

ALURA APARTMENTS - VILLAGE AT DISCOVERY PARK

BUILDING 1 TYPE "A"

ALURA APARTMENTS - VILLAGE AT DISCOVERY PARK

APARTMENT BUILDING TYPE "A"

LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

PROJECT INFORMATION

SITE DATA					
SITE ZONING: (SEE CIVIL)					
SITE SIZE: (SEE CIVIL)					
SITE DENSITY: (SEE CIVIL)					
NO. OF PARKING SPACES: (SEE CIVIL)					
BUILDING DATA (BLDG. 4, 6, 8 & 11)					
DWELLING UNITS	LABEL	COMPLIANCE WITH	SQ FT	QTY	SUBTOTAL
1-BR-A	ANSI "B"	ANSI "B", FHA	692	16	11,072 SF
1-BR-B	ANSI "B"	ANSI "B", FHA	795	8	6,360 SF
1-BR-C	ANSI "B"	ANSI "B", FHA	572	4	2,288 SF
2-BR-A	ANSI "A"	ANSI "B", FHA	1051	6	6,306 SF
2-BR-A	ANSI "A"	ANSI "A", FHA	1051	1	1,051 SF
2-BR-A	ANSI "B"/AY	ANSI "B", FHA/AY	1051	1	1,051 SF
2-BR-B	ANSI "B"	ANSI "B", FHA	1137	8	9,096 SF
DWELLING UNIT AREA:				44	37,224 SF
NON-DWELLING AREA:			BALCONIES, CORRIDOR, COMMON AREA & SPRINKLER ROOM		
TOTAL BUILDING AREA:					10,226 SF
TOTAL BUILDING AREA:					47,450 SF
TOTAL RENTAL UNITS: (44) TOTAL UNITS, PER BUILDING: (28) 1-BR UNITS, (16) 2-BR UNITS					
BUILDING DATA (BLDG. 1)					
DWELLING UNITS	LABEL	COMPLIANCE WITH	SQ FT	QTY	SUBTOTAL
1-BR-A	ANSI "B"	ANSI "B", FHA	692	16	11,072 SF
1-BR-B	ANSI "B"	ANSI "B", FHA	795	8	6,360 SF
1-BR-C	ANSI "B"	ANSI "B", FHA	572	4	2,288 SF
2-BR-A	ANSI "B"	ANSI "B", FHA	1051	6	6,306 SF
2-BR-B	ANSI "B"	ANSI "B", FHA	1137	8	9,096 SF
DWELLING UNIT AREA:				44	37,224 SF
NON-DWELLING AREA:			BALCONIES, CORRIDOR, COMMON AREA & SPRINKLER ROOM		
TOTAL BUILDING AREA:					10,226 SF
TOTAL BUILDING AREA:					47,450 SF
TOTAL RENTAL UNITS: (44) TOTAL UNITS, PER BUILDING: (28) 1-BR UNITS, (16) 2-BR UNITS					
CODES AND REGULATIONS					
BLDG. & RELATED CODES: 2018 IBC, 2018 IPC, 2018 IMC, 2018 IECC					
ELECT. CODE: 2017 NEC					
FIRE CODE: 2018 IFC					
ACCESSIBILITY: 2009 ICC/ANSI A117.1, FAIR HOUSING ACT					
MISC.: ALL APPLICABLE FEDERAL, STATE, LOCAL CODES, LAWS AND ORDINANCES					
BUILDING CODE DATA					
USE GROUP: R-2					
CONSTRUCTION TYPE: VA					
EXT. WALL CONSTRUCTION: 1-HR RATED EXTERIOR WALLS (RATED FROM INSIDE)					
OTHER CONSTRUCTION: 1/2-HR RATED CORRIDOR WALLS, 1-HR RATED UNIT SEPARATION WALLS, LOAD BEARING WALLS, ROOF/CEILING & FLOOR/CEILING ASSEMBLIES, 2-HR WALLS & ROOF/CEILING @ ELEVATOR & STAIR SHAFTS, UNRATED INTERIOR WALLS					
ALLOW. AREA PER FLOOR: R-2 = 12,000 SF					
AREA ADJUSTMENTS: FULL FRONTAGE INCREASE R-2 = 12,000(100%-25) x 30/30 = 9,000 SF/FLOOR INCREASE = 21,000 SF / FLOOR TOTAL ALLOWABLE FOR R-2					
ACTUAL AREA PER FLOOR: 1ST FLOOR = 12,101 SF, 2ND, 3RD & 4TH FLOORs = 11,783 SF EACH					
ALLOW. HEIGHT & FLOORS: R-2 = 60'-0", 4 STORIES					
HEIGHT ADJUSTMENTS: NONE REQUIRED, NONE TAKEN					
ACTUAL HEIGHT & FLOORS: 58'-4 1/2", 4 STORIES					
SPRINKLER SYSTEM: NFPA 13R DESIGNED AND INSTALLED BY ACCREDITED FIRE PROTECTION SYSTEM DESIGNER AND INSTALLER. PROTECTION SHALL INCLUDE ALL AREAS AS APPLICABLE BY LOCAL AND STATE CODES. COORDINATE WITH GC/OWNER REGARDING THE INSTALLATION OF THE WET/DRY FIRE SUPPRESSION SYSTEM FOR UNCONDITIONED FREEZE PROTECTION PER O.O CODE DATA, PROVIDE FLEXIBLE DRY HEADS AT BALCONIES, PROVIDE FREEZE PROTECTED SOFFITS AS REQUIRED ON THE TOP FLOOR PER O.O CODE DATA INFORMATION. THIS COORDINATION SHOULD BE INCLUDED IN THE BASE BID.					

INDEX TO DRAWINGS

Sheet Number	Sheet Name	Sheet Issue Date	Current Revision Date	Current Revision Description
1 - COVER SHEET				
0.0A	COVER SHEET	15 APR 2025	16 MAY 2025	ADDENDUM #1
SP1.0A	SPECIFICATIONS	15 APR 2025	15 APR 2025	ISSUE SET
SP1.1A	SPECIFICATIONS	15 APR 2025	15 APR 2025	ISSUE SET
SP1.2A	SPECIFICATIONS	15 APR 2025	15 APR 2025	ISSUE SET
SP1.3A	SPECIFICATIONS	15 APR 2025	15 APR 2025	ISSUE SET
2 - STRUCTURAL (BY CROCKETT ENGINEERING CONSULTANTS)				
S100	GENERAL STRUCTURAL DATA	15 APR 2025	15 APR 2025	ISSUE SET
S200	FOUNDATION PLAN	15 APR 2025	15 APR 2025	ISSUE SET
S210	FOUNDATION DETAILS	15 APR 2025	15 APR 2025	ISSUE SET
S211	FOUNDATION DETAILS	15 APR 2025	15 APR 2025	ISSUE SET
S300	2ND FLOOR FRAMING PLAN	15 APR 2025	15 APR 2025	ISSUE SET
S300A	SHEAR WALL PLAN	15 APR 2025	15 APR 2025	ISSUE SET
S400	3RD FLOOR FRAMING PLAN	15 APR 2025	15 APR 2025	ISSUE SET
S500	4TH FLOOR FRAMING PLAN	15 APR 2025	15 APR 2025	ISSUE SET
S510	FLOOR FRAMING DETAILS	15 APR 2025	15 APR 2025	ISSUE SET
S511	FLOOR FRAMING DETAILS	15 APR 2025	15 APR 2025	ISSUE SET
S600	ROOF FRAMING PLAN	15 APR 2025	15 APR 2025	ISSUE SET
S610	ROOF FRAMING DETAILS	15 APR 2025	15 APR 2025	ISSUE SET
S611	ROOF FRAMING DETAILS	15 APR 2025	15 APR 2025	ISSUE SET
S612	ROOF FRAMING DETAILS	15 APR 2025	15 APR 2025	ISSUE SET
3 - ARCHITECTURAL				
A1.0A	FIRST FLOOR BUILDING PLAN	15 APR 2025	16 MAY 2025	ADDENDUM #1
A1.1A	SECOND FLOOR BUILDING PLAN	15 APR 2025	15 APR 2025	ISSUE SET
A1.2A	THIRD FLOOR BUILDING PLAN	15 APR 2025	15 APR 2025	ISSUE SET
A1.3A	FOURTH FLOOR BUILDING PLAN	15 APR 2025	15 APR 2025	ISSUE SET
A1.4A	1-BR UNIT DIMENSION PLANS, DOOR SCHEDULE, NOTES & WALL TYPES	15 APR 2025	15 APR 2025	ISSUE SET
A1.5A	2-BR UNIT DIMENSION PLANS	15 APR 2025	15 APR 2025	ISSUE SET
A1.6A	ENLARGED COMMON AREA DIMENSION PLANS	15 APR 2025	15 APR 2025	ISSUE SET
A1.7A	1-BR ACCESSIBILITY PLANS & NOTES	15 APR 2025	15 APR 2025	ISSUE SET
A1.8A	2-BR ACCESSIBILITY PLANS	15 APR 2025	15 APR 2025	ISSUE SET
A1.9A	ENLARGED COMMON AREA ACCESSIBILITY PLANS	15 APR 2025	15 APR 2025	ISSUE SET
A2.0A	ROOF PLAN, DETAILS & NOTES	15 APR 2025	15 APR 2025	ISSUE SET
A3.0A	EXTERIOR ELEVATIONS	15 APR 2025	15 APR 2025	ISSUE SET
A3.1A	EXTERIOR ELEVATIONS	15 APR 2025	15 APR 2025	ISSUE SET
A4.0A	WALL SECTIONS	15 APR 2025	15 APR 2025	ISSUE SET
A4.1A	WALL SECTIONS	15 APR 2025	15 APR 2025	ISSUE SET
A4.2A	WALL SECTIONS	15 APR 2025	15 APR 2025	ISSUE SET
A4.3A	WALL SECTIONS	15 APR 2025	15 APR 2025	ISSUE SET
A4.4A	ELEVATOR WALL SECTIONS	15 APR 2025	15 APR 2025	ISSUE SET
A4.5A	STAIR SHAFT WALL SECTION & DETAILS	15 APR 2025	15 APR 2025	ISSUE SET
A4.6A	FRAMING DETAILS	15 APR 2025	15 APR 2025	ISSUE SET
A4.7A	FRAMING DETAILS	15 APR 2025	15 APR 2025	ISSUE SET
A4.8A	FLASHING DETAILS	15 APR 2025	15 APR 2025	ISSUE SET
A5.0A	FIRE RATED ASSEMBLIES	15 APR 2025	15 APR 2025	ISSUE SET
A5.1A	FIRE RATED ASSEMBLIES	15 APR 2025	15 APR 2025	ISSUE SET
A5.2A	FIRE RATED ASSEMBLIES	15 APR 2025	15 APR 2025	ISSUE SET
A5.3A	FIRE RATED ASSEMBLIES	15 APR 2025	15 APR 2025	ISSUE SET
A5.4A	FIRE RATED ASSEMBLIES	15 APR 2025	15 APR 2025	ISSUE SET
A5.5A	FIRE RATED ASSEMBLIES	15 APR 2025	15 APR 2025	ISSUE SET
A5.6A	FIRE RATED ASSEMBLIES	15 APR 2025	15 APR 2025	ISSUE SET
A6.0A	1-BR FINISH PLANS, FINISH SCHEDULE & NOTES	15 APR 2025	15 APR 2025	ISSUE SET
A6.1A	2-BR FINISH PLANS & FINISH SCHEDULE	15 APR 2025	15 APR 2025	ISSUE SET
A6.2A	COMMON AREA FINISH PLANS & FINISH SCHEDULE	15 APR 2025	16 MAY 2025	ADDENDUM #1
A7.0A	INTERIOR ELEVATIONS NOTES AND DETAILS	15 APR 2025	15 APR 2025	ISSUE SET
A7.1A	1-BR INTERIOR ELEVATIONS	15 APR 2025	15 APR 2025	ISSUE SET
A7.2A	1-BR INTERIOR ELEVATIONS	15 APR 2025	15 APR 2025	ISSUE SET
A7.3A	2-BR INTERIOR ELEVATIONS	15 APR 2025	15 APR 2025	ISSUE SET
A7.4A	2-BR INTERIOR ELEVATIONS	15 APR 2025	15 APR 2025	ISSUE SET
A8.0A	1ST & 2ND FLOOR REFLECTED CEILING PLANS	15 APR 2025	15 APR 2025	ISSUE SET
A8.1A	3RD & 4TH FLOOR REFLECTED CEILING PLANS	15 APR 2025	15 APR 2025	ISSUE SET
LS1.0A	1ST & 2ND FLOOR LIFE SAFETY PLANS	15 APR 2025	15 APR 2025	ISSUE SET
LS1.1A	3RD & 4TH FLOOR LIFE SAFETY PLANS	15 APR 2025	15 APR 2025	ISSUE SET

NOTE: INDEX TO DRAWINGS HAS BEEN UPDATED TO REFLECT THE SHEETS REVISED BY ADDENDUM #1.

ARCHITECT'S JOB NO. 4938

PROJECT LOCATION MAP



SIGNATURE AREAS

NOTE: PROJECT CONSTRUCTION MUST BE IN COMPLIANCE WITH ALL APPLICABLE CODES, ORDINANCES, LAWS, AND REGULATIONS AS ENUMERATED ELSEWHERE IN THE PLANS AND SPECIFICATIONS.

ARCHITECT: WALLACE ARCHITECTS, LLC
302 CAMPUSVIEW DRIVE SUITE 208, COLUMBIA, MO 65201
BY: _____ DATE: _____

OWNER: THE VILLAGE AT DISCOVERY PARK, LLC
3622 ENDEAVOR AVE., STE. 101, COLUMBIA, MO 65201
BY: _____ DATE: _____

CONTRACTOR: INTRINSIC DEVELOPMENT, LLC
3622 ENDEAVOR AVE., STE. 101, COLUMBIA, MO 65201
BY: _____ DATE: _____

PM: RS DT: TY
PC: CD QC: MK

PLAN SET NO. _____

ADDENDUM #1

Finish: High performance organic coatings.
Finish Color: Black.

Performance Requirements
Wind Loads: Design and size components to withstand the specified load requirements without damage or permanent set, when tested in accordance with ASTM E330/E330M, using loads 1.5 times the design wind loads and 10 second duration of maximum load.
Air Leakage: 0.06 cfm/sq ft maximum leakage of storefront wall area when tested in accordance with ASTM E283/E283M at 1.57 psf pressure difference.

COMPONENTS
Aluminum Framing Members: Tubular aluminum sections, thermally broken with interior section insulated from exterior; drainage holes and internal weep drainage system.
Glazing Stops: Flush.
Cross-Section: 2 by 4.5 inch nominal dimension.
Swing Doors: Glazed aluminum.
Thickness: 1-3/4 inches.
Top Rail: 4 inches wide.
Vertical Stiles: 4-1/2 inches wide.
Bottom Rail: 10 inches wide.
Finish: Same as storefront.

MATERIALS
Extruded Aluminum: ASTM B221 (ASTM B221M).
Fasteners: Stainless steel.
Exposed Flashings: Aluminum sheet, 20 gauge, 0.032 inch minimum thickness; finish to match framing members.
Glazing Gaskets: Type to suit application to achieve weather, moisture, and air infiltration requirements.

FINISHES
High Performance Organic Coating: AAMA 2604; multiple coats, thermally cured fluoropolymer system.

HARDWARE
For each door, include weatherstripping, sill sweep strip, and threshold.
Other Door Hardware: Storefront manufacturer's standard type to suit application.
For each door, include butt hinges.

SECTION 08 53 13 - VINYL WINDOWS
DELIVERY, STORAGE, AND HANDLING
Protect finished surfaces with wrapping. Do not use adhesive papers or sprayed coatings that bond when exposed to sunlight or weather.

FIELD CONDITIONS
Do not install sealants when ambient temperature is less than 40 degrees F.

MANUFACTURERS
Vinyl Windows:
Alside, Inc. Series 1700: www.alside.com.
All Temp Windows Inc.; Series 1800: www.alltempwindows.com
Jeld-Wen Inc.; Builders Vinyl Series: www.jeldwen.com.

DESCRIPTION
Vinyl Windows: Factory fabricated frame and sash members of extruded, hollow, ultra-violet-resistant, polyvinyl chloride (PVC) with integral color; with factory-installed glazing, hardware, related flashings, anchorage and attachment devices.
Configuration: As indicated on drawings.
Product Type: H - Hung window, vertically sliding; Single Hung.
Product Type: FW - Fixed window.
Egress Units: Window units installed in dwelling unit bedrooms shall meet or exceed minimum requirements for classification as emergency egress units per the currently adopted edition of the building code.
Color: Black.
Energy Star Rating: Provide windows eligible for Energy Star Rating.

PERFORMANCE REQUIREMENTS
Grade: AAMA/WDMA/CSA 101/ S.2/A440 requirements for specific window type:
Performance Class (PC): R.
Performance Grade (PG): 15, with minimum design pressure (DP) of 15.04 psf.
Air Leakage: Maximum of 0.30 cu ft/minute/sq ft at 1.57 psf differential pressure, when tested in accordance with ASTM E283.
Thermal Transmittance: U-factor of 0.25, maximum, that includes window glazing and frame system based on average window size required for project and determined in accordance with AAMA 1503, ASTM E1423, or NFRC 100.
Solar Heat Gain Coefficient (SHGC): SHGC value of 0.40 maximum.
Visible Light Transmittance: value of 0.52 minimum.

COMPONENTS
Glazing: Insulated double pane, annealed glass, clear, low-E coated, argon filled, with glass thicknesses as recommended by manufacturer for specified wind conditions.
Frame Depth: 4-1/2 inch minimum.
Insect Screens: Aluminum, extruded or roll-formed frame with mitered and reinforced corners; apply screen mesh taut to frame; secure to window with hardware to allow easy removal.
Frame Finish: Manufacturer's standard, color to match window frame and sash color.

HARDWARE
Vertical Sliding Sash: Concealed, heavy duty block and tackle balancers, provide two for each sash and jamb.
Sash lock: Lever handle and keeper with cam lock, provide at least one for each operating sash.
Window Opening Control Devices: ASTM F2098-13 opening control devices that limit opening size to less than 4 inches maximum with release function to permit window to open fully.
Required for all Dwelling Unit operable windows when sill is less than 36 inches above finish floor, and window unit is located greater than 72 inches above finish grade.
Finish of Exposed Hardware: Baked enamel, match interior sash and frame color.

SECTION 08 71 00 - DOOR HARDWARE
DELIVERY, STORAGE, AND HANDLING
Package hardware items individually; label and identify each package with door opening code to match door hardware schedule.
DESIGN AND PERFORMANCE CRITERIA
Provide specified door hardware as required to make doors fully functional, compliant with applicable codes, and secure to extent indicated.
Provide door hardware products that comply with the following requirements:
Applicable provisions of federal, state, and local codes.
Accessibility: UFAS, ADA Standards, and ICC A117.1 as applicable.
Fire-Rated Doors: NFPA 80, listed and labeled by qualified testing agency for fire protection ratings indicated, based on testing at positive pressure in accordance with NFPA 252 or UL 10C.
Hardware on Fire-Rated Doors: Listed and classified by UL (DIR) as suitable for application indicated.

Water Penetration Resistance: No uncontrolled leakage on interior face when tested in accordance with ASTM E547 at differential pressure of 15 percent of Performance Grade (PG).
Air Leakage: Maximum of 0.30 cu ft/minute/sq ft at 1.57 psf differential pressure, when tested in accordance with ASTM E283.
Thermal Transmittance: U-factor of 0.35, maximum, that includes window glazing, door and frame system based on average window size required for project and determined in accordance with NFRC 100.
Forced Entry Resistance (FER): Tested to comply with ASTM F476 requirements having at least Grade 10 performance for each required swinging door assembly.

SECTION 08 14 16 - WOOD DOORS
DELIVERY, STORAGE, AND HANDLING
Package, deliver and store doors in accordance with specified quality standard.
Protect doors with resilient packaging sealed with heat shrunk plastic; do not store in damp or wet areas or areas where sunlight might bleach veneer; seal top and bottom edges with tinted sealer if stored more than one week, and break seal on site to permit ventilation.

MANUFACTURERS
Molded Panel Doors
Masonite International Corp.: www.masonite.com.
Baird Brothers Sawmill Inc.: www.bairdbrothers.com.
Jeld-Wen Inc.: www.jeldwen.com.

DOORS
Doors: Refer to drawings for locations and additional requirements.
Quality Standard: Economy Grade, Standard Duty performance, in accordance with AWI/AWMAC/WI (AWS), unless noted otherwise.
Interior Doors: 1-3/8 inches thick unless otherwise indicated; molded panel construction.
Style: 2-Panel as indicated on drawings.

DOOR AND PANEL CORES
Hollow Core Doors: Type - Standard (FSHC); plies and faces as indicated above.

DOOR FACINGS
Hardboard Facing for Opaque Finish: ANSI A135.4, Class 2 - Standard, Molded Panel with milled stops, solid or finger-jointed white pine. Factory primed, white.
Door Thickness: 1-3/4 inch thick.

DOOR CONSTRUCTION
Fabricate doors in accordance with door quality standard specified.
Factory machine doors for hardware other than surface-mounted hardware, in accordance with hardware requirements and dimensions.
Factory fit and hang doors to frames constructed for the opening dimensions identified on the Drawings, with edge clearances in accordance with specified quality standard.

FRAMES
Jambs: Wood jambs shall be fabricated as a flat jamb with applied stops, or a one piece jamb with milled stops, solid or finger-jointed white pine. Factory primed, white.
Hinges: Mortise jamb for 3-1/2 inch, standard duty radius hinges.
Strike: Jamb to be machined for a full lip cylindrical strike plate.

FINISHES
Factory prime door faces, stiles, and rails with manufacturer's standard water based latex primer; white.
Factory prime door faces, stiles, and rails with manufacturer's standard water based latex primer; white.

SECTION 08 14 33 - STILE AND RAIL WOOD DOORS
Accept doors on site in manufacturer's packaging, and inspect for damage.
Protect doors with resilient packaging sealed with heat shrunk plastic; do not store in damp or wet areas or areas where sunlight might bleach veneer; seal top and bottom edges with tinted sealer if stored more than one week, and break seal on site to permit ventilation.

MANUFACTURERS
Stile and Rail Wood Doors:
Forté Opening Solutions (formerly Masonite Architectural); Aspiro Authentic Stile & Rail Doors: www.forteopenings.com.

DOORS
Quality Standard: Standard Grade, Standard Duty performance, in accordance with WDMA I.S. 6A.
Interior Doors: 1-3/4 inches thick unless otherwise indicated; veneer and lumber stile and rail construction; dowel joints. Transparent finish.
Wood veneer facing with factory transparent finish as indicated on drawings.

DOOR FACINGS
Veneer Facing for Transparent Finish: Natural Birch, veneer grade in accordance with quality standard indicated, plain sliced (flat cut), with slip match between leaves of veneer, running match of spliced veneer leaves assembled on door or panel face.
Adhesive: Type II - Water Resistant.

DOOR CONSTRUCTION
Fit door edge trim to edge of stiles after applying veneer facing.
Bond edge banding to cores.
Factory machine doors for finish hardware in accordance with hardware requirements and dimensions. Do not machine for surface hardware.
Fire Rated Doors: Tested to 20 minutes in accordance with UL 10C - Positive Pressure; listed in UL (DIR).
Frames: Provided and assembled by third party fabricators to manufacturer's specifications.
Frame: Milled from 5/4 kiln-dried white pine, finger-jointed composite at bottom of frame, profiled 1/2 inch stops, and factory-clad with prefinished metal or vinyl. Provide 6 degree sill gain prep.
Frame Depth: 4-9/16 inch, minimum.
Hardware preparation: Frames shall be mortised, reinforced, drilled and tapped at the factory to receive hardware as specified in the hardware schedule.

FINISHES
Finish work in accordance with WDMA I.S. 6A for Grade specified and as follows:
Transparent:
Manufacturers standard, in compliance with performance duty level indicated.

SECTION 08 43 13 - ALUMINUM-FRAMED STOREFRONTS
MANUFACTURERS
Aluminum-Framed Storefronts Manufacturers:
EFCO Corporation: www.efcoorp.com.
Kawneer North America: www.kawneer.com.
Manko Window Systems, Inc.: www.mankowindows.com.
Oldcastle BuildingEnvelope: www.oldcastlebe.com.
Tubelite, Inc: www.tubeliteinc.com.

ALUMINUM-FRAMED STOREFRONT
Aluminum-Framed Storefront: Factory fabricated, factory finished aluminum framing members with infill, and related flashings, anchorage and attachment devices.
Glazing Rabbit: For 1 inch insulating glazing.
Glazing Position: Centered (front to back).

DIVISION 08 - OPENINGS
SECTION 08 11 13 - HOLLOW METAL DOORS AND FRAMES
DELIVERY, STORAGE, AND HANDLING
Protect with resilient packaging; avoid humidity build-up under coverings; prevent corrosion and adverse effects on factory applied painted finish.
MANUFACTURERS
Hollow Metal Doors and Frames:
Fleming Door Products, an Assa Abloy Group company: www.assaabloydss.com.
Republic Doors, an Allegion brand: www.republicdoor.com.
Steelcraft, an Allegion brand: www.allegion.com.

PERFORMANCE REQUIREMENTS
Requirements for Hollow Metal Doors and Frames:
Steel Sheet: Comply with one or more of the following requirements; galvannealed steel complying with ASTM A653/A653M, cold-rolled steel complying with ASTM A1008/A1008M, or hot-rolled pickled and oiled (HRPO) steel complying with ASTM A1011/A1011M, commercial steel (CS) Type B, for each.
Accessibility: Comply with ICC A117.1 and ADA Standards.
Typical Door Face Sheets: Flush.
Zinc Coating for Typical Interior and/or Exterior Locations: Provide metal components zinc-coated (galvanized) and/or zinc-iron alloy-coated (galvannealed) by the hot-dip process in accordance with ASTM A653/A653M, with manufacturer's standard coating thickness, unless noted otherwise for specific hollow metal doors and frames.
Based on SDI Standards: Provide at least A40/ZF120 (galvannealed) when necessary, coating not required for typical interior door applications, and at least A60/ZF180 (galvannealed) for corrosive locations.

HOLLOW METAL DOORS
Exterior Doors: Thermally insulated.
Based on SDI Standards: ANSI/SDI A250.8 (SDI-100).
Level 1 - Standard-duty.
Physical Performance Level C, 250,000 cycles; in accordance with ANSI/SDI A250.4.
Model 1 - Full Flush.
Door Face Metal Thickness: 20 gauge, 0.032 inch, minimum.
Door Thickness: 1-3/4 inches, nominal.
Door Finish: Factory primed and field finished.

Fire-Rated Doors:
Based on SDI Standards: ANSI/SDI A250.8 (SDI-100).
Level 1 - Standard-duty.
Physical Performance Level C, 250,000 cycles; in accordance with ANSI/SDI A250.4.
Model 1 - Full Flush.
Door Face Metal Thickness: 20 gauge, 0.032 inch, minimum.
Fire Rating: As indicated on Door Schedule, tested in accordance with UL 10C and NFPA 252 ("positive pressure fire tests").
Provide units listed and labeled by UL (DIR).
Door Thickness: 1-3/4 inches, nominal.

HOLLOW METAL FRAMES
Comply with standards and/or custom guidelines as indicated for corresponding door in accordance with applicable door frame requirements.
Exterior Door Frames: Knock-down type.
Door Frames, Fire-Rated: Knock-down type.
Fire Rating: Same as door, labeled.

FINISHES
Primer: Rust-inhibiting, complying with ANSI/SDI A250.10, door manufacturer's standard.

ACCESSORIES
Glazing: Fire-rated safety glazing, factory installed.

SECTION 08 11 20 - RESIDENTIAL STEEL PATIO DOORS
DELIVERY, STORAGE, AND HANDLING
Package, deliver and store doors in accordance with specified quality standard.
Protect doors with resilient packaging. Do not store in damp or wet areas, or in areas of direct sunlight.

MANUFACTURERS
Insulated Steel Patio Doors:
Therma Tru, Traditions Series: www.thermatru.com.
Taylor Entrance Systems; Edgewood: www.taylordoor.com.
Bayer Built Inc; Select Steel Series: www.bayerbuilt.com.
Stanley Door Products; Sta-Tru Series: www.stanleydoors.com.

COMPONENTS
Steel Patio Doors: Insulated steel door entry systems; prehung in wood frames.
Thickness: 1-3/4 inches, unless otherwise indicated.
Exterior Skin: 24 gauge (0.022 inch), tension leveled cold rolled steel, zinc coated, factory primed.
Interior Frame: Kiln-dried pine or engineered lumber; door bottom edge: moisture/decay resistant composite.
Core: Foamed-in-place, CFC-free, polyurethane foam bonded to exterior skin; density 1.9 pcf minimum.
Reinforcement: Solid wood blocking in full area of passage and deadbolt locksets.
Provide continuous blocking for top 8 inches of door for installation of automatic closer devise where scheduled.
Finish: Factory primed; ready for field painting.
Typical Dwelling Unit Paatio Doors:
Configuration: Full French.
Frames: Provided and assembled by third party fabricators to manufacturer's specifications.
Frame: Milled from 5/4 kiln-dried white pine, finger-jointed composite at bottom of frame, profiled 1/2 inch stops, and factory-clad with prefinished metal or vinyl. Provide 6 degree sill gain prep.
Frame Depth: 4-9/16 inch, minimum.
Thresholds: Refer to Section 08 71 00 - Door Hardware.

Glazing: Double glazed, clear, Low-E coated, argon gas filled, fully tempered, with glass thicknesses as recommended by manufacturer for specified wind conditions.
Fully Tempered Glass: ASTM C1048, Kind FT - Fully Tempered.
Air Space: 3/4 inch.
Weatherstripping: Jacketed thermoset closed-cell foam, press-fit in kerfs at jamb stops in frames.
Door Sweeps: Extruded thermoplastic elastomer, finned and chambered design, press-fit into bottom edge of doors.

PERFORMANCE REQUIREMENTS
Comply with AAMA/WDMA/CSA 101/ S.2/A440 requirements in accordance with the following:
Performance Class (PC): R.
Design Pressure (DP): In accordance with applicable codes.

Sleeves or pipes penetrating exterior walls.
Sleeves or pipes penetrating masonry or concrete walls.
Openings below ledge angles in masonry.
Lap joints in and penetrations through weather barriers.
Exterior Siding:
Fiber-Cement Siding.

Interior Joints:
Do not seal interior joints indicated on drawings as not sealed.
Do not seal gaps and openings in gypsum board and suspended ceilings
Seal the following joints:
Joints between door frames and window frames and adjacent construction.
Gypsum board to wood or masonry.
Metal to gypsum board, wood, or masonry.
Perimeter of counter tops and vanity tops
Perimeter of plumbing fixtures, shower surrounds, drains, or piping.
Do not seal the following types of joints:
Joints where sealant is specified to be furnished and installed by manufacturer of product to be sealed.
Joints where sealant installation is specified in other sections.
Additional Locations: In addition to locations listed or shown on the Drawings to receive continuous sealant materials, a continuous bead of sealant, appropriate to construction materials and locations, shall be provided/installed at:
Horizontal joint between bottom of wood sill plate and top of foundation wall or slab on grade.
Horizontal joint(s) between double/triple top plates.
Vertical joint(s) between double/triple studs in general framing and at door/window rough openings.
Stud cavities blocked at change in ceiling heights.
Penetrations through top and bottom plates.
Seam(s) in band joints.
Gaps in exterior wall sheathing.
Penetrations in exterior wall sheathing.
Penetrations in gypsum board of insulated exterior walls.

Exterior Joints: Use non-sag polyurethane sealant, unless otherwise indicated.
Masonry Expansion Joints: Two-part polyurethane.
Metal to Masonry: Two-part polyurethane.
Lap Joints in Sheet Metal Fabrications: Two-part polyurethane, non-curing.
General Flashing and Flashing to Brick: One-part polyurethane.
Sleeves in Walls: One-part polyurethane.

Interior Joints: Use non-sag acrylic sealant, unless otherwise indicated.
Gypsum Board or Plaster to Masonry or Wood: Acrylic.
Metal to Gypsum Board, Plaster or Masonry: Acrylic.
Metal to Brick: Two-part polyurethane.
Joints between Fixtures in Wet Areas and Floors, Walls, and Ceilings: Mildew-resistant silicone sealant; white.

JOINT SEALANTS - GENERAL
Sealants and Primers: Provide products having lower volatile organic compound (VOC) content than indicated in SCAQMD 1168.

ACCESSORIES
Sealant Backing Rod, Closed-Cell Type:
Cylindrical flexible sealant backings complying with ASTM C1330 Type C.
Size: 25 to 50 percent larger in diameter than joint width.
Products:
Nomaco, Inc; HBR: www.nomaco.com/#/sle.

Products:
Georgia-Pacific; DensDeck: www.densdeck.com.

INSULATION
Total Thermal Resistance: Provide a total R-value of 30 above all conditioned spaces.
Polysocyanurate (ISO) Board Insulation: Rigid cellular foam, complying with ASTM C1289.
Classifications:
Type II: Faced with either cellululosic facers or glass fiber mat facers on both major surfaces of the core foam.
Class 1 - Faced with glass fiber reinforced cellululosic felt facers on both major surfaces of core foam.
Board Thickness: 4.0 inches.

ACCESSORIES
Stack Boots: Prefabricated flexible boot and collar for pipe stacks through membrane; same material as membrane.
Cant and Edge Strips: Wood fiberboard, compatible with roofing materials; cants formed to 45 degree angle.
Insulation Joint Tape: Glass fiber reinforced type as recommended by insulation manufacturer compatible with roofing materials; 6 inches wide; self adhering.
Membrane Adhesive: As recommended by membrane manufacturer.
Surface Conditioner for Adhesives: Compatible with membrane and adhesives.
Thinners and Cleaners: As recommended by adhesive manufacturer, compatible with membrane.
Insulation Adhesive: As recommended by insulation manufacturer.

SECTION 07 62 00 - SHEET METAL FLASHING AND TRIM
DELIVERY, STORAGE, AND HANDLING
Stack material to prevent twisting, bending, and abrasion, and to provide ventilation. Slope metal sheets to ensure drainage.
Prevent contact with materials that could cause discoloration or staining.

SHEET MATERIALS
Pre-Finished Aluminum: ASTM B209 (ASTM B209M); 20 gauge, (0.032 inch) thick; plain finish shop pre-coated with modified silicone coating.

FABRICATION
General: Provide prefinished aluminum sheet metal flashing at changes in adjacent siding materials and other flashing indicated, color as selected by Owner/Architect.
Form sections true to shape, accurate in size, square, and free from distortion or defects.
Form pieces in longest possible lengths.
Form material with flat lock seams, except where otherwise indicated; at moving joints, use sealed lapped, bayonet-type or interlocking hooked seams.

COLLECTOR BOXES AND DOWNSPOUT FABRICATION
Collector Boxes: SMACNA (ASMM), Rectangular profile with visible overflow.
Downspouts: Rectangular profile.
Collector box and Downspouts: Size for rainfall intensity determined by a storm occurrence of 10 years in accordance with SMACNA (ASMM).

EXTERIOR PENETRATION FLASHING PANELS
Flashing Panels for Exterior Wall Penetrations: Premanufactured components and accessories as required to preserve integrity of building envelope, suitable for conduits and facade material to be installed.

ACCESSORIES
Fasteners: Galvanized steel, with soft neoprene washers.
Concealed Sealants: Non-curing butyl sealant.
Exposed Sealants: ASTM C920; elastomeric sealant, with minimum movement capability as recommended by manufacturer for substrates to be sealed; color to match adjacent material.

SECTION 07 71 23 - MANUFACTURED GUTTERS AND DOWNSPOUTS
DELIVERY, STORAGE, AND HANDLING
Stack material to prevent twisting, bending, or abrasion, and to provide ventilation. Slope to drain.
Prevent contact with materials that could cause discoloration, staining, or damage.

MATERIALS
Pre-Finished Aluminum Sheet: ASTM B209 (ASTM B209M); 0.027 inch thick.
Finish: Plain, shop pre-coated with acrylic coating.

COMPONENTS
Gutters: 6 inch K-style profile.
Downspouts: 3 inch by 4 inch Rectangular profile, minimum.
Anchors and Supports: Profiled to suit gutters and downspouts.
Gutter Supports: Straps.
Downspout Supports: Straps.
Fasteners: Same material and finish as gutters and downspouts, with soft neoprene washers.

FABRICATION
Form gutters and downspouts of profiles and size indicated.
Form sections square, true, and accurate in size, in maximum possible lengths, free of distortion or defects detrimental to appearance or performance. Allow for expansion at joints.
Hem exposed edges of metal.
Fabricate gutter and downspout accessories; seal watertight.

FINISHES
Acrylic polyester coating: Baked enamel system complying with AAMA 2603.

ACCESSORIES
Offset Downspout Adapters: PVC adapter for connecting 3 inch x 4 inch downspouts to 4 inch solid white or green drain tile.

SECTION 07 92 00 - JOINT SEALANTS
MANUFACTURERS
Non-Sag Sealants: Permits application in joints on vertical surfaces without sagging or slumping.
BASF Construction Chemicals-Building Systems: www.buildingsystems.basf.com.
Dow Chemical Company: www.dow.com.
GE Silicones Inc.: www.ge.com.
Pecora Corporation: www.pecora.com.
Sika Corporation: www.usa-sika.com.
Tremco Commercial Sealants & Waterproofing: www.tremcosealants.com/#/sle.

JOINT SEALANT APPLICATIONS
Scope:
Exterior Joints:
Do not seal exterior joints unless indicated on drawings as sealed.
Seal the following joints:
Wall expansion and control joints.
Joints between doors, windows, and other frames or adjacent construction.
Joints between different exposed materials.
Flashing and adjacent building materials.
Vertical siding/masonry joints.

Lock Function: Provide lock and latch function numbers and descriptions of manufacturer's series. See Door Hardware Schedule at end of this section.

HINGES

Manufacturers:

McKinney, an Assa Abloy Group company: www.assaabloydss.com.
Hager Companies: www.hagerco.com/#se.
Stanley Manufacturing Co.: www.stanleyhardware.com.

Hinges: Comply with BHMA A156.1, Grade 3.

Provide hinges on every swinging door.
Provide self-closing spring hinges on dwelling unit entry doors.
Provide ball-bearing hinges at each door with closer.
Provide non-removable pins on exterior outswinging doors.

EXIT DEVICES

Manufacturers:

Corbin Russwin, Sargent, or Yale; an Assa Abloy Group company: www.assaabloydss.com.
Hager Companies: www.hagerco.com.
Von Duprin, an Allegion brand: www.allegion.com/us.

Exit Devices: Comply with BHMA A156.3, Grade 3.

Leverset design to match lockset trim.

Provide exit devices properly sized for door width and height.

Provide strike as recommended by manufacturer for application indicated.

Provide UL (DlR) listed exit device assemblies for fire-rated doors and panic device assemblies for non-fire-rated doors.

ELECTRIC STRIKES

Manufacturers:

Adams Rite, HES, or Securitron; an Assa Abloy Group company: www.assaabloydss.com.
dormakaba; RCI 0 Series: www.dormakaba.com.
Pamex, Inc; Electric Strikes: www.pamexinc.com.

Electric Strikes: Comply with BHMA A156.31, Grade 1.

Provide UL (DlR) listed burglary-resistant electric strike; style to suit locks.

Provide non-handed 24 VDC electric strike suitable for door frame material and scheduled lock configuration.

Provide field selectable Fail Safe/Fail Secure modes.

CYLINDRICAL LOCKS

Manufacturers:

Basis of Design: Schlage 'Elion'.
Sargent or Yale; an Assa Abloy Group company: www.assaabloydss.com.
Hager Companies: www.hagerco.com.
Schlage, an Allegion brand: www.allegion.com/us.

Cylindrical Locks (Bored): Comply with BHMA A156.2, Grade 3.

Bored Hole: 2-1/8 inch diameter.

Latchbolt Throw: 1/2 inch, minimum.

Backset: 2-3/4 inch unless otherwise indicated.

AUXILIARY LOCKS (DEADLOCKS)

Manufacturers:

Basis of Design: Schlage 'B60' & 'B680'.
Yale; an Assa Abloy Group company: www.assaabloydss.com.
Hager Companies: www.hagerco.com.
Schlage, an Allegion brand: www.allegion.com/us.

Auxiliary Locks (Deadlocks): Comply with BHMA A156.36, Grade 3.

Type: Bored (cylindrical).

Application: Bored.

Backset: 2-3/4 inch, unless otherwise indicated.

Bolt Throw: 1 inch, with latch made of hardened steel.

CLOSERS

Manufacturers:

Basis of Design: Falcon SC33/94; Jamb top.
Sargent, Yale, or AdamsRite; an Assa Abloy Group company: www.assaabloydss.com.
Hager Companies: www.hagerco.com.
Falcon or LCN, an Allegion brand: www.allegion.com/us.

Closers: Comply with BHMA A156.4, Grade 3.

Type: Surface mounted to door.

Provide door closer on each exterior door of the common areas.

Provide door closer on each fire-rated and smoke-rated door of the Stair towers.

Spring hinges are not an acceptable self-closing device.

At outswinging exterior doors, mount closer on interior side of door.

Provide adapter plate where required.

WALL STOPS

Manufacturers:

Basis of Design: Trimco 1270 Series.
Rockwood; an Assa Abloy Group company: www.assaabloydss.com.
Hiawatha, Inc, division of Activar Construction Products Group, Inc: www.activarcp.com/hiawatha.
Trimco: www.trimcohardware.com.

Wall Stops: Comply with BHMA A156.16, Grade 3 and Resilient Material Retention Test as

described in this standard.

Provide wall stops to prevent damage to wall surface upon opening door.

Material: Aluminum spring with vinyl cap.

THRESHOLDS

Manufacturers:

Pemko; an Assa Abloy Group company: www.assaabloydss.com.
Hager Companies: www.hagerco.com.
National Guard Products, Inc: www.ngpinc.com.

Thresholds: Comply with BHMA A156.21.

Provide threshold at each exterior door, unless otherwise indicated.

Type: Low Profile.

Thresholds at outswinging exterior doors may be rabbeted with door stop type; 1/4 inch

vertical rise, 1/2 inch total height; maximum 1-2 bevel.

Material: Aluminum.

Threshold Surface: Thermally broken.

BALL CATCH

Manufacturers:

Basis of Design: Ives 347.
Rockwood; an Assa Abloy Group company: www.assaabloydss.com.
Ives, an Allegion brand: www.allegion.com/us.

Ball Catch: Provide on doors not provided with latchsets that must stay in closed position

within the frame.

Location: Mount ball catch at top of door with strike plate fastened to head of door frame.

Material: Brass.

VIEWER

Manufacturers:

Basis of Design: Ives U696.

Ives, an Allegion brand: www.allegion.com/us.

Prime-Line Inc: www.prime-line.com.

Viewer: Provide at inside of door at eye level to see who is on outside of door.

Material: Stainless steel.

Size: 1/2 inch diameter mounting hole.

View: 160 degree field of view.

KEY CONTROL SYSTEMS

Key Control Systems: Comply with guidelines of BHMA A156.28.

FIRE DEPARTMENT LOCK BOX

Manufacturers:

Knox Company; Knox-Box Rapid Entry System, 3200 Series: www.knoxbox.com.

Fire Department Lock Box:

Heavy-duty, surface mounted, solid stainless-steel box with hinged door and interior gasket seal; single drill resistant lock with dust covers.

FINISHES

Finishes: Provide door hardware of same finish, unless otherwise indicated.

Primary Finish: 619; satin nickel plated, clear coated, with brass or bronze base material; BHMA A156.16.

HARDWARE SETS

Group No 01: Dwelling Unit Building Elevator Lobby Entry Door

- | | | |
|---|----|---|
| 3 | EA | Hinges - 3-1/2 inch x 3-1/2 inch |
| 1 | EA | Exit device with exterior locking lever trimset |
| 1 | EA | Electric Strike |
| 1 | EA | Proximity Reader - exterior |
| 1 | EA | Closer |
| 1 | EA | Accessible Threshold |

Group No 02: Dwelling Unit Building Stair Tower Exterior Exit Doors

- | | | |
|---|----|---|
| 3 | EA | Hinges - 3-1/2 inch x 3-1/2 inch |
| 1 | EA | Exit device with exterior locking lever trimset |
| 1 | EA | Electric Strike |
| 1 | EA | Proximity Reader - exterior |
| 1 | EA | Closer |
| 1 | EA | Accessible Threshold |

Group No 03: Dwelling Unit Building Stair Tower Egress Doors - Refer to plans for Fire-rating

Provide fire-rated hardware.

- | | | |
|---|----|----------------------------------|
| 3 | EA | Hinges - 3-1/2 inch x 3-1/2 inch |
| 1 | EA | Exit device with lever trimset |
| 1 | EA | Smoke gaskets |
| 1 | EA | Closer |

Group No 04: Dwelling Unit Building Exterior Sprinkler Room Entry Doors

- | | | |
|---|----|--|
| 3 | EA | Hinges - 3-1/2 inch x 3-1/2 inch |
| 1 | EA | Dead Latch - single cylinder w/ thumb turn |
| 1 | EA | Locking Leverset |
| 1 | EA | Closer |
| 1 | EA | Threshold |

Group No 05: Common Area Secure Interior Doors - 20 Min Fire-rated

For use at I.T. closets, Sprinkler rooms.

Provide Fire-rated hardware.

- | | | |
|---|----|----------------------------------|
| 3 | EA | Hinges - 3-1/2 inch x 3-1/2 inch |
| 1 | EA | Locking Leverset |
| 1 | EA | Closer |
| 1 | EA | Wall-mounted Stop |

Group No 06: Dwelling Unit Entry Door - 20 Min Fire-rated

Provide fire-rated hardware.

- | | | |
|---|----|---|
| 3 | EA | Self-closing spring Hinges - 3-1/2 inch x 3-1/2 inch |
| 1 | EA | Dead latch - single cylinder w/ thumb turn |
| 1 | EA | Passage Leverset |
| 1 | EA | Viewer (peephole) (2 ea. at accessible dwellings units) |
| 1 | EA | Smoke gaskets & Automatic floor sweep |
| 1 | EA | Wall-mounted Stop |

Group No 07: Dwelling Unit Patio/Balcony Door

- | | | |
|---|----|----------------------------------|
| 3 | EA | Hinges - 3-1/2 inch x 3-1/2 inch |
| 1 | EA | Dead latch - double cylinder |
| 1 | EA | Passage Leverset |
| 1 | EA | Threshold |
| 1 | EA | Wall-mounted Stop |

Group No 08: Dwelling Unit - Bedroom and Bath Doors

- | | | |
|---|----|--|
| 3 | EA | Hinges - 3-1/2 inch x 3-1/2 inch |
| 1 | EA | Privacy Leverset w/ push-button latching |
| 1 | EA | Wall-mounted Stop |

Group No 09: Dwelling Unit - Closet Double Swing Doors

Provide for each door in the pair.

- | | | |
|---|----|----------------------------------|
| 3 | EA | Hinges - 3-1/2 inch x 3-1/2 inch |
| 1 | EA | Dummy Leverset |
| 1 | EA | Ball Catch |
| 1 | EA | Wall-mounted Stop |

Group No 10: Dwelling Unit - Other Interior Doors

- | | | |
|---|----|----------------------------------|
| 3 | EA | Hinges - 3-1/2 inch x 3-1/2 inch |
| 1 | EA | Passage Leverset |
| 1 | EA | Wall-mounted Stop |

DIVISION 09 - FINISHES

SECTION 09 21 16 - GYPSUM BOARD ASSEMBLIES

GYPSUM BOARD ASSEMBLIES

Provide completed assemblies complying with ASTM C840 and GA-216.

Fire-Rated Assemblies: Provide completed assemblies with the following characteristics:

Fire-Rated Partitions: UL listed assembly No. U305, One (1) hour rating.

Fire-Rated Roof/Ceiling Assemblies: UL listed assembly No. P556; one (1) hour rating.

METAL FRAMING MATERIALS

Steel Sheet: ASTM A1003/A1003M, subject to the ductility limitations indicated in AISI S220 or equivalent.

Non-structural Framing System Components: ASTM C645; galvanized sheet steel, of size and

properties necessary to comply with ASTM C754 for the spacing indicated, with maximum deflection of wall framing of L/120 at 5 psf.

Resilient Furring Channels: Single or double leg configuration; 1/2 inch channel depth.

BOARD MATERIALS

Manufacturers - Gypsum-Based Board:

American Gypsum Company: www.americangypsum.com.

Georgia-Pacific Gypsum: www.gpgypsum.com.

National Gypsum Company: www.nationalgypsum.com.

USG Corporation: www.usg.com.

Gypsum Wallboard: Paper-faced gypsum panels as defined in ASTM C1396/C1396M; sizes to

minimize joints in place; ends square cut.

Application: Use for vertical surfaces and ceilings, unless otherwise indicated.

Glass mat faced gypsum panels, as defined in ASTM C1658/C1658M, suitable for paint

finish of the same core type shall be used in tub/shower alcoves.

Mold Resistance: Score of 10, when tested in accordance with ASTM D3273.

Mold resistant board is required at all damp locations.

Thickness:

Vertical Surfaces: 5/8 inch, or as indicated.

Ceilings: 5/8 inch.

Paper-Faced Products:

Mold-Resistant, Paper-Faced Products:

GYPSUM BOARD ACCESSORIES

Finishing Accessories: ASTM C1047, galvanized steel or rolled zinc, unless noted otherwise.

Joint Materials: ASTM C475/C475M and as recommended by gypsum board manufacturer for

project conditions.

Joint Compound: Drying type, vinyl-based, ready-mixed.

Screws for Fastening of Gypsum Panel Products to Cold-Formed Steel Studs Less than 0.033

inches in Thickness and Wood Members: ASTM C1002; self-piercing tapping screws,

corrosion-resistant.

SECTION 09 30 00 - TILING

DELIVERY, STORAGE, AND HANDLING

Protect adhesives from freezing or overheating in accordance with manufacturer's instructions.

TILE

Manufacturers: All products of each type by the same manufacturer.

American Olean Corporation: www.americanolean.com.

Dal-Tile Corporation: www.daltile.com.

Crossville Inc: www.crossvilleinc.com.

Porcelain Tile: ANSI A137.1, standard grade.

Size: 6 by 6 inch, nominal.

Thickness: 1/4 inch.

Edges: Square.

Surface Finish: Non-slip.

Color(s): To be selected by Owner from manufacturer's standard range.

TRIM AND ACCESSORIES

Non-Ceramic Trim: Satin natural anodized extruded aluminum, style and dimensions to suit

application, for setting using tile mortar or adhesive.

SETTING MATERIALS

Latex-Portland Cement Mortar Bond Coat: ANSI A118.4.

Applications: Use this type of bond coat where indicated, and where no other type of

bond coat is indicated.

GROUTS

Standard Grout: ANSI A118.6 standard cement grout.

Applications: Use this type of grout where indicated and where no other type of grout is

indicated.

MAINTENANCE MATERIALS

Grout Sealer: Liquid-applied, moisture and stain protection for existing or new Portland

cement grout.

Composition: Water-based colorless silicone.

ACCESSORY MATERIALS

Waterproofing Membrane at Floors: Specifically designed for bonding to cementitious

substrate under thick mortar bed or thin-set tile; complying with ANSI A118.10.

SECTION 09 65 00 - RESILIENT FLOORING

DELIVERY, STORAGE, AND HANDLING

Store all materials off of the floor in an acclimatized, weather-tight space.

Maintain temperature in storage area between 65 degrees F and 90 degrees F.

TILE FLOORING

Vinyl Plank: Printed film type, with transparent or translucent wear layer, floating floor.

Manufacturers:

Metroflor Corporation; Konecto - 'Project Plank': www.aspectafl flooring.com.

Shannon Specialty Floors, Inc; Tuf Stuf Woodland Path:

www.shannonspecialtyfloors.com.

Minimum Requirements: Comply with ASTM F1700, of Class corresponding to type

specified.

Plank Tile Size: 6 by 36 inch.

Wear Layer Thickness: 0.012 inch.

Total Thickness: 0.177 inch.

Color: To be selected by Owner from manufacturer's full range.

STAIR COVERING

Stair Treads: Rubber; full width and depth of stair tread in one piece; tapered thickness.

Manufacturers:

Johnsontite, a Tarkett Company; Angle Fit: www.johnsontite.com.

Mannington Commercial; TS Stair Treads: www.manningtoncommercial.com.

Roppe Corporation; Rubber Stair Treads: www.roppe.com.

Nominal Thickness: 0.1875 inch.

Nosing: Square.

Texture: Smooth.

Color: As selected by Owner.

Stair Risers: Full height and width of tread in one piece, matching treads in material and color.

Thickness: 0.080 inch.

RESILIENT BASE

Resilient Base: ASTM F1861, Type TV, vinyl, thermoplastic; top set Style B, Cove.

Manufacturers:

Armstrong World Industries, Inc: www.armstrong.com.

Johnsontite, a Tarkett Company: www.johnsontite.com.

Roppe Corporation: www.roppe.com.

Height: 4 inches.

Thickness: 0.125 inch.

Finish: Satin.

Color: To be selected by Owner from manufacturer's full range.

ACCESSORIES

Subfloor Filler: Fast-setting, portland-cement based; type recommended by adhesive material

Commercial Toilet and Shower Accessories:

ASI - American Specialties, Inc.: www.americanspecialties.com.
Bradley Corporation: www.bradleycorp.com.
Bobrick Washroom Equipment Inc.: www.bobrick.com.

MATERIALS

Accessories - General: Shop assembled, free of dents and scratches and packaged complete with anchors and fittings, steel anchor plates, adapters, and anchor components for installation.
Stainless Steel Sheet: ASTM A666, Type 304.
Galvanized Sheet Steel: Hot-dipped galvanized steel sheet, ASTM A653/A653M, with G90/Z275 coating.
Mirror Glass: Annealed float glass, ASTM C1036 Type I, Class 1, Quality Q2, with silvering, protective and physical characteristics complying with ASTM C1503.
Adhesive: silicone, waterproof.
Fasteners, screws, and bolts: Corrosion resistant or stainless steel.

TOILET AND BATHROOM ACCESSORIES

Toilet Paper Dispenser: Single roll, surface mounted bracket type, nickel-plated solid brass.
Product: Candlestick Park #2209 manufactured by Better Homes Products, or equal.
Mirrors: Stainless steel framed, 1/4 inch thick annealed float glass; ASTM C1036.
Annealed Float Glass: Silvering, protective and physical characteristics in compliance with ASTM C1503.
Size: As indicated on drawings.
Grab Bars: Stainless steel, textured surface.
Standard Duty Grab Bars:
Dimensions: 1-1/2 inch outside diameter, minimum 0.05 inch wall thickness, concealed flange mounting, 1-1/2 inch clearance between wall and inside of grab bar.
Finish: Safety-grip.
Product: Series 832 manufactured by Bradley, or equal.
Shower Curtain Rod: Stainless steel tube, 1 inch outside diameter, 0.04 inch wall thickness, satin-finished, with 3 inch outside diameter, minimum 0.04 inch thick satin-finished stainless steel flanges, for concealed mounting.
Product: Model B-207 manufactured by Bobrick, or equal.
Towel Bar: Solid brass, nickel-plated.
Finish: Satin.
Length: 24 inches.
Product: Candlestick Park #2224 manufactured by Better Homes Products, or equal.
Towel Ring: Solid brass, nickel-plated, 2-1/2 inch extension from wall, with round ring, for concealed attachment.
Finish: Satin.
Product: Candlestick Park #2204 manufactured by Better Homes Products, or equal.
Robe Hook: Solid brass, nickel-plated, double-prong for concealed attachment.
Finish: Satin.
Product: Candlestick Park #2202 manufactured by Better Homes Products, or equal.

SECTION 10 44 00 - FIRE PROTECTION SPECIALTIES

MANUFACTURERS

Fire Extinguishers:
Kidde, a unit of United Technologies Corp: www.kidde.com.
Pyro-Chem, a Tyco Business: www.pyrochem.com.
Strike First Corporation of America: www.strikefirstusa.com.
Fire Extinguisher Cabinets and Accessories:
JL Industries, Inc. Clear Vu Model 1535F25: www.jlindustries.com.
Larsen's Manufacturing Co. Model C2409R: www.larsensmfg.com.

FIRE EXTINGUISHERS

Fire Extinguishers - General: Comply with product requirements of NFPA 10 and applicable codes, whichever is more stringent.
Multipurpose Dry Chemical Type Fire Extinguishers: Carbon steel tank, with pressure gauge. Stored Pressure Operated: Deep Drawn.
Class: A:B:C type.
Size: 5 pound; For installation in Common areas.
Size: 2.5 pound; For installation in individual Dwelling Units.

FIRE EXTINGUISHER CABINETS

Fire Rated Cabinet Construction: hour-rating as required for assembly.
Steel; double wall or outer and inner boxes with 5/8 inch thick fire barrier material.
Cabinet Configuration: Semi-recessed type.
Door Glazing: Acrylic plastic, clear, 1/8 inch thick, full view bubble shape and set in resilient channel glazing gasket.

SECTION 10 65 00 - POSTAL SPECIALTIES

CENTRAL MAIL DELIVERY BOXES

Central Mail Delivery Boxes: Provide products approved for United States Postal Service (USPS) delivery.
Wall-Mounted Mailboxes, Complying with 39 CFR 111 (USPS-STD-4C).
Unit A: Front-loading with pair of master doors, double-column design, 9 customer compartments, 1 outgoing mail compartment, and 2 parcel compartments; free-standing enclosure mounted.
Florence Manufacturing Company; Model # 4CADD-09.
Quantity: 5 Units.

SECTION 10 67 23 - CLOSET AND UTILITY SHELVING

MANUFACTURERS

Wire Storage Shelving:
ClosetMaid Corporation : www.closetmaid.com.
Rubbermaid, Inc. www.rubbermaidpro.com.

WIRE STORAGE SHELVING SYSTEMS

Applications:
Shelf Depth: 12 inches, unless otherwise indicated.
Bedroom Closets:
Wall-to-wall shelf with free sliding hanger rod.
Provide intermediate bracing for shelves longer than 36 inches.
Coat Closets:
Wall-to-wall shelf with integral hanger rod.
Provide intermediate bracing for shelves longer than 36 inches.
Linen and Pantry Shelving:
Wall-to-wall shelves spaced as shown on the drawings, not less than 16 inch deep.
Wire Shelving: Factory-assembled coated wire mesh shelf assemblies for wall-mounting, with components and connections required to produce a rigid structure that is free of buckling and warping.
Construction: Cold-drawn steel wire with average tensile strength of 100,000 psi resistance welded into uniform mesh units, square, rigid, flat, and free of dents or other distortions, with wires trimmed smooth.
Coating: PVC or epoxy, applied after fabrication, covering surfaces.
Hanging Rod: Tubular steel, 1 inch diameter, with end caps on open ends.
Mounting Hardware for Wire Shelving: Provide manufacturer's standard mounting hardware; include support braces, wall brackets, back clips, end clips, poles, and other accessories as required for complete and secure installation; factory finished to match shelving.
Fasteners: As recommended by manufacturer for mounting substrates.

DIVISION 11 - EQUIPMENT

SECTION 11 30 13 - RESIDENTIAL APPLIANCES

KITCHEN APPLIANCES

Energy Star Rating: Provide Equipment Eligible for Energy Star Rating where available and applicable.
Refrigerator, Accessible Dwelling Units: Free-standing, side-by-side, and frost-free.
Capacity: Total minimum storage of 17.0 cubic ft; minimum 25 percent freezer capacity.
Energy Usage: Energy Star Rated.
Features: Include glass shelves, automatic icemaker, light in freezer compartment, and ADA compliant front-mounted controls.
Exterior Finish: Porcelain enameled steel, color as selected by Owner.
Manufacturers:
To be selected by Owner.
Refrigerator, Typical Dwelling Units: Free-standing, side-by-side, and frost-free.
Capacity: Total minimum storage of 17.0 cubic ft; minimum 29 percent freezer capacity.
Features: Include glass shelves, automatic icemaker, and light in freezer compartment.
Exterior Finish: Porcelain enameled steel, color as selected by Owner.
Manufacturers:
To be selected by Owner.
Range, Accessible Dwelling Units: Electric, free-standing, with plug-in heating elements and removable drip pans.
Size: 30 inches wide.
Oven: Manual cleaning.
Elements: Four (4).
Controls: Solid state electronic.
Features: Include oven door window, broiler pan and grid, oven light, anti-tip restraint, and front mounted controls.
Manufacturers:
To be selected by Owner.
Range, Typical Dwelling Units: Electric, free-standing, with plug-in heating elements and removable drip pans.
Size: 30 inches wide.
Oven: Manual cleaning.
Elements: Four (4).
Controls: Push-to-turn knobs with electronic clock and timer.
Features: Include oven door window, broiler pan and grid, oven light, and anti-tip restraint.
Exterior Finish: Porcelain enameled steel, color as selected by Owner.
Manufacturers:
To be selected by Owner.
Cooking Exhaust, Accessible Dwelling Units: Range hood; fan and light wired to wall switches.
Refer to drawings for switch heights.
Size: 30 inches wide.
Fan: Two-speed, 220 cfm
Exhaust: Recirculating.
Features: Include cooktop light and removable grease filter.
Exterior Finish: Painted steel, color as selected by Owner.
Manufacturers:
To be selected by Owner.
Microwave/Hood, Typical Dwelling Units: Over-the-range, microwave/hood combination.
Capacity: 1.7 cubic ft.
Power: 1000 watts.
Fan: Two-speed, 220 cfm
Exhaust: Recirculating.
Features: Include turntable, cooktop light, night light, 2-speed exhaust fan, built-in trim kit, and undercabinet mounting kit.
Exterior Finish: Painted steel, color as selected by Owner.
Manufacturers:
To be selected by Owner.
Microwave, Accessible Dwelling Units: Countertop.
Capacity: 1.3 cubic ft.
Power: 1000 watts.
Height: 12 inches maximum.
Features: Include turntable.
Exterior Finish: Painted steel, color as selected by Owner.
Manufacturers:
To be selected by Owner.

Dishwasher, Accessible Dwelling Units: Undercounter, for installation at 34 inch counters.
Controls: Solid state electronic.
Cycles: Six (6), including heavy, sanitize, normal, eco, quick, and rinse and hold.
Features: Include rinse aid dispenser, optional no-heat dry, optional water temperature boost, adjustable upper rack, and adjustable lower rack.
Finish: Porcelain enameled steel, color as selected by Owner.
Manufacturers:
To be selected by Owner.
Dishwasher, Typical Dwelling Units: Undercounter.
Controls: Solid state electronic.
Wash Options: Three (3).
Cycles: Four (4), including heavy, normal, light, and auto-sense.
Features: Include rinse aid dispenser, optional no-heat dry, optional water temperature boost, adjustable upper rack, and customizable bottom rack.
Finish: Porcelain enameled steel, color as selected by Owner.
Manufacturers:
To be selected by Owner.
Grease Shield: Wall-mounted backsplash type; countersunk screw attachment.
Material: Vinyl.
Width: To match width of range.
Finish: Color as selected by Owner.

RESIDENTIAL LAUNDRY APPLIANCES

Provide Equipment Eligible for Energy Star Rating.
Clothes Washer, Accessible Units: Front-loading.
Size: Large capacity.
Controls: Solid state electronic.
Cycles: Include normal, permanent press, delicate, and soak.
Motor Speed: Two-speed, three combinations.
Features: Include bleach dispenser, fabric softener dispenser, sound insulation, end of cycle signal, and front-mounted controls.
Finish: Painted steel, color white.
Manufacturers:
To be selected by Owner.
Clothes Dryer: Electric.
Size: Large capacity.
Controls: Solid state electronic, with temperature-sensing dry control.
Temperature Selections: Four.
Cycles: Include normal, permanent press, knit/delicate, and air only.
Features: Include interior light, reversible door, sound insulation, end of cycle signal, and front-mounted controls.
Finish: Painted steel, color white.
Manufacturers:
To be selected by Owner.
Combination Clothes Washer/Dryer (Stacked), Typical Dwelling Unit, Electric, stationary.
Size: Compact.
Controls: Rotary.
Cycles: Include normal, permanent press, delicate, and soak.
Temperature Selections: Four.
Finish: Painted steel, color as selected by Owner.
Manufacturers:
To be selected by Owner.

DIVISION 12 - FURNISHINGS

SECTION 12 21 13 - HORIZONTAL LOUVER BLINDS

MANUFACTURERS

Horizontal Louver Blinds:
CACO Inc.: www.cacoinc.com
SWF Contract, a division of Spring Window Fashions, LLC.: www.swfcontract.com.
Ball Blinds
Graber Blinds
Blinds
Description: Horizontal slat louvers hung from full-width headrail with full-width bottom rail.
Manual Operation: Control of raising and lowering by counterbalance spring with full range locking; blade angle adjustable by control wand.
Plastic Slats: Extruded PVC, square slat corners.
Width: 1 inch.
Thickness: 0.017 inch.
Texture: Smooth.
Slat Support: Woven polypropylene cord, ladder configuration.
Head Rail: Pre-finished, formed steel box, with end caps; internally fitted with hardware, pulleys, and bearings for operation; same depth as width of slats.
Bottom Rail: Pre-finished, formed steel ; with end caps.
Color: Same as headrail.
Lift Cord: Braided nylon, continuous loop with restraining device; comply with WCMA A100.1.
Control Wand: Extruded solid plastic; hexagonal shape.

SECTION 12 35 30 - RESIDENTIAL CABINETS AND COUNTERTOPS

CABINETS

Manufacturers:
All Wood Cabinetry Inc.: "All Wood": www.allwoodcst.com
American Traditions/S&W Cabinets, Inc; Shaker Poplar: www.swcabinets.com
Wellborn Cabinet, Inc; Home Concepts - All Plywod: www.wellborn.com/#sle.
Wolf Home Products; Wolf Classic Cabinets: www.wolfhomeproducts.com/#sle.
Cabinet Box: Framed construction.
Cabinet Door/Drawer Configuration: Partial overlay.
Cabinet Doors:
3/4 inch kiln-dried hardwood frame; mortise and tenon construction, 1/4 inch plywood center panel with hardwood veneer finish.
Drawers:
1/2 inch Birch plywood full box with butted joints, 1/4 inch Birch plywood bottom.
Shelves: 5/8 inch plywood.
Exposed shelf edges: Finish with manufacturer's standard edge banding, color coordinated with other exposed finishes.
Cabinet Hardware: As selected from manufacturer's standard types, styles and finishes.
Drawer and Cabinet Pulls: Satin nickel, wire pulls 4 inches wide
Exterior Finish: Factory-applied urethane; 2 color coats with top coat min.
Color: To be selected by Owner from manufacturer's standard line.

COUNTERTOPS

Kitchen Countertops and all Countertops in Laundry: Post formed plastic laminate over particle board with, rolled edge, and coved to back splash.
Colors/Patterns: To be selected by Owner from manufacturer's standard line.
Vanity Countertops: Post formed plastic laminate over particle board, coved to back splash.
Colors/Patterns: To be selected by Owner from manufacturer's standard line.

WINDOW SILLS

Self edged plastic laminate over particle board with, square front nosing and self-edged sides.

FABRICATION

Shop assemble casework for delivery to site in units easily handled and to permit passage through building openings.
Fabricate tops and splashes in the largest sections practicable, with top surface of joints flush.
Provide back/end splash wherever counter edge abuts vertical surface unless otherwise indicated.

DIVISION 14 - CONVEYING EQUIPMENT

SECTION 14 21 00 - ELECTRIC TRACTION ELEVATORS

MANUFACTURERS

Manufacturers - Electric Traction Elevators:
Otis Elevator Company; Gen3 Core: www.otis.com.
Schindler Elevator Corporation; Schindler 3100: www.us.schindler.com/#sle.
TK Elevator (formerly/ThyssenKrupp): www.tkelevator.com.

ELECTRIC TRACTION ELEVATORS

Electric Traction Passenger Elevator:
Electric Traction Elevator Equipment:
Gearless Traction Machine: Single wrapped traction driving sheave, with dual brake.
Drive System:
Variable voltage alternating current (AC).
Operation Control Type:
Selective Collective Automatic Operation Control.
Interior Car Height: 93 inch.
Electrical Power: 208 volts, alternating current (AC); three phase; 60 Hz.
Rated Net Capacity: 3500 pounds.
Rated Speed: 200 feet per minute.
Number of Stops: 4.
Number of Openings: 4 Front.
Traction Machine Location: Top of hoistway shaft.

PERFORMANCE REQUIREMENTS

Regulatory Requirements: Comply with ASME A17.1, applicable local codes, and authorities having jurisdiction (AHJ).
Accessibility Requirements: Comply with UFAS and ADA Standards.

OPERATION CONTROLS

Elevator Controls: Provide landing operating panels and landing indicator panels.
Landing Operating Panels: Metallic type, one for originating "Up" and one for originating "Down" calls, one button only at terminating landings; with illuminating indicators.
Landing Indicator Panels: Illuminating.
Comply with UFAS and ADA Standards for elevator controls.
Interconnect elevator control system with building fire alarm and smoke alarm systems.
Emergency Communication System: An emergency 2-way communication system in compliance with ICC (IBC)-2016 that is fully accessible to the deaf, hard of hearing, and speech impaired.
System Requirements:
Visual and text-based and video-based system.
Continuously live monitored interactive service.
Shall include voice-only options for the hearing.

Lobby Monitoring Panel:

Locate status indicator and control panel for each individual elevator in Central Control Room.

OPERATION CONTROL TYPE

Selective Collective Automatic Operation Control: Applies to car in single elevator shaft.
Refer to description provided in ASME A17.1.
Automatic operation by means of one button in the car for each landing served and by "UP" and "DOWN" buttons at the landings.
Stops are registered by momentary actuation of landing car buttons without consideration of the number of buttons actuated or the sequence buttons actuated, but the stops are made in the order that landings are reached in each direction of travel.
All "UP" landing calls are made when car is traveling in the up direction.
All "DOWN" landing calls are made when car is traveling in the down direction.

Uppermost and lowermost calls are answered as soon as they are reached without consideration of the car travel direction.

EMERGENCY POWER

Set-up elevator operation to run with elevator emergency power supply when the normal building power supply fails, and in compliance with ASME A17.1 requirements.
Elevator Emergency Power Supply: Supplied by battery backup; provide elevator system components as required for emergency power characteristics.
Emergency Lighting: Comply with ASME A17.1 elevator lighting requirements.

MATERIALS

Rolled Steel Sections, Shapes, Rods: ASTM A36/A36M.
Sheet Steel: Hot-dipped galvanized steel sheet, ASTM A653/A653M, with G90/Z275 coating.
Stainless Steel Sheet: ASTM A666, Type 304; No. 4 Brushed finish unless otherwise indicated.
Extruded Aluminum: ASTM B221 (ASTM B221M), natural anodized finish unless otherwise indicated.

CAR AND HOISTWAY ENTRANCES

Elevator, No. 1 & 2:
Car and Hoistway Entrances, Each Elevator Floor Lobby:
Framed Opening Finish and Material: Alkyd enamel on steel.
Car Door Material: Stainless steel, with rigid sandwich panel construction.
Hoistway Door Material: Stainless steel, with rigid sandwich panel construction.

CAR EQUIPMENT AND MATERIALS

Elevator Car, No. 1 & 2:
Car Operating Panel: Provide main and auxiliary; flush-mounted applied face plate, with illuminated call buttons corresponding to floors served with "Door Open" button, "Door Close" button, alarm button, and emergency call button.
Panel Material: Integral with front return, one per car.
Car Floor Position Indicator: Above door with illuminating position indicators.
Flooring: Resilient sheet flooring.
Front Return Panel: Match material of car door.
Door Wall: Stainless steel.
Side Walls: Stainless steel.
Rear Wall: Stainless steel.
Hand Rail: Aluminum, at three side walls. Provide open clearance space 1-1/2 inch (38 mm) wide to face of wall.
Aluminum Finish: Clear anodized.
Ceiling:

DIVISION 28 - ELECTRONIC SAFETY AND SECURITY

SECTION 28 10 00 - ACCESS CONTROL

ADMINISTRATIVE REQUIREMENTS

Coordination:
Coordinate the work with other installers to provide suitable door hardware as required for both access control functionality and code compliance.
Coordinate the work with other installers to provide power for equipment at required locations.
Notify Architect of any conflicts with or deviations from Contract Documents. Obtain direction before proceeding with work.

DELIVERY, STORAGE, AND HANDLING

Receive, inspect, handle, and store products in accordance with manufacturer's instructions.
Store products in manufacturer's unopened packaging, keep dry and protect from damage until ready for installation.

MANUFACTURERS

Access Control Units - Basis of Design: DKS Door King; Series 1830.

Access Control Units:
Bosch Security Systems: www.boschsecurity.us/#sle.
DoorKing, Inc: www.doorking.com/#sle.
Honeywell International, Inc. www.honeywellaccess.com/#sle.

ACCESS CONTROL SYSTEM REQUIREMENTS

Provide new access control system consisting of required equipment, conduit, boxes, wiring, connectors, hardware, supports, accessories, software, system programming, etc. as necessary for a complete operating system that provides the functional intent indicated.

Surge Protection:
Provide surge protection for readers and door strikes/locks.

Access Control Points:
Exterior Doors:
Function: Operational and emergency.
Access: Controlled entry, free exit.
Peripherals on Secure Side:
Reader/Keypad: Contactless key fob reader.
Locking Device: Electric strike.
Configuration: Fail-secure.

Computers Required:

Workstation Computer(s):
Quantity: One.
Location(s): Leasing Office.
Peripherals required for each workstation computer:
Mouse and keyboard.
Monitor(s): One.
Alarm/report printer.

Interface with Other Systems.
Provide products compatible with other systems requiring interface with access control system.
Interface with electrically operated door hardware as specified in Section 08 71 00.

Provide products listed, classified, and labeled as suitable for the purpose intended.
Access Control Units and Readers: Listed and labeled as complying with UL 294.

ACCESS CONTROL UNITS AND SOFTWARE

Provide access control units and software compatible with readers to be connected.
Unless otherwise indicated, provide software and licenses required for fully operational system.

Access Control Unit:

Control Capability: 15 doors/ 15 readers.
Database:
Quantity of Access Codes Supported: 8000.
Operating Modes Supported:
Proximity key fob.
Features:
Dedicated power loss alarm input.
Supports database and event exporting.
Supports database backup.

Computers:

Workstation Computers: Unless otherwise indicated, workstation computer hardware and associated peripherals not furnished by access control system manufacturer to be provided by Contractor as part of work of this section, meeting access control system equipment manufacturer's recommended requirements.
Servers: Unless otherwise indicated, server hardware and associated peripherals not furnished by access control system manufacturer to be provided by Contractor as part of work of this section, meeting access control system equipment manufacturer's recommended requirements.

ACCESS CONTROL POINT PERIPHERALS

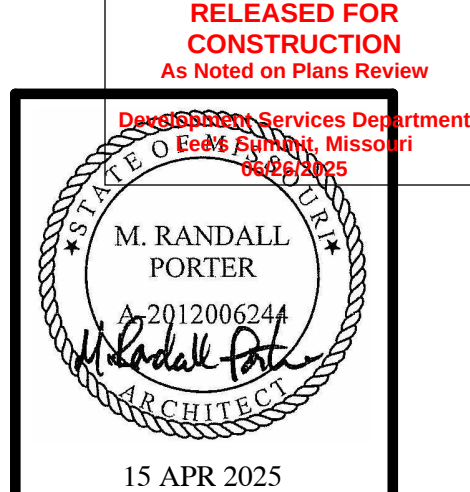
Provide devices compatible with control units and software.
Provide devices suitable for operation under the service conditions at the installed location.

Readers and Keypads:

General Requirements:
Provide readers compatible with credentials to be used.
Proximity Readers:
Utilize 125 kHz RF communication with compatible credentials.
Proximity Reader:
Read Range: Up to 12 inches.
Features:
Tamper output.

ACCESSORIES

Unless otherwise indicated, credentials to be provided by Contractor.



15 APR 2025
M. RANDALL PORTER
ARCHITECT LICENSE#
A-2012006244

ALURA APARTMENTS - VILLAGE AT DISCOVERY PARK
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI



WALLACE ARCHITECTS, LLC
MISSOURI STATE CERTIFICATE
OF AUTHORITY: 2003019614

COPYRIGHT © 2025
1ST ISSUE
15 APR 2025

ISSUE/REVISIONS
15 APR 2025 ISSUE SET

SHEET NO. SP1.3A

JOB NO.
4938
4/22/2025 3:58:10 PM

Alura Village Apartment Building Type "A"

Lee's Summit, Jackson County, Missouri

GENERAL NOTES

ELEVATION DATUM
SEE ARCHITECTURAL DRAWINGS OR SITE PLAN FOR FINISH FLOOR ELEVATIONS

DESIGN SPECIFICATIONS
2018 INTERNATIONAL BUILDING CODE

EARTHWORK
EARTHWORK OPERATIONS SHALL BE PERFORMED UNDER THE DIRECTION OF A PROFESSIONAL TESTING AGENCY TO ASSURE COMPLIANCE WITH THE RECOMMENDATIONS OF THE SOILS REPORT PREPARED BY OLSSON, INC. DATED AUGUST 22, 2019.

CONCRETE

CONCRETE WORK SHALL CONFORM TO ALL REQUIREMENTS OF THE CURRENT ACI 301, SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS, ACI 318 BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE, ACI 305 SPECIFICATIONS FOR HOT WATER CONCRETE, AND ACI 306 SPECIFICATIONS FOR COLD WEATHER CONCRETE, WITH THE FOLLOWING ADDITIONAL REQUIREMENTS:

- CONCRETE SHALL DEVELOP THE FOLLOWING 28-DAY MINIMUM COMPRESSIVE STRENGTH:

FOUNDATIONS	-	3,000 PSI
CAST-IN-PLACE WALLS	-	3,500 PSI
FLOOR SLAB	-	4,000 PSI
EXTERIOR SLABS, WALLS AND CURBS	-	4,000 PSI
- ALL FOOTINGS SHALL BEAR ON UNDISTURBED SOIL OR ENGINEERED FILL.
- CHLORIDE- BASED ADMIXTURES ARE PROHIBITED IN ALL REINFORCED CONCRETE.
- REINFORCING STEEL SHALL CONFORM TO ASTM A615, A616, OR A617, GRADE 60.
- ALL CONTINUOUS REINFORCING STEEL THAT MEETS AT A CORNER SHALL BE TIED TOGETHER WITH A CORNER BAR THAT HAS SUFFICIENT LAP DISTANCE IN EACH DIRECTION
- CONTINUOUS REINFORCING BARS LAP LENGTH SHALL BE A MINIMUM OF 48 BAR DIAMETERS UNLESS NOTED OTHERWISE
- CONCRETE SLUMP SHALL BE A MAXIMUM OF 4" +/- 1" (ASTM C- 143) AS DELIVERED IN THE FIELD. CONTRACTOR MAY USE CHEMICAL ADMIXTURES TO ATTAIN A MAXIMUM SLUMP OF 8" FOR WORKABILITY. NO WATER MAY BE ADDED TO THE CONCRETE MIX ON SITE UNLESS WATER IS WITHHELD AT THE BATCHING FACILITY. IF WATER IS WITHHELD AT THE BATCHING FACILITY IT SHOULD BE REFLECTED ON THE LOAD TICKET. THE TOTAL AMOUNT OF WATER IN THE MIX SHALL NOT EXCEED WHAT IS NOTED ON THE APPROVED MIXED. THIS SHALL BE NOTED IN THE SPECIAL INSPECTOR'S RECORDS.
- CONCRETE EXPOSED TO WEATHER, VEHICLES, AND/OR DECIDING CHEMICALS SHALL BE AIR-ENTRAINED WITH 6% (+/- .5) 1.5% ENTRAINED AIR BY VOLUME AT POINT OF DISCHARGE. DO NOT ALLOW AIR CONTENT OF TROWELED FINISHED FLOORS TO EXCEED 3%.
- SUBMIT CONCRETE MIX PROPORTIONS PRIOR TO START OF WORK. DO NOT BEGIN CONCRETE PRODUCTION UNTIL MIXES HAVE BEEN REVIEWED AND ARE ACCEPTABLE TO THE ENGINEER.
- READY MIX CONCRETE SHALL COMPLY WITH REQUIREMENTS OF ASTM C94.
- CONCRETE WORK EXECUTION
 - CONSTRUCT FORMS TO CORRECT SIZE, SHAPE, ALIGNMENT, ELEVATION AND POSITION; AND TO SUPPORT VERTICAL AND LATERAL LOADS.
 - POSITION, SUPPORT, AND SECURE REINFORCEMENT AGAINST DISPLACEMENT. MINIMUM CONCRETE COVER FOR REINFORCEMENT SHALL BE, UNLESS NOTED OTHERWISE ON THE DRAWINGS:

CAST AGAINST AND EXPOSED TO EARTH.....	3 INCHES
EXPOSED TO EARTH OR WEATHER.....	2 INCHES
NOT EXPOSED TO WEATHER OR IN CONTACT WITH EARTH.....	1 ½ INCHES
 - PROVIDE CONTROL JOINTS IN SLABS-ON-GRADE AT NOT GREATER THAN 15 FEET ON CENTER IN EACH DIRECTION. SAW CUT CONTROL JOINTS MINIMUM ¼ OF SLAB DEPTH, AS SOON AFTER SLAB FINISHING WITHOUT DISLODGING AGGREGATE.
 - STEEL TROWEL FINISH ALL INTERIOR CONCRETE SLABS, BROOM FINISH ALL EXTERIOR CONCRETE SLABS.
 - CURE ALL CONCRETE IN COMPLIANCE WITH ACI 301, USING A LIQUID TYPE MEMBRANE, NON-RESIDUAL, CURING COMPOUND COMPLYING WITH ASTM C309. ASSURE COMPATIBILITY WITH FINISH FLOOR COVERING.

TIMBER

TIMBER WORK SHALL CONFORM TO ALL REQUIREMENTS OF THE CURRENT ANSI/AWC NATIONAL DESIGN SPECIFICATION (NDS) FOR WOOD CONSTRUCTION WITH 2018 NDS SUPPLEMENT FOR WOOD CONSTRUCTION, WITH THE FOLLOWING SUPPLEMENTAL REQUIREMENTS:

- FOR COMMON MEMBER SIZES, THE SPECIES AND GRADES SHALL BE AS FOLLOWS, UNLESS NOTED OTHERWISE:

A.	2X4	SPF No.1/No.2
B.	2X6	SPF No.1/No.2
C.	2X8	DF-L No.2
D.	2X10	DF-L S.S.
E.	2X12	DF-L S.S.
- EQUIVALENT (OR BETTER) GRADES & SPECIES MAY BE SUBMITTED FOR THE ENGINEER'S APPROVAL.
- SIZES SHOWN FOR LUMBER ARE NOMINAL SIZES.
- TIMBER EXPOSED TO WEATHER OR GROUND, OR IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE-IMPREGNATED BY AN APPROVED PROCESS AND PRESERVATIVE.
- SPICING OF JOISTS, STUDS, OR HEADERS IS PROHIBITED EXCEPT AS SHOWN.
- BOLTS SHALL CONFORM TO ASTM A307. HOLES SHALL BE DRILLED PER SECTION 12.1.3 OF THE 2018 ANSI/AWC NDS FOR WOOD CONSTRUCTION NDS SUPPLEMENT.
- LAG SCREWS AND WOOD SCREWS SHALL BE INSTALLED PER SECTIONS 12.1.4 & 12.1.5 RESPECTIVELY, OF THE 2018 ANSI/AWC NDS FOR WOOD CONSTRUCTION WITH 2018 NDS SUPPLEMENT.
- COMMON NAILS SHALL BE USED, UNLESS NOTED OTHERWISE. IN ADDITION, NAILS SHALL BE GALVANIZED, IF EXPOSED TO WEATHER OR MOISTURE. TOE-NAILS SHALL BE DRIVEN PER SECTION 12.1.6.3 OF THE 2018 ANSI/AWC NDS FOR WOOD CONSTRUCTION WITH 2018 NDS SUPPLEMENT.
- FASTENING SHALL BE PER THE IBC MINIMUM FASTENING SCHEDULE, TABLE 2304.10.1, UNLESS NOTED OTHERWISE.
- CONNECTIONS/CONNECTORS SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.

POST-INSTALLED ANCHORS

- ALL POST-INSTALLED ANCHORS SHALL MEET THE REQUIREMENTS OF THE CODE-CITED EDITION OF ACI 318, APPENDIX "D", AND SHALL BE ACCEPTABLE FOR BOTH CRACKED AND UNCRACKED CONCRETE.
- EXPANSION ANCHORS HAVE BEEN DESIGNED AS HILTI KWIK BOLT TZ ANCHORS, UNLESS NOTED OTHERWISE.
- ADHESIVE ANCHORS HAVE BEEN DESIGNED TO USE HILTI HIT HY 200 ADHESIVE IN CONCRETE OR SOLID MASONRY, UNLESS NOTED OTHERWISE.
- EQUIVALENT ANCHORS MAY BE SUBMITTED FOR THE ENGINEER'S APPROVAL. SUBMITTALS ARE THE CONTRACTOR'S RESPONSIBILITY AND MUST INCLUDE ICC ES EVALUATION REPORTS FROM THE INTERNATIONAL CODE COUNCIL (ICC).
- EMBEDMENT DEPTH IS DEFINED AS THE DISTANCE FROM THE SURFACE OF THE LOAD-BEARING BASE MATERIAL TO THE DEEPEST PART OF THE ANCHOR AFTER THE ANCHOR HAS BEEN DRIVEN INTO THE HOLE BUT NOT YET EXPANDED.
- ADHESIVE ANCHORS SHALL BE ACCEPTABLE FOR LONG-TERM LOADING. WHEN BASE MATERIAL TEMPERATURES ARE BELOW 40 DEG F, ONLY NON-EPOXY-BASED ADHESIVES SHALL BE USED.
- POST-INSTALLED ANCHORS SHALL ONLY BE USED WHERE SPECIFIED ON THE DRAWINGS. THE CONTRACTOR SHALL OBTAIN APPROVAL FROM THE ENGINEER PRIOR TO USING POST-INSTALLED ANCHORS FOR MISSING OR MISPLACED CAST-IN-PLANE ANCHORS. CARE SHALL BE TAKEN TO AVOID CONFLICTS WITH EXISTING REINFORCING BARS. HOLES SHALL BE DRILLED AND CLEANED PER ANCHOR MANUFACTURER'S SPECIFICATIONS.
- STAINLESS STEEL ANCHORS ARE REQUIRED AT ALL PERMANENTLY EXPOSED WEATHER CONDITIONS.

STRUCTURAL STEEL

- FABRICATION AND ERECTION OF STRUCTURAL STEEL SHALL BE IN ACCORDANCE WITH THE CURRENT EDITION OF THE AISC SPECIFICATIONS FOR STRUCTURAL STEEL BUILDINGS, THE AISC CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES AND CURRENT OSHA STANDARDS.
- WIDE FLANGE SHAPES SHALL CONFORM TO ASTM A992. STRUCTURAL TUBES SHALL CONFORM TO ASTM A500 GRADE B. ALL OTHER STRUCTURAL STEEL SHALL CONFORM TO ASTM A36.
- BOLTS, UNLESS OTHERWISE SHOWN, SHALL CONFORM TO ASTM A325-N, SIZE AS PER PLAN.
- ANCHOR BOLTS, UNLESS OTHERWISE SHOWN, SHALL CONFORM TO ASTM F1554 GRADE 36.
- SPICING OF STRUCTURAL STEEL IS PROHIBITED EXCEPT AS DETAILED.
- ALL STRUCTURAL AND MISCELLANEOUS STEEL ITEMS SHALL RECEIVE ONE COAT OF "IRONCLAD RETARDO RUST INHIBITIVE PAINT 163" (BENJAMIN MOORE) OR APPROVED EQUAL UNLESS OTHERWISE INDICATED IN THE SPECIFICATIONS. ALL STEEL SURFACES EMBEDDED IN CONCRETE SHALL NOT BE PAINTED. PREPARATION OF STEEL SURFACES SHALL MEET THE REQUIREMENTS OF THE STEEL STRUCTURES PAINTING COUNCIL (SSPC-SP1) AND THE REMOVAL OF GREASE AND OIL BY SOLVENT CLEANING (SSPC-SP1) AND THE REMOVAL OF MILL SCALE, RUST, WELD FLUX AND SLAG BY HAND TOOL CLEANING (SSPC-SP2). PRIMER SHALL BE APPLIED AT THE MANUFACTURER'S RECOMMENDED RATE BUT NOT LESS THAN ONE GALLON PER 400 SQ.FT. THEREBY DEPOSITING A DRY FILM THICKNESS OF NOT LESS THAN 1.5 MILS. ANY SCORDED AREAS SHALL BE TOUCHED UP WITH THE SAME PAINT AFTER ERECTION.
- ALL WELDING SHALL BE DONE BY QUALIFIED WELDERS IN ACCORDANCE WITH THE CURRENT EDITION OF THE AWS STRUCTURAL WELDING CODE. WELDING ELECTRODES SHALL BE E70XX.

PREFABRICATED WOOD TRUSSES

- FLOOR & ROOF TRUSSES SHALL BE DESIGNED IN ACCORDANCE WITH THE TRUSS PLATE INSTITUTE (TPI) DESIGN SPECIFICATION FOR METAL PLATE CONNECTED WOOD TRUSSES, AND THE ANSI/AWC NATIONAL DESIGN SPECIFICATION (NDS) FOR WOOD CONSTRUCTION.
 - PROVIDE TEMPORARY AND PERMANENT BRACING ON ALL TRUSSES, AS REQUIRED TO PROVIDE MEMBER AND TRUSS STABILITY.
 - FLOOR & ROOF TRUSSES SHALL BE DESIGNED AND CONSTRUCTED FOR A MAXIMUM TOTAL LOAD DEFLECTION OF L/360 AND TO SAFELY SUPPORT THE FOLLOWING LOADS:
 - DEAD, LIVE, SNOW, WIND, EARTHQUAKE: SEE PROJECT DESIGN DATA ON COVER SHEET.
 - MECHANICAL PIPE LOAD: TRUSSES SHALL BE DESIGNED FOR A CONCENTRATED LOAD OF 250 LBS HUNG ANYWHERE ALONG THE BOTTOM CHORD.
 - OVER-FRAMING LOAD: TRUSSES SHALL ALSO BE DESIGNED TO SUPPORT ADDITIONAL OVERBUILD FRAMING, SUCH AS THAT WHICH FORMS VALLEYS AND HIPS ON ROOFS.
 - DRIFTED SNOW LOAD: TRUSSES SHALL BE DESIGNED TO SUPPORT DRIFTED SNOW LOADS IN ACCORDANCE WITH THE APPROPRIATE BUILDING CODE.
 - IN-PLANE LATERAL LOADS: TRUSSES SHALL BE DESIGNED TO SUPPORT ANY LATERAL LOADS CARRIED AXIALLY IN THE PLANE OF THE TRUSS, AS SHOWN ON THE PLANS.
 - GABLED END TRUSSES SHALL HAVE VERTICAL MEMBERS SPACED AT 16" O.C. MAXIMUM.
 - SUBMITTALS SHALL INCLUDE THE FOLLOWING:
 - SHOP DRAWINGS PREPARED UNDER THE SUPERVISION OF, AND SIGNED AND SEALED BY, A PROFESSIONAL ENGINEER REGISTERED IN THE STATE WHERE THE PROJECT IS BUILT. THESE DRAWINGS SHALL INDICATE SPECIES, GRADE, AND SIZES OF LUMBER TO BE USED; PITCH, SPAN, CAMBER, CONFIGURATION, AND SPACING FOR EACH TYPE OF TRUSS REQUIRED; TYPE, SIZE, MATERIAL, FINISH, AND LOCATION OF METAL CONNECTOR PLATES; AND BEARING DETAILS. SHOW TRUSS LAYOUT AND ALL REQUIRED TEMPORARY AND PERMANENT BRACING AFFECTING THE STRUCTURAL CAPACITY OF THE TRUSSES.
- PROVIDE COMPLETE ENGINEERING DESIGN CALCULATIONS THAT INCLUDE DESIGN VALUES, DESIGN ANALYSIS INDICATING LOADING, ASSUMED ALLOWABLE STRESSES, STRESS DIAGRAM, AND CALCULATIONS, AND ANY OTHER INFORMATION NEEDED FOR REVIEW. THE CALCULATIONS SHALL HAVE BEEN SIGNED AND SEALED BY A QUALIFIED PROFESSIONAL ENGINEER WHO IS REGISTERED IN THE STATE WHERE THE PROJECT IS BUILT AND WHO IS RESPONSIBLE FOR PREPARATION OF THE CALCULATIONS.

SPECIAL INSPECTIONS

THE FOLLOWING ITEMS REQUIRE SPECIAL INSPECTION IN ACCORDANCE WITH CHAPTER 17 OF THE INTERNATIONAL BUILDING CODE.

- CONCRETE GROUT DESIGN MIX (PERIODIC)
- PLACING OF CONCRETE AND REINFORCING STEEL (CONTINUOUS OF CONCRETE SAMPLING / PERIODIC OF REINFORCING)
- BOLTS & ANCHORS EMBEDDED IN CONCRETE (PERIODIC)
- STRUCTURAL STEEL FABRICATIONS (UNLESS AISC APPROVED) (PERIODIC)
- STRUCTURAL STEEL BOLTING & WELDING (PERIODIC)
- POST INSTALLED ANCHORS IN CONCRETE (CONTINUOUS)
- IN-SITU SOILS, EXCAVATIONS, FILLING & COMPACTION (PERIODIC)
- WOOD FRAMING:
 - SHEAR WALLS; WALL SIZE, CONFIGURATION, BLOCKING, PANEL GRADE, PANEL THICKNESS, AND FASTENING. (PERIODIC)
 - DIAPHRAGMS (FLOOR AND ROOF SHEATHING); SIZE, CONFIGURATION, BLOCKING, PANEL GRADE, PANEL THICKNESS, AND FASTENING. (PERIODIC)
 - FRAMING MEMBERS AND DETAILS (PERIODIC)
 - MATERIAL GRADE (PERIODIC)
 - CONNECTIONS; HANGERS, HOLD DOWNS, BUILT-UP COLUMNS, BUILT-UP BEAMS (PERIODIC)
 - PRE-ENGINEERED TRUSSES; FRAMING, CONNECTIONS, BRIDGING (PERIODIC)

THE CONTRACTOR SHALL REQUEST SPECIAL INSPECTION OF THE ITEMS LISTED ABOVE PRIOR TO THOSE ITEMS BECOMING INACCESSIBLE AND UNOBSERVABLE DUE TO PROGRESSION OF THE WORK.

DESIGN DATA	
2018 INTERNATIONAL BUILDING CODE / ASCE 7-16	
BUILDING OCCUPANCY CATEGORY	II
ROOF LOAD DATA	
LIVE LOAD	20
ASPHALT SHINGLES + FELT	4.0
5/8" OSB ROOF SHEATHING	2.5
PRE-ENGINEERED WOOD TRUSSES @ 2'-0" O.C.	4.0
INSULATION (BLOWN)	15
MECHANICAL ALLOWANCE	5.0
5/8" GYP CEILING	3.0
SOLAR	5.0
TOTAL TO TRUSSES	45 lbs/sqft
FLOOR LOAD DATA	
LIVE LOAD (COMMON AREA)	40 (100)
3/8" UNDERLAYMENT & 1-1/8" GYPCRETE	16
3/4" SHEATHING	4
MECHANICAL ALLOWANCE	4
5/8" GYP CEILING	3
FLOOR STRUCTURE	3
TOTAL TO FLOOR TRUSS	70 (130) lbs/sqft
RAIN LOADING DATA	
15 MINUTE RAIN INTENSITY	7.49 in/hr
60 MINUTE RAIN INTENSITY	3.52 in/hr
ROOF SNOW LOAD DATA* (*UNBALANCED & DRIFTING SNOW TO BE DETERMINED IN ADDITION TO UNIFORM LOAD, WHERE APPLICABLE)	
$P_g =$	20 lbs/sqft
$C_g =$	1.0
$I_s =$	1.0
$C_r =$	1.0
$P_f =$	14.00 lbs/sqft
WIND DESIGN DATA	
$V_{30} =$	109 MPH (3-SECOND GUST)
RISK CATEGORY	II
EXPOSURE	C
INTERNAL PRESSURE COEFFICIENT =	± 0.18
MAXIMUM COMPONENTS & CLADDING WIND	±/-30.33 lbs/sqft
EARTHQUAKE DESIGN DATA	
RISK CATEGORY	II
$I_E =$	1.0
$S_S =$	0.1
$S_I =$	0.068
SITE CLASS	C
$S_{DS} =$	0.086
$S_{D1} =$	0.068
SEISMIC DESIGN CATEGORY	B
BASIC SEISMIC-FORCE-RESISTING SYSTEM = LIGHT-FRAME (WOOD) WALLS SHEATHED WITH WOOD STRUCTURAL PANELS RATED FOR SHEAR RESISTANCE	
$R =$	6.5
$\Omega_p =$	3.0
$C_d =$	4.0
DESIGN BASE SHEAR	$V = 0.018 W$
EQUIVALENT LATERAL FORCE PROCEDURE	
NET ALLOWABLE SOIL BEARING	
(*PER GEOTECHNICAL REPORT PREPARED BY OLSSON, INC. DATED AUGUST 22, 2019)	
2,500 lbs/sqft**	

INDEX OF SHEETS	
COVER / GENERAL STRUCTURAL DATA	S100
FOUNDATION PLAN	S200
FOUNDATION DETAILS	S210-S211
FLOOR FRAMING PLANS	S300-S500
FLOOR FRAMING DETAILS	S510-S511
ROOF FRAMING PLAN	S600
ROOF FRAMING DETAILS	S610-S612

REVISIONS:

No.	Date
ISSUE SET	04/15/2025

THIS SHEET HAS BEEN SIGNED,
SEALED AND DATED ELECTRONICALLY



STRUCTURAL ENGINEER:
CROCKETT
ENGINEERING CONSULTANTS
10000 W. Nifong Blvd., Suite 1
Columbia, Missouri 65203
(573) 447-0992
www.crockettengineering.com
Crockett Engineering Consultants, LLC
Missouri Certificate of Authority
#200101001

CLIENT:
**INTRINSIC
DEVELOPMENT**
3629 ENDEAVOR AVE.
COLUMBIA, MISSOURI

Alura Village Apartment Building Type "A"

Lee's Summit, Jackson County, Missouri

DRAWING INCLUDES:

GENERAL
STRUCTURAL DATA

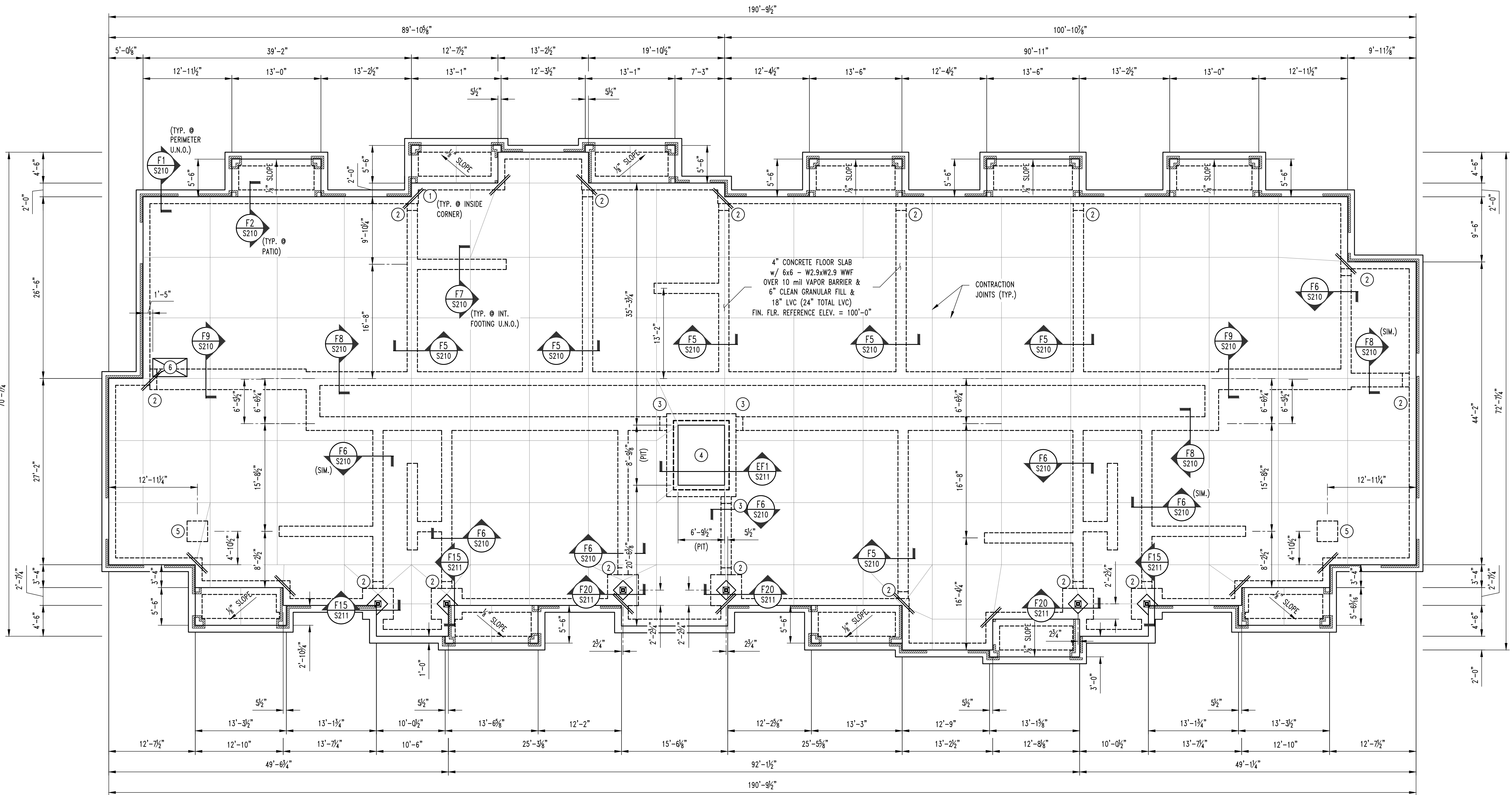
DESIGNED: JWV

DRAWN: SEH

PROJECT NO.: 230286

SHEET:
S100

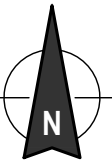
NOTE:
ALL DIMENSIONS ARE FROM FACE OF FOUNDATION WALL OR FRAMING;
EDGE OF SLAB OR TRUSS/RAFTER; OR CENTERLINE
OF COLUMN, BEAM, OR JOIST UNLESS NOTED OTHERWISE.



1
S200

APARTMENT BUILDING TYPE "A" FOUNDATION PLAN

SCALE: 1/8" = 1'-0"



FOUNDATION NOTES

- REINTRANT CORNER BARS, REFER TO TYPICAL CRACK CONTROL REINFORCING DETAIL ON SHEET S210.
- FOOTING STEP, REFER TO DETAIL FS1/S211.
- FOOTING STEP, REFER TO DETAIL FS2/S211.
- CONFIRM FINAL ELEVATOR SHAFT DIMENSIONS w/ ELEVATOR SUPPLIER PRIOR TO INSTALLATION OF PIT.
- 3'-0" SQ. x 2'-0" DEEP PAD FOOTING w/ (3) #5 x 2'-6" EACH WAY; TOP & BOTTOM.
- RECESSED FLOOR SLAB FOR ADA SHOWER (CONFIRM SIZE w/ SHOWER MANUFACTURER PRIOR TO INSTALLATION) (REFER TO ARCHITECTURAL FOR ADDITIONAL INFORMATION.)

REVISIONS:

No.	Date
ISSUE SET	04/15/2025

THIS SHEET HAS BEEN SIGNED,
SEALED AND DATED ELECTRONICALLY



STRUCTURAL ENGINEER:
CROCKETT
ENGINEERING CONSULTANTS
1000 W. Nifong Blvd. Bldg. 1
Columbia, Missouri 65203
(573) 447-0993
www.crockettengineering.com
Crockett Engineering Consultants, LLC
Missouri Certificate of Authority
#200010101

CLIENT:
**INTRINSIC
DEVELOPMENT**
3622 ENDAVOR AVE.
COLUMBIA, MISSOURI

Alura Village Apartment Building Type "A"
Lee's Summit, Jackson County, Missouri

DRAWING INCLUDES:

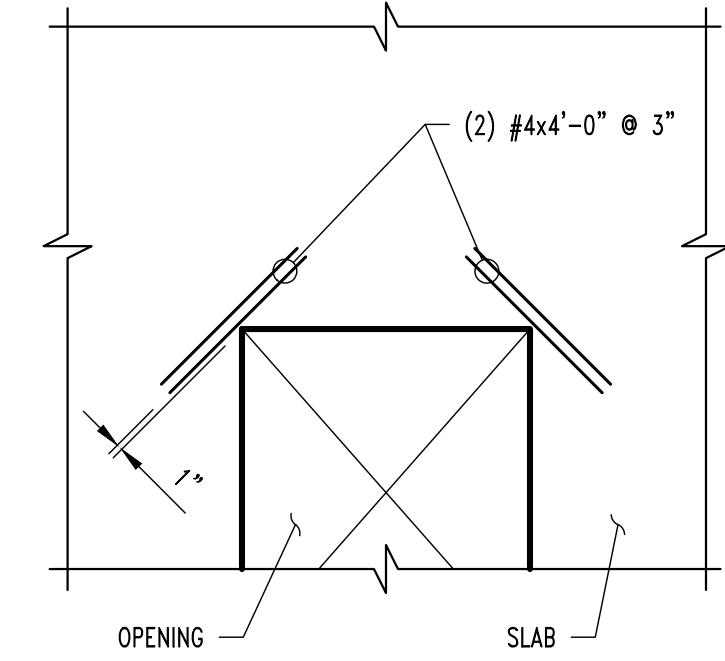
FOUNDATION
PLAN

DESIGNED: JWW

DRAWN: SEH

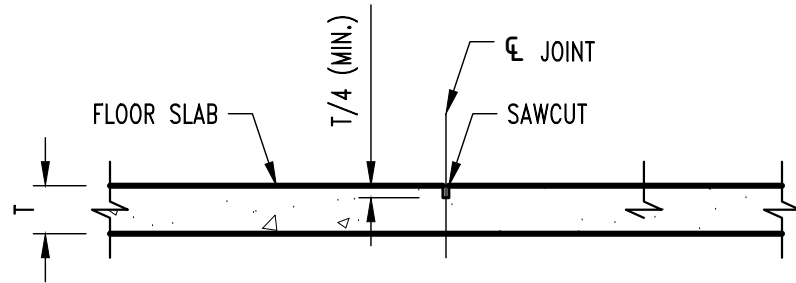
PROJECT NO.: 230286

SHEET:
S200

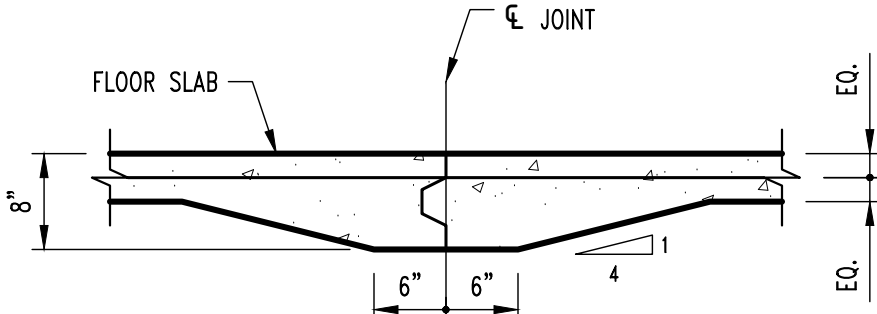


NOTE:
TYPICAL AT ALL REENTRANT CORNERS FOR
SLAB-ON-GRADE & STRUCTURAL SLAB.
REINFORCING TO BE CENTERED IN SLAB THICKNESS.

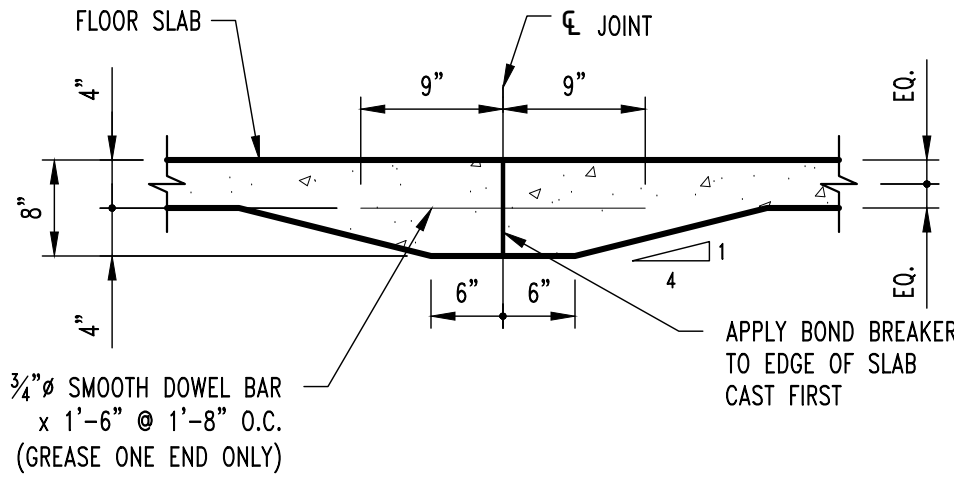
CRACK CONTROL REINFORCING



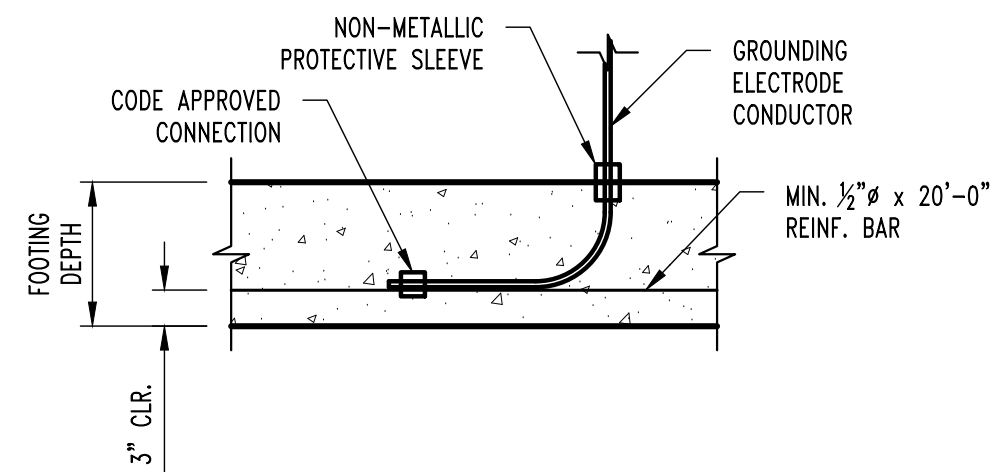
CONTRACTION JOINT



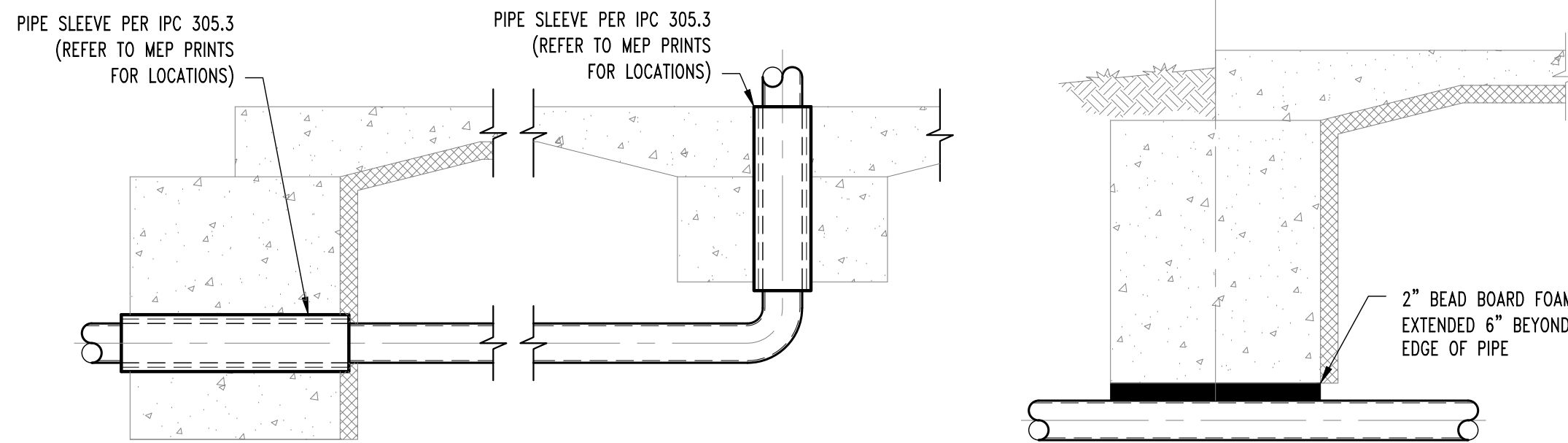
CONSTRUCTION JOINT



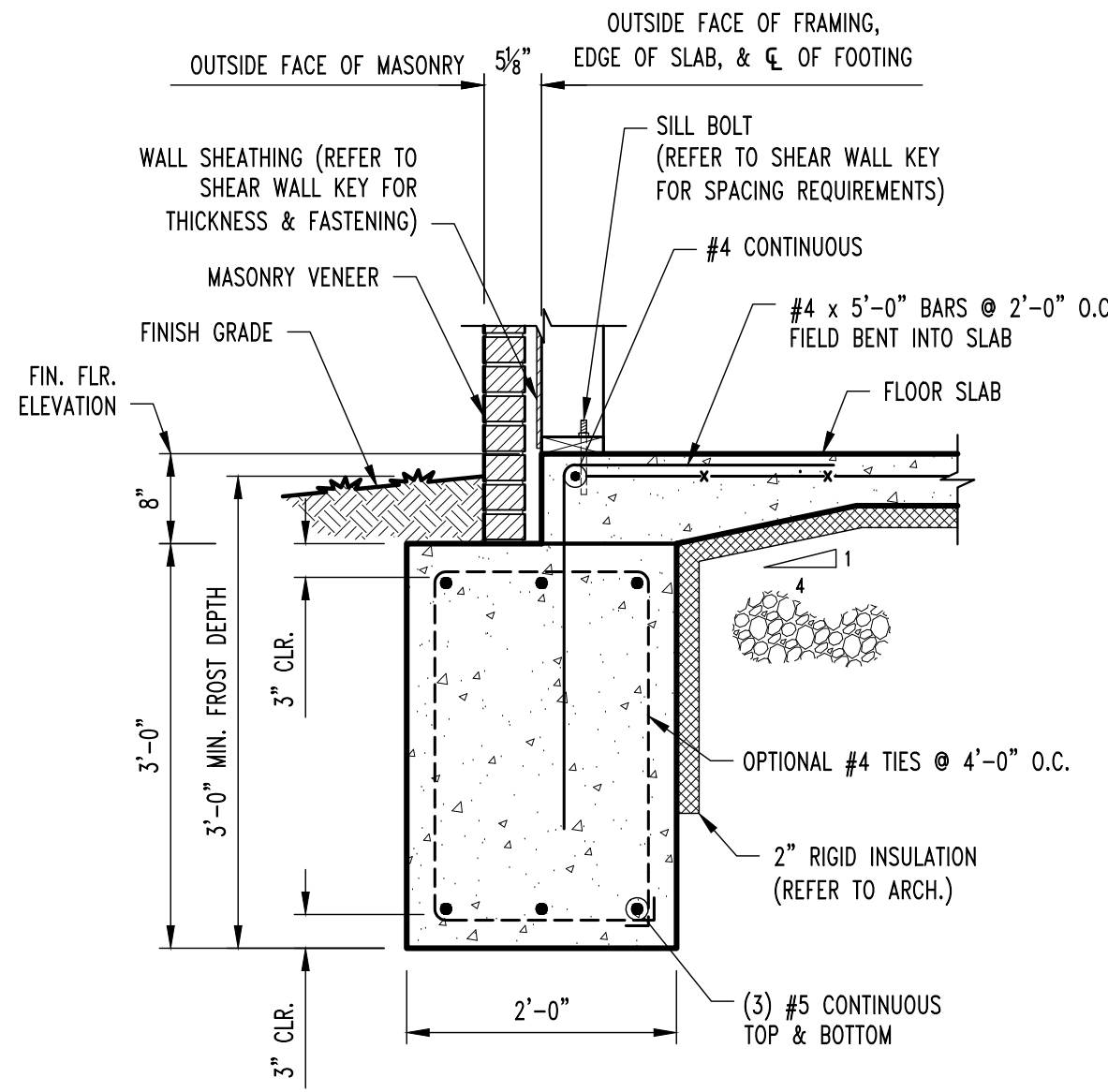
CONSTRUCTION JOINT



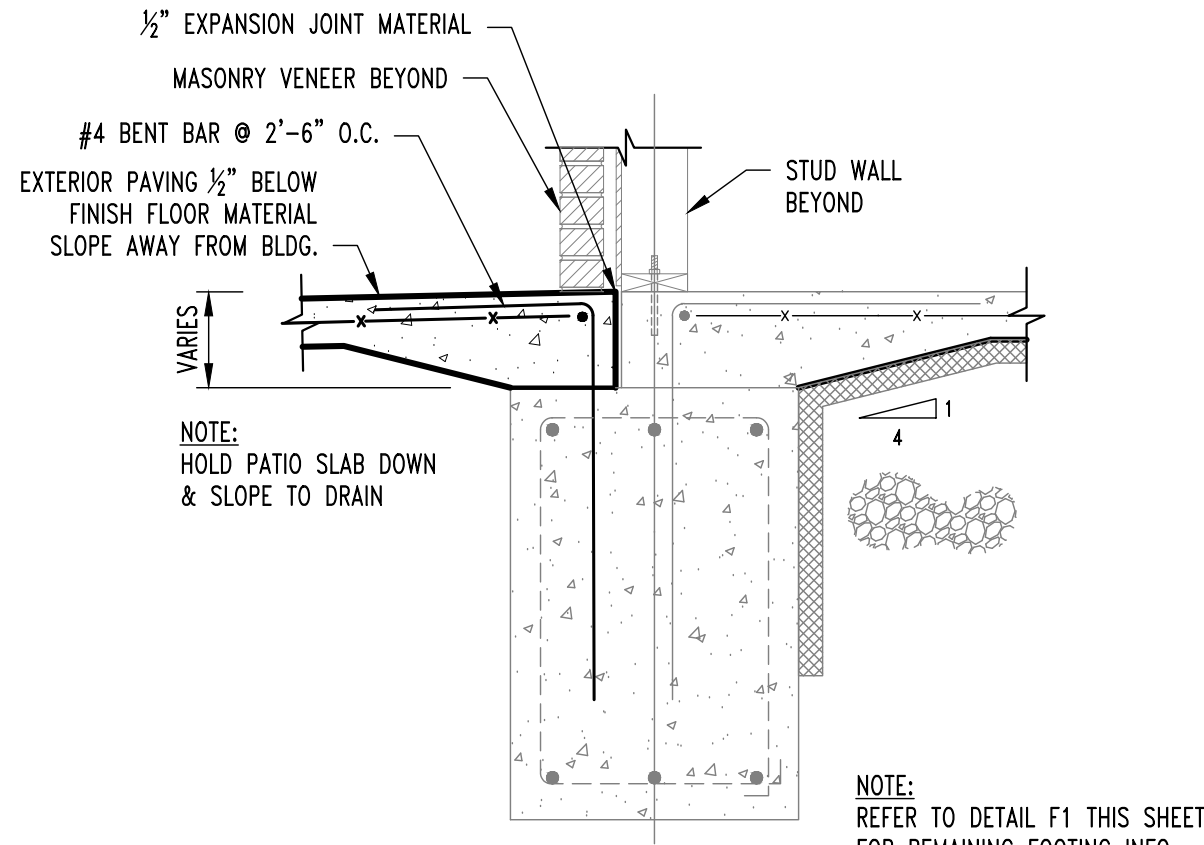
TYP. ELECTRICAL GROUNDING DETAIL @ FOOTING



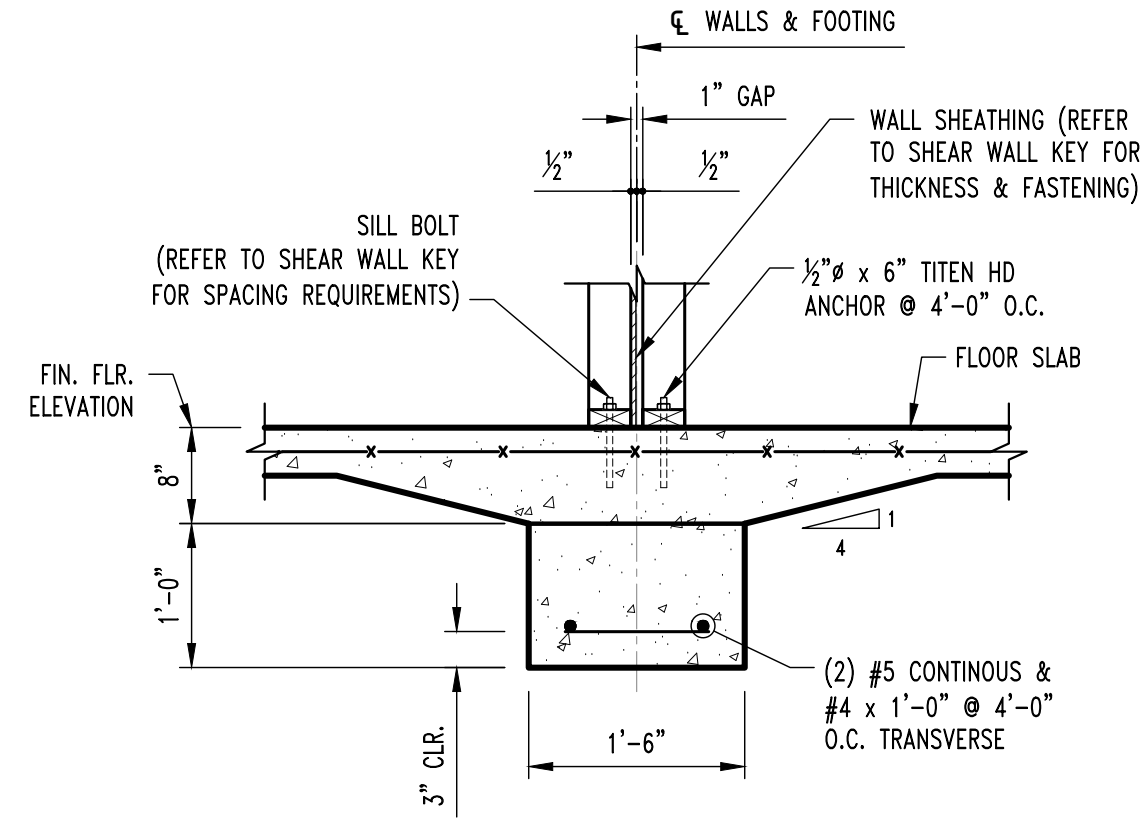
TYP. PLUMBING COORDINATION DETAILS



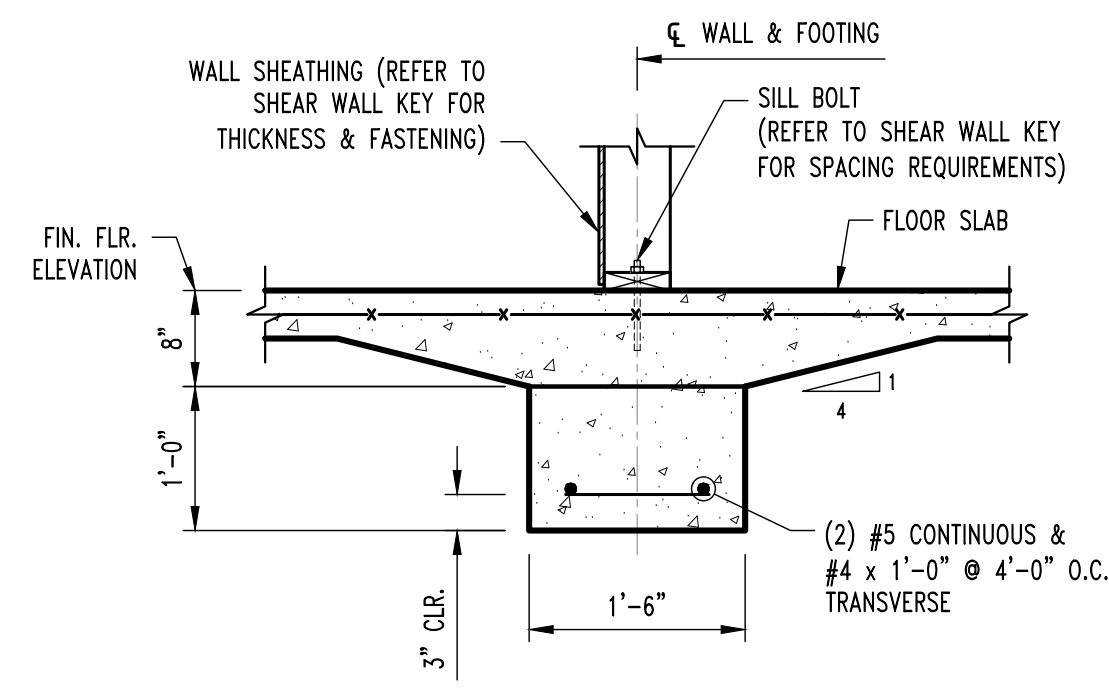
F1 S200 CONT. FOOTING SECTION
SCALE: 3/4" = 1'-0"



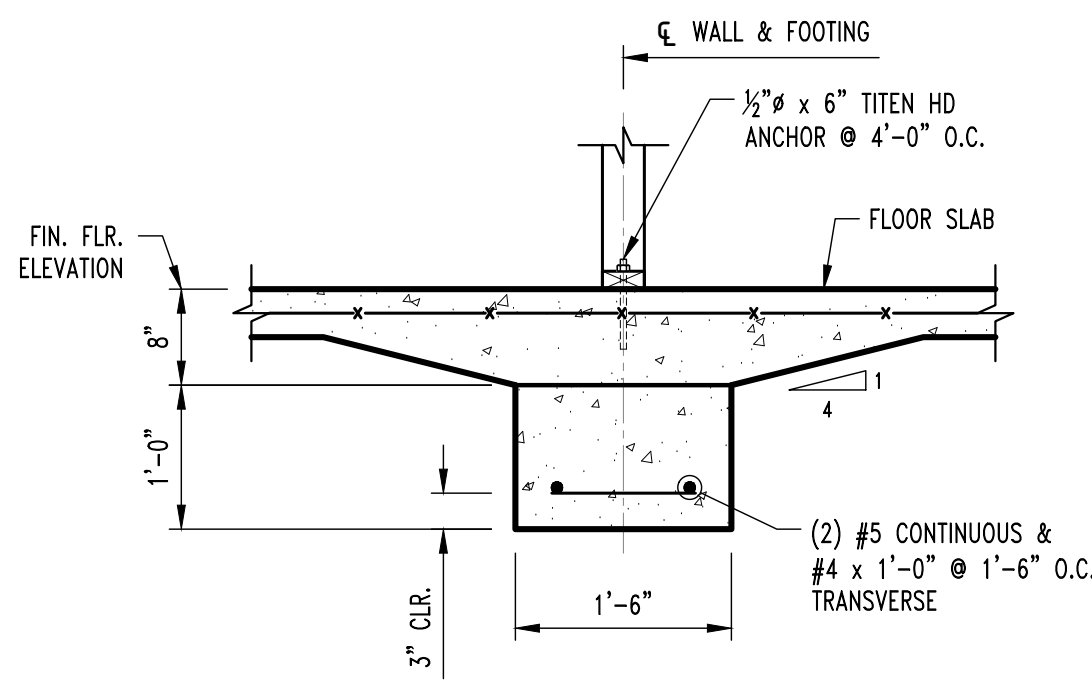
F2 S200 PATIO FOOTING SECTION
SCALE: 3/4" = 1'-0"



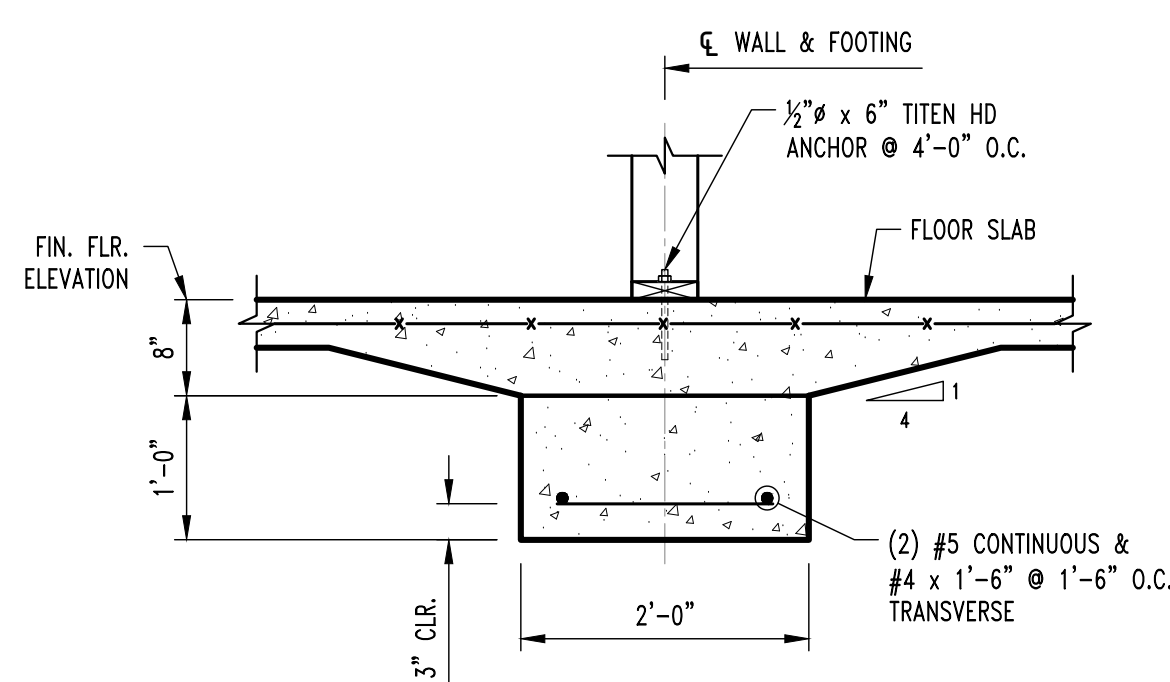
F5 S200 CONT. INTERIOR FOOTING SECTION
SCALE: 3/4" = 1'-0"



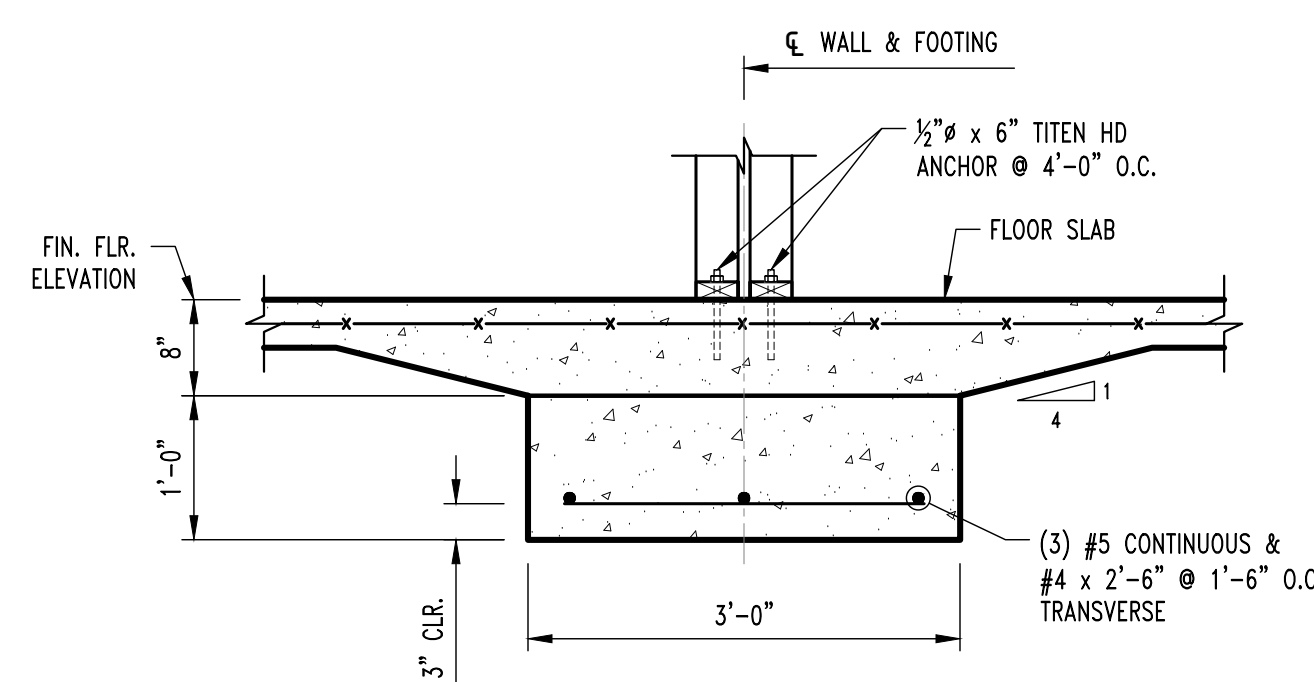
F6 S200 CONT. INTERIOR FOOTING SECTION
SCALE: 3/4" = 1'-0"



F7 S200 CONT. INTERIOR FOOTING SECTION
SCALE: 3/4" = 1'-0"



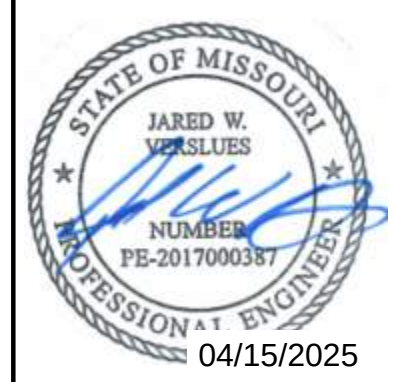
F8 S200 CONT. INTERIOR FOOTING SECTION
SCALE: 3/4" = 1'-0"



F9 S200 CONT. INTERIOR FOOTING SECTION
SCALE: 3/4" = 1'-0"

REVISIONS:	
No.	Date
ISSUE SET	04/15/2025

THIS SHEET HAS BEEN SIGNED,
SEALED AND DATED ELECTRONICALLY.



STRUCTURAL ENGINEER:
CROCKETT
ENGINEERING CONSULTANTS
1000 W. N. Hwy. Blvd. 1
Columbia, Missouri 65203
(573) 447-0992
www.crockettengineering.com
Crockett Engineering Consultants, LLC
Missouri Certificate of Authority
#200310101

CLIENT:
INTRINSIC DEVELOPMENT
3622 ENDAVOR AVE.
COLUMBIA, MISSOURI

Alura Village Apartment Building Type "A"
Lee's Summit, Jackson County, Missouri

DRAWING INCLUDES:

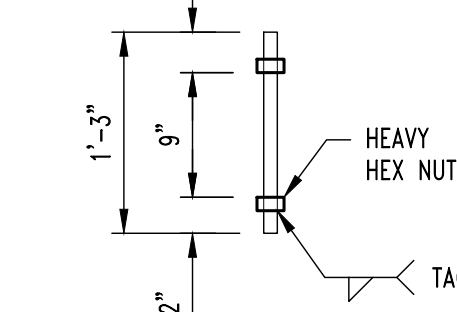
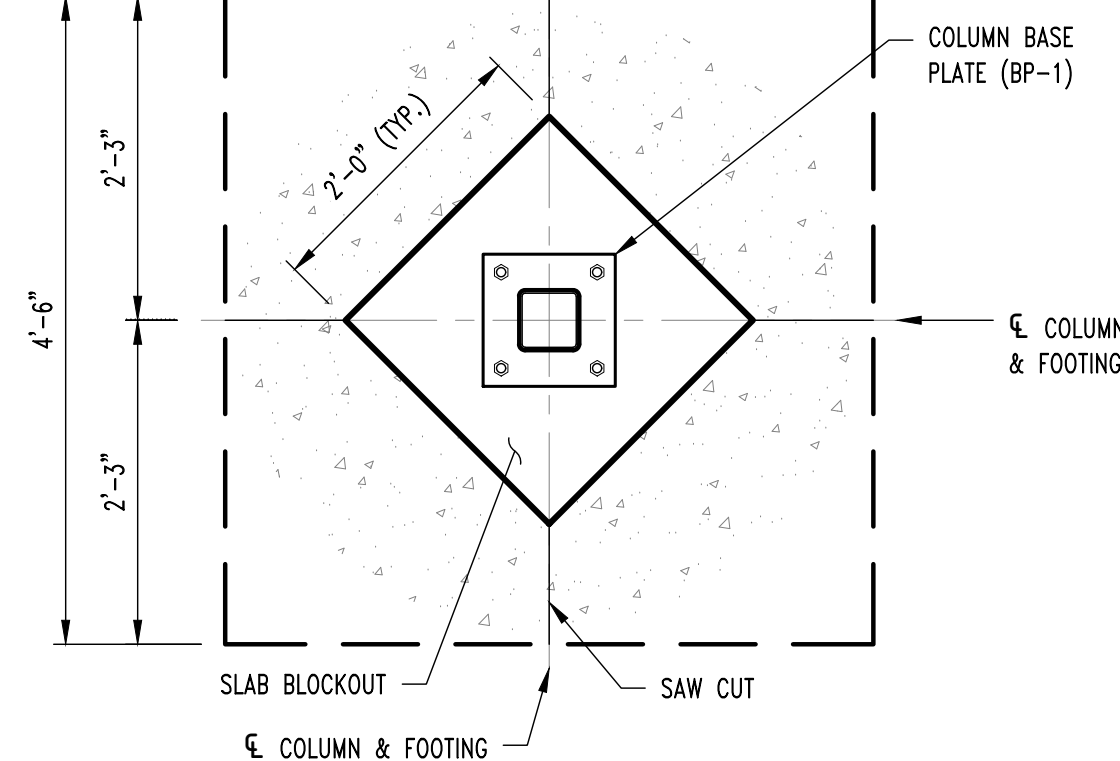
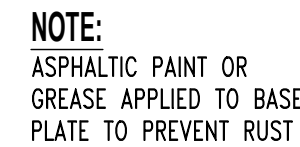
FOUNDATION DETAILS

DESIGNED: JWV

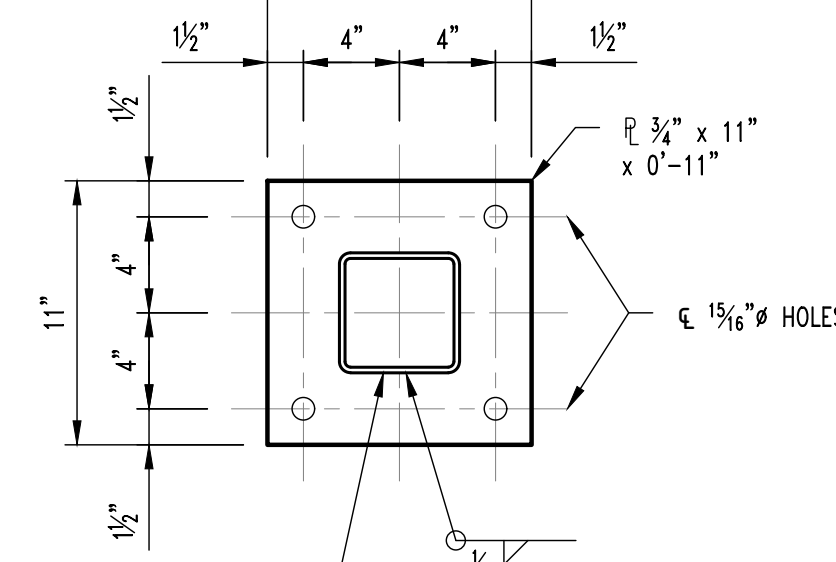
DRAWN: SEH

PROJECT NO.: 230286

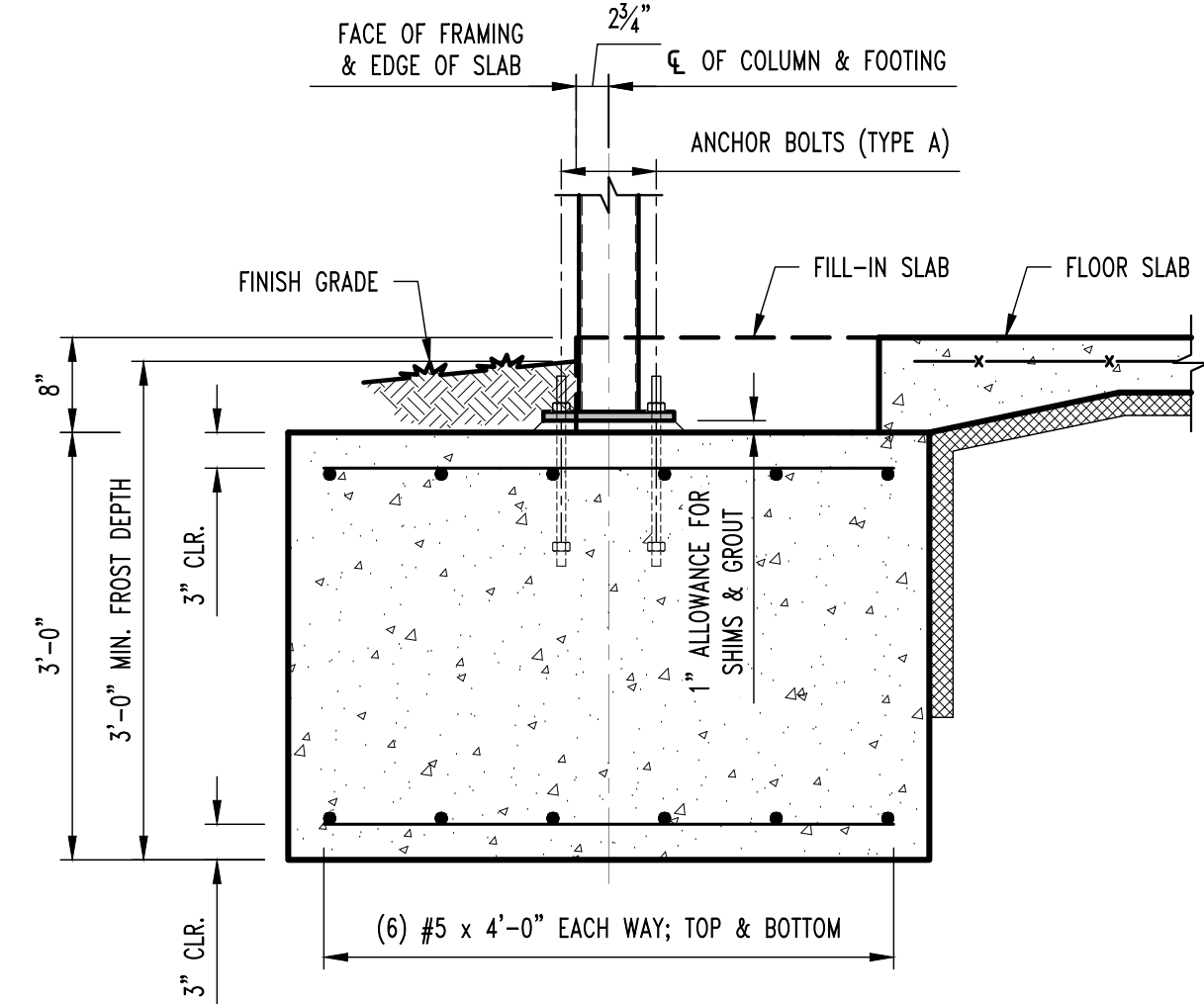
SHEET: S210



ANCHOR BOLT DETAIL (TYPE A)

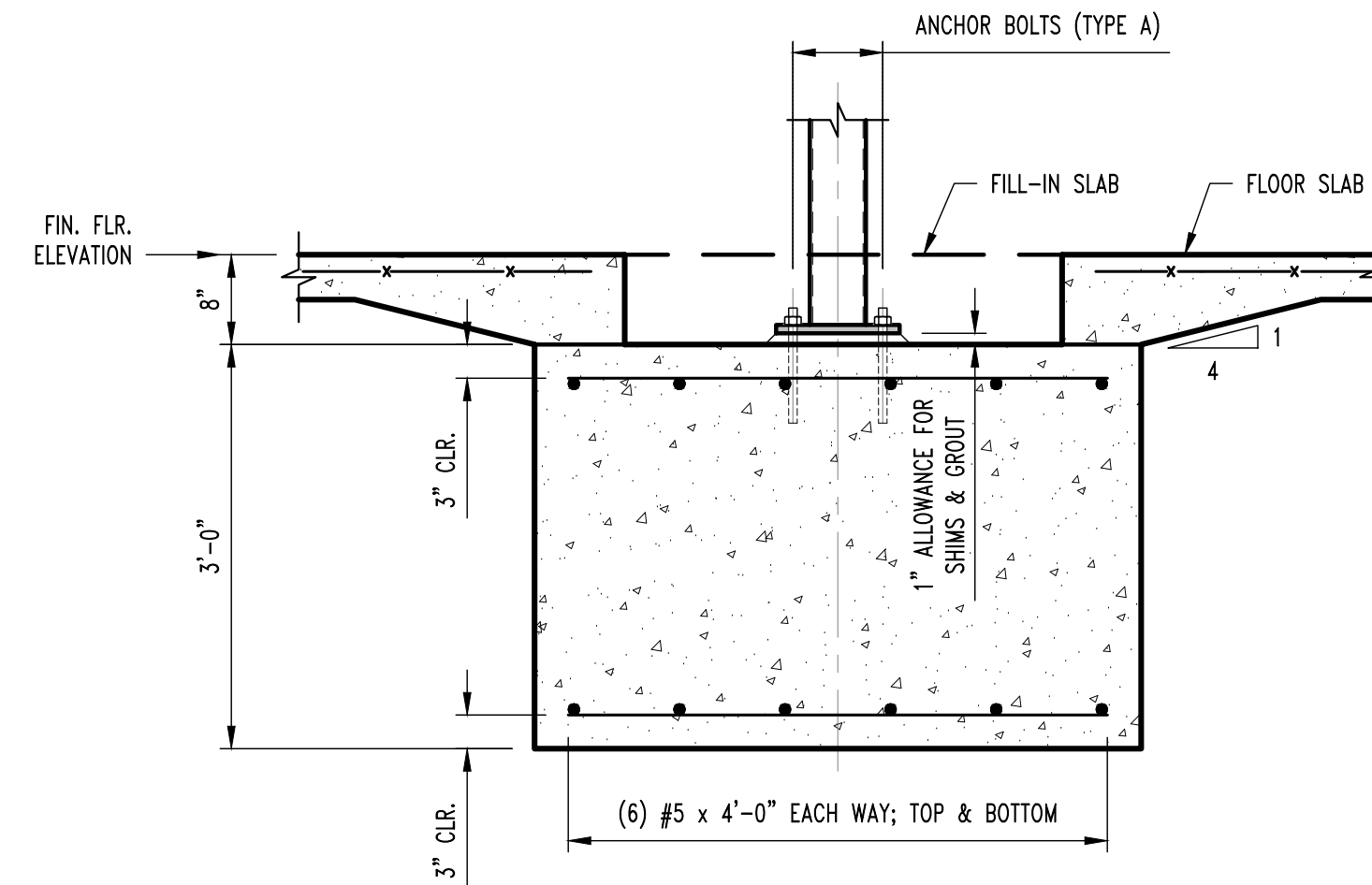


BASE PLATE (BP-1)



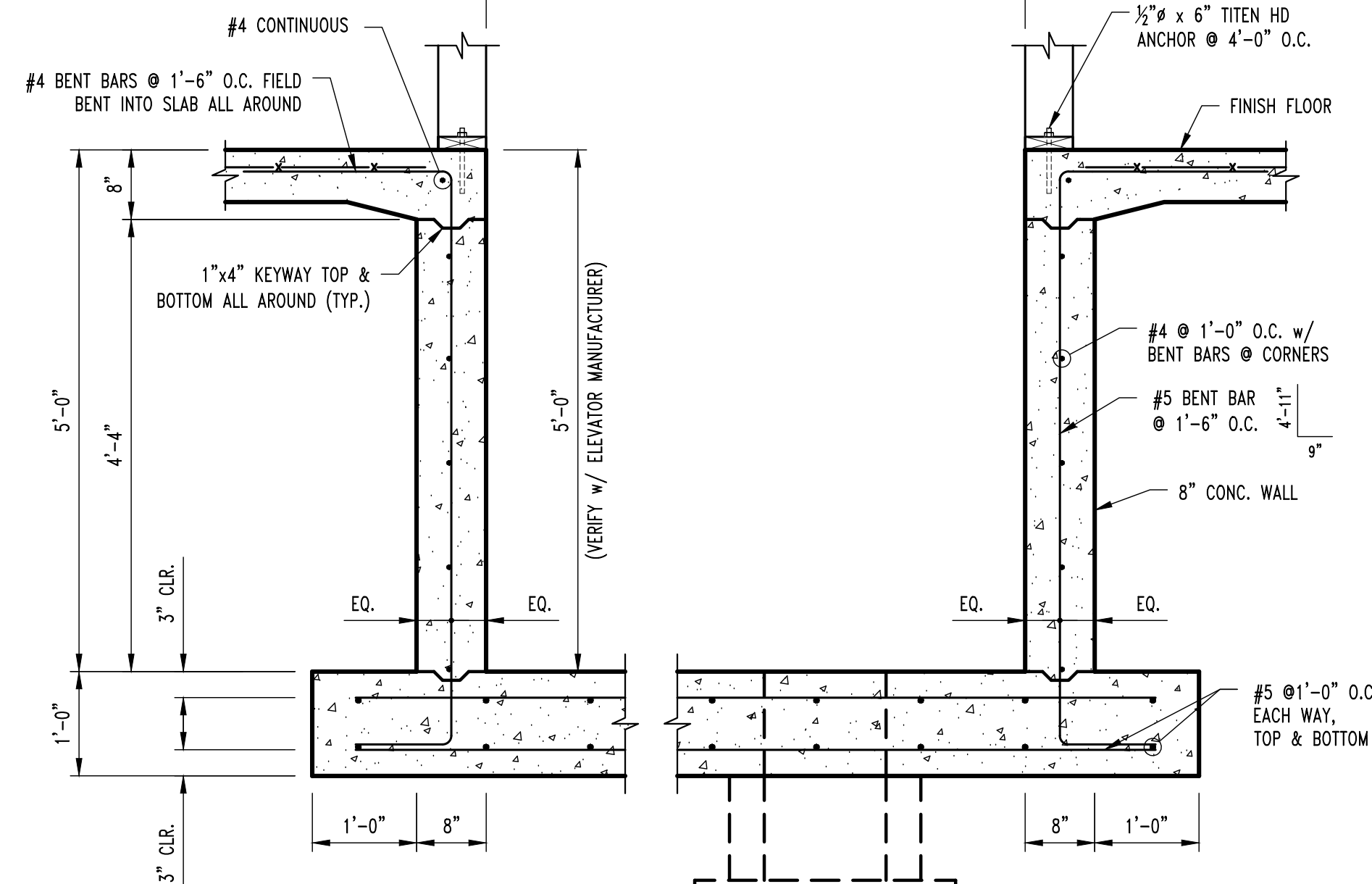
COLUMN FOOTING SECTION

SCALE: $\frac{3}{4}" = 1'-0"$



COLUMN FOOTING SECTION

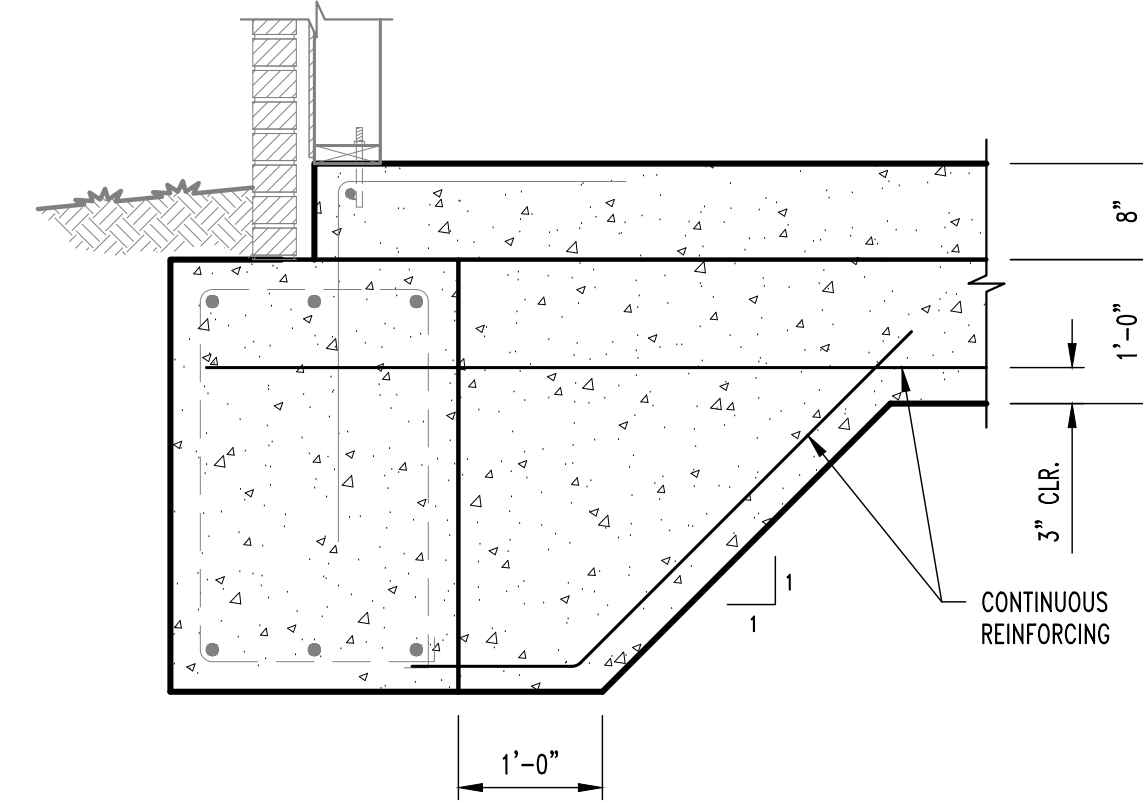
SCALE: $\frac{3}{4}" = 1'-0"$



ELEVATOR PIT SECTION

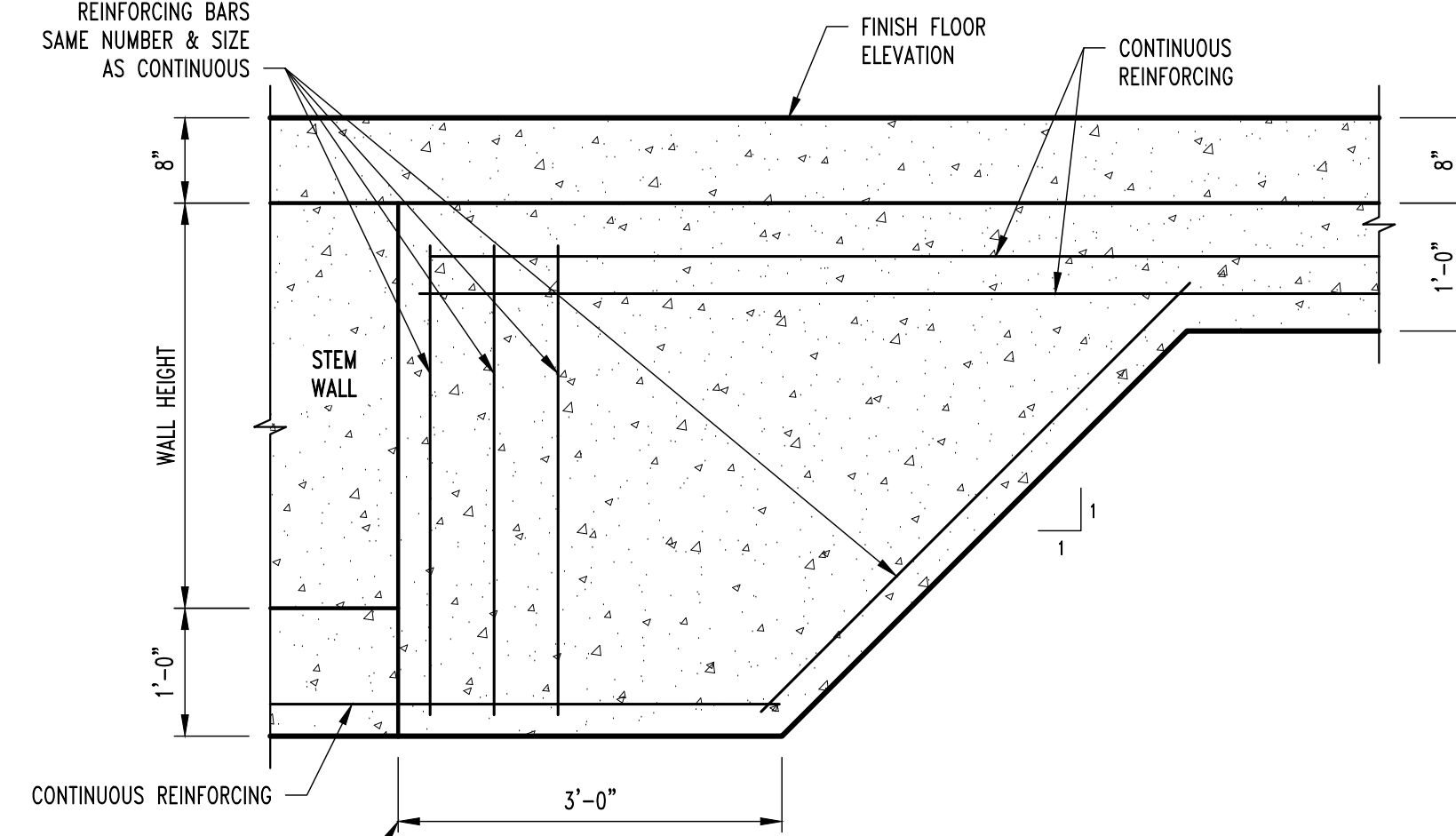
SCALE: $\frac{3}{4}" = 1'-0"$

NOTE:
COORDINATE DIMENSIONS w/ ELEVATOR
MANUFACTURER PRIOR TO INSTALL



FOOTING STEP SECTION

SCALE: $\frac{3}{4}" = 1'-0"$



FOOTING STEP DETAIL

SCALE: $\frac{3}{4}" = 1'-0"$

[illegible]

THIS SHEET HAS BEEN SIGNED,
SEALED AND DATED ELECTRONICALLY



STRUCTURAL ENGINEER:
CRACKETT
ENGINEERING CONSULTANTS
1000 W. Midtown Blvd., Bldg. 1
Columbia, Missouri 65203
(314) 447-0292
www.crockettengineering.com
Crockett Engineering Consultants, LLC
Missouri Certificate of Authority
#02000151301

CLIENT: **INTRINSIC
DEVELOPMENT**
3622 ENDEAVOR AVE.
COLUMBIA, MISSOURI

Alura Village Apartment Building Type "A"

DRAWING INCLUDES:

FOUNDATION
DETAILS

DESIGNED: JWV

DRAWN: SEH

PROJECT NO.: 230286

SHEET: S211

NOTE:
ALL DIMENSIONS ARE FROM FACE OF FOUNDATION WALL OR FRAMING;
EDGE OF SLAB OR TRUSS/RAFTER; OR CENTERLINE
OF COLUMN, BEAM, OR JOIST UNLESS NOTED OTHERWISE.

FLOOR FRAMING NOTES

- (1) TREATED So. PINE No.2 2x12's w/
2-PLY BUILT-UP POST @ EACH END.
- (2) TREATED So. PINE No.2 2x12's w/
2-PLY BUILT-UP POST @ EACH END.
- (3) GIRDER TRUSS
- (4) 3-PLY BUILT-UP POST BENEATH GIRDER TRUSS
THIS LEVEL TO FLOOR SLAB
CONNECTIONS ARE AS FOLLOWS:
FLOOR SLAB: SIMPSON LITTP2.
FLOOR FRAMING STUD ATTACHMENT: SIMPSON MSTC52
ROOF TRUSS: BY TRUSS MANUFACTURER
- (5) (3) DF SEL. STR. 2x12's w/ 3-PLY BUILT-UP POST
@ EACH END.
- (6) 5-PLY 1.75x5.5 MICROLAM LVL 2.0E STUD PACK
CENTERED BELOW HOIST BEAMED AND ON ELEVATOR
RAIL. (CONTINUOUS THROUGH FLOOR FRAMING)
- (7) 3-PLY 1.75x5.5 MICROLAM LVL 2.0E STUD PACK
CENTERED BELOW FALL PROTECTION BEAM.
(CONTINUOUS THROUGH FLOOR FRAMING)

5/8" ROOF SHEATHING FASTENED w/
10d NAILS @ 6" O.C. @ PERIMETER / 12" O.C. FIELD
OVER PRE-ENGINEERED ROOF TRUSSES @ 24" O.C. MAX.
(TRUSS BEARING ELEV. = 109'-1 1/8")

5/8" UNDERLAYMENT OVER 1 1/8" GYPCRETE OVER 3/4" FLOOR
SHEATHING FASTENED w/ 10d NAILS @ 6" O.C. @ PERIMETER / 12" O.C. FIELD OVER 20" DEEP
PRE-ENGINEERED FLOOR TRUSSES @ 24" O.C. MAX.
(TOP OF SHEATHING = 110'-9 7/8")

5/8" ROOF SHEATHING FASTENED w/
10d NAILS @ 6" O.C. @ PERIMETER /
12" O.C. FIELD OVER PRE-ENGINEERED
ROOF TRUSSES @ 24" O.C. MAX.
(TRUSS BEARING ELEV. = 109'-1 1/8")

5/8" ROOF SHEATHING FASTENED w/
10d NAILS @ 6" O.C. @ PERIMETER /
12" O.C. FIELD OVER PRE-ENGINEERED
ROOF TRUSSES @ 24" O.C. MAX.
(TRUSS BEARING ELEV. = 109'-1 1/8")

5/8" ROOF SHEATHING FASTENED w/
10d NAILS @ 6" O.C. @ PERIMETER /
12" O.C. FIELD OVER PRE-ENGINEERED
ROOF TRUSSES @ 24" O.C. MAX.
(TRUSS BEARING ELEV. = 109'-1 1/8")

HEADER SCHEDULE

LABEL	HEADER	CRIPPLE/JACK	JAMB/KING
"H1"	2 Ply 2x6 SPF #2	Single Ply 2x6 SPF #2	Single Ply 2x6 SPF #2
"H2"	2 Ply 2x6 SPF #2	2 Ply 2x6 SPF #2	Single Ply 2x6 SPF #2
"H3"	2 Ply 2x6 SPF #2	3 Ply 2x6 SPF #2	Single Ply 2x6 SPF #2
"H4"	2 Ply 2x8 Doug Fr #2	Single Ply 2x6 SPF #2	Single Ply 2x6 SPF #2
"H5"	2 Ply 2x8 Doug Fr #2	2 Ply 2x6 SPF #2	Single Ply 2x6 SPF #2
"H6"	2 Ply 2x8 Doug Fr #2	4 Ply 2x6 SPF #2	Single Ply 2x6 SPF #2
"H7"	2 Ply 2x10 Doug Fir Sel. Struct.	Single Ply 2x6 SPF #2	2 Ply 2x6 SPF #2
"H8"	2 Ply 2x10 Doug Fir Sel. Struct.	2 Ply 2x6 SPF #2	2 Ply 2x6 SPF #2
"H9"	2 Ply 2x10 Doug Fir Sel. Struct.	3 Ply 2x6 SPF #2	2 Ply 2x6 SPF #2
"H10"	2 Ply 2x10 Doug Fir Sel. Struct.	5 Ply 2x6 SPF #2	2 Ply 2x6 SPF #2
"H11"	2 Ply 2x10 Doug Fir Sel. Struct.	6 Ply 2x6 SPF #2	2 Ply 2x6 SPF #2
"H12"	2 Ply 2x10 Doug Fir Sel. Struct.	7 Ply 2x6 SPF #2	2 Ply 2x6 SPF #2

BRICK LINTEL SCHEDULE

LENGTH	MEMBER SIZE (GALVANIZED)
L ≤ 4'-0"	L4x4x3/8 WITH 6" BEARING EACH END
L ≤ 6'-6"	L6x4x3/8 (LLV) WITH 6" BEARING EACH END

APARTMENT BUILDING TYPE "A" 2ND FLOOR FRAMING PLAN

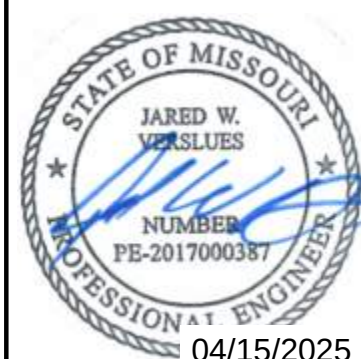
SCALE: 3/8" = 1'-0"



REVISIONS:

No.	Date
ISSUE SET	04/15/2025

THIS SHEET HAS BEEN SIGNED,
SEALED AND DATED ELECTRONICALLY



STRUCTURAL ENGINEER
CROCKETT
ENGINEERING CONSULTANTS
1000 W. Nifong Blvd., Suite 1
Columbia, Missouri 65203
(573) 447-0992
www.crockettengineering.com
Crockett Engineering Consultants, LLC
Missouri Certificate of Authority
#200313101

CLIENT:
**INTRINSIC
DEVELOPMENT**
3622 ENDAVOR AVE.
COLUMBIA, MISSOURI

Alura Village Apartment Building Type "A"

Lee's Summit, Jackson County, Missouri

DRAWING INCLUDES:

2ND FLOOR
FRAMING PLAN

DESIGNED: JWW

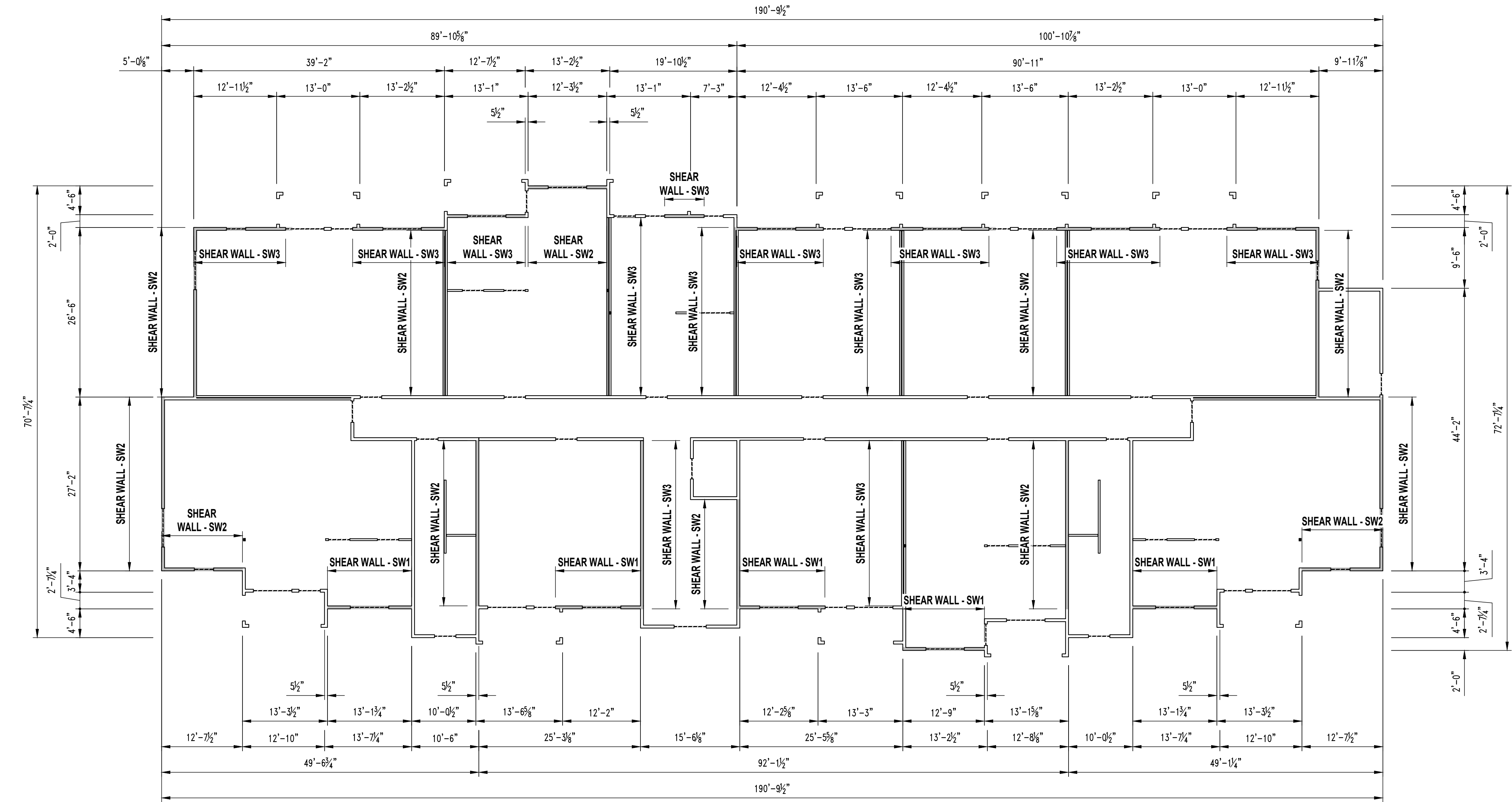
DRAWN: SEH

PROJECT NO.: 230286

SHEET:

S300

NOTE:
ALL DIMENSIONS ARE FROM FACE OF FOUNDATION WALL OR FRAMING;
EDGE OF SLAB OR TRUSS/RAFTER; OR CENTERLINE
OF COLUMN, BEAM, OR JOIST UNLESS NOTED OTHERWISE.



1
S300A

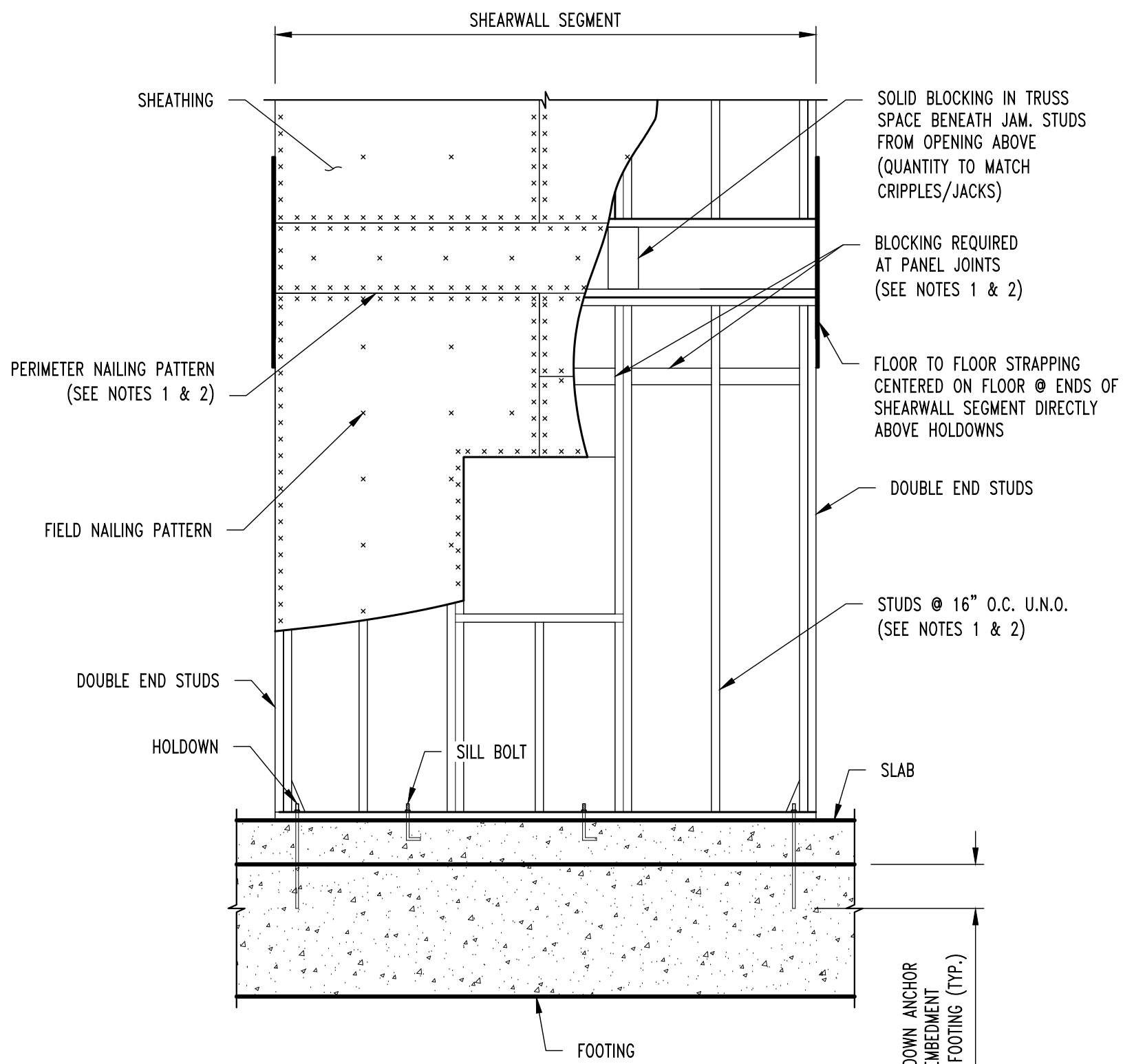
APARTMENT BUILDING TYPE "A" SHEAR WALL PLAN

SCALE: $\frac{3}{32}'' = 1'-0''$

N

SHEAR WALL NOTES

- ALL SHEATHING TO BE CONTINUOUS, UNBROKEN FOR FULL LENGTH OF DIMENSIONED SHEAR WALL.
- SHEATHING TYPE & THICKNESS TO STACK FROM FLOOR TO FLOOR.



NOTES:

- WHERE TWO SHEETS MEET, BOTH SHEETS SHOULD BE NAILED TO THE SAME FRAMING MEMBER.
- WHEN SHEATHING NAILS ARE SPACED AT 2\"/>
- SEE WALL SECTIONS FOR ADDITIONAL INFORMATION.

TYP. MULTI-STORY SHEAR WALL DETAIL

REVISIONS:

No.	Date
1	04/15/2025

THIS SHEET HAS BEEN SIGNED,
SEALED AND DATED ELECTRONICALLY.



STRUCTURAL ENGINEER:
CROCKETT
ENGINEERING CONSULTANTS
1000 W. Nifong Blvd., Suite 1
Columbia, Missouri 65203
(573) 447-0592
www.crockettengineering.com
Crockett Engineering Consultants, LLC
Missouri Certificate of Authority
#200310101

CLIENT:
**INTRINSIC
DEVELOPMENT**
3622 ENDAVOR AVE.
COLUMBIA, MISSOURI

Alura Village Apartment Building Type "A"

Lee's Summit, Jackson County, Missouri

DRAWING INCLUDES:

SHEAR WALL
PLAN

DESIGNED: JWV

DRAWN: SEH

PROJECT NO.: 230286

SHEET:

S300A

SHEAR WALL KEY

SW1 SHEAR WALL

FIRST FLOOR

- 7/16" OSB SHEATHING FASTENED WITH 8D NAILS @ 4" O.C. @ PERIMETER / 12" O.C. FIELD
- 1/2" DIAMETER X 6" SIMPSON TITEN HD ANCHOR SCREWS @ 1'-6" O.C.
- REQUIRES SIMPSON HDU8-SDS 2.5 HOLDOWN FASTENED TO 3-PLY STUDS W/ (20) 1/4" X 2 1/2" SDS STUD BOLTS W/ 7/8" DIAMETER A307 THREADED ROD W/ 16" TOTAL (8" INTO FOOTING) SIMPSON "AT-3G" EPOXY EMBEDMENT AT EACH END OF THE SHEAR WALL

SECOND FLOOR

- 7/16" OSB SHEATHING FASTENED WITH 8D NAILS @ 4" O.C. @ PERIMETER / 12" O.C. FIELD
- FASTEN SILL PLATE W/ SIMPSON SDWH 4" SCREWS @ 0'-0" O.C. OR (4) @ EACH TRUSS
- REQUIRES SIMPSON MSTC52 STRAP TIE FASTENED TO 3-PLY STUDS W/ (44) 12D NAILS AT EACH END OF THE SHEAR WALL

THIRD FLOOR

- 7/16" OSB SHEATHING FASTENED WITH 8D NAILS @ 4" O.C. @ PERIMETER / 12" O.C. FIELD
- FASTEN SILL PLATE W/ SIMPSON SDWH 4" SCREWS @ 1'-0" O.C. OR (2) @ EACH TRUSS
- REQUIRES SIMPSON MSTC40 STRAP TIE FASTENED TO 3-PLY STUDS W/ (28) 12D NAILS AT EACH END OF THE SHEAR WALL

FOURTH FLOOR

- 7/16" OSB SHEATHING FASTENED WITH 8D NAILS @ 4" O.C. @ PERIMETER / 12" O.C. FIELD
- FASTEN SILL PLATE W/ SIMPSON SDWH 4" SCREWS @ 1'-0" O.C. OR (2) @ EACH TRUSS
- REQUIRES SIMPSON MSTC40 STRAP TIE FASTENED TO 3-PLY STUDS W/ (28) 12D NAILS AT EACH END OF THE SHEAR WALL

SW2 SHEAR WALL

FIRST FLOOR

- 7/16" OSB SHEATHING FASTENED WITH 8D NAILS @ 4" O.C. @ PERIMETER / 12" O.C. FIELD
- 1/2" DIAMETER X 6" SIMPSON TITEN HD ANCHOR SCREWS @ 1'-6" O.C.
- REQUIRES SIMPSON HDU5-SDS2.5 HOLDOWN FASTENED TO 3-PLY STUDS W/ (14) 1/4" X 2 1/2" SDS SCREWS W/ 5/8" DIAMETER A307 THREADED ROD W/ 14" TOTAL (6" INTO FOOTING) SIMPSON "AT-3G" EPOXY EMBEDMENT AT EACH END OF THE SHEAR WALL

SECOND FLOOR

- 7/16" OSB SHEATHING FASTENED WITH 8D NAILS @ 4" O.C. @ PERIMETER / 12" O.C. FIELD
- FASTEN SILL PLATE W/ SIMPSON SDWH 4" SCREWS @ 1'-0" O.C. OR (2) @ EACH TRUSS
- REQUIRES SIMPSON MSTC40 STRAP TIE FASTENED TO 3-PLY STUDS W/ (28) 12D NAILS AT EACH END OF THE SHEAR WALL

THIRD FLOOR

- 7/16" OSB SHEATHING FASTENED WITH 8D NAILS @ 4" O.C. @ PERIMETER / 12" O.C. FIELD
- FASTEN SILL PLATE W/ SIMPSON SDWH 4" SCREWS @ 1'-0" O.C. OR (2) @ EACH TRUSS
- REQUIRES SIMPSON MSTC40 STRAP TIE FASTENED TO 3-PLY STUDS W/ (28) 12D NAILS AT EACH END OF THE SHEAR WALL

FOURTH FLOOR

- 7/16" OSB SHEATHING FASTENED WITH 8D NAILS @ 4" O.C. @ PERIMETER / 12" O.C. FIELD
- FASTEN SILL PLATE W/ SIMPSON SDWH 4" SCREWS @ 1'-0" O.C. OR (2) @ EACH TRUSS
- REQUIRES SIMPSON MSTC40 STRAP TIE FASTENED TO 3-PLY STUDS W/ (28) 12D NAILS AT EACH END OF THE SHEAR WALL

SW3 SHEAR WALL

FIRST FLOOR

- 7/16" OSB SHEATHING FASTENED WITH 8D NAILS @ 4" O.C. @ PERIMETER / 12" O.C. FIELD
- 1/2" DIAMETER X 6" SIMPSON TITEN HD ANCHOR SCREWS @ 2'-0" O.C.
- REQUIRES SIMPSON DTT22-SDS 2.5 HOLDOWN FASTENED TO 3-PLY STUDS W/ (8) 1/4" X 2 1/2" SDS SCREWS W/ 1/2" DIAMETER A307 THREADED ROD W/ 14" TOTAL (6" INTO FOOTING) SIMPSON "AT-3G" EPOXY EMBEDMENT AT EACH END OF THE SHEAR WALL

SECOND FLOOR

- 7/16" OSB SHEATHING FASTENED WITH 8D NAILS @ 4" O.C. @ PERIMETER / 12" O.C. FIELD
- FASTEN SILL PLATE W/ SIMPSON SDWH 4" SCREWS @ 1'-0" O.C. OR (2) @ EACH TRUSS
- REQUIRES SIMPSON MSTC40 STRAP TIE FASTENED TO 3-PLY STUDS W/ (28) 12D NAILS AT EACH END OF THE SHEAR WALL

THIRD FLOOR

- 7/16" OSB SHEATHING FASTENED WITH 8D NAILS @ 4" O.C. @ PERIMETER / 12" O.C. FIELD
- FASTEN SILL PLATE W/ SIMPSON SDWH 4" SCREWS @ 1'-0" O.C. OR (2) @ EACH TRUSS
- REQUIRES SIMPSON MSTC40 STRAP TIE FASTENED TO 3-PLY STUDS W/ (28) 12D NAILS AT EACH END OF THE SHEAR WALL

FOURTH FLOOR

- 7/16" OSB SHEATHING FASTENED WITH 8D NAILS @ 4" O.C. @ PERIMETER / 12" O.C. FIELD
- FASTEN SILL PLATE W/ SIMPSON SDWH 4" SCREWS @ 1'-0" O.C. OR (2) @ EACH TRUSS
- REQUIRES SIMPSON MSTC40 STRAP TIE FASTENED TO 3-PLY STUDS W/ (28) 12D NAILS AT EACH END OF THE SHEAR WALL

TYPICAL WALL UNLESS NOTED

- 7/16" OSB SHEATHING FASTENED WITH 8D NAILS @ 4" O.C. @ PERIMETER / 12" O.C. FIELD
- 1/2" DIAMETER X 6" SIMPSON TITEN HD ANCHOR SCREWS @ 3'-0" O.C.
- FASTEN SILL PLATE W/ SIMPSON SDWH 4" SCREWS @ 1'-0" O.C. OR (2) @ EACH TRUSS

NOTE:
ALL DIMENSIONS ARE FROM FACE OF FOUNDATION WALL OR FRAMING;
EDGE OF SLAB OR TRUSS/RAFTER; OR CENTERLINE
OF COLUMN, BEAM, OR JOIST UNLESS NOTED OTHERWISE.

FLOOR FRAMING NOTES

- (1) (3) So. PINE SEL. STR. 2x12's w/ 2-PLY BUILT-UP POST @ EACH END.
- (2) (2) So. PINE SEL. STR. 2x12's w/ 2-PLY BUILT-UP POST @ EACH END.
- (3) GIRDER TRUSS
- (4) 3-PLY BUILT-UP POST BENEATH GIRDER TRUSS THIS LEVEL TO FLOOR SLAB CONNECTIONS ARE AS FOLLOWS:
FLOOR SLAB: SIMPSON LTTP2.
FLOOR FRAMING STUD ATTACHMENT: SIMPSON MSTC52
ROOF TRUSS: BY TRUSS MANUFACTURER
- (5) (3) DF SEL. STR. 2x12's w/ 3-PLY BUILT-UP POST @ EACH END.
- (6) 5-PLY 1.75x5.5 MICROLAM LVL 2.0E STUD PACK CENTERED BELOW HOIST BEAMED AND ON ELEVATOR RAIL. (CONTINUOUS THROUGH FLOOR FRAMING)
- (7) 3-PLY 1.75x5.5 MICROLAM LVL 2.0E STUD PACK CENTERED BELOW FALL PROTECTION BEAM. (CONTINUOUS THROUGH FLOOR FRAMING)

REVISIONS:

No.	Date
ISSUE SET	04/15/2025

THIS SHEET HAS BEEN SIGNED,
SEALED AND DATED ELECTRONICALLY



STRUCTURAL ENGINEER:
CROCKETT
ENGINEERING CONSULTANTS
1000 W. Nifong Blvd., Suite 1
Columbia, Missouri 65203
(573) 447-0992
www.crockettengineering.com
Crockett Engineering Consultants, LLC
Missouri Certificate of Authority
#2000101001

CLIENT:
**INTRINSIC
DEVELOPMENT**
3622 ENDAVOR AVE.
COLUMBIA, MISSOURI

Alura Village Apartment Building Type "A"

Lee's Summit, Jackson County, Missouri

DRAWING INCLUDES:

3RD FLOOR
FRAMING PLAN

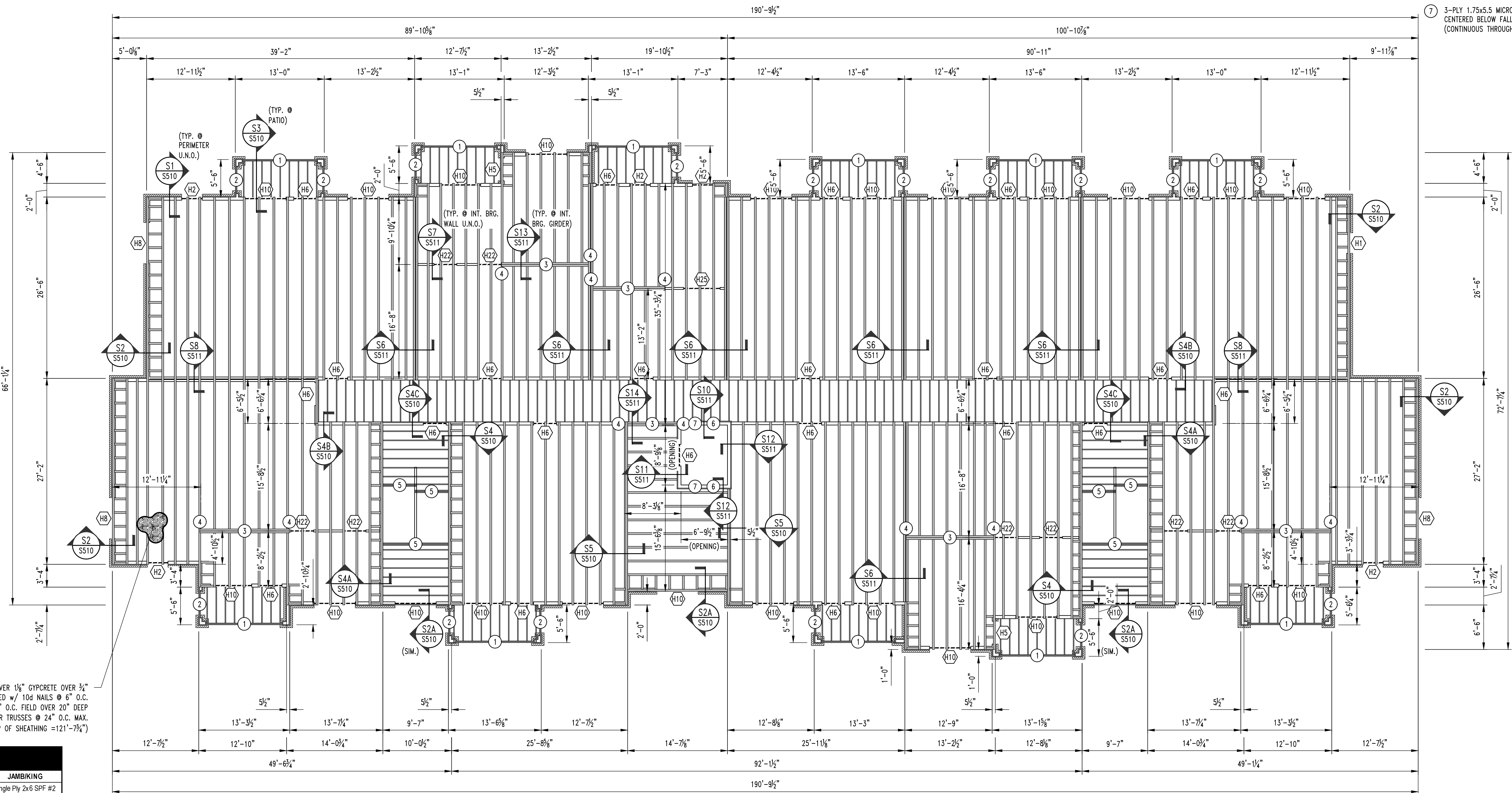
DESIGNED: JWV

DRAWN: SEH

PROJECT NO.: 230286

SHEET:

S400



HEADER SCHEDULE

LABEL	HEADER	CRIPPLE/JACK	JAMB/KIRKING
"H1"	2 Ply 2x6 SPF #2	Single Ply 2x6 SPF #2	Single Ply 2x6 SPF #2
"H2"	2 Ply 2x6 SPF #2	2 Ply 2x6 SPF #2	Single Ply 2x6 SPF #2
"H3"	2 Ply 2x6 SPF #2	3 Ply 2x6 SPF #2	Single Ply 2x6 SPF #2
"H4"	2 Ply 2x8 Doug Fir #2	Single Ply 2x6 SPF #2	Single Ply 2x6 SPF #2
"H5"	2 Ply 2x8 Doug Fir #2	2 Ply 2x6 SPF #2	Single Ply 2x6 SPF #2
"H6"	2 Ply 2x8 Doug Fir #2	4 Ply 2x6 SPF #2	Single Ply 2x6 SPF #2
"H7"	2 Ply 2x10 Doug Fir Sel. Struct.	Single Ply 2x6 SPF #2	2 Ply 2x6 SPF #2
"H8"	2 Ply 2x10 Doug Fir Sel. Struct.	2 Ply 2x6 SPF #2	2 Ply 2x6 SPF #2
"H9"	2 Ply 2x10 Doug Fir Sel. Struct.	3 Ply 2x6 SPF #2	2 Ply 2x6 SPF #2
"H10"	2 Ply 2x10 Doug Fir Sel. Struct.	5 Ply 2x6 SPF #2	2 Ply 2x6 SPF #2
"H11"	2 Ply 2x10 Doug Fir Sel. Struct.	6 Ply 2x6 SPF #2	2 Ply 2x6 SPF #2
"H12"	2 Ply 2x10 Doug Fir Sel. Struct.	7 Ply 2x6 SPF #2	2 Ply 2x6 SPF #2

BRICK LINTEL SCHEDULE

LENGTH	MEMBER SIZE (GALVANIZED)
L ≤ 4'-0"	L4x4x3/8 WITH 6" BEARING EACH END
L ≤ 6'-6"	L6x4x3/8 (LLV) WITH 6" BEARING EACH END

APARTMENT BUILDING TYPE "A" 3RD FLOOR FRAMING PLAN

SCALE: 3/8" = 1'-0"

NOTE:
ALL DIMENSIONS ARE FROM FACE OF FOUNDATION WALL OR FRAMING;
EDGE OF SLAB OR TRUSS/RAFTER; OR CENTERLINE
OF COLUMN, BEAM, OR JOIST UNLESS NOTED OTHERWISE.

FLOOR FRAMING NOTES

- (1) (3) So. PINE SEL. STR. 2x12's w/ 2-PLY BUILT-UP POST @ EACH END.
- (2) (2) So. PINE SEL. STR. 2x12's w/ 2-PLY BUILT-UP POST @ EACH END.
- (3) GIRDER TRUSS
- (4) 3-PLY BUILT-UP POST BENEATH GIRDER TRUSS THIS LEVEL TO FLOOR SLAB CONNECTIONS ARE AS FOLLOWS:
FLOOR SLAB: SIMPSON LTTP2.
FLOOR FRAMING STUD ATTACHMENT: SIMPSON MSTC52
ROOF TRUSS: BY TRUSS MANUFACTURER
- (5) (3) DF SEL. STR. 2x12's w/ 3-PLY BUILT-UP POST @ EACH END.
- (6) 5-PLY 1.75x5.5 MICROLAM LVL 2.0E STUD PACK CENTERED BELOW HOIST BEAMED AND ON ELEVATOR RAIL. (CONTINUOUS THROUGH FLOOR FRAMING)
- (7) 3-PLY 1.75x5.5 MICROLAM LVL 2.0E STUD PACK CENTERED BELOW FALL PROTECTION BEAM. (CONTINUOUS THROUGH FLOOR FRAMING)

REVISIONS:

No.	Date
ISSUE SET	04/15/2025

THIS SHEET HAS BEEN SIGNED,
SEALED AND DATED ELECTRONICALLY



STRUCTURAL ENGINEER:
CROCKETT
ENGINEERING CONSULTANTS
1000 W. Nifong Blvd. Suite 1
Columbia, Missouri 65203
(573) 447-0992
www.crockettengineering.com
Crockett Engineering Consultants, LLC
Missouri Certificate of Authority
#2000101001

CLIENT:
**INTRINSIC
DEVELOPMENT**
3622 ENDAVOR AVE.
COLUMBIA, MISSOURI

Alura Village Apartment Building Type "A"
Lee's Summit, Jackson County, Missouri

DRAWING INCLUDES:

4TH FLOOR
FRAMING PLAN

DESIGNED: JWV

DRAWN: SEH

PROJECT NO.: 230286

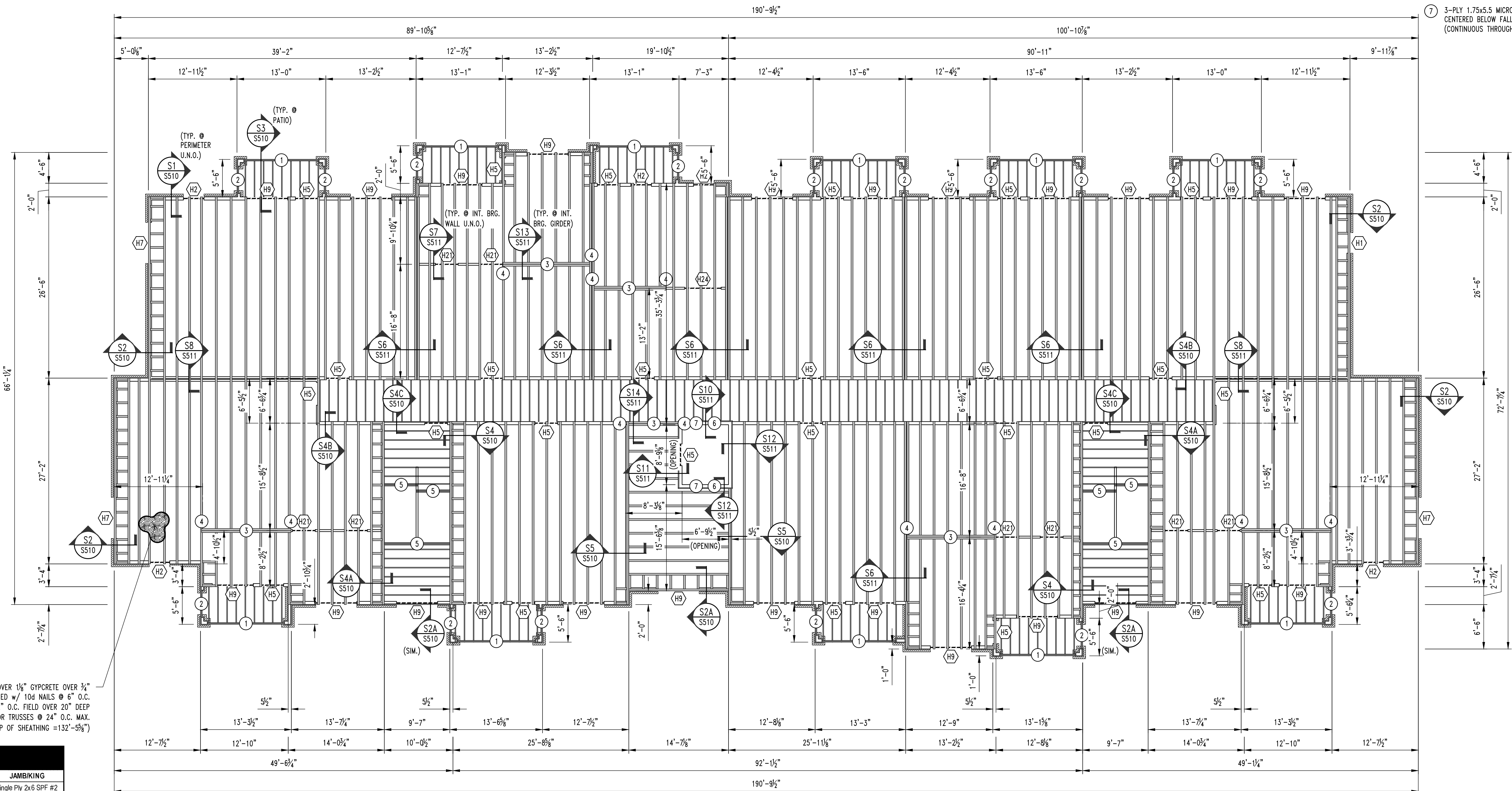
SHEET:
S500

HEADER SCHEDULE			
LABEL	HEADER	CRIPPLE/JACK	JAMB/KIRKING
"H1"	2 Ply 2x6 SPF #2	Single Ply 2x6 SPF #2	Single Ply 2x6 SPF #2
"H2"	2 Ply 2x6 SPF #2	2 Ply 2x6 SPF #2	Single Ply 2x6 SPF #2
"H3"	2 Ply 2x6 SPF #2	3 Ply 2x6 SPF #2	Single Ply 2x6 SPF #2
"H4"	2 Ply 2x8 Doug Fir #2	Single Ply 2x6 SPF #2	Single Ply 2x6 SPF #2
"H5"	2 Ply 2x8 Doug Fir #2	2 Ply 2x6 SPF #2	Single Ply 2x6 SPF #2
"H6"	2 Ply 2x8 Doug Fir #2	4 Ply 2x6 SPF #2	Single Ply 2x6 SPF #2
"H7"	2 Ply 2x10 Doug Fir Sel. Struct.	Single Ply 2x6 SPF #2	2 Ply 2x6 SPF #2
"H8"	2 Ply 2x10 Doug Fir Sel. Struct.	2 Ply 2x6 SPF #2	2 Ply 2x6 SPF #2
"H9"	2 Ply 2x10 Doug Fir Sel. Struct.	3 Ply 2x6 SPF #2	2 Ply 2x6 SPF #2
"H10"	2 Ply 2x10 Doug Fir Sel. Struct.	5 Ply 2x6 SPF #2	2 Ply 2x6 SPF #2
"H11"	2 Ply 2x10 Doug Fir Sel. Struct.	6 Ply 2x6 SPF #2	2 Ply 2x6 SPF #2
"H12"	2 Ply 2x10 Doug Fir Sel. Struct.	7 Ply 2x6 SPF #2	2 Ply 2x6 SPF #2

"H21"	2 Ply 2x8 Doug Fir #2	Single Ply 2x4 SPF #2	Single Ply 2x4 SPF #2
"H22"	2 Ply 2x8 Doug Fir #2	2 Ply 2x4 SPF #2	Single Ply 2x4 SPF #2
"H23"	2 Ply 2x8 Doug Fir #2	3 Ply 2x4 SPF #2	Single Ply 2x4 SPF #2
"H24"	2 Ply 2x10 Doug Fir Sel. Struct.	2 Ply 2x4 SPF #2	Single Ply 2x4 SPF #2
"H25"	2 Ply 2x10 Doug Fir Sel. Struct.	3 Ply 2x4 SPF #2	Single Ply 2x4 SPF #2
"H26"	2 Ply 2x10 Doug Fir Sel. Struct.	4 Ply 2x4 SPF #2	Single Ply 2x4 SPF #2

BRICK LINTEL SCHEDULE

LENGTH	MEMBER SIZE (GALVANIZED)
L ≤ 4'-0"	L4x4x3/8 WITH 6" BEARING EACH END
L ≤ 6'-8"	L6x4x3/8 (LLV) WITH 6" BEARING EACH END



APARTMENT BUILDING TYPE "A" 4TH FLOOR FRAMING PLAN

SCALE: 3/8" = 1'-0"

REVISIONS:

No.	Date
ISSUE SET	04/15/2025

THIS SHEET HAS BEEN SIGNED,
SEALED AND DATED ELECTRONICALLY.



STRUCTURAL ENGINEER:
CROCKETT
ENGINEERING CONSULTANTS
1000 W. Nibbrig Blvd., Suite 1
Columbia, Missouri 65203
(314) 447-0992
www.crockettengineering.com
Crockett Engineering Consultants, LLC
Missouri Certificate of Authority
#200310101

CLIENT:
**INTRINSIC
DEVELOPMENT**
3629 ENDOAVOR AVE.
COLUMBIA, MISSOURI

Alura Village Apartment Building Type "A"
Lee's Summit, Jackson County, Missouri

DRAWING INCLUDES:

FLOOR FRAMING
DETAILS

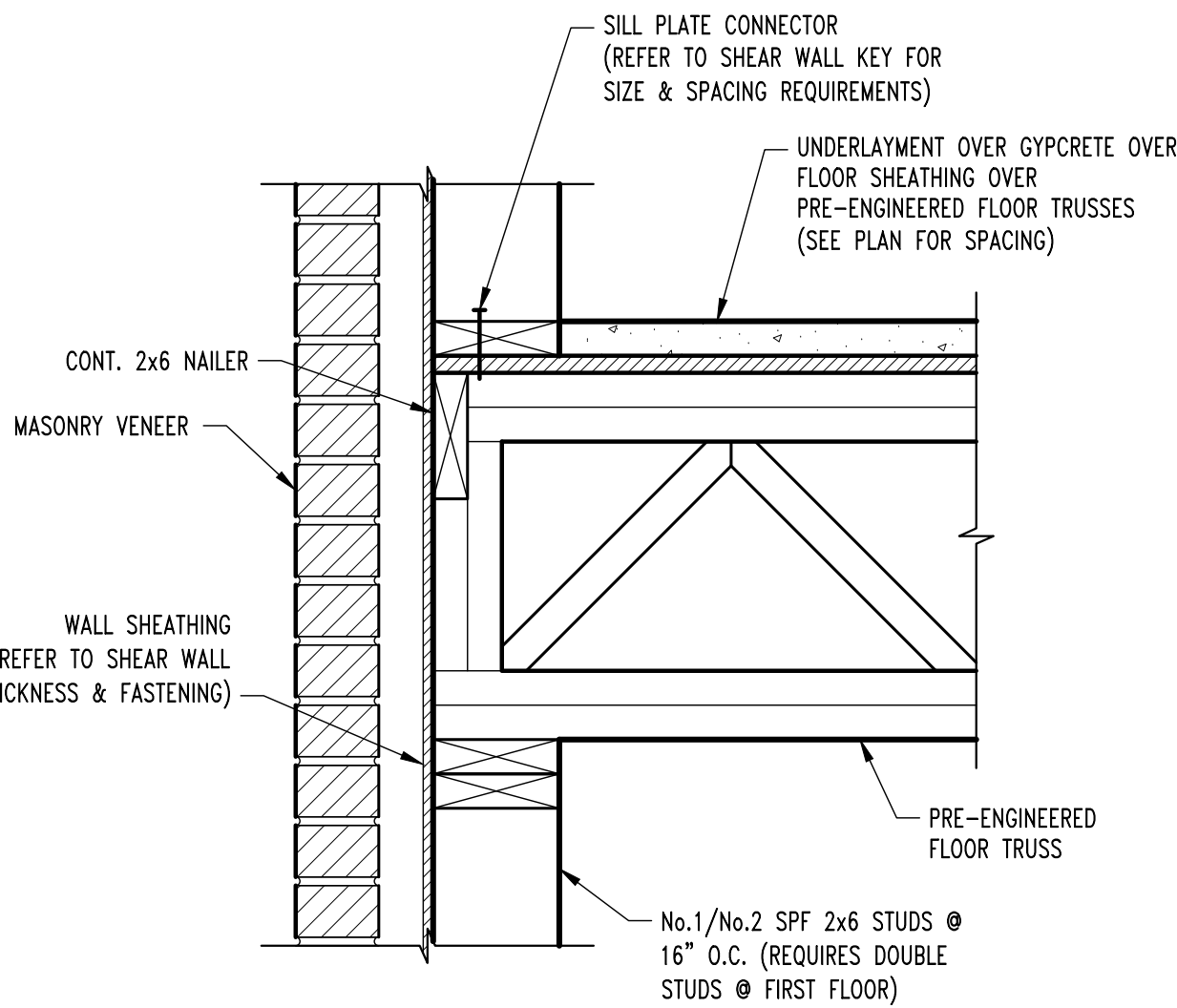
DESIGNED: JWV

DRAWN: SEH

PROJECT NO.: 230286

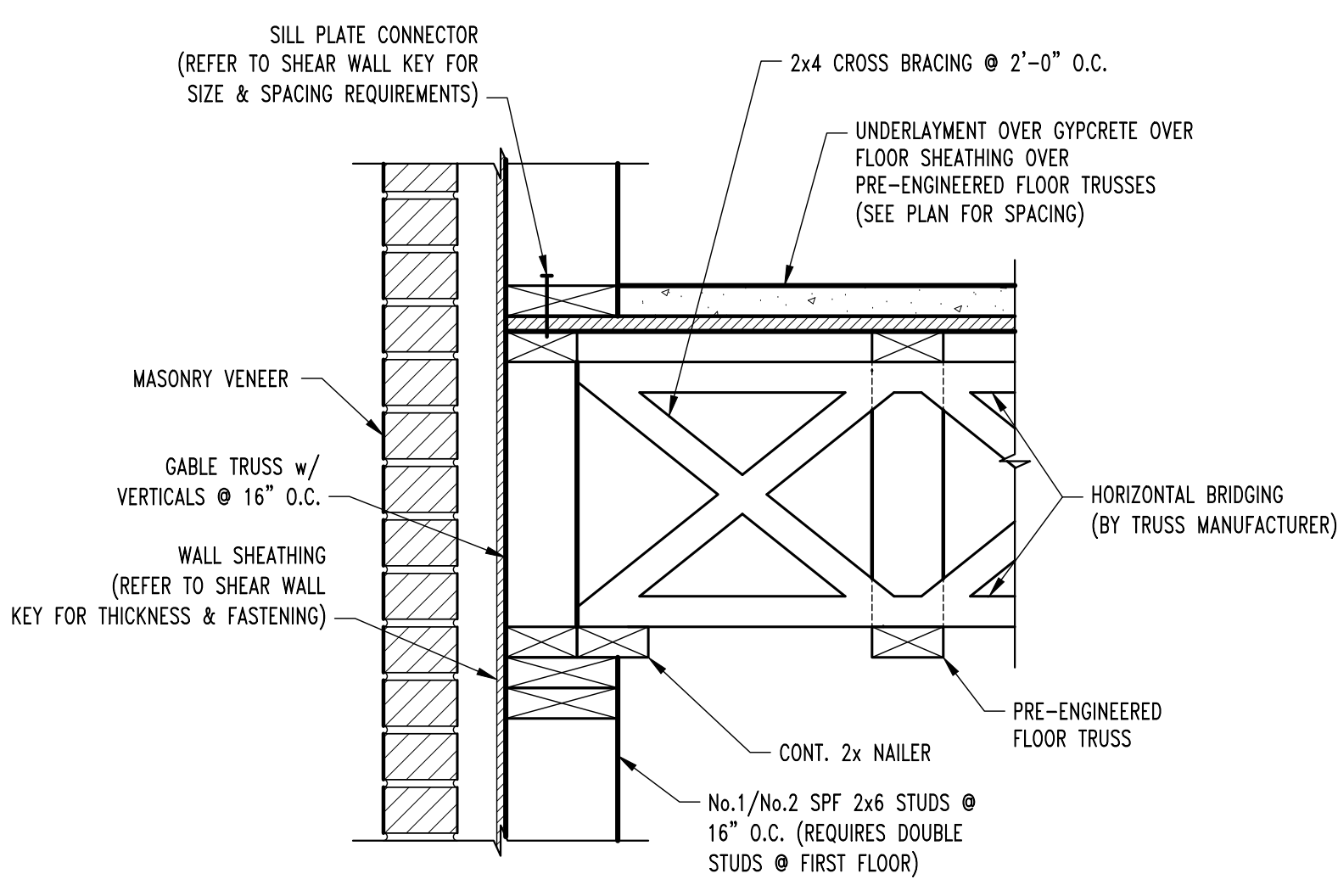
SHEET:

S510



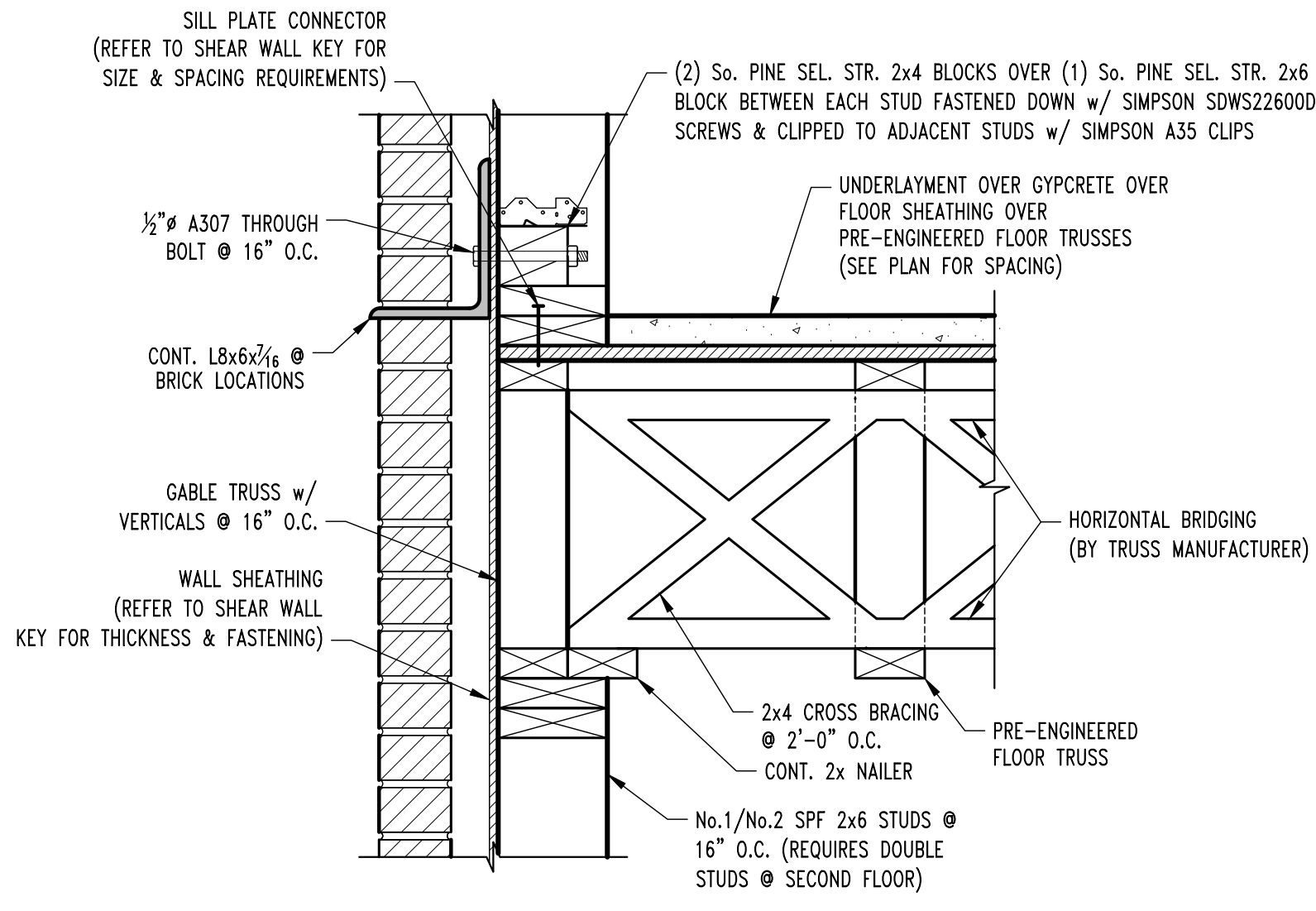
S1
S300-S500

FRAMING SECTION
SCALE: 1½" = 1'-0"



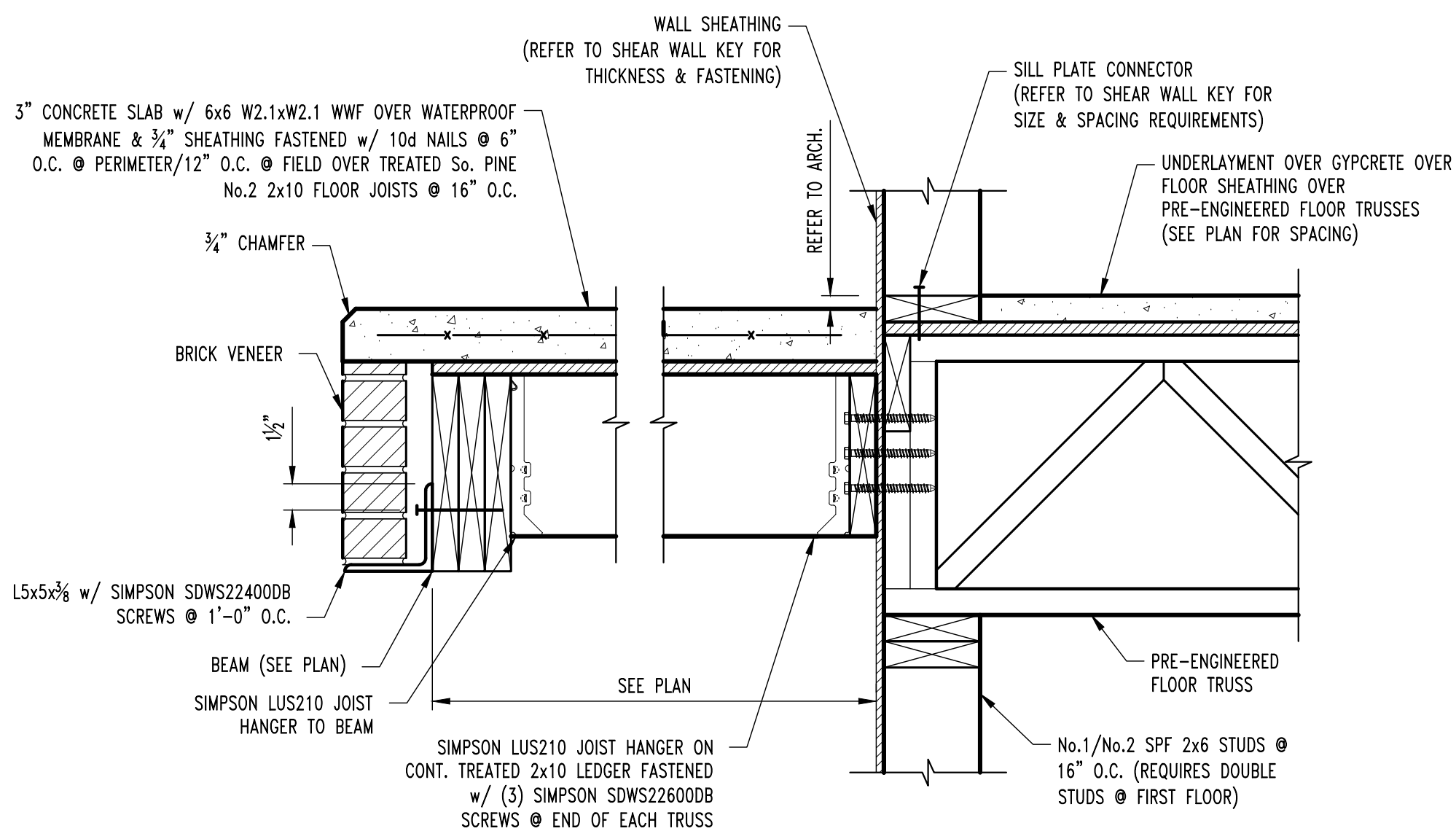
S2
S300-S500

FRAMING SECTION
SCALE: 1½" = 1'-0"



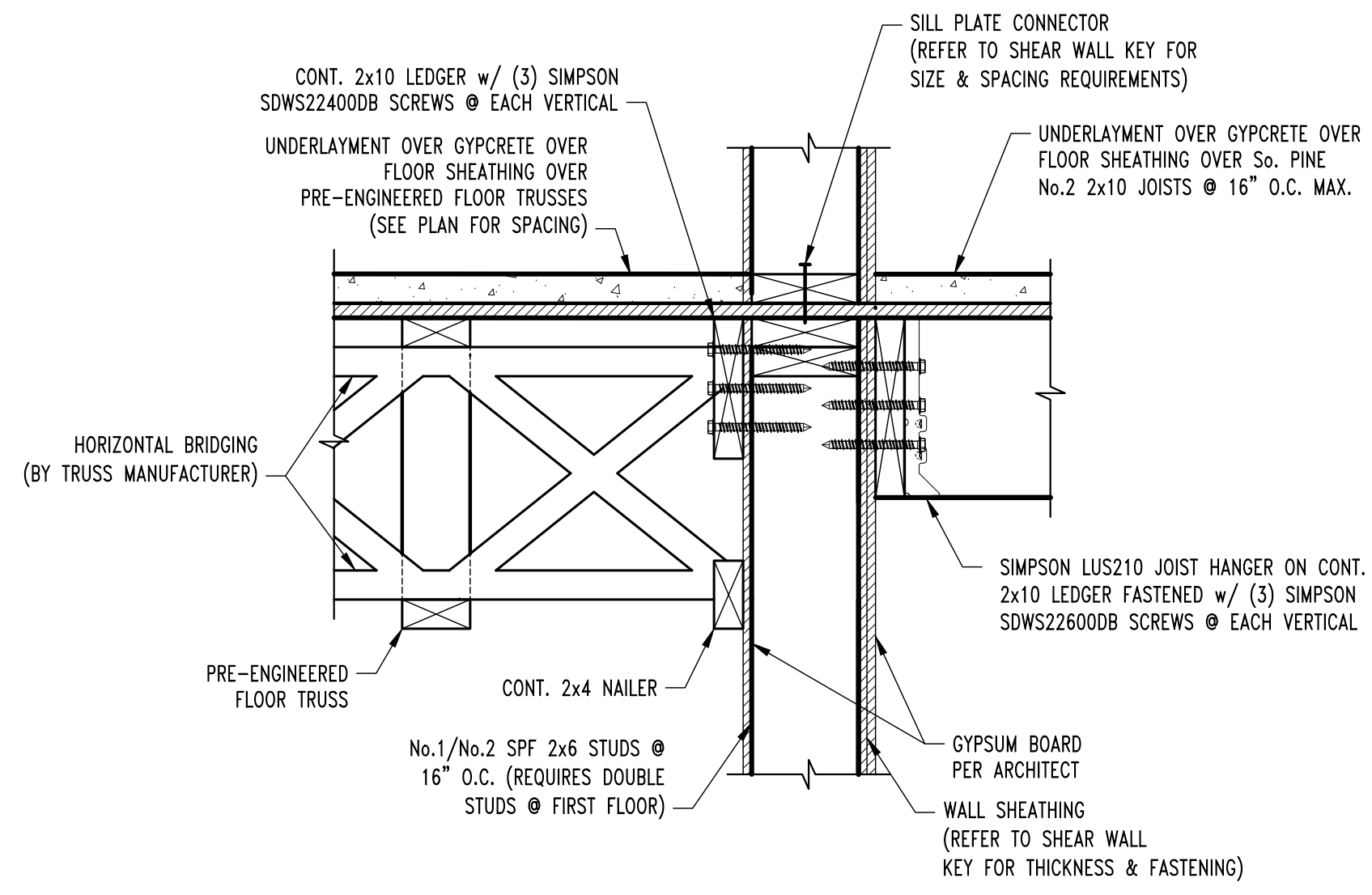
S2A
S400-S500

FRAMING SECTION
SCALE: 1½" = 1'-0"



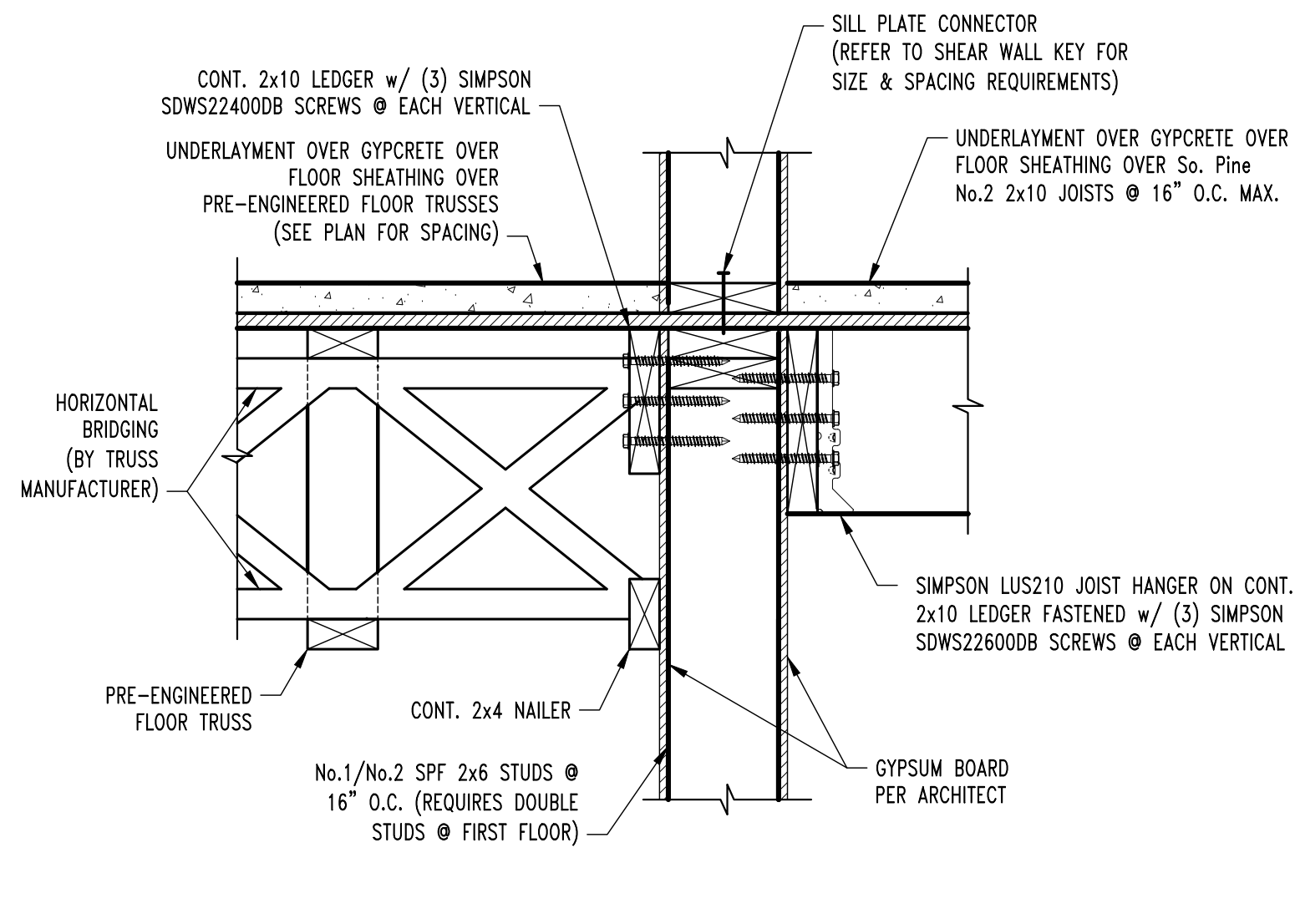
S3
S300-S500

FRAMING SECTION
SCALE: 1½" = 1'-0"



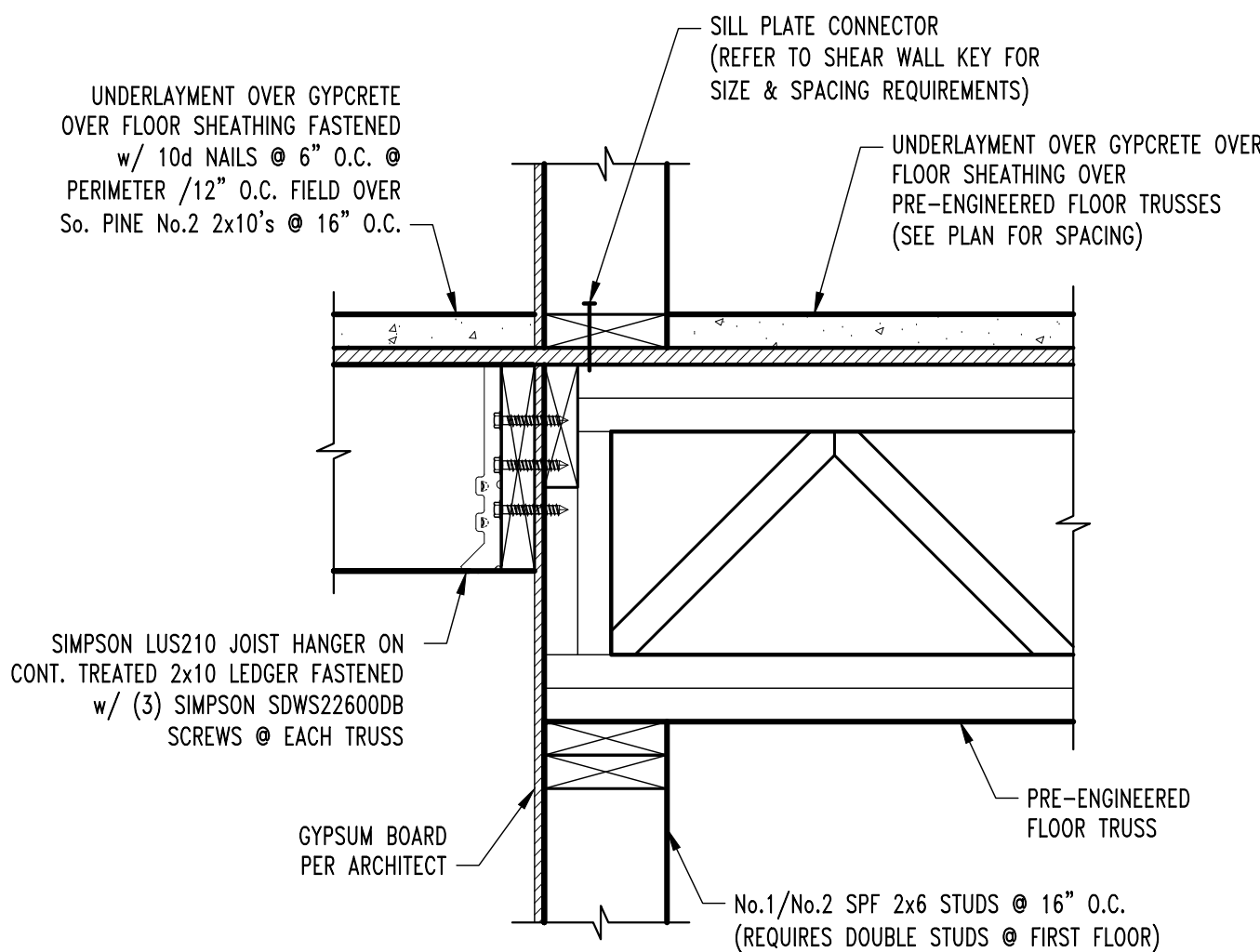
S4
S300-S500

FRAMING SECTION
SCALE: 1½" = 1'-0"



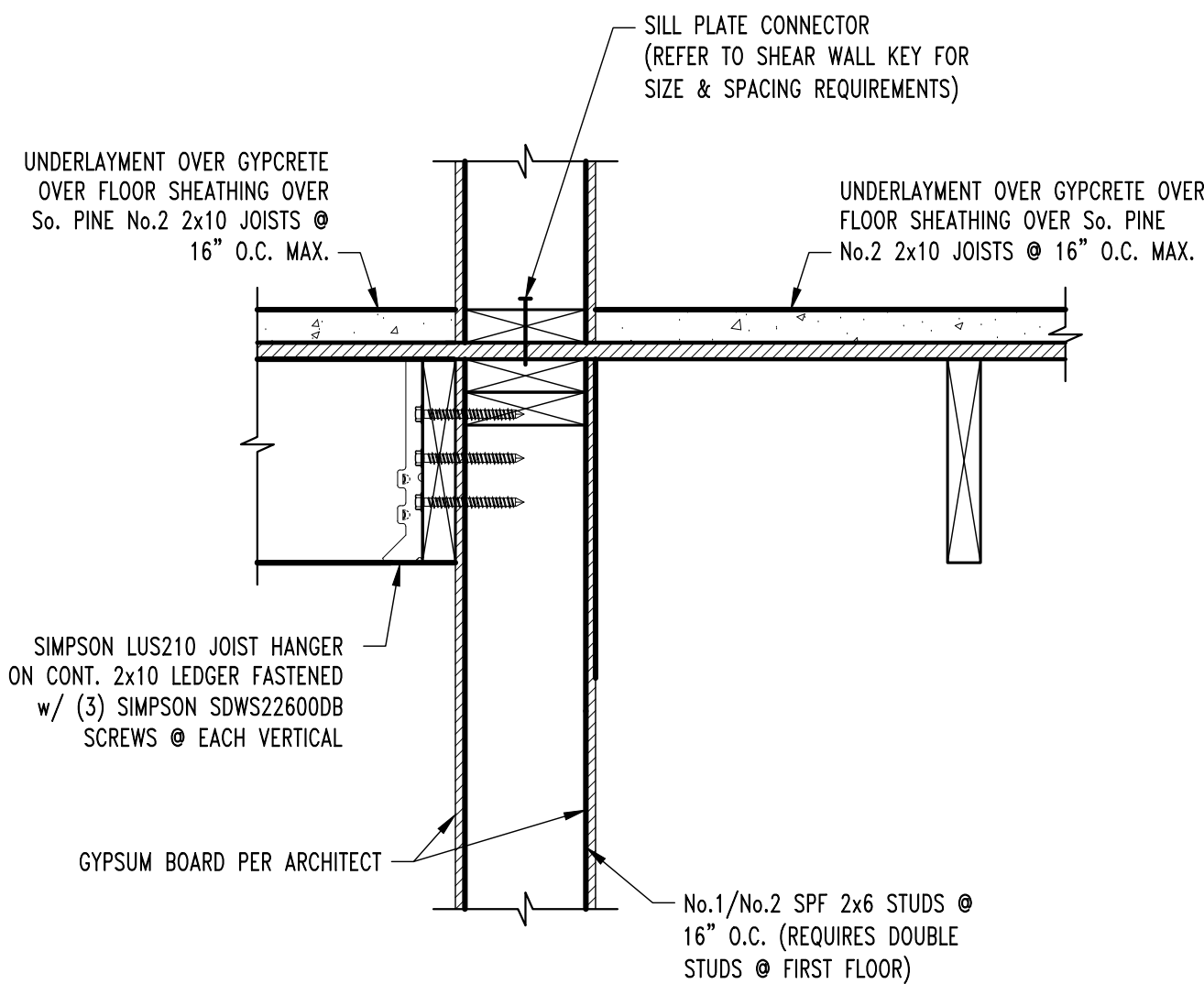
S4A
S300-S500

FRAMING SECTION
SCALE: 1½" = 1'-0"



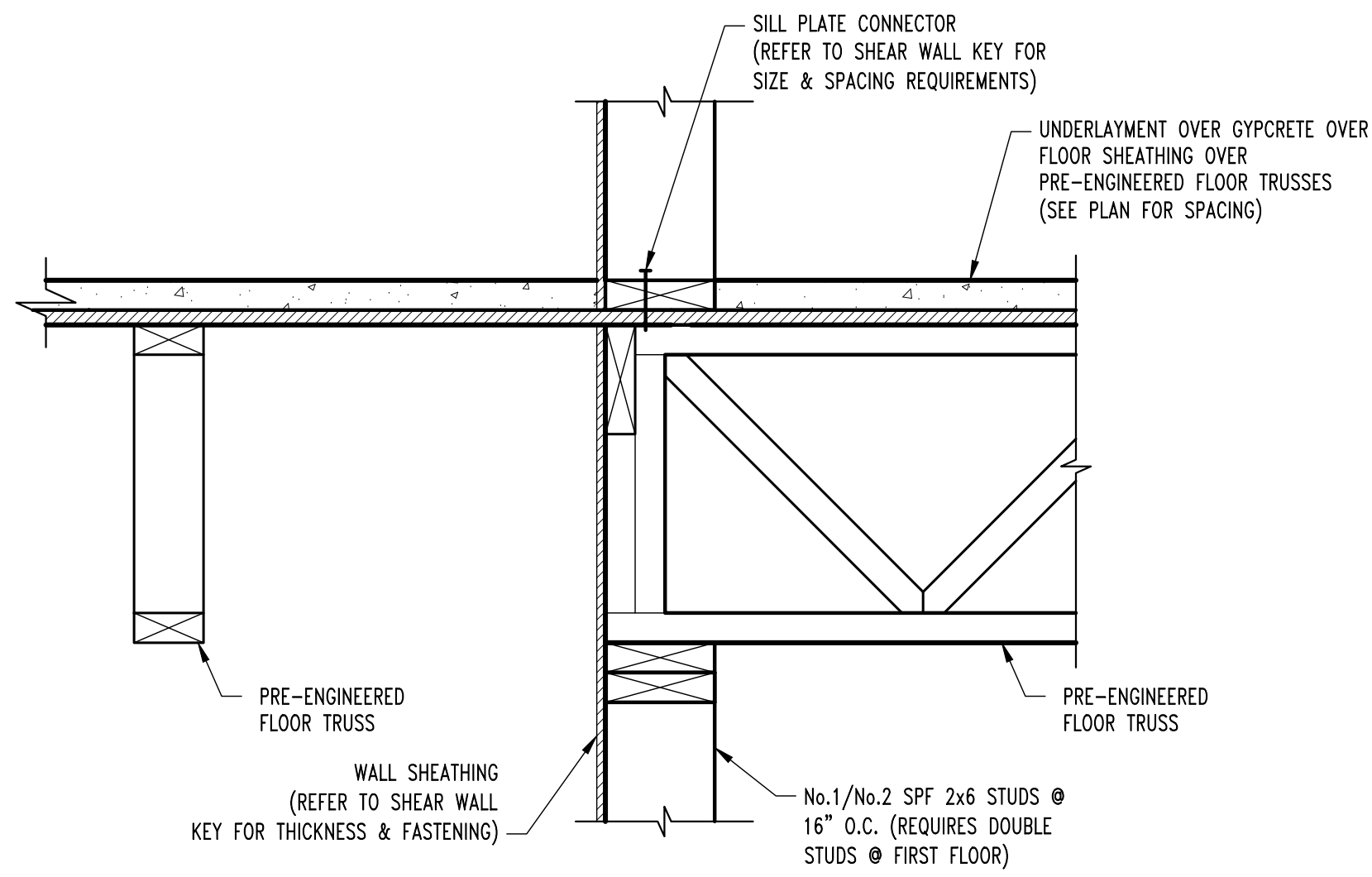
S4B
S300-S500

FRAMING SECTION
SCALE: 1½" = 1'-0"



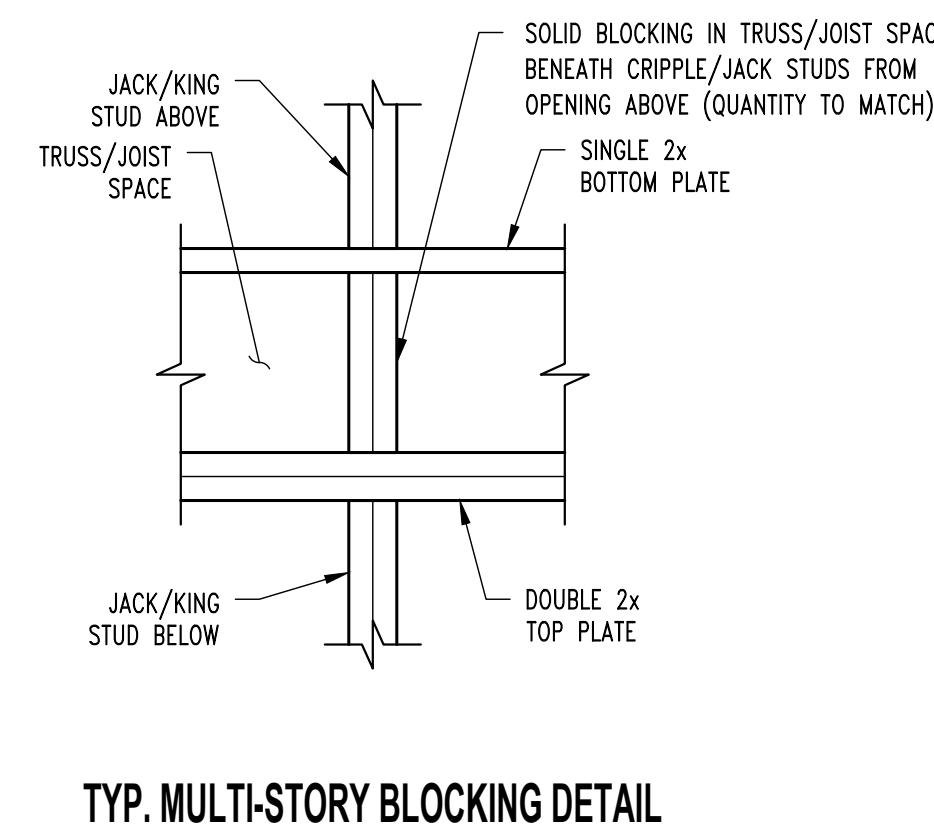
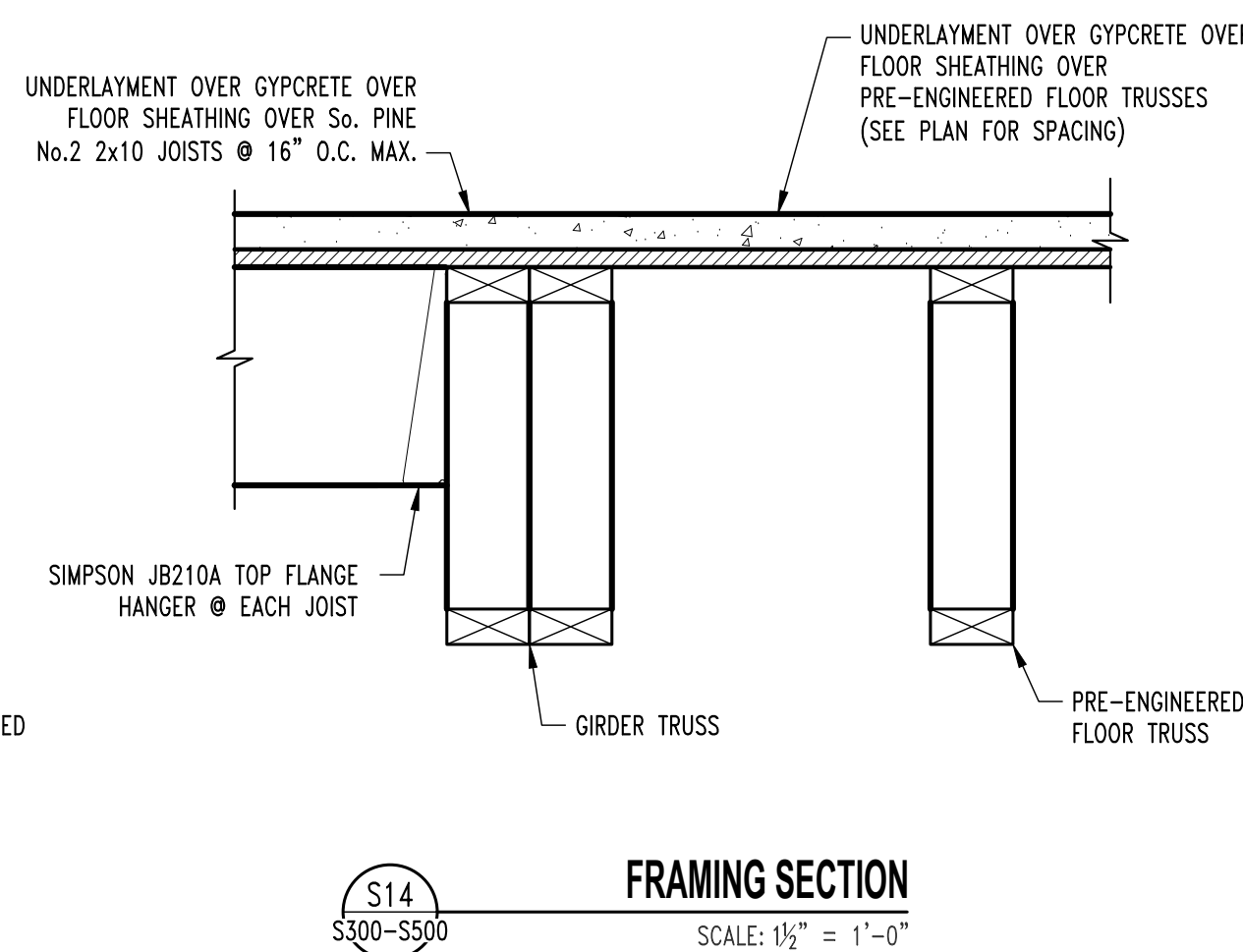
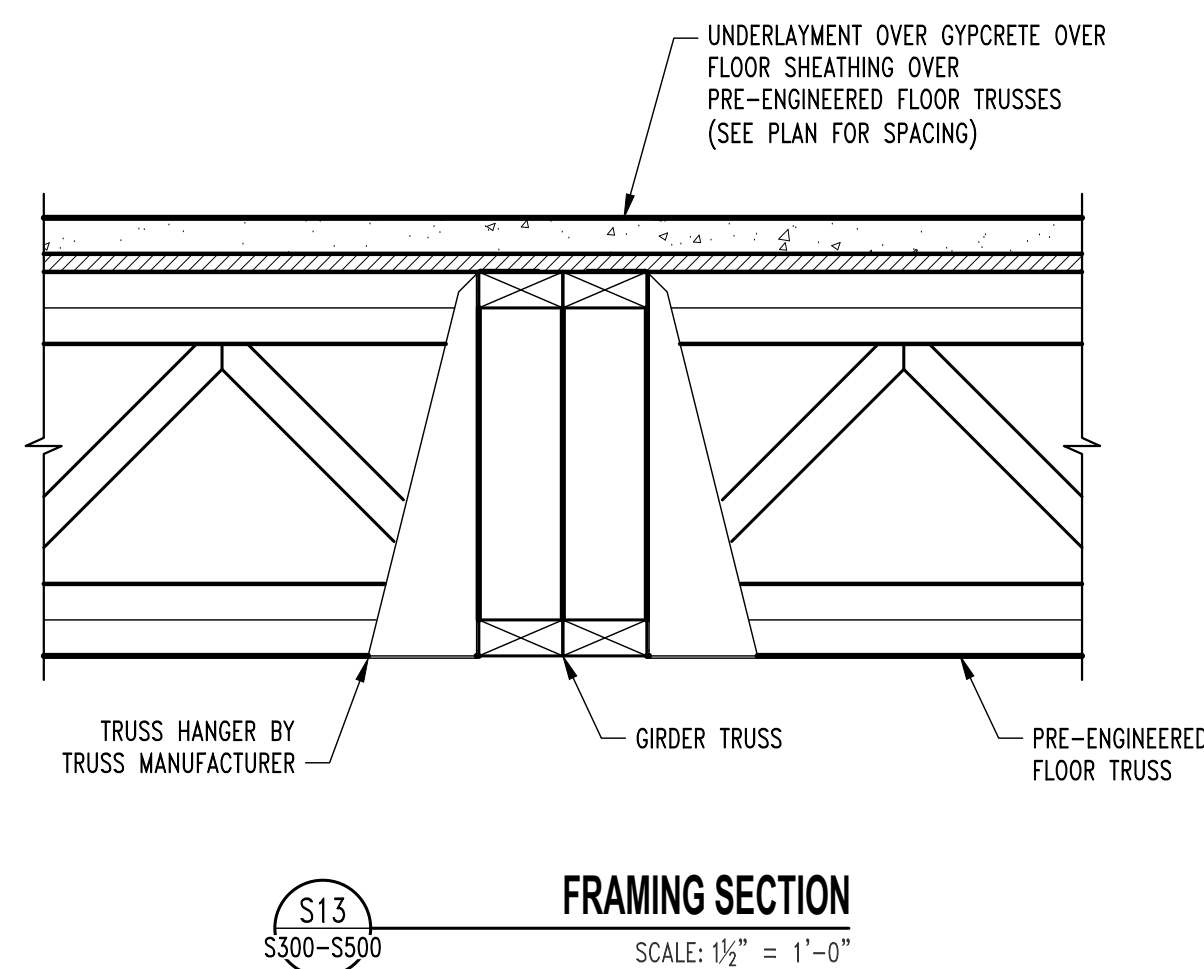
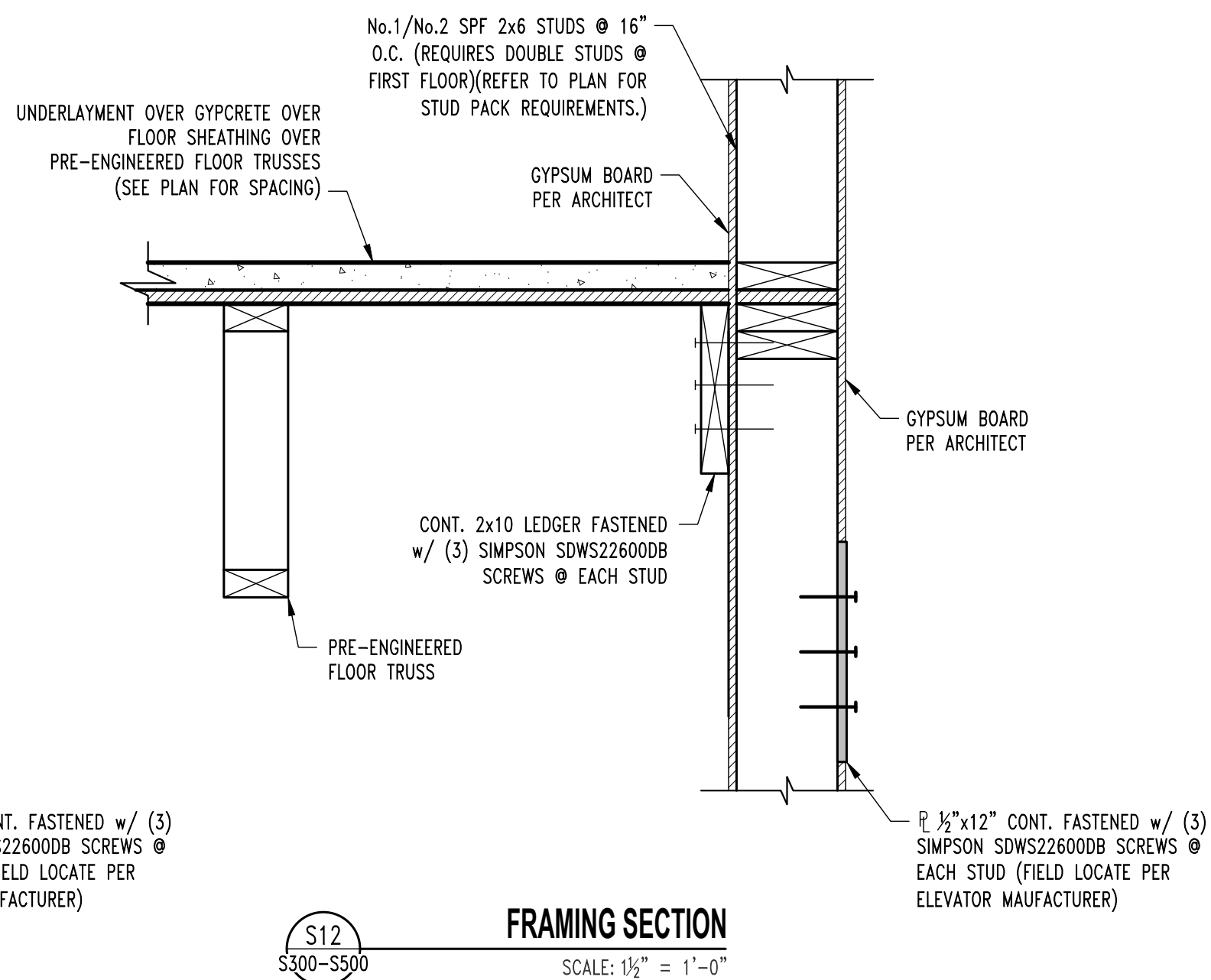
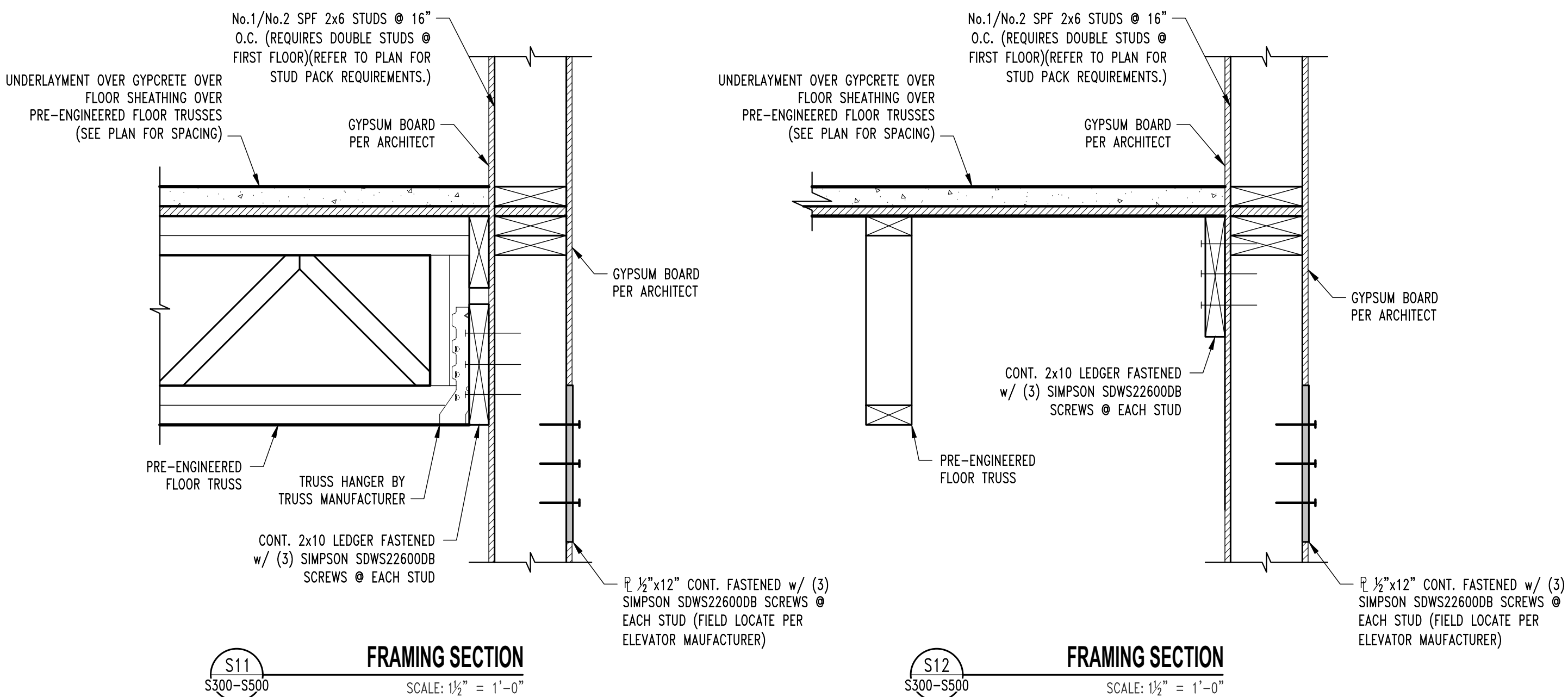
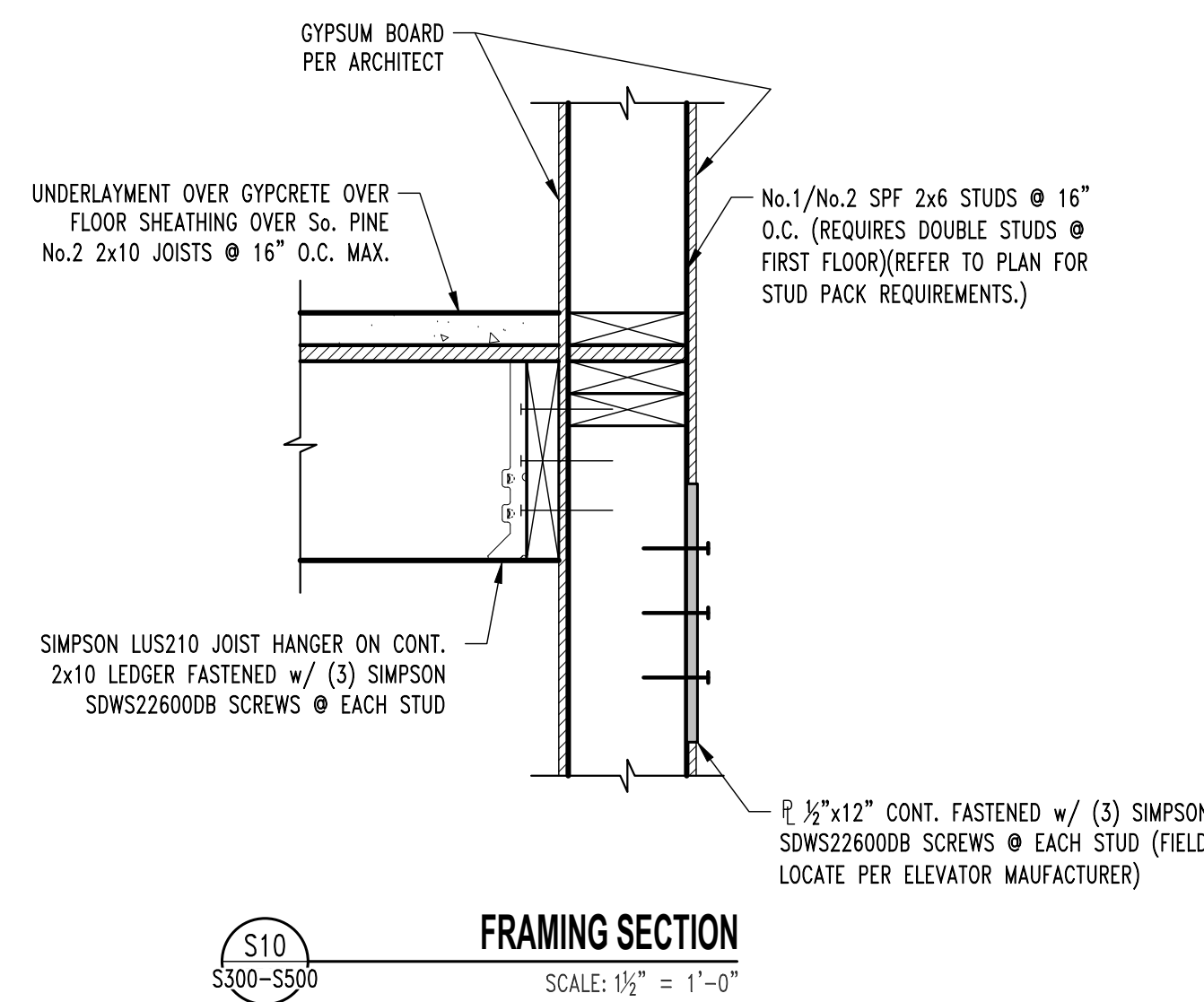
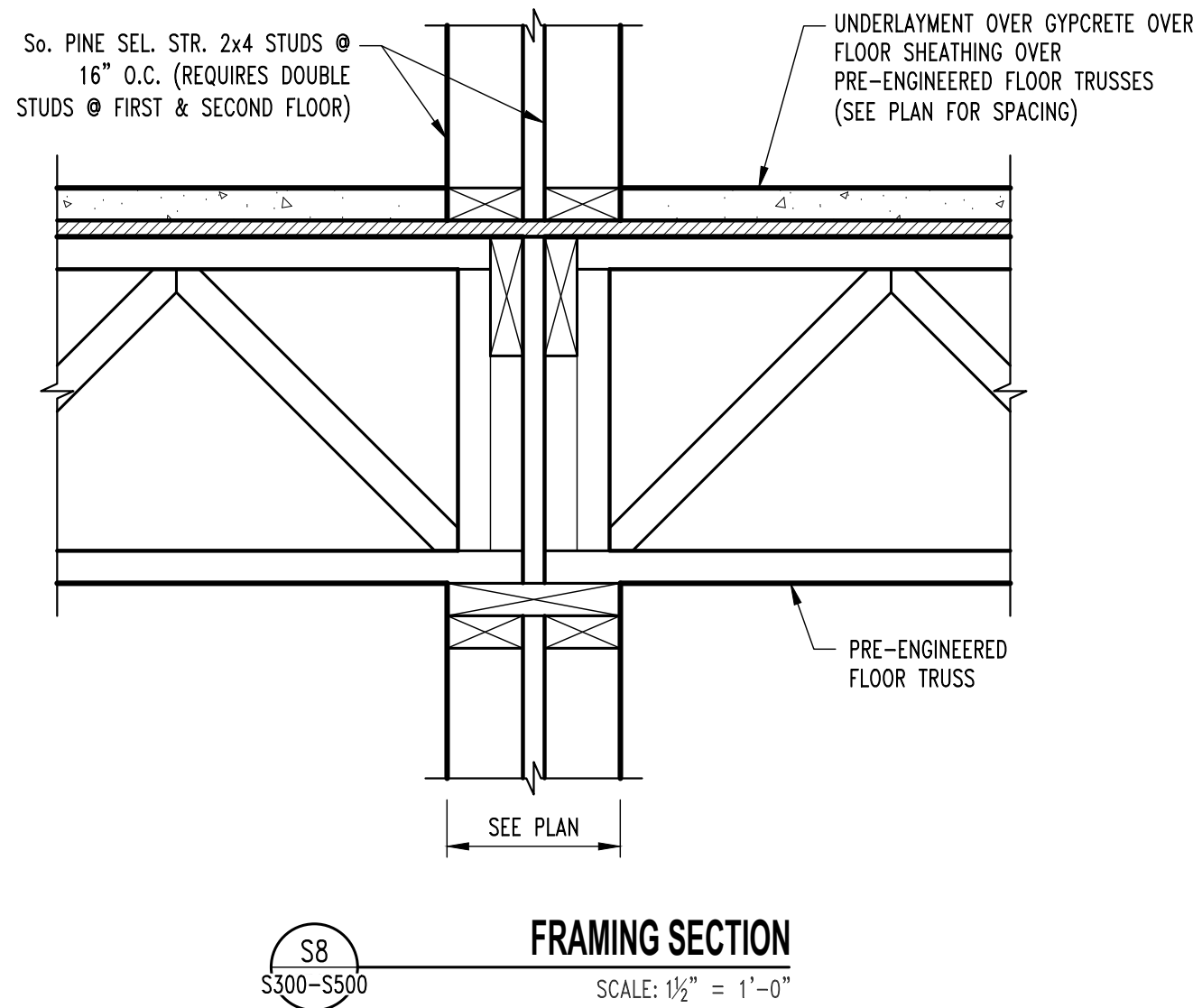
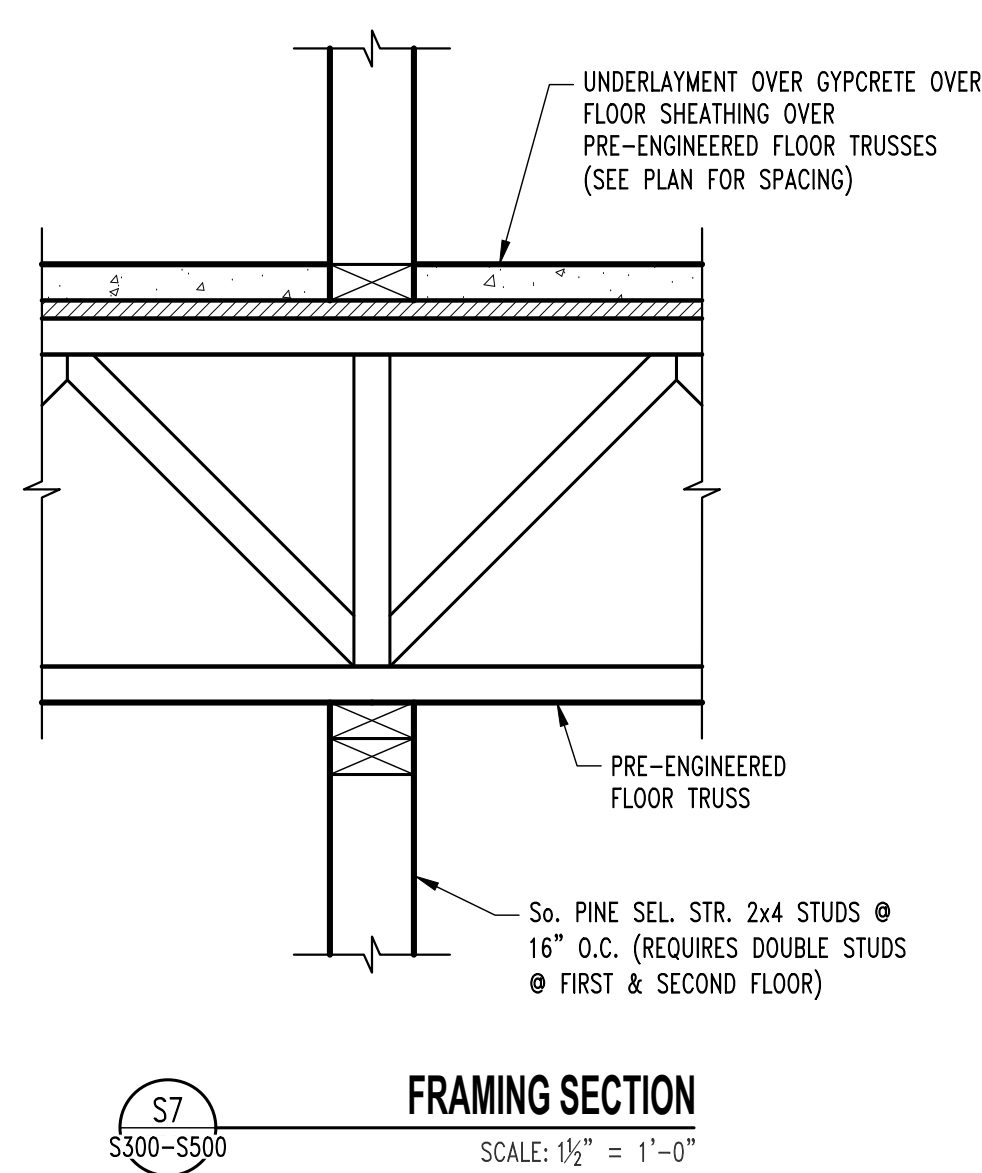
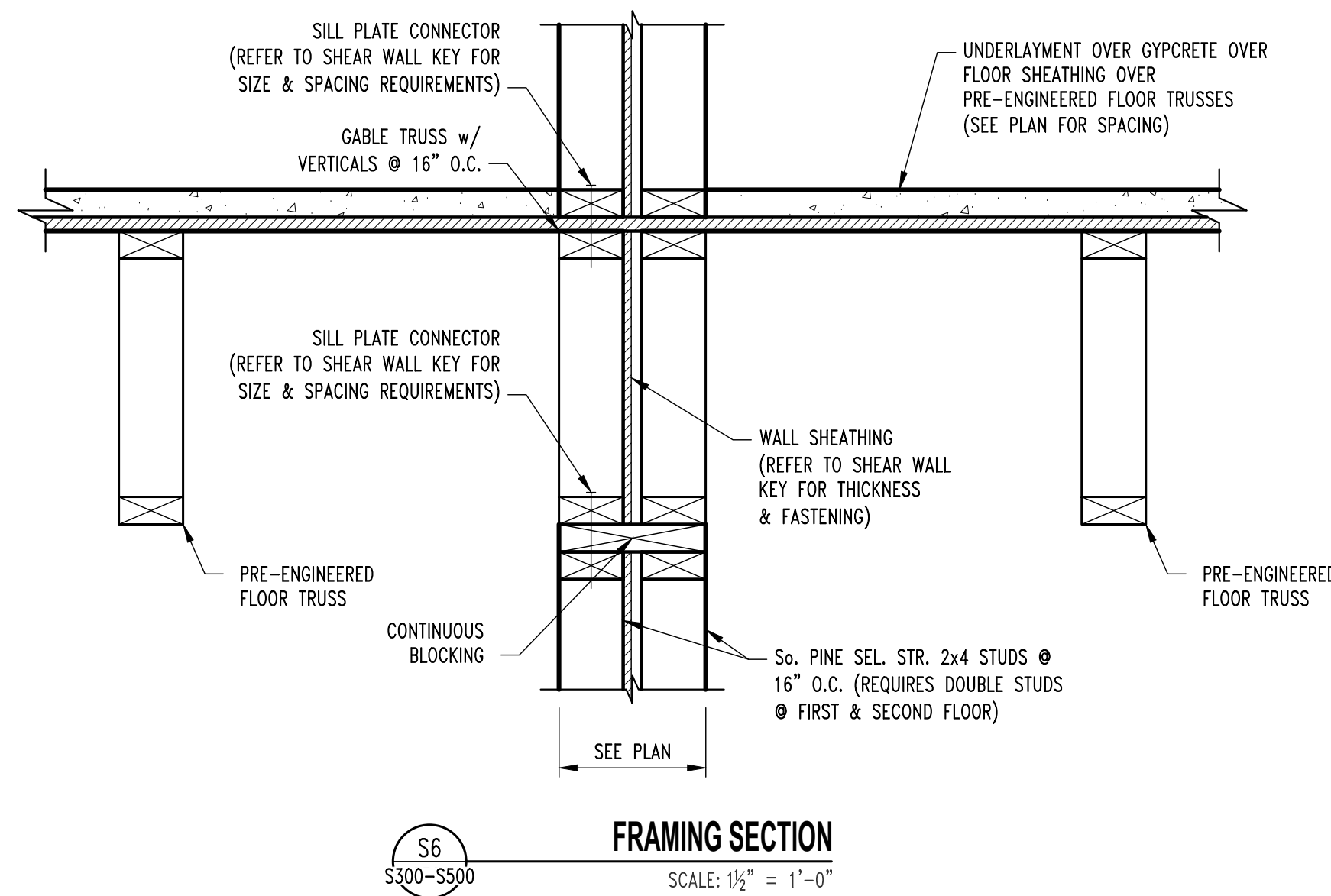
S4C
S300-S500

FRAMING SECTION
SCALE: 1½" = 1'-0"

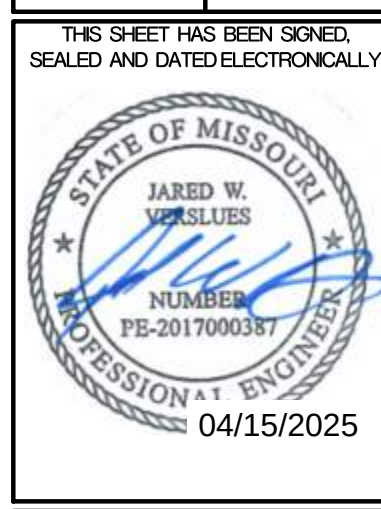


S5
S300-S500

FRAMING SECTION
SCALE: 1½" = 1'-0"



REVISIONS:	
No.	Date
ISSUE SET	04/15/2025



STRUCTURAL ENGINEER:
CROCKETT
ENGINEERING CONSULTANTS
1000 W. Nifong Blvd., Suite 1
Columbia, Missouri 65203
(573) 447-0592
www.crockettengineering.com
Crockett Engineering Consultants, LLC
Missouri Certificate of Authority
#200013101

CLIENT:
**INTRINSIC
DEVELOPMENT**
3639 ELEVATOR AVE.
COLUMBIA, MISSOURI

Alura Village Apartment Building Type "A"
Lee's Summit, Jackson County, Missouri

DRAWING INCLUDES:

FLOOR FRAMING
DETAILS

DESIGNED: JWV
DRAWN: SEH
PROJECT NO.: 230286
SHEET: S511

NOTE:
ALL DIMENSIONS ARE FROM FACE OF FOUNDATION WALL OR FRAMING;
EDGE OF SLAB OR TRUSS/RAFTER; OR CENTERLINE
OF COLUMN, BEAM, OR JOIST UNLESS NOTED OTHERWISE.

ROOF FRAMING NOTES

- (1) (2) TREATED So. PINE No.2 2x10's w/ 2-PLY BUILT-UP POST @ EACH END.
- (2) FRAME ROOF OVER PRE-ENGINEERED TRUSSES TO CREATE RIDGE, VALLEY, OR HIP AS SHOWN w/ No.1/No.2 SPF 2x RAFTERS @ 16" O.C. OR PRE-ENGINEERED ROOF TRUSSES @ 2'-0" O.C. MAX.
- (3) GIRDER TRUSS
- (4) 3-PLY BUILT-UP POST BENEATH GIRDER TRUSS THIS LEVEL TO FLOOR SLAB CONNECTIONS ARE AS FOLLOWS:
FLOOR SLAB: SIMPSON LITP2.
FLOOR FRAMING STUD ATTACHMENT: SIMPSON WSTC52
ROOF TRUSS: BY TRUSS MANUFACTURER
- (5) REFER TO TYPICAL GIRDER TO HEADER DETAIL ON SHEET S612.
- (6) ROOF HATCH REFER TO ARCHITECTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
- (7) 5-PLY 1.75x5.5 MICROLAM LVL 2.0E STUD PACK CENTERED BELOW HOIST BEAMED AND ON ELEVATOR RAIL. (CONTINUOUS THROUGH FLOOR FRAMING)
- (8) 3-PLY 1.75x5.5 MICROLAM LVL 2.0E STUD PACK CENTERED BELOW FALL PROTECTION BEAM. (CONTINUOUS THROUGH FLOOR FRAMING)

REVISIONS:

No.	Date
ISSUE SET	04/15/2025

THIS SHEET HAS BEEN SIGNED,
SEALED AND DATED ELECTRONICALLY



STRUCTURAL ENGINEER:
CROCKETT
ENGINEERING CONSULTANTS
1000 W. Nifong Blvd. Suite 1
Columbia, Missouri 65203
(573) 447-0592
www.crockettengineering.com
Crockett Engineering Consultants, LLC
Missouri Certificate of Authority
#2000181001

CLIENT:
**INTRINSIC
DEVELOPMENT**
3622 ENDAVOR AVE.
COLUMBIA, MISSOURI

Alura Village Apartment Building Type "A"

Lee's Summit, Jackson County, Missouri

DRAWING INCLUDES:

ROOF FRAMING
PLAN

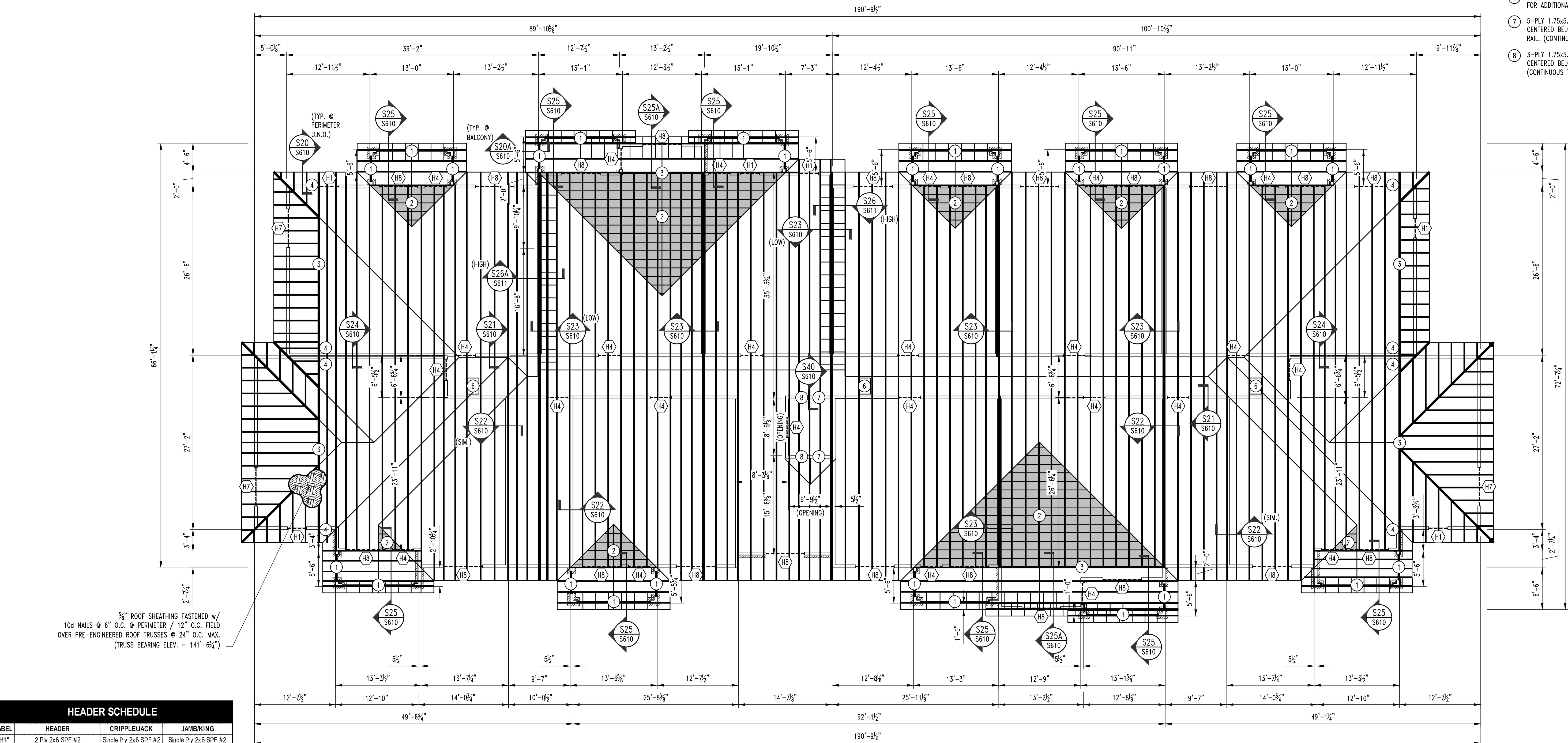
DESIGNED: JWW

DRAWN: SEH

PROJECT NO.: 230286

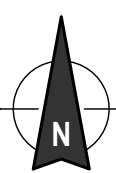
SHEET:

S600



APARTMENT BUILDING TYPE "A" ROOF FRAMING PLAN

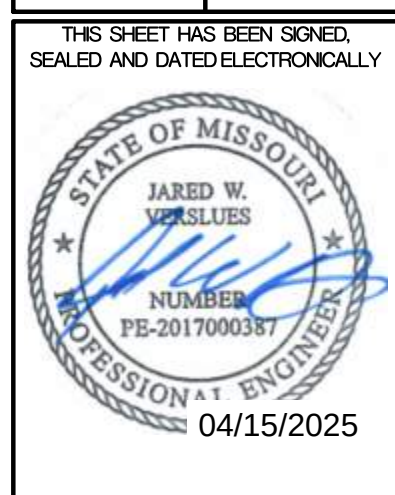
SCALE: 1/8" = 1'-0"



HEADER SCHEDULE

LABEL	HEADER	CRIPPLE/JACK	JAMB/KIRKING
"H1"	2 Ply 2x6 SPF #2	Single Ply 2x6 SPF #2	Single Ply 2x6 SPF #2
"H2"	2 Ply 2x6 SPF #2	2 Ply 2x6 SPF #2	Single Ply 2x6 SPF #2
"H3"	2 Ply 2x6 SPF #2	3 Ply 2x6 SPF #2	Single Ply 2x6 SPF #2
"H4"	2 Ply 2x8 Doug Fir #2	Single Ply 2x6 SPF #2	Single Ply 2x6 SPF #2
"H5"	2 Ply 2x8 Doug Fir #2	2 Ply 2x6 SPF #2	Single Ply 2x6 SPF #2
"H6"	2 Ply 2x8 Doug Fir #2	4 Ply 2x6 SPF #2	Single Ply 2x6 SPF #2
"H7"	2 Ply 2x10 Doug Fir Sel. Struct.	Single Ply 2x6 SPF #2	2 Ply 2x6 SPF #2
"H8"	2 Ply 2x10 Doug Fir Sel. Struct.	2 Ply 2x6 SPF #2	2 Ply 2x6 SPF #2
"H9"	2 Ply 2x10 Doug Fir Sel. Struct.	3 Ply 2x6 SPF #2	2 Ply 2x6 SPF #2
"H10"	2 Ply 2x10 Doug Fir Sel. Struct.	5 Ply 2x6 SPF #2	2 Ply 2x6 SPF #2
"H11"	2 Ply 2x10 Doug Fir Sel. Struct.	6 Ply 2x6 SPF #2	2 Ply 2x6 SPF #2
"H12"	2 Ply 2x10 Doug Fir Sel. Struct.	7 Ply 2x6 SPF #2	2 Ply 2x6 SPF #2
"H21"	2 Ply 2x8 Doug Fir #2	Single Ply 2x4 SPF #2	Single Ply 2x4 SPF #2
"H22"	2 Ply 2x8 Doug Fir #2	2 Ply 2x4 SPF #2	Single Ply 2x4 SPF #2
"H23"	2 Ply 2x8 Doug Fir #2	3 Ply 2x4 SPF #2	Single Ply 2x4 SPF #2
"H24"	2 Ply 2x10 Doug Fir Sel. Struct.	2 Ply 2x4 SPF #2	Single Ply 2x4 SPF #2
"H25"	2 Ply 2x10 Doug Fir Sel. Struct.	3 Ply 2x4 SPF #2	Single Ply 2x4 SPF #2
"H26"	2 Ply 2x10 Doug Fir Sel. Struct.	4 Ply 2x4 SPF #2	Single Ply 2x4 SPF #2

REVISIONS:	
No.	Date
ISSUE SET	04/15/2025



STRUCTURAL ENGINEER:
CROCKETT
ENGINEERING CONSULTANTS
1000 W. Nifong Blvd., Suite 1
Columbia, Missouri 65203
(573) 447-0992
www.crockettengineering.com
Crockett Engineering Consultants, LLC
Missouri Certificate of Authority
#200310301

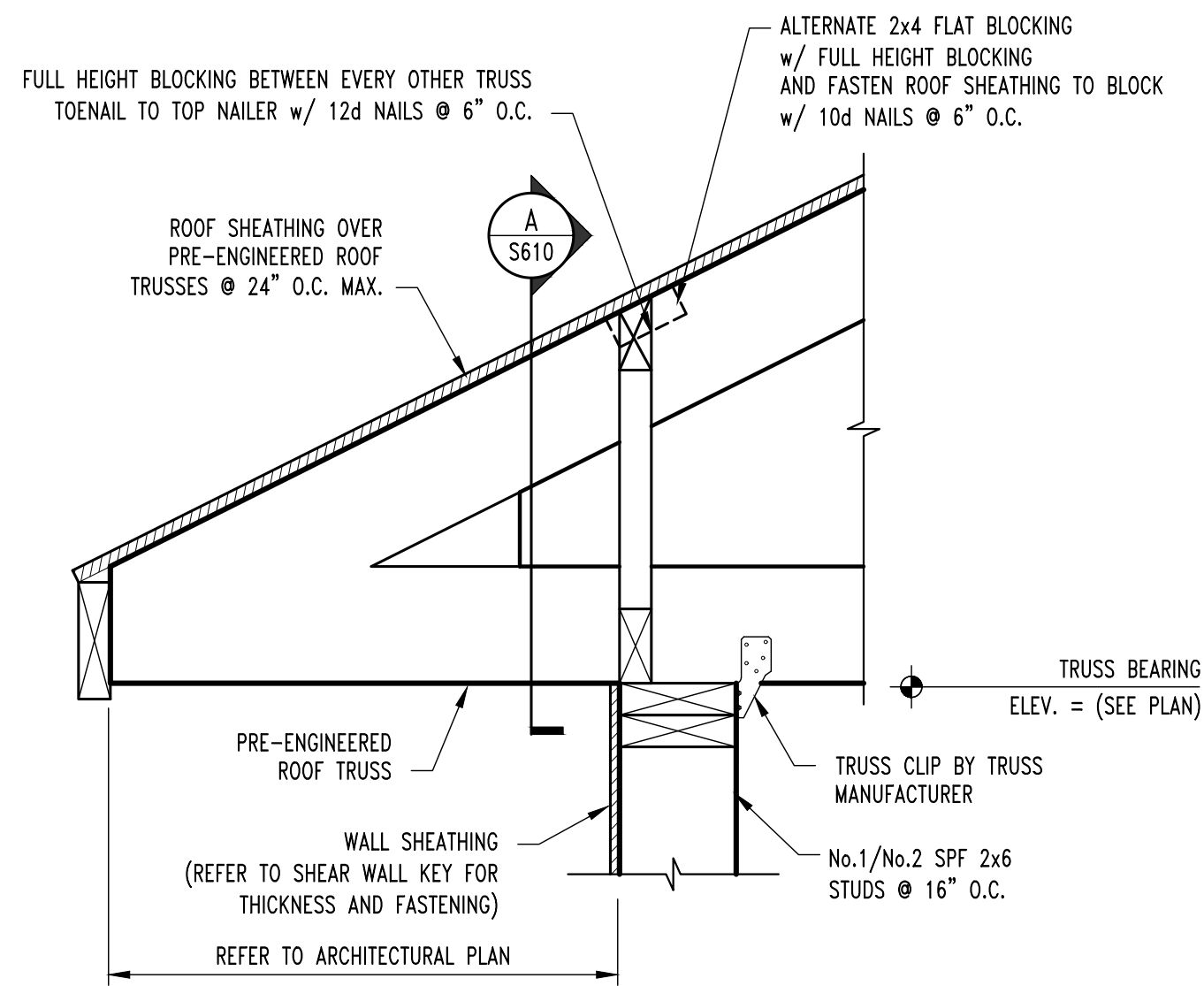
CLIENT:
**INTRINSIC
DEVELOPMENT**
3632 ENCLAVOR AVE.
COLUMBIA, MISSOURI

Alura Village Apartment Building Type "A"
Lee's Summit, Jackson County, Missouri

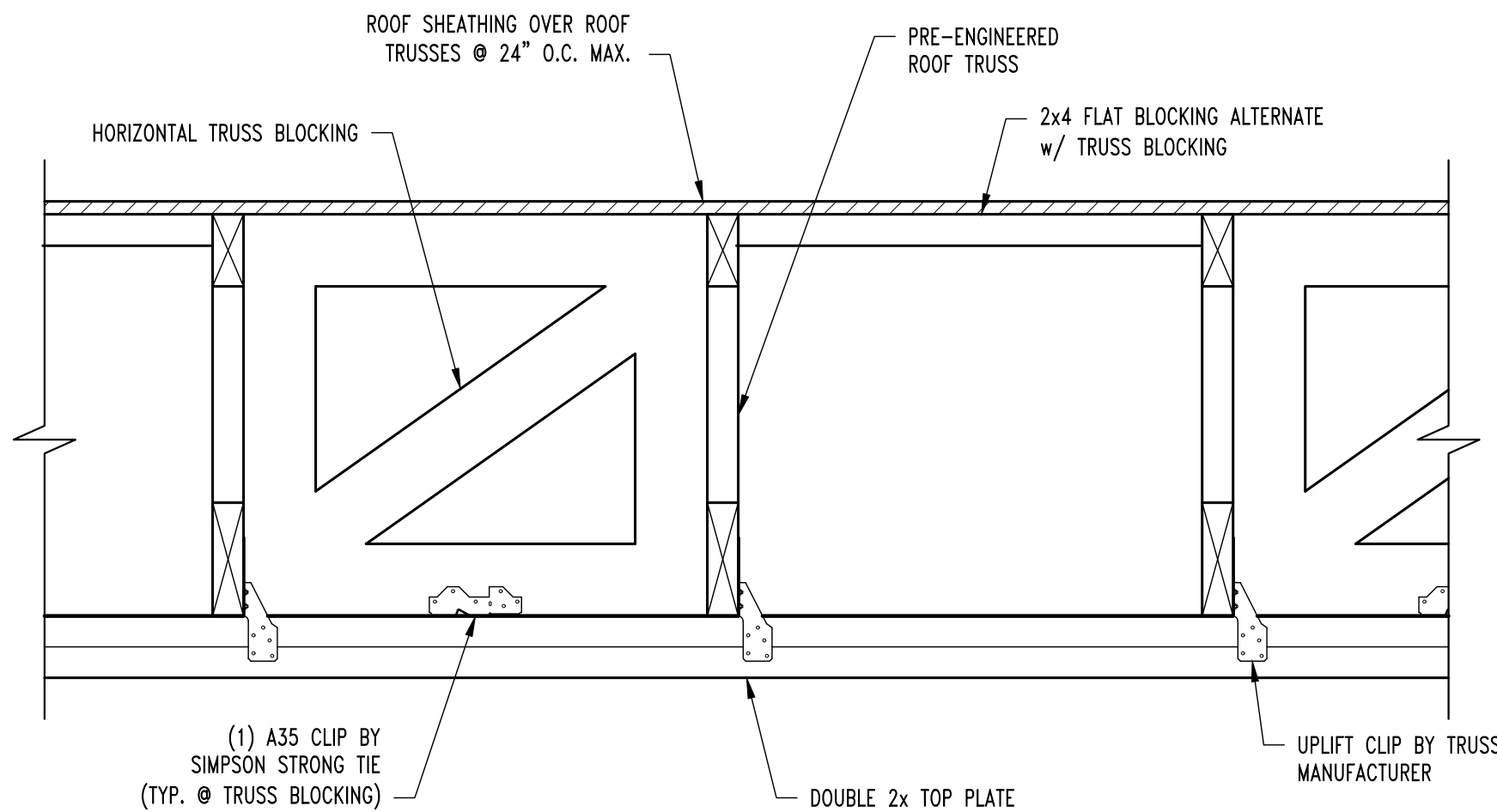
DRAWING INCLUDES:

ROOF FRAMING
DETAILS

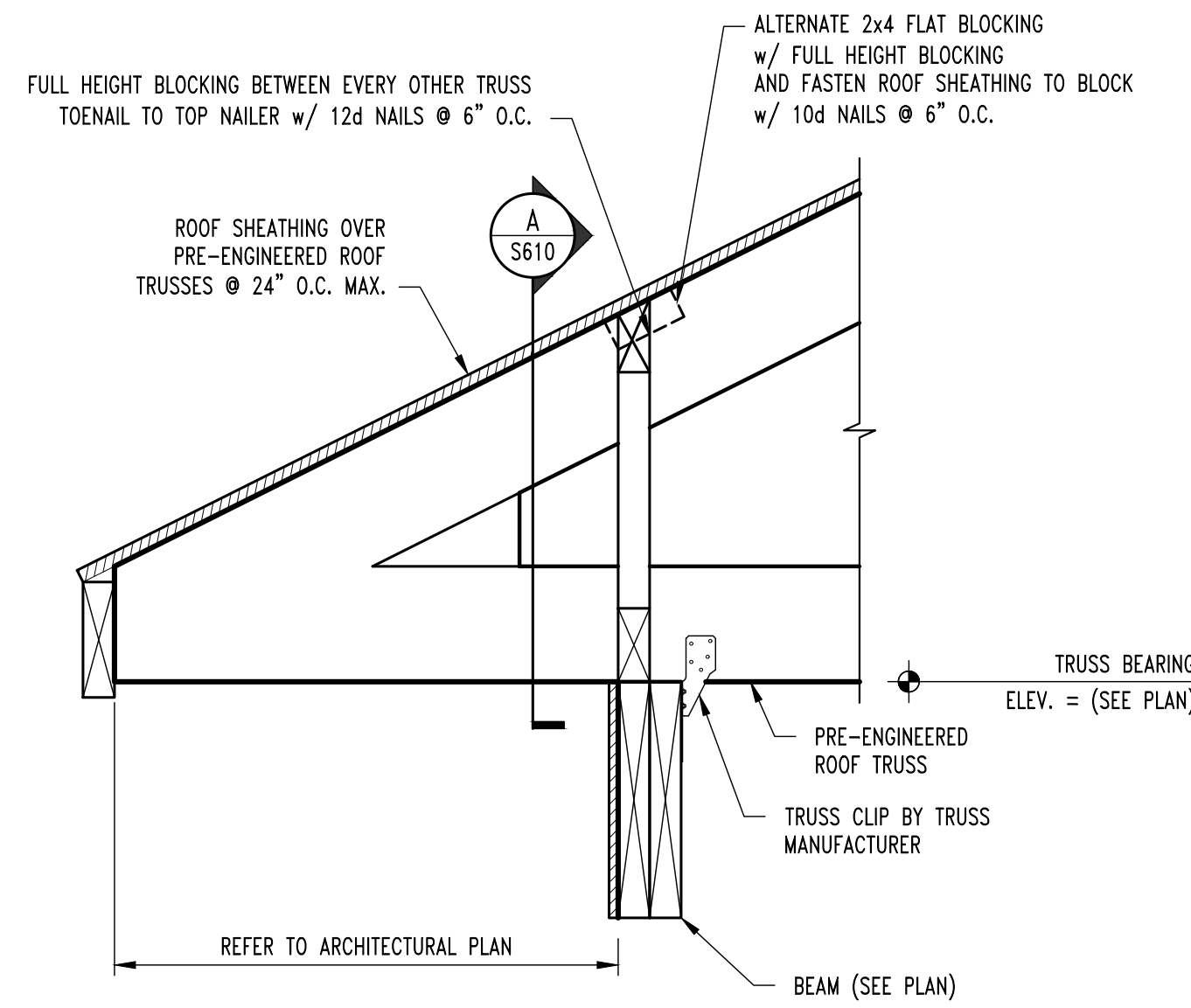
DESIGNED: JWW
DRAWN: SEH
PROJECT NO.: 230286
SHEET:
S610



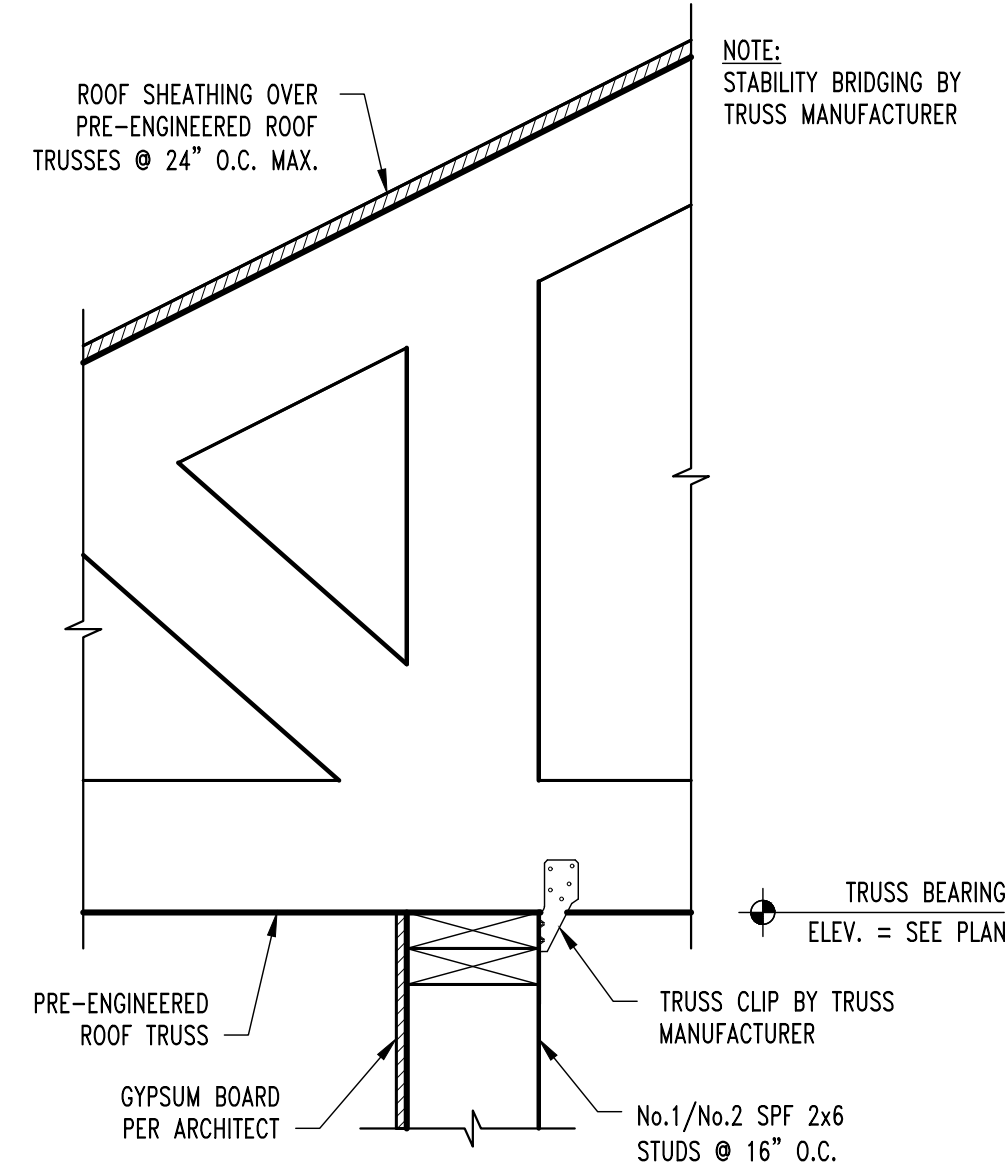
**S20
S600** **TYP. ROOF FRAMING SECTION**
SCALE: 1½" = 1'-0"



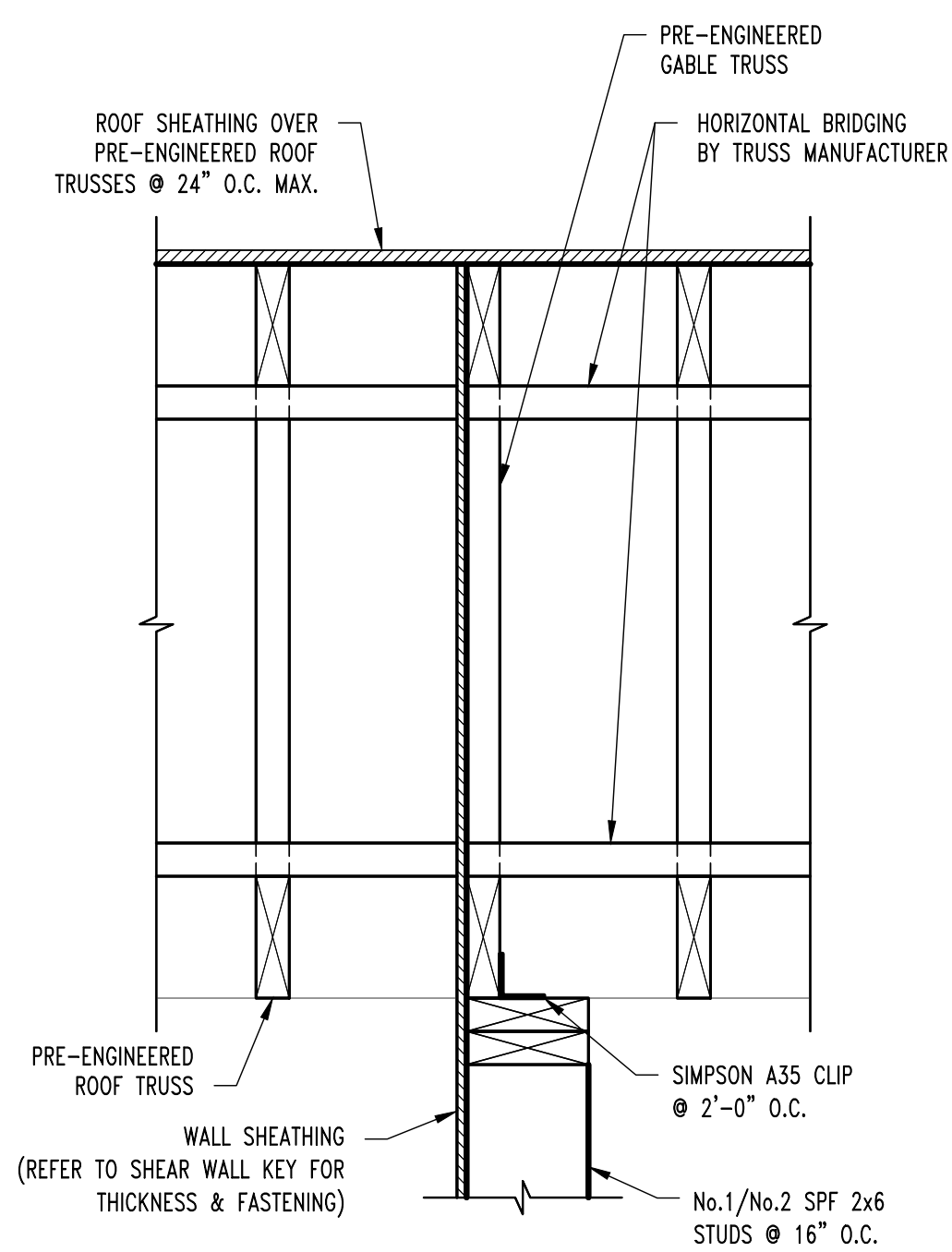
**A
S610** **TYP. TRUSS BLOCKING SECTION**
SCALE: 1½" = 1'-0"



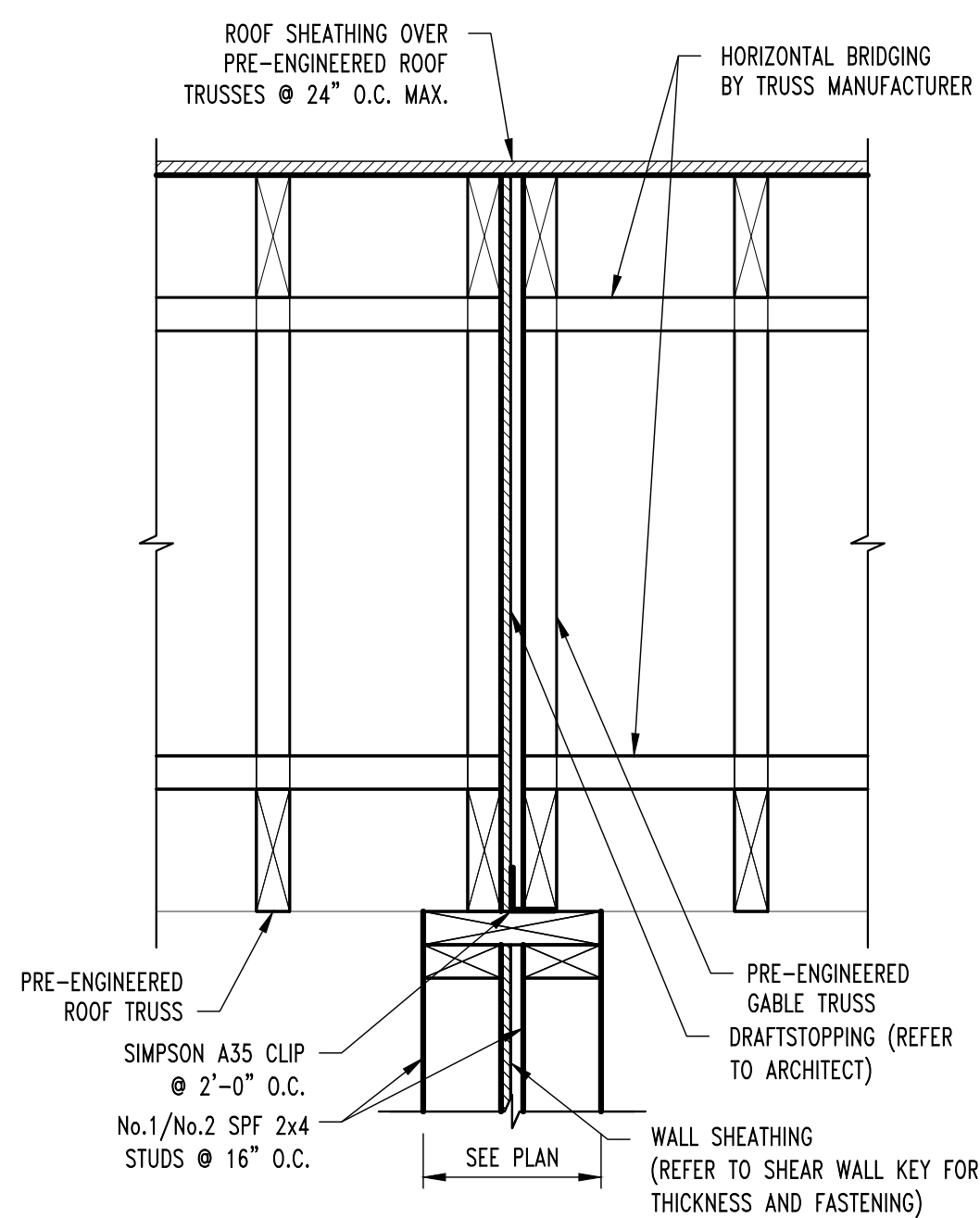
**S20A
S600** **TYP. ROOF FRAMING SECTION**
SCALE: 1½" = 1'-0"



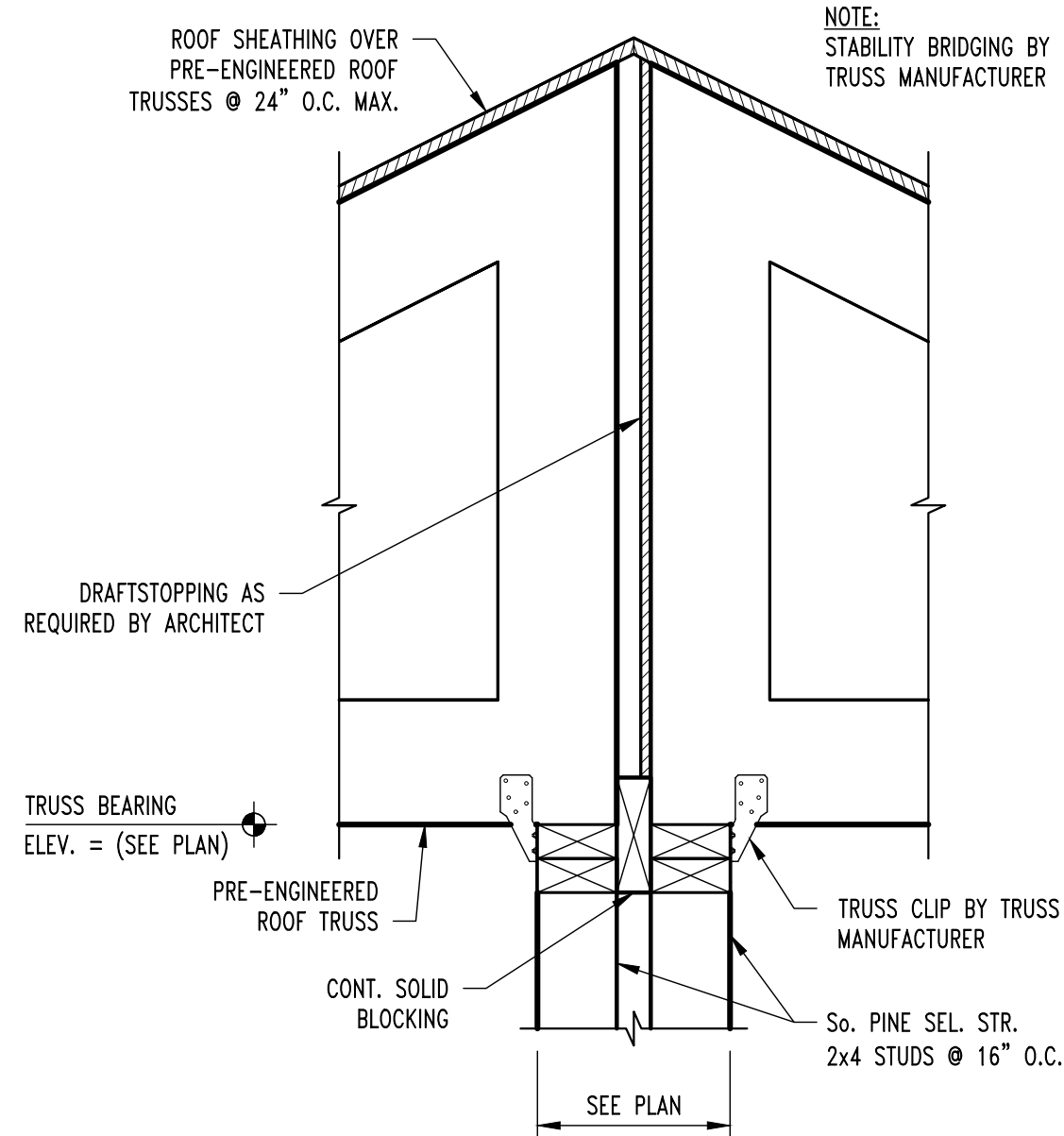
**S21
S600** **ROOF FRAMING SECTION**
SCALE: 1½" = 1'-0"



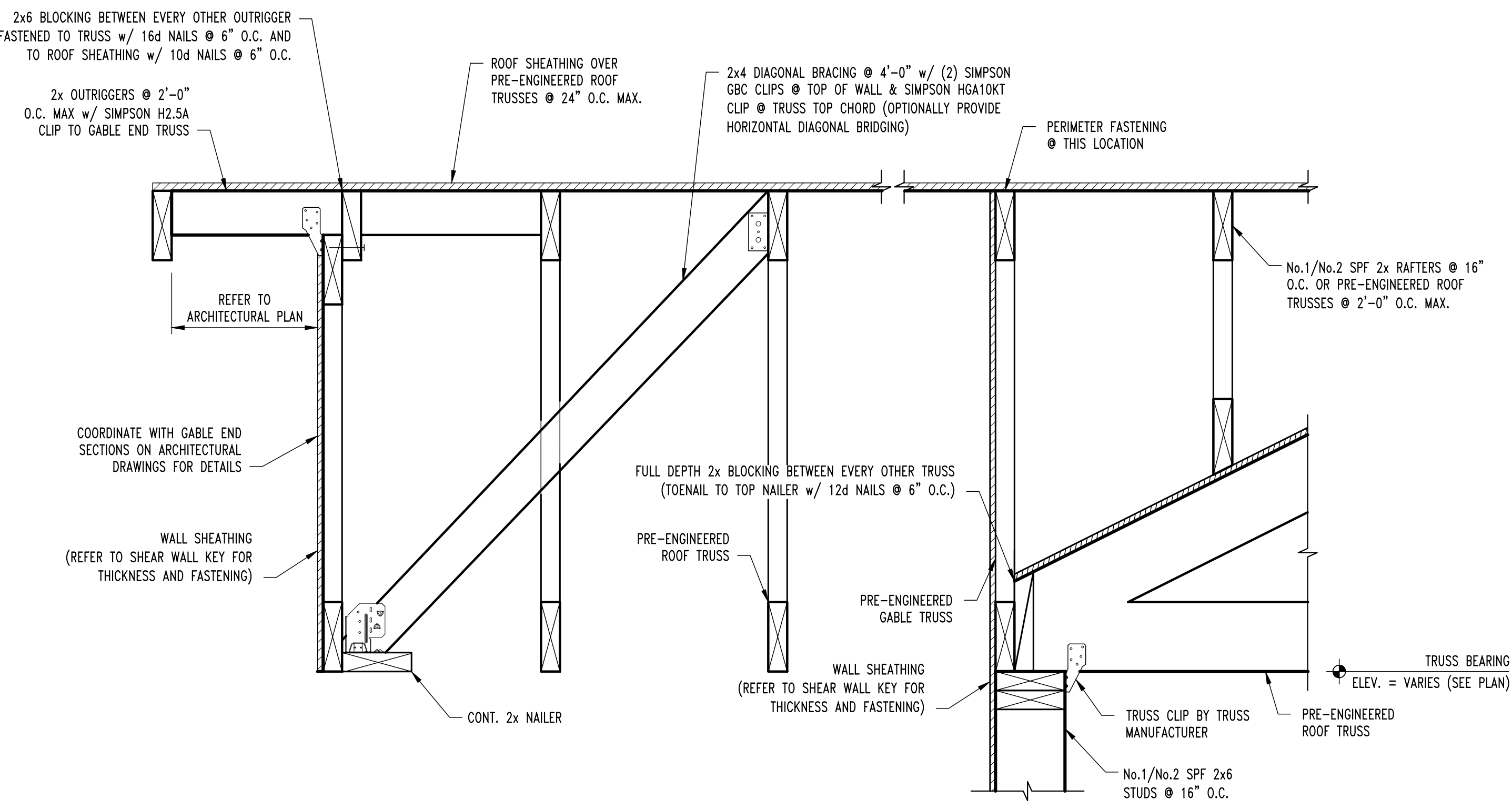
**S22
S600** **ROOF FRAMING SECTION**
SCALE: 1½" = 1'-0"



**S23
S600** **ROOF FRAMING SECTION**
SCALE: 1½" = 1'-0"

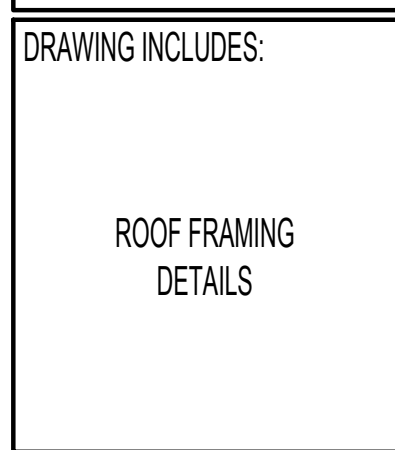
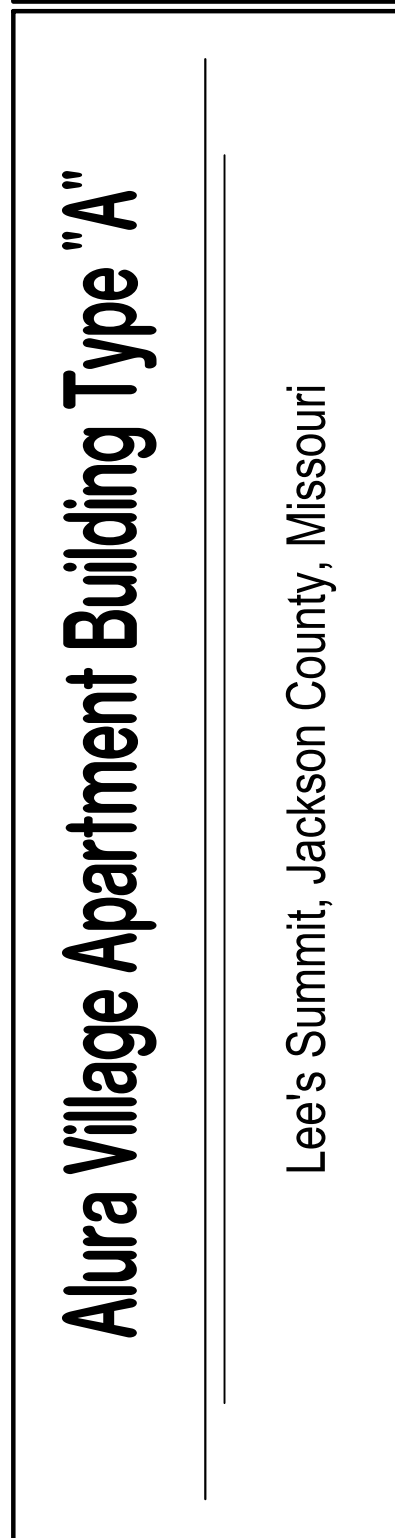
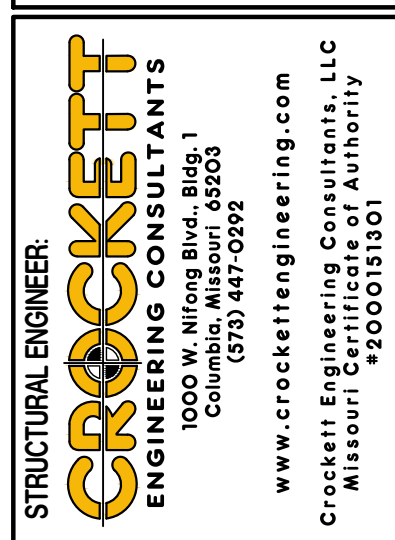
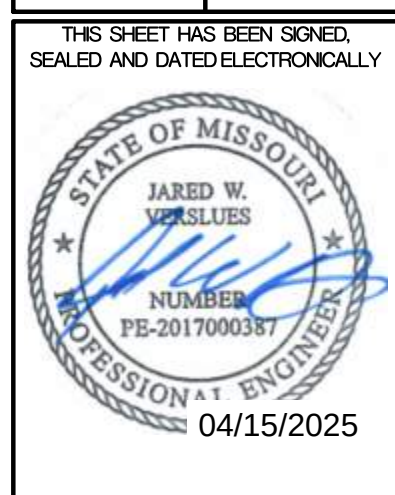


**S24
S600** **ROOF FRAMING SECTION**
SCALE: 1½" = 1'-0"

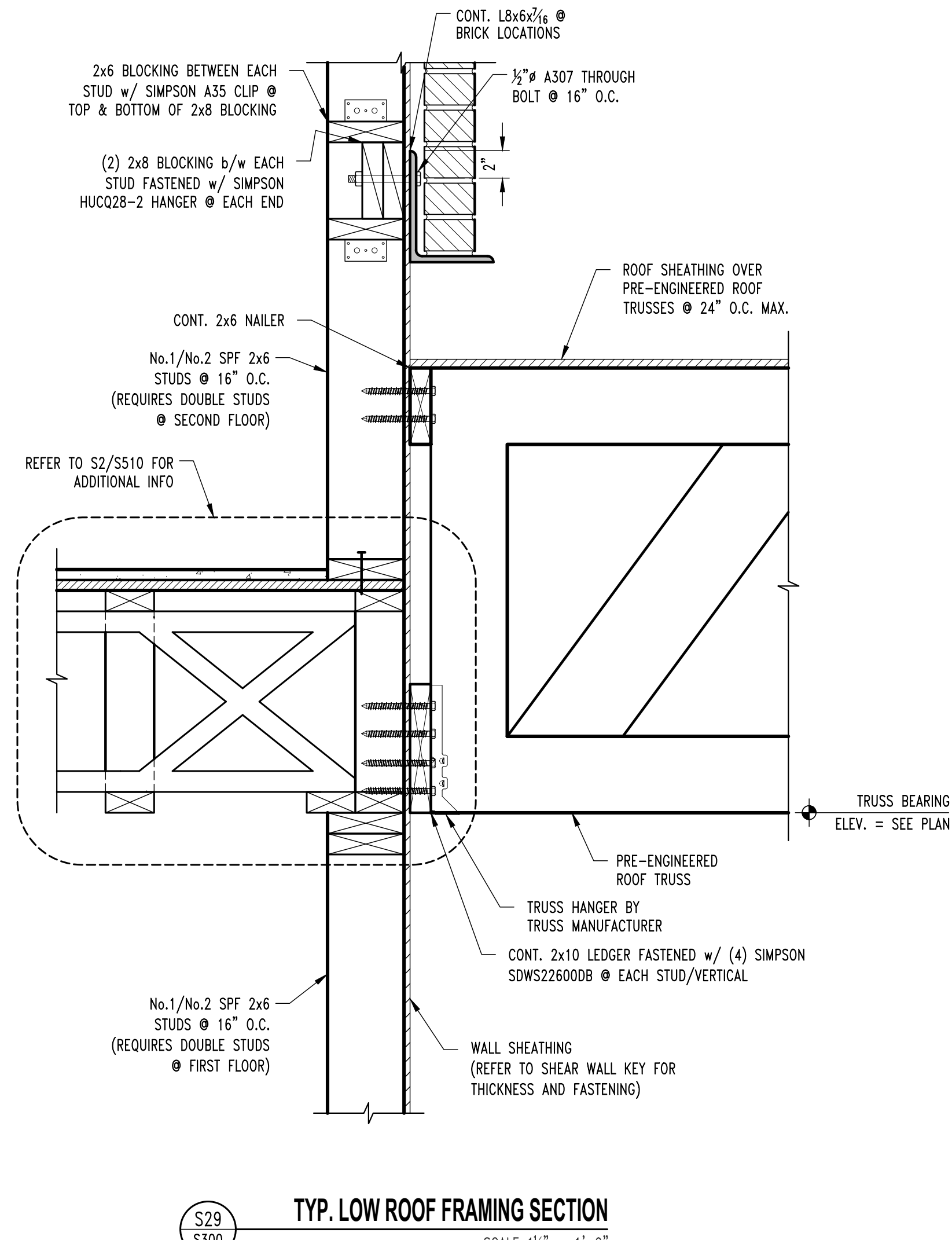
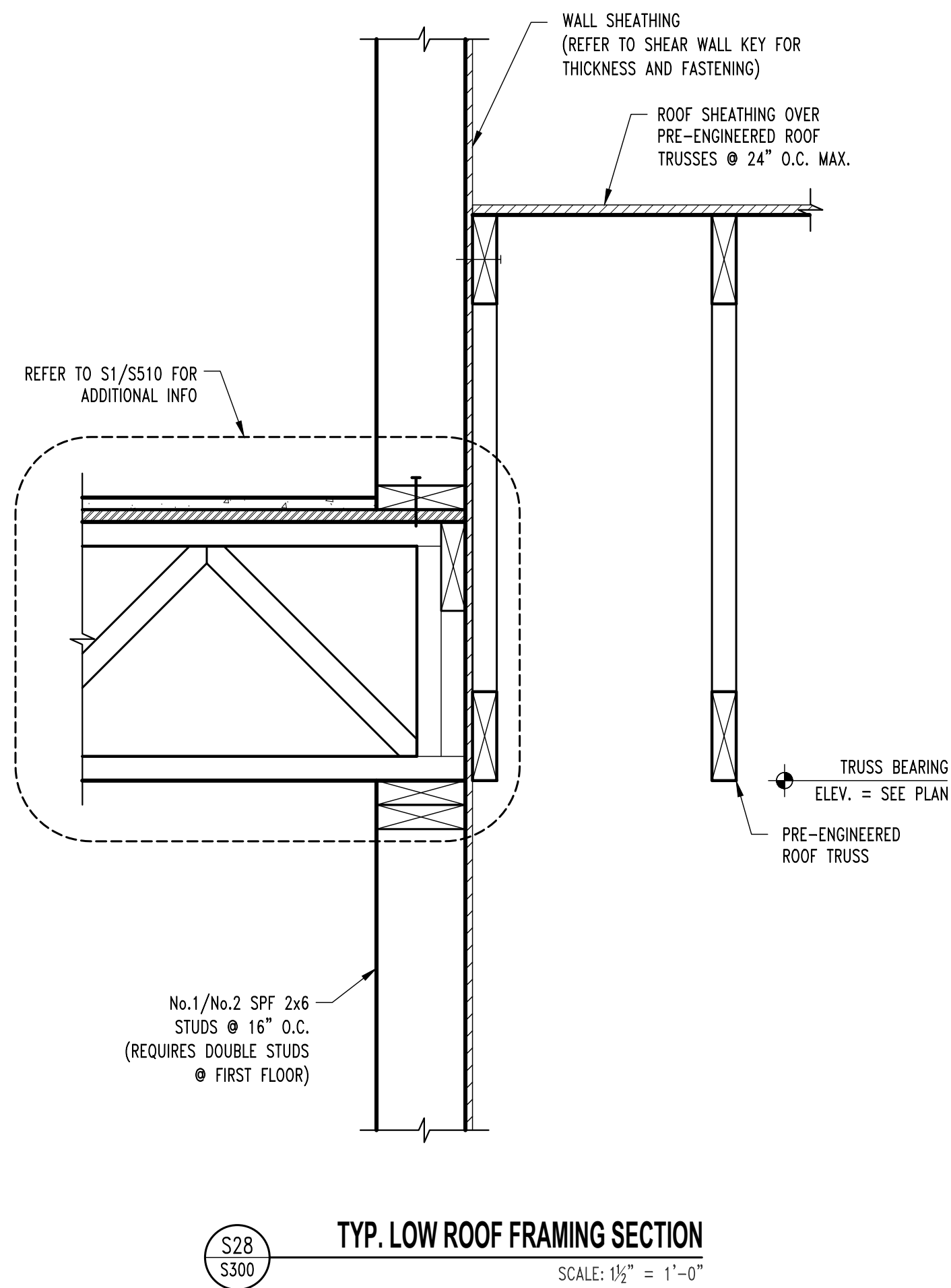
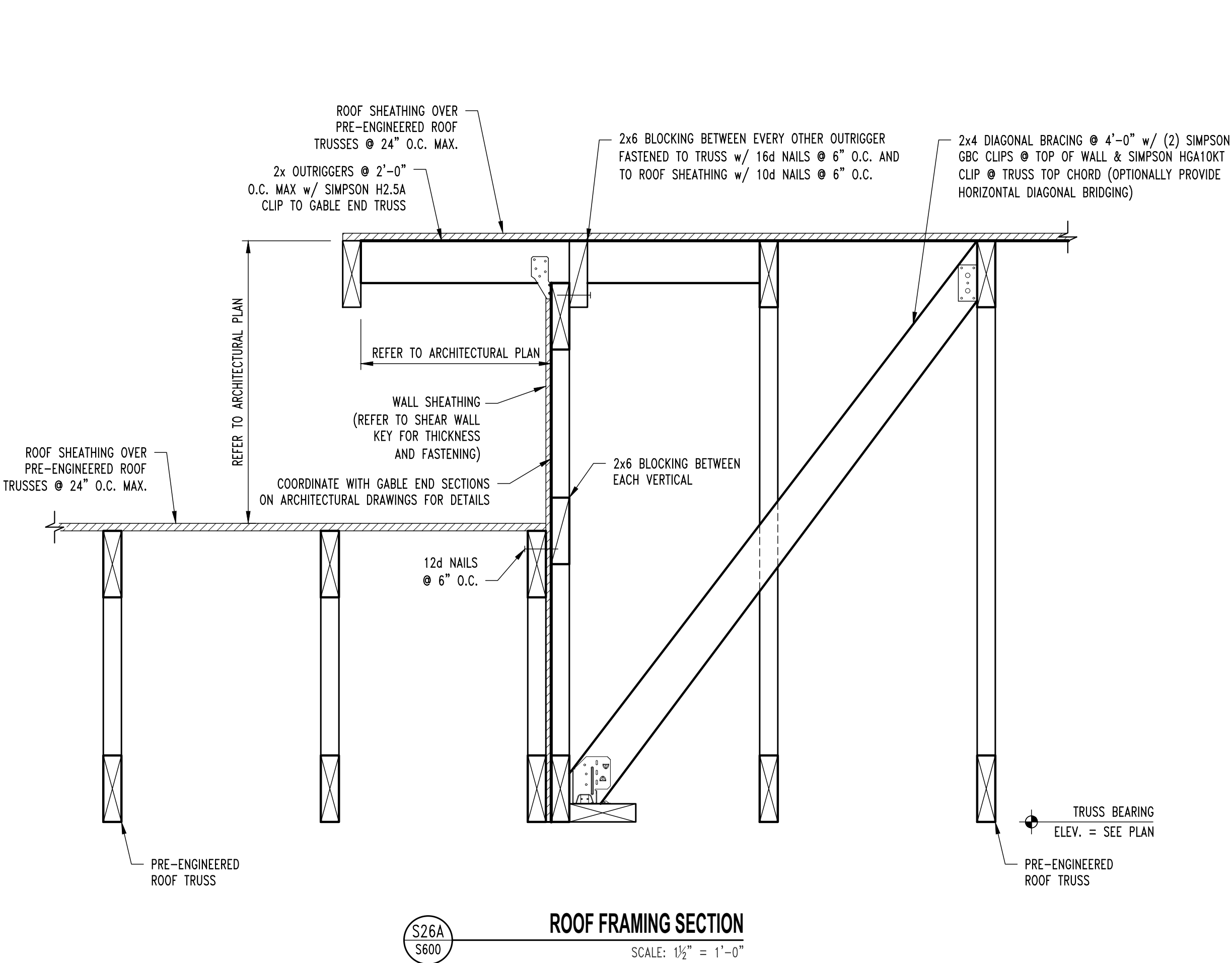
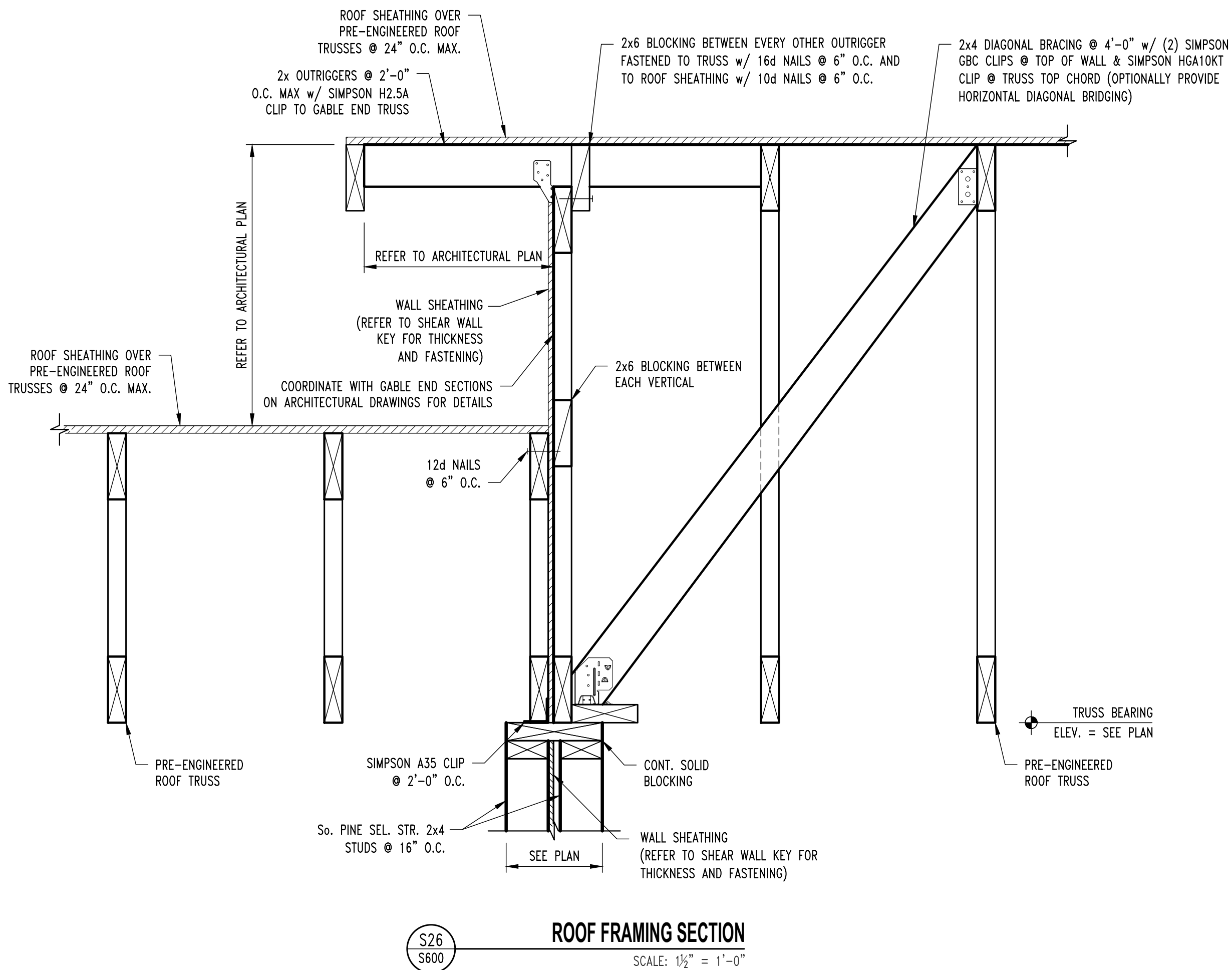
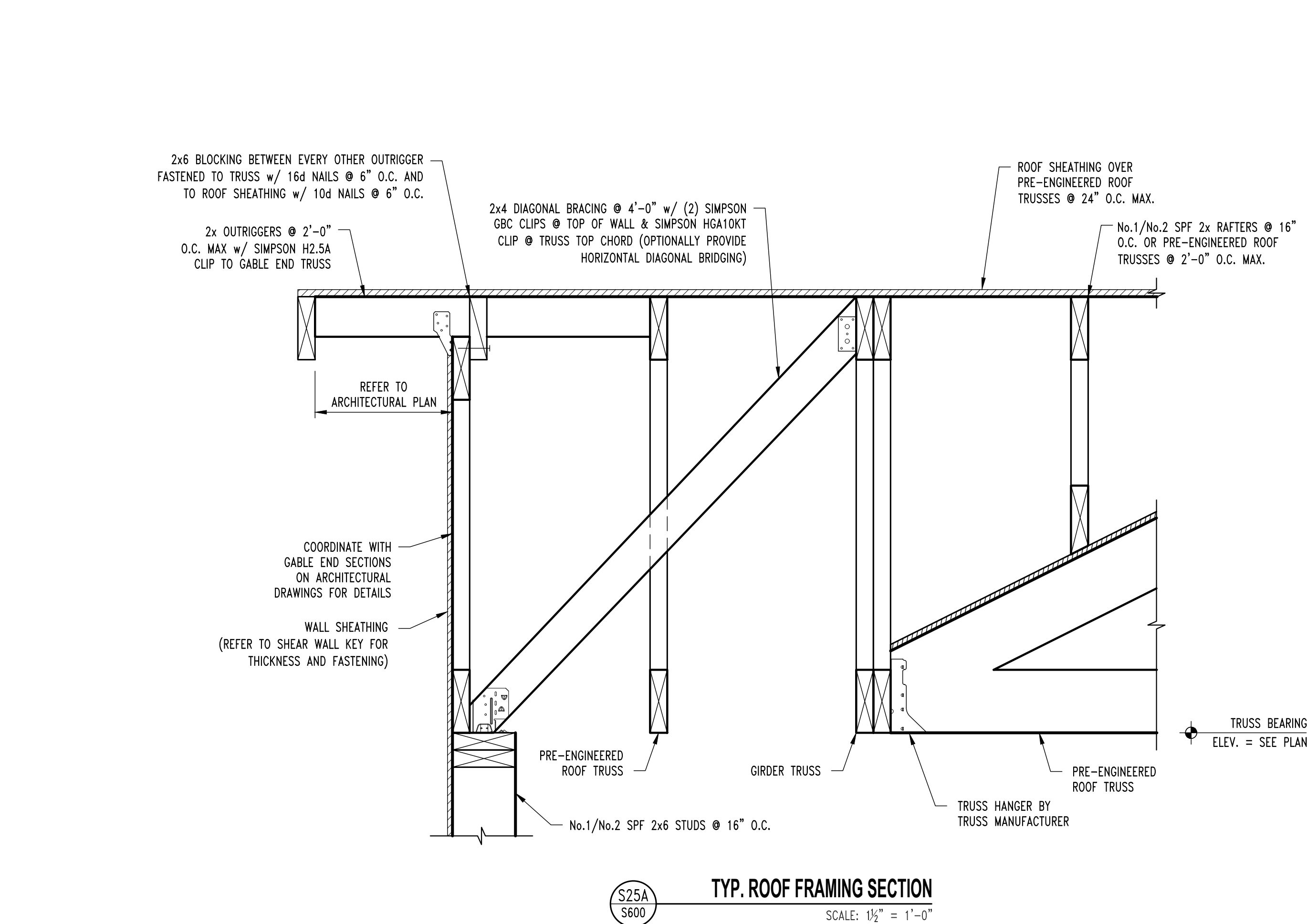


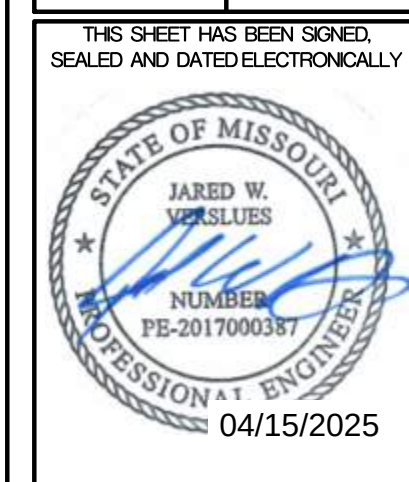
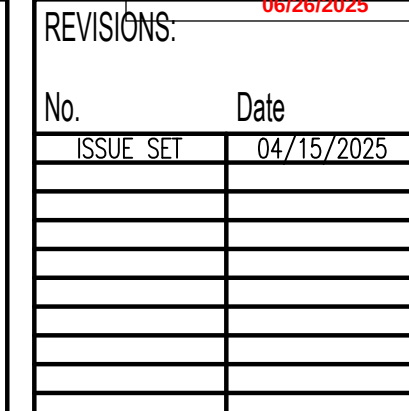
**S25
S600** **TYP. ROOF FRAMING SECTION**
SCALE: 1½" = 1'-0"

REVISIONS:	
No.	Date
ISSUE SET	04/15/2025



DESIGNED:	JWV
DRAWN:	SEH
PROJECT NO.:	230286
SHEET:	S611





STRUCTURAL ENGINEER:
CROCKETT
ENGINEERING CONSULTANTS
1000 W. Nifong Blvd., Bldg. 1
Columbia, Missouri 65203
(313) 447-0292
www.crockettengineering.com
Crockett Engineering Consultants, LLC
Missouri Certificate of Authority
#2000151301

CLIENT:

**INTRINSIC
DEVELOPMENT**

3622 ENDEAVOR AVE.
COLUMBIA, MISSOURI

Alura Village Apartment Building Type "A"

Lee's Summit, Jackson County, Missouri

DRAWING INCLUDES:

ROOF FRAMING DETAILS

DESIGNED: JWV

DRAWN: SEH

PROJECT NO.:	230286
--------------	--------

SHEET:

S612

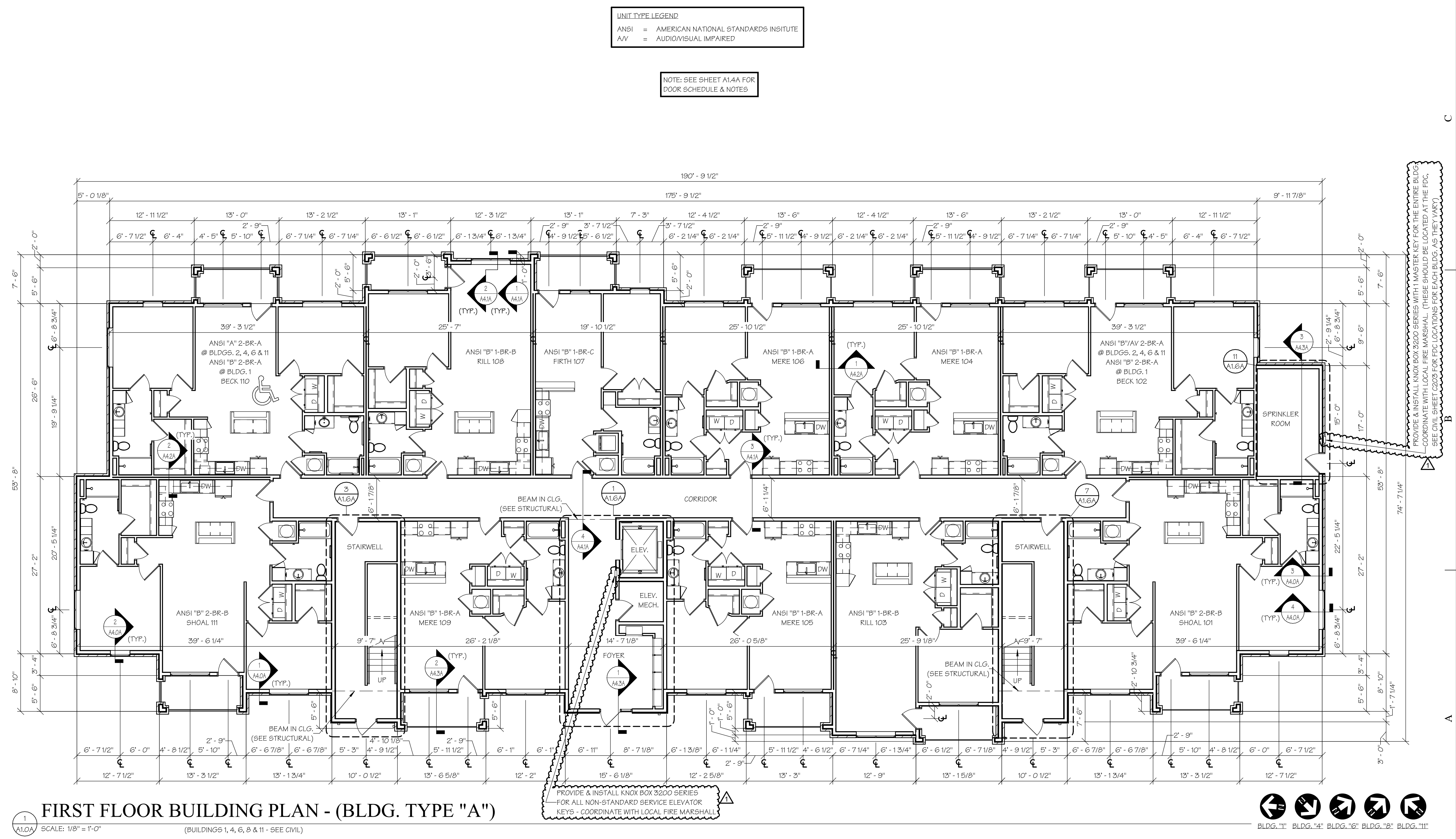
ALURA APARTMENTS - VILLAGE AT DISCOVERY PARK
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

Wallace
ARCHITECTS L.L.C.
Columbia, MO
P 573-258-7200

WALLACE ARCHITECTS, LLC
MISSOURI STATE CERTIFICATE
OF AUTHORITY: 2003019614
COPYRIGHT © 2025
1ST ISSUE
15 APR 2025

ISSUE/REVISIONS	
15 APR 2025	ISSUE SET
16 MAY 2025	ADDENDUM #1

A1.0A
JOB NO.
4938
5/23/2025 15:54 AM



ALURA APARTMENTS - VILLAGE AT DISCOVERY PARK
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

Wallace
ARCHITECTS L.L.C.
Columbia, MO
P 573-258-7200

WALLACE ARCHITECTS, LLC
MISSOURI STATE CERTIFICATE
OF AUTHORITY: 2003019614

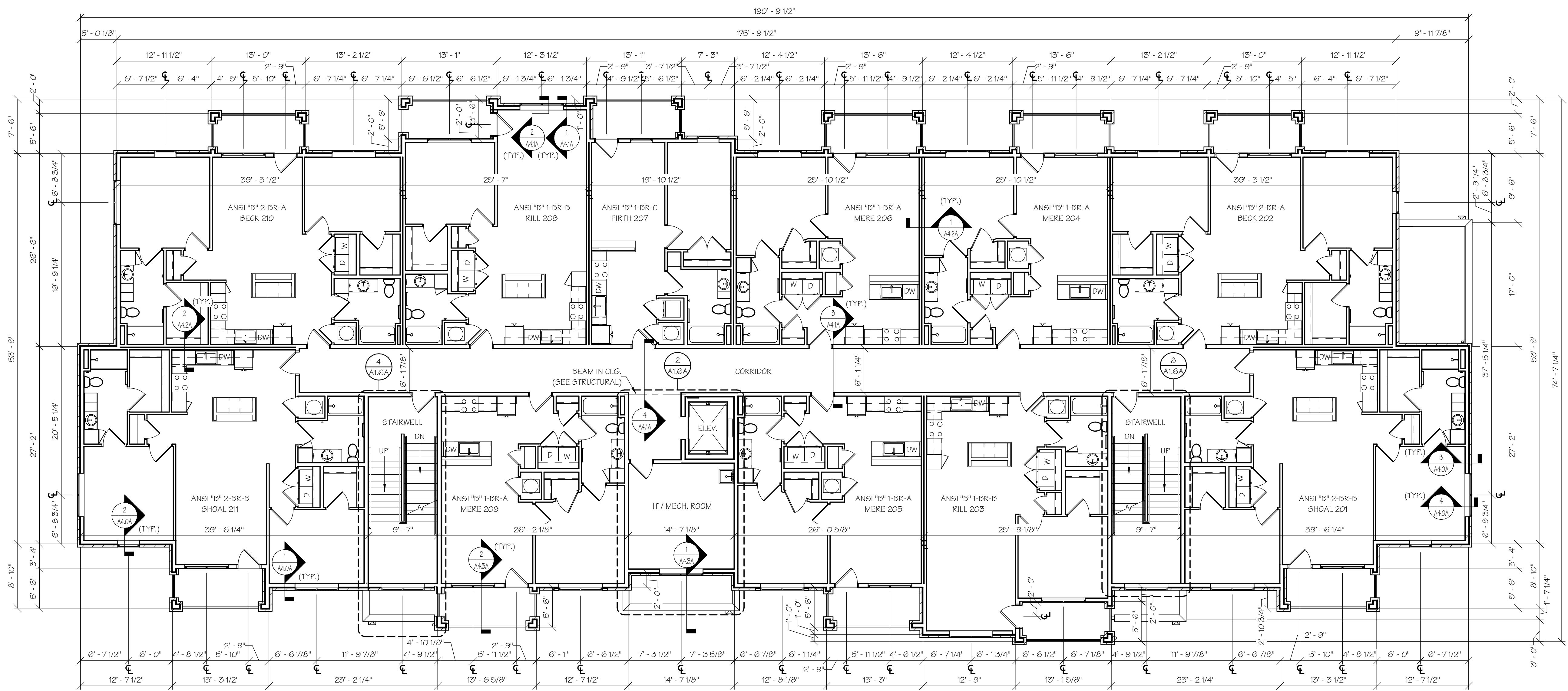
COPYRIGHT © 2025
1ST ISSUE
15 APR 2025

ISSUE/REVISIONS
15 APR 2025 ISSUE SET

SHEET NO.
A1.1A

JOB NO.
4938

4/22/2025 3:58:21 PM



SECOND FLOOR BUILDING PLAN - (BLDG. TYPE "A")

BLDG. "1" BLDG. "4" BLDG. "6" BLDG. "8" BLDG. "11"

ISSUE SET

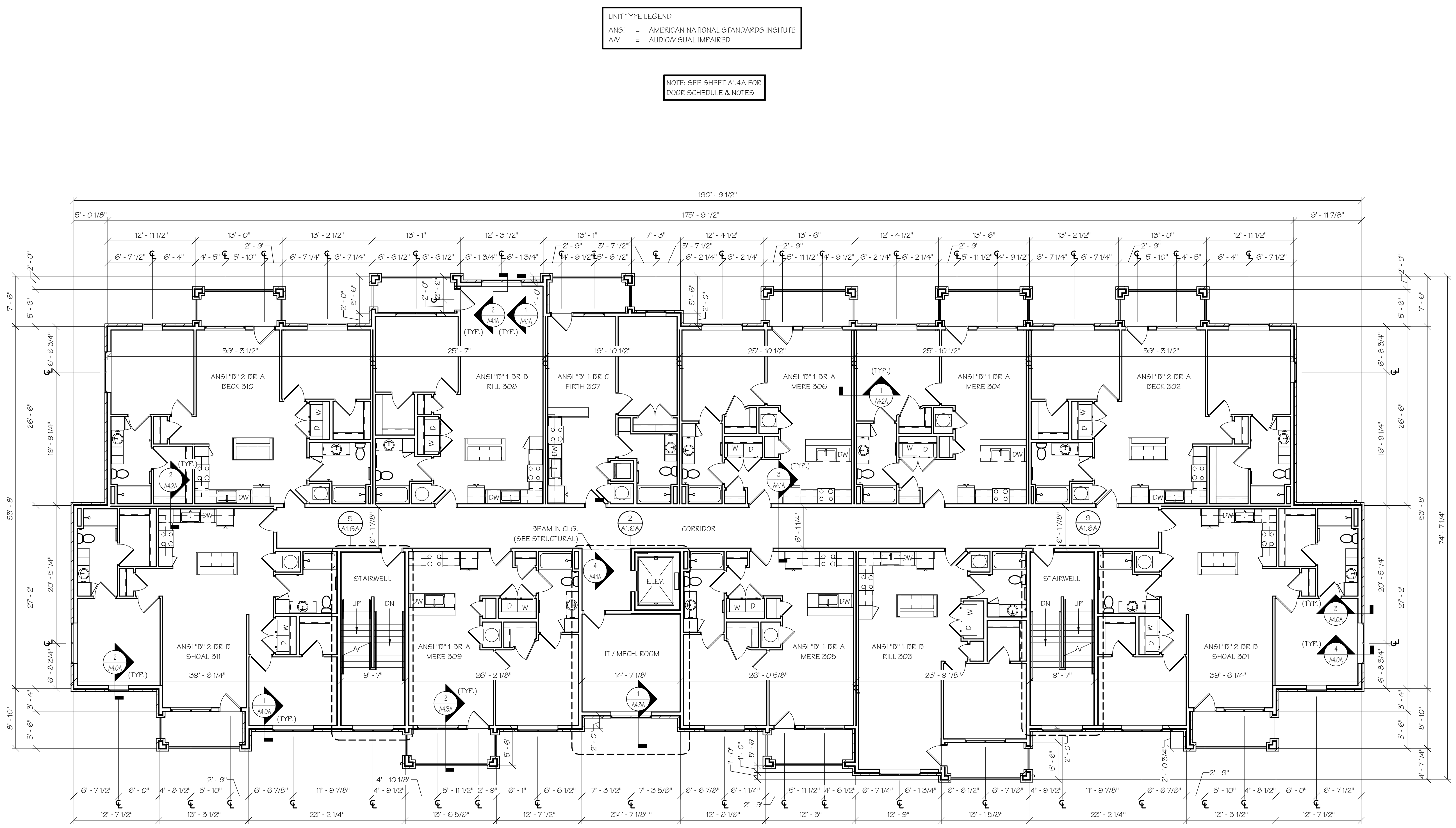
ALURA APARTMENTS - VILLAGE AT DISCOVERY PARK
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

Wallace
ARCHITECTS L.L.C.
Columbia, MO
P 573-258-7200

WALLACE ARCHITECTS, LLC
MISSOURI STATE CERTIFICATE
OF AUTHORITY: 2003019614
COPYRIGHT © 2025
1ST ISSUE
15 APR 2025

ISSUE/REVISIONS	
15 APR 2025	ISSUE SET

A1.2A
JOB NO.
4938
4/22/2025 3:58:23 PM



ALURA APARTMENTS - VILLAGE AT DISCOVERY PARK
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

Wallace
ARCHITECTS L.L.C.
Columbia, MO
P 573-258-7200

WALLACE ARCHITECTS, LLC
MISSOURI STATE CERTIFICATE
OF AUTHORITY: 2003019614

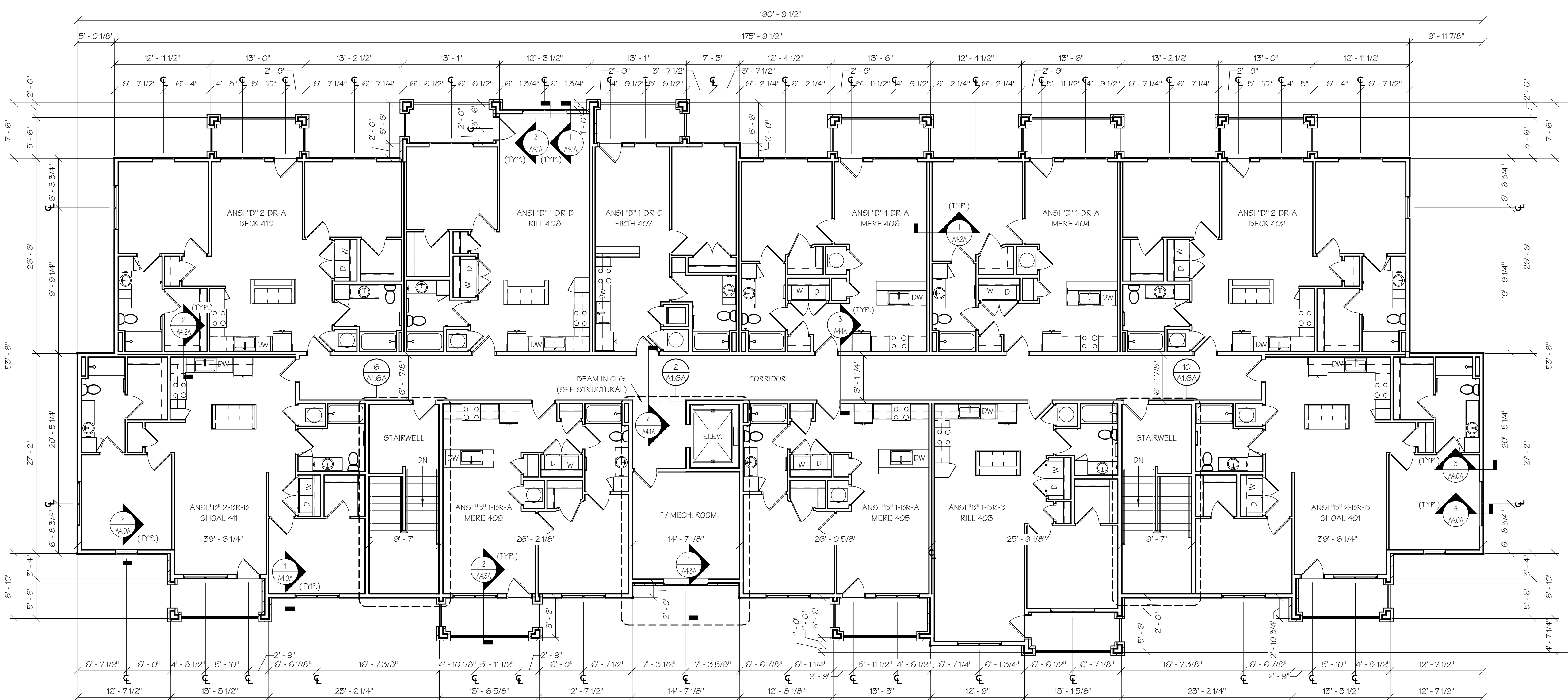
COPYRIGHT © 2025
1ST ISSUE
15 APR 2025

ISSUE/REVISIONS	
15 APR 2025	ISSUE SET

A1.3A

JOB NO.
4938

4/22/2025 3:58:29 PM



1
A1.3A
FOURTH FLOOR BUILDING PLAN - (BLDG. TYPE "A")
SCALE: 1/8" = 1'-0"
(BUILDINGS 1, 4, 6, 8 & 11 - SEE CIVIL)

BLDG. "1" BLDG. "4" BLDG. "6" BLDG. "8" BLDG. "11"

ISSUE SET

ALURA APARTMENTS - VILLAGE AT DISCOVERY PARK
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

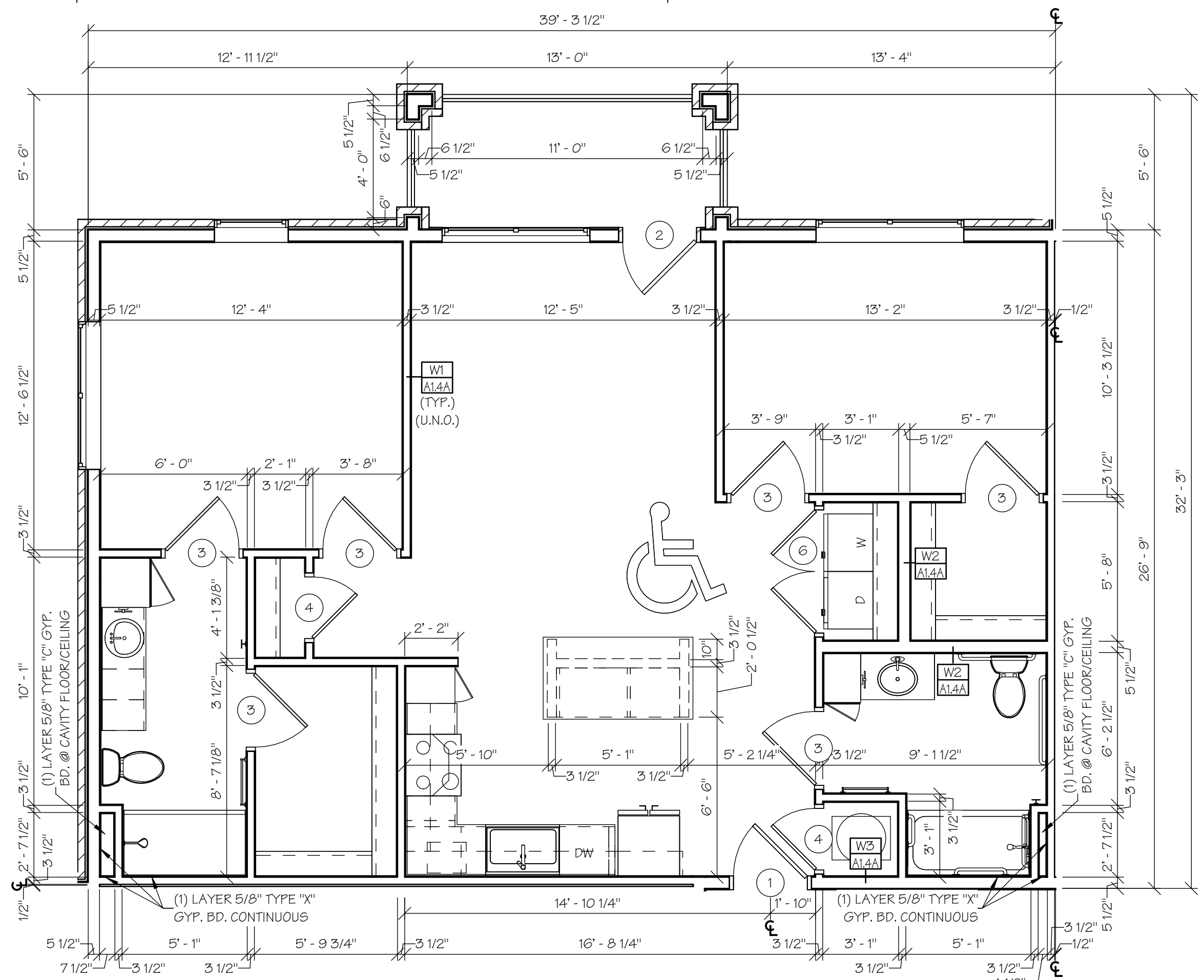
Wallace
ARCHITECTS L.L.C.
Columbia, MO
P 573-258-7200

WALLACE ARCHITECTS, LLC
MISSOURI STATE CERTIFICATE
OF AUTHORITY: 2003019614

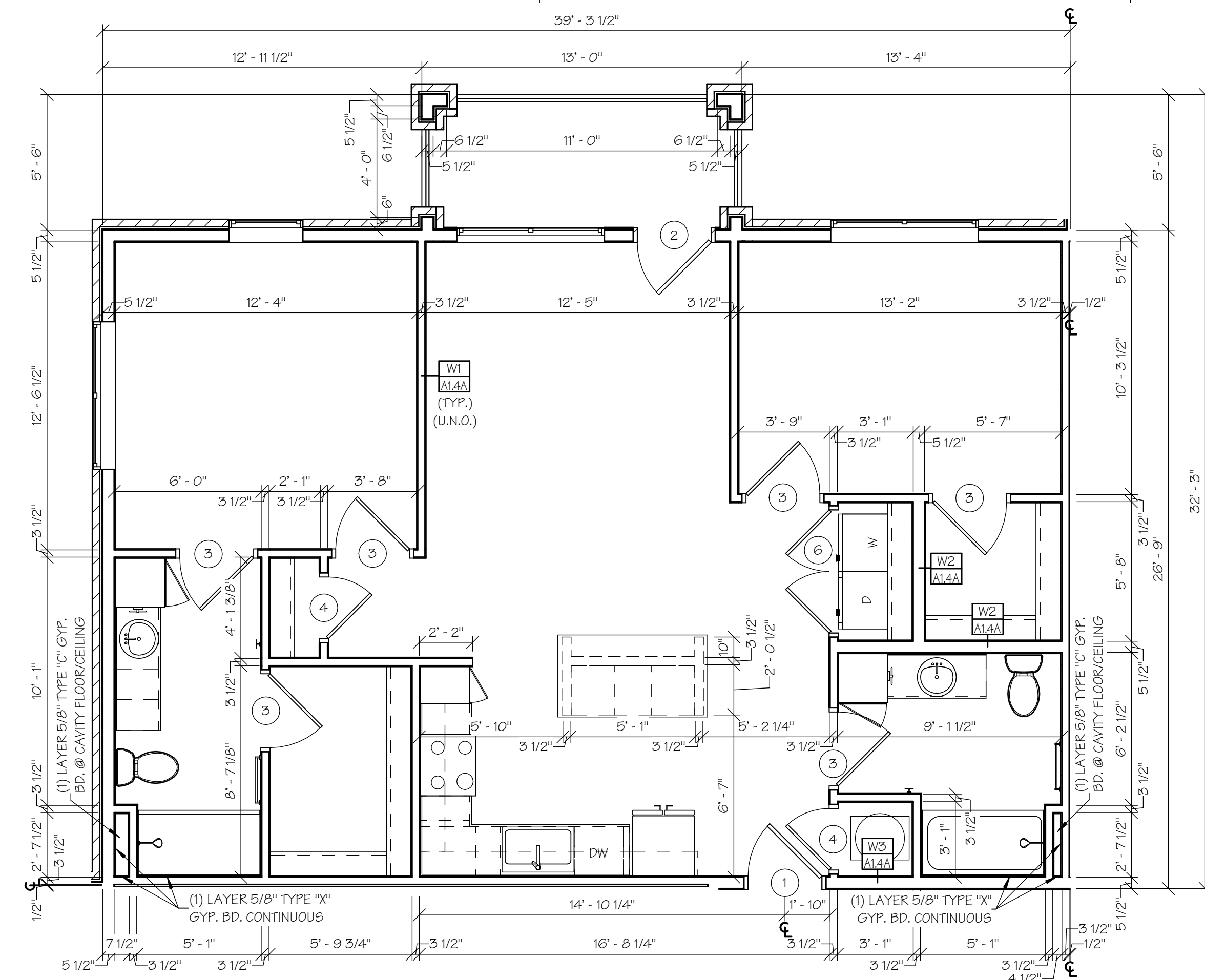
COPYRIGHT © 2025
1ST ISSUE
15 APR 2025

ISSUE/REVISIONS
15 APR 2025 ISSUE SET

SHEET NO.
A1.5A
JOB NO.
4938
4/22/2025 3:58:53 PM

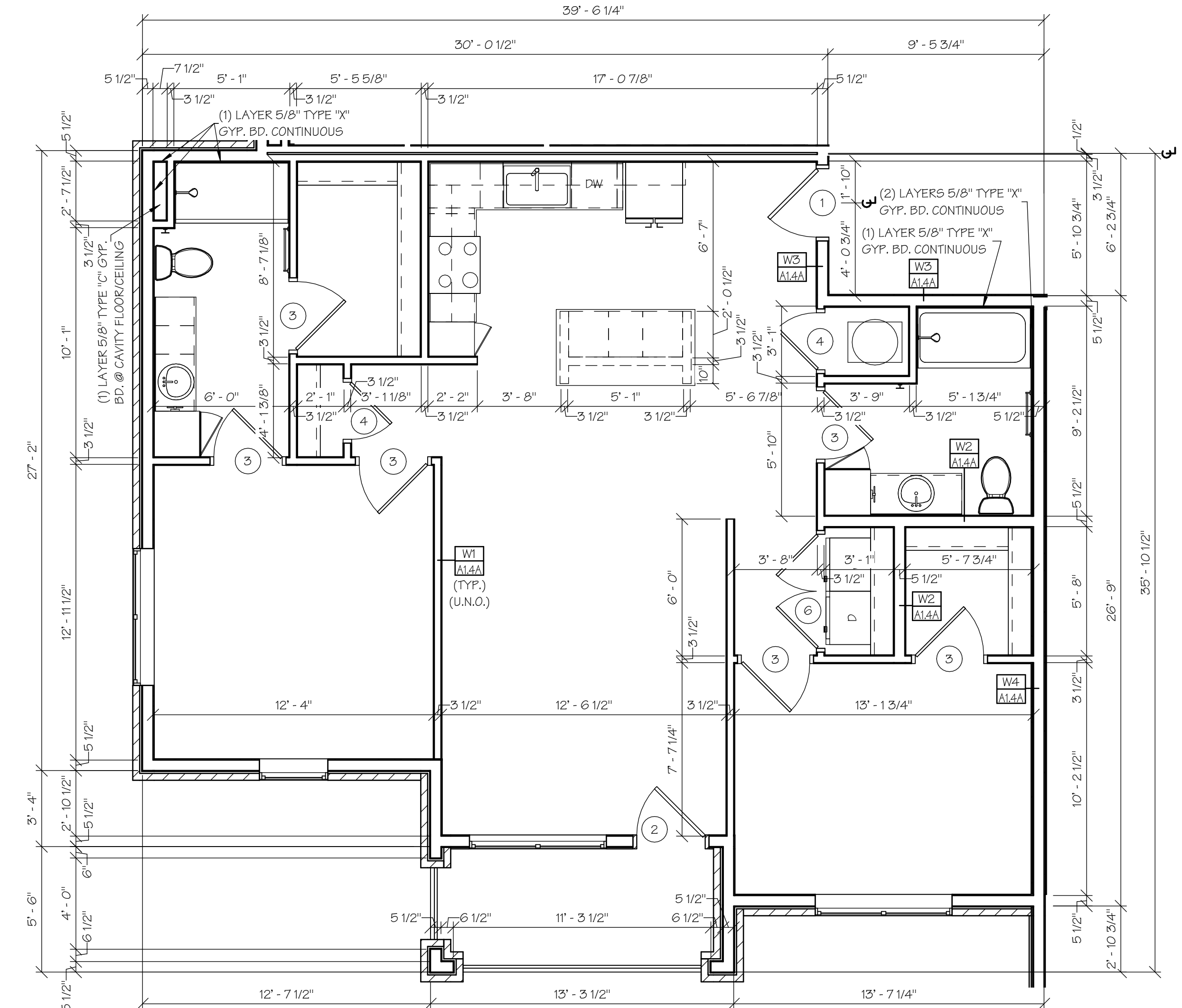


ANSI "A" 2-BR-A UNIT DIMENSION PLAN
SCALE: 1/4" = 1'-0"



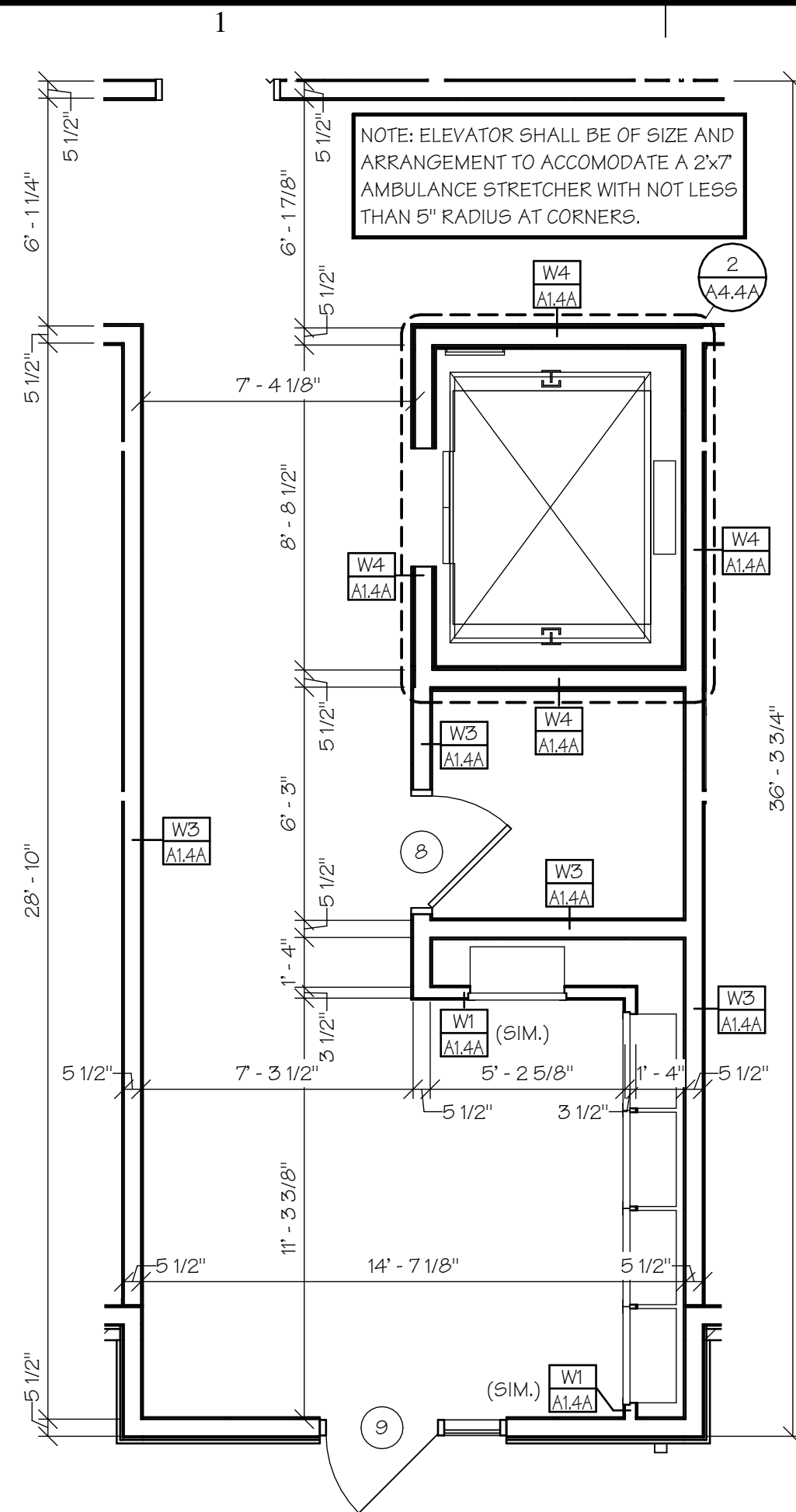
ANSI "B" 2-BR-A UNIT DIMENSION PLAN
SCALE: 1/4" = 1'-0"

- AIR SEALING NOTES:
BEFORE SHEETROCK
- SEAL ALL RIM/BAND JOIST AND INCLUDE AN AIR BARRIER. THE USE OF SPRAY FOAM IS RECOMMENDED.
 - SEAL ALL PENETRATIONS IN BOTTOM AND TOP PLATES.
 - SEAL SHEETROCK WITH A CONTINUOUS BEAD OF ACOUSTIC SEALANT OR DRYWALL ADHESIVE AT BOTH BOTTOM AND TOP PLATES OF ALL INTERIOR AND EXTERIOR WALLS. THIS SHOULD GO IN-BETWEEN THE PLATE AND DRYWALL TO CREATE A GASKET.
 - SPACE BEHIND ALL WALL ELECTRICAL BOXES SHOULD BE INSULATED AND AIR SEALED BEING SURE TO SEAL ELECTRICAL KNOCKOUTS. SPRAY FOAM IS RECOMMENDED FOR THIS APPLICATION.
 - SEAL ALL PENETRATION IN HVAC CLOSET.
 - SEAL ALL PLENUM TO AHU CONNECTIONS.
 - SEAL ALL SEAMS IN DUCTWORK WITH MASTIC.
 - SPRAY FOAM WINDOWS TO FILL GAPS BETWEEN WINDOW/DOOR AND ROUGH OPENING.
 - IF ELECTRIC PANEL IS INSTALLED ON EXTERIOR WALL, AN AIR BARRIER SHALL EXTEND BEHIND BOX OR AIR-SEALED BOX SHALL BE INSTALLED.
 - INSTALL INSULATION AND SEALED AIR BARRIER BEHIND TUB/SHOWERS ON EXTERIOR WALLS.
 - INSTALL WIND WASH BAFFLE AND DAM FOR AIR-PERMEABLE INSULATION.
- AFTER SHEETROCK
- GAPS AROUND ALL HVAC BOOTS WHERE THEY PENETRATE THE CEILING/SOFFIT DRYWALL SHOULD BE SEALED.
 - PLUMBING PENETRATIONS BELOW SINKS, BEHIND SHOWERHEADS, MECHANICAL CLOSET AND BEHIND TOILET WATER LINES SHALL BE SEALED.
 - WATER LINES BEHIND REFRIGERATOR SHALL BE SEALED.
 - HOLE BEHIND KITCHEN RANGE SHALL BE SEALED.
 - GAP AT DRYWALL AROUND WASHER/DRYER BOX SHALL BE SEALED.
 - ALL INTERIOR AND EXTERIOR PLUG IN AND SWITCH BOXES SHALL BE SEALED WHERE THE BOX PENETRATES THE SHEETROCK.
 - GAPS AROUND CEILING LIGHT BOXES SHALL BE SEALED.
 - ATTIC ACCESSSES SHALL BE SEALED.
 - GAPS UNDER BASEBOARDS SHALL BE CAULKED IF SHEETROCK IS NOT SEALED TO PLATES AS STATED ABOVE.
 - GAPS AROUND EXHAUST FANS WHERE THE HOUSING PENETRATES THE SHEET ROCK IS SEALED.
 - TUB TO FLOOR CONNECTION SHALL BE SEALED.
 - GAPS AROUND ALL KITCHEN VENTS SHALL BE SEALED.
 - ALL OTHER HOLES IN THE SHEETROCK SHALL BE SEALED.



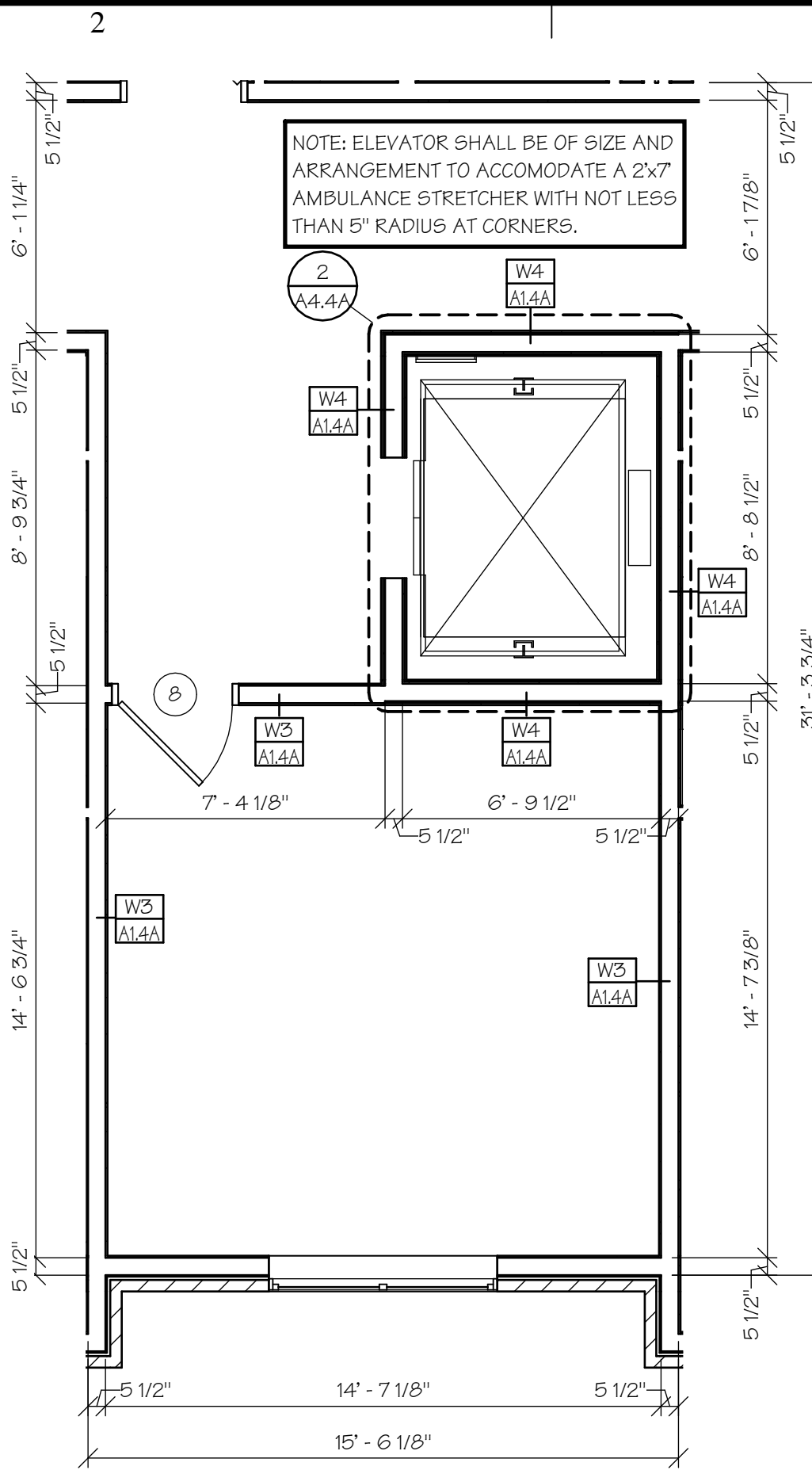
ANSI "B" 2-BR-B UNIT DIMENSION PLAN
SCALE: 1/4" = 1'-0"

NOTE: SEE SHEET A1.4A FOR DOOR SCHEDULE, NOTES & WALL TYPES.



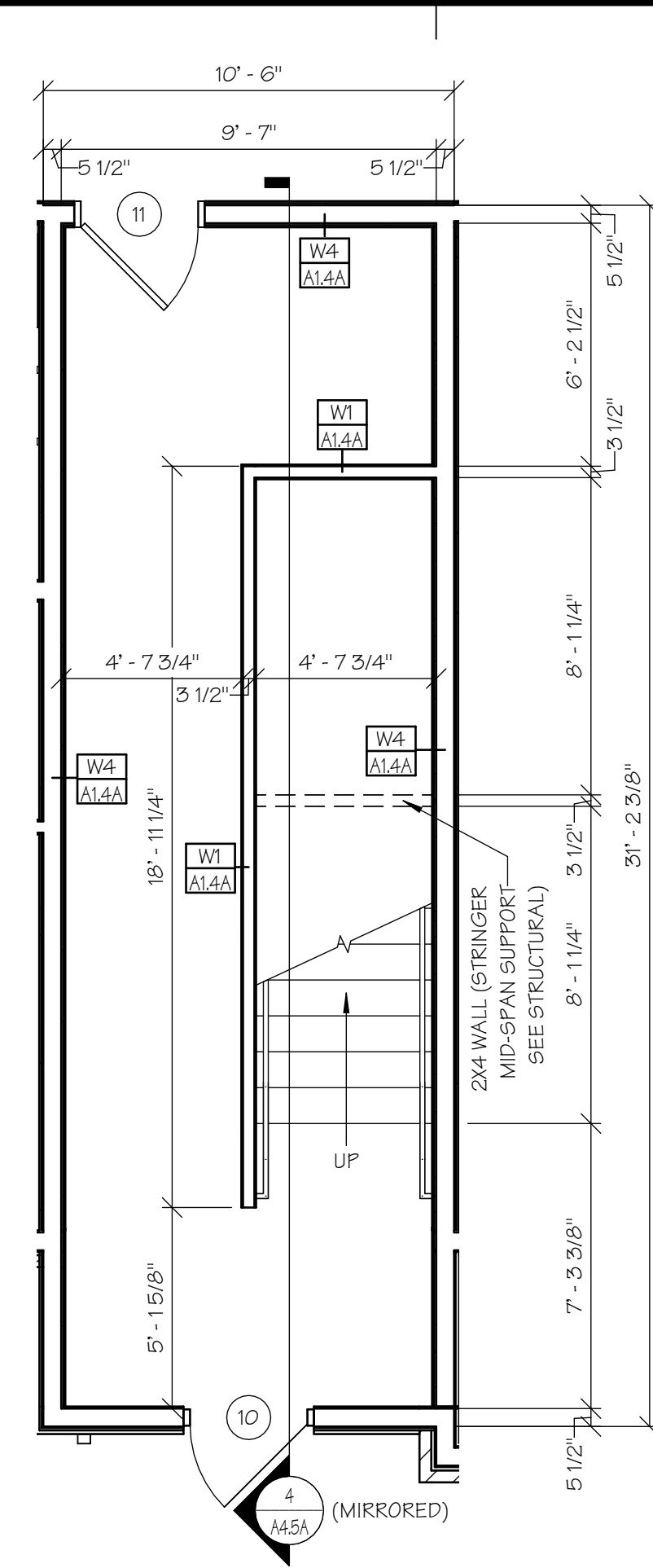
1ST FLOOR COMMON AREA
DIMENSION PLAN

1
A1.6A SCALE: 1/4" = 1'-0"



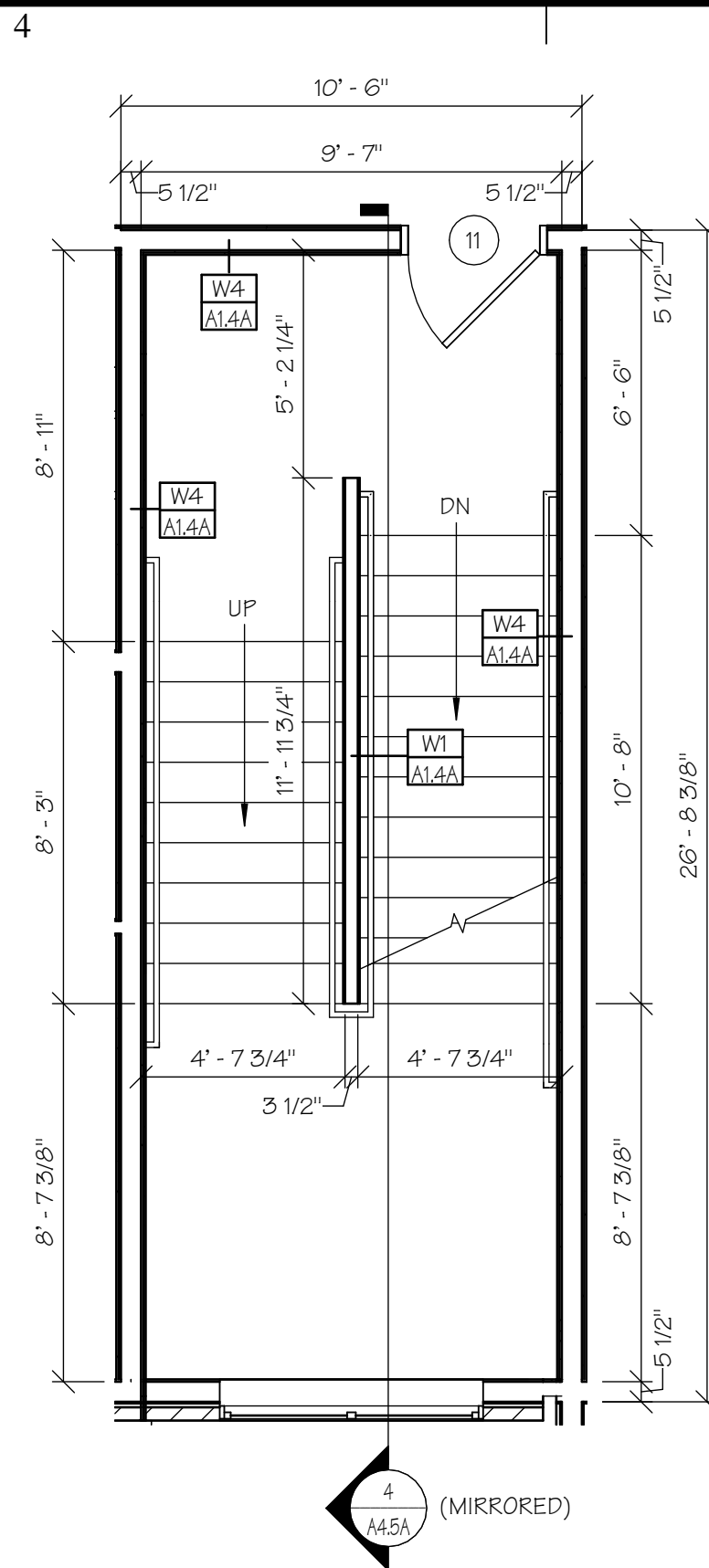
2ND, 3RD & 4TH FLOOR COMMON
AREA DIMENSION PLAN

2
A1.6A SCALE: 1/4" = 1'-0"



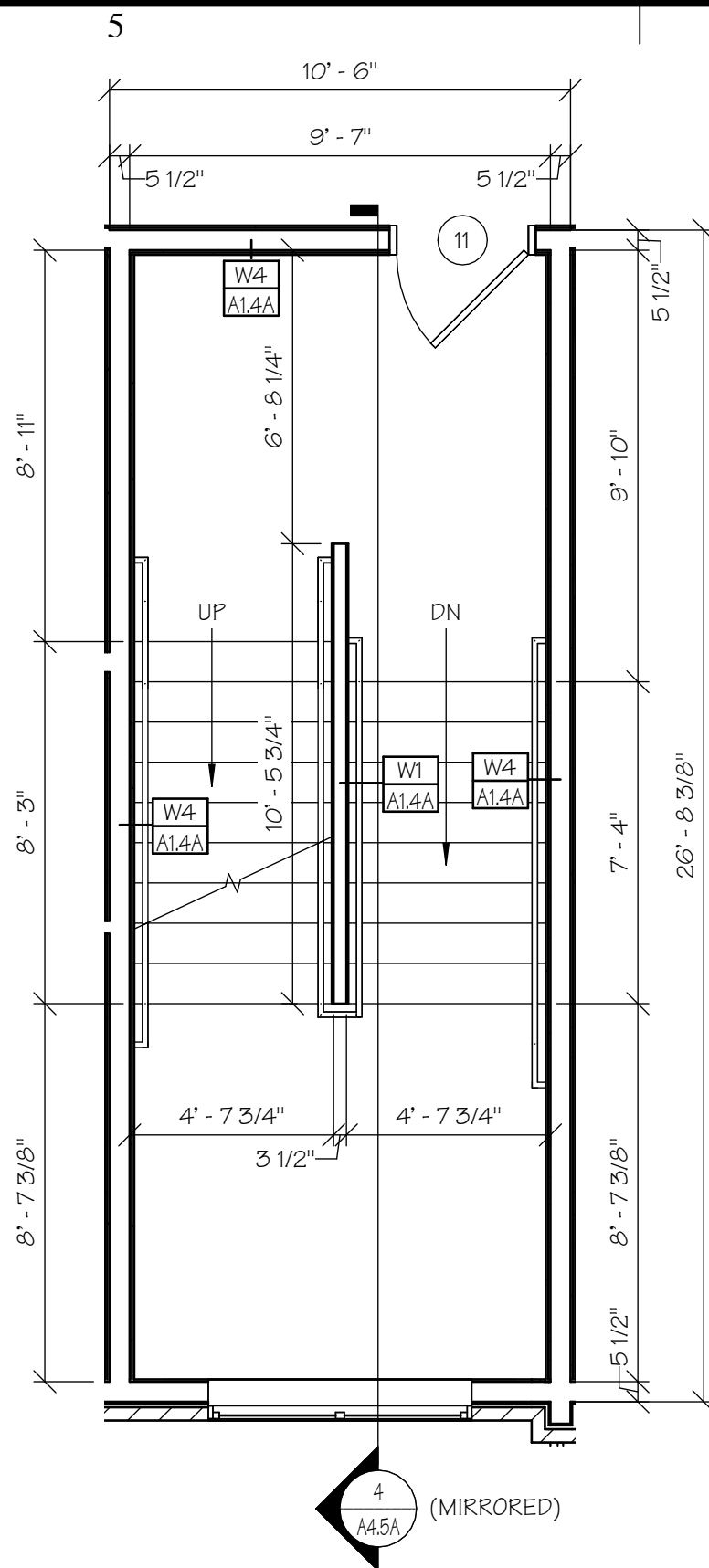
1ST FLOOR LEFT SIDE
STAIRWELL DIM. PLAN

3
A1.6A SCALE: 1/4" = 1'-0"



2ND FLOOR LEFT SIDE
STAIRWELL DIM. PLAN

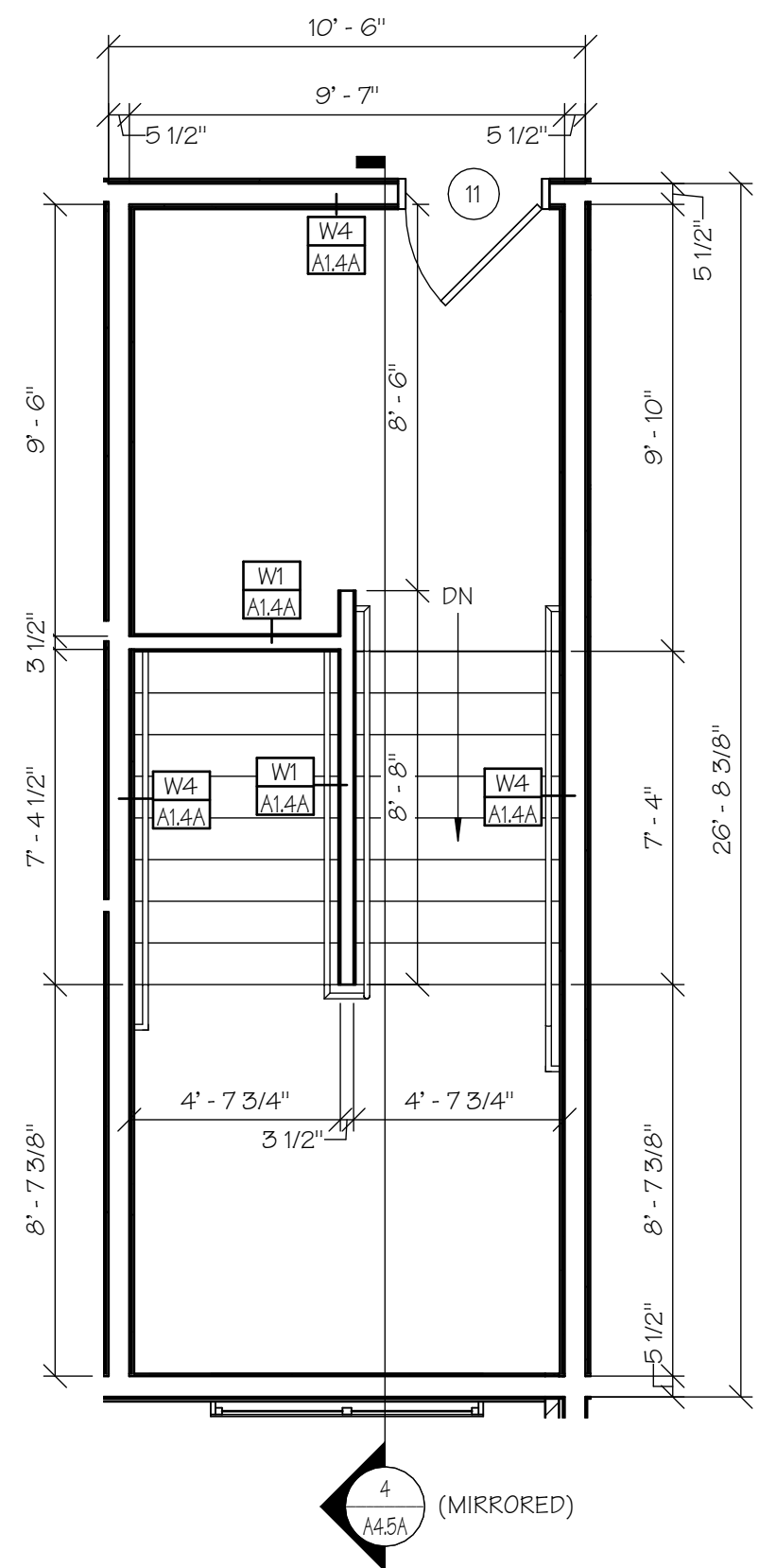
4
A1.6A SCALE: 1/4" = 1'-0"



3RD FLOOR LEFT SIDE
STAIRWELL DIM. PLAN

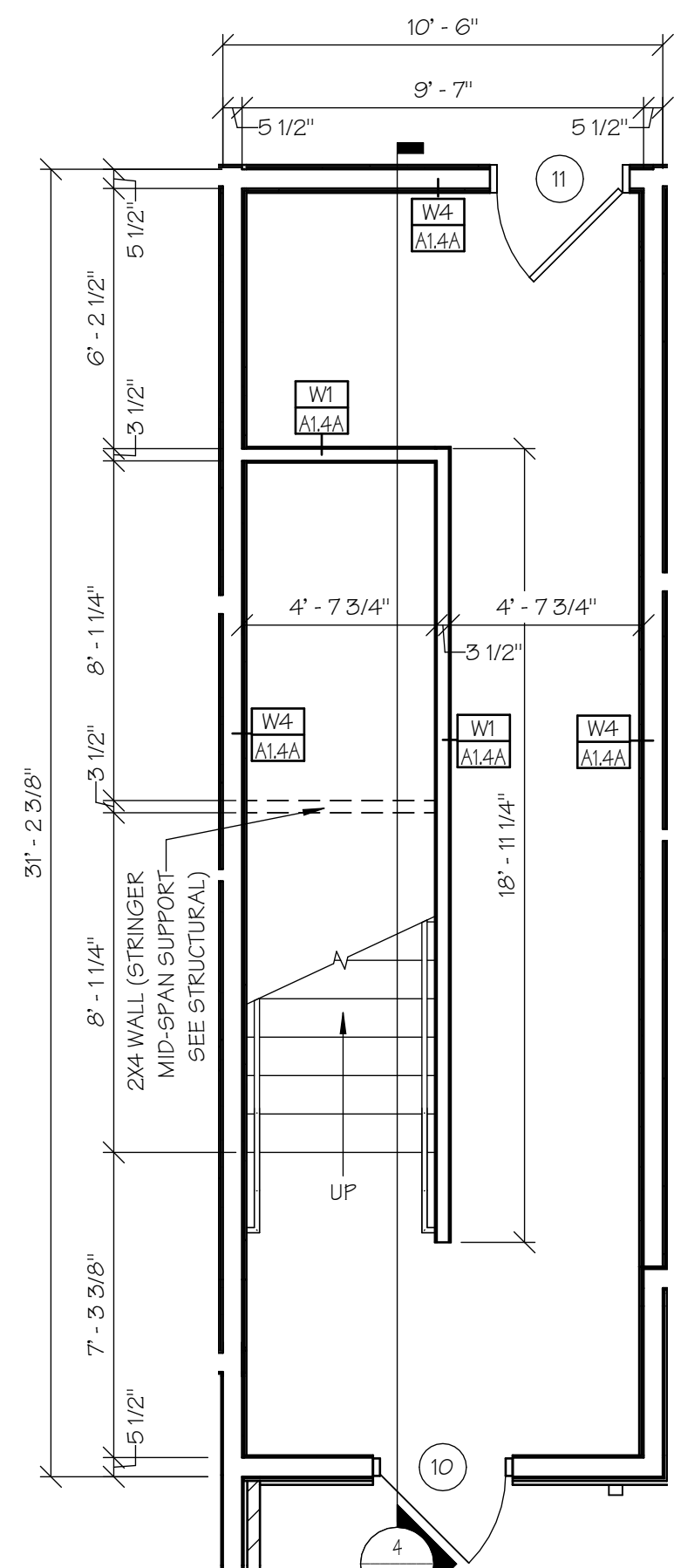
5
A1.6A SCALE: 1/4" = 1'-0"

NOTE: SEE SHEET A1.4A FOR DOOR SCHEDULE, NOTES & WALL TYPES.



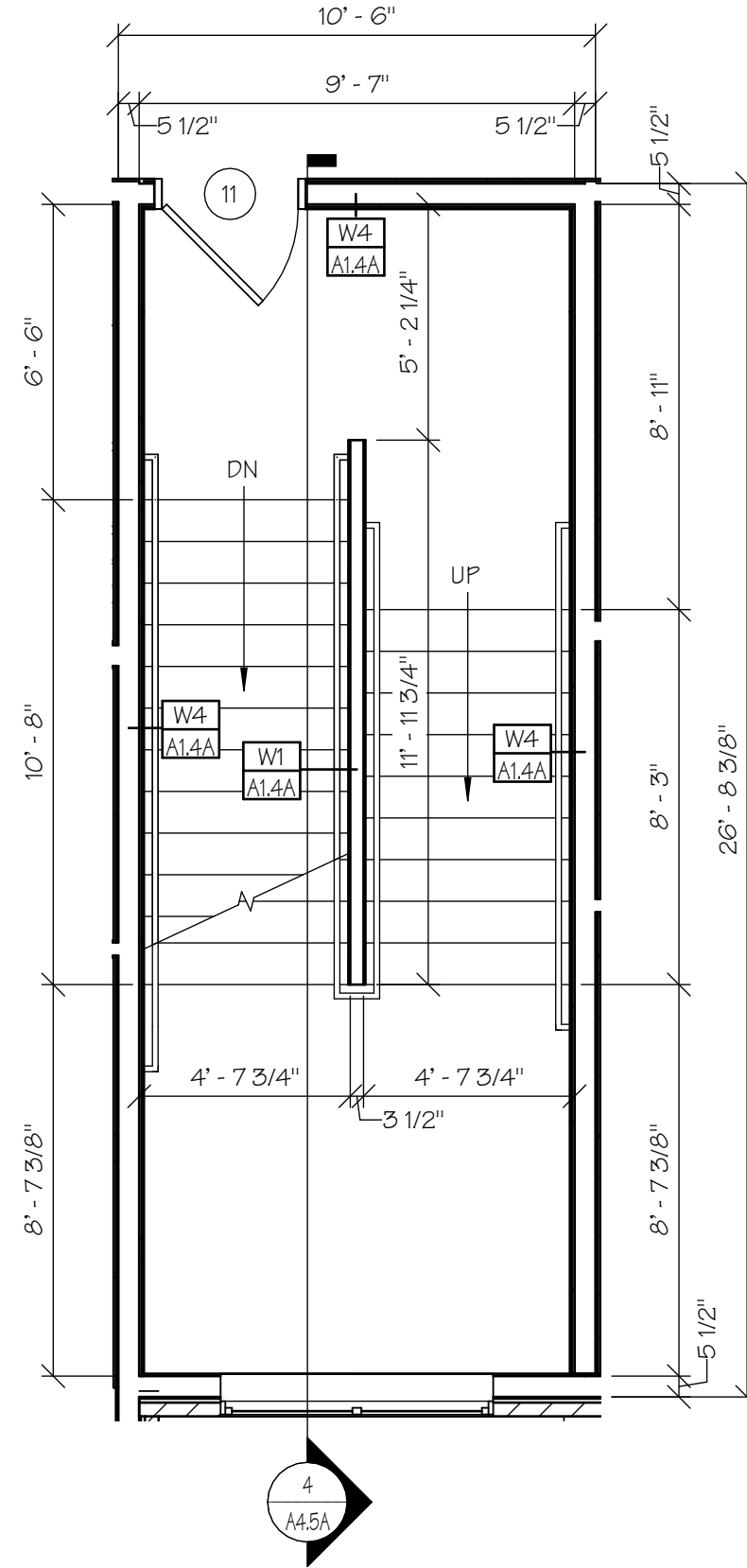
4TH FLOOR LEFT SIDE
STAIRWELL DIM. PLAN

6
A1.6A SCALE: 1/4" = 1'-0"



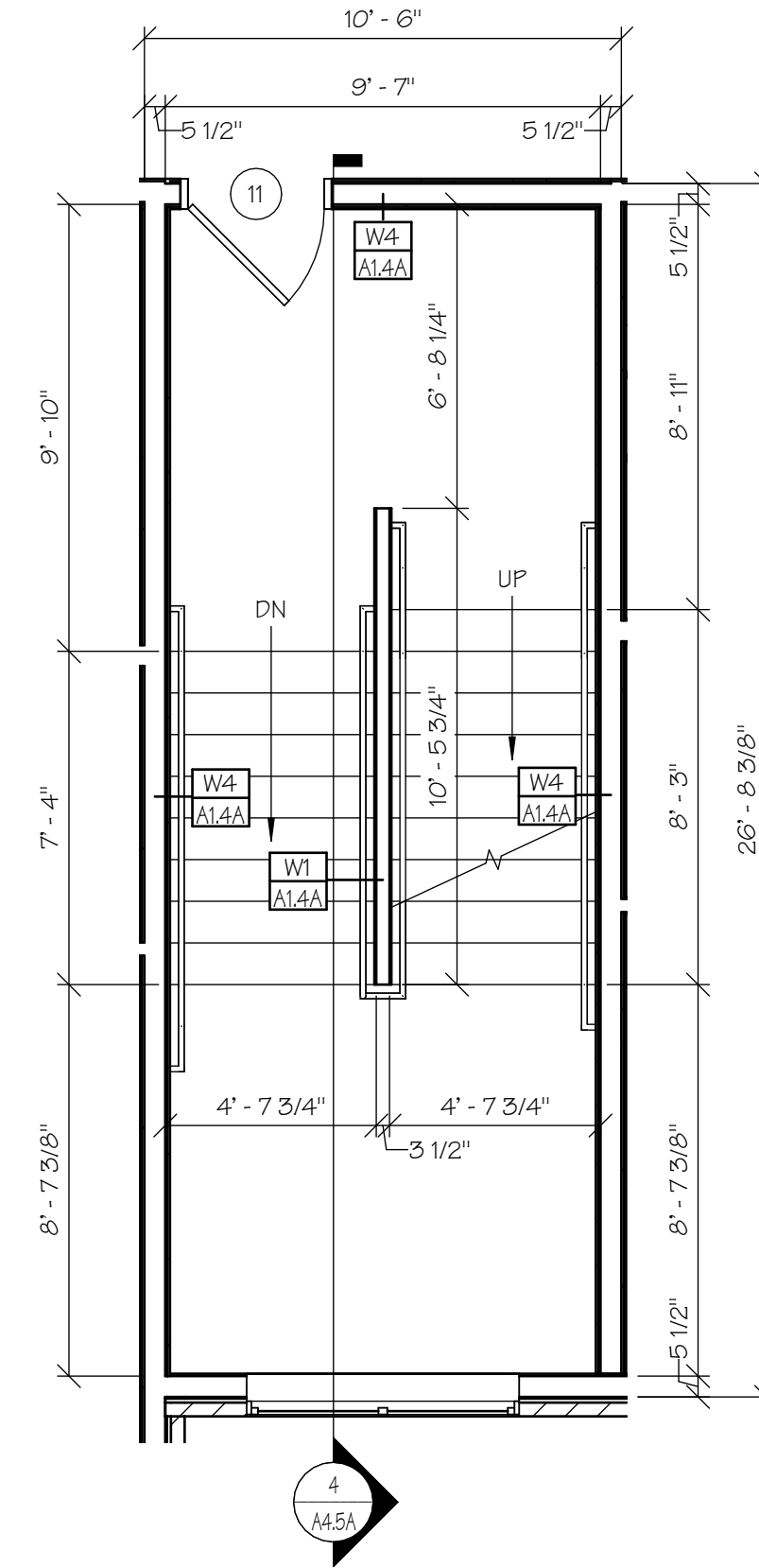
1ST FLOOR RIGHT SIDE
STAIRWELL DIM. PLAN

7
A1.6A SCALE: 1/4" = 1'-0"



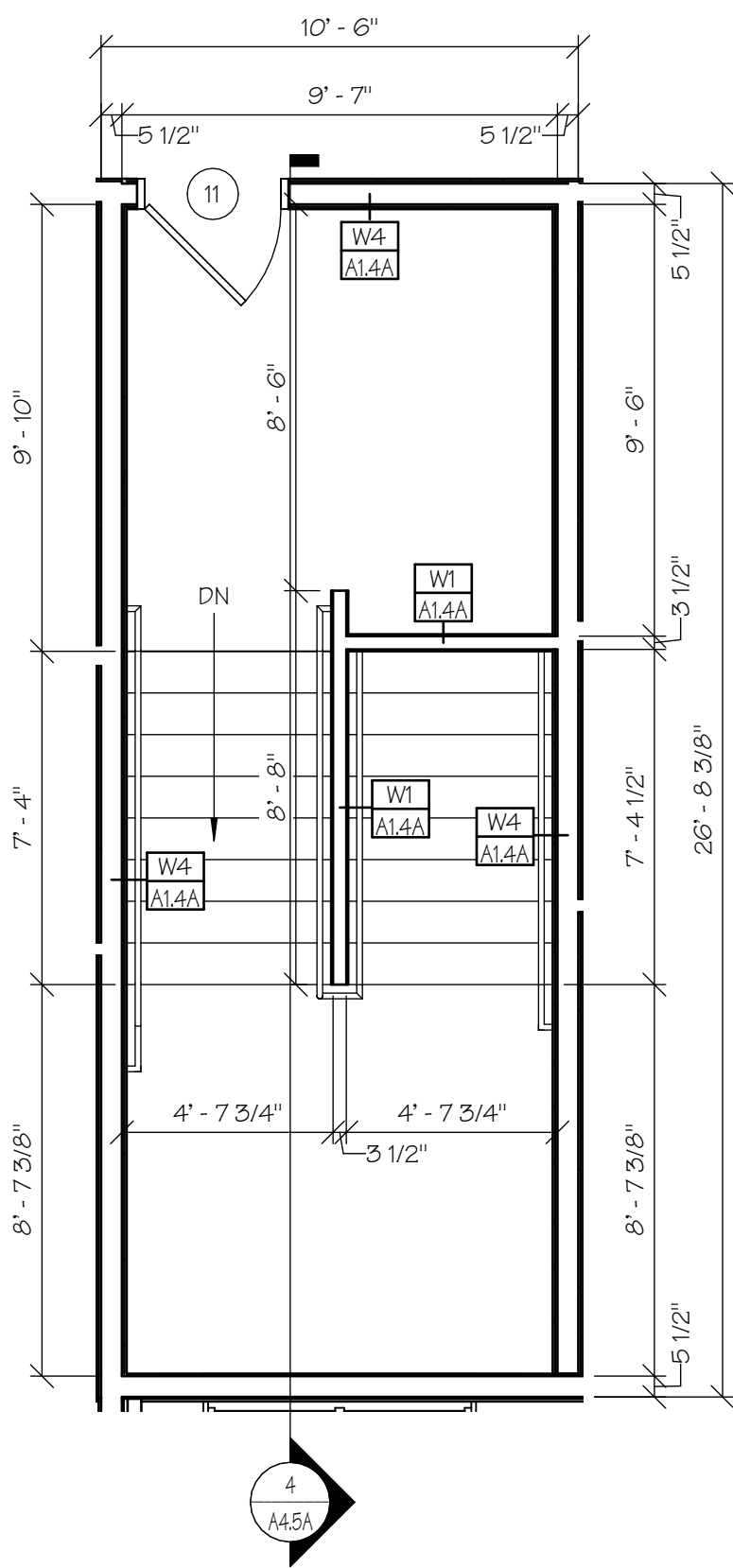
2ND FLOOR RIGHT SIDE
STAIRWELL DIM. PLAN

8
A1.6A SCALE: 1/4" = 1'-0"



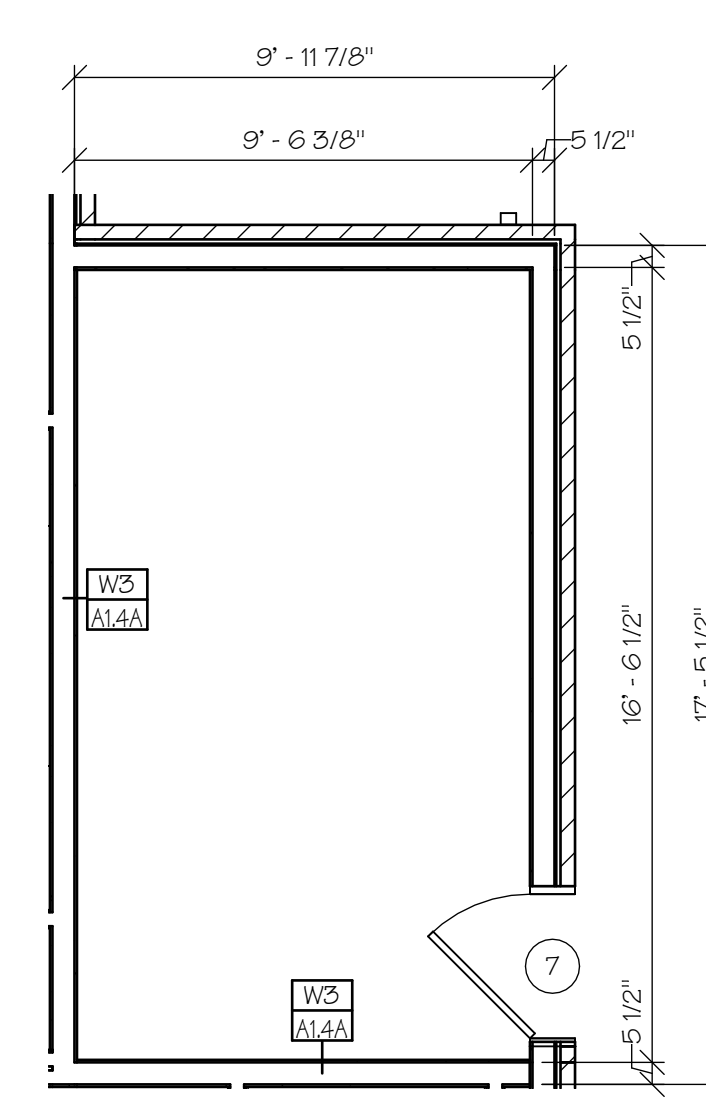
3RD FLOOR RIGHT SIDE
STAIRWELL DIM. PLAN

9
A1.6A SCALE: 1/4" = 1'-0"



4TH FLOOR RIGHT SIDE
STAIRWELL DIM. PLAN

10
A1.6A SCALE: 1/4" = 1'-0"



SPRINKLER ROOM
DIMENSION PLAN

11
A1.6A SCALE: 1/4" = 1'-0"

ISSUE SET

RELEASED FOR
CONSTRUCTION
As Noted on Plans Review
Missouri
Professional Services Department
STATE OF MISSOURI
M. RANDALL PORTER
2012006244
15 APR 2025
M. RANDALL PORTER
ARCHITECT LICENSE#
A-2012006244

ALURA APARTMENTS - VILLAGE AT DISCOVERY PARK
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

Wallace
ARCHITECTS L.L.C.
Columbia, MO
P 573-258-7200

WALLACE ARCHITECTS, LLC
MISSOURI STATE CERTIFICATE
OF AUTHORITY: 2003019614
COPYRIGHT © 2025
1ST ISSUE
15 APR 2025

ISSUE/REVISIONS
15 APR 2025 ISSUE SET

SHEET NO.
A1.6A

JOB NO.
4938

4/22/2025 3:58:39 PM

M. RANDALL PORTER
ARCHITECT LICENSE#
A-2012006244

ALURA APARTMENTS - VILLAGE AT DISCOVERY PARK
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

Wallace
ARCHITECTS L.L.C.

Columbia, MO
P 573-256-7200

WALLACE ARCHITECTS, LLC
MISSOURI STATE CERTIFICATE
OF AUTHORITY: 2003019614

COPYRIGHT © 2025
1ST ISSUE
15 APR 2025

ISSUE/REVISIONS	
15 APR 2025	ISSUE SET

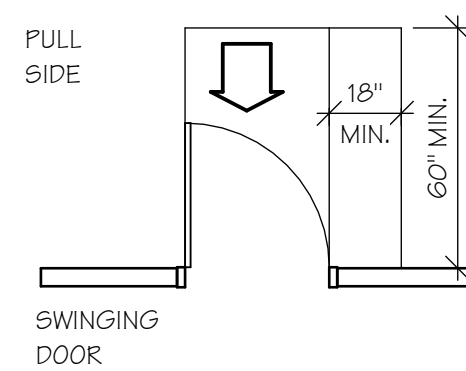
A1.7A

JOB NO.
4938

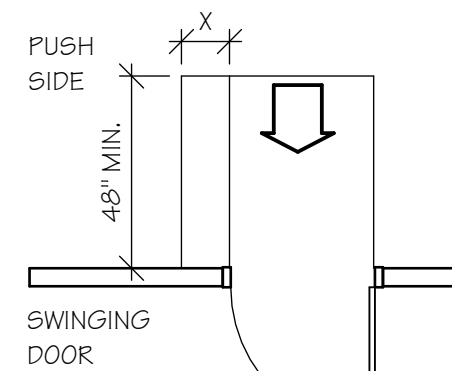
MANEUVERING CLEARANCES AT DOORS

PER ANSI

NOTE: WHERE ANY OBSTRUCTION WITHIN 18 INCHES OF THE LATCH SIDE OF A DOORWAY PROJECTS MORE THAN 8 INCHES BEYOND THE FACE OF THE DOOR, MEASURED PERPENDICULAR TO THE FACE OF THE DOOR, MANEUVERING CLEARANCES FOR A FORWARD APPROACH SHALL BE PROVIDED.

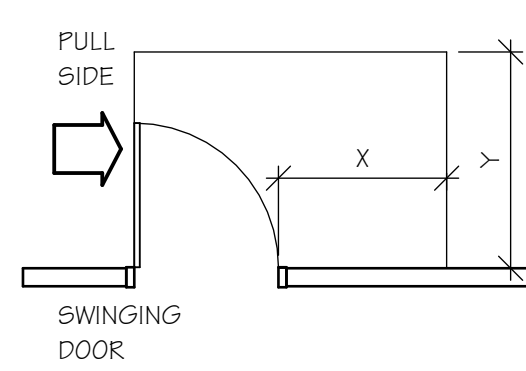


4.13.6 FIG. 25(a)
FRONT APPROACH - PULL SIDE



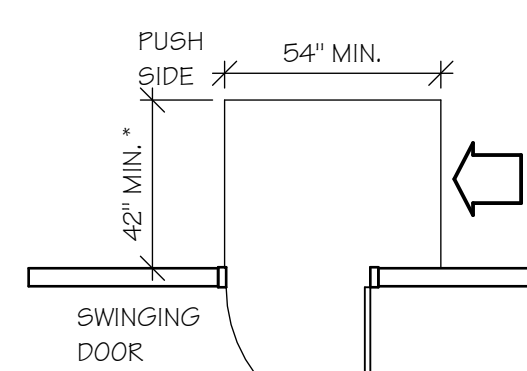
4.13.6 FIG. 25(a)
FRONT APPROACH - PUSH SIDE

NOTE: X = 12" MIN IF DOOR HAS BOTH A CLOSER AND LATCH



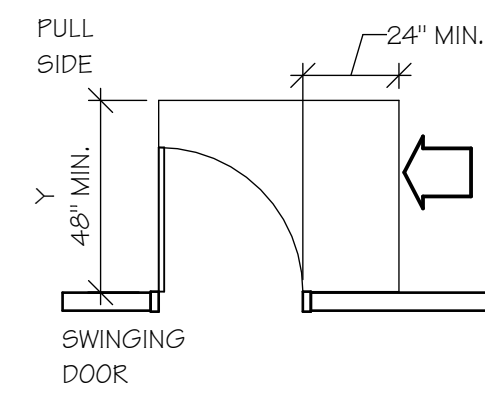
4.13.6 FIG. 25(b)
HINGE APPROACH - PULL SIDE
X = 36" MIN AND Y = 60" MIN

4.13.6 FIG. 25(b)
HINGE APPROACH - PULL SIDE
X = 42" MIN AND Y = 54" MIN



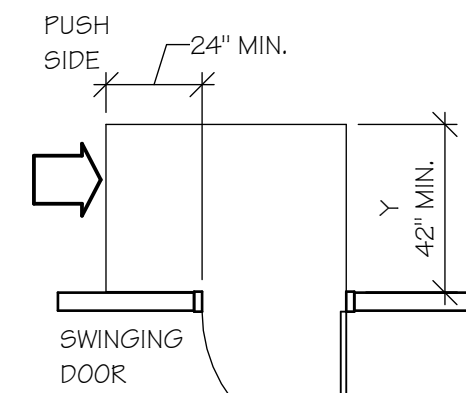
4.13.6 FIG. 25(b)
HINGE APPROACH - PUSH SIDE

* 48" MIN IF BOTH CLOSER AND LATCH PROVIDED.



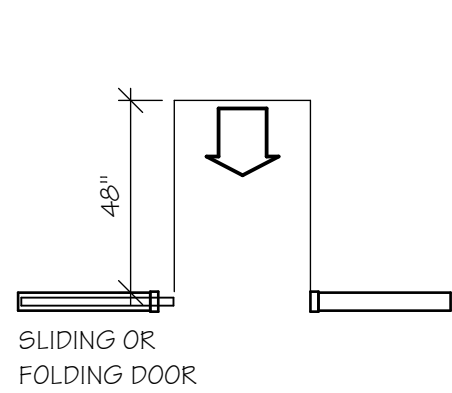
4.13.6 FIG. 25(c)
LATCH APPROACH - PULL SIDE

NOTE: Y = 54" MIN IF DOOR HAS A CLOSER

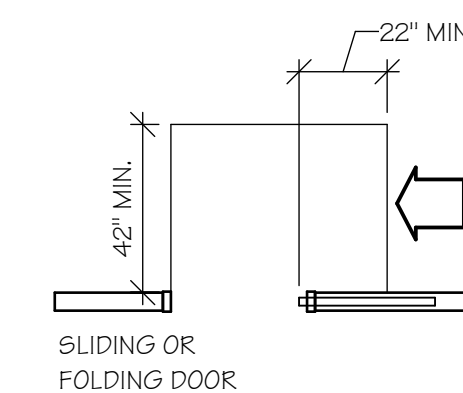


4.13.6 FIG. 25(c)
LATCH APPROACH - PUSH SIDE

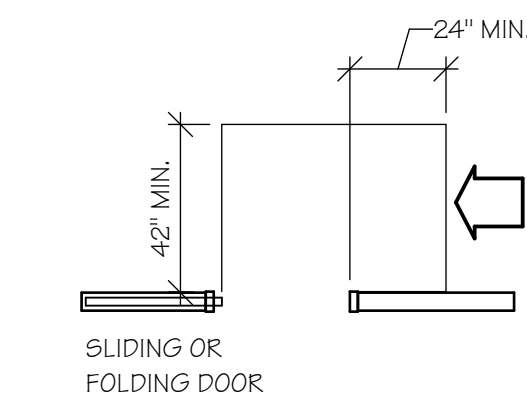
NOTE: Y = 48" MIN IF DOOR HAS
A CLOSER



4.13.6 FIG 25(d)
FRONT APPROACH

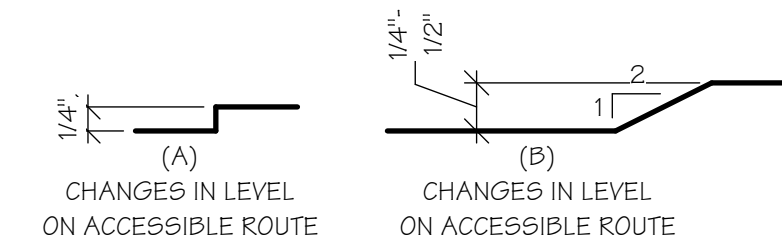


4.13.6 FIG 25(e)
POCKET OR HINGE ("SLIDE SIDE")
APPROACH



4.13.6 FIG 25(f)
STOP OR LATCH APPROACH

CHANGES IN LEVEL ON AN ACCESSIBLE ROUTE



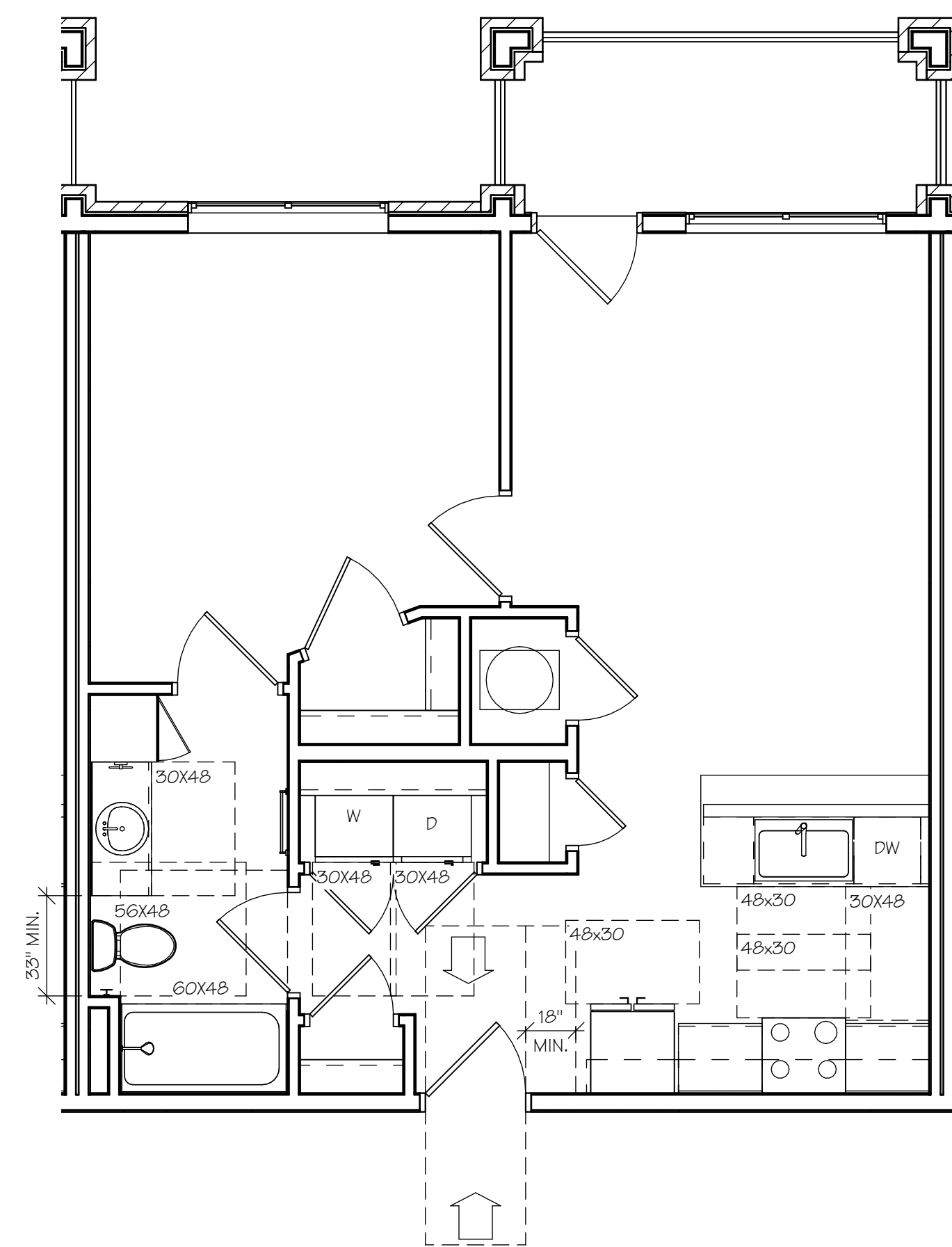
NOTE: STAIRS SHALL NOT BE PART OF AN ACCESSIBLE ROUTE.

ANSI "A" UNIT BATH NOTES

- 1) VALVE & SHOWER HEAD SHALL BE ON 2X6 WALL OR WALL @ L.V., (SEE BATH ELEVATIONS SHEET A7.0A)
- 2) PROVIDE HAND-HELD SHOWER W/VACUUM BREAKER (IN LIEU OF FIXED SHOWER HEAD), FLEXIBLE HOSE, & 24" SLIDE BAR.
- 3) OFF-SET SHOWER VALVE CONTROL SO IT IS CENTERED 12" TO 15" FROM OUTER EDGE OF SHOWER FOR EASIER ACCESS, & 30" A.F.F. (LEVER TYPE CONTROL).
- 4) INSTALL GRAB BARS WITH ROUND HEAD SCREWS.
- 5) PROVIDE & INSTALL 36" GRAB BAR BEHIND @ 42" GRAB BAR BESIDE WATER CLOSET ON WALL @ 34" A.F.F. (SEE BATH ELEVATIONS SHEET A7.0A)
- 6) BOTTOM OF MIRROR TO REST ON COUNTERTOP BACKSPASH.
- 7) VANITY SINK FAUCET TO BE LEVER TYPE, & EXPOSED PIPING TO BE WRAPPED W/ PIPE WRAP.
- 8) EXTEND VINYL FLOORING BENEATH LAV. SPACE.

ANSI "A" UNIT KITCHEN NOTES

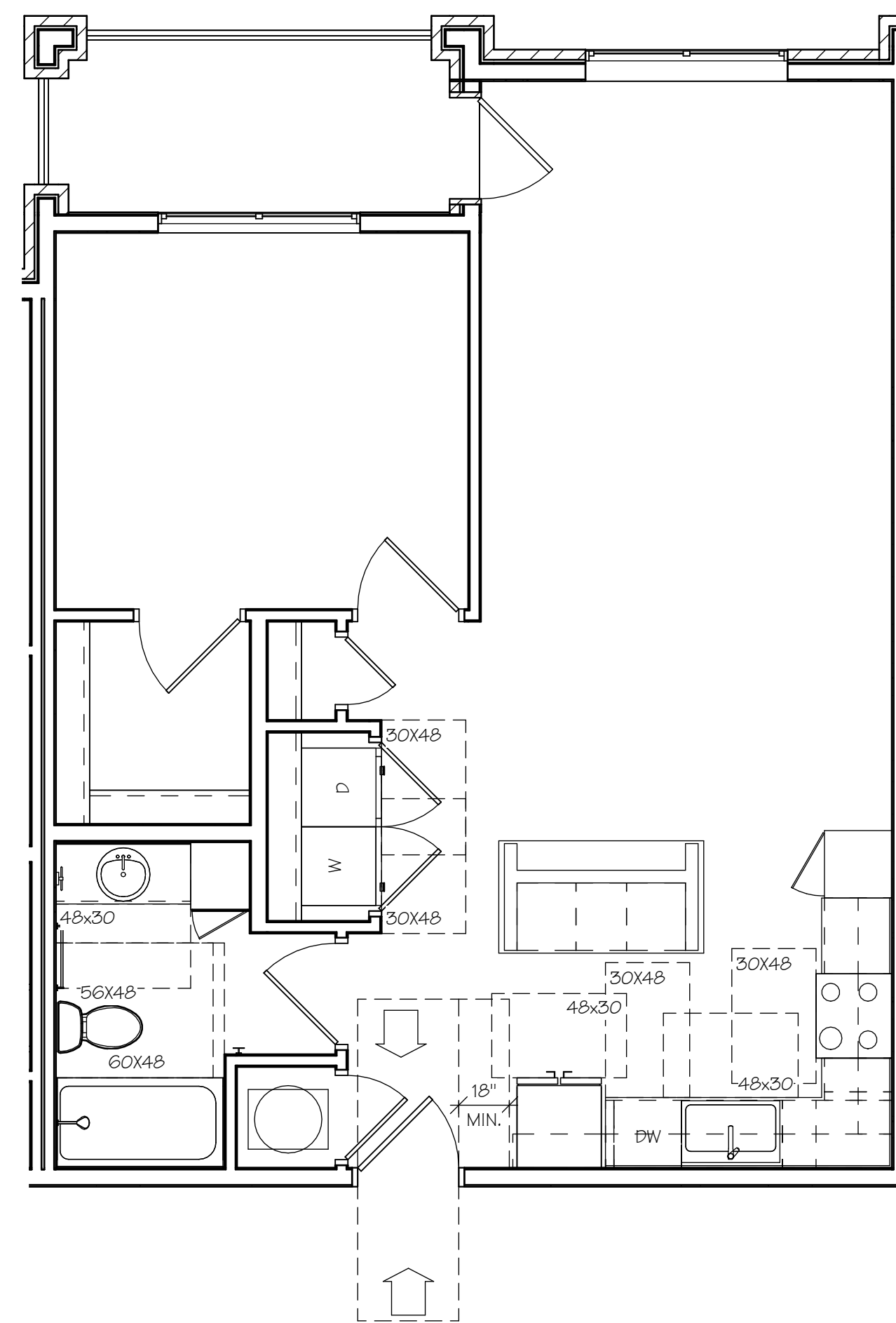
- | | |
|----|--|
| 1) | COUNTER HEIGHT SHALL BE 34" A.F.F. TO TOP OF SINK. |
| 2) | EXTEND VINYL FLOORING BENEATH SINK AND THE 30" WORKSPACE BESIDE THE RANGE. PROVIDE REMOVABLE FRONT & FLOOR IN LIEU OF SINK BASE. |
| 3) | TOE KICK SPACE @ BOTTOM OF BASE CABINETS SHALL REMAIN 4" MIN. (STANDARD) |
| 4) | ADD SEPARATE WALL SWITCHES FOR RANGE HOOD FAN AND RANGE HOOD LIGHT (SEE ELECTRICAL PLANS) |
| 5) | ADD SWITCH FOR CONTROL OF LIGHT OVER SINK & GABAGE DISPOSAL. |
| 6) | TOP OF WALL TELEPHONE OUTLET TO BE 48" MAX. A.F.F. |
| 7) | INSULATE EXPOSED PIPING BELOW KITCHEN SINK W/ PIPE WRAP. |
| 8) | DISHWASHER HOOKUPS ARE UNDER SINK, ACCESS OPENING IS TO BE MADE THROUGH END PANEL OF SINK. |



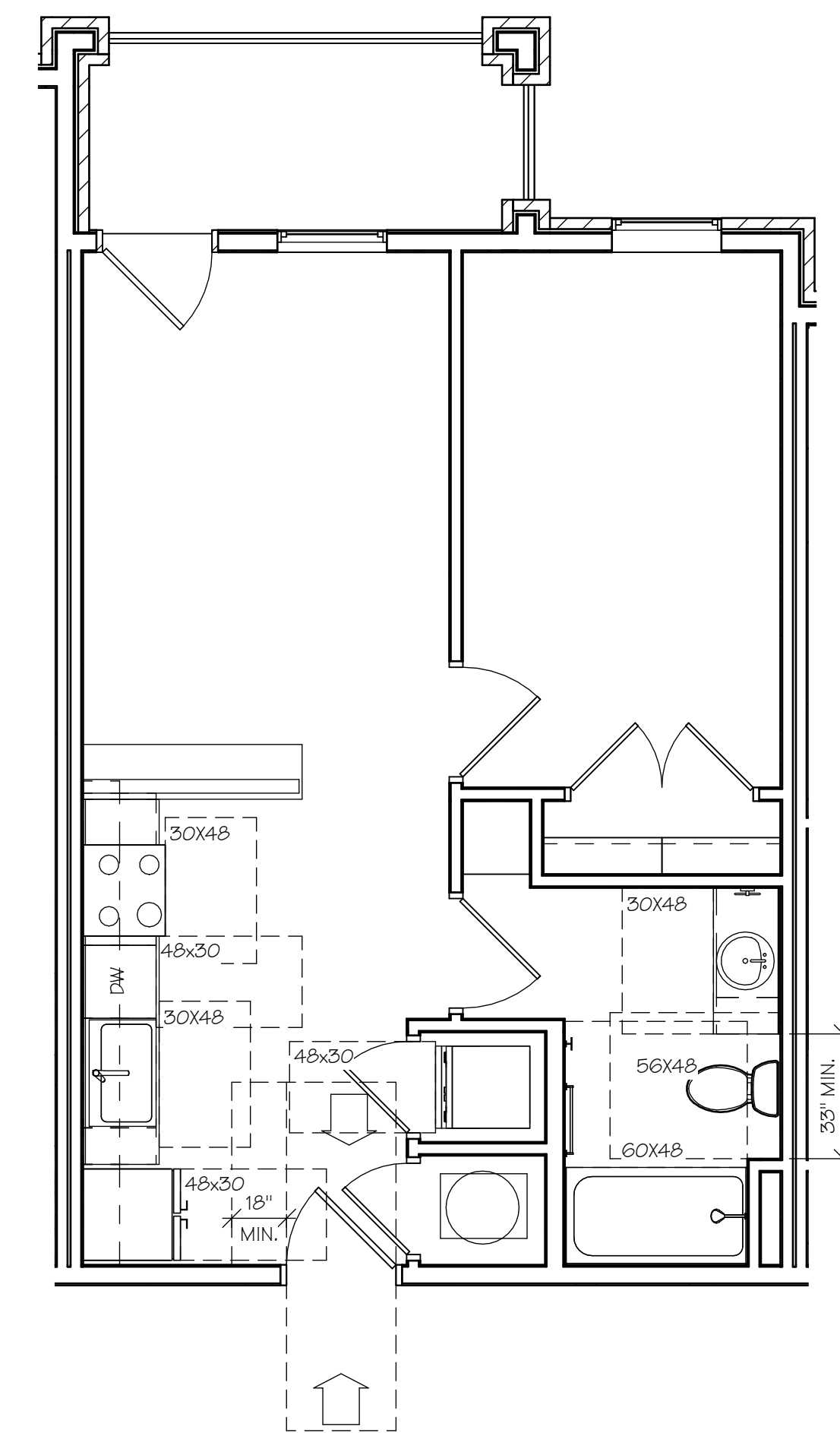
1
A1.7A

ANSI "B" 1-BR-A UNIT ACC. PLAN

SCALE: 1/4" = 1'-0"



ANSI "B" 1-BR-B UNIT ACC. PLAN



3
A1.7A

ANSI "B" 1-BR-C UNIT ACC. PLAN

SCALE: 1/4" = 1'-0"

ISSUE SET

ALURA APARTMENTS - VILLAGE AT DISCOVERY PARK
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

Wallace
ARCHITECTS L.L.C.
Columbia, MO
P 573-258-7200

WALLACE ARCHITECTS, LLC
MISSOURI STATE CERTIFICATE
OF AUTHORITY: 2003019614

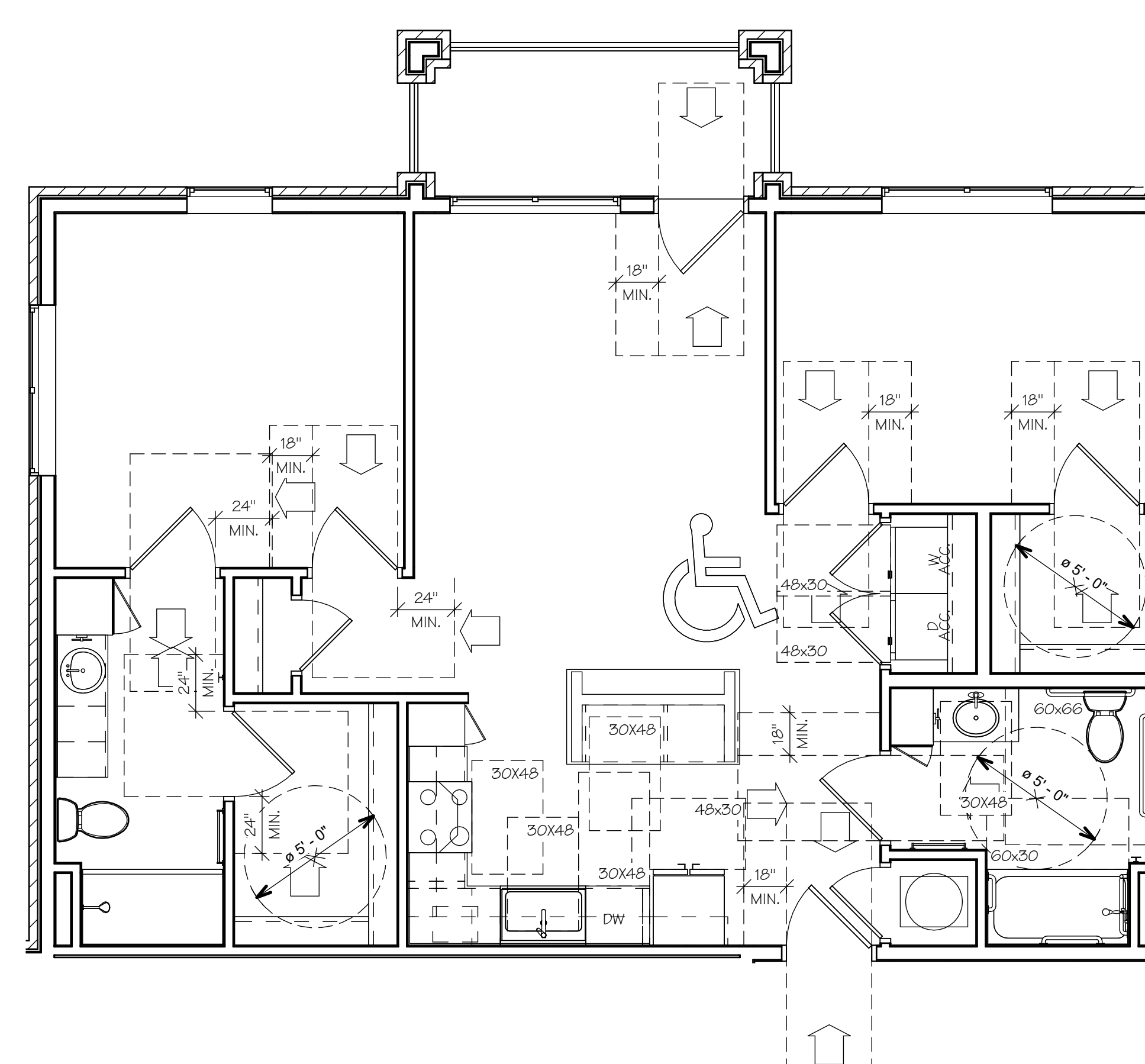
COPYRIGHT © 2025
1ST ISSUE
15 APR 2025

ISSUE/REVISIONS	
15 APR 2025	ISSUE SET

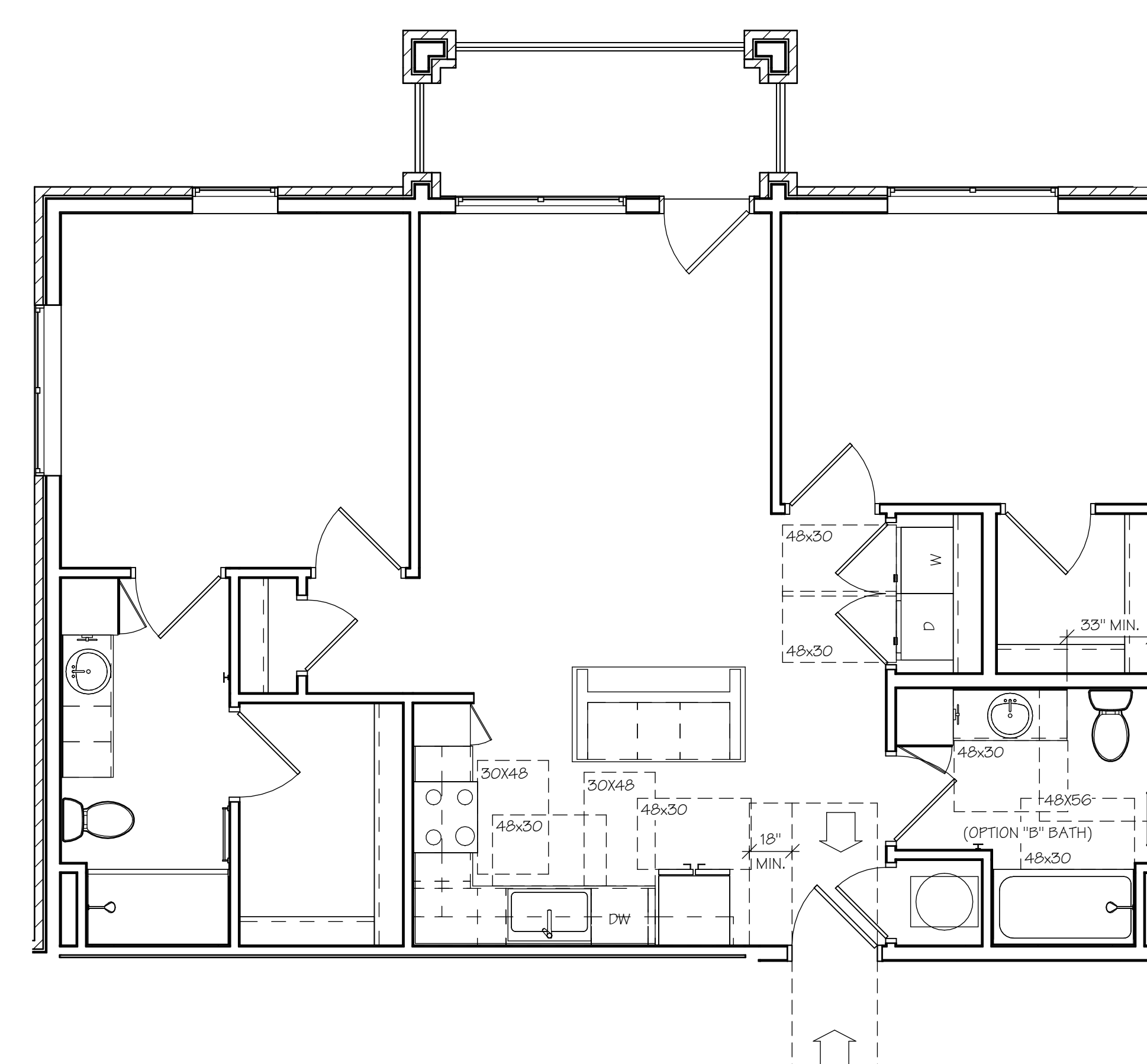
SHEET NO. A1.8A

JOB NO.
4938

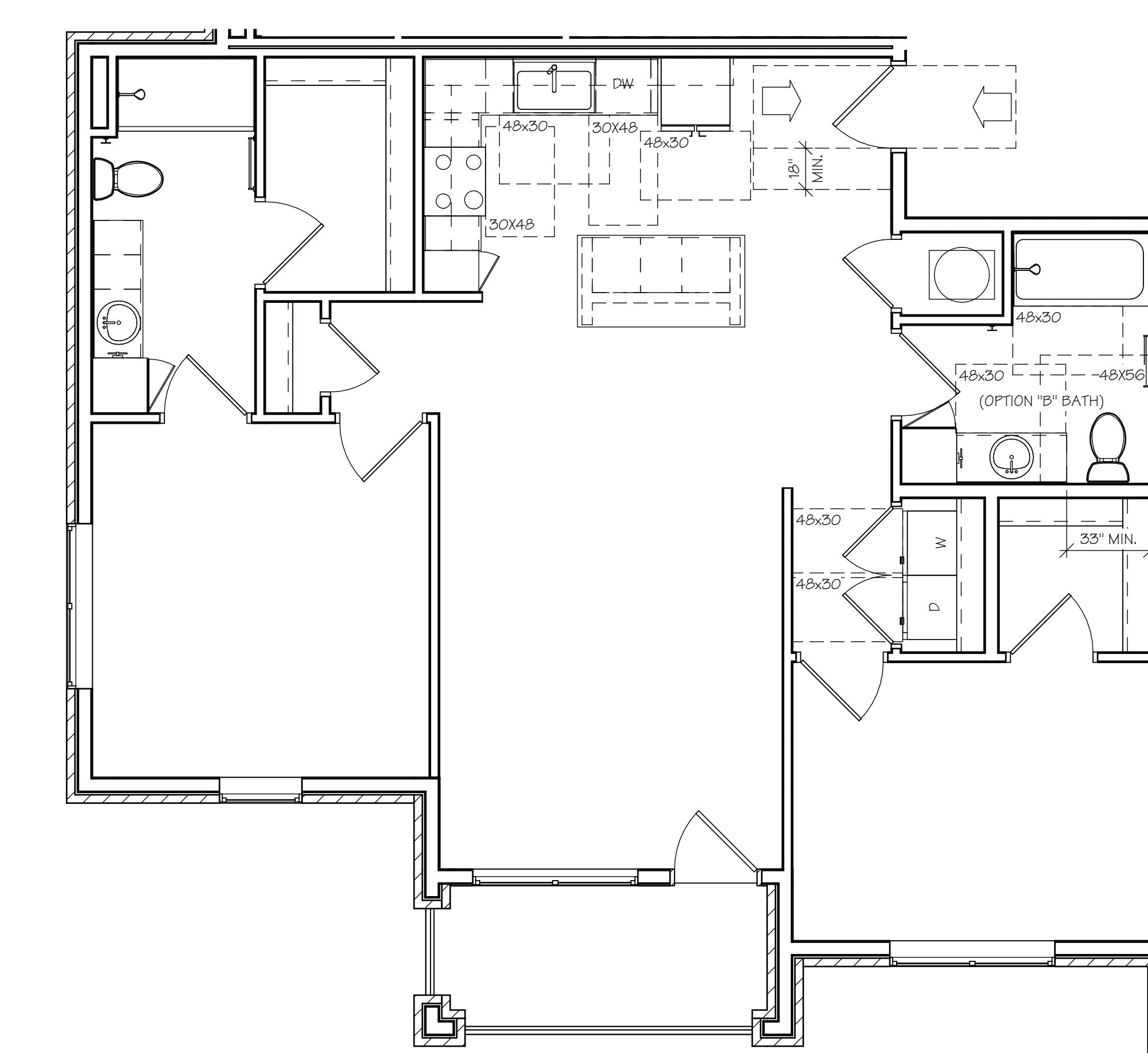
4/22/2025 3:58:50 PM



1
A1.8A
ANSI "A" 2-BR-A UNIT ACC. PLAN
SCALE: 1/4" = 1'-0"



2
A1.8A
ANSI "B" 2-BR-A UNIT ACC. PLAN
SCALE: 1/4" = 1'-0"



3
A1.8A
ANSI "B" 2-BR-B UNIT ACC. PLAN
SCALE: 1/4" = 1'-0"

NOTE: SEE SHEET A1.7A FOR ADDITIONAL
MANEUVERING CLEARANCE DETAILS.

ISSUE SET

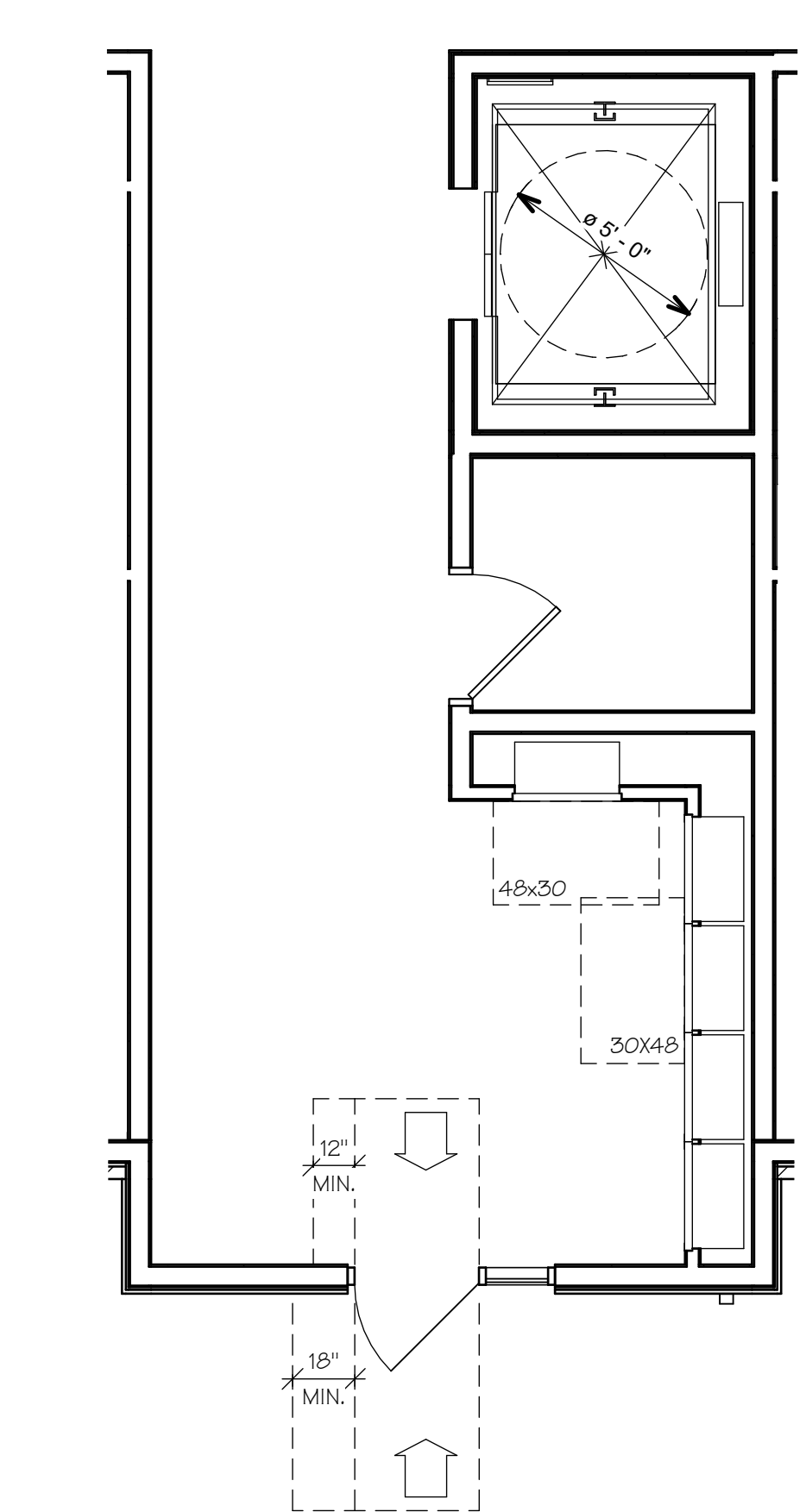
ALURA APARTMENTS - VILLAGE AT DISCOVERY PARK
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

Wallace
ARCHITECTS L.L.C.
Columbia, MO
P 573-258-7200

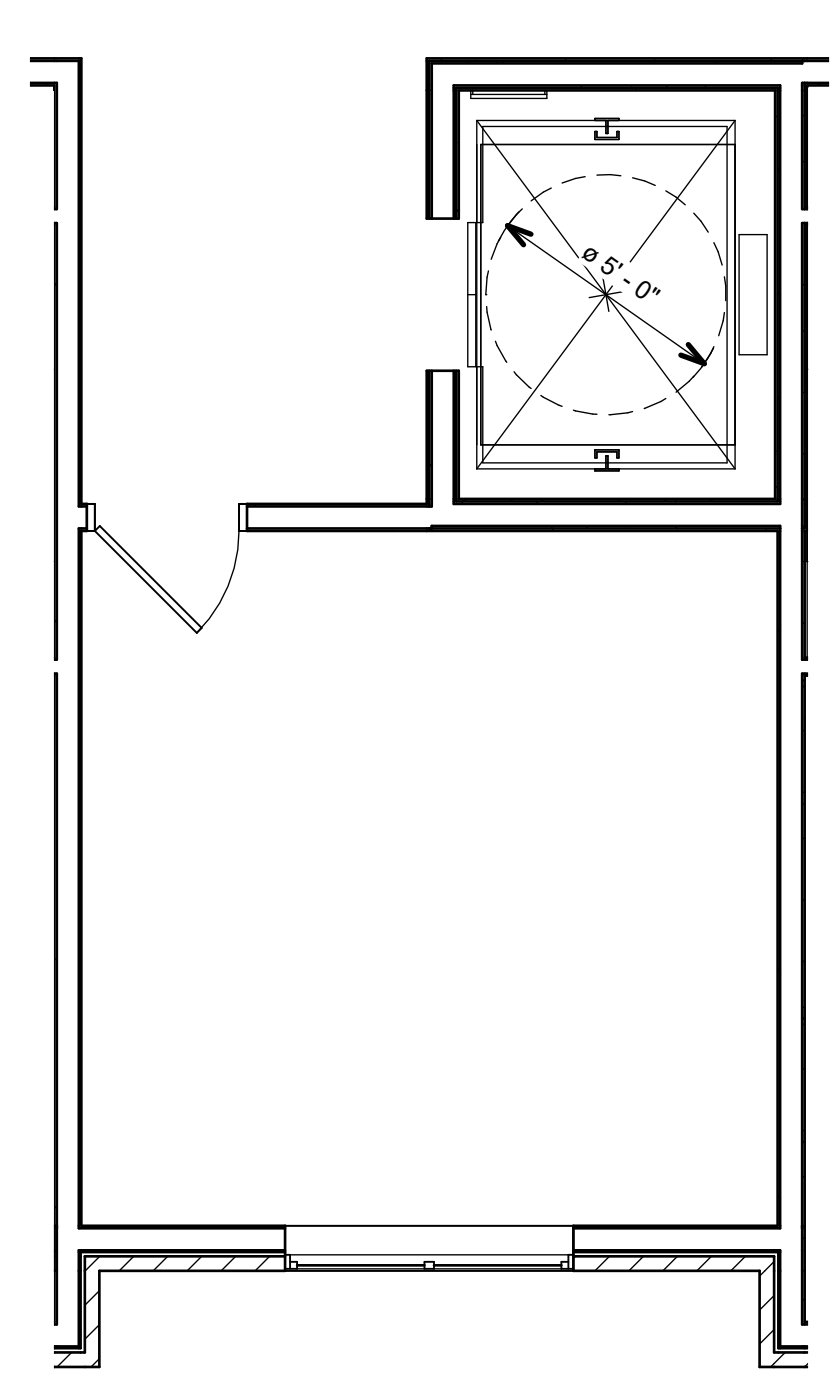
WALLACE ARCHITECTS, LLC
MISSOURI STATE CERTIFICATE
OF AUTHORITY: 2003019614
COPYRIGHT © 2025
1ST ISSUE
15 APR 2025

ISSUE/REVISIONS	
15 APR 2025	ISSUE SET

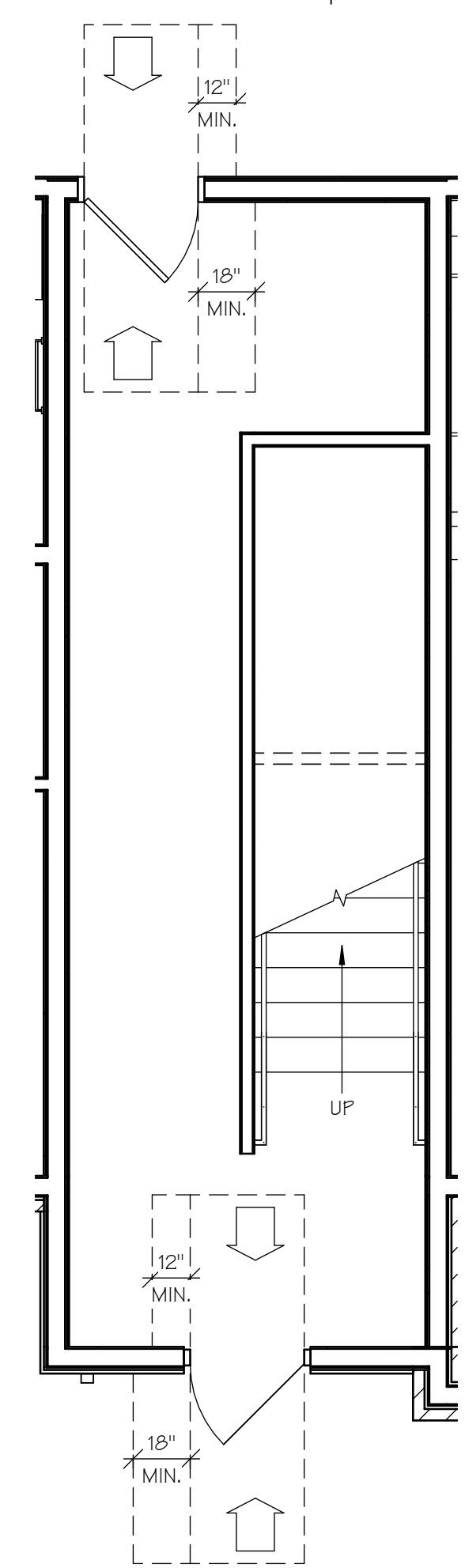
SHEET NO.
A1.9A
JOB NO.
4938
4/22/2025 3:53:57 PM



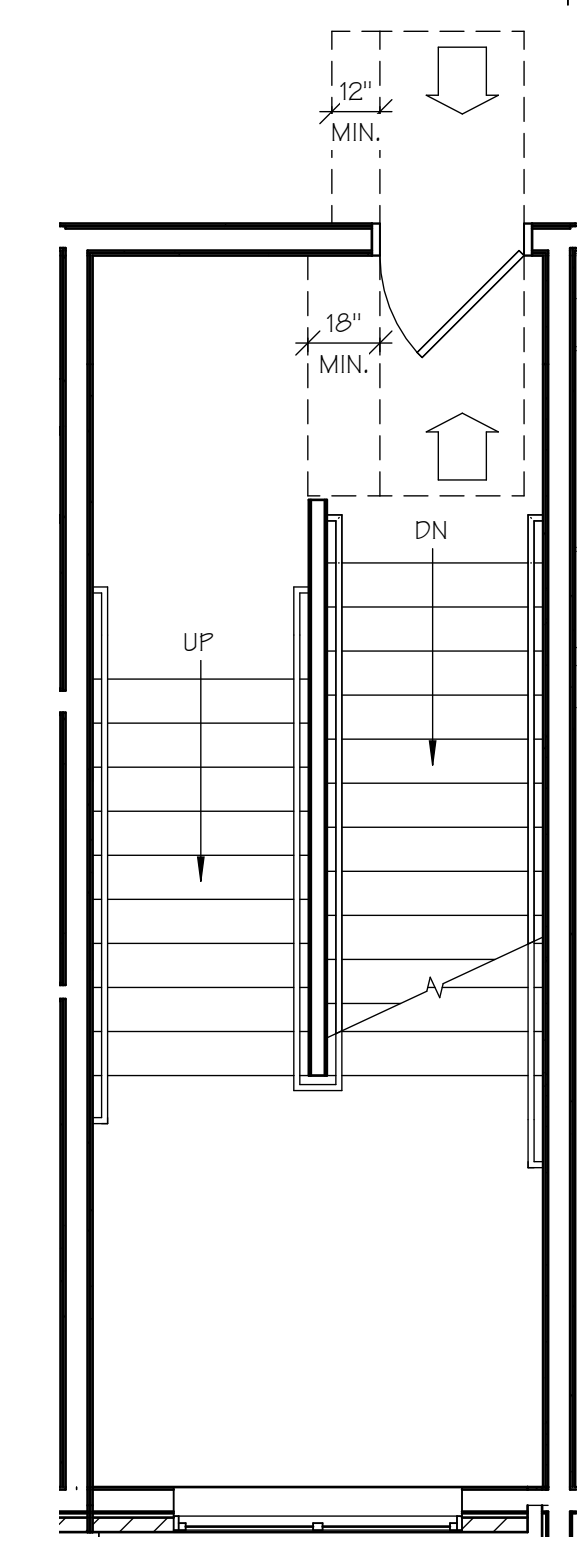
1
A1.9A
SCALE: 1/4" = 1'-0"



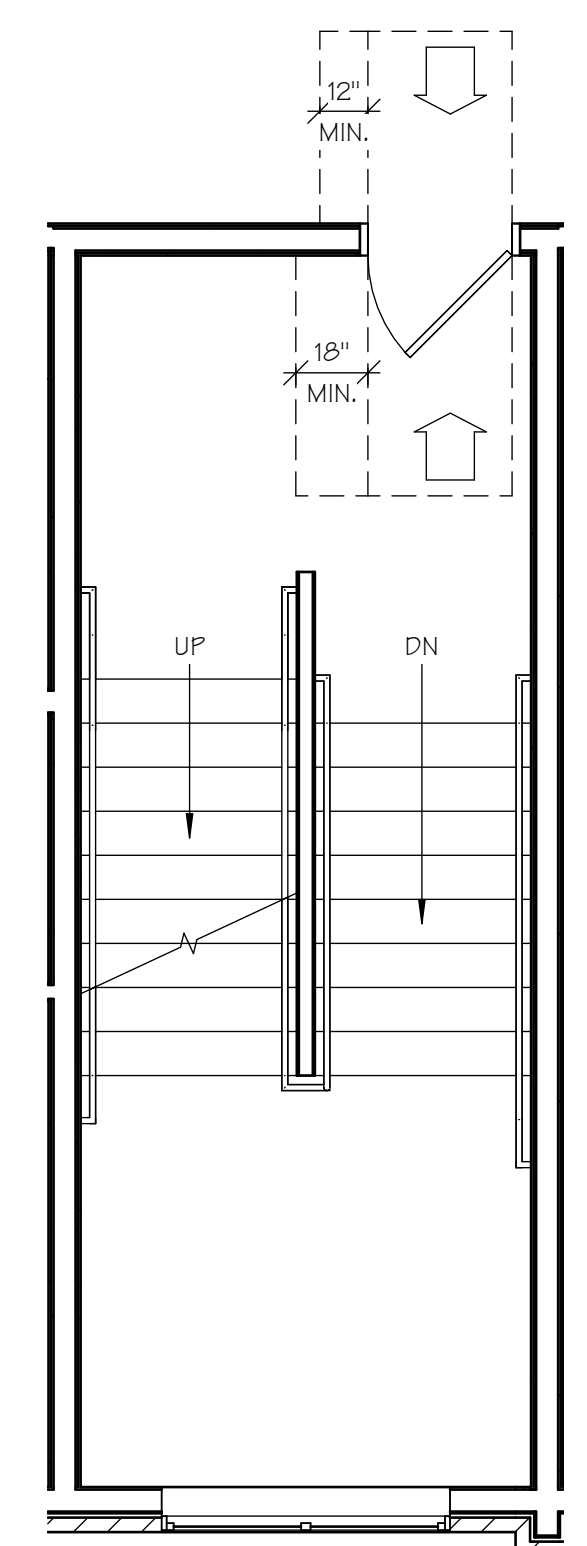
2
A1.9A
SCALE: 1/4" = 1'-0"



3
A1.9A
SCALE: 1/4" = 1'-0"

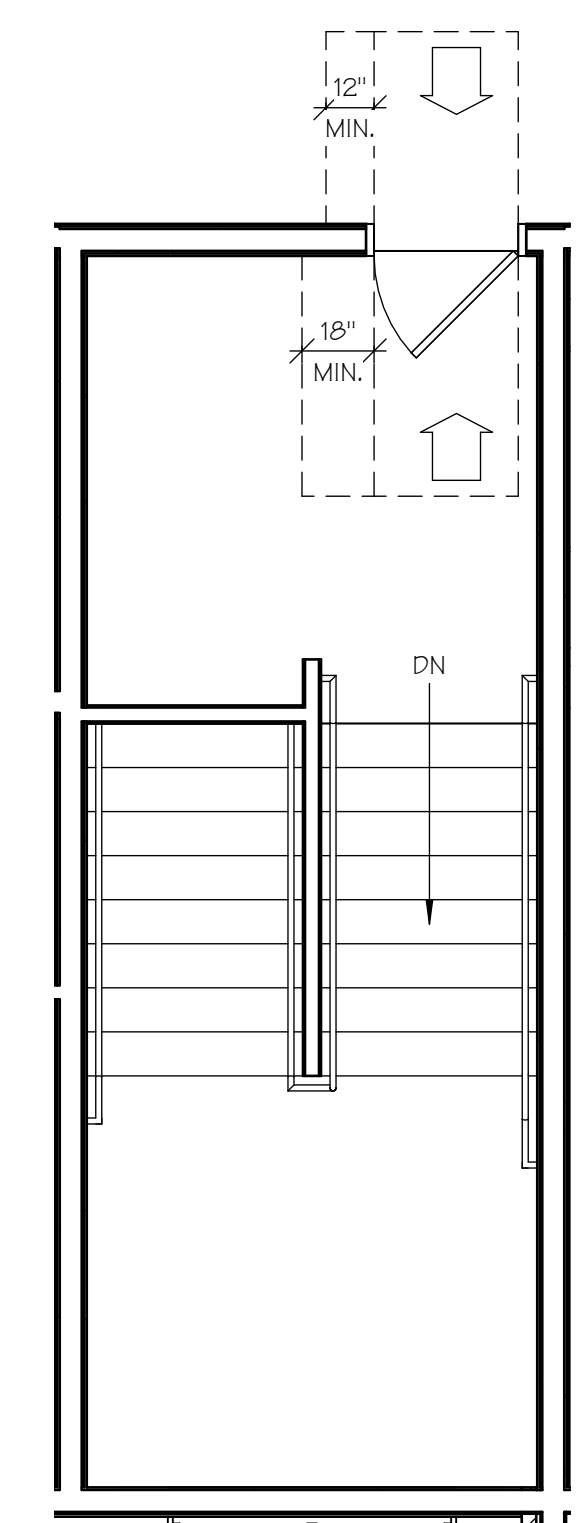


4
A1.9A
SCALE: 1/4" = 1'-0"

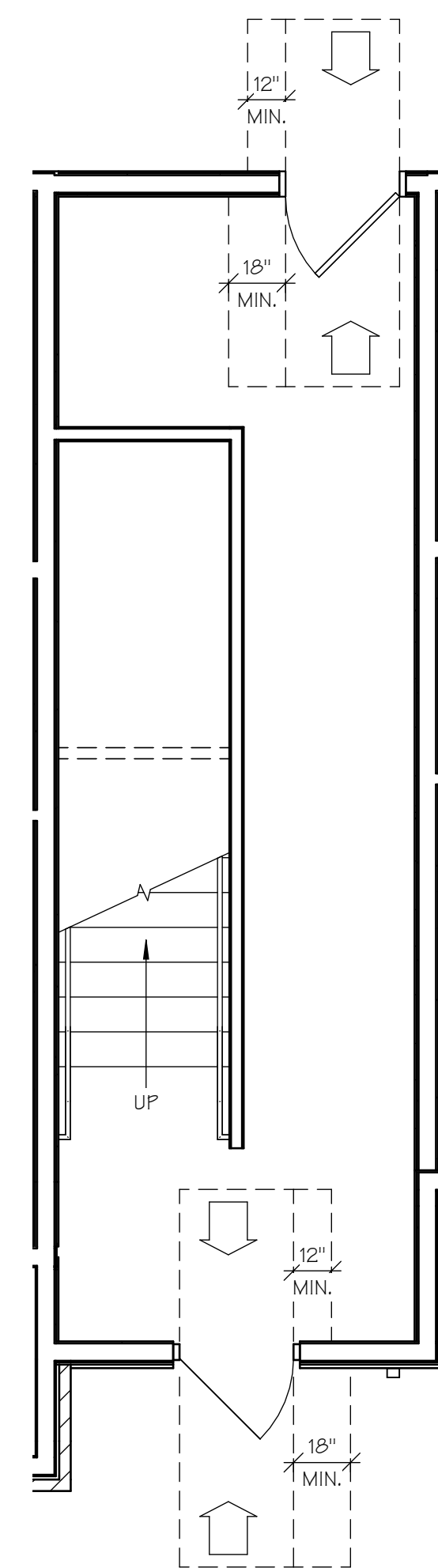


5
A1.9A
SCALE: 1/4" = 1'-0"

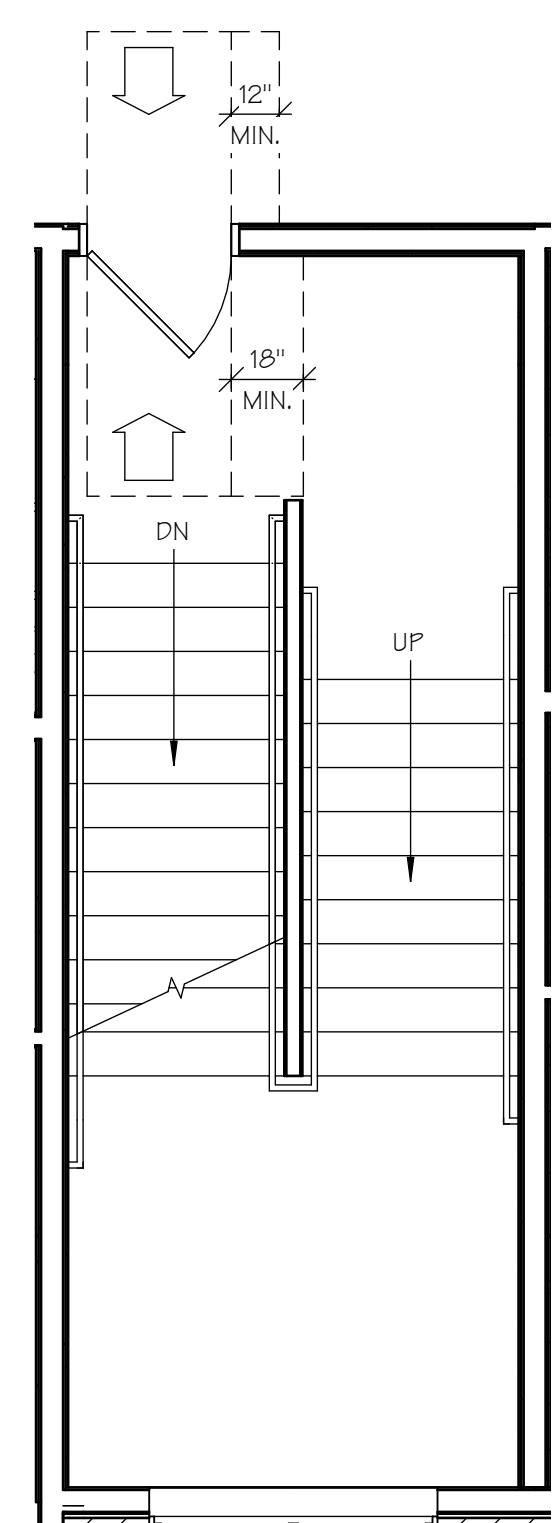
NOTE: SEE SHEET A1.7A FOR ADDITIONAL
MANEUVERING CLEARANCE DETAILS.



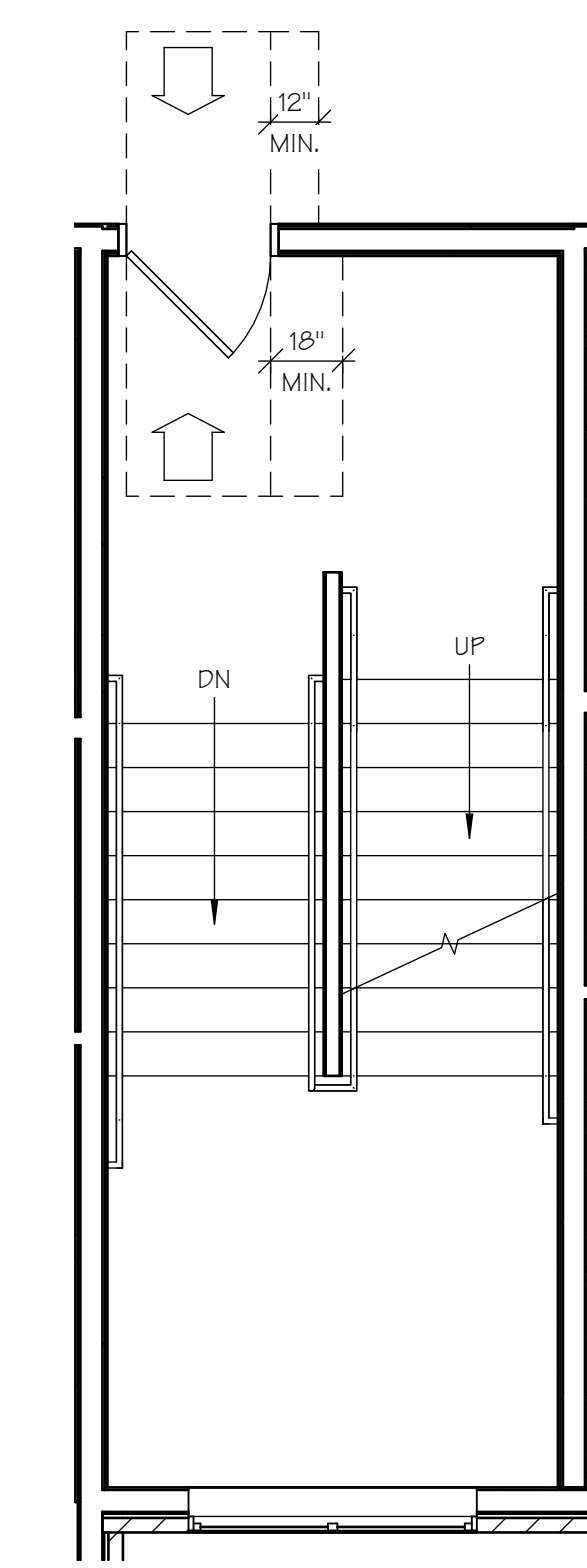
6
A1.9A
SCALE: 1/4" = 1'-0"



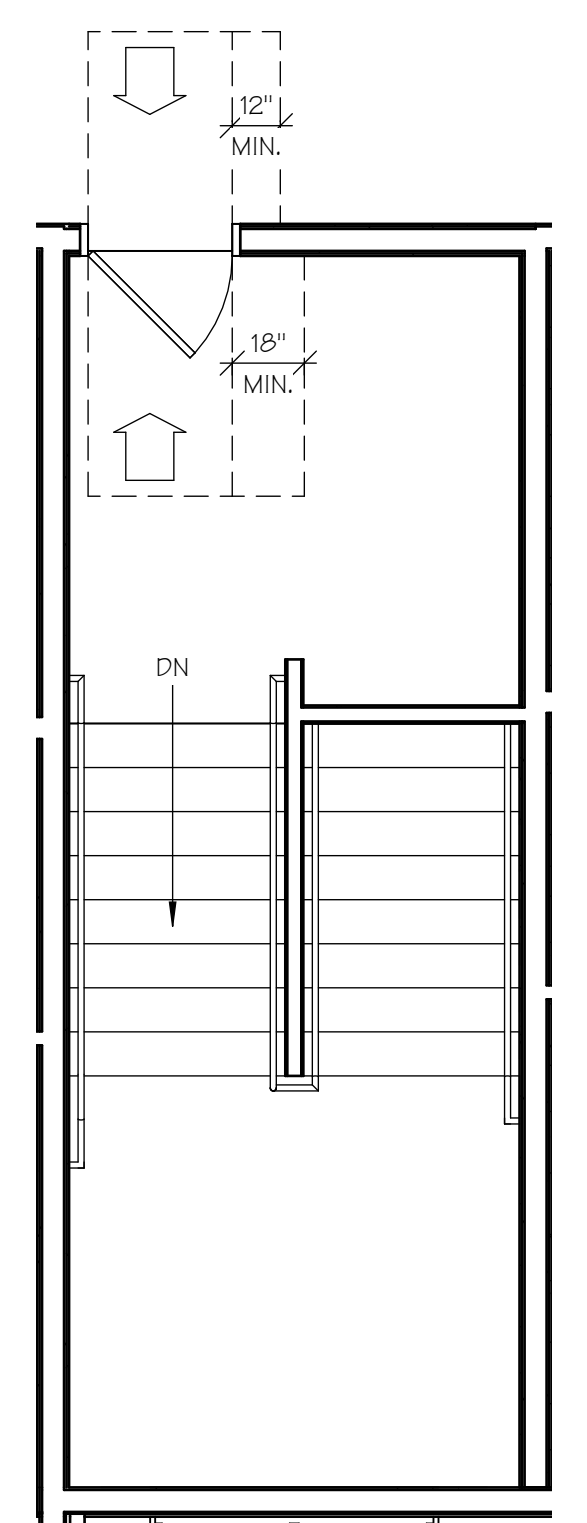
7
A1.9A
SCALE: 1/4" = 1'-0"



8
A1.9A
SCALE: 1/4" = 1'-0"



9
A1.9A
SCALE: 1/4" = 1'-0"



10
A1.9A
SCALE: 1/4" = 1'-0"

ISSUE SET

ATTIC COMPARTMENT VENTILATION				
NAME	AREA	TOTAL REQ'D VENT. (SQ. IN.)	SOFFIT VENT (SQ. IN.)	ROOF VENT (SQ. IN.)
DRAFTSTOPPING COMPARTMENT "A"	1972 SF	947	473	473
DRAFTSTOPPING COMPARTMENT "B"	1264 SF	606	303	303
DRAFTSTOPPING COMPARTMENT "C"	2666 SF	128	64	64
DRAFTSTOPPING COMPARTMENT "D"	992 SF	476	238	238
DRAFTSTOPPING COMPARTMENT "E"	1400 SF	672	336	336
DRAFTSTOPPING COMPARTMENT "F"	468 SF	225	112	112
DRAFTSTOPPING COMPARTMENT "G"	928 SF	446	223	223
DRAFTSTOPPING COMPARTMENT "H"	1874 SF	900	450	450
DRAFTSTOPPING COMPARTMENT "I"	1092 SF	524	262	262
DRAFTSTOPPING COMPARTMENT "J"	2666 SF	128	64	64
DRAFTSTOPPING COMPARTMENT "K"	1264 SF	607	303	303

ATTIC DRAFTSTOPPING NOTES

- 1) DRAFTSTOPPING MATERIALS SHALL NOT BE LESS THAN 1/2" GYPSUM BOARD, 3/8" WOOD STRUCTURAL PANEL, 3/8" PARTICLEBOARD, 1" NOMINAL LUMBER, CEMENT FIBERBOARD, BATTS OR BLANKETS OF MINERAL WOOL OR GLASS FIBER, OR OTHER APPROVED MATERIALS ADEQUATELY SUPPORTED.
- 2) DRAFTSTOPPING SHALL BE PROVIDED IN ATTICS, OVERHANGS, OR OTHER CONCEALED ROOF SPACES.
- 3) DRAFTSTOPPING SHALL BE INSTALLED ABOVE, AND IN LINE WITH, SLEEPING UNIT AND DWELLING UNIT SEPARATION WALLS THAT DO NOT EXTEND TO THE UNDERSIDE OF THE ROOF DECKING ABOVE.
- 4) THE ATTIC SPACE SHALL BE SUBDIVIDED BY DRAFTSTOPS INTO AREAS NOT EXCEEDING 3,000 SF OR ABOVE EVERY TWO DWELLING UNITS, WHICHEVER IS SMALLER.

GENERAL ATTIC VENTILATION NOTES

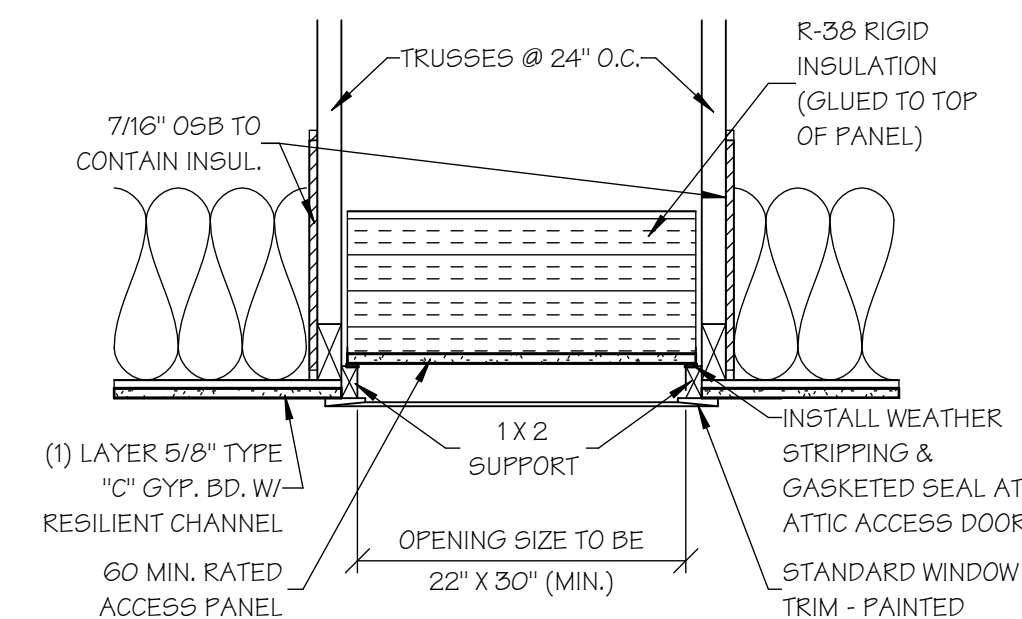
- 1) TOTAL FREE AREA SHALL EQUAL 1/300 OF ATTIC AREAS W/50% OF VENT AREA WITHIN 3' VERTICAL OF ROOF PEAK AND 50% AT SOFFITS.
- 2) SPECIFIED RIDGE VENT LENGTHS BASED ON 18 SQ. IN. FREE AREA PER LINEAL FOOT. ADJUST VENT LENGTH AS REQUIRED BASED ON FREE AREA OF SPECIFIC VENTILATOR USED.
- 3) SPECIFIED VENTILATION POD QUANTITY BASED ON 50 SQ. IN. FREE AREA PER POD. ADJUST QUANTITY AS REQUIRED BASED ON FREE AREA OF SPECIFIC VENTILATION POD USED.

ROOFING KEYNOTES

1	60 MIL. TPO ROOFING SYSTEM (CLASS B), MECHANICAL FASTENED & HEAT WELD SYSTEMS OVER COVERBOARD & ROOF DECKING.
2	THRU WALL SCUPPER (CORD. W/ MEP) 4" MIN. OPENING.
3	OVERFLOW DRAIN (CORD. W/ MEP) INSTALLED BELOW FLASHING HEIGHT, 4" MIN. OPENING.
4	PARAPET, HEIGHT VARIES - SEE EXTERIOR ELEVATIONS & WALL SECTIONS
5	TAPERED INSULATION, CRICKET SLOPED TO DRAIN ROOF.

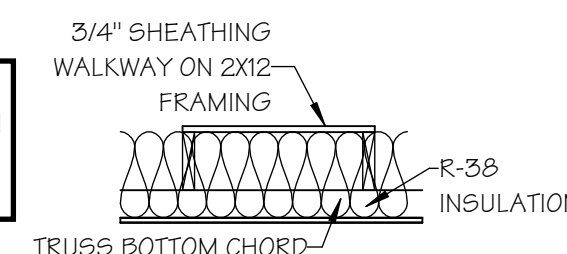
SPECIAL INSTRUCTION:
STRUCTURAL DRAWINGS AND SPECIFICATIONS TAKE PRECEDENCE
OVER ANY DRAWING, DETAIL OR NOTE SHOWN ON THIS SHEET.
CONTRACTORS, SUBCONTRACTORS, AND SUPPLIERS MUST
REFERENCE STRUCTURAL DRAWINGS AND/OR SPECIFICATIONS
BEFORE CONSTRUCTING, OR SUPPLYING ANY LOAD-BEARING, OR
LOAD-RESISTING ELEMENT SHOWN ON THIS SHEET.

LEGEND



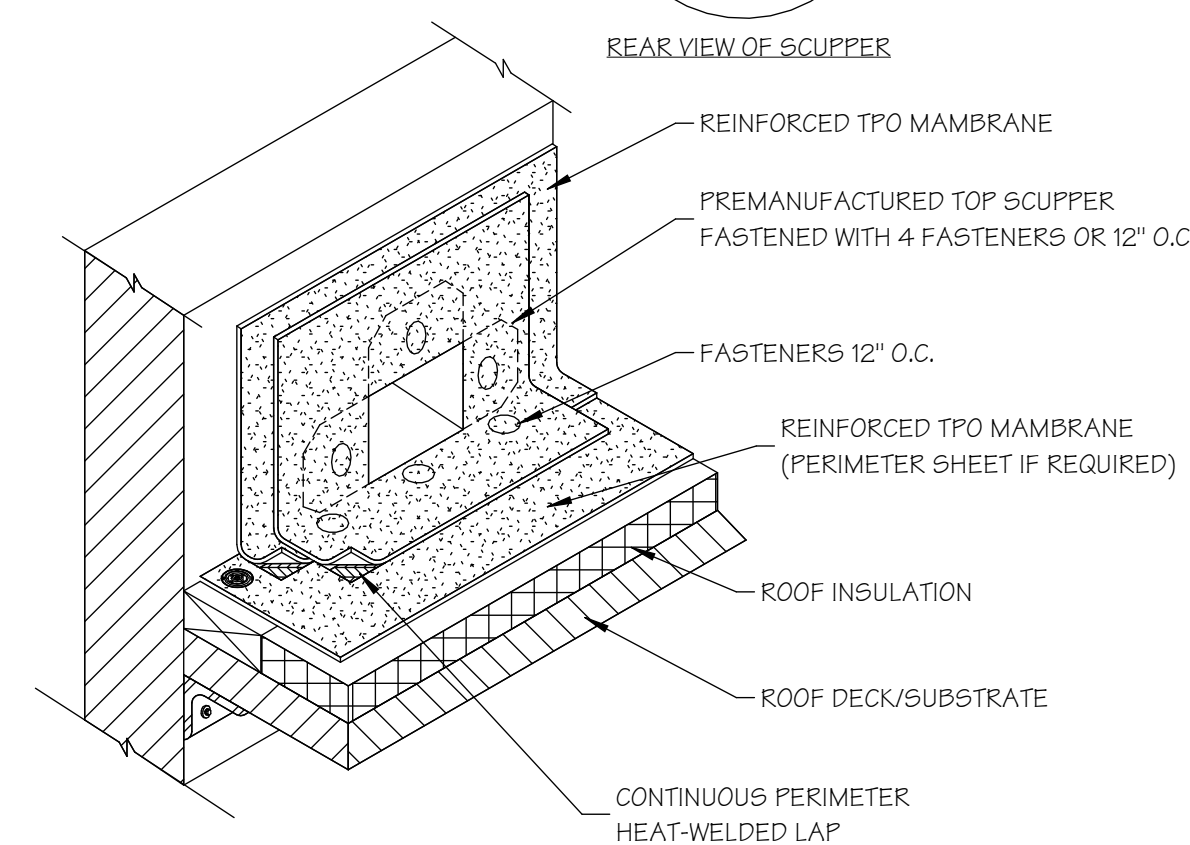
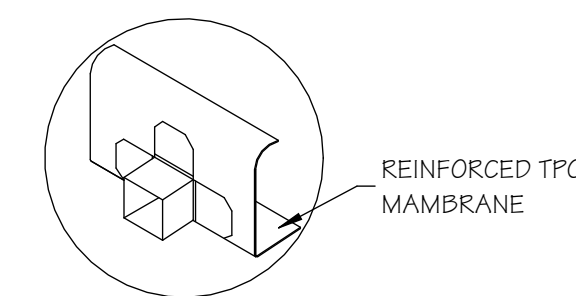
ATTIC ACCESS DETAIL

(A2.0A) SCALE: 1" = 1'-0"



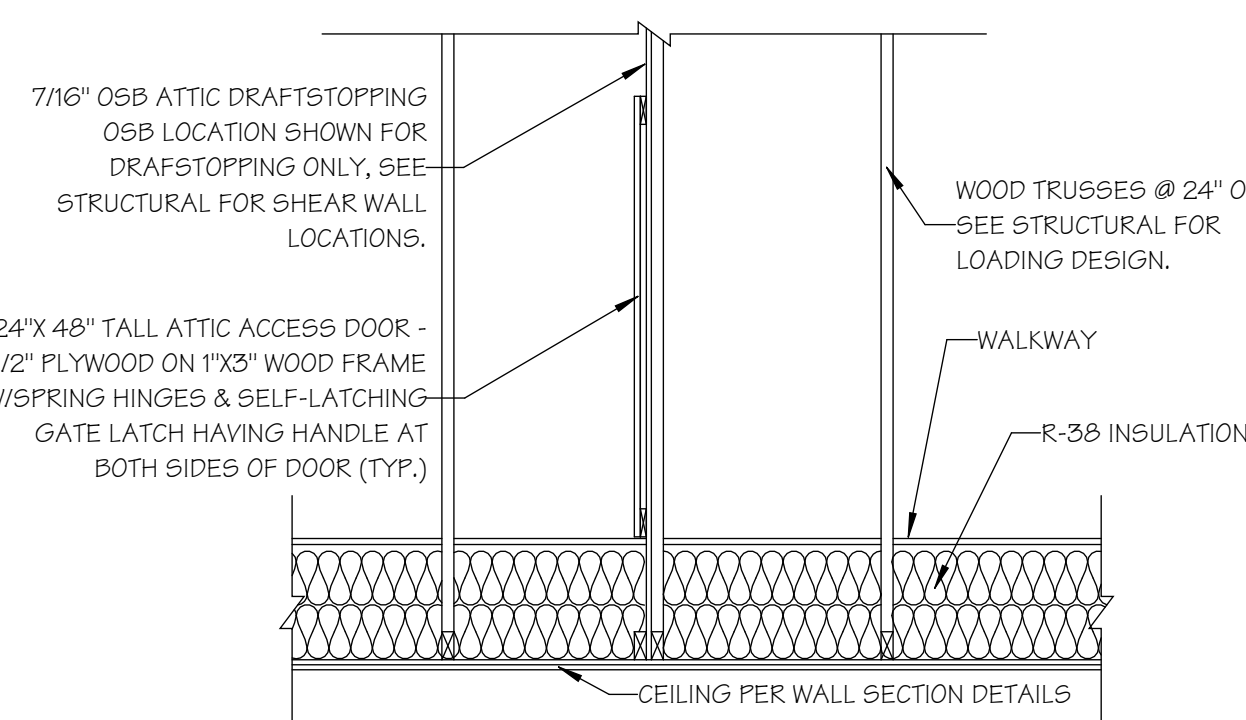
ATTIC WALKWAY DETAIL

(A2.0A) SCALE: 1/2" = 1'-0"



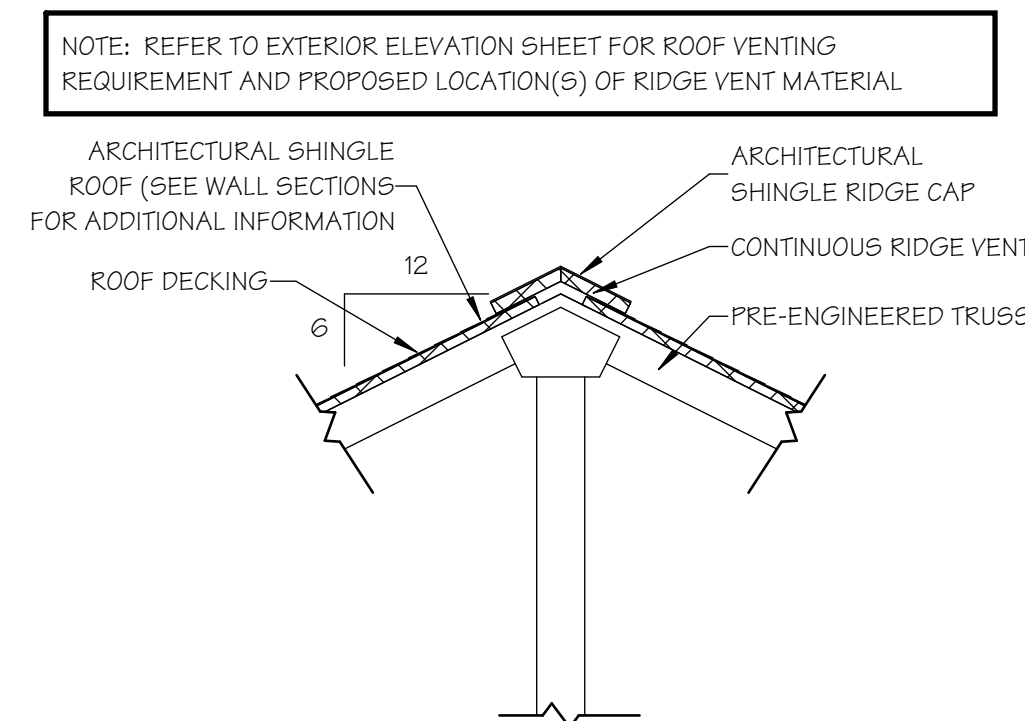
THRU-WALL SCUPPER DETAIL

A2.0A SCALE: 3" = 1'-0"



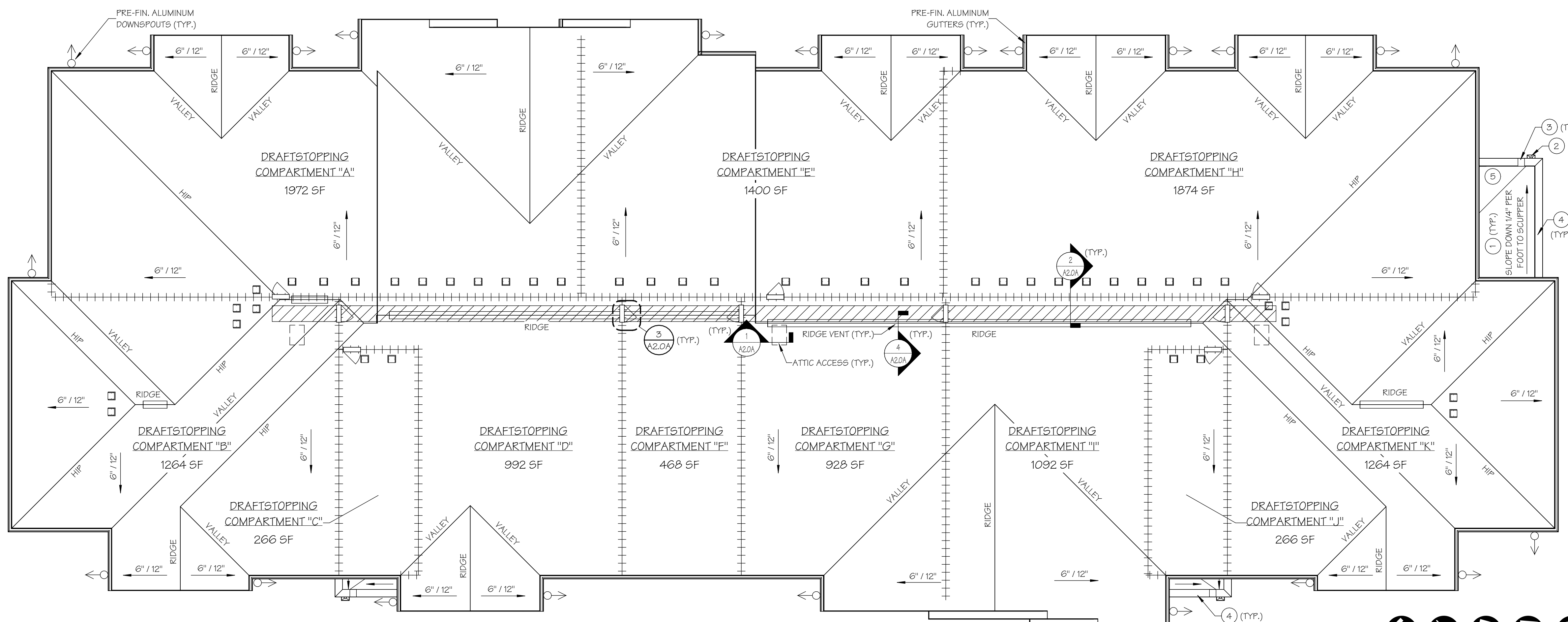
ATTIC DRAFTSTOP DOOR

A2.0A SCALE: 1/2" = 1'-0"



ROOF VENT DETAIL

A2.0A SCALE: 3/4" = 1'-0"



ROOF PLAN

(A2.0A) SCALE: 1/8" = 1'-0"

(BUILDINGS 1, 4, 6, 8 & 11 - SEE CIVIL)



BLDG. "1" BLDG. "4" BLDG. "6" BLDG. "8" BLDG. "11"

ISSUE SET

RELEASED FOR
CONSTRUCTION
As Noted on Plans Review
Missouri State Department of
Professional Services
M. RANDALL PORTER
A-2012006244
15 APR 2025
M. RANDALL PORTER
ARCHITECT LICENSE#
A-2012006244

ALURA APARTMENTS - VILLAGE AT DISCOVERY PARK
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

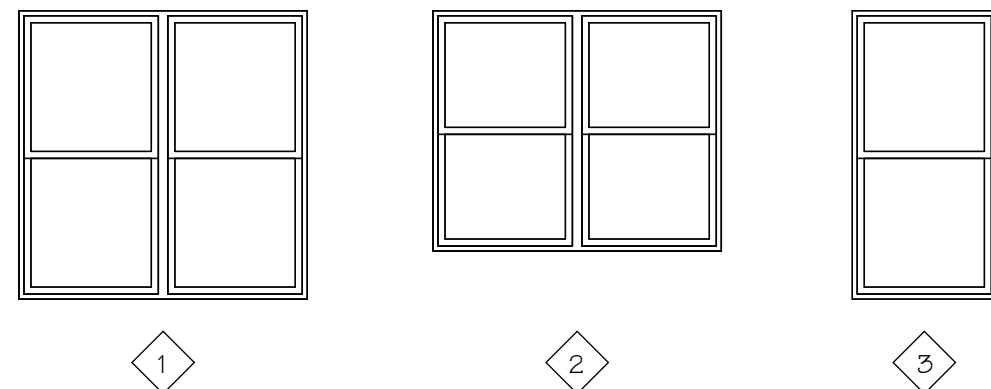
Wallace
ARCHITECTS L.L.C.
Columbia, MO
P 573-258-7200

WALLACE ARCHITECTS, LLC
MISSOURI STATE CERTIFICATE
OF AUTHORITY: 2003019614
COPYRIGHT © 2025
1ST ISSUE
15 APR 2025
ISSUE/REVISIONS
15 APR 2025 ISSUE SET
A3.0A
JOB NO.
4938
7/22/2025 3:58:58 PM



1
A3.0A
FRONT ELEVATION
SCALE: 1/8" = 1'-0"

WINDOW SCHEDULE				
MARK	UNIT SIZE	GLAZING	HARDWARE	COMMENTS
1	PR. 3'-0" x 6'-0"	INSUL. LOW "E"	STANDARD	SINGLE HUNG W/SCREENS, U-FACTOR = 0.32 MAX., SHGC = 0.40 MAX.
2	PR. 3'-0" x 5'-0"	INSUL. LOW "E"	STANDARD	SINGLE HUNG W/SCREENS, U-FACTOR = 0.32 MAX., SHGC = 0.40 MAX.
3	3'-0" x 6'-0"	INSUL. LOW "E"	STANDARD	SINGLE HUNG W/SCREENS, U-FACTOR = 0.32 MAX., SHGC = 0.40 MAX.



WINDOW NOTES

- GLAZING WITHIN 24" OF DOORS SHALL BE TEMPERED GLASS.
- MAX. SILL HGT. @ 36" A.F.F.
- INSTALL WINDOW RESTRICTORS FOR 2ND, 3RD & 4TH FLOOR WINDOWS.
- REFER TO WALL SECTIONS FOR BRICK OR SIDING DETAILS AROUND WINDOW OPENINGS.
- INSTALL BLINDS AT WINDOWS (FULL WIDTH X FULL HEIGHT)

BUILDING NOTES

- BRICK CONTROL JOINTS EVERY 20'-0" MAX.
- CONTRACTOR SHALL FOLLOW MANUFACTURER'S INSTALLATION INSTRUCTIONS.



2
A3.0A
LEFT SIDE ELEVATION
SCALE: 1/8" = 1'-0"



3
A3.0A
RIGHT SIDE ELEVATION
SCALE: 1/8" = 1'-0"

ALURA APARTMENTS - VILLAGE AT DISCOVERY PARK
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

Wallace
ARCHITECTS L.L.C.
Columbia, MO
P 573-258-7200

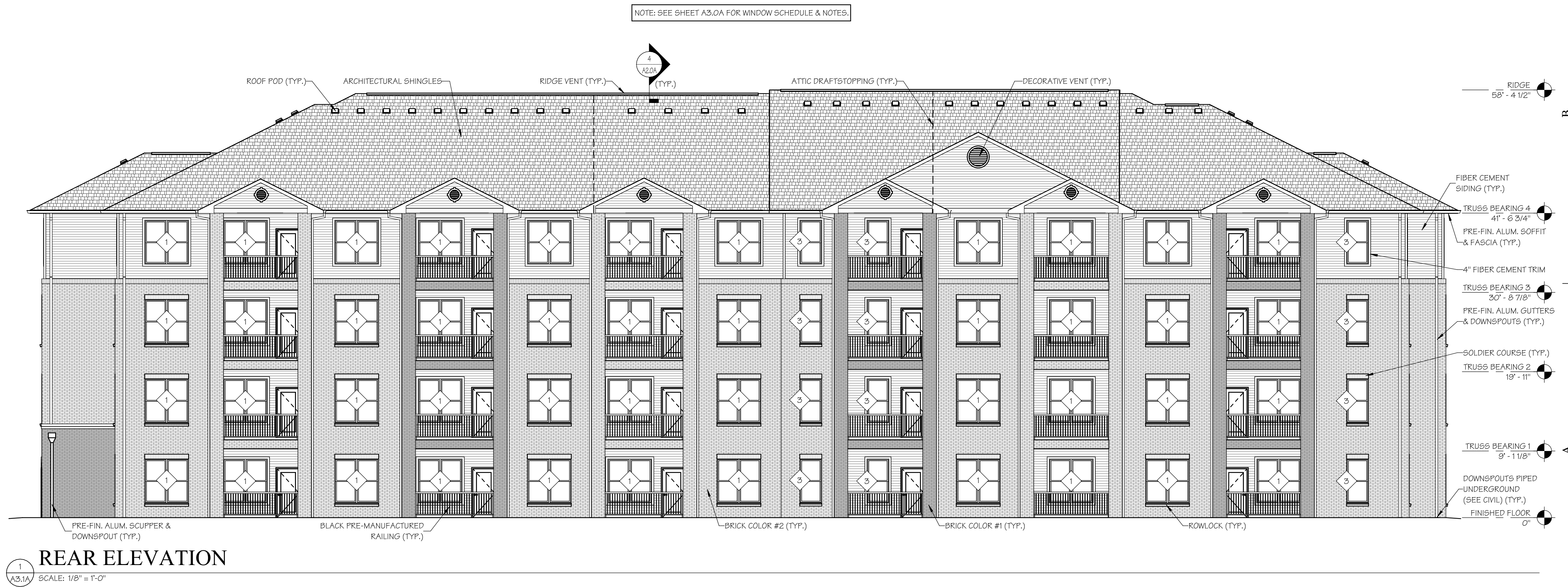
WALLACE ARCHITECTS, LLC
MISSOURI STATE CERTIFICATE
OF AUTHORITY: 2003019614

COPYRIGHT © 2025
1ST ISSUE
15 APR 2025

ISSUE/REVISIONS	
NO.	DESCRIPTION
1	15 APR 2025
2	
3	
4	
5	

SHEET NO. A3.1A

JOB NO.
4938



ISSUE SET

Wallace
ARCHITECTS L.L.C.
Columbia, MO

WALLACE ARCHITECTS, LL
MISSOURI STATE CERTIFICA
OF AUTHORITY: 200301961

COPYRIGHT © 2025
1ST ISSUE
15 APR 2025

ISSUE/REVISIONS
15 APR 2025 ISSUE SET

A4.0A

JOB NO.
4938



1
A4.0A SCALE: 3/8" = 1'-0"



2
A4.2A



3
A4.0A SCALE: 3/8" = 1'-0"



4
A4.0A SCALE: 3/8" = 1'-0"

ISSUE SET

ALURA APARTMENTS - VILLAGE AT DISCOVERY PARK
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

Wallace
ARCHITECTS L.L.C.
Columbia, MO
P 573-258-7200

WALLACE ARCHITECTS, LLC
MISSOURI STATE CERTIFICATE
OF AUTHORITY: 2003019614

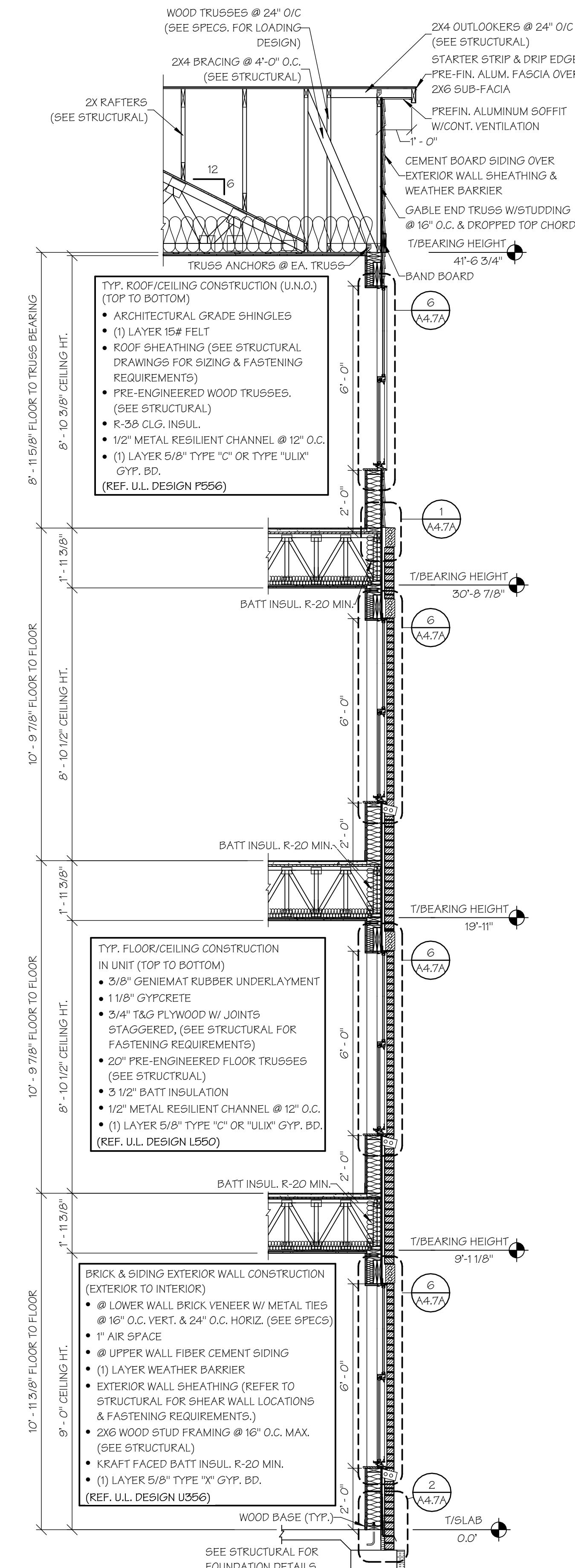
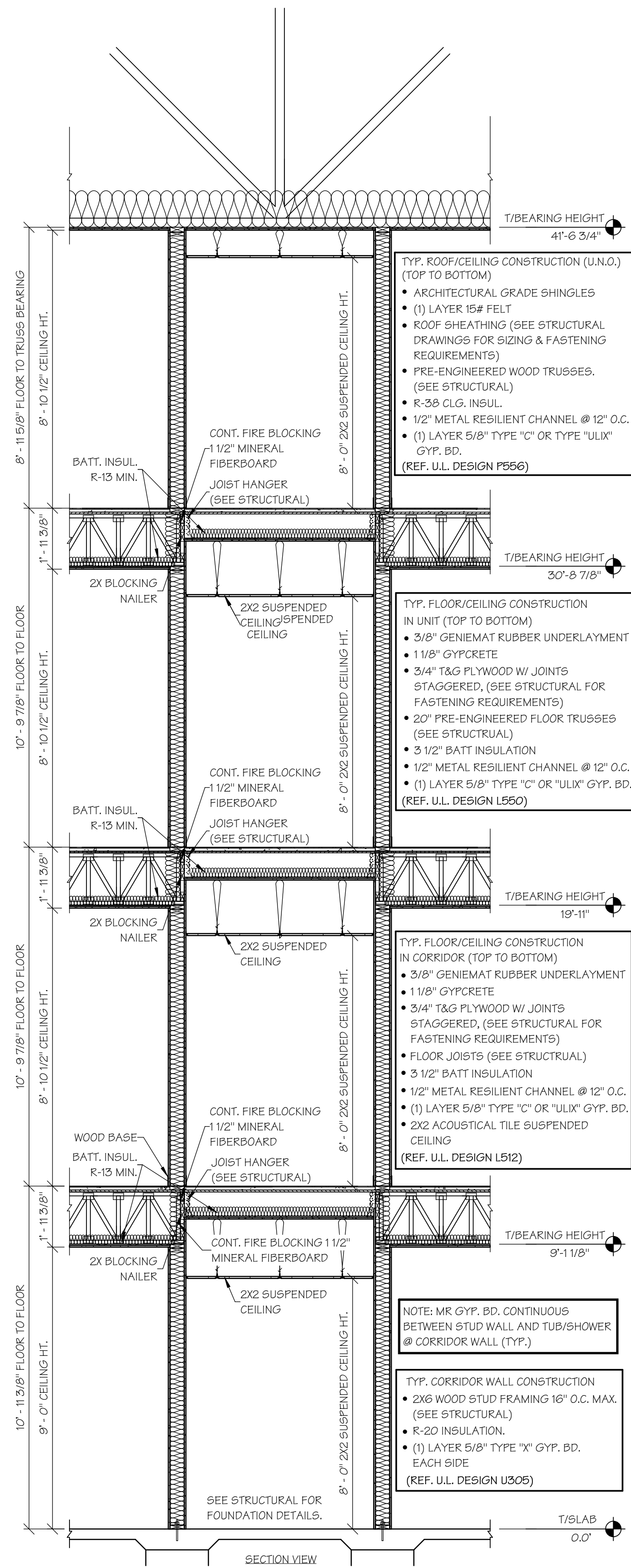
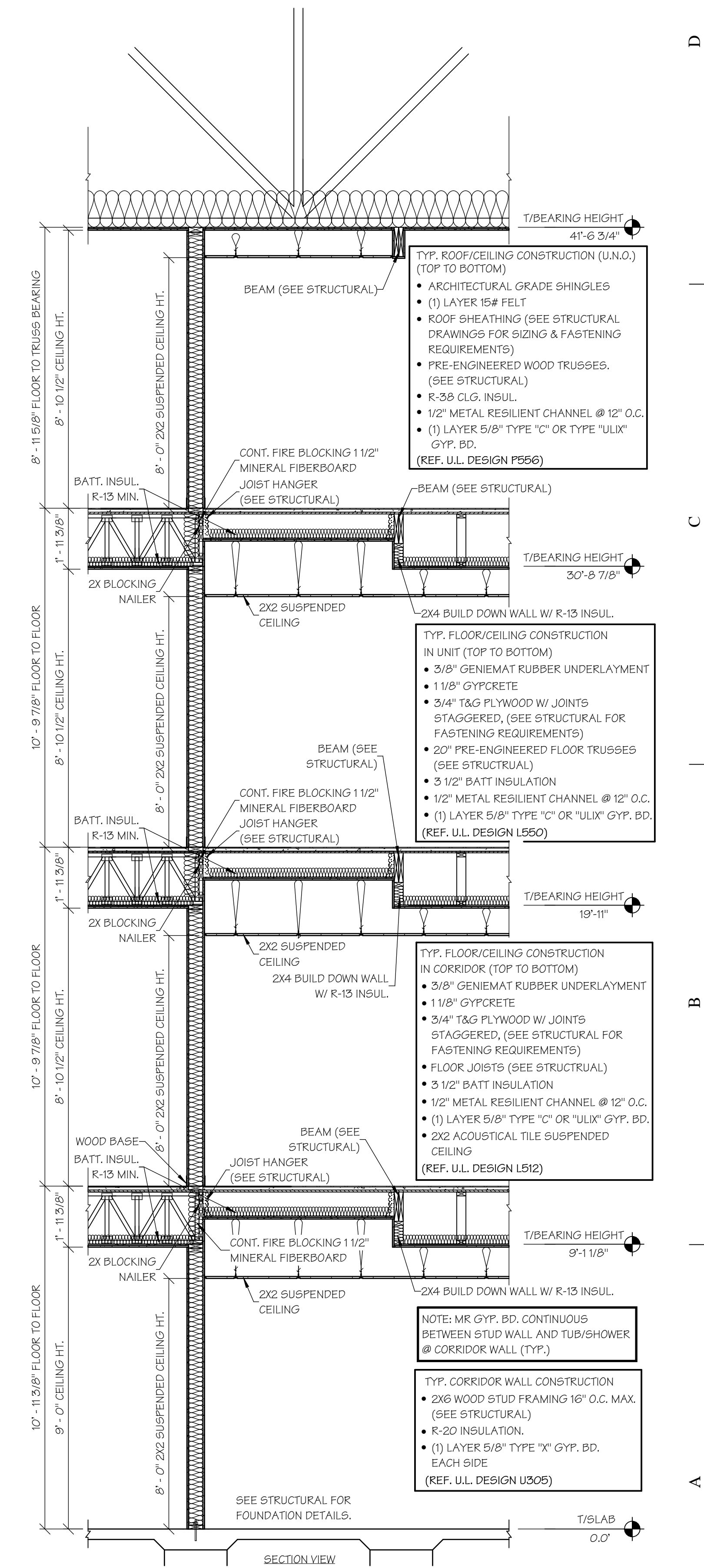
COPYRIGHT © 2025

1ST ISSUE
15 APR 2025

ISSUE/REVISIONS
15 APR 2025 ISSUE SET

SHEET NO.
A4.1A
JOB NO.
4938
4/22/2025 3:55:57 PM

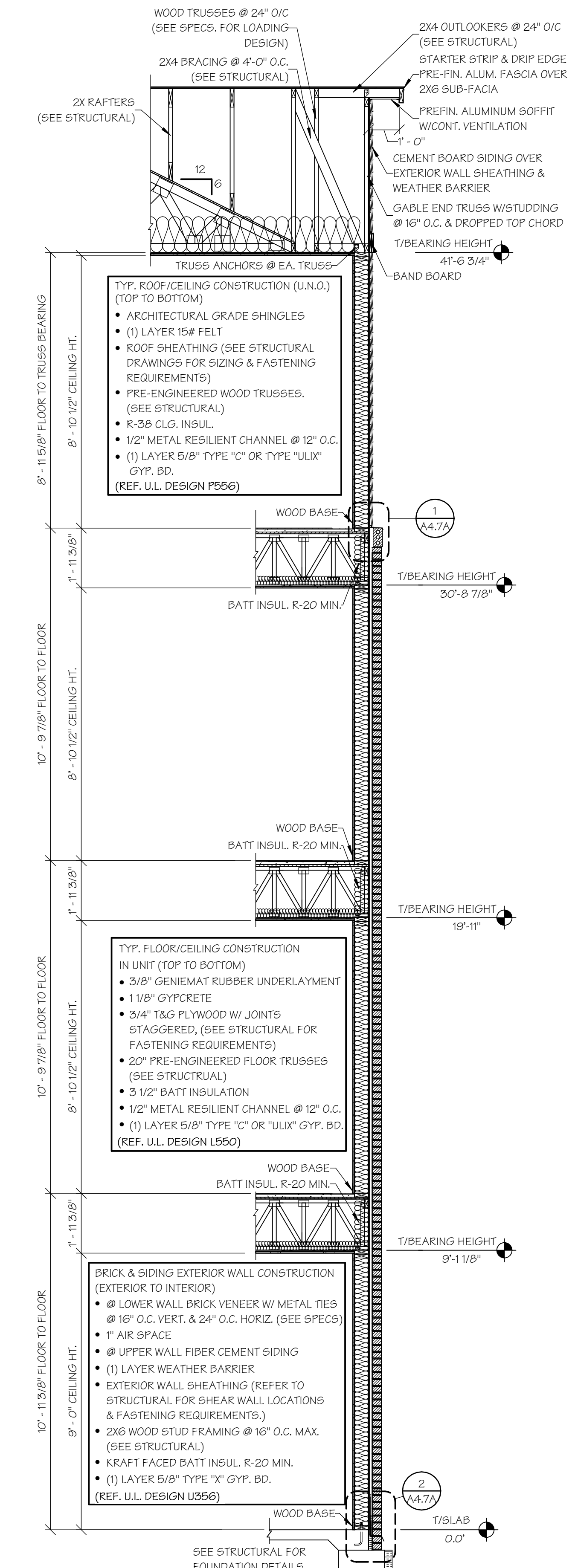
ISSUE SET



WALL SECTION WITH BRICK AND SIDING AND WINDOWS @ GABLE

2
A4.1A

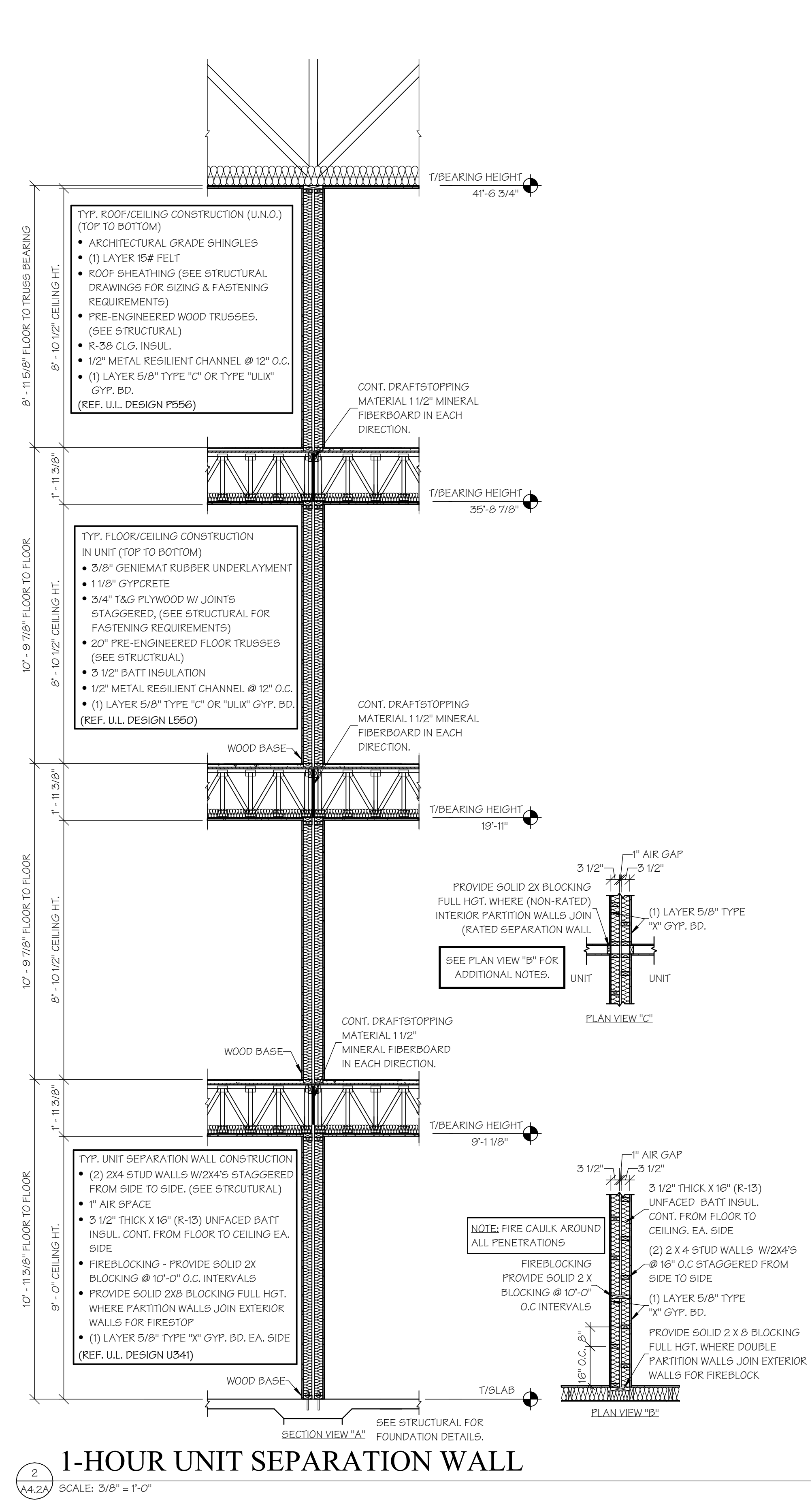
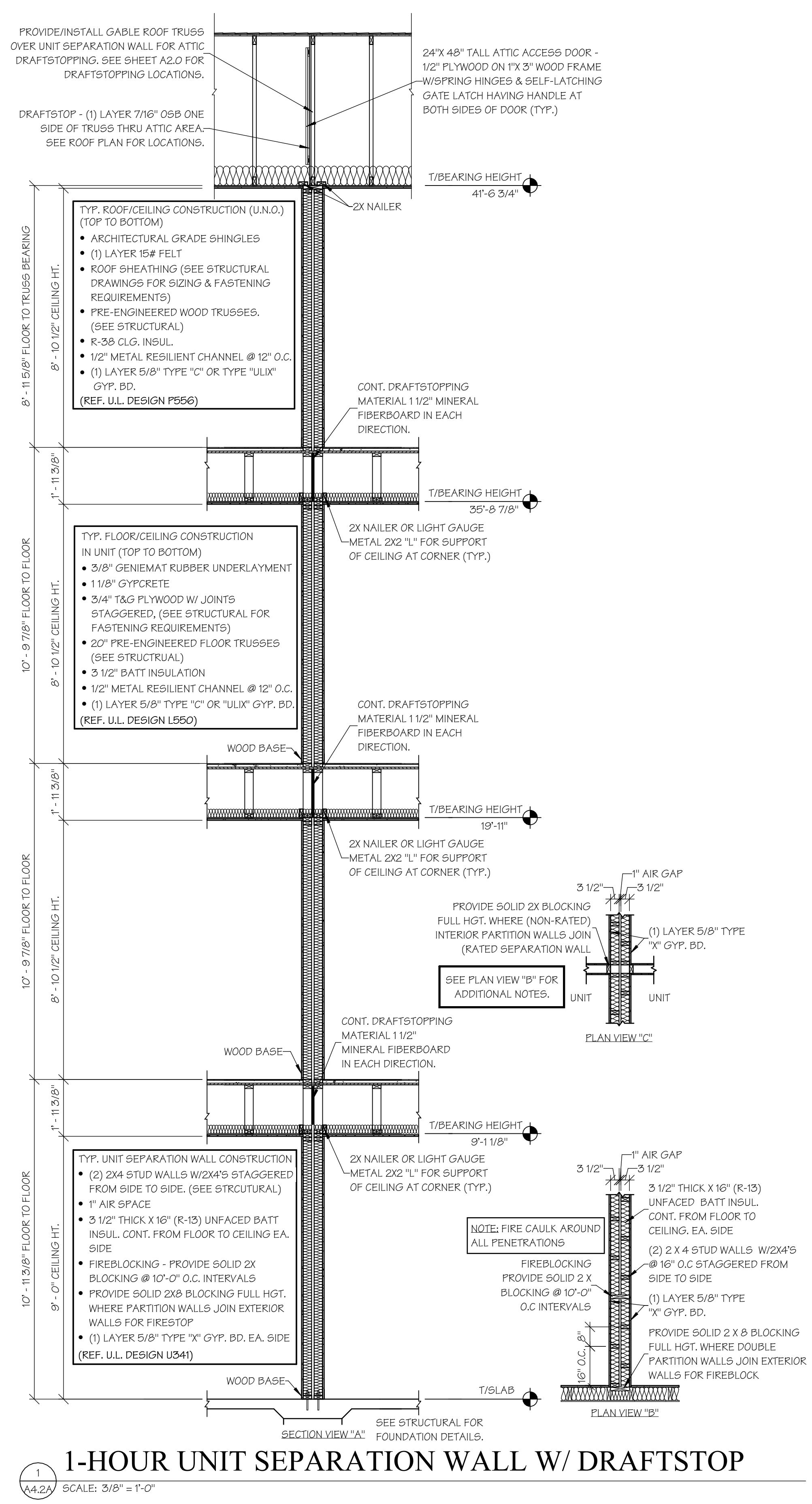
SCALE: 3/8" = 1'-0"



WALL SECTION WITH BRICK AND SIDING @ GABLE

1
A4.1A

SCALE: 3/8" = 1'-0"



ALURA APARTMENTS - VILLAGE AT DISCOVERY PARK
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

Wallace
ARCHITECTS L.L.C.
Columbia, MO
P 573-258-7200

WALLACE ARCHITECTS, LLC
MISSOURI STATE CERTIFICATE
OF AUTHORITY: 2003019614
COPYRIGHT © 2025
1ST ISSUE
15 APR 2025

ISSUE/REVISIONS
15 APR 2025 ISSUE SET

A4.3A

JOB NO.
4938

SHEET NO.

4/22/2025 3:59:00 PM

ISSUE SET

FURRED METER WALL

SCALE: 1/2" = 1'-0"

A4.3A

WALL SECTION WITH BRICK @SPRINKLER ROOM

SCALE: 3/8" = 1'-0"

A4.3A

WALL SECTION @ PORCH

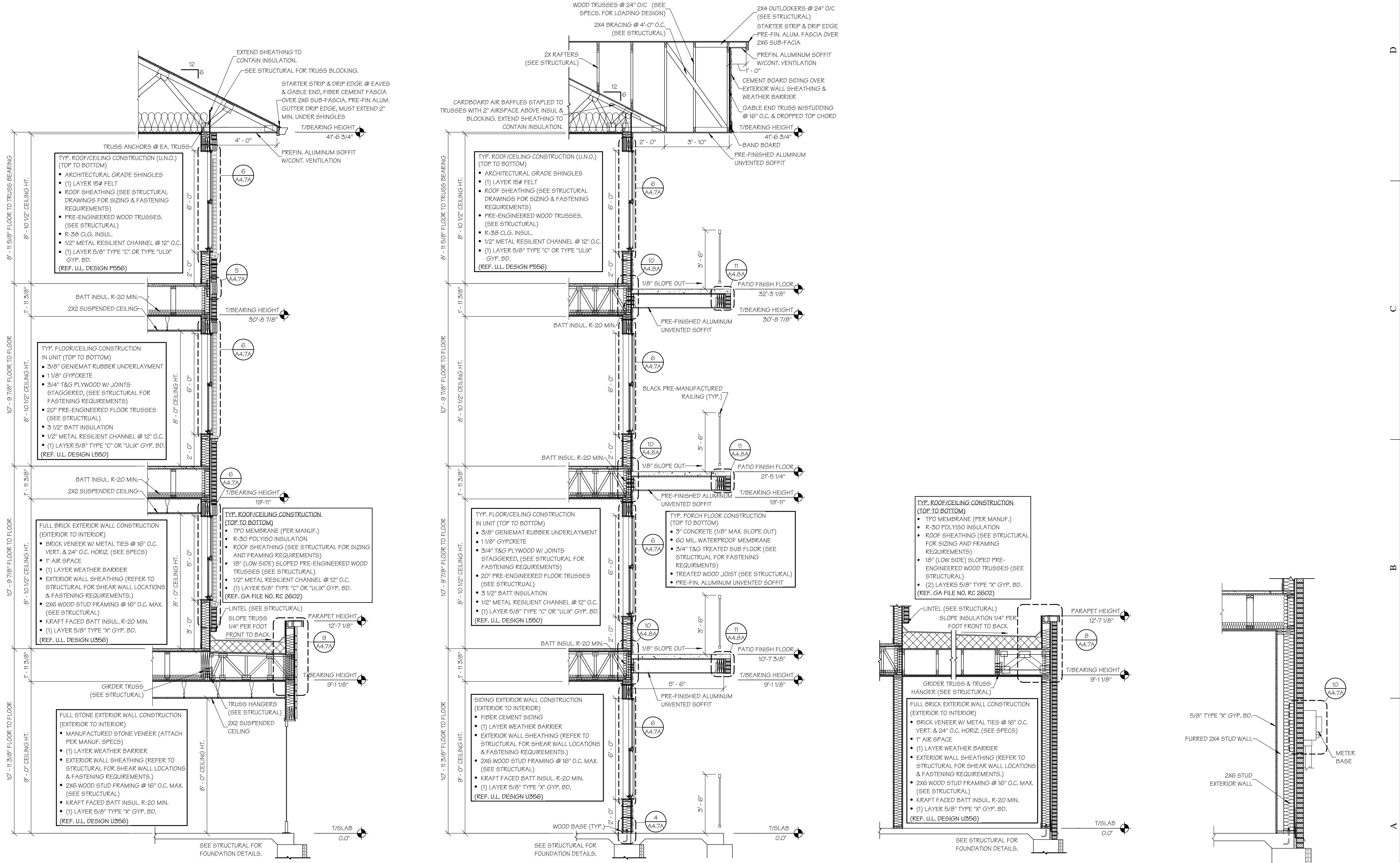
SCALE: 3/8" = 1'-0"

A4.3A

WALL SECTION @ FRONT ENTRY

SCALE: 3/8" = 1'-0"

A4.3A



RELEASED FOR CONSTRUCTION
As Noted on Plans Review
Professional Services Department
Lee's Summit, Missouri
A-2012006244

STATE OF MISSOURI
M. RANDALL PORTER
2012006244
ARCHITECT

15 APR 2025
M. RANDALL PORTER
ARCHITECT LICENSE#
A-2012006244

ALURA APARTMENTS - VILLAGE AT DISCOVERY PARK
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

Wallace
ARCHITECTS L.L.C.
Columbia, MO
P 573-258-7200

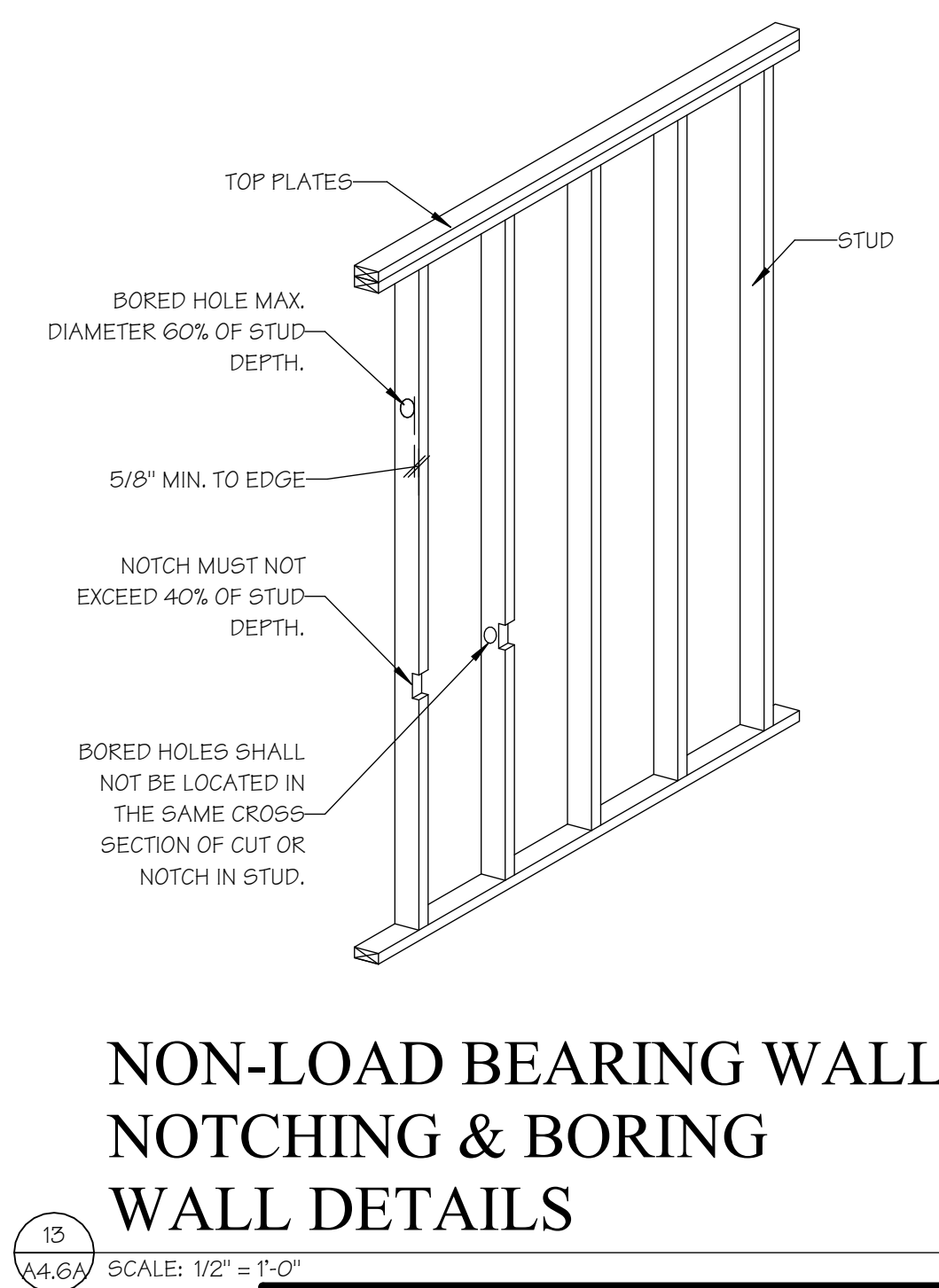
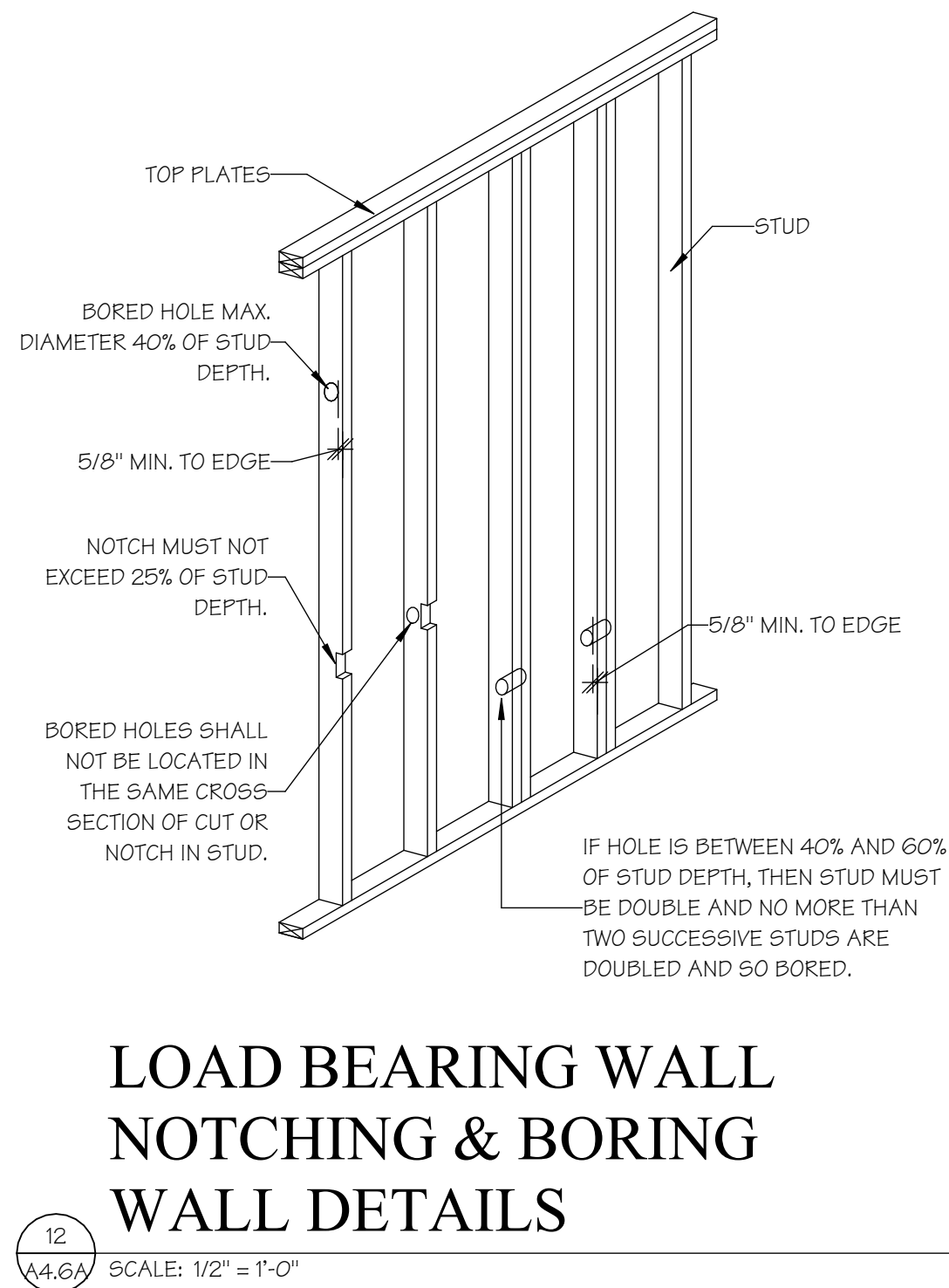
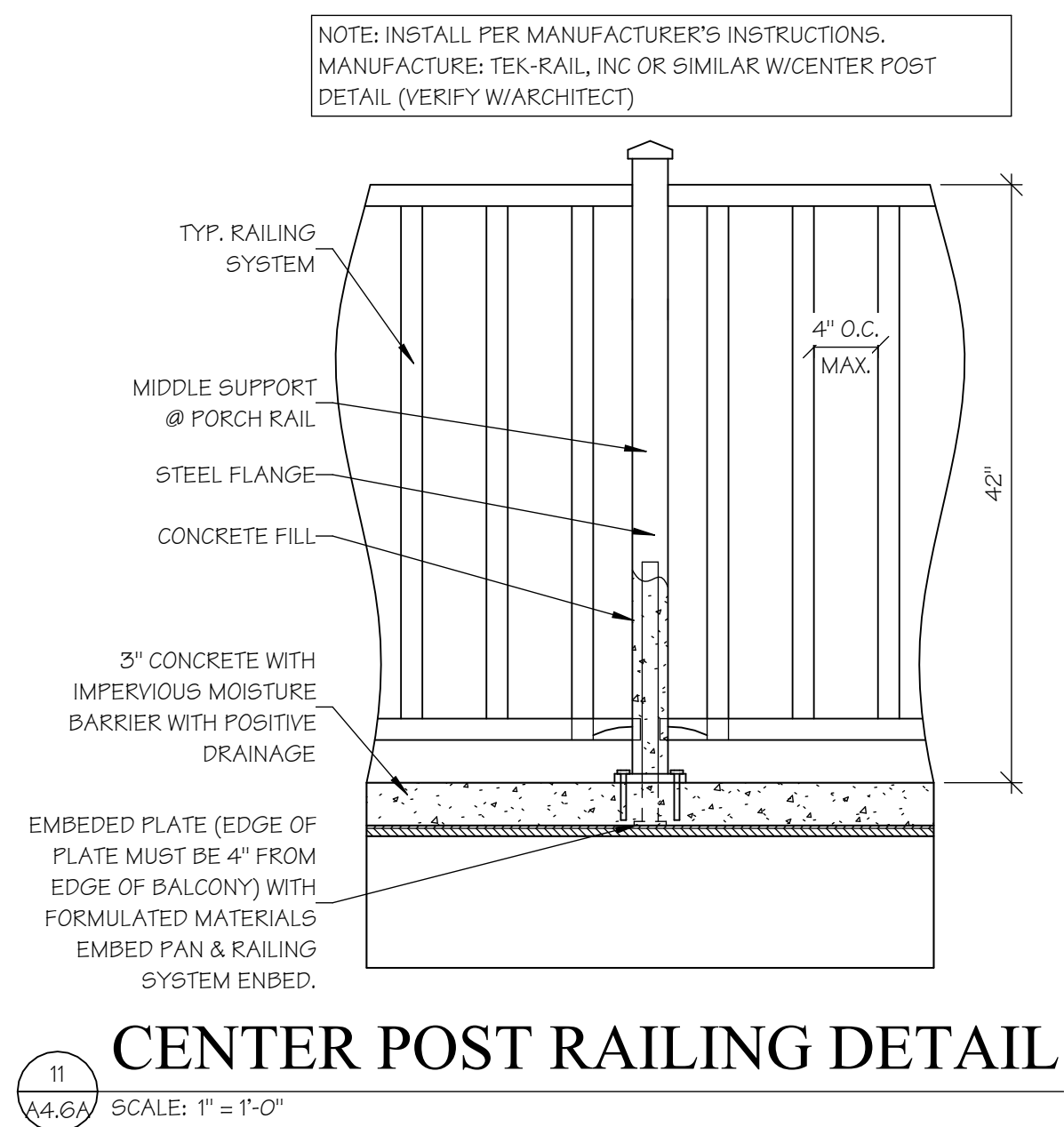
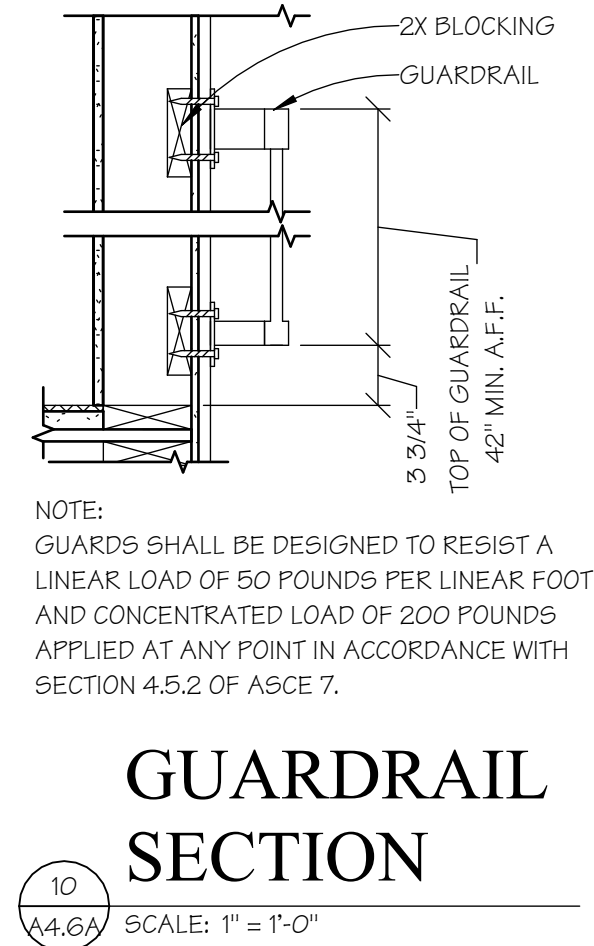
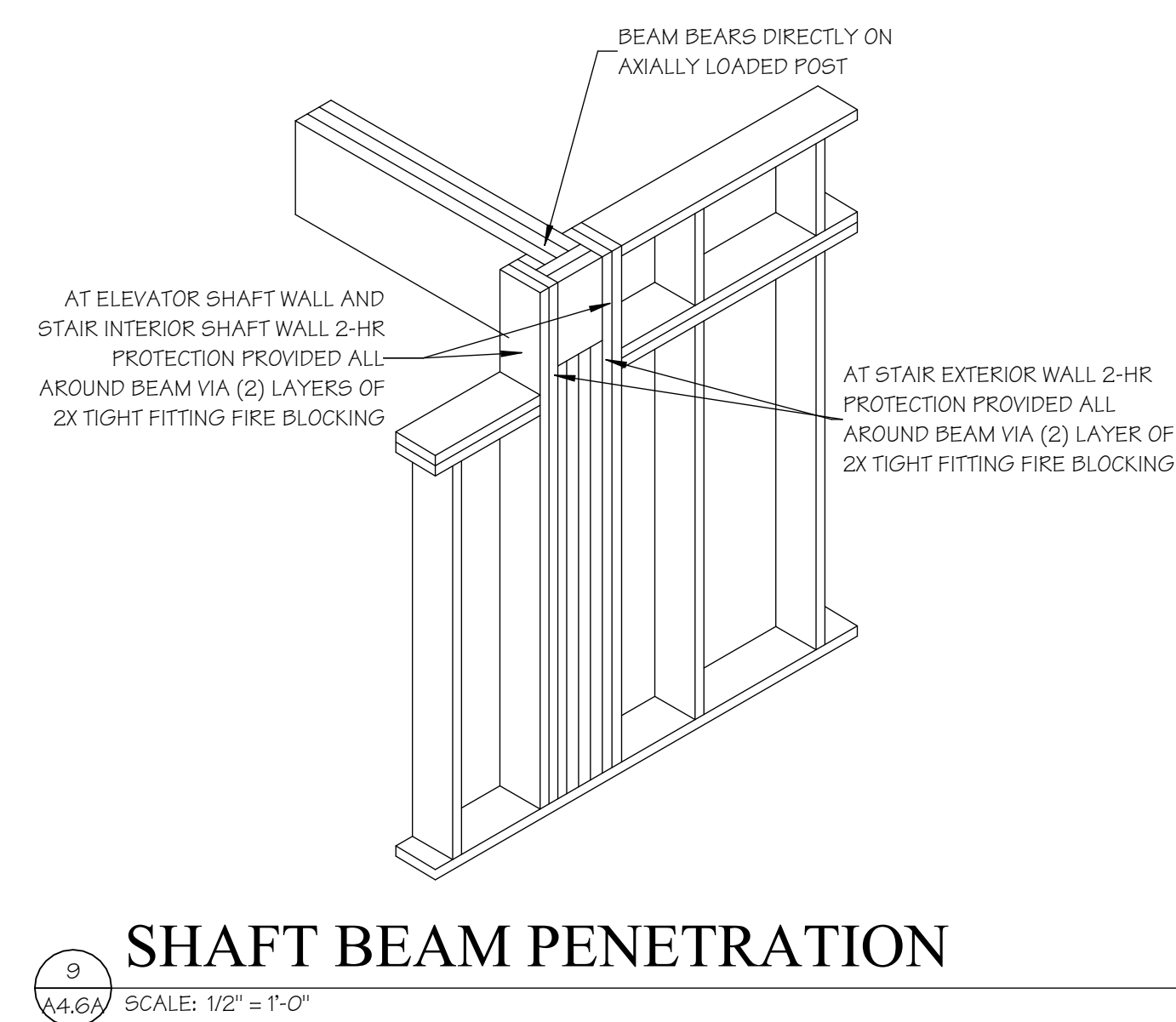
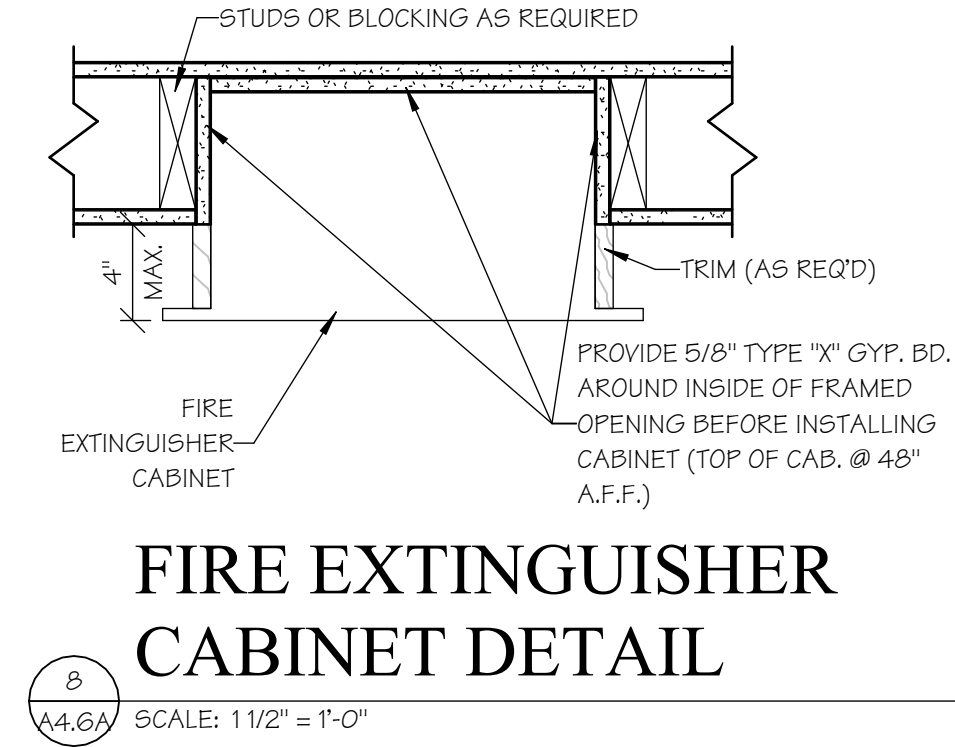
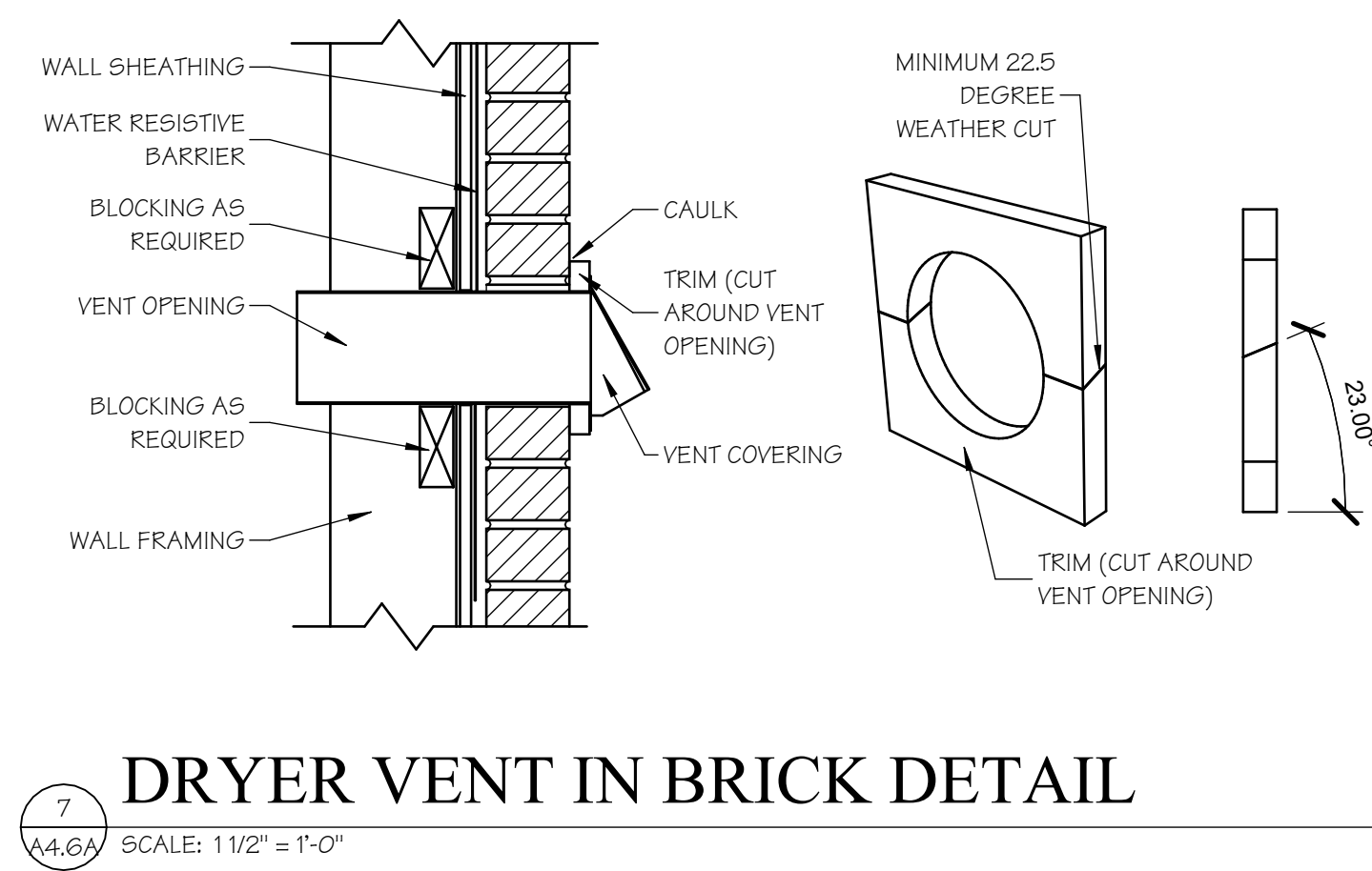
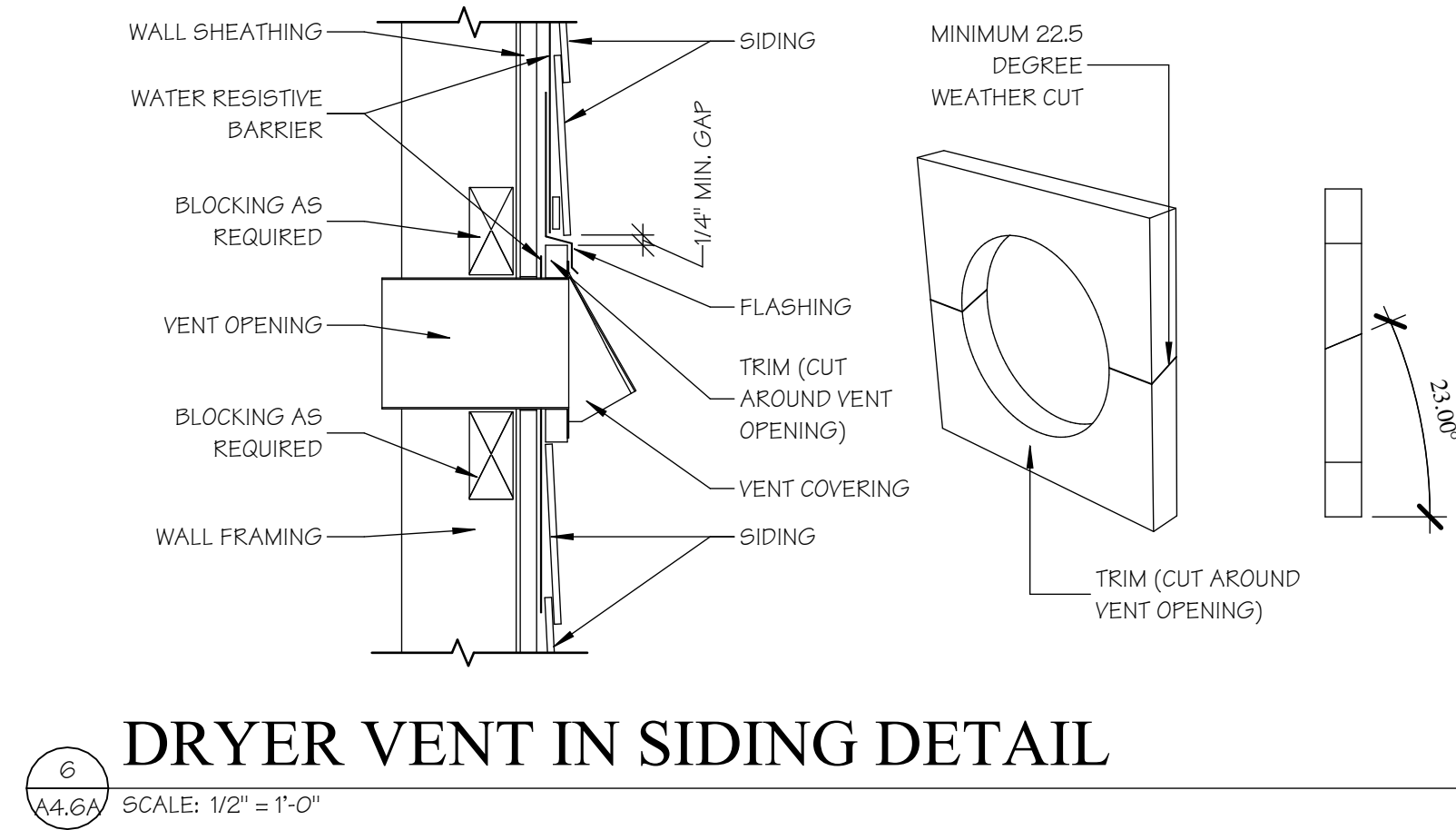
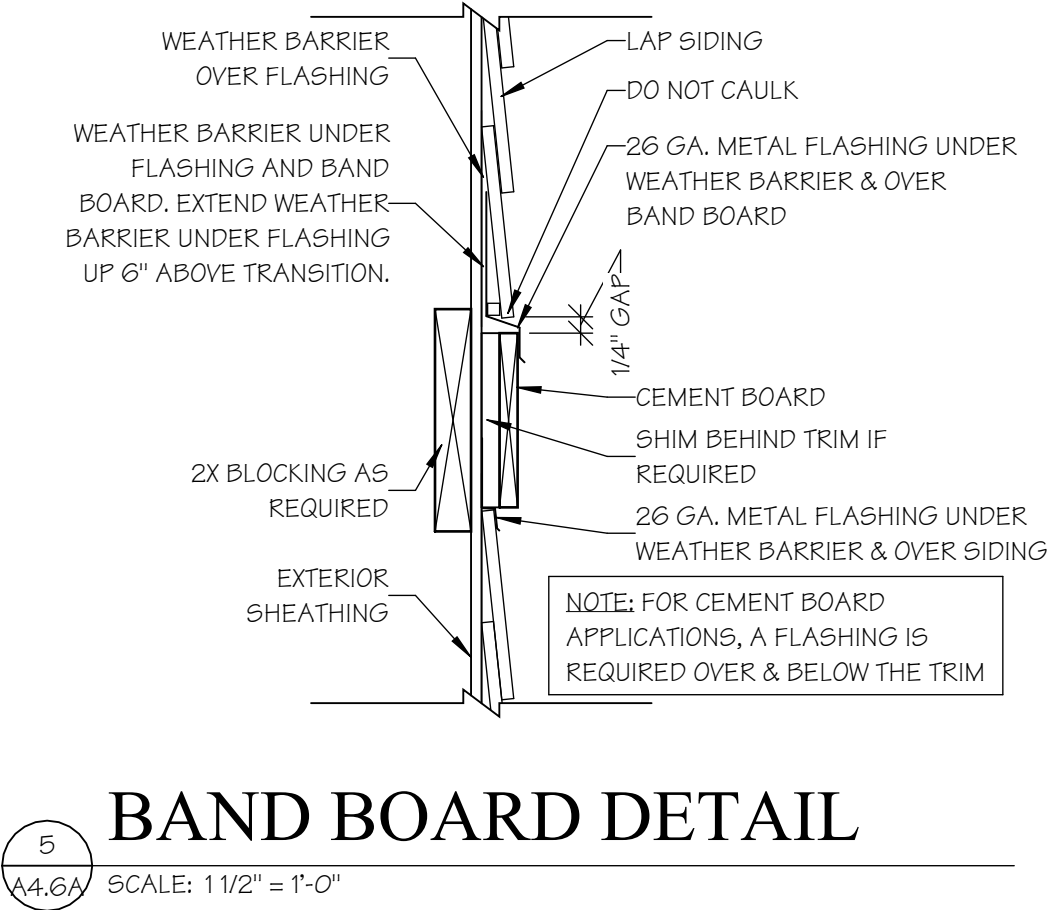
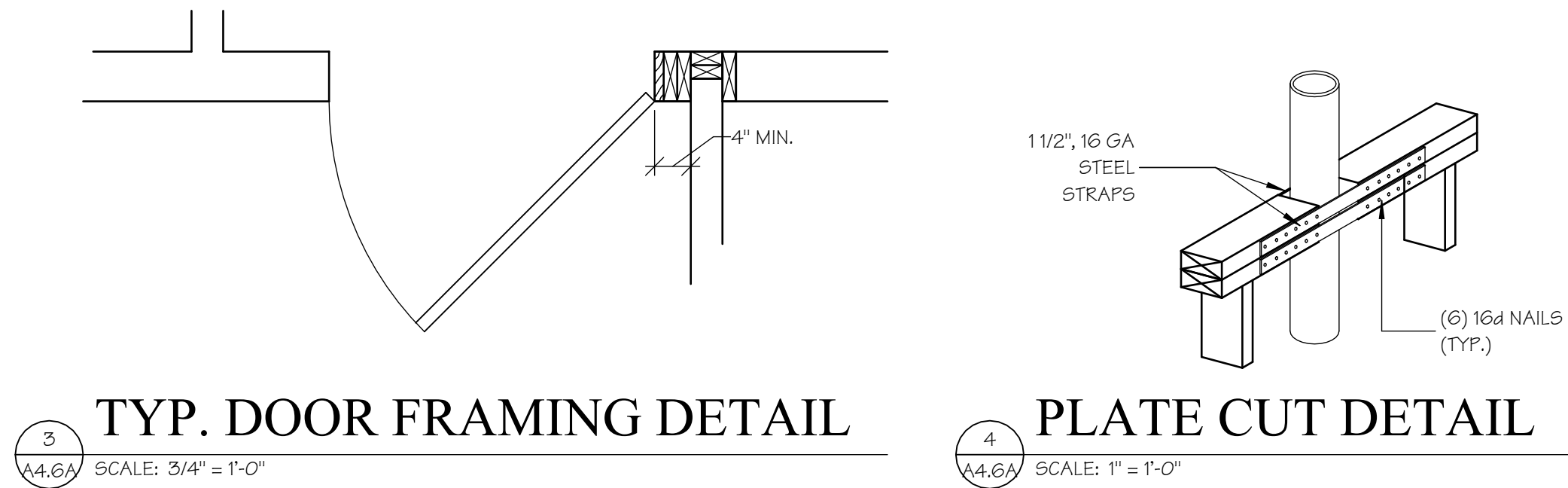
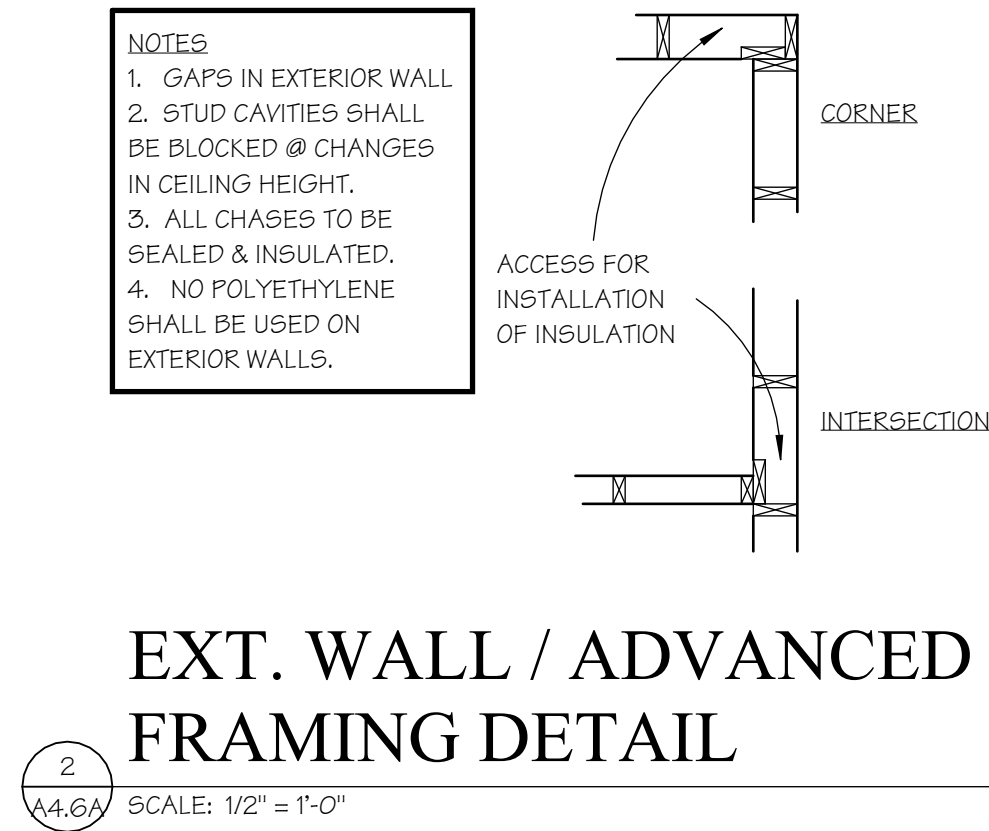
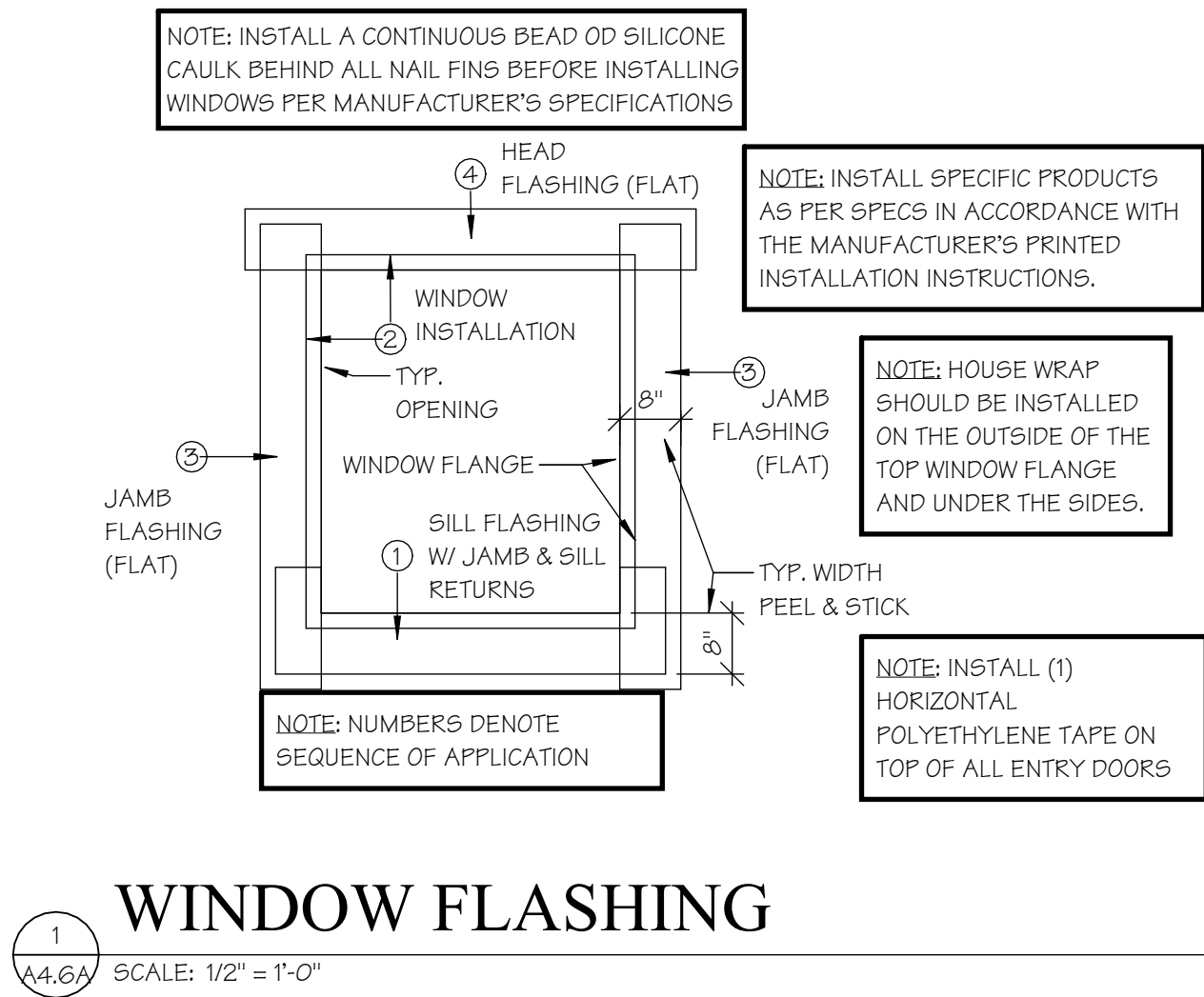
WALLACE ARCHITECTS, LLC
MISSOURI STATE CERTIFICATE
OF AUTHORITY: 2003019614

COPYRIGHT © 2025
1ST ISSUE
15 APR 2025

ISSUE/REVISIONS
15 APR 2025 ISSUE SET

A4.4A
JOB NO.
4938
4/22/2025 3:59:02 PM





ISSUE SET

RELEASED FOR CONSTRUCTION
As Noted on Plans Review
Department of Planning, Missouri
2022-2025

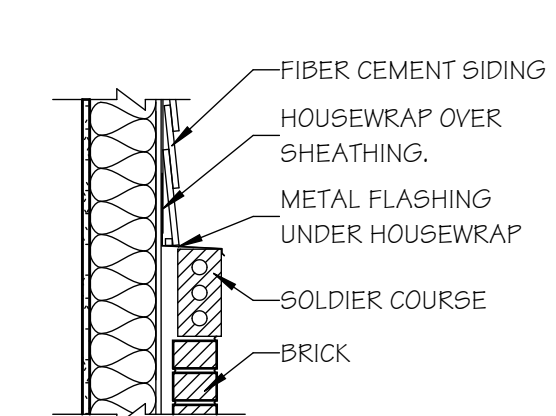
M. RANDALL PORTER
2012006244
ARCHITECT

15 APR 2025
M. RANDALL PORTER
ARCHITECT LICENSE#
A-2012006244

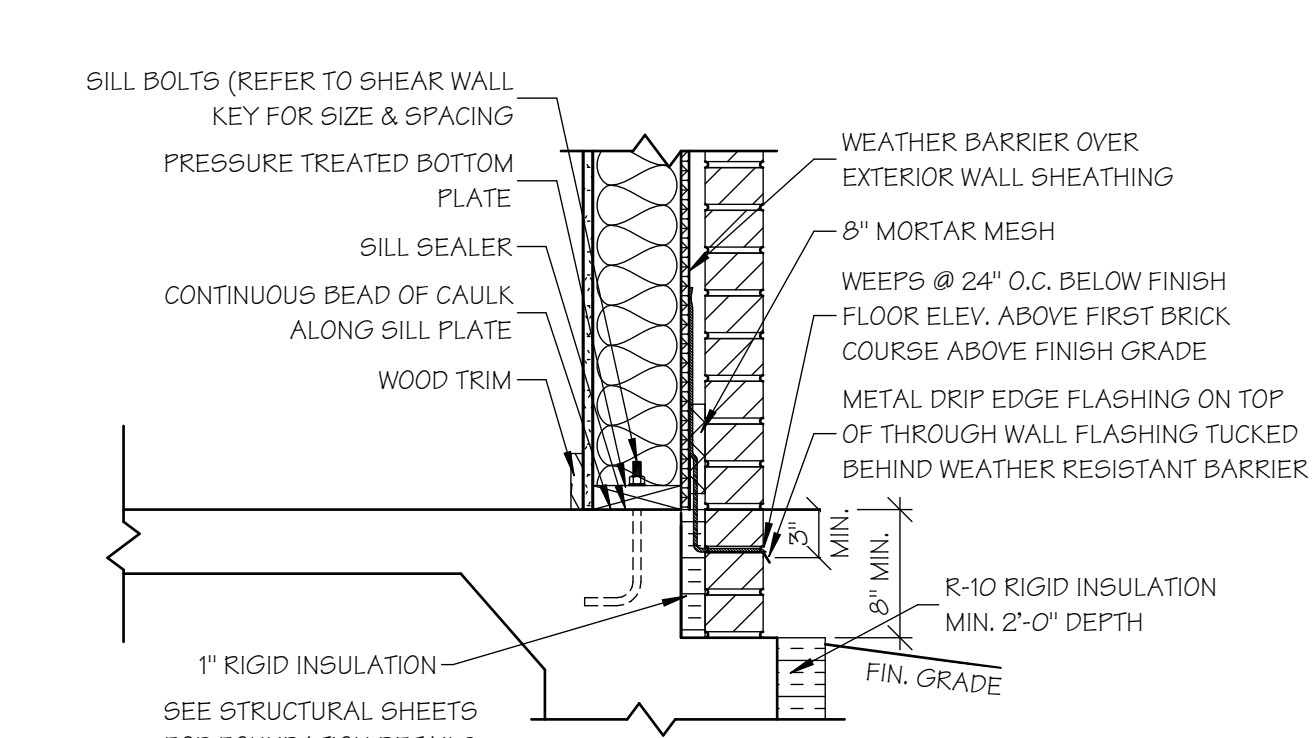
ALURA APARTMENTS - VILLAGE AT DISCOVERY PARK
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

Wallace
ARCHITECTS L.L.C.
Columbia, MO
P 573-258-7200

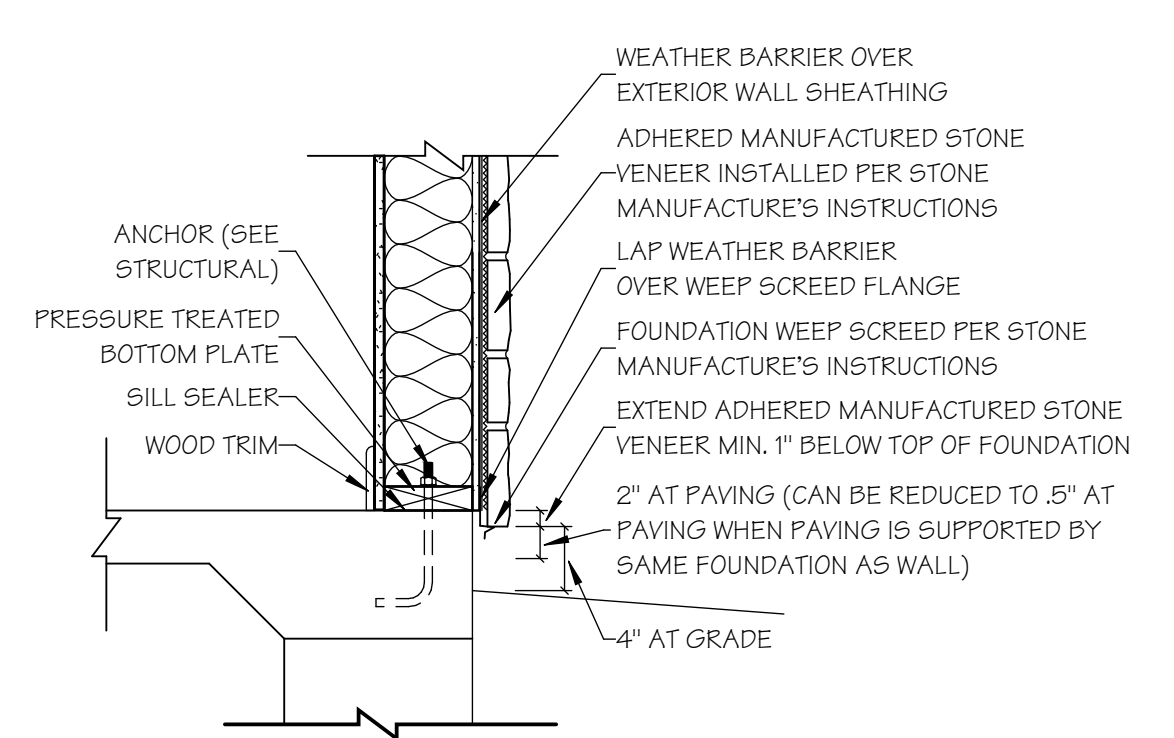
WALLACE ARCHITECTS, LLC
MISSOURI STATE CERTIFICATE
OF AUTHORITY: 2003019614
COPYRIGHT © 2025
1ST ISSUE
15 APR 2025
ISSUE/REVISIONS
15 APR 2025 ISSUE SET
SHEET NO. A4.6A
JOB NO.
4938
4/22/2025 3:59:00 PM



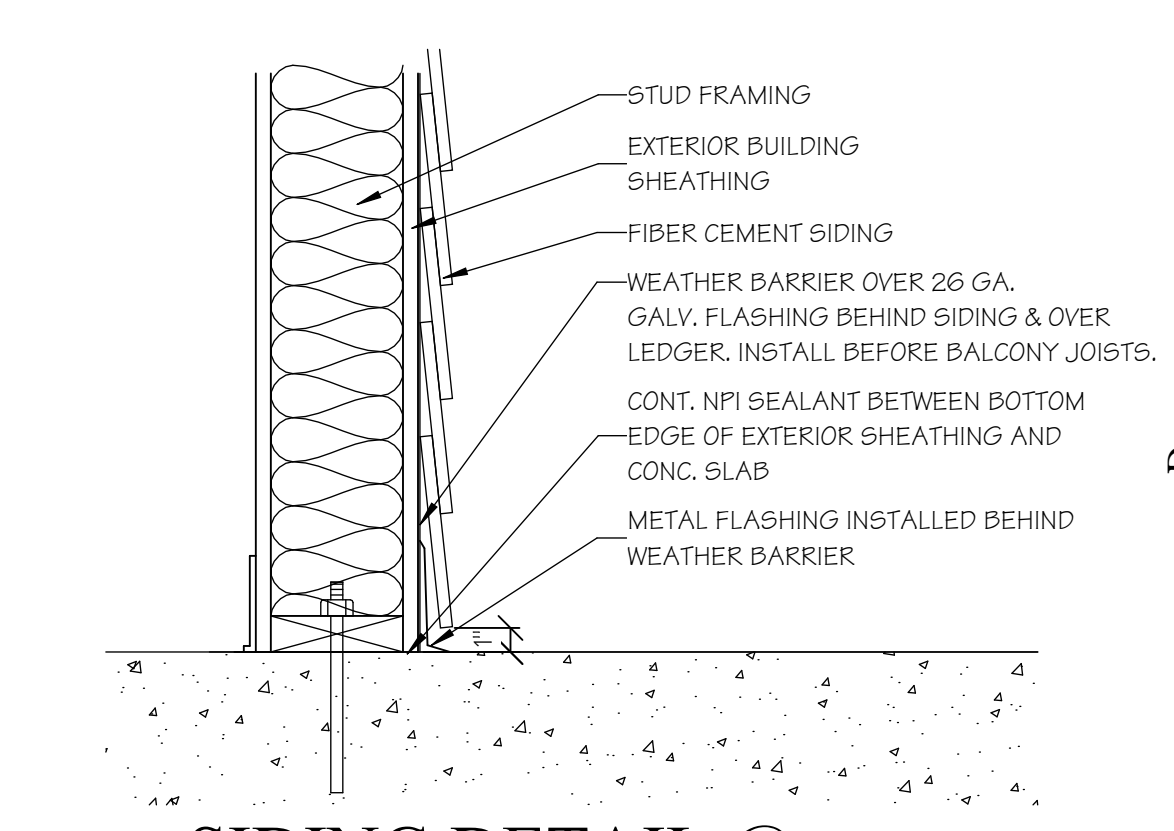
1 WALL FLASHING DETAIL
SCALE: 3/4" = 1'-0"



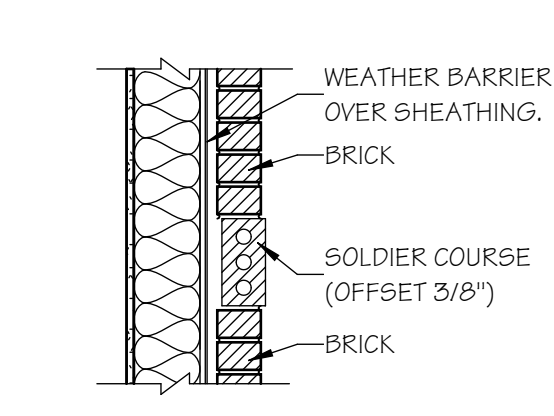
2 FOUNDATION FLASHING DETAIL
SCALE: 1" = 1'-0"



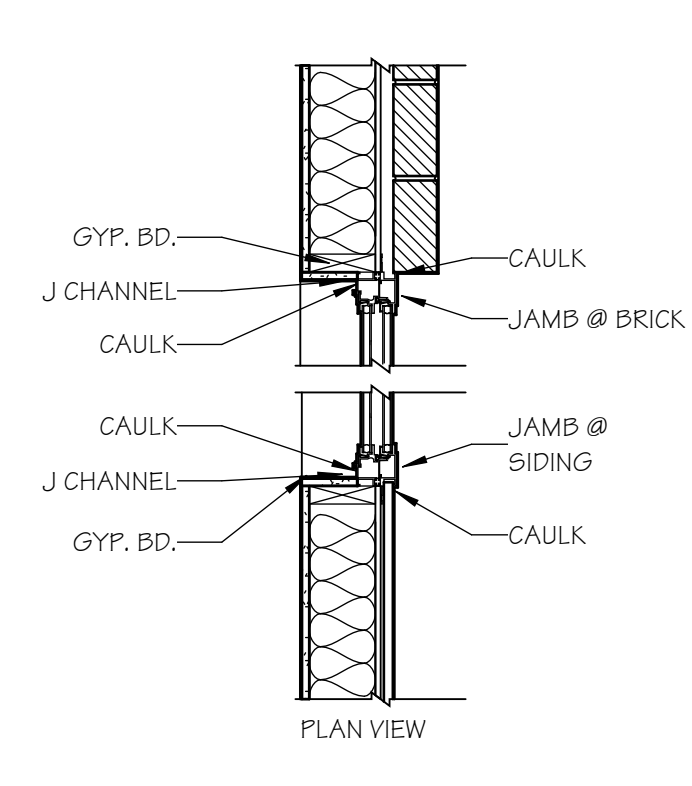
3 STONE WEEP SCREED DETAIL
SCALE: 1" = 1'-0"



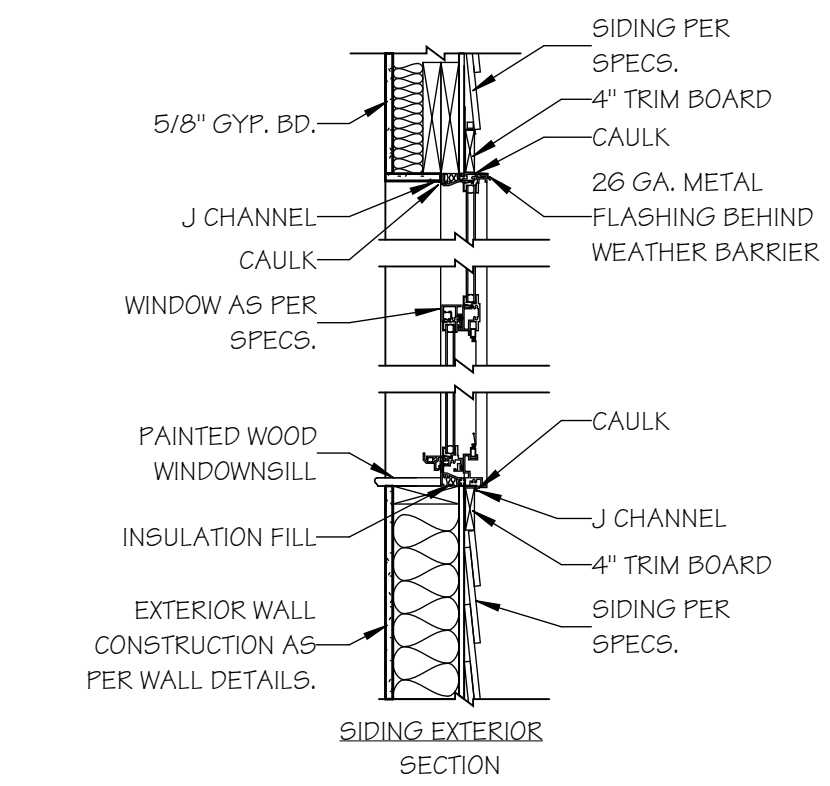
4 SIDING DETAIL @ GROUND LEVEL DECK
SCALE: 1 1/2" = 1'-0"



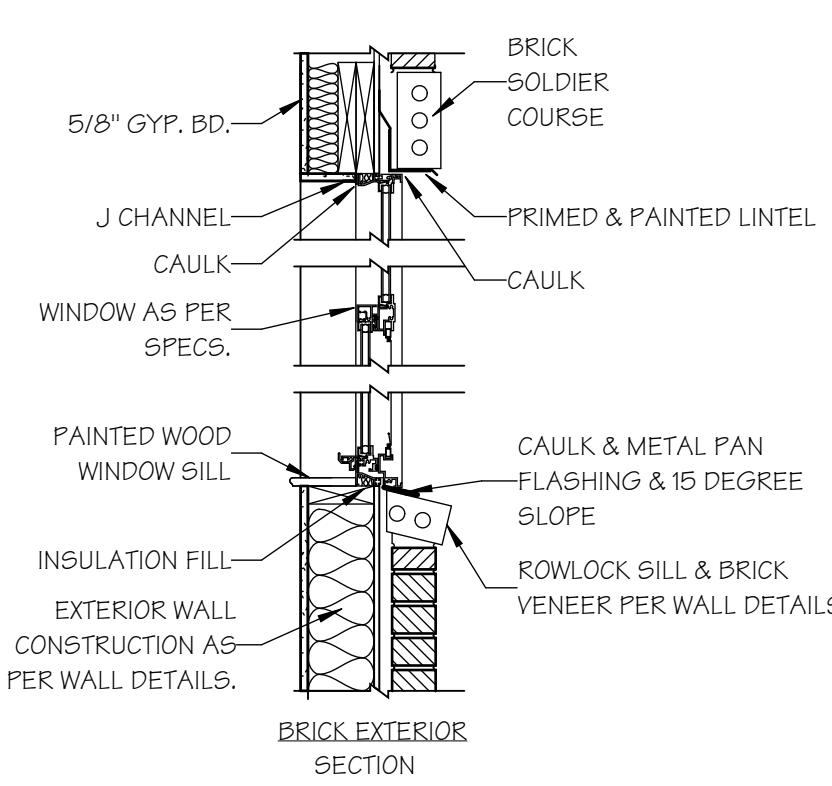
5 SOLDIER COURSE DETAIL
SCALE: 3/4" = 1'-0"



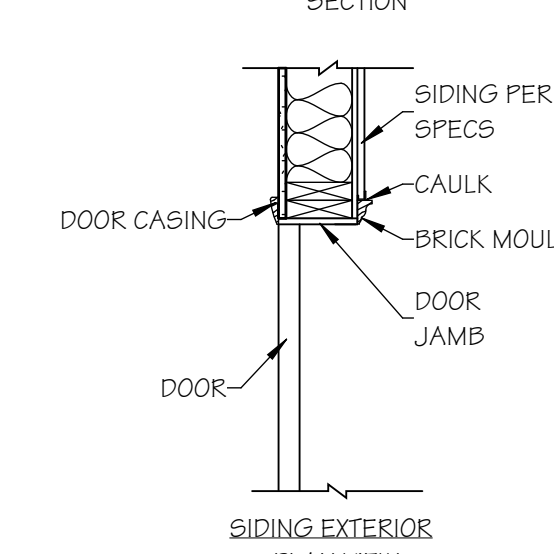
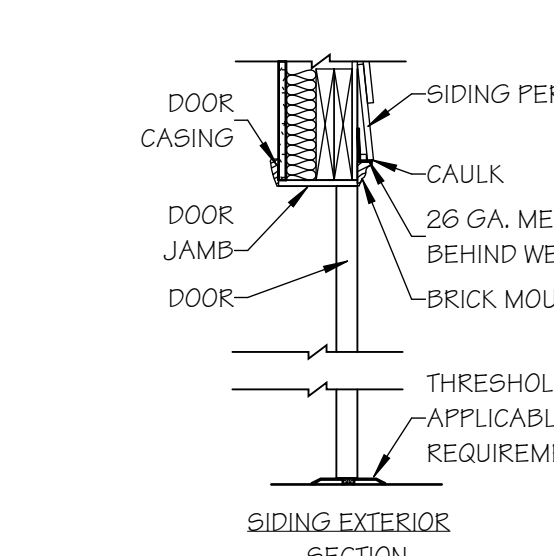
NOTE:
WINDOWS W/ SIDING ABOVE REQUIRE FLASHING
& CAULKING @ SIDING / FLANGE JUNCTION



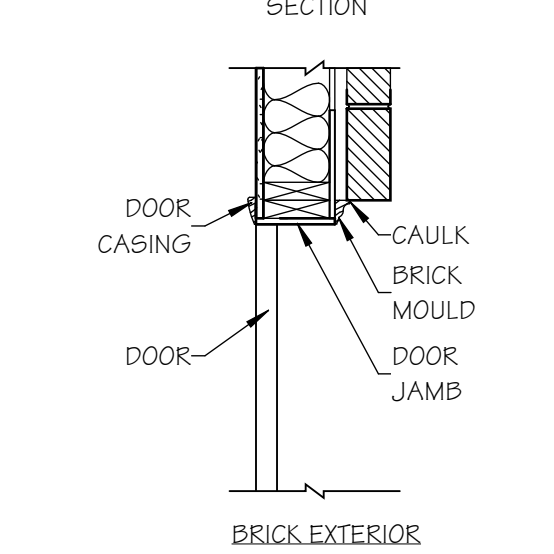
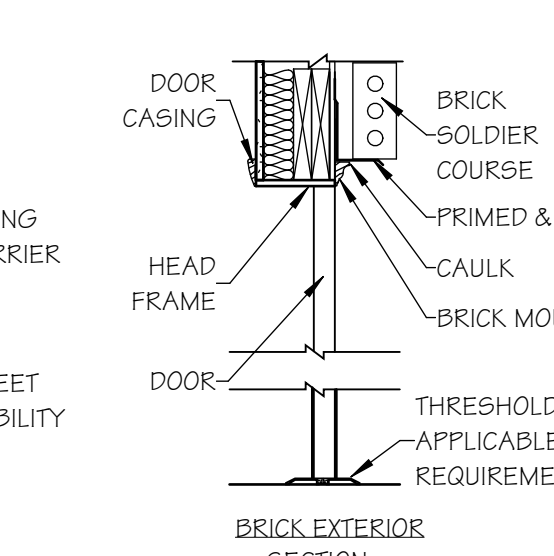
NOTE:
FILL ALL VOIDS AROUND WINDOW UNITS W/ INSULATION PRIOR
TO GYP. BD. INSTALLATION



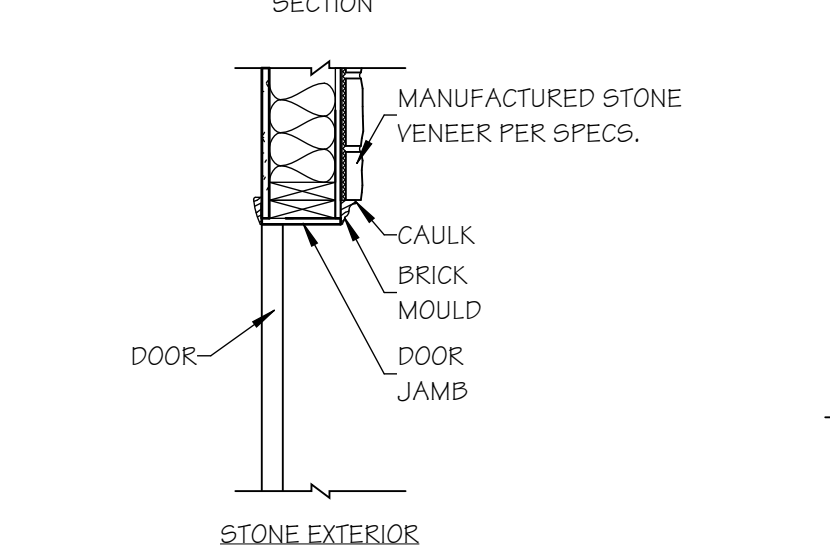
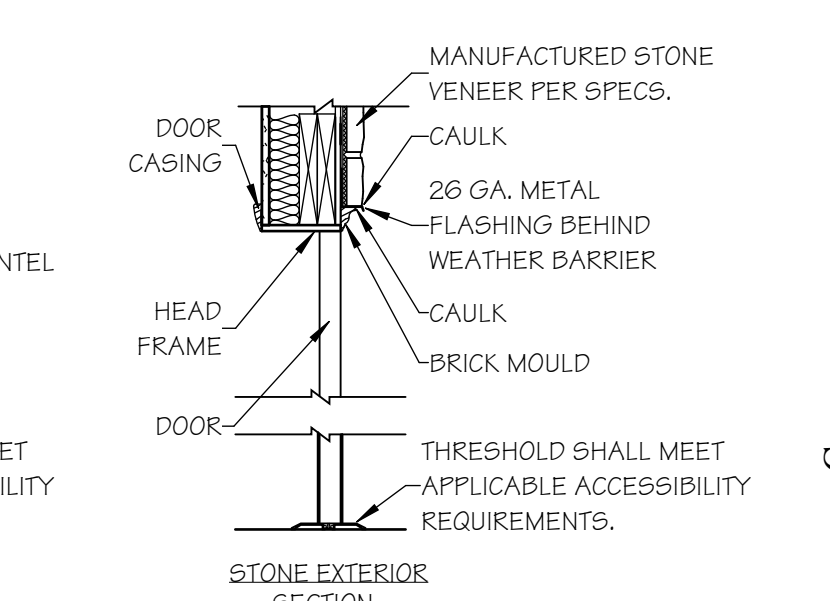
NOTE:
FILL ALL VOIDS AROUND WINDOW UNITS W/ INSULATION PRIOR
TO GYP. BD. INSTALLATION



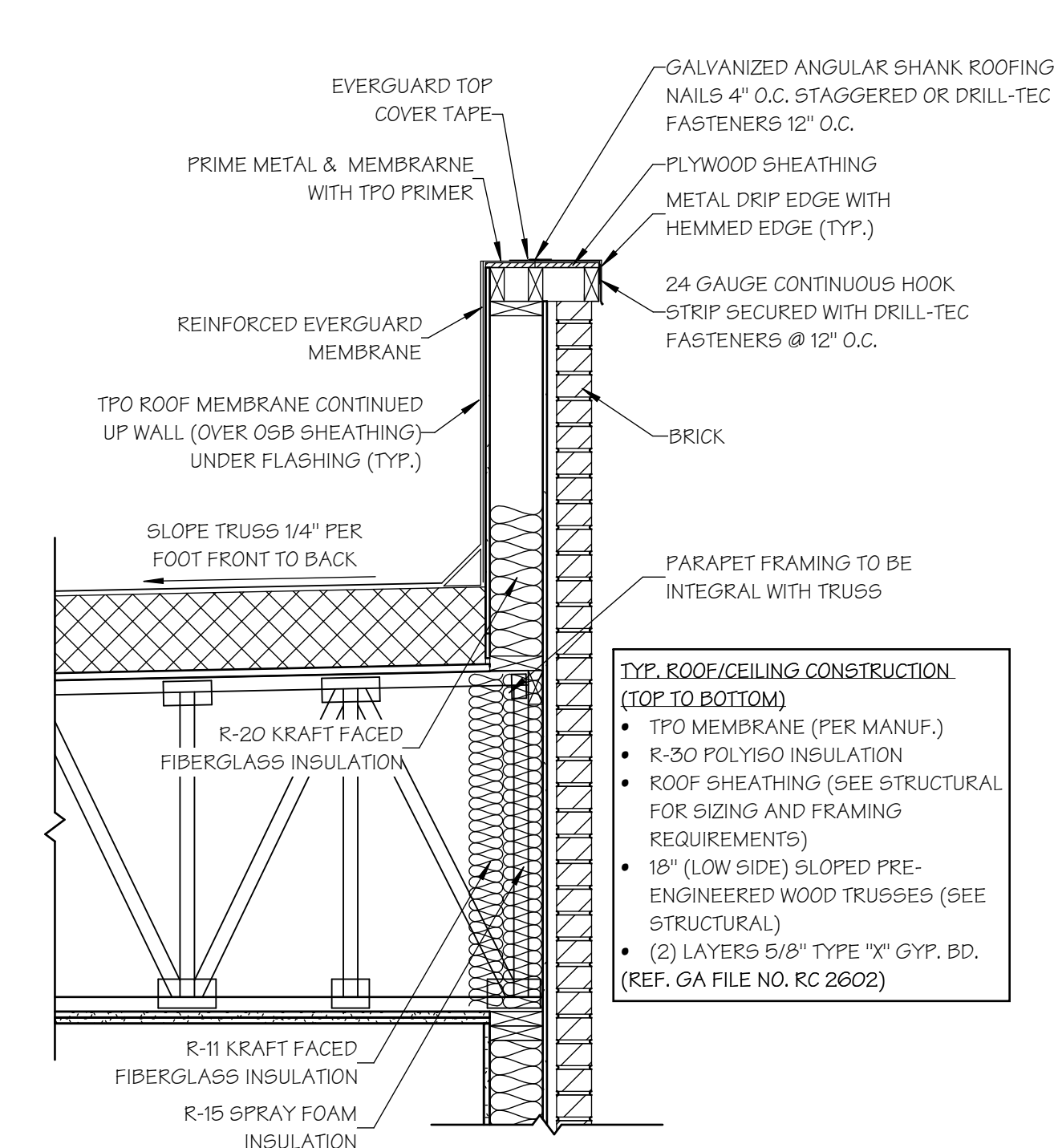
7 WALL SECTIONS AT DOORS
SCALE: 3/4" = 1'-0"



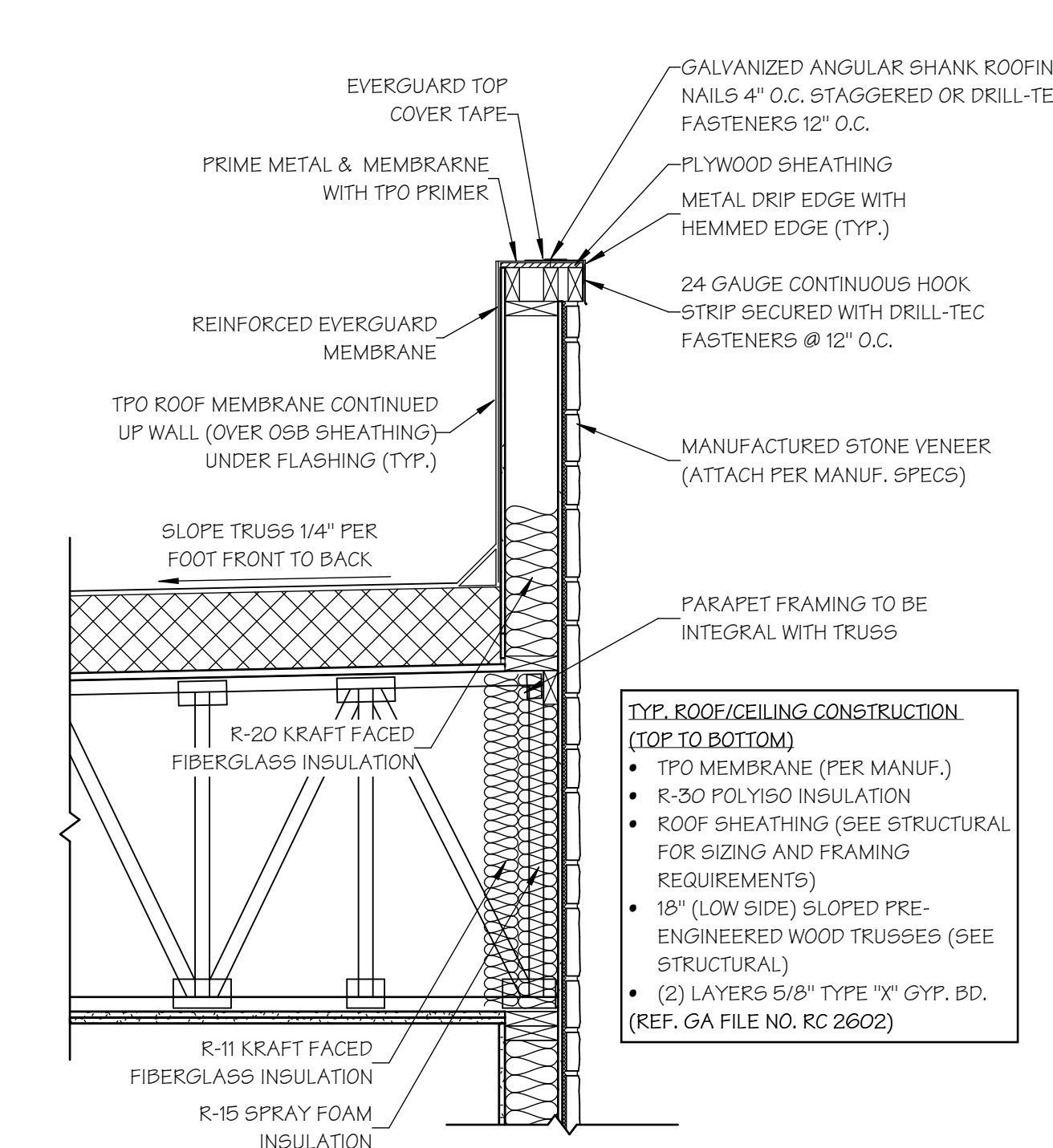
8 WALL SECTIONS AT DOORS
SCALE: 3/4" = 1'-0"



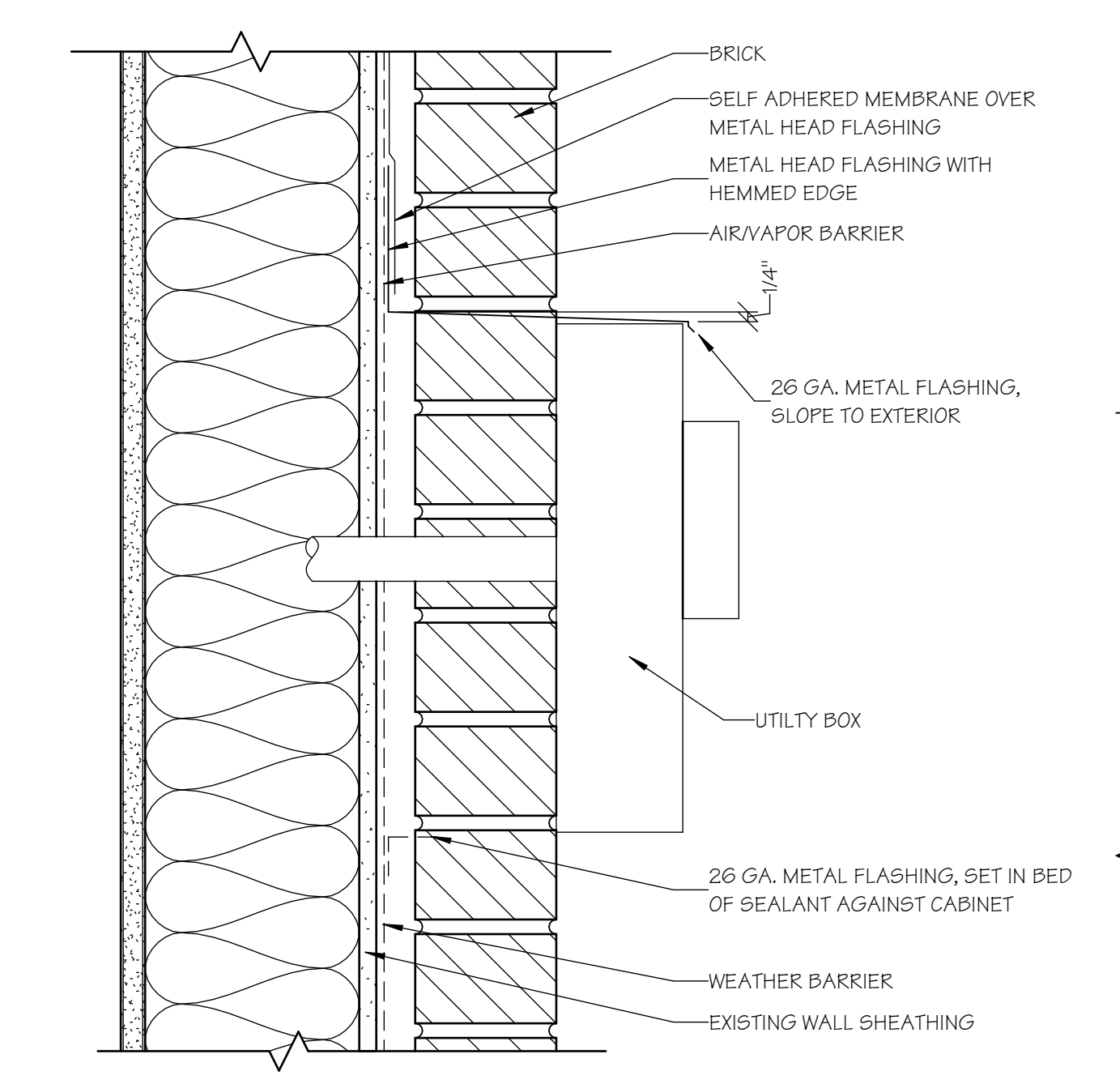
9 WALL SECTIONS AT DOORS
SCALE: 3/4" = 1'-0"



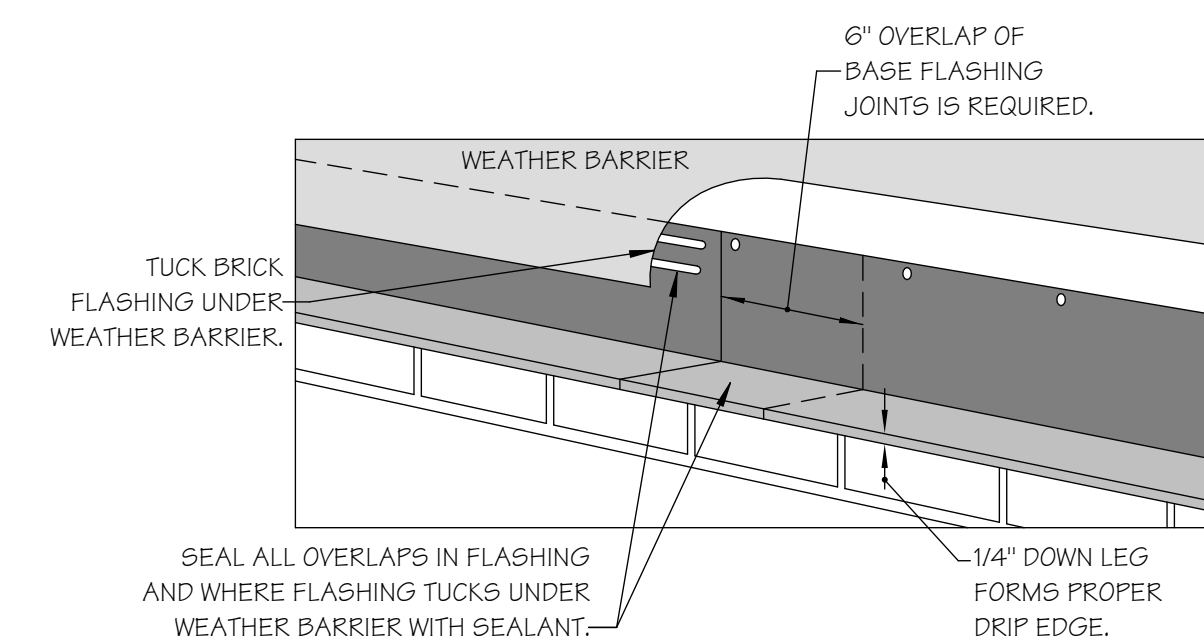
10 PARAPET W/ BRICK DETAIL
SCALE: 3/4" = 1'-0"



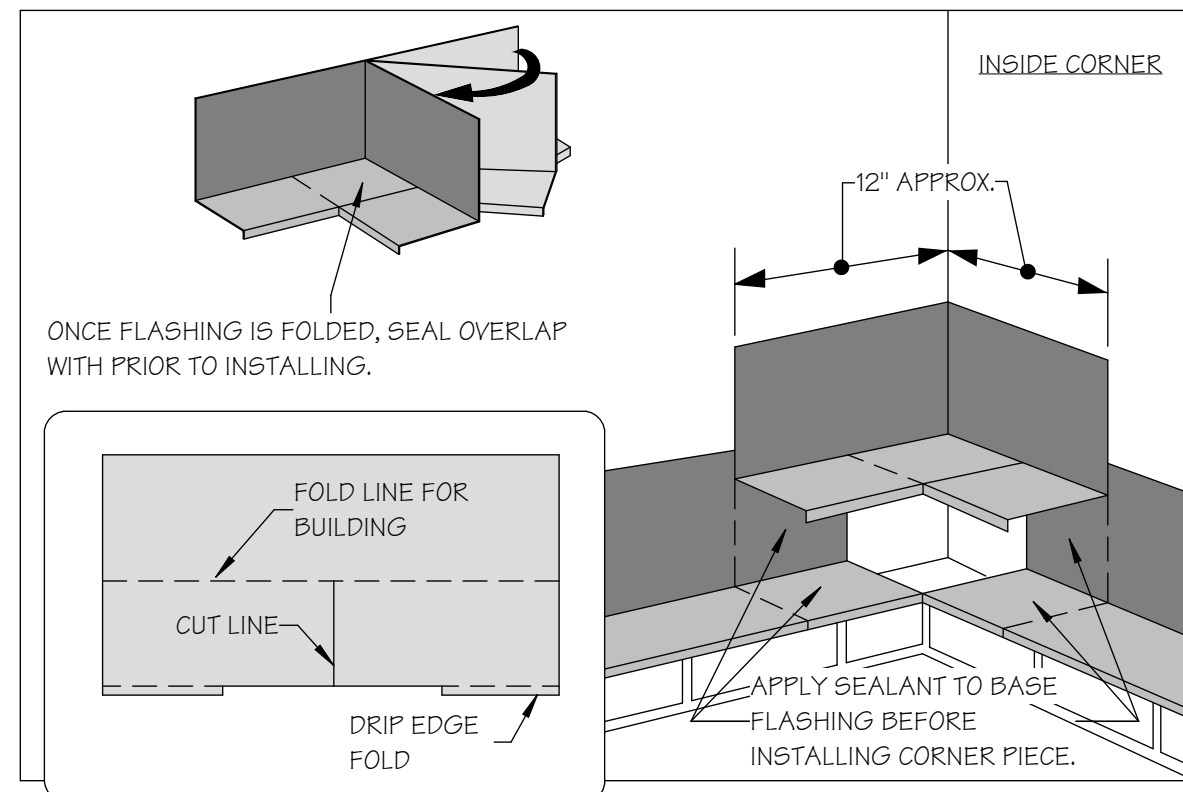
11 PARAPET W/ STONE DETAIL
SCALE: 3/4" = 1'-0"



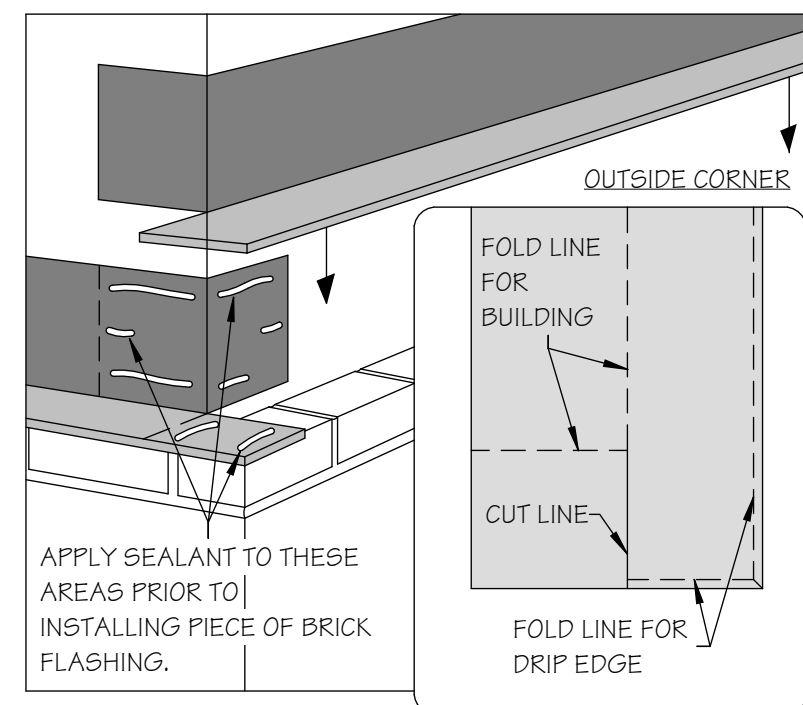
12 SECTION THROUGH UTILITY BOX
SCALE: 3" = 1'-0"



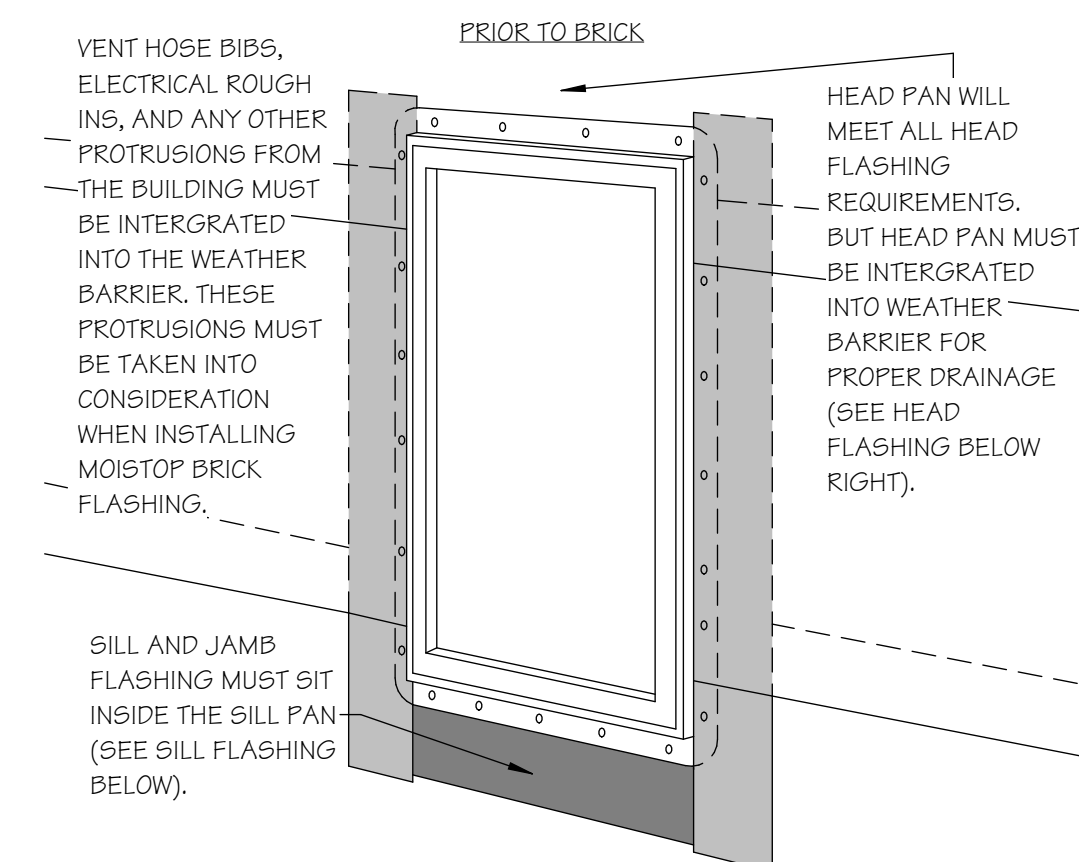
1 JOINT FLASHING DETAIL @ BRICK



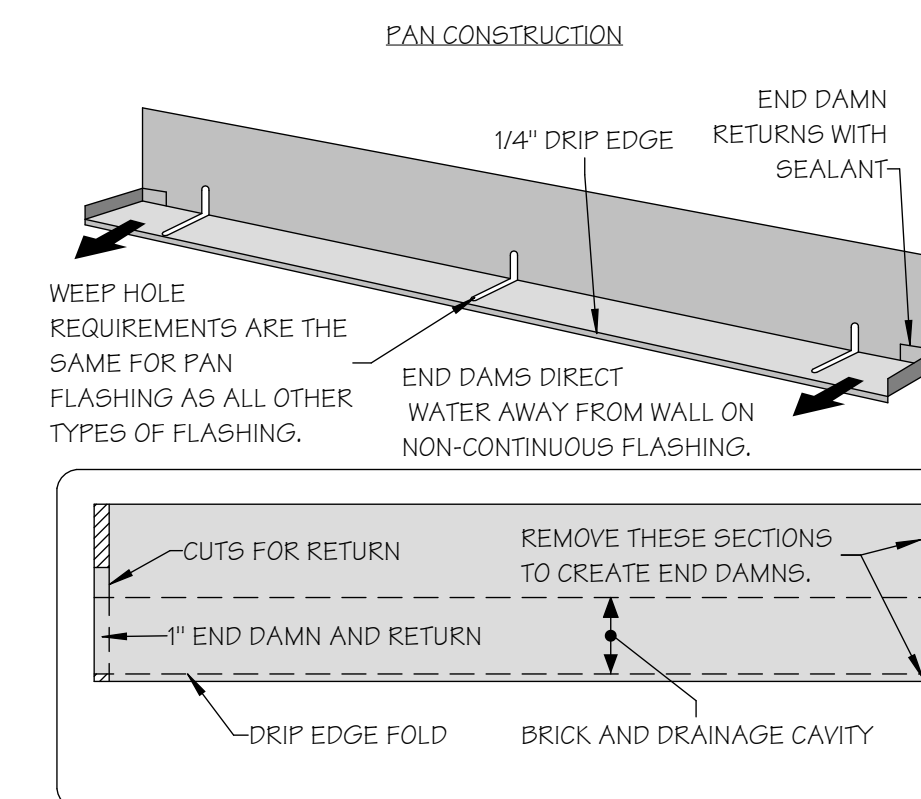
INSIDE CORNER FLASHING DETAIL @ BRICK



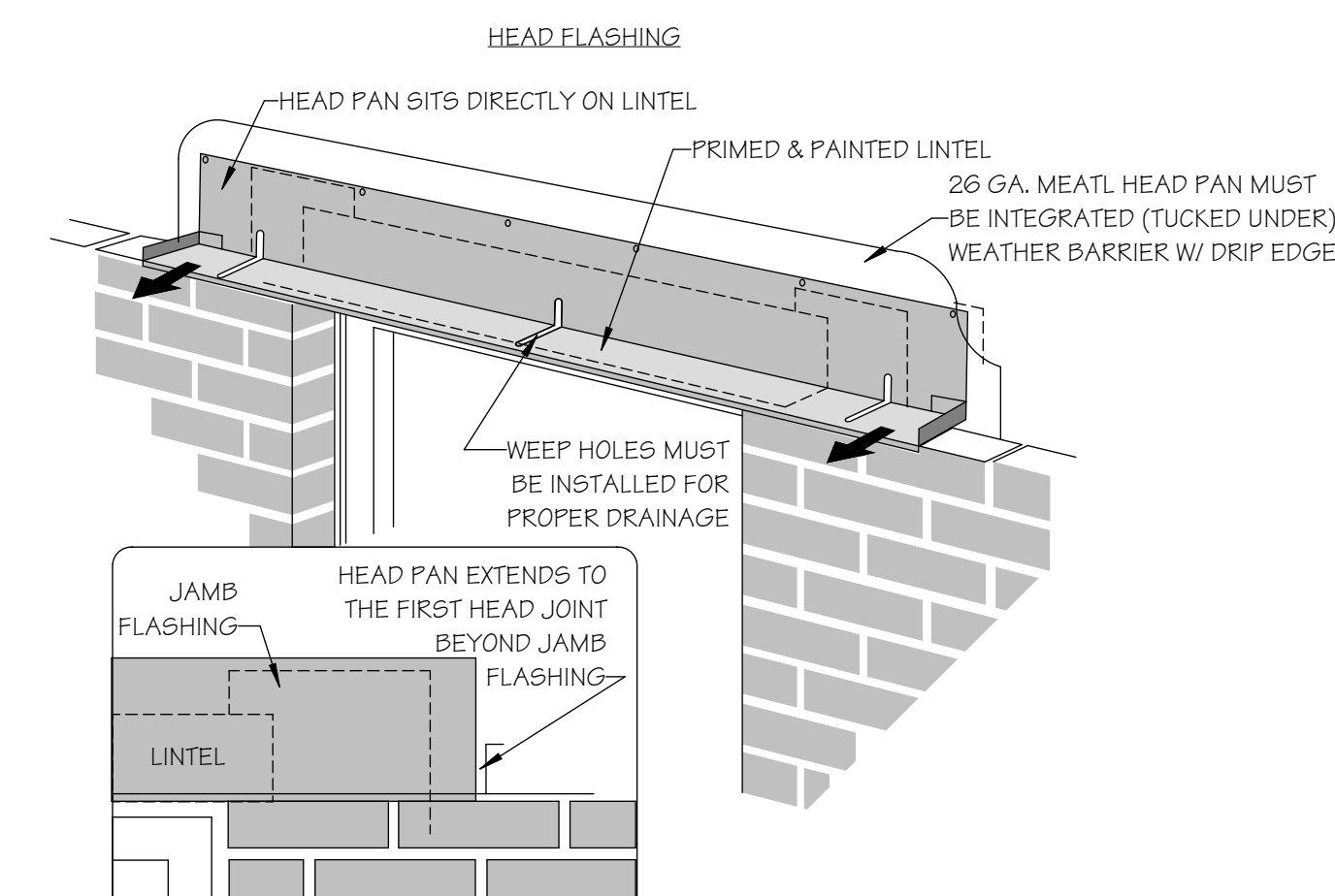
OUTSIDE CORNER FLASHING DETAIL @ BRICK



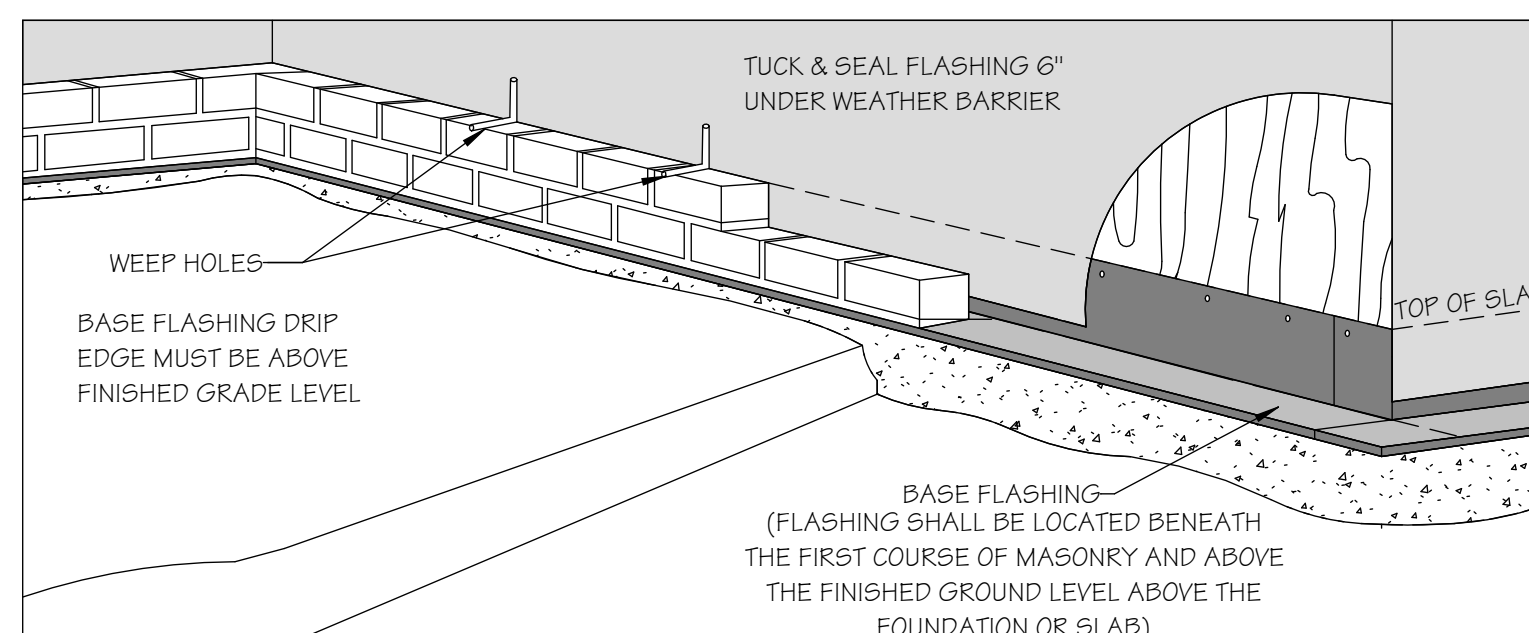
WINDOW FLASHING
DETAIL @ BRICK



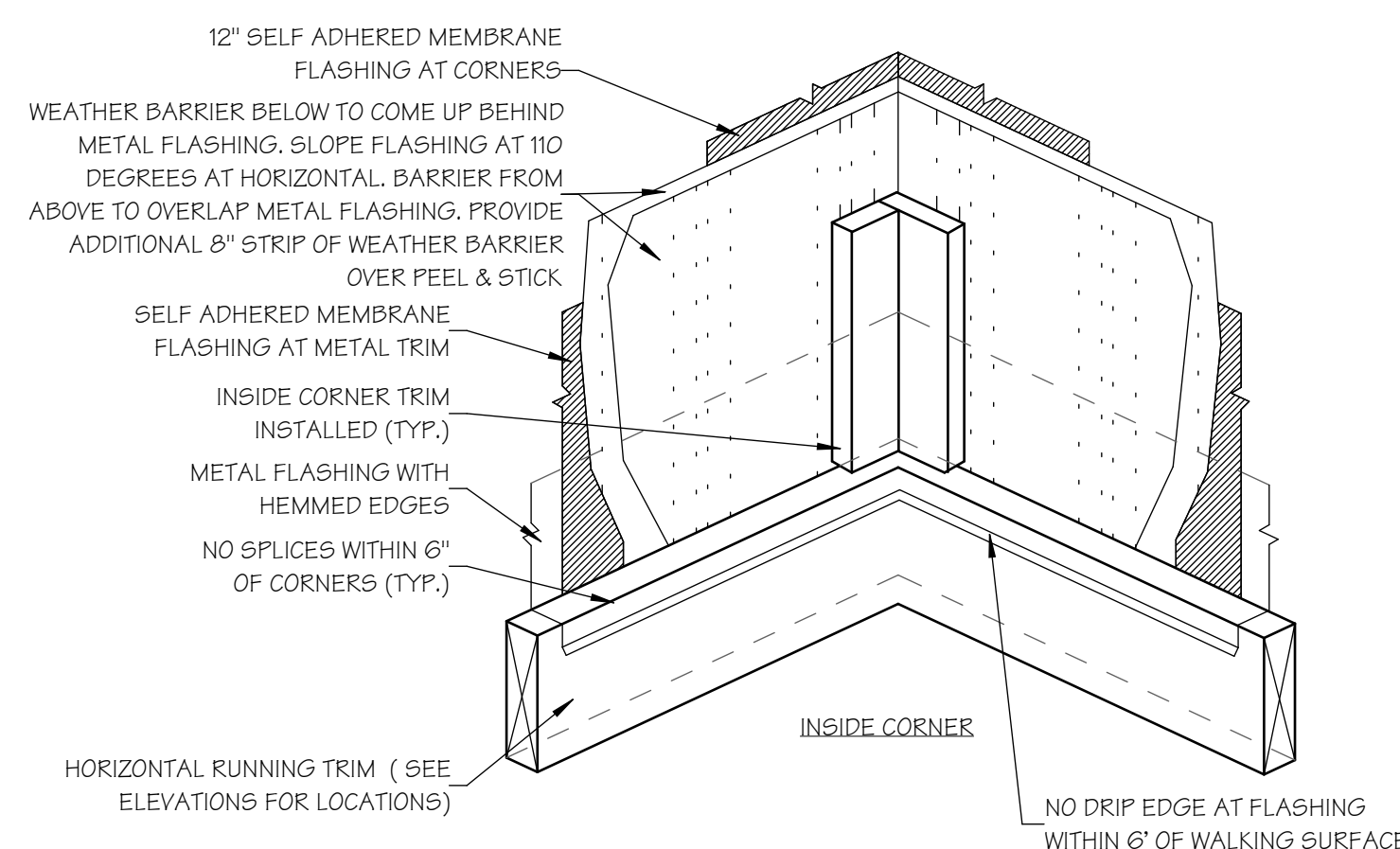
PAN CONSTRUCTION



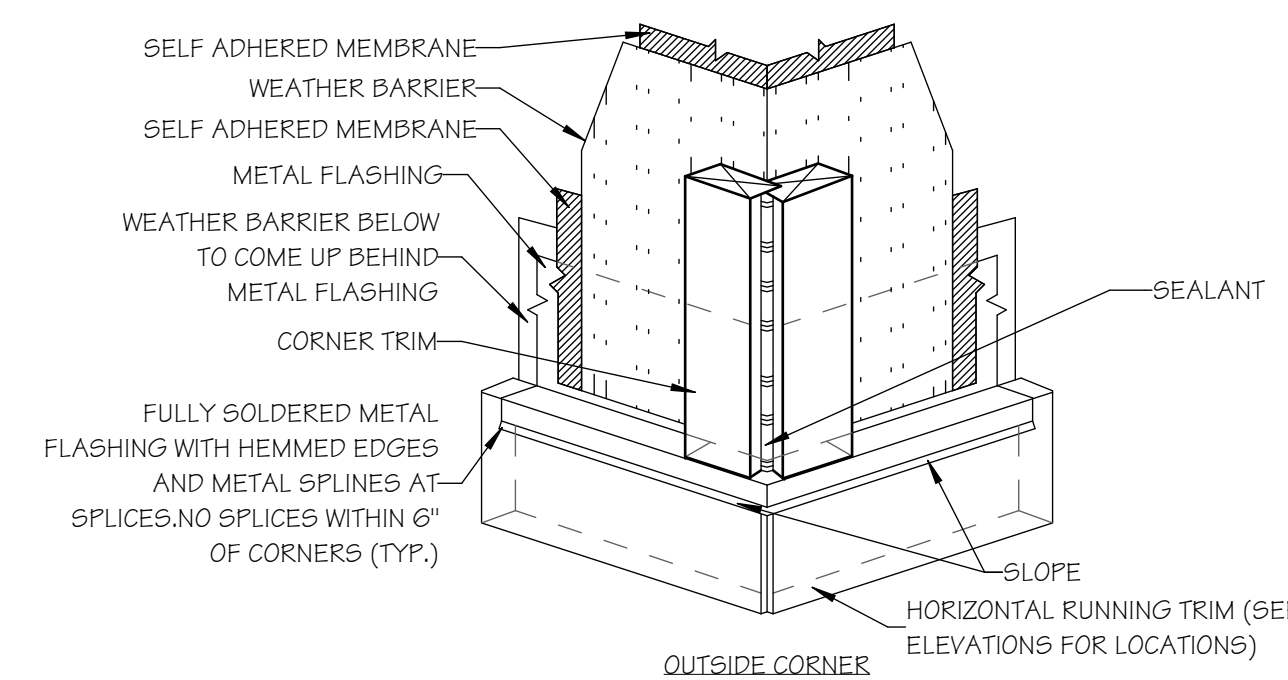
HEAD FLASHING @ BRICK



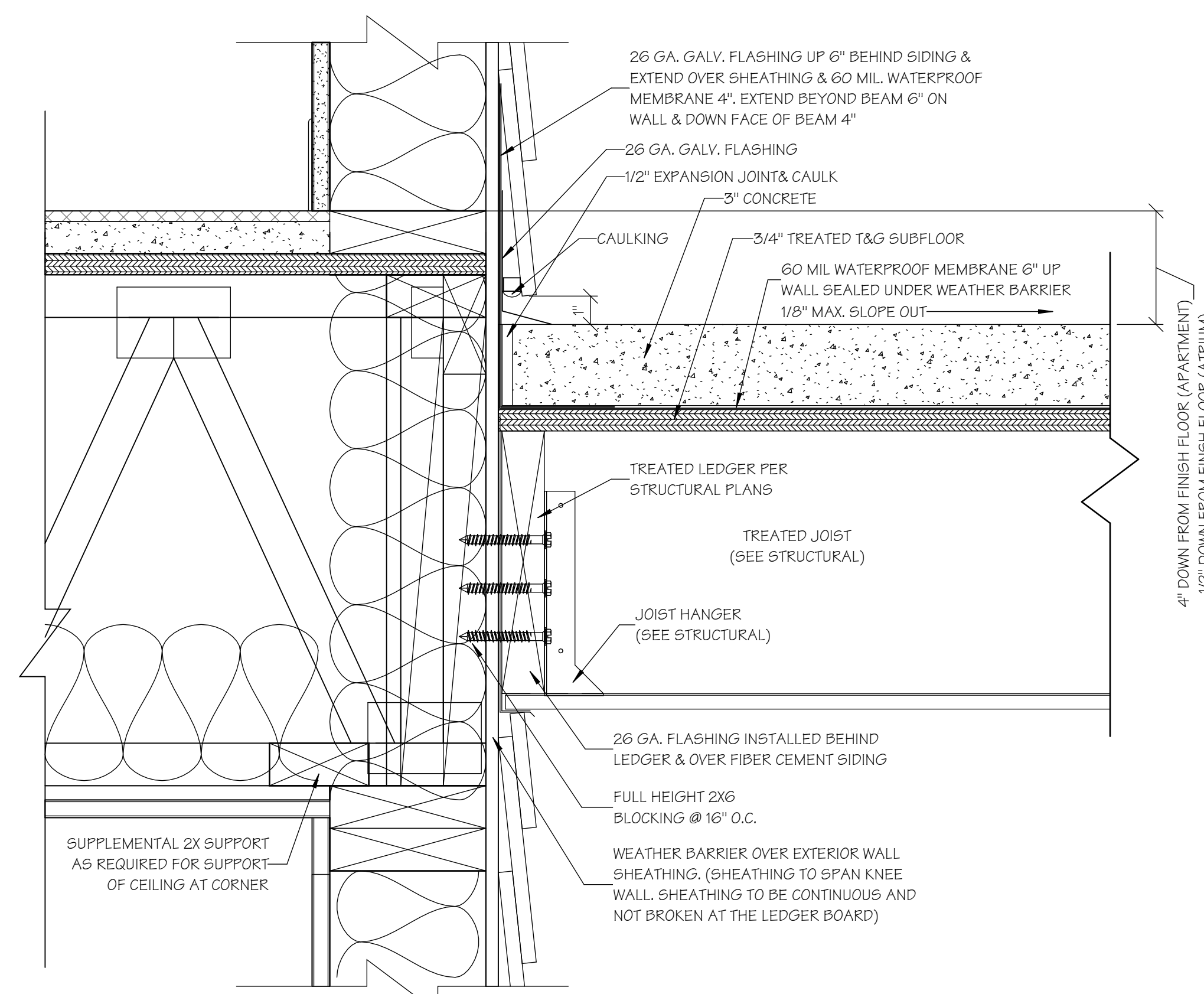
BASE FLASHING @ BRICK



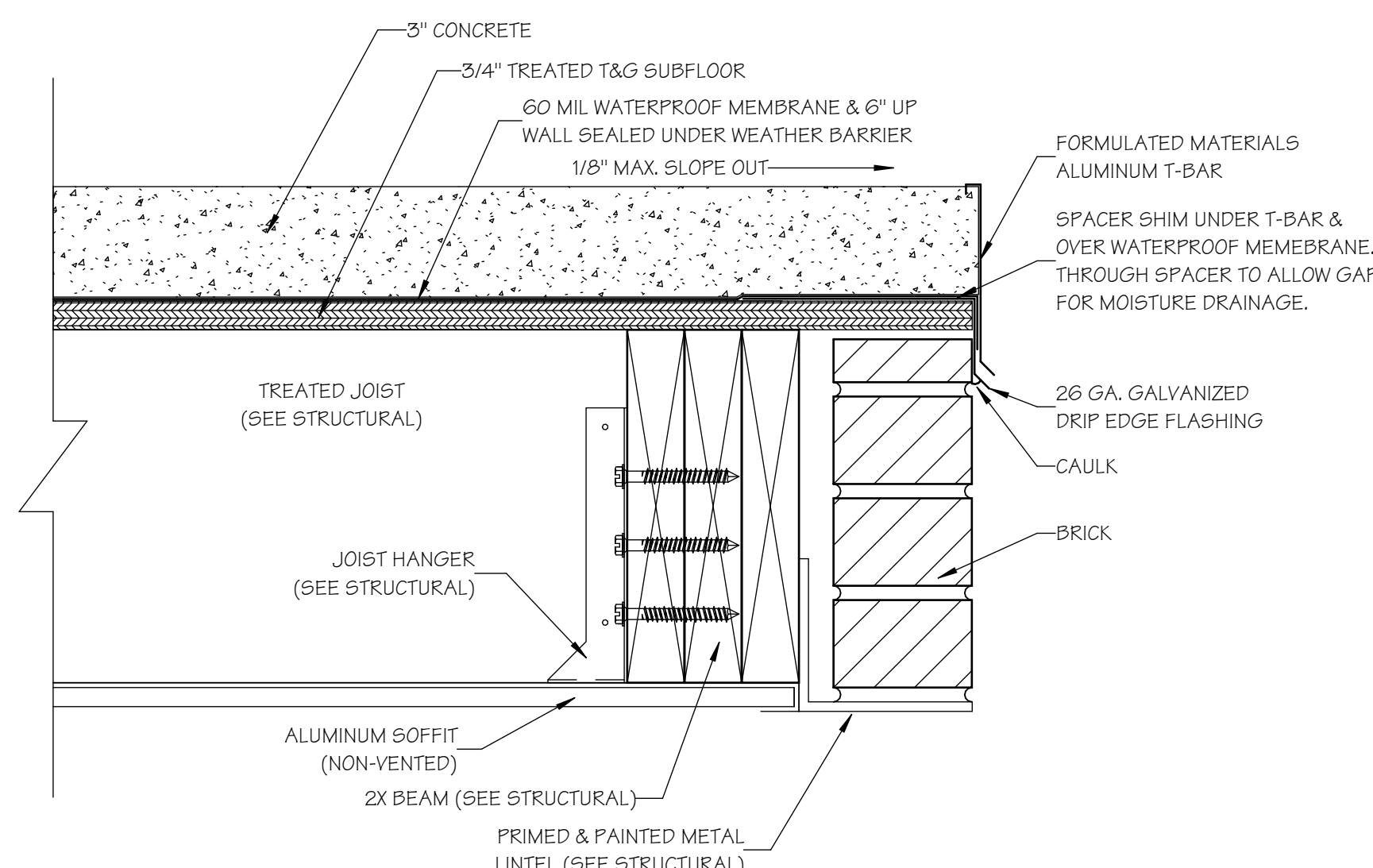
INSIDE CORNER FLASHING AND TRIM @ SIDING



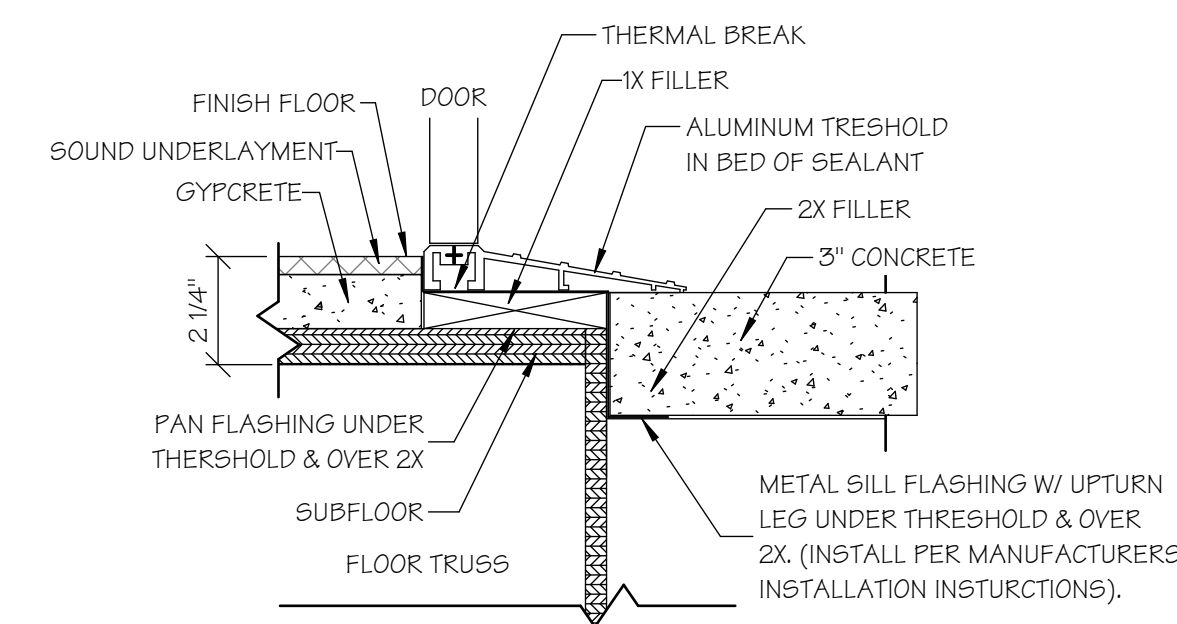
OUTSIDE CORNER FLASHING AND TRIM @ SIDING



10 DECK FLASHING DETAIL



11 DECK EDGE FLASHING DETAIL

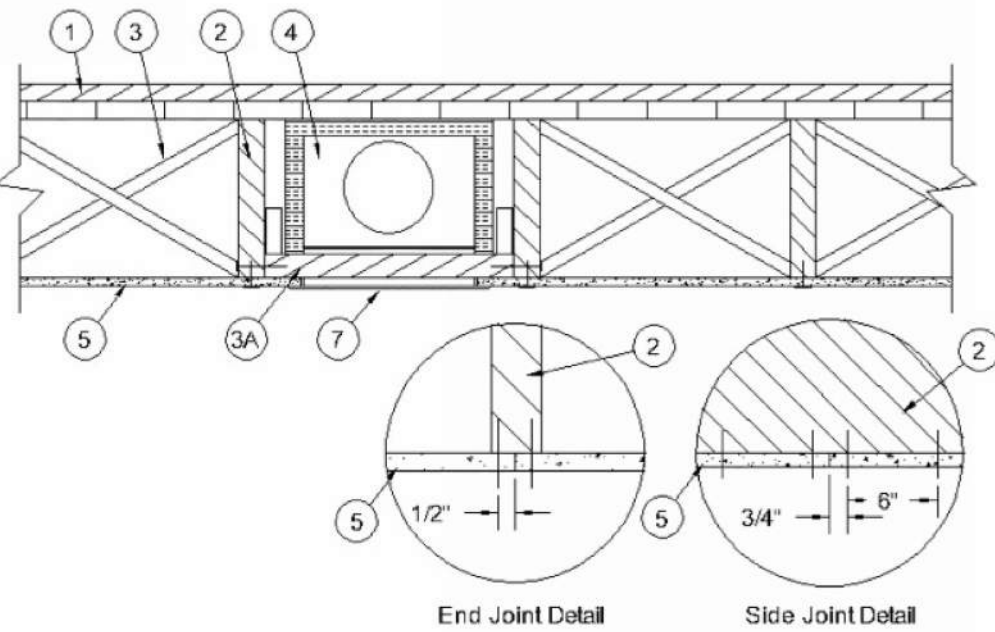


PATIO DOOR FLASHING DETAIL

Design No. L512

Unrestrained Assembly Rating — 1 Hr.
Finish Rating — 21 Min. or (16 Min. See Item 5A)
This design was evaluated using a load design method other than the Limit States Design Method (e.g., Working Stress Design Method). For jurisdictions employing the Limit States Design Method, such as Canada, a load restriction factor shall be used — See Guide BXXVY or BXXVZ

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



1. Flooring Systems — The flooring system shall consist of one of the following:
System No. 1
Subflooring — Min 1 by 6 in. T & G lumber fastened diagonally to joists, or min 15/32 in. thick wood structural panels, min grade "C-D" or "Sheathing". Face grain of plywood or strength axis of panels to be perpendicular to the joists with joints staggered.
Vapor Barrier — Nom 0.010 in. thick commercial resin-sized building paper.
Finish Flooring — Min 1 by 3 in. T & G and end matched laid perpendicular to joists, or 19/32 in. plywood, min grade "Underlayment". Face grain of plywood to be perpendicular to joists with joints staggered.

System No. 2
Subflooring — Min 15/32 in. thick wood structural panels, min grade "C-D" or "Sheathing". Face grain of plywood or strength axis of panels to be perpendicular to the joists with joints staggered.
Vapor Barrier — (Optional) — Nom 0.010 in. thick commercial asphalt saturated felt.
Finish Flooring - Floor Topping Mixture* — Min 3/4 in. thickness of floor topping mixture having a minimum compressive strength of 1800 psi. Refer to manufacturer's instructions accompanying the material for specific mix design.
UNITED STATES GYPSUM CO — Types LRK, HSLRK, CSD

USG MEXICO S A DE CV — Types LRK, HSLRK, CSD

Floor Mat Materials* — (Optional) — Floor mat material loose laid over the subfloor. Refer to manufacturer's instructions regarding the minimum thickness of floor topping over each floor mat material.
UNITED STATES GYPSUM CO — Types SAM, LEVELROCK® Brand Sound Reduction Board, LEVELROCK® Brand Floor Underlayment SRM-25

Alternate Floor Mat Materials* — (Optional) — Nom 3/8 in. thick floor mat material loose laid over the subfloor. Floor topping thickness shall be as specified under **Floor Topping Mixture**.
GRASSWORK L L C — Type SC50

System No. 3
Subflooring — Min 19/32 in. thick wood structural panels, min grade "C-D" or "Sheathing". Face grain of plywood or strength axis of panels to be perpendicular to the joists with joints staggered.
Floor Mat Materials* — (Optional) — Floor mat material nominal 5/64 in. (2 mm) thick adhered to subfloor with Hacker Floor Primer. Primer to be applied to the surface of the mat prior to the placement of a min 1-1/4 in. (32 mm) of floor-topping mixture.
HACKER INDUSTRIES INC — Type Hacker Sound-Mat

Alternate Floor Mat Materials — (Optional) — Floor mat material nominal 1/4 in. (6 mm) thick adhered to subfloor with Hacker Floor Primer. Primer to be applied to the surface of the mat prior to the placement of a min 1-1/4 in. (32 mm) of floor-topping mixture.
HACKER INDUSTRIES INC — Type Hacker Sound-Mat II.

Alternate Floor Mat Materials — (Optional) — Floor mat material nominal 1/8 in. (3 mm) thick loose laid over the subfloor. Floor topping thickness shall be a min of 3/4 in. (19 mm)
HACKER INDUSTRIES INC — FIRM-FILL SCM 125

Alternate Floor Mat Materials — (Optional) — Floor mat material nominal 1/4 in. (6 mm) thick loose laid over the subfloor. Floor topping thickness shall be a min of 1 in. (25 mm)
HACKER INDUSTRIES INC — Type FIRM-FILL SCM 250, Quiet Quirl 55/025

Alternate Floor Mat Materials — (Optional) — Floor mat material nominal 3/8 in. (10 mm) thick loose laid over the subfloor. Floor topping thickness shall be a min of 1-1/4 in. (32 mm)
HACKER INDUSTRIES INC — FIRM-FILL SCM 400, Quiet Quirl 60/040

Alternate Floor Mat Materials — (Optional) — Floor mat material nominal 3/4 in. (19 mm) thick loose laid over the subfloor. Floor topping thickness shall be a min of 1-1/2 in. (38 mm)
HACKER INDUSTRIES INC — Type FIRM-FILL SCM 750, Quiet Quirl 65/075

Metal Lath (Optional) — For use with 3/8 in. (10 mm) floor mat materials, 3/8 in. expanded steel diamond mesh, 3.4 lbs/sq yd placed over the floor mat material. Hacker Floor Primer to be applied prior to the placement of the metal lath. When metal lath is used, floor topping thickness a nom 1-1/4 in. over the floor mat.

Finish Flooring — Floor Topping Mixture* — Min 3/4 in. thickness of floor topping mixture having a min compressive strength of 1100 psi. Mixture shall consist of 6.8 gal of water to 80 lbs of floor topping mixture to 1.9 cu ft of sand.
HACKER INDUSTRIES INC — Firm-Fill Gypsum Concrete, Firm-Fill 2010, Firm-Fill 3310, Firm-Fill 4010, Firm-Fill High Strength, Gyp-Span Radiant

System No. 4
Subflooring — Min 15/32 in. thick wood structural panels, min grade "C-D" or "Sheathing". Face grain of plywood or strength axis of panels to be perpendicular to the joists with joints staggered.
Vapor Barrier — (Optional) — Nom 0.030 in. thick commercial asphalt saturated felt.
Finish Flooring — Floor Topping Mixture* — Min 1-1/2 in. thickness of floor topping mixture having a min compressive strength of 1000 psi and a cast density of 100 plus or minus 5 pcf. Foam concentrate mixed 40:1 by volume with water and expanded at 100 psi through nozzle. Mixture shall consist of 1.2 cu feet of preformed foam concentrate to 94 lbs Type I Portland cement, 300 lbs of sand with 5-1/2 gal of water.
ELASTIZELL CORP OF AMERICA — Type FF

System No. 5
Subflooring — Min 15/32 in. thick wood structural panels, min grade "C-D" or "Sheathing". Face grain of plywood or strength axis of panels to be perpendicular to the joists with joints staggered.
Vapor Barrier (Optional) — Nom 0.030 in. thick commercial asphalt saturated felt.

Finish Flooring — Floor Topping Mixture* — Min 1-1/2 in. thickness of floor topping mixture having a min compressive strength of 1000 psi and a cast density of 100 plus or minus 5 pcf. Foam concentrate mixed 40:1 by volume with water and expanded at 100 psi through nozzle. Mixture shall consist of 1.2 cu feet of preformed foam concentrate to 94 lbs Type I Portland cement, 300 lbs of sand with 5-1/2 gal of water.

ARJIX INDUSTRIES — Floor Topping Mixture

System No. 6
Deleted.

System No. 7
Subflooring — Min 19/32 in. thick wood structural panels, min grade "C-D" or "Sheathing". Face grain of plywood or strength axis of panels to be perpendicular to the joists with joints staggered.
Vapor Barrier — (Optional) — Nom 0.030 in. thick commercial asphalt saturated felt.
Finish Flooring — Floor Topping Mixture* — Min 3/4 in. thickness of floor topping mixture having a min compressive strength of 1000 psi. Mixture shall consist of 5 to 8 gal of water to 80 lbs of floor topping mixture to 2.1 cu ft of sand.
ULTRA QUIET FLOORS — UQF-A, UQF-Super Blend, UQF-Plus 2000

System No. 8
Subflooring — Min 15/32 in. wood structural panels, min grade "C-D" or "Sheathing". Face grain of plywood or strength axis of panels to be perpendicular to joists with joints staggered.
Vapor Barrier — (Optional) — Nom 0.030 in thick commercial asphalt saturated felt.
Finish Flooring — Floor Topping Mixture* — Min 3/4 thickness of floor topping mixture having a minimum compressive strength of 1500 psi. Refer to manufacturer's instructions accompanying the material for specific mix design.
MAXXON CORP — Type Maxxon Standard and Maxxon High Strength

Floor Mat Materials* — (Optional) — Floor mat material loose laid over the subfloor. Refer to manufacturer's instructions regarding the minimum thickness of floor topping over each floor mat material.
MAXXON CORP — Type Encapsulated Sound Mat.

Floor Mat Reinforcement — (Optional) Refer to manufacturer's instructions regarding minimum thickness of floor topping for use with floor mat reinforcement.
Metal Lath (Optional) — 3/8 in. expanded galvanized steel diamond mesh, 3.4 lbs/sq yd loose laid over the floor mat material.

System No. 9
Subflooring — Min 15/32 in. thick wood structural panels, min grade "C-D" or "Sheathing". Face grain of plywood or strength axis of panels to be perpendicular to the joists with joints staggered.
Vapor Barrier — (Optional) Nom 0.030 in. thick commercial asphalt saturated felt.
Finish Flooring — Floor Topping Mixture* — Min 3/4 in. thickness of floor topping mixture having a minimum compressive strength of 1500 psi. Refer to manufacturer's instructions accompanying the material for specific mix design.
FORMULATED MATERIALS LLC — Types FR-25, FR-30, and SiteMix

UNITED STATES GYPSUM CO — LeveRock LSC

Alternate Floor Mat Material* — (Optional) Floor mat material nominal 2 - 9.5 mm thick loose laid over the subfloor. Floor topping thickness shall be a minimum of 3/4 in.

FORMULATED MATERIALS LLC — Types M1, M2, M3, Elite, Duo, R1, and R2

System No. 10
Subflooring — Min 1 by 6 in. T & G lumber fastened diagonally to joists, or min 15/32 in. thick plywood or 7/16 in. thick oriented strand board (OSB) wood structural panels, min grade "C-D" or "Sheathing". Face grain of plywood or strength axis of panels to be perpendicular to the joists with joints staggered.
Finish Floor — Mineral and Fiber Board* — Min 1/2 in. thick, supplied in sizes ranging from 3 ft by 4 ft to 8 ft by 12 ft. All joints to be staggered a min of 12 in. with adjacent sub-floor joints.
HOMASOTE CO — Type 440-32 Mineral and Fiber Board

System No. 11
Subflooring — Min 15/32 in. thick wood structural panels, min grade "C-D" or "Sheathing". Face grain of plywood or strength axis of panels to be perpendicular to the joists with joints staggered.
Vapor Barrier — (Optional) — Nom 0.030 in. thick commercial asphalt saturated felt.

Finish Flooring — Floor Topping Mixture* — Min 3/4 or 1 in. thickness of floor topping mixture for 19/32 or 15/32 in. thick wood structural panels respectively, having a min compressive strength of 1000 psi. Refer to manufacturer's instructions accompanying the material for specific mix design.
ARCOSA SPECIALTY MATERIALS — AccuCrete® Types NexGen, Green, Prime and PrePout, AccuRadiant®, AccuLevel® Types G40, G50 and S230

UNITED STATES GYPSUM CO — LeveRock LSC

Alternate Floor Mat Material* — (Optional) - Floor mat material nominal 2 - 9.5 mm thick loose laid over the subfloor. Floor topping shall be a min of 3/4 in. or 1 in. thickness of floor topping mixture for 19/32 or 15/32 in. thick wood structural panels respectively.
ARCOSA SPECIALTY MATERIALS — AccuQuiet® Types D13, D-18, D25, DX38, EM.125, EM.125S, EM.250, EM.250S, EM.375, EM.375S, EM.750, and EM.750S.

System No. 12
Subflooring — 15/32 or 19/32 in. thick wood structural panels, min grade "C-D" or "Sheathing". Face grain of plywood or strength axis of panels to be perpendicular to joists with joints staggered.
Vapor Barrier — (Optional) — Nom 0.030 in. thick commercial asphalt saturated felt.
Finish Flooring — Floor Topping Mixture* — Min 3/4 or 1 in. thickness of floor topping mixture for 19/32 or 15/32 in. thick wood structural panels respectively, having a min compressive strength of 2100 psi. Refer to manufacturer's instructions accompanying the material for specific mix design.

System No. 13
Subflooring — Min 15/32 in. thick wood structural panels, min grade "C-D" or "Sheathing". Face grain of plywood or strength axis of panels to be perpendicular to the joists with joints staggered.
Vapor Barrier — (Optional) - Commercial asphalt saturated felt, 0.030 in. thick.
Finish Flooring* — Min 3/4 in. thickness of any Floor Topping Mixture bearing the UL Classification Marking as to Fire Resistance. See Floor- and Roof-Topping Mixtures (CCOX) category for names of Classified Companies.
Floor Mat Materials* — (Optional) — Nom. 1/4 in. thick loose laid over the subfloor. Floor topping thickness shall be a minimum of 3/4 in.
KEENE BUILDING PRODUCTS CO INC — Type Quiet Quirl 55/025 and Quiet Quirl 55/025 N

Alternate Floor Mat Materials* — (Optional) — Floor mat material Nom. 3/8 in. thick loose laid over the subfloor. Floor topping thickness shall be a minimum of 1 in.
KEENE BUILDING PRODUCTS CO INC — Type Quiet Quirl 60/040 and Quiet Quirl 60/040 N

Alternate Floor Mat Materials* — (Optional) — Floor mat material Nom. 3/4 in. thick loose laid over the subfloor. Floor topping thickness shall be a minimum of 1-1/2 in.
KEENE BUILDING PRODUCTS CO INC — Type Quiet Quirl 65/075, Quiet Quirl 65/075 N

Alternate Floor Mat Materials* — (Optional) — Floor mat material Nom. 1/8 in. thick loose laid over the subfloor. Floor topping thickness shall be a minimum of 3/4 in.
KEENE BUILDING PRODUCTS CO INC — Type Quiet Quirl 52/013 and Quiet Quirl 52/013 N

Alternate Floor Mat Materials* — (Optional) — Floor mat material Nom. 1/4 in. entangled net core with a compressible fabric attached to the bottom loose laid over the subfloor. Floor topping thickness shall be a minimum of 1 in.
KEENE BUILDING PRODUCTS CO INC — Quiet Quirl 55/025 MT and Quiet Quirl 55/025 N MT

System No. 14
Subflooring — Min 23/32 in. thick T&G wood structural panels, min grade "Underlayment" or "Single-Floor". Face grain of plywood or strength axis of panels to be perpendicular to the trusses with end joints staggered 4 ft. Panels secured to trusses with construction adhesive and No. 6d ringed shank nails spaced 12 in. OC along each truss. Staples having equal or greater withdrawal and lateral resistance strength may be substituted for the 6d nails.
Gypsum Board* — One layer of 5/8 in. thick, 4 ft wide gypsum board, installed with long dimension perpendicular to joists. Gypsum board secured with 1 in. long No. 6 Type W bugle head steel screws spaced 12 in. OC and located a min of 1-1/2 in. from side and end joints. The joints of the gypsum board are to be staggered a minimum of 12 inches from the joints of the subfloor.
GEORGIA-PACIFIC GYPSUM L L C — Type D5

Floor Mat Materials* — (As an alternate to the single layer gypsum board) — Floor mat material loose laid over the subfloor.
MAXXON CORP — Type Encapsulated Sound Mat.

Gypsum Board* — (For use when floor mat is used) Two layers of 5/8 in. thick, 4 ft wide gypsum board, installed with long dimension perpendicular to joists on top of the floor mat material. Gypsum board secured to each other with 1 in. long No. 6 Type G bugle head steel screws spaced 12 in. OC and located a min of 1-1/2 in. from side and end joints. The joints of the gypsum board are to be staggered a minimum of 12 inches in between layers and from the joints of the subfloor.
GEORGIA-PACIFIC GYPSUM L L C — Type D5

System No. 15
Subflooring — Min 15/32 in. thick wood structural panels, min grade "C-D" or "Sheathing". Face grain of plywood or strength axis of panels to be perpendicular to the joists with joints staggered.
Vapor Barrier — (Optional) — Nom 0.030 in. thick commercial asphalt saturated felt.
Finish Flooring — Floor Topping Mixture* — Min 3/4 or 1 in. thickness of floor topping mixture for 19/32 or 15/32 in. thick wood structural panels respectively, having a min compressive strength of 1000 psi. Refer to manufacturer's instructions accompanying the material for specific mix design.
DEPENDABLE LLC — GSL M3.4, GSL K2.6, GSL CSD and GSL RH

UNITED STATES GYPSUM CO — LeveRock LSC

Floor Mat Materials* — (Optional) — Nom. 1/4 in. thick loose laid over the subfloor. Floor topping thickness shall be a minimum of 3/4 in.
KEENE BUILDING PRODUCTS CO INC — Type Quiet Quirl 55/025 and Quiet Quirl 55/025 N

Alternate Floor Mat Materials* — (Optional) — Floor mat material Nom. 3/8 in. thick loose laid over the subfloor. Floor topping thickness shall be a minimum of 1 in.
KEENE BUILDING PRODUCTS CO INC — Type Quiet Quirl 60/040 and Quiet Quirl 60/040 N

Alternate Floor Mat Materials* — (Optional) — Floor mat material Nom. 3/4 in. thick loose laid over the subfloor. Floor topping thickness shall be a minimum of 1-1/2 in.
KEENE BUILDING PRODUCTS CO INC — Type Quiet Quirl 65/075, Quiet Quirl 65/075 N

Alternate Floor Mat Materials* — (Optional) — Floor mat material Nom. 1/8 in. thick loose laid over the subfloor. Floor topping thickness shall be a minimum of 3/4 in.
KEENE BUILDING PRODUCTS CO INC — Type Quiet Quirl 52/013 and Quiet Quirl 52/013 N

Alternate Floor Mat Materials* — (Optional) — Floor mat material Nom. 1/4 in. entangled net core with a compressible fabric attached to the bottom loose laid over the subfloor. Floor topping thickness shall be a minimum of 1 in.
KEENE BUILDING PRODUCTS CO INC — Quiet Quirl 55/025 MT and Quiet Quirl 55/025 N MT

System No. 16
Subflooring — Min 1 by 6 in. T & G lumber fastened diagonally to joists, or min 15/32 in. thick wood structural panels, min grade "C-D" or "Sheathing". Face grain of plywood or strength axis of panels to be perpendicular to the joists with joints staggered.
Finish Flooring* — **Floor Topping Materials** — Min 3/4 in. to 1-1/2 in. thickness of any Floor Topping Mixture bearing the UL Classification Marking as to Fire Resistance with a minimum compressive strength of 1500 psi. See **Floor- and Roof-Topping Mixtures** (CCOX) category for names of Classified Companies.

Floor Mat Materials* — (Optional) — Floor mat material nominal 1/8 in. to 3/4 in. thick. Loose laid over the subfloor. When used, Acousti-for CSM (crack suppression mat) is loose laid over the floor mat material. Floor topping material thickness is dependent on thickness of floor mat used.
WALFORD INDUSTRIES INC — Type Acousti-for, Acousti-for CSM. Floor topping thickness depends on products used as follows:

Acousti-for (1/8 in. thick) - Floor topping thickness shall be a minimum of 3/4 in.
Acousti-for (1/4 in. thick) - Floor topping thickness shall be a minimum of 1 in.
Acousti-for (3/8 in. thick) - Floor topping thickness shall be a minimum of 1 in.
Acousti-for (3/4 in. thick) - Floor topping thickness shall be a minimum of 1-1/2 in.

Metal Lath — (Optional) — Expanded steel diamond mesh, 2.5 lb / sq yd loose laid over floor mat material.

Fiberglass Mesh Reinforcement — (Optional) — Coated non-woven glass fiber mesh grid loose laid over floor mat material.

System No. 17
Subflooring — Min 1 by 6 in. T & G lumber fastened diagonally to joists, or min 15/32 in. thick wood structural panels, min grade "C-D" or "Sheathing". Face grain of plywood or strength axis of panels to be perpendicular to the joists with joints staggered.

Finish Flooring - Floor Topping Mixture* — Min 1 in. thickness of floor topping mixture having a min compressive strength of 4500 psi. Refer to manufacturer's instructions accompanying the material for specific mix design.
SKA DEUTSCHLAND GMBH — Type SCHONDOX AP Rapid Plus

Subflooring — Min 1 by 6 in. T & G lumber fastened diagonally to joists, or min 15/32 in. thick wood structural panels, min grade "C-D" or "Sheathing". Face grain of plywood or strength axis of panels to be perpendicular to the joists with joints staggered.

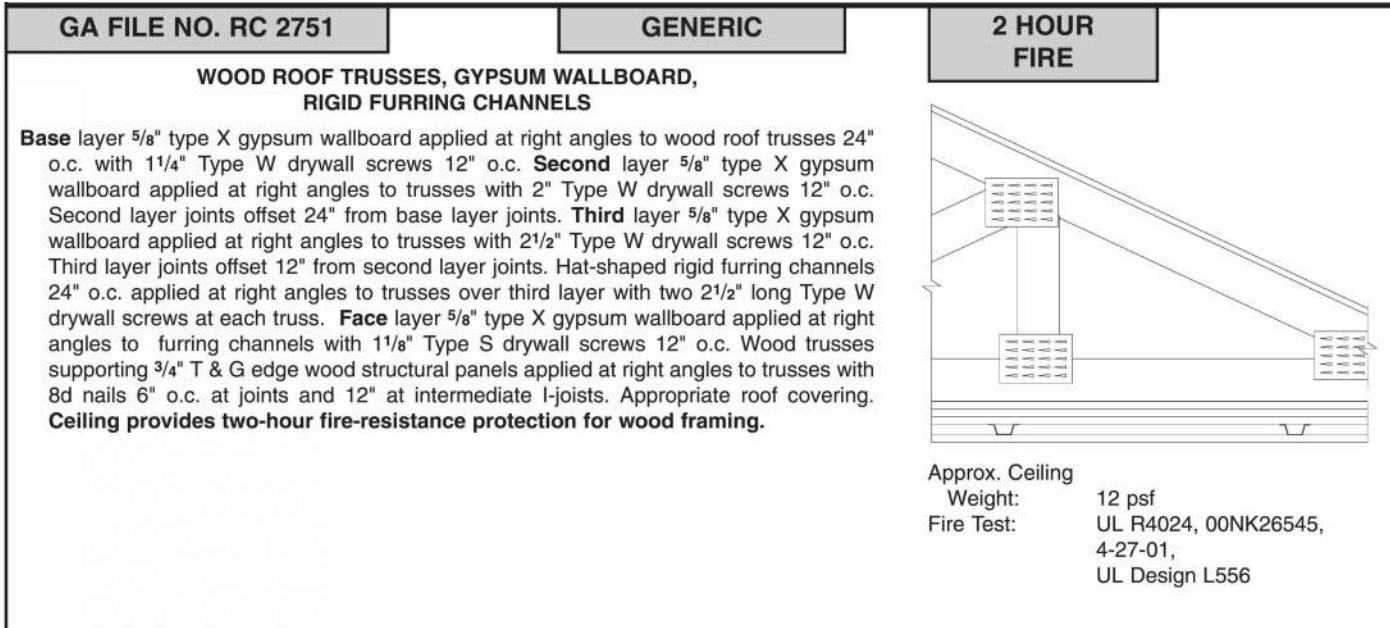
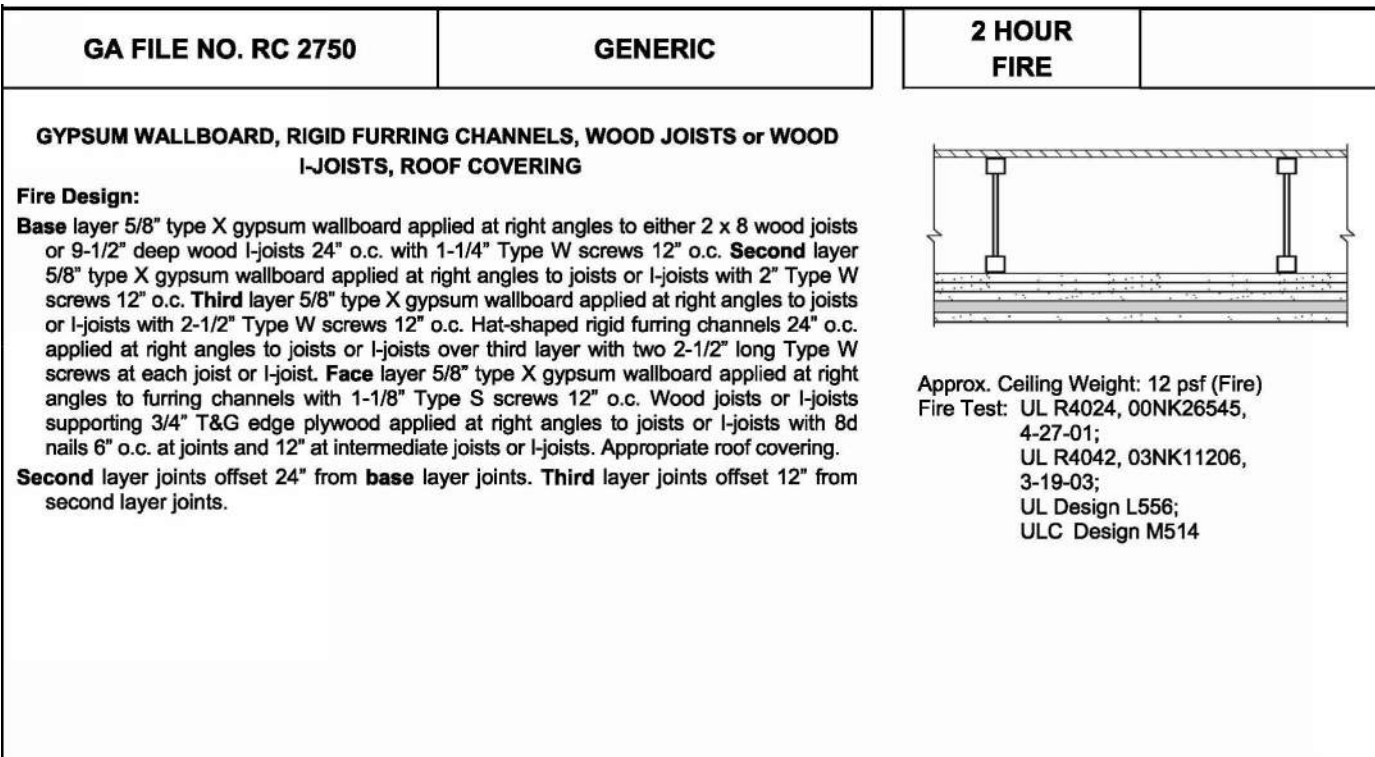
Vapor Barrier — (Optional) - Commercial asphalt saturated felt, 0.030 in. thick.

Vapor Barrier — (Optional) - Nom 0.010 in. thick commercial resin-sized building paper.

Finish Flooring - Floor Topping Mixture* — Min 3/4 in. thickness of any Floor Topping Mixture bearing the UL Classification Marking as to Fire Resistance. See Floor- and Roof-Topping Mixtures (CCOX) category for names of Classified Companies.

Floor Mat Materials* — (Optional, Not Shown) - Floor mat material loose laid over the subfloor. Refer to manufacturer's instructions regarding the minimum thickness of floor topping over each floor mat material.

LOW & BONAR INC — EnkaSonic® by Colbond a member of the Low & Bonar group Types 125, 250, 250 Plus, 400, 400 Plus, 750, and 750 Plus.



Last Updated on 2021-06-09

Design No. L550

Unrestrained Assembly Rating — 1 Hr.
Finish Rating — 23 Min (See Items 5 or 5A and 7), 20 Min. (See Items 6E and 7A)
This design was evaluated using a load design method other than the Limit States Design Method (e.g., Working Stress Design Method). For jurisdictions employing the Limit States Design Method, such as Canada, a load restriction factor shall be used — See Guide BXUV or BXUV2

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

1

2

3

4

5

6

7

2x6"

For End Joint Detail See Below

1

2

3

4

5

6

7

1

2

3

4

5

6

7

End Joint Detail

1

2

3

4

5

6

7

2x6"

1

2

3

4

5

6

7

1

2

3

4

5

6

7

Alternate Insulation Placement

1. Flooring System — The flooring system shall consist of one of the following:
Subflooring — Nom 23/32 in. thick wood structural panels installed perpendicular to trusses with end joints staggered. Plywood or panels secured to trusses with construction adhesive and No. 6d ringed shank nails, spaced 12 in. OC along each truss. Staples having equal or greater withdrawal and lateral resistance strength may be substituted for the 6d nails.
Vapor Barrier — (Optional) — Nom 0.030 in. thick commercial asphalt saturated felt.
Finish Flooring — Min 1/4 in. by 4 in. T & G lumber fastened diagonally to trusses, or min 15/32 in. plywood, min grade "Underlayment" or "Sturd-I-Floor" with T & G edges and conforming to P-81 specifications, or nonveneer APA rated Sturd-I-Floor, T & G panels per APA specifications P89-108. Face grain of plywood to be perpendicular to trusses with joints staggered.
System No. 2
Subflooring — Nom 23/32 in. thick wood structural panels installed perpendicular to trusses with end joints staggered. Plywood or panels secured to trusses with construction adhesive and No. 6d ringed shank nails, spaced 12 in. OC along each truss. Staples having equal or greater withdrawal and lateral resistance strength may be substituted for the 6d nails.
Vapor Barrier — (Optional) — Nom 0.030 in. thick commercial asphalt saturated felt.
Finish Flooring — Min 1/4 in. by 4 in. T & G lumber fastened diagonally to trusses, or min 15/32 in. plywood, min grade "Underlayment" or "Sturd-I-Floor" with T & G edges and conforming to P-81 specifications, or nonveneer APA rated Sturd-I-Floor, T & G panels per APA specifications P89-108. Face grain of plywood to be perpendicular to trusses with joints staggered.
System No. 3
Subflooring — Nom 23/32 in. thick wood structural panels installed perpendicular to trusses with end joints staggered. Plywood or panels secured to trusses with construction adhesive and No. 6d ringed shank nails, spaced 12 in. OC along each truss. Staples having equal or greater withdrawal and lateral resistance strength may be substituted for the 6d nails.
Vapor Barrier — (Optional) — Nom 0.030 in. thick commercial asphalt saturated felt.
Finish Flooring — Min 1/4 in. by 4 in. T & G lumber fastened diagonally to trusses, or min 15/32 in. plywood, min grade "Underlayment" or "Sturd-I-Floor" with T & G edges and conforming to P-81 specifications, or nonveneer APA rated Sturd-I-Floor, T & G panels per APA specifications P89-108. Face grain of plywood to be perpendicular to trusses with joints staggered.
System No. 4
Structural Cement-Fiber Units* — Nom 3/4 in. thick, with long edges tongue and grooved. Long dimension of panels to be perpendicular to wood trusses with end joints staggered a min of 2 ft and centered over the trusses. Panels secured to wood trusses with 1-5/8 in. long, No. 8, self-countersinking wood screw spaced a max of 12 in. OC in the field with a screw located 1 in. and 2 in. from each edge, and 8 in. OC on the perimeter with a screw located 2 in. from each edge, located 1/2 in. from the end edges of the panel.
UNITED STATES GYPSUM CO — Types SAM, LEVELROCK® Brand Sound Reduction Board, LEVELROCK® Brand Floor Underlayment SRM-25
Alternate Floor Mat Materials* — (Optional) — Floor mat material loose laid over the subfloor. Refer to manufacturer's instructions regarding minimum thickness of floor topping over each floor mat material.
GRASSWORK L C — SC Types
System No. 5
Subflooring — Min 23/32 in. thick plywood with T & G edges along the 8 ft sides and exterior glue or nonveneer APA Sturd-I-Floor T & G panels per APA specifications PRP 108. Face grain of plywood or strength axis of panel to be perpendicular to trusses with joints staggered 4 ft. Plywood or panels secured to trusses with construction adhesive and No. 6d ring shank nails spaced 12 in. OC along each truss. Staples having equal or greater withdrawal and lateral resistance strength may be substituted for the 6d nails.
Floor Mat Materials* — (Optional) — Floor mat material nominal 5/64 in. (2 mm) thick adhered to subfloor with Hacker Floor Primer. Primer to be applied to the surface of the mat prior to the placement of a min 1 in. of floor-topping mixture.
HACKER INDUSTRIES INC — Type Hacker Sound-Mat
Alternate Floor Mat Materials — (Optional) — Floor mat material nominal 1/4 in. (6 mm) thick adhered to subfloor with Hacker Floor Primer. Primer to be applied to the surface of the mat prior to the placement of a min 1-1/4 in. (32 mm) of floor-topping mixture.
HACKER INDUSTRIES INC — Type Hacker Sound-Mat II

Alternate Floor Mat Materials* — (Optional) — Floor mat material nominal 1/8 in. (3 mm) thick loose laid over the subfloor. Floor topping thickness shall be a min of 3/4 in. (19 mm).
HACKER INDUSTRIES INC — FIRM-FILL-SCM 125

Alternate Floor Mat Materials* — (Optional) — Floor mat material nominal 1/4 in. (6 mm) thick loose laid over the subfloor. Floor topping thickness shall be a min of 1 in. (25 mm).
HACKER INDUSTRIES INC — Type FIRM-FILL-SCM 250, Quiet Quik 55/025

Alternate Floor Mat Materials* — (Optional) — Floor mat material nominal 3/8 in. (10 mm) thick loose laid over the subfloor. Floor topping thickness shall be a min of 1-1/4 in. (32 mm).
HACKER INDUSTRIES INC — FIRM-FILL-SCM 400, Quiet Quik 60/040

Alternate Floor Mat Materials* — (Optional) — Floor mat material nominal 3/4 in. (19 mm) thick loose laid over the subfloor. Floor topping thickness shall be a min of 1 in. (25 mm).
HACKER INDUSTRIES INC — Type FIRM-FILL-SCM 750, Quiet Quik 65/075

Metal Lath — (Optional) — For use with 3/8 in. (10 mm) floor mat materials, 3/8 in. expanded steel diamond mesh, 3/4 lbs/sq yd placed over the floor mat material. Hacker Floor Primer to be applied prior to the placement of the metal lath. When metal lath is used, floor topping thickness a nom 1-1/4 in. over the floor mat.
Finish Flooring — **Floor Topping Mixture** — Min 3/4 in. thickness of floor topping mixture having a min compressive strength of 1100 psi. Mixture shall consist of 6.6 gal of water to 80 lbs of floor topping mixture to 13 cu ft of sand.
HACKER INDUSTRIES INC — Firm-Fill Gypsum Concrete, Firm-Fill 2010, Firm-Fill 3310, Firm-Fill 4010, Firm-Fill High Strength, Gyp-Span Radiant
System No. 6
Deleted.
System No. 7
Subflooring — Min 23/32 in. thick plywood with T & G edges along the 8 ft sides and exterior glue or nonveneer APA Sturd-I-Floor T & G panels per APA specifications PRP 108. Face grain of plywood or strength axis of panel to be perpendicular to trusses with joints staggered 4 ft. Plywood or panels secured to trusses with construction adhesive and No. 6d ring shank nails spaced 12 in. OC along each truss. Staples having equal or greater withdrawal and lateral resistance strength may be substituted for the 6d nails.
Finish Floor* — **Mineral and Fiber Board** — Min 1/2 in. thick, supplied in sizes ranging from 3 ft by 4 ft to 8 ft by 12 ft. All joints to be staggered a min of 12 in. with adjacent sub-floor joints.
HOMASOTE CO — Type 440-32 Mineral and Fiber Board
System No. 8
Subflooring — Min 23/32 in. thick T & G wood structural panels installed perpendicular to trusses with joints staggered 4 ft. Plywood or nonveneer APA rated panels secured to trusses with construction adhesive and No. 6d ring shank nails spaced 12 in. OC along each truss. Staples having equal or greater withdrawal and lateral resistance strength may be substituted for the 6d nails.
Vapor Barrier — (Optional) — Nom 0.030 in. thick commercial asphalt saturated felt.
Finish Flooring — **Floor Topping Mixture** — Min 1-1/2 in. thickness of floor topping mixture having a min compressive strength of 1000 psi and a cast density of 100 plus or minus 5 pcf. Foam concentrate mixed 40:1 by volume with water and expanded at 100 psi through nozzle. Mixture shall consist of 1.4 cu ft of preformed foam concentrate to 94 lbs Type I Portland cement, 300 lbs of sand with 5-1/2 gal of water.
ELASTIZELL CORP OF AMERICA — Type FF
System No. 9
Subflooring — Min 23/32 in. thick T & G wood structural panels installed perpendicular to trusses with joints staggered 4 ft. Plywood or nonveneer APA rated panels secured to trusses with construction adhesive and No. 6d ring shank nails spaced 12 in. OC along each truss. Staples having equal or greater withdrawal and lateral resistance strength may be substituted for the 6d nails.
Vapor Barrier — (Optional) — Nom 0.030 in. thick commercial asphalt saturated felt.
Finish Flooring — **Floor Topping Mixture** — Min 1-1/2 in. thickness of floor topping mixture having a min compressive strength of 1000 psi and a cast density of 100 plus or minus 5 pcf. Foam concentrate mixed 40:1 by volume with water and expanded at 100 psi through nozzle. Mixture shall consist of 1.2 cu ft of preformed foam concentrate to 94 lbs Type I Portland cement, 300 lbs of sand with 5.5 gal of water.
AERIX INDUSTRIES — Floor-Topping Mixture
System No. 10
Subflooring — Min 23/32 in. thick T & G wood structural panels installed perpendicular to trusses with joints staggered 4 ft. Plywood or nonveneer APA rated panels secured to trusses with construction adhesive and No. 6d ring shank nails spaced 12 in. OC along each truss. Staples having equal or greater withdrawal and lateral resistance strength may be substituted for the 6d nails.
Finish Flooring — **Floor Topping Mixture** — Min 3/4 in. thickness of floor topping mixture having a minimum compressive strength of 1800 psi. Refer to manufacturer's instructions accompanying the material for specific mix design.
UNITED STATES GYPSUM CO — Types LRK, HSLRK, CSD
USG MEXICO S A DE CV — Types LRK, HSLRK, CSD
Floor Mat Materials* — (Optional) — Floor mat material loose laid over the subfloor. Refer to manufacturer's instructions regarding the minimum thickness of floor topping over each floor mat material.
UNITED STATES GYPSUM CO — Types SAM, LEVELROCK® Brand Sound Reduction Board, LEVELROCK® Brand Floor Underlayment SRM-25
Alternate Floor Mat Materials* — (Optional) — Floor mat material loose laid over the subfloor. Refer to manufacturer's instructions regarding minimum thickness of floor topping over floor mat.
GRASSWORK L C — SC Types
System No. 11
Subflooring — Nom 23/32 in. thick wood structural panels installed perpendicular to trusses with end joints staggered. Plywood or panels secured to trusses with construction adhesive and No. 6d ringed shank nails, spaced 12 in. OC along each truss. Staples having equal or greater withdrawal and lateral resistance strength may be substituted for the 6d nails.
Vapor Barrier — (Optional) — Nom 0.030 in. thick commercial asphalt saturated felt.
Finish Flooring — **Floor Topping Mixture** — Min 3/4 in. thickness of floor topping mixture having a min compressive strength of 1000 psi. Refer to manufacturer's instructions accompanying the material for specific mix design.
ARCOSA SPECIALTY MATERIALS — AccuQrete® Types NetGreen, Green, Prime and PrePour, AccuAdhant®, AccuLevel® Types G40, G50 and S230
Floor Mat Material* — (Optional) — Floor mat material nominal 2 - 9.5 mm thick loose laid over the subfloor. Floor topping shall be a min of 3/4 in.
ARCOSA SPECIALTY MATERIALS — AccuQuiet® Types D13, D-18, D25, DX38, EM.125, EM.125S, EM.250, EM.250S, EM.375, EM.375S, EM.750, and EM.750S.
System No. 12
Subflooring — Nom 23/32 in. thick wood structural panels installed perpendicular to trusses with end joints staggered. Plywood or panels secured to trusses with construction adhesive and No. 6d ringed shank nails, spaced 12 in. OC along each truss. Staples having equal or greater withdrawal and lateral resistance strength may be substituted for the 6d nails.
Vapor Barrier — (Optional) — Nom 0.030 in. thick commercial asphalt saturated felt.
Finish Flooring — **Floor Topping Mixture** — Min 3/4 in. thickness of floor topping mixture having a min compressive strength of 1000 psi. Refer to manufacturer's instructions accompanying the material for specific mix design.
DEPENDABLE LLC — GSL M3.A, GSI, K2.G, GSI, CSD and GSI RH
Floor Mat Materials* — (Optional) — Nom. 1/4 in. thick loose laid over the subfloor. Floor topping thickness shall be a minimum of 3/4 in.
KEENE BUILDING PRODUCTS CO INC — Type Quiet Quik 55/025 and Quiet Quik 55/025 N
Alternate Floor Mat Materials* — (Optional) — Floor mat material Nom. 3/8 in. thick loose laid over the subfloor. Floor topping thickness shall be a minimum of 1 in.
KEENE BUILDING PRODUCTS CO INC — Type Quiet Quik 60/040 and Quiet Quik 60/040 N
Alternate Floor Mat Materials* — (Optional) — Floor mat material Nom. 3/4 in. thick loose laid over the subfloor. Floor topping thickness shall be a minimum of 1-1/2 in.
KEENE BUILDING PRODUCTS CO INC — Type Quiet Quik 65/075, Quiet Quik 65/075 N
System No. 13
Subflooring — Nom 23/32 in. thick wood structural panels installed perpendicular to trusses with end joints staggered. Plywood or panels secured to trusses with construction adhesive and No. 6d ringed shank nails, spaced 12 in. OC along each truss. Staples having equal or greater withdrawal and lateral resistance strength may be substituted for the 6d nails.
Vapor Barrier — (Optional) — Nom 0.030 in. thick commercial asphalt saturated felt.
Finish Flooring — **Floor Topping Mixture** — Min 3/4 in. thickness of floor topping mixture having a min compressive strength of 1000 psi. Refer to manufacturer's instructions accompanying the material for specific mix design.
FORMULATED MATERIALS LLC — Types FR-25, FR-30, and S8tMx
Floor Mat Material* — (Optional) — Floor mat material nominal 2 - 9.5 mm thick loose laid over the subfloor. Floor topping shall be a min of 3/4 in.
FORMULATED MATERIALS LLC — Types M1, M2, M3, Elite, Duo, R1, and R2
Trusses — Parallel chord trusses, spaced a max of 24 in. OC, fabricated from nom 2 by 4 lumber, with lumber oriented vertically or horizontally. Min truss depth is 12 in. Truss members secured together with min 0.036 in. thick galvanized steel plates. Plates have 5/16 in. long teeth projecting perpendicular to the plane of the plate. The teeth are in pairs facing each other (made by the same punch), forming a split tooth type plate. Each tool has a chisel point on its outside edge. These points are diagonally opposite each other for each pair. The top half of each tooth has a twist for stiffness. The pairs are repeated on approx. 7/8 in. centers with four rows of teeth per inch of plate width.
3. Air Duct* — Any UL Class 0 or Class 1 Flexible air duct installed in accordance with the instructions provided by the damper manufacturer.
4. Damper* — For use with min 18 in. deep trusses. Max nom 20 in. long by 18 in. wide by 2-1/8 in. high, fabricated from galvanized steel. Plenum box max size nom 21 in. long by 18 in. wide by 16 in. high fabricated from either galvanized steel or Classified Air Duct Materials bearing the UL Classification Marking for Class 0 or Class 1 rigid air duct material. Installed in accordance with the instructions provided by the manufacturer. Max damper openings no to exceed 180 sq in. per 100 sq ft of ceiling area.
NAIROL INDUSTRIES INC — Types 0755, 0755A, 0756D, 0757D, 0757DP, 0757DPF, 0758, 0758A, 0760, 0761, 0762, 0763, CRDS, CRDSO, CRDE, CRD6D, CRD6PF, CRD6DP
SAFE AIR DOWCO — Types 0455, 0455A, 0456, 0456D, 0457, 0457D, 0457-D8, 0457-CB, 0463-FB, 0457-EB, 0463-GB, 0463

6B. **Steel Framing Members*** — (Not Shown) — As an alternate to Items 6 and 6A.
4. Furring Channels — Formed of No. 25 MSG galv steel, 2-9/16 in. or 2-23/32 in. wide by 7/8 in. deep, spaced 12 in. OC perpendicular to wood structural members. Channels secured to trusses as described in Item 6. Ends of adjoining channels overlapped 6 in. and tied together with double strand of No. 18 AWG galv steel wire near each end of overlap.
6. Steel Framing Members* — Used to attach furring channels (Item a) to trusses (Item 2). Clips spaced 48 in. OC, RSIC-1 and RSIC-1 (2.75) clips secured to bottom of trusses with No. 8 by 2-1/2 in. coarse drywall screw through the center grommet. RSIC-V and RSIC-V (2.75) clips secured to consecutive trusses with No. 8 by 1-1/2 in. coarse drywall screw through the center hole. Furring channels are friction fitted into clips. RSIC-1 and RSIC-V clips for use with 2-9/16 in. wide furring channels. RSIC-1 (2.75) and RSIC-V (2.75) clips for use with 2-23/32 in. wide furring channels. Adjoining channels are overlapped as described in Item 6. As an alternate, ends of adjoining channels may be overlapped 6 in. and secured together with two self-tapping No. 6 framing screws, min 7/16 in. long at the midpoint of the overlap, with one screw on each flange of the channel. Additional clips required to hold furring channel that supports the gypsum board butt joints, as described in Item 7.
PAC INTERNATIONAL L L C — Types RSIC-1, RSIC-V, RSIC-1 (2.75), RSIC-V (2.75)
6C. Steel Framing Members* — (Not Shown) — As an alternate to Items 6, 6A and 6B.
4. Furring Channels — Formed of No. 25 MSG galv steel, 2-3/8 in. wide by 7/8 in. deep, spaced 12 in. OC perpendicular to trusses. When insulation (Items 6 or 5A) is applied over the resilient channel/gypsum panel ceiling membrane, the resilient channel spacing shall be reduced to 12 in. OC. Channels secured to trusses as described in Item 6C. Ends of adjoining channels overlapped 6 in. and tied together with double strand of No. 18 AWG galvanized steel wire near each end of overlap.
6. Steel Framing Members* — Used to attach furring channels (Item 6C) to trusses (Item 2). Clips spaced 48 in. OC and secured to the bottom of the trusses with one No. 8 by 2-1/2 in. long coarse drywall screw through center grommet. Furring channels are friction fitted into clips. Adjoining channels are overlapped as described in Item 6C. As an alternate, ends of adjoining channels may be overlapped 6 in. and secured together with two self-tapping No. 6 framing screws, min 7/16 in. long at the midpoint of the overlap, with one screw on each flange of the channel. Additional clips required to hold furring channel that supports the gypsum board butt joints, as described in Item 7. Not evaluated for use with Item 5A or when insulation is draped over Furring Channels.
PLITEC INC — Type Genie Clip
6D. Alternate Steel Framing Members* — (Not Shown) — As an alternate to Items 6, 6A, 6B and 6C, Furring channels and Steel Framing Members as described below.
4. Furring Channels — Formed of No. 25 MSG galv steel, 2-5/8 in. wide by 7/8 in. deep, spaced 16 in. OC, perpendicular to trusses. When insulation (Items 6 or 5A) is applied over the resilient channel/gypsum panel ceiling membrane, the resilient channel spacing shall be reduced to 12 in. OC. Channels secured to trusses as described in Item 6.
6. Steel Framing Members* — Used to attach furring channels (Item a) to the trusses (Item 2). Clips spaced at 48" OC and secured to the bottom of the trusses with one 2 in. Coarse Drywall Screw with 1 in. diam washer through the center hole. Furring channels are then friction fitted into clips. Ends of channels are overlapped 6" and tied together with double strand of No. 18 AWG galvanized steel wire. Additional clips are required to hold the Gypsum Butt joints as described in Item 7.
STUDCO BUILDING SYSTEMS — RESLUMOUNT Sound Isolation Clips - Type A237 or A237R
6E. Resilient Channels - (Not Shown) — For Use With Item 7A - Formed from min 25 MSG galv steel installed perpendicular to trusses and spaced 16 in. OC. Channels secured to each truss with 1-5/8 in. long Type 5 S-bugle head steel screws spaced 8 in. OC at all splices. Two channels, spaced 6 in. in OC, oriented opposite each gypsum panel end joint. Additional channels shall extend min 6 in. beyond each side edge of panel. Insulation, Item 5B is applied over the resilient channel/gypsum panel (Item 7A) ceiling membrane.
6F. Alternate Steel Framing Members* — (Not Shown) — As an alternate to Items 6, 6A, 6B, 6C, 6D and 6E furring channels and Steel Framing Members as described below.
4. Furring Channels — Formed of No. 25 MSG galv steel, 2-1/2 in. wide by 7/8 in. deep, spaced 16 in. OC, perpendicular to trusses. When insulation (Items 6 or 5A) is applied over the resilient channel/gypsum panel ceiling membrane, the resilient channel spacing shall be reduced to 12 in. OC. Channels secured to trusses as described in Item 6.
6. Steel Framing Members* — Used to attach furring channels (Item a) to the trusses (Item 2). Clips spaced at 48" OC and secured to the bottom of the trusses with one 2-1/2 in. Coarse Drywall Screw with 1 in. diam washer through the center hole. Furring channels are then friction fitted into clips. Ends of channels are overlapped 6" and tied together with double strand of No. 18 AWG galvanized steel wire. Additional clips are required to hold the Gypsum Butt joints as described in Item 7.
REGULOP AMERICA — Type SonusClip
6G. Steel Framing Members* — (Optional, Not Shown) — As an alternate to Item 6.
4. Furring Channels — Formed of No. 25 MSG galv steel, nominal 2-1/2 in. wide by 7/8 in. deep, spaced as indicated in Item 6, perpendicular to the trusses. Channels secured to Cold Rolled Channels at every intersection with a 3/4 in. TEK screw through each furring channel leg. Ends of adjoining channels overlapped 12 in. and tied together with two double strand No. 18 SWG galv steel wire ties, one at each end of overlap, with two 3/4 in. TEK screws in each leg of the overlap section. Two furring channels used at end joints of gypsum board (Item 7A), each extending a min of 6 in. beyond both side edges of the board.
b. Cold Rolled Channels — 1-1/2 in. by 1/2 in., formed from No. 16 ga. galv steel, positioned vertically and parallel to trusses, friction-fitted into the channel cavity on the Steel Framing Members (Item 6G) and secured with two 3/4 in. TEK screws. Adjoining lengths of cold rolled channels lapped min. 12 in. and secured along bottom legs with four 3/4 in. TEK screws and wire-tied together with two double strand No. 18 SWG galv steel wire ties, one at each end of overlap.
c. Blocking — Where truss design does not permit direct, full contact of the hanger bracket, a piece of nominal 2 by 4 in. lumber (blocking), min. 12 in. long to permit full contact of the hanger bracket, to be secured vertically to the side of the trusses at the top and bottom of the blocking at each Steel Framing Member (Item 6G) location with 16d nails or minimum 2-1/2 in. screws.
d. Steel Framing Members* — Spaced 48 in. OC, max along truss, and secured to the truss on alternating trusses with two, #10 x 1-1/2 in. screws through mounting holes on the hanger bracket.
PAC INTERNATIONAL L L C — Type RSIC-5i-CRC L2 Clip
6H. Steel Framing Members* — (Not Shown) — As an alternate to Item 6.
4. Furring Channels — Formed of No. 25 MSG galv steel, nominal 2-1/2 in. wide by 7/8 in. deep, spaced as indicated in Item 6, perpendicular to trusses and friction fit into Steel Framing Members (Item 6H). Ends of adjoining channels overlapped 6 in. and tied together with double strand of No. 18 SWG galv steel wire near each end of overlap or with two TEK screws along each leg of the 6 in. overlap. Two furring channels used at end joints of gypsum board (Item 7). Butt joint channels held in place by strong back channels placed upside down, on top of, and running perpendicular to primary furring channels, extending 6 in. longer than length of gypsum side joint. Strong back channels spaced maximum 48 in. OC. Strong back channels secured to every intersection of primary furring channels with four 7/16 in. pan head screws, two along each of the legs at intersections. Butt joint channels run perpendicular to strong back channels and shall be minimum 6 in. longer than length of joint, secured to strong back channels with 7/16 in. pan head screws, two along each of the legs at intersection with strong back channels.
b. Blocking — Where truss design does not permit direct, full contact of the hanger bracket, a piece of nominal 2 by 4 in. lumber (blocking), min. 12 in. long to permit full contact of the hanger bracket, to be secured vertically to the side of the trusses at the top and bottom of the blocking at each Steel Framing Member (Item 6H) location with 16d nails or minimum 2-1/2 in. screws.
c. Steel Framing Members* — Used to attach furring channels (Item 6H) to trusses. Clips spaced 48 in. OC and secured along truss webs at each furring channel intersection with min. 3/4 in. long self-drilling #10 x 1-1/2 in. screws through each of the provided hole locations. Furring channels are friction fitted into clips.
PAC INTERNATIONAL L L C — Type RSIC-51-1 Ultra
6I. Steel Framing Members* — (Optional - Not Shown) — Used to attach resilient channels (Item 6) to trusses (Item 2). Clips spaced 48 in. OC and secured to trusses with one No. 8 x 2-1/2 in. coarse drywall screw through center grommet hole. Channels secured to clips with one #10 x 1/2 in. pan-head self-drilling screw. Ends of adjoining channels overlapped 6 in. and secured together with two #8 15 x 1/2 in. Philips modified screws spaced 2-1/2 in. from the center of the overlap. Gypsum board butt joints require additional resilient channels spaced 1-1/2 in. from the butt joint on either side. One edge of the extra channels will extend to an adjacent truss where it is secured with a clip.
KEENE BUILDING PRODUCTS CO INC — Type RC - Assurance Clip
6J. Steel Framing Members* — (Optional, Not Shown) — Used as an alternate method to attach resilient channels to structural members. A resilient sound isolation accessory shall be used at each attachment point of the resilient channels and spaced max 24 in. O.C. Channel ends butted and centered under the structural members and attached with one accessory at each end. Additional accessories used to hold resilient channels that support the gypsum board end joints. The accessory envelopes the mounting edge of

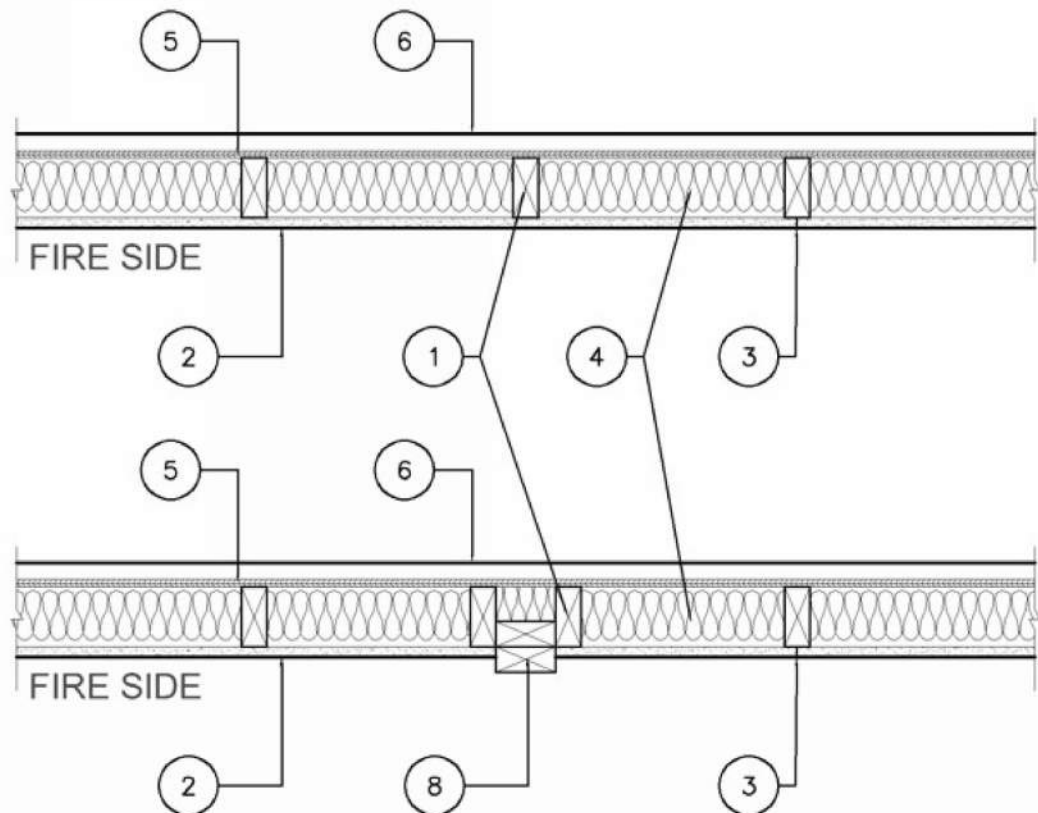
Design No. U356

October 07, 2020

Bearing Wall Rating - 1 Hr Rating Exposed to Fire on Interior Face Only
Bearing Wall Rating — 1 Hr Rating Exposed to Fire on Exterior Face (See Item 6E)
Finish Rating — 23 Min or 25 Min (See Item 2C)

This design was evaluated using a load design method other than the Limit States Design Method (e.g., Working Stress Design Method). For jurisdictions employing the Limit States Design Method, such as Canada, a load restriction factor shall be used — See Guide BXUV or BXUV7

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



1. **Wood Studs** — Nom 2 by 4 in. spaced 16 in. OC with two 2 by 4 in. top and one 2 by 4 in. bottom plates. Studs laterally-braced by wood structural panel sheathing (Item 5). When **Mineral and Fiber Boards*** (Item 5A) are considered as bracing for the studs, the load is restricted to 76% of allowable axial load. Walls effectively fire stopped at top and bottom of wall.

2. **Gypsum Board*** — Any 5/8 in. thick UL Classified Gypsum Board that is eligible for use in Design Nos. L501, G512 or U305. Nom 5/8 in. thick, 4 ft wide, applied vertically and nailed to studs and bearing plates 7 in. OC with 6d cement-coated nails, 1-7/8 in. long with 1/4 in. diam head.

When Item **Steel Framing Members*** (Item 7 or any alternate clips), is used, gypsum panels attached to furring channels with 1 in. long Type S bugle-head steel screws spaced 12 in. OC.

When Item **7A Steel Framing Members***, is used, two layers of gypsum panels attached to furring channels. Base layer attached to furring channels with 1 in. long Type S bugle-head steel screws spaced 12 in. OC. Face layer attached to furring channels with 1-5/8 in. long Type S bugle-head steel screws spaced 12 in. OC. All joints in face layers staggered with joints in base layers.

AMERICAN GYPSUM CO (View Classification) — CKNX.R14196

BEIJING NEW BUILDING MATERIALS PUBLIC LTD CO (View Classification) — CKNX.R19374

CABOT MANUFACTURING ULC (View Classification) — CKNX.R25370

CERTAINTED GYPSUM INC (View Classification) — CKNX.R3360

CGC INC (View Classification) — CKNX.R19751

CERTAINTED GYPSUM INC (View Classification) — CKNX.R18482

GEORGIA-PACIFIC GYPSUM L L C (View Classification) — CKNX.R2717

LOADMASTER SYSTEMS INC (View Classification) — CKNX.R1809

NATIONAL GYPSUM CO (View Classification) — CKNX.R3501

PABCO BUILDING PRODUCTS L L C, DBA PABCO GYPSUM (View Classification) — CKNX.R7094

PANEL REY S A (View Classification) — CKNX.R21796

SIAM GYPSUM INDUSTRY (SARABURI) CO LTD (View Classification) — CKNX.R19262

THAI GYPSUM PRODUCTS PCL (View Classification) — CKNX.R27517

UNITED STATES GYPSUM CO (View Classification) — CKNX.R1319

USG BORAL DRYWALL SFZ LLC (View Classification) — CKNX.R38438

USG MEXICO S A DE C V (View Classification) — CKNX.R16089

2A. **Gypsum Board*** — (As an alternate to Item 2, Not Shown) — Any 5/8 in. thick 4 ft wide gypsum panels that are eligible for use in Design Nos. L501, G512 or U305, supplied by the Classified Companies listed below shown in the **Gypsum Board*** (CKNX) category. Applied vertically and attached to studs and bearing plates with 1-1/4 in. long Type W coarse thread gypsum panel steel screws spaced a max 8 in. OC, with last screw 1 in. from edge of board.

CGC INC

UNITED STATES GYPSUM CO

USG BORAL DRYWALL SFZ LLC

USG MEXICO S A DE C V

2B. **Gypsum Board*** — (As an alternate to Item 2, Not Shown) — 5/8 in. thick 4 ft wide gypsum panels applied vertically and attached to studs and bearing plates with 1-1/4 in. long Type W coarse thread gypsum panel steel screws spaced a max 8 in. OC, with last screw 1 in. from edge of board.

AMERICAN GYPSUM CO — Types AGX-1, M-Glass, AG-C, LightRoc

CABOT MANUFACTURING ULC — Type X, 5/8 Type X, Type Blueglass Exterior Sheathing

CERTAINTED GYPSUM INC — Type C, Type X, Type X-1, Easi-Lite Type X-2

GEORGIA-PACIFIC GYPSUM L L C — Types X, Veneer Plaster Base-Type X, Water Rated-Type X, Sheathing Type-X, Soffit-Type X, Type X ComfortGuard Sound Deadening Gypsum Board.

PABCO BUILDING PRODUCTS L L C, DBA PABCO GYPSUM — Types PG-11, PGS-WRS, PGI.

THAI GYPSUM PRODUCTS PCL — Type C or Type X

2C. **Gypsum Board*** — (As an alternate to Item 2, Not Shown) — For Use with Item 5A only - 5/8 in. thick 4 ft wide gypsum panels applied horizontally and attached to studs and bearing plates with 1-1/4 in. long Type W coarse thread gypsum panel steel screws spaced a max 8 in. OC, with last screws 1 in and 4 in. from edges of board. Finish Rating is 25 min.

CABOT MANUFACTURING ULC — 5/8 Type X, Type Blueglass Exterior Sheathing

GEORGIA-PACIFIC GYPSUM L L C — Type X, Veneer Plaster Base-Type X, Water Rated-Type X, Sheathing Type-X, Soffit-Type X

PABCO BUILDING PRODUCTS L L C, DBA PABCO GYPSUM — Types PG-11, PGS-WRS, PGI

2D. **Gypsum Board*** — (As an alternate to Item 2) — Not to be used with item 7, 5/8 in. thick, 4 ft. wide, paper surfaced, applied vertically only and fastened to the studs and plates with 6d cement coated nails 1-7/8 in. long, 0.0915 in. shank diam and 1/4 in. diam heads, 7 in. OC.

NATIONAL GYPSUM CO — Type SBW8

2E. **Gypsum Board*** — (As an alternate to Items 2 through 2D) — Nominal 5/8 in. thick, 4 ft wide panels, secured as described in Item 2.

PABCO BUILDING PRODUCTS L L C, DBA PABCO GYPSUM — Type QuietRock ES.

2F. **Gypsum Board*** — (As an alternate to Item 2) — Not to be used with item 7, 5/8 in. thick, 4 ft. wide, paper surfaced, applied vertically or horizontally and fastened to the studs and plates with 1-1/4 in. long Type W coarse thread gypsum panel steel screws spaced a max 8 in. OC, with last screw 1 in. from edge of board.

CERTAINTED GYPSUM INC — Type SilentFX

2G. **Wall and Partition Facings and Accessories*** — (As an alternate to Items 2 through 2F) — Nominal 5/8 in. thick, 4 ft wide panels, secured as described in Item 2.

PABCO BUILDING PRODUCTS L L C, DBA PABCO GYPSUM — Type QuietRock 527.

2H. **Gypsum Board*** — (As an alternate to Item 2) — 5/8 in. thick gypsum panels, with beveled, square, or tapered edges, applied either horizontally or vertically. Gypsum panels fastened to framing with 1-1/4 in. long Type W coarse thread gypsum panel steel screws spaced a maximum 10 in. OC with the last two screws 4 and 1 in. from the edges of the board. When used in widths other than 48 in., gypsum panels are to be installed horizontally.

CERTAINTED GYPSUM INC — Type LGFC6A (finish rating 21 min), Type LGFC2A, Type LGFC-C/A, Type LGFC-WD, Type LGLXX

2I. **Gypsum Board*** — (As an alternate to Item 2) — 5/8 in. thick gypsum panels, with beveled, square, or tapered edges, applied either horizontally or vertically. Gypsum panels fastened to framing with 1-1/4 in. long Type W coarse thread gypsum panel steel screws spaced a max 8 in. OC, with last screw 1 in. from edge of board. When used in widths of other than 48 in., gypsum boards are to be installed horizontally.

AMERICAN GYPSUM CO — Types AGX-1 (finish rating 25 min.), M-Glass (finish rating 25 min.), AG-C (finish rating 25 min.), LightRoc (finish rating 25 min.)

NATIONAL GYPSUM CO — Type FSK, Type FSK-G, Type PSW, Type PSW-3, Type PSW-5, Type PSW-G, Type FSK-C, Type PSW-C, Type FSKM-C, Type PSW-6, Type FSL

2J. **Gypsum Board*** — (As an alternate to Item 2) - 5/8 in. thick gypsum panels, with beveled, square, or tapered edges, applied either horizontally or vertically. Gypsum panels fastened to framing with 1-1/4 in. long Type W coarse thread steel screws spaced a max 8 in. OC with the last screw 1 in. from edge of board. When used in widths of other than 48 in., gypsum boards are to be installed horizontally.

CERTAINTED GYPSUM INC — Type C, Type X or Type X-1 (finish rating 26 min), Easi-Lite Type X (finish rating 24 min), Easi-Lite Type X-2, Type EGRG or GlasRoc or GlasRoc Sheathing (finish rating 23 min)

3. **Joints and Fastener Heads** — (Not Shown) — Gypsum board joints covered with tape and joint compound. Fastener heads covered with joint compound.

4. **Batts and Blankets*** — Mineral fiber or glass fiber insulation, 3-1/2 in. thick, pressure fit to fill wall cavities between studs and plates. Mineral fiber insulation to be unfaced and to have a min density of 3 pcf. Glass fiber insulation to be faced with aluminum foil or kraft paper and to have a min density of 0.9 pcf (min R-13 thermal insulation rating).

See **Batts and Blankets*** (BKNV) Category in the Building Materials Directory and **Batts and Blankets*** (BZJZ) Category in the Fire Resistance Directory for names of Classified Companies.

4A. **Fiber, Sprayed*** — As an alternate to Batts and Blankets (Item 4) — Spray applied cellulose material. The fiber is applied with water to completely fill the enclosed cavity in accordance with the application instructions supplied with the product with a nominal dry density of 2.7 lb/ft³. Alternate Application Method: The fiber is applied without water or adhesive at a nominal dry density of 3.5 lb/ft³, in accordance with the application instructions supplied with the product.

U S GREENFIBER L L C — INS735 and INS745 for use with wet or dry application. INS515LD, INS541LD, INS735, INS745, INS765LD, and INS773LD are to be used for dry application only.

4B. **Fiber, Sprayed*** — As an alternate to Item 4 and 4A — Spray applied cellulose material. The fiber is applied with water to completely fill the enclosed cavity in accordance with the application instructions supplied with the product. Nominal dry density of 4.58 lb/ft³.

NU-WOOL CO INC — Cellulose Insulation

4C. **Fiber, Sprayed*** — As an alternate to Batts and Blankets (Item 4) — Spray applied cellulose fiber. The fiber is applied with water to completely fill the enclosed cavity in accordance with the application instructions supplied with the product. The minimum dry density shall be 4.30 lb/ft³.

INTERNATIONAL CELLULOSE CORP — Celbar-R1.

4D. **Fiber, Sprayed*** — As an alternate to Batts and Blankets (Item 4) — Spray applied, granulated mineral fiber material. The fiber is applied with adhesive, at a minimum density of 4.0 pcf, to completely fill the enclosed cavity in accordance with the application instructions supplied with the product. See Fiber, Sprayed (CCAZ).

AMERICAN ROCKWOOL MANUFACTURING, LLC — Type Rockwool Premium Plus

5. **Wood Structural Panel Sheathing** — Min 7/16 in. thick, 4 ft wide wood structural panels, min grade "C-D" or "Sheathing". Installed with long dimension of sheet (strength axis) or face grain of plywood parallel with or perpendicular to studs. Vertical joints centered on studs. Horizontal joints backed with nom 2 by 4 in. wood blocking. Attached to studs on exterior side of wall with 6d cement coated box nails spaced 6 in. OC at perimeter of panels and 12 in. OC along interior studs.

5A. **Mineral and Fiber Boards*** — As an alternate to Item 5 - Min 1/2 in. thick, 4 ft wide sheathing, installed vertically to studs. Vertical joints centered on studs. Horizontal joints backed with nom 2 by 4 in. wood blocking. Attached to studs on exterior side of wall with 1-1/2 in. long galvanized roofing nails spaced 6 in. OC at perimeter of panels and 12 in. OC along interior studs. As an option a weather resistive barrier may be applied over the Mineral and Fiber Boards.

6. **Exterior Facings** — Installed in accordance with the manufacturer's installation instructions. One of the following exterior facings is to be applied over the sheathing:

A. **Vinyl Siding — Molded Plastic*** — Contoured rigid vinyl siding having a flame spread value of 20 or less. See **Molded Plastic** (B1AT) category in the Building Materials Directory for names of manufacturers.

B. **Particle Board Siding** — Hardboard exterior sidings including patterned panel or lap siding.

C. **Wood Structural Panel or Lap Siding** — APA Rated Siding, Exterior, plywood, OSB or composite panels with veneer faces and structural wood core, per PS 1 or APA Standard PRP-108, including textured, rough sawn, medium density overlay, brushed, grooved and lap siding.

D. **Cementitious Stucco** — Portland cement or synthetic stucco systems with self-furring metal lath or adhesive base coat. Thickness from 3/8 to 3/4 in., depending on system.

E. **Brick Veneer** — Any type on nom 4 in. wide brick veneer. When brick veneer is used, the rating is applicable with exposure on either face. Brick veneer fastened with corrugated metal wall ties attached over sheathing to wood studs with 8d nail per tie; ties spaced not more than each sixth course of brick and max 32 in. OC horizontally. One in. air space provided between brick veneer and sheathing.

F. **Exterior Insulation and Finish System (EIFS)** — Nom 1 in. **Foamed Plastic*** insulation bearing the UL Classification Marking, attached over sheathing and finished with coating system, or Portland cement or synthetic stucco systems, in accordance with manufacturer's instructions. See **Foamed Plastic** (BRYX and CCW) categories for names of Classified companies.

G. **Siding** — Aluminum or steel siding attached over sheathing to studs.

H. **Fiber-Cement Siding** — Fiber-cement exterior sidings including smooth and patterned panel or lap siding.

I. **Wall and Partition Facings and Accessories*** — Stone veneer is mortar bonded to a lath, scratch coat and water resistant barrier applied to sheathing, installed in accordance with the manufacturers installation instructions, and meeting the requirements of local code agencies.

ELDORADO STONE OPERATIONS L L C — Type Eldorado Stone

J. **Cementitious Backer Units** — 1/2 in. or 5/8 in., min. 32 in. wide - Applied vertically or horizontally with vertical joints centered over studs. Fastened to studs and runners with cement board screws of adequate length to penetrate stud by a minimum 3/4 in., spaced a max of 8 in. OC. Horizontal joints need not be backed by framing. When Cementitious Backer Units are used, the rating is applicable with exposure on either face. Cementitious Backer Units for use as substrate for exterior finishes such as ceramic tile, slate, marble, natural stone, manufactured stone, thin brick, or Portland cement or synthetic stucco.

NATIONAL GYPSUM CO — Type PernaBase

6A. **Building Units*** — As an alternate to **Exterior Facing Item 6** — Insulated steel panels, 12 through 42 in. wide. Attached over sheathing through resilient clips to studs or support steel with No. 14 hex head self-tapping screws located at each joint in the concealed lip of the units and spaced in accordance with the structural design requirements. KINGSPAN INSULATED PANELS INC — Types 200, 300, 400, 900, or KS series, 2 through 6 in. thickness: CWP-V, H, 2 through 3 in. nominal thickness or Designwall 2000 or Designwall 4000, 2 and 3 in. nominal thickness.

7. **Steel Framing Members*** — (Optional, Not Shown) — Furring Channels and Steel Framing Members as described below:

a. **Furring Channels** — Formed of No. 25 MSG galv steel, 2-9/16 in. or 2-23/32 in. wide by 7/8 in. deep, spaced 24 in. OC, perpendicular to studs. Channels secured to studs as described in Item b. Ends of adjoining channels are overlapped 6 in. and tied together with double strand of No. 18 SWG galv steel wire near each end of overlap. As an alternate, ends of adjoining channels may be overlapped 6 in. and secured together with two self-tapping #6 framing screws, min. 7/16 in. long at the midpoint of the overlap, with one screw on each flange of the channel. Gypsum board attached to furring channels as described in Item 2.

b. **Steel Framing Members*** — Used to attach furring channels (Item 7a) to studs. Clips spaced 48 in. OC, and secured to studs with No. 8 x 2-1/2 in. coarse drywall screw through the center grommet. Furring channels are friction fitted into clips. RSIC-1 clip for use with 2-9/16 in. wide furring channels, RSIC-1 (2.75) clip for use with 2-23/32 in. wide furring channels.

PAC INTERNATIONAL L L C — Types RSIC-1, RSIC-1 (2.75).

7A. **Steel Framing Members*** — (Optional, Not Shown, As an alternate to Item 7) — Furring channels and Steel Framing Members as described below:

a. **Furring Channels** — Formed of No. 25 MSG galv steel, spaced 24 in. OC perpendicular to studs. Channels secured to studs as described in Item b. Ends of adjoining channels are overlapped 6 in. and tied together with double strand of No. 18 SWG galv steel wire near each end of overlap. Two layers of gypsum board attached to furring channels as described in Item 2.

b. **Steel Framing Members*** — Used to attach furring channels (Item 7Aa) to interior side of studs. Clips spaced 48 in. OC, and secured to studs with two No. 8 x 2-1/2 in. coarse drywall screws, one through the hole at each end of the clip. Furring channels are friction fitted into clips.

KINETICS NIOS CONTROL INC — Type Iosmax

7B. **Steel Framing Members*** — (Optional, Not Shown, As an alternate to Item 7) — Furring channels and Steel Framing Members as described below:

a. **Furring Channels** — Formed of No. 25 MSG galv steel, 2-3/8 in. wide by 7/8 in. deep, spaced 24 in. OC perpendicular to studs. Channels secured to studs as described in Item b. Ends of adjoining channels are overlapped 6 in. and tied together with double strand of No. 18 SWG galv steel wire near each end of overlap. As an alternate, ends of adjoining channels may be overlapped 6 in. and secured together with two self-tapping #6 framing screws, min. 7/16 in. long at the midpoint of the overlap, with one screw on each flange of the channel. Gypsum board attached to furring channels as described in Item 2.

b. **Steel Framing Members*** — Used to attach furring channels (Item a) to studs. Clips spaced 48 in. OC. Genie clips secured to studs with No. 8 x 1-1/2 in. coarse drywall screw through the center hole. Furring channels are friction fitted into clips.

PLUTEQ INC — Type Genie Clip

7C. **Steel Framing Members*** — (Optional, Not Shown, As an alternate to Item 7) — Furring channels and Steel Framing Members as described below:

a. **Furring Channels** — Formed of No. 25 MSG galv steel, Spaced 24 in. OC perpendicular to studs. Channels secured to studs as described in Item b. Ends of adjoining channels overlapped 6 in. and tied together with double strand of No. 18 AWG galvanized steel wire. Gypsum board attached to furring channels as described in Item 2.

b. **Steel Framing Members*** — Used to attach furring channels (Item 7Ca) to studs. Clips spaced 48 in. OC, and secured to studs with 2 in. coarse drywall screw with 1 in. diam washer through the center hole. Furring channels are friction fitted into clips.

STUDCO BUILDING SYSTEMS — RESILMOUNT Sound Isolation Clips - Type A237R

7D. **Steel Framing Members*** — (Optional, Not Shown, As an alternate to Item 7) — Furring channels and Steel Framing Members as described below:

a. **Furring Channels** — Formed of No. 25 MSG galv steel, Spaced 24 in. OC perpendicular to studs. Channels secured to studs as described in Item 7Db. Ends of adjoining channels overlapped 6 in. and tied together with double strand of No. 18 AWG galvanized steel wire. Gypsum board attached to furring channels as described in Item 2.

b. **Steel Framing Members*** — Used to attach furring channels (Item 7Da) to studs. Clips spaced 48 in. OC, and secured to studs with No. 8 x 2-1/2 in. coarse drywall screw through the center hole. Furring channels are friction fitted into clips.

REGUPOL AMERICA — Type SonacClip

7E. **Steel Framing Members*** — (Optional, Not Shown, As an alternate to Item 7) — Resilient channels and Steel Framing Members as described below:

a. **Resilient Channels** — Formed of No. 25 MSG galv steel, spaced 24 in. OC, and perpendicular to studs. Channels secured to studs as described in Item b. Ends of adjoining channels overlapped 6 in. and secured in place with two No. 8 15 x 1/2 in. Phillips Modified Truss screws spaced 2-1/2 in. from the center of the overlap. Gypsum board attached to resilient channels as described in Item 2.

b. **Steel Framing Members*** — Used to attach resilient channels (Item 7Ea) to studs. Clips spaced 48 in. OC, and secured to studs with No. 8 x 2-1/2 in. coarse drywall screw through the center hole. Resilient channels are secured to clips with one No. 10 x 1/2 in. pan-head self-drilling screw.

KEENE BUILDING PRODUCTS CO INC — Type RC- Assurance Clip

7F. **Steel Framing Members*** — (Optional, Not Shown, As an alternate to Item 7) — Furring channels and Steel Framing Members as described below:

a. **Furring Channels** — Formed of No. 25 MSG galv steel, 2-23/32 in. wide by 7/8 in. or 1-1/2 in. deep, spaced 24 in. OC perpendicular to studs. Channels secured to studs as described in Item b. Ends of adjoining channels are overlapped 6 in. and tied together with double strand of No. 18 SWG galv steel wire near each end of overlap. As an alternate, ends of adjoining channels may be overlapped 6 in. and secured together with two self-tapping #6 framing screws, min. 7/16 in. long at the midpoint of the overlap, with one screw on each flange of the channel. Gypsum board attached to furring channels as described in Item 2.

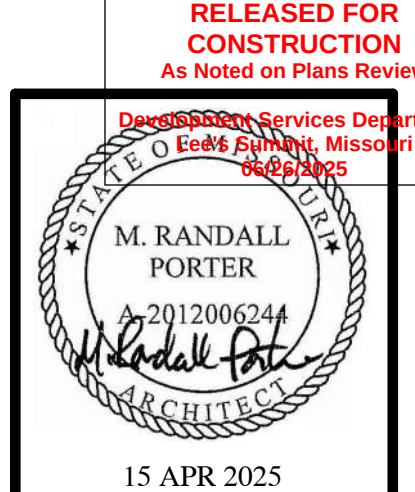
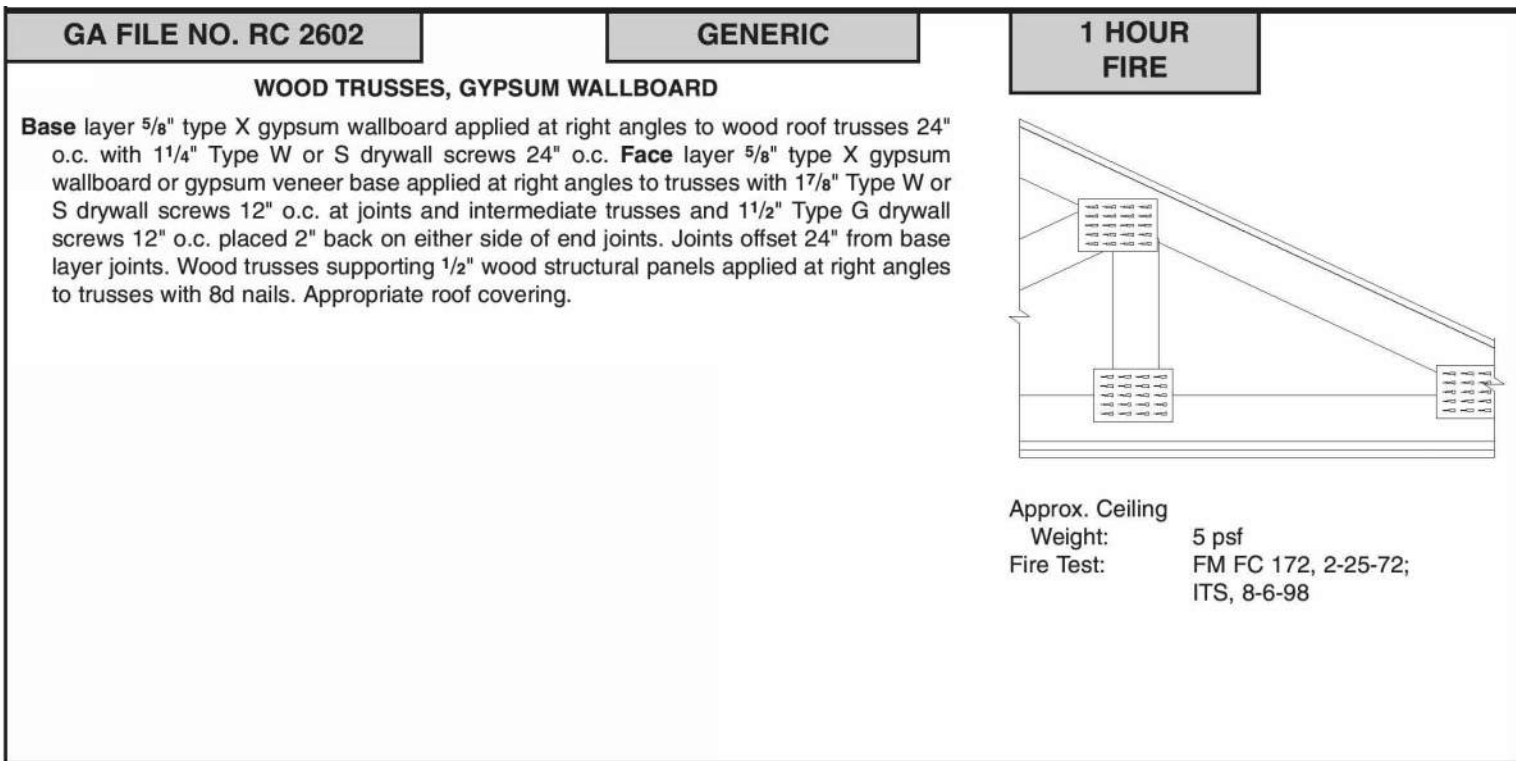
b. **Steel Framing Members*** — Used to attach furring channels (Item 7Fa) to studs. Clips spaced maximum 48 in. OC. Clips secured to studs with No. 8 x 2-1/2 in. coarse drywall screw through the center grommet. Furring channels are friction fitted into clips.

CLARKDIETRICH BUILDING SYSTEMS — Type ClarkDietrich Sound Clip

8. **Non-Bearing Wall Partition Intersection** — (Optional) — Two nominal 2 by 4 in. stud or nominal 2 by 6 in. stud nailed together with two 3in. long 10d nails spaced a max. 16 in. OC vertically and fastened to one side of the minimum 2 by 4 in. stud with 3 in. long 10d nails spaced a max 16 in. OC vertically. Intersection between partition wood studs to be flush with the 2 by 4 in. studs. The wall partition wood studs are to be framed by a second 2 by 4 in. wood stud fastened with 3 in. long 10d nails spaced a max. 16 in. OC vertically. Maximum one non-bearing wall partition intersection per stud cavity. Non-bearing wall partition stud depth shall be at a minimum equal to the depth of the bearing wall.

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

Last Updated on 2020-10-07



ALURA APARTMENTS - VILLAGE AT DISCOVERY PARK
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

Wallace ARCHITECTS L.L.C.
Columbia, MO
P 573-258-7200

WALLACE ARCHITECTS, LLC
MISSOURI STATE CERTIFICATE
OF AUTHORITY: 2003019614

COPYRIGHT © 2025
1ST ISSUE
15 APR 2025

ISSUE/REVISIONS
15 APR 2025 ISSUE SET

A5.4A

JOB NO.
4938

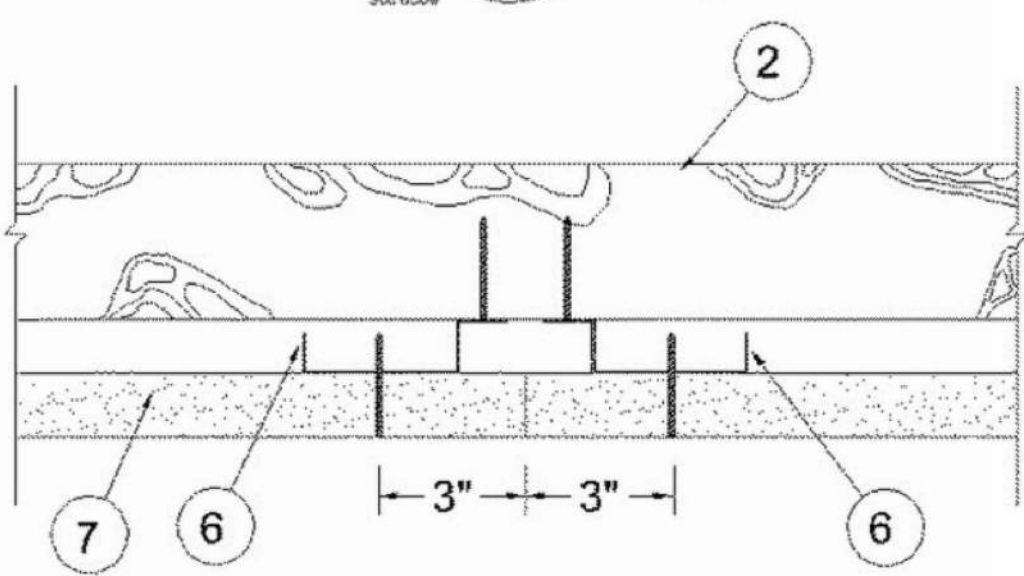
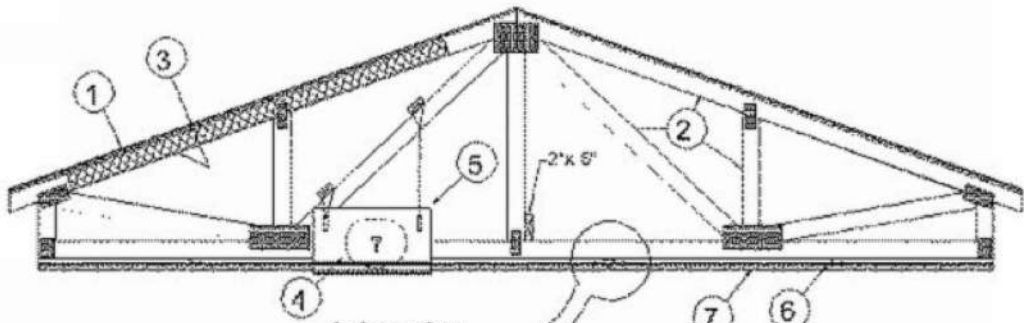
4/22/2025 3:59:50 PM

Design No. P556

December 6, 2023

Unrestrained Assembly Rating — 1 Hr.
Finish Rating — 24 or 25 Min (See Items 3, 3A and 3B)
This design was evaluated using a load design method other than the Limit States Design Method (e.g., Working Stress Design Method). For jurisdictions employing the Limit States Design Method, such as Canada, a load restriction factor shall be used — See Guide BXUV or BXUVZ

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



Alternate Insulation Placement

1. **Roofing System*** — Any UL Class A, B or C Roofing System (TGFR) or Prepared Roof Covering (TFWZ) acceptable for use over nom 15/32 in. thick wood structural panels, min. grade "C-D" or "Sheathing". Nom 15/32 in. thick wood structural panels secured to trusses with No. 6d ringed shank nails. Nails spaced 12 in. OC along each truss. Staples having equal or greater withdrawal and lateral resistance strength may be substituted for the 6d nails. Construction adhesive is optional and may be used with either nails or staples.

2. **Trusses** — Pitch or Parallel chord trusses, spaced a max of 24 in. OC, fabricated from nom 2 by 4 lumber, with lumber oriented vertically or horizontally. Truss members secured together min 0.035 in. thick galv steel plates. Plates have 5/16 in. long teeth projecting perpendicular to the plane of the plate. The teeth are in pairs facing each other (made by the same punch), forming a split tooth type plate. Each tooth has a chisel point on its outside edge. These points are diagonally opposite each other for each pair. The top half of each tooth has a twist for stiffness. The pairs are repeated on approximately 7/8 in. centers with four rows of teeth per inch of plate width. Minimum parallel chord truss depth shall be 18 in. Where the truss intersects with the interior face of the exterior walls, the min truss depth shall be 5-1/4 in. with a min roof slope of 3/12 and a min. average depth of 18 in. Where the truss intersects with the interior face of the exterior walls, the min truss depth may be reduced to 3 in. if the batts and blankets (Item 3) are used as shown in the above illustration (Alternate Insulation Placement) and are firmly packed against the intersection of the bottom chords and the plywood sheathing.

3. **Batts and Blankets*** — (Optional) -Glass fiber insulation, secured to the wood structural panel with staples spaced 12 in. OC or to the trusses with 0.090 in. diam galv steel wires spaced 12 in. OC. Any glass fiber insulation bearing the UL Classification Marking as to Surface Burning Characteristics and/or Fire Resistance, having a min density of 0.5 pcf. As an option, the insulation may be fitted in the concealed space, draped over the resilient channel/gypsum board ceiling membrane when resilient channels and gypsum board attachment is modified as specified in Items 6 and 7. The Finish Rating is 24 min. when the insulation is draped over the resilient channels and gypsum board ceiling membrane and 25 min. when it is installed on underside of the plywood deck or when it is omitted.

3A. **Loose Fill Material*** — As an alternate to Item 3 — Any thickness of loose fill material bearing the UL Classification Marking for Surface Burning Characteristics, having a min density of 0.5 pcf, fitted in the concealed space, draped over the resilient channel/gypsum board ceiling membrane when resilient channels and gypsum board attachment is modified as specified in Items 6 and 7. The finished rating when loose fill material is used has not been determined.

3B. **Fiber, Sprayed*** — As an alternate to Items 3 and 3A (not evaluated for use with Items 6B, 6C, 6D and 6E) — Any thickness of spray-applied cellulose insulation material, having a min density of 0.5 lb/ft³, applied with water, over the resilient channel/gypsum board ceiling membrane when resilient channels and gypsum board attachment is modified as specified in Items 6 and 7. Fiber, Sprayed is applied with moisture in accordance with the application instructions supplied with the product. The Finish rating when Fiber Sprayed is used has not been determined. Alternate application method: The fiber is applied without water or adhesive in accordance with the application instructions supplied with a minimum density of 0.5 lb/ft³ over the resilient channel/gypsum board ceiling membrane when resilient channels and gypsum board attachment is modified as specified in Items 6 and 7. Alternate application method: The fiber is applied without water or adhesive to a nominal density of 3.5 lb/ft³ behind netting (Item 9) stapled to the rafters. The netting is stapled at both lower edges of the rafters creating a cavity to accept the cellulose fiber. **APPLICABLE GREENFIBER ACQUISITION LLC** — Insulmate and SANCTUARY for use with wet or dry application. (INS51SLD, INS51SLD, and INS54LD are to be used for dry application only).

3C. **Foamed Plastic*** — (As an alternate to Item 3 - Not Shown) — Spray foam insulation applied directly to the underside of the underside of the roofing system (Item 1). Spray foam insulation installed to a maximum thickness of 10 in. at a nominal 0.5 lb/ft³ density, while maintaining a minimum 8-1/2 in. clearance between the spray foam insulation and the gypsum board (Item 7). When spray foam insulation is used, resilient channels (Item 6) shall be installed maximum 12 in. OC, with channels adjacent to butt joints of gypsum board (Item 7) installed at 6 in. OC to allow for maximum 3 in. spacing off ends of the gypsum board joints. Gypsum board (Item 7) to be installed using 1-1/4 in. long Type 5 screws, spaced maximum 8 in. OC, and butted end joints shall be staggered min. 2 ft within the assembly, and occur midway between the continuous furring channels. If used with a ceiling radiation damper in the concealed space, minimum 1 in. clearance to be maintained between damper housing and spray foam insulation. Limited to resilient channels, Item 6 only, no Item 6 alternates. The finished rating when this insulation is used has not been determined. **SES FOAM INC** — EasySeal, EasySeal ULD

3D. **Foamed Plastic*** — (As alternate to Item 3 - Not Shown) — Spray foam insulation applied directly to the underside of the roofing system (Item 1). Spray foam insulation installed to a maximum thickness of 10 in. at a nominal 0.5 lb/ft³ or 2.0 lb/ft³ density, depending on the product installed. When spray foam insulation is installed, resilient channels (Item 6) shall be installed maximum 12 in. OC, with channels adjacent to butt joints of gypsum board (Item 7) spaced maximum 3 in. away from gypsum board joints. Gypsum board (Item 7) to be installed using minimum 1-1/4 in. long Type 5 screws, spaced maximum 8 in. OC, and butted end joints shall be staggered min. 2 ft within the assembly, and occur midway between the continuous furring channels. If used with a ceiling radiation damper in the concealed space, minimum 1 in. clearance to be maintained between damper housing and spray foam insulation. Limited to resilient channels, Item 6 only, no Item 6 alternates. The finished rating when this insulation is used has not been determined. **BAF CORP** — EnerNet® NM, EnerNet® G, FE178®, SprayNet® 178, SprayNet® 81206, WallNet® 200, WallNet® US, WallNet® US-N, and WallNet® HP-

3E. **Foamed Plastic*** — (As an alternate to Item 3 - Not Shown) — Spray foam insulation applied directly to the underside of the underside of the roofing system (Item 1). Spray foam insulation installed to a maximum thickness of 17 in. at a nominal 0.5 lb/ft³ density, while maintaining a minimum 1-1/2 in. clearance between the spray foam insulation and the gypsum board (Item 7). When spray foam insulation is used, resilient channels (Item 6) shall be installed maximum 12 in. OC, with channels adjacent to butt joints of gypsum board (Item 7) installed at 6 in. OC to allow for maximum 3 in. spacing off ends of the gypsum board joints. Gypsum board (Item 7) to be installed using 1-1/4 in. long Type 5 screws, spaced maximum 8 in. OC, and butted end joints shall be staggered min. 2 ft within the assembly, and occur midway between the continuous furring channels. If used with a fire damper (Item 5 through 5B) in the concealed space, no clearance is necessary between damper housing and spray foam insulation. Limited to resilient channels, Item 6 only, no Item 6 alternates. The finished rating when this insulation is used has not been determined. **SES FOAM INC** — EasySeal, EasySeal ULD

3F. **Foamed Plastic*** — (As an alternate to Item 3 - Not Shown) — Spray foam insulation applied directly to the underside of the underside of the roofing system (Item 1). Spray foam insulation installed to a maximum thickness of 17 in. at a nominal 0.5 lb/ft³ density, while maintaining a minimum 1-1/2 in. clearance between the spray foam insulation and the gypsum board (Item 7). When spray foam insulation is used, resilient channels (Item 6) shall be installed maximum 12 in. OC, with channels adjacent to butt joints of gypsum board (Item 7) installed at 6 in. OC to allow for maximum 3 in. spacing off ends of the gypsum board joints. Gypsum board (Item 7) to be installed using 1-1/4 in. long Type 5 screws, spaced maximum 8 in. OC, and butted end joints shall be staggered min. 2 ft within the assembly, and occur midway between the continuous furring channels. If used with a ceiling radiation damper in the concealed space, minimum 1 in. clearance to be maintained between damper housing and spray foam insulation. Limited to resilient channels, Item 6 only, no Item 6 alternates. The finished rating when this insulation is used has not been determined. **EVEREST SYSTEMS LLC** — Opticell 0.5

4. **Air Duct*** — For use with **Ceiling Dampers*** - Any UL Class 0 or Class 1 flexible air duct installed in accordance with the instructions provided by the damper manufacturer.

5. **Ceiling Damper*** — Max 14 in. long by 14 in. wide by 18 in. high ceiling damper with boot or box assembly, fabricated from galv steel. The aggregate area of the register opening(s) through the ceiling membrane shall not exceed 98 sq in. per 100 sq ft of ceiling area. Damper assembly installed in accordance with the manufacturers installation instructions. **AIRE TECHNOLOGIES INC** — Model 50 w/Boot, 50EA w/Boot, 51 w/Boot, 50 w/Box, 50EA w/Box or 51 w/Box.

AIRVAC INDUSTRIES — Series AVI-50 w/Boot, AVI-50EA w/Boot, AVI-51 w/Boot, AVI-50 w/Box, AVI-50EA w/Box, AVI-51 w/Box.

5A. **Alternate Ceiling Damper*** — Max 12 in. diameter damper and insulated register box assembly. The maximum size of the register box assembly is nom. 20 in. long by 20 in. wide and 4 in. high fabricated from galv. Steel. Aggregate area of the register opening(s) through the ceiling membrane shall not exceed 128 sq in. per 100 sq ft of ceiling area. Damper assembly installed in accordance with the manufacturers installation instructions. **AIRE TECHNOLOGIES INC** — Series 57

AIRVAC INDUSTRIES — Model AVI-57B

5B. **Alternate Ceiling Damper*** — Max 20 in. long by 16 in. wide by 4 in. high rectangular damper with duct board plenum box assembly. The maximum outer dimensions of the plenum box assembly is 23-1/2 in. long by 19-1/2 in. wide and 17 in. high fabricated from 6pcf, 1-1/2 to 2 in. thick Knauf Air Duct Board M*. Aggregate area of the register opening(s) through the ceiling membrane shall not exceed 160 sq in. per 100 sq ft of ceiling area. Damper assembly installed in accordance with the manufacturers installation instructions. **AIRE TECHNOLOGIES INC** — Series 58

AIRVAC INDUSTRIES — Series AVI-58

5C. **Alternate Ceiling Damper*** — (Optional). To be used with Air Duct Item 4) — For use with min. 18 in. deep trusses. Max 7-1/32 in. long by 7-1/16 in. wide fabricated from galvanized steel. Aggregate area of the register opening(s) through the ceiling membrane shall not exceed 28.5 sq in. per 100 sq ft of ceiling area. Damper assembly installed in accordance with the manufacturer's installation instructions. **AIRE TECHNOLOGIES INC** — Models ITG-CRD2

5D. **Alternate Ceiling Damper*** — (Optional). To be used with Air Duct Item 4) — For use with min. 18 in. deep trusses. Max 9-1/16 in. long by 9-1/16 in. wide fabricated from galvanized steel. Aggregate area of the register opening(s) through the ceiling membrane shall not exceed 44.5 sq in. per 100 sq ft of ceiling area. Damper assembly installed in accordance with the manufacturer's installation instructions. **AIRE TECHNOLOGIES INC** — Models SIG-CRD2

5E. **Alternate Ceiling Damper*** — (Optional). To be used with Air Duct Item 4) — For use with min. 18 in. deep trusses. Max 10-13/32 in. long by 10-22/32 in. wide fabricated from galvanized steel. Aggregate area of the register opening(s) through the ceiling membrane shall not exceed 56 sq in. per 100 sq ft of ceiling area. Damper assembly installed in accordance with the manufacturer's installation instructions. **AIRE TECHNOLOGIES INC** — Models GMT-CRD2

5F. **Alternate Ceiling Damper*** — (Optional). To be used with Air Duct Item 4) — For use with min. 18 in. deep trusses. Max 8-13/16 in. wide and 8-1/2 in. long fabricated from galvanized steel. Aggregate area of the register opening(s) through the ceiling membrane shall not exceed 37.5 sq in. per 100 sq ft of ceiling area. Damper assembly installed in accordance with the manufacturer's installation instructions. **AIRE TECHNOLOGIES INC** — Models GBR-CRD2

6. **Furring Channels** — Resilient channels formed of 25 MSG galv steel, spaced 16 in. OC, installed perpendicular to trusses. When batt and blanket material, Item 3, is draped over the resilient channel/gypsum board ceiling membrane, the spacing shall be 12 in. OC. Channels secured to each truss with 1-1/4 in. long Type 5 steel screws. Channels overlapped 4 in. at splices. Channels oriented opposite at board butt joints (spaced 6 in. OC) as shown in the above illustration.

6A. **Steel Framing Members*** — (Not Shown) — As an alternate to Item 6, furring channels and Steel Framing Members* as described below:

a. **Furring Channels** — Formed of No. 25 MSG galv steel, 2-9/16 in. or 2-23/32 in. wide by 7/8 in. deep, spaced 16 in. OC perpendicular to trusses. When batt insulation (Item 3) is draped over the resilient channel/gypsum board ceiling membrane, the resilient channel spacing shall be reduced to 12 in. OC. Channels secured to trusses as described in Item 6. Ends of adjoining channels overlapped 6 in. and tied together with double strand of No. 18 SWG galv steel wire near each end of overlap.

b. **Steel Framing Members*** — Used to attach furring channels (Item a) to trusses (Item 2). Clips spaced 48 in. OC. RSIC-1 and RSIC-V (2.75) clips secured to alternating trusses with No. 8 x 2-1/2 in. coarse drywall screw through the center grommet. RSIC-V and RSIC-V (2.75) clips secured to alternating trusses with No. 8 x 1-1/2 in. coarse drywall screw through the center hole. Furring channels are friction fitted into clips. RSIC-1 and RSIC-V clips for use with 2-9/16 in. wide furring channels. RSIC-1 (2.75) and RSIC-V (2.75) clips for use with 2-23/32 in. wide furring channels. Adjoining channels are overlapped as described in Item a. As an alternate, ends of adjoining channels may be overlapped 6 in. and secured together with two self-tapping No. 6 framing screws, min 7/16 in. long at the midpoint of the overlap, with one screw on each flange of the channel. Additional clips required to hold furring channel that supports the gypsum board butt joints, as described in Item 7. **PAC INTERNATIONAL L L C** — Types RSIC-1, RSIC-V, RSIC-1 (2.75), RSIC-V (2.75).

6B. **Steel Framing Members*** — (Not Shown) - As an alternate to Items 6 and 6A.

a. **Furring Channels** — Hat-shaped furring channels, 7/8 in. deep by 2-5/8 in. wide at the base and 1-1/4 in. wide at the face, formed from No. 25 ga. galv steel, spaced max 16 in. OC perpendicular to trusses and Cold Rolled Channels (Item 6B). Furring channels secured to Cold Rolled Channels at every intersection with a 1/2 in. pan head self-drilling screw through each furring channel leg. Ends of adjoining channels overlapped 4 in. and tied together with two double strand No. 18 SWG galv steel wire ties, one at each end of overlap. Supplemental furring channels at base layer and outer layer gypsum board butt joints are not required. Batts and Blankets draped over furring channels as described in Item 7. Two layers of gypsum board attached to furring channels as described in Item 7.

b. **Cold Rolled Channels** — 1-1/2 in. by 1/2 in., formed from No. 16 ga. galv steel, positioned vertically and parallel to trusses, friction-fitted into the channel caddy on the Steel Framing Members (Item 6B). Adjoining lengths of cold rolled channels lapped min. 6 in. and wire-tied together with two double strand 18 SWG galv steel wire ties, one at each end of overlap.

c. **Blocking** — Where truss design does not permit direct, full contact of the hanger bracket, a piece of nominal 2 by 4 in. lumber (blocking), min. 6 in. long to permit full contact of the hanger bracket, to be secured vertically to the side of the truss (Item 2) at the top and bottom of the blocking at each Steel Framing Member (Item 6B) location.

d. **Steel Framing Members*** — Hangers spaced 48 in. OC, max along truss, and secured to the Blocking (Item 6Bc) on alternating trusses with a single 5/16 in. by 2 in. hex head lag bolt or four #6 1-1/4 in. drywall screws through mounting holes(s) on the hanger bracket. The two 1/4 in. long steel teeth on the hanger are embedded in the side of the blocking. Hanger positioned on blocking and leveling bolt height adjusted such that furring channels are flush with bottom of trusses before gypsum board installation. Spring gauge of hanger chosen per manufacturer's instructions. **KINETICS CONTROL INC** — Type ICW.

6C. **Steel Framing Members*** — (Not Shown) - As an alternate to Items 6, 6A and 6B.

a. **Furring Channels** — Formed of No. 25 MSG galv steel, 2-3/8 in. wide by 7/8 in. deep installed perpendicular to wood structural members. Channels spaced a max of 16 in. OC when no insulation (Item 3, 3A or 3B) is fitted in the concealed space or a max of 12 in. OC when insulation (Item 3, 3A or 3B) is fitted in the concealed space. Channels secured to trusses as described in Item 6C. Ends of adjoining channels overlapped 6 in. and tied together with double strand of No. 18 AWG galvanized steel wire near each end of overlap.

b. **Steel Framing Members*** — Used to attach furring channels (Item 6Ca) to trusses (Item 2). Clips secured to the bottom chord of each truss (24 in. OC) with one No. 8 by 2-1/2 in. long coarse drywall screw through center grommet. Furring channels are friction fitted into clips. Adjoining channels are overlapped as described in Item 6Ca. As an alternate, ends of adjoining channels may be overlapped 6 in. and secured together with two self-tapping No. 6 framing screws, min 7/16 in. long at the midpoint of the overlap, with one screw on each flange of the channel. Additional clips required to hold furring channel that supports the gypsum board butt joints, as described in Item 7. **PLITEQ INC** — Type Genie Clip

6D. **Steel Framing Members*** — (Not Shown) - As an alternate to Items 6, 6A, 6B and 6C.

a. **Main runners** — Installed perpendicular to trusses — Nom 10 or 12 long, 15/16 in. or 1-1/2 in. wide face, spaced 4 ft OC. Main runners hung a min of 2 in. from bottom chord of trusses with 12 SWG galv steel wire. Wires located a max of 48 in. OC.

b. **Cross tees or channels** — Nom 4 ft long, 15/16 in. or 1-1/2 in. wide face or cross channels, nom 4 ft long, 1-1/2 wide face, installed perpendicular to the main runners, spaced 16 in. OC. Additional cross tees or channels used at 8 in. from each side of butted gypsum board end joints. The cross tees or channels may be riveted or screw-attached to the wall angle or channel to facilitate the ceiling installation.

c. **Wall angles or channels** — Used to support steel framing member ends and for screw-attachment of the gypsum board — Min 0.016 in. thick painted or galvanized steel angle with 1 in. legs or min. 0.016 in. thick painted or galvanized steel channel with a 1 by 1-1/2 by 1 in. profile, attached to walls at perimeter of ceiling with fasteners 16 in. OC. **CCC INC** — Type DGL or RX

US5 INTERIORS LLC — Type DGL or RX

6E. **Alternate Steel Framing Members*** — (Not Shown) - As an alternate to Items 6, 6A, 6B, 6C and 6D, furring channels and Steel Framing Members as described below:

a. **Furring Channels** — Formed of No. 25 MSG galv steel, 2-5/8 in. wide by 7/8 in. deep, spaced 16 in. OC, perpendicular to trusses. When batt insulation (Item 3, 3A or 3B) is draped over the resilient channel/gypsum board ceiling membrane, the resilient channel spacing shall be reduced to 12 in. OC. Channels secured to trusses as described in Item b.

b. **Steel Framing Members*** — Used to attach furring channels (Item a) to the wood trusses (Item 2). Clips spaced at 48" OC and secured to the bottom of the trusses with one 2 in. Coarse Drywall Screw with 1 in. diam washer through the center hole. Furring channels are then friction fitted into clips. Ends of channels are overlapped 6" and tied together with double strand of No. 18 AWG galvanized steel wire. Additional clips are required to hold the Gypsum Butt joints as described in Item 7. **STUCCO BUILDING SYSTEMS** — RESIMOUNT Sound Isolation Clips - Type A237 or A237R

6F. **Steel Framing Members*** — (Not Shown) - As an alternate to Items 6 through 6E- Not for use with Items 3, 3A, or 3B. Main runners nom 12 ft long, spaced 72 in. OC. Main runners suspended by min 12 SWG galv steel hanger wires spaced 48 in. OC. Cross tees, nom 6 ft long, installed perpendicular to main runners and spaced 24 in. OC. Additional 6 ft long cross tees required at each gypsum board end joint with butted gypsum board end joints centered between cross tees spaced 8 in. OC. The main runners and cross tees may be riveted or screw attached to the wall angle or channel to facilitate the ceiling installation. **US5 INTERIORS LLC** — Type DGL or RX

6G. **Alternate Steel Framing Members*** — (Not Shown) - As an alternate to Items 6 through 6F furring channels and Steel Framing Members as described below:

a. **Furring Channels** — Formed of No. 25 MSG galv steel, 2-1/2 in. wide by 7/8 in. deep, spaced 16 in. OC, perpendicular to trusses. When batt insulation (Item 3, 3A or 3B) is draped over the resilient channel/gypsum board ceiling membrane, the resilient channel spacing shall be reduced to 12 in. OC. Channels secured to trusses as described in Item b.

b. **Steel Framing Members*** — Used to attach furring channels (Item a) to the wood trusses (Item 2). Clips spaced at 48" OC and secured to the bottom of the trusses with one 2-1/2 in. Coarse Drywall Screw with 1 in. diam washer through the center hole. Furring channels are then friction fitted into clips. Ends of channels are overlapped 6" and tied together with double strand of No. 18 AWG galvanized steel wire. Additional clips are required to hold the Gypsum Butt joints as described in Item 7. **REGUPO, AMERICA** — Type SonuClip

6H. **Furring Channels** — For use with **American Gypsum Co. Type AG-C gypsum board only**. Resilient channels formed of 25 MSG galv steel, spaced 16 in. OC, installed perpendicular to trusses. When insulation (Item 3, 3A or 3B) is draped over the resilient channel/gypsum board ceiling membrane, the spacing may remain at 16 in. OC. Channels secured to each truss with 1-1/4 in. long Type 5 steel screws. Channels overlapped 4 in. at splices. Channels oriented opposite at board butt joints (spaced 6 in. OC) as shown in the above illustration.

7. **Gypsum Board*** — One layer of nom 5/8 in. thick, 48 in. wide, installed with long dimension perpendicular to resilient channels with 1 in. long Type 5 screws spaced 12 in. OC and located a min of 1/2 in. from the side joints and 3 in. from the end joints. At each joint, two resilient channels are used, extending a min of 6 in. beyond both ends of the joint. When insulation (Item 3, 3A, 3B) is draped over the resilient channel/gypsum board ceiling membrane, screws shall be installed at 8 in. OC.

When **Steel Framing Members*** (Item 6A or 6C) are used, sheets installed with long dimension perpendicular to furring channels and side joints of sheet located beneath trusses. Gypsum board screws are driven through channel spaced 12 in. OC in the field when no insulation (Item 3, 3A, 3B) is fitted in the concealed space, or 8 in. OC in the field when insulation (Item 3, 3A, 3B) is fitted in the concealed space, and draped over the furring channel/gypsum board ceiling membrane. Gypsum board butt joints shall be staggered min. 2 ft within the assembly, and occur between the main furring channels. At the gypsum board butt joints, each end of the gypsum board shall be supported by a single length of furring channel equal to the width of the gypsum board plus 6 in. on each end. The furring channels shall be spaced approximately 3-1/2 in. OC, and be attached to the trusses with one clip at each end of the channel. Screw spacing along the butt joint to attach the gypsum board to the furring channels shall be 8 in. OC. Second (outer) layer of gypsum board required when furring channels (Item 6A, a) are spaced 24 in. OC and insulation is fitted in the concealed space, draped over the furring channel/gypsum board ceiling membrane. Outer layer of gypsum board attached to the furring channels using 1-5/8 in. long Type 5 bugle-head screws spaced 8 in. OC at butted joints and 12 in. OC in the field. Butted end joints of outer layer to be offset a minimum of 8 in. from base layer end joints. Butted side joints of outer layer to be offset minimum 18 in. from butted side joints of base layer.

When **Steel Framing Members** (Item 6B) are used, two layers of nom 5/8 in. thick, 4 ft wide gypsum board are installed with long dimensions perpendicular to furring channels (Item 6Ba). Base layer attached to the furring channels using 1 in. long Type 5 bugle head steel screws spaced 8 in. OC along butted end joints and 12 in. OC in the field of the board. Butted end joints centered on the continuous furring channels. Butted base layer end joints to be offset a min of 16 in. in adjacent corners. Outer layer attached to the furring channels using 1-5/8 in. long Type 5 bugle head steel screws spaced 8 in. OC at butted end joints and 12 in. OC in the field. Butted end joints centered on the continuous furring channels and offset a min of 16 in. from butted end joints of base layer. Butted side joints of outer layer to be offset min 16 in. from butted side joints of base layer.

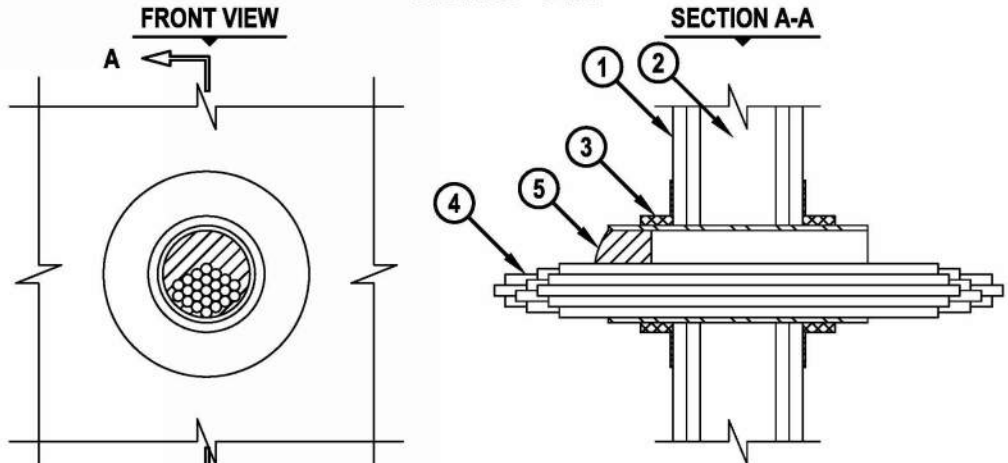
When **Steel Framing Members** (Item 6E) are used, one layer of nom 5/8 in. thick, 4 ft wide gypsum board sheets installed with long dimension (side joints) perpendicular to the 6 ft long cross tees with the end joints staggered min 4 ft and centered between cross tees which are spaced 8 in. OC. Gypsum board side joints may occur beneath or between main runners. Prior to installation of the gypsum board sheets, backer strips consisting of nom 7-3/4 in. wide piece of gypsum board are to be laid atop the cross tee flanges and centered over each butted end joint location. The backer strips are to be secured to the flanges of the cross tees at opposite corners of the backer strip along with clips to prevent the backer strips from being pulled during screw-attachment of the gypsum board sheets. Gypsum board fastened to cross tees with 1 in. drywall screws spaced 1 in. and 4 in. from the side joints and max 8 in. OC in the field of the board. The butted end joints are to be secured to the backer strip with No. 10 by 1-1/2 in. long Type G laminating screws located 1 in. from each side of the butted end joint and spaced 1 in. and 4 in. from the side joints and max 8 in. OC in the field of the board.

When **Steel Framing Members** (Item 6G) are used, one layer of nom 5/8 in. thick, 4 ft wide gypsum board is installed with long dimensions perpendicular to furring channels. Gypsum board secured to furring channels with nom 1 in. long Type 5 bugle-head steel screws spaced 8 in. OC in the field of the board. Gypsum board butted end joints shall be staggered minimum 48 in. and centered over main furring channels. At the gypsum board butt joints, an additional single length of furring channel shall be installed and be spaced approximately 3 in. from the butt joint (6 in. from the continuous furring channels) to support the floating end of the gypsum board. Each of these shorter sections of furring channel shall extend one truss beyond the width of the gypsum panel and be attached to the adjacent trusses with one SonuClip at every truss involved with the butt joint.

FIRESTOPPING SPECIAL INSPECTION:

1. FOR R-2 OCCUPANCIES >250 OCCUPANTS, SPECIAL INSPECTION IS REQUIRED FOR FIRESTOPPING INCLUDING THROUGH-PENETRATIONS, MEMBRANE PENETRATION FIRESTOPS, FIRE-RESISTANT JOINT SYSTEMS AND PERIMETER FIRE CONTAINMENT SYSTEMS.
2. PENETRATION FIRESTOPS ARE REQUIRED TO BE TESTED, LISTED AND INSPECTED BY AN APPROVED AGENCY IN ACCORDANCE WITH ASTM E2174.
3. FIRE-RESISTANT JOINT SYSTEMS ARE REQUIRED TO BE TESTED, LISTED AND INSPECTED BY AN APPROVED AGENCY IN ACCORDANCE WITH ASTM E2593.

UL/cUL SYSTEM NO. W-1-3282
CABLE BUNDLE THROUGH "UNIQUE FIRESTOP SLEEVE" IN 1-HR. OR 2-HR. GYPSUM WALL ASSEMBLY
F-RATING = 1-HR. OR 2-HR.
T-RATING = 0-HR.



1. GYPSUM WALL ASSEMBLY (UL/cUL CLASSIFIED U300, U400 OR V400 SERIES) (1-HR. OR 2-HR. FIRE-RATING).
2. (NOT SHOWN) WOOD STUDS TO CONSIST OF NOMINAL 2" x 4" LUMBER. STEEL STUDS TO BE MINIMUM 3-1/2" WIDE.
3. UNIQUE FIRESTOP PRODUCTS, DIVISION OF "TITS UNIQUE" INC. SMOOTH SLEEVE, THREADED SLEEVE, OR SPLIT SLEEVE (2" AND 4" SIZES).
4. CABLE BUNDLE TO BE A COMBINATION OF ANY OF THE FOLLOWING:
A. MAXIMUM TWO PAIR NO. 24 AWG TELEPHONE CABLE WITH PVC JACKET.
B. MAXIMUM 750 KCMIL POWER CABLE WITH PVC JACKET.
C. MAXIMUM 7/8 NO. 12 AWG POWER CABLE WITH PVC JACKET.
D. MAXIMUM 1/2" DIAMETER FIBER-OPTIC CABLE (MAXIMUM 24 FIBER).
E. MAXIMUM 3/8 NO. 12 AWG METAL-CLAD CABLE WITH PVC JACKET.
F. MAXIMUM 1" DIAMETER METAL-CLAD TEK CABLE WITH PVC JACKET.
G. MAXIMUM 2/0 ALUMINUM SER CABLE.
H. TYPE RG 59U COAXIAL CABLE WITH PVC JACKET.
5. ONE HILT CP 658T FIRESTOP PLUG CUT TO FIT AROUND THE CABLE BUNDLE AND INSTALLED TIGHTLY WITHIN SLEEVE SUCH THAT THE OUTER CIRCUMFERENCE OF THE DOME SHAPED PLUG IS FLUSH WITH EITHER END OF SLEEVE. WHEN SPLIT SLEEVE IS USED, INSTALL TWO HILT CP 658T FIRESTOP PLUGS, FLUSH WITH BOTH ENDS OF SLEEVE.

NOTES : 1. MAXIMUM DIAMETER OF OPENING IN WALL FOR 2-7/16" AND 4-1/2" SIZES ARE 2-1/4", AND 4-1/2", RESPECTIVELY.
2. CABLES TO FILL MAXIMUM 50% OF CROSS-SECTIONAL AREA OF OPENING.
3. ANNULAR SPACE = MINIMUM 0", MAXIMUM 3".

HILTI® FIRESTOP SYSTEMS	HILTI, Inc. Tulsa, Oklahoma USA (818) 252-6000	Sheet	1 of 1	Drawing No. WL 3282a
		Scale	9/8" = 1"	
		Date	APR 18, 2005	

Saving Lives through Innovation and Education

ISSUE SET

RELEASED FOR CONSTRUCTION As Noted on Plans Review

DESIGN SERVICES DEPARTMENT
2012006244
2-28-2025

STATE OF MISSOURI
M. RANDALL PORTER
ARCHITECT
2012006244
15 APR 2025
M. RANDALL PORTER
ARCHITECT LICENSE#
A-2012006244

ALURA APARTMENTS - VILLAGE AT DISCOVERY PARK
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

WALLACE ARCHITECTS, LLC
MISSOURI STATE CERTIFICATE OF AUTHORITY: 2003019614
COPYRIGHT © 2025
1ST ISSUE
15 APR 2025

ISSUE/REVISIONS
15 APR 2025 ISSUE SET

A5.6A

JOB NO.
4938

4/22/2025 3:50:07 PM

1-BR UNIT FINISH SCHEDULE				
NAME	FLOOR FINISH	BASE FINISH	WALL FINISH	CEILING FINISH
ANSI "B" 1-BR-A				
BATH	PORCELAIN	WOOD BASE	PAINTED GYP. BD.	PAINTED GYP. BD.
BEDROOM	CARPET	WOOD BASE	PAINTED GYP. BD.	PAINTED GYP. BD.
CLOSET	CARPET	WOOD BASE	PAINTED GYP. BD.	PAINTED GYP. BD.
COATS	VINYL PLANK	WOOD BASE	PAINTED GYP. BD.	PAINTED GYP. BD.
ENTRY	VINYL PLANK	WOOD BASE	PAINTED GYP. BD.	PAINTED GYP. BD.
KITCHEN	VINYL PLANK	WOOD BASE	PAINTED GYP. BD.	PAINTED GYP. BD.
LAUNDRY	VINYL PLANK	WOOD BASE	PAINTED GYP. BD.	PAINTED GYP. BD.
LIVING ROOM	VINYL PLANK	WOOD BASE	PAINTED GYP. BD.	PAINTED GYP. BD.
MECH.	VINYL PLANK	WOOD BASE	PAINTED GYP. BD.	PAINTED GYP. BD.
PANTRY	VINYL PLANK	WOOD BASE	PAINTED GYP. BD.	PAINTED GYP. BD.
PORCH	SEALED CONCRETE	NO ADDITIONAL FINISH	NO ADDITIONAL FINISH	NO ADDITIONAL FINISH
ANSI "B" 1-BR-B				
BATH	PORCELAIN	WOOD BASE	PAINTED GYP. BD.	PAINTED GYP. BD.
BEDROOM	CARPET	WOOD BASE	PAINTED GYP. BD.	PAINTED GYP. BD.
CLOSET	CARPET	WOOD BASE	PAINTED GYP. BD.	PAINTED GYP. BD.
COATS	VINYL PLANK	WOOD BASE	PAINTED GYP. BD.	PAINTED GYP. BD.
ENTRY	VINYL PLANK	WOOD BASE	PAINTED GYP. BD.	PAINTED GYP. BD.
KITCHEN	VINYL PLANK	WOOD BASE	PAINTED GYP. BD.	PAINTED GYP. BD.
LAUNDRY	VINYL PLANK	WOOD BASE	PAINTED GYP. BD.	PAINTED GYP. BD.
LIVING ROOM	VINYL PLANK	WOOD BASE	PAINTED GYP. BD.	PAINTED GYP. BD.
MECH.	VINYL PLANK	WOOD BASE	PAINTED GYP. BD.	PAINTED GYP. BD.
PORCH	SEALED CONCRETE	NO ADDITIONAL FINISH	NO ADDITIONAL FINISH	NO ADDITIONAL FINISH
ANSI "B" 1-BR-C				
BATH	PORCELAIN	WOOD BASE	PAINTED GYP. BD.	PAINTED GYP. BD.
BEDROOM	CARPET	WOOD BASE	PAINTED GYP. BD.	PAINTED GYP. BD.
CLOSET	CARPET	WOOD BASE	PAINTED GYP. BD.	PAINTED GYP. BD.
KITCHEN	VINYL PLANK	WOOD BASE	PAINTED GYP. BD.	PAINTED GYP. BD.
LAUNDRY	VINYL PLANK	WOOD BASE	PAINTED GYP. BD.	PAINTED GYP. BD.
LINEN	PORCELAIN	WOOD BASE	PAINTED GYP. BD.	PAINTED GYP. BD.
LIVING ROOM	VINYL PLANK	WOOD BASE	PAINTED GYP. BD.	PAINTED GYP. BD.
MECH.	VINYL PLANK	WOOD BASE	PAINTED GYP. BD.	PAINTED GYP. BD.
PORCH	SEALED CONCRETE	NO ADDITIONAL FINISH	NO ADDITIONAL FINISH	NO ADDITIONAL FINISH

- GENERAL UNIT NOTES
- 1)

CONTRACTOR SHALL FURNISH & INSTALL 4" BUILDING NUMBERS FOR EACH UNIT AS REQUIRED BY CITY OR LOCAL POSTMASTER.
- 2)

CONTRACTOR SHALL FURNISH ONE MAILBOX PER UNIT, PER OWNER SELECTION (SEE SPECS).
- 3)

COAT AND BEDROOM CLOSETS SHALL HAVE EPOXY-COATED WIRE SHELVING.
- 4)

PRIME & PAINT WALLS BEHIND MILLWORK.
- 5)

APPLY SILICONE CAULK BETWEEN CONCRETE AND BOTTOM OF THE DRYWALL.
- 6)

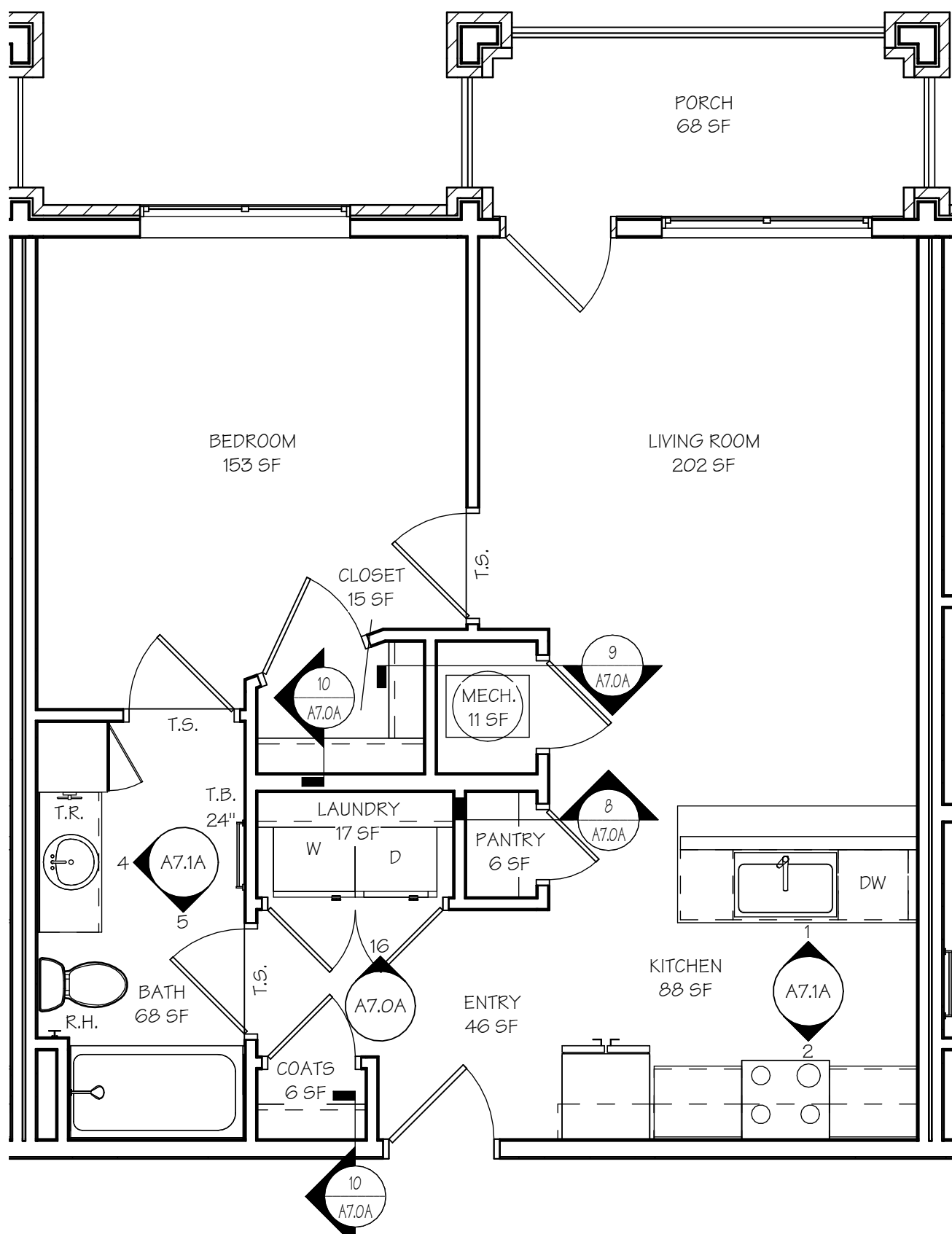
SEAL CONCRETE FLOOR TO REDUCE MOISTURE PENETRATION.
- 7)

APPROPRIATELY SIZED BLINDS SHALL BE PROVIDED AND INSTALLED FOR EACH GLAZED OPENING, INCLUDING PAIRED WINDOWS (PROVIDED WITH TWO SETS) AND DOOR GLAZING WHERE HALF LITE OR LARGER.
- 8)

INSTALL FIRE EXTINGUISHER UNDER KITCHEN SINK IN EACH ANSI "B" UNIT & WALL MOUNTED AT EACH ANSI "A" UNIT, 48" MAX. TO TOP.
- 9)

AUDIOVISUAL UNITS ARE SEPARATE FROM THE ANSI "A" UNITS. PLEASE SEE THE BUILDING PLANS FOR LOCATION OF A/V UNITS.
- 10)

CARPET IN ANSI "A" UNITS SHALL BE SECURELY ATTACHED; HAVE A LEVEL LOOP, TEXTURED LOOP, LEVEL CUT FILE, OR LEVEL CUT/ UN CUT FILE TEXTURE. FILE HEIGHT SHALL BE 1/2" MAX. EXPOSED EDGES OF CARPET SHALL BE FASTENED TO FLOOR SURFACES AND HAVE TRIM ALONG THE ENTIRE LENGTH OF THE EXPOSED EDGE. IF CARPET TILE IS USED IT SHALL HAVE A MAX. COMBINED THICKNESS OF FILE, CUSHION AND BACKING HEIGHT OF 1/2"

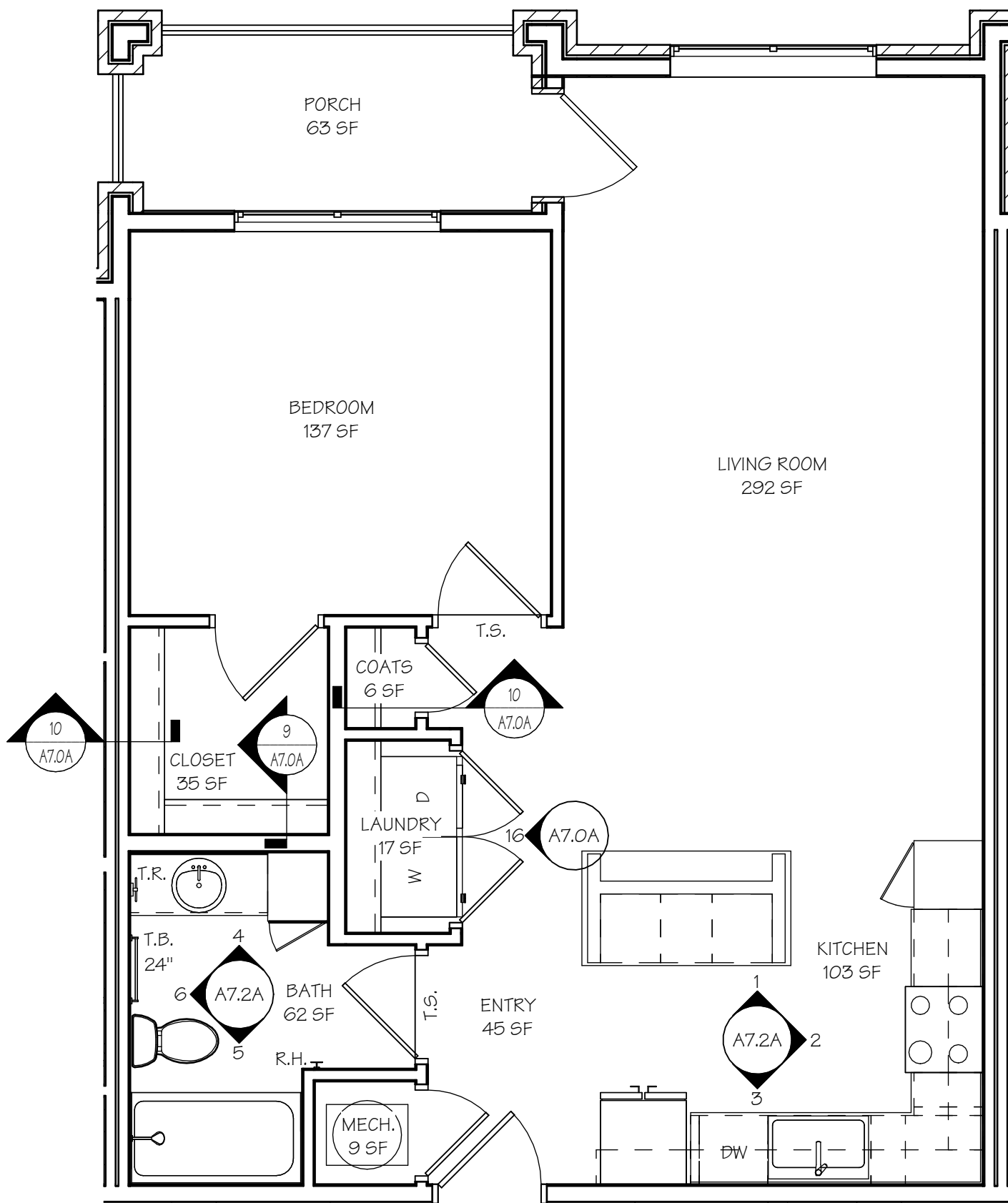


1

ANSI "B" 1-BR-A UNIT FINISH PLAN

A6.0A

SCALE: 1/4" = 1'-0"

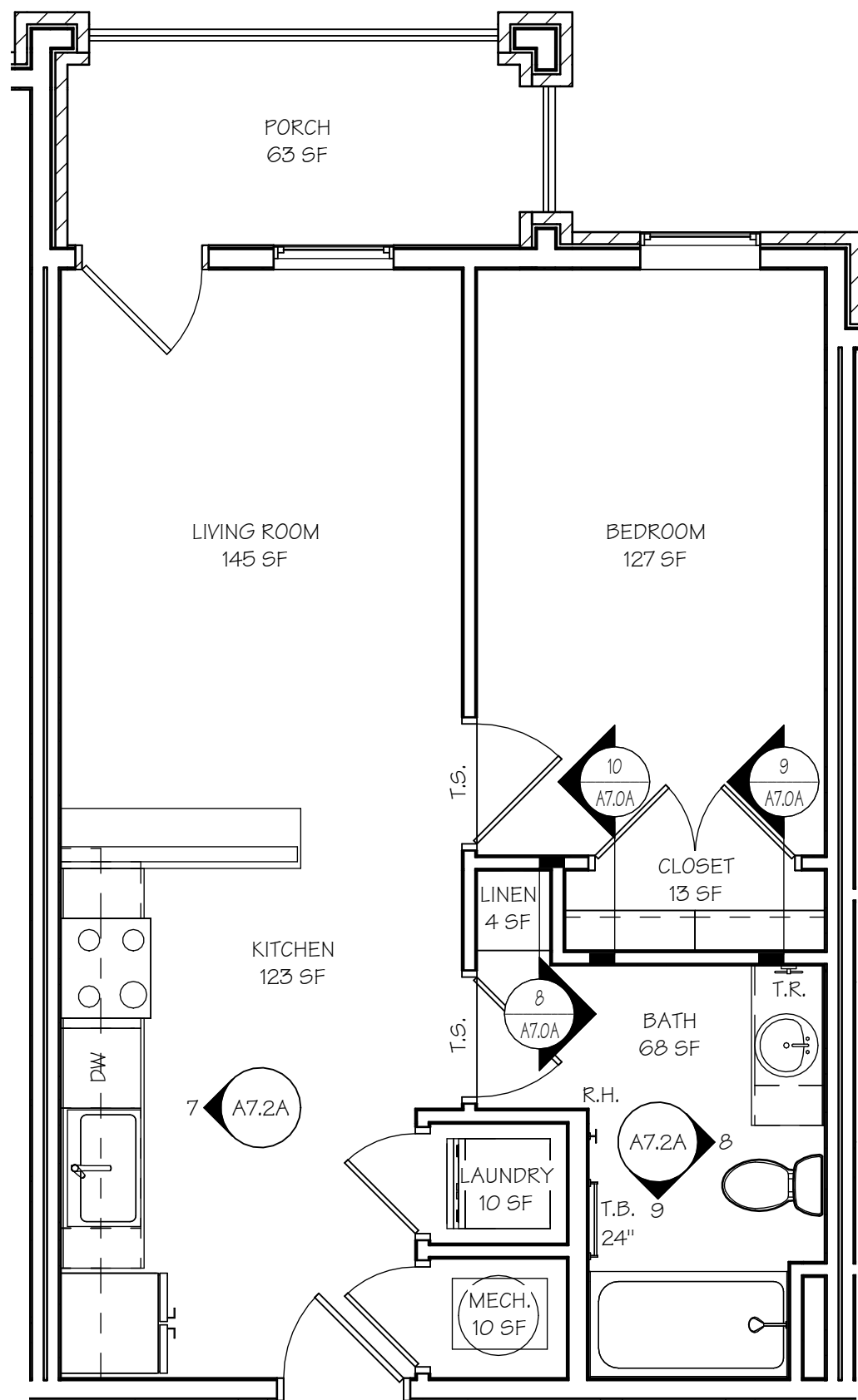


2

ANSI "B" 1-BR-B UNIT FINISH PLAN

A6.0A

SCALE: 1/4" = 1'-0"

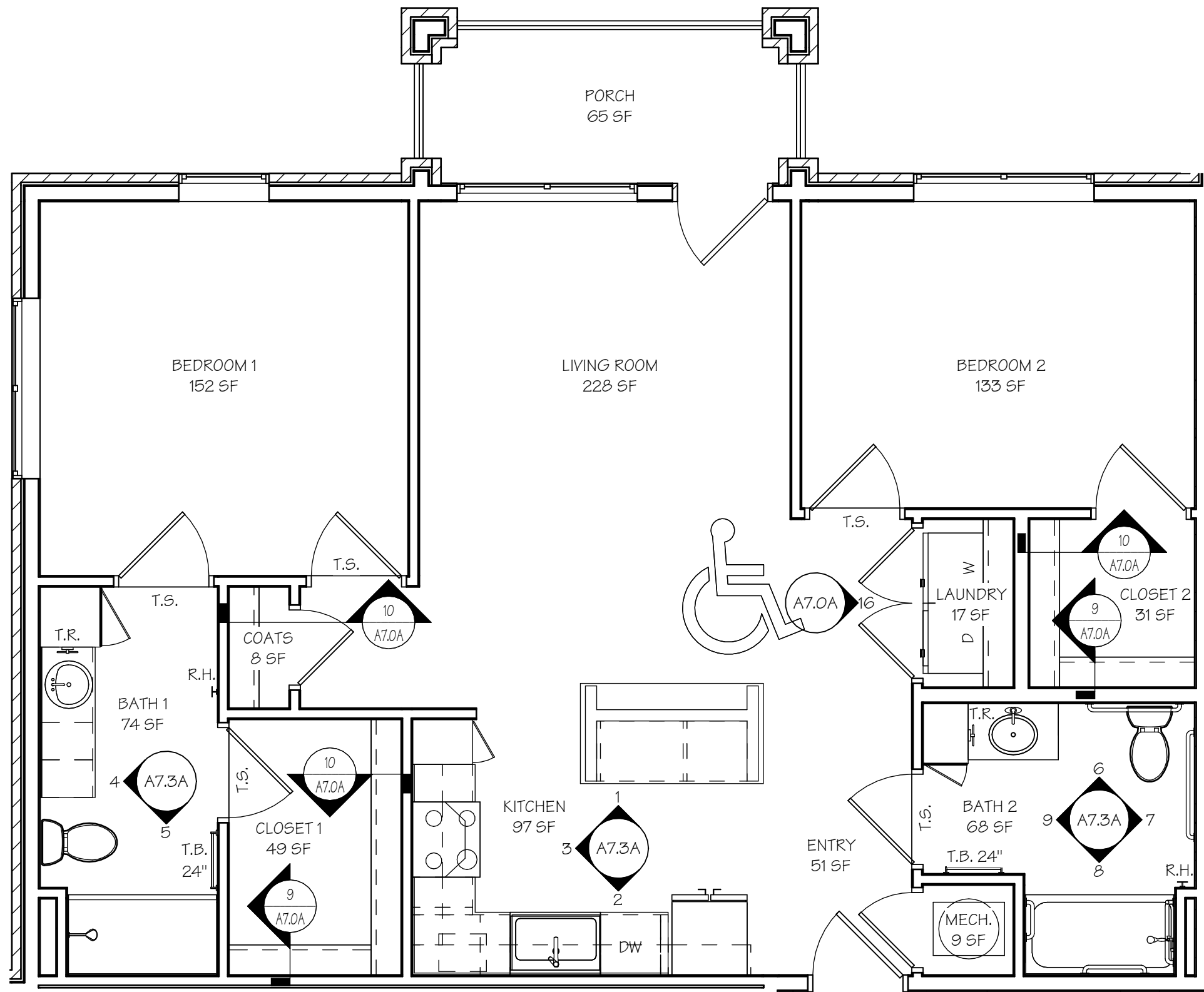


3

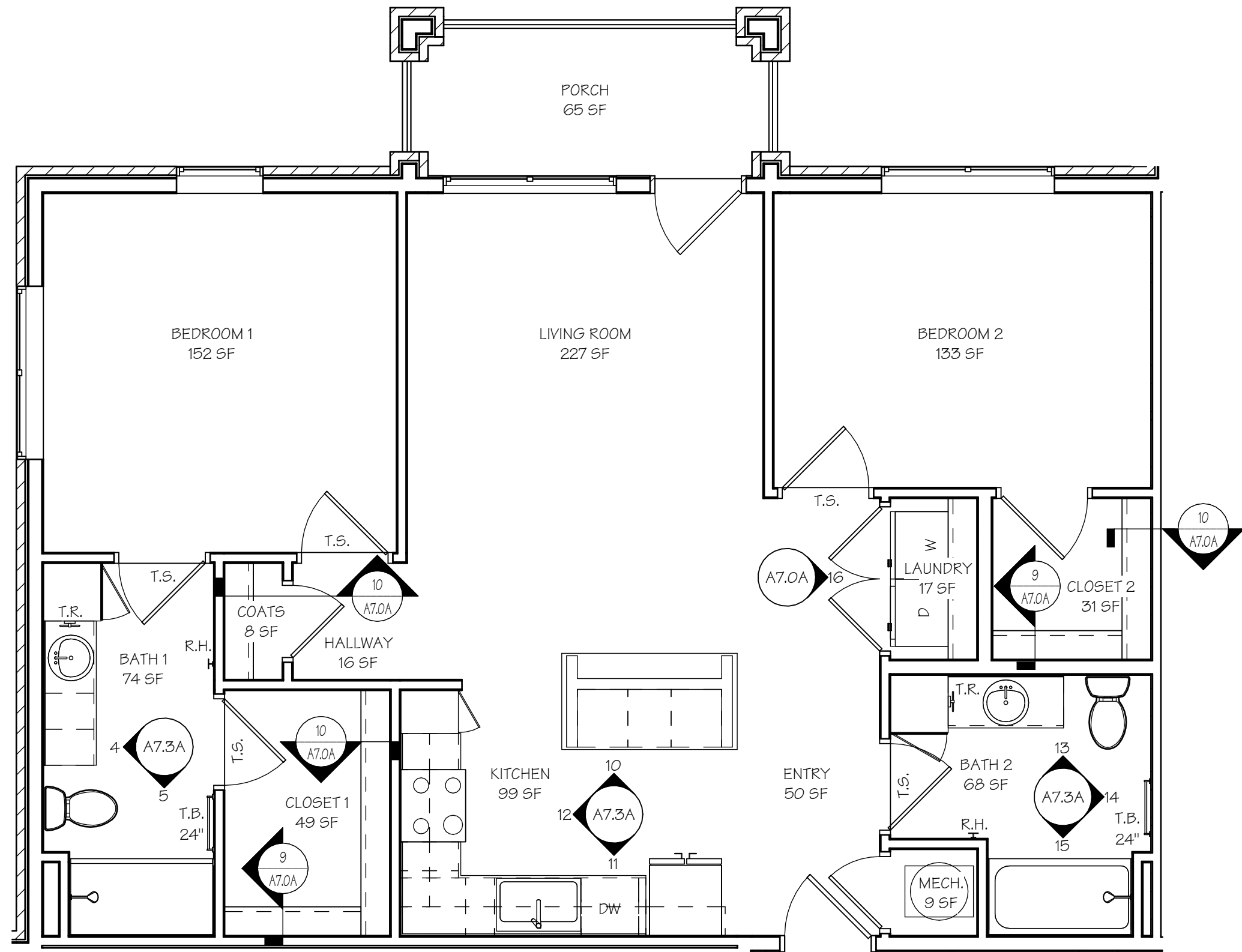
ANSI "B" 1-BR-C UNIT FINISH PLAN

A6.0A

SCALE: 1/4" = 1'-0"



1
A6.1A
ANSI "A" 2-BR-A UNIT FINISH PLAN
SCALE: 1/4" = 1'-0"



2
A6.1A
ANSI "B" 2-BR-A UNIT FINISH PLAN
SCALE: 1/4" = 1'-0"

2-BR UNIT FINISH SCHEDULE				
NAME	FLOOR FINISH	BASE FINISH	WALL FINISH	CEILING FINISH
ANSI "A" 2-BR-A				
BATH 1	PORCELAIN	WOOD BASE	PAINTED GYP. BD.	PAINTED GYP. BD.
BATH 2	PORCELAIN	WOOD BASE	PAINTED GYP. BD.	PAINTED GYP. BD.
BEDROOM 1	CARPET	WOOD BASE	PAINTED GYP. BD.	PAINTED GYP. BD.
BEDROOM 2	CARPET	WOOD BASE	PAINTED GYP. BD.	PAINTED GYP. BD.
CLOSET 1	CARPET	WOOD BASE	PAINTED GYP. BD.	PAINTED GYP. BD.
CLOSET 2	CARPET	WOOD BASE	PAINTED GYP. BD.	PAINTED GYP. BD.
COATS	VINYL PLANK	WOOD BASE	PAINTED GYP. BD.	PAINTED GYP. BD.
ENTRY	VINYL PLANK	WOOD BASE	PAINTED GYP. BD.	PAINTED GYP. BD.
HALLWAY	VINYL PLANK	WOOD BASE	PAINTED GYP. BD.	PAINTED GYP. BD.
KITCHEN	VINYL PLANK	WOOD BASE	PAINTED GYP. BD.	PAINTED GYP. BD.
LAUNDRY	VINYL PLANK	WOOD BASE	PAINTED GYP. BD.	PAINTED GYP. BD.
LIVING ROOM	VINYL PLANK	WOOD BASE	PAINTED GYP. BD.	PAINTED GYP. BD.
MECH.	VINYL PLANK	WOOD BASE	PAINTED GYP. BD.	PAINTED GYP. BD.
PORCH	SEALED CONCRETE	NO ADDITIONAL FINISH	NO ADDITIONAL FINISH	NO ADDITIONAL FINISH
ANSI "B" 2-BR-A				
BATH 1	PORCELAIN	WOOD BASE	PAINTED GYP. BD.	PAINTED GYP. BD.
BATH 2	PORCELAIN	WOOD BASE	PAINTED GYP. BD.	PAINTED GYP. BD.
BEDROOM 1	CARPET	WOOD BASE	PAINTED GYP. BD.	PAINTED GYP. BD.
BEDROOM 2	CARPET	WOOD BASE	PAINTED GYP. BD.	PAINTED GYP. BD.
CLOSET 1	CARPET	WOOD BASE	PAINTED GYP. BD.	PAINTED GYP. BD.
CLOSET 2	CARPET	WOOD BASE	PAINTED GYP. BD.	PAINTED GYP. BD.
COATS	VINYL PLANK	WOOD BASE	PAINTED GYP. BD.	PAINTED GYP. BD.
ENTRY	VINYL PLANK	WOOD BASE	PAINTED GYP. BD.	PAINTED GYP. BD.
HALLWAY	VINYL PLANK	WOOD BASE	PAINTED GYP. BD.	PAINTED GYP. BD.
KITCHEN	VINYL PLANK	WOOD BASE	PAINTED GYP. BD.	PAINTED GYP. BD.
LAUNDRY	VINYL PLANK	WOOD BASE	PAINTED GYP. BD.	PAINTED GYP. BD.
LIVING ROOM	VINYL PLANK	WOOD BASE	PAINTED GYP. BD.	PAINTED GYP. BD.
MECH.	VINYL PLANK	WOOD BASE	PAINTED GYP. BD.	PAINTED GYP. BD.
PORCH	SEALED CONCRETE	NO ADDITIONAL FINISH	NO ADDITIONAL FINISH	NO ADDITIONAL FINISH
ANSI "B" 2-BR-B				
BATH 1	PORCELAIN	WOOD BASE	PAINTED GYP. BD.	PAINTED GYP. BD.
BATH 2	PORCELAIN	WOOD BASE	PAINTED GYP. BD.	PAINTED GYP. BD.
BEDROOM 1	CARPET	WOOD BASE	PAINTED GYP. BD.	PAINTED GYP. BD.
BEDROOM 2	CARPET	WOOD BASE	PAINTED GYP. BD.	PAINTED GYP. BD.
CLOSET 1	CARPET	WOOD BASE	PAINTED GYP. BD.	PAINTED GYP. BD.
CLOSET 2	CARPET	WOOD BASE	PAINTED GYP. BD.	PAINTED GYP. BD.
COATS	VINYL PLANK	WOOD BASE	PAINTED GYP. BD.	PAINTED GYP. BD.
ENTRY	VINYL PLANK	WOOD BASE	PAINTED GYP. BD.	PAINTED GYP. BD.
HALLWAY	VINYL PLANK	WOOD BASE	PAINTED GYP. BD.	PAINTED GYP. BD.
KITCHEN	VINYL PLANK	WOOD BASE	PAINTED GYP. BD.	PAINTED GYP. BD.
LAUNDRY	VINYL PLANK	WOOD BASE	PAINTED GYP. BD.	PAINTED GYP. BD.
LIVING ROOM	VINYL PLANK	WOOD BASE	PAINTED GYP. BD.	PAINTED GYP. BD.
MECH.	VINYL PLANK	WOOD BASE	PAINTED GYP. BD.	PAINTED GYP. BD.
PORCH	SEALED CONCRETE	NO ADDITIONAL FINISH	NO ADDITIONAL FINISH	NO ADDITIONAL FINISH

- ANSI "A" UNIT BATH NOTES
- 1)

VALVE & SHOWER HEAD SHALL BE ON 2X6 WALL OR WALL @ LAV., (SEE BATH ELEVATIONS SHEET A7.0A)
- 2)

PROVIDE HAND-HELD SHOWER W/VACUUM BREAKER (IN LIEU OF FIXED SHOWER HEAD), FLEXIBLE HOSE, & 24" SLIDE BAR.
- 3)

OFF-SET SHOWER VALVE CONTROL SO IT IS CENTERED 12" TO 15" FROM OUTER EDGE OF SHOWER FOR EASIER ACCESS, & 30" A.F.F. (LEVER TYPE CONTROL).
- 4)

INSTALL GRAB BARS WITH ROUND HEAD SCREWS.
- 5)

PROVIDE & INSTALL 36" GRAB BAR BEHIND @ 42" GRAB BAR BESIDE WATER CLOSET ON WALL @ 34" A.F.F. (SEE BATH ELEVATIONS SHEET A7.0A)
- 6)

BOTTOM OF MIRROR TO REST ON COUNTERTOP BACKSPLASH.
- 7)

VANITY SINK FAUCET TO BE LEVER TYPE, & EXPOSED PIPING TO BE WRAPPED W/ PIPE WRAP.
- 8)

EXTEND VINYL FLOORING BENEATH LAV. SPACE.

- ANSI "A" UNIT KITCHEN NOTES
- 1)

COUNTER HEIGHT SHALL BE 34" A.F.F. TO TOP OF SINK.
- 2)

EXTEND VINYL FLOORING BENEATH SINK SPACE AND THE 30" WORKSPACE BESIDE THE RANGE. PROVIDE REMOVABLE FRONT & FLOOR IN LIEU OF SINK BASE.
- 3)

TOE KICK SPACE @ BOTTOM OF BASE CABINETS SHALL REMAIN 4" MIN. (STANDARD)
- 4)

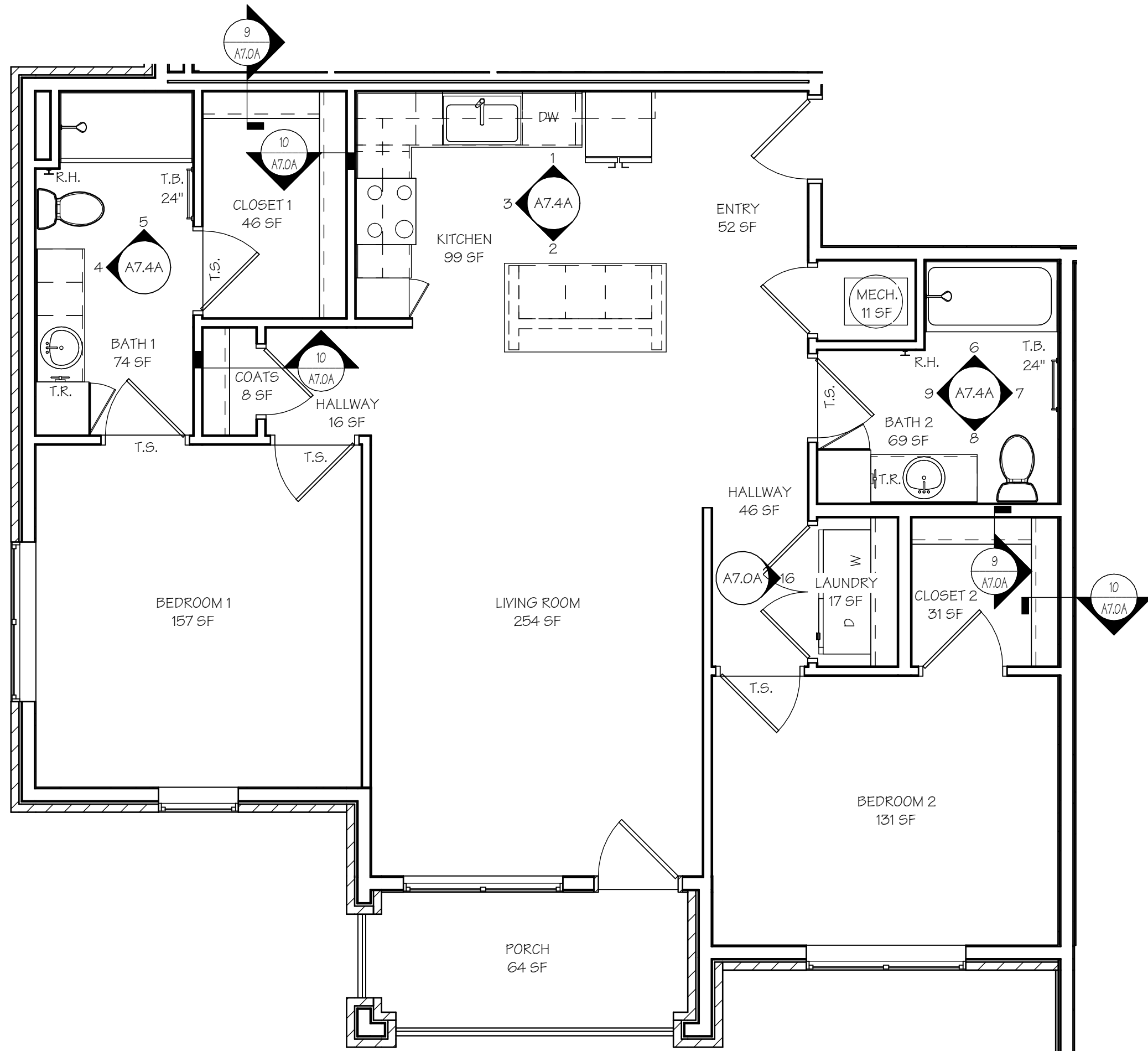
ADD SEPARATE WALL SWITCHES FOR RANGE HOOD FAN AND RANGE HOOD LIGHT (SEE ELECTRICAL PLANS)
- 5)

ADD SWITCH FOR CONTROL OF LIGHT OVER SINK & GABAGE DISPOSAL.
- 6)

TOP OF WALL TELEPHONE OUTLET TO BE 48" MAX. A.F.F.
- 7)

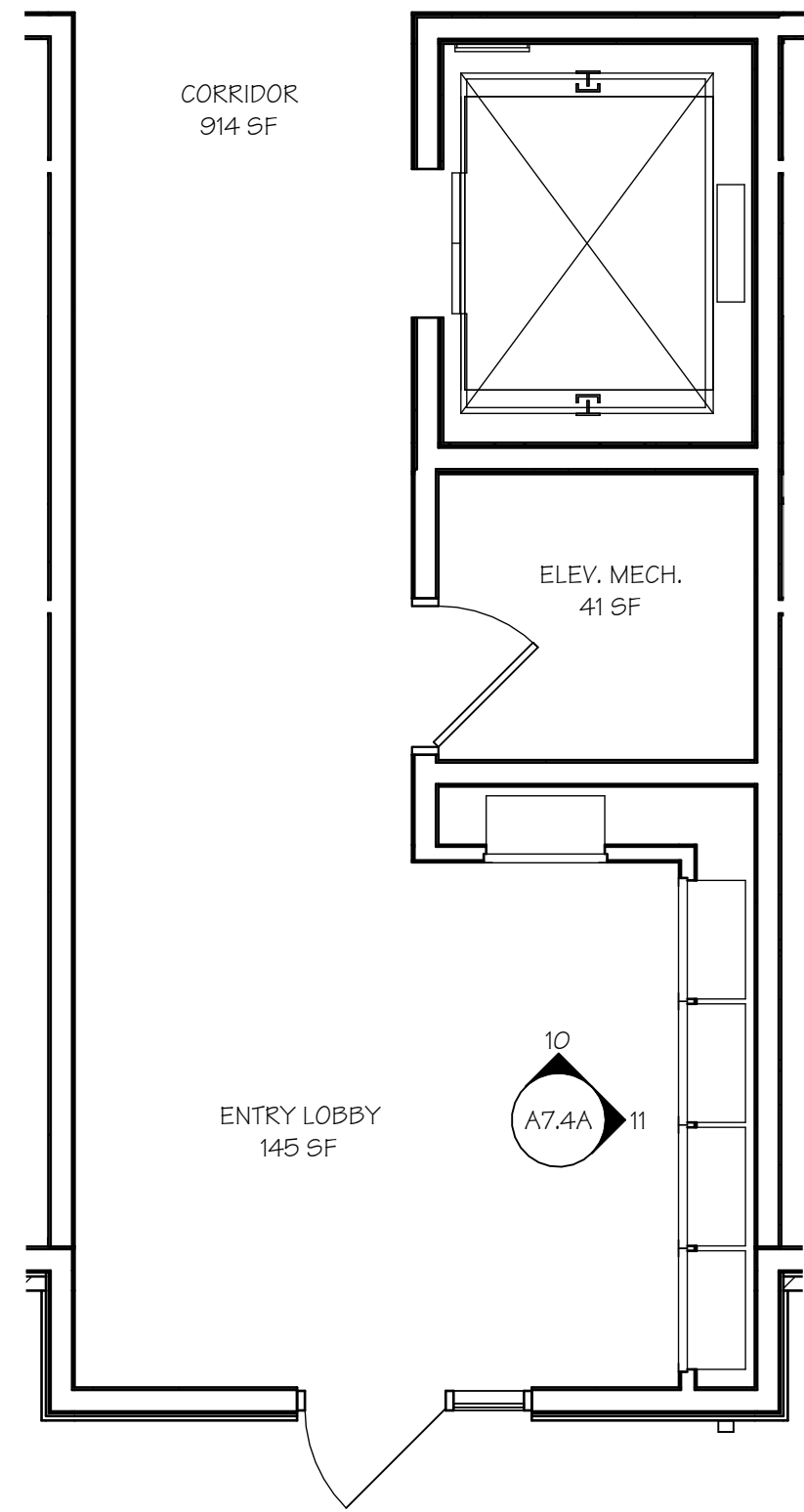
INSULATE EXPOSED PIPING BELOW KITCHEN SINK W/ PIPE WRAP.
- 8)

DISHWASHER HOOKUPS ARE UNDER SINK, ACCESS OPENING IS TO BE MADE THROUGH END PANEL OF SINK.



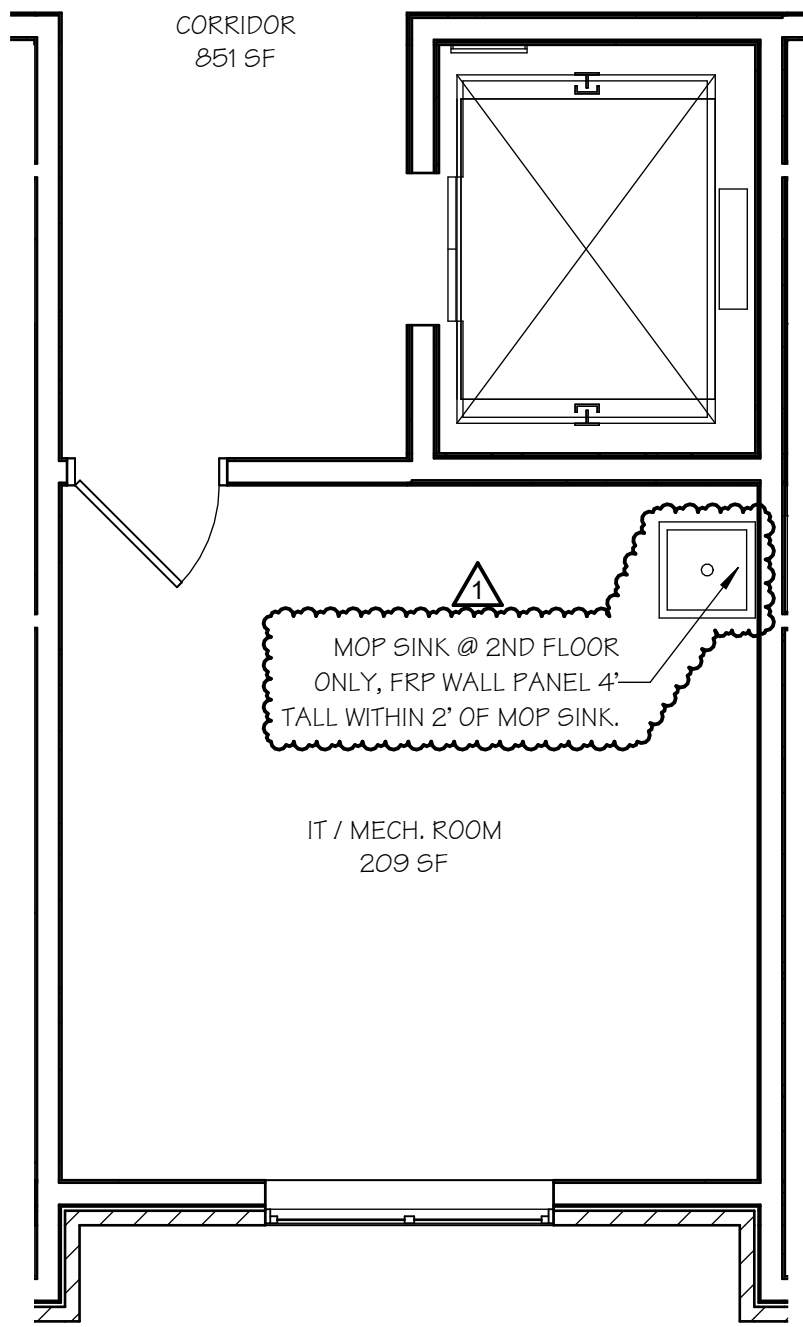
3
A6.1A
ANSI "B" 2-BR-B UNIT FINISH PLAN
SCALE: 1/4" = 1'-0"

COMMON AREA FINISH SCHEDULE				
NAME	FLOOR FINISH	BASE FINISH	WALL FINISH	CEILING FINISH
COMMON AREA				
CORRIDOR	WALK OFF CARPET	4" COVE BASE	PAINTED GYP. BD.	PAINTED GYP. BD.
ELEV. MECH.	VINYL PLANK	WOOD BASE	PAINTED GYP. BD.	PAINTED GYP. BD.
ENTRY LOBBY	WALK OFF CARPET	4" COVE BASE	PAINTED GYP. BD.	PAINTED GYP. BD.
IT / MECH. ROOM	VINYL PLANK	WOOD BASE	PAINTED GYP. BD.	PAINTED GYP. BD.
LANDING	WALK OFF CARPET	4" COVE BASE	PAINTED GYP. BD.	PAINTED GYP. BD.
SPRINKLER ROOM	SEALED CONCRETE	WOOD BASE	PAINTED GYP. BD.	PAINTED GYP. BD.
STAIRS	RUBBER TREADS & RISERS	4" COVE BASE	PAINTED GYP. BD.	PAINTED GYP. BD.



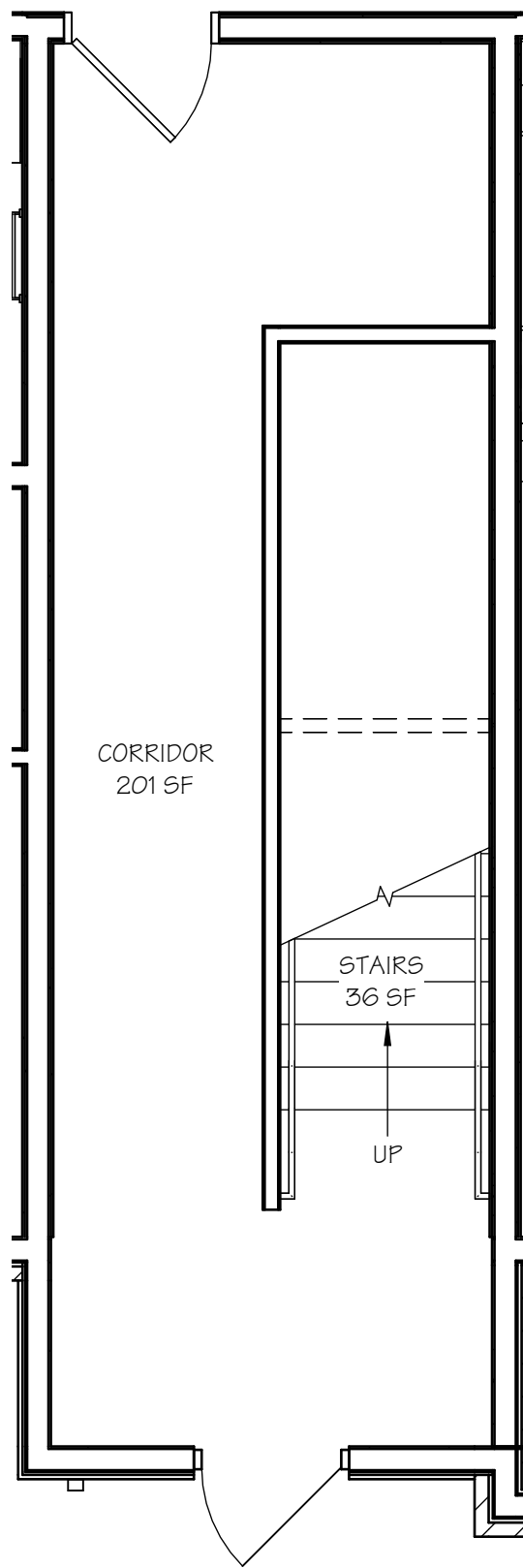
1ST FLOOR COMMON
AREA FINISH PLAN

1
A6.2A SCALE: 1/4" = 1'-0"



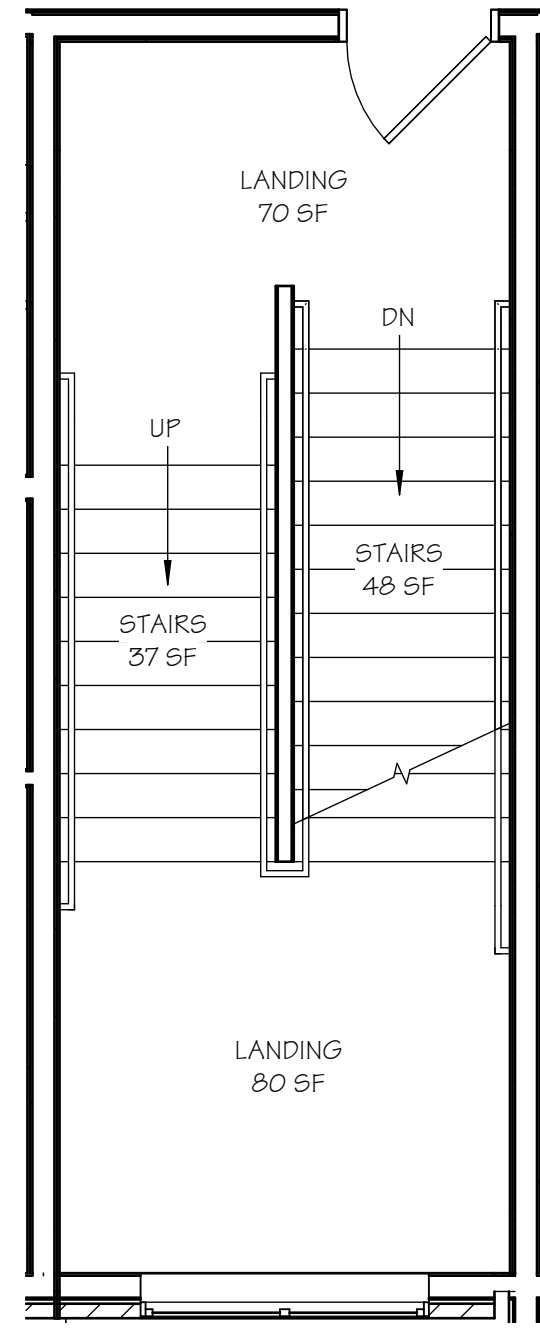
2ND, 3RD & 4TH FLOOR
COMMON AREA FINISH PLAN

2
A6.2A SCALE: 1/4" = 1'-0"



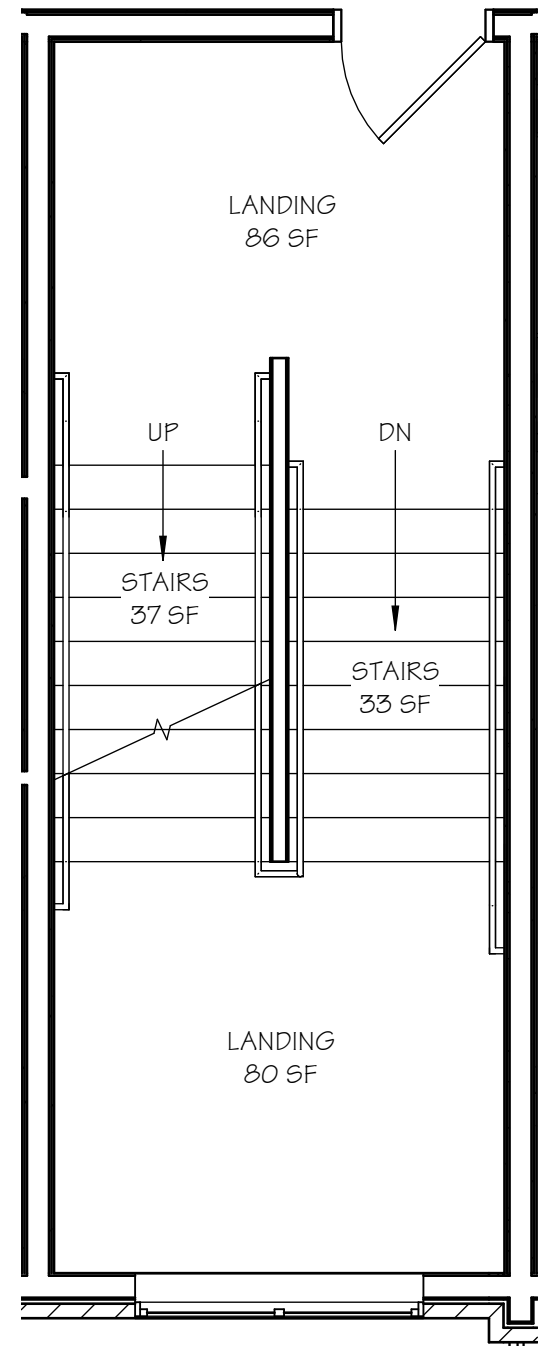
1ST FLOOR LEFT SIDE
STAIRWELL FIN. PLAN

3
A6.2A SCALE: 1/4" = 1'-0"



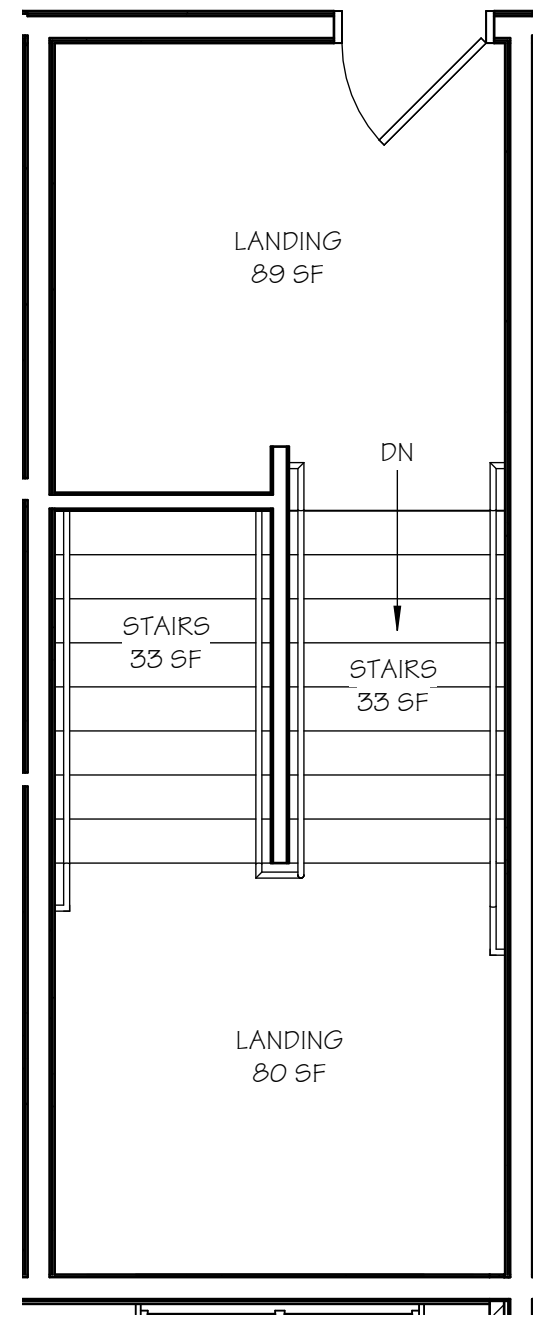
2ND FLOOR LEFT SIDE
STAIRWELL FIN. PLAN

4
A6.2A SCALE: 1/4" = 1'-0"



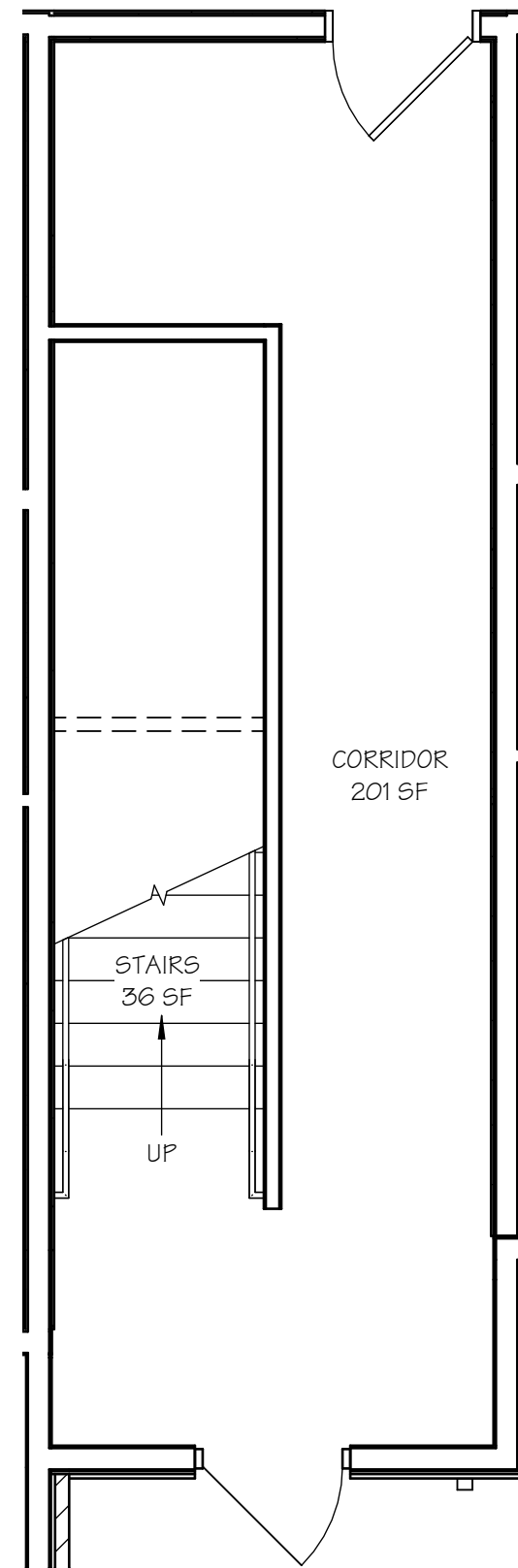
3RD FLOOR LEFT SIDE
STAIRWELL FIN. PLAN

5
A6.2A SCALE: 1/4" = 1'-0"



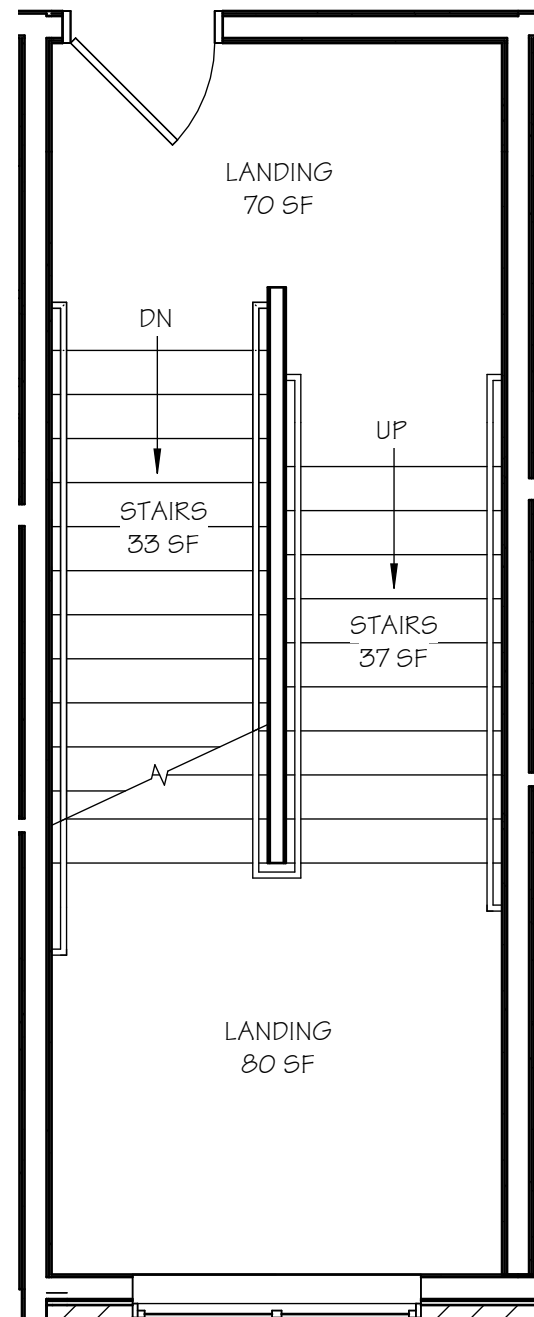
4TH FLOOR LEFT SIDE
STAIRWELL FIN. PLAN

6
A6.2A SCALE: 1/4" = 1'-0"



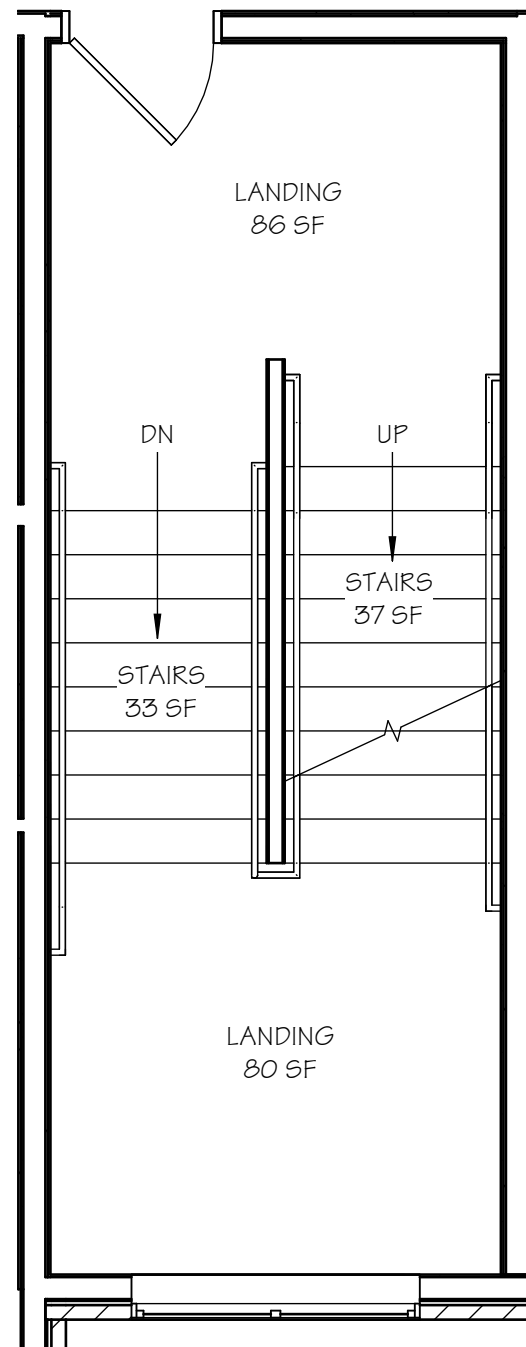
1ST FLOOR RIGHT SIDE
STAIRWELL FIN. PLAN

7
A6.2A SCALE: 1/4" = 1'-0"



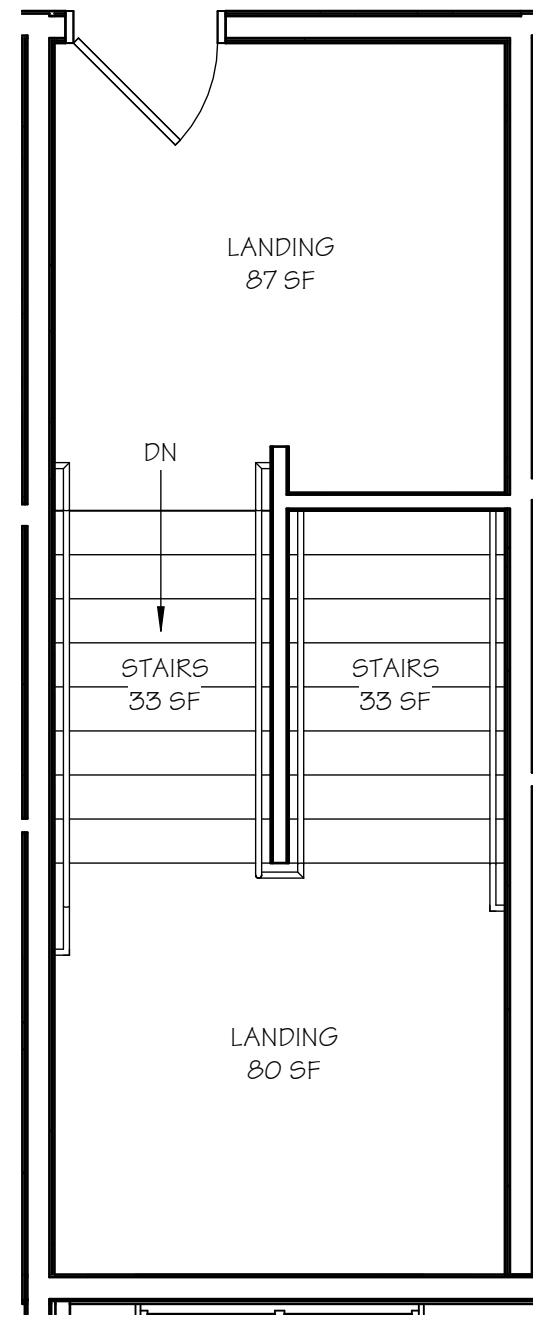
2ND FLOOR RIGHT SIDE
STAIRWELL FIN. PLAN

8
A6.2A SCALE: 1/4" = 1'-0"



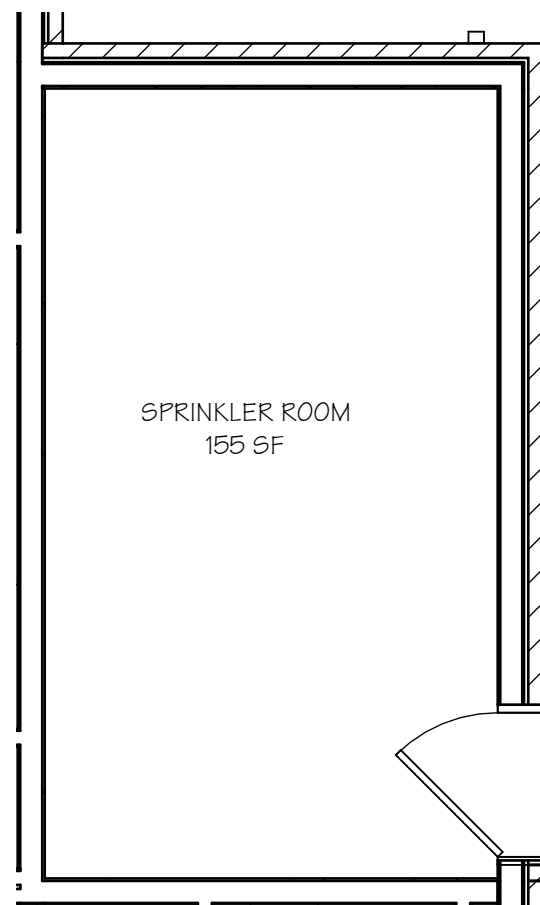
3RD FLOOR RIGHT SIDE
STAIRWELL FIN. PLAN

9
A6.2A SCALE: 1/4" = 1'-0"



4TH FLOOR RIGHT SIDE
STAIRWELL FIN. PLAN

10
A6.2A SCALE: 1/4" = 1'-0"



SPRINKLER ROOM
FINISH PLAN

11
A6.2A SCALE: 1/4" = 1'-0"

ADDENDUM #1

ALURA APARTMENTS - VILLAGE AT DISCOVERY PARK
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

Wallace
ARCHITECTS L.L.C.
Columbia, MO
P 573-258-7200

WALLACE ARCHITECTS, LLC
MISSOURI STATE CERTIFICATE
OF AUTHORITY: 2003019614

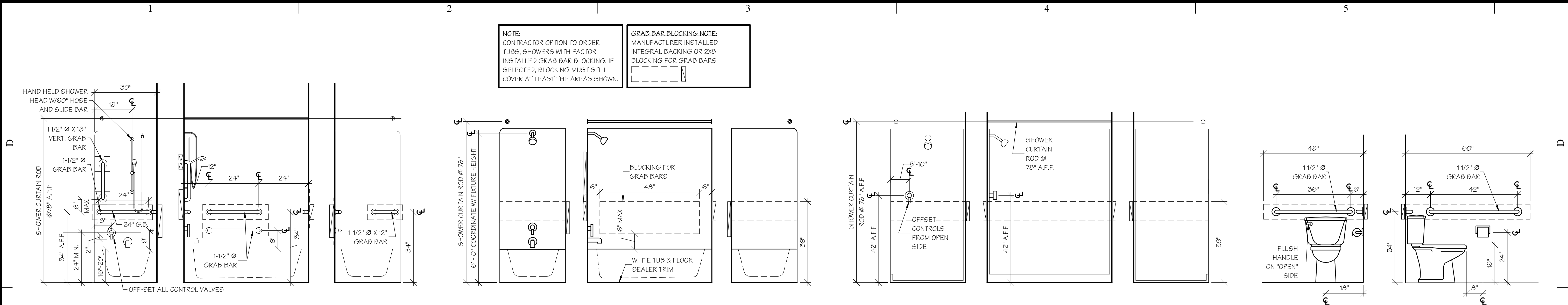
COPYRIGHT © 2025
1ST ISSUE
15 APR 2025

ISSUE/REVISIONS
15 APR 2025 ISSUE SET
16 MAY 2025 ADDENDUM #1

SHEET NO.
A6.2A

JOB NO.
4938

5/13/2025 11:55:34 AM

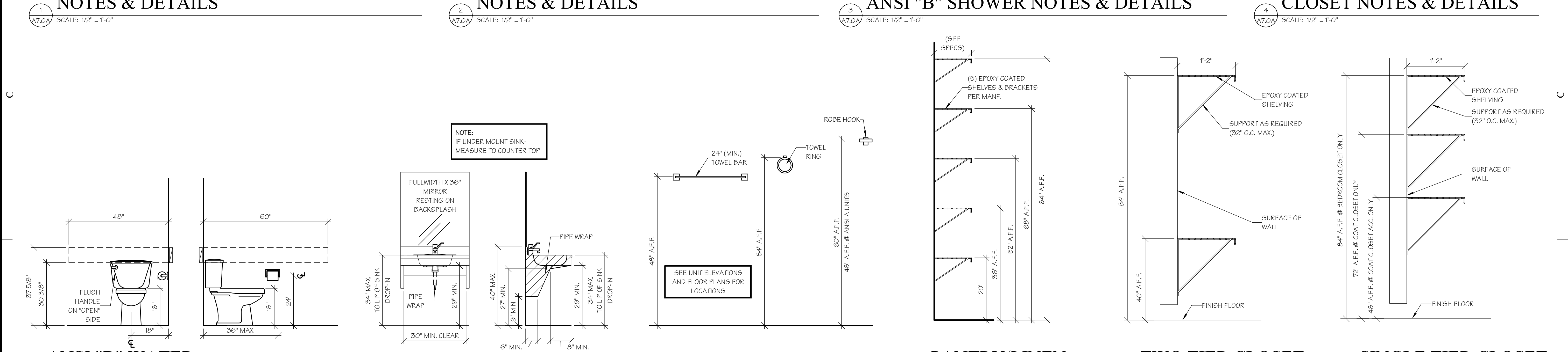


ANSI "A" TUB/SHOWER NOTES & DETAILS

ANSI "B" TUB/SHOWER NOTES & DETAILS

ANSI "B" SHOWER NOTES & DETAILS

ANSI "A" WATER CLOSET NOTES & DETAILS



ANSI "B" WATER CLOSET NOTES & DETAILS

ACC. WALL HUNG VANITY

BATH ACCESSORIES

PANTRY/LINEN SHELVING DETAIL

TWO TIER CLOSET SHELVING DETAILS

SINGLE TIER CLOSET SHELVING DETAILS



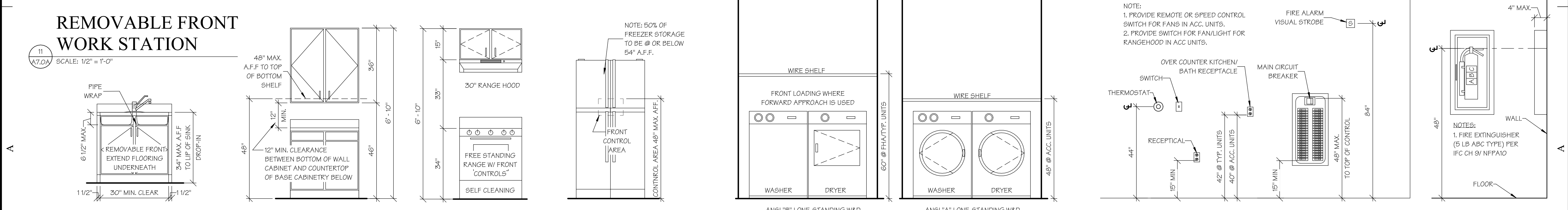
REMOVABLE FRONT WORK STATION

ANSI "A" WALL CABINET

ANSI "A"
RANGE

ANSI "A" REFRIGERATOR

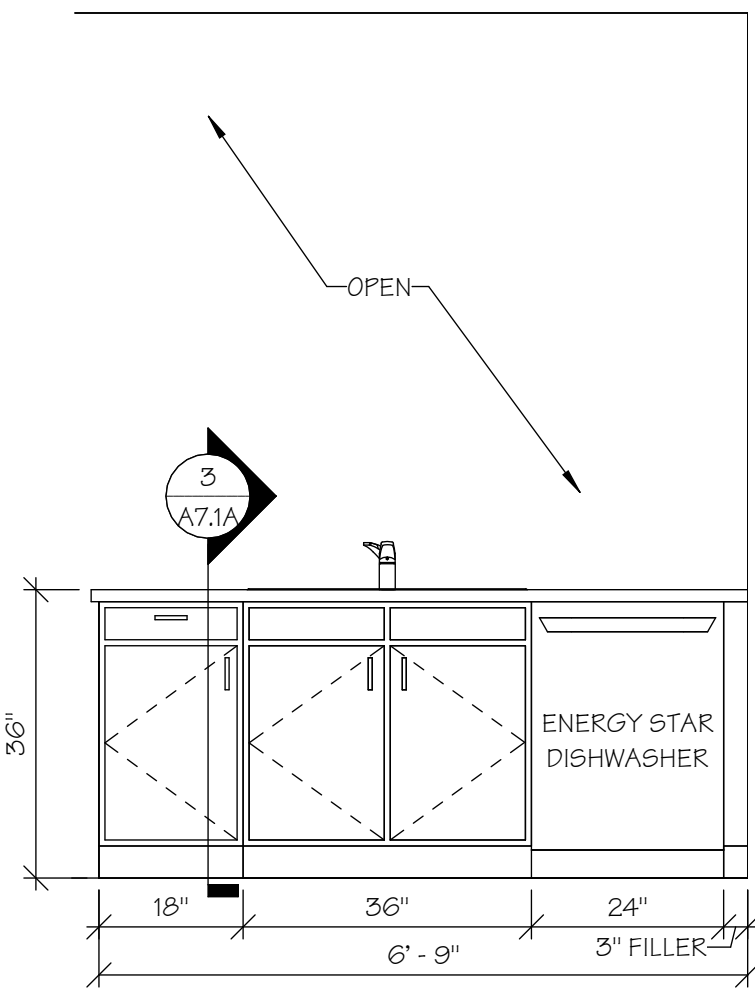
LAUNDRY DETAILS



ELECTRICAL MOUNTING HEIGHTS

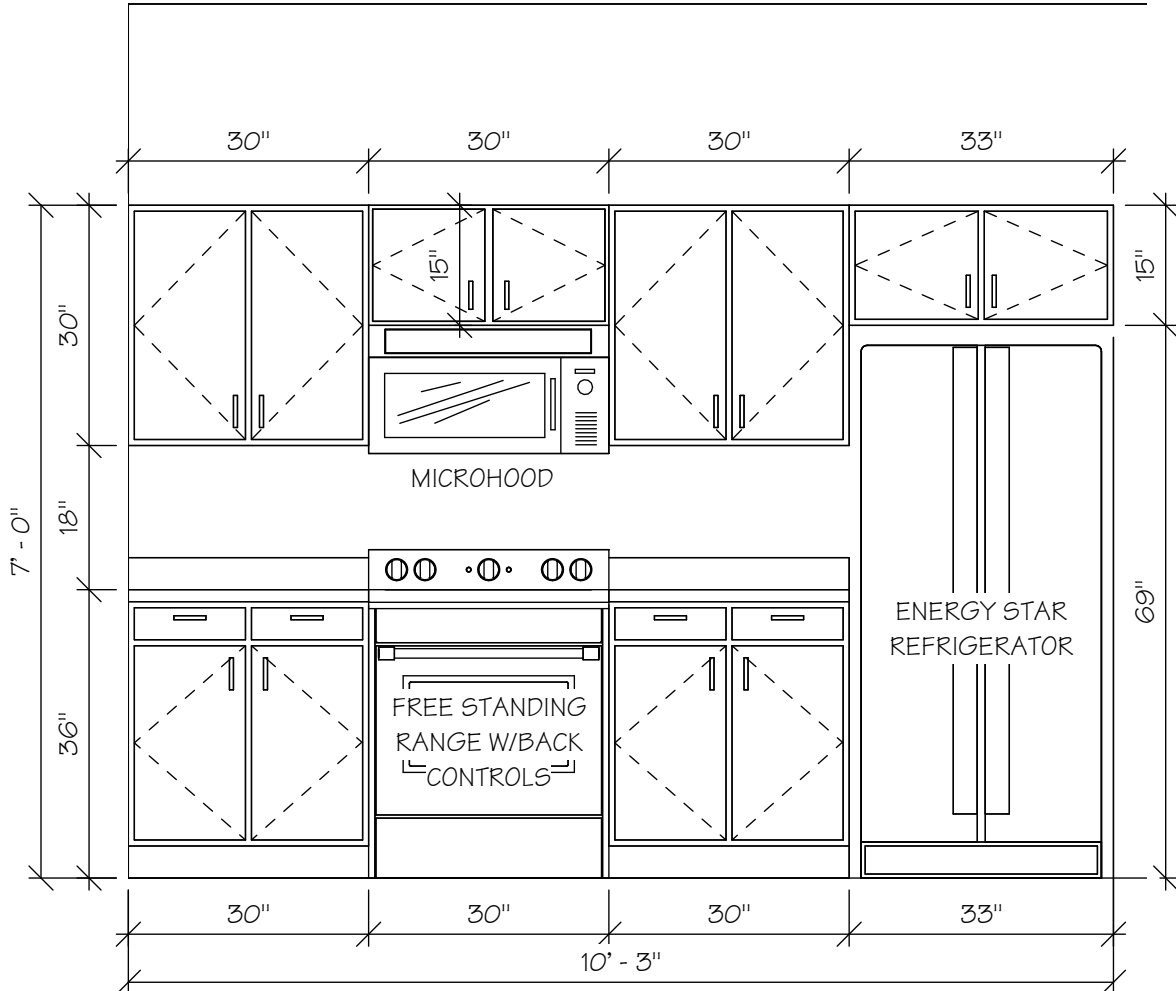
FIRE EXT.
DETAIL

ISSUE SET



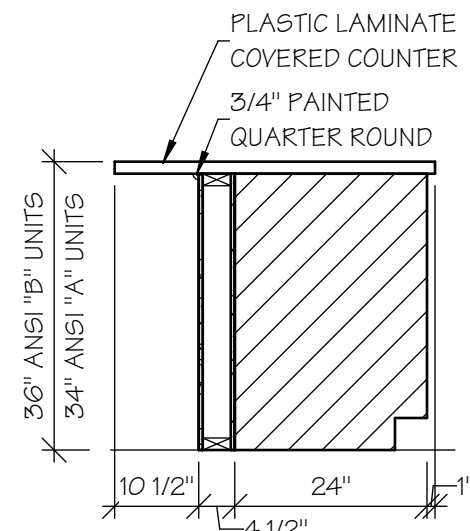
ANSI "B" 1-BR-A
KITCHEN ELEV. 1

1
A7.1A
SCALE: 1/2" = 1'-0"



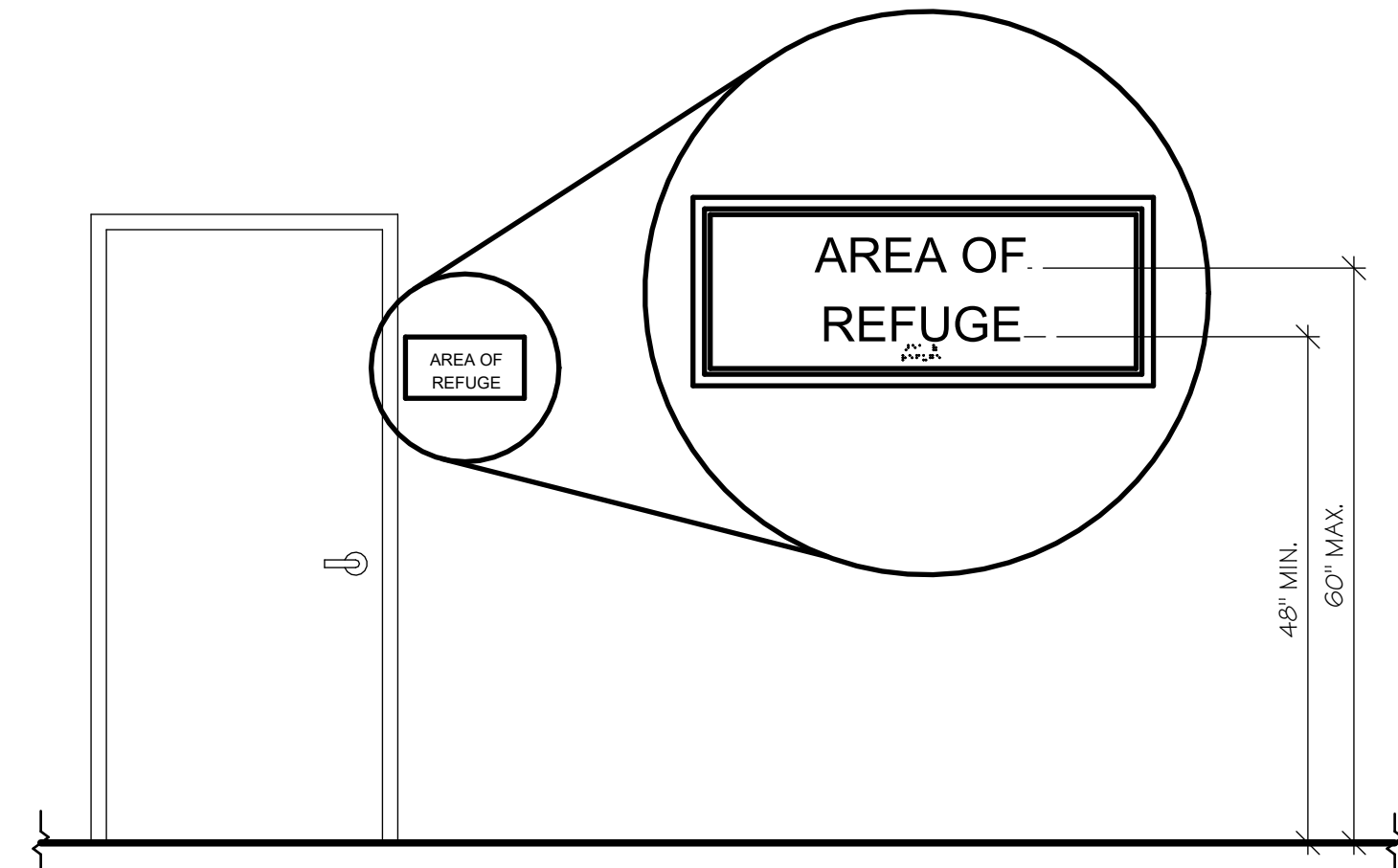
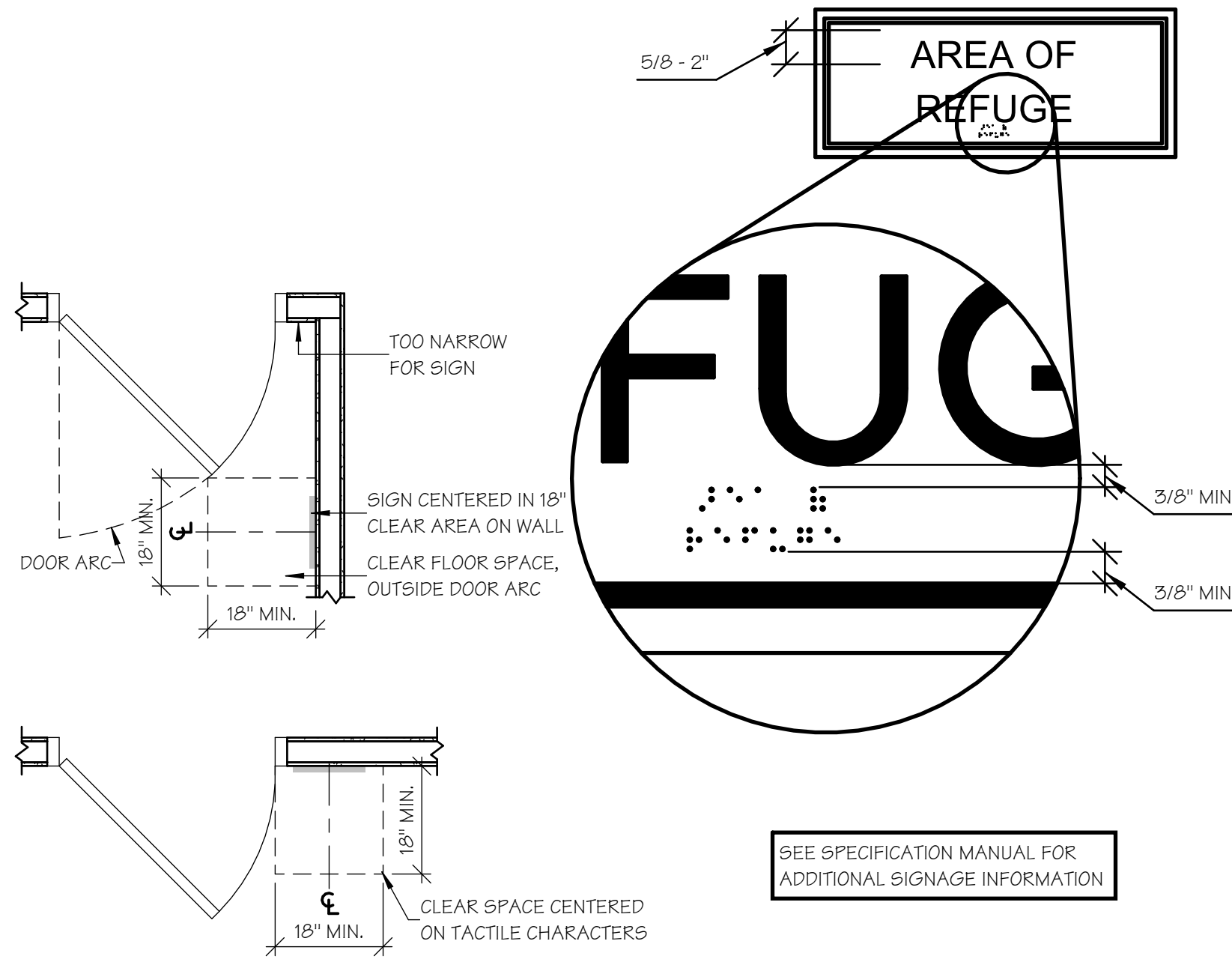
ANSI "B" 1-BR-A
KITCHEN ELEV. 2

2
A7.1A
SCALE: 1/2" = 1'-0"



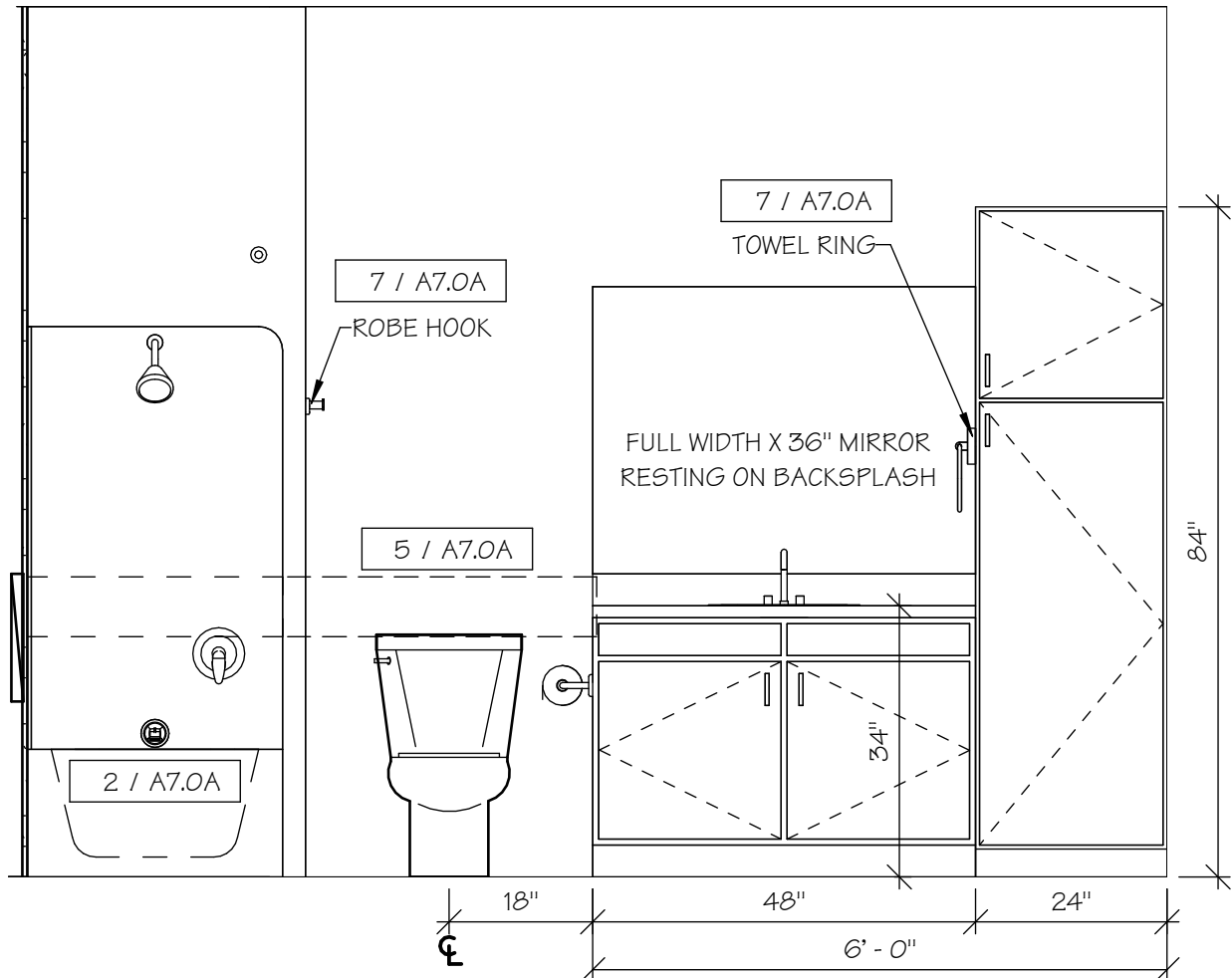
BAR TOP SECTION

3
A7.1A
SCALE: 1/2" = 1'-0"



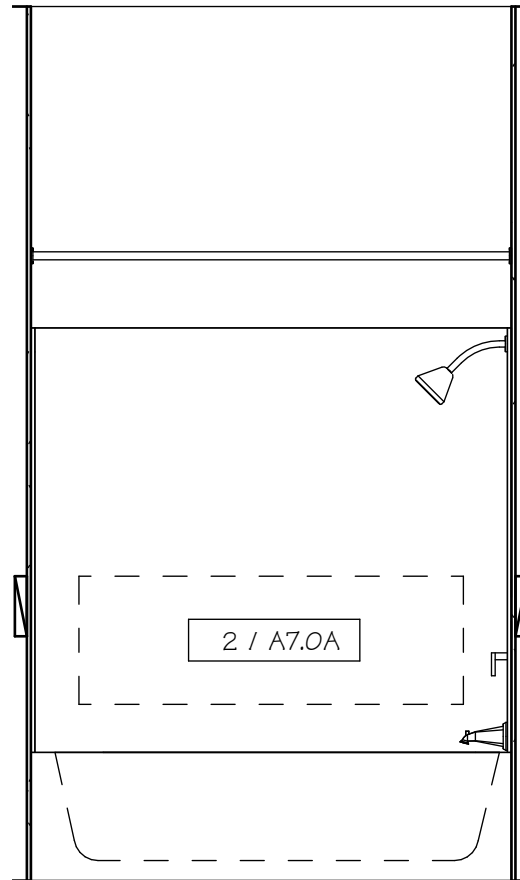
TYP. INTERIOR SIGNAGE DETAIL

6
A7.1A
SCALE: 1/2" = 1'-0" (ROOM LABELS WILL VARY)



ANSI "B" 1-BR-A
BATH ELEV. 2

4
A7.1A
SCALE: 1/2" = 1'-0"



ANSI "B" 1-BR-A
BATH ELEV. 1

5
A7.1A
SCALE: 1/2" = 1'-0"

RELEASED FOR
CONSTRUCTION
As Noted on Plans Review
Department of Planning, Missouri
4/22/2025 3:01 PM

M. RANDALL
PORTER
2012006244
ARCHITECT

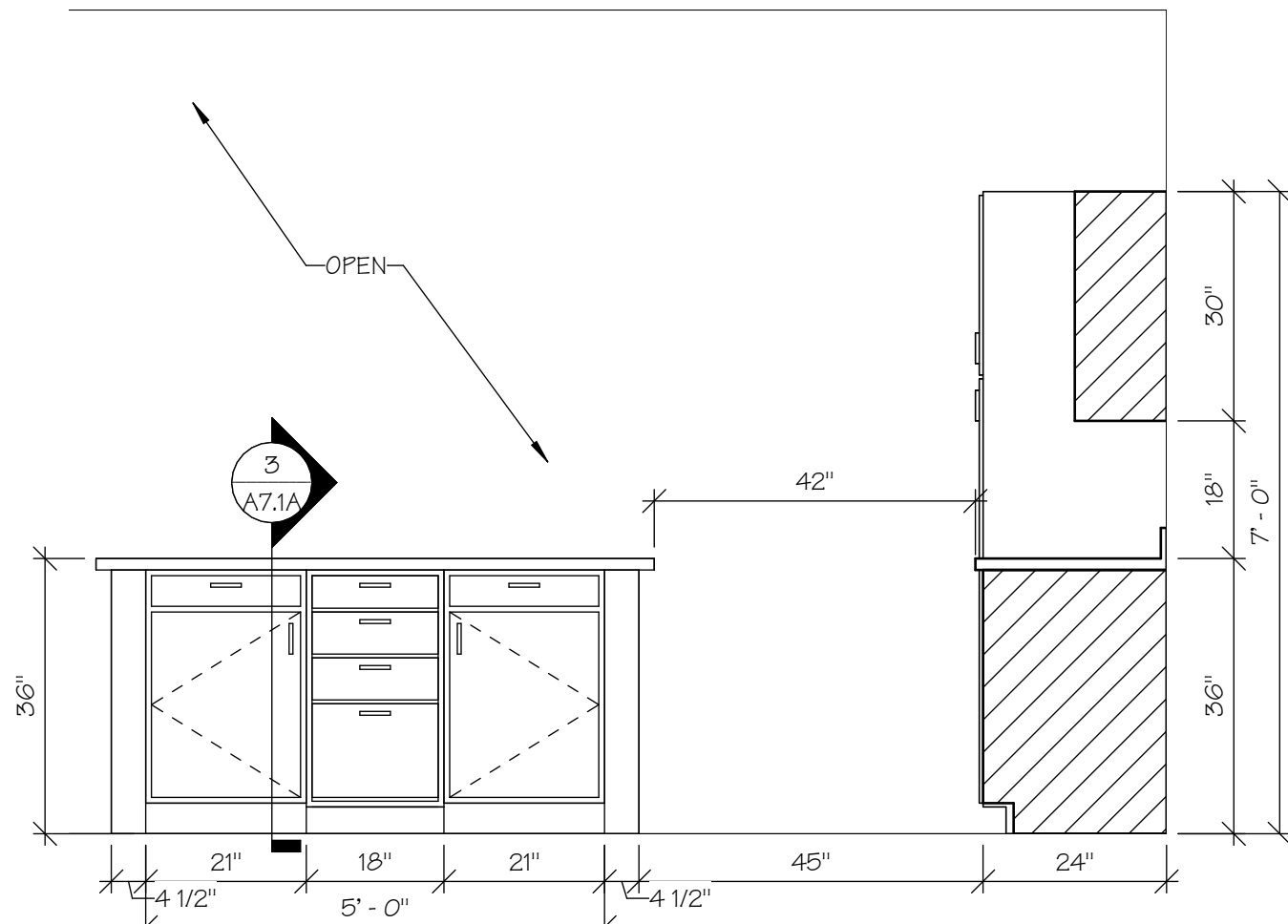
15 APR 2025
M. RANDALL PORTER
ARCHITECT LICENSE#
A-2012006244

ALURA APARTMENTS - VILLAGE AT DISCOVERY PARK
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

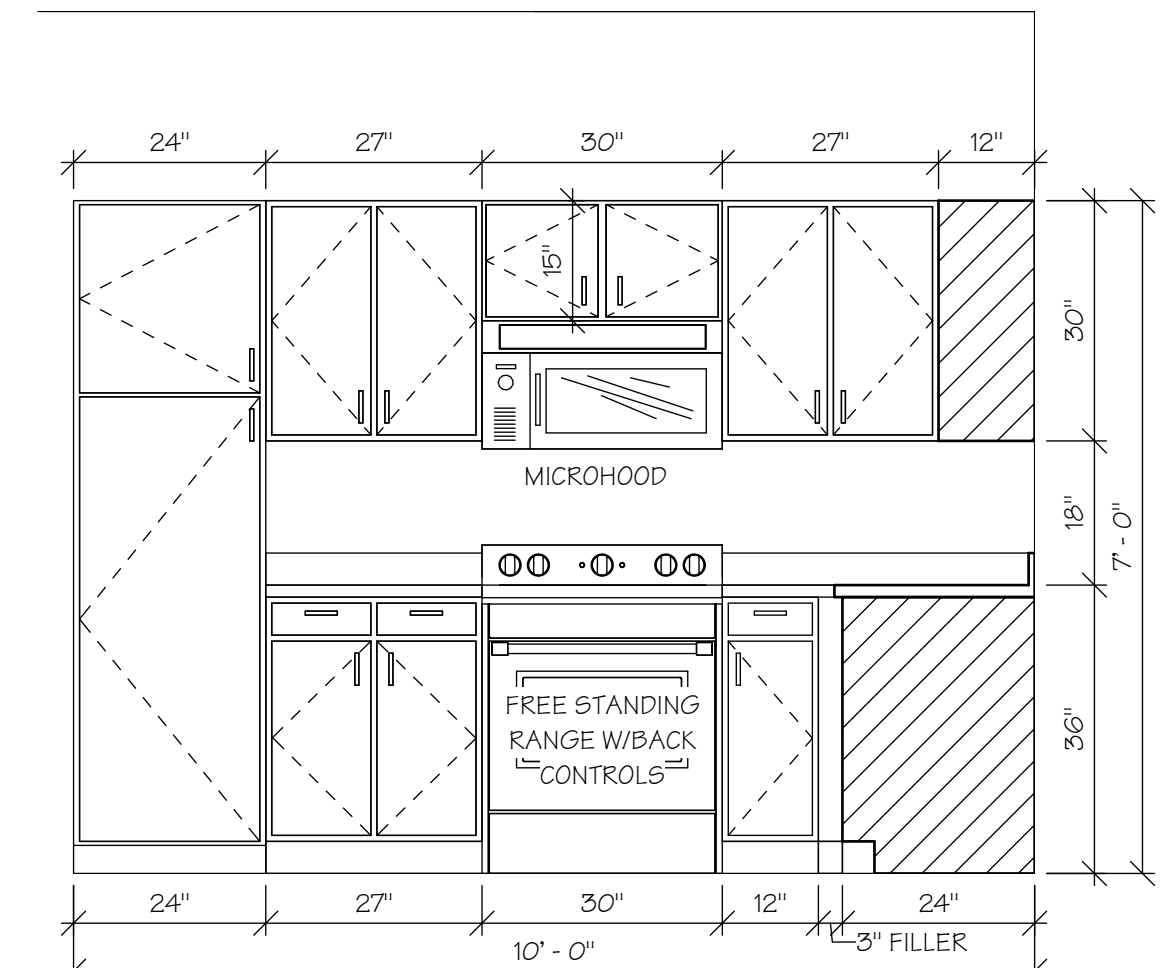
Wallace
ARCHITECTS L.L.C.
Columbia, MO
P 573-258-7200

WALLACE ARCHITECTS, LLC
MISSOURI STATE CERTIFICATE
OF AUTHORITY: 2003019614
COPYRIGHT © 2025
1ST ISSUE
15 APR 2025
ISSUE/REVISIONS
15 APR 2025 ISSUE SET
SHEET NO. A7.1A
JOB NO.
4938

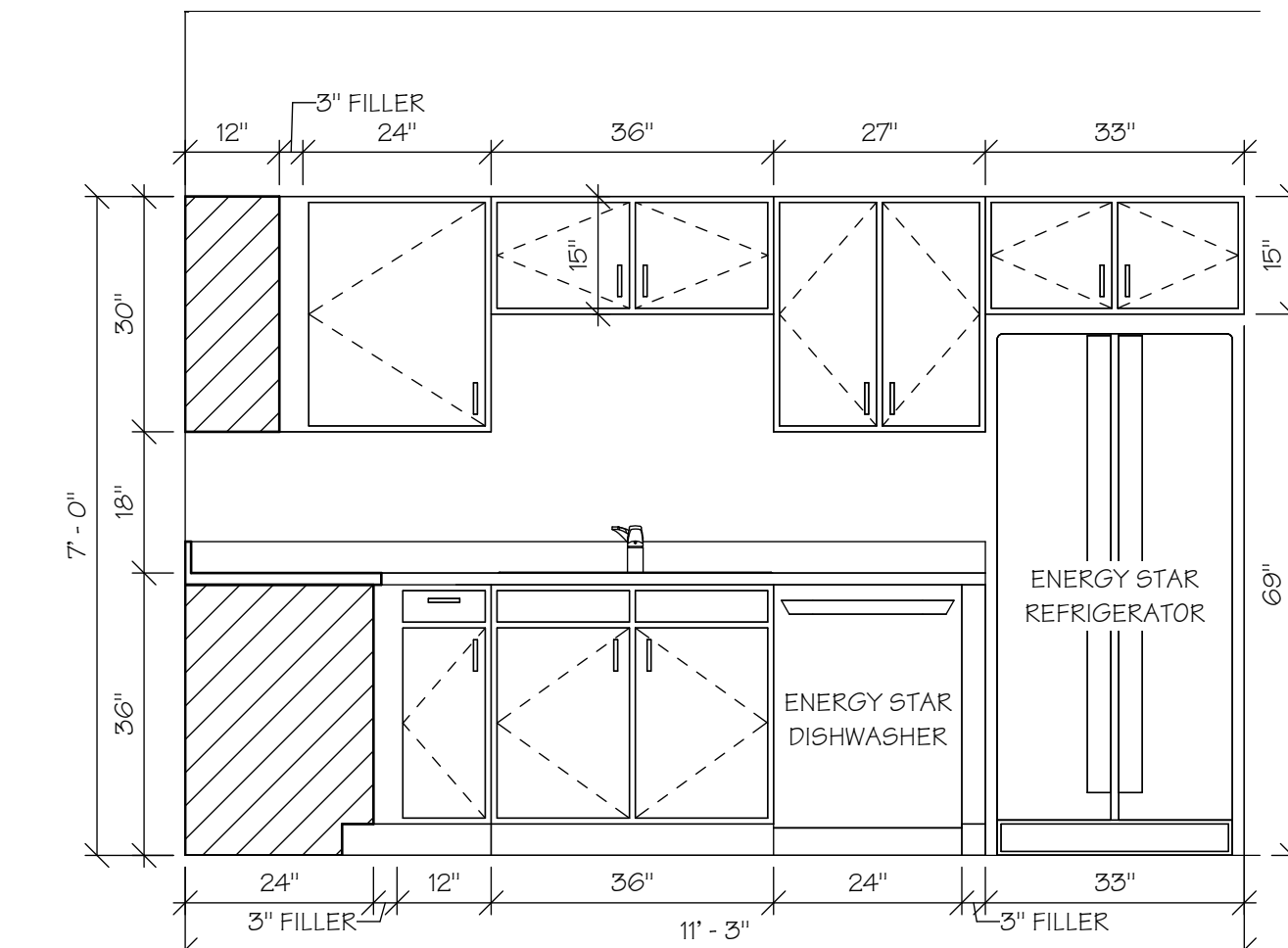
ISSUE SET



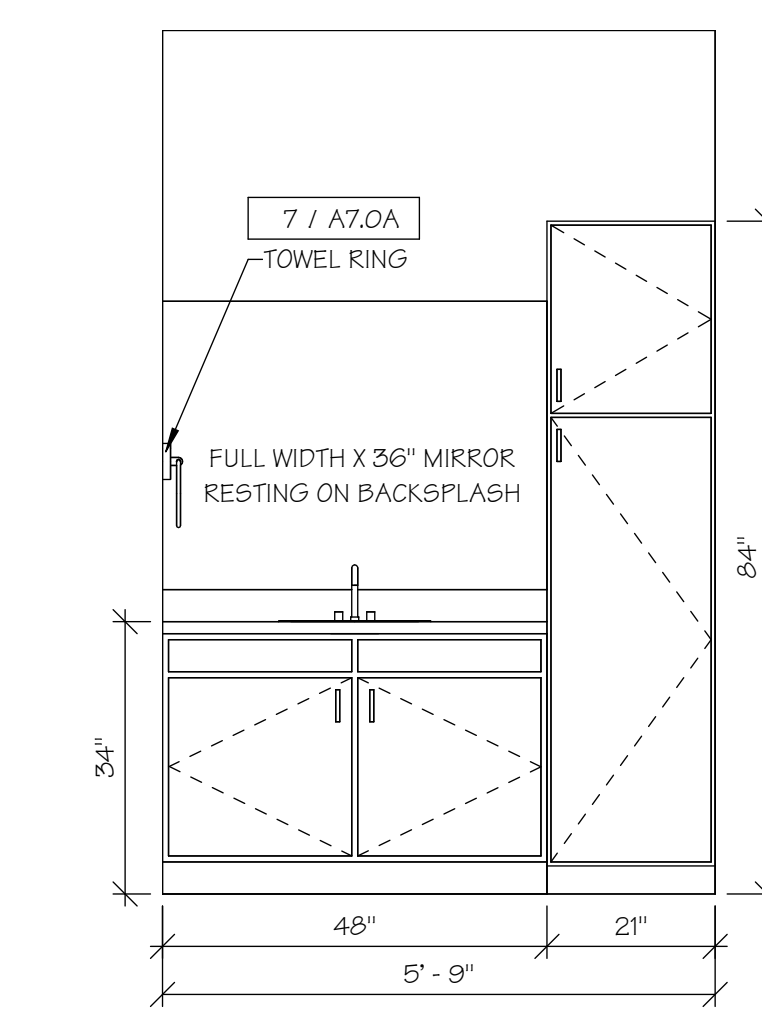
ANSI "B" 1-BR-B
KITCHEN ELEV. 1
1
A7.2A
SCALE: 1/2" = 1'-0"



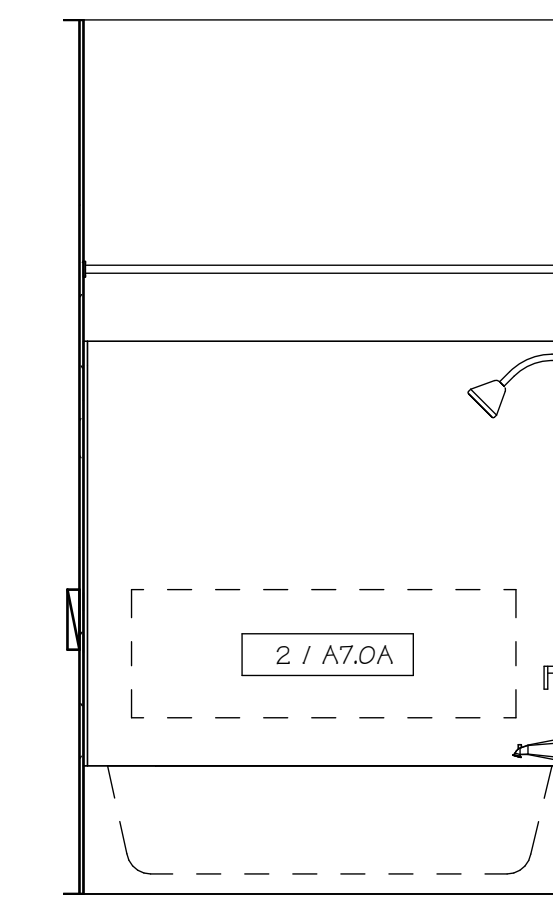
ANSI "B" 1-BR-B
KITCHEN ELEV. 2
2
A7.2A
SCALE: 1/2" = 1'-0"



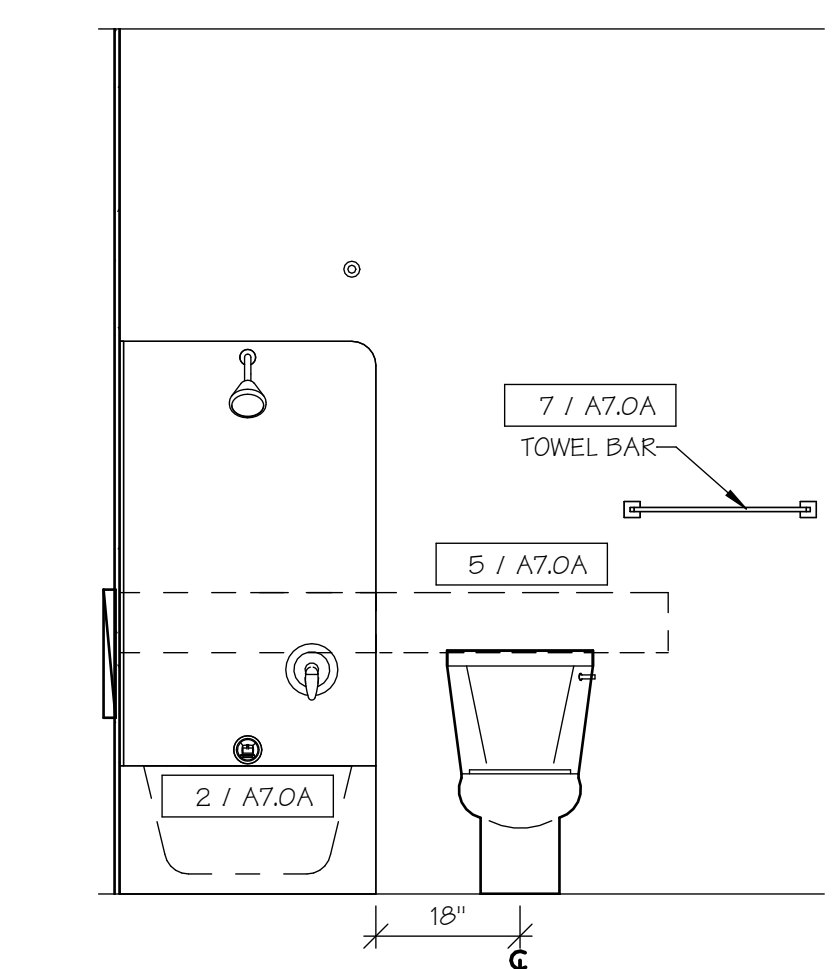
ANSI "B" 1-BR-B
KITCHEN ELEV. 3
3
A7.2A
SCALE: 1/2" = 1'-0"



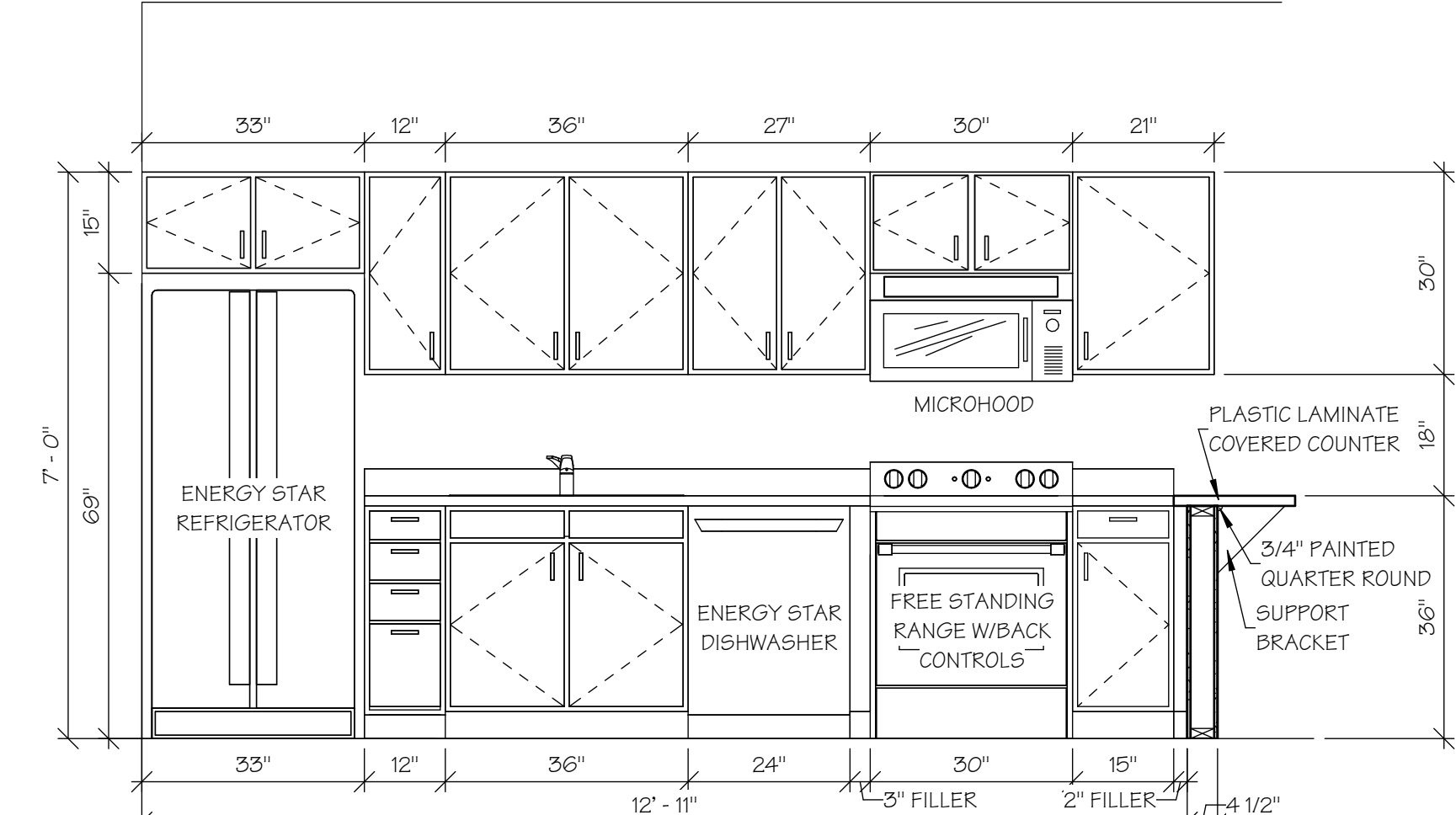
ANSI "B" 1-BR-B
BATH ELEV. 1
4
A7.2A
SCALE: 1/2" = 1'-0"



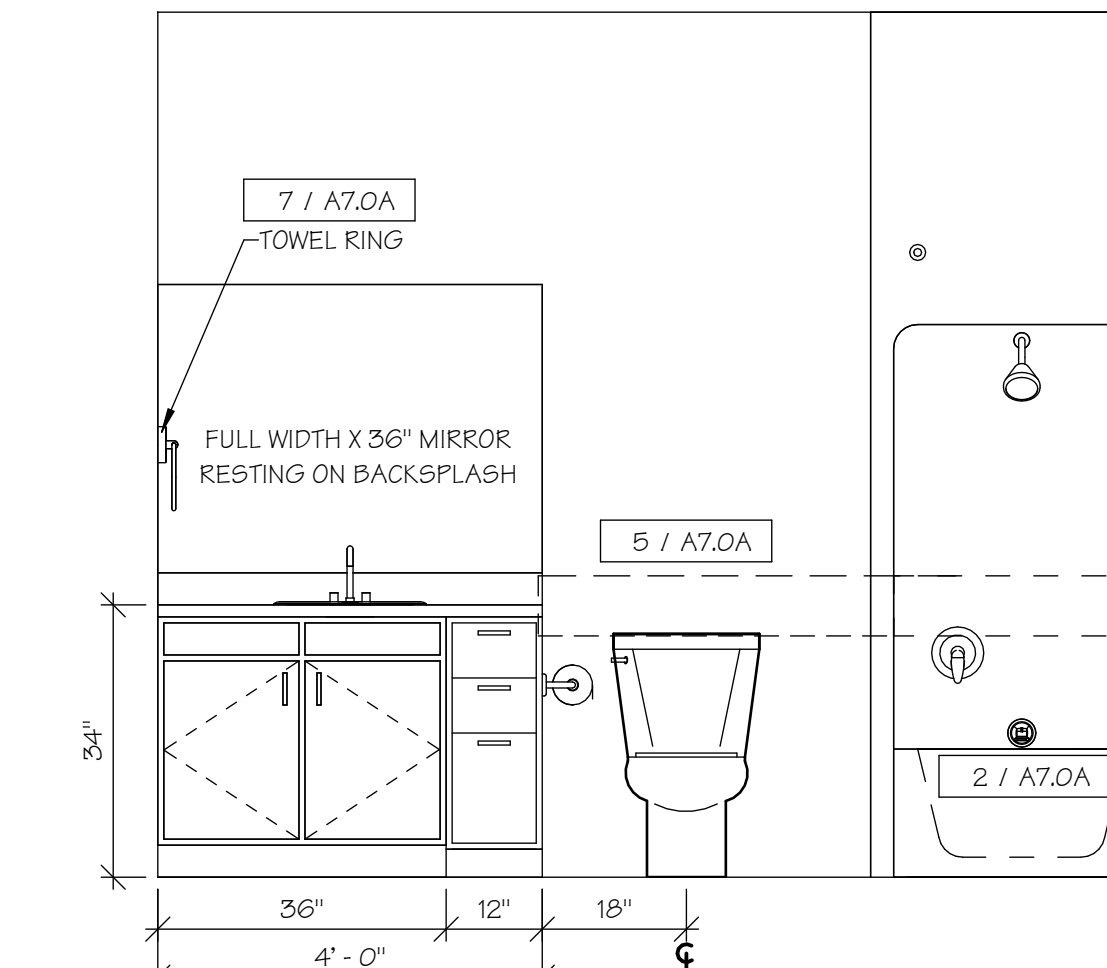
ANSI "B" 1-BR-B
BATH ELEV. 2
5
A7.2A
SCALE: 1/2" = 1'-0"



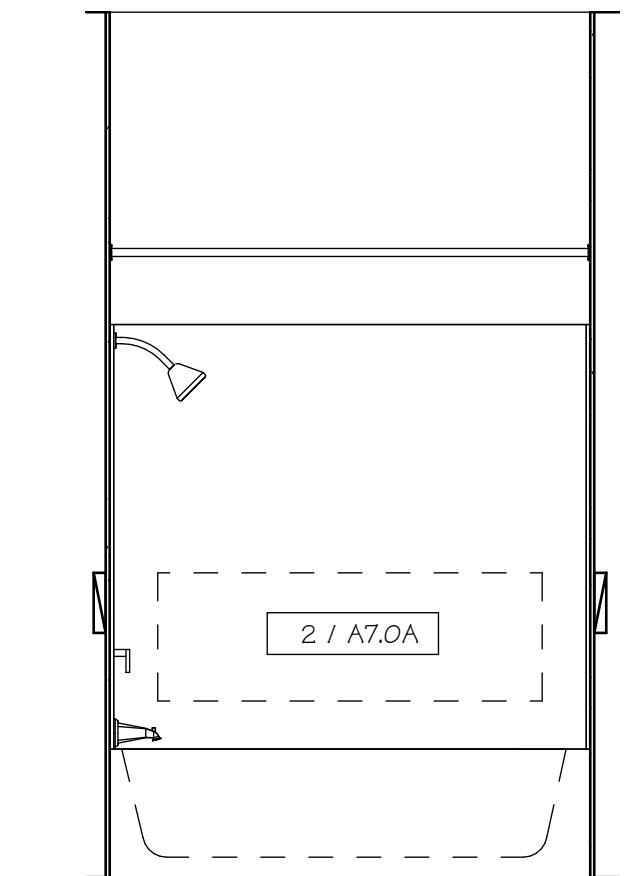
ANSI "B" 1-BR-B
BATH ELEV. 3
6
A7.2A
SCALE: 1/2" = 1'-0"



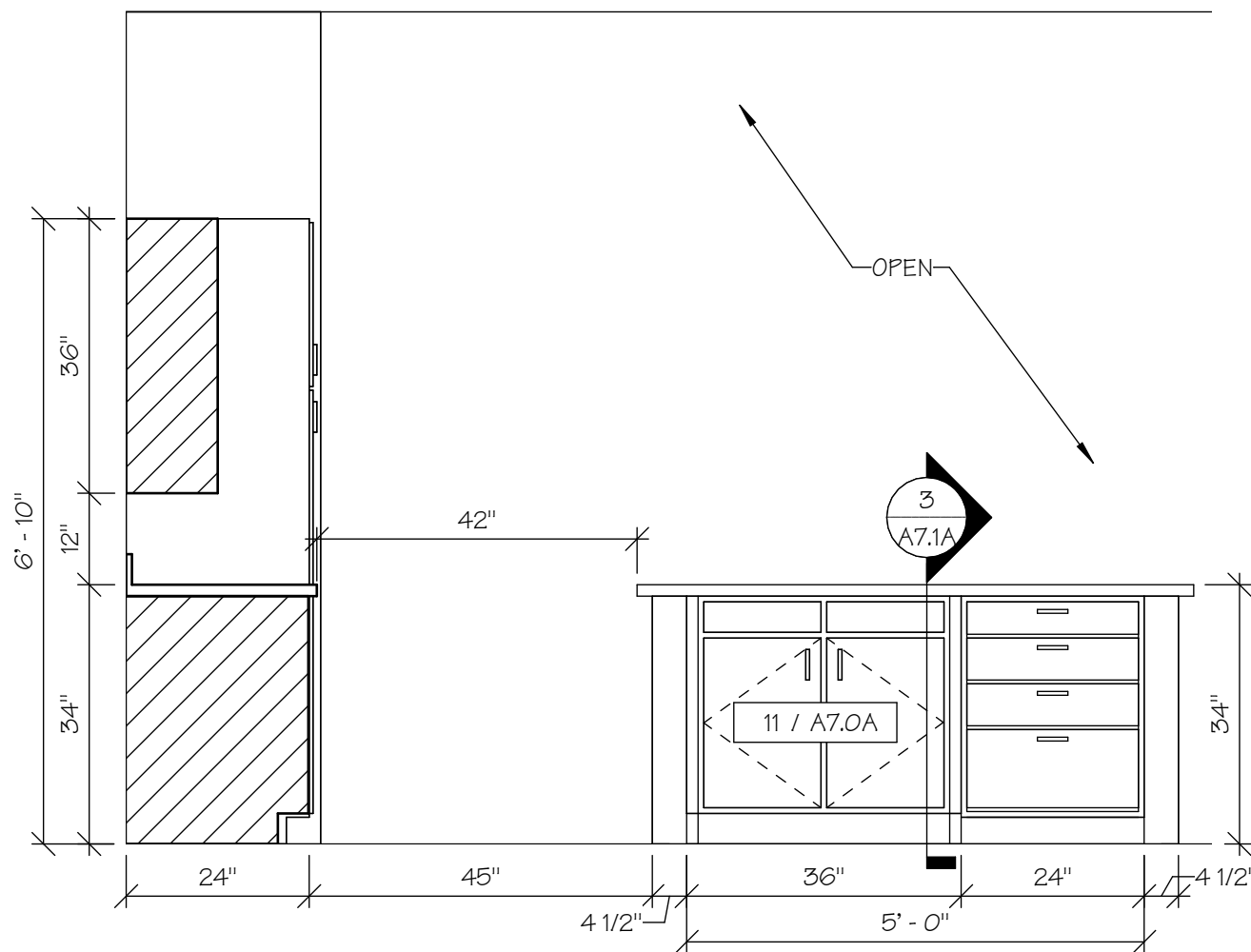
ANSI "B" 1-BR-C
KITCHEN ELEV. 1
7
A7.2A
SCALE: 1/2" = 1'-0"



ANSI "B" 1-BR-C
BATH ELEV. 1
8
A7.2A
SCALE: 1/2" = 1'-0"

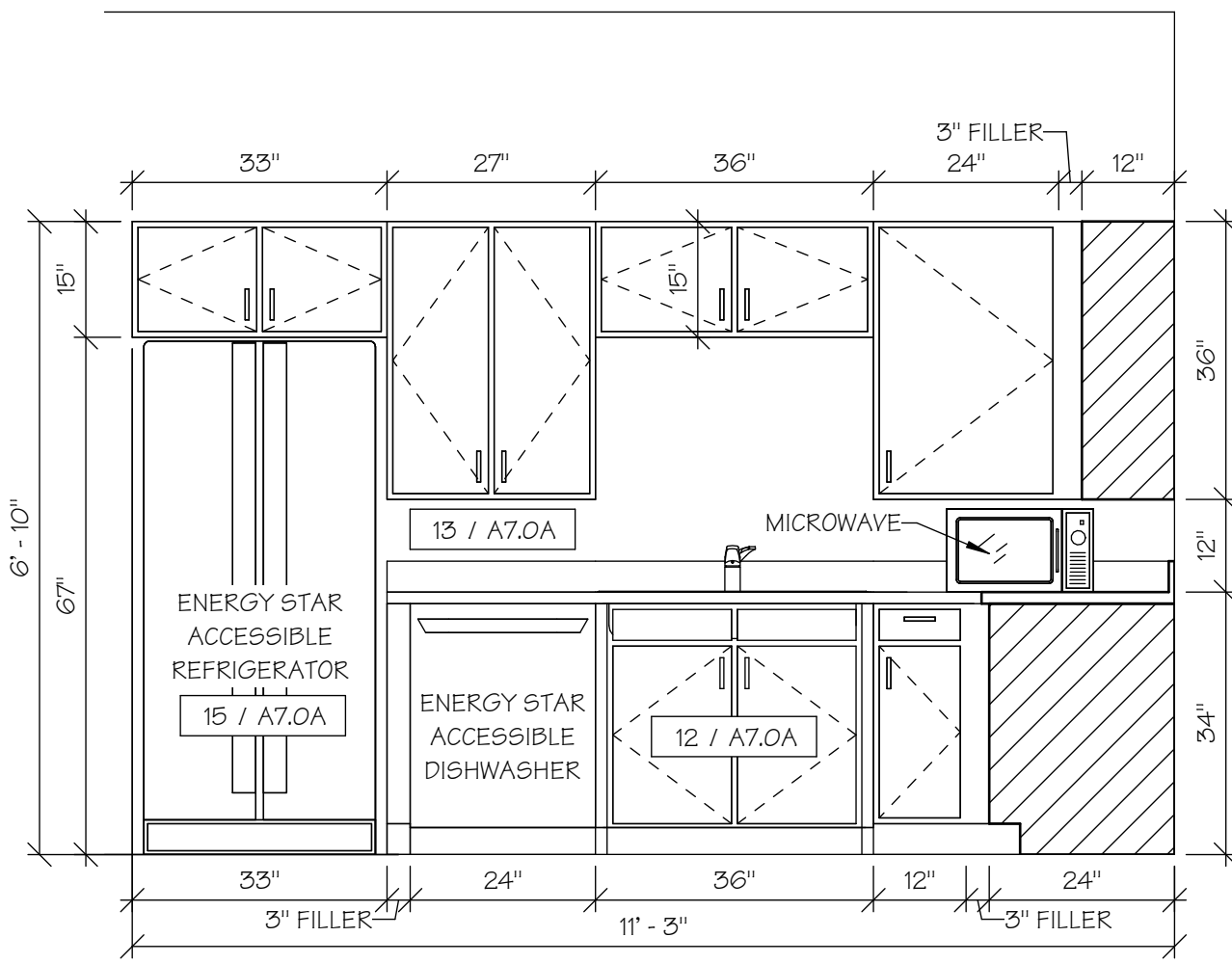


ANSI "B" 1-BR-C
BATH ELEV. 2
9
A7.2A
SCALE: 1/2" = 1'-0"



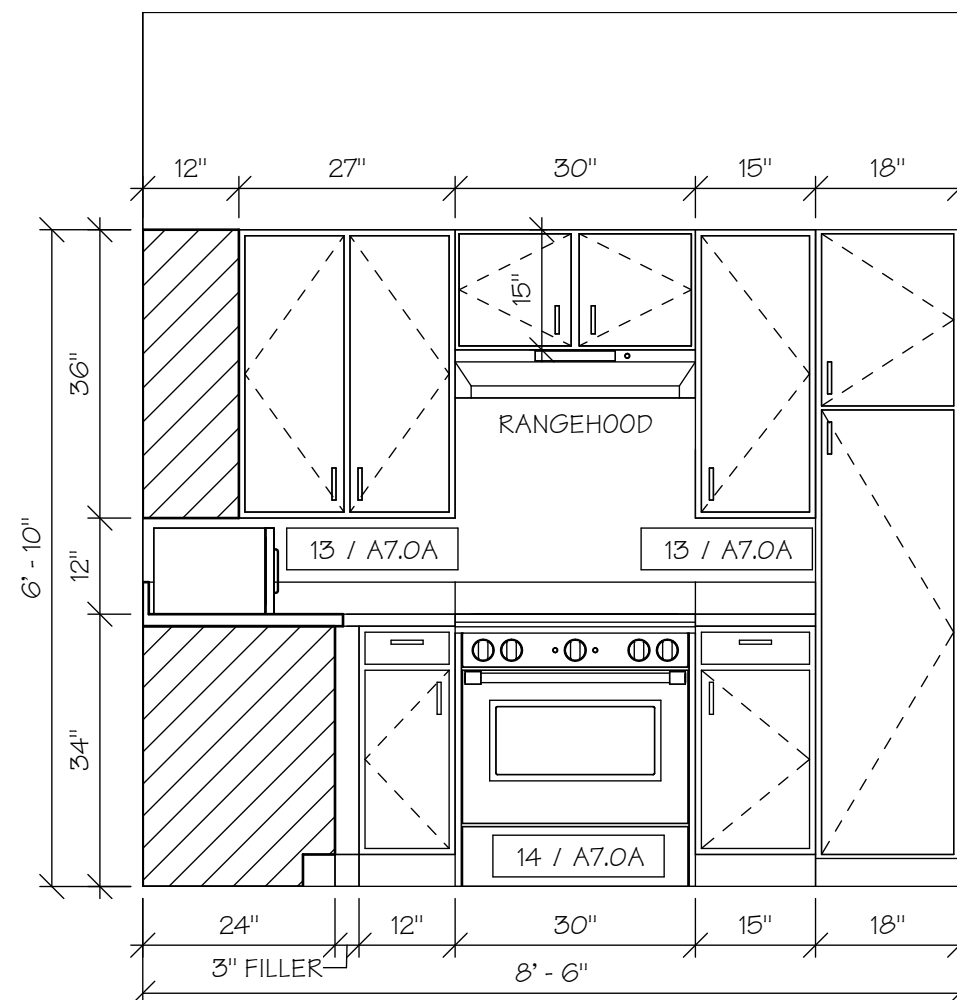
ANSI "A" 2-BR-A
KITCHEN ELEV. 1

1
A7.3A SCALE: 1/2" = 1'-0"



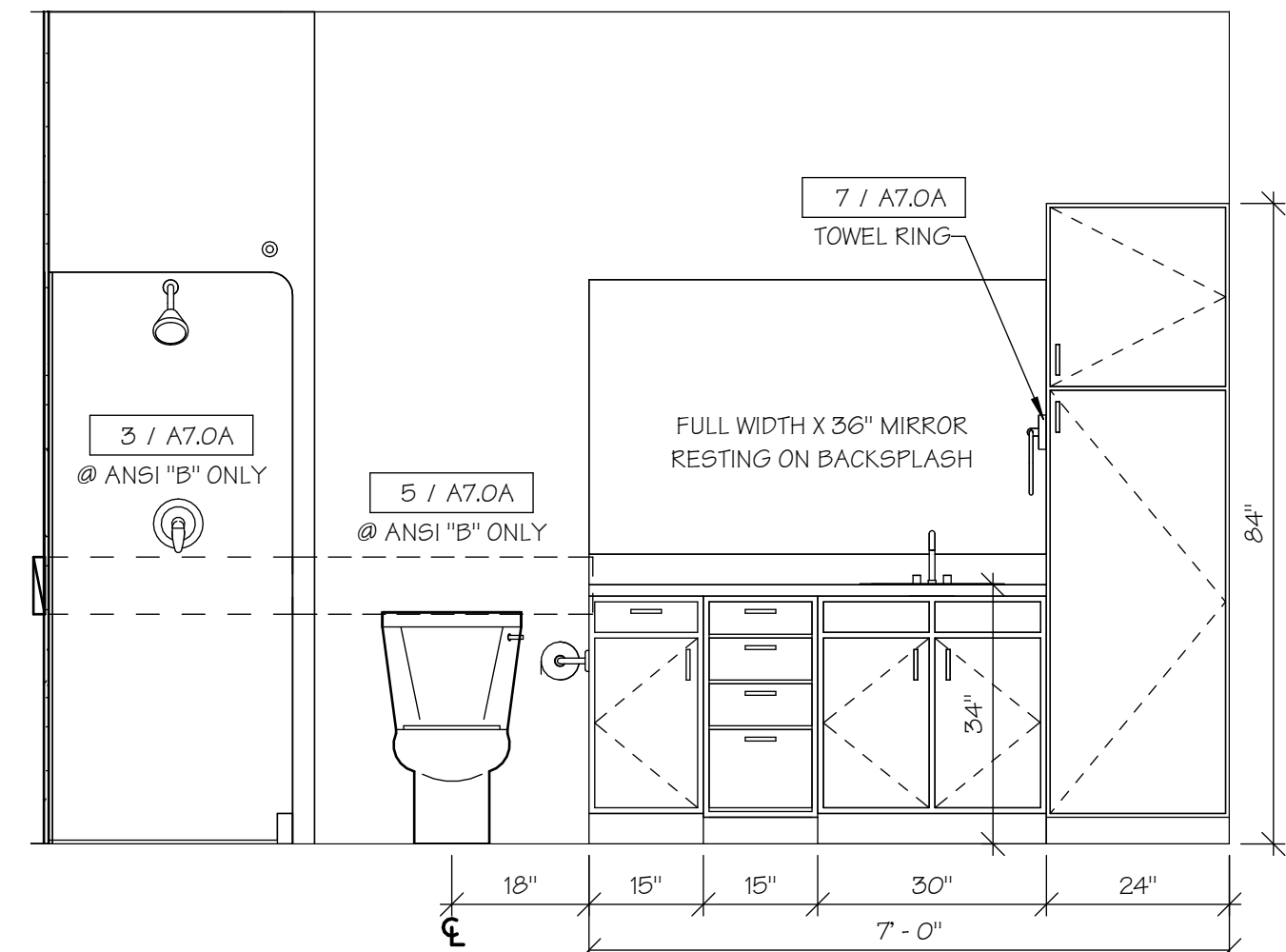
ANSI "A" 2-BR-A
KITCHEN ELEV. 2

2
A7.3A SCALE: 1/2" = 1'-0"



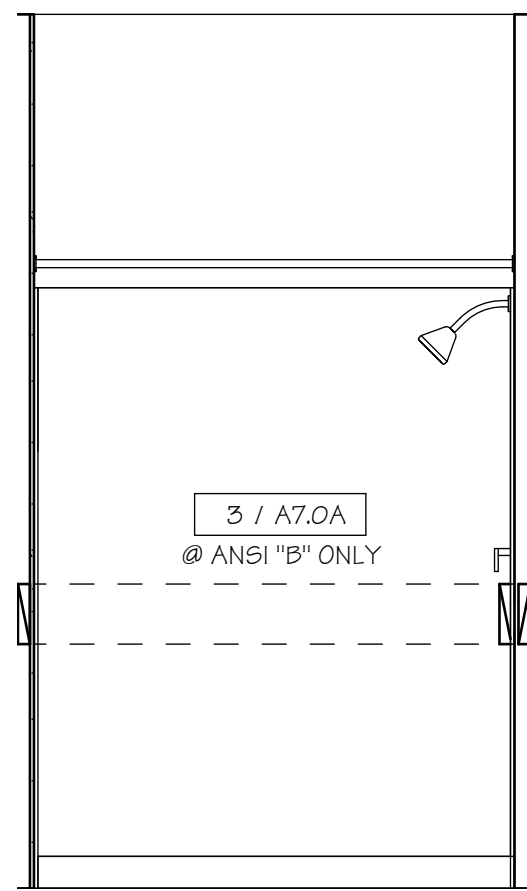
ANSI "A" 2-BR-A
KITCHEN ELEV. 3

3
A7.3A SCALE: 1/2" = 1'-0"



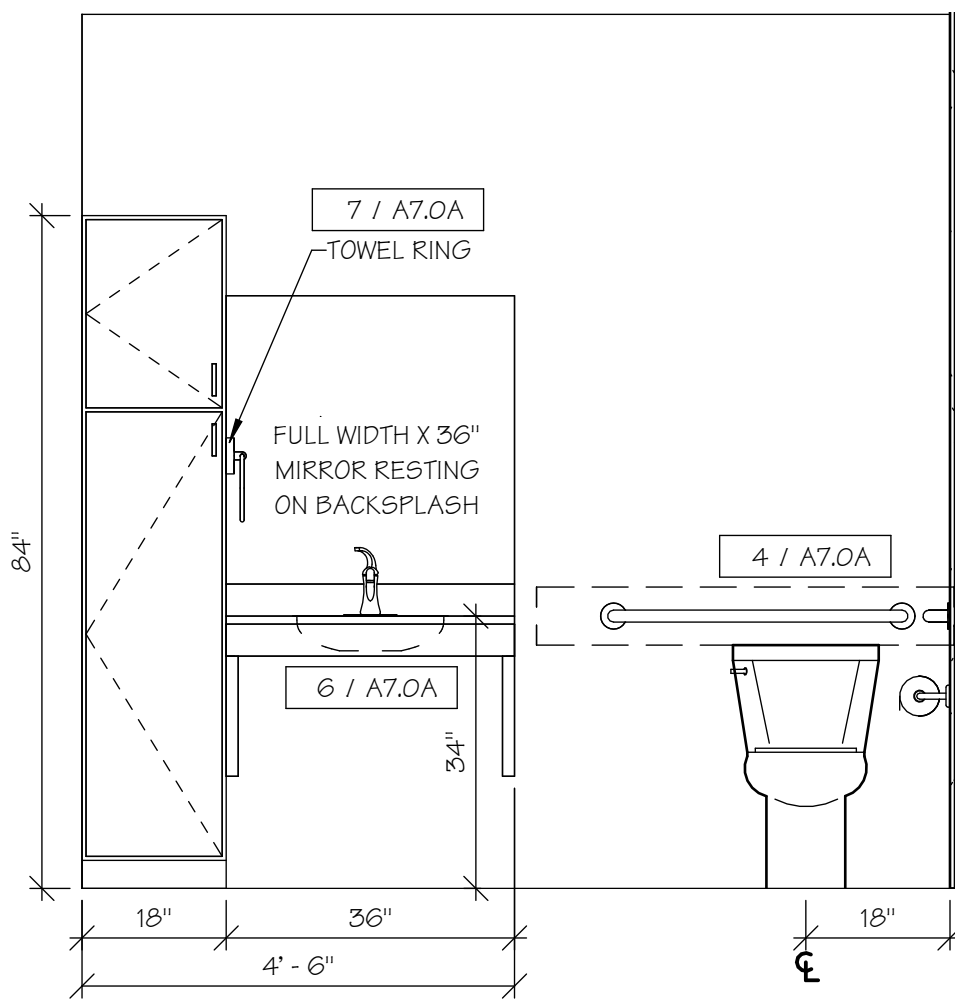
ANSI "A" & "B" 2-BR-A
BATH 1 ELEV. 1

4
A7.3A SCALE: 1/2" = 1'-0"



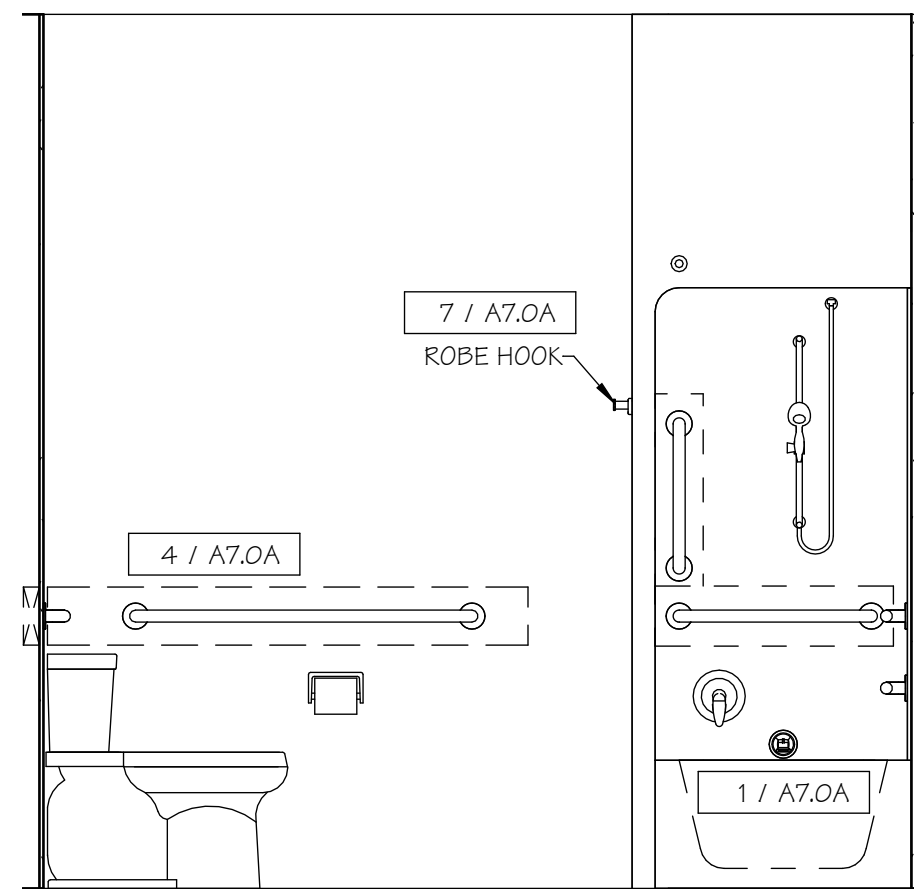
ANSI "A" & "B" 2-BR-A
BATH 1 ELEV. 2

5
A7.3A SCALE: 1/2" = 1'-0"



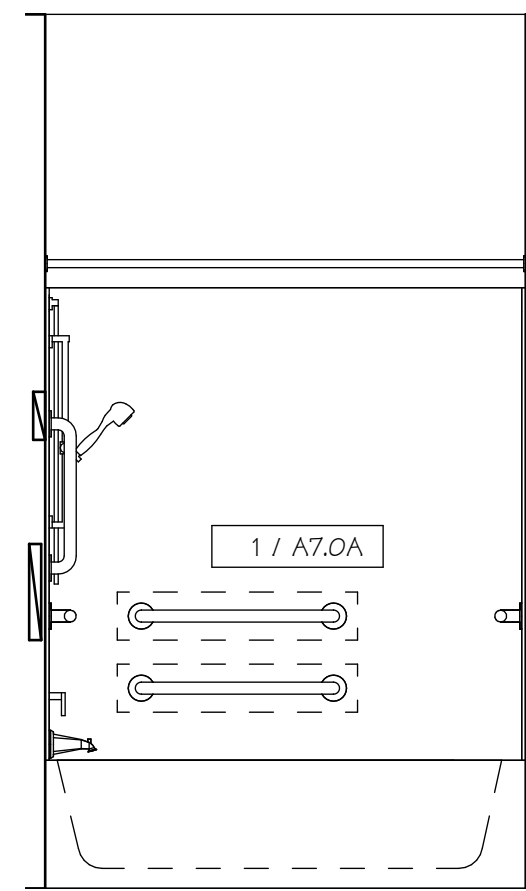
ANSI "A" 2-BR-A
BATH 2 ELEV. 1

6
A7.3A SCALE: 1/2" = 1'-0"



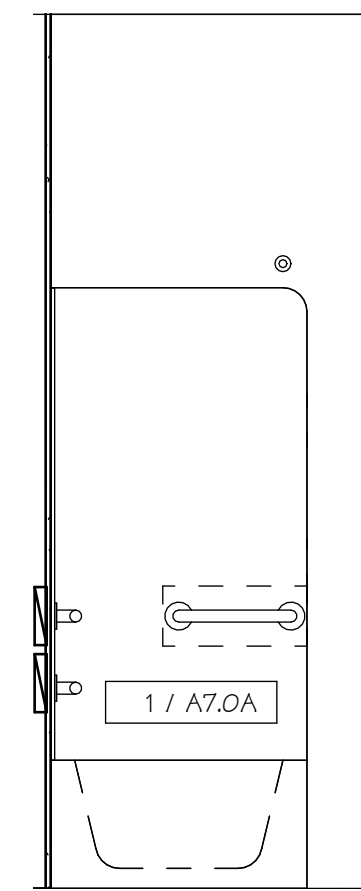
ANSI "A" 2-BR-A
BATH 2 ELEV. 2

7
A7.3A SCALE: 1/2" = 1'-0"



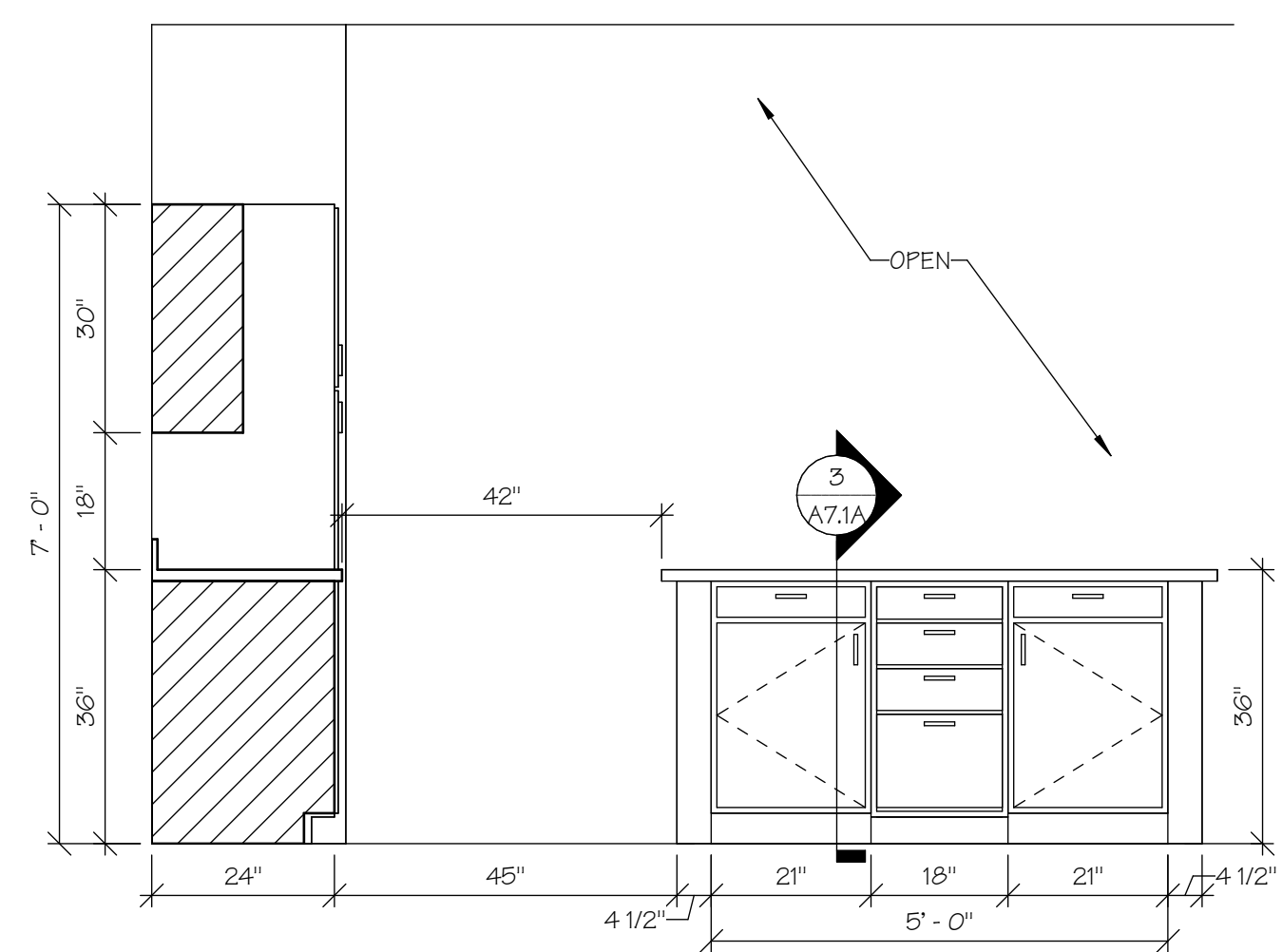
ANSI "A" 2-BR-A
BATH 2 ELEV. 3

8
A7.3A SCALE: 1/2" = 1'-0"



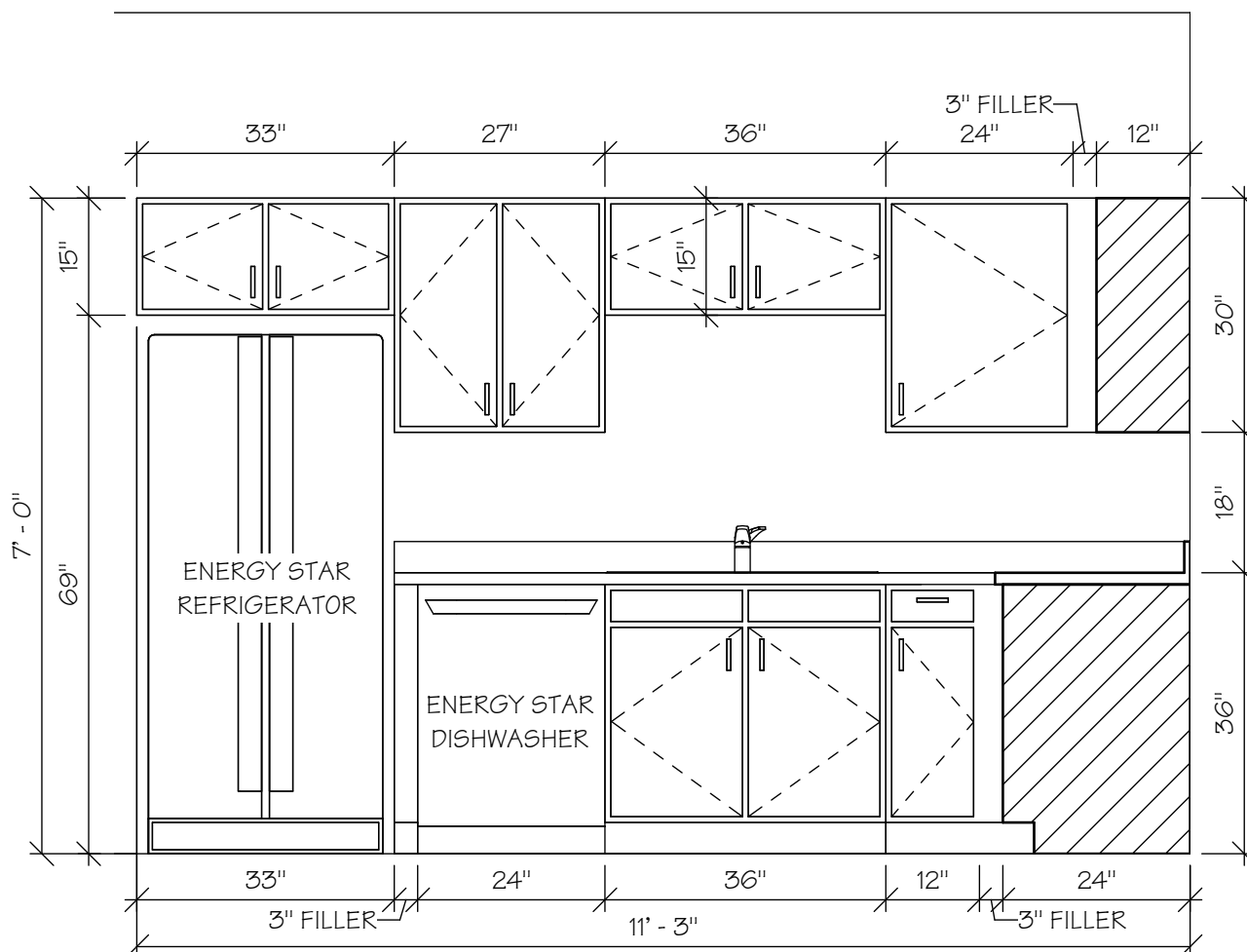
ANSI "A" 2-BR-A
BATH 2 ELEV. 4

9
A7.3A SCALE: 1/2" = 1'-0"



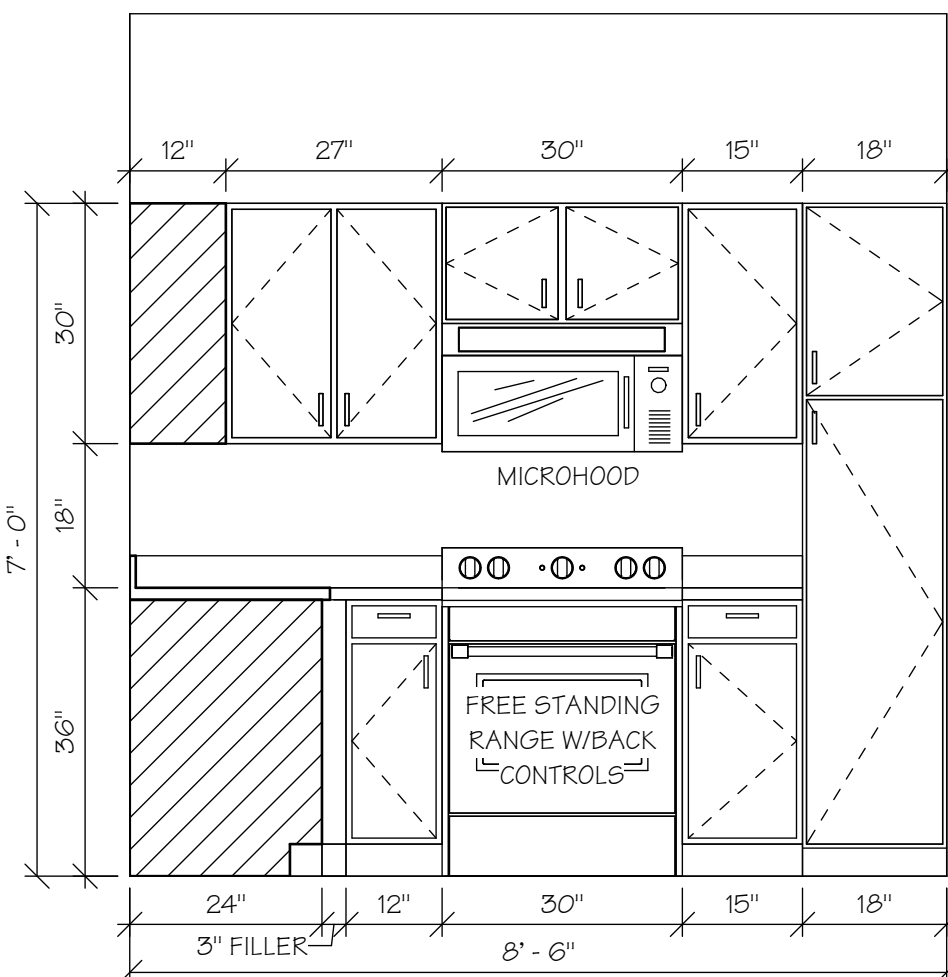
ANSI "B" 2-BR-A
KITCHEN ELEV. 1

10
A7.3A SCALE: 1/2" = 1'-0"



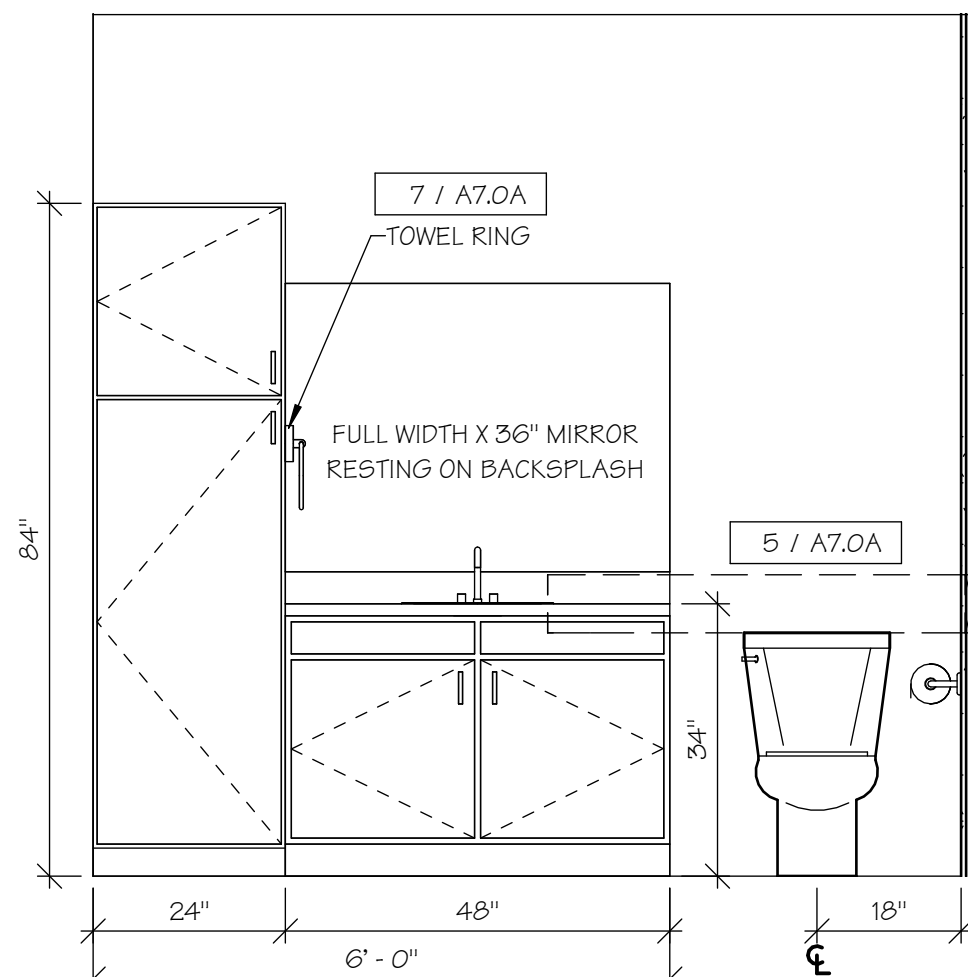
ANSI "B" 2-BR-A
KITCHEN ELEV. 2

11
A7.3A SCALE: 1/2" = 1'-0"



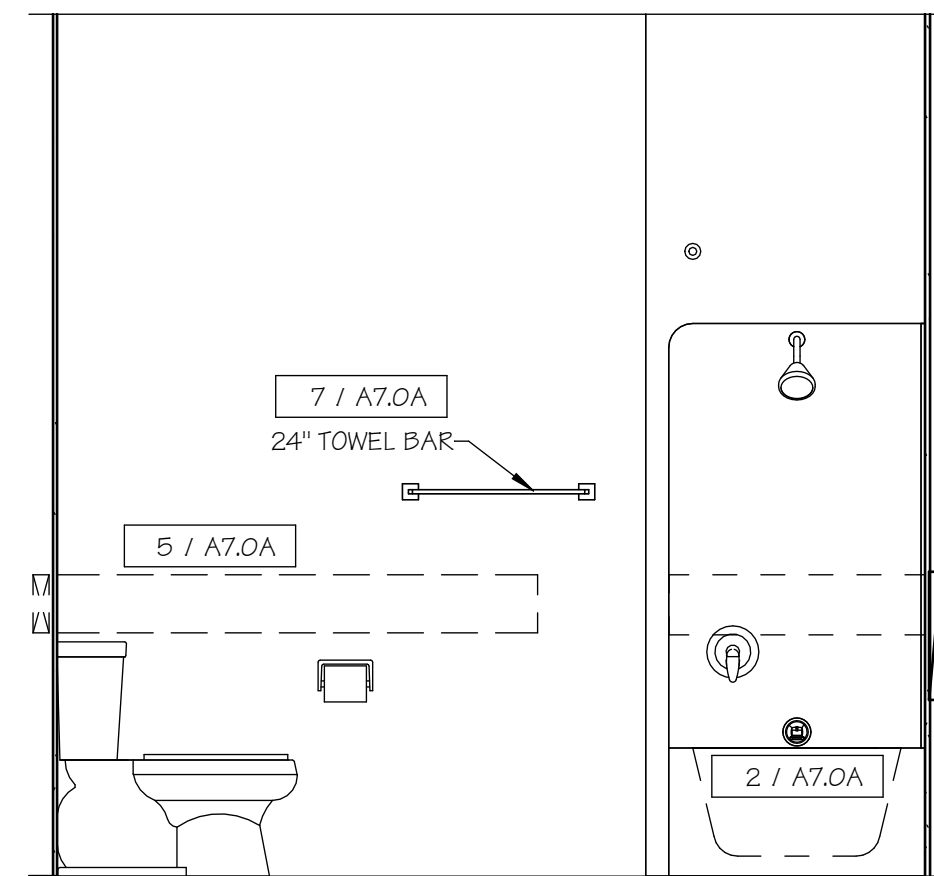
ANSI "B" 2-BR-A
KITCHEN ELEV. 3

12
A7.3A SCALE: 1/2" = 1'-0"



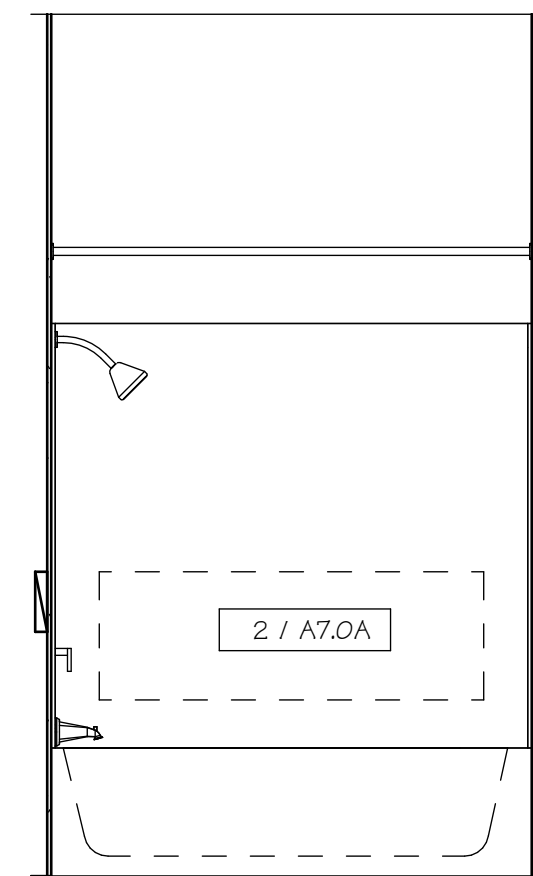
ANSI "B" 2-BR-A
BATH 2 ELEV. 1

13
A7.3A SCALE: 1/2" = 1'-0"



ANSI "B" 2-BR-A
BATH 2 ELEV. 2

14
A7.3A SCALE: 1/2" = 1'-0"



ANSI "B" 2-BR-A
BATH 2 ELEV. 3

15
A7.3A SCALE: 1/2" = 1'-0"

RELEASED FOR
CONSTRUCTION
As Noted on Plans Review
Missouri
Department of
Professional Services
2012006244
A-2012006244
15 APR 2025
M. RANDALL PORTER
ARCHITECT LICENSE#
A-2012006244

ALURA APARTMENTS - VILLAGE AT DISCOVERY PARK
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

Wallace
ARCHITECTS L.L.C.
Columbia, MO
P 573-258-7200

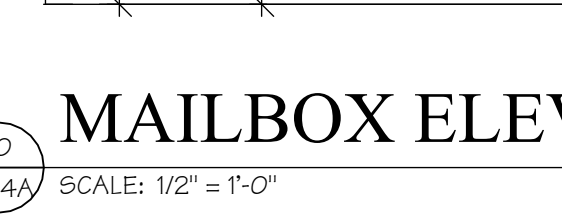
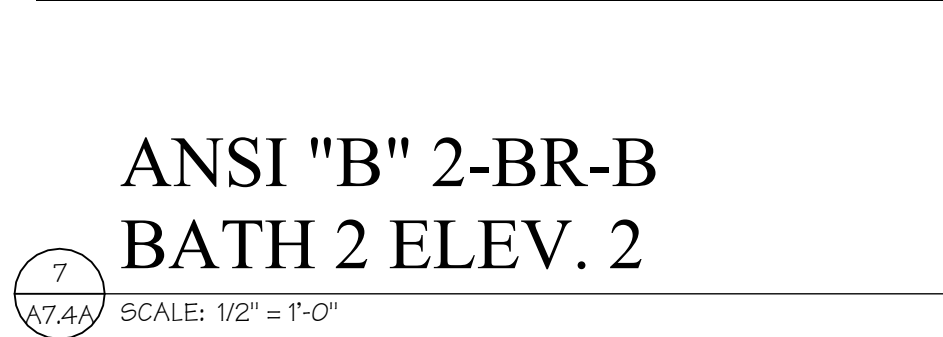
WALLACE ARCHITECTS, LLC
MISSOURI STATE CERTIFICATE
OF AUTHORITY: 2003019614
COPYRIGHT © 2025
1ST ISSUE
15 APR 2025
ISSUE/REVISIONS
15 APR 2025 ISSUE SET
SHEET NO.
A7.3A
JOB NO.
4938
4/22/2025 3:03:13 PM

Wallace
ARCHITECTS L.L.C.
Columbia, MO
P 573-256-7200

COPYRIGHT © 2025

△ _____

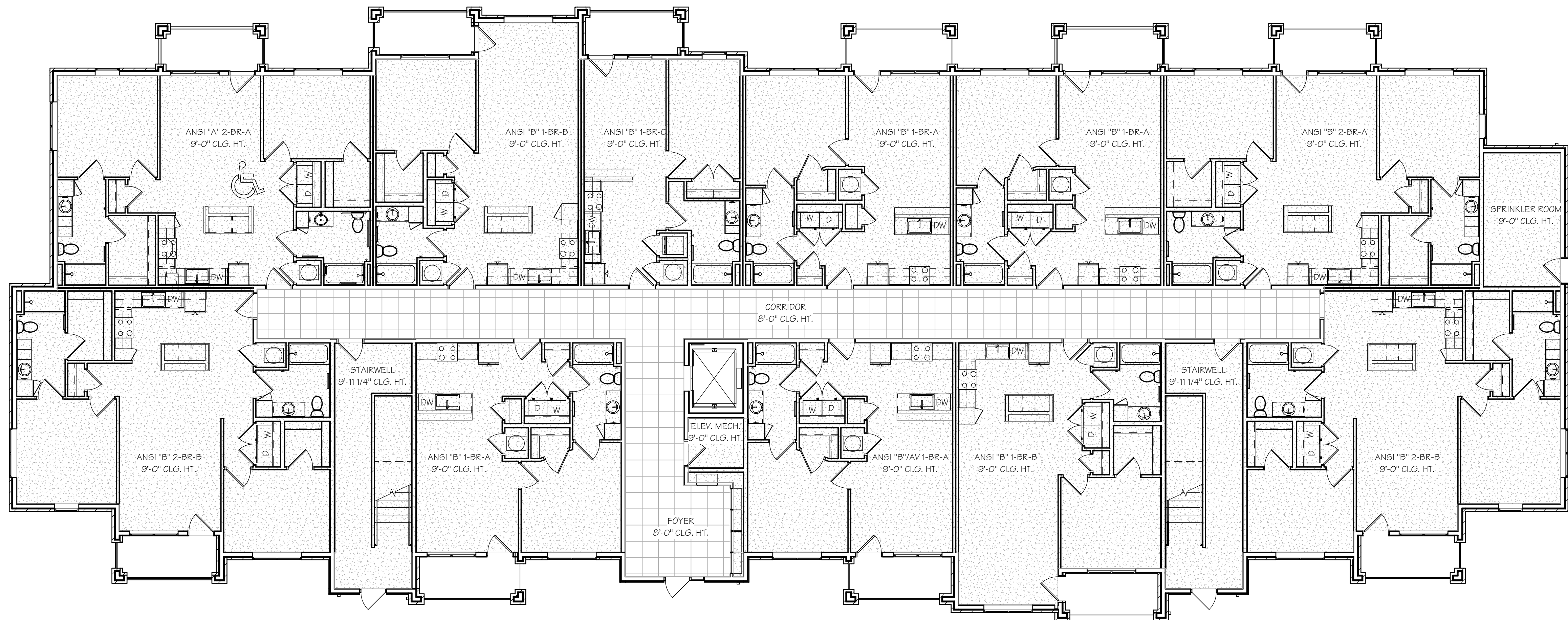
JOB NO.
4938



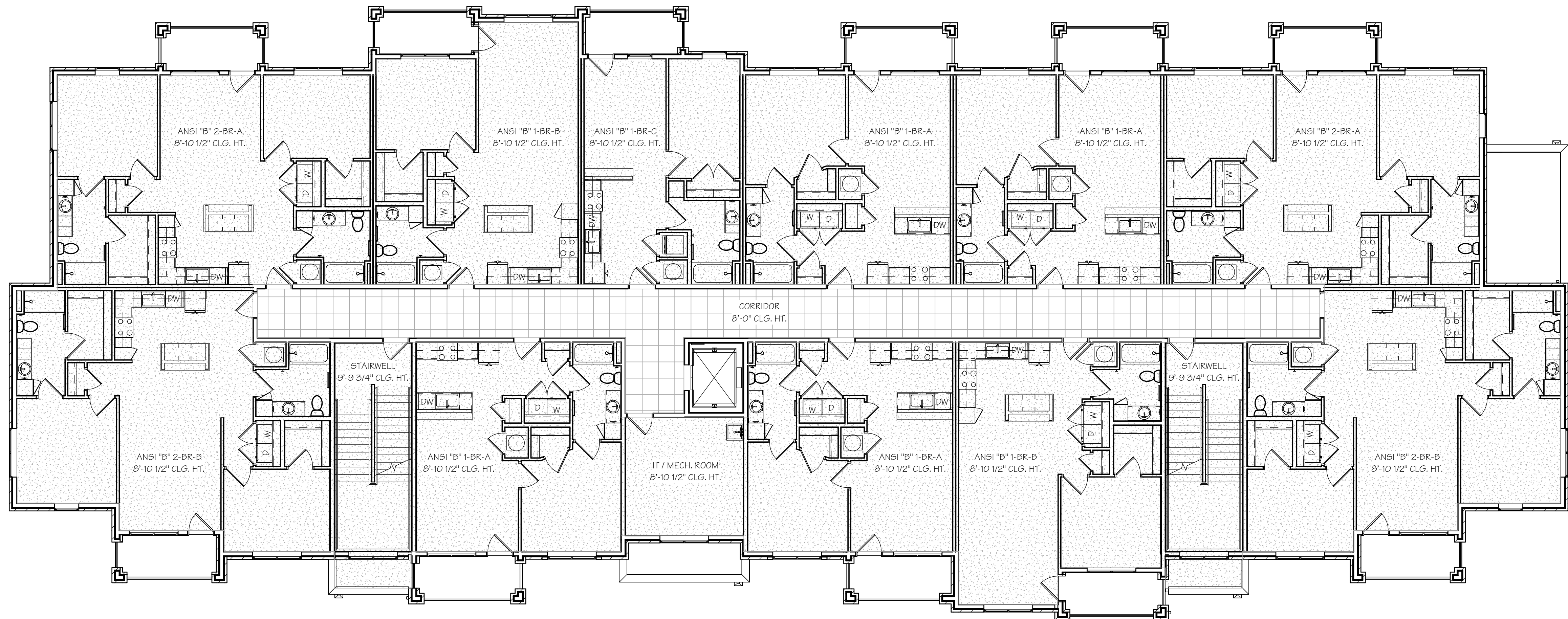
ISSUE SET

Diagram illustrating the application of GYP. BD. AT BOTTOM OF TRUSS and LAY-IN CEILING GRID.

1. PROVIDE GYP. BD. AND RESILIENT CHANNELS CONTINUOUS AT BOTTOM OF FLOOR FRAMING TO MEET FIRE ASSEMBLY REQUIREMENTS. ALL SUSPENDED & FURRED CEILINGS TO BE BELOW COMPLETED FIRE RATED ASSEMBLY.
2. PROVIDE FIRE RATE ENCLOSURES FOR ALL RECESSED LIGHT FIXTURES WHICH PENETRATE FIRE RATED FLOOR/CEILING AND ROOF/CEILING ASSEMBLIES. ENCLOSURE RATING TO MATCH ASSEMBLY THAT IS PENETRATED.
3. SEE MEP PLANS FOR LIGHT FIXTURES AND VENTILATION GRILLES.



FIRST FLOOR REFLECTED CEILING PLAN - (BLDG. TYPE "A")
 SCALE: 1/8" = 1'-0" (BUILDINGS 1, 4, 6, 8 & 11 - SEE CIVIL)

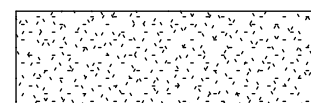


2
A,B,D,N

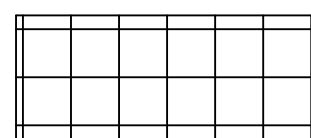
SECOND FLOOR REFLECTED CEILING PLAN - (BLDG. TYPE "A")

SCALE: 1/8" = 1'-0" (BUILDINGS 1, 4, 6, 8 & 11 - SEE CIVIL)

REFLECTED CEILING LEGEND

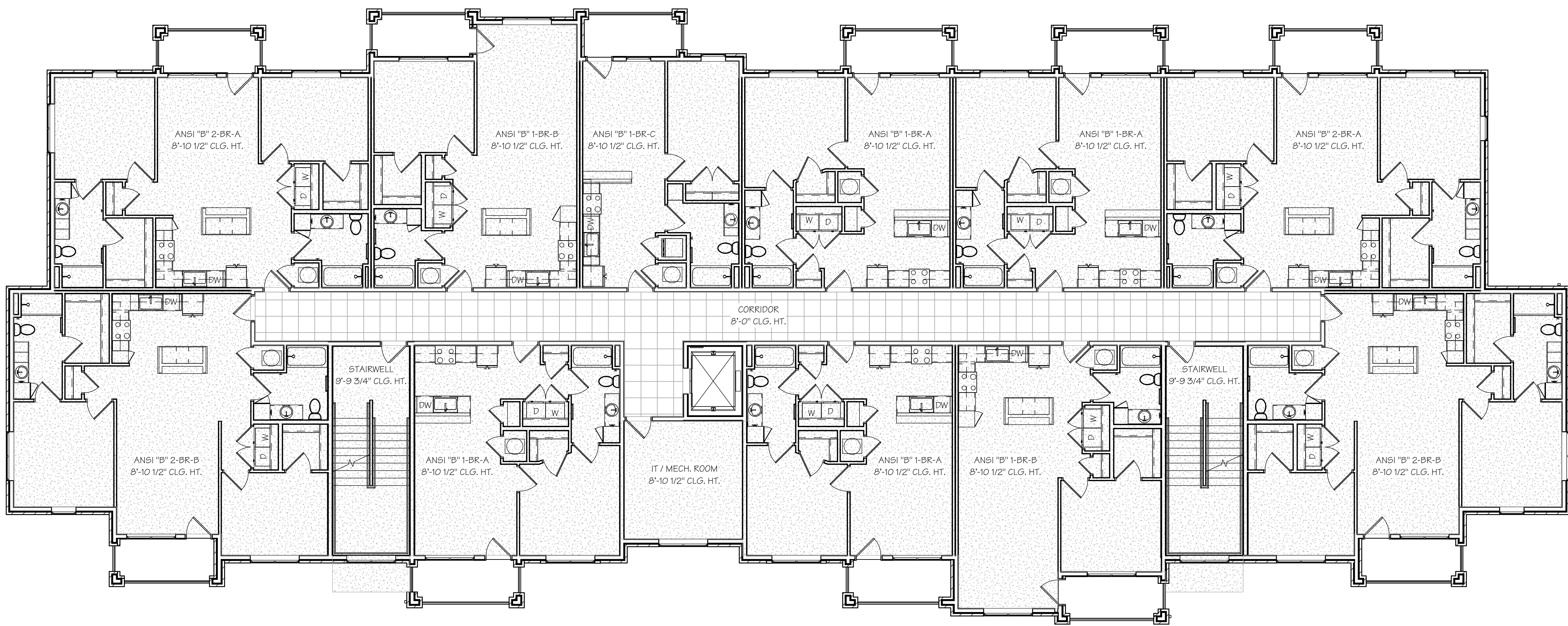


GYP. BD. AT BOTTOM OF TRUSS



LAY-IN CEILING GRID

1. PROVIDE GYP. BD. AND RESILIENT CHANNELS CONTINUOUS AT BOTTOM OF FLOOR FRAMING TO MEET FIRE ASSEMBLY REQUIREMENTS. ALL SUSPENDED & FURRED CEILINGSS TO BE BELOW COMPLETED FIRE RATED ASSEMBLY.
2. PROVIDE FIRE RATE ENCLOSURES FOR ALL RECESSED LIGHT FIXTURES WHICH PENETRATE FIRE RATED FLOOR/CEILING AND ROOF/CEILING ASSEMBLIES. ENCLOSURE RATING TO MATCH ASSEMBLY THAT IS PENETRATED.
3. SEE MEP PLANS FOR LIGHT FIXTURES AND VENTILATION GRILLES.

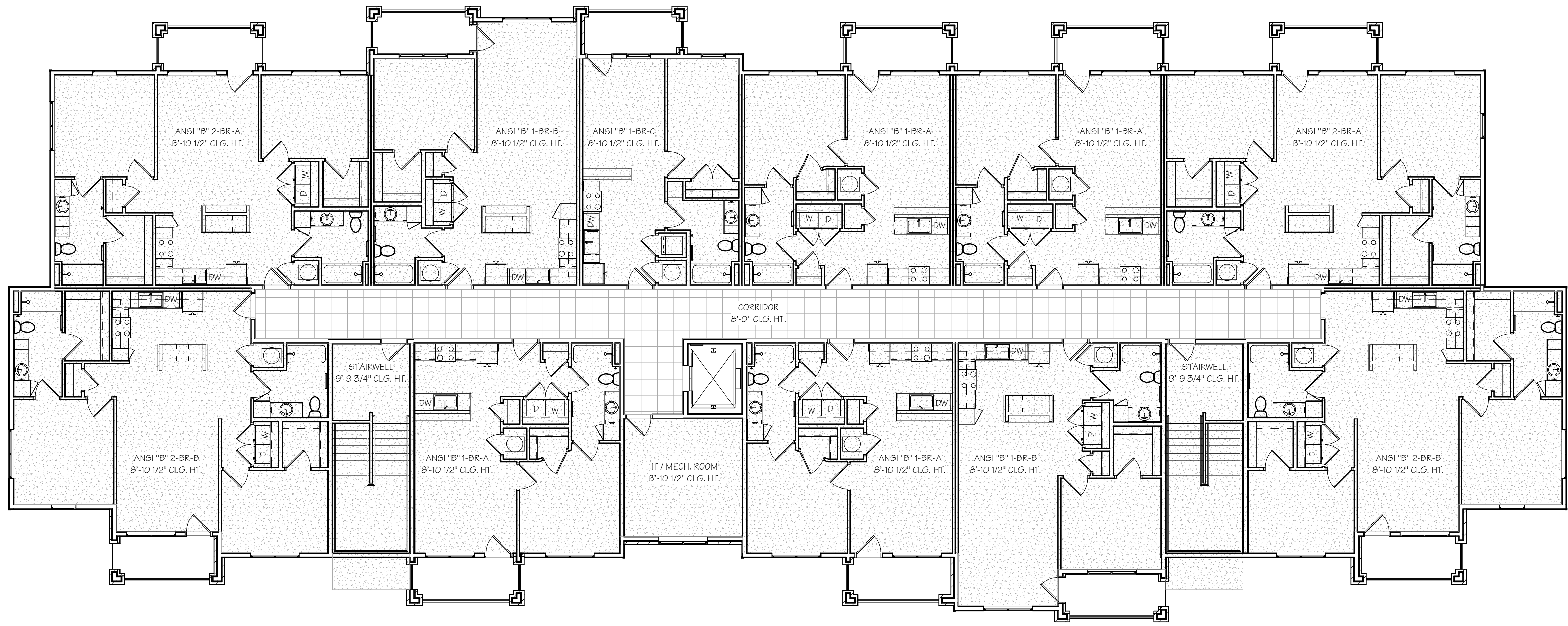


THIRD FLOOR REFLECTED CEILING PLAN - (BLDG. TYPE "A")

1
A8.1A

SCALE: 1/8" = 1'-0"

(BUILDINGS 1, 4, 6, 8 & 11 - SEE CIVIL)



FOURTH FLOOR REFLECTED CEILING PLAN - (BLDG. TYPE "A")

2
A8.1A

SCALE: 1/8" = 1'-0"

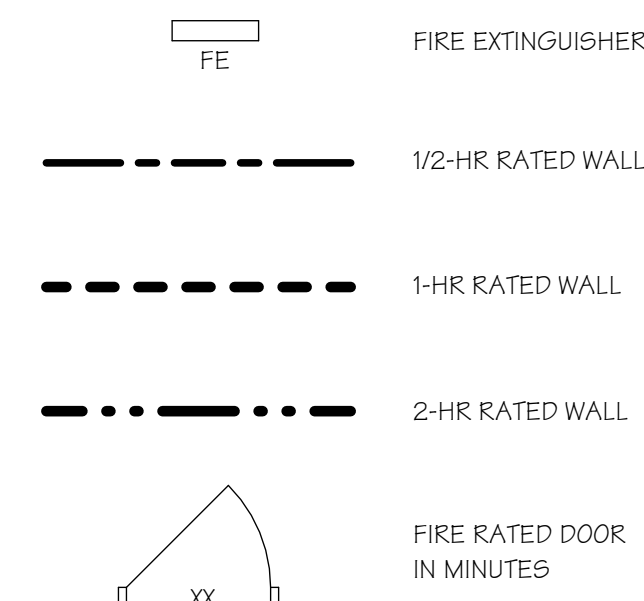
(BUILDINGS 1, 4, 6, 8 & 11 - SEE CIVIL)

OCCUPANCY LOAD CALCULATIONS

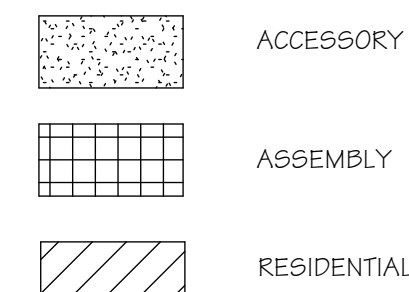
2018 IBC, TABLE 1004.1.1

OCCUPANCY	AREA	LOCATION	FACTOR	OCCUPANCY LOAD
ACCESSORY	202 SF	1ST FLOOR	300 SF	1
ACCESSORY	223 SF	2ND FLOOR	300 SF	1
ACCESSORY	223 SF	3RD FLOOR	300 SF	1
ACCESSORY	223 SF	4TH FLOOR	300 SF	1
TOTAL ACCESSORY = 4				17
TOTAL ASSEMBLY = 17				47
RESIDENTIAL	9,269 SF	1ST FLOOR	200 SF	47
RESIDENTIAL	9,269 SF	2ND FLOOR	200 SF	47
RESIDENTIAL	9,269 SF	3RD FLOOR	200 SF	47
RESIDENTIAL	9,269 SF	4TH FLOOR	200 SF	47
TOTAL RESIDENTIAL = 198				198
BUILDING TOTAL = 209				209

FIRE SAFETY LEGEND

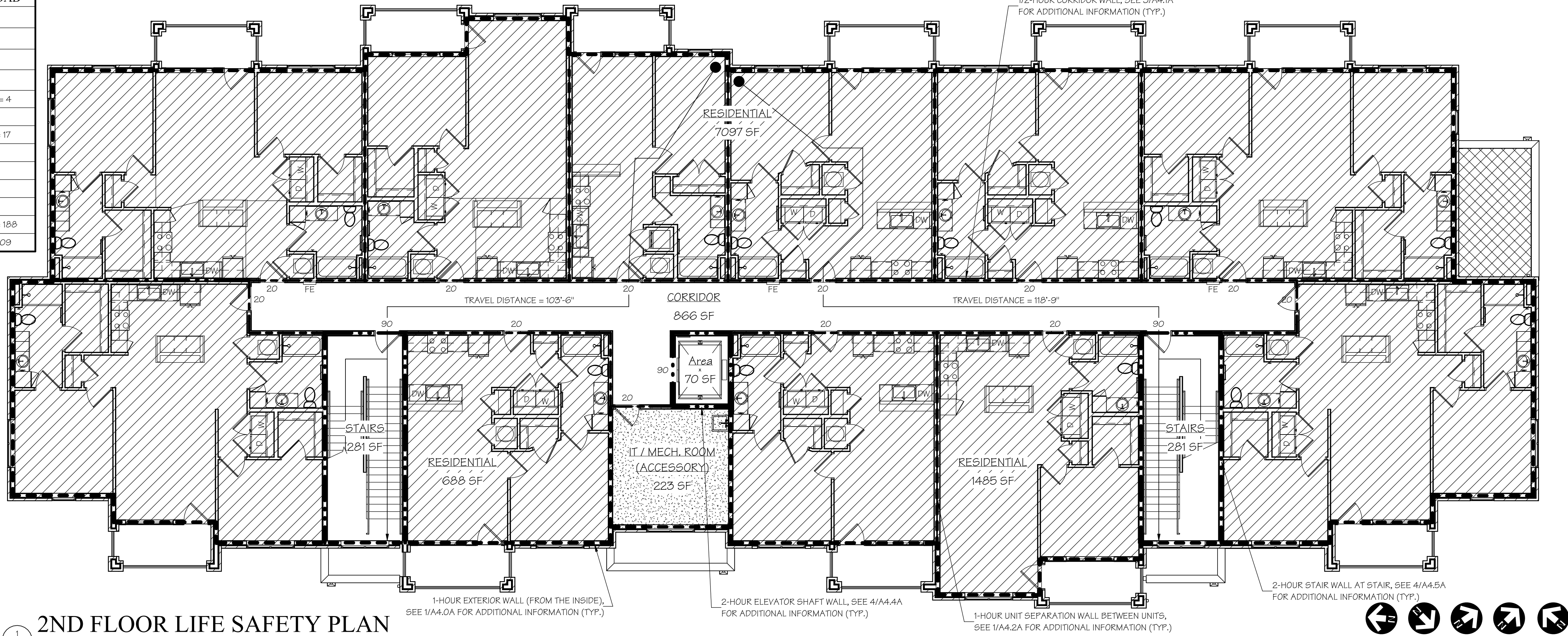


AREA LEGEND



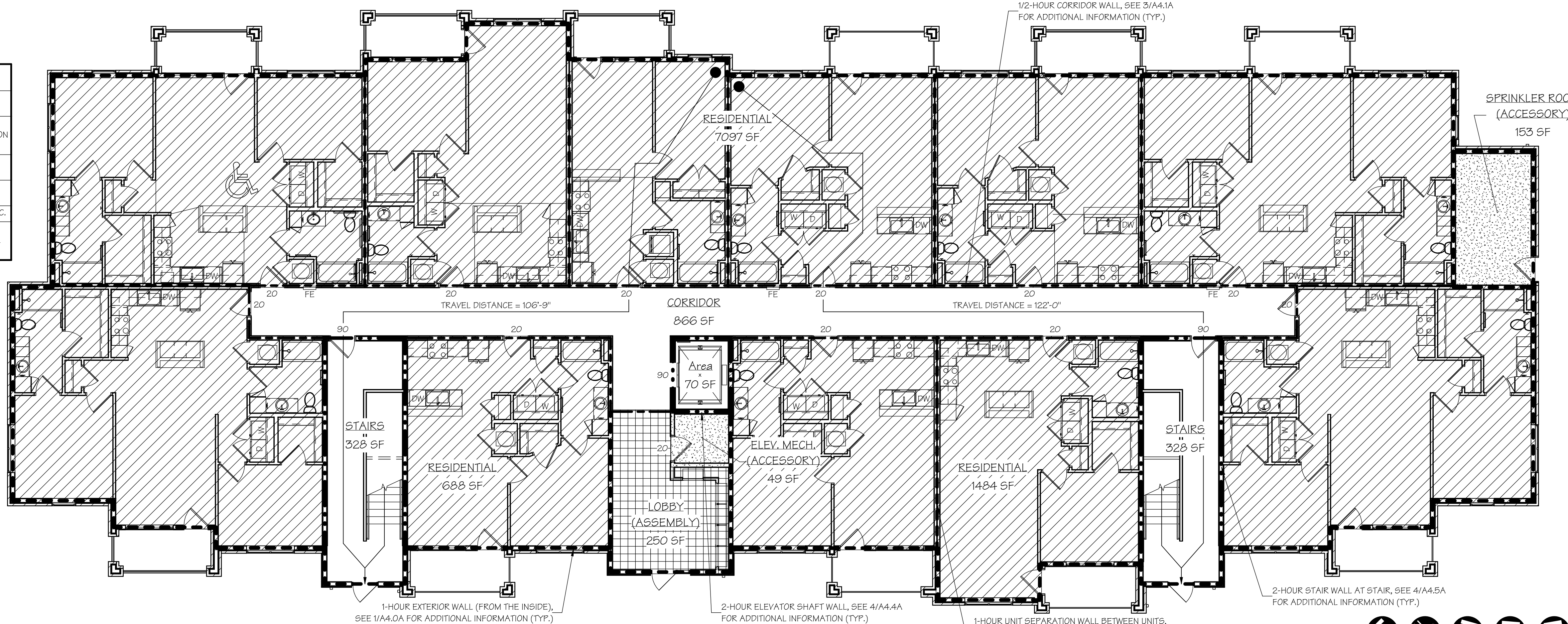
GENERAL LIFE SAFETY NOTES

- SEE DOOR SCHEDULE (SHEET A1.4A) AND SPECIFICATIONS FOR ADDITIONAL DOOR INFORMATION INCLUDING CLOSERS AND PANIC HARDWARE.
- EXITS AND EXIT ACCESS DOORS SHALL BE MARKED BY AN APPROVED EXIT SIGN READILY VISIBLE FROM ANY DIRECTION OF EGRESS TRAVEL AND COMPLY WITH SECTION 1013 OF THE 2018 IBC AS WELL AS ADA 2010 FOR COMMON AREAS.
- EVERY ROOM OR SPACE THAT IS AN ASSEMBLY OCCUPANCY SHALL COMPLY WITH SECTION 1005 OF THE 2018 IBC AS WELL AS ADA 2010 FOR COMMON AREAS.
- ILLUMINATION SHALL BE PROVIDED IN THE MEANS OF EGRESS IN ACCORDANCE WITH SECTION 1008 OF THE 2018 IBC.
- TWO EXITS PER FLOOR PROVIDED IN ACCORDANCE WITH SECTION 1006 OF THE 2018 IBC.
- PORTABLE FIRE EXTINGUISHERS SHALL BE INSTALLED NO MORE THAN 75' APART IN ACCORDANCE WITH THE 2018 IFC AND NFPA 10, SEE SPECIFICATIONS FOR ADDITIONAL INFORMATION.



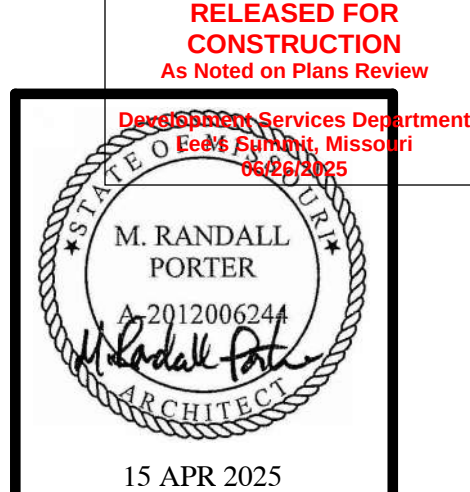
2ND FLOOR LIFE SAFETY PLAN

SCALE: 1/8" = 1'-0" (BUILDINGS 1, 4, 6, 8 & 11 - SEE CIVIL)



1ST FLOOR LIFE SAFETY PLAN

SCALE: 1/8" = 1'-0" (BUILDINGS 1, 4, 6, 8 & 11 - SEE CIVIL)



M. RANDALL PORTER
ARCHITECT LICENSE#
A-2012006244

ALURA APARTMENTS - VILLAGE AT DISCOVERY PARK
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

Wallace
ARCHITECTS L.L.C.
Columbia, MO
P 573-258-7200

WALLACE ARCHITECTS, LLC
MISSOURI STATE CERTIFICATE
OF AUTHORITY: 2003019614

COPYRIGHT © 2025
1ST ISSUE
15 APR 2025

ISSUE/REVISIONS
15 APR 2025 ISSUE SET

LS1.0A

JOB NO.
4938

ISSUE SET

FIRE SAFETY LEGEND

FE FIRE EXTINGUISHER

1/2-HR RATED WALL

1-HR RATED WALL

2-HR RATED WALL

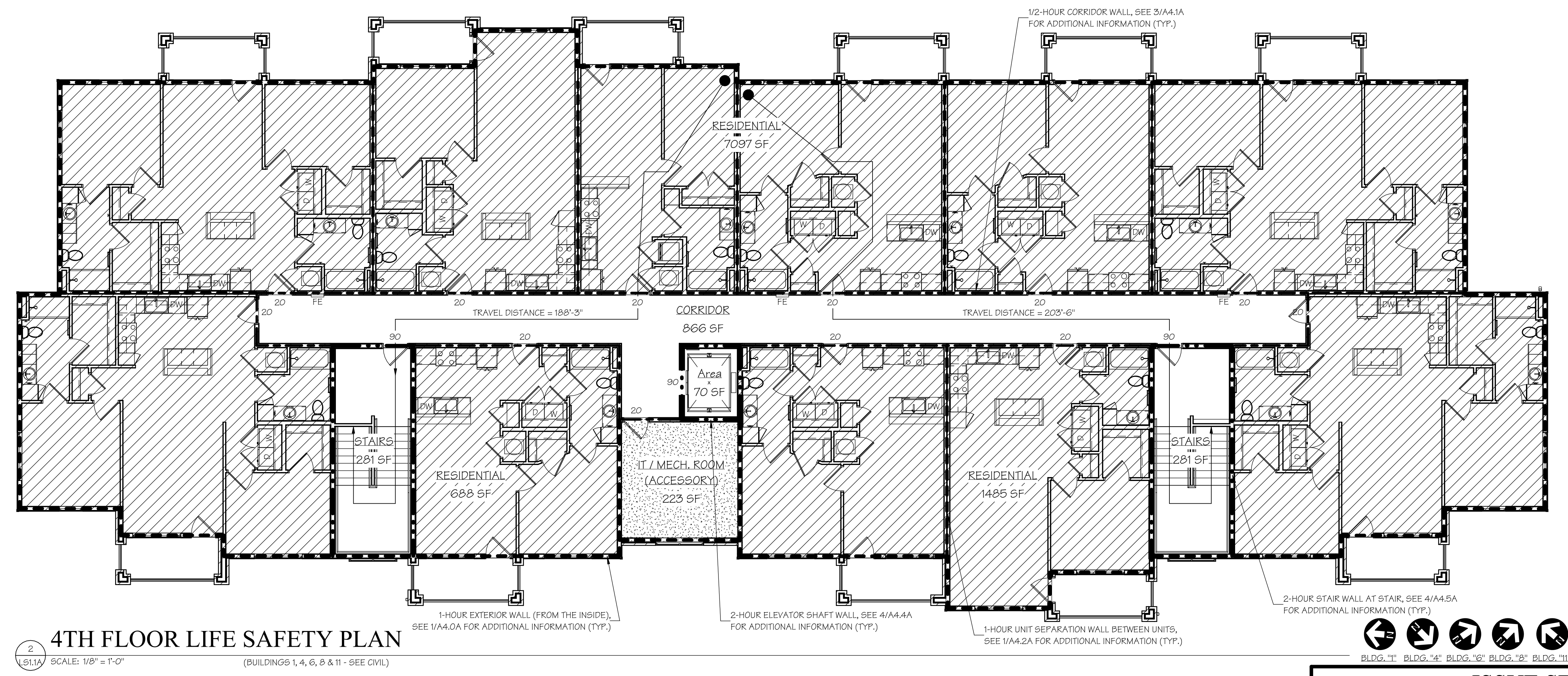
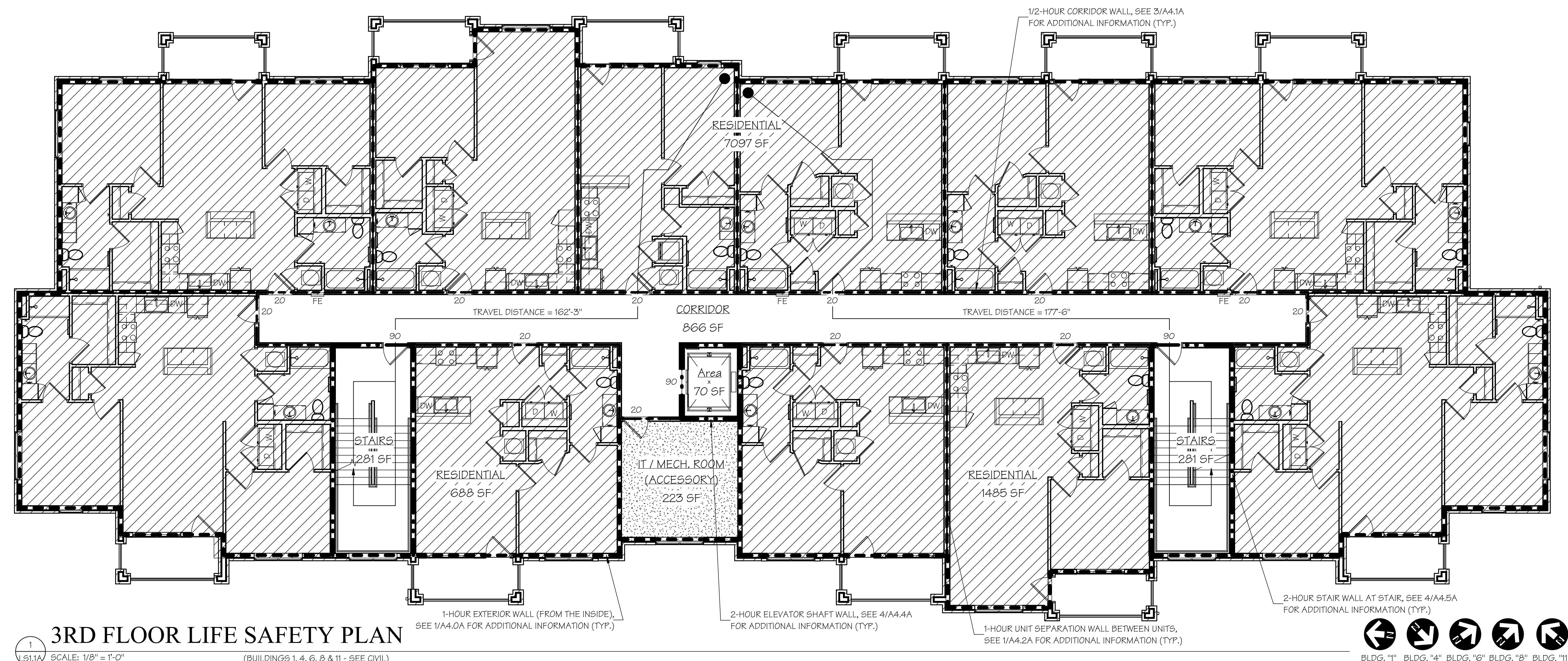
FIRE RATED DOOR IN MINUTES

AREA LEGEND

ACCESSORY

ASSEMBLY

RESIDENTIAL





J-SQUARED
ENGINEERING

MECHANICAL - ELECTRICAL - PLUMBING DESIGN DRAWINGS FOR:

The Village at Discovery Park Alura Apartments Building 1 - Type A

Northeast Douglas Street
Lee's Summit, Jackson County, Missouri

GENERAL MEP SPECIFICATIONS

- GENERAL**
 - ALL WORK SHALL BE PERFORMED IN COMPLIANCE WITH LOCALLY ADOPTED CODES AND ORDINANCES. IT IS THE RESPONSIBILITY OF CONTRACTOR TO REVIEW AND UNDERSTAND ALL DRAWINGS AND SPECIFICATIONS IN CONTRACT DOCUMENTS. EACH CONTRACTOR IS RESPONSIBLE FOR ALL WORK ASSOCIATED WITH THEIR TRADE, REGARDLESS OF WHERE WORK IS DEPICTED IN PROJECT DRAWINGS OR SPECIFICATIONS.
 - LAYOUT OF SYSTEMS SHOWN ON PLANS ARE APPROXIMATE AND SCHEMATIC IN NATURE. ALL SYSTEMS WILL NEED TO BE FIELD-COORDINATED. CONTRACTOR SHALL INCLUDE THIS COORDINATION IN THEIR SCOPE AND INCLUDE ALL COSTS OF MODIFYING LAYOUT AS REQUIRED IN THEIR BID. PLANS ARE NOT INTENDED TO BE SHOP DRAWINGS FROM WHICH MATERIALS CAN BE ORDERED, FABRICATED, OR INSTALLED WITHOUT ADDITIONAL FIELD MEASUREMENTS AND COORDINATION.
 - NOT ALL SPECIFIC PIECES AND COMPONENTS OF EACH SYSTEM ARE DETAILED OR OUTLINED ON PLANS. CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL NECESSARY PARTS AND LABOR TO PRODUCE A COMPLETE AND FULLY OPERATIONAL SYSTEM UNLESS STATED OTHERWISE ON PLANS. CONTRACTOR IS TO PROVIDE AND INCLUDE ALL EQUIPMENT AND MATERIAL NEEDED TO COMPLETE WORK ASSOCIATED WITH THEIR BID UNLESS ANY ITEMS ARE SPECIFICALLY NOTED ON PLANS AS PROVIDED BY OTHERS. ALL MATERIALS TO BE NEW, FIRST CLASS, AND INSTALLED PER MANUFACTURER'S PUBLISHED INSTRUCTIONS.
 - WHERE CONFLICTS EXIST BETWEEN MEP PLANS AND CIVIL, ARCHITECTURAL, OR STRUCTURAL PLANS, NOTIFY MEP ENGINEER OF DISCREPANCIES FOR CLARIFICATION PRIOR TO PERFORMING ANY WORK THAT MAY CONTRADICT INFORMATION ELSEWHERE IN THE PROJECT PLANS. THESE PLANS ARE NOT TO BE SCALED. SEE ARCHITECTURAL PLANS FOR DIMENSIONS. WHERE THERE IS A CONFLICT BETWEEN ARCHITECTURAL DIMENSIONS AND MEP DIMENSIONS, ARCHITECTURAL SHALL GOVERN.
 - CONTRACTOR IS TO INCLUDE IN THEIR SCOPE THE COST OF ALL PERMITS, INSPECTIONS, METERING, TAPS, ETC. ASSOCIATED WITH THEIR WORK.
 - CONTRACTOR IS RESPONSIBLE FOR ALL EXCAVATION, CUTTING, CORING, PATCHING, AND BACKFILL REQUIRED TO COMPLETE THEIR WORK, UNLESS NOTED OTHERWISE ON PLANS.
 - SPECIFIC EQUIPMENT MANUFACTURERS AND/OR MODEL NUMBERS LISTED ON PLANS ARE TO ESTABLISH A BASIS-OF-DESIGN FOR QUALITY AND PERFORMANCE. VERIFY THAT SUBSTITUTIONS WILL BE ACCEPTABLE PRIOR TO PURCHASE & INSTALLATION.
 - NOTIFY ENGINEER OF ANY MAJOR PLAN DISCREPANCIES OR CONFLICTS PRIOR TO PROVIDING BIDS OR COMPLETING ANY WORK.
 - SEE DISCIPLINE SHEETS FOR ADDITIONAL TRADE SPECIFIC SPECIFICATIONS.
 - WHERE SHUTDOWN OF ANY EXISTING UTILITY OR SERVICE TO BUILDING IS REQUIRED FOR COMPLETION OF WORK, COORDINATE OUTAGE WITH OWNER AS TO NOT DISRUPT TYPICAL OPERATIONS.
- WORKMANSHIP**
 - SYSTEMS SHALL BE INSTALLED IN A FIRST-CLASS MANNER USING BEST ACCEPTABLE METHODS AND PRACTICES.
 - ALL SYSTEMS SHALL BE INSTALLED PARALLEL OR PERPENDICULAR TO BUILDING ORIENTATION. COMPONENTS SHALL BE INSTALLED LEVEL AND PLUMB WITH ATTENTION GIVEN TO OVERALL AESTHETICS.
 - CONTRACTOR IS RESPONSIBLE FOR COORDINATING EQUIPMENT LOCATIONS AND SYSTEM ROUTING WITH OTHER TRADES PRIOR TO INSTALLATION.
 - CONTRACTOR TO GUARANTEE ALL MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE YEAR FROM THE DATE THE COMPLETED PROJECT IS RELEASED TO THE OWNER, UNLESS NOTED OTHERWISE ON PLANS.
 - DURING INSTALLATION OF MATERIALS OR ACTIVITIES IN NEW WORK SCOPE, AVOID DAMAGING EXISTING SURFACES AND EQUIPMENT TO REMAIN. ANY DAMAGE TO EXISTING SURFACES OR EQUIPMENT SHALL BE CORRECTED AT NO COST TO OWNER.

DEFERRED SUBMITTAL NOTES

- FIRE ALARM SYSTEM**
 - FIRE ALARM CONTRACTOR SHALL PROVIDE DEFERRED SUBMITTAL PACKAGE FOR FIRE ALARM SYSTEM. SUBMITTAL SHALL INCLUDE BATTERY CALCULATIONS, VOLTAGE DROP CALCULATIONS, EQUIPMENT SPECIFICATIONS FOR DEVICES AND PANELS, ETC. DESIGN SHALL BE SEALED BY A QUALIFIED DESIGN PROFESSIONAL LICENSED BY THE STATE.
 - FIRE ALARM SYSTEM COMPONENTS SHOWN (IF APPLICABLE) ARE GENERAL AND SCHEMATIC IN NATURE, SHOWN FOR APPROXIMATE ROUGH-IN LOCATIONS AND QUANTITIES ONLY. CONTRACTOR TO VERIFY EXACT DEVICE LOCATIONS AND REQUIREMENTS WITH FIRE ALARM SYSTEM DESIGNER OF RECORD PRIOR TO ROUGH-IN.
- FIRE SPRINKLER SYSTEM**
 - FIRE SPRINKLER CONTRACTOR TO PROVIDE DEFERRED SUBMITTAL PACKAGE FOR FIRE SPRINKLER SYSTEM. SUBMITTAL SHALL INCLUDE HYDRAULIC CALCULATIONS AND SPRINKLER SYSTEM DRAWINGS SEALED BY A QUALIFIED DESIGN PROFESSIONAL LICENSED BY THE STATE.
 - WHERE COMBINED FIRE & DOMESTIC WATER SUPPLY LINES ARE SHOWN ON PLANS, INSTALLING CONTRACTOR SHALL VERIFY WITH FIRE SPRINKLER CONTRACTOR THAT INCOMING LINE SIZE IS ADEQUATE FOR FIRE SUPPRESSION SYSTEM.

REFERENCED CODES IN EFFECT

PROJECT HAS BEEN DESIGNED IN COMPLIANCE WITH THE FOLLOWING CODES LISTED BELOW, BUT THIS IS NOT AN EXHAUSTIVE LIST. PROJECT SHALL COMPLY WITH ALL APPLICABLE CODES, STANDARDS, AND LOCAL REQUIREMENTS.

- 2018 INTERNATIONAL MECHANICAL CODE
- 2018 INTERNATIONAL PLUMBING CODE
- 2018 INTERNATIONAL FUEL GAS CODE
- 2018 INTERNATIONAL FIRE CODE
- 2017 NATIONAL ELECTRIC CODE

FIRE RATED PENETRATION NOTES

- THIS BUILDING CONTAINS FIRE RATED ASSEMBLIES. SEE ARCHITECTURAL PLANS FOR LOCATIONS AND DETAILS.
- A UL-LISTED FIRESTOP SYSTEM SHALL BE INSTALLED AT EACH PENETRATION OF A HORIZONTAL OR VERTICAL RATED ASSEMBLY IN ACCORDANCE WITH ASTM E814 OR UL 1479.
- EACH CONTRACTOR IS RESPONSIBLE FOR PROVIDING PROTECTION FOR THEIR PENETRATIONS THRU RATED ASSEMBLIES.
- GENERAL CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND MAINTAINING A CATALOG OF ALL UL LISTED FIRESTOP ASSEMBLIES, AND KEEPING A PHYSICAL COPY OF DETAILS FOR EACH USED FIRESTOP ASSEMBLY ON SITE FOR REFERENCE.

SHEET LIST TABLE

SHEET #	SHEET TITLE
MEP1	MECHANICAL ELECTRICAL PLUMBING COVER SHEET
MEP2	SITE UTILITIES PLAN
MEP3	SITE LIGHTING PLAN
MEP4	SITE LIGHTING PLAN
M101	HVAC PLAN - FIRST & SECOND FLOORS
M102	HVAC PLAN - THIRD & FOURTH FLOORS
M501	HVAC DETAILS & SCHEDULES
EP101	POWER PLAN - FIRST & SECOND FLOORS
EP102	POWER PLAN - THIRD & FOURTH FLOORS
EL101	LIGHTING PLAN - FIRST & SECOND FLOORS
EL102	LIGHTING PLAN - THIRD & FOURTH FLOORS
E501	ELECTRICAL DETAILS
E601	ELECTRICAL SCHEDULES
FA101	FIRE PROTECTION PLAN - FIRST & SECOND FLOORS
FA102	FIRE PROTECTION PLAN - THIRD & FOURTH FLOORS
PS101	SANITARY SEWER PLAN - FIRST & SECOND FLOORS
PS102	SANITARY SEWER PLAN - THIRD & FOURTH FLOORS
PW101	WATER PLAN - FIRST & SECOND FLOOR
PW102	WATER PLAN - THIRD & FOURTH FLOORS
P501	PLUMBING DETAILS & SCHEDULES
UMEP1.2	ANSI-B - 1 BR - TYPE A - UNIT MEP PLAN
UMEP1.4	ANSI B - 1 BR - TYPE B - UNIT MEP PLAN
UMEP1.5	ANSI B - 1 BR - TYPE C - UNIT MEP PLAN
UMEP2.3.1	ANSI B - 2 BR - TYPE A - UNIT HVAC & WATER PLAN
UMEP2.3.2	ANSI B - 2 BR - TYPE A - UNIT POWER & LIGHTING PLAN
UMEP2.4.1	ANSI B - 2 BR - TYPE B - UNIT HVAC & WATER PLAN
UMEP2.4.2	ANSI B - 2 BR - TYPE B - UNIT POWER & LIGHTING PLAN

RELEASED FOR
CONSTRUCTION
As Noted on Plans Review

Professional Services Department
Missouri Department of Transportation

JAMES P. WATSON
NUMBER
PE-2015017071
PROFESSIONAL ENGINEER

James Watson, P.E. April 15, 2025
PE-2015017071
MO Certificate of Authority # 2018029680

J-SQUARED
ENGINEERING

2400 Bluff Creek Drive, Suite 101
Columbia, Missouri 65201
573.234.4492
www.j-squaredeng.com

J2 PROJECT No:	J21357
J2 DESIGN:	ACW
ISSUE TITLE	DATE
PERMIT SET	04 - 15 - 2025

MECHANICAL - ELECTRICAL - PLUMBING DESIGN DRAWINGS FOR:

The Village at Discovery Park Alura Apartments

Northeast Douglas Street
Lee's Summit, Jackson County, Missouri

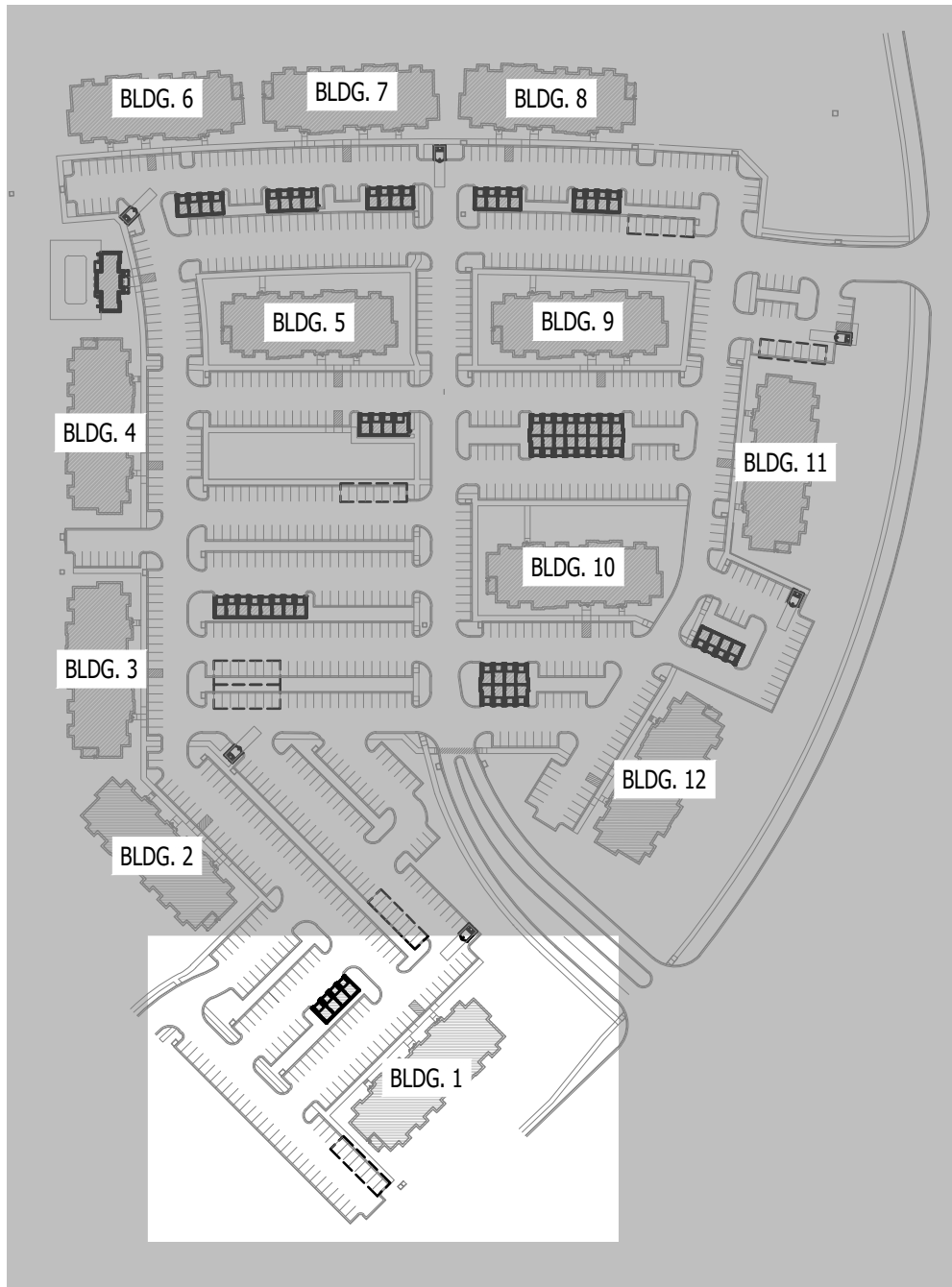
AHJ APPROVAL STAMP

SHEET TITLE

MECHANICAL
ELECTRICAL
PLUMBING
COVER SHEET

SHEET NUMBER

MEP1



SITE KEY PLAN
SCALE: 1" = 200 ft

SITE UTILITIES PLAN SYMBOL LEGEND

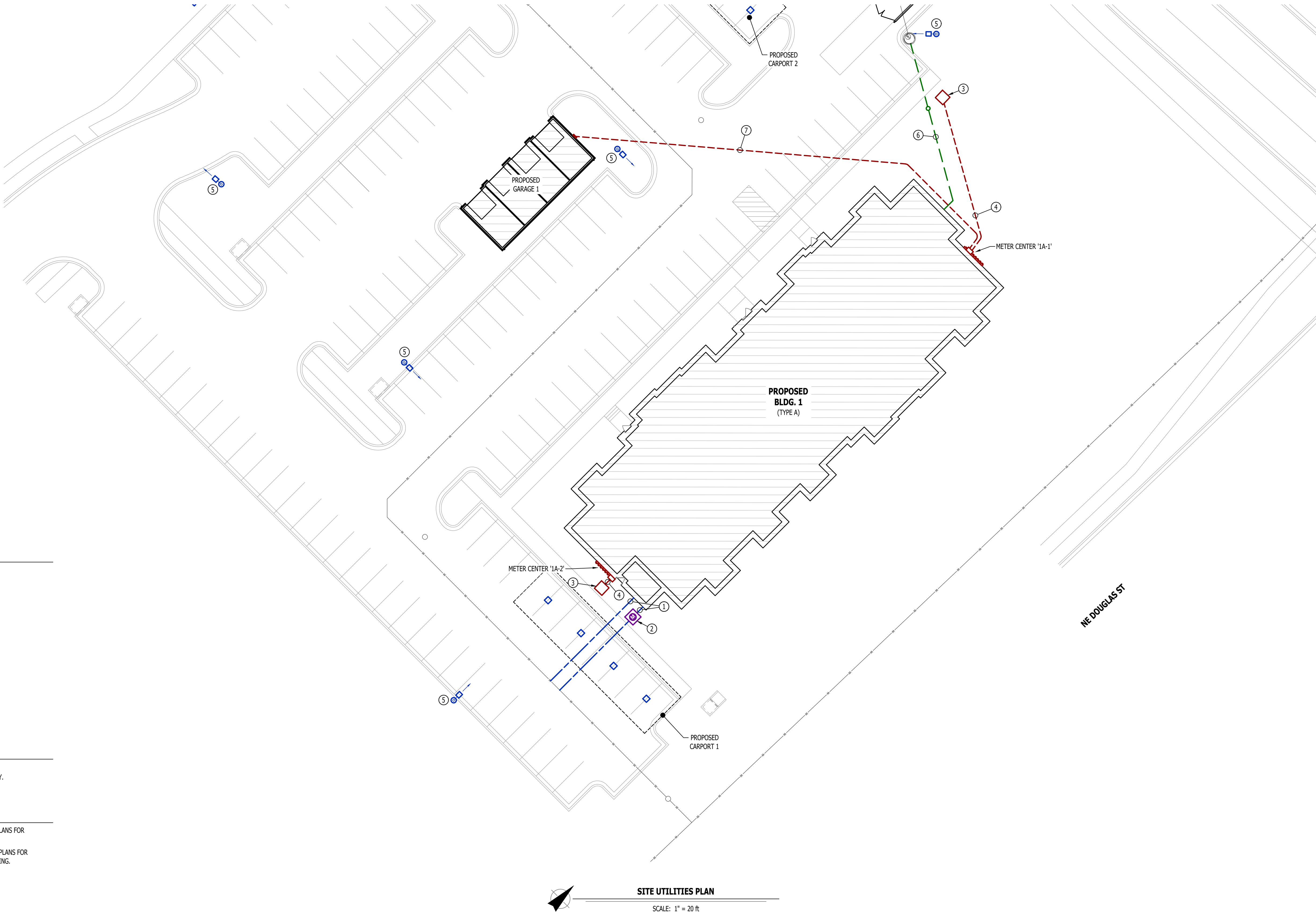
- SANITARY SEWER PIPING
- COLD WATER LINE
- WATER METER
- VALVE
- GAS LINE
- GAS METER
- TIE INTO EXISTING
- ELECTRIC

SITE UTILITIES PLAN GENERAL NOTES:

- REFER TO CIVIL PLANS FOR EXACT UTILITY LOCATIONS, CONNECTIONS, DETAILS, ETC.
- COORDINATE EXACT LOCATIONS OF ALL ELECTRICAL CONDUITS & EQUIPMENT WITH EVERGY.

SITE UTILITIES PLAN KEY NOTES:

- 6" UN-METERED SPRINKLER LINE & 3" CW DOMESTIC LINE TO RISER ROOM (SEE PLUMBING PLANS FOR CONTINUATION).
- (2) PARALLEL 2" CW LINES TO (2) PARALLEL 2" DOMESTIC METERS IN VAULT (SEE PLUMBING PLANS FOR DETAILS). (2) 2" CW LINES COMBIND DOWNSTREAM OF METERS TO (1) 3" CW LINE TO BUILDING.
- PROPOSED PAD-MOUNTED TRANSFORMER (SEE POWER RISER FOR DETAILS).
- UNDERGROUND SECONDARY CONDUIT/CONDUCTORS (SEE POWER RISER FOR DETAILS).
- POLE LIGHT (SEE SITE LIGHTING PLANS FOR DETAILS).
- 6" SAN (SEE PLUMBING PLANS FOR DETAILS).
- UNDERGROUND CONDUIT/CONDUCTORS FROM APARTMENT METER CENTER TO GARAGE (SEE GARAGE PLANS & POWER RISERS FOR DETAILS).



RELEASED FOR CONSTRUCTION
As Noted on Plans Review

Professional Engineer
James P. Watson
Number PE-2015017071
Professional Engineer

James Watson, P.E.
PE-2015017071
MO Certificate of Authority # 2018029680

April 15, 2025

J-SQUARED ENGINEERING

2400 Bluff Creek Drive, Suite 101
Columbia, Missouri 65201
573.234.4492
www.j-squaredeng.com

J2 PROJECT No:	J21357
J2 DESIGN:	ACW
ISSUE TITLE	DATE
PERMIT SET	04 - 15 - 2025

MECHANICAL - ELECTRICAL - PLUMBING DESIGN DRAWINGS FOR:

The Village at Discovery Park Alura Apartments

Northeast Douglas Street
Lee's Summit, Jackson County, Missouri

AHJ APPROVAL STAMP

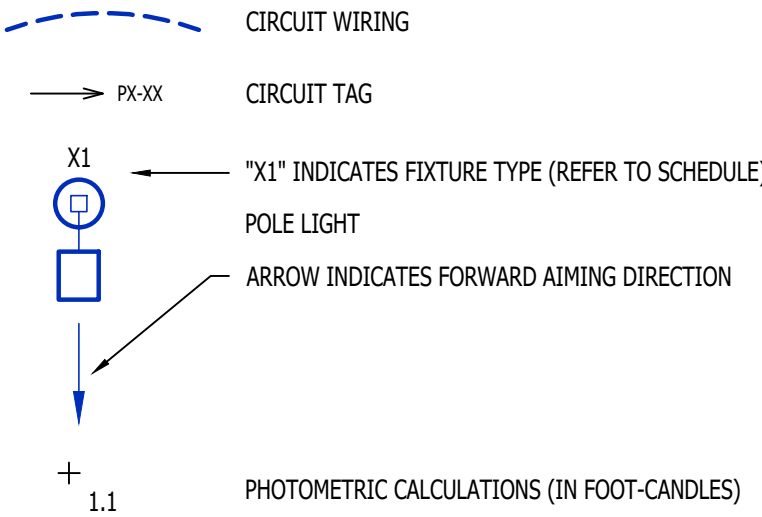
SHEET TITLE

SITE UTILITIES PLAN

SHEET NUMBER

MEP2

SITE LIGHTING PLAN SYMBOL LEGEND

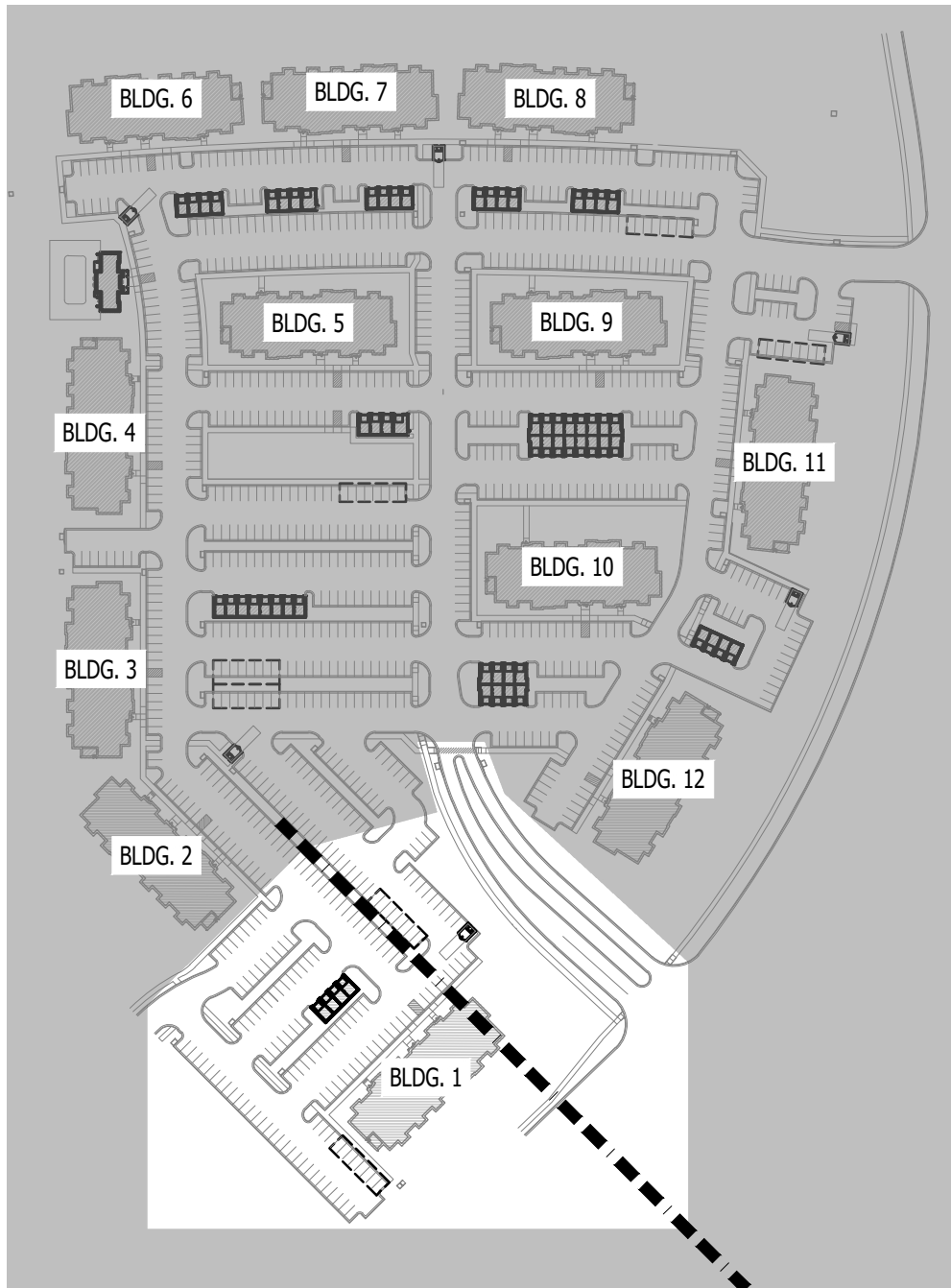


SITE LIGHTING PLAN GENERAL NOTES:

1. SITE PHOTOMETRIC VALUES SHOWN HAVE BEEN CALCULATED PER SPECIFIED LIGHT FIXTURES AT INDICATED MOUNTING HEIGHTS. ANY CHANGES OR ALTERATIONS TO LIGHTING LAYOUT SHOWN WILL REQUIRE RECALCULATING SITE PHOTOMETRICS AND WILL THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR / EQUIPMENT SUPPLIER.
2. PHOTOMETRIC CALCULATIONS SHOWN DO NOT INCLUDE EXISTING LIGHT FIXTURE(S), ONLY NEW POLE LIGHT FIXTURE(S) SHOWN. CALCULATIONS ALSO INCLUDE NEW POLE LIGHT FIXTURES ON ADJACENT LOTS AS PART OF THIS DEVELOPMENT. REFER TO ADJACENT BUILDING SITE LIGHTING AND MASTER SITE LIGHTING PLANS FOR DETAILS & CALCULATIONS SUMMARIES.
3. PHOTOMETRIC CALCULATIONS DO NOT INCLUDE CARPORT LIGHTING.
4. SEE SHEET MEP4 FOR LIGHT FIXTURE SCHEDULE.

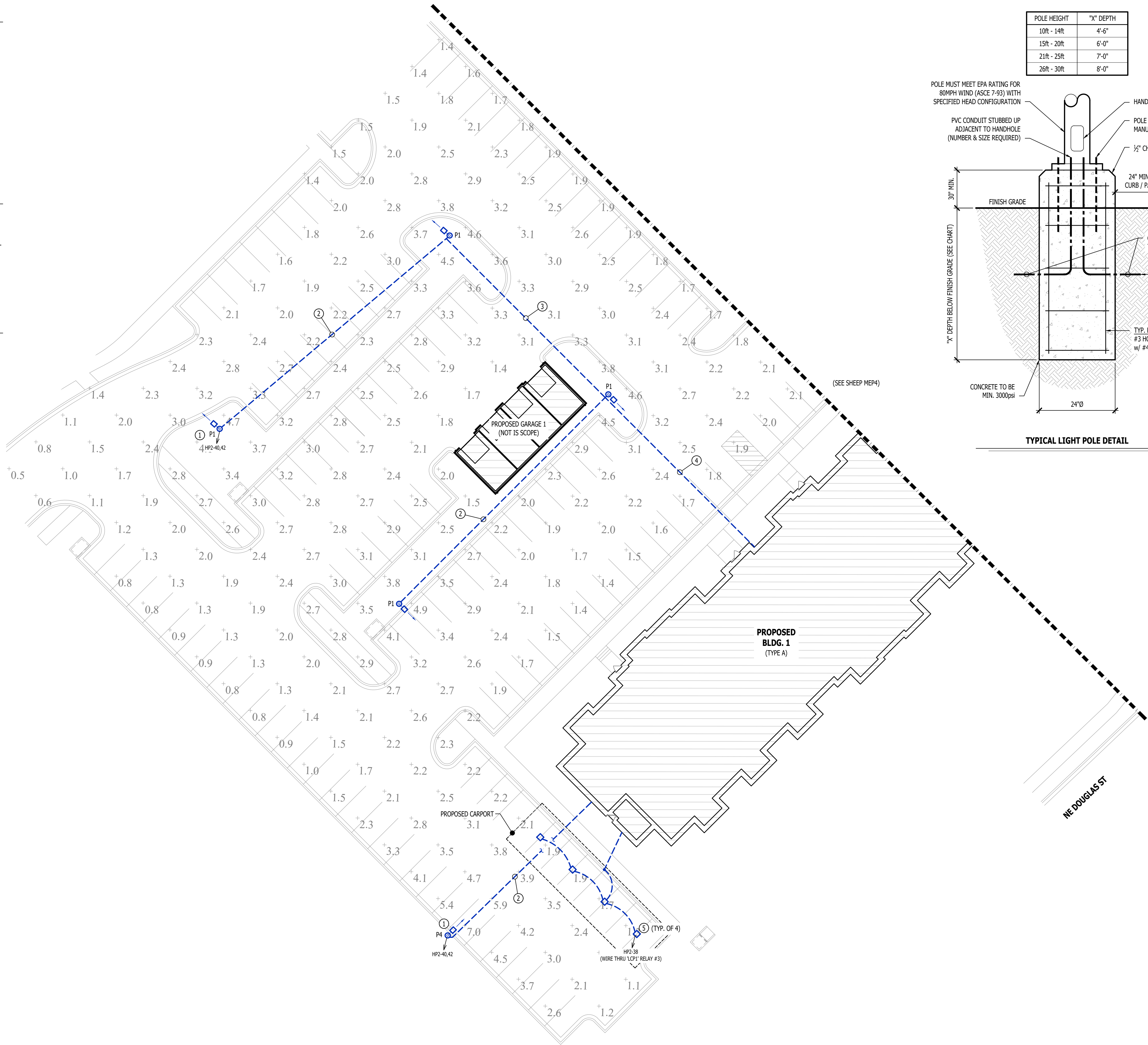
SITE LIGHTING PLAN KEY NOTES:

- ① WIRE THRU 'LCP1' RELAYS #1 & #2
- ② 1" CONDUIT WITH (2) #10 CU. & (1) #10 CU. EQ. GRD.
- ③ 1" CONDUIT WITH (2) #8 CU. & (1) #8 CU. EQ. GRD.
- ④ 1" CONDUIT WITH (2) #6 CU. & (1) #6 CU. EQ. GRD.
- ⑤ CARPORT LIGHTING FIXTURE EQUAL TO METALLUX #CLCS175; COORDINATE MOUNTING & DETAILS WITH CARPORT SUPPLIER/INSTALLER.



SITE KEY PLAN

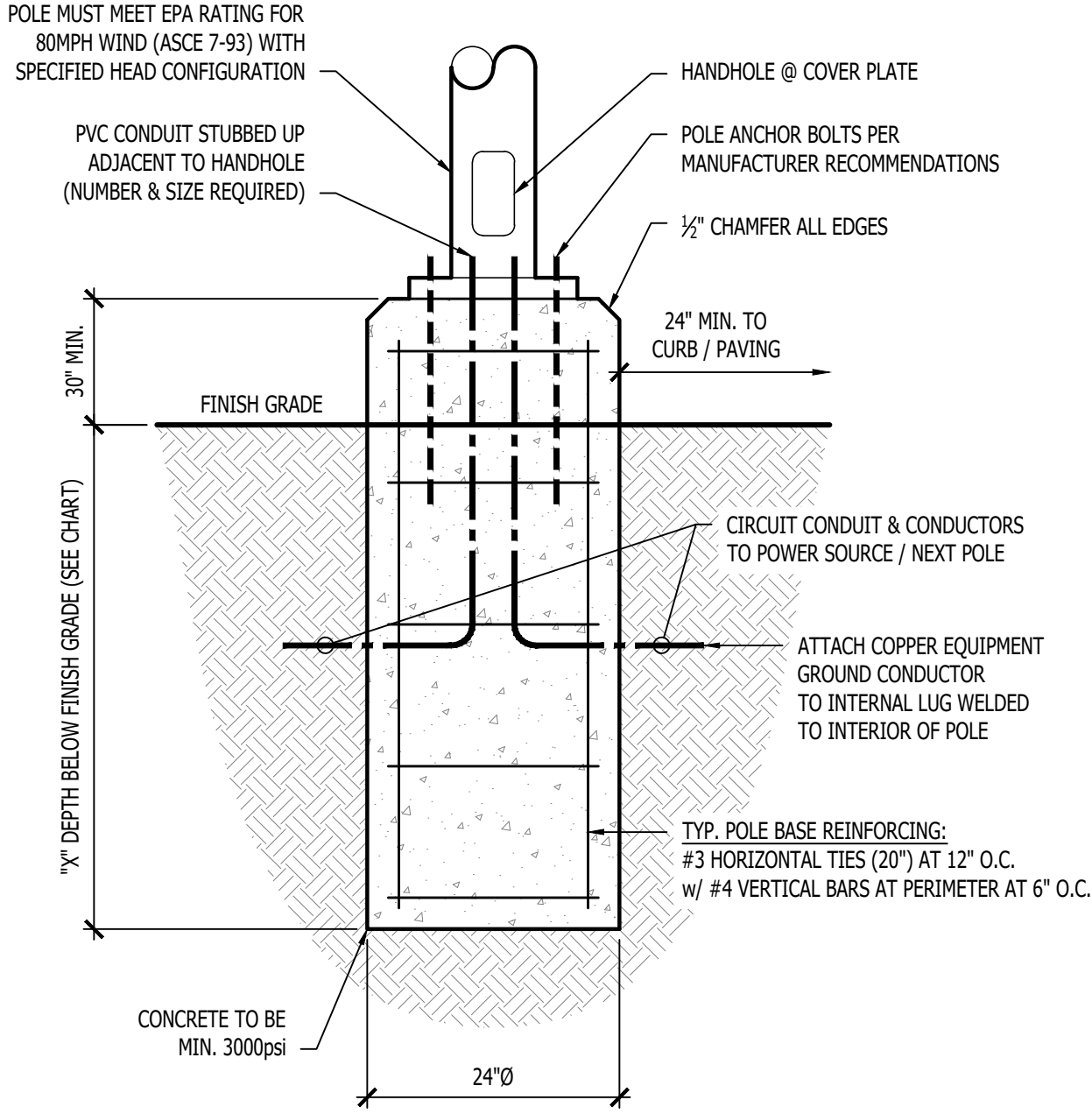
SCALE: 1" = 200 ft



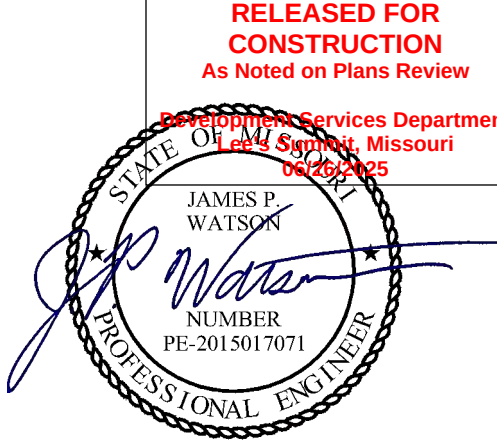
SITE LIGHTING PLAN

SCALE: 1" = 20 ft

POLE HEIGHT	"X" DEPTH
10ft - 14ft	4'-6"
15ft - 20ft	6'-0"
21ft - 25ft	7'-0"
26ft - 30ft	8'-0"



TYPICAL LIGHT POLE DETAIL



James Watson, P.E. April 15, 2025
PE-2015017071
MO Certificate of Authority # 2018029680



**J-SQUARED
ENGINEERING**

2400 Bluff Creek Drive, Suite 101
Columbia, Missouri 65201
573.234.4492
www.j-squaredeng.com

J2 PROJECT No: J21357

J2 DESIGN: ACW

ISSUE TITLE DATE

PERMIT SET 04 - 15 - 2025

MECHANICAL - ELECTRICAL - PLUMBING DESIGN DRAWINGS FOR:

The Village at Discovery Park Alura Apartments

Northeast Douglas Street
Lee's Summit, Jackson County, Missouri

AHJ APPROVAL STAMP

SHEET TITLE

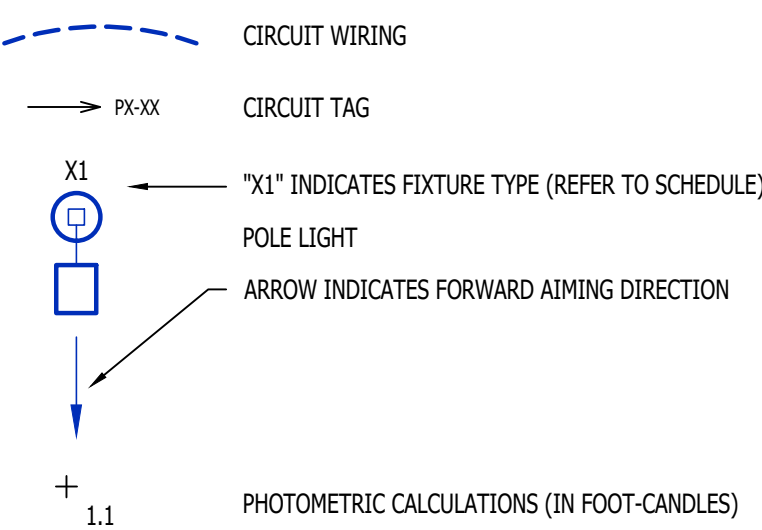
SITE LIGHTING
PLAN

SHEET NUMBER

MEP3

SITE LIGHTING FIXTURE SCHEDULE - BUILDING 1											
TAG	MANUFACTURER (OR EQUAL)	MODEL NUMBER (OR EQUAL)	DESCRIPTION	MOUNTING	LUMEN OUTPUT	CCT (°K)	CRI	VOLTS	WATTS	NOTES	
P1	MCGRAW-EDISON	PRV-XL-PA4B-740-U-SWQ	LED SITE LUMINAIRE	20' POLE ON 30" BASE	40,868	4000	70	UNV	303	WITH #MS/DIM-L40 MOTION SENSING DIMMING	
P3	MCGRAW-EDISON	PRV-XL-PA4B-740-U-T4W	LED SITE LUMINAIRE	20' POLE ON 30" BASE	39,057	4000	70	UNV	303	WITH #MS/DIM-L40 MOTION SENSING DIMMING	
P4	MCGRAW-EDISON	PRV-XL-PA3B-740-U-SWQ	LED SITE LUMINAIRE	20' POLE ON 30" BASE	63,118	4000	70	UNV	234	(2) FIXTURES POLE-MOUNTED BACK-TO-BACK; WITH #MS/DIM-L40 MOTION SENSING DIMMING	
P6	SUN VALLEY	COL21-VLED-VSQ-80LED-525MA-40K	DECORATIVE POLE LUMINAIRE	15' POLE ON 36" BASE	33,992	4000	70	208	252	(2) FIXTURES POLE-MOUNTED BACK-TO-BACK	
NOTES:											
1. LIGHT FIXTURES PROVIDED BY OWNER THRU NATIONAL ACCOUNT AND INSTALLED BY ELECTRICAL CONTRACTOR.											
2. ALL FIXTURE QUANTITIES TO BE VERIFIED BY ELECTRICAL CONTRACTOR PRIOR TO ORDERING.											
3. CONTACT JUSTIN HATFIELD (573) 289-0880 (JHATFIELD@LAIWEB.NET) OR PAUL WARNER (314) 531-3500 (PWARNER@LAIWEB.NET) AT LIGHTING ASSOCIATES FOR NATIONAL ACCOUNT DETAILS.											
4. CONTACT TRAVIS VOGT (417) 621-5210 (TVOGT@CED1135.COM) AT CED-PHILLIPS & COMPANY FOR NATIONAL ACCOUNT DETAILS.											

SITE LIGHTING PLAN SYMBOL LEGEND

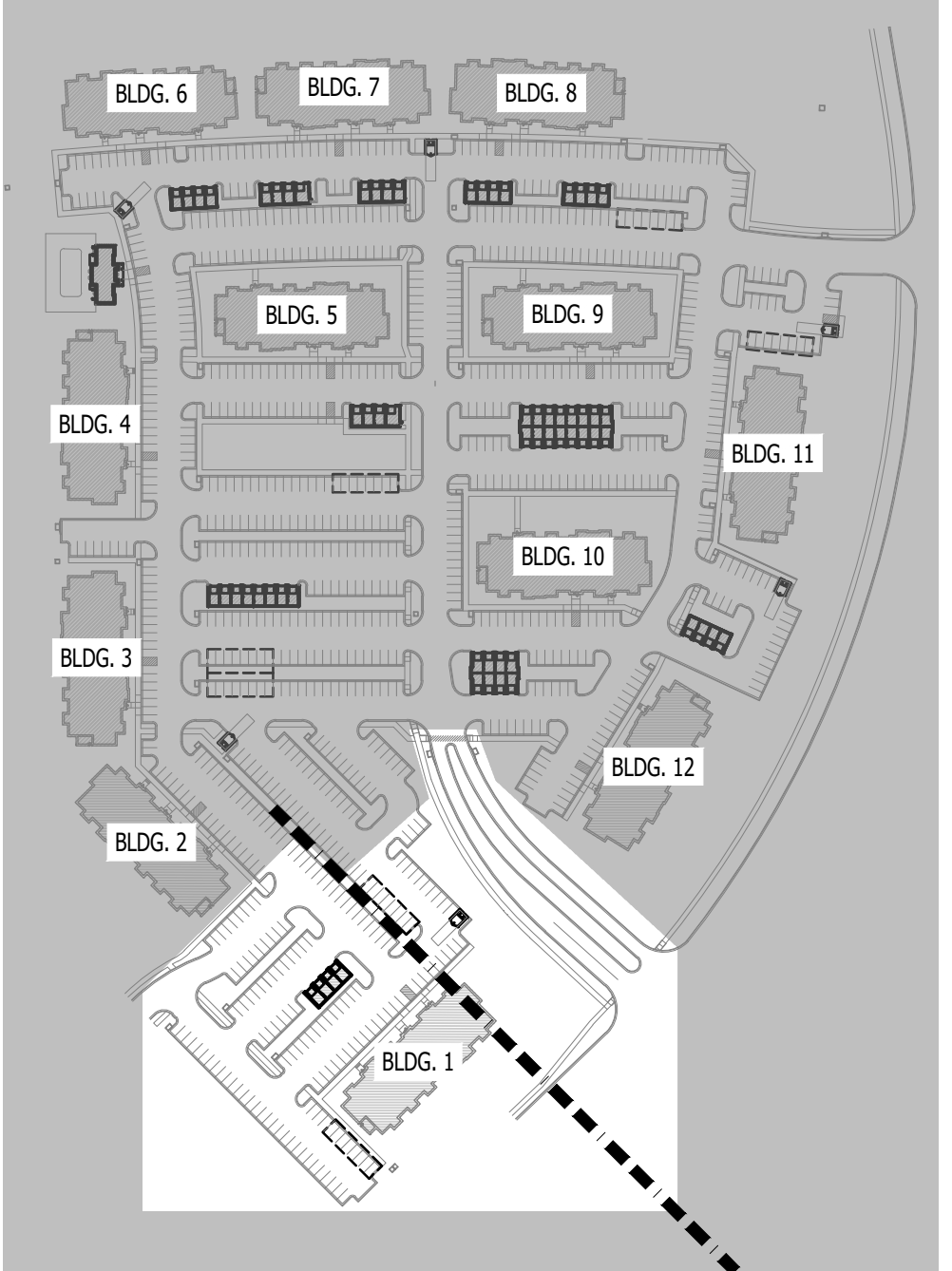
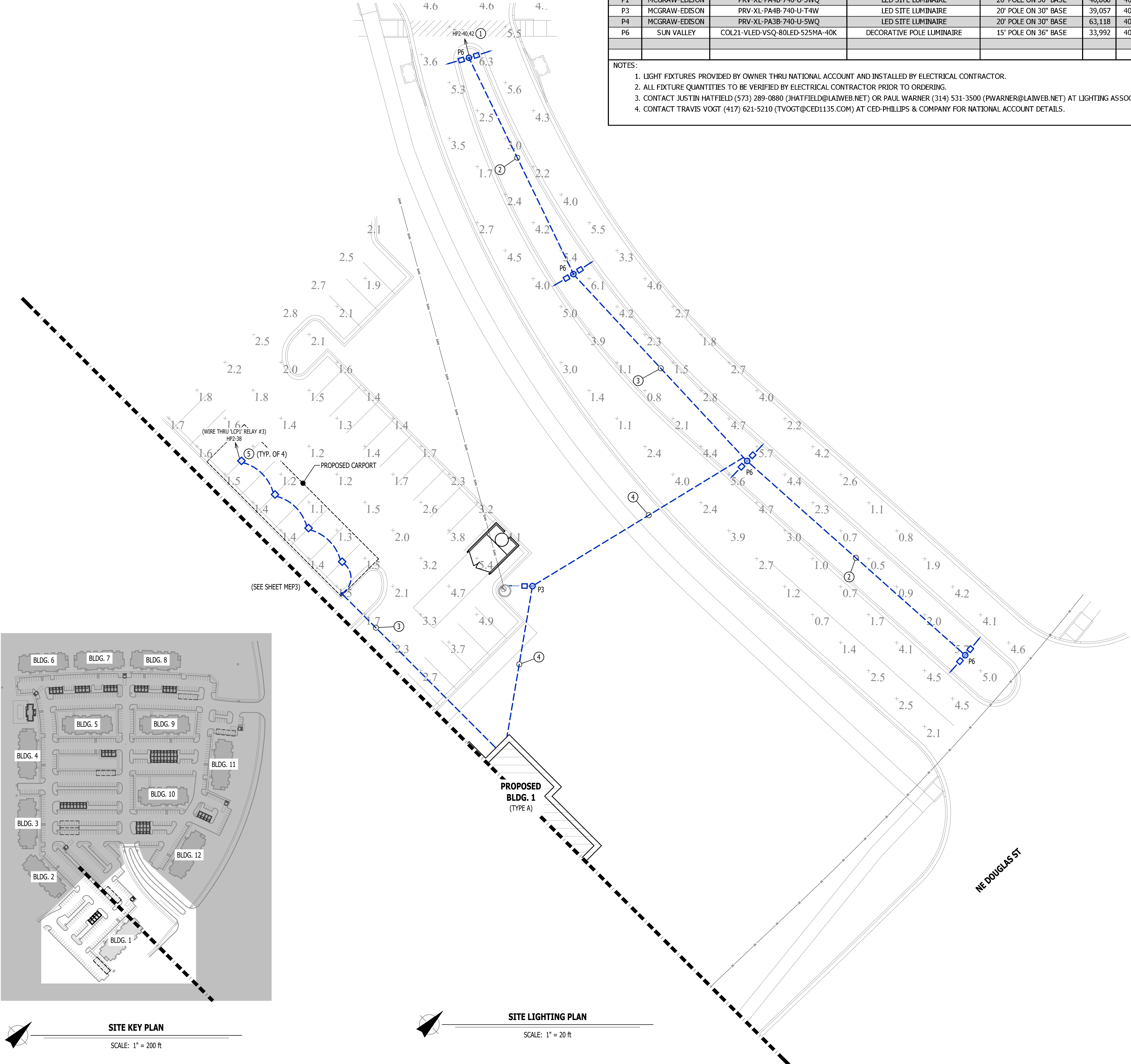


SITE LIGHTING PLAN GENERAL NOTES:

- SITE PHOTOMETRIC VALUES SHOWN HAVE BEEN CALCULATED PER SPECIFIED LIGHT FIXTURES AT INDICATED MOUNTING HEIGHTS. ANY CHANGES OR ALTERATIONS TO LIGHTING LAYOUT SHOWN WILL REQUIRE RECALCULATING SITE PHOTOMETRICS AND WILL BE THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR / EQUIPMENT SUPPLIER.
- PHOTOMETRIC CALCULATIONS SHOWN DO NOT INCLUDE EXISTING LIGHT FIXTURE(S), ONLY NEW POLE LIGHT FIXTURE(S) SHOWN. CALCULATIONS ALSO INCLUDE NEW POLE LIGHT FIXTURES ON ADJACENT LOTS AS PART OF THIS DEVELOPMENT. REFER TO ADJACENT BUILDING SITE LIGHTING AND MASTER SITE LIGHTING PLANS FOR DETAILS & CALCULATIONS SUMMARIES.
- PHOTOMETRIC CALCULATIONS DO NOT INCLUDE CARPORT LIGHTING.

SITE LIGHTING PLAN KEY NOTES:

- WIRE THRU 'LCP1' RELAYS #1 & #2
- 1" CONDUIT WITH (2) #10 CU. & (1) #10 CU. EQ. GRD.
- 1" CONDUIT WITH (2) #8 CU. & (1) #8 CU. EQ. GRD.
- 1" CONDUIT WITH (2) #6 CU. & (1) #6 CU. EQ. GRD.
- CARPORT LIGHTING FIXTURE EQUAL TO METALLUX #CLCS175; COORDINATE MOUNTING & DETAILS WITH CARPORT SUPPLIER/INSTALLER.



SITE KEY PLAN
SCALE: 1" = 200 ft

SITE LIGHTING PLAN
SCALE: 1" = 20 ft

HVAC PLAN SYMBOL LEGEND

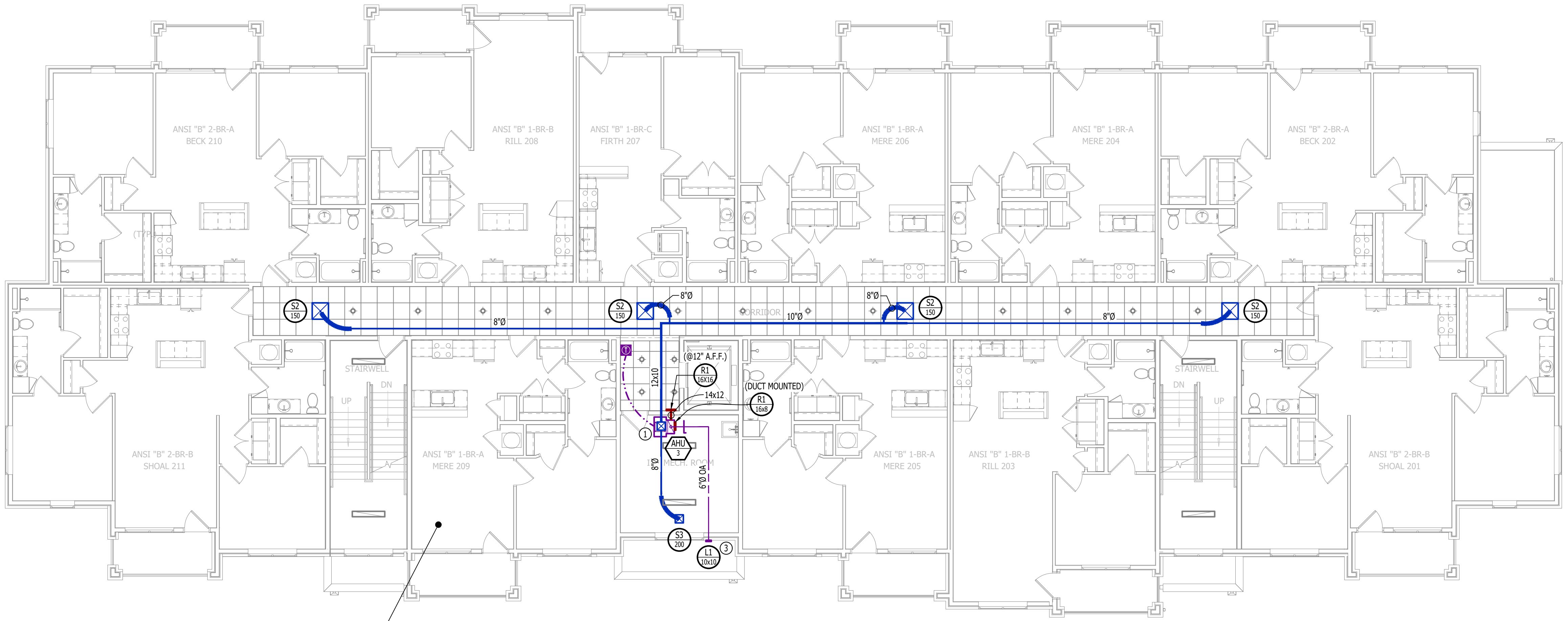
- EQUIPMENT TYPE (REFER TO EQUIPMENT SCHEDULE)
— EQUIPMENT REFERENCE NUMBER
— DIFFUSER/GRILLE TYPE (REFER TO SCHEDULE)
— CUBIC FEET PER MINUTE (CFM) / FACE SIZE
- SUPPLY DUCTWORK
— RETURN DUCTWORK
— EXHAUST DUCTWORK
— OUTSIDE AIR DUCTWORK
— FLEX DUCT
— CONDENSATION LINE
- ✕ TIE INTO EXISTING
✕ SUPPLY DIFFUSER (HATCH INDICATES "NO FLOW ZONE")
✕ RETURN DIFFUSER
— BALANCE DAMPER
— MOTORIZED DAMPER
— CEILING RADIATION DAMPER
— FIRE RATED DAMPER
— SMOKE DAMPER
② THERMOSTAT

HVAC PLAN GENERAL NOTES:

1. REFER TO M500 AND/OR M600 SERIES SHEETS FOR ADDITIONAL HVAC NOTES, DETAILS, REQUIREMENTS, AND SCHEDULES.
2. HVAC CONTRACTOR SHALL REVIEW ALL PROJECT DOCUMENTS AND COORDINATE LOCATION OF ALL EQUIPMENT, DUCTWORK, REFRIGERANT PIPING, CONDENSATE PIPING, HANGERS / SUPPORTS, ETC. WITH PLUMBING AND ELECTRICAL TRADES BEFORE INSTALLATION OF ANY MATERIAL. ADDITIONAL COSTS ASSOCIATED WITH LACK OF COORDINATION WILL NOT BE REIMBURSED.
3. ALL REFRIGERANT PIPING SHALL ROUTE WITHIN WALL CAVITIES AND ABOVE FINISHED CEILINGS TO REMAIN CONCEALED WHERE POSSIBLE. INSTALL PER MANUFACTURER'S SPECIFICATIONS.

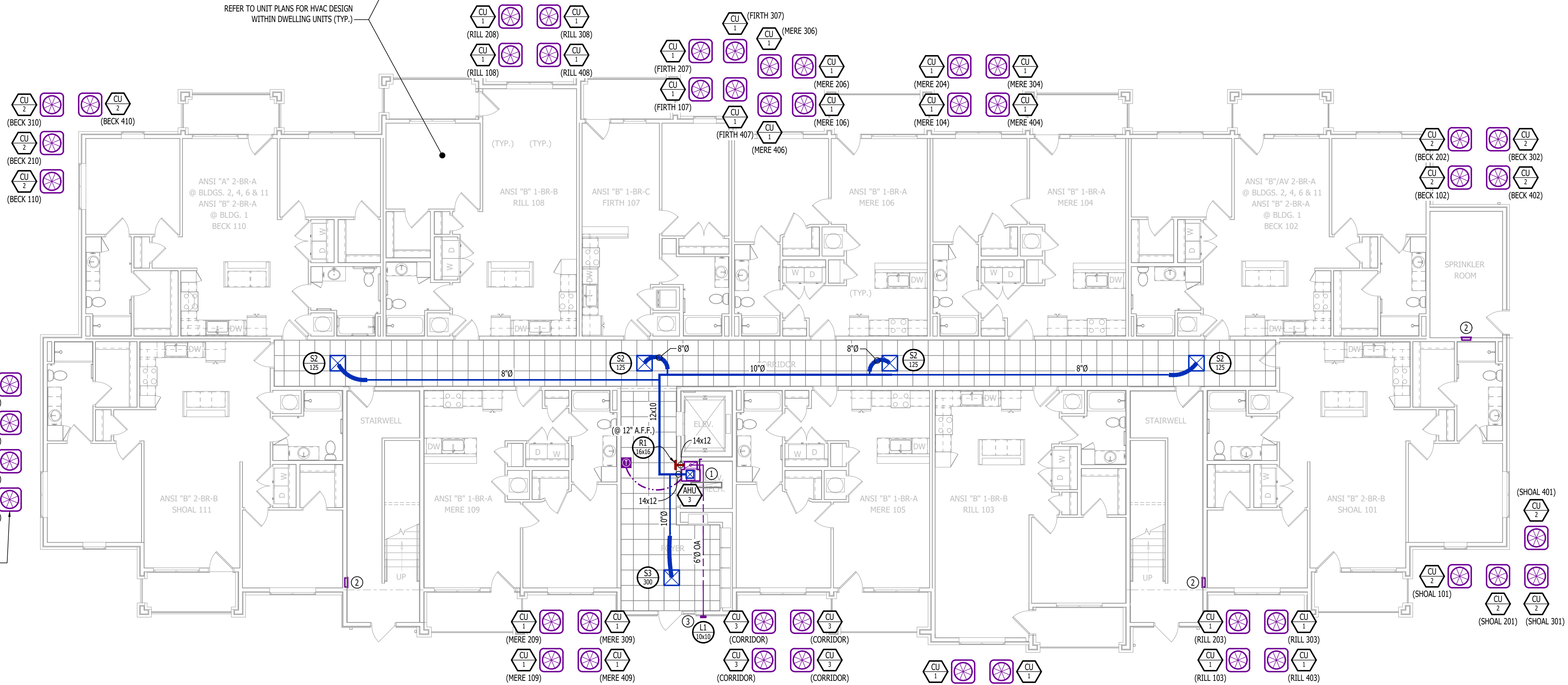
HVAC PLAN KEY NOTES:

- ① CONDENSATE DRAIN TO INDIRECT DISCHARGE TO FLOOR DRAIN WITHIN ROOM.
② WALL HEATER PROVIDED & INSTALLED BY ELECTRICIAN.
③ MAINTAIN 10' MINIMUM SEPARATION BETWEEN ALL MECHANICAL FRESH AIR INTAKES AND EXHAUST LOUVERS (TYP.).



HVAC PLAN - SECOND FLOOR

SCALE: 1/8" = 1'-0"



HVAC PLAN - FIRST FLOOR

SCALE: 1/8" = 1'-0"

HVAC PLAN SYMBOL LEGEND

- X

F

→
- EQUIPMENT TYPE (REFER TO EQUIPMENT SCHEDULE)

X

F

→

X

F

→

X

F

→

→

→

→

→

→

→

X

F

→

X

F

→

X

F

→

→

→

→

→

→

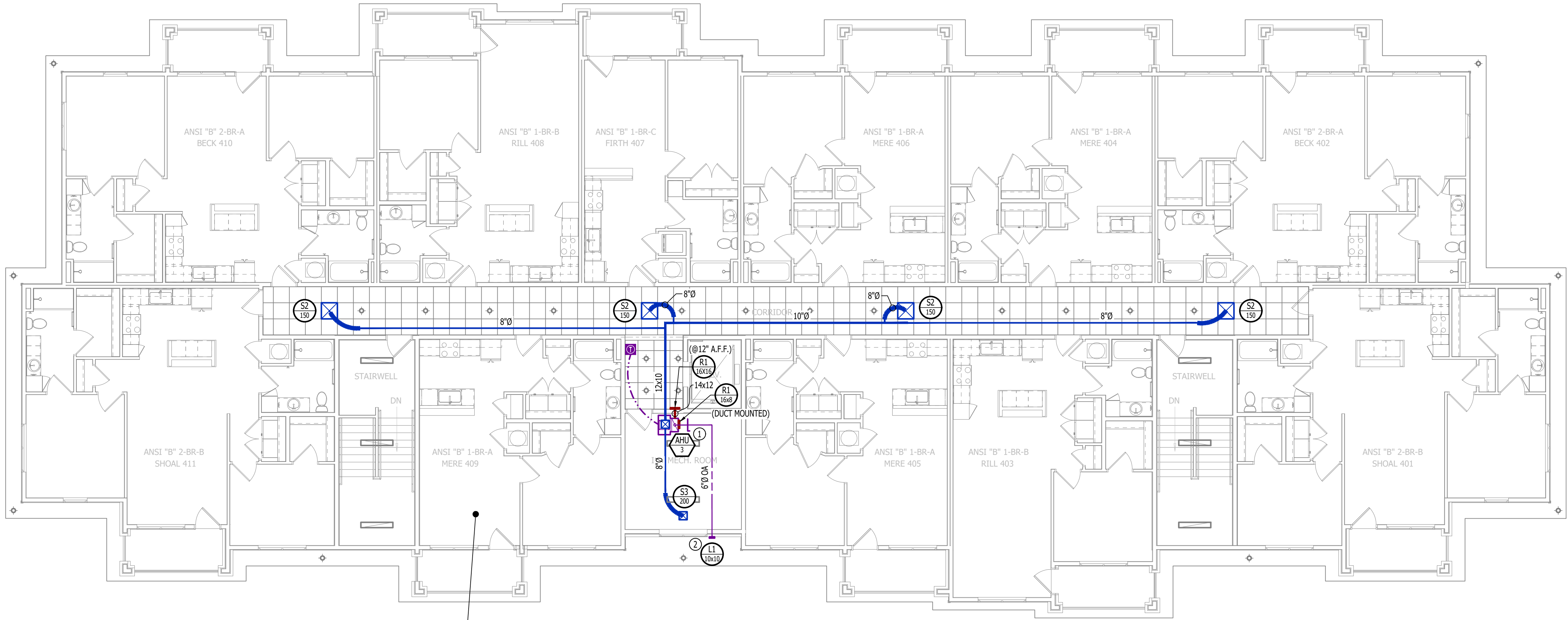
→

HVAC PLAN GENERAL NOTES:

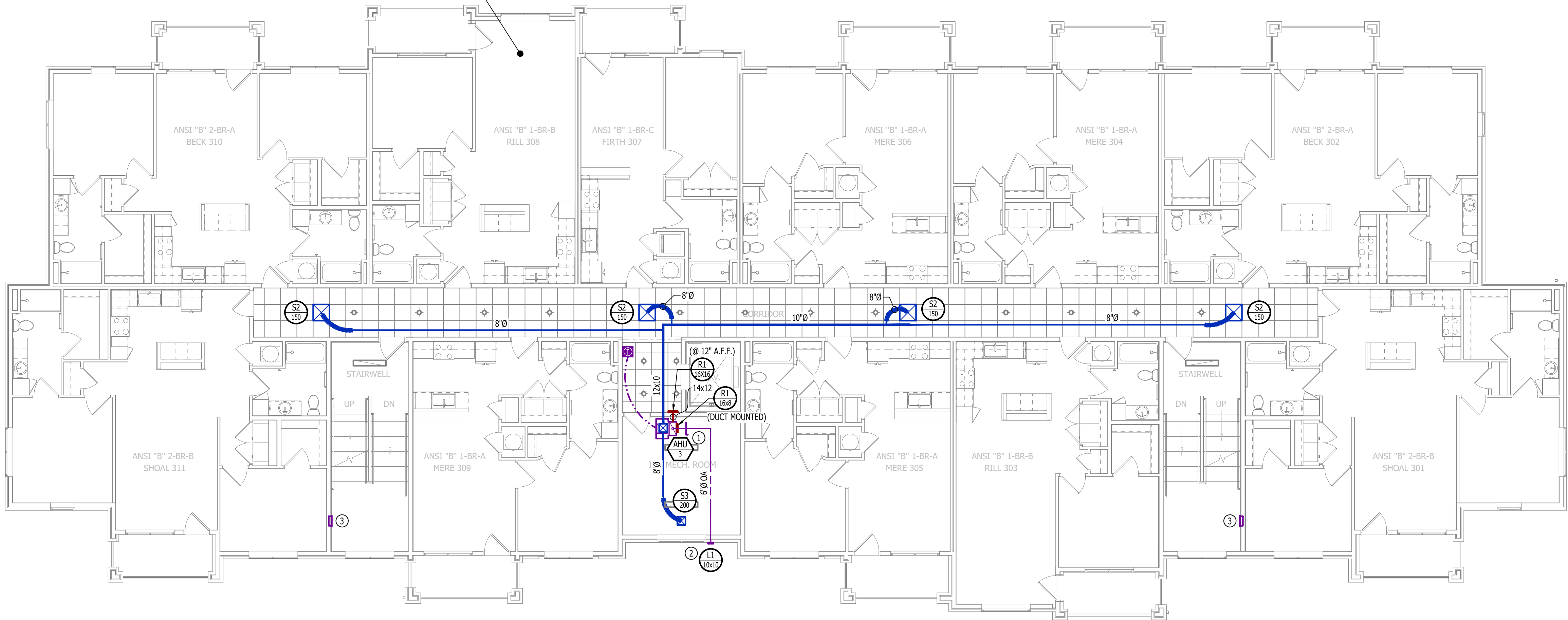
1. REFER TO M500 AND/OR M600 SERIES SHEETS FOR ADDITIONAL HVAC NOTES, DETAILS, REQUIREMENTS, AND SCHEDULES.
2. HVAC CONTRACTOR SHALL REVIEW ALL PROJECT DOCUMENTS AND COORDINATE LOCATION OF ALL EQUIPMENT, DUCTWORK, REFRIGERANT PIPING, CONDENSATE PIPING, HANGERS / SUPPORTS, ETC. WITH PLUMBING AND ELECTRICAL TRADES BEFORE INSTALLATION OF ANY MATERIAL. ADDITIONAL COSTS ASSOCIATED WITH LACK OF COORDINATION WILL NOT BE REIMBURSED.

HVAC PLAN KEY NOTES:

- ① CONDENSATE DRAIN TO INDIRECT DISCHARGE TO FLOOR DRAIN WITHIN ROOM.
- ② MAINTAIN 10" MINIMUM SEPARATION BETWEEN ALL MECHANICAL FRESH AIR INTAKES AND EXHAUST LOUVERS (TYP.).
- ③ WALL HEATER PROVIDED & INSTALLED BY ELECTRICIAN.



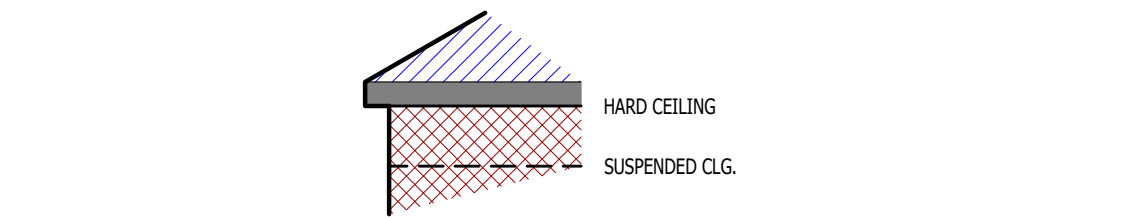
REFER TO UNIT PLANS FOR HVAC DESIGN
WITHIN DWELLING UNITS (TYP.)



HVAC SPECIFICATIONS

1. GENERAL
- 1.1. REFER TO GENERAL MEP SPECIFICATIONS SECTION FOR ADDITIONAL REQUIREMENTS.
2. WORKMANSHIP
- 2.1. COORDINATE WITH ALL OTHER TRADES SO THAT HVAC EQUIPMENT AND DUCT WORK DOES NOT BLOCK REQUIRED ACCESS OR CLEARANCE TO ANY EQUIPMENT, ACCESS PANELS, ELECTRICAL JUNCTION BOXES, ELECTRICAL PANELS, ETC.
- 2.2. ALL HVAC EQUIPMENT IS TO BE INSTALLED PER MANUFACTURER'S PUBLISHED RECOMMENDATIONS AND/OR INSTALLATION INSTRUCTIONS.
- 2.3. ALL EQUIPMENT TO BE INSTALLED LEVEL AND PLUMB, PARALLEL OR PERPENDICULAR TO BUILDING ORIENTATION WHERE POSSIBLE.
- 2.4. ROOFTOP MOUNTED RTU'S & EXHAUST FANS SHALL BE INSTALLED ON CURBS PER MANUFACTURER'S INSTRUCTIONS. CURB HEIGHT SHALL PROVIDE A MINIMUM OF 12" BETWEEN EQUIPMENT AND TOP OF ROOF IN ALL LOCATIONS.
- 2.5. GRADE MOUNTED RTUS, CONDENSING UNITS, AND HEAT PUMPS TO BE INSTALLED ON 4" REINFORCED CONCRETE PAD EXTENDING 4" BEYOND EACH EDGE OF THE EQUIPMENT, OR A MANUFACTURER APPROVED PRE-MANUFACTURED BASE.
- 2.6. APPROPRIATE ATTENTION SHALL BE GIVEN TO INDOOR AIR QUALITY THROUGHOUT CONSTRUCTION; PROTECT INSIDE OF NEW DUCTWORK & AIR-HANDLING EQUIPMENT FROM DUST, DIRT, DEBRIS, PAINT, MOISTURE, ETC. INSULATION SHALL BE REPLACED IF EXPOSED TO MOISTURE. AN INDEPENDENT, PROFESSIONAL DUCT CLEANING COMPANY SHALL CLEAN ALL NEW DUCTWORK IF EQUIPMENT WAS USED DURING CONSTRUCTION, AND EQUIPMENT/COILS SHALL ALSO BE THOROUGHLY CLEANED.
- 2.7. FIELD COORDINATE LOCATIONS OF ALL DIFFUSERS, GRILLES, REGISTERS, ETC. WITH LIGHT FIXTURE LOCATIONS AND ADJUST AS NECESSARY.
3. EQUIPMENT
- 3.1. ALL EQUIPMENT SHOWN ON MECHANICAL PLANS SHALL BE PROVIDED & INSTALLED BY MECHANICAL CONTRACTOR UNLESS NOTED OTHERWISE.
- 3.2. ALL EQUIPMENT MUST PROVIDE PERFORMANCE AS SPECIFIED ON PLANS. WHERE SPECIFIC MANUFACTURERS AND/OR MODELS ARE INDICATED ON PLANS, CONTRACTOR TO PROVIDE MODEL INDICATED OR APPROVED EQUAL. VERIFY SUBSTITUTION APPROVAL PRIOR TO PURCHASE OR INSTALLATION OF EQUIPMENT.
- 3.3. CONTRACTOR TO SUPPLY SUBMITTALS FOR ALL EQUIPMENT FOR REVIEW BY ARCHITECT AND ENGINEER. FORMAL APPROVAL SHALL BE RECEIVED BY CONTRACTOR PRIOR TO EQUIPMENT PURCHASE.
- 3.4. CONTRACTOR TO SHARE APPROVED EQUIPMENT SUBMITTALS WITH ANY PERTINENT ELECTRICAL OR PLUMBING REQUIREMENTS WITH RESPECTIVE CONTRACTORS WITHIN TWO WEEKS OF RECEIVING APPROVED SUBMITTALS FROM ARCHITECT/ENGINEER.
- 3.5. ALL EQUIPMENT SHOWN ON PLANS SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS WITH ADEQUATE ACCESS AND CLEARANCE FOR SERVICING OR REPLACEMENT.
- 3.6. ALL HORIZONTAL FURNACES WITH AC COILS SHALL BE EQUIPPED WITH CORROSION RESISTANT DRAIN PAIN. DRAIN PAN TO DISCHARGE TO SANITARY WASTE VIA INDIRECT CONNECTION WITH AIR GAP. DRAIN PAN TO PROVIDE SECONDARY OVERFLOW OR FLOAT SWITCH INTERLOCKED WITH UNIT TO SHUT DOWN UNIT ON HIGH WATER SIGNAL.
- 3.7. ALL EXTERIOR REFRIGERANT COILS TO BE PROTECTED BY FACTORY EQUIPPED HAIL GUARDS.
- 3.8. REFRIGERANT PIPING TO BE ACK COPPER OR TYPE L COPPER.
- 3.9. ALL AIR HANDLING EQUIPMENT SHALL BE EQUIPPED WITH MERV-8 FILTRATION AT RETURN OPENING UNLESS OTHERWISE NOTED.
- 3.10. ALL AIR FILTERS SHALL BE SIZED FOR A MAXIMUM FACE VELOCITY OF 500FPM.
- 3.11. PROVIDE & INSTALL ALL EQUIPMENT FLUES/VENTS PER MANUFACTURER'S SPECIFICATIONS. TERMINATIONS SHALL BE AT LEAST 10' FROM ANY FRESH AIR INTAKE.
- 3.12. PROVIDE NEW AIR FILTERS IN ALL EQUIPMENT PRIOR TO TESTING & BALANCING AND BEFORE TURNING OVER SYSTEM(S) TO OWNERSHIP.
- 3.13. IF ANY EXISTING EQUIPMENT IS TO BE REUSED, CLEAN AND INSPECT EQUIPMENT PRIOR TO BEGINNING WORK. VERIFY THAT EQUIPMENT IS IN GOOD WORKING CONDITION, REPORT ANY DEFICIENCIES TO ENGINEER.
4. DUCTWORK
- 4.1. DUCTWORK TO BE GALVANIZED STEEL, SEAL CLASS B, CONSTRUCTED PER SMACNA STANDARDS.
- 4.2. DUCTWORK THICKNESS:
- 4.2.1. 26 GA. MINIMUM UP TO 16" DUCT
- 4.2.2. 24 GA. UP TO 20"
- 4.2.3. 22 GA. UP TO 24"
- 4.2.4. 20 GA. UP TO 28"
- 4.2.5. 18 GA. UP TO 36"
- 4.3. TURNING VANES SHALL BE PROVIDED AND INSTALLED AT ALL 90° BENDS AND TEES.
- 4.4. ALL DUCT DIMENSIONS LISTED ARE TO INTERIOR OF DUCT LINER UNLESS NOTED OTHERWISE ON PLANS.
- 4.5. BALANCE DAMPERS MUST BE PROVIDED TO ALLOW ADJUSTMENT AT EACH AIR TERMINAL.
- 4.5.1. WHERE BRANCH TAKEOFF IS ACCESSIBLE (ABOVE LAY-IN CEILING OR EXPOSED DUCT), BALANCE DAMPER IS TO BE INSTALLED AT TAKEOFF.
- 4.5.2. WHERE TAKEOFF IS INACCESSIBLE (IN ATTIC OR SOFFIT), BALANCE DAMPER IS TO BE LOCATED SUCH THAT IT IS ACCESSIBLE FROM FACE OF AIR DEVICE.
- 4.6. HVAC CONTRACTOR RESPONSIBLE FOR ALL DUCTWORK TRANSITIONS AND FITTINGS AS REQUIRED FOR FINAL CONNECTIONS TO HVAC EQUIPMENT.
- 4.7. UNLESS NOTED OTHERWISE ON PLANS, FLEXIBLE DUCT CONNECTIONS MAY USED FROM BRANCH DUCTS TO FINAL AIR DEVICES, BUT SHALL NOT EXCEED 8'-0" IN LENGTH. FLEXIBLE DUCT CONNECTORS MUST BE SUPPORTED PER PLAN DETAILS.
5. INSULATION
- 5.1. DUCTWORK
- 5.1.1. SEE "TYPICAL DUCT INSULATION DIAGRAM" FOR INSTALLATION SPECIFIC REQUIREMENTS.
- 5.1.2. INTERNAL DUCT LINER TO BE EQUAL TO 'JOHNS MANVILLE LINACOUSTIC R-300'.
- 5.1.3. EXTERNAL DUCT WRAP TO INCLUDE VAPOR BARRIER. EQUAL TO 'JOHNS MANVILLE MICROLITE' WITH FSK JACKET.
- 5.1.4. WHERE INSULATION IS REQUIRED IN "TYPICAL DUCT INSULATION DIAGRAM", INCLUDE INSULATION ON ALL FITTINGS, INCLUDING CANVAS FLEX CONNECTION FITTINGS.
- 5.2. REFRIGERANT PIPING
- 5.2.1. SPLIT SYSTEM (SUCTION LINE ONLY) - 1" CLOSED CELL ELASTOMERIC FOAM (EQUAL TO 'ARMAFLEX AP').
- 5.3. VRV/VRF SYSTEMS (BOTH SUCTION AND HOT GAS LINES) 1½" EPDM (EQUAL TO 'AEROFLEX AEROCCEL AC') WITHIN CONDITIONED SPACES & 2" EPDM (EQUAL TO 'AEROFLEX AEROCCEL AC') IN UNCONDITIONED SPACES, AND WITH BANDED ALUMINUM SHIELDING IN EXTERIOR SPACES.
- 5.4. CONDENSATE PIPING
- 5.4.1. SPLIT SYSTEMS - WHERE CONDENSATE PIPING IS LOCATED IN UNCONDITIONED SPACE, INSULATE WITH ½" ELASTOMERIC. NO INSULATION REQUIRED WITHIN CONDITIONED SPACES.
- 5.4.2. VRV/VRF - INSULATE WITH ½" ELASTOMERIC.
6. TESTING AND BALANCING
- 6.1. ALL SYSTEMS MUST BE BALANCED TO WITHIN 10% OF VALUES INDICATED ON PLAN.
- 6.2. HVAC CONTRACTOR TO PROVIDE WRITTEN BALANCE REPORT INCLUDING FLOW VALUES INDICATED ON PLANS, INITIAL MEASURED FLOW VALUES, AND FINAL MEASURED VALUES.
- 6.3. THIRD PARTY CERTIFIED TEST AND BALANCE NOT REQUIRED UNLESS OTHERWISE NOTED ON PLANS OR WITHIN PROJECT MANUAL.

SPLIT SYSTEM SCHEDULE														
TAG	EQUIPMENT DESCRIPTION	AREA SERVED	SIZE (TONS)	ORIENTATION	TOTAL AIRFLOW (CFM)	OA AIRFLOW MAX / MIN (CFM)	HEATING	COOLING (IA: 80 DB/ 67 WB, OA: 95 DB)			ELECTRICAL			NOTES
								ELECTRIC (KW) 240V (208V)	SENSIBLE (KBTU)	TOTAL (KBTU)	MIN EFF. (SEER)	VOLTS/PH	MCA	
							AHU-1							
AHU-2	AIR HANDLER	APARTMENTS	2.0	UPFLOW	800	-	10 (7.2)	-	-	-	208/1	51	60	1, 2
AHU-3	AIR HANDLER	CORRIDORS	2.0	UPFLOW	800	60 / 60	10 (7.2)	-	-	-	208/1	51	60	1, 2
CU-1	CONDENSING UNIT	APARTMENTS	1.5	-	-	-	-	13.2	17.8	13	208/1	12	20	3, 4
CU-2	CONDENSING UNIT	APARTMENTS	2.0	-	-	-	-	17.2	23.0	13	208/1	18	30	3, 4
CU-3	CONDENSING UNIT	CORRIDORS	2.0	-	-	-	-	17.2	23.0	13	208/1	18	30	3, 4
NOTES:														
1. PROVIDE AND INSTALL 7 DAY PROGRAMABLE HONEYWELL THERMOSTAT. COORDINATE EXACT MOUNTING LOCATION WITH OWNER.														
2. INCLUDE CORROSION RESISTANT DRAIN PAN WITH OVERFLOW SWITCH WIRED TO SHUT DOWN UNIT.														
3. WITH FACTORY HAIL GUARD.														
4. LOW AMBIENT PACKAGE FOR OPERATION TO 0° F.														



DUCT INSIDE THERMAL ENVELOPE INSULATION REQUIREMENTS

- RECTANGULAR
- SUPPLY = 1" LINER
 - RETURN = 1" LINER
 - EXHAUST = NONE
 - OUTSIDE AIR = 2" WRAP

- ROUND
- SUPPLY = 1½" WRAP
 - RETURN = NONE
 - EXHAUST = NONE
 - OUTSIDE AIR = 2" WRAP

- SPIRAL
- SUPPLY = NONE
 - RETURN = NONE
 - EXHAUST = NONE
 - OUTSIDE AIR = 2" WRAP

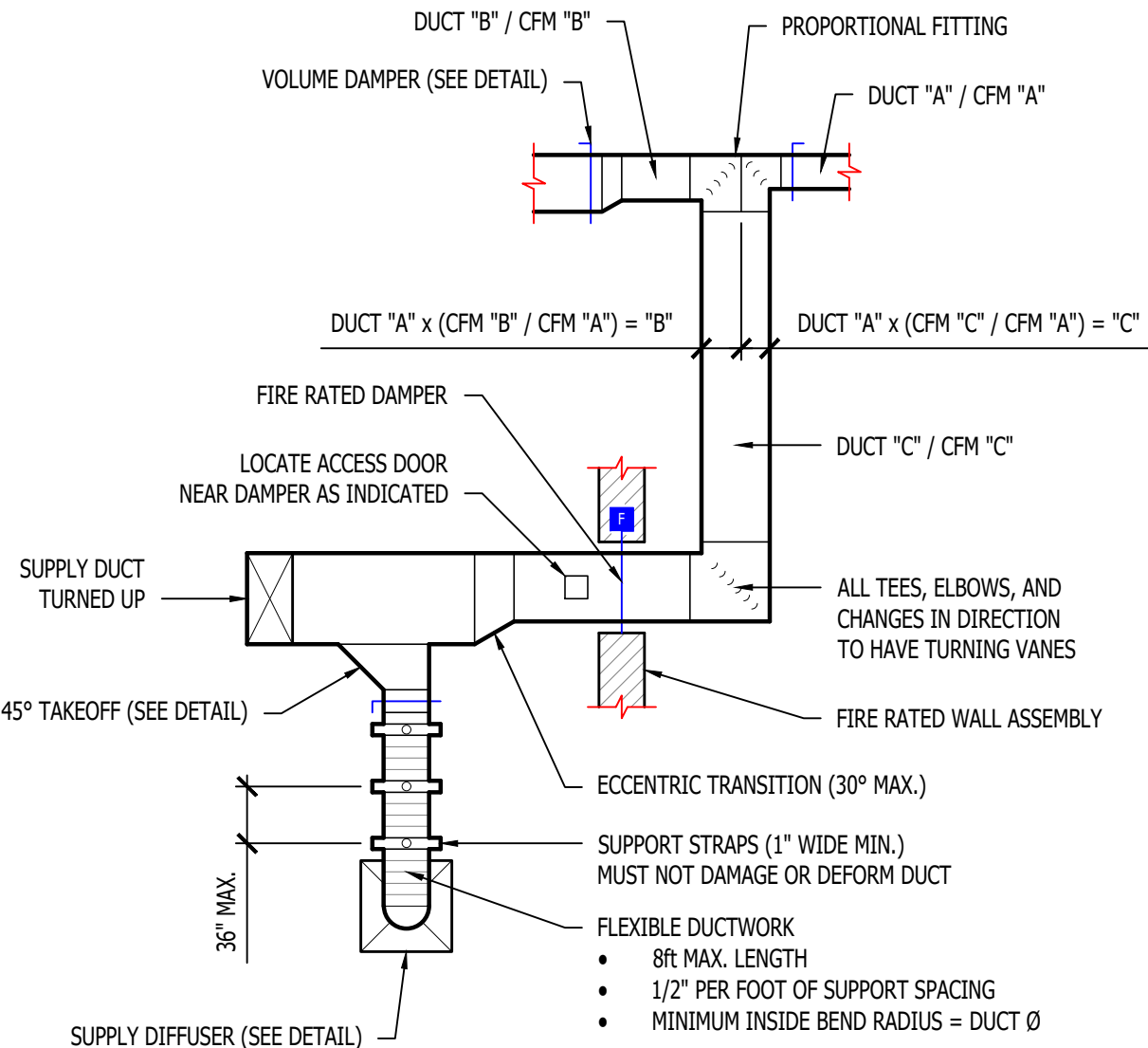
DUCT OUTSIDE THERMAL ENVELOPE INSULATION REQUIREMENTS

- RECTANGULAR
- SUPPLY = 1" LINER & 1½" WRAP
 - RETURN = 1" LINER & 1½" WRAP
 - EXHAUST = 1½" WRAP
 - OUTSIDE AIR = NONE

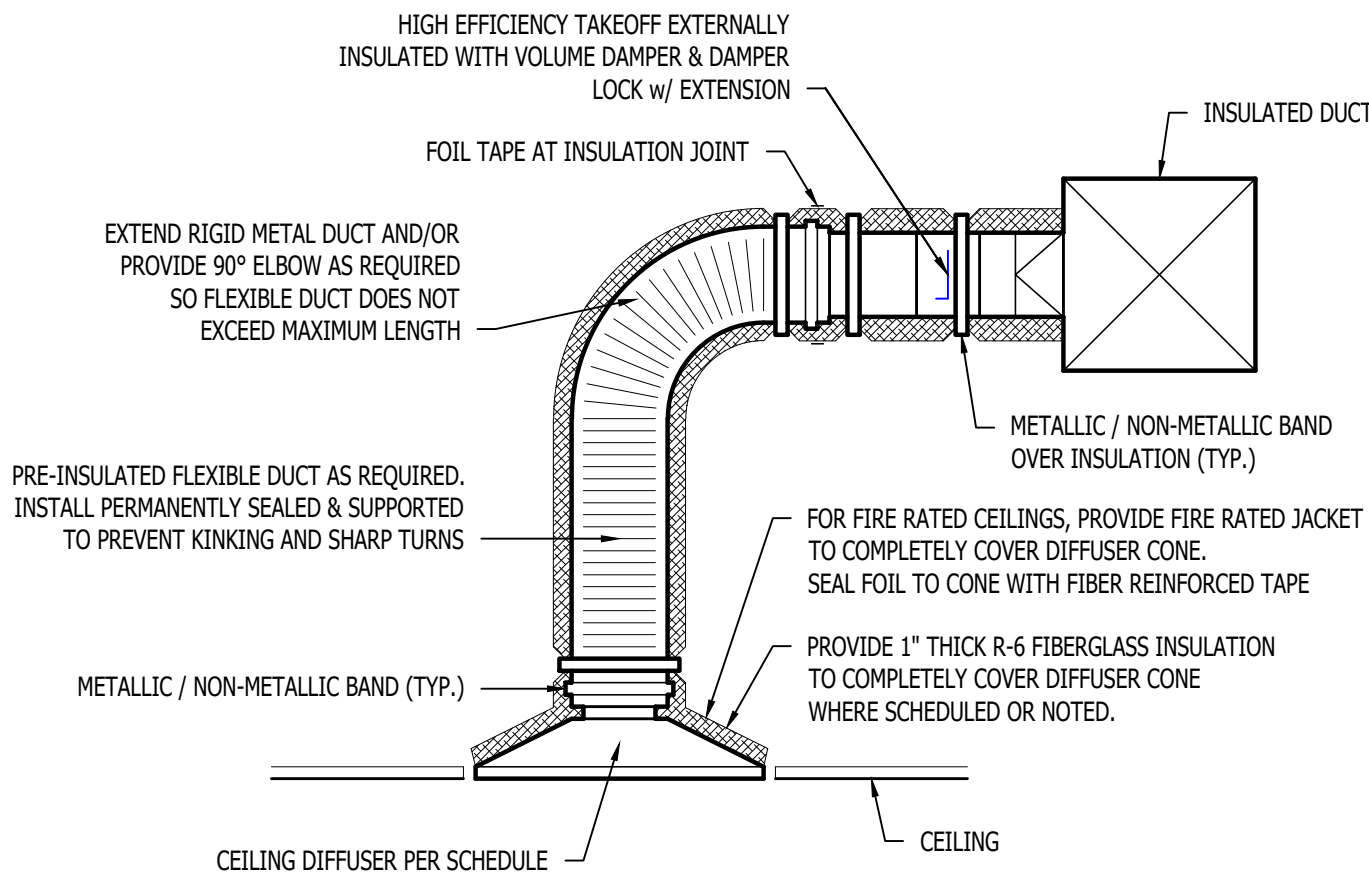
- ROUND
- SUPPLY = 2" WRAP
 - RETURN = 2" WRAP
 - EXHAUST = 1½" WRAP
 - OUTSIDE AIR = NONE

- SPIRAL
- SUPPLY = 2" WRAP
 - RETURN = 2" WRAP
 - EXHAUST = 1½" WRAP
 - OUTSIDE AIR = NONE

TYPICAL BUILDING INTERIOR DUCT INSULATION DIAGRAM

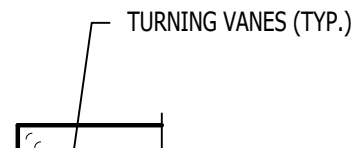


TYPICAL DUCTWORK DETAIL

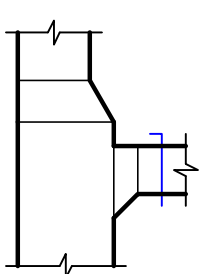


TYPICAL LAY-IN DIFFUSER DETAIL

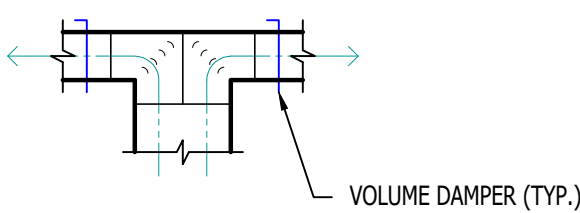
90° ELBOW (SUPPLY / RETURN)



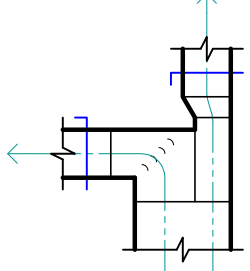
"T" BRANCH (SUPPLY / RETURN)



"T" BRANCH (SUPPLY)



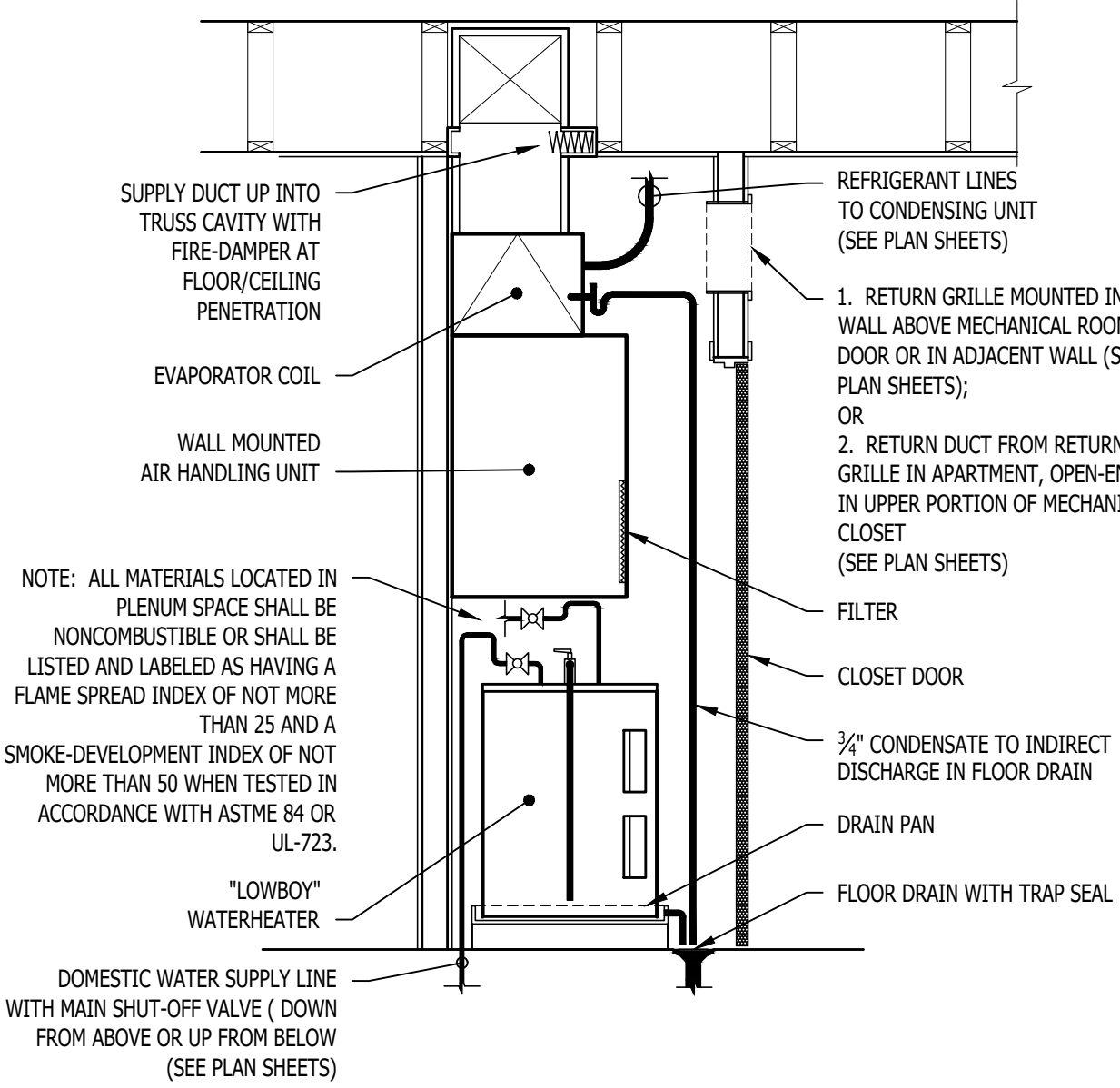
"T" BRANCH (SUPPLY)



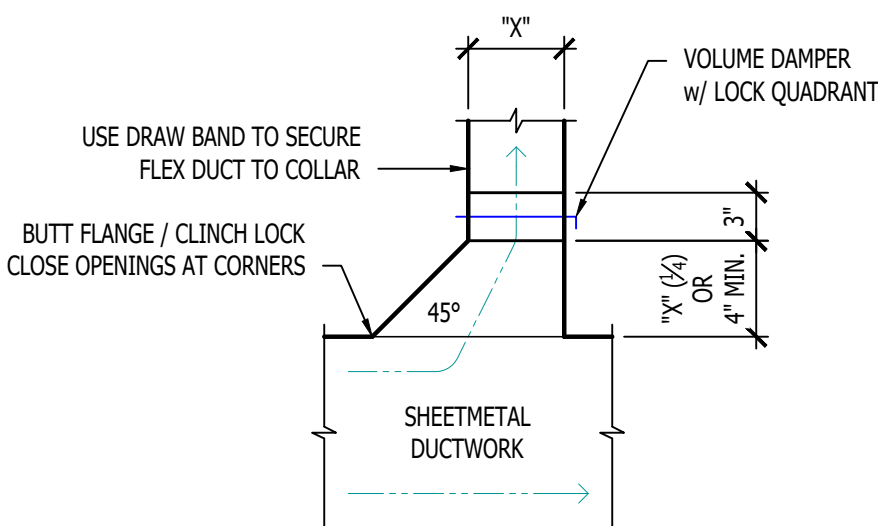
TYPICAL DUCTWORK FITTINGS DETAIL

AIR DEVICE SCHEDULE						
TAG	SERVICE	MANUFACTURER (OR EQUAL)	MODEL (OR EQUAL)	SIZE	COLOR / FINISH	NOTES
L1	OA / EXH	POTTORFF	EFD	AS INDICATED	PRIMED	PAINT TO MATCH EXTERIOR
R1	RETURN	PRICE	530	AS INDICATED	WHITE	
S1	SUPPLY	PRICE	520	12x6	WHITE	WITH CEILING RADIATION DAMPER
S2	SUPPLY	PRICE	SPD	24x24	WHITE	
S3	SUPPLY	PRICE	SPD	12x12	WHITE	WITH DRYWALL MOUNTING KIT
NOTES:						
1. VERIFY AIR DEVICE FINISHES WITH OWNER/ARCHITECT PRIOR TO INSTALLATION						

EXHAUST FAN SCHEDULE									
TAG	EQUIPMENT TYPE	MANUFACTURER (OR EQUAL)	MODEL (OR EQUAL)	FLOW		ELECTRICAL			NOTES
				CFM	S.P.	VOLT/PH	MCA	OCP	
EF-1	EXHAUST FAN	BROAN / NUTONE	AE50	50	1/8"	120	1	20	1, 2
NOTES:									
1. WITH BACKDRAFT DAMPER									
2. WITH CEILING RADIATION DAMPER									



STACKED WATER HEATER / AHU DETAIL



TYPICAL 45° TAKEOFF DETAIL

RELEASED FOR CONSTRUCTION
As Noted on Plans Review

JAMES P. WATSON
PROFESSIONAL ENGINEER
NUMBER PE-2015017071

James Watson, P.E.
PE-2015017071
MO Certificate of Authority # 2018029680

April 15, 2025

J-SQUARED ENGINEERING

2400 Bluff Creek Drive, Suite 101
Columbia, Missouri 65201
573.234.4492
www.j-squaredeng.com

J2 PROJECT No:	J21357
J2 DESIGN:	ACW
ISSUE TITLE	DATE
PERMIT SET	04 - 15 - 2025

MECHANICAL - ELECTRICAL - PLUMBING DESIGN DRAWINGS FOR:

The Village at Discovery Park Alura Apartments

Northeast Douglas Street
Lee's Summit, Jackson County, Missouri

AHJ APPROVAL STAMP

SHEET TITLE

HVAC DETAILS & SCHEDULES

SHEET NUMBER

M501

J2 PROJECT No:	J21357
J2 DESIGN:	ACW
ISSUE TITLE	DATE
PERMIT SET	04 - 15 - 2025

The Village at Discovery Park Alura Apartments

MECHANICAL - ELECTRICAL - PLUMBING DESIGN DRAWINGS FOR:

Northeast Douglas Street
Lee's Summit, Jackson County, Missouri

POWER PLAN SYMBOL LEGEND

- CIRCUIT WIRING
- CIRCUIT TAG
- JUNCTION BOX
- RECEPTACLE
- INDICATES MOUNTING HEIGHT TO BOTTOM OF BOX (STANDARD @ 18" AFF UNLESS NOTED OTHERWISE)
- "WP" = WEATHERPROOF OUTDOOR RECEPTACLE
- "AW" = ABOVE WINDOW RECEPTACLE
- "AC" = ABOVE CEILING RECEPTACLE
- "EX" = EXISTING RECEPTACLE TO REMAIN
- GFCI DUPLEX CONVENIENCE RECEPTACLE
- 208V RECEPTACLE
- QUADPLEX CONVENIENCE RECEPTACLE
- USB OUTLET WITH USB-A & USB-C CHARGING PORT
- DATA / PHONE JACK BOX WITH 1" CONDUIT & PULL STRING UP TO CEILING SPACE (STANDARD @ 18" AFF UNLESS NOTED OTHERWISE)
- WIRELESS ACCESS POINT, CEILING MOUNTED
- FLOOR RECEPTACLE
- FLOOR DATA
- DISCONNECT
- FUSED DISCONNECT
- FUSED SWITCH
- STARTER / DISCONNECT
- TIE INTO EXISTING

SECURITY PLAN SYMBOL LEGEND

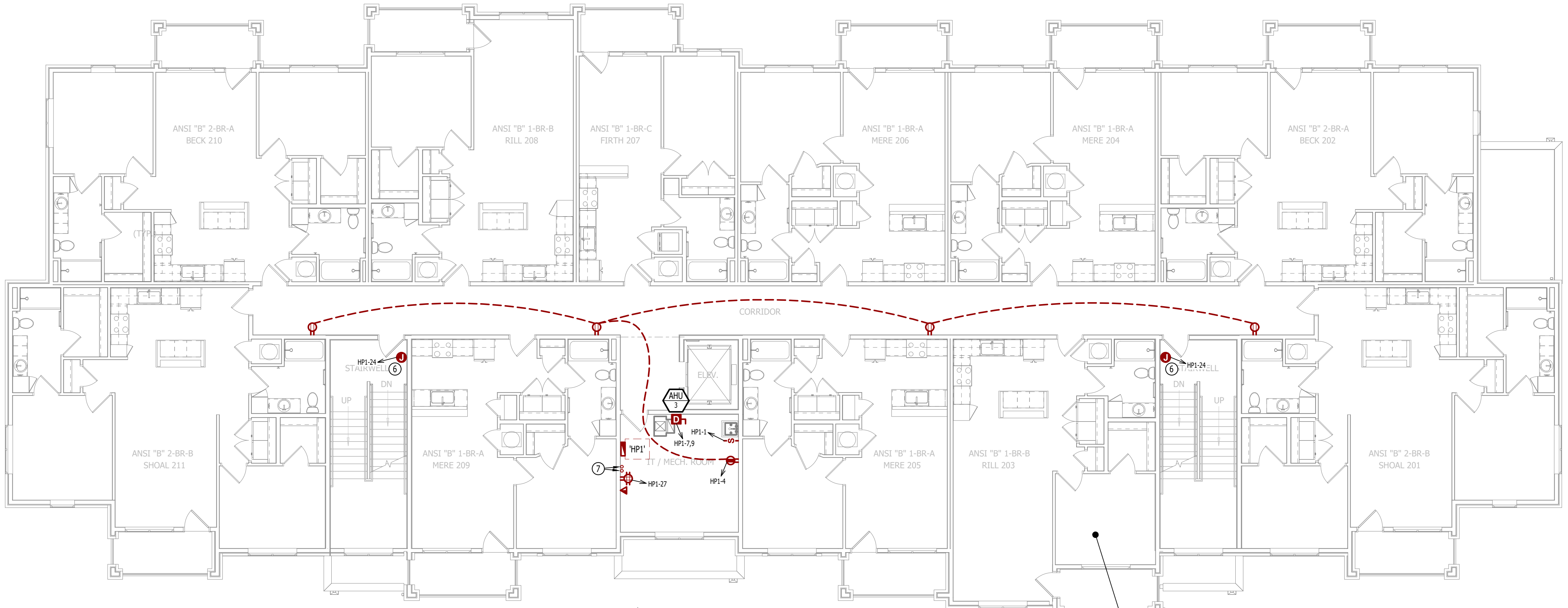
- READER
- DOOR CONTACT

POWER PLAN GENERAL NOTES:

- REFER TO E500 AND/OR E600 SERIES SHEETS FOR ADDITIONAL ELECTRICAL NOTES, DETAILS, REQUIREMENTS, AND SCHEDULES.
- ELECTRICAL CONTRACTOR SHALL REVIEW ALL PROJECT DOCUMENTS AND COORDINATE LOCATION OF ALL ELECTRICAL EQUIPMENT, WIRING, HANGERS / SUPPORTS, ETC. WITH HVAC AND PLUMBING TRADES BEFORE INSTALLATION OF ANY MATERIAL. ADDITIONAL COSTS ASSOCIATED WITH LACK OF COORDINATION WILL NOT BE REIMBURSED.

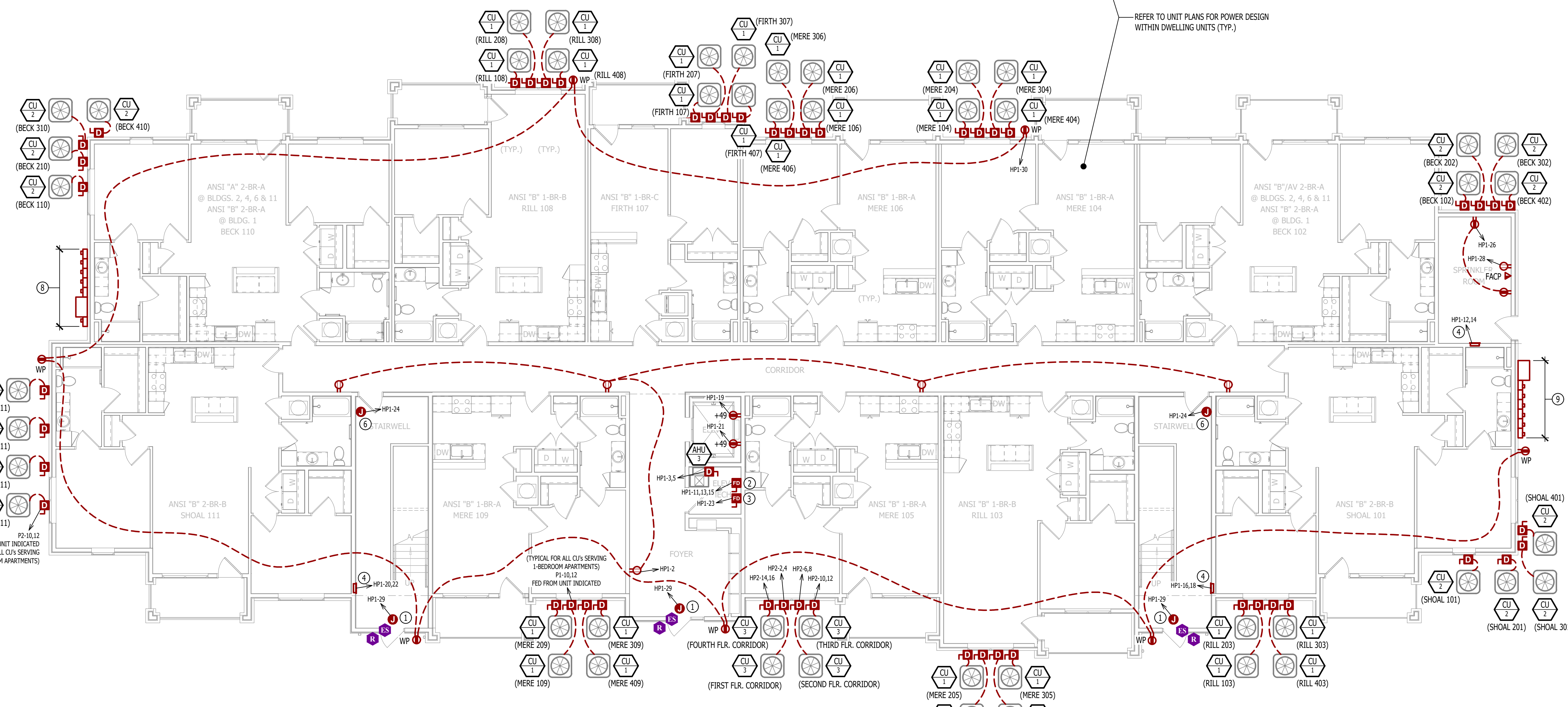
POWER PLAN KEY NOTES:

- 1-BOX ABOVE CEILING FOR POWER TO ACCESS CONTROLS. COORDINATE LOCATION ACCESS CONTROLS INSTALLER.
- 1DS1 - 208V, 3-PH 60A FUSED DISCONNECT FOR ELEVATOR. FUSE AT 60 AMPS. PROVIDE (2) NORMALLY OPEN CONTACTS & (2) NORMALLY CLOSED CONTACTS.
- 1DS2 - 208V, 1-PH 30A FUSED DISCONNECT FOR ELEVATOR CAB LIGHTS. FUSE AT 15 AMPS.
- RECESSED WALL HEATER (EQUAL TO MARLEY #VFK404FC) WITH BACK BOX FOR RECESSED INSTALL.
- POWER FOR MAG HOLD. WIRE THRU FIRE ALARM.
- (1) 3" CONDUIT TO I.T. CLOSET ON FIRST FLOOR, (1) 3" CONDUIT TO I.T. CLOSET ON THIRD FLOOR & (1) 3" CONDUIT TO I.T. CLOSET ON THE FOURTH FLOOR FOR INTERCONNECTIVITY; COORDINATE WITH G.C.
- METER CENTER #1 (SEE POWER RISER FOR DETAILS)
- METER CENTER #2 (SEE POWER RISER FOR DETAILS)



POWER PLAN - SECOND FLOOR

SCALE: 1/8" = 1'-0"



POWER PLAN - FIRST FLOOR

SCALE: 1/8" = 1'-0"

POWER PLAN SYMBOL LEGEND

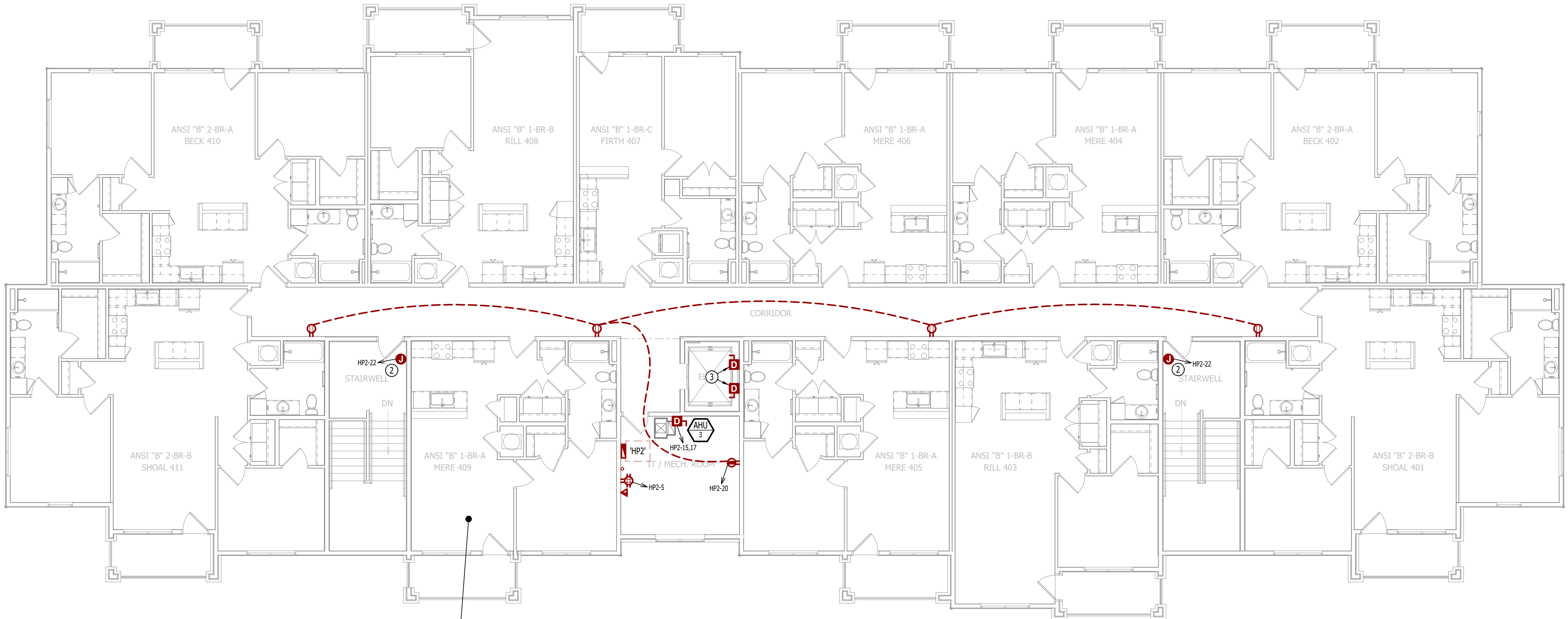
- CIRCUIT WIRING
- PK-XX CIRCUIT TAG
- ⊙ JUNCTION BOX
- XX ⊙-42 RECEPTACLE
- INDICATES MOUNTING HEIGHT TO BOTTOM OF BOX (STANDARD @ 18" AFF UNLESS NOTED OTHERWISE)
- "WP" = WEATHERPROOF OUTDOOR RECEPTACLE
- "AW" = ABOVE WINDOW RECEPTACLE
- "AC" = ABOVE CEILING RECEPTACLE
- "EX" = EXISTING RECEPTACLE TO REMAIN
- ⊙ GFCI DUPLEX CONVENIENCE RECEPTACLE
- ⊙ 208V RECEPTACLE
- ⊙ QUADPLEX CONVENIENCE RECEPTACLE
- ⊙ USB OUTLET WITH USB-A & USB-C CHARGING PORT
- ⊙ DATA / PHONE JACK BOX WITH 1" CONDUIT & PULL STRING UP TO CEILING SPACE (STANDARD @ 18" AFF UNLESS NOTED OTHERWISE)
- ⊙ WP WIRELESS ACCESS POINT, CEILING MOUNTED
- ⊙ FLOOR RECEPTACLE
- ⊙ FLOOR DATA
- ⊙ DISCONNECT
- ⊙ FUSED DISCONNECT
- ⊙ FUSED SWITCH
- ⊙ STARTER / DISCONNECT
- ✕ TIE INTO EXISTING

POWER PLAN GENERAL NOTES:

1. REFER TO E500 AND/OR E600 SERIES SHEETS FOR ADDITIONAL ELECTRICAL NOTES, DETAILS, REQUIREMENTS, AND SCHEDULES.
2. ELECTRICAL CONTRACTOR SHALL REVIEW ALL PROJECT DOCUMENTS AND COORDINATE LOCATION OF ALL ELECTRICAL EQUIPMENT, WIRING, HANGERS / SUPPORTS, ETC. WITH HVAC AND PLUMBING TRADES BEFORE INSTALLATION OF ANY MATERIAL. ADDITIONAL COSTS ASSOCIATED WITH LACK OF COORDINATION WILL NOT BE REIMBURSED.

POWER PLAN KEY NOTES:

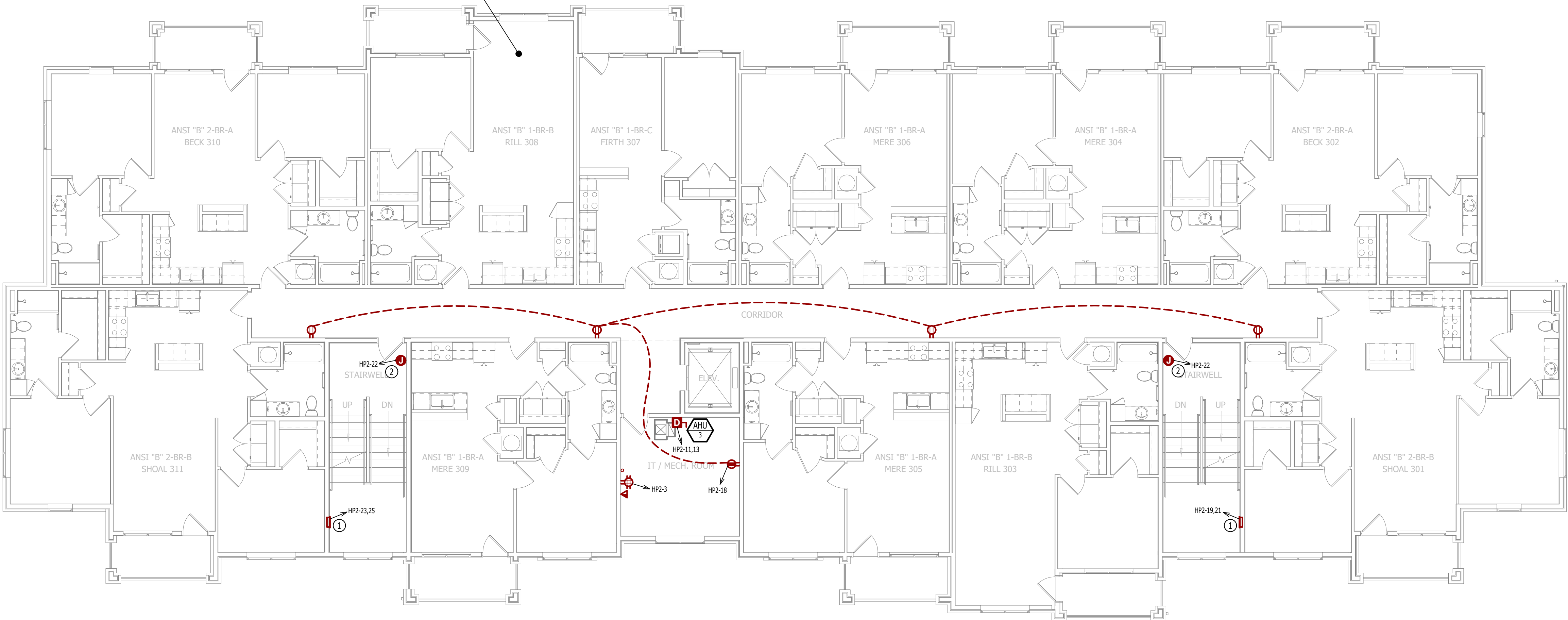
- ① RECESSED WALL HEATER (EQUAL TO MARLEY #VFK404FC) WITH BACK BOX FOR RECESSED INSTALL.
- ② POWER FOR MAG HOLD. WIRE THRU FIRE ALARM.
- ③ ELEVATOR SERVICE DISCONNECTS. WIRE THRU 'DS1' & 'DS2' IN FIRST FLOOR ELEVATOR EQUIPMENT ROOM (SEE SHEET EP101) COORDINATE EXACT LOCATION & REQUIREMENTS WITH ELEVATOR SUPPLIER.



REFER TO UNIT PLANS FOR POWER DESIGN WITHIN DWELLING UNITS (TYP.)

POWER PLAN - FOURTH FLOOR

SCALE: 1/8" = 1'-0"



POWER PLAN - THIRD FLOOR

SCALE: 1/8" = 1'-0"



J-SQUARED ENGINEERING

2400 Bluff Creek Drive, Suite 101
Columbia, Missouri 65201
573.234.4492
www.j-squaredeng.com

J2 PROJECT No: J21357

J2 DESIGN: ACW

ISSUE TITLE DATE

PERMIT SET 04 - 15 - 2025

MECHANICAL - ELECTRICAL - PLUMBING DESIGN DRAWINGS FOR:

The Village at Discovery Park Alura Apartments

Northeast Douglas Street
Lee's Summit, Jackson County, Missouri

AHJ APPROVAL STAMP

SHEET TITLE

POWER PLAN - THIRD & FOURTH FLOORS

SHEET NUMBER

EP102

LIGHTING PLAN SYMBOL LEGEND

- X1

EM

NL
- ←

←

←
- "X1" INDICATES FIXTURE TYPE (REFER TO SCHEDULE)

LIGHTING FIXTURE

"EM" INDICATES EMERGENCY BATTERY BACKUP

"NL" INDICATES UN-SWITCHED NIGHT LIGHT
- ↗

↗
- EXIT LIGHT

INDICATES REQUIRED REMOTE HEAD
- ↗

↗
- EMERGENCY EGRESS LIGHT

SWITCH (WALL MOUNTED)

SWITCH TYPE:

•

3 = 3-WAY

•

4 = 4-WAY

•

OP = PASSIVE INFRARED OCCUPANCY SENSOR

•

OU = ULTRASONIC OCCUPANCY SENSOR

•

OT = DUAL-TECHNOLOGY OCCUPANCY SENSOR

•

VP = PASSIVE INFRARED VACANCY SENSOR

•

VU = ULTRASONIC VACANCY SENSOR

•

VT = DUAL-TECHNOLOGY VACANCY SENSOR

•

M = MOMENTARY SWITCH

•

SS = SCENE SWITCH
- ↗

↗
- DIMMER SWITCH (WALL MOUNTED)

SWITCH TYPE:

•

SEE "SWITCH (WALL MOUNTED)" FOR TYPE DESIGNATIONS
- ↗

↗
- SWITCH (CEILING MOUNTED)

SWITCH TYPE:

•

SEE "SWITCH (WALL MOUNTED)" FOR TYPE DESIGNATIONS
- OCCUPANCY SENSOR

•

AUTO FULL-ON (OR 50% IF NOTED)

•

AUTOMATICALLY TURN OFF LIGHTING AFTER 20 MINUTES WITHOUT OCCUPANT DETECTION

•

WITH MANUAL OVERRIDE CONTROL (IF NOTED)
- VACANCY SENSOR

•

MANUAL FULL-ON

•

AUTOMATICALLY TURN OFF LIGHTING AFTER 20 MINUTES WITHOUT OCCUPANT DETECTION

•

WITH MANUAL OVERRIDE CONTROL (IF NOTED)

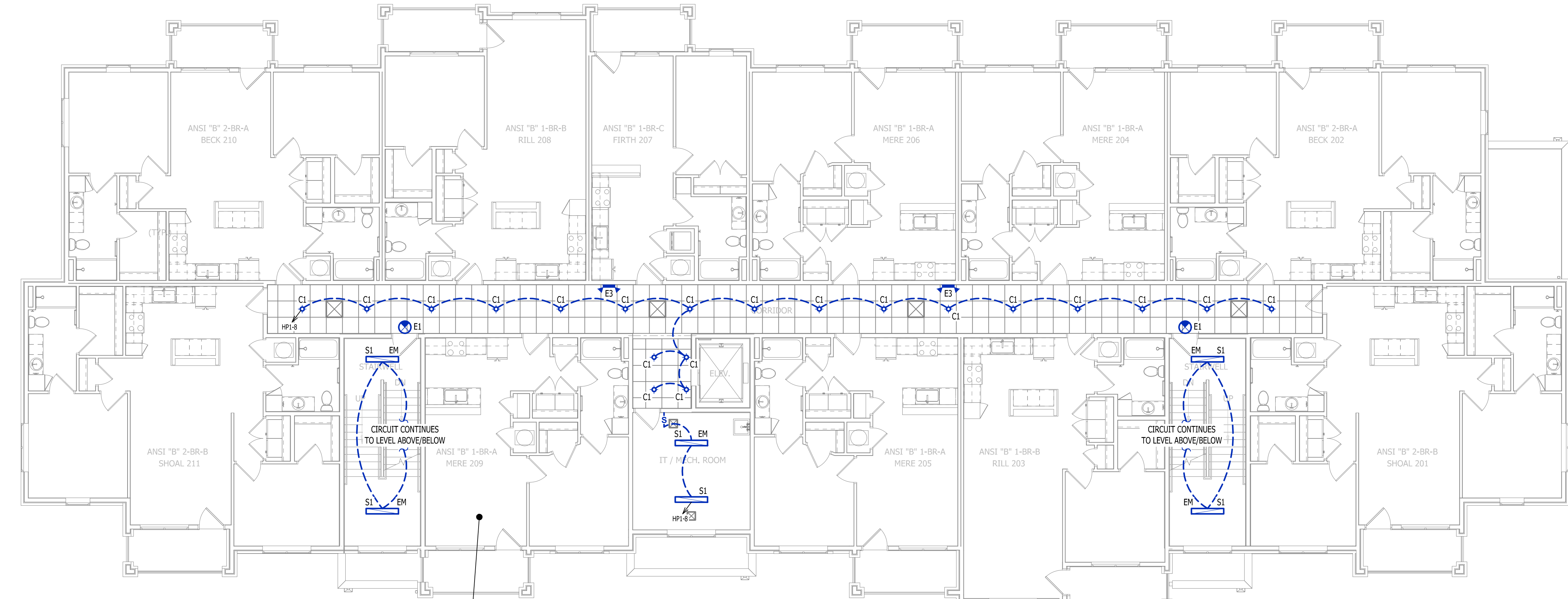
LIGHTING PLAN GENERAL NOTES:

1.

REFER TO E500 AND/OR E600 SERIES SHEETS FOR ADDITIONAL LIGHTING NOTES, DETAILS, REQUIREMENTS, AND SCHEDULES.
2.

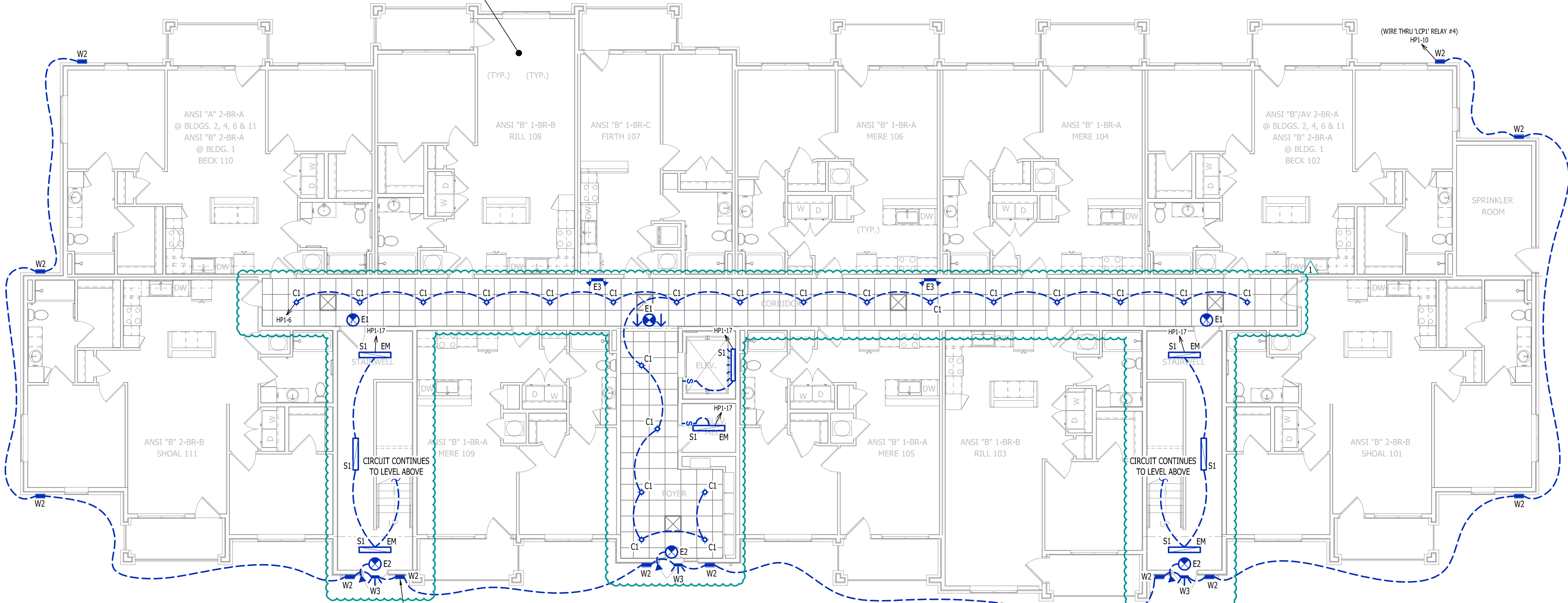
OCCUPANCY/VACANCY SENSOR QUANTITIES AND GENERAL LOCATIONS SHOWN FOR REFERENCE ONLY. CONTRACTOR TO PROVIDE & INSTALL SENSOR WITH SPACING PER MANUFACTURER'S SPECIFICATIONS AND INCLUDE ADDITIONAL SENSORS IF NECESSARY. CEILING-MOUNTED SENSORS SHALL BE INSTALLED WITHIN MANUFACTURER'S ACCEPTABLE MOUNTING HEIGHT RANGE.
3.

ELECTRICAL CONTRACTOR SHALL REVIEW ALL PROJECT DOCUMENTS AND COORDINATE LOCATION OF ALL FIXTURES, WIRING, HANGERS / SUPPORTS, ETC. WITH HVAC AND PLUMBING TRADES BEFORE INSTALLATION OF ANY MATERIAL. ADDITIONAL COSTS ASSOCIATED WITH LACK OF COORDINATION WILL NOT BE REIMBURSED.



LIGHTING PLAN - BUILDING A - SECOND FLOOR

SCALE: 1/8" = 1'-0"



LIGHTING PLAN - BUILDING A - FIRST FLOOR

SCALE: 1/8" = 1'-0"

AHJ APPROVAL STAMP

SHEET TITLE

LIGHTING PLAN -
FIRST & SECOND
FLOORS

SHEET NUMBER

EL101

LIGHT FIXTURE SCHEDULE										
TAG	MANUFACTURER (OR EQUAL)	MODEL NUMBER (OR EQUAL)	DESCRIPTION	MOUNTING	LUMEN OUTPUT	CCT (°K)	CRI	VOLTS	WATTS	NOTES
C1	HALO	HLCE6129F51E	6" LED SURFACE CAN	SURFACE / CEILING	1,200	3000	90	120	15	
E1	SURE LITES	APC7RG	INTERIOR EXIT LIGHT WITH HEADS	WALL / CEILING	-	-	-	120	1	WITH RED LETTERS
E2	SURE LITES	APCH7RG WITH APWR2	INTERIOR EXIT LIGHT WITH EXTERIOR REMOTE HEAD	CEILING	-	-	-	120	1	WITH RED LETTERS
E3	SURE LITES	SELS0	EMERGENCY EGRESS LIGHT	INTERIOR WALL	-	-	-	120	1	
F1	ROYAL PACIFIC	1057-BN-WT-L	CEILING FAN W/ LED LIGHT KIT	SURFACE / CEILING	1,050	3000	80	120	14	WITH LIGHT KIT
P1	ROYAL PACIFIC	4430-BN	LED PENDANT	SURFACE / CEILING	600	3000	80	120	8	
S1	METALUX	45NX-SL3-LW-UNV-CC83-CD-1-FKO-U	4" LED STRIP	SURFACE / CEILING	4,511	4000	70	120	38	WITH 'EL14W' EMERGENCY BATTERY BACKUP WHERE INDICATED
V1	ROYAL PACIFIC	4904-BN-4	LED VANITY	SURFACE / WALL	2,110	3000	80	120	30	
W1	HALO	FE1254OFDB	LED PATIO SCONCE	EXTERIOR WALL	1,272	4000	83	120	11	
W2	TECH LIGHTING	7000WVEX9404ZUNV	UP / DOWN WALL SCONCE	EXTERIOR WALL	554	4000	90	120	19	
W3	LUMARK	XTOR4B-W	LED WALLPACK	EXTERIOR WALL	3,995	4000	70	120	38	
W4	LUMARK	AXCS1A-MSP/DIM-L12	LED WALLPACK	EXTERIOR WALL	1,806	4000	70	120	14	
NOTES: 1. LIGHT FIXTURES PROVIDED BY OWNER THRU NATIONAL ACCOUNT AND INSTALLED BY ELECTRICAL CONTRACTOR. 2. ALL FIXTURE QUANTITIES TO BE VERIFIED BY ELECTRICAL CONTRACTOR PRIOR TO ORDERING. 3. CONTACT JUSTIN HATFIELD (573) 289-0880 (JHATFIELD@LAIWEB.NET) OR PAUL WARNER (314) 531-3500 (PWARNER@LAIWEB.NET) AT LIGHTING ASSOCIATES FOR NATIONAL ACCOUNT DETAILS. 4. CONTACT TRAVIS VOGT (417) 621-5210 (TVOGT@CED1135.COM) AT CED-PHILLIPS & COMPANY FOR NATIONAL ACCOUNT DETAILS.										

PANEL 'HP1' SCHEDULE										
PANEL SPECIFICATIONS						TOTAL CONNECTED LOAD				
VOLTAGE: 120/208V 3-PH			NEMA RATING: 1			PHASE "A" LOAD: 161 AMPS				
AMPACITY: 225A MLO			PANEL MOUNTING: SURFACE			PHASE "B" LOAD: 197 AMPS				
AIC-RATING: 22KA						PHASE "C" LOAD: 155 AMPS				
CIRCUIT NUMBER	DESCRIPTION	BREAKER SIZE	AMPS	PHASE	AMPS	BREAKER SIZE	DESCRIPTION	CIRCUIT NUMBER		
1	WATER HEATER (WH2)	20-1	12.5	A	9	20-1	1st FLR CORRIDOR RECEPTS.	2		
3	1st FLR CORRIDOR AIR HANDLING UNIT (AHU-3)	60-2	51	B	7.5	20-1	2nd FLR CORRIDOR RECEPTS.	4		
5	-	-	51	C	4	20-1	1st FLR CORRIDOR LIGHTING	6		
7	2nd FLR CORRIDOR AIR HANDLING UNIT (AHU-3)	60-2	51	A	3	20-1	2nd FLR CORRIDOR LIGHTING	8		
9	-	-	51	B	2	20-1	EXTERIOR BUILDING LIGHTING	10		
11	ELEVATOR (DS1)	60-3	42	C	19	25-2	SPRINKLER ROOM WALL HEATER	12		
13	-	-	42	A	19	-	-	14		
15	-	-	42	B	19	25-2	STAIRWELL WALL HEATER	16		
17	STAIRWELL LIGHTING	20-1	5	C	19	-	-	18		
19	ELEVATOR PIT RECEPT.	20-1	1.5	A	19	25-2	STAIRWELL WALL HEATER	20		
21	ELEVATOR PIT SUMP PUMP	20-1	1	B	19	-	-	22		
23	ELEVATOR CAB LIGHTS	20-2	1	C	1	20-1	MAG HOLDS	24		
25	-	-	1	A	3	20-1	SPRINKLER ROOM RECEPTS.	26		
27	2nd FLR IT/MECH ROOM RECEPT.	20-1	3	B	1.5	20-1	FACP RECEPT.	28		
29	ACCESS CONTROLS	20-1	1	C	12	20-1	EXTERIOR RECEPTS.	30		
31	SPARE	20-1		A			OPEN	32		
33	SPARE	20-1		B			OPEN	34		
35	SPARE	20-1		C			OPEN	36		
37	SPARE	20-1		A			OPEN	38		
39	SPARE	20-1		B			OPEN	40		
41	SPARE	20-1		C			OPEN	42		
NOTES:										
A: PANEL SHALL BE EQUAL TO SQUARE D MODEL "QO"										
B: ELECTRICIAN SHALL VERIFY EXACT EQUIPMENT OVERCURRENT PROTECTION REQUIREMENTS PRIOR TO PURCHASE & INSTALLATION OF EQUIPMENT.										
C: AFTER COMPLETION OF WORK, ELECTRICIAN SHALL PROVIDE A TYPE WRITTEN PANEL DIRECTORY IN NEW PANEL.										

PANEL 'HP2' SCHEDULE										
PANEL SPECIFICATIONS						TOTAL CONNECTED LOAD				
VOLTAGE: 120/208V 3-PH			NEMA RATING: 1			PHASE "A" LOAD: 152.5 AMPS				
AMPACITY: 225A MLO			PANEL MOUNTING: SURFACE			PHASE "B" LOAD: 141 AMPS				
AIC-RATING: 22KA						PHASE "C" LOAD: 178.5 AMPS				
CIRCUIT NUMBER	DESCRIPTION	BREAKER SIZE	AMPS	PHASE	AMPS	BREAKER SIZE	DESCRIPTION	CIRCUIT NUMBER		
1	SPARE	20-1		A	17	25-2	1st FLR CORRIDOR CONDENSING UNIT (CU-1)	2		
3	3rd FLR IT/MECH ROOM RECEPT.	20-1	3	B	17	-	-	4		
5	4th FLR IT/MECH ROOM RECEPT.	20-1	3	C	17	25-2	2nd FLR CORRIDOR CONDENSING UNIT (CU-2)	6		
7	3rd FLR CORRIDOR LIGHTING	20-1	3	A	17	-	-	8		
9	4th FLR CORRIDOR LIGHTING	20-1	3	B	17	25-2	3rd FLR CORRIDOR CONDENSING UNIT (CU-3)	10		
11	3rd FLR CORRIDOR AIR HANDLING UNIT (AHU-3)	60-2	51	C	17	-	-	12		
13	-	-	51	A	17	25-2	4th FLR CORRIDOR CONDENSING UNIT (CU-4)	14		
15	4th FLR CORRIDOR AIR HANDLING UNIT (AHU-3)	60-2	51	B	17	-	-	16		
17	-	-	51	C	7.5	20-1	3rd FLR CORRIDOR RECEPTS.	18		
19	STAIRWELL WALL HEATER	25-2	19	A	7.5	20-1	4th FLR CORRIDOR RECEPTS.	20		
21	-	-	19	B	1	20-1	MAG HOLDS	22		
23	STAIRWELL WALL HEATER	25-2	19	C		20-1	SPARE	24		
25	-	-	19	A		20-1	SPARE	26		
27	SPARE	20-1		B		20-1	SPARE	28		
29	SPARE	20-1		C			OPEN	30		
31	SPARE	20-1		A			OPEN	32		
33	SPARE	20-1		B			OPEN	34		
35	SPARE	20-1		C			OPEN	36		
37	SPARE	20-1		A	2	20-1	CARPORT LIGHTING	38		
39	SPARE	20-1		B	13	20-2	POLE LIGHTS	40		
41	SPARE	20-1		C	13	-	-	42		
NOTES:										
A: PANEL SHALL BE EQUAL TO SQUARE D MODEL "QO"										
B: ELECTRICIAN SHALL VERIFY EXACT EQUIPMENT OVERCURRENT PROTECTION REQUIREMENTS PRIOR TO PURCHASE & INSTALLATION OF EQUIPMENT.										
C: AFTER COMPLETION OF WORK, ELECTRICIAN SHALL PROVIDE A TYPE WRITTEN PANEL DIRECTORY IN NEW PANEL.										

TYPICAL APARTMENT PANEL 'P1' SCHEDULE									
VOLTAGE		PANEL SIZE		MOUNTING		AIC RATING			
120/208V 1-PH		150A MLO		RECESSED		SEE RISER		PHASE "A" LOAD	167.5
NEMA RATING: 1								PHASE "B" LOAD	164.5
CIRCUIT NUMBER	DESCRIPTION	BREAKER SIZE	AMPS	PHASE	AMPS	BREAKER SIZE	DESCRIPTION	CIRCUIT NUMBER	
1	REFRIGERATOR	20-1	8	A	44	45-2	AHU-1	2	
3	STOVE	50-2	30	B	44	-	-	4	
5	-	-	30	A	22	30-2	WATER HEATER	6	
7	RANGE HOOD / MICROWAVE	20-1	8	B	22	-	-	8	
9	KITCHEN RECEPTS.	20-1	4.5	A	12	20-2	CU-1	10	
11	DISHWASHER	20-1	8	B	12	-	-	12	
13	KITCHEN RECEPTS.	20-1	4.5	A		20-1	SPARE	14	
15	LIVING ROOM RECEPTS.	15-1	12	B	6	15-1	LIGHTING	16	
17	BEDROOM RECEPTS.	15-1	9	A	4	20-1	DISPOSAL	18	
19	BATHROOM RECEPT.	20-1	1.5	B			OPEN	20	
21	SPARE	15-1		A			OPEN	22	
23	SPARE	20-1		B			OPEN	24	
25	WASHING MACHINE	20-1	8	A	1.5	20-1	MEDIA PANEL	26	
27	DRYER	30-2	20	B	1	15-1	SMOKE DETECTORS	28	
29	-	-	20	A			OPEN	30	
NOTES:									
A: PANEL SHALL BE EQUAL TO SQUARE D MODEL "HOMELINE"									
B: ELECTRICIAN SHALL VERIFY BREAKER WITH EQUIPMENT PRIOR TO PURCHASE & INSTALL.									
C: AFTER COMPLETION OF WORK, ELECTRICIAN SHALL PROVIDE A TYPE WRITTEN PANEL DIRECTORY IN NEW PANEL.									
D: CIRCUIT BREAKERS SHOWN ABOVE IN <u>BOLD UNDERLINED</u> TEXT SHALL BE ARC-FAULT CIRCUIT INTERRUPTER (AFCI) PER NEC 210.12.									
E: TOTAL SIMULTANEOUS PHASE LOADS SHOWN MAY EXCEED PANEL AMPACITY AS SERVICE LOADS HAVE BEEN CALCULATED IN ACCORDANCE WITH NEC 220.82									

TYPICAL APARTMENT PANEL 'P2' SCHEDULE									
VOLTAGE		PANEL SIZE		MOUNTING		AIC RATING			
120/208V 1-PH		150A MLO		RECESSED		SEE RISER	PHASE "A" LOAD	188.5	
NEMA RATING: 1							PHASE "B" LOAD	178	
CIRCUIT NUMBER	DESCRIPTION	BREAKER SIZE	AMPS	PHASE	AMPS	BREAKER SIZE	DESCRIPTION	CIRCUIT NUMBER	
1	REFRIGERATOR	20-1	8	A	51	60-2	AHU-5	2	
3	STOVE	50-2	30	B	51	-	-	4	
5	-	-	30	A	22	30-2	WATER HEATER	6	
7	RANGE HOOD / MICROWAVE	20-1	8	B	22	-	-	8	
9	KITCHEN RECEPTS.	20-1	4.5	A	17	25-2	CU-5	10	
11	DISHWASHER	20-1	8	B	17	-	-	12	
13	KITCHEN RECEPTS.	20-1	4.5	A		20-1	SPARE	14	
15	LIVING ROOM RECEPTS.	15-1	12	B	6	15-1	LIGHTING	16	
17	BEDROOM RECEPTS.	15-1	9	A	4	20-1	DISPOSAL	18	
19	BATHROOM RECEPT.	20-1	1.5	B			OPEN	20	
21	BEDROOM RECEPTS.	15-1	9	A			OPEN	22	
23	BATHROOM RECEPT.	20-1	1.5	B			OPEN	24	
25	WASHING MACHINE	20-1	8	A	1.5	20-1	MEDIA PANEL	26	
27	DRYER	30-2	20	B	1	15-1	SMOKE DETECTORS	28	
29	-	-	20	A			OPEN	30	
NOTES:									
A: PANEL SHALL BE EQUAL TO SQUARE D MODEL "HOMELINE"									
B: ELECTRICIAN SHALL VERIFY BREAKER WITH EQUIPMENT PRIOR TO PURCHASE & INSTALL.									
C: AFTER COMPLETION OF WORK, ELECTRICIAN SHALL PROVIDE A TYPE WRITTEN PANEL DIRECTORY IN NEW PANEL.									
D: CIRCUIT BREAKERS SHOWN ABOVE IN <u>BOLD UNDERLINED</u> TEXT SHALL BE ARC-FAULT CIRCUIT INTERRUPTER (AFCI) PER NEC 210.12.									
E: TOTAL SIMULTANEOUS PHASE LOADS SHOWN MAY EXCEED PANEL AMPACITY AS SERVICE LOADS HAVE BEEN CALCULATED IN ACCORDANCE WITH NEC 220.82									

FEEDER CONDUCTOR SCHEDULE								
AMPACITY	# OF SETS	CONDUCTORS				EQUIPMENT GROUND		MINIMUM CONDUIT SIZE (PER SET)
		QUANTITY PER SET		AWG SIZE		AWG SIZE		
		3Ø 'WYE'	1Ø OR 3Ø▲	COPPER	ALUMINUM	COPPER	ALUMINUM	
30	1	4	3	10	8	10	8	3/4"
40	1	4	3	8	8	8	8	1"
45	1	4	3	8	6	8	8	1"
50	1	4	3	8	6	10	8	1"
60	1	4	3	6	4	10	6	1"
70	1	4	3	4	2	8	6	1-1/4"
80	1	4	3	4	2	8	6	1-1/4"
90	1	4	3	3	2	8	6	1-1/4"
100	1	4	3	3	1	8	6	1-1/4"
110	1	4	3	2	1/O	6	4	1-1/4"
125	1	4	3	1	2/O	6	4	2"
150	1	4	3	1/O	3/O	6	4	2"
175	1	4	3	2/O	4/O	6	4	2"
200	1	4	3	3/O	250	6	4	2-1/2"
225	1	4	3	4/O	300	4	2	2-1/2"
250	1	4	3	250	350	4	2	3"
300	1	4	3	350	500	4	2	4"
350	1	4	3	400	600	3	1	4"
400	1	4	3	500	750	3	1	4"
500	2	4	3	250	350	2	1/O	4"
600	2	4	3	350	500	1	2/O	4"
800	2	4	3	500	750	1/O	3/O	4"
1000	3	4	3	400	350	2/O	4/O	4"
1200	4	4	3	350	500	3/O	250	4"
1600	5	4	3	400	750	4/O	350	4"
2000	6	4	3	400	750	250	400	4"
NOTES:								
1. ALL WIRE SIZES SHOWN ARE BASED ON CONDUCTOR TEMPERATURE RATING OF 75°C & AMBIENT TEMPERATURE RATING OF 30°C PER NEC.								
2. MAXIMUM ALLOWABLE VOLTAGE DROP FOR FEEDER CONDUCTORS SHALL BE 2%.								
3. ELECTRICAL CONTRACTOR TO ADJUST CONDUCTOR SIZES FOR LONG CIRCUIT LENGTHS & AMBIENT TEMPERATURES HIGHER THAN 30°C.								

DEFERRED SUBMITTAL NOTES

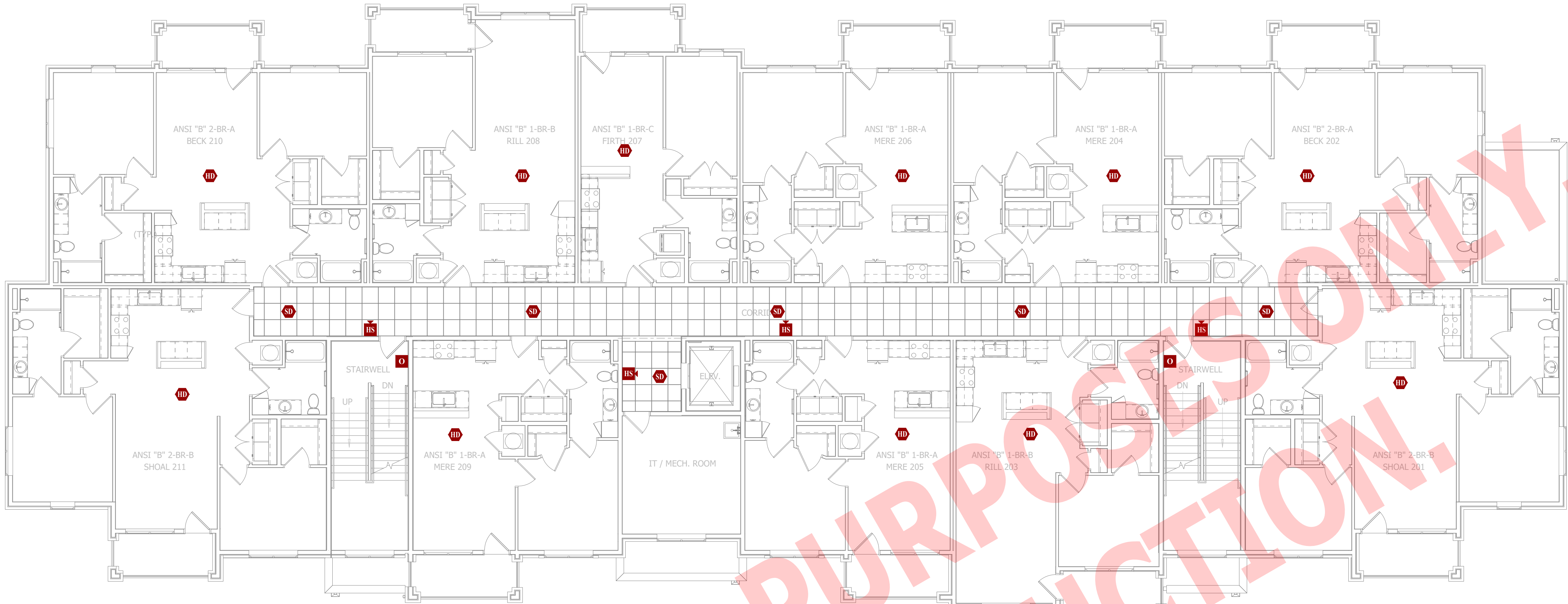
1. FIRE ALARM CONTRACTOR SHALL PROVIDE DEFERRED SUBMITTAL PACKAGE FOR FIRE ALARM SYSTEM. SUBMITTAL SHALL INCLUDE BATTERY CALCULATIONS, VOLTAGE DROP CALCULATIONS, EQUIPMENT SPECIFICATIONS FOR DEVICES AND PANELS, ETC. DESIGN SHALL BE SEALED BY A QUALIFIED DESIGN PROFESSIONAL LICENSED BY THE STATE.
2. FIRE ALARM SYSTEM COMPONENTS SHOWN (IF APPLICABLE) ARE GENERAL AND SCHEMATIC IN NATURE, SHOWN FOR APPROXIMATE ROUGH-IN LOCATIONS AND QUANTITIES ONLY. CONTRACTOR TO VERIFY EXACT DEVICE LOCATIONS AND REQUIREMENTS WITH FIRE ALARM SYSTEM DESIGNER OF RECORD PRIOR TO ROUGH-IN.

FIRE ALARM SYSTEM SPECIFICATIONS

1. FIRE ALARM SYSTEM SHALL BE AN ADDRESSABLE SYSTEM THAT IS NONCODED, UL-LISTED, WITH MULTIPLEX SIGNAL TRANSMISSION AND HORN/STROBE EVACUATION.
2. EVERY FIRE ALARM SYSTEM COMPONENT SHALL BE UL-LISTED AND UL-CERTIFIED, TESTED BY MANUFACTURERS AS A COMPLETE SYSTEM, AND MEET ALL APPLICABLE REQUIREMENTS OF NFPA 72.
3. ALL FIRE ALARM WIRING TO BE PLENUM RATED.
4. ALL INITIATING DEVICES INSTALLED IN UNCONDITIONED SPACES SHALL BE CONVENTIONAL DEVICES SUITABLE FOR USE IN EXTREME HIGH AND LOW TEMPERATURES AND HIGH HUMIDITY. SUCH DEVICES SHALL BE SUPERVISED BY ADDRESSABLE MONITOR MODULES LOCATED IN CONDITIONED SPACES.
5. QUANTITIES, TYPES, AND LOCATIONS OF INITIATING DEVICES AND OUTPUT MODULES FOR INTERCONNECTION WITH FIRE SUPPRESSION MUST BE COORDINATED WITH CONTRACTORS THAT ARE RESPONSIBLE FOR THOSE SYSTEMS.

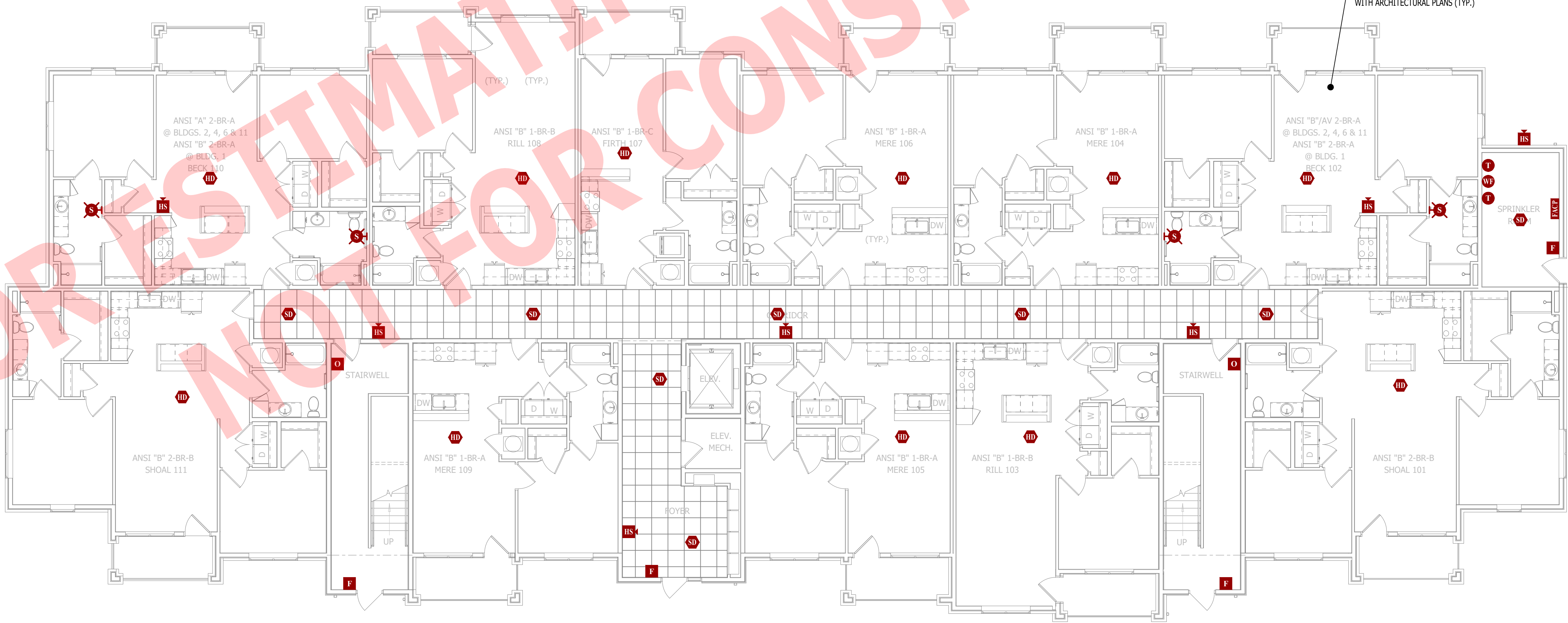
FIRE ALARM PLAN SYMBOL LEGEND

- | | |
|---|--------------------------------|
|  | MANUAL PULL STATION |
|  | MODULE |
|  | OUTPUT MODULE |
|  | SMOKE DETECTOR |
|  | HEAT DETECTOR |
|  | CARBON MONOXIDE DETECTOR |
|  | STROBE - CEILING MOUNT |
|  | STROBE - WALL MOUNT |
|  | HORN STROBE - WALL MOUNT |
|  | HORN STROBE - CEILING MOUNT |
|  | SPEAKER STROBE - WALL MOUNT |
|  | SPEAKER STROBE - CEILING MOUNT |
|  | TAMPER SWITCH |
|  | WATER FLOW SWITCH |
|  | FIRE ALARM CONTROL PANEL |
|  | FIRE ALARM ANNUNCIATOR |



FIRE PROTECTION PLAN - SECOND FLOOR

SCALE: 1/8" = 1'-0"



FIRE PROTECTION PLAN - FIRST FLOOR

SCALE: 1/8" = 1'-0"

FOR ESTIMATING PURPOSES ONLY
NOT FOR CONSTRUCTION.

James Watson, P.E. April 15, 2025
PE-2015017071
MO Certificate of Authority # 2018029680

J-SQUARED ENGINEERING
2400 Bluff Creek Drive, Suite 101
Columbia, Missouri 65201
573.234.4492
www.j-squaredeng.com

J2 PROJECT No:	J21357
J2 DESIGN:	ACW
ISSUE TITLE	DATE
PERMIT SET	04 - 15 - 2025

MECHANICAL - ELECTRICAL - PLUMBING DESIGN DRAWINGS FOR:

The Village at Discovery Park Alura Apartments

Northeast Douglas Street
Lee's Summit, Jackson County, Missouri

AHJ APPROVAL STAMP

SHEET TITLE

FIRE PROTECTION PLAN
- FIRST & SECOND
FLOORS

SHEET NUMBER

FA101

DEFERRED SUBMITTAL NOTES

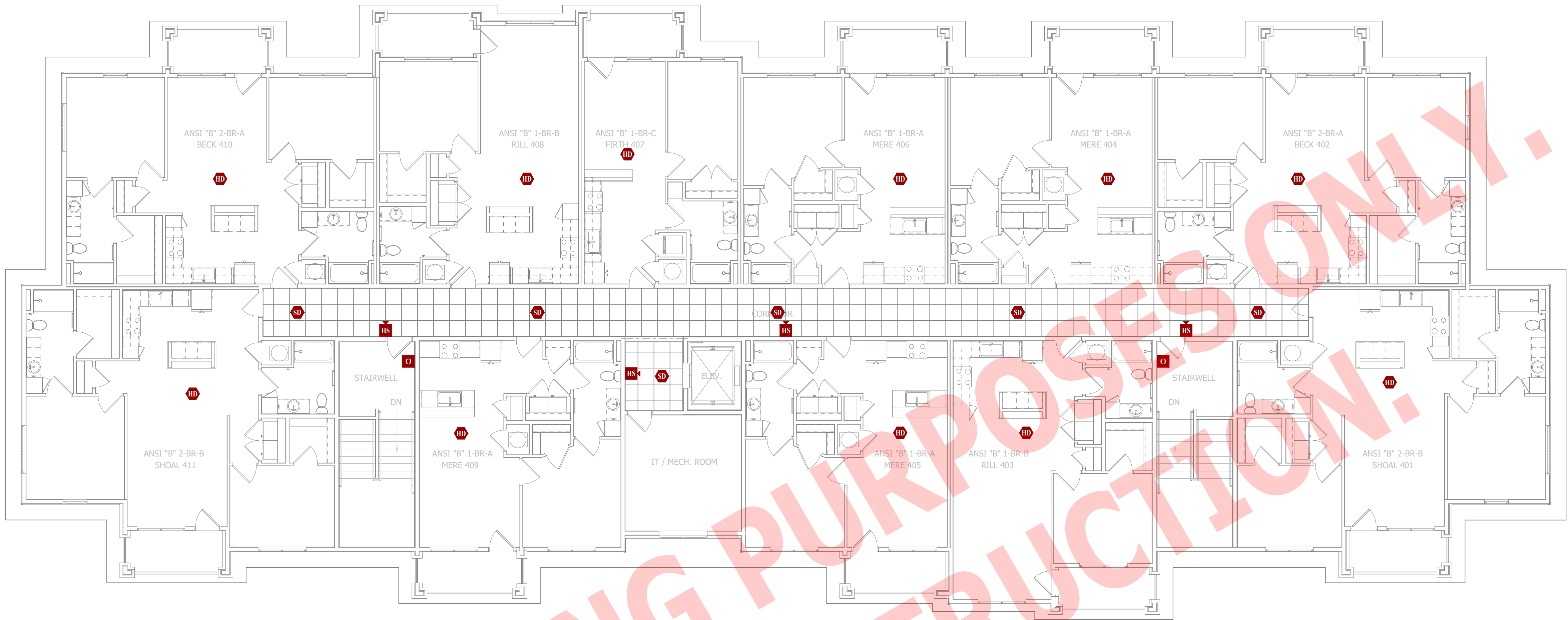
1. FIRE ALARM CONTRACTOR SHALL PROVIDE DEFERRED SUBMITTAL PACKAGE FOR FIRE ALARM SYSTEM. SUBMITTAL SHALL INCLUDE BATTERY CALCULATIONS, VOLTAGE DROP CALCULATIONS, EQUIPMENT SPECIFICATIONS FOR DEVICES AND PANELS, ETC. DESIGN SHALL BE SEALED BY A QUALIFIED DESIGN PROFESSIONAL LICENSED BY THE STATE.
2. FIRE ALARM SYSTEM COMPONENTS SHOWN (IF APPLICABLE) ARE GENERAL AND SCHEMATIC IN NATURE, SHOWN FOR APPROXIMATE ROUGH-IN LOCATIONS AND QUANTITIES ONLY. CONTRACTOR TO VERIFY EXACT DEVICE LOCATIONS AND REQUIREMENTS WITH FIRE ALARM SYSTEM DESIGNER OF RECORD PRIOR TO ROUGH-IN.

FIRE ALARM SYSTEM SPECIFICATIONS

1. FIRE ALARM SYSTEM SHALL BE AN ADDRESSABLE SYSTEM THAT IS NONCODED, UL-LISTED, WITH MULTIPLEX SIGNAL TRANSMISSION AND HORN/STROBE EVACUATION.
2. EVERY FIRE ALARM SYSTEM COMPONENT SHALL BE UL-LISTED AND UL-CERTIFIED, TESTED BY MANUFACTURERS AS A COMPLETE SYSTEM, AND MEET ALL APPLICABLE REQUIREMENTS OF NFPA 72.
3. ALL FIRE ALARM WIRING TO BE PLENUM RATED.
4. ALL INITIATING DEVICES INSTALLED IN UNCONDITIONED SPACES SHALL BE CONVENTIONAL DEVICES SUITABLE FOR USE IN EXTREME HIGH AND LOW TEMPERATURES AND HIGH HUMIDITY. SUCH DEVICES SHALL BE SUPERVISED BY ADDRESSABLE MONITOR MODULES LOCATED IN CONDITIONED SPACES.
5. QUANTITIES, TYPES, AND LOCATIONS OF INITIATING DEVICES AND OUTPUT MODULES FOR INTERCONNECTION WITH FIRE SUPPRESSION MUST BE COORDINATED WITH CONTRACTORS THAT ARE RESPONSIBLE FOR THOSE SYSTEMS.

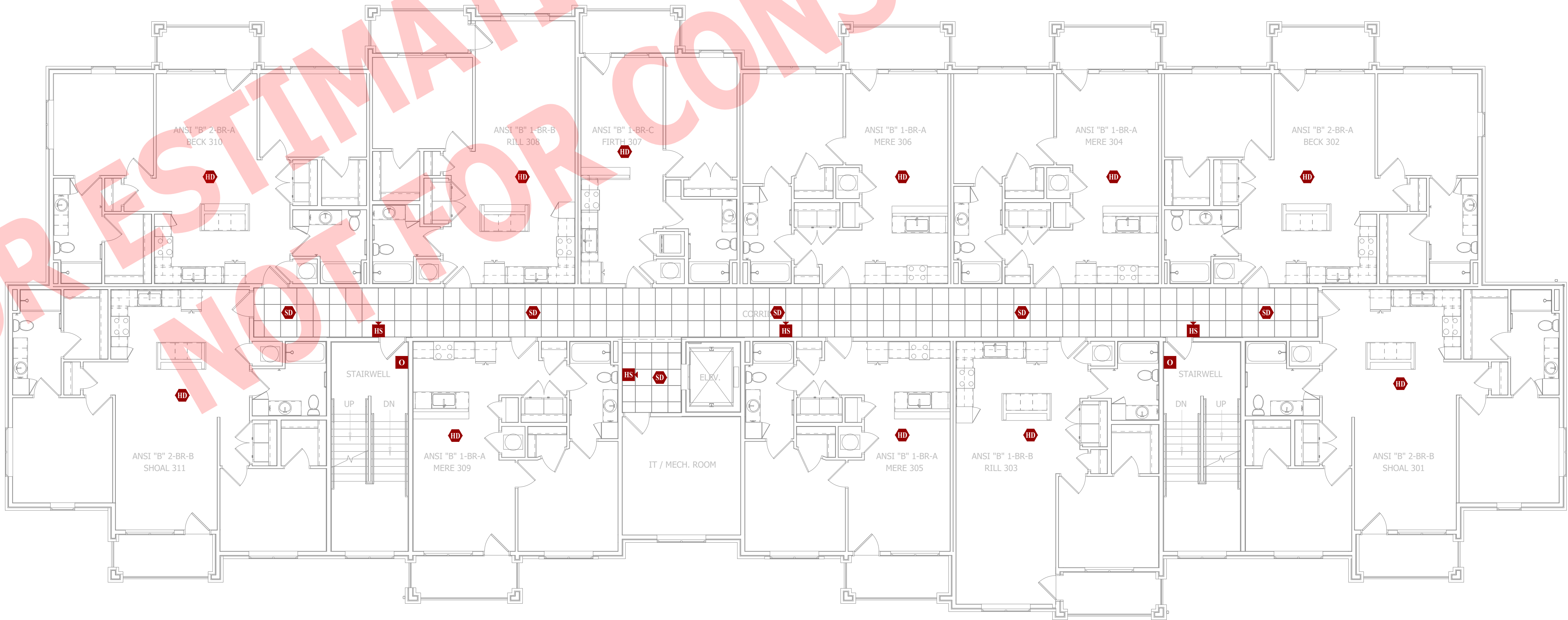
FIRE ALARM PLAN SYMBOL LEGEND

- | | |
|---|--------------------------------|
|  | MANUAL PULL STATION |
|  | MODULE |
|  | OUTPUT MODULE |
|  | SMOKE DETECTOR |
|  | HEAT DETECTOR |
|  | CARBON MONOXIDE DETECTOR |
|  | STROBE - CEILING MOUNT |
|  | STROBE - WALL MOUNT |
|  | HORN STROBE - WALL MOUNT |
|  | HORN STROBE - CEILING MOUNT |
|  | SPEAKER STROBE - WALL MOUNT |
|  | SPEAKER STROBE - CEILING MOUNT |
|  | TAMPER SWITCH |
|  | WATER FLOW SWITCH |
|  | FIRE ALARM CONTROL PANEL |
|  | FIRE ALARM ANNUNCIATOR |



FIRE PROTECTION PLAN - FOURTH FLOOR

SCALE: 1/8" = 1'-0"



FIRE PROTECTION PLAN - THIRD FLOOR

SCALE: 1/8" = 1'-0"



**J-SQUARED
ENGINEERING**

2400 Bluff Creek Drive, Suite 101
Columbia, Missouri 65201
573.234.4492
www.j-squaredeng.com

J2 PROJECT No:	J21357
J2 DESIGN:	ACW
ISSUE TITLE	DATE
PERMIT SET	04 - 15 - 2025
ADDENDUM 1	05 - 16 - 2025

MECHANICAL - ELECTRICAL - PLUMBING DESIGN DRAWINGS FOR:

The Village at Discovery Park Alura Apartments

Northeast Douglas Street
Lee's Summit, Jackson County, Missouri

AHJ APPROVAL STAMP

SANITARY SEWER PLAN SYMBOL LEGEND

- SANITARY SEWER PIPING
- VENT PIPING
- PIPING TURNED DOWN / TURNED UP
- TIE INTO EXISTING

SANITARY SEWER PLAN GENERAL NOTES:

- REFER TO P500 AND/OR P600 SERIES SHEETS FOR ADDITIONAL PLUMBING NOTES, DETAILS, REQUIREMENTS, AND SCHEDULES.
- PLUMBING CONTRACTOR SHALL REVIEW ALL PROJECT DOCUMENTS AND COORDINATE LOCATION OF ALL EQUIPMENT, PIPING, HANGERS / SUPPORTS, ETC. WITH HVAC AND ELECTRICAL TRADES BEFORE INSTALLATION OF ANY MATERIAL. ADDITIONAL COSTS ASSOCIATED WITH LACK OF COORDINATION WILL NOT BE REIMBURSED.

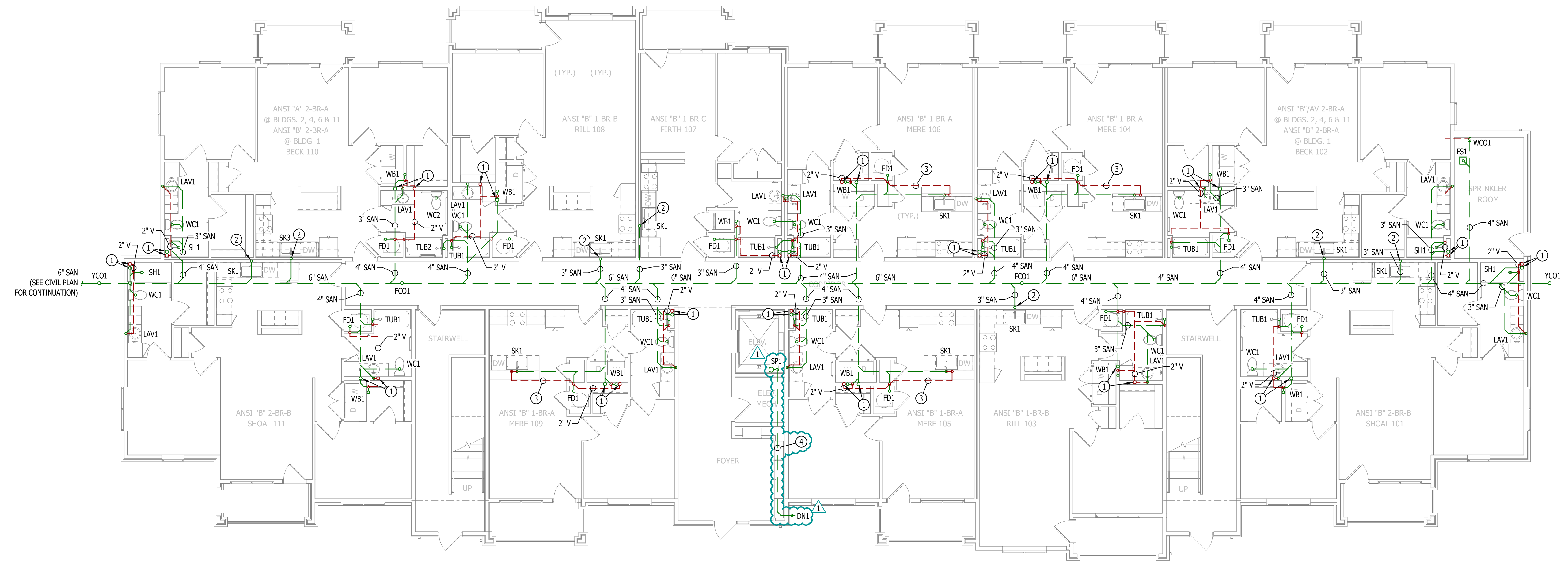
SANITARY SEWER PLAN KEY NOTES:

- 4" SANITARY STACK DOWN FROM LEVEL ABOVE / 4" VENT UP TO LEVEL ABOVE.
- 3" WASTE STACK VENT STACK DOWN FROM SECOND FLOOR.
- ISLAND SINK VENT BELOW FLOOR PER 2018 IPC SECTION 916.
- 2" SUMP PUMP DISCHARGE PIPING ROUTED IN TRUSS SPACE & DOWN TO DAYLIGHT WITH DOWNSPOUT NOZZLE EQUAL TO ZURN #2199.
- 4" SANITARY STACK DOWN FROM THIRD FLOOR; CONTINUES DOWN TO FIRST FLOOR. 4" VENT UP FROM FIRST FLOOR; CONTINUES UP TO THIRD FLOOR.
- 3" WASTE STACK VENT DOWN FROM THIRD FLOOR; 3" CONTINUES DOWN TO FIRST FLOOR.



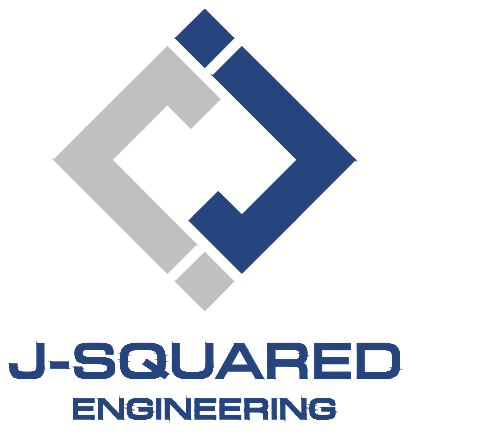
SANITARY SEWER PLAN - SECOND FLOOR

SCALE: 1/8" = 1'-0"



SANITARY SEWER PLAN - FIRST FLOOR

SCALE: 1/8" = 1'-0"



2400 Bluff Creek Drive, Suite 101
Columbia, Missouri 65201
573.234.4492
www.j-squaredeng.com

J2 PROJECT No:	J21357
J2 DESIGN:	ACW
ISSUE TITLE	DATE
PERMIT SET	04 - 15 - 2025

MECHANICAL - ELECTRICAL - PLUMBING DESIGN DRAWINGS FOR:
The Village at Discovery Park Alura Apartments
Northeast Douglas Street
Lee's Summit, Jackson County, Missouri

AHJ APPROVAL STAMP

SHEET TITLE

**SANITARY
SEWER PLAN -
THIRD & FOURTH
FLOORS**

SHEET NUMBER

PS102

SANITARY SEWER PLAN SYMBOL LEGEND

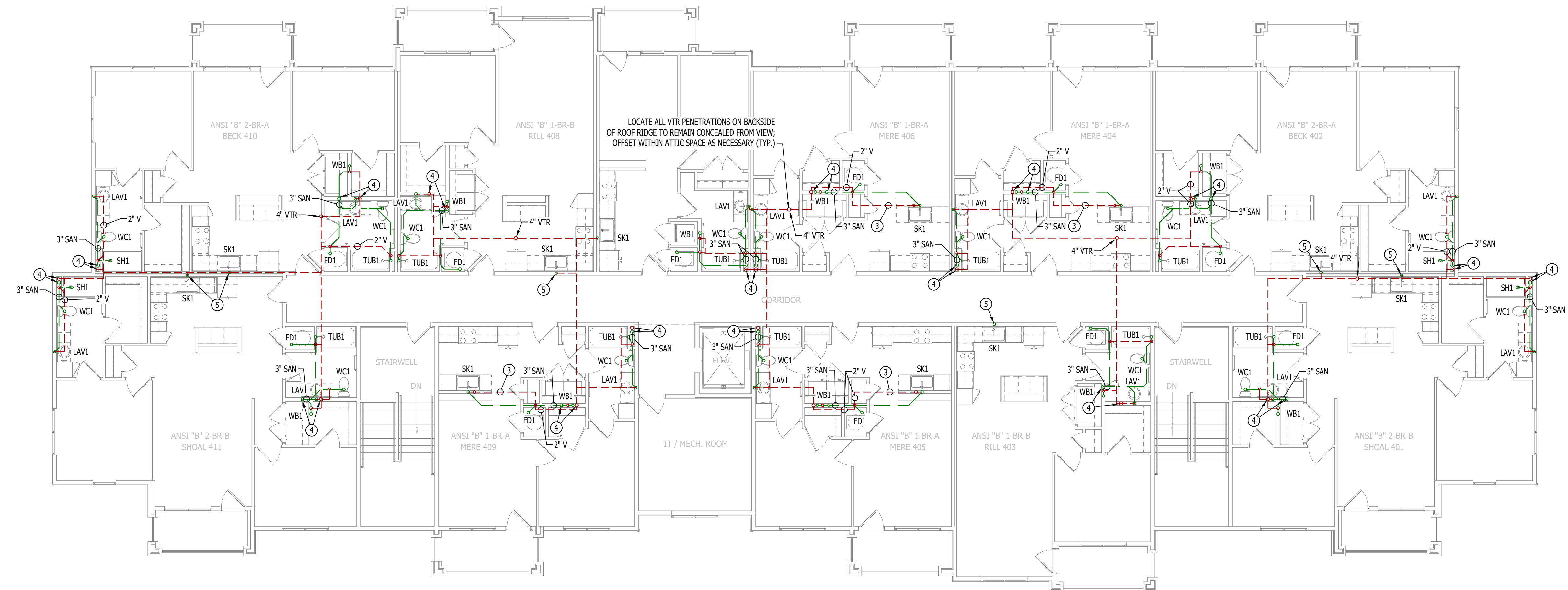
- SANITARY SEWER PIPING
- VENT PIPING
- PIPING TURNED DOWN / TURNED UP
- TIE INTO EXISTING

SANITARY SEWER PLAN GENERAL NOTES:

- REFER TO P500 AND/OR P600 SERIES SHEETS FOR ADDITIONAL PLUMBING NOTES, DETAILS, REQUIREMENTS, AND SCHEDULES.
- PLUMBING CONTRACTOR SHALL REVIEW ALL PROJECT DOCUMENTS AND COORDINATE LOCATION OF ALL EQUIPMENT, PIPING, HANGERS / SUPPORTS, ETC. WITH HVAC AND ELECTRICAL TRADES BEFORE INSTALLATION OF ANY MATERIAL. ADDITIONAL COSTS ASSOCIATED WITH LACK OF COORDINATION WILL NOT BE REIMBURSED.

SANITARY SEWER PLAN KEY NOTES:

- 4" SANITARY STACK DOWN FROM FOURTH FLOOR; CONTINUES DOWN TO FIRST FLOOR. 4" VENT UP FROM FIRST FLOOR; CONTINUES UP TO FOURTH FLOOR.
- 3" WASTE STACK VENT DOWN FROM FOURTH FLOOR; 3" CONTINUES DOWN TO FIRST FLOOR.
- ISLAND SINK VENT BELOW FLOOR PER 2018 IPC SECTION 916.
- 4" SANITARY STACK DOWN / 4" VENT UP FROM BELOW TO VENT THRU ROOF.
- 3" WASTE STACK VENT DOWN / 3" VENT UP TO VENT THRU ROOF.



SANITARY SEWER PLAN - FOURTH FLOOR
SCALE: 1/8" = 1'-0"



SANITARY SEWER PLAN - THIRD FLOOR
SCALE: 1/8" = 1'-0"

J2 PROJECT No:	J21357
J2 DESIGN:	ACW
ISSUE TITLE	DATE
PERMIT SET	04 - 15 - 2025

MECHANICAL - ELECTRICAL - PLUMBING DESIGN DRAWINGS FOR:

The Village at Discovery Park Alura Apartments

Northeast Douglas Street
Lee's Summit, Jackson County, Missouri

WATER & GAS PLAN SYMBOL LEGEND

- COLD WATER LINE
- HOT WATER LINE
- WATER METER
- VALVE
- PUMP
- PIPING TURNED DOWN / TURNED UP
- TIE INTO EXISTING

WATER & GAS PLAN GENERAL NOTES:

- REFER TO P500 AND/OR P600 SERIES SHEETS FOR ADDITIONAL PLUMBING NOTES, DETAILS, REQUIREMENTS, AND SCHEDULES.
- PLUMBING CONTRACTOR SHALL REVIEW ALL PROJECT DOCUMENTS AND COORDINATE LOCATION OF ALL EQUIPMENT, PIPING, HANGERS / SUPPORTS, ETC. WITH HVAC AND ELECTRICAL TRADES BEFORE INSTALLATION OF ANY MATERIAL. ADDITIONAL COSTS ASSOCIATED WITH LACK OF COORDINATION WILL NOT BE REIMBURSED.

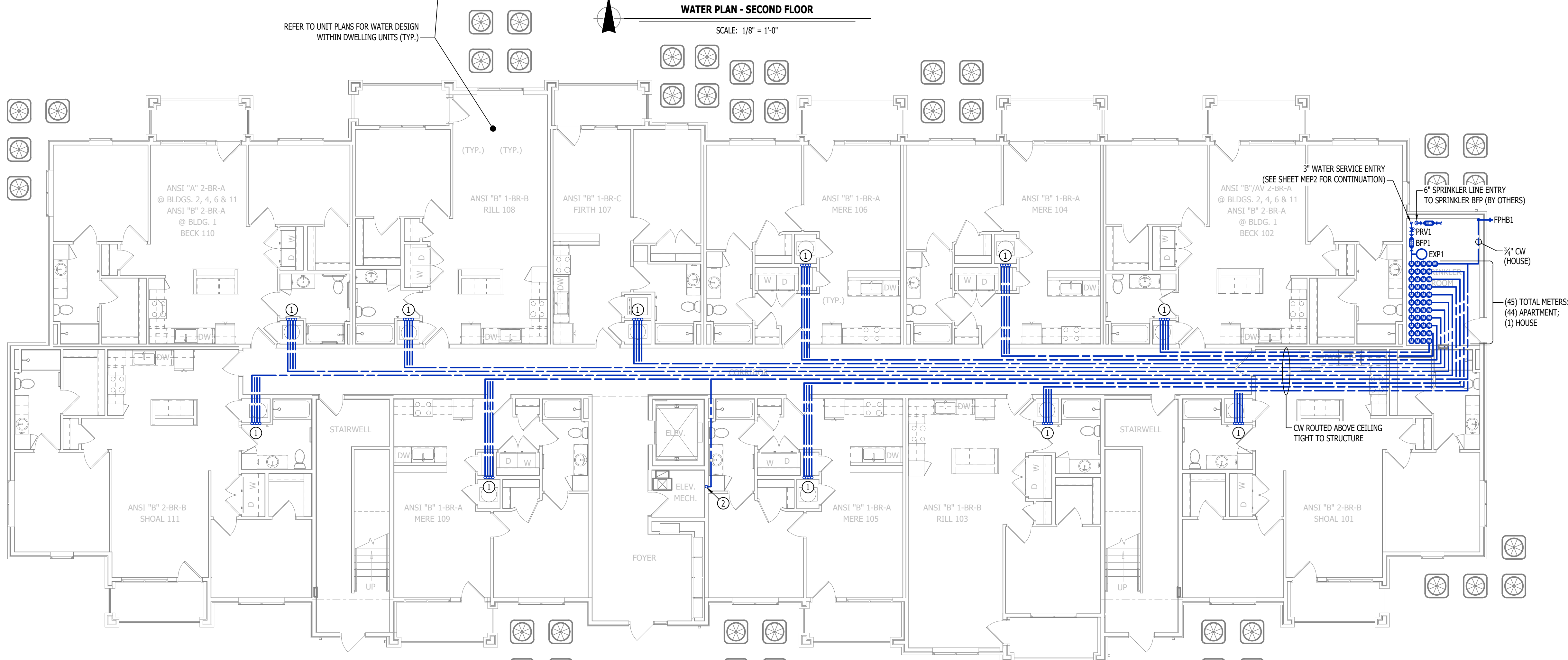
WATER & GAS PLAN KEY NOTES:

- (4) 1" CW - (1) 1" CW TO SERVE APARTMENT ON THIS FLOOR & (3) 1" CW CONTINUE UP TO SECOND FLOOR.
- 1" CW (HOUSE) UP TO MOP SINK ON SECOND FLOOR.
- (3) 1" CW UP IN WALL FROM FIRST FLOOR - (1) 1" CW TO SERVE APARTMENT ON THIS FLOOR & (2) 1" CW CONTINUE UP TO THIRD FLOOR.



WATER PLAN - SECOND FLOOR

SCALE: 1/8" = 1'-0"



WATER PLAN - FIRST FLOOR

SCALE: 1/8" = 1'-0"

WATER & GAS PLAN SYMBOL LEGEND

- COLD WATER LINE
- HOT WATER LINE
- M WATER METER
- X VALVE
- P PUMP
- PIPING TURNED DOWN / TURNED UP
- X TIE INTO EXISTING

WATER & GAS PLAN GENERAL NOTES:

- REFER TO P500 AND/OR P600 SERIES SHEETS FOR ADDITIONAL PLUMBING NOTES, DETAILS, REQUIREMENTS, AND SCHEDULES.
- PLUMBING CONTRACTOR SHALL REVIEW ALL PROJECT DOCUMENTS AND COORDINATE LOCATION OF ALL EQUIPMENT, PIPING, HANGERS / SUPPORTS, ETC. WITH HVAC AND ELECTRICAL TRADES BEFORE INSTALLATION OF ANY MATERIAL. ADDITIONAL COSTS ASSOCIATED WITH LACK OF COORDINATION WILL NOT BE REIMBURSED.

WATER & GAS PLAN KEY NOTES:

- ① (2) 1" CW UP FROM SECOND FLOOR - (1) TO SERVE APARTMENT ON THIRD AND (1) CONTINUES UP TO FOURTH FLOOR.
- ② (1) 1" CW UP FROM THIRD FLOOR TO SERVE APARTMENT ON FOURTH FLOOR.



WATER PLAN - FOURTH FLOOR

SCALE: 1/8" = 1'-0"



WATER PLAN - THIRD FLOOR

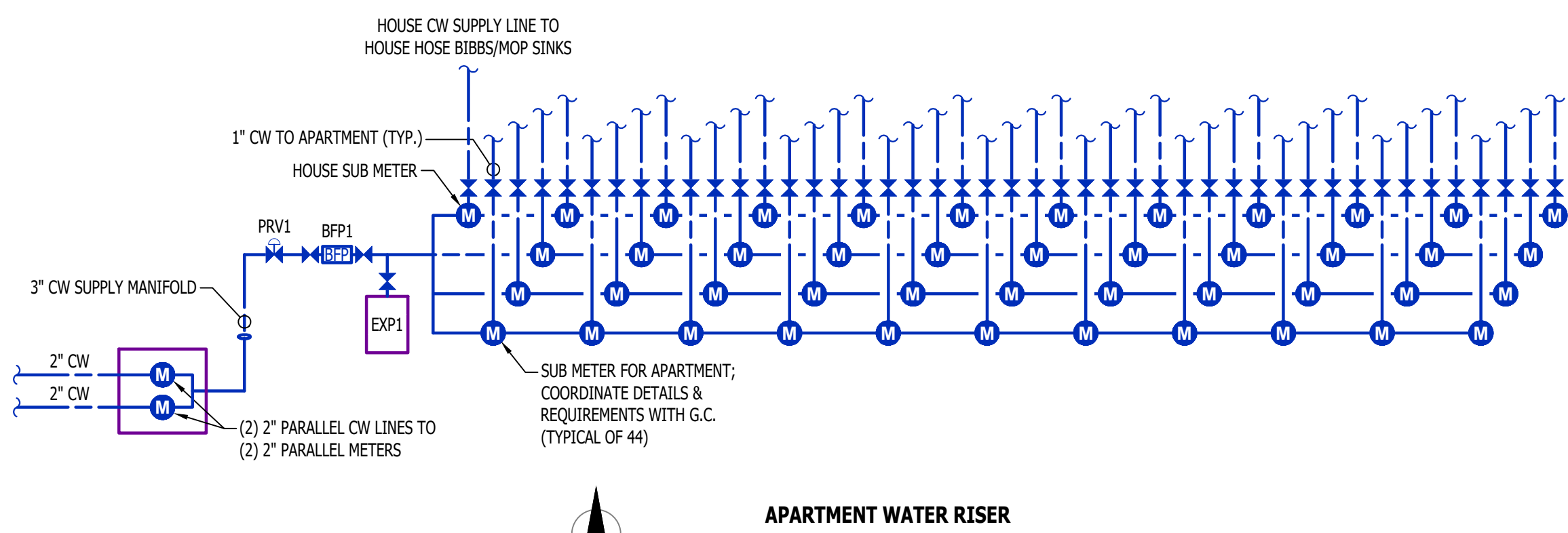
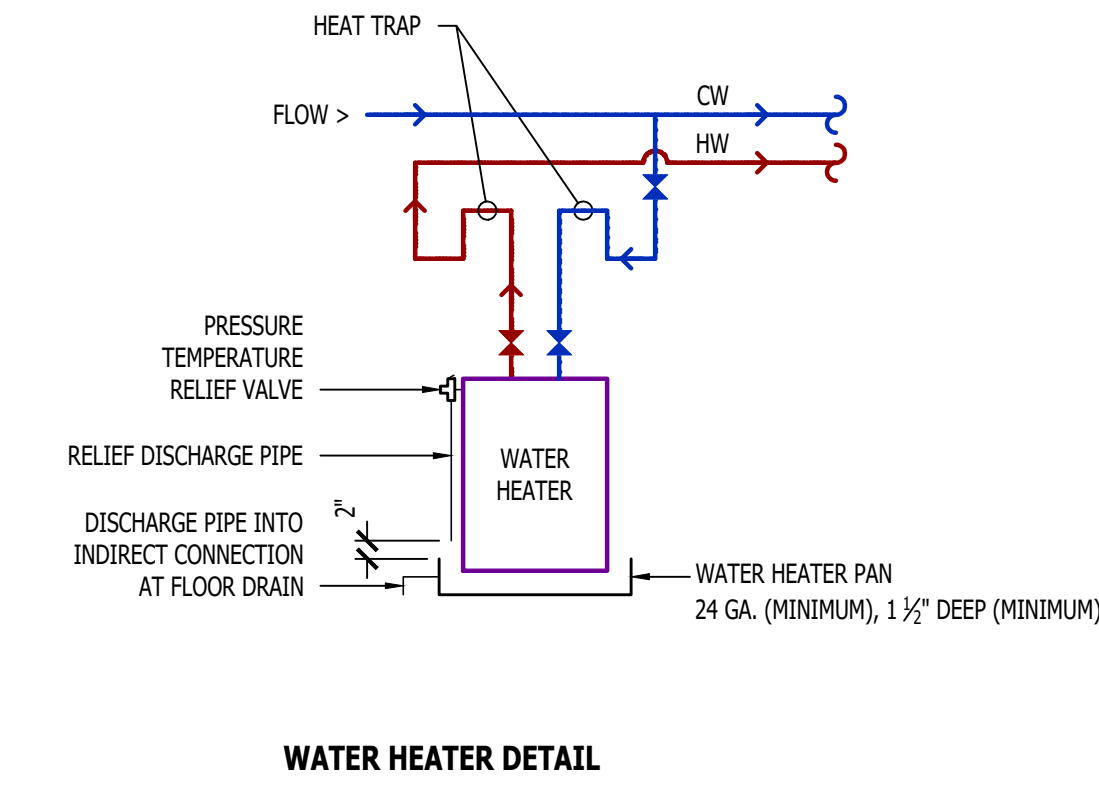
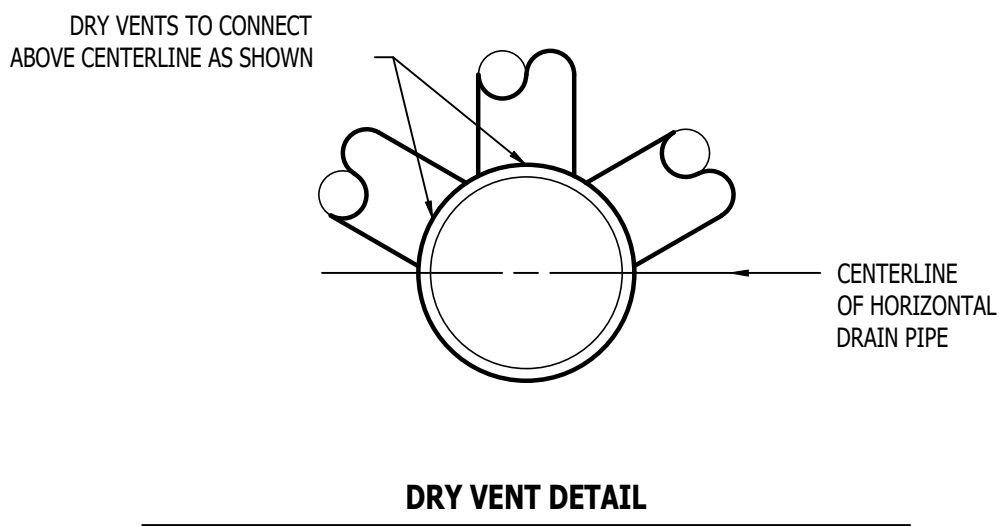
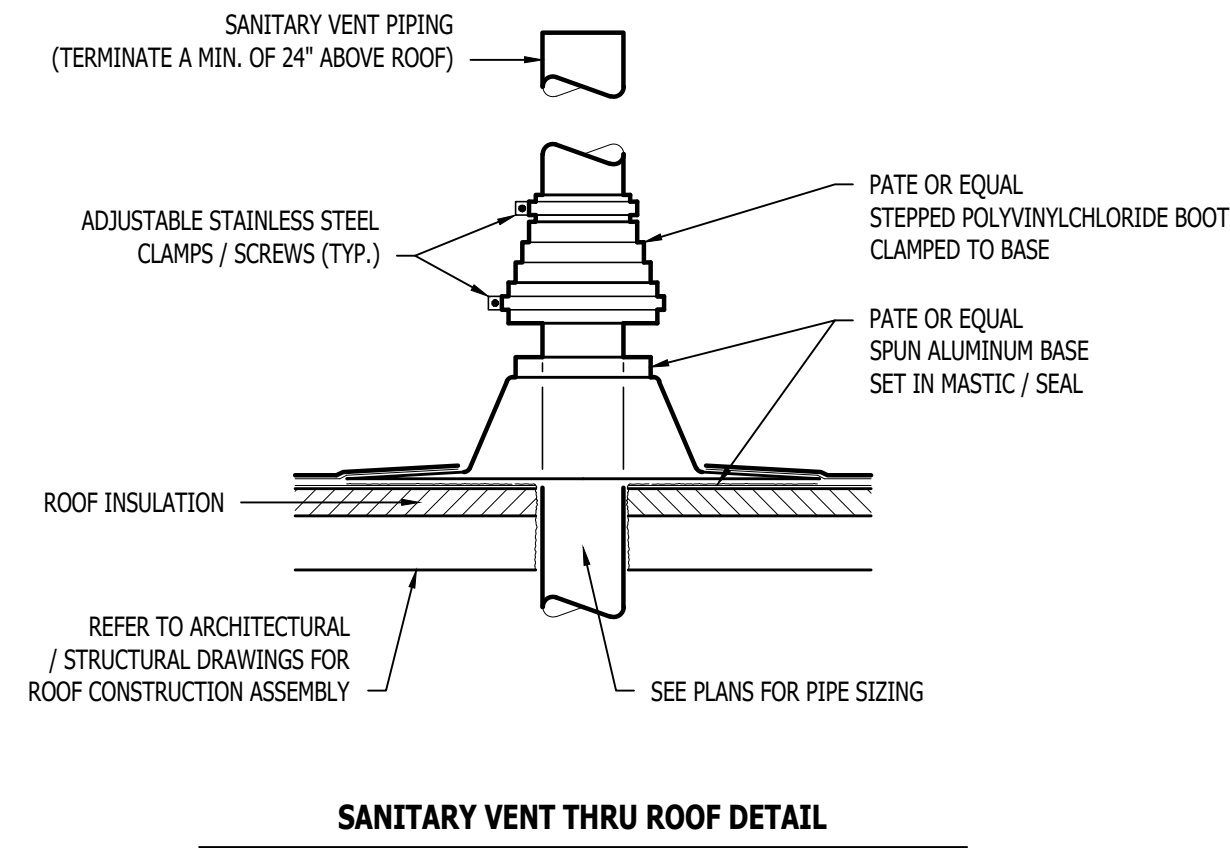
SCALE: 1/8" = 1'-0"

PLUMBING SPECIFICATIONS

1. **GENERAL**
- 1.1. PLUMBING CONTRACTOR IS RESPONSIBLE TO PROVIDE ALL ESCUTCHEONS, ¼ TURN STOPS, P-TRAPS, AND SUPPLY LINES TO PROVIDE A COMPLETE SYSTEM AT EACH FIXTURE INDICATED ON PLANS UNLESS NOTED OTHERWISE.
- 1.2. ALL PLUMBING SYSTEMS SHALL BE INSTALLED LEVEL, PLUMB, AND PARALLEL/PERPENDICULAR TO BUILDING ORIENTATION WHERE POSSIBLE.
- 1.3. COORDINATE ALL PIPING INSTALLATIONS WITH STRUCTURAL GRADE BEAMS, FOOTINGS, COLUMN PIERS, ETC. SLEEVE PIPING THRU STRUCTURAL ELEMENTS AS NECESSARY, VERIFY WITH STRUCTURAL ENGINEER.
- 1.4. VERIFY ALL UTILITY CONNECTION POINTS WITH PROPOSED PLUMBING LAYOUTS PRIOR TO BEGINNING WORK.
- 1.5. CLEAN ALL PLUMBING FIXTURES AND CHANGE FAUCET AERATORS AND SINK STRAINERS AT PROJECT COMPLETION PRIOR TO TURNING OVER TO OWNERSHIP.
2. **EQUIPMENT / FIXTURES**
- 2.1. ALL EQUIPMENT AND/OR FIXTURES MUST MEET OR EXCEED THE PERFORMANCE, FUNCTIONAL INTENT, AND AESTHETICS AS MODELS SPECIFIED ON PLANS. WHERE SPECIFIC MANUFACTURERS AND/OR MODELS ARE INDICATED ON PLANS OR WITHIN SCHEDULES, CONTRACTOR TO PROVIDE MODEL INDICATED OR APPROVED EQUAL. VERIFY SUBSTITUTION APPROVAL PRIOR TO PURCHASE OR INSTALLATION OF EQUIPMENT.
- 2.2. CONTRACTOR TO SUPPLY SUBMITTALS FOR ALL EQUIPMENT FOR REVIEW BY ARCHITECT AND ENGINEER. FORMAL APPROVAL SHALL BE RECEIVED BY CONTRACTOR PRIOR TO EQUIPMENT PURCHASE.
- 2.3. CONTRACTOR TO SHARE APPROVED EQUIPMENT SUBMITTALS WITH ANY PERTINENT ELECTRICAL REQUIREMENTS WITH ELECTRICAL CONTRACTORS WITHIN TWO WEEKS OF RECEIVING APPROVED SUBMITTALS FROM ARCHITECT/ENGINEER.
3. **SANITARY**
- 3.1. BELOW AND ABOVE GRADE WASTE AND VENT PIPING IN BUILDING TO BE SOLID CORE SCHEDULE 40 PVC LISTED FOR DWV APPLICATIONS.
- 3.2. NO WASTE OR VENT PIPING INSTALLED BELOW GRADE SHALL BE SMALLER THAN 2".
- 3.3. MINIMUM SLOPES FOR WASTE PIPING (UNLESS NOTED OTHERWISE ON PLANS):
- 3.3.1. 2 ½" OR LESS DIAMETER: ¼" PER FOOT
- 3.3.2. 3" TO 6" DIAMETER: ¼" PER FOOT
- 3.3.3. 8" OR LARGER DIAMETER: ⅛" PER FOOT
- 3.4. ACCESSIBLE FULL PIPE SIZE CLEANOUTS SHALL BE PROVIDED & INSTALLED ON BUILDING SANITARY LINES AT LOCATIONS SHOWN ON PLANS, AT INTERVALS OF NO MORE THAN 100', AT EVERY CHANGE IN DIRECTION GREATER THAN 45°, AND AT THE BASE OF EACH WASTE STACK.
- 3.5. WASTE AND VENT PIPING IN PLENUMS SHALL BE CAST IRON, PLENUM-RATED CPVC, OR PVC WITH AN INSULATION WRAP LISTED FOR USE AS SUCH AN ASSEMBLY.
- 3.6. ALL VENT PIPE TERMINATIONS SHALL BE LOCATED EITHER 10' HORIZONTALLY OR 3' ABOVE MECHANICAL AIR INTAKE LOCATIONS. TERMINATIONS SHALL NOT BE INSTALLED UNDER ANY OPERABLE BUILDING OPENING OR OPERABLE ADJACENT BUILDING OPENING. CONTRACTOR TO OFFSET VENT PIPING AS NECESSARY TO MEET THESE REQUIREMENTS.
4. **DOMESTIC WATER**
- 4.1. ALL DOMESTIC WATER PIPING TO BE EITHER COPPER OR PEX, SHALL CONFORM TO NSF 61 AND BE LISTED FOR USE IN POTABLE WATER SYSTEMS.
- 4.1.1. WHERE PEX PIPING IS USED, IT SHALL BE INCREASED ONE PIPE SIZE FROM WHAT IS INDICATED ON PLANS FOR ALL PORTIONS OF DISTRIBUTION SYSTEM.
- 4.1.2. PEX-A MAY BE INSTALLED AT SIZES INDICATED ON PLANS ONLY IF AN ENGINEERED PLAN IS SUBMITTED SHOWING ACCEPTABLE PRESSURE DROPS AND FLUID VELOCITIES, APPROVAL MUST BE GRANTED PRIOR TO PURCHASE AND INSTALLATION.
- 4.1.3. COPPER WATER PIPING BELOW GRADE SHALL BE TYPE "K". BELOW GRADE JOINTS SHALL BE SILVER SOLDERED. THERE SHALL BE NO JOINTS IN WATER PIPING LOCATED BENEATH BUILDING SLAB.
- 4.1.4. COPPER WATER PIPING ABOVE GRADE SHALL BE TYPE "L".
- 4.2. PROVIDE WATER HAMMER ARRESTORS AT ALL QUICK-CLOSE VALVES. FIXTURES REQUIRING WATER HAMMER ARRESTORS INCLUDE BUT ARE NOT LIMITED TO FLUSH VALVES, SENSOR FAUCETS, AND WASHING MACHINE BOXES. AIR CHAMBERS SHALL NOT BE PERMITTED.
- 4.3. ALL DOMESTIC WATER PIPING SHALL BE ROUTED WITHIN BUILDING THERMAL ENVELOPE AND WITHIN WALL CAVITIES, ABOVE FINISHED CEILINGS, OR BELOW SLAB TO REMAIN CONCEALED UNLESS OTHERWISE NOTED. NOTIFY ENGINEER OF ANY NECESSARY ADJUSTMENTS THAT REQUIRE PIPING TO BE EXPOSED.
- 4.4. DOMESTIC WATER PIPING INSULATION
- 4.4.1. ALL HW PIPING, WHETHER COPPER OR PEX, SHALL BE INSULATED WITH PLENUM RATED CLOSED CELL ELASTOMERIC INSULATION.
- 4.4.1.1. FOR PIPING LESS THAN 1½", INSULATION THICKNESS TO BE 1".
- 4.4.1.2. FOR PIPING 1½" OR GREATER, INSULATION THICKNESS SHALL BE 1½".
- 4.4.2. CW COPPER PIPING TO INSULATED WITH ½" PLENUM RATED CLOSED CELL ELASTOMERIC INSULATION. CW PEX NEED NOT BE INSULATED UNLESS NOTED OTHERWISE ON PLANS.
5. **GAS PIPING**
- 5.1. GAS PIPING SHALL BE INSTALLED LEVEL, PLUMB, AND PARALLEL OR PERPENDICULAR TO BUILDING ORIENTATION WHERE POSSIBLE.
- 5.2. QUARTER-TURN FULL-PORT SHUTOFF VALVES SHALL BE INCLUDED AT EACH APPLIANCE CONNECTION, AS WELL AS AN IN-LINE REGULATOR FROM DELIVERY PRESSURE TO APPLIANCE OPERATING PRESSURE IF REQUIRED. INCLUDE SEDIMENT TRAPS PER IFGC REQUIREMENTS.
- 5.1. NATURAL GAS AND LIQUID PROPANE (LP) PIPING TO BE SCHEDULE 40 BLACK STEEL.
- 5.2. PIPE JOINTS SHALL BE THREADED WITH CLASS 150 FITTINGS, OR WELDED. NOTIFY OWNER/GC OF ANY NECESSARY HOT-WORK ASSOCIATED WITH WELDED CONNECTIONS.
- 5.3. WHERE PIPING IS EXPOSED ON EXTERIOR FACE OF BUILDING, PAINT TO MATCH BUILDING. PAINT YELLOW IN ALL OTHER LOCATIONS.
- 5.4. ON ROOFTOPS, INSTALL GAS PIPE WITH "ROOFTOP BLOK" PER MANUFACTURER'S INSTRUCTION.
6. **STORM DRAIN PIPING**
- 6.1. ABOVE AND BELOW GRADE STORM PIPING SHALL BE SOLID CORE SCHEDULE 40 PVC.
- 6.2. ALL PRIMARY & SECONDARY STORM DRAIN PIPING & FITTINGS SHALL BE INSULATED WITH ½" FIBERGLASS INSULATION WITH ASJ JACKET.
- 6.3. STORM DRAIN PIPING IN PLENUMS SHALL BE CAST IRON, PLENUM-RATED CPVC, OR PVC WITH AN INSULATION WRAP LISTED FOR USE AS SUCH AN ASSEMBLY.

PLUMBING FIXTURE SCHEDULE				
TAG	DESCRIPTION	MANUFACTURER (OR EQUAL)	MODEL (OR EQUAL)	NOTES
BFP1	BACKFLOW PREVENTER (APARTMENTS)	WILKINS	975XL2	RPZ - 2-1/2"
EXP1	EXPANSION TANK (APARTMENTS)	WATTS	DETA-100	
FCO1	FLOOR CLEAN OUT	ZURN	Z1400	
FD1	FLOOR DRAIN	ZURN	Z415-BZ	WITH Z1072 TRAP SEAL
FPHB1	FROST PROOF HOSE BIB	WOODFORD	MODEL 67	
FS1	FLOOR SINK	ZURN	FD2370	
HB1	HOSE BIB	JR SMITH	5670-H	INTERIOR HOSE BIB WITH VACUUM BREAKER
LAV1	LAVATORY - INTEGRAL BOWL	-	-	WITH PFISTER #G142-8000 CHROME FAUCET
LAV2	LAVATORY (DROP-IN W/ MANUAL FAUCET)	AMERICAN STANDARD	0475.028	WITH ZURN Z81104-XL FAUCET, 1/4 TURN STOPS, BRAIDED STAINLESS STEEL SUPPLIES, & 'TMV1'
MS1	MOP SINK	FIAT	MSB2424	WITH ZURN Z843M1 FAUCET WITH WALL HOOK
PRV1	PRESSURE REDUCING VALVE	ZURN	500XL3	3" INLET / 3" OUTLET
REF1	REFRIGERATOR BOX	SIOUX CHIEF	696-G1000	
SK1	KITCHEN SINK	DAYTON	DSESR12722	WITH PFISTER #F-529-CRS FAUCET,ISE DISPOSAL #BADGER-1 & STS-00 AIR SWITCH
SK3	SINGLE COMPARTMENT ADA SINK	ELKAY	LRAD221965	WITH PFISTER #F-529-CRS FAUCET,ISE DISPOSAL #BADGER-1 & STS-00 AIR SWITCH
SP1	SUMP PUMP	ZOELLER	153-0002	120V, 1/2 HP WITH "OIL MINDER" CONTROLS
TUB1	TUB / SHOWER	AQUARIUS	G6030TS	WITH PFISTER R89-0300 SHOWER TRIM KIT
TUB2	ADA TUB / SHOWER	AQUATIC	26035MTE	WITH GRAB BARS & ADA HANDHELD SHOWER ASSEMBLY
WB1	WASHER BOX	SIOUX CHIEF	696-G2303	
WC1	WATER CLOSET - STANDARD HEIGHT - TANK	AMERICAN STANDARD	215CA.004	WITH CHURCH 7200SLEC SEAT AND COVER, STAINLESS BRAIDED SUPPLY, AND 1/4 TURN SHUT-OFF.
WC2	WATER CLOSET - ADA HEIGHT - TANK	AMERICAN STANDARD	215AA.004	WITH CHURCH 7200SLEC SEAT AND COVER, STAINLESS BRAIDED SUPPLY, AND 1/4 TURN SHUT-OFF.
WH1	WATER HEATER - ELECTRIC - LOWBOY	AO SMITH	ECLB-40	38 GALLON, 208V 1PH, 4500W; WITH 'EXP1'
WH2	WATER HEATER - ELECTRIC - POINT OF USE	AO SMITH	EGSP6	6 GALLON, 120V, 1500W WITH HOLDRITE #40-SWHP-W WALL HUNG PLATFORM; WITH 'EXP1'
YCO1	YARD CLEAN OUT	ZURN	Z1400	
YH1	YARD HYDRANT	WOODFORD	Y34	FREEZELESS
NOTES: 1. VERIFY NECESSARY FIXTURES MEET ADA REQUIREMENTS WITH ARCHITECT PRIOR TO INSTALLATION				

PLUMBING CONNECTION SIZING SCHEDULE					
FIXTURE		SANITARY PIPING		SUPPLY PIPING	
TYPE	TYPICAL ABBREVIATION	WASTE CONNECTION	VENT CONNECTION	COLD WATER CONNECTION	HOT WATER CONNECTION
DRINKING FOUNTAIN	DF	1-1/2"	1-1/4"	1/2"	-
FLOOR DRAIN	FD	3"	2"	-	-
HAND / HAIR SINK	HS / SK	2"	1-1/4"	1/2"	1/2"
HOSE BIBB	HB	-	-	3/4"	-
LAVATORY	LAV	1-1/2"	1-1/4"	1/2"	1/2"
MOP SINK	MS	3"	1-1/2"	1/2"	1/2"
ICE MAKER OUTLET BOX	REF	-	-	1/2"	-
SHOWER	SH	3"	1-1/2"	1/2"	1/2"
URINAL	UR	2"	1-1/4"	3/4"	-
WATER CLOSET (FLUSH TANK)	WC	3"	2"	1/2"	-
WATER CLOSET (FLUSH VALVE)	WC	3"	2"	1"	-
NOTES: 1. SIZES SHOWN ABOVE ARE TYPICAL UNLESS NOTED OTHERWISE ON PLANS					



RELEASED FOR CONSTRUCTION
As Noted on Plans Review

JAMES P. WATSON
NUMBER
PE-2015017071

PROFESSIONAL ENGINEER

James Watson, P.E.
PE-2015017071
MO Certificate of Authority # 2018029680

April 15, 2025

J-SQUARED
ENGINEERING

2400 Bluff Creek Drive, Suite 101
Columbia, Missouri 65201
573.234.4492
www.j-squaredeng.com

J2 PROJECT No: J21357

J2 DESIGN: ACW

ISSUE TITLE DATE

PERMIT SET 04 - 15 - 2025

MECHANICAL - ELECTRICAL - PLUMBING DESIGN DRAWINGS FOR:

The Village at Discovery Park Alura Apartments

Northeast Douglas Street
Lee's Summit, Jackson County, Missouri

A43 APPROVAL STAMP

SHEET TITLE

PLUMBING DETAILS & SCHEDULES

SHEET NUMBER

P501

HVAC PLAN SYMBOL LEGEND

- EQUIPMENT TYPE (REFER TO EQUIPMENT SCHEDULE)
— EQUIPMENT REFERENCE NUMBER
— DIFFUSER/GRILLE TYPE (REFER TO SCHEDULE)
— CUBIC FEET PER MINUTE (CFM) / FACE SIZE

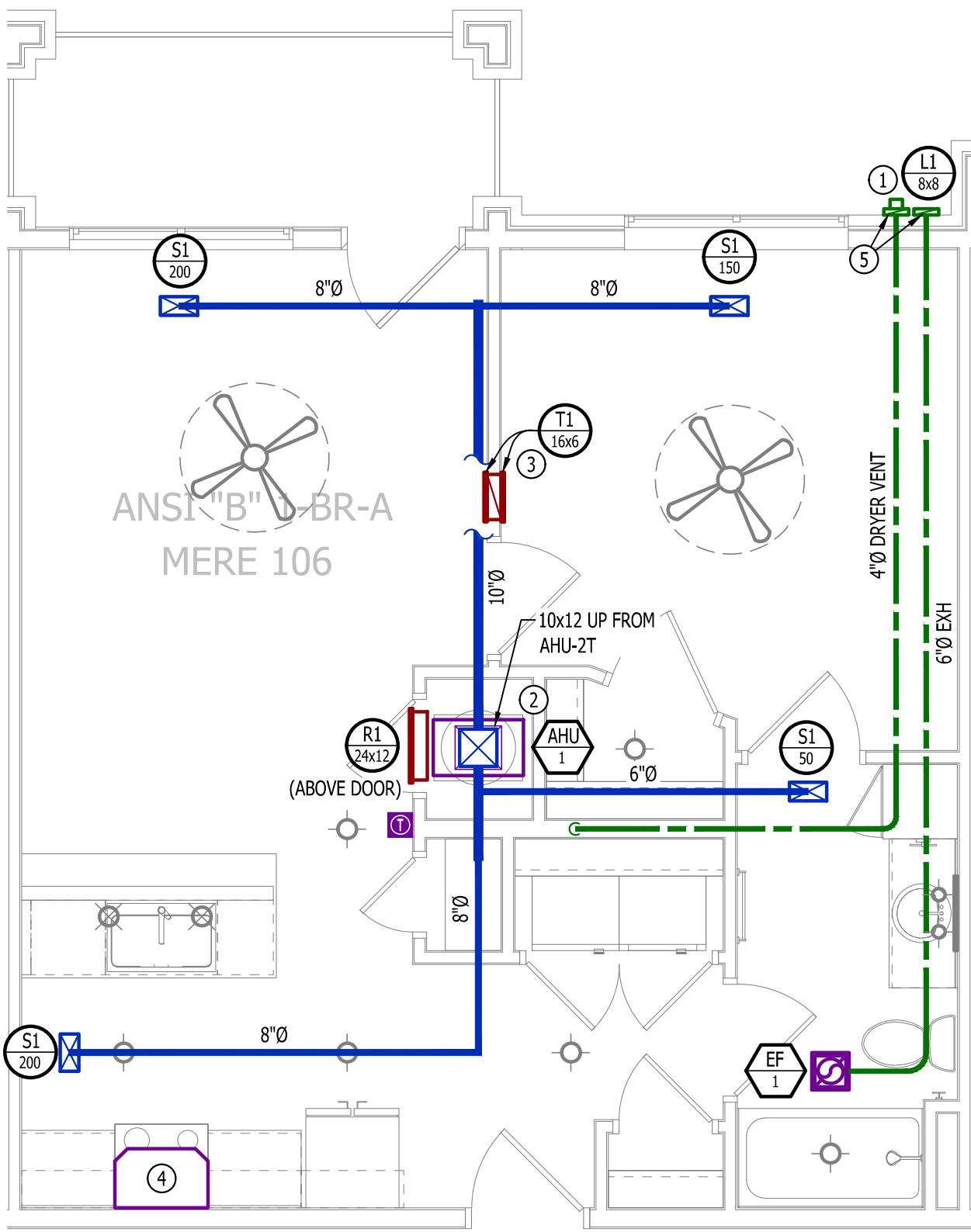
- SUPPLY DUCTWORK
- - - RETURN DUCTWORK
- - - EXHAUST DUCTWORK
- - - FLEX DUCT
[X] SUPPLY DIFFUSER (HATCH INDICATES "NO FLOW ZONE")
[X] RETURN DIFFUSER
[] BALANCE DAMPER
[M] MOTORIZED DAMPER
[R] CEILING RADIATION DAMPER
[B] BACK DRAFT DAMPER
[T] THERMOSTAT

HVAC PLAN GENERAL NOTES:

- SEE M500 & M600 SERIES SHEETS FOR HVAC SCHEDULES, DETAILS, REQUIREMENTS, ETC.
- SEE M100 SERIES SHEETS FOR CONDENSING UNIT LOCATIONS. REFRIGERANT PIPING SHALL ROUTE IN SPACES ABOVE FINISHED CEILINGS AND WITHIN WALL CAVITIES TO REMAIN CONCEALED.
- SUPPLY DUCTWORK FROM AHU AT FLOOR/CEILING PENETRATION SHALL BE PROTECTED BY A FIRE DAMPER. INSTALL PER MANUFACTURER'S SPECIFICATIONS.
- WRAP ALL DRYER DUCTS WITH FIREMASTER (OR EQUAL) DUCT WRAP.
- TOTAL DEVELOPED LENGTH OF EXHAUST DUCT SHALL BE INDICATED ON A PERMANENT LABEL WITHIN 6' OF DRYER VENT CONNECTION. DRYER DUCT ROUTING SHOWN IS FOR REFERENCE ONLY. OVERALL DUCT LENGTH SHALL BE CALCULATED BY HVAC CONTRACTOR PER 2018 IMC 504.8.4.
- LOCATE ALL EXHAUST / DRYER VENT TERMINATIONS AT LEAST 36" FROM OPERABLE OPENINGS INTO APARTMENTS (WINDOWS, DOORS, ETC.).
- ALL DUCTWORK SHOWN SHALL ROUTE IN SPACE BETWEEN / THRU TRUSSES UNLESS NOTED OTHERWISE. SEE STRUCTURAL DRAWINGS FOR DETAILS.

HVAC PLAN KEY NOTES:

- TERMINATE 4" DRYER EXHAUST WITH VENT EQUAL TO DRYER WALL VENT #DWV4.
- AHU WALL MOUNTED ABOVE WATER HEATER, COORDINATE WITH PLUMBING CONTRACTOR. CONDENSATE TO DISCHARGE IN FLOOR DRAIN WITHIN CLOSET.
- H/LOW TRANSFER GRILLE (12" A.F.F. ON BEDROOM SIDE OF WALL; 84" A.F.F. ON OPPOSITE SIDE OF WALL).
- RESIDENTIAL RECIRCULATION HOOD TO BE SUPPLIED & INSTALLED BY GC.
- ON FOURTH FLOOR ONLY, BATHROOM EXHAUST / DYER VENT TO TERMINATE AT LOUVER / VENT MOUNTED IN SOFFIT.



HVAC PLAN

SCALE: 1/4" = 1'-0"

PLUMBING PLAN SYMBOL LEGEND

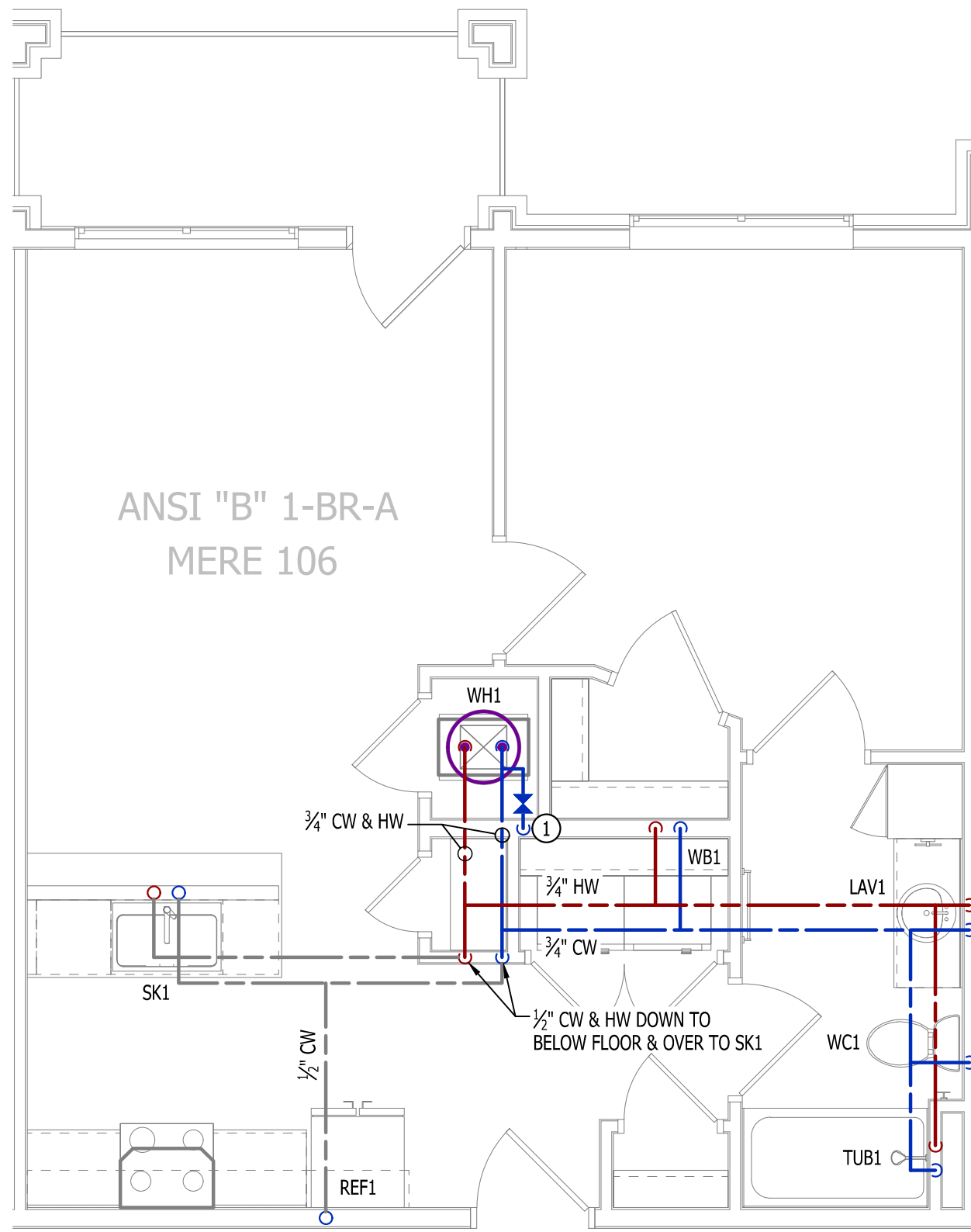
- COLD WATER LINE
— HOT WATER LINE
[V] VALVE
— PIPING TURNED DOWN / TURNED UP

WATER PLAN GENERAL NOTES:

- SEE P500 &/OR P600 SERIES SHEETS FOR ADDITIONAL PLUMBING NOTES, DETAILS, & SCHEDULES.
- ALL PLUMBING LOCATED ON EXTERIOR WALLS SHALL ROUTE WITHIN INSULATION BARRIER.
- ALL DOMESTIC SUPPLY LINES SERVING MORE THAN (1) FIXTURE SHALL BE 3/4" UNLESS NOTED OTHERWISE.

WATER PLAN KEY NOTES:

- 1" CW PIPE UP FROM BELOW WITH SHUT-OFF VALVE IN ACCESSIBLE LOCATION. SEE OVERALL PLUMBING PLANS FOR DETAILS.



WATER PLAN

SCALE: 1/4" = 1'-0"

POWER PLAN SYMBOL LEGEND

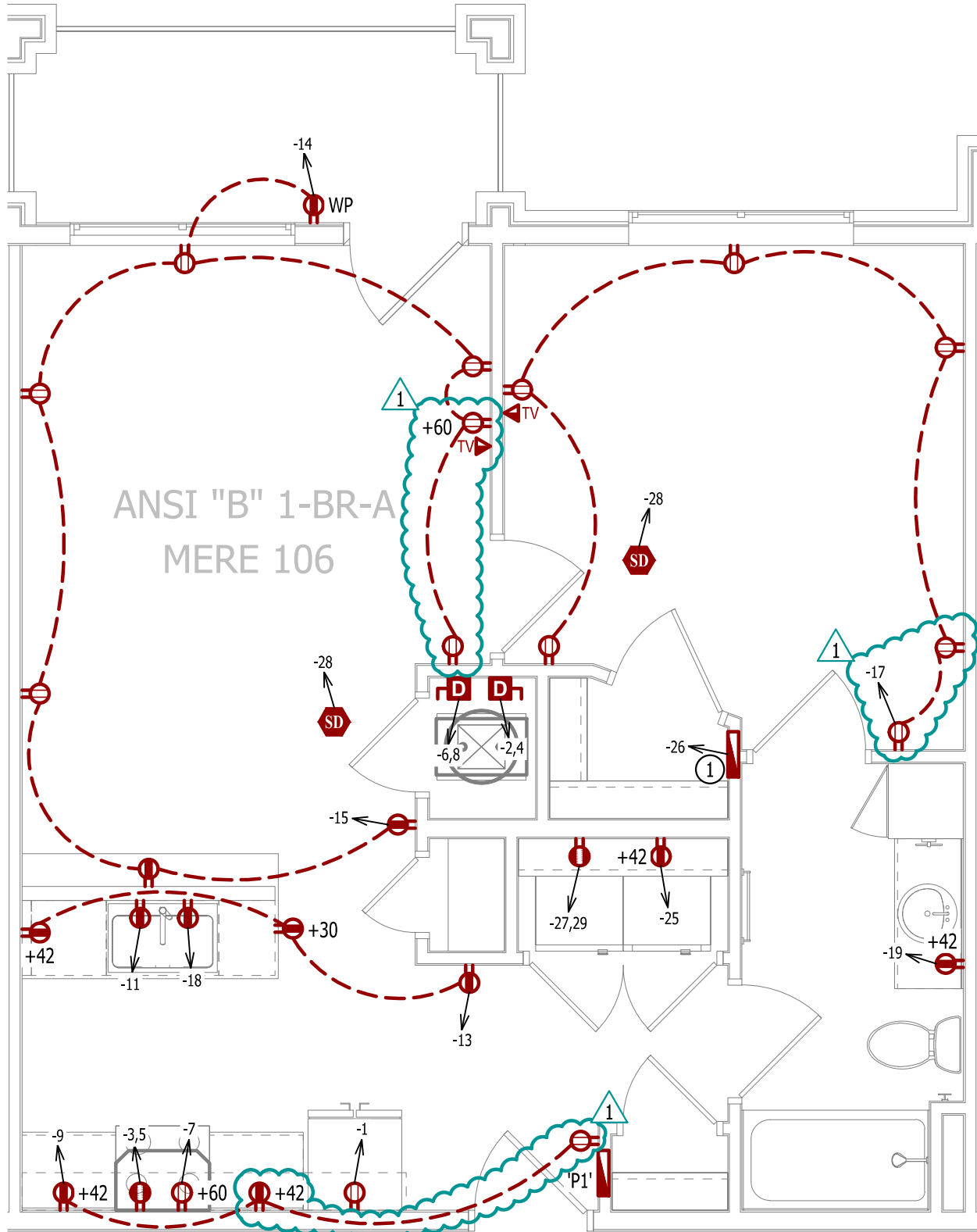
- - - CIRCUIT WIRING
— PK-XX CIRCUIT TAG
[J] JUNCTION BOX
[XX] RECEPTACLE
+42 INDICATES MOUNTING HEIGHT TO BOTTOM OF BOX (STANDARD @ 18" AFF UNLESS NOTED OTHERWISE)
"WP" = WEATHERPROOF OUTDOOR RECEPTACLE
[GFCI] GFCI DUPLEX CONVENIENCE RECEPTACLE
[208V] 208V RECEPTACLE
[Q] QUADPLEX CONVENIENCE RECEPTACLE
[D] DATA / PHONE JACK; BOX WITH 1" CONDUIT & CAT6 CABLE BACK TO MEDIA PANEL LOCATION (STANDARD @ 18" AFF UNLESS NOTED OTHERWISE)
[D] DISCONNECT
[SD] 120V IONIZATION SMOKE 520Hz LOW FREQUENCY ALARM WITH SILENCING CAPABILITIES & LOW-VOLTAGE CONTACTS WIRED TO SHUT DOWN AHU UPON FIRE DETECTION. COORDINATE WITH HVAC CONTRACTOR. SMOKE DETECTOR MUST BE LOCATED AT LEAST 3" FROM CEILING FAN BLADES AND AT LEAST 10' FROM ANY COOKING APPLIANCE (FIELD-COORDINATE)

POWER PLAN GENERAL NOTES:

- SEE E500 & E600 SERIES SHEETS FOR POWER SCHEDULES, DETAILS, REQUIREMENTS, ETC.
- SEE M100 & EPI00 SERIES SHEETS FOR CONDENSING UNIT LOCATIONS.
- VERIFY EACH DATA/RECEPTACLE LOCATION WITH OWNER PRIOR TO INSTALLATION.
- REFER TO "TYPICAL ADA MOUNTING HEIGHTS DETAIL", SHEET E501, FOR MOUNTING HEIGHTS OF DEVICES IN "ANSI A" UNITS.

POWER PLAN KEY NOTES:

- MEDIA PANEL LOCATION; DATA/TV WIRING TO TERMINATE AT THIS LOCATION. DETERMINE EXACT LOCATION & DETAILS WITH OWNER PRIOR TO INSTALLATION.



POWER PLAN

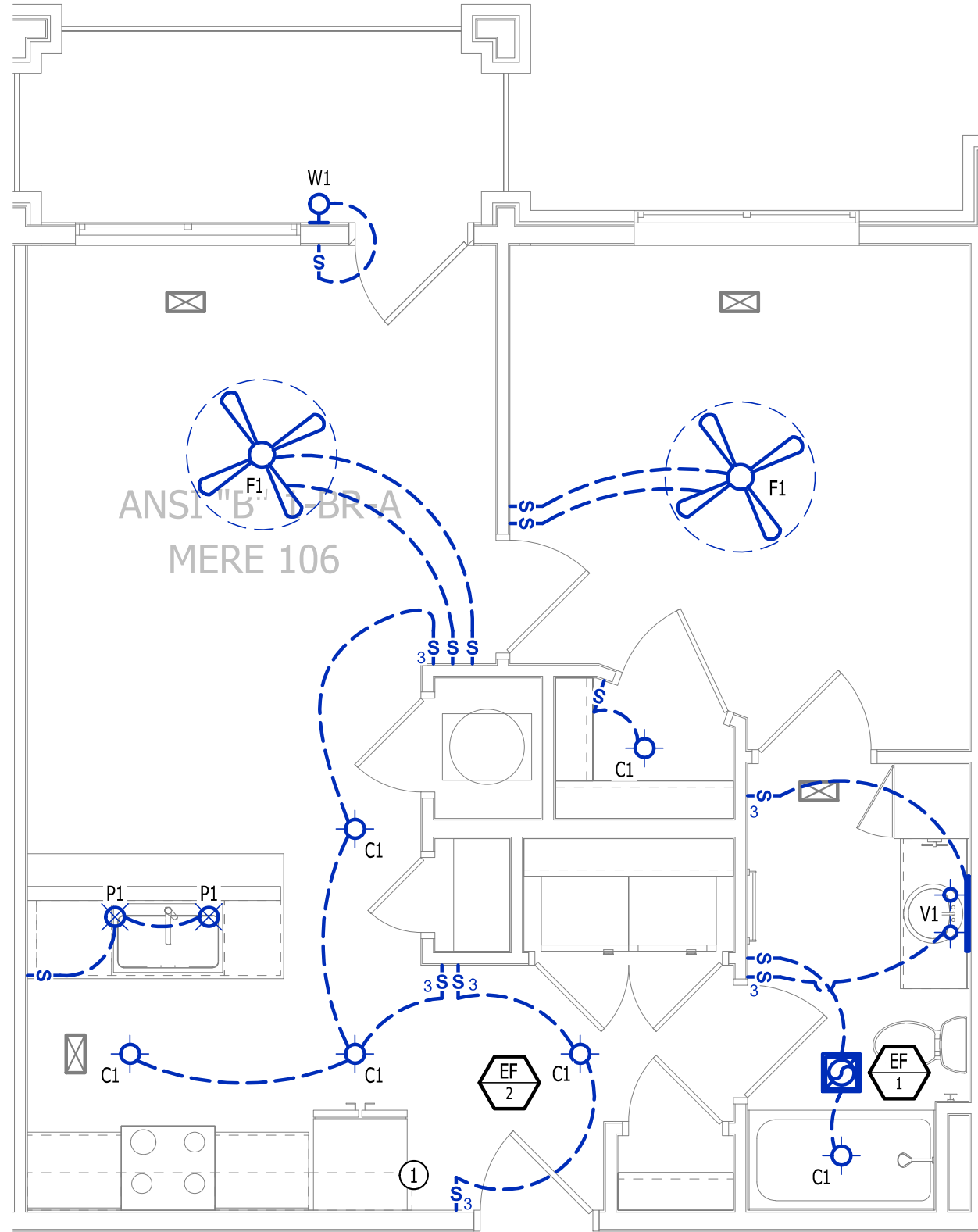
SCALE: 1/4" = 1'-0"

LIGHTING PLAN SYMBOL LEGEND

- [X1] LIGHTING FIXTURE
"X1" INDICATES FIXTURE TYPE (REFER TO SCHEDULE)
[S] TOGGLE SWITCH
[S] SWITCH TYPE
[D] DIMMER SWITCH

LIGHTING PLAN GENERAL NOTES:

- SEE E500 & E600 SERIES SHEETS FOR ADDITIONAL ELECTRICAL NOTES, DETAILS, & SCHEDULES.
- ALL LIGHTING SHOWN SHALL BE ON CIRCUIT -16 UNLESS NOTED OTHERWISE.



LIGHTING PLAN

SCALE: 1/4" = 1'-0"

J2 PROJECT No:	J21357
J2 DESIGN:	ACW
ISSUE TITLE	DATE
PERMIT SET	04 - 15 - 2025
ADDENDUM 1	05 - 16 - 2025

MECHANICAL - ELECTRICAL - PLUMBING DESIGN DRAWINGS FOR:
The Village at Discovery Park Alura Apartments

Northeast Douglas Street
Lee's Summit, Jackson County, Missouri

AHJ APPROVAL STAMP

SHEET TITLE

ANSI-B - 1 BR - TYPE A -
UNIT MEP PLAN

SHEET NUMBER

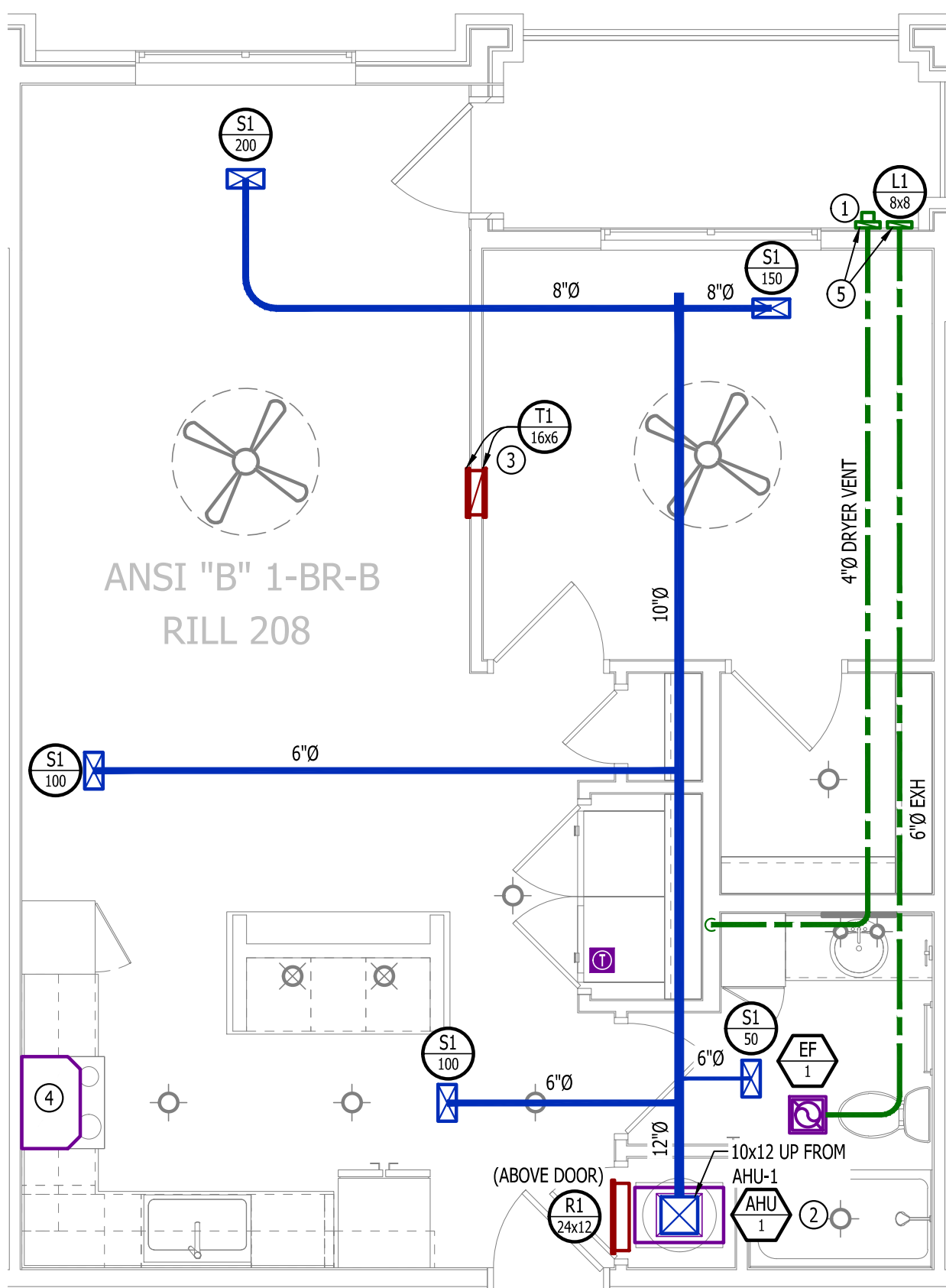
UMEP1.2

Legend for HVAC symbols:

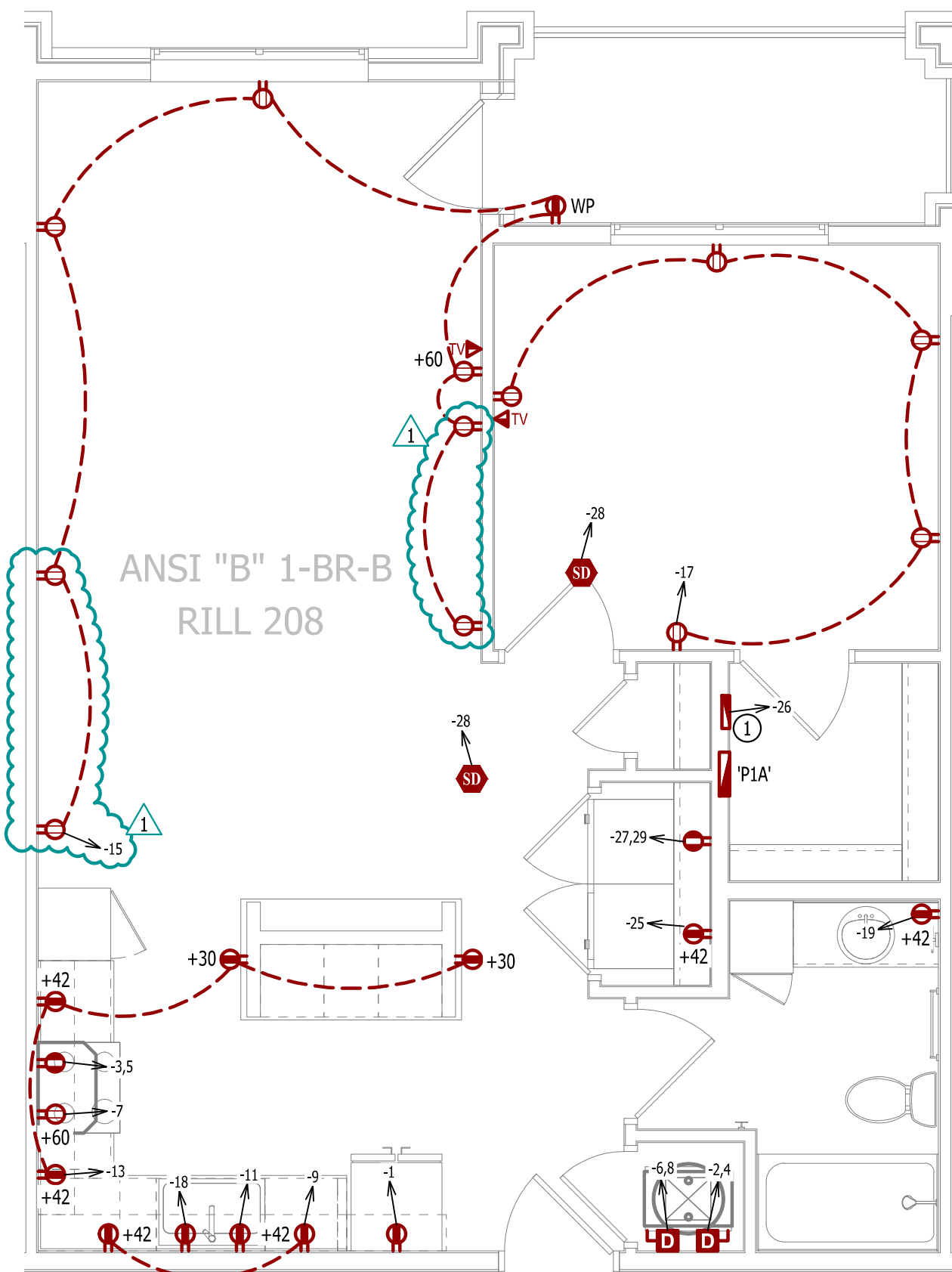
- → EQUIPMENT TYPE (REFER TO EQUIPMENT SCHEDULE)
- → EQUIPMENT REFERENCE NUMBER
- → DIFFUSER/GRILLE TYPE (REFER TO SCHEDULE)
- → CUBIC FEET PER MINUTE (CFM) / FACE SIZE
- → SUPPLY DUCTWORK
- → RETURN DUCTWORK
- → EXHAUST DUCTWORK
- → FLEX DUCT
- → SUPPLY DIFFUSER (HATCH INDICATES "NO FLOW ZONE")
- → RETURN DIFFUSER
- → BALANCE DAMPER
- → MOTORIZED DAMPER
- → CEILING RADIATION DAMPER
- → BACK DRAFT DAMPER
- → THERMOSTAT

1. SEE M500 & M600 SERIES SHEETS FOR HVAC SCHEDULES, DETAILS, REQUIREMENTS, ETC.
2. SEE S500 & S600 SHEETS FOR CONDENSING UNIT LOCATIONS. REFRIGERANT PIPING SHALL ROUTE IN SPACES ABOVE FINISHED CEILINGS AND WITHIN WALL CAVITIES TO REMAIN CONCEALED.
3. SUPPLY DUCTWORK FROM AHU AT FLOOR/CEILING PENETRATION SHALL BE PROTECTED BY A FIRE DAMPER. INSTALL PER MANUFACTURER'S SPECIFICATIONS.
4. WRAP ALL DRYER DUCTS WITH FIREMASTER (OR EQUAL) DUCT WRAP.
5. TOTAL DEVELOPED LENGTH OF EXHAUST DUCT SHALL BE INDICATED ON A PERMANENT LABEL WITHIN 6" OF DRYER VENT CONNECTION. DRYER DUCT ROUTING SHOWN IS FOR REFERENCE ONLY. OVERALL DUCT LENGTH SHALL BE CALCULATED BY HVAC CONTRACTOR PER 2018 IMC 504.8.
6. EXHAUST DUCTS SHALL HAVE VENT TERMINATIONS AT LEAST 36" FROM OPERABLE OPENINGS INTO APARTMENTS (WINDOWS, DOORS, ETC.).
7. ALL DUCTWORK SHOWN SHALL ROUTE IN SPACE BETWEEN / THRU TRUSSES UNLESS NOTED OTHERWISE. SEE STRUCTURAL DRAWINGS FOR DETAILS.

- ① TERMINATE 4" DRYER EXHAUST WITH VENT EQUAL TO DRYER WALL VENT #DW4.
- ② AHU WALL MOUNTED ABOVE WATER HEATER, COORDINATE WITH PLUMBING CONTRACTOR. CONDENSATE TO DISCHARGE IN FLOOR DRAIN WITHIN CLOSET.
- ③ H/LW TRANSFER GRILLE (12" A.F.F. ON BEDROOM SIDE OF WALL; 84" A.F.F ON OPPOSITE SIDE OF WALL).
- ④ RESIDENTIAL RECIRCULATION HOOD TO BE SUPPLIED & INSTALLED BY GC.
- ⑤ ON FOURTH FLOOR ONLY, BATHROOM EXHAUST / DYER VENT TO TERMINATE AT LOUVER / VENT MOUNTED IN SOFFIT.



SCALE: 1/4" = 1'-0"

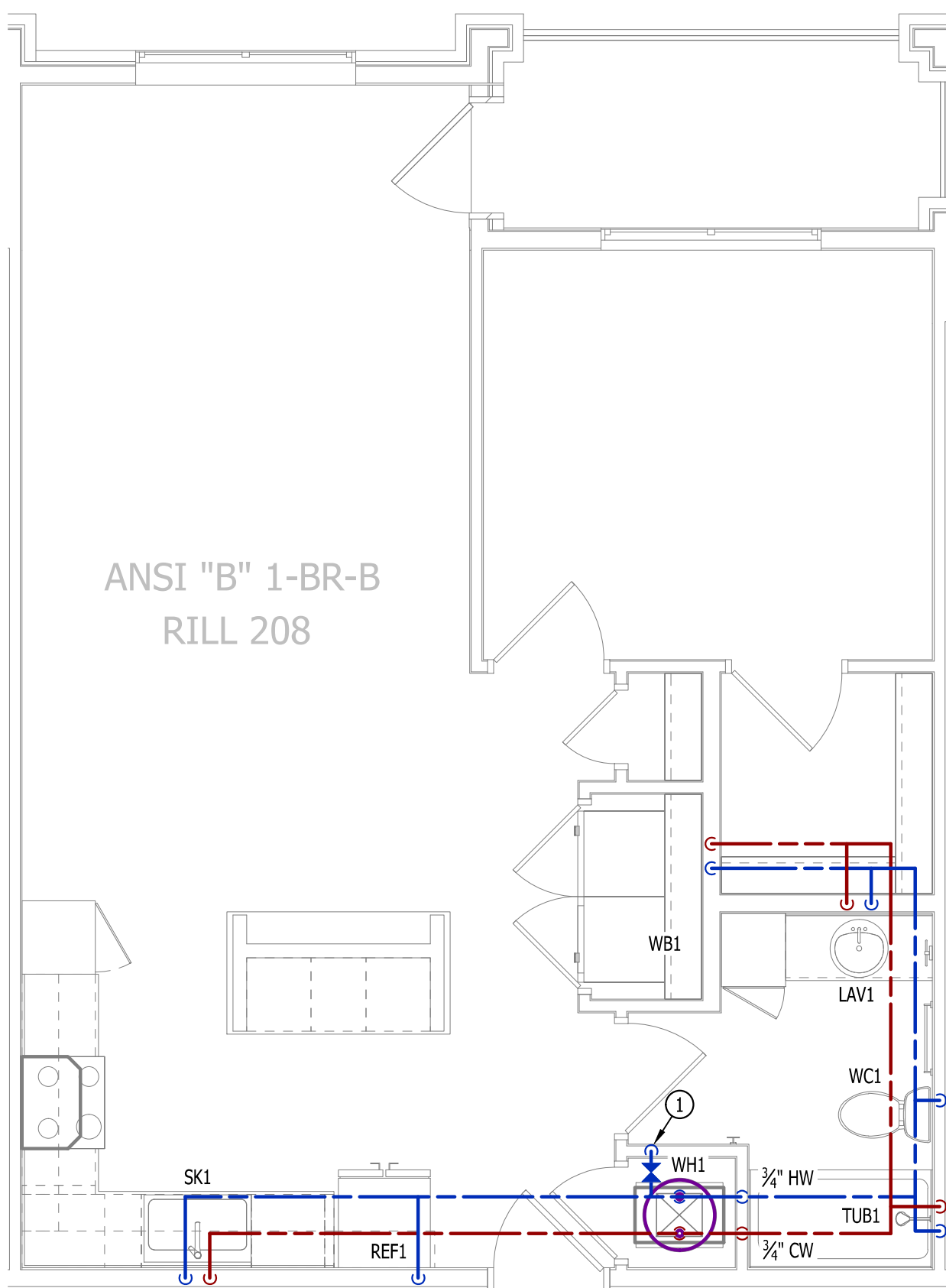


SCALE: 1/4" = 1'-0"

	COLD WATER LINE
	HOT WATER LINE
	VALVE
	PIPING TURNED DOWN / TURNED UP

1. SEE P500 &/OR P600 SERIES SHEETS FOR ADDITIONAL PLUMBING NOTES, DETAILS, & SCHEDULES.
2. ALL PLUMBING LOCATED ON EXTERIOR WALLS SHALL ROUTE WITHIN INSULATION BARRIER.
3. ALL DOMESTIC SUPPLY LINES SERVING MORE THAN (1) FIXTURE SHALL BE ¾" UNLESS NOTED OTHERWISE.

① 1" CW PIPE UP FROM BELOW WITH SHUT-OFF VALVE IN ACCESSIBLE LOCATION. SEE OVERALL PLUMBING PLANS FOR DETAILS.



SCALE: 1/4" = 1'-0"

Legend for electrical symbols and abbreviations:

- CIRCUIT WIRING
- PK-XX
- CIRCUIT TAG
- JUNCTION BOX
- RECEPTACLE
- INDICATES MOUNTING HEIGHT TO BOTTOM OF BOX (STANDARD @ 18" AFF UNLESS NOTED OTHERWISE)
- "WP" = WEATHERPROOF OUTDOOR RECEPTACLE
- GFCI DUPLEX CONVENIENCE RECEPTACLE
- 208V RECEPTACLE
- QUADPLEX CONVENIENCE RECEPTACLE
- DATA / PHONE JACK; BOX WITH 1" CONDUIT & CAT6 CABLE BACK TO MEDIA PANEL LOCATION (STANDARD @ 18" AFF UNLESS NOTED OTHERWISE)
- DISCONNECT
- 120V IONIZATION SMOKE 520HZ LOW FREQUENCY ALARM WITH SILENCING CAPABILITIES & LOW-VOLTAGE CONTACTS WIRED TO SHUT DOWN AHU UPON FIRE DETECTION. COORDINATE WITH HVAC CONTRACTOR. SMOKE DETECTOR MUST BE LOCATED AT LEAST 3' FROM CEILING FAN BLADES AND AT LEAST 10' FROM ANY COOKING APPLIANCE (FIELD-COORDINATE)

1. SEE E500 & E600 SERIES SHEETS FOR POWER SCHEDULES, DETAILS, REQUIREMENTS, ETC.
2. SEE M100 & EP100 SERIES SHEETS FOR CONDENSING UNIT LOCATIONS.
3. VERIFY EACH DATA/RECEPTACLE LOCATION WITH OWNER PRIOR TO INSTALLATION.
4. REFER TO "TYPICAL ADA MOUNTING HEIGHTS DETAIL", SHEET E501, FOR MOUNTING HEIGHTS OF DEVICES "ANSI A" UNITS.

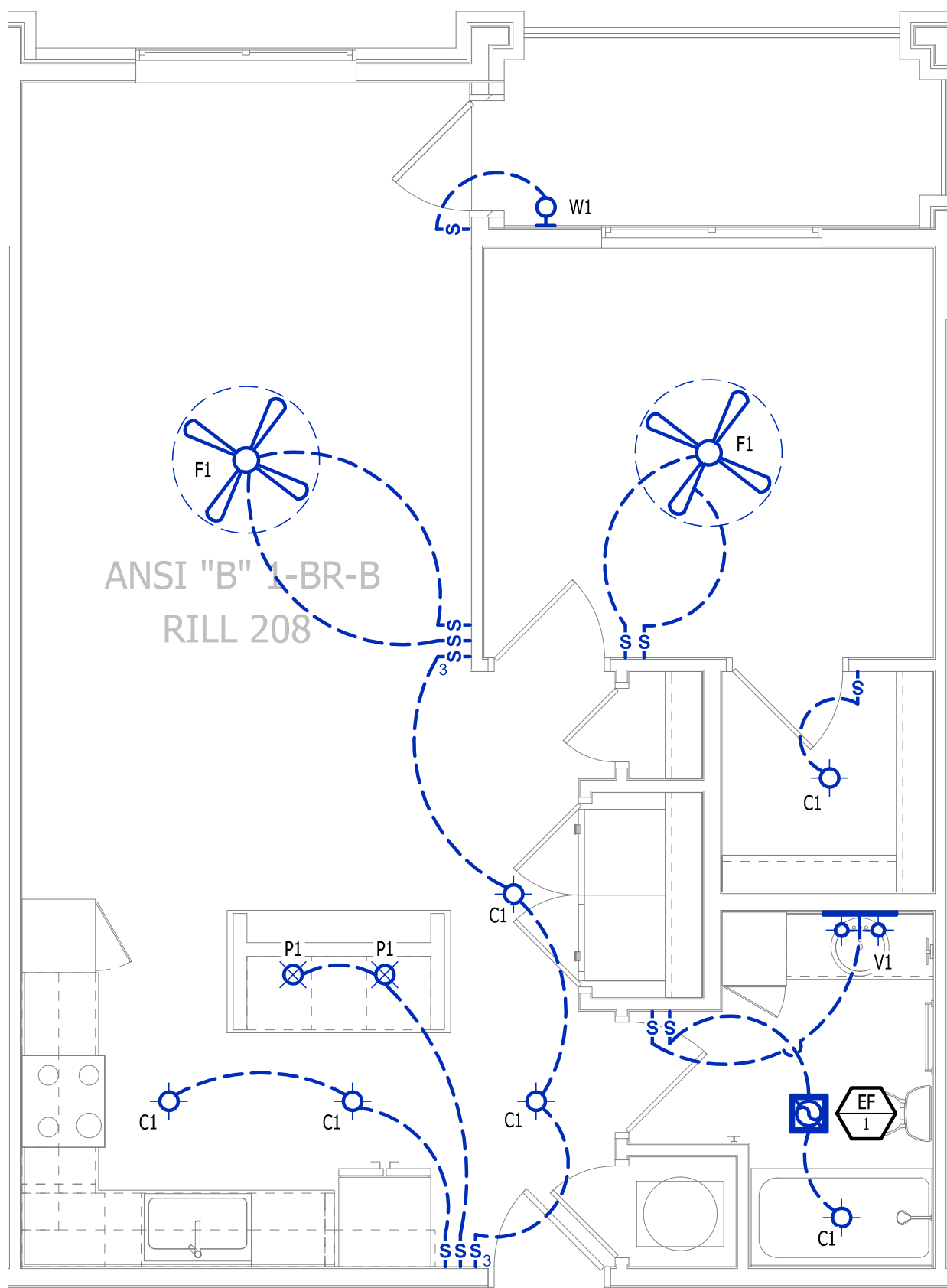
① MEDIA PANEL LOCATION; DATA/TV WIRING TO TERMINATE AT THIS LOCATION. DETERMINE EXACT LOCATION DETAILS WITH OWNER PRIOR TO INSTALLATION.

 X1 LIGHTING FIXTURE
 "X1" INDICATES FIXTURE TYPE
 (REFER TO SCHEDULE)

 S3 TOGGLE SWITCH
 SWITCH TYPE

 D DIMMER SWITCH

1. SEE E500 & E600 SERIES SHEETS FOR ADDITIONAL ELECTRICAL NOTES, DETAILS, & SCHEDULES.
2. ALL LIGHTING SHOWN SHALL BE ON CIRCUIT -16 UNLESS NOTED OTHERWISE.



SCALE: 1/4" = 1'-0"



J-SQUARED
ENGINEERING

2400 Bluff Creek Drive, Suite 101
Columbia, Missouri 65201
573.234.4492
www.j-squaredeng.com

J2 PROJECT No: J2135J2 DESIGN: ACV

ISSUE TITLE	DATE
-------------	------

PERMIT SET	04 - 15 - 202
------------	---------------

ADDENDUM 1	05 - 16 - 202
------------	---------------

The Village at Discovery Park Alura Apartments

MECHANICAL - ELECTRICAL - PLUMBING DESIGN DRAWINGS FOR:

**Northeast Douglas Street
Lee's Summit, Jackson County, Missouri**

AHJ APPROVAL STAMP

SHEET TITLE

**ANSI B - 1 BR - TYPE B -
UNIT MEP PLAN**

SHEET NUMBER

UMEP1.4

HVAC PLAN SYMBOL LEGEND

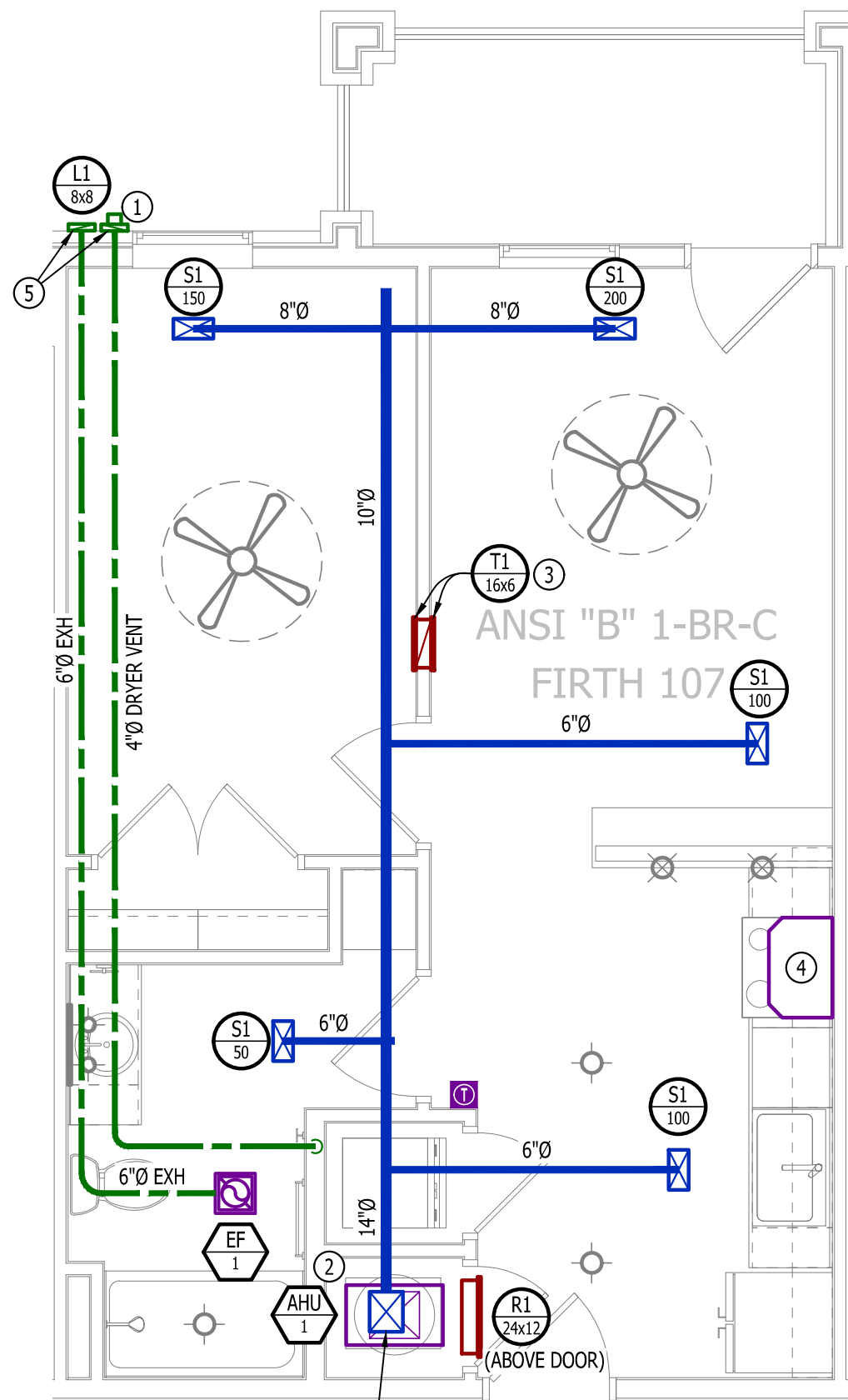
- EQUIPMENT TYPE (REFER TO EQUIPMENT SCHEDULE)
— EQUIPMENT REFERENCE NUMBER
— DIFFUSER/GRILLE TYPE (REFER TO SCHEDULE)
— CUBIC FEET PER MINUTE (CFM) / FACE SIZE
- SUPPLY DUCTWORK
- - - RETURN DUCTWORK
- - - EXHAUST DUCTWORK
- - - FLEX DUCT
- SUPPLY DIFFUSER (HATCH INDICATES "NO FLOW ZONE")
— RETURN DIFFUSER
— BALANCE DAMPER
— MOTORIZED DAMPER
— CEILING RADIATION DAMPER
— BACK DRAFT DAMPER
— THERMOSTAT

HVAC PLAN GENERAL NOTES:

- SEE M500 & M600 SERIES SHEETS FOR HVAC SCHEDULES, DETAILS, REQUIREMENTS, ETC.
- SEE M100 SERIES SHEETS FOR CONDENSING UNIT LOCATIONS. REFRIGERANT PIPING SHALL ROUTE IN SPACES ABOVE FINISHED CEILINGS AND WITHIN WALL CAVITIES TO REMAIN CONCEALED.
- SUPPLY DUCTWORK FROM AHU AT FLOOR/CEILING PENETRATION SHALL BE PROTECTED BY A FIRE DAMPER. INSTALL PER MANUFACTURER'S SPECIFICATIONS.
- WRAP ALL DRYER DUCTS WITH FIREMASTER (OR EQUAL) DUCT WRAP.
- TOTAL DEVELOPED LENGTH OF EXHAUST DUCT SHALL BE INDICATED ON A PERMANENT LABEL WITHIN 6' OF DRYER VENT CONNECTION. DRYER DUCT ROUTING SHOWN IS FOR REFERENCE ONLY. OVERALL DUCT LENGTH SHALL BE CALCULATED BY HVAC CONTRACTOR PER 2018 IMC 504.8.4.
- LOCATE ALL EXHAUST / DRYER VENT TERMINATIONS AT LEAST 36" FROM OPERABLE OPENINGS INTO APARTMENTS (WINDOWS, DOORS, ETC.).
- ALL DUCTWORK SHOWN SHALL ROUTE IN SPACE BETWEEN / THRU TRUSSES UNLESS NOTED OTHERWISE. SEE STRUCTURAL DRAWINGS FOR DETAILS.

HVAC PLAN KEY NOTES:

- TERMINATE 4" DRYER EXHAUST WITH VENT EQUAL TO DRYER WALL VENT #DWV4.
- AHU WALL MOUNTED ABOVE WATER HEATER, COORDINATE WITH PLUMBING CONTRACTOR. CONDENSATE TO DISCHARGE IN FLOOR DRAIN WITHIN CLOSET.
- H/LOW TRANSFER GRILLE (12" A.F.F. ON BEDROOM SIDE OF WALL; 84" A.F.F. ON OPPOSITE SIDE OF WALL).
- RESIDENTIAL RECIRCULATION HOOD TO BE SUPPLIED & INSTALLED BY GC.
- ON FOURTH FLOOR ONLY, BATHROOM EXHAUST / DYER VENT TO TERMINATE AT LOUVER / VENT MOUNTED IN SOFFIT.



HVAC PLAN

SCALE: 1/4" = 1'-0"

POWER PLAN SYMBOL LEGEND

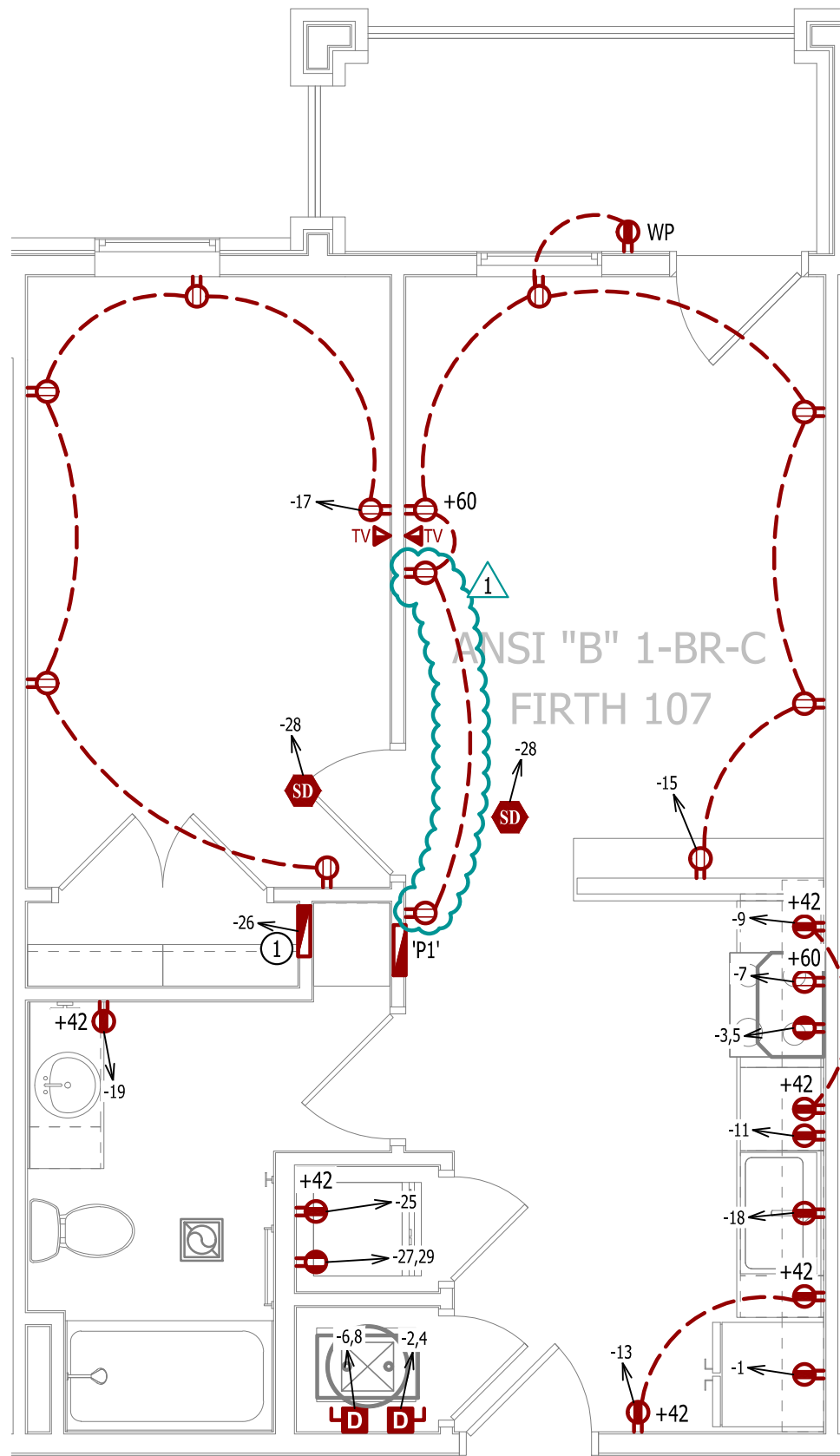
- CIRCUIT WIRING
— PK-XX CIRCUIT TAG
— JUNCTION BOX
— RECEPTACLE
— INDICATES MOUNTING HEIGHT TO BOTTOM OF BOX (STANDARD @ 18" AFF UNLESS NOTED OTHERWISE)
— "WP" = WEATHERPROOF OUTDOOR RECEPTACLE
- GFCI DUPLEX CONVENIENCE RECEPTACLE
— 208V RECEPTACLE
— QUADPLEX CONVENIENCE RECEPTACLE
— DATA / PHONE JACK; BOX WITH 1" CONDUIT & CAT6 CABLE BACK TO MEDIA PANEL LOCATION (STANDARD @ 18" AFF UNLESS NOTED OTHERWISE)
— DISCONNECT
— 120V IONIZATION SMOKE 520Hz LOW FREQUENCY ALARM WITH SILENCING CAPABILITIES & LOW-VOLTAGE CONTACTS WIRED TO SHUT DOWN AHU UPON FIRE DETECTION. COORDINATE WITH HVAC CONTRACTOR. SMOKE DETECTOR MUST BE LOCATED AT LEAST 3' FROM CEILING FAN BLADES AND AT LEAST 10' FROM ANY COOKING APPLIANCE (FIELD-COORDINATE)

POWER PLAN GENERAL NOTES:

- SEE E500 & E600 SERIES SHEETS FOR POWER SCHEDULES, DETAILS, REQUIREMENTS, ETC.
- SEE M100 & EP100 SERIES SHEETS FOR CONDENSING UNIT LOCATIONS.
- VERIFY EACH DATA/RECEPTACLE LOCATION WITH OWNER PRIOR TO INSTALLATION.
- REFER TO "TYPICAL ADA MOUNTING HEIGHTS DETAIL", SHEET E501, FOR MOUNTING HEIGHTS OF DEVICES IN "ANSI A" UNITS.

POWER PLAN KEY NOTES:

- MEDIA PANEL LOCATION; DATA/TV WIRING TO TERMINATE AT THIS LOCATION. DETERMINE EXACT LOCATION & DETAILS WITH OWNER PRIOR TO INSTALLATION.



POWER PLAN

SCALE: 1/4" = 1'-0"

PLUMBING PLAN SYMBOL LEGEND

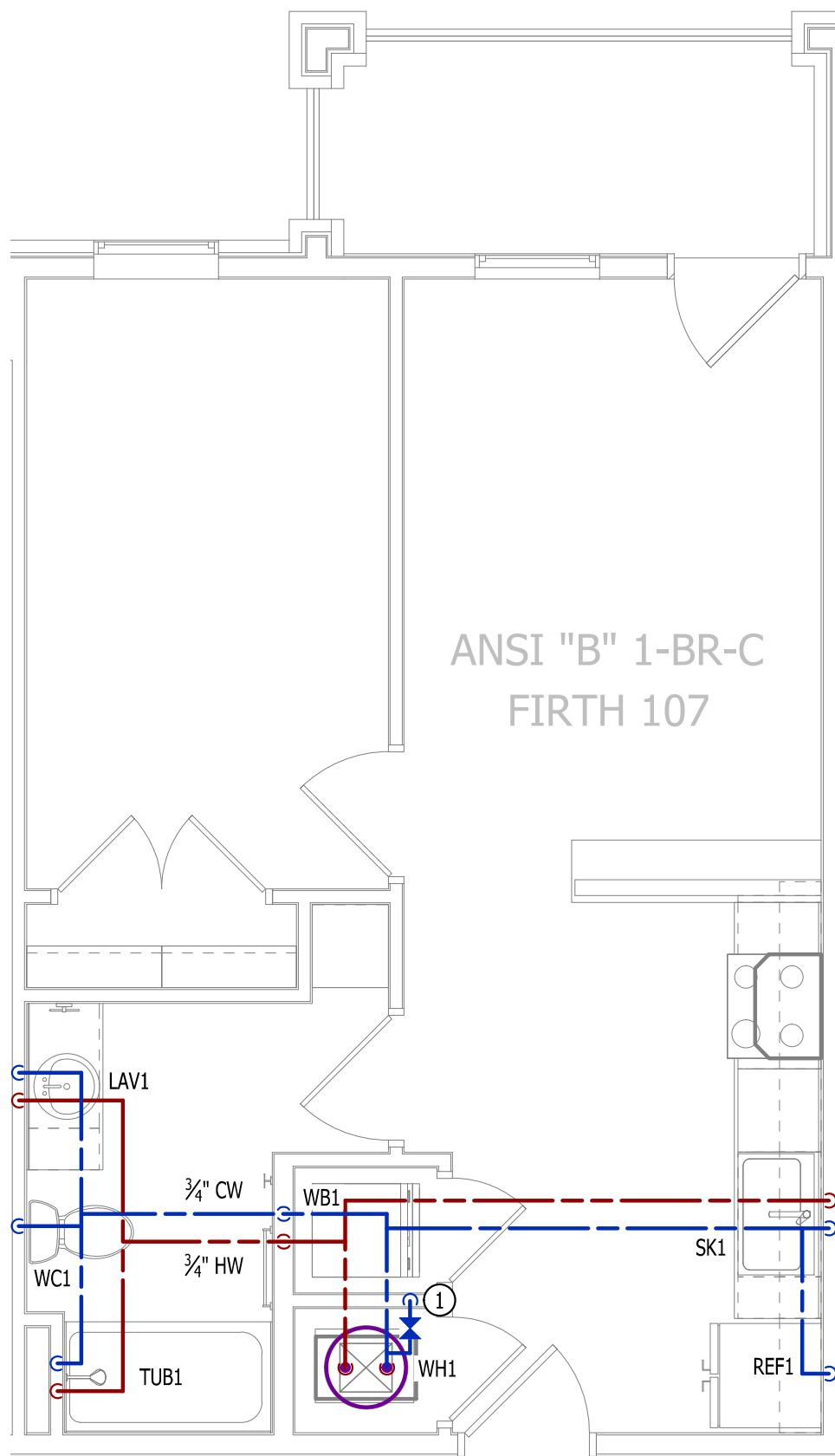
- COLD WATER LINE
— HOT WATER LINE
— VALVE
— PIPING TURNED DOWN / TURNED UP

WATER PLAN GENERAL NOTES:

- SEE P500 &/OR P600 SERIES SHEETS FOR ADDITIONAL PLUMBING NOTES, DETAILS, & SCHEDULES.
- ALL PLUMBING LOCATED ON EXTERIOR WALLS SHALL ROUTE WITHIN INSULATION BARRIER.
- ALL DOMESTIC SUPPLY LINES SERVING MORE THAN (1) FIXTURE SHALL BE 3/4" UNLESS NOTED OTHERWISE.

WATER PLAN KEY NOTES:

- 1" CW PIPE UP FROM BELOW WITH SHUT-OFF VALVE IN ACCESSIBLE LOCATTION. SEE OVERALL PLUMBING PLANS FOR DETAILS.



WATER PLAN

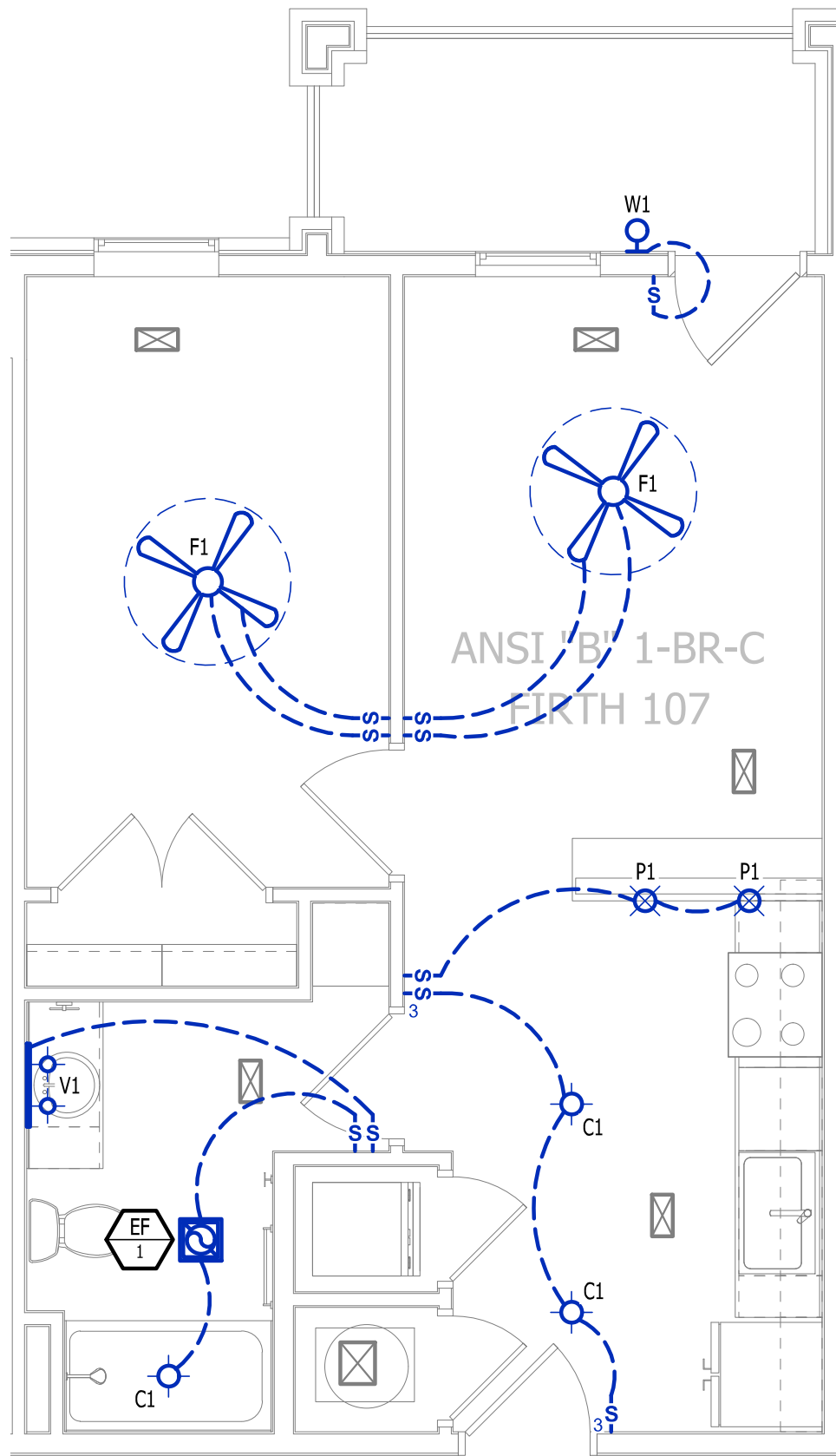
SCALE: 1/4" = 1'-0"

LIGHTING PLAN SYMBOL LEGEND

- LIGHTING FIXTURE
— "X1" INDICATES FIXTURE TYPE (REFER TO SCHEDULE)
— TOGGLE SWITCH
— SWITCH TYPE
— DIMMER SWITCH

LIGHTING PLAN GENERAL NOTES:

- SEE E500 & E600 SERIES SHEETS FOR ADDITIONAL ELECTRICAL NOTES, DETAILS, & SCHEDULES.
- ALL LIGHTING SHOWN SHALL BE ON CIRCUIT -16 UNLESS NOTED OTHERWISE.



LIGHTING PLAN

SCALE: 1/4" = 1'-0"

RELEASED FOR CONSTRUCTION
As Noted on Plans Review
Professional Engineer
James P. Watson
NUMBER PE-2015017071
April 16, 2025
James Watson, P.E.
PE-2015017071
MO Certificate of Authority # 2018029680

J-SQUARED ENGINEERING
2400 Bluff Creek Drive, Suite 101
Columbia, Missouri 65201
573.234.4492
www.j-squaredeng.com

J2 PROJECT No:	J21357
J2 DESIGN:	ACW
ISSUE TITLE	DATE
PERMIT SET	04 - 15 - 2025
ADDENDUM 1	05 - 16 - 2025

MECHANICAL - ELECTRICAL - PLUMBING DESIGN DRAWINGS FOR:
The Village at Discovery Park Alura Apartments
Northeast Douglas Street
Lee's Summit, Jackson County, Missouri

AHJ APPROVAL STAMP

SHEET TITLE

ANSI B - 1 BR - TYPE C - UNIT MEP PLAN

SHEET NUMBER

UMEP1.5

HVAC PLAN SYMBOL LEGEND

- X

#

←

EQUIPMENT TYPE (REFER TO EQUIPMENT SCHEDULE)
- X

#

←

EQUIPMENT REFERENCE NUMBER
- X

#

←

DIFFUSER/GRILLE TYPE (REFER TO SCHEDULE)
- X

#

←

CUBIC FEET PER MINUTE (CFM) / FACE SIZE
- SUPPLY DUCTWORK
- RETURN DUCTWORK
- EXHAUST DUCTWORK
- FLEX DUCT
- SUPPLY DIFFUSER (HATCH INDICATES "NO FLOW ZONE")
- RETURN DIFFUSER
- BALANCE DAMPER
- MOTORIZED DAMPER
- CEILING RADIATION DAMPER
- BACK DRAFT DAMPER
- THERMOSTAT

HVAC PLAN GENERAL NOTES:

- SEE M500 & M600 SERIES SHEETS FOR HVAC SCHEDULES, DETAILS, REQUIREMENTS, ETC.
- SEE M100 SERIES SHEETS FOR CONDENSING UNIT LOCATIONS. REFRIGERANT PIPING SHALL ROUTE IN SPACES ABOVE FINISHED CEILINGS AND WITHIN WALL CAVITIES TO REMAIN CONCEALED.
- SUPPLY DUCTWORK FROM AHU AT FLOOR/CEILING PENETRATION SHALL BE PROTECTED BY A FIRE DAMPER. INSTALL PER MANUFACTURER'S SPECIFICATIONS.
- WRAP ALL DRYER DUCTS WITH FIREMASTER (OR EQUAL) DUCT WRAP.
- TOTAL DEVELOPED LENGTH OF EXHAUST DUCT SHALL BE INDICATED ON A PERMANENT LABEL WITHIN 6' OF DRYER VENT CONNECTION. DRYER DUCT ROUTING SHOWN IS FOR REFERENCE ONLY. OVERALL DUCT LENGTH SHALL BE CALCULATED BY HVAC CONTRACTOR PER 2018 IMC 504.8.4.
- LOCATE ALL EXHAUST / DRYER VENT TERMINATIONS AT LEAST 36" FROM OPERABLE OPENINGS INTO APARTMENTS (WINDOWS, DOORS, ETC.).
- ALL DUCTWORK SHOWN SHALL ROUTE IN SPACE BETWEEN / THRU TRUSSES UNLESS NOTED OTHERWISE. SEE STRUCTURAL DRAWINGS FOR DETAILS.

HVAC PLAN KEY NOTES:

- TERMINATE 4" DRYER EXHAUST WITH VENT EQUAL TO DRYER WALL VENT #DWV4.
- AHU WALL MOUNTED ABOVE WATER HEATER, COORDINATE WITH PLUMBING CONTRACTOR. CONDENSATE TO DISCHARGE IN FLOOR DRAIN WITHIN CLOSET.
- H/LOW TRANSFER GRILLE (12" A.F.F. ON BEDROOM SIDE OF WALL; 84" A.F.F. ON OPPOSITE SIDE OF WALL).
- RESIDENTIAL RECIRCULATION HOOD TO BE SUPPLIED & INSTALLED BY GC.
- ON FOURTH FLOOR ONLY, BATHROOM EXHAUST / DYER VENT TO TERMINATE AT LOUVER / VENT MOUNTED IN SOFFIT.

PLUMBING PLAN SYMBOL LEGEND

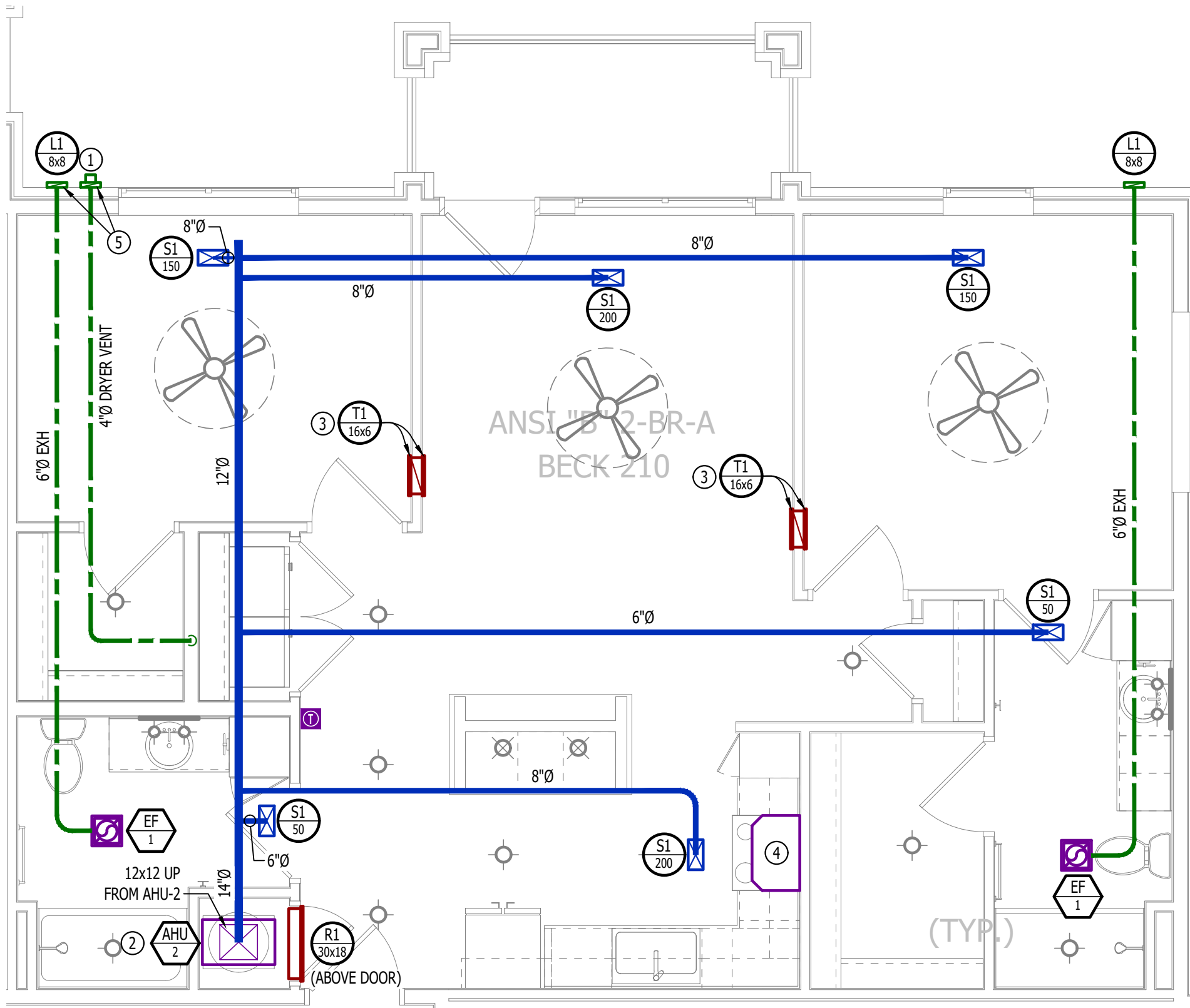
- COLD WATER LINE
- HOT WATER LINE
- VALVE
- PIPING TURNED DOWN / TURNED UP

WATER PLAN GENERAL NOTES:

- SEE P500 &/OR P600 SERIES SHEETS FOR ADDITIONAL PLUMBING NOTES, DETAILS, & SCHEDULES.
- ALL PLUMBING LOCATED ON EXTERIOR WALLS SHALL ROUTE WITHIN INSULATION BARRIER.
- ALL DOMESTIC SUPPLY LINES SERVING MORE THAN (1) FIXTURE SHALL BE ¾" UNLESS NOTED OTHERWISE.

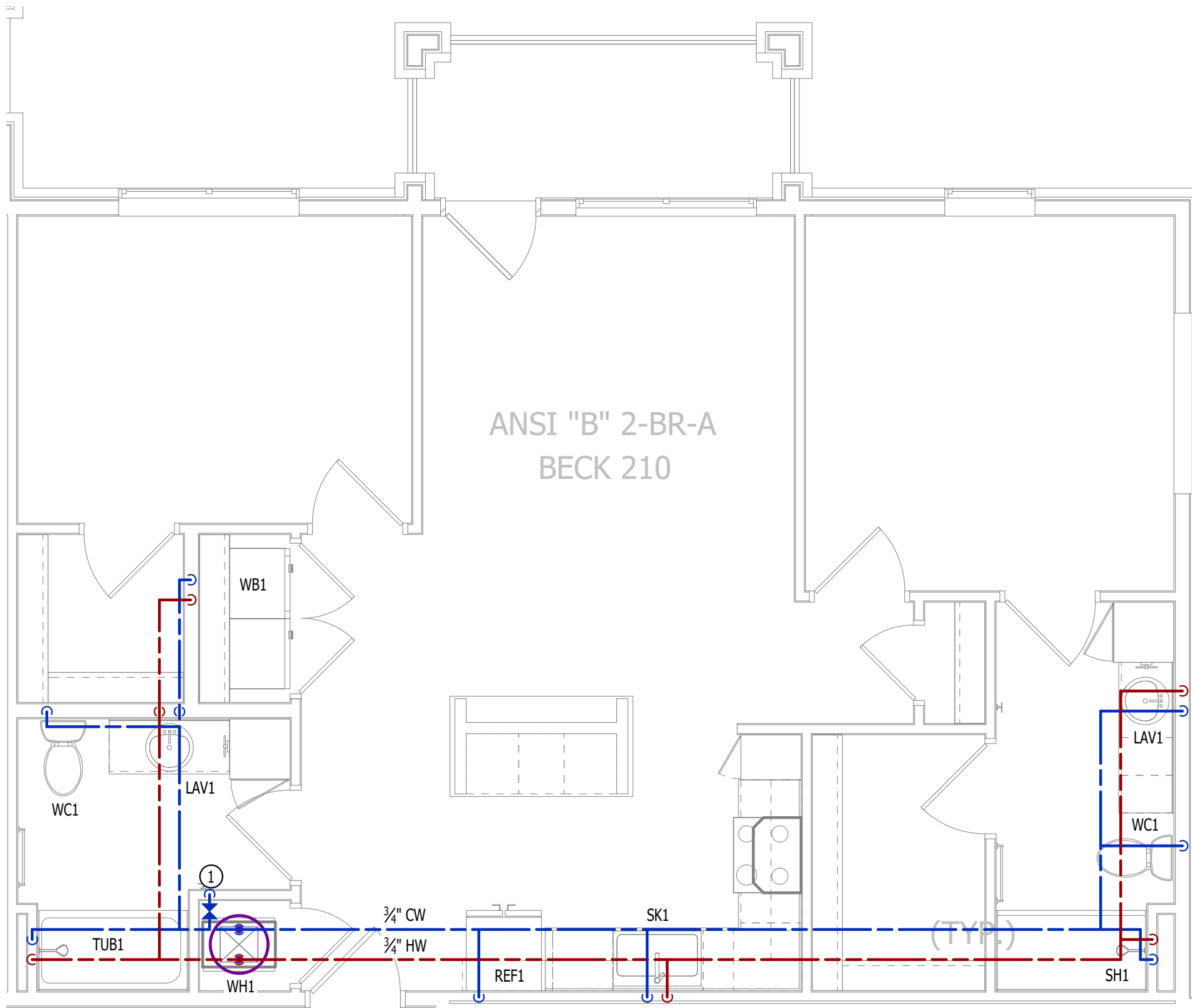
WATER PLAN KEY NOTES:

- 1" CW PIPE UP FROM BELOW WITH SHUT-OFF VALVE IN ACCESSIBLE LOCATION. SEE OVERALL PLUMBING PLANS FOR DETAILS.



HVAC PLAN

SCALE: 1/4" = 1'-0"



WATER PLAN

SCALE: 1/4" = 1'-0"

J-SQUARED ENGINEERING 2400 Bluff Creek Drive, Suite 101 Columbia, Missouri 65201 573.234.4492 www.j-squaredeng.com	
J2 PROJECT No:	J21357
J2 DESIGN:	ACW
ISSUE TITLE	DATE
PERMIT SET	04 - 15 - 2025
ADDENDUM 1	05 - 16 - 2025

MECHANICAL - ELECTRICAL - PLUMBING DESIGN DRAWINGS FOR:

The Village at Discovery Park Alura Apartments

Northeast Douglas Street
Lee's Summit, Jackson County, Missouri

A43 APPROVAL STAMP	
SHEET TITLE	
ASNI B - 2 BR - TYPE A - UNIT POWER & LIGHTING PLAN	
SHEET NUMBER	
UMEP2.3.2	

POWER PLAN SYMBOL LEGEND

- PX-XX

J

XX

+42

INDICATES MOUNTING HEIGHT TO BOTTOM OF BOX
(STANDARD @ 18" AFF UNLESS NOTED OTHERWISE)

"WP"

= WEATHERPROOF OUTDOOR RECEPTACLE

GFCI

DUPLEX CONVENIENCE RECEPTACLE

208V

RECEPTACLE

QUADPLEX

CONVENIENCE RECEPTACLE

DATA / PHONE JACK; BOX WITH 1" CONDUIT & CAT6 CABLE BACK TO MEDIA PANEL
LOCATION (STANDARD @ 18" AFF UNLESS NOTED OTHERWISE)

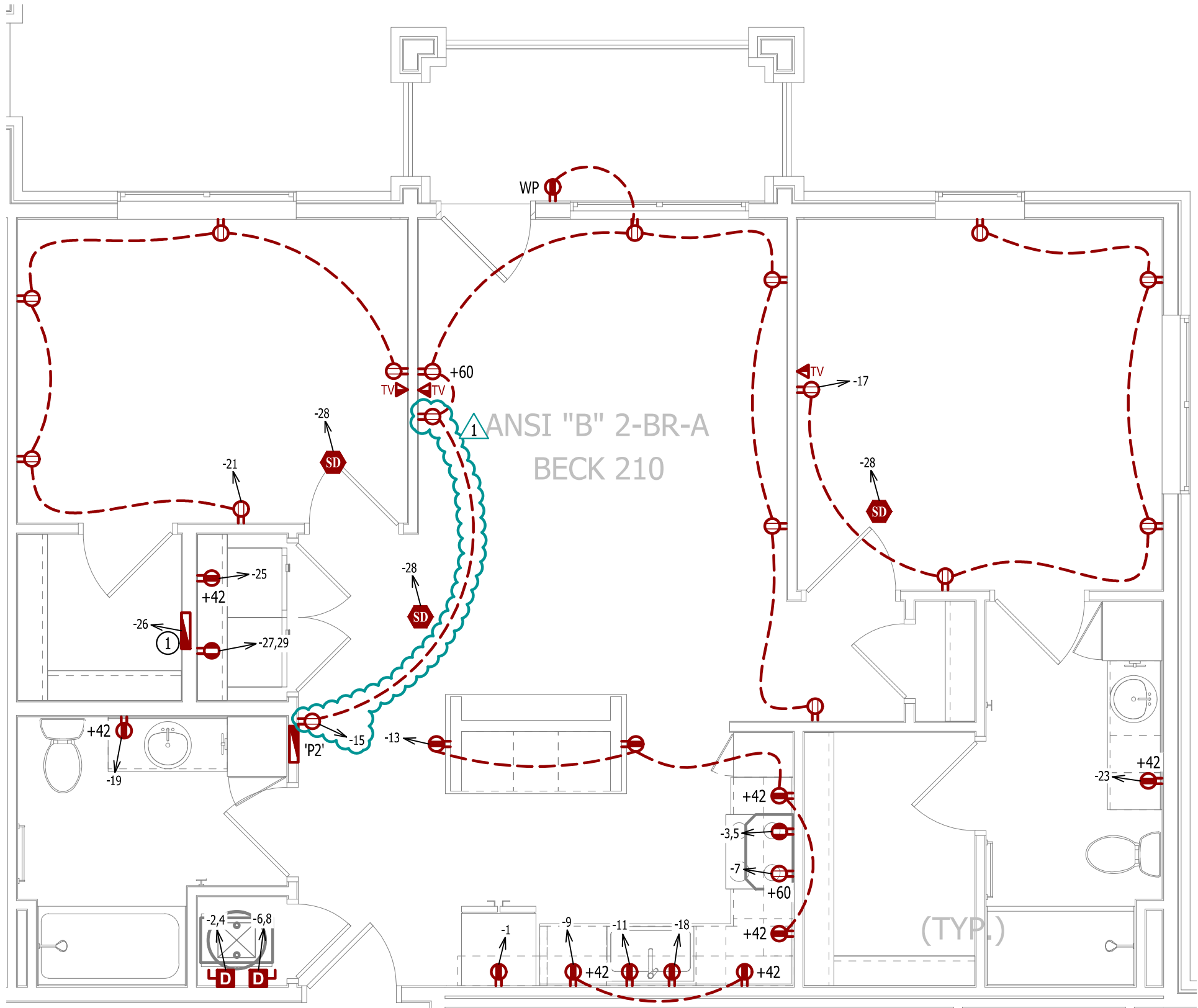
DISCONNECT

120V IONIZATION SMOKE 520Hz LOW FREQUENCY ALARM WITH
SILENCING CAPABILITIES & LOW-VOLTAGE CONTACTS WIRED TO SHUT
DOWN AHU UPON FIRE DETECTION. COORDINATE WITH HVAC
CONTRACTOR. SMOKE DETECTOR MUST BE LOCATED AT LEAST 3' FROM
CEILING FAN BLADES AND AT LEAST 10' FROM ANY COOKING APPLIANCE
(FIELD-COORDINATE)
- POWER PLAN GENERAL NOTES:
1. SEE E500 & E600 SERIES SHEETS FOR POWER SCHEDULES, DETAILS, REQUIREMENTS, ETC.

2. SEE M100 & EP100 SERIES SHEETS FOR CONDENSING UNIT LOCATIONS.

3. VERIFY EACH DATA/RECEPTACLE LOCATION WITH OWNER PRIOR TO INSTALLATION.

4. REFER TO "TYPICAL ADA MOUNTING HEIGHTS DETAIL", SHEET E501, FOR MOUNTING HEIGHTS OF DEVICES IN "ANSI A" UNITS.
- POWER PLAN KEY NOTES:
1. MEDIA PANEL LOCATION; DATA/TV WIRING TO TERMINATE AT THIS LOCATION. DETERMINE EXACT LOCATION & DETAILS WITH OWNER PRIOR TO INSTALLATION.



LIGHTING PLAN SYMBOL LEGEND

- X1

INDICATES FIXTURE TYPE
(REFER TO SCHEDULE)

S1

TOGGLE SWITCH

D1

SWITCH TYPE

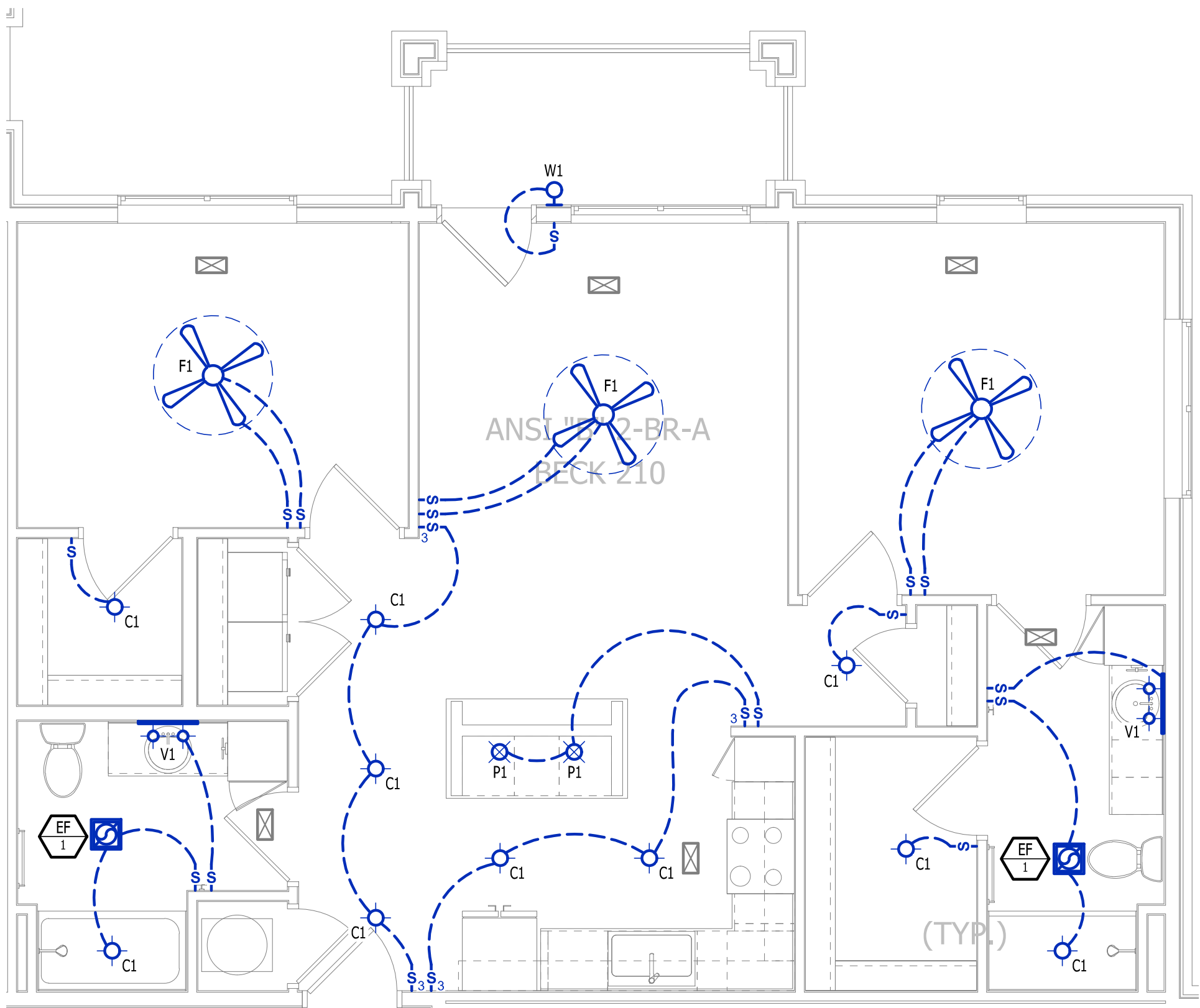
D1

DIMMER SWITCH

LIGHTING PLAN GENERAL NOTES:

1. SEE E500 & E600 SERIES SHEETS FOR ADDITIONAL ELECTRICAL NOTES, DETAILS, & SCHEDULES.

2. ALL LIGHTING SHOWN SHALL BE ON CIRCUIT -16 UNLESS NOTED OTHERWISE.



X
#

←

—

SUPPLY DUCTWORK

RETURN DUCTWORK

EXHAUST DUCTWORK

~~~~~

FLEX DUCT

⊗

SUPPLY DIFFUSER (HATCH INDICATES "NO FLOW ZONE")

⊠

RETURN DIFFUSER

—

BALANCE DAMPER

⊞

MOTORIZED DAMPER

⊞

CEILING RADIATION DAMPER

⊞

BACK DRAFT DAMPER

⊞

THERMOSTAT

#### HVAC PLAN GENERAL NOTES:

1. SEE M500 & M600 SERIES SHEETS FOR HVAC SCHEDULES, DETAILS, REQUIREMENTS, ETC.
2. SEE M100 SERIES SHEETS FOR CONDENSING UNIT LOCATIONS. REFRIGERANT PIPING SHALL ROUTE IN SPACES ABOVE FINISHED CEILINGS AND WITHIN WALL CAVITIES TO REMAIN CONCEALED.
3. SUPPLY DUCTWORK FROM AHU AT FLOOR/CEILING PENETRATION SHALL BE PROTECTED BY A FIRE DAMPER. INSTALL PER MANUFACTURER'S SPECIFICATIONS.
4. WRAP ALL DRYER DUCTS WITH FIREMASTER (OR EQUAL) DUCT WRAP.
5. TOTAL DEVELOPED LENGTH OF EXHAUST DUCT SHALL BE INDICATED ON A PERMANENT LABEL WITHIN 6' OF DRYER VENT CONNECTION. DRYER DUCT ROUTING SHOWN IS FOR REFERENCE ONLY. OVERALL DUCT LENGTH SHALL BE CALCULATED BY HVAC CONTRACTOR PER 2018 IMC 504.8.4.
6. LOCATE ALL EXHAUST / DRYER VENT TERMINATIONS AT LEAST 36" FROM OPERABLE OPENINGS INTO APARTMENTS (WINDOWS, DOORS, ETC.).
7. ALL DUCTWORK SHOWN SHALL ROUTE IN SPACE BETWEEN / THRU TRUSSES UNLESS NOTED OTHERWISE. SEE STRUCTURAL DRAWINGS FOR DETAILS.

#### HVAC PLAN KEY NOTES:

- ① TERMINATE 4" DRYER EXHAUST WITH VENT EQUAL TO DRYER WALL VENT #DWV4.
- ② AHU WALL MOUNTED ABOVE WATER HEATER, COORDINATE WITH PLUMBING CONTRACTOR. CONDENSATE TO DISCHARGE IN FLOOR DRAIN WITHIN CLOSET.
- ③ HI/LOW TRANSFER GRILLE (12" A.F.F. ON BEDROOM SIDE OF WALL; 84" A.F.F ON OPPOSITE SIDE OF WALL).
- ④ RESIDENTIAL RECIRCULATION HOOD TO BE SUPPLIED & INSTALLED BY GC.
- ⑤ ON FOURTH FLOOR ONLY, BATHROOM EXHAUST / DYER VENT TO TERMINATE AT LOUVER / VENT MOUNTED IN SOFFIT.

#### PLUMBING PLAN SYMBOL LEGEND

- COLD WATER LINE
- HOT WATER LINE
- ⋈

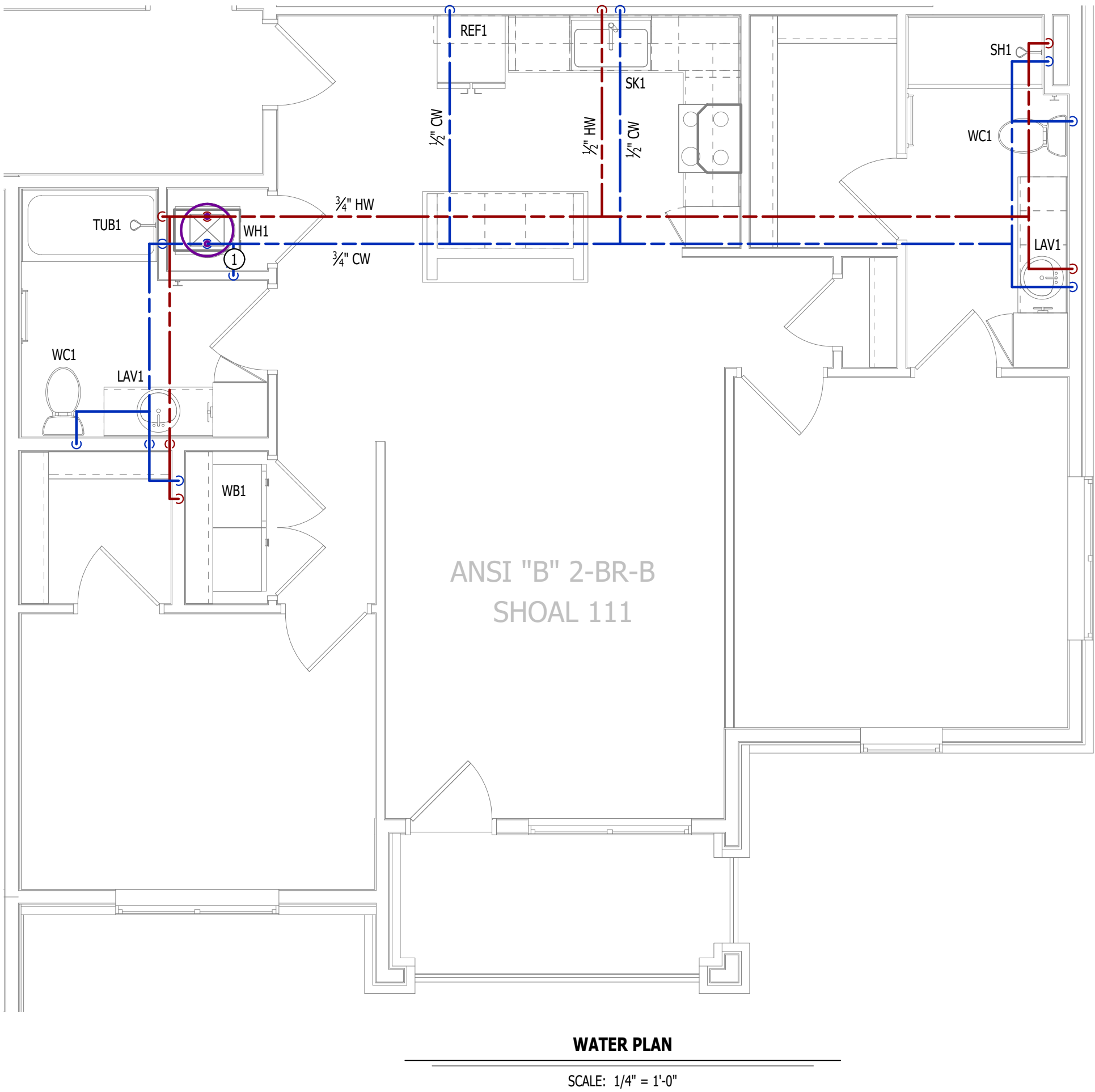
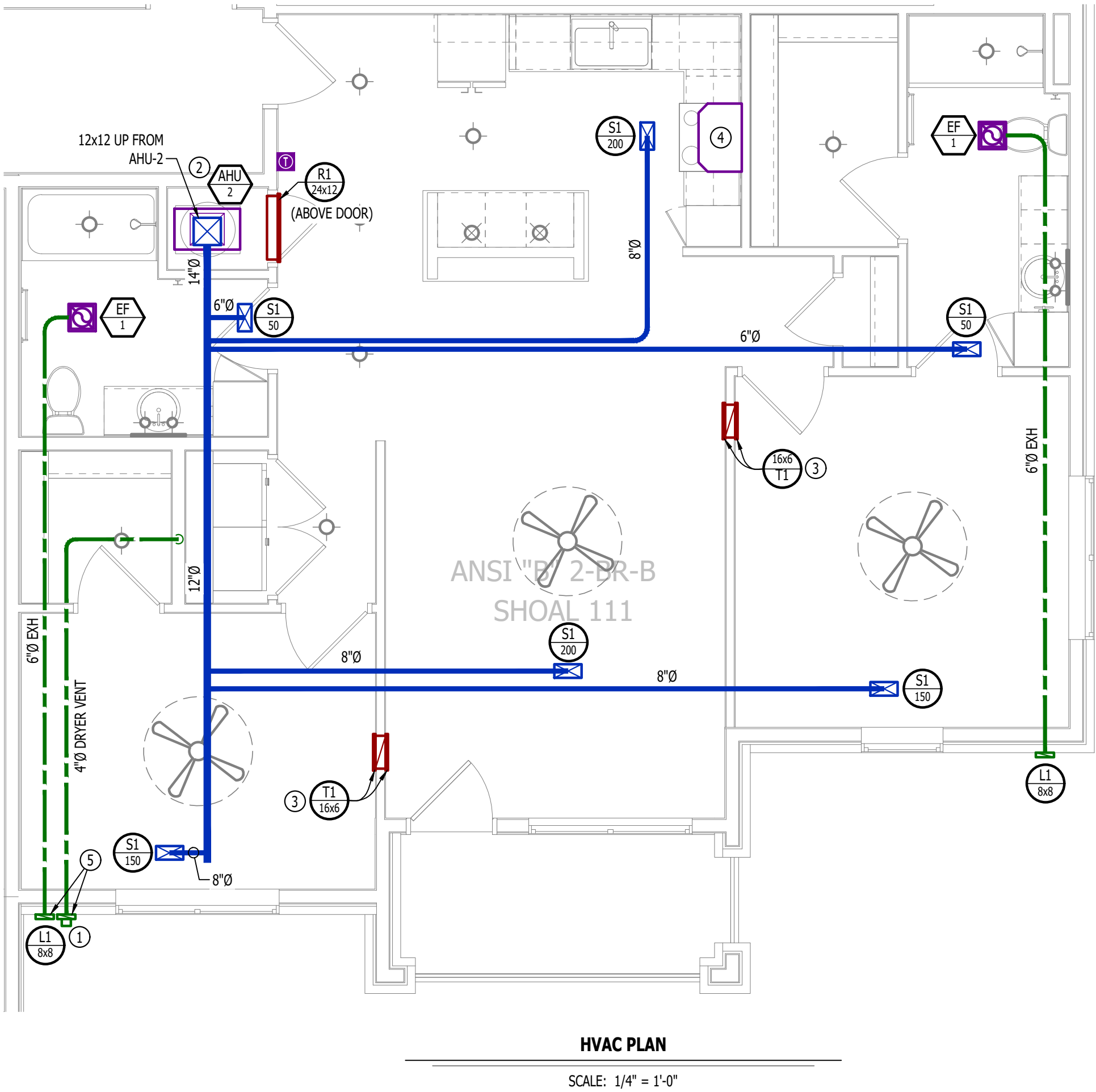
VALVE
- PIPING TURNED DOWN / TURNED UP

#### WATER PLAN GENERAL NOTES:

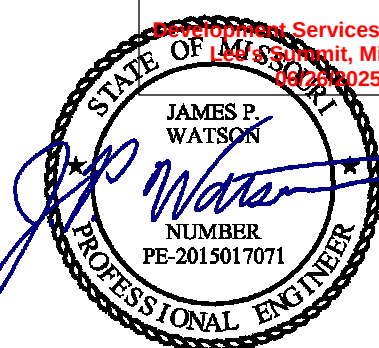
1. SEE P500 &/OR P600 SERIES SHEETS FOR ADDITIONAL PLUMBING NOTES, DETAILS, & SCHEDULES.
2. ALL PLUMBING LOCATED ON EXTERIOR WALLS SHALL ROUTE WITHIN INSULATION BARRIER.
3. ALL DOMESTIC SUPPLY LINES SERVING MORE THAN (1) FIXTURE SHALL BE ¾" UNLESS NOTED OTHERWISE.

#### WATER PLAN KEY NOTES:

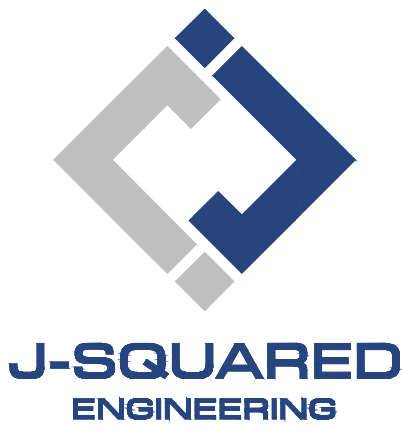
- ① 1" CW PIPE UP FROM BELOW WITH SHUT-OFF VALVE IN ACCESSIBLE LOCATION. SEE OVERALL PLUMBING PLANS FOR DETAILS.







James Watson, P.E. April 16, 2025  
PE-2015017071  
MO Certificate of Authority # 2018029680



2400 Bluff Creek Drive, Suite 101  
Columbia, Missouri 65201  
573.234.4492  
www.j-squaredeng.com

J2 PROJECT No: J21357

J2 DESIGN: ACW

ISSUE TITLE DATE

PERMIT SET 04 - 15 - 2025

ADDENDUM 1 05 - 16 - 2025

|  |  |
|--|--|
|  |  |
|  |  |
|  |  |
|  |  |

# The Village at Discovery Park Alura Apartments

MECHANICAL - ELECTRICAL - PLUMBING DESIGN DRAWINGS FOR:

Northeast Douglas Street  
Lee's Summit, Jackson County, Missouri

AHJ APPROVAL STAMP

SHEET TITLE

ANSI B - 2 BR - TYPE B -  
UNIT POWER & LIGHTING  
PLAN

SHEET NUMBER

UMEP2.4.2

## POWER PLAN SYMBOL LEGEND

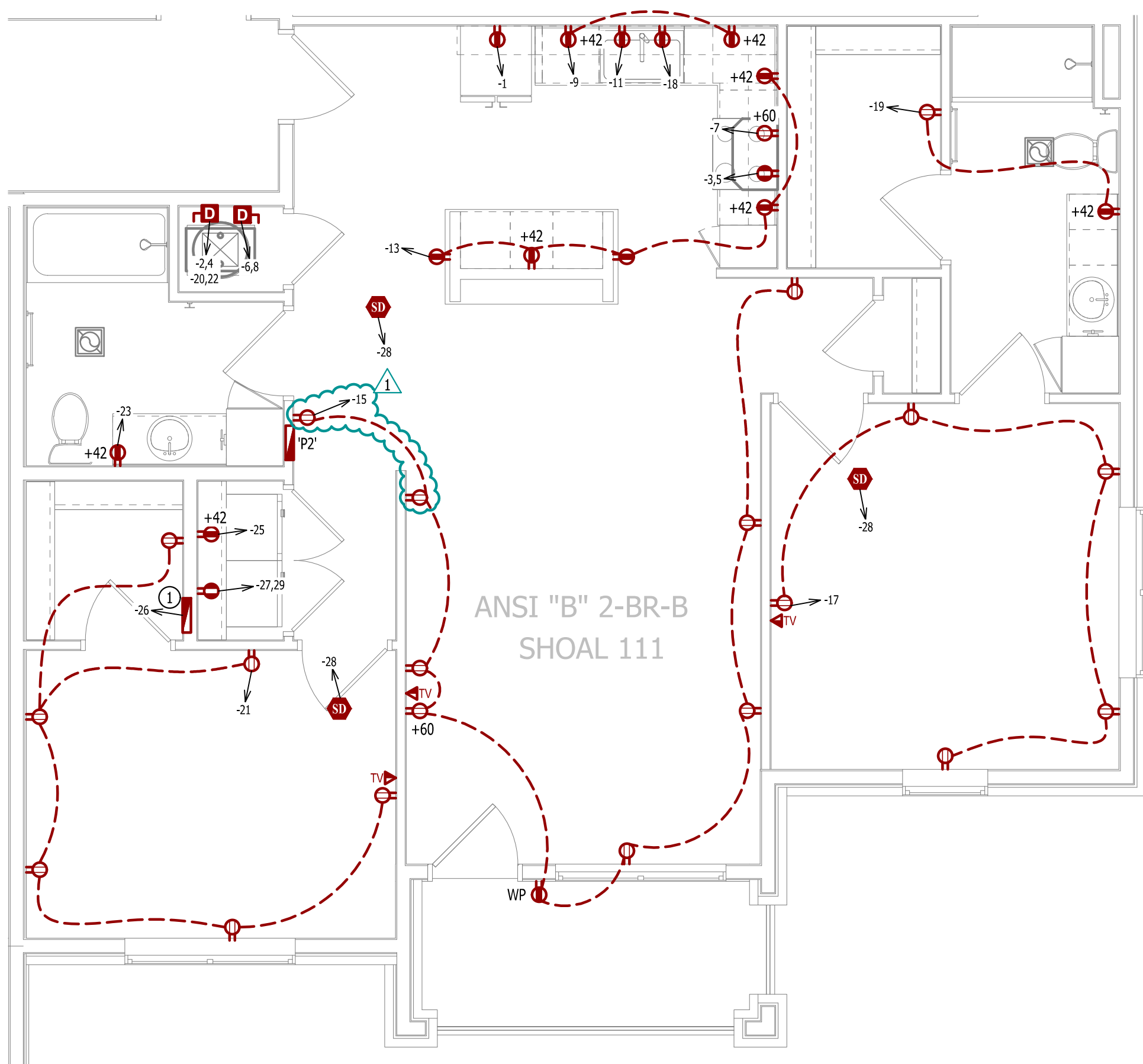
- CIRCUIT WIRING
- CIRCUIT TAG
- JUNCTION BOX
- RECEPTACLE  
INDICATES MOUNTING HEIGHT TO BOTTOM OF BOX  
(STANDARD @ 18" AFF UNLESS NOTED OTHERWISE)  
"WP" = WEATHERPROOF OUTDOOR RECEPTACLE
- GFCI DUPLEX CONVENIENCE RECEPTACLE
- 208V RECEPTACLE
- QUADPLEX CONVENIENCE RECEPTACLE
- DATA / PHONE JACK; BOX WITH 1" CONDUIT & CAT6 CABLE BACK TO MEDIA PANEL  
LOCATION (STANDARD @ 18" AFF UNLESS NOTED OTHERWISE)
- DISCONNECT
- 120V IONIZATION SMOKE 520Hz LOW FREQUENCY ALARM WITH  
SILENCING CAPABILITIES & LOW-VOLTAGE CONTACTS WIRED TO SHUT  
DOWN AHU UPON FIRE DETECTION. COORDINATE WITH HVAC  
CONTRACTOR. SMOKE DETECTOR MUST BE LOCATED AT LEAST 3' FROM  
CEILING FAN BLADES AND AT LEAST 10' FROM ANY COOKING APPLIANCE  
(FIELD-COORDINATE)

## POWER PLAN GENERAL NOTES:

- SEE E500 & E600 SERIES SHEETS FOR POWER SCHEDULES, DETAILS, REQUIREMENTS, ETC.
- SEE M100 & EP100 SERIES SHEETS FOR CONDENSING UNIT LOCATIONS.
- VERIFY EACH DATA/RECEPTACLE LOCATION WITH OWNER PRIOR TO INSTALLATION.
- REFER TO "TYPICAL ADA MOUNTING HEIGHTS DETAIL", SHEET E501, FOR MOUNTING HEIGHTS OF DEVICES IN  
"ANSI A" UNITS.

## POWER PLAN KEY NOTES:

- MEDIA PANEL LOCATION; DATA/TV WIRING TO TERMINATE AT THIS LOCATION. DETERMINE EXACT LOCATION &  
DETAILS WITH OWNER PRIOR TO INSTALLATION.



## POWER PLAN

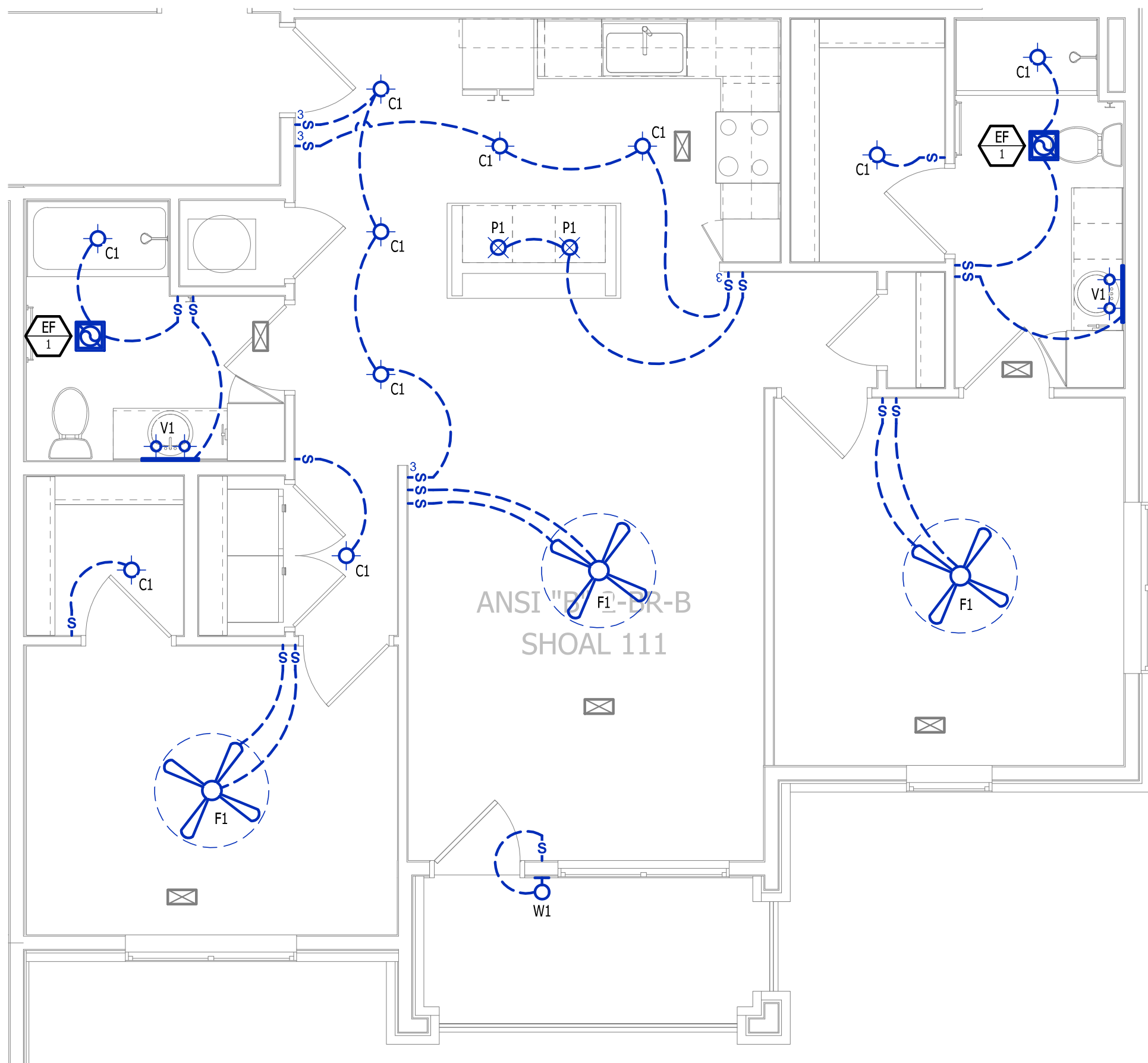
SCALE: 1/4" = 1'-0"

## LIGHTING PLAN SYMBOL LEGEND

- LIGHTING FIXTURE  
"X1" INDICATES FIXTURE TYPE  
(REFER TO SCHEDULE)
- TOGGLE SWITCH
- SWITCH TYPE
- DIMMER SWITCH

## LIGHTING PLAN GENERAL NOTES:

- SEE E500 & E600 SERIES SHEETS FOR ADDITIONAL ELECTRICAL NOTES, DETAILS, & SCHEDULES.
- ALL LIGHTING SHOWN SHALL BE ON CIRCUIT -16 UNLESS NOTED OTHERWISE.



## LIGHTING PLAN

SCALE: 1/4" = 1'-0"