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*

INDEX OF DRAWINGS

-ARCH
A0.00 COVER SHEET

00 - CIVIL
C01 TITLE SHEET
C02 EXISTING CONDITIONS
C03 GENERAL NOTES
C04 GENERAL LAYOUT
C05 DIMENSION PLAN
C06 DIM PLAN NORTH_1
C07 DIM PLAN NORTH_2
C08 DIM PLAN NORTH_3
C09 DIM PLAN NORTH_4
C10 DIM PLAN SOUTH_1
C11 DIM PLAN SOUTH_2
C12 DIM PLAN SOUTH_3
C13 DIM PLAN SOUTH_4
C14 PAVEMENT PLAN
C15 CURB SCHEDULE
C16 GRADING PLAN
C17 SPOT GRADING NORTH_1
C18 SPOT GRADING NORTH_2
C19 SPOT GRADING NORTH_3
C20 SPOT GRADING NORTH_4
C21 SPOT GRADING SOUTH_1
C22 SPOT GRADING SOUTH_2
C23 SPOT GRADING SOUTH_3
C24 SPOT GRADING SOUTH_4
C25 GRADING DETAILS_1
C26 GRADING DETAILS_2
C27 GRADING DETAILS_3
C28 GRADING DETAILS_4
C29 WALL GRADING DETAILS_1
C30 WALL GRADING DETAILS_2
C31 PRIVATE SAN PLAN & PROFILE A
C32 SERVICE LINE PLAN
C33 DRAINAGE AREA MAP
C34 DRAINAGE CALCULATIONS
C35 STORM PLAN & PROFILE 1
C36 STORM PLAN & PROFILE 2
C37 STORM PLAN & PROFILE 3
C38 STORM PLAN & PROFILE 4
C39 STORM PLAN & PROFILE 5
C40 ROOF DRAIN PLAN & PROFILE 1
C41 ROOF DRAIN PLAN & PROFILE 2
C42 ROOF DRAIN PLAN & PROFILE 3
C43 ROOF DRAIN PLAN & PROFILE 4
C44 ROOF DRAIN PLAN & PROFILE 5
C45 ROOF DRAIN PLAN & PROFILE 6
C46 ROOF DRAIN PLAN & PROFILE 7
C47 ROOF DRAIN PLAN & PROFILE 8
C48 DETENTION BASIN PLAN
C49 WATER LINE GENERAL LAYOUT
C50 PRIVATE WATER LINE PLAN & PROFILE 1
C51 PRIVATE WATER LINE PLAN & PROFILE 2
C52 PRIVATE WATER LINE PLAN & PROFILE 3
C53 FIRE PROTECTION PLAN
C54 FIRE LANE PLAN
C55 UTILITY PLAN BLDG 1
C56 UTILITY PLAN BLDG 2
C57 UTILITY PLAN BLDG 3
C58 UTILITY PLAN BLDG 4
C59 UTILITY PLAN BLDG 5
C60 UTILITY PLAN BLDG 6
C61 UTILITY PLAN BLDG 7
C62 UTILITY PLAN BLDG 8
C63 UTILITY PLAN CLUBHOUSE
C64 EROSION CONTROL PLAN I
C65 EROSION CONTROL PLAN II
C66 EROSION CONTROL PLAN III
C67 EROSION CONTROL DETAILS
C68 STANDARD DETAILS I
C69 STANDARD DETAILS II
C70 STANDARD DETAILS III
C71 STANDARD DETAILS IV
C72 STANDARD DETAILS V
C73 STANDARD DETAILS VI
C74 STANDARD DETAILS VII

01 - ARCHITECTURAL
A0.01 PROJECT STANDARDS
A0.02 ARCHITECTURAL SITE PLAN
A0.03 BUILDING A - CODE REVIEW
A0.04 BUILDING B - CODE REVIEW
A0.05 BUILDING C - CODE REVIEW
A0.06 BUILDING D - CODE REVIEW
A0.07 MAINT. & DETACHED GARAGE - CODE REVIEW
A0.10 BUILDING AND UNIT AREA SCHEDULES
A0.20 WALL ASSEMBLIES
A0.21 HORIZONTAL ASSEMBLIES
A0.30 RATED PENETRATION DETAILS
A0.31 RATED PENETRATION DETAILS
A0.40 FLOOR/WALL DETAILS
A0.41 FLOOR/WALL DETAILS
A0.42 ROOF/WALL DETAILS
A0.43 FIRE RATED PLAN DETAILS
A0.50 COMMON AREA ACCESSIBILITY INFO
A1.00 UNIT INFO
A1.01 TYPE "B" UNIT ACCESSIBILITY INFO
A1.02 TYPE "A" UNIT ACCESSIBILITY INFO
A1.10 UNIT A3 PLAN & ELEVATIONS
A1.11 UNIT A6 PLAN & ELEVATIONS
A1.12 UNIT A6 ALT PLAN & ELEVATIONS
A1.13 UNIT A6 TYPE A PLAN & ELEVATIONS
A1.14 UNIT A7 PLAN & ELEVATIONS
A1.15 UNIT A9 PLAN & ELEVATIONS
A1.16 UNIT B3A PLAN & ELEVATIONS
A1.17 UNIT B3B PLAN & ELEVATIONS
A1.18 UNIT B3B TYPE A PLAN & ELEVATIONS
A1.19 UNIT B6 PLAN & ELEVATIONS
A1.20 UNIT B9 PLAN & ELEVATIONS
A1.50 BALCONY PLANS
A2.10 BUILDING A - SLAB PLAN
A2.11 BUILDING A - 1ST FLOOR PLAN
A2.12 BUILDING A - 2ND FLOOR PLAN
A2.13 BUILDING A - 3RD FLOOR PLAN
A2.14 BUILDING A - 4TH FLOOR PLAN
A2.15 BUILDING A - ROOF PLAN
A2.20 BUILDING B - SLAB PLAN
A2.21 BUILDING B - 1ST FLOOR PLAN
A2.22 BUILDING B - 2ND FLOOR PLAN
A2.23 BUILDING B - 3RD FLOOR PLAN
A2.24 BUILDING B - 4TH FLOOR PLAN
A2.25 BUILDING B - ROOF PLAN
A2.30 BUILDING C - SLAB PLAN
A2.31 BUILDING C - 1ST FLOOR PLAN
A2.32 BUILDING C - 2ND FLOOR PLAN
A2.33 BUILDING C - 3RD FLOOR PLAN
A2.34 BUILDING C - 4TH FLOOR PLAN
A2.35 BUILDING C - ROOF PLAN
A2.40 BUILDING D - SLAB PLAN
A2.41 BUILDING D - BASEMENT FLOOR PLAN
A2.42 BUILDING D - 1ST FLOOR PLAN
A2.43 BUILDING D - 2ND FLOOR PLAN
A2.44 BUILDING D - 3RD FLOOR PLAN
A2.45 BUILDING D - 4TH FLOOR PLAN
A2.46 BUILDING D - ROOF PLAN
A3.10 BUILDING A - EXTERIOR ELEVATIONS
A3.11 BUILDING A - EXTERIOR ELEVATIONS
A3.20 BUILDING B - EXTERIOR ELEVATIONS
A3.21 BUILDING B - EXTERIOR ELEVATIONS
A3.22 BUILDING B - EXTERIOR ELEVATIONS
A3.23 BUILDING B - EXTERIOR ELEVATIONS
A3.30 BUILDING C - EXTERIOR ELEVATIONS
A3.31 BUILDING C - EXTERIOR ELEVATIONS
A3.40 BUILDING D - EXTERIOR ELEVATIONS
A3.41 BUILDING D - EXTERIOR ELEVATIONS
A4.00 BUILDING SECTIONS
A4.10 WALL SECTIONS
A4.11 WALL SECTIONS
A4.12 WALL SECTIONS
A4.13 WALL SECTIONS
A4.14 WALL SECTIONS
A4.15 WALL SECTIONS
A4.30 TYPICAL STAIR - PLANS & SECTIONS
A4.31 STAIR B1 -PLANS & SECTIONS
A4.32 STAIR D1 - PLANS & SECTIONS
A4.40 BUILDING A - ELEVATOR PLANS & SECTIONS
A4.41 BUILDING B - ELEVATOR PLANS & SECTIONS
A4.42 BUILDING C - ELEVATOR PLANS & SECTIONS
A4.43 BUILDING D - ELEVATOR PLANS & SECTIONS
A4.50 STAIR AND ELEVATOR DETAILS
A5.00 FOUNDATION/WALL DETAILS
A5.10 FOUNDATION DETAILS
A5.11 PLAN DETAILS
A5.20 MIDWALL DETAILS
A5.30 ROOF DETAILS
A5.40 MATERIAL TRANSITION DETAILS
A5.50 HEAD/JAMB/ SILL DOOR DETAILS
A5.51 HEAD/JAMB/ SILL DOOR DETAILS
A5.53 HEAD/JAMB/ SILL WINDOW DETAILS
A6.00 DOOR SCHEDULE
A6.10 WINDOW SCHEDULE
A6.20 FINISH SCHEDULE
A7.11 BUILDING A - 1ST FLOOR RCP
A7.12 BUILDING A - 2ND FLOOR RCP
A7.13 BUILDING A - 3RD FLOOR RCP
A7.14 BUILDING A - 4TH FLOOR RCP
A7.21 BUILDING B - 1ST FLOOR RCP
A7.22 BUILDING B - 2ND FLOOR
A7.23 BUILDING B - 3RD FLOOR RCP
A7.24 BUILDING B - 4TH FLOOR RCP
A7.31 BUILDING C - 1ST FLOOR RCP
A7.32 BUILDING C - 2ND FLOOR RCP
A7.33 BUILDING C - 3RD FLOOR RCP
A7.34 BUILDING C - 4TH FLOOR RCP
A7.40 BUILDING D - BASEMENT RCP
A7.41 BUILDING D - 1ST FLOOR RCP
A7.42 BUILDING D - 2ND FLOOR RCP
A7.43 BUILDING D - 3RD FLOOR RCP
A7.44 BUILDING D - 4TH FLOOR RCP
A8.00 DETACHED GARAGE A
A8.01 DETACHED GARAGE B
A8.02 MAINTENANCE BUILDING PLANS SECT & ELEV
A8.03 GRILLING STRUCTURE PLANS SECT & ELEV
A8.04 GRILLING STRUCTURE/ DETACHED GARAGE DTLS
A8.05 TRASH ENCLOSURE PLANS SECT & ELEV

02 - STRUCTURAL
S0.01 GENERAL NOTES
S0.02 TYPICAL WOOD DETAILS & SCHEDULES
S0.03 WOOD SHEARWALL SCHEDULES & DETAILS
S0.04 STEEL SCHEDULES & DETAILS
S0.05 TYPICAL CMU DETAILS
S0.06 WOOD SHRINKAGE & MOVEMENT
S0.20 TYPICAL WOOD DETAILS
S0.21 TYPICAL WOOD DETAILS
S0.22 TYPICAL WOOD DETAILS
S1.00 STAIR 1 FRAMING PLANS
S1.01 STAIR 2 FRAMING PLANS
S1.02 STAIR 3 FRAMING PLANS
S1.03 ELEVATOR FRAMING PLANS
S1.10 STAIR FRAMING SECTIONS
S1.11 ELEVATOR FRAMING SECTIONS
S1.20 BALCONY FRAMING PLANS
S1.30 BALCONY FRAMING SECTIONS
S2.10 BUILDING A - BUILDINGS 5, 7, & 8 FOUNDATION PLAN
S2.10A BUILDING A - BUILDING 1 - FOUNDATION PLAN
S2.11 BUILDING A - 2ND FLOOR FRAMING PLAN
S2.12 BUILDING A - 3RD FLOOR FRAMING PLAN
S2.13 BUILDING A - 4TH FLOOR FRAMING PLAN
S2.14 BUILDING A - ROOF FRAMING PLAN
S2.15 BUILDING A - SHEARWALL PLAN
S2.20 BUILDING B - FOUNDATION PLAN
S2.21 BUILDING B - 2ND FLOOR FRAMING PLAN
S2.22 BUILDING B - 3RD FLOOR FRAMING PLAN
S2.23 BUILDING B - 4TH FLOOR FRAMING PLAN
S2.24 BUILDING B - ROOF FRAMING PLAN
S2.25 BUILDING B - SHEARWALL PLAN
S2.30 BUILDING C - FOUNDATION PLAN
S2.31 BUILDING C - 2ND FLOOR FRAMING PLAN
S2.32 BUILDING C - 3RD FLOOR FRAMING PLAN
S2.33 BUILDING C - 4TH FLOOR FRAMING PLAN
S2.34 BUILDING C - ROOF FRAMING PLAN
S2.35 BUILDING C - SHEARWALL PLAN
S2.40 BUILDING D - BASEMENT FOUNDATION PLAN
S2.41 BUILDING D - 1ST FLOOR FRAMING & FDN PLAN
S2.42 BUILDING D - 2ND FLOOR FRAMING PLAN
S2.43 BUILDING D - 3RD FLOOR FRAMING PLAN
S2.44 BUILDING D - 4TH FLOOR FRAMING PLAN
S2.45 BUILDING D - ROOF FRAMING PLAN
S2.46 BUILDING D - SHEARWALL PLAN
S3.00 FOUNDATION SECTIONS
S3.01 FOUNDATION SECTIONS
S3.02 FOUNDATION SECTIONS
S3.03 FOUNDATION SECTIONS
S3.20 STEEL FRAMING SECTIONS
S3.30 WOOD FLOOR FRAMING SECTIONS
S3.31 WOOD FLOOR FRAMING SECTIONS
S3.32 WOOD FLOOR FRAMING SECTIONS
S3.40 WOOD ROOF FRAMING SECTIONS
S3.41 WOOD ROOF FRAMING SECTIONS
S3.42 WOOD ROOF FRAMING SECTIONS
S4.00 ACCESSORY BUILDINGS
S4.01 ACCESSORY BUILDINGS

03-MEP COVER
ME0.01 COVER SHEET
ME1.01 SITE PLAN
ME1.02 MAINTENANCE BUILDING
ME1.03 GARAGE PLANS

04-PLUMBING
P1.11 BUILDING A - FIRST FLOOR PLAN - PLUMBING
P1.12 BUILDING A - SECOND FLOOR PLAN - PLUMBING
P1.13 BUILDING A - THIRD FLOOR PLAN - PLUMBING
P1.14 BUILDING A - FOURTH FLOOR PLAN - PLUMBING
P1.15 BUILDING A - ROOF PLAN - PLUMBING
P1.21 BUILDING B - FIRST FLOOR PLAN - PLUMBING
P1.22 BUILDING B - SECOND FLOOR PLAN - PLUMBING
P1.23 BUILDING B - THIRD FLOOR PLAN - PLUMBING
P1.24 BUILDING B - FOURTH FLOOR PLAN - PLUMBING
P1.25 BUILDING B - ROOF PLAN -PLUMBING
P1.31 BUILDING C - FIRST FLOOR PLAN - PLUMBING
P1.32 BUILDING C - SECOND FLOOR PLAN - PLUMBING
P1.33 BUILDING C -THIRD FLOOR PLAN - PLUMBING
P1.34 BUILDING C -FOURTH FLOOR PLAN - PLUMBING
P1.35 BUILDING C - ROOF PLAN - PLUMBING
P1.40 BUILDING D - BASEMENT FLOOR PLAN - PLUMBING
P1.41 BUILDING D - FIRST FLOOR PLAN - PLUMBING
P1.42 BUILDING D - SECOND FLOOR PLAN - PLUMBING
P1.43 BUILDING D - THIRD FLOOR PLAN - PLUMBING
P1.44 BUILDING D - FOURTH FLOOR PLAN - PLUMBING
P1.45 BUILDING D - ROOF PLAN - PLUMBING
P2.01 PLUMBING UNITS
P2.02 PLUMBING UNITS
P2.03 PLUMBING UNITS
P3.01 PLUMBING RISER DIAGRAMS
P3.02 PLUMBING RISER DIAGRAMS
P3.03 PLUMBING RISER DIAGRAMS

05-MECHANICAL
M1.11 BUILDING A - FIRST FLOOR PLAN -HVAC
M1.12 BUILDING A - SECOND FLOOR PLAN -HVAC
M1.13 BUILDING A - THIRD FLOOR PLAN -HVAC
M1.14 BUILDING A - FOURTH FLOOR PLAN -HVAC
M1.15 BUILDING A - ROOF PLAN - HVAC
M1.21 BUILDING B - FIRST FLOOR PLAN -HVAC
M1.22 BUILDING B - SECOND FLOOR PLAN -HVAC
M1.23 BUILDING B - THIRD FLOOR PLAN -HVAC
M1.24 BUILDING B - FOURTH FLOOR PLAN -HVAC
M1.25 BUILDING B - ROOF PLAN - HVAC
M1.31 BUILDING C - FIRST FLOOR PLAN -HVAC
M1.32 BUILDING C - SECOND FLOOR PLAN -HVAC
M1.33 BUILDING C - THIRD FLOOR PLAN -HVAC
M1.34 BUILDING C - FOURTH FLOOR PLAN -HVAC
M1.35 BUILDING C - ROOF PLAN - HVAC
M1.40 BUILDING D - BASEMENT FLOOR PLAN -HVAC
M1.41 BUILDING D - FIRST FLOOR PLAN -HVAC
M1.42 BUILDING D - SECOND FLOOR PLAN -HVAC
M1.43 BUILDING D - THIRD FLOOR PLAN -HVAC
M1.44 BUILDING D - FOURTH FLOOR PLAN -HVAC
M1.45 BUILDING D - ROOF PLAN - HVAC
M2.01 MECHANICAL UNITS
M2.02 MECHANICAL UNITS
M2.03 MECHANICAL UNITS
MP1.01 MECHANICAL DETAILS
MP1.02 MECHANICAL DETAILS
MP1.03 MECHANICAL DETAILS
MP1.04 MECHANICAL SCHEDULES

06-ELECTRICAL
E0.01 SITE PLAN - PHOTOMETRIC
E0.02 SITE ELECTRICAL DETAILS AND SCHEDULES
E1.11 BUILDING A - FIRST FLOOR PLAN - ELECTRICAL
E1.12 BUILDING A - SECOND FLOOR PLAN - ELECTRICAL
E1.13 BUILDING A - THIRD FLOOR PLAN - ELECTRICAL
E1.14 BUILDING A - FOURTH FLOOR PLAN - ELECTRICAL
E1.15 BUILDING A - ROOF PLAN - ELECTRICAL
E1.21 BUILDING B - FIRST FLOOR PLAN - ELECTRICAL
E1.22 BUILDING B - SECOND FLOOR PLAN - ELECTRICAL
E1.23 BUILDING B - THIRD FLOOR PLAN - ELECTRICAL
E1.24 BUILDING B - FOURTH FLOOR PLAN - ELECTRICAL
E1.25 BUILDING B - ROOF PLAN - ELECTRICAL
E1.31 BUILDING C - FIRST FLOOR PLAN - ELECTRICAL
E1.32 BUILDING C - SECOND FLOOR PLAN - ELECTRICAL
E1.33 BUILDING C - THIRD FLOOR PLAN - ELECTRICAL
E1.34 BUILDING C - FOURTH FLOOR PLAN - ELECTRICAL
E1.35 BUILDING C - ROOF PLAN - ELECTRICAL
E1.40 BUILDING D - BASEMENT FLOOR PLAN - ELECTRICAL
E1.41 BUILDING D - FIRST FLOOR PLAN - ELECTRICAL
E1.42 BUILDING D - SECOND FLOOR PLAN - ELECTRICAL
E1.43 BUILDING D - THIRD FLOOR PLAN - ELECTRICAL
E1.44 BUILDING D - FOURTH FLOOR PLAN - ELECTRICAL
E1.45 BUILDING D - ROOF PLAN - ELECTRICAL
E2.01 ELECTRICAL UNITS
E2.02 ELECTRICAL UNITS
E2.03 ELECTRICAL UNITS
E3.01 ELECTRICAL DETAILS
E3.02 ELECTRICAL DETAILS
E3.03 ELECTRICAL DETAILS
E3.04 ELECTRICAL DETAILS
E3.05 ELECTRICAL DETAILS
E3.06 ELECTRICAL DETAILS
E3.07 ELECTRICAL SCHEDULES

07-TELECOM
T0.01 TELECOM SITE PLAN
T1.11 BUILDING A - FIRST FLOOR PLAN - TELECOM
T1.12 BUILDING A - SECOND FLOOR PLAN - TELECOM
T1.13 BUILDING A - THIRD FLOOR PLAN - TELECOM
T1.14 BUILDING A - FOURTH FLOOR PLAN - TELECOM
T1.21 BUILDING B - FIRST FLOOR PLAN - TELECOM
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

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

© 2024

STATE OF MISSOURI
CLINT EDD EVANS
NUMBER A-6911
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

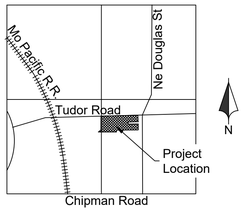
SHEET NO.
A0.00

11/5/2024 4:54:58 PM

EVREN APARTMENTS

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

Construction Documents



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

Legal Description:

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

NOTE

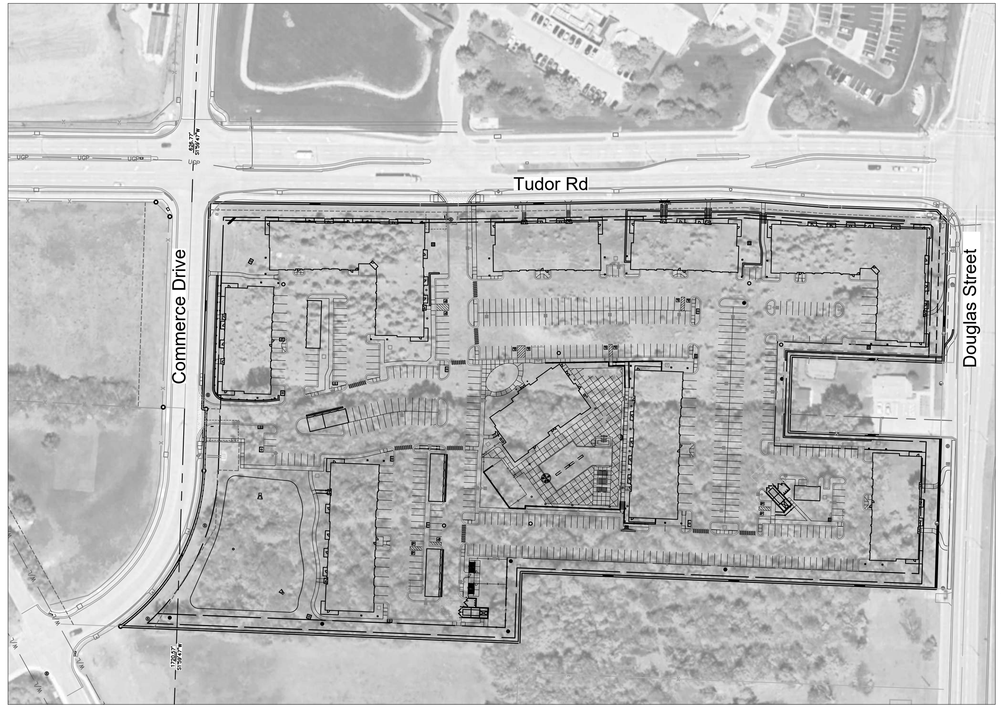
According to the ALTA/NSPS LAND TITLE SURVEY, revised September 10th 2024, no oil/gas wells are indicated to be on the property.

FLOOD PLAIN NOTE

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

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

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



UTILITIES

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

ELECTRICITY
Evergy
Phone: 816.471.5275

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

TELEPHONE
AT&T
Phone: 800.288.2020

Time Warner Cable
Phone: 816.222.5952

CABLE TV
Comcast
Phone: 816.795.1100

Time Warner Cable
Phone: 816.358.8833

LEGEND

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

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

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

move

Sheet Number	Sheet Title
C01	Title Sheet
C02	Existing Conditions
C03	General Notes
C04	General Layout
C05	Dimension Plan
C06	Dim Plan North_1
C07	Dim Plan North_2
C08	Dim Plan North_3
C09	Dim Plan North_4
C10	Dim Plan South_1
C11	Dim Plan South_2
C12	Dim Plan South_3
C13	Dim Plan South_4
C14	Pavement Plan
C15	Curb Schedule
C16	Grading Plan
C17	Spot Grading North_1
C18	Spot Grading North_2
C19	Spot Grading North_3
C20	Spot Grading North_4
C21	Spot Grading South_1
C22	Spot Grading South_2
C23	Spot Grading South_3
C24	Spot Grading South_4
C25	Grading Details_1
C26	Grading Details_2
C27	Grading Details_3
C28	Grading Details_4
C29	Wall Grading Details_1
C30	Wall Grading Details_2
C31	Private San Plan & Profile A
C32	Service Line Plan
C33	Drainage Area Map
C34	Drainage Calculations
C35	Storm Plan & Profile 1
C36	Storm Plan & Profile 2
C37	Storm Plan & Profile 3
C38	Storm Plan & Profile 4
C39	Storm Plan & Profile 5
C40	Roof Drain Plan & Profile 1
C41	Roof Drain Plan & Profile 2
C42	Roof Drain Plan & Profile 3
C43	Roof Drain Plan & Profile 4
C44	Roof Drain Plan & Profile 5
C45	Roof Drain Plan & Profile 6
C46	Roof Drain Plan & Profile 7
C47	Roof Drain Plan & Profile 8
C48	Detention Basin Plan
C49	Water Line General Layout
C50	Private Water Line Plan & Profile 1
C51	Private Water Line Plan & Profile 2
C52	Private Water Line Plan & Profile 3
C53	Fire Protection Plan
C54	Fire Lane Plan
C55	Utility Plan Bldg 1
C56	Utility Plan Bldg 2
C57	Utility Plan Bldg 3
C58	Utility Plan Bldg 4
C59	Utility Plan Bldg 5
C60	Utility Plan Bldg 6
C61	Utility Plan Bldg 7
C62	Utility Plan Bldg 8
C63	Utility Plan Clubhouse
C64	Erosion Control Plan I
C65	Erosion Control Plan II
C66	Erosion Control Plan III
C67	Erosion Control Details
C68	Standard Details I
C69	Standard Details II
C70	Standard Details III
C71	Standard Details IV
C72	Standard Details V
C73	Standard Details VI
C74	Standard Details VII

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

Title Sheet

NO.	DATE	REVISION
4	10/29/2024	City Comments 1
3	10/30/2024	FDP Comments 2
2	09/16/2024	Permit Set
1	08/16/2024	FDP Submittal

DRAWN BY TUA | CHECKED BY CMP

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

STATE OF MISSOURI
MITCHELL E. SLUTTER
NUMBER PE-2002003418
PROFESSIONAL ENGINEER
11/05/24
MITCHELL E. SLUTTER PE-2002003418

Sheet
C01

cporter
Nov 02, 2024 - 10:27am
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Existing Fiber Optic Line
Existing Curb & Gutter and Sidewalk to be removed
Existing Hydrant
Existing Water Valve
Existing Water Main
Existing Water Valve
Existing Water Valve
Existing Misc. Equipment
Existing Gas Main
Existing Boundary
Existing 10' U/E To Be Vacated
Existing 25' Building Setback To Be Vacated
Existing Water Meter removal / disconnect
Existing Water Meter
Existing Boundary
Existing 40' Right-Of-Way
Existing Underground Telecom. Line
Water Meter Pit removal / disconnect
Existing Overhead Power Line
Existing Curb & Gutter and Sidewalk to be removed
Existing Fence Line to be removed
Existing Fiber Optic Line
Utility Easement
Trees to be removed
Existing Fence Line to be removed
Trees to be removed
Trees to be removed
Trees to be removed
Trees to be removed
Trees to be removed
Trees to be removed
Trees to be removed
NE TUDOR RD.
NW COMMERCE DR.
NE DOUGLAS ST.
WIRE FENCE
VAULT
VAULT
626.77'
S1°59'47"W
1720.57'
1°59'47"W
30' R/W
25' R/W
30' R/W
40' RIGHT-OF-WAY DEDICATION BK. 555, PG. 20
40'
WATER METER PIT (NO METER)
NORTH
1"=40'
0 20' 40'

Construction Documents

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

Existing Conditions

NO.	DATE	REVISION
4	10/29/2024	City Comments 1
3	10/30/2024	FDP Comments 2
2	09/16/2024	Permit Set
1	08/16/2024	FDP Submittal

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CHECKED BY CMP

Renaissance Infrastructure Consulting
400 E 17TH STREET
KANSAS CITY, MISSOURI 64108
816.800.0950
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STATE OF MISSOURI
MITCHELL E. SLUTTER
NUMBER PE-2002003418
PROFESSIONAL ENGINEER
10/05/24
MITCHELL E. SLUTTER PE-2002003418

Sheet
C02

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Nov 02, 2024-10:27am
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ADA ACCESSIBLE ROUTE NOTES

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

LAYOUT & PAVING NOTES

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

PAVEMENT MARKING AND SIGNAGE NOTES

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

WRITTEN SEQUENCING

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

GRADING NOTES

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

EARTHWORK NOTES:

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

SITE UTILITY NOTES

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

GENERAL NOTES

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

EROSION CONTROL NOTES

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

Construction Documents

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

General Notes

NO.	DATE	REVISION
4	10/29/2024	City Comments 1
3	10/30/2024	FDP Comments 2
2	09/16/2024	Permit Set
1	08/16/2024	FDP Submittal

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STATE OF MISSOURI
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PROFESSIONAL ENGINEER
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MITCHELL E. SLUTTER PE-2010003418

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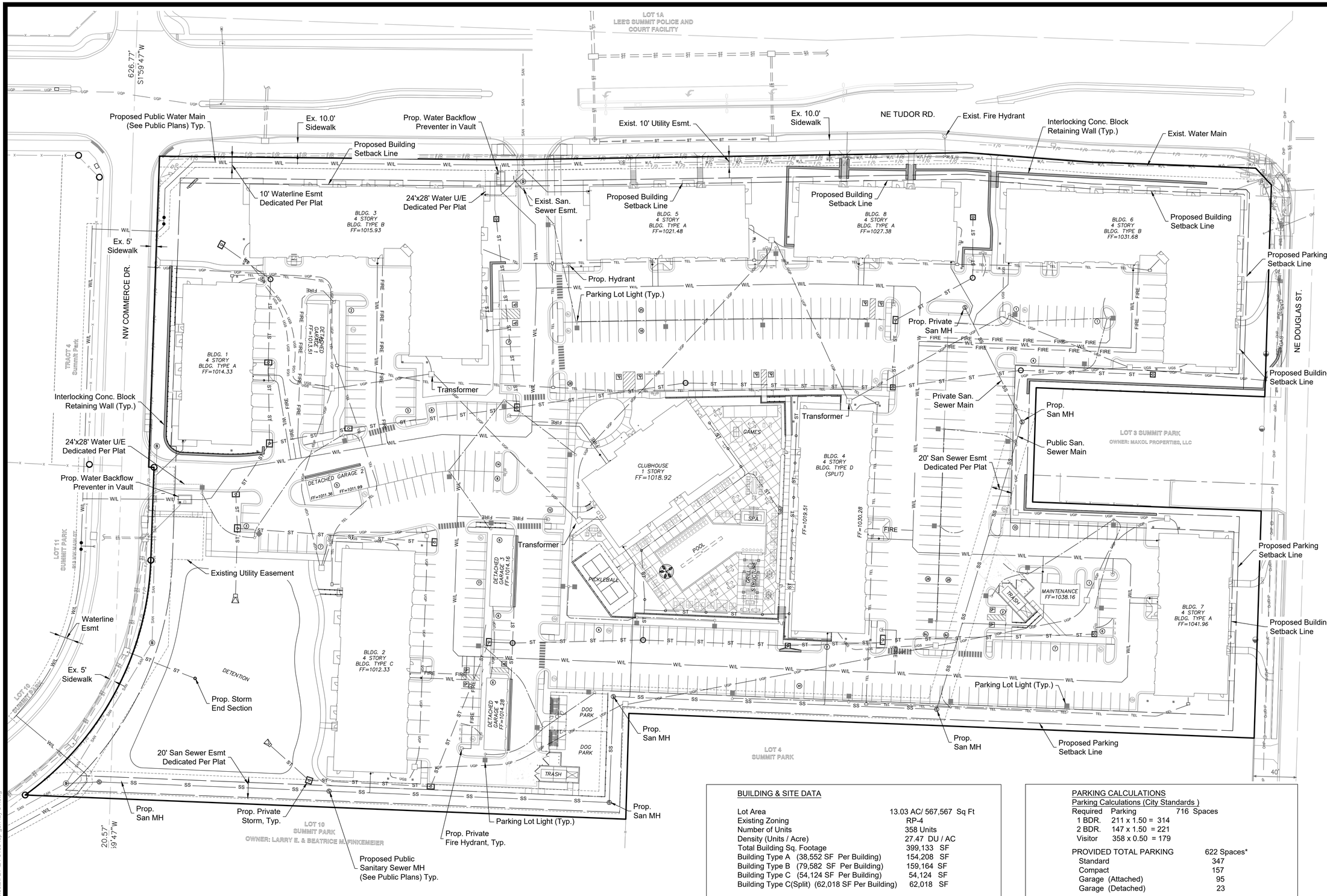

BUILDING & SITE DATA

Lot Area	13.03 AC/ 567,567 Sq Ft
Existing Zoning	RP-4
Number of Units	358 Units
Density (Units / Acre)	27.47 DU / AC
Total Building Sq. Footage	399,133 SF
Building Type A (38,552 SF Per Building)	154,208 SF
Building Type B (79,582 SF Per Building)	159,164 SF
Building Type C (54,124 SF Per Building)	54,124 SF
Building Type C(Split) (62,018 SF Per Building)	62,018 SF
Floor Area Ratio (Far) (121,782 SF / 567,567 SF)	0.21
Open Space	79%
% Impervious (388,685 SF / 567,567 SF)	68.5%
% Pervious	31.5%

PARKING CALCULATIONS

Parking Calculations (City Standards)

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

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

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

NORTH

1"=40'

0 20' 40'

Construction Documents

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

General Layout

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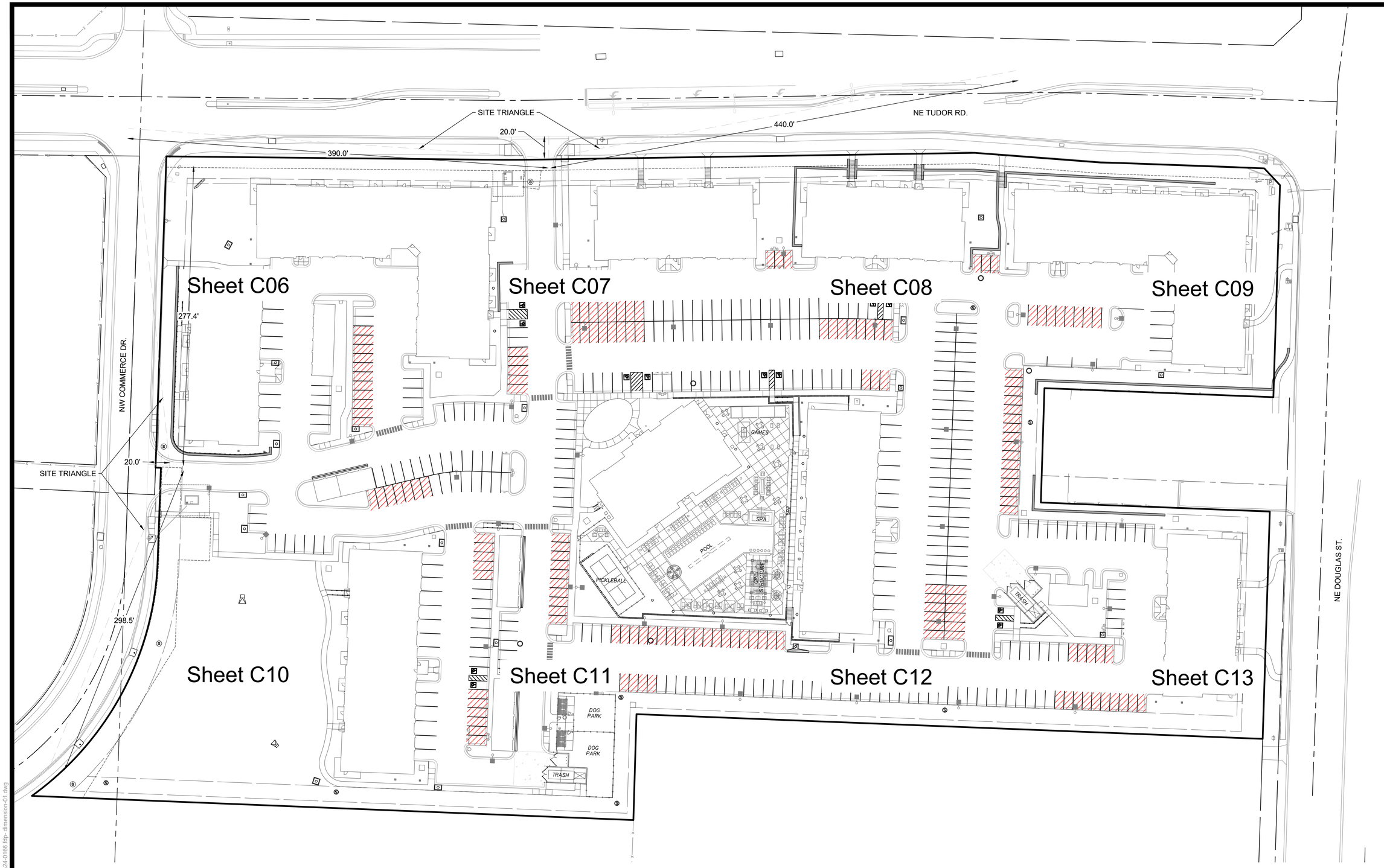

Denotes Compact Parking Space - 8.5' Width

NORTH

1"=40'

0 20' 40'

Construction Documents

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

Dimension Plan

NO.	DATE	REVISION
4	10/29/2024	City Comments 1
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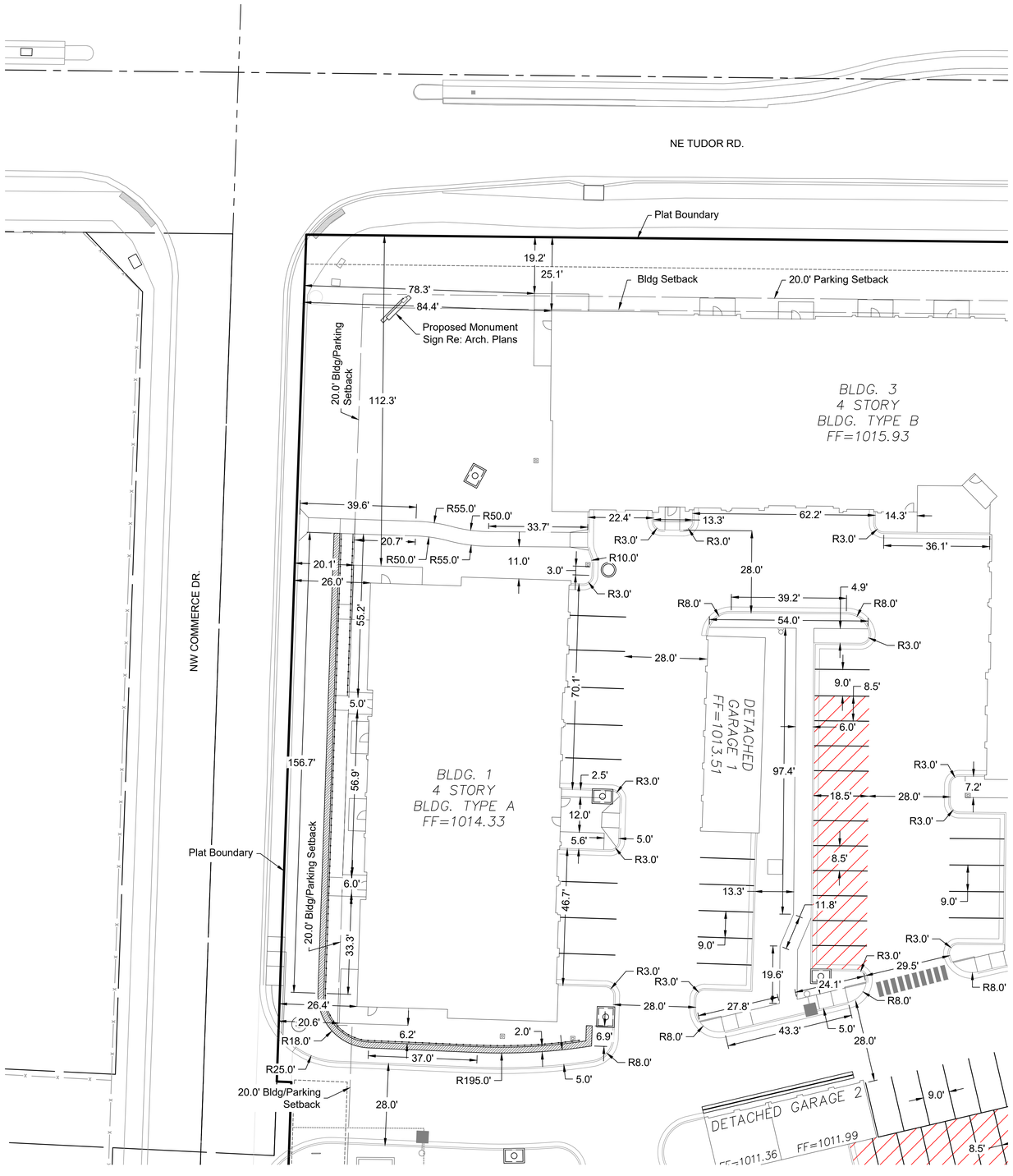

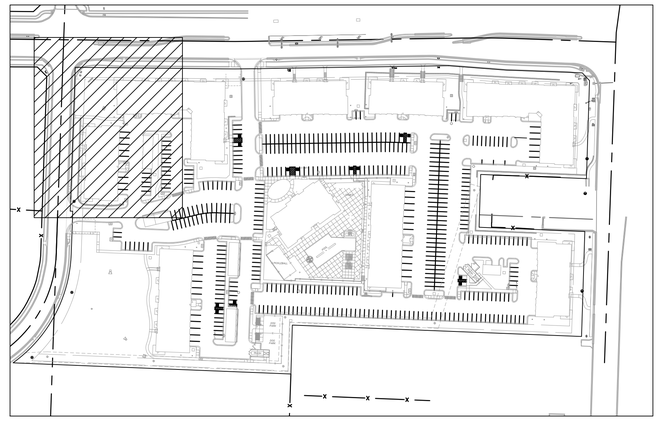

VICINITY MAP
n.t.s

Denotes Compact
Parking Space - 8.5' Width

NORTH
1"=20'
0 10' 20'

Construction Documents

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

Dim Plan North_1

NO.	DATE	REVISION
4	10/29/2024	City Comments 1
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MITCHELL E. SLUTTER PE-2002003418

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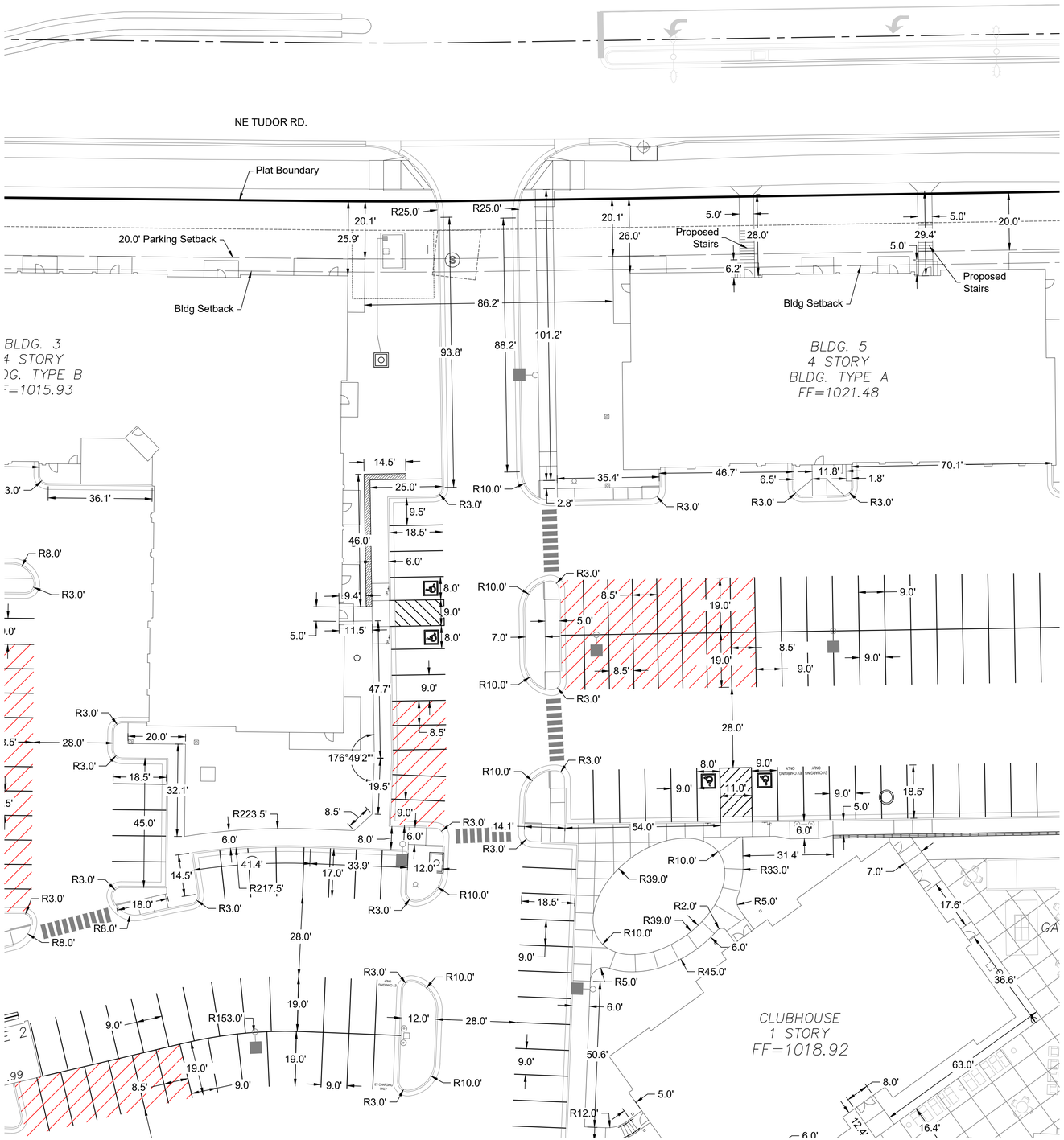

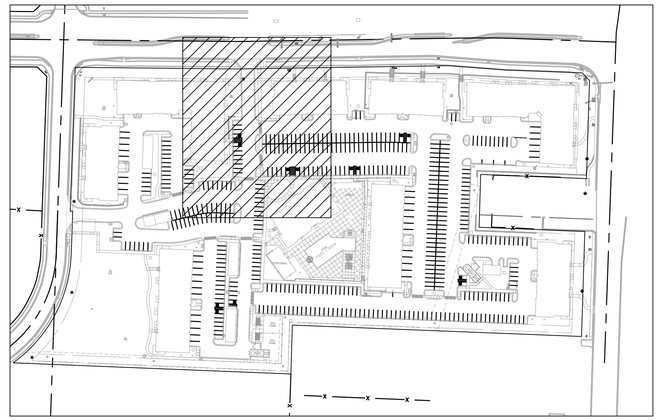

VICINTY MAP
n.t.s

Denotes Compact Parking Space - 8.5' Width

NORTH
1"=20'
0 10' 20'

Construction Documents

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

Dim Plan North_2

NO.	DATE	REVISION
4	10/29/2024	City Comments 1
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PROFESSIONAL ENGINEER
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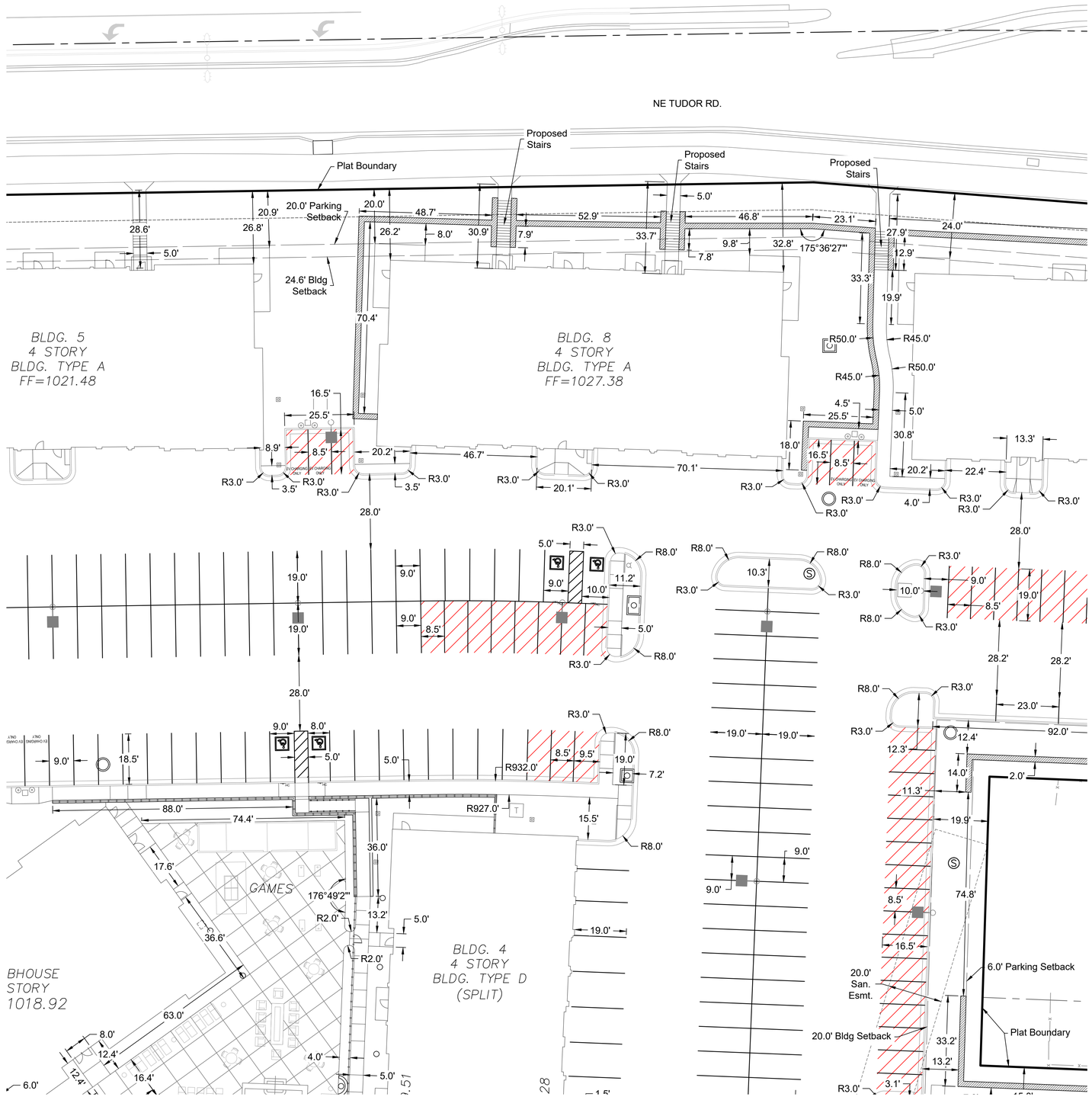

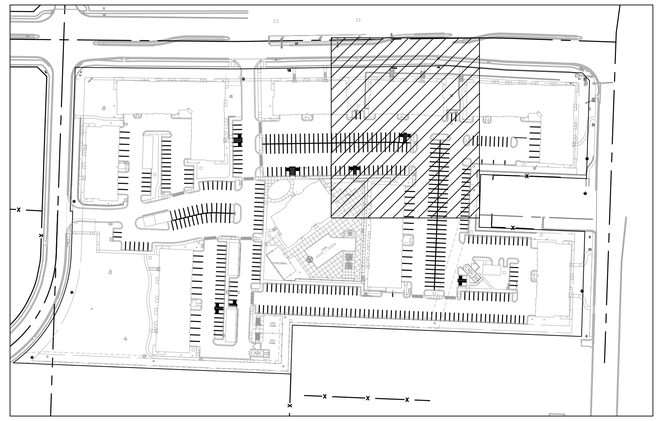

VICINTY MAP
n.t.s

Denotes Compact
Parking Space - 8.5' Width

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

Construction Documents

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

Dim Plan North_3

NO.	DATE	REVISION
4	10/29/2024	City Comments 1
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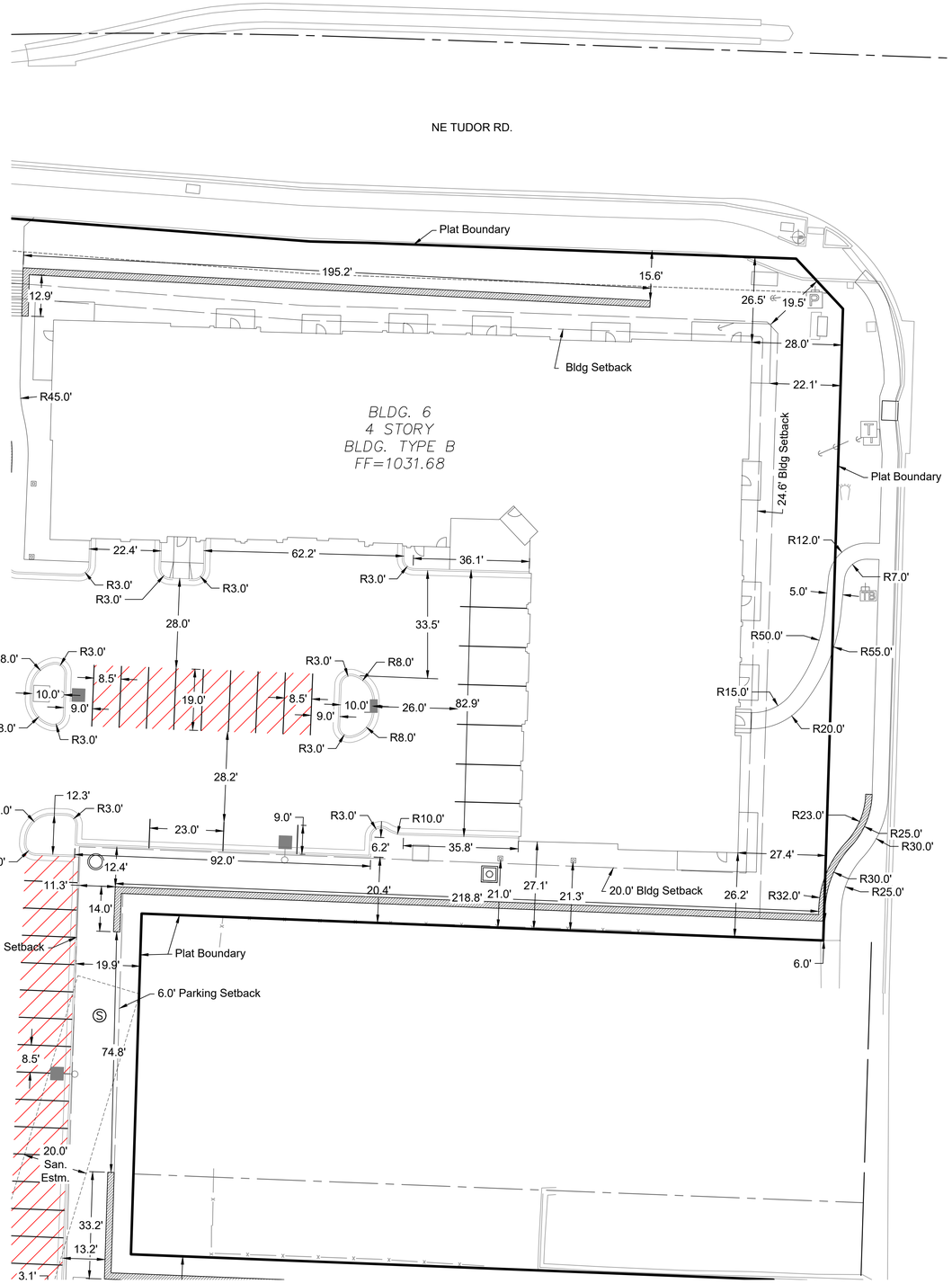

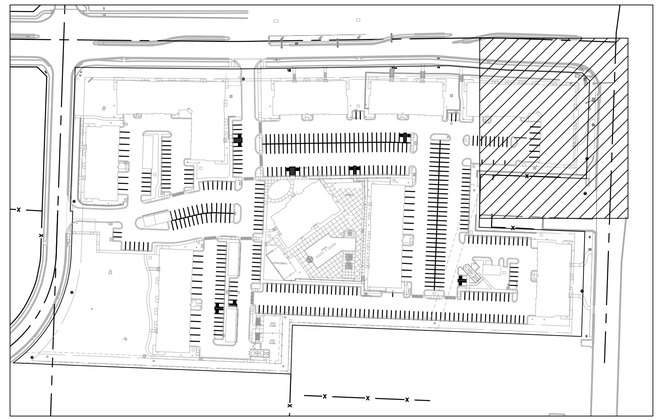

VICINITY MAP
n.t.s

Denotes Compact
Parking Space - 8.5' Width

NORTH
1"=20'
0 10' 20'

Construction Documents

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

Dim Plan North_4

NO.	DATE	REVISION
4	10/29/2024	City Comments 1
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NUMBER PE-2002003418
PROFESSIONAL ENGINEER
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MITCHELL E. SLUTTER PE-2002003418

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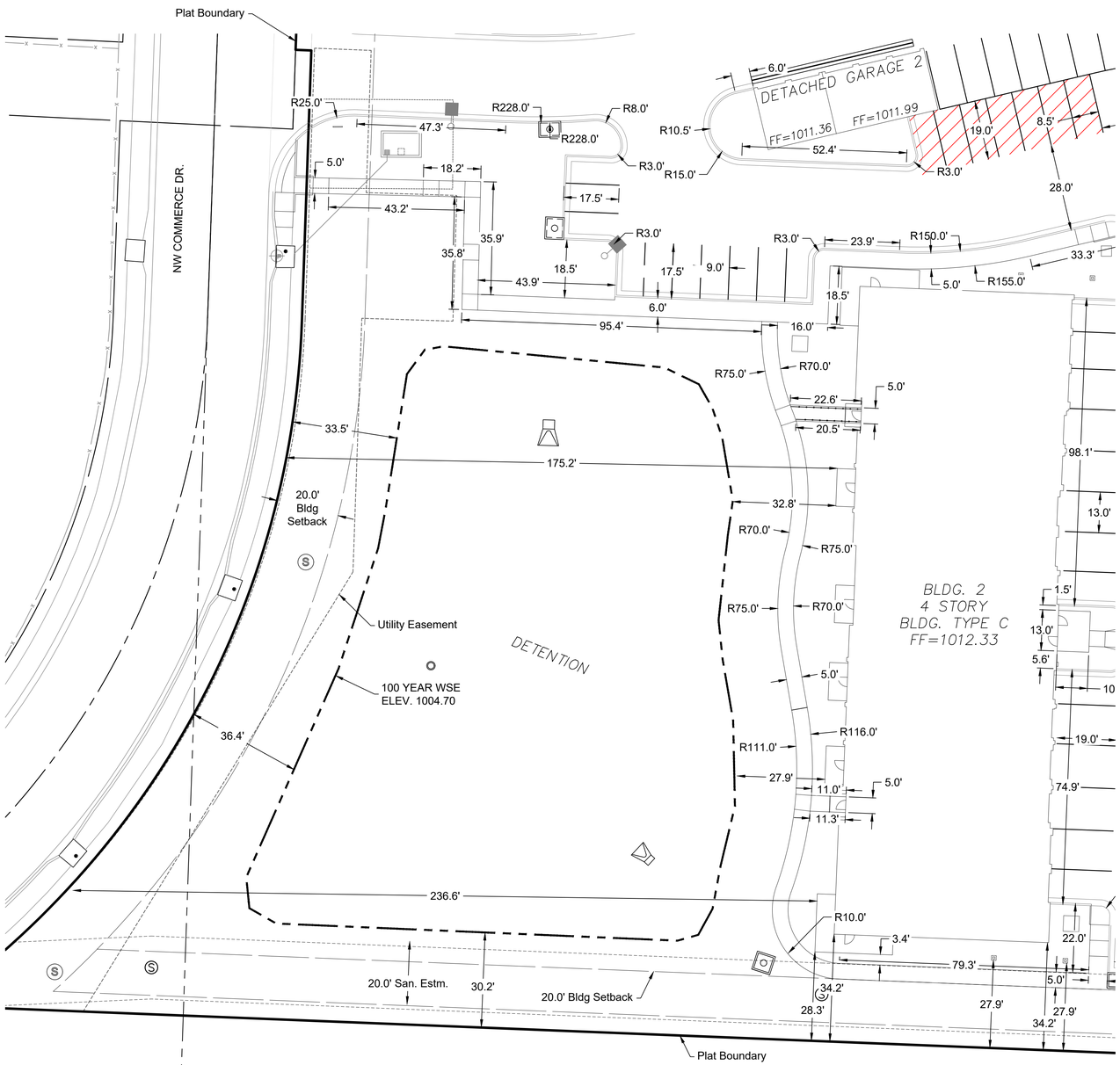

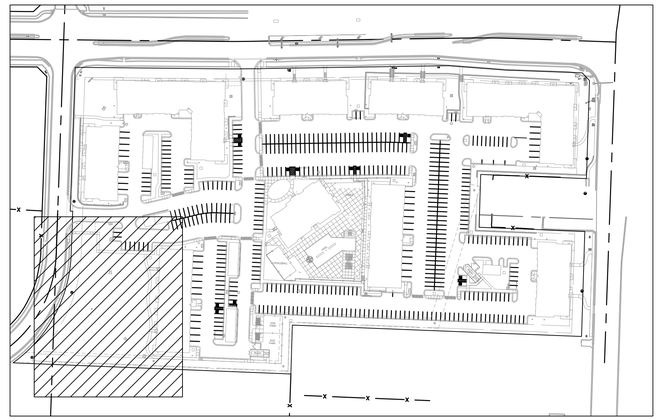

VICINITY MAP
n.t.s

Denotes Compact
Parking Space - 8.5' Width

NORTH
1"=20'
0 10' 20'

Construction Documents

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EVREN APARTMENTS
Lee's Summit, Jackson County, Missouri

Dim Plan South_1

NO.	DATE	REVISION
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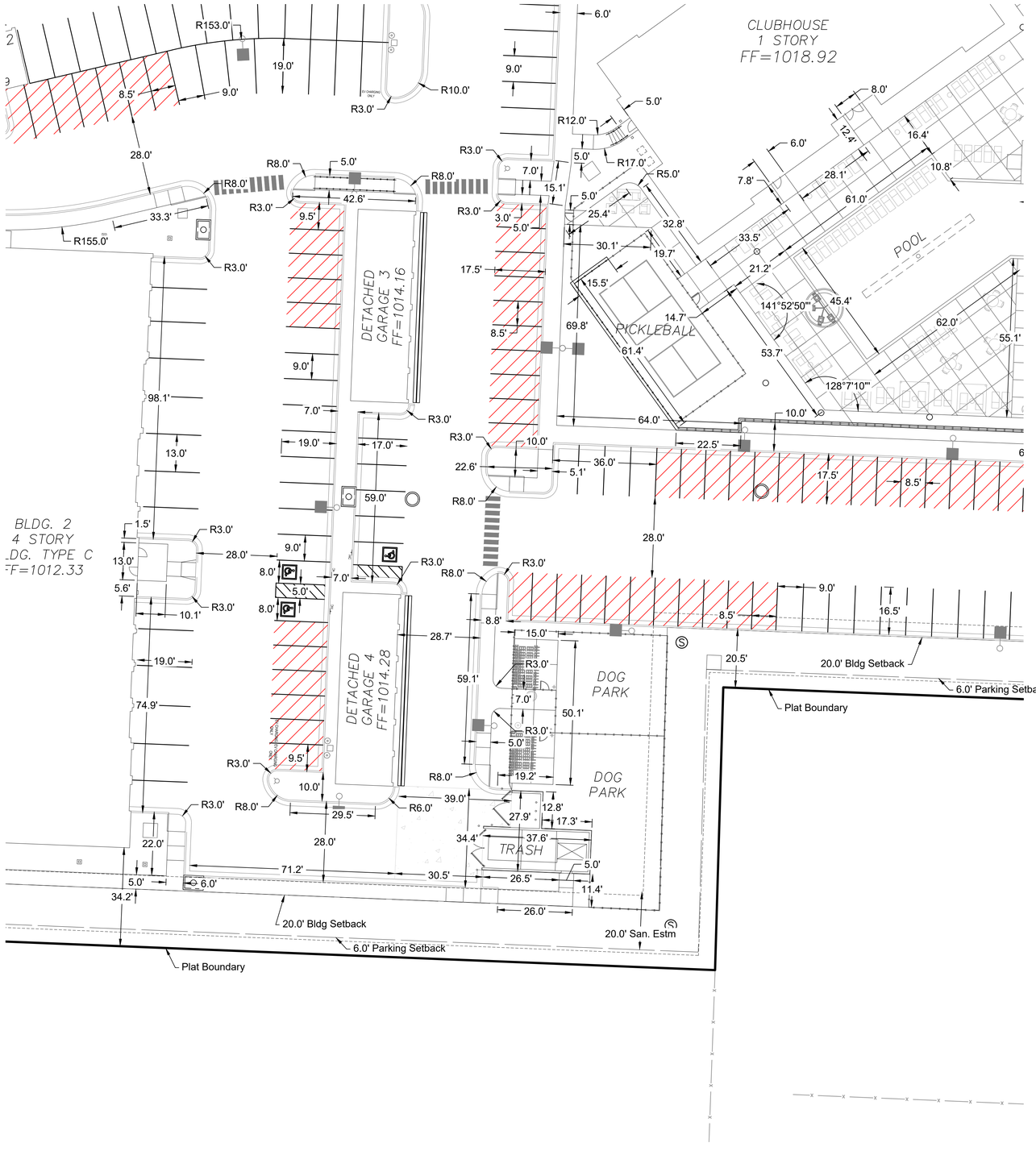

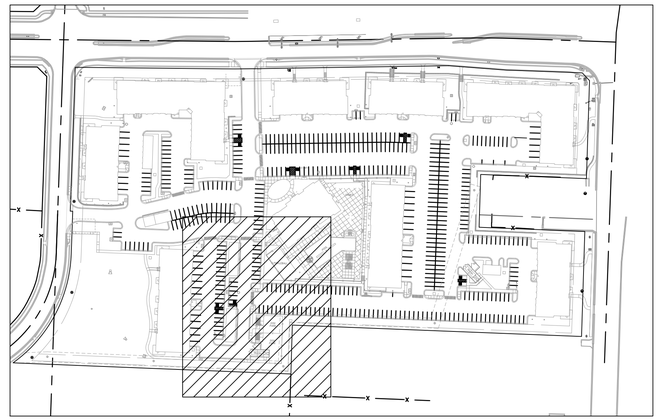

VICINTY MAP
n.t.s

Denotes Compact Parking Space - 8.5' Width

NORTH

1"=20'
0 10' 20'

Construction Documents

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

Dim Plan South_2

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4	10/29/2024	City Comments 1
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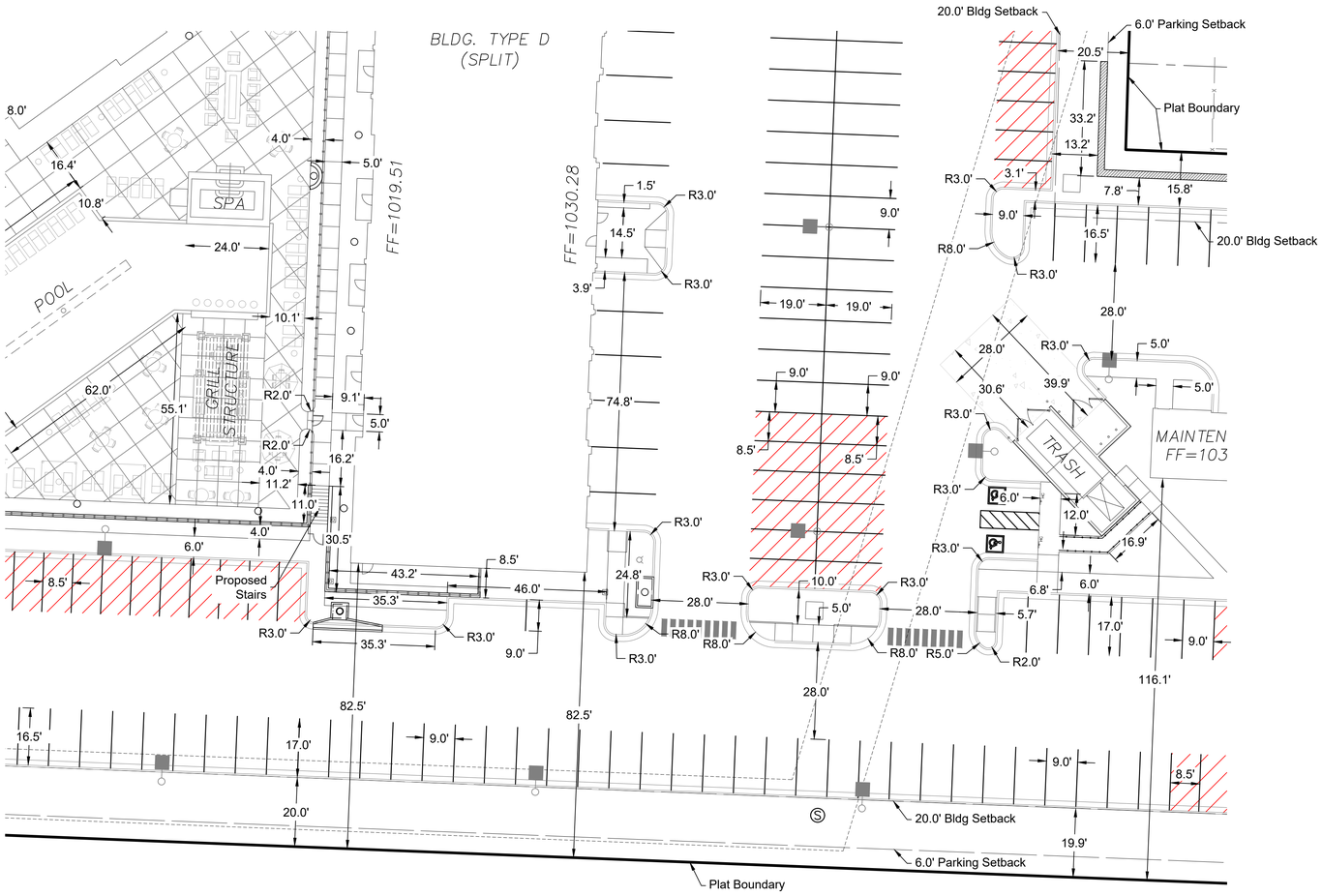

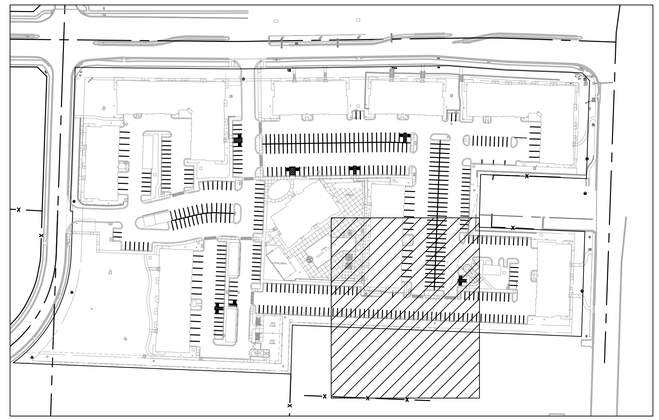

VICINTY MAP
n.t.s

Denotes Compact
Parking Space - 8.5' Width

NORTH
1"=20'
0 10' 20'

Construction Documents

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

Dim Plan South_3

NO.	DATE	REVISION
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PROFESSIONAL ENGINEER
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MITCHELL E. SLUTTER PE-2002003418

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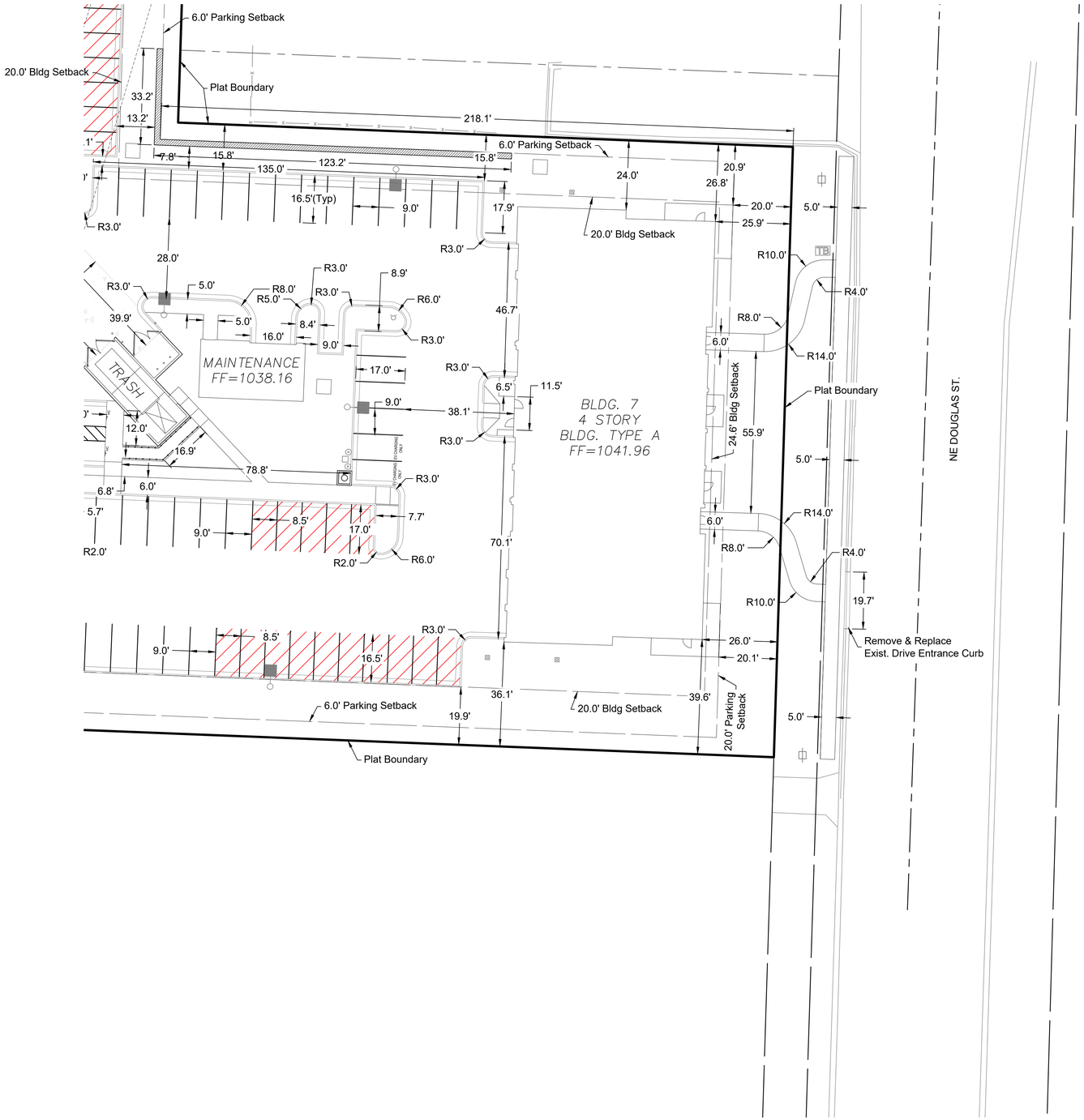

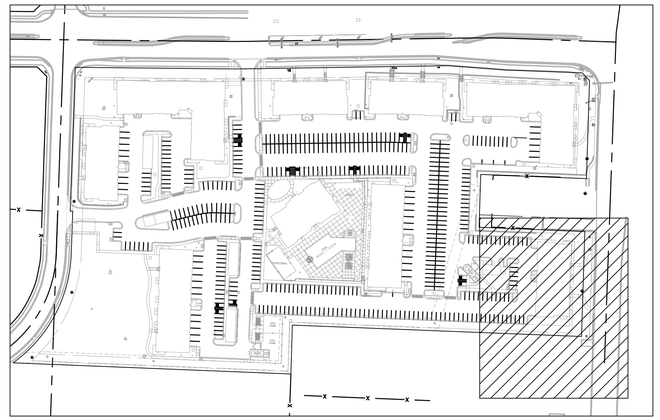

VICINTY MAP
n.t.s

Denotes Compact
Parking Space - 8.5' Width

N O R T H

1"=20'
0 10' 20'

Construction Documents

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EVREN APARTMENTS
Lee's Summit, Jackson County, Missouri

Dim Plan South_4

NO.	DATE	REVISION
4	10/29/2024	City Comments 1
3	10/30/2024	FDP Comments 2
2	09/16/2024	Permit Set
1	08/16/2024	FDP Submittal

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

STATE OF MISSOURI
MITCHELL E. SLUTTER
NUMBER PE-2002003418
PROFESSIONAL ENGINEER
11/05/24
MITCHELL E. SLUTTER PE-2002003418

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LOT 1A
LEE'S SUMMIT POLICE AND COURT FACILITY

NE TUDOR RD.

Commercial Entrance

Proposed Building Setback Line

Proposed Building Setback Line

Proposed Building Setback Line

Proposed Building Setback Line

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

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

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

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

BLDG. 1
4 STORY
BLDG. TYPE A
FF=1014.33

DETACHED GARAGE 1
FF=1013.51

NW COMMERCE DR.

TRACT 4
Summit Park

NE DOUGLAS ST.

DETACHED GARAGE 2
FF=1011.36
FF=1011.99

CLUBHOUSE
1 STORY
FF=1018.92

GAMES

SPA

POOL

PICKLEBALL

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

FF=1019.51

FF=1030.28

LOT 3 SUMMIT PARK
OWNER: MAKOL PROPERTIES, LLC

Commercial Entrance

LOT 11
SUMMIT PARK
913 NW LAKE ST.

LOT 10
SUMMIT PARK

DETACHED GARAGE 3
FF=1014.16

DETACHED GARAGE 4
FF=1014.28

TRASH

MAINTENANCE
FF=1038.16

TRASH

BLDG. 7
4 STORY
BLDG. TYPE A
FF=1041.96

BLDG. 2
4 STORY
BLDG. TYPE C
FF=1012.33

DETENTION

DOG PARK

DOG PARK

LOT 4
SUMMIT PARK

40'

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

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

Asphalt Pavement Section

2" KCMMB AC Surface Course

4" KCMMB AC Base Course

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

Compacted Subgrade

Trash Enclosure Pavement

7" KCMMB 4K Concrete

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

Compacted Subgrade

Commercial Driveway

8" KCMMB 4K Concrete

4" Compacted Aggregate Base

Compacted Subgrade

Sidewalk Pavement

4" KCMMB 4K Concrete

4" Compacted Aggregate Base

Compacted Subgrade

NORTH
1"=40'
0 20' 40'

Construction Documents

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

Pavement Plan

NO.	DATE	REVISION
4	10/29/2024	City Comments 1
3	10/30/2024	FDP Comments 2
2	09/16/2024	Permit Set
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STATE OF MISSOURI
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LOT 1A
LEE'S SUMMIT POLICE AND
COURT FACILITY

NE TUDOR RD.

NW COMMERCE DR.

NE DOUGLAS ST.

Proposed Building
Setback Line

Proposed Building
Setback Line

Proposed Building
Setback Line

Proposed Building
Setback Line

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

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

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

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

BLDG. 1
4 STORY
BLDG. TYPE A
FF=1014.33

DETACHED
GARAGE 1
FF=1013.51

DETACHED GARAGE 2
FF=1011.36 FF=1011.99

CLUBHOUSE
1 STORY
FF=1018.92

GAMES

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

SPA

POOL

PICKLEBALL

GRILL
STRUCTURE

FF=1019.51

FF=1030.28

LOT 3 SUMMIT PARK
OWNER: MAKOL PROPERTIES, LLC

TRASH

MAINTENANCE
FF=1038.16

BLDG. 7
4 STORY
BLDG. TYPE A
FF=1041.96

DETACHED
GARAGE 3
FF=1014.16

DETACHED
GARAGE 4
FF=1014.28

DETENTION

BLDG. 2
4 STORY
BLDG. TYPE C
FF=1012.33

DOG
PARK

DOG
PARK

TRASH

LOT 4
SUMMIT PARK

40'

TRACT 4
Summit Park

LOT 11
SUMMIT PARK
913 NW Hubb ST.

LOT 10
SUMMIT PARK

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

Dry Curb

Wet Curb

Ribbon Curb

NORTH

1"=40'

0 20' 40'

Construction Documents

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

Curb Schedule

NO.	DATE	REVISION
4	10/29/2024	City Comments 1
3	10/30/2024	FDP Comments 2
2	09/16/2024	Permit Set
1	08/16/2024	FDP Submittal

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

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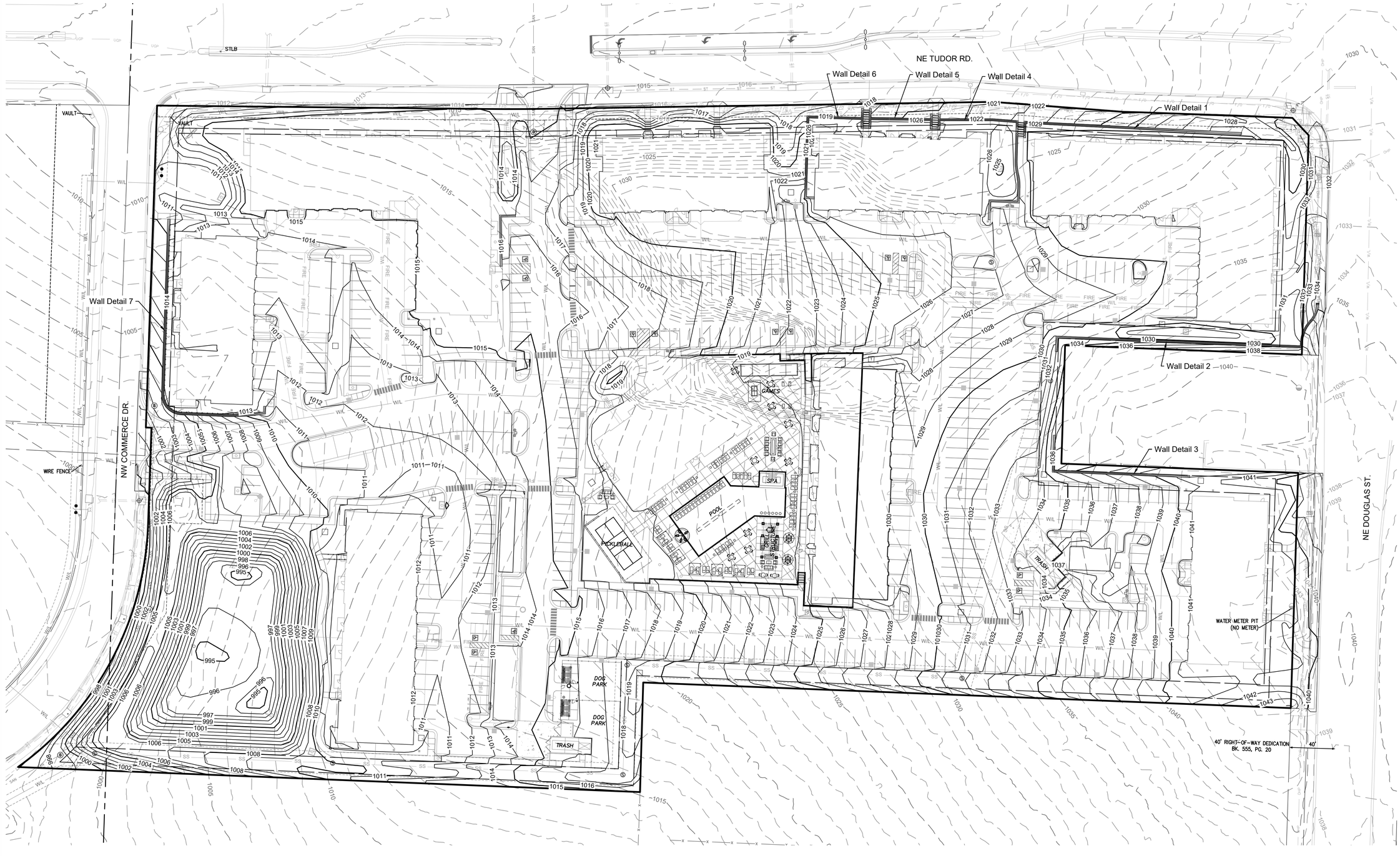

Note:
See Sheets C29 and C30 for Retaining Wall Details

Contour Legend

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

Construction Documents

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

Grading Plan

NO.	DATE	REVISION
4	10/29/2024	City Comments 1
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STATE OF MISSOURI
MITCHELL E. SLUTTER
NUMBER PE-2002003418
PROFESSIONAL ENGINEER
10/29/24
MITCHELL E. SLUTTER PE-2002003418

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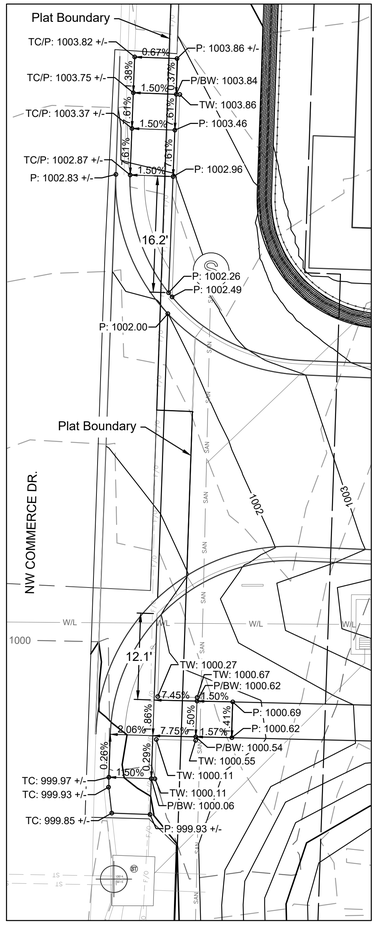
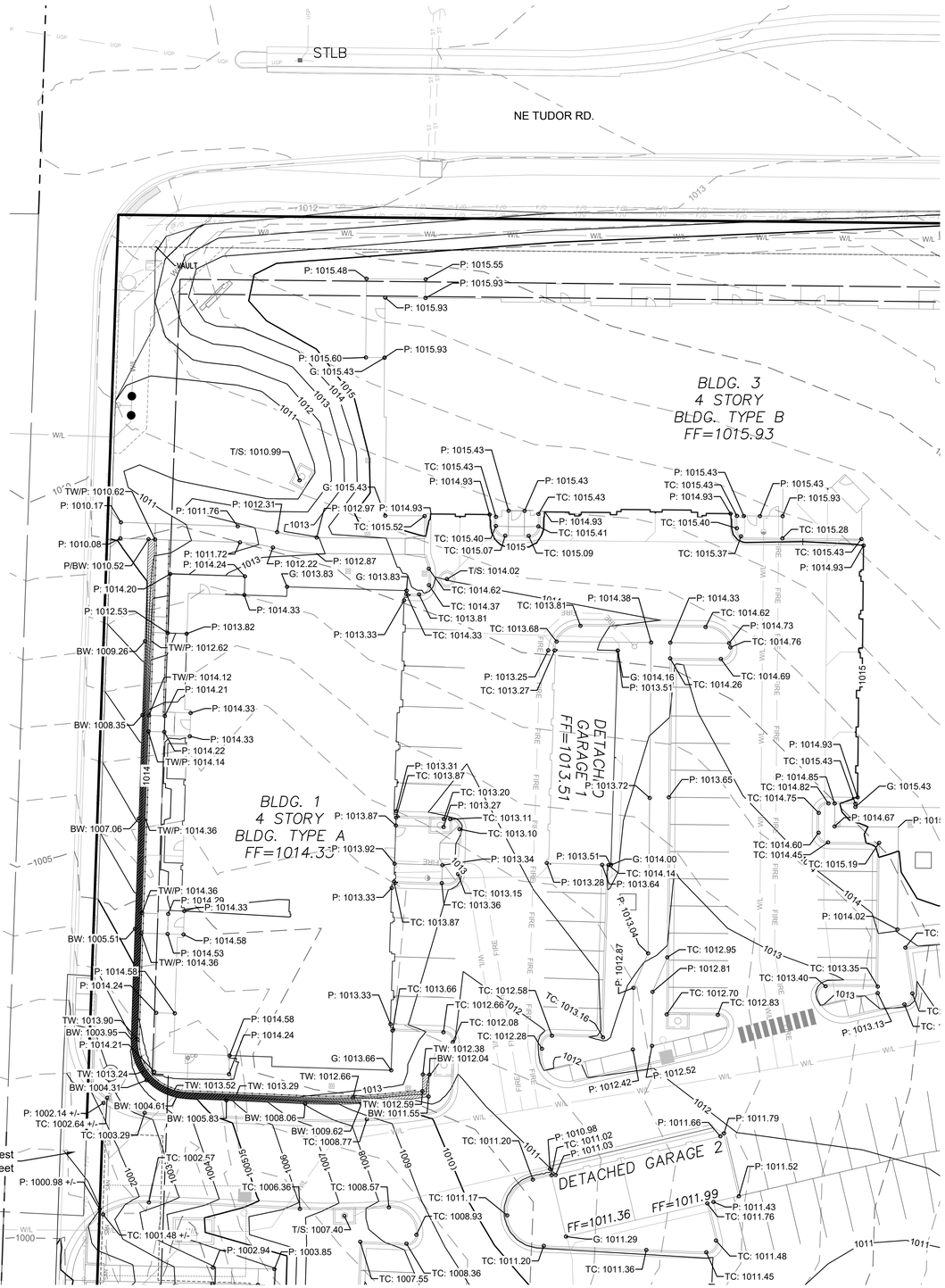
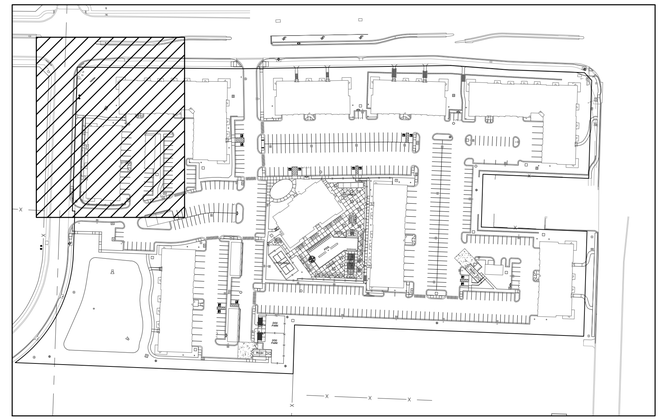


Commercial Drive Entrance West
Scale 1"=10'





VICINITY MAP
n.t.s

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

LEGEND

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

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

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

Construction Documents

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

Spot Grading North_1

NO.	DATE	REVISION
4	10/29/2024	City Comments 1
3	10/30/2024	FDP Comments 2
2	09/16/2024	Permit Set
1	08/16/2024	FDP Submittal

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STATE OF MISSOURI
MITCHELL E. SLATTER
NUMBER PE-2002003418
PROFESSIONAL ENGINEER
MITCHELL E. SLATTER PE-2002003418
11/05/24

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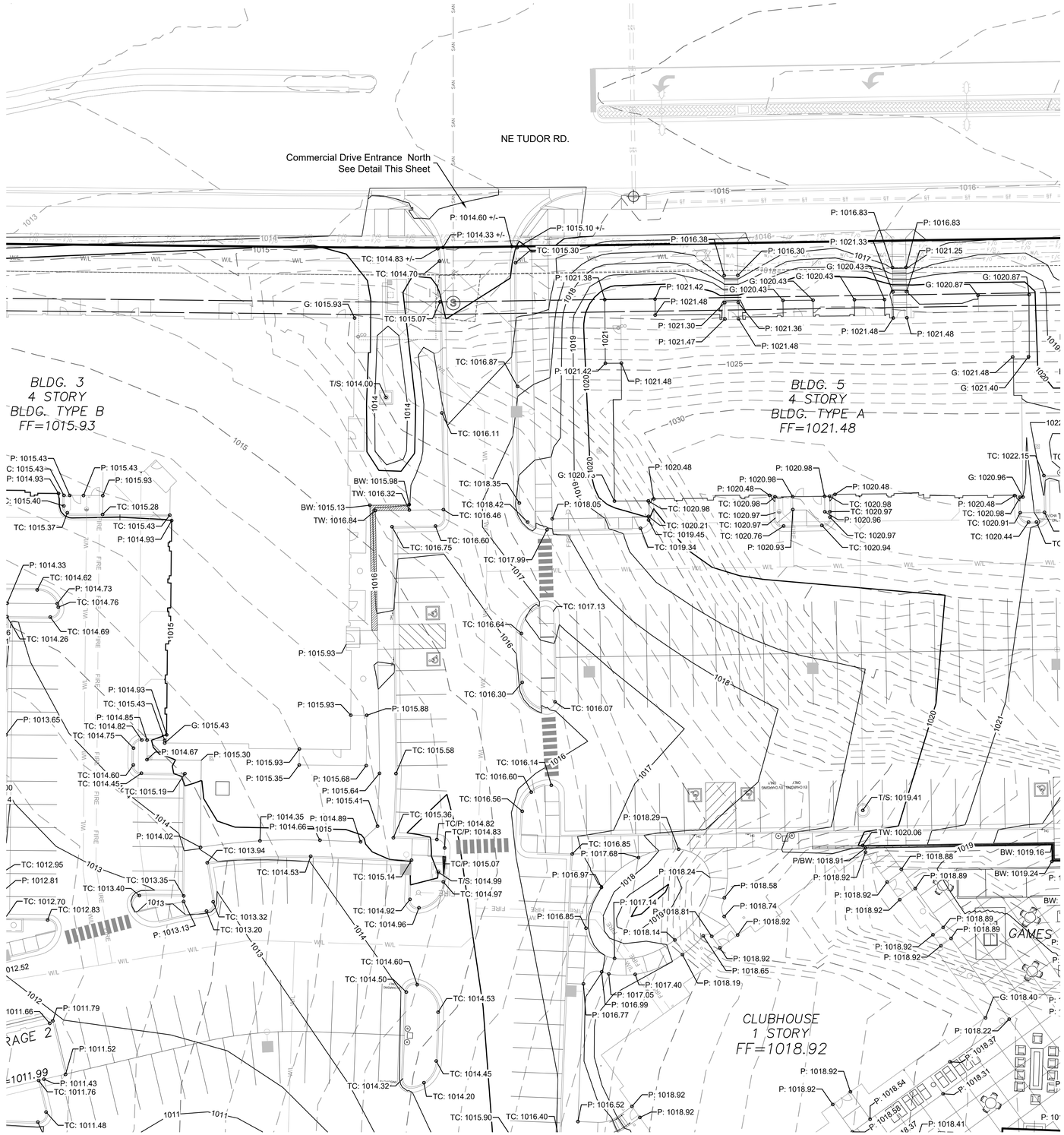
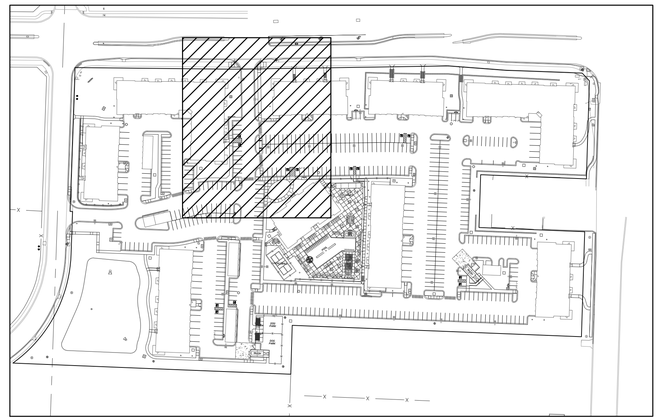
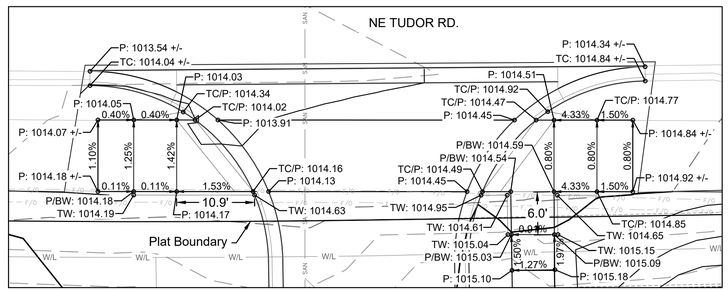




VICINITY MAP
n.t.s

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



Commercial Drive Entrance North
Scale 1"=10'

LEGEND

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

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

NORTH
1"=20'
0 10' 20'

Construction Documents

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

Spot Grading North_2

NO.	DATE	REVISION
4	10/29/2024	City Comments 1
3	10/30/2024	FDP Comments 2
2	09/16/2024	Permit Set
1	08/16/2024	FDP Submittal

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STATE OF MISSOURI
MITCHELL E. SLUTTER
NUMBER PE-2002003418
PROFESSIONAL ENGINEER
MITCHELL E. SLUTTER PE-2002003418
11/05/24

Sheet
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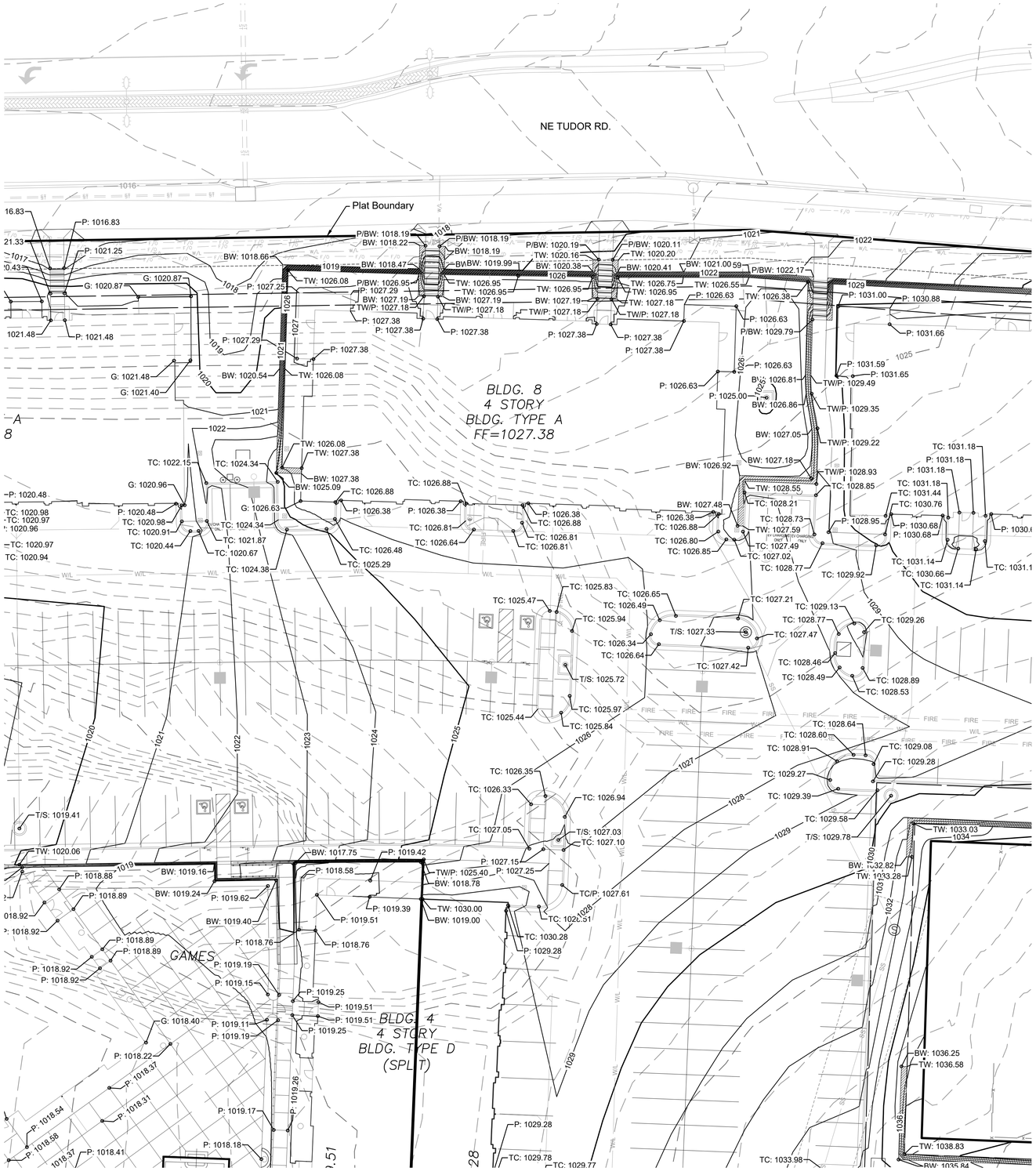

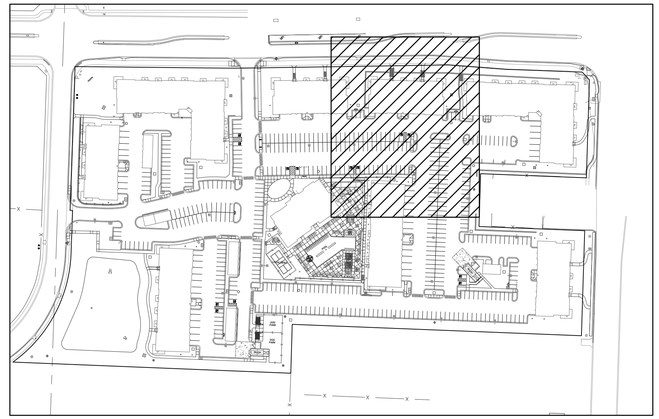

VICINITY MAP
n.t.s

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

LEGEND

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

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

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

Construction Documents

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

Spot Grading North_3

NO.	DATE	REVISION
4	10/29/2024	City Comments 1
3	10/30/2024	FDP Comments 2
2	09/16/2024	Permit Set
1	08/16/2024	FDP Submittal

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STATE OF MISSOURI
MITCHELL E. SLUTTER
NUMBER PE-2002003418
PROFESSIONAL ENGINEER
11/05/24
MITCHELL E. SLUTTER PE-2002003418

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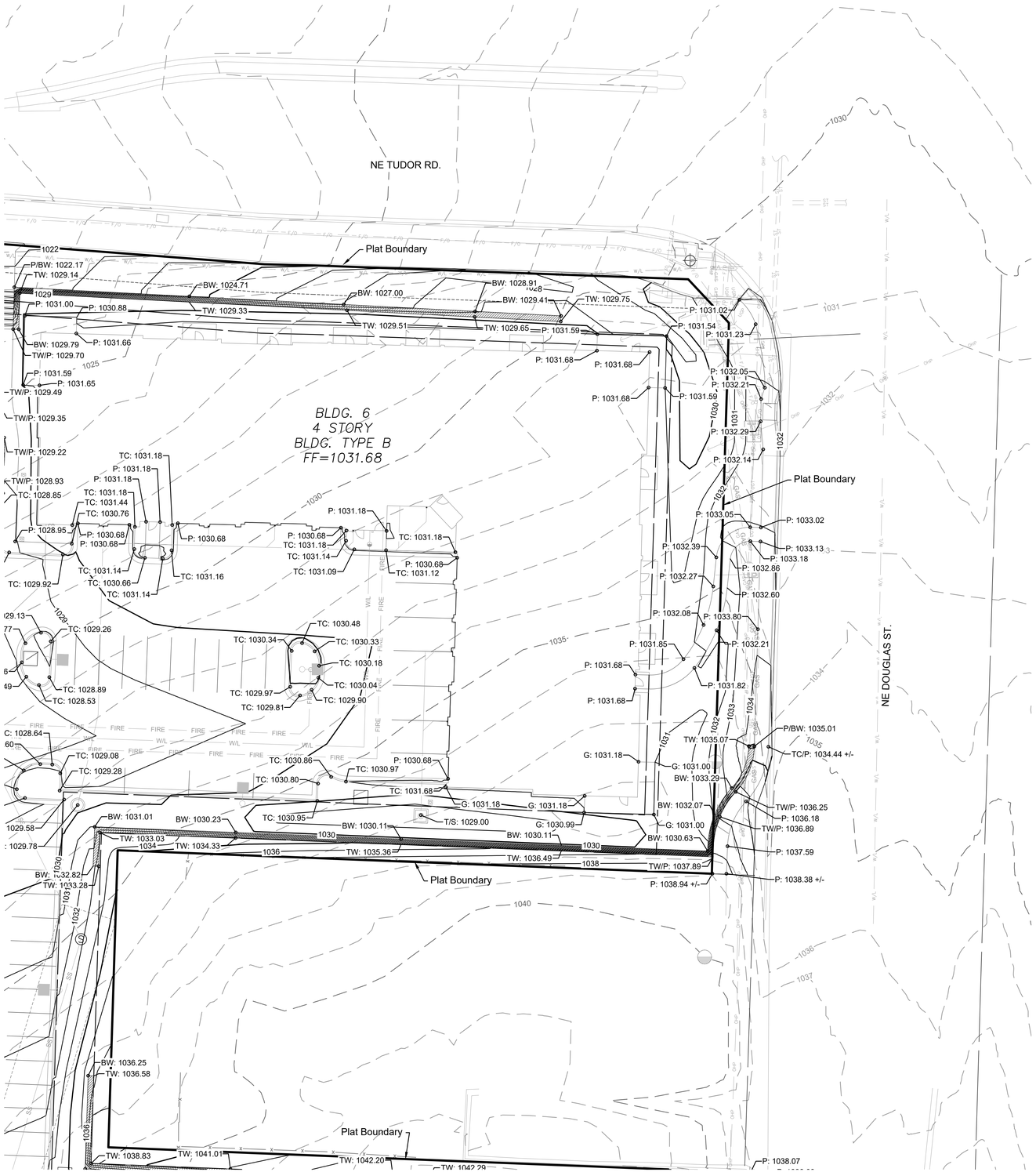

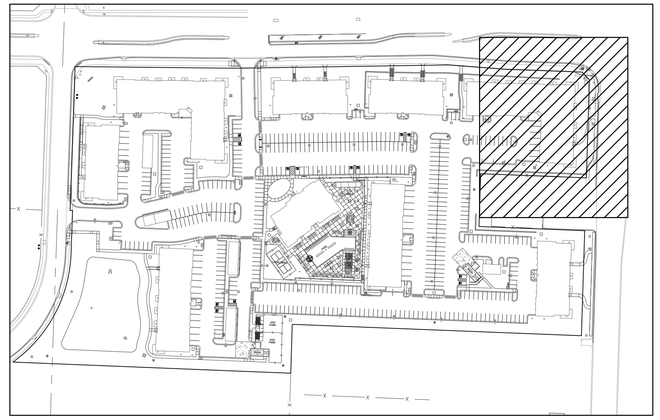

VICINITY MAP
n.t.s

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

LEGEND

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

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

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

Construction Documents

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

Spot Grading North_4

NO.	DATE	REVISION
4	10/29/2024	City Comments 1
3	10/30/2024	FDP Comments 2
2	09/16/2024	Permit Set
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STATE OF MISSOURI
MITCHELL
ELLIOTT
SLUTTER
NUMBER
PE-2002003418
PROFESSIONAL ENGINEER
MITCHELL E. SLUTTER PE-2002003418
11/05/24

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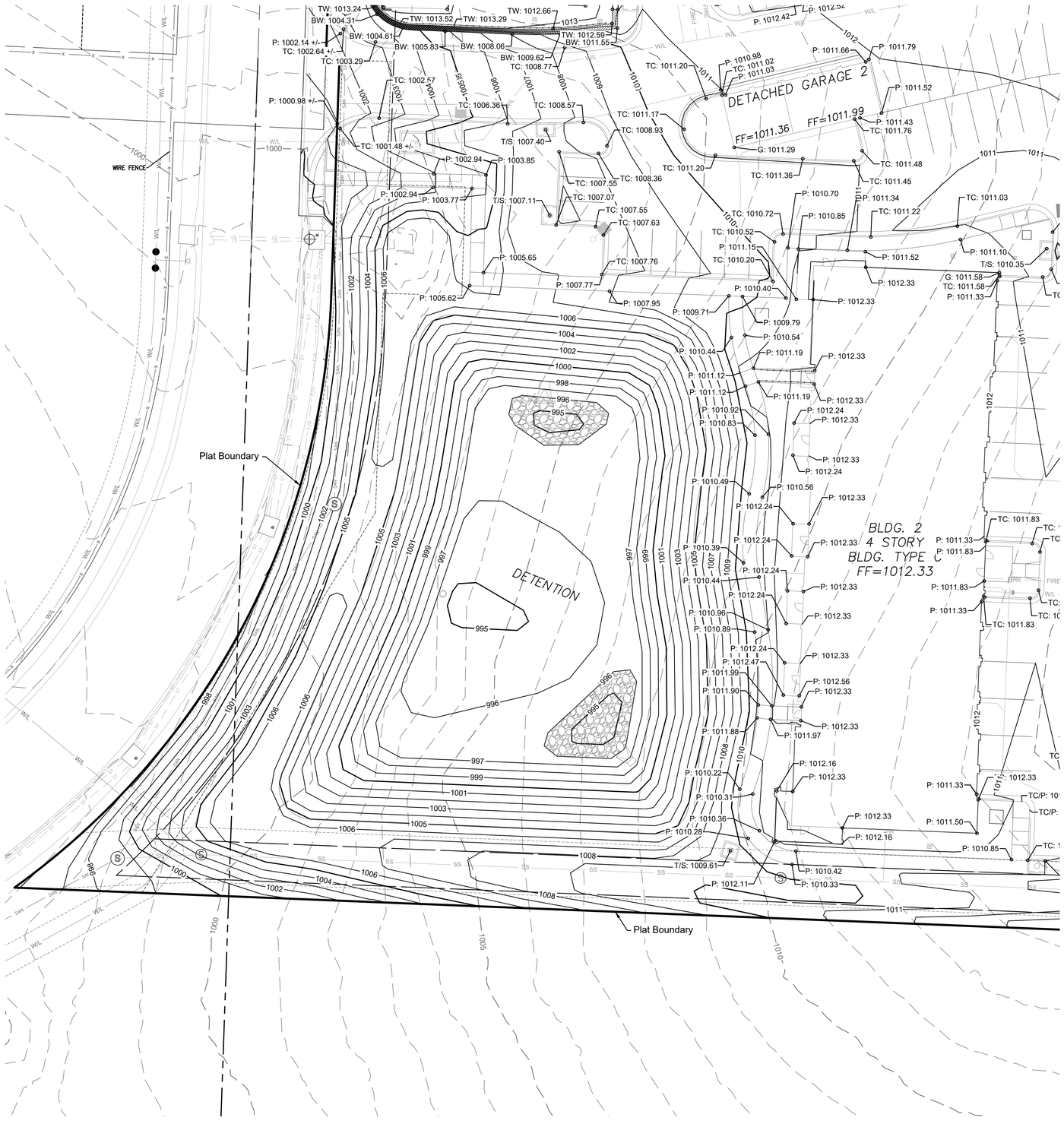

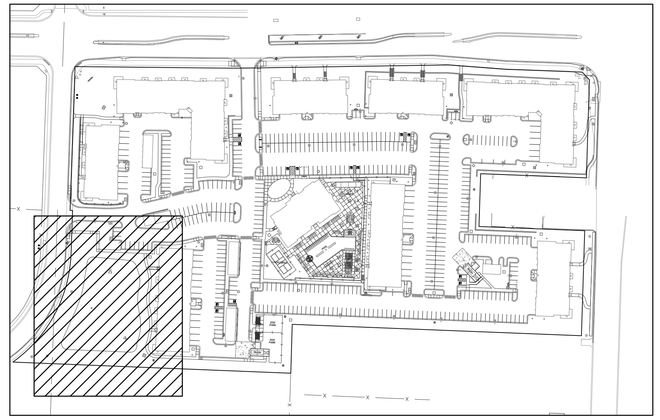

VICINITY MAP
n.t.s

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

LEGEND

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

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

NORTH
1"=20'
0 10' 20'

Construction Documents

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

Spot Grading South_1

NO.	DATE	REVISION
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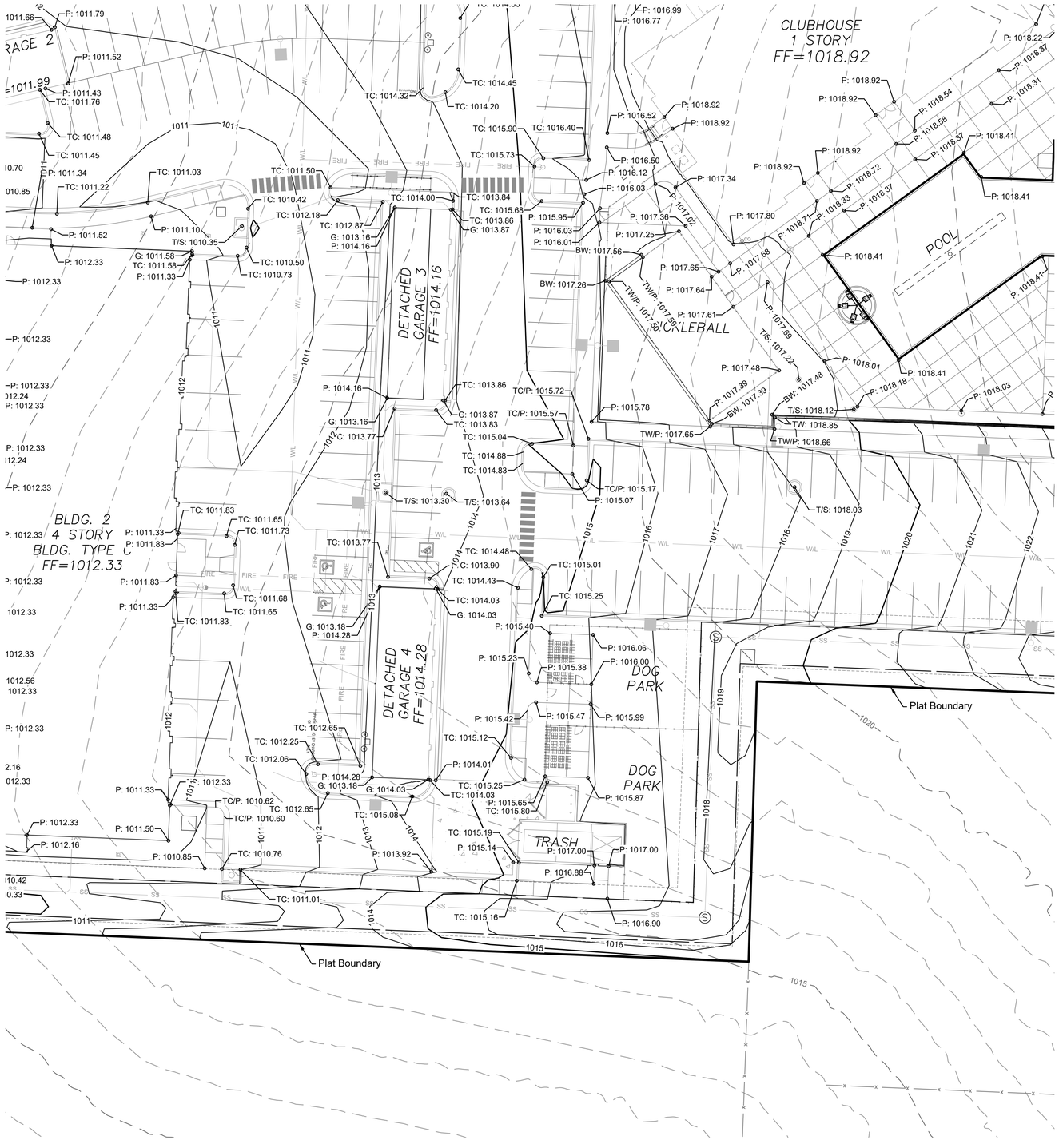

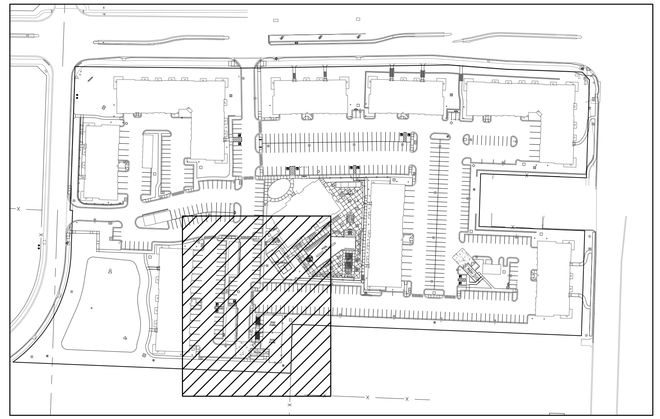

VICINITY MAP
n.t.s

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

LEGEND

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

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

NORTH
1"=20'
0 10' 20'

Construction Documents

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

Spot Grading South_2

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MITCHELL EMMETT SLUTTER
NUMBER PE-2002003418
PROFESSIONAL ENGINEER
11/05/24
MITCHELL E. SLUTTER PE-2002003418

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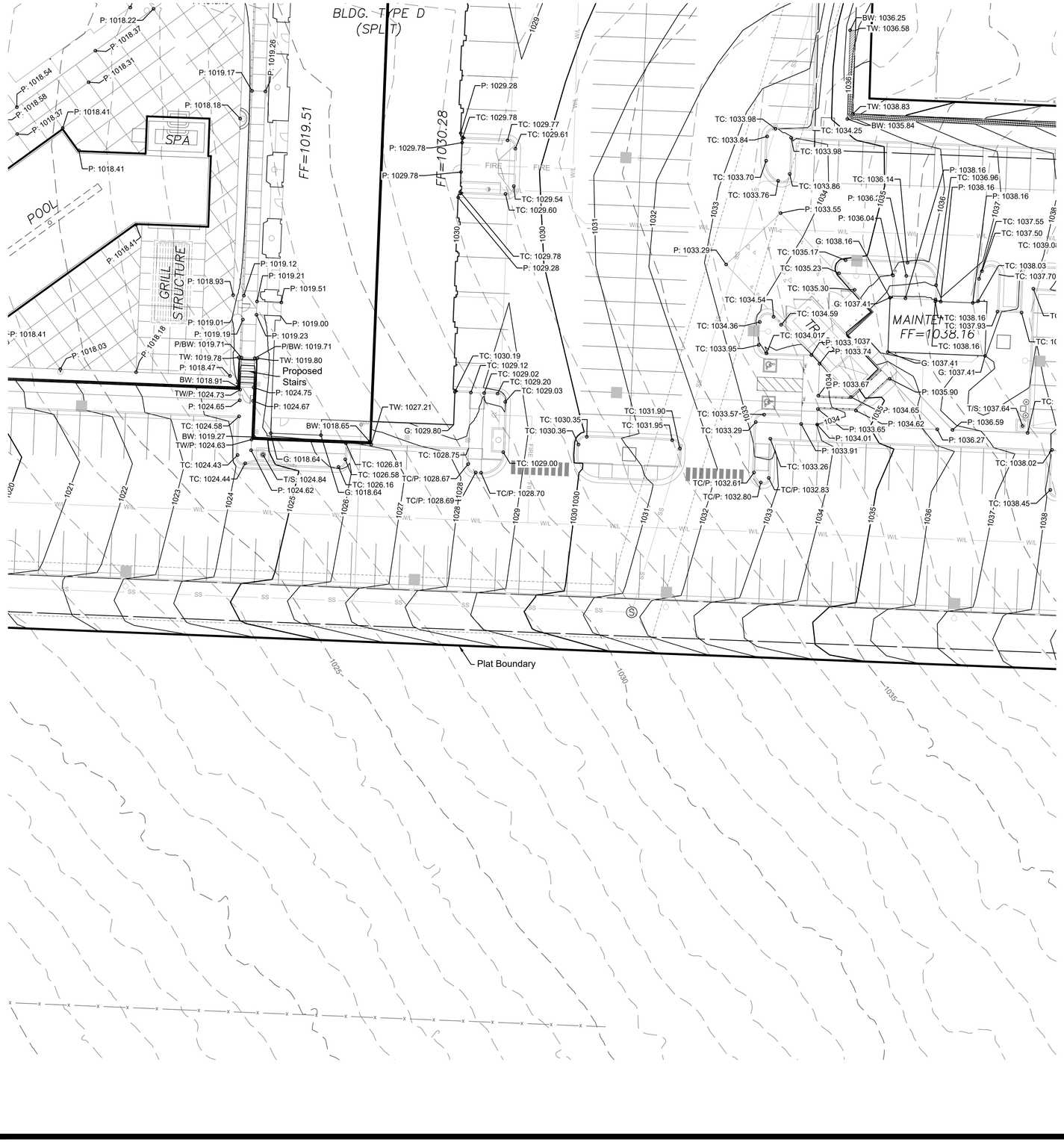

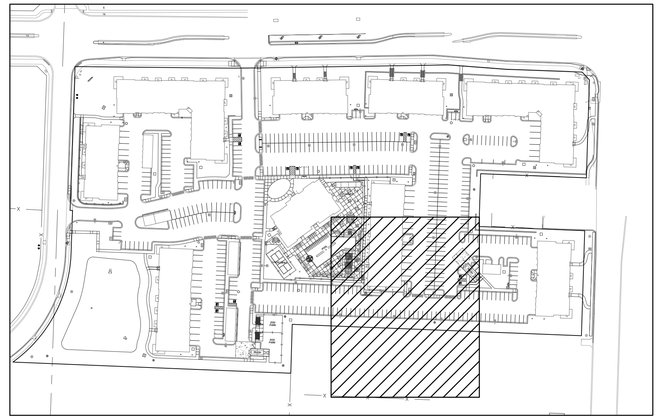

VICINITY MAP
n.t.s

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

LEGEND

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

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

NORTH
1"=20'
0 10' 20'

Construction Documents

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

Spot Grading South_3

NO.	DATE	REVISION
4	10/29/2024	City Comments 1
3	10/30/2024	FDP Comments 2
2	09/16/2024	Permit Set
1	08/16/2024	FDP Submittal

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TUA	CMP

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

STATE OF MISSOURI
MITCHELL E. SLUTTER
NUMBER PE-2002003418
PROFESSIONAL ENGINEER
11/05/24
MITCHELL E. SLUTTER PE-2002003418

Sheet
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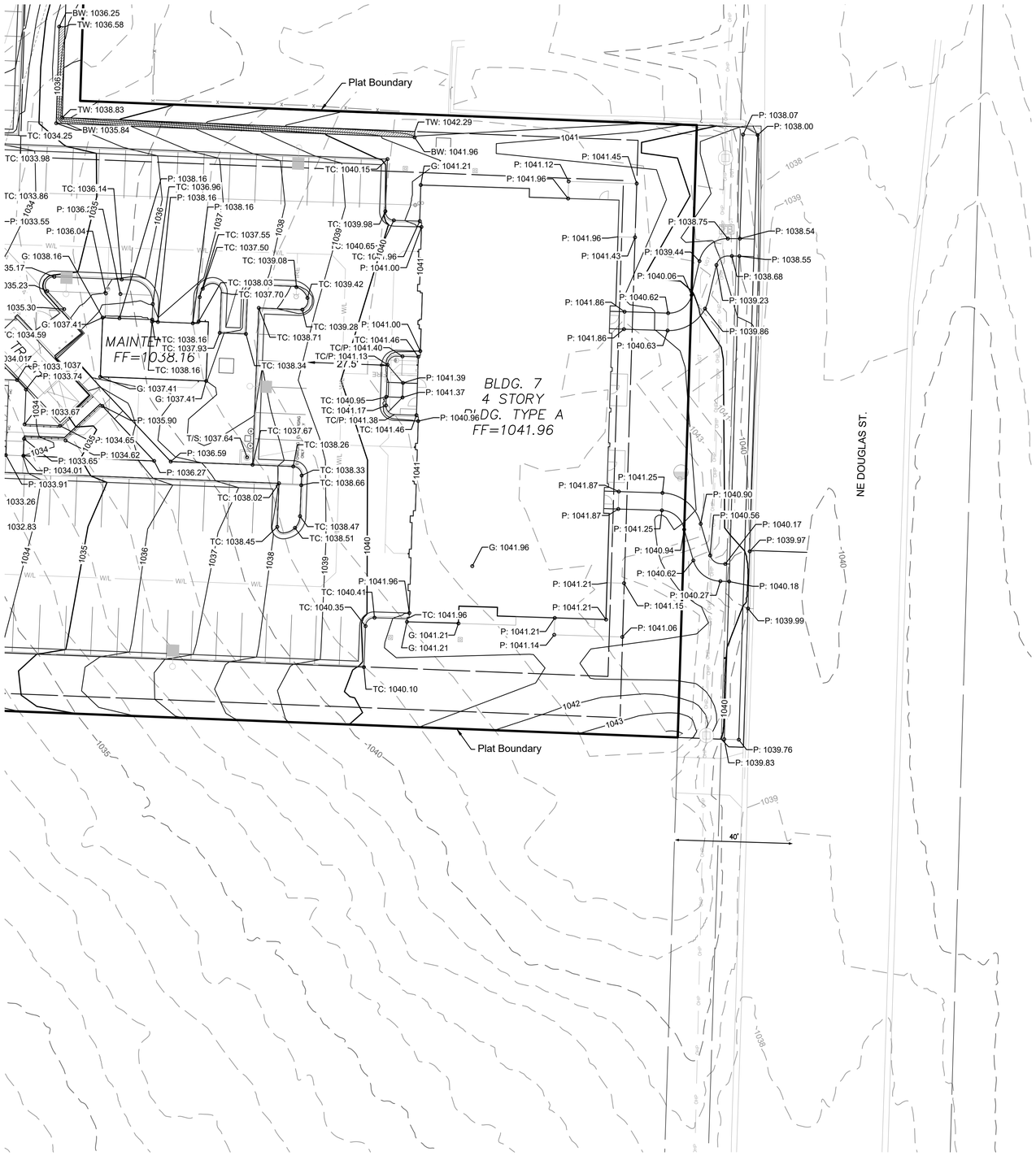

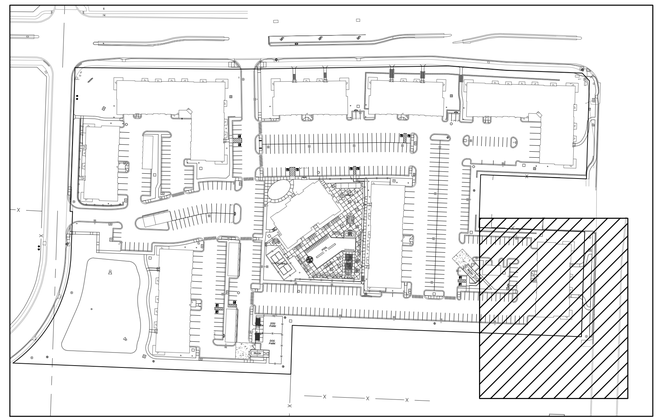

VICINITY MAP
n.t.s

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

LEGEND

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

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

NORTH
1"=20'
0 10' 20'

Construction Documents

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

Spot Grading South_4

NO.	DATE	REVISION
4	10/29/2024	City Comments 1
3	10/30/2024	FDP Comments 2
2	09/16/2024	Permit Set
1	08/16/2024	FDP Submittal

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STATE OF MISSOURI
MITCHELL E. SLUTTER
NUMBER PE-2002003418
PROFESSIONAL ENGINEER
11/05/24
MITCHELL E. SLUTTER PE-2002003418

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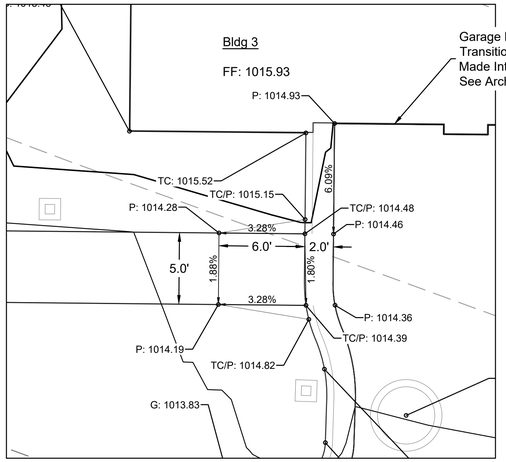

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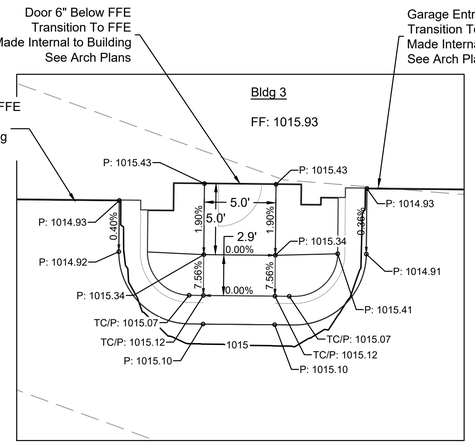

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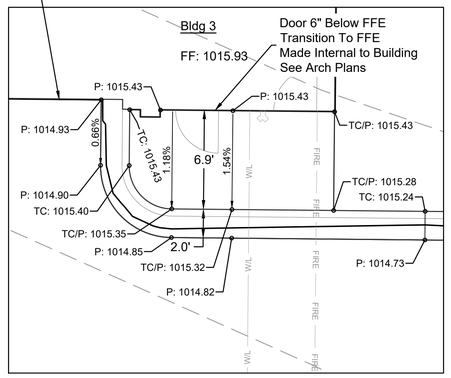

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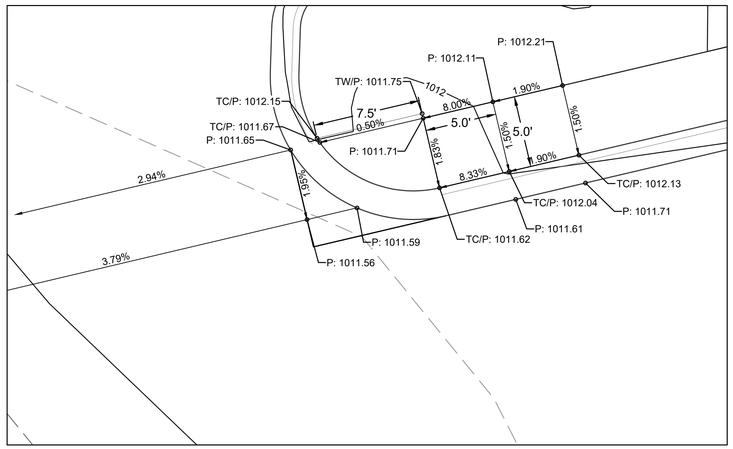

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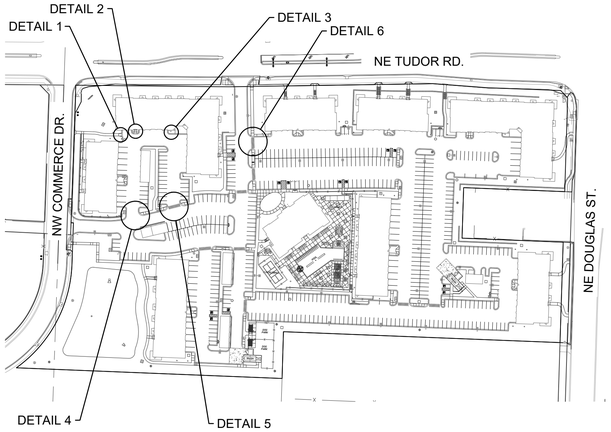

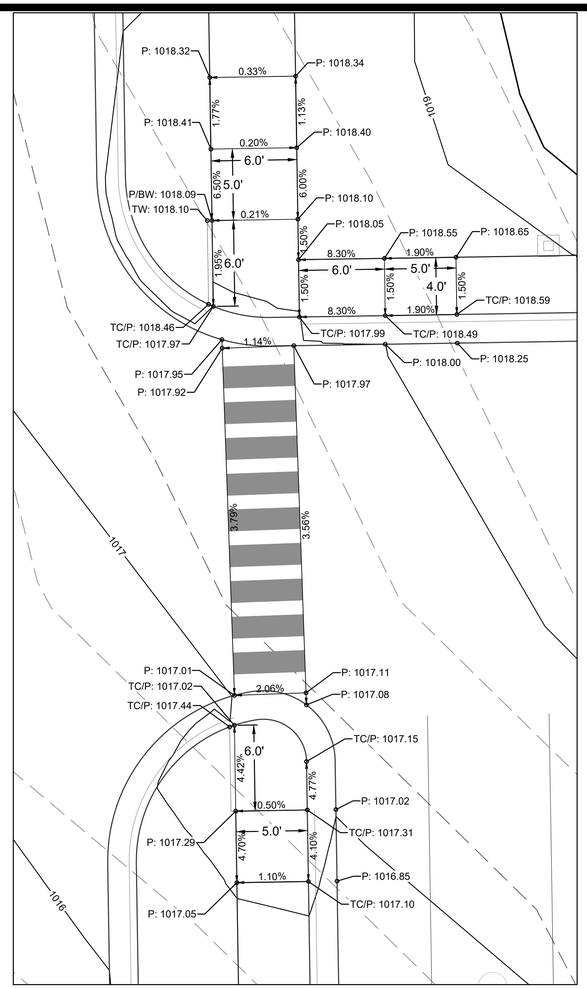

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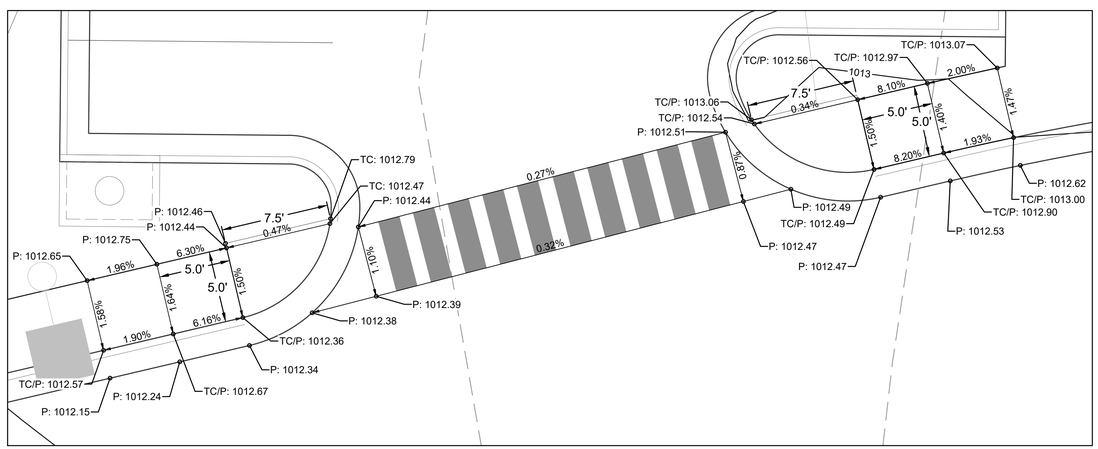

Detail 5

NOTE:
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LEGEND

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G:	Ground
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Existing Major Contour
Existing Minor Contour
Proposed Major Contour
Proposed Minor Contour

N O R T H
1"=5'
0 5'

Construction Documents

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

Grading Details_1

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11/05/24
MITCHELL E. SLUTTER PE-2002003418

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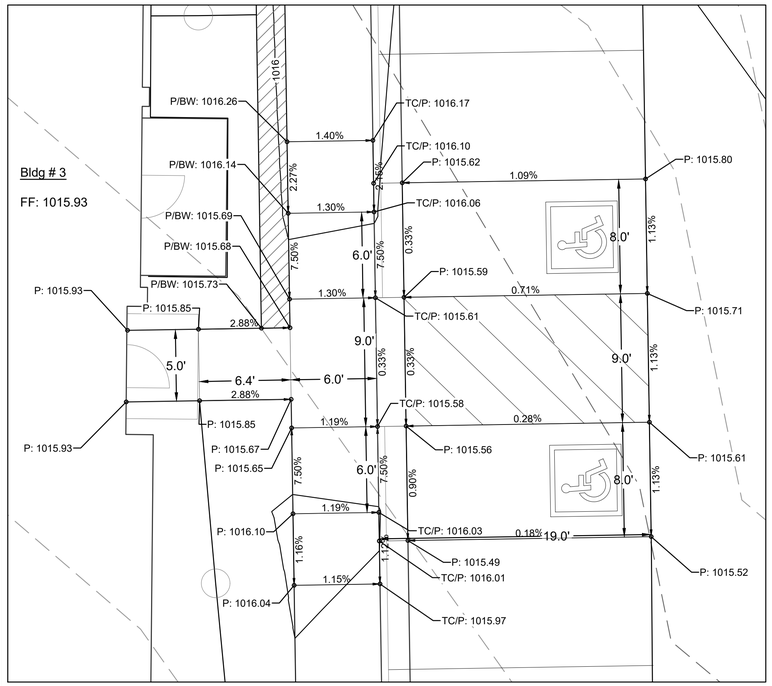

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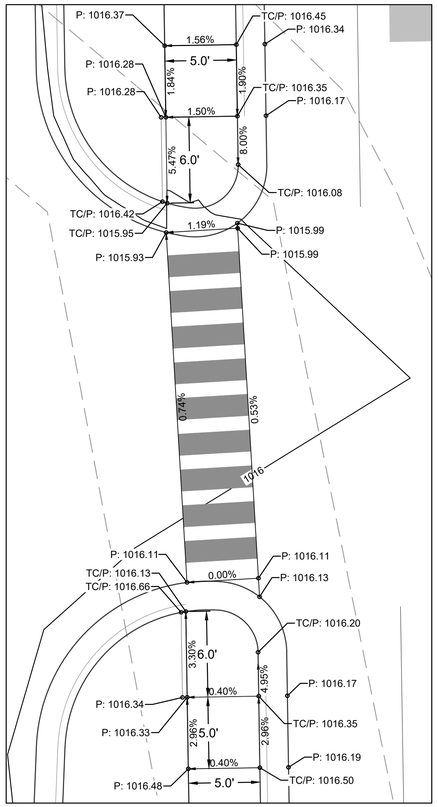

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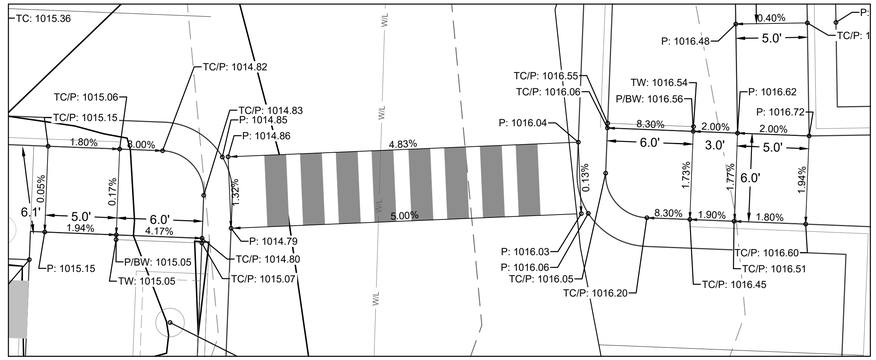

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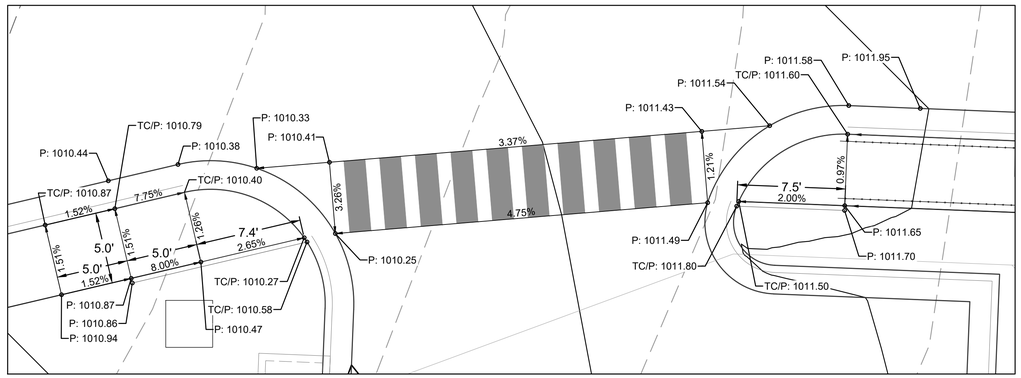

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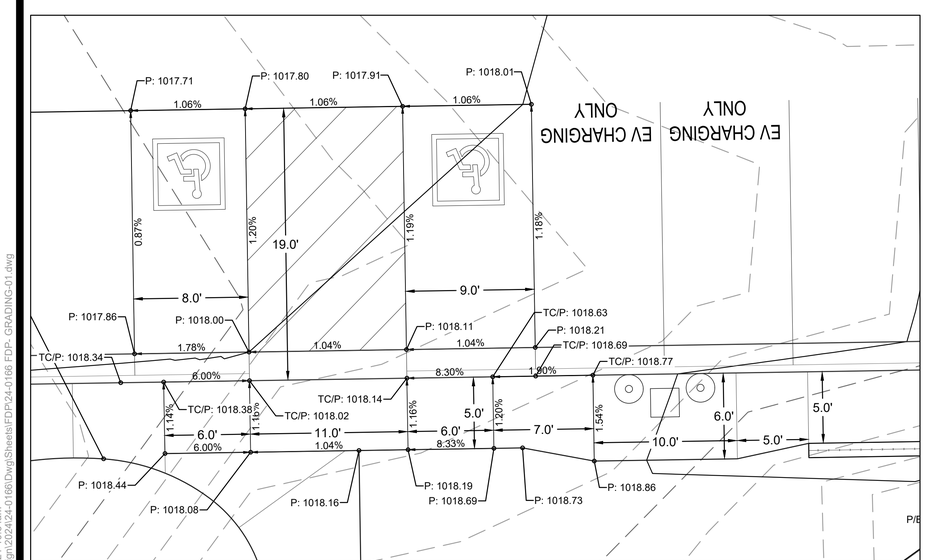

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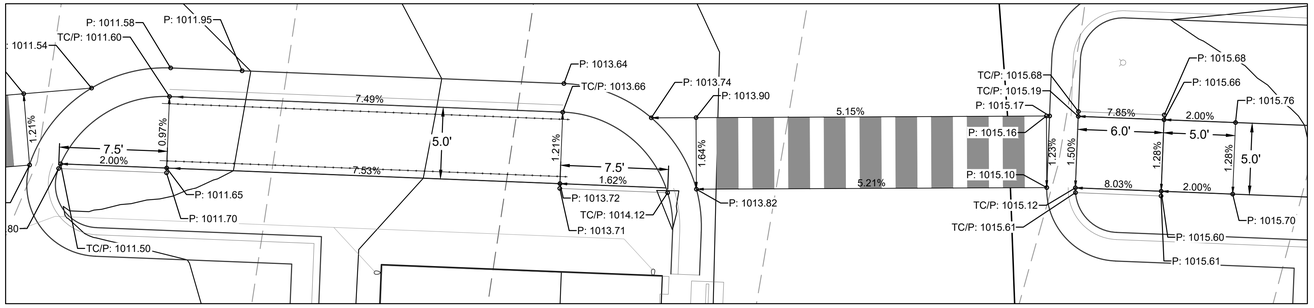

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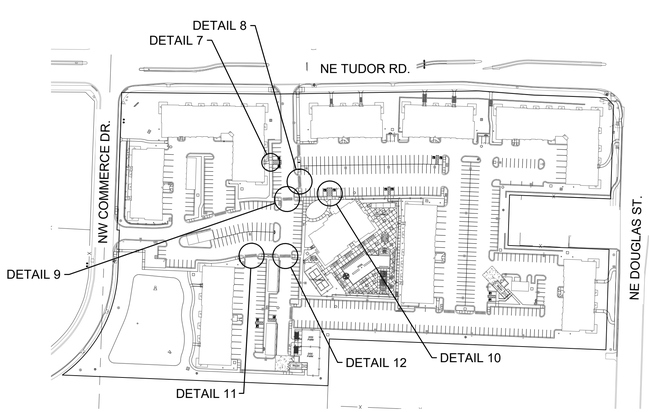

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Existing Major Contour
Existing Minor Contour
Proposed Major Contour
Proposed Minor Contour

NORTH
1"=5'
0 5'

Construction Documents

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

Grading Details_2

NO.	DATE	REVISION
4	10/29/2024	City Comments 1
3	10/30/2024	FDP Comments 2
2	09/16/2024	Permit Set
1	08/16/2024	FDP Submittal

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CHECKED BY: CMP

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STATE OF MISSOURI
MITCHELL E. SLUTTER
NUMBER PE-2002003418
PROFESSIONAL ENGINEER
11/05/24
MITCHELL E. SLUTTER PE-2002003418

Sheet
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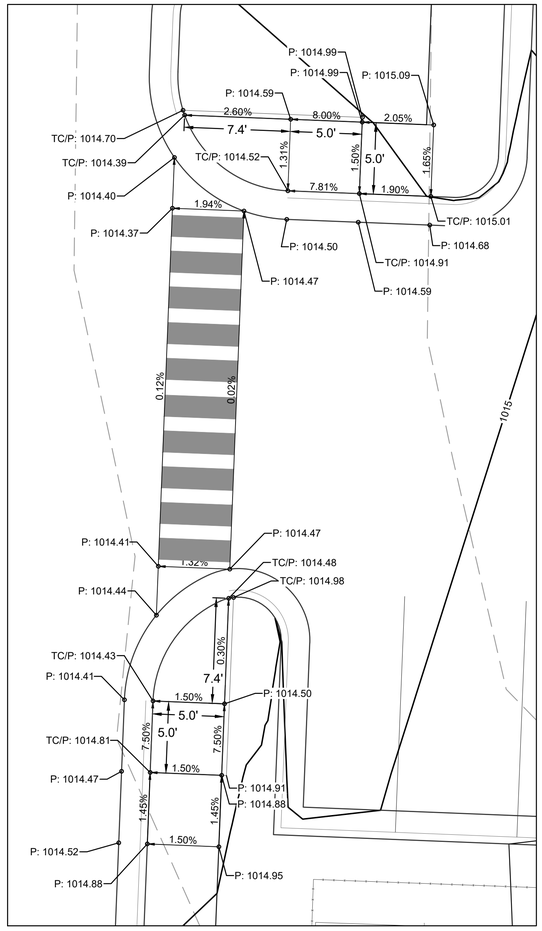

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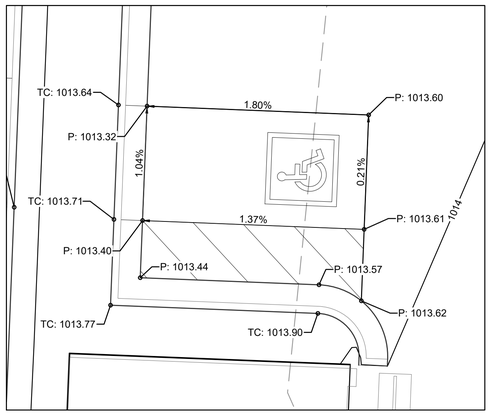

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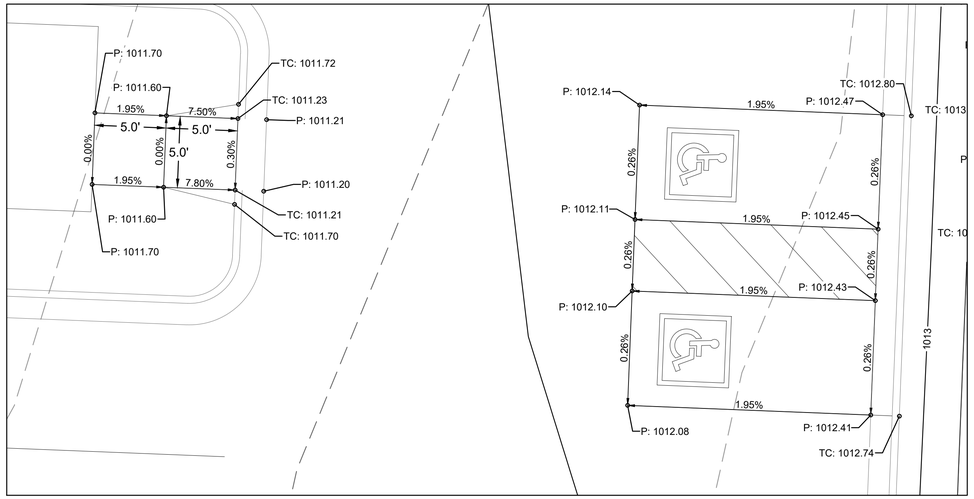

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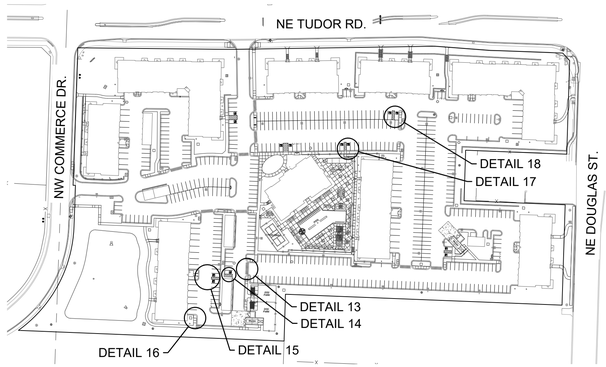

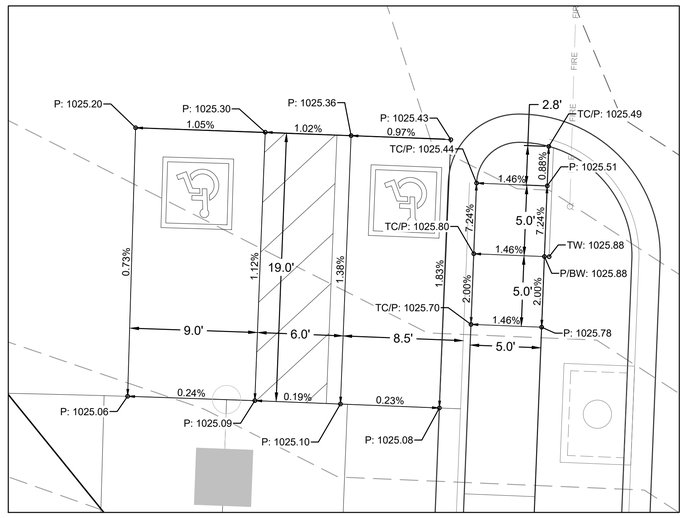

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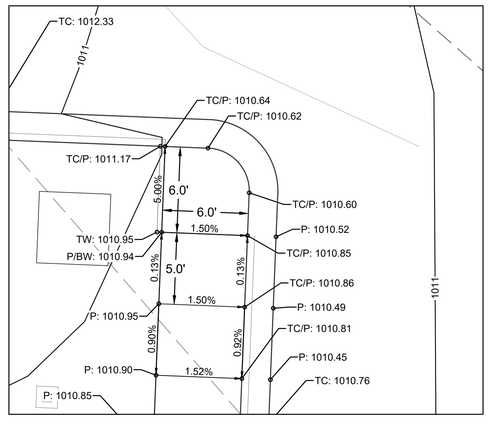

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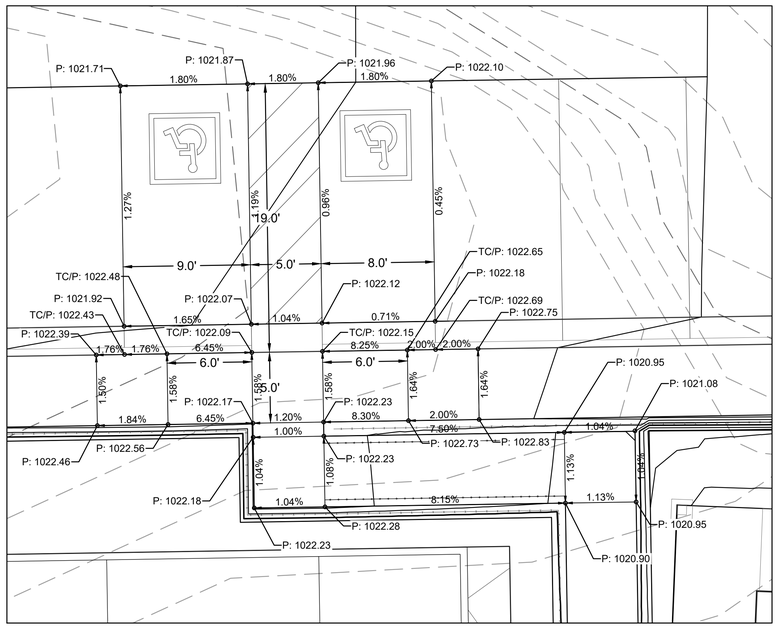

Detail 17

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

N O R T H

1"=5'

0 5'

Construction Documents

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

Grading Details_3

NO.	DATE	REVISION
4	10/29/2024	City Comments 1
3	10/30/2024	FDP Comments 2
2	09/16/2024	Permit Set
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MO Certificate of Authority: E-2010038630

STATE OF MISSOURI
MITCHELL ELLIOTT
NUMBER PE-2002003418
PROFESSIONAL ENGINEER
MITCHELL E. SLUTTER PE-2002003418
08/05/24

Sheet
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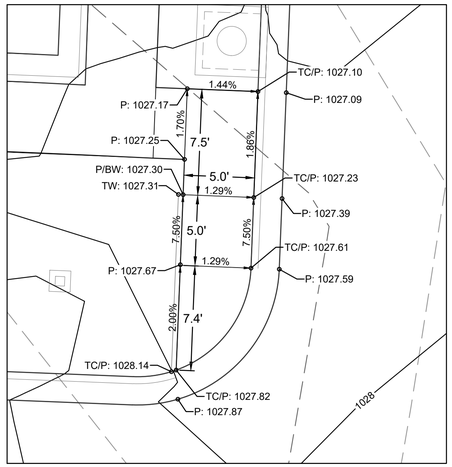

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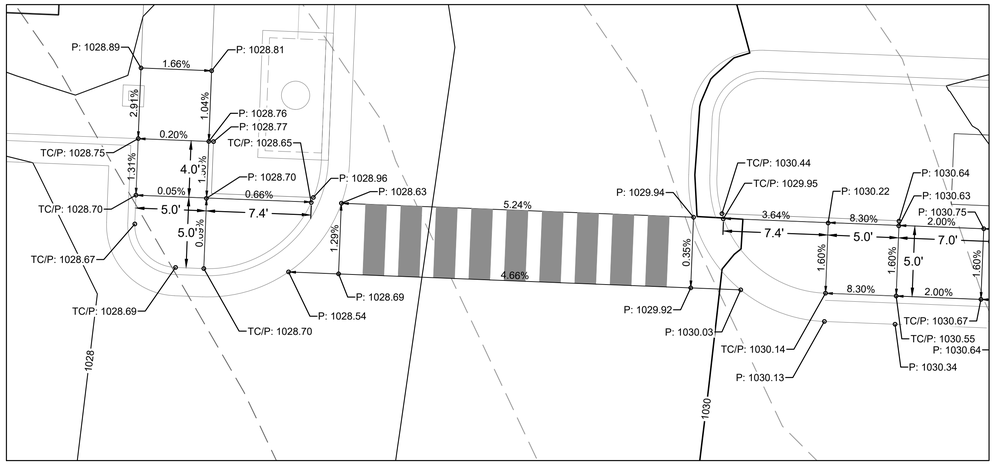

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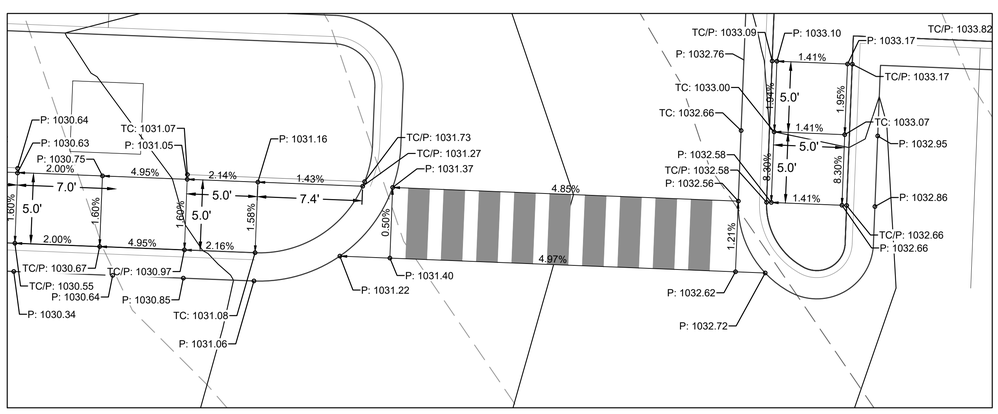

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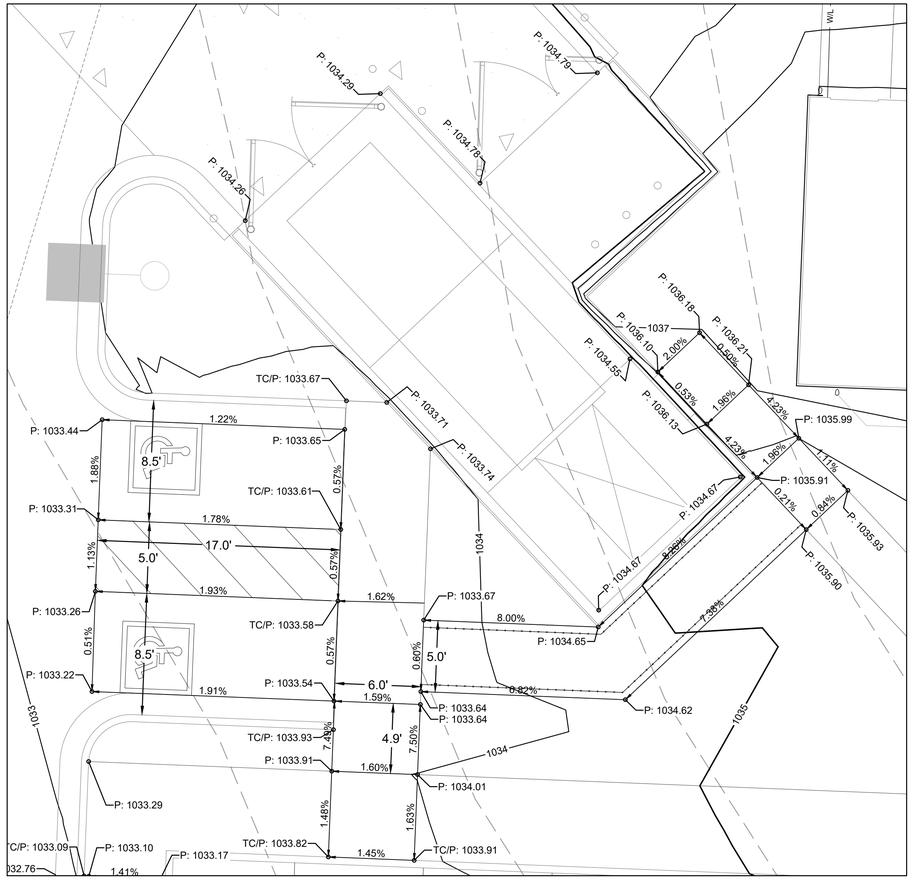

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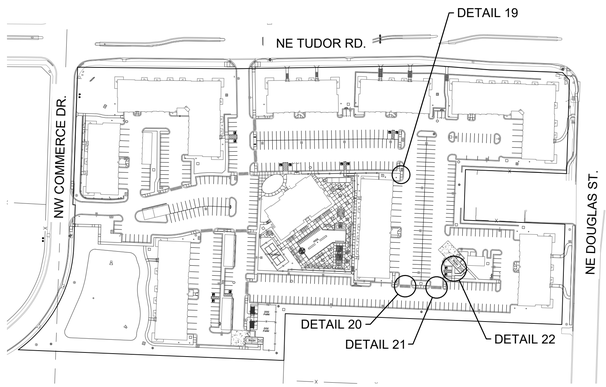

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Proposed Major Contour
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NORTH
1"=5'
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Construction Documents
24-0166
EVREN APARTMENTS
Lee's Summit, Jackson County, Missouri

Grading Details_4

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07/05/24
MITCHELL E. SLUTTER PE-2002003418

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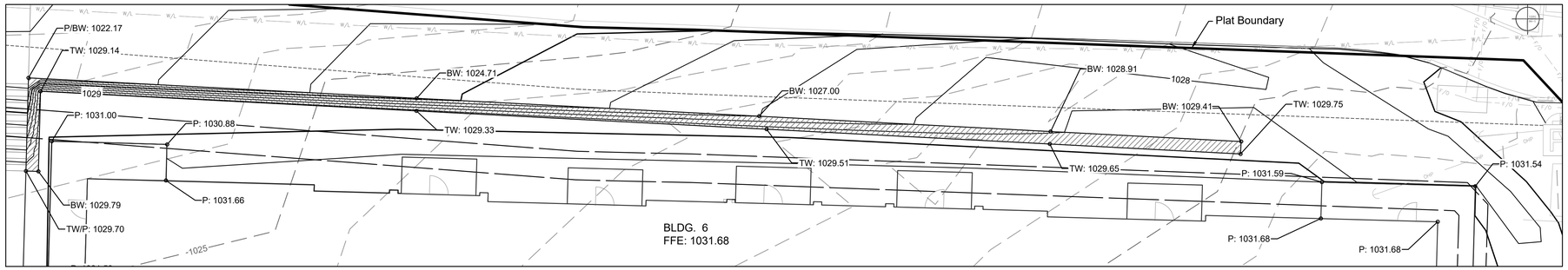

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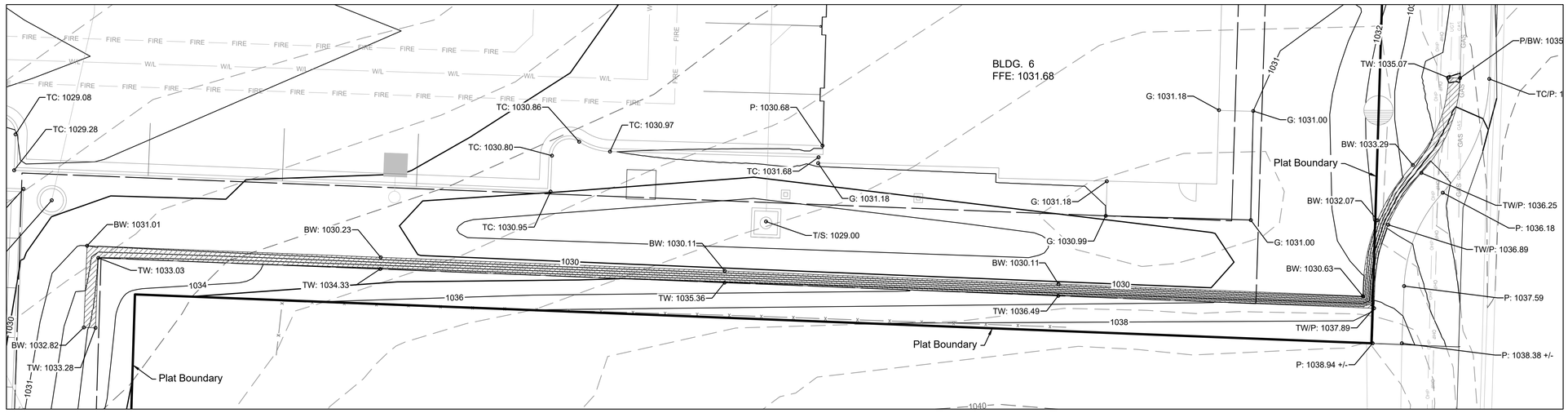

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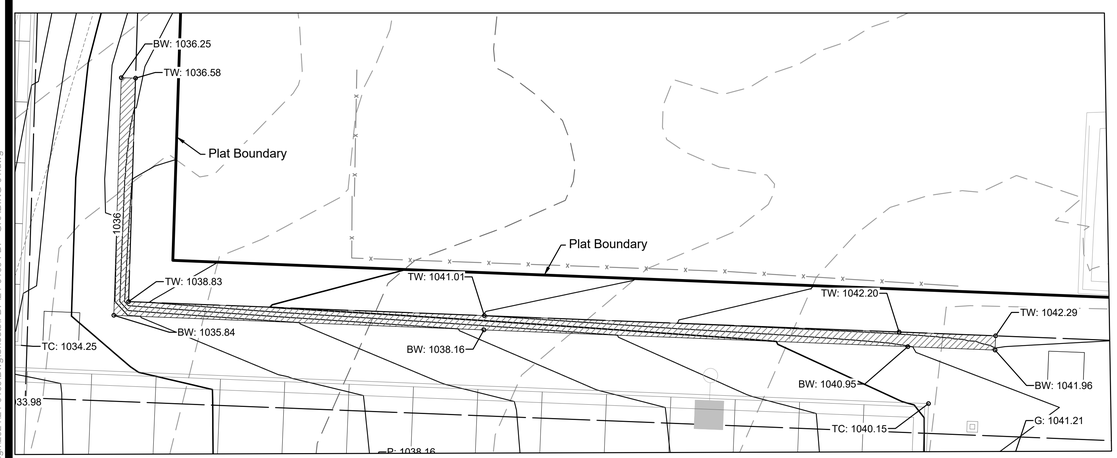

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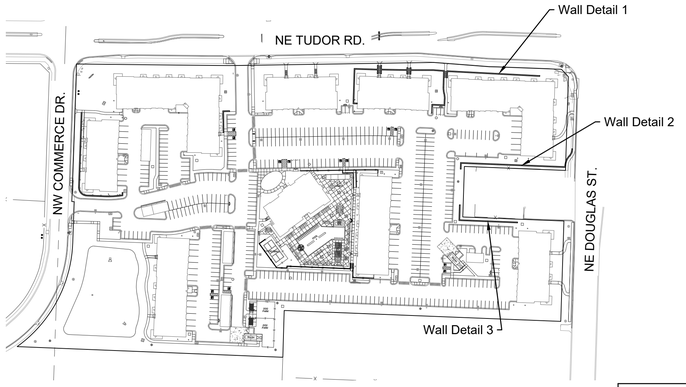

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Construction Documents

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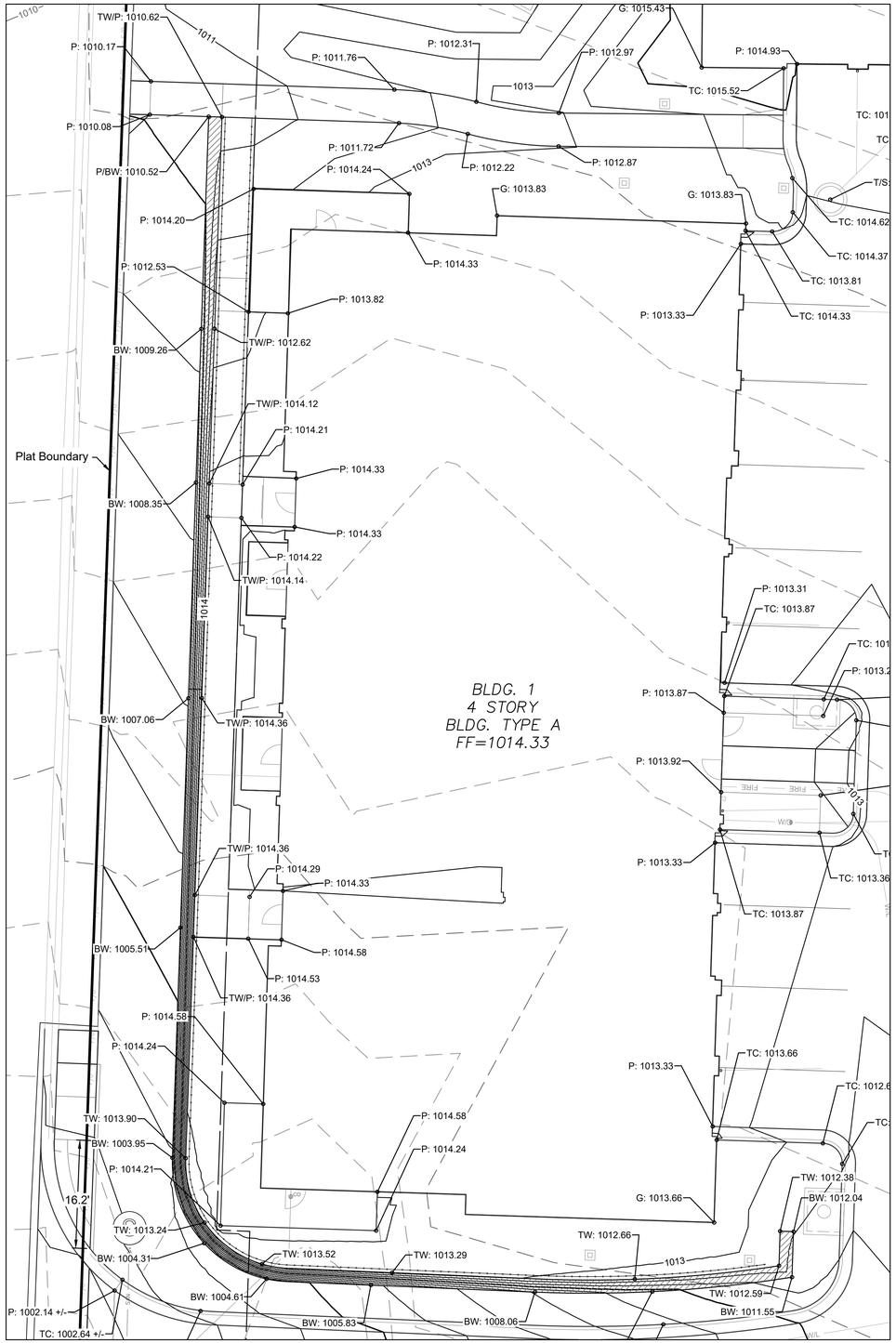

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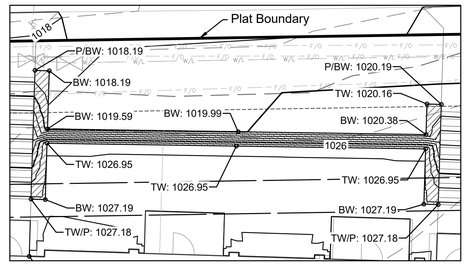
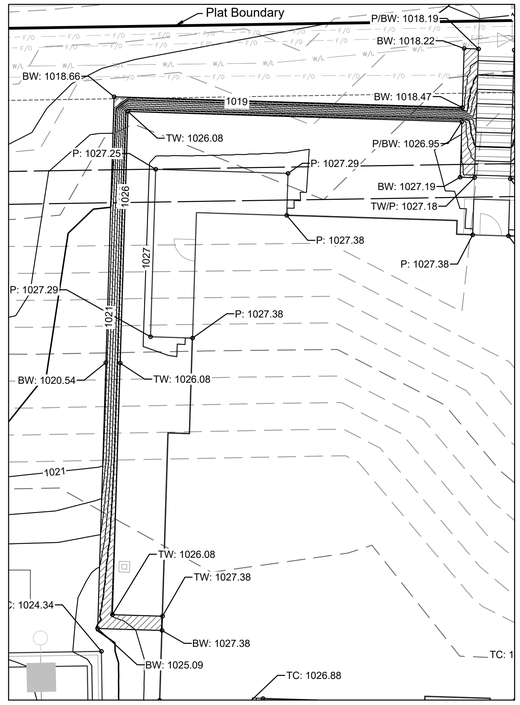
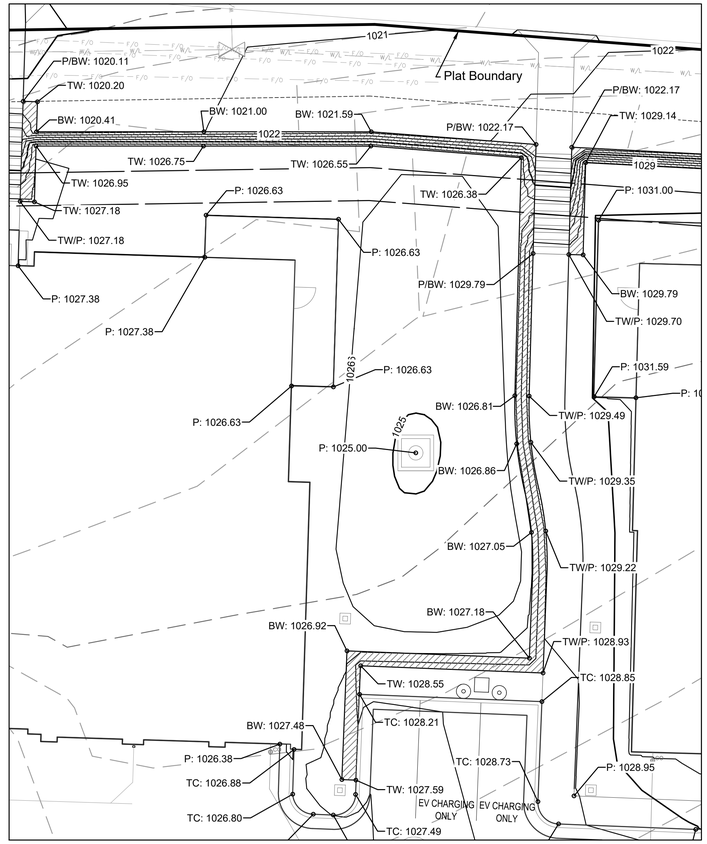


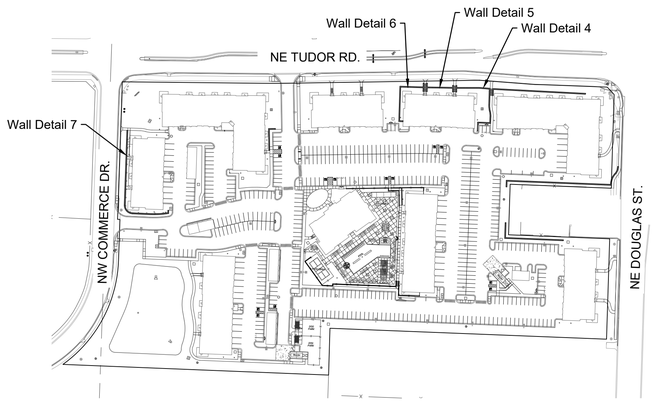
Wall Detail 5



Wall Detail 6



Wall Detail 4



LEGEND

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

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

NORTH
1"=10'
0 5' 10'

Construction Documents

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

Wall Grading Details_2

NO.	DATE	REVISION
4	10/29/2024	City Comments 1
3	10/30/2024	FDP Comments 2
2	09/16/2024	Permit Set
1	08/16/2024	FDP Submittal

DRAWN BY TUA
CHECKED BY CMP

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

STATE OF MISSOURI
MITCHELL E. SLUTTER
NUMBER PE-2002003418
PROFESSIONAL ENGINEER
10/05/24
MITCHELL E. SLUTTER PE-2002003418

Sheet
C30

cporter
Nov 02, 2024 - 10:34am
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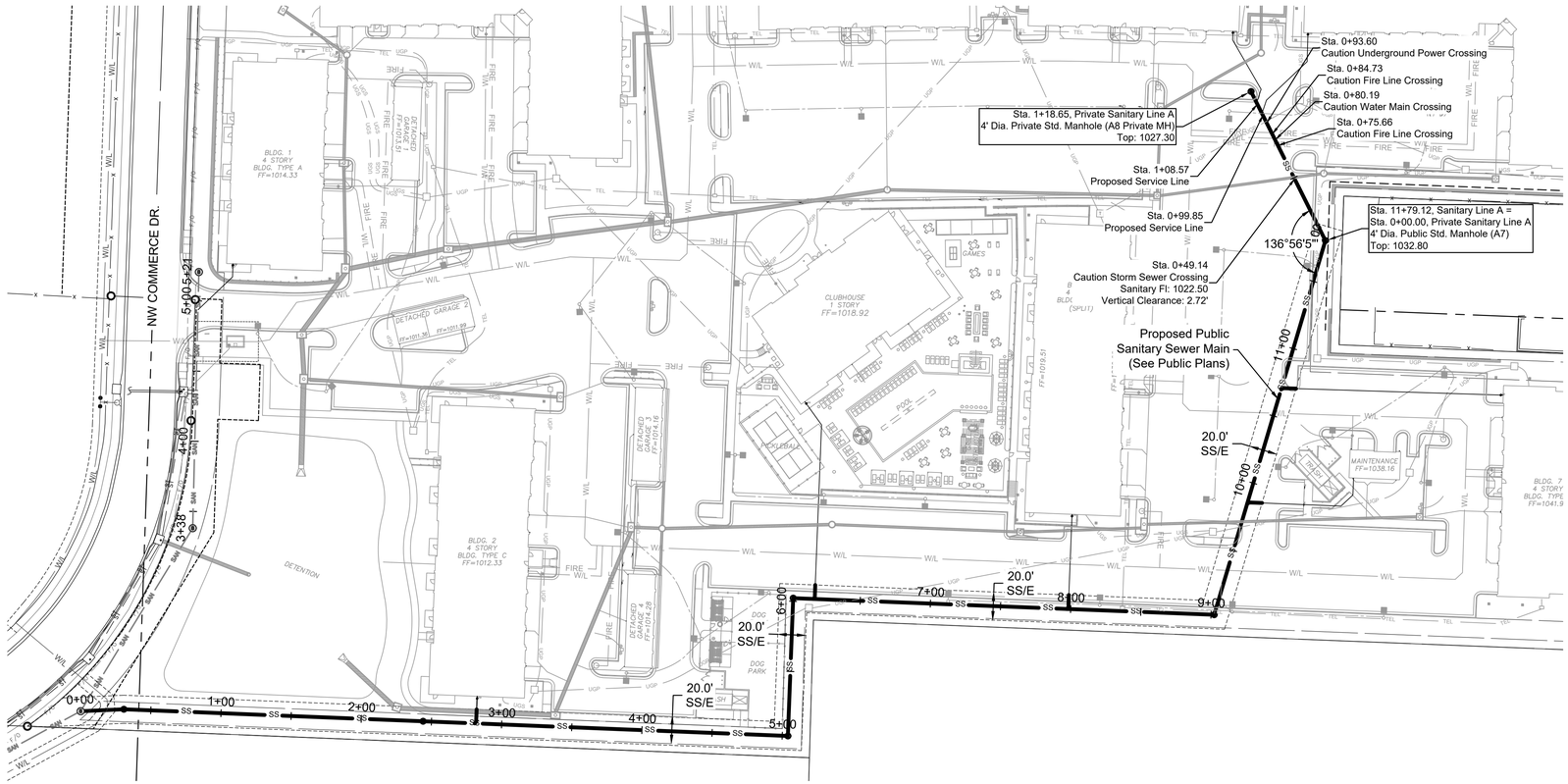
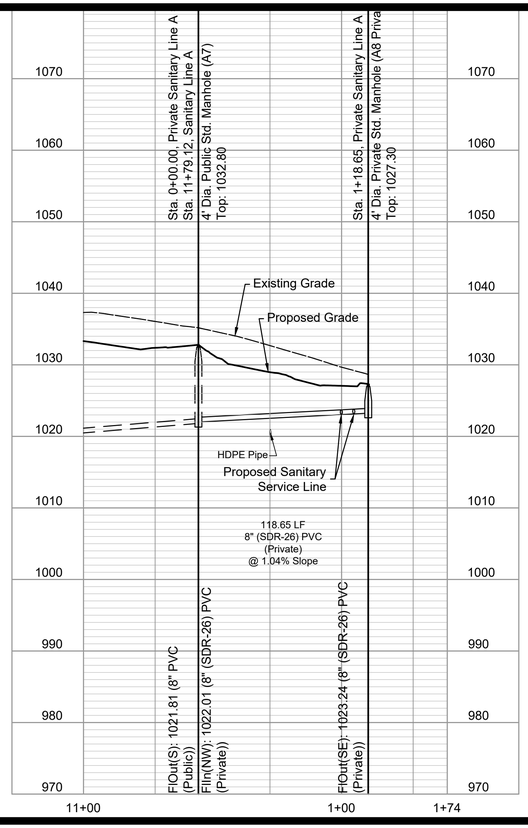


Existing Manhole Connections:

a. The existing manhole wall shall be core drilled.
b. A flexible pipe-to-manhole connector shall be installed as shown in the Standard Drawings.

NORTH
1"=50'
0 25' 50'
10'
0
1"=10'



Construction Documents

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

Private San Plan & Profile A

NO.	DATE	REVISION
4	10/29/2024	City Comments 1
3	10/30/2024	FDP Comments 2
2	09/16/2024	Permit Set
1	08/16/2024	FDP Submittal

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CHECKED BY: CMP

Renaissance Infrastructure Consulting
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KANSAS CITY, MISSOURI 64108
816.800.0950
WWW.RIC-CONSULT.COM
MO Certificate of Authority: E-2010033830

STATE OF MISSOURI
MITCHELL E. SLUTTER
NUMBER PE-2002003418
PROFESSIONAL ENGINEER
11/05/24
MITCHELL E. SLUTTER PE-2002003418

Sheet
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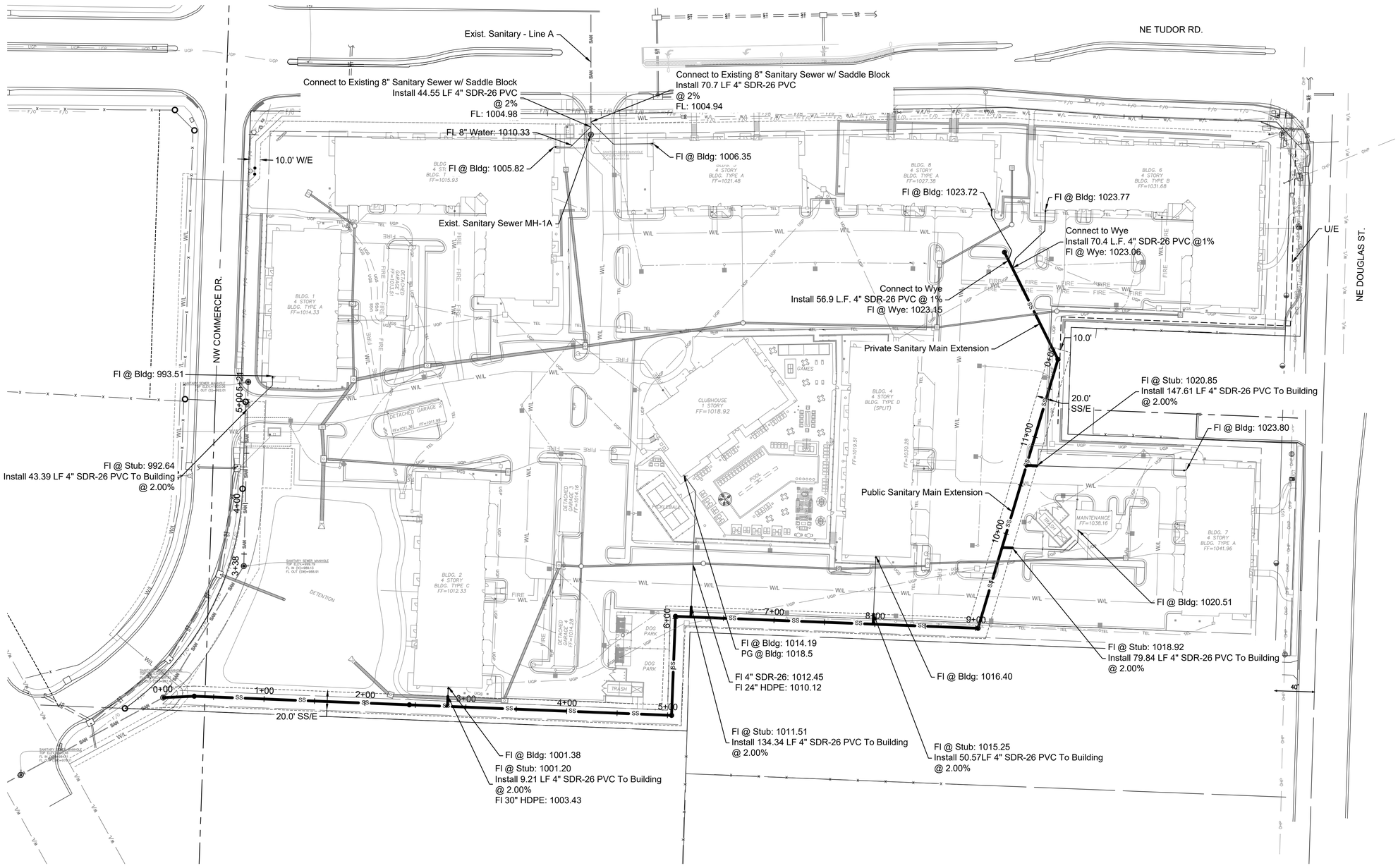
Exist. Sanitary - Line A
NE TUDOR RD.
Connect to Existing 8" Sanitary Sewer w/ Saddle Block
Install 44.55 LF 4" SDR-26 PVC
@ 2%
FL: 1004.98
Connect to Existing 8" Sanitary Sewer w/ Saddle Block
Install 70.7 LF 4" SDR-26 PVC
@ 2%
FL: 1004.94
FL 8" Water: 1010.33
10.0' W/E
Fl @ Bldg: 1005.82
Fl @ Bldg: 1006.35
Exist. Sanitary Sewer MH-1A
Fl @ Bldg: 1023.72
Fl @ Bldg: 1023.77
Connect to Wye
Install 70.4 L.F. 4" SDR-26 PVC @1%
Fl @ Wye: 1023.06
U/E
NE DOUGLAS ST.
Connect to Wye
Install 56.9 L.F. 4" SDR-26 PVC @ 1%
Fl @ Wye: 1023.15
Private Sanitary Main Extension
10.0'
Fl @ Stub: 1020.85
Install 147.61 LF 4" SDR-26 PVC To Building
@ 2.00%
20.0'
SS/E
Fl @ Bldg: 1023.80
Public Sanitary Main Extension
Fl @ Bldg: 1020.51
Fl @ Bldg: 993.51
NW COMMERCE DR.
Fl @ Stub: 992.64
Install 43.39 LF 4" SDR-26 PVC To Building
@ 2.00%
Fl @ Bldg: 1014.19
PG @ Bldg: 1018.5
Fl @ Stub: 1018.92
Install 79.84 LF 4" SDR-26 PVC To Building
@ 2.00%
Fl 4" SDR-26: 1012.45
Fl 24" HDPE: 1010.12
Fl @ Bldg: 1016.40
Fl @ Stub: 1011.51
Install 134.34 LF 4" SDR-26 PVC To Building
@ 2.00%
Fl @ Stub: 1015.25
Install 50.57LF 4" SDR-26 PVC To Building
@ 2.00%
Fl @ Bldg: 1001.38
Fl @ Stub: 1001.20
Install 9.21 LF 4" SDR-26 PVC To Building
@ 2.00%
Fl 30" HDPE: 1003.43
20.0' SS/E
0+00
1+00
2+00
3+00
4+00
5+00
6+00
7+00
8+00
9+00
10+00
11+00
3+38
4+00
5+01.21
BLDG. 1 4 STORY BLDG. TYPE A FF=1014.33
BLDG. 2 4 STORY BLDG. TYPE C FF=1012.33
BLDG. 4 4 STORY BLDG. TYPE D (SPLIT)
BLDG. 6 4 STORY BLDG. TYPE B FF=1031.68
BLDG. 7 4 STORY BLDG. TYPE A FF=1041.96
BLDG. 8 4 STORY BLDG. TYPE A FF=1027.38
CLUBHOUSE 1 STORY FF=1018.92
DETACHED GARAGE 1 FF=1015.51
DETACHED GARAGE 2 FF=1011.90
DETACHED GARAGE 3 FF=1010.16
DETACHED GARAGE 4 FF=1014.28
MAINTENANCE FF=1038.16
DETENTION
POOL
DOG PARK
TRASH
GAMES
SAUNA
PICKLEBALL
SANITARY SEWER MANHOLE TOP ELEV.=1020.78 FL IN (N)=999.13 FL OUT (S)=998.91
SANITARY SEWER MANHOLE TOP ELEV.=1000.78 FL IN (N)=979.13 FL OUT (S)=978.91
SANITARY SEWER MANHOLE TOP ELEV.=1000.78 FL IN (S)=979.13 FL OUT (N

NE TUDOR RD.

NW COMMERCE DR.

NE DOUGLAS ST.

Sta. 1+49.14, Storm Line 1
5' x 6' Curb Inlet (1D)
Top: 1011.80

Sta. 0+99.50, Storm Line 9A
15" Duraslot Moderate Duty
Slotted Drain (RD9A-B)
Top: 1013.38

Sta. 3+27.30, Storm Line 2
48" Dia. Manhole w/
Traffic Rated Solid Lid (2D)
Top: 1013.66

Sta. 0+99.50, Storm Line 9B
15" Duraslot Moderate Duty
Slotted Drain (RD9B-B)
Top: 1013.57

0.17 3B
0.14 3C
0.30 1F
.05 4A
0.23 1G
0.23 5A
.08 5C
0.37 1I
0.21 3A
0.11 3B
0.02 3B
0.18 1E
1.48 1F
0.63 5A
0.20 1J
0.10 1D
0.12 3A
0.01 10J
0.03 7F
0.04 7E
0.06 7D
0.15 1C
0.18 1B
0.47 1H
0.10 7C
0.03 7B-C
0.11 2D
0.08 10B
0.04 7A
0.02 10C
0.65 2G
0.02 2H
0.29 2H
0.40 2F
0.32 2C
0.15 2D
0.34 2C

XX / XX Drainage Area / Storm Structure

NORTH

1"=40'

0 20' 40'

Construction Documents

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

Drainage Area Map

NO.	DATE	REVISION
4	10/29/2024	City Comments 1
3	10/30/2024	FDP Comments 2
2	09/16/2024	Permit Set
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KANSAS CITY, MISSOURI 64108
MO Certificate of Authority: E-2010033830

STATE OF MISSOURI
MITCHELL E. SLUTTER
NUMBER PE-2002003418
PROFESSIONAL ENGINEER
11/05/24
MITCHELL E. SLUTTER PE-2002003418

Sheet
C33

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	Overland Flow								System Flow						Pipe Design																		Structure Design			
Line	Point	Trib. Area (Ac.)	"C" Value	Design Storm	"K" Value	Time of Conc. (min.)	Intensity i (in./hr.)	Total Runoff (cfs)	Total Area (Ac.)	Weighted "C" Value	Total (K*A*C)	Time of Conc. (min.)	Intensity i (in./hr.)	System Discharge (cfs)	U/S Node	D/S Node	Pipe Type	Pipe Shape	Pipe Diameter (in.)	Pipe Length (ft.)	Mannings "n" value	Pipe Slope (%)	Design Flow (cfs)	Pipe Capacity (cfs)	Full Flow Velocity (fps)	Design Flow Velocity (fps)	Depth of Flow (in.)	Flow Time (min.)	U/S Invert El.	U/S Crown El.	D/S Invert El.	D/S Crown El.	U/S Depth of Cover (ft.)	D/S Depth of Cover (ft.)	Headwater Inlet Elev. (EGL)	Headwater Outlet Elev. (EGL)	Inlet/Outlet Control	Top Elevation
1	1J	0.20	0.80	10	1	5.00	7.35	1.18	0.20	0.80	0.16	5.00	7.35	1.18	1J	1I	HDPE	Round	15	122.46	0.012	1.02	1.18	7.04	5.74	4.20	4.1	0.49	1021.50	1022.75	1020.25	1021.50	6.25	8.28	1021.87	1020.86	I	1029.00
				100	1.25		10.32	2.06			0.20		10.32	2.06									2.06			4.98	5.6	0.41										
	1I	0.37	0.90	10	1	5.00	7.35	2.45	0.57	0.86	0.49	5.49	7.21	3.55	1I	1G	HDPE	Round	15	119.68	0.012	1.04	3.55	7.12	5.81	5.76	7.4	0.35	1020.05	1021.30	1018.80	1020.05	8.48	6.98	1020.76	1019.93	I	1029.78
				100	1.25		10.32	3.82			0.57		10.12	5.77									5.77			6.46	10.2	0.31										
	1H	0.47	0.85	10	1	5.00	7.35	2.94	1.98	0.84	1.67	6.02	7.05	11.76	1H	1G	HDPE	Round	18	192.26	0.012	3.02	11.76	19.70	11.15	11.59	9.9	0.28	1018.05	1019.55	1012.25	1013.75	7.48	5.66	1019.03	1015.16	I	1027.03
				100	1.25		10.32	4.85			1.98		9.91	19.63									19.63			12.71	14.6	0.25										
	1G	0.23	0.85	10	1	5.00	7.35	1.44	2.21	0.84	1.86	6.30	6.97	13.00	1G	1F	HDPE	Round	24	157.89	0.012	2.15	13.00	35.88	11.42	10.43	9.8	0.25	1011.90	1013.90	1008.50	1010.50	5.51	4.49	1012.77	1011.01	I	1019.41
				100	1.25		10.32	2.37			2.21		9.81	21.68									21.68			11.95	13.4	0.22										
	1F	1.78	0.87	10	1	5.00	7.35	11.39	4.04	0.85	3.43	6.96	6.79	23.30	1F	1E	HDPE	Round	30	157.50	0.012	0.95	23.30	43.30	8.82	8.97	15.6	0.29	1008.00	1010.50	1006.50	1009.00	4.49	3.72	1009.34	1009.05	I	1014.99
				100	1.25		10.32	18.37			4.04		9.57	38.65									38.65			9.96	21.9	0.26										
	1E	0.18	0.85	10	1	5.00	7.35	1.13	4.22	0.85	3.58	7.25	6.72	24.07	1E	1D	HDPE	Round	30	74.54	0.012	2.01	24.07	62.94	12.82	11.85	12.6	0.10	1006.00	1008.50	1004.50	1007.00	4.22	4.80	1007.09	1007.73	O	1012.72
				100	1.25		10.32	1.86			4.22		9.46	39.93									39.93			13.50	17.1	0.09										
	1D	0.10	0.87	10	1	5.00	7.35	0.64	5.09	0.84	4.25	7.36	6.69	28.46	1D	1C	HDPE	Round	30	56.60	0.012	5.30	28.46	102.14	20.81	17.80	10.8	0.05	1004.00	1006.50	1001.00	1003.50	5.30	3.90	1004.95	1006.82	O	1011.80
				100	1.25		10.32	1.03			5.09		9.43	47.98									47.98			20.44	14.4	0.05										
	1C	0.15	0.87	10	1	5.00	7.35	0.96	5.24	0.84	4.39	7.41	6.68	29.28	1C	1B	HDPE	Round	30	31.54	0.012	1.59	29.28	55.86	11.38	11.47	15.3	0.05	1000.50	1003.00	1000.00	1002.50	4.40	4.61	1001.82	1003.32	O	1007.40
				100	1.25		10.32	1.55			5.24		9.41	49.30									49.30			12.81	21.6	0.04										
	1B	0.18	0.85	10	1	5.00	7.35	1.13	6.40	0.84	5.37	7.46	6.66	35.80	1B	1End	HDPE	Round	30	61.00	0.012	5.74	35.80	106.27	21.65	19.29	11.7	0.05	999.50	1002.00	996.00	998.50	5.11	4.60	1000.54	1002.75	O	1007.11
				100	1.25		10.32	1.86			6.40		9.39	60.11									60.11			22.18	15.9	0.05										
	1End																																					1003.10
2	2H	0.31	0.87	10	1	5.00	7.35	1.98	0.31	0.87	0.27	5.00	7.35	1.98	2H	2G	HDPE	Round	15	196.27	0.012	4.34	1.98	14.52	11.83	8.10	3.6	0.40	1033.01	1034.26	1024.50	1025.75	5.78	3.18	1033.36	1025.82	I	1040.04
				100	1.25		10.32	3.20			0.31		10.32	3.20									3.20			9.35	4.7	0.35										
	2G	0.65	0.85	10	1	5.00	7.35	4.06	0.96	0.86	0.82	5.40	7.23	5.94	2G	2F	HDPE	Round	15	88.29	0.012	4.59	5.94	14.93	12.17	11.37	6.5	0.13	1024.30	1025.55	1020.25	1021.50	3.38	3.34	1024.99	1022.79	I	1028.93
				100	1.25		10.32	6.71			0.96		10.16	9.75									9.75			12.90	8.7	0.11										
	2F	0.40	0.90	10	1	5.00	7.35	2.65	1.39	0.87	1.20	5.53	7.19	8.65	2F	2E	HDPE	Round	18	134.25	0.012	6.70	8.65	29.37	16.62	14.42	6.7	0.16	1019.75	1021.25	1010.75	1012.25	3.59	5.78	1020.41	1014.53	I	1024.84
				100	1.25		10.32	4.13			1.39		10.11	14.00									14.00			16.33	8.6	0.14										
	2E	0.66	0.80	10	1	5.00	7.35	3.88	2.05	0.85	1.73	5.69	7.15	12.37	2E	2D	HDPE	Round	24	121.02	0.012	1.24	12.37	27.22	8.66	8.43	11.3	0.24	1010.25	1012.25	1008.75	1010.75	5.78	2.91	1011.24	1010.79	I	1018.03
				100	1.25		10.32	6.81			2.05		10.04	20.54									20.54			9.48	15.4	0.21										
	2D	0.26	0.85	10	1	5.00	7.35	1.63	2.31	0.85	1.95	5.93	7.08	13.82	2D	2C	HDPE	Round	24	22.08	0.012	3.62	13.82	46.54	14.81	12.85	8.9	0.03	1008.25	1010.25	1007.45	1009.45	3.41	3.85	1009.05	1010.75	O	1013.66
				100	1.25		10.32	2.68			2.31		9.95	22.94									22.94			14.69	11.8	0.03										
	2C	1.03	0.85	10	1	5.00	7.35	6.44	3.34	0.85	2.83	5.96	7.07	19.99	2C	2B	HDPE	Round	30	144.32	0.012	1.35	19.99	51.57	10.51	9.82	12.9	0.25	1006.95	1009.45	1005.00	1007.50	3.85	2.11	1008.06	1007.57	I	1013.30
				100	1.25		10.32	10.63			3.34		9.94	33.15									33.15			11.14	17.4	0.22										
	2B	0.34	0.90	10	1	5.00	7.35	2.25	3.68	0.85	3.13	6.20	7.00	21.94	2B	2A	HDPE	Round	30	112.89	0.012	1.20	21.94	48.52	9.88	9.62	14.1	0.20	1004.10	1006.60	1002.75	1005.25	4.28	4.36	1005.31	1005.36	O	1010.88
				100	1.25		10.32	3.51			3.68		9.85	36.18									36.18			10.82	19.2	0.17										
	2A	0.00	0.90	10	1	5.00	7.35	0.00	3.68	0.85	3.13	6.40	6.95	21.77	2A	2End	HDPE	Round	30	48.00	0.012	3.13	21.77	78.43	15.98	13.67	10.8	0.06	997.50	1000.00	996.00	998.50	9.61	0.00	998.44	999.80	O	1009.61
				100	1.25		10.32	0.00			3.68		9.77	35.91									35.91			15.55	14.1	0.05										
	2End																																					998.50
3	3C	0.14	0.35	10	1	5.00	7.35	0.36	0.14	0.35	0.05	5.00	7.35	0.36	3C	3A	HDPE	Round	15	55.59	0.012	0.36	0.36	4.18	3.41	2.03	2.9	0.46	1007.30	1008.55	1007.10	1008.35	2.44	4.94	1007.55	1007.40	I	1010.99
				100	1.25		10.32	0.63			0.06		10.32	0.63									0.63			2.44	3.9	0.38										
	3B	0.30	0.85	10	1	5.00	7.35	1.88	0.44	0.69	0.30	5.46	7.21	2.19	3B	3A	HDPE	Round	15	77.15	0.012	0.78	2.19	6.15	5.01	4.57	6.2	0.28	1006.90	1008.15	1006.30	1007.55	5.86	5.74	1007.47	1007.14	I	1014.01
				100	1.25		10.32	3.10			0.38		10.14	3.85									3.85			5.28	8.6	0.24										
	3A	0.33	0.85	10	1	5.00	7.35	2.06	0.77	0.76	0.58	5.74	7.13	4.17	3A	1D	HDPE	Round	18	75.10	0.012	1.07	4.17	11.71	6.62	6.05	7.4	0.21	1005.80	1007.30	1005.00	1006.50	5.99	5.30	1006.47	1006.18	I	1013.29
				100	1.25		10.32	3.41			0.73		10.02	7.32									7.32			6.98	10.3	0.18										
	1D																																					1011.80
4	4A	0.05	0.35	10	1	5.00	7.35	0.13	0.05	0.35	0.02	5.00	7.35	0.13	4A	1F	HDPE	Round	15	175.74	0.012	0.34	0.13	4.07	3.32	1.49	1.8	1.96	1009.50	1010.75	1008.90	1010.15	3.25	4.84	1009.65	1009.08	I	1014.00
				100	1.25		10.32	0.23			0.02		10.32	0.23									0.23			1.72	2.3	1.71										
	1F																																					1014.99
5	5C	0.08	0.35	10	1	5.00	7.35	0.21	0.08	0.35	0.03	5.00	7.35	0.21	5C	5B	HDPE	Round	15	56.17	0.012	1.42	0.21	8.32	6.78	2.72	1.5	0.34	1021.25	1022.50	1020.45	1021.70	2.50	5.69	1021.38	1020.69	I	1025.00
				100	1.25		10.32	0.36			0.04		10.32	0.36									0.36			3.36	2.1	0.28										
	5B	0.00	0.90	10	1	5.00	7.35	0.00	0.08	0.35	0.03	5.34	7.25	0.20	5B	5A	HDPE	Round	15	81.49	0.012	0.55	0.20	5.18	4.22	2.00	2.0	0.68	1019.95	1021.20	1019.50	1020.75	6.19	4.97	1020.12	1019.72	I	1027.39
				100	1.25		10.32	0.00			0.04		10.18	0.36									0.36			2.35	2.6	0.58										
	5A	0.86	0.87	10	1	5.00	7.35	5.50	0.94	0.83	0.78	6.02	7.05	5.47	5A	1H	HDPE	Round	15	62.50	0.012	0.72	5.47	5.92	4.82	5.46	11.3	0.19	1019.00	1020.25	1018.55	1019.80	5.47	7.23	1020.09	1019.95	I	1025.72
				100	1.25		10.32	8.88			0.94		9.91	9.32									9.32			4.82	15.0	0.22										
	1H																																					1027.03
6	6A	0.98	0.85	10	1	5.00	7.35	6.13	0.98	0.85	0.83	5.00	7.35	6.13	6A	1B	HDPE	Round	15	183.13	0.012	2.21	6.13	10.37	8.45	8.78	8.3	0.35	1005.85	1007.10	1001.80	1003.05	3.22	4.06	1006.70	1003.68	I	1010.32
				100	1.25		10.32	10.12			0.98		10.32	10.12									10.12			9.62	11.9	0.32										
	1B																																					1007.11
7	7F	0.03	0.85	10	1	5.00	7.35	0.16	0.03	0.85	0.02	5.00	7.35	0.16	7F	7E	HDPE	Round	8	29.37	0.012	0.99	0.16	1.29	3.70	2.47	1.8	0.20	1016.90	1017.57	1016.61	1017.28	1.33	1.19	1017.10	1016.86	I	1018.90
				100	1.25		10.32	0.26			0.03		10.32	0.26									0.26			2.88	2.4	0.17										
	7E	0.04	0.85	10	1	5.00	7.35	0.27	0.07	0.85	0.06	5.00	7.35	0.43	7E	7D	HDPE	Round	8	20.37	0.012	0.98	0.43	1.29	3.69	3.29	3.1	0.10	1016.61	1017.28	1016.41	1017.08	1.19	1.18	1017.01	1016.84	I	1018.47
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	7D	0.06	0.85	10	1	5.00	7.35	0.35	0.12	0.85	0.11	5.00	7.35	0.78	7D	7C	HDPE	Round	8	6.49	0.012	0.92	0.78	1.25	3.58	3.78	4.6	0.03	1016.41	1017.08	1016.35	1017.02	1.18	0.05	1017.05	1016.95	I	1018.26
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	N2	0.00	0.85	10	1	5.00	7.35	0.00	0.12	0.85	0.11	5.00	7.35	0.78	N2	7B	HDPE	Round	8	3.55	0.012	1.13	0.78	1.38	3.96	4.05	4.2	0.01	1016.35	1017.02	1016.31	1016.98	1.25	1.07	1016.96	1016.92	I	1018.27
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	N1	0.00	0.85	10	1	5.00	7.35	0.00	0.12	0.85	0.11	5.00	7.35	0.78	N1	7A	HDPE	Round	8	4.00	0.012	1.00	0.78	1.30	3.73	3.87	4.4	0.02	1016.15	1016.82	1016.11	1016.78	1.46	0.44	1016.77	1016.71	I	1018.28
				100	1.25		10.32	0.00			0.12		10.32	1.29									1.29			4.25	6.4	0.02										
	7C	0.10	0.85	10	1	5.00	7.35	0.61	0.22	0.85	0.19	5.00	7.35	1.39	7C	7B	HDPE	Round	10	113.79	0.012	1.00	1.39	2.36	4.33	4.50	5.5	0.42	1015.69	1016.52	1014.55	1015.38	0.55	2.67	1016.33	1015.32	I	1017.07
				100	1.25		10.32	1.00			0.22		10.32	2.29									2.29			4.94	7.9	0.38										
	7B	0.00	0.85	10	1	5.00	7.35	0.00	0.22	0.85	0.19	5.00	7.35	1.39	7B	7A	HDPE	Round	10	45.71	0.012	1.01	1.39	2.37	4.34	4.48	5.4	0.17	1014.05	1014.88	1013.59	1014.42	3.17	2.80	1014.69	1014.35	I	1018.05
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	7A	0.04	0.85	10	1	5.00	7.35	0.24	0.26	0.85	0.22	5.00	7.35	1.62	7A	2E	HDPE	Round	10	37.55	0.012	7.59	1.62	6.51	11.93	9.90	3.4	0.06	1013.35	1014.18	1010.50	1011.33	3.04	6.70	1013.85	1012.31	I	1017.22
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	2E																																					1018.03
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	8-EX																																					997.38

Construction Documents

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

Drainage Calculations

NO.	DATE	REVISION
4	10/29/2024	City Comments 1
3	10/30/2024	FDP Comments 2
2	09/16/2024	Permit Set
1	08/16/2024	FDP Submittal

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Renaissance Infrastructure Consulting
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MO Certificate of Authority: E-2010033630

STATE OF MISSOURI
MITCHELL
E. SLUTTER
NUMBER
PE-2010003418
PROFESSIONAL ENGINEER
11/05/24
MITCHELL E. SLUTTER PE-2010003418

Sheet
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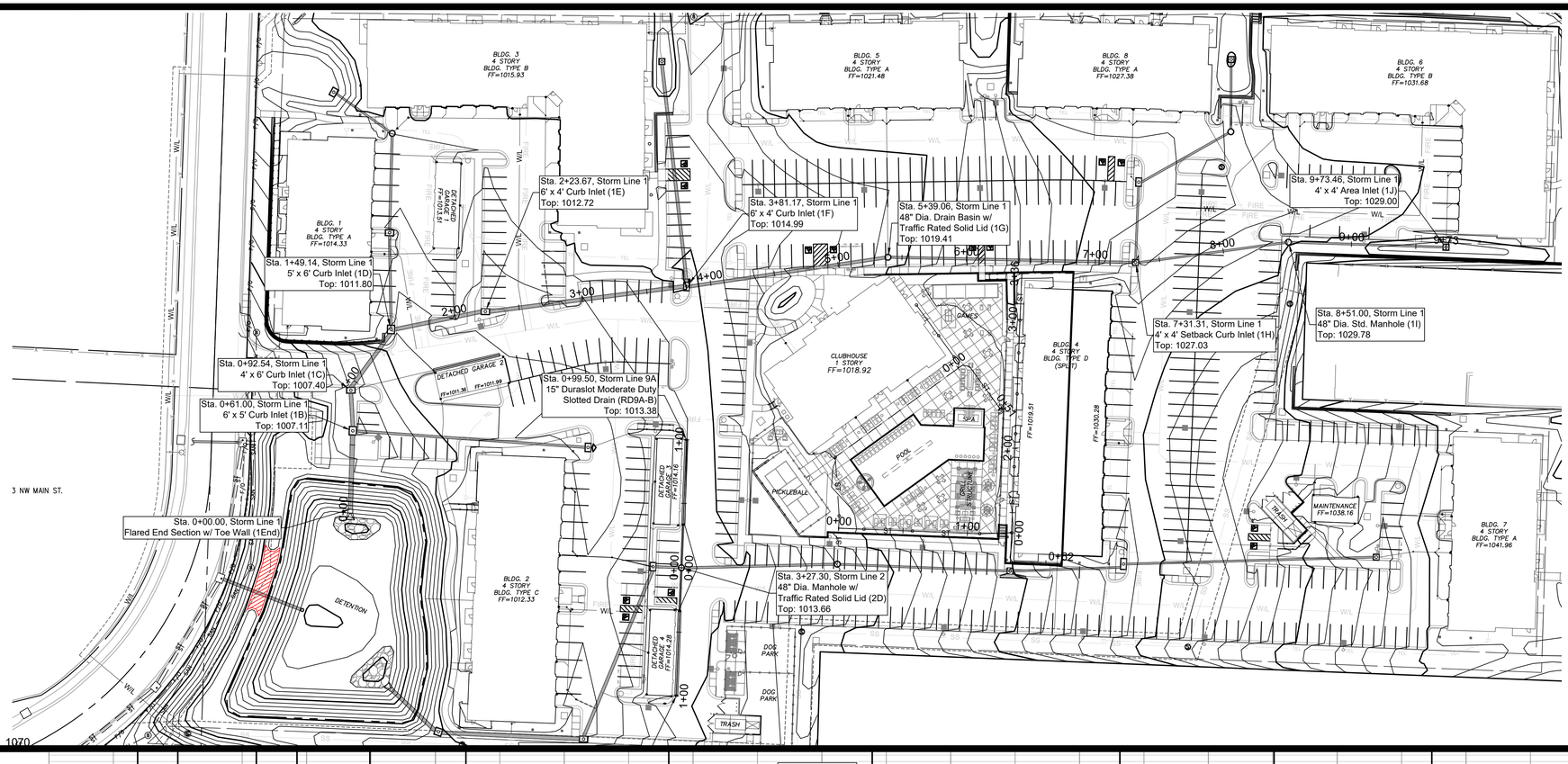

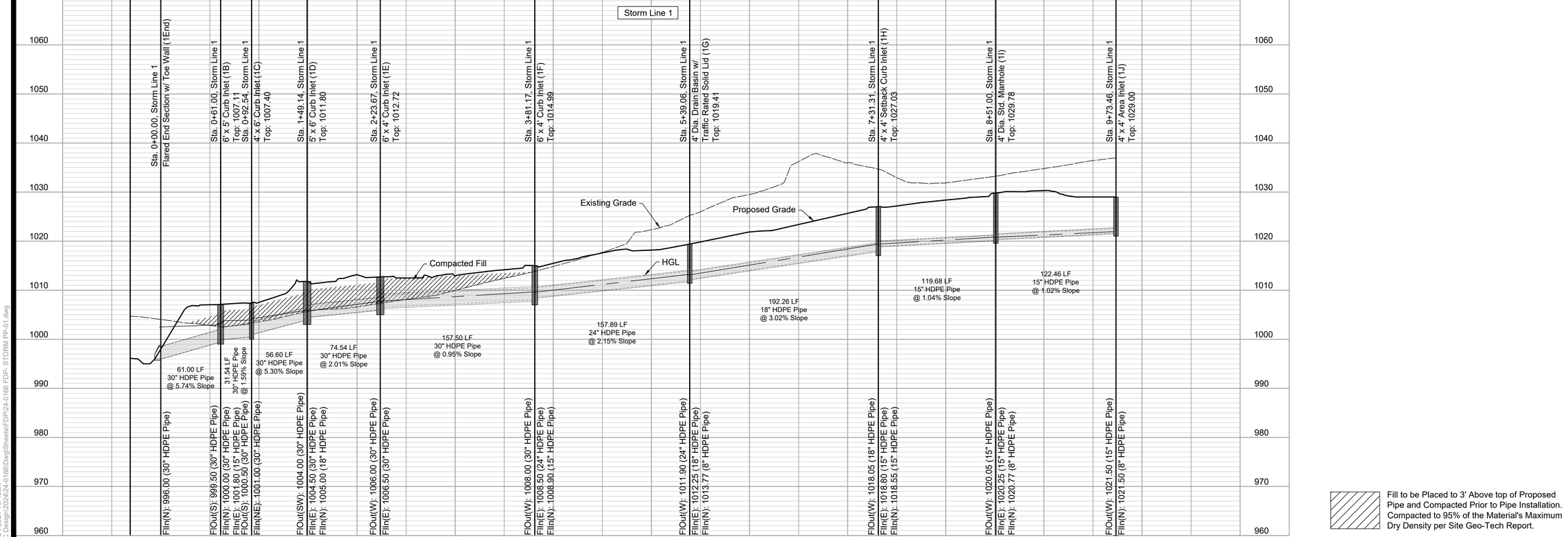

Fill to be Placed to 3' Above top of Proposed Pipe and Compacted Prior to Pipe Installation. Compacted to 95% of the Material's Maximum Dry Density per Site Geo-Tech Report.

NORTH
1"=50'
0 25' 50'
10'
0
1"=10'

Construction Documents

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

Storm Plan & Profile 1

NO.	DATE	REVISION
4	10/29/2024	City Comments 1
3	10/30/2024	FDP Comments 2
2	09/16/2024	Permit Set
1	08/16/2024	FDP Submittal

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STATE OF MISSOURI
MITCHELL E. BUTTER
NUMBER PE-2002003418
PROFESSIONAL ENGINEER
MITCHELL E. BUTTER PE-2002003418
11/05/24

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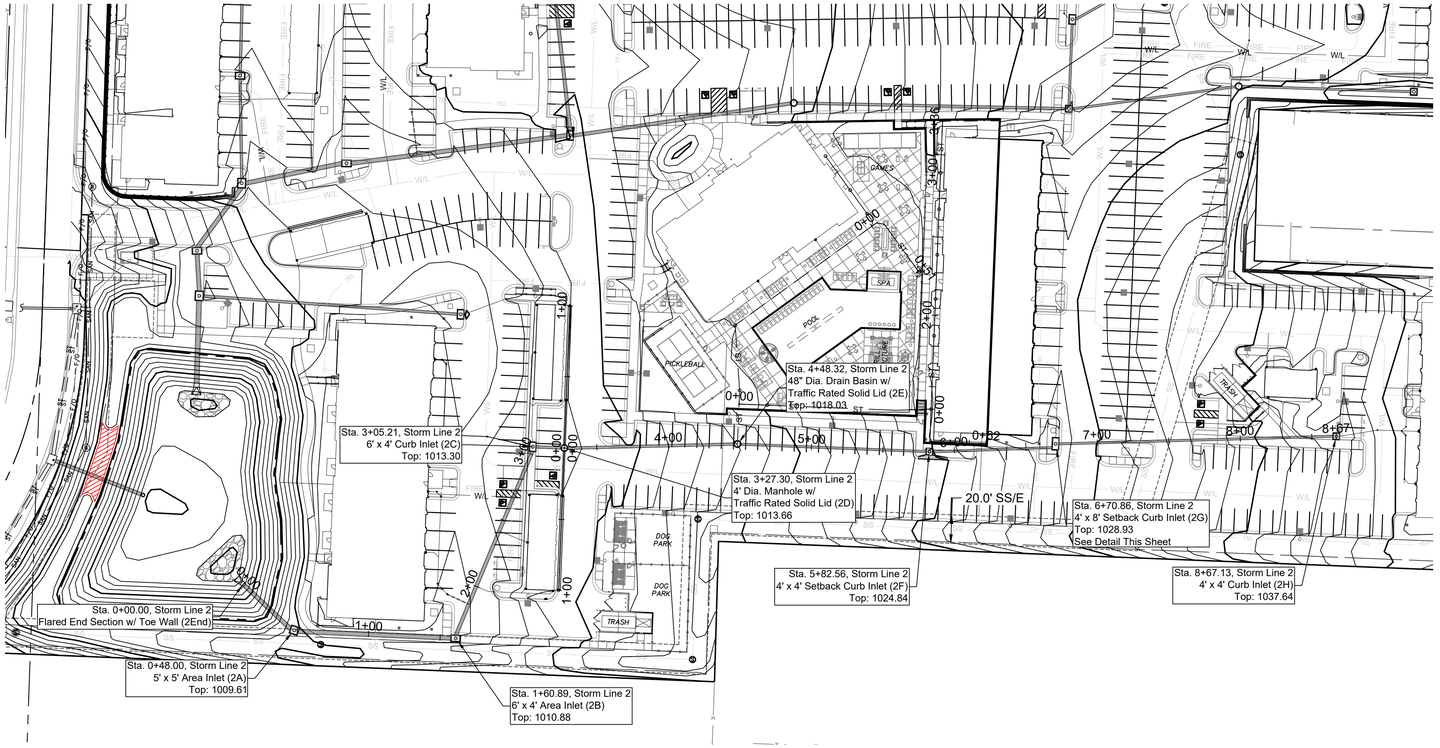

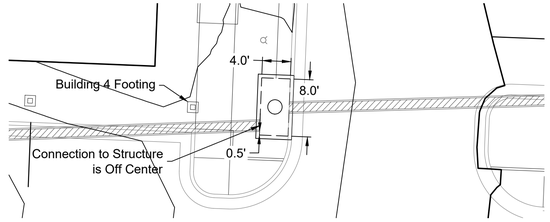

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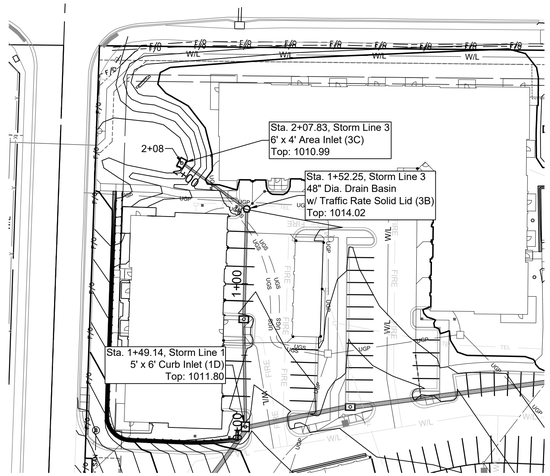

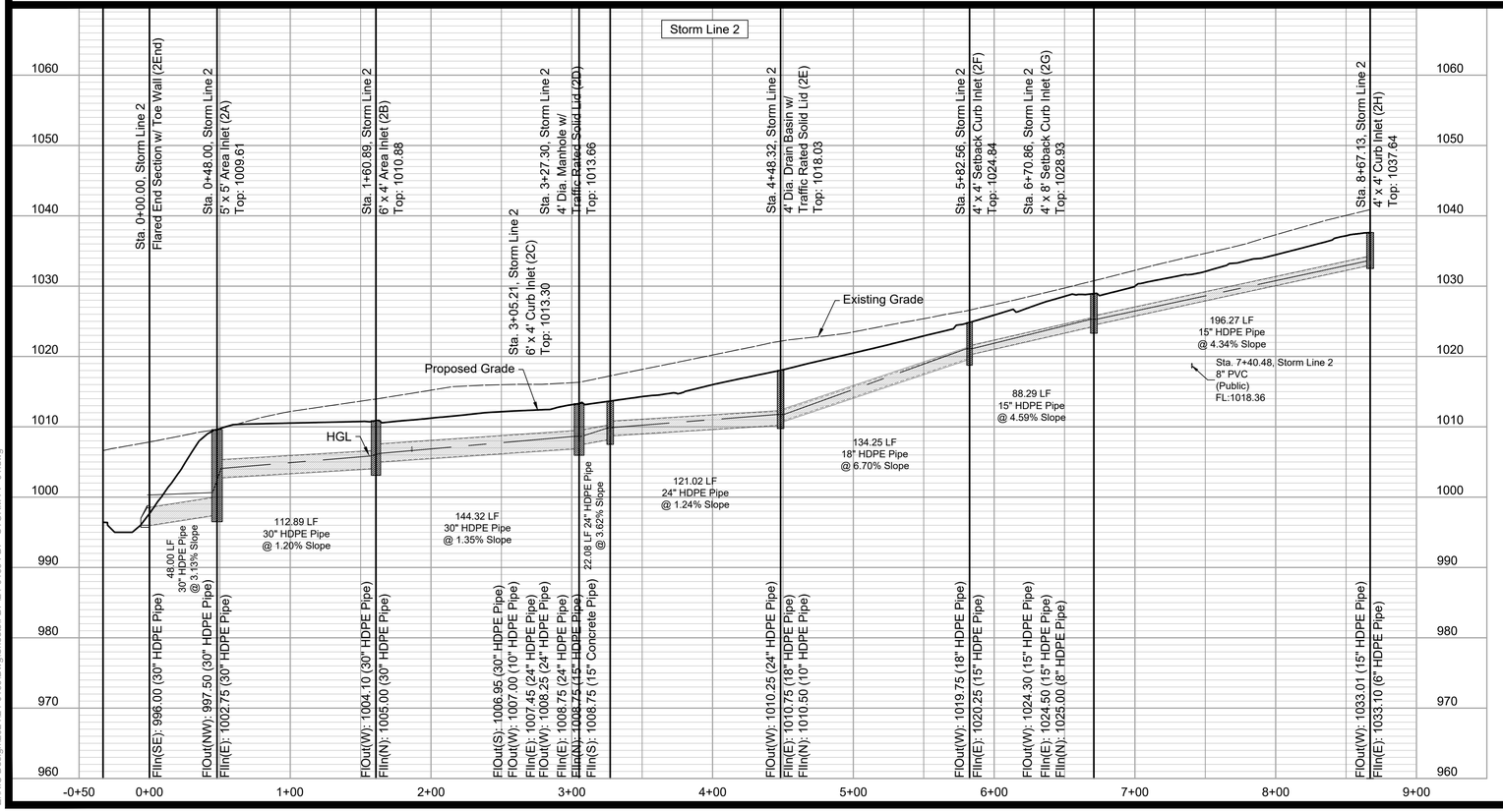

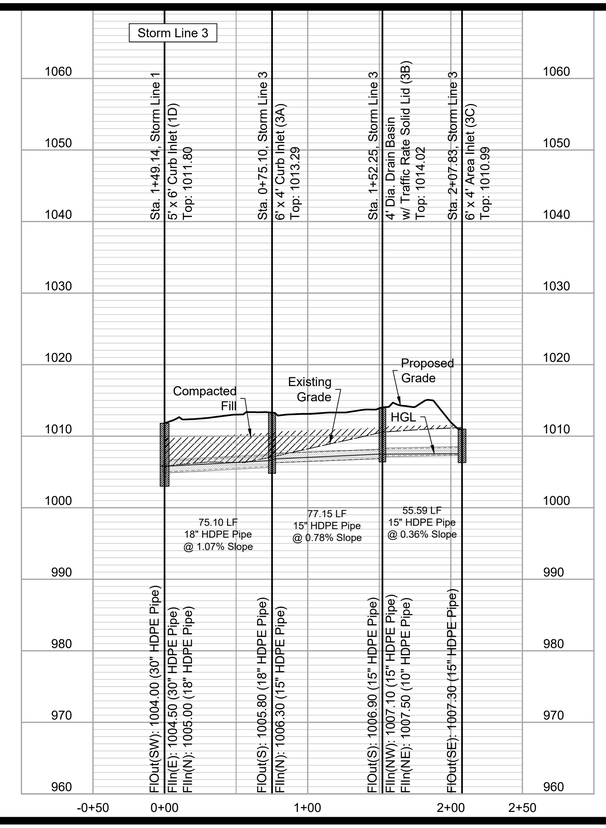

Fill to be Placed to 3' Above top of Proposed Pipe and Compacted Prior to Pipe Installation. Compacted to 95% of the Material's Maximum Dry Density per site GeoTech Report

N O R T H

1"=50'
0 25' 50'

10'
0
1"=10'

Construction Documents

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

Storm Plan & Profile 2

NO.	DATE	REVISION
4	10/29/2024	City Comments 1
3	10/30/2024	FDP Comments 2
2	09/16/2024	Permit Set
1	08/16/2024	FDP Submittal

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TUA	CMP

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Kansas City, Missouri 64108
MO Certificate of Authority: E-2010033630

STATE OF MISSOURI
MITCHELL E. SLUTTER
NUMBER PE-2002003418
PROFESSIONAL ENGINEER
11/05/24
MITCHELL E. SLUTTER PE-2002003418

Sheet
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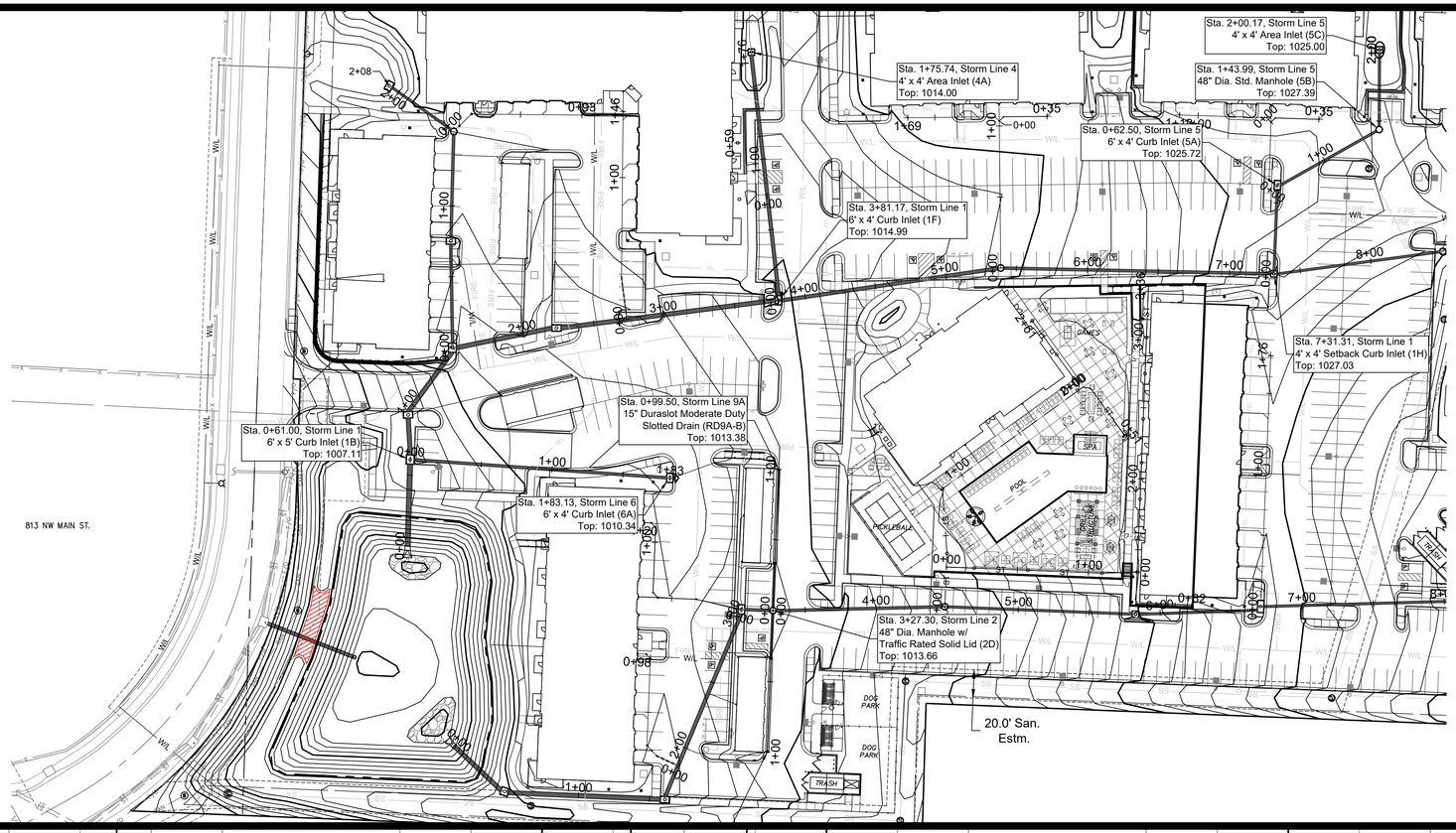

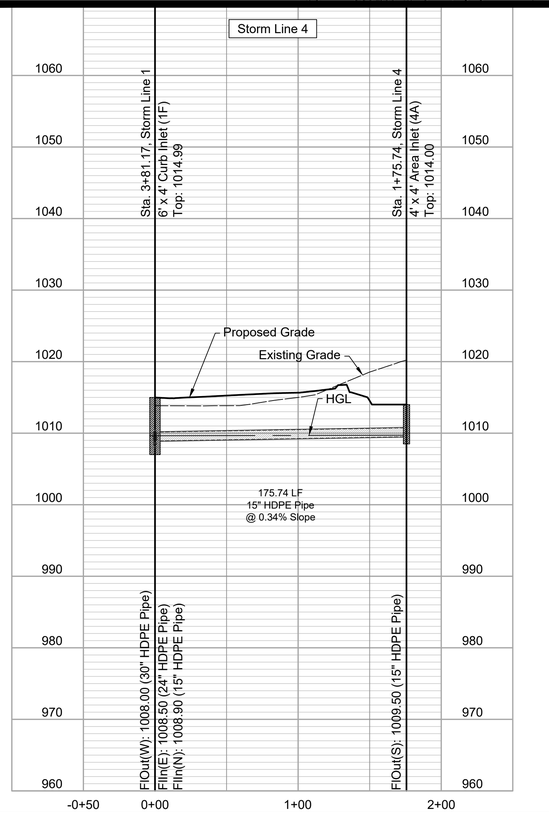

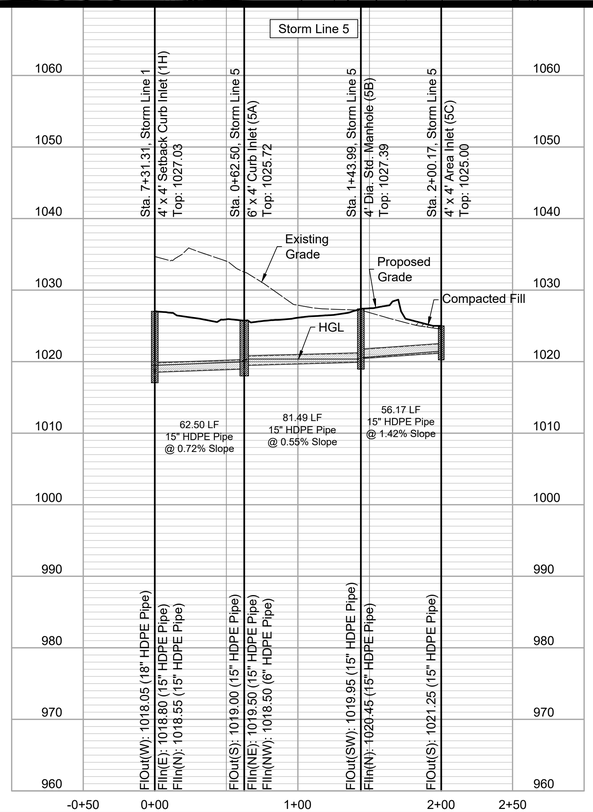

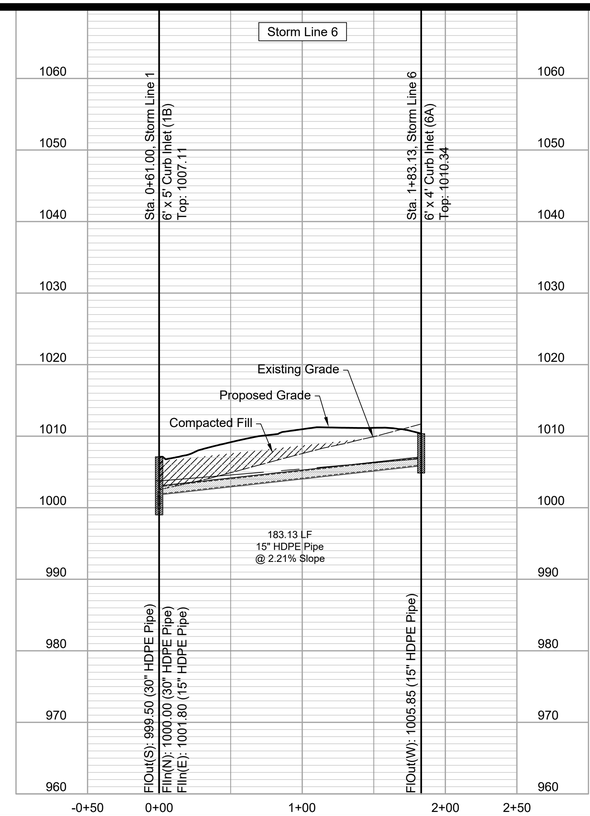

Fill to be Placed to 3' Above top of Proposed Pipe and Compacted Prior to Pipe Installation.
Compacted to 95% of the Material's Maximum Dry Density per site GeoTech Report

Construction Documents

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

Storm Plan & Profile 3

NO.	DATE	REVISION
4	10/29/2024	City Comments 1
3	10/30/2024	FDP Comments 2
2	09/16/2024	Permit Set
1	08/16/2024	FDP Submittal

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STATE OF MISSOURI
MITCHELL
SLUTTER
NUMBER
PE-2002003418
PROFESSIONAL ENGINEER
11/05/24
MITCHELL E. SLUTTER PE-2002003418

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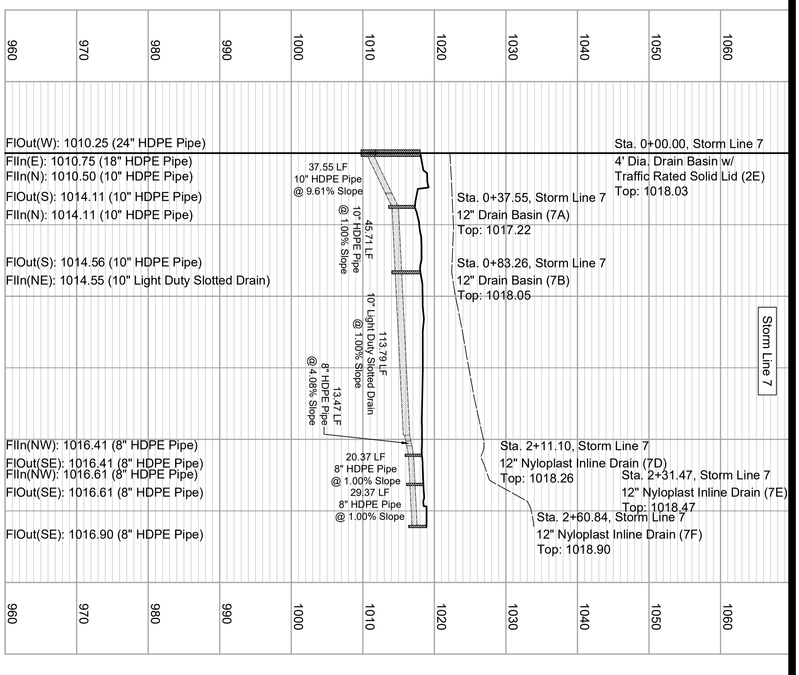

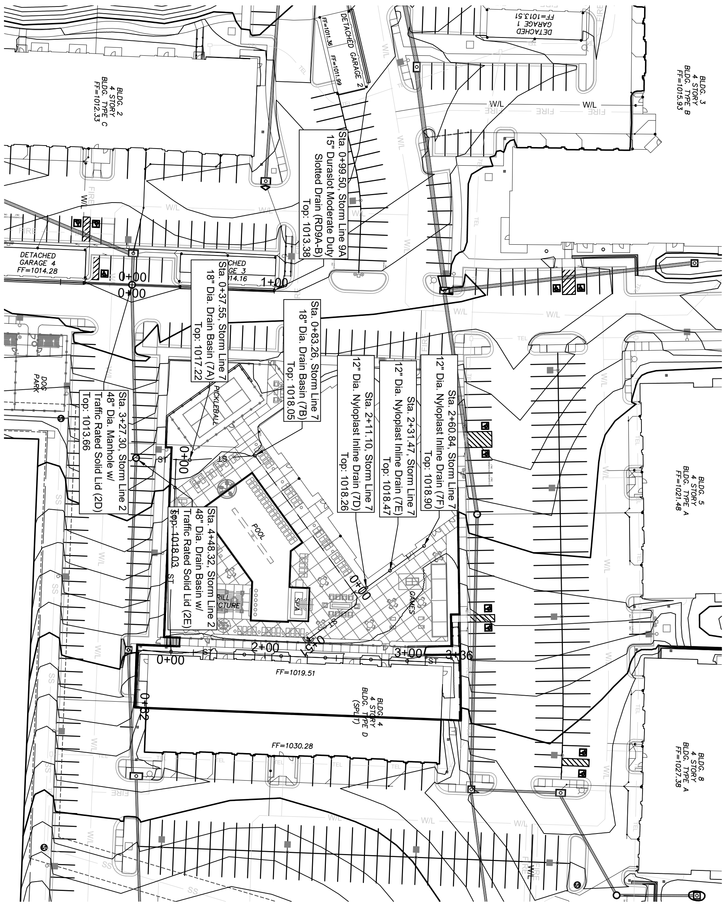

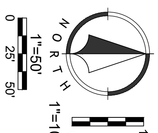

Fill to be Placed to 3' Above top of Proposed Pipe and Compacted Prior to Pipe Installation. Compacted to 95% of the Material's Maximum Dry Density per Site Geo-Tech Report.

NO	DATE	REVISION	DRAWN BY
1	08/15/2024	FDP Submittal	TJA
2	09/19/2024	Permit Set	CHECKED BY
3	10/30/2024	FDP Comments 2	CMP
4	10/25/2024	City Comments 1	

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Storm Plan & Profile 4

Construction Documents

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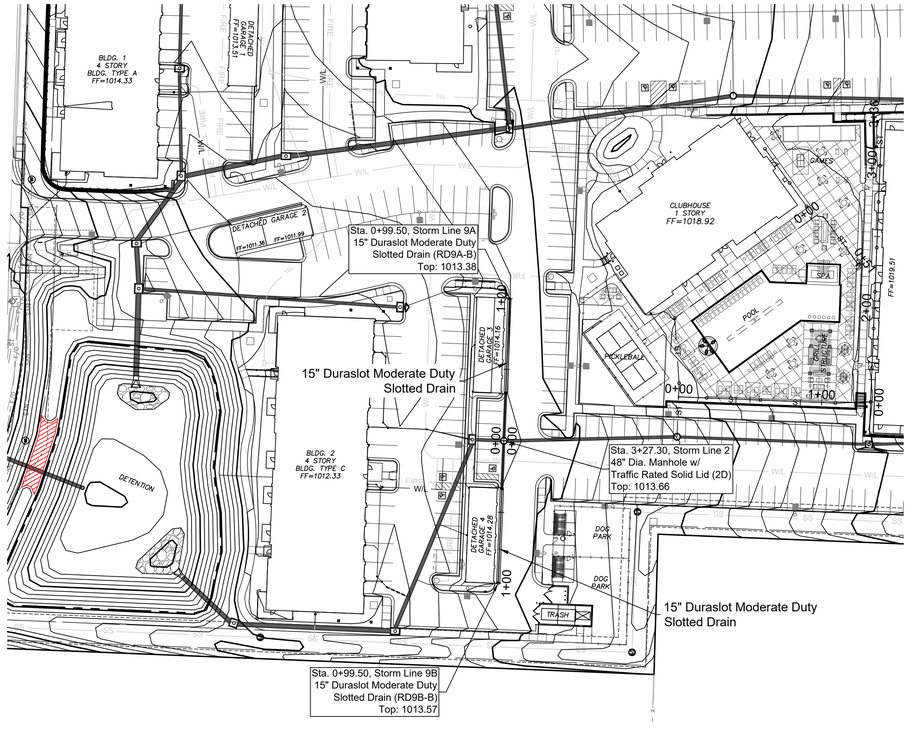
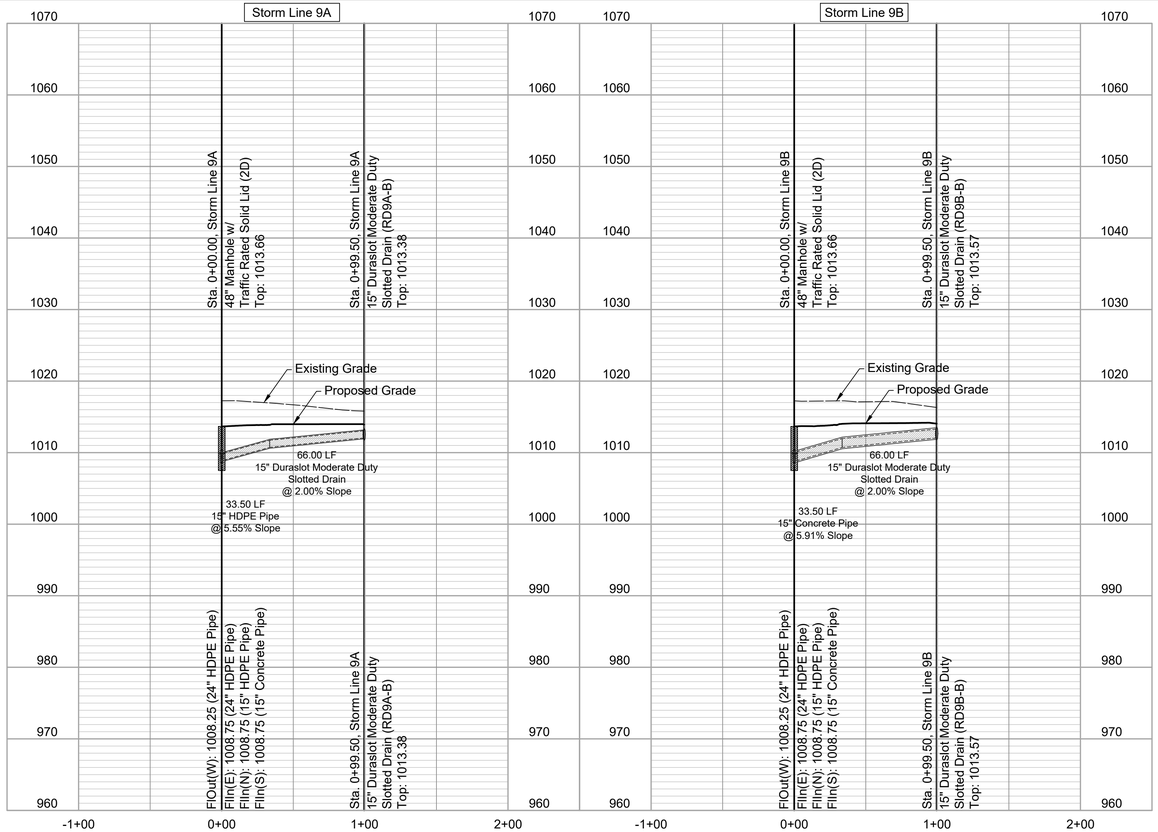
EVREN APARTMENTS
Lee's Summit, Jackson County, Missouri





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

NORTH
1"=50'
0 25 50
10'
0
1"=10'

Construction Documents

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

Storm Plan & Profile 5

NO.	DATE	REVISION
4	10/29/2024	City Comments 1
3	10/30/2024	FDP Comments 2
2	09/16/2024	Permit Set
1	08/16/2024	FDP Submittal

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Kansas City, Missouri 64108
MO Certificate of Authority: E-2010033630

STATE OF MISSOURI
MITCHELL E. SLUTTER
NUMBER PE-2002003418
PROFESSIONAL ENGINEER
11/05/24
MITCHELL E. SLUTTER PE-2002003418

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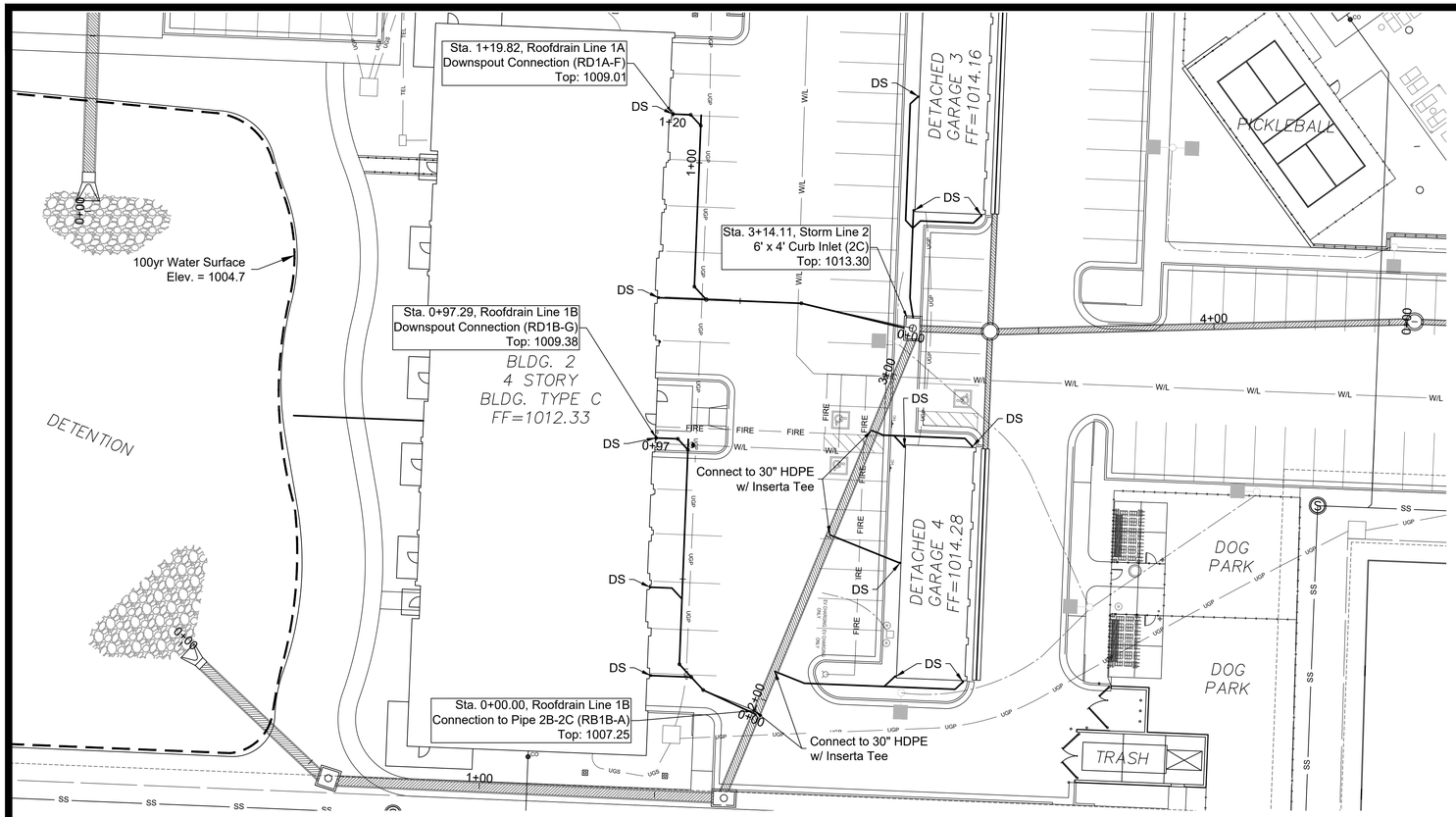

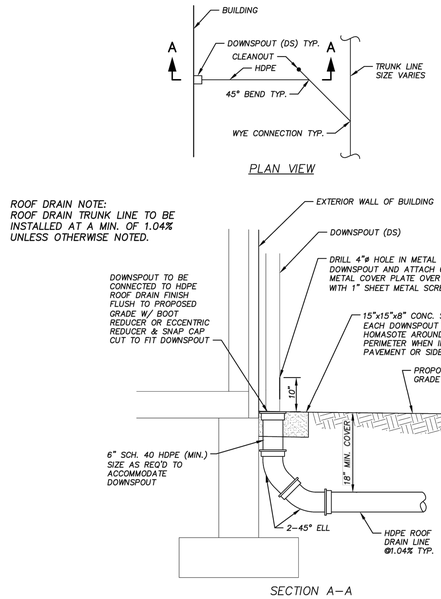

DOWNSPOUT CONNECTION DETAIL

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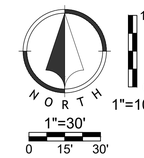
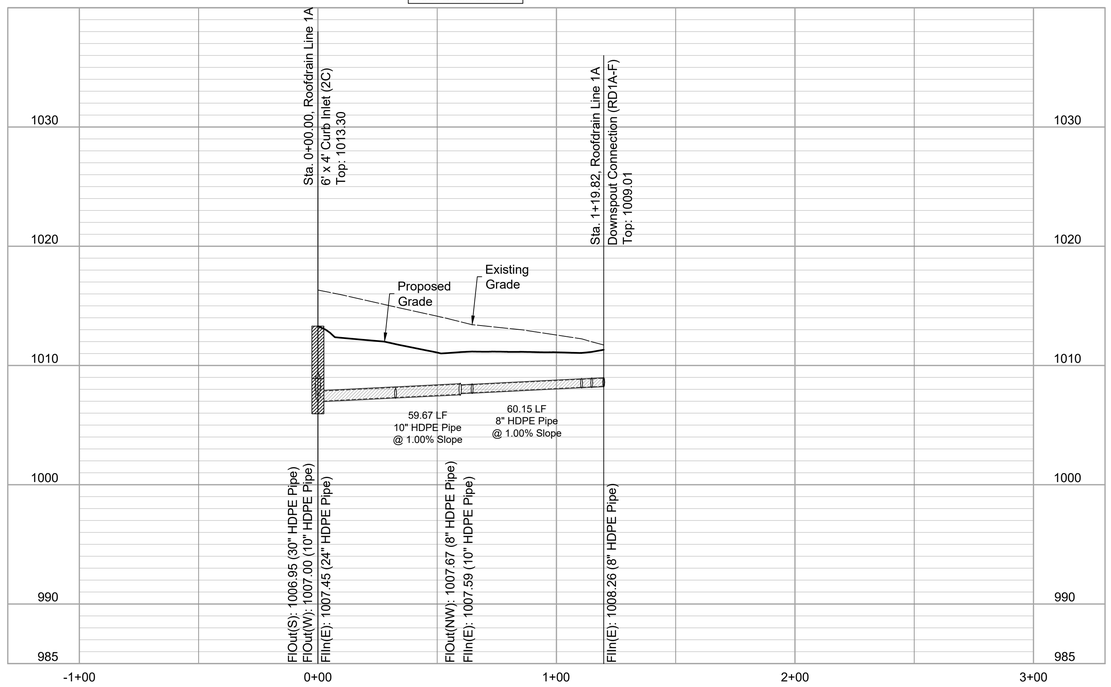


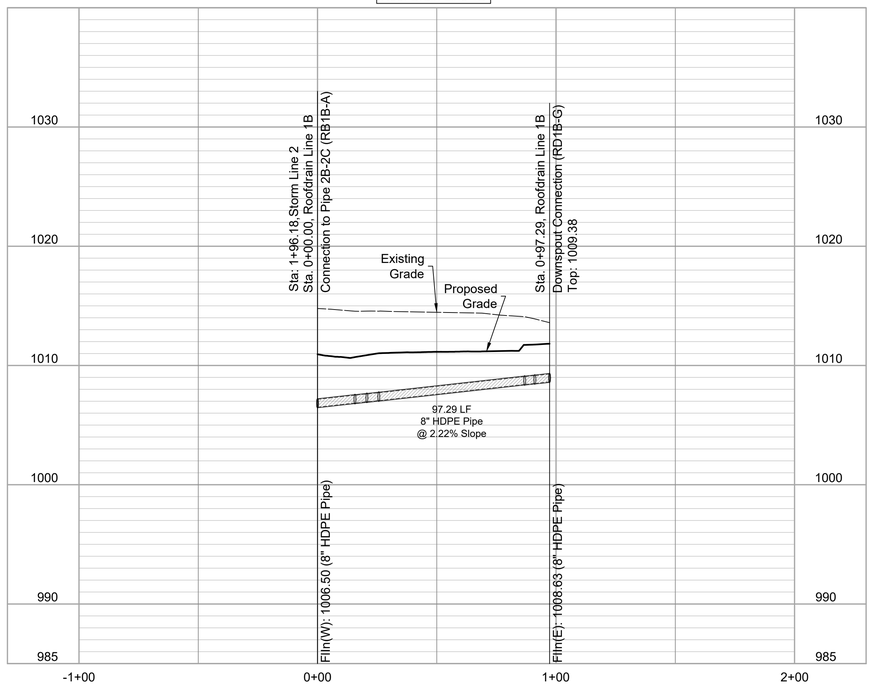
ROOF DRAIN NOTES:

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

Roof Drain Line 1A



Roof Drain Line 1B



Construction Documents

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

Roof Drain Plan & Profile 1

NO.	DATE	REVISION
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STATE OF MISSOURI
MITCHELL A. SLUTTER
NUMBER PE-2002003418
PROFESSIONAL ENGINEER
07/05/24
MITCHELL E. SLUTTER PE-2002003418

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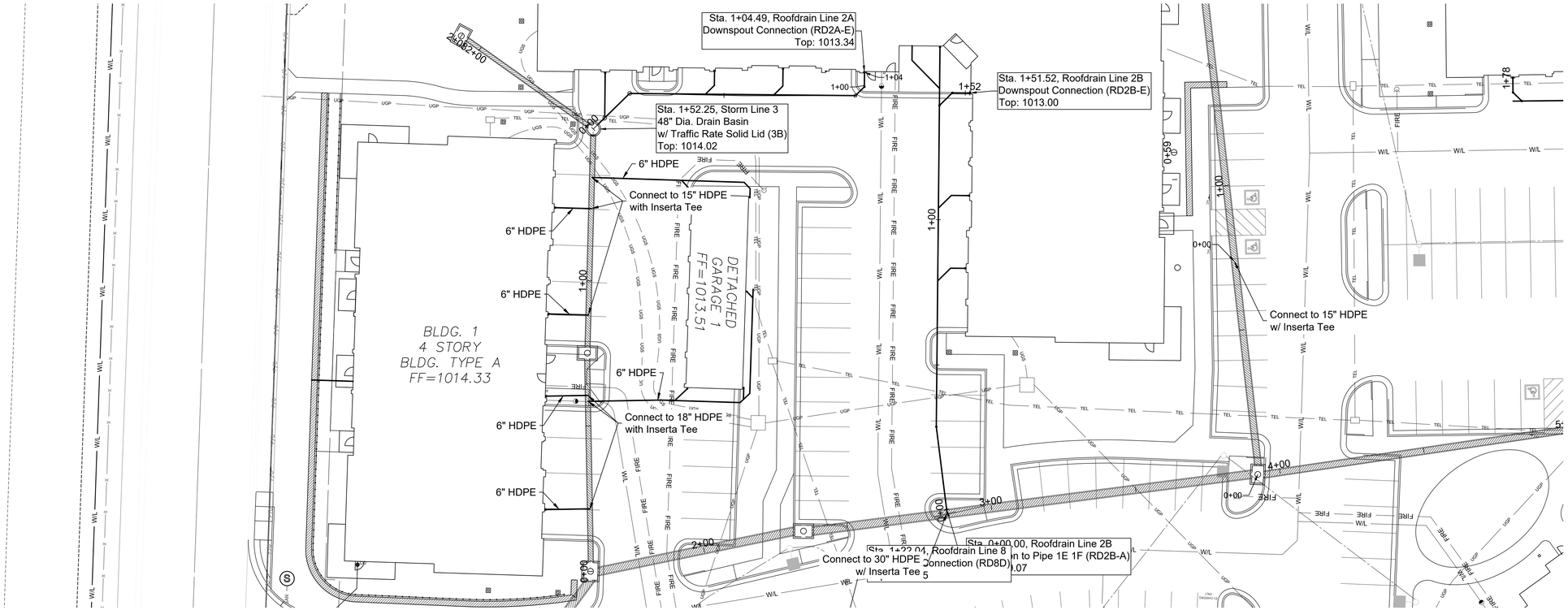
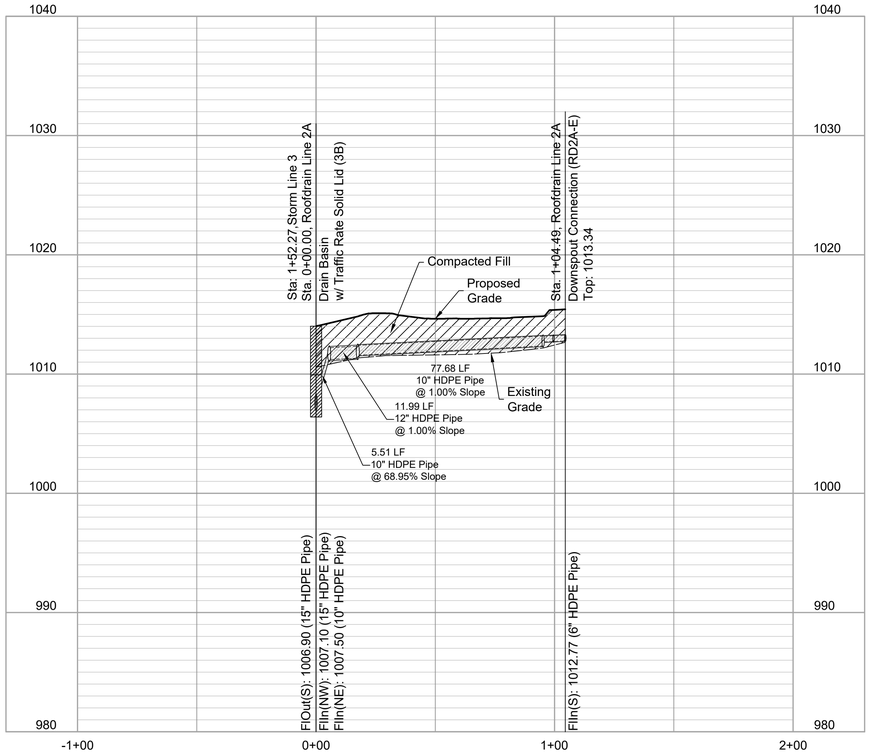


Roof Drain Line 2A



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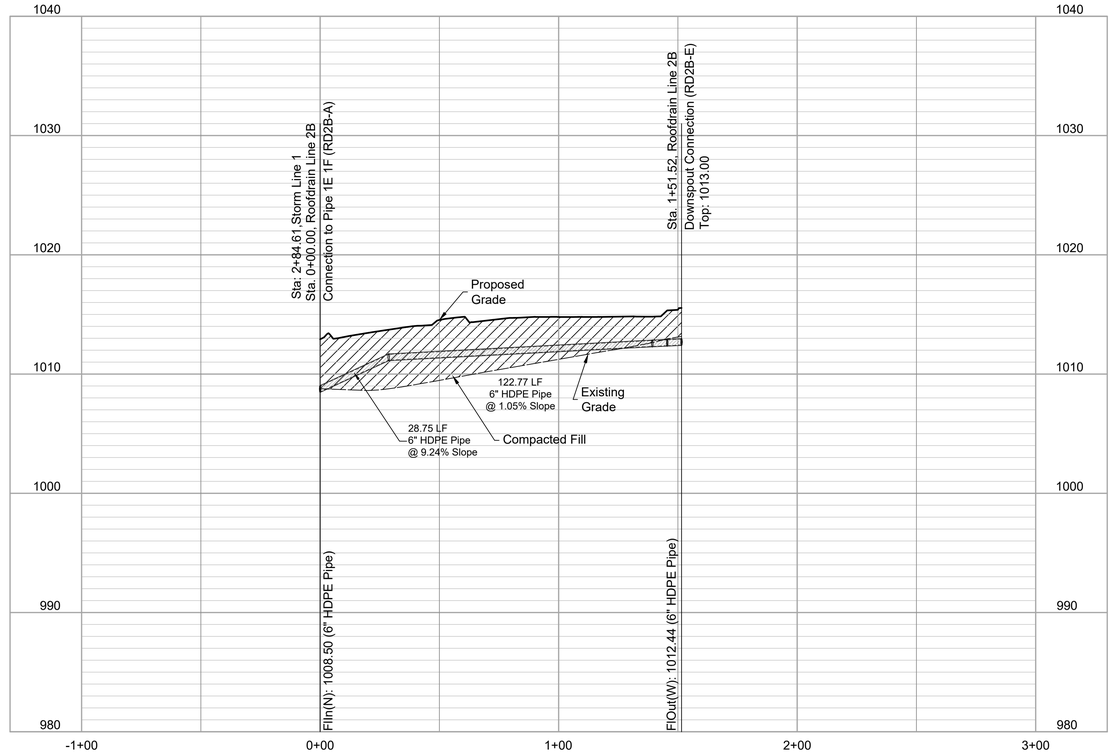

Construction Documents

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

Roof Drain Plan & Profile 2

NO.	DATE	REVISION
4	10/29/2024	City Comments 1
3	10/30/2024	FDP Comments 2
2	09/16/2024	Permit Set
1	08/16/2024	FDP Submittal

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KANSAS CITY, MISSOURI 64108
MO Certificate of Authority: E-2010033630

STATE OF MISSOURI
MITCHELL E. SLUTTER
NUMBER PE-2002003418
PROFESSIONAL ENGINEER
11/05/24
MITCHELL E. SLUTTER PE-2002003418

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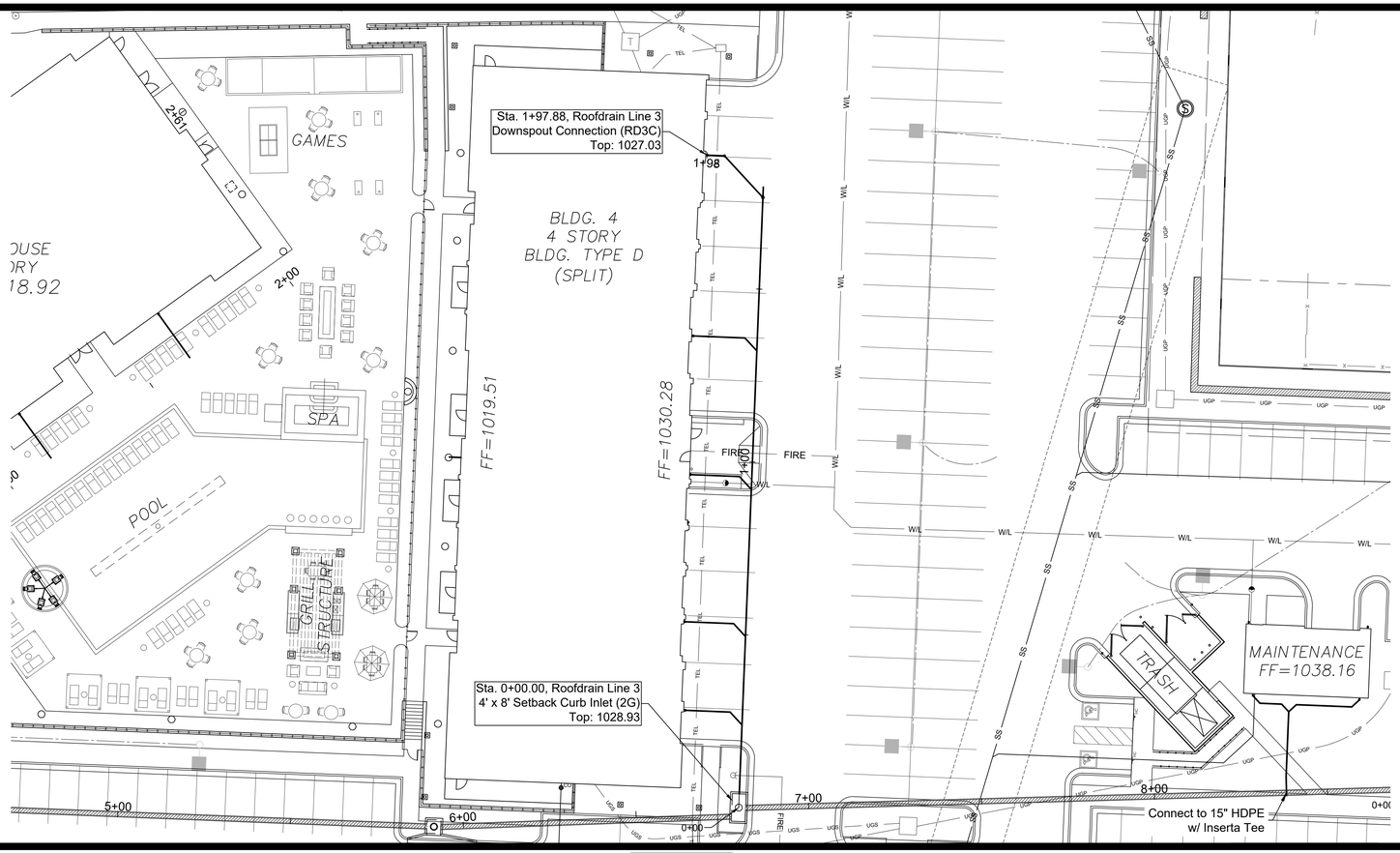
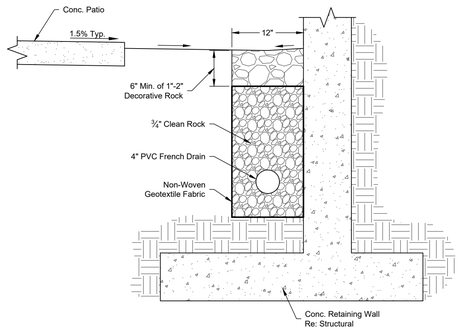
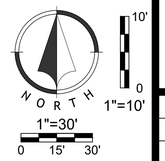
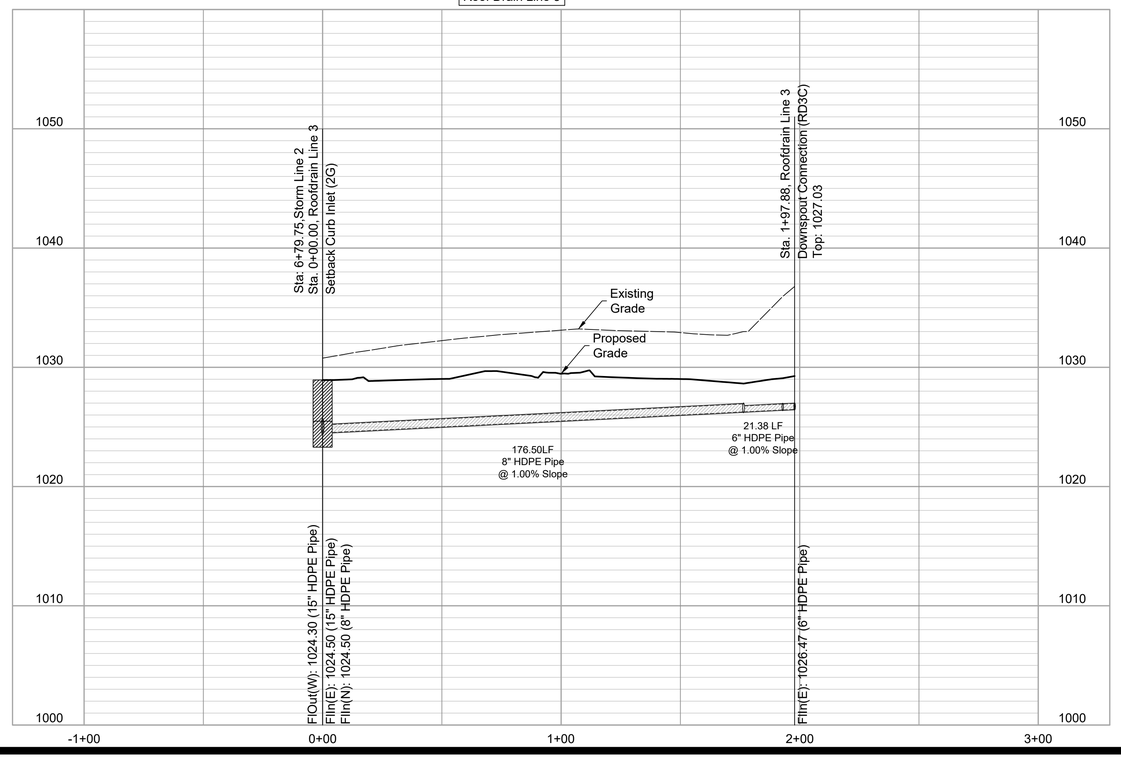




SUNKEN COURTYARD DRAINAGE DETAIL
Not to Scale





Construction Documents

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

Roof Drain Plan & Profile 3

NO.	DATE	REVISION
4	10/29/2024	City Comments 1
3	10/30/2024	FDP Comments 2
2	09/16/2024	Permit Set
1	08/16/2024	FDP Submittal

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STATE OF MISSOURI
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MITCHELL E. SLUTTER PE-2002003418

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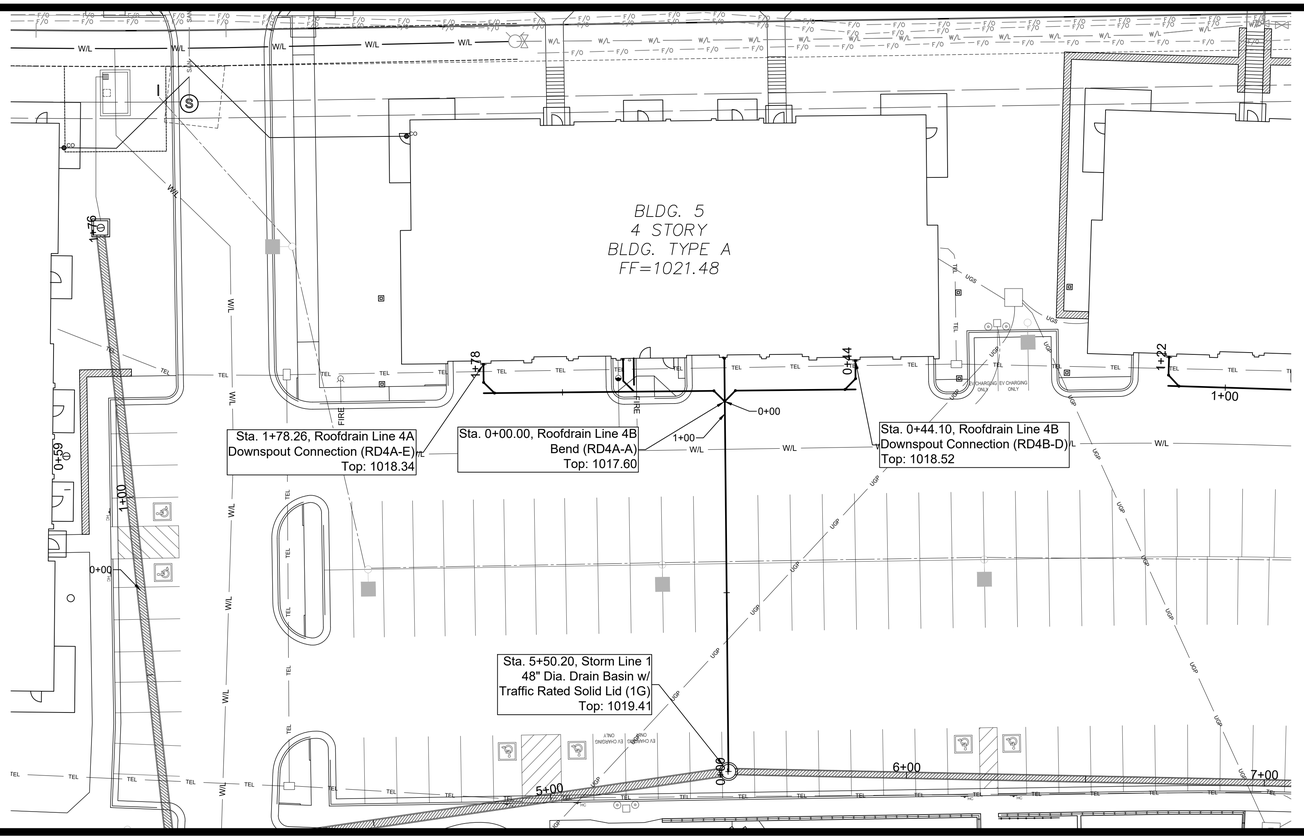

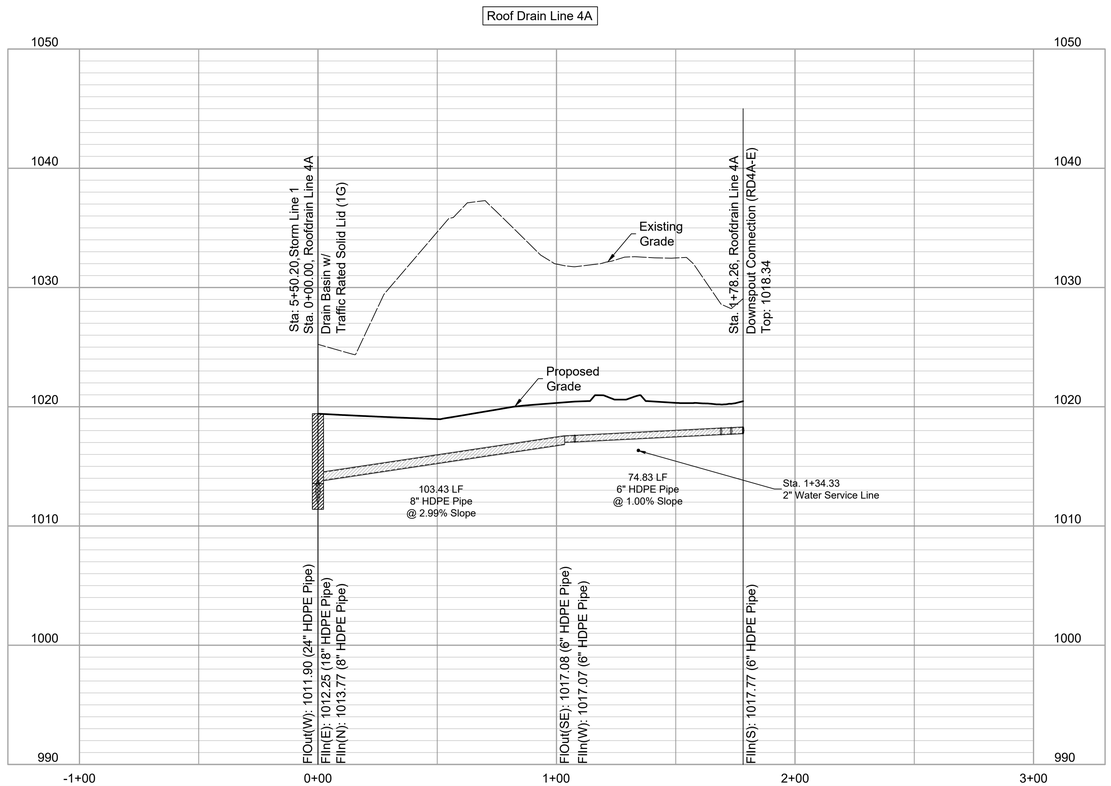

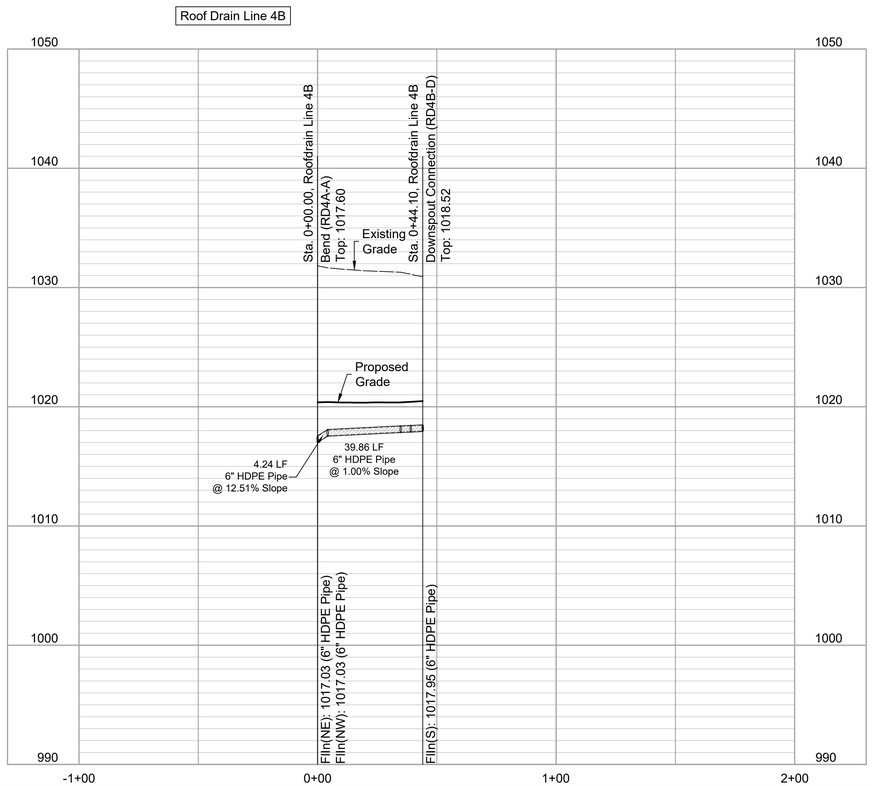

Construction Documents

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

Roof Drain Plan & Profile 4

NORTH
1"=30'
0 15' 30'
10'
0
1"=10'

NO.	DATE	REVISION
4	10/29/2024	City Comments 1
3	10/30/2024	FDP Comments 2
2	09/16/2024	Permit Set
1	08/16/2024	FDP Submittal

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STATE OF MISSOURI
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MITCHELL E. SLUTTER PE-2002003418

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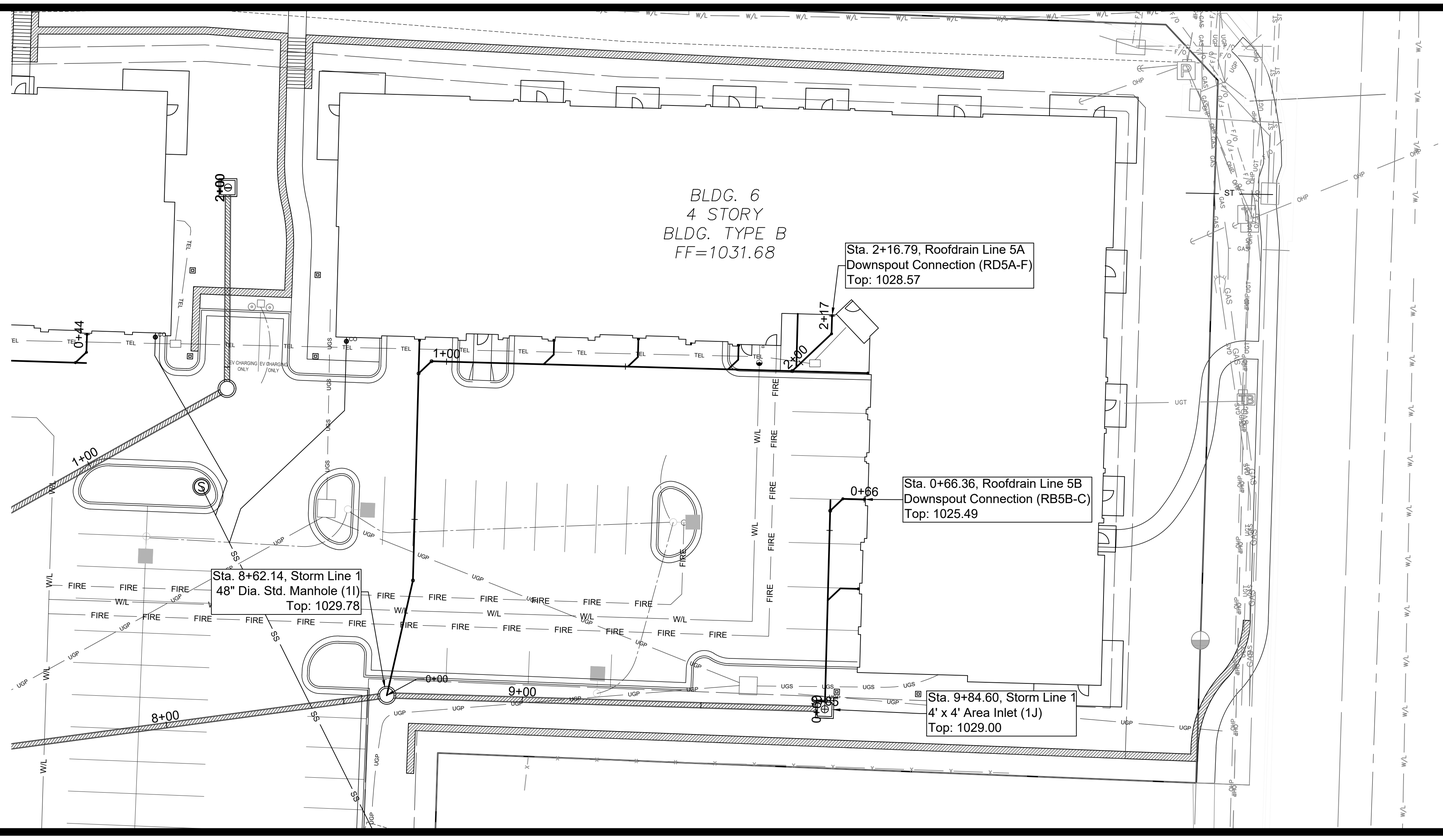

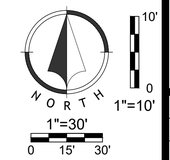

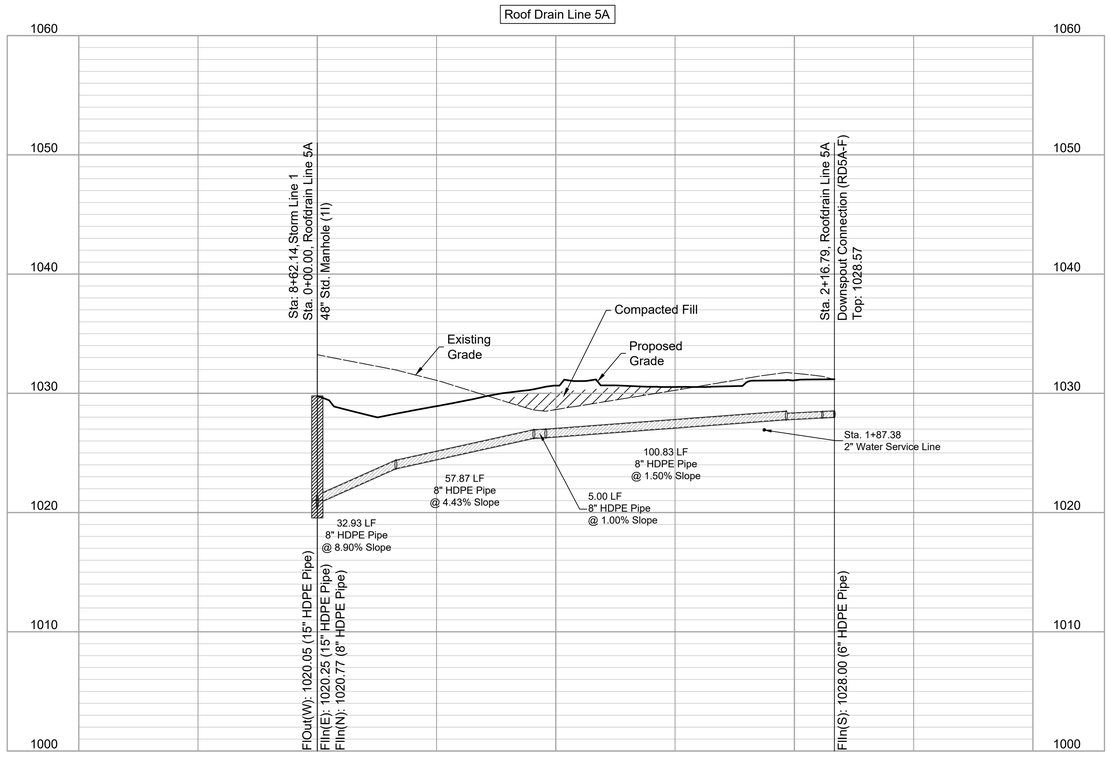

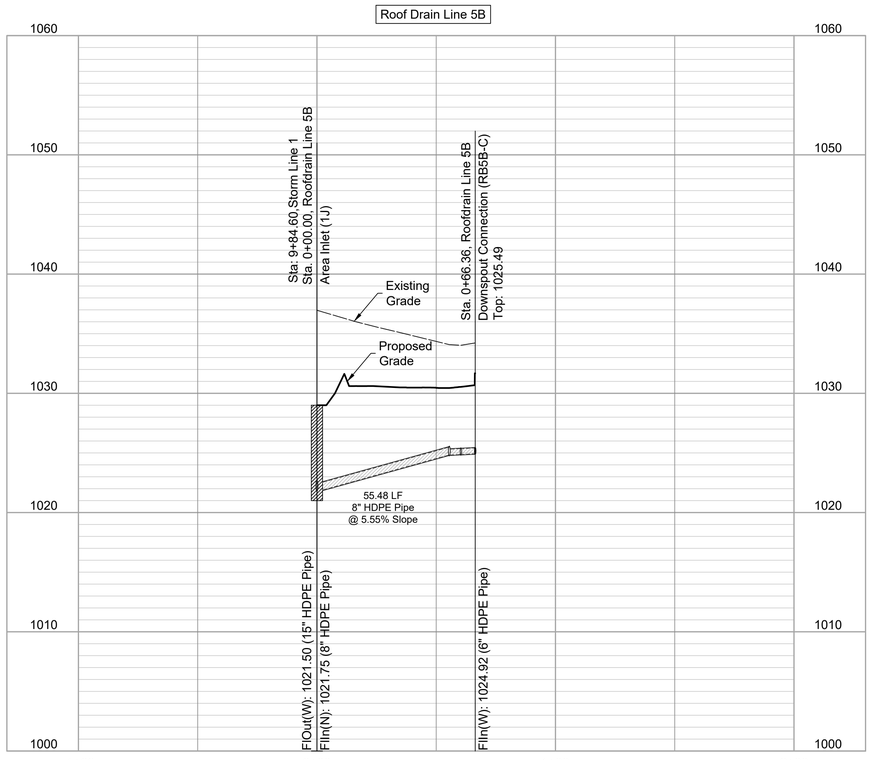

Construction Documents

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

Roof Drain Plan & Profile 5

NO.	DATE	REVISION
4	10/29/2024	City Comments 1
3	10/30/2024	FDP Comments 2
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1	08/16/2024	FDP Submittal

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PROFESSIONAL ENGINEER
11/05/24
MITCHELL E. SLUTTER PE-2002003418

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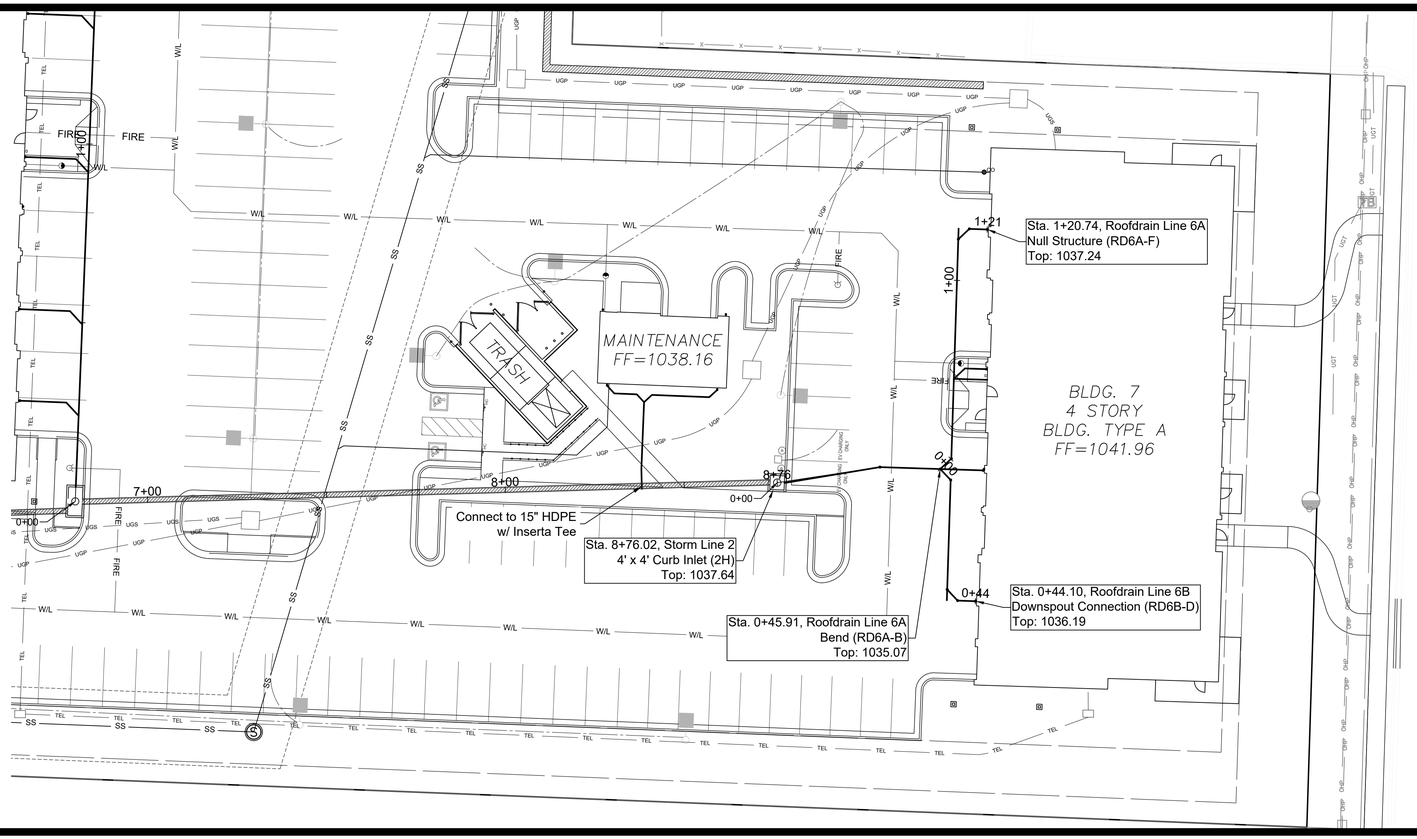

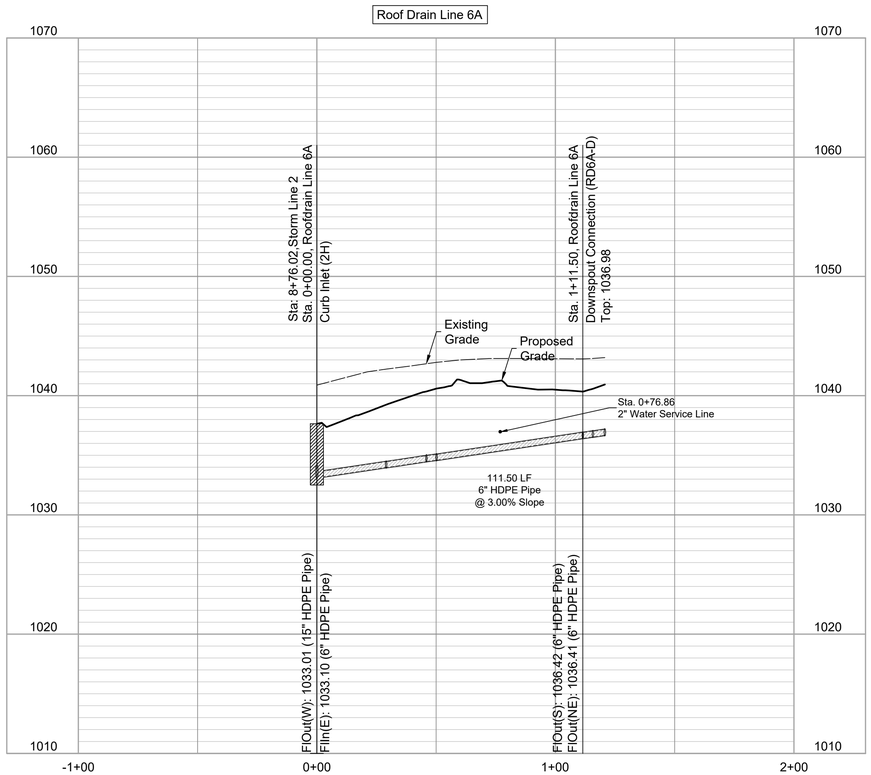

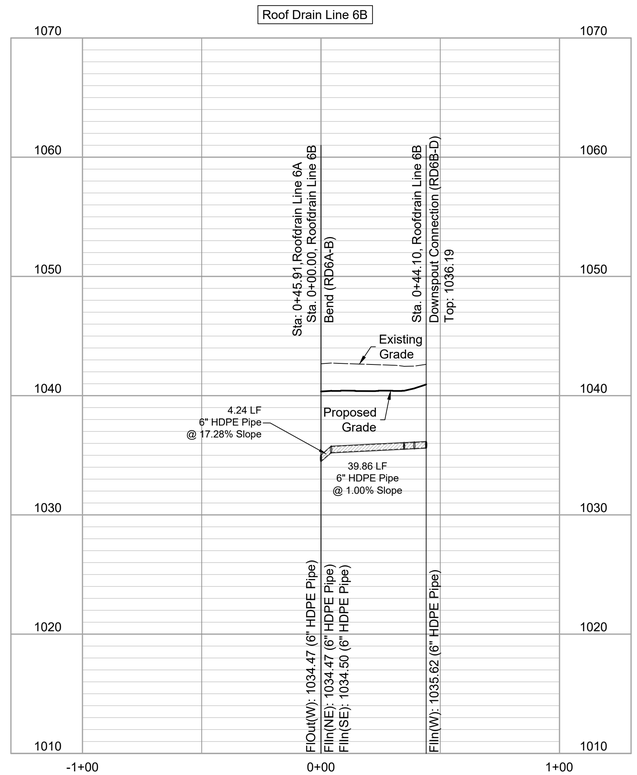

Construction Documents

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

Roof Drain Plan & Profile 6

NO.	DATE	REVISION
4	10/29/2024	City Comments 1
3	10/30/2024	FDP Comments 2
2	09/16/2024	Permit Set
1	08/16/2024	FDP Submittal

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MITCHELL E. SLUTTER
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MITCHELL E. SLUTTER PE-2002003418

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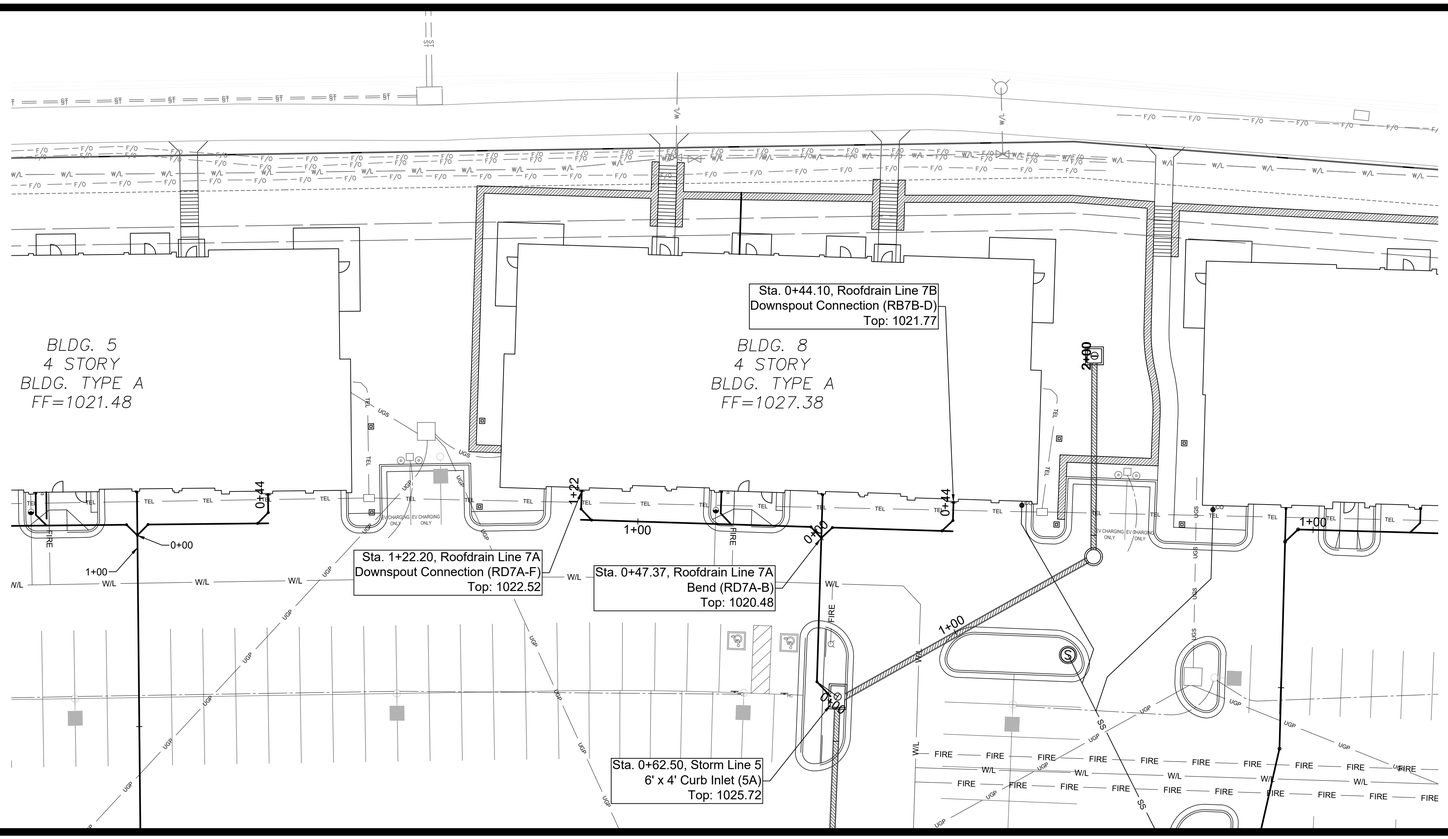

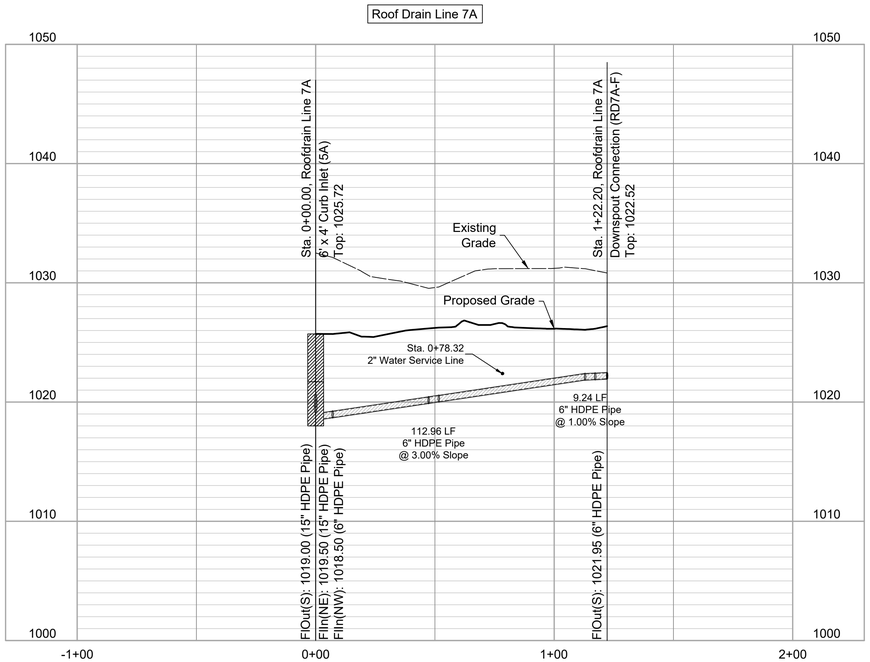

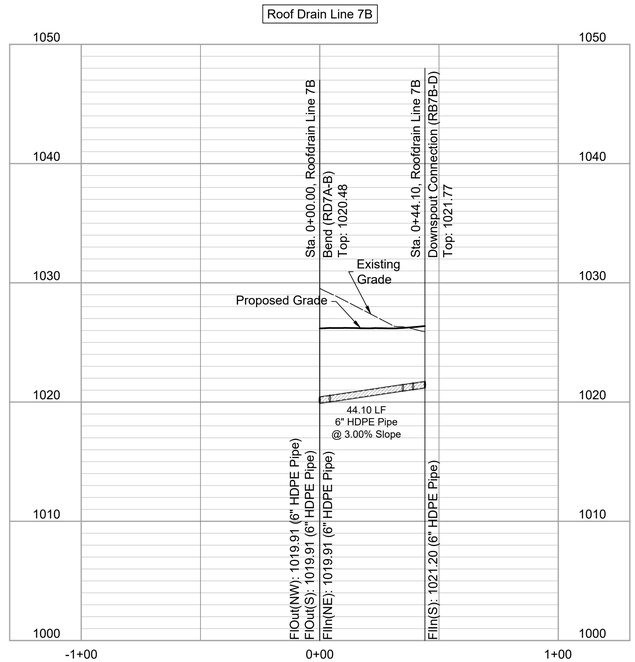

Construction Documents

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

Roof Drain Plan & Profile 7

NO.	DATE	REVISION
4	10/29/2024	City Comments 1
3	10/30/2024	FDP Comments 2
2	09/16/2024	Permit Set
1	08/16/2024	FDP Submittal

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MITCHELL E. SLUTTER PE-2002003418

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Construction Documents

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

Roof Drain Plan & Profile 8

NO.	DATE	REVISION
4	10/29/2024	City Comments 1
3	10/30/2024	FDP Comments 2
2	09/16/2024	Permit Set
1	08/16/2024	FDP Submittal

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TUA	CMP

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STATE OF MISSOURI
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PROFESSIONAL ENGINEER
11/05/24
MITCHELL E. SLUTTER PE-2002003418

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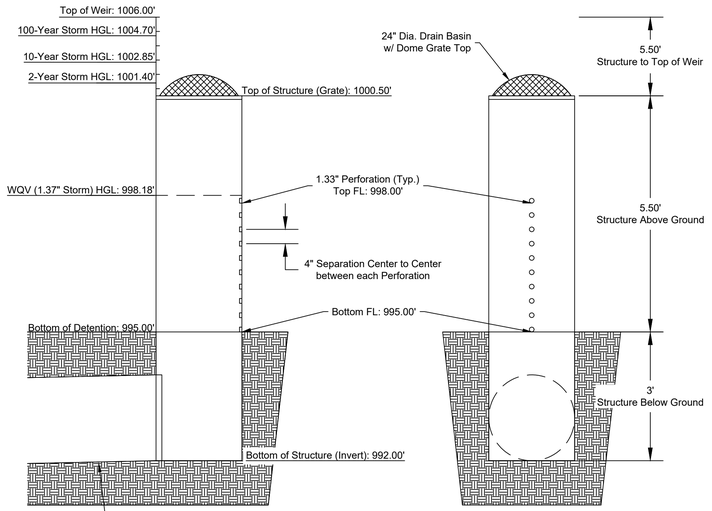
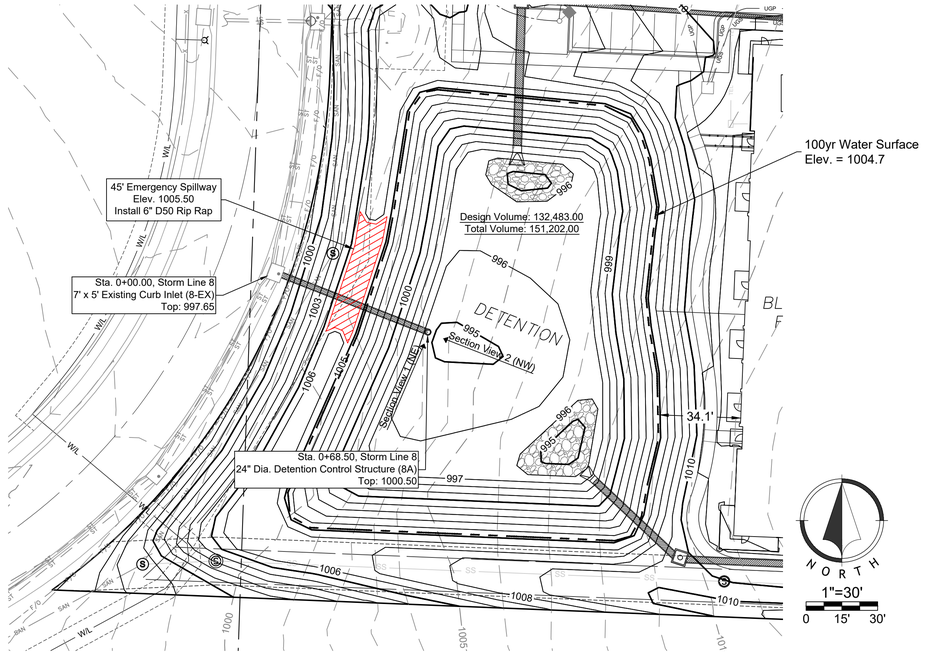
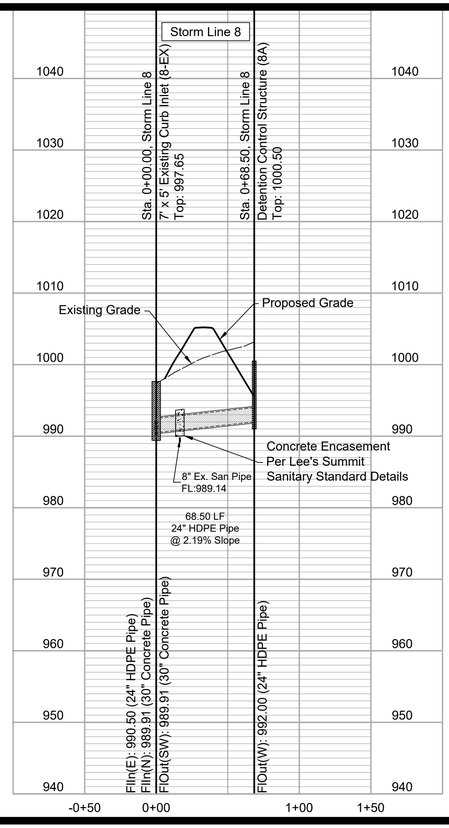
Detention Control Structure



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

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





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

NORTH
1"=50'
0 25' 50'

NORTH
1"=10'
10'
0

NO.	DATE	REVISION
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3	10/30/2024	FDP Comments 2
2	09/16/2024	Permit Set
1	08/16/2024	FDP Submittal

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Construction Documents

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

Detention Basin Plan

Renaissance Infrastructure Consulting
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STATE OF MISSOURI
MITCHELL E. SLUTTER
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11/05/24
MITCHELL E. SLUTTER PE-2002003418

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C48

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LEE'S SUMMIT POLICE AND COURT FACILITY
OWNER: CITY OF LEE'S SUMMIT

FND. 1/2" REBAR W/OLSSON MOLS 366 PLASTIC CAP

626.77'
S1°59'47"W

Sta. 6+95.73, Waterline A
Connect To Existing Water Main at Proposed Public Tee (See Public Plans)
End Construction
Sta. 12+14.21, Waterline 1

Public Waterline A
See Public Plans

Sta. 6+71.44, Waterline A
Install 1 - 8" 45° Horizontal Bend

NE TUDOR RD.

10.0' W/E

S89°24'16"E...294.23'

N89°06'56"E...401.11'

S85°35'40"E...117.21'

S87°52'53"E...133.38'

S43°02'31"E
32.33'

Sta. 2+17.28, Waterline A
Install
8"x6" Tee w/ Backing Block
1 - Hydrant Assembly
1 - 6" Gate Valve
175 LF 6" C900 PVC Fire Line

Sta. 5+68.04, Waterline A
Install
8"x8" Tee w/ Backing Block
3 - 8" Gate Valves
End Construction Line B
Sta. 5+68.04, Waterline A

Sta. 6+27.05, Waterline A
Install 1 - 8" 45° Horizontal Bend

Sta. 14+04.12, Waterline B
Install
8"x6" Tee w/ Backing Block
1 - Hydrant Assembly
1 - 6" Gate Valve
17 LF 6" C900 PVC Fire Line

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

Utility Easement

Sta. 2+12.28, Waterline A
Install
8"x4" Tee w/ Backing Block
For Fire Service Line

Sta. 2+07.28, Waterline A
Install
8"x2" Tee w/ Backing Block
For Domestic Service Line

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

NW COMMERCE DR.

N1°59'47"E...288.65'

E. LINE SW 1/4, SEC. 31-48-31
W. LINE SW 1/4, SEC. 31-48-31

Sta. 16+27.87, Waterline B
Install
8"x2" Tee w/ Backing Block
For Domestic Service Line

Sta. 14+37.34, Waterline B
Install
8"x2" Tee w/ Backing Block
For Domestic Service Line

Waterline B

2" Water Meter

Sta. 2+98.33, Waterline A
Install
8"x4" Tee w/ Backing Block
For Fire Service Line

Sta. 2+93.33, Waterline A
Install
8"x2" Tee w/ Backing Block
For Domestic Service Line

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

Sta. 13+84.37, Waterline B
Install 1 - 8" 45° Horizontal Bend

Sta. 13+77.30, Waterline B
Install 1 - 8" 45° Horizontal Bend

Sta. 13+35.62, Waterline B
Install
8"x4" Tee w/ Backing Block
For Fire Service Line

2" Water Meter

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

Waterline A

Sta. 4+34.65, Waterline A
Install 1 - 8" 45° Horizontal Bend

Sta. 4+27.57, Waterline A
Install 1 - 8" 45° Horizontal Bend

Sta. 4+49.20, Waterline A
Install
8"x6" Tee w/ Backing Block
2" Water Meter Assembly
1 - 6" Gate Valve
23 LF 6" C900 PVC Fire Line

Sta. 13+27.62, Waterline B
Install
8"x6" Tee w/ Backing Block
1 - Hydrant Assembly
1 - 6" Gate Valve
198 LF 6" C900 PVC Fire Line

Sta. 4+44.20, Waterline A
Install
8"x4" Tee w/ Backing Block
For Fire Service Line

Sta. 4+41.20, Waterline A
Install
8"x2" Tee w/ Backing Block
For Domestic Service Line

Sta. 10+17.50, Waterline B
Install
8"x1" Tee w/ Backing Block
For Domestic Service Line

Sta. 9+40.95, Waterline B
Install 1 - 8" 45° Horizontal Bend

Sta. 9+33.97, Waterline B
Install 1 - 8" 45° Horizontal Bend

Sta. 0+00.02, Waterline A
Begin Construction
Install
695.6 LF 8" C900 PVC Water Main
Install Combination Water Meter & Backflow Valve Vault
Connect to Public Water Main at Proposed Tee
(See Public Plans)
Sta. 5+39.90, Waterline 1

Sta. 3+49.59, Waterline A
Install 1 - 8" 11.25° Horizontal Bend

Sta. 1+52.07
Install 1 - 8"

Sta. 1+19.30, V
Install 1 - 8" 45°

Sta. 1+11.08, Waterline A
Install 1 - 8" 11.25° Horizontal Bend

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

Sta. 0+00.00, Waterline B
Begin Construction Line B
Install
8"x8" Tee w/ Backing Block
3 - 8" Gate Valves
1765.90 LF 8" C900 PVC Water Main
Sta. 3+66.15, Waterline A

Sta. 11+41.01, Waterline B
Install 1 - 8" 45° Horizontal Bend

Sta. 11+33.94, Waterline B
Install 1 - 8" 45° Horizontal Bend

2" Water Meter

1" Water Meter

Sta. 9+52.64, Waterline B
Install
8"x6" Tee w/ Backing Block
1 - Hydrant Assembly
1 - 6" Gate Valve
15 LF 6" C900 PVC Fire Line

Sta. 9+03.22, Waterline B
Install
8"x2" Tee w/ Backing Block
For Domestic Service Line

2" Water Meter

Sta. 8+98.18, Waterline B
Install
8"x4" Tee w/ Backing Block
For Fire Service Line

Sta. 8+29.59, Waterline B
Install 1 - 8" 45° Horizontal Bend

Sta. 8+22.52, Waterline B
Install 1 - 8" 45° Horizontal Bend

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

Sta. 2+10.85, Waterline B
Install
8"x4" Tee w/ Ba
For Fire Service Line

Sta. 2+14.85, Waterline B
Install
8"x2" Tee w/ Backing Block
For Domestic Service Line

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

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

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

Sta. 6+60.10
Caution Sanitary
Sewer Crossing
San Top of Pipe: 1019.93
Water Fl: 1027.02
Vertical Clearance: 7.09'

Sta. 10+73.78
Caution Sanitary
Sewer Crossing
San Top of Pipe: 1021.14
Water Fl: 1029.13
Vertical Clearance: 7.99'

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

Existing Sanitary Main

10.0' W/E

1720.57'
S1°59'47"W

20.0' San.
Estm.

N87°41'50"W...557.31'

S1°39'56"W...98.11'

N87°44'22"W...595.16'

S87°44'22"E...227.10'

S1°47'50"E...181.73'

W...210.65'

E. PLAT LINE

NE DOUGLAS ST.

LOT 11
SUMMIT PARK
OWNER: JOHN WALTON
GILBERT DEC OF TRUST

LOT 10
SUMMIT PARK

LOT 10

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

LOT 4
SUMMIT PARK

LOT 3 SUMMIT PARK
OWNER: MAKOL PROPERTIES

R=280.00'
255.67'
N18°45'18"E

FND. 1/2" REBAR W/ MO LS 3710 PLASTIC CAP

FND. 1/2" REBAR W/ BROKEN ANDERSON MOLS 760 PLASTIC CAP

ANGLE POINT S. LINE LOT 3A
FND. 1/2" REBAR W/PLASTIC ANDERSON PLASTIC CAP

SE COR. LOT 2A
FND. 1/2" REBAR W/ BROKEN ANDERSON MOLS 760 PLASTIC CAP

FND. 5/8" REBAR W/

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

NORTH
1"=50'
0 25' 50'

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

Water Line General Layout

NO.	DATE	REVISION
4	10/29/2024	City Comments 1
3	10/30/2024	FDP Comments 2
2	09/16/2024	Permit Set
1	08/16/2024	FDP Submittal

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STATE OF MISSOURI
MITCHELL E. SLUTTER
NUMBER PE-2009200418
PROFESSIONAL ENGINEER
11/05/24
MITCHELL E. SLUTTER PE-2009200418

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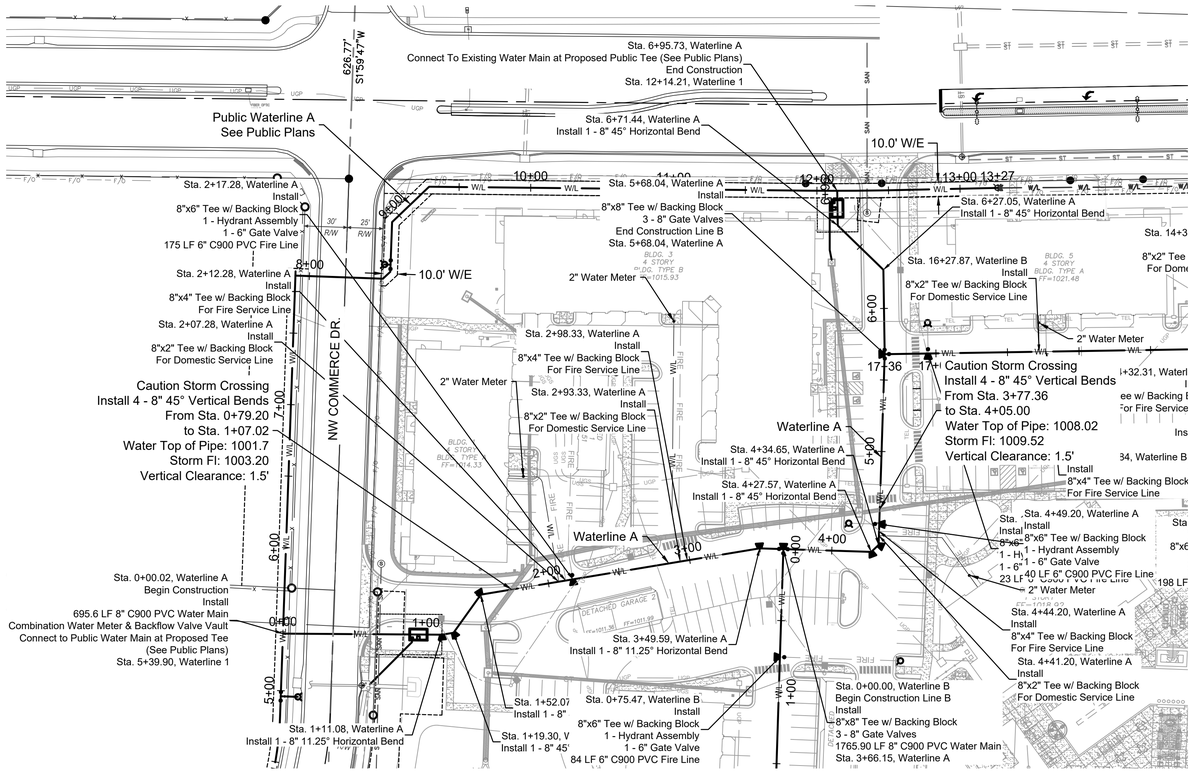

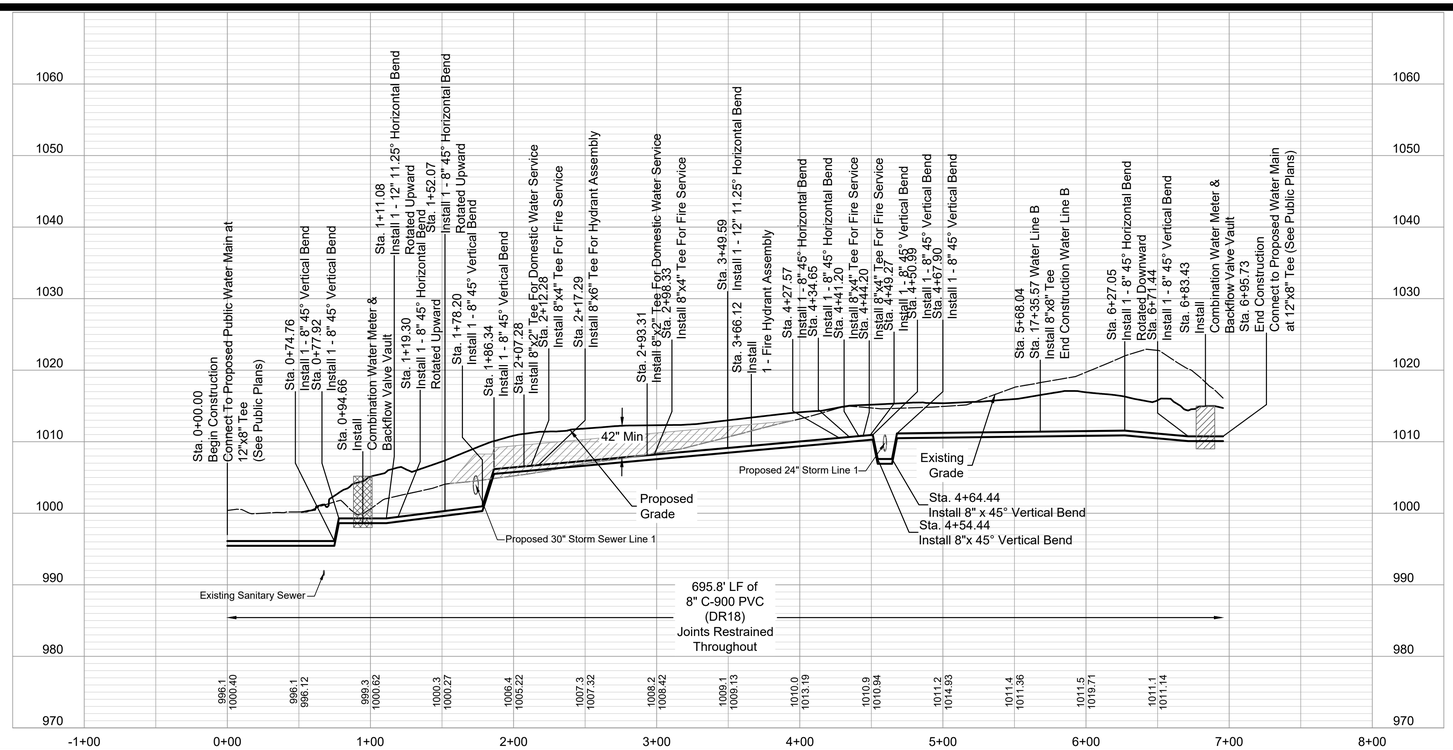

Construction Documents

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EVREN APARTMENTS
Lee's Summit, Jackson County, Missouri

Private Water Line Plan & Profile 1

NO.	DATE	REVISION
4	10/29/2024	City Comments 1
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PROFESSIONAL ENGINEER
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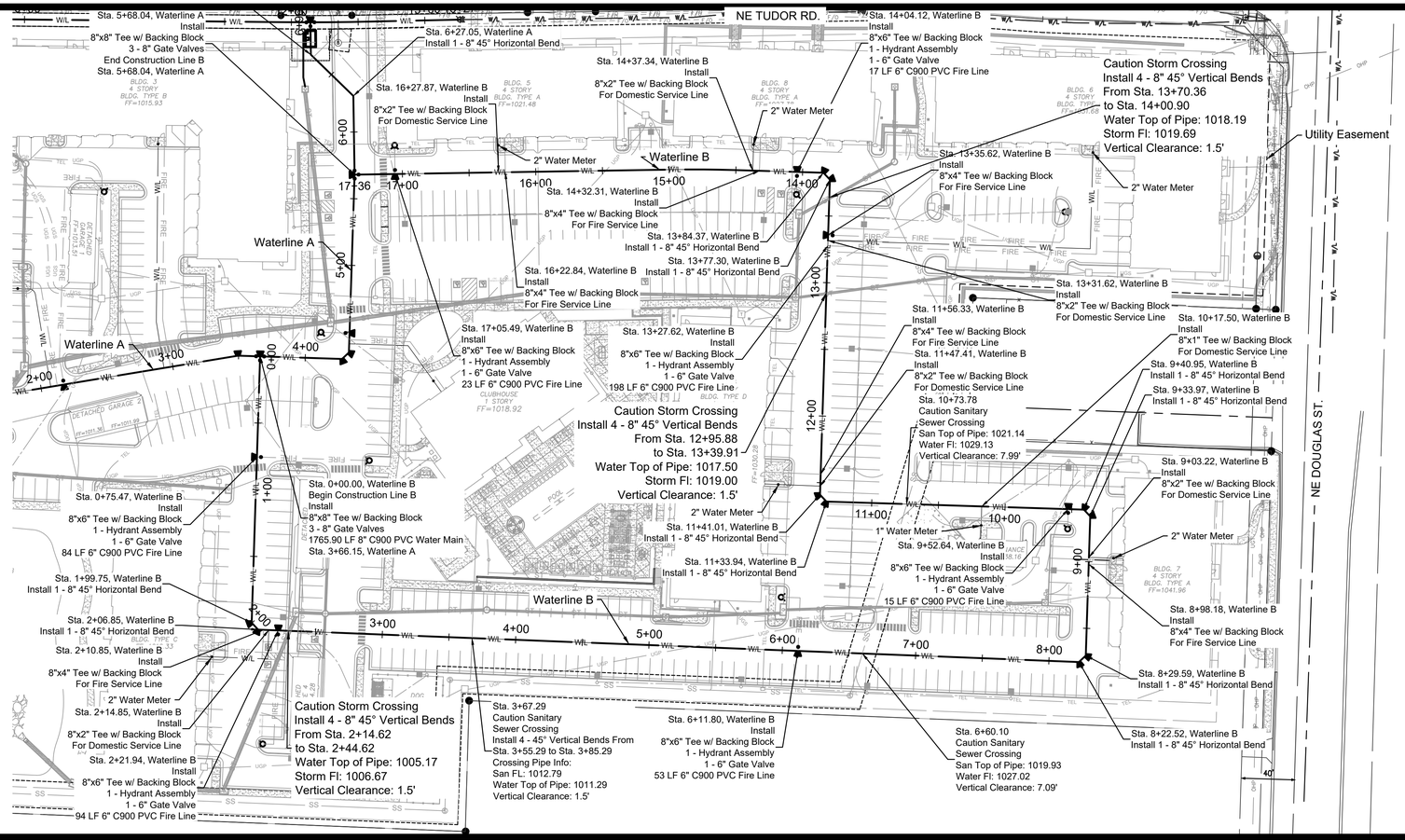

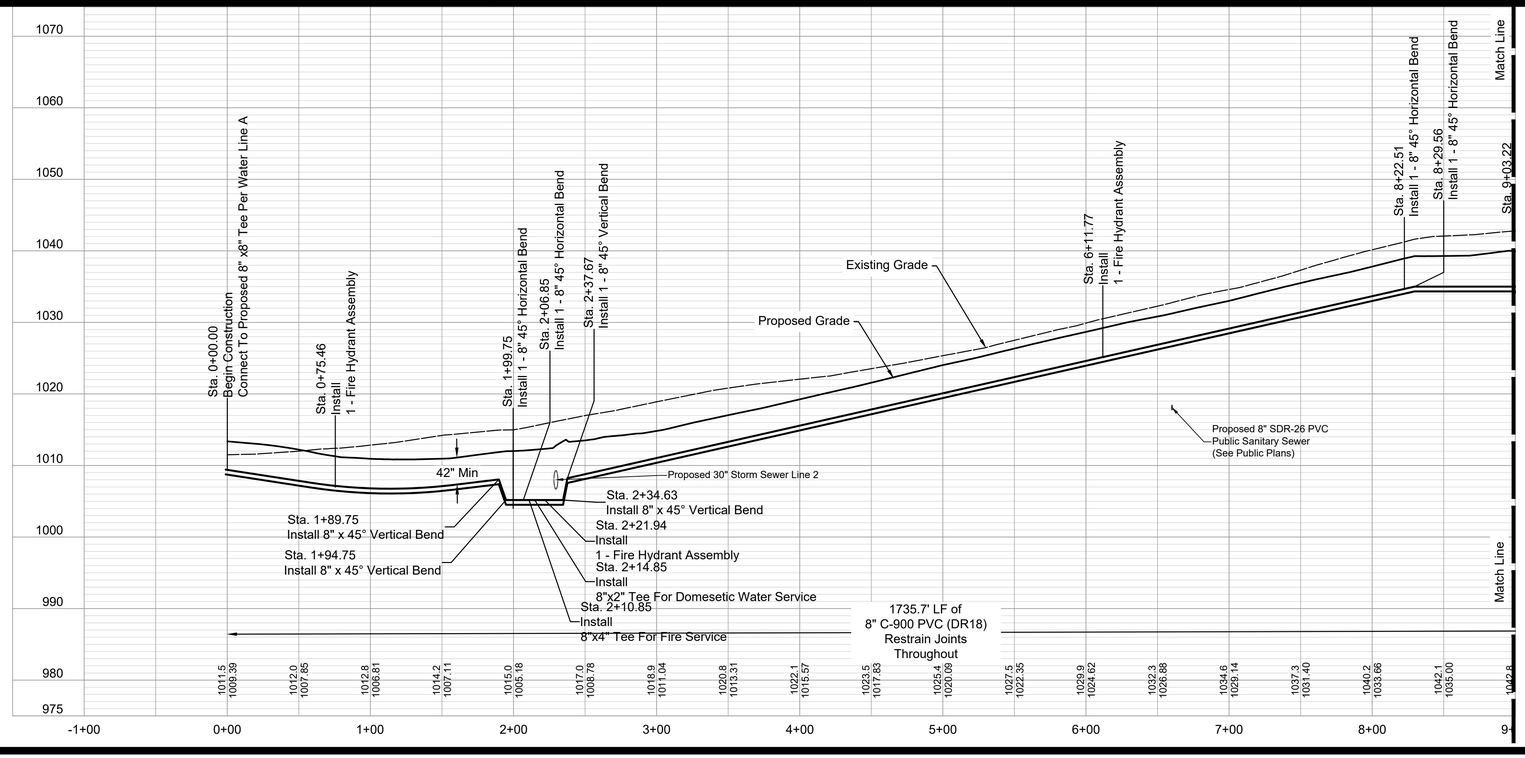

Construction Documents

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

Private Water Line Plan & Profile 2

NO.	DATE	REVISION
4	10/29/2024	City Comments 1
3	10/30/2024	FDP Comments 2
2	09/16/2024	Permit Set
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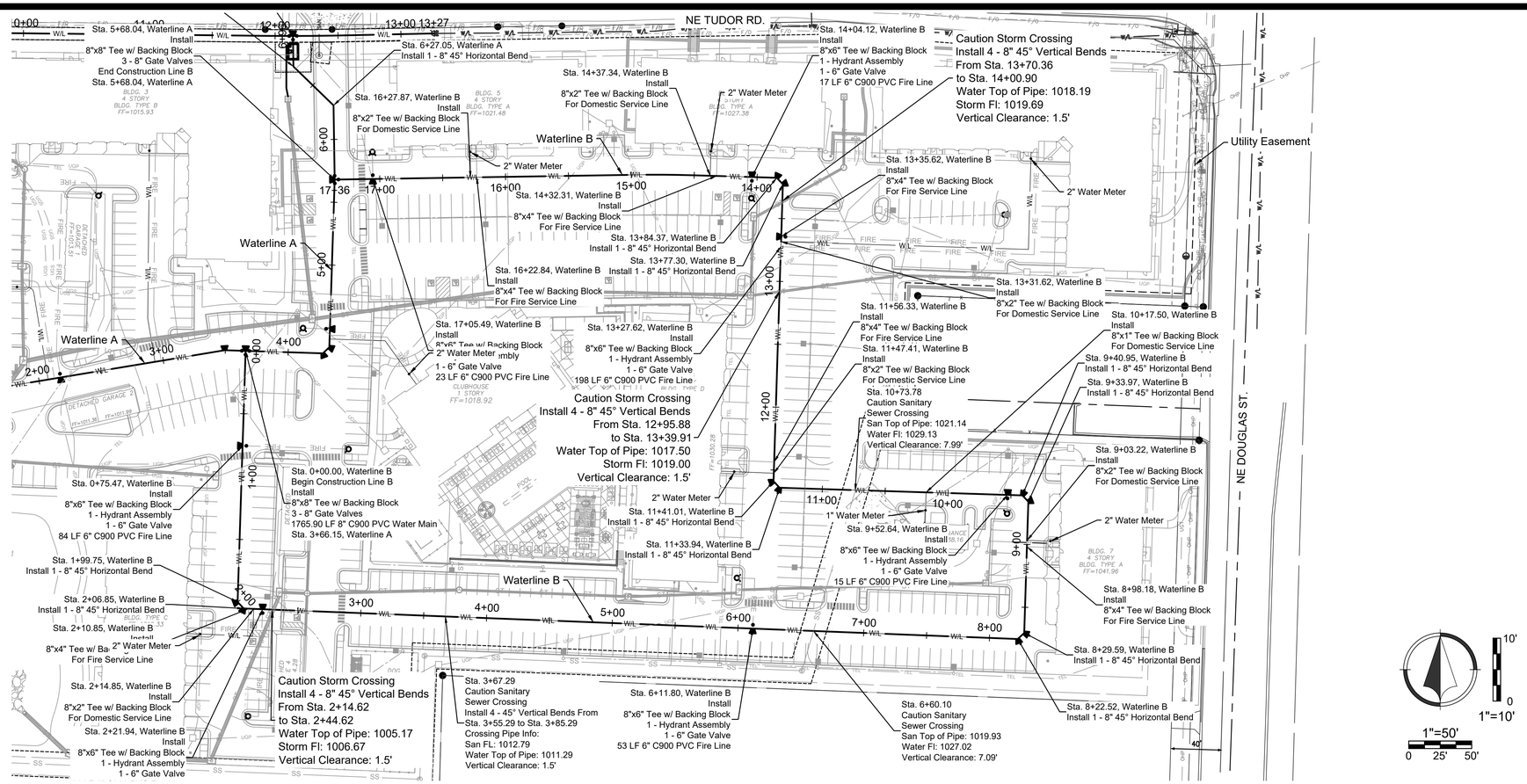

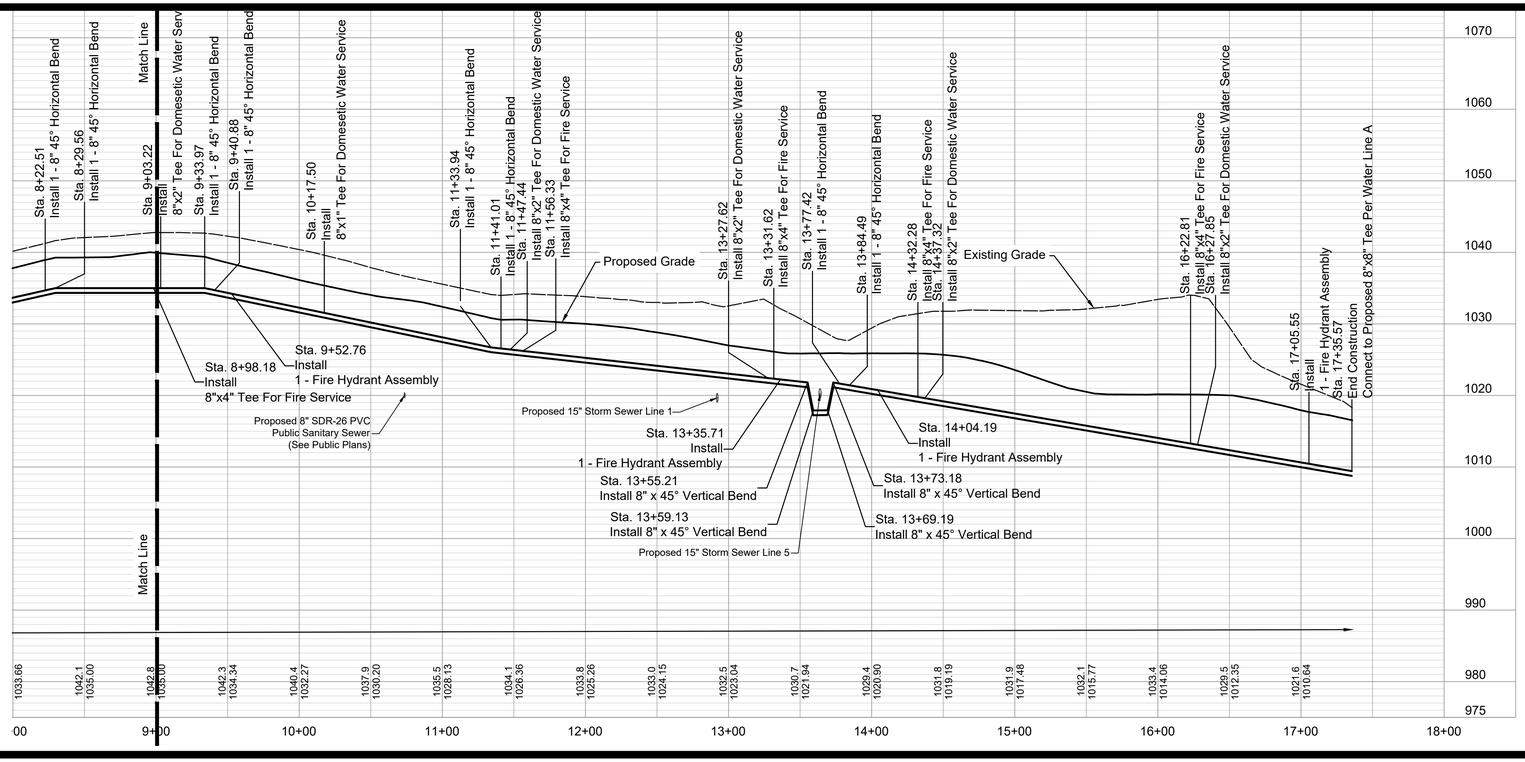

Construction Documents

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EVREN APARTMENTS
Lee's Summit, Jackson County, Missouri

Private Water Line Plan & Profile 3

NO.	DATE	REVISION
4	10/29/2024	City Comments 1
3	10/30/2024	FDP Comments 2
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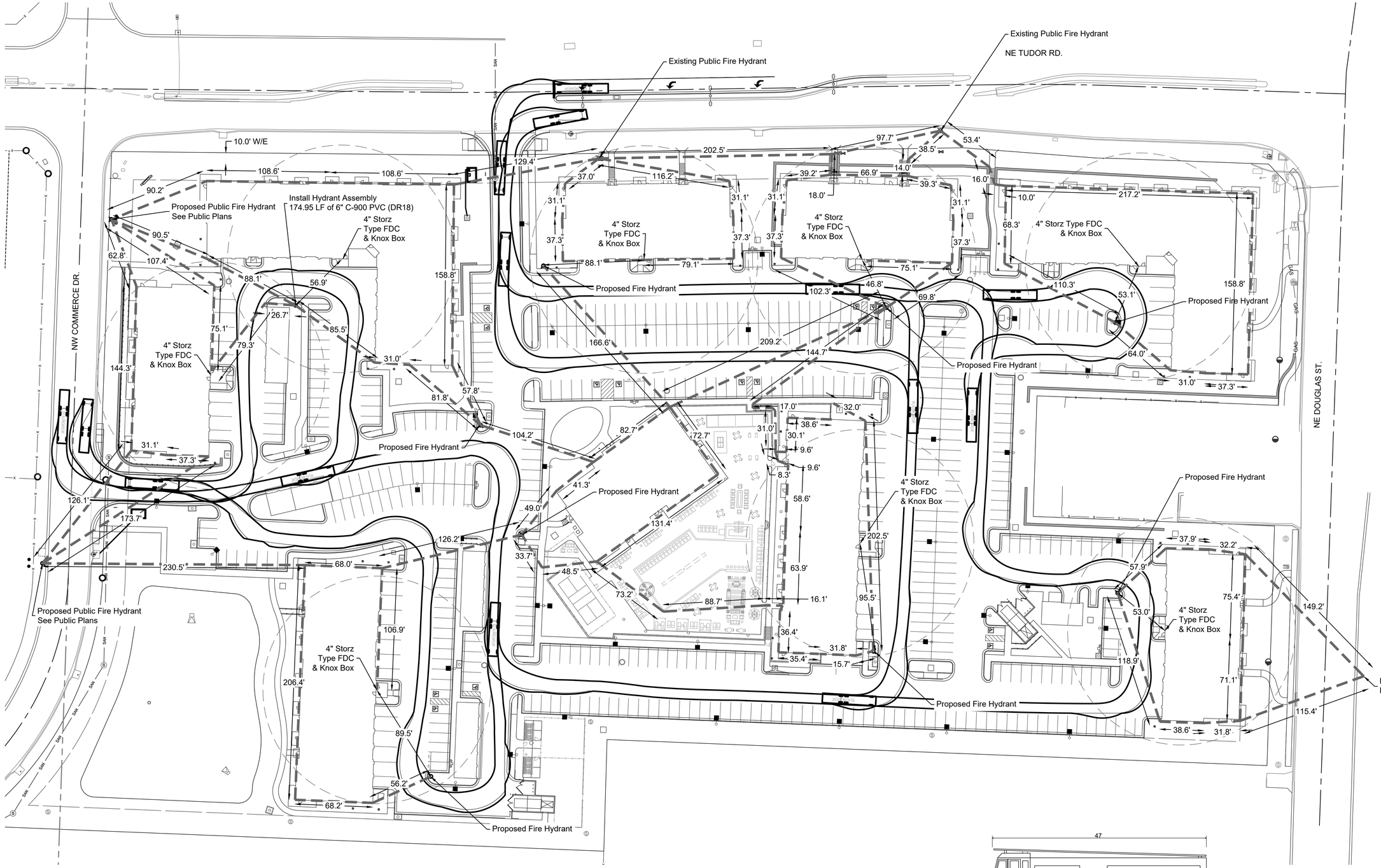
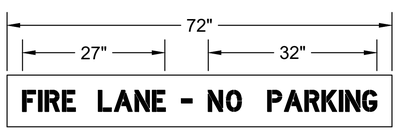


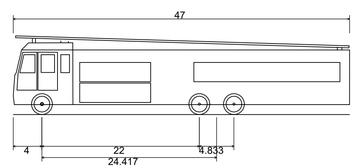
FIRE LANE DESIGNATION

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



FIRE LANE - NO PARKING STENCIL DETAIL

NOT TO SCALE



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

NORTH

1"=40'

0 20' 40'

Construction Documents

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

Fire Protection Plan

NO.	DATE	REVISION
4	10/29/2024	City Comments 1
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PROFESSIONAL ENGINEER
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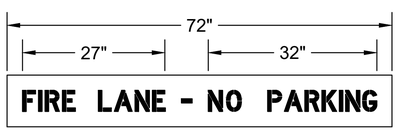
NE TUDOR RD.

NW COMMERCE DR.

NE DOUGLAS ST.

FIRE LANE DESIGNATION

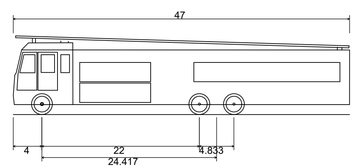
1. Paint curb " Red ".
2. Provide " NO PARKING FIRE LANE " stenciled on face of curb with " White " paint every 20'.



FIRE LANE - NO PARKING STENCIL DETAIL

NOT TO SCALE

Fire Lane Locations



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

NORTH

1"=40'

0 20' 40'

Construction Documents

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

Fire Lane Plan

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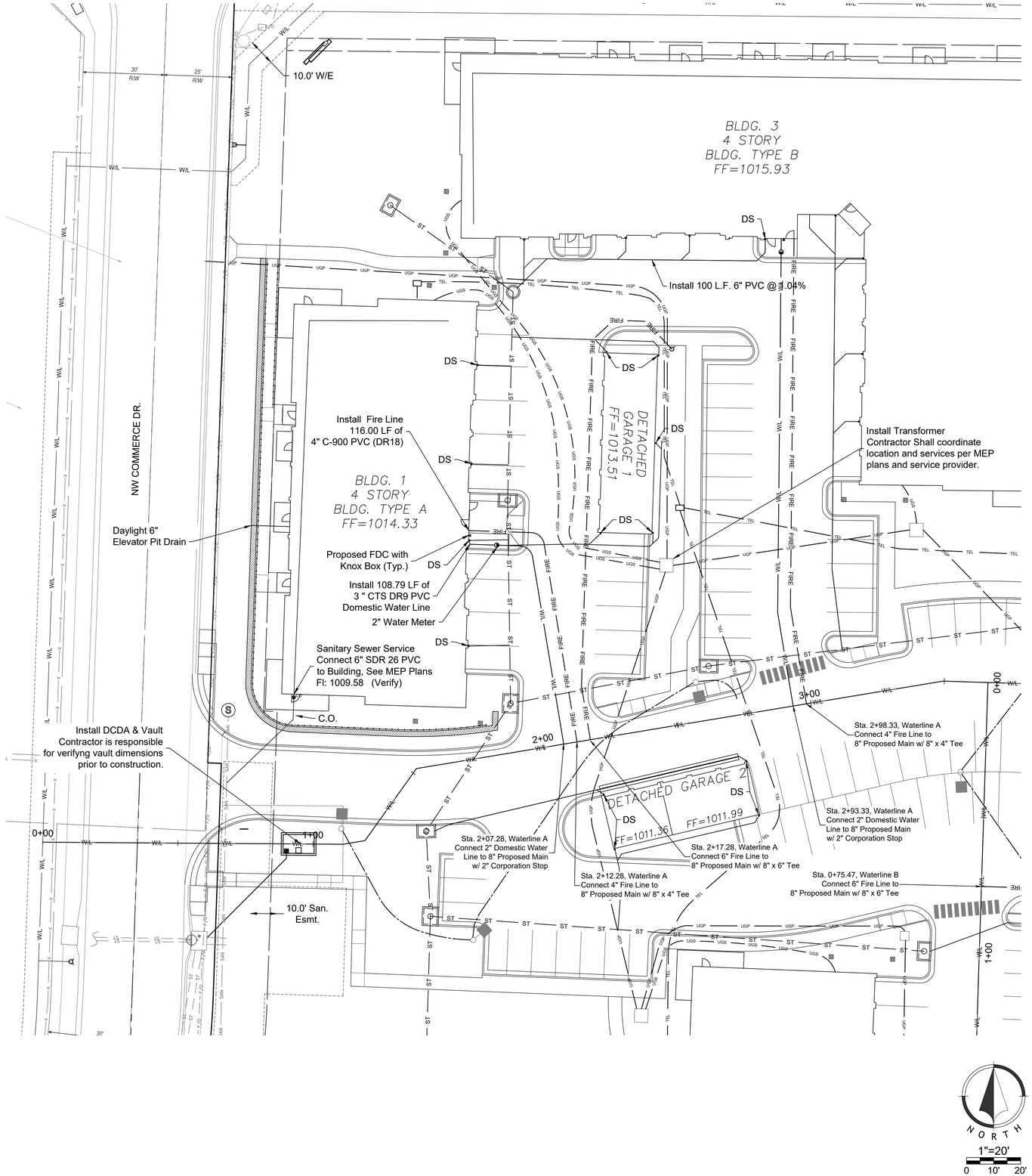

Construction Documents

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

Utility Plan Bldg 1

NO.	DATE	REVISION
4	10/29/2024	City Comments 1
3	10/30/2024	FDP Comments 2
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1	08/16/2024	FDP Submittal

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STATE OF MISSOURI
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PROFESSIONAL ENGINEER
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Install DCDA & Vault
Contractor is responsible
for verifyng vault dimensions
prior to construction.

Install Sump Drain

10.0' San.
Esmt.

Sta. 2+07.28, Waterline A
Connect 2" Domestic Water
Line to 8" Proposed Main
w/ 2" Corporation Stop

Sta. 2+12.28, Waterline A
Connect 4" Fire Line to
8" Proposed Main w/ 8" x 4" Tee

Sta. 2+17.28, Waterline A
Connect 6" Fire Line to
8" Proposed Main w/ 8" x 6" Tee

Sta. 2+93.33, Waterline A
Connect 2" Domestic Water
Line to 8" Proposed Main
w/ 2" Corporation Stop

Sta. 0+75.47, Waterline B
Connect 6" Fire Line to
8" Proposed Main w/ 8" x 6" Tee

DETACHED GARAGE 2
FF=1011.36
FF=1011.99

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

DETENTION

Daylight 6"
Elevator Pit Drain

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

BLDG. 2
4 STORY
BLDG. TYPE C
FF=1012.33

Proposed FDC with
Knox Box (Typ.)

Install 72.10 LF of
3" CTS DR9 PVC
Connect to Building
Domestic Water Line

2" Water Meter

Sanitary Sewer Service
Connect 6" SDR26 PVC to Building,
Install 18.10 LF. See MEP Plans,
FI: 1007.33 (Verify)

C.O.

6" HDPE

8" HDPE

Sta. 2+10.85
Connect 4" Fire Line to
8" Proposed Main w/ 8" x 4" Tee

Sta. 2+14.85
Connect 2" Domestic Water
Line to 8" Proposed Main
w/ 2" Corporation Stop

Sta. 2+21.94
Connect 6" Fire Line to
8" Proposed Main w/ 8" x 6" Tee

DETACHED GARAGE 3
FF=1014.16

DETACHED GARAGE 4
FF=1014.28

20.0' San. Esmt.

PICKLEBALL

DOG PARK

DOG PARK

TRASH

1+00 2+00 3+00 4+00 5+00 6+00

NORTH

1"=20'
0 10' 20'

Construction Documents

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

Utility Plan Bldg 2

NO.	DATE	REVISION
4	10/29/2024	City Comments 1
3	10/30/2024	FDP Comments 2
2	09/16/2024	Permit Set
1	08/16/2024	FDP Submittal

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STATE OF MISSOURI
MITCHELL E. SLUTTER
NUMBER PE-2002003418
PROFESSIONAL ENGINEER
MITCHELL E. SLUTTER PE-2002003418
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NE TUDOR RD.

BLDG. 1
4 STORY
BLDG. TYPE A
FF=1014.33

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

DETACHED GARAGE 1
FF=1013.51

DETACHED GARAGE 2
FF=1011.36
FF=1011.99

10.0' W/E

10.0' W/E

10.0' San.

30' R/W

25' R/W

Install Sump Drain

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

C.O.

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

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

Proposed FDC with Knox Box (Typ.)

2" Water Meter

10" HDPE

8" HDPE

6" HDPE

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

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

Sta. 2+07.28, Waterline A
Connect 2" Domestic Water Line to 8" Proposed Main w/ 2" Corporation Stop

Sta. 2+12.28, Waterline A
Connect 4" Fire Line to 8" Proposed Main w/ 8" x 4" Tee

Sta. 2+17.28, Waterline A
Connect 6" Fire Line to 8" Proposed Main w/ 8" x 6" Tee

Sta. 2+98.33, Waterline A
Connect 4" Fire Line to 8" Proposed Main w/ 8" x 4" Tee

Sta. 2+93.33, Waterline A
Connect 2" Domestic Water Line to 8" Proposed Main w/ 2" Corporation Stop

Sta. 0+75.47, Waterline B
Connect 6" Fire Line to 8" Proposed Main w/ 8" x 6" Tee

Sta. 4+49.20
Connect 6" Fire Line to 8" Proposed Main w/ 8" x 6" T

Sta. 4+44.20
Connect to 8" Water Main w/ 8" Tee

Sta. 4+41.20
Connect to 8" Water Main w/ 2" Corporation Stop

NORTH

1"=20'

0 10' 20'

Construction Documents

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

Utility Plan Bldg 3

NO.	DATE	REVISION
4	10/29/2024	City Comments 1
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Connect 2" Domestic Water Line to 8" Proposed Main w/ 2" Corporation Stop

Connect 6" Fire Line to 8" Proposed Main w/ 8" x 6" Tee

Sta. 13+27.62
Connect 4" Fire Line to 8" Proposed Main w/ 8" x 4" Tee

Sta. 13+31.62
Connect 2" Domestic Water Line to 8" Proposed Main w/ 2" Corporation Stop

CLUBHOUSE
1 STORY
FF=1018.92

GAMES

SPA

POOL

GRILL STRUCTURE

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

FF=1019.51

FF=1030.28

DS

6" HDPE

8" HDPE

10" HDPE

Proposed FDC with Knox Box (Typ.)

Install Fire Line 41.94 LF of 4" C-900 PVC (DR18)

Sta. 11+56.33
Connect 4" Fire Line to 8" Proposed Main w/ 8" x 4" Tee

Sta. 11+47.41
Connect 2" Domestic Water Line to 8" Proposed Main w/ 2" Corporation Stop

2" Water Meter

Install 41.94 LF of 3" CTS DR9 PVC Connect to Building Domestic Water Line

Sanitary Sewer Service
Connect 6" SDR26 PVC to Building, Install 92.18 LF See MEP Plans, FF: 1015.00 (Verify)

336.3136'
San. Estm.

TRASH

MAINTENAN
FF=1038.

C.O.

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

Sta. 6+11.80
Connect 6" Fire Line to 8" Proposed Main w/ 8" x 6" Tee

4+00 5+00 6+00 7+00 8+00 9+00 10+00 11+00 12+00 13+00

NORTH

1"=20'

0 10' 20'

Construction Documents

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

Utility Plan Bldg 4

NO.	DATE	REVISION
4	10/29/2024	City Comments 1
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2	09/16/2024	Permit Set
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PROFESSIONAL ENGINEER
MITCHELL E. SLUTTER PE-2010003418
11/05/24

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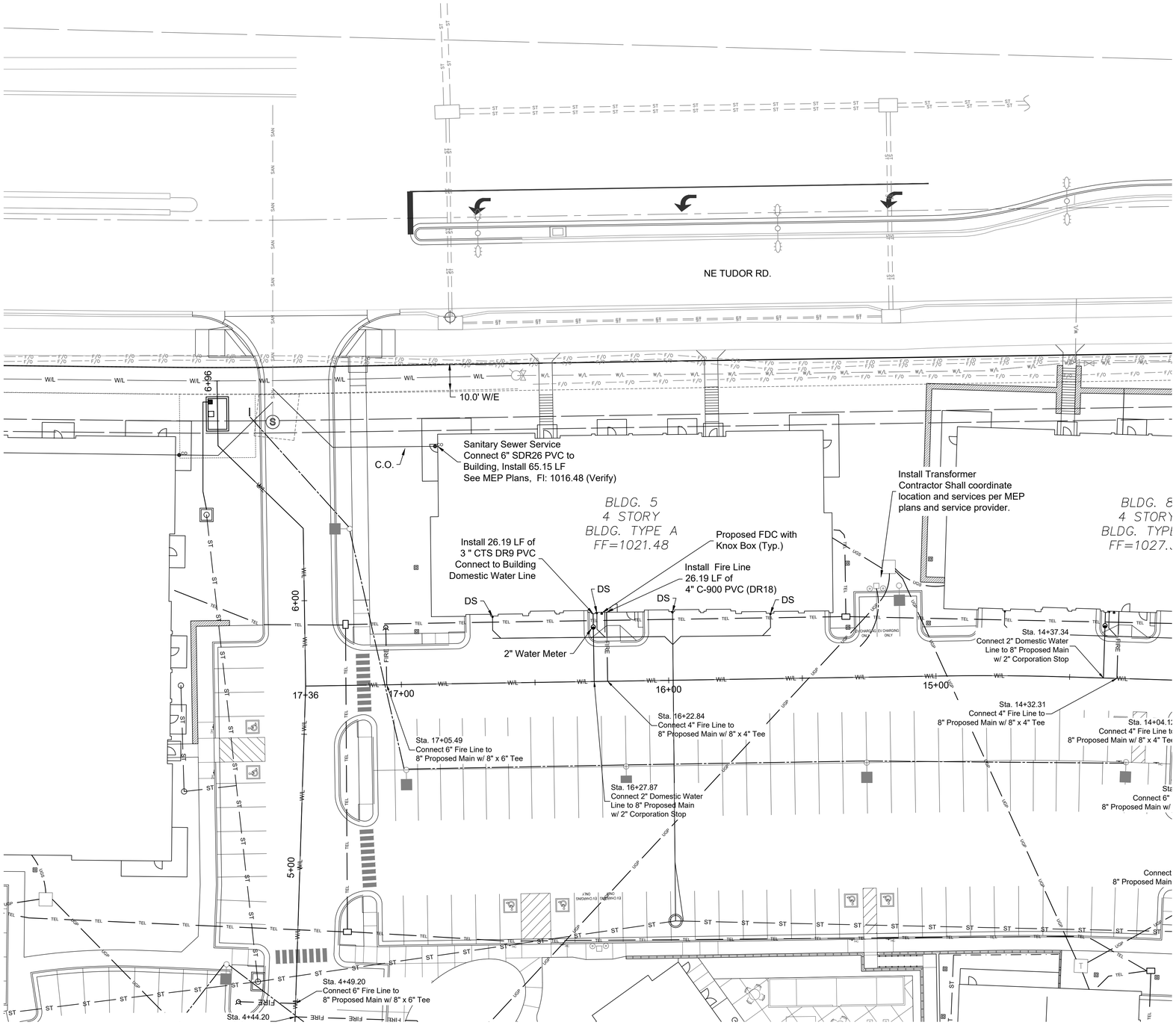

NORTH

1"=20'

0 10' 20'

Construction Documents

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

Utility Plan Bldg 5

NO.	DATE	REVISION
4	10/29/2024	City Comments 1
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STATE OF MISSOURI
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PROFESSIONAL ENGINEER
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NE TUDOR RD.

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

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

Sanitary Sewer Service
Connect 6" SDR26 PVC to
Building, Install 71 LF
See MEP Plans, Fl: 1025.18 (Verify)

Install 283.34 LF of
3 " CTS DR9 PVC
Connect to Building
Domestic Water Line

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

Utility Easement

NE DOUGLAS ST.

DS

C.O.

8" HDPE

6" HDPE

2" Water Meter

Proposed FDC with Knox Box (Typ.)

10" HDPE

Sta. 14+04.12
Connect 4" Fire Line to
8" Proposed Main w/ 8" x 4" Tee

Sta. 13+35.62
Connect 6" Fire Line to
8" Proposed Main w/ 8" x 6" Tee

Sta. 13+31.62
Connect 2" Domestic Water
Line to 8" Proposed Main
w/ 2" Corporation Stop

Sta. 13+27.62
Connect 4" Fire Line to
8" Proposed Main w/ 8" x 4" Tee

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

10.0' San. Esmt.

14+00

13+00

10+00

N O R T H

1"=20'

0 10' 20'

Construction Documents

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

Utility Plan Bldg 6

NO.	DATE	REVISION
4	10/29/2024	City Comments 1
3	10/30/2024	FDP Comments 2
2	09/16/2024	Permit Set
1	08/16/2024	FDP Submittal

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TUA	CMP

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

STATE OF MISSOURI
MITCHELL E. SLUTTER
NUMBER PE-2002003418
PROFESSIONAL ENGINEER
MITCHELL E. SLUTTER PE-2002003418
09/05/24

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C60

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Sta. 11+56.33
Connect 4" Fire Line to
8" Proposed Main w/ 8" x 4" Tee

Sta. 11+47.41
Connect 2" Domestic Water
Line to 8" Proposed Main
w/ 2" Corporation Stop

Sta. 9+52.64
Connect 6" Fire Line to
8" Proposed Main w/ 8" x 6" Tee

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

1" Water Meter

2" Water Meter

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

6" HDPE

Sta. 9+03.22
Connect 2" Domestic Water
Line to 8" Proposed Main
w/ 2" Corporation Stop

Proposed FDC with
Knox Box (Typ.)

MAINTENANCE
FF=1038.16

TRASH

BLDG. 7
4 STORY

Sta. 8+98.18
Connect 4" Fire Line to
8" Proposed Main
w/ 8" x 4" Tee

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

8" HDPE

6" HDPE

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

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

20.0' San. Estm.

C.O.

DS

FIRE

10+00

11+00

12+00

7+00

8+00

9+00

NE DOUGLAS ST.

NORTH

1"=20'

0 10' 20'

Construction Documents

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

Utility Plan Bldg 7

NO.	DATE	REVISION
4	10/29/2024	City Comments 1
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2	09/16/2024	Permit Set
1	08/16/2024	FDP Submittal

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

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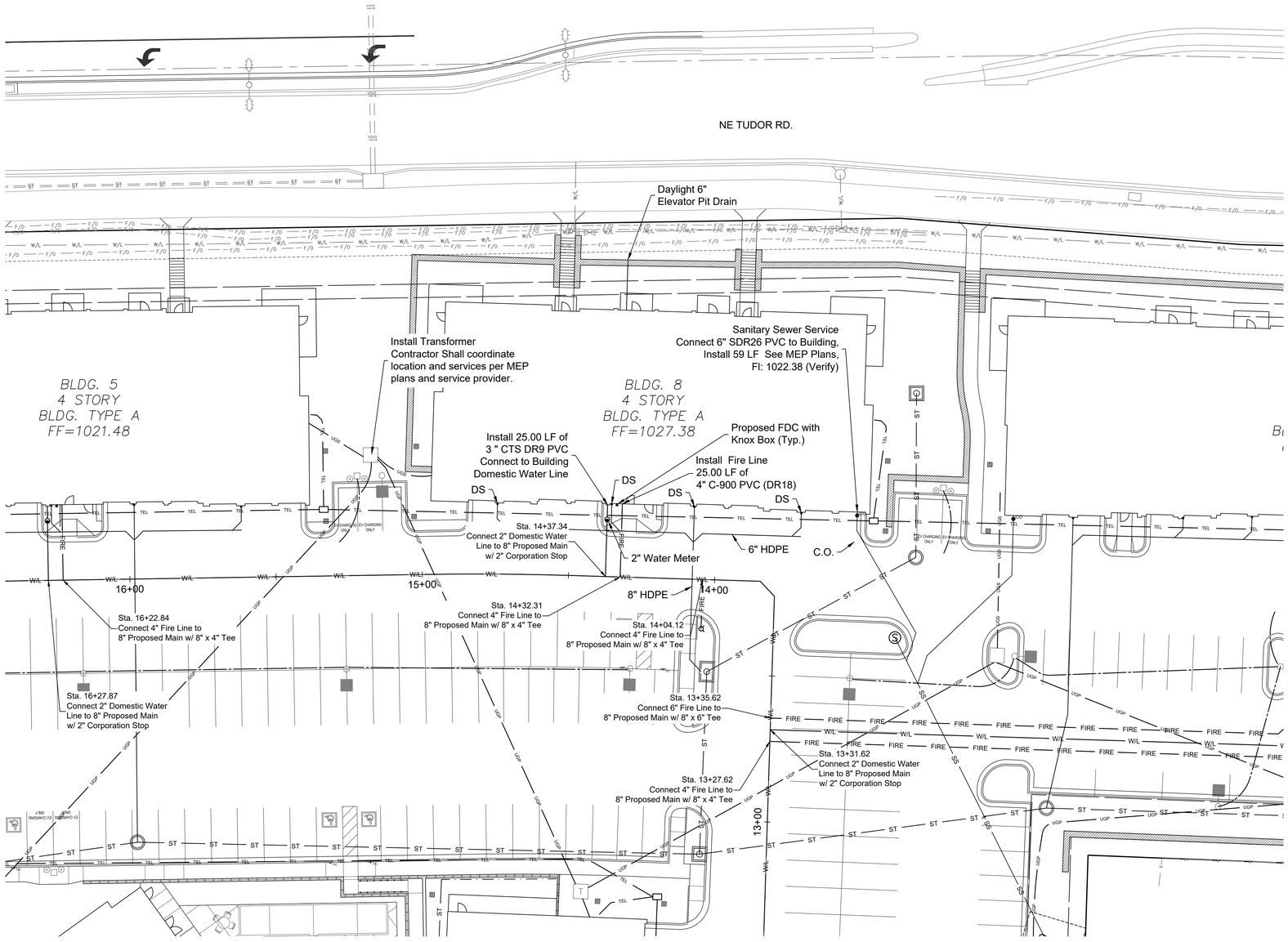

Construction Documents

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

Utility Plan Bldg 8

NO.	DATE	REVISION
4	10/29/2024	City Comments 1
3	10/30/2024	FDP Comments 2
2	09/16/2024	Permit Set
1	08/16/2024	FDP Submittal

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www.RIC-CONSULT.com
MO Certificate of Authority: E-2010033830

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

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N O R T H

1"=20'

0 10' 20'

Construction Documents

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

Utility Plan Clubhouse

NO.	DATE	REVISION
4	10/29/2024	City Comments 1
3	10/30/2024	FDP Comments 2
2	09/16/2024	Permit Set
1	08/16/2024	FDP Submittal

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STATE OF MISSOURI
MITCHELL E. SLUTTER
NUMBER PE-2002003418
PROFESSIONAL ENGINEER
MITCHELL E. SLUTTER PE-2002003418
11/05/24

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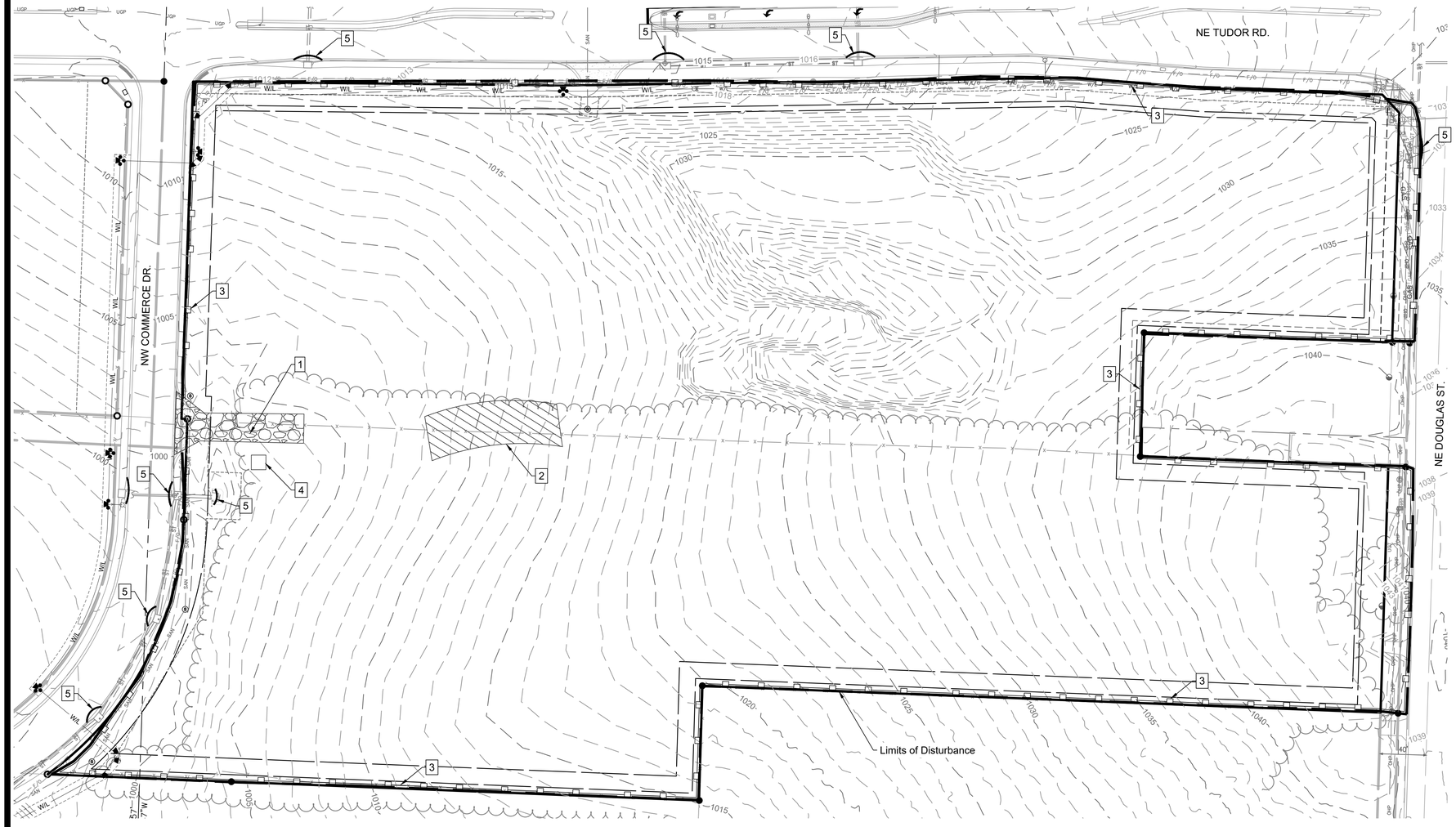

EROSION CONTROL NOTES

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

WRITTEN SEQUENCING

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

EROSION CONTROL LEGEND

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

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

LEGEND

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

NORTH

1"=50'

0 25' 50'

Construction Documents

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

Erosion Control Plan I

NO.	DATE	REVISION
4	10/29/2024	City Comments 1
3	10/30/2024	FDP Comments 2
2	09/16/2024	Permit Set
1	08/16/2024	FDP Submittal

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MO Certificate of Authority: E-2010033830

STATE OF MISSOURI
MITCHELL E. SLUTTER
NUMBER PE-2002003418
PROFESSIONAL ENGINEER
11/05/24
MITCHELL E. SLUTTER PE-2002003418

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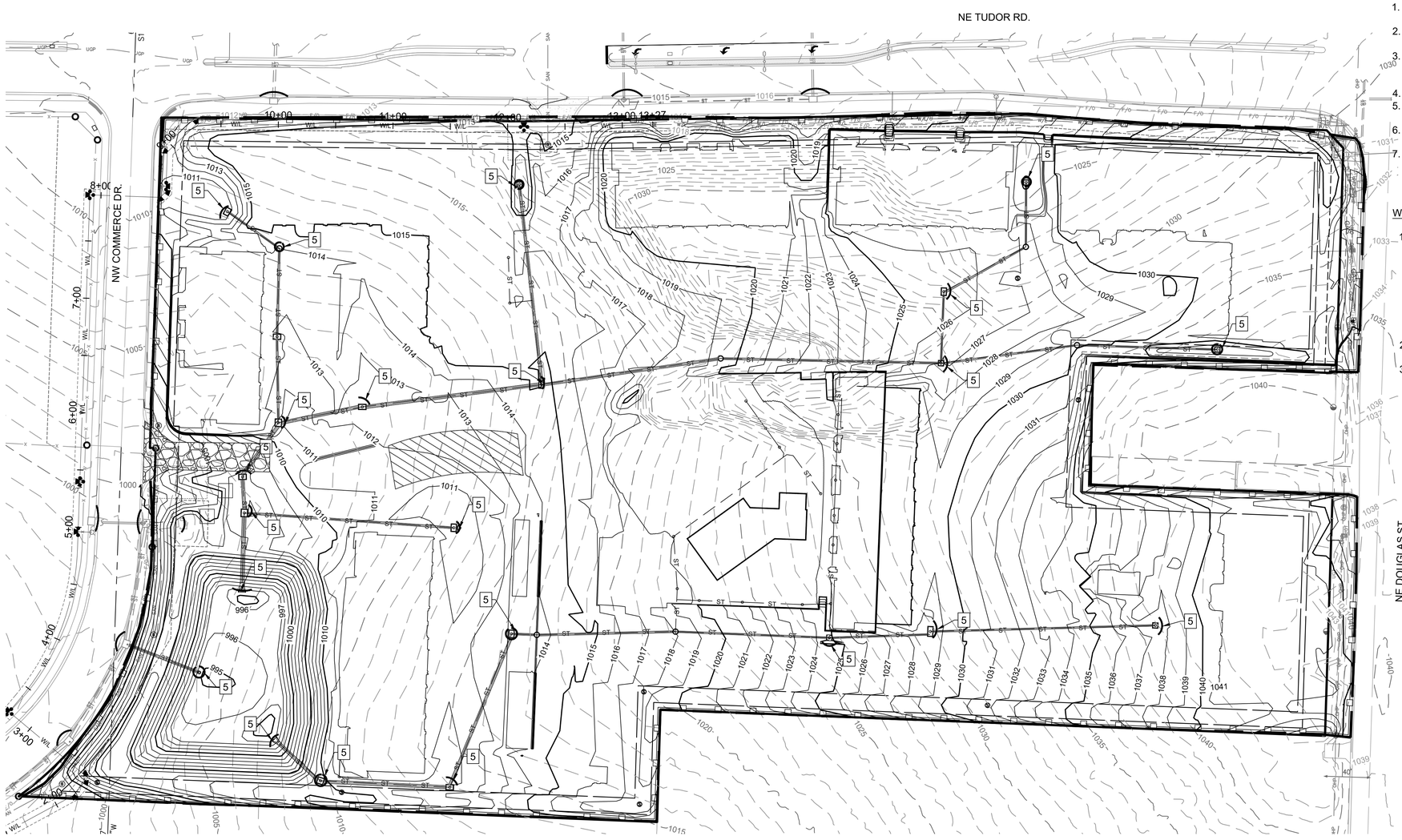

EROSION CONTROL NOTES

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

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

EROSION CONTROL LEGEND

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

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

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

NORTH
1"=50'
0 25' 50'

Construction Documents

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

Erosion Control Plan II

NO.	DATE	REVISION
4	10/29/2024	City Comments 1
3	10/30/2024	FDP Comments 2
2	09/16/2024	Permit Set
1	08/16/2024	FDP Submittal

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MO Certificate of Authority: E-2010033630

STATE OF MISSOURI MITCHELL E. SLUTTER NUMBER PE-2002003418 PROFESSIONAL ENGINEER
MITCHELL E. SLUTTER PE-2002003418 11/05/24

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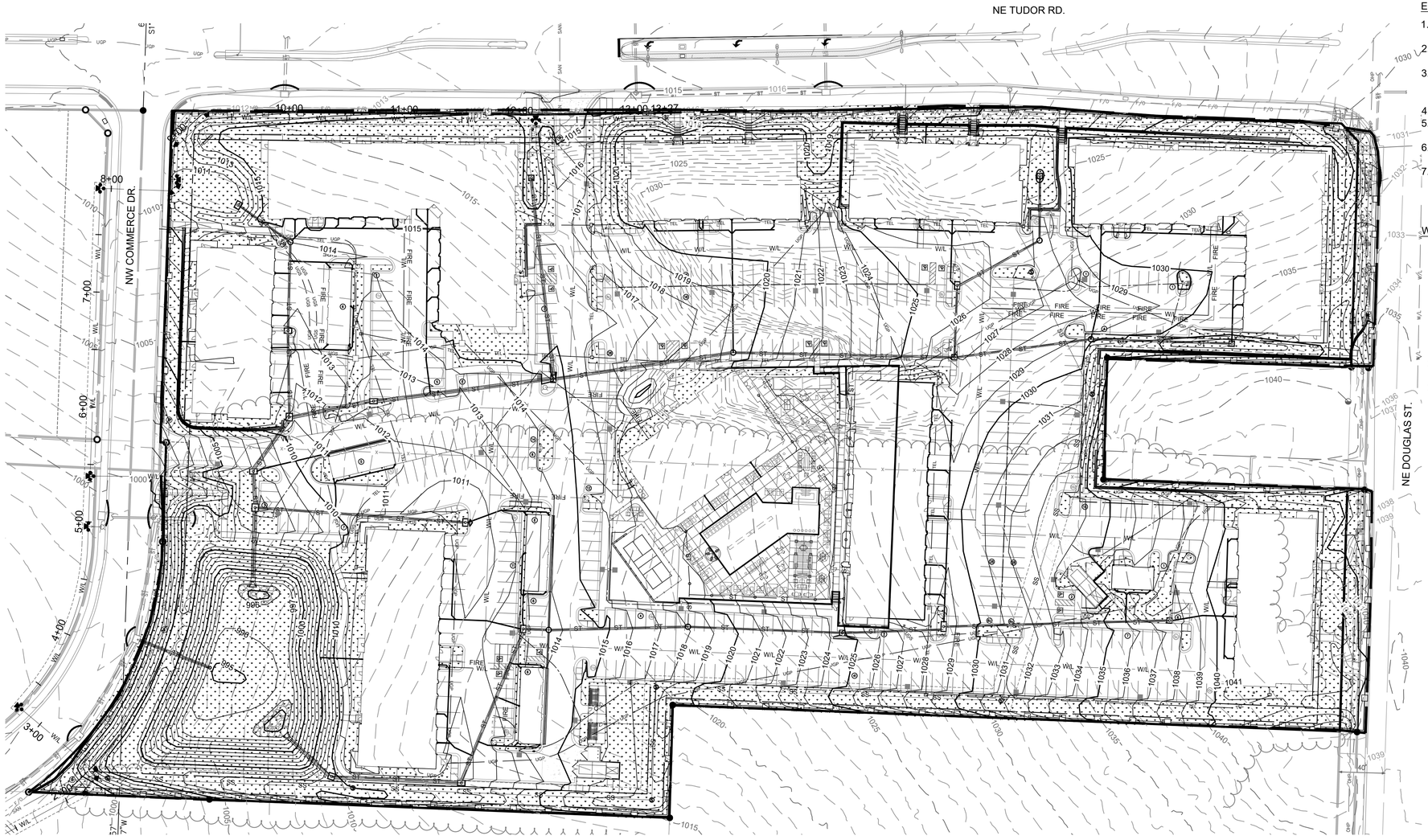

EROSION CONTROL NOTES

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2. Clear and Stabilize Work Areas:
   Grade contractor areas and place all-weather surface on contractor areas.
3. Clearing and Grubbing:
   After Phase I BMP's are installed, contractor may clear, grub, and demo required areas as necessary.

EROSION CONTROL LEGEND

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

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

LEGEND

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

NORTH

1"=50'

0 25' 50'

Construction Documents

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

Erosion Control Plan III

NO.	DATE	REVISION
4	10/29/2024	City Comments 1
3	10/30/2024	FDP Comments 2
2	09/16/2024	Permit Set
1	08/16/2024	FDP Submittal

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STATE OF MISSOURI
MITCHELL E. SLUTTER
NUMBER PE-2002003418
PROFESSIONAL ENGINEER
11/05/24
MITCHELL E. SLUTTER PE-2002003418

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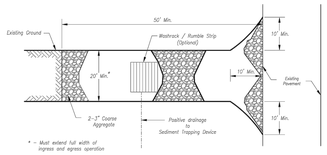

Plan View
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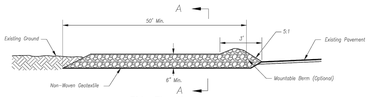

Side Elevation
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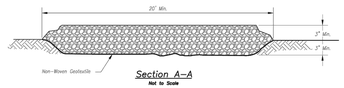


Section A-A
Not to Scale

Notes for Construction Entrance:

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

Maintenance for Construction Entrance:

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

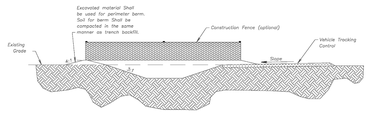
CONSTRUCTION ENTRANCE

Notes for Concrete Washout:

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

Maintenance for Concrete Washout:

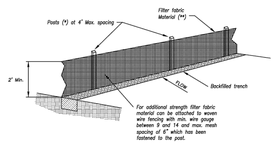
1. Concrete washout materials shall be removed once the materials have filled the washout to approximately 75% full.
2. Concrete washout areas shall be enlarged as necessary to maintain capacity for washed concrete.
3. Concrete washout water, washed pieces of concrete and all other debris in the subsurface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

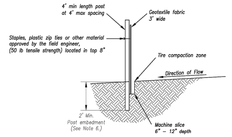


CONCRETE WASHOUT

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

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





(*) POSTS
- MIN. LENGTH 4'
- HARDWOOD 1 ¼" x 1 ¼"
- NO.2 SOUTHERN PINE 2 ⅛" x 2 ⅛"
- STEEL 1.33 LB/FT

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

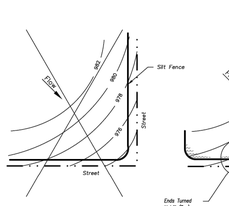
Notes:

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

Maintenance:

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

SILT FENCE DETAILS
Not to Scale



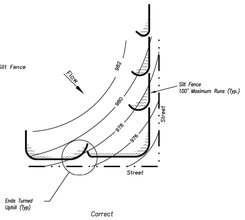
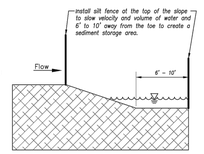
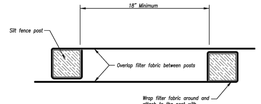


Figure A

SILT FENCE LAYOUT
Not to Scale

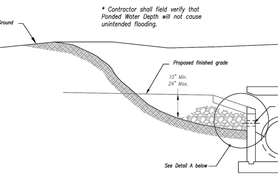


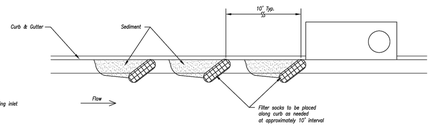


JOINING FENCE SECTIONS
Not to Scale

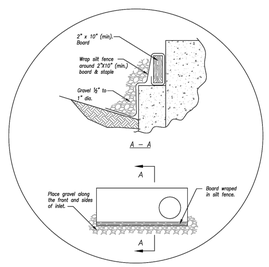
Modified from 2015 Overland Park Standard Details for Erosion and Sediment Control.

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





On Grade Curb Inlet Protection



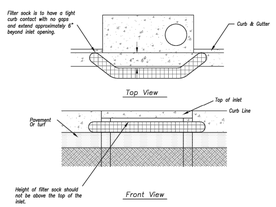
EARLY STAGE CURB INLET
(Open Box and Prior to Pouring Curb and Inlet Throat)

Notes:

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

Maintenance:

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

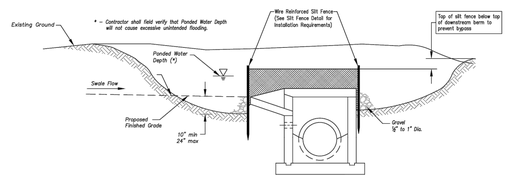


Sump Inlet Sediment Filter

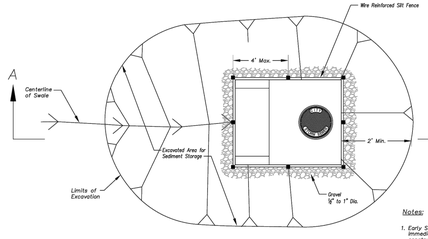
LATE STAGE CURB INLET
(After Pouring Curb and Inlet Throat)

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

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



Section A–A
Not to Scale

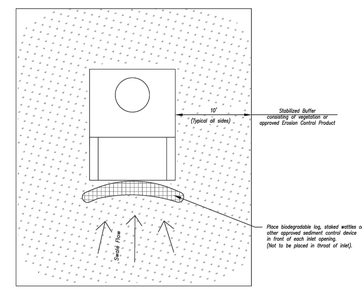


Plan
Not to Scale

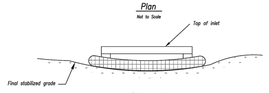
EARLY STAGE AREA INLET
(All open boxes and inlets not at final grade)

Notes:

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



Plan
Not to Scale



Front View

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

Maintenance:

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

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

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

NO.	DATE	REVISION
4	10/29/2024	City Comments 1
3	10/30/2024	FDP Comments 2
2	09/16/2024	Permit Set
1	08/16/2024	FDP Submittal

DRAWN BY TUA | CHECKED BY CMP

Construction Documents

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

Erosion Control Details

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

STATE OF MISSOURI
MITCHELL E. SLUTTER
NUMBER PE-2002003418
PROFESSIONAL ENGINEER
11/05/24
MITCHELL E. SLUTTER PE-2002003418

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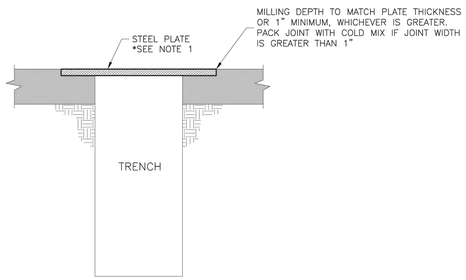
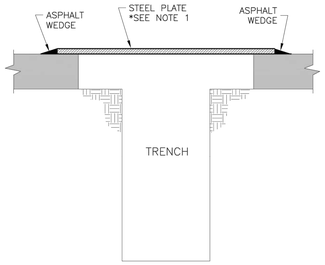


TYPE "A" PLATING
NOT TO SCALE
(CITY POSTED SPEEDS OF 35 MPH AND GREATER)



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

GENERAL NOTES:

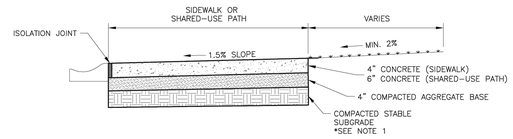
1. THE CONTRACTOR SHALL PROVIDE ADEQUATE OVERLAP OF PLATE ON ASPHALT TO ASSURE NO SLIPPAGE OF PLATE AND NO COLLAPSING OF TRENCH.
2. ALL PLATES SHALL BE ANCHORED SO PLATES DO NOT MOVE OR SHIFT UNDER TRAFFIC.

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

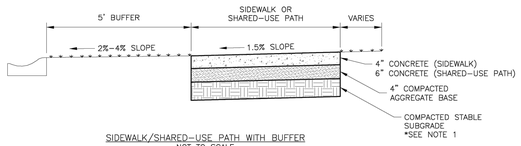
TRENCHING PLATE DETAIL

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

GEN-6



SIDEWALK/SHARED–USE PATH WITHOUT BUFFER
NOT TO SCALE



SIDEWALK/SHARED–USE PATH WITH BUFFER
NOT TO SCALE

GENERAL NOTES:

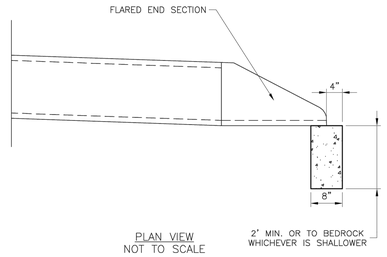
1. SUBGRADE MUST BE OF STABLE, COMPACTED EARTH AND SHALL BE OVERLAYED WITH 4" COMPACTED DENSE GRADED AGGREGATE BASE.
2. 1.5% CROSS SLOPE MUST BE MAINTAINED THROUGH DRIVEWAYS.
3. KCMMB 4K CONCRETE MIX SHALL BE REQUIRED FOR ALL SIDEWALKS AND SHARED–USE PATHS OR AS APPROVED BY THE CITY INSPECTOR.
4. ALL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

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

SIDEWALK/SHARED-USE PATH DETAIL

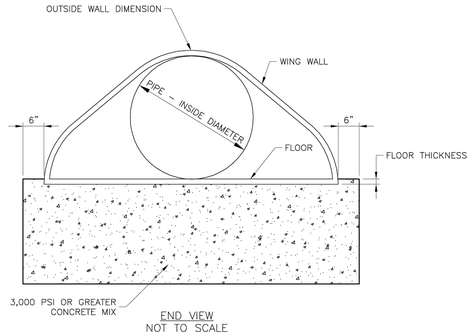
Date: 04/17
Drawn By: MJF
Checked By: DL

GEN-2



PLAN VIEW
NOT TO SCALE

2" MIN. OR TO BEDROCK WHICHEVER IS SHALLOWER



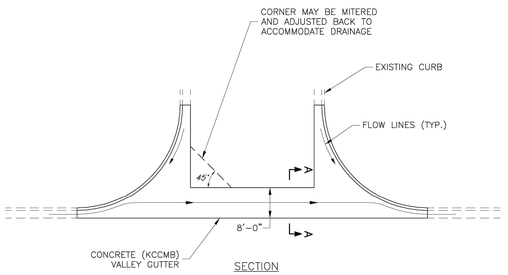
END VIEW
NOT TO SCALE

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

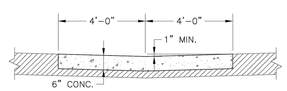
FLARED END SECTION SUPPORT DETAIL

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

STM-5



SECTION



SECTION
Scale: 1" = 1'–0"

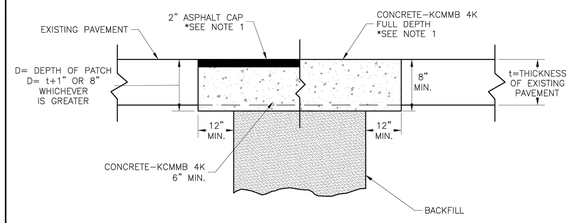
VALLEY GUTTER DETAIL
Intersection of Two Public Streets

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

VALLEY GUTTER DETAIL

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

GEN-7



TRENCHING/PATCHING DETAIL
NOT TO SCALE

NOTE:

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

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

TRENCHING/PATCHING ROADWAYS DETAIL

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

GEN-5

Construction Documents

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

Standard Details I

NO.	DATE	REVISION
4	10/29/2024	City Comments 1
3	10/30/2024	FDP Comments 2
2	09/16/2024	Permit Set
1	08/16/2024	FDP Submittal

DRAWN BY: TUA
CHECKED BY: CMP

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

STATE OF MISSOURI
MITCHELL E. SLUTTER
NUMBER PE-2002003418
PROFESSIONAL ENGINEER
11/05/24
MITCHELL E. SLUTTER PE-2002003418

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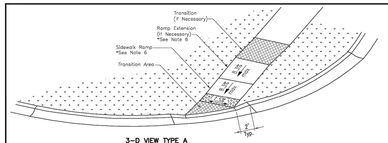
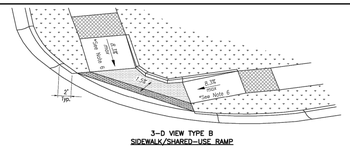


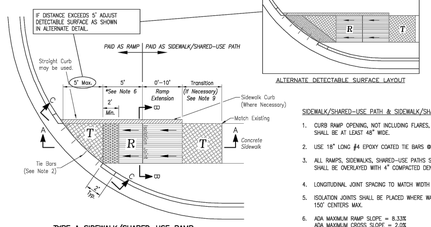
3-D VIEW TYPE A
SIDEWALK/SHARED-USE RAMP



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

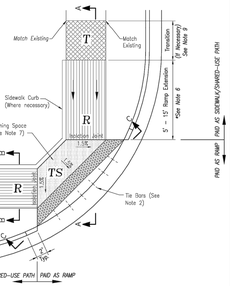
LEGEND

R	SIDEWALK RAMP
TS	TURNING SPACE
	DETECTABLE WARNING SURFACE
T	TRANSITION



TYPE A SIDEWALK/SHARED-USE RAMP
Not to Scale

ALTERNATE DETECTABLE SURFACE LAYOUT



TYPE B SIDEWALK/SHARED-USE RAMP
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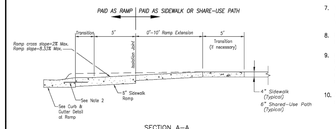
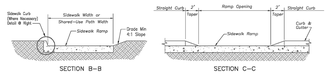


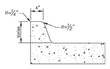
SECTION A-A



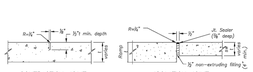
SECTION B-B

SECTION C-C

TYPE A & B SIDEWALK RAMP
Not to Scale



SIDEWALK CURB DETAIL
Not to Scale



CONTRACTION JOINT ISOLATION JOINT

JOINT DETAILS
Not to Scale

CURB & GUTTER DETAIL AT RAMP
Not to Scale

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

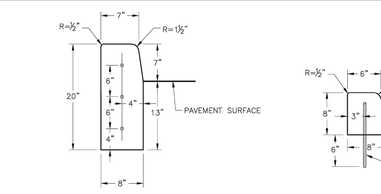
1. CURB RAMP OPENING, NOT INCLUDING FLARES, SHALL MATCH EXISTING SIDEWALK WIDTH AND OPENING SHALL BE AT LEAST 48" WIDE.
2. USE 18" LONG #4 EPOXY COATED TIE BARS @ 24" O.C. EMBED TIE BARS 9" IN EACH DIRECTION.
3. ALL RAMPS, SIDEWALKS, SHARED-USE PATHS SUBGRADE MUST BE OF STABLE, COMPACTED EARTH AND SHALL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

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

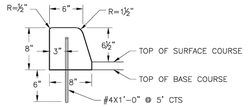
Project: STANDARD DETAILS
CITY OF LEE'S SUMMIT, MO
LEE'S SUMMIT, JACKSON COUNTY, MO
Sheet Name: ADA RAMP RETROFIT DETAIL

Drawn By: MJF
Checked By: DS
Date: 06/17
Proj. #:

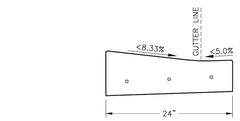
GEN-3A



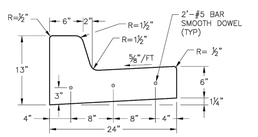
STRAIGHT CURB
(TYPE C-1)



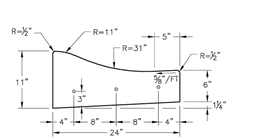
DOWELLED CURB
(TYPE DC)



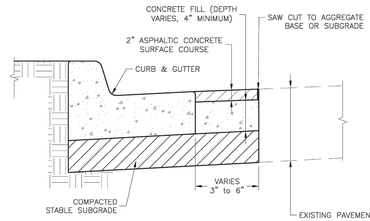
CURB & GUTTER DETAIL AT RAMP
(ADA SLOPE REQUIREMENTS)



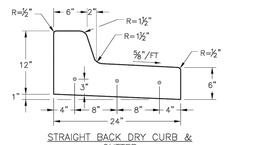
STRAIGHT BACK CURB & GUTTER
(TYPE CG-1)



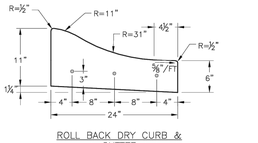
ROLL BACK CURB & GUTTER
(TYPE CG-2)



CURB REPLACEMENT DETAIL



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



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

GENERAL NOTES

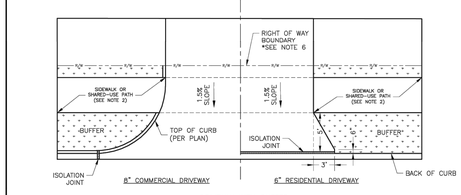
1. ¾" ISOLATION JOINTS WITH 3 (2'-#5 BAR) SMOOTH DOWELS SHALL BE PLACED AT RADIUS POINTS AND AT 150' INTERVALS. THESE DOWEL BARS SHALL BE GREASED AND WRAPPED ON ONE END WITH EXPANSION TUBES.
2. 3" DEEP CONTRACTION JOINTS SHALL BE INSTALLED AT APROXIMATELY 10' INTERVALS. THESE JOINTS SHALL PASS ACROSS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

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

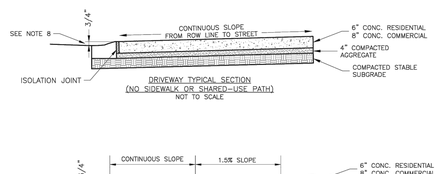
Project: STANDARD DETAILS
CITY OF LEE'S SUMMIT, MO
LEE'S SUMMIT, JACKSON COUNTY, MO
Sheet Name: CURB & GUTTER DETAIL

Drawn By: MJF
Checked By: DS
Date: 06/17
Proj. #:

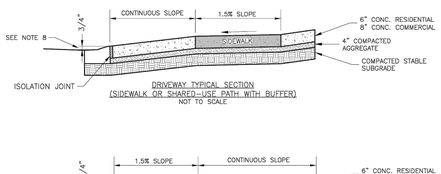
GEN-4



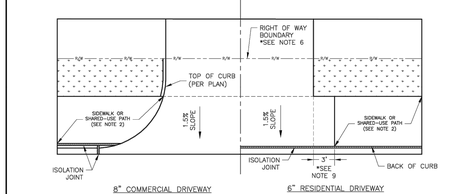
DRIVEWAY WITH BUFFER
NOT TO SCALE



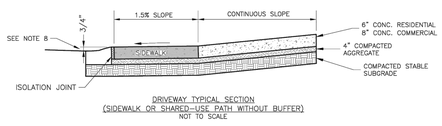
DRIVEWAY TYPICAL SECTION
(NO SIDEWALK OR SHARED-USE PATH)
NOT TO SCALE



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



DRIVEWAY WITHOUT BUFFER
NOT TO SCALE



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

GENERAL NOTES

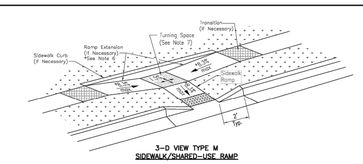
1. SUBGRADE SHALL BE STABLE, COMPACTED EARTH AND SHALL BE OVERLAYED WITH 4" COMPACTED DENSE GRADED AGGREGATE BASE.
2. ALL DRIVE APPROACHES SHALL MEET CURRENT PUBLIC RIGHT OF WAY ACCESSIBILITY GUIDELINES (PROWAG) FOR SLOPE REQUIREMENTS WHEN SIDEWALK IS REQUIRED (SEE ADA RAMP RETROFIT DETAIL).
3. JOINT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

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

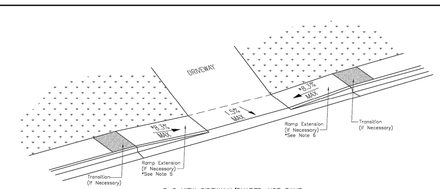
Project: STANDARD DETAILS
CITY OF LEE'S SUMMIT, MO
LEE'S SUMMIT, JACKSON COUNTY, MO
Sheet Name: DRIVEWAY DETAIL

Drawn By: MJF
Checked By: DS
Date: 06/17
Proj. #:

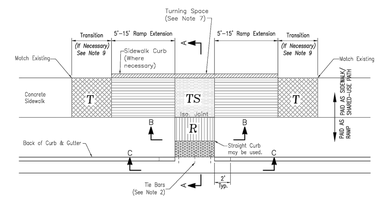
GEN-1



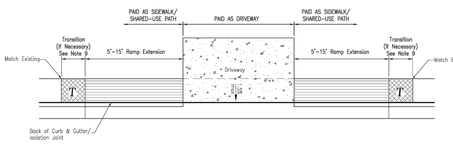
3-D VIEW TYPE M
SIDEWALK/SHARED-USE RAMP



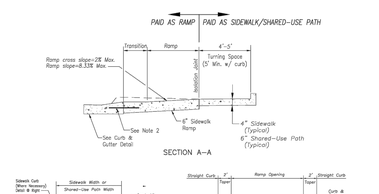
3-D VIEW SIDEWALK/SHARED-USE RAMP
AT DRIVEWAY



TYPE M SIDEWALK/SHARED-USE RAMP
Not to Scale



SIDEWALK/SHARED USE RAMP
AT DRIVEWAY WITH ADJOINING CURB

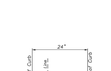


SECTION A-A

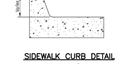
SECTION B-B

SECTION C-C

TYPE M SIDEWALK RAMP
Not to Scale



CURB & GUTTER DETAIL AT RAMP
Not to Scale



SIDEWALK CURB DETAIL
Not to Scale

LEGEND

R	SIDEWALK RAMP
TS	TURNING SPACE
	DETECTABLE WARNING SURFACE
T	TRANSITION

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

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

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

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

Drawn By: MJF
Checked By: DS
Date: 06/17
Proj. #:

GEN-3B

NO.	DATE	REVISION
4	10/29/2024	City Comments 1
3	10/30/2024	FDP Comments 2
2	09/16/2024	Permit Set
1	08/16/2024	FDP Submittal

DRAWN BY: TUA
CHECKED BY: CMP

Construction Documents

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

Standard Details II

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

STATE OF MISSOURI
MITCHELL E. SLUTTER
NUMBER PE-2002003418
PROFESSIONAL ENGINEER
10/05/24
MITCHELL E. SLUTTER PE-2002003418

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Nov 02, 2024 - 10:52am
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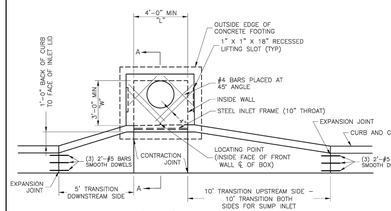
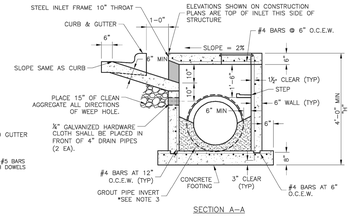
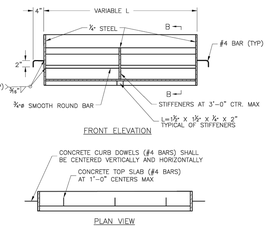


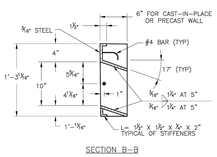
PLAN VIEW



SECTION A–A



FRONT ELEVATION



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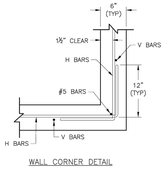


WALL CORNER DETAIL

PLAN VIEW

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

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

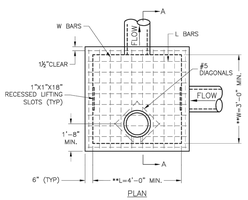
LEE'S SUMMIT MISSOURI
PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64063

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

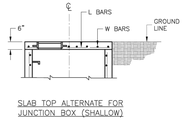
Date:
CURB INLET DETAIL

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

STM-1



PLAN

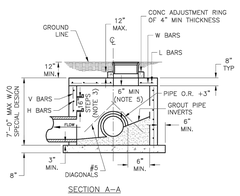


SLAB TOP ALTERNATE FOR JUNCTION BOX (SHALLOW)

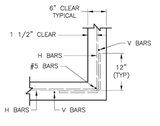
** INCREASE IN MULTIPLES OF 6" (7'-0" MAX WITHOUT SPECIAL DESIGN. (SEE PROJECT PLANS FOR DETAILS)

REINFORCING

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



SECTION A–A



WALL CORNER DETAIL

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

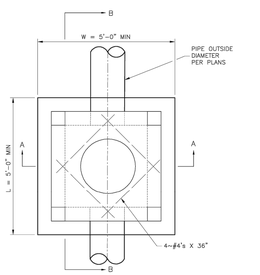
LEE'S SUMMIT MISSOURI
PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64063

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

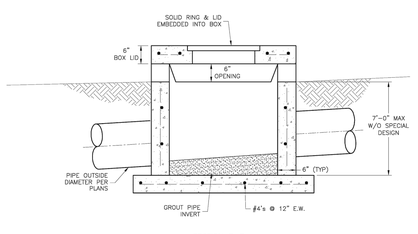
Date:
JUNCTION BOX DETAIL

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

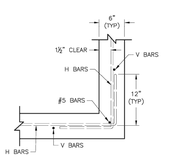
STM-3



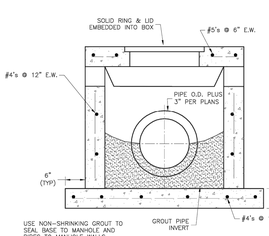
PLAN VIEW



SECTION B–B



WALL CORNER DETAIL



SECTION A–A

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

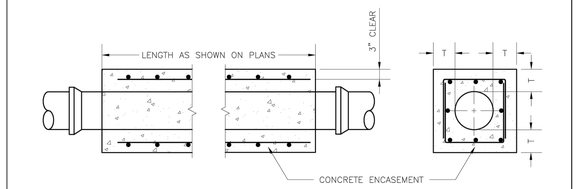
LEE'S SUMMIT MISSOURI
PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64063

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

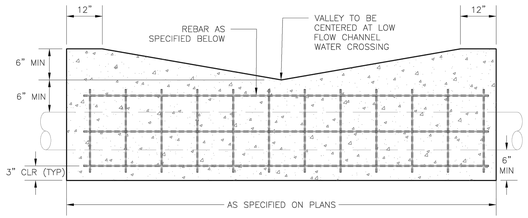
Date:
FIELD INLET DETAIL

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

STM-2



PLAN SECTION



STREAM CROSSING PROFILE

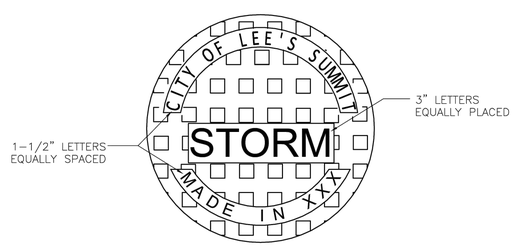
NOTES:
1. FOR PIPES LESS THAN 15", T = 6" MIN.
2. FOR PIPES 15" THRU 36", T = 8" MIN.
3. INTERMEDIATE BELLS SHALL BE ENCASED.
4. REINFORCING STEEL SHALL BE #4 @ 12" O.C. EACH WAY WITH A MINIMUM REBAR LAP OF 12".

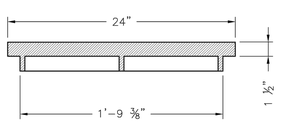
LEE'S SUMMIT MISSOURI
PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64063

PIPE ENCASEMENT DETAIL

Date: 08/2023
Drawn By: MF
Checked By: AB

SAN-7





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

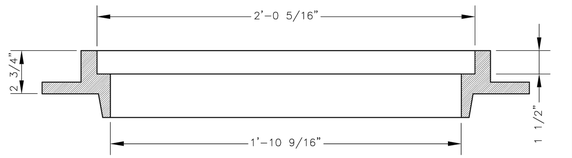
*COVER AND FRAME MODEL INFORMATION REFER TO THE STORMWATER APPROVED PRODUCT LIST.

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

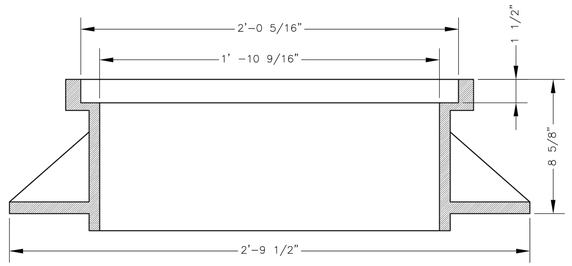
STORM MANHOLE COVER DETAIL

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

STM-6



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



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

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

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

STORM MANHOLE FRAME DETAIL

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

STM-7

NO.	DATE	REVISION
4	10/29/2024	City Comments 1
3	10/30/2024	FDP Comments 2
2	09/16/2024	Permit Set
1	08/16/2024	FDP Submittal

DRAWN BY TUA | CHECKED BY CMP

Construction Documents

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

Standard Details III

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

STATE OF MISSOURI
MICHELL E. SLUTTER
NUMBER PE-2002003418
PROFESSIONAL ENGINEER
MITCHELL E. SLUTTER PE-2002003418
10/05/24

Sheet
C70

cporter
Nov 02, 2024-10:52am
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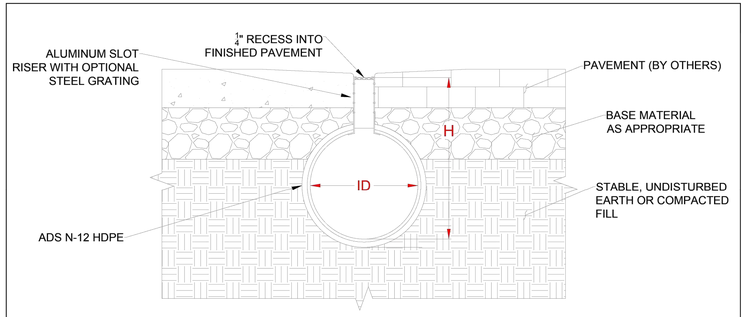


Nominal Diameter, ID, in. (mm)	Depth of Invert, H, in. (mm)	
	Minimum	Maximum
4 (100)	7.00 (178)	28.25 (718)
6 (150)	9.25 (235)	30.25 (768)
8 (200)	11.25 (286)	32.25 (819)
10 (250)	13.25 (337)	34.25 (870)
12 (300)	16.00 (406)	48.25 (1226)
15 (375)	19.00 (483)	51.25 (1302)
18 (450)	22.25 (565)	54.25 (1378)
24 (600)	29.00 (737)	60.25 (1530)
30 (750)	35.25 (895)	66.25 (1683)
36 (900)	41.50 (1054)	72.25 (1835)

NOTES:
1. BACKFILL DESIGN SHOULD BE USED FOR NON-VEHICULAR LOADS ONLY.
2. SURFACE PAVEMENT ADJOINING THE SLOT SHOULD BE A NON-EROSIVE MATERIAL.
3. COUPLER BANDS ARE SOIL-TIGHT. FOR A TIGHTER SEAL, A NEOPRENE SHEET OR MASTIC FILLER (PROVIDED BY OTHER) MAY BE USED.
4. SITE ENGINEER TO PROVIDE SITE SPECIFIC BACKFILL DETAILS, SUCH AS PAVEMENT TYPE.
4. REFER TO ADS TECH NOTE 2.11 FOR ADDITIONAL DESIGN INFORMATION.
5. SLOT RECESS IS NOT INCLUDED IN DEPTH OF INVERT TABLES.

© 2023 ADS, INC.

REV.	DESCRIPTION	BY	MM/DD/YY	CHK'D
0	-	-	-	-

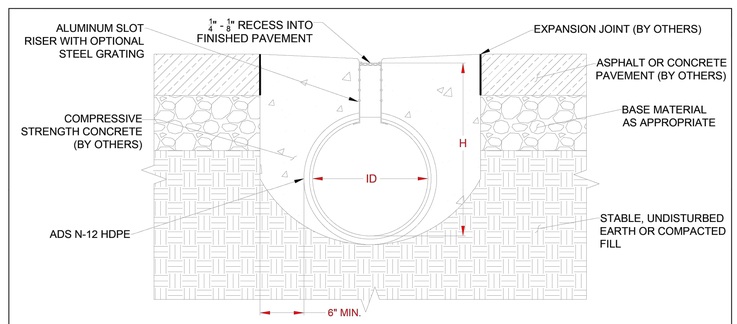
ADVANCED DRAINAGE SYSTEMS, INC. ("ADS") HAS PREPARED THIS DETAIL BASED ON INFORMATION PROVIDED TO ADS. THIS DRAWING IS INTENDED TO DEPICT THE COMPONENTS AS REQUESTED. ADS HAS NOT PERFORMED ANY ENGINEERING OR DESIGN SERVICES FOR THIS PROJECT, NOR HAS ADS INDEPENDENTLY VERIFIED THE INFORMATION SUPPLIED. THE INSTALLATION DETAILS PROVIDED HEREIN ARE GENERAL RECOMMENDATIONS AND ARE NOT SPECIFIC FOR THIS PROJECT. THE DESIGN ENGINEER SHALL REVIEW THESE DETAILS PRIOR TO CONSTRUCTION. IT IS THE DESIGN ENGINEERS RESPONSIBILITY TO ENSURE THE DETAILS PROVIDED HEREIN MEETS OR EXCEEDS THE APPLICABLE NATIONAL, STATE, OR LOCAL REQUIREMENTS AND TO ENSURE THAT THE DETAILS PROVIDED HEREIN ARE ACCEPTABLE FOR THIS PROJECT.

Durasiot Light Duty Installation

DRAWING NUMBER: STD-A1460A

ADS Advanced Drainage Systems, Inc.
4640 TRUEMAN BLVD
HILLIARD, OHIO 43026

DRAWN BY	KJS
DATE	07-05-2023
SCALE	NTS
SHEET	1 OF 1



Nominal Diameter, ID, in. (mm)	Depth of Invert, H, in. (mm)	
	Minimum	Maximum
6 (150)	12.50 (318)	30.00 (762)
8 (200)	14.50 (368)	32.00 (813)
10 (250)	16.50 (419)	34.00 (864)
12 (300)	19.00 (483)	48.00 (1219)
15 (375)	22.00 (559)	51.00 (1295)
18 (450)	25.00 (635)	54.00 (1372)
24 (600)	31.25 (794)	60.00 (1524)
30 (750)	38.25 (972)	66.00 (1676)
36 (900)	44.25 (1024)	72.00 (1829)

NOTES:
1. BACKFILL DESIGN MAY BE USED FOR LIGHT TO MODERATE TRAFFIC LOADS (I.E. RETAIL PARKING LOTS, AGAINST A CURB, ETC.).
2. CONCRETE BACKFILL SHOULD EXTEND DOWNWARD TO AT LEAST THE SPRING LINE OF THE PIPE. SOIL BELOW THE PIPE AND CONCRETE SHALL BE A LEAN CLAY OR SIMILAR AT 95% COMPACTION.
4. SITE ENGINEER TO PROVIDE SITE SPECIFIC DETAILS, SUCH AS CONCRETE STRENGTH OR BACKFILL DESIGN ALTERATIONS.
5. COUPLER BANDS ARE SOIL-TIGHT. FOR A TIGHTER SEAL, A FULL CONCRETE INSTALLATION, NEOPRENE SHEET, OR MASTIC FILLER (PROVIDED BY OTHER) MAY BE USED.
6. REFER TO ADS TECH NOTE 2.11 FOR ADDITIONAL DESIGN INFORMATION.
7. SLOT RECESS IS NOT INCLUDED IN DEPTH OF INVERT TABLES.

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REV.	DESCRIPTION	BY	MM/DD/YY	CHK'D
1	CALLOUT UPDATE	KJS	12/1/2023	-

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Durasiot Moderate Traffic Installation

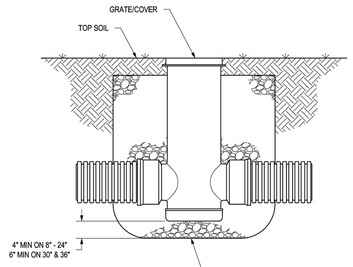
DRAWING NUMBER: STD-1461A

ADS Advanced Drainage Systems, Inc.
4640 TRUEMAN BLVD
HILLIARD, OHIO 43026

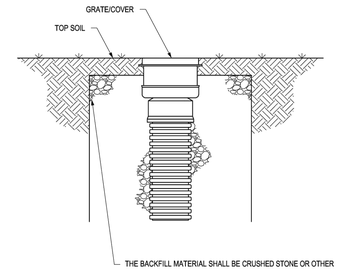
DRAWN BY	KJS
DATE	07-05-2023
SCALE	NTS
SHEET	1 OF 1

NON TRAFFIC INSTALLATION

DRAIN BASIN



INLINE DRAIN



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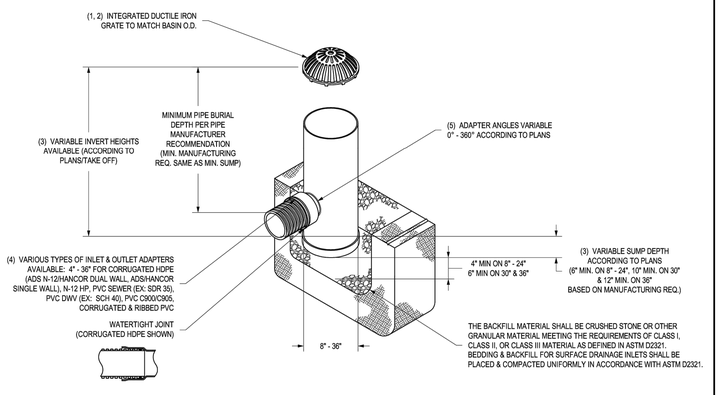
DRAWN BY	CJA
DATE	9-30-99
REVISED BY	NMH
DATE	03-11-16
DWG SIZE	A
MATERIAL	
PROJECT NO./NAME	
SCALE	1:25
SHEET	1 OF 1

ADS Nyloplast
3130 VERONA AVE
BUFORD, GA 30518
PHN (770) 932-2443
FAX (770) 932-2490
www.nyloplast-us.com

TITLE: DRAIN BASIN & INLINE DRAIN NON TRAFFIC INSTALLATION

DWG NO. 7001-110-111 REV F

NYLOPLAST DRAIN BASIN WITH DOME GRATE



1 - 8" - 30" DOME GRATES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.
2 - 8" & 10" DOME GRATES FIT ONTO THE DRAIN BASINS WITH THE USE OF A PVC BODY TOP. SEE DRAWING NO. 7001-110-040.
3 - DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS. RISERS ARE NEEDED FOR BASINS OVER 84" DUE TO SHIPPING RESTRICTIONS. SEE DRAWING NO. 7001-110-095.
4 - DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS N-12/HANCOR DUAL WALL, N-12 HP, & PVC SEWER (4" - 36").
5 - ADAPTERS CAN BE MOUNTED ON ANY ANGLE 0° TO 360°. TO DETERMINE MINIMUM ANGLE BETWEEN ADAPTERS SEE DRAWING NO. 7001-110-012.
6 - 8" - 30" DOME GRATES HAVE NO LOAD RATING.

THIS PRINT DISCLOSES SUBJECT MATTER IN WHICH NYLOPLAST HAS PROPRIETARY RIGHTS. THE RECEIPT OR POSSESSION OF THIS PRINT DOES NOT CONFER, TRANSFER, OR LICENSE THE USE OF THE DESIGN OR TECHNICAL INFORMATION SHOWN HEREIN. REPRODUCTION OF THIS PRINT OR ANY INFORMATION CONTAINED HEREIN, OR MANUFACTURE OF ANY ARTICLE HEREFROM, FOR THE DISCLOSURE TO OTHERS IS FORBIDDEN, EXCEPT BY SPECIFIC WRITTEN PERMISSION FROM NYLOPLAST. ©2013 NYLOPLAST

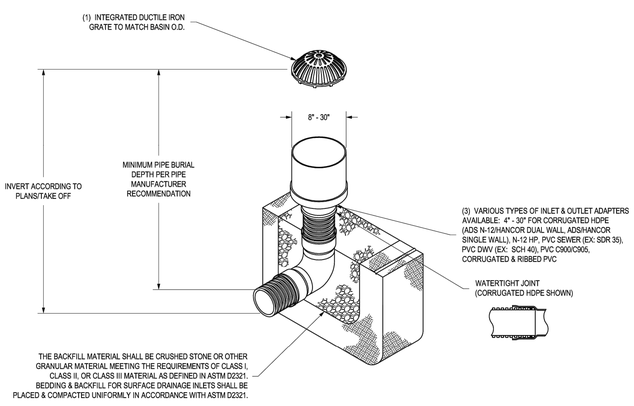
DRAWN BY	EBC
DATE	03-25-10
REVISED BY	NMH
DATE	06-12-18
DWG SIZE	A
MATERIAL	
PROJECT NO./NAME	
SCALE	1:40
SHEET	1 OF 1

ADS Nyloplast
3130 VERONA AVE
BUFORD, GA 30518
PHN (770) 932-2443
FAX (770) 932-2490
www.nyloplast-us.com

TITLE: DRAIN BASIN WITH DOME GRATE QUICK SPEC INSTALLATION DETAIL

DWG NO. 7001-110-397 REV E

NYLOPLAST INLINE DRAIN WITH DOME GRATE



1 - 8" - 30" DOME GRATES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.
2 - DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS N-12/HANCOR DUAL WALL, N-12 HP, & PVC SEWER (4" - 24").
3 - 8" - 30" DOME GRATES HAVE NO LOAD RATING

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DRAWN BY	EBC
DATE	03-25-10
REVISED BY	NMH
DATE	03-15-16
DWG SIZE	A
MATERIAL	
PROJECT NO./NAME	
SCALE	1:40
SHEET	1 OF 1

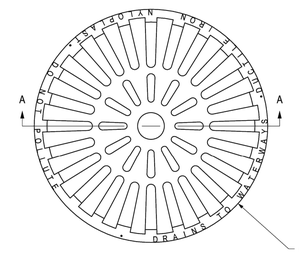
ADS Nyloplast
3130 VERONA AVE
BUFORD, GA 30518
PHN (770) 932-2443
FAX (770) 932-2490
www.nyloplast-us.com

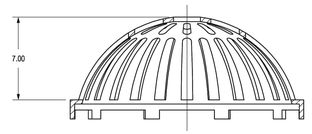
TITLE: INLINE DRAIN WITH DOME GRATE QUICK SPEC INSTALLATION DETAIL

DWG NO. 7003-110-057 REV D

1899CGD

APPROX. DRAIN AREA = 175.59 SQ IN
APPROX. WEIGHT = 32.00 LBS





SECTION A-A

DIMENSIONS ARE FOR REFERENCE ONLY
ACTUAL DIMENSIONS MAY VARY
DIMENSIONS ARE IN INCHES
QUALITY: MATERIALS SHALL CONFORM TO ASTM A536 GRADE 70-50-05
PAINT: CASTINGS ARE FURNISHED WITH A BLACK PAINT
LOCKING DEVICE AVAILABLE UPON REQUEST

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DRAWN BY	EBC
DATE	03-08-06
REVISED BY	CCA
DATE	08-30-13
DWG SIZE	A
MATERIAL	DUCTILE IRON
PROJECT NO./NAME	
SCALE	1:6
SHEET	1 OF 1

ADS Nyloplast
3130 VERONA AVE
BUFORD, GA 30518
PHN (770) 932-2443
FAX (770) 932-2490
www.nyloplast-us.com

TITLE: 18 IN DOME GRATE

DWG NO. 7001-110-215 REV E

NO.	DATE	REVISION
4	10/29/2024	City Comments 1
3	10/30/2024	FDP Comments 2
2	09/16/2024	Permit Set
1	08/16/2024	FDP Submittal

DRAWN BY TUA | CHECKED BY CMP

Construction Documents

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

Standard Details IV

Renaissance Infrastructure Consulting
4700 E 17TH STREET
KANSAS CITY, MISSOURI 64108
816.800.0950
www.RIC-CONSULT.COM
MO Certificate of Authority: E-2010038630

STATE OF MISSOURI
MITCHELL E. SLUTTER
NUMBER PE-2002003418
PROFESSIONAL ENGINEER
MITCHELL E. SLUTTER PE-2002003418
07/05/24

Sheet
C71

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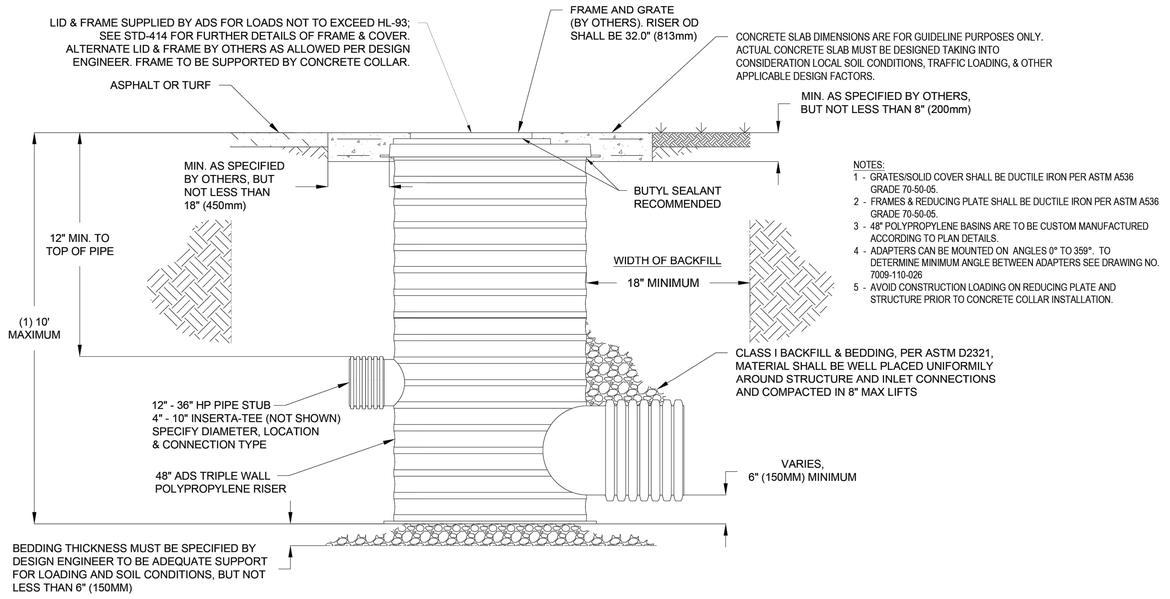


NOTES:
1 - GRATES/SOLID COVER SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.
2 - FRAMES & REDUCING PLATE SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.
3 - 48" POLYPROPYLENE BASINS ARE TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS.
4 - ADAPTERS CAN BE MOUNTED ON ANGLES 0° TO 359°. TO DETERMINE MINIMUM ANGLE BETWEEN ADAPTERS SEE DRAWING NO. 7009-110-026
5 - AVOID CONSTRUCTION LOADING ON REDUCING PLATE AND STRUCTURE PRIOR TO CONCRETE COLLAR INSTALLATION.

ADVANCED DRAINAGE SYSTEMS, INC. ("ADS") HAS PREPARED THIS DETAIL BASED ON INFORMATION PROVIDED TO ADS. THIS DRAWING IS INTENDED TO DEPICT THE COMPONENTS AS REQUESTED. ADS HAS NOT PERFORMED ANY ENGINEERING OR DESIGN SERVICES FOR THIS PROJECT, NOR HAS ADS INDEPENDENTLY VERIFIED THE INFORMATION SUPPLIED. THE INSTALLATION DETAILS PROVIDED HEREIN ARE GENERAL RECOMMENDATIONS AND ARE NOT SPECIFIC FOR THIS PROJECT. THE DESIGN ENGINEER SHALL REVIEW THESE DETAILS PRIOR TO CONSTRUCTION. IT IS THE DESIGN ENGINEERS RESPONSIBILITY TO ENSURE THE DETAILS PROVIDED HEREIN MEETS OR EXCEEDS THE APPLICABLE NATIONAL, STATE, OR LOCAL REQUIREMENTS AND TO ENSURE THAT THE DETAILS PROVIDED HEREIN ARE ACCEPTABLE FOR THIS PROJECT.

STANDARD DETAIL
48" POLYPROPYLENE BASIN W/ FLAT FRAME TOP INSTALLATION (48")
DRAWING NUMBER STD-403

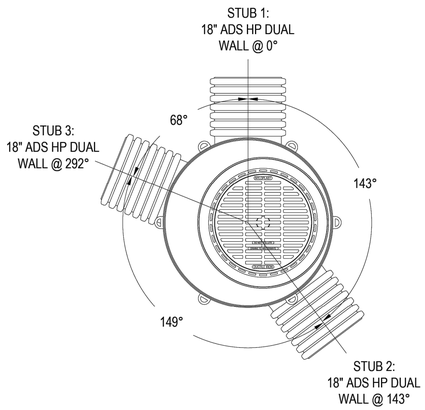
4640 TRUEMAN BLVD
HILLIARD, OH 43026

DRAWN BY: NMH
DATE: 01/30/23
CK'D BY:
SCALE: NTS
SHEET: 1 OF 1

ADAPTER SIZE	48" HP MH
4" - 4"	17°
4" - 6"	**19°**
4" - 8"	22°
4" - 10"	**24°**
4" - 12"	26°
4" - 15"	**30°**
4" - 18"	34°
4" - 24"	**42°**
4" - 30"	51°
4" - 36"	**61°**
6" - 6"	**22°**
6" - 8"	24°
6" - 10"	**26°**
6" - 12"	29°
6" - 15"	**33°**
6" - 18"	36°
6" - 24"	**44°**
6" - 30"	53°
6" - 36"	**63°**
8" - 8"	26°
8" - 10"	**29°**
8" - 12"	31°
8" - 15"	**35°**
8" - 18"	39°
8" - 24"	**47°**
8" - 30"	55°
8" - 36"	**65°**

ADAPTER SIZE	48" HP MH
10" - 10"	**31°**
10" - 12"	34°
10" - 15"	**37°**
10" - 18"	41°
10" - 24"	**49°**
10" - 30"	58°
10" - 36"	**68°**
12" - 12"	43°
12" - 15"	**47°**
12" - 18"	51°
12" - 24"	**66°**
12" - 30"	76°
12" - 36"	**85°**
15" - 15"	51°
15" - 18"	**55°**
15" - 24"	70°
15" - 30"	**78°**
15" - 36"	88°
18" - 18"	**58°**
18" - 24"	74°
18" - 30"	**82°**
18" - 36"	92°
24" - 24"	**81°**
24" - 30"	90°
24" - 36"	**100°**
30" - 30"	99°
30" - 36"	**109°**
36" - 36"	119°

1. MEASURE THE ANGLE BETWEEN THE PIPE RUNS DIRECTLY FROM THE STORM DRAIN PLANS FOR EACH STRUCTURE LOCATION . THE ANGLE BETWEEN EVERY PIPE RUN MUST BE MEASURED.
2. REFER TO DRAWING NO. 7001-110-012 FOR MINIMUM ANGLE REQUIREMENTS. THE ANGLES LISTED ARE THE MINIMUM ANGLES POSSIBLE BETWEEN ADAPTERS DUE TO PRODUCTION RESTRICTIONS.
3. WHEN RECORDING THE MEASURED ANGLES ON AN ORDER FORM BE SURE TO MEASURE THE ANGLES IN A CLOCKWISE DIRECTION & LABEL THE ANGLE POSITIONS STARTING WITH 0° AT THE TOP OF THE PAGE, THE 12 O'CLOCK POSITION; 90° WOULD THEN FOLLOW AT 3 O'CLOCK, 180°AT 6 O'CLOCK, & SO FORTH (TYPICALLY YOUR OUTLET PIPE WOULD BE LABELED AT 0°).



POLYPROPYLENE BASIN TOP VIEW
WITH REDUCING PLATE, FRAME & GRATE

EXAMPLE:
THE 48" POLYPROPYLENE BASIN ABOVE HAS THREE PIPE STUBS:
18" ADS HP DUAL WALL ADAPTER @ 0°
18" ADS HP DUAL WALL ADAPTER @ 143°
18" ADS HP DUAL WALL ADAPTER @ 292°

ACCORDING TO THE MINIMUM ANGLE CHART A 48" POLYPROPYLENE BASIN REQUIRES A MINIMUM OF 68° BETWEEN AN 18" & 18" STUB. STUB 2 EXCEEDS THE MINIMUM ANGLES BETWEEN STUB 1 AND STUB 3 AND MEETS THE MINIMUM ANGLE REQUIREMENTS. STUB 3 IS 68° FROM STUB 1 AND THEREFORE IS AT THE MINIMUM ALLOWED ANGLE BETWEEN THE TWO ADAPTER SIZES.

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STANDARD DETAIL
48" POLYPROPYLENE BASIN MINIMUM ANGLE CHART
DRAWING NUMBER 7009-110-028 A

4640 TRUEMAN BLVD
HILLIARD, OH 43026

DRAWN BY: NMH
DATE: 8/10/23
CK'D BY:
SCALE: NTS
SHEET: 1 OF 1

Construction Documents

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

Standard Details V

NO.	DATE	REVISION
4	10/29/2024	City Comments 1
3	10/30/2024	FDP Comments 2
2	09/16/2024	Permit Set
1	08/16/2024	FDP Submittal

DRAWN BY TUA | CHECKED BY CMP

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

STATE OF MISSOURI
MITCHELL E. SLUTTER
NUMBER PE-2002003418
PROFESSIONAL ENGINEER
11/05/24
MITCHELL E. SLUTTER PE-2002003418

Sheet
C72

cporter
Nov 02, 2024 - 10:52am
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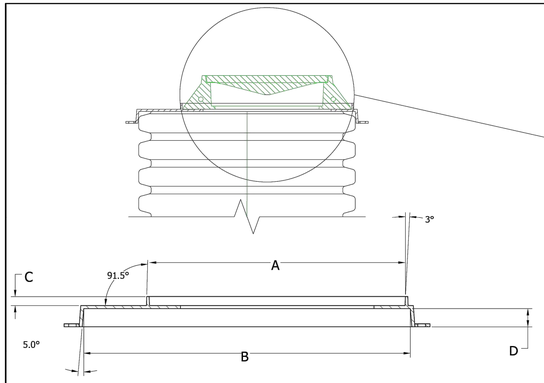
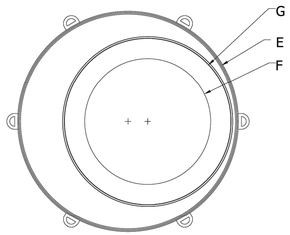
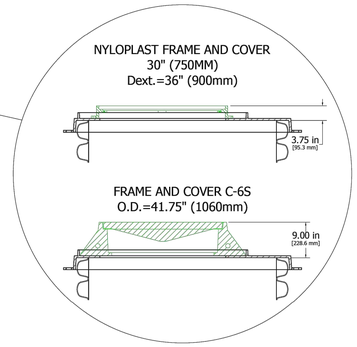
OPTIONS FOR FRAME AND COVER







DIMENSIONS	
A	42.25" (1073.2 mm)
B	54.40" (1386.8 mm)
C	1.50" (38.1 mm)
D	3.00" (76.2 mm)
E	R27.80" (R706.1 mm)
F	Ø32.00" (Ø812.8 mm)
G	Ø42.25" (Ø1073 mm)

NOTE 1:THE REDUCING FRAME IS MADE OF DUCTILE IRON
NOTE 2: THE WEIGHT OF THE FRAME IS 308 POUNDS (139.7KG)

ADVANCED DRAINAGE SYSTEMS, INC. ("ADS") HAS PREPARED THIS DETAIL BASED ON INFORMATION PROVIDED TO ADS. THIS DRAWING IS INTENDED TO DEPICT THE COMPONENTS AS REQUESTED. ADS HAS NOT PERFORMED ANY ENGINEERING OR DESIGN SERVICES FOR THIS PROJECT, NOR HAS ADS INDEPENDENTLY VERIFIED THE INFORMATION SUPPLIED. THE INSTALLATION DETAILS PROVIDED HEREIN ARE GENERAL RECOMMENDATIONS AND ARE NOT SPECIFIC FOR THIS PROJECT. THE DESIGN ENGINEER SHALL REVIEW THESE DETAILS PRIOR TO CONSTRUCTION. IT IS THE DESIGN ENGINEERS RESPONSIBILITY TO ENSURE THE DETAILS PROVIDED HEREIN MEETS OR EXCEEDS THE APPLICABLE NATIONAL, STATE, OR LOCAL REQUIREMENTS AND TO ENSURE THAT THE DETAILS PROVIDED HEREIN ARE ACCEPTABLE FOR THIS PROJECT.

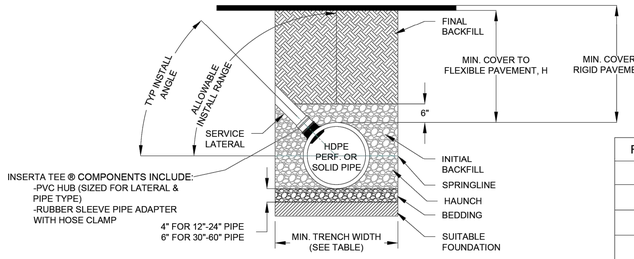
STANDARD DETAIL
FRAME & COVER FOR 48" POLYPROPYLENE BASIN

DRAWING NUMBER STD-414

ADS
4640 TRUEMAN BLVD
HILLIARD, OH 43026

DRAWN BY: NMH
DATE: 9/23/22
DATE BY: CKM
SCALE: NTS
SHEET: 1 OF 1

INSERTA TEE ® DETAIL (HDPE)



RECOMMENDED MINIMUM TRENCH WIDTHS	
PIPE DIAM.	MIN. TRENCH WIDTH
4" (100mm)	21" (533mm)
6" (150mm)	23" (584mm)
8" (200mm)	26" (660mm)
10" (250mm)	28" (711mm)
12" (300mm)	30" (762mm)
15" (375mm)	34" (864mm)
18" (450mm)	39" (991mm)
24" (600mm)	48" (1219mm)
30" (750mm)	56" (1422mm)
36" (900mm)	64" (1626mm)
42" (1050mm)	72" (1829mm)
48" (1200mm)	80" (2032mm)
54" (1350mm)	88" (2235mm)
60" (1500mm)	96" (2438mm)

NOTES:

1. ALL PIPE SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D2321, "STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY FLOW APPLICATIONS", LATEST ADDITION

2. MEASURES SHOULD BE TAKEN TO PREVENT MIGRATION OF NATIVE FINES INTO BACKFILL MATERIAL, WHEN REQUIRED.

3. THE INSERTA TEE CONNECTION CAN BE INSTALLED UP TO A VERTICAL ORIENTATION, BUT A 45° INSTALL ANGLE IS MOST COMMON. GREATER ANGLES ARE SUBJECT TO DESIGN ENGINEER APPROVAL AND MAY REQUIRE PREMIUM BACKFILL.

4. FOUNDATION: WHERE THE TRENCH BOTTOM IS UNSTABLE, THE CONTRACTOR SHALL EXCAVATE TO A DEPTH REQUIRED BY THE ENGINEER AND REPLACE WITH SUITABLE MATERIAL AS SPECIFIED BY THE ENGINEER. AS AN ALTERNATIVE AND AT THE DISCRETION OF THE DESIGN ENGINEER, THE TRENCH BOTTOM MAY BE STABILIZED USING A GEOTEXTILE MATERIAL.

5. BEDDING: SUITABLE MATERIAL SHALL BE CLASS I, II OR III. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. UNLESS OTHERWISE NOTED BY THE ENGINEER, MINIMUM BEDDING THICKNESS SHALL BE 4" (100mm) FOR 4"-24" (100mm-600mm); 6" (150mm) FOR 30"-60" (750mm-1500mm).

6. INITIAL BACKFILL: SUITABLE MATERIAL SHALL BE CLASS I, II OR III IN THE PIPE ZONE EXTENDING NOT LESS THAN 6" ABOVE CROWN OF PIPE. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. MATERIAL SHALL BE INSTALLED AS REQUIRED IN ASTM D2321, LATEST EDITION.

7. MINIMUM COVER: MINIMUM COVER, H, IN NON-TRAFFIC APPLICATIONS (GRASS OR LANDSCAPE AREAS) IS 12" FROM THE TOP OF PIPE TO GROUND SURFACE. ADDITIONAL COVER MAY BE REQUIRED TO PREVENT FLOTATION. FOR TRAFFIC APPLICATIONS, MINIMUM COVER, H, IS 12" UP TO 48" DIAMETER PIPE AND 24" OF COVER FOR 54"-60" DIAMETER PIPE, MEASURED FROM TOP OF PIPE TO BOTTOM OF FLEXIBLE PAVEMENT OR TO TOP OF RIGID PAVEMENT.

NOTE: FOR INSTALLATION INSTRUCTIONS, REFER TO DETAIL STD-1100. FOR PROTRUSION INFORMATION, REFER TO DETAIL STD-1101. FOR HOLE SAW INFORMATION, REFER TO DETAIL STD-1102.

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INSERTA TEE DETAIL (HDPE)

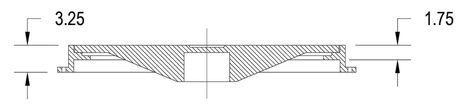
DRAWING NUMBER STD-1011

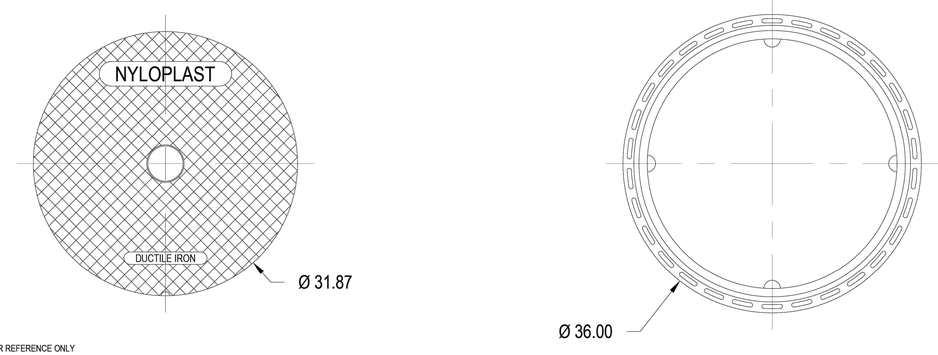
ADS
4640 TRUEMAN BLVD
HILLIARD, OH 43026

DRAWN BY: HAK
DATE: 07/19/23
DATE BY: ENG
SCALE: NTS
SHEET: 1

3099CGC

APPROX. WEIGHT WITH FRAME = 262.50 LBS





DIMENSIONS ARE FOR REFERENCE ONLY
ACTUAL DIMENSIONS MAY VARY
DIMENSIONS ARE IN INCHES
COVER MEETS H-20 LOAD RATING
QUALITY: MATERIALS SHALL CONFORM TO ASTM A536 GRADE 70-50-05
PAINT: CASTINGS ARE FURNISHED WITH A BLACK PAINT
LOCKING DEVICE AVAILABLE UPON REQUEST SEE DRAWING NO. 7001-110-026

ADVANCED DRAINAGE SYSTEMS, INC. ("ADS") HAS PREPARED THIS DETAIL BASED ON INFORMATION PROVIDED TO ADS. THIS DRAWING IS INTENDED TO DEPICT THE COMPONENTS AS REQUESTED. ADS HAS NOT PERFORMED ANY ENGINEERING OR DESIGN SERVICES FOR THIS PROJECT, NOR HAS ADS INDEPENDENTLY VERIFIED THE INFORMATION SUPPLIED. THE INSTALLATION DETAILS PROVIDED HEREIN ARE GENERAL RECOMMENDATIONS AND ARE NOT SPECIFIC FOR THIS PROJECT. THE DESIGN ENGINEER SHALL REVIEW THESE DETAILS PRIOR TO CONSTRUCTION. IT IS THE DESIGN ENGINEERS RESPONSIBILITY TO ENSURE THE DETAILS PROVIDED HEREIN MEETS OR EXCEEDS THE APPLICABLE NATIONAL, STATE, OR LOCAL REQUIREMENTS AND TO ENSURE THAT THE DETAILS PROVIDED HEREIN ARE ACCEPTABLE FOR THIS PROJECT.

STANDARD DETAIL
NYLOPLAST 30 IN SOLID COVER ASSEMBLY - TYPE B

DRAWING NUMBER 7001-110-222

ADS
4640 TRUEMAN BLVD
HILLIARD, OH 43026

DRAWN BY: NMH
DATE: 02/06/23
DATE BY:
SCALE: NTS
SHEET: 1 OF 1

Construction Documents

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

Standard Details VI

NO.	DATE	REVISION
4	10/29/2024	City Comments 1
3	10/30/2024	FDP Comments 2
2	09/16/2024	Permit Set
1	08/16/2024	FDP Submittal

DRAWN BY TUA
CHECKED BY CMP

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

STATE OF MISSOURI
MITCHELL ELLIOTT SLUTTER
NUMBER PE-2002003418
PROFESSIONAL ENGINEER
11/05/24
MITCHELL E. SLUTTER PE-2002003418

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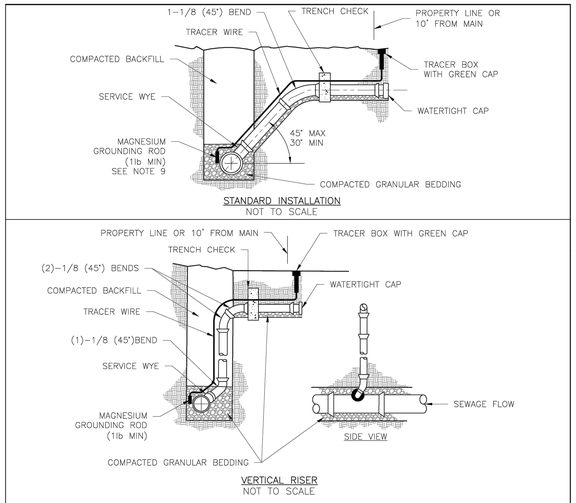


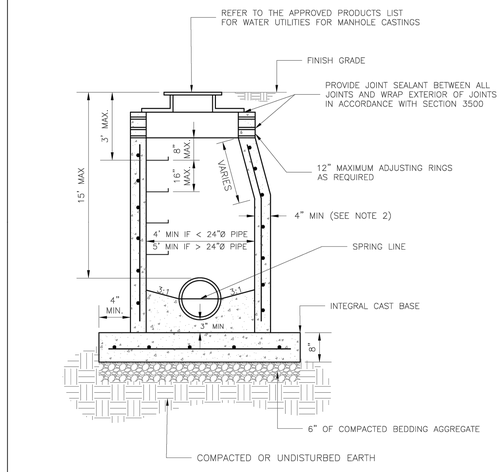
NOTES:

1. ALL SEWER STUBS SHALL BE CONSTRUCTED TO PROPERTY LINE OR 10' MINIMUM FROM THE MAIN, WHICHEVER IS GREATER. WHERE SIDEWALKS ARE PRESENT, CONTRACTOR SHALL EXTEND SERVICE LINE UNDER EXISTING SIDEWALK TO TWO FEET BEYOND.
2. IMPERVIOUS TRENCH CHECKS SHALL BE PLACED ON BUILDING SEWER STUBS (AT LEAST 5' AWAY FROM THE SANITARY SEWER MAIN).
3. TRENCH CHECKS ON THE BUILDING SEWER STUBS SHALL EXTEND 6" BELOW THE BOTTOM OF THE PIPE. LENGTH SHALL BE A MINIMUM OF 12". THE HEIGHT OF THE TRENCH CHECK SHALL EXTEND 12" ABOVE THE TOP OF THE PIPE. THE WIDTH OF THE TRENCH CHECK SHALL BE THE WIDTH OF THE TRENCH.
4. SEE SPECIFICATION SECTION 2100 FOR SEWER MAIN BEDDING AND BACKFILL.
5. TRACER WIRE SHALL BE INSTALLED PER SPECIFICATION SECTION 3500. TRACER WIRE TERMINAL BOXES SHALL BE INSTALLED DIRECTLY ABOVE THE SEWER SERVICE OR AS DETERMINED BY THE ENGINEER.
6. FOR SERVICES, TRACER WIRE SHALL RUN FROM THE WYE AND TERMINATE IN A FLUSH MOUNTED TRACER BOX WITH A GREEN CAST IRON LOCKABLE TOP. WIRE SHALL BE TAPED OR TIED TO THE PIPE AT 5' INTERVALS.
7. TRACER WIRE BOX SHALL BE INSTALLED WITHIN 1.0' OF PROPERTY LINE.
8. THE TRACER WIRE SHALL REMAIN CONTINUOUS TO THE GREATEST EXTENT POSSIBLE. SPLICES IN THE TRACER WIRE SHOULD BE MADE WITH LOCKING SPLICE CONNECTOR MANUFACTURED WITH A WATERPROOF DIELECTRIC SEALANT.

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

SANITARY SEWER STUB DETAIL

Date: 08/2023 | Drawn By: MJF | Checked By: AB | SAN-1



NOTES:

1. PRECAST CONCRETE MANHOLES SHALL CONFORM TO ASTM C478 EXCEPT AS MODIFIED BY THE SPECIFICATIONS.
2. A WALL THICKNESS NOT LESS THAN ONE-TWELFTH ($\frac{1}{12}$) OF THE INSIDE DIAMETER OR 4", WHICHEVER IS GREATER, SHALL BE USED WHEN THE MANHOLE DEPTH IS LESS THEN 15'.
3. WATERPROOFING SHALL BE REQUIRED ON THE OUTSIDE OF MANHOLES. THE WATERPROOFING SHALL CONSIST OF A TOTAL DRY FILM THICKNESS OF NOT LESS THAN 14 MILS OF BITUMINOUS COATING.
4. ONLY ECCENTRIC MANHOLE CONES WILL BE ALLOWED UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER.
5. THE FILL CONCRETE FLOW CHANNEL FOR SIDE BRANCHES SHALL BE PLACED TO PROVIDE A SMOOTH TRANSITION INTO THE FLOW LINE.
6. REFER TO THE APPROVED PRODUCTS LIST FOR WATER UTILITIES FOR APPROVED MANHOLE GASKET MODELS.
7. REFER TO THE APPROVED PRODUCTS LIST FOR APPROVED STEPS.

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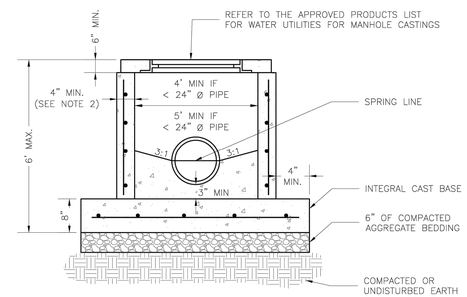
PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64063

STANDARD SANITARY PRECAST MANHOLE

Date: 08/2023 | Drawn By: MJF | Checked By: AB | SAN-2



NOTES:

1. PRECAST CONCRETE MANHOLES SHALL CONFORM TO ASTM C478 EXCEPT AS MODIFIED BY THE SPECIFICATIONS.
2. A WALL THICKNESS NOT LESS THAN ONE-TWELFTH (1/12) OF THE INSIDE DIAMETER OR 4", WHICHEVER IS GREATER SHALL BE USED.
3. WATERPROOFING SHALL BE REQUIRED ON THE OUTSIDE OF MANHOLES. THE WATERPROOFING SHALL CONSIST OF A TOTAL DRY FILM THICKNESS OF NOT LESS THEN 14 MILS OF BITUMINOUS COATING.
4. THE FILL CONCRETE FLOW CHANNEL FOR SIDE BRANCHES SHALL BE PLACED TO PROVIDE A SMOOTH TRANSITION INTO THE FLOW LINE.
5. REFER TO THE APPROVED PRODUCTS LIST FOR WATER UTILITIES FOR MANHOLE GASKET MODELS.
6. PROVIDE STEPS AS SHOWN ON THE APPROVED PRODUCTS LIST FOR MANHOLE DEPTHS GREATER THAN 4'.

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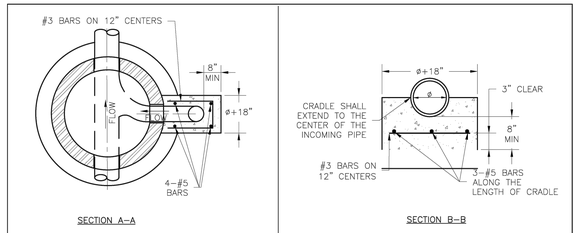
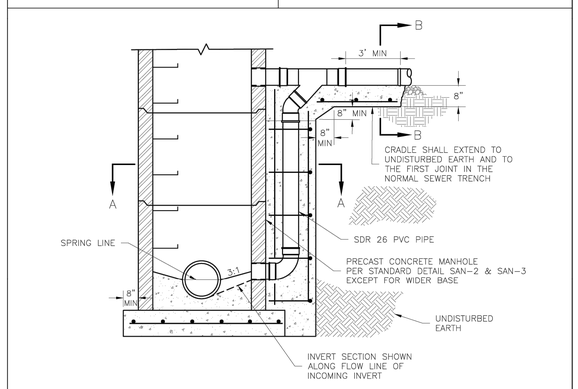
PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64063

STANDARD SHALLOW SANITARY PRECAST MANHOLE

Date: 08/2023 | Drawn By: MJF | Checked By: AB | SAN-3





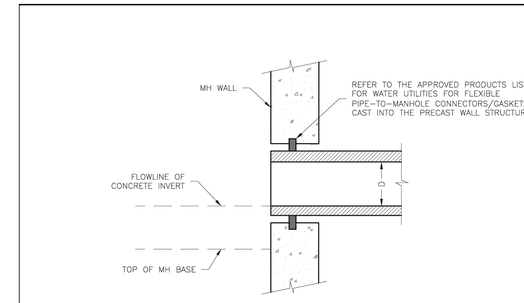
NOTE:

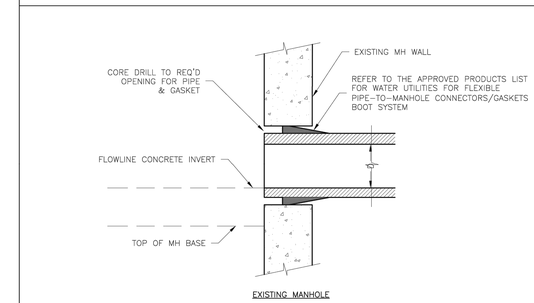
REFER TO DRAWING SAN-2 FOR MANHOLE DETAILS NOT SHOWN.

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

STANDARD OUTSIDE DROP MANHOLE

Date: 08/2023 | Drawn By: MJF | Checked By: AB | SAN-4





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

MANHOLE WALL CONNECTION

Date: 08/2023 | Drawn By: MJF | Checked By: AB | SAN-5

Construction Documents

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

Standard Details VII

NO.	DATE	REVISION
4	10/29/2024	City Comments 1
3	10/30/2024	FDP Comments 2
2	09/16/2024	Permit Set
1	08/16/2024	FDP Submittal

DRAWN BY: TUA | CHECKED BY: CMP

Renaissance Infrastructure Consulting
816.800.0950
www.RIC-CONSULT.COM
400 E 17TH STREET
KANSAS CITY, MISSOURI 64108
MO Certificate of Authority: E2010033630

STATE OF MISSOURI
MITCHELL E. SLUTTER
NUMBER PE-2002003418
PROFESSIONAL ENGINEER
11/05/24
MITCHELL E. SLUTTER PE-2002003418

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ARCH E1.30" x 42"

ABBREVIATIONS

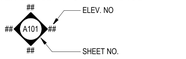
1R/1SH	ONE ROD, ONE SHELF
2R/2SH	TWO ROD, TWO SHELVES
A/C	AIR CONDITIONER / CONDITIONING
ABV	ABOVE
ACT	ACOUSTICAL CEILING TILE
AFF	ABOVE FINISH FLOOR
AHJ	AUTHORITY HAVING JURISDICTION
AHU	AIR HANDLING UNIT
ALT	ALTERNATE
ALUM	ALUMINUM
B/	BOTTOM OF
BD	BOARD
BLDG	BUILDING
BLK	BLOCK
BLKG	BLKG
BM	BEAM
BOT	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

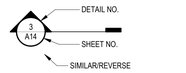
DETAIL CALLOUT REFERENCE

EXTERIOR ELEVATION REFERENCE

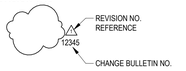
INTERIOR ELEVATION REFERENCE



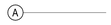
BUILDING SECTION REFERENCE



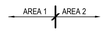
REVISION TAG



GRID BUBBLE



MATCHLINE



KEYNOTE

DOOR TAG

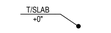
WINDOW TAG

ASSEMBLY TAG

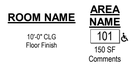
CEILING TAG

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		SECTION 3006.3, ITEM 2
SEPARATED BY NON-RATED SMOKE PARTITIONS & SELF-CLOSING DOORS COMPLY WITH UL1784		

PASSIVE LIFE SAFETY

DWELLING UNIT SEPARATION	1 HOUR FIRE PARTITION & HORIZTONAL ASSEMBLY	SECTION 420.2
CORRIDORS		
R-2 - GREATER THAN 10 OCCUPANTS	1/2 HOUR FIRE PARTITION WITH 20 MIN DOORS	TABLE 1020.1, TABLE 716.1(2)
ALL OTHERS	0 HOUR	
BUILDING SEPARATION		
V CONSTRUCTION	2 HOUR FIRE WALL WITH 90 MIN DOORS	TABLE 706.4, TABLE 716.1(2)
HORIZONTAL EXIT	2 HOUR FIRE BARRIER WITH 90 MIN DOORS	SECTION 1026.2
INTERIOR EXIT STAIR ENCLOSURES		
CONNECTING 4 STORIES OR MORE	2 HOUR FIRE BARRIER WITH 90 MIN DOORS	SECTION 1023.2
CONNECTING 3 STORIES OR LESS	1 HOUR FIRE BARRIER WITH 60 MIN DOORS	SECTION 1023.2
STAIRWAY 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.

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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KANSAS, 66207
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A NEW MULTI-FAMILY PROJECT:
EVREN APARTMENTS
LEE'S SUMMIT, MISSOURI

DRAWING RELEASE LOG
- 09.16.2024 PERMIT SET

△REVISIONS

JOB NO. 720522
DATE 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"

GRAPHIC LEGEND

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

VEHICLE PARKING

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

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

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

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

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

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

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

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

NE TUDOR RD.

MONUMENT SIGN
RE: LANDSCAPE

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

ELECTRICAL METER BANK
SPRINKLER ROOM
METER BANK

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

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

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

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

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

SPRINKLER ROOM
METER BANK
TRANSFORMER

NW COMMERCE DR.

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

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

FUTURE EV
FUTURE EV
ELECTRICAL METER BANK
TRANSFORMER

TRANSFORMER
ELECTRICAL METER BANK

10 / A8.00
GARAGE #2
GARAGE A

FUTURE EV
FUTURE EV

AMENITY DECK
RE: LANDSCAPE

CLUBHOUSE
(BY OTHERS)
FFE= 1018.92

TRANSFORMER
10 / A8.01
GARAGE #3
GARAGE B

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

BUILDING #4
BUILDING D
SEE:1/ A2.42
FFE=SPLIT
FFE= 1018.51
FFE= 1020.28
SPRINKLER ROOM

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

NOT IN CONTRACT

TRANSFORMER

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

TRANSFORMER

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

DETENTION
RE: CIVIL

SPRINKLER ROOM
10 / A8.01
GARAGE #4
GARAGE B
FUTURE EV
FUTURE EV
DOG PARK
RE:LANDSCAPE
DOG PARK
RE: LANDSCAPE
TRASH ENCLOSURE 1
1 / A2.031
TRANSFORMER
ELECTRICAL METER BANK
TRANSFORMER
PROPERTY LINE

NE DOUGLAS ST.

0' 25' 50' 100'

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

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

DRAWING RELEASE LOG
• 09.16.2024 PERMIT SET

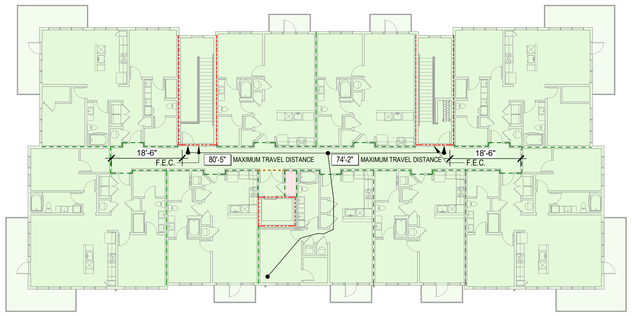
△REVISIONS
2 10.30.24 CITY COMMENTS 1

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

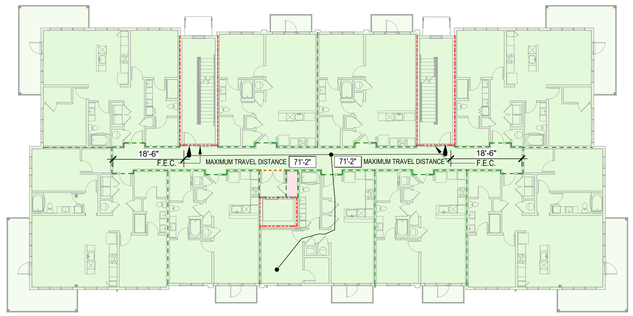
SHEET NAME
ARCHITECTURAL SITE PLAN
SHEET NO.
A0.02

10/29/2024 6:33:02 PM

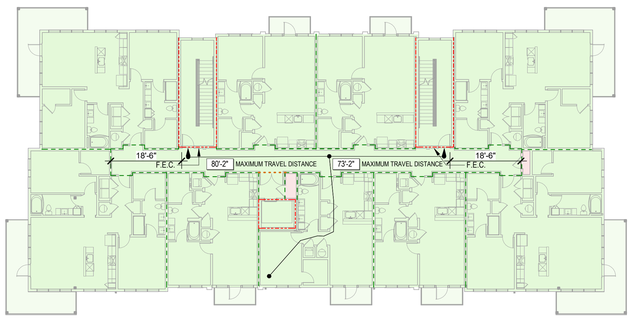
ARCH E1.30" x 42"



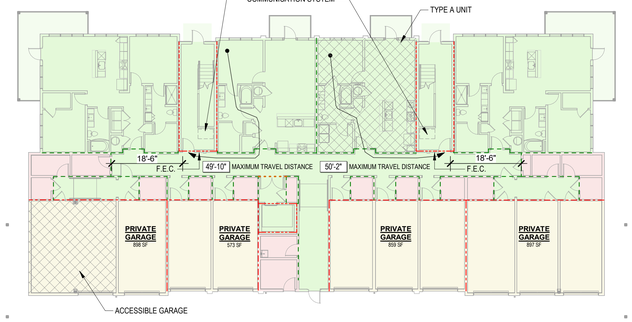
4 CODE PLAN BUILDING A 4TH FLOOR
1/16" = 1'-0"



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



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



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

AREA LEGEND

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

BUILDING A ANALYSIS

DESCRIPTION:

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

CLASSIFICATION SUMMARY:

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

BUILDING HEIGHT AND NUMBER OF STORIES

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

ALLOWABLE AREA

FRONTAGE INCREASE (I$_f$) NO

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

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

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

OCCUPANT LOAD CALCULATIONS

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

GRAPHIC & LINE TYPE LEGEND

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

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

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

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STATE OF MISSOURI
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 A - CODE REVIEW

SHEET NO.
A0.03

10/29/2024 6:33:08 PM

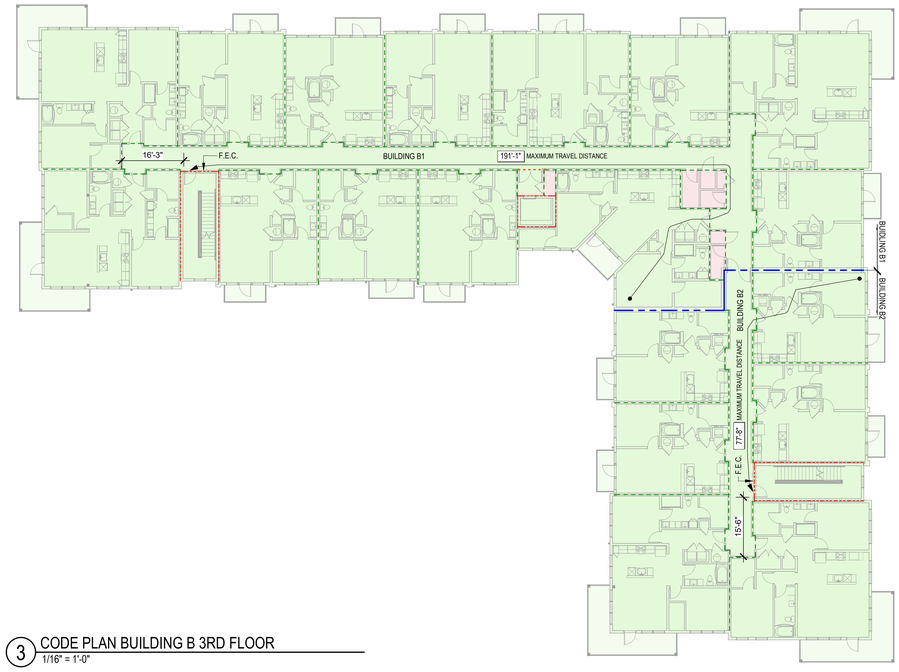
ARCH E1.30" x 42"

GRAPHIC & LINE TYPE LEGEND

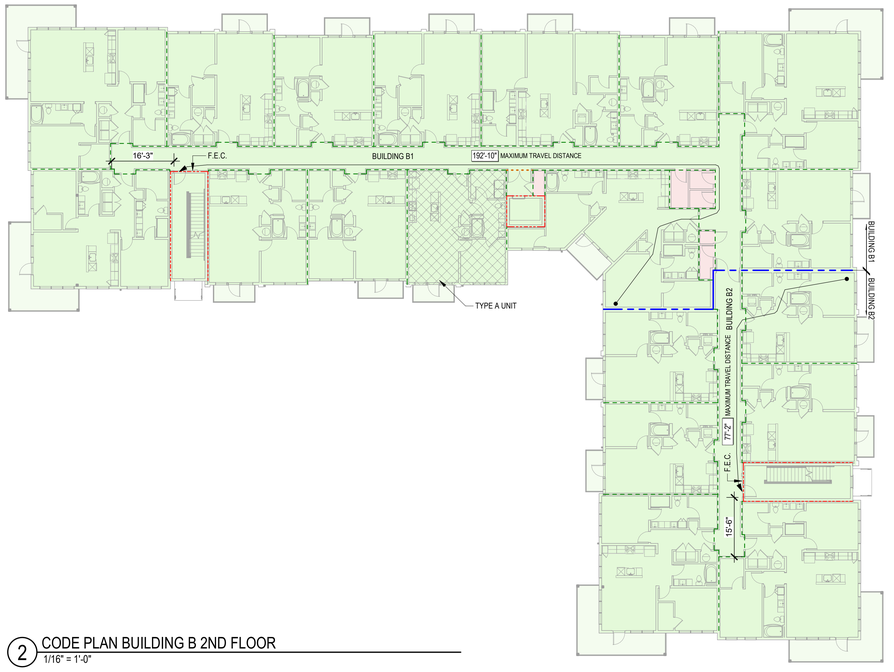
- 1 HR FIRE BARRIER **
- 1 HR FIRE PARTITION
- 1 HR SMOKE BARRIER
- 1 HR SMOKE PARTITION
- 2 HR FIRE BARRIER **
- 2 HR FIRE WALL

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

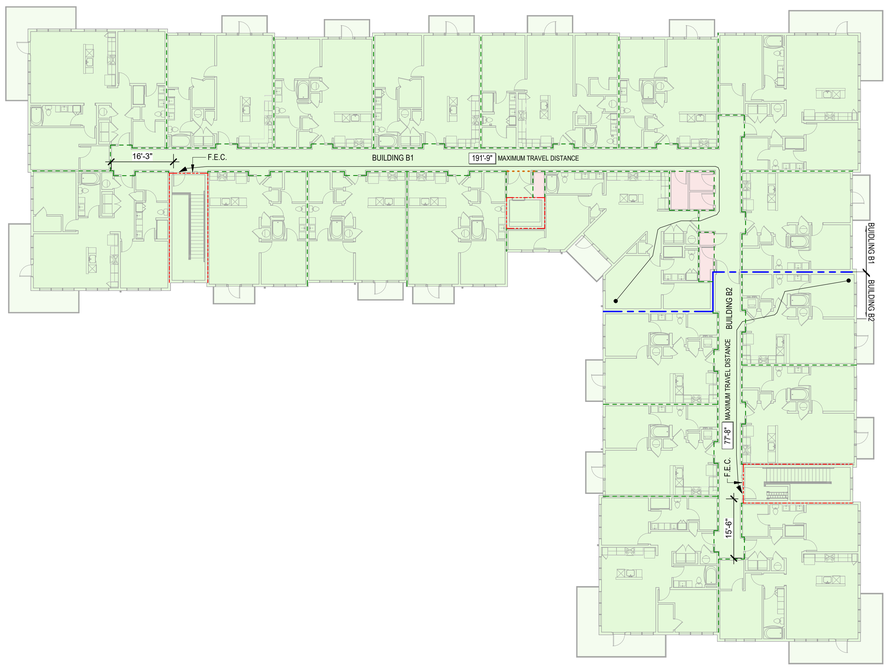
LOAD-BEARING WALLS, ALSO REQUIRED TO BE FIRE RATED, ARE NOT SHOWN ON CODE ANALYSIS DIAGRAMS. REFER TO "FIRE-RESISTANCE RATING REQUIREMENTS" ON A0.01 FOR REQUIRED FIRE RATING. REFER TO STRUCTURAL DRAWINGS FOR LOCATION OF LOAD-BEARING WALLS.



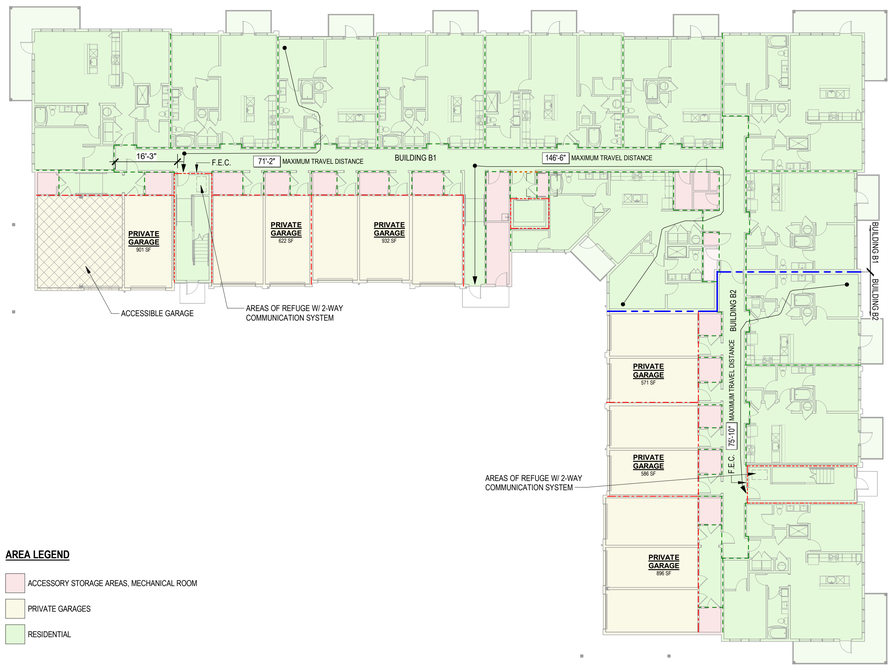
3 CODE PLAN BUILDING B 3RD FLOOR
1/16" = 1'-0"



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



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



AREA LEGEND

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

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

BUILDING B1 ANALYSIS

DESCRIPTION:

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

CLASSIFICATION SUMMARY:

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

BUILDING HEIGHT AND NUMBER OF STORIES

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

ALLOWABLE AREA

FRONTAGE INCREASE (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

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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
• 09.16.2024 PERMIT SET

△REVISIONS

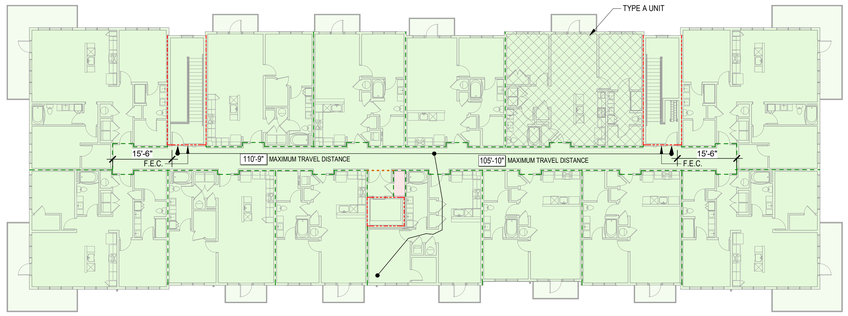
JOB NO. 720522
DATE 10.23.2024
DRAWN BY IA/BB/CE
PERMIT SET

SHEET NAME
BUILDING B - CODE REVIEW

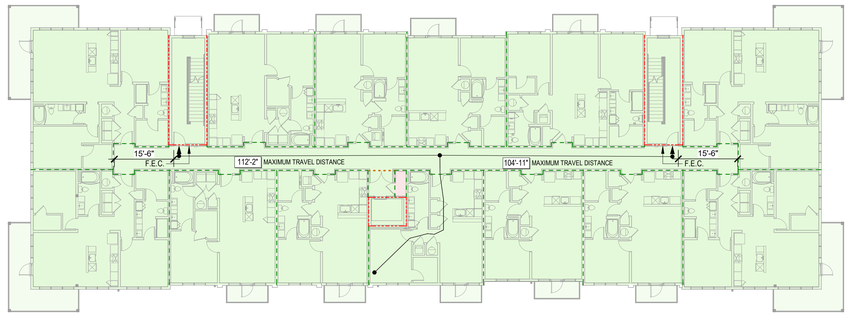
SHEET NO.
A0.04

10/29/2024 6:33:17 PM

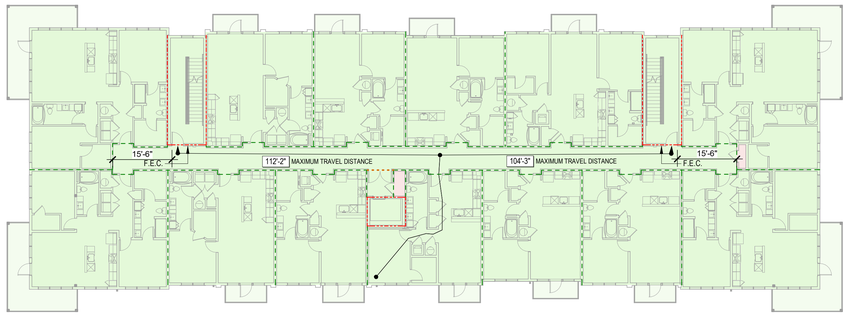
ARCH E1.30" x 42"



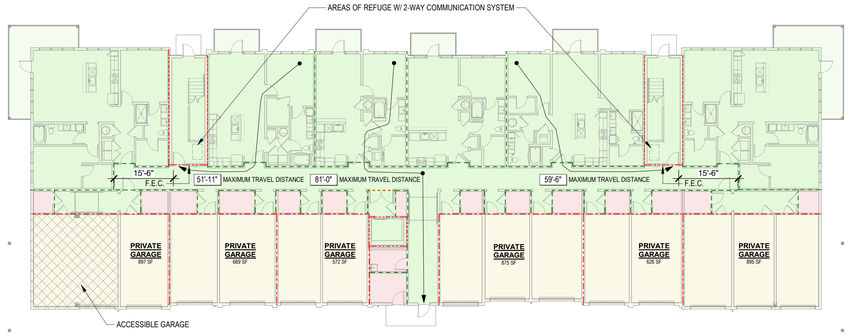
4 CODE PLAN BUILDING C 4TH FLOOR
1/16" = 1'-0"



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



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



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

AREA LEGEND

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

BUILDING C ANALYSIS

DESCRIPTION:

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

CLASSIFICATION SUMMARY:

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

BUILDING HEIGHT AND NUMBER OF STORIES

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

ALLOWABLE AREA

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

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

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

OCCUPANT LOAD CALCULATIONS

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

GRAPHIC & LINE TYPE LEGEND

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

** EXTEND WALL FULL HEIGHT THRU 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

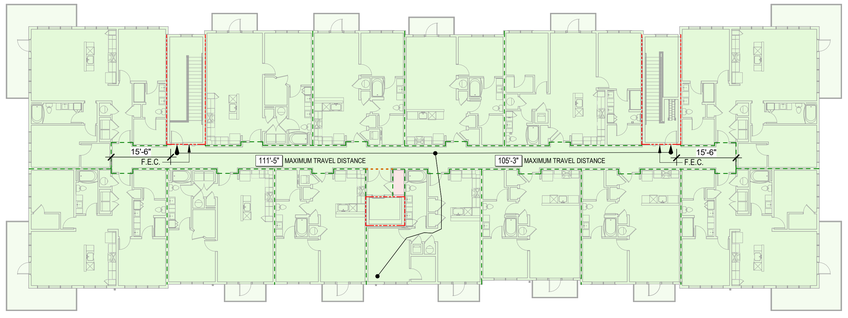
JOB NO. 720522
DATE 10.23.2024
DRAWN BY IA/BB/CE
PERMIT SET

SHEET NAME
BUILDING C - CODE REVIEW

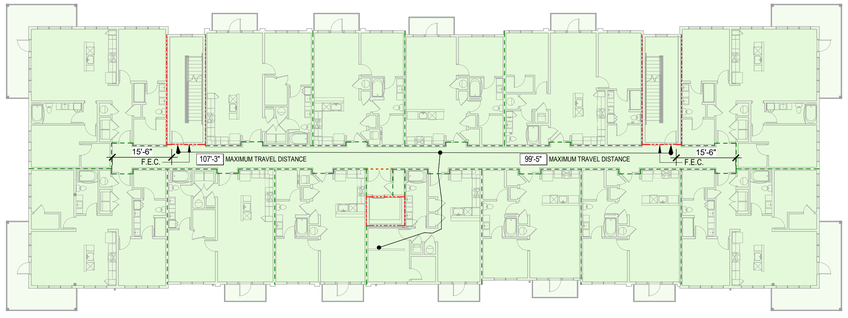
SHEET NO.
A0.05

10/29/2024 6:33:23 PM

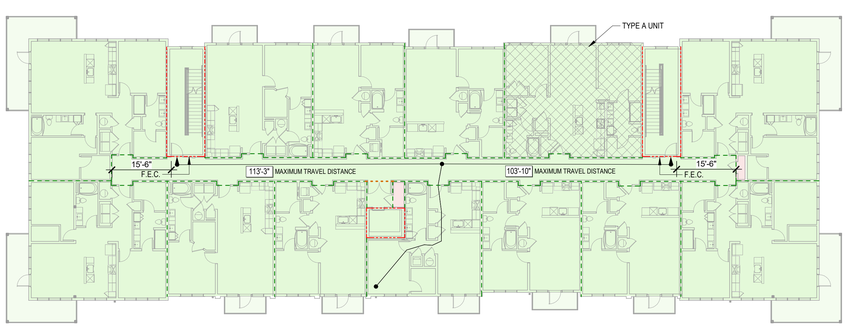
ARCH E1.30" x 42"



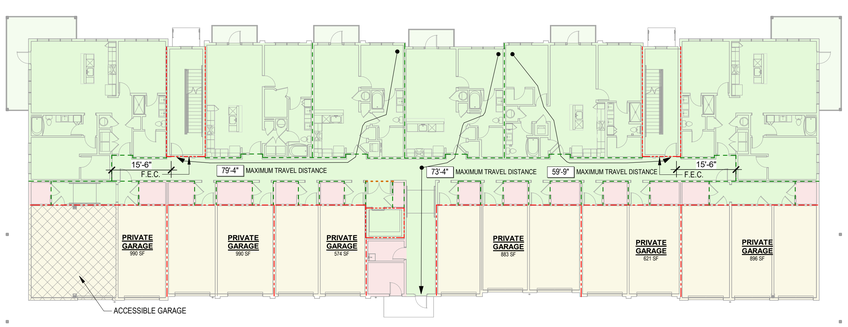
5 CODE PLAN BUILDING D 4TH FLOOR
1/16" = 1'-0"



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



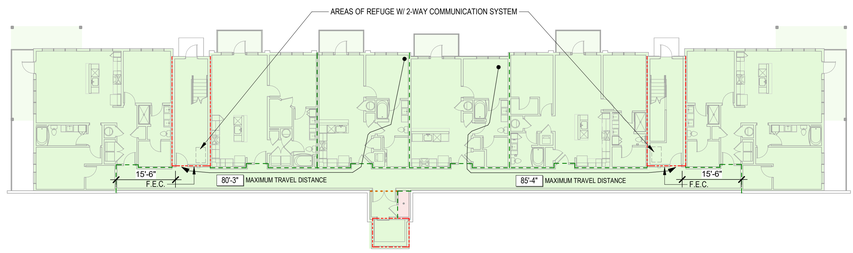
4 CODE PLAN BUILDING D 3RD FLOOR
1/16" = 1'-0"



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

AREA LEGEND

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



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

BUILDING D ANALYSIS

DESCRIPTION:

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

CLASSIFICATION SUMMARY:

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

BUILDING HEIGHT AND NUMBER OF STORIES

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

ALLOWABLE AREA

FRONTAGE INCREASE (I$_f$)	YES		
EQUATION 5-5	$I_f = [F / P - 0.25] W / 30 = [251 / 317 - 0.25] 30 / 30 = 0.541$		
FRONTAGE INCREASE (AREA)	R-2: 6,492 SF	U: 4,869 SF	
EQUATION 5-3	$A_a = [A_t + (NS \times I_f)]$		
TABULAR ALLOWABLE AREA FACTOR	A_t =	R-2: 12,000 SF	U: 9,000 SF
TABULAR NS ALLOWALBE AREA FACTOR	NS =	R-2: 12,000 SF	U: 9,000 SF
AREA FACTOR INCREASE DUE TO FRONTAGE	I_f = 0.541		
MAX INDIVIDUAL STORY ALLOWABLE AREA	R-2: 18,482 SF		
	U: 13,869 SF		

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

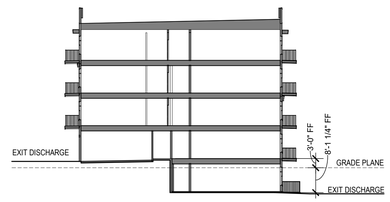
	OCCUPANT LOAD FACTOR & TYPE	ACTUAL AREA	OCCUPANT LOAD
BASEMENT T/SLAB			
R-2 OCCUPANCY	200 SFGROSS	7,721 SF	40
1ST FLR T/SLAB			
R-2 OCCUPANCY	200 SFGROSS	9,826 SF	50
U OCCUPANCY	200 SFGROSS	4,529 SF	23
2ND FLR T/SUBFLR			
R-2 OCCUPANCY	200 SFGROSS	15,119 SF	76
3RD FLR T/SUBFLR			
R-2 OCCUPANCY	200 SFGROSS	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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CLINT EDD EVANS
NUMBER A-6993
ARCHITECT
10/30/2024

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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

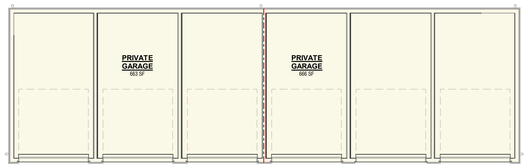
SHEET NO.
A0.06

10/29/2024 6:33:39 PM

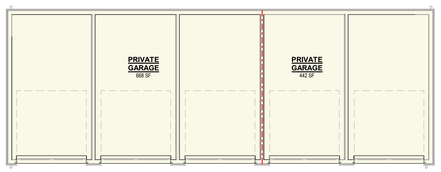
ARCH E1.30" x 42"

AREA LEGEND

PRIVATE GARAGES



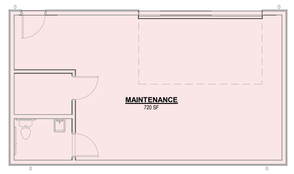
1 CODE PLAN DETACHED GARAGE B
1/8" = 1'-0"



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

AREA LEGEND

ACCESSORY STORAGE AREAS, MECHANICAL ROOM



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

DETACHED GARAGE B

DESCRIPTION:
1 STORY DETACHED BUILDING WITH 6 PRIVATE GARAGES

CLASSIFICATION SUMMARY:

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

BUILDING HEIGHT AND NUMBER OF STORIES

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

ALLOWABLE AREA

FRONTAGE INCREASE (I)	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.

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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"

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

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LEE'S SUMMIT, MISSOURI

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- 09.16.2024 PERMIT SET

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DATE 10.23.2024
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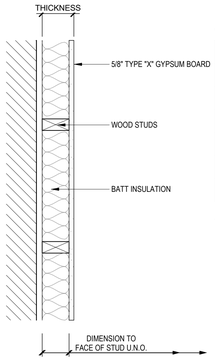
SHEET NAME
BUILDING AND UNIT AREA SCHEDULES
SHEET NO.
A0.10

10/29/2024 6:33:33 PM

ARCH E1 30" x 42"



WALL ASSEMBLY INFORMATION

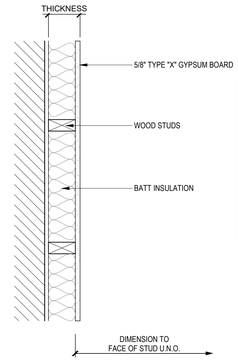
IDENTIFICATION	P/1	P/2
STUD SIZE	2x4	2x6
THICKNESS	4 1/8"	6 1/8"
FIRE RATING	1 HR	1 HR
FIRE TEST NUMBER	--	--
ACOUSTICAL RATING	--	--
ACOUSTICAL TEST NUMBER	--	--

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.

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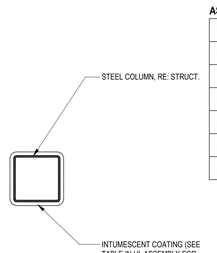
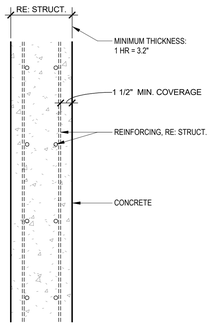


ASSEMBLY INFORMATION

IDENTIFICATION	CA/1	CA/2
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"



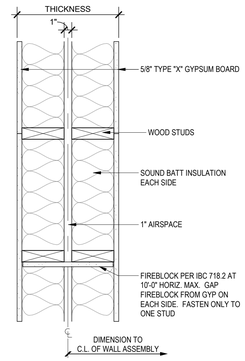
WALL ASSEMBLY INFORMATION

IDENTIFICATION	N/1	N/2
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"



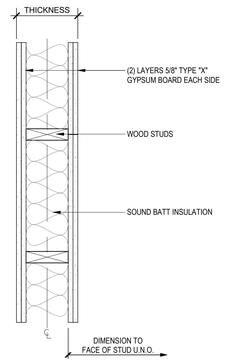
WALL ASSEMBLY INFORMATION

IDENTIFICATION	F/1	F/2
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



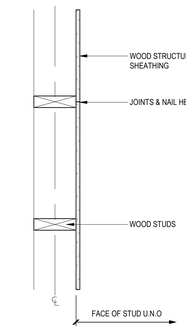
WALL ASSEMBLY INFORMATION

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.



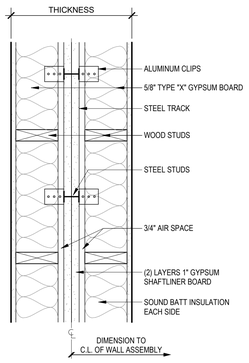
WALL ASSEMBLY INFORMATION

IDENTIFICATION	U/1	U/2
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

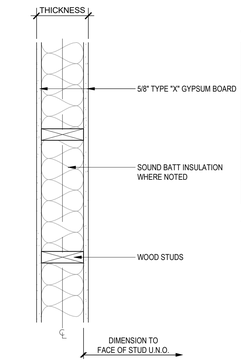
IDENTIFICATION	L/0	
STUD SIZE	2x6	--
THICKNESS	15 3/4"	--
FIRE RATING	2 HR	--
FIRE TEST NUMBER	UL U347	--
ACOUSTICAL RATING	--	--
ACOUSTICAL TEST NUMBER	--	--

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"



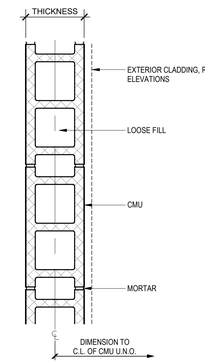
WALL ASSEMBLY INFORMATION

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.

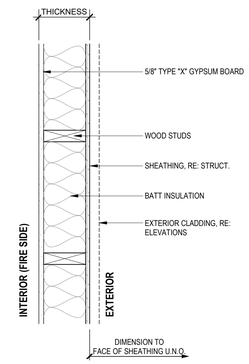
B 1-HR INT. WOOD STUD WALL
1 1/2" = 1'-0" — SEE BUILDING PLANS FOR LOCATIONS



WALL ASSEMBLY INFORMATION

IDENTIFICATION	S/0	
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



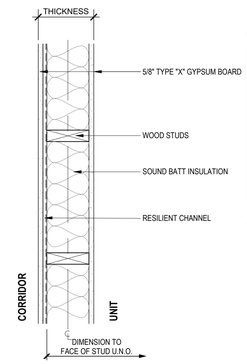
WALL ASSEMBLY INFORMATION

IDENTIFICATION	J/0	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



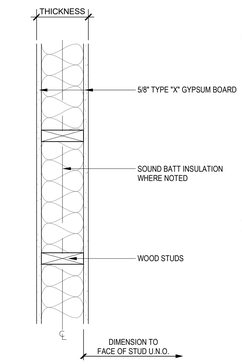
WALL ASSEMBLY INFORMATION

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	A/1	A/2
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"

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.

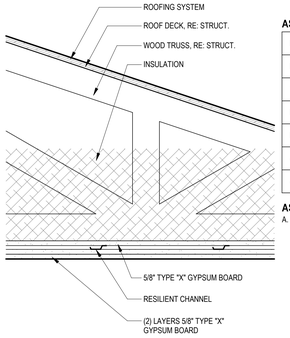
F. SOUND CONTROL BATT INSULATION TO BE INSTALLED AT:
   1. BOTH SIDES OF DOUBLE STUD WALLS OF PARTITIONS SEPARATING APARTMENT UNITS
   2. WALLS AND FLOOR/CEILING ASSEMBLIES SEPARATING APARTMENTS FROM CORRIDORS AND ALL OTHER SPACES
   3. STAIRWAYS
   4. ELEVATOR HOISTWAY AND ELEVATOR CONTROL ROOM WALLS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

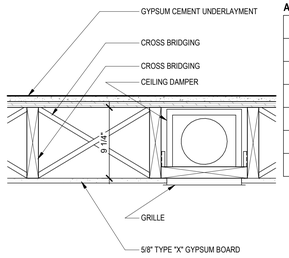
IDENTIFICATION	RB
FRAMING	WOOD TRUSS
THICKNESS	VARIES
FIRE RATING	2 HR
FIRE TEST NUMBER	UL P571
ACOUSTICAL RATING	--
ACOUSTICAL TEST NUMBER	--

ASSEMBLY NOTES

A. ...

RB 2-HR ROOF/CEILING ASSEMBLY

1 1/2" = 1'-0" — TYPICAL AT STAIR

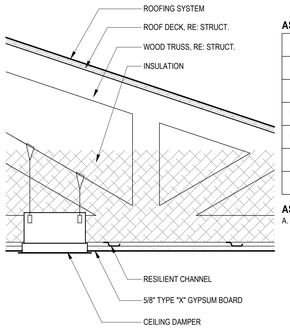


ASSEMBLY INFORMATION

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

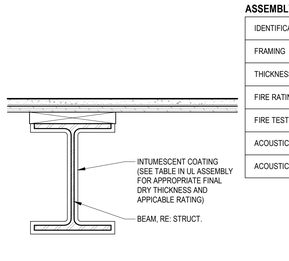
IDENTIFICATION	RA
FRAMING	WOOD TRUSS
THICKNESS	VARIES
FIRE RATING	1 HR
FIRE TEST NUMBER	UL P556
ACOUSTICAL RATING	--
ACOUSTICAL TEST NUMBER	--

ASSEMBLY NOTES

A. ...

RA 1-HR ROOF/CEILING ASSEMBLY

1 1/2" = 1'-0" — TYPICAL

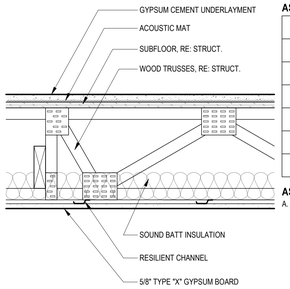


ASSEMBLY INFORMATION

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

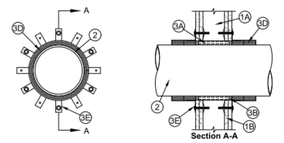
SHEET NO.
A0.21

10/29/2024 6:33:58 PM

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



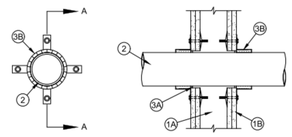
1. **Wall Assembly -** The 1 or 2 hr fire-rated gypsum wallboard/stud wall assembly shall be constructed of the materials and in the manner described in the individual U300 or U400 Series Wall or Partition Design in the UL Fire Resistance Directory and shall include the following construction features:
   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.

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

System No. W-L-2029

ANSI/ULI 1479 (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.

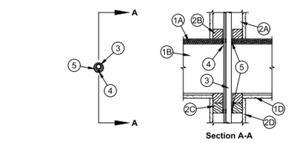
1. **Wall Assembly -** The 1 or 2 hr fire rated gypsum wallboard/stud wall assembly shall be constructed of the materials and in the manner described in the individual U300, V300, U400, U400, V400 or W400 Series Wall and Partition Designs in the UL Fire Resistance Directory and shall include the following 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

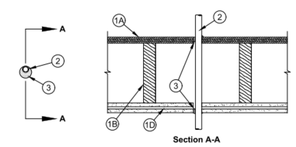


1. **Floor-Ceiling Assembly -** The 1 hr fire-rated solid or trussed lumber joist floor-ceiling assembly shall be constructed of the materials and in the manner specified in individual L500 Series Floor-Ceiling Designs in the UL Fire Resistance Directory, as summarized below:
   A. **Flooring System -** 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 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.

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

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

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

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

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

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

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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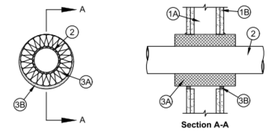
ARCH E1 30" x 42"

Classified by
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/gypsum wallboard interface at the point contact location and lapping 1/4 in. beyond the periphery of the opening on both sides of the wall.

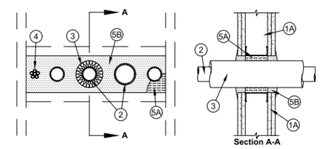
      SPECIFIED TECHNOLOGIES INC - SpecSeal Series SSS Sealant or SpecSeal LCI Sealant

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

Classified by
Underwriters Laboratories, Inc.
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 nom 5/8 in. to max 1-15/16 in. Pipe, conduit or tubing to be rigidly supported on both sides of wall assembly. The following types and sizes of pipes, conduits or tubing may be used:
   A. **Steel Pipe -** Nom 3 in. diam (or smaller) Schedule 5 (or heavier) steel pipe.
   B. **Iron Pipe -** Nom 2 in. diam (or smaller) cast or ductile iron pipe.
   C. **Conduit -** Nom 3 in. diam (or smaller) steel electrical metallic tubing or steel conduit.
   D. **Copper Tubing -** Nom 2 in. diam (or smaller) Type L (or heavier) copper tubing.
   E. **Copper Pipe -** Nom 2 in. diam (or smaller) Regular (or heavier) copper pipe.
   F. **Polyvinyl Chloride (PVC) Pipe -** Nom 2 in. diam (or smaller) Schedule 40 PVC pipe for use in closed (process or supply) piping system.

3. **Pipe Covering -** One of the following types of pipe coverings shall be used:
   A. **Pipe and Equipment Covering - 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.

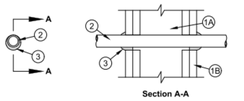
      SPECIFIED TECHNOLOGIES INC - SpecSeal Series SSS Sealant or SpecSeal LCI Sealant

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

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

System No. W-L-3024

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



Section A-A

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

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

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

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

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

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

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

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

   *Bearing the UL Classification Marking

   +Bearing the UL Listing Mark

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CLINT EDD EVANS
NUMBER A-6993
ARCHITECT
10/30/2024

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

DRAWING RELEASE LOG
• 09.16.2024 70 (90)87 SET

△ REVISIONS

JOB NO. 720522
DATE 10.23.2024
DRAWN BY Author
PERMIT SET

SHEET NAME
RATED PENETRATION DETAILS
SHEET NO.
A0.31

10/29/2024 6:33:38 PM

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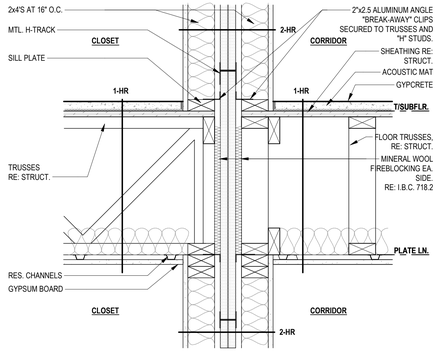
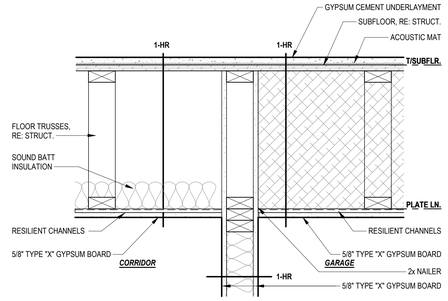


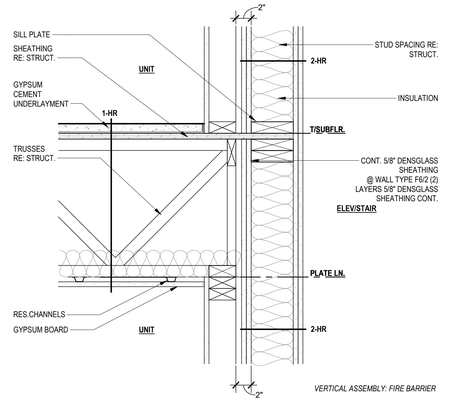
VERTICAL ASSEMBLY: FIRE WALL

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



VERTICAL ASSEMBLY: FIRE BARRIER

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



VERTICAL ASSEMBLY: FIRE BARRIER

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

FLOOR/WALL INTERSECTION DETAIL GENERAL NOTES:

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

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

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

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

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

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

G. TRIM AND MOULDINGS NOT SHOWN FOR CLARITY.

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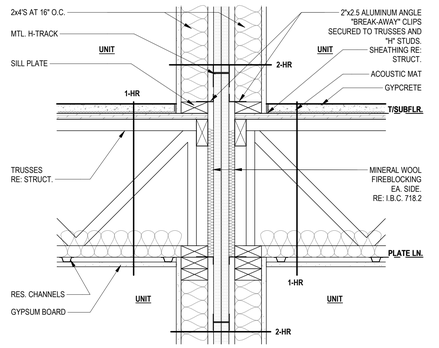
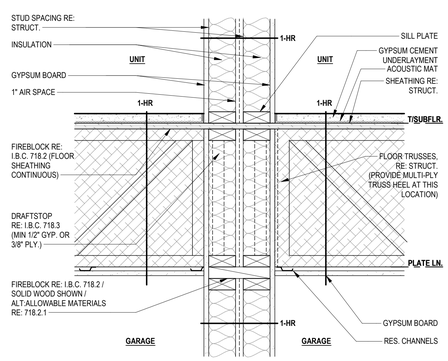
STATE OF MISSOURI
CLINT EDD EVANS
NUMBER A-6978
ARCHITECT
10/30/2024



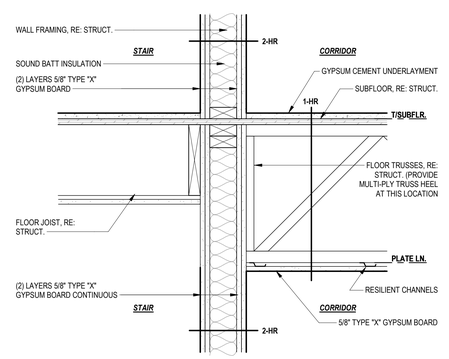
VERTICAL ASSEMBLY: FIRE WALL

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



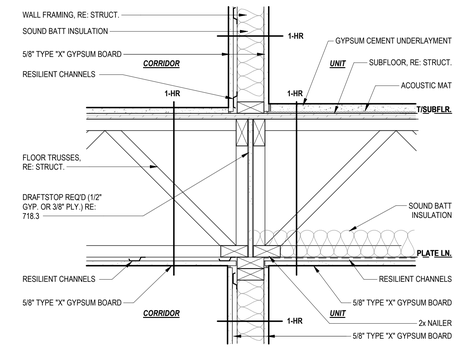
VERTICAL ASSEMBLY: FIRE BARRIER

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



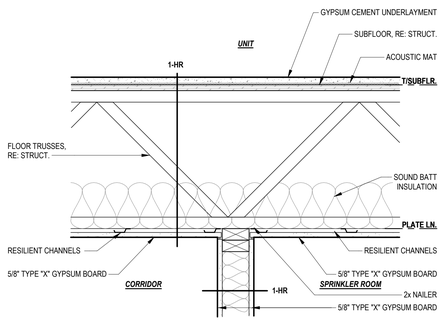
VERTICAL ASSEMBLY: FIRE BARRIER

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



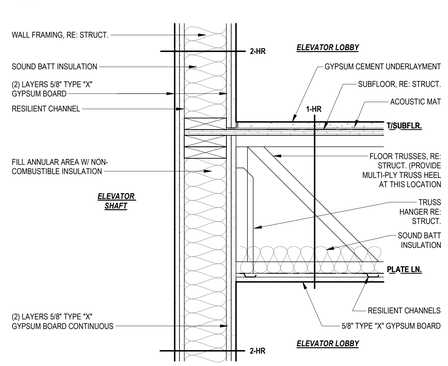
VERTICAL ASSEMBLY: FIRE PARTITION

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



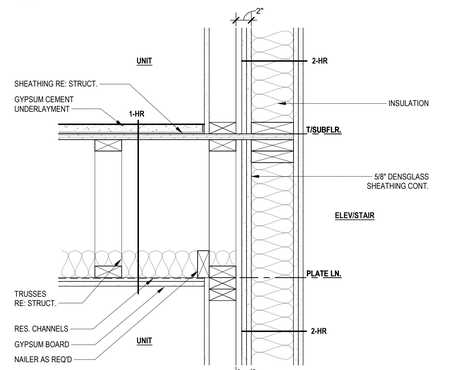
VERTICAL ASSEMBLY: FIRE PARTITION

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



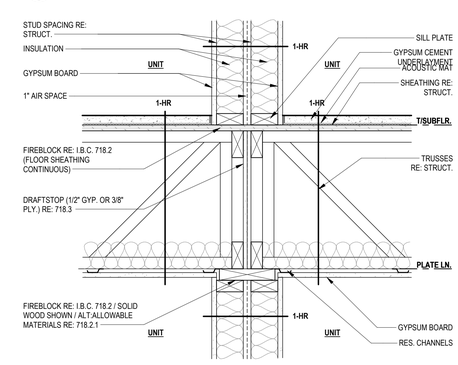
VERTICAL ASSEMBLY: FIRE BARRIER

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



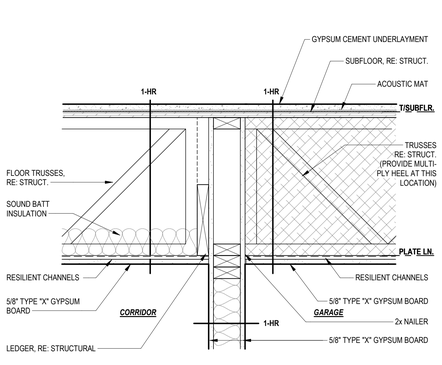
VERTICAL ASSEMBLY: FIRE BARRIER

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



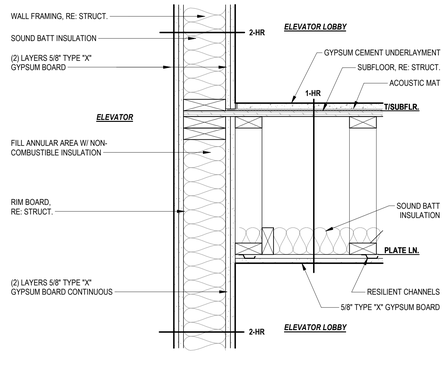
VERTICAL ASSEMBLY: FIRE PARTITION

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



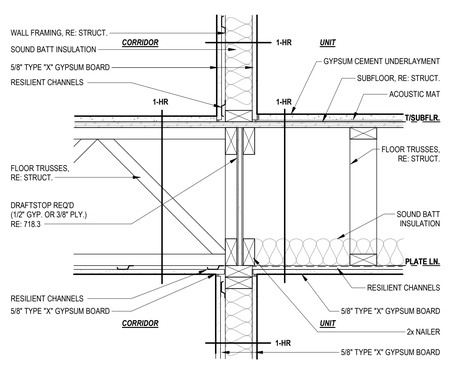
VERTICAL ASSEMBLY: FIRE PARTITION

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



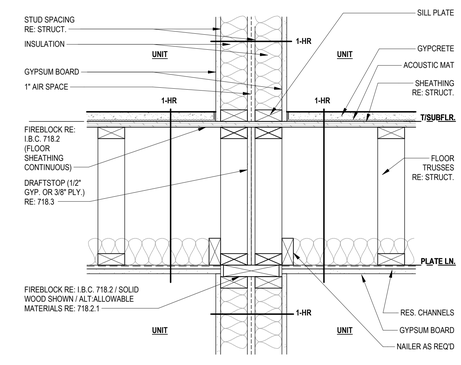
VERTICAL ASSEMBLY: FIRE BARRIER

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.

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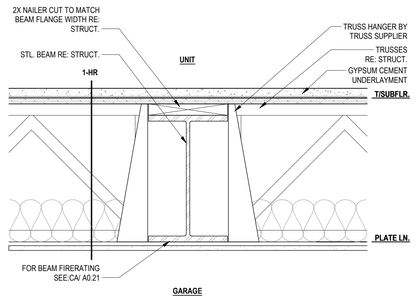
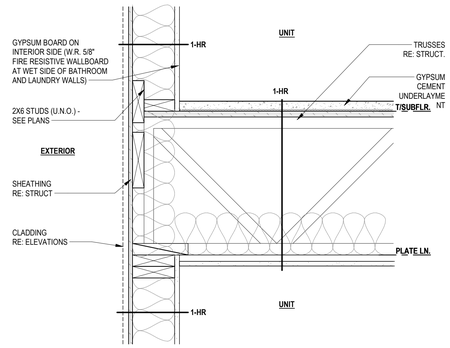
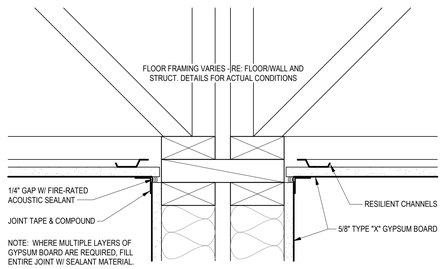
CLINT EDD EVANS
NUMBER A-9999
ARCHITECT
10/30/2024



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

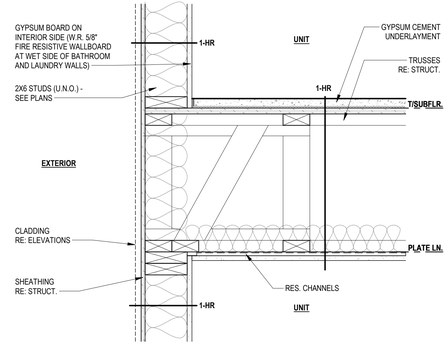


3 1HR EXTERIOR WALL - PERP. TRUSSES
1 1/2" = 1'-0"

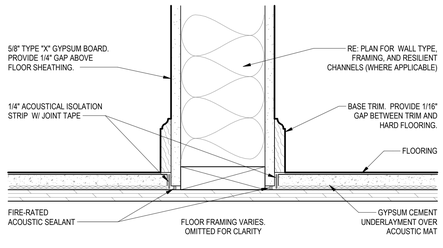


DETAIL TYPICAL AT:
UNIT DEMISING WALLS, CORRIDOR WALLS, STAIR & ELEVATOR WALLS, AND SOUND RATED ASSEMBLIES INDICATED.

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

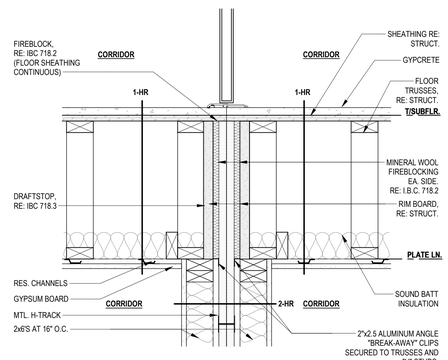


2 1HR EXTERIOR WALL - PARALLEL TRUSSES
1 1/2" = 1'-0"



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 E1.30" x 42"

FLOOR/WALL INTERSECTION DETAIL GENERAL NOTES:

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

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

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

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

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

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

G. TRIM AND MOULDINGS NOT SHOWN FOR CLARITY.

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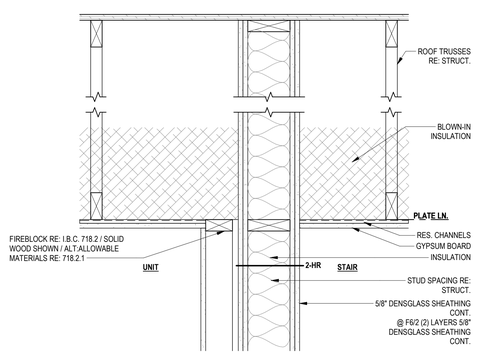
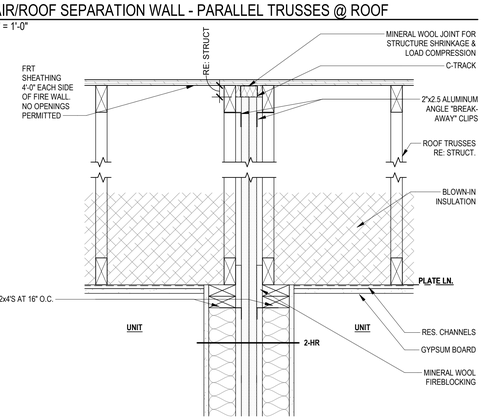
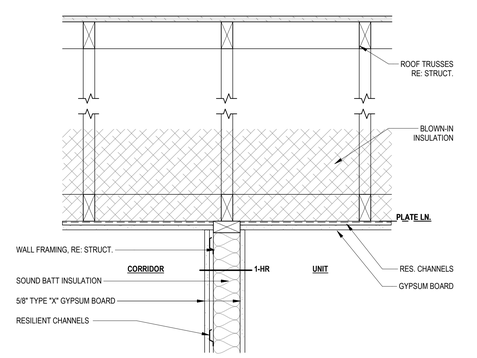
ARCHITECT
10/30/2024



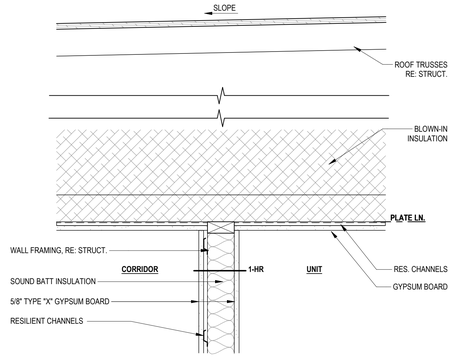
6 STAIR/ROOF SEPARATION WALL - PARALLEL TRUSSES @ ROOF
1 1/2" = 1'-0"



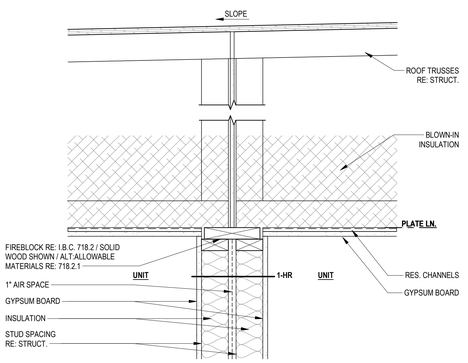
5 2 HR FIREWALL- WALL/ROOF
1 1/2" = 1'-0"



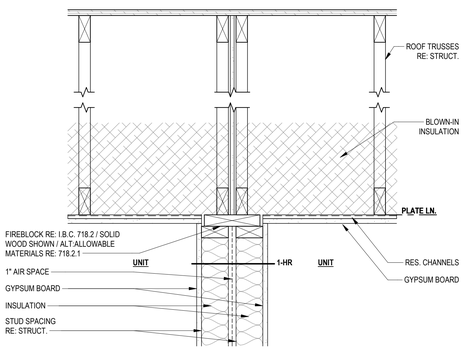
4 UNIT/CORRIDOR SEPARATION WALL - PARALLEL TRUSSES @ ROOF
1 1/2" = 1'-0"



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.

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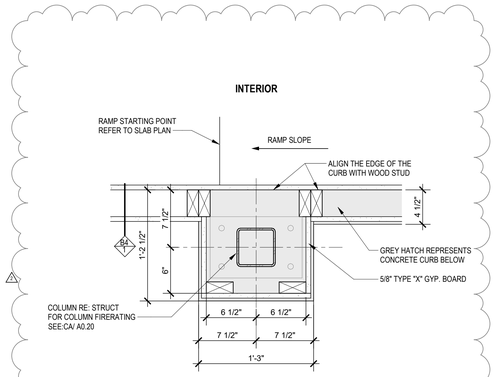
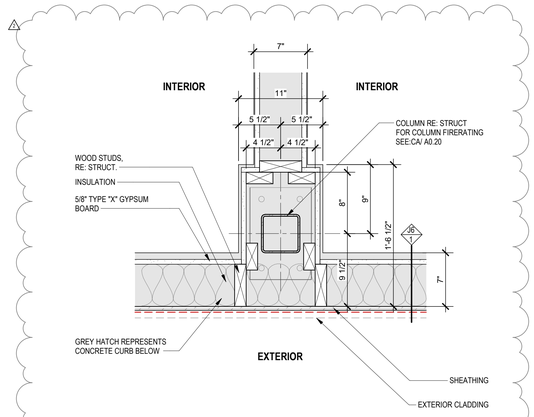
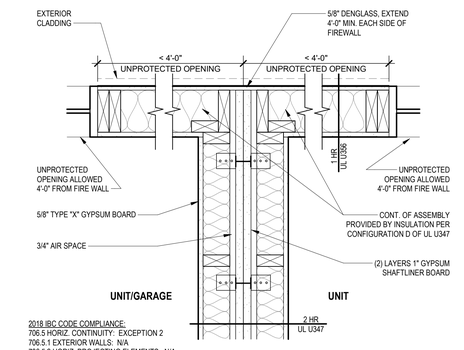
CLINT EDD EVANS
NUMBER A-9999
ARCHITECT
10/30/2024



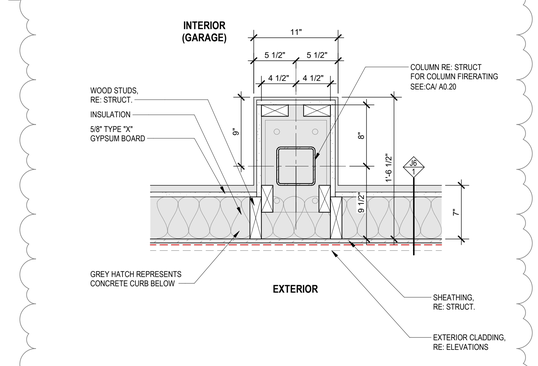
3 1 HR FIRE RATED COLUMN @ INTERIOR
1 1/2" = 1'-0"



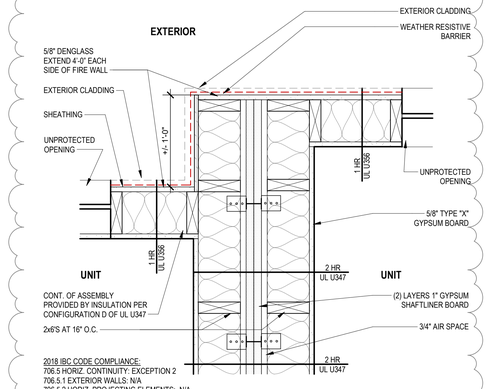
5 1 HR FIRE RATED COLUMN @ EXTERIOR
1 1/2" = 1'-0"



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

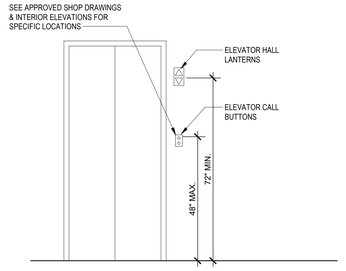
JOB.NO. 720522
DATE 10.23.2024
DRAWN BY IA/BB/CE
PERMIT SET

SHEET NAME
FIRE RATED PLAN DETAILS

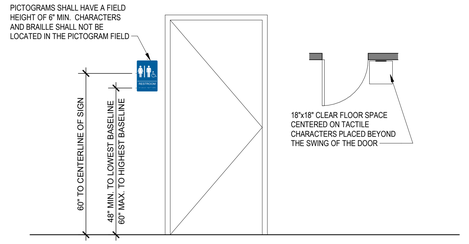
SHEET NO.
A0.43

10/29/2024 6:33:43 PM

ARCH E1.30" x 42"

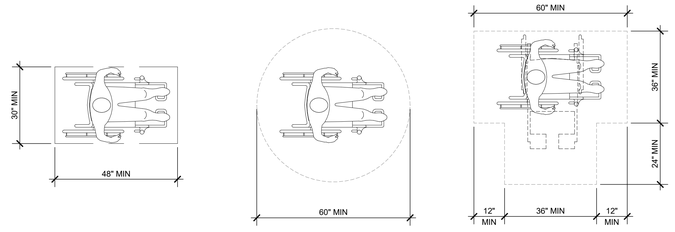


ELEVATOR COMPONENTS



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

GENERAL SIGNAGE



CLEAR SPACE

CIRCULAR TURN

T-SHAPED TURN

TURNING AND CLEAR FLOOR SPACES

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DRAWING RELEASE LOG
• 09.16.2024 PERMIT SET

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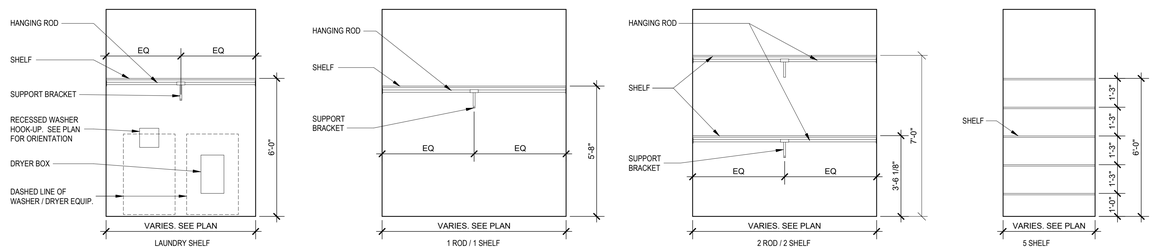
1 SECTION AT BATHTUB
1 1/2" = 1'-0"



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

TYPICAL MOUNTING HEIGHTS - UNIT SHELVES

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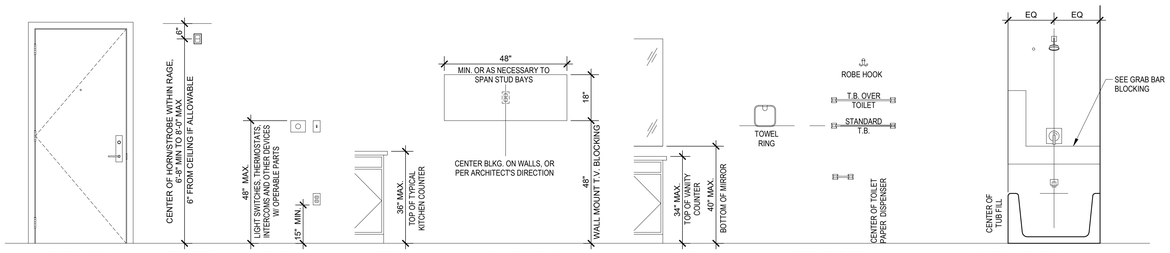
JOB NO. 720522
DATE 10.23.2024
DRAWN BY IA/BB/CE
PERMIT SET

SHEET NAME
UNIT INFO

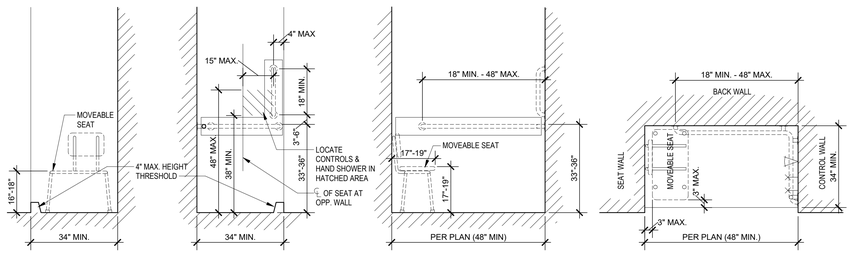
SHEET NO.
A1.00

10/29/2024 6:33:45 PM

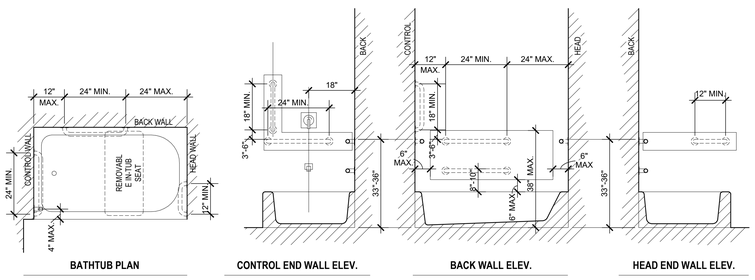
ARCH E1.35" x 42"



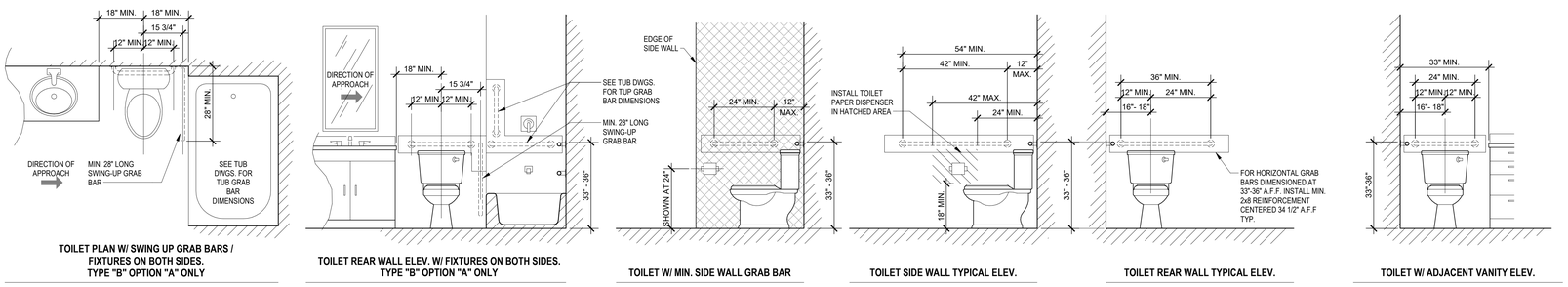
TYPE "B" DWELLING UNIT MOUNTING HEIGHTS



TYPE "B" DWELLING UNIT GRAB BAR REINFORCEMENT FOR SHOWERS



TYPE "B" DWELLING UNIT GRAB BAR REINFORCEMENT FOR BATHTUBS



TYPE "B" DWELLING UNIT GRAB BAR REINFORCEMENT FOR TOILETS

TYPE "B" DWELLING UNITS - ACCESSIBILITY NOTES

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

ACCESSIBLE ROUTE:

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

DOORS:

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

TOILET AND BATHING FACILITES:

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

OPTION A:

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

OPTION B:

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

KITCHENS:

1. CLEARANCES SHALL COMPLY WITH A117.1100.4.12.1. 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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STATE OF MISSOURI
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NUMBER A-2007041
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

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

SHEET NAME
TYPE "B" UNIT ACCESSIBILITY INFO
SHEET NO.
A1.01

10/29/2024 6:33:46 PM

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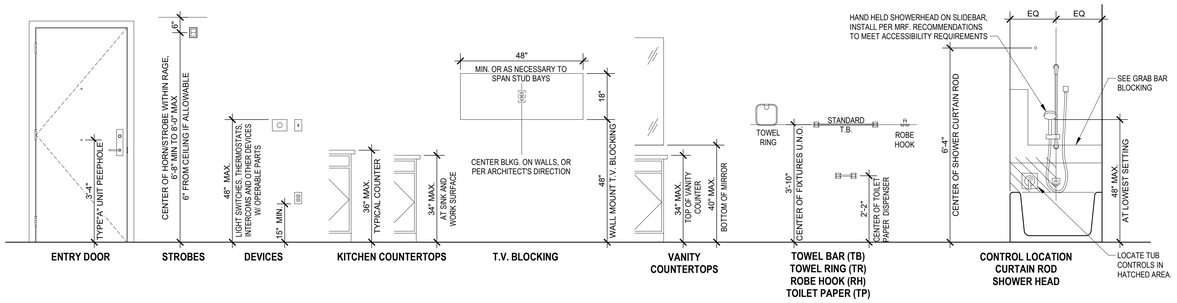
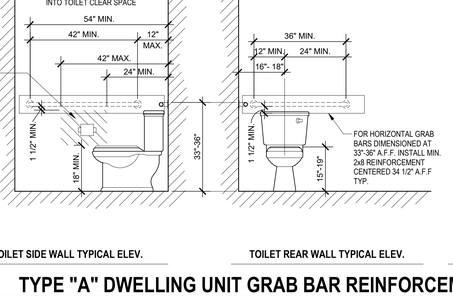
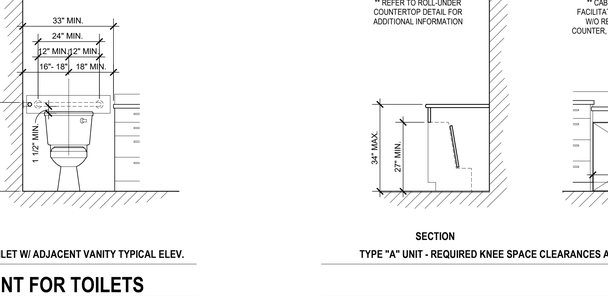


TYPE "A" DWELLING UNIT MOUNTING HEIGHTS

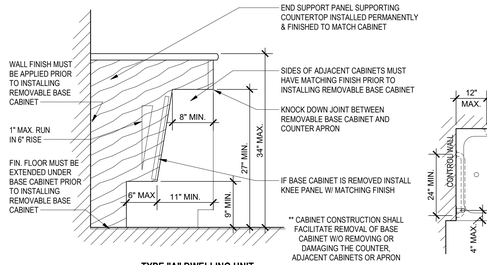


TYPE "A" UNIT - REQUIRED KNEE SPACE CLEARANCES AT LAVATORIES-VANITIES

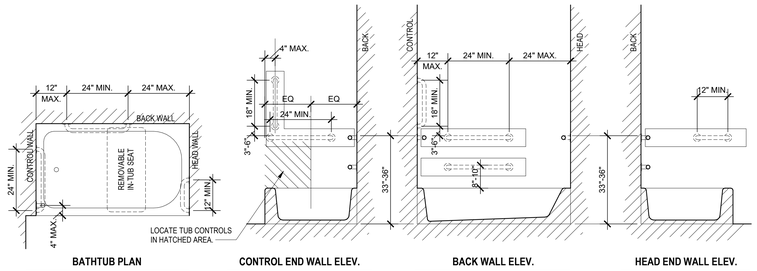
TYPE "A" DWELLING UNIT LAVATORIES-VANITIES



TYPE "A" DWELLING UNIT ACCESSIBLE REACH RANGE

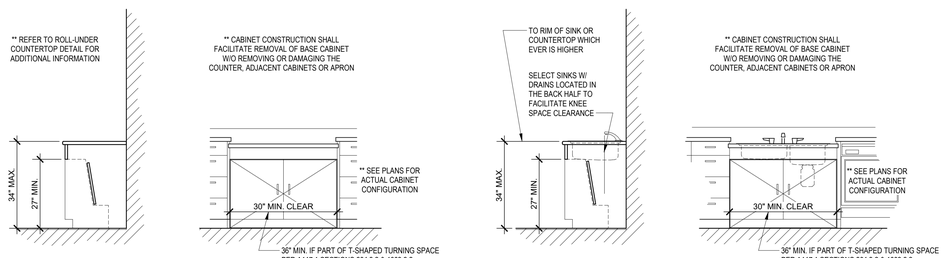


ROLL-UNDER COUNTERTOP DETAIL



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.

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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

△REVISIONS

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

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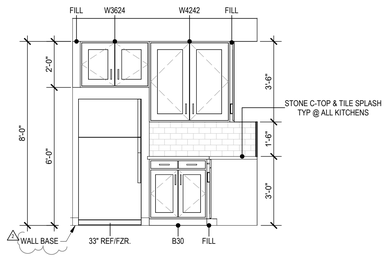
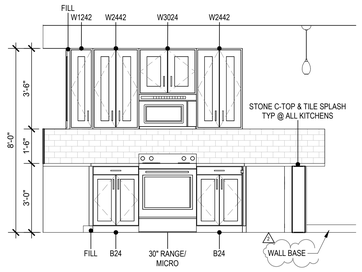


7 KITCHEN ELEVATION
3/8" = 1'-0"



6 KITCHEN ELEVATION
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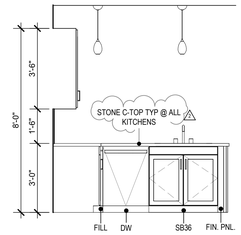

5 KITCHEN ELEVATION
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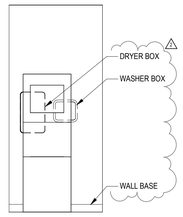

8 LAUNDRY ELEVATION
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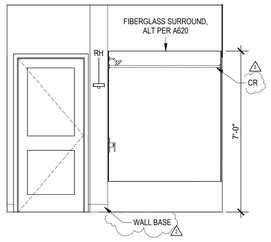
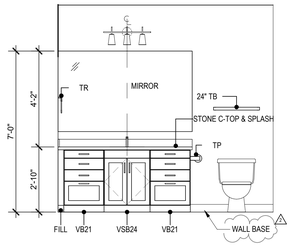


4 BATHROOM ELEVATION
3/8" = 1'-0"



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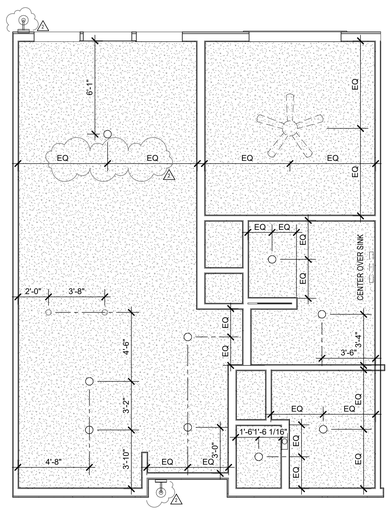
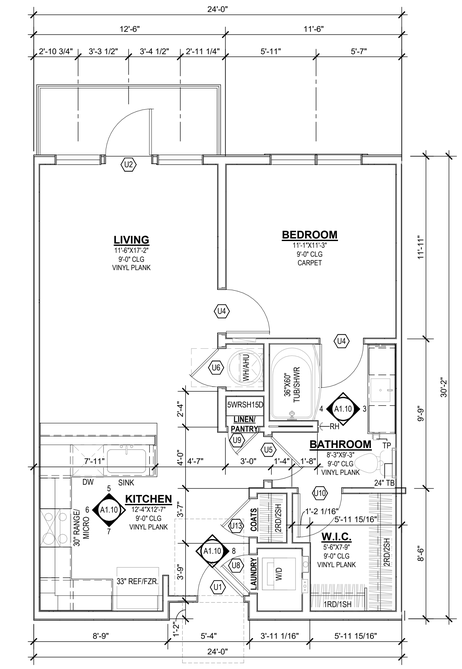
3/8" = 1'-0"



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



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

UNIT PLAN GENERAL NOTES:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Q. REFER TO ELEVATIONS FOR ADDITIONAL RAISED PLATE LINES.

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

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

T. ALL CABINETS RECEIVE END PANELS WHERE EXPOSED.

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

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

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

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

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

RCP LEGEND

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

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STATE OF MISSOURI
CLINT EDD EVANS
NUMBER A-2007437
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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
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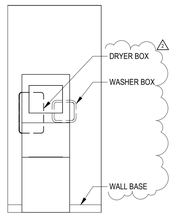
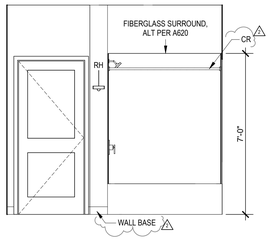


7 LAUNDRY ELEVATION
3/8" = 1'-0"



6 BATHROOM ELEVATION
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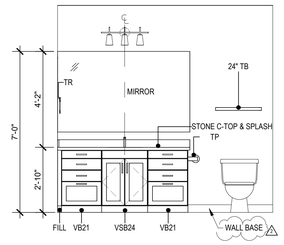

5 BATHROOM ELEVATION
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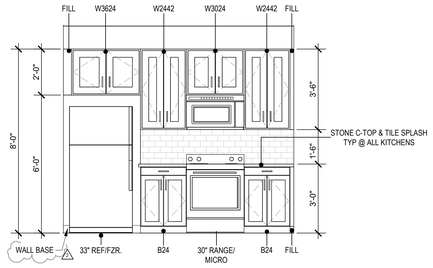
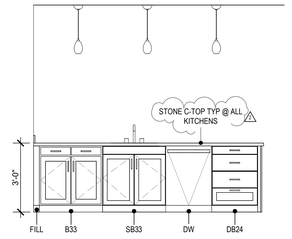
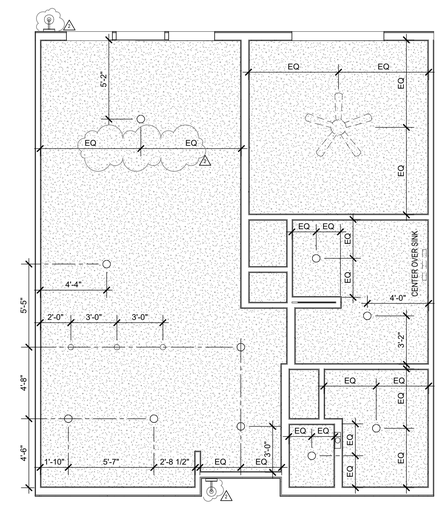


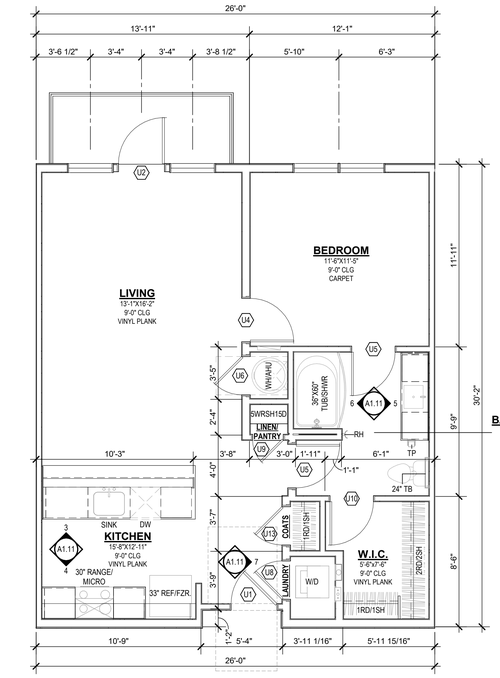
4 KITCHEN ELEVATION
3/8" = 1'-0"



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



2 UNIT A6 REFLECTED CEILING PLAN
1/4" = 1'-0"



1 UNIT A6 FLOOR PLAN
1/4" = 1'-0"

UNIT PLAN GENERAL NOTES:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Q. REFER TO ELEVATIONS FOR ADDITIONAL RAISED PLATE LINES.

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

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

T. ALL CABINETS RECEIVE END PANELS WHERE EXPOSED.

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

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

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

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

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

RCP LEGEND

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

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KANSAS, 66207

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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
• 09.16.2024 PERMIT SET

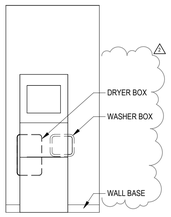
△ REVISIONS
2 10.30.24 CITY COMMENTS 1

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

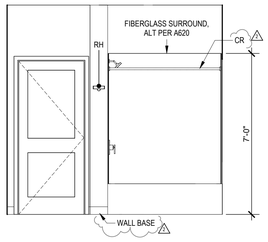
SHEET NAME
UNIT A6 PLAN & ELEVATIONS
SHEET NO.
A1.11

10/29/2024 6:53:53 PM

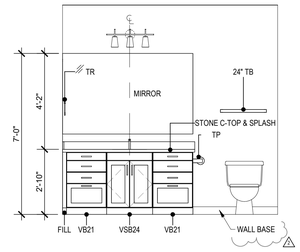
ARCH E1.30" x 42"



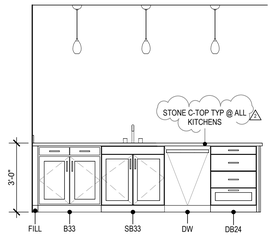
7 LAUNDRY ELEVATION
3/8" = 1'-0"



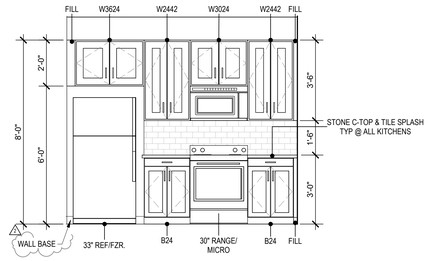
6 BATHROOM ELEVATION
3/8" = 1'-0"



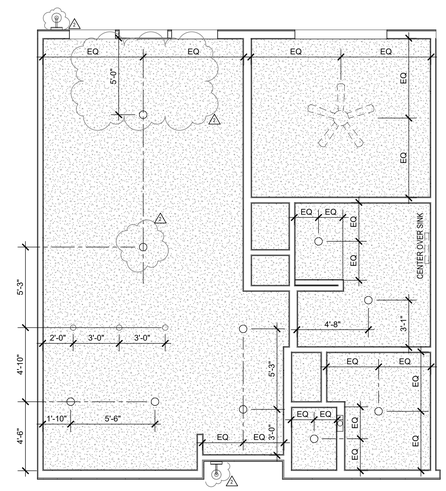
5 BATHROOM ELEVATION
3/8" = 1'-0"



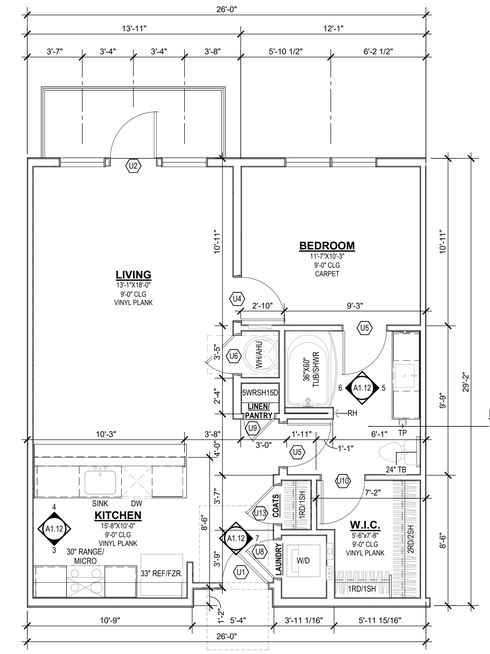
4 KITCHEN ELEVATION
3/8" = 1'-0"



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



2 UNIT A6 ALT REFLECTED CEILING PLAN
1/4" = 1'-0"



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

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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
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△ 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 A6 ALT PLAN & ELEVATIONS
SHEET NO.
A1.12

10/29/2024 6:33:56 PM

ARCH E1.30" x 42"

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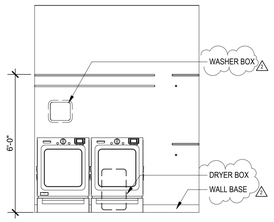
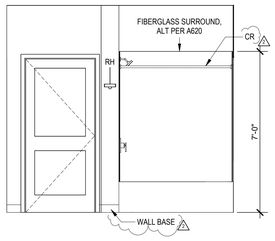
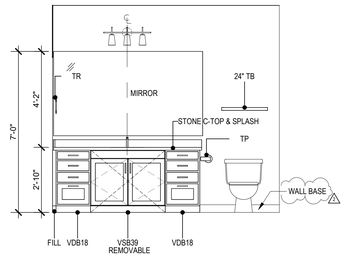


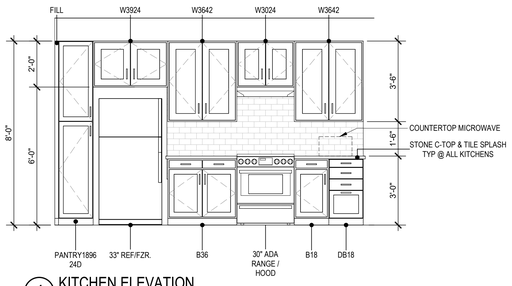
7 LAUNDRY ELEVATION
3/8" = 1'-0"



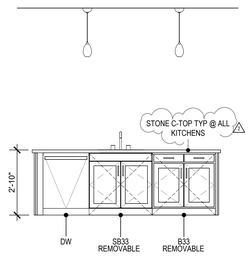
6 BATHROOM ELEVATION
3/8" = 1'-0"



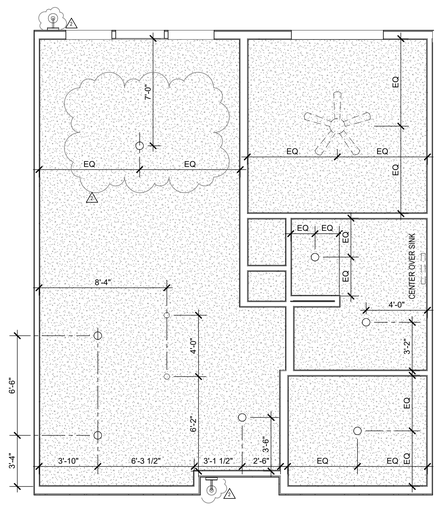
5 BATHROOM ELEVATION
3/8" = 1'-0"



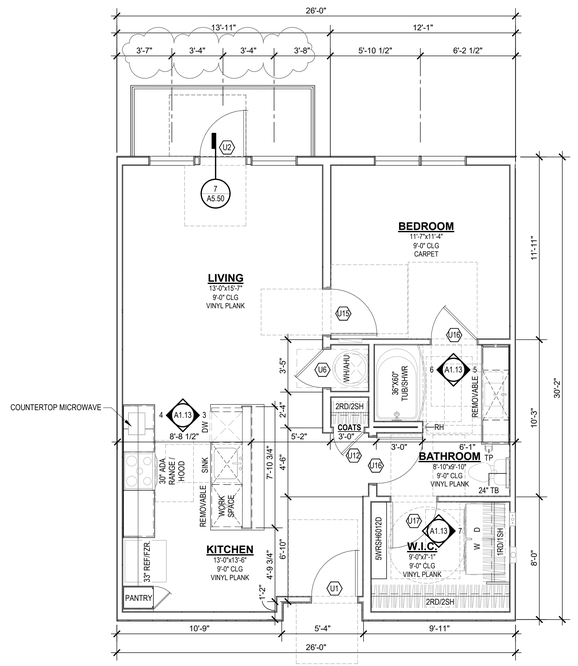
4 KITCHEN ELEVATION
3/8" = 1'-0"



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



2 UNIT A6 TYPE A REFLECTED CEILING PLAN
1/4" = 1'-0"



1 UNIT A6 TYPE A FLOOR PLAN
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STATE OF MISSOURI
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A1.13

10/29/2024 6:33:58 PM

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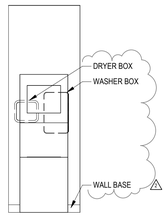
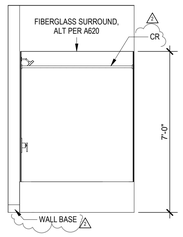


8 LAUNDRY ELEVATION
3/8" = 1'-0"



7 BATHROOM ELEVATION
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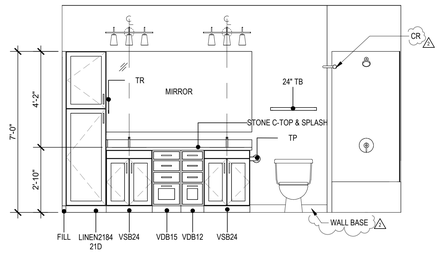

6 BATHROOM ELEVATION
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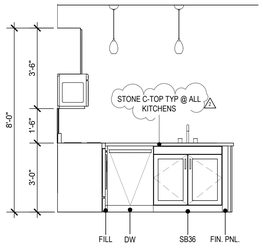

5 KITCHEN ELEVATION
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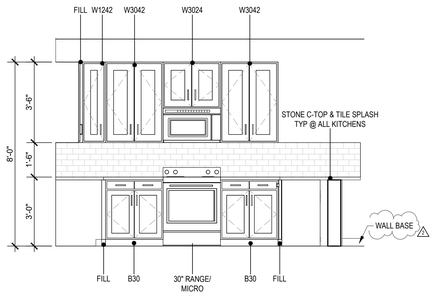

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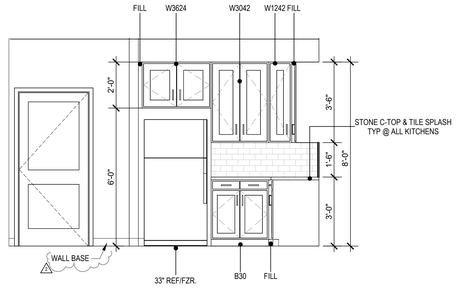

3 KITCHEN ELEVATION
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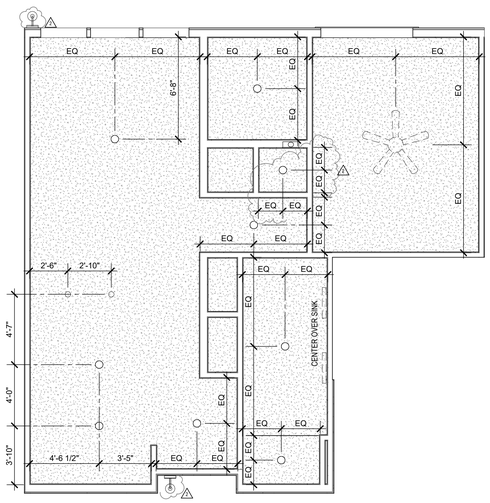
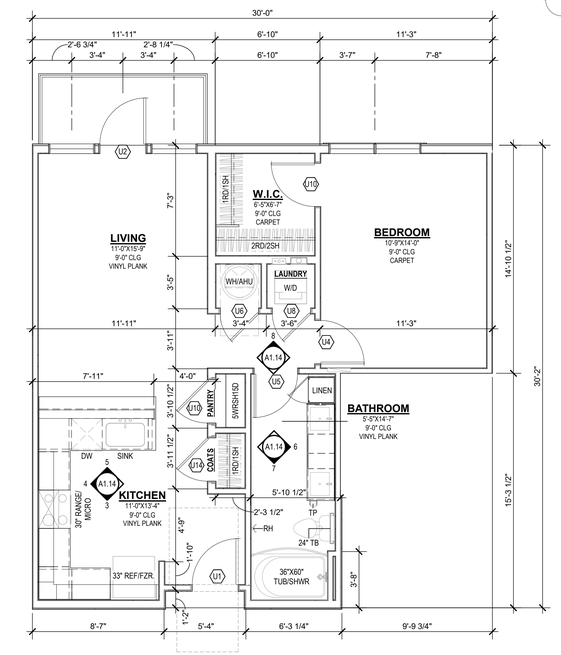


2 UNIT A7 REFLECTED CEILING PLAN
1/4" = 1'-0"



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

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

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

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

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

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

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

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

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

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

Q. REFER TO ELEVATIONS FOR ADDITIONAL RAISED PLATE LINES.

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

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

T. ALL CABINETS RECEIVE END PANELS WHERE EXPOSED.

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

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

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

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

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

RCP LEGEND

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

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KANSAS, 66207

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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
- 09.16.2024 PERMIT SET

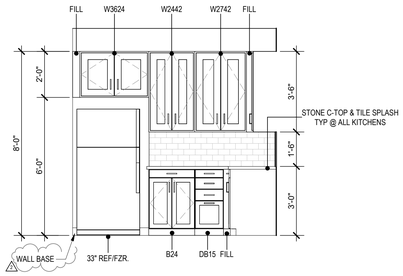
△ REVISIONS
2 10.30.24 CITY COMMENTS 1

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

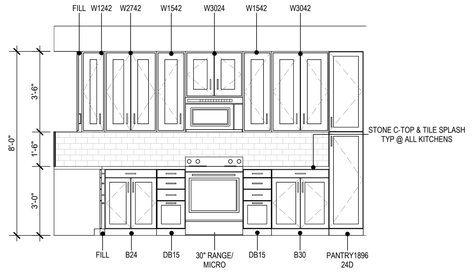
SHEET NAME
UNIT A7 PLAN & ELEVATIONS
SHEET NO.
A1.14

10/29/2024 6:34:01 PM

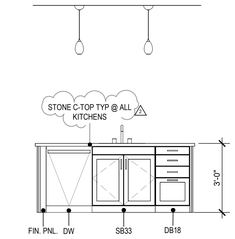
ARCH E1.30" x 42"



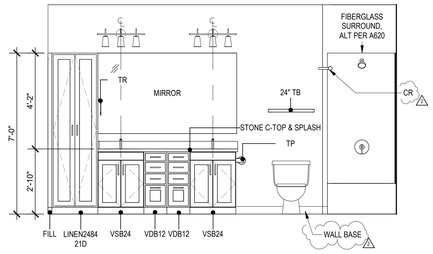
7 KITCHEN ELEVATION
3/8" = 1'-0"



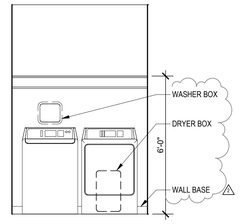
6 KITCHEN ELEVATION
3/8" = 1'-0"



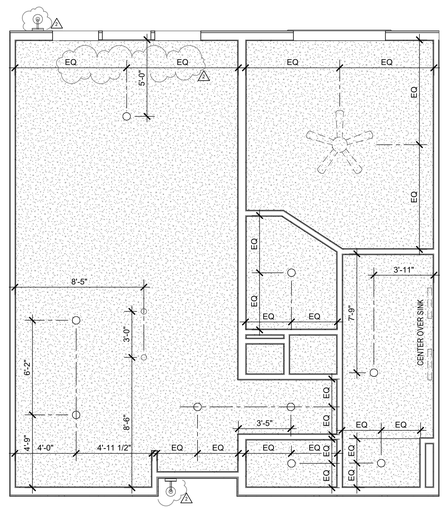
5 KITCHEN ELEVATION
3/8" = 1'-0"



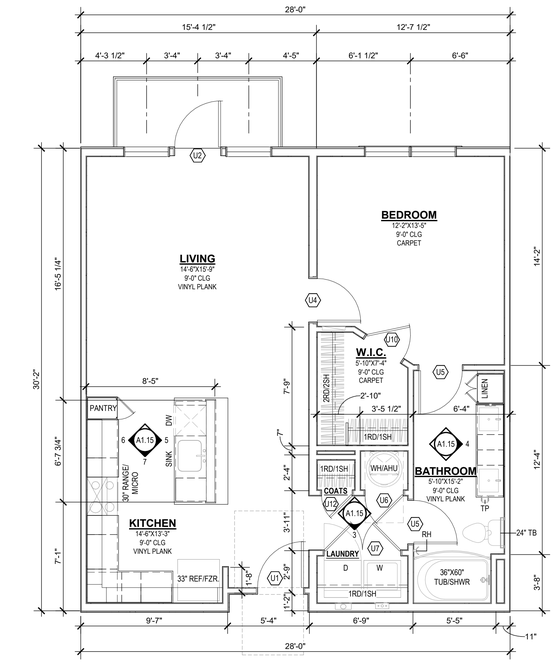
4 BATHROOM ELEVATION
3/8" = 1'-0"



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



2 UNIT A9 REFLECTED CEILING PLAN
1/4" = 1'-0"



1 UNIT A9 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.

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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.

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KANSAS, 66207

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

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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
UNIT A9 PLAN & ELEVATIONS
SHEET NO.
A1.15

10/29/2024 6:34:04 PM

ARCH E1.30" x 42"

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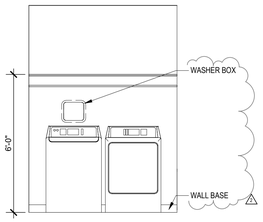
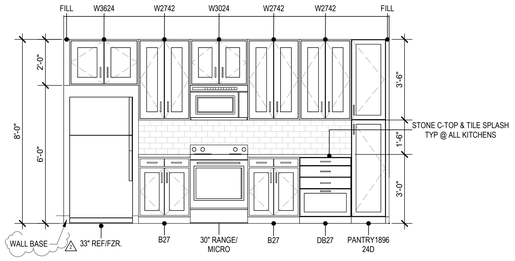
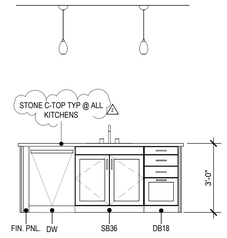


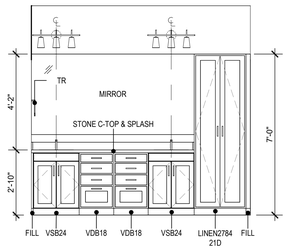
8 LAUNDRY ELEVATION
3/8" = 1'-0"



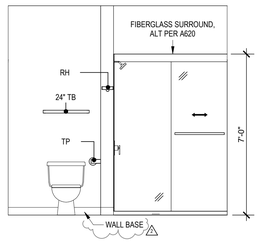
7 KITCHEN ELEVATION
3/8" = 1'-0"



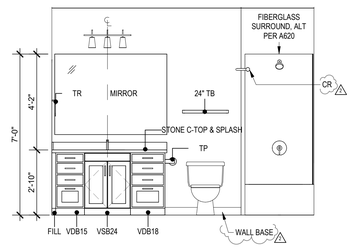
6 KITCHEN ELEVATION
3/8" = 1'-0"



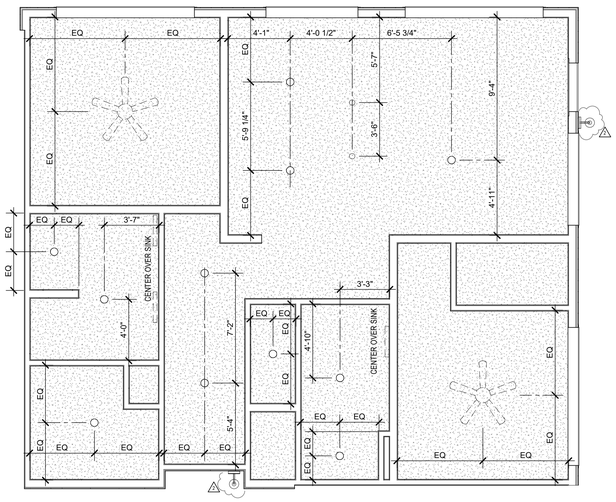
5 BATHROOM ELEVATION
3/8" = 1'-0"



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



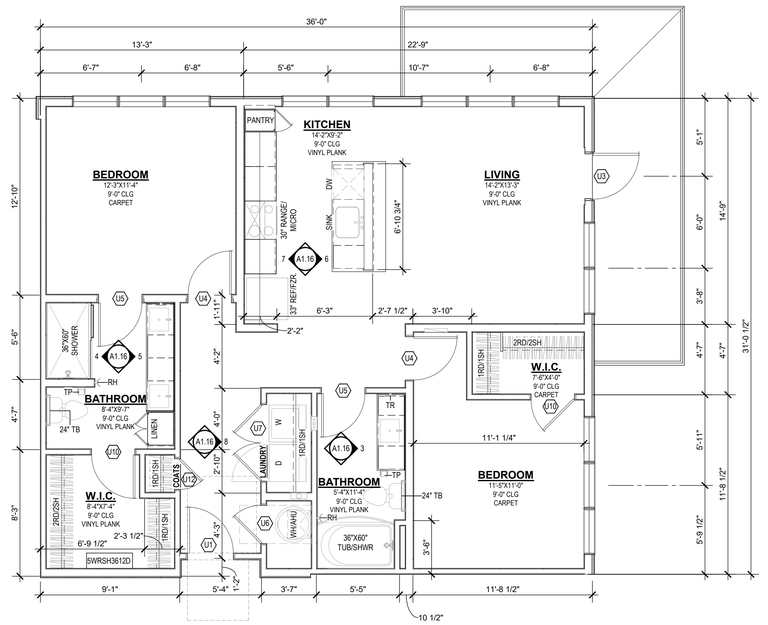
3 BATHROOM ELEVATION
3/8" = 1'-0"



2 UNIT B3A REFLECTED CEILING PLAN
1/4" = 1'-0"

RCP LEGEND

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



1 UNIT B3A FLOOR PLAN
1/4" = 1'-0"

A NEW MULTI-FAMILY PROJECT:
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SHEET NAME
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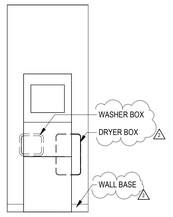
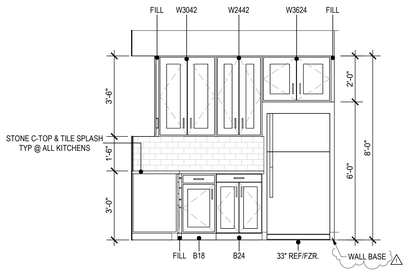
A1.16

10/29/2024 6:34:07 PM

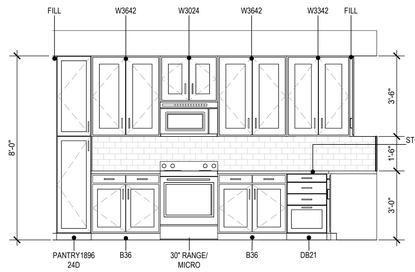
ARCH E1 30" x 42"



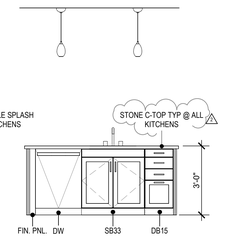
10 LAUNDRY ELEVATION
3/8" = 1'-0"



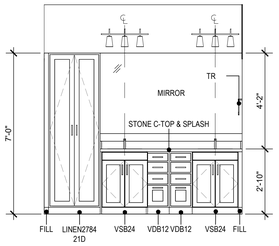
9 KITCHEN ELEVATION
3/8" = 1'-0"



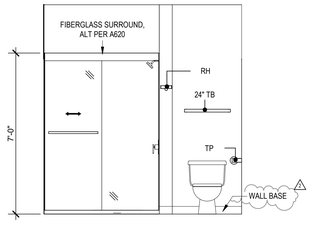
8 KITCHEN ELEVATION
3/8" = 1'-0"



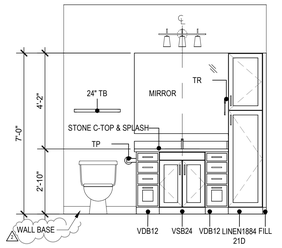
7 KITCHEN ELEVATION
3/8" = 1'-0"



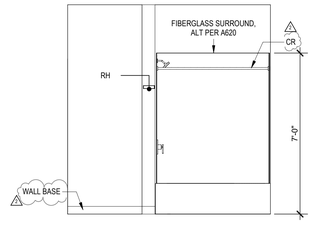
6 BATHROOM ELEVATION
3/8" = 1'-0"



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



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



3 BATHROOM ELEVATION
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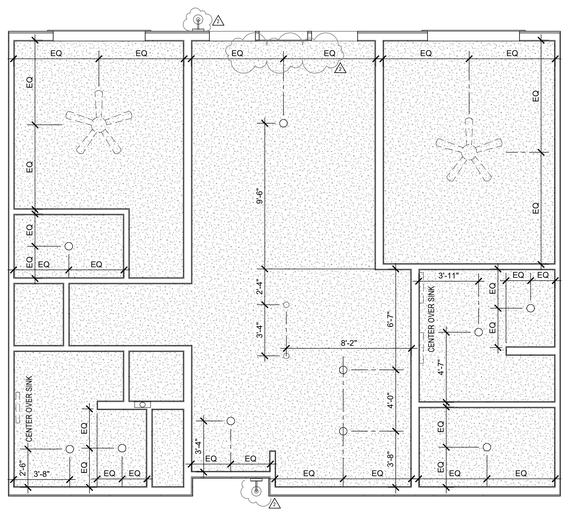
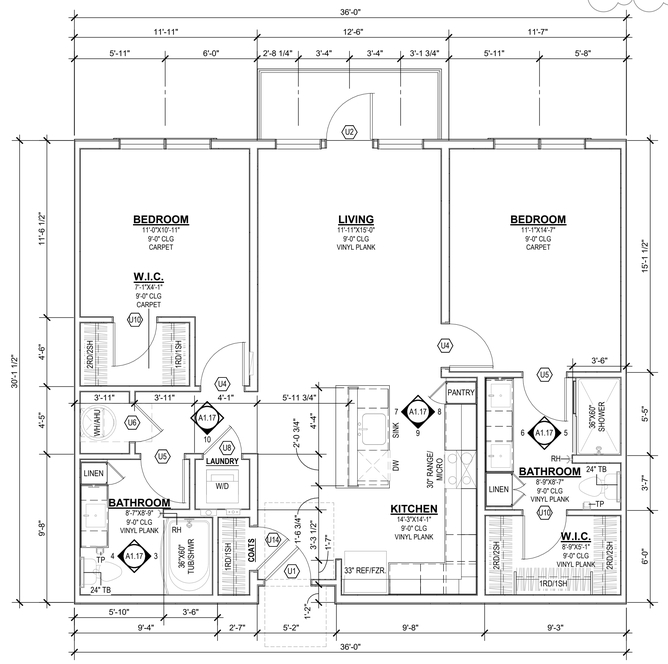


2 UNIT B3B REFLECTED CEILING PLAN
1/4" = 1'-0"



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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
	PUCK LIGHT
	PENDANT LIGHT
	WALL MOUNTED SCONCE

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

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

DRAWING RELEASE LOG
- 09.16.2024 PERMIT SET

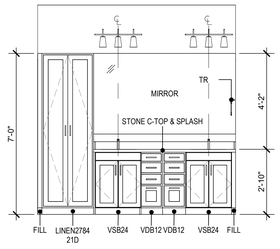
△ REVISIONS
1 09.13.24 FDP COMMENTS 1
2 10.30.24 CITY COMMENTS 1

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

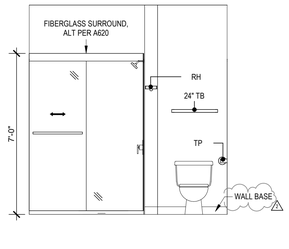
SHEET NAME
UNIT B3B PLAN & ELEVATIONS
SHEET NO.
A1.17

10/29/2024 6:34:11 PM

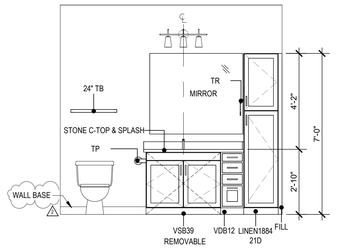
ARCH E1.30" x 42"



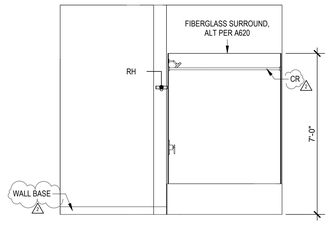
9 BATHROOM ELEVATION
3/8" = 1'-0"



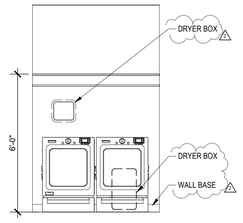
8 BATHROOM ELEVATION
3/8" = 1'-0"



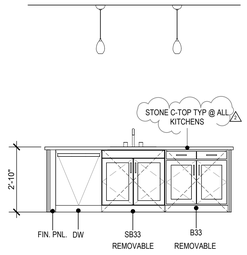
7 BATHROOM ELEVATION
3/8" = 1'-0"



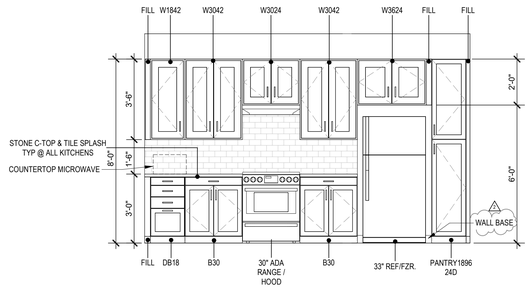
6 BATHROOM ELEVATION
3/8" = 1'-0"



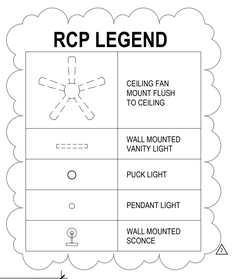
5 LAUNDRY ELEVATION
3/8" = 1'-0"

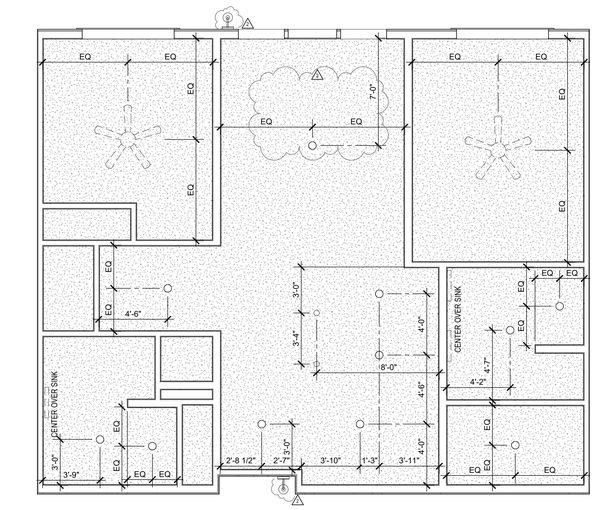


4 KITCHEN ELEVATION
3/8" = 1'-0"

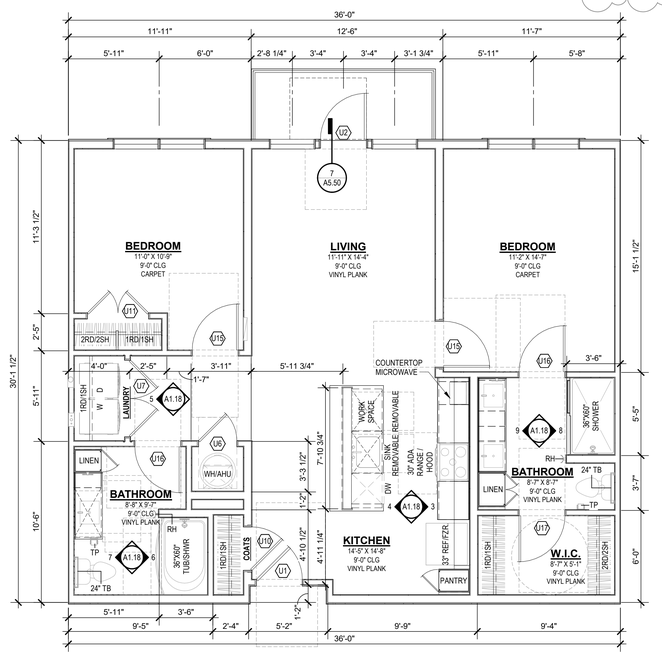


3 KITCHEN ELEVATION
3/8" = 1'-0"





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



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

UNIT PLAN GENERAL NOTES:

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

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

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

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

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

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

DRAWING RELEASE LOG
- 09.15.2024 PERMIT SET

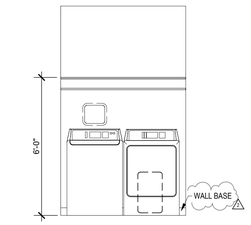
△ REVISIONS
2 10.30.24 CITY COMMENTS 1

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

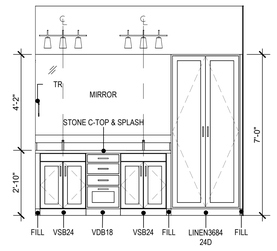
SHEET NAME
UNIT B3B TYPE A PLAN & ELEVATIONS
SHEET NO.
A1.18

10/29/2024 6:34:15 PM

ARCH E1.30" x 42"



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



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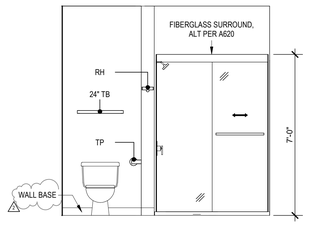

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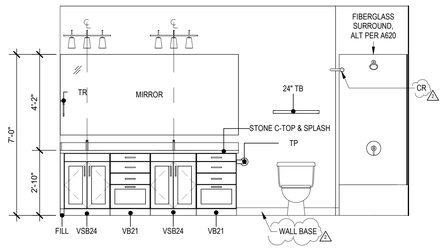

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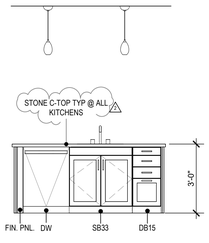

5 KITCHEN ELEVATION
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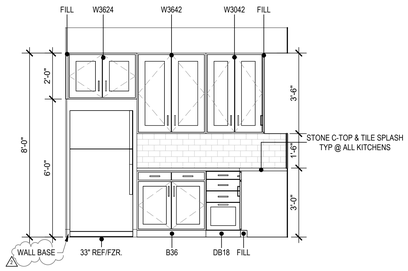

4 KITCHEN ELEVATION
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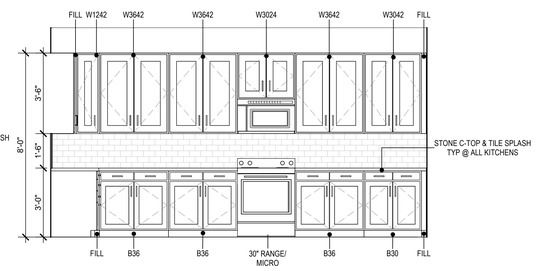

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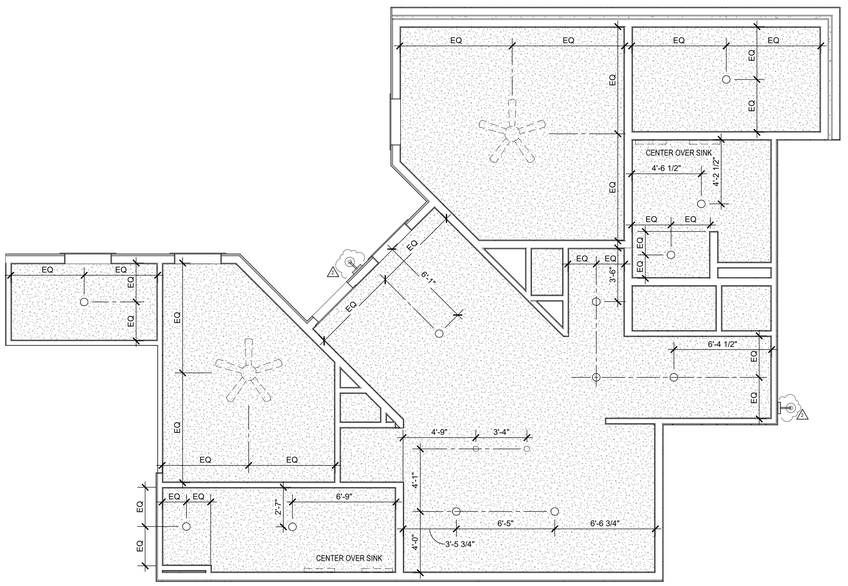
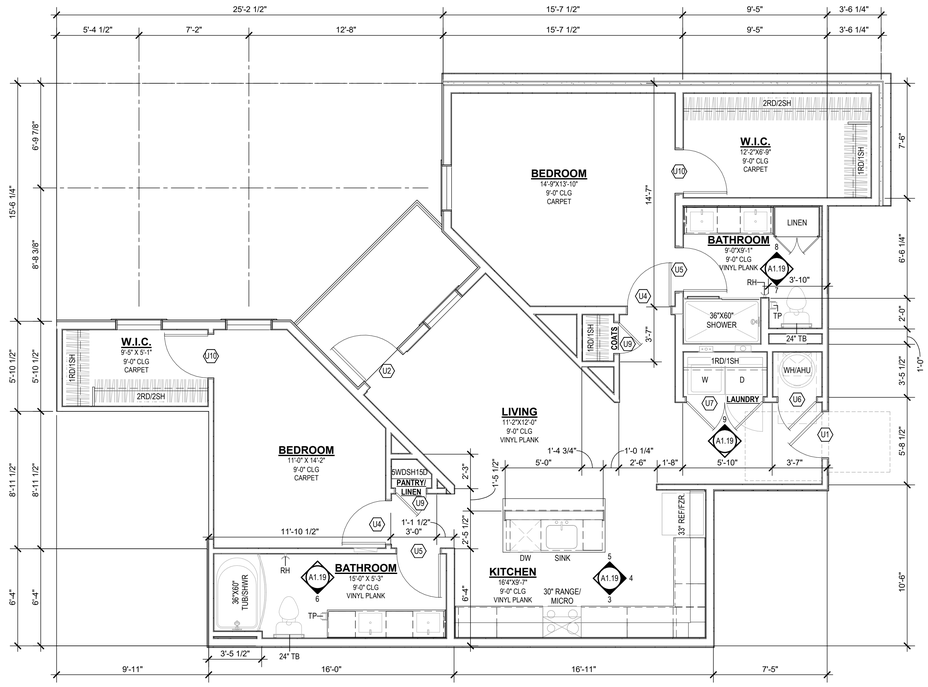


2 UNIT B6 REFLECTED CEILING PLAN
1/4" = 1'-0"



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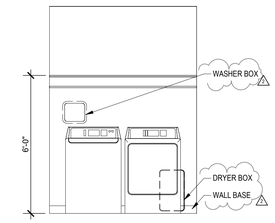
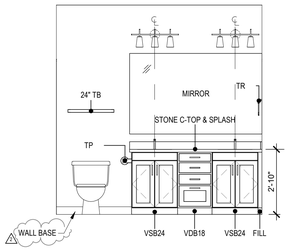
SHEET NAME
UNIT B6 PLAN & ELEVATIONS
SHEET NO.
A1.19

10/29/2024 6:34:19 PM

ARCH E1 30" x 42"



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



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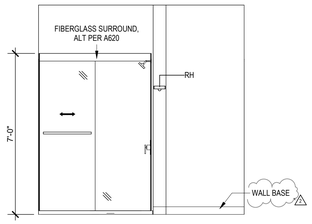

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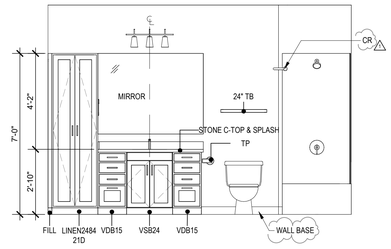

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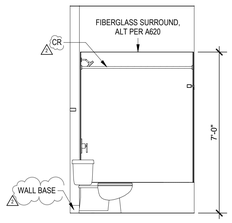

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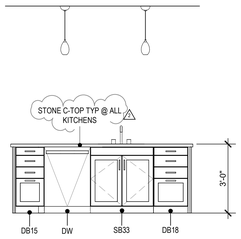

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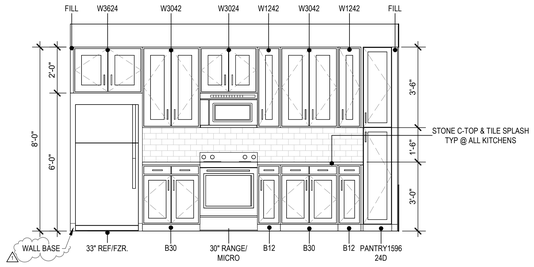
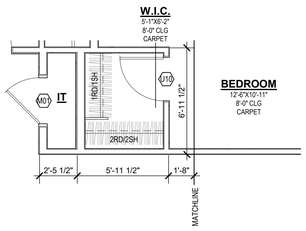
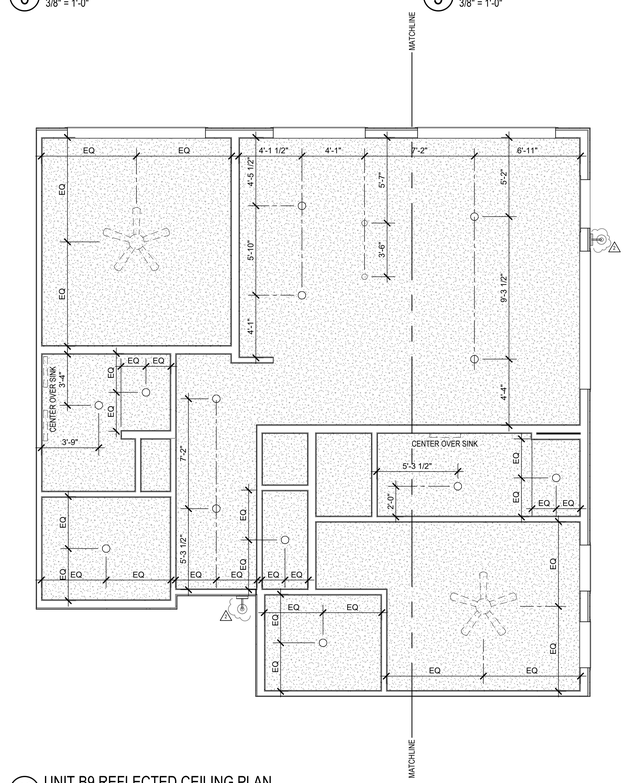


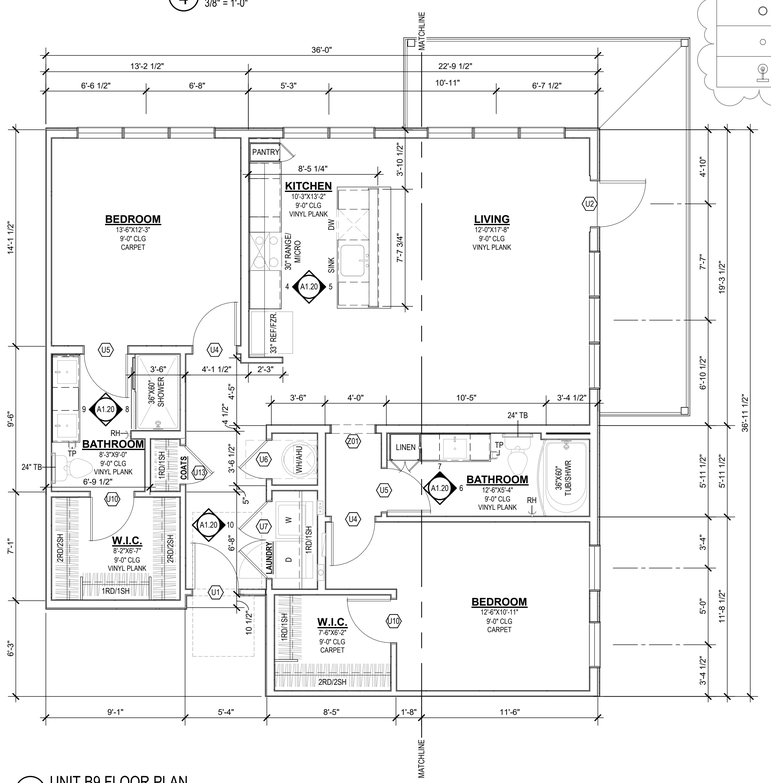
4 KITCHEN ELEVATION
3/8" = 1'-0"



3 UNIT B9 ALT FLOOR PLAN
1/4" = 1'-0"



22 UNIT B9 REFLECTED CEILING PLAN
1/4" = 1'-0"



1 UNIT B9 FLOOR PLAN
1/4" = 1'-0"

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.

RCP LEGEND

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

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

DRAWING RELEASE LOG
- 09.16.2024 PERMIT SET

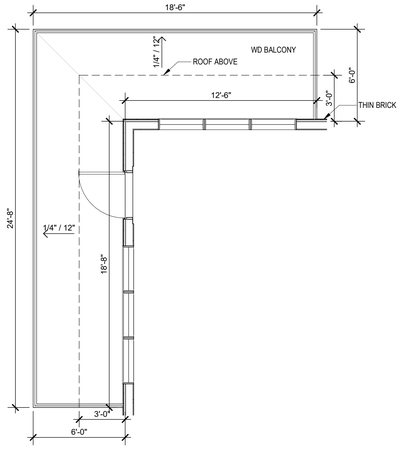
△REVISIONS
1 09.13.24 FDP COMMENTS 1
2 10.30.24 CITY COMMENTS 1

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

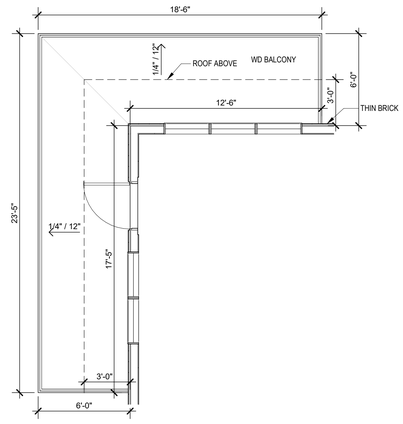
SHEET NAME
UNIT B9 PLAN & ELEVATIONS
SHEET NO.
A1.20

10/29/2024 6:34:22 PM

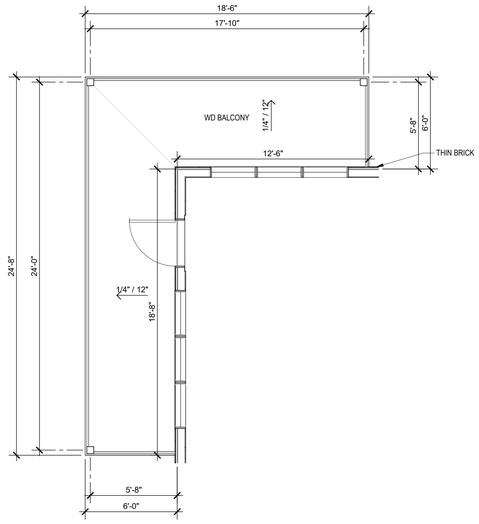
ARCH E1.30" x 42"



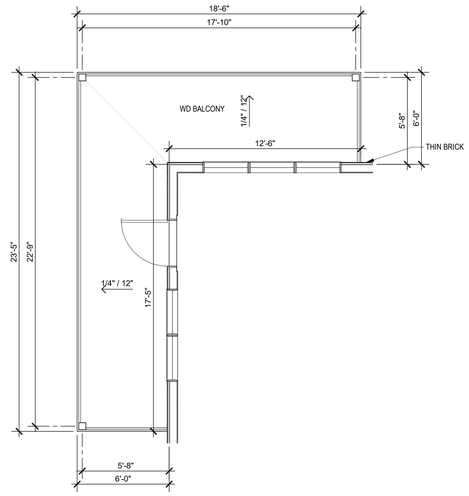
8 UNIT B9 BALCONY - 4TH FLOOR
1/4" = 1'-0"



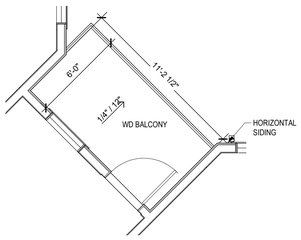
5 UNIT B3A BALCONY - 4TH FLOOR
1/4" = 1'-0"



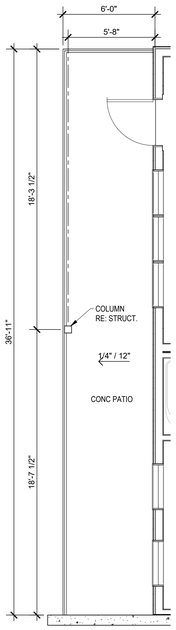
7 UNIT B9 BALCONY - 2ND - 3RD FLOOR
1/4" = 1'-0"



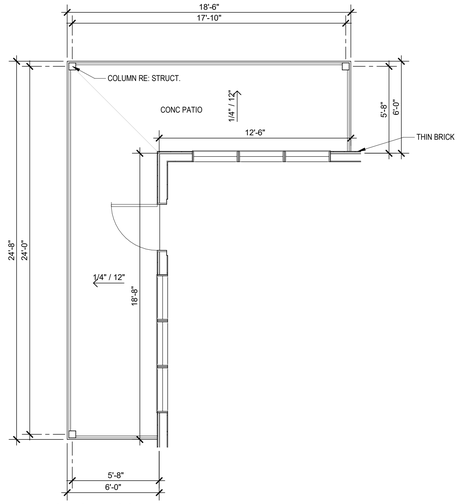
4 UNIT B3A BALCONY - 2ND - 3RD FLOOR
1/4" = 1'-0"



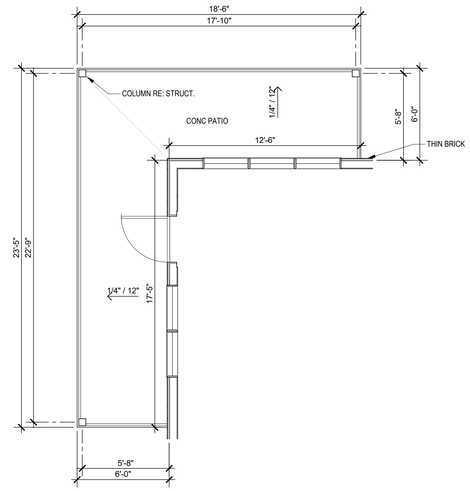
2 UNIT B6 BALCONY - 2ND-4TH FLOOR
1/4" = 1'-0"



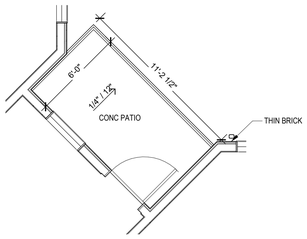
9 UNIT B9 PATIO - BUILDING D BASEMENT
1/4" = 1'-0"



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



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



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

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A NEW MULTI-FAMILY PROJECT:
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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"

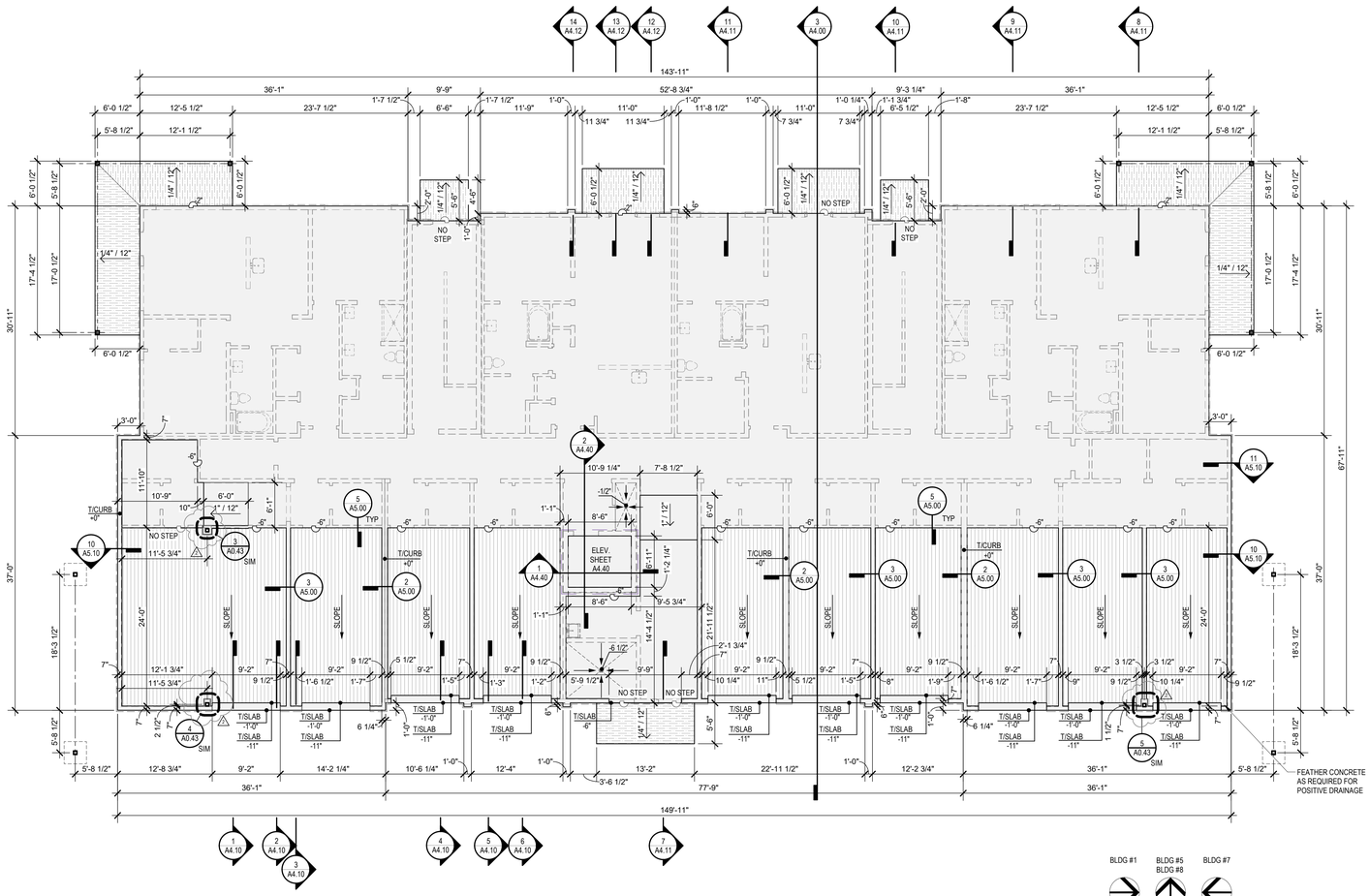
SLAB PLAN GENERAL NOTES:

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



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

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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"

BUILDING FLOOR PLAN GENERAL NOTES:

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

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

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

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

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

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

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

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

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

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

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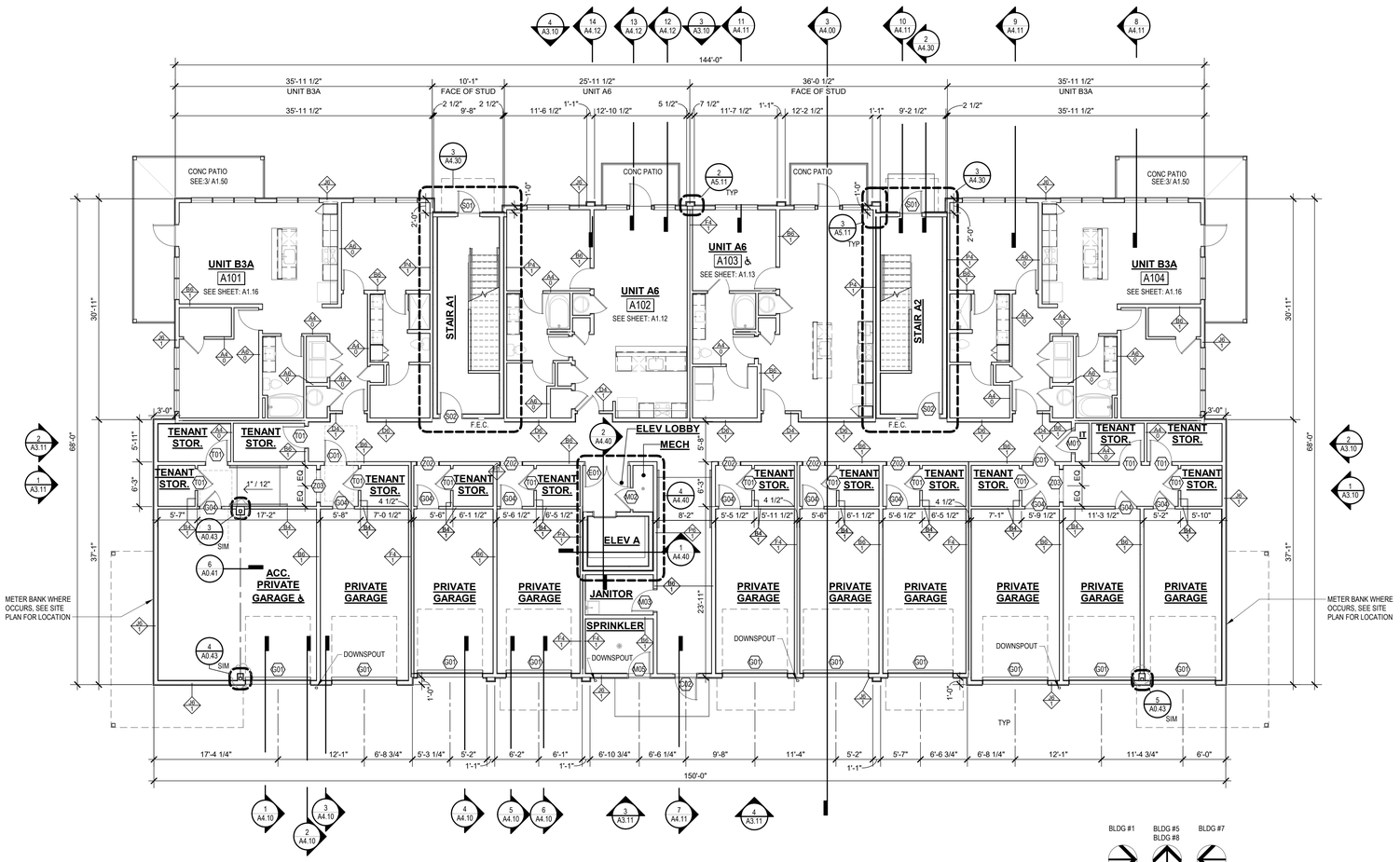

1 BUILDING A - 1ST FLOOR PLAN
1/8" = 1'-0"

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"

BUILDING FLOOR PLAN GENERAL NOTES:

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

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

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

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

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

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

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

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

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

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

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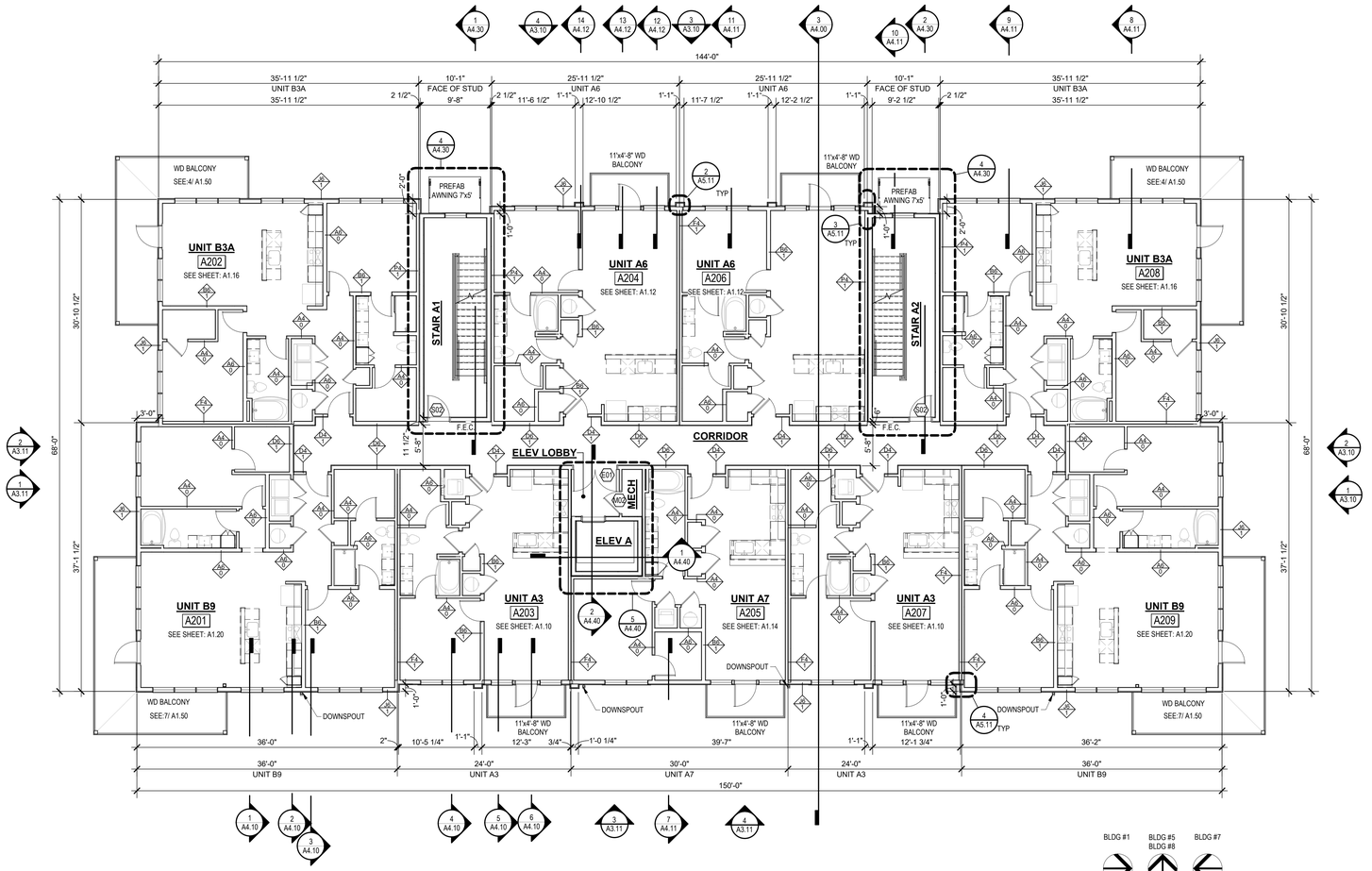


1 BUILDING A - 2ND FLOOR PLAN
1/8" = 1'-0"

REVISION 2:
- WALL TAGS ADDED

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

DRAWING RELEASE LOG
- 09.16.2024 PERMIT SET

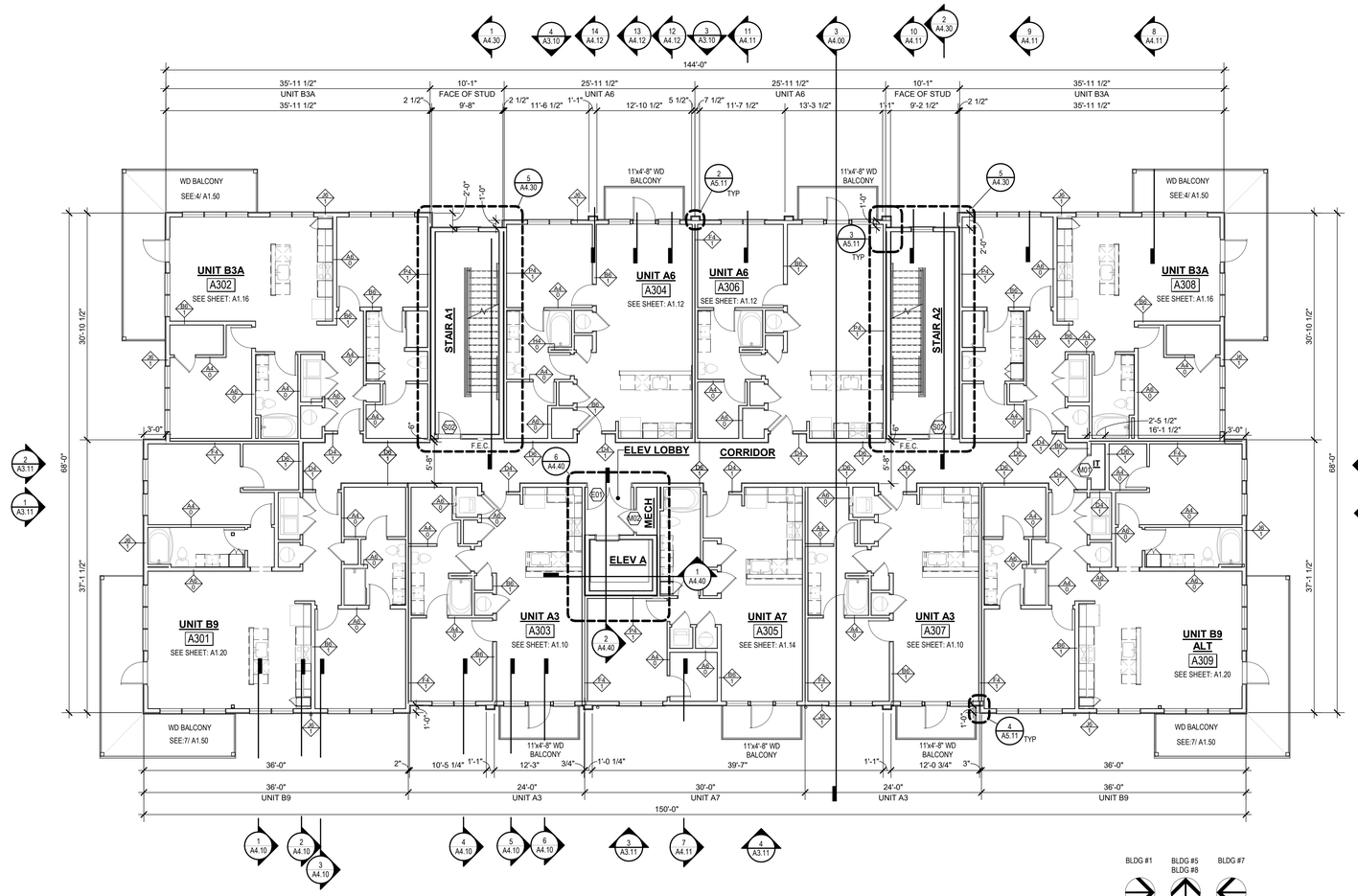
REVISIONS
2 10.30.24 CITY COMMENTS 1

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

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

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

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

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

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

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

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

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

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REVISION 2:
- WALL TAGS ADDED

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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.

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.

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

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

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

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

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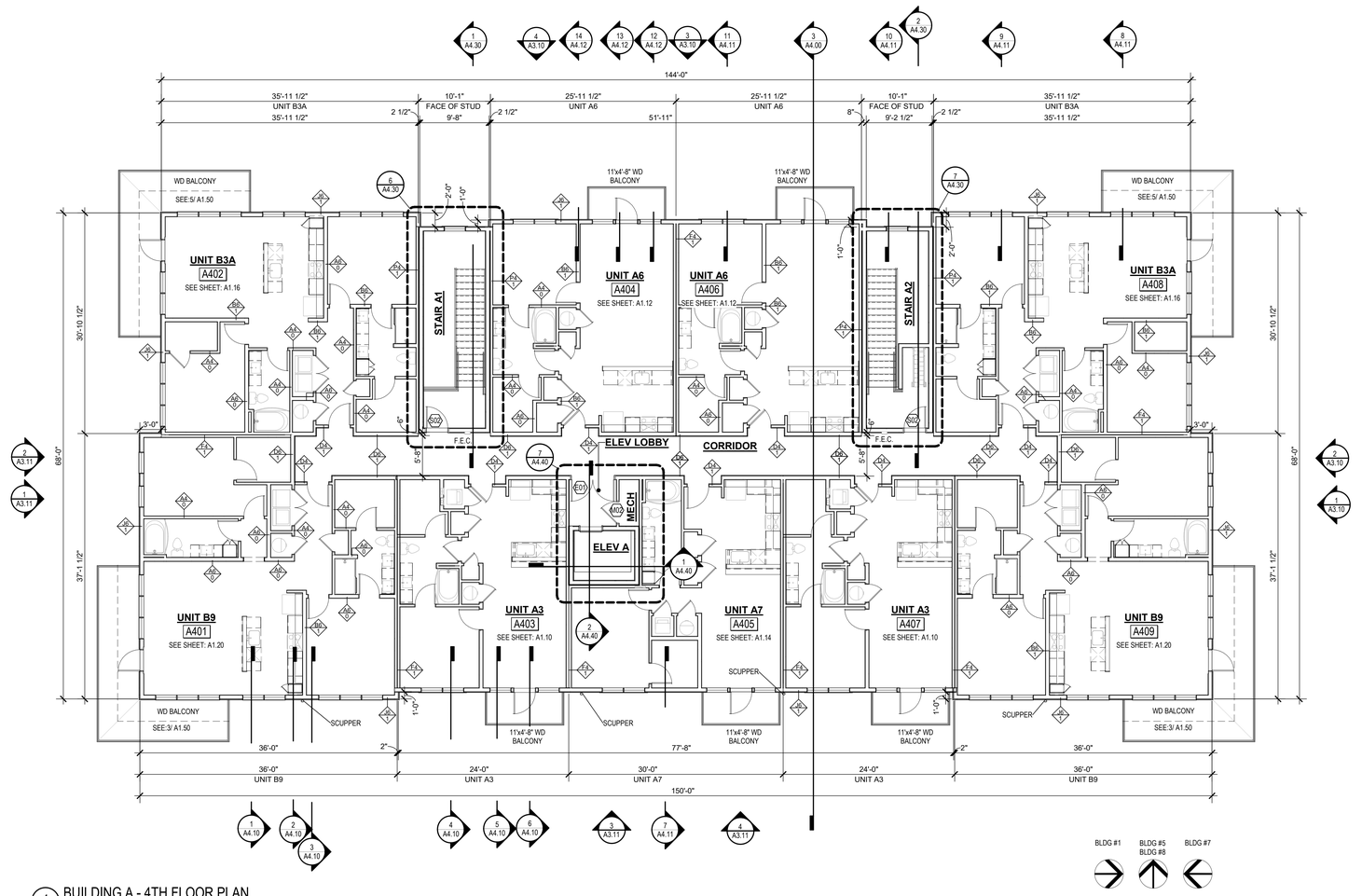

1 BUILDING A - 4TH FLOOR PLAN
1/8" = 1'-0"

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
DRAWN BY IA/BB/CE
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.

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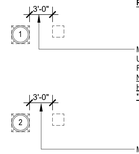
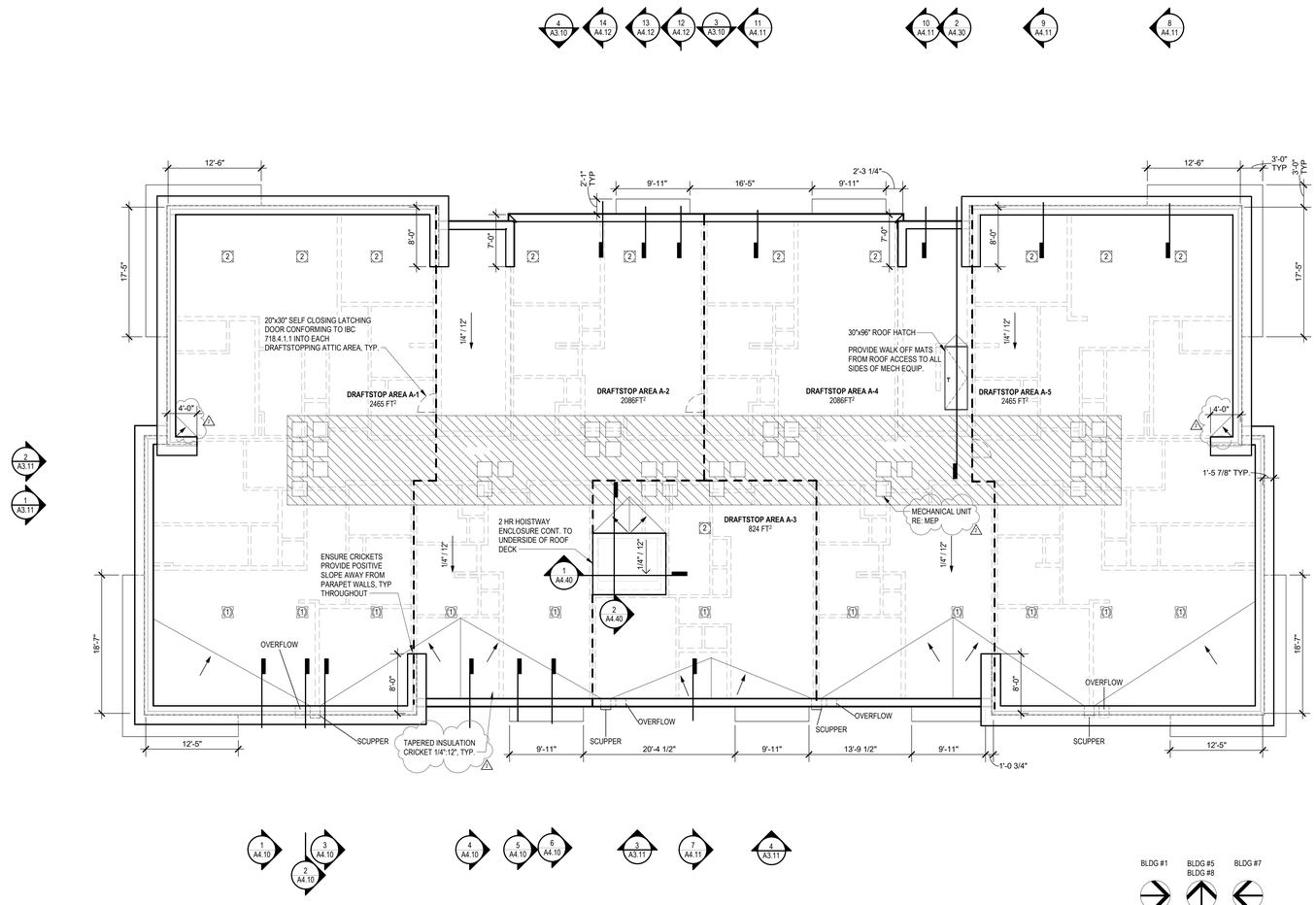


ROOF VENTING LEGEND

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

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



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
DRAWN BY IA/BB/CE
PERMIT SET

SHEET NAME
BUILDING A - ROOF PLAN

SHEET NO.
A2.15

10/29/2024 6:34:50 PM

ARCH E1.30" x 42"

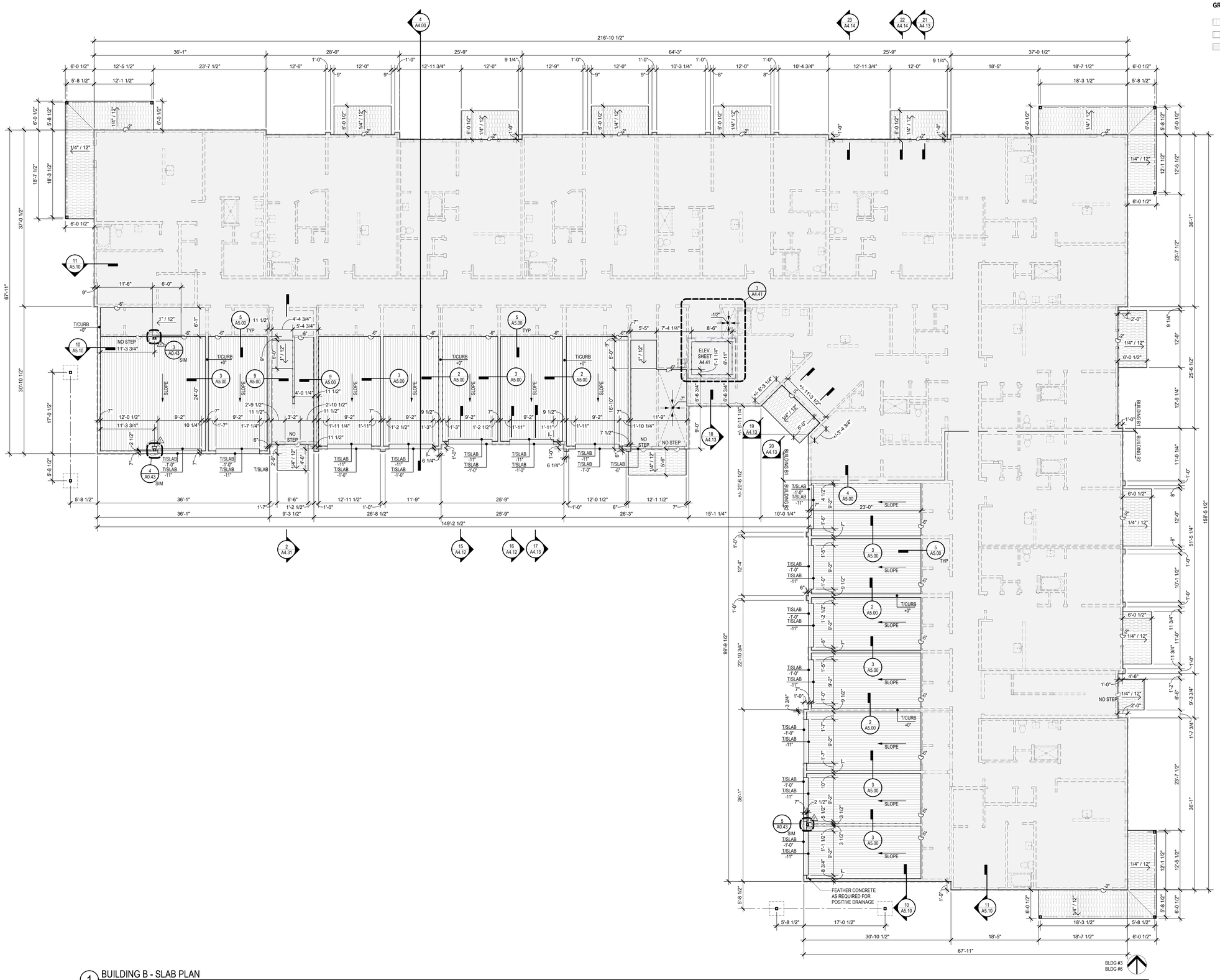
SLAB PLAN GENERAL NOTES:

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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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
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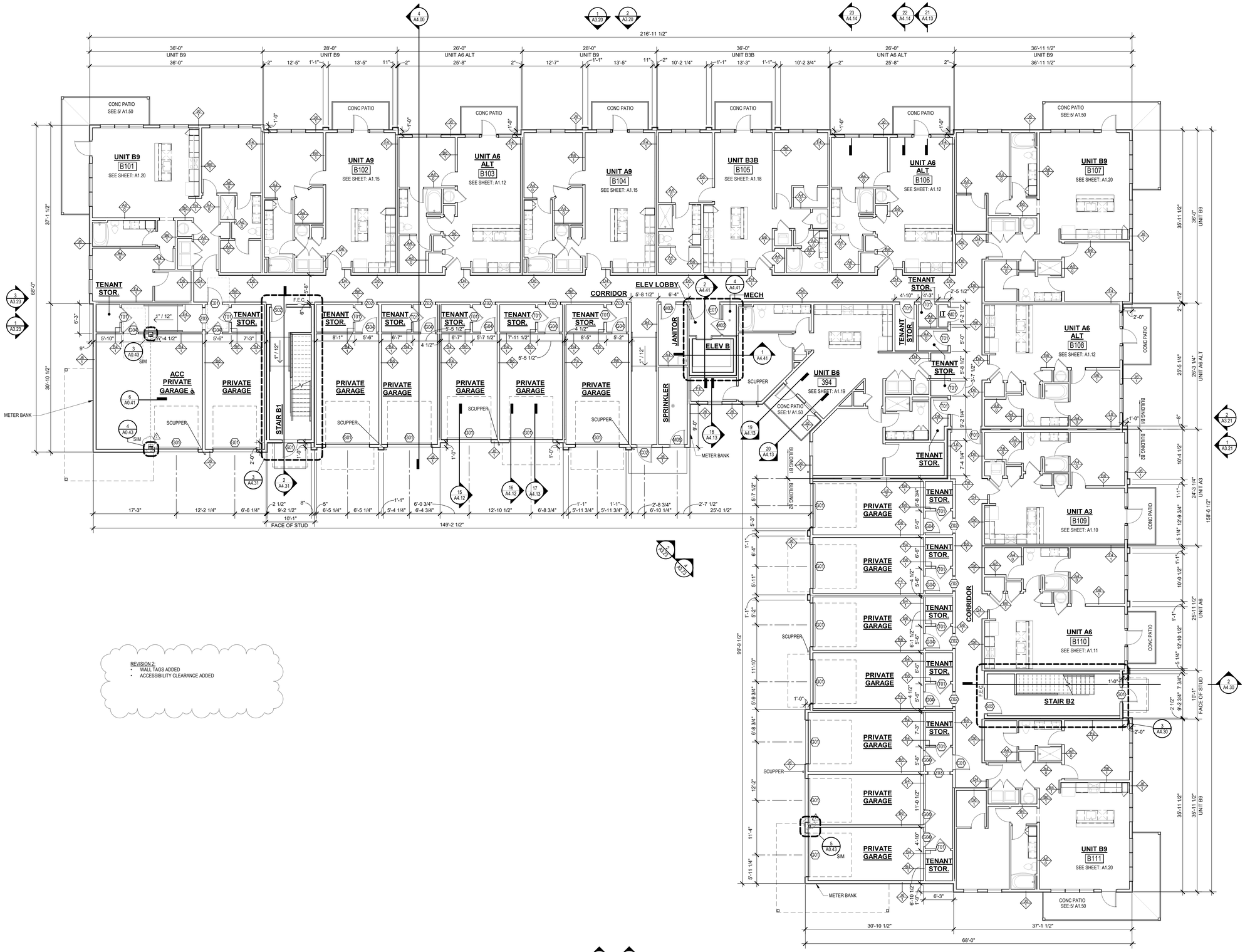
SHEET NAME
BUILDING B - SLAB PLAN

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"

BLDG #3
BLDG #5

BUILDING FLOOR PLAN GENERAL NOTES:

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

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

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

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

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

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

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

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

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

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

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A NEW MULTI-FAMILY PROJECT:
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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 B - 1ST FLOOR PLAN
SHEET NO.
A2.21

10/29/2024 6:34:59 PM

ARCH E1.30" x 42"

BUILDING FLOOR PLAN GENERAL NOTES:

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

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

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

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

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

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

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

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

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

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

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REVISION 2:
- WALL TAGS ADDED

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

A 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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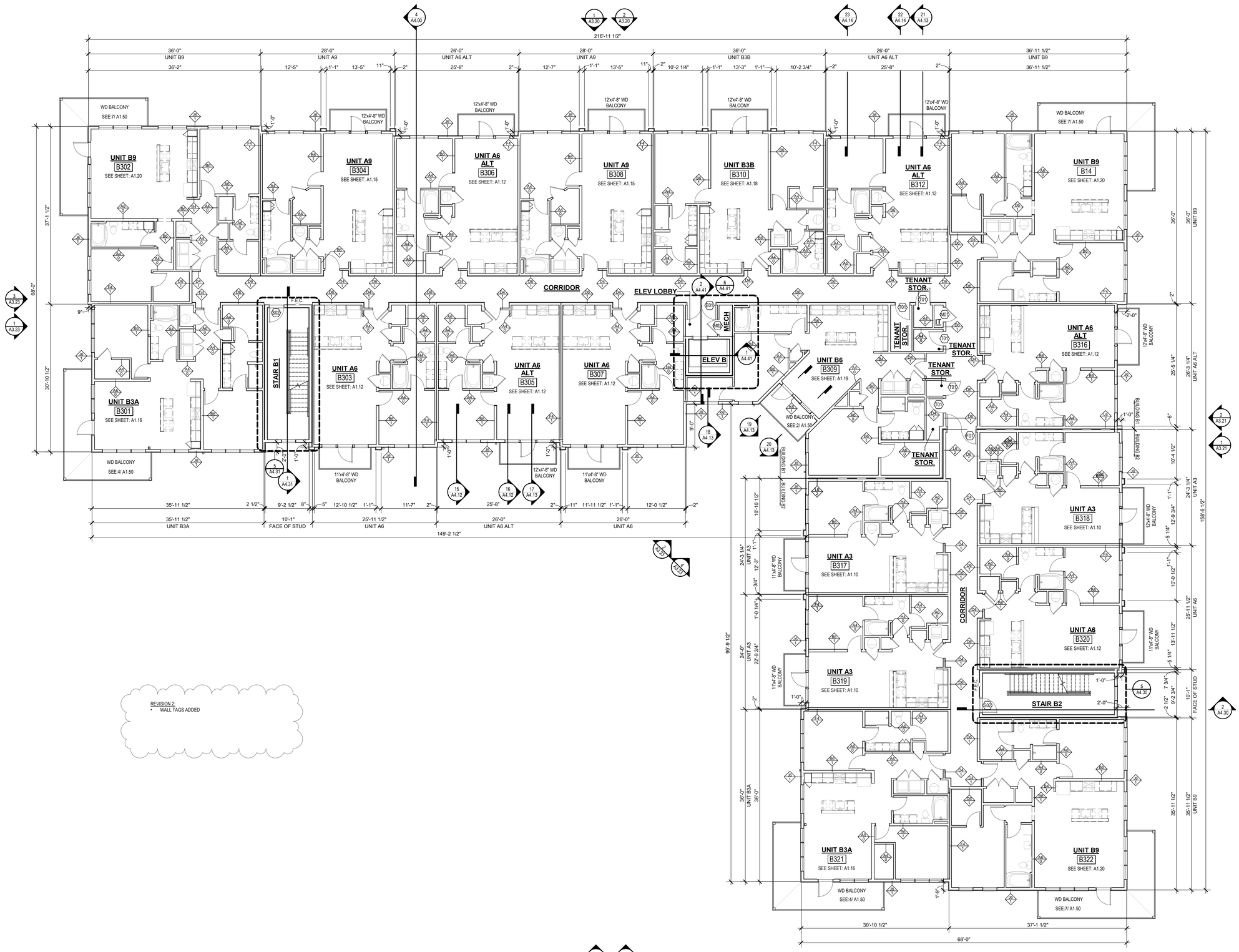
PERMIT SET

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

10/29/2024 6:35:03 PM

ARCH E1 30" x 42"



REVISION 2:
- WALL TAGS ADDED

1 BUILDING B - 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.

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

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

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

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

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

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

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

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

DRAWING RELEASE LOG
- 09.16.2024 PERMIT SET

△REVISIONS
2 10.30.24 CITY COMMENTS 1

JOB.NO. 720522
DATE 10.23.2024
DRAWN BY IA/BB/CE
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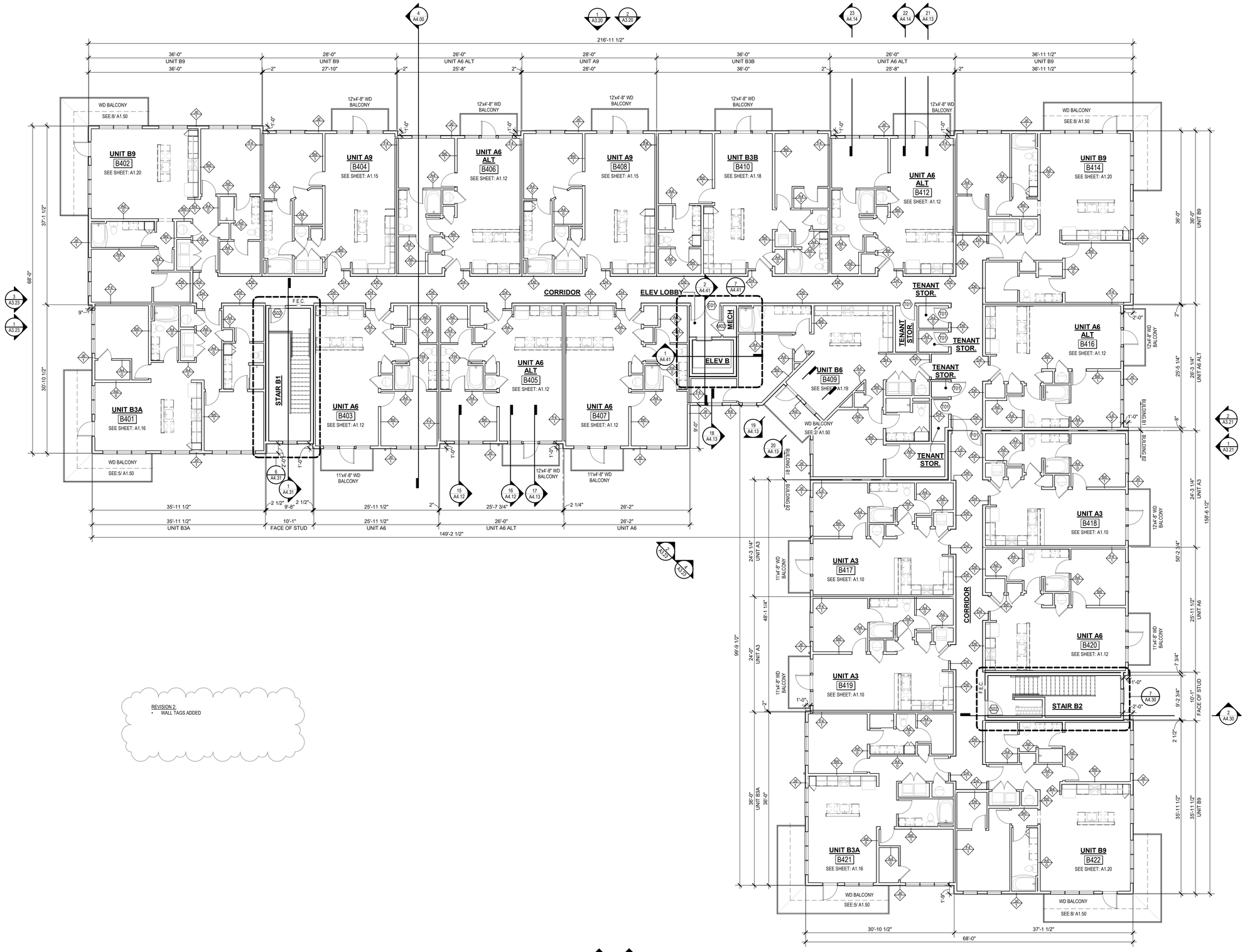
SHEET NAME
BUILDING B - 3RD FLOOR PLAN
SHEET NO.
A2.23

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"

BLDG #3
BLDG #6

BUILDING FLOOR PLAN GENERAL NOTES:

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

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

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

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

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

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

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

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

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

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

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

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- 09.10.2024 PERMIT SET

REVISIONS
2 10.30.24 CITY COMMENTS 1

JOB NO. 720522
DATE 10.23.2024
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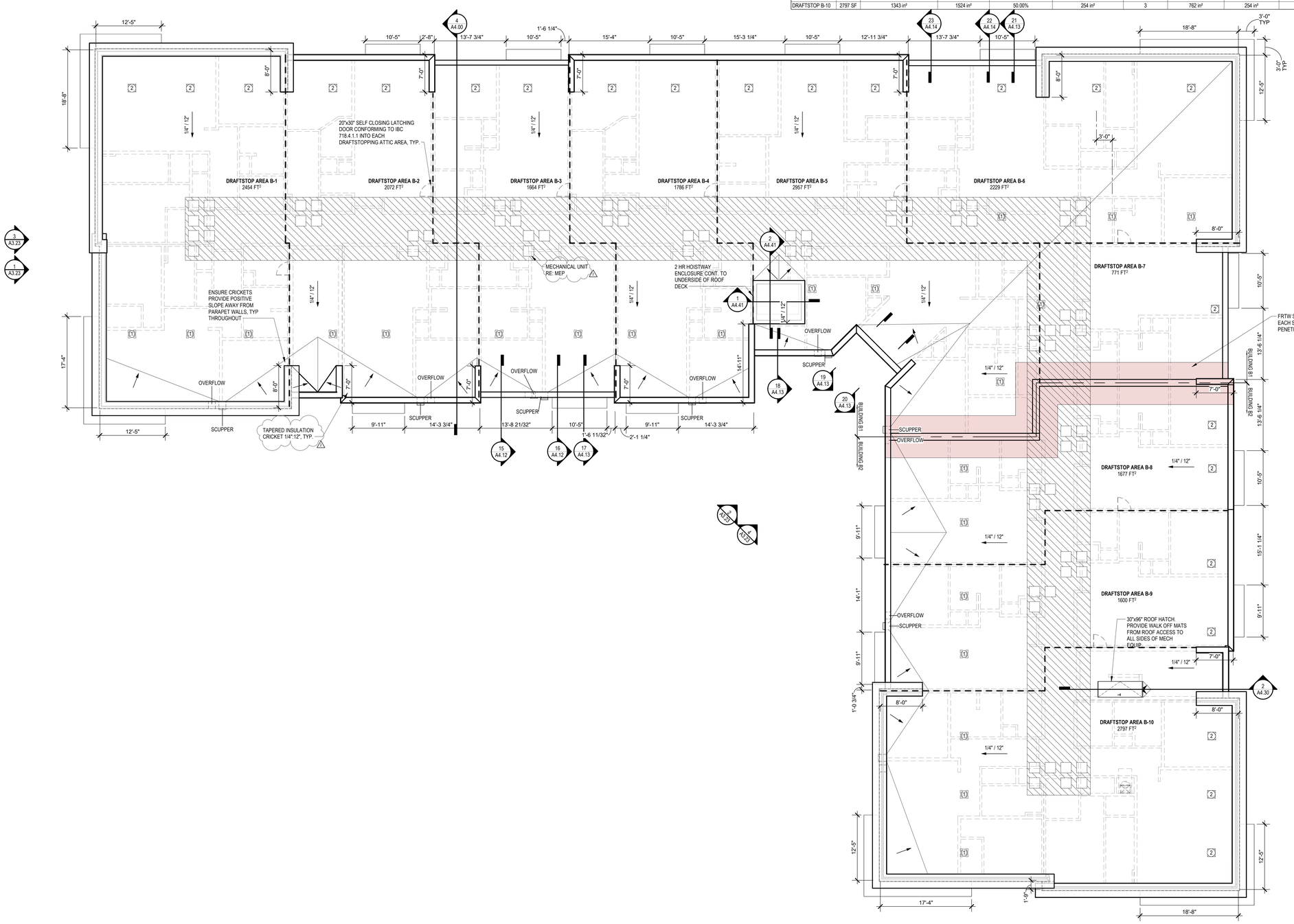
SHEET NAME
BUILDING B - 4TH FLOOR PLAN
SHEET NO.
A2.24

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			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 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



1 BUILDING B - 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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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 - ROOF PLAN

SHEET NO.
A2.25

10/29/2024 6:35:16 PM

ARCH E1.30" x 42"

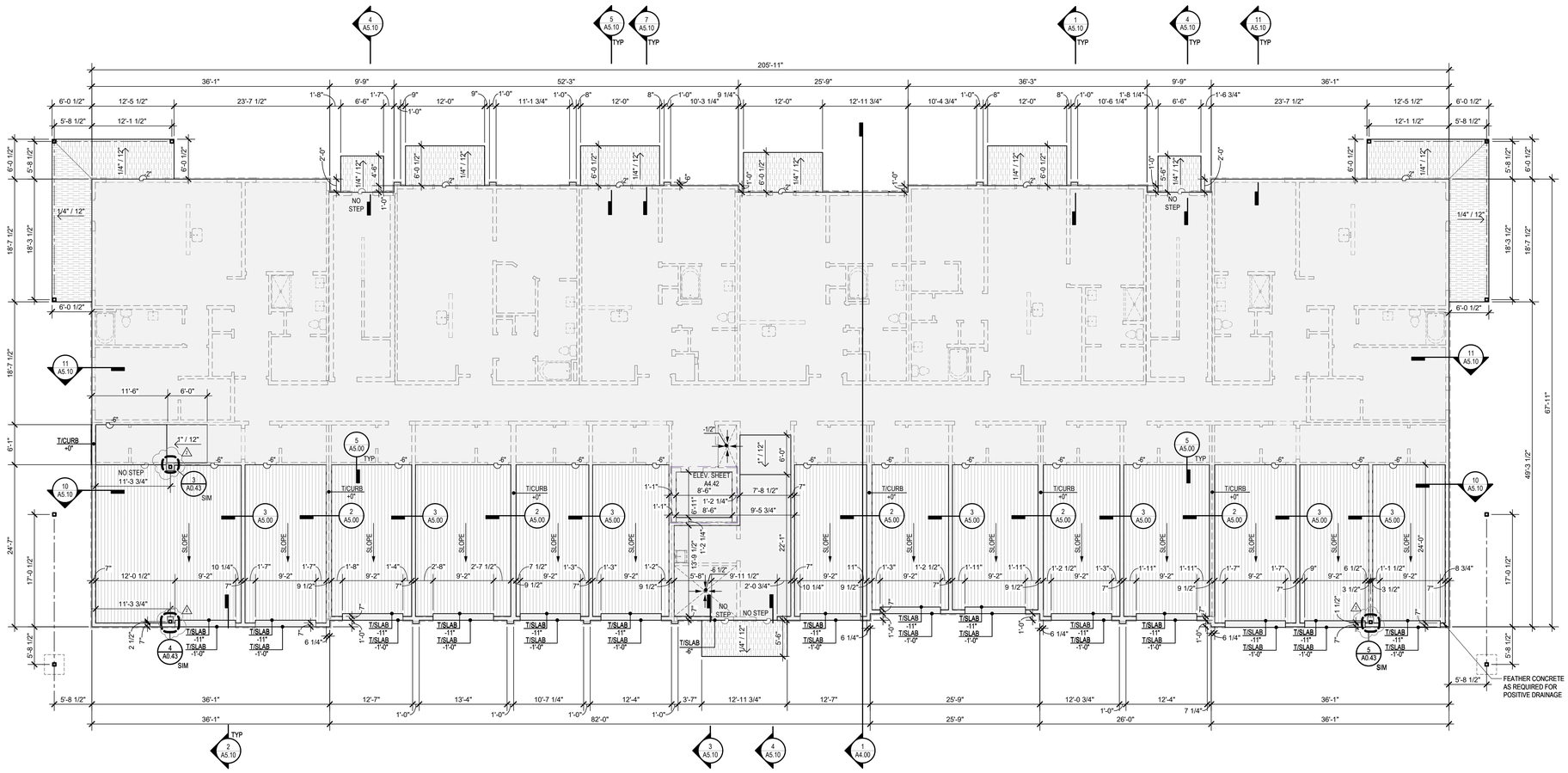
SLAB PLAN GENERAL NOTES:

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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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

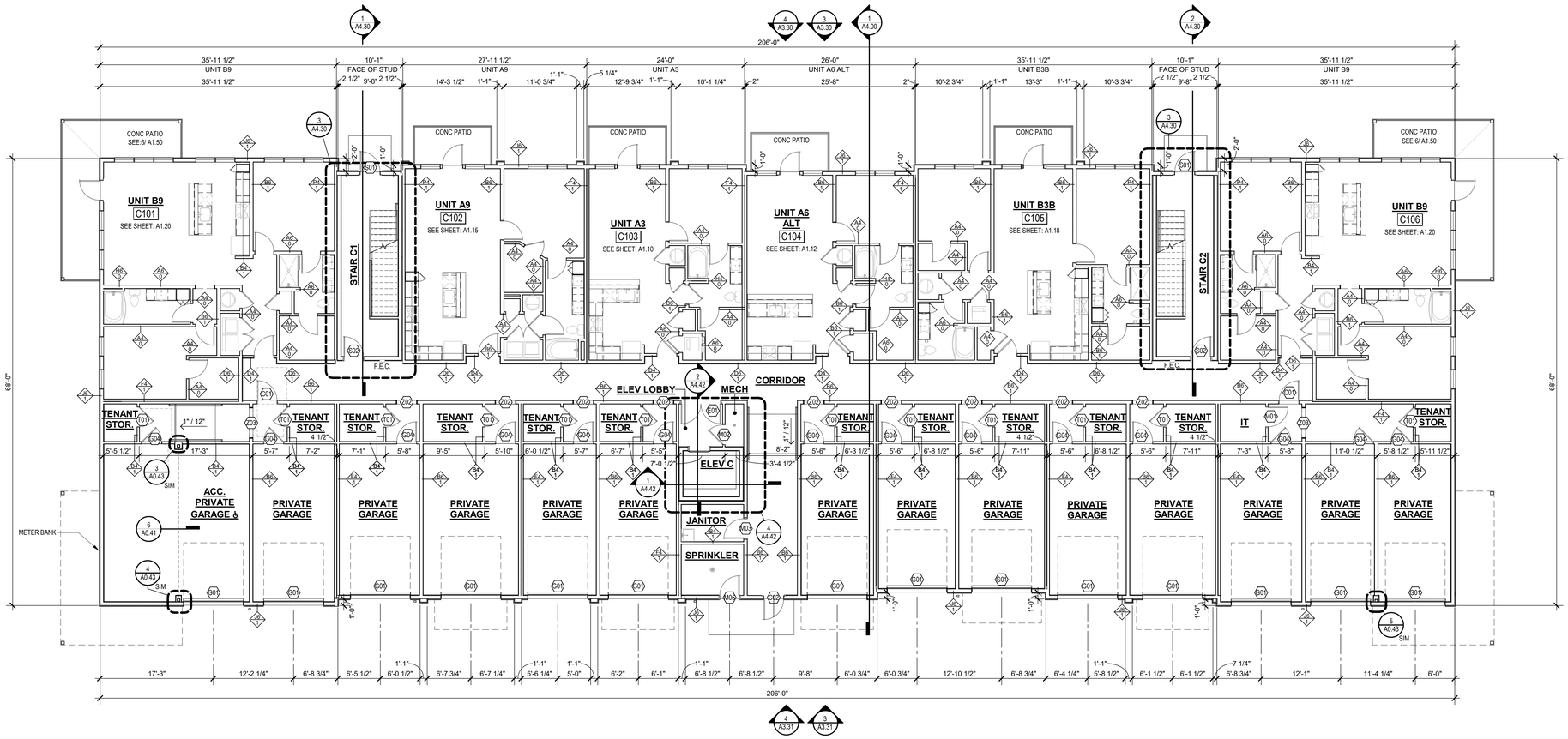
JOB NO. 720522
DATE 10.23.2024
DRAWN BY IA/BB/CE
PERMIT SET

SHEET NAME
BUILDING C - SLAB PLAN

SHEET NO.
A2.30

10/29/2024 6:35:20 PM

ARCH E1.30" x 42"



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

BUILDING FLOOR PLAN GENERAL NOTES:

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

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

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

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

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

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

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

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

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

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

– – – – – – – – OVERHEAD LINE

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NUMBER A-9999
ARCHITECT
10/30/2024

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

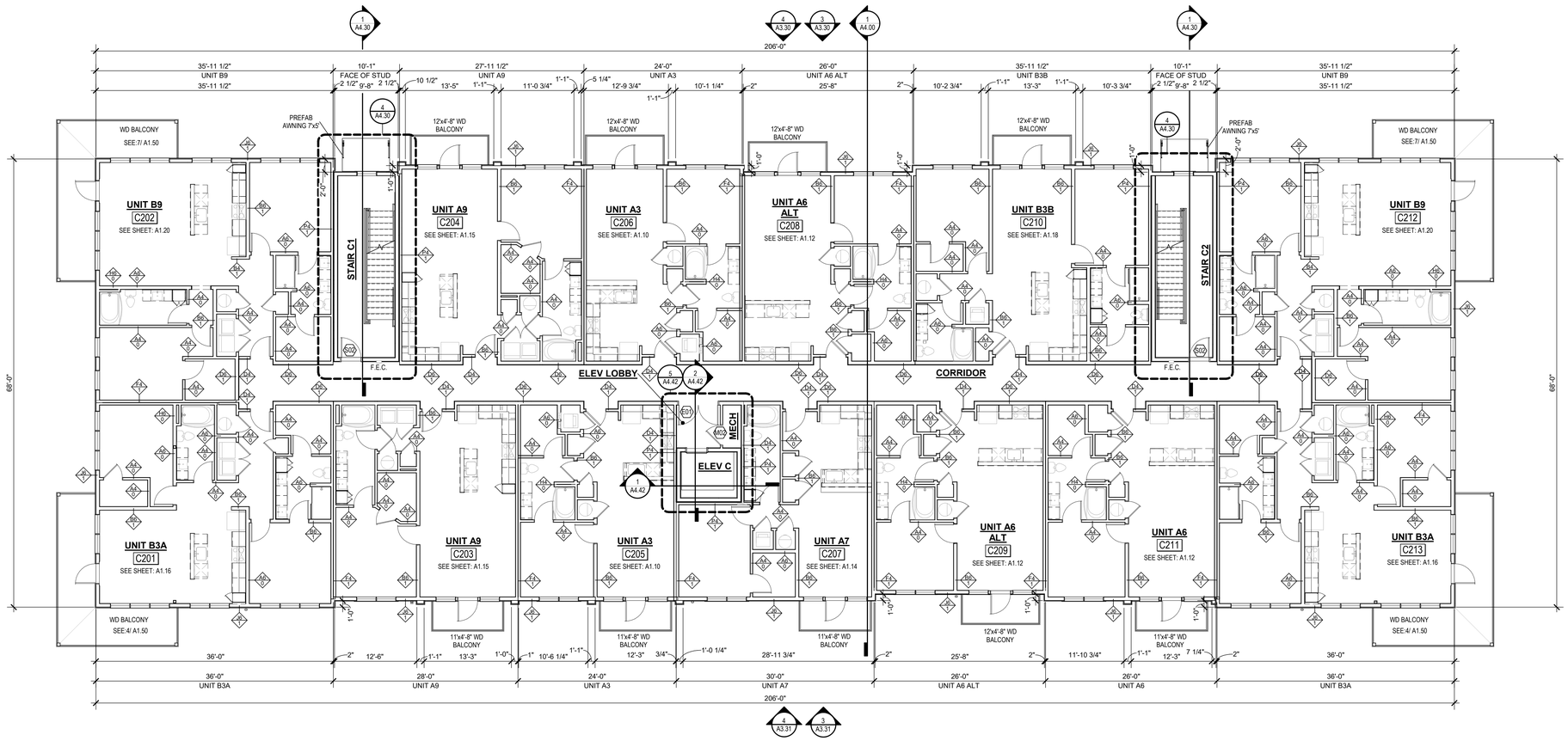
△ REVISIONS
2 10.30.24 CITY COMMENTS 1

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

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

10/29/2024 6:55:23 PM

ARCH E1 30" x 42"



1 BUILDING C - 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.

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

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

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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"

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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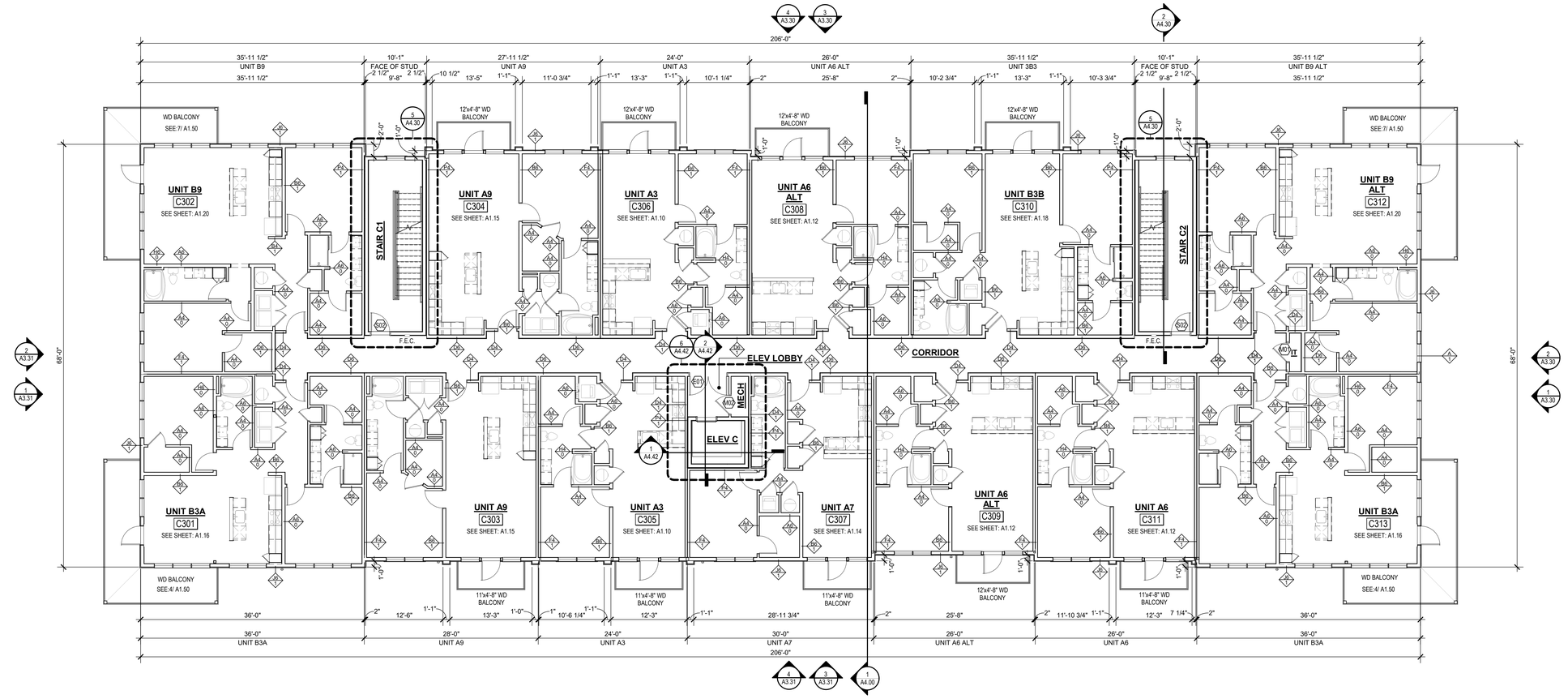

1 BUILDING C - 3RD FLOOR PLAN
1/8" = 1'-0"

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
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"

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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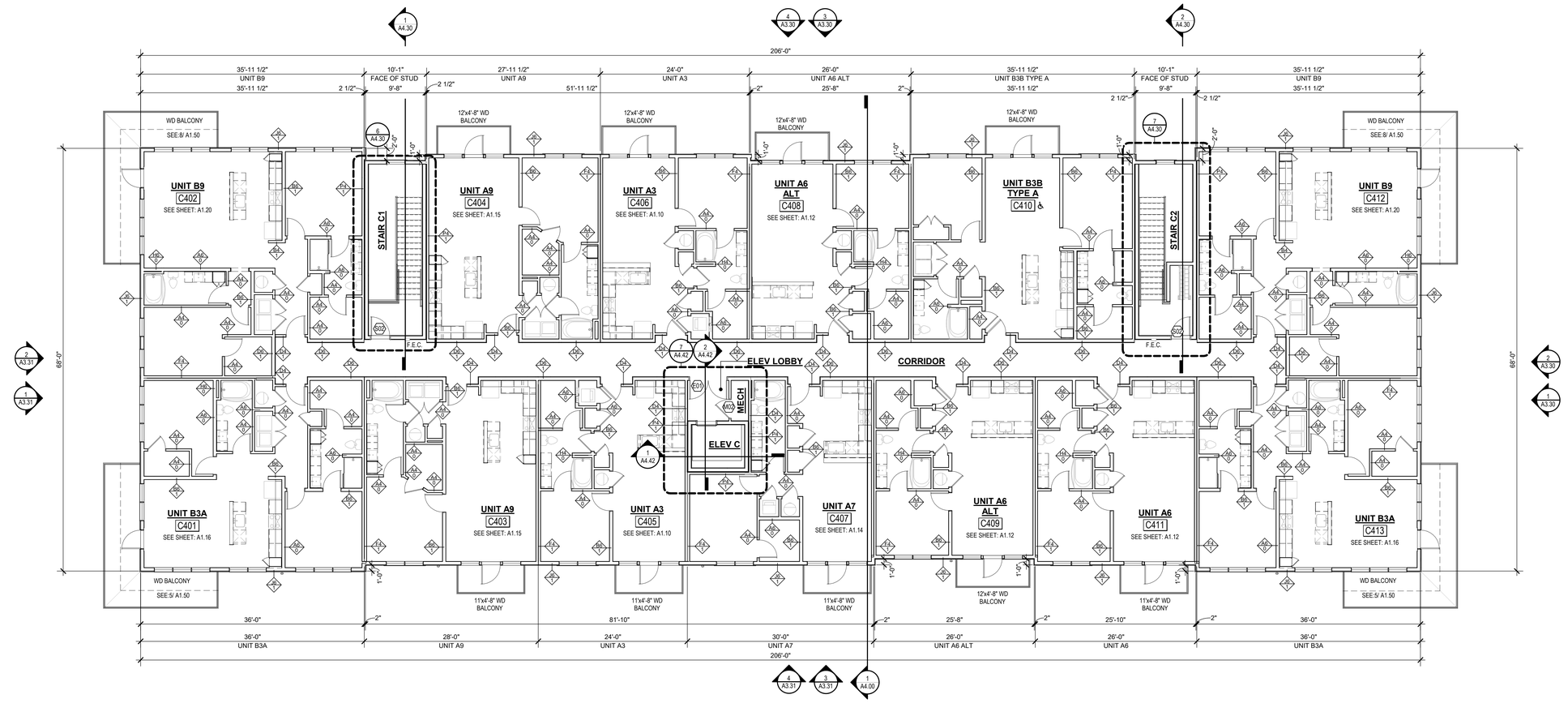


1 BUILDING C - 4TH FLOOR PLAN
1/8" = 1'-0"

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

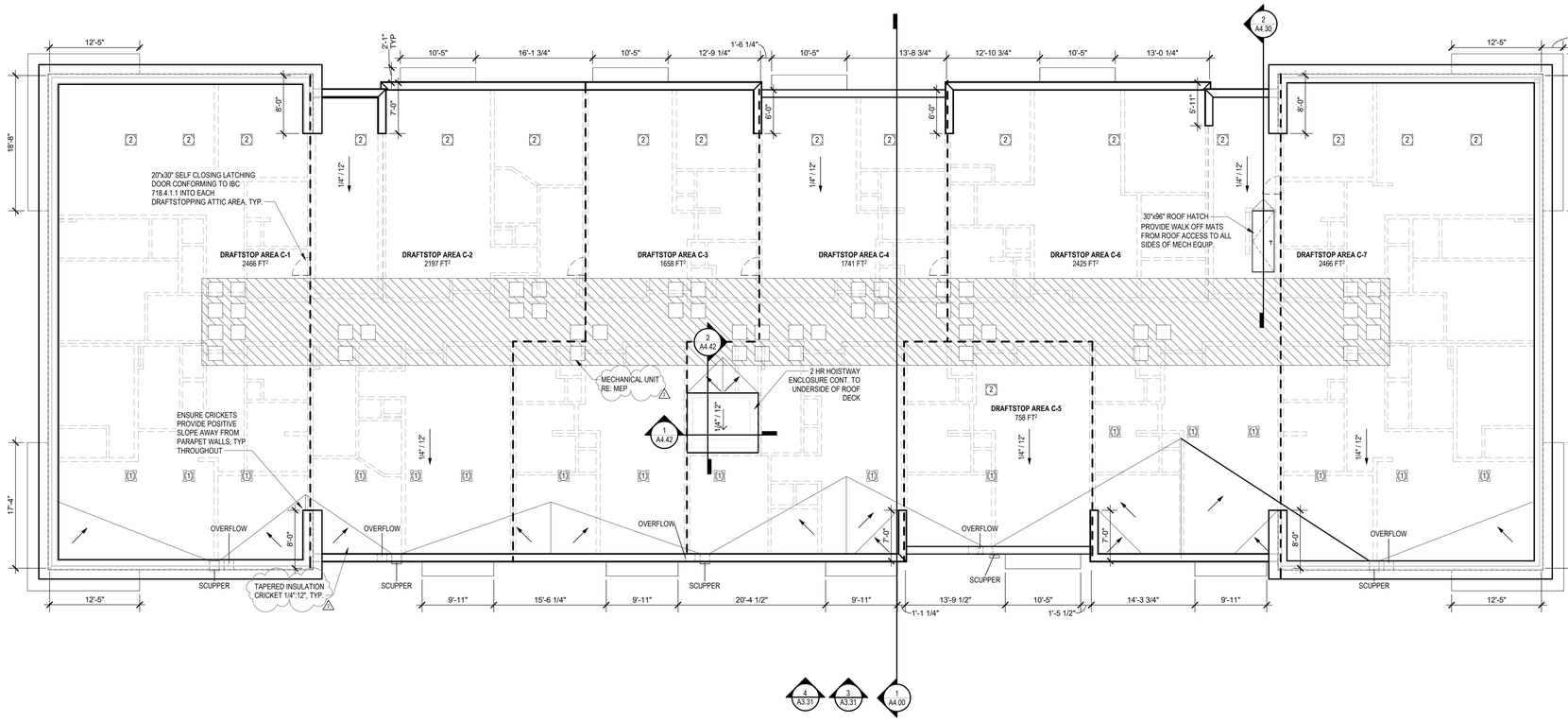
SHEET NAME
BUILDING C - 4TH FLOOR PLAN
SHEET NO.
A2.34

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	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 C-1	2466 SF	1183 in²	1524 in²	50.00%	254 in²	3	762 in²	254 in²	3	762 in²
DRAFTSTOP C-2	2197 SF	1055 in²	1524 in²	50.00%	254 in²	3	762 in²	254 in²	3	762 in²
DRAFTSTOP C-3	1658 SF	796 in²	1016 in²	50.00%	254 in²	2	508 in²	254 in²	2	508 in²
DRAFTSTOP C-4	1741 SF	836 in²	1016 in²	50.00%	254 in²	2	508 in²	254 in²	2	508 in²
DRAFTSTOP C-5	758 SF	364 in²	508 in²	50.00%	254 in²	1	254 in²	254 in²	1	254 in²
DRAFTSTOP C-6	2425 SF	1164 in²	1524 in²	50.00%	254 in²	3	762 in²	254 in²	3	762 in²
DRAFTSTOP C-7	2466 SF	1183 in²	1524 in²	50.00%	254 in²	3	762 in²	254 in²	3	762 in²



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

ROOF PLAN GENERAL NOTES:

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

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

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

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

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

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

ATTIC VENTING REQUIREMENTS

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

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

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

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

GRAPHIC LEGEND:

ALLOWABLE EQUIPMENT AREA

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

ROOF VENTING LEGEND

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

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

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

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

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

DRAWING RELEASE LOG
• 09.18.2024 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 C - ROOF PLAN

SHEET NO.
A2.35

10/29/2024 6:35:38 PM

ARCH E1 30" x 42"

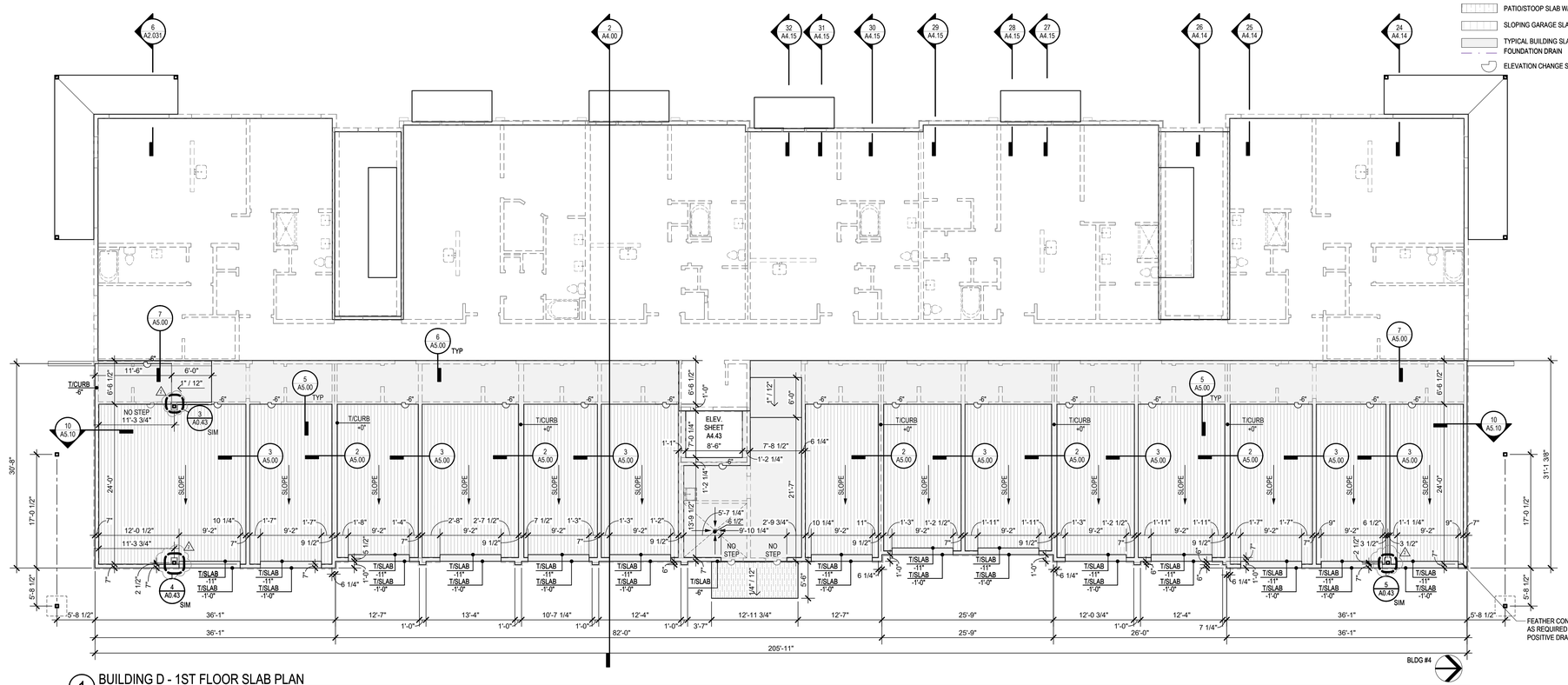
SLAB PLAN GENERAL NOTES:

A. SEE STRUCTURAL FOR CONCRETE THICKNESS AND REINFORCING.

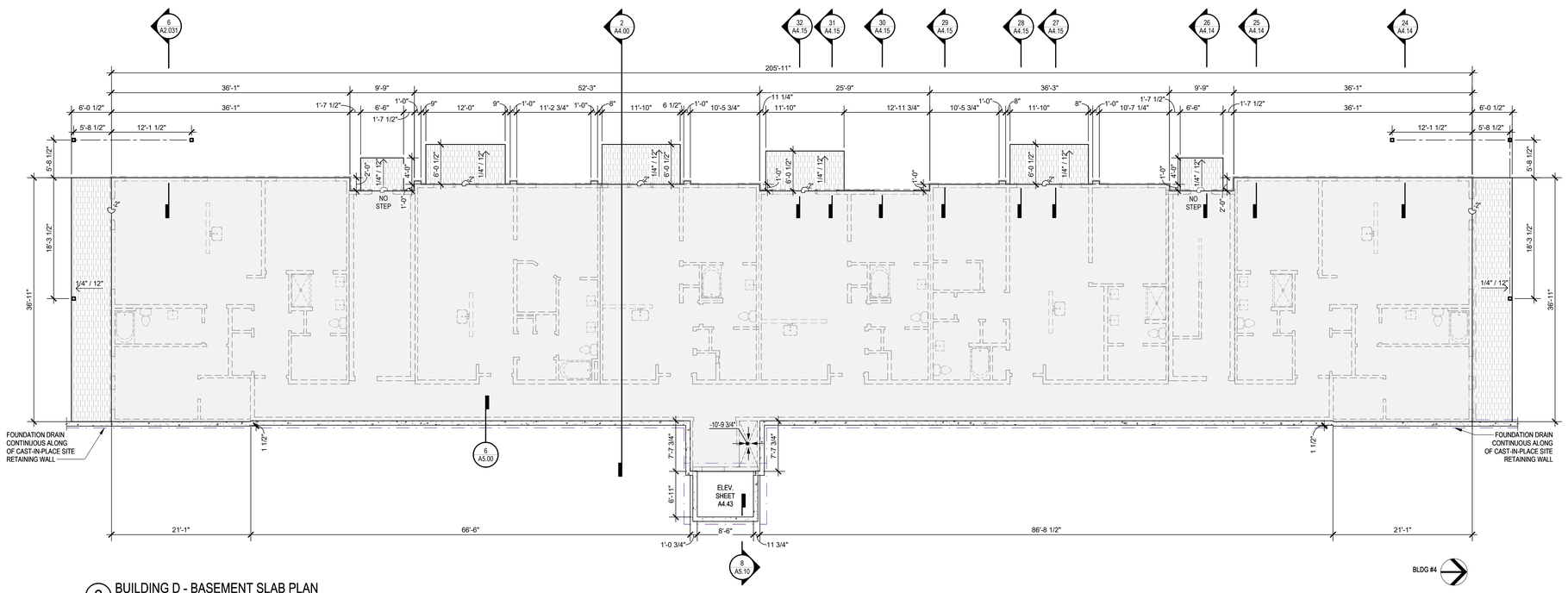
B. COORDINATE GARAGE DOOR ROUGH OPENING WITH GARAGE DOOR MANUFACTURER.

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:
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 - SLAB PLAN

SHEET NO.
A2.40

10/29/2024 6:35:43 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.

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

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– – – – – – – – OVERHEAD LINE

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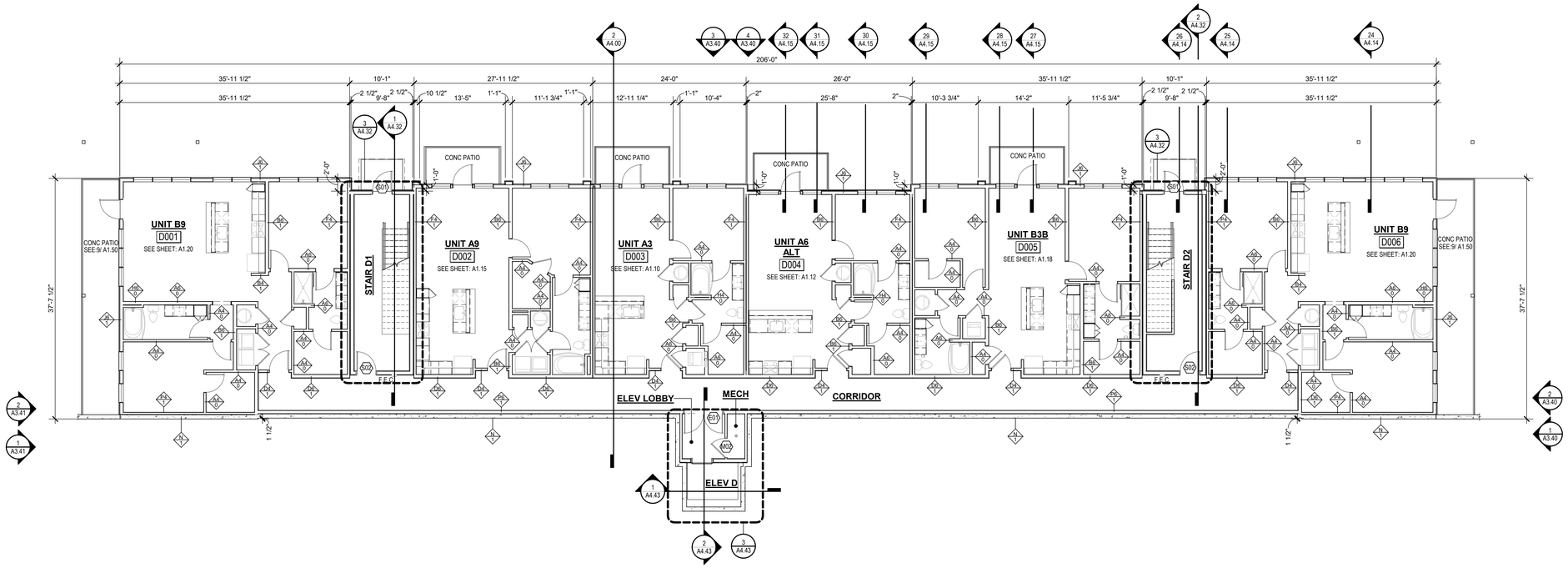

1 BUILDING D - BASEMENT PLAN
1/8" = 1'-0"

BLDG # 4

REVISION 2:
- WALL TAGS ADDED

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

DRAWING RELEASE LOG
- 09.18.2024 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 E1.30" x 42"

BUILDING FLOOR PLAN GENERAL NOTES:

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

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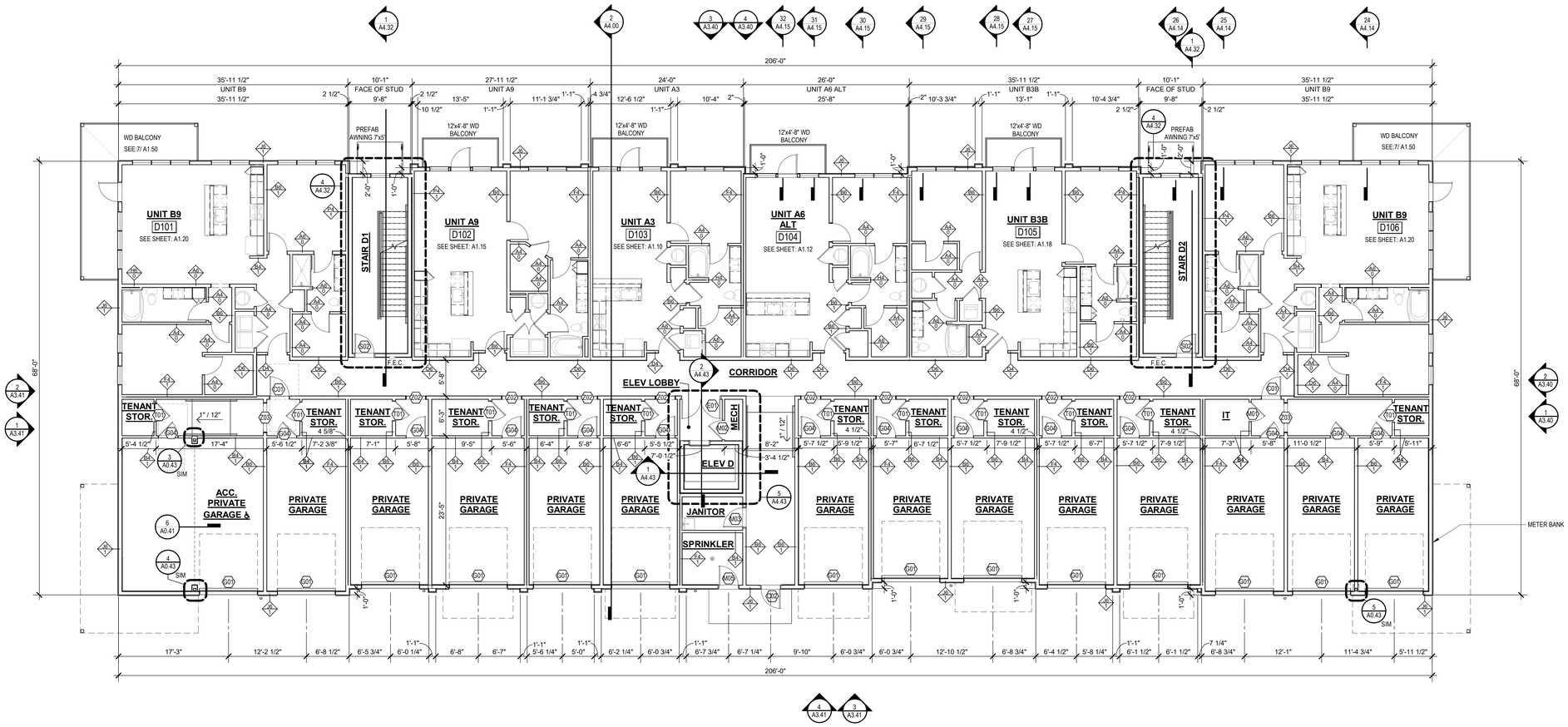

1 BUILDING D - 1ST FLOOR PLAN
1/8" = 1'-0"

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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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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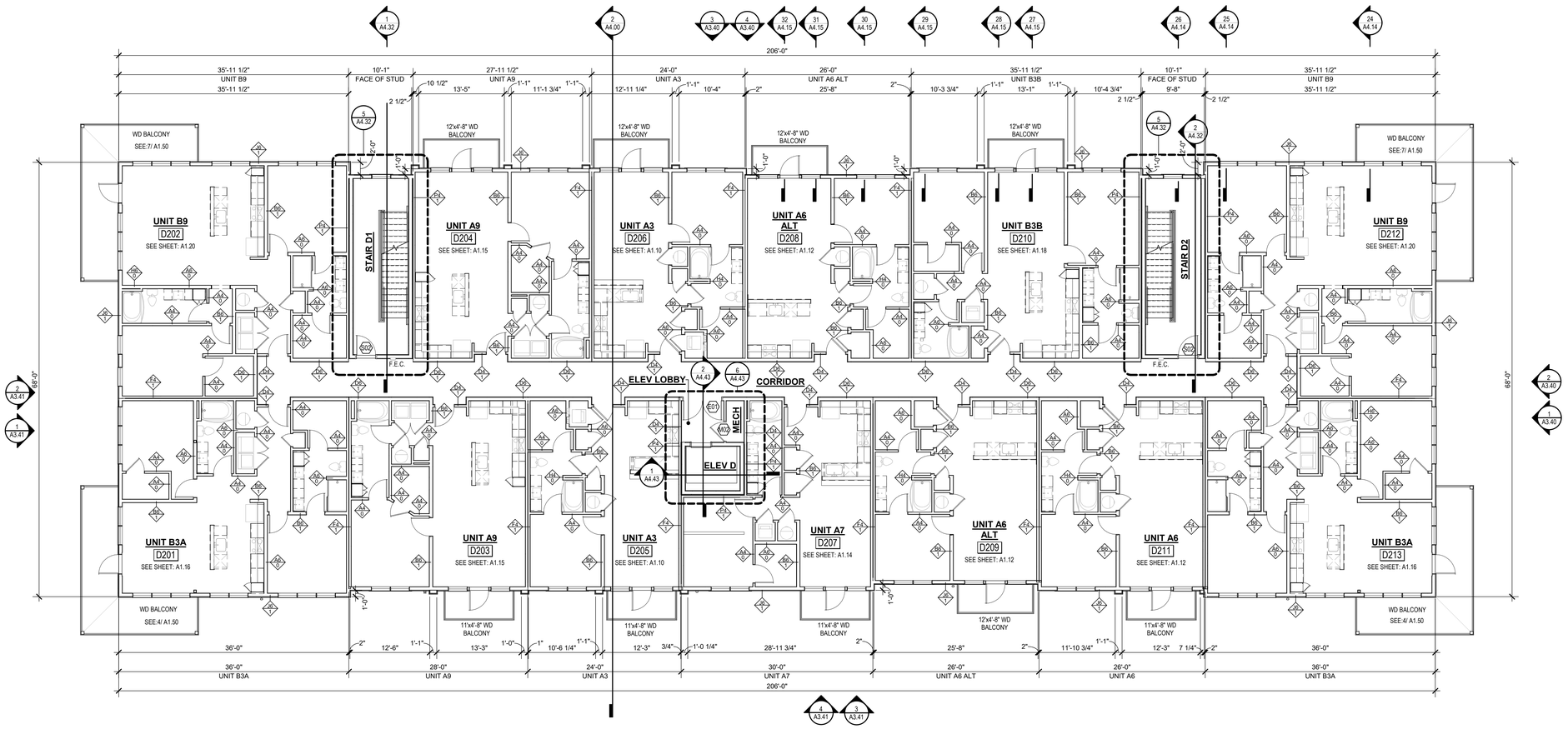

1 BUILDING D - 2ND FLOOR PLAN
1/8" = 1'-0"

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.

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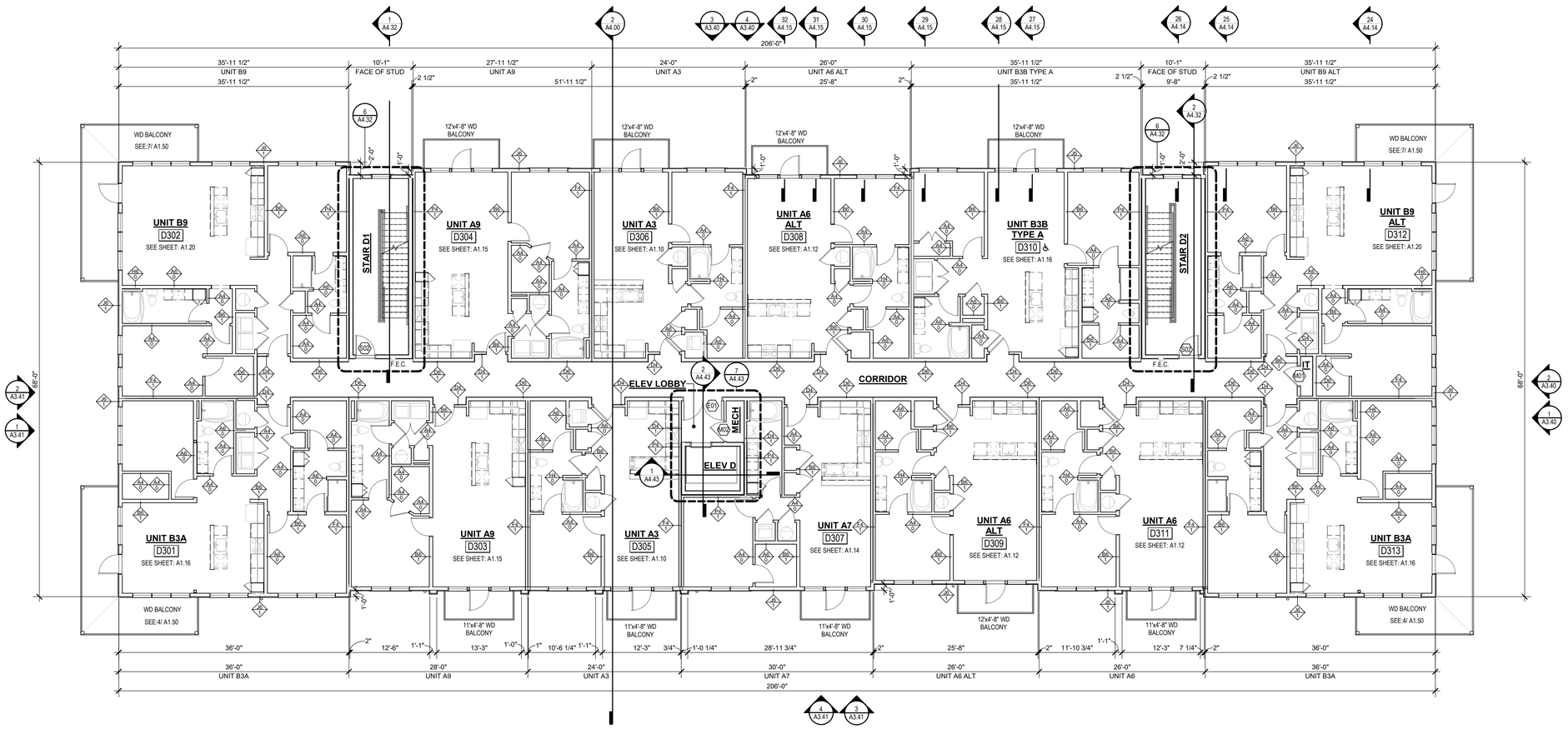
10/30/2024



1 BUILDING D - 3RD 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
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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.

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

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

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

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

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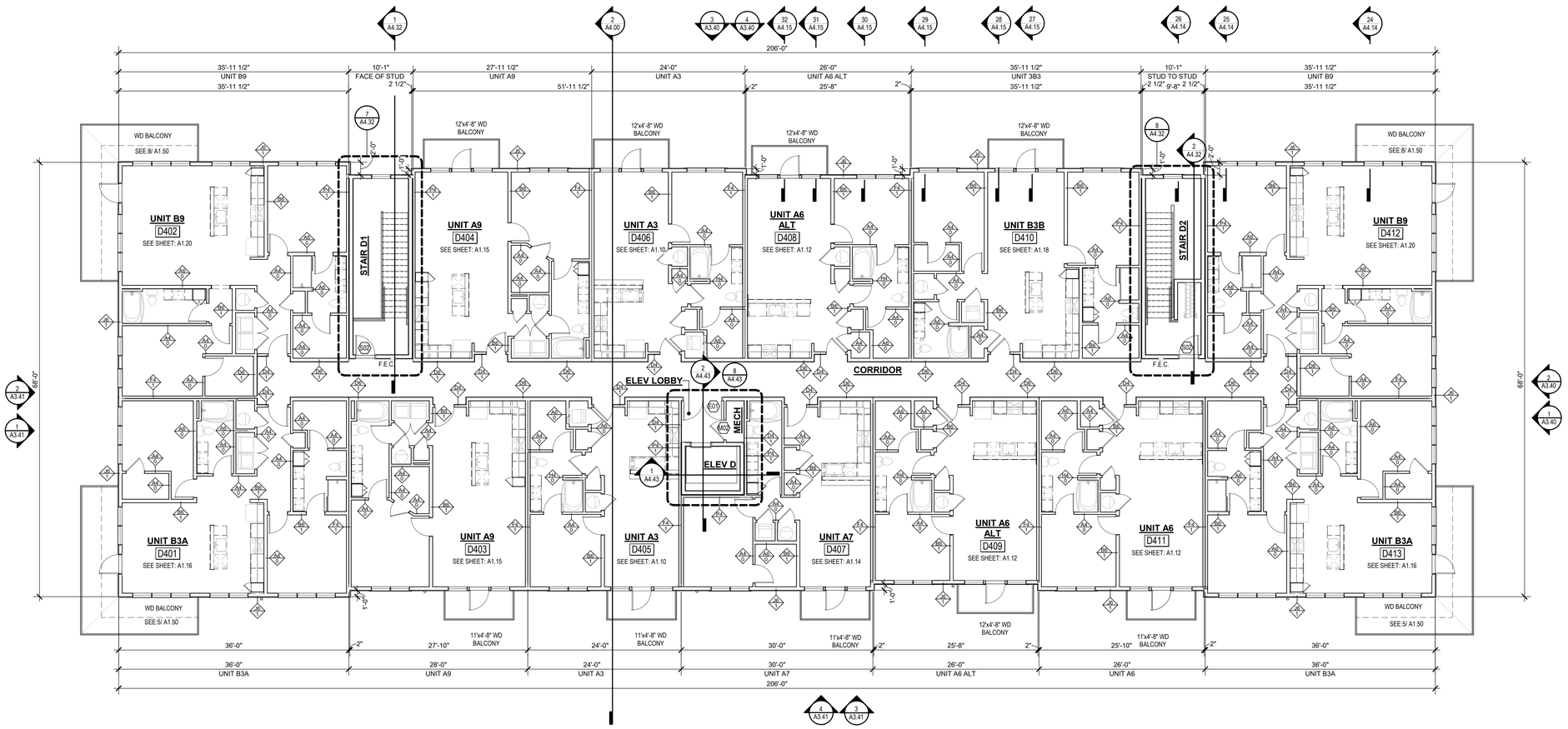

1 BUILDING D - 4TH FLOOR PLAN
1/8" = 1'-0"

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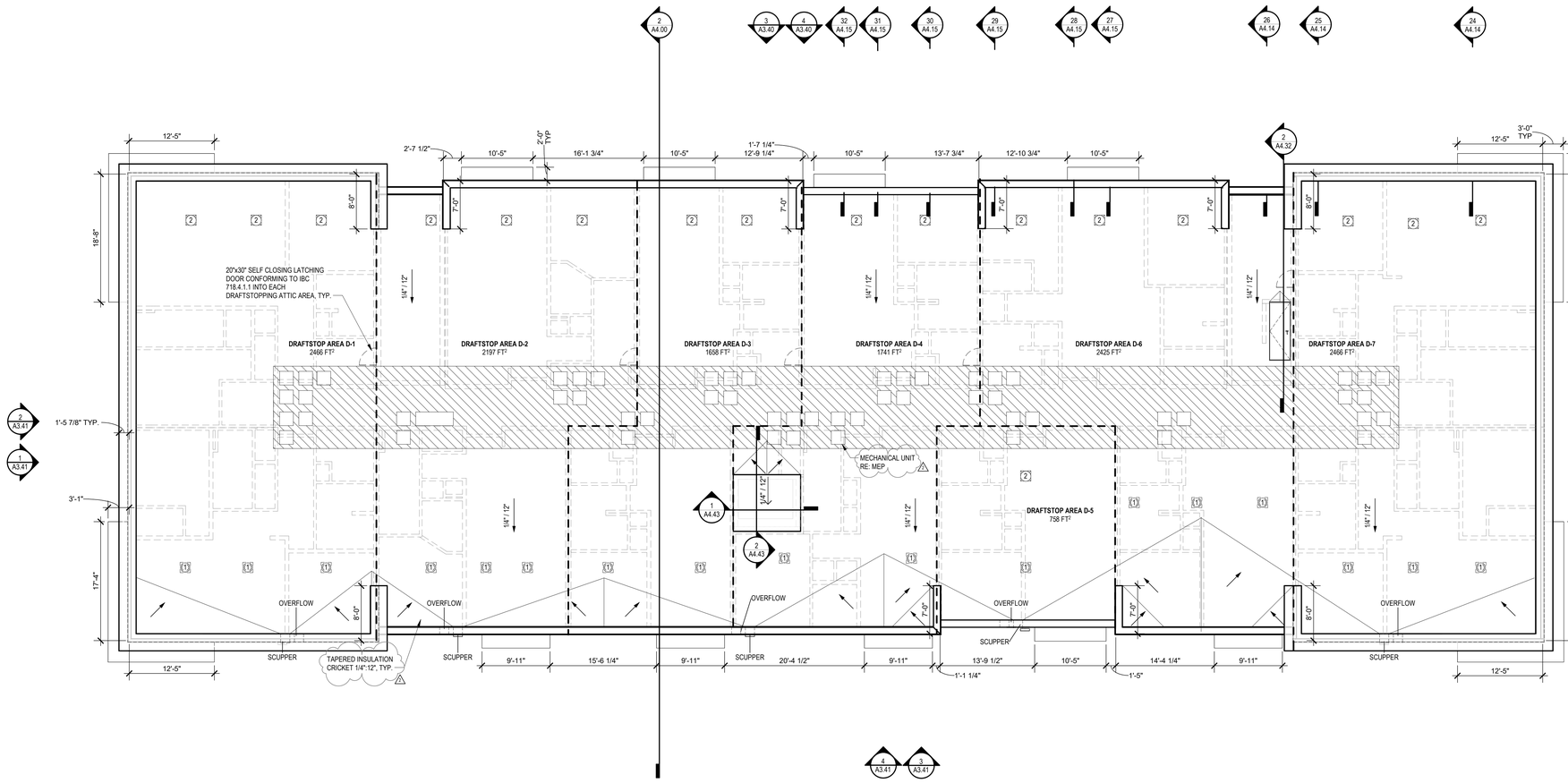
SHEET NAME
BUILDING D - 4TH FLOOR PLAN
SHEET NO.
A2.45

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: 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 D-1	2445 SF	1173 in²	1524 in²	50.00%	254 in²	3	762 in²	254 in²	3	762 in²
DRAFTSTOP D-2	2200 SF	1056 in²	1524 in²	50.00%	254 in²	3	762 in²	254 in²	3	762 in²
DRAFTSTOP D-3	1584 SF	760 in²	1016 in²	50.00%	254 in²	2	508 in²	254 in²	2	508 in²
DRAFTSTOP D-4	1811 SF	869 in²	1016 in²	50.00%	254 in²	2	508 in²	254 in²	2	508 in²
DRAFTSTOP D-5	758 SF	364 in²	508 in²	50.00%	254 in²	1	254 in²	254 in²	1	254 in²
DRAFTSTOP D-6	2424 SF	1163 in²	1524 in²	50.00%	254 in²	3	762 in²	254 in²	3	762 in²
DRAFTSTOP D-7	2448 SF	1175 in²	1524 in²	50.00%	254 in²	3	762 in²	254 in²	3	762 in²



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

ROOF PLAN GENERAL NOTES:

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

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

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

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

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

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

ATTIC VENTING REQUIREMENTS

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

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

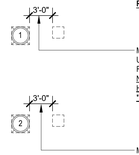
PROPOSED ROOF VENTILATION
LOW: POP VENT INTAKE (254 SQ. IN. NET FREE AREA PER VENT)

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

GRAPHIC LEGEND:

ALLOWABLE EQUIPMENT AREA

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



ROOF VENTING LEGEND

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

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

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

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

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

DRAWING RELEASE LOG
• 09.10.2024 PERMIT SET

△ REVISIONS
2 10.30.24 CITY COMMENTS 1

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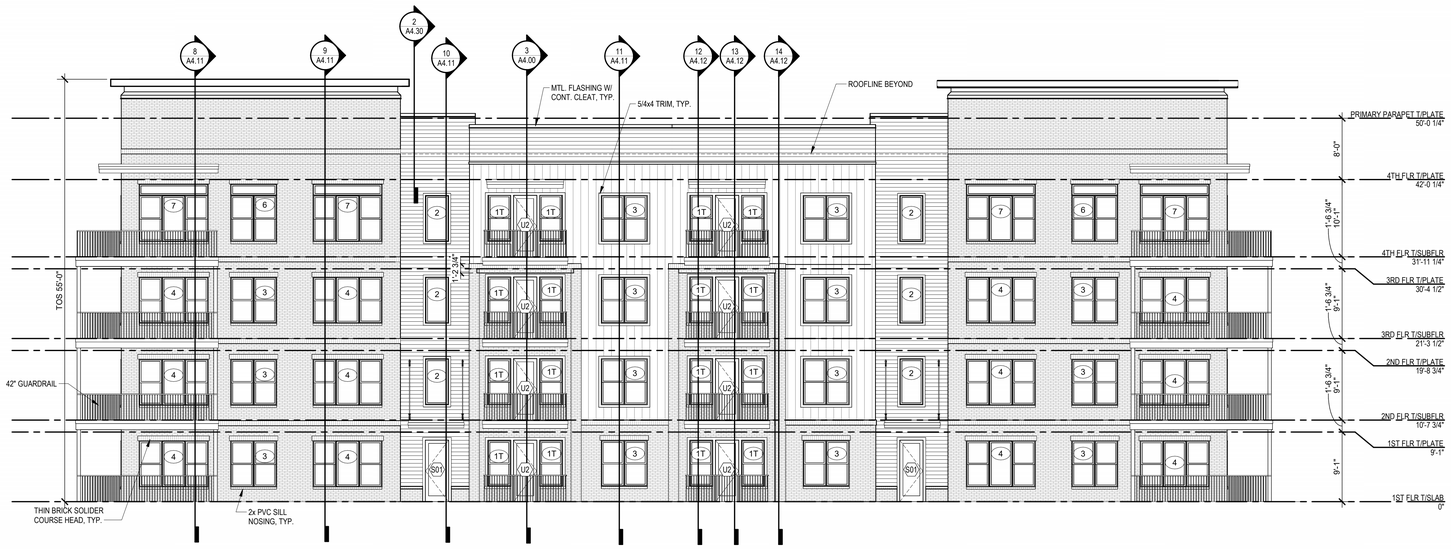
SHEET NAME
BUILDING D - ROOF PLAN

SHEET NO.
A2.46

10/29/2024 6:36:04 PM

ARCH E1.30" x 42"



4 BUILDING A - FRONT ELEVATION
1/8" = 1'-0"

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

2 BUILDING A - RIGHT ELEVATION
1/8" = 1'-0"

1 BUILDING A - RIGHT ELEVATION
1/8" = 1'-0"

ELEVATIONS GENERAL NOTES:

A. REFER TO SHEET **A5.40** FOR TYPICAL EXTERIOR CLADDING TRANSITIONS.

B. ALL EXTERIOR WALL LIGHT FIXTURES THAT PROJECT MORE THAN 4" FROM FACE OF WALL TO BE MOUNTED WHERE BOTTOM OF LIGHT FIXTURE IS 6'-8" AFF MIN.

C. ALL TRIM TO BE FIBER CEMENT U.N.O.

EXTERIOR MATERIAL LEGEND:

1. THIN BRICK VENEER LIGHT FINISH
2. THIN BRICK VENEER SOLDIER COURSE LIGHT FINISH
3. THIN BRICK VENEER DARK FINISH
4. THIN BRICK VENEER SOLDIER COURSE DARK FINISH
5. FIBER CEMENT BOARD AND BATTEN GRAY
6. FIBER CEMENT BOARD AND BATTEN WHITE
7. FIBER CEMENT LAP SIDING WHITE
8. FIBER CEMENT LAP SIDING CHARCOAL

BLDG #1 BLDG #5 BLDG #8 BLDG #7

BUILDING A - KEY PLAN

NOTE: ALL ROOFTOP MECHANICAL UNITS WILL BE PLACED NEAR THE CENTER OF THE WIDTH OF THE BUILDING AND AT LEAST 17' AWAY FROM ALL ROOF EDGES AND WILL NOT BE VISIBLE FROM THE STREET LEVEL.

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

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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:

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2. THIN BRICK VENEER SOLDIER COURSE LIGHT FINISH
3. THIN BRICK VENEER DARK FINISH
4. THIN BRICK VENEER SOLDIER COURSE DARK FINISH
5. FIBER CEMENT BOARD AND BATTEN GRAY
6. FIBER CEMENT BOARD AND BATTEN WHITE
7. FIBER CEMENT LAP SIDING WHITE
8. FIBER CEMENT LAP SIDING CHARCOAL

BLDG #1 BLDG #5 BLDG #8 BLDG #7

BUILDING A - KEY PLAN

NOTE: ALL ROOFTOP MECHANICAL UNITS WILL BE PLACED NEAR THE CENTER OF THE WIDTH OF THE BUILDING AND AT LEAST 17' AWAY FROM ALL ROOF EDGES AND WILL NOT BE VISIBLE FROM THE STREET LEVEL.

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A NEW MULTI-FAMILY PROJECT:
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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 - EXTERIOR ELEVATIONS
SHEET NO.
A3.11

10/29/2024 6:37:31 PM