

Douglas Station

19 NE Sycamore Street
Lee's Summit, MO 64064

RELEASED FOR CONSTRUCTION
As Noted on Plan Review

Lee's Summit Fire Department
Lee's Summit, Missouri

03/13/2025



Michael A. Panethiere, Ph.D., P.E.

M&S Electric
3026 SW East US 40 Hwy
Blue Springs, MO 64015

REVISION 1:

REVISION 2:

REVISION 3:

Douglas Station
19 NE Sycamore Street
Lee's Summit, MO 64064

Fire Alarm Cover Page

DESIGNED BY:
AR

DATE:
02/26/25

JOB NUMBER:
407

SHEET NUMBER:
1 of 10

Addressable Fire Alarm System

Site



General Fire Alarm Notes:

1. All smoke detectors shall be located a minimum of three (3) feet from any HVAC diffuser.
2. Operable part of manual pull stations shall not be located less than 42 inches or more than 48 inches above the finished floor.
3. Wall mount strobes and horn/strobes shall be located so the bottom of the device is not less than 80 inches above the finished floor and not greater the 96 inches above the finished floor.
4. Wall wall mount notification devices shall be located not less than 6 inches below the finished ceiling.
5. Ceiling mount visible notification devices shall be mounted no higher than 30 feet above finished floor. If ceiling heights exceeds 30 feet, device must be suspended at or below 30 feet above finished floor.
6. Candela rating of strobes and horn/strobes shall be shown on the drawings.
7. Location of notification devices shall be a uniform height for all notification devices.
8. Cables, conduits and wire mold shall be securely fastened to the structure.
9. Fire alarm devices are to be installed in accordance with; IFC 2018, NFPA72 2016, ADA and manufacture requirements.
10. Smoke detectors shall be located on the ceiling not less than 4 inches form a sidewall to the nearest edge of the detector.
11. Drawings indicate general fire alarm device locations. Field verify device locations with minimal deviations and document any changes.
12. FACP Panel shall be on a dedicated 120V circuit with 20amp circuit breaker marked red with lock-on position.
13. All fire alarm wiring shall be installed in accordance with NFPA 70 (NEC).
14. Fire Alarm wire paths are reserved for fire alarm cabling only
15. Integration of future visible notification devices for office spaces, per 2010 ADA Standards for Accessible Design 215.3, capable by accessing fire alarm cabling above drop ceiling.

General Project Information:	
Project Name:	Douglas Station
Project Address:	Lee's Summit, MO 64086
Project Description:	Multi-family development with two buidling types (one has integrated clubhouse) and detached garages.

Applicable Building Codes:
2018 International Building Code 2018 International Fire Code 2017 National Electrical Code 2018 International Mechanical Code 2018 International Fire Code 2018 Fuel Gas Code

BUILDING TYPE A	
DESCRIPTION:	
3 Story Multi-Family Residential	
CLASSIFICATION SUMMARY:	
Occupancy Type: R-2 Construction Type: V-A Automatic Sprinkler System: Building is Fully Sprinkled, NFPA ESFR 13 System	
BUILDING HEIGHT AND NUMBER OF STORIES:	
Allowable Height Above Grade Plane (R-2):	60'
Actual Height Above Grade Plane:	42'
Allowable Stories Above Grade Plane:	4 Stories
Actual Stories Above Grade Plane:	3 Stories
Basement:	No

BUILDING TYPE C	
DESCRIPTION:	
3 Story Multi-Family Residential	
CLASSIFICATION SUMMARY:	
Occupancy Type: R-2 Construction Type: V-A Automatic Sprinkler System: Building is Fully Sprinkled, NFPA ESFR 13 System	
BUILDING HEIGHT AND NUMBER OF STORIES:	
Allowable Height Above Grade Plane (R-2):	60'
Actual Height Above Grade Plane:	42'
Allowable Stories Above Grade Plane:	4 Stories
Actual Stories Above Grade Plane:	3 Stories
Basement:	No

BUILDING 5	
DESCRIPTION:	
3 Story Multi-Family Residential	
CLASSIFICATION SUMMARY:	
Occupancy Type: R-2 & A-3 Construction Type: V-A Automatic Sprinkler System: Building is Fully Sprinkled, NFPA ESFR 13 System	
BUILDING HEIGHT AND NUMBER OF STORIES:	
Allowable Height Above Grade Plane (R-2):	60'
Actual Height Above Grade Plane:	42'
Allowable Stories Above Grade Plane:	4 Stories
Actual Stories Above Grade Plane:	3 Stories
Basement:	No



Fire Alarm Site Plan

Scale: 1/32" = 1'



Michael A Panethiere, Ph.D., P.E.

M&S Electric
3026 SW East US 40 Hwy
Blue Springs, MO 64015

REVISION 1:

REVISION 2:

REVISION 3:

Douglas Station
19 NE Sycamore Street
Lee's Summit, MO 64064

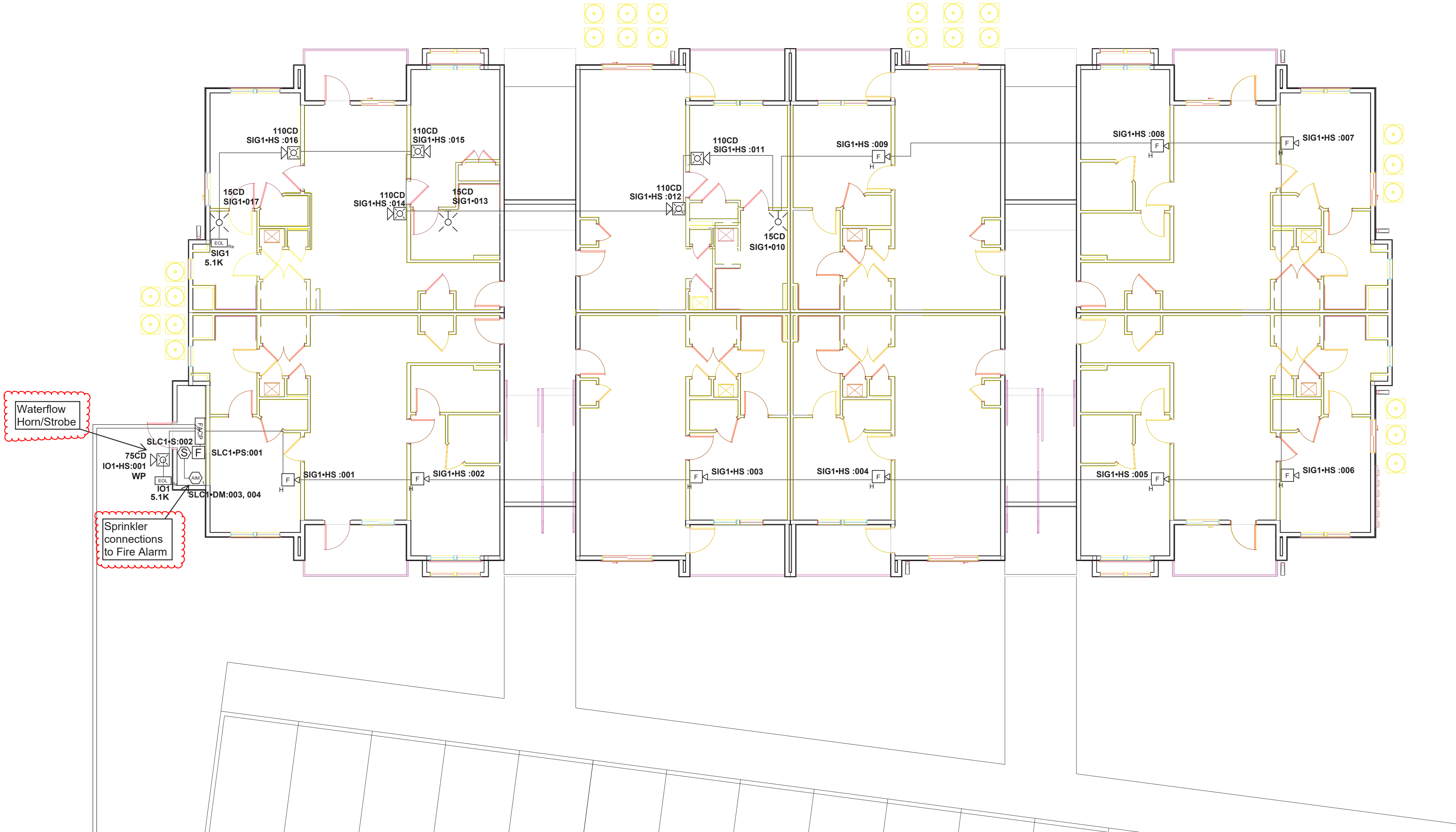
Fire Alarm Site Plan

DESIGNED BY:
AR

DATE:
02/26/25

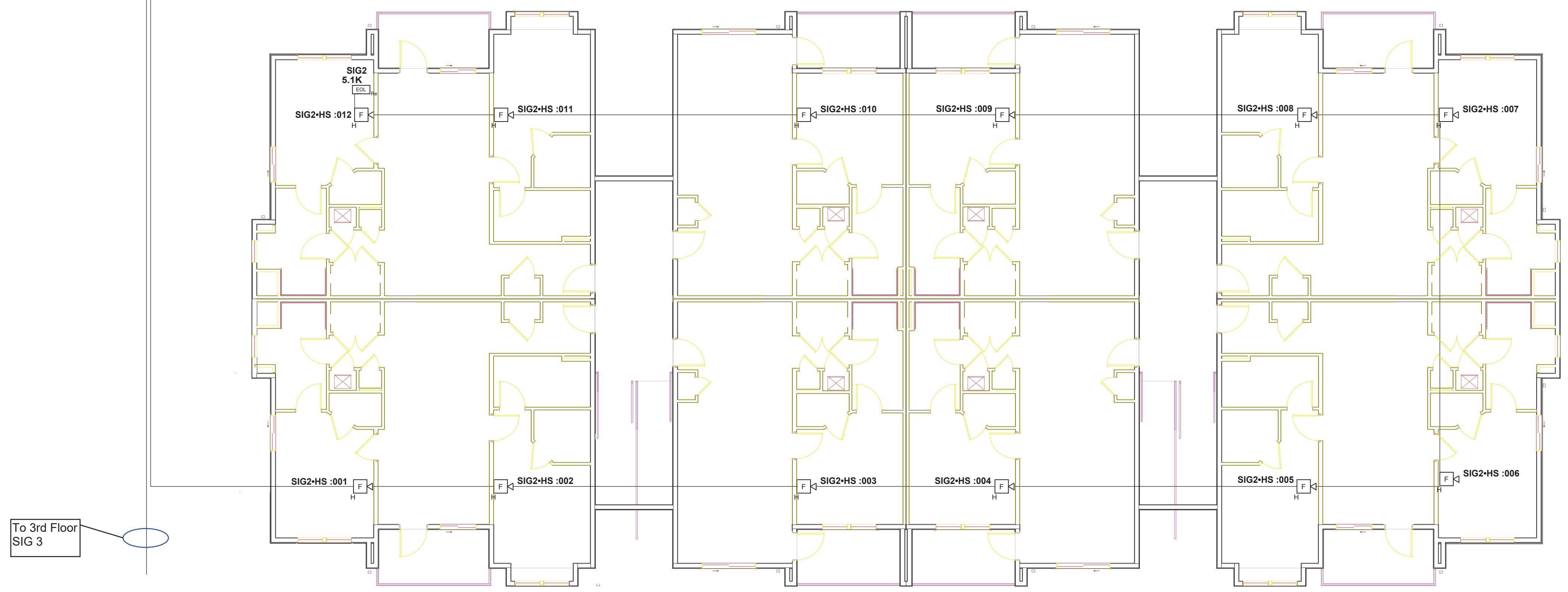
JOB NUMBER:
407

SHEET NUMBER:
2 of 10



Fire Alarm - Type A - Building 3 & 4 - Ground Floor Plan

Scale: 1/8" = 1'



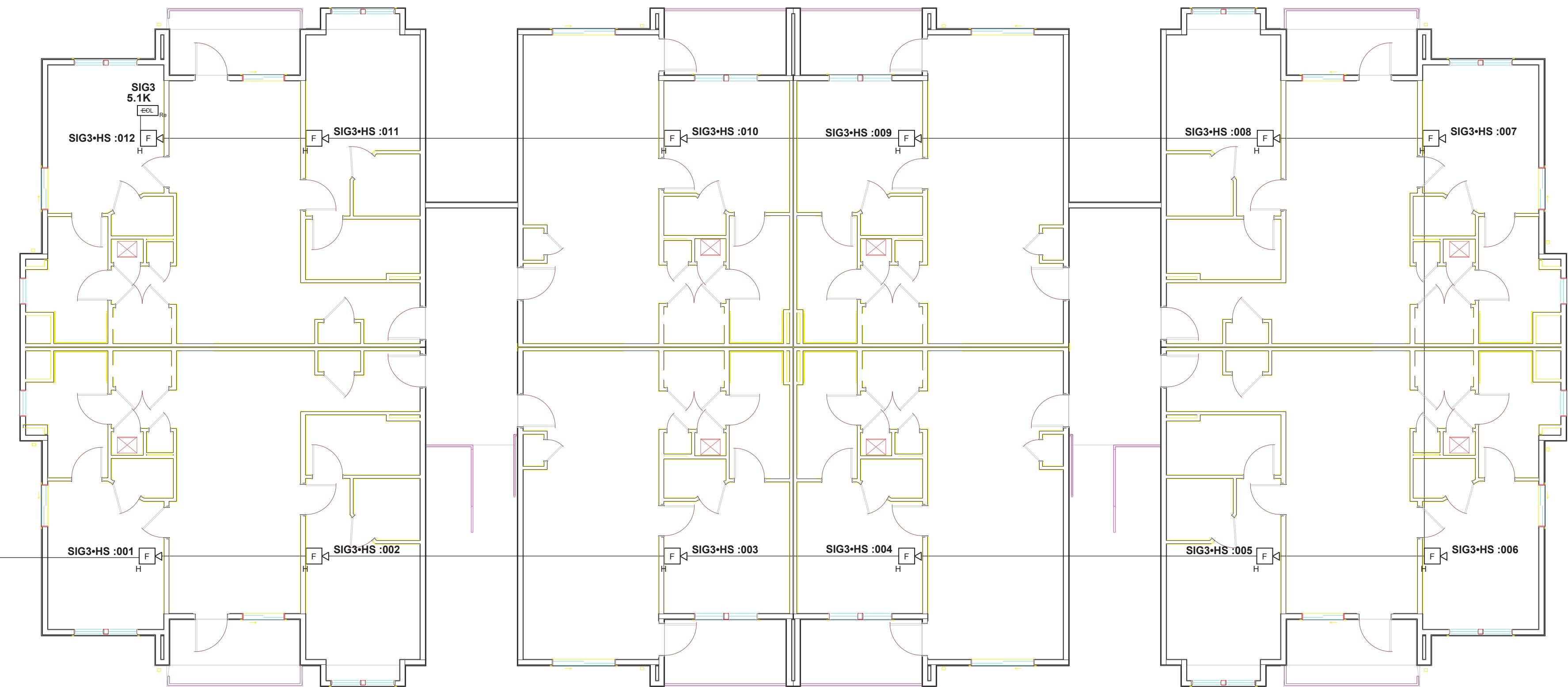
Fire Alarm - Type A - Building 3 & 4 - Second Floor Plan

Scale: 1/8" = 1'



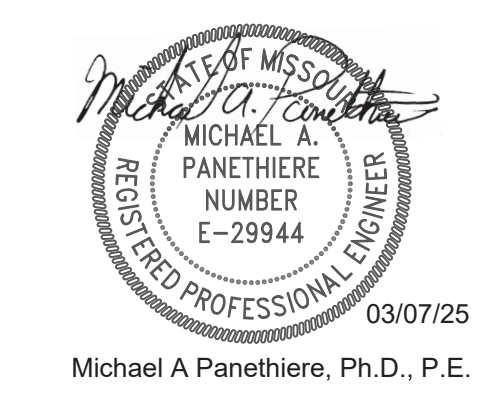


To FACP
SIG 3



Fire Alarm - Type A - Building 3 & 4 - Third Floor Plan

Scale: 1/8" = 1'



M&S Electric
3026 SW East US 40 Hwy
Blue Springs, MO 64015

REVISION 1:

REVISION 2:

REVISION 3:

Douglas Station
19 NE Sycamore Street
Lee's Summit, MO 64064

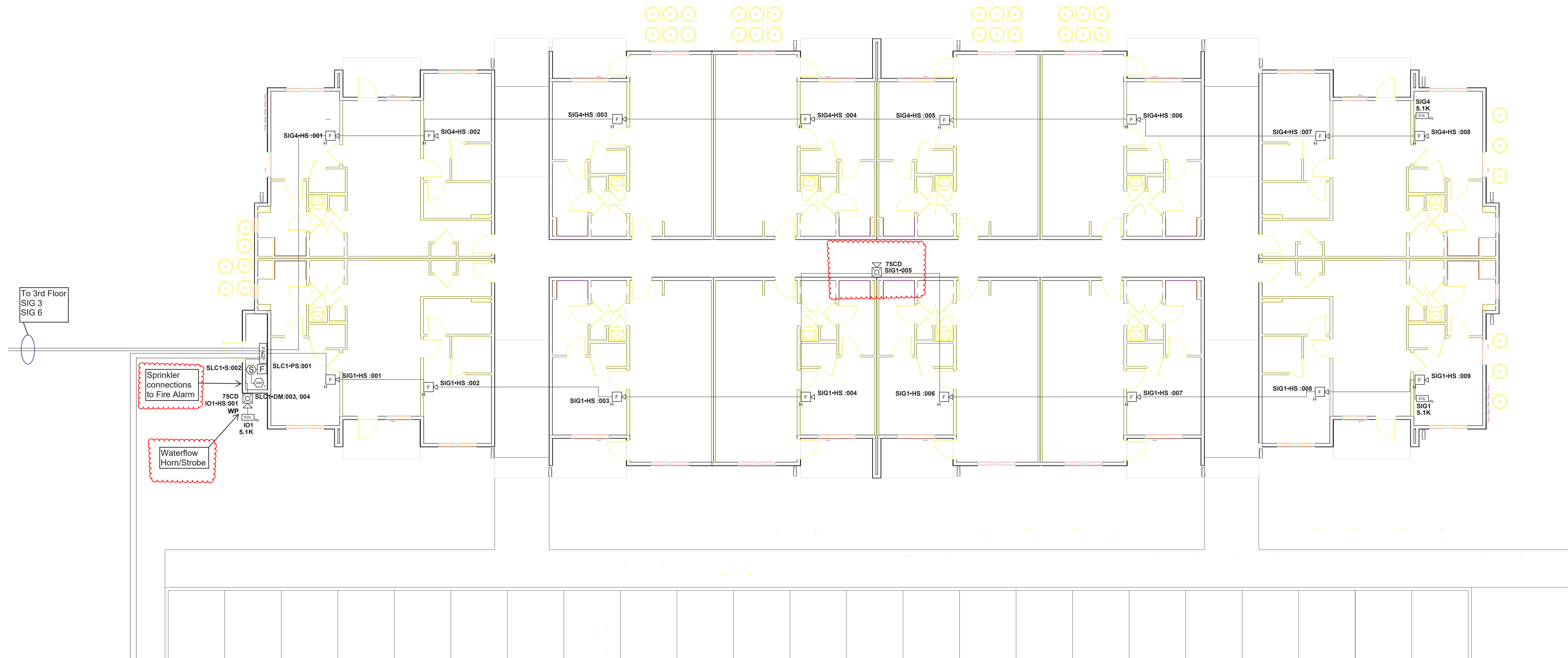
Fire Alarm Type A Floor Plan

DESIGNED BY:
AR

DATE:
02/26/25

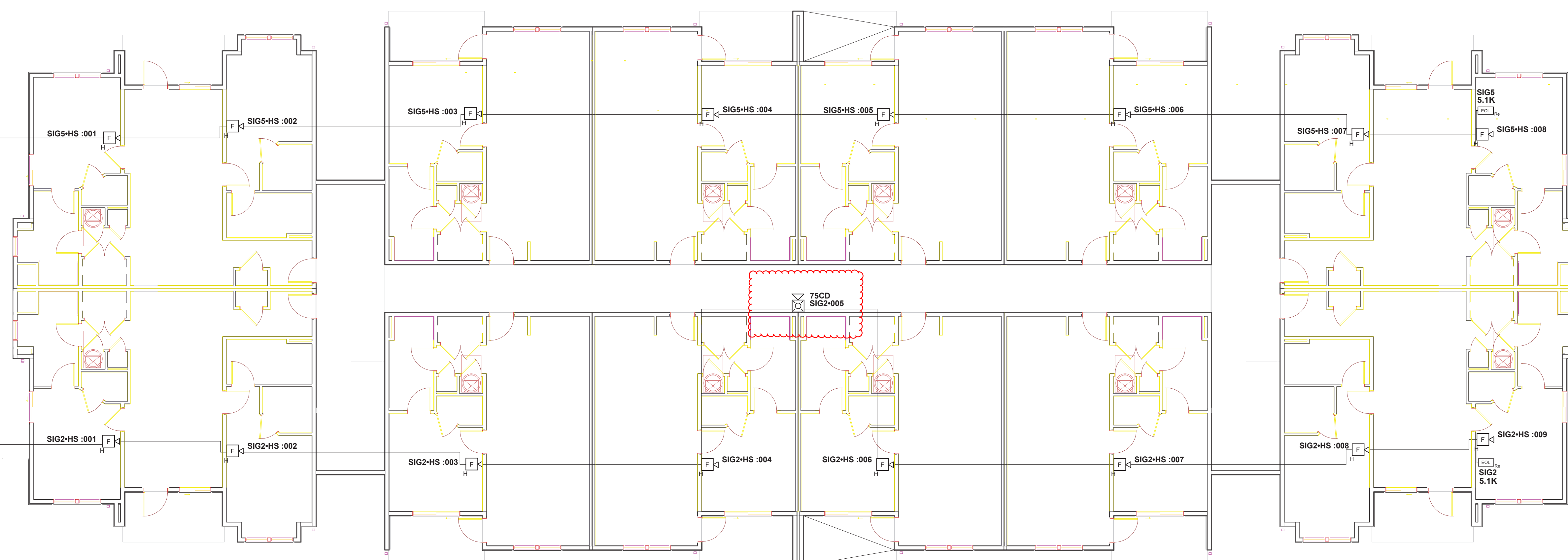
JOB NUMBER:
407

SHEET NUMBER:
4 of 10



Fire Alarm - Type C - Building 1 & 2 - Ground Floor Plan

Scale: 1/8" = 1'



Fire Alarm - Type C - Building 1 & 2 - Second Floor Plan

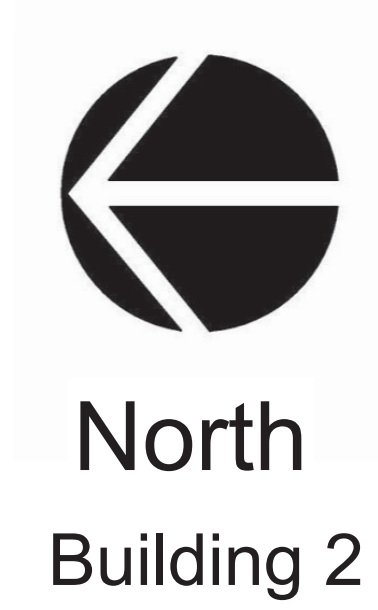
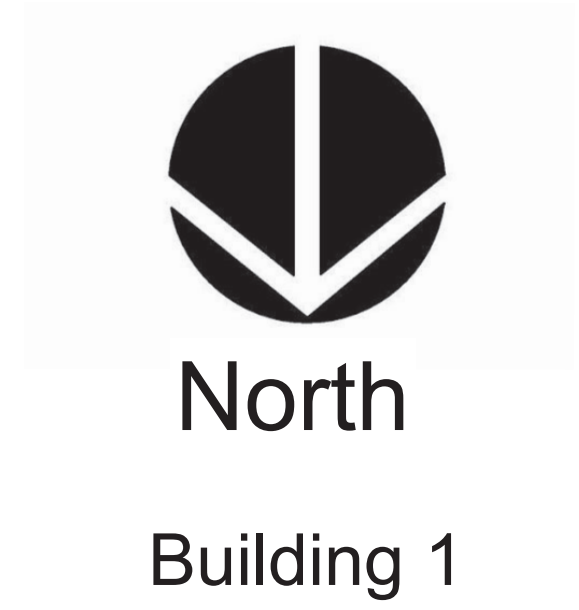
Scale: 1/8" = 1'



North
Building 1



North
Building 2



Fire Alarm - Type C - Building 1 & 2 - Third Floor Plan

Scale: 1/8" = 1'



Michael A. Panethiere, Ph.D., P.E.

M&S Electric
3026 SW East US 40 Hwy
Blue Springs, MO 64015

REVISION 1:

REVISION 2:

REVISION 3:

Douglas Station
19 NE Sycamore Street
Lee's Summit, MO 64064

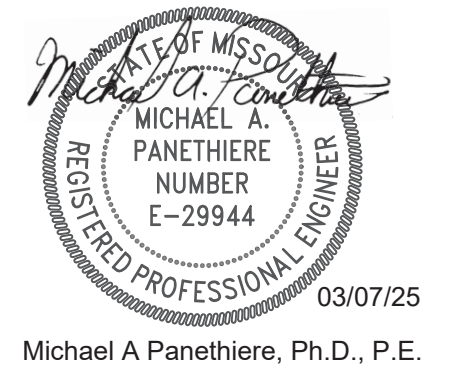
Fire Alarm Type C Floor Plan

DESIGNED BY:
AR

DATE:
02/26/25

JOB NUMBER:
407

SHEET NUMBER:
6 of 10



M&S Electric
3026 SW East US 40 Hwy
Blue Springs, MO 64015

REVISION 1:

REVISION 2:

REVISION 3:

Douglas Station
19 NE Sycamore Street
Lee's Summit, MO 64064

Fire Alarm Type C Floor Plan

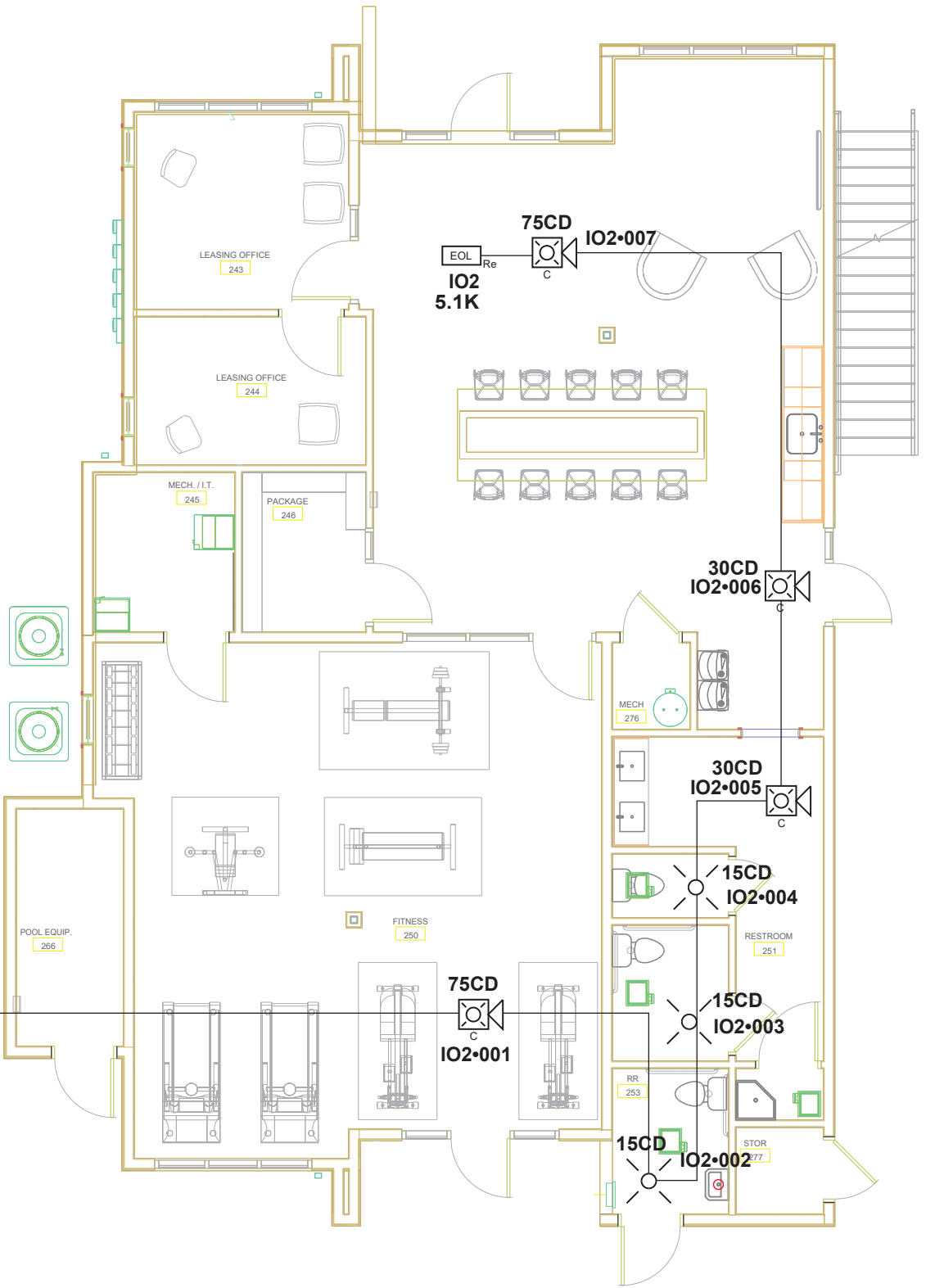
DESIGNED BY:
AR

DATE:
02/26/25

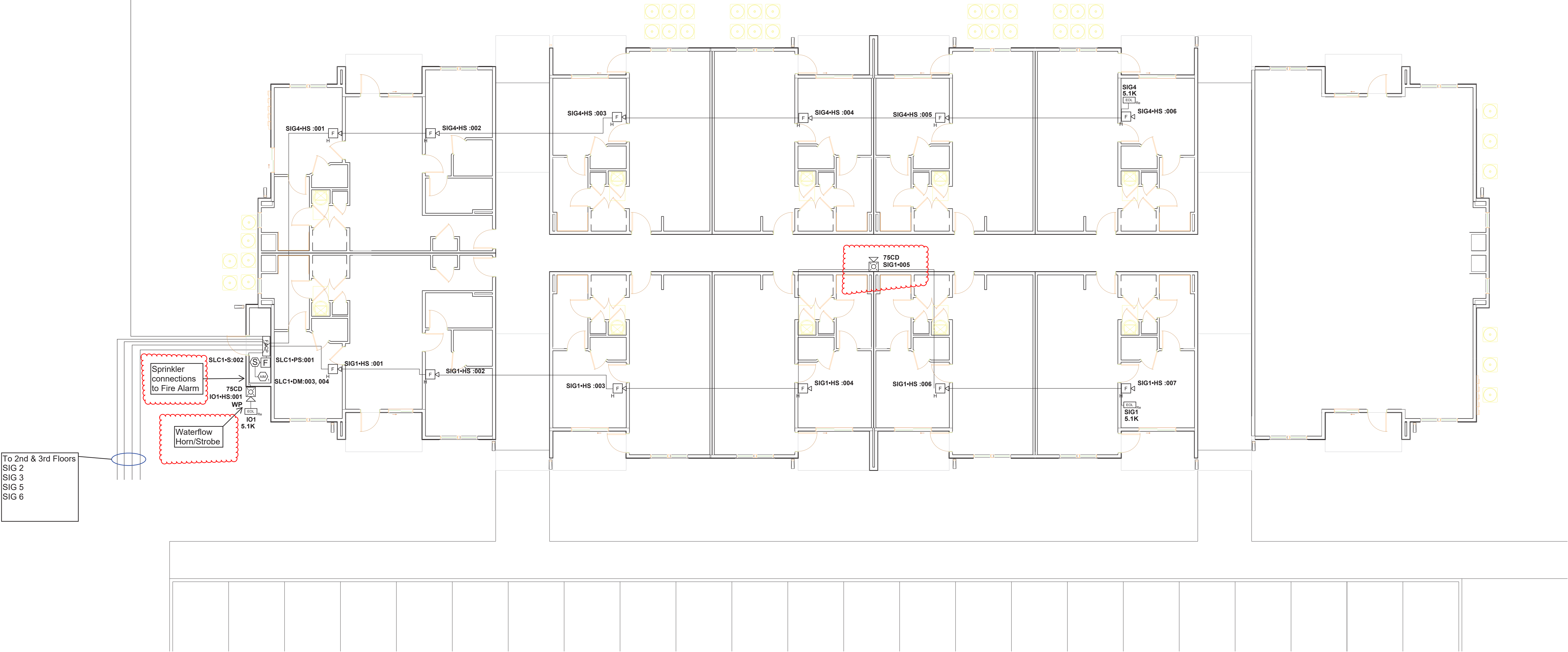
JOB NUMBER:
407

SHEET NUMBER:
7 of 10

Symbol Legend			
SYMBOL	DESCRIPTION	MANUFACTURER	PART NUMBER
	IPA-4000, 4064 POINT RELEASING FACP	POTTER ELECTRIC SIGNAL	IPA-4000
	PHOTOELECTRIC SMOKE DETECTOR	POTTER ELECTRIC SIGNAL	PAD300-PD
	DUAL INPUT MODULE	POTTER ELECTRIC SIGNAL	PAD100-DIM
	ADDRESSABLE PULL STATION, DUAL ACTION	POTTER ELECTRIC SIGNAL	PAD100-PSDA
	HS-24WR-WP, 75CD, OUTDOOR HORN/STROBE, S/HS-WP SERIES	POTTER ELECTRIC SIGNAL	HS-24WR-WP
	LOW FREQUENCY AUDIBLE SOUNDER RED	POTTER ELECTRIC SIGNAL	LFH-24R
	STROBE, M-C, RED, CEILING	POTTER ELECTRIC SIGNAL	CS-24R
	HORN/STROBE, 2 WIRE, M-C, RED, CEILING	POTTER ELECTRIC SIGNAL	CHS-24R
	110CD LFHS-110R, LFHS SERIES	POTTER ELECTRIC SIGNAL	LFHS-110R
	EOL 5.1K	POTTER ELECTRIC SIGNAL	EOL-5.1



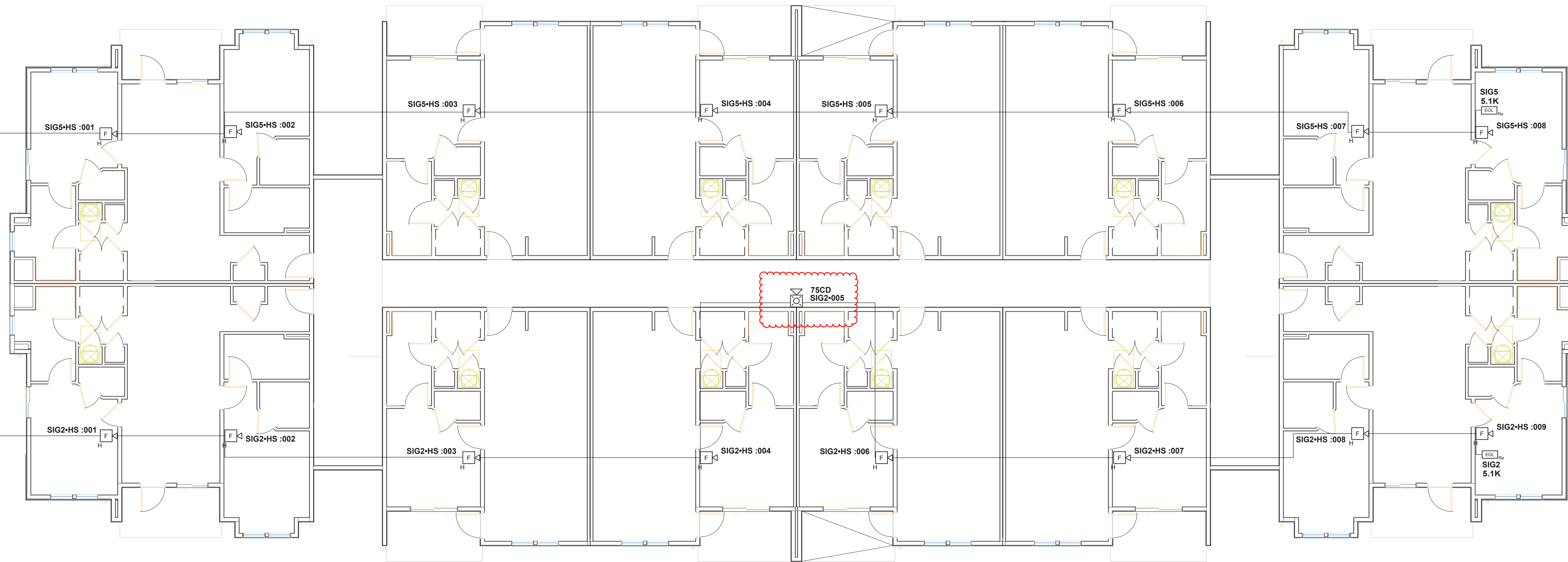
Fire Alarm - Clubhouse- Ground Floor Plan



Fire Alarm - Type C - Building 5 - Ground Floor Plan

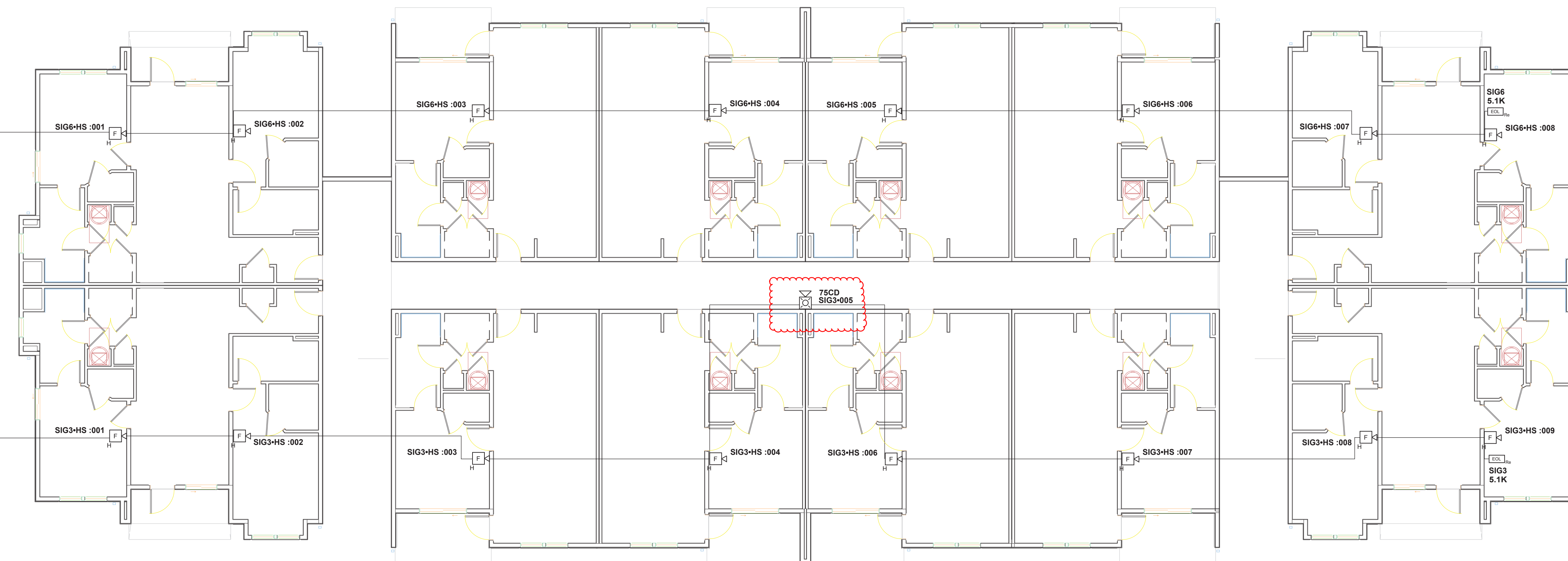
Scale: 1/8" = 1'

To FACP
SIG 2
SIG 3
SIG 5
SIG 6



Fire Alarm - Type C - Building 5 - Second Floor Plan

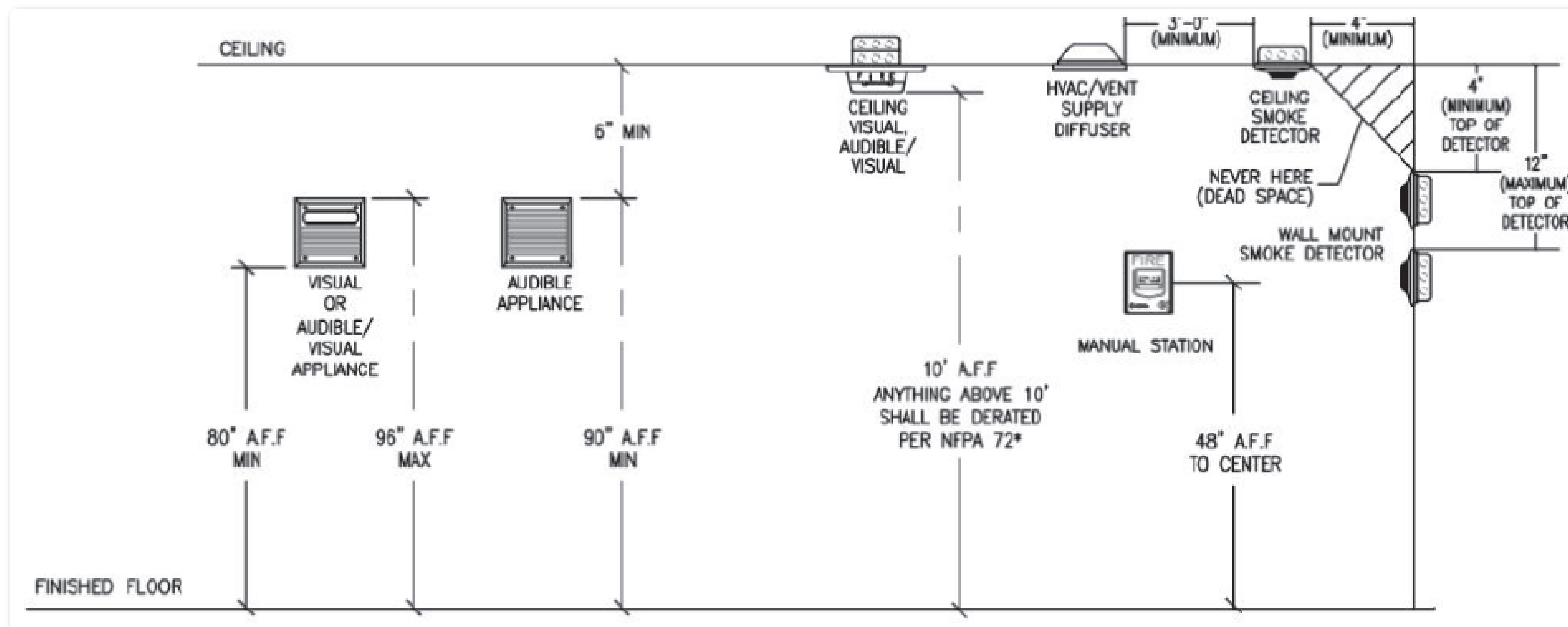
Scale: 1/8" = 1'



Fire Alarm - Type C - Building 5 - Third Floor Plan

Scale: 1/8" = 1'





Depth of wall section above door	Door frame mounted	Ceiling or wall mounted
d	Smoke detector listed for frame mounting or as part of closer assembly	Smoke detector ceiling or wall mounted
0-24 in. (0-610 mm) on both sides of doorway	A $d = 24$ in. (610 mm) Detector or detector closer mounted on either side	B ≤ 12.0 in. (≤ 300 mm) max. 5 ft (1.52 m) d min. but not less than 12 in. (300 mm) One ceiling-mounted detector on either side or one wall-mounted detector on each side
Over 24 in. (610 mm) on one side only	C $d_1 \leq 24$ in. (≤ 610 mm) $d_2 > 24$ in. (> 610 mm) Detector or detector closer mounted on higher side	D ≤ 12.0 in. (≤ 300 mm) 5 ft (1.52 m) max. min. = d_2 $d_1 \leq 24$ in. (≤ 610 mm) $d_2 > 24$ in. (> 610 mm) One ceiling-mounted detector on higher side or one wall-mounted detector on each side
Over 24 in. (610 mm) on both sides	E $d > 24$ in. (> 610 mm) Detector or detector closer mounted on either side	F 5 ft (1.52 m) max. min. = d 5 ft (1.52 m) max. min. = d ≤ 12.0 in. (≤ 300 mm) Two detectors required
Over 60 in. (1.52 m)	G Might require additional detectors	

NFPA 72 Device References