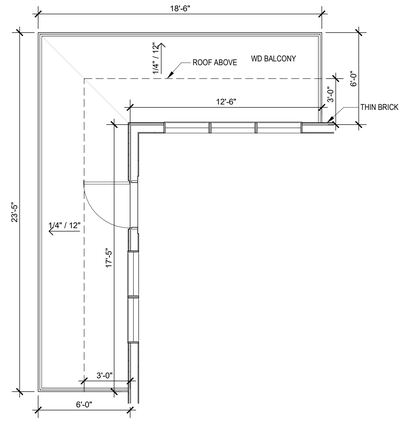
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Development Services Department
Lee's Summit, Missouri
11/12/24

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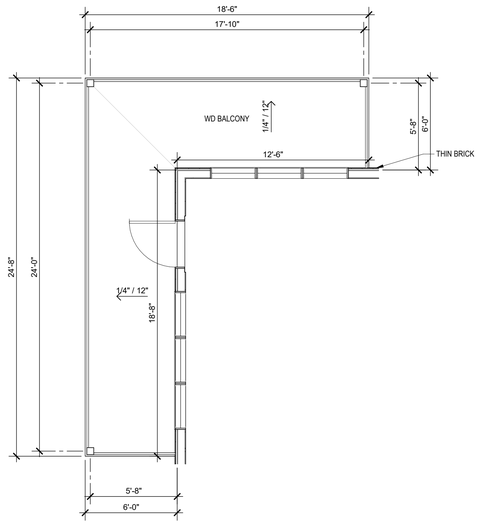


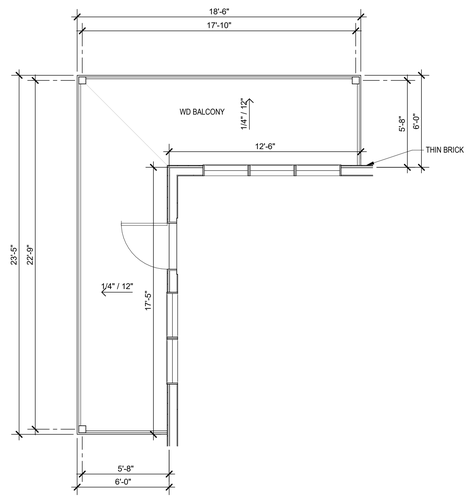

8 UNIT B9 BALCONY - 4TH FLOOR
1/4" = 1'-0"



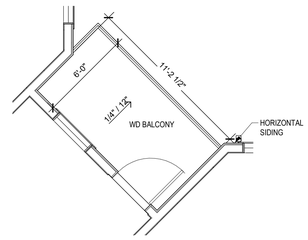

5 UNIT B3A BALCONY - 4TH FLOOR
1/4" = 1'-0"



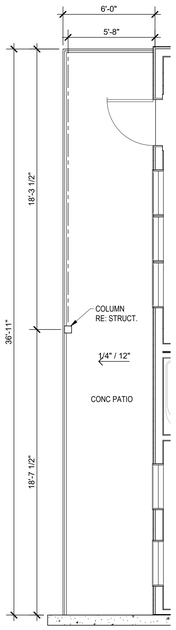

7 UNIT B9 BALCONY - 2ND - 3RD FLOOR
1/4" = 1'-0"



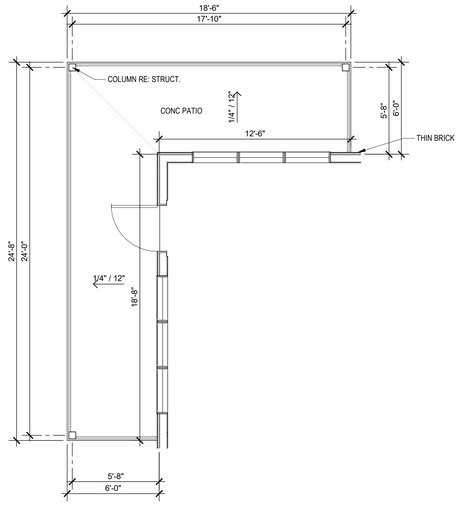

4 UNIT B3A BALCONY - 2ND - 3RD FLOOR
1/4" = 1'-0"



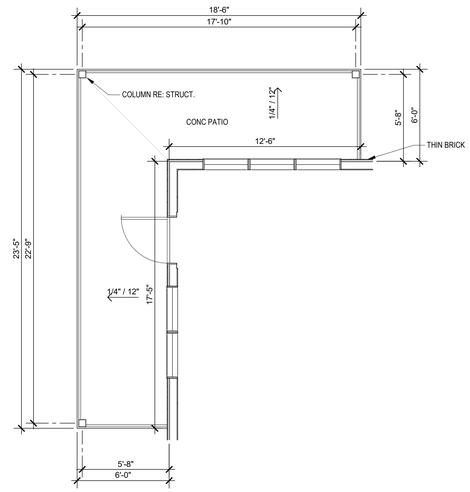

2 UNIT B6 BALCONY - 2ND-4TH FLOOR
1/4" = 1'-0"



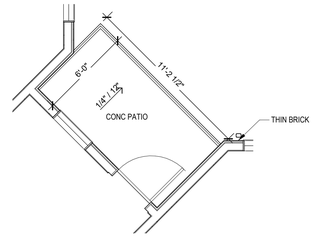

9 UNIT B9 PATIO - BUILDING D BASEMENT
1/4" = 1'-0"




6 UNIT B9 PATIO- 1ST FLOOR
1/4" = 1'-0"




3 UNIT B3A PATIO - 1ST FLOOR
1/4" = 1'-0"




1 UNIT B6 PATIO - 1ST FLOOR
1/4" = 1'-0"

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

DRAWING RELEASE LOG
• 09.10.2024 PERMIT SET

△ REVISIONS

JOB NO. 720522
DATE 10.23.2024
DRAWN BY IA/BB/CE
PERMIT SET

SHEET NAME
BALCONY PLANS

SHEET NO.
A1.50

10/29/2024 6:34:25 PM

ARCH E1.30" x 42"

**SLAB PLAN GENERAL NOTES:**

A. SEE STRUCTURAL FOR CONCRETE THICKNESS AND REINFORCING.

B. COORDINATE GARAGE DOOR ROUGH OPENING WITH GARAGE DOOR MANUFACTURER.

**GRAPHIC LEGEND:**

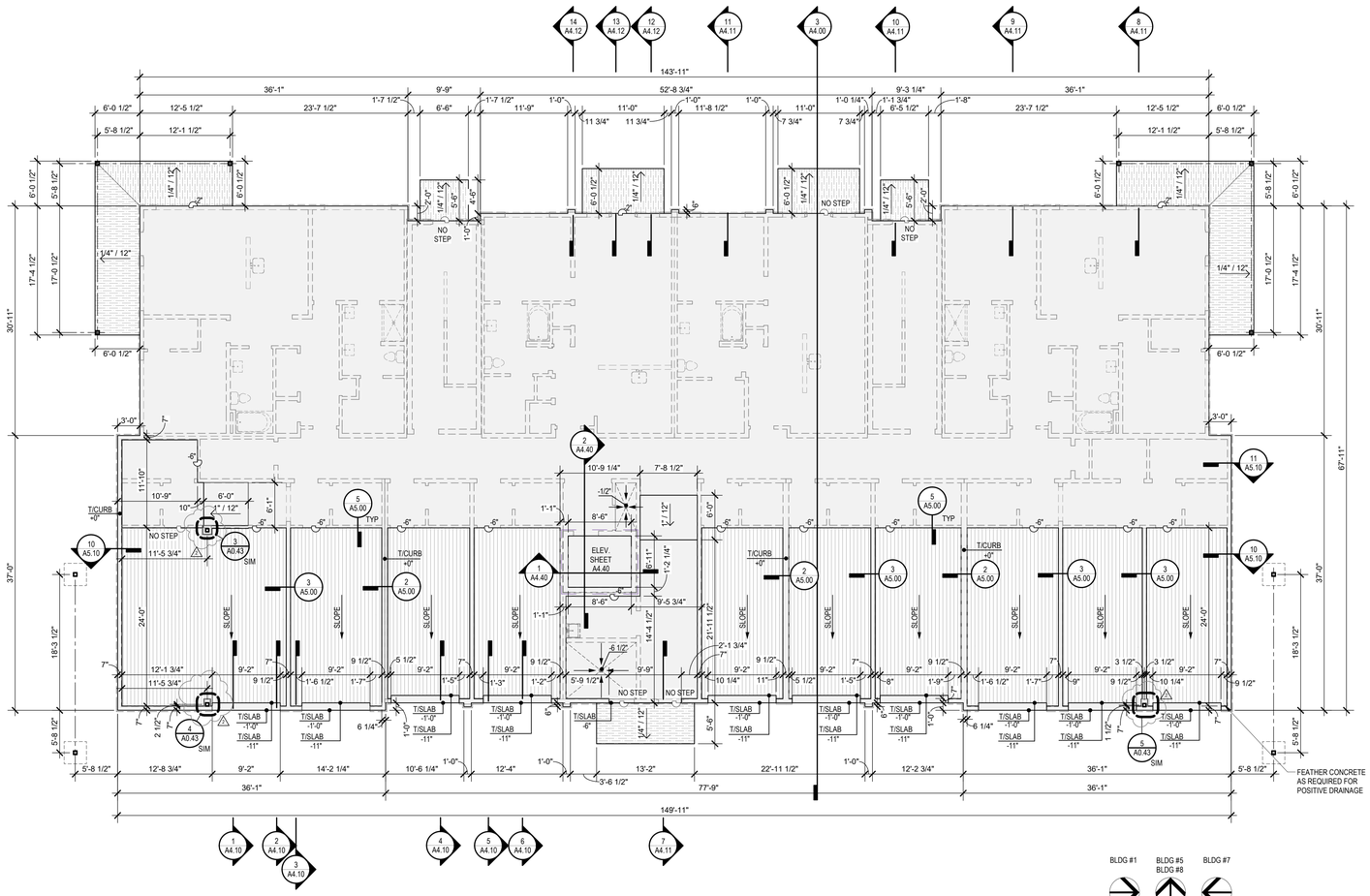
- PATIO/STOOP SLAB W/ BROOM FINISH
- SLOPING GARAGE SLAB W/ SMOOTH FINISH
- TYPICAL BUILDING SLAB
- ELEVATION CHANGE SYMBOL

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CLINT EDD EVANS
NUMBER A-9999
ARCHITECT
10/30/2024




1 BUILDING A - SLAB PLAN
1/8" = 1'-0"

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

DRAWING RELEASE LOG
- 09.10.2024 PERMIT SET

REVISIONS
2 10.30.24 CITY COMMENTS 1

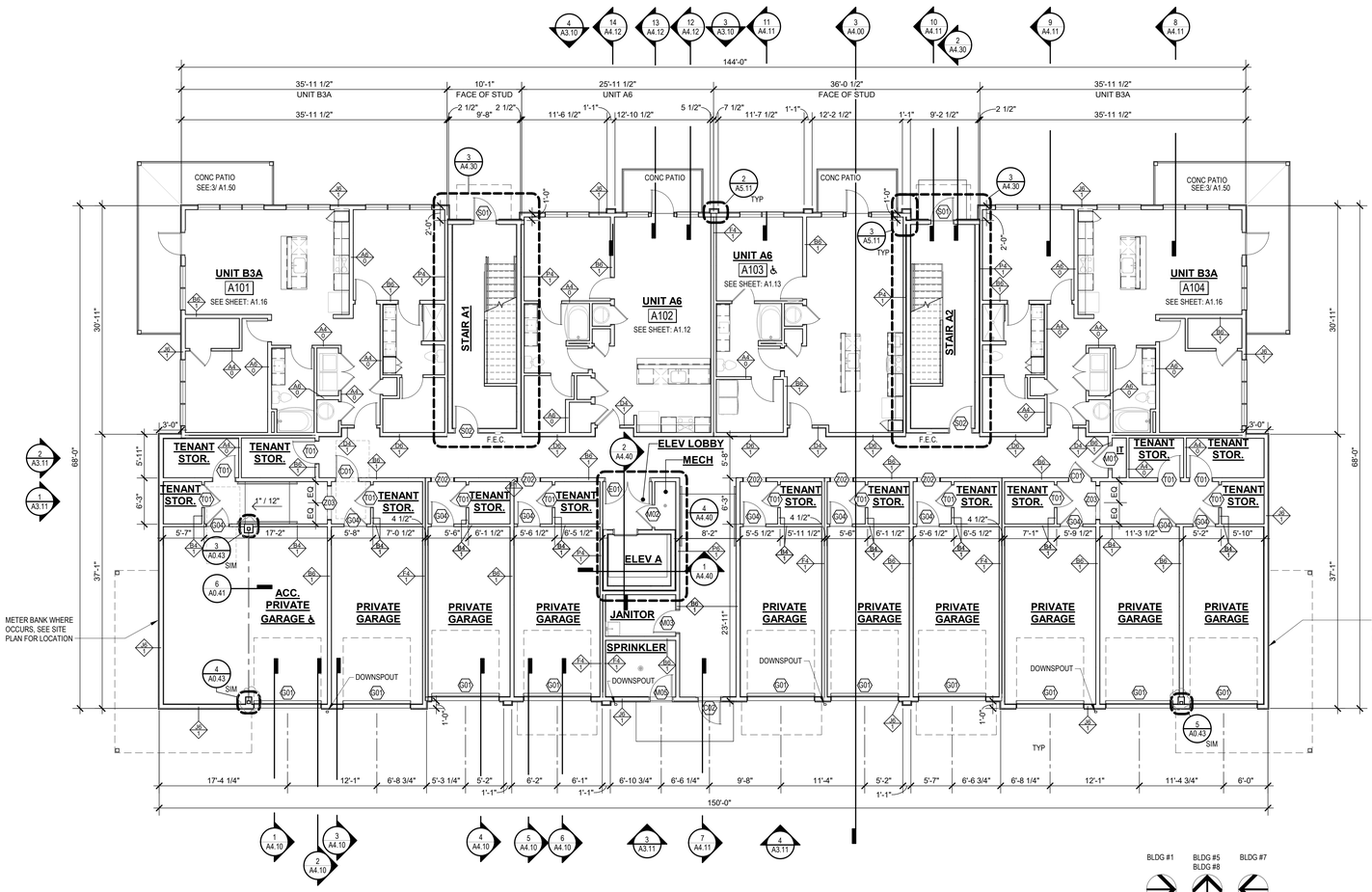
JOB NO. 720522
DATE 10.23.2024
DRAWN BY IA/BB/CE
PERMIT SET

SHEET NAME
BUILDING A - SLAB PLAN

SHEET NO.
# A2.10

10/29/2024 6:34:28 PM

ARCH E1.30" x 42"




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

## BUILDING FLOOR PLAN GENERAL NOTES:

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

B. SEE SHEETS **A0.20** AND **A0.21** FOR RATED ASSEMBLIES

C. ALL EXTERIOR COMMON USE DOOR THRESHOLDS TO BE ACCESSIBLE. ALL ACCESSIBLE ENTRANCES SHALL HAVE NO MORE THAN A 1:48 SLOPE FOR A DISTANCE OF 60" PERPENDICULAR TO THE DOOR.

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

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

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

G. DOWNSPOUTS SHALL BE PIPED TO STORM DRAINS BELOW GRADE. SEE CIVIL DRAWINGS.

H. FIRST LETTER OF UNIT NUMBER TO BE REPLACED WITH BUILDING NUMBER ON SITE.

I. CEILINGS TO BE 9'-0" TYPICAL AND 10'-0" AT TOP FLOORS UNLESS NOTED OTHERWISE.

J. ALL DOORS TO BE PLACED 5" FROM FACE OF STUD TO OPENING UNO. REFERENCE UNIT PLANS FOR WINDOW AND DOOR PLACEMENT ON UNITS.

OVERHEAD LINE

STRUCT BEAM OVERHEAD

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REVISION 2:
- WALL TAGS ADDED
- ACCESSIBILITY CLEARANCE ADDED

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

DRAWING RELEASE LOG
- 09.16.2024 PERMIT SET

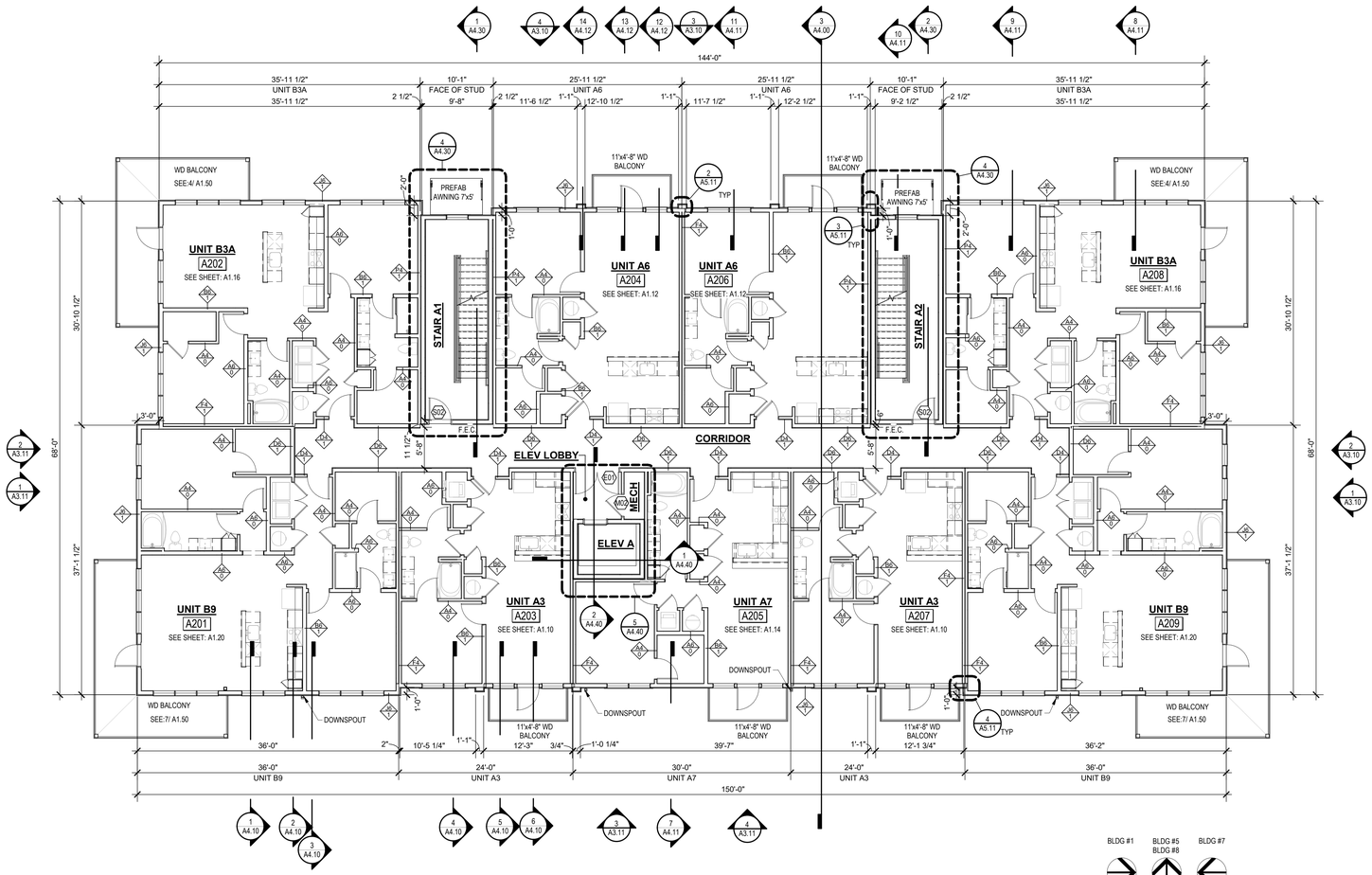
REVISIONS
2 10.30.24 CITY COMMENTS 1

JOB NO. 720522
DATE 10.23.2024
DRAWN BY IA/BB/CE
PERMIT SET

SHEET NAME
BUILDING A - 1ST FLOOR PLAN
SHEET NO.
A2.11

10/29/2024 6:34:31 PM

ARCH E1.30" x 42"




1 BUILDING A - 2ND FLOOR PLAN
1/8" = 1'-0"

**BUILDING FLOOR PLAN GENERAL NOTES:**

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

B. SEE SHEETS **A0.20** AND **A0.21** FOR RATED ASSEMBLIES

C. ALL EXTERIOR COMMON USE DOOR THRESHOLDS TO BE ACCESSIBLE. ALL ACCESSIBLE ENTRANCES SHALL HAVE NO MORE THAN A 1:48 SLOPE FOR A DISTANCE OF 60" PERPENDICULAR TO THE DOOR.

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

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

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

G. DOWNSPOUTS SHALL BE PIPED TO STORM DRAINS BELOW GRADE. SEE CIVIL DRAWINGS.

H. FIRST LETTER OF UNIT NUMBER TO BE REPLACED WITH BUILDING NUMBER ON SITE.

I. CEILINGS TO BE 9'-0" TYPICAL AND 10'-0" AT TOP FLOORS UNLESS NOTED OTHERWISE.

J. ALL DOORS TO BE PLACED 5" FROM FACE OF STUD TO OPENING UNO. REFERENCE UNIT PLANS FOR WINDOW AND DOOR PLACEMENT ON UNITS.

– – – – – – – – OVERHEAD LINE

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REVISION 2:
• WALL TAGS ADDED

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

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• 09.16.2024 PERMIT SET

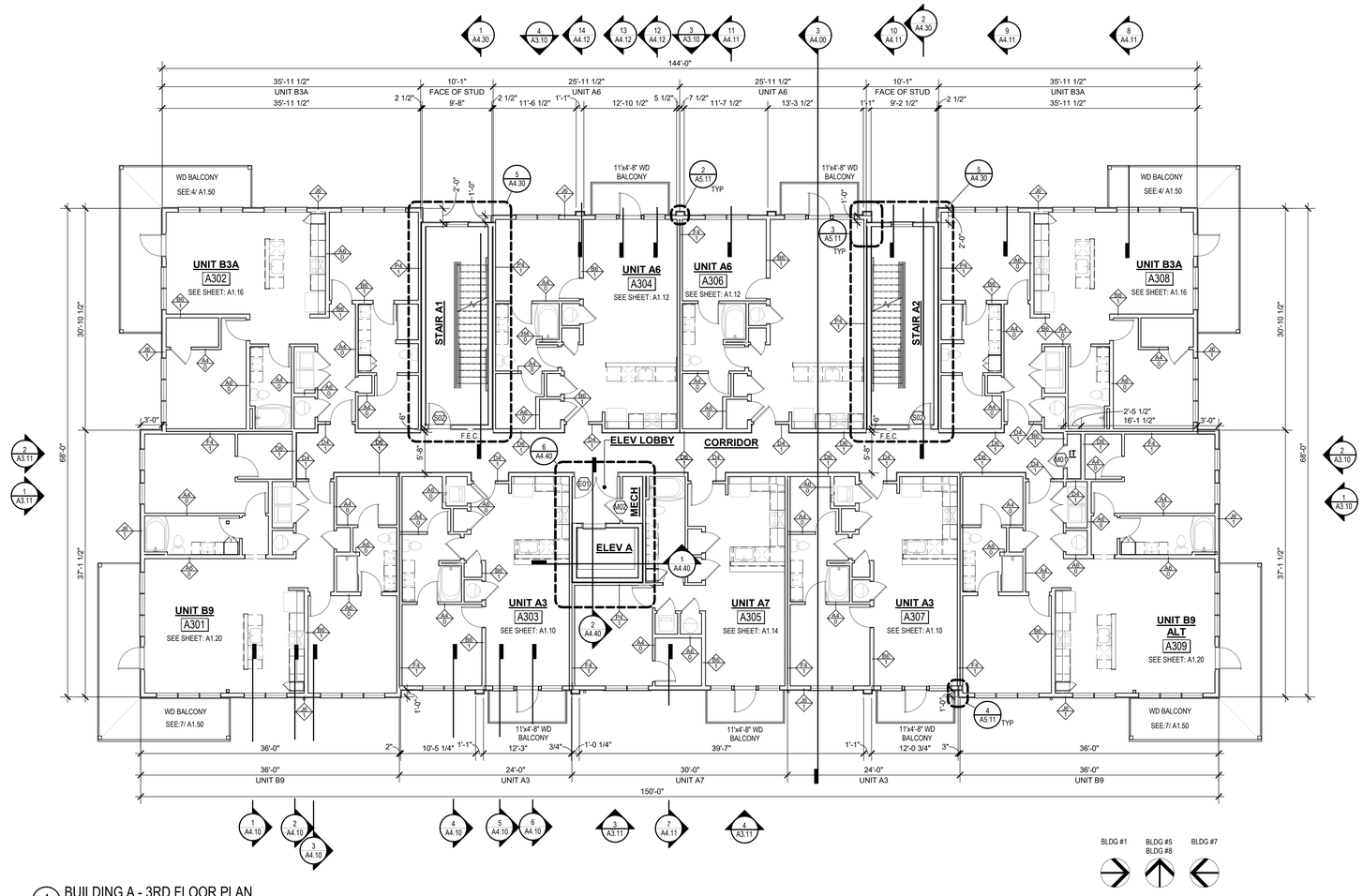
REVISIONS
2 10.30.24 CITY COMMENTS 1

JOB NO. 720522
DATE 10.23.2024
DRAWN BY IA/BB/CE
PERMIT SET

SHEET NAME
BUILDING A - 2ND FLOOR PLAN
SHEET NO.
A2.12

10/29/2024 6:34:41 PM

ARCH E1.30" x 42"




1 BUILDING A - 3RD FLOOR PLAN
1/8" = 1'-0"

## BUILDING FLOOR PLAN GENERAL NOTES:

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

B. SEE SHEETS **A0.20** AND **A0.21** FOR RATED ASSEMBLIES

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G. DOWNSPOUTS SHALL BE PIPED TO STORM DRAINS BELOW GRADE. SEE CIVIL DRAWINGS.

H. FIRST LETTER OF UNIT NUMBER TO BE REPLACED WITH BUILDING NUMBER ON SITE.

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REVISION 2:
- WALL TAGS ADDED

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

DRAWING RELEASE LOG
- 09.16.2024 PERMIT SET

REVISIONS
2 10.30.24 CITY COMMENTS 1

JOB NO. 720522
DATE 10.23.2024
DRAWN BY IA/BB/CE
PERMIT SET

SHEET NAME
BUILDING A - 3RD FLOOR PLAN
SHEET NO.
A2.13

10/29/2024 6:34:44 PM

ARCH E1.30" x 42"

## BUILDING FLOOR PLAN GENERAL NOTES:

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

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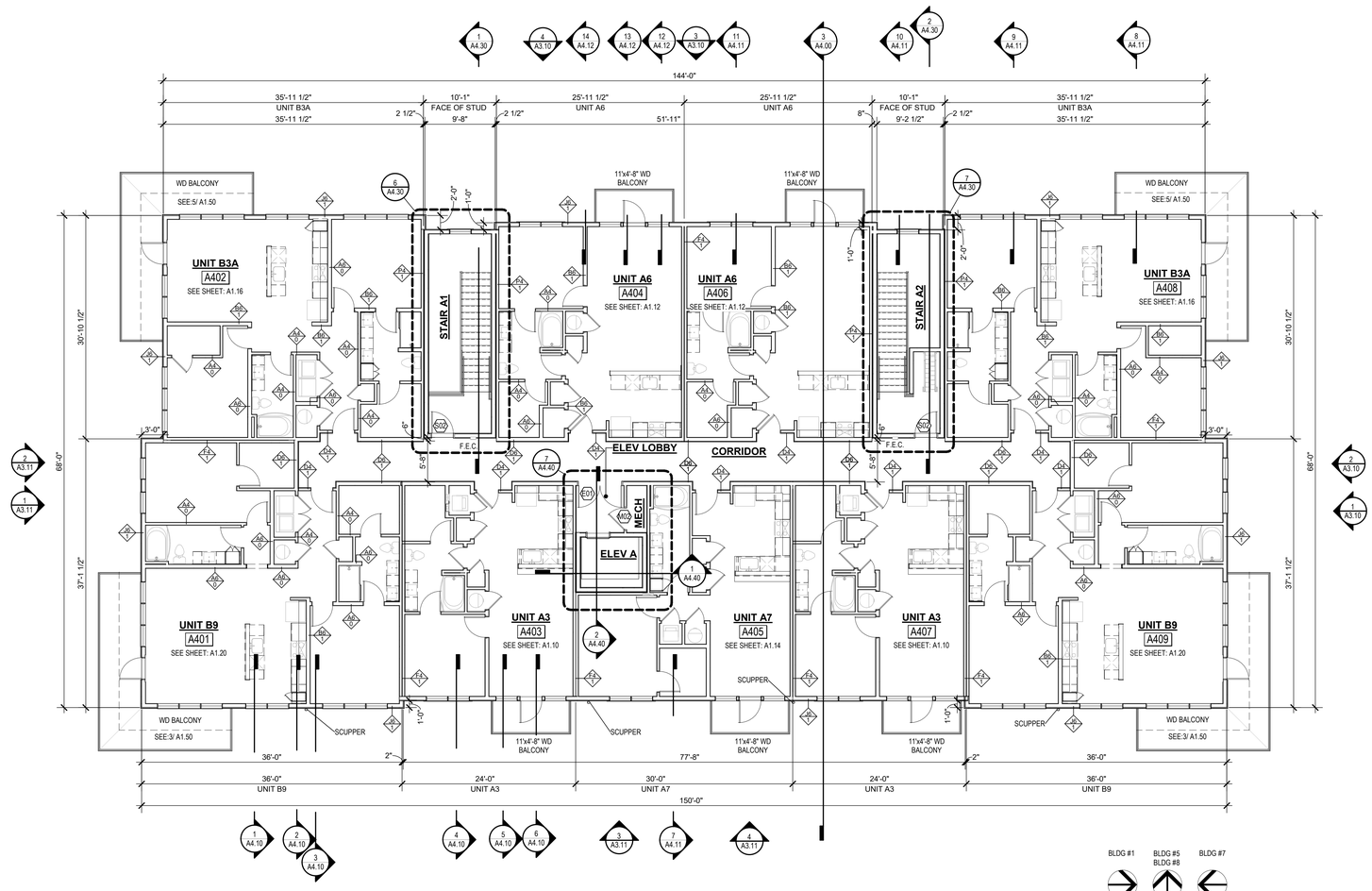
J. ALL DOORS TO BE PLACED 5" FROM FACE OF STUD TO OPENING UNO. REFERENCE UNIT PLANS FOR WINDOW AND DOOR PLACEMENT ON UNITS.

– – – – – – – OVERHEAD LINE

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1 BUILDING A - 4TH FLOOR PLAN
1/8" = 1'-0"

REVISION 2:
- WALL TAGS ADDED

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

DRAWING RELEASE LOG
- 09.16.2024 PERMIT SET

△ REVISIONS
2 10.30.24 CITY COMMENTS 1

JOB NO. 720522
DATE 10.23.2024
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PERMIT SET

SHEET NAME
BUILDING A - 4TH FLOOR PLAN
SHEET NO.
A2.14

10/29/2024 6:34:47 PM

ARCH E1.30" x 42"

# WORKSHEET - BUILDING A

| Name | Area | Total Net Free Area of Venting Required | Total Net Free Area of Venting Provided | Vented Area Percentage at Upper Roof Provided | UPPER VENTING | | | LOWER VENTING | | |
|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | STATIC VENTING | | | STATIC VENT | | |
| | | | | | Vented Net Free Area Per Static Vent at Upper Roof | Vented Units Provided at Upper Roof | Total Net Free Area of Upper Venting Provided | Vented Net Free Area Per Lower Static Vent | Static Vents Provided | Total Lower Venting Provided |
| DRAFTSTOP A-1 | 2465 SF | 1183 in² | 1524 in² | 50.00% | 254 in² | 3 | 762 in² | 254 in² | 3 | 762 in² |
| DRAFTSTOP A-2 | 2086 SF | 1001 in² | 1016 in² | 50.00% | 254 in² | 2 | 508 in² | 254 in² | 2 | 508 in² |
| DRAFTSTOP A-3 | 824 SF | 395 in² | 508 in² | 50.00% | 254 in² | 1 | 254 in² | 254 in² | 1 | 254 in² |
| DRAFTSTOP A-4 | 2006 SF | 963 in² | 1016 in² | 50.00% | 254 in² | 2 | 508 in² | 254 in² | 2 | 508 in² |
| DRAFTSTOP A-5 | 2464 SF | 1183 in² | 1524 in² | 50.00% | 254 in² | 3 | 762 in² | 254 in² | 3 | 762 in² |

## ROOF PLAN GENERAL NOTES:

A. REFER TO BUILDING ELEVATIONS FOR SCUPPER & OVERFLOW LOCATIONS.

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

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

D. ALL CRICKETS SHALL SLOPE 1/2" PER FOOT MINIMUM.

E. PROVIDE KICK-OUT FLASHING AT ALL ROOF TO SIDE-WALL CONDITIONS.

F. COORDINATE ALL ROOFING DETAILS WITH MANUFACTURER'S WARRANTED SYSTEM.

## ATTIC VENTING REQUIREMENTS

REQUIEMENTS PER 2018 IBC SECTION 1202.2:
MIN. NET FREE AREA OF ROOF VENTILATION: 1/300 ROOF AREA

PROVIDE 40%-50% VENT AREA HIGH, 50%-60% LOW

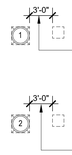
PROPOSED ROOF VENTILATION:
LOW: POP VENT INTAKE (254 SQ. IN. NET FREE AREA PER VENT)

HIGH: AURA ROOF VENT (254 SQ. IN NET FREE AREA PER VENT)

## GRAPHIC LEGEND:

ALLOWABLE EQUIPMENT AREA

FRTW SHEATHING WITHIN 4'-0" EACH SIDE OF FIREWALL. NO PENETRATIONS IN THIS AREA.




**ROOF VENTING LEGEND**

1. ACTIVE VENTILATION PRODUCTS, INC. "INTAKE" VENT: (LOCATIONS AS NOTED ON DRAWINGS)

MAINTAIN 36" CLEAR FROM POP VENT CAP TO ADJACENT CONDENSING UNITS, TYP. WHERE REQUIRED FOR MAINTENANCE. RE: MECH/MFR INFO FOR ADDITIONAL OR ALTERNATE MIN. CLEARANCES.
NOTE: COORDINATION W/ MEP LOCATION OF CURB INLETS, WALL HYDRANTS, AND ANY ADDITIONAL ITEMS.
*GC PLEASE ADVISE MEP/ARCH OF ANY CONFLICTS

2. ACTIVE VENTILATION PRODUCTS, INC. "EXHAUST" AURA VENT: (LOCATIONS AS NOTED ON DRAWINGS)

MAINTAIN 36" CLEAR FROM POP VENT CAP TO ADJACENT CONDENSING UNITS, TYP. WHERE REQUIRED FOR MAINTENANCE. RE: MECH/MFR INFO FOR ADDITIONAL OR ALTERNATE MIN. CLEARANCES.
NOTE: COORDINATION W/ MEP LOCATION OF CURB INLETS, WALL HYDRANTS, AND ANY ADDITIONAL ITEMS.
*GC PLEASE ADVISE MEP/ARCH OF ANY CONFLICTS

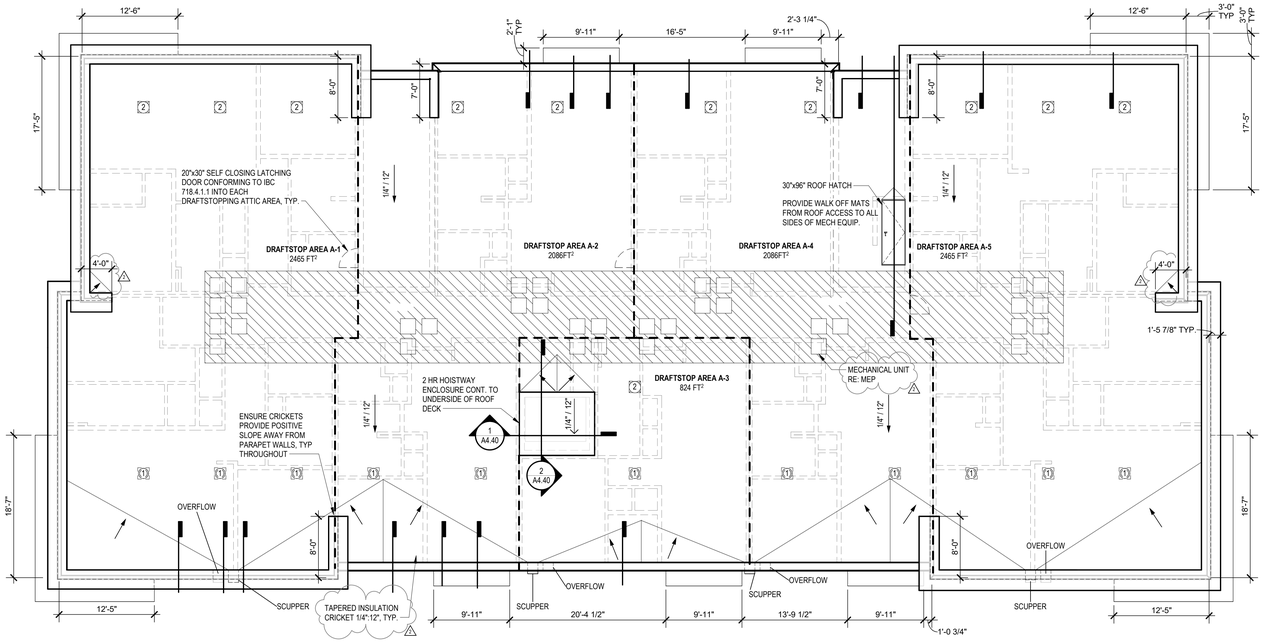
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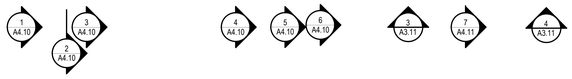














1 BUILDING A - ROOF PLAN
1/8" = 1'-0"

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

DRAWING RELEASE LOG
• 09.16.2024 PERMIT SET

△ REVISIONS
2 10.30.24 CITY COMMENTS 1

JOB NO. 720522
DATE 10.23.2024
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PERMIT SET

SHEET NAME
BUILDING A - ROOF PLAN

SHEET NO.
# A2.15

10/29/2024 6:34:50 PM

ARCH E1.30" x 42"

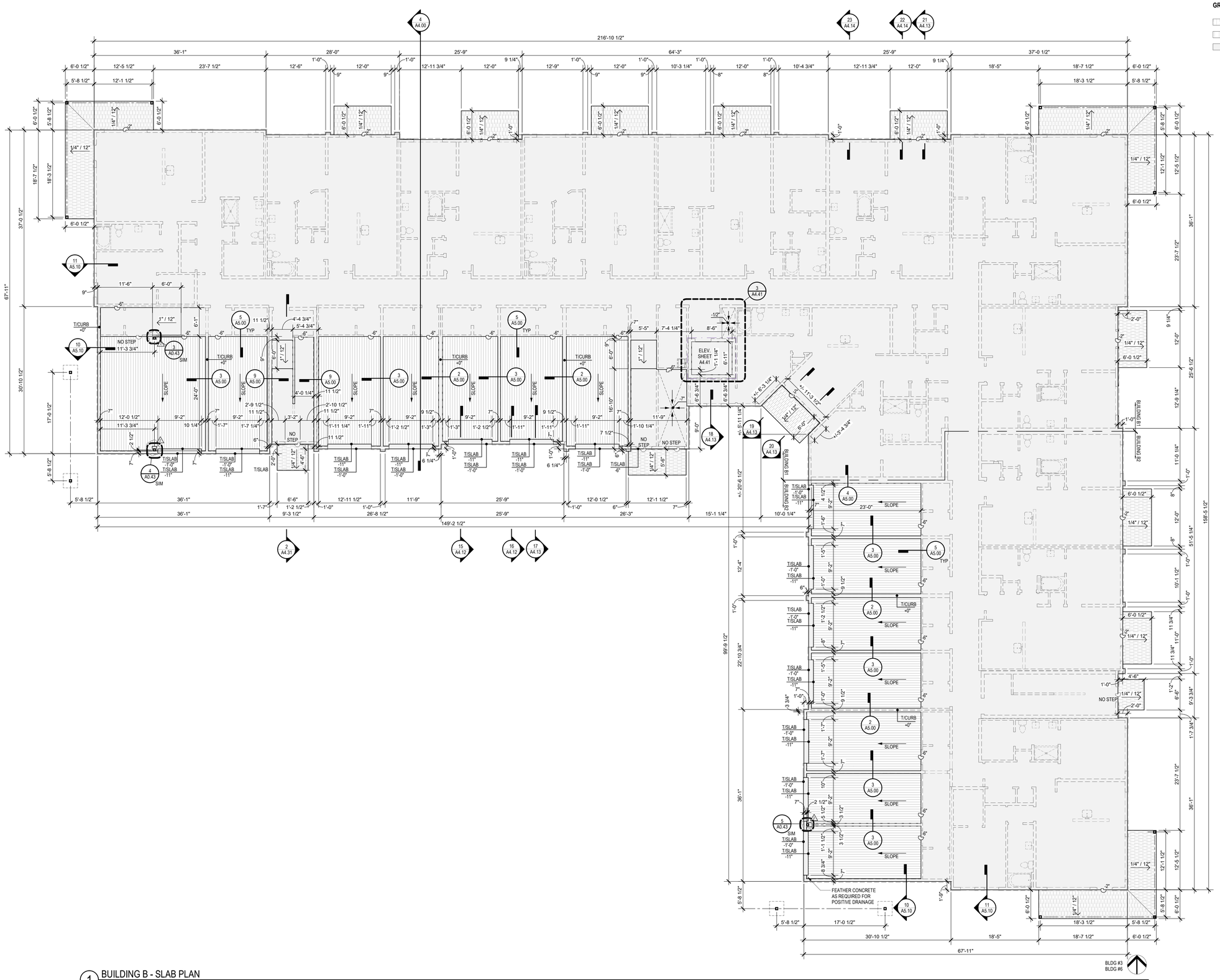
**SLAB PLAN GENERAL NOTES:**

A. SEE STRUCTURAL FOR CONCRETE THICKNESS AND REINFORCING.

B. COORDINATE GARAGE DOOR ROUGH OPENING WITH GARAGE DOOR MANUFACTURER.

**GRAPHIC LEGEND:**

- PATIO/STOOP SLAB W/ BROOM FINISH
- SLOPING GARAGE SLAB W/ SMOOTH FINISH
- TYPICAL BUILDING SLAB
- ELEVATION CHANGE SYMBOL




1 BUILDING B - SLAB PLAN
1/8" = 1'-0"

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CLINT EDD EVANS
NUMBER A-6970
ARCHITECT
10/30/2024

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

DRAWING RELEASE LOG
- 09.16.2024 PERMIT SET

REVISIONS
2 10.30.24 CITY COMMENTS 1

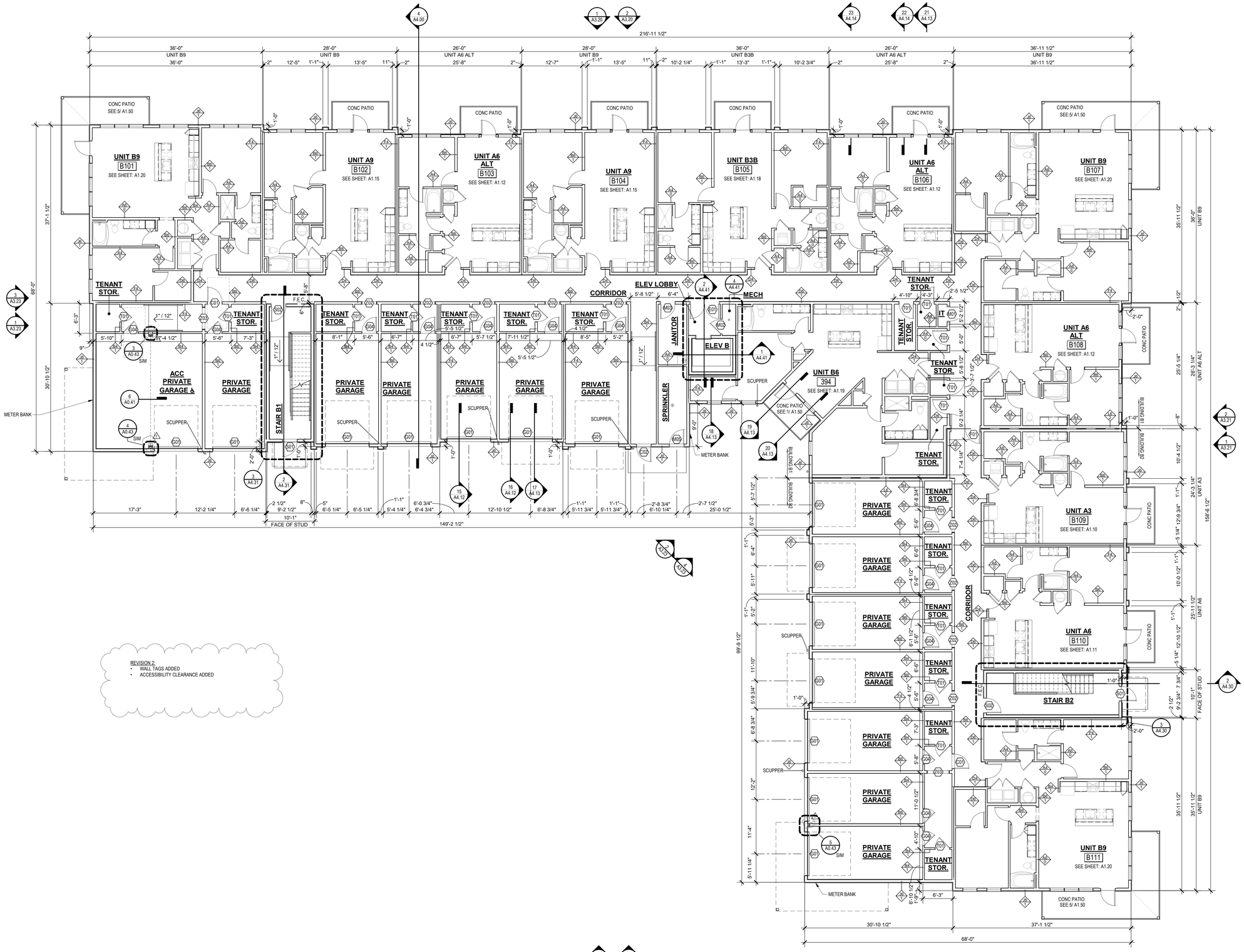
JOB NO. 720522
DATE 10.23.2024
DRAWN BY IA/BB/CE
PERMIT SET

SHEET NAME
BUILDING B - SLAB PLAN

SHEET NO.
# A2.20

10/29/2024 6:34:54 PM

ARCH E1 30" x 42"




REVISION 2:
- WALL TAGS ADDED
- ACCESSIBILITY CLEARANCE ADDED

1 BUILDING B - 1ST FLOOR PLAN
1/8" = 1'-0"

**BUILDING FLOOR PLAN GENERAL NOTES:**

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

B. SEE SHEETS **A0.20** AND **A0.21** FOR RATED ASSEMBLIES

C. ALL EXTERIOR COMMON USE DOOR THRESHOLDS TO BE ACCESSIBLE. ALL ACCESSIBLE ENTRANCES SHALL HAVE NO MORE THAN A 1:48 SLOPE FOR A DISTANCE OF 60" PERPENDICULAR TO THE DOOR.

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

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

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

G. DOWNSPOUTS SHALL BE PIPED TO STORM DRAINS BELOW GRADE. SEE CIVIL DRAWINGS.

H. FIRST LETTER OF UNIT NUMBER TO BE REPLACED WITH BUILDING NUMBER ON SITE.

I. CEILINGS TO BE 9'-0" TYPICAL AND 10'-0" AT TOP FLOORS UNLESS NOTED OTHERWISE.

J. ALL DOORS TO BE PLACED 5" FROM FACE OF STUD TO OPENING UNO. REFERENCE UNIT PLANS FOR WINDOW AND DOOR PLACEMENT ON UNITS.

OVERHEAD LINE

RELEASED FOR CONSTRUCTION
As Noted on Plans Review
Development Services Department
Lee's Summit, Missouri
10/30/24


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STATE OF MISSOURI
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NUMBER A-6970
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A NEW MULTI-FAMILY PROJECT:
# EVREN APARTMENTS
LEE'S SUMMIT, MISSOURI

DRAWING RELEASE LOG
- 09.10.2024 PERMIT SET

REVISIONS
2 10.30.24 CITY COMMENTS 1

JOB NO. 720522
DATE 10.23.2024
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PERMIT SET

SHEET NAME
BUILDING B - 1ST FLOOR PLAN
SHEET NO.
A2.21

10/29/2024 6:34:59 PM

ARCH E1.30" x 42"

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Lee's Summit, Missouri

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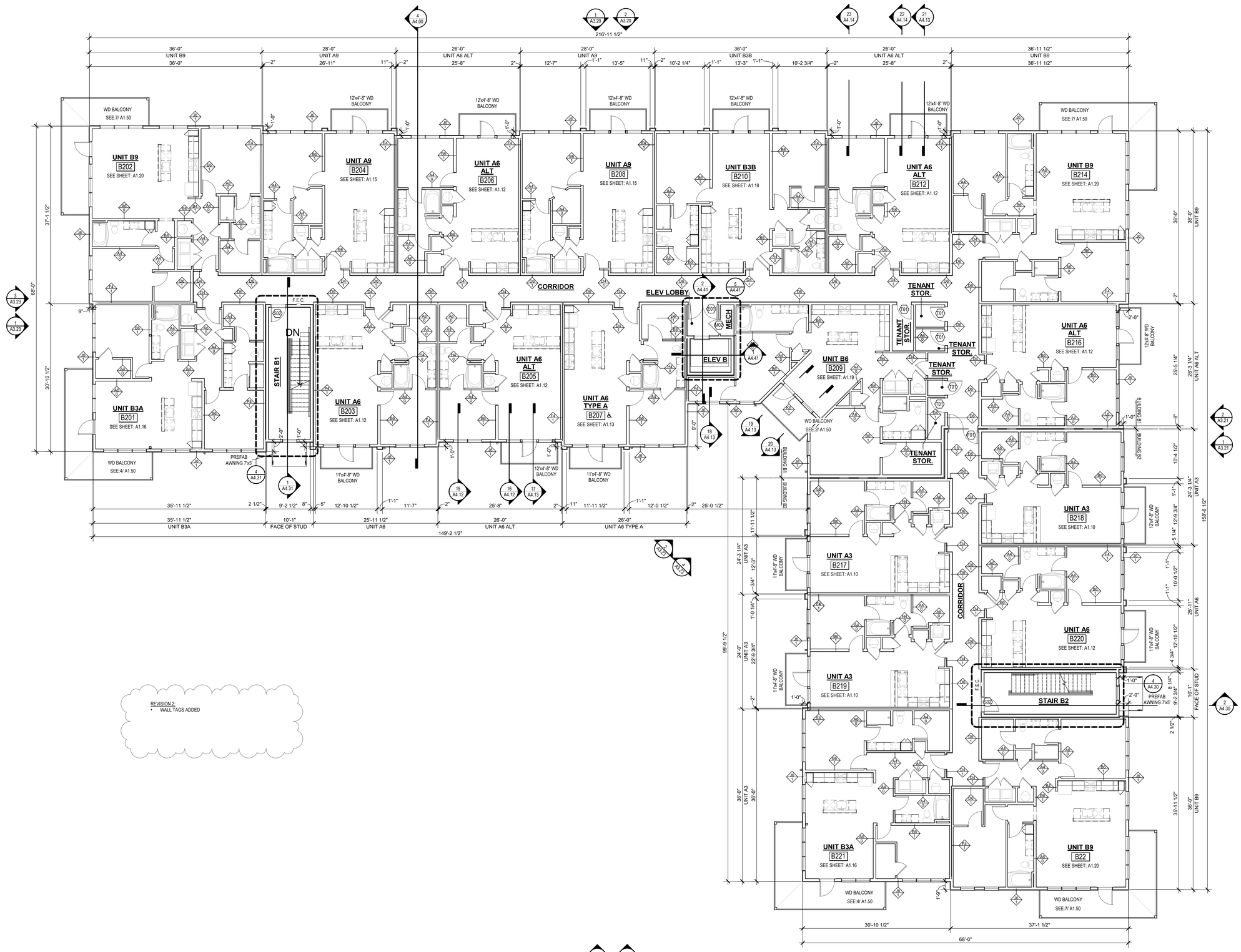
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NUMBER A-6970
ARCHITECT
10/30/2024

REVISION 2:
- WALL TAGS ADDED




1 BUILDING B - 2ND FLOOR PLAN
1/8" = 1'-0"

BLDG #3
BLDG #6

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

DRAWING RELEASE LOG
- 09.10.2024 PERMIT SET

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PERMIT SET

SHEET NAME
BUILDING B - 2ND FLOOR PLAN
SHEET NO.
A2.22

10/29/2024 6:35:03 PM

ARCH E1.30" x 42"

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10/30/24

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REVISION 2:
- WALL TAGS ADDED

1 BUILDING B - 3RD FLOOR PLAN
1/8" = 1'-0"

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

DRAWING RELEASE LOG
- 09.16.2024 PERMIT SET

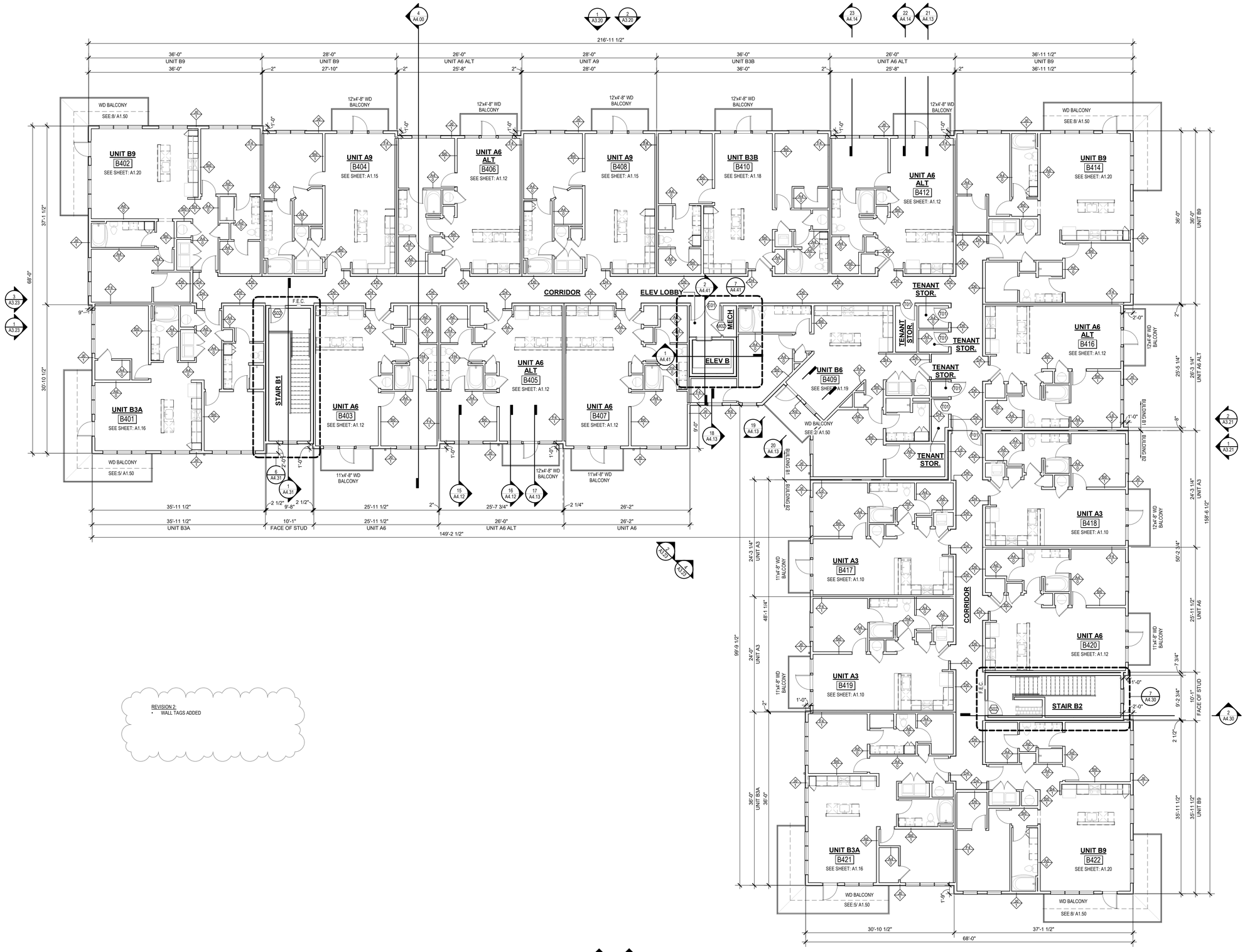
△REVISIONS
2 10.30.24 CITY COMMENTS 1

JOB.NO. 720522
DATE 10.23.2024
DRAWN BY IA/BB/CE
PERMIT SET

SHEET NAME
BUILDING B - 3RD FLOOR PLAN
SHEET NO.
# A2.23

10/29/2024 6:35:08 PM

ARCH E1 30" x 42"




REVISION 2:
- WALL TAGS ADDED

1 BUILDING B - 4TH FLOOR PLAN
1/8" = 1'-0"

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

DRAWING RELEASE LOG
- 09.10.2024 PERMIT SET

REVISIONS
2 10.30.24 CITY COMMENTS 1

JOB NO. 720522
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PERMIT SET

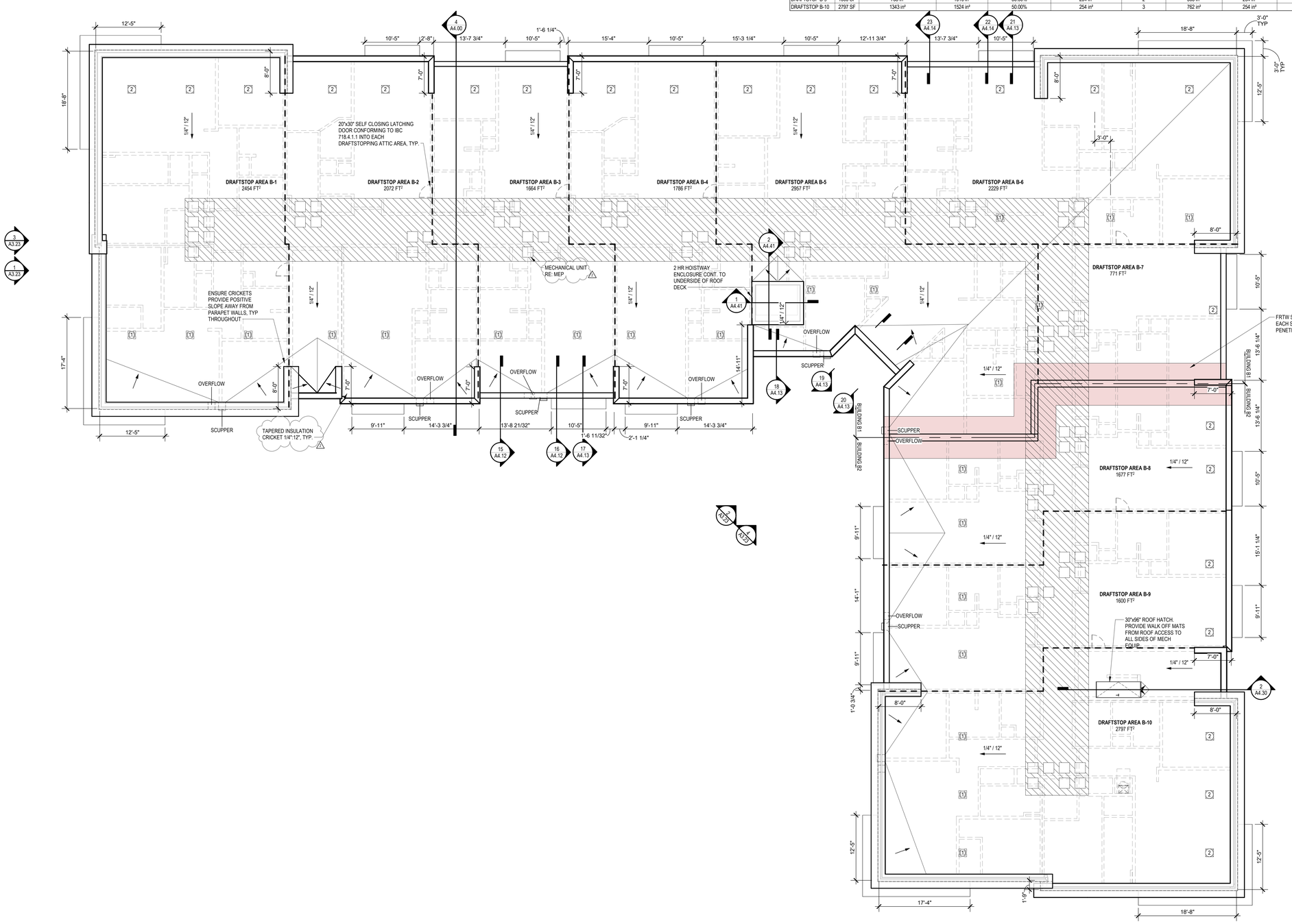
SHEET NAME
BUILDING B - 4TH FLOOR PLAN
SHEET NO.
# A2.24

10/29/2024 6:35:13 PM

ARCH E1 30" x 42"

# WORKSHEET - BUILDING B

| Name | Area | Total Net Free Area of Venting Required | Total Net Free Area of Venting Provided | Vented Area Percentage at Upper Roof Provided | UPPER VENTING: STATIC VENTING: Vented Net Free Area Per Static Vent at Upper Roof | UPPER VENTING: STATIC VENTING: Vented Units Provided at Upper Roof | UPPER VENTING: Total Net Free Area of Upper Venting Provided | LOWER VENTING: STATIC VENT: Vented Net Free Area Per Lower Static Vent | LOWER VENTING: STATIC VENT: Static Vents Provided | LOWER VENTING: Total Lower Venting Provided |
|---|---|---|---|---|---|---|---|---|---|---|
| DRAFTSTOP B-1 | 2454 SF | 1178 in² | 1524 in² | 50.00% | 254 in² | 3 | 762 in² | 254 in² | 3 | 762 in² |
| DRAFTSTOP B-2 | 2072 SF | 995 in² | 1016 in² | 50.00% | 254 in² | 2 | 508 in² | 254 in² | 2 | 508 in² |
| DRAFTSTOP B-3 | 1664 SF | 799 in² | 1016 in² | 50.00% | 254 in² | 2 | 508 in² | 254 in² | 2 | 508 in² |
| DRAFTSTOP B-4 | 1786 SF | 857 in² | 1016 in² | 50.00% | 254 in² | 2 | 508 in² | 254 in² | 2 | 508 in² |
| DRAFTSTOP B-5 | 2957 SF | 1420 in² | 1524 in² | 50.00% | 254 in² | 3 | 762 in² | 254 in² | 3 | 762 in² |
| DRAFTSTOP B-6 | 2229 SF | 1070 in² | 1524 in² | 50.00% | 254 in² | 3 | 762 in² | 254 in² | 3 | 762 in² |
| DRAFTSTOP B-7 | 771 SF | 370 in² | 508 in² | 50.00% | 254 in² | 1 | 254 in² | 254 in² | 1 | 254 in² |
| DRAFTSTOP B-8 | 1677 SF | 805 in² | 1016 in² | 50.00% | 254 in² | 2 | 508 in² | 254 in² | 2 | 508 in² |
| DRAFTSTOP B-9 | 1600 SF | 768 in² | 1016 in² | 50.00% | 254 in² | 2 | 508 in² | 254 in² | 2 | 508 in² |
| DRAFTSTOP B-10 | 2797 SF | 1343 in² | 1524 in² | 50.00% | 254 in² | 3 | 762 in² | 254 in² | 3 | 762 in² |




## ROOF PLAN GENERAL NOTES:

A. REFER TO BUILDING ELEVATIONS FOR SCUPPER & OVERFLOW LOCATIONS.

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

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

D. ALL CRICKETS SHALL SLOPE 1/2" PER FOOT MINIMUM.

E. PROVIDE KICK-OUT FLASHING AT ALL ROOF TO SIDE-WALL CONDITIONS.

F. COORDINATE ALL ROOFING DETAILS WITH MANUFACTURER'S WARRANTED SYSTEM.

## ATTIC VENTING REQUIREMENTS

REQUIEMENTS PER 2018 IBC SECTION 1202.2:
MIN. NET FREE AREA OF ROOF VENTILATION: 1/300 ROOF AREA

PROVIDE 40%-50% VENT AREA HIGH, 50%-60% LOW

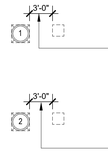
PROPOSED ROOF VENTILATION:
LOW: POP VENT INTAKE (254 SQ. IN. NET FREE AREA PER VENT)

HIGH: AURA ROOF VENT (254 SQ. IN NET FREE AREA PER VENT)

## GRAPHIC LEGEND:

ALLOWABLE EQUIPMENT AREA

FRTW SHEATHING WITHIN 4'-0" EACH SIDE OF FIREWALL. NO PENETRATIONS IN THIS AREA.




**ROOF VENTING LEGEND**

1. ACTIVE VENTILATION PRODUCTS, INC. "INTAKE" VENT: (LOCATIONS AS NOTED ON DRAWINGS)

MAINTAIN 36" CLEAR FROM POP VENT CAP TO ADJACENT CONDENSING UNITS, TYP. WHERE REQUIRED FOR MAINTENANCE. RE: MECH/MFR INFO FOR ADDITIONAL OR ALTERNATE MIN. CLEARANCES.
NOTE: COORDINATION W/ MEP LOCATION OF CURB INLETS, WALL HYDRANTS, AND ANY ADDITIONAL ITEMS.
*GC PLEASE ADVISE MEP/ARCH OF ANY CONFLICTS

2. ACTIVE VENTILATION PRODUCTS, INC. "EXHAUST" AURA VENT: (LOCATIONS AS NOTED ON DRAWINGS)

MAINTAIN 36" CLEAR FROM POP VENT CAP TO ADJACENT CONDENSING UNITS, TYP. WHERE REQUIRED FOR MAINTENANCE. RE: MECH/MFR INFO FOR ADDITIONAL OR ALTERNATE MIN. CLEARANCES.
NOTE: COORDINATION W/ MEP LOCATION OF CURB INLETS, WALL HYDRANTS, AND ANY ADDITIONAL ITEMS.
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1 BUILDING B - ROOF PLAN
1/8" = 1'-0"

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Lee's Summit, Missouri
10/30/24


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• 09.16.2024 PERMIT SET

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2 10.30.24 CITY COMMENTS 1

JOB NO. 720522
DATE 10.23.2024
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SHEET NAME
BUILDING B - ROOF PLAN

SHEET NO.
# A2.25

10/29/2024 6:35:16 PM

ARCH E1.30" x 42"

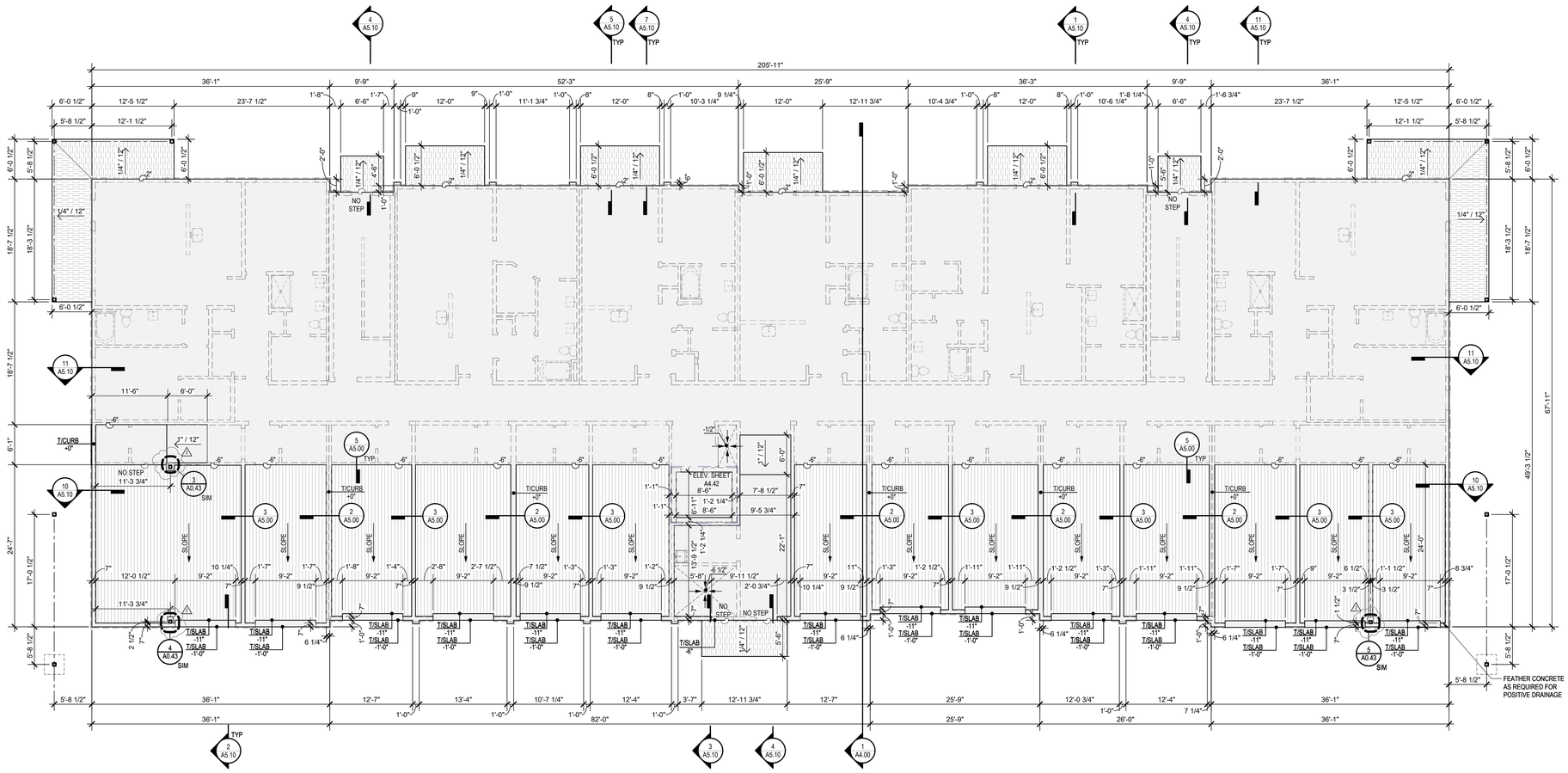
**SLAB PLAN GENERAL NOTES:**

A. SEE STRUCTURAL FOR CONCRETE THICKNESS AND REINFORCING.

B. COORDINATE GARAGE DOOR ROUGH OPENING WITH GARAGE DOOR MANUFACTURER.

**GRAPHIC LEGEND:**

- PATIO/STOOP SLAB W/ BROOM FINISH
- SLOPING GARAGE SLAB W/ SMOOTH FINISH
- TYPICAL BUILDING SLAB
- ELEVATION CHANGE SYMBOL




1 BUILDING C - SLAB PLAN
1/8" = 1'-0"

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SHEET NO.
A2.30

10/29/2024 6:35:20 PM

ARCH E1.30" x 42"

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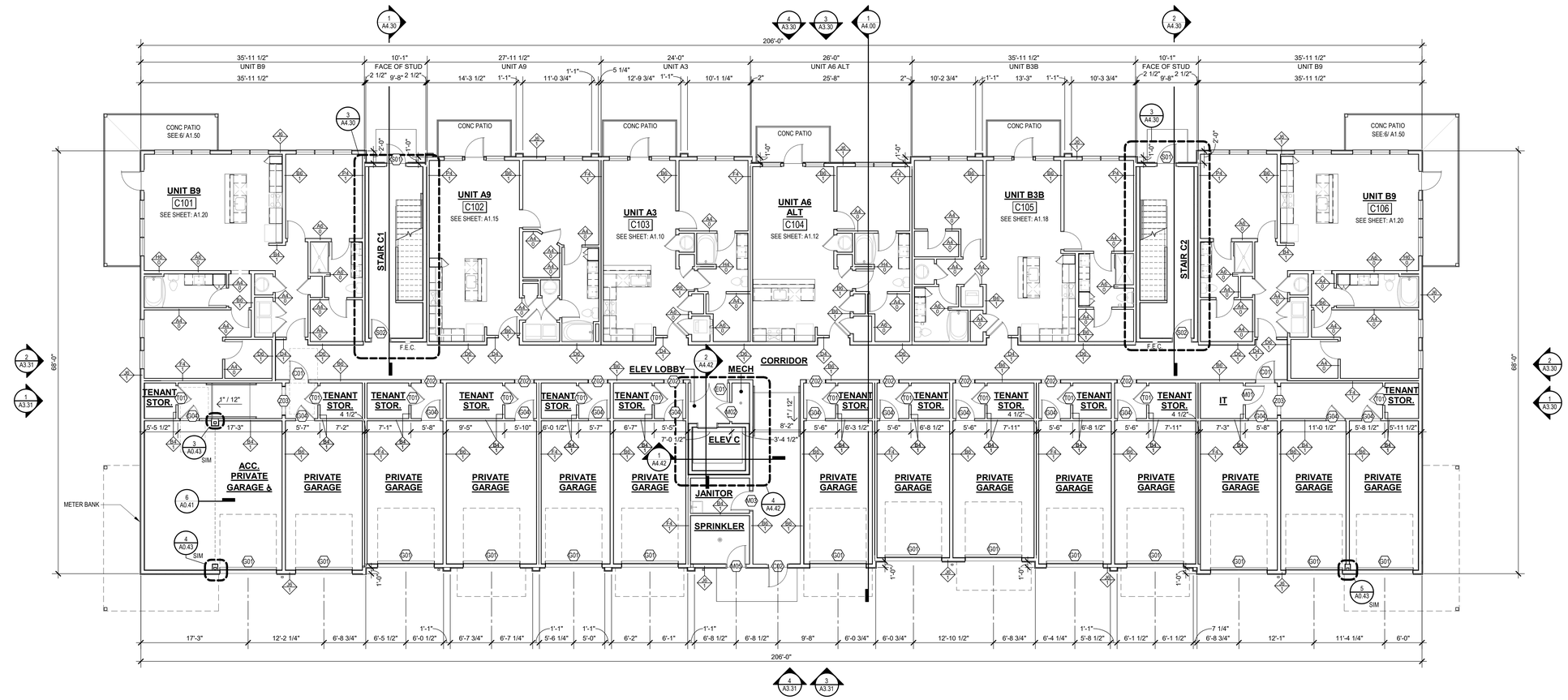
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– – – – – – – OVERHEAD LINE




1 BUILDING C - 1ST FLOOR PLAN
1/8" = 1'-0"

BLDG # 2

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LEE'S SUMMIT, MISSOURI

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- 09.16.2024 PERMIT SET

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2 10.30.24 CITY COMMENTS 1

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BUILDING C - 1ST FLOOR PLAN
SHEET NO.
A2.31

10/29/2024 6:55:23 PM

ARCH E1 30" x 42"

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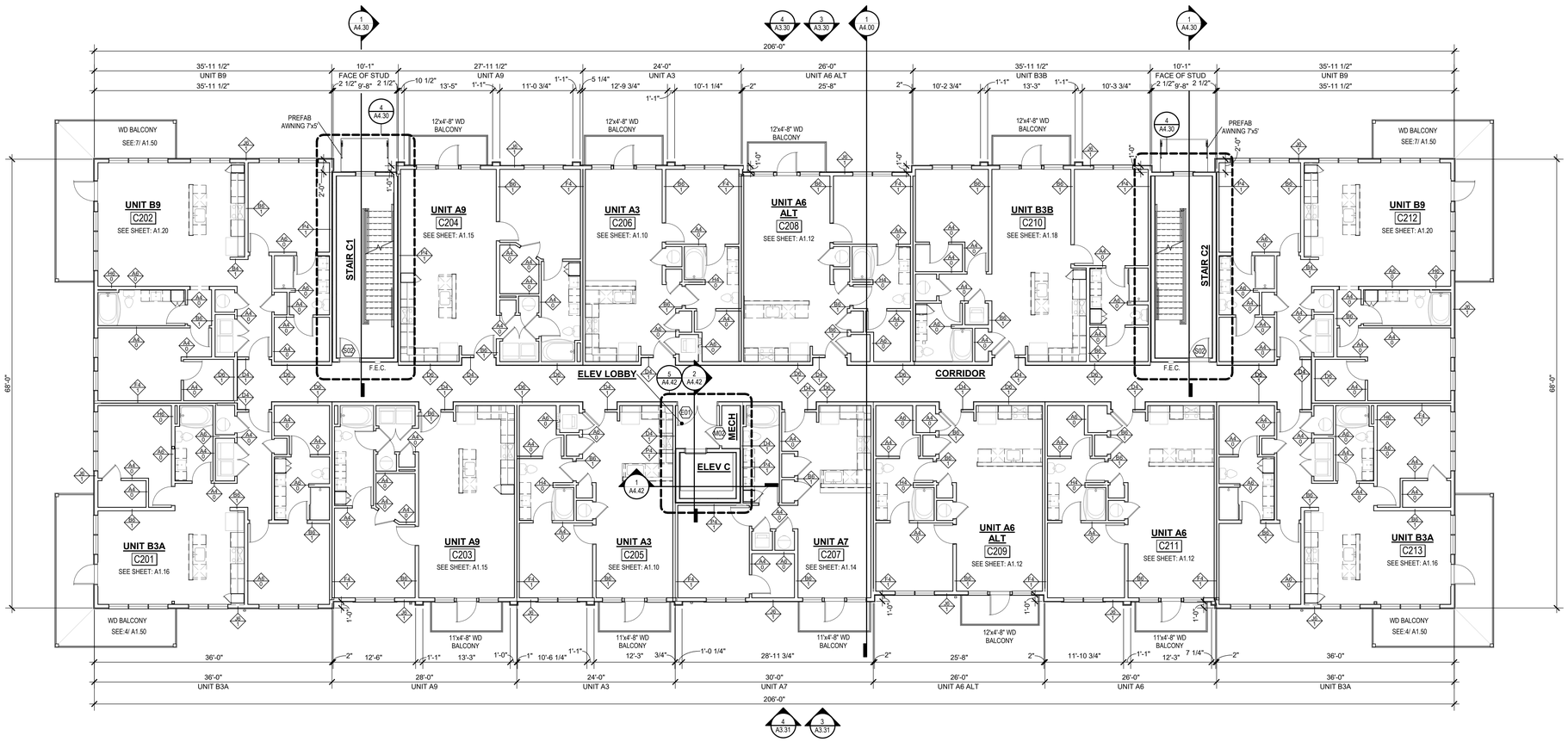
G. DOWNSPOUTS SHALL BE PIPED TO STORM DRAINS BELOW GRADE. SEE CIVIL DRAWINGS.

H. FIRST LETTER OF UNIT NUMBER TO BE REPLACED WITH BUILDING NUMBER ON SITE.

I. CEILINGS TO BE 9'-0" TYPICAL AND 10'-0" AT TOP FLOORS UNLESS NOTED OTHERWISE.

J. ALL DOORS TO BE PLACED 5" FROM FACE OF STUD TO OPENING UNO. REFERENCE UNIT PLANS FOR WINDOW AND DOOR PLACEMENT ON UNITS.

– – – – – – – OVERHEAD LINE




1 BUILDING C - 2ND FLOOR PLAN
1/8" = 1'-0"

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CLINT EDD EVANS
NUMBER A-9999
ARCHITECT
10/30/2024

REVISION 2:
- WALL TAGS ADDED

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

DRAWING RELEASE LOG
- 09.10.2024 PERMIT SET

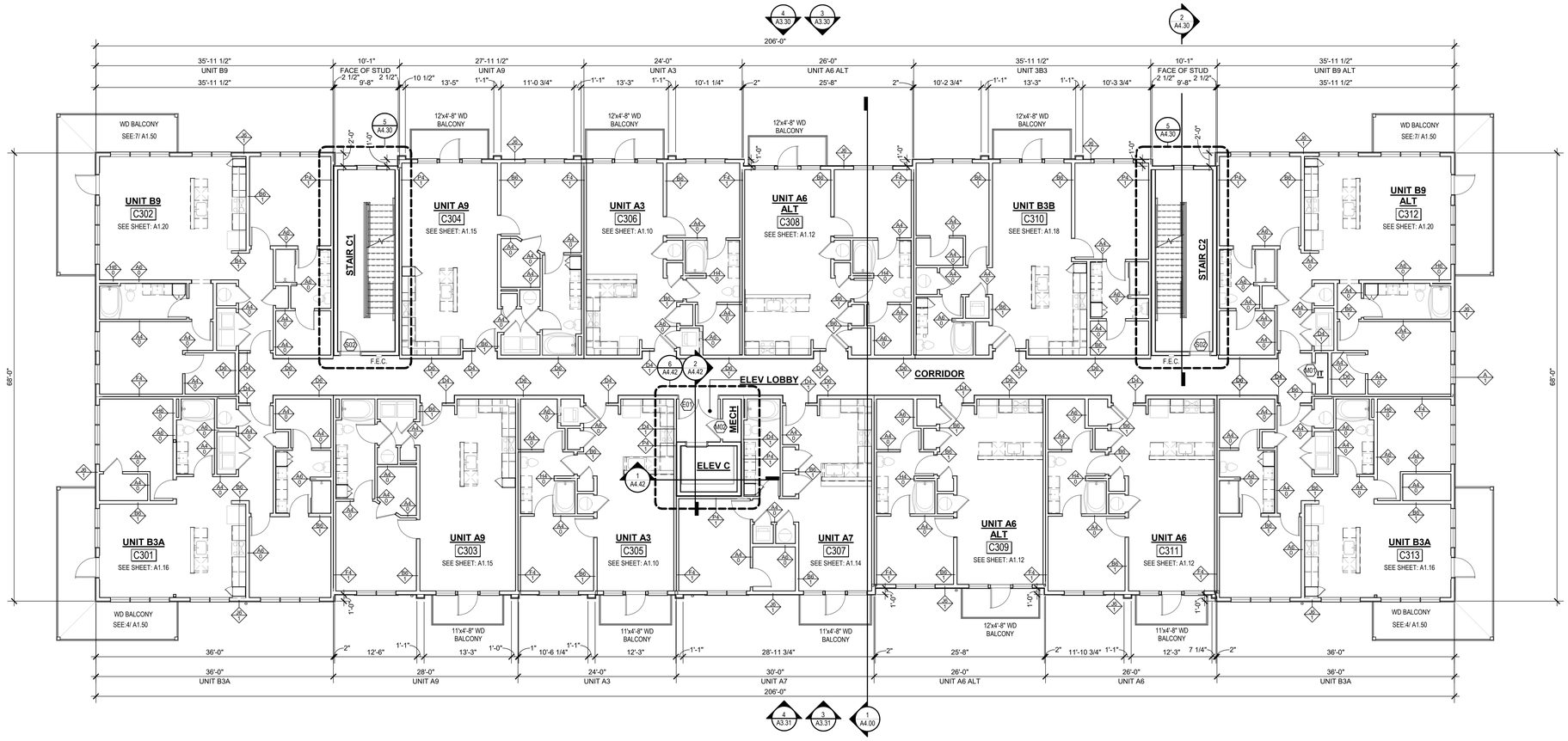
△ REVISIONS
2 10.30.24 CITY COMMENTS 1

JOB NO. 720522
DATE 10.23.2024
DRAWN BY IA/BB/CE
PERMIT SET

SHEET NAME
BUILDING C - 2ND FLOOR PLAN
SHEET NO.
A2.32

10/29/2024 6:35:27 PM

ARCH E1 30" x 42"




1 BUILDING C - 3RD FLOOR PLAN
1/8" = 1'-0"

**BUILDING FLOOR PLAN GENERAL NOTES:**

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

B. SEE SHEETS **A0.20** AND **A0.21** FOR RATED ASSEMBLIES

C. ALL EXTERIOR COMMON USE DOOR THRESHOLDS TO BE ACCESSIBLE. ALL ACCESSIBLE ENTRANCES SHALL HAVE NO MORE THAN A 1:48 SLOPE FOR A DISTANCE OF 60" PERPENDICULAR TO THE DOOR.

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– – – – – – – OVERHEAD LINE

RELEASED FOR CONSTRUCTION
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Lee's Summit, Missouri
10/30/24

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NUMBER A-9999
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REVISION 2:
- WALL TAGS ADDED

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

DRAWING RELEASE LOG
- 09.16.2024 PERMIT SET

REVISIONS
2 10.30.24 CITY COMMENTS 1

JOB NO. 720522
DATE 10.23.2024
DRAWN BY IA/BB/CE
PERMIT SET

SHEET NAME
BUILDING C - 3RD FLOOR PLAN
SHEET NO.
A2.33

10/29/2024 6:35:31 PM

ARCH E1.30" x 42"

RELEASED FOR CONSTRUCTION
As Noted on Plans Review
Development Services Department
Lee's Summit, Missouri
10/30/24

## BUILDING FLOOR PLAN GENERAL NOTES:

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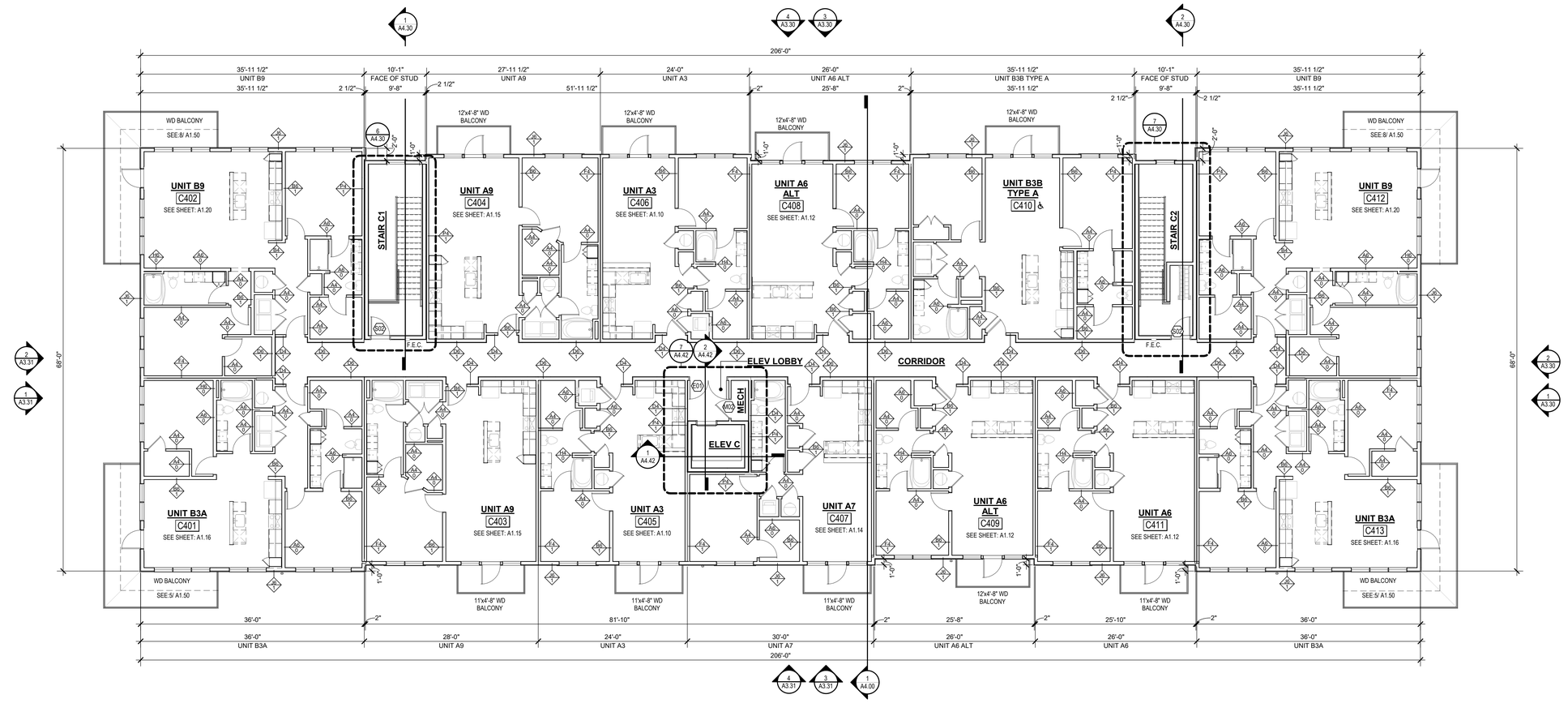
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– – – – – – – OVERHEAD LINE

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10/30/2024




1 BUILDING C - 4TH FLOOR PLAN
1/8" = 1'-0"

REVISION 2:
- WALL TAGS ADDED

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

DRAWING RELEASE LOG
- 09.10.2024 PERMIT SET

△ REVISIONS
2 10.30.24 CITY COMMENTS 1

JOB NO. 720522
DATE 10.23.2024
DRAWN BY IA/BB/CE
PERMIT SET

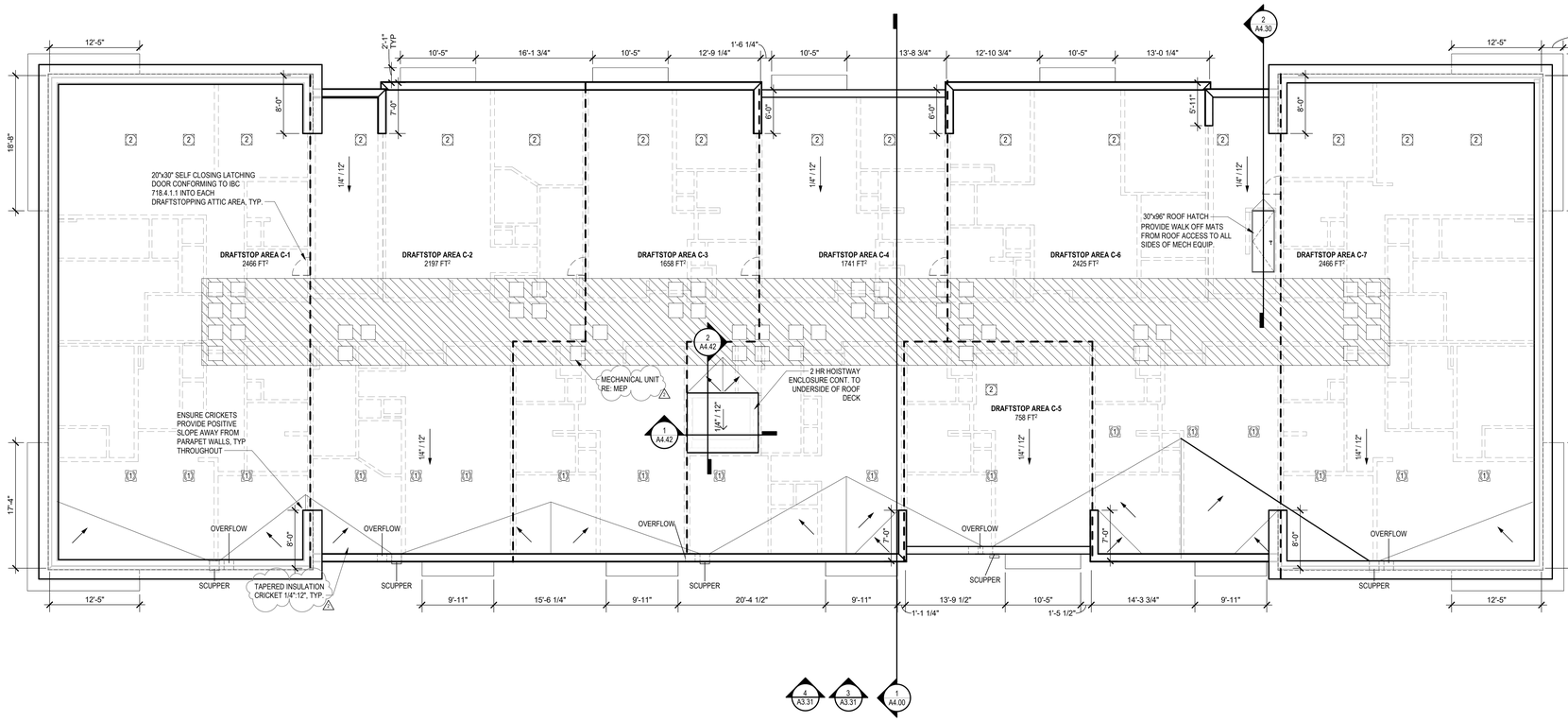
SHEET NAME
BUILDING C - 4TH FLOOR PLAN
SHEET NO.
A2.34

10/29/2024 6:35:35 PM

ARCH E1.30" x 42"

# WORKSHEET - BUILDING C

| Name | Area | Total Net Free Area of Venting Required | Total Net Free Area of Venting Provided | Vented Area Percentage at Upper Roof Provided | UPPER VENTING – STATIC VENTING: Vented Net Free Area Per Static Vent at Upper Roof | UPPER VENTING – STATIC VENTING: Vented Units Provided at Upper Roof | Total Net Free Area of Upper Venting Provided | LOWER VENTING – STATIC VENT: Vented Net Free Area Per Lower Static Vent | LOWER VENTING – STATIC VENT: Static Vents Provided | Total Lower Venting Provided |
|---|---|---|---|---|---|---|---|---|---|---|
| DRAFTSTOP C-1 | 2466 SF | 1183 in² | 1524 in² | 50.00% | 254 in² | 3 | 762 in² | 254 in² | 3 | 762 in² |
| DRAFTSTOP C-2 | 2197 SF | 1055 in² | 1524 in² | 50.00% | 254 in² | 3 | 762 in² | 254 in² | 3 | 762 in² |
| DRAFTSTOP C-3 | 1658 SF | 796 in² | 1016 in² | 50.00% | 254 in² | 2 | 508 in² | 254 in² | 2 | 508 in² |
| DRAFTSTOP C-4 | 1741 SF | 836 in² | 1016 in² | 50.00% | 254 in² | 2 | 508 in² | 254 in² | 2 | 508 in² |
| DRAFTSTOP C-5 | 758 SF | 364 in² | 508 in² | 50.00% | 254 in² | 1 | 254 in² | 254 in² | 1 | 254 in² |
| DRAFTSTOP C-6 | 2425 SF | 1164 in² | 1524 in² | 50.00% | 254 in² | 3 | 762 in² | 254 in² | 3 | 762 in² |
| DRAFTSTOP C-7 | 2466 SF | 1183 in² | 1524 in² | 50.00% | 254 in² | 3 | 762 in² | 254 in² | 3 | 762 in² |




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

## ROOF PLAN GENERAL NOTES:

A. REFER TO BUILDING ELEVATIONS FOR SCUPPER & OVERFLOW LOCATIONS.

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

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

D. ALL CRICKETS SHALL SLOPE 1/2" PER FOOT MINIMUM.

E. PROVIDE KICK-OUT FLASHING AT ALL ROOF TO SIDE-WALL CONDITIONS.

F. COORDINATE ALL ROOFING DETAILS WITH MANUFACTURER'S WARRANTED SYSTEM.

## ATTIC VENTING REQUIREMENTS

REQUIEMENTS PER 2018 IBC SECTION 1202.2:
MIN. NET FREE AREA OF ROOF VENTILATION: 1/300 ROOF AREA

PROVIDE 40%-50% VENT AREA HIGH, 50%-60% LOW

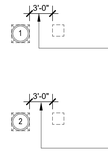
PROPOSED ROOF VENTILATION
LOW: POP VENT INTAKE (254 SQ. IN. NET FREE AREA PER VENT)

HIGH: AURA ROOF VENT (254 SQ. IN NET FREE AREA PER VENT)

## GRAPHIC LEGEND:

ALLOWABLE EQUIPMENT AREA

FRTW SHEATHING WITHIN 4'-0" EACH SIDE OF FIREWALL. NO PENETRATIONS IN THIS AREA.




**ROOF VENTING LEGEND**

1. ACTIVE VENTILATION PRODUCTS, INC. "INTAKE" VENT: (LOCATIONS AS NOTED ON DRAWINGS)

MAINTAIN 36" CLEAR FROM POP VENT CAP TO ADJACENT CONDENSING UNITS, TYP. WHERE REQUIRED FOR MAINTENANCE. RE: MECH/MFR INFO FOR ADDITIONAL OR ALTERNATE MIN. CLEARANCES.
NOTE: COORDINATION W/ MEP LOCATION OF CURB INLETS, WALL HYDRANTS, AND ANY ADDITIONAL ITEMS.
*GC PLEASE ADVISE MEP/ARCH OF ANY CONFLICTS

2. ACTIVE VENTILATION PRODUCTS, INC. "EXHAUST" AURA VENT: (LOCATIONS AS NOTED ON DRAWINGS)

MAINTAIN 36" CLEAR FROM POP VENT CAP TO ADJACENT CONDENSING UNITS, TYP. WHERE REQUIRED FOR MAINTENANCE. RE: MECH/MFR INFO FOR ADDITIONAL OR ALTERNATE MIN. CLEARANCES.
NOTE: COORDINATION W/ MEP LOCATION OF CURB INLETS, WALL HYDRANTS, AND ANY ADDITIONAL ITEMS.
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Lee's Summit, Missouri
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A NEW MULTI-FAMILY PROJECT:
# EVREN APARTMENTS
LEE'S SUMMIT, MISSOURI

DRAWING RELEASE LOG
• 09.10.2024 PERMIT SET

△ REVISIONS
2 10.30.24 CITY COMMENTS 1

JOB NO. 720522
DATE 10.23.2024
DRAWN BY IA/BB/CE
PERMIT SET

SHEET NAME
BUILDING C - ROOF PLAN

SHEET NO.
# A2.35

10/29/2024 6:35:38 PM

ARCH E1 30" x 42"

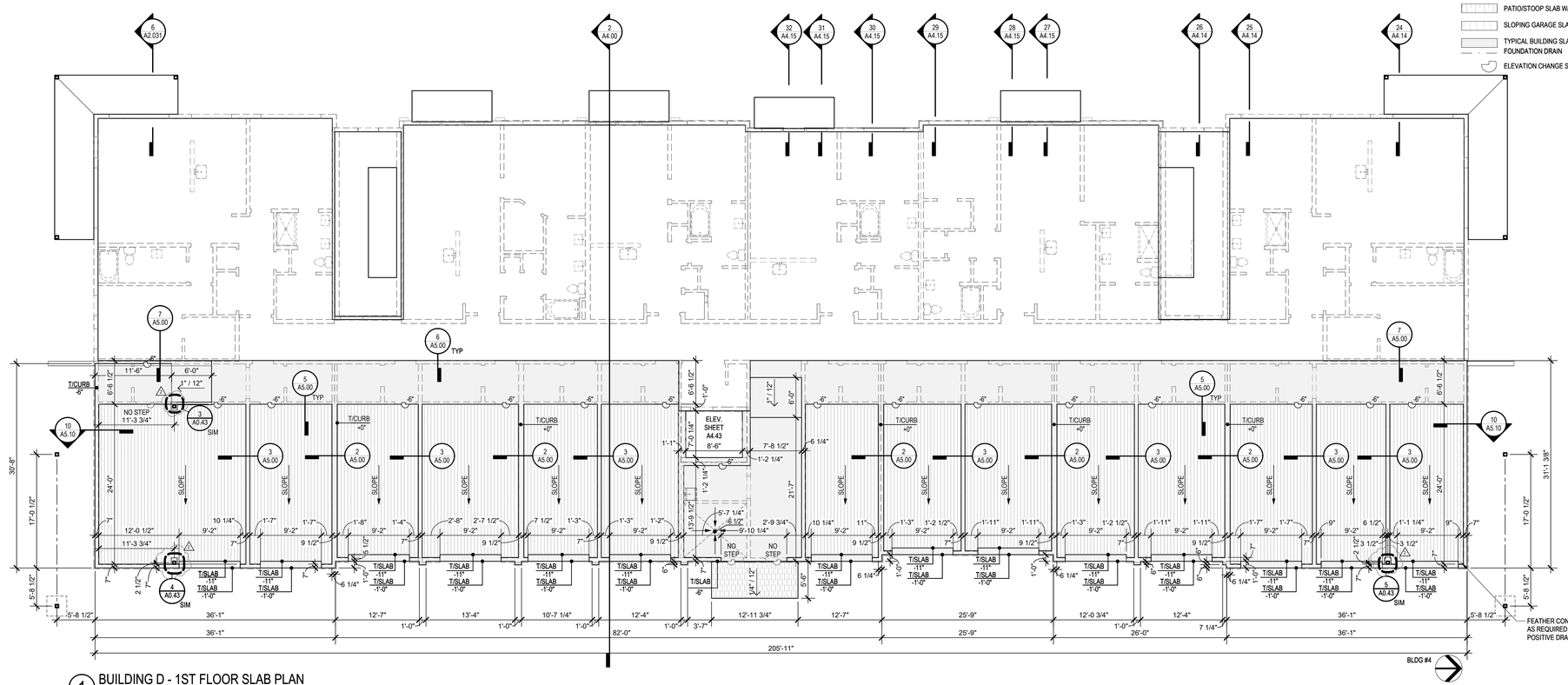
**SLAB PLAN GENERAL NOTES:**

A. SEE STRUCTURAL FOR CONCRETE THICKNESS AND REINFORCING.

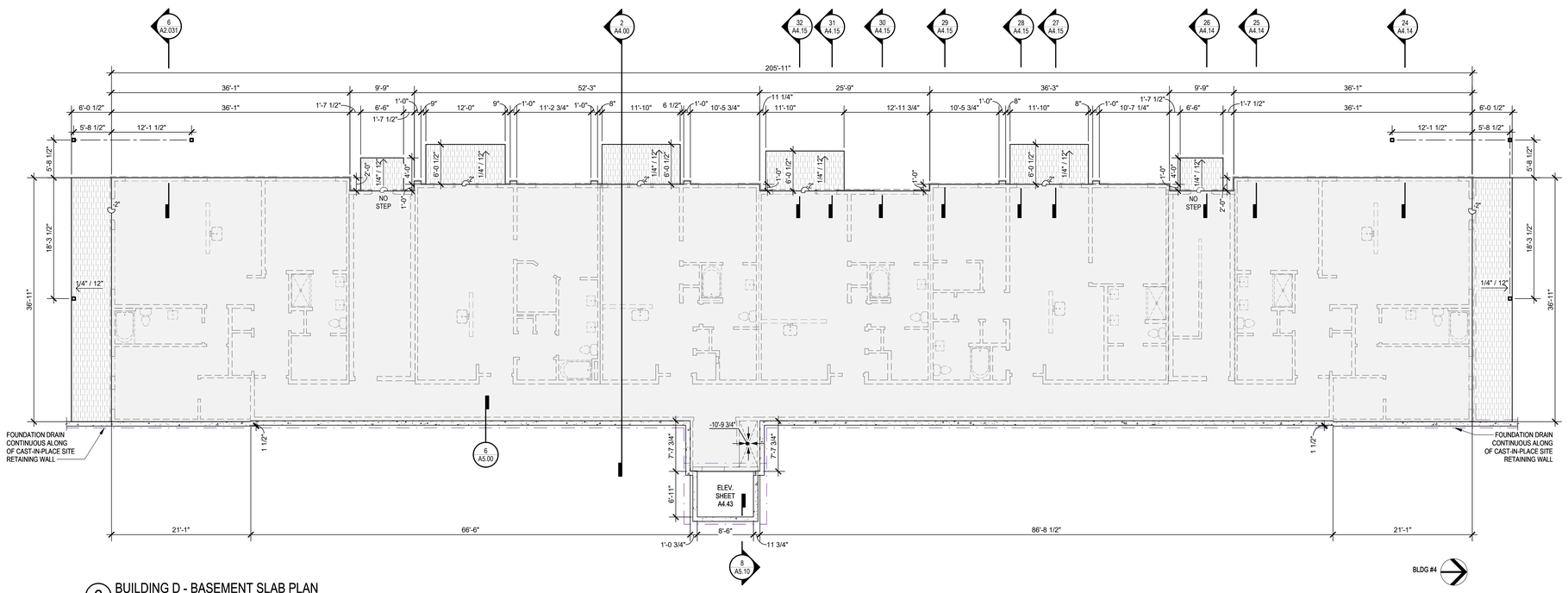
B. COORDINATE GARAGE DOOR ROUGH OPENING WITH GARAGE DOOR MANUFACTURER.

**GRAPHIC LEGEND:**

- PATIO/STOOP SLAB W/ BROOM FINISH
- SLOPING GARAGE SLAB W/ SMOOTH FINISH
- TYPICAL BUILDING SLAB
- FOUNDATION DRAIN
- ELEVATION CHANGE SYMBOL




1 BUILDING D - 1ST FLOOR SLAB PLAN
1/8" = 1'-0"




2 BUILDING D - BASEMENT SLAB PLAN
1/8" = 1'-0"

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A NEW MULTI-FAMILY PROJECT:
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DRAWING RELEASE LOG
- 09.16.2024 PERMIT SET

△REVISIONS
2 10.30.24 CITY COMMENTS 1

JOB NO. 720522
DATE 10.23.2024
DRAWN BY IA/BB/CE
PERMIT SET

SHEET NAME
BUILDING D - SLAB PLAN

SHEET NO.
# A2.40

10/29/2024 6:35:43 PM

ARCH E1 30" x 42"

## BUILDING FLOOR PLAN GENERAL NOTES:

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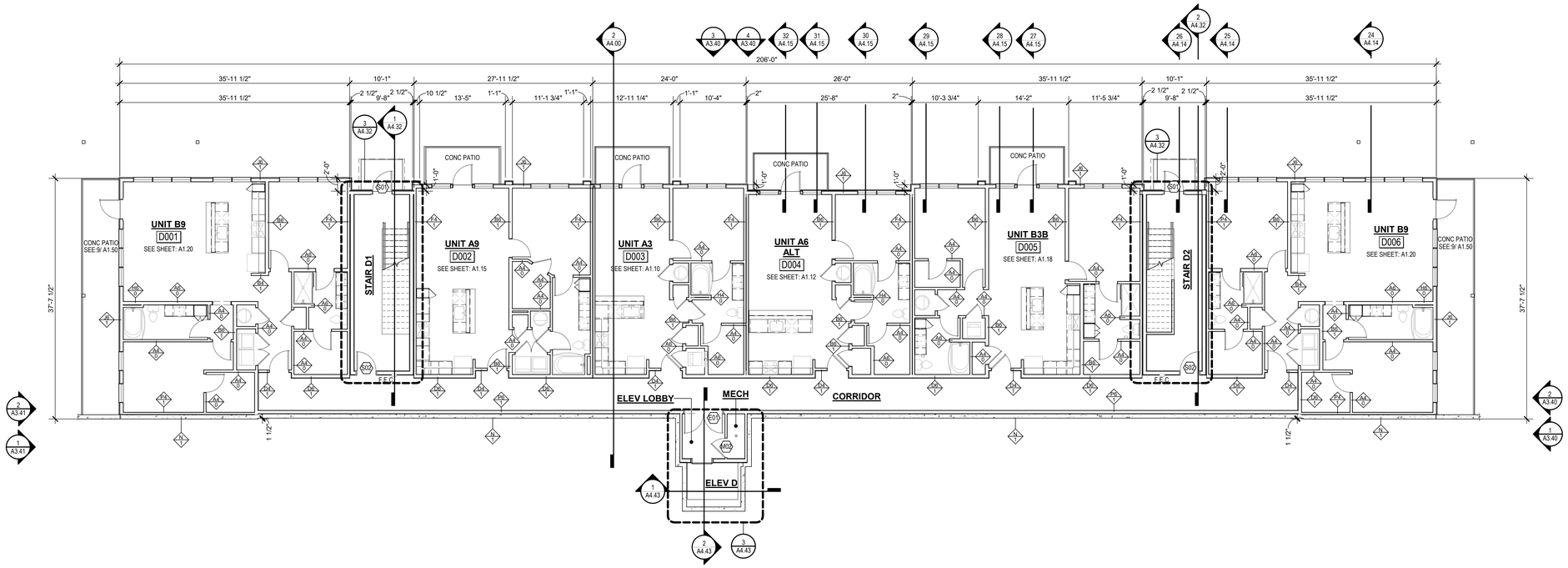
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– – – – – – – – OVERHEAD LINE

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10/30/24




1 BUILDING D - BASEMENT PLAN
1/8" = 1'-0"

BLDG # 4

REVISION 2:
- WALL TAGS ADDED

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

DRAWING RELEASE LOG
- 09.18.2024 PERMIT SET

△ REVISIONS
2 10.30.24 CITY COMMENTS 1

JOB NO. 720522
DATE 10.23.2024
DRAWN BY IA/BB/CE
PERMIT SET

SHEET NAME
BUILDING D - BASEMENT FLOOR PLAN
SHEET NO.
A2.41

10/29/2024 6:35:45 PM

ARCH E1.35" x 42"

## BUILDING FLOOR PLAN GENERAL NOTES:

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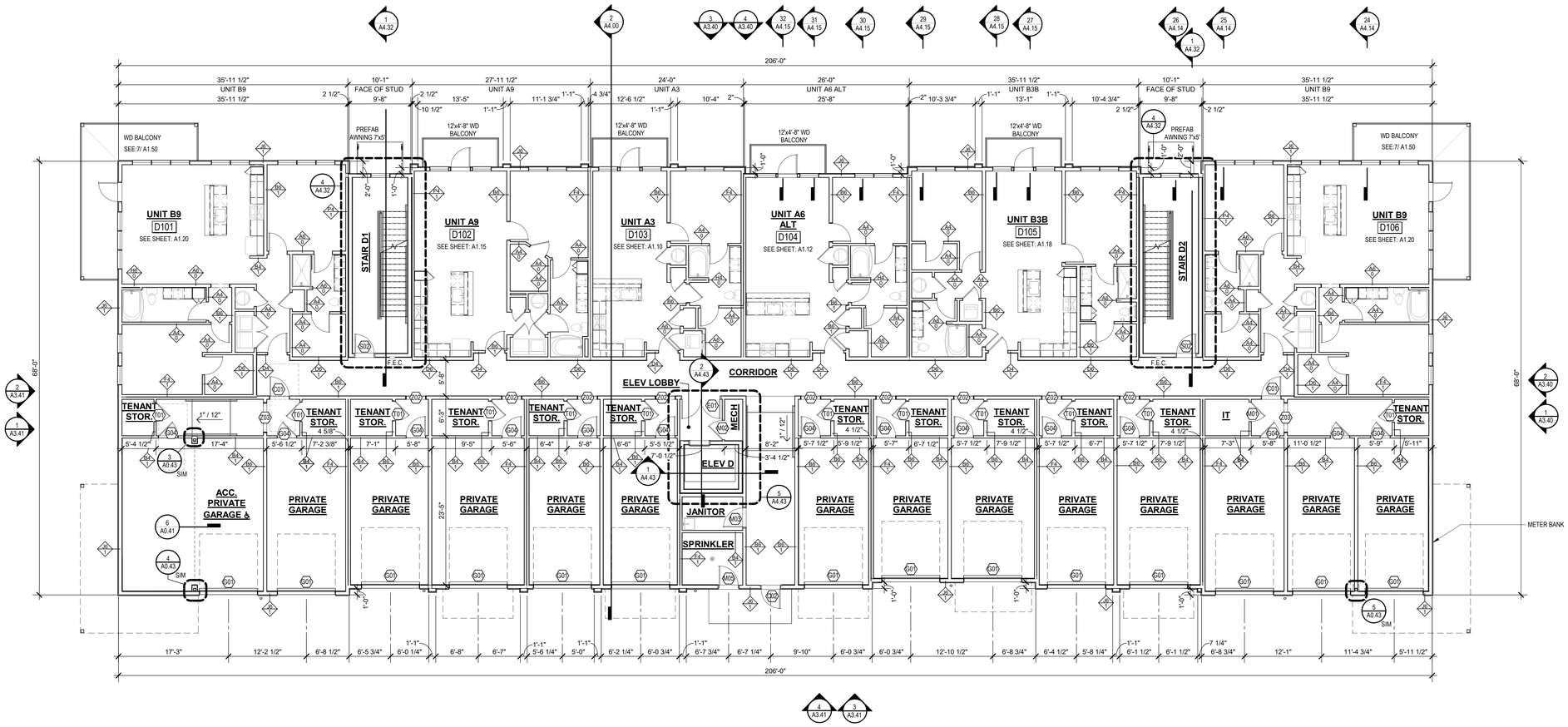
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– – – – – – – – OVERHEAD LINE

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1 BUILDING D - 1ST FLOOR PLAN
1/8" = 1'-0"

BLDG # 4

REVISION 2:
- WALL TAGS ADDED
- ACCESSIBILITY CLEARANCE ADDED

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

DRAWING RELEASE LOG
- 09.16.2024 PERMIT SET

△ REVISIONS
2 10.30.24 CITY COMMENTS 1

JOB NO. 720522
DATE 10.23.2024
DRAWN BY IA/BB/CE
PERMIT SET

SHEET NAME
BUILDING D - 1ST FLOOR PLAN
SHEET NO.
A2.42

10/29/2024 6:53:49 PM

ARCH E1.30" x 42"

## BUILDING FLOOR PLAN GENERAL NOTES:

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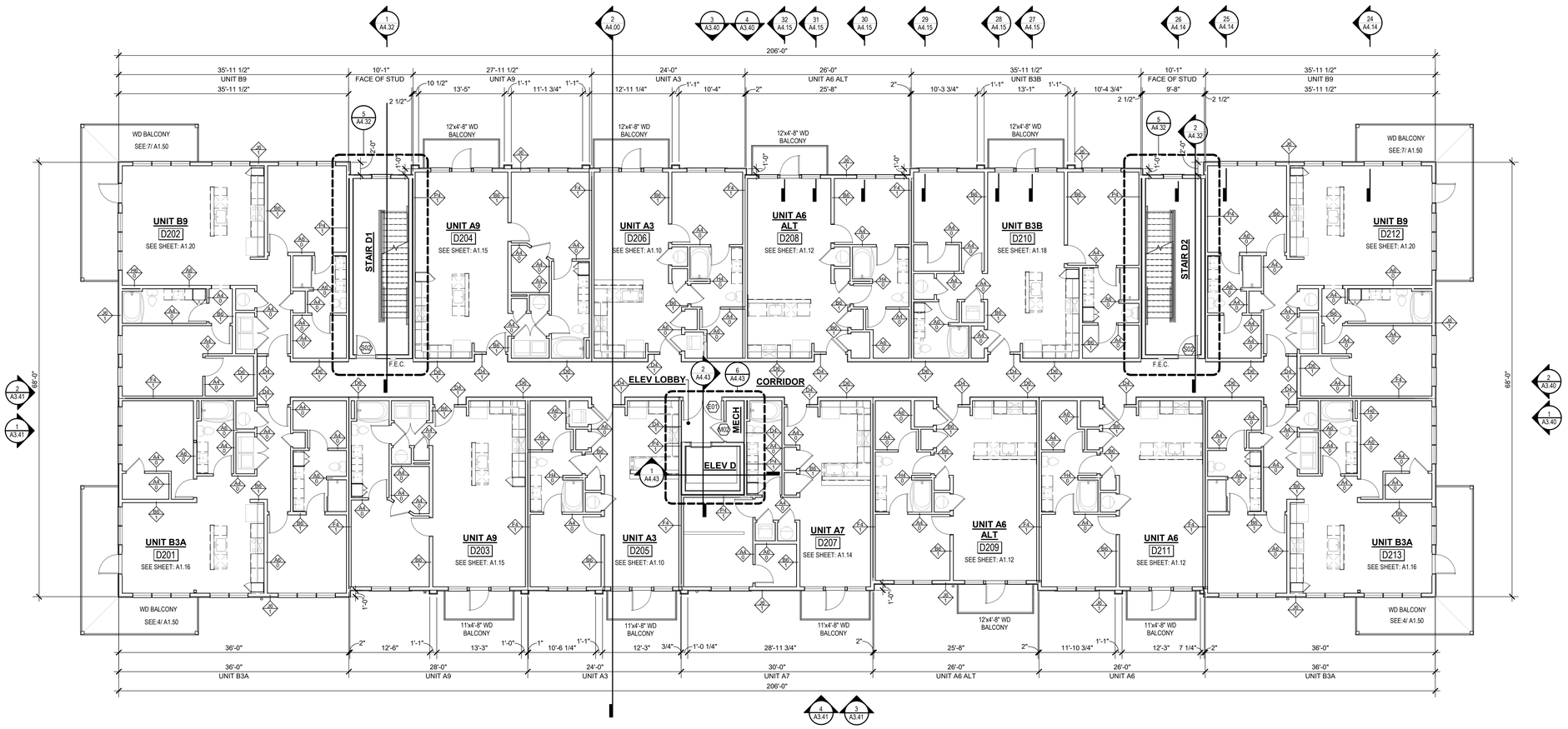
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– – – – – – – – OVERHEAD LINE

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1 BUILDING D - 2ND FLOOR PLAN
1/8" = 1'-0"

REVISION 2:
- WALL TAGS ADDED

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

DRAWING RELEASE LOG
- 09.10.2024 PERMIT SET

△ REVISIONS
2 10.30.24 CITY COMMENTS 1

JOB NO. 720522
DATE 10.23.2024
DRAWN BY IA/BB/CE
PERMIT SET

SHEET NAME
BUILDING D - 2ND FLOOR PLAN
SHEET NO.
A2.43

10/29/2024 6:35:53 PM

ARCH E1.30" x 42"

## BUILDING FLOOR PLAN GENERAL NOTES:

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

B. SEE SHEETS **A0.20** AND **A0.21** FOR RATED ASSEMBLIES

C. ALL EXTERIOR COMMON USE DOOR THRESHOLDS TO BE ACCESSIBLE. ALL ACCESSIBLE ENTRANCES SHALL HAVE NO MORE THAN A 1:48 SLOPE FOR A DISTANCE OF 60" PERPENDICULAR TO THE DOOR.

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

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

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

G. DOWNSPOUTS SHALL BE PIPED TO STORM DRAINS BELOW GRADE. SEE CIVIL DRAWINGS.

H. FIRST LETTER OF UNIT NUMBER TO BE REPLACED WITH BUILDING NUMBER ON SITE.

I. CEILINGS TO BE 9'-0" TYPICAL AND 10'-0" AT TOP FLOORS UNLESS NOTED OTHERWISE.

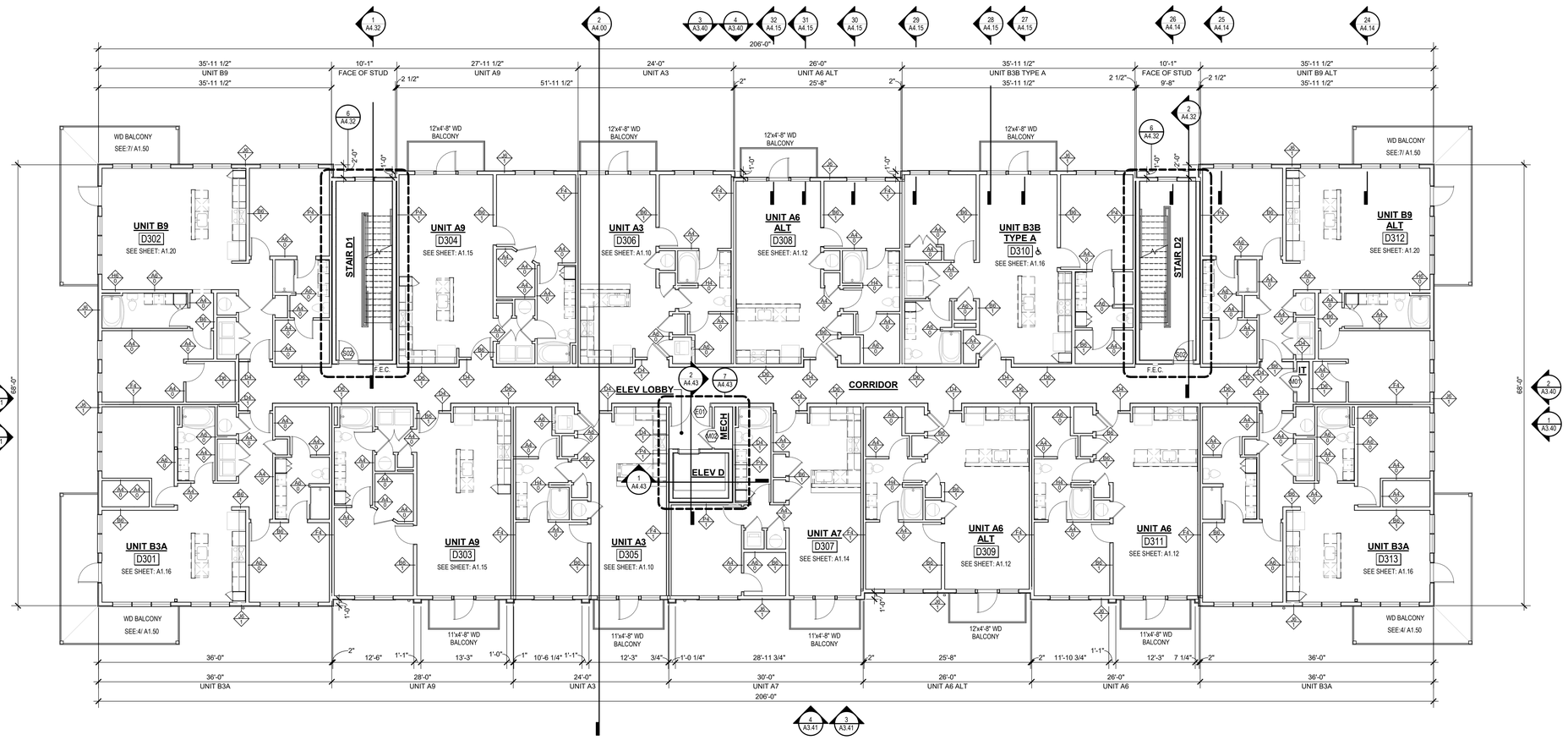
J. ALL DOORS TO BE PLACED 5" FROM FACE OF STUD TO OPENING UNO. REFERENCE UNIT PLANS FOR WINDOW AND DOOR PLACEMENT ON UNITS.

– – – – – – – – OVERHEAD LINE

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CLINT EDD EVANS
NUMBER A-2007037
ARCHITECT
10/30/2024




1 BUILDING D - 3RD FLOOR PLAN
1/8" = 1'-0"

BLDG # 4

REVISION 2:
- WALL TAGS ADDED

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

DRAWING RELEASE LOG
• 09.10.2024 PERMIT SET

△REVISIONS
2 10.30.24 CITY COMMENTS 1

JOB NO. 720522
DATE 10.23.2024
DRAWN BY IA/BB/CE
PERMIT SET

SHEET NAME
BUILDING D - 3RD FLOOR PLAN
SHEET NO.
A2.44

10/29/2024 6:35:57 PM

ARCH E1.30" x 42"

## BUILDING FLOOR PLAN GENERAL NOTES:

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

B. SEE SHEETS **A0.20** AND **A0.21** FOR RATED ASSEMBLIES

C. ALL EXTERIOR COMMON USE DOOR THRESHOLDS TO BE ACCESSIBLE. ALL ACCESSIBLE ENTRANCES SHALL HAVE NO MORE THAN A 1:48 SLOPE FOR A DISTANCE OF 60" PERPENDICULAR TO THE DOOR.

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

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

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

G. DOWNSPOUTS SHALL BE PIPED TO STORM DRAINS BELOW GRADE. SEE CIVIL DRAWINGS.

H. FIRST LETTER OF UNIT NUMBER TO BE REPLACED WITH BUILDING NUMBER ON SITE.

I. CEILINGS TO BE 9'-0" TYPICAL AND 10'-0" AT TOP FLOORS UNLESS NOTED OTHERWISE.

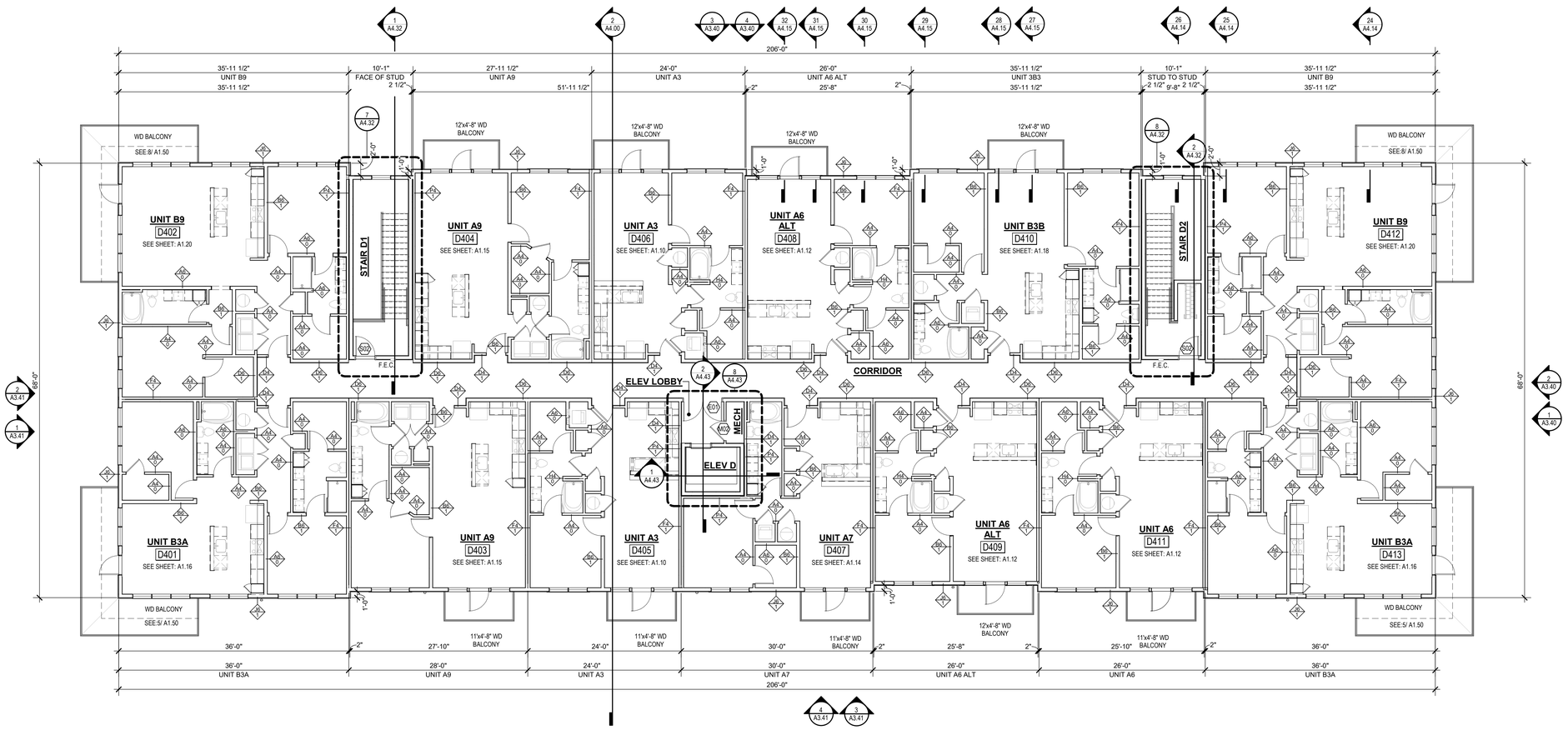
J. ALL DOORS TO BE PLACED 5" FROM FACE OF STUD TO OPENING UNO. REFERENCE UNIT PLANS FOR WINDOW AND DOOR PLACEMENT ON UNITS.

– – – – – – – – OVERHEAD LINE

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1 BUILDING D - 4TH FLOOR PLAN
1/8" = 1'-0"

REVISION 2:
- WALL TAGS ADDED

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

DRAWING RELEASE LOG
- 09.10.2024 PERMIT SET

REVISIONS
2 10.30.24 CITY COMMENTS 1

JOB NO. 720522
DATE 10.23.2024
DRAWN BY IA/BB/CE
PERMIT SET

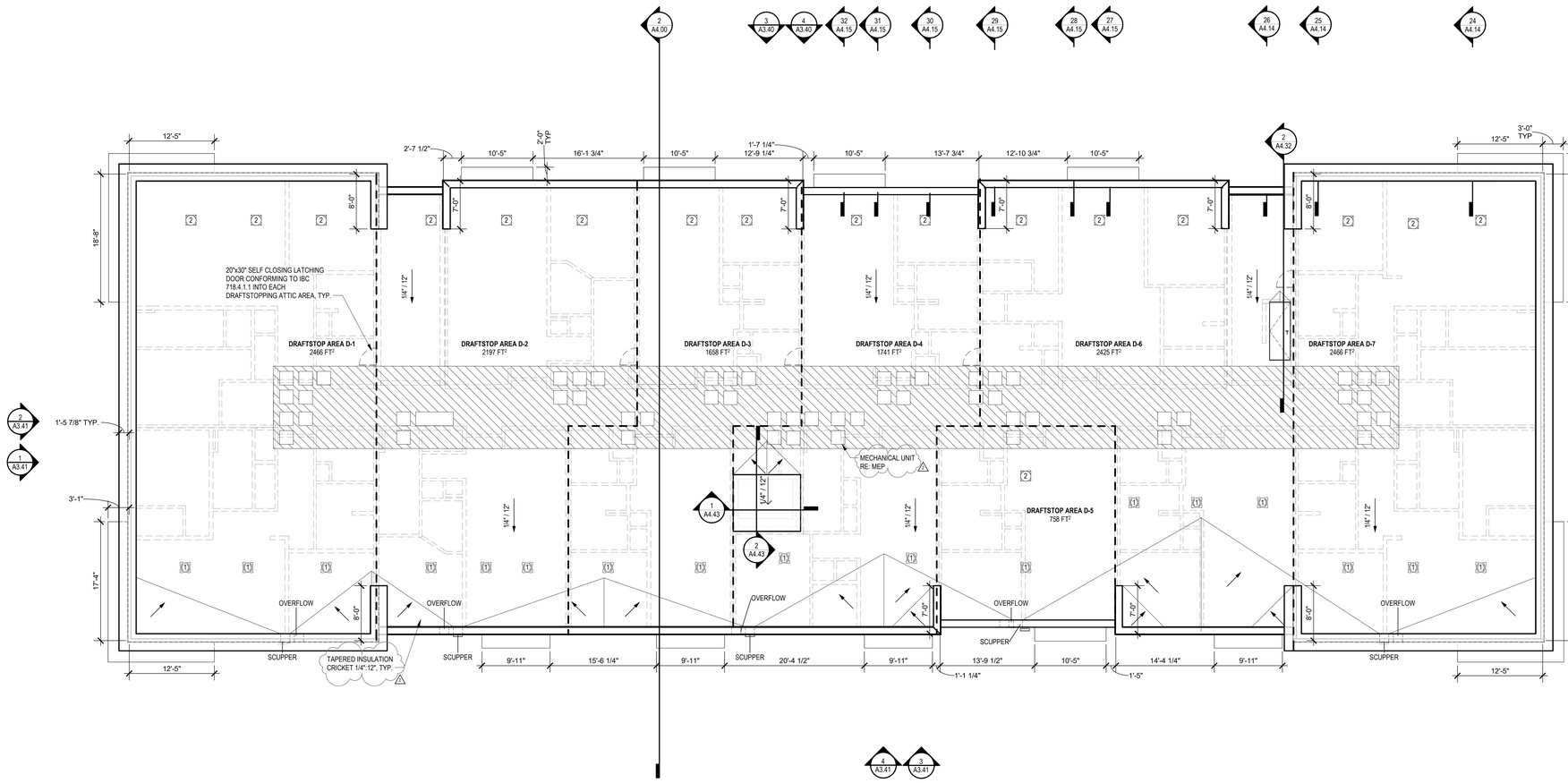
SHEET NAME
BUILDING D - 4TH FLOOR PLAN
SHEET NO.
A2.45

10/29/2024 6:36:01 PM

ARCH E1.30" x 42"

# WORKSHEET - BUILDING D

| Name | Area | Total Net Free Area of Venting Required | Total Net Free Area of Venting Provided | Vented Area Percentage at Upper Roof Provided | UPPER VENTING | | | LOWER VENTING | | |
|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | STATIC VENTING | | | STATIC VENT | | |
| | | | | | Vented Net Free Area Per Static Vent at Upper Roof | Vented Units Provided at Upper Roof | Total Net Free Area of Upper Venting Provided | Vented Net Free Area Per Lower Static Vent | Static Vents Provided | Total Lower Venting Provided |
| DRAFTSTOP D-1 | 2445 SF | 1173 in² | 1524 in² | 50.00% | 254 in² | 3 | 762 in² | 254 in² | 3 | 762 in² |
| DRAFTSTOP D-2 | 2200 SF | 1056 in² | 1524 in² | 50.00% | 254 in² | 3 | 762 in² | 254 in² | 3 | 762 in² |
| DRAFTSTOP D-3 | 1584 SF | 760 in² | 1016 in² | 50.00% | 254 in² | 2 | 508 in² | 254 in² | 2 | 508 in² |
| DRAFTSTOP D-4 | 1811 SF | 869 in² | 1016 in² | 50.00% | 254 in² | 2 | 508 in² | 254 in² | 2 | 508 in² |
| DRAFTSTOP D-5 | 758 SF | 364 in² | 508 in² | 50.00% | 254 in² | 1 | 254 in² | 254 in² | 1 | 254 in² |
| DRAFTSTOP D-6 | 2424 SF | 1163 in² | 1524 in² | 50.00% | 254 in² | 3 | 762 in² | 254 in² | 3 | 762 in² |
| DRAFTSTOP D-7 | 2448 SF | 1175 in² | 1524 in² | 50.00% | 254 in² | 3 | 762 in² | 254 in² | 3 | 762 in² |




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

## ROOF PLAN GENERAL NOTES:

A. REFER TO BUILDING ELEVATIONS FOR SCUPPER & OVERFLOW LOCATIONS.

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

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

D. ALL CRICKETS SHALL SLOPE 1/2" PER FOOT MINIMUM.

E. PROVIDE KICK-OUT FLASHING AT ALL ROOF TO SIDE-WALL CONDITIONS.

F. COORDINATE ALL ROOFING DETAILS WITH MANUFACTURER'S WARRANTED SYSTEM.

## ATTIC VENTING REQUIREMENTS

REQUIEMENTS PER 2018 IBC SECTION 1202.2:
MIN. NET FREE AREA OF ROOF VENTILATION: 1/300 ROOF AREA

PROVIDE 40%-50% VENT AREA HIGH, 50%-60% LOW

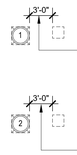
PROPOSED ROOF VENTILATION:
LOW: POP VENT INTAKE (254 SQ. IN. NET FREE AREA PER VENT)

HIGH: AURA ROOF VENT (254 SQ. IN NET FREE AREA PER VENT)

## GRAPHIC LEGEND:

ALLOWABLE EQUIPMENT AREA

FRTW SHEATHING WITHIN 4'-0" EACH SIDE OF FIREWALL. NO PENETRATIONS IN THIS AREA.




**ROOF VENTING LEGEND**

1. ACTIVE VENTILATION PRODUCTS, INC. "INTAKE" VENT: (LOCATIONS AS NOTED ON DRAWINGS)

MAINTAIN 36" CLEAR FROM POP VENT CAP TO ADJACENT CONDENSING UNITS, TYP. WHERE REQUIRED FOR MAINTENANCE. RE: MECH/MFR INFO FOR ADDITIONAL OR ALTERNATE MIN. CLEARANCES.
NOTE: COORDINATION W/ MEP LOCATION OF CURB INLETS, WALL HYDRANTS, AND ANY ADDITIONAL ITEMS.
*GC PLEASE ADVISE MEP/ARCH OF ANY CONFLICTS

2. ACTIVE VENTILATION PRODUCTS, INC. "EXHAUST" AURA VENT: (LOCATIONS AS NOTED ON DRAWINGS)

MAINTAIN 36" CLEAR FROM POP VENT CAP TO ADJACENT CONDENSING UNITS, TYP. WHERE REQUIRED FOR MAINTENANCE. RE: MECH/MFR INFO FOR ADDITIONAL OR ALTERNATE MIN. CLEARANCES.
NOTE: COORDINATION W/ MEP LOCATION OF CURB INLETS, WALL HYDRANTS, AND ANY ADDITIONAL ITEMS.
*GC PLEASE ADVISE MEP/ARCH OF ANY CONFLICTS

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NUMBER A-2007047
ARCHITECT
10/30/2024

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

DRAWING RELEASE LOG
• 09.10.2024 PERMIT SET

REVISIONS
2 10.30.24 CITY COMMENTS 1

JOB NO. 720522
DATE 10.23.2024
DRAWN BY IA/BB/CE
PERMIT SET

SHEET NAME
BUILDING D - ROOF PLAN

SHEET NO.
# A2.46

10/29/2024 6:36:04 PM

ARCH E1.30" x 42"

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Lee's Summit, Missouri
10/30/24




4 BUILDING A - FRONT ELEVATION
1/8" = 1'-0"




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




2 BUILDING A - RIGHT ELEVATION
1/8" = 1'-0"




1 BUILDING A - RIGHT ELEVATION
1/8" = 1'-0"

## ELEVATIONS GENERAL NOTES:

A. REFER TO SHEET **A5.40** FOR TYPICAL EXTERIOR CLADDING TRANSITIONS.

B. ALL EXTERIOR WALL LIGHT FIXTURES THAT PROJECT MORE THAN 4" FROM FACE OF WALL TO BE MOUNTED WHERE BOTTOM OF LIGHT FIXTURE IS 6'-8" AFF MIN.

C. ALL TRIM TO BE FIBER CEMENT U.N.O.

## EXTERIOR MATERIAL LEGEND:

1. THIN BRICK VENEER LIGHT FINISH
2. THIN BRICK VENEER SOLDIER COURSE LIGHT FINISH
3. THIN BRICK VENEER DARK FINISH
4. THIN BRICK VENEER SOLDIER COURSE DARK FINISH
5. FIBER CEMENT BOARD AND BATTEN GRAY
6. FIBER CEMENT BOARD AND BATTEN WHITE
7. FIBER CEMENT LAP SIDING WHITE
8. FIBER CEMENT LAP SIDING CHARCOAL




BLDG #1 BLDG #5 BLDG #8 BLDG #7

## BUILDING A - KEY PLAN

NOTE: ALL ROOFTOP MECHANICAL UNITS WILL BE PLACED NEAR THE CENTER OF THE WIDTH OF THE BUILDING AND AT LEAST 17' AWAY FROM ALL ROOF EDGES AND WILL NOT BE VISIBLE FROM THE STREET LEVEL.

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

DRAWING RELEASE LOG
• 09.16.2024 PERMIT SET

△REVISIONS

JOB NO. 720522
DATE 10.23.2024
DRAWN BY IA/BB/CE
PERMIT SET

SHEET NAME
BUILDING A - EXTERIOR ELEVATIONS
SHEET NO.
# A3.10

10/29/2024 6:36:53 PM

ARCH E1.30" x 42"




4 BUILDING A - REAR ELEVATION
1/8" = 1'-0"




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




2 BUILDING A -LEFT ELEVATION
1/8" = 1'-0"




1 BUILDING A - LEFT ELEVATION
1/8" = 1'-0"

## ELEVATIONS GENERAL NOTES:

A. REFER TO SHEET **A5.40** FOR TYPICAL EXTERIOR CLADDING TRANSITIONS.

B. ALL EXTERIOR WALL LIGHT FIXTURES THAT PROJECT MORE THAN 4" FROM FACE OF WALL TO BE MOUNTED WHERE BOTTOM OF LIGHT FIXTURE IS 6'-8" AFF MIN.

C. ALL TRIM TO BE FIBER CEMENT U.N.O.

## EXTERIOR MATERIAL LEGEND:

1. THIN BRICK VENEER LIGHT FINISH
2. THIN BRICK VENEER SOLDIER COURSE LIGHT FINISH
3. THIN BRICK VENEER DARK FINISH
4. THIN BRICK VENEER SOLDIER COURSE DARK FINISH
5. FIBER CEMENT BOARD AND BATTEN GRAY
6. FIBER CEMENT BOARD AND BATTEN WHITE
7. FIBER CEMENT LAP SIDING WHITE
8. FIBER CEMENT LAP SIDING CHARCOAL




## BUILDING A - KEY PLAN

NOTE: ALL ROOFTOP MECHANICAL UNITS WILL BE PLACED NEAR THE CENTER OF THE WIDTH OF THE BUILDING AND AT LEAST 17' AWAY FROM ALL ROOF EDGES AND WILL NOT BE VISIBLE FROM THE STREET LEVEL.

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

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JOB NO. 720522
DATE 10.23.2024
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PERMIT SET

SHEET NAME
BUILDING A - EXTERIOR ELEVATIONS
SHEET NO.
# A3.11

10/29/2024 6:37:31 PM